ZAMBRANO ARCHITECTURAL DESIGN, LLC ARCHITECTURE / SPACE PLANNING / INTERIOR DESIGN

August 22, 2024

Incorporated Village of Freeport
Village Clerk Office
46 North Ocean Avenue
Freeport, NY 11520

RECEIVED
AUG 23 2024
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Ref: Open Approved Application
Site Plan Approval November 29, 2023
SP-3434 - 435 Woodcleft Avenue, Section 62/Block 177/
Lot 334, 520, 540, 541, 542 Marine Commerce, NBD Holdings Inc.

Dear Ms. DeBourg,

Per our preliminary review meeting with the Site Planning Board, we are hereby providing additional information requested by the board and other developments regarding the above referenced project as follows:

1. Please note that we are no longer seeking any additional number of people for the banquet hall. The number of persons for the banquet hall space will remain at the 175-person capacity as previously approved by the Zoning Planning Board, thus we will not be seeking any additional approvals from the Zoning Planning Board

2. Enclosed please find a brochure regarding the "brise soleil" shading screen, made by Empire Construction. It will be anodized extruded aluminum with color (RAL 1018) to match the rendering colors, a sample will be provided at a later date.

3. Also, per comments brought up by Fire Chief Scott Braun, we have adjusted the angle of the typical shed roofs along the façade to allow, in case of emergencies, a fire truck's ladder to access the roof's parapet without any interruptions. This will be illustrated in our hearing's presentation on a section and elevations.

4. Removable bollards will be incorporated in the governor's drive to allow emergency vehicles to access the end of the mile and street immediately in case of emergency. These bollards will be locked in place to prevent vandalism, key will be readily accessible in case of emergency. We'll coordinate this condition with the VOF Fire Department. See attached brochure.

If you have any questions about this letter, please contact my office.

Sincerely,

Willy L. Zambrano, FAIA, LEED, AP
Design Principal in Charge

cc: Sergio Mauras, Building Department
NBD Holdings, Inc.
Kathleen D. Deegan, Esq

310 Atlantic Avenue T. 516.623.0851 F. 516.623.3213 info@zambranoarchitect.com
Freeport, NY, 11520 www.zambranoarchitect.com

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CONSTRUCTION

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Hurricane Impact Protection & Standard Protection

Protect and beautify your home with a tropical island favorite.



Our Impact Bahama Shutters are Designed for 140mph+ Conditions

A Tropical Island favorite for more than 50 years, our Impact Bahama Shutters and High-visibility Bahama shutters add exotic island flair, permanent shade protection, and excellent storm protection. Manufactured from heavy extruded aluminum, they are permanently mounted above each opening on a 45 degree angle. The design of this modern Bahama Shutter allows the homeowner to see through a perforated aluminum backing positioned behind the aluminum horizontal slats. Our Impact Bahama Shutters have been engineered to meet the most stringent wind codes in the country including Florida's High Velocity Hurricane Zone HVHZ.



High-Visibility Impact Bahama Shutters are Designed for wind speeds up to 140mph.

An alternative for homes outside of Dade, Broward, and Monroe Counties, our High-Visibility Bahama Shutter provides the same aesthetic features as our Impact Bahama Shutters without the perforated aluminum backing. Manufactured from heavy extruded aluminum, design and mounting features meet the same requirements of the Florida Building Code, International Building Code, and the Texas Department of Insurance

Upgrade and Add to the Charm of Your Home

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Standard Bahama Shutters:

Designed for Decorative Applications but manufactured from high-quality extruded aluminum, our standard Bahama Shutter provides convenient shade, ventilation, and privacy control in daily use. Support arms are adjustable to 60 degrees.



Did You Know?

Bahama shutters are easy to install on any existing home with simple tools and 15 minutes of your time. All of our Bahama Shutters have a long lasting powder coated finish and are available in many beautiful colors.



Combine Function & Style with Your Impact or Standard Bahama Shutters



Bahama shutters work well to keep out heat, dust, wind and rain while still allowing you to view your surroundings and let the sunshine in. They are top mounted on the outside of your home and can be opened to 45, 60 or 90 degree angles. When closed, you are fully protected against the force of the wind.

Architecturally pleasing features include:

- Louvers which let in soft, indirect light
- Effectively cover windows with arches, angles, and curved tops
- Variety of color choices allow color coordination with your home's color scheme
- Adds a tropical flair to your property



BBB ACCREDITED BUSINESS A+ RATING

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10871 NW 52nd St. Suite 1 Sunrise, FL 33351
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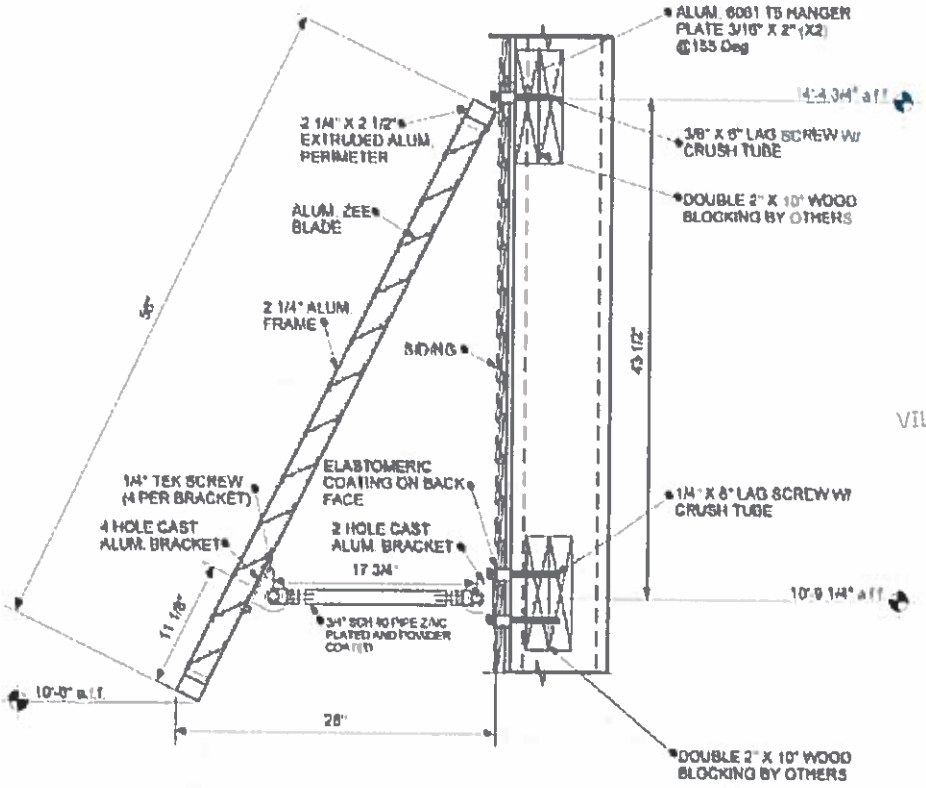
INTERNATIONAL HURRICANE PROTECTION ASSOCIATION IHPA

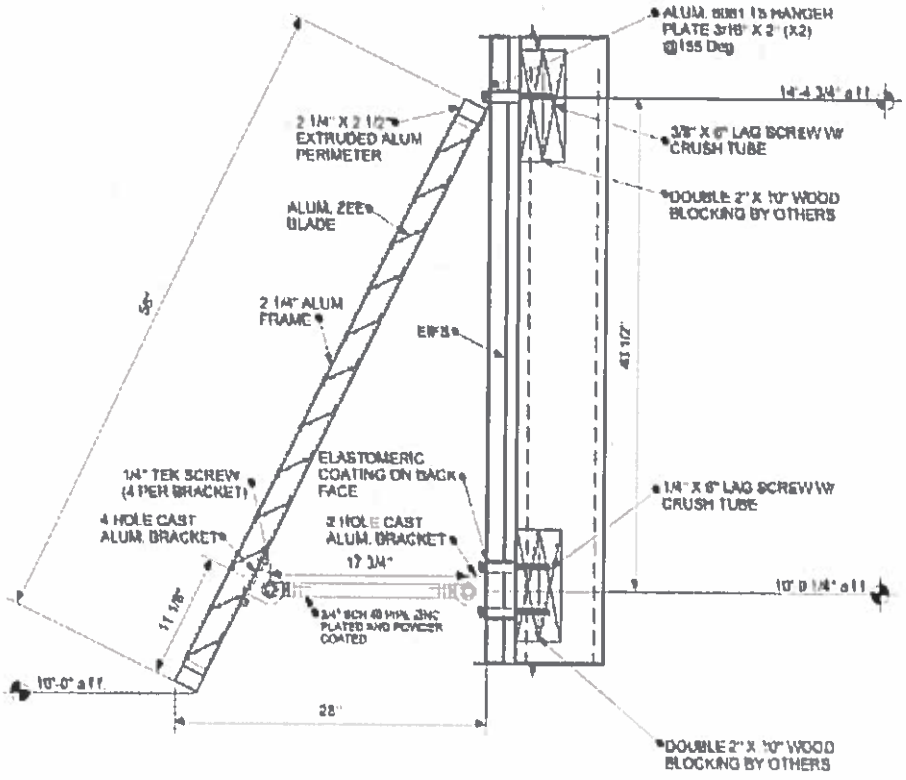


ACCREDITED BUSINESS BBB A+ RATING

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Manual Retractable Bollards



Many properties need to limit traffic access and then periodically allow it. The 1-800-BOLLARDS Manual Retractable Bollards provides economical low-security protection without removing the bollard and storing it somewhere.

These good looking bollards are 4" in diameter with a top integrated lift handle that pulls it out of the base and locks the upright bollard securely into place. A key is inserted into the recessed side cam lock to lower it into the receiver.

Manual Retractable Bollards are available in two types of steel:

- **Carbon Steel** bollards are powder-coated in yellow or black.
- **Stainless Steel** bollards are manufactured from Type 316 for the harshest of environments. The Stainless Steel is nicely polished to a #4 finish for long-lasting durability.

A band of highly reflective red or yellow tape increases visibility and safety.

Property planners and managers like the flexibility and cost-effectiveness of the 1-800-BOLLARDS Manual Retractable Bollards.

FEATURES

Steel Options

- STAINLESS – #4 Polished Finish
  Type 316
- CARBON - Powder coated
  Yellow
  Black

Diameter: 4"

Wall Thickness Range: 0.157"

Height: 35.5"





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July 29, 2024

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Ref: Open Approved Application
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Lot 334, 520, 540, 541, 542 Marine Commerce, NBD Holdings Inc.

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Dear Ms. DeBourg,

We are hereby respectfully requesting the Site Plan Review Board to open the above approved application dated November 29, 2023.

The reason for this request is due to a few façade modifications not only for performing value engineering to keep the project financially feasible but also for upgrading the branding to a Hilton Tapestry Collection. The modifications will maintain the look and feel of the architecture aesthetically pleasing and homogenous with the community's vernacular fabric.

The bulk of the building as approved previously in terms of massing, height and area will not change, but we'll be requesting to the Zoning Planning Board approval of interior reconfiguration of the banquet hall for additional number of persons from 175 to 225 persons.

We would like to also respectfully request a preliminary review with the Site Plan Review Board to present these modifications to the exterior façade prior the hearing.

If you have any questions about this letter, please contact my office.

Sincerely.



Willy L. Zambrano, FAIA, LEED, AP
Principal



cc: Sergio Mauras, Building Department
NBD Holdings, Inc.
Kathleen D. Deegan, Esq

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willy@zambranoarchitects.com

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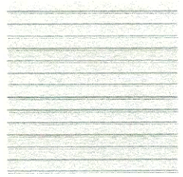
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THE FREEPORT HOTEL / A TAPESTRY COLLECTION

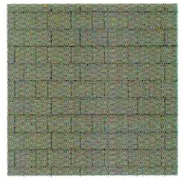
THE VILLAGE OF FREEPORT SITE PLANNING BOARD / PRESENTATION

JULY 31, 2024

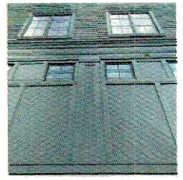
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027030
STATE OF NEW YORK



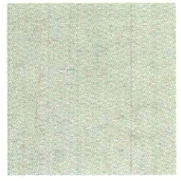
FIBER CEMENT PLANK SIDING /
NICHIHA / ARTIC WHITE



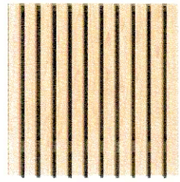
FIBER CEMENT SHINGLE SIDING /
NICHIHA / IRON GRAY



FIBER CEMENT TRIMS, PANELS & BATTENS /
JAMES HARDIE / ARTIC WHITE



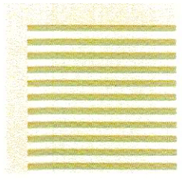
ARCHITECTURAL FINISH /
POURED-IN-PLACE CONCRETE



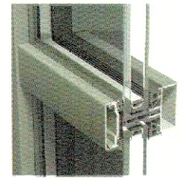
EXTERIOR ALUMINUM BATTENS, PERGOLAS
& SCREENS



STANDING SEAM METAL ROOF /
WITH KYNAR 500 METAL FINISH



EXTERIOR SHUTTER SCREENS
WITH EXTERIOR GRADE PAINT FINISH



ALUMINUM & GLASS STOREFRONT WALL SYSTEM
WITH NATURAL BRUSHED ALUMINUM MULLIONS



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THE FREEPORT HOTEL

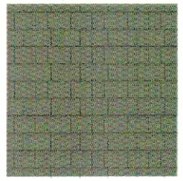
HOTEL . RESTAURANT . ROOFTOP BAR & LOUNGE

DETAIL ELEVATION 1

THE FREEPORT HOTEL
HILTON TAPESTRY COLLECTION
THE NAUTICAL MILE at FREEPORT, NY
435 WOODCLEFT AVENUE
FREEPORT, NY 11520



FIBER CEMENT PLANK SIDING :
NICHIHA : ARTIC WHITE



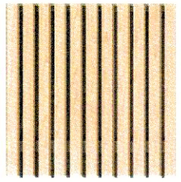
FIBER CEMENT SHINGLE SIDING :
NICHIHA : IRON GRAY



FIBER CEMENT TRIMS, PANELS & BATTENS :
JAMES HARDIE / ARTIC WHITE



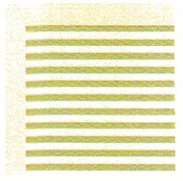
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POURED-IN-PLACE CONCRETE



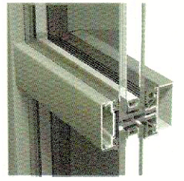
EXTERIOR ALUMINUM BATTENS, PERGOLAS
& SCREENS



STANDING SEAM, METAL ROOF :
WITH KYNAR 500 METAL FINISH



EXTERIOR SHUTTER SCREENS
WITH EXTERIOR GRADE PAINT FINISH



ALUMINUM & GLASS STOREFRONT WALL SYSTEM
WITH NATURAL BRUSHED ALUMINUM MULLIONS



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THE FREEPORT HOTEL

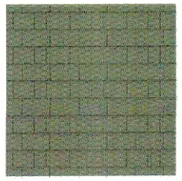
HOTEL . RESTAURANT . ROOFTOP BAR & LOUNGE

DETAIL ELEVATION 2

THE FREEPORT HOTEL
HILTON TAPESTRY COLLECTION
THE NAUTICAL MILE at FREEPORT, NY
435 WOODCLEFT AVENUE
FREEPORT, NY 11520



FIBER CEMENT PLANK SIDING /
NICHIHA / ARTIC WHITE



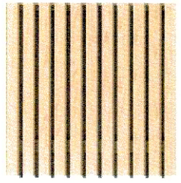
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NICHIHA / IRON GRAY



FIBER CEMENT TRIMS, PANELS & BATTENS /
JAMES HARDIE / ARTIC WHITE



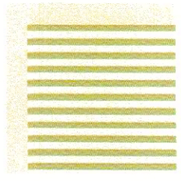
ARCHITECTURAL FINISH /
POURED-IN-PLACE CONCRETE



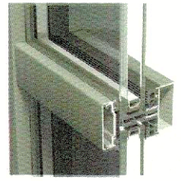
EXTERIOR ALUMINUM BATTENS, PERGOLAS
& SCREENS



STANDING SEAM METAL ROOF /
WITH KYNAR 500 METAL FINISH



EXTERIOR SHUTTER SCREENS
WITH EXTERIOR GRADE PAINT FINISH



ALUMINUM & GLASS STOREFRONT WALL SYSTEM
WITH NATURAL BRUSHED ALUMINUM MULLIONS



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THE FREEPORT HOTEL

HOTEL . RESTAURANT . ROOFTOP BAR & LOUNGE

DETAIL ELEVATION 3

THE FREEPORT HOTEL
HILTON TAPESTRY COLLECTION
THE NAUTICAL MILE at FREEPORT, NY
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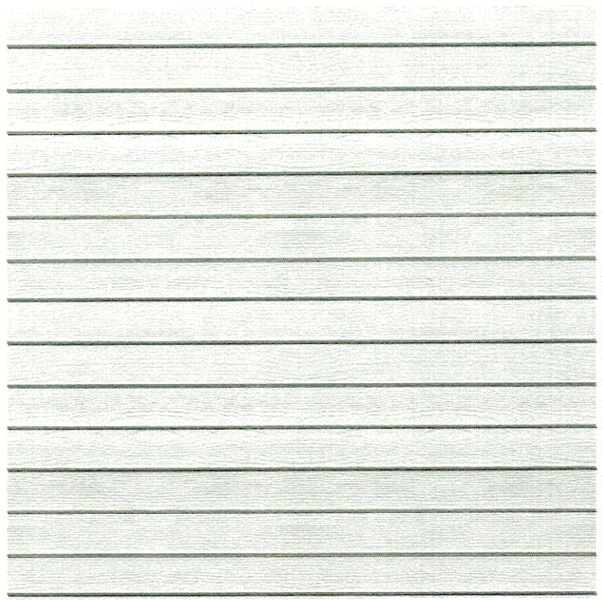
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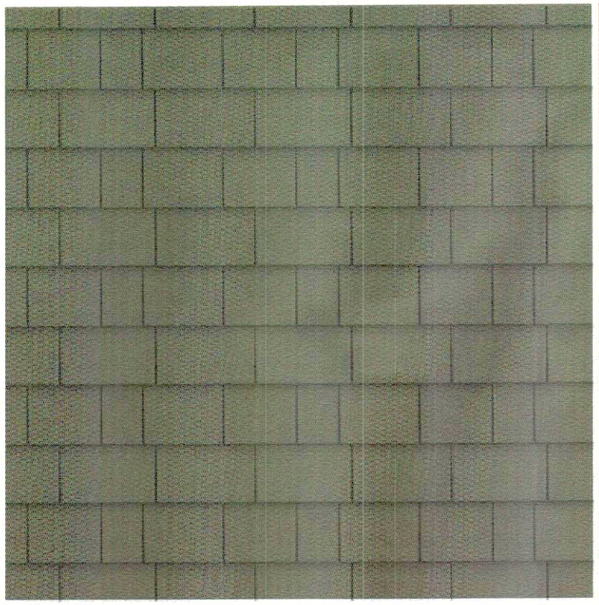
HOTEL . RESTAURANT . ROOFTOP BAR & LOUNGE

VIEW FROM WATERFRONT SOUTH BAY

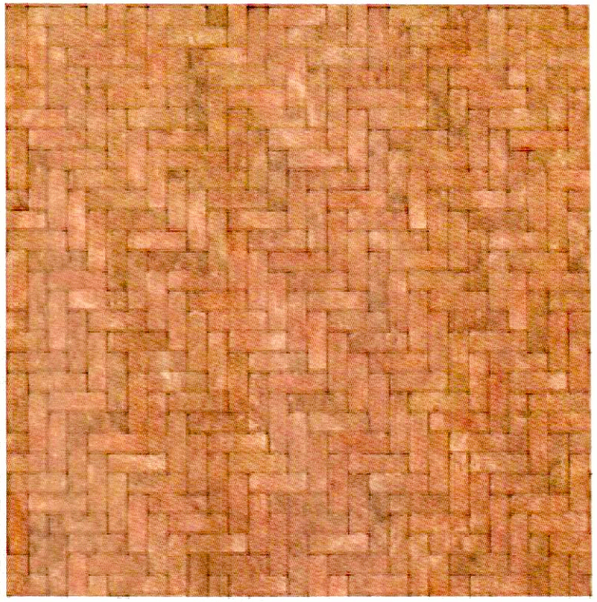
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HILTON TAPESTRY COLLECTION
THE NAUTICAL MILE at FREEPORT, NY
435 WOODCLEFT AVENUE
FREEPORT, NY 11520



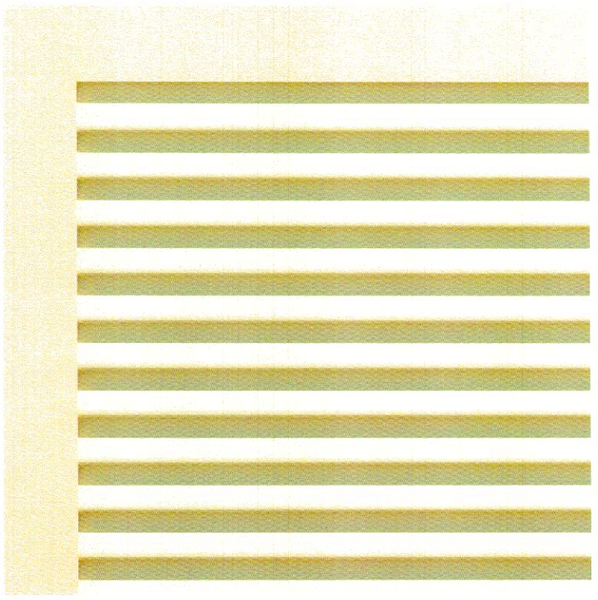
FIBER CEMENT PLANK BOARDS
NICHIHA



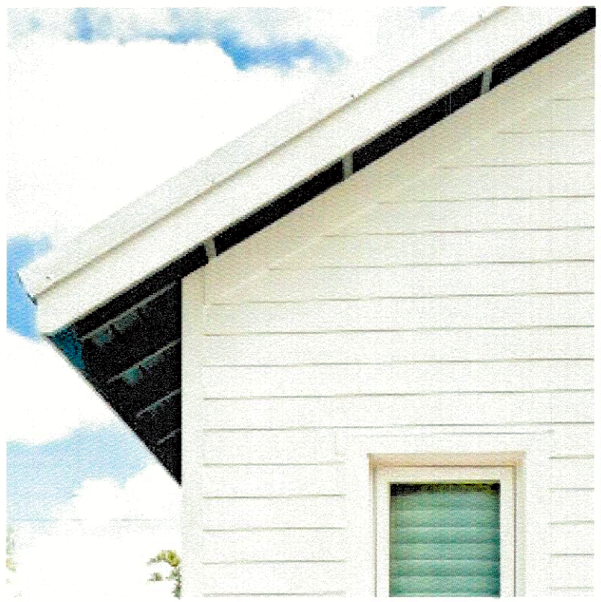
FIBER CEMENT SHINGLE BOARDS
NICHIHA



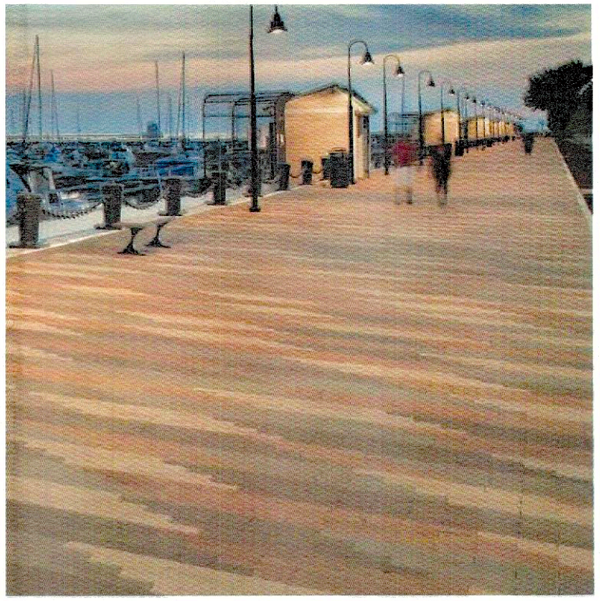
PERMEABLE BRICK PAVERS
BELDEN BRICKS / BLEND COLORS



EXTERIOR DECORATIVE SHUTTERS
BY KNOTWOOD ARCHITECTURAL SYSTEMS









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ZAMBRANO ARCHITECTURAL DESIGN

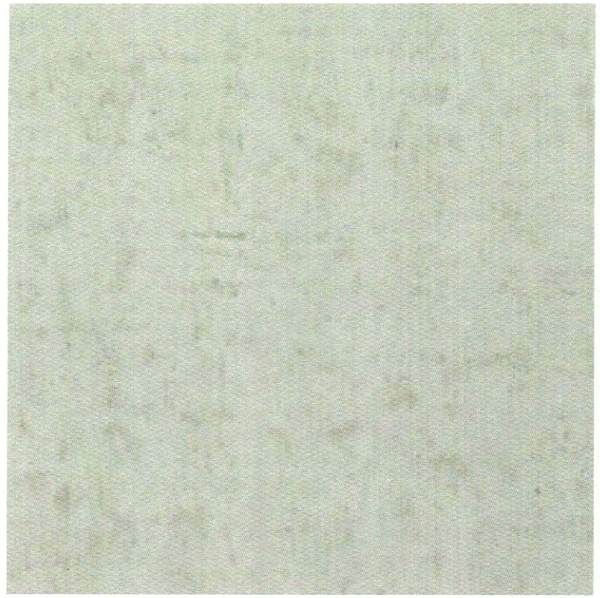
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THE FREEPORT HOTEL

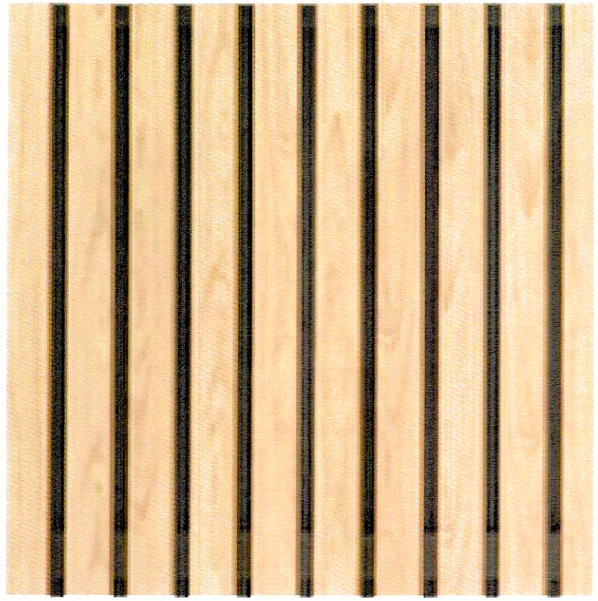
HOTEL . RESTAURANT . ROOFTOP BAR & LOUNGE

EXTERIOR MATERIAL SELECTIONS 1

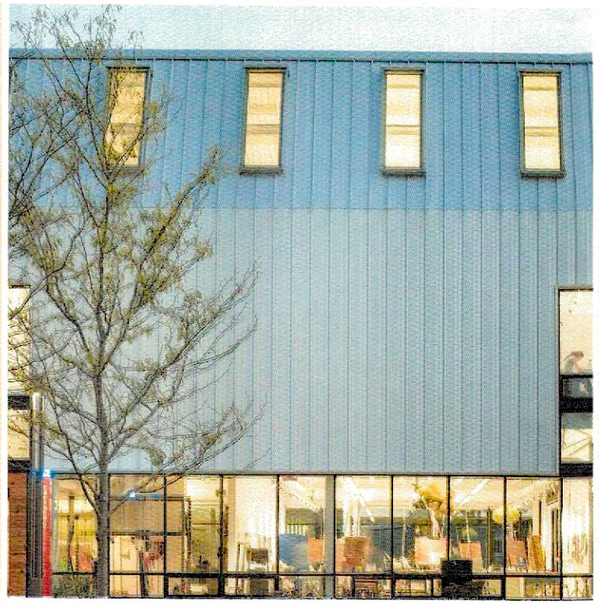
THE FREEPORT HOTEL
HILTON TAPESTRY COLLECTION
THE NAUTICAL MILE at FREEPORT, NY
435 WOODCLEFT AVENUE
FREEPORT, NY 11520



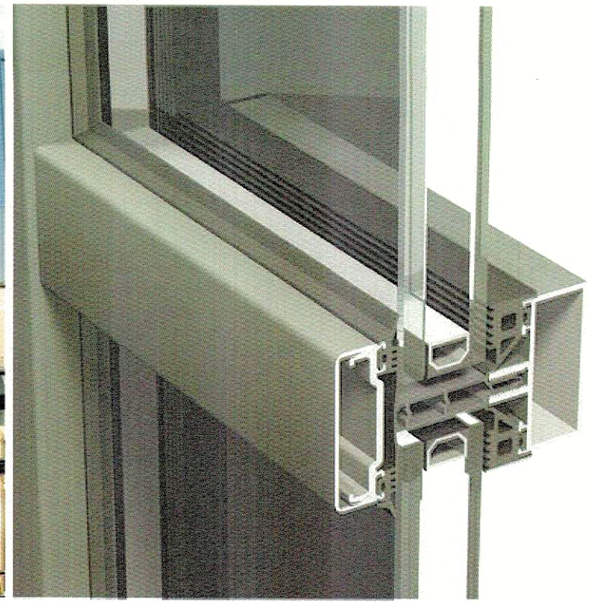
ARCHITECTURAL FINISH
POURED-IN-PLACE CONCRETE



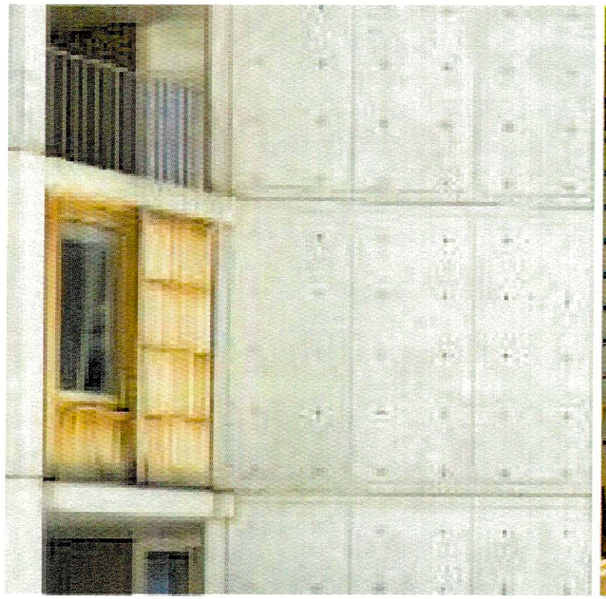
FAUX WOOD LATTICE, PERGOLAS & BATTENS
BY KNOTWOOD ARCHITECTURAL SYSTEMS



STANDING SEAM METAL ROOF
WITH KYNAR 500 METAL FINISH

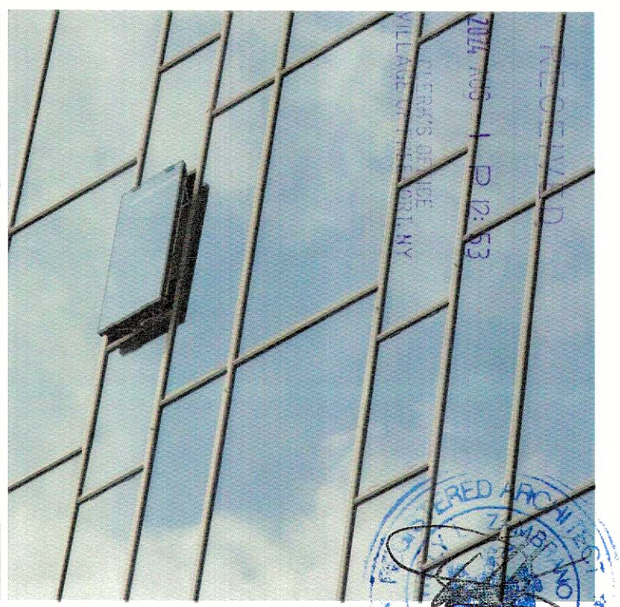


ALUMINUM & GLASS CURTAIN WALL SYSTEM
WITH NATURAL BRUSHED ALUMINUM MULLIONS





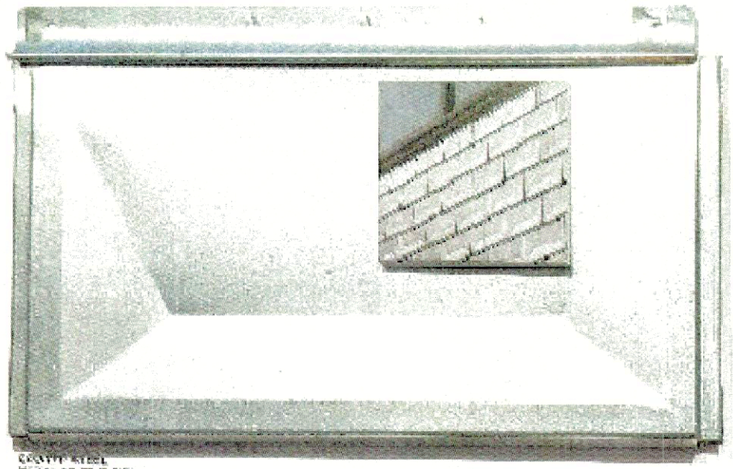


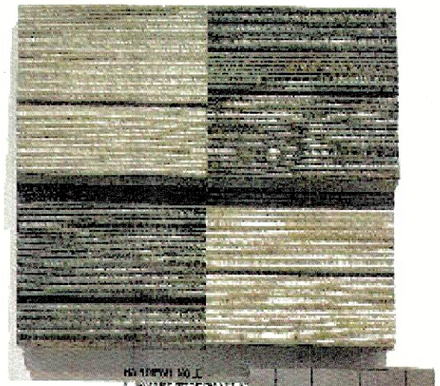


ZAD
ZAMBRANO ARCHITECTURAL DESIGN
410 ATLANTIC AVENUE
FREEPORT, NY 11520
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THE FREEPORT HOTEL
HOTEL . RESTAURANT . ROOFTOP BAR & LOUNGE
EXTERIOR MATERIAL SELECTIONS 2

THE FREEPORT HOTEL
HILTON TAPESTRY COLLECTION
THE NAUTICAL MILE at FREEPORT, NY
435 WOODCLEFT AVENUE
FREEPORT, NY 11520

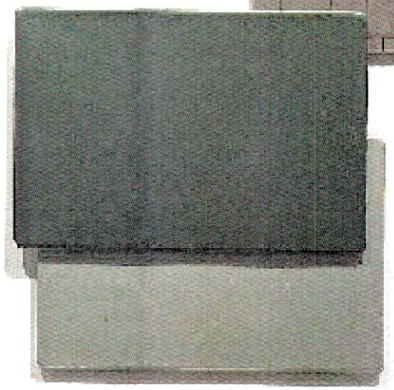




















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HILTON GARDEN INN
Freeport

Exterior materials
Samples Board

January 25, 2021

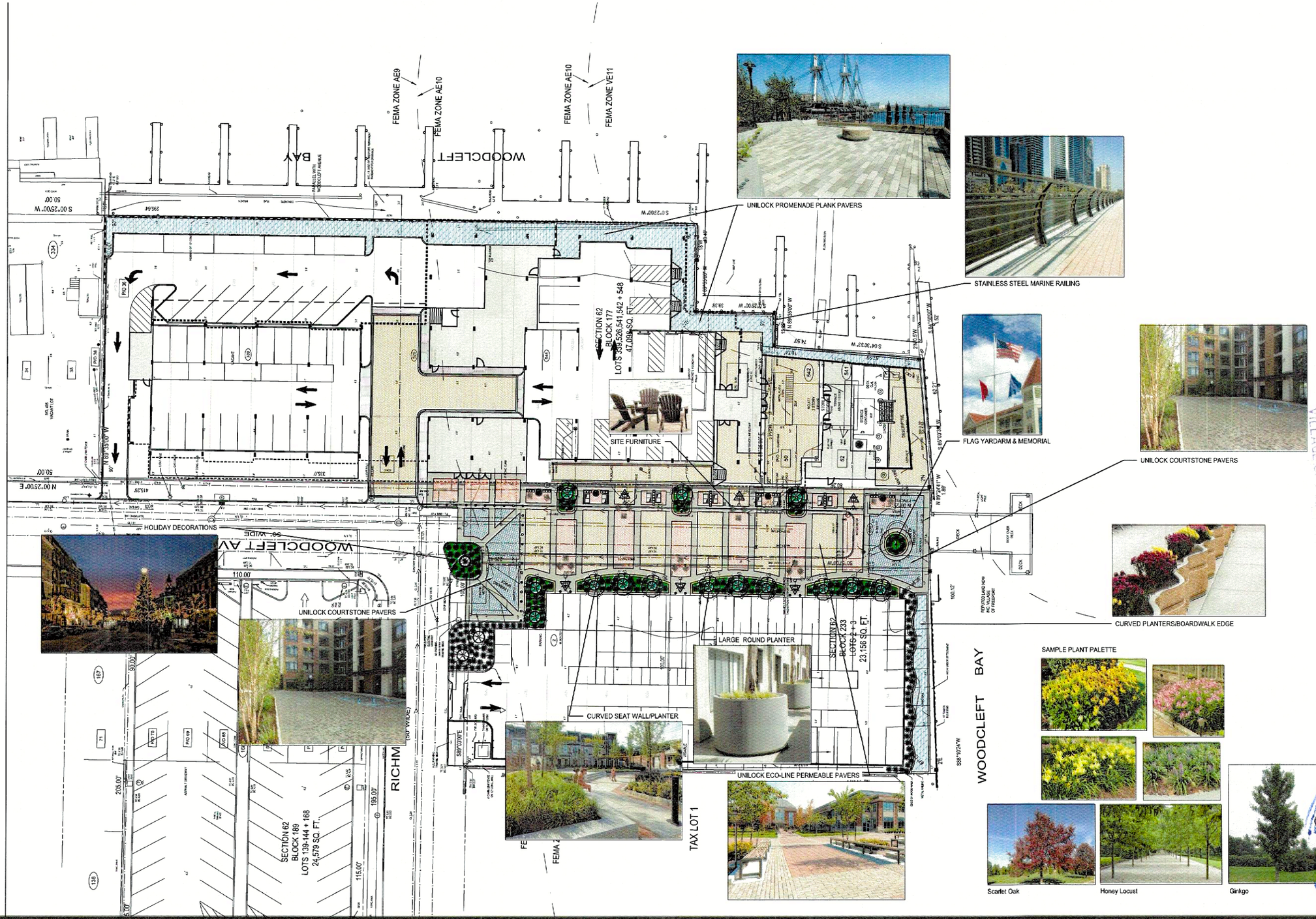
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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

REGISTERED ARCHITECT
MICHAEL ZAMBRANO
027090
STATE OF NEW YORK

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FREEPORT, NY 11520
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EXTERIOR MATERIALS / SAMPLES BOARD

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HILTON TAPESTRY COLLECTION
THE NAUTICAL MILE at FREEPORT, NY
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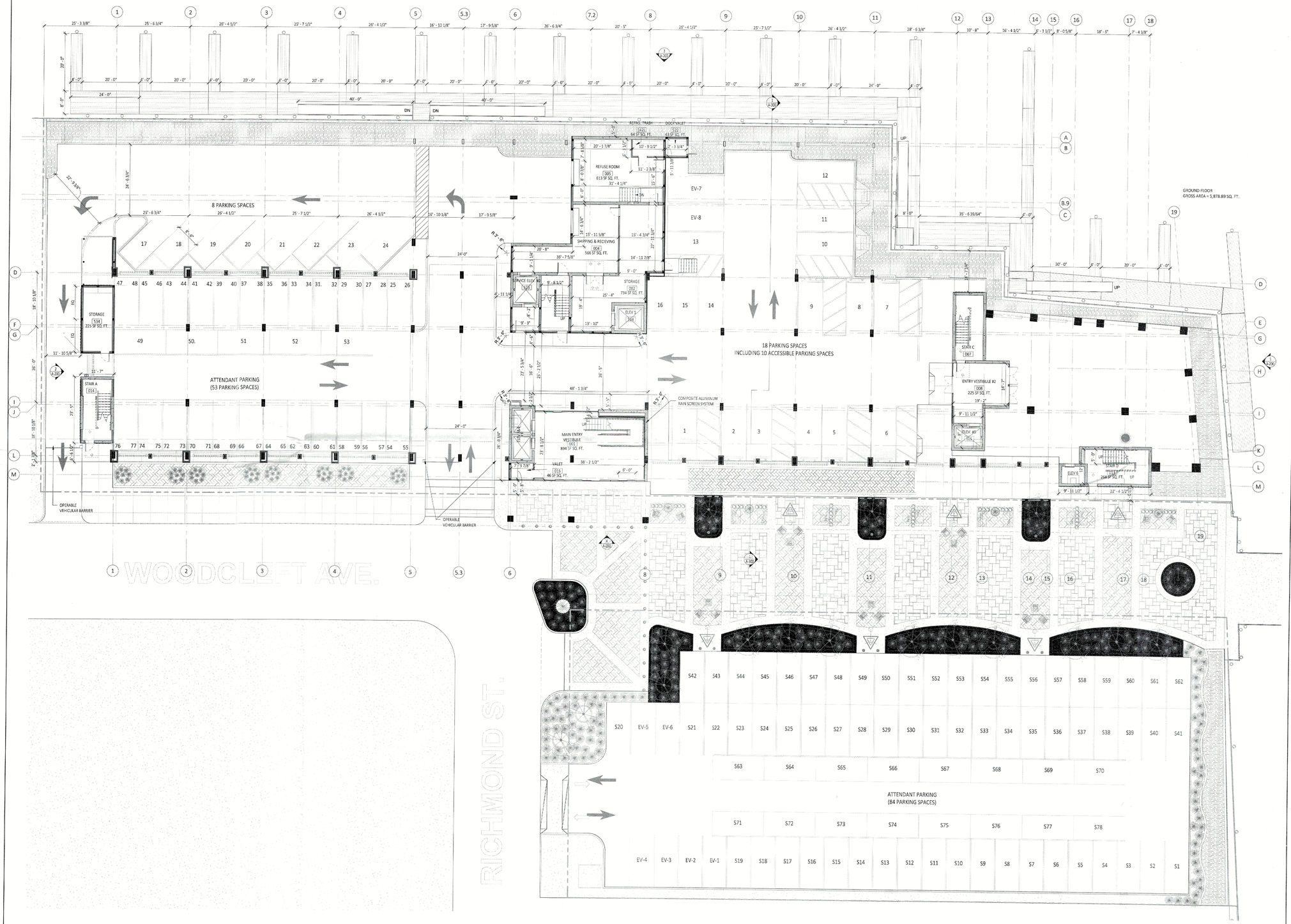
THE FREEPORT HOTEL

HOTEL . RESTAURANT . ROOFTOP BAR & LOUNGE

LANDSCAPE DESIGN

THE FREEPORT HOTEL
HILTON TAPESTRY COLLECTION
THE NAUTICAL MILE at FREEPORT, NY
435 WOODCLEFT AVENUE
FREEPORT, NY 11520

REGISTERED ARCHITECT
WILLIAM L. ZAMBRANO
027090
STATE OF NEW YORK



1 GRADE LEVEL
SCALE: 3/32" = 1'-0"

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EAST MELVILLE, NY 11747
631.756.0000

CONSULTANTS

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115 ROUTE 46, SUITE C23
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973.771.6970

LANDSCAPE
RDA LANDSCAPE ARCHITECTURE
220 LAKE AVE, SUITE 2
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631.979.5600

LIGHTING
ESSENTIAL LIGHT DESIGN STUDIO
90 BROAD STREET, SUITE 1803
NEW YORK, NY 10004
214.995.0447

INTERIOR
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VINTAGE INTERIOR DESIGN
104 FREDRICK AVENUE
BELLMORE, NY 11710
516.826.5039

ELEVATOR
LERCH BATES
1430 BRADDWAY, SUITE 908
NEW YORK, NY 10018
347.786.7235

KITCHEN
THE SAM TELL COMPANIES
1375 BROADWAY, SUITE 502
NEW YORK, NY 10018

ACCOUSTICS
CERAVI
1001 AVENUE OF THE AMERICAS, 4TH FL
NEW YORK, NY 10018
212.616.4167

NO.	DATE	DESCRIPTION:	INIT.
	04/26/2022		
02	06/14/2022	V.O.F. SUBMISSION - REVISED FLOOR PLANS	ZAD
01	07/28/2022	V.O.F. SUBMISSION	ZAD

ISSUED DATE

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OWNER NAME:
NBD HOLDING LLC
333 JERICHO TURNPIKE STE. 126, JERICHO, NY 11753

PROJECT NAME:
FREEPORT HOTEL
455 WOODCLEFT AVE, FREEPORT, N.Y. 11520

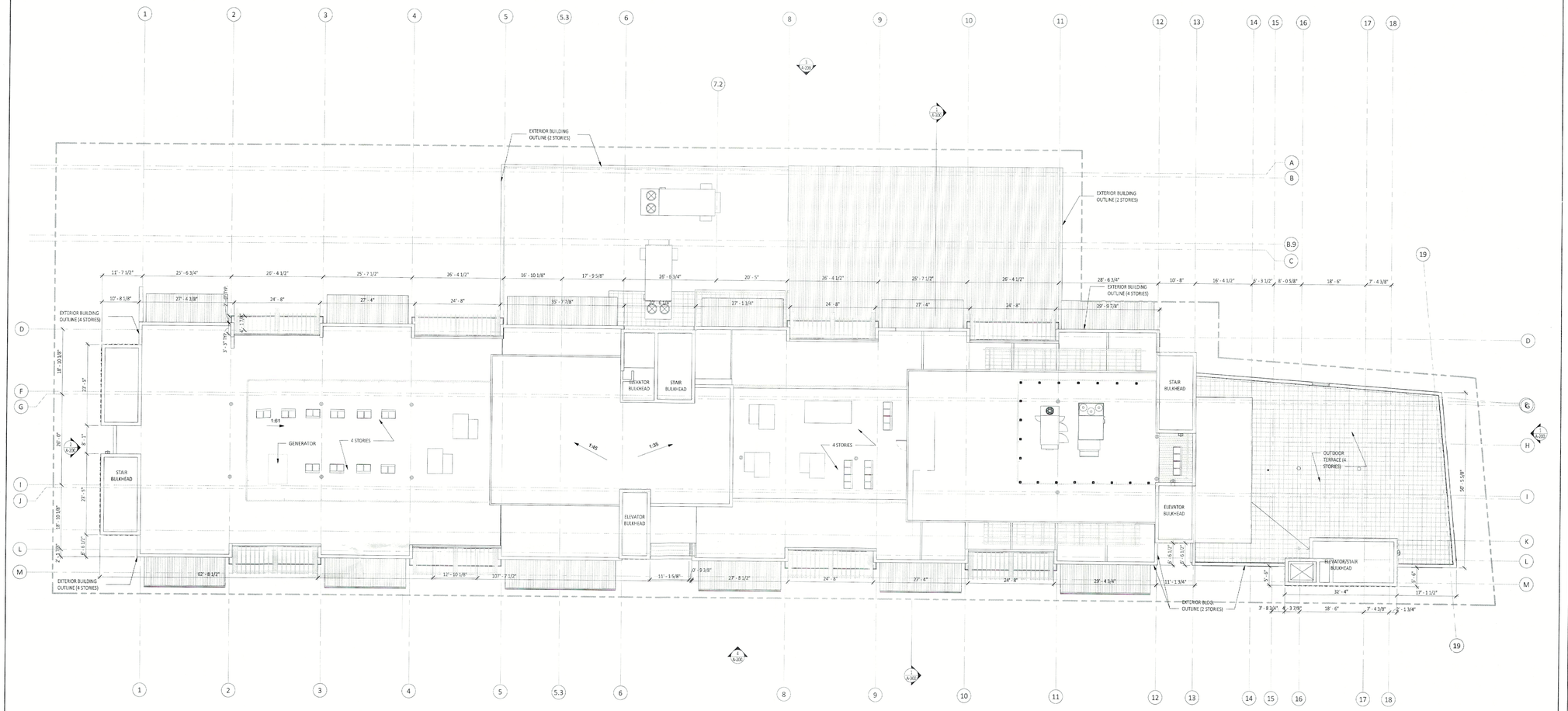
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GROUND CONSTRUCTION PLAN

STAMP:

PROJECT No.:	DATE:
17-124	3/26/2021
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VILLAGE OF FREEPORT, NY

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1 ROOF PLAN
SCALE: 3/32" = 1'-0"

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PLANNING OFFICE
VILLAGE OF FREEPORT, NY

NO.	DATE	DESCRIPTION	INIT.
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S1	09/14/2023	Y.O.F. SUBMISSION - REVISED FLOOR PLANS	DAZ
	07/28/2023	Y.O.F. SUBMISSION	DAZ

ISSUED DATE

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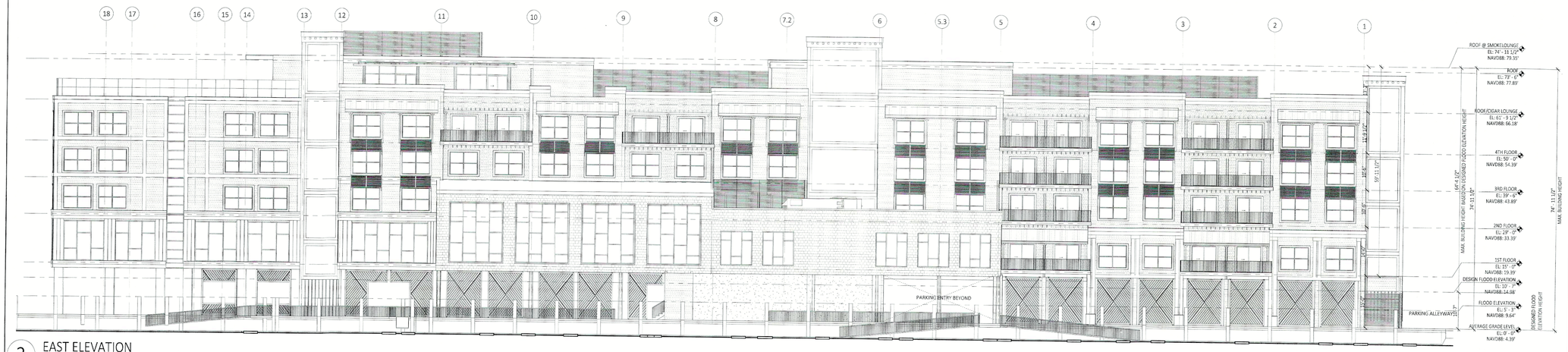
PROJECT NAME:
FREEPORT HOTEL
435 WOODCLEFT AVE, FREEPORT, N.Y. 11520

DRAWING NAME:
TOP OF ROOF CONSTRUCTION PLAN

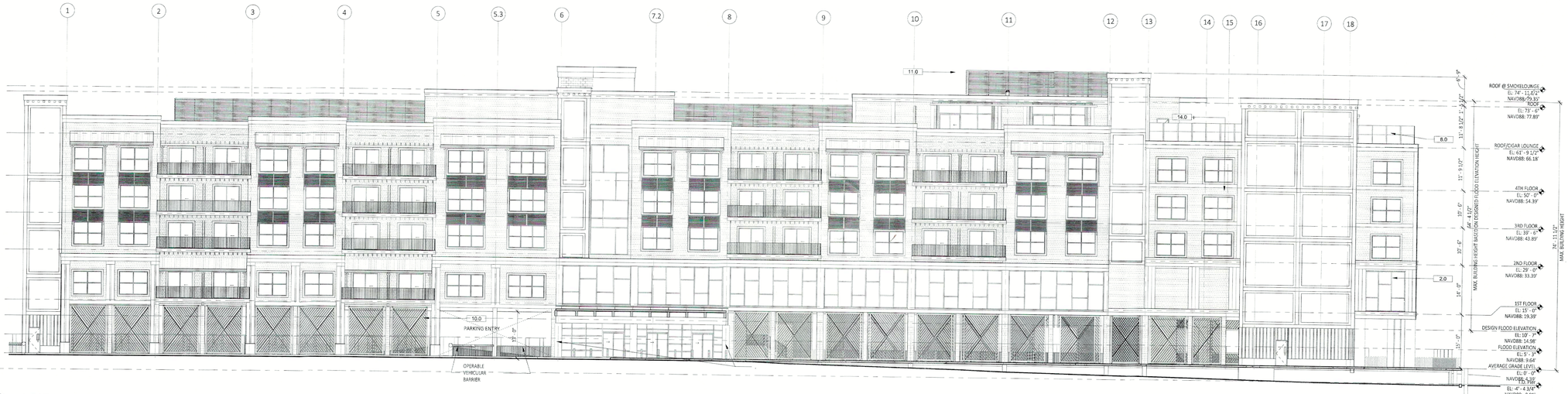


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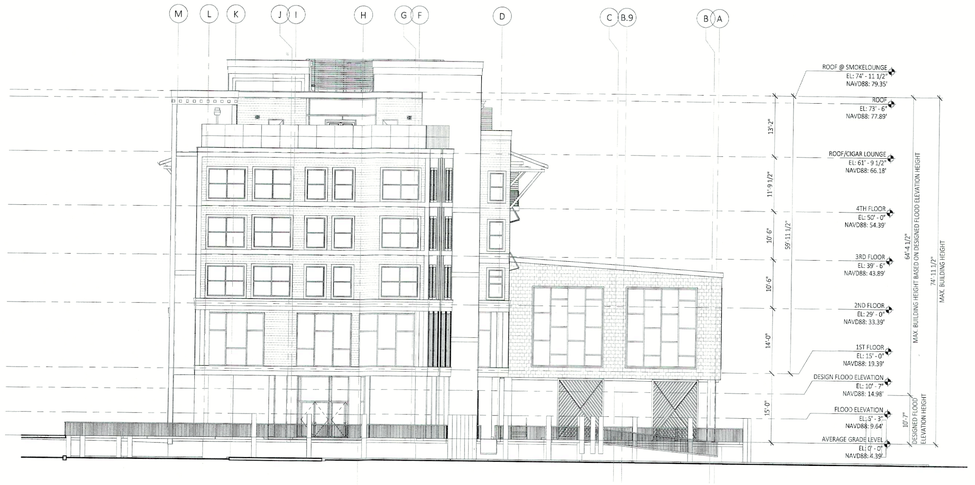
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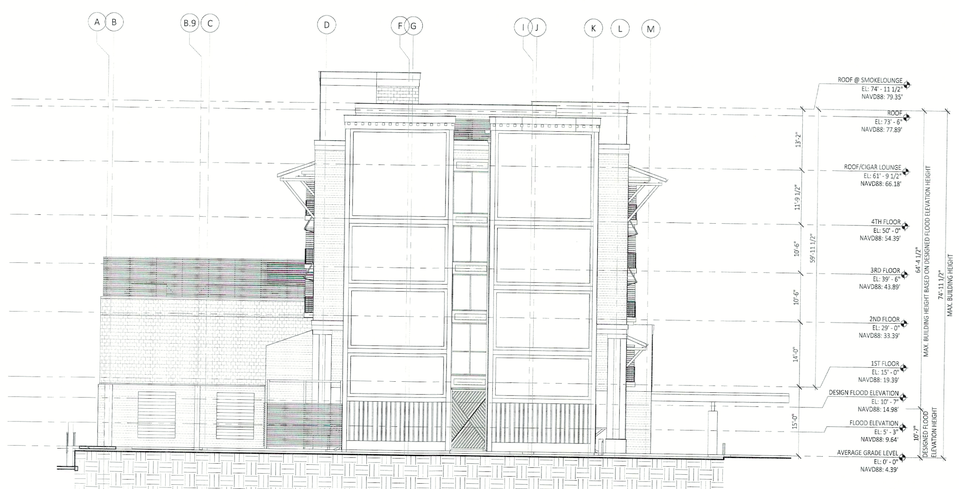
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4 WEST ELEVATION
SCALE: 3/32" = 1'-0"



1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



2 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

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CONSULTANTS

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VINTAGE INTERIOR DESIGN
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LERCH BATES
1430 BRAODWAY, SUITE 908
NEW YORK, NY 10018
347.786.7235

KITCHEN
THE SAM TELL COMPANIES
1375 BROADWAY, SUITE 502
NEW YORK, NY 10018

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CERAMI
1001 AVENUE OF THE AMERICAS, 4TH FL
NEW YORK, NY 10018
212.616.4167

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VILLAGE OF FREEPORT

NO.	DATE	DESCRIPTION	INIT.
02	09/30/2023		
02	08/14/2023	Y.O.F. SUBMISSION - REVISED FLOOR PLANS	EAD
01	07/28/2023	Y.O.F. SUBMISSION	EAD

ISSUED DATE

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333 JERICHO TURNPIKE STE. 126, JERICHO, NY 11753

PROJECT NAME:

FREEPORT HOTEL

435 WOODCLEFT AVE, FREEPORT, N.Y. 11520

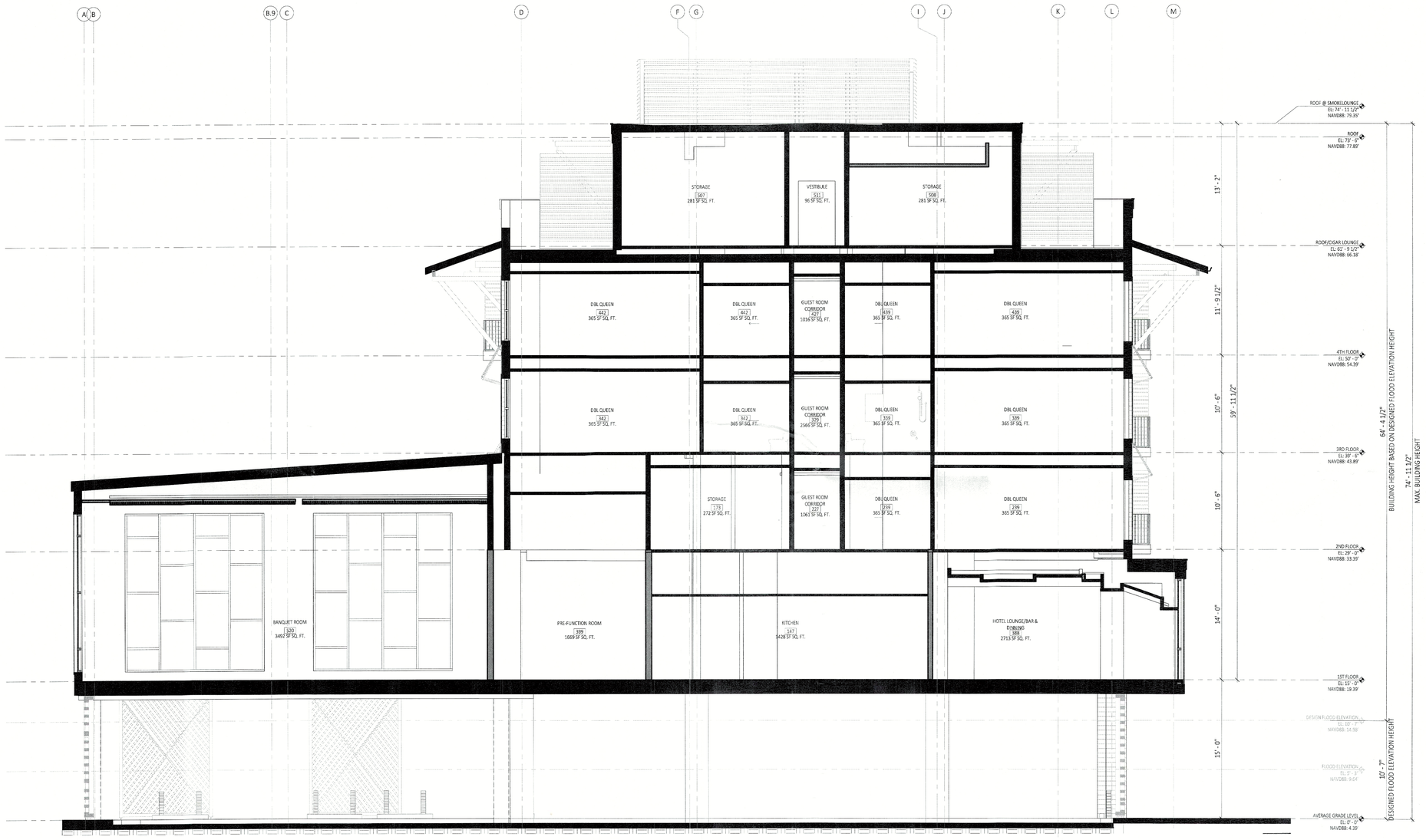
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ELEVATIONS

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PROJECT No.: 17-124
DATE: 3/26/2021
SCALE: 3/32" = 1'-0"
BY: SM
DRAWING No.: A-200.
OF

7/31/2024 8:33:41 AM



1 @ROOF OFFICE & BALCONIES
SCALE: 1/4" = 1'-0"

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CLERK'S OFFICE

NO.	DATE	DESCRIPTION	INT.
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333 JERICHO TURNPIKE STE. 126, JERICHO, NY 11753

PROJECT NAME:
FREEPORT HOTEL
435 WOODCLEFT AVE, FREEPORT, N.Y. 11520

DRAWING NAME:
BUILDING SECTION

STAMP:	PROJECT No:	DATE:
	17-124	3/26/2021
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	1/4" = 1'-0"	SM
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	A-300	
		OF

7/30/2024 4:16:28 PM

ZAMBRANO ARCHITECTURAL DESIGN, LLC ARCHITECTURE / SPACE PLANNING / INTERIOR DESIGN

October 2, 2023

Incorporated Village of Freeport
Village Clerk Office
46 North Ocean Avenue
Freeport, NY 11520

Ref: Open Approved Application
Site Plan Approval January 26, 2021
SP-3434 - 435 Woodcleft Avenue, Section 62/Block 177/
Lot 334, 520, 540, 541, 542 Marine Commerce, NBD Holdings Inc.

Dear Ms. DeBourg,

We are hereby respectfully requesting the Site Plan Review Board to open the above approved application pursuant to the attached Village of Freeport Zoning Board of Appeals Decision letter dated September 21, 2023.

The Village of Freeport Zoning Board of Appeals Decision has granted the project an increase in height to add a story and increase the number of rooms from 100 to 145 guest rooms, a multi-use assembly space of 175 persons and maintain the 100-person restaurant to its original approval dated August 21, 2020.

We would like to also request a preliminary review meeting before the hearing to present the small modifications to the exterior façade, due to its increase in height with the Site Plan Review Board. Other than the increase in height and the additional story, we will maintain the same look and feel, and materials used on its original Site Plan approval.

If you have any questions about this letter, please contact my office.

Sincerely.

Willy L. Zambrano, FAIA, LEED, AP
Principal

RECEIVED

cc: Sergio Mauras, Building Department
NBD Holdings, Inc.
Kathleen D. Deegan, Esq

410 Atlantic Avenue
Freeport, NY, 11520
t. 516.327.0851
f. 516.326.2712
info@zambranoarchitects.com
willy@zambranoarchitects.com

INCORPORATED VILLAGE OF FREEPORT
ZONING BOARD OF APPEALS DECISION

DATE: September 21, 2023

APPROVAL

Building Department Permit Application#20201438

Chairman, regarding Application #2023-16 for the premises located at 435 Woodcleft Avenue, Freeport, the Applicant comes before this Board seeking a variance from Village Ordinances §210-6A, 210-239, 210-3, 210-172(6) seeking approval for a proposed new 145 room hotel, 100 occupant restaurant, and 175 occupant banquet room and to utilize section 62 block 233, lots 2 & 3 and section 62 block 183 lot 410 for additional accessory use offsite parking

I, Ben Jackson, move that this Board make the following findings of fact:

A public hearing was held on August 17, 2023 wherein applicant was represented by attorney Kathleen Dickson. She explained that she was previously before the Board in August of 2020 where the variances were granted for a new 100 room hotel with a banquet hall, restaurant, and parking. Since that time, costs have increased, and the project, as approved, is no longer economically viable. The applicant is before the Board seeking an additional height variance to add an additional floor to the hotel (for a total of five floors, with parking at ground level and four floors of building above), adding an additional 45 hotel rooms, while reducing the capacity of the banquet hall from 300 to 175. They are seeking a variance for providing offsite parking. Parking demand has increased by three parking spaces with the reconfiguration of the project. The applicant has entered into an agreement with the Village for 41 parking spaces along Sea Breeze Park. The Village has also agreed to allow parking either at the Recreation Center or the Front Street Substation, which may be renovated into a new parking lot.

Ms. Dickson requested that the prior public hearing records be incorporated into this application, as it is an amendment to the previous application, rather than a brand new application. Overall, 262 parking spaces will be provided, all valet, but for 12 handicapped spaces under the building. The hotel is a Hilton hotel, and is one of few waterfront hotels on the south shore of Long Island. The property has 31 boat slips, not for rental, but for the use of hotel guests and guests of the banquet hall. The applicant is willing to accept a condition that the boat slips not be rented out.

Wayne Muller, the traffic engineer also spoke. He explained that in comparing the parking and traffic studies from the original and amended application, the expected parking was similar. When accounting for the synergy between the hotel rooms and the ballroom, the expected weekday parking is 160 vehicles, and 184 on weekends. There will be a shuttle for employees from the Recreation Center to the hotel.

Willy Zambrano spoke. He explained there will be a drop off area for the valet. He explained that the design flood elevation is 10 feet 7 inches. This allows fire trucks to go under the building if necessary. Mr. Zambrano agreed to meet with the fire department again to confirm that the building will be accessible for fire trucks. The height is 75 feet, the highest point of which is the cigar bar and lounge taking up 12% of the rooftop.

Ms. Dickson said that parking availability would always be maintained. They have a license agreement, and understand that it has to be maintained. Based on the plans provided and the testimony, 262 spaces are required (145 for hotel rooms, 33 for the restaurant, 25 for employees, and 59 for the banquet hall). 225 spaces are provided (79 onsite, 105 from the lots on Woodcleft and Miller, 41 at Seabreeze Park), leaving a deficit of 37 spaces which will need to be accounted for in any parking agreement with the Village for parking at the Recreation Center or at the Front Street sub-station.

In the previous application, 259 spaces were required and the plan was to provide all of them. With the new application, 262 are required, and again, the plain is to provide all of them, with some off-site spaces. The building height will be 75 feet ½ inches, to allow for a 4th floor of rooms in this elevated building.

All findings made by the Board in the previous decision from August 2020 are incorporated by reference.

As for the parking space size and height variances:

1. On balance, the benefit to the applicant by the granting of this variance is not outweighed by the detriment to the health, safety and welfare of the neighborhood or community if such variance were to be granted. The Board has determined:
   a. that an undesirable change will not be produced in the character of the neighborhood and a detriment to nearby properties will not be created by the granting of the area variance;
   b. that the benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an area variance;
   c. that the requested area variance is insubstantial;
   d. that the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and that the alleged difficulty was not self-created.

Under §210-12K, the Board has the power to permit the parking spaces provided for by this chapter for nonresidential use to be located elsewhere than as required, provided that such other location is no more than 500 feet distant from the location as set forth in the chapter. This power specifically applies to the request to use the lot adjacent to the subject property and to the parking spaces located along Seabreeze Park. As such, the Board is required to make the following findings of fact when approving the use of these spaces:

2. This Application as conditioned will not substantially depreciate the value of other properties.
3. This Application as conditioned will not appreciably alter the essential character of the neighborhood.
4. This Application as conditioned will not because of noise, noxious odors or other undesirable attributes, create a nuisance.
5. This Application as conditioned will secure public safety and welfare and assure substantial justice.

6. This Application as conditioned will not create or tend to create a fire hazard or endanger the structure or premises wherein or whereon such use is sought.
7. This Application as conditioned will fully comply with §87-20 and §87-21 of Chapter 87, Flood Damage Prevention, of this Code.

The lots located at the Freeport Recreation Center or the Front Street Substation and on Miller Avenue are not within a 500 foot radius, however, in its general power to grant variances, the Board grants a variance for these required spaces, subject to the conditions of continually requiring leases be in effect for these spaces. So as to the requested parking variance:

8. On balance, the benefit to the applicant by the granting of this variance is not outweighed by the detriment to the health, safety and welfare of the neighborhood or community if such variance were to be granted. The Board has determined:
   a. that an undesirable change will not be produced in the character of the neighborhood and a detriment to nearby properties will not be created by the granting of the area variance. Applicant has gone to great lengths to provide for all of the parking required under the code.
   b. that the benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an area variance. Because all of the parking is not located on site, applicant is required to get permission under §210-12K for the Woodcleft and Seabreeze spaces within 500 feet and a variance for the remaining Miller Avenue and Recreation Center or Front Street Substation spaces outside of the 500 foot radius. All of these spaces offsite however will use valet parking.
   c. that the requested area variance is insubstantial. No additional burden is being placed on the surrounding neighborhood to provide these spaces, so as such this is an insubstantial variance
   d. that the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
   e. that the alleged difficulty was not self-created.

9. The Board, as lead agency, previously determined that this action is an unlisted action under SEQRA, found no environmental impact under SEQRA, and issued a negative declaration. Nothing is changed under SEQRA by this amendment.

I further move that this application be granted subject to the following conditions from both the previous hearing and this hearing:

1. Applicant/Owner must comply with all the Rules and Regulations of the Village of Freeport.
2. Applicant must obtain the required permits from the Building Department and any other local, state or federal agencies.
3. Applicant/Owner must execute an Affidavit of Compliance and return same to the Office of the Village Clerk within ninety (90) days of this approval as a prerequisite for issuance of any permit.
4. Applicant must, within 90 days of receiving its building permit, to the extent not previously provided, provide the Building Department and Village Attorney's office

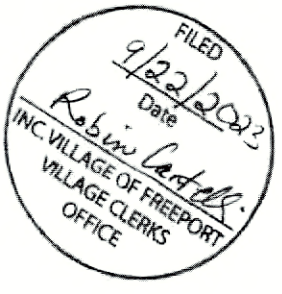
with copies of signed leases or licenses for use of the parking lot on Miller (SBL 62/183/410), for the use of space adjacent to Seabreeze Park for the parking of 41 spaces, and for the use of roughly 37 parking spaces at the Freeport Recreation Center or Front Street Substation, that when combined with the 79 onsite spaces and parking spaces on Woodcleft, will equal the 262 required parking spaces.

5. Applicant must maintain these leases year-round. To ensure that the lease is continuously valid during the height of the season when parking is at its most difficult, no later than May 1 of each year, applicant must provide a signed year-long lease or longer to the Building Department. The Zoning Board strongly recommends that the applicant sign multi-year leases/licenses because should they ever fail to provide the full amount of parking required, applicant must return to the Board for further review.
6. Signage designating the parking lots and spaces as in use by the hotel are recommended, subject to approval by the condominium and Village.
7. Valet parking to be required at all times for all off-site parking spaces and those on-site spaces designated as valet parking in the plans.
8. As parking on the Nautical Mile is a challenge on the best of days, this permission to use off-site spaces within 500 feet and the variance to provide another additional spaces further off-site is conditioned on continuously providing these spaces for parking. Should applicant fail to lease spaces, continue to lease spaces, or sell the adjacent parcel, this parking space variance is automatically revoked. As such, all operations must then cease immediately, until the impact of the loss of spaces can be considered by the Building Department in terms of overall capacity to continue operations. If needed, the applicant will have to return to the Zoning Board for further review.
9. Should the type of usage of this business/property ever change, these variances are revoked and applicant/owner would have to return to this Board for further review.
10. All deliveries must be made before 10AM to minimize disruption on the mile.
11. Applicant must meet with fire department to discuss any safety concerns of the fire department as part of the site plan process and ensure access to the building by fire apparatus.
12. Any boat slips on the property are not to be rented out. Those slips are to be reserved solely for guests of the hotel, restaurant or banquet hall.
13. A shuttle must be provided for transportation between parking spaces at the Recreation Center or the Front Street Substation and the hotel, regardless of whether those spaces are used for employees or guests.

