Application Date: 8/26/2024
Fees Paid: $450.00

SP# 3769

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: 322 MILLER AVENUE ZONING DISTRICT Residence A R-A

SECTION 62 BLOCK 163 LOT 170 LOT SIZE: 85'x110'

☐ TENANT **APPLICANT** ☐ LESSEE	**PROPERTY OWNER**
Name: ROBERTO DELGATO	Name: LUIS ALBERTO V Lot
Address: 41 MADISON AVENUE HEMPSTEAD, NY 11550	Address: 322 MILLER AVNUE FREEPORT, NY 11520
Telephone #: (516)783-1470	Telephone #:

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

Present Land Use: RESIDENTIAL **Proposed Land Use:** RESIDENTIAL

Description of Proposed Work: PROPOSED NEW 2-STORY SINGLE-FAMILY FRAME RESIDENCE

I request a preliminary meeting: V 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 V NO

_____ 8/22/2024
APPLICANT'S SIGNATURE DATE

Sworn to before me this 22 day of August, 2024.
Amarilis Ledesma
Notary Public

AMARILIS A LEDESMA
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01LE6382087
Qualified in Nassau County
Commission Expires October 15, 2026

****

Property Owner's Consent:

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

_____ 08/22/2024
PROPERTY OWNER'S SIGNATURE DATE

Sworn to before me this 22 day of Aug, 2024.
_____
Notary Public

MIRIAM C PENA
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01PE4966944
Qualified in Nassau County
My Commission Expires: May 21, 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: _____

VILLAGE OF FREEPORT, NY
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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
August 6, 2024

Luis Alberto
322 Miller Ave
Freeport, NY 11520

RE: **322 Miller Ave , Freeport, NY**
Zoning District – Residence A Sec. 62 Blk. 163 Lot 170
Building Permit Application #20243857
Description: Proposed 3 story one family residence with attached garage 2,876 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
cc: Village Clerk

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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. 20243857

Location: 322 Miller Ave, Freeport, NY 11520

Applicant: Luis Alberto

Description: Proposed 3 story one family residence with attached garage 2,876 SF

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: August 6, 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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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:
PROPOSED 2-STORY SINGLE-FAMILY FRAME RESIDENCE

Project Location (describe, and attach a location map):
322 MILLER AVENUE, FREEPORT, NY 11520

Brief Description of Proposed Action:
PROPOSED 2-STORY SINGLE-FAMILY FRAME RESIDENCE

Name of Applicant or Sponsor:	Telephone: (516) 580-1787
PEI-PAU LIU	E-Mail:

Address: 384 Nassau Parkway

City/PO:	State:	Zip Code:
Oceanside	NY	11572

	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 Building Permit		X

3.a. Total acreage of the site of the proposed action? 21.5 acres
b. Total acreage to be physically disturbed? 0.05 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 21.5 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?			
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 ☐YES] If No, describe method for providing potable water:		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:		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?			
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:			
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			
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: PEI-DAN LIU Date: 7/15/2024

Signature: Pei Dan Liu

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)

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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) 322 (No.) MILLER AVENUE (Street) ZONING DISTRICT R-A

BETWEEN FRONT STREET (Cross Street) AND CEDAR STREET (Cross Street)

SECTION 62 BLOCK 163 LOT 170 APPROX. LOT SIZE 85' x 110' LOT AREA 9,350 SF

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 [X] 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 [ ] Stores, mercantile
20 [ ] Church, other religious
21 [ ] Hospital, Institutional
22 [ ] Other - Specify _____

C. COST

10 TOTAL COST OF IMPROVEMENT $390,000

D. DESCRIPTION OF PROJECT

PROPOSED 2-STORY FRAME RESIDENCE

III. IDENTIFICATION – To be completed by all applicants

	NAME	MAILING ADDRESS – Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	Luis Alberto		
2. Contractor	Balcon Corp	41 Madison Ave Hempstead, NY 11550	516-783-1470
3. Architect or Engineer	PEI-DAU LIU	384 Nassau Parkway Oceanside, NY 11572	(516) 580-1787

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 Balcon Corp (Print)

Address 41 Madison Ave, Hempstead NY

Phone 516 - 250 - 2155

State of New York

County of Nassau

Roberto Delgado (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 knowledge and belief and agrees to conform to all applicable laws of this

AMARILIS A LEDESMA NOTARY PUBLIC, STATE OF NEW YORK

V. FLOOD ZONE

IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE?
YES [V] NO [ ]
IF YES, WHICH ZONE? _____

IS PROJECT TO REPAIR FLOOD DAMAGE?
YES [ ] NO [V]

PROJECT DESCRIPTION

Total/First Flr Square Feet 1,438 SF

Upper Flrs 1,432 SF

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EXISTING CONDITION

322 MILLER AVENUE, FREEPORT, NY



EXISTING HOUSE ON THE EAST SIDE



EXISTING HOUSE ON THE WEST SIDE



EXISTING HOUSE ON THE SOUTH SIDE



EXISTING HOUSES ON THE NORTH SIDE

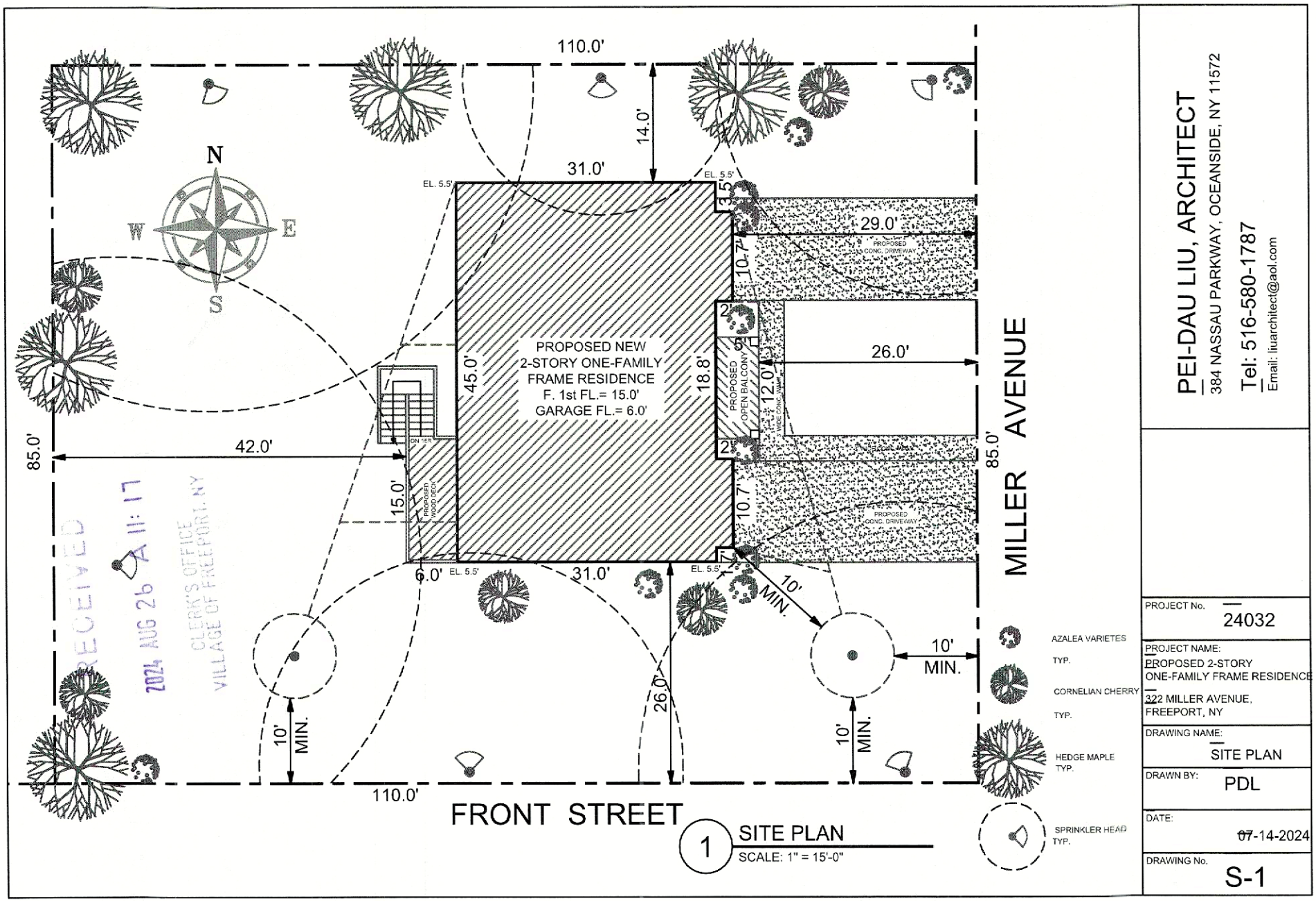
ADJACENT HOUSES NEAR 322 MILER AVENUE, FREEPORT, NY

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PROPOSED 2-STORY FRAME RESIDENCE

322 MILLER AVENUE, FREEPORT, NY



1 SITE PLAN
SCALE: 1" = 15'-0"

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PEI-DAU LIU, ARCHITECT
384 NASSAU PARKWAY, OCEANSIDE, NY 11572
Tel: 516-580-1787
Email: liuarchitect@aol.com

PROJECT No.	24032
PROJECT NAME:	PROPOSED 2-STORY ONE-FAMILY FRAME RESIDENCE
	322 MILLER AVENUE, FREEPORT, NY
DRAWING NAME:	SITE PLAN
DRAWN BY:	PDL
DATE:	~~07~~-14-2024
DRAWING No.	S-1

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO._____

Filing Date_____

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18 [ ] Office, bank, professional
19 [ ] Stores, mercantile
20 [ ] Church, other religious
21 [ ] Hospital, Institutional
22 [ ] Other - Specify _____

C. COST

10 TOTAL COST OF IMPROVEMENT $390,000

D. DESCRIPTION OF PROJECT

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III. IDENTIFICATION – To be completed by all applicants

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State of New York

County of Nassau

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MARIUS A LEDESMA NOTARY PUBLIC, STATE OF NEW YORK

V. FLOOD ZONE

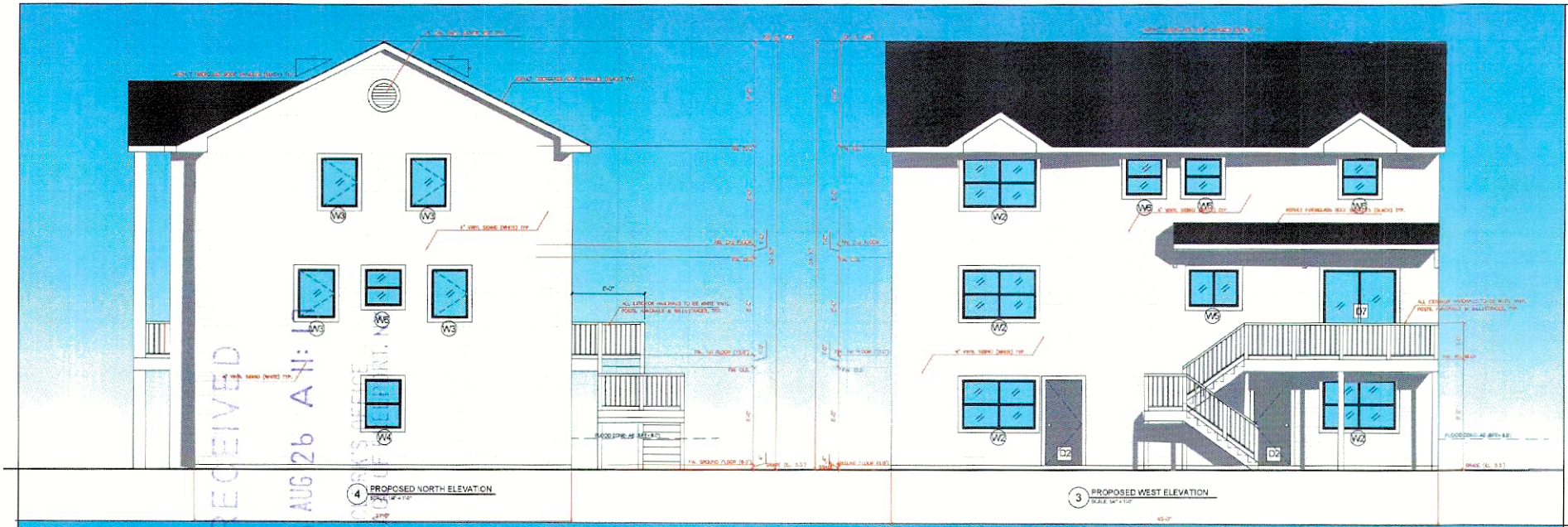
IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE?
YES [V] NO [ ]
IF YES, WHICH ZONE? _____

IS PROJECT TO REPAIR FLOOD DAMAGE?
YES [ ] NO [V]

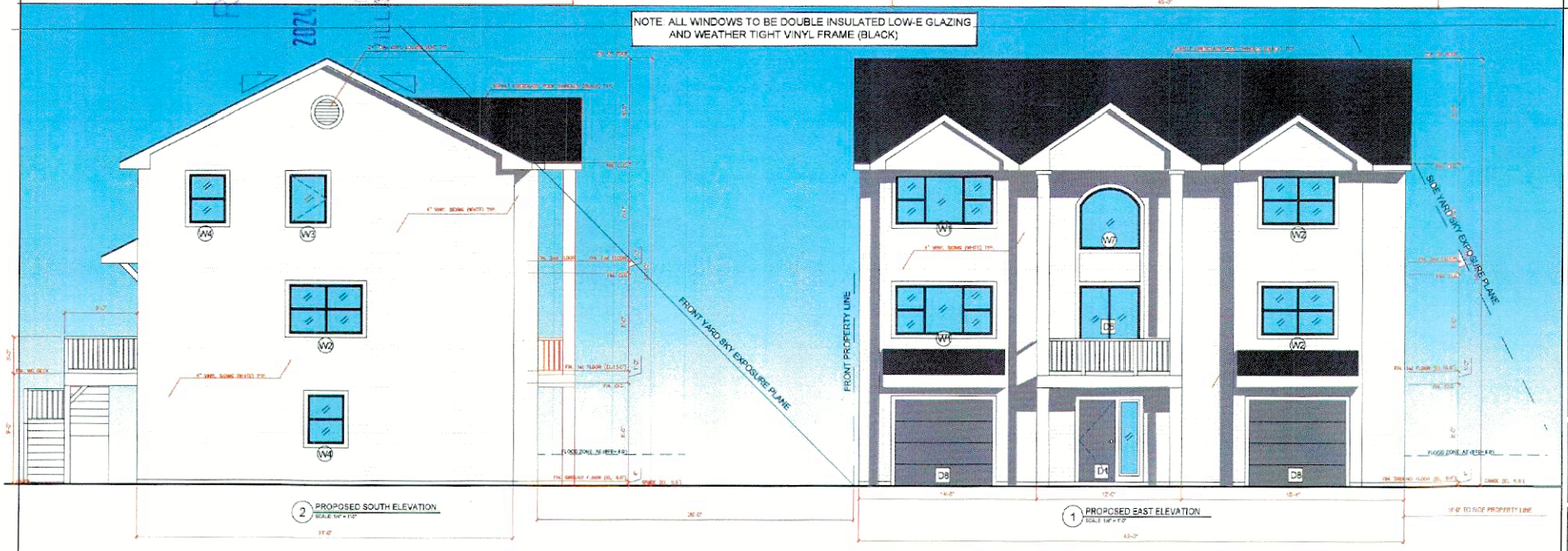
PROJECT DESCRIPTION

Total/First Flr Square Feet 1,438 SF

Upper Flrs 1,438 SF



NOTE: ALL WINDOWS TO BE DOUBLE INSULATED LOW-E GLAZING AND WEATHER TIGHT VINYL FRAME (BLACK)



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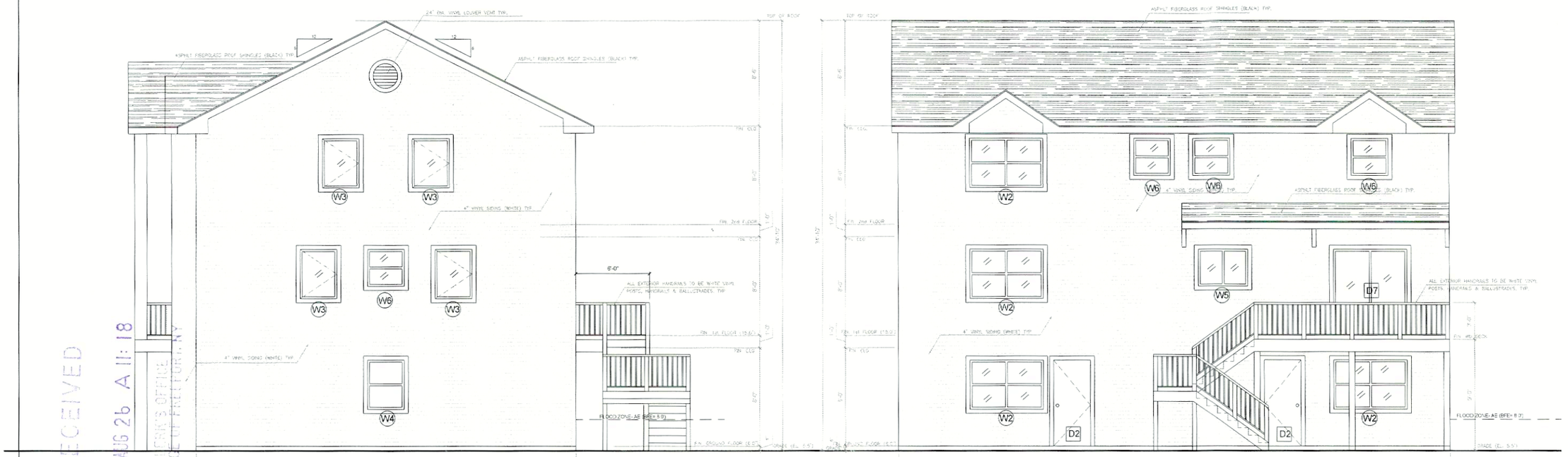
PEI-DAU LIU, RA, ARCHITECT
384 NASSAU PARKWAY, OCEANSIDE, NY 11572
Tel. : (516) 580-1787

NO	DATE	COMMENT
	04.20.16	RESUBMITTAL FOR PERMIT

PROJECT: PROPOSED 2 STORY ONE-FAMILY FRAME RESIDENCE
332 MILLER AVENUE, FREEPORT, NY
SHEET TITLE: PROPOSED ELEVATIONS

JOB NUMBER: 24032
PATH: PATHNAME
FILENAME: FILENAME
DRAWN BY: PDL DATE: REVISED 08-20-2024

SHEET NUMBER: A-3.00
3 OF 6



4 PROPOSED NORTH ELEVATION
SCALE 1/4" = 1'-0"

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

NOTE: 1. ALL WINDOWS TO BE DOUBLE INSULATED LOW-E GLAZING
AND WEATHER TIGHT VINYL FRAME (BLACK).
2. ALL EXTERIOR SOLID DOORS AND GARAGE OVERHEAD DOOR ARE IN GREY COLOR.

2 PROPOSED SOUTH ELEVATION
SCALE 1/4" = 1'-0"

1 PROPOSED EAST ELEVATION
SCALE 1/4" = 1'-0"

FRONT YARD SKY EXPOSURE PLANE

SIDE YARD SKY EXPOSURE PLANE

FRONT PROPERTY LINE

14'-0" TO SIDE PROPERTY LINE

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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

PEI-DAU LIU, RA, ARCHITECT
384 NASSAU PARKWAY, OCEANSIDE, NY 11572
Tel. : (516) 580-1787

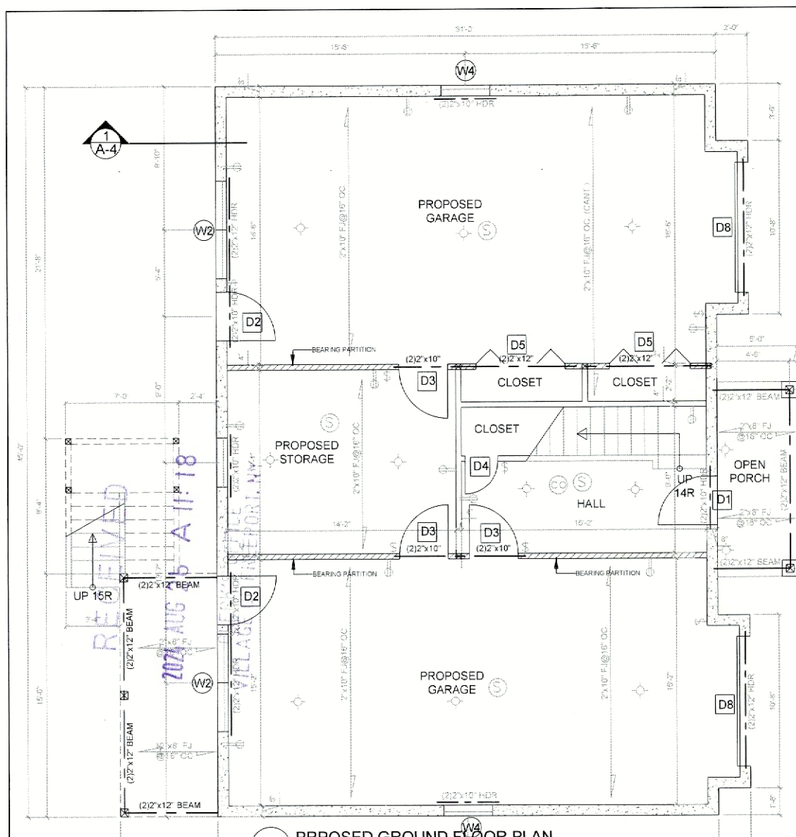
NO	DATE	COMMENT
	04.20.16	ISSUED FOR PERMIT

PROJECT
PROPOSED 2-STORY ONE-FAMILY FRAME RESIDENCE
322 MILLER AVENUE, FREEPORT, NY

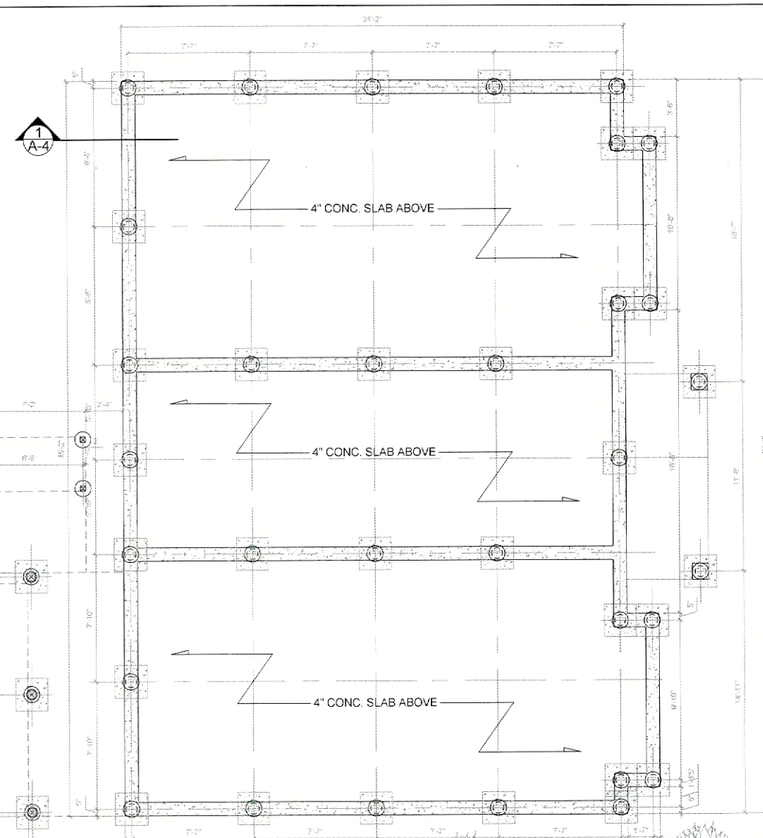
SHEET TITLE
PROPOSED ELEVATIONS

JOB NUMBER 24032
PATH PATHNAME
FILENAME FILENAME
DRAWN BY PDL
DATE REVISED 08-20-2024

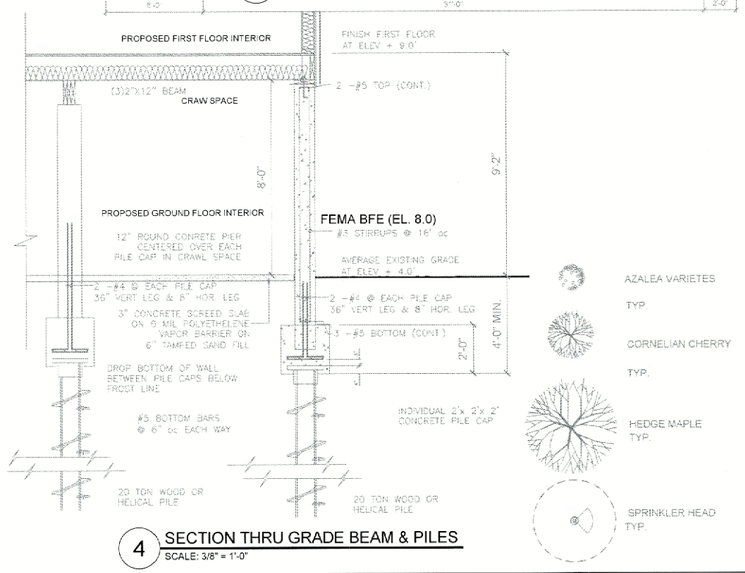
SHEET NUMBER
A-3.00
3 OF 6



3 PRPOSED GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 PRPOSED FOUNDATION & PILE PLAN
SCALE: 1/4" = 1'-0"



4 SECTION THRU GRADE BEAM & PILES
SCALE: 3/8" = 1'-0"

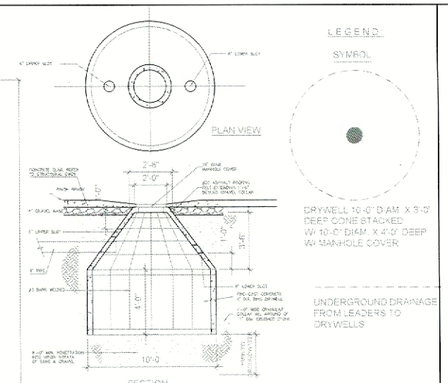
ZONING ANALYSIS

322 MILLER AVENUE, FREEPORT, NY
ZONE : RESIDENCE A ZONE
LOT SIZE : 110' x 85'
LOT AREA : 9,350 SF

	PERMITTED	PROPOSED
BUILDING HEIGHT	3 STORIES MAX. 35 FT MAX.	2 STORIES 34.8 FT (OK)
LOT AREA	7,500 SQ FT MIN.	9,350 SQ FT (OK)
STREET FRONTAGE	50 FT MIN.	85.0' & 110' (OK)
LOT COVERAGE	30% MAX. (2,805 SF) +10% (ACCESSARY BLDG)	15.4% (1,438 SF) (OK) + 1.6% (DECK & BALCONY= 150 SF)
FLOOR AREA RATIO	50% MAX. (4,675 SF)	30.7% (2,876 SF) (OK)
FRONT YARD	20 FT MIN.	20 FT (OK)
AVE. FRONT YARD WITHIN 200FT	25.8 FT (MILLER AVE.)	26 FT (OK)
SIDE YARD	5 FT MIN.	14' (OK)
REAR YARD	20 FT & 20% OF LOT DEPTH MIN.(25')	42.0' FT (OK)

FLOOR AREA CALCULATION:

FISRT FLOOR ---------- = 1,438 SF
SECOND FLOOR ---------- = 1,438 SF
TOTAL FLOOR AREA ---------- = 2,876 SF



5 DRYWELL DETAILS
NOT TO SCALE

DRAINAGE CALCULATIONS
(BASED ON MAX. 3" RAIN FALL)
ROOF AREA 1,640 SF X 0.25' = 410 CF
(2)10' DIA. & 4' DEEP DRYWELL=628 CF(OK)

NOTES FOR PILES:

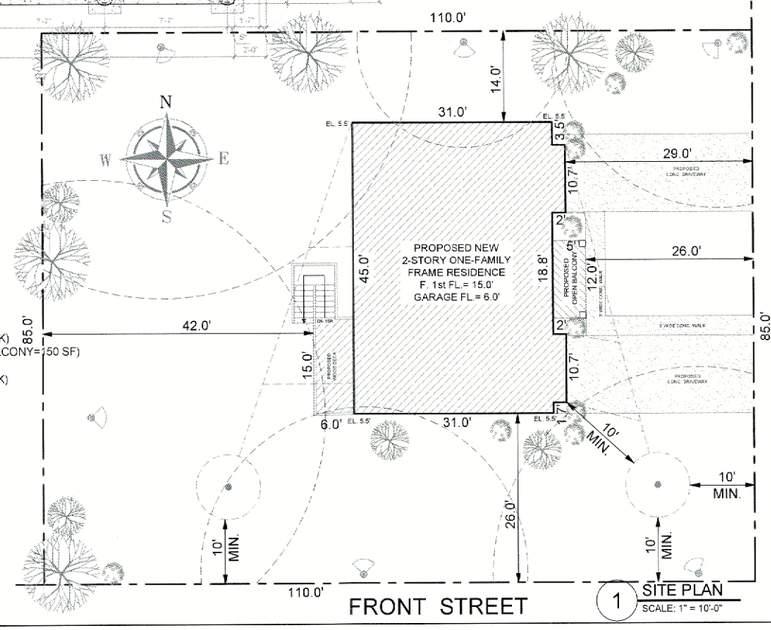
1. TIMBER PILES SHALL MEET THE REQUIREMENTS OF ASTM D-25. PILES SHALL BE TREATED WITH WATER BORNE SALTS (CCA) TO AWPA STANDARD C18 OF (2.5 POUNDS PER CUBIC FOOT). MINIMUM TIP DIAMETER FOR ROUND PILES SHALL BE 8".

2. TIMBER PILE CAPS AND BRACING SHALL MEET THE REQUIREMENTS OF AWPA STANDARD C18 (2.5 PCF CCA TREATMENT). ALL LUMBER SHALL BE NO. 1 GRADE WITH ROUGH DRESSED LUMBER REQUIRED.

3. PILES SHALL BE LOCATED AT CENTER LINE OF FOUNDATION WALLS AS NOTED. PILE LOCATIONS NOT DIMENSIONED SHALL BE EQI-DISTANT BETWEEN SPANS. MAXIMUM SPAN SHALL BE 12'

4. PILES SHALL BE DRIVEN TO A BEARING CAPACITY OF 20 TONS.

5. CAPACITIES OF PILES SHALL BE VERIFIED BY A PILE LOG PROVIDED BY A LICENSED PROFESSIONAL ENGINEER.



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

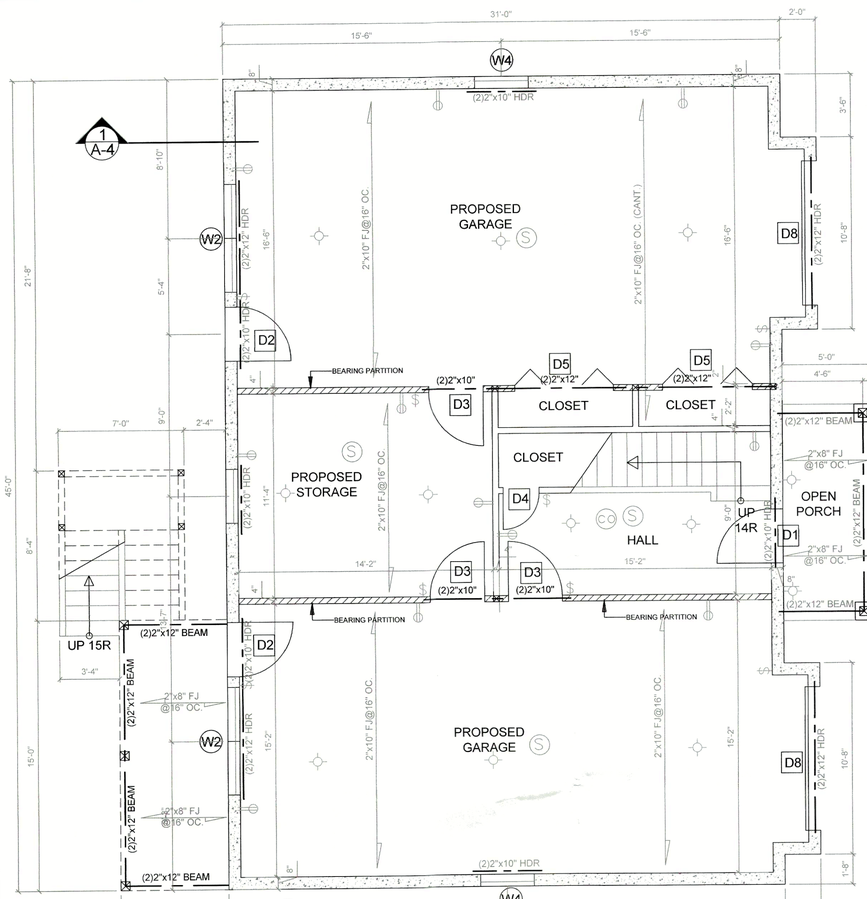
PEI-DAU LIU, RA, ARCHITECT
384 NASSAU PARKWAY, OCEANSIDE, NY 11572
Tel. : (516) 580-1787

NO	DATE	COMMENT

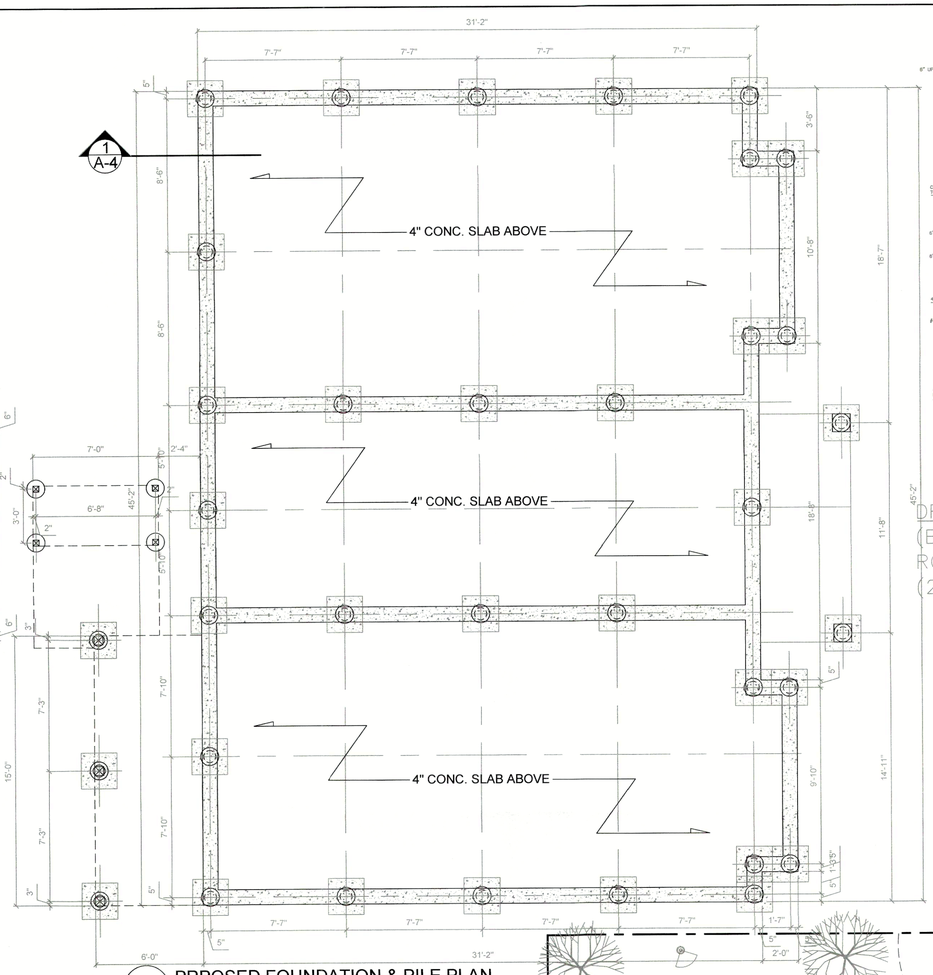
PROJECT: PROPOSED 2-STORY ONE-FAMILY FRAME RESIDENCE
322 MILLER AVENUE, FREEPORT, NY
SHEET TITLE: SITE PLAN, BASEMENT PLAN & GENERAL NOTES

JOB NUMBER 24032
PATH PATHNAME
FILENAME FILENAME
DRAWN BY PDL
DATE 07-14-2024

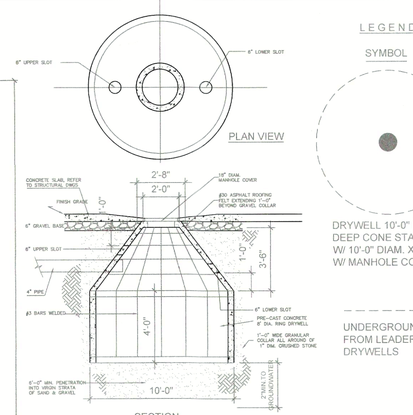
SHEET NUMBER A-1.00
1 OF 6



3 PRPOSED GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 PRPOSED FOUNDATION & PILE PLAN
SCALE: 1/4" = 1'-0"



5 DRYWELL DETAILS
NOT TO SCALE

LEGEND:

SYMBOL

DRYWELL 10'-0" DIAM. X 3'-0" DEEP CONE STACKED W/ 10'-0" DIAM. X 4'-0" DEEP W/ MANHOLE COVER

UNDERGROUND DRAINAGE FROM LEADERS TO DRYWELLS

DRAINAGE CALCULATIONS

(BASED ON MAX. 3" RAIN FALL)
ROOF AREA 1,640 SF X 0.25' = 410 CF
(2)10' DIA. & 4' DEEP DRYWELL=628 CF(OK)

NOTES FOR PILES:

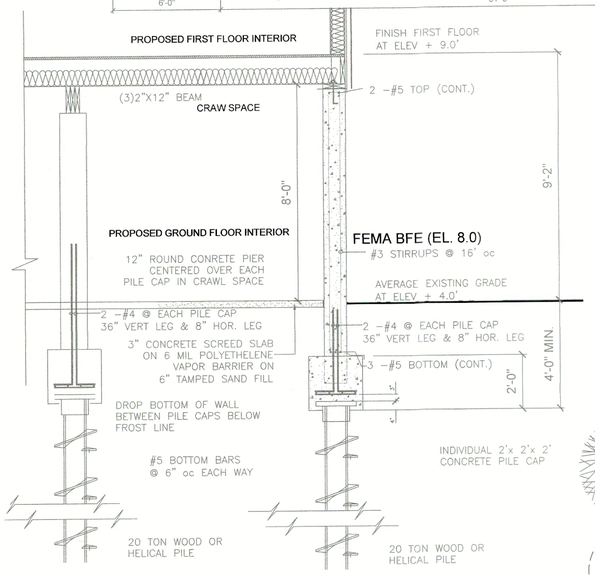
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5. CAPACITIES OF PILES SHALL BE VERIFIED BY A PILE LOG PROVIDED BY A LICENSED PROFESSIONAL ENGINEER.



4 SECTION THRU GRADE BEAM & PILES
SCALE: 3/8" = 1'-0"

ZONING ANALYSIS

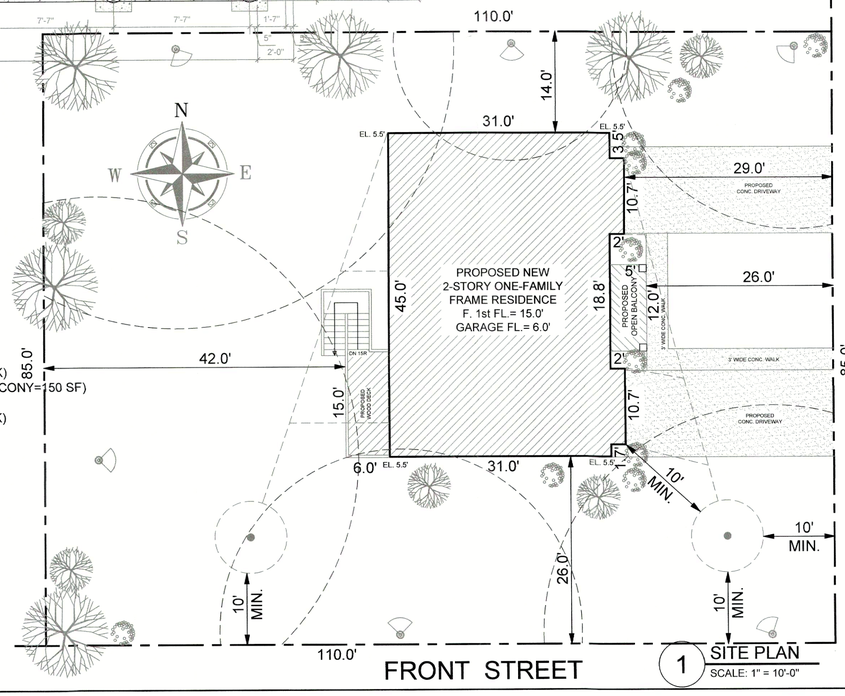
322 MILLER AVENUE, FREEPORT, NY
ZONE : RESIDENCE A ZONE
LOT SIZE : 110' x 85'
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FLOOR AREA CALCULATION:

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SECOND FLOOR ----------	= 1,438 SF
TOTAL FLOOR AREA ----------	= 2,876 SF

AZALEA VARIETES TYP.
CORNELIAN CHERRY TYP.
HEDGE MAPLE TYP.
SPRINKLER HEAD TYP.