Second by: Drew Scopelitis

The Clerk polled the Board:

Member Jackson	In Favor
Alternate Member Scopelitis	In Favor
Chairp Rhoden	In Favor





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VIEW FROM SEA BREEZE PARK WATERFRONT

THE FRREEPORT HOTEL
OCTOBER 1, 2023
THE NAUTICAL MILE at FREEPORT, NY
435 WOODCLEFET AVENUE
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VIEW FROM WOODCLEFT CANAL 1

THE FRREEPORT HOTEL
OCTOBER 1, 2023
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WEST ELEVATION / VIEW FROM WOODCLEFT AVENUE



EAST ELEVATION / VIEW FROM WOODCLEFT CANAL

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EXTERIOR ELEVATIONS 1

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NORTH ELEVATION / VIEW FROM VEHICULAR ACCESS



SOUTH ELEVATION / VIEW FROM WATERFRONT

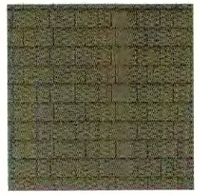
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EXTERIOR ELEVATIONS 2

THE FRREEPORT HOTEL
OCTOBER 1, 2023
THE NAUTICAL MILE at FREEPORT, NY
435 WOODCLEFET AVENUE
FREEPORT, NY 11520



FIBER CEMENT PLANK BOARDS /
HARDIEPLANK / ARTIC WHITE



FIBER CEMENT SHINGLE BOARDS /
HARDIEPLANK / IRON GRAY



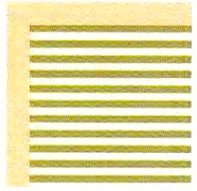
ARCHITECTURAL FINISH /
POURED-IN-PLACE CONCRETE



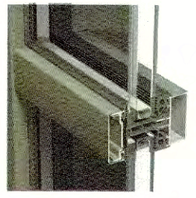
EXTERIOR GRADE WOOD /
EXPOSED FRAMING & LATTICE SCREENS



STANDING SEAM METAL ROOF /
WITH KYNAR 500 METAL FINISH

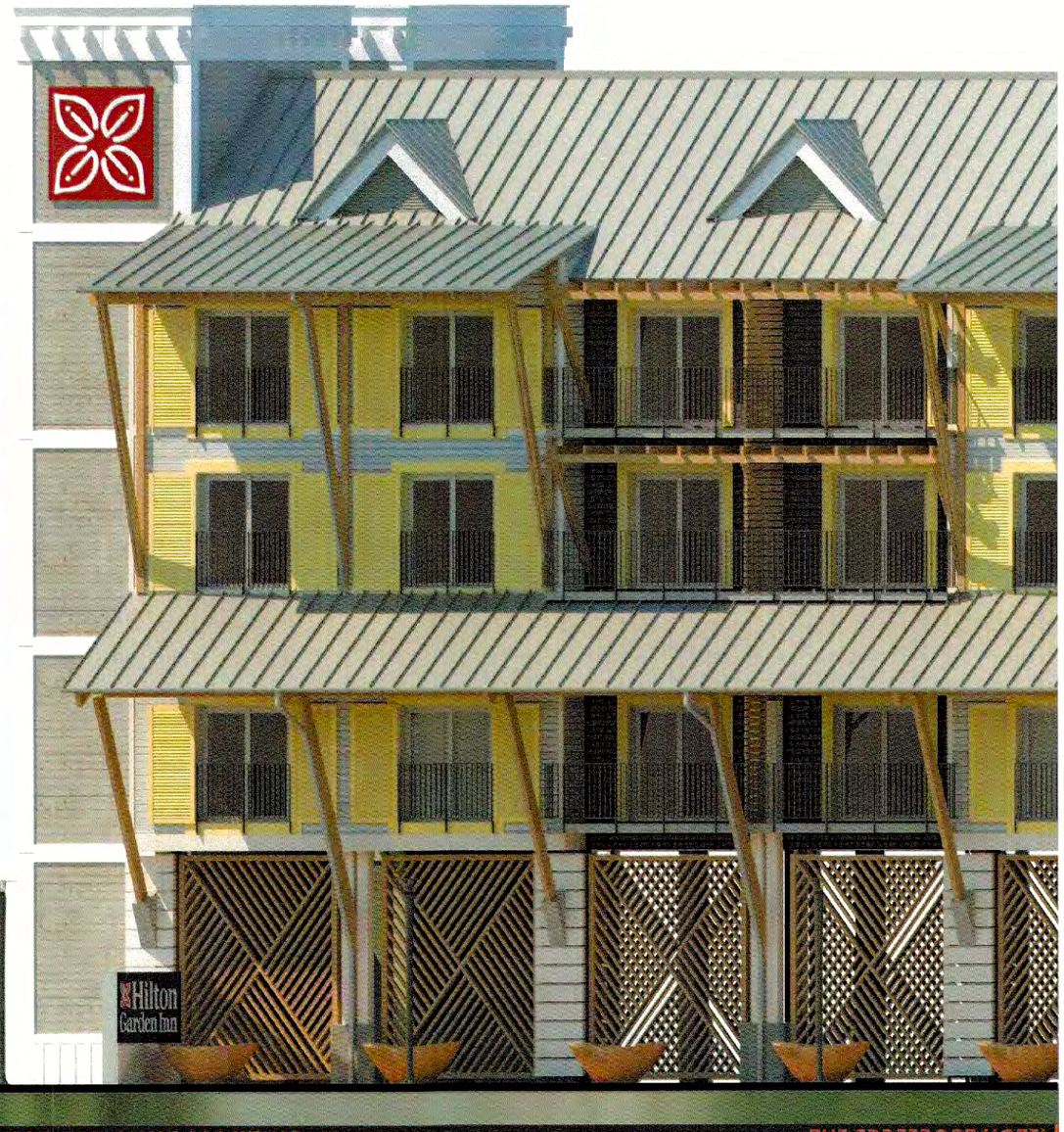


EXTERIOR SHUTTER SCREENS
WITH EXTERIOR GRADE PAINT FINISH



ALUMINUM & GLASS STOREFRONT WALL SYSTEM
WITH NATURAL BRUSHED ALUMINUM MULLIONS

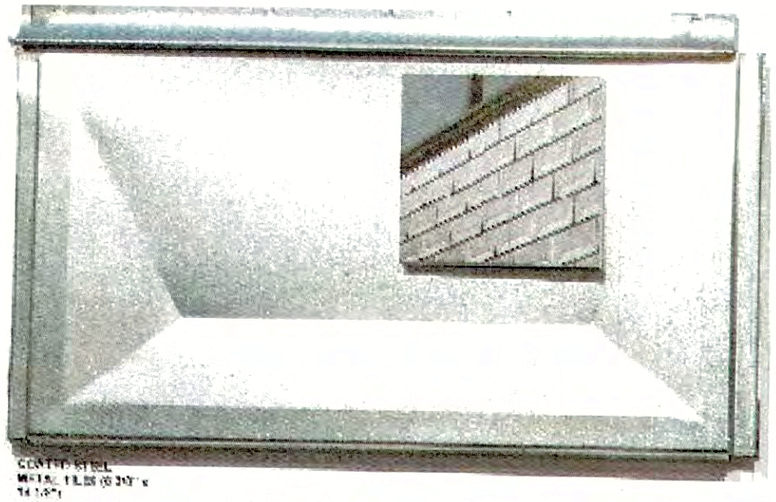


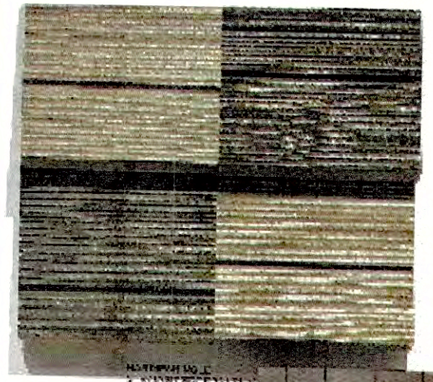


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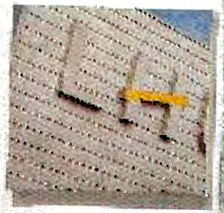
ENLARGED WEST ELEVATION VIEWS
FROM WOODCLEFT AVENUE

THE FRREEPORT HOTEL
OCTOBER 1, 2023
THE NAUTICAL MILE at FREEPORT, NY
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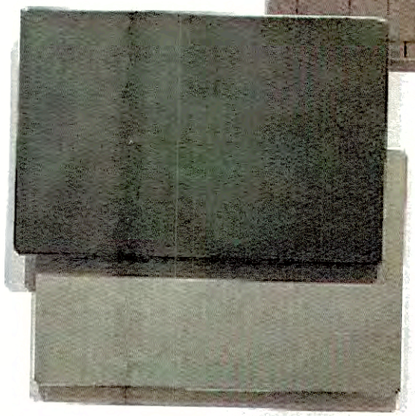






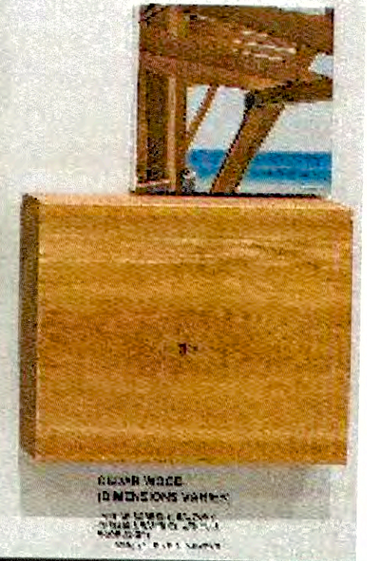












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HILTON GARDEN INN
Freeport

Exterior Materials
Sample Board

January 25, 2021

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EXTERIOR MATERIALS SAMPLE BOARD

THE FRREEPORT HOTEL
OCTOBER 1, 2023
THE NAUTICAL MILE at FREEPORT, NY
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UNILOCK PROMENADE PLANK PAVERS



STAINLESS STEEL MARINE RAILING



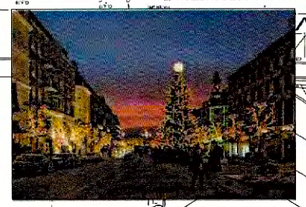
FLAG YARDARM & MEMORIAL



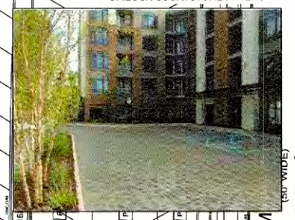
UNILOCK COURTSTONE PAVERS



SITE FURNITURE



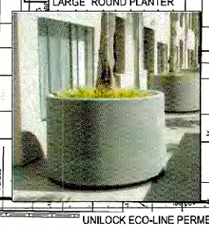
HOLIDAY DECORATIONS



UNILOCK COURTSTONE PAVERS



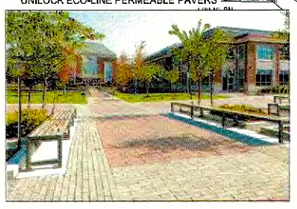
CURVED PLANTERS/BOARDWALK EDGE



LARGE ROUND PLANTER



CURVED SEAT WALL/PLANTER



UNILOCK ECO-LINE PERMEABLE PAVERS

SAMPLE PLANT PALETTE













Scarlet Oak



Honey Locust

Ginkgo

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THE FRREEPORT HOTEL
OCTOBER 1, 2023
THE NAUTICAL MILE at FREEPORT, NY
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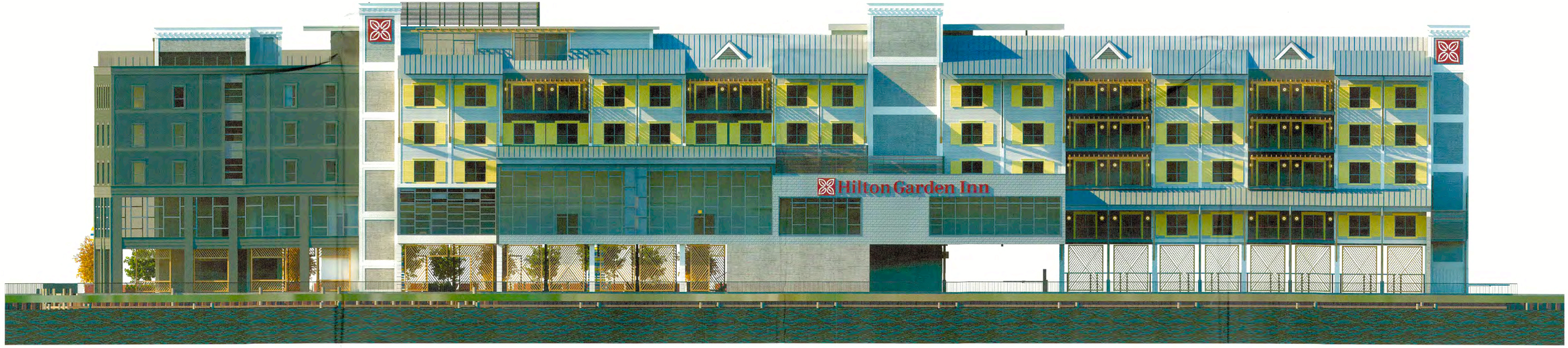
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VIEW FROM WOODCLEFT CANAL 1

THE FRREEPORT HOTEL
OCTOBER 1, 2023
THE NAUTICAL MILE at FREEPORT, NY
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WEST ELEVATION / VIEW FROM WOODCLEFT AVENUE

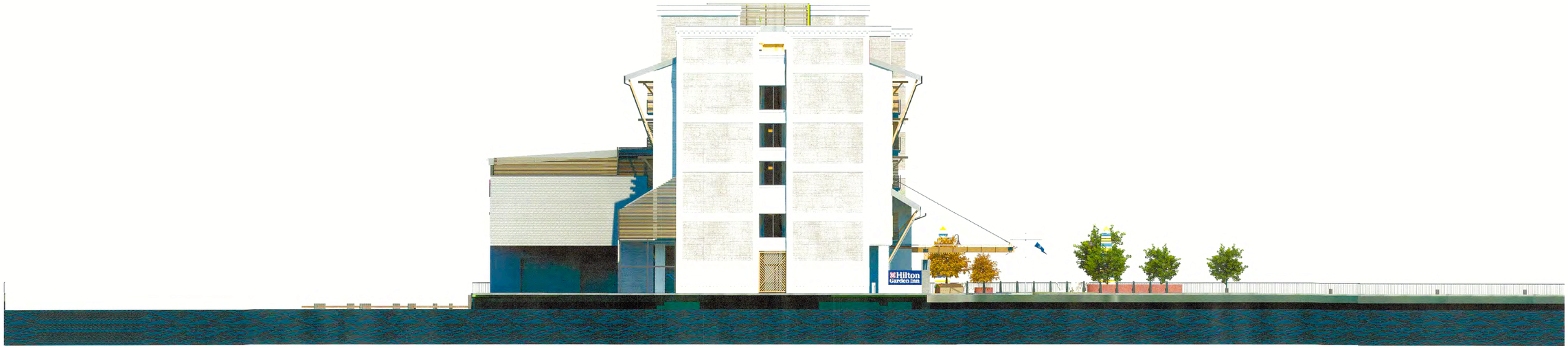


EAST ELEVATION / VIEW FROM WOODCLEFT CANAL

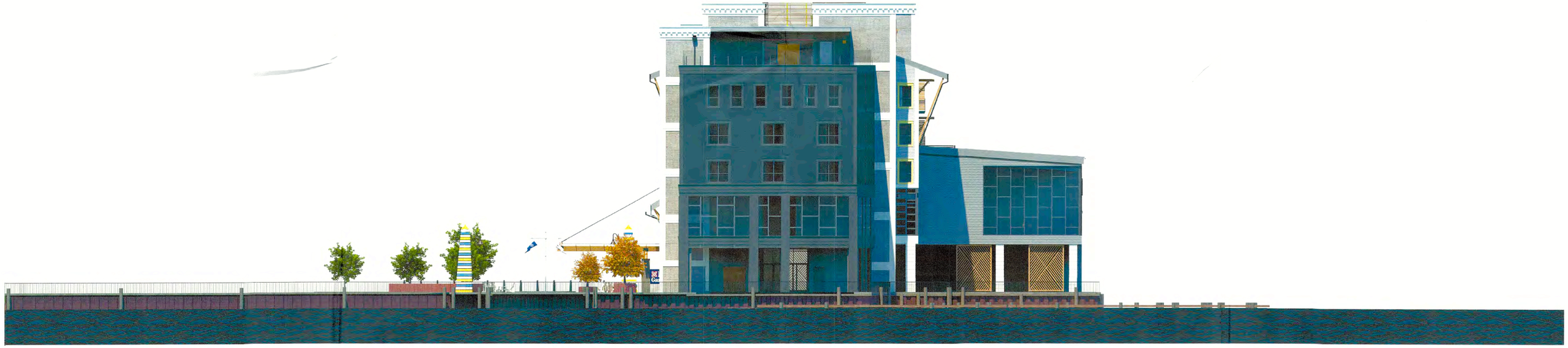
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EXTERIOR ELEVATIONS 1

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OCTOBER 1, 2023
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NORTH ELEVATION / VIEW FROM VEHICULAR ACCESS



SOUTH ELEVATION / VIEW FROM WATERFRONT

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EXTERIOR ELEVATIONS 2

THE FRREEPORT HOTEL
OCTOBER 1, 2023
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FIBER CEMENT PLANK BOARDS /
HARDIEPLANK / ARTIC WHITE



FIBER CEMENT SHINGLE BOARDS /
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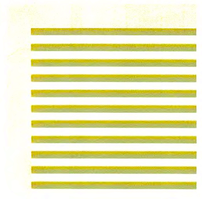
ARCHITECTURAL FINISH /
POURED-IN-PLACE CONCRETE



EXTERIOR GRADE WOOD /
EXPOSED FRAMING & LATTICE SCREENS



STANDING SEAM METAL ROOF /
WITH KYNAR 500 METAL FINISH



EXTERIOR SHUTTER SCREENS
WITH EXTERIOR GRADE PAINT FINISH



ALUMINUM & GLASS STOREFRONT WALL SYSTEM
WITH NATURAL BRUSHED ALUMINUM MULLIONS





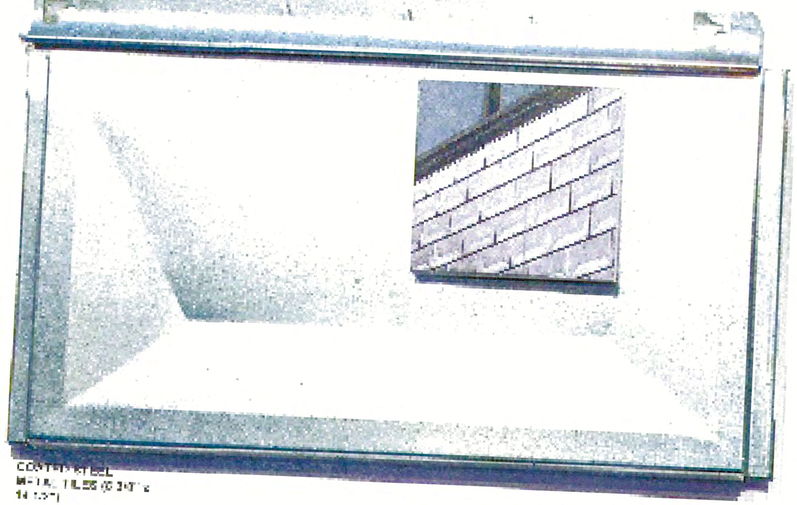
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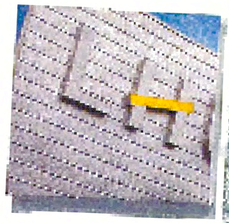
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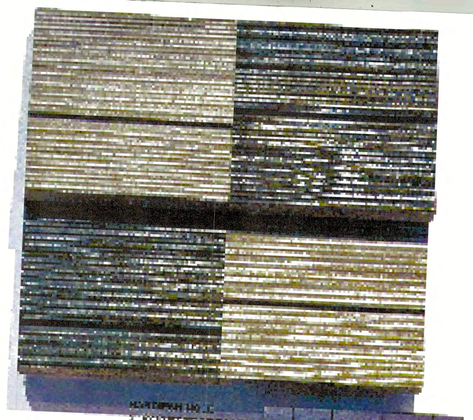
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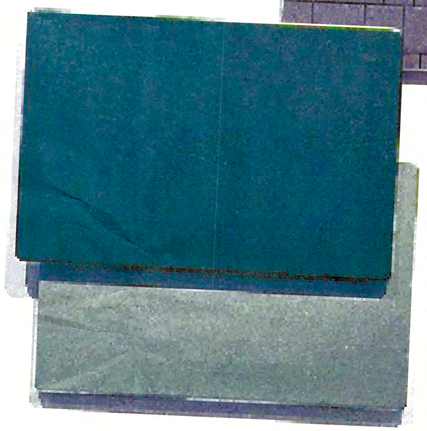


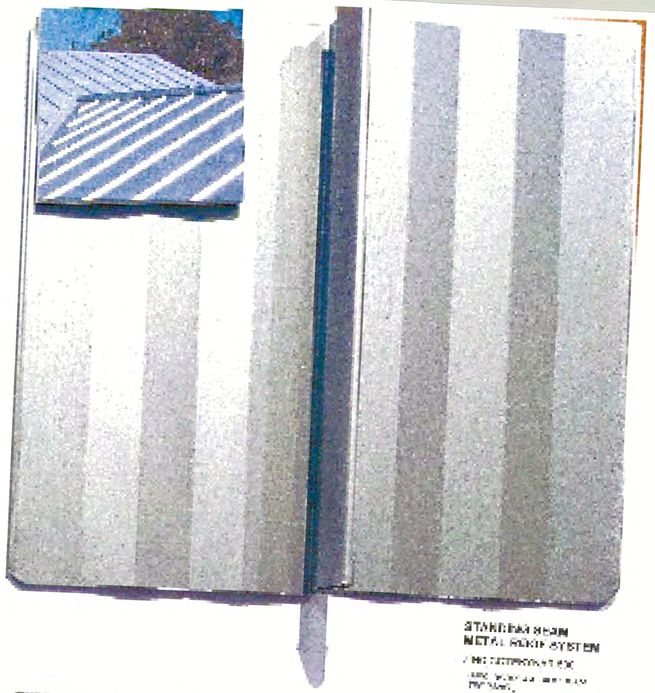


















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Freeport

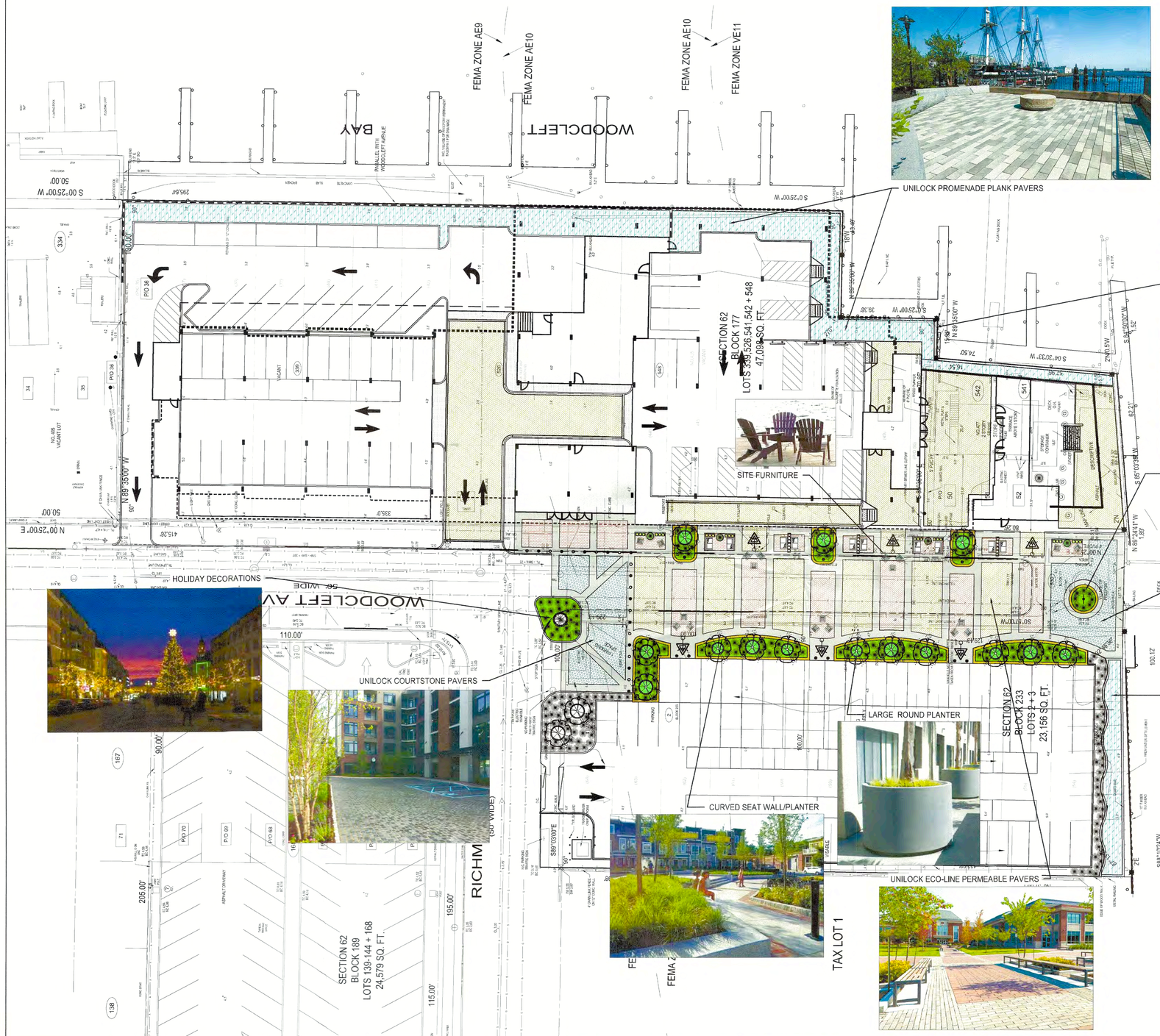
Exte ior materials
Sample Board

January 25, 2021

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APPROVAL
SITE PLAN REVIEW BOARD DECISION

Date: January 26, 2021

Building Permit Application #20201438

Chairman, regarding Application **SP#3434** for the premises located at **435 Woodcleft Avenue, Freeport, NY 11520,** the applicant comes before this Board seeking approval to **construct a 90,273 sq. ft. 3-story 100-room hotel building with onsite 100 occupant load bar/restaurant, 300 occupant load multi-use public assembly space and utilize section 62 block 233 lots 2 & 3 and section 62 block 183 lot 410 for additional accessory use off-site parking.**

I, Robert Delmond, move that this Board make the following findings of fact:

1. This application **AS AMENDED** will not produce an undesirable effect on the neighborhood, if the conditions below are met.

2. This application **AS AMENDED** will produce an aesthetically and conforming positive addition to the surrounding area if the conditions below are met.

3. This application **AS AMENDED** will not negatively alter the appearance of the neighborhood, if the conditions below are met.

4. The **SITE PLAN, SURVEY PRINT & ARTIST'S RENDERING** dated by the Village Clerks' office1/21/2021 has been submitted by the applicant, reviewed and approved by the Site Plan Review Board. Said **SITE PLAN, SURVEY PRINT & ARTIST'S RENDERING** have been stamped, approved and signed by the applicant and/or the Chairman of the Site Plan Review Board.

5. The members of this Board are familiar with the neighborhood surrounding the applicant's site and have fully considered all documents and testimony concerning this application.

I further move that this application be **GRANTED** subject to the following conditions:

1. Applicant / Owner must comply with all the Rules and Regulations of the Village of Freeport.

2. Applicant / Owner must execute an **AFFIDAVIT OF COMPLIANCE** and return same to the Office of the Village Clerk within thirty (30) days of this approval as a prerequisite for issuance of any permit.

3. Any changes and/or modifications to the approved plan are subject to further review by the Site Plan Review Board.

4. The existing transformer on the northeast corner of the parking lot is to be shielded from the street with evergreen shrubs or a green wall.

5. Applicant will review the placement of dormers to the roof and consider removing every other dormer to balance the design and if necessary, in order to maintain ventilation, adjust the size of the dormer maintaining the proportion with the remainder of the building.

6. Applicant/Owner to provide 2 sets of stamped original final plans incorporating all conditions and modifications along with the signed affidavit of compliance to the Village Clerk's Office before issuance of a Building Permit.

7. This approval is subject to any all conditions imposed by the Zoning Board of Appeals, if any, in its decision dated 8/20/2020.

8. The Zoning Board of Appeals, as lead agency, has determined that this is a Type II Action under SEQRA, and the Planning Board has no further review.

APPROVAL
SITE PLAN REVIEW BOARD DECISION

Building Permit Application #20201438

Date: January 26, 2021

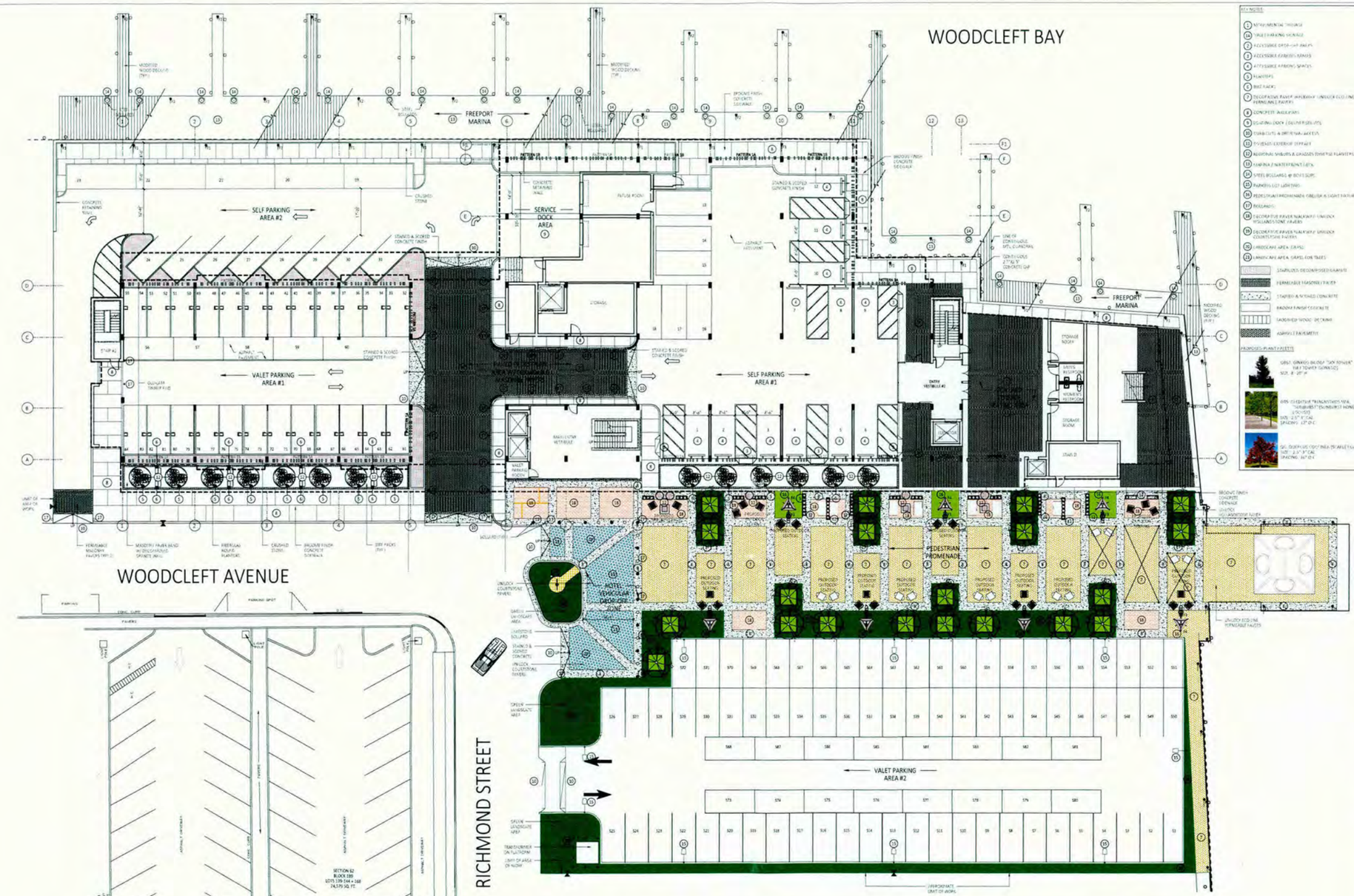
9. Applicant / Owner must obtain the appropriate permit(s) from the Building Department prior to any construction.

Second by Carole Ryan

The Clerk polled the Board as follows:

Carole Ryan	In Favor
Robert Delmond	In Favor
Annelga Weaver	In Favor
Deborah Welch	In Favor
Michael Hershberg	In Favor

FILED
1/28/2021
Date
INC. VILLAGE OF FREEPORT
VILLAGE CLERKS
OFFICE



1 SITE PLAN
SCALE: 1:12

ZAD
ZAMBRANO ARCHITECTURAL DESIGN
ZAMBRANOARCHITECTS.COM
410 ATLANTIC AVENUE
FREEPORT, NEW YORK 11520
T: 516.397.0851 | F: 516.326.2713

ISSUED DATE

01.07.2021 REVISION

DOB #:

FREEPORT HOTEL
435 WOODCLEFT AVENUE, FREEPORT NY 11520

FREEPORT HOTEL
435 WOODCLEFT AVENUE, FREEPORT NY 11520

SITE PLAN

19-124	11/20/20
AS NOTED	NG / DB

A-100.00
01 OF 03

2021 JAN -7 P 3:09

WOODCLEFT BAY

FREEPORT MARINA

SELF PARKING AREA #2

SERVICE DOCK AREA

VALET PARKING AREA #1

SELF PARKING AREA #1

FREEPORT MARINA

PEDESTRIAN PROMENADE

HOTEL VEHICULAR DROP-OFF ZONE

VALET PARKING AREA #2

WOODCLEFT AVENUE

RICHMOND STREET

MUNICIPAL PARKING PLAN SHOWN FOR CONTEXTUAL REFERENCE ONLY / IT MIGHT NOT REFLECT LATEST EXISTING CONDITIONS.

1 ROOF PLAN
SCALE: 1:12

N

SCALE: 1:12

ZAD
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410 ATLANTIC AVENUE
FREEPORT, NEW YORK 11520
T: 516.327.0851 | F: 516.326.2719

KEY PLAN

NO. DATE DESCRIPTION BY

ISSUED DATE

01.07.2021 REVISION

DOB #:

FREEPORT HOTEL
435 WOODCLEFT AVENUE, FREEPORT NY 11520

FREEPORT HOTEL
435 WOODCLEFT AVENUE, FREEPORT NY 11520

SITE PLAN

PROJECT NO. 17-134 | DATE 11/25/20
SCALE AS NOTED | BY NG / DS
SHT. NO. A-101.00
02 OF 03

2021 JAN -7 P 3:09

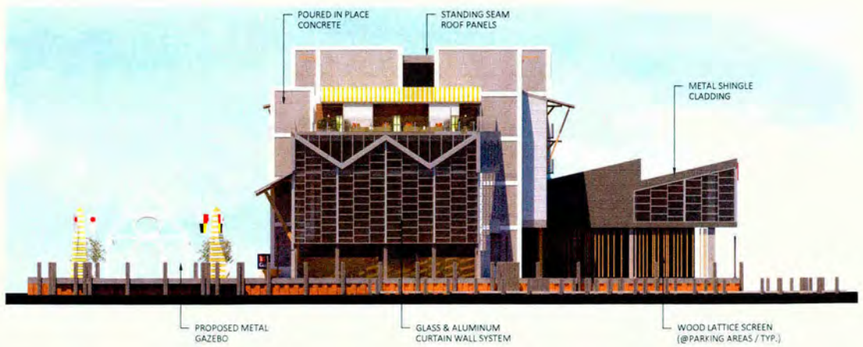
VILLAGE OF FREEPORT



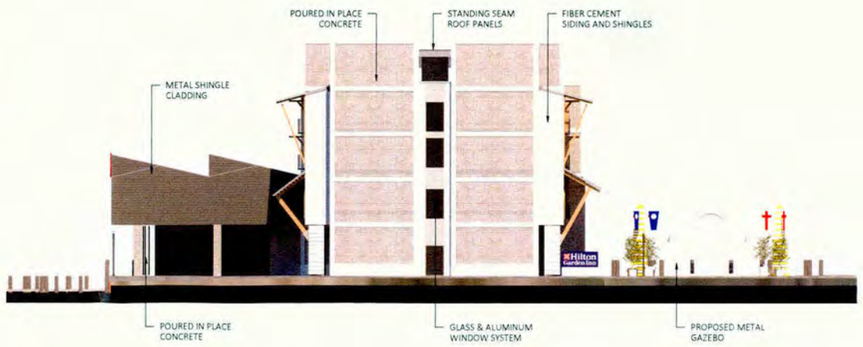
1 WEST ELEVATION/ FACING WOODCLEFT AVENUE
SCALE: 3/32"=1'-0"



2 EAST ELEVATION/ FACING WATER CANAL
SCALE: 3/32"=1'-0"



3 SOUTH ELEVATION/ FACING WATER FRONT
SCALE: 3/32"=1'-0"



4 NORTH ELEVATION/ FACING SERVICE LANE
SCALE: 3/32"=1'-0"

SCALE: 3/32" = 1'-0"

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KEY PLAN

ISSUED DATE

01.07.2021 REVISION

DOB #:

FREEPORT HOTEL
438 WOODCLEFT AVENUE, FREEPORT NY 11520

FREEPORT HOTEL
438 WOODCLEFT AVENUE, FREEPORT NY 11520

EXTERIOR ELEVATIONS

17-124 | 11.25.20
AS NOTED | NO. 06

A-200.00
03 OF 03

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FREEPORT, NY


FREEPORT



FREEPORT

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VILLAGE OF FREEPORT, NY

Application Date: 12/1/20
Fees Paid: $750.00

SP# 3434

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

NOTE: ACCEPTANCE OF THIS APPLICATION BY THE VILLAGE CLERK'S OFFICE DOES NOT CONSTITUTE A COMPLETE APPLICATION

PROPERTY ADDRESS: 435 WOODCLEFT AVE **ZONING DISTRICT** MARINE COMMERCE

SECTION 62 **BLOCK** 177 **LOT** 339, 520, 541 542, 540 **LOT SIZE:** 47,098 SF

☐ TENANT **APPLICANT** ☐ LESSEE	**PROPERTY OWNER**
Name: SAME AS OWNER.	Name: Mr. Rohit Sakaria NBD HOLDING LLC.
Address:	Address: 333 JERICHO TPKE, STE 120. JERICHO NY 11753.
Telephone #:	Telephone #: 516 938 1601.

Attorney or architect:
Name: ZAMBRANO ARCHITECHTURAL Address: 410 ATLANTIC AVE FREEPORT NY 11520.
Phone #: 516-327-0851

Present Land Use: VACANT **Proposed Land Use:** HOTEL - 100 ROOM. RESTAURANT

Description of Proposed Work: 100 ROOM HOTEL WITH 100 PERSON RESTAURANT BAR, 300 PERSON MULTI USE PUBLIC ASSEMBLY SPACE OFF SITE PARKING ON LOTS 2 & 3 OF SECTION 62.

I request a concept plan conference: X YES ____ NO

I request a waiver of the public hearing and hereby certify the following:

A. The subject property is zoned Residence A or Residence AA.
B. The proposed construction is not a new building or dwelling.
C. It is my belief that the criteria contained in §209-7 of the Code of the Incorporated Village of Freeport are satisfied

____ YES X NO

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APPLICANT'S SIGNATURE **DATE**

Sworn to before me this ____ day of ____, 20__.

Notary Public

****

Property Owner's Consent:

I, ROHIT SAKARIA am (are) the owner(s) of the subject property and consent to the filing of this application.

PROPERTY OWNER'S SIGNATURE 5/19/2020 **DATE**

Sworn to before me this 19th day of May, 2020

JAY I. WALDHAUSER
Notary Public, State of New York
No. 02WA6069182
Qualified in Nassau County
Commission Expires Jan. 22, 20 22

Notary Public

****

FOR VILLAGE USE ONLY

Site Plan Public Hearing Required: ✓ YES ____ NO

Date of Hearing: 1/26/2021
Date of Decision: 1/26/2021
✓ Approved ____ Denied

Deputy Village Clerk's Signature:

Date: 1/26/2021

Planning Board Signature:

Date: 4.26.21

Rev. 12/10 **PLEASE SEE REVERSE SIDE FOR SUBMISSION CHECKLIST** Rev. 12/10

INC. VILLAGE OF FREEPORT

Department of Buildings
46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520
(516) 377-2242
FAX (516) 377-2493
E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

ROBERT T. KENNEDY
MAYOR

JOSEPH MADIGAN
SUPERINTENDENT OF BUILDINGS

December 1, 2020
Updated SITE PLAN LETTER

NBD Holding Inc.
333 Jericho Tpke
Suite 126
Jericho, NY 11753-1105

RE: 435 Woodcleft Avenue, Freeport, New York
Zoning District – Marine Commerce Sec. 62 Blk. 177 Lot. 334,520,541,542,540.
Building Permit Application # 20201438 – Proposed Hotel and utilize lots 2 & 3 on block 233, section 62 for additional accessory use off-site parking. Lot 410 on block 183, section 62 for additional accessory use off-site parking.

Dear Sir/Madam:

Please be advised that the above captioned Building Permit Application cannot be further reviewed until Site Plan Review Board approval has been obtained from the Planning Board.

For your convenience, we enclose the necessary Site Plan Review Board Application together with an instruction sheet. Please complete the application and return same, together with the relevant documentation, to the VILLAGE CLERK'S OFFICE.

Be further advised that you must make application to the Site Plan Review Board within sixty (60) days of the date of this letter. In the event that you do not make application within the allotted sixty (60) days, this letter will expire and the Building Permit Application in conjunction with same will be cancelled. Subsequently, a new Building Permit Application and filing fee will be required.

If you should have any questions or require any additional information with reference to the Site Plan Review Board Application, please call the VILLAGE CLERK'S OFFICE at 377-2300.

Very truly yours,

Joseph Madigan
Superintendent of Buildings
Daniel Hinton, Senior Building Inspector
/al
c: Village Clerk

ZBA Approval Needed:
Yes: X No:_____
Enc:

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VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X **Negative Declaration** ____ **Positive Declaration**

In accordance with Section 8-0113, Article 8 of the New York Environmental Conservation Law and Chapter 110 of the Village Code, this Department has conducted an initial review to determine whether the following project may have a significant effect on the environment and on the basis of that review hereby finds:

X **The proposed project will not have a significant effect on the environment and therefore does not require the preparation of an Environmental Impact Statement.**

____ **The proposed project may have a significant effect on the environment and therefore requires the preparation of an Environmental Impact Statement. (See reasons below)**

Project:

Building Permit App. # 20201438

Location: 435 Woodcleft Avenue, Freeport, New York
Applicant: NBD Holding Inc.
Description: Propose Hotel and utilize lots 2 & 3 on block 233, section 62 for additional accessory use off-site parking. Lot 410 on block 183, section 62 for addtional accessory use off-site parking.

Lead Agency: **Department of Buildings**
for the Board of Trustees
Village of Freeport
46 North Ocean Avenue

Agency Contact Person:
Superintendent of Buildings
(516) 377-2242

REASON(S) FOR DETERMINATION

This finding is based upon Section 617.10 of Article of the New York Environmental Conservation Law, the criteria for determining what actions may have a significant effect on the environment, as follows:

A)

B) Possible environment effects identified:
(only if positive determination)

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BUILDING DEPARTMENT

Updated DATED:
December 1, 2020

Freeport, New York

Joseph Madigan
Superintendent of Buildings

IMPORTANT: This declaration and supporting attachments are open for inspection and public response at the office of the Superintendent of Buildings.

20201438

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

Name of Action or Project: Freeport Hotel

Project Location (describe, and attach a location map): 435 Woodcleft avenue Freeport, NY 11520

Brief Description of Proposed Action: Proposed Hotel w/ sleeping rooms, restaurant, Event Hall, pool & parking

Name of Applicant or Sponsor:	Telephone: 516-567-1135
Pankaj Patel	E-Mail:
Address: 333 Jericho turnpike Rt. 126	
City/PO: Jericho	State: NY / Zip Code: 11753

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	X	
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Village of Freeport dob		X

3.a. Total acreage of the site of the proposed action? 1.0 acres
b. Total acreage to be physically disturbed? 1.0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

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	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?		X	
b. Consistent with the adopted comprehensive plan?			X
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
		X	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	X		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation service(s) available at or near the site of the proposed action?			
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?			
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
		X	
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? ☐ NO ☐ YES] If No, describe method for providing potable water: _____	NO	YES	
		X	
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? ☐ NO ☐ YES] If No, describe method for providing wastewater treatment: _____	NO	YES	
		X	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
b. Is the proposed action located in an archeological sensitive area?	X		
	X		
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
		X	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			
		X	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☐ Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	X		
16. Is the project site located in the 100 year flood plain?	NO	YES	
		X	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES	
a. Will storm water discharges flow to adjacent properties? ☐ NO ☐ YES			
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☐ YES _____			

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	X	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	X	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	X	

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: PANKAJ PATEL Date: 2/21/2020

Signature: _____

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies?		
b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

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	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

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☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

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Freeport, NY

INCORPORATED VILLAGE OF FREEPORT
ZONING BOARD OF APPEALS DECISION

DATE: August 20, 2020

APPROVAL

Building Department Permit Application# 20201438

Chairman, regarding Application #2020-09 for the premises located at 435 Woodcleft Avenue. The Applicant comes before this Board seeking a variance from Village Ordinances §210-6A, 210-239, and 210-172(A)3, 4, and 5 seeking approval for a proposed new 100 room hotel with onsite 100 occupant load bar/restaurant, 300 occupant load multi-use public assembly space and utilize section 62 block 233 lots 2 & 3 and section 62 block 183 lot 410 for additional accessory use off-site parking.

I, Ben Jackson, move that this Board make the following findings of fact:

A public hearing was held on August 13, 2020, whereon applicant NBD Holding Inc. was represented by attorney Kathleen Deegan Dickson. She explained the project being proposed: a Hilton-branded hotel with 100 rooms, 300 seat banquet hall, and a 100 seat restaurant. She explained that the biggest challenge was to provide enough parking. She explained that 259 spaces are required, and they are providing all of them. She explained a plan to revitalize the dead end street. All of the uses are permitted. All code requirements are met except some parking is off-site and a small part of the building is taller than the maximum permitted height.

Willy Zambrano, the architect, presented the plan for the building. It is a 3 story building, elevated 15 feet from grade, to prevent flood conditions and accommodate emergency vehicles. He introduced a colleague, Daniel Barrenechea, who worked with him on this design who explained that the building was designed to be an extension of the Nautical Mile. Mr. Zambrano explained the traffic flow pattern under the building and on the pedestrian area at the end of the mile. He explained that only box trucks will be used to make deliveries. He explained the flood elevation and the design flood elevation on the drawings.

Ms. Deegan Dickson explained that they have worked hard to provide all of the parking required. 84 spaces will be under the building, with a combination of self parking and valet parking. Immediately across Woodcleft Avenue is a parking lot with 88 parking spaces which is owned by the applicant as well. There are also 21 spaces on Miller Avenue which will be rented from the condominium, where the condominium swimming pool used to be. The Village also committed to creating 41 parking spaces just south of the existing spaces south of Richmond to rent out to the hotel. Additionally, there will be an agreement with the Village for the rental of 25 parking spaces for employees at the Freeport Recreation Center. No municipal parking is required. They expect some guests to arrive by boat, as the site has some boat slips as well. The also anticipate crossover, as in hotel guests will attend a function and eat in the restaurant, such that they expect excess parking capacity.

Wayne Muller, the traffic engineer, also presented. The Board was provided with a parking and traffic analysis dated June of 2020. The Nassau County Planning Commission issued a local determination for this project. A large portion of the analysis was related to parking. The parking spaces on Miller Ave. will be for long term parking. As explained later in response to a question, long term means an overnight or weekend hotel guest, as opposed to a guest eating at the restaurant or attending a function. A traffic impact analysis was also conducted. Observations were performed in and around the subject property in August of 2019. The report indicated there would be no change in service at the intersections by the introduction of the traffic generated by the project.

Ms. Deegan Dickson spoke about the height variance being requested, explaining that the code permits a building height of 40 feet and 3 stories. She explained that Mr. Zambrano measured the height of the building from the floodplain, so all of the habitable spaces are above the floodplain. She explained that part of the penthouse goes above 40 feet in building height, but it is setback from the rest of the building, so it is not visible from the street. Mr. Zambrano reminded the public that the first floor is at 15 feet elevation and the ceiling of the banquet hall on the first floor is also 15 feet. Mr. Barrenechea also explained that a lesser height could have been achieved by using a flat roof. However, they chose to make a more visually appealing building and more respectful to the architecture of the area. To conceal the infrastructure of the building and to create roofs more similar to those in the area.

Ms. Deegan Dickson explained the balancing test for area variances of the benefit to the applicant versus the cost to the surrounding neighborhood. She explained that the variances are minor in nature and scope. The parking is all provided for, but some is located off-site. The height variance is also minor and for a small portion of the building, and by virtue of the rooflines and design of the building will be almost undetectable at street view. The design was meant to keep the building feeling low and local. She explained that Hilton allowed them to design a building that would be uniquely Freeport as opposed to a more generic design.

The applicant responded to numerous questions from the Board. Members of the public also had the ability to ask questions. The majority of the questions from the public however were not related to the zoning issues at hand. The Village was not in a position to conduct its own parking and traffic analysis as recommended by the Nassau County Planning Commission due to the current Covid pandemic. Therefore, the parking study and traffic analysis conducted by applicant in August of 2019 is much more reflective of the impact of this project than anything the Village would be able to do at this time. Other questions regarding the owners of the property, police activity on the Nautical Mile, additional streets of traffic, impact on electric utility and sewer system, all of these issues are outside the scope of the Zoning Board. Questions regarding the Department of Environmental Conservation and the Army Corp of Engineers will be addressed during the permitting process. Again, these are not issues under the jurisdiction of the zoning board.

Thus, after many questions from the Board and the public, the Board finds with respect to the height variance:

1. On balance, the benefit to the applicant by the granting of this variance is not outweighed by the detriment to the health, safety and welfare of the neighborhood or community if such variance were to be granted. The Board has determined:

   a. that an undesirable change will not be produced in the character of the neighborhood and a detriment to nearby properties will not be created by the granting of the area variance. Applicant has gone to great lengths to minimize the impact of the height of the building.

   b. that the benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an area variance. In order to bring a Hilton-branded hotel to the Village, a project of a certain size and scope is required.

   c. that the requested area variance is insubstantial.

   d. that the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and

   e. that the alleged difficulty was not self-created.

As to the requested parking variance:

Under § 210-12K, the Board has the power to permit the parking spaces provided for by this chapter for nonresidential use to be located elsewhere than as required, provided that such other location is no more than 500 feet distant from the location as set forth in the chapter. This power specifically applies to the request to use the lot adjacent to the subject property and to the parking spaces located along Seabreeze Park. As such, the Board is required to make the following findings of fact when approving the use of these spaces:

2. This Application as conditioned will not substantially depreciate the value of other properties.

3. This Application as conditioned will not appreciably alter the essential character of the neighborhood.

4. This Application as conditioned will not because of noise, noxious odors or other undesirable attributes, create a nuisance.

5. This Application as conditioned will secure public safety and welfare and assure substantial justice.

6. This Application as conditioned will not create or tend to create a fire hazard or endanger the structure or premises wherein or whereon such use is sought.

7. This Application as conditioned will fully comply with §§ 87-20 and 87-21 of Chapter 87, Flood Damage Prevention, of this Code.

The lots located at the Freeport Recreation Center and on Miller Avenue are not within a 500 foot radius, however, in its general power to grant variances, the Board grants a variance for these required spaces, subject to the conditions of continually requiring leases be in effect for these spaces. So as to the requested parking variance:

8. On balance, the benefit to the applicant by the granting of this variance is not outweighed by the detriment to the health, safety and welfare of the neighborhood or community if such variance were to be granted. The Board has determined:

   a. that an undesirable change will not be produced in the character of the neighborhood and a detriment to nearby properties will not be created by the granting of the area variance. Applicant has gone to great lengths to provide for all of the parking required under the code.

   b. that the benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an area variance. Because all of the parking is not located on site, applicant is required to get permission under § 210-172 (B) for the 88+41 spaces within 500 feet and a variance for the remaining 25+21 spaces outside of the 500 foot radius. All of these spaces however will use valet parking.

   c. that the requested area variance is insubstantial. No additional burden is being placed on the surrounding neighborhood to provide these spaces, so as such this is an insubstantial variance

   d. that the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and

   e. that the alleged difficulty was not self-created.

Additionally, the Board adopts the following SEQRA determination:

9. The Board, as lead agency, has determined that this action is an unlisted action under SEQRA. A short environmental assessment form has been completed by the applicant and this Board. The Board finds no environmental impact under SEQRA, issues a negative declaration, and no further review is required.

I further move that this application be granted subject to the following conditions:

1. Applicant/Owner must comply with all the Rules and Regulations of the Village of Freeport.

2. Applicant must obtain the required permits from the Building Department and any other local, state or federal agencies.

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3. Applicant/Owner must execute an Affidavit of Compliance and return same to the Office of the Village Clerk within thirty (30) days of this approval as a prerequisite for issuance of any permit.

4. Applicant must, within 90 days of receiving its building permit, provide the Building Department and Village Attorney's office with copies of signed leases or licenses for use of the parking lot on Miller (SBL 62/183/410) to provide 21 spaces, for the use of space adjacent to Seabreeze Park for the parking of 41 spaces, and for the use of 25 parking spaces at the Freeport Recreation Center.

5. Applicant must maintain these leases year-round. To ensure that the lease is continuously valid during the height of the season when parking is at its most difficult, no later than May 1 of each year, applicant must provide a signed year-long lease or longer to the Building Department. The Zoning Board strongly recommends that the applicant sign multi-year leases/licenses because should ever fail to provide the full amount of parking required, applicant must return to the Board for further review.

6. Signage designating the parking lots and spaces as in use by the hotel are recommended, subject to approval by the condominium and Village.

7. Valet parking to be required at all times for all off-site parking spaces and those on-site spaces designated as valet parking in the plans.

8. As parking on the Nautical Mile is a challenge on the best of days, this permission to use 88+41 off-site spaces within 500 feet and the variance to provide another 25+21 spaces further off-site is conditioned on continuously providing these spaces for parking. Should applicant fail to lease spaces, continue to lease spaces, or sell the adjacent parcel, this parking space variance is automatically revoked. As such, all operations must then cease immediately, until the impact of the loss of spaces can be considered by the building department in terms of overall capacity to continue operations. If needed, the applicant will have to return to the Zoning Board for further review.

9. Should the type of usage of this business/property ever change, these variances are revoked and applicant/owner would have to return to this Board for further review.

10. All deliveries must be made before 10AM to minimize disruption on the mile.

11. Applicant to meet with fire department to discuss any safety concerns of the fire department as part of the site plan process.

Second by: Charles Hawkins

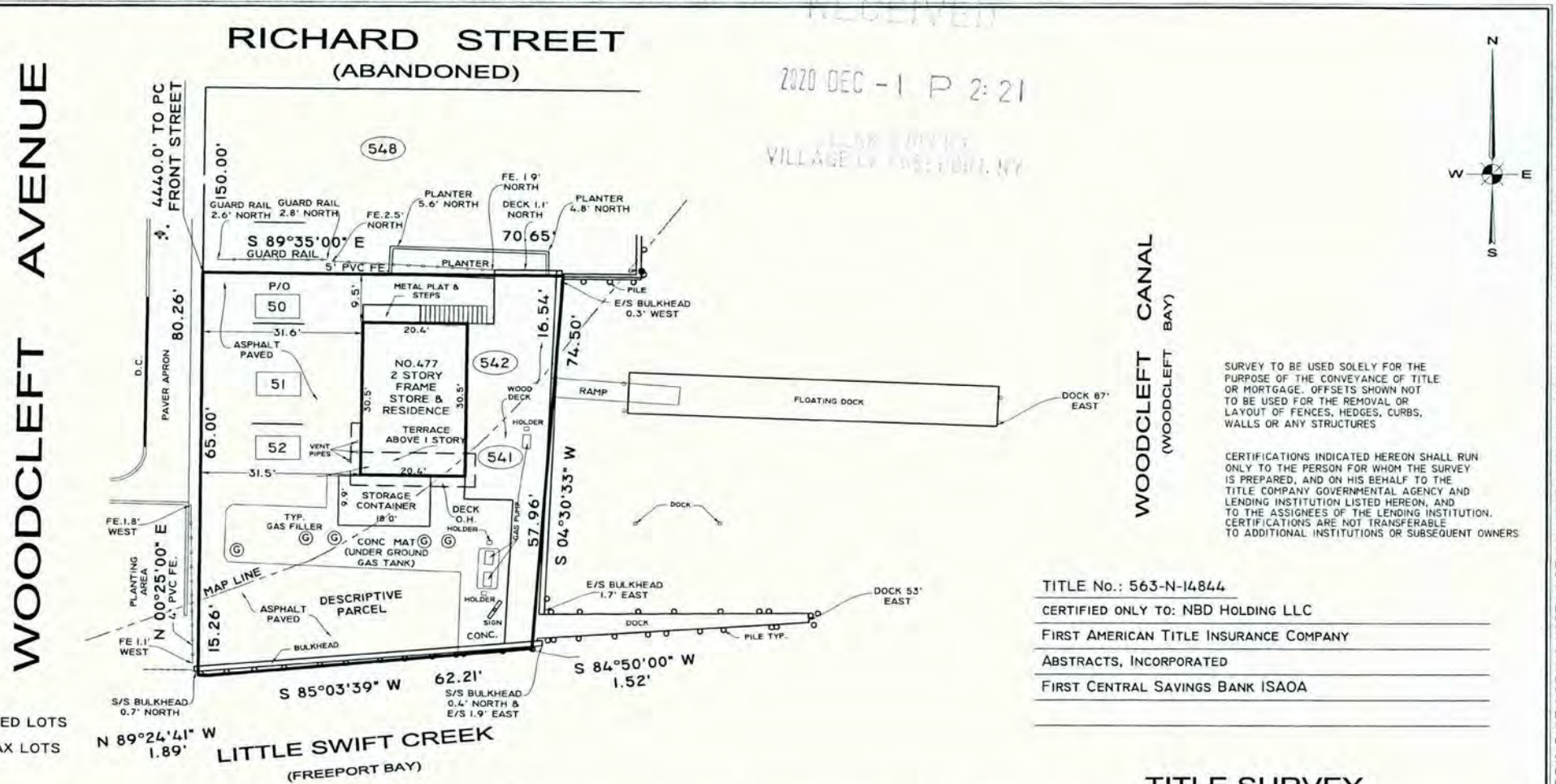
The Clerk polled the Board:

Deputy Chairperson Carey	In Favor
Member Jackson	In Favor
Member Hawkins	In Favor
Alternate Scopelitis	In Favor
Chairperson Rhoden	In Favor



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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

O.H.=OVERHANG,H E.=HEDGE,T.C.=TOP CURB ELEVATION L.G.=LEGAL GRADE G=GUTTER ELEVATION,EL.=ELEVATION,IRR.=IRREGULAR,C.E.=CELLAR ENTRANCE



015 FILED LOTS

(015) TAX LOTS

SURVEY TO BE USED SOLELY FOR THE PURPOSE OF THE CONVEYANCE OF TITLE OR MORTGAGE. OFFSETS SHOWN NOT TO BE USED FOR THE REMOVAL OR LAYOUT OF FENCES, HEDGES, CURBS, WALLS OR ANY STRUCTURES

CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS

TITLE No.: 563-N-14844

CERTIFIED ONLY TO: NBD HOLDING LLC

FIRST AMERICAN TITLE INSURANCE COMPANY

ABSTRACTS, INCORPORATED

FIRST CENTRAL SAVINGS BANK ISAOA

TITLE SURVEY

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ONLY A LICENSED LAND SURVEYOR CAN ESTABLISH BOUNDARY/PROPERTY LINES/CORNERS. CALL US FOR A STAKE OUT STAKE YOUR CLAIM!

MONUMENTS HAVE NOT BEEN SET UNLESS REQUESTED.

THIS SURVEY WAS PREPARED FOR THE PARTIES AND PURPOSE INDICATED HEREON. ANY EXTENSION OF THE USE BEYOND THE PURPOSE AGREED TO BETWEEN THE CLIENT AND THE SURVEYOR EXCEEDS THE SCOPE OF THE ENGAGEMENT.

IT IS HEREBY CERTIFIED THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE CODE OF PRACTICE AND MINIMUM STANDARDS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS

MEMBER OF THE NEW YORK STATE LAND TITLE ASSOCIATION

MEMBER OF THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS

MEMBER OF THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS

MEMBER OF THE AMERICAN SOCIETY OF CIVIL ENGINEERS

STATE OF NEW YORK · FRANK S. FERRANTELLO · LICENSED PROFESSIONAL SURVEYOR · Lic # 50762

seal here

No	REVISION DESCRIPTION	DATE	REV BY	CHK BY
5				
4				
3				
2				
1	CERT REVISION	5-6-19	ARK	JC

SITE DATA:

AREA OF PLOT = 5,253 SQ. FT.

MAP OF: FREEPORT BEACH, SEC 1
LOTS 51, 52, SOUTHERLY 1/2 OF 50, & DESCRIPTIVE PROPERTY

LOCATED AT: INC. VILLAGE OF FREEPORT, TOWN OF HEMPSTEAD
NASSAU COUNTY, NEW YORK

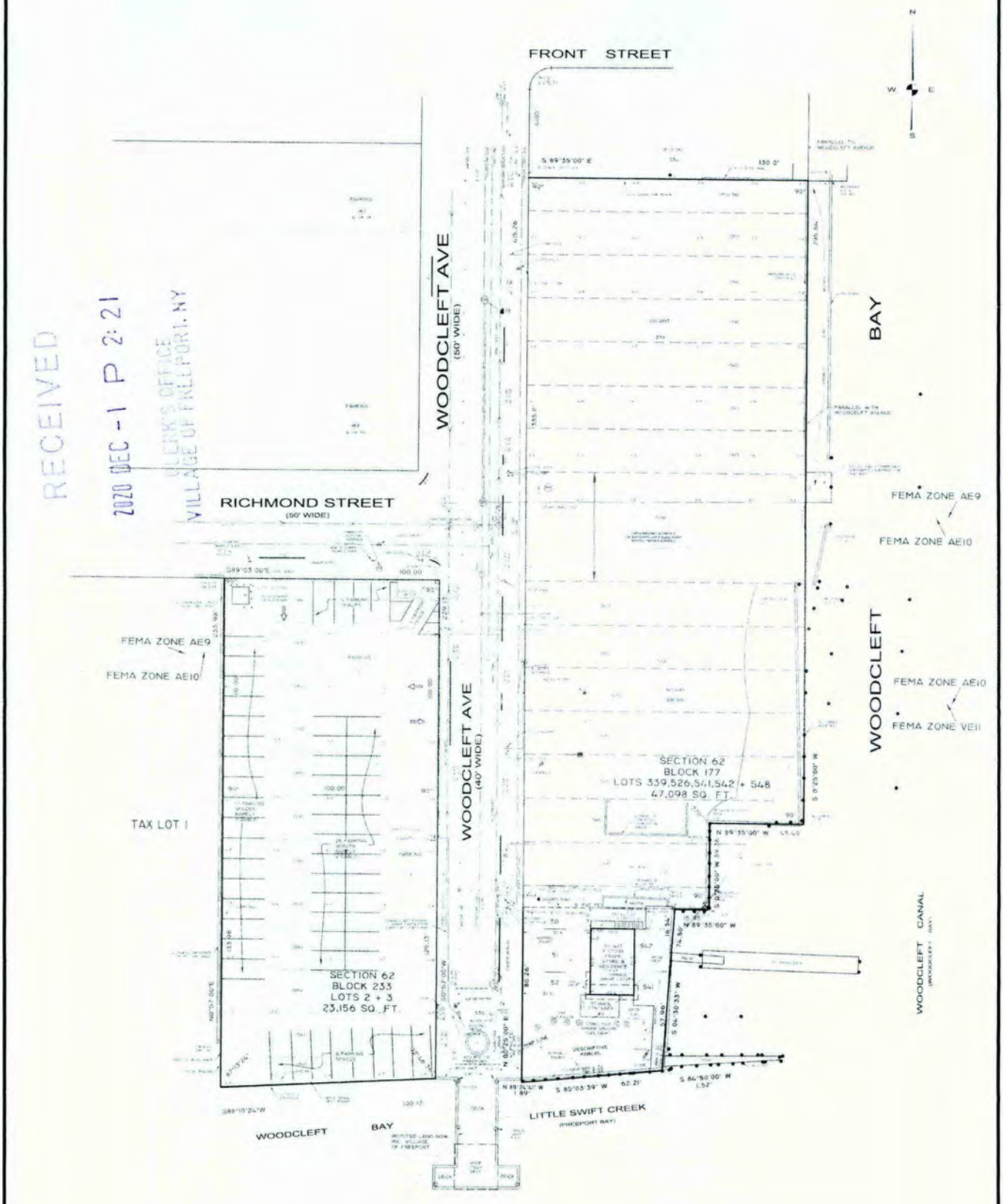
TAX MAP ID SECTION 62, BLOCK 177, LOT 541 + 542

FERRANTELLO LAND SURVEYING P.C.
NEW YORK STATE LICENSED LAND SURVEYORS
SITE PLANNING & SUBDIVISION CONSULTANTS
BUILDING & CONSTRUCTION LAYOUT PROFESSIONALS
12 WEST MALL
PLAINVIEW, NY 11803
PHONE 516-248-2766
WEBSITE : WWW.FGROUPPC.COM
EMAIL: INFO@FGROUPPC.COM
FAX 516-294-8570

SCALE: 1"=15'	DATE: 03-19-2019	DATUM: -	SURVEYED BY: CM	DRAFTED BY: AM/RAW	CHECKED BY: JC	SHEET: 1 OF 1

F:\NASSAU COUNTY\SECTION 62\62-177_541 AND 542\DWG\SURVEY\62-177_541 AND 542 TITLE CERT CHANGE.DWG 3/22/2019 (FE.3.3' (CLEAR) W.= PARTY WALL,R.O.= ROOF OVER

RES.=RESIDENCE,O.L.=ONLINE,E/S=EAST SIDE,N/S=NORTH SIDE,W/S WEST SIDE,S/S,=SOUTH SIDE,RET.=RETAINING,BLDG.=BUILDING,CLR.=CLEAR



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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

(0) = TAX LOT

(0) = FILED LOT

TOPOGRAPHICAL SURVEY.

LOCATED AT: INC VILLAGE OF FREEPORT, TOWN OF HEMPSTEAD
NASSAU COUNTY, NEW YORK

TAX MAP NO: SECTION 62, BLOCK 177, LOT 339, 526, 541, 542 + 548
SECTION 62, BLOCK 233, LOTS 2 + 3

SITE DATA:

SURVEY SOLELY TO BE USED FOR BLDG. DEPT. USE ONLY NOT TO BE USED FOR MORTGAGE OR TITLE PURPOSES

OFFSETS & DIMENSIONS SHOWN NOT TO BE USED FOR THE REMOVAL, RELOCATION OR LAYOUT OF FENCES, HEDGES, CURBS, WALLS OR ANY STRUCTURES.

seal here

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NEW YORK STATE LICENSED LAND SURVEYORS
SITE PLANNING & SUBDIVISION CONSULTANTS
BUILDING & LAND CONSTRUCTION LAYOUT PROFESSIONALS
PHONE
PLAINVIEW, NY 11803
WEBSITE: WWW.FERRANTELLO.COM
EMAIL: INFO@FERRANTELLO.COM
FAX

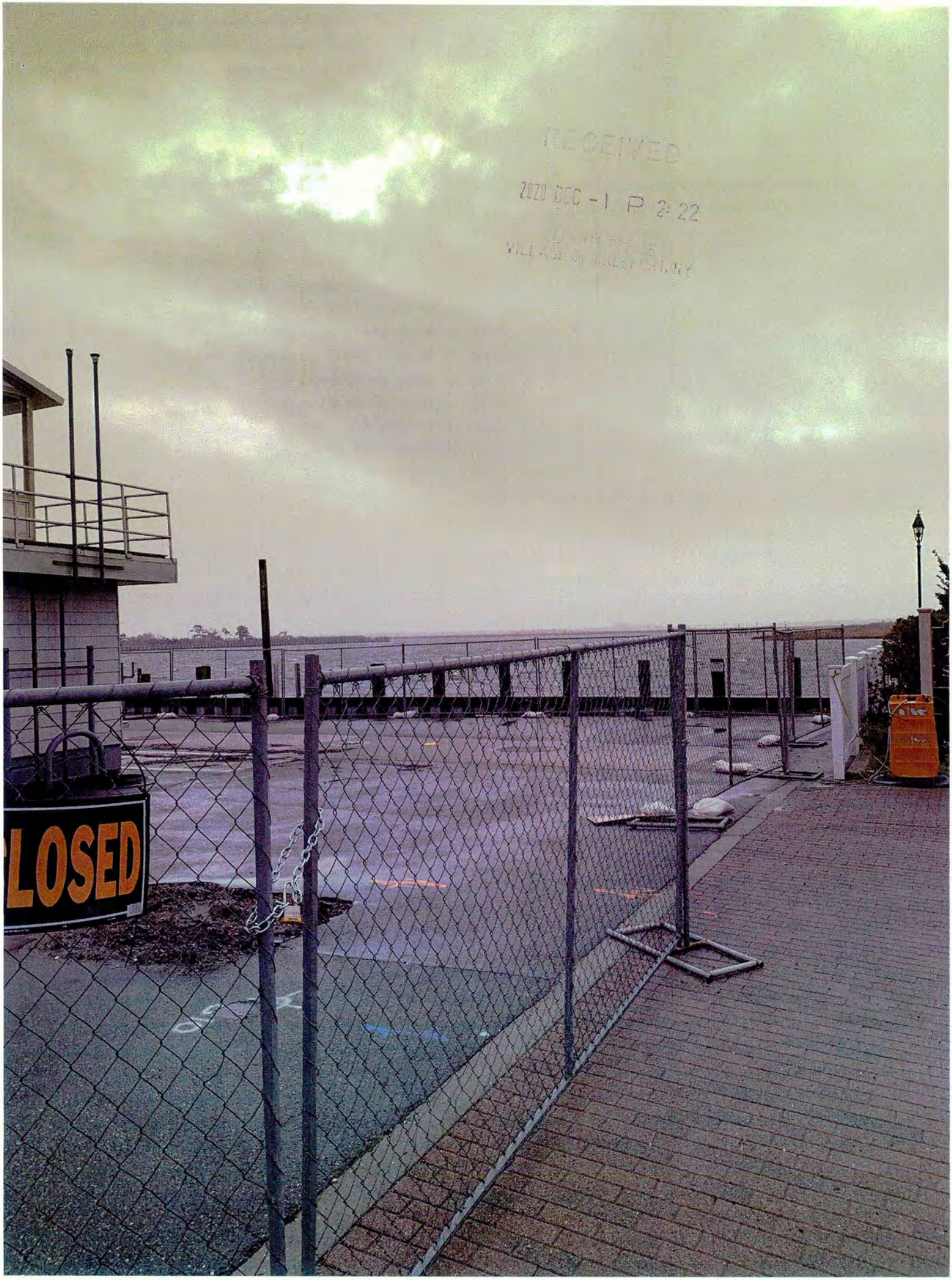
SCALE: 1"=20' DATE: 2/27/15 DATUM: NAVD 1988 SURVEYED BY: DD DRAFTED BY: CYY CHECKED BY: SHEET: 2 OF 2

F:\NASSAU COUNTY\SECTION 62\62-177_548\DWG\62-177_548 Topo.DWG 3/3/2015 8:31:57 AM EST


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2020 DEC -1 P 2:22
VILLAGE OF FREEPORT, NY

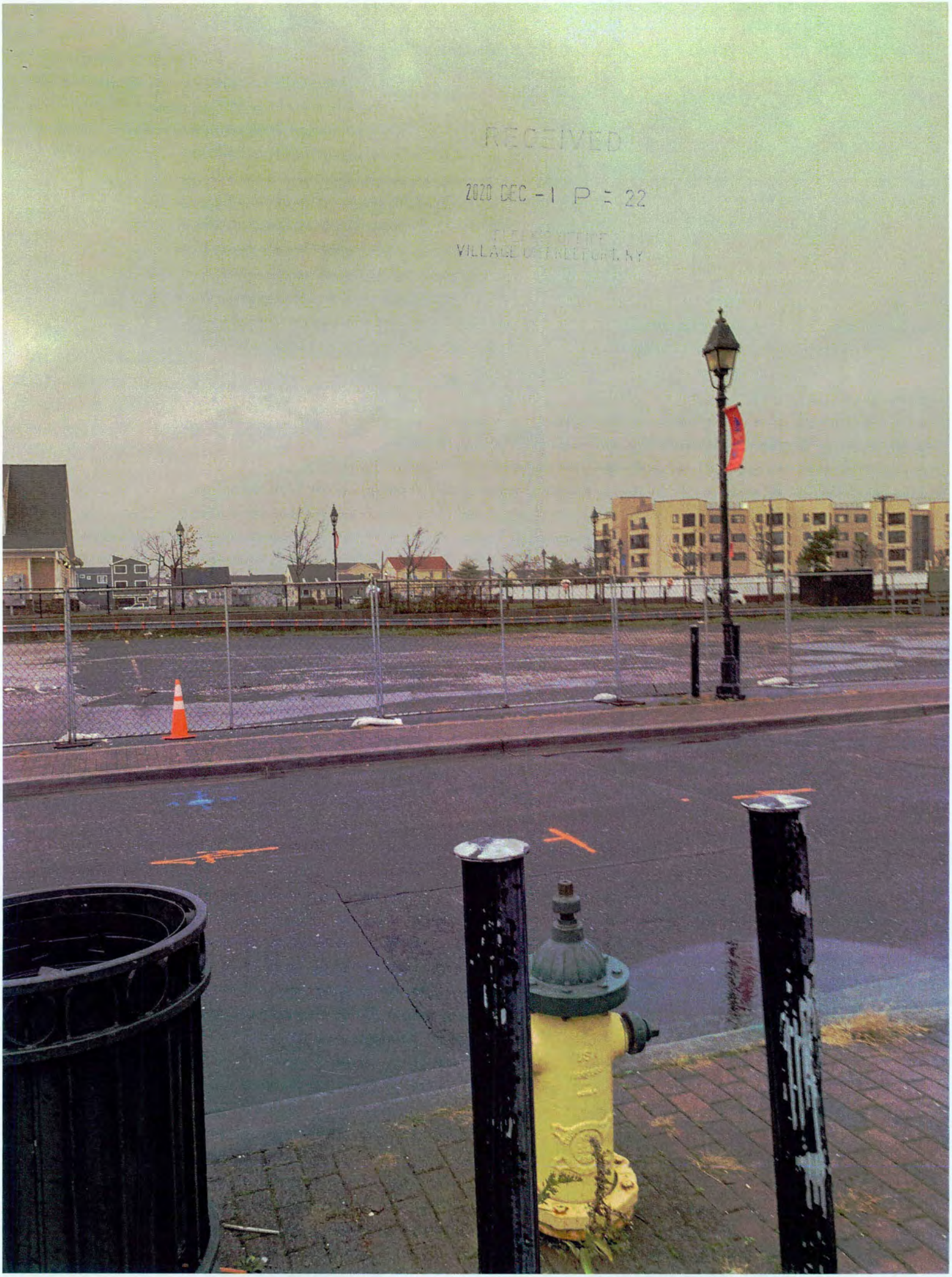
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VILLAGE OF FREEPORT, NY

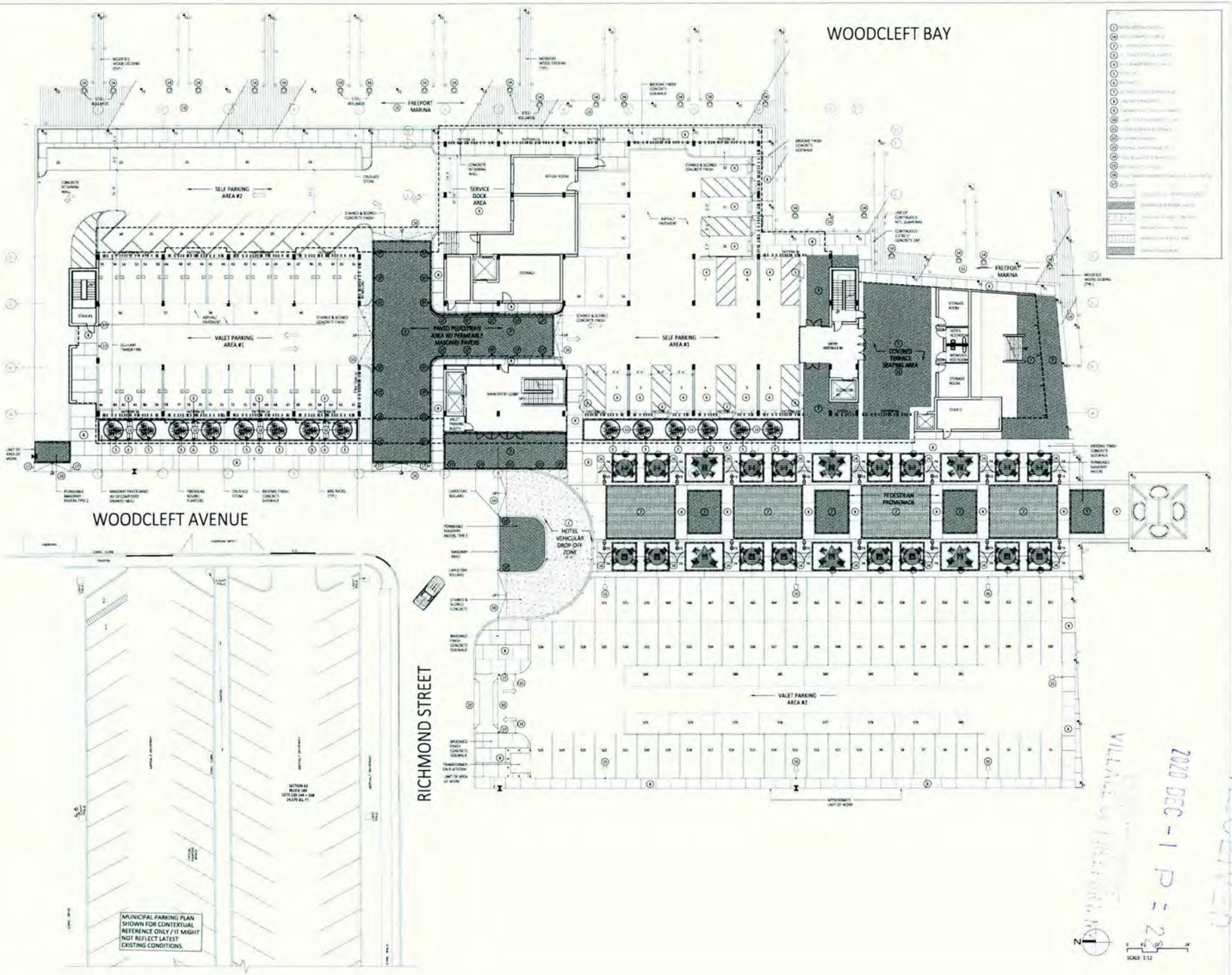




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VILLAGE OF ALLENDALE

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CLERK'S OFFICE
VILLAGE OF FREEPORT, N.Y.





1 SITE PLAN
SCALE: 1:12

ZAD

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FREEPORT, NEW YORK 11520
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KEY PLAN

ISSUED DATE

DOB #:

2020 DEC -1 P 2:

FREEPORT HOTEL
433 WOODCLEFT AVENUE, FREEPORT NY 11520

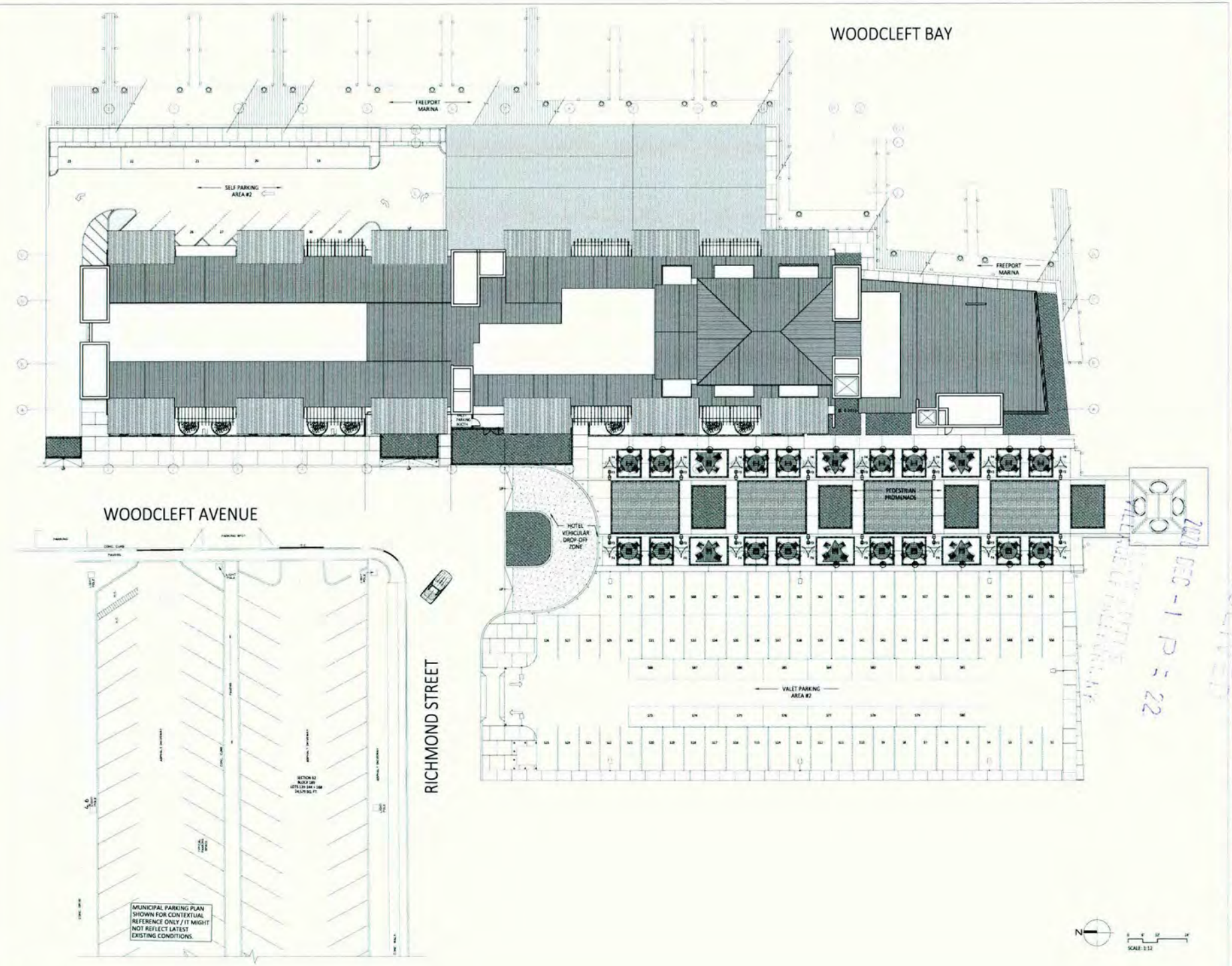
FREEPORT HOTEL
433 WOODCLEFT AVENUE, FREEPORT NY 11520

SITE PLAN

17-124	11/20/20
AS NOTED	MG / DR

A-100.00

01 OF 03



1 ROOF PLAN
SCALE: 1:12

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KEY PLAN

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DOB #:

FREEPORT HOTEL
435 WOODCLEFT AVENUE, FREEPORT NY 11520

FREEPORT HOTEL
435 WOODCLEFT AVENUE, FREEPORT NY 11520

SITE PLAN

17-134	11/23/20
AS NOTED	NO / 36

A-101.00

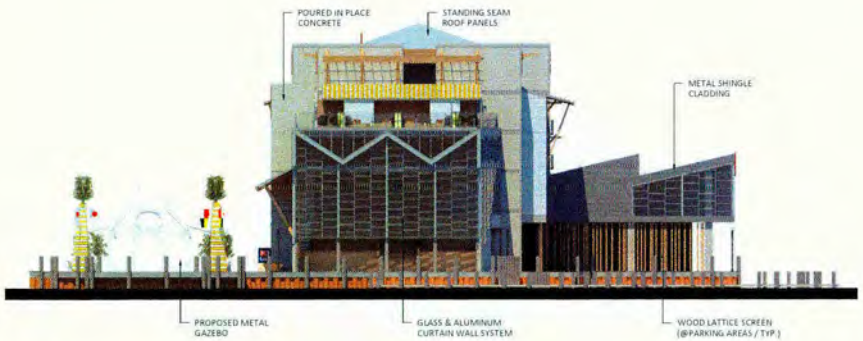
02 OF 03



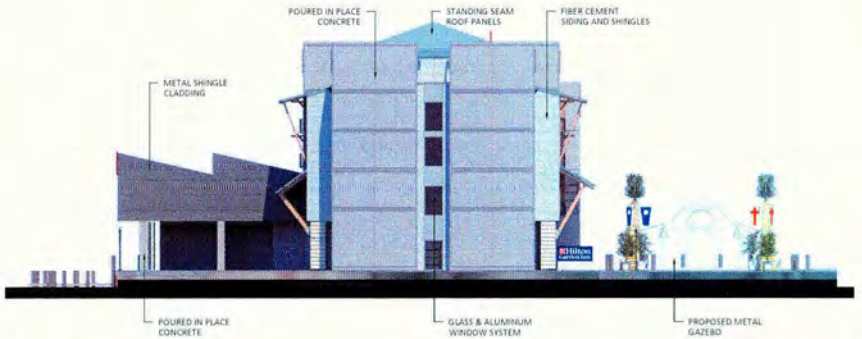
1 WEST ELEVATION/ FACING WOODCLEFT AVENUE
SCALE: 3/32"=1'-0"



2 EAST ELEVATION/ FACING WATER CANAL
SCALE: 3/32"=1'-0"



3 SOUTH ELEVATION/ FACING WATER FRONT
SCALE: 3/32"=1'-0"



4 NORTH ELEVATION/ FACING SERVICE LANE
SCALE: 3/32"=1'-0"

SCALE: 3/32" = 1'-0"

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KEY PLAN

ISSUED DATE

DOB #:

FREEPORT HOTEL
430 WOODCLEFT AVENUE, FREEPORT NY 11520

FREEPORT HOTEL
430 WOODCLEFT AVENUE, FREEPORT NY 11520

EXTERIOR ELEVATIONS

17-124	11/20/20
AS NOTED	NO. / DR

A-200.00

03 OF 03

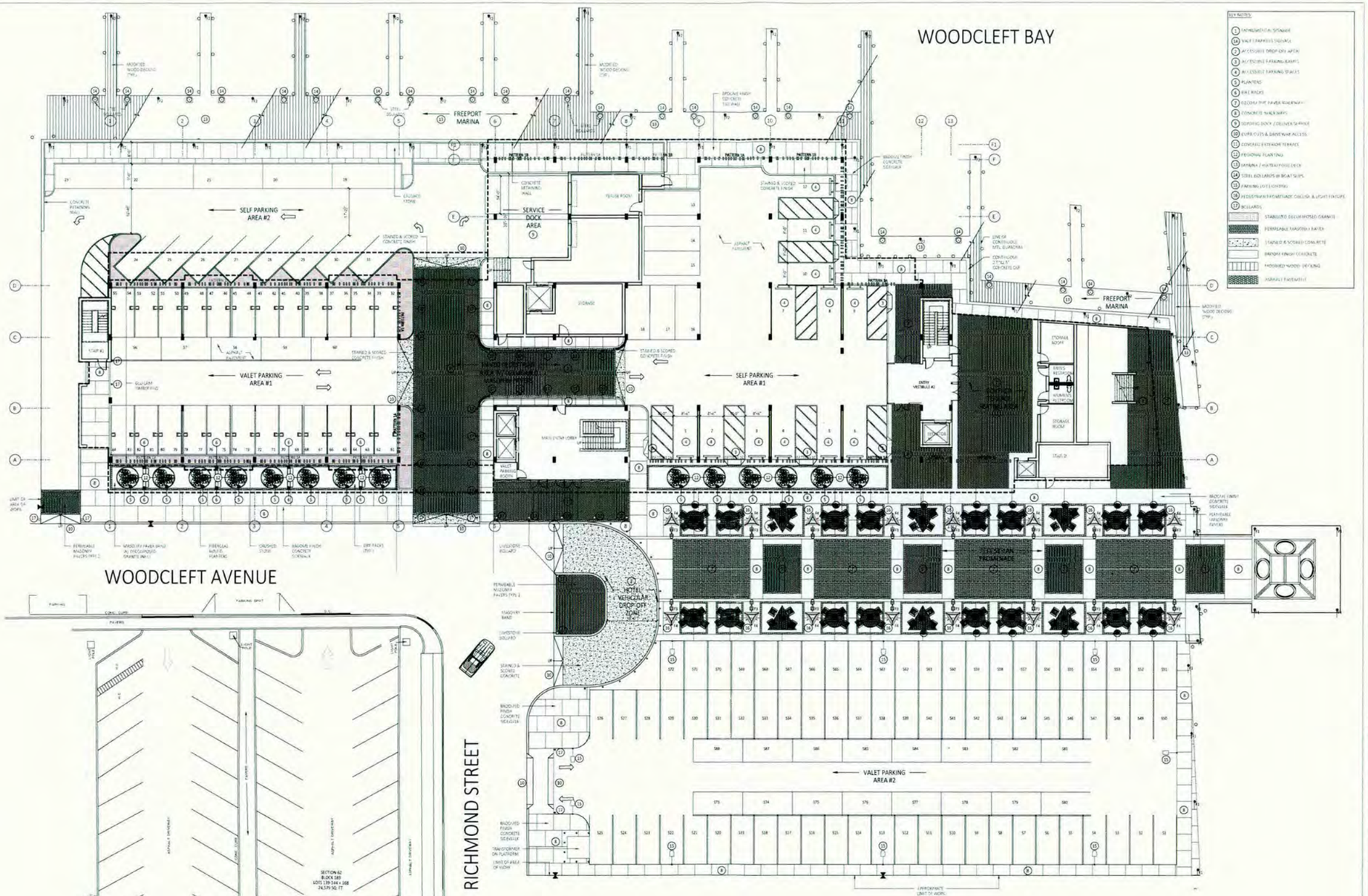


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FREEPORT, NY 11520
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VIEW FROM SEA BREEZE PARK WATERFRONT

THE FRREEPORT HOTEL
RESTAURANT . ROOFTOP LOUNGE . BANQUET HALL
THE NAUTICAL MILE at FREEPORT, NY
435 WOODCLEFET AVENUE
FREEPORT, NY 11520

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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



1 SITE PLAN
SCALE: 1:12

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KEY PLAN

NO.	DATE	DESCRIPTION	INIT.
		ISSUED DATE	

DOB #:

OWNER NAME
FREEPORT HOTEL
458 WOODCLEFT AVENUE, FREEPORT NY 11520

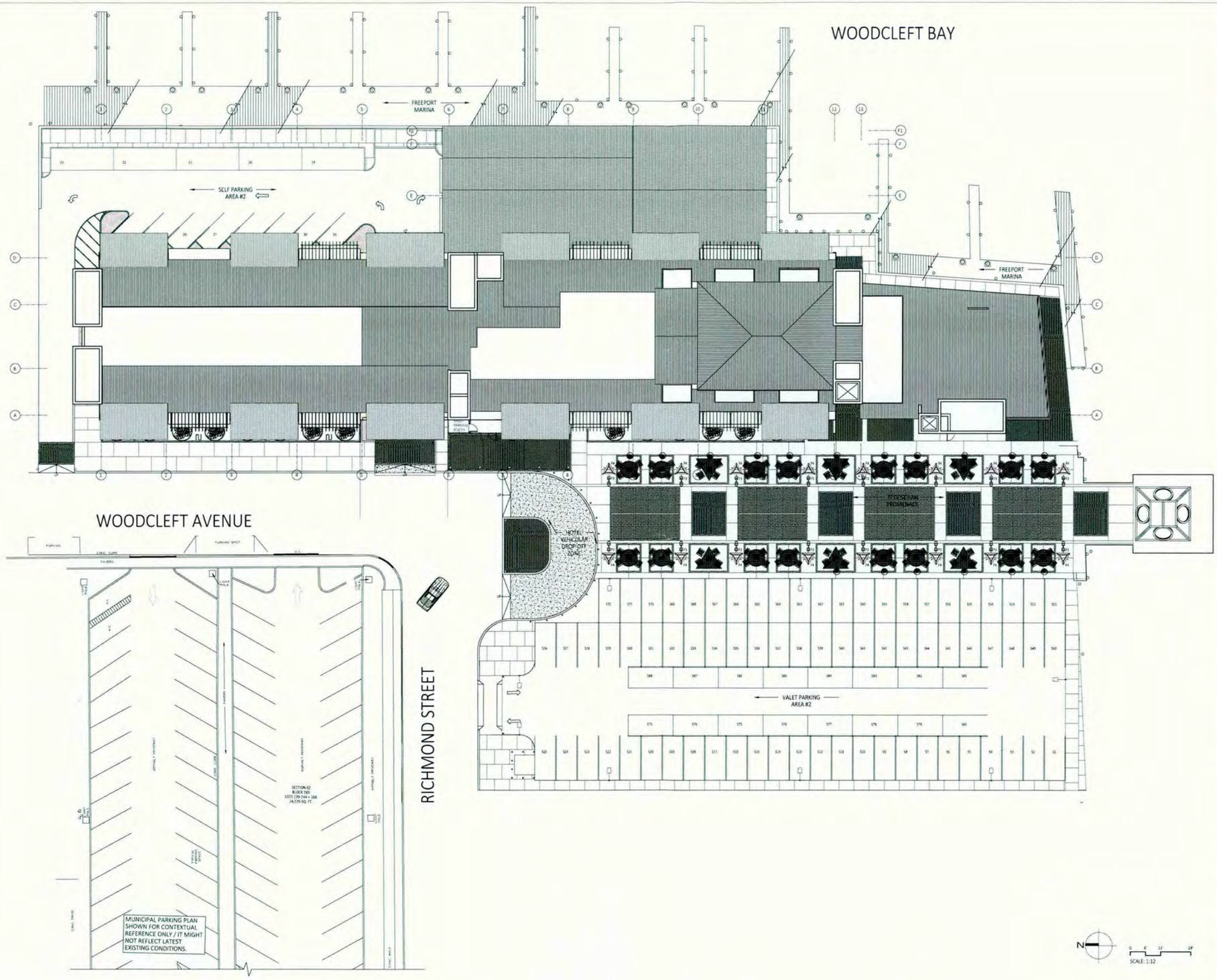
PROJECT NAME
FREEPORT HOTEL
458 WOODCLEFT AVENUE, FREEPORT NY 11520

SHEET TITLE
SITE PLAN

PROJECT NO.	19-124
DATE	11/25/20
SCALE	AS NOTED
NO.	08

SHEET NO.
A-100.00
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1 ROOF PLAN
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KEY PLAN

NO	DATE	DESCRIPTION	BY
		ISSUED DATE	

DOB #:

CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS AT SITE (IRS, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS INCLUDE THE NUMERICAL ADDRESS ASSIGNED BY THE APPROPRIATE AGENCIES BEFORE HOME WAS SHALL OBTAIN BEFORE A CERTIFICATE OF OCCUPANCY OR A CERTIFICATE OF COMPLETION FROM JURISDICTION OF THE WORK.
CONTRACTOR IS RESPONSIBLE FOR ALL MISCELLANEOUS ITEMS AND ITEMS ON THESE PLANS.
THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. LAYING OUT OF DIMENSIONS AS SHOWN ON DRAWINGS ARE NOT TO BE SCALED. ANY DISCREPANCIES AT SITE SHALL IMMEDIATELY BE BROUGHT TO THE ARCHITECT'S ATTENTION BEFORE ANY CONSTRUCTION

FREEPORT HOTEL
435 WOODCLEFT AVENUE, FREEPORT NY 11520

FREEPORT HOTEL
435 WOODCLEFT AVENUE, FREEPORT NY 11520

SITE PLAN

PROJECT NO.	17-124
DATE	11.20.20
SCALE	AS NOTED
DRAWN BY	NG / DS
DRAWING NO.	A-101.00
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FREEPORT



1 WEST ELEVATION/ FACING WOODCLEFT AVENUE
SCALE: 3/32"=1'-0"



2 EAST ELEVATION/ FACING WATER CANAL
SCALE: 3/32"=1'-0"



3 SOUTH ELEVATION/ FACING WATER FRONT
SCALE: 3/32"=1'-0"



4 NORTH ELEVATION/ FACING SERVICE LANE
SCALE: 3/32"=1'-0"

0 5' 10' 20'
SCALE: 3/32"=1'-0"

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ZAMPANOARCHITECTS.COM
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FREEPORT, NEW YORK 11520
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KEY PLAN

ISSUED DATE

DOB #:

FREEPORT HOTEL
455 WOODCLEFT AVENUE, FREEPORT NY 11520

FREEPORT HOTEL
455 WOODCLEFT AVENUE, FREEPORT NY 11520

EXTERIOR ELEVATIONS

17-124 | 11/20/20
AS NOTED | NG | SK

A-200.00
03 OF 03

11/19/2020 7:33:17 PM

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VILLAGE OF FREEPORT
BUILDING DEPT



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BUILDING DEPT
VILLAGE OF FREEPORT, NY

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VIEW FROM WOODCLEFT BAY

THE FRREEPORT HOTEL
RESTAURANT . ROOFTOP LOUNGE . BANQUET HALL
THE NAUTICAL MILE at FREEPORT, NY
435 WOODCLEFET AVENUE
FREEPORT, NY 11520

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VIEW FROM WOODCLEFT BAY

THE FRREEPORT HOTEL
RESTAURANT . ROOFTOP LOUNGE . BANQUET HALL
THE NAUTICAL MILE at FREEPORT, NY
435 WOODCLEFET AVENUE
FREEPORT, NY 11520



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VIEW FROM PUBLIC PROMENADE TOWARDS NORTH WOODCLEFT AVENUE

THE FRREEPORT HOTEL
RESTAURANT . ROOFTOP LOUNGE . BANQUET HALL
THE NAUTICAL MILE at FREEPORT, NY
435 WOODCLEFET AVENUE
FREEPORT, NY 11520

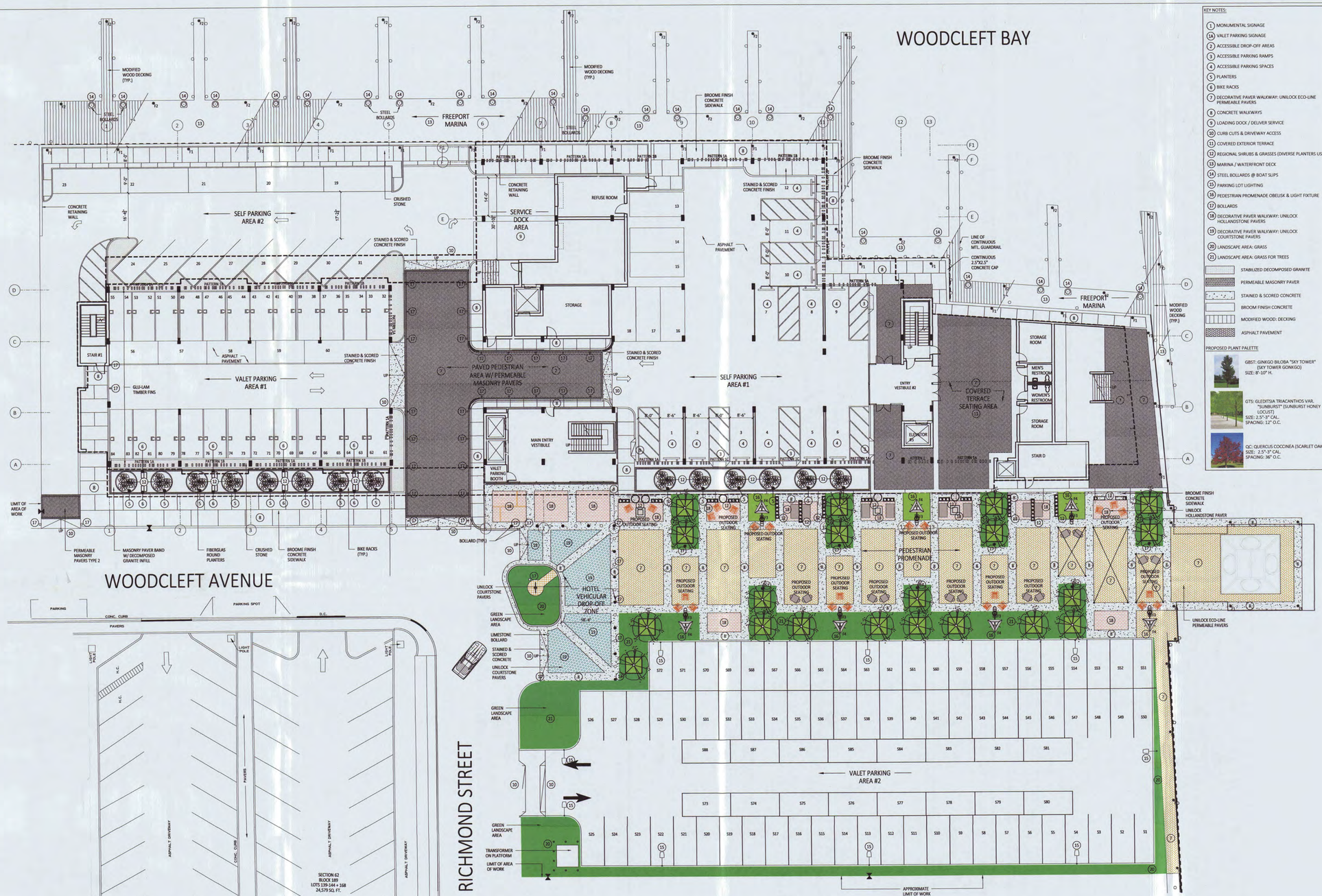


ZAMBRANO ARCHITECTURAL DESIGN
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FREEPORT, NY 11520
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VIEW FROM PUBLIC PROMENADE TOWARDS SOUTH WOODCLEFT AVENUE

THE FRREEPORT HOTEL
RESTAURANT . ROOFTOP LOUNGE . BANQUET HALL
THE NAUTICAL MILE at FREEPORT, NY
435 WOODCLEFET AVENUE
FREEPORT, NY 11520

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1 SITE PLAN
SCALE: 1:12

KEY NOTES:

1. MONUMENTAL SIGNAGE
1A. VALET PARKING SIGNAGE
2. ACCESSIBLE DROP-OFF AREAS
3. ACCESSIBLE PARKING RAMPS
4. ACCESSIBLE PARKING SPACES
5. PLANTERS
6. BIKE RACKS
7. DECORATIVE PAVER WALKWAY: UNILOCK ECO-LINE PERMEABLE PAVERS
8. CONCRETE WALKWAYS
9. LOADING DOCK / DELIVER SERVICE
10. CURB CUTS & DRIVEWAY ACCESS
11. COVERED EXTERIOR TERRACE
12. REGIONAL SHRUBS & GRASSES (DIVERSE PLANTERS USED)
13. MARINA / WATERFRONT DECK
14. STEEL BOLLARDS @ BOAT SLIPS
15. PARKING LOT LIGHTING
16. PEDESTRIAN PROMENADE OBELISK & LIGHT FIXTURE
17. BOLLARDS
18. DECORATIVE PAVER WALKWAY: UNILOCK HOLLANDSTONE PAVERS
19. DECORATIVE PAVER WALKWAY: UNILOCK COURTSTONE PAVERS
20. LANDSCAPE AREA: GRASS
21. LANDSCAPE AREA: GRASS FOR TREES

STABILIZED DECOMPOSED GRANITE
PERMEABLE MASONRY PAVER
STAINED & SCORED CONCRETE
BROOM FINISH CONCRETE
MODIFIED WOOD: DECKING
ASPHALT PAVEMENT

PROPOSED PLANT PALETTE

GBST: GINKGO BILOBA "SKY TOWER" (SKY TOWER GINKGO)
SIZE: 8'-10" H.

GTS: GLEDITSIA TRIACANTHOS VAR. "SUNBURST" (SUNBURST HONEY LOCUST)
SIZE: 2.5"-3" CAL.
SPACING: 12" O.C.

QC: QUERCUS COCCINEA (SCARLET OAK)
SIZE: 2.5"-3" CAL.
SPACING: 36" O.C.

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410 ATLANTIC AVENUE
FREEPORT, NEW YORK, 11520
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KEY PLAN

NO.	DATE	DESCRIPTION	INIT.

ISSUED DATE

DOB APPROVAL STAMP:

01.07.2021 REVISION

BUILDING DEPARTMENT STICKER:

DOB #:

CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE MUNICIPAL AGENCIES HAVING JURISDICTION BEFORE STARTING WORK AND SHALL OBTAIN A FINAL CERTIFICATE OF OCCUPANCY OR A CERTIFICATE OF COMPLETION UPON COMPLETION OF THE WORK.
WARNING: IT IS A VIOLATION OF LAW FOR ANY PERSON TO ALTER ANY ITEMS ON THESE PLANS.
THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, NOR SHALL THE ARCHITECT BE RESPONSIBLE FOR CONTRACTORS, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN. DRAWINGS ARE NOT TO BE SCALED. WILLY ZAMBRANO ARCHITECT, P.C. AND ITS PRINCIPAL EMPLOYEES WERE NOT RETAINED FOR ANY CONSTRUCTION SUPERVISION.

OWNER NAME:

FREEPORT HOTEL

435 WOODCLEFT AVENUE, FREEPORT NY 11520

PROJECT NAME:

FREEPORT HOTEL

435 WOODCLEFT AVENUE, FREEPORT NY 11520

DRAWING NAME:

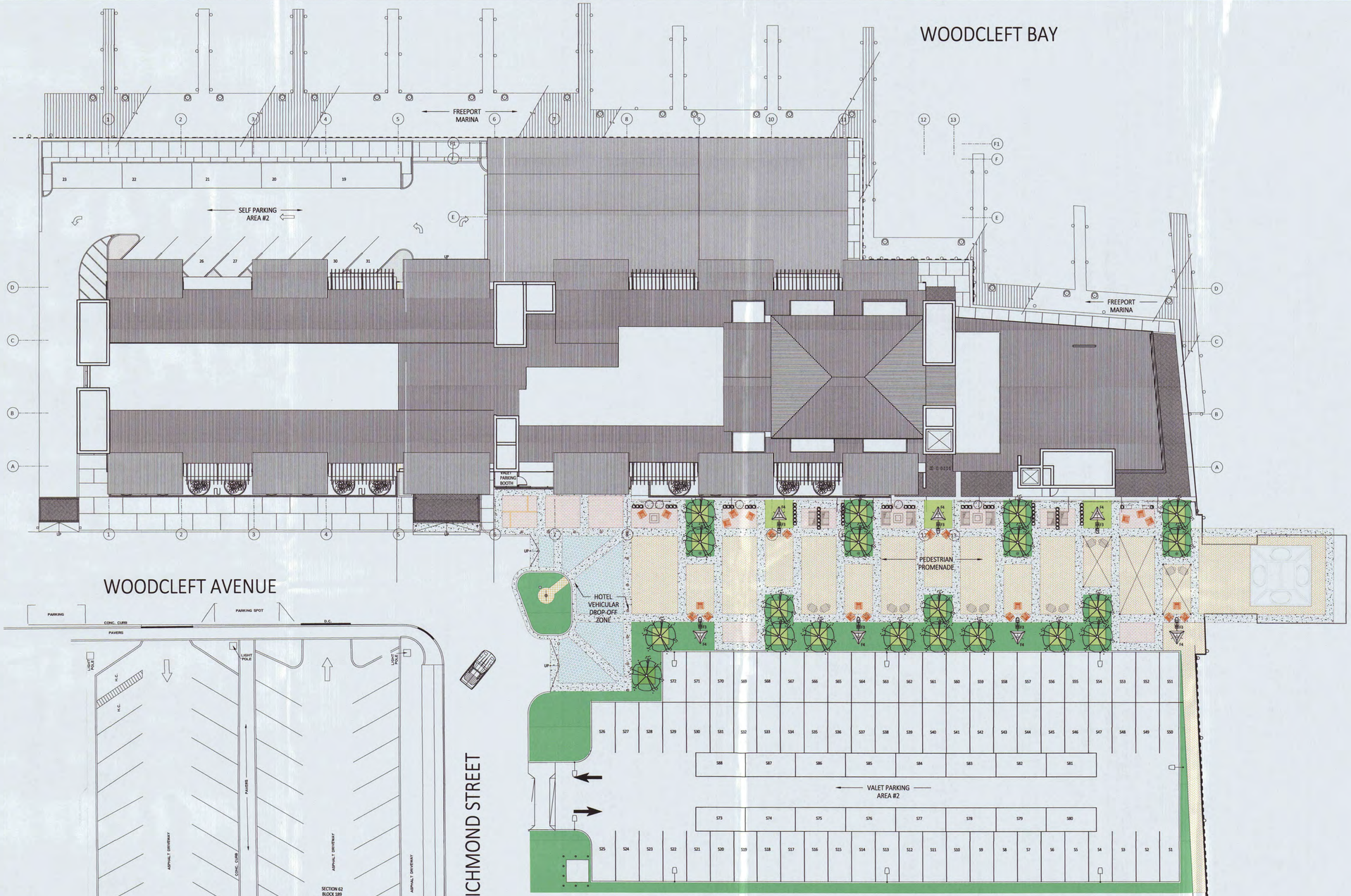
SITE PLAN

STAMP: REGISTERED ARCHITECT WILLY L. ZAMBRANO 027999 STATE OF NEW YORK

PROJECT No.:	DATE:
17-124	11/25/20
SCALE:	BY:
AS NOTED	NG / DB
DRAWING No.:	
A-100.00	
01 OF 03	

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BUILDING DEPARTMENT

3434



1 ROOF PLAN
SCALE: 1:12

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KEY PLAN

NO.	DATE	DESCRIPTION	INIT.
		ISSUED DATE	

DOB APPROVAL STAMP:

01.07.2021 REVISION

BUILDING DEPARTMENT STICKER:

DOB #:

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OWNER NAME:

FREEPORT HOTEL

435 WOODCLEFT AVENUE, FREEPORT NY 11520

PROJECT NAME:

FREEPORT HOTEL

435 WOODCLEFT AVENUE, FREEPORT NY 11520

DRAWING NAME:

SITE PLAN

STAMP:

REGISTERED ARCHITECT
K. ZAMBRANO
027080
STATE OF NEW YORK

PROJECT No.:	DATE:
17-124	11/25/20
SCALE:	BY:
AS NOTED	NG / DB
DRAWING No.:	
A-101.00	
	02 OF 03

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2021 JAN 27 P 4:03
VILLAGE OF FREEPORT
BUILDING DEPARTMENT



WEST ELEVATION / VIEW FROM WOODCLEFT AVENUE



EAST ELEVATION / VIEW FROM WOODCLEFT CANAL

ZAD
ZAMBRANO ARCHITECTURAL DESIGN
410 ATLANTIC AVENUE
FREEPORT, NY 11520
WWW.ZAMBRANOARCHITECTS.COM

VIEW FROM PUBLIC PROMENADE TOWARDS
NORTH WOODCLEFT AVENUE

THE FRREEPORT HOTEL
RESTAURANT . ROOFTOP LOUNGE . BANQUET HALL
THE NAUTICAL MILE at FREEPORT, NY
435 WOODCLEFET AVENUE
FREEPORT, NY 11520



SOUTH ELEVATION / VIEW FROM WATERFRONT



NORTH ELEVATION / VIEW FROM VEHICULAR PATH

ZAD
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FREEPORT, NY 11520
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VIEW FROM PUBLIC PROMENADE TOWARDS SOUTH WOODCLEFT AVENUE

THE FRREEPORT HOTEL
RESTAURANT . ROOFTOP LOUNGE . BANQUET HALL
THE NAUTICAL MILE at FREEPORT, NY
435 WOODCLEFET AVENUE
FREEPORT, NY 11520

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VILLAGE OF FREEPORT



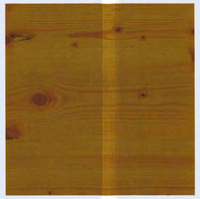
FIBER CEMENT PLANK BOARDS /
HARDIEPLANK / ARTIC WHITE



FIBER CEMENT SHINGLE BOARDS /
HARDIEPLANK / IRON GRAY



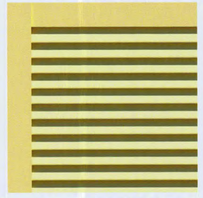
ARCHITECTURAL FINISH /
POURED-IN-PLACE CONCRETE



EXTERIOR GRADE WOOD /
EXPOSED FRAMING & LATTICE SCREENS



STANDING SEAM METAL ROOF /
WITH KYNAR 500 METAL FINISH

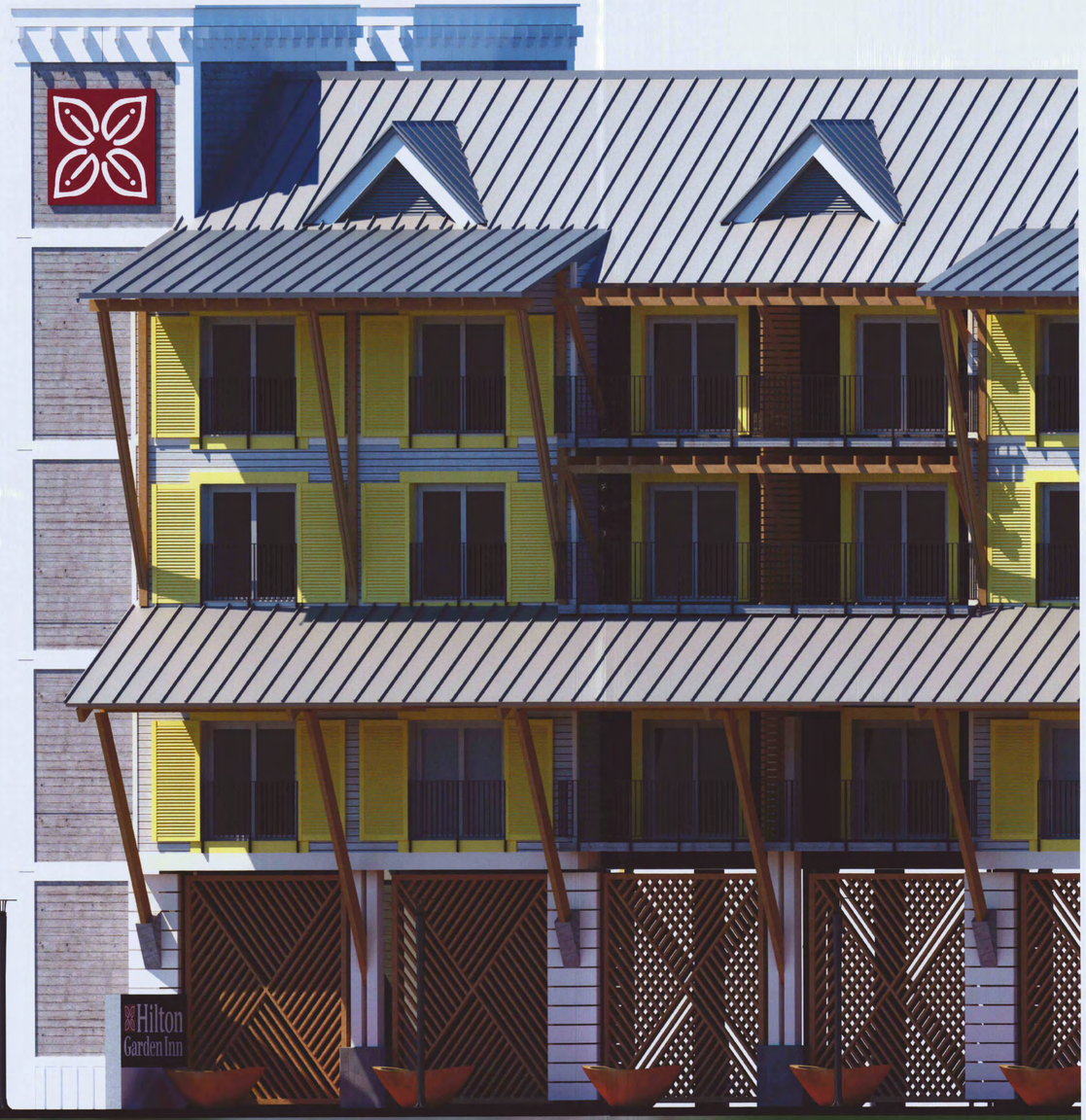


EXTERIOR SHUTTER SCREENS
WITH EXTERIOR GRADE PAINT FINISH



ALUMINUM & GLASS STOREFRONT WALL SYSTEM
WITH NATURAL BRUSHED ALUMINUM MULLIONS





ZAD

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FREEPORT, NY 11520
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ENLARGED WEST ELEVATION VIEWS FROM WOODCLEFT AVENUE

THE FRREEPORT HOTEL
RESTAURANT . ROOFTOP LOUNGE . BANQUET HALL
THE NAUTICAL MILE at FREEPORT, NY
435 WOODCLEFET AVENUE
FREEPORT, NY 11520

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FREEPORT, NY 11520
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VIEW FROM WOODCLEFT AVENUE

THE FRREEPORT HOTEL
RESTAURANT . ROOFTOP LOUNGE . BANQUET HALL
THE NAUTICAL MILE at FREEPORT, NY
435 WOODCLEFET AVENUE
FREEPORT, NY 11520

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VIEW FROM SEA BREEZE PARK WATERFRONT

THE FRREEPORT HOTEL
RESTAURANT . ROOFTOP LOUNGE . BANQUET HALL
THE NAUTICAL MILE at FREEPORT, NY
435 WOODCLEFET AVENUE
FREEPORT, NY 11520

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Application Date: 7/12/24
Fees Paid: #325.00

SP# 3756

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

NOTE: ACCEPTANCE OF THIS APPLICATION BY THE VILLAGE CLERK'S OFFICE DOES NOT CONSTITUTE A COMPLETE APPLICATION

PROPERTY ADDRESS: 404 ATLANTIC AVE. **ZONING DISTRICT** BUSINESS A

SECTION 54 **BLOCK** 311 **LOT** 129 **LOT SIZE:** 60 x 149

☐ TENANT **APPLICANT** ☐ LESSEE	**PROPERTY OWNER**
Name: JAMES ROMEIKA	Name: JAMES ROMEIKA
Address: 404 ATLANTIC AVE FREEPORT N.Y. 11520	Address: 404 ATLANTIC AVE FREEPORT N.Y. 11520
Telephone #: 516-404-2397	Telephone #: 516-404-2397

Attorney Name: _____ Address: _____
(optional) Phone #: _____

Present Land Use: HOME, RESIDENCE **Proposed Land Use:** _____

Description of Proposed Work: ~~REP~~ 2,106 SQ Feet REPLACE DAMAGED ~~APRON~~ APRON
REPLACE DAMAGED ASPHALT, MAKE DRIVEWAY SAFE FOR OUR DISABILITY, EXPANED DRIVEWAY ~~18" on~~ both sides 180 sq feet

I request a preliminary meeting: ____ YES ✓ NO

I request a waiver of the public hearing and hereby certify the following:

A. The subject property is zoned Residence A or Residence AA.
B. The proposed construction is not a new building or dwelling.
C. It is my belief that the criteria contained in §209-7 of the Code of the Incorporated Village of Freeport are satisfied.

____ YES ✓ NO

James Romeika
APPLICANT'S SIGNATURE

5/31/24
DATE

Sworn to before me this 31 day of May, 2024.
Daniel Hoffman
Notary Public

Daniel Hoffman
Notary Public, State of New York
No. 01HO6163020
Qualified in Nassau County
Commission Expires March 19, 2027

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VILLAGE CLERK'S OFFICE FREEPORT, NY

Property Owner's Consent:

I, JAMES ROMEIKA am (are) the owner(s) of the subject property and consent to the filing of this application.

James Romeika
PROPERTY OWNER'S SIGNATURE

5/31/24
DATE

Sworn to before me this 31 day of May, 2024.
Daniel Hoffman
Notary Public

Daniel Hoffman
Notary Public, State of New York
No. 01HO6163020
Qualified in Nassau County
Commission Expires March 19, 2027

FOR VILLAGE USE ONLY

Site Plan Public Hearing Required: ____ YES ____ NO
Date of Hearing: _____
Date of Decision: _____
____ Approved ____ Denied
Village Clerk's Signature: _____ Date: _____
Planning Board Signature: _____ Date: _____

Rev. 12/10 **PLEASE SEE REVERSE SIDE FOR SUBMISSION CHECKLIST** Rev. 12/10

INC. VILLAGE OF FREEPORT

Department of Buildings
46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520
(516) 377-2242
FAX (516) 377-2493
E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

ROBERT T. KENNEDY
MAYOR

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

SITE PLAN LETTER
June 20,2024

James Romeika
404 Atlantic Ave
Freeport, NY 11520

RE: **404 Atlantic Ave, Freeport, NY**
Zoning District: Business A Sec. 54 Blk. 311 Lot 129
Building Permit Application #20243734
Description: Replacement of existing 2,106 SqFt driveway and add 180 SqFt.

Dear Ms.

The above referenced application was initially reviewed by the Building Department and it has been determined that in order to proceed with the application process, additional approval from the Site Plan Review Board will be required.

For your convenience, we have enclosed the instructions, application, Building Department letters/documents, the Environmental Assessment form, and the Negative Declaration page pertaining to your building application. Please call the **Village Clerk's Office at 516-377-3632** to make an appointment, during normal business hours, to review the completed application. Changes or additional information may be required for the application; therefore, only **ONE** complete package of the twelve (12) sets should be brought in for the initial appointment with the Clerk's Office. **Only after this initial appointment should the additional copies be made**.

Be further advised that you must submit an application to the Site Plan Review Board within sixty (60) days of the date of this letter. In the event that you do not file an application within the allotted sixty (60) days, this letter will expire and the Building Permit Application in conjunction with same will be cancelled. Subsequently, a new Building Permit Application and filing fees will be required.

If you should have any questions or require any additional information with reference to the Site Plan Review Board Application, please call the **VILLAGE CLERK'S OFFICE** at 377-3632.

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings
/Daniela Hernandez
cc: Village Clerk

ZBA Approval Needed: No

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X **Negative Declaration** ____ **Positive Declaration**

In accordance with Section 8-0113, Article 8 of the New York Environmental Conservation Law and Chapter 110 of the Village Code, this Department has conducted an initial review to determine whether the following project may have a significant effect on the environment and on the basis of that review hereby finds:

X **The proposed project will not have a significant effect on the environment and therefore does not require the preparation of an Environmental Impact Statement.**

____ **The proposed project may have a significant effect on the environment and therefore requires the preparation of an Environmental Impact Statement. (See reasons below)**

Project:

Building Permit App. 20243734

Location: 404 Atlantic Ave
Applicant: James Romeika
Description: Replacement of existing 2,106 SqFt driveway and add 180 SqFt.

Lead Agency: Department of Buildings for the Board of Trustees Village of Freeport 46 North Ocean Avenue, Freeport, NY

Agency Contact Person: Superintendent of Buildings (516) 377-2242

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REASON(S) FOR DETERMINATION

This finding is based upon Section 617.10 of Article of the New York Environmental Conservation Law, the criteria for determining what actions may have a significant effect on the environment, as follows:

A)

B) Possible environment effects identified:
(only if positive determination)

Dated: June 20, 2024

Sergio A. Mauras
Sergio A. Mauras
Superintendent of Buildings

IMPORTANT: This declaration and supporting attachments are open for inspection and public response at the office of the Superintendent of Buildings.

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X **Negative Declaration** ____ **Positive Declaration**

In accordance with Section 8-0113, Article 8 of the New York Environmental Conservation Law and Chapter 110 of the Village Code, this Department has conducted an initial review to determine whether the following project may have a significant effect on the environment and on the basis of that review hereby finds:

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____ **The proposed project may have a significant effect on the environment and therefore requires the preparation of an Environmental Impact Statement. (See reasons below)**

Project:

Building Permit App. 20243734

Location: 404 Atlantic Ave
Applicant: James Romeika
Description: Replacement of existing 2,106 SqFt driveway and add 180 SqFt.

RECEIVED JUN 12 2024 BUILDING DEPT. VILLAGE OF FREEPORT

Lead Agency: Department of Buildings
for the Board of Trustees
Village of Freeport
46 North Ocean Avenue, Freeport, NY

Agency Contact Person:
Superintendent of Buildings
(516) 377-2242

REASON(S) FOR DETERMINATION

This finding is based upon Section 617.10 of Article of the New York Environmental Conservation Law, the criteria for determining what actions may have a significant effect on the environment, as follows:

A) ____

B) **Possible environment effects identified:**
(only if positive determination)

Dated: June 20, 2024

Sergio A. Mauras
Sergio A. Mauras
Superintendent of Buildings

IMPORTANT: **This declaration and supporting attachments are open for inspection and public response at the office of the Superintendent of Buildings.**

617.20
Appendix B
Short Environmental Assessment Form

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Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

Name of Action or Project:
Repair damaged apron, replace damaged asphalt

Project Location (describe, and attach a location map):
404 Atlantic Ave, Freeport N.Y. 11520

Brief Description of Proposed Action:
Repair damaged apron, replace damaged asphalt with cement. Due to disability need a level surface to prevent falls.

Name of Applicant or Sponsor:	Telephone: 516-404-2397
James Romeika	E-Mail: Jimromeika@yahoo.com

Address:
404 Atlantic Ave.

City/PO:	State:	Zip Code:
Freeport N.Y. 11520	N.Y.	11520

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	X	
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	X	

3.a. Total acreage of the site of the proposed action? _____ acres
b. Total acreage to be physically disturbed? _____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

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	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?			
b. Consistent with the adopted comprehensive plan?			
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?			
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____			
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	X		
b. Are public transportation service(s) available at or near the site of the proposed action?		X	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?			
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies:			
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? ☐NO ☐YES] If No, describe method for providing potable water: _____			
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? ☐NO ☐YES] If No, describe method for providing wastewater treatment: _____			
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	X		
b. Is the proposed action located in an archeological sensitive area?	X		
13.a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	X		
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	X		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☐ Urban ☒ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	X	
16. Is the project site located in the 100 year flood plain?	X	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☒NO ☐YES	X	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☒NO ☐YES		

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	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size:	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	☒	☐

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: James Romeika Date: 5/31/2024

Signature: James Romeika

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VILLAGE OF FREEPORT, NY

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☒	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☒	☐
3. Will the proposed action impair the character or quality of the existing community?	☒	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☒	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☒	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☒	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☒	☐
b. public / private wastewater treatment utilities?	☒	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☒	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☒	☐

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	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

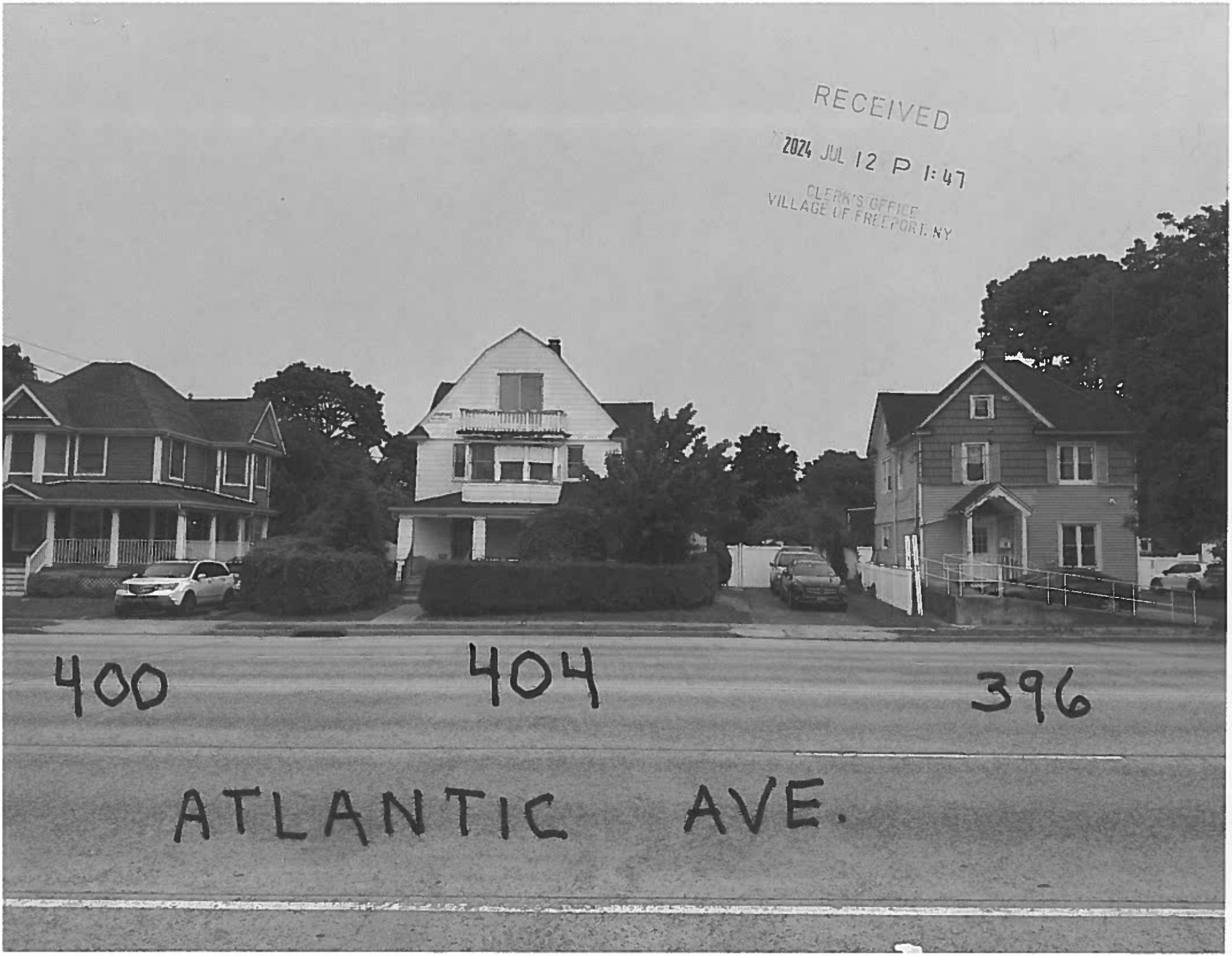
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☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY
404
ATLANTIC AVE


DAMAGED APRON 404 ATLANTIC AVE


BACK YARD
404 ATLANTIC AVE


400
ATLANTIC AVE


396
ATLANTIC AVE

REFERENCE; "MAP OF PROPERTY OF BAYVIEW LAND CO. ..." FILED AS COUNTY MAP # 140/1307 10/16/07

10 5 0 10 20

SCALE 1"=20'

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VILLAGE OF FREEPORT

MAP ☒
GENERAL DIRECTION ☐
MAGNETIC ☐

N75°24'E 92.31'

S75°24'15"W

STAKE SET 4.88'S/4.87'W

17.6' X-CUT SET 5'S/5'E

CONCRETE PATIO 23.7' 12.4' 17.3'

CONCRETE PATIO 19.9' 19.7' 18.4' 18.3'

LAWN

Existing Asphalt to Concrete

Proposed 19' Concrete

FRAME GARAGE 2.1' 2.0' 145'

37'

148.58'

47'

11.1' WOOD DECK 6.9'

BRICK WALK

C.D.

#404 3 STORY FRAME

3RD FL OVER PORCH

OPEN PORCH 35.7'

26.3' 28.1' 28.5' 30.1' 10.1' 13.9'

N14°36'W

PRIVET AT OR NEAR LINE

PRIVET CLEAR EAST

N.O.F. BAYVIEW LAND COMPANY

FE 0.4'W

12' 20' 4' 47'

S02°00'E

Existing Asphalt

Proposed Concrete

Existing & Proposed Concrete

CSW

S75°24'W 59.91'

NEW LINE

400'

90°

CUT SET 2'S/0'E

CUT SET 1.94'S/0'E

CUT SET 4.88'W

1 cut

18'

15'

OLD LINE

LOCUST AVENUE

ATLANTIC AVENUE

= PROPERTY LINE A.O. = AWNING OVER O.H. = OVER HEAD S.W. = SIDEWALK FENCES: METAL —X— WOOD —O— POST & RAIL = UTILITY POLE LOT # = TAX MAP LOT # = FILED MAP LOT # C.D. = CELLAR DOOR G.B.C. = GRANITE BLOCK CURB C.C. = CONCRETE CURB = LOT LINE

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EASEMENTS, IF ANY, NOT SHOWN.

This survey is intended to be used for title purposes only and is subject to whatever a more complete title search may reveal. Use of this survey for any other purpose may result in problems for which this surveyor will not be liable.

"Unauthorized alteration to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law"

"Only copies from the original of this survey marked with an original of the land surveyor's embossed seal shall be considered to be valid true copies."

"Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey was prepared, and on his behalf to the title company, government agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners."

This map may not be used in connection with a "Survey Affidavit" or similar document, statement, or mechanism to obtain title insurance for any subsequent or future grantees.

404ATLAN

CERTIFIED TO:
JAMES ROMEIKA

REV-04/06/98 CUTS SET

BARRY M. FAHRER
NEW YORK STATE
LICENSED LAND SURVEYOR
No. 49851

BARRY M. FAHRER L.S. P.C.
300 WOODCLEFT AVENUE
FREEPORT NEW YORK 11520
(516) 623-2069
FAX (516) 623-0628

STATE OF NEW YORK

JOB No. 980033

DATE SURVEYED 01/17/98

SECTION No. 54
TAX BLOCK No. 311 LOT No. 129

TITLE No.

FREEPORT
COUNTY OF: NASSAU

Application Date: 7/22/24
Fees Paid: $325.00

SP# 3759

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

NOTE: ACCEPTANCE OF THIS APPLICATION BY THE VILLAGE CLERK'S OFFICE DOES NOT CONSTITUTE A COMPLETE APPLICATION

PROPERTY ADDRESS: 124 Smith St **ZONING DISTRICT** ~~Residential~~ Apartment

SECTION 62 **BLOCK** 108 **LOT** 12-13 **LOT SIZE:** _____

Managing Agent

☐ TENANT **APPLICANT** ☐ LESSEE	**PROPERTY OWNER**
Name: Vanderbilt NYC Apt. Inc	Name: First Buckingham Owners Corp
Address: 45-02 Ditmars Blvd Suite 1022 Astoria NY 11105	Address: 124 Smith St Freeport NY 11520
Telephone #: 212-787-1214	Telephone #: 212-787-1214

~~Attorney Name~~: Paul Lowenstein
(optional) Phone #: 516 297-3527

Address: _____

Present Land Use: Coop Apartment building

Proposed Land Use: Same

Description of Proposed Work: replace all terrace Railings

I request a preliminary meeting: ____ YES ✓ NO

I request a waiver of the public hearing and hereby certify the following:

A. The subject property is zoned Residence A or Residence AA.
B. The proposed construction is not a new building or dwelling.
C. It is my belief that the criteria contained in §209-7 of the Code of the Incorporated Village of Freeport are satisfied.

~~✓~~ YES ✓ NO

Paul Lowenstein Property Manager 7/18/24

APPLICANT'S SIGNATURE **DATE**

Sworn to before me this 18th day of July, 2024.

Anna Papaioannou
Notary Public

ANNA PAPAIOANNOU
Notary Public, State of New York
No. 01PA6047865
Qualified in Queens County
Commission Expires Sept. 11, 2026

Property Owner's Consent:

I, Paul Lowenstein As Agent am (are) the owner(s) of the subject property and consent to the filing of this application.

Paul Lowenstein 7/18/24

PROPERTY OWNER'S SIGNATURE **DATE**

Sworn to before me this 18th day of July, 2024.

Anna Papaioannou
Notary Public

ANNA PAPAIOANNOU
Notary Public, State of New York
No. 01PA6047865
Qualified in Queens County
Commission Expires Sept. 11, 2026

FOR VILLAGE USE ONLY

Site Plan Public Hearing Required: ____ YES ____ NO

Date of Hearing: _____
Date of Decision: _____
_____ Approved _____ Denied

Village Clerk's Signature: _____ Date: _____

Planning Board Signature: _____ Date: _____

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Rev. 12/10 **PLEASE SEE REVERSE SIDE FOR SUBMISSION CHECKLIST** **Rev. 12/10**

INC. VILLAGE OF FREEPORT

Department of Buildings
46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520
(516) 377-2242
FAX (516) 377-2493
E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

ROBERT T. KENNEDY
MAYOR

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER
June 30, 2024

Vanderbilt NYC Apt INC
124 Smith St
Freeport, NY 11520

RE: **124 Smith St, Freeport, NY**
Zoning District – Apartment Sec. 62 Blk. 108 Lot 12
Building Permit Application #20243785
Description: Remove existing 12 balconies railing and replace new railing for 12 balconies.

Dear Sir/Madam:

The above referenced application was initially reviewed by the Building Department and it has been determined that in order to proceed with the application process, additional approval from the Site Plan Review Board will be required.

For your convenience, we have enclosed the instructions, application, Building Department letters/documents, the Environmental Assessment form, and the Negative Declaration page pertaining to your building application. Please call the **Village Clerk's Office at 516-377-3632** to make an appointment, during normal business hours, to review the completed application. Changes or additional information may be required for the application; therefore, only **ONE** complete package of the twelve (12) sets should be brought in for the initial appointment with the Clerk's Office. **Only after this initial appointment should the additional copies be made**.

Be further advised that you must submit an application to the Site Plan Review Board within sixty (60) days of the date of this letter. In the event that you do not file an application within the allotted sixty (60) days, this letter will expire and the Building Permit Application in conjunction with same will be cancelled. Subsequently, a new Building Permit Application and filing fees will be required.

If you should have any questions or require any additional information with reference to the Site Plan Review Board Application, please call the **VILLAGE CLERK'S OFFICE** at 377-2300.

Very truly yours,

Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings
/Daniela Hernandez

cc: Village Clerk

ZBA Approval Needed: **NO**

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VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X **Negative Declaration** ____ **Positive Declaration**

In accordance with Section 8-0113, Article 8 of the New York Environmental Conservation Law and Chapter 110 of the Village Code, this Department has conducted an initial review to determine whether the following project may have a significant effect on the environment and on the basis of that review hereby finds:

X **The proposed project will not have a significant effect on the environment and therefore does not require the preparation of an Environmental Impact Statement.**

____ **The proposed project may have a significant effect on the environment and therefore requires the preparation of an Environmental Impact Statement. (See reasons below)**

Project:

Building Permit App. 20243785

Location: 124 Smith St, Freeport NY 11520

Applicant: Vanderbilt NYC Apt INC

Description: Remove existing 12 balconies railing and replace new railing for 12 balconies.

Lead Agency: Department of Buildings for the Board of Trustees Village of Freeport 46 North Ocean Avenue, Freeport, NY

Agency Contact Person: Superintendent of Buildings (516) 377-2242

REASON(S) FOR DETERMINATION

This finding is based upon Section 617.10 of Article of the New York Environmental Conservation Law, the criteria for determining what actions may have a significant effect on the environment, as follows:

A)

B) Possible environment effects identified: (only if positive determination)

Dated: June 30, 2024

Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings

VILLAGE OF FREEPORT, NY
CLERK'S OFFICE

IMPORTANT: This declaration and supporting attachments are open for inspection and public response at the office of the Superintendent of Buildings.

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Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

balcony/terrace railing replacement

Name of Action or Project:
carpentry

Project Location (describe, and attach a location map):
124 Smith Street, Freeport

Brief Description of Proposed Action:
- Remove of existing terrace railing and install new railing.
- Drill and attache new railing to cement base

Name of Applicant or Sponsor:	Telephone: 631-902-1002
Chaben Construction INC.	E-Mail:

Address: 340 Old Farmingdale Road West Babylon NY 11704

City/PO:	State:	Zip Code:
West Babylon	NY	11704

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	X	
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	X	

3.a. Total acreage of the site of the proposed action? NON acres
b. Total acreage to be physically disturbed? NON acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? NON acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☐ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

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	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?		X	
b. Consistent with the adopted comprehensive plan?		X	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		X	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify:	X		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	X		
b. Are public transportation service(s) available at or near the site of the proposed action?	X		
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	X		
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies:		X	
10. Will the proposed action connect to an existing public/private water supply? [X] NO [ ] YES] [If Yes, does the existing system have capacity to provide service? If No, describe method for providing potable water:			
11. Will the proposed action connect to existing wastewater utilities? [X] NO [ ] YES] [If Yes, does the existing system have capacity to provide service? If No, describe method for providing wastewater treatment:			
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	X		
b. Is the proposed action located in an archeological sensitive area?			
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	X		
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:	X		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	X		
16. Is the project site located in the 100 year flood plain?	X		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? [X] NO [ ] YES	X		
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? [X] NO [ ] YES If Yes, briefly describe:			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:
[ ] Shoreline [ ] Forest [ ] Agricultural/grasslands [ ] Early mid-successional
[ ] Wetland [ ] Urban [ ] Suburban

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	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size:	X	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	X	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	X	

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: _____ Date: 06/04/24

Signature: Chet Reed

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	NO	
2. Will the proposed action result in a change in the use or intensity of use of land?	NO	
3. Will the proposed action impair the character or quality of the existing community?	NO	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	NO	
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	NO	
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	NO	
7. Will the proposed action impact existing: a. public / private water supplies?	NO	
b. public / private wastewater treatment utilities?	NO	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	NO	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	NO	

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	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	NO	☐
11. Will the proposed action create a hazard to environmental resources or human health?	NO	☐

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

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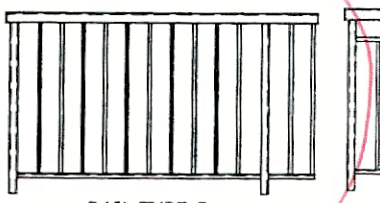
☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

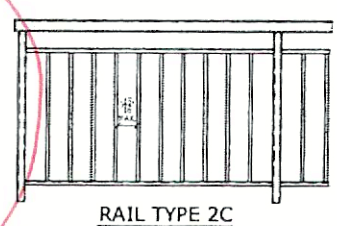
Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

S&S
MANUFACTURING
Manufacturers of Railings & Architectural Metal

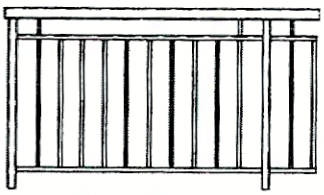
732-698-2400
17 Timber Lane
Marlboro, NJ 07746



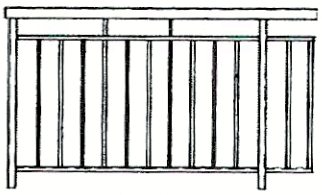
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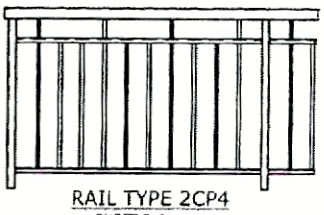
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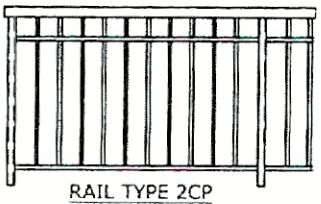
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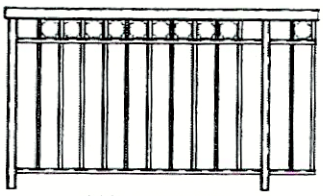
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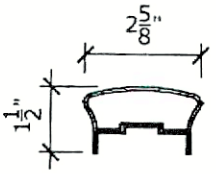
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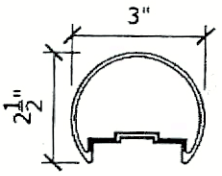
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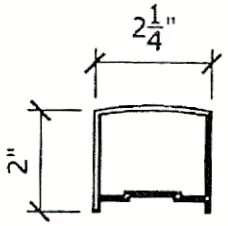
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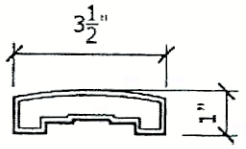
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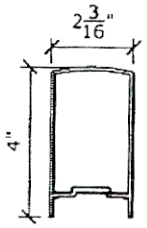
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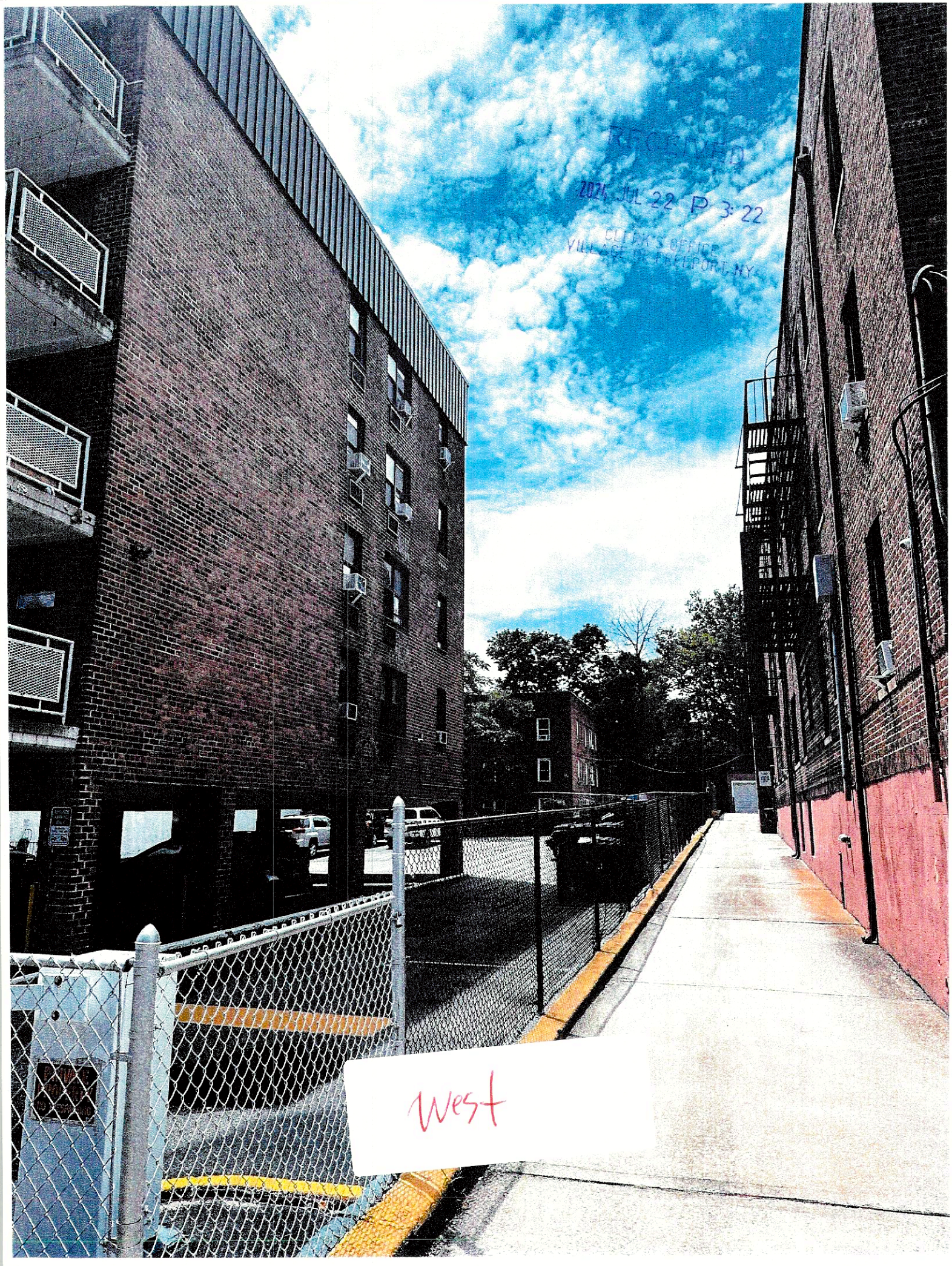

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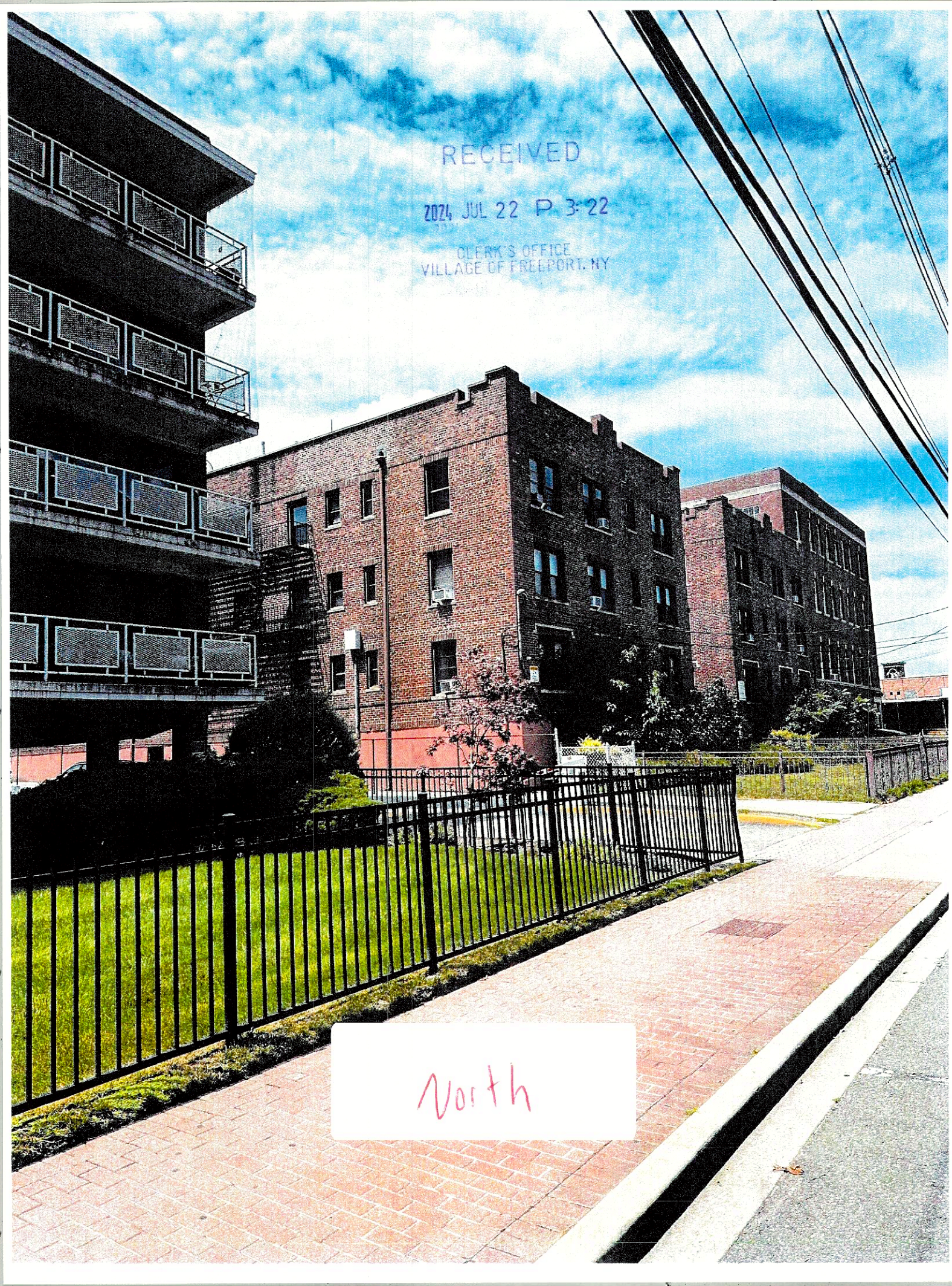


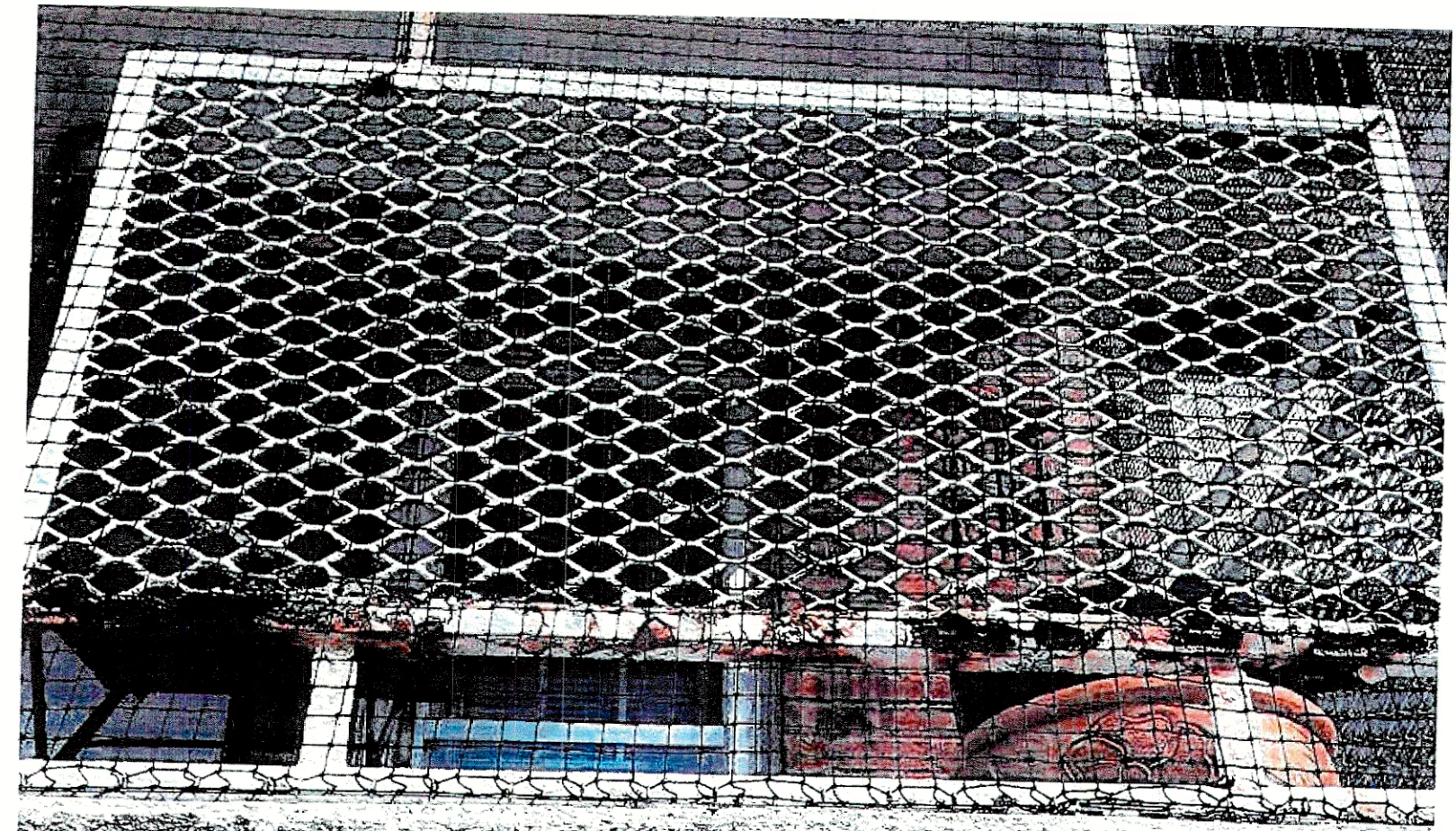
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Existing Conditions

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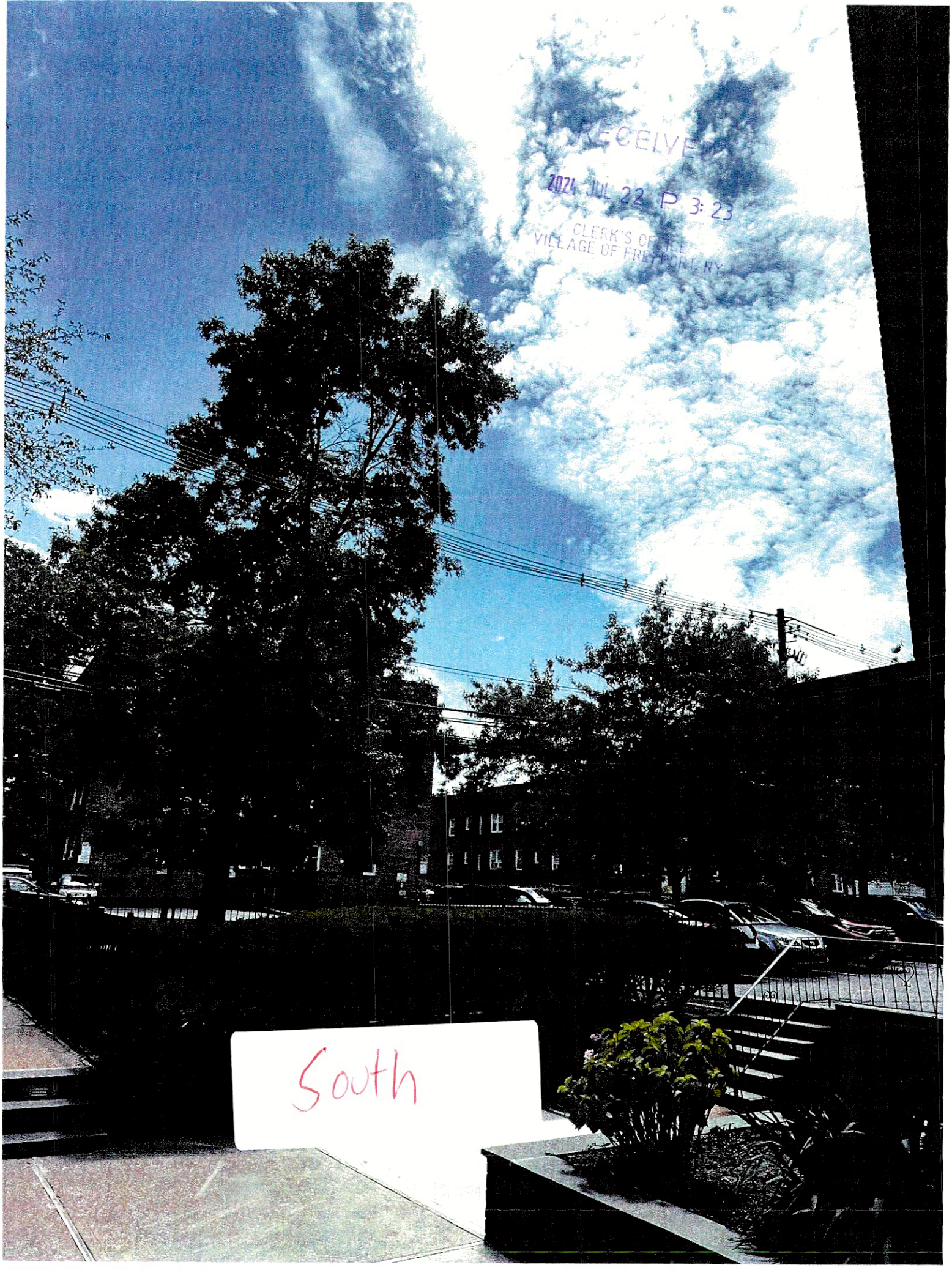

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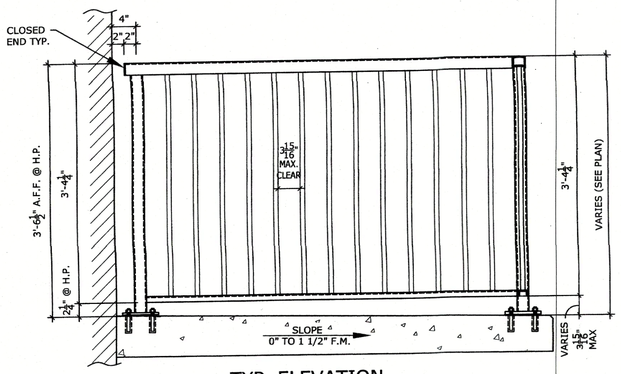


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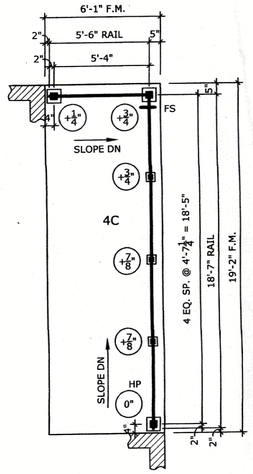
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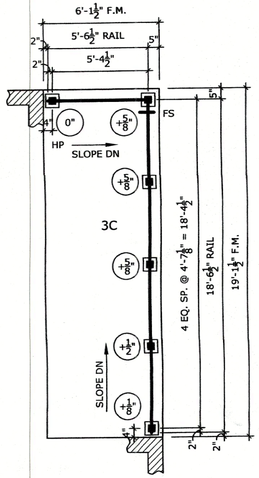
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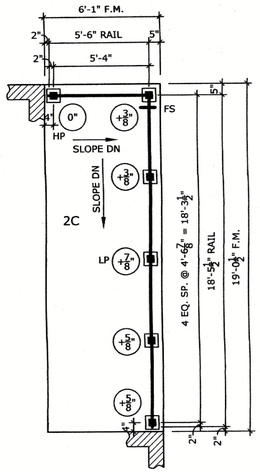
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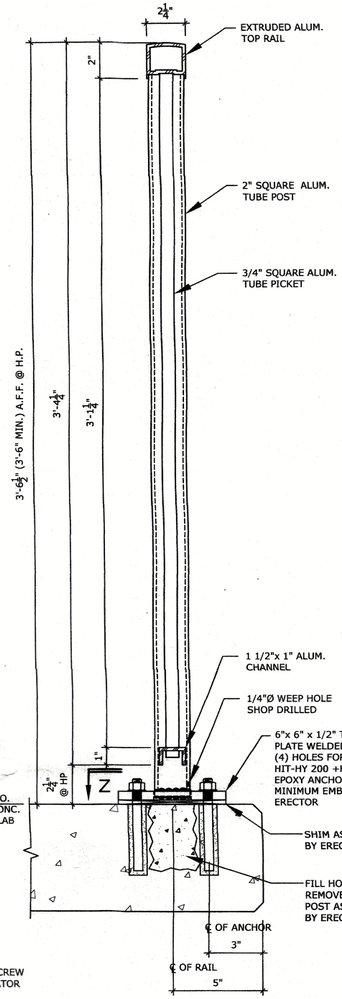
PLAN @ BALCONY 'C' - 4TH FL (ONE REQ'D.)