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

PEI-DAU LIU, RA, ARCHITECT
384 NASSAU PARKWAY, OCEANSIDE, NY 11572
Tel. : (516) 580-1787

NO DATE | COMMENT:

REGISTERED ARCHITECT PEI-DAU LIU No. 17328 STATE OF NEW YORK

PROJECT: PROPOSED 2-STORY ONE-FAMILY FRAME RESIDENCE
322 MILLER AVENUE, FREEPORT, NY
SHEET TITLE: SITE PLAN, BASEMENT PLAN & GENERAL NOTES

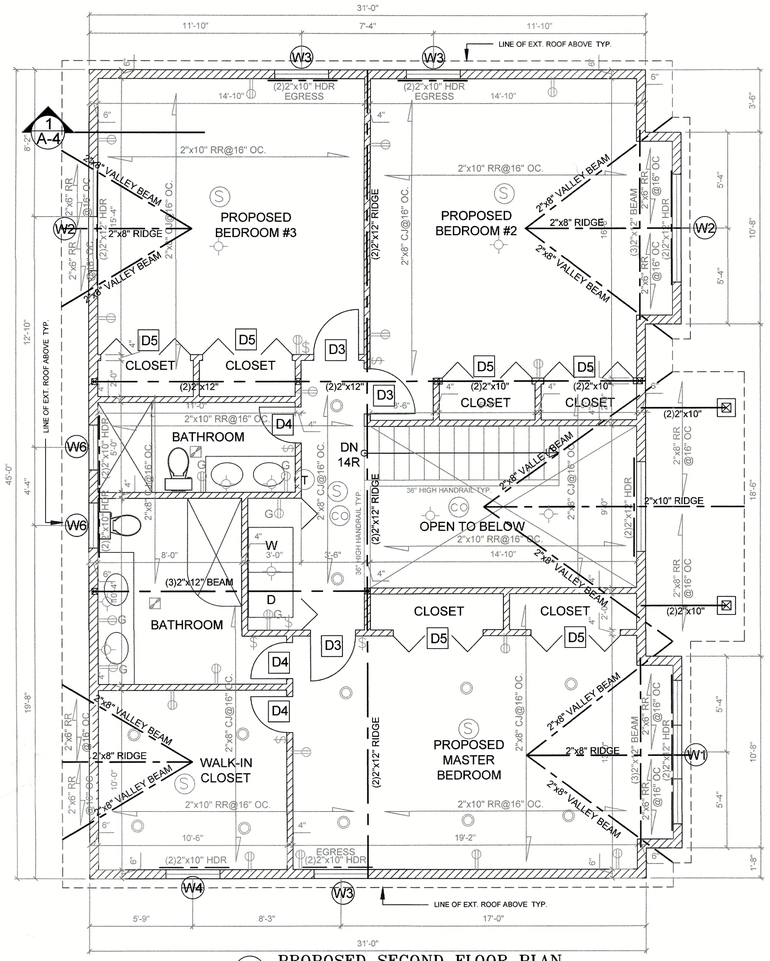
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DATE 07-14-2024

SHEET NUMBER A-1.00
1 OF 6

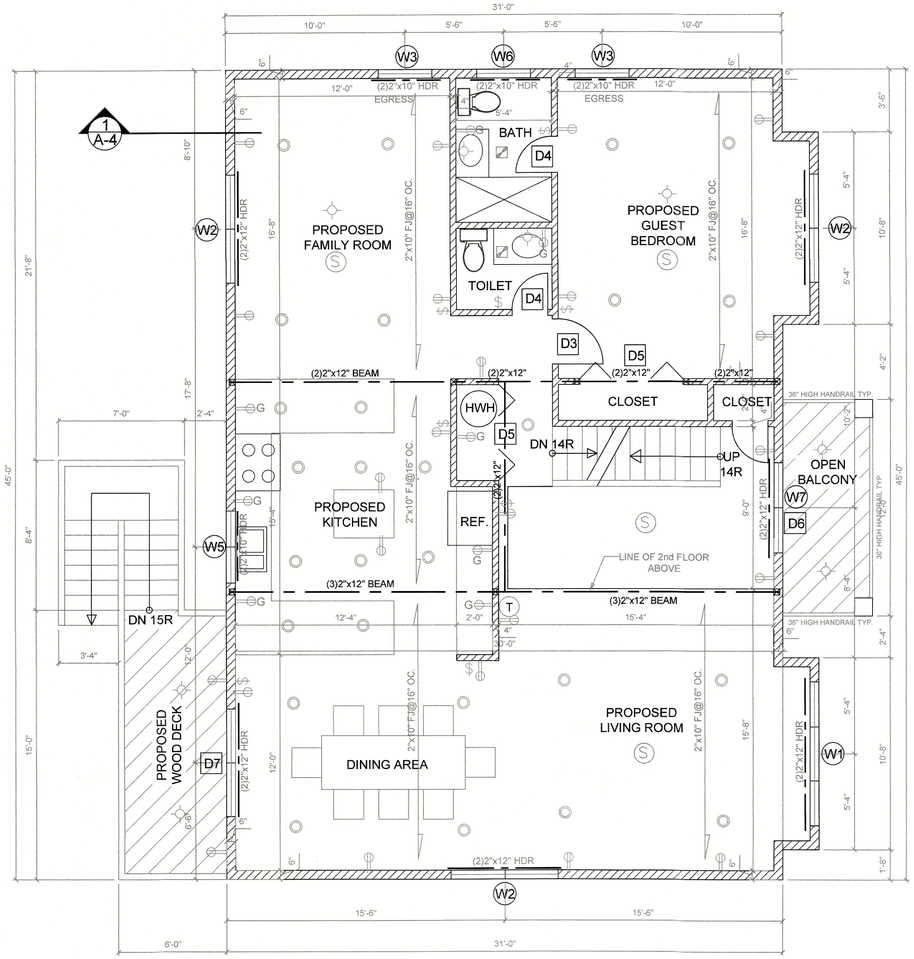
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2024 AUG 26 A 11:10
VILLAGE OF FREEPORT
BUILDING DEPARTMENT

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE RULES AND REGULATIONS OF THE VILLAGE OF FREEPORT, THE NEW YORK STATE CODE AND THE NEW YORK STATE ENERGY CONSERVATION CODE.
2. LIVE LOADS: FIRST FLOOR = 40 PSF SECOND FLOOR = 40 PSF LIVING AREAS, 30 PSF SLEEPING AREAS ROOF = 45 PSF
3. ALL FRAMING LUMBER TO BE GRADE MARKED, TO BE SURFACE DRY AND SHALL BE HEM–FIR #1 OR BETTER WITH: MODULUS OF ELASTICITY (E) = 1,500,000 PSI Fb = 1,200 PSI SINGLE USE, AND Fb = 1,400 PSI REPETITIVE USE. POSTS TO BE DOUGLAS FIR #2 OR BETTER.
4. ALL STUDS 16" OC UNLESS OTHERWISE NOTED.
5. GENERAL CONTRACTOR TO VERIFY ALL WORK WITH MECHANICAL AND ELECTRICAL CONTRACTORS TO COORDINATE LOCATION OF SLEEVES, PIPING, STACKS, DUCTS, CONDUIT, AND ELECTRICAL DEVICES AND SHALL BLOCK OUT FOR AND OR PLACE SAME. EACH TRADE WILL BE HELD RESPONSIBLE FOR THE LAYOUT OF THEIR OWN WORK.
6. ALL PLUMBING TO COMPLY WITH CODE.
7. ALL ELECTRICAL WORK TO BE UNDERWRITERS APPROVED AND COMPLY WITH CODE.
8. FLASH ALL WALL AND ROOF OPENINGS.
9. MINIMUM INSULATION WALL R 19, FLOOR R 19, CEILINGS / ROOF R30 – FIBERGLASS WITH ALUMINUM FOIL VAPOR BARRIER. PERIMETER FOUNDATION FOUNDATION INSULATION TO BE CONTINUOUS 2" POLYSTYRENE FOAM BOARD SET AGAINST NEVERSTRAL MEMBRANE SET IN MASTIC.
10. REMOVE ALL DEBRIS FROM PROJECT SITE. PREMISES TO BE KEPT BROOM CLEAN AT END OF EACH WORK DAY.
11. CONTRACTOR TO VERIFY DOOR AND WINDOW ROUGH OPENINGS WITH MANUFACTURERS BEFORE COMMENCEMENT OF WORK.
12. ARCHITECT DOES NOT HAVE FIELD SUPERVISION.
13. PROVIDE SAFETY GLAZING IN AND ADJACENT TO ALL DOORS. (U GLAZING = .49 OR BETTER)
14. PROVIDE SMOKE DETECTORS ADJACENT TO GARAGE, ADJACENT TO ALL SLEEPING AREAS AND AT HEAD OF ALL STAIRS. INTERCONNECT PER CODE.
15. HEATING SYSTEM SHALL MAINTAIN AN INTERIOR TEMPERATURE OF 70 DEGREES F WHEN EXTERIOR TEMPERATURE IS MINUS (–) 10 DEGREES F AND WIND VELOCITY IS 15 MILES PER HOUR.
16. CONTRACTOR TO COORDINATE WORK SCHEDULING WITH OWNER.
17. CONTRACTOR TO COORDINATE AND SUBMIT SAMPLES OF ALL FINISHES TO OWNER.
18. CONTRACTOR SHALL COORDINATE LOCATIONS OF ALL LIGHT SWITCHES, CEILING FIXTURES AND OUTLETS WITH OWNERS.



2 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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

WINDOW SCHEDULE :

NOTE: ALL WINDOWS TO BE "ANDERSEN" DOUBLE INSULATED & LOW-E GLASS

W1	8'-0" W x 4'-0" H TWO DOUBLE-HUNG & ONE PICTURE WINDOW
W2	6'-0" W x 4'-0" H DOUBLE-HUNG WINDOW
W3	3'-0" W x 4'-0" H CASEMENT EGRESS WINDOW
W4	3'-0" W x 4'-0" H DOUBLE-HUNG WINDOW
W5	4'-0" W x 3'-0" H SLIDING GLASS WINDOW
W6	3'-0" W x 3'-0" H DOUBLE-HUNG WINDOW
W7	5'-0"W x 5'-0" H PICTURE WINDOW WITH ARCH TOP

DOOR SCHEDULE :

D1	3'-0" W x 6'-8" H FRONT ENTRANCE EXTERIOR GRADE DOOR WITH 20"W x 6'-8" H GLASS SIDE LITE
D2	3'-0" W x 6'-8" H EXTERIOR ENTRANCE DOOR
D3	2'-6" W x 6'-8" H INTERIOR WOOD DOOR
D4	2'-0" W x 6'-8" H INTERIOR WOOD DOOR
D5	5'-0" W x 6'-8" H BI-FOLD CLOSET DOOR
D6	5'-0" W x 6'-8" H EXTERIOR SLIDING GLASS DOOR
D7	6'-0" W x 6'-8" H EXTERIOR SLIDING GLASS DOOR
D8	8'-0" W x 7'-0" H INSULATED GARAGE OVERHEAD DOOR

LEGEND :

SYMBOL	DESCRIPTION
	NEW, MINIMUM 200 CFM EXHAUST FAN TIED TO LIGHT SWITCH.
	SURFACE MTD. HALOGEN LIGHT FIXTURE
	HIGH HAT IN SOFFIT
S	SMOKE DETECTOR
CO	CARBON MONOXIDE DETECTOR
	DUPLEX RECEPTACLE
G	GROUND FAULT DUPLEX RECEPTACLE
	SINGLE SWITCH
	PROPOSED CONC. WALLS OR PARTITIONS TO REMAIN
	PROPOSED NEW WOOD FRAME WALLS OR PARTITIONS
	PROPOSED 1 HOUR FIRE RATED WALL
FD	FIRE DAMPER
	FLUSH 4 WAY AIR DIFFUSER
	FLUSH MOUNTED RETURN AIR VENT
T	THERMOSTAT

BUILDING CODE NOTES

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

GROUND SNOW LOAD	WIND SPEED (MPH)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP.	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS
			WEATHERING	FROST LINE DEPTH	TERMITE	DECAY			
45	110 EXPOSURE B	C	SEVERE	3'-0"	MODERATE TO HEAVY	SLIGHT TO MODERATE	13	YES	AS PER F.E.M.A.

R301.2.1.1 DESIGN CRITERIA: AREA LOCATED WHERE WINDS SPEEDS EQUAL OR EXCEEDS 110 MILES PER HOUR.
DESIGN CRITERIA BASED ON AMERICAN FOREST AND PAPER ASSOCIATION (AF & PA) WOOD FRAME CONSTRUCTION MANUAL FOR ONE-AND TWO FAMILY DWELLINGS (WFCM)

PEI-DAU LIU, RA, ARCHITECT
384 NASSAU PARKWAY, OCEANSIDE, NY 11572
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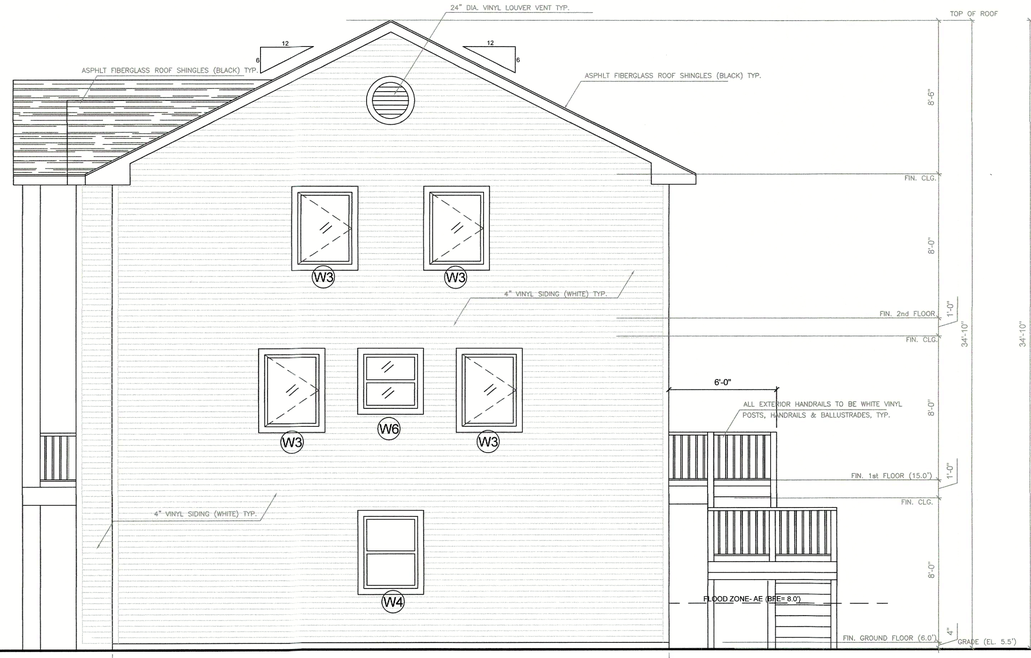
NO	DATE	COMMENT:

REGISTERED ARCHITECT PEI-DAU LIU NO. 17306 STATE OF NEW YORK

PROJECT: PROPOSED 2-STORY ONE-FAMILY FRAME RESIDENCE
322 MILLER AVENUE, FREEPORT, NY
SHEET TITLE: PROPOSED GROUND, 1st & 2nd FLOOR PLANS

JOB NUMBER 24032
PATH PATHNAME
FILENAME FILENAME
DRAWN BY PDL
DATE 07-14-2024

SHEET NUMBER A-2.00
2 OF 6



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

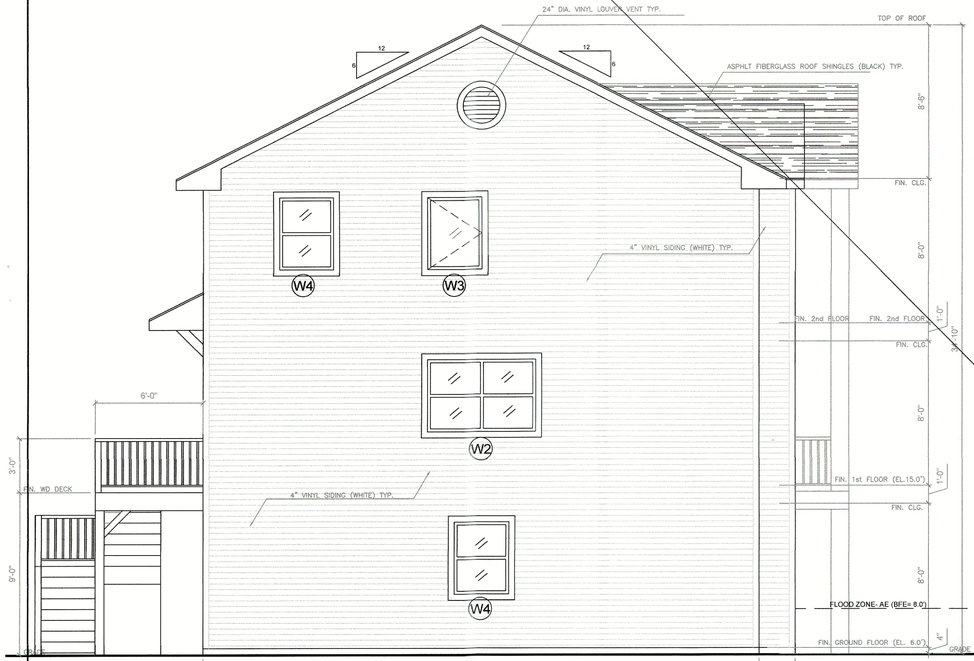
31'-0"



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

45'-0"

NOTE: 1. ALL WINDOWS TO BE DOUBLE INSULATED LOW-E GLAZING
AND WEATHER TIGHT VINYL FRAME (BLACK).
2. ALL EXTERIOR SOLID DOORS AND GARAGE OVERHEAD DOOR ARE IN GREY COLOR.



2 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

31'-0"

26'-0"



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

14'-8"
12'-0"
18'-4"
45'-0"
14'-0" TO SIDE PROPERTY LINE

PEI-DAU LIU, RA, ARCHITECT
384 NASSAU PARKWAY, OCEANSIDE, NY 11572
Tel. : (516) 580-1787

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2024 AUG 25 A 11:19
VILLAGE OF FREEPORT

NO	DATE	COMMENT:
	04.20.16	ISSUED FOR PERMIT

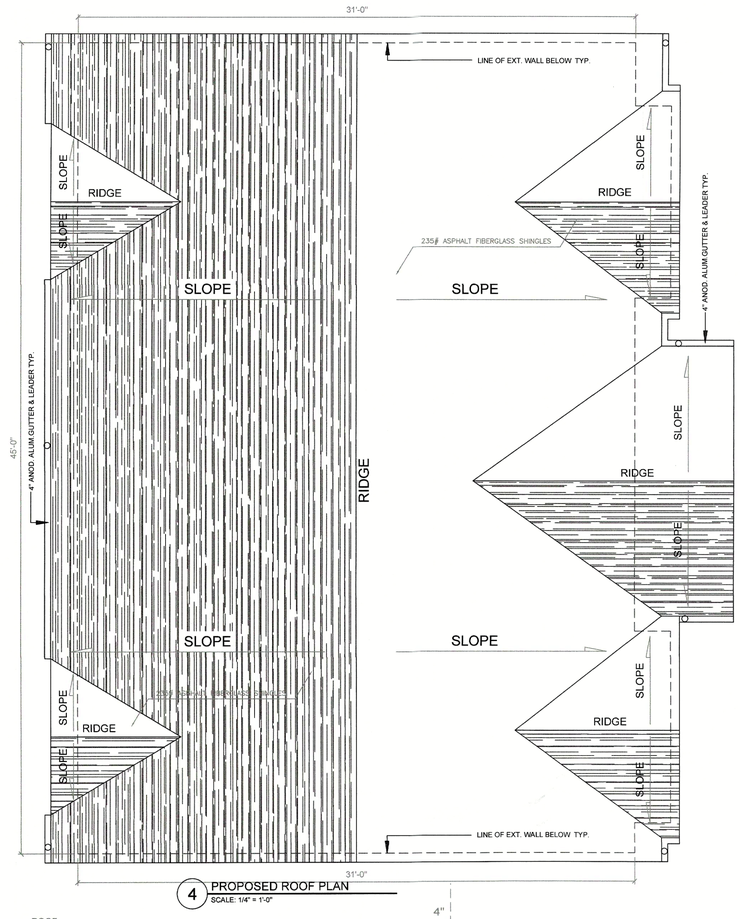
REGISTERED ARCHITECT
PEI-DAU LIU
NO. 17325
STATE OF NEW YORK

PROJECT:
PROPOSED 2-STORY ONE-FAMILY FRAME RESIDENCE
322 MILLER AVENUE, FREEPORT, NY

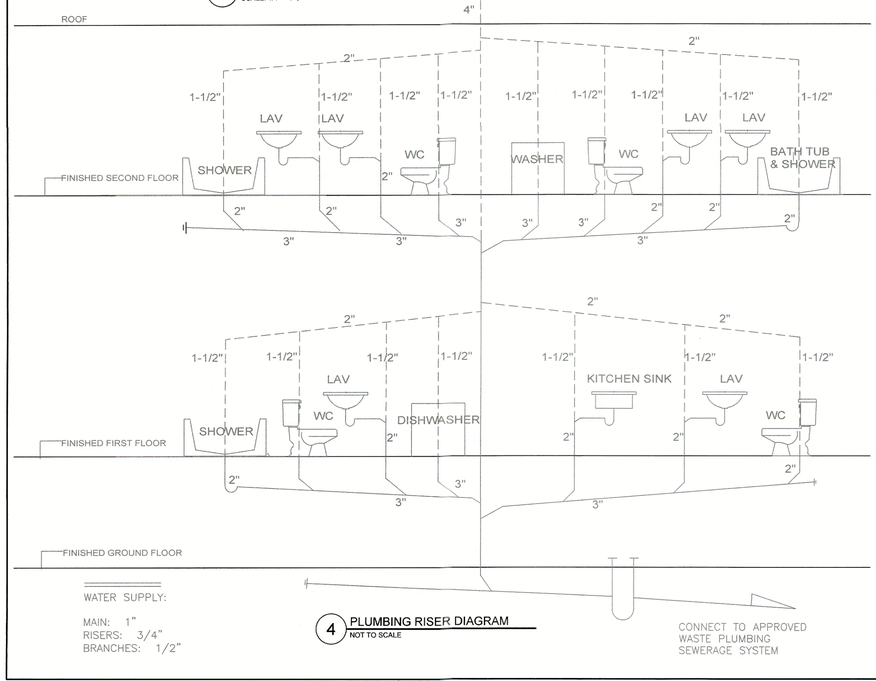
SHEET TITLE:
PROPOSED ELEVATIONS

JOB NUMBER 24032
PATH PATHNAME
FILENAME FILENAME
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DATE REVISED 08-20-2024

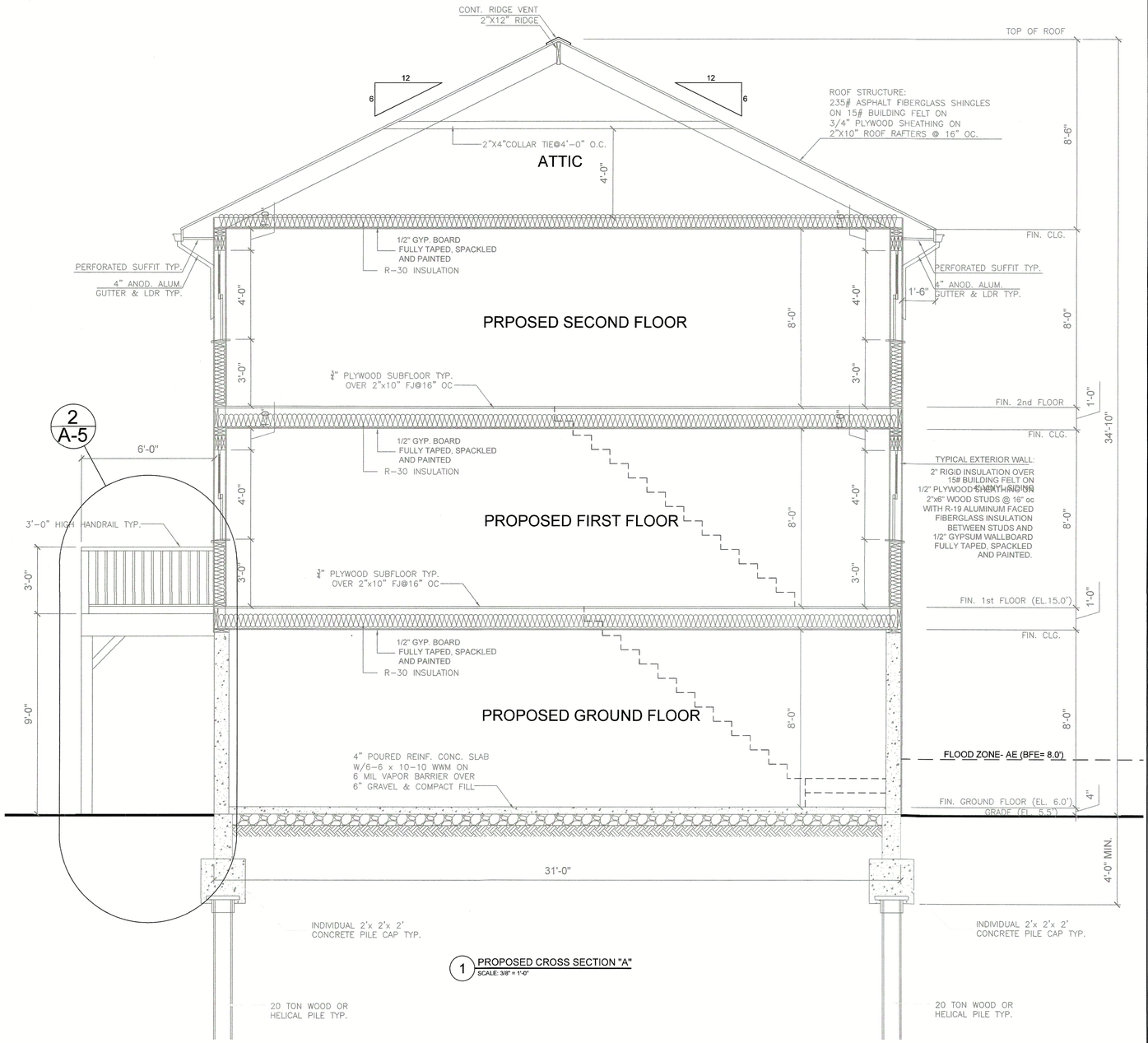
SHEET NUMBER
A-3.00
3 OF 6



4 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"



4 PLUMBING RISER DIAGRAM
NOT TO SCALE



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

PEI-DAU LIU, RA, ARCHITECT
384 NASSAU PARKWAY, OCEANSIDE, NY 11572
Tel. : (516) 580-1787

RESERVED
2024 NOV 25 A 11:14

NO	DATE	COMMENT:

REGISTERED ARCHITECT
PEI-DAU LIU
No. 17303
STATE OF NEW YORK

PROJECT:
PROPOSED 2-STORY ONE-FAMILY FRAME RESIDENCE
322 MILLER AVENUE, FREEPORT, NY

SHEET TITLE:
PROPOSED ROOF PLAN & SECTIONS

JOB NUMBER	24032
PATH	PATHNAME
FILENAME	FILENAME
DRAWN BY	PDL
DATE	07-14-2024

SHEET NUMBER
A-4.00
4 OF 6

GENERAL NOTES:

1. ALL FOOTINGS SHALL BEAR ON UNDISTURBED OR VIRGIN SOIL HAVING A MINIMUM BEARING CAPACITY OF 2 TONS PER SQUARE FOOT.
2. ALL FOOTINGS SHALL BE A MINIMUM 3000 PSI PLAIN CONCRETE.
3. ALL FOUNDATION WALLS AND SLABS SHALL BE A MINIMUM 2500 PSI PLAIN CONCRETE
4. ALL FOOTINGS SHALL BE POURED AT A MINIMUM DEPTH OF 4'-0" BELOW GRADE REGARDLESS OF SOIL CONDITIONS.
5. ALL STEPPED FOOTINGS SHALL HAVE FLAT TOPS AND BOTTOMS LEVEL AND TRUE TO INSURE MAXIMUM BEARING AND SHALL BE STEPPED AT A 1:2 SLOPE MAXIMUM MAINTAINING THE THICKNESS, AS NOTED ON THE DRAWINGS, AT ALL POINTS.
6. THE CONTRACTOR SHALL PROVIDE 1/2" DIAMETER 18" LONG ANCHOR BOLTS SPACED A MINIMUM OF 6'-0" O.C. AND 1'-0" FROM CORNERS.
7. THE CONTRACTOR SHALL COORDINATE AND PLACE ALL SLEEVES REQUIRED FOR PLUMBING, ELECTRICAL OR ANY OTHER TRADE PERFORMING WORK WHICH REQUIRES PASSING THROUGH ANY FOUNDATION WALLS.
8. ALL STUD BEARING WALL TO HAVE STUD BRIDGING AT MID HEIGHT.
9. ALL FOUNDATION SILL PLATES SHALL REST ON AN ALUMINUM TERMITE SHIELD AND SILL PLATE INSULATION.PLATES SHALL BE CCA GRADE.
10. ALL FLOOR, CEILING, ROOF FRAMING MEMBERS, BEAMS AND GIRDERS SHALL BE DOUG-FIR NO. 2 fb=825 PSI OR OF BETTER GRADE. MODULUS OF ELASTICITY 0F 1,200,000.
11. ALL STUD MEMBERS SHALL BE DOUGLAS-FIR SELECT. STRUCTURAL fb=1900 PSI, MODULUS OF ELASTICITY OF 1,760,000.
12. ALL SHEATHING AND SUB FLOORING SHALL BE SPECIES GROUP ONE, EXTERIOR GRADE, THICKNESS AS INDICATED ON DRAWINGS.
13. FLOOR JOISTS SHALL BE DOUBLED AT END RUNS, PARALLEL PARTITIONS, BATHTUBS AND AS SHOWN ON THE DRAWINGS.
14. CROSS BRIDGING SHALL BE INSTALLED AT ALL FLOOR SPANS 8'-0" ON CENTER.
15. INSTALL DIAGONAL BRACING AT CORNERS OF EXTERIOR STUD WALLS OR PLYWOOD SHEATHING NAILED TO COMPLY WITH BUILDING CODE REQUIREMENTS.
16. ALL HORIZONTAL FRAMING BEARING ON BEAMS, GIRDERS OR PLATES OF BEARING PARTITIONS SHALL BE LAPPED MINIMUM OF 4".
17. ALL FLUSH FRAMING SHALL BE TECO CONNECTED, SIZED AND NAILED IN ORDER TO SUPPORT THE REACTIVE LOAD OF THE MEMBER SUPPORTED.
18. BLOCKING SHALL BE PROVIDED IN THE FRAMING TO SUPPORT LEADERS, GUTTERS, FASCIA ENDS, GYPSUM WALLBOARD EDGES AND CORNERS, TOILET ACCESSORIES, CABINETS, CASINGS, ETC.
19. INSTALL FIRE STOPPING AT ALL REQUIRED LOCATIONS TO COMPLY WITH GOVERNING BUILDING CODES.
20. PROVIDE FIRE RATED ASSEMBLIES AS CALLED FOR ON DRAWINGS.
21. ALL ROOF EAVES, RAFTERS SPACES ABOVE INSULATION AND UNHEATED ATTIC SPACES SHALL BE VENTED AS INDICATED.
22. ALL STEEL SHALL BE TYPE A36 WITH A UNIT STRENGTH OF 20,000 PSI.
23. ALL INTERIOR AREAS SUBJECT TO MOISTURE AND HIGH HUMIDITY SHALL BE FINISHED WITH WATER RESISTANT GYPSUM BOARD.
24. ALL PLUMBING, HVAC AND ELECTRICAL WORK SHALL BE PER-FORMED BY LICENSED CONTRACTORS IN ACCORDANCE WITH APPLICABLE CODES AND REGULATIONS GOVERNING.
25. ALL STORM WATER AND SEWAGE DISPOSAL SYSTEMS SHALL BE DESIGNED AND INSTALLED AS PER GOVERNING CODES AND HEALTH DEPARTMENT REGULATIONS.
26. ALL NEW UTILITIES INDICATED SHALL BE DESIGNED, INSTALLED AND TERMINATED BY LOCAL UTILITY COMPANIES AS PER UTILITY CO. REGULATIONS UNLESS OTHERWISE NOTED.
27. ALL NEW CONSTRUCTION SHALL MEET THE REQUIREMENTS OF LOCAL AND STATE ENERGY CONSERVATION CODES. REFER TO ENERGY CALCULATIONS ON THIS DRAWING.
28. THE A.I.A. GENERAL CONDITIONS FOR CONSTRUCTION (A.I.A. DOC. A201) ARE HEREBY MADE AN ADMINISTRATIVE PART OF THESE DRAWINGS, AS IF HEREIN WRITTEN IN FULL.
29. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE. THESE DRAWINGS ARE NOT TO BE SCALED.
30. LARGER SCALE DETAILS SHALL HAVE PRECEDENCE OVER SMALLER SCALE DRAWINGS. IT IS THE INTENTION OF THE DRAWINGS TO PRO-VIDE A COMPLETE JOB IN ALL RESPECTS AND NO EXTRAS SHALL BE ALLOWED FOR MATERIALS AND/OR LABOR REQUIRED TO COMPLETE THE WORK AS INDICATED NOR SHALL THE ARCHITECT BE HELD RESPONSIBLE FOR ANY SUCH COSTS.
31. CONSTRUCTION SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES, RULES AND REGULATIONS. CONTRACTOR SHALL ARRANGE FOR ALL NECESSARY PERMITS AND INSPECTIONS INCLUDING THE OCCUPANCY CERTIFICATE AND ANY NECESSARY FEES ASSOCIATED WITH SUCH FILINGS.
32. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE ARCHITECTS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS. PROVIDED DIMENSIONS ARE SUBJECT TO ACTUAL FIELD CONDITIONS AND NO CREDITS OR EXTRAS WILL BE ALLOWED FOR DISCREPANCIES UP TO 2'-0" IN ANY MEASUREMENT.
33. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTION AND MISALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS AND GOOD CONSTRUCTION PRACTICE.
35. THE INSTALLATION OF ALL MATERIALS AND PRODUCTS SHALL MEET ALL LOCAL FIRE DEPARTMENTS REQUIREMENTS AND REGULATIONS, PROOF OF WHICH SHALL BE FURNISHED TO THE FIRE MARSHALL PRIOR TO THE INSTALLATION OF SUCH MATERIALS AND PRODUCTS.
36. FLASH, CAULK AND SEAL ALL JUNCTIONS OF NEW ROOFING, WALLS AND PENETRATIONS, TO FORM A WATERTIGHT ASSEMBLY. ALL FLASHING TO BE 16 OUNCE COPPER SHEETING AND EXTEND AT LEAST 8" ABOVE INTERSECTING SURFACES.
37. ALL STUD FRAMING HAVING AN UNSUPPORTED HEIGHT OF MORE THAN 10 FEET ARE TO HAVE STUD BRIDGING OR OTHERWISE BRACED IN AN APPROVED MANNER AT INTERVALS NOT EXCEEDING 8 FEET.
38. THE ENTIRE PREMISES, INSIDE AND OUT, SHALL BE CLEANED OF ALL DEBRIS AND EXCESS MATERIALS, TO THE SATISFACTION OF THE OWNER, INCLUDING LABELS AND PROTECTIVE COATINGS ON ALL MATERIALS.
39. ALL MATERIALS STORED OR BROUGHT TO THE SITE SHALL BE NEATLY PILED AND PROTECTED AGAINST ALL ELEMENTS, THE OWNER AND ARCHITECT HAVE THE RIGHT TO REJECT ANY SUCH MATERIAL THEY DEEM DAMAGED, AND REPLACED AT THE CONTRACTORS COST WITHIN GOOD CONSTRUCTION PRACTICE.
40. IF THERE ARE ANY QUESTIONS REGARDING DISCREPANCIES OR MATERIALS, PRACTICES, NOTES AND QUANTITIES OF MATERIALS CONTACT THE ARCHITECT IMMEDIATELY.
41. THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP ON THE JOB FOR A PERIOD OF ONE YEAR FROM DATE OF COMPLETION.
42. SITE PLAN DATA IS AS INDICATED ON SURVEY PROVIDED BY OWNER AND SHALL PREVAIL. SITE PLAN BY ARCHITECT IS MERELY SCHEMATIC.
43. NEW CONSTRUCTION IS TO BE STAKED OUT AND ALL REQUIRED SETBACKS ARE TO BE FIELD CHECKED AND APPROVED BY A LICENSED SURVEYOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.
44. ALL WOOD IN CONTACT WITH MASONRY TO BE WOLMANIZED PRESSURE TREATED.
45. ALL WOOD RESTING ON STEEL SHALL BE CONNECTED WITH G.I. ANCHOR EACH ONE.
46. EXTERIOR WALLS TO BE ENTIRELY WRAPPED IN TYVEK.
47. DOUBLE JOISTS UNDER ALL PARTITIONS PARALLEL TO FRAMING. PROVIDE DOUBLE-HEADER JOISTS AT ALL OPENINGS.
48. RAFTER HEEL CUTS SHALL NOT EXCEED 4". WHERE JOISTS ARE NOTCHED TO HEADERS SO AS TO REDUCE THE DEPTH OF BEAM, ONLY BRIDLE IRONS OR METAL CONNECTORS ARE TO BE USED.
49. ALL EXTERIOR WALLS TO BE 2"x6" STUDS AT 16" O.C. EXCEPT AS NOTED.
50. ALL WALL AND ROOF SHEATHING SHALL BE 1/2" CDX PLYWOOD UNLESS OTHERWISE NOTED.
51. SUB-FLOORING SHALL BE 1/2" CD PLYWOOD SHEATHING WITH 1/2" "AC" PLYWOOD OVER WITH "A" SIDE UP; FINISH FLOORING SHALL BE EITHER TILE OR CARPET OR AS SPECIFIED ON PLANS.
51. SUB-FLOORING SHALL BE 1/2" CD PLYWOOD SHEATHING WITH 1/2" "AC" PLYWOOD OVER WITH "A" SIDE UP; FINISH FLOORING SHALL BE EITHER TILE OR CARPET OR AS SPECIFIED ON PLANS.
52. GYPSUM BOARD ON WALLS AND CEILINGS TO BE U.S. GYPSUM 1/2" WITH ALL JOINTS TAPED AND SPACKLED, 3 COAT JOB.
53. ARCHITECT HAS NOT BEEN RETAINED TO SUPERVISE THIS CONSTRCUTION.
54. NEW CONSTRUCTION TO COMPLY WITH NYS ENERGY CONSERVATION CODE SECTION #7814. AND BE IN CONFORMANCE WITH THE FOLLOWING REQUIREMENTS:
WALLS MIN. R = 30
ROOF AND CEILING MIN. R = 19
FLOORS OVER UNHEATED AREAS MIN. R = 30
SLAB EDGE MIN. R = 10
55. PROVIDE 9" R-30 FULL THICK INSULATION IN ALL EXPOSED FLOOR AREAS.
56. INSULATION IN ROOF SHALL BE 9" THICK R-30 OR AS NOTED; IN WALLS 5 1/2" FULL THICK R-19 AND IN FLOORS 2" THICK RIGID INSULATION. ALL INSULATION EXCEPT RIGID INSULATION SHALL BE FOIL FACED BATT INSULATION.
57. ALL WINDOWS AND DOORS SHALL HAVE INSULATING GLASS AND SCREENS, TEMPERED INSULATING GLASS IN ALL SLIDING DOORS, TEMPERED GLASS IN ALL SHOWER DOORS AND FIXED GLASS ADJACENT TO OPENINGS OR TO FLOOR LEVEL, IN ACCORDANCE WITH NYS CODE.
58. ALL WINDOWS TO HAVE INSULATING GLASS AND SCREENS (IF OPERABLE). WINDOWS WITH FIXED GLASS SHALL BE SET IN ALUMINUM FRAMES. UNLESS NOTED OTHERWISE
59. ALL HABITABLE SPACE TO HAVE 8% FLOOR AREA IN GLASS AREA, AND 4% OF FLOOR AREA AS OPERABLE SASH AS PER NYS CODE
60. A SINGLE STATION SMOKE DETECTOR ALARM DEVICE SHALL BE INSTALLED ON THE CEILING ADJACENT TO THE SLEEPING SPACES IN
63. CONTRACTOR TO PROVIDE FOR REINSTATING ANY EXISTING ELEMENTS INTERRUPTED, COVERED OR REMOVED BY HIS WORK WHETHER INDICATED ON THE DRAWINGS OR NOT.
64. CONTRACTOR TO LEAVE PREMISES WITH ALL WORK COMPLETED, CLEANED AND READY FOR PAINTING AND DECORATING BY OWNER.
65. CONTRACTOR SHALL MAKE WALLS, FLOORS AND CEILINGS PLUMB, LEVEL AND TRUE IN LINE WITH EXISTING.
66. CONTRACTOR SHALL PATCH AND REPAIR ALL JUNCTURES OF NEW WORK WITH THE EXISTING AND MATCH THE ADJACENT EXISTING AREA UNLESS THAT AREA IS TO BE REFINISHED IN ACCORDANCE WITH THE NEW WORK
67. PROVIDE 16 OZ. COPPER FLASHING WHERE REQUIRED AT WINDOWS, DOORS, ROOFS, CHIMNEYS ETC.
68. PROVIDE POSITIVE VENTILATION FOR CRAWL SPACE AND ATTIC AREA WHETHER SPECIFICALLY INDICATED
ON ARCHITECT'S DRAWINGS OR NOT SPECIFICALLY INDICATED.
69. WHERE ARCHITECT STATES MEAN ENGINEER

IMPORTANT NOTES REQUIRED AS PER NYSECC:

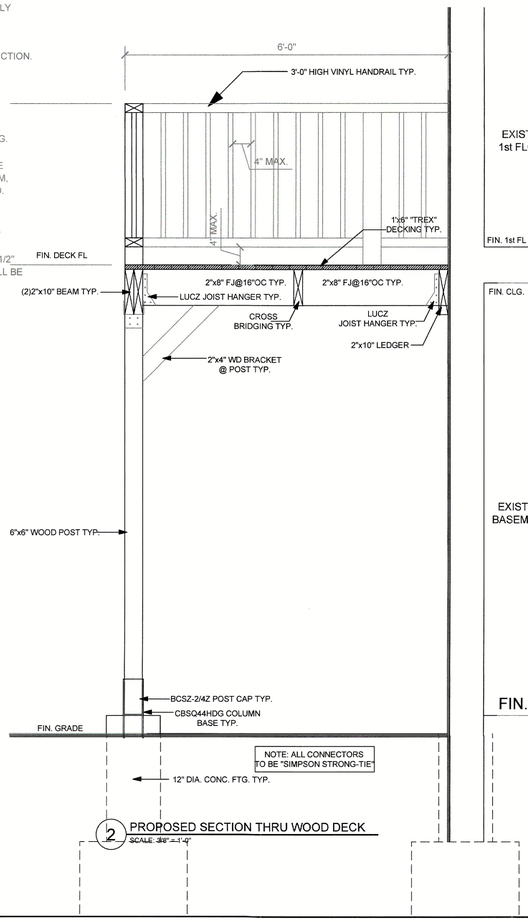
1. TO THE BEST OUR KNOWLEDGE AND BELIEF THAT THE PLANS AND SPECIFICATIONS PREPARED BY OUR OFFICE ARE IN COMPLIANCE WITH NYSECC REQUIREMENTS.
2. A PERMANENT CERTIFICATE, LISTING THE R VALUE OF THE INSULATION (INCLUDING WALL, FLOOR, ROOF, SLAB AND DUCTS OUTSIDE OF CONDITIONED SPACE) INSTALLED AND THE U FACTORS FOR FENESTRATION SHALL BE COMPLETED BY THE REGISTERED DESIGN PROFESSIONAL AND POSTED ON A WALL IN THE SPACE WHERE THE FURNANCE IS LOCATED.
3. A THIRD PARTY INSPECTION OF THE INSULATION AND AIR SEALING INSTALLATION IS REQUIRED AS PER R402.4.1.1 OF THE NYSECC.
4. AIR LEAKAGE TESTING IS REQUIRED IN ACCORDANCE WITH SECTION R402.4.1.2.
5. AIR SEALING, INSULATION AND BLOWER DOOR TEST INSPECTIONS CONDUCTED BY THE ENERGY RATER ARE REQUIRED FOR ISSUANCE OF CERTIFICATE OF OCUUPANCY.
6. THE GENERAL CONTRACTOR SHALL SIGN THE NY COMPLIANCE CERTIFICATE.
7. AS PER NYSECC SECTION 403. SEPERATE THERMOSTAT MUST BE PROVIDED FOR EACH SYSTEM, THERMOSTAT MUST BE PROGRAMMABLE; BOILER SHALL HAVE OUTDOOR TEMPERATURE SETBACK, AND DUCTWORK MUST COMPLY WITH R403.3 THROUGH 403.3.4 BUILDING CAVITIES MAY NOT BE USED AS DUCTS OR PLENUMS, CONTRACTOR TO PROVIDE INFORMATION ON MECHANICAL AND HOT WATER PIPING INSULATION.
8. MINIMUM 75% OF PERMANENTLY INSTALLED LIGHT FIXTURES ARE TO BE HIGH EFFICIANCY

FIREBLOCKING AS PER R302.11

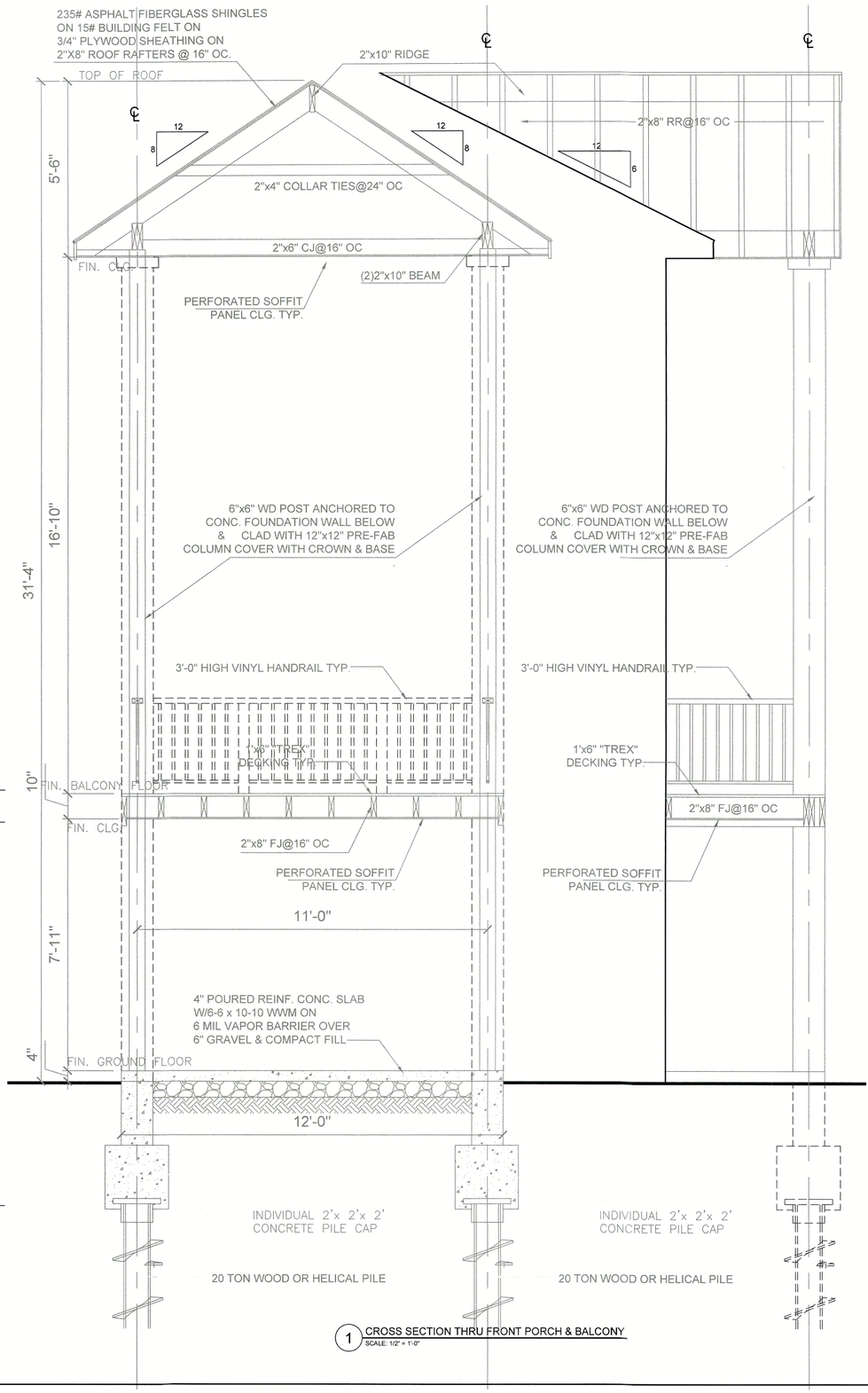
1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARRALLEL ROES OF STUDS OR STAGGERED
   1.1. VERTICALLY AT CEILING AND FLOOR LEVELS.
   1.2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS< DROP CEILINGS

IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH

4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.



2 PROPOSED SECTION THRU WOOD DECK
SCALE: 3/8" = 1'-0"



1 CROSS SECTION THRU FRONT PORCH & BALCONY
SCALE: 1/2" = 1'-0"

PEI-DAU LIU, RA, ARCHITECT
384 NASSAU PARKWAY, OCEANSIDE, NY 11572
Tel. : (516) 580-1787

RECEIVED
2024 AUG 26 A 11:19
BUILDING DEPT.
FREEPORT, NY

NO.	DATE	COMMENT:

REGISTERED ARCHITECT
PEI-DAU LIU
No. 17378
STATE OF NEW YORK

PROJECT:
PROPOSED 2-STORY ONE-FAMILY FRAME RESIDENCE
322 MILLER AVENUE, FREEPORT, NY

SHEET TITLE:
SECTIONS & DETAILS

JOB NUMBER	24032
PATH	PATHNAME
FILENAME	FILENAME
DRAWN BY	PDL
DATE	07-14-2024

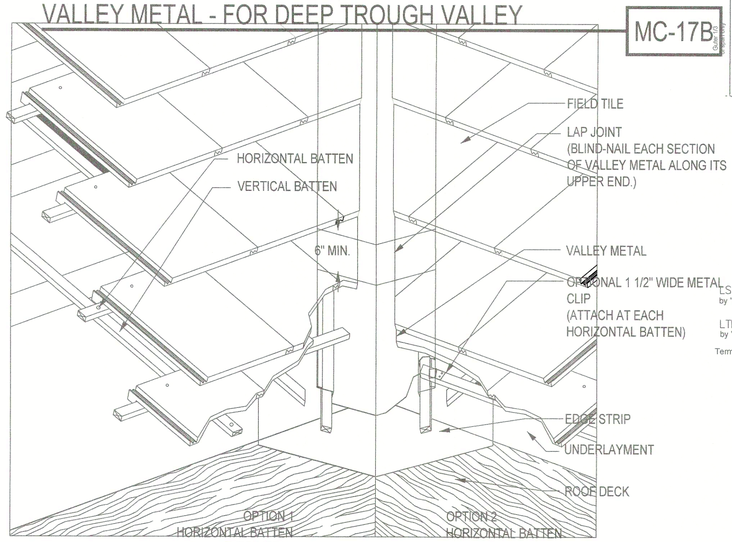
SHEET NUMBER
A-5.00
5 OF 6

TABLE R402.4.1.1
AIR BARRIER AND INSULATION INSTALLATION

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

VALLEY METAL - FOR DEEP TROUGH VALLEY

MC-17B

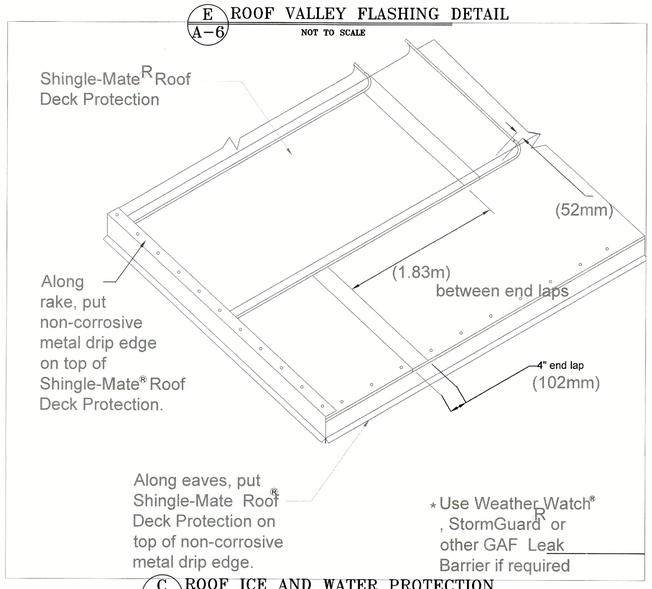


Note: Valley metals shall extend at least 11" from center line each way and shall have a splash diverter rib not less than 1" high at the flow line formed as part of the flashing. Other designs that will handle anticipated water flows may be used upon submission of supporting data indicating that anticipated water flows are equivalent to the code requirements.

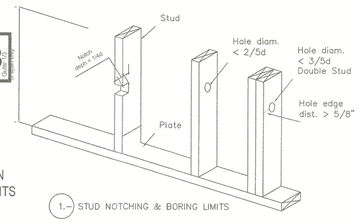
Notes:

1. One layer of No. 30 asphalt-saturated felt complying with ASTM D-226 Type II (ASTM D4869 Type IV) as a minimum underlayment on all tile roof applications. Other underlayments as approved by local building officials will be allowed.
2. An ice-dam protection membrane, where required by code, shall be used on all downslope roof perimeter (e.g. eaves), valleys, and around penetrations.
3. Cut tile pieces shall be secured by one or a combination of the following: (a) code approved adhesive; (b) wire ties (c) batten extender (d) cut tile clip or (e) other code approved fastening device.
4. Metal valley flashing will be a minimum of 26 gauge G-90 galvanized steel, 16 oz. copper or an equivalent longevity non-corrosive metal. Metal valley flashing to comply with IBC section 1507.3.9, IRC section R905.3.8 and UBC section 1508.4 unless approved by local building official. On projects with large expansive roof areas and/or long rafter lengths wider valley metal is required. Tile shall extend over valley metal into valley trough a minimum of 1-1/2".
5. Other valley metal profiles are available.
6. For tile fastening schedule(s) see Fastening Table 1A and 1B.
7. Dimensions shown are minimums and are intended to be approximate to allow for reasonable tolerances due to field conditions.

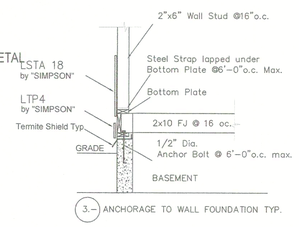
E / A-6 ROOF VALLEY FLASHING DETAIL
NOT TO SCALE



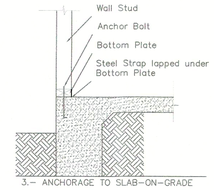
C / A-6 ROOF ICE AND WATER PROTECTION
NOT TO SCALE



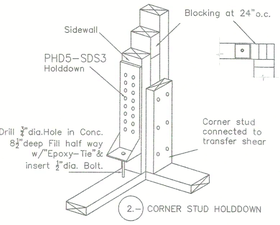
1.– STUD NOTCHING & BORING LIMITS



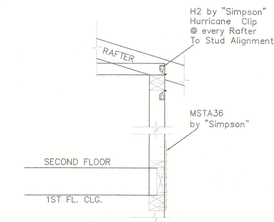
3.– ANCHORAGE TO WALL FOUNDATION TYP.



3.– ANCHORAGE TO SLAB-ON-GRADE



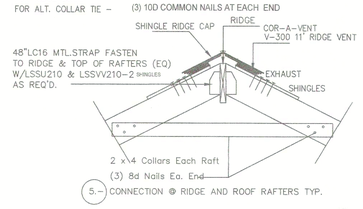
2.– CORNER STUD HOLDDOWN



4.– TYP. WIND UPLIFT CONNECTION TYP.

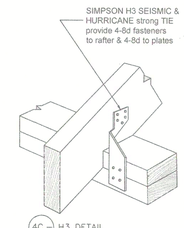
NOTE:
ALL STRAPPING TO BE 1 1/4"X20 GAUGE STEEL OR 'SIMPSON' EQUIVALENT -CS16 (COILED STRAP)
(ALL STRAPPING SHALL BE INSTALLED AS PER MANUF. SPECIFICATIONS)

AT RAFTER TO RIDGE CONNECTION
FOR RIDGE STRAP – (3) 8D COMMON AT EACH END OF STRAP
FOR ALT. COLLAR TIE – (3) 10D COMMON NAILS AT EACH END

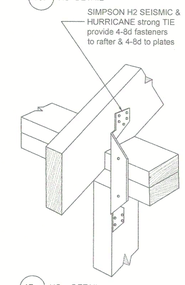


5.– CONNECTION @ RIDGE AND ROOF RAFTERS TYP.

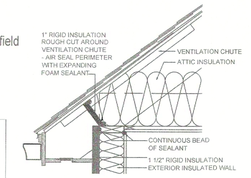
D / A-6 TYPICAL HURRICANE STRPPING DETAILS
NOT TO SCALE

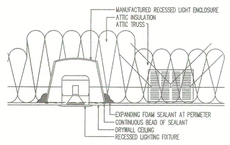


4C.– H3 DETAIL

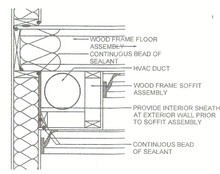


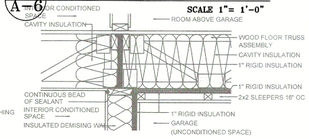
4B.– H2 DETAIL

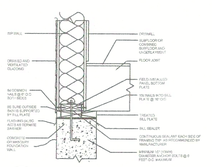




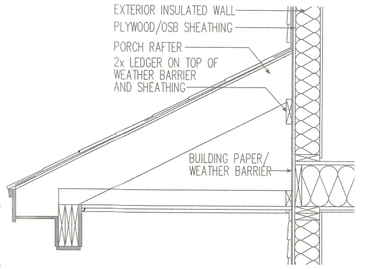
B3 / A-6 ATTIC SEALING DETAIL
SCALE 1"= 1'-0"



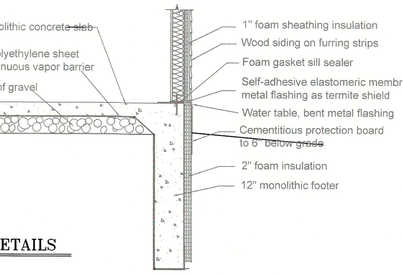




B4 / A-6 TYPICAL EXTERIOR WALL DETAILS
SCALE 1"= 1'-0"



B2 / A-6 TYPICAL PORCH ROOF SECTION
SCALE 1"= 1'-0"



B1 / A-6 TYPICAL AIR-TIGHT SEALING DETAILS
SCALE 1"= 1'-0"

PEI-DAU LIU, RA, ARCHITECT
384 NASSAU PARKWAY, OCEANSIDE, NY 11572
Tel. : (516) 580-1787

RECEIVED
MAR 05 25 AM 11:19

NO	DATE	COMMENT:

REGISTERED ARCHITECT PEI-DAU LIU No. 17328 STATE OF NEW YORK

PROJECT: PROPOSED 2-STORY ONRE-FAMILY FRAME RESIDENCE
322 MILLER AVENUE, FREEPORT, NY
SHEET TITLE: CONSTRUCTION DETAILS

JOB NUMBER 24032
PATH PATHNAME
FILENAME FILENAME
DRAWN BY PDL
DATE 07-14-2024

SHEET NUMBER A-6.00
6 OF 6

Application Date: 8/28/24
Fees Paid: 500.00

SP# 3771

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: 61 Prince Avenue ZONING DISTRICT Residence A

SECTION 55 BLOCK 399 LOT 39-41 LOT SIZE: 60 x 137.95"

☐ TENANT **APPLICANT** ☐ LESSEE	**PROPERTY OWNER**
Name: N/A	Name: Jeffery Richey 'DBA' SRJ Associate LLC
Address:	Address: 24 (Annex) Hollow Road Lloyd Harbor NY 11743
Telephone #:	Telephone #: 516-906-4820

Attorney Name: _____ Address: _____

(optional) Phone #: _____

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

Description of Proposed Work: Construct New One Family dewelling 2 Story 2751 SF.

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

APPLICANT'S SIGNATURE DATE 7-16-24

Sworn to before me this 16 day of July, 2024

LISA RAMOS-LOPEZ
NOTARY PUBLIC, State of New York
No. 01RA5063273
Qualified in Suffolk County
Commission Expires 10-5-26

Notary Public

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****

Property Owner's Consent:

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

Jeffery Richey

PROPERTY OWNER'S SIGNATURE DATE 7-16-24

Sworn to before me this 16 day of July, 2024

LISA RAMOS-LOPEZ
NOTARY PUBLIC, State of New York
No. 01RA5063273
Qualified in Suffolk County
Commission Expires 10-5-26

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

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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2024 AUG 16 AM 10:35
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

SITE PLAN LETTER
August 15, 2024

SRJ Associate LLC
61 Prince Ave
Freeport, NY 11520

RE: **61 Prince Ave, Freeport, NY 11520**
Zoning District: Residence A Sec. 55 Blk. 399 Lot 39-41
Building Permit Application #20243799
Description: Construct 2-story one family dwelling with attached garage 2,751 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

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

ZBA Approval Needed: **NO**

JUN 11 2024

FREEPORT BUILDING DEPT.

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 2024399

Filing Date 6/11/24

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) 61 Prince Avenue (No.) (Street) ZONING DISTRICT A

BETWEEN Oxford Drive / Dutess Street (Cross Street) AND MT JOY Avenue (Cross Street)

SECTION 55 BLOCK 399 LOT 39-41 APPROX. LOT SIZE 60 x 137.185' LOT AREA 8232.45

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 [ ] Stores, mercantile
20 [ ] Church, other religious
21 [ ] Hospital, institutional
22 [ ] Other - Specify

C. COST

10 TOTAL COST OF IMPROVEMENT $290,000

D. DESCRIPTION OF PROJECT

Construct One Family dewelling

III. IDENTIFICATION – To be completed by all applicants

	NAME	MAILING ADDRESS – Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	SRJ Associate LLC	24 Carnel Hollow Road, Lloyd Harbor NY 11743	516-906-4820
2. Contractor	Prestige Custom Builder	7 Pumkin Street, East Northport NY	631-858-1580
3. Architect or Engineer	Vladimir Constant	7 Melrick Ct. Westbury NY 11590	516-779-2343

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. 737841 Company NYSIF Exp. Date 3-21-2024

Contractor or Owner Jeffery Richey (Print)

Address 24 Carnel Hollow Road, Lloyd Harbor NY 11743

Phone 516-906-4820

State of New York

County of Nassau

Jeffery Richey (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 1332

Upper Flrs Square Feet 1332

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. 20243799

Location: 61 Prince Ave
Applicant: SRJ Associate LLC
Description: Construct 2-story one family dwelling with attached garage 2,751 SF.

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: August 15, 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

JUN 11 2024

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

SRJ Associates LLC

Name of Action or Project:

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

61 Prince Ave Freeport

Brief Description of Proposed Action:

Construct one family dewelling

Name of Applicant or Sponsor: SRJ Associates LLC / Jeffrey Richo	**Telephone:** 516-906-4820
	E-Mail: rjrealty inc. at gmail.com
Address: 24 Camel Hollow Road	
City/PO: Lloyd Harbor	**State:** NY **Zip Code:** 11743

	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

	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			
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 _____			

JUN 11 2024

	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:	☑	☐

JUN 11 2024

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

Applicant/sponsor name: SRT Ass. LLC / Tiffany Richey Date: May 03, 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?"

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	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?	☐	☐

JUN 11 2024
FREEPORT BUILDING DEPT

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)

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2024 AUG 28 A 10:36
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

August 25, 2024

To: Inc. Village of Freeport, Department of Buildings, Site Plan Review Board
From: SRJ Associate LLC

RE: 61 Prince Ave, Freeport, NY 11520
Zoning District: Residence A Sec. 55 Blk. 399 Lot 39-41
Building Permit Application #20243799
Description: Construct 2-story one family dwelling with attached garage 2,751 SF

To Site Plan Review Board:

As requested in the Site Plan Letter dated August 15, 2024, I am providing all requested information for the consideration of approval from the Site Plan Review Board.

I am constructing a new, contemporary, colonial home located at 61 Prince Avenue, Freeport, New York, 11520. Details are as follows:

- 2,751 square foot home
- Two stories
- Siding color- Nantucket Grey
- Horizontal, vinyl siding
- When viewing plans, there is a section on the left side with four windows that will have Nantucket Grey colored vinyl shakes
- All trims and corners- white color
- Roof color- Nantucket Grey
- Front door color- white
- Front door will have two glass sidelight panels trimmed in white
- Overhang above front door will have one white column on each side
- One recessed LED high hat above front door
- Above overhang, one white solid plate glass window with white trim
- One GFI outlet in front of house
- One car attached garage
- Garage door color- white
- Garage will have six raised panels
- Garage will have two glass panels at the top
- Garage will have one LED lantern light on each side of the garage (two total); lantern light size approximately 12 inches length by 5 inches width
- All windows will be white, double hung windows with solid glass at the bottom; top glass will have a divider look at the top

- Windows in front of home will have white window trim
- Rear and side windows will be white J-Channel trim
- One white sliding glass door in the rear with white J-Channel trim
- One LED lantern light will be hung above the rear sliding glass door; lantern light size approximately 12 inches length by 5 inches width
- One solid white door in the rear for basement entry
- White leaders
- White gutters
- White vented soffits
- Two concrete steps leading to front stoop (8 feet 6 inches by 5 feet) with accompanying white vinyl railings on each side with white spindles
- Driveway will accommodate two car parking
- Driveway will be concrete with gray brick borders
  Landscaping will include Azalea and Rhododendron plants in front of home
- Lawn will consist of sod in the front and seeded grass on the rear and sides
- Front of the home will contain six heads of irrigation to support landscaping

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VILLAGE OF FREEPORT, NY

I'd also like to note that Zoning District Residence A requires a minimum area of 5,000 square feet, and this lot is 8,229.75 square feet total.

Thank you very much for your review of the above information and consideration of my application.

Respectfully,

Jeffery Richey
Owner

101 Prince





House To be demolished

RECEIVED
2021 AUG 28 A
CLERK'S OFFICE
VILLAGE OF FRE









75 Prince



81 Prince



GENERAL NOTES

1. All work shall be done in strict accordance with provisions of local, state, and federal codes, laws, ordinances, and regulations wherever applicable.
2. Each contractor shall be held to have visited the site and to have verified all existing conditions prior to submission of bid.
3. In all cases, drawings shall not be scaled for information. Figured dimensions and conditions must be verified in the field.
4. Contractor shall verify and be responsible for all field dimensions and job conditions, and shall notify the Architect of any discrepancies, conflicts, and/or omissions which would interfere with the satisfactory completion of the work. Should he fail to follow this procedure and continue with the work, he shall assume responsibility and liability arising therefrom.
5. All items of work identified on the drawings by name, note, or material designation are new, unless otherwise noted.
6. All new materials and installations shall be in accordance with manufacturer's latest printed specifications, and with all applicable code requirements.
7. All work shall be performed in accordance with best standard trade practices. Each trade shall cooperate with the Owner and other trades to facilitate job scheduling and completion.
8. Proprietary names identifying items of work are used to designate the standard of construction. Items of equal quality may be submitted for the Architect's review.
9. Each contractor shall be responsible for any damage to adjoining remaining areas as a result of his work, and shall repair damaged surfaces to their pre-existing conditions or as may be required to complete the entire scope of work.
10. Indications of work to be removed are general only, and are not intended to show all items which may require removal. Such items shall be removed, relocated, and/or reinstalled as required to installation of new work.
11. Existing equipment and materials to be removed, which are not required to be relocated or retained by the Owner, shall become the property of the Contractor and removed from the premises.
12. At the completion of each workday, each trade shall be responsible for cleaning up their work. Rubbish removal shall be done in a dust-inhibitive fashion, and the job site shall be free of all debris and broom cleaned upon completion.
13. Drywall Construction.
    a. Provide sizes and types as shown on the drawings, taped and spackled with three (3) coats and sanded smooth.
    b. Provide all metal corner beads, slope, edge trim, casing beads, etc., as required to finish all drywall surfaces with flush, level edges.
    c. Use Fireguard "X" gypsum board where required to obtain fire ratings per N.Y.S. Building Codes. See Partition Types and plans for exact locations.
14. Alterations to existing work shall be patched and finished, as necessary, to match existing contiguous surfaces or new finishes shown.
15. Clean all floors, walls, doors, misc. metals, glass, etc. leaving job free of dust and debris, prior to project completion.
16. All existing floor slabs which are damaged as a result of any demolition and new work are to be restored as required to match and be level with contiguous surfaces.
17. Flame spread of all interior finishes shall meet or exceed Class "B" (ASTM-E-84) or Class "II" (Radiant Panel Test) requirements.
18. All mechanical and electrical work shall be in full conformance with the Building Codes of N.Y. State, and all other applicable codes and regulations.
19. Plumbing work shall be installed by a plumber licensed with the Town of Hempstead, in accordance with New York State and National Plumbing Codes.
20. Electrical work shall be installed by an electrician licensed in Nassau County, in accordance with New York State and National Electrical Codes. A Fire Underwriter's Laboratory certificate shall be obtained for all electrical work, and supplied to the Owner and the Architect.
21. All carpentry and casework to be fabricated and installed in conformance with the N.Y.S. Building Code.
22. During demolition work, properly protect all existing work scheduled to remain. Provide any shoring, bracing, and temporary partitions as required to protect adjoining existing areas so that the owner can continue daily operations with minimal interruptions.
23. Soil pressure assumed at 3,000 Lbs. per sq. ft. (typical Long Island sand and gravel)
24. All new construction is to conform to the 2015 Energy Conservation Construction Code of N.Y. State

GENERAL CODE NOTES

1. SEE DRAWING A-1 FOR DOOR AND WINDOW SCHEDULES.
2. SEE DRAWING E-1 THRU E-3 FOR THE RESIDENTIAL CODE OF NEW YORK STATE GENERAL CONSTRUCTION DETAILS, PARTITION ANALYSIS & STRAPPING SCHEDULES.
3. NEW SMOKE ALARM DETECTORS TO BE INSTALLED AT EACH SLEEPING ROOM, HALLWAY & BASEMENT. ALL SMOKE DETECTORS TO BE INTERCONNECTED IN ACCORDANCE WITH SECTION R314.3 AND POWER SOURCE FOR SMOKE DETECTORS IS TO COMPLY WITH SECTION R314.2 OF THE NYS RESIDENTIAL CODE. (TYP.)
4. NEW CARBON MONOXIDE DETECTOR IS TO BE INSTALLED, LISTED AND LABELED AS COMPLYING WITH UL 2034-2003 STANDARD AND TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS, AND PER R315 SECTION & 315.4
5. MINIMUM DUCT INSULATION IS TO BE IN ACCORDANCE WITH TABLE 503.2.3 OF THE ENERGY CONSERVATION CODE OF NEW YORK STATE
6. PLEASE CONFIRM THAT ALL APPLIANCES WILL BE DIRECTLY VENTED TO THE OUTSIDE (USING DIRECT VENTING SYSTEM) IS TO COMPLY WITH SECTION 503.4.1 DUCT PUNTHROUGH PLUS GROSS SECTIONAL AREA IS TO COMPLY WITH FLOOR EXTENSION ARE WHERE IS TO COMPLY WITH SECTION R1005. OF R.C. O. N.Y.S.
7. MOISTURE VAPOR RETARDERS ARE TO BE INSTALLED ON THE WARM-IN-WINTER SIDE OF THE INSULATION IN ALL FRAMED WALLS, FLOORS AND ROOF/CEILINGS COMPRISING ELEMENTS OF THE BUILDING THERMAL ENVELOPE, IN ACCORDANCE WITH SECTION R318.1 OF R.C. O. N.Y.S.
8. PIPE INSULATION FOR THE WATER DISTRIBUTION SYSTEMS IS TO COMPLY WITH TABLE 503.2.3 (7) OF THE ENERGY CONSERVATION CONSTRUCTION CODE. SEE TABLE ON DWG E-3 FOR MORE INFORMATION. WATER DISTRIBUTION TO BE "L" COPPER OR BETTER. VENTS TO BE P.V.C. SCHEDULE 40 OR BETTER. DRAINS TO BE BLACK IRON PIPE OR BETTER.
9. SEE DWG. E-4 FOR DETAIL OF GUARD RAILS FOR OPEN SIDE OF STAIRS WITH TOTAL RISE OF MORE THAN 30". IN ACCORDANCE WITH SECTION R312 OF R.C.O.N.Y.S.
10. ELECTRICAL EQUIPMENT, WIRING AND INSTALLATION ARE TO COMPLY WITH CHAPTER 39 THROUGH 43 OF R.C. O. N.Y.S. AND INSULATION TO BE R144 OR BETTER (R60 C MAX. CONDUCTOR TEMP.) ALL GARAGE, OUTDOOR, UNDERFLOOR SPACES TO BE PROVIDED WITH GFI PROTECTION IN ACCORDANCE WITH SECTION E 3902 OF R.C. O. N.Y.S.
11. THE WIRING SYSTEM OF THE PREMISES IS TO BE ARRANGED AT THE WATER SERVICE OR WITH A GROUNDING ELECTRODE CONNECTED, IN ACCORDANCE WITH SECTION E3907.1, SIZED IN ACCORDANCE WITH SECTION E3906.1. THE ROD ELECTRODE IS TO BE MADE OF ZINC COATED IRON OR STEEL, SHALL HAVE 5/8" MINIMUM DIAMETER AND SHALL BE A MINIMUM OF 8 FT. LONG. NON-FERROUS ROD SHALL BE 1/2 IN MINIMUM DIAMETER IN ACCORDANCE WITH SECTION E 3909 OF R.C. O. N.Y.S.
12. CIRCUIT BREAKERS AND OTHER ELECTRICAL DEVICES ARE TO BE SIZED TO PROTECT THE FEEDERS IN EACH PARTICULAR BRANCH CIRCUIT.
13. A MINIMUM OF ONE 20 AMPERE BRANCH CIRCUIT IS TO BE PROVIDED TO SUPPLY THE BATHROOM RECEPTACLE OUTLETS. SUCH CIRCUITS ARE TO HAVE NO OTHER OUTLET.
14. CIRCUITS RATINGS TO BE IN ACCORDANCE WITH SECTION E3903.5 GROUNDING FAULT INTERRUPTION PROTECTION IS TO BE PROVIDED FOR BATHROOM CIRCUITS. ALL CIRCUITS LISTED IN SECTION E3902 OF R.C.O.N.Y.S.
15. STAIRWAY ILLUMINATION IS TO BE IN ACCORDANCE WITH R303.6 THE LIGHT SWITCH IS TO BE LOCATED AT THE TOP AND AT THE BOTTOM OF EACH STAIRWAY, IN ACCORDANCE WITH SECTION R303.6.1, OF R.C. O. N.Y.S.
16. DWELLING IDENTIFICATION IS TO PROVIDED IN ACCORDANCE WITH SECTION R319 OF R.C. O. N.Y.S.
17. ALL MECHANICAL SYSTEM INSTALLED SHALL COMPLY WITH CHAPTER 12 THROUGH CHAPTER 23 OF R.C.O.N.Y.S.
18. PLUMBING SYSTEM INSTALLED SHALL COMPLY WITH CHAPTER 25 THROUGH CHAPTER 34 OF R.C.O.N.Y.S.
19. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" (1524 mm) MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE

PROPOSED WOOD FRAME WITH VINYL SIDING 2-STORY ADDITION AND RENOVATION TO EXISTING WOOD FRAME WITH VINYL SIDING 2-STORY 1-FAMILY RESIDENCE

900 CHESNUT STREET, FRANKLIN SQUARE, N.Y, 11010
SBL: 35 593 15

2020 RESIDENTIAL CODE OF NEW YORK STATE

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

GROUND SNOW LOAD	WIND SPEED (mph)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM: WEATHERING	SUBJECT TO DAMAGE FROM: FROST LINE DEPTH	SUBJECT TO DAMAGE FROM: TERMITE	SUBJECT TO DAMAGE FROM: DECAY	WINTER DESIGN TEMP	ICE SHIELD UNDER-LAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX
As per figure R301.2(5)	As per figure R301.2(4)	As per figure R301.2(2)	As per figure R301.2(3)		As per figure R301.2(6)	As per figure R301.2(7)	As per Table N1101.2			As per Table R403.3(1)
30 psf	130 mph	C	SEVERE	3 FT.	MODERATE TO HEAVY	SLIGHT TO MODERATE	SUFFOLK - 11	YES	NONE	NASSAU - 999

TABLE 1: MINIMUM INSULATION THICKNESS FOR CIRCULATING HOT WATER PIPES
INSULATION THICKNESS IN INCHES BY PIPE SIZES

HEATED WATER TEMPERATURE (F)	NON-CIRCULATING RUNOUTS: UP TO 1"	NON-CIRCULATING RUNOUTS: UP TO 1.25"	CIRCULATING MAINS AND RUNOUTS: 1.5" TO 2.0"	CIRCULATING MAINS AND RUNOUTS: OVER 2"
170-180	0.5	1.0	1.5	2.0
140-160	0.5	0.5	1.0	1.5
100-130	0.5	0.5	0.5	1.0

TABLE 2: MINIMUM INSULATION THICKNESS FOR HVAC PIPES

PIPING SYSTEM TYPES	FLUID TEMP. RANGE (F)	INSULATION THICKNESS IN INCHES BY PIPE SIZE: 2" RUNOUTS	1" AND LESS	1.25" TO 2"	2.5" TO 4"
HEATING SYSTEMS					
LOW PRESSURE/TEMPERATURE	201-250	1.0	1.5	1.5	2.0
LOW TEMPERATURE	120-200	0.5	1.0	1.0	1.5
STEAM CONDENSATE (FEED WATER)	ANY	1.0	1.0	1.5	2.0
COOLING SYSTEMS					
CHILLED WATER, REFRIGERANT AND BRINE	201-250	1.0	1.5	1.5	2.0
	120-200	0.5	1.0	1.0	1.5

2020 RESIDENTIAL CODE OF NYS - ANALYSIS

CHAPTER 3 - BUILDING PLANNING

LOCAL DESIGN CRITERIA
(TABLE R301.2(1) UNLESS NOTED OTHERWISE.)

NOTE:
CONSTRUCTION SHALL BE DESIGNED IN ACCORDANCE WITH THE AMERICAN FOREST & PAPER ASSOCIATION, WOOD FRAME CONSTRUCTION MANUAL FOR ONE-AND TWO-FAMILY DWELLINGS (WFCM) 2018 EDITION. (AS PER R301.2.1.1)

FLOOR LIVE LOAD (AS PER TABLE R301.5)

ATTICS WITH LIMITED STORAGE	20 PSF.
ATTICS WITHOUT STORAGE	10 PSF.
DECKS	40 PSF.
PASSENGER VEHICLE GARAGES	50 PSF.
ROOMS OTHER THAN SLEEPING ROOMS	40 PSF.

ROOF LIVE LOAD
(ROOF SHALL BE DESIGNED FOR THE LIVE LOAD INDICATED IN TABLE R301.6 (BELOW) OR THE SNOW LOAD INDICATED IN TABLE R301.2(1) WHICHEVER IS GREATER.

TABLE R301.6
MINIMUM ROOF LIVE LOADS IN POUNDS-FORCE PER SQUARE FOOT OF HORIZONTAL PROJECTION

ROOF SLOPE	TRIBUTARY LOADED AREA IN SQUARE FEET 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

ROOF SNOW LOAD
(AS PER FIGURE R301.2(5)) = 20 P.S.F. X 1.1 = 14.2 P.S.F.

BUILDING USE CLASSIFICATION:
(AS PER SECTION R101.2) ONE FAMILY DWELLING

LIST OF DRAWINGS

A1 COVERSHEET, PLOT PLAN, ZONING, AND GENERAL NOTES
A2 PROPOSED FOUNDATION & FIRST FLOOR PLAN
A3 PROPOSED SECOND AND ROOF PLAN
A4 FRONT AND SIDE EXTERIOR ELEVATION
A5 REAR AND SIDE EXTERIOR ELEVATION
A6 BUILDING SECTION, DETAILS & PLUMBING RISER DIAGRAM
A7 STRUCTURAL NOTES
A8 SPECIFICATIONS AND NOTES
A9 ENERGY NOTES AND DETAILS
E1 ELECTRICAL PLAN, NOTES AND SYMBOLS
E2 ELECTRICAL PLAN / BASEMENT & FIRST FLOOR
M1 FOUNDATION & 1ST FLOOR MECHANICAL PLAN NOTES AND SYMBOLS
M2 ATTIC MECHANICAL PLAN NOTES AND SYMBOLS

2015 ECC, SECTION R403.3 MECHANICAL SYSTEM PIPING INSULATION (MANDATORY)

Mechanical system piping capable of carrying fluids above 105 °F (41 °C) or below 55 °F (13 °C) shall be insulated to a minimum of R-3.