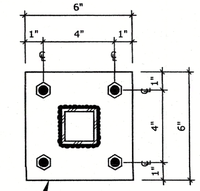
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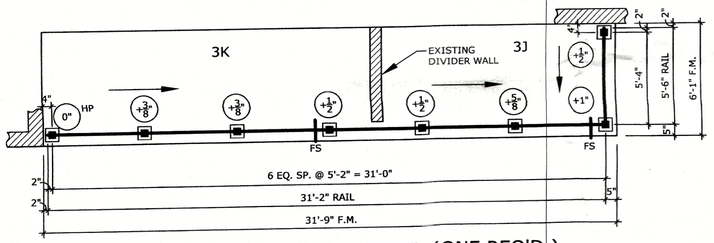


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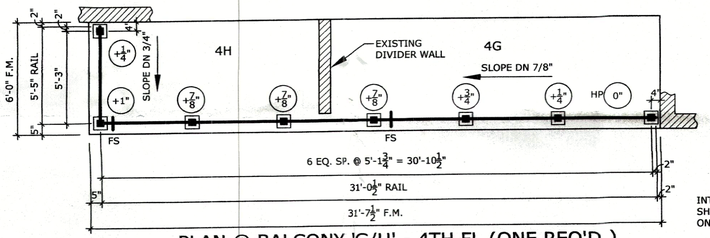


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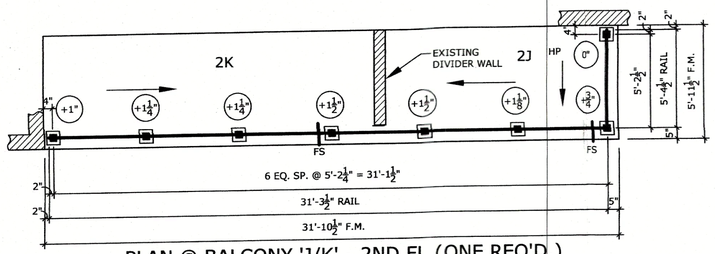




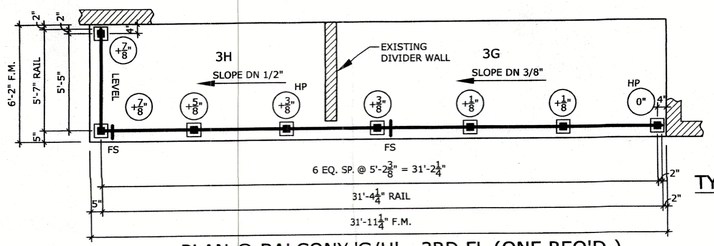
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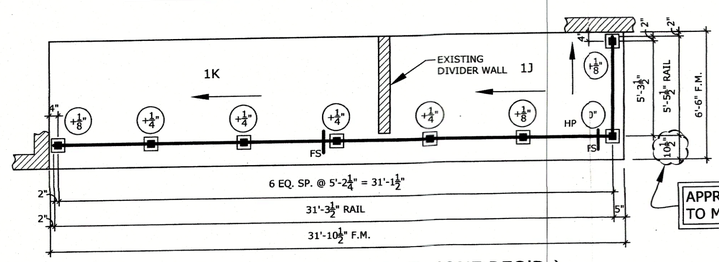
PLAN @ BALCONY 'G/H' - 4TH FL (ONE REQ'D.)



PLAN @ BALCONY 'J/K' - 2ND FL (ONE REQ'D.)

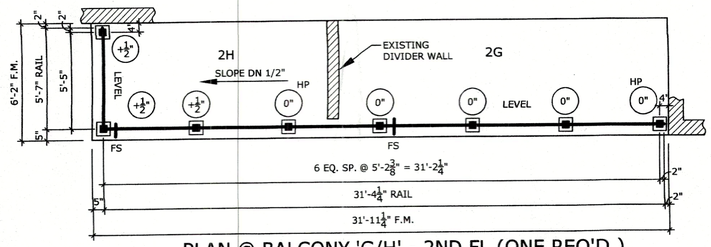


PLAN @ BALCONY 'G/H' - 3RD FL (ONE REQ'D.)

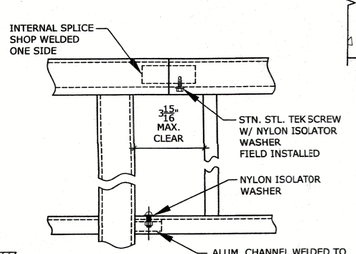


APPROVER NOTE: TO MATCH EXISTING

PLAN @ BALCONY 'J/K' - 1ST FL (ONE REQ'D.)



PLAN @ BALCONY 'G/H' - 2ND FL (ONE REQ'D.)

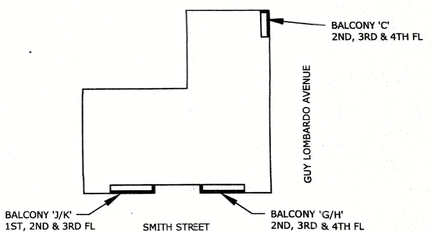


TYP. FIELD SPLICE DETAIL (F.S.)



NOTES:

1. ALL DIMENSIONS ARE BASED ON FIELD SURVEY OF EXISTING BALCONY CONDITIONS PRIOR TO FABRICATION
2. ALL ALUMINUM TO RECEIVE CLEAR ANODIZED FINISH
3. MAX. SHIPPING LENGTH SEE PLAN
4. SEE DWG #2 FOR BALCONIES WITH ADDITIONAL SLAB/DECK



KEY PLAN

REV. NO.	DATE	DESCRIPTION	BY

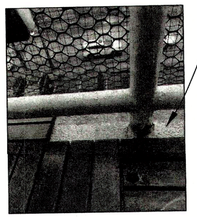
TITLE ALUMINUM PICKET RAIL @ BALCONIES
JOB NAME 124 SMITH STREET, FREEPORT, NY
CUSTOMER VANDERBILT NYC APT. INC.
ARCHITECT

BLUE PRINT RECORD			
NO.	DATE	TO	FOR
DWG	05/06/24	CUST	APPRV'L
1	05/08/24	CUST	USE

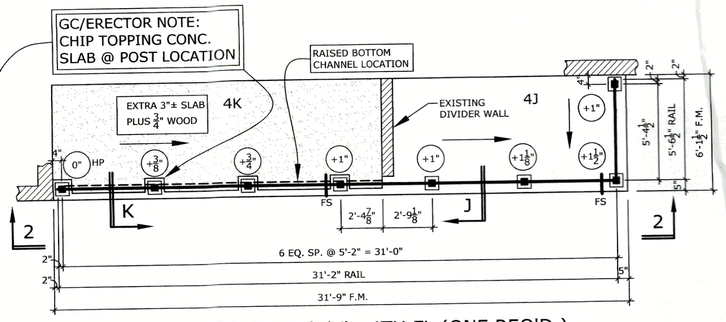
S&S MANUFACTURING
17 TIMBER LANE
MARLBORO, NJ 07746
(732) 698-2400 FAX (732) 662-5046
WWW.HANDRAILS.COM

DATE 05/06/24
JOB NO. 5095M
ITEM. NO. 1
DWG. NO. 1
FINISH SEE NOTE #2
REF DWG

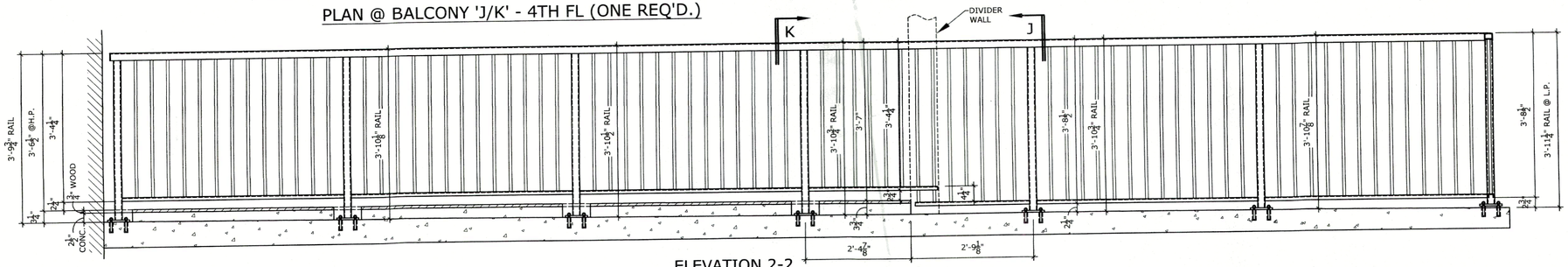
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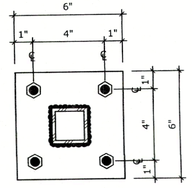
GC/ERECTOR NOTE:
CHIP TOPPING CONC.
SLAB @ POST LOCATION



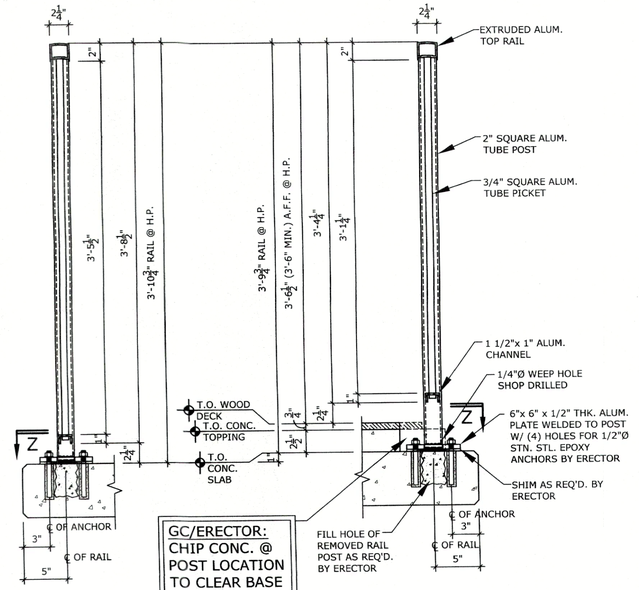
PLAN @ BALCONY 'J/K' - 4TH FL (ONE REQ'D.)



ELEVATION 2-2

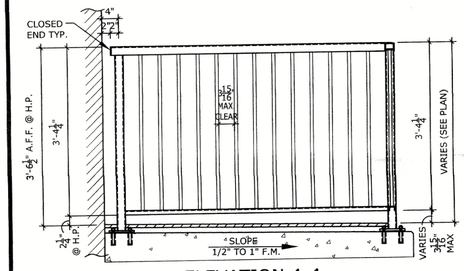


SECTION Z

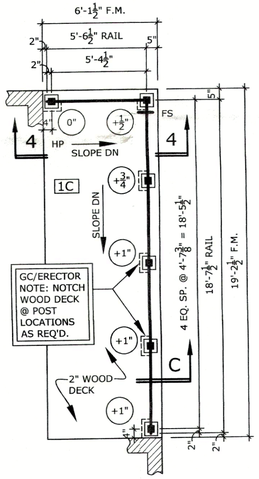


SECTION J

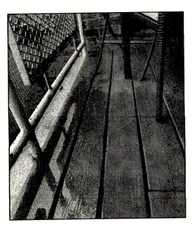
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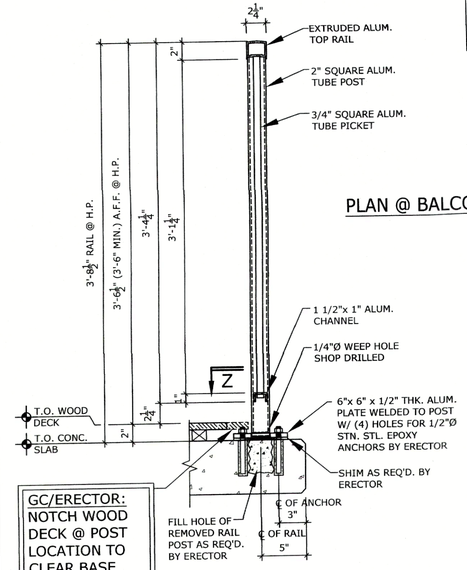


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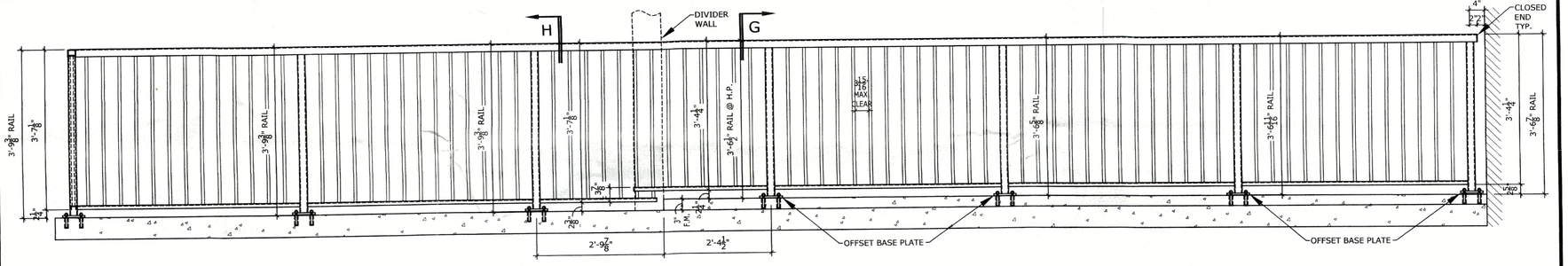


PLAN @ BALCONY 'C' - 1ST FL (ONE REQ'D.)

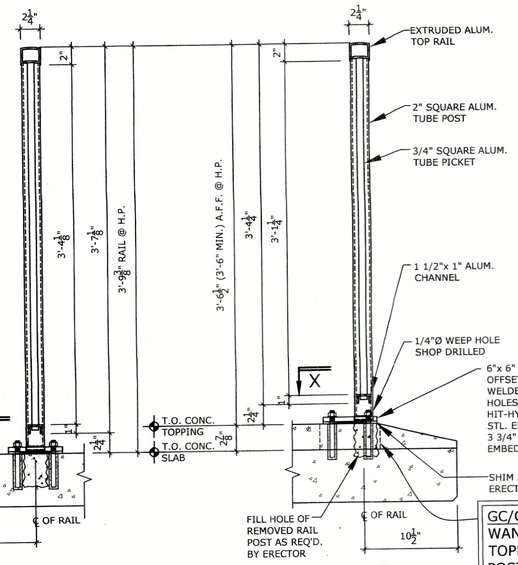




SECTION C

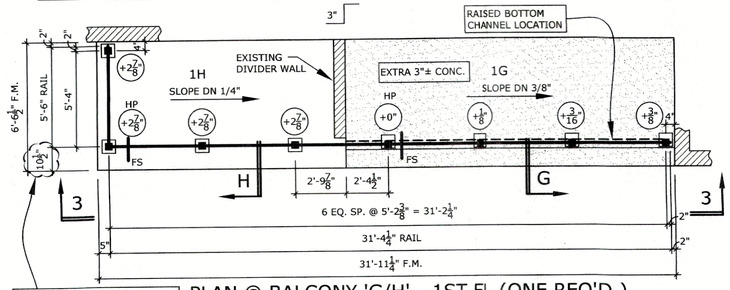


ELEVATION 3-3



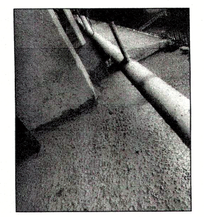
SECTION H

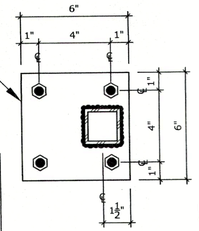
SECTION G



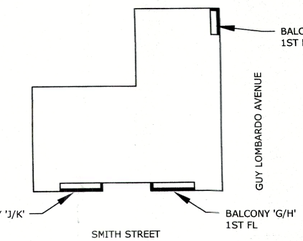
PLAN @ BALCONY 'G/H' - 1ST FL (ONE REQ'D.)

APPROVER NOTE:
TO MATCH EXISTING





SECTION X



KEY PLAN

NOTES:

1. ALL DIMENSIONS ARE BASED ON FIELD SURVEY OF EXISTING BALCONY CONDITIONS PRIOR TO FABRICATION
2. SEE DWG #1 FOR REST OF NOTES

REV. NO.	DATE	DESCRIPTION	BY

TITLE ALUMINUM PICKET RAIL @ BALCONIES

JOB NAME 124 SMITH STREET, FREEPORT, NY

CUSTOMER VANDERBILT NYC APT. INC.

ARCHITECT

BLUE PRINT RECORD			
NO.	DATE	TO	FOR
1	05/06/24	CUST	APPRVL
1	05/08/24	CUST	USE

S&S MANUFACTURING
17 TIMBER LANE
MARLBORO, NJ 07746
(732) 698-2400 FAX (732) 662-5046
WWW.HANDRAILS.COM

DATE 05/06/24
JOB NO. 5095M
ITEM. NO. 1
DWG. NO. 2

FINISH SEE NOTE #2 DWG #1

REF DWG

Application Date: 7/31/24
Fees Paid: $325.00

SP# 3763

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

NOTE: ACCEPTANCE OF THIS APPLICATION BY THE VILLAGE CLERK'S OFFICE DOES NOT CONSTITUTE A COMPLETE APPLICATION

PROPERTY ADDRESS: 76 Colonial Ave **ZONING DISTRICT** Residence A

SECTION 55 **BLOCK** 363 **LOT** 613 **LOT SIZE:** _____

☐ TENANT **APPLICANT** ☐ LESSEE	**PROPERTY OWNER**
Name: Same As Owner	Name: Gabriel Espinal / Arcania Rodriguez
Address:	Address: 76 Colonial Ave.
	Freeport NY 11520
Telephone #:	Telephone #: (516) 5438521

Attorney Name: _____ Address: _____
(optional) Phone #: _____

Present Land Use: Residential **Proposed Land Use:** Residential

Description of Proposed Work: 1 Detached Car Garage 308 SQFT

I request a preliminary meeting: GE YES ____ NO

I request a waiver of the public hearing and hereby certify the following:

A. The subject property is zoned Residence A or Residence AA.
B. The proposed construction is not a new building or dwelling.
C. It is my belief that the criteria contained in §209-7 of the Code of the Incorporated Village of Freeport are satisfied.

GE YES ____ NO

_____ 07-24-24
APPLICANT'S SIGNATURE **DATE**

Sworn to before me this 24th day of July, 2024.
_____
Notary Public

DENNIS MARTI
Notary Public, State of New York
No. 01MA6195522
Qualified in Nassau County
Commission Expires October 27, 20 24

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Property Owner's Consent:

I, Gabriel Espinal am (are) the owner(s) of the subject property and consent to the filing of this application.

_____ 07-24-24
PROPERTY OWNER'S SIGNATURE **DATE**

Sworn to before me this 24th day of July, 2024.
_____
Notary Public

DENNIS MARTI
Notary Public, State of New York
No. 01MA6195522
Qualified in Nassau County
Commission Expires October 27 20 24

FOR VILLAGE USE ONLY

Site Plan Public Hearing Required: ____ YES ____ NO
Date of Hearing: _____
Date of Decision: _____
____ Approved ____ Denied
Village Clerk's Signature: _____ Date: _____
Planning Board Signature: _____ Date: _____

Rev. 12/10 **PLEASE SEE REVERSE SIDE FOR SUBMISSION CHECKLIST** Rev. 12/10

$325

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INC. VILLAGE OF FREEPORT

Department of Buildings
46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520
(516) 377-2242
FAX (516) 377-2493
E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

ROBERT T. KENNEDY
MAYOR

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER
July 9, 2024

Gabriel Espinal & Arcania Rodriguez
76 Colonial Ave
Freeport, NY 11520

RE: **76 Colonial Ave, Freeport, NY**
Zoning District – Residence A Sec. 55 Blk. 363 , Lot 613
Building Permit Application #20243840
Description – Proposed detached garage 308 SF.

Dear Ms.

The above referenced application was initially reviewed by the Building Department and it has been determined that in order to proceed with the application process, additional approval from the Site Plan Review Board will be required.

For your convenience, we have enclosed the instructions, application, Building Department letters/documents, the Environmental Assessment form, and the Negative Declaration page pertaining to your building application. Please call the **Village Clerk's Office at 516-377-3632** to make an appointment, during normal business hours, to review the completed application. Changes or additional information may be required for the application; therefore, only **ONE** complete package of the twelve (12) sets should be brought in for the initial appointment with the Clerk's Office. **Only after this initial appointment should the additional copies be made**.

Be further advised that you must submit an application to the Site Plan Review Board within sixty (60) days of the date of this letter. In the event that you do not file an application within the allotted sixty (60) days, this letter will expire and the Building Permit Application in conjunction with same will be cancelled. Subsequently, a new Building Permit Application and filing fees will be required.

If you should have any questions or require any additional information with reference to the Site Plan Review Board Application, please call the **VILLAGE CLERK'S OFFICE** at 377-3632.

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings
/Daniela Hernandez

ZBA Approval Needed: NO

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VILLAGE OF FREEPORT
Department of Buildings
Recommendation

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VILLAGE OF FREEPORT, NY

Notice

X **Negative Declaration** — **Positive Declaration**

In accordance with Section 8-0113, Article 8 of the New York Environmental Conservation Law and Chapter 110 of the Village Code, this Department has conducted an initial review to determine whether the following project may have a significant effect on the environment and on the basis of that review hereby finds:

X **The proposed project will not have a significant effect on the environment and therefore does not require the preparation of an Environmental Impact Statement.**

— **The proposed project may have a significant effect on the environment and therefore requires the preparation of an Environmental Impact Statement. (See reasons below)**

Project :

Building Permit App. 20243840

Location: 76 Colonial ave
Applicant: Gabriel Espinal & Arcania Rodriguez
Description: Proposed detached garage 308SF.

Lead Agency: Department of Buildings for the Board of Trustees Village of Freeport 46 North Ocean Avenue, Freeport, NY

Agency Contact Person: Superintendent of Buildings (516) 377-2242

REASON(S) FOR DETERMINATION

This finding is based upon Section 617.10 of Article of the New York Environmental Conservation Law, the criteria for determining what actions may have a significant effect on the environment, as follows:

A)

B) Possible environment effects identified: (only if positive determination)

Dated: July 9, 2024

Sergio A. Mauras
Sergio A. Mauras
Superintendent of Buildings

IMPORTANT: This declaration and supporting attachments are open for inspection and public response at the office of the Superintendent of Buildings.

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617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

Name of Action or Project:
Detached Garage

Project Location (describe, and attach a location map):
76 Colonial Ave Freeport NY 11520

Brief Description of Proposed Action: Proposed.
One Car Detached Garage

Name of Applicant or Sponsor:	**Telephone:** 516 5433521
Gabriel Espinal, Arcania Rodriguez	**E-Mail:** Gabrielespinal78@gmail.com

Address:
76 Colonial Ave.

City/PO:	**State:**	**Zip Code:**
Freeport	NY	11520

	NO	**YES**
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	X	

3.a. Total acreage of the site of the proposed action? 0.151 acres
b. Total acreage to be physically disturbed? 0.057 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

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	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?		✓	
b. Consistent with the adopted comprehensive plan?		✓	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		✓	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	X		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	X		
b. Are public transportation service(s) available at or near the site of the proposed action?	X		
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	X		
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	X		
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? ☐NO ☐YES] If No, describe method for providing potable water: Not need it	X		
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? ☐NO ☐YES] If No, describe method for providing wastewater treatment: Not need it	X		
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	X		
b. Is the proposed action located in an archeological sensitive area?	X		
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	X		
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	X		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐Shoreline ☐Forest ☐Agricultural/grasslands ☐Early mid-successional ☐Wetland ☐Urban ☐Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	X		
16. Is the project site located in the 100 year flood plain?	X		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☐NO ☐YES	X		
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐NO ☐YES			

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	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size:	X	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	X	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	X	

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Gabriel Espinal, Hercunia Ramos Date: 07/09/24

Signature:

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	X	
2. Will the proposed action result in a change in the use or intensity of use of land?	X	
3. Will the proposed action impair the character or quality of the existing community?	X	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	X	
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	X	
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	X	
7. Will the proposed action impact existing: a. public / private water supplies?	X	
b. public / private wastewater treatment utilities?	X	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	X	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	X	

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

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☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☒ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

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DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO._____

Filing Date_____

Application for Erection of Buildings or Alterations

IMPORTANT – Applicant to complete all items in sections: I, II, III, IV, V

I. LOCATION OF BUILDING

AT LOCATION 76 (No.) Colonial AVE. (Street) ZONING DISTRICT A

BETWEEN N Main Street (Cross Street) AND Babylon TPKE (Cross Street)

SECTION 55 BLOCK 363 LOT 613 APPROX. LOT SIZE _____ x _____ LOT AREA 6570.83s

II. TYPE AND COST OF BUILDING – All applicants complete Parts A - D.

A. TYPE OF IMPROVEMENT

1 [X] New building
2 [ ] Addition-Alteration (If residential, enter number of new housing units added. If none-state none_____
3 [ ] Swimming Pool
4 [ ] Repair (replacement)
5 [ ] Bulkhead (New, Repair)
6 [ ] Fence
7 [ ] Moving (relocation)

B. PROPOSED OR EXISTING USE

RESIDENTIAL
11 [ ] One Family
12 [ ] Two families
13 [ ] Apartment - Enter No. of Units_____
14 [ ] Transient hotel, motel, or dormitory - Enter No. of Units _____
15 [X] Garage or Accessory Structure
16 [ ] Other - Specify

NON RESIDENTIAL - Complete Part "E"
17 [ ] Industrial
18 [ ] Office, bank, professional
19 [ ] Stores, mercantile
20 [ ] Church, other religious
21 [ ] Hospital, institutional
22 [ ] Other - Specify

C. COST

10 TOTAL COST OF IMPROVEMENT $_____

D. DESCRIPTION OF PROJECT Proposed Detached Garage

III. IDENTIFICATION – To be completed by all applicants

	NAME	MAILING ADDRESS – Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	Gabriel Espinal Arcania Rodriguez	76 Colonial Ave. Freeport NY 11520	(516)704-6635 (516)543-8552
2. Contractor	TBD.		
3. Architect or Engineer	AD Design Group Corp	280 main st suite 23 Farmingdale NY 11735	(631)454-3390

IV. OWNER - CONTRACTOR STATEMENT

Building permit is issued subject to the provisions of Section 57 of the Workmen's Compensation Law.

Workmen's Compensation Certificate No._____ Company_____ Exp. Date_____

Contractor or Owner_____ (Print)

Address_____

Phone_____

State of New York

County of Nassau

Gabriel Espinal (Print) being duly sworn, says that he (He or She) is the contractor or owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of his (His or Her) knowledge and belief and agrees to conform to all applicable laws of this

V. FLOOD ZONE

IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE?
YES_____ NO_____
IF YES, WHICH ZONE?_____

IS PROJECT TO REPAIR FLOOD DAMAGE?
YES_____ NO_____

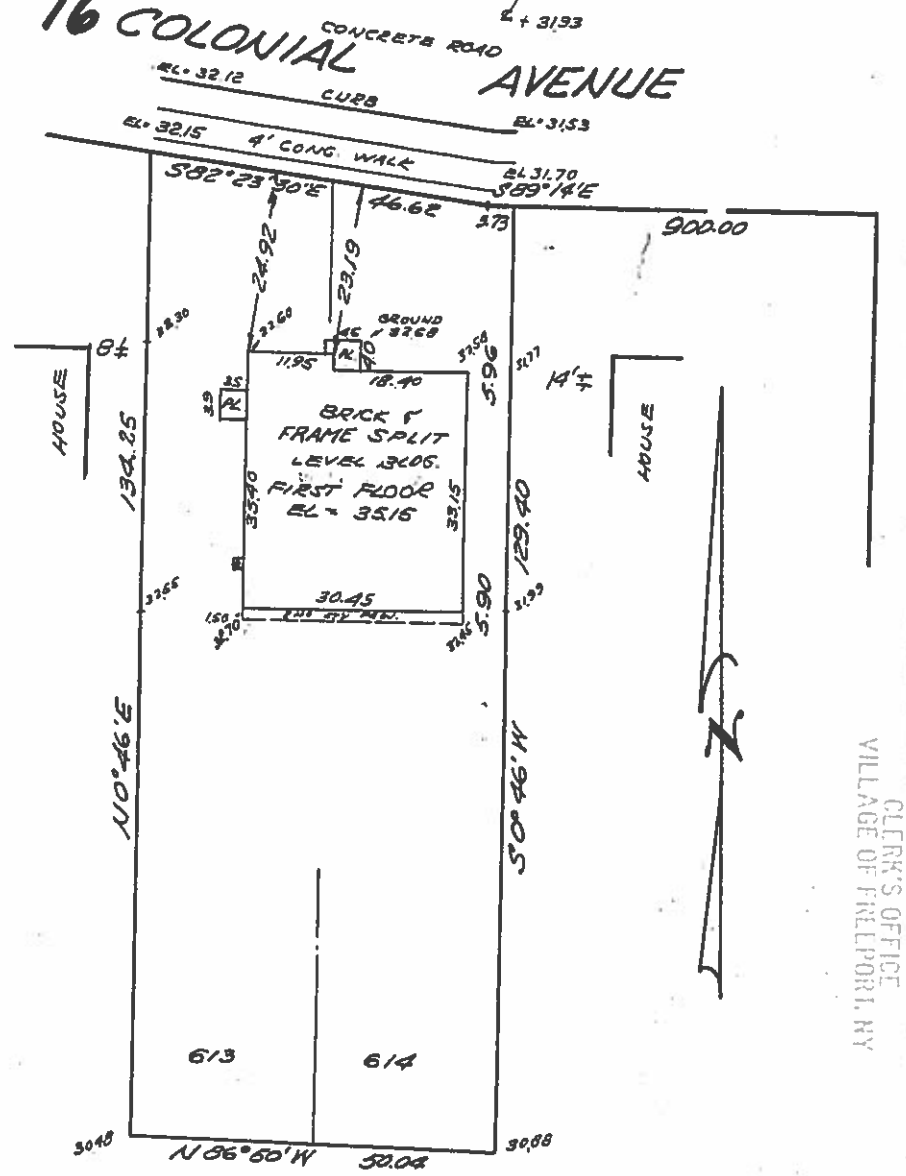
PROJECT DESCRIPTION

Total/First Flr Square Feet

Upper Flrs Square Feet

DRAWN-	CHECKED	DATE	SEC.	
N.D.	A.J.S.	6-14-55	BLK.	
N.D.	J.D.C	7-22-55	FILE NO.	F-398
A.G.R.	J.D.C	12-18-55	JOB NO.	2793B

76 COLONIAL AVENUE



GUARANTEED TO:
INTER-COUNTY TITLE GUARANTY & MORTGAGE CO.
EAGLE FEDERAL SAVINGS & LOAN ASSOCIATION of RIDGEWOOD
FEDERAL HOUSING ADMINISTRATION
VETERANS ADMINISTRATION
Baldwin & Cornelius Co.
J. J. C.

NOTE:
LOCATIONS TO FOUND
WATER GAS & ELECT. IN ST.
NO HOUSE NO.
WALK & CURB SET TO EST. EL.

RE-DATED: DEC. 15 1955
RE-DATED: JULY 19, 1955

LOTS No. 613-614
AMENDED MAP OF COLUMBIA HEIGHTS
FREEPORT, N.Y.

SURVEYED: MAY 24, 1955

BALDWIN & CORNELIUS CO.
CIVIL ENGINEERS & SURVEYORS
LICENSE NO. 793 & 527
FREEPORT, L.I., N.Y.

SCALE 1" = 20' N.Y. STATE STANDARD

FREEPORT BLUE PRINT CO. M-W 1500 10-53

Jan Acc 14

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VILLAGE OF FREEPORT, NY

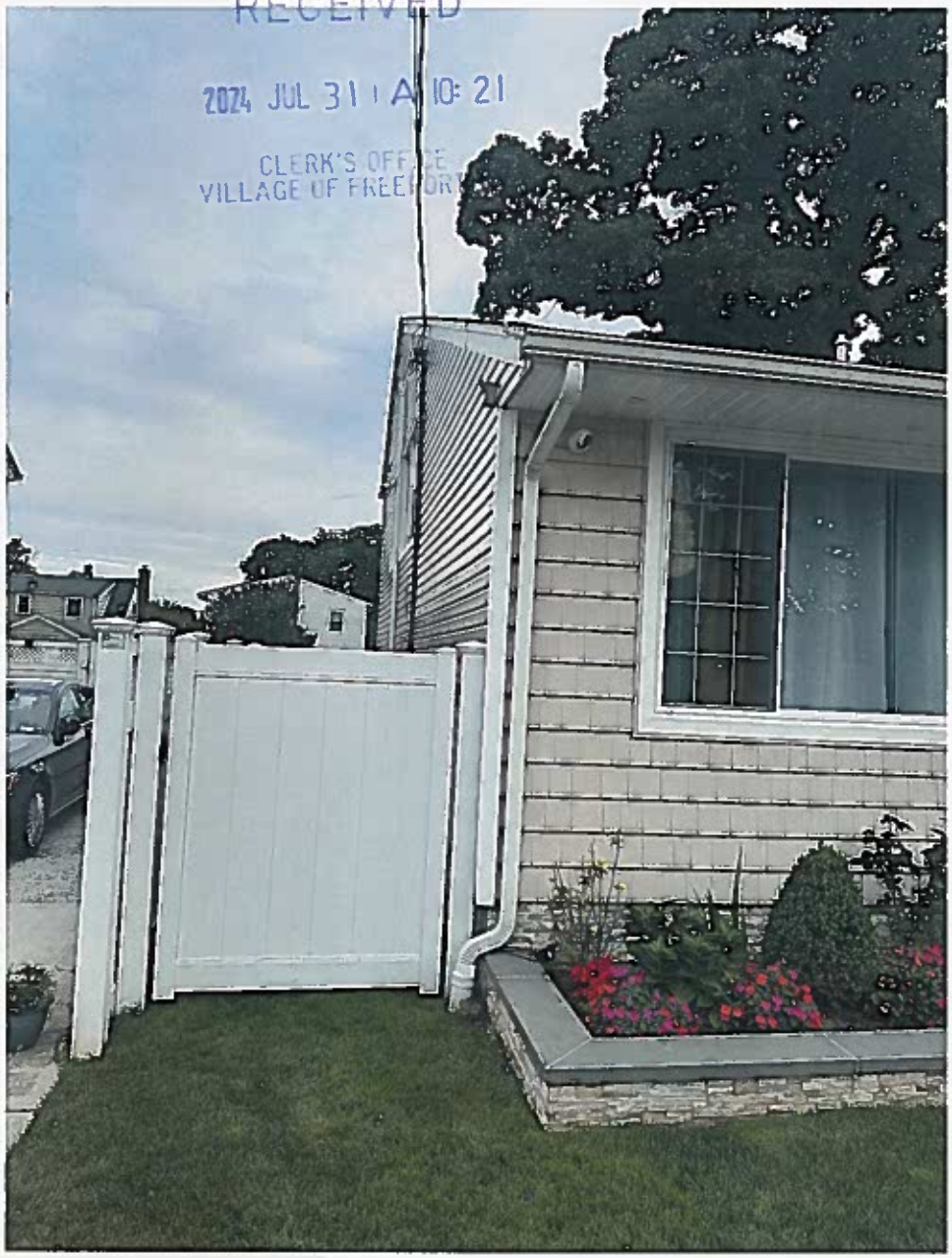




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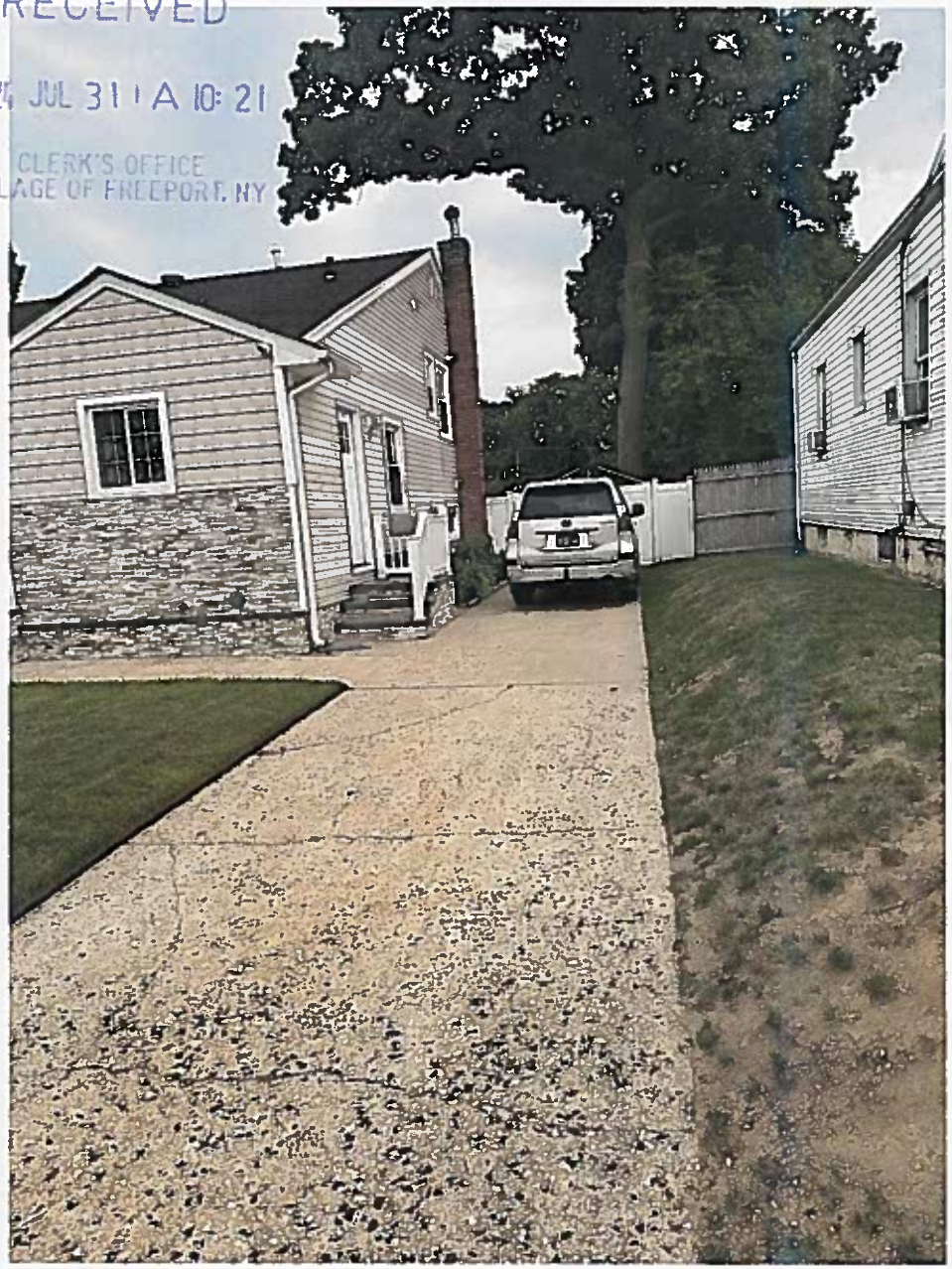
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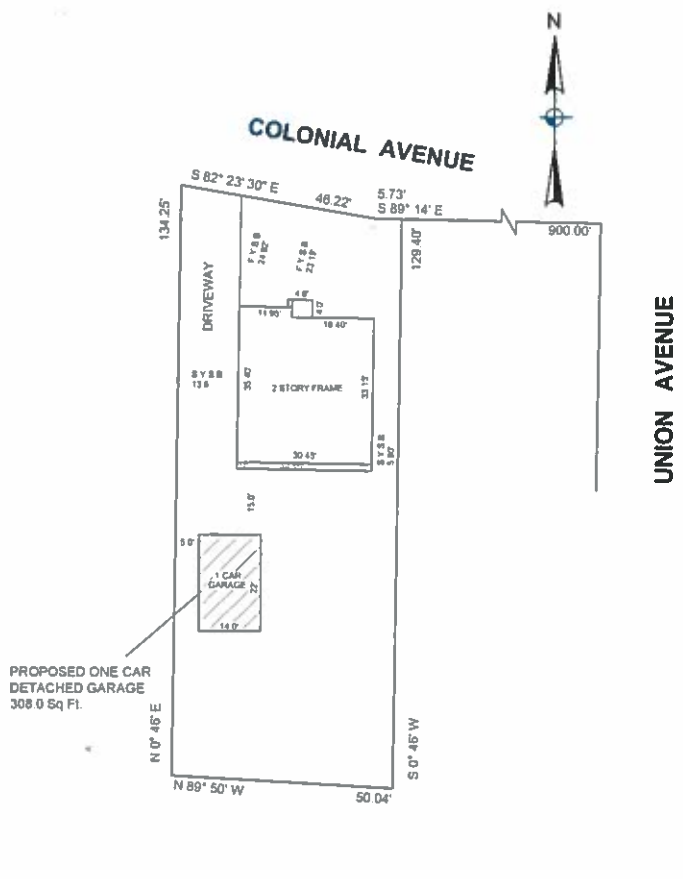




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SITE PLAN

INFORMATION ON SITE PLAN AS PER BALDWIN & CORNELIUS ENGINEERS & SURVEYORS DATED JULY 19, 1955

SCALE = 1 20

SITE INFORMATION

SEC:	55
BLK:	383
LOT	613
ADDRESS:	76 COLONIAL AVENUE FREEPORT, NY 11520
ZONE:	RESIDENCE A

ZONING NOTES

	EXISTING
LOT AREA	6,570 83 S F
BLDG. AREA	1,390 S F
LOT COVERAGE	21.1 %
FRONT YARD	23 19'
SIDE YARD	5 90'
SIDE YARD	25 30'
GARAGE	
SIDE YARD	5 0'
REAR YARD	33 0'

DIVISION 1 GENERAL REQUIREMENTS

SUMMARY OF WORK
THE SCOPE OF THE WORK SHALL BE AS FOLLOWS:
ALL WORK AS SHOWN ON PLANS BUT NOT LIMITED TO THE FOLLOWING:
DEMOLITION AS REQUIRED TO EXECUTE THE WORK
GRADING AND EXCAVATING OF SITE AS REQUIRED
PROVIDE NECESSARY EXCAVATIONS FOR SERVICES INCLUDING COORDINATION AND BACKFILLING AS REQUIRED

CONTRACTORS USE OF SITE
THE CONTRACTOR SHALL USE THE SITE ONLY FOR THE SOLE USE OF THE WORK TO BE PERFORMED IN CONJUNCTION WITH THIS PROJECT
ONLY MATERIALS AND EQUIPMENT USED FOR THIS PROJECT MAY BE STORED AT THE SITE
EQUIPMENT THAT IS NO LONGER NEEDED IN THE EXECUTION OF THE PROJECT MAY NOT BE STORED AT THE SITE AND MUST BE REMOVED WITHIN ONE WEEK OF ITS COMPLETED USE OR THE AGREED COMPLETION OF THAT PHASE OF THE WORK.
ALL EQUIPMENT AND MATERIALS MUST BE STORED IN SUCH A MANNER AS TO NOT IMPEDE THE ACCESS TO AND FROM THE SITE BY OTHER CONTRACTORS OR THE CLIENT

ALLOWANCES
THE FOLLOWING ALLOWANCE SCHEDULE SHALL BE INCLUDED IN THE BID AND SHALL BE APPLIED TO ALL MATERIALS REQUIRED FOR THE STATE PHASE OF THE JOB. ALL LABOR SHALL BE INCLUDED IN THE CONTRACT SEPARATE AND APART FROM THE MATERIAL ALLOWANCE
AT THE CLIENTS OR ARCHITECTS DISCRETION. THE ALLOWANCE MAY BE DEDUCTED IN FULL WITH THE MATERIALS BEING SUPPLIED BY THE CLIENT

ALTERNATES
CONTRACTOR CAN PROVIDE INFORMATION ON ALTERNATIVE, HOWEVER, ORIGINAL SPECIFIED ITEMS SHALL BE ACCOMPANIED AS PRICE OF JOB
ALL ALTERNATES MUST BE SUBMITTED FOR ARCHITECTS APPROVAL BY MANUFACTURERS CUT SHEETS

PROJECT COORDINATION
GENERAL CONTRACTOR MUST COORDINATE WORK WITH CONTRACTORS HIRED DIRECTLY BY CLIENT
WHERE SCHEDULES AND COORDINATION IS REQUIRED, THE GENERAL CONTRACTOR SHALL NOTIFY THE CLIENT TWO WEEKS AHEAD OF TIME WHEN WORK IS NEEDED TO BE PERFORMED BY CLIENTS CONTRACTOR.
ALL SUPPLIES AND EQUIPMENT DELIVERED TO THE SITE WHETHER ORDERED BY THE CLIENT OR THE CONTRACTOR SHALL BE STORED BY THE CONTRACTOR IN A SAFE MANNER.
THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PARTS AND SUPPLIES FROM THE TIME THE MATERIALS ARE DELIVERED TO THE SITE

PROJECT MEETINGS
CONTRACTOR SHALL MAKE TIME AVAILABLE FOR MEETINGS WITH THE CLIENT AND/OR ARCHITECT AS DEEMED NECESSARY BY THE CLIENT OR ARCHITECT FOR THE TIMELY COMPLETION OF THE JOB.
GENERAL CONTRACTOR SHALL ACT AS LIAISON BETWEEN CLIENT AND/OR ARCHITECT AND SUB-CONTRACTORS

TEMPORARY CONSTRUCTION FACILITIES
AS DEEMED NECESSARY BY THE CLIENT AND/OR ARCHITECT, THE CONTRACTOR SHALL PROVIDE TEMPORARY RESTROOM FACILITIES FOR THE WORKMEN FOR THE DURATION OF THE JOB

WARRANTIES AND GUARANTEES
ALL WORK PERFORMED WITHIN THE SCOPE OF THIS JOB SHALL BE WARRANTIED AGAINST ANY DEFECTS IN MATERIAL OR WORKMANSHIP FOR A PERIOD OF ONE YEAR, FROM THE TIME OF SUBSTANTIAL COMPLETION OF THE JOB
ALL MECHANICAL EQUIPMENT SHALL BE WARRANTIED FOR A FULL YEAR, INCLUDING ONE FULL YEAR, INCLUDING ONE FULL HEATING AND COOLING SEASON
ALL MANUFACTURERS WARRANTIES SHALL BE PROVIDED TO THE CLIENT AT THE COMPLETION OF THE JOB. ALL PAPERWORK FOR THESE WARRANTIES SHALL BE PROVIDED ALONG WITH DELIVERY BILLS
ALL MECHANICAL EQUIPMENT SHALL HAVE DATED VERIFICATION AS TO THEIR INSTALLATION DATES AND COMMISSION INTO SERVICE
CORRECTION OF ANY FAULTY OR DEFECTIVE WORKMANSHIP OR INSTALLATIONS SHALL BE PERFORMED AT THE CONTRACTOR'S EXPENSE

DIVISION 2 SITEWORK
1. GENERAL CONDITIONS OF THE SITE
THE CONTRACTOR SHALL AT THE END OF EACH WORKDAY, CLEAN UP ALL WASTE MATERIALS AND RUBBISH CAUSED BY HIS OPERATIONS AND SHALL REMOVE THEM FROM THE PROJECT SITE
THE CONTRACTOR SHALL ALSO SWEEP AND/OR, VACUUM THE WORK AREA AT THE END OF EACH WORKDAY IN ORDER TO REMOVE ANY DUST, CONCRETE, FIREPROOFING, OR OTHER WASTE SO AS TO MAINTAIN THE AREA IN A CLEAN CONDITION
THE CONTRACTOR SHALL MAINTAIN HIS MATERIAL STORAGE AREA, TOOLS, AND CONSTRUCTION EQUIPMENT IN A NEAT AND ORDERLY MANNER AT THE COMPLETION OF THE WORK. ALL TOOLS, EQUIPMENT AND SURPLUS MATERIAL MUST BE REMOVED FROM THE PROJECT SITE
THE CONTRACTOR SHALL LEAVE THE COMPLETED PROJECT READY FOR USE AND OCCUPANCY WITHOUT THE NEED FOR, FURTHER, CLEANUP
IF THE CONTRACTOR FAILS TO CLEAN UP AND MAINTAIN THE WORK AREA AS STIPULATED, THE OWNER MAY DO SO AND THE COST THEREOF SHALL BE CHARGED TO THE CONTRACTOR.
CONTRACTOR SHALL KEEP MATERIALS SUCH AS PIPE, VALVES, FITTINGS, AND DUCTWORK CLEAN AND FREE OF DEBRIS
MATERIALS SHALL BE KEPT IN SHIPPING CONTAINERS OR WRAPPED IN PLASTIC UNTIL NEEDED FOR INSTALLATION
PROTECT FACTORY APPLIED FINISHES ON EQUIPMENT FROM DAMAGE
CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE PROTECTION FOR ALL OWNER'S EQUIPMENT AND SERVICES. ANY DAMAGE CAUSED BY THE CONTRACTOR DUE TO CONTRACTOR'S OR SUB-CONTRACTOR'S NEGLIGENCE IN PROTECTING SUCH EQUIPMENT SHALL BE RESPONSIBLE FOR THE COST OF REPAIRING OR REPLACEMENT
FINAL CLEAN-UP - UPON COMPLETION OF THE WORK COVERED BY THE CONTRACT, THE CONTRACTOR SHALL LEAVE THE PROJECT READY FOR USE AND OCCUPANCY WITHOUT THE NEED FOR, FURTHER, CLEANUP
2. SITE DEMOLITION AND REMOVALS
PRIOR TO DEMOLITION, MARK OFF ALL UNDERGROUND EXISTING SERVICES
DEMOLISH AND REMOVE ALL EXISTING STRUCTURES OR PARTS THEREOF AS REQUIRED
ALL DEBRIS SHALL BE REMOVED FROM THE SITE
UPON COMPLETION OF DEMOLITION, AFFECTED SOIL SHALL BE FREE FROM ALL DEBRIS AND PARTICULATE CAUSED BY THIS DEMOLITION
3. CLEARING
PROVIDE CLEARING OF TREES AS NEEDED TO EXECUTE PROJECT
ALL DEBRIS FROM TREE REMOVAL SHALL BE REMOVED FROM THE SITE
CONFIRM ALL TREE REMOVALS AND TRIMMINGS WITH CLIENT
4. EARTHWORK AND GRADING
UNIFORMLY GRADE AREAS TO A SMOOTH, FREE FROM IRREGULAR SURFACE CHANGES
PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING ADJACENT GRADES AND NEW GRADES
PROVIDE GRADING TO ALLOW FOR POSITIVE DRAINAGE AWAY FROM NEW AND EXISTING AFFECTED STRUCTURES
CUT OUT SOFT SPOTS, FILL LOW SPOTS, AND TRIM HIGH SPOTS TO CONFORM TO AN EVEN SMOOTH SURFACE
5. FOUNDATION DRAINAGE
PROVIDE FRENCH DRAINS AS INDICATED ON PLANS OR, WHERE SUBSURFACE WATER IS DISCOVERED. NOTIFY ARCHITECT OF CONDITIONS PRIOR TO CONTINUATION OF WORK.
6. UTILITIES
EXCAVATE TRENCHES TO NECESSARY SLOPES, LINES, DEPTHS, AND INVERT ELEVATIONS
CONTRACTOR SHALL VERIFY ALL STARTING AND ENDING POINT ELEVATIONS AND NOTIFY OWNER OR ARCHITECT PRIOR TO INSTALLATION SHOULD DRAINAGE NOT DISCHARGE BY GRAVITY BEYOND BUILDING PERIMETER. EXCAVATE TRENCHES TO ALLOW INSTALLATION OF TOP OF PIPES BELOW FROST LINE
EXCAVATE TRENCHES TO UNIFORM WIDTHS TO PROVIDE A WORKING CLEARANCE ON EACH SIDE OF PIPE OR CONDUIT
EXCAVATE TRENCH WALLS VERTICALLY FROM TRENCH BOTTOM TO 12 INCHES HIGHER THAN TOP OF PIPE
CLEARANCE - 12 INCHES EACH SIDE OF PIPE OR CONDUIT
TRENCH BOTTOMS SHALL BE EXCAVATED TO PROVIDE UNIFORM BEARING AND SUPPORT OF PIPES AND CONDUITS

DIVISION 3 CONCRETE
1. CONCRETE
ALL FOOTINGS SHALL BE POURED ON UNDISTURBED SOIL
ALL FOOTINGS SHALL BE KEYED AT TOP TO ALLOW FOR POSITIVE ATTACHMENT OF FOOTINGS TO FOUNDATION WALLS
ALL FOOTINGS SHALL BE POURED 3'-0" BELOW FINISHED GRADE
2. REBARS
PROVIDE STEEL REBARS @ 2'-0" BELOW TOP OF WALLS TALLER THAN 8'-0"
ALL FOOTINGS SHALL HAVE (3) #5 STEEL REBARS (A36) RUNNING THROUGHOUT THEIR LENGTH
ALL REBARS SHALL BE SET 1-1/2" UP FROM BOTTOM OF FOOTINGS
OVERLAP REBARS AT CORNERS
WHERE REBARS ARE NOT CONTINUOUS, OVERLAP 12" AND WIRE TOGETHER
ALL CONCRETE SHALL BE 3000 PSI CONCRETE
3. ANCHOR BOLTS
PROVIDE 1/2" Ø STEEL ANCHOR BOLTS AT 6'-0" O.C. AND MAXIMUM 12" FROM CORNERS
PROVIDE 1/2" Ø STEEL ANCHOR BOLTS AT MINIMUM 2 PER SILL
4. PIERS
ALL PIERS SHALL HAVE (3) #6 STEEL REBARS IN EACH DIRECTION
ALL PIERS 2'-X 2'-SHALL BE 12" DEEP
ALL PIERS LARGER THAN 2'-X 2'-SHALL BE 18" DEEP
ALL PIERS IN CELLAR, SHALL BE POURED 60 TOP OF PIER IS BELOW SLAB ON GRADE
ALL PIERS OUTSIDE FOUNDATION WALLS SHALL BE POURED 3'-0" BELOW FINISHED GRADE

DIVISION 4 MASONRY
1. UNIT MASONRY
ALL BRICK SHALL BE SET LEVEL AND EVENLY SPACED
CUT BRICKS SHALL BE MACHINE CUT FOR SMOOTH EVEN EDGES
2. MORTAR
MORTAR SHALL BE PD# 65
MORTAR SHALL BE SMOOTH AND TROWELED, WITH FINGER GROOVE DETAIL

DIVISION 5 METAL
1. STRUCTURAL STEEL
ALL STEEL BOLTS FOR STRUCTURAL CONNECTIONS SHALL BE 5/8" Ø A325 BOLTS AS PER TYPICAL AISC SPECIFICATIONS AND DETAILS
ALL STEEL COLUMNS (INDICATED BY ROUND COLUMNS ON PLANS) SHALL BE 3-1/2" DIAMETER WITH 1/2" x 4" WIDE W/ 4" BEARING OF EACH SIDE REQUIRED, DRILLED FOR BOLTS AS REQUIRED
ALL STEEL COLUMNS EXTENDING MORE THAN ONE FLOOR, SHALL BE BRACED TO FLOOR JOIST AT EACH FLOOR LEVEL BY PROVIDING A 4" x 6" PLATE WELDED TO THE SIDE OF THE COLUMN DRILLED TO ACCEPT LAG BOLTS TO BLOCKING
ALL STRUCTURAL STEEL SHALL BE PRE-PRIMED
2. LINTELS
ALL LINTELS SHALL BE GALVANIZED (DIPPED) AFTER FABRICATION TO ENSURE COVERAGE ON ALL EDGES
3. FASTENERS
PROVIDE CORRUGATED ZINC PLATED STRAPS @ 16" O.C. INTERVALS THROUGHOUT ENTIRE BRICK WALLS

DIVISION 6 WOOD PLATES AND PLASTIC
1. FRAMING LUMBER
ALL FRAMING LUMBER SHALL BE DOUGLAS FIR GRADE 2 OR BETTER
ALL LUMBER SHALL BE INSTALLED PLUMB AND LEVEL
ALL LUMBER SHALL BE FREE FROM CHECKS AND CRACKS AND SHALL NOT BE WARPED AS TO AFFECT STRUCTURAL INTEGRITY OR AESTHETIC QUALITIES
AS INDICATED ON PLANS, ALL EXTERIOR WALLS SHALL BE FRAMED @ 16" O.C. WITH FIREBLOCKING AT MID-SPAN
ALL INTERIOR WALLS SHALL BE FRAMED AT 16" O.C. WITH FIREBLOCKING AT MID-SPAN
ALL WALLS SHALL HAVE DOUBLE PLATES AT TOP AND SINGLE PLATES AT BOTTOM
ALL WINDOW AND DOOR HEADERS UNLESS SPECIFIED OTHERWISE SHALL BE SIZED PER CHART
ALL HEADERS SHALL HAVE BEARING AS PER CHART
ALL WINDOW SILLS SHALL BE FRAMED WITH DOUBLE FRAMING MEMBERS
ALL INTERSECTING WALL AND CORNER PLATES SHALL BE LAPPED
ALL DOUBLE MEMBERS SHALL BE NAILED @ 16" O.C. WITH 16d NAILS ALTERNATING TOP AND BOTTOM AND EACH SIDE
ALL SILL PLATES IN CONTACT WITH CONCRETE SHALL BE CCA TREATED
2. FLOOR JOISTS
A. TRUS JOISTS
ALL FLOOR JOISTS SPECIFIED TO BE TJI'S SHALL BE MANUFACTURED BY TRUS JOIST MACMILLAN
ALL FLOOR JOISTS SHALL BE BRIDGED AT MID-SPAN WITH SOLID BLOCKING
ALL TRUS JOISTS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS
BRACE AND BLOCK ALL JOISTS PER MANUFACTURER'S SPECIFICATIONS AT ALL POINTS OF BEARING
PROVIDE RIM JOISTS BY MACMILLAN WHERE NEEDED
WHERE NECESSARY, PROVIDE ALL JOIST HANGERS PER MANUFACTURER'S SPECIFICATIONS
B. LUMBER FRAMING
ALL FLOOR JOISTS SHALL BE INSTALLED SO CROWN IS ON TOP SIDE
ALL FLOOR JOISTS SHALL BE BRIDGED AT MID-SPAN WITH SOLID BLOCKING
PROVIDE RIM JOISTS WHERE TYPICAL
WHERE JOISTS ARE FLUSH WITH HEADERS, PROVIDE JOISTS HANGERS
3. LVL MEMBERS
ALL LVL'S SHALL BE IN SIZES LISTED ON PLAN
ALL LVL'S SHALL BE GRADE 2.0 E BY MICRO=LAM
ALL LVL'SSHALL BE KEPT DRY WHILE IN STORAGE AS WELL AS IN PLACE. CONTRACTOR SHALL ENDEAVOR TO MAINTAIN COVERAGE OF LVL'S THROUGHOUT FRAMING TO PREVENT DELAMENATION
4. SIMPSON STRONG TIES
PROVIDE ALL NECESSARY STRAPPING AND HANGERS PER CODE SECTION R301 2.1.1
ALL METAL HANGERS, ETC., SHALL BE BY SIMPSON
ALL RAFTERS SHALL BE TIED TO ALL PLATES
ALL TEE CONNECTIONS IN FLOOR SHALL HAVE JOIST HANGERS
ALL BEAM-CONCRETE CONNECTIONS SHALL BE PLACED WITH GLB TYPE BEAM SEATS SET INTO CONCRETE WALLS
USE ONLY MANUFACTURER'S RECOMMENDED NAILS
USE LCB TYPE COLUMN BASES WHERE WOOD POSTS ATTACH TO CONCRETE
USE ALL HANGERS PER MANUFACTURERS SPECIFICATIONS
USE TYPE HCP HIP CORNER PLATES AT ALL HIP RAFTERS AT PLATES
USE TYPE HRC HIP RIDGE CONNECTORS AT TOP OF HIP RAFTERS

DIVISION 7 THERMAL AND MOISTURE PROTECTION
1. ADHERE SHEET MEMBRANE
PROVIDE 3 MIL. VAPOR BARRIER TO FOUNDATION TO BE UNDERGROUND AS WELL AS FOUNDATION AREAS WHERE BRICK IS TO BE APPLIED (FROM BRICK LEDGE UP TO SILL PLAY (WHERE APPLICABLE))
2. FLUID APPLIED MEMBRANES
PROVIDE ROLLED TAR ON ALL FOUNDATIONS UNDER GRADE
3. INSULATION
ALL INSULATION PER CODE
ALL INSULATION SHALL BE IN WIDTHS TO MATCH FRAMING BAYS
INSULATE ALL INTERIOR WALLS FOR SOUND AT ALL BATH AND POWDER ROOMS, NOT TO BE FACED BATTS
4. BUILT UP ASPHALT ROOFING
ALL ROOFING SHALL BE AS SPECIFIED ON PLANS. CONFIRM COLOR WITH CLIENT
PROVIDE ICE SHIELD AROUND ENTIRE ROOF PERIMETER, INSTALL PER MANUFACTURERS SPECIFICATIONS
5. FLAT ROLL ROOFING
PROVIDE FLAT ASPHALT ROLL ROOFING IN AREAS AS SHOWN ON ROOF PLAN IN COLOR TO MATCH SHINGLE ROOF
INSTALL ROOF AND FLASH TO ASPHALT ROOF TO SHOW MINIMAL FLASHING
6. SHEET METAL FLASHING
PROVIDE VINYL COATED FLASHING ON ALL REQUIRED AREAS TO ENSURE A WATERTIGHT EXTERIOR, UNLESS SPECIFIED TO BE COPPER

DIVISION 8 DOORS AND WINDOWS
1. WINDOWS
ALL WINDOWS SHALL BE PER WINDOW SCHEDULE
ALL WINDOWS SHALL BE INSTALLED PLUMB AND LEVEL TO ENSURE PROPER OPERATION
ALL OPERABLE WINDOWS SHALL HAVE SCREENS INCLUDED
ALL WINDOWS SHALL HAVE LOW E GLASS
ALL WINDOWS SHALL BE ORDERED WITH JAMB THICKNESS TO MATCH REQUIRED WALL PLACEMENTS
2. WINDOW SCHEDULE
SEE PLANS FOR SCHEDULE
3. FRONT DOOR (IF BEING REPLACED)
TO BE SELECTED, PROVIDE INSTALLATION OF DOOR AND LOCKSET INCLUDING MORTISING LOCKSETS IF NEEDED
4. INTERIOR DOORS
ALL INTERIOR DOORS SHALL BE SIZED PER PLAN
ALL INTERIOR DOORS SHALL BE SOLID CORE
ALL DOORS SHALL BE PREHUNG WITH 3 HINGES PER DOOR

DIVISION 9
1. GYPSUM WALL BOARD
ALL WALLBOARD SHALL BE SET PERPENDICULAR TO WALL FRAMING
USE 1/2" THICKNESS WALLBOARD THROUGHOUT NEW WORK AREAS
ALL WALLBOARD SHALL BE SET TO WITHIN AN 1/8" DIFFERENTIAL FROM FACE TO FACE OF ADJACENT SHEETS WHEREVER POSSIBLE SET BOARDS SO BEVELED SIDES ARE ADJACENT
2. MOISTURE RESISTANT WALLBOARD
PROVIDE MOISTURE RESISTANT WALLBOARD ON ALL UN-TILED WALLS IN BATHROOM AND LAUNDRY ROOMS
PROVIDE MOISTURE RESISTANT WALLBOARD ON ALL WORK IN CELLARS
3. DUROCK
PROVIDE 1/2" DUROCK WALLBOARD UNDER ALL AREAS TO BE TILED
4. FIRE RESISTIVE WALLBOARD
PROVIDE 1/2" TYPE "X" 1 HOUR RATED WALLBOARD ON ALL SURFACES WHERE SPECIFIED ON PLANS
5. TAPE AND SPACKLE
TAPE AND SPACKLE ALL WALLS AND CEILINGS WITH 3 COATS, AND PREPARE SO AS TO BE READY FOR PAINT
THE TERM READY FOR PAINT IMPLIES THAT ALL FINISH SANDING IS COMPLETE AND THAT PAINT CAN BE DIRECTLY APPLIED TO COMPLETED WALLS
PROVIDE METAL CORNER BEADS ON ALL OUTSIDE CORNERS
ON CORNERS WHERE WOODWORKING IS TO BE APPLIED, OMIT CORNER BEADS, CONFIRM LOCATIONS WITH ARCHITECT
6. TILE
WHERE INDICATED ON PLAN, PROVIDE INSTALLATION OF TILE FLOORS
ALL TILE SHALL BE SET ON 1-1/4" CONCRETE SETTING BED WITH WIRE MESH, ON 30# FELT PAPER
PROVIDE ALL GROUT IN COLOR AS SELECTED BY ARCHITECT
VERIFY ALL TILE SPACING AND CENTERING WITH ARCHITECT PRIOR TO SETTING
WHERE PENETRATIONS ARE REQUIRED THROUGH TILES, DRILL HOLES. DO NOT CUT TILES AND NOTCH SIDES OF CUT TILES AROUND PIPES
ALL WALL TILES SHALL HAVE NON-SANDED GROUT
ALL FLOOR TILES SHALL HAVE SANDED GROUT
USE GROUT SEALER ON ALL GROUT
7. WOOD FLOORS
PROVIDE WOOD FLOORS IN AREAS AS INDICATED ON PLANS
OAK SHALL BE RED OAK, IN GRADE 1 (NOT SELECT) AND SHALL BE 2-1/4" WIDTH UNLESS SPECIFIED OTHERWISE
INSTALL ALL OAK ON RESIN PAPER PER MANUFACTURER'S SPECIFICATIONS
VERIFY FLOORING DIRECTIONS WITH ARCHITECT PRIOR TO INSTALLATION

DIVISION 10 SPECIALTIES
1. BATHROOM TRIM
PROVIDE ALL INSTALLATION OF BATHROOM ACCESSORIES AS PROVIDED BY CLIENT, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
TOWEL BARS, TOILET PAPER HOLDERS, SOAP AND TOOTHBRUSH DISHES, MEDICINE CABINETS, SPECIALTY MIRRORS, AND DECORATIVE SHELVES

DIVISION 11 MECHANICAL
1. PLUMBING FIXTURES
PROVIDE INSTALLATION OF ALL FIXTURES AS SUPPLIED BY CLIENT
2. PLUMBING
ALL PLUMBING SHALL BE TO CODE
CONTRACTOR TO SUPPLY ALL NECESSARY CERTIFICATES AND FILING
3. MECHANICAL INSULATION
INSULATE ALL PIPES (TYPICAL)
4. HEATING PLANT
HEATING CONTRACTOR TO SUPPLY HEATING PLANT TO MAINTAIN 72 DEGREES AT OUTSIDE TEMPERATURES TO 10 DEGREES F.
PROVIDE DIRECT VENT BOILER W/ ON DEMAND WATER HEATER AND STORAGE TANK
5. AIR CONDITIONING
PROVIDE COOLING TO MAINTAIN 68 DEGREE TEMPERATURES AT OUTSIDE TEMPERATURES TO 95 DEGREES F.
CONTRACTOR TO SUPPLY SHOP DRAWINGS FOR SYSTEMS AND DUCTWORK

DIVISION 12 ELECTRICAL
1. ELECTRICAL SERVICE
PROVIDE ALL NECESSARY CIRCUITS AND BREAKERS FOR NEW WORK. IF NEW PANEL IS REQUIRED OR SPECIFIED ON PLANS, PROVIDE SQUARE BRAND CIRCUITS AND BREAKER PANEL
2. DEVICES
ALL DEVICES SHALL BE DECORA SWITCHES, OUTLETS, AND PLATES IN COLORS TO BE SELECTED - PRICE IN COLOR, OTHER THAN WHITE
3. LIGHTING FIXTURES
SUPPLIED BY CLIENT, INSTALLED BY ELECTRICAL CONTRACTOR (INCLUDE INSTALLATIONS IN BID)
4. FIRE ALARM
ALL REQUIRED SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN ALL SLEEPING ROOMS, OUTSIDE OF EACH SLEEPING AREA, WITHIN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY, INCLUDING BASEMENT/CELLARS..

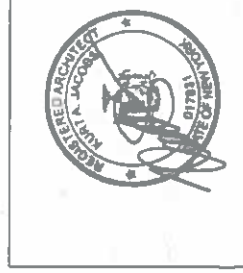
COMPLIANCE STATEMENT
ALL WORK REPRESENTED ON THESE PAGES COMPLIES WITH THE 2015 RESIDENTIAL CODE

ESPINAL RODRIGUEZ RESIDENCE
76 COLONIAL AVENUE
FREEPORT NY 11520

PROJECT SHOWN:
PROPOSED DETACHED ONE CAR GARAGE.

a d design group corp.
290 MAIN STREET SUITE 23
FARMINGDALE NY 11735
(631) 484 3390 FAX (516) 586 3845
www.adsolutionsllc.com



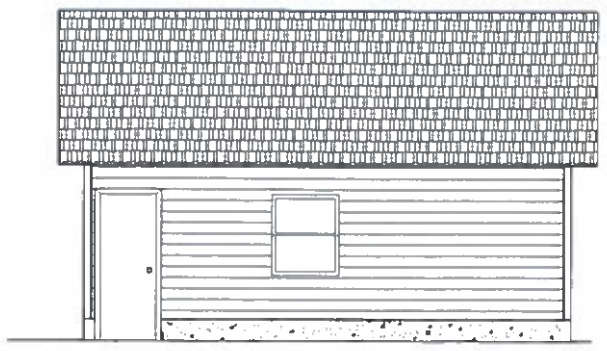


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No other person, entity(ies), or professional organization(s) of any kind, shall sign and/or seal this document for any other purpose whatsoever.