Protection of piping insulation

-Piping from the water heater to kitchen outlets.

4. Piping located outside the conditio space.

5. Piping from the water heater to a distribution manifold.

6. Piping located under a floor slab.

7. Buried piping.

8. Supply and return piping in recirculation systems other than demand recirculation systems.

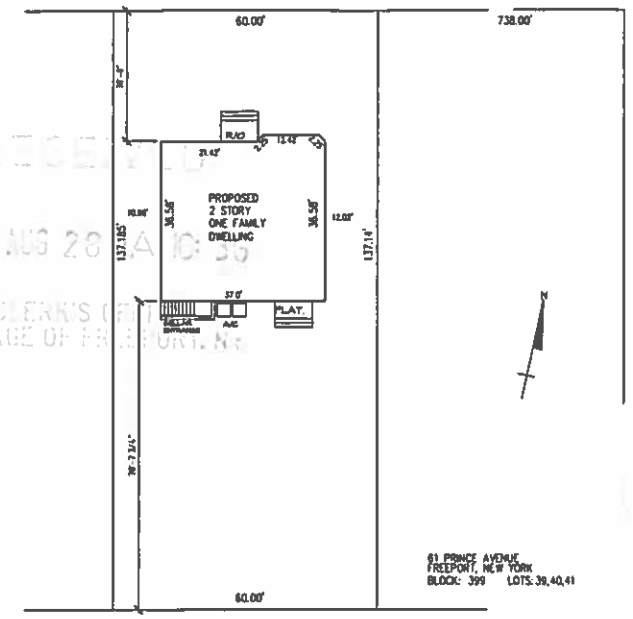
9. Piping with run lengths greater than the maximum run lengths for the nominal pipe dicmeter given in Table 405.4.2. All remaining piping shall be insulated to at least R-3 or meet the run length requirements of Table R405.4.2.

2015 IECC, Electrical Power and Lighting System

Section R404.1 Lighting Equipment. Not less than 75 percent of the permanently installed lighting fixtures to be high efficacy lamps as required.

FLOOR AREA SQUARE FOOTAGES	
FIRST FLOOR (NO GARAGE)	1128.75 FT.
SECOND FLOOR	1375.75 FT.
ATTACHED GARAGE	247.00 FT.

PRINCE AVENUE



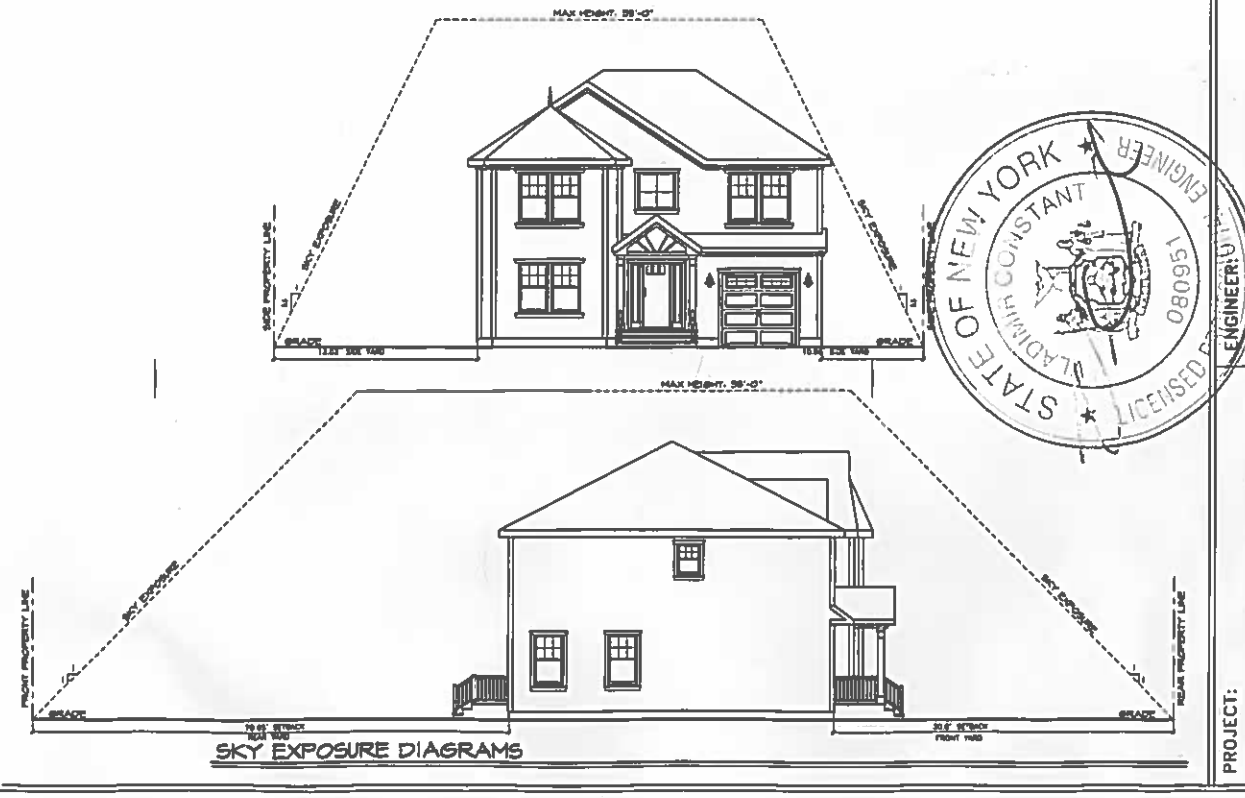
PLOT PLAN
NOTE: THIS PLOT PLAN IS NOT A LEGAL SURVEY.

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VILLAGE OF FREEPORT, NY

ZONING INFORMATION

INC. VILLAGE OF FREEPORT
SECTION 55 BLOCK 399 TAX LOT 39-41

ZONE: RES. A	REQUIRED	PROPOSED
LOT AREA	5,000 SF	8213.4 SF
FRONTAGE	50 FT.	60 FT.
FRONT YARD	20 FT.	26.46 FT.
REAR YARD	20 FT.	74.19 FT.
SIDE YARD (MIN.)	5 FT.	10.98 FT.
SIDE YARD (AGG.)	15 FT.	23.44 FT.
BUILDING HEIGHT	35 FT.	35 FT.
PRINCIPAL COVERAGE	30%	16.7 %
SKY EXPOSURE (FRONT)/REAR	2 : 1 (V:H)	COMPLIES
		COMPLIES



SKY EXPOSURE DIAGRAMS

STATE OF NEW YORK ★ VLADIMIR CONSTANT ★ 080951 ★ LICENSED PROFESSIONAL ENGINEER

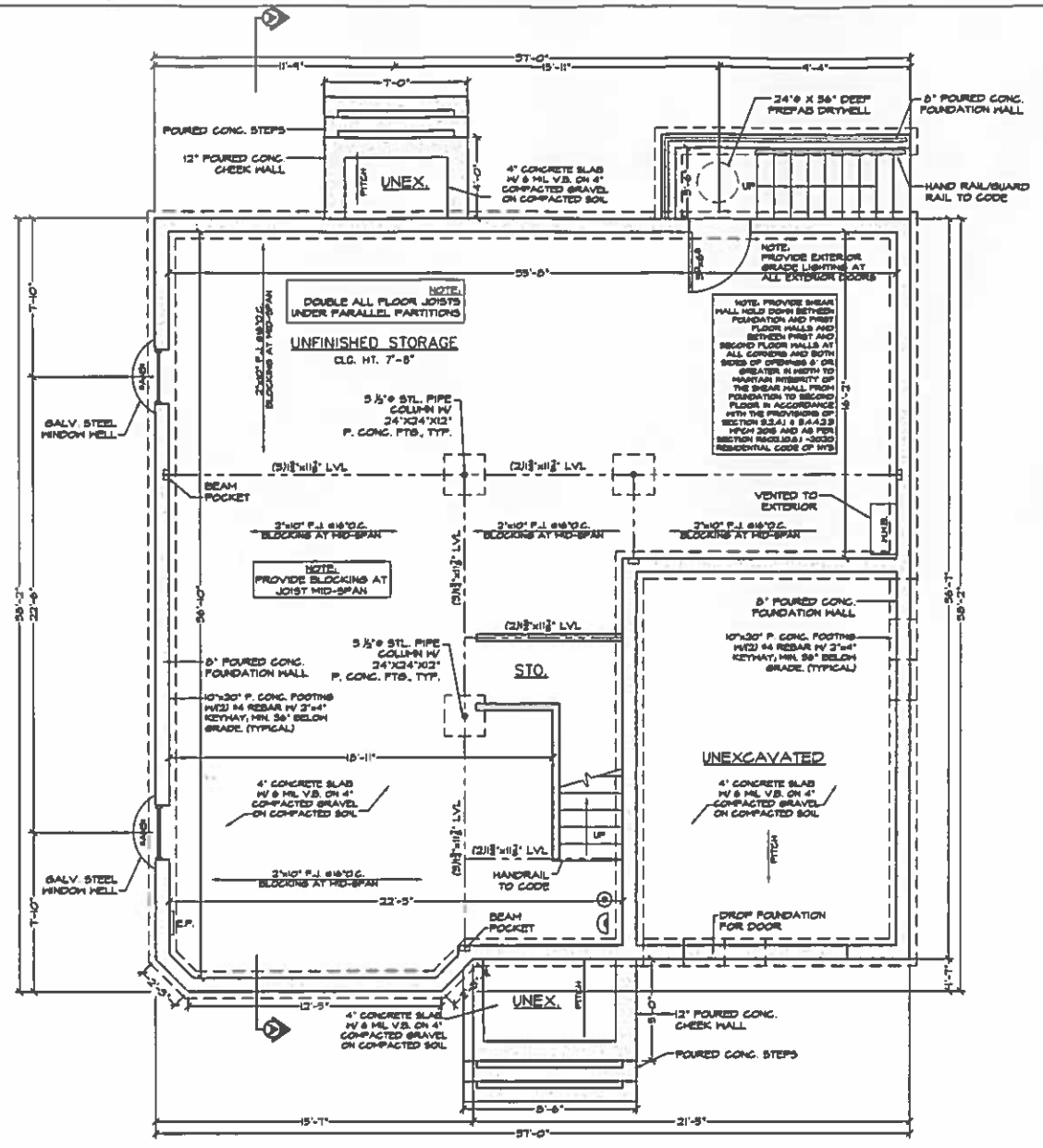
ENGINEER:
VLADIMIR CONSTANT, P.E.
7 MELRICK CT.
WESTBURY, NY 11590

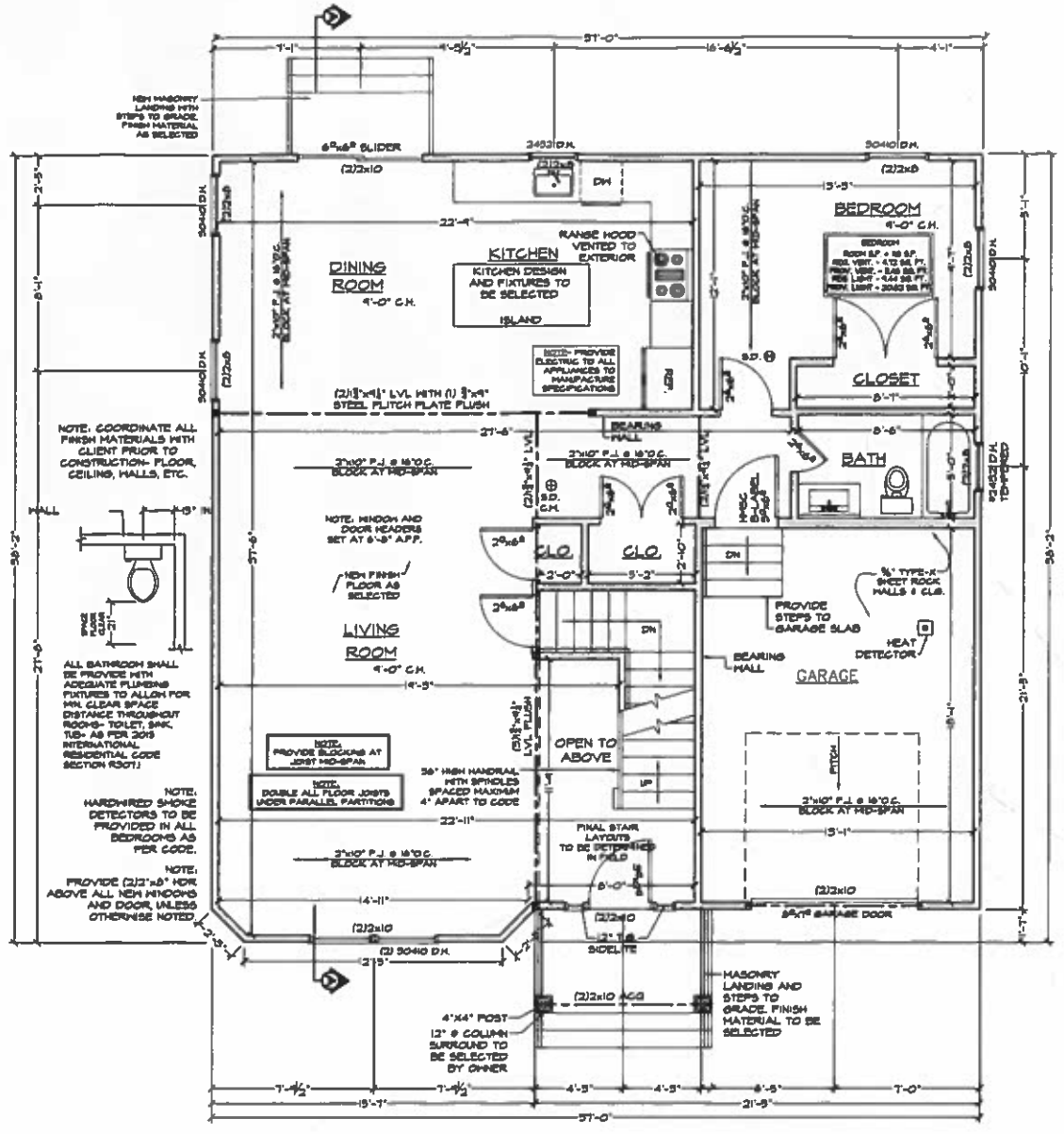
PROJECT:
PROPOSED TWO STORY, ONE FAMILY DWELLING AT
61 PRINCE AVENUE
FREEPORT, NY 11520

DRAWING TITLE: COVERSHEET

REVISIONS					
NO.	DATE	DESCRIPTION	DWN	CKD	

SCALE: AS NOTED
ISSUE DATE: 03/30/2023
DRAWN: P.M.
JOB No.:
DWG No.: A1





PROPOSED FOUNDATION PLAN

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

PROPOSED FIRST FLOOR PLAN

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

GENERAL NOTES

1. CARBON MONOXIDE ALARMS AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN BUILDINGS AS REQUIRED IN ACCORDANCE WITH SECTION 915.2 OF 2020 FIRE CODE OF NYS (CARBON MONOXIDE DETECTION SYSTEMS) FOR RESIDENTIAL BUILDINGS . INTER-WIRED FIRE/SMOKE AND CARBON MONOXIDE DETECTORS WITH BATTERY BACKUP AS PER NFPA 72 AND 2020 RESIDENTIAL CODE OF NYS CODE SEC. R314 AND R315 SHALL BE INSTALLED IN DWELLING UNITS OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE VICINITY OF THE BEDROOMS. WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, CARBON MONOXIDE DETECTION SHALL BE INSTALLED WITHIN THE BEDROOM.

2. ALL ELECTRIC WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE N.E.C.

4. ALL CONDITIONS AND DIMENSIONS TO BE VERIFIED IN FIELD BY THE GENERAL CONTRACTOR AND REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO START OR CONTINUATION OF WORK.

5. NO GALV. NAILS OR CONNECTORS IN ACQ. LUMBER ARE PERMITTED. ALL CONNECTORS AND FASTENERS FOR ACQ LUMBER MUST BE STAINLESS STEEL OR HOT DIPPED GALVANIZED G-185.

6. AS PER 2020 RESIDENTIAL CODE OF NYS SEC. R310 EACH HABITABLE ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW FOR EMERGENCY EGRESS WITH A MINIMUM CLEAR OPENING OF 5.7 SQ. FT (GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM CLEAR OPENING OF 5.0 SQ. FT.). THE MIN. HT. OF OPENINGS TO BE 24" AND MINIMUM WIDTH TO BE 20" AND THE BOTTOM OF OPENINGS NO HIGHER THAN 3'-8" A.F.F.

7. ALL WOOD POSTS SHALL BE BUILT UP WITH (2) 2X4'S NAILED TOGETHER W/ 10d NAILS @ 8" O.C. UNLESS OTHERWISE NOTED

8. ALL FRAMING SHALL COMPLY WITH THE 2020 RESIDENTIAL CODE OF NYS

9. ALL EXTERIOR PORCH/DECK/ STAIR FRAMING TO BE ACQ LUMBER-U.O.N.

10. ALL ANCHORS, STRAPPING AND CONNECTORS AND HARDWARE TO BE SIMPSON STRONG TIE OR AN APPROVED MANUFACTURE AND TO BE INSTALLED AS PER MANUFACTURE WRITTEN INSTRUCTIONS- UNLESS OTHERWISE NOTED

11. ALL ENGINEERED LUMBER TO BE CLADDED AND SEAL AS REQUIRED TO PROTECT AGAINST THE WEATHER ENVIRONMENT

STAIRS & GUARD NOTE:
(TO COMPLY WITH 2020 RESIDENTIAL CODE OF NYS
-R311 AND R312)
-STAIRWAYS SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT
-MINIMUM HEADROOM HEIGHT TO BE 6'-8"
-MAX. RISER SHALL NOT EXCEED 8¼"
-MIN. TREAD SHALL NOT BE LESS THAN 9"
-STAIR PROFILE: NOSINGS SHALL NOT BE LESS THAN ¾" NOT MORE THAN 1¼"
-HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH STAIRWAY WITH TWO OR MORE RISERS. TOP OF HANDRAIL SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38". ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS TO THE FULL LENGTH OF THE STAIRS FROM DIRECTLY ABOVE THE TOP RISER OF A FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1½" BETWEEN THE WALL AND THE HANDRAIL. HANDRAILS SHALL NOT PROJECT MORE THAN 4½" ON EITHER SIDE OF THE STAIRWAY.
-GUARDS/RAILINGS ARE REQUIRED FOR ANY SURFACE 30" ABOVE FLOOR OR GRADE.
-GUARDS/RAILINGS SHALL NOT HAVE A GAP OF PASSAGE OF MORE THAN 4" O.C.
-BOTTOM RAIL TO TREADS SHALL NOT HAVE A GAP OF PASSAGE OF MORE THAN 6" SPHERE

PROVIDE STAIRWAY LIGHTING AS PER SECTION R303.7 INTERIOR STAIRWAY ILLUMINATION: INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS OF NOT LESS THAN 1 FOOT-CANDLE (11 LUX) AS MEASURED AT THE ENTER OF TREADS AND LANDINGS. THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHT SOURCE WHERE THE STAIRWAY HAS SIX OR MORE RISERS

R302.7 UNDER STAIR PROTECTION. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIRS SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH ½" GYPSUM BOARD

MAINTAIN 6'-8" CLEARANCE OVER STAIR PER CODE. (NOTE: 6'-4" PROJECTIONS INTO REQUIRED 6'-8" HEIGHT PERMITTED PER CODE)

WALL KEY

- EXIST TO BE REMOVED
- EXIST TO REMAIN
- NEW WOOD FRAME CONST
- NEW POURED CONCRETE
- 4"x4" POST UNLESS OTHERWISE NOTED
- HOLD DOWN AS NOTED
- HARD WIRED SMOKE DETECTOR W/ BATTERY BACK-UP AS PER SECT. R314 2020 RESIDENTIAL CODE OF NYS AND NFPA 72
- HARD WIRED CARBON MONOXIDE DETECTOR W/ BATTERY BACK-UP MIN 12" A.F.F. AS PER SECT. R315 2020 RESIDENTIAL CODE OF NYS AND SECTION 915 OF 2020 FIRE CODE OF NYS
- 80 CFM FAN TO EXTERIOR
- DENOTES EGRESS WINDOW

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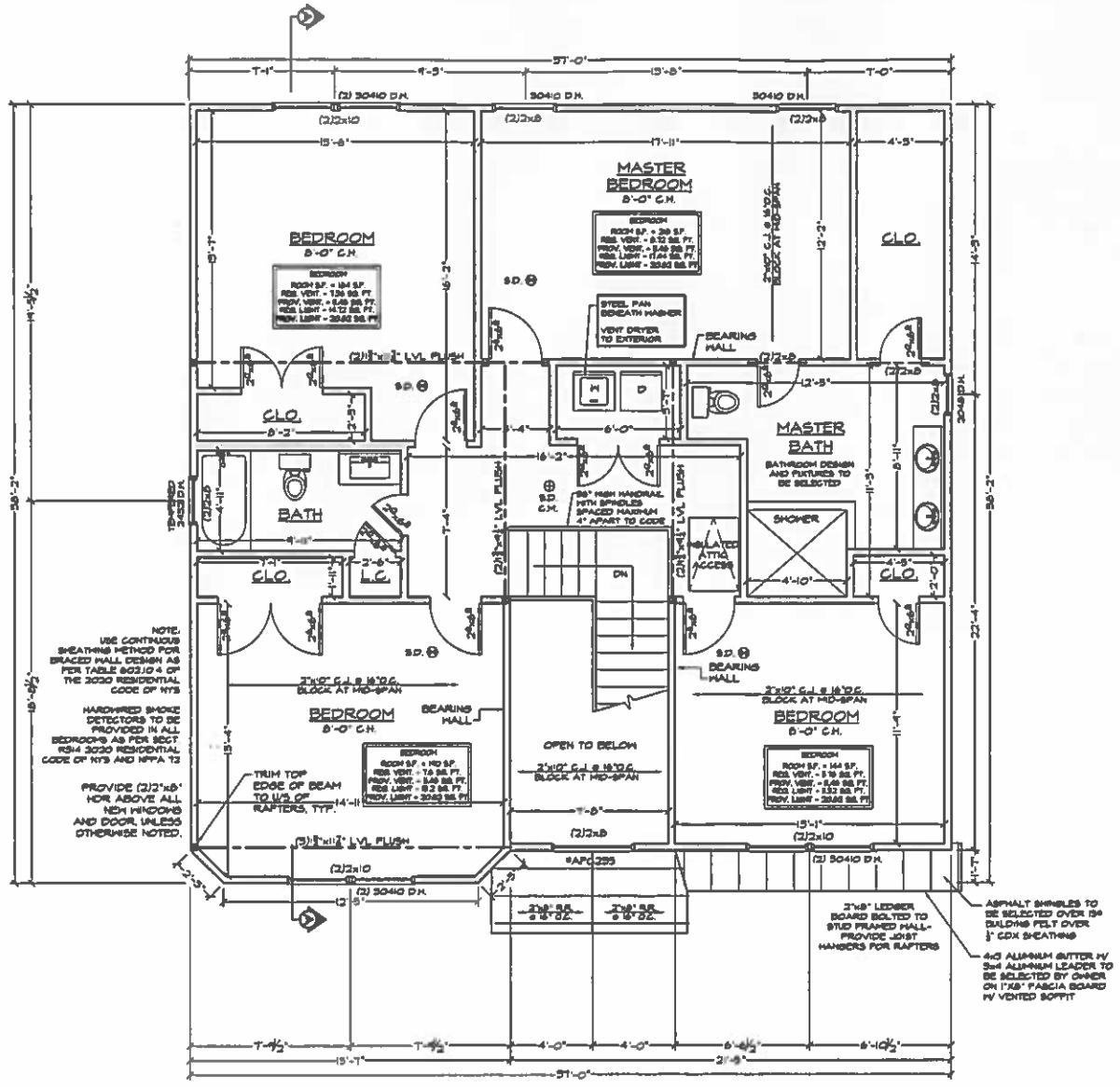
PROJECT:
PROPOSED TWO STORY, ONE FAMILY DWELLING AT
61 PRINCE AVENUE
FREEPORT, NY 11520

ENGINEER:
VLADIMIR CONSTANT, P.E.
7 MELRICK CT.
WESTBURY, NY 11590

DRAWING TITLE
FLOOR PLANS

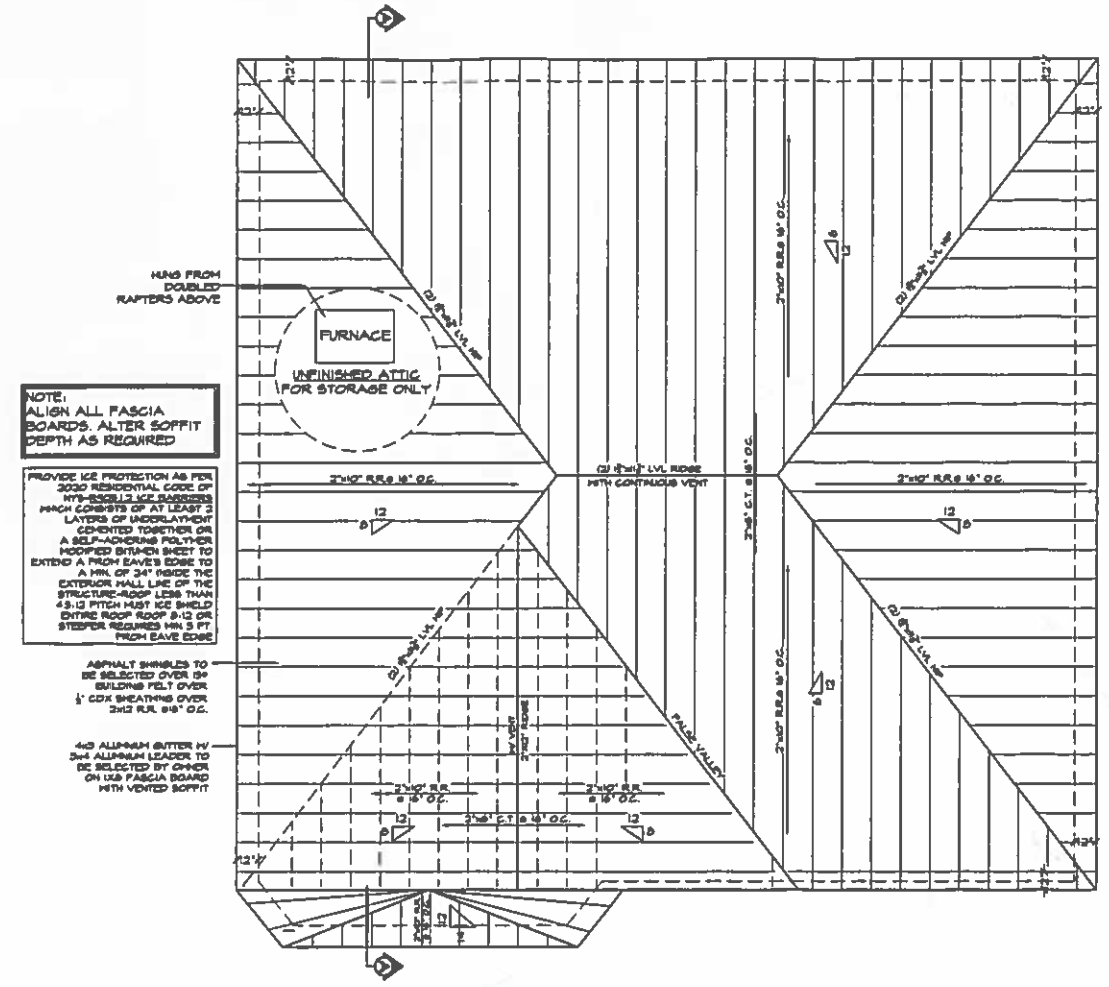
REVISIONS				
NO.	DATE	DESCRIPTION	DRN	CHD

SCALE: AS NOTED
DRWG DATE: 03/30/2023
DRAWN: P.M.
JOB No.
DWG No. A2



PROPOSED SECOND FLOOR PLAN

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



PROPOSED ROOF PLAN

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

GENERAL NOTES

1. CARBON MONOXIDE ALARMS AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN BUILDINGS AS REQUIRED IN ACCORDANCE WITH SECTION 915.2 OF 2020 FIRE CODE OF NYS (CARBON MONOXIDE DETECTION SYSTEMS) FOR RESIDENTIAL BUILDINGS , INTER-WIRED FIRE/SMOKE AND CARBON MONOXIDE DETECTORS WITH BATTERY BACKUP AS PER NFPA 72 AND 2020 RESIDENTIAL CODE OF NYS CODE SEC. R314 AND R315 SHALL BE INSTALLED IN DWELLING UNITS OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE VICINITY OF THE BEDROOMS. WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, CARBON MONOXIDE DETECTION SHALL BE INSTALLED WITHIN THE BEDROOM.
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R302.7 UNDER STAIR PROTECTION. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIRS SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH ½" GYPSUM BOARD

MAINTAIN 6'-8" CLEARANCE OVER STAIR PER CODE. (NOTE: 6'-4" PROJECTIONS INTO REQUIRED 6'-8" HEIGHT PERMITTED PER CODE)

WALL KEY

- EXIST TO BE REMOVED
- EXIST TO REMAIN
- NEW WOOD FRAME CNST
- NEW POURED CONCRETE
- 4"x4" POST UNLESS OTHERWISE NOTED
- HOLD DOWN AS NOTED
- HARD WIRED SMOKE DETECTOR W/ BATTERY BACK-UP AS PER SECT R314 2020 RESIDENTIAL CODE OF NYS AND NFPA 72
- HARD WIRED CARBON MONOXIDE DETECTOR W/ BATTERY BACK-UP MIN 12" A.F.F. AS PER SECT. R315 2020 RESIDENTIAL CODE OF NYS AND SECTION 915 OF 2020 FIRE CODE OF NYS
- 80 CFM FAN TO EXTERIOR
- DENOTES EGRESS WINDOW

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VLADIMIR CONSTANT
082951
LICENSED PROFESSIONAL ENGINEER

REVISIONS

NO.	DATE	DESCRIPTION	DRN	CHK

SEAL

JOB No.

SCALE: AS NOTED

ISSUE DATE: 03/30/2023

DRAWN: P.M.

DWG No.: A 3

DRAWING TITLE: COVERSHEET

PROJECT:
PROPOSED TWO STORY, 4 A
ONE FAMILY DWELLING AT
61 PRINCE AVENUE
FREEPORT, NY 11520

ENGINEER:
VLADIMIR CONSTANT, P.E.
7 MELRICK CT.
WESTBURY, NY 11590

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WINDOW SCHEDULE					
TYPE	UNIT DESCRIPTION / UNIT TYPE	UNIT SIZE		MAX. CLEAR OPENING	REMARK
		WIDTH	HEIGHT		
A	SLIDING	5' - 1 5/8"	5' - 0 7/8"	6.21 SF	MEETS OR EXCEEDS EGRESS OPENING AREA OF 5.7 SF
B	SLIDING	2' - 6 5/8"	4' - 4 7/8"	8.38 SF	
C	SLIDING	2' - 6 5/8"	2' - 9 7/8"	4.36 SF	
D	AWNING	2' - 2 5/8"	1' - 8 1/2"		

EXT. DOOR SCHEDULE					
TYPE	UNIT DESCRIPTION / UNIT TYPE	UNIT SIZE		MAX. CLEAR OPENING	REMARK
		WIDTH	HEIGHT		
1	FLUSH PANEL	3' - 0 1/4"	6' - 7-1/8"		
2	GLASS	3' - 0"	6' - 8"		FULL PORCELAIN DOOR WITH 5" GRILLES
3	TRIP				



PROPOSED FRONT ELEVATION

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

FINISH MATERIAL NOTE:
-VINYL SHAKES/LAP SIDING TO BE INSTALLED PER ELEVATION
-ROOFING TO BE TIMBERLINE, COLOR: CHARCOAL
-SIDING TO BE CERTAINTEED, COLOR: SNOW
-STONE FACADE TO BE NATURAL MIX OF LIGHT GRAY COLORS
-FRONT PORCH AND TREADS TO BE BLUESTONE
-ASPHALT DRIVEWAY BORDER TO BE PAVERS, COLOR: COAL
-BLACK SCONCES ON EACH SIDE OF GARAGE DOOR
-ALL GUTTERS AND TRIM TO BE WHITE
-SHUTTERS TO BE BLACK
-ENTRY DOOR AND GARAGE DOOR TO BE BLACK



PROPOSED SIDE ELEVATION

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

STATE OF NEW YORK
VLADIMIR CONSTANT
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LICENSED PROFESSIONAL ENGINEER

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VILLAGE OF FREEPORT, NY

PROJECT:	PROPOSED TWO STORY, ONE FAMILY DWELLING AT 61 PRINCE AVENUE FREEPORT, NY 11520
ENGINEER:	VLADIMIR CONSTANT P.E. 7 MELRICH CT. WESTBURY, NY 11590
DRAWING TITLE	EXTERIOR ELEVATIONS
DRWG No.	A4
JOB No.	
SCALE	AS NOTED
ISSUE DATE	03/10/2024
DRAWN	P.M.

REVISIONS

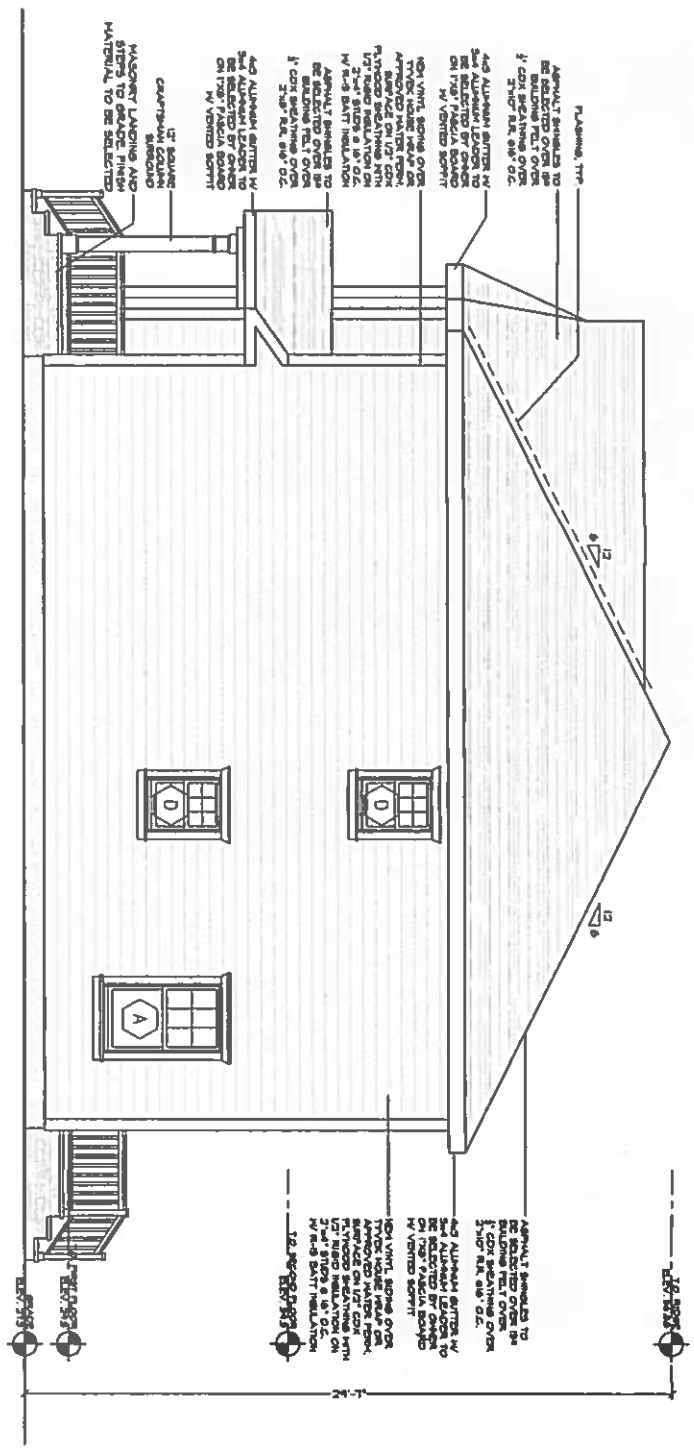
NO.	DATE	DESCRIPTION	DRN	CHD

WINDOW SCHEDULE

TYPE	UNIT DESCRIPTION / UNIT TYPE	UNIT SIZE WIDTH	UNIT SIZE HEIGHT	MAX. CLEAR OPENING	REMARK
A	SINGLE	2'-11 1/2"	5'-0 1/8"	4.9 SF	EGRESS OR EGRESS CLEAR OPENING AREA OF 5.7 SF
B	DBL	5'-0 1/2"	5'-0 1/8"	12.5 SF	
C	DBL	5'-0 1/2"	4'-0 7/8"	11.9 SF	
D	PWL	5'-11 3/4"	1'-0 1/2"		

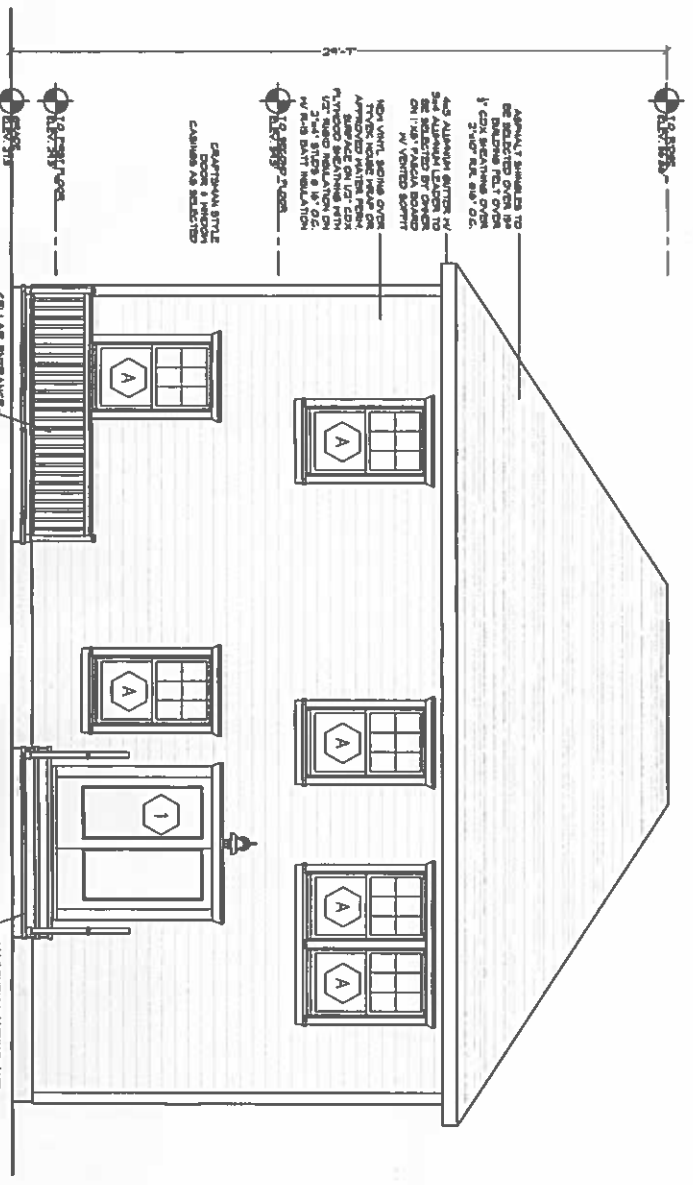
EXT. DOOR SCHEDULE

TYPE	UNIT DESCRIPTION / UNIT TYPE	UNIT SIZE WIDTH	UNIT SIZE HEIGHT	MAX. CLEAR OPENING	REMARK
1	FLATHEAD	2'-11 1/2"	6'-10 1/2"		
2	SINGLE	2'-6"	6'-8"		SOLID PREFINISHED WOOD DOOR W/ WINDOWS
3	TRIP				



PROPOSED SIDE ELEVATION

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



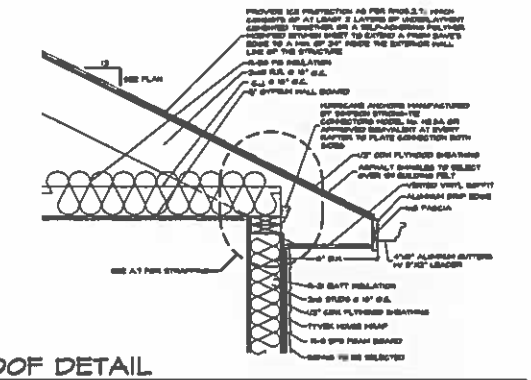
PROPOSED REAR ELEVATION

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

STATE OF NEW YORK
VLADIMIR CONSTANT
080951
LICENSED PROFESSIONAL ENGINEER

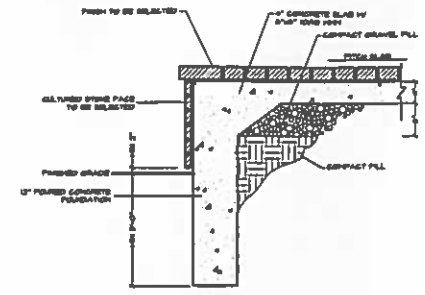
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PROJECT:	ENGINEER:	DRAWING TITLE	REVISIONS	SCALE:	JOB No.	DWG No.
PROPOSED TWO STORY, ONE FAMILY DWELLING AT 61 PRINCE AVENUE FREEPORT, NY 11520	VLADIMIR CONSTANT, P.E. 7202 7 MELRICK CT. WESTBURY, NY 11590	EXTERIOR ELEVATIONS	NO. DATE DESCRIPTION DWN CKD		SCALE: AS NOTED ISSUE DATE: 03/18/2024 DRAWN: P.M.	A5



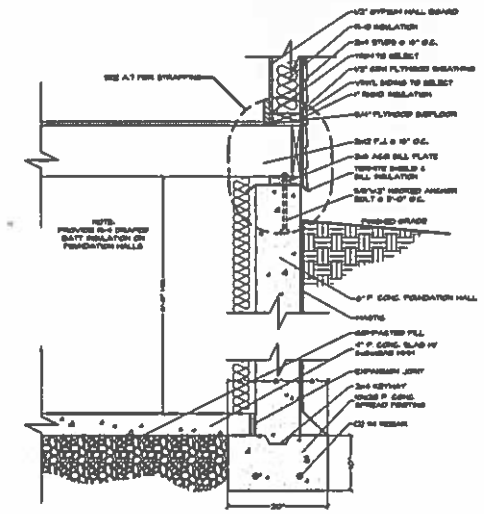
ROOF DETAIL

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



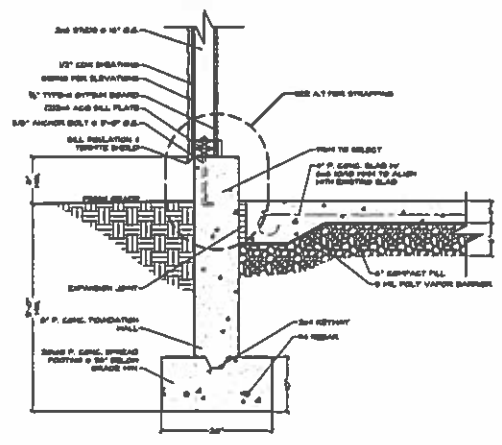
MASONRY PORCH DETAIL

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



FOUNDATION DETAIL

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



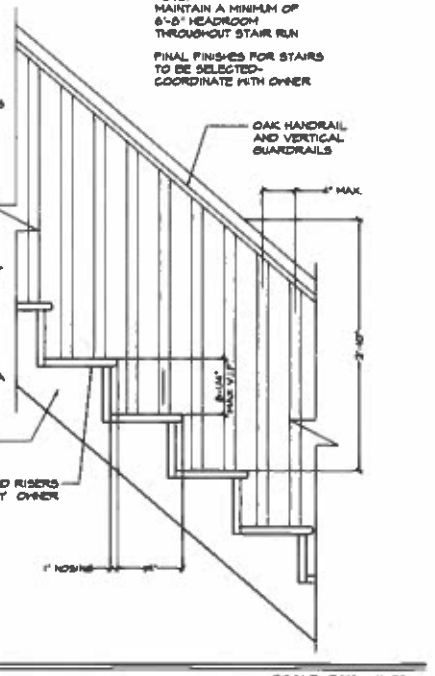
GARAGE FOUNDATION DETAIL

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

STAIRS & GUARD NOTE:
TO COMPLY WITH 2020 RESIDENTIAL CODE OF NYS
-R311 AND R312)
-STAIRWAYS SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT
-MINIMUM HEADROOM HEIGHT TO BE 6'-6"
-MAX. RISER SHALL NOT EXCEED 8¼"
-MIN. TREAD SHALL NOT BE LESS THAN 9"
-STAIR PROFILE: NOSINGS SHALL NOT BE LESS THAN ¾" NOT MORE THAN 1¼"
-HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH STAIRWAY WITH TWO OR MORE RISERS. TOP OF HANDRAIL SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38". ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS TO THE FULL LENGTH OF THE STAIRS FROM DIRECTLY ABOVE THE TOP RISER OF A FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1½" BETWEEN THE WALL AND THE HANDRAIL. HANDRAILS SHALL NOT PROJECT MORE THAN 4½" ON EITHER SIDE OF THE STAIRWAY.
-GUARDS/RAILINGS ARE REQUIRED FOR ANY SURFACE 30" ABOVE FLOOR OR GRADE.
-GUARDS/RAILINGS SHALL NOT HAVE A GAP OF PASSAGE OF MORE THAN 4" O.C.
-BOTTOM RAIL TO TREADS SHALL NOT HAVE A GAP OF PASSAGE OF MORE THAN 6" SPHERE

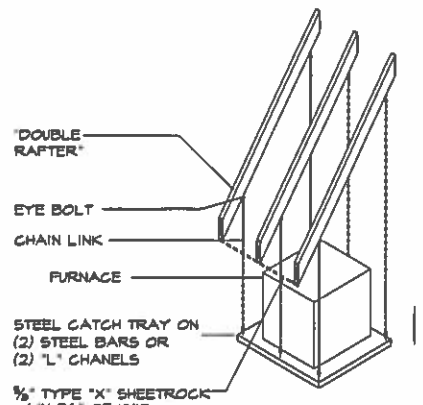
NOTE:
MAINTAIN A MINIMUM OF 6'-6" HEADROOM THROUGHOUT STAIR RUN

FINAL FINISHES FOR STAIRS TO BE SELECTED- COORDINATE WITH OWNER



STAIR DETAIL

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



RAFTER HUNG HVAC DETAIL

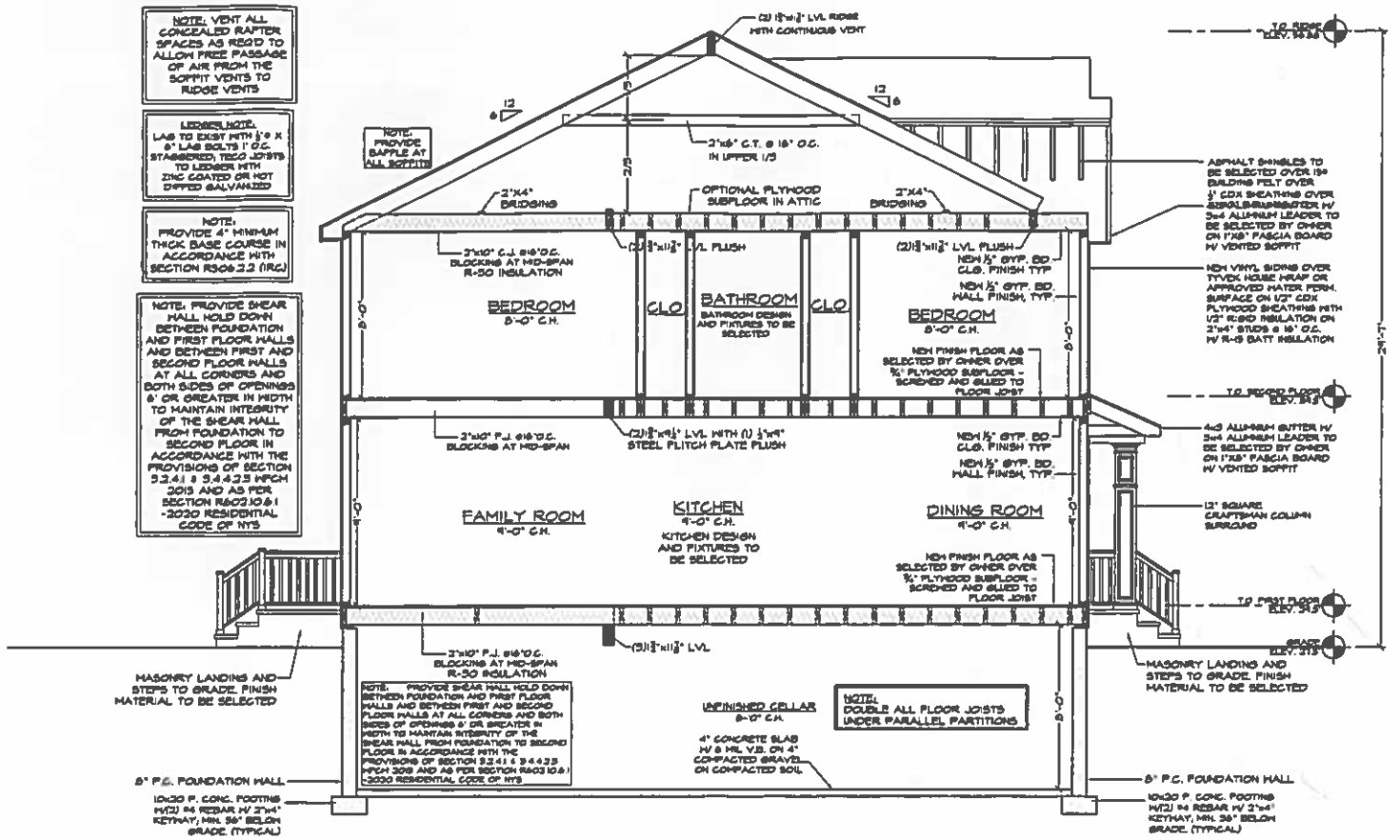
SCALE: 3/4" = 1'-0"

NOTE: VENT ALL CONCEALED RAFTER SPACES AS REQ'D TO ALLOW FREE PASSAGE OF AIR FROM THE SOFFIT VENTS TO RIDGE VENTS

LEDGER NOTE:
LAG TO EXIST WITH ½" Ø X 8" LAG BOLTS 1'-0" O.C. STAGGERED, TECO JOISTS TO LEDGER WITH ZINC COATED OR HOT DIPPED GALVANIZED

NOTE:
PROVIDE 4" MINIMUM THICK BASE COURSE IN ACCORDANCE WITH SECTION R506.2.2 (IRC)

NOTE: PROVIDE SHEAR WALL HOLD DOWN BETWEEN FOUNDATION AND FIRST FLOOR WALLS AND BETWEEN FIRST AND SECOND FLOOR WALLS AT ALL CORNERS AND BOTH SIDES OF OPENINGS 6' OR GREATER IN WIDTH TO MAINTAIN INTEGRITY OF THE SHEAR WALL FROM FOUNDATION TO SECOND FLOOR IN ACCORDANCE WITH THE PROVISIONS OF SECTION 2.2.41 & 2.4.4.23 HPCM 2013 AND AS PER SECTION R602.10.6.1 -2020 RESIDENTIAL CODE OF NYS



SECTION A-A

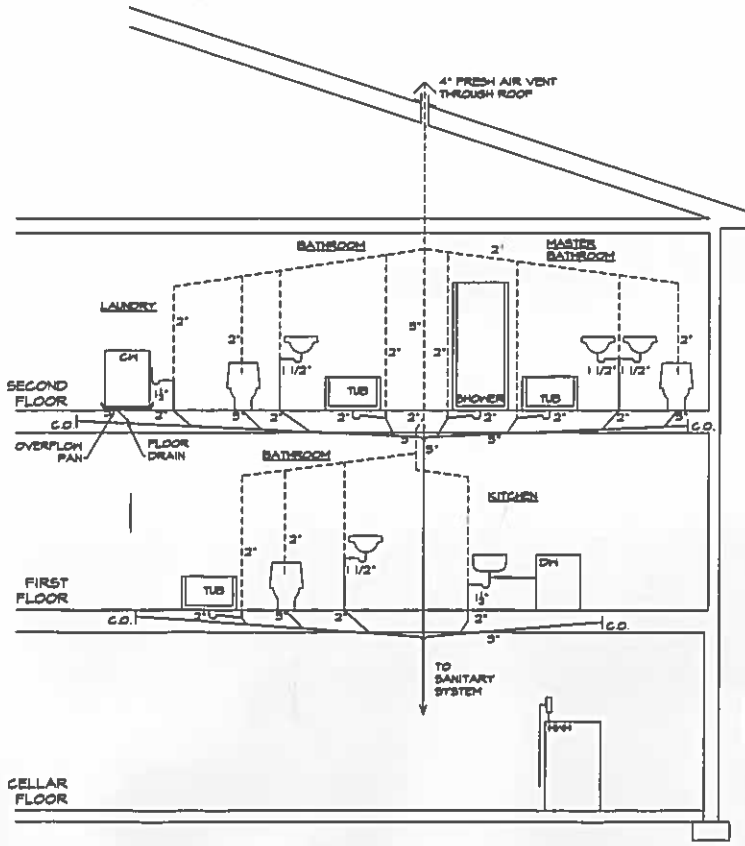
SCALE: 1/4" = 1'-0"

VENT ROOF EXTENSION
OPEN VENT PIPES THAT EXTEND THROUGH A ROOF SHALL BE TERMINATED NOT LESS THAN 6 INCHES ABOVE THE ROOF OR 6 INCHES ABOVE THE ANTICIPATED SNOW ACCUMULATION, WHICHEVER IS GREATER, WHERE A ROOF IS TO BE USED FOR ASSEMBLY, AS A FIRE-ESCAPE, OBSERVATION DECK OR SUNBATHING DECK OR FOR SIMILAR PURPOSES, OPEN VENT PIPES SHALL TERMINATE NOT LESS THAN 7 FEET ABOVE THE ROOF.

FROST CLOSURE
WHERE THE 97.5 PERCENT VALUE FOR OUTDOOR DESIGN TEMPERATURE IS 0°F OR LESS, VENT EXTENDING THROUGH A ROOF OR WALL SHALL BE NOT LESS THAN 3 INCHES IN DIAMETER. ANY INCREASE IN THE SIZE OF THE VENT SHALL BE MADE NOT LESS THAN 1 FOOT INSIDE THE THERMAL ENVELOPE OF THE BUILDING.

TABLE P3201.7: 2020 RESIDENTIAL CODE OF NYS
SIZE OF TRAPS FOR PLUMBING FIXTURES

PLUMBING FIXTURE	TRAP SIZE MINIMUM (INCHES)
BATHTUB (WITH OR WITHOUT SHOWER HEAD AND/OR WHIRLPOOL ATTACHMENTS)	1 1/2
BIDET	1 1/4
CLOTHES WASHER STANDPIPE	2
DISHWASHER (ON SEPARATE TRAP)	1 1/2
FLOOR DRAIN	3
KITCHEN SINK, ONE OR TWO TRAPS, WITH OR WITHOUT DISHWASHER AND FOOD WASTE DISPOSER	1 1/2
LAUNDRY TUB (ONE OR MORE COMPARTMENTS)	1 1/2
LAVATORY	1 1/4
SHOWER (BASED ON THE TOTAL FLOW RATE THROUGH SHOWERHEADS AND BODY SPRAYS) FLOW RATE: 5.7 GPM AND LESS / MORE THAN 5.7 GPM UP TO 12.3 GPM / MORE THAN 12.3 GPM UP TO 25.0 GPM / MORE THAN 25.0 GPM UP TO 55.6 GPM	1 1/2 / 2 / 3 / 4



PLUMBING RISER DIAGRAM

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DRWG No. A6

JOB No.

SCALE AS NOTED

ISSUE DATE 03/18/2024

DRAWN P.M.

SEAL

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	CHK'D

DRAWING TITLE
BUILDING SECTION, DETAILS AND PLUMBING RISER DIAGRAM

ENGINEER:
VLADIMIR CONSTANT, P.E.
7 MELRICK CT.
WESTBURY, NY 11590

PROJECT:
PROPOSED TWO STORY, ONE FAMILY DWELLING AT
61 PRINCE AVENUE
FREEPORT, NY 11520

2020 RESIDENTIAL CODE OF NYS - TABLE R602.3(1) FASTENING SCHEDULE

NO.	DESCRIPTION OF BUILDING ELEMENTS	NAILING AND TYPE OF FASTENER [a]	SPACING AND LOCATION
1	BLOCKING BETWEEN CEILING JOISTS OR RAFTERS TO TOP PLATE	3-8d BOX (2 1/2"x0.113") OR 3-8d COMMON (2 1/2"x0.131") OR 3-8d BOX OR COMMON (3"x0.120") OR 3-8d BOX OR COMMON (3 1/2"x0.120") OR 3-8d BOX OR COMMON (3 1/2"x0.131") OR 3-8d BOX OR COMMON (3 1/2"x0.148") OR 3-8d BOX OR COMMON (3 1/2"x0.162") OR 3-8d BOX OR COMMON (3 1/2"x0.177") OR 3-8d BOX OR COMMON (3 1/2"x0.192") OR 3-8d BOX OR COMMON (3 1/2"x0.207") OR 3-8d BOX OR COMMON (3 1/2"x0.224") OR 3-8d BOX OR COMMON (3 1/2"x0.240") OR 3-8d BOX OR COMMON (3 1/2"x0.256") OR 3-8d BOX OR COMMON (3 1/2"x0.273") OR 3-8d BOX OR COMMON (3 1/2"x0.289") OR 3-8d BOX OR COMMON (3 1/2"x0.305") OR 3-8d BOX OR COMMON (3 1/2"x0.321") OR 3-8d BOX OR COMMON (3 1/2"x0.339") OR 3-8d BOX OR COMMON (3 1/2"x0.355") OR 3-8d BOX OR COMMON (3 1/2"x0.371") OR 3-8d BOX OR COMMON (3 1/2"x0.388") OR 3-8d BOX OR COMMON (3 1/2"x0.404") OR 3-8d BOX OR COMMON (3 1/2"x0.420") OR 3-8d BOX OR COMMON (3 1/2"x0.437") OR 3-8d BOX OR COMMON (3 1/2"x0.453") OR 3-8d BOX OR COMMON (3 1/2"x0.469") OR 3-8d BOX OR COMMON (3 1/2"x0.485") OR 3-8d BOX OR COMMON (3 1/2"x0.501") OR 3-8d BOX OR COMMON (3

GENERAL CONDITIONS

1. All work shall conform to the codes listed on the cover sheet. All codes shall supercede the drawings and shall be incorporated into the drawings, whether they are indicated on the plans or not.
2. Contractor shall check and verify all dimensions, notes and conditions at the site before any construction work is started. The Contractor shall notify the Engineer of any discrepancies or conflicts in the drawings and/or field conditions before starting the work. The discovery of discrepancies after beginning the work shall be the full responsibility of the Contractor to correct.
3. Contractor shall locate & take out all existing underground utilities prior to any excavation. The utilities shown on the plans are an approximate location only.
4. Contractor to be responsible for arranging all necessary permits and inspections, including obtaining the Certificate Of Occupancy (C.O.).
5. Written dimensions shall have precedence over scaled dimensions and larger scale details shall have precedence over smaller scale details/drawings. Drawings are not to be scaled.
6. Any deviation from the Engineer's drawings must be submitted to the Engineer in writing for approval.
7. Contractor shall be responsible for adequately bracing and protecting all work during construction against damage, breakage, collapse, distortion and misalignment according to applicable codes, standards and good practice.
8. All work shall be performed in a first class manner with all materials. Contractor shall provide all equipment, labor and material necessary for the proper execution and timely completion of the work. Contractor shall be responsible for all materials and equipment stored at the site.
9. All contractors and their subcontractors shall carry insurance that will protect the Owner and Engineer from claims from damages for personal injuries, including death, which may arise in connection with the project.
10. Contractor to indemnify Engineer and Owner and hold harmless.
11. The Engineer is not responsible for construction means, methods, techniques, sequences, procedures or for the safety precautions and programs in connection with the project.
12. Match all existing conditions as they relate to finishes, lighting, coverings, dimensions, height, alignment, etc. Have and re-locate any partitions, wiring, plumbing and ductwork that may be concealed in walls or ceilings being revised, to provide a complete job in all respects.
13. All contractors and subcontractors shall be licensed and insured as required.
14. Contractor to obtain Owner's or Engineer's approval for all materials, finishes, and equipment prior to purchasing. All equipment and materials are to be installed per manufacturer's written specifications.
15. Contractor shall keep site clean and free of debris.
16. These drawings are the property of the Engineer and shall not be used without his consent. Drawings shall not be used for issuing of a building permit unless signed & sealed by the Engineer.
17. Contractor to follow all manufacturer's specifications, recommendations and installation details and to submission of product on the project. Contractor shall be responsible for correction of any work that proceeds the correct installation of a specified product as shown on the drawings.
18. Contractor shall be responsible for adequately bracing and protecting all work during construction against damage, breakage, collapse, distortion and misalignment according to applicable codes, standards and good practice.

DEMOLITION NOTES (for existing structures)

1. Demolition work shall be done in strict conformance with local, state and federal regulations, including all permits and utility cut-offs.

   The Contractor shall at all times provide protection against weather (rain, wind, storms, frost or heat) so as to maintain all work, materials, equipment and fixtures free from damages. Repair any damage to property of the Owner/Client which is to remain in use that of any person, or persons on or off the site caused by the demolition work without additional expense to the owner.
2. Provide as necessary temporary supports as may be required to shore all existing structures prior to the installation of new structural elements required by the demolition work shown hereon.
3. Any and all conditions not shown hereon and uncovered in the field shall be brought to the attention of the Engineer immediately, prior to any action involving same.
4. All existing elements to remain, shall be protected during demolition.
5. All existing ductwork, electrical equipment, etc. in areas to be demolished shall be protected and relocated as required according to local conditions.
6. Provide dust-tight partitions between areas where demolition work is being performed and areas which are finished or in use.

EXCAVATION AND BACKFILL

1. Contractor shall locate and stake out all existing underground utilities prior to any excavation. The utilities shown on the plans are an approximate location only.
2. Excavate all areas as indicated in the drawings. All excavations shall be the minimum depths required achieving clean undisturbed virgin soil with stable moisture content and non-swelling and non-shrinking soil characteristics. The Contractor shall be responsible for notification of poor soil characteristics to the Engineer and shall not proceed with the work until receiving instructions from the Engineer.
3. The Engineer has prepared the drawing and specifications with an assumed bearing capacity of 2,000# per sq. ft. and we assume soil characteristic of sand, silty sand, clayey sand, silty gravel and clayey gravel (SW, SP, SM, SC, GP and GW) unless a soil test analysis has been performed as per table 1806.4 of the 2020 Residential Code of New York State.
4. All excavations for concrete pours and footings shall be a minimum of 3 ft. below finished grade unless noted otherwise on the plans.
5. All backfill shall be clean granular fill.
6. All backfill shall be permitted against concrete or masonry foundation walls without floor framing or proper bracing as required to prevent damage to walls. No backfill shall be permitted when a minimum of two floors are in place. The Contractor shall be responsible for any damage to concrete or masonry wall.
7. All grading to drain surfaces water away from foundation walls at a minimum of 2% slope.

CONCRETE

1. Foundation walls to be a minimum 2,500 psi, unless noted otherwise on plans, or the above soil assumption. If other soils are encountered, lower bearing values are to be assumed and the foundation must be redesigned.
2. Porches, Carport slabs, exterior steps and garage floor slabs are to be a minimum 3,500 psi.
3. Concrete shall be air-entrained. Total air content (percent by volume of concrete) shall not be less than 5% or more than 7%.
4. The nominal maximum size of coarse aggregate shall not exceed one-fifth the narrowest distance between forms or three-fourths the clear spacing between reinforcing bars or between a bar and the side of the form.
5. Forms shall be made of wood, steel, aluminum, plastic, a composite of cement and foam insulation, a composite of cement and wood chips, or other approved material suitable for supporting and containing concrete. Forms shall provide sufficient strength to contain concrete during the concrete placement operation. Form ties shall be steel, wire, plastic, foam plastic, a composite of cement and wood chips, a composite of cement and foam plastic, or other suitable material capable of resisting the forces created by fluid pressure of fresh concrete.

STEEL NOTES

1. All Steel shall have a minimum F_y of 33,000 psi.
2. All Steel shall conform to the latest A.S.T.M. specifications for A992/A572 steel. Pipe columns shall conform to A.S.T.M. A53.
3. All work shall conform to the latest A.I.S.C. specifications.

FRAMING

1. Minimum header size to be (2) 2x6 unless noted otherwise on plan.
2. All structural framing lumber to be dbug fir #2 or better, kiln dried, a = 1.3x10⁻⁶ register stress lumber such as s-p- pine, ect. may be substituted for dbug fir. No #2 lumber may be used except for sill, plates, and studs.
3. All exterior lumber and/or lumber in contact with masonry/concrete shall be pressure treated unless otherwise noted.
4. All wood subfloors shall be ¾" thick T&G subfloor with a minimum span rating of 48/24, to be glued and nailed to joists.
5. All wood frame openings in floors, roofs, ceilings shall have a minimum double "trimmer and header" framing unless noted otherwise on plan.
6. All wood frame and openings shall have minimum of single 2inch stud plus single king stud packs at each end.
7. All hanging joist hangers & fasteners are in contact of pressure treated lumber, or exposed to the exterior use stainless steel or hot-dipped galvanized joist hangers & fasteners only.
8. All sheathing shall be a minimum of ½" CDX plywood on roof and ¾" OSB plywood on walls unless noted otherwise on plans and fastened to studs as per nailing schedule.
9. Provide Double 2x6 Roof Frame studs under all Parallel Vaulx Above unless noted otherwise on plan.
10. All top plates at wood frame walls shall be doubled and overlap with intersecting walls if possible.
11. Laminated Veneer Lumber to have a min. of 2,600 (f'b) bending stress and a min. of 1.9x10⁶ (E) modulus of Elasticity.
12. All steel under color girders to be steel only.
13. Wrap all girders that sit in concrete beam pockets with felt's flashing to prevent direct contact with concrete.

Joists in Wood Framing

1. All joists in wood framing, where specified on plans shall be standard machine joists with standard nailplates from anchors or steel plate washers.
2. Steel plate to resist shear shall be as follows:
   a. 1/2" and 5/8" Dbl. bolts - 2-1/2" on a 5'/6"
   b. 3/4" Dbl. bolts-2-5/8" on a 5'/6".
3. Each joist hole in wood shall be drilled 1/16" larger than diameter of bolt.
4. For all anchors, see typical details on architectural drawings.

Lag Bolts

1. All lag bolts where specified on plans shall be of structural grade steel.
2. Washers shall be placed under the head of lag bolts bearing on wood. Length of lag bolts shall be minimum 2/3 depth of members being bolted together.
3. All bolts that are in contact with pressure treated lumber or exposed to exterior are to be stainless steel or hot-dipped galvanized.

Altering Structural Members

1. No structural member shall be notched, notched, cut, bloched out or relocated without prior approval by the Engineer. Do not alter size of members noted without approval of the Engineer.

Built-up Beams

1. Built-up beams or joists formed by a multiple of 2 x dimensional lumber members shall be interconnected as follows:
   a. Members 12" and less in depth glue and nominal 3/4" nails 16.5 nails at 16" o.c. staggered.
   b. Members greater than 9-1/4" in depth or multiple 2x members through bolt with 1/2" diameter machine bolts at 24" o.c. staggered top & bottom, 1-1/2" from edges.
2. Built-up beams or joists formed by a multiple of engineered lumber members are to follow manufacture specifications.

Cutting of Beams, Joist and Rafters

1. Cutting of wood beams, joists and rafters shall be notched to cuts and bored holes not greater than 1/6 the depth of the member and shall not be located in the middle of 1/3 of the span. Notch depth of the ends of the member shall not exceed 1/4 the depth of the member. Holes bored or cut into joist shall not be closer than 2 inches to the top or bottom of the joists and the diameter of the hole shall not exceed 1/3 the depth of the joist. The tension side of beams, joists and rafters of 4 inches or greater nominal thickness shall not be notched, except at ends of members.

Posts in Stud bearing Walls and Bearing Walls

1. Notches or bored holes to those of bearing walls or partitions shall not be more than 1/3 the depth of the stud.

Trusses and Rafters

1. There shall be not less than one line of bridging even using diagonal lumber in every eight feet of span in floor, ceiling and flat roof framing. The bridging shall consist of not less than one by three inch lumber double nailed at each end or of equivalent metal bracing of equal rigidity.
2. Block solid at all bearing supports where adequate lateral support is not otherwise provided. Block at stud walls at maximum intervals of eight feet with minimum of 2 x same material with tight joints.
3. Provide bearing under all posts down to foundation, beam and/or column with similar material.

Plywood

1. All plywood shall be Dbug fir or equal. It shall be manufactured and graded in accordance with U.S. Product Standard PS 1-83 for Construction and Industrial Plywood.
2. Each plywood sheet shall bear the "APA" trademark.
3. All end joints shall be staggered and shall butt along the center lines of framing members.
4. The face grain of the plywood shall be laid at right angles to the joists and trusses and parallel to the studs.
5. Nails shall be placed 3/8" minimum from the edge of the sheets. The minimum nail penetration into framing members shall be 1 1/2" for 8d nails and 1 3/8" for 6d nails.
6. All floors and walls shall be nailed as per nailing schedule.

Partitions

1. General
   a. Provide solid bracking at 4'-0" o.c. between the joist and first interior parallel joist at all gable ends.
   b. Spaces of the top and bottom portion of double top plates must be staggered a minimum of 24".
   c. Joints in top plate need not occur over studs.
   d. Lap top plates at corners and intersections.
   e. Plates shall not be less than 2 x nominal thickness.
2. Bracing
   a. Any stud in an exterior wall or bearing partition shall be permitted to be cut or notched to a depth not exceeding 25 percent its depth. Studs in nonbearing partitions shall be permitted to be notched to a depth not to exceed 40 percent of a single stud width. Refer to details for excessive notching studs.
   b. Bridging Any stud shall be permitted to be bored or drilled, provided that the diameter of the resulting hole is not more than 60 percent of the stud width, the edge of the hole is not more than 5/8 inch to the edge of the stud, and the hole is not located in the same section as a cut or notch. Studs located in exterior walls or bearing partitions drilled over 40 percent and up to 60 percent shall be doubled with not more than two successive doubled studs bored. Refer to details for excessive drilling of studs.

FRAMING (continued)

   h. Fire blocking as required.
3. Bearing Walls supporting one floor or more
   a. Partitions must be constructed of minimum 2 x 4 studs spaced 16" o.c. of type lumber specified unless otherwise noted on plans.
   b. If a double top plate of less than 2-½ x ½ or 2-½ x ⅝ is used. Floor joists shall be centered directly over and bear bearing wall studs with a tolerance of no more than 1" unless substantiated engineering calculations.
   c. Interior bearing stud walls must be sheathed with a minimum 1/2" gyp. bd. fastened according to drywall manufacturer recommendation and Professional.

Concrete Stairs

1. Unless otherwise noted, treads exterior corners of building with 4 x 8 plywood panel of thickness to match that of sheathing.
2. Provide plates at all corners.

Nailing

1. All nailing shall comply with nailing schedule in the 2020 Residential Code of New York State and nailing schedule shown on plans.

Sheathing

1. All rafters and joists framing from opposite sides shall lap at least six (6) inches and be nailed together with six (6) 16d face nails.
2. Where framing end to end joists shall be secured together by metal straps.

DRAFTSTOPPING / FIREBLOCKING & FIRE PROTECTION

1. Install fireblocking required as per section R302.11 and Draftstopping as per section R302.12 of the 2020 Residential Code of New York State.

Draftstopping required

When there is usable space both above and below the concealed space of a floor/ceiling assembly, draftstops shall be installed so that the area of the concealed space does not exceed 1,000 sf. Draftstopping shall divide the concealed space into approx. equal areas. Where the ceilings is enclosed by a floor membrane above and a ceiling membrane below draftstopping shall be provided in floor/ceiling assemblies under the following circumstances:

1. Ceiling is suspended under floor framing
2. Floor framing is constructed of truss-type open-web or perforated members.

Materials

Draftstopping materials shall not be less than 1/2 inch gypsum board, 3/8 inch wood structural panels, 3/8 inch Type G-M-V particleboard or other approved materials adequately supported. Draftstopping shall be installed parallel to the floor framing members unless otherwise approved by the building official. The integrity of all draftstops shall be maintained.

Fire Blocking Required

Fireblocking shall be provided to cut off all concealed draft openings (both vertical and horizontal) and to form an effective fire barrier between stories, and between a top story and the roof space. Firestopping shall be provided in wood-frame construction in the following locations.

a. In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs as follows:
   - vertically at the ceiling and floor levels.
   - horizontally at intervals not exceeding 10 ft.

b. At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.

c. In concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall have ends under-stair surface and any soffits protected on the enclosed side with a 1/2" gypsum board.

d. At openings around vents, pipes, ducts, cables and wires at ceilings and floor level, with an approved material to resist the free passage of flame and products of combustion.

e. For the fireblockings of chimneys and fireplaces, see Section R1003.19.

f. Fireblocking of cornices of a two family dwelling is required at the line of dwelling unit separation.

Installation

Except as provided in Section R602.8, Item 4, fireblocking shall consist of 2 inch nominal lumber, or two thicknesses of 1 inch nominal lumber, or two thicknesses of 1 inch nominal lumber with broken lap joints, or one thickness of 23/32 inch wood structural panel or one thickness of 3/4 inch particleboard with joints backed by 3/4 inch particleboard, 1/2 inch gypsum board or 1/4 inch cement-bonded fiberboard. Batts or blankets of mineral wool or glass fiber or other approved materials installed in such a manner as to be securely retained in place shall be permitted as an acceptable fire block. Batts or blankets of mineral or glass fiber or other approved nonrigid materials shall be permitted for compliance with the 10 foot horizontal fireblocking in wood-frame construction in walls framed of 4 inch or staggered 4 inch. Loose-fill insulation material shall not be used as a fire block unless specifically tested in the form and manner intended for use to demonstrate its ability to remain in place and to retard the spread of fire and hot gasses.

Fire Protection of Floors

All floor assemblies are to be fire-resistance rated with a minimum of 1/2" gypsum wall board, 5/8" wood structural panel or equivalent on the underside of the floor framing members. Penetrations or openings for ducts, vents, electrical outlets, lighting, devices, luminaires, wires, conductors, drainage, piping and similar openings or penetrations shall be permitted.

Exceptions:

1. Floor assemblies located directly over a space protected by an automatic sprinkler system in accordance with Section P2904, NFPA 13D, or other approved equivalent sprinkler system.
2. Floor assemblies located directly over a crawl space not intended for storage or fuel-fired appliances.
3. Portions of floor assemblies shall be permitted to be unprotected where complying with the following:
   3.1 The aggregate area of the unprotected portions does not exceed 80 square feet per story.
   3.2 Fireblocking in accordance with Section R302.11 installed along the perimeter of the unprotected portion to separate the unprotected portion from the remainder of the floor assembly.
4. Wood floor assemblies using dimension lumber or structural composite lumber equal to or greater than 2-inch by 12-inch nominal dimension, or other approved floor assemblies demonstrating equivalent fire performance.

Combustible Insulation Clearance

Combustible insulation shall be separated not less than 3 inches from recessed luminaires, fan motors and other heat-producing devices.

Exceptions:

Where heat-producing devices are tested for lesser clearances, combustible insulation complying with the listing requirements shall be separated in accordance with the conditions stipulated in the listing.

ATTIC ACCESS

An attic access shall be provided for any attic areas that exceed 30 square feet and have a vertical height of 30" or more. The rough framed opening shall not be less than 22"x30" and shall be located in a hallway or other readily accessible location. A 30" minimum unobstructed headroom in the attic space shall be provided at some point above the access opening.

EXTERIOR WINDOWS AND DOORS

1. All exterior windows and doors shall be designed to resist the component and cladding wind loads specified on the cover sheet.
2. All exterior windows and sliding doors shall be tested by an approved independent laboratory, and bear a label identifying manufacturer, performance characteristics and approved inspection agency to indicate compliance with AAMA/WDMA/CSA 101/I.S.2/A440. Exterior side-hinged doors shall be tested and labeled as conforming to AAMA/WDMA/CSA 101/I.S.2/A440 or ANSI 156.
3. Garage doors shall be tested in accordance with either ASTM E 330 or ANSI/DASMA 108, and shall meet the performance criteria of ANSI/DASMA 108.
4. Window and glass door assemblies shall be designed in accordance with the published manufacturer's recommendations to achieve the design pressure specified. Substitute anchoring systems used for substrates not specified by the fenestration manufacturer shall provide equal or greater anchoring performance as demonstrated by accepted engineering practice.
5. Egress(only), rescue and rescue opening required. Basements, habitable attics, every sleeping room and where noted on floor plans 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: Basements used only to house mechanical equipment not exceeding a total floor area of 200 square feet.

   Openings, egress(only), rescue, and opening control devices: Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge. Window opening control devices complying with ASTM F 2090 shall be permitted for use on windows serving as a required emergency escape and rescue opening. Emergency escape and rescue openings shall have minimum dimensions as specified in this section.

   Minimum opening area: Emergency and escape rescue openings shall have a net clear opening of not less than 5.7 square feet. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. The net clear height opening shall be not less than 24 inches and the net clear width shall be not less than 20 inches.

   Exception: Grade floor or below grade openings shall have a net clear opening of not less than 5 square feet.

   Window Sill Height: Where a window is provided as the emergency escape and rescue opening, it shall have a sill height of not more than 44 inches above the floory where the sill height is below grade, it shall be provided with a window well in accordance with Section R310.2.3.
6. All exterior windows and doors assuming in hazardous locations as per Section R308.4 of the 2020 Residential Code of New York State and indicated on floor plans are to have tempered glass. See glazing section of this sheet and section R308 of the 2020 Residential Code of New York State.
7. All exterior windows and doors are to have a maximum U-value of 0.35 and a maximum solar heat gain coefficient factor of 0.40.

WIND-BORNE DEBRIS PROTECTION

Wind-Borne Design Protection Protection of exterior windows and glass doors in buildings located in wind-borne debris regions if specified on the cover sheet shall be in accordance with section R301.2.1.2 of the 2020 Residential Code of New York State.

Protection and Openings 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 of the 2020 Residential Code of New York State Garage door glazed opening protection for windborne debris shall meet the requirements of an approved impact-resisting standard or ANSI/DASMA 115.

Exceptions: Wood structural panels with a thickness of not less than 7/16 inch and a span of not more than 8 feet shall be permitted for opening 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. Attachment to be permanent corrosion-resistant 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 or less where the ultimate design wind speed is 180 mph or less.

TABLE R301.2.1.2
WIND BORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS (a,b,c,d)

Fastener Type	FASTENER SPACING: Panel Span ≤ 4 Ft.	4 Ft. < Panel Span ≤ 6 Ft.	6 Ft. < Panel Span ≤ 8 Ft.
No. 8 wood screw based anchor with 2-inch embedment length	16"	10"	8"
No. 10 wood screw based anchor with 2-inch embedment length	16"	12"	9"
1/4-inch lag screw based anchor with 2-inch embedment length	16"	16"	16"

a. This table is base on 180 mph ultimate design wind speeds, V ult and a 45 foot mean roof height.
b. Fasteners shall be installed at opposing ends of the wood structural panel. Fasteners shall be located not less than 1 inch from the edge of the panel.
c. Anchors shall penetrate through the exterior wall covering with an embedment length of not less than 2 inches into the building. Fastenere shall be located not less than 2 1/2" inches from the egde of the concrete block or concrete.
d Panels attached to masonry or masonry/stucco shall be attached using vibration-resistant anchors having an ultimate withdrawal capacity of not less than 1,350 pounds.

FALL PROTECTION

In sloping units, where the top of the sill of an operable window opening is located less than 24 inches above the finish floor and greater than 72 inches above the finish grade or other surface below on the exterior of the building, the operable window shall comply with one of following:

1. operable windows with openings that will not allow a 4 inch diameter sphere to pass through the opening where the opening is at its largest opened position.
2. operable windows that are provided with window fall prevention devices that comply with ASTM F 2090.
3. operable windows that are provided with window opening control devices that comply with section R312.2.2.

Section R312.2.2 Window opening control devices.

Window opening control devices shall comply with ASTM F 2090. The window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the net clear opening area of the window unit to less than the area required by section R310.2.1.

GLAZING

All Glazing shall conform to section R308 (glazing) of the 2020 Residential Code of New York State.

R308.4 Hazardous locations. The following shall be considered specific hazardous locations for the purposes of glazing:

1. Glazing in fixed and operable panels of swinging, sliding door and bifold door.
2. Glazing in storm doors.
3. Glazing in all unframed swinging doors.
4. Glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers. Glazing in any part of a building and enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches measured vertically above any standing or walking surface.
5. 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:
   5.1. Where the glazing is within 24 inches of either side of the door in the plane of the door in a closed position.
   5.2 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 egress 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. Glazing that is adjacent to the fixed panel of patio doors.
6. Glazing in an individual fixed or operable panel that meets all of the following conditions shall be considered to be hazardous location:
   6.1. The exposed area of an individual pane is larger than 9 square feet.
   6.2. The bottom edge of the glazing is less than 18 inches above the floor.
   6.3. The top edge of the glazing is more than 36 inches above the floor; and
   6.4 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 38 inches above the walking surface. The rail shall be capable of withstanding a horizontal load of 30 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 other multiple glazed panels where the bottom edge of the glass is 25 feet or more above grade, a roof, walking surface or other horizontal (within 45 degrees or horizontal) surface adjacent to the glass exterior.
7. 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 location.
8. Glazing in walls, enclosures or fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers and indoor or outdoor swimming pools where the bottom exposed edge of the glazing is less than 60 inches measured vertically above any standing or walking surface shall be considered to be a hazardous location. This shall apply to a single glazing and each pane in multiple glazing.