DREVISIONS	NO	DATE	DESCRIPTION

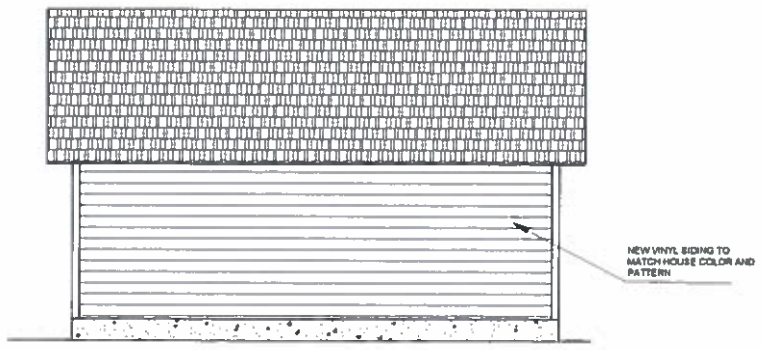
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VILLAGE OF FREEPORT

DATE	8-7-20
SCALE	AS NOTED
DRAWN BY	DH
REVISED BY	AMC
SHEET NUMBER	A-1



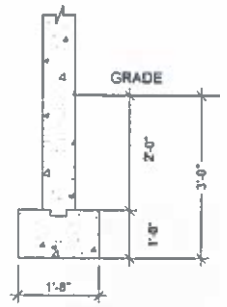
PROPOSED WEST SIDE ELEVATION

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



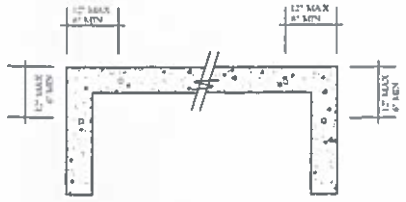
PROPOSED EAST SIDE ELEVATION

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



"T" FOUNDATION TYPE

SCALE: N.T.S



ANCHOR BOLT SPECIFICATION

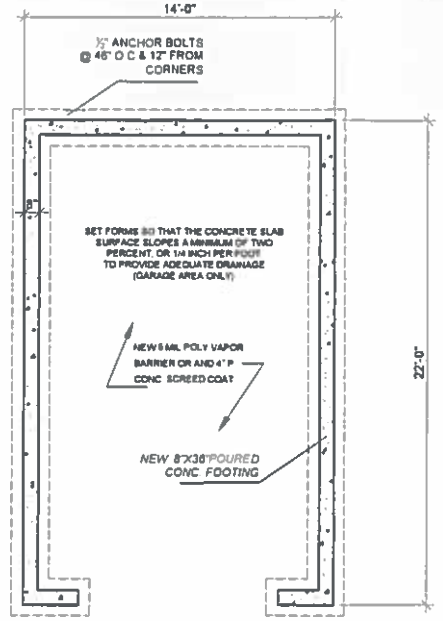
SCALE: N.T.S

1/2" ANCHOR BOLT @ 46" O.C.

1) MIN. 7" EMBEDMENT INTO CONCRETE W/3" SQUARE WASHERS AND END NUT SETUP

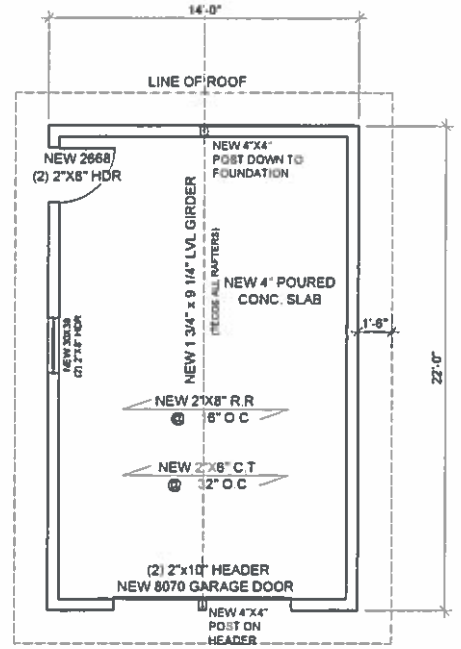
2) ANCHOR NOTED HEREIN ARE TO BE USED FOR OR REPLACED BY HOLD DOWNS FOR SHEARWALLS

3) L - ANCHOR BOLT IS TO BE LOCATED BETWEEN 6" MIN. TO 12" MAX. FROM ENDS OR CORNERS



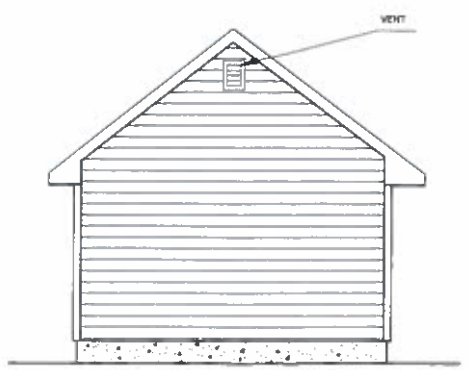
GARAGE FOUNDATION PLAN

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



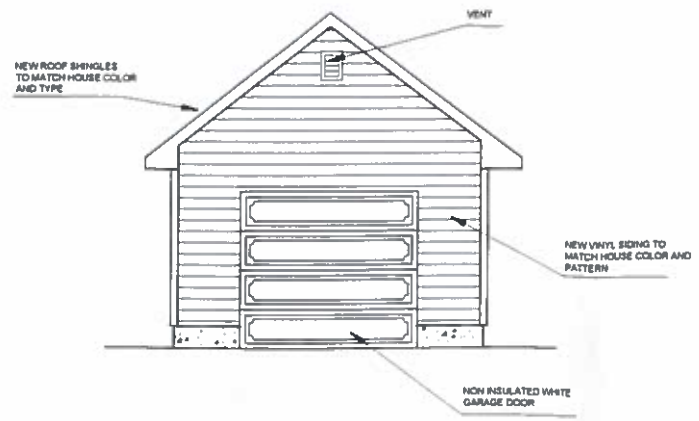
PROPOSED GARAGE FLOOR PLAN

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



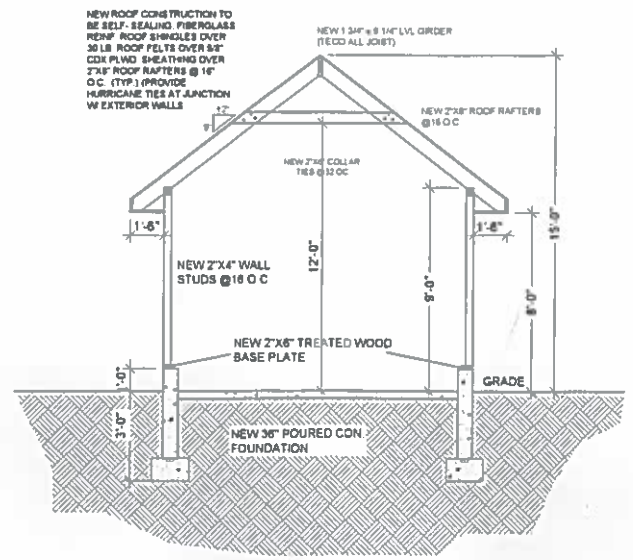
PROPOSED SOUTH REAR ELEVATION

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



PROPOSED NORTH FRONT ELEVATION

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



PROPOSED GARAGE FRAME PLAN

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

ESPINAL RODRIGUEZ RESIDENCE
76 COLONIAL AVENUE
FREEPORT NY 11520

PROJECT SHOWN:
PROPOSED DETACHED ONE CAR GARAGE.

a d design group corp.
280 MAIN STREET SUITE 23
FARMINGDALE NY 11735
(631) 484 3390 FAX (516) 586 3845
www.adcdutional.com



Unauthorized use, alteration, or addition to the information on this drawing sheet is a VIOLATION of title 8 of the New York State Education Law.
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REVISIONS

No	DATE	DESCRIPTION

RECEIVED
2021 JUL 21 A 10:21
VILLAGE OF FREEPORT
CLERK'S OFFICE

DATE	8-7-20
SCALE	AS NOTED
DRAWN BY	DAVID H
REVISED BY	AMC
SHEET NUMBER	A-2

Application Date: 8/2/24
Fees Paid: $225.00

SP# 3764

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

NOTE: ACCEPTANCE OF THIS APPLICATION BY THE VILLAGE CLERK'S OFFICE DOES NOT CONSTITUTE A COMPLETE APPLICATION

PROPERTY ADDRESS: 496 SOUTHSIDE AV **ZONING DISTRICT** RESID. A

SECTION 54 **BLOCK** 299 **LOT** 47 **LOT SIZE:** 5690 SF

☐ TENANT **APPLICANT** ☐ LESSEE	**PROPERTY OWNER**
Name: KEVIN DAILY, CERTIFIED DRAFTING	Name: Ms TARRIE GIBSON
Address: 201 NORTHWEST DR #B FARMINGDALE, NY 11735	Address: 496 SOUTHSIDE AV FREEPORT, NY 11520
Telephone #: (516) 844-0420	Telephone #: (646) 599-6897

Attorney Name: _____ Address: _____
(optional) Phone #: _____

Present Land Use: RESIDENTIAL **Proposed Land Use:** NO CHANGE

Description of Proposed Work: PROPOSED FRONT PORTICO 7'x3'

RECEIVED JUL 24 2024 BUILDING DEPARTMENT VILLAGE OF FREEPORT

I request a preliminary meeting: ____ YES X NO

I request a waiver of the public hearing and hereby certify the following:

A. The subject property is zoned Residence A or Residence AA.
B. The proposed construction is not a new building or dwelling.
C. It is my belief that the criteria contained in §209-7 of the Code of the Incorporated Village of Freeport are satisfied.

X YES _____ NO

K Daily
APPLICANT'S SIGNATURE 7/18/24 **DATE**

Sworn to before me this 18 day of JULY, 2024.

VICTORIA J CIMMINO NOTARY PUBLIC STATE OF NEW YORK NO. 01CI6061321 exp 01/14/28

Notary Public

Property Owner's Consent:

I, TARRIE GIBSON am (are) the owner(s) of the subject property and consent to the filing of this application.

Tarrie Gibson
PROPERTY OWNER'S SIGNATURE 7/18/24 **DATE**

Sworn to before me this 18 day of JULY, 2024.

VICTORIA J CIMMINO NOTARY PUBLIC STATE OF NEW YORK NO. 01CI6061321 exp 01/14/28

Notary Public

FOR VILLAGE USE ONLY

Site Plan Public Hearing Required: ____ YES ____ NO

Date of Hearing: _____
Date of Decision: _____
_____ Approved _____ Denied
Date: _____

Village Clerk's Signature: _____

Planning Board Signature: _____ Date: _____

Rev. 12/10 **PLEASE SEE REVERSE SIDE FOR SUBMISSION CHECKLIST** Rev. 12/10

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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

ROBERT T. KENNEDY
MAYOR

INC. VILLAGE OF FREEPORT

Department of Buildings
46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520
(516) 377-2242
FAX (516) 377-2493
E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER
June 12, 2024

Tarrie Gibson
496 Southside Ave
Freeport, NY 11520

RE: **496 Southside Ave Freeport, NY**
Zoning District – Residence A Sec. 54 Blk. 299, Lot 47
Building Permit Application #20243752
Description: Proposed front portico 7' x 3'.

Dear Ms.

The above referenced application was initially reviewed by the Building Department and it has been determined that in order to proceed with the application process, additional approval from the Site Plan Review Board will be required.

For your convenience, we have enclosed the instructions, application, Building Department letters/documents, the Environmental Assessment form, and the Negative Declaration page pertaining to your building application. Please call the **Village Clerk's Office at 516-377-3632** to make an appointment, during normal business hours, to review the completed application. Changes or additional information may be required for the application; therefore, only **ONE** complete package of the twelve (12) sets should be brought in for the initial appointment with the Clerk's Office. **Only after this initial appointment should the additional copies be made**.

Be further advised that you must submit an application to the Site Plan Review Board within sixty (60) days of the date of this letter. In the event that you do not file an application within the allotted sixty (60) days, this letter will expire and the Building Permit Application in conjunction with same will be cancelled. Subsequently, a new Building Permit Application and filing fees will be required.

If you should have any questions or require any additional information with reference to the Site Plan Review Board Application, please call the **VILLAGE CLERK'S OFFICE** at 377-3632.

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings
/Daniela Hernandez
cc: Village Clerk

ZBA Approval Needed: **NO**

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

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JUN 12 A 9:32
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VILLAGE OF FREEPORT, NY

X **Negative Declaration** ____ **Positive Declaration**

In accordance with Section 8-0113, Article 8 of the New York Environmental Conservation Law and Chapter 110 of the Village Code, this Department has conducted an initial review to determine whether the following project may have a significant effect on the environment and on the basis of that review hereby finds:

X **The proposed project will not have a significant effect on the environment and therefore does not require the preparation of an Environmental Impact Statement.**

____ **The proposed project may have a significant effect on the environment and therefore requires the preparation of an Environmental Impact Statement.**
(See reasons below)

Project:

Building Permit App. 20243752

Location: 496 Southside Ave, Freeport NY 11520
Applicant: Tarrie Gibson
Description: Proposed front portico 7' x 3'.

Lead Agency: Department of Buildings for the Board of Trustees Village of Freeport 46 North Ocean Avenue, Freeport, NY

Agency Contact Person: Superintendent of Buildings (516) 377-2242

REASON(S) FOR DETERMINATION

This finding is based upon Section 617.10 of Article of the New York Environmental Conservation Law, the criteria for determining what actions may have a significant effect on the environment, as follows:

A)

B) Possible environment effects identified:
(only if positive determination)

Dated: June 12, 2024

Sergio A. Mauras
Sergio A. Mauras
Superintendent of Buildings

IMPORTANT: This declaration and supporting attachments are open for inspection and public response at the office of the Superintendent of Buildings.

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

TABLE GIBSON

Name of Action or Project:

Project Location (describe, and attach a location map):

496 SOUTHSIDE AV FREEPORT

Brief Description of Proposed Action:

PROPOSED FRONT PORTICO

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VILLAGE OF FREEPORT

Name of Applicant or Sponsor:	Telephone: 516 844 0426
KEVIN DAILY	E-Mail: kevindaily@certifieddrafting.com
Address: 201 NORTHWEST DR #8	
City/PO: FARMINGDALE	State: NY / Zip Code: 11735

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☒	☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: VILLAGE OF FREEPORT, BLDG PERMIT	☐	☒

3.a. Total acreage of the site of the proposed action? _____ acres
b. Total acreage to be physically disturbed? _____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☒	☐	
b. Are public transportation service(s) available at or near the site of the proposed action? N/A	☐	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action? N/A	☐	☐	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	☒	☐	
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? ☒ NO ☐ YES] If No, describe method for providing potable water: _____	☒	☐	
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? ☒ NO ☐ YES] If No, describe method for providing wastewater treatment: _____	☒	☐	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	☒	☐	
b. Is the proposed action located in an archeological sensitive area?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☒	☐	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☐ Urban ☒ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☒	☐
16. Is the project site located in the 100 year flood plain?	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	☐	☒
a. Will storm water discharges flow to adjacent properties? ☐ NO ☐ YES		
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☐ YES		

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CLERK'S OFFICE
FREEPORT

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	☒	☐

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: KEVIN DAILY Date: 4/29/24

Signature: Kevin Daily

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☒	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☒	☐
3. Will the proposed action impair the character or quality of the existing community?	☒	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☒	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☒	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☒	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☒	☐
b. public / private wastewater treatment utilities?	☒	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☒	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☒	☐

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

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VILLAGE OF FREEPORT, NY

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

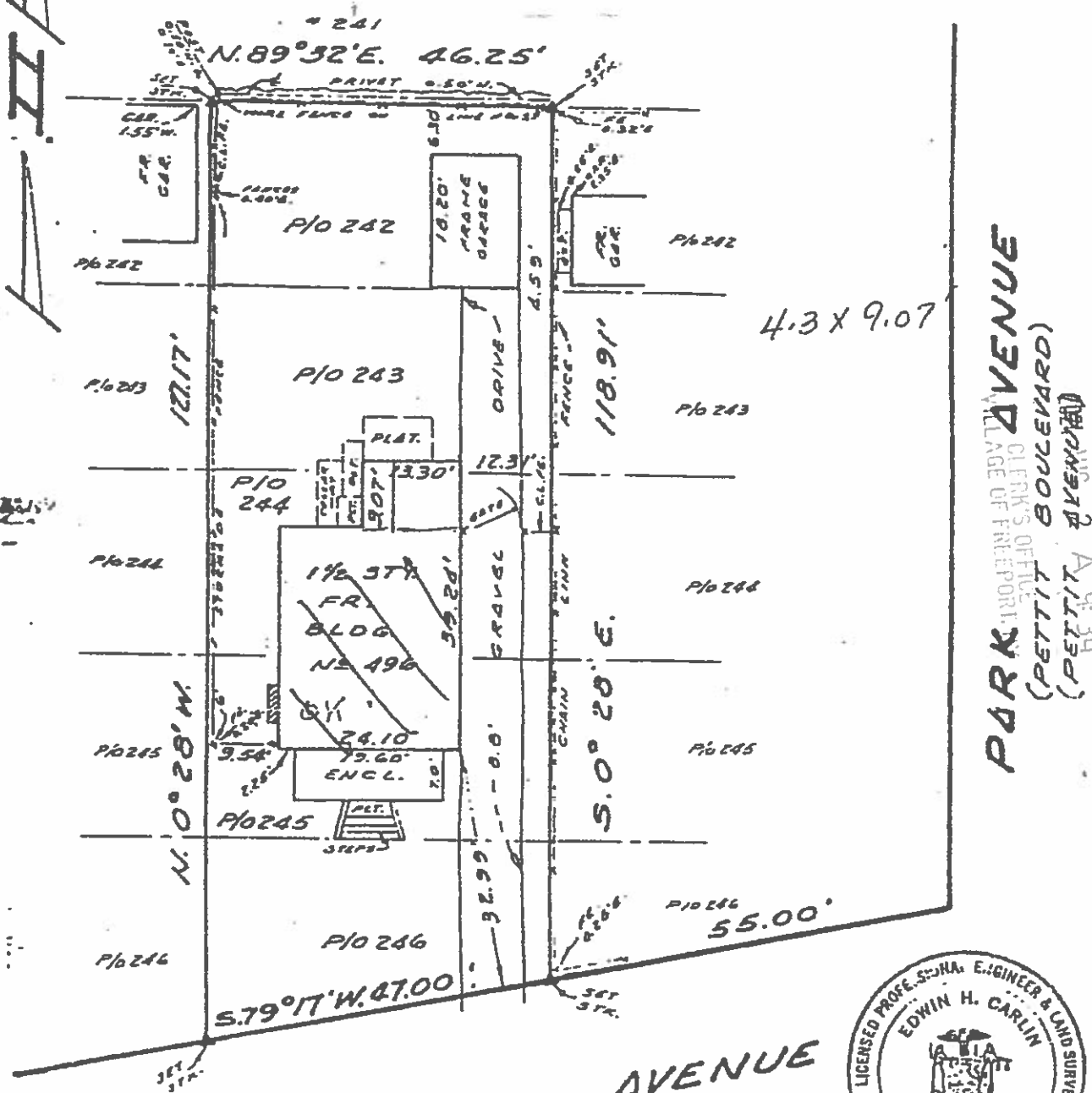
☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

TITLE NO.

DRAWN	CHECKED	DATE	SEC.	54
V.B.	L	9-15-83	BLK.	299
			FILE NO.	
			JOB NO.	33614-3

NASSAU COUNTY TAX MAP
DESIGNATION: SEC. 54
BLK. 299
LOT 47



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VILLAGE OF FREEPORT, N.Y.

LICENSED PROFESSIONAL ENGINEER & LAND SURVEYOR
EDWIN H. CARLIN
No. 32550
STATE OF NEW YORK

PART OF
LOTS 242-246 INCL.
MAP OF
MORTON DEVELOPMENT
COMPANY INC.
SITUATED AT
FREEPORT,
NASSAU COUNTY, NEW YORK

GUARANTEES INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

THE OFFSETS (OR DIMENSIONS) SHOWN

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VILLAGE OF FREEPORT, NY









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AGE OF FREEPORT, NY

4 Surrounding homes





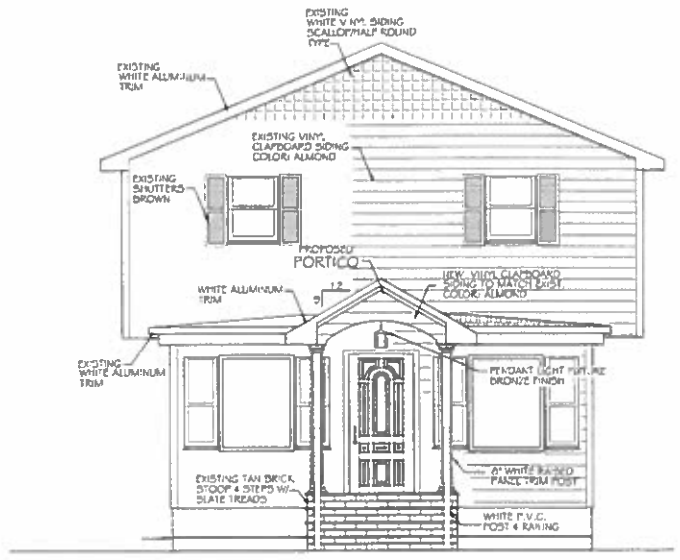






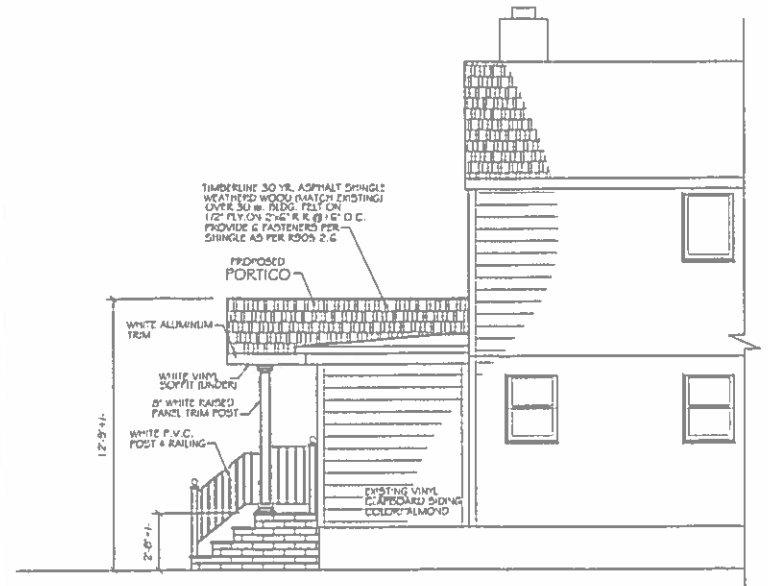
WEST SIDE ELEVATION

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FRONT ELEVATION

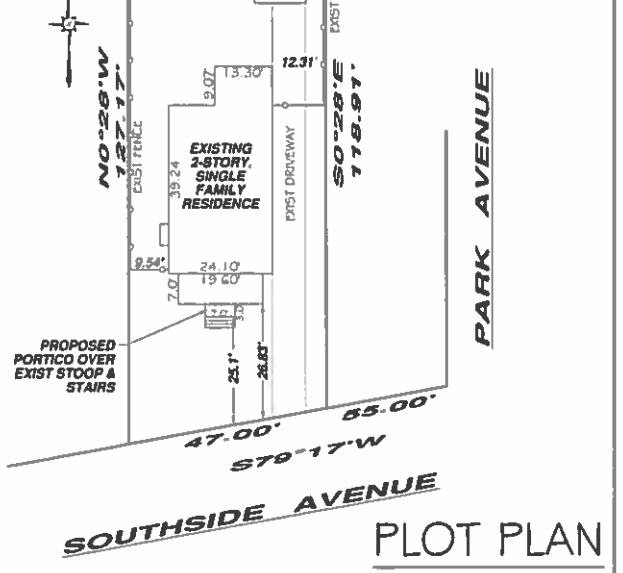
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EAST SIDE ELEVATION

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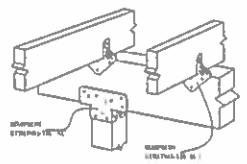
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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

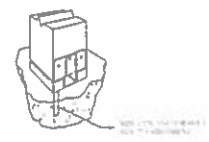


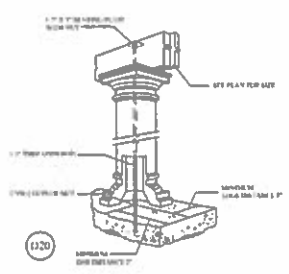
PLOT PLAN

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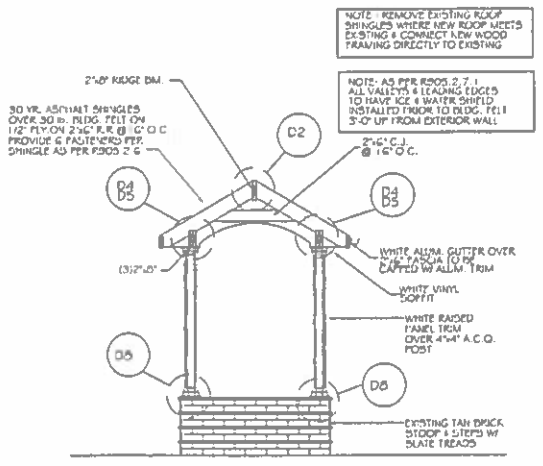






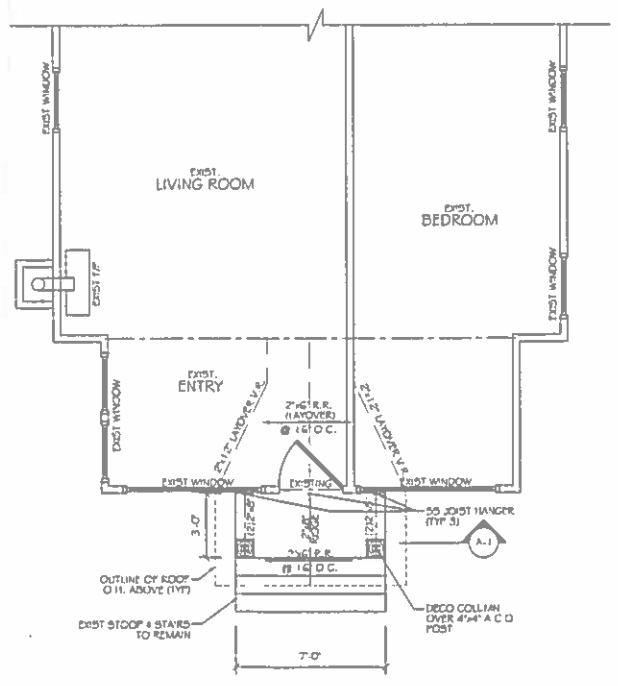


HOLLOW COLUMN CONNECTION DETAIL



SECTION A-1

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



FIRST FLOOR PLAN

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

N.Y.STATE CODE COMPLIANCE NOTE:

THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING CODES.

2020 RESIDENTIAL CODE OF NEW YORK STATE
2020 BUILDING CODE OF NEW YORK STATE
2020 PLUMBING CODE OF NEW YORK STATE
2020 MECHANICAL CODE OF NEW YORK STATE
2020 FUEL GAS CODE OF NEW YORK STATE
2020 FIRE CODE OF NEW YORK STATE
2020 PROPERTY MAINTENANCE CODE OF NEW YORK STATE
2020 EXISTING BUILDING CODE OF NEW YORK STATE
2020 PROPERTY MAINTENANCE CODE OF NEW YORK STATE
2020 E.C.C.C OF NEW YORK STATE
& ASHRAE 90.1-2016 AS AMENDED BY 19 NYCRR PART 1240

CERTIFIED DRAFTING
KURT JACOBS, ARCHITECT
201 NORTH WEST DRIVE, SUITE B
FARMINGDALE, NY 11735
KEVIN@KJARCERTIFIEDDRAFTING.COM
516-844-0420

DRAWN BY: VJC
DATE: 08/01/24

NAME: **GIBSON RESIDENCE**
486 SOUTHSIDE AV
FREEPORT, NY 11520
NCTM #54-299-47

PROJECT: PROPOSED FRONT PORTICO

SCALE: NOTED

DRAWING NO. **A1**

Application Date: 8/9/24
Fees Paid: $225.00

SP# 3765

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

NOTE: ACCEPTANCE OF THIS APPLICATION BY THE VILLAGE CLERK'S OFFICE DOES NOT CONSTITUTE A COMPLETE APPLICATION

PROPERTY ADDRESS: 102 Weberfield Ave ZONING DISTRICT RES A

SECTION 55 BLOCK 207 LOT 14 LOT SIZE: 4,366 SF (45x97)

☐ TENANT **APPLICANT** ☐ LESSEE	**PROPERTY OWNER**
Name: Marie Granthe	Name: Marie Granthe
Address: 102 Weberfield Ave Freeport, NY 11520	Address: 102 Weberfield Ave. Freeport, NY 11520
Telephone #: 646 402 3780	Telephone #: 646-402-3780

Attorney Name: _____ Address: _____
(optional) Phone #: _____

Present Land Use: RESIDENTIAL SINGLE FAMILY

Proposed Land Use: RESIDENTIAL SINGLE FAMILY

Description of Proposed Work: SECOND STORY DORMER ADDITION AND ALTERATION

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I request a preliminary meeting: ____ YES X NO

I request a waiver of the public hearing and hereby certify the following:

A. The subject property is zoned Residence A or Residence AA.
B. The proposed construction is not a new building or dwelling.
C. It is my belief that the criteria contained in §209-7 of the Code of the Incorporated Village of Freeport are satisfied.

X YES ____ NO

Marie Granthe
APPLICANT'S SIGNATURE

7/16/2024
DATE

Sworn to before me this 16 day of July, 2024

MARIA D DURAN NOTARY PUBLIC NO. 01DU6377703 QUALIFIED IN NASSAU COUNTY STATE OF NEW YORK

Notary Public

****

Property Owner's Consent:

I, MARIE GRANTHE am (are) the owner(s) of the subject property and consent to the filing of this application.

Marie Granthe
PROPERTY OWNER'S SIGNATURE

7/16/2024
DATE

Sworn to before me this 16 day of July, 2024

MARIA D DURAN NOTARY PUBLIC NO. 01DU6377703 QUALIFIED IN NASSAU COUNTY STATE OF NEW YORK

Notary Public

****

FOR VILLAGE USE ONLY

Site Plan Public Hearing Required: ____ YES ____ NO

Date of Hearing: _____

Date of Decision: _____

____Approved ____Denied

Village Clerk's Signature: _____ Date: _____

Planning Board Signature: _____ Date: _____

Rev. 12/10 **PLEASE SEE REVERSE SIDE FOR SUBMISSION CHECKLIST** Rev. 12/10

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INC. VILLAGE OF FREEPORT

Department of Buildings
46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520
(516) 377-2242
FAX (516) 377-2493
E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

ROBERT T. KENNEDY
MAYOR

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER
July 2, 2024

Marie Granthe
102 Weberfield Ave
Freeport, NY 11520

RE: **102 Weberfield Ave, Freeport, NY 11520**
Zoning District: Residence A Sec. 55 Blk. 207 Lot 14
Building Permit Application #20243778
Description: Proposed 2nd story dormer addition & alterations.

Dear Ms.

The above referenced application was initially reviewed by the Building Department and it has been determined that in order to proceed with the application process, additional approval from the Site Plan Review Board will be required.

For your convenience, we have enclosed the instructions, application, Building Department letters/documents, the Environmental Assessment form, and the Negative Declaration page pertaining to your building application. Please call the **Village Clerk's Office at 516-377-3632** to make an appointment, during normal business hours, to review the completed application. Changes or additional information may be required for the application; therefore, only **ONE** complete package of the twelve (12) sets should be brought in for the initial appointment with the Clerk's Office. **Only after this initial appointment should the additional copies be made**.

Be further advised that you must submit an application to the Site Plan Review Board within sixty (60) days of the date of this letter. In the event that you do not file an application within the allotted sixty (60) days, this letter will expire and the Building Permit Application in conjunction with same will be cancelled. Subsequently, a new Building Permit Application and filing fees will be required.

If you should have any questions or require any additional information with reference to the Site Plan Review Board Application, please call the **VILLAGE CLERK'S OFFICE** at 377-3632.

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings
Daniela Hernandez
cc: Village Clerk

ZBA Approval Needed: **NO**

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

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Notice

X **Negative Declaration** ____ **Positive Declaration**

In accordance with Section 8-0113, Article 8 of the New York Environmental Conservation Law and Chapter 110 of the Village Code, this Department has conducted an initial review to determine whether the following project may have a significant effect on the environment and on the basis of that review hereby finds:

X **The proposed project will not have a significant effect on the environment and therefore does not require the preparation of an Environmental Impact Statement.**

—— **The proposed project may have a significant effect on the environment and therefore requires the preparation of an Environmental Impact Statement. (See reasons below)**

Project:

Building Permit App. 20243778

Location: 102 Weberfield Ave
Applicant: Marie Granthe
Description: Proposed 2nd story dormer addition & alterations.

Lead Agency: Department of Buildings
for the Board of Trustees
Village of Freeport
46 North Ocean Avenue, Freeport, NY

Agency Contact Person:
Superintendent of Buildings
(516) 377-2242

REASON(S) FOR DETERMINATION

This finding is based upon Section 617.10 of Article of the New York Environmental Conservation Law, the criteria for determining what actions may have a significant effect on the environment, as follows:

A)

B) Possible environment effects identified:
(only if positive determination)

Dated: July 2, 2024

Sergio A. Mauras
Sergio A. Mauras
Superintendent of Buildings

IMPORTANT: This declaration and supporting attachments are open for inspection and public response at the office of the Superintendent of Buildings.

MAY 31 2024

617.20
Appendix B
Short Environmental Assessment Form

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Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information		
Name of Action or Project: 2ND Floor Dormer		
Project Location (describe, and attach a location map): 102 WEBERFIELD AVENUE FREEPORT NY 11520		
Brief Description of Proposed Action: NEW 2ND Floor Dormer		
Name of Applicant or Sponsor: MARIE GRAMMAR	**Telephone:** 646 4023780 **E-Mail:**	
Address: 102 WEBERFIELD AVENUE		
City/PO: FREEPORT	**State:** NY	**Zip Code:** 11520

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	X	
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	X	

3.a. Total acreage of the site of the proposed action?	.10 acres
b. Total acreage to be physically disturbed?	0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	0 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

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	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?		NA X	
b. Consistent with the adopted comprehensive plan?			X
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		X	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify:	X		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	X		
b. Are public transportation service(s) available at or near the site of the proposed action?		X	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		X	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies:		X	
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? NO X YES] If No, describe method for providing potable water:	X	X	
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? NO X YES] If No, describe method for providing wastewater treatment:		X	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	X		
b. Is the proposed action located in an archeological sensitive area?	X		
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	X		
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:	X		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	X		
16. Is the project site located in the 100 year flood plain?	X		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? X NO ☐ YES	X		
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: X NO ☐ YES			

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? RECEIVED If Yes, explain purpose and size:	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: CLERK'S OFFICE VILLAGE OF FREEPORT NY	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	☒	☐

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I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Joseph Lanocita Date: 5/31/2024

Signature:

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☐	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☐	☐
3. Will the proposed action impair the character or quality of the existing community?	☐	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☐	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☐	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☐	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☐	☐
b. public / private wastewater treatment utilities?	☐	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☐	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☐	☐

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	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☐	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☐	☐

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

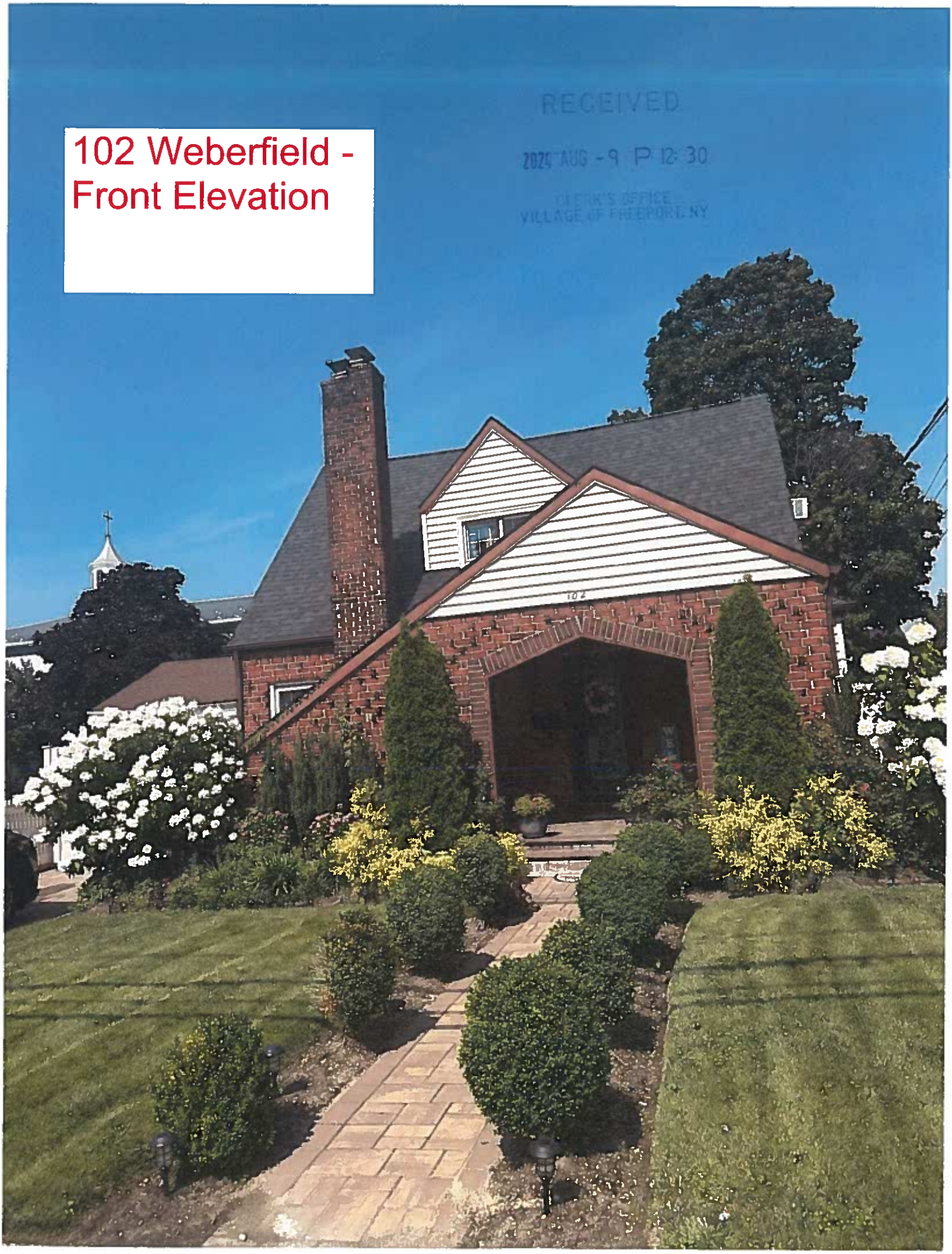
☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

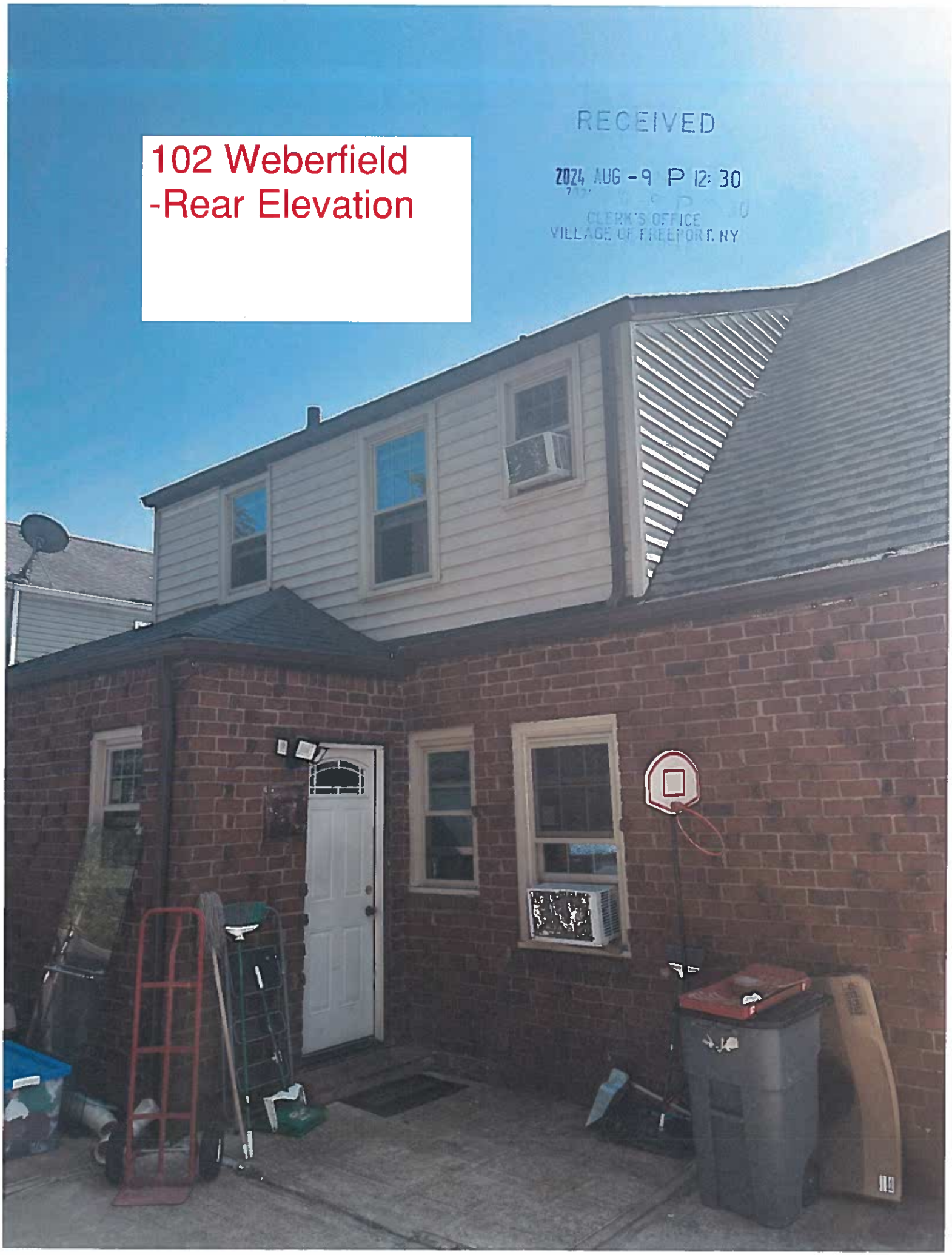
☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

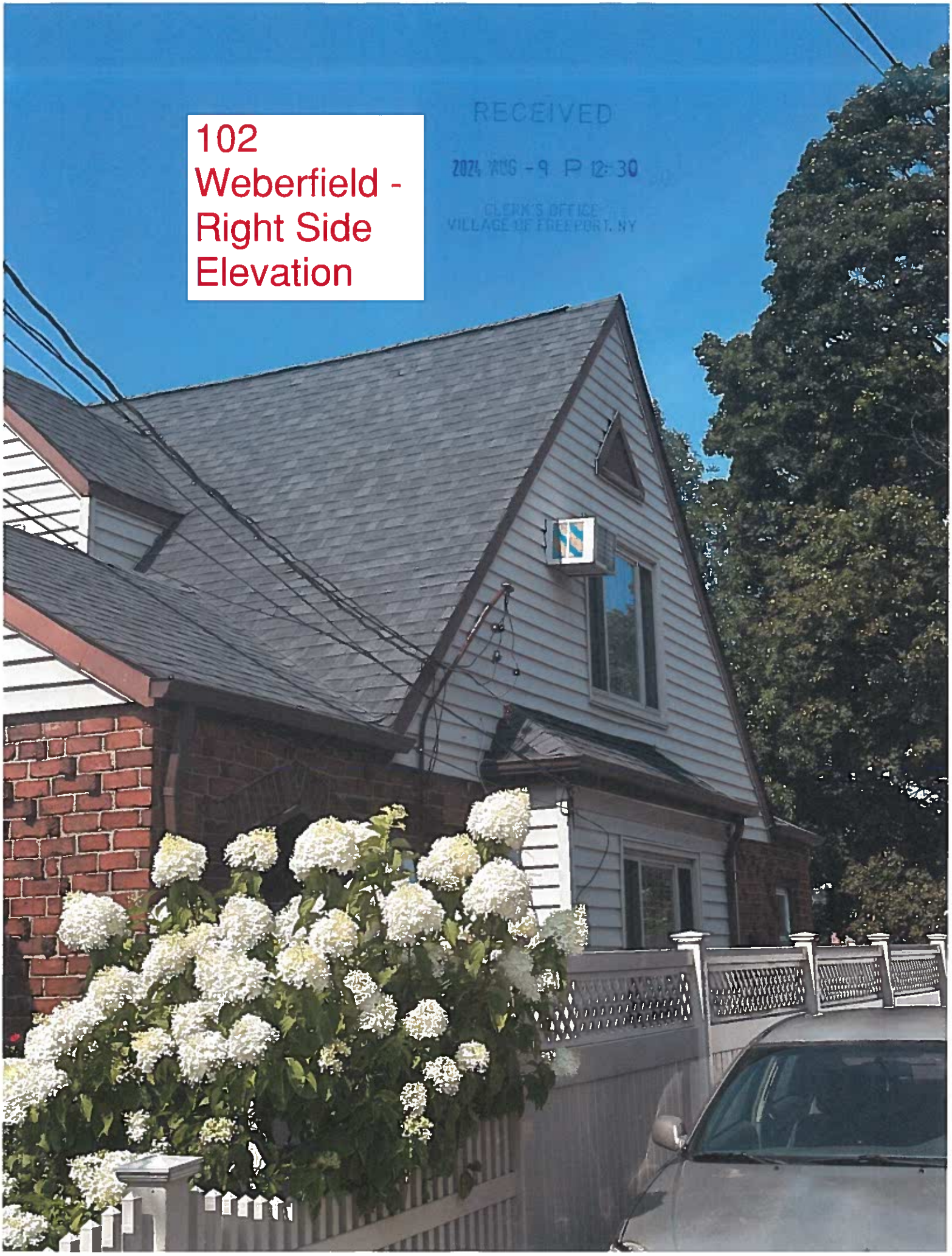
Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

102 Weberfield - Front Elevation

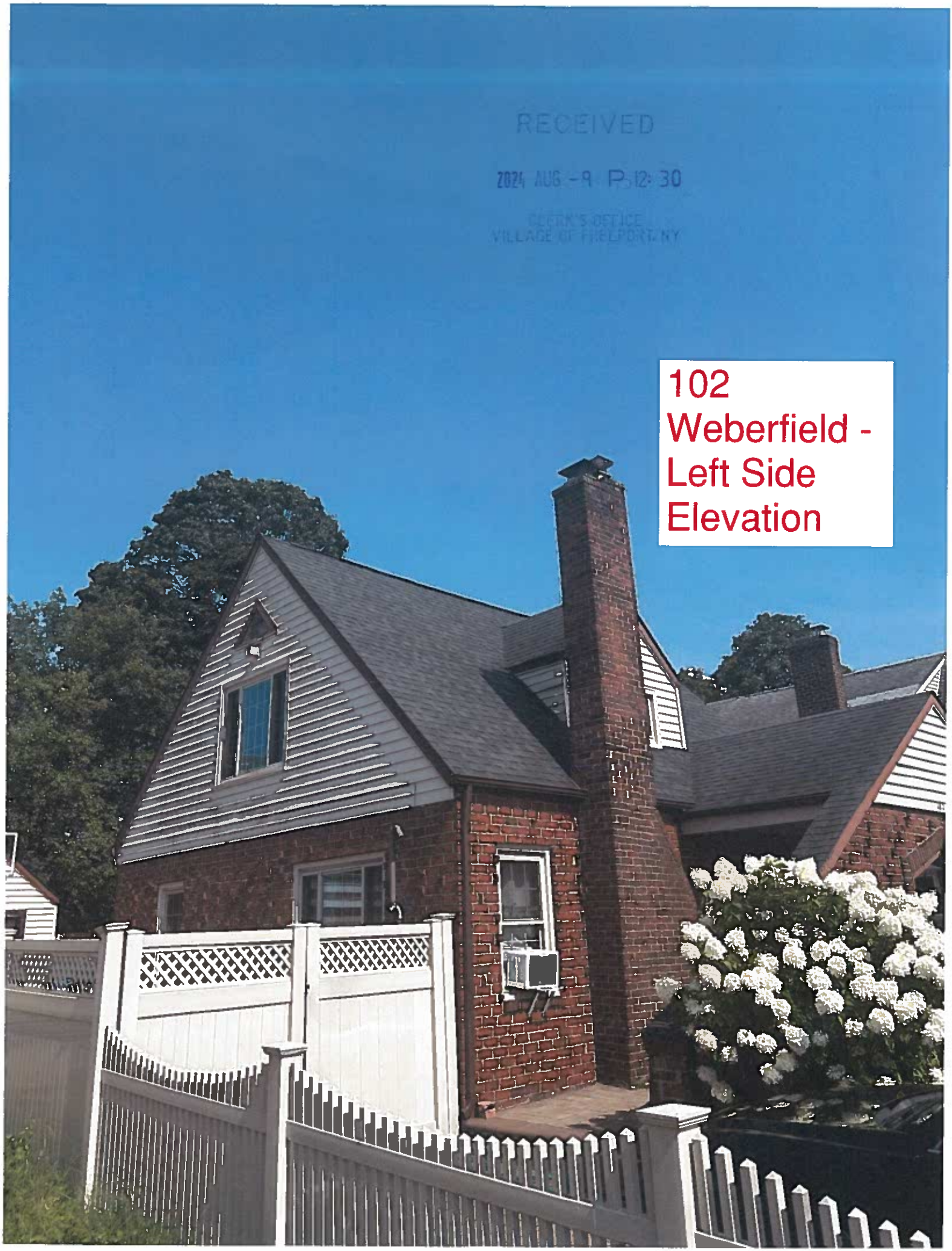
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102 Weberfield
-Rear Elevation
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102
Weberfield -
Right Side
Elevation
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VILLAGE OF FREEPORT, NY



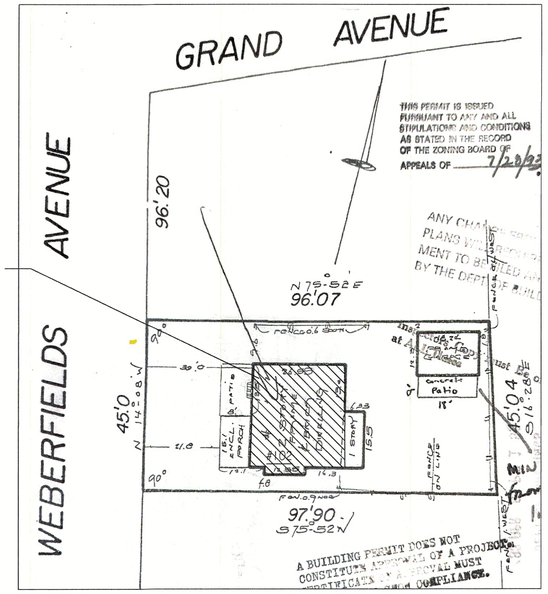

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98 Weberfield

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THERE IS NO CHANGE TO SETBACKS AS PART OF THIS APPLICATION

NEW 2ND STORY ADDITION AND ALTERATION

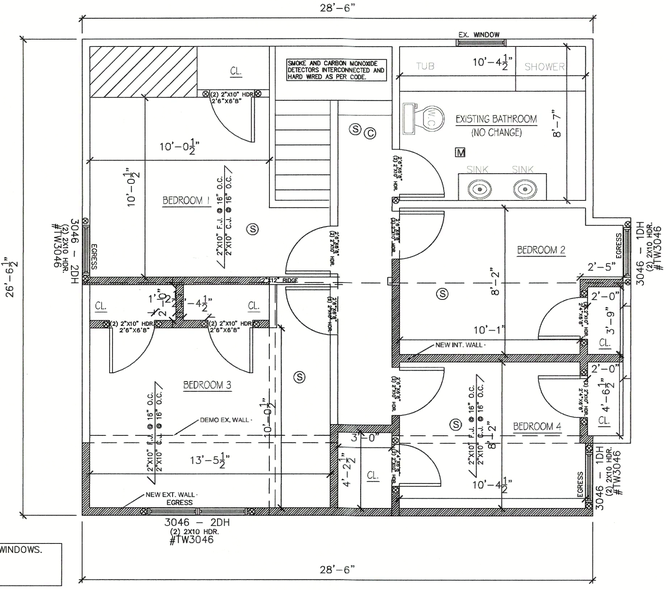


NOTE:
THIS SITE PLAN IS NOT A LEGAL SURVEY, IT IS FOR ILLUSTRATION PURPOSES ONLY. DIMENSIONS, SETBACKS, LOCATIONS & STRUCTURES WERE TAKEN FROM SURVEY PREPARED BY:
ROBERT J. FRIEDEL L.S.
DATED 7/28/1993

PLOT PLAN

SCALE: 1" = 20'

SCOPE OF WORK:
PROPOSED SECOND STORY DORMER ADDITION OVER EXISTING FIRST FLOOR.
THERE IS NO CHANGE TO SETBACKS AS PART OF THIS APPLICATION.
THERE IS NO PLUMBING INCLUDED IN THE SCOPE OF WORK FOR THIS APPLICATION.



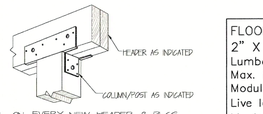
MECHANICAL VENTILATION PROVIDED IN ALL BATHROOMS.

ATTIC ACCESS IS AS PER SECTION R807 OF THE RCNYS. ROUGH-FRAMED OPENING IS NOT BE LESS THAN 22"X30". UNOBSTRUCTED HEADROOM ABOVE ACCESS OPENING IS MINIMUM OF 30". SEE SECTION RM1305.1.3 FOR ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT IS LOCATED IN ATTICS. DOUBLE FRAMING PROVIDED AROUND ACCESS OPENING.

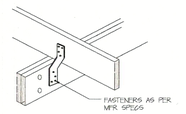
ALL WINDOWS TO BE ANDERSON 400 SERIES WITH ADVANCE LOW E DUAL PANE INSULATED CASEMENT WINDOWS.
ALL WINDOW FRAMES & GRILLES TO BE PICKED BY OWNER
MIN. U VALUE: .29 SHGC: .37 MAXIMUM AIR LEAKAGE: .3 CFM

PROPOSED SECOND FLOOR PLAN

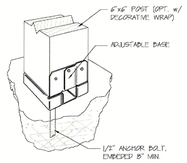
SCALE: 1/4" = 1'-0"



*INSTALL ON EVERY NEW HEADER, 2 PLCS
SIMPSON STRONG-TIE PCAA
SCALE: NOT TO SCALE



SIMPSON STRONG-TIE H8
NOT TO SCALE

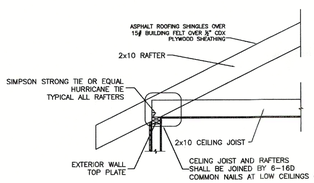


SIMPSON ABA66
NOT TO SCALE

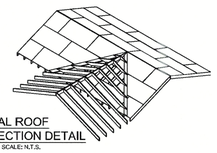
FLOOR JOISTS:
2" X 10" – 16" SPACING
Lumber: #2 or better douglas fir–larch.
Max. fiber stress: 1450 PSI.
Modulus of elasticity: 1,700,000 PSI.
Live load: 40 PSF (residential only).
LL deflection: span/360 max.

CEILING JOISTS:
2" X 8" – 16" SPACING
Lumber: #2 or better doug fir–larch or better.
Base fiber stress: 875 PSI.
E: 1,600,000 PSI.
Live load: 10 PSF (accessible attic).
LL deflection: span/240 max. (No plaster ceilings).

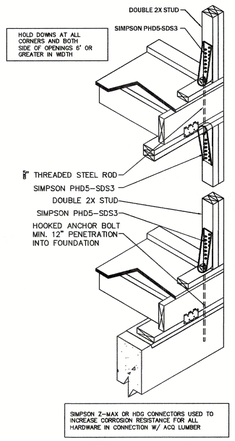
ROOF RAFTERS (WITH HANGERS):
2" X 8" – 16" SPACING
Lumber: #2 or better doug fir–larch or better.
Base fiber stress: 875 PSI.
E: 1,600,000 PSI.
Live load: 20 PSF.
LL deflection: span/240 max.



TYPICAL RAFTER/JOIST CONNECTION DETAIL
SCALE: N.T.S.

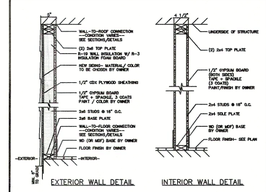


TYPICAL ROOF CONNECTION DETAIL
SCALE: N.T.S.



HOLD DOWN DETAILS

Wall Details



HEADER SCHEDULE	
CLEAR SPAN	HEADER SIZE
UP TO 4'-0"	(2) 2" X 8" HEADER
4'-0" TO 6'-0"	(2) 2" X 10" HEADER
6'-0" TO 8'-0"	(2) 2" X 12" HEADER

Legend

- EXISTING WALL TO BE REMOVED
- EXISTING FOUNDATION WALL TO REMAIN
- EXISTING STUD WALL TO REMAIN
- NEW CONSTRUCTION: 8" P.C. FOUNDATION WALLS W/ #4 REBAR @ 12" O.C. (H&V) ON A 16"x8" KEYED FTG.
- NEW CONSTRUCTION: 2x6 EXTERIOR WALLS 2x4 INTERIOR WALLS U.O.N.
- NEW HEADER OR GIRDER
- (S) SMOKE DETECTOR TO CODE
- (CO) CARBON MONOXIDE DETECTOR TO CODE
- (M) MECHANICAL VENT TO CODE DISCHARGING DIRECT TO EXTERIOR
- ⊘ 3" ϕ DIA. STEEL POST DOWN SOLID BEARING
- ⊗ 4"x4" POST TO SOLID BEARING U.O.N.

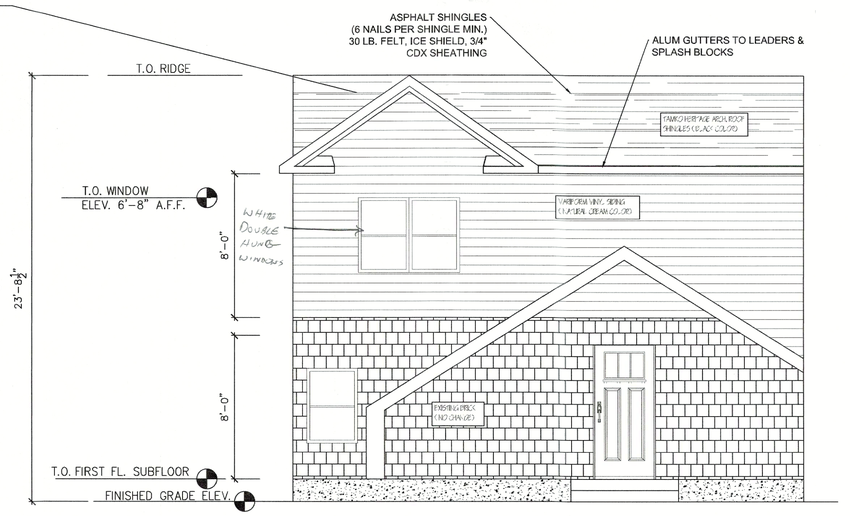
1. ALL FRAMING HARDWARE SHOWN ON THESE PLANS, UNLESS OTHERWISE NOTED IS SIMPSON NO SUBSTITUTIONS ARE APPROVED OR AUTHORIZED.
2. DUE TO THE NATURE OF FRAMING HARDWARE TO THE OTHER COMPONENTS OF THE STRUCTURE, ANY HARDWARE SUBSTITUTIONS WILL RENDER THESE PLANS NULL AND VOID AND WILL RESULT IN THE INSTALLER/ CONTRACTOR ASSURING RESPONSIBILITY FOR THE DESIGN AND PERFORMANCE OF THE ENTIRE SYSTEM.
3. ALL SPECIFIED FASTENERS TO BE INSTALLED PER INSTRUCTIONS OF THE SIMPSON STRONG TIE CONSTRUCTION CATALOG. INCORRECT FASTENER QUANTITY, SIZE, TYPE, MATERIAL OR FINISH MAY CONNECTION TO FAIL. 16D FASTENERS (8 GAUGE @ 31') ARE COMMON NAILS AND CANNOT BE 16D SINKERS (9 GAUGE @ 31') UNLESS OTHERWISE NOTED.
4. INSTALL ALL FASTENERS BEFORE LOADING THE CONNECTION.
5. JOISTS SHALL BEAR COMPLETELY ON THE CONNECTOR SEAT AND THE GAP BETWEEN THE AND THE HEADER SHALL NOT EXCEED 14 PER ASTM TEST STANDARDS.

Egress
Note: To meet egress, a window must comply with:

2nd floor and above:
Clear opening width = 20" minimum
Clear opening height = 24" minimum
Minimum clear opening sq.ft = 5.7 sq.ft.
Maximum sill height above the floor = 44"

1st floor:
Clear opening width = 20" minimum
Clear opening height = 24" minimum
Minimum clear opening sq.ft. = 5.0 sq.ft.
Maximum sill height above the floor = 44"

ROOF CONSTRUCTION:
– ½" CDX PLYWOOD SHEATHING
– 2"x10" R.R. @ 16" O.C. W/ BIRDSMOUTH CUT
– 2"X10" C.J. @ 16" O.C.
– 2"X6" COLLAR TIES @ 16" O.C.
– 2"X12" RIDGE BEAM
– R–30 INSULATION WITH R–11 INSULATION ON TOP & 1" AIR GAP @ R.R.
– ½" GYPSUM BOARD WITH 3 COATS T&S
– ASPHALT ROOFING SHINGLES
– 30 LBS. ROOFING VENTED VINYL SOFFITS
– GABLE VENTS AS REQUIRED
– 1"X6" FASCIA BOARD
– 1"X8" RAKE BOARD ALUM.
– GUTTERS AND LEADERS AS REQUIRED
– HURRICANE TECO & RIDGE STRAP EVERY R.R.



PROPOSED FRONT ELEVATION

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



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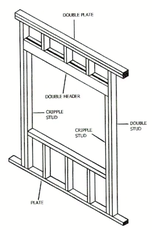
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102 WEBERFIELD AVENUE
FREEPORT, NY 11520

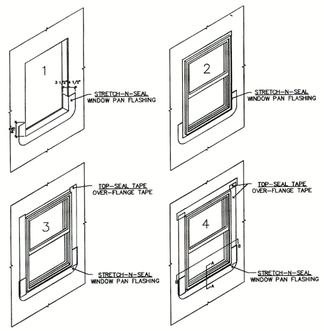
NO.	REVISION	DATE
1		
2		

DESIGNED BY:
FORTRESS DBC, INC
3374 STRATFORD ROAD
WANTAGH, NY 11793
516-662-3627

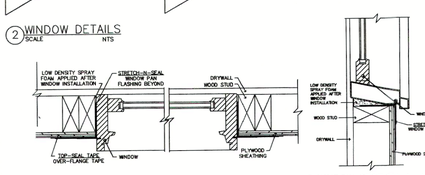
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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



1 EXTERIOR WALL OPENINGS DETAIL
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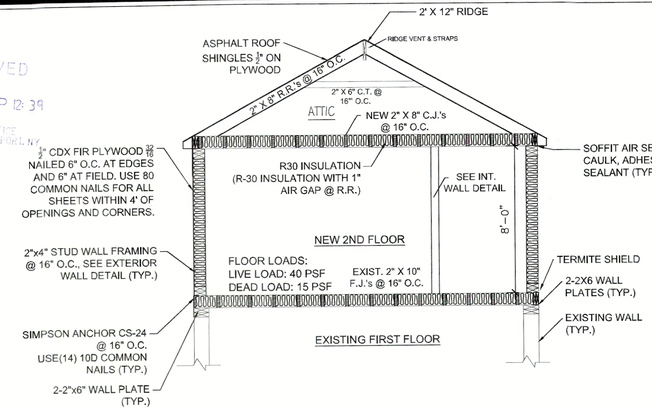


2 WINDOW DETAILS
SCALE NTS

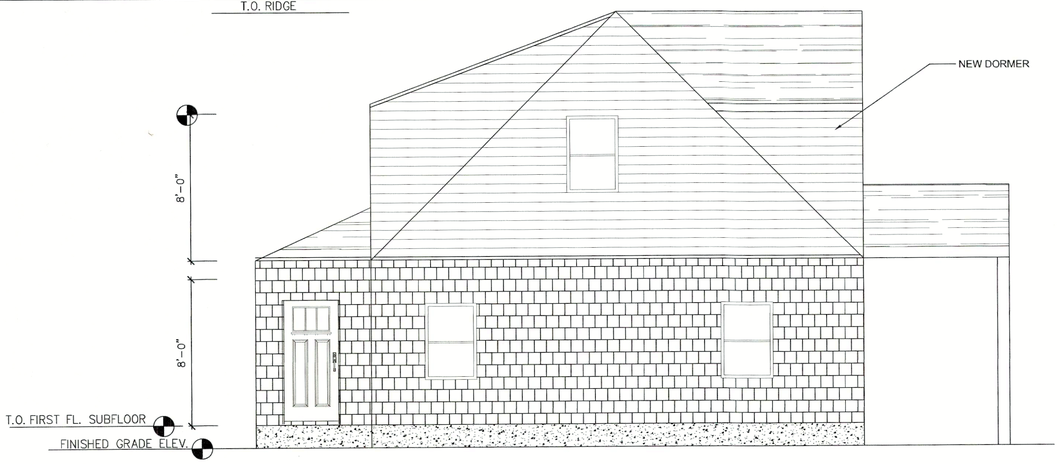


3 WINDOW SECTION B-B
SCALE NTS

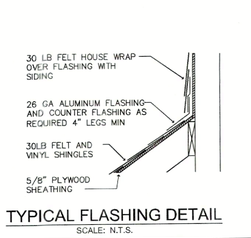
4 WINDOW SECTION A-A
SCALE NTS



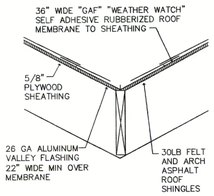
TYPICAL 8' FLAT CEILING SECTION
SCALE: 1/4" = 1'-0"



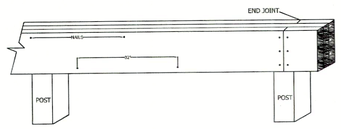
PROPOSED LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



TYPICAL FLASHING DETAIL
SCALE: N.T.S.

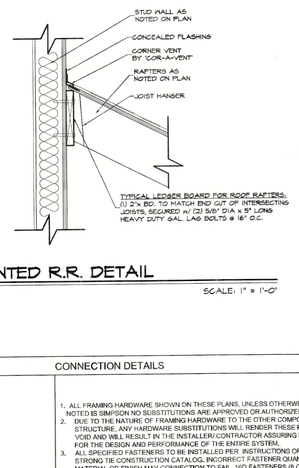


TYPICAL VALLEY DETAIL
SCALE: N.T.S.



TYPICAL NAILING BUILT UP BEAMS AND GIRDERS DETAIL

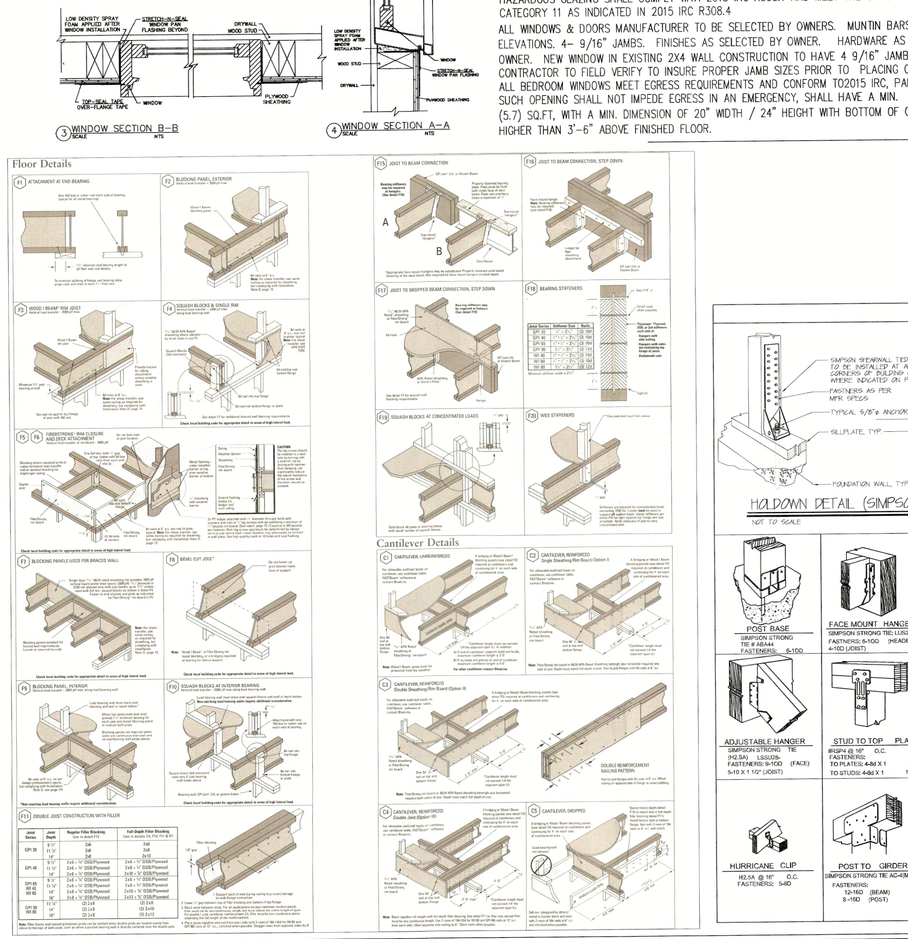
WINDOW & DOOR NOTE:
ALL WINDOWS AND DOORS TO BE PROVIDED WITH A HEADER AS FOLLOWS UNLESS OTHERWISE NOTED ON PLANS:
GENERAL CONTRACTOR TO VERIFY ALL WINDOW AND DOOR TYPES, SIZES, COLOR ETC. W/ OWNER PRIOR TO ORDERING
HAZARDOUS GLAZING SHALL COMPLY WITH 2015 IRC R308.1 AND MEET THE CRITERIA FOR CATEGORY 11 AS INDICATED IN 2015 IRC R308.4
ALL WINDOWS & DOORS MANUFACTURER TO BE SELECTED BY OWNERS. MUNTIN BARS AS PER ELEVATIONS. 4- 9/16" JAMBS. FINISHES AS SELECTED BY OWNER. HARDWARE AS SELECTED BY OWNER. NEW WINDOW IN EXISTING 2X4 WALL CONSTRUCTION TO HAVE 4 9/16" JAMBS. GENERAL CONTRACTOR TO FIELD VERIFY TO INSURE PROPER JAMB SIZES PRIOR TO PLACING ORDER.
ALL BEDROOM WINDOWS MEET EGRESS REQUIREMENTS AND CONFORM TO2015 IRC, PART 310.1.1. SUCH OPENING SHALL NOT IMPEDE EGRESS IN AN EMERGENCY, SHALL HAVE A MIN. AREA OF (5.7) SQ.FT, WITH A MIN. DIMENSION OF 20" WIDTH / 24" HEIGHT WITH BOTTOM OF OPENING NO HIGHER THAN 3'-6" ABOVE FINISHED FLOOR.

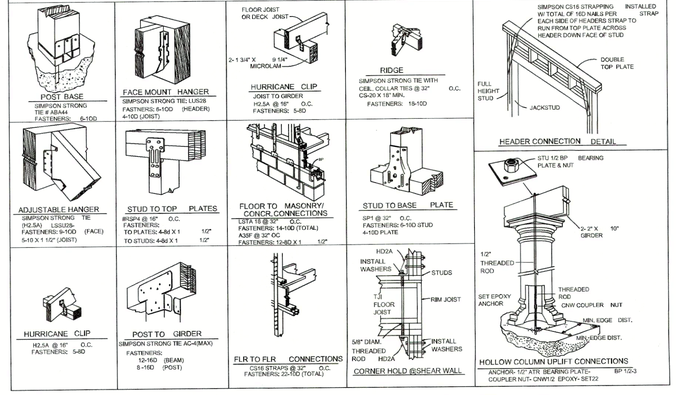


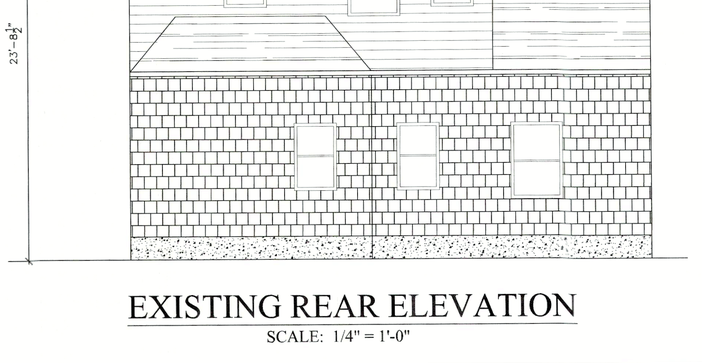
VENTED R.R. DETAIL
SCALE: 1" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"







EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"

STATE OF NEW YORK
JOSEPH A. LaROCCA
097149
LICENSED PROFESSIONAL ENGINEER

DWG.
DATE 8/1/24
REVISION
NO. DATE
102 WEBERFIELD AVENUE
DESIGNED BY:
FORTRESS DBC, INC
3374 STRATFORD ROAD

BUILDING CODE CRITERIA

THE FOLLOWING ARE EXCERPTS OF THE 2015 RESIDENTIAL CODE OF THE STATE OF NEW YORK.

TABLE R301.2(1) CLIMATE AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD R301.2(5)	WIND DESIGN: SPEED (MPH) R301.2(4)A	WIND DESIGN: TOPOGRAPHIC EFFECTS R301.2.1.5	WIND DESIGN: SPECIAL WIND REGION R301.2(4)A	WIND DESIGN: WIND BORNE DEBRIS ZONE R301.2.1.2.1	SEISMIC DESIGN CATEGORY R301.2(2)	SUBJECT TO DAMAGE FROM: WEATHERING R301.2(3)	SUBJECT TO DAMAGE FROM: FROST LINE DEPTH R403.1(1)	SUBJECT TO DAMAGE FROM: TERMITE R301.2(6)	WINTER DESIGN TEMP. R301.2(1)	ICE BARRIER UNDERLAYMENT REQUIRED R905.2	FLOOD HAZARD R301.2(1)& (FEMA)	AIR FREEZING INDEX R403.3(1)	MEAN ANNUAL TEMP. R301
20 #/FT^2	130 MPH ZONE	NO	N/A	WITHIN 1 MILE OF SHORELINE	D	SEVERE	36 INCHES	MODERATE TO HEAVY	15 DEGREES	YES	N/A	1500 OR LESS	51.9 F

SECTION R301.1 WIND DESIGN CRITERIA BUILDINGS AND PORTIONS THEREOF SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE WIND PROVISIONS OF THIS CODE USING THE ULTIMATE DESIGN WIND SPEED IN TABLE R301.2(1) AS DETERMINED FROM FIGURE R301.2(4)A. THE STRUCTURAL PROVISIONS OF THIS CODE FOR WIND LOADS ARE NOT PERMITTED WHERE WIND DESIGN IS REQUIRED AS SPECIFIED IN SECTION R301.2.1.1. PERMITTED WHERE WIND DESIGN IS REQUIRED AS SPECIFIED IN SECTION R301.2.1.1. WHERE DIFFERENT CONSTRUCTION METHODS AND STRUCTURAL MATERIALS ARE USED FOR VARIOUS PORTIONS OF A BUILDING, THE APPLICABLE REQUIREMENTS OF THIS FOR VARIOUS PORTIONS OF A BUILDING, THE APPLICABLE REQUIREMENTS OF THIS SECTION FOR EACH PORTION SHALL APPLY. WHERE NOT OTHERWISE SPECIFIED, THE WIND LOADS LISTED IN TABLE R301.2(1) ADJUSTED FOR HEIGHT AND EXPOSURE USING TABLE R301.2(3) SHALL BE USED TO DETERMINE DESIGN LOAD PERFORMANCE. REQUIREMENTS FOR WALL COVERINGS, CURTAIN WALLS, ROOF COVERINGS, EXTERIOR WINDOWS, SKYLIGHTS, GARAGE DOORS AND EXTERIOR DOORS. ASPHALT SHINGLES SHALL BE DESIGNED FOR WIND SPEEDS IN ACCORDANCE WITH SECTION R905.2.4. A CONTINUOUS LOAD PATH SHALL BE PROVIDED TO TRANSMIT THE APPLICABLE UPLIFT FORCES IN SECTION R802.11.1 FROM THE ROOF ASSEMBLY TO THE FOUNDATION.

SECTION R301.2.1.1 WIND LIMITATIONS AND WIND DESIGN REQUIRED. THE WIND PROVISIONS OF THIS CODE SHALL NOT APPLY TO THE DESIGN OF BUILDINGS WHERE WIND DESIGN IS REQUIRED IN ACCORDANCE WITH FIGURE R301.2(4)B.

EXCEPTIONS:
1. FOR CONCRETE CONSTRUCTION, THE WIND PROVISIONS OF THIS CODE SHALL APPLY IN ACCORDANCE WITH THE LIMITATIONS OF SECTIONS R404 AND R608.
2. FOR STRUCTURAL INSULATED PANELS, THE WIND PROVISIONS OF THIS CODE SHALL APPLY IN ACCORDANCE WITH THE LIMITATIONS OF SECTION R610.
3. FOR COLD-FORMED STEEL LIGHT-FRAME CONSTRUCTION, THE WIND PROVISIONS OF THIS CODE SHALL APPLY IN ACCORDANCE WITH THE LIMITATIONS OF SECTIONS R505, R603 AND R804.

IN REGIONS WHERE WIND DESIGN IS REQUIRED IN ACCORDANCE WITH FIGURE R301.2(4)B, THE DESIGN OF BUILDINGS FOR WIND LOADS SHALL BE IN ACCORDANCE WITH ONE OR MORE OF THE FOLLOWING METHODS:
1. AWC's WOOD FRAME CONSTRUCTION IN HIGH-WIND REGIONS (LC 600).
2. ICC STANDARD FOR RESIDENTIAL CONSTRUCTION IN HIGH-WIND REGIONS (ICC 600).
3. ASCE MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES (ASCE 7).
4. AISI STANDARD FOR COLD-FORMED STEEL FRAMING—PRESCRIPTIVE METHOD FOR ONE- AND TWO-FAMILY DWELLINGS (AISI S230).
5. INTERNATIONAL BUILDING CODE.

THE ELEMENTS OF DESIGN NOT ADDRESSED BY THE METHODS IN ITEMS 1 THROUGH 5 SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE. WHERE ASCE 7 OR THE INTERNATIONAL BUILDING CODE IS USED FOR THE DESIGN OF THE BUILDING, THE WIND SPEED MAP AND EXPOSURE CATEGORY REQUIREMENTS AS SPECIFIED IN ASCE 7 AND THE INTERNATIONAL BUILDING CODE SHALL BE USED.

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

USE	FASTENER SPACING		
FASTENER TYPE	PANEL SPAN ≤ 4 FOOT	4 FOOT ≤ PANEL SPAN ≤ 6 FOOT	6 FOOT ≤ PANEL SPAN ≤ 8 FOOT
#8 WOOD SCREW BASED ANCHOR WITH 2-INCH EMBEDMENT LENGTH	16"	10"	8"
#8 WOOD SCREW BASED ANCHOR WITH 3-INCH EMBEDMENT LENGTH	16"	12"	9"
#8 WOOD SCREW BASED ANCHOR WITH 2-INCH EMBEDMENT LENGTH	16"	16"	16"

NOTES:

CONTRACTOR SHALL COORDINATE WITH SIMPSON STRONG-TIE COMPANY, INC. 800-999-5099 TO PROVIDE ALL CONSTRUCTION CONNECTORS, HANGERS AND BRACING AS REQUIRED FOR WIND RESISTANCE CONNECTIONS / DESIGN THROUGH THE CONTINUOUS LOAD PATH FROM THE ROOF TO THE FOUNDATION.

TABLE R301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS IN POUNDS / SQ FT

USE	LIVE LOAD
UNINHABITABLE ATTICS WITHOUT STORAGE	10
UNINHABITABLE ATTICS WITH LIMITED STORAGE	10
HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS	30
BALCONIES (EXTERIOR) AND DECKS	40
FIRE ESCAPES	40
GUARDS AND HANDRAILS	200
GUARD IN-FILL COMPONENTS	50
PASSENGER VEHICLE GARAGES	50
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40

TABLE R301.7 ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS

STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
RAFTERS HAVING SLOPES GREATER THAN 3:12 WITH NO FINISHED CEILING ATTACHED TO RAFTERS	L/180
INTERIOR WALLS AND PARTITIONS	H/180
FLOORS	L/360
CEILINGS WITH BRITTLE FINISHES (INCLUDING PLASTER AND STUCCO)	L/360
CEILINGS WITH FLEXIBLE FINISHES (INCLUDING GYPSUM BOARD)	L/240
ALL OTHER STRUCTURAL MEMBERS	L/240
EXTERIOR WALLS – WIND LOADS WITH PLASTER OR STUCCO FINISH	H/360
EXTERIOR WALLS – WIND LOADS WITH OTHER BRITTLE FINISHES	H/240
EXTERIOR WALLS – WIND LOADS WITH FLEXIBLE FINISHES	H/120
LINTELS SUPPORTING MASONRY VENEER WALLS	L/600

WIND-BORNE DEBRIS REGION

IN AREAS DETERMINED BY THE LOCAL MUNICIPALITY TO BE WITHIN THE "WIND-BORNE DEBRIS REGION" ALL GLAZED OPENINGS SHALL BE PROTECTED AS PER R301.2.1.2.

EXTERIOR GLAZING IN BUILDINGS LOCATED IN WINDBORNE DEBRIS REGIONS SHALL BE PROTECTED FROM WINDBORNE DEBRIS. GLAZED OPENING PROTECTION FOR WINDBORNE DEBRIS SHALL MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E 1996 AND ASTM E 1886 AS MODIFIED IN SECTION R301.2.1.2.1. GARAGE DOOR GLAZED OPENING PROTECTION FOR WINDBORNE DEBRIS SHALL MEET THE REQUIREMENTS OF AN APPROVED IMPACT-RESISTING STANDARD OR ANSI/DASMA 115.

EXCEPTION: WOOD STRUCTURAL PANELS WITH A THICKNESS OF NOT LESS THAN 7/16 INCH (11 MM) AND A SPAN OF NOT MORE THAN 8 FEET (2438 MM) SHALL BE PERMITTED FOR OPENINGS PROTECTION. PANELS SHALL BE PRECUT AND ATTACHED TO THE FRAMING SURROUNDING THE OPENING CONTAINING THE PRODUCT WITH THE GLAZED OPENING. PANELS SHALL BE PREDRILLED AS REQUIRED FOR THE ANCHORAGE METHOD AND SHALL BE SECURED WITH THE ATTACHMENT HARDWARE PROVIDED. ATTACHMENTS SHALL BE DESIGNED TO RESIST THE COMPONENT AND CLADDING LOADS DETERMINED IN ACCORDANCE WITH EITHER TABLE R301.2(2) OR ASCE 7, WITH THE PERMANENT CORROSION-RESISTANT ATTACHMENT HARDWARE PROVIDED AND ANCHORS PERMANENTLY INSTALLED ON THE BUILDING. ATTACHMENT IN ACCORDANCE WITH TABLE R301.2.1.2 IS PERMITTED FOR BUILDINGS WITH A MEAN ROOF HEIGHT OF 45 FEET (13, 716 MM) OR LESS WHERE THE ULTIMATE DESIGN WIND SPEED, VULT, IS 180 MPH (3140 KPH) OR LESS.

SECTION R309.1 DESIGN AND CONSTRUCTION.
FLOORS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THIS CHAPTER, FIGURE R301.1 AND SECTIONS R317 AND R318 OR IN ACCORDANCE WITH ANSI ANSI NDS.

SECTION R507.1 DECKS
WOOD-FRAMED DECKS SHALL BE IN ACCORDANCE WITH THIS SECTION OR SECTION R301 FOR MATERIALS AND CONDITIONS NOT PRESCRIBED HEREIN. WHERE SUPPORTED BY ATTACHMENT TO AN EXTERIOR WALL, DECKS SHALL BE POSITIVELY ANCHORED TO THE PRIMARY STRUCTURE AND DESIGNED FOR BOTH VERTICAL AND LATERAL LOADS. SUCH ATTACHMENT SHALL NOT BE ACCOMPLISHED BY THE USE OF TOENAILS OR TOENAIL-LOADED CONNECTORS. WHERE POSITIVE CONNECTION TO THE PRIMARY BUILDING STRUCTURE CANNOT BE VERIFIED DURING INSPECTION, DECKS SHALL BE SELF-SUPPORTING. FOR DECKS WITH CANTILEVERED FRAMING MEMBERS, CONNECTIONS TO EXTERIOR WALLS OR OTHER FRAMING MEMBERS SHALL BE DESIGNED AND CONSTRUCTED TO RESIST UPLIFT RESULTING FROM THE FULL LIVE LOAD SPECIFIED IN TABLE R301.5 ACTING ON THE CANTILEVERED PORTION OF THE DECK.

SECTION R312.1 WHERE REQUIRED. GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES (762MM) MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES (914 MM) HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD. SECTION R312.2 HEIGHT. REQUIRED GUARDS AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES OR LANDINGS, SHALL BE NOT LESS THAN 36 INCHES (914MM) IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS.

INTERIOR GYPSUM BOARD

SECTION R702.3.5.1 SCREW FASTENERS
SCREWS FOR ATTACHING GYPSUM BOARD AND GYPSUM PANEL PRODUCTS TO WOOD FRAMING SHALL BE TYPE W OR TYPE S IN ACCORDANCE WITH ASTM C 1002 AND SHALL PENETRATE THE WOOD NOT LESS THAN 5/8 INCH (15.9 MM). GYPSUM BOARD AND GYPSUM PANEL PRODUCTS SHALL BE ATTACHED TO COLD-FORMED STEEL FRAMING WITH MINIMUM NO. 6 SCREWS. SCREWS FOR ATTACHING GYPSUM BOARD AND GYPSUM PANEL PRODUCTS TO COLD-FORMED STEEL FRAMING LESS THAN 0.033 INCH (0.84 MM) THICK SHALL BE TYPE S IN ACCORDANCE WITH ASTM C 1002, OR BUGLE HEAD STYLE IN ACCORDANCE WITH ASTM C 954 AND SHALL PENETRATE THE STEEL NOT LESS THAN 3/8 INCH (9.5 MM). SCREWS FOR ATTACHING GYPSUM BOARD AND GYPSUM PANEL PRODUCTS TO COLD-FORMED STEEL FRAMING 0.033 INCH TO 0.113 INCH (1 MM TO 2.9 MM) THICK SHALL BE IN ACCORDANCE WITH ASTM C 954 OR BUGLE HEAD STYLE IN ACCORDANCE WITH ASTM C 1513. SCREWS FOR ATTACHING GYPSUM BOARD AND GYPSUM PANEL PRODUCTS TO STRUCTURAL INSULATED PANELS SHALL PENETRATE THE WOOD STRUCTURAL PANEL FACING NOT LESS THAN 7/16 INCH (11 MM).

TABLE R702.3.5 — NOTES:
A. FOR APPLICATION WITHOUT ADHESIVE, A PAIR OF NAILS SPACED NOT LESS THAN 2 INCHES APART OR MORE THAN 2½ INCHES APART SHALL BE PERMITTED TO BE USED WITH THE PAIR OF NAILS SPACED 12 INCHES ON CENTER.

B. SCREWS SHALL BE IN ACCORDANCE WITH SECTION R702.3.4. SCREWS FOR ATTACHING GYPSUM BOARD OR GYPSUM PANEL PRODUCTS TO STRUCTURAL INSULATED PANELS SHALL PENETRATE THE WOOD STRUCTURAL PANEL FACING NOT LESS THAN 7/16 INCH.

C. WHERE COLD-FORMED STEEL FRAMING IS USED WITH A CLINCHING DESIGN TO RECEIVE NAILS BY TWO EDGES OF METAL, THE NAILS SHALL BE NOT LESS THAN 5/8 INCH LONGER THAN THE GYPSUM BOARD OR GYPSUM PANEL PRODUCT THICKNESS AND SHALL HAVE RINGED SHANKS WHERE THE COLD-FORMED STEEL FRAMING HAS A NAILING GROOVE FORMED TO RECEIVE THE NAILS. THE NAILS SHALL HAVE BARBED SHANKS OR BE SO. 19/3 GAGE, 15/8 INCHES LONG, 15/64-INCH HEAD FOR 1/2 –INCH GYPSUM BOARD OR GYPSUM PANEL PRODUCT; AND 60, 13 GAGE, 17/8 INCHES LONG, 15/64-INCH HEAD FOR 5/8–INCH GYPSUM BOARD OR GYPSUM PANEL PRODUCT.

D. THREE-EIGHTHS-INCH-THICK SINGLE-PLY GYPSUM BOARD OR GYPSUM PANEL PRODUCT SHALL NOT BE USED ON A CEILING WHERE A WATER-BASED TEXTURED FINISH IS TO BE APPLIED, OR WHERE IT WILL BE REQUIRED TO SUPPORT INSULATION ABOVE A CEILING. ON CEILING APPLICATIONS TO RECEIVE A WATER-BASED TEXTURE MATERIAL EITHER HAND OR SPRAY APPLIED, THE GYPSUM BOARD OR GYPSUM PANEL PRODUCT SHALL BE APPLIED PERPENDICULAR TO FRAMING. WHERE APPLYING A WATER-BASED TEXTURE MATERIAL, THE MINIMUM GYPSUM BOARD THICKNESS SHALL BE INCREASED FROM 3/8 INCH TO 1/2 INCH FOR 16-INCH ON CENTER FRAMING, AND FROM 1/2 INCH TO 5/8 INCH FOR 24-INCH ON CENTER FRAMING OR 1/2 –INCH SAG-RESISTANT GYPSUM CEILING BOARD SHALL BE USED.

MINIMUM ROOF LIVE LOADS IN POUNDS– FORCE PER SQUARE FOOT OF HORIZONTAL PROJECTION

ROOF SLOPE	TRIBUTARY LOADED AREA IN SQ. FT. FOR ANY STRUCTURAL MEMBER: 0 TO 200	201 TO 600	OVER 600
FLAT OR RISE LESS THAN 4 INCHES PER FOOT (1:3)	20	16	12
RISE 4 INCHES PER FOOT (1:3) TO LESS THAN 12 INCHES PER FOOT (1:1)	16	14	12
RISE 12 INCHES PER FOOT (1:1) AND GREATER	12	12	12

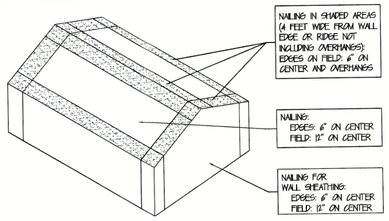
MINIMUM DEAD LOADS 25 POUNDS PER SQ. FT. ROOF TIE DOWNS WITH A WIND UPLIFT PRESSURE OF 20 POUNDS PER SQ.FT. AND TOTAL ROOF WIDTH OF 36' SHALL RESIST A MINIMUM OF 288 LBS./FT. ALL FASTENERS SELECTED MEET OR EXCEED THIS REQUIREMENT.

MINIMUM THICKNESS AND APPLICATION OF GYPSUM BOARD AND GYPSUM PANEL PRODUCT TABLE R702.3.5

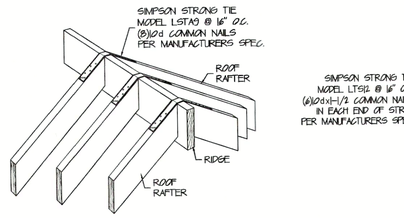
THICKNESS OF GYPSUM BOARD OR GYPSUM PANEL PRODUCTS (INCHES)	APPLICATION	ORIENTATION OF GYPSUM BOARD OR GYPSUM PANEL PRODUCTS TO FRAMING	MAXIMUM SPACING OF FRAMING MEMBERS (INCHES O.C.)	MAXIMUM SPACING OF FASTENERS (INCHES): NAILS	MAXIMUM SPACING OF FASTENERS (INCHES): SCREWS	SIZE OF NAILS FOR APPLICATION TO WOOD FRAMING
APPLICATION WITHOUT ADHESIVE						
3/8"	CEILING	PERPENDICULAR	16	7	12	13 GAGE, 1-1/4" LONG, 15/64" HEAD, 0.098" DIAMETER, 1-1/4" LONG, ANNULAR-RINGED, OR 6D COOLER NAIL, 0.080" DIAMETER, 1-7/8" LONG, 7/32" HEAD
	WALL	EITHER DIRECTION	16	8	16	
1/2"	CEILING	EITHER DIRECTION	16	7	12	13 GAGE, 1-3/8" LONG, 15/64" HEAD, 0.098" DIAMETER, 1-1/4" LONG, ANNULAR-RINGED, 6D COOLER NAIL, 0.092" DIAMETER, 1-7/8" LONG, 1/4" HEAD, OR GYPSUM BOARD NAIL, 0.0936" DIAMETER, 1-7/8" LONG, 15/64" HEAD
	CEILING	PERPENDICULAR	24	7	12	
	WALL	EITHER DIRECTION	24	8	12	
	WALL	EITHER DIRECTION	16	8	16	
5/8"	CEILING	EITHER DIRECTION	16	7	12	13 GAGE, 1-5/8" LONG, 15/64" HEAD, 0.098" DIAMETER, 1-3/8" LONG, ANNULAR-RINGED, 6D COOLER NAIL, 0.092" DIAMETER, 1-7/8" LONG, 1/4" HEAD, OR GYPSUM BOARD NAIL, 0.0935" DIAMETER, 1-7/8" LONG, 15/64" HEAD
	CEILING	PERPENDICULAR	24	7	12	
	TYPE 'X' AT GARAGE CEILING BENEATH HABITABLE ROOMS	PERPENDICULAR	24	6	6	1-7/8" LONG 6D COATED NAILS OR EQUIVALENT DRYWALL SCREWS. SCREWS SHALL COMPLY WITH SECTION R702.3.5.
	WALL	EITHER DIRECTION	24	8	12	13 GAGE, 1-5/8" LONG, 15/64" HEAD, 0.098" DIAMETER, 1-3/8" LONG, ANNULAR-RINGED, 6D COOLER NAIL, 0.092" DIAMETER, 1-7/8" LONG, 1/4" HEAD, OR GYPSUM BOARD NAIL, 0.0935" DIAMETER, 1-7/8" LONG, 15/64" HEAD
	WALL	EITHER DIRECTION	16	8	16	
APPLICATION WITH ADHESIVE						
3/8"	CEILING	PERPENDICULAR	16	16	16	SAME AS ABOVE FOR 3/8" GYPSUM BOARD AND GYPSUM PANEL PRODUCTS.
	WALL	EITHER DIRECTION	16	16	24	
1/2" OR 5/8"	CEILING	EITHER DIRECTION	16	16	16	SAME AS ABOVE FOR 1/2" AND 5/8" GYPSUM BOARD AND GYPSUM PANEL PRODUCTS, RESPECTIVELY.
	CEILING	PERPENDICULAR	24	12	16	
	WALL	EITHER DIRECTION	24	16	24	
TWO 3/8" LAYERS	CEILING	EITHER DIRECTION	16	16	16	BASE PLY NAILED AS ABOVE FOR 1/2" GYPSUM BOARD AND GYPSUM PANEL PRODUCTS; FACE PLY INSTALLED WITH ADHESIVE.
	WALL	EITHER DIRECTION	24	24	24	

FASTENING SCHEDULE TABLE R602.3(1)

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
	ROOF		
1	BLOCKING BETWEEN CEILING JOISTS OR RAFTERS TO TOP PLATE	4-8D BOX (2-1/2"X0.113") OR 3-8D COMMON (2-1/2"X0.131") OR 3-10D BOX (3"X0.128") OR 3-3"X0.131" NAILS	TOE NAIL
2	CEILING JOISTS TO TOP PLATE	4-8D BOX (2-1/2"X0.113") OR 3-8D COMMON (2-1/2"X0.131") OR 3-10D BOX (3"X0.128") OR 3-3"X0.131" NAILS	PER JOIST, TOE NAIL
3	CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS [SEE SECTIONS R802.3.1, R802.3.1.1 AND TABLE R802.5.1(9)]	4-10D BOX (3"X0.128") OR 3-16D COMMON (3-1/2"X0.162") OR 4-3"X0.131" NAILS	FACE NAIL
4	CEILING JOISTS ATTACHED TO PARALLEL RAFTER (HEEL JOINT) [SEE SECTIONS R802.3.1, R802.3.1.1 AND TABLE R802.5.1(9)]	TABLE R802.5.1(9)	FACE NAIL
5	COLLAR TIE TO RAFTER, FACE NAIL OR 1-1/4"X20 GA. RIDGE STRAP TO RAFTER	4-10D BOX (3"X0.128") OR 3-10D COMMON (3-1/2"X0.148") OR 4-3"X0.131" NAILS	FACE NAIL EACH RAFTER
6	RAFTER OR ROOF TRUSS TO PLATE	3-16D BOX NAILS (3-1/2"X0.135") OR 3-16D COMMON NAILS (3"X0.148") OR 4-10D BOX (3"X0.128") OR 4-3"X0.131" NAILS	2 TOE NAILS ON EACH SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS
7	ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS OR ROOF RAFTER TO MINIMUM 2" RIDGE BEAM	4-16D (3-1/2"X0.135") OR 3-16D COMMON (3-1/2"X0.148") OR 4-10D BOX (3"X0.128") OR 4-3"X0.131" NAILS	TOE NAIL
		3-16D (3-1/2"X0.135") OR 2-16D COMMON (3-1/2"X0.162") OR 3-10D BOX (3"X0.128") OR 3-3"X0.131" NAILS	END NAIL
8	STUD TO STUD (NOT AT BRACED WALL PANELS)	16D COMMON (3-1/2"X0.162")	24" O.C. FACE NAIL
		10D BOX (3"X0.128") OR 3"X0.131" NAILS	16" O.C. FACE NAIL
9	STUD TO STUD AND BUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16D BOX (3"X0.135") OR 3"X0.131" NAILS	12" O.C. FACE NAIL
		16D COMMON (3-1/2"X0.162")	16" O.C. FACE NAIL
10	BUILT-UP HEADER (2" TO 2" HEADER WITH 1/2" SPACER)	16D COMMON (3-1/2"X0.162")	16" O.C. EACH EDGE FACE NAIL
		16D BOX (3-1/2"X0.135")	12" O.C. EACH EDGE FACE NAIL
11	CONTINUOUS HEADER TO STUD	5-8D BOX (2-1/2"X0.131") OR 4-8D COMMON (2-1/2"X0.131") OR 4-10D BOX (3"X0.128")	TOE NAIL
12	TOP PLATE TO TOP PLATE	16D COMMON (3-1/2"X0.162")	16" O.C. FACE NAIL
		10D BOX (3"X0.128") OR 3"X0.131" NAILS	12" O.C. FACE NAIL
13	DOUBLE TOP PLATE SPLICE FOR SDC B-D2 WITH SEISMIC BRACED WALL LINE SPACING <35'	8-16D COMMON (3-1/2"X0.162") OR 12-16D BOX (3-1/2"X0.135") OR 12-10D BOX (3"X0.128") OR 12-3"X0.131" NAILS	FACE NAIL ON EACH SIDE OF END JOINT (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
	DOUBLE TOP PLATE SPLICE SDCS D0, D1, D2, OR D2 AND BRACED WALL LINE SPACING >/= 35'	12-16D BOX (3-1/2"X0.135")	
14	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16D COMMON (3-1/2"X0.162")	16" O.C. FACE NAIL
		16D BOX (3-1/2"X0.135") OR 3"X0.131" NAILS	12" O.C. FACE NAIL
15	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANEL)	3-16D BOX (3-1/2"X0.135") OR 2-16D COMMON (3-1/2"X0.162") OR 4-3"X0.131" NAILS	3 EACH 16' O.C. FACE NAIL; 2 EACH 16' O.C. FACE NAIL; 4 EACH 16' O.C. FACE NAIL
16	TOP OR BOTTOM PLATE TO STUD	4-8D BOX (2-1/2"X0.113") OR 3-16D BOX (3-1/2"X0.135") OR 4-8D COMMON (2-1/2"X0.131") OR 4-10D BOX (3"X0.128") OR 4-3"X0.131" NAILS	TOE NAIL
		3-16D BOX (3-1/2"X0.135") OR 2-16D COMMON (3-1/2"X0.162") OR 3-10D BOX (3"X0.128") OR 3-3"X0.131" NAILS	END NAIL
17	TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	3-10D BOX (3"X0.128") OR 2-16D COMMON (3-1/2"X0.162") OR 3-3"X0.131" NAILS	FACE NAIL
18	1" BRACE TO EACH STUD AND PLATE	3-8D BOX (2-1/2"X0.113") OR 2-8D COMMON (2-1/2"X0.131") OR 2-10D BOX (3"X0.128") OR 2 STAPLES 1-3/4"	FACE NAIL
19	1"x6" SHEATHING TO EACH BEARING	3-8D BOX (2-1/2"X0.113") OR 3-8D COMMON (2-1/2"X0.131") OR 3-10D BOX (3"X0.128") OR 3 STAPLES, 1" CROWN, 16 GA., 1-3/4" LONG	FACE NAIL
20	1"x8" AND WIDER SHEATHING TO EACH BEARING	WIDER THAN 1"x8" 4-8D BOX (2-1/2"X0.113") OR 5-8D COMMON (2-1/2"X0.131") OR 5-10D BOX (3"X0.128") OR 4 STAPLES, 1" CROWN, 16 GA., 1-3/4" LONG	FACE NAIL
21	JOIST TO SILL, TOP PLATE OR GIRDER	4-8D BOX (2-1/2"X0.113") OR 3-8D COMMON (2-1/2"X0.131") OR 3-10D BOX (3"X0.128") OR 3-3"X0.131" NAILS	TOE NAIL
22	RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)	8D BOX (2-1/2"X0.113")	4" O.C. TOE NAIL
		8D COMMON (2-1/2"X0.131") OR 10D BOX (3"X0.128") OR 3"X0.131" NAILS	6" O.C. TOE NAIL
23	1"x6" SUBFLOOR OR LESS TO EACH JOIST	3-8D BOX (2-1/2"X0.113") OR 2-8D COMMON (2-1/2"X0.131") OR 3-10D BOX (3"X0.128") OR W STAPLES, 1" CROWN, 16 G., 1-3/4" LONG	FACE NAIL
24	2" SUBFLOOR TO JOIST OR GIRDER	3-16D BOX (3-1/2"X0.135") OR 2-16D COMMON (3-1/2"X0.162")	BLIND AND FACE NAIL
25	2" PLANKS (PLANK & BEAM – FLOOR & ROOF)	3-16D BOX (3-1/2"X0.135") OR 2-16D COMMON (3-1/2"X0.162")	AT EACH BEARING, FACE NAIL
26	BAND OR RIM JOIST TO JOIST	3-16D COMMON (3-1/2"X0.162") OR 4-10D BOX (3"X0.128") OR 4-3"X0.131" NAILS OR 4-3"X14" G. STAPLES, 7/16" CROWN	END NAIL
27	BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	20D COMMON (4"X0.192")	NAIL EACH LAYER AS FOLLOWS: 32" O.C. AT TOP AND BOTTOM AND STAGGERED
		10D BOX (3"X0.128") OR 3"X0.131" NAILS	24" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
		2-20D COMMON (4"X0.192") OR 3-10D BOX (3"X0.128") OR 3-3"X0.131" NAILS	FACE NAIL AT ENDS AND AT EACH SPLICE
28	LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	4-16D BOX (3-1/2"X0.135") OR 3-16D COMMON (3-1/2"X0.162") OR 4-10D BOX (3"X0.128") OR 4-3"X0.131" NAILS	AT EACH JOIST OR RAFTER, FACE NAIL
29	BRIDGING TO JOIST	2-10D OR (3"X0.128")	EACH END, TOE NAIL
ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING OF FASTENERS: EDGES (INCHES)	SPACING OF FASTENERS: INTERMEDIATE SUPPORTS (INCHES)
	WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLE BOARD WALL SHEATHING TO FRAMING [SEE TABLE R602.3(3) FOR WOOD STRUCTURAL PANEL EXTERIOR WALL SHEATHING TO WALL FRAMING]			
30	3/8" – 1/2"	8D COMMON (2-1/2"X0.131") NAIL (SUBFLOOR, WALL) 8D COMMON (2-1/2"X0.131") NAIL (ROOF)	6	12
31	19/32" – 1"	8D COMMON NAIL (2-1/2"X0.131")	6	12
32	1-1/8" – 1-1/4"	10D COMMON (3"X0.148") NAIL OR 8D (2-1/2"X0.131") DEFORMED NAIL	6	12
	OTHER WALL SHEATHING			
33	1/2" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1-1/2" GALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER, OR 1" CROWN STAPLE 16 GA., 1-1/4" LONG	3	6
34	25/32" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1-3/4" GALVANIZED ROOFING NAIL, 7/16" HEAD DIAMETER, OR 1" CROWN STAPLE 16 GA, 1-1/4" LONG	3	6
35	1/2" GYPSUM SHEATHING	1-1/2" GALVANIZED ROOFING NAIL, STAPLE GALVANIZED, 1-1/2" LONG 1-5/8" SCREWS, TYPE W OR S	7	7
36	5/8" GYPSUM SHEATHING	1-3/4" GALVANIZED ROOFING NAIL, STAPLE GALVANIZED, 1-5/8" LONG 1-5/8" SCREWS, TYPE W OR S	7	7
	WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
37	3/4" AND LESS	8D DEFORMED (2"X0.120") NAIL OR 8D COMMON (2-1/2"X0.131") NAIL	6	12
38	7/8" – 1"	8D COMMON (2-1/2"X0.131") NAIL OR 8D DEFORMED (2-1/2"X0.120") NAIL	6	12
39	1-1/8" – 1-1/4"	10D COMMON (3"X0.148") NAIL OR 8D DEFORMED (2-1/2"X0.120") NAIL	6	12



ROOF SHEATHING & WALL SHEATHING ATTACHMENT DIAGRAM N.T.S.


SIMPSON STRONG TIE MODEL LSTA9 @ 16" O.C.

ROOF NOTES

FLASHING TO BE 0.04 ALUMINUM MIN. UNLESS OTHERWISE NOTED

FLASHING TO EXTEND MIN. 8" UNDER SHINGLES AND UP VERTICAL FACE OF BRICK IF APPLICABLE.

PROVIDE COUNTER FLASHING TO LAP OVER STEPPED FLASHING 3 INCH MINIMUM AND TO RUN BETWEEN BRICK AND UP INTERIOR VERTICAL FACE 1 INCH MINIMUM. IF APPLICABLE

INSTALL THROUGH WALL FLASHING AT INTERSECTION OF CHIMNEY AND ALL ROOF PENETRATIONS. ALL FLASHING AT MASONRY VENEERS TO BE 16 oz COPPER

APPLY WATER AND ICE SHIELD EXTENDING 24" MIN. FROM INT. OF EXTERIOR WALLS AND 36" WIDE @ EA. SIDE OF VALLEYS.

ALUMINUM ' OGEE' STYLE GUTTERS WITH BAKED WHITE ALUMINUM FINISH TO BE PROVIDED AND INSTALLED AT ALL ROOF DRAINAGE AREAS. GUTTERS TO BE SUPPORTED AT A MAXIMUM OF 60" O.C. WITH SPIKE AND FERRULE. PROVIDE EXPANSION JOINTS WHERE LENGTH EXCEEDS 40'-0". ALUMINUM DOWNSPOUTS W/ BAKED ALUMINUM FINISH, COLOR TO MATCH GUTTER. PROVIDE DOWNSPOUTS AT 40 LINEAR FEET MAX.

PROVIDE ALL END CAPS, ELBOWS, SHOES, EXPANSION JOINTS, LEAF STRAINERS AND STRAPS FOR A COMPLETE INSTALLATION, WITH BAKED ALUMINUM FINISH, COLOR TO MATCH GUTTER.

PROVIDE 4 INCH SD35 PVC PIPING TO CONNECT DIRECTLY TO DRYWELL WHERE APPLICABLE.

PROVIDE ALUMINUM EAVE FLASHING AT ALL GUTTER/EAVE CONDITIONS, LAP INTO GUTTER

PROVIDE R-30 (UNLESS NOTED OTHERWISE) UNFACED FIBERGLASS BATTS TO FIT SNUG BETWEEN CEILING JOISTS, AND 4 MIL POLY VAPOR BARRIER IN SLOPED CEILINGS OR ELSEWHERE, IN NO CASE SHALL THERE BE LESS THAN 1 INCH CLEAR AIR SPACE ABOVE INSULATION.

PROVIDE POLYSTYRENE BAFFLES TO UNDERSIDE OF ROOF SHEATHING AT ALL EAVES AND AT ALL CATHEDRAL CEILING SPACES FOR MINIMUM "IRSI" CLEAR AIR PASSAGE.

ALL INSULATED CEILING SPACES TO BE PROVIDED WITH CONTINUOUS 2" ALUMINUM SOFFIT VENT AT SOFFIT AND RIDGE FILTER SHINGLE VENT AS MANUFACTURED BY 'ROLL VENT' (OR EQUAL) AT RIDGE. WHERE CATHEDRAL CEILING ROOF MEETS A VERTICAL WALL PROVIDE FLASH FILTER VENT AS MANUF. BY 'AIR VENT' (OR EQUAL)

PROVIDE ROOF VENT PROTECTION AGAINST THE ENTRANCE OR RAIN OR SNOW. VENTILATION OPENINGS SHALL BE PROVIDED WITH CORROSION RESISTANT WIRE MESH, WITH ONE EIGHTH INCH MINIMUM TO ONE QUARTER INCH MAXIMUM OPENINGS. THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN ONE TO ONE HUNDRED FIFTY OF THE AREA OF THE SPACE VENTILATED. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF ONE INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE LOCATION OF THE VENT.

GENERAL NOTE:

THE GENERAL CONTRACTOR AND ALL SUB CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE GENERAL NOTES SHEETS AND CONTACT ARCHITECT IN WRITING OF ANY CLARIFICATIONS NEEDED PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONTRACTORS SHALL ALSO NOTIFY THE ARCHITECT IF ANY DISCREPANCY OCCURS BETWEEN ACTUAL FIELD CONDITIONS AND DRAWINGS. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION.

FRAMING NOTES:

GENERAL CONTRACTOR TO COORDINATE ALL FRAMING IN FIELD IN ORDER TO RECEIVE PROPER PLUMBING ROUGH IN AND CENTERING OF ALL ELECTRICAL FIXTURES, SEE PLUMBING RISER, AND ELECTRICAL PLANS

PSL'S MAY BE SUBSTITUTED FOR LVLS OF SAME DEPTH TO ACHIEVE REQUIRED WIDTH

FIRE BLOCKING AS PER 2015 IRC

SEE DETAILS SHEETS FOR STRUCTURAL STRAPPING, HOLD DOWN DETAILS. AND FASTENER SCHEDULE

SEE PLANS FOR ALL STRUCTURAL FRAMING DIRECTION AND MAGNITUDE.

INTERIOR FINISH NOTES:

ALL WALLS AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASS OF NOT GREATER THAN 200 AS PER SECTION R319

BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS W/ INSTALLED SHOWER HEADS AND IN SHOWER COMP. SHALL BE FURNISHED W/ A NON-ABSORBANT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6FT ABOVE THE FLOOR. ANY GLAZING IN SHOWER STALL TO BE TEMPERED GLASS AND CONFORM TO 2015 IRC R308.1

DEMOLITION NOTES:

1. CONTRACTOR TO FAMILIARIZE HIMSELF WITH THE EXISTING STRUCTURE OF THE HOUSE, LOCATING BEARING WALLS AND HEADERS.

2. CONTRACTOR TO PROVIDE TEMPORARY BRACING AS REQUIRED TO PROTECT THE STRUCTURE DURING THE ALTERATION AND CONSTRUCTION PERIOD.

3. ALL INTERIOR WALLS AND CEILINGS TO BE PATCHED AND REPAIRED BY NEW ALTERATION, OR TO REMEDY EXISTING DEFECTS IN SAME. ALL INTERIOR WALLS AND CEILING TO BE PRIMED AND PAINTED SO AS TO ACHIEVE A UNIFORM FINISH IN KEEPING WITH THE QUALITY OF THE OVERALL RENOVATION.

4. ALL EXISTING WOOD FLOORING TO BE REPLACED AS PER OWNER.

5. CONTRACTOR TO MODIFY EXISTING HEATING SYSTEM, AS REQUIRED.

6. ALL ELECTRICAL LINES TO BE CAPPED IN WALLS TO BE REMOVED. CONTRACTOR TO PROVIDE NEW OUTLETS AND SWITCHES THROUGHOUT THE HOUSE AND IN NEW WALLS AS SHOWN ON PLANS. CONTRACTOR TO PROVIDE NEW LIGHTING AS SHOWN ON PLANS, AND TO REPLACE EXISTING FIXTURES AS PER OWNER.

7. CONTRACTOR TO MODIFY AND UPGRADE ELECTRICAL PANEL, AS REQUIRED.

8. ALL DEMOLITION DEBRIS SHALL BE REMOVED FROM SITE AND DISPOSED OF IN A SAFE, LEGAL MANNER. JOB SITE SHALL BE FREE OF ACCUMULATED DEBRIS. A REFUSE DUMPSTER OF APPROPRIATE SIZE SHALL BE MADE ACCESSIBLE ON THE SITE DURING THE CONSTRUCTION PERIOD AND SHALL BE EMPTIED ON A WEEKLY BASIS. CONSTRUCTION

9. CONTRACTOR TO CAP ALL EXISTING PLUMBING , ELECTRICAL AND MECHANICAL LINES AS REQUIRED FOR DEMOLITION. CONTRACTOR SHALL THEN ASSESS THE RE-USABLE VALUE AND SUITABILITY OF REMAINING LINES AND REMOVE OR REPLACE SAME AS REQUIRED. EXISTING ELECTRICAL SERVICE SHALL BE MOVED AS PER ELECTRICAL PLANS. ALL EXISTING MECHANICAL DUCTWORK SHALL BE CAPPED AS REQUIRED FOR DEMOLITION AND REMOVED FOR RE-USE AS REQUIRED BY NEW HVAC SYSTEM.

10. UPON COMPLETION OF JOB, SITE IS TO BE CLEARED OF EXCESS DEBRIS AND MATERIALS. HOUSE TO BE BROOM SWEPT AND CLEAN OF EXCAVATION DUST AND DEBRIS. ALL WINDOWS TO BE CLEANED INSIDE AND OUT. THIS TO BE DONE TO THE SATISFACTION OF THE ARCHITECT AND OWNER PRIOR TO RECEIVING FINAL PAYMENT.

11. CONTRACTOR TO REMOVE ALL WALLS, PARTITIONS OR PORTIONS THEROF SHOWN THUS. ALL EXISTING PLUMBING AND ELECTRICAL LINES CONTAINED THEREIN ARE TO BE CAPPED BELOW FLOOR LEVEL. CONTRACTOR TO PROVIDE TEMPORARY BRACING AND/OR SHORING AS REQUIRED TO SUPPORT REMAINING EXISTING STRUCTURE AND PROTECT SAME DURING PERIOD OF CONSTRUCTION. TEMPORARY BRACING AND/OR SHORING SHALL REMAIN IN PLACE UNTIL ALL OF THE NEW STRUCTURE HAS BEEN COMPLETED.

12. CONTRACTOR TO REMOVE ALL DOORS, JAMBS AND FRAMES SHOWN THUS. CONTRACTOR TO PROVIDE TEMPORARY BRACING OF EXISTING / REMAINING STRUCTURE AS REQUIRED.

13. CONTRACTOR TO REMOVE ALL WINDOWS, JAMBS AND FRAMES SHOWN THUS. CONTRACTOR TO REMOVE ALL ADJACENT PORTIONS OF WALLS AS SHOWN ON FLOOR PLANS AND PREPARE OPENINGS FOR NEW CONSTRUCTION AS REQUIRED. CONTRACTOR TO PROVIDE TEMPORARY BRACING AND / OR SHORING OF EXISTING / REMAINING STRUCTURE AS REQUIRED.
SITE SHALL BE BROOM SWEPT ON A NIGHTLY BASIS.

GENERAL NOTES:

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH RESIDENTIAL CODE OF NEW YORK STATE AND ALL RULES, REGULATIONS AND ORDINANCES OF THE TOWN OF HEMPSTEAD. ALL PLUMBING AND ELECTRICAL CONTRACTORS ARE TO BE PROPERLY LICENSED, INSURED AND ARE TO OBTAIN REQUIRED PERMITS OF ALL LOCAL AGENCIES.
2. ALL STRUCTURAL DESIGN LOADING, CALCULATION AND METHODS OF CONSTRUCTION FRAMING WILL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE:
   - 2.1. AMERICAN FOREST AND PAPER ASSOCIATION (AF&PA) WOOD FRAME CONSTRUCTION MANUAL FOR ONE & TWO FAMILY DWELLINGS
   - 2.2. NYS WIND SPEEDS-FIGURE R301.2(4) - NASSAU AND SUFFOLK COUNTY IS IN A 110 TO 120 MPH - "3 SECOND GUST WIND SPEED." EXPOSURE B
   - 2.3. NYS GROUND SNOW LOADS R301.2(5)-NASSAU AND SUFFOLK IS 45 PSF.
   - 2.4. NYS TERMITE FENESTRATION PROBABILITY MAP R301.2(6)-NASSAU AND SUFFOLK COUNTY IS IN A MODERATE TO HEAVY ZONE.
   - 2.5. NYS TERMITE FENESTRATION PROBABILITY MAP R301.2(7)-NASSAU AND SUFFOLK COUNTY IS IN A SLIGHT TO MODERATE ZONE.
   - 2.6. NYS SEISMIC DESIGN R301.2(2)-NASSAU AND SUFFOLK COUNTY IS IN SEISMIC "DESIGN CATEGORY C"
2. THE DRAWINGS AND NOTES ARE INTENDED TO BE COMPLETE. SHOULD ANYTHING BE OMITTED FROM THE DRAWINGS, NECESSARY TO THE PROPER CONSTRUCTION OF THE WORK, HEREIN DESCRIBED, IT SHALL BE THE DUTY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT.
3. THE BUILDER SHALL VISIT THE SITE AND INFORM THE ARCHITECT OF ANY DISCREPANCIES OR FIELD CONDITIONS THAT MAY INTERFERE WITH THE TOTAL COMPLETION OF ALL WORK INCLUDED WITHIN THE CONTRACT AND VERIFY ALL CONDITIONS PRIOR TO THE START OF CONSTRUCTION.
4. THE G.C. SHALL OBTAIN ALL PERMITS THAT ARE REQUIRED BY ALL AUTHORITIES HAVING JURISDICTION OVER THE WORK. THE G.C. SHALL ARRANGE FOR ALL NECESSARY INSPECTIONS AND APPROVALS AND OBTAIN FREE OF CHARGE ALL FILING FEES, SURVEY FEES, TEST BORING FEES, ETC.; OR AS DEEMED NECESSARY OR REQUIRED BY TOWN SHALL BE PAID BY THE OWNERS.
5. THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED BY OR UNDER THE DIRECTION OF THE UNDERSIGNED AND TO THE BEST OF THE UNDERSIGNED'S KNOWLEDGE, INFORMATION AND BELIEF MEET THE REQUIREMENTS OF THE ENERGY CODE OF NEW YORK STATE.
6. THE GENERAL CONTRACTOR SHALL CARRY WORKMAN COMPENSATION AND LIABILITY INSURANCE IN THE AMOUNTS AS REQUIRED BY THE LOCAL MUNICIPALITY.
7. PRIOR TO EXCAVATION THE CONTRACTOR MUST CONTACT ALL UTILITY COMPANIES TO LOCATE ALL UNDERGROUND SERVICES. CONTACT PSEG/LIPA FOR "BEFORE YOU DIG MARK OUT" AND OBTAIN CASE NUMBER. CONFIRM MARK OUT AND REVIEW PRIOR TO EQUIPMENT OPERATION.
8. EXCAVATION CONTRACTOR TO CAREFULLY EXCAVATE ALONG EXISTING STRUCTURES AND/OR NEAR UTILITY SERVICES, HAND EXCAVATE ONLY AROUND AREA OF UNDERGROUND PIPES, CABLES OR STRUCTURE. ALL EXCAVATIONS MUST BE IN ACCORDANCE WITH THE SAFE LABOR REQUIREMENTS AS OUTLINED BY OSHA. ALL PERSONNEL MUST BE COMPETENT AND SKILLED AT THE TASKS THEY ARE TO BE PERFORMING IN THE FIELD.
9. DE-WATERING, PUMPS, AND LABOR AS REQUIRED TO BE PROVIDED BY CONTRACTOR. TIDAL WATER CONDITION IN PRESENT. CONTRACTOR TO RETAIN A NYS LICENSED ENGINEER TO CERTIFY THAT THE FOUNDATION SYSTEM HAS BEEN INSTALLED PER APPROVED DRAWINGS ISSUED FOR CONSTRUCTION.
10. MACHINE EXCAVATION TO BE WITHIN 2-3 INCHES OF FOOTING SUB-GRADE. SOIL AT SUB-GRADE ELEVATION MUST BE INSPECTED AND VERIFIED BY CONTRACTOR TO HAVE A MINIMUM BEARING CAPACITY OF 1 TON PER SQUARE FOOT AS REQUIRED BY TABLE 401.4.1. HAND EXCAVATE TO FOOTING SUB-GRADE. ALL FOUNDATION FOOTINGS MUST BEAR ON UNDISTURBED SOIL.
11. ALL SOIL DISTURBED DURING EXCAVATION MUST BE COMPACTED TO 97% OF IT'S MAXIMUM DENSITY. IF ANY SOIL IS DISTURBED AND TO BE UTILIZED AS FOUNDATION SOIL. THE CONTRACTOR MUST PROVIDE ALL SOIL TESTING REPORTS VERIFYING COMPACTION REQUIREMENT.
12. ALL CONCRETE BASEMENT WALLS, BASEMENT SLABS, INTERIOR SLABS ON GRADE, EXTERIOR WALLS AND VERTICAL CONCRETE WORK NOT EXPOSED TO WEATHER ARE TO HAVE A 3,000 PSI COMPRESSIVE STRENGTH AFTER 28 DAYS. ALL PORCHES, CARPORT SLABS, GARAGE SLABS AND STEPS EXPOSED TO WEATHER ARE TO HAVE A 3,500 PSI COMPRESSIVE STRENGTH AFTER 28 DAYS. CONTRACTOR TO PROVIDE VERIFICATION OF THE CONCRETE STRENGTH.
13. ALL CIBCRETE MASONRY UNITS ARE TO BE SET WITH TYPE "N" MORTAR, AND HAVE DUR-O-WALL JOINT REINFORCING AT EVERY OTHER MASONRY VERTICAL COARSE (16" O.C.). INSTALL ALL MASONRY IN ACCORDANCE WITH THE NATIONAL MASONRY INSTITUTE.
14. EXTERIOR SURFACE OF FOOTINGS OR FOUNDATION WALLS TO RECEIVE 1 LAYER OF RUBBER WALL SPRAY MEMBRANE INSTALLED BY AN IMPROVED INSTALLER, ALL WARRANTIES TO BE TURNED OVER TO OWNER.
15. ALL WOOD FRAMING, INCLUSIVE OF JOISTS, BEAMS, POSTS, STUDS, ETC. TO BE DOUGLAS FIR #1 OR BETTER WITH A MINIMUM BEARING STRENGTH OF Fb = 1,400 PSI, SINGULAR AND REPETITIVE.
16. ALL STRUCTURAL STEEL TO BE ASTM A36. DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH AISC STANDARDS. CONTRACTOR TO PROVIDE PROPER STRUCTURAL SHORING AND BRACING DURING INSTALLATION OF STEEL GIRDERS.
17. WOOD SILLS TO BE 2-2"x6" (WOLMNIZED LUMBER) WITH 3"Ø X 12" LONG ANCHOR BOLTS 7: MINIMUM IMBEDDED INTO CONCRETE FOUNDATION WALL @23" O.C. MAX AND 6" FROM END OR CORNER U.O.N.
18. PER 2001 WFCM, WOOD SILLS TO BE 2-2"x6" ACQ TREATED LUMBER WITH ANCHOR BOLT SIZE AND SPACING TO CONFORM TO 2001 WFCM TABLE 3.2a, 3.2b AND 3.2c. SEE FOUNDATION PLAN FOR SPECIFIC SIZE AND LOCATION. ANCHOR BOLTS MUST HAVE 3" SQUARE WASHERS, PER 2001 WCM 3.2.1.7.
19. ALL HEADERS 2-2"x8" TO BE SUPPORTED BY 4"x4" POSTS (TYPICAL), U.O.N.
20. PROVIDE DOUBLE HEADERS AND TRIMMERS AT ALL STAIR AND FLOOR OPENINGS UNDER ALL POSTS AND PARTITIONS PARALLEL TO SAME.
21. ALL WALL CONSTRUCTION TO BE IN ACCORDANCE WITH NYSRC TABLE R302.1.
22. PROVIDE FIRE STOP BLOCKING WITH 2x LUMBER AT ALL STUD WALLS, FLOOR JOISTS AT MID SPAN, WALL OPENINGS.
23. THE TOP AND BOTTOM EDGES OF JOISTS MAY NOT BE NOTCHED OR CUT.
24. ALL STRUCTURAL WOOD SHALL BE KEPT A MINIMUM 2" BACK FROM WOOD FRAMING, CHIMNEY FLUE MUST BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS, FLUE TYPE AND SIZE MUST BE APPROVED. JOIST HANGERS TO BE "TECO" OR EQUAL FOR ALL FLUSH STRUCTURAL CONNECTIONS, INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. ALL RAFTERS TO HAVE TECO TIE CLIPS.
25. POURED CONCRETE SLABS MUST BE PLACED OVER WELL COMPACTED SANDY MATERIAL WITH A 6 MIL POLYETHYLENE VAPOR BARRIER.
26. CONTRACTOR TO PREVENT STORMWATER FROM ENTERING EXCAVATION AREA AND/OR PONDING ANYWHERE ON SITE. SITE TO BE PROTECTED AND MAINTAINED/HOUSEKEEPING DAILY. SITE IS TO BE GRADED AWAY FROM PERIMETER OF HOUSE AND EXCAVATION AREAS. PREVENT RUNOFF FROM DAMAGING LANDSCAPED AREAS OR ADJACENT PROPERTIES. CONTRACTOR IS RESPONSIBLE FOR ENSURING PROTECTION OF ADJACENT PROPERTIES.
27. ALL ROOF RAFTERS TO BE NAILED TO WALL PLATES AND FASTENED DOWN TO PLATE WITH SIMPSON CS20 STRAPS @ 16" O.C. SEE TYPICAL DETAIL SHEET FOR LENGTH OF STRAP.

SCOPE OF WORK:

PROPOSED SECOND STORY DORMER ADDITION OVER EXISTING FIRST FLOOR.

ENERGY CONSERVATION (RESIDENTIAL):

ALL WORK ON THIS PROJECT SHALL CONFORM TO THE NEW YORK STATE RESIDENTIAL CODE, 2015 INTERNATIONAL ENERGY CONSERVATION CODE RESIDENTIAL PROVISIONS & 2015 INTERNATIONAL ENERGY CONSERVATION CODE

PART IV—ENERGY CONSERVATION
CHAPTER XII – ENERGY EFFICIENCY – SEC. R1101 GENERAL
SEC. R1101 SCOPE:
THIS CHAPTER REGULATES THE ENERGY EFFICIENCY FOR THE DESIGN AND CONSTRUCTION OF BUILDINGS REGULATED BY THIS CODE.
EXCEPTION: THE PROVISIONS OF THIS CHAPTER SHALL NOT BE APPLICABLE TO BUILDING SYSTEMS WHICH ARE DEMONSTRATED TO DERIVE ENERGY SOLELY FROM RENEWABLE ENERGY SOURCES.
NOTE: THE TEXT OF THE FOLLOWING SECS. R1102 THROUGH R1105 IS EXTRACTED FROM THE 2015 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE—RESIDENTIAL PROVISIONS AND HAS BEEN EDITORIALLY REVISED TO CONFORM TO THE SCOPE AND APPLICATION OF THIS CODE. THE SEC. NUMBERS APPEARING IN PARENTHESIS AFTER EACH SEC. NUMBER ARE THE SEC. NUMBERS OF THE CORRESPONDING TEXT IN THE INTERNATIONAL ENERGY CONSERVATION CODE—RESIDENTIAL PROVISIONS.

SEC. R1102.1 (R301) CLIMATE ZONES.
CLIMATE ZONES FROM TABLE R1102.1 OR TABLE R1101.1 SHALL BE USED IN DETERMINING THE APPLICABLE REQUIREMENTS IN SECS R1103 THRUGH R1111.
NASSAU COUNTY: 4A
SUFFOLK COUNTY: 4A

SEC. R1103.1 (R401) INTERIOR DESIGN CONDITIONS.
THE INTERIOR DESIGN TEMPERATURES USED FOR HEATING AND COOLING LOAD CALCULATIONS SHALL BE A MAXIMUM OF 72 DEGREES FAHRENHEIT FOR HEATING AND MINIMUM OF 75 DEGREES FAHRENHEIT FOR COOLING.

SEC. R1103.2 (R303) IDENTIFICATION.
MATERIALS, SYSTEMS AND EQUIPMENT SHALL BE IDENTIFIED IN A MANNER THAT WILL ALLOW A DETERMINATION OF COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THIS CODE.

SEC. R1103.2.1 (R303.1) INSULATION MARK INSTALLATION.
INSULATING MATERIALS SHALL BE INSTALLED SUCH THAT THE MANUFACTURER'S R-VALUE MARK IS READILY OBSERVABLE UPON INSPECTION.

SEC. R1103.2.2 (R303.1.3) FENESTRATION PRODUCT RATING.
U-FACTORS OF FENESTRATION PRODUCTS (WINDOWS, DOORS AND SKYLIGHTS) SHALL BE DETERMINED IN ACCORDANCE WITH NFRC 100.

SEC. R1103.11 (R303.1) INSTALLATION.
ALL MATERIALS, SYSTEMS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THIS CODE.

SEC. R1103.11.1 (R303.1.1) PROTECTION OF EXPOSED FOUNDATION INSULATION.
INSULATION APPLIED TO THE EXTERIOR OF BASEMENT WALLS, CRAWLSPACE WALLS AND THE PERIMETER OF SLAB-ON-GRADE FLOORS SHALL HAVE A RIGID, OPAQUE AND WEATHER-RESISTANT PROTECTIVE COVERING TO PREVENT THE DEGRADATION OF THE INSULATION'S THERMAL PERFORMANCE. THE PROTECTIVE COVERING SHALL COVER THE EXPOSED EXTERIOR INSULATION AND EXTEND NOT LESS THAN 6 INCHES BELOW GRADE.

SEC. R1103.14 (R401.3) CERTIFICATE (MANDATORY).
A PERMANENT CERTIFICATE SHALL BE COMPLETED BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL AND POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED, A UTILITY ROOM OR AN APPROVED LOCATION INSIDE THE BUILDING WHERE LOCATED ON AN ELECTRICAL PANEL. THE CERTIFICATE SHALL NOT COVER OR OBSTRUCT THE VISIBILITY OF THE CIRCUIT DIRECTORY LABEL, SERVICE DISCONNECT LABEL OR OTHER REQUIRED LABELS. THE CERTIFICATE SHALL LIST THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION (SLAB, BASEMENT WALL, CRAWL SPACE WALL AND/OR FLOOR) AND DUCTS OUTSIDE CONDITIONED SPACES; U-FACTORS FOR FENESTRATION AND THE SOLAR HEAT GAIN COEFFICIENT (SHGC) OF FENESTRATION, AND THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING DONE ON THE BUILDING WHERE THERE IS MORE THAN ONE VALUE FOR EACH COMPONENT, THE CERTIFICATE SHALL LIST THE VALUE COVERING THE LARGEST AREA. THE CERTIFICATE SHALL LIST THE TYPES AND EFFICIENCIES OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT. WHERE A GAS-FIRED UNVENTED ROOM HEATER, ELECTRIC FURNACE, OR BASEBOARD ELECTRIC HEATER IS INSTALLED IN THE RESIDENCE, THE CERTIFICATE SHALL LIST "GAS-FIRED UNVENTED ROOM HEATER," "ELECTRIC FURNACE" OR "BASEBOARD ELECTRIC HEATER," AS APPROPRIATE. AN EFFICIENCY SHALL NOT BE LISTED FOR GAS-FIRED UNVENTED ROOM HEATERS, ELECTRIC FURNACES OR ELECTRIC BASEBOARD HEATERS.

SEC. R1103.2 (R402) BUILDING THERMAL ENVELOPE.
SEC. R1103.2.1 (R402.1) GENERAL (PRESCRIPTIVE)
THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF SECS R1103.2.1 THRUGH R1103.2.5.
EXCEPTION: THE FOLLOWING LOW ENERGY BUILDINGS, OR PORTIONS THEREOF, SEPARATED FROM THE REMAINDER OF THE BUILDING BY BUILDING THERMAL ENVELOPE ASSEMBLIES COMPLYING WITH THIS SEC. SHALL BE EXEMPT FROM THE BUILDING THERMAL ENVELOPE PROVISIONS OF SEC. R1102.1.
1. THOSE WITH A PEAK DESIGN RATE OF ENERGY USAGE LESS THAN 3.4 BTU/H FT2 OR 1.0 WATT/FT2 OF FLOOR AREA FOR SPACE CONDITIONING PURPOSES.
2. THOSE THAT DO NOT CONTAIN CONDITIONED SPACE.

SEC. R1103.2.1.1 (R402.1.1) VAPOR RETARDER.
WALL ASSEMBLIES IN THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH THE VAPOR RETARDER REQUIREMENTS OF SEC. R1107.1.

SEC. R1103.2.2 (R402.2) INSULATION AND FENESTRATION CRITERIA.
THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF TABLE R1102.1.2 BASED ON THE CLIMATE ZONE SPECIFIED IN SEC. R1102.1.

SEC. R1103.2.2.1 (R402.2.1) SPECIFIC INSULATION REQUIREMENTS (PRESCRIPTIVE).
IN ADDITION TO THE REQUIREMENTS OF SEC. R1102.1, INSULATION SHALL MEET THE SPECIFIC REQUIREMENTS OF SECS R1103.2.2.1.1 THROUGH R1103.2.2.1.9.

SEC. R1103.2.2.1.1 (R402.2.1) CEILINGS WITH ATTIC SPACES.
WHERE SEC. R1102.2.1.2 WOULD REQUIRE R-38 INSULATION IN THE CEILING, INSTALLING R-30 OVER 100 PERCENT OF THE CEILING AREA REQUIRING INSULATION SHALL BE DEEMED TO SATISFY THE REQUIREMENT FOR R-38. FULL HEIGHT OF UNCOMPRESSED R-30 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. SIMILARLY, WHERE SEC. R1102.2.1.1 WOULD REQUIRE R-49 INSULATION IN THE CEILING, INSTALLING R-38 OVER 100 PERCENT OF THE CEILING AREA REQUIRING INSULATION SHALL BE DEEMED TO SATISFY THE REQUIREMENT FOR R-49. INSULATION WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-38 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. THIS REDUCTION SHALL NOT APPLY TO THE U-FACTOR ALTERNATIVE APPROACH IN SEC. R1102.1.4 AND THE TOTAL UA ALTERNATIVE IN SEC. R1102.1.5.

SEC. R1103.2.2.1.2 (R402.2.2) CEILINGS WITHOUT ATTIC SPACES.
WHERE SEC. R1102.2.1.2 WOULD REQUIRE INSULATION LEVELS ABOVE R-30 AND THE DESIGN OF THE ROOF/CEILING ASSEMBLY DOES NOT ALLOW SUFFICIENT SPACE FOR THE REQUIRED INSULATION, THE MINIMUM REQUIRED INSULATION FOR SUCH ROOF/CEILING ASSEMBLIES SHALL BE R-30. THIS REDUCTION OF INSULATION FROM THE REQUIREMENTS OF SEC. R1102.2.1.2 SHALL BE LIMITED TO 500 SQUARE FEET OR 20 PERCENT OF THE TOTAL INSULATED CEILING AREA, WHICHEVER IS LESS. THIS REDUCTION SHALL NOT APPLY TO THE U- FACTOR ALTERNATIVE APPROACH IN SEC. R1102.1.4 AND THE TOTAL UA ALTERNATIVE IN SEC. R1102.1.5.

SEC. R1103.2.2.1.3 (R402.2.3) EAVE BAFFLE.
FOR AIR-PERMEABLE INSULATIONS IN VENTED ATTICS, A BAFFLE SHALL BE INSTALLED ADJACENT TO SOFFIT AND EAVE VENTS. BAFFLES SHALL MAINTAIN AN OPENING EQUAL OR GREATER THAN THE SIZE OF THE VENT. THE BAFFLE SHALL EXTEND OVER THE TOP OF THE ATTIC INSULATION. THE BAFFLE SHALL BE PERMITTED TO BE ANY SOLID MATERIAL.

SEC. R1103.2.2.1.4 (R402.2.4) ACCESS HATCHES AND DOORS.
ACCESS DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES SUCH AS ATTICS AND CRAWL SPACES SHALL BE WEATHERSTRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES ACCESS SHALL BE PROVIDED TO ALL EQUIPMENT THAT PREVENTS DAMAGING OR COMPRESSING THE INSULATION. A WOOD-FRAMED OR EQUIVALENT BAFFLE OR RETAINER IS REQUIRED TO BE PROVIDED WHEN LOOSE-FILL INSULATION IS INSTALLED. THE PURPOSE OF WHICH IS TO PREVENT THE LOOSE-FILL INSULATION FROM SPILLING INTO THE LIVING SPACE WHEN THE ATTIC ACCESS IS OPENED, AND TO PROVIDE A PERMANENT MEANS OF MAINTAINING THE INSTALLED R-VALUE OF THE LOOSE-FILL INSULATION.
EXCEPTION: VERTICAL DOORS THAT PROVIDE ACCESS FROM CONDITIONED TO UNCONDITIONED SPACES SHALL BE PERMITTED TO MEET THE FENESTRATION REQUIREMENTS OF TABLE R1102.1.2 BASED ON THE APPLICABLE CLIMATE ZONE SPECIFIED IN CHAPTER 11.

SEC. R1103.2.2.1.5 (R402.2.5) MASS WALLS.
MASS WALLS FOR THE PURPOSES OF THIS CHAPTER SHALL BE CONSIDERED ABOVE-GRADE WALLS OF CONCRETE BLOCK, CONCRETE, INSULATED CONCRETE FORM (ICF), MASONRY CAVITY, BRICK (OTHER THAN BRICK VENEER), EARTH (ADOBE, COMPRESSED EARTH BLOCK, RAMMED EARTH) AND SOLID TIMBER/LOGS, OR ANY OTHER WALLS HAVING A HEAT CAPACITY GREATER THAN OR EQUAL TO 6 BTU/FT2 DEGREES FAHRENHEIT.

SEC. R1103.2.2.1.7 (R402.2.7) WALLS WITH PARTIAL STRUCTURAL SHEATHING.
WHERE SEC. R1102.1.2 WOULD REQUIRE CONTINUOUS INSULATION ON EXTERIOR WALLS AND STRUCTURAL SHEATHING COVERS 40 PERCENT OR LESS OF THE GROSS AREA OF ALL EXTERIOR WALLS, THE CONTINUOUS INSULATION R-VALUE SHALL BE PERMITTED TO BE REDUCED BY AN AMOUNT NECESSARY TO RESULT IN A CONSISTENT TOTAL SHEATHING THICKNESS, BUT NOT MORE THAN R-5, ON AREAS OF THE WALLS COVERED BY STRUCTURAL SHEATHING. THIS REDUCTION SHALL NOT APPLY TO THE U-FACTOR ALTERNATIVE APPROACH IN SEC. R1102.1.4 AND THE TOTAL UA ALTERNATIVE IN SEC. R1102.1.5.

SEC. R1103.2.3 (R402.3) FLOORS.
FLOOR FRAMING-CAVITY INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF THE SUBFLOOR DECKING.
EXCEPTION: THE FLOOR FRAMING-CAVITY INSULATION SHALL BE PERMITTED TO BE IN CONTACT WITH THE TOPSIDE OF SHEATHING OR CONTINUOUS INSULATION INSTALLED ON THE BOTTOM SIDE OF FLOOR FRAMING WHERE COMBINED WITH INSULATION THAT MEETS OR EXCEEDS THE MINIMUM WOOD FRAME WALL R-VALUE IN TABLE R1102.1.2 AND THAT EXTENDS FROM THE BOTTOM TO THE TOP OF ALL PERIMETER FLOOR FRAMING MEMBERS.

SEC. R1103.2.3 (R402.2.3) BASEMENT WALLS.
WALLS ASSOCIATED WITH CONDITIONED BASEMENTS SHALL BE INSULATED FROM THE TOP OF THE BASEMENT WALL DOWN TO 10 FEET BELOW GRADE OR TO THE BASEMENT FLOOR, WHICHEVER IS LESS. WALLS ASSOCIATED WITH UNCONDITIONED BASEMENTS SHALL MEET THIS REQUIREMENT UNLESS THE FLOOR OVERHEAD IS INSULATED IN ACCORDANCE WITH SECS R1103.1.3 AND R1103.2.3.

SEC. R1103.2.3.1 (R402.2.3.1) SLAB-ON-GRADE FLOORS.
SLAB-ON-GRADE FLOORS WITH A FLOOR SURFACE LESS THAN 12 INCHES BELOW GRADE SHALL BE INSULATED IN ACCORDAN

SAFEGUARDS DURING CONSTRUCTION

CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED AND PLACED SO AS NOT TO ENDANGER THE PUBLIC, THE WORKERS OR ADJOINING PROPERTY FOR THE DURATION OF THE CONSTRUCTION PROJECT.

REQUIRED EXITS, EXISTING STRUCTURAL ELEMENTS, FIRE PROTECTION DEVICES AND SANITARY SAFEGUARDS SHALL BE MAINTAINED AT ALL TIMES DURING ALTERATIONS, REPAIRS OR ADDITIONS TO ANY BUILDING OR STRUCTURE.

WASTE MATERIALS SHALL BE REMOVED IN A MANNER THAT PREVENTS INJURY OR DAMAGE TO PERSONS, ADJOINING PROPERTIES AND PUBLIC RIGHTS-OF-WAY.

FIRE SAFETY DURING CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THIS CODE AND THE APPLICABLE PROVISIONS OF CHAPTER 1033 OF THE INTERNATIONAL FIRE CODE.

CONSTRUCTION DOCUMENTS AND A SCHEDULE FOR DEMOLITION SHALL BE SUBMITTED WHERE REQUIRED BY THE BUILDING OFFICIAL. WHERE SUCH INFORMATION IS REQUIRED, NO WORK SHALL BE UNDERTAKEN UNTIL SUCH CONSTRUCTION DOCUMENTS OR SCHEDULE, OR BOTH, ARE APPROVED.

THE WORK OF DEMOLISHING ANY BUILDING SHALL NOT BE COMMENCED UNTIL PEDESTRIAN PROTECTION IS IN PLACE AS REQUIRED.

A HORIZONTAL EXIT SHALL NOT BE DESTROYED UNLESS AND UNTIL A SUBSTITUTE MEANS OF EGRESS HAS BEEN PROVIDED AND APPROVED.

WHERE A STRUCTURE HAS BEEN DEMOLISHED OR REMOVED, THE VACANT LOT SHALL BE FILLED AND MAINTAINED TO THE EXISTING GRADE OR IN ACCORDANCE WITH THE ORDINANCES OF THE JURISDICTION HAVING AUTHORITY.

PROVISION SHALL BE MADE TO PREVENT THE ACCUMULATION OF WATER OR DAMAGE TO ANY FOUNDATIONS ON THE PREMISES OR ON ADJOINING PROPERTY.

SERVICE UTILITY CONNECTIONS SHALL BE DISCONTINUED AND CAPPED IN ACCORDANCE WITH THE APPROVED RULES AND THE REQUIREMENTS OF THE APPLICABLE GOVERNING AUTHORITY.

EXCAVATION AND FILL FOR BUILDINGS AND STRUCTURES SHALL BE CONSTRUCTED OR PROTECTED SO AS NOT TO ENDANGER LIFE OR PROPERTY. STUMPS AND ROOTS SHALL BE REMOVED FROM THE SOIL TO A DEPTH OF NOT LESS THAN 18 INCHES (305 MM) BELOW THE SURFACE OF THE GROUND IN THE AREA TO BE OCCUPIED BY THE BUILDING. WOOD FORMS THAT HAVE BEEN USED IN PLACING CONCRETE, IF WITHIN THE GROUND OR BETWEEN FOUNDATION SILLS AND THE GROUND, SHALL BE REMOVED BEFORE A BUILDING IS OCCUPIED OR USED FOR ANY PURPOSE BEFORE COMPLETION. LOOSE OR CARELESS WOOD SHALL BE REMOVED FROM DIRECT CONTACT WITH THE GROUND UNDER THE BUILDING.

SLOPES FOR PERMANENT FILL SHALL BE NOT STEEPER THAN ONE UNIT VERTICAL IN TWO UNITS HORIZONTAL (50-PERCENT SLOPE) CUT SLOPES FOR PERMANENT EXCAVATIONS SHALL BE NOT STEEPER THAN ONE UNIT VERTICAL IN TWO UNITS HORIZONTAL (50-PERCENT SLOPE), DEVIATION FROM THE FOREGOING LIMITATIONS FOR CUT SLOPES SHALL BE PERMITTED ONLY UPON THE PRESENTATION OF A SOIL INVESTIGATION REPORT ACCEPTABLE TO THE BUILDING OFFICIAL.

NO FILL OR OTHER SURCHARGE LOADS SHALL BE PLACED ADJACENT TO ANY BUILDING OR STRUCTURE UNLESS SUCH BUILDING OR STRUCTURE IS CAPABLE OF WITHSTANDING THE ADDITIONAL LOADS CAUSED BY THE FILL OR SURCHARGE. EXISTING FOOTINGS OR FOUNDATIONS THAT CAN BE AFFECTED BY ANY EXCAVATION SHALL BE UNDERPINNED ADEQUATELY OR OTHERWISE PROTECTED AGAINST SETTLEMENT AND SHALL BE PROTECTED AGAINST LATERAL MOVEMENT.

FOR FOOTINGS ON ADJACENT SLOPES, SEE CHAPTER 1808 OF THE BCNYS

FILL TO BE USED TO SUPPORT THE FOUNDATIONS OF ANY BUILDING OR STRUCTURE SHALL COMPLY WITH SEC. 1808.6.1. SPECIAL INSPECTIONS OF COMPACTED FILL SHALL BE IN ACCORDANCE WITH SEC. 1705.7.4.

SANITARY FACILITIES SHALL BE PROVIDED DURING CONSTRUCTION, REMODELING OR DEMOLITION ACTIVITIES IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE.

PEDESTRIANS SHALL BE PROTECTED DURING CONSTRUCTION, REMODELING AND DEMOLITION ACTIVITIES AS REQUIRED BY THIS CHAPTER AND TABLE 1505.9.1. SIGNS SHALL BE PROVIDED TO DIRECT PEDESTRIAN TRAFFIC.

A WALKWAY SHALL BE PROVIDED FOR PEDESTRIAN TRAVEL IN FRONT OF EVERY CONSTRUCTION AND DEMOLITION SITE UNLESS THE APPLICABLE GOVERNING AUTHORITY AUTHORIZES THE SIDEWALK TO BE FENCED OR CLOSED. WALKWAYS SHALL BE OF SUFFICIENT WIDTH TO ACCOMMODATE THE PEDESTRIAN TRAFFIC, BUT IN NO CASE SHALL THEY BE LESS THAN 4 FEET IN WIDTH. WALKWAYS SHALL BE PROVIDED WITH A DURABLE WALKING SURFACE. WALKWAYS SHALL BE ACCESSIBLE IN ACCORDANCE WITH CHAPTER 1009 AND SHALL BE DESIGNED TO SUPPORT ALL IMPOSED LOADS AND IN NO CASE SHALL THE DESIGN LIVE LOAD BE LESS THAN 150 POUNDS PER SQUARE FOOT (PSF).

PEDESTRIAN TRAFFIC SHALL BE PROTECTED BY A DIRECTIONAL BARRICADE WHERE THE WALKWAY EXTENDS INTO THE STREET. THE DIRECTIONAL BARRICADE SHALL BE OF SUFFICIENT SIZE AND CONSTRUCTION TO DIRECT VEHICULAR TRAFFIC AWAY FROM THE PEDESTRIAN PATH.

CONSTRUCTION RAILINGS SHALL BE NOT LESS THAN 42 INCHES IN HEIGHT AND SHALL BE SUFFICIENT TO DIRECT PEDESTRIANS AROUND CONSTRUCTION AREAS.

BARRIERS SHALL BE NOT LESS THAN 8 FEET IN HEIGHT AND SHALL BE PLACED ON THE SIDE OF THE WALKWAY NEAREST THE CONSTRUCTION. BARRIERS SHALL EXTEND THE ENTIRE LENGTH OF THE CONSTRUCTION SITE. OPENINGS IN SUCH BARRIERS SHALL BE PROTECTED BY DOORS THAT ARE NORMALLY KEPT CLOSED.

BARRIERS SHALL BE DESIGNED TO RESIST LOADS REQUIRED IN CHAPTER 1608 UNLESS CONSTRUCTED AS PER CHAPTER 1003.6.1.6 OF THE BCNYS.

COVERED WALKWAYS SHALL HAVE A CLEAR HEIGHT OF NOT LESS THAN 8 FEET AS MEASURED FROM THE FLOOR SURFACE TO THE CANOPY OVERHEAD. ADEQUATE LIGHTING SHALL BE PROVIDED AT ALL TIMES. COVERED WALKWAYS SHALL BE DESIGNED TO SUPPORT ALL IMPOSED LOADS. IN NO CASE SHALL THE DESIGN LIVE LOAD BE LESS THAN 150 PSF FOR THE ENTIRE STRUCTURE.

PEDESTRIAN PROTECTION REQUIRED BY THIS CHAPTER SHALL BE MAINTAINED IN PLACE AND KEPT IN GOOD ORDER FOR THE ENTIRE LENGTH OF TIME PEDESTRIANS ARE SUBJECT TO BEING ENDANGERED. THE OWNER OR THE OWNER'S AUTHORIZED AGENT, UPON THE COMPLETION OF THE CONSTRUCTION ACTIVITY, SHALL IMMEDIATELY REMOVE WALKWAYS, BARRICADES AND OTHER OBSTRUCTIONS AND LEAVE SUCH PUBLIC PROPERTY IN AS GOOD A CONDITION AS IT WAS BEFORE SUCH WORK WAS COMMENCED.

EVERY EXCAVATION ON A SITE LOCATED 5 FEET OR LESS FROM THE STREET LOT LINE SHALL BE ENCLOSED WITH A BARRIER NOT LESS THAN 6 FEET IN HEIGHT. WHERE LOCATED MORE THAN 5 FEET FROM THE STREET LOT LINE, A BARRIER SHALL BE ERECTED WHERE REQUIRED BY THE BUILDING OFFICIAL. BARRIERS SHALL BE OF ADEQUATE STRENGTH TO RESIST WIND PRESSURE AS SPECIFIED IN CHAPTER 1608 OF THE BCNYS.

ADJOINING PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION, REMODELING AND DEMOLITION WORK. PROTECTION SHALL BE PROVIDED FOR FOOTINGS, FOUNDATIONS, PARTY WALLS, CHIMNEYS, SKYLIGHTS AND ROOFS. PROVISIONS SHALL BE MADE TO CONTROL WATER RUNOFF AND EROSION DURING CONSTRUCTION OR DEMOLITION ACTIVITIES. THE PERSON MAKING OR CAUSING AN EXCAVATION TO BE MADE SHALL PROVIDE WRITTEN NOTICE TO THE OWNERS OF ADJOINING BUILDINGS ADVISING THEM THAT THE EXCAVATION IS TO BE MADE AND THAT THE ADJOINING BUILDINGS SHOULD BE PROTECTED. SAID NOTIFICATION SHALL BE DELIVERED NOT LESS THAN 10 DAYS PRIOR TO THE SCHEDULED STARTING DATE OF THE EXCAVATION.

THE TEMPORARY USE OF STREETS OR PUBLIC PROPERTY FOR THE STORAGE OR HANDLING OF MATERIALS OR OF EQUIPMENT REQUIRED FOR CONSTRUCTION OR DEMOLITION, AND THE PROTECTION PROVIDED TO THE PUBLIC SHALL COMPLY WITH THE PROVISIONS OF THE APPLICABLE GOVERNING AUTHORITY AND THIS CHAPTER.
CONSTRUCTION MATERIALS AND EQUIPMENT SHALL NOT BE PLACED OR STORED SO AS TO OBSTRUCT ACCESS TO FIRE HYDRANTS, STANDPIPES, FIRE OR POLICE ALARM BOXES, CATCH BASINS OR MANHOLES, NOR SHALL SUCH MATERIAL OR EQUIPMENT BE LOCATED WITHIN 20 FEET OF A STREET INTERSECT, OR PLACED THE USE OF PUBLIC TRANSIT LOADING PLATFORMS.

BUILDING MATERIALS, FENCES, SHEDS OR ANY OBSTRUCTION OF ANY KIND SHALL NOT BE PLACED SO AS TO OBSTRUCT FREE APPROACH TO ANY FIRE HYDRANT, FIRE DEPARTMENT CONNECTION, UTILITY POLE, MANHOLE, FIRE ALARM BOX OR CATCH BASIN, OR SO AS TO INTERFERE WITH THE PASSAGE OF WATER IN THE GUTTER. PROTECTION AGAINST DAMAGE SHALL BE PROVIDED TO SUCH UTILITY FIXTURES DURING THE PROGRESS OF THE WORK, BUT SIGHT OF THEM SHALL NOT BE OBSTRUCTED.