   Exceptions: Glazing that is more than 60 inches measured horizontally and in a straight line, from the water's edge of a bathtub, hot tub, spa, whirlpool or swimming pool or from the edge of a shower, sauna or steam room.
9. Glazing adjacent to stairs, landings and ramps where the bottom exposed edge of the glazing is less than 36 inches above the plane of the adjacent walking surface of stairways, landings between flights of stairs and ramps shall be considered to be a hazardous location.
10. Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 36 inches above the landing and within a 60 inch horizontal are less than 180 degrees from the bottom tread nosing shall be considered to be a hazardous location.

ROOF VENTILATION

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. Ventilating openings shall be provided with corrosion-resistant wire mesh, with 1/8" minimum to 1/4" maximum openings.

Minimum Area:

The total net free ventilating area shall not be less than 1 per 150 of the area of the space ventilated.

Vent Clearance:

Where eave or cornice vents are installed, insulation a minimum of a 1" space shall be provided between the insulation and the roof sheathing at the location of the vent.

FLASHING & CAULKING NOTES

1. Provided metal flashing where framing lumber is in contact with oak or concrete. Provide continuous hidden (behind rafter) flashing where tops of roof intersect vertical wall surfaces. Provide metal step flashing around all chimneys, skylights and where sides of roof intersect vertical wall surfaces. All metal flashing shall extend up vertically a minimum of 4" from the roof unless noted otherwise.
2. Flash, caulk and seal all junctions of new and existing roofs, walks and penetrations, to form a watertight assembly.

PLUMBING

1. All plumbing work to be installed in strict accordance with the 2020 Residential Code of New York State and local codes.
2. All Soil Plumbing Lines which need to run Perpendicular to Floor Joists shall be located as close as possible to center joist span to maintain structural integrity of joists. Refer to the framing section of this sheet.
3. Materials for water supply and distribution systems, per tables P2906.4, P2906.5 and P2906.6 of the 2020 Residential Code of New York State.
4. Materials for drains, waste and vents, per tables P3002.1(2), P3002.2(2), P3002.2 and P3002.3 of the 2020 Residential Code of New York State.
5. All exterior hose bibbs are to be frost-proof type.
6. In areas prone to flooding, drainage, waste and vent systems shall be located and installed to prevent infiltration of floodwaters into the systems and discharges from the systems into floodwaters.
7. In areas prone to flooding, vents shall be located at or above the design flood elevation.
8. All plumbing fixtures to be installed as per Chapter 27 of the 2020 Residential Code of New York State.
9. Water Heater P2801.1 - P2803.6.1
10. For trap sizes, see table P3201.7 on plumbing drain diagram.

GUARDS

Guards Required.

Porches, Balconies, Decks, Stairs or Raised Floor Surfaces Located More Than 30" above the Floor or Grade Below and Have Clear Width Less Than 36" in Height.

Open sides of stairs shall have guards not less than 34" in height and not more than 38" measured vertically from the nosing of the treads.

Guard Opening Limitations.

Required guards on open sides of stairways, raised floor areas, balconies and porches shall have intermediate rails or ornamental balusters that do not pass passage of a sphere 4" or more in diameter.

Exception.

The triangular openings formed by the riser, tread and bottom rail of a guard at the open side of a stairway are permitted to be of such a size that a sphere 6" cannot pass through.

HABITABLE SPACE

1. All habitable spaces shall conform to the following sections of the 2021 International Residential Code:
   - R303 (light, ventilation, and heating)
   - R304 (minimum room areas)
   - R305 (ceiling height)
   - R306 (sanitation)
   - R307 (toilet, bath and shower spaces)

DRYWALL NOTES

Bathroom Walls & Ceilings

Provide 1/2" rated & moisture resistant gypsum board by National Gypsum Gold Bond Brand XP (purple board) or equal to all walls and ceilings, including all bathroom walls and ceilings and any wet areas. All gypsum board shall receive one coat of tape and four coats of spackle minimum using Pre-Form Brand XP Ready Mix Joint Compound. All walls, ceilings, and ledges to receive tile or stone shall be set on 1/2" cement board.

Garage Walls & Ceilings

Provide one layer of 5/8" type-x gypsum wall board to all walls and ceilings of all garages and room containing heat producing equipment. Provide one layer of 1/2" type-x gypsum wall board at all interior house walls common to garages. Tape and 3 coats spackle for a level 3 finish.

Typical (all other spaces)

Provide 1/2" gypsum board to all walls & ceilings not otherwise noted above. All gypsum board shall receive one coat of tape and four coats of spackle minimum for a level 4 finish.

ELECTRICAL

1. All electrical work shall conform to rules and regulations of the 2017 National Electric Code, NFPA 70-2014 and the 2020 Residential Code of New York State.
2. The Electrical equipment and wiring shall be installed in accordance with chapters 34 thru 43 of the 2020 Residential Code of New York State.
3. Electrical work to be fire underwriter's inspected and approved.
4. All electrical outlets in "wet" areas to be ground fault interrupter (G.F.I.) type.
5. Warning clearance dimensions around electrical panel to be a minimum of 36" deep x 30" wide x 6'-6" high.
6. All electrical work to be performed by a local licensed electrician.

Ground-Fault Circuit-Interrupter Protection.

Location.

1. All bathroom receptacles are to have G.F.C.I. protection.
2. All garage & accessory building receptacles are to have G.F.C.I. protection.
3. All outdoor receptacles are to have G.F.C.I. protection.
4. All crawl space receptacles are to have G.F.C.I. protection.
5. All unfinished basements receptacles are to have G.F.C.I. protection.
6. All kitchen receptacles that serve countertop surfaces shall have G.F.C.I. protection.
7. All laundry, utility and bar sink receptacles that are located within 6ft. of the outside edge of the sink are to have G.F.C.I. protection.
8. Electronically heated floors, hydromassage bathtub, spa and hot tub locations are to have G.F.C.I. protection.
9. All receptacles within 6 feet of the outside edge of a bathtub or shower stall are to have G.F.C.I. protection.

Arc-Fault Circuit-Interrupter Protection.

Location.

1. All branch circuits that supply 120-volt, single-phase, 15 & 20 amp outlets installed in bedrooms, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas and similar rooms or areas shall be protected by a combination type arc-fault circuit-interrupter located to provide protection of the branch circuits.

MINIMUM UNIFORMLY DITRIBUTED LIVE LOADS Table R301.5

USE	LIVE LOAD	DEAD LOAD
Exterior Balconies and decks	40 psf	10 psf
Fire Escapes	40 psf	10 psf
Passenger Vehicle Garages	50 psf	10 per gun
Unhabitable ATTICS without Storage	10 psf	10 psf
Unhabitable ATTICS with Storage	20 psf	10 psf
Habitable ATTICS and ATTICS served with fixed stairs	30 psf	10 psf
ROOMS other than sleeping room	40 psf	10 psf
Sleeping Rooms	30 psf	10 psf
Stairs	40 psf	10 psf
Guards and handrails	200 psf lateral	
Guard in-fill components	50 psf	
ACCES	20 psf	10 psf

ALLOWABLE DEFLECTION Table R301.7

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 and Flattered ceilings	L/360
All other Structural Members	L/240
Exterior Walls with plaster or stucco finish	H/360
Exterior Walls - wind loads with brittle finishes	H/240
Exterior Walls - wind loads with flexible finishes	H/120
Lintels supporting Masonry Veneer Walls	L/600

Where: L=span length, H=span height

NO.	DATE	DESCRIPTION	PPMS	CDD

REVISIONS — SEAL

JOB No. — DWG No. A8

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ISSUE DATE: 03/18/2024
DRAWN: P.M.

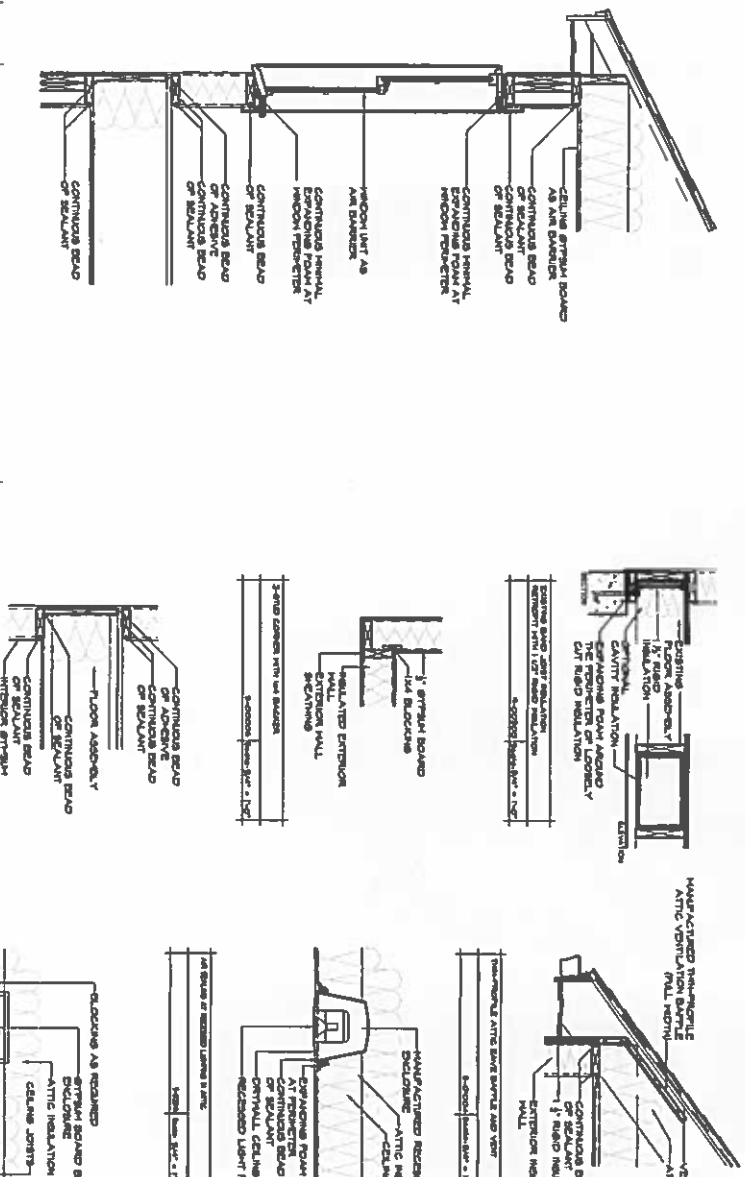
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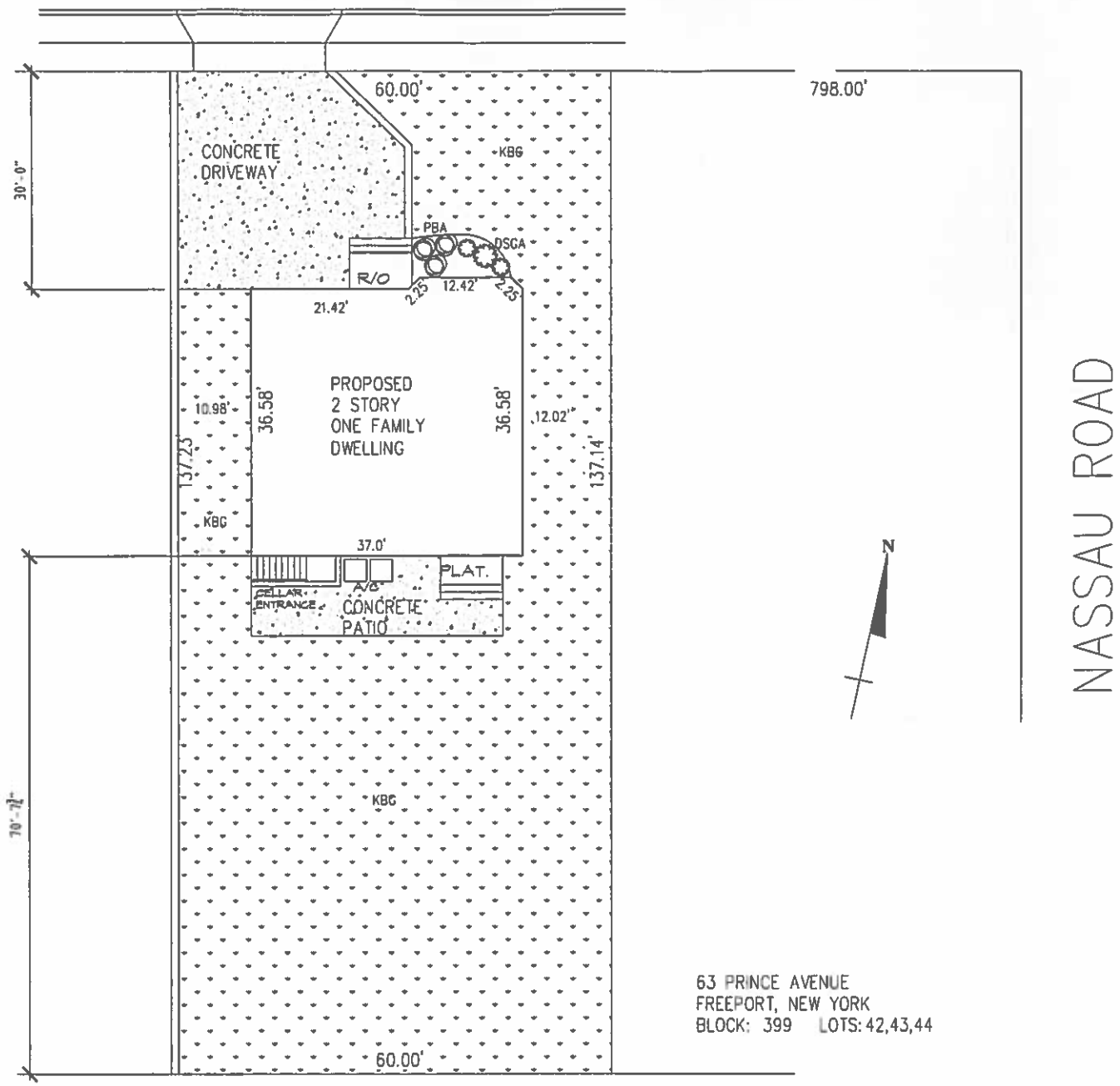
ENGINEER:
VLADIMIR CONSTANT, P.E.
7 MELRICK CT.
WESTBURY, NY 11590

PROJECT:
PROPOSED TWO STORY,
ONE FAMILY DWELLING AT
61 PRINCE AVENUE
FREEPORT, NY 11520

STATE OF NEW YORK — VLADIMIR CONSTANT — 080951 — LICENSED PROFESSIONAL ENGINEER

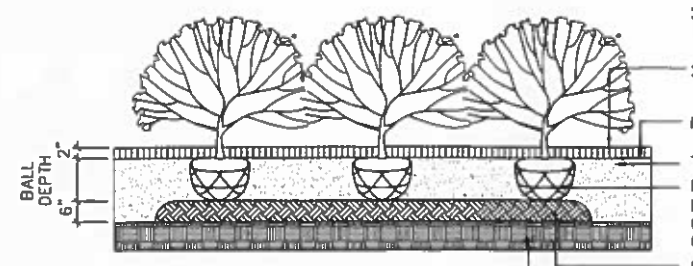
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CONTINUOUS BEAD OF SEALANT
CONTINUOUS MINIMAL EXPANDING FOAM AT WINDOW PERIMETER
WINDOW UNIT AS AIR BARRIER
CONTINUOUS MINIMAL EXPANDING FOAM AT WINDOW PERIMETER
CONTINUOUS BEAD OF SEALANT
CONTINUOUS BEAD OF ADHESIVE
CONTINUOUS BEAD OF SEALANT
CONTINUOUS BEAD OF SEALANT
CONTINUOUS SILL SEALER - FULL WIDTH OF SILL
FOUNDATION WALL AS AIR BARRIER
CONCRETE SLAB AS AIR BARRIER
CEILING GYPSUM BOARD AS AIR BARRIER
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CONTINUOUS BEAD OF SEALANT



SITE PLAN

SCALE: 1" = 10'-0"



NOTE:
1. COMPLETELY REMOVE ALL WIRE, PLASTIC, TAGS OR OTHER SYNTHETIC MATERIAL FROM SHRUB PRIOR TO PLANTING.
2. CONTINUOUS BEDS SHALL BE PREPARED W/ TOPSOIL MIX PRIOR TO SHRUB PLANTING.

2" MULCH LAYER.

FINISH GRADE PLANTED AREA.

TOPSOIL MIX.

ROOTBALL, IF BALLED AND BURLAPPED, REMOVE BURLAP FROM TOP 1/3 OF BALL. IF CONTAINER GROWN, REMOVE CONTAINER AND GENTLY COMB OUT ROOTS.

COMPACTED SOIL BELOW ROOTBALL.

SUBGRADE TO BE LOOSENED TO A MINIMUM DEPTH OF 4".

1 Shrub Mass Detail

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

PLANTING NOTES

1. ALL PLANT MATERIAL SHALL CONFORM TO THE REQUIREMENTS AS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN, LATEST EDITION.
2. ALL PLANT MATERIAL SHALL BE VIGOROUS AND FREE OF INJURY, INSECTS OR DEFECTS PLANT MATERIAL SHALL BE STOCK FROM A RECOGNIZED NURSERY WITHIN THE NORTHEAST REGION.
3. ALL PLANTS TO BE SELECTED AND TAGGED IN THE FIELD.
4. CONTRACTOR SHALL VERIFY QUANTITIES AS SHOWN ON THE CONTRACT DRAWINGS. IF A DISCREPANCY EXISTS BETWEEN THE PLANT COUNT AS SHOWN ON THE PLANT LIST AND THE PLANTING PLANS(S), THE PLAN(S) SHALL TAKE PRECEDENCE.
5. THE OWNER MAY REJECT ANY MATERIAL WHICH DOES NOT REPRESENT SPECIES AS OUTLINED IN THE PLANT LIST.
6. NO SUBSTITUTION WILL BE MADE UNLESS AUTHORIZED BY THE OWNER.
7. ALL SHRUBS SHALL BE PLANTED SO THE ROOT FLARE IS 1" TO 2" ABOVE THE FINISHED GRADE. CONTRACTOR SHALL VERIFY ROOT FLARE PRIOR TO PLANTING. REMOVE EXCESS SOIL OVER ROOT BALL AS REQUIRED TO EXPOSED THE ROOT FLARE ONLY.
8. ALL TREE PITS AND ENTIRE SHRUB/PERENNIAL BEDS TO RECEIVE 3" LAYER OF SHREDDED BARK MULCH. MULCH SHALL NOT COME IN DIRECT CONTACT WITH TREE TRUNKS
9. AERATE, TOP DRESS AND SEED ALL EXISTING LAWN AREAS
10. PLAN INDICATES APPROXIMATE LOCATION OF PLANT MATERIAL. FINAL LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE OWNER.

PLANT LIST

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	ROOT	COMMENTS
		SHRUBS					
3	PBA	RHODODENDRON PERICLYMENOIDES	PINXTERBLOOM AZALEA	18" TO 36"	AS SHOWN	B&B	
3	DSGA	RHODODENDRON x "RLH1-14P14' PP #24,751	DOUBLE SHOT GRAPE AZALEA	18" TO 36"	AS SHOWN	B&B	
TBD	KBG	POA PRATENIS	KENTUCKY BLUEGRASS		AS SHOWN	B&B	

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ISSUE DATE 03/30/2023

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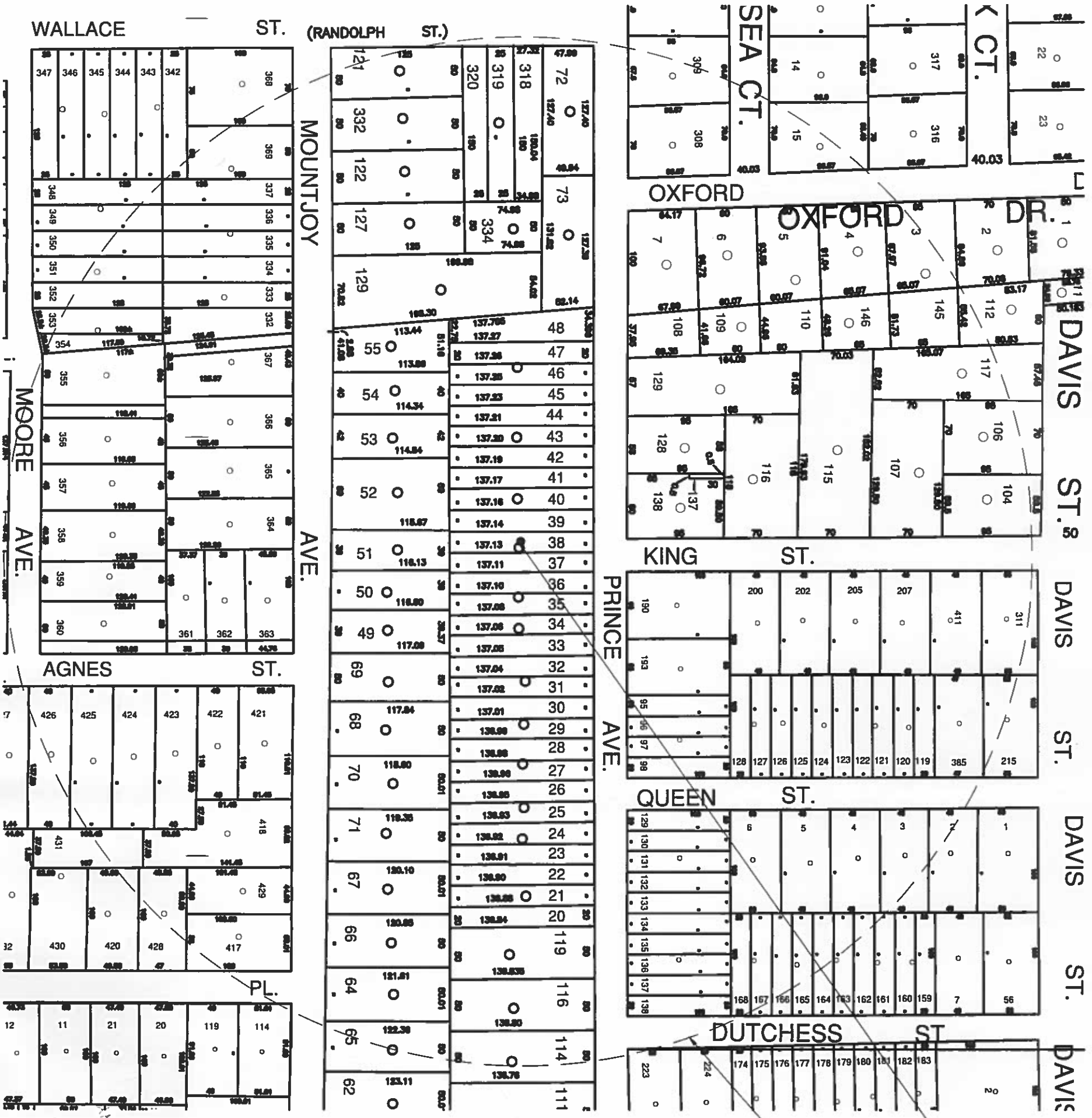
REVISIONS

NO.	DATE	DESCRIPTION	DRN.	CHD.

DRAWING TITLE
LANDSCAPE PLAN

ENGINEER:
VLADIMIR CONSTANT, P.E.
7 MELRICK CT.
WESTBURY, NY 11590

PROJECT:
PROPOSED TWO STORY,
ONE FAMILY DWELLING AT
61 PRINCE AVENUE
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STATE OF NEW YORK
VLADIMIR CONSTANT
080951
LICENSED PROFESSIONAL ENGINEER

PROJECT:	ENGINEER:	DRAWING TITLE	REVISIONS	SEAL	JOB No.	DWG No.
PROPOSED TWO STORY, ONE FAMILY DWELLING AT 61 PRINCE AVENUE FREEPORT, NY 11520	VLADIMIR CONSTANT, P.E. 7 MELRICK CT. WESTBURY, NY 11590	500 FT. RADIUS MAP	NO. DATE DESCRIPTION DWN CKD		SCALE: AS NOTED; ISSUE DATE: 03/30/2023; DRAWN: P.M.	A11



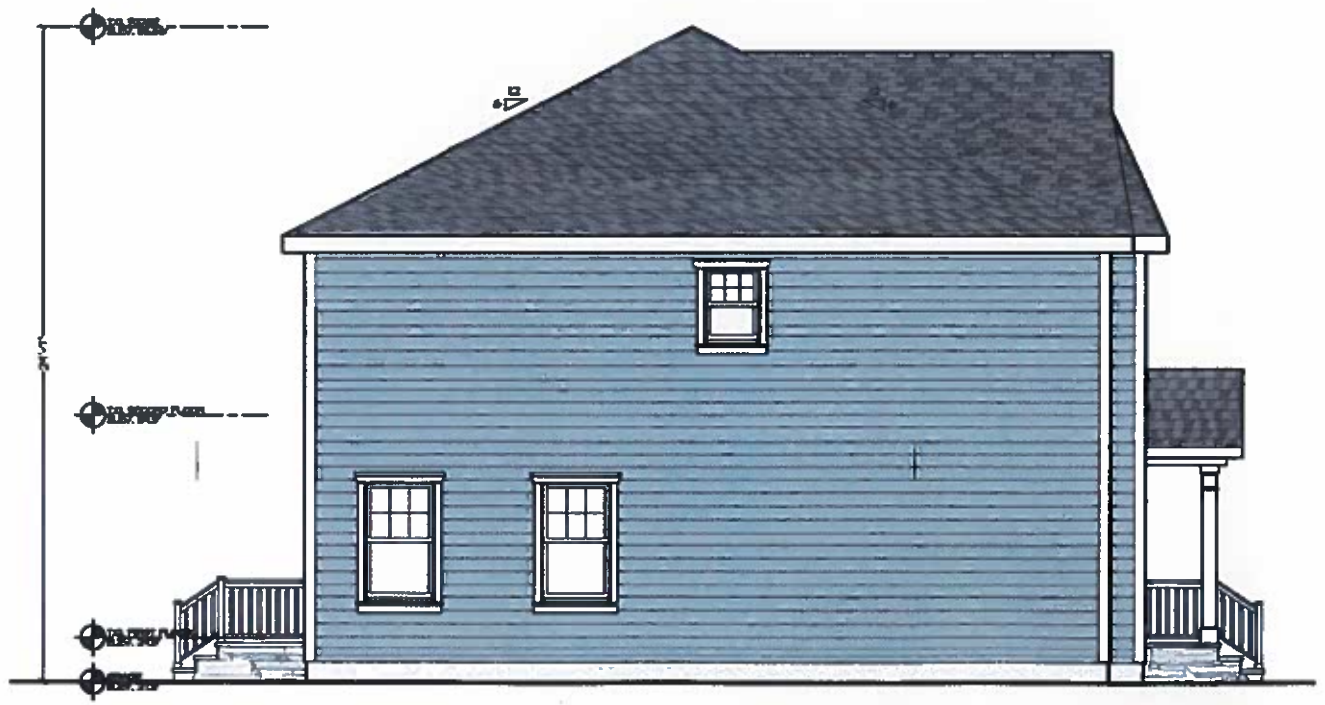
PROPOSED FRONT ELEVATION

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



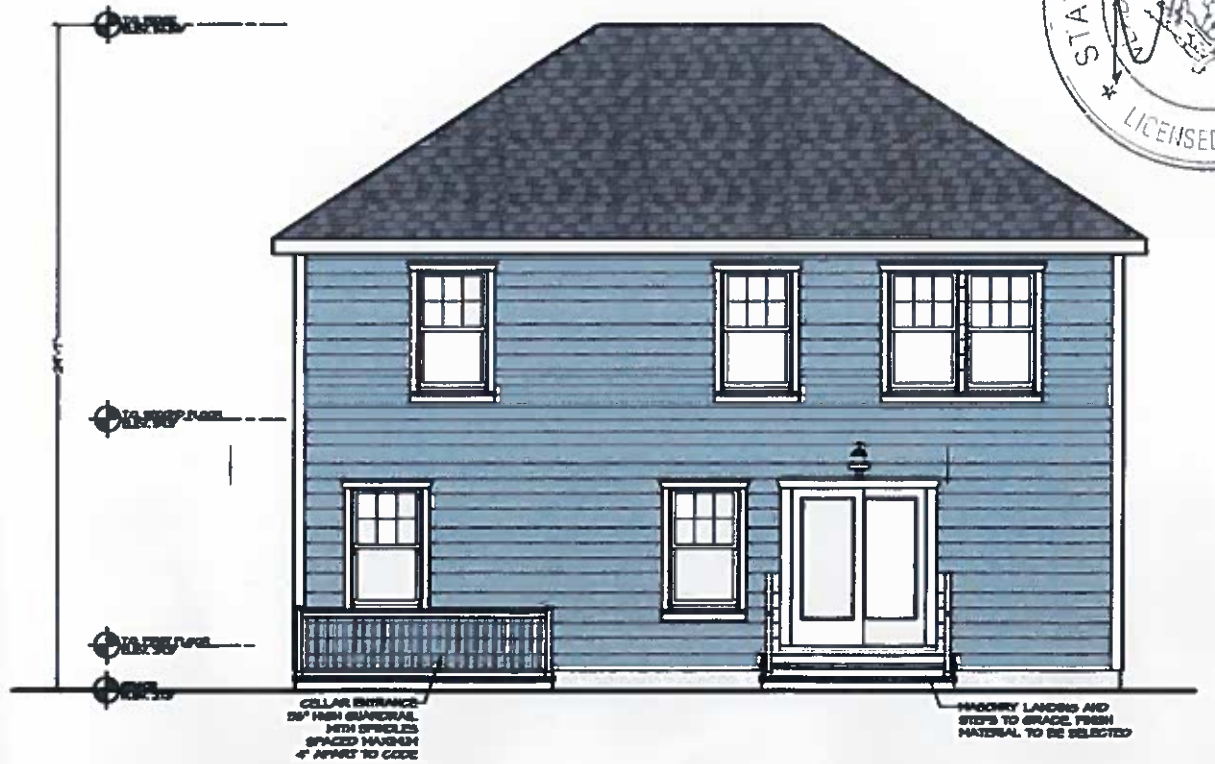
PROPOSED SIDE ELEVATION

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



PROPOSED SIDE ELEVATION

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



PROPOSED SIDE ELEVATION

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

RECEIVED
2024 AUG 28 A 10:39
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VILLAGE OF FREEPORT

STATE OF NEW YORK
VLADIMIR CONSTANT
080950
LICENSED PROFESSIONAL ENGINEER

A 12

JOB No.
SCALE: AS NOTED
ISSUE DATE: 03/30/2023
DRAWN: P.M.

SEAL

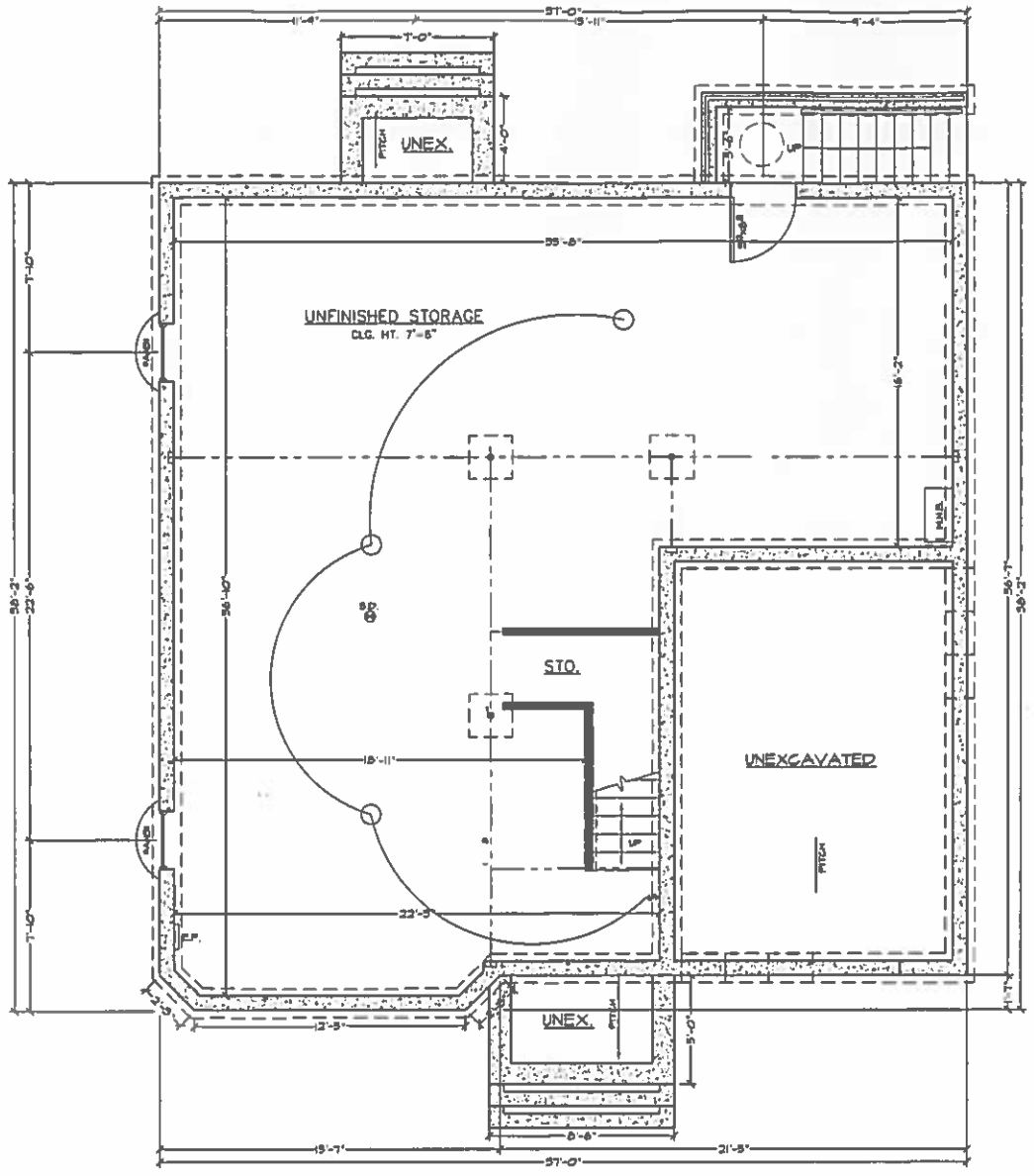
REVISIONS

NO.	DATE	DESCRIPTION

DRAWING TITLE:
RENDERINGS OF
EXTERIOR ELEVATIONS

ENGINEER:
VLADIMIR CONSTANT, P.E.
7 MELRICK CT.
WESTBURY, NY 11590

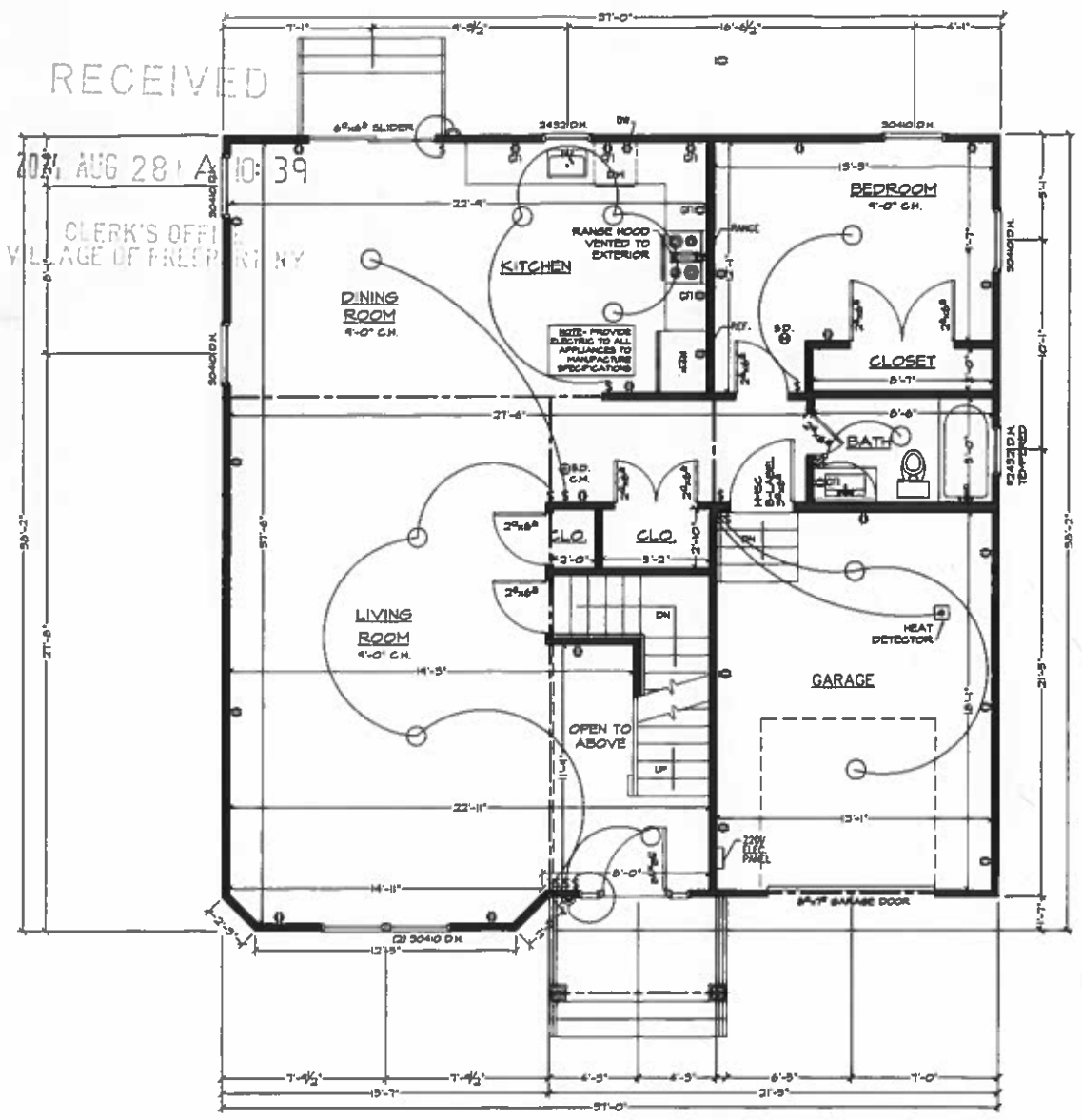
PROJECT:
PROPOSED TWO STORY,
ONE FAMILY DWELLING AT
61 PRINCE AVENUE
FREEPORT, NY 11520



PROPOSED FOUNDATION PLAN

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

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VILLAGE OF FREEPORT, NY



PROPOSED FIRST FLOOR PLAN – ELECTRICAL

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

GENERAL NOTES

A. FIXTURE LAYOUT IS SUBJECT TO CHANGE UPON CEILING STRUCTURE OBSTRUCTIONS. G.C. TO COORDINATE WITH DESIGNER PRIOR TO FINAL PLACEMENT.

B. ALL PROPOSED OUTLET AND SWITCH LOCATIONS NEED TO BE COORDINATED WITH OWNER, G.C. AND DESIGNER.

C. OWNER & ELECTRICIAN TO WALK THRU PROJECT & DISCUSS SPECIALTY ITEMS SUCH AS CABLE, DATA, TEL., A/V ETC.

D. ALL ELECTRICAL WORK TO BE PERFORMED BY A LICENSED ELECTRICIAN.

E. ALL ELECTRICAL WORK SHALL CONFORM TO THE STATE OF NEW YORK UNIFORM FIRE PREVENTION AND BUILDING CODES, N.F.P.A., N.E.C., AND LOCAL ORDINANCES.



LEGEND

- (S) HARD WIRED SMOKE DETECTOR – SEE NOTES FOR INSTALLATION REQUIREMENTS
- (C) CARBON MONOXIDE DETECTOR
- CABLE
- TELEPHONE
- THERMOSTAT
- SURFACE MOUNTED LIGHT FIXTURE
- OUTLET (WP = WATER PROOF)
- HIGH HAT OR SURFACE MOUNTED FIXTURE
- $ SWITCH
- (2) DOOR NUMBER – SEE SCHEDULE
- WINDOW NUMBER – SEE SCHEDULE
- 100 CFM EXHAUST FAN
- WALL MOUNTED LIGHT FIXTURE
- DECORATIVE HANGING LIGHT FIXTURE BY OTHERS
- LIGHT FIXTURE FOR OVER BATHROOM MIRROR
- EXTERIOR ELECTRICAL JUNCTION BOX
- EXTERIOR WATER HOSE BIB

DWG No. E1

JOB No.