STRUCTURES UNDER CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE PROVIDED WITH NO FEWER THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER IN ACCORDANCE WITH SEC. 906.3(2) AND SIZED FOR NOT LESS THAN ORDINARY HAZARD AS FOLLOWS:
1. AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED
2. IN EVERY STORAGE AND CONSTRUCTION SHED.
3. ADDITIONAL PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED WHERE SPECIAL HAZARDS EXIST, SUCH AS THE STORAGE AND USE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.

WHERE A BUILDING HAS BEEN CONSTRUCTED TO A BUILDING HEIGHT OF 50 FEET OR FOUR STORIES, OR WHERE AN EXISTING BUILDING EXCEEDING 50 FEET IN BUILDING HEIGHT IS ALTERED, NO FEWER THAN ONE TEMPORARY LIGHTED STAIRWAY SHALL BE PROVIDED UNLESS ONE OR MORE OF THE PERMANENT STAIRWAYS ARE ERECTED AS THE CONSTRUCTION PROGRESSES.

REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION, DEMOLITION, REMODELING OR ALTERATIONS AND ADDITIONS TO ANY BUILDING.

WHERE A BUILDING IS BEING DEMOLISHED AND A STANDPIPE EXISTS WITHIN SUCH A BUILDING, SUCH STANDPIPE SHALL BE MAINTAINED IN AN OPERABLE CONDITION SO AS TO BE AVAILABLE FOR USE BY THE FIRE DEPARTMENT. SUCH STANDPIPE SHALL BE DEMOLISHED WITH THE BUILDING BUT SHALL NOT BE DEMOLISHED MORE THAN ONE FLOOR BELOW THE FLOOR BEING DEMOLISHED.

STANDPIPES SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 905 OF THE BCNYS.

IN BUILDINGS WHERE AN AUTOMATIC SPRINKLER SYSTEM IS REQUIRED BY THIS CODE, IT SHALL BE UNLAWFUL TO OCCUPY ANY PORTION OF A BUILDING OR STRUCTURE UNTIL THE AUTOMATIC SPRINKLER SYSTEM INSTALLATION HAS BEEN TESTED AND APPROVED.

OPERATION OF SPRINKLER CONTROL VALVES SHALL BE PERMITTED ONLY BY PROPERLY AUTHORIZED PERSONNEL AND SHALL BE ACCOMPANIED BY NOTIFICATION OF PLLY DESIGNATED PARTIES. WHEN THE SPRINKLER PROTECTION IS BEING REGULARLY TURNED OFF AND ON TO FACILITATE CONNECTION OF NEWLY COMPLETED SEGMENTS, THE SPRINKLER CONTROL VALVES SHALL BE CHECKED AT THE END OF EACH WORK PERIOD TO ASCERTAIN THAT PROTECTION IS IN SERVICE.

AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.

ROOF VENTILATION NOTES:

SEC. R806.1 VENTILATION REQUIRED.
ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16 INCH MINIMUM AND 1/4 INCH MAXIMUM. VENTILATION OPENINGS HAVING A LEAST DIMENSION LARGER THAN 1/4INCH SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF 1/16 INCH MINIMUM AND 1/4INCH MAXIMUM. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION R802.7. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR.

SEC. R806.2 MINIMUM VENT AREA.
THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. EXCEPTION: THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED ONE OR MORE OF THE FOLLOWING CONDITIONS ARE MET:

1. IN CLIMATE ZONES 6, 7 AND 8, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.

2. NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.

SEC. R806.3 VENT AND INSULATION CLEARANCE.
WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR NOT LESS THAN A 1-INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF THE VENT.

SEC. R806.4 INSTALLATION AND WEATHER PROTECTION.
VENTILATORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. INSTALLATION OF VENTILATORS IN ROOF SYSTEMS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION R905. INSTALLATION OF VENTILATORS IN WALL SYSTEMS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION R703.1.

JR806.5 UNVENTED ATTIC AND UNVENTED ENCLOSED RAFTER ASSEMBLIES.
UNVENTED ATTICS AND UNVENTED ENCLOSED ROOF FRAMING ASSEMBLIES CREATED BY CEILINGS THAT ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS AND THE ROOF STRUCTURAL ROOF SHEATHING APPLIED DIRECTLY TO THE TOP OF THE ROOF FRAMING MEMBERS/RAFTERS, SHALL BE PERMITTED WHERE ALL THE FOLLOWING CONDITIONS ARE MET:

1. THE UNVENTED ATTIC SPACE IS COMPLETELY WITHIN THE BUILDING THERMAL ENVELOPE.

2. NO INTERIOR CLASS I VAPOR RETARDERS ARE INSTALLED ON THE CEILING SIDE (ATTIC FLOOR) OF THE UNVENTED ATTIC ASSEMBLY OR ON THE CEILING SIDE OF THE UNVENTED ENCLOSED ROOF FRAMING ASSEMBLY.

3. WHERE WOOD SHINGLES OR SHAKES ARE USED, A MINIMUM 1/4-INCH VENTED AIRSPACE SEPARATES THE SHINGLES OR SHAKES AND THE ROOFING UNDERLAYMENT ABOVE THE STRUCTURAL SHEATHING.

4. IN CLIMATE ZONES 5, 6, 7 AND 8, ANY AIR-IMPERMEABLE INSULATION SHALL BE A CLASS II VAPOR RETARDER, OR SHALL HAVE A CLASS II VAPOR RETARDER COATING OR COVERING IN DIRECT CONTACT WITH THE UNDERSIDE OF THE INSULATION.

5.10 INSULATION SHALL BE LOCATED IN ACCORDANCE WITH THE FOLLOWING:
5.1. ITEM 5.1.1, 5.1.2, 5.1.3 OR 5.1.4 SHALL BE MET, DEPENDING ON THE AIR PERMEABILITY OF THE INSULATION DIRECTLY UNDER THE STRUCTURAL ROOF SHEATHING.

5.1.1. WHERE ONLY AIR-IMPERMEABLE INSULATION IS PROVIDED, IT SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING.

5.1.2. WHERE AIR-PERMEABLE INSULATION IS PROVIDED INSIDE THE BUILDING THERMAL ENVELOPE, IT SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 5.1. IN ADDITION TO THE AIR-PERMEABLE INSULATION INSTALLED DIRECTLY BELOW THE STRUCTURAL SHEATHING, REQUIRED BOARD OR SHEET INSULATION SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING IN ACCORDANCE WITH THE R-VALUES IN TABLE R806.5 FOR CONDENSATION CONTROL.

5.1.3. WHERE BOTH AIR-IMPERMEABLE AND AIR-PERMEABLE INSULATION ARE PROVIDED, THE AIR-IMPERMEABLE INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING IN ACCORDANCE WITH ITEM 5.1.1 AND SHALL BE IN ACCORDANCE WITH THE R-VALUES IN TABLE R806.5 FOR CONDENSATION CONTROL. THE AIR-PERMEABLE INSULATION SHALL BE INSTALLED DIRECTLY UNDER THE AIR-IMPERMEABLE INSULATION.

5.1.4. ALTERNATIVELY, SUFFICIENT RIGID BOARD OR SHEET INSULATION SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING TO MAINTAIN THE MONTHLY AVERAGE TEMPERATURE OF THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING ABOVE 45°F FOR CALCULATION PURPOSES, IN ANY DIRECTION, AT ANY POINT, ALONG THE TOP.
AVERAGED TO BE THE MONTHLY AVERAGE OUTSIDE AIR TEMPERATURE OF THE THREE COLDEST MONTHS.

5.1.5. WHERE PREFORMED INSULATION BOARD IS USED AS THE AIR-IMPERMEABLE INSULATION LAYER, IT SHALL BE SEALED AT THE PERIMETER OF EACH INDIVIDUAL SHEET INTERIOR SURFACE TO FORM A CONTINUOUS LAYER.

STAIRWAY, HANDRAIL & GUARD NOTES:

STAIRWAYS SHALL COMPLY WITH SEC. R311.7 OF THE RCNYS.
STAIRWELL SHALL:
- HAVE A WIDTH NOT LESS THAN 36" CLEAR ABOVE THE HANDRAIL AND BELOW HEADROOM HEIGHT
- HAVE A WIDTH NOT LESS THAN 36" WHERE A HANDRAIL IS INSTALLED ON ONE SIDE.
- HAVE A WIDTH NOT LESS THAN 27" WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES.
- HAVE A MIN HEADROOM OF 6'-8" MEASURED VERTICALLY FROM TREAD NOSING OR FLOOR SURFACE.
- HAVE A MAX. RISER HEIGHT OF 8-1/4", (MAX. 7/8" DEVIATION WITHIN A FLIGHT OF STAIRS)
- HAVE A MINIMUM TREAD DEPTH SHALL BE 9". (MAX. 3/8" DEVIATION WITHIN A FLIGHT OF STAIRS)
- HAVE A PROFILE IN ACCORDANCE WITH SEC. R311.7.5.3 OF THE RCNYS.
- HAVE A WALKING SURFACE SLOPED NO STEEPER THAN 1:48 (2% SLOPE).

LANDINGS SHALL BE PROVIDED TOP AND BOTTOM OF EACH STAIRWAY IN ACCORDANCE WITH SEC. 311.3.4 OF THE RCNYS. LANDINGS SHALL:
- HAVE A WIDTH NOT LESS THAN THE WIDTH OF THE STAIRWAY SERVED
- HAVE A MINIMUM DIMENSION OF 36" MEASURED IN THE DIRECTION OF TRAVEL
- HAVE A WALKING SURFACE SLOPED NO STEEPER THAN 1:48 (2% SLOPE).

A LANDING SHALL NOT BE REQUIRED AT THE TOP OF AN INTERIOR FLIGHT OF STAIRS, PROVIDED A DOOR DOES NOT SWING OVER THE STAIRS.

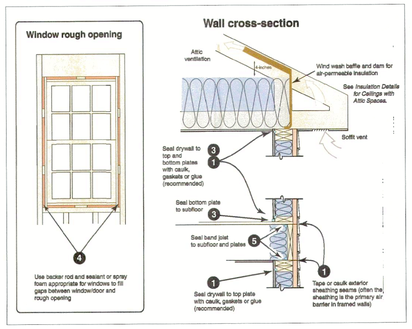
STAIRWAYS CONNECTING BUILT ELEMENTS (IE. PORCH, PATIO, ETC.) TO GRADE SHALL TO COMPLY WITH ALL APPLICABLE ELEMENTS OF SEC. R311.7 OF THE RCNYS.
EXACT DIMENSIONS SHALL BE DETERMINED BY THE FINAL GRADE AND FIELD CONDITIONS.

HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS IN ACCORDANCE WITH SEC. R311.7.8 OF THE RCNYS.
HAND RAILS SHALL:
- HAVE A HEIGHT MIN. 34" – MAX. 38", MEASURED VERTICALLY FROM THE TREAD NOSING.
- BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT.
- HAVE ENDS THAT ARE RETURNED OR TERMINATE IN NEWEL POST, VOLUTE, TURNOUT, ETC.
- HAVE A MIN. 1-1/2" BETWEEN THE WALL AND HANDRAIL.
  EXCEPT WHERE EXPLICITLY ALLOWED BY SEC. 311.7.8 OF THE RCNYS
- PROVIDE GRASPABILITY IN ACCORDANCE WITH SEC. 311.7.8.3
  INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
  - CIRCULAR CROSS SEC.: OUTSIDE DIA MIN. 1-1/4" – MAX. 2".
  - OTHER SHAPES THAN CIRCULAR CROSS SEC.: PERIMETER DIMENSION MIN. 4" – MAX 6-1/4"
    CROSS SEC. DIMENSION MAX. 2-1/4".

GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE IN ACCORDANCE WITH SEC. R312 OF THE RCNYS.
GUARDS SHALL:
- NOT BE LESS THAN 36" IN HEIGHT.
- HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF A SPHERE 4" OR MORE IN DIAMETER.

INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD.

HANDRAILS, GUARDS AND THEIR COMPONENTS, SHALL BE CONSTRUCTED/INSTALLED TO WITHSTAND LIVE LOADS IN ACCORDANCE WITH SEC. R301.5 OF THE RCNYS.
GUARDRAILS/HANDRAILS SHALL WITHSTAND 200 LB/SQFT. AS SINGLE CONCENTRATED LOAD APPLIED, IN ANY DIRECTION, AT ANY POINT, ALONG THE TOP.
GUARDRAIL IN-FILL COMPONENTS SHALL WITHSTAND 50 LB/SQFT. AS A HORIZONTALLY APPLIED NORMAL LOAD ON AN AREA EQUAL TO 1 SQFT.



AIR SEAL DETAIL

EMERGENCY ESCAPE AND RESCUE OPENINGS NOTES:

EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE PROVIDED IN ACCORDANCE WITH SEC. R310 OF THE RCNYS.

SEC. R310.1 EMERGENCY ESCAPE AND RESCUE OPENING REQUIRED.
BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE REQUIRED IN EACH SLEEPING ROOM. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.
EXCEPTION: STORM SHELTERS AND BASEMENTS USED ONLY TO HOUSE MECHANICAL EQUIPMENT NOT EXCEEDING A TOTAL FLOOR AREA OF 200 SQUARE FEET (18.58 M2).

EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL:
- HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR.
- HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQFT.
  EXCEPTION: GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQFT.)
- HAVE A THE MINIMUM NET CLEAR OPENING HEIGHT OF 24"
- HAVE A MINIMUM OPENING WIDTH OF 20".
- BE OPERABLE FROM THE INSIDE OF THE ROOM W/O THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE.

WHERE THE EMERGENCY ESCAPE AND RESCUE OPENING HAS A THRESHOLD BELOW THE ADJACENT GROUND ELEVATION IT SHALL BE PROVIDED BULKHEAD OR WINDOW WELL COMPLYING WITH SEC. R310.2.3 OF THE RCNYS.

WINDOW WELLS SERVING AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL:
- HAVE A MINIMUM HORIZONTAL AREA OF 9 SQFT.
- HAVE A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 36".
- ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED.
- EXCEPTION: THE LADDER/STEPS SHALL BE PERMITTED TO ENCROACH A MAXIMUM OF 6" INTO THE REQUIRED DIMENSIONS OF THE WINDOW WELL.

WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44" SHALL BE EQUIPPED WITH A PERMANENTLY ATTIRED LADDER/STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION. LADDERS OR RUNGS SHALL:
- HAVE A MIN. WIDTH OF AT LEAST 12".
- PROJECT AT LEAST 3" FROM THE WALL.
- BE SPACED NOT MORE THAN 18" O.C. VERTICALLY.

HAZARDOUS GLAZING LOCATION NOTES:

SEC. R308.4 HAZARDOUS LOCATIONS.
THE LOCATIONS SPECIFIED IN SECTIONS R308.4.1 THROUGH R308.4.7 SHALL BE CONSIDERED TO BE SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING.

SEC. R308.4.1 GLAZING IN DOORS.
GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.
EXCEPTIONS:
1. GLAZED OPENINGS OF A SIZE THROUGH WHICH A 9-INCH-DIAMETER SPHERE IS UNABLE TO PASS.
2. DECORATIVE GLAZING.

SEC. R308.4.2 GLAZING ADJACENT TO DOORS.
GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE AND IT MEETS EITHER OF THE FOLLOWING CONDITIONS:
1. WHERE THE GLAZING IS WITHIN 24 INCHES OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION.
2. WHERE THE GLAZING IS ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE HINGE SIDE OF AN IN-SWINGING DOOR.
EXCEPTIONS:
1. DECORATIVE GLAZING.
2. WHERE THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND THE GLAZING.
3. WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET OR STORAGE AREA 3 FEET OR LESS IN DEPTH. GLAZING IN THIS APPLICATION SHALL COMPLY WITH SECTION R308.4.3.
4. IS ADJACENT TO THE FIXED PANEL OF PATIO DOORS.

SEC. R308.4.3 GLAZING IN WINDOWS.
GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION:
1. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET,
2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR,
3. THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES ABOVE THE FLOOR, AND
4. ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.
EXCEPTIONS:
1. DECORATIVE GLAZING.
2. WHERE A HORIZONTAL RAIL IS INSTALLED ON THE ACCESSIBLE SIDE(S) OF THE GLAZING 34 TO 36 INCHES ABOVE THE WALKING SURFACE. THE RAIL SHALL BE CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 50 POUNDS PER LINEAR FOOT WITHOUT CONTACTING THE GLASS AND HAVE A CROSS-SECTIONAL HEIGHT OF NOT LESS THAN 1-1/2 INCHES.
3. OUTBOARD PANES IN INSULATING GLASS UNITS AND LAMINATED GLASS PANELS WHERE THE BOTTOM EDGE OF THE GLASS IS 25 FEET OR MORE ABOVE GRADE, A ROOF, WALKING SURFACES OR OTHER HORIZONTAL [WITHIN 45 DEGREES OF HORIZONTAL] SURFACE ADJACENT TO THE GLASS EXTERIOR.

SEC. R308.4.4 GLAZING IN GUARDS AND RAILINGS.
GLAZING IN GUARDS AND RAILINGS, INCLUDING STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS, REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE SHALL BE CONSIDERED TO BE A HAZARDOUS L

Application Date: 8/12/24
Fees Paid: $225.00

SP# 3766

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

NOTE: ACCEPTANCE OF THIS APPLICATION BY THE VILLAGE CLERK'S OFFICE DOES NOT CONSTITUTE A COMPLETE APPLICATION

PROPERTY ADDRESS: 5 Country Place ZONING DISTRICT RESA

SECTION 62 BLOCK 143 LOT 70 LOT SIZE: Irreg 33,110 6,000 ft

☐ TENANT **APPLICANT** ☐ LESSEE	**PROPERTY OWNER**
Name: Hugh Schaefer	Name: Ms Lesley Grannum
Address: 7 Forest Ave Massapequa, NY 11758	Address: 5 Country Place Freeport NY 11520
Telephone #: 516. 223-7323	Telephone #: 917-902-9445

Attorney Name: _____ Address: _____
(optional) Phone #: _____

Present Land Use: RES. **Proposed Land Use:** RES.

Description of Proposed Work: Maintain 6'x7' Sliding Glass Doors in rear

I request a preliminary meeting: X YES ✓ NO

I request a waiver of the public hearing and hereby certify the following:

A. The subject property is zoned Residence A or Residence AA.
B. The proposed construction is not a new building or dwelling.
C. It is my belief that the criteria contained in §209-7 of the Code of the Incorporated Village of Freeport are satisfied.

✓ YES _____ NO

Hugh Schaefer
APPLICANT'S SIGNATURE 7/30/24 DATE

Sworn to before me this 30 day of July, 2024
Dorothy Schaefer
Notary Public

DOROTHY SCHAEFER STATE OF NEW YORK NOTARY PUBLIC Qualified in nassau County 015C6149769 MY COMMISSION EXPIRES 07/17/2025

****

Property Owner's Consent:

I, _____ am (are) the owner(s) of the subject property and consent to the filing of this application.

X _____
PROPERTY OWNER'S SIGNATURE 7/30/24 DATE

Sworn to before me this 30 day of July, 2024
Dorothy Schaefer
Notary Public

DOROTHY SCHAEFER STATE OF NEW YORK NOTARY PUBLIC Qualified in nassau County 015C6149769 MY COMMISSION EXPIRES 07/17/2025

****

FOR VILLAGE USE ONLY

Site Plan Public Hearing Required: ____ YES ____ NO
Date of Hearing: _____
Date of Decision: _____
_____ Approved _____ Denied
Village Clerk's Signature: _____ Date: _____
Planning Board Signature: _____ Date: _____

VILLAGE OF FREEPORT NY CLERK'S OFFICE
2024 AUG 12 P 2:37
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Rev. 12/10 **PLEASE SEE REVERSE SIDE FOR SUBMISSION CHECKLIST** Rev. 12/10

INC. VILLAGE OF FREEPORT

Department of Buildings

46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520
(516) 377-2242
FAX (516) 377-2493
E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

ROBERT T. KENNEDY
MAYOR

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER
August 1, 2024

Lesley Grannum
5 Country Pl
Freeport NY 11520

RE: **5 Country Pl, Freeport, NY 11520**
Zoning District: Residence A Sec. 62 Blk. 143 Lot 70
Building Permit Application #20243780
Description: Interior alterations new kitchen replacement of bay window to sliding door.

Dear Ms.

The above referenced application was initially reviewed by the Building Department and it has been determined that in order to proceed with the application process, additional approval from the Site Plan Review Board will be required.

For your convenience, we have enclosed the instructions, application, Building Department letters/documents, the Environmental Assessment form, and the Negative Declaration page pertaining to your building application. Please call the **Village Clerk's Office at 516-377-3632** to make an appointment, during normal business hours, to review the completed application. Changes or additional information may be required for the application; therefore, only **ONE** complete package of the twelve (12) sets should be brought in for the initial appointment with the Clerk's Office. **Only after this initial appointment should the additional copies be made**.

Be further advised that you must submit an application to the Site Plan Review Board within sixty (60) days of the date of this letter. In the event that you do not file an application within the allotted sixty (60) days, this letter will expire and the Building Permit Application in conjunction with same will be cancelled. Subsequently, a new Building Permit Application and filing fees will be required.

If you should have any questions or require any additional information with reference to the Site Plan Review Board Application, please call the **VILLAGE CLERK'S OFFICE** at 377-3632.

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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Very truly yours,

Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings
Daniela Hernandez
cc: Village Clerk

ZBA Approval Needed: **NO**

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration ____ Positive Declaration

In accordance with Section 8-0113, Article 8 of the New York Environmental Conservation Law and Chapter 110 of the Village Code, this Department has conducted an initial review to determine whether the following project may have a significant effect on the environment and on the basis of that review hereby finds:

X **The proposed project will not have a significant effect on the environment and therefore does not require the preparation of an Environmental Impact Statement.**

____ **The proposed project may have a significant effect on the environment and therefore requires the preparation of an Environmental Impact Statement.**
(See reasons below)

Project:

Building Permit App. 20243780

Location: 5 Country Pl
Applicant: Lesley Grannum
Description: Interior alterations new kitchen replacement of bay window to sliding door.

Lead Agency: Department of Buildings
for the Board of Trustees
Village of Freeport
46 North Ocean Avenue, Freeport, NY

Agency Contact Person:
Superintendent of Buildings
(516) 377-2242

REASON(S) FOR DETERMINATION

This finding is based upon Section 617.10 of Article of the New York Environmental Conservation Law, the criteria for determining what actions may have a significant effect on the environment, as follows:

A)

B) **Possible environment effects identified:**
(only if positive determination)

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CLERK'S OFFICE
VILLAGE OF FREEPORT, N.Y.

Dated: August 1, 2024

Sergio A. Mauras
Sergio A. Mauras
Superintendent of Buildings

IMPORTANT: **This declaration and supporting attachments are open for inspection and public response at the office of the Superintendent of Buildings.**

SUBMISSION CHECKLIST

YES	NO	N/A		
		✓	1.	The Building Department shall provide the applicant with a G.I.S. survey of all parcels within a five hundred (500) foot radius of the subject parcel. (Required for new construction/subdivision, only).
✓			2.	The applicant shall provide photographs of all parcels within a three hundred (300) foot radius of the subject parcel, with identifying comments on said photographs.
			3.	A site plan shall include the following information, plotted as necessary to a scale of not more then twenty (20) feet to one (1) inch:
			a.	Title of drawing, including name and address of applicant.
✓			b.	North point , scale, and date.
✓			c.	Boundaries of the project.
		✓	d.	Existing natural features, such as watercourse, waterbodies, wetlands, wooded areas, and individual large trees on the subject property. Features to be retained should be noted.
		✓	e.	Floodplain boundaries as determined by the Federal Emergency Management Agency.
		✓	f.	Location of proposed land and water uses and their areas in acres and location, together with the proposed use, dimensions, height and architectural features of all buildings and other structures.
		✓	g.	Location of outdoor storage and description of materials to be stored.
		✓	h.	Location of all existing or proposed site improvements including street, drains, culverts, retaining walls, fences, docks and easements, whether public or private.
		✓	i.	Location and description of all proposed waterfront public access/recreation provisions.
		✓	j.	Description of sewage disposal and water supply systems and locations of such facilities.
		✓	k.	Location and proposed development of buffer areas and other landscaping; the general landscaping plan and planting schedule.
✓			l.	Location of all parking and loading area, internal circulation pattern, and ingress and egress drives.
✓			m.	Provision for pedestrian and patron access, including public and private sidewalks, walkways and docks.
		✓	n.	Location, design and size of all signs and lighting facilities.
		✓	o.	Approximate locations and dimensions of areas proposed for neighborhood parks, playgrounds or other permanent open space.
		✓	p.	Building orientation and site design for energy efficiency and visual quality.
		✓	q.	Location and design of all energy distribution facilities, including electrical, gas, and solar energy.
		✓	r.	Description and location of erosion control measures including proposed location of sediment sink/setting pond and interceptor swales, etc..
		✓	s.	Location, supporting design data and copies of computations used as a basis for the design capacities and performance of stormwater management facilities.
		✓	t.	Lines and dimensions of all property which is offered, or to be offered for dedication for public use, with the purpose indicated thereon, and of all property that is proposed to be reserved by deed covenant for the common use of the property owners of the development.
		✓	u.	Estimated project construction schedule.
		✓	v.	Record of application for approval status of all necessary permits from federal, state and county officials.
		✓	w.	Identification of any federal, state or county permits required for project execution.
		✓	x.	The Planning Board may require such additional information as it may deem necessary for a complete assessment of the project pursuant to this chapter.

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

Name of Action or Project: 5 COUNTRY PLACE FREEPORT, N.Y.

Project Location (describe, and attach a location map):
SEC. 62 BLOCK 143 LOT 70

Brief Description of Proposed Action:
MAINTAIN NEW PATIO DOORS

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2021 AUG 19 P 2:58
VILLAGE CLERK FREEPORT, NY

Name of Applicant or Sponsor:	Telephone: 223-7523
	E-Mail:

Address: HUGH W. SCHAEFER
7 FOREST AVE

City/PO: MASSAPEQUA, NY 11758 | State: | Zip Code:

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		✓
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: BUILDING PERMIT ONLY		✓

3.a. Total acreage of the site of the proposed action? 1/10 acres
b. Total acreage to be physically disturbed? _____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	☐	☑	☑
b. Consistent with the adopted comprehensive plan?	☐	☑	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☑	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐	
b. Are public transportation service(s) available at or near the site of the proposed action?	☐	☑	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☐	☑	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies:	☐	☑	
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? ☐NO ☐YES] If No, describe method for providing potable water: _____	☐	☑	
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? ☐NO ☐YES] If No, describe method for providing wastewater treatment: _____	☐	☑	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	☑	☐	
b. Is the proposed action located in an archeological sensitive area?	☑	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☑	☐	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☐ Urban ☒ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100 year flood plain?	☐	☑
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☐NO ☐YES	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? ☐NO ☑YES If Yes, briefly describe: _____		

VILLAGE OF ELMSFORD, NY
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	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	☑	☐

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Hugh Schaffer Date: 7/30/24

Signature: Hugh Schaffer

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☐	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☐	☐
3. Will the proposed action impair the character or quality of the existing community?	☐	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☐	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☐	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☐	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☐	☐
b. public / private wastewater treatment utilities?	☐	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☐	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☐	☐

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	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☐	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☐	☐

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

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VILLAGE OF FREEPORT, NY

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

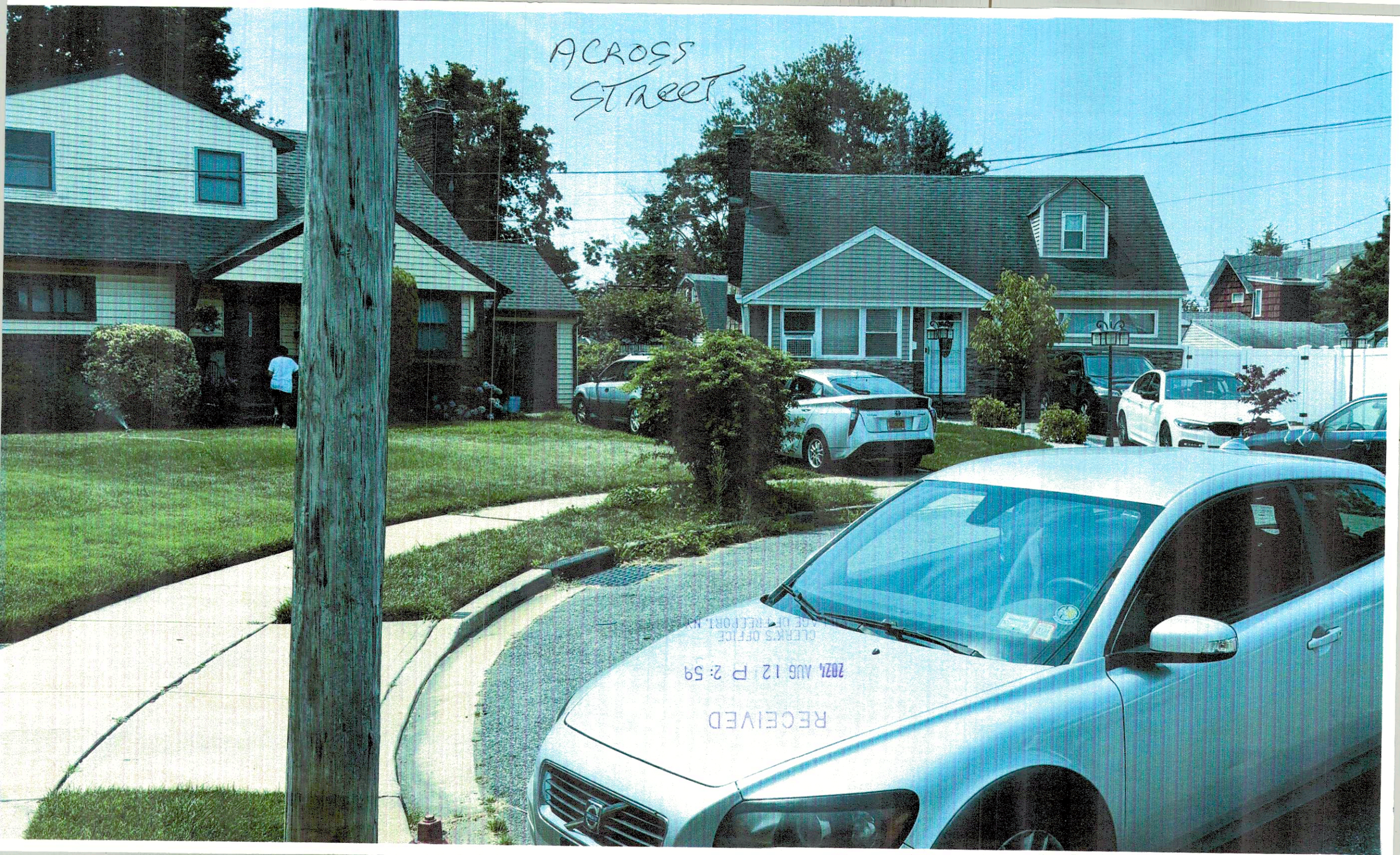

#5
FRONT VIEW
5


LEFT SIDE
VILLAGE OF FREEPORT, NY
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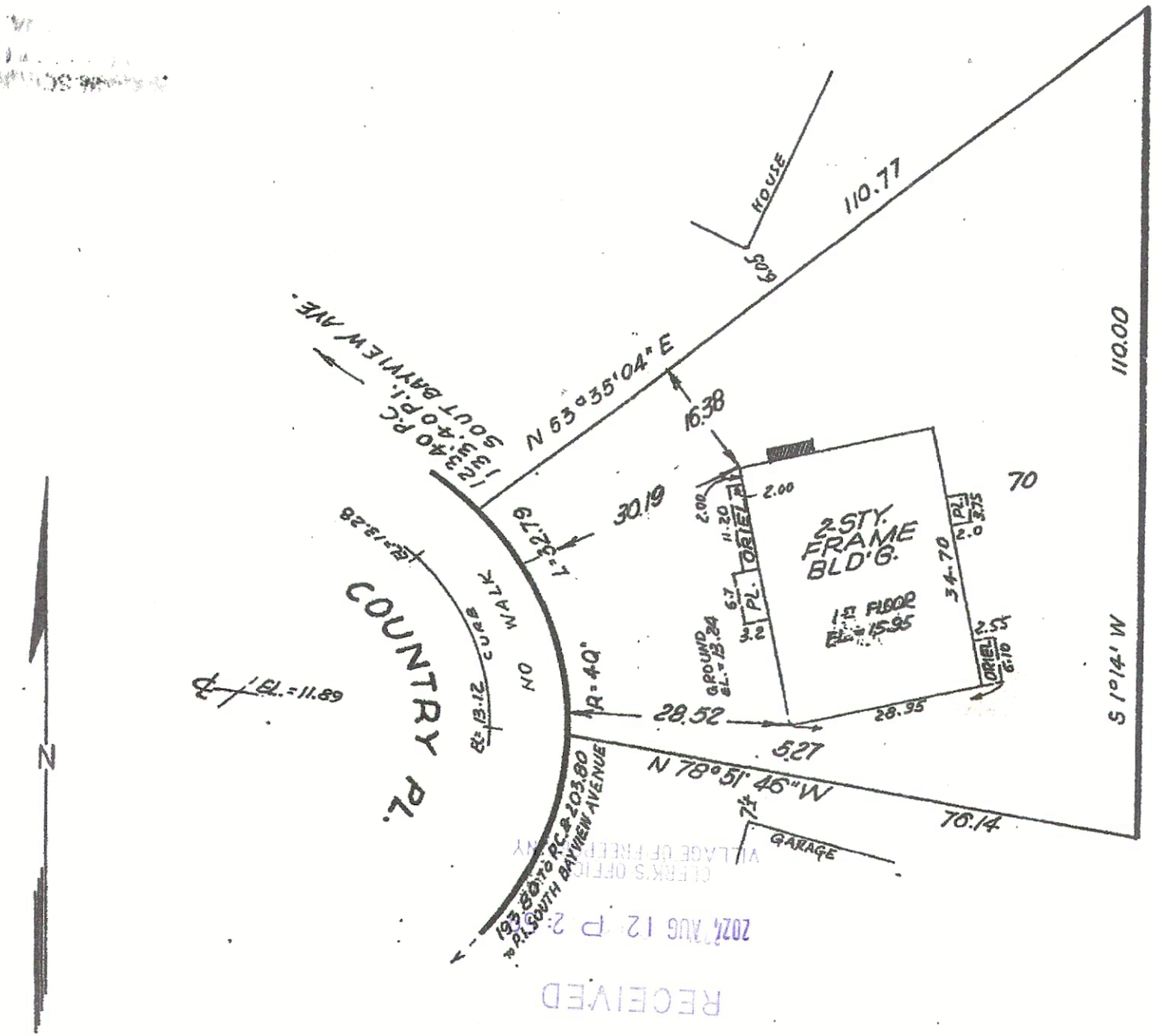

Subject Property
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2021 AUG 12 P 2:58


Rear
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VILLAGE CLERK
FREEPORT, NY


#3
3


ACROSS
STREET
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CLERK'S OFFICE

DRAWN	CHECKED	JOB NO.	FILE NO.	SEC.	BLK.
M.W.	J.D.C	25921-1	F-290		



GUARANTEED TO:
INTER-COUNTY TITLE GUARANTY & MORTGAGE CO.
COUNTY FEDERAL SAVINGS & LOAN ASSN.
VETERANS ADMINISTRATION
Baldwin & Cornelius Co.
By Jec

NOTE:
LOCATIONS TO FOUND.
GAS, ELEC. & WATER IN ST.
DIRT ST.

RE-DATED: FEB. 23, 1953.
RE-DATED: NOV. 18, 1952

LOT No. 70
BLOCK - 143
MAP OF BESTEVER HOMES

FREEPORT, N.Y.

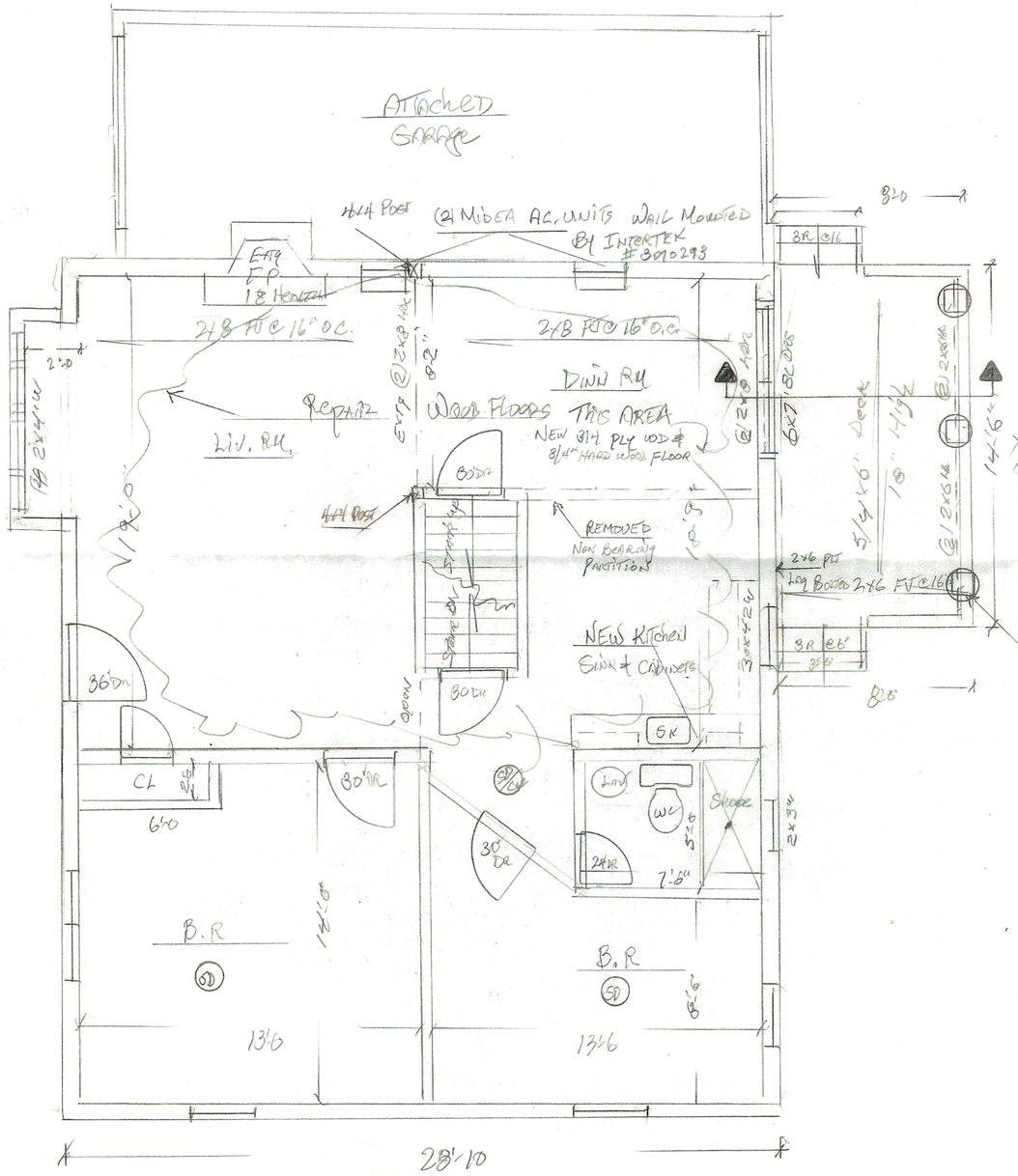
SURVEYED SEPT 25, 1952

BALDWIN & CORNELIUS CO.
CIVIL ENGINEERS & SURVEYORS
LICENSE NO. 793 & 527
FREEPORT, L.I., N.Y.
SCALE 1" = 20' N.Y. STATE STANDARD

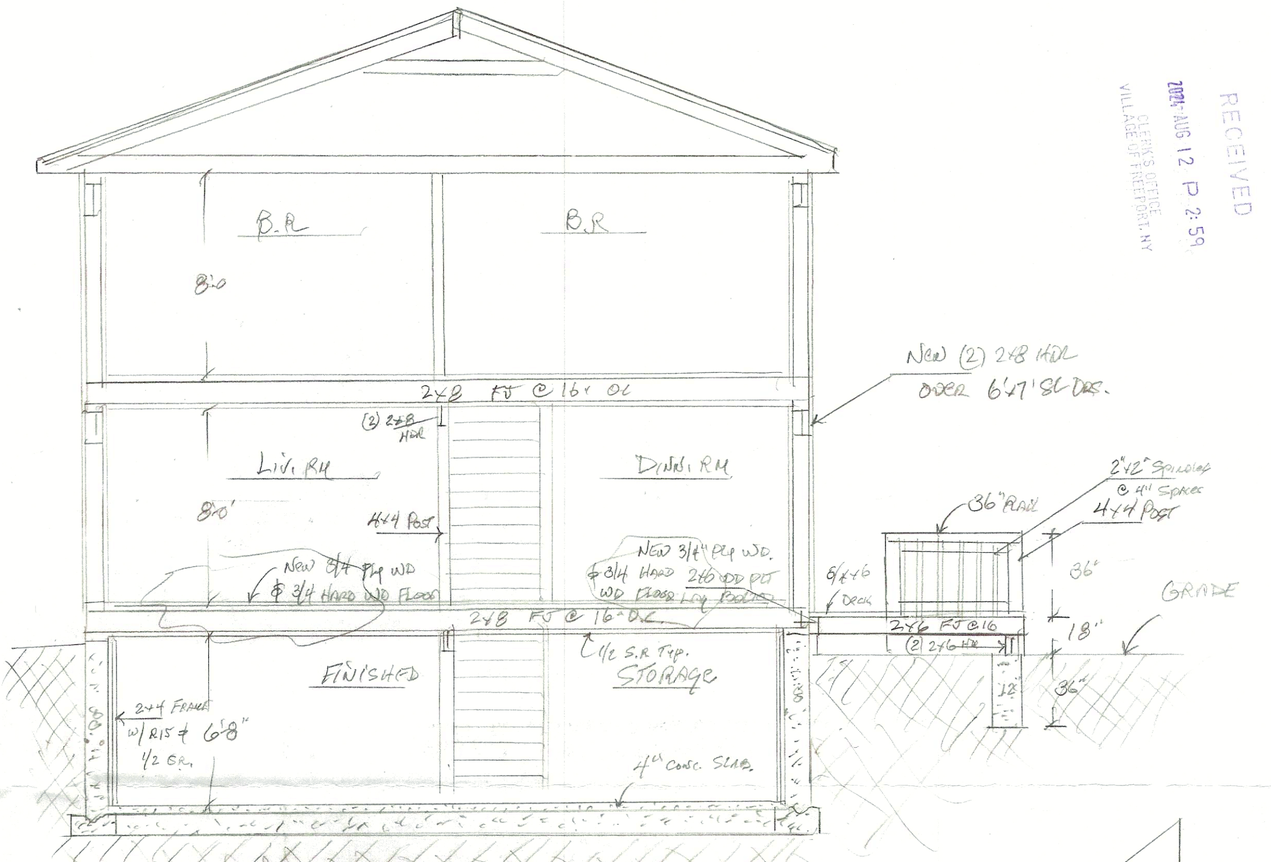
VILLAGE OF FREEPORT
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South P.C.

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VILLAGE OF FREEPORT, NY



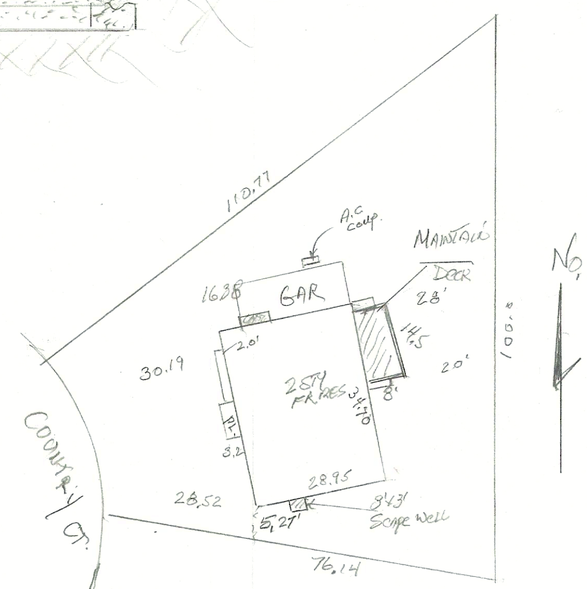
1ST FLOOR PLAN
Scale 1/4"=1'0"



(3) 12x8 CONC FTGS WITH 4x4 POST

SECTION A Scale 1/4"=1'0"

Note: This Application Requires
A Seperate Plumbing Permit &
UL Electrical Certificate
All Work to Be in Compliance With
NYCRC 2015 & IRC 2020



JAY I. FAST ARCHITECT
2929 WYNSUM AVE.
MERRICK, N.Y. 11566
PHONE#516-729-5302
LICENSE# 22166

REGISTERED ARCHITECT
JAY I. FAST
22166
STATE OF NEW YORK

MAINTAIN 8"x14'6 REAR WOOD DECK WITH 6'x7' SL DOORS, NEW KITCHEN, & REPAIR WOOD FLOORS

SCALE: 1/4"=1'0"	APPROVED BY:	DRAWN BY
DATE: 5-21-24		REVISED 6-11-24

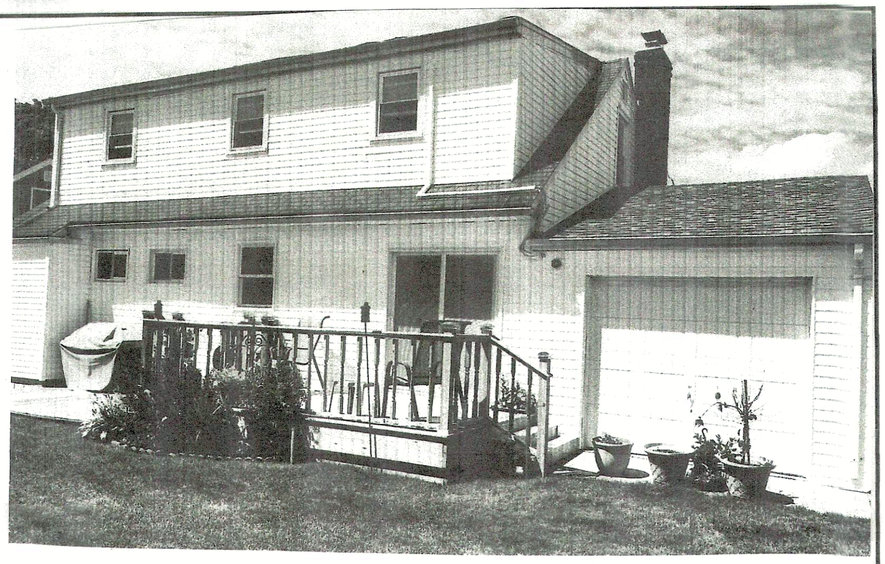
OWNER LESLEY GRANNUM

5 COUNTRY CT. FREEPORT, NY

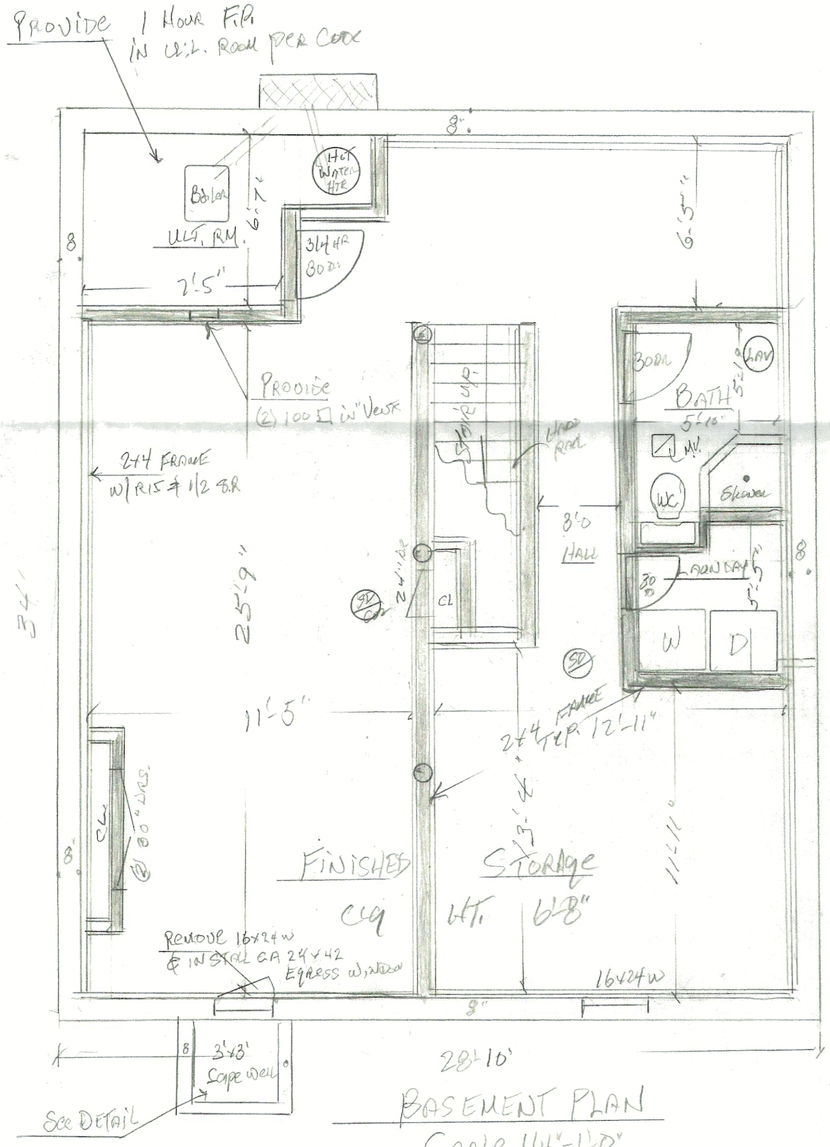
DRAWING NUMBER 1

18 X 24 PRINTED ON NO. 1000H CLEARPRINT ®

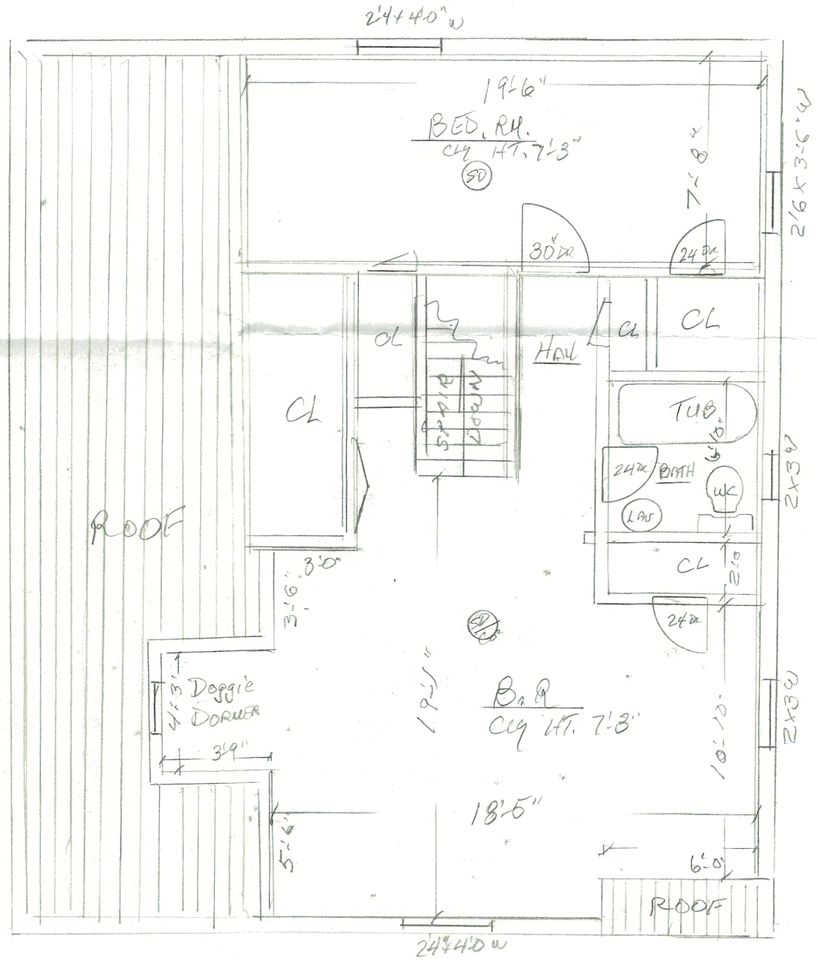
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REAR ELEVATION VIEW
N.T.S.



BASEMENT PLAN
Scale 1/4"=1'-0"



2ND FLOOR PLAN
Scale 1/4"=1'-0"

ScapeWEL®
Window Well System

Complete System Consists of:

- ScapeVIEW Series 6000 foundation window Two piece system includes pour-in-place window buck and snap-in window unit.
- ScapeWEL Window Well
- Window Well Cover

Selecting the Proper Size

Step 1:
Measure or calculate dimension Ⓐ as shown in the detail on the right based on the site's grade conditions and foundation height.

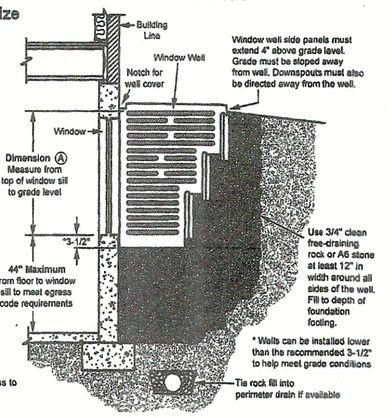
Step 2:
Determine the required window well side panel height by performing this simple calculation:

Required Side Panel Height = *Dimension Ⓐ* + 7-1/2"

From the first column in the table below, select the closest side panel height that will meet the site conditions.

Step 3:
Once the side panel height has been determined, read across and select the desired window size. Select window model number based on the foundation wall thickness. Note that all Bilco window sizes meet building code requirements for emergency egress.

Step 4:
With the window size selected, read across to select the proper window well and cover.



Scape Well Detail
N.T.S.

JAY I. FAST ARCHITECT
2929 WYNSUM AVE.
MERRICK, N.Y. 11566
PHONE#516-729-5302
LICENSE# 22166

REGISTERED ARCHITECT
JAY I FAST
22166
STATE OF NEW YORK

BASEMENT & 2ND FLOOR PLANS

SCALE: 1/4=1'0	APPROVED BY:	DRAWN BY	
DATE:		REVISED	

OWNER LESLEY GRANNUM

6 COUNTRY PLACE, FREEPORT

DRAWING NUMBER 2

18 X 24 PRINTED ON NO. 1000H CLEARPRINT ©

VILLAGE CLERK'S OFFICE

NAME: Kataria Builders LLC RE: 67 Ellison Ave DATE:- 8/13/24

CHECK ONE	ACCOUNT CODE	DESCRIPTION	CHECK #	CASH	AMOUNT
	199	Alarm Permit $50 per yr/$125 pre 3 yr/$50 sub			
	7	Auctioneer Permit $25 per year/$25 daily			
	8	Auto Wrecker License (New & Renewal)			$575.00
	97/28	Banner Request (75% Elec Dept & 25% Clerk) ($95)			
	6	Birth Certificate $10 each copy/ $22 for genealogy			
	37	Business License $155 Food & Drink License $115			
	11	Cabaret License			$375.00

SECURITY FEATURES INCLUDE TRUE WATERMARK PAPER, HEAT SENSITIVE ICON AND FOIL HOLOGRAM.

KATARIA BUILDERS LLC
BUILDING CODE & ZONING CONSULTANT
24 South Tyson Avenue
Floral Park, NY 11001
516-326-2130

4416
1-1367/260

DATE 8/12/24

PAY TO THE ORDER OF $225.00/100

Two hundred twenty Five DOLLARS

TD BANK

Parminder kataria

FOR Ellison Ave, ARB.

⑈004416⑈ ⑆026013673⑆ 7921421637⑈

Details on Back. Security Features Included

	107	Pre-Paid Municipal Parking $225 lot #2/$200 lot#10 lot#16			
	331	Pre-Paid Parking Meter Revenue $225 per vehicle			
	15	Public Assembly License			
	104	Re-Zoning Application (< 1 sq. block)			$750.00
	105	Re-Zoning Application (> 1 sq. block)			$1,875.00
	48	Roll Off Container (2 week intervals-up to 1 month)			$50.00
	49	Second Hand Dealer's License			$375.00
	12	Sewer Connection			
	106	Sidewalk Contractor's Annual License			$75.00
	4	Sidewalk Permit (New $220) (Existing $40)			
✓	110	Site Plan Review Board	4416		225.00
	45	Street Opening Permit ($250 + Cost of repairs)			
	13	Subdivision Application			
	69	Subpoena			
	111	Taxi Cab Medallion License (New/Renewal)			$525.00
	100	Taxi Driver License Application (New)			$75.00
	101	Taxi Driver License Application (Renewal)			$75.00
	117	Temporary Storage Containers(90 days/+ $50 max 120 days)			$100.00
	102	Tow Truck License (Each vehicle)			$575.00
	103	Transfer Taxi Medallion to New Vehicle			$100.00
	29	Zoning Board of Appeals			
		OTHER			

SIGNATURE:

BILL # /

Village Clerk's Office Rev 9/2022

Application Date: 8/13/24
Fees Paid: $ 285.00

SP# 3767

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

NOTE: ACCEPTANCE OF THIS APPLICATION BY THE VILLAGE CLERK'S OFFICE DOES NOT CONSTITUTE A COMPLETE APPLICATION

PROPERTY ADDRESS: 67 ELLISON AVENUE ZONING DISTRICT RES-A

SECTION 55 BLOCK 348 LOT 61 LOT SIZE: 7653.75 SF.

☐ TENANT **APPLICANT** ☐ LESSEE	**PROPERTY OWNER**
Name: EDWARD CHICKS, R.A	Name: ZAHED HUSSAIN
Address: 192-18 35 Avenue FLUSHING, NY 11358	Address: 67 ELLISON AVENUE FREEPORT, NY
Telephone #: 718-445-8038	Telephone #: 917-854-1270

Expeditor
Attorney Name: Muhammad RAZA Address: 245 TYLON AVE
(optional) Phone #: 917-225-2038 Floral PARK NY, 11001

Present Land Use: RESIDENTIAL **Proposed Land Use:** RESIDENTIAL

Description of Proposed Work: FILING HEREWITH PLANS AND APPLICATION FOR NEW SECOND STORY ADDITION OVER EXISTING ONE STORY AT REAR ADDITION WITH INTERIOR RENOVATIONS.

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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

I request a preliminary meeting: ____ YES __X__ NO

I request a waiver of the public hearing and hereby certify the following:

A. The subject property is zoned Residence A or Residence AA.
B. The proposed construction is not a new building or dwelling.
C. It is my belief that the criteria contained in §209-7 of the Code of the Incorporated Village of Freeport are satisfied.

__X__ YES _____ NO

Edward C Chicks 8/8/24.
APPLICANT'S SIGNATURE DATE

Sworn to before me this 8th day of August, 20 24.
Notary Public

PARMINDER S. KATARIA
Notary Public, State of New York
No. 01KA6261078
Qualified in Queens County
Commission Expires 05/07/2028

****

Property Owner's Consent:

I, ZAHED HUSSAIN am (are) the owner(s) of the subject property and consent to the filing of this application.

Zahed Hussain 08/08/24
PROPERTY OWNER'S SIGNATURE DATE

Sworn to before me this 8th day of August, 20 24.
Notary Public

PARMINDER S. KATARIA
Notary Public, State of New York
No. 01KA6261078
Qualified in Queens County
Commission Expires 05/07/2028

****

FOR VILLAGE USE ONLY

Site Plan Public Hearing Required: ____ YES ____ NO
Date of Hearing: _____
Date of Decision: _____
_____ Approved _____ Denied
Village Clerk's Signature: _____ Date: _____
Planning Board Signature: _____ Date: _____

Rev. 12/10 PLEASE SEE REVERSE SIDE FOR SUBMISSION CHECKLIST Rev. 12/10

SUBMISSION CHECKLIST

YES	NO	N/A		
		✓	1.	The Building Department shall provide the applicant with a G.I.S. survey of all parcels within a five hundred (500) foot radius of the subject parcel. (Required for new construction/subdivision, only).
		✓	2.	The applicant shall provide photographs of all parcels within a three hundred (300) foot radius of the subject parcel, with identifying comments on said photographs.
			3.	A site plan shall include the following information, plotted as necessary to a scale of not more then twenty (20) feet to one (1) inch:
✓			a.	Title of drawing, including name and address of applicant.
✓			b.	North point , scale, and date.
✓			c.	Boundaries of the project.
		✓	d.	Existing natural features, such as watercourse, waterbodies, wetlands, wooded areas, and individual large trees on the subject property. Features to be retained should be noted.
		✓	e.	Floodplain boundaries as determined by the Federal Emergency Management Agency.
		✓	f.	Location of proposed land and water uses and their areas in acres and location, together with the proposed use, dimensions, height and architectural features of all buildings and other structures.
	✓		g.	Location of outdoor storage and description of materials to be stored.
✓		✓	h.	Location of all existing or proposed site improvements including street, drains, culverts, retaining walls, fences, docks and easements, whether public or private.
		✓	i.	Location and description of all proposed waterfront public access/recreation provisions.
		✓	j.	Description of sewage disposal and water supply systems and locations of such facilities.
		✓	k.	Location and proposed development of buffer areas and other landscaping; the general landscaping plan and planting schedule.
		✓	l.	Location of all parking and loading area, internal circulation pattern, and ingress and egress drives.
		✓	m.	Provision for pedestrian and patron access, including public and private sidewalks, walkways and docks.
		✓	n.	Location, design and size of all signs and lighting facilities.
		✓	o.	Approximate locations and dimensions of areas proposed for neighborhood parks, playgrounds or other permanent open space.
	✓		p.	Building orientation and site design for energy efficiency and visual quality.
		✓	q.	Location and design of all energy distribution facilities, including electrical, gas, and solar energy.
		✓	r.	Description and location of erosion control measures including proposed location of sediment sink/setting pond and interceptor swales, etc..
		✓	s.	Location, supporting design data and copies of computations used as a basis for the design capacities and performance of stormwater management facilities.
		✓	t.	Lines and dimensions of all property which is offered, or to be offered for dedication for public use, with the purpose indicated thereon, and of all property that is proposed to be reserved by deed covenant for the common use of the property owners of the development.
		✓	u.	Estimated project construction schedule.
✓			v.	Record of application for approval status of all necessary permits from federal, state and county officials.
✓			w.	Identification of any federal, state or county permits required for project execution.
✓			x.	The Planning Board may require such additional information as it may deem necessary for a complete assessment of the project pursuant to this chapter.

INC. VILLAGE OF FREEPORT

Department of Buildings
46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520
(516) 377-2242
FAX (516) 377-2493
E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

ROBERT T. KENNEDY
MAYOR

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER
July 26, 2024

Zahed Hussain
67 Ellison Ave
Freeport, NY 11520

RE: **67 Ellison Ave Freeport, NY**
Zoning District – Residence A Sec. 55 Blk. 348, Lot 61
Building Permit Application #20243819
Description: Second story addition 257 SF and replace existing concrete driveway 10'11" x 46'7"

Dear Ms.

The above referenced application was initially reviewed by the Building Department and it has been determined that in order to proceed with the application process, additional approval from the Site Plan Review Board will be required.

For your convenience, we have enclosed the instructions, application, Building Department letters/documents, the Environmental Assessment form, and the Negative Declaration page pertaining to your building application. Please call the **Village Clerk's Office at 516-377-3632** to make an appointment, during normal business hours, to review the completed application. Changes or additional information may be required for the application; therefore, only **ONE** complete package of the twelve (12) sets should be brought in for the initial appointment with the Clerk's Office. **Only after this initial appointment should the additional copies be made**.

Be further advised that you must submit an application to the Site Plan Review Board within sixty (60) days of the date of this letter. In the event that you do not file an application within the allotted sixty (60) days, this letter will expire and the Building Permit Application in conjunction with same will be cancelled. Subsequently, a new Building Permit Application and filing fees will be required.

If you should have any questions or require any additional information with reference to the Site Plan Review Board Application, please call the **VILLAGE CLERK'S OFFICE** at 377-3632.

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings
/Daniela Hernandez

ZBA Approval Needed: **NO**

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration ____ Positive Declaration

In accordance with Section 8-0113, Article 8 of the New York Environmental Conservation Law and Chapter 110 of the Village Code, this Department has conducted an initial review to determine whether the following project may have a significant effect on the environment and on the basis of that review hereby finds:

X **The proposed project will not have a significant effect on the environment and therefore does not require the preparation of an Environmental Impact Statement.**

____ **The proposed project may have a significant effect on the environment and therefore requires the preparation of an Environmental Impact Statement. (See reasons below)**

Project:

Building Permit App. 20243819

Location: 67 Ellison Ave, Freeport NY 11520
Applicant: Zahed Hussain
Description: Second story addition 257 SF and replace existing concrete driveway 10'11" x 46'7"

Lead Agency: Department of Buildings
for the Board of Trustees
Village of Freeport
46 North Ocean Avenue, Freeport, NY

Agency Contact Person:
Superintendent of Buildings
(516) 377-2242

REASON(S) FOR DETERMINATION

This finding is based upon Section 617.10 of Article of the New York Environmental Conservation Law, the criteria for determining what actions may have a significant effect on the environment, as follows:

A) _____

B) Possible environment effects identified:
(only if positive determination)

Dated: July 26, 2023

Sergio A. Mauras
Sergio A. Mauras
Superintendent of Buildings

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2023 AUG 13 P 3:2
CLERK'S OFFICE
VILLAGE OF FREEPORT

IMPORTANT: This declaration and supporting attachments are open for inspection and public response at the office of the Superintendent of Buildings.

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 20243819

Filing Date 6/21/24

Application for Erection of Buildings or Alterations

IMPORTANT – Applicant to complete all items in sections: I, II, III, IV, V

I. LOCATION OF BUILDING

AT LOCATION 67 (No.) ELISSON AVENUE (Street) ZONING DISTRICT

BETWEEN (Cross Street) AND (Cross Street)

SECTION 55 BLOCK 348 LOT 61 APPROX. LOT SIZE 80 x 103.68 LOT AREA 7635.75

II. TYPE AND COST OF BUILDING – All applicants complete Parts A - D.

A. TYPE OF IMPROVEMENT

1. ☐ New building
2. ☑ Addition-Alteration (If residential, enter number of new housing units added. If none-state none)
3. ☐ Swimming Pool
4. ☐ Repair (replacement)
5. ☐ Bulkhead (New, Repair)
6. ☐ Fence
7. ☐ Moving (relocation)

B. PROPOSED OR EXISTING USE

RESIDENTIAL

11. ☑ One Family
12. ☐ Two families
13. ☐ Apartment - Enter No. of Units
14. ☐ Transient hotel, motel, or dormitory - Enter No. of Units
15. ☐ Garage or Accessory Structure
16. ☐ Other - Specify

NON-RESIDENTIAL - Complete Part "E"

17. ☐ Industrial
18. ☐ Office, bank, professional
19. ☐ Store, mercantile
20. ☐ Church, other religious
21. ☐ Hospital, institutional
22. ☐ Other - Specify

C. COST

10. TOTAL COST OF IMPROVEMENT $

D. DESCRIPTION OF PROJECT

FILING HEREWITH PLANS & APPLICATION FOR A NEW SECOND STORY ADDITION OVER EX 001 FLOOR IN TH REAR WITH INTERIOR RENOVATIONS IN CEL,001,002 FL.

III. IDENTIFICATION – To be completed by all applicants

	NAME	MAILING ADDRESS – Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee			
2. Contractor			
3. Architect or Engineer	EDWARD C HICKS, R.A	192-38 192-18 35th Avenue Flushing NY 11358	718-445-8038

IV. OWNER - CONTRACTOR STATEMENT

Building permit is issued subject to the provisions of Section 67 of the Workmen's Compensation Law.

Workmen's Compensation Certificate No. _____ Company _____ Exp. Date _____

PARMINDER S. KATARIA
Notary Public, State of New York
No. 01KA6261078
Qualified in Queens County
Commission Expires 05/07/2028.

Contractor or Owner ZAHED HUSSAIN (Print)

Address 67 ELISSON AVE

Phone 917-854-1270

State of New York

County of Nassau

ZAHED HUSSAIN (Print) being duly sworn, says that HE (His or She) is the contractor or owner of the above mentioned building. That the items of the above application and the estimated cost of said building or alteration, is correct to the best of _____ (His or Her) knowledge and belief and agrees to conform to all applicable laws of this jurisdiction.

Sworn to before me this 10th day of JUNE, 2024

Notary Public, County, N.Y.

(Applicant Signature)

V. FLOOD ZONE

IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE? YES ☐ NO ☐

IF YES, WHICH ZONE? _____

IS PROJECT TO REPAIR FLOOD DAMAGE? YES ☐ NO ☐

PROJECT DESCRIPTION

Total/First Flr Square Feet	
Upper Flrs Square Feet	
# of Fixtures	
# of Floors	
Occup. Type	

VI. VALIDATION (Official Use Only)

Building Permit Number _____

Building Permit Issued _____

Building Permit Fee $ _____

Approved by:

Superintendent of Buildings

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Appendix B
Short Environmental Assessment Form

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Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

Name of Action or Project: Ellison Avenue

Project Location (describe, and attach a location map): 67 Ellison Avenue, Freeport, NY

Brief Description of Proposed Action: FILING HEREWITH PLANS & APPLICATION FOR NEW SECOND STORY EXTENSION OVER EXISTING 001 FLOOR IIN REAR OF THE BUILDING WITH INTERIOR RENOVATIONS IN CELLAR, 001 FLOOR & 002 FLOOR. REPLACING CONCRETE DRIVEWAY

Name of Applicant or Sponsor: Edward C. Hicks, R.A

Telephone: 718-445-8038

E-Mail: EDWARDHICKSRA@yahoo.com

Address: 192-18 35th Avenue

City/PO: Flushing | State: NY | Zip Code: 11358

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	✔	
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	✔	

3.a. Total acreage of the site of the proposed action? _____ acres
b. Total acreage to be physically disturbed? _____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☑ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

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	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	☐	✔	☐
b. Consistent with the adopted comprehensive plan?	☐	✔	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO ☐	YES ✔	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO ✔	YES ☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO ✔	YES ☐	
b. Are public transportation service(s) available at or near the site of the proposed action?	☐	✔	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☐	✔	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: IT WILL MEET THE REQUIREMENTS	NO ☐	YES ✔	
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? ☐NO ✔YES] If No, describe method for providing potable water: _____	NO ☐	YES ✔	
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? ☐NO ✔YES] If No, describe method for providing wastewater treatment: _____	NO ☐	YES ✔	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO ✔	YES ☐	
b. Is the proposed action located in an archeological sensitive area?	✔	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO ✔	YES ☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	✔	☐	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ✔ Urban ☐ Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO ✔	YES ☐	
16. Is the project site located in the 100 year flood plain?	NO ✔	YES ☐	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☐NO ☐YES	NO ✔	YES ☐	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐NO ☐YES			

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	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	✔	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	✔	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	☐	☐

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: EDWARD C. HICKS, R.A. Date: 6/18/2024

Signature: _____

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☐	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☐	☐
3. Will the proposed action impair the character or quality of the existing community?	☐	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☐	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☐	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☐	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☐	☐
b. public / private wastewater treatment utilities?	☐	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☐	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☐	☐

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☐	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☐	☐

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

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VILLAGE OF FREEPORT, NY

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

EXTERIOR SELECTIONS

NAME: _____

LOCATION: 67 ELLISON AVE. FREEPORT NY 11520

WINDOW

SELECTIONS

Exterior Color: WHITE (DOUBLE HUNG)
Exterior Grills/Grids: WHITE
Screen Color: —
Hardware: —
Interior Jamb: —
Notes: CRYSTAL OR EQUIVALENT

SIDING

SELECTIONS

Horizontal Color: STERLING GRAY (4 SIDES)
Vertical Color: —
Shake Color: —
Window Wraps: WHITE
Fascia: WHITE
Soffit: WHITE
Notes: _____

EXTERIOR DOOR

SELECTIONS

Front Door: BLACK (FRONT)
Garage Service Door(s): —
Patio Door(s): —
Storm Door(s): —
Hardware Style/Color: —
Notes: —

GUTTER & SPOUT

SELECTIONS

Gutter Size/Style: —
Gutter Color: WHITE
Spout Size/Style: —
Spout Color: —
Notes: _____

MASONRY

SELECTIONS

Stone Color: —
Brick Color: —
Mortar Color: —
Sill Material/Color: —
Step Material/Color: _____
Stone Numbers: _____
Notes: _____

OH GARAGE DOOR

SELECTIONS

OH Door Model/Style: NA
OH Door Color: _____
Glass Style/Location: _____
OH Door Hardware: _____
Keypad / Location: _____
Notes: _____

ROOFING

SELECTIONS

Shingle Style: GAF TIMBERLINE HDZ
Shingle Color: CHARCOAL ALGAE
Roof Edge Color: BLACK
Metal Roof: —
Notes: —

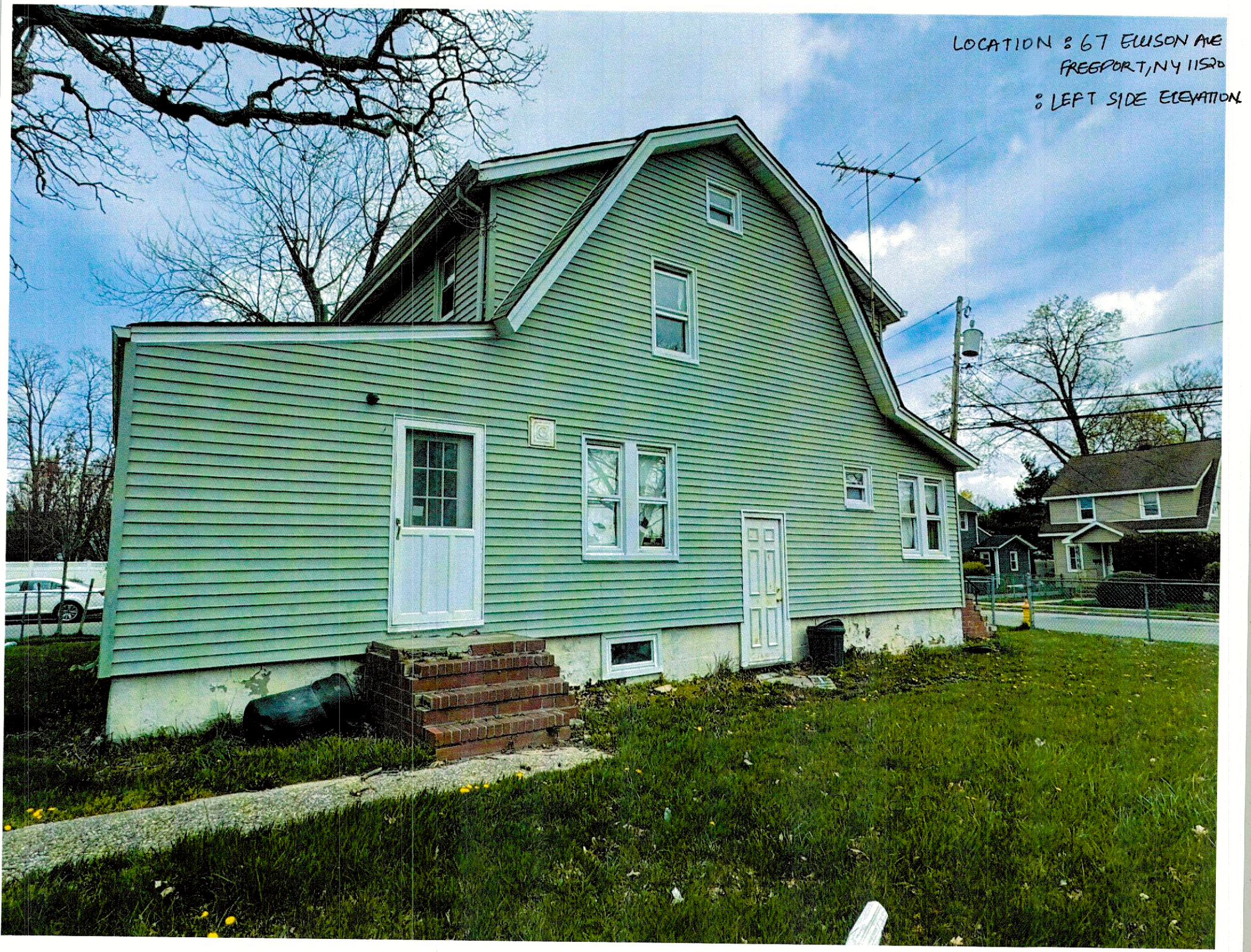
COLUMNS & POST

SELECTIONS

Column/Post Style: —
Wraps: —
Paint Color: —
Notes: —

LOCATION : 67 ELLISON AVE.
FREEPORT, NY 11520
: FRONT ELEVATION


LOCATION:
87 ELDSON AVE
PROSPECT, NY 11570
REAR ELEVATION


LOCATION : 67 ELLISON AVE
FREEPORT, NY 11520
: LEFT SIDE ELEVATION

LOCATION : 67 ELLISON AVE.
FREEPORT NY 11520

: RIGHT SIDE ELEVATION



LOCATION 8 76 HOLLOWAY STREET, FREEPORT NY 11520



LOCATION :

70 ELLISON AVE.,
FREEPORT, NY 11520



LOCATION : 61 ELLISON AVENUE, FREEPORT NY 11520

LOCATION : 79 ELLISON AVENUE, FREEPORT NY 11520

GENERAL NOTES

GENERAL CONDITIONS

ALL WORK TO BE DONE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE NEW YORK STATE 2020 CODES.

UNLESS OTHERWISE NOTED, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, AIA DOCUMENT A201-2007 SHALL APPLY. HEAT AND POWER DURING CONSTRUCTION SHALL BE PAID FOR BY THE OWNER. THE CONTRACTOR SHALL OBTAIN CERTIFICATE OF OCCUPANCY. SUBSTITUTION SHALL NOT BE MADE WITHOUT WRITTEN AUTHORIZATION BY THE ENGINEER / ARCHITECT. THE PREMISES SHALL BE KEPT REASONABLY CLEAN AT ALL TIMES. AT THE COMPLETION OF WORK, THE CONTRACTOR SHALL REMOVE ALL WASTE MATERIALS, TOOLS, RUBBISH, ETC... CLEAN ALL GLASS AND LEAVE WORK BROOM CLEAN UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL CARRY WORKMAN'S COMPENSATION AND GENERAL LIABILITY INSURANCE. ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODES AND ORDINANCES. THE CONTRACTOR SHALL FULLY GUARANTEE HIS WORK AND THE WORK OF HIS SUBCONTRACTOR FOR A PERIOD OF AT LEAST ONE YEAR AFTER COMPLETION OF THE PROJECT UNLESS OTHERWISE SPECIFIED. ALL WORK SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, ENGINEER / ARCHITECT, AND THEIR AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEYS FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK PROVIDED THAT ANY SUCH CLAIM, DAMAGE, LOSS OR EXPENSE (A) IS ATTRIBUTABLE TO BODILY INJURY, SICKNESS, DISEASE OR DEATH OR TO INJURY TO OR DESTRUCTION OF TANGIBLE PROPERTY (OTHER THAN THE WORK ITSELF) INCLUDING THE LOSS OF USE RESULTING THEREFROM.
(B) IS CAUSED IN WHOLE OR IN PART BY ANY NEGLIGENT ACT OR OMISSION OF THE CONTRACTOR, ANY SUBCONTRACTOR, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM , OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE REGARDLESS OF WHETHER OR NOT IT IS CAUSED IN PART BY A PARTY INDEMNIFIED HEREUNDER.
ALL MATERIALS, ASSEMBLIES, AND METHODS OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO FORM-WORK, BLOCK-WORK, FRAMING, NAILING, PLACING OF CONCRETE, ETC. ARE TO BE CAREFULLY SUPERVISED BY THE CONTRACTOR TO BE SURE THAT THEY ARE IN ACCORDANCE WITH THE DRAWINGS, SPECIFICATIONS, APPLICABLE CODES AND GOOD PRACTICE. DEVIATIONS FROM THE DRAWINGS, AND SPECIFICATIONS WILL NOT BE PERMITTED WITHOUT WRITTEN AUTHORIZATION OF THE ENGINEER / ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SHOP DRAWINGS WHICH MAY BE NEEDED. ALL DIMENSIONS AND CONDITIONS ARE TO BE FIELD VERIFIED.

GYPSUM WALLBOARD

GYPSUM WALLBOARD APPLICATION SHALL BE TAPE JOINT SYSTEM. ALL GYPSUM BOARD TO BE ⅝" ON WALLS AND ½" ON CEILING UNLESS OTHERWISE INDICATED. FINISH JOINTS, J-BEADS, NAIL DIMPLES, CORNERS AND EDGES SHALL BE TAPED AND RECEIVE THREE COATS OF JOINT COMPOUND. ALLOW 24 HOURS TO DRY BETWEEN COATS. FINAL COAT TO BE SANDED SMOOTH. METAL CORNER BEADS TO BE USED ON ALL OUTSIDE CORNERS AND AROUND ALL OPENINGS. ALL WALLS AND CEILINGS OF ALL GARAGES AND MECHANICAL ROOMS TO BE SHEATHED WITH ⅝" TYPE-X FIRE-RATED SHEETROCK. SHOWER AND TUB ENCLOSURES TO BE LINED WITH ½" CEMENT BOARD (SUCH AS WONDERBOARD OR HARDIEBACKER). ALL OTHER BATHROOMS AND LAUNDRY ROOMS TO HAVE ½" WATER RESISTANT GYPSUM BOARD (SUCH AS SHEETROCK).

ELECTRICAL

ALL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE AND ALL STATE, LOCAL, AND UTILITY COMPANY CODES AND REGULATIONS. ALL CIRCUIT SHALL BE MINIMUM 15 AMP. POWER WIRING SHALL BE MINIMUM 14AWG. CONVENIENCE OUTLETS SHALL BE LOCATED 12" ABOVE FINISHED FLOOR UNLESS OTHERWISE INDICATED. ALL SWITCHES TO BE LOCATED 36" ABOVE FINISHED FLOOR UNLESS OTHERWISE INDICATED. SUPPLY RECOMMENDED LAMPS IN ALL FIXTURES.

FRAMING AND ROUGH CARPENTRY

JOISTS AND RAFTERS SHALL BE 75% SELECT STRUCTURAL GRADE HEM-FIR 1600k PSI, 25% COMMON HEM-FIR 1200k PSI. ALL WOOD SILLS AND WOOD IN CONTACT WITH MASONRY SHALL BE CCA TREATED. ALL EXTERIOR SHEATHING SHALL BE ⅝" CDX DOUGLAS FIR PLYWOOD NAILED 6D @ 12" O.C. AT EDGES, 6D @ 8" O.C. AT INTERMEDIATE BLOCKING POINTS. SUB-FLOORS TO BE ¾" CDX PLYWOOD NAILED 8D @ 6"O.C. EXTERIOR SHEATHING TO BE COVERED WITH "TYVEK" HOUSE WRAP OR APPROVED EQUAL. ALL NAILS, BOLTS, RODS, STRAPS, JOIST HANGERS, AND OTHER FRAMING HARDWARE TO BE HOT-DIPPED GALVANIZED. DOUBLE UP JOISTS AROUND ALL OPENINGS AND UNDER PARTITIONS. BLOCK STUD WALLS AT ½ STORY HEIGHTS AND AT ALL UNSUPPORTED EDGES OF PLYWOOD. ALL CAP PLATES TO BE DOUBLED AND NAILED 10D @ 18" O.C. NAIL BOTTOM CAP PLATE TO END OF STUDS-2/16D. LAP CAP PLATES AT CORNERS. TOE NAIL JOISTS TO CAP OR BEAM WITH 2/16D. WHERE FLUSH FRAMING OCCURS, USE MIN. 16GA. SHEET METAL JOIST HANGERS BY "TECO" OR APPROVED EQUAL. ALL CORNERS TO BE MINIMUM ¾x4 STUDS NAILED 16D @ 24" O.C. ALONG THREE FACES. HEADERS SHALL BE MINIMUM 2/2x6 UNLESS NOTED ON PLANS. MINIMUM BEARING FOR STUDS, JOIST, AND BEAMS SHALL BE 3½". USE DOUBLE JACK STUDS FOR HEADERS OVER FIVE FEET IN LENGTH.

DEMOLITION

1. EXISTING TENANTS ARE NOT TO BE DISTURBED IN ANY WAY BY NOISE, DUST, DEBRIS, ETC.
2. IF FIELD CONDITIONS DIFFER FROM CONSTRUCTION DOCUMENTATION, THE GENERAL CONTRACTOR SHALL NOTIFY THE ENGINEER / ARCHITECT IMMEDIATELY.
3. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FOR DEMOLITION AND CONTAINERS AS REQUIRED BY LOCAL MUNICIPALITIES.
4. DOTTED LINES INDICATE PARTITIONS, DOORS, PLATFORMS, WALLS, ETC TO BE REMOVED AND DISPOSED OF PROPERLY BY THE CONTRACTOR.
5. ALL PLUMBING FIXTURES ARE TO BE REMOVED AND UNUSED PLUMBING LINES ARE TO BE CAPPED BELOW FINISHED FLOOR. FLOORS TO BE PATCHED BY THE CONTRACTOR AS REQUIRED TO MATCH EXISTING CONDITIONS.
6. NO CHANNELING OF THE SLAB WILL BE PERMITTED FOR THE INSTALLATION OF NEW FIXTURES.
7. NO CUTTING OR CHANNELING OF BUILDING STRUCTURE SHOULD BE PERMITTED FOR ANY WORK OR ALTERATION.

CONTRACTOR NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITION AS WELL AS ALL DIMENSIONS & CONDITIONS INDICATED IN THE DRAWINGS, PRIOR TO ACTUAL CONSTRUCTION. ANY VARIATION FROM CONDITIONS INDICATED ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER / ARCHITECT PRIOR TO COMMENCING OF WORK.
2. THE GENERAL CONTRACTOR SHALL CAREFULLY EXAMINE ALL THE DRAWINGS AND BE RESPONSIBLE FOR THE PROPER INSTALLATION OF ALL WORK AND THE COORDINATION OF ALL TRADES INVOLVED.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING ADJACENT TENANT(S) AND/OR NEIGHBOR(S) PROPERTY. CONTRACTOR WILL NOT BLOCK EGRESS, NOR CREATE EXCESSIVE DUST, DIRT OR OTHER INCONVENIENCES.
4. ALL WORK SHALL CONFORM TO ALL GOVERNING CODES AND REGULATIONS. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL OBTAIN ALL REQUIRED SIGN-OFFS. (UNTIL THE FINAL SIGN-OFF IS ENTERED INTO THE DEPARTMENT OF BUILDINGS SYSTEM, THE JOB WILL NOT BE CONSIDERED AS "SIGNED-OFF")
5. CONTRACTOR SHALL SECURE & MAINTAIN ALL REQUIRED INSURANCES DURING CONSTRUCTION TO FINAL SIGN-OFFS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF TRASH AND SHALL BE RESPONSIBLE FOR OBTAINING ANY REQUIRED PERMITS NECESSITATED BY THE REMOVAL.
7. THE CONTRACTOR SHALL PROVIDE TEMPORARY BARRIERS AS REQUIRED BY ANY LOCAL CODES OR LANDLORD, TO PROTECT THE PUBLIC AT ALL TIMES DURING CONSTRUCTION.
8. ALL REQUIRED AFFIDAVITS, TEST RESULTS SHALL BE SUBMITTED TO THE ENGINEER / ARCHITECT IN A TIMELY MATTER.
9. THE CONTRACTOR SHALL COMMENCE WORK ONLY AFTER OBTAINING PROPER WORK PERMITS. WORK PERMITS SHALL BE PROMINENTLY DISPLAYED SO AS IT CAN BE VIEWED FROM THE STREET.
10. A COPY OF APPROVED PLANS SHALL BE KEPT ON SITE AT ALL TIMES.
11. THE CONTRACTOR SHALL INSTALL A CONSTRUCTION SIGN - APPROXIMATELY 25 SQFT. WITH LETTERING 6" HIGH, INDICATING THE NAME, ADDRESS AND TELEPHONE NUMBER OF THE OWNER, CONTRACTOR AND ENGINEER / ARCHITECT. SIGNS SHALL BE PLACED FACING EACH PUBLIC STREET AT A HEIGHT NO HIGHER THAN 12'-0".
12. THE CONTRACTOR MUST NOTIFY ENGINEER / ARCHITECT AT LEAST 24 HOURS BEFORE ANY REQUIRED CONTROLLED INSPECTION.

ZONING ANALYSIS

LOCATION:	67 ELLISON AVENUE, FREEPORT NY 11520
SECTION:	55
BLOCK:	348
LOT:	61
DISTRICT:	RES - A
OCC. CLASS:	1-FAMILY DWELLING
BLDG. CLASS:	FRAME CONSTRUCTION

SCOPE OF WORK

FILING HEREWITH PLANS AND APPLICATION FOR NEW SECOND STORY ADDITION OVER EXISTING ONE STORY AT REAR OF BUILDING, WITH OVERHANG AND INTERIOR RENOVATIONS TO EXISTING SINGLE FAMILY DWELLING.

ZONING CALCULATIONS:

ACTUAL LOT AREA = 7653.75 SQFT.
MAX BASE FLOOR AREA PERMITTED = 7653.75 X .50 = 3826.87 SQFT.

EXISTING FIRST FLOOR = 41.80' X 20.00' = 836.00 SQFT
EXISTING FIRST FLOOR = 12.35' X 4.00' = 49.40 SQFT

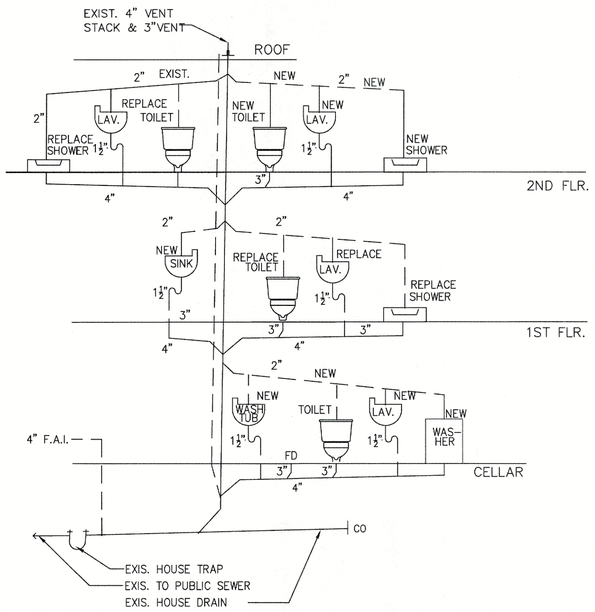
TOTAL FIRST FLOOR AREA = 836.00 + 49.40 = 885.40 SQFT

EXISTING SECOND FLOOR = 23.95' X 20.00' = 479.00 SQFT
PROPOSED SECOND FLOOR = 12.85' X 20.00' = 257.00 SQFT

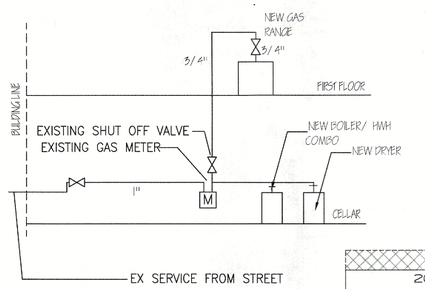
TOTAL SECOND FLOOR AREA = 479.00 + 257.00 = 736.00 SQFT

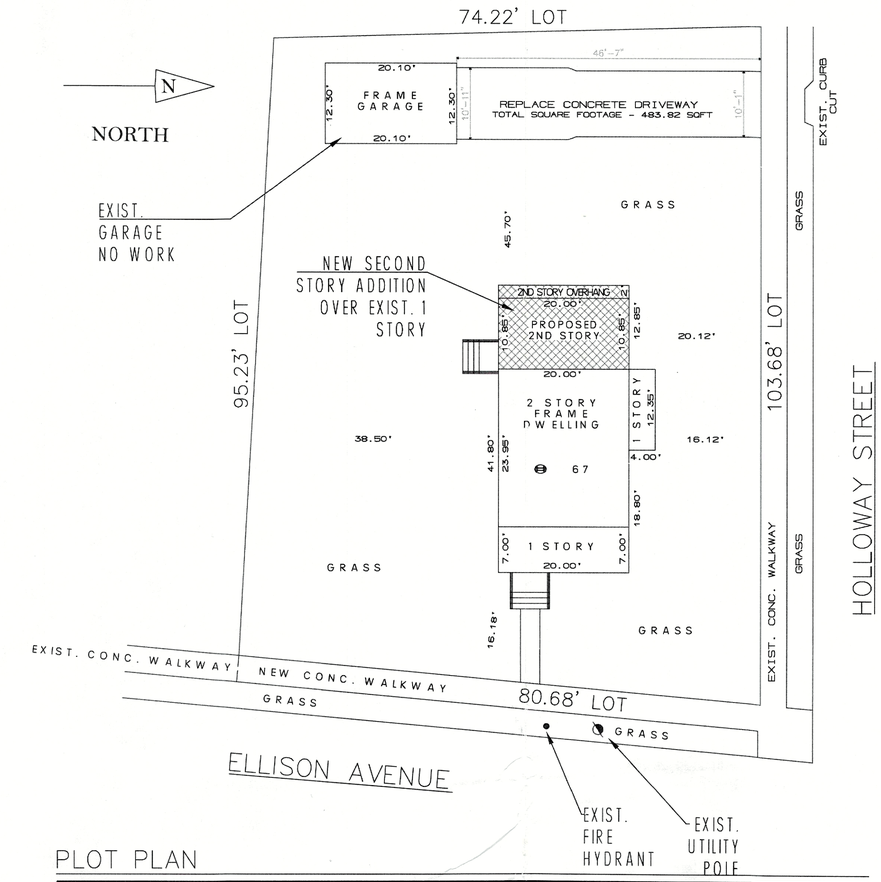
TOTAL 885.40 + 736.00 = 1621.40 SQFT > 3826.87 SQFT OK...
.20% < .50% OK...

PLUMBING RISER DIAGRAM



GAS RISER DIAGRAM





PLOT PLAN

SCALE: 3/32" = 1'-0"

CONCRETE

CONCRETE DRIVEWAY CALCULATION : TOTAL SQUARE FOOTAGE - 438.53 SQFT.

PROPOSED TOTAL LOT COVERAGE :

EXISTING FIRST FLOOR = 41.80' X 20.00' = 836.00 SQFT
EXISTING FIRST FLOOR = 12.35' X 4.00' = 49.40 SQFT
PROPOSED SECOND FL OVERHANG = 2.00' X 20.00 = 40.00 SQFT

TOTAL FIRST FLOOR AREA = 836.00 + 49.40 + 40.00 = 925.40 SQFT

TOTAL 925.40 SQFT < 2296.12 SQFT. OK.. 12% < 30% OK...

FRONT YARD:

MIN. REQUIRED = 20.00' MIN REQUIRED
ACTUAL = 16.18' Existing = Non-Complying.

REAR YARD:

MIN. REQUIRED = 25.00' MIN.
ACTUAL = 45.70' OK..

SIDE YARD: (CORNER PROPERTY)

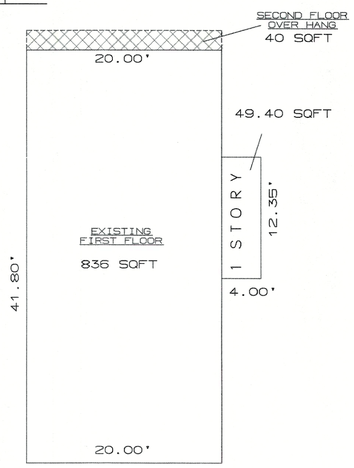
MIN. REQUIRED = (1) 5.00' MIN.
ACTUAL EXISTING = (1) 38.50' OK..

HEIGHT:

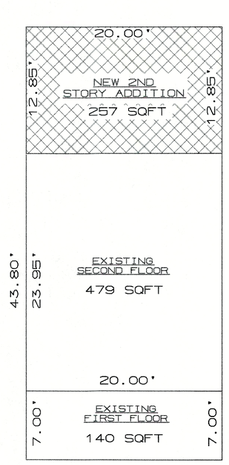
MAX PERMITTED = 35.00' FROM GRADE TO RIDGE.
ACTUAL HEIGHT = 22.50' OK..

PARKING:

MIN REQUIRED = 1 PER DWELLING UNIT.
ACTUAL PARKING = 1 CAR GARAGE. OK..



FIRST FLOOR
NOT TO SCALE:



SECOND FLOOR
NOT TO SCALE:

ZONING FLOOR AREA BREAKDOWN

836 + 49.40 = 885.40 SQFT 479 + 257 = 736.00 SQFT

885.40 SQFT + 736.00 SQFT = 1,621.40 SQFT

LEGEND

	NEW 2"X4" WOOD STUD WITH R-15+5CI INSULATION 5/8" GYP. BOARD ON INTERIOR AND 3/4" PLYWOOD.
	NEW 2"x4" WOOD STUDS 16" O.C. COVERED WITH ⅝" SHEETROCK ON BOTH SIDES.
	NEW 2"x4" WOOD STUDS 16" O.C. COVERED WITH ⅝" SHEETROCK AND R-13 INSULATION.
	EXISTING PARTITIONS NOT TO BE DISTURBED
	EXISTING PARTITIONS TO BE REMOVED
SD & CD	SMOKE DETECTOR & CARBON MONOXIDE DETECTOR
	100 CFM EXHAUST FAN VENTED DIRECTLY TO EXTERIOR.
F.P.S.C.	FIRE PROOF SELF CLOSING DOOR

EDWARD C. HICKS, RA

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REVISIONS:

PROJECT TITLE:
2ND STORY ADDITION AND INTERIOR RENOVATIONS

PROJECT ADDRESS:
67 ELLISON AVENUE
FREEPORT NY

OWNER:
ZAHED HUSSAIN

DRAWING TITLE:
SITE PLAN, ZONING, ENERGY AND NOTES

D.O.B.:

SEAL

REGISTERED ARCHITECT EDWARD C. HICKS STATE OF NEW YORK

SIGNATURE

SCALE: AS NOTED	DATE: JUNE 10, 2024
DRAWN BY: SA	CHECKED BY: ECH

DWG. No.: 1 of 6

A-100.00

DEMOLITION PERFORMANCE DISCLAIMER:

THE ARCHITECT AND OR HIS CONSULTANTS ASSUME NO RESPONSIBILITY FOR THE MEANS BY WHICH THE DEMOLITION IS PERFORMED. THE CONTRACTOR AND HIS SUB CONTRACTORS SHALL REMOVE AND/OR PERFORM ANY AND ALL DEMOLITION IN A PROFESSIONAL MANOR IN ACCORDANCE TO "GOOD GENERAL PRACTICES" SHOULD IN THE EVENT STRUCTURAL DAMAGE OCCUR DURING PERFORMING DEMOLITION PROCEDURES, THE G.C. SHALL STOP WORK IMMEDIATELY, TEMPORALLY STABILIZE AND CONTACT THE ARCHITECT IMMEDIATELY FOR RESOLUTION.

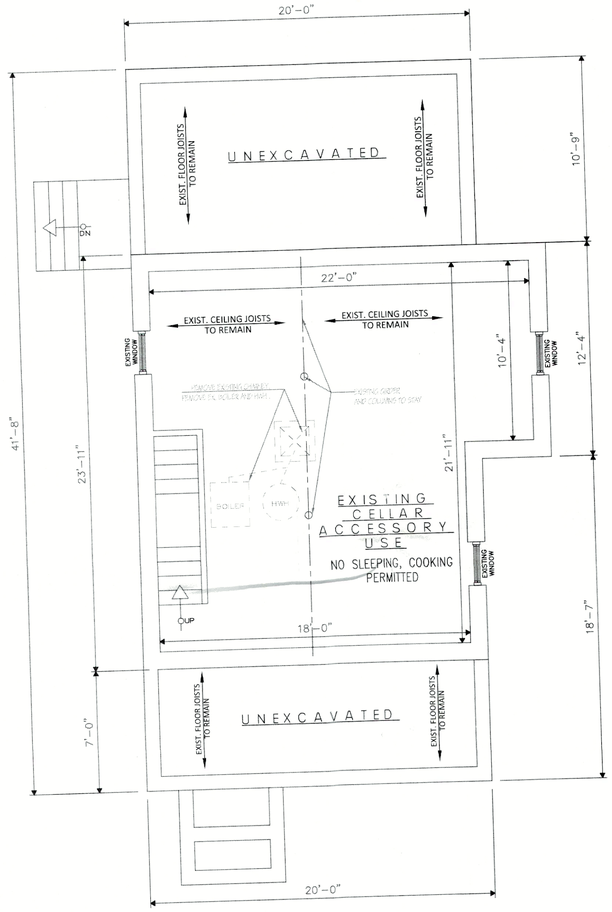
ALIGNMENT NOTE:

CONTRACTOR TO RETAIN A LAND SURVEYOR TO STAKE OUT THE EXISTING BUILDING FOOTPRINT & IS RESPONSIBLE TO VERIFY AND ALIGN THE NEW FOUNDATION WALLS & OR POURED CONCRETE PIERS BENEATH THE EXISTING PERIMETER WALLS/FOOTPRINT OF THE DWELLING TO MEET A FLUSH AND CONTINUOUS SURFACE ON THE EXTERIOR OF THE BUILDING. (TYPICAL FOR ALL SIDES OF THE DWELLING) NOTE: FOUNDATION TO ALIGN WITH EXTERIOR FACE OF FRAMING/ SHEATHING ABOVE NOT COSMETIC SIDING AND OR FINISHES (VERIFY IN FIELD)

PLOT PLAN NOTES:

1) PROPERTY OWNER / CONTRACTOR MUST HAVE LICENSED SURVEYOR STAKE OUT PROPERTY TO ASSURE PROPOSED ELEVATION & EXISTING SET BACKS ARE ACCURATE AND ALL IF ANY EXTENSIONS MEET ZONING SETBACKS OF EXISTING HOME. IF ANY ISSUES OR INCONSISTENCIES ARE FOUND ALL WORK SHALL STOP AND ARCHITECT BE NOTIFIED IMMEDIATELY.

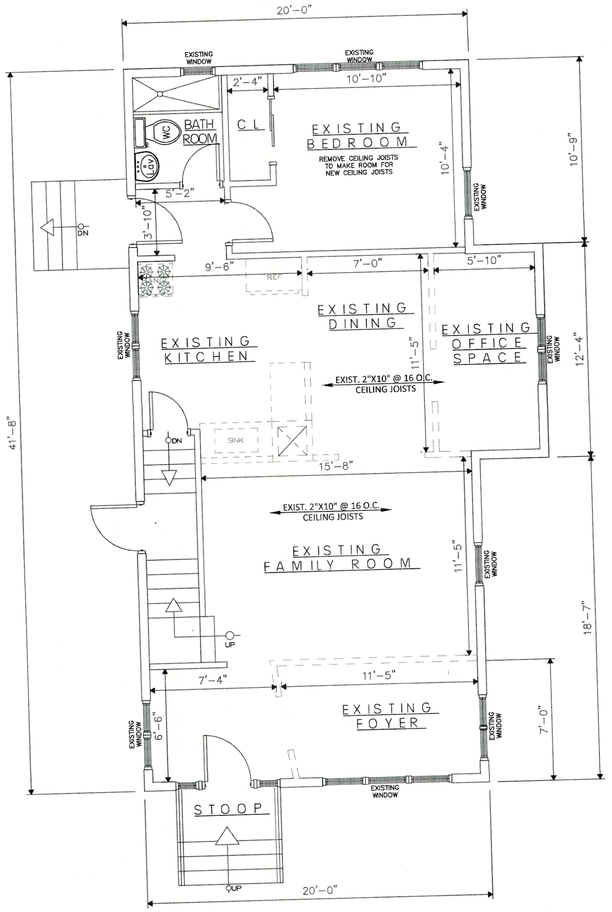
2) HOUSE SHALL BE TEMPORARILY SHORED TO CONDUCT PROPOSED STEEL GIRDER WORK AS SHOWN ON DRAWING. ARCHITECT NOT RESPONSIBLE FOR THE TEMPORARY SHORING, JACKING OR BRACING MEANS OR METHODS. GENERAL CONTRACTOR RETAINED BY HOMEOWNER RESPONSIBLE TO OBTAIN ALL PERMITS AND SITE SAFETY THROUGH THE LOCAL BUILDING DEPARTMENT AND N.Y.S. CODES AND BY-LAWS. (VIEW DETAILS ON A-300.00, PRIOR TO START)



(EXISTING)

CELLAR FLOOR PLAN

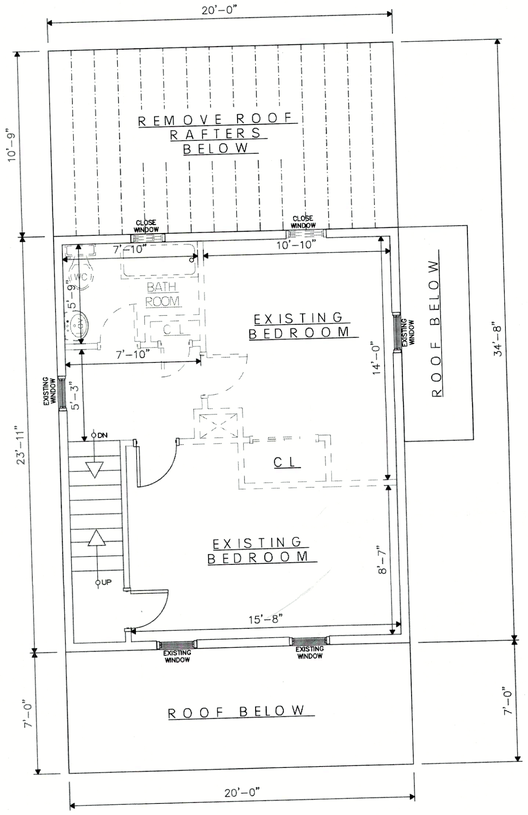
SCALE: 1/4" = 1'-0"



(EXISTING)

FIRST FLOOR PLAN

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



(EXISTING)

SECOND FLOOR PLAN

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

SMOKE DETECTION:

1. THE DWELLING UNIT SHALL BE EQUIPPED WITH AN APPROVED TYPE SMOKE DETECTOR DEVICE, RECEIVING PRIMARY POWER FROM THE BUILDING WIRING WITH NO SWITCHES IN THE CIRCUIT OTHER THAN THE OVER CURRENT DEVICE PROTECTING THE BRANCH CIRCUIT AS PER SECTION 26-1705.3.

2. SUCH SMOKE DETECTORS MUST BE EITHER THE IONIZATION CHAMBER TYPE OR THE PHOTOELECTRIC DETECTOR TYPE AS PER SINGLE & MULTIPLE STATION SMOKE ALARMS AS PER N.Y.S. CODE R317/AJ102.3

3. ALL SMOKE DETECTORS MUST BE INSTALLED WITHIN 15'-0" OF THE ENTRANCE TO ANY SLEEPING ROOM CEILING MOUNTED AND INDICATED ON PLAN AS PER N.F.P.A. # 74 -1980.

4. A "CERTIFICATE OF SATISFACTORY INSTALLATION FOR SMOKE DETECTORS" MUST BE FILED WITH THE NYS DEPT. OF BUILDINGS, IN VILLAGE OF FREEPORT.

CARBON MONOXIDE DETECTION:

1. THE DWELLING UNIT SHALL BE EQUIPPED WITH AN APPROVED TYPE CARBON MONOXIDE DETECTOR DEVICE, RECEIVING PRIMARY POWER FROM THE BUILDING WIRING WITH NO SWITCHES IN THE CIRCUIT OTHER THAN THE OVER CURRENT DEVICE PROTECTING THE BRANCH CIRCUIT AS PER SECTION 26-1705.3.

2. SUCH CARBON MONOXIDE DETECTORS MUST BE INSTALLED AS PER LL7/04 AND DEPT. OF BUILDING RULES SECTION 28-2.

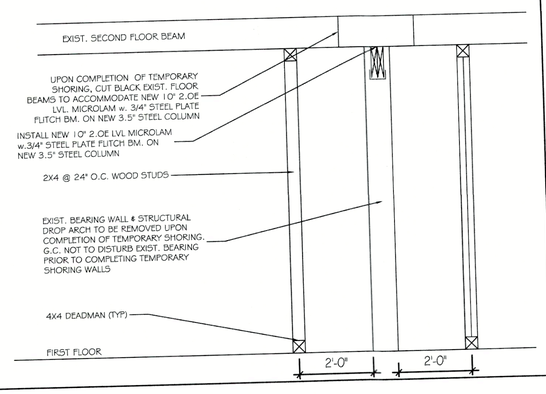
3. ALL CARBON MONOXIDE MUST BE INSTALLED WITHIN 15' -0" OF THE ENTRANCE TO ANY SLEEPING ROOM CEILING MOUNTED AND INDICATED ON PLAN AS PER N.F.P.A. # 74 -1980.

4. A CERTIFICATE OF SATISFACTORY INSTALLATION FOR CARBON MONOXIDE DETECTORS" MUST BE FILED WITH THE NYS DEPT. OF BUILDINGS, IN VILLAGE OF FREEPORT.

TEMPORARY SHORING DETAIL

DEMOLITION NOTES:

1. THE WORK TO BE COMPLETED IS PARTIAL DEMOLITION ASSOCIATED WITH AN ALTERTAION
2. DEMOLITION WORK WILL INVOLVE THE USE OF HAND-HELD MECHANICAL EQUIPMENT ONLY.
3. A SAFETY ZONE SHALL BE CREATED BY THE INSTALLATION OF A TEMPORARY NETTING WHERE INDICATED ON THE PLAN.
4. DEMOLITION SEQUENCE:
   - (A) CONSTRUCT SAFETY ZONE.
   - (B) INSTALL REQUIRED BRACING AND SHORING
   - (C) REMOVE BUILDING ELEMENTS TO BE DEMOLISHED
   - (D) INSTALL NEW CONSTRUCTION AND/OR REPAIR EXISTING BUILDING ELEMENTS TO REMAIN
   - (E) REMOVE BRACING AND SHORING
   - (F) REPAIR/REPLACE EXISTING BUILDING ELEMENTS THAT WERE DISTURBED TO FACILITATE THE DEMOLITION WORK.
   - (G) REMOVE SAFETY ZONE
5. THE WORK WILL NOT AFFECT ANY ADJOINING WALLS OR BUILDINGS.
6. SEE PLANS FOR REQUIRED BRACING AND SHORING AND THE LOAD THAT THE SHORING MUST SUPPORT.
7. PARTIAL DEMOLITION INCLUDES: THE REMOVAL OF INTERIOR BEARING WALLS . THE FIRST AND SECOND FLOOR UNITS SHALL NOT BE OCCUPIED DURING DEMOLITION AND OR CONSTRUCTION.



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2ND STORY ADDITION AND INTERIOR RENOVATIONS

PROJECT ADDRESS:
67 ELLISON AVENUE
FREEPORT NY

OWNER:
ZAHED HUSSAIN

DRAWING TITLE:
EXISTING CONDITIONS

D.O.B.:

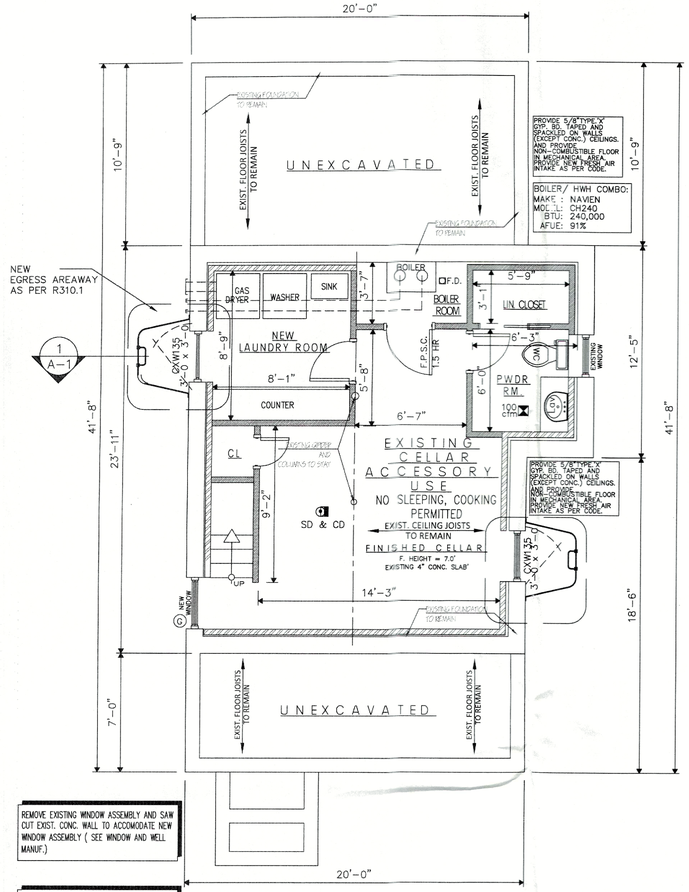
SEAL

REGISTERED ARCHITECT EDWARD C. HICKS NEW YORK

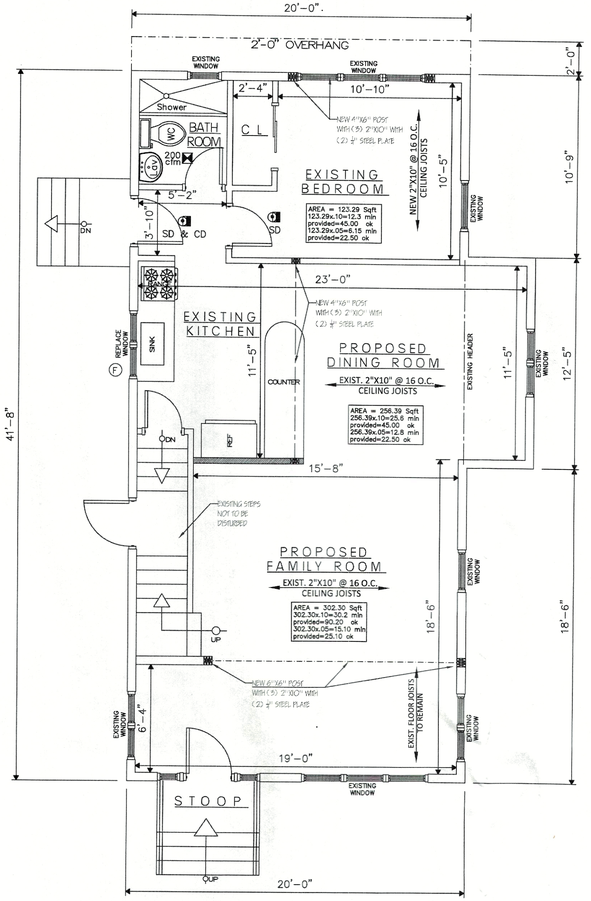
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SCALE: AS NOTED	DATE: JUNE 10, 2024
DRAWN BY: SA	CHECKED BY: ECH

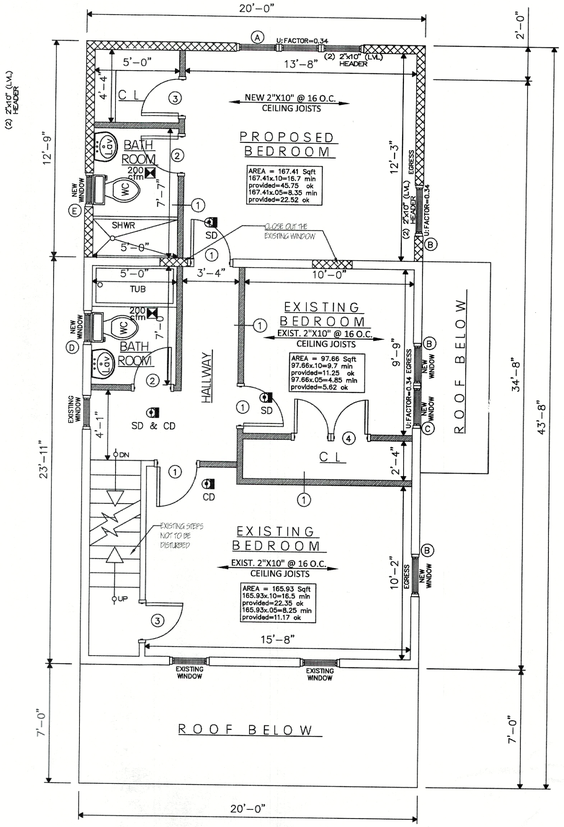
DWG. No.: A-200.00



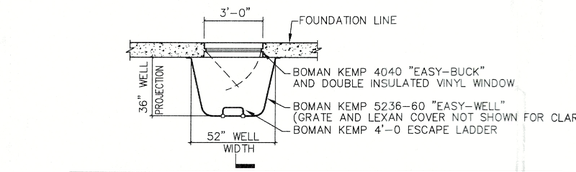
(PROPOSED)
CELLAR FLOOR PLAN
SCALE: 1/4" = 1'-0"



(PROPOSED)
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

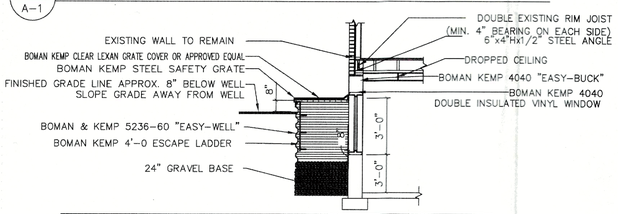


(PROPOSED)
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



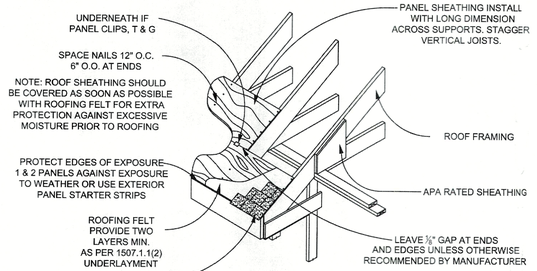
EXISTING WINDOW AND WINDOW WELL FROM MANUFACTURER AS NOTED OR APPROVED EQUAL THAT MEETS ALL BUILDING AND ZONING CODE REQUIREMENTS

1 / A-1 WINDOW WELL DETAIL SCALE : 1/4" = 1'-0"

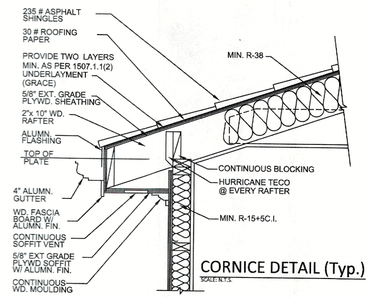


WINDOW AND WINDOW WELL TO BE FROM MANUFACTURER AS NOTED OR APPROVED EQUAL THAT MEETS ALL BUILDING AND ZONING CODE REQUIREMENTS

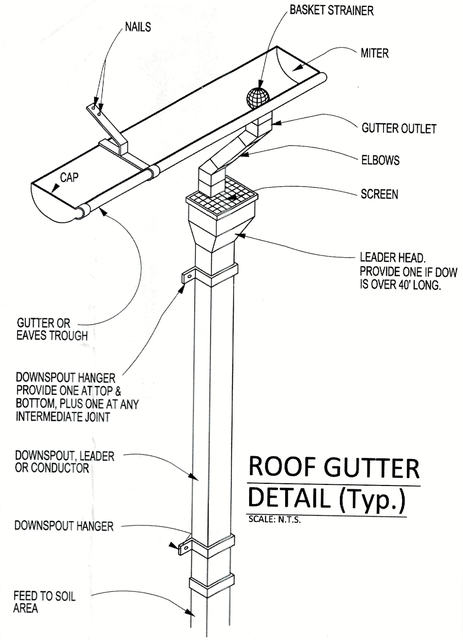
2 / A-1 WELL SECTION SCALE: 1/4" = 1'-0"



PLYWOOD ROOF SHEATHING DETAIL (Typ.)
SCALE: N.T.S.



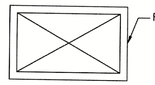
CORNICE DETAIL (Typ.)
SCALE: N.T.S.



ROOF GUTTER DETAIL (Typ.)
SCALE: N.T.S.

DUCT INSULATION DETAIL
NTS

R 403.3.1 INSULATION (PRESCRIPTIVE) SUPPLY AND RETURN DUCTS IN ATTICS SHALL BE INSULATED TO A MINIMUM OF R-8 WHERE 3 INCHES IN DIAMETER AND GREATER AND R-6 WHERE LESS THAN 3 INCHES IN DIAMETER. SUPPLY AND RETURN DUCTS IN OTHER PORTIONS OF THE BUILDING SHALL BE INSULATED TO A MINIMUM OF R-6 WHERE 3 INCHES IN DIAMETER OR GREATER AND R-4.2 WHERE LESS THAN 3 INCHES IN DIAMETER.
R403.3.2 SEALING (MANDATORY). DUCTS, AIR HANDLERS AND FILTER BOXES SHALL BE SEALED. JOINS AND SEAMS SHALL COMPLY WITH THE NEW YORK CITY MECHANICAL CODE, AS APPLICABLE.



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REVISIONS:

PROJECT TITLE:
2ND STORY ADDITION AND INTERIOR RENOVATIONS

PROJECT ADDRESS:
67 ELLISON AVENUE FREEPORT NY

OWNER:
ZAHED HUSSAIN

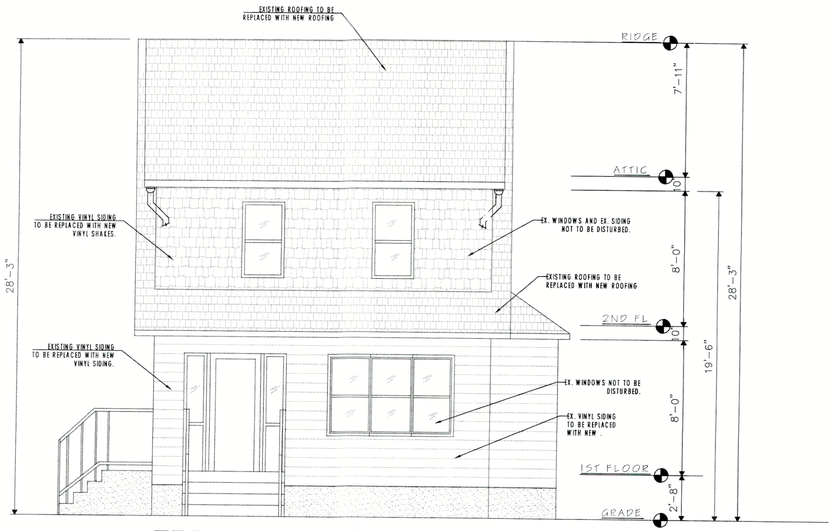
DRAWING TITLE:
PROPOSED CONDITIONS

D.O.B.:

SEAL
EDWARD C. HICKS
LICENSED ARCHITECT
STATE OF NEW YORK
SIGNATURE

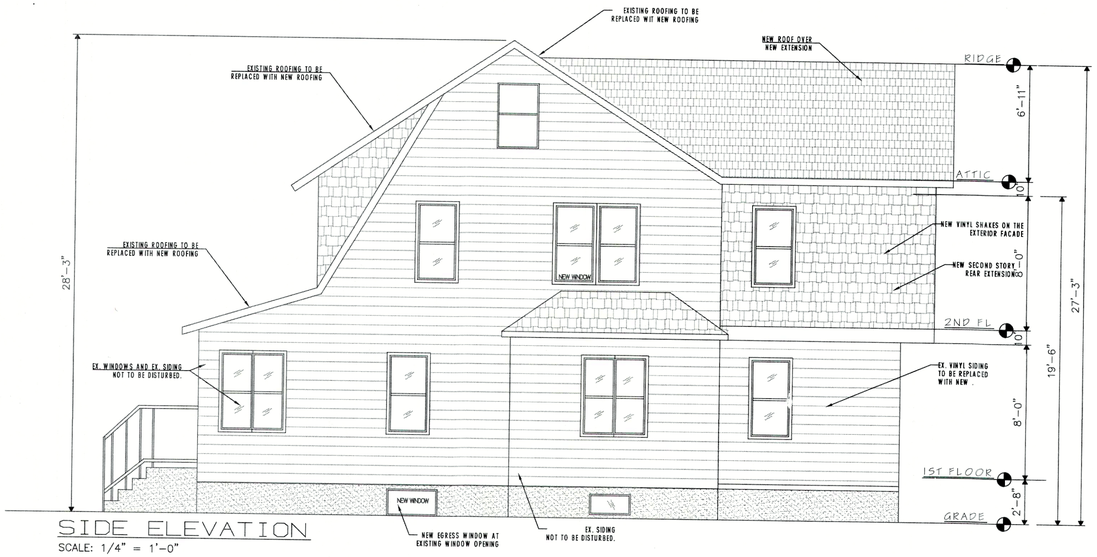
SCALE: AS NOTED	DATE: JUNE 10, 2024
DRAWN BY: SA	CHECKED BY: ECH

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A-300.00



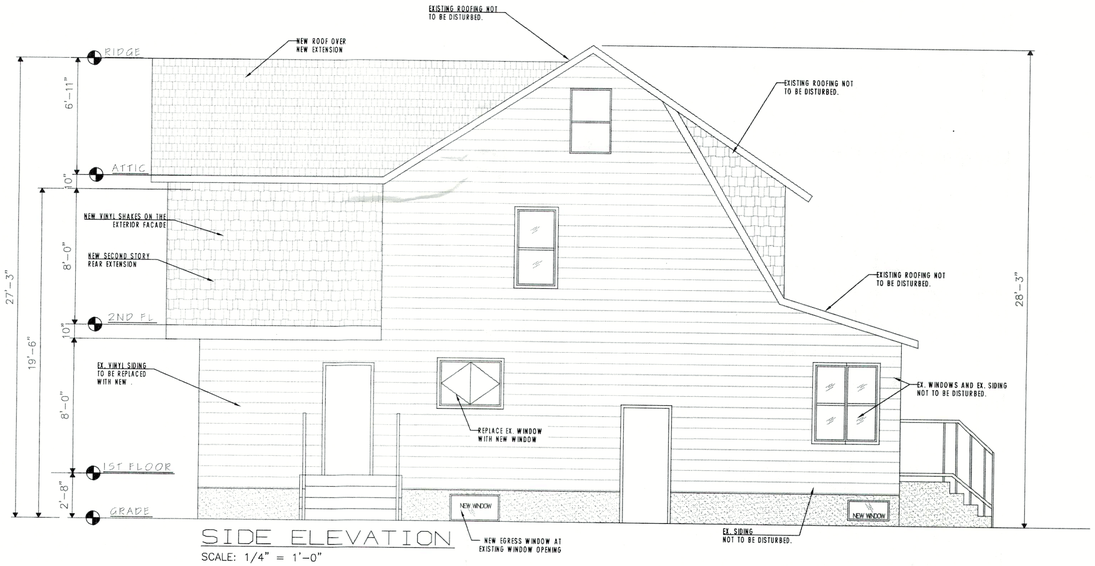
FRONT ELEVATION

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



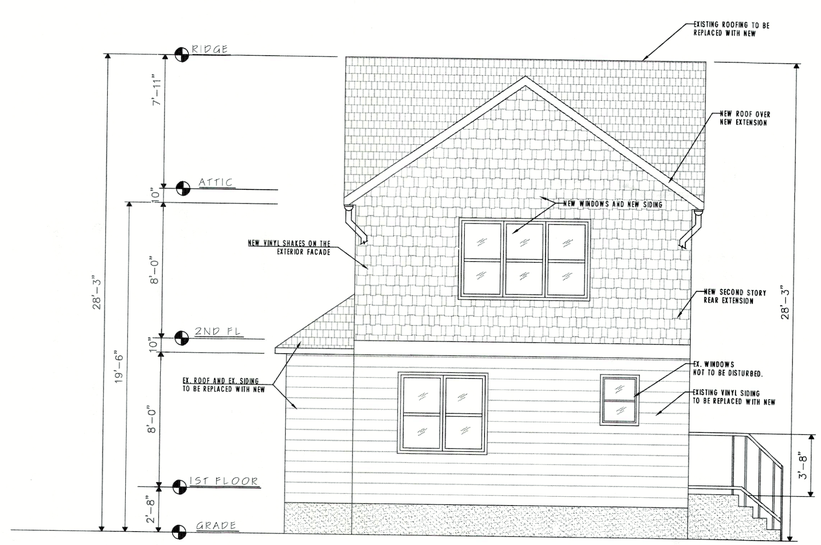
SIDE ELEVATION

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



SIDE ELEVATION

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



REAR ELEVATION

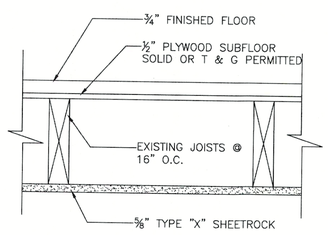
SCALE: 1/4" = 1'-0"

NOTE: SEAL ALL OPENINGS AND PENETRATIONS
NOTE: WALL TO EXTEND TO UNDERSIDE OF EXISTING CEILING

WINDOW NOTES:

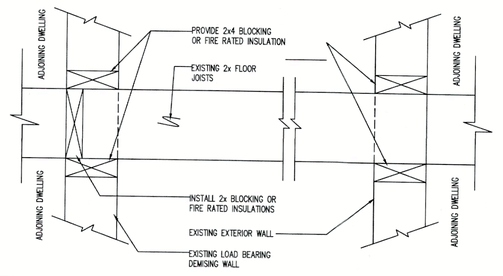
✳ OWNER TO APPROVE ALL NEW WINDOW SIZES AND STYLES PRIOR TO ORDER. OWNER NOT TO ALTER EGRESS WINDOWS AND OR DECREASES WINDOW SIZES ONLY INCREASE PERMITTED

ALL WINDOWS SHALL HAVE INSULATING GLASS, OR SINGLE GLASS WITH STORM WINDOWS OR EQUAL. ANY SIZES INDICATED ON PLANS ARE NOMINAL ONLY. BUILDER/CONTRACTOR THE SHALL CONSULT WITH THE WINDOW MANUFACTURER TO DETERMINE EXACT SIZE, ROUGH OPENING, ETC. AT LEAST ONE WINDOW FROM EACH BEDROOM SHALL HAVE A NET CLEAR OPENING OF 5.7 S.F (GRADE FLOOR 5.0 S.F) W/ A NET HEIGHT OF 24", A NET CLEAR OPENING OF 20" AND A SILL HEIGHT OF 44" OR LESS ABOVE THE FLOOR FOR EGRESS PURPOSES. GLAZING IN DOORS AND FIXED GLAZED PANELS IMMEDIATELY ADJACENT TO DOORS OR WITH-IN 18" OF THE FLOOR SHALL BE TEMPERED GLAZING AS PER IBC, BOCA AND CABO AND STATE AND LOCAL CODES AND ORDINANCES



1 HOUR RATED FLOOR

NTS



STRUCTURAL FRAMING DETAIL & FIRE STOPPING, DRAFT STOPPING AND FIRE BLOCKING DETAILS.

NTS

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PROJECT ADDRESS:
67 ELLISON AVENUE
FREEPORT NY

OWNER:
ZAHED HUSSAIN

DRAWING TITLE:
PROPOSED CONDITIONS

D.O.B.:

SEAL

REGISTERED ARCHITECT
EDWARD C. HICKS
12/13/2024
STATE OF NEW YORK

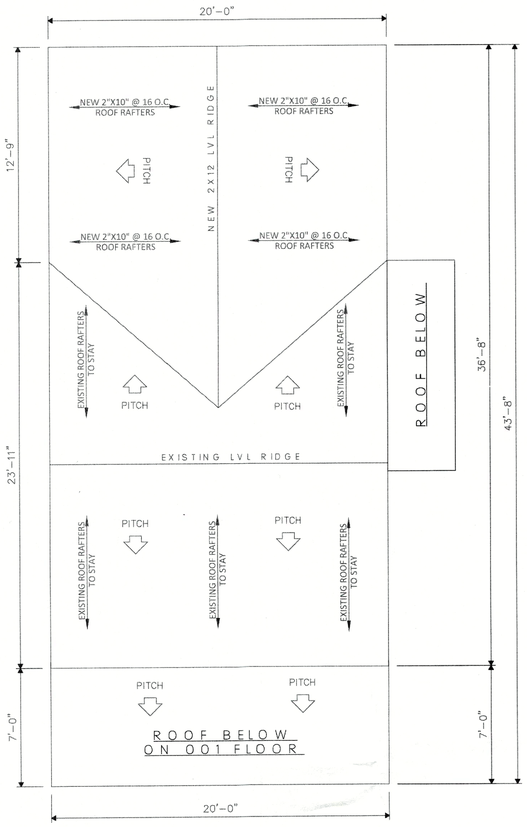
SIGNATURE

SCALE: AS NOTED	DATE: JUNE 10, 2024
DRAWN BY: SA	CHECKED BY: ECH

DWG. No.: 4 of 6

A-400.00

RECEIVED



(PROPOSED)

SECOND FLOOR PLAN

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

EXTERIOR LUMBER NOTE:

ALL EXTERIOR LUMBER TO BE PRESSURE TREATED TYPE

ALL FASTENERS FOR PRESSURE TREATED WOOD ARE TO BE HOT DIPPED GALVANIZED OR STAINLESS STEEL AS PER R319.3.

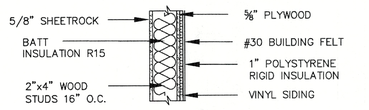
NOTE: REPLACE ALL FLOORS AND TRIM AS REQUIRED. PAINT AND MAKE READY TO MAKE READY. ALL MATERIALS AS PER OWNERS SELECTION

NOTE: G.C. TO USE ALL (TJI) – GRADE (360) 40 LIVE/ 20 DEAD

ALL HEADER TO BE 2–2x12LVL WITH ½" PLYWOOD BETWEEN U.O.N. (APPLY RIGID INSULATION TO INSIDE OF HEADER) (TYP), OTHERWISE POSTED ON FL. PLAN

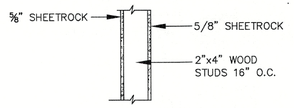
ALL BATHROOM GLAZING TO BE TEMPERED GLASS OPAQUE

EACH BATHROOM TO HAVE A 110 CFM EXHAUST FAN. WIRE TO TIMER SWITCH AND VENT TO EXTERIOR THRU 4" ALUM. DUCT



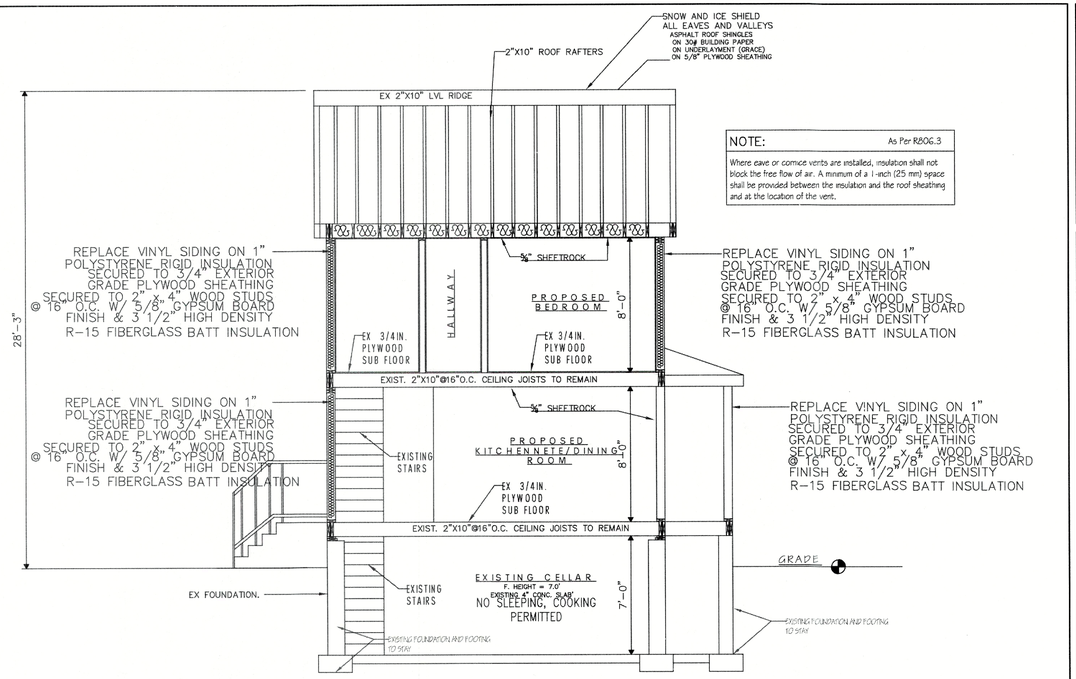
EXTERIOR WALL DETAIL (TYP.)

SCALE: NTS



INTERIOR WALL DETAIL (TYP.)

SCALE: NTS



SECTION A

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

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP.	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX:	MEAN ANNUAL TEMP. J
			WEATHERING	FROST LINE DEPTH	TERMITE					
20 psf	120 mph	B	SEVERE	36 IN.	MODERATE TO HEAVY	13°	YES	ZONE X	496	52.9° F

LOAD AND ALOWABLE DEFLECTION DESIGN

USE	MIN.UNIFORMILY LIVE LOADS	AREA	LIVE LOADS PROPOSED
NEW SECOND STORY	ROOF –40 pxSF	1219.00 SF	48,760 p = total

DOOR SPECIFICATIONS

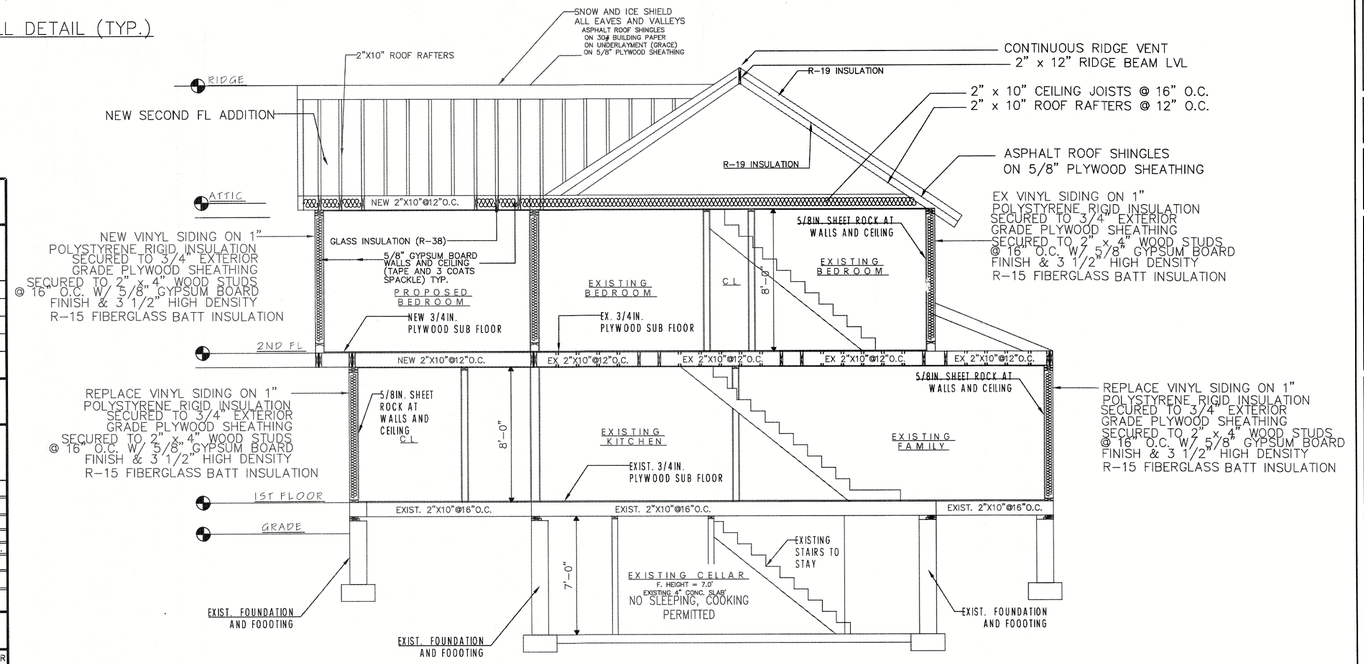
SYMBOL	LOCATION	WIDTH	HEIGHT	THICKNESS	MANUFACTURER	DESCRIPTION	GLASS TYPE	U-FACTOR	SHGC	AIR LEAKAGE
①	SECOND FLOOR (BEDROOM) (3)	2'–8"	7'–0"	1 3/4"	THERMA–TRU OR EQ.	SOLID WOOD	N/A	N/A	N/A	0.11 CFM/SQFT.
②	SECOND FLOOR (BATHRM) (2)	2'–6"	7'–0"	1 3/4"	THERMA–TRU OR EQ.	SLIDING DOOR	N/A	0.22	0.22	0.11 CFM/SQFT.
③	SECOND FL. (BEDROOM) CLOSET (2)	2'–6"	7'–0"	1 3/4"	THERMA–TRU OR EQ.	SOLID WOOD	N/A	N/A	N/A	0.11 CFM/SQFT.
④	SECOND FL. (BEDROOM) CLOSET (2)	2'–0"	7'–0"	1 3/4"	THERMA–TRU OR EQ.	SOLID WOOD	N/A	N/A	N/A	0.11 CFM/SQFT.

WINDOW SPECIFICATIONS

SYMBOL	LOCATION	WIDTH	HEIGHT	MANUFACTURER	DESCRIPTION	GLASS TYPE	U-FACTOR	SHGC	AIR LEAKAGE
A	002 FL. BEDROOM (3)	2'–6"	4'–4"	CRYSTAL OR EQUIVALENT	DOUBLE–HUNG	DUAL PANE, LOW–E	0.27	0.27	0.05 CFM/SQFT.
B	002 FL. BEDROOM (1)	2'–6"	4'–4"	CRYSTAL OR EQUIVALENT	CASEMENT EGRESS	DUAL PANE, LOW–E	0.27	0.27	0.05 CFM/SQFT.
C	002 FL. BEDROOM (1)	2'–6"	4'–4"	CRYSTAL OR EQUIVALENT	DOUBLE–HUNG EGRESS	DUAL PANE, LOW–E	0.27	0.27	0.05 CFM/SQFT.
D	002 FL. BATH RM (1)	2'–0"	3'–0"	CRYSTAL OR EQUIVALENT	DOUBLE–HANG	DUAL PANE, LOW–E	0.27	0.27	0.05 CFM/SQFT.
E	002 FL. BATH RM (1)	2'–0"	3'–0"	CRYSTAL OR EQUIVALENT	DOUBLE–HANG	DUAL PANE, LOW–E	0.27	0.27	0.05 CFM/SQFT.
F	001 FL. KITCHEN RM (1)	4'–0"	4'–0"	CRYSTAL OR EQUIVALENT	CASEMENT	DUAL PANE, LOW–E	0.27	0.27	0.05 CFM/SQFT.
G	CELLAR (1)	2'–0"	1'–0"	CRYSTAL OR EQUIVALENT	CASEMENT	DUAL PANE, LOW–E	0.27	0.27	0.05 CFM/SQFT.

NOTES:

1. AIR LEAKAGE: PROVIDE FLASHING WINDOWS DAMS, EXPANDABLE FOAM SEALANT, AND CAULKING AT ROUGH OPENING/WINDOW FRAME JOINTS TO CREATE A CONTINUOUS AIR BARRIER WITH SURROUNDING WALL SYSTEM.
2. AIR LEAKAGE: PROVIDE FLASHING WINDOWS DAMS, EXPANDABLE FOAM SEALANT, AND CAULKING AT ROUGH OPENING/WINDOW FRAME JOINTS TO CREATE A CONTINUOUS AIR BARRIER WITH SURROUNDING ROOF SYSTEM.



SECTION B

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

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CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS AND BE RESPONSIBLE FOR FIELD FIT AND QUALITY OF WORK. NO ALLOWANCES SHALL BE MADE ON BEHALF OF THE CONTRACTOR FOR ANY ERROR NOR NEGLECT ON HIS PART.

REVISIONS:

PROJECT TITLE:

2ND STORY ADDITION AND INTERIOR RENOVATIONS

PROJECT ADDRESS:

67 ELLISON AVENUE
FREEPORT NY

OWNER:

ZAHED HUSSAIN

DRAWING TITLE:

DETAILS & SECTIONS

D.O.B.:

SEAL

SIGNATURE

SCALE: AS NOTED	DATE: JUNE 10, 2024
DRAWN BY: SA	CHECKED BY: ECH

DWG. No.: 5 of 6

A-500.00

NAILING SCHEDULE

TABLE R 602.3 (1)
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

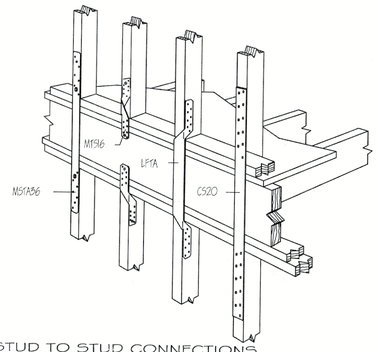
DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING OF FASTENERS
JOIST TO SILL OR GIRDER, TOE NAIL	3-8d	
1" X 6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8d 2 STAPLES, 1¾	
2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16d	
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d	16" O.C.
TOP OR SOLE PLATE TO STUD, END NAIL	2-16d	
STUD TO SOLE PLATE, TOE NAIL	3-8d or 2-16d	
DOUBLE STUDS, FACE NAIL	10d	24" O.C.
DOUBLE TOP PLATES, FACE NAIL	10d	24" O.C.
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANELS	3-16d	16" O.C.
DOUBLE TOP PLATES, MINIMUN 48" OFFSET OF END JOINTS, FACE NAIL IN LAPPED AREA	8-16d	
BLOCKING BETWEEN JOIST OR RAFTERS TO TOP PLATE, TOE NAIL	3-8d	
RIM JOIST TO TOP PLATE, TOE NAIL	8d	6" O.C.
TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS, FACE NAIL	2-10d	
BUILT-UP HEADER, TWO PIECES WITH ½" SPACER	16d	16" O.C. ALONG EACH EDGE
CONTINUED HEADER, TWO PIECES	16d	16" O.C. ALONG EACH EDGE
CEILING JOIST TO PLATE, TOE NAIL	3-8d	
CONTINUOUS HEADER TO STUD, TOE NAIL	4-8d	
CEILING JOIST, LAPS OVER PARTITIONS, FACE NAIL	3-10d	
CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL	3-10d	
RAFTER TO PLATE, TOE NAIL	2-16d	
1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d 2 STAPLES, 1 ¾	
1"X6" SHEATHING TO EACH BEARING, FACE NAIL	2-8d 2 STAPLES, 1 ¾	
1"X8" SHEATHING TO EACH BEARING, FACE NAIL	2-8d 3 STAPLES, 1 ¾	
WIDER THAN 1"X8" SHEATING TO EACH BEARING, FACE NAIL	3-8d 4 STAPLES, 1 ¾	
BUILT-UP CORNER STUDS	10d	24" O.C.
BUILT-UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS	10d	NAIL EACH LAYER AS FOLLOWS: 32" O.C. AT TOP AND BOTTOM AND STAGGERED. TWO NAILS AT ENDS AND AT EACH SPLICE
2" PLANKS	2-16d	AT EACH BEARING
ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS: TOE NAIL FACE NAIL	4-16d 3-16d	
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND WALL SHEATING TO FRAMING, AND PARTICLEBOARD WALL SHEATING TO FRAMING		
5/16 - ½	6d COMMON NAIL (SUBFLOOR, WALL) 8d COMMON NAIL (ROOF)	6 / 12g
19/32 - 1	8d COMMON NAIL	6 / 12g
1 ⅛ - 1 ¼	10d COMMON NAIL or 8d DEFORMED NAIL	6 / 12

FRAMING AT OPENINGS

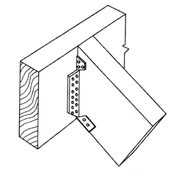
FULL HEIGHT STUD REQUIREMENTS FOR HEADERS OR WINDOW SILL PLATES IN EXTERIOR WALLS RESISTING WIND LOADS - EXPOSURE B‡C

	WALL STUD SPACING (in.)		
	12	16	24
HEADER SPAN(ft.)	NUMBER OF FULL HEIGHT STUD REQUIRED AT EACH END OF THE HEADER		
2	1	1	1
4	2	2	1
6	3	3	2
8	4	3	2
10	5	4	3
12	6	5	3
14	7	6	4
16	8	6	4

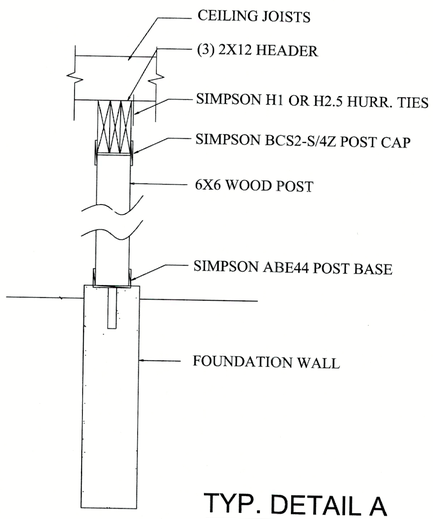
STRAPPING SCHEDULE



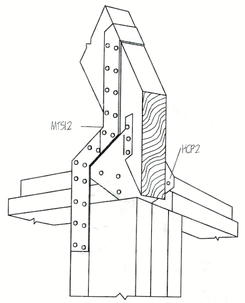
STUD TO STUD CONNECTIONS
SIMPSON STRONG TIE (C520, or LFTA or (2) MTS16)
C520 X36" AT 32" O.C. WITH (6) 10D NAILS
AT EACH END WITH (1) 10D AT CENTER OR
LFTA AT 32" O.C. OR (2) MTS16 AT 32" O.C.



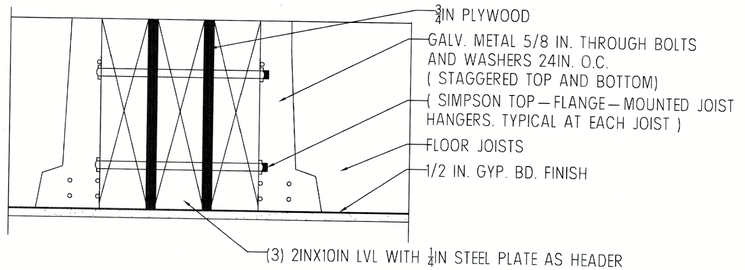
ADJUSTABLE HANGER
SIMPSON STRONG TIE
LSSU26 - 2X6
LSSU28 - 2X8, 2X10 AND 2X12



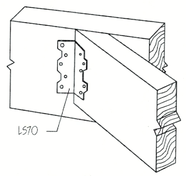
TYP. DETAIL A
N.T.S



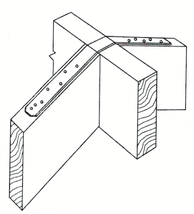
HIP CORNER PLATE
SIMPSON STRONG TIE (HCP)
HCP2 - 2X MEMBERS SIZE
HCP4 - 4X MEMBER SIZE



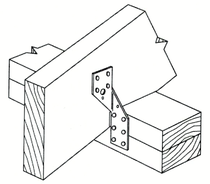
HEADER DETAIL
SCALE: NO SCALE



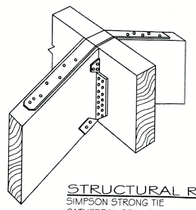
HIP RAFTER
SIMPSON STRONG TIE (LS70)



RIDGE
SIMPSON STRONG TIE
WITH CEILING COLLAR TIES AT 32" O.C.
CS-20 X 18" MIN WITH (7) 10D COMMON NAILS
PER RAFTER INSTALLED OVER PLYWOOD



HURRICANE CLIP
SIMPSON STRONG TIE (H2BA)
INSTALLATION OVER PLYWOOD IS
ACCEPTABLE AS PER MIN. NAIL
PENETRATION (C-2003 Pg. 11)



STRUCTURAL RIDGE
SIMPSON STRONG TIE
CATHEDRAL CEILINGS
LSU26 - 2X6
LSU28 - 2X8,2 X 10 or 2X12
CS-20 X 8" MIN WITH (7) 10D COMMON NAIL
PER RAFTER INSTALLED OVER PLYWOOD

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DWG. No.: 6 of 6

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