SCALE: AS NOTED

ISSUE DATE: 03/30/2023

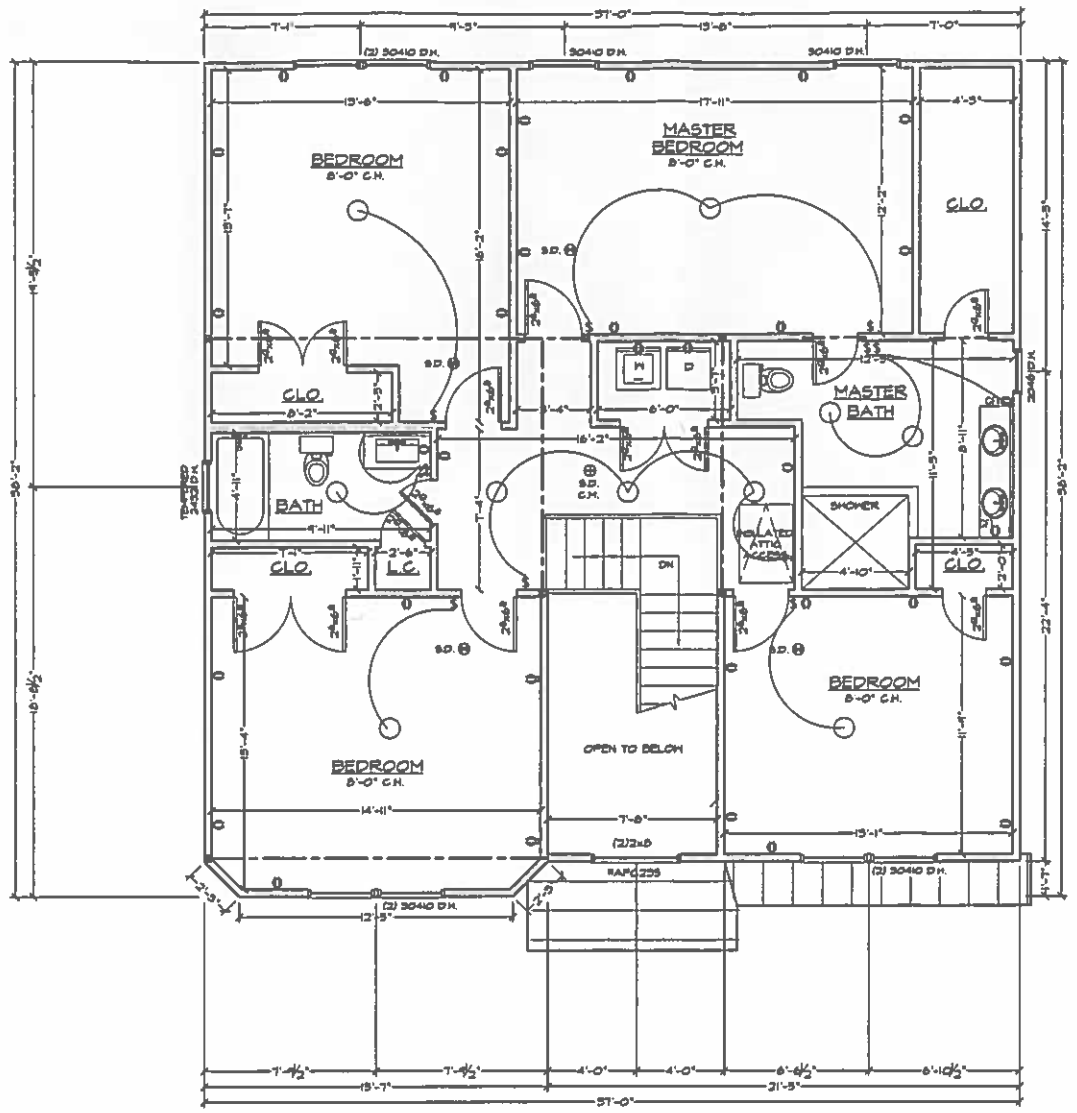
DRAWN: P.M.

REVISIONS				
NO.	DATE	DESCRIPTION	DWN.	CKD

DRAWING TITLE: ELECTRICAL PLAN BASEMENT AND FIRST FLOOR

ENGINEER: VLADIMIR CONSTANT, P.E. 7 MELRICK CT. WESTBURY, NY 11590

PROJECT: PROPOSED TWO STORY, ONE FAMILY DWELLING AT 61 PRINCE AVENUE FREEPORT, NY 11520



PROPOSED SECOND FLOOR PLAN – ELECTRICAL

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

RECEIVED

2024 AUG 28 A 10:39

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

GENERAL NOTES

A. FIXTURE LAYOUT IS SUBJECT TO CHANGE UPON CEILING STRUCTURE OBSTRUCTIONS. G.C. TO COORDINATE WITH DESIGNER PRIOR TO FINAL PLACEMENT.

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E. ALL ELECTRICAL WORK SHALL CONFORM TO THE STATE OF NEW YORK UNIFORM FIRE PREVENTION AND BUILDING CODES, N.F.P.A., N.E.C., AND LOCAL ORDINANCES.

STATE OF N.Y. YORK
VLADIMIR CONSTANT
080951
LICENSED PROFESSIONAL ENGINEER

LEGEND

- (S) HARD WIRED SMOKE DETECTOR – SEE NOTES FOR INSTALLATION REQUIREMENTS
- (C) CARBON MONOXIDE DETECTOR
- CABLE
- TELEPHONE
- THERMOSTAT
- SURFACE MOUNTED LIGHT FIXTURE
- OUTLET (WP = WATER PROOF)
- HIGH HAT OR SURFACE MOUNTED FIXTURE
- SWITCH
- (2) DOOR NUMBER – SEE SCHEDULE
- [2] WINDOW NUMBER – SEE SCHEDULE
- 100 CFM EXHAUST FAN
- WALL MOUNTED LIGHT FIXTURE
- DECORATIVE HANGING LIGHT FIXTURE BY OTHERS
- LIGHT FIXTURE FOR OVER BATHROOM MIRROR
- EXTERIOR ELECTRICAL JUNCTION BOX
- EXTERIOR WATER HOSE BIB

DWG No. E2

JOB No.

SCALE: AS NOTED

ISSUE DATE: 03/30/2023

DRAWN: P.M.

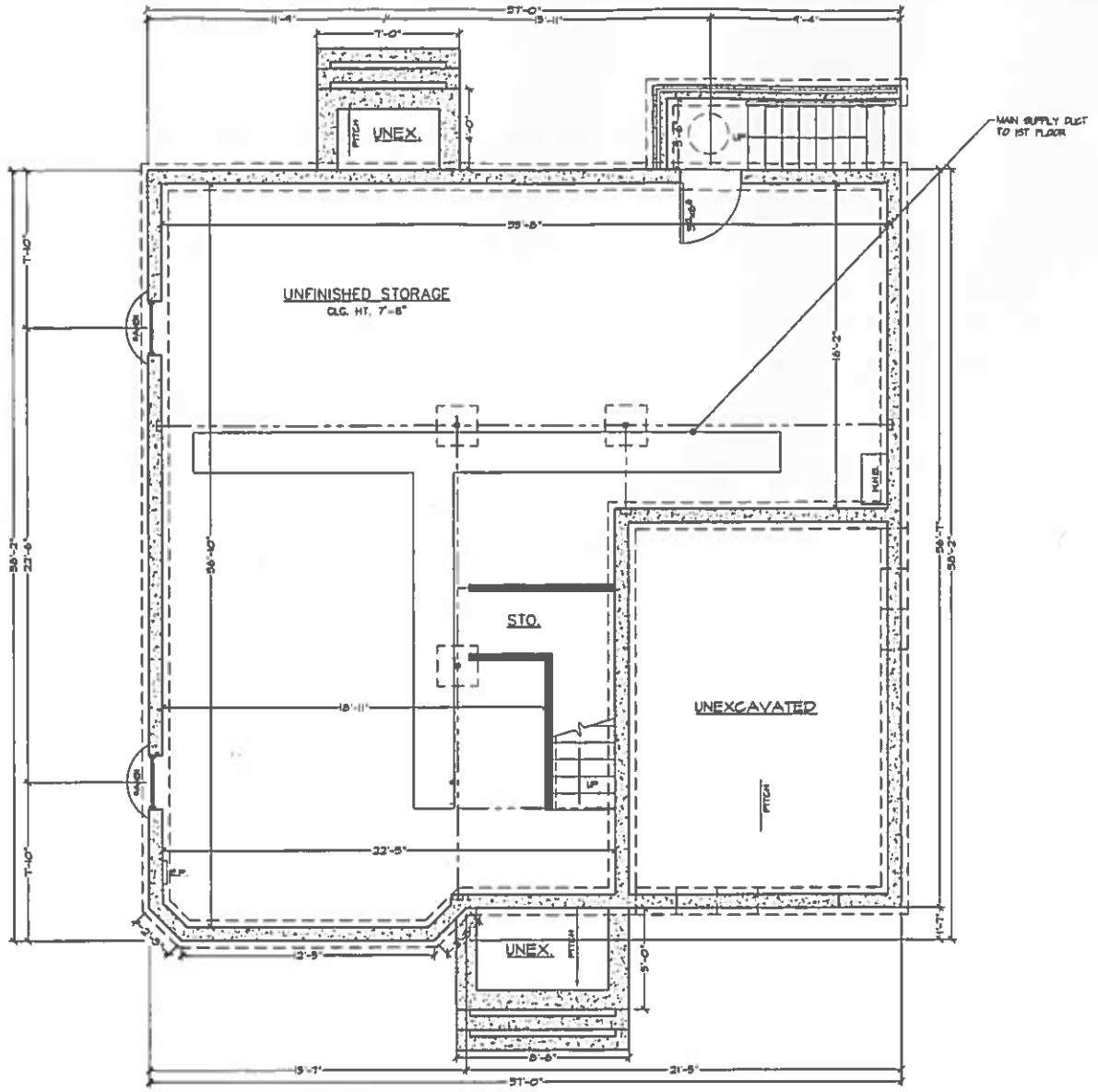
REVISIONS

NO.	DATE	DESCRIPTION	DRN	CHD

DRAWING TITLE: ELECTRICAL PLAN SECOND FLOOR

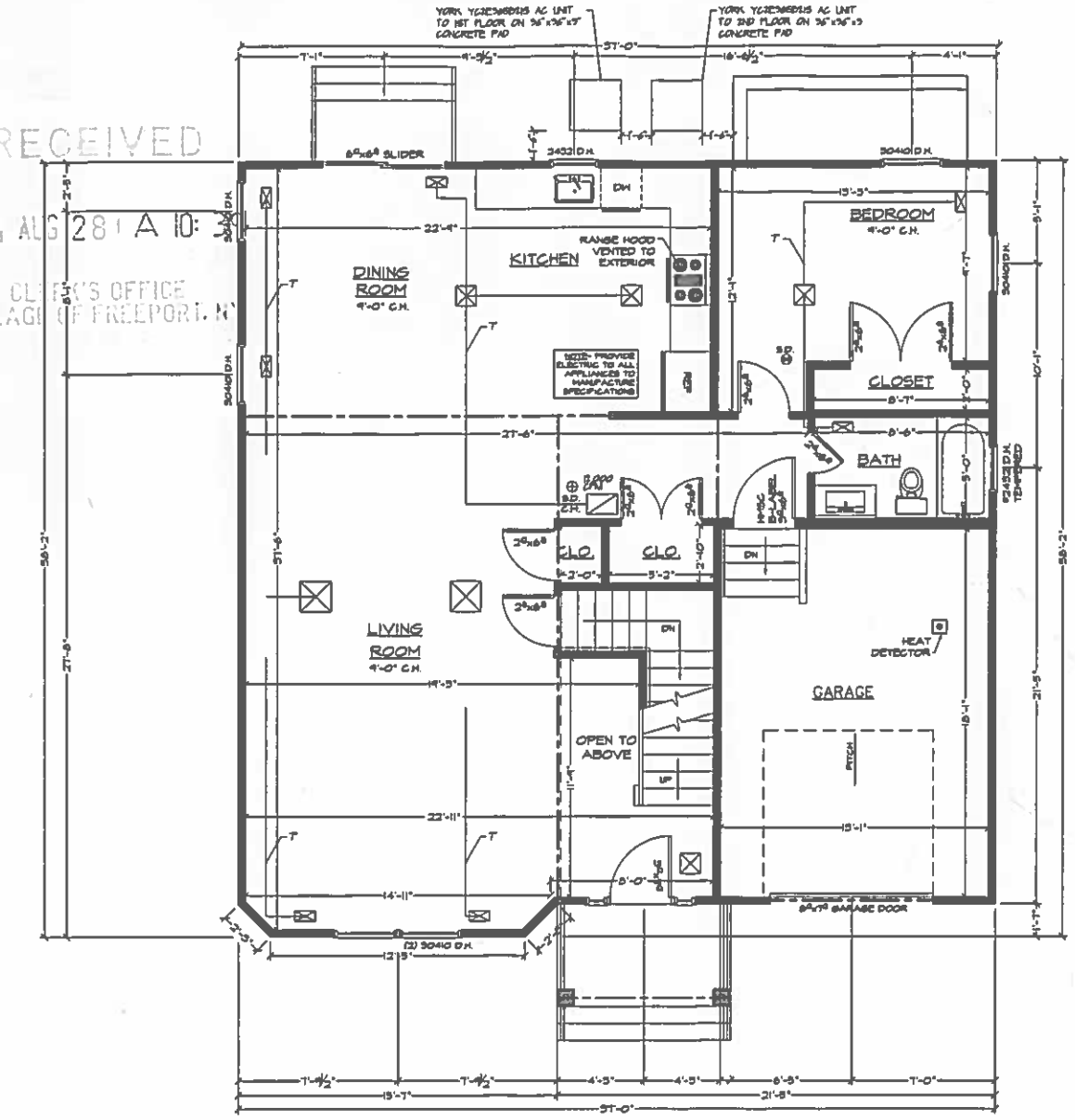
ENGINEER:
VLADIMIR CONSTANT, P.E.
7 MELRICK CT.
WESTBURY, NY 11590

PROJECT:
PROPOSED TWO STORY, ONE FAMILY DWELLING AT
61 PRINCE AVENUE
FREEPORT, NY 11520



PROPOSED FOUNDATION PLAN

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



PROPOSED FIRST FLOOR PLAN – MECHANICAL

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

RECEIVED
2024 AUG 28 A 10:
CLERK'S OFFICE
VILLAGE OF FREEPORT, N.Y.

MECHANICAL NOTES:

1. ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE NYS MECHANICAL, ELECTRICAL AND THE NYS FUEL GAS CODE, LATEST EDITIONS.

2. ELECTRICAL INSTALLATION FOR HVAC EQUIPMENT SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, LATEST EDITION, AND SHALL BE PERFORMED BY A LICENSED ELECTRICIAN.

3. ALL SYSTEMS, EQUIPMENT, AND MATERIALS INCLUDING ANY DEVICES, APPARATUS, PIPING WORK, SHEET METAL WORK, INSULATION WORK, AND SUPPORTS THEREFORE, USED AS PART OR IN CONNECTION WITH PROPOSED HVAC INSTALLATION, SHALL BE DESIGNED, INSTALLED, LOCATED, AND OPERATED SO THAT THEY WILL NOT CREATE AN IMMEDIATE OR POTENTIAL DANGER TO LIFE OR IMPAIR PUBLIC HEALTH OR WELFARE.

4. NO OPENINGS FOR OUTDOOR EXHAUST AIR DISCHARGES, AIR TAKES, OR RELIEVES FROM EQUIPMENT SHALL BE LOCATED OR CONSTRUCTED SO AS TO:
   - A. INTERFERE WITH THE PROPER FUNCTIONING OF OTHER OPENINGS IN THE BUILDING OR ADJOINING SPACES.
   - B. INTERFERE UNREASONABLY WITH THE OCCUPANTS OF THE BUILDING OR ADJOINING SPACES OR WITH THE GENERAL PUBLIC.
   - C. CREATE A FIRE OR HEALTH HAZARD.

5. PROPOSED HVAC SYSTEM SHALL NOT BE PLACED INTO OPERATION UNTIL IT HAS BEEN TESTED AND INSPECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2020 BUILDING AND MECHANICAL CODES, AND UNTIL AN EQUIPMENT USE PERMIT HAS BEEN ISSUED BY THE DEPARTMENT OF BUILDINGS.

6. ALL HVAC EQUIPMENT SHALL BE MAINTAINED IN A CLEAN AND ORDERLY CONDITION, FREE FROM ACCUMULATIONS OF DUST, OILY WASTE, OR DEBRIS.. ALL MACHINERY AND ALL OPERATION DEVICES ON PIPING SHALL BE KEPT READILY ACCESSIBLE FOR INSPECTIONS AND REPAIR. PLENUM CHAMBERS, AIR DUCTS, AND COOLING AND HEATING COILS SHALL BE KEPT CLEAN. FILTERS SHALL BE CLEANED AND RENEWED AT APPLICABLE REQUIREMENTS OF THE FIRE PREVENTION CODE.

7. ALL PROPOSED HVAC WORK SHALL BE IN FULL CONFORMANCE WITH BUILDING DEPARTMENT APPROVED PLANS AND SPECIFICATIONS. WORK THAT DOES NOT CONFORM TO APPROVED PLANS SHALL BE REQUIRE TO BE SUBMITTED TO THE DEPARTMENT OF BUILDINGS UNDER A POST-APPROVAL AMENDMENT FOR APPROVAL.

8. SUB-CONTRACTORS SHALL BE FULLY RESPONSIBLE FOR OBTAINING THE REQUIRED WORK PERMITS FOR ALL HVAC WORK, INCLUDING ELECTRICAL WORK IF APPLICABLE, PRIOR TO THE COMMENCEMENT THEREOF. WORK PERMIT(S) SHALL BE CLEARLY POSTED WITHIN THE PROJECT SITE AS REQUIRED.

9. ALL PROPOSED HVAC EQUIPMENT SHALL BE APPROVED FOR USE IN NEW YORK CITY AND SHALL BEAR LABELS CLEARLY DENOTING THE MANUFACTURER, MODEL NUMBER, SERIAL NUMBER, MEA NUMBER AND RATED INPUT AND OUTPUT CAPACITY.

LEGEND

- HVAC DUCT
- SUPPLY
- RETURN

STATE OF NEW YORK
VLADIMIR CONSTANTA
080951
LICENSED PROFESSIONAL ENGINEER

DRWG No. M1

DRAWING TITLE: MECHANICAL PLAN

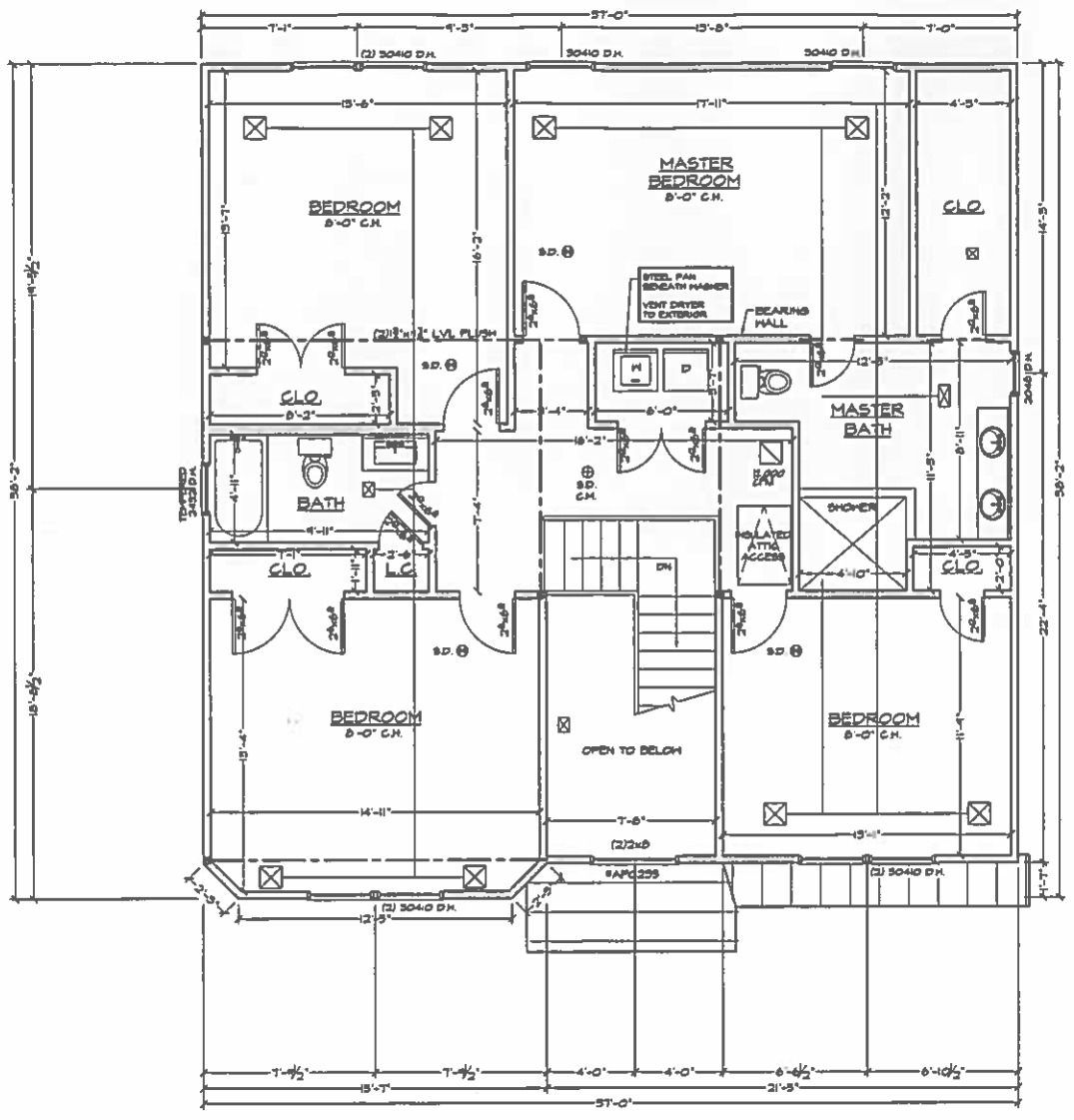
JOB No.
SCALE: AS NOTED
ISSUE DATE: 03/30/2023
DRAWN: P.M.

REVISIONS

NO.	DATE	DESCRIPTION	DRN.	CHD.

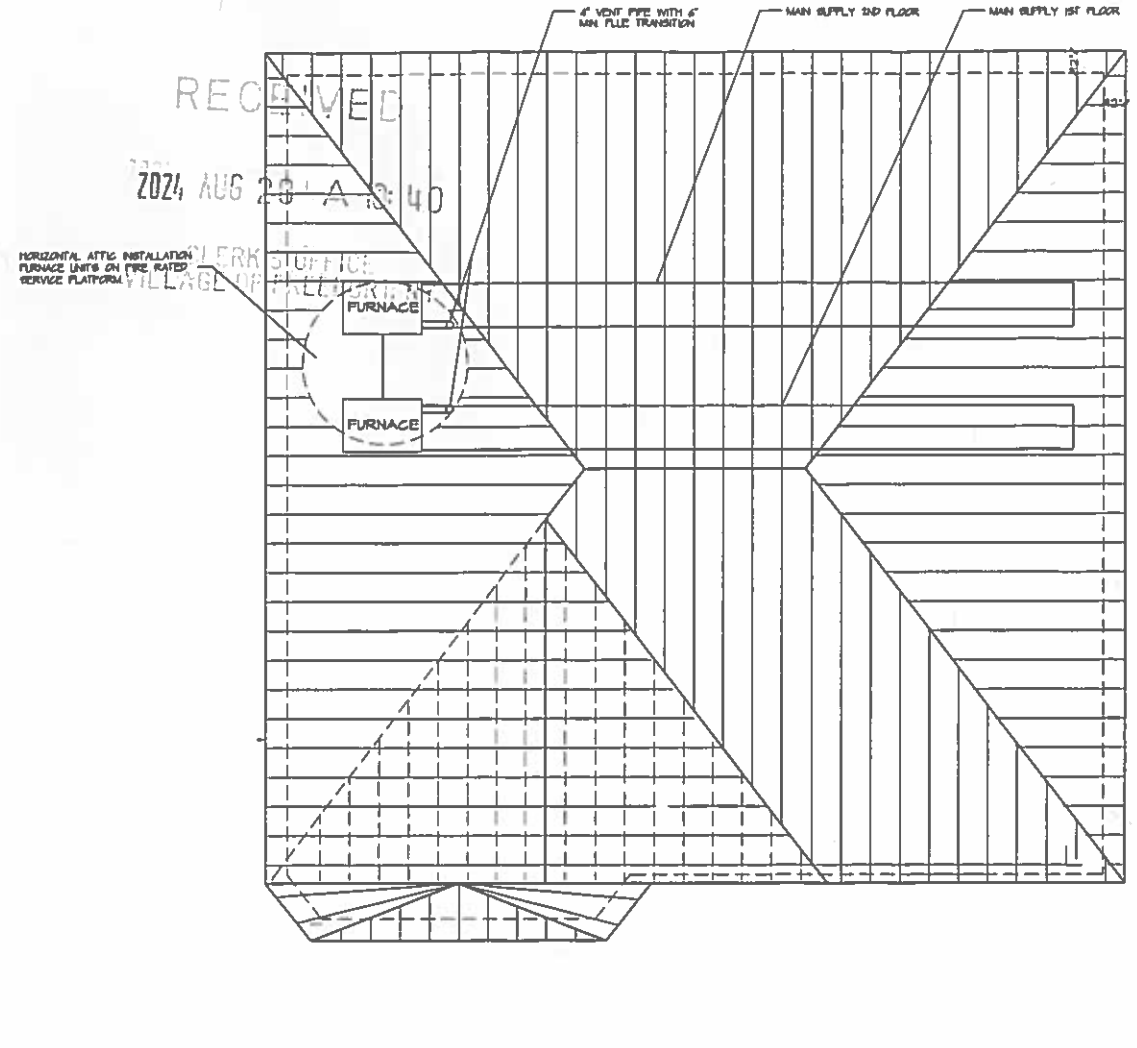
ENGINEER:
VLADIMIR CONSTANT, P.E.
7 MELRICK CT.
WESTBURY, NY 11590

PROJECT:
PROPOSED TWO STORY,
ONE FAMILY DWELLING AT
61 PRINCE AVENUE
FREEPORT, NY 11520



PROPOSED SECOND FLOOR PLAN – MECHANICAL

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



RECEIVED
2024 AUG 28 A 8:40
CLERK'S OFFICE
VILLAGE OF FREEPORT

PROPOSED ROOF PLAN – MECHANICAL

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

MECHANICAL NOTES:

1. ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE NYS MECHANICAL, ELECTRICAL AND THE NYS FUEL GAS CODE, LATEST EDITIONS.

2. ELECTRICAL INSTALLATION FOR HVAC EQUIPMENT SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, LATEST EDITION, AND SHALL BE PERFORMED BY A LICENSED ELECTRICIAN.

3. ALL SYSTEMS, EQUIPMENT, AND MATERIALS INCLUDING ANY DEVICES, APPARATUS, PIPING WORK, SHEET METAL WORK, INSULATION WORK, AND SUPPORTS THEREFORE, USED AS PART OR IN CONNECTION WITH PROPOSED HVAC INSTALLATION, SHALL BE DESIGNED, INSTALLED, LOCATED, AND OPERATED SO THAT THEY WILL NOT CREATE AN IMMEDIATE OR POTENTIAL DANGER TO LIFE OR IMPAIR PUBLIC HEALTH OR WELFARE.

4. NO OPENINGS FOR OUTDOOR EXHAUST AIR DISCHARGES, AIR TAKES, OR RELIEVES FROM EQUIPMENT SHALL BE LOCATED OR CONSTRUCTED SO AS TO:
   A. INTERFERE WITH THE PROPER FUNCTIONING OF OTHER OPENINGS IN THE BUILDING OR ADJOINING SPACES.
   B. INTERFERE UNREASONABLY WITH THE OCCUPANTS OF THE BUILDING OR ADJOINING SPACES OR WITH THE GENERAL PUBLIC.
   C. CREATE A FIRE OR HEALTH HAZARD.

5. PROPOSED HVAC SYSTEM SHALL NOT BE PLACED INTO OPERATION UNTIL IT HAS BEEN TESTED AND INSPECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2020 BUILDING AND MECHANICAL CODES, AND UNTIL AN EQUIPMENT USE PERMIT HAS BEEN ISSUED BY THE DEPARTMENT OF BUILDINGS.

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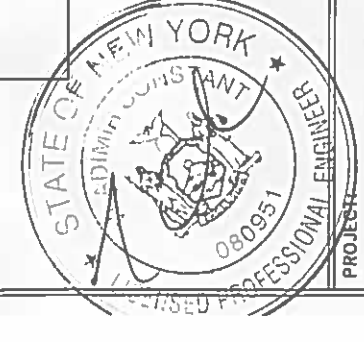
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9. ALL PROPOSED HVAC EQUIPMENT SHALL BE APPROVED FOR USE IN NEW YORK CITY AND SHALL BEAR LABELS CLEARLY DENOTING THE MANUFACTURER, MODEL NUMBER, SERIAL NUMBER, MEA NUMBER AND RATED INPUT AND OUTPUT CAPACITY.

LEGEND

———	HVAC DUCT
☒	SUPPLY
☒	RETURN



JOB NO.
SCALE: AS NOTED
ISSUE DATE: 03/30/2023
DRAWN: P.M.
SEAL

REVISIONS

NO.	DATE	DESCRIPTION	DRN	CHD

DRAWING TITLE: MECHANICAL PLAN

ENGINEER:
VLADIMIR CONSTANT, P.E.
7 MELRICK CT.
WESTBURY, NY 11590

PROJECT:
PROPOSED TWO STORY,
ONE FAMILY DWELLING AT
61 PRINCE AVENUE
FREEPORT, NY 11520

DWG NO. M2

SECTION: 55	BLOCK: 399	TAX LOT: 39-41

PRINCE AVENUE

S 87°56'22" E
60.00'

743.16' TO OLD LINE
738.00' TAX

137.14'

FE. 1'-4"±W.

PRESENT LINE

OLD LINE NASSAU ROAD (MAIN STREET)

137.185'

26'-5½"

10'-11 4/8"

R/O

21'-5"

2'-3"

12'-5"

2'-3"

No. 61
PROPOSED
2 STORY
DWELLING

36'-7"

36'-7"

FENCE

37'-0"

12'-0¼"

PROP. C.E.

PROP. A/C UNITS

PROP. LAND. & STEPS

LOT No. 42 | LOT No. 41 | LOT No. 40 | LOT No. 39 | LOT No. 38

PROPOSED SUBDIVISION LINE

N 02°09'39" E

S 02°09'39" W

LOT AREA= 8229.75 SQ.FT.

WOOD

CHAIN LINK FENCE

FE. 0'-2"±W.

FE. 0'-2"±No.

N 87°58'54" W
60.00'

FE. 0'-2"±No.

SCALE: 1"=20'-0"

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VILLAGE OF FREEPORT, NY

SURVEY NO. 81637
TITLE NO.

THE OFFSETS OR DIMENSIONS SHOWN HEREON, FROM THE PROPERTY LINES TO THE STRUCTURES, ARE FOR A SPECIFIC PURPOSE AND USE; THEREFORE THEY ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES OR ANY OTHER IMPROVEMENT

MAP OF PROPERTY

SITUATE AT

INCORPORATED VILLAGE OF
FREEPORT
TOWN OF HEMPSTEAD
NASSAU COUNTY, N. Y.

LOT NUMBERS:
LOT No.'s 39-41 "MAP OF ROYAL PLAZA, SECTION No. 1" FILED: OCTOBER 9, 1925 AS MAP No. 576

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

GUARANTEES OR 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. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

GUARANTEED TO :-

HAYNES LAND SURVEYORS
PROFESSIONAL LAND & CITY SURVEYORS
199 LAFAYETTE DRIVE, SYOSSET, N.Y. 11791
PHONE: 1-516-496-1790 FAX: 516-496-1792

RECORDS OF WALTER I. BROWN, GUSTAVE A. ROULLIER & ROBERT A. HAYNES

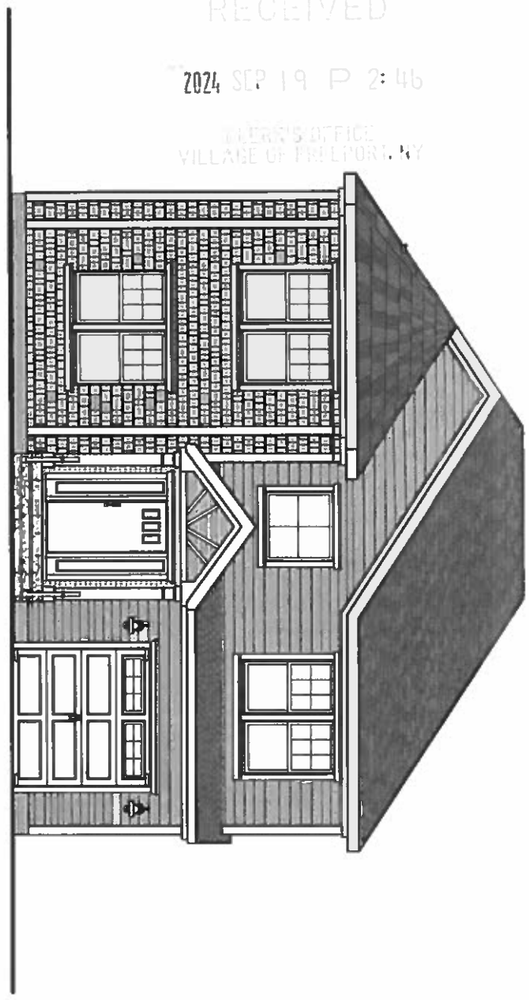
SURVEYED : MARCH 15, 2022
PROPOSED ADDED: APRIL 10, 2024

STATE OF NEW YORK
LAWRENCE MICHAEL HAYNES
No. 50172
LICENSED LAND SURVEYOR

DRAFTED BY B.G.

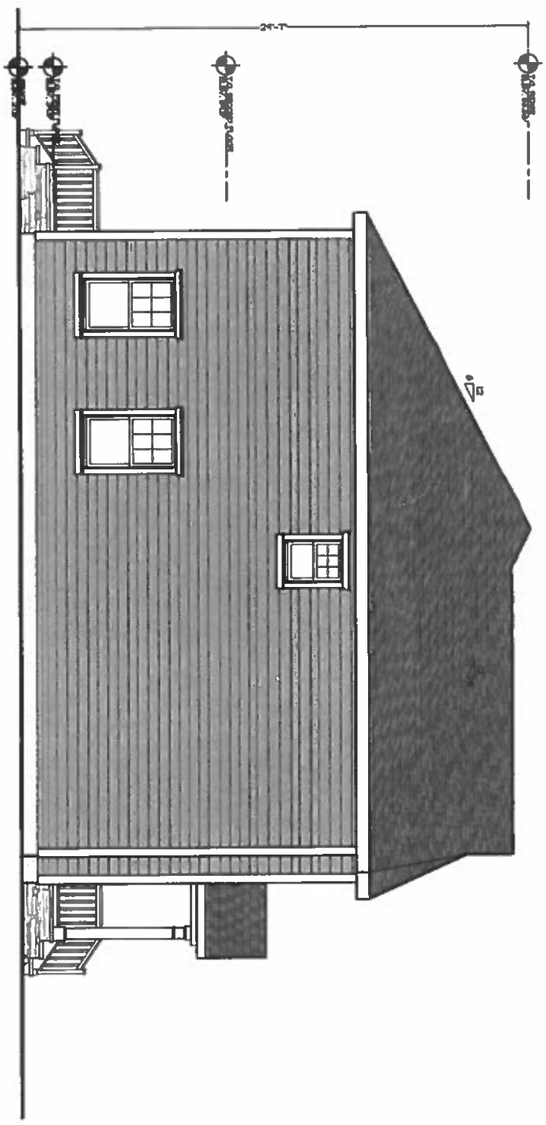
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2024 SEP 19 P 2:46
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

PROPOSED FRONT ELEVATION



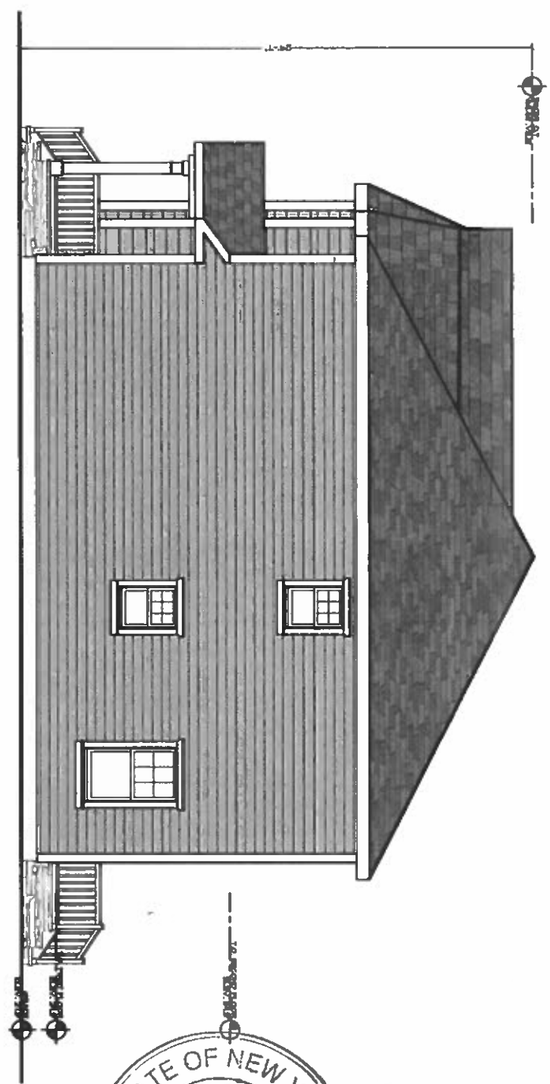
SCALE: 1/4" = 1'-0"

PROPOSED SIDE ELEVATION



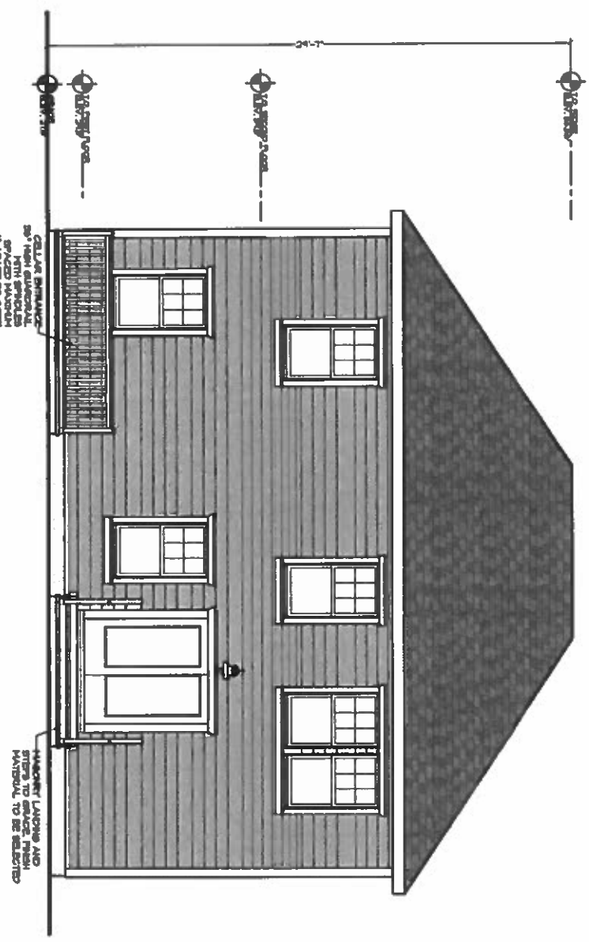
SCALE: 1/4" = 1'-0"

PROPOSED SIDE ELEVATION



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

PROPOSED REAR ELEVATION



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

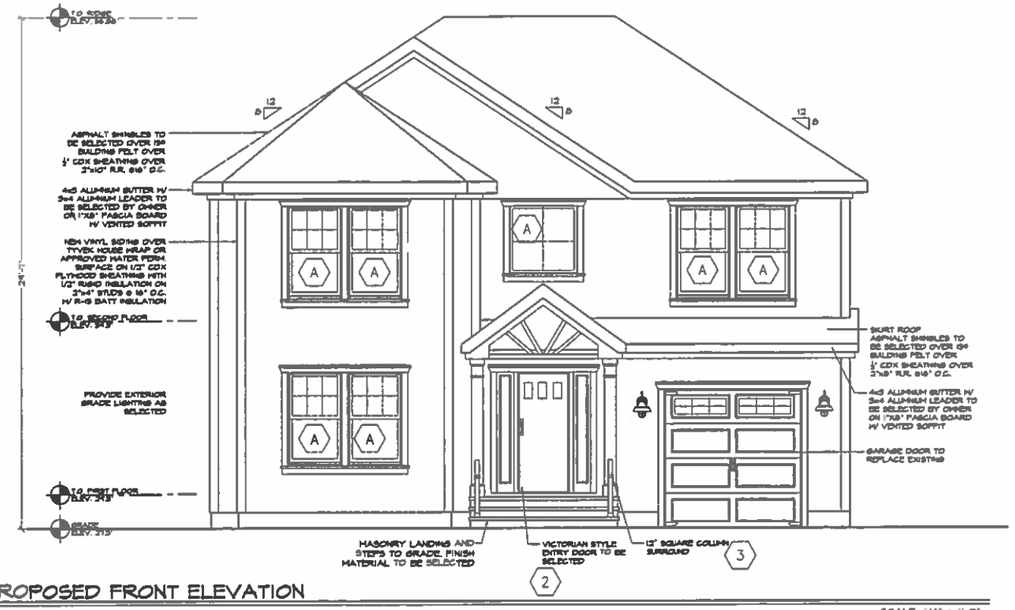
PROJECT:	ENGINEER:	DRAWING TITLE	REVISIONS	DWG No.
PROPOSED TWO STORY, ONE FAMILY DWELLING AT 61 PRINCE AVENUE FREEPORT, NY 11520	VLADIMIR CONSTANT, P.E. 7 MELRICK CT. WESTBURY, NY 11590	RENDERINGS OF EXTERIOR ELEVATIONS	NO. DATE DESCRIPTION DRN CKD	A12

SCALE: AS NOTED
ISSUE DATE: 03/30/2023
DRAWN BY:

STATE OF NEW YORK
VLADIMIR CONSTANT
080951
LICENSED PROFESSIONAL ENGINEER

WINDOW SCHEDULE					
TYPE	UNIT DESCRIPTION / UNIT TYPE	UNIT SIZE		MAX. CLEAR OPENING	REMARK
		WIDTH	HEIGHT		
A	SLIDER	5'-0 5/8"	4'-0 7/8"	6.11 SF	MEETS OR EXCEEDS CLEAR OPENING AREA OF 5.7 SF
B	CASE	2'-0 5/8"	5'-4 7/8"	7.33 SF	
C	CASE	2'-0 5/8"	4'-0 7/8"	5.16 SF	
D	AWN	2'-0 5/8"	1'-0 1/8"		

EXT. DOOR SCHEDULE					
TYPE	UNIT DESCRIPTION / UNIT TYPE	UNIT SIZE		MAX. CLEAR OPENING	REMARK
		WIDTH	HEIGHT		
1	ALUMINUM	6'-0 1/4"	6'-10-1/2"		
2	GLASS	3'-0"	6'-8"		FELLA FIBERGLASS DOOR WITH 8" SIDELITE
3	TBD				

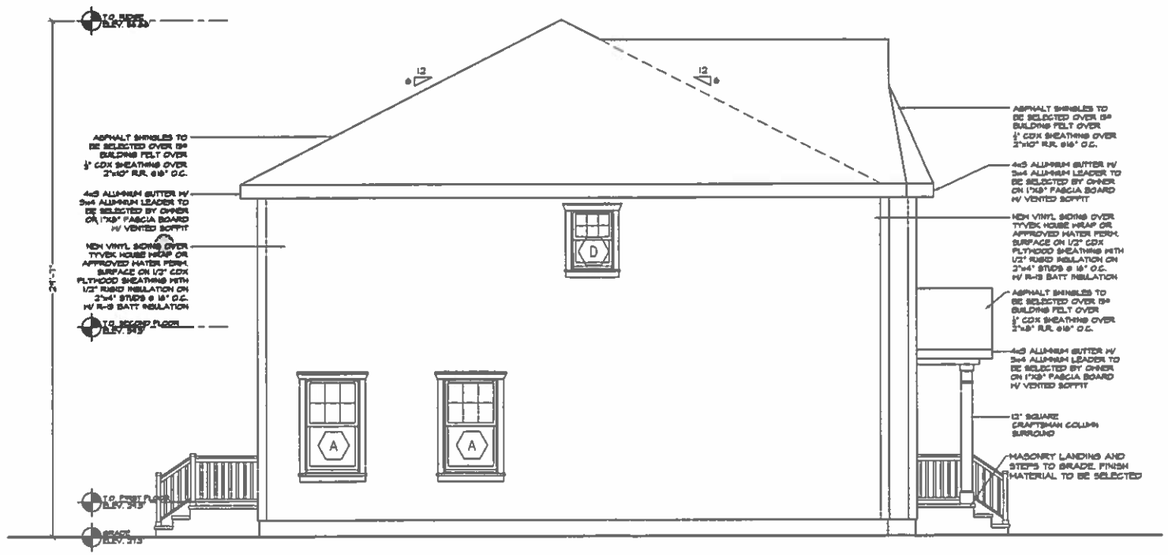


PROPOSED FRONT ELEVATION

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

FINISH MATERIAL NOTE:

-VYNYL SHAKES/LAP SIDING TO BE WESTLAKE ROYAL BUILDING PRODUCTS, COLOR: NANTUCKET
-ROOFING TO BE TIMBERLINE HDZ, COLOR: NANTUCKET MORNING
-SIDING TO BE WESTLAKE ROYAL BUILDING PRODUCTS, COLOR: NANTUCKET
-FRONT STEPS TO BE COLOR: GRAY CONCRETE
-DRIVEWAY TO BE GRAY CONCRETE
-ALL TRIM TO BE WESTLAKE ROYAL BUILDING PRODUCTS, COLOR: ASPEN WHITE
-ALL GUTTERS AND LEADERS WILL BE WHITE
-ENTRY DOOR AND GARAGE TO BE WHITE



PROPOSED SIDE ELEVATION

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

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REVISIONS

NO.	DATE	DESCRIPTION	BY	CHD

SEAL

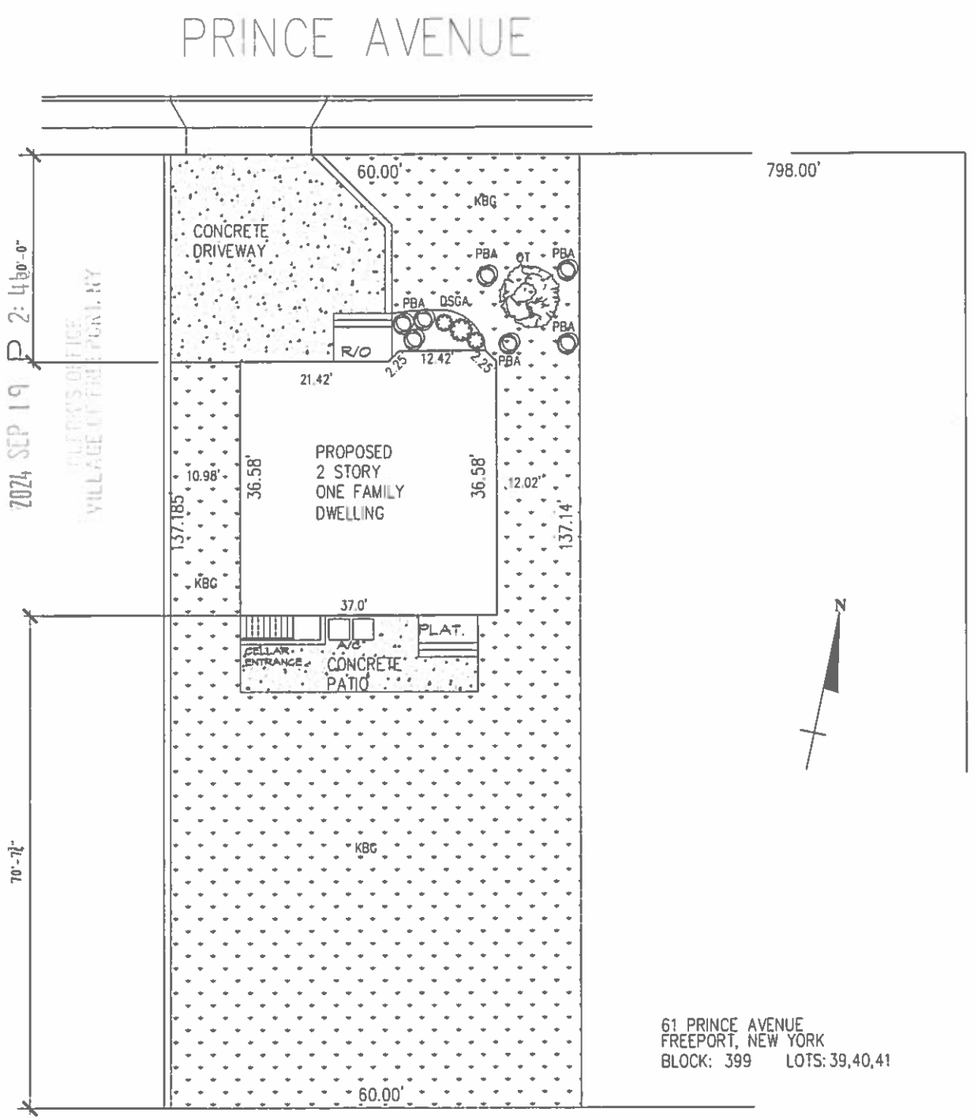
DWG. No. A4

SCALE: AS NOTED
ISSUE DATE: 03/19/2024

DRAWING TITLE: EXTERIOR ELEVATIONS

ENGINEER:
VLADIMIR CONSTANT, P.E.
7 MELRICK CT.
WESTBURY, NY 11590

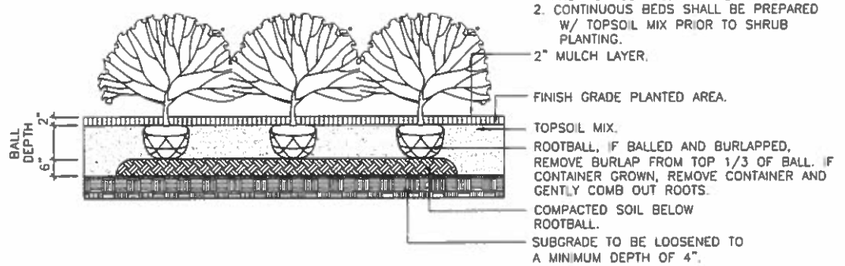
PROJECT:
PROPOSED TWO STORY, ONE FAMILY DWELLING AT
61 PRINCE AVENUE
FREEPORT, NY 11520



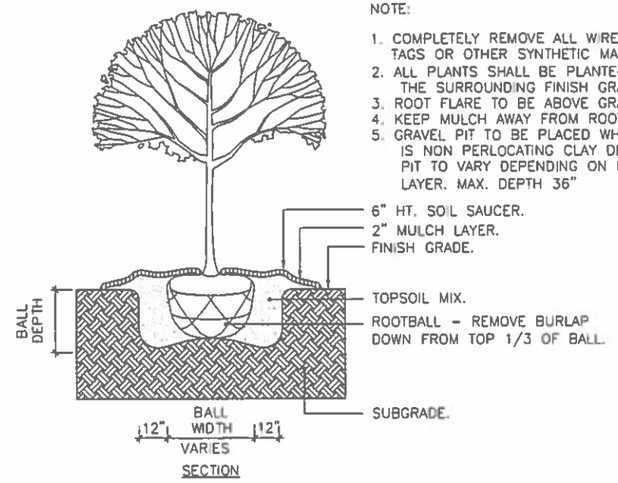
61 PRINCE AVENUE
FREEPORT, NEW YORK
BLOCK: 399 LOTS: 39,40,41

SITE PLAN

SCALE: 1" = 10'-0"



1 Shrub Mass Detail
Scale: 1/2"=1'-0"



2 Deciduous Tree Detail
Scale: 3/8"=1'-0"

PLANT LIST

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	ROOT	COMMENTS
		SHRUBS					
3	PBA	RHODODENDRON PERICLYMENOIDES	PINXTERBLOOM AZALEA	18" TO 36"	AS SHOWN	B&B	
3	DSGA	RHODODENDRON x "RLH1-14P14' PP #24,751	DOUBLE SHOT GRAPE AZALEA	18" TO 36"	AS SHOWN	B&B	
TBD	KBG	POA PRATENIS	KENTUCKY BLUEGRASS		AS SHOWN	B&B	
1	OT	ORNAMENTAL TREE (TYPE TBD)			AS SHOWN	B&B	

PLANTING NOTES

1. ALL PLANT MATERIAL SHALL CONFORM TO THE REQUIREMENTS AS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN, LATEST EDITION.
2. ALL PLANT MATERIAL SHALL BE VIGOROUS AND FREE OF INJURY, INSECTS OR DEFECTS PLANT MATERIAL SHALL BE STOCK FROM A RECOGNIZED NURSERY WITHIN THE NORTHEAST REGION.
3. ALL PLANTS TO BE SELECTED AND TAGGED IN THE FIELD.
4. CONTRACTOR SHALL VERIFY QUANTITIES AS SHOWN ON THE CONTRACT DRAWINGS IF A DISCREPANCY EXISTS BETWEEN THE PLANT COUNT AS SHOWN ON THE PLANT LIST AND THE PLANTING PLANS(S), THE PLAN(S) SHALL TAKE PRECEDENCE.
5. THE OWNER MAY REJECT ANY MATERIAL WHICH DOES NOT REPRESENT SPECIES AS OUTLINED IN THE PLANT LIST.
6. NO SUBSTITUTION WILL BE MADE UNLESS AUTHORIZED BY THE OWNER.
7. ALL SHRUBS SHALL BE PLANTED SO THE ROOT FLARE IS 1" TO 3" ABOVE THE FINISHED GRADE. CONTRACTOR SHALL VERIFY ROOT FLARE PRIOR TO PLANTING. REMOVE EXCESS SOIL OVER ROOT BALL AS REQUIRED TO EXPOSED THE ROOT FLARE ONLY.
8. ALL TREE PITS AND ENTIRE SHRUB/PERENNIAL BEDS TO RECEIVE 3" LAYER OF SHREDDED DARK MULCH. MULCH SHALL NOT COME IN DIRECT CONTACT WITH TREE TRUNKS.
9. AERATE, TOP DRESS AND SEED ALL EXISTING LAWN AREAS.
10. PLAN INDICATES APPROXIMATE LOCATION OF PLANT MATERIAL FINAL LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE OWNER.

A 10

REVISIONS

NO.	DATE	DESCRIPTION

DRAWING TITLE: LANDSCAPE PLAN

ENGINEER:
VLADIMIR CONSTANT, P.E.
7 MELRICK CT.
WESTBURY, NY 11590

PROJECT:
PROPOSED TWO STORY, ONE FAMILY DWELLING AT
61 PRINCE AVENUE
FREEPORT, NY 11520

September 10, 2024

To: Inc. Village of Freeport, Department of Buildings, Site Plan Review Board
From: SRJ Associate LLC

RE: 61 Prince Ave, Freeport, NY 11520
Zoning District: Residence A Sec. 55 Blk. 399 Lot 39-41
Building Permit Application #20243799
Description: Construct 2-story one family dwelling with attached garage 2,751 SF

To Site Plan Review Board:

On September 10, 2024 I attended a preliminary meeting with the Site Plan Review Board and discussed my application to construct a new and contemporary, colonial home located at 61 Prince Avenue. Please know all finalized details and feedback have been incorporated into the below list. I look forward to the opportunity to present this work on September 24, 2024 at a Public Hearing before the Site Plan Review Board:

- 2,751 square foot home
- Two stories
- Siding color- Nantucket; color manufactured by Westlake Royal Building Products
- Horizontal, vinyl siding
- When viewing plans, there is a section on the left side with four windows that will have Nantucket colored vinyl shakes; color manufactured by Westlake Royal Building Products
- All trims and corners colored- Aspen White; color manufactured by Westlake Royal Building
- Roof color- Nantucket Morning; color manufactured by Timberline HDZ
- Front door color- white
- Front door will have two glass sidelight panels trimmed in white
- Overhang above front door will have one white column on each side
- One recessed LED high hat above front door
- Above overhang, one white solid plate glass window with white trim
- One GFI outlet in front of house
- One car attached garage
- Garage color- white
- Garage will have six raised panels
- Garage will have two glass panels at the top

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- Garage will have one LED lantern light on each side of the garage (two total); lantern light size approximately 12 inches length by 5 inches width
- All windows will be white, double hung windows with solid glass at the bottom; top glass will have a divider look at the top
- Windows in front of home will have white window trim
- Rear and side windows will be white J-Channel trim
- One white sliding glass door in the rear with white J-Channel trim
- One LED lantern light will be hung above the rear sliding glass door; lantern light size approximately 12 inches length by 5 inches width
- One solid white door in the rear for basement entry
- White leaders
- White gutters
- White vented soffits
- Two concrete (gray concrete) steps leading to front stoop (8 ft 6 in by 5 ft) with accompanying white vinyl railings on each side with white spindles
- Driveway will accommodate two car parking
- Driveway will be concrete (gray concrete)
- Landscaping will include Azalea and Rhododendron plants in front of home, 1 approximately 5 foot tree, and 3 small bushes around the tree
- Lawn will consist of sod in the front and seeded grass on the rear and sides
- Front of the home will contain six heads of irrigation to support landscaping

I'd also like to note that Zoning District Residence A requires a minimum area of 5,000 square feet, and this lot is 8,229.75 square feet total.

Thank you very much for your review of the above information and consideration of my application.

Respectfully,

Jeffery Richey
Owner

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VILLAGE OF FREEPORT, NY

Application Date: 8/28/24
Fees Paid: $750.00

SP# 3772

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: 63 Prince Avenue ZONING DISTRICT Residence A

SECTION 55 BLOCK 399 LOT 42-44 LOT SIZE: 60 x 137 185"

☐ TENANT **APPLICANT** ☐ LESSEE	**PROPERTY OWNER**
Name: N/A	Name: Jeffrey Richey DBA MJS Associates LLC
Address:	Address: 24 Camel Hollow Road Lloyd Harbor NY 11743
Telephone #:	Telephone #: 516-206-4820

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

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

Description of Proposed Work: Construct New One Family dwelling & Store 2,751 S.F.

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

APPLICANT'S SIGNATURE DATE 7-16-24

Sworn to before me this 16 day of July, 2024

LISA RAMOS-LOPEZ
NOTARY PUBLIC, State of New York
No. 01RA5063273
Qualified in Suffolk County
Commission Expires 10/5/24

Notary Public

****

Property Owner's Consent: I, Jeffrey Richey am (are) the owner(s) of the subject property and consent to the filing of this application.

PROPERTY OWNER'S SIGNATURE DATE 7-16-24

Sworn to before me this 16 day of July, 2024

LISA RAMOS-LOPEZ
NOTARY PUBLIC, State of New York
No. 01RA5063273
Qualified in Suffolk County
Commission Expires 10-5-26

Notary Public

****

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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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VILLAGE OF FREEPORT, NY

SITE PLAN LETTER
August 15, 2024

MJS Associate LLC
63 Prince Ave
Freeport, NY 11520

RE: **63 Prince Ave, Freeport, NY 11520**
Zoning District: Residence A Sec. 55 Blk. 399 Lot 42-44
Building Permit Application #20243801
Description: Construct 2-story one family dwelling with attached garage 2,751 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

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

ZBA Approval Needed: **NO**

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

JUN 12 2024

APPLICATION NO. 2243801

Filing Date 6/12/24

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) 63 Prince Avenue (No.) (Street) ZONING DISTRICT A

BETWEEN Oxford Drive / Duffess Street (Cross Street) AND MT. Joy Avenue (Cross Street)

SECTION 55 BLOCK 399 LOT 42-44 APPROX. LOT SIZE 60 x 137, 135' LOT AREA 8,234.5

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 [X] 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 [ ] Stores, mercantile
20 [ ] Church, other religious
21 [ ] Hospital, institutional
22 [ ] Other - Specify _____

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C. COST

10 TOTAL COST OF IMPROVEMENT $290,000

D. DESCRIPTION OF PROJECT

Construct One Family dewelling

III. IDENTIFICATION – To be completed by all applicants

	NAME	MAILING ADDRESS – Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	MJS Associates LLC	24 Camel Hollow Road, Lloyd Harbor NY 11743	516-906-4820
2. Contractor	Prestige Custom Builder	7 Parker Street, East Northport	631-858-1550
3. Architect or Engineer	Vladimir Constant	7 Melrick Ct. Westbury NY. 11590	516-771-2343

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. 737841 Company NYSIF Exp. Date 8-21-2024

Contractor or Owner Jeffery Richey (Print)

Address 24 Camel Hollow Rd, Lloyd Harbor NY 11743

Phone 516-906-4820

State of New York

County of Nassau

Jeffery Richey (Print) being duly sworn, says that Contractor (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 York No. 01RA5063278

V. FLOOD ZONE

IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE?
YES _____ NO [X]
IF YES, WHICH ZONE? _____

IS PROJECT TO REPAIR FLOOD DAMAGE?
YES _____ NO [X]

PROJECT DESCRIPTION

Total/First Flr Square Feet 1332

Upper Flrs Square Feet 1330

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

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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. 20243801

Location: 63 Prince Ave
Applicant: MJS Associate LLC
Description: Construct 2-story one family dwelling with attached garage 2,751SF.

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: August 15, 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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VILLAGE OF FREEPORT BUILDING DEPT.

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

MJS Associates LLC

Name of Action or Project:

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

63 Prince Ave Freeport

Brief Description of Proposed Action:

Construct one family dewelling

Name of Applicant or Sponsor:	**Telephone:** 516-906-4820
MJS Associate LLC / Jeffery Richey	**E-Mail:** rjiresity inc@gmail.com
Address: 24 Camel Hollow Road	
City/PO: Lloyd Harbor	**State:** N.Y **Zip Code:** 11743

	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

	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			
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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	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: MJS Associates LLC / Jeffery Richey Date: May 03, 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?	☑	☐

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FREEPORT BUILDING DEPT.

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)

August 25, 2024

To: Inc. Village of Freeport, Department of Buildings, Site Plan Review Board
From: SRJ Associate LLC

RE: 63 Prince Ave, Freeport, NY 11520
Zoning District: Residence A Sec. 55 Blk. 399 Lot 42-44
Building Permit Application #20243801
Description: Construct 2-story one family dwelling with attached garage 2,751 SF

To Site Plan Review Board:

As requested in the Site Plan Letter dated August 15, 2024, I am providing all requested information for the consideration of approval from the Site Plan Review Board.

I am constructing a new, contemporary, colonial home located at 61 Prince Avenue, Freeport, New York, 11520. Details are as follows:

- 2,751 square foot home
- Two stories
- Siding color- Saddle
- Horizontal, vinyl siding
- When viewing plans, there is a section on the left side with four windows that will have Saddle colored vinyl shakes
- All trims and corners- white color
- Roof color- Cedar Falls
- Front door color- white
- Front door will have two glass sidelight panels trimmed in white
- Overhang above front door will have one white column on each side
- One recessed LED high hat above front door
- Above overhang, one white solid plate glass window with white trim
- One GFI outlet in front of house
- One car attached garage
- Garage color- white
- Garage will have six raised panels
- Garage will have two glass panels at the top
- Garage will have one LED lantern light on each side of the garage (two total); lantern light size approximately 12 inches length by 5 inches width
- All windows will be white, double hung windows with solid glass at the bottom; top glass will have a divider look at the top

- Windows in front of home will have white window trim
- Rear and side windows will be white J-Channel trim
- One white sliding glass door in the rear with white J-Channel trim
- One LED lantern light will be hung above the rear sliding glass door; lantern light size approximately 12 inches length by 5 inches width
- One solid white door in the rear for basement entry
- White leaders
- White gutters
- White vented soffits
- Two concrete steps leading to front stoop (8 feet 6 inches by 5 feet) with accompanying white vinyl railings on each side with white spindles
- Driveway will accommodate two car parking
- Driveway will be concrete with gray brick borders
  Landscaping will include Azalea and Rhododendron plants in front of home
- Lawn will consist of sod in the front and seeded grass on the rear and sides
- Front of the home will contain six heads of irrigation to support landscaping

I'd also like to note that Zoning District Residence A requires a minimum area of 5,000 square feet, and this lot is 8,229.75 square feet total.

Thank you very much for your review of the above information and consideration of my application.

Respectfully,

Jeffery Richey
Owner

VILLAGE OF FREEPORT, NY
CLERK'S OFFICE
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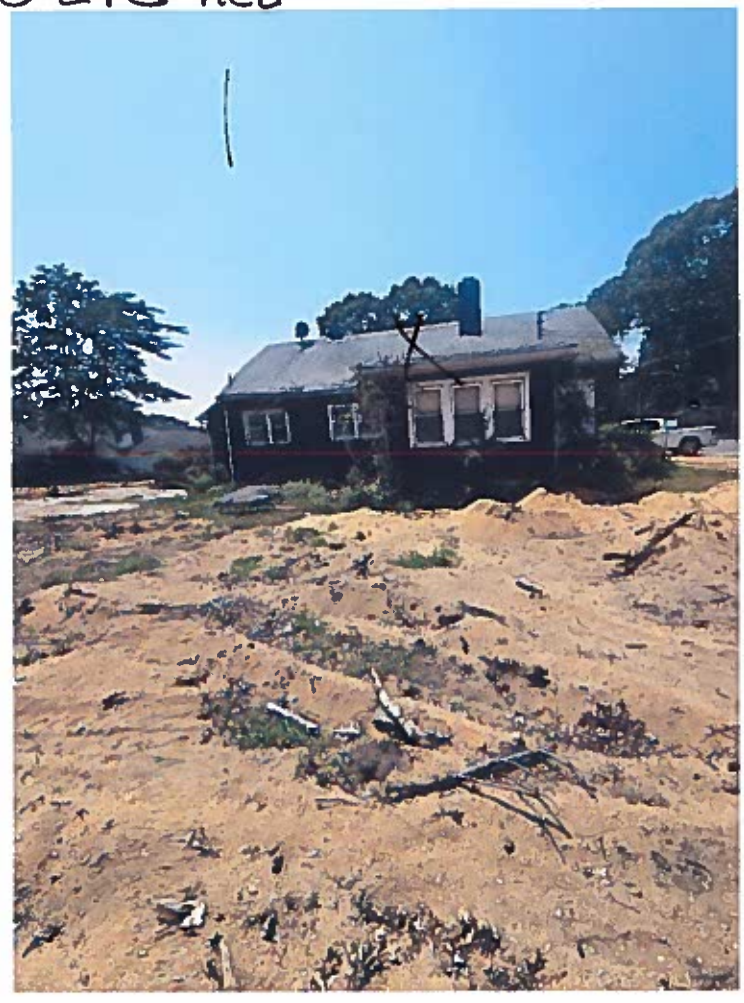
Of Prince





House To be Demolished









75 Prince



81 Prince



PROPOSED WOOD FRAME WITH VINYL SIDING 2-STORY ADDITION AND RENOVATION TO EXISTING WOOD FRAME WITH VINYL SIDING 2-STORY 1-FAMILY RESIDENCE

900 CHESNUT STREET, FRANKLIN SQUARE, N.Y, 11010
SBL: 35 593 15

2020 RESIDENTIAL CODE OF NEW YORK STATE

TABLE R3012(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOWLOAD	WIND SPEED (mph)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP	ICE SHIELD UNDER-LAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX
			WEATHERING	FROST LINE DEPTH	TERMITE	DECAY				
As per figure R301.2(5)	As per figure R301.2(4)	As per figure R301.2(2)	As per figure R301.2(5)		As per figure R301.2(6)	As per figure R301.2(7)	As per Table N1101.2			As per Table R403.3(1)
20 psf	130 mph	C	SEVERE	3 FT.	MODERATE TO HEAVY	SLIGHT TO MODERATE	SUFFOLK - 11	YES	NONE	NASSAU - 899

TABLE 1: MINIMUM INSULATION THICKNESS FOR CIRCULATING HOT WATER PIPES
INSULATION THICKNESS IN INCHES BY PIPE SIZES

HEATED WATER TEMPERATURE (F)	NON-CIRCULATING RUNOUTS		CIRCULATING MAINS AND RUNOUTS	
	UP TO 1"	UP TO 1.25"	1.5" TO 2.0"	OVER 2"
170-180	0.5	1.0	1.5	2.0
140-160	0.5	0.5	1.0	1.5
100-130	0.5	0.5	0.5	1.0

TABLE 2: MINIMUM INSULATION THICKNESS FOR HVAC PIPES

PIPING SYSTEM TYPES	FLUID TEMP. RANGE (F)	INSULATION THICKNESS IN INCHES BY PIPE SIZE			
		2" RUNOUTS	1" AND LESS	1.25" TO 2"	2.5" TO 4"
HEATING SYSTEMS					
LOW PRESSURE/TEMPERATURE	201-250	1.0	1.5	1.5	2.0
LOW TEMPERATURE	120-200	0.5	1.0	1.0	1.5
STEAM CONDENSATE (FEED WATER)	ANY	1.0	1.0	1.5	2.0
COOLING SYSTEMS					
CHILLED WATER, REFRIGERANT AND BRINE	201-250	1.0	1.5	1.5	2.0
	120-200	0.5	1.0	1.0	1.5

GENERAL NOTES

1. All work shall be done in strict accordance with provisions of local, state, and federal codes, laws, ordinances, and regulations wherever applicable
2. Each contractor shall be held to have visited the site and to have verified all existing conditions prior to submission of bid.
3. In all cases, drawings shall not be scaled for information. Figured dimensions and conditions must be verified in the field.
4. Contractor shall verify and be responsible for all field dimensions and job conditions, and shall notify the Architect of any discrepancies, conflicts, and/or omissions which would interfere with the satisfactory completion of the work. Should he fail to follow this procedure and continue with the work, he shall assume responsibility and liability arising therefrom.
5. All items of work identified on the drawings by name, note, or material designation are new, unless otherwise noted
6. All new materials and installations shall be in accordance with manufacturer's latest printed specifications, and with all applicable code requirements
7. All work shall be performed in accordance with best standard trade practices. Each trade shall cooperate with the Owner and other trades to facilitate job scheduling and completion
8. Proprietary names identifying items of work are used to designate the standard of construction. Items of equal quality may be submitted for the Architect's review.
9. Each contractor shall be responsible for any damage to adjoining remaining areas as a result of his work, and shall repair damaged surfaces to their pre-existing conditions or as may be required to complete the entire scope of work.
10. Indications of work to be removed are general only, and are not intended to show all items which may require removal. Such items shall be removed, relocated, and/or reinstalled as required for installation of new work.
11. Existing equipment and materials to be removed, which are not required to be relocated or retained by the Owner, shall become the property of the Contractor and removed from the premises.
12. At the completion of each workday, each trade shall be responsible for cleaning up their work. Rubbish removal shall be done in a dust-inhibitive fashion, and the job site shall be free of all debris and broom cleaned upon completion.
13. Drywall Construction:
    a. Provide sizes and types as shown on the drawings, taped and spackled with three (3) coats and sanded smooth
    b. Provide all metal corner beads, stops, edge trim, casing beads, etc. as required to finish all drywall surfaces with fluer, level edges
    c. Use Firecode "X" gypsum board where required to obtain fire ratings per N.Y.S. Building Codes. See Partition Types and plans for exact locations.
14. Alterations to existing work shall be patched and finished, as necessary, to match existing contiguous surfaces or new finishes shown.
15. Clean all floors, walls, doors, misc. metals, glass, etc. leaving job free of dust and debris, prior to project completion.
16. All existing floor slabs which are damaged as a result of any demolition and new work are to be restored as required to match and be level with contiguous surfaces
17. Flame spread of all interior finishes shall meet or exceed Class "B" (ASTM-E-84) or Class "I" (Radiant Panel Test) requirements.
18. All mechanical and electrical work shall be in full conformance with the Building Codes of N.Y. State, and all other applicable codes and regulations
19. Plumbing work shall be installed, by a plumber licensed with the Town of Hempstead, in accordance with New York State and National Plumbing Codes
20. Electrical work shall be installed by an electrician licensed in Nassau County, in accordance with New York State and National Electrical Codes. A Fire Underwriter's Laboratory certificate shall be obtained for all electrical work, and supplied to the Owner and the Architect.
21. All cabinetry and casework to be fabricated and installed in conformance with the N.Y.S. Building Code
22. During demolition work, properly protect all existing work scheduled to remain. Provide any shoring, bracing, and temporary partitions as required to protect adjoining existing areas so that the owner can continue daily operations with minimal interruptions.
23. Soil pressure assumed at 3,000 Lbs. per sq. ft. (typical Long Island sand and gravel)
24. All new construction is to conform to the 2013 Energy Conservation Construction Code of N.Y. State

GENERAL CODE NOTES

1. SEE DRAWING A-1 FOR NEW DOOR AND WINDOW SCHEDULES.
2. SEE DRAWING E-1 THRU E-2 FOR THE RESIDENTIAL CODE OF NEW YORK STATE GENERAL CONSTRUCTION DETAILS, FASTENER/NAILING & STRAPPING SCHEDULES.
3. NEW SMOKE ALARM DETECTOR TO BE INSTALLED AT EACH SLEEPING ROOM, HALLWAY & BASEMENT. ALL SMOKE DETECTORS TO BE INTERCONNECTED IN ACCORDANCE WITH(SECTION R313) AND POWER SOURCE FOR SMOKE DETECTORS IS TO COMPLY WITH(SECTION R314)S OF THE NYS RESIDENTIAL CODE. (TYP.)
4. NEW CARBON MONOXIDE DETECTOR IS TO BE INSTALLED, LISTED AND LABELED AS COMPLYING WITH UL 2034-2003 STANDARD AND TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS, AND PER RCNYS SECTION R 315.2
5. MINIMUM DUCT INSULATION IS TO BE IN ACCORDANCE WITH TABLE 503.3.3 OF THE ENERGY CONSERVATION CODE OF NEW YORK STATE
6. PLEASE CONFIRM THAT ALL APPLIANCES WILL BE DIRECTLY VENTED TO THE OUTSIDE. SIZING OF VENTING SYSTEM IS TO COMPLY WITH SECTION G2427.12(4)2, FURTHERMORE FLUE GASES SECTIONAL AREA IS TO COMPLY WITH R1003.11. EXTERIOR AIR INTAKE IS TO COMPLY WITH SECTION R1005 OF R.C. O. N.Y.S.
7. MOISTURE VAPOR RETARDERS ARE TO BE INSTALLED ON THE WARM-IN-WINTER SIDE OF THE INSULATION IN ALL FRAMED WALLS, FLOORS AND ROOF/CEILINGS COMPRISING ELEMENTS OF THE BUILDING THERMAL ENVELOPE, IN ACCORDANCE WITH SECTION R318 OF R. C. O. N.Y.S.
8. PIPE INSULATION FOR THE WATER DISTRIBUTION SYSTEMS IS TO COMPLY WITH TABLE 503.2.3.1 OF THE ENERGY CONSERVATION CONSTRUCTION CODE. SEE TABLE ON ENG E-3 FOR MORE INFORMATION. WATER DISTRIBUTION TO BE "L" COPPER OR BETTER. VENTS TO BE P.V.C. SCHEDULE 40 OR BETTER. DRAINS TO BE BLACK IRON PIPE OR BETTER.
9. SEE ENG. E-4 FOR DETAIL OF GUARD RAILS FOR OPEN SIDE OF STAIRS WITH TOTAL RISE OF MORE THAN 30", IN ACCORDANCE WITH SECTION R312 OF R.C.O.N.Y.S.
10. ELECTRICAL EQUIPMENT WIRING AND INSTALLATION ARE TO COMPLY WITH CHAPTER 39 THROUGH 43 OF R.C. O. N.Y.S. WIRE INSULATION TO BE THW OR BETTER (TYPE C MAIL CONNECTOR TYPE) ALL GARAGE, OUTDOOR, UNDERFLOOR SPACES TO BE PROVIDED WITH GFI PROTECTION IN ACCORDANCE WITH SECTION E 3902.12 OF R.C. O. N.Y.S.
11. THE WIRING SYSTEM OF THE PREMISES IS TO BE GROUNDED AT THE WATER SERVICE OR WITH A GROUNDING ELECTRODE CONNECTED, IN ACCORDANCE WITH SECTION E3701.1 SUCH AS IN ACCORDANCE WITH SECTION E3906.1. THE ROD ELECTRODE IS TO BE MADE OF ZINC COATED IRON OR STEEL, SHALL HAVE 5/8" MINIMUM DIAMETER AND SHALL BE A MINIMUM OF 8 FT. LONG. NON-FERROUS ROD SHALL BE 1/2 IN MINIMUM DIAMETER IN ACCORDANCE WITH SECTION E 3906.8 OF R.C. O. N.Y.S.
12. CIRCUIT BREAKERS AND OTHER ELECTRICAL DEVICES ARE TO BE SIZED TO PROTECT THE FEEDER IN EACH PARTICULAR BRANCH CIRCUIT.
13. A MINIMUM OF ONE 20 AMPERE BRANCH CIRCUIT IS TO BE PROVIDED TO SUPPLY THE BATHROOM RECEPTACLE OUTLETS. SUCH CIRCUITS ARE TO HAVE NO OTHER OUTLET.
14. CIRCUITS RATINGS TO BE IN ACCORDANCE WITH SECTION E3603. GROUNDING FAULT INTERRUPTION PROTECTION IS TO BE PROVIDE FOR BATHROOM CIRCUITS. ALL CIRCUITS LISTED IN SECTION E3902.12 OF R.C.O.N.Y.S.
15. STAIRWAY ILLUMINATION IS TO BE IN ACCORDANCE WITH R326.1. THE LIGHT SWITCH IS TO BE LOCATED AT THE TOP AND AT THE BOTTOM OF EACH STAIRWAY, IN ACCORDANCE WITH SECTION R326.1.1. OF R.C. O. N.Y.S.
16. DWELLING IDENTIFICATION IS TO PROVIDED IN ACCORDANCE WITH SECTION R331 OF R.C. O. N.Y.S.
17. ALL MECHANICAL SYSTEM INSTALLED SHALL COMPLY WITH CHAPTER 12 THROUGH CHAPTER 22 OF R.C.O.N.Y.S.
18. PLUMBING SYSTEM INSTALLED SHALL COMPLY WITH CHAPTER 29 THROUGH CHAPTER 34 OF R.C.O.N.Y.S.
19. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS SAUNAS, STEAM ROOMS BATHTUBS AND SHOWERS. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" (1524 mm) MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE

2020 RESIDENTIAL CODE OF NYS - ANALYSIS

CHAPTER 3 - BUILDING PLANNING

LOCAL DESIGN CRITERIA
(TABLE R301.2(1) UNLESS NOTED OTHERWISE)

NOTE:
CONSTRUCTION SHALL BE DESIGNED IN ACCORDANCE WITH THE AMERICAN FOREST & PAPER ASSOCIATION, WOOD FRAME CONSTRUCTION MANUAL FOR ONE-AND TWO-FAMILY DWELLINGS (WFCM) 2018 EDITION. (AS PER R301.2.1.1)

FLOOR LIVE LOAD (AS PER TABLE R301.5)

ATTICS WITH LIMITED STORAGE	20 PSF
ATTICS WITHOUT STORAGE	10 PSF
DECKS	40 PSF
PASSENGER VEHICLE GARAGES	50 PSF
ROOMS OTHER THAN SLEEPING ROOMS	40 PSF

ROOF LIVE LOAD
(ROOF SHALL BE DESIGNED FOR THE LIVE LOAD INDICATED IN TABLE R301.6 (BELOW) OR THE SNOW LOAD INDICATED IN TABLE R301.2(1) WHICHEVER IS GREATER.

TABLE R3016
MINIMUM ROOF LIVE LOADS IN POUNDS-FORCE PER SQUARE FOOT OF HORIZONTAL PROJECTION

ROOF SLOPE	TRIBUTARY LOADED AREA IN SQUARE FEET 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

ROOF SNOW LOAD
(AS PER FIGURE R301.2(5)) = 20 P.S.F. X .7 = 14.2 P.S.F.

BUILDING USE CLASSIFICATION:
(AS PER SECTION R101.2) ONE FAMILY DWELLING

LIST OF DRAWINGS

A1 COVERSHEET, PLOT PLAN, ZONING, AND GENERAL NOTES
A2 PROPOSED FOUNDATION & FIRST FLOOR PLAN
A3 PROPOSED SECOND AND ROOF PLAN
A4 FRONT AND SIDE EXTERIOR ELEVATION
A5 REAR AND SIDE EXTERIOR ELEVATION
A6 BUILDING SECTION, DETAILS & PLUMBING RISER DIAGRAM
A7 STRUCTURAL NOTES
A8 SPECIFICATIONS AND NOTES
A9 ENERGY NOTES AND DETAILS
E1 ELECTRICAL PLAN, NOTES AND SYMBOLS
E2 ELECTRICAL PLAN - BASEMENT & FIRST FLOOR
M1 FOUNDATION & 1ST FLOOR MECHANICAL PLAN NOTES AND SYMBOLS
M2 ATTIC MECHANICAL PLAN NOTES AND SYMBOLS

2018 ECC, SECTION R403.3 MECHANICAL SYSTEM PIPING INSULATION (MANDATORY)

Mechanical system piping capable of carrying fluids above 105 °F (41 °C) or below 55 °F (13 °C) shall be insulated to a minimum of R-3.

Protection of piping insulation

1.-Piping from the water heater to kitchen outlets.

4. Piping located outside the conditio space.

5. Piping from the water heater to a distribution manifold.

6. Piping located under a floor slab.

7. Buried piping.

8. Supply and return piping in recirculation systems other than demand recirculation systems.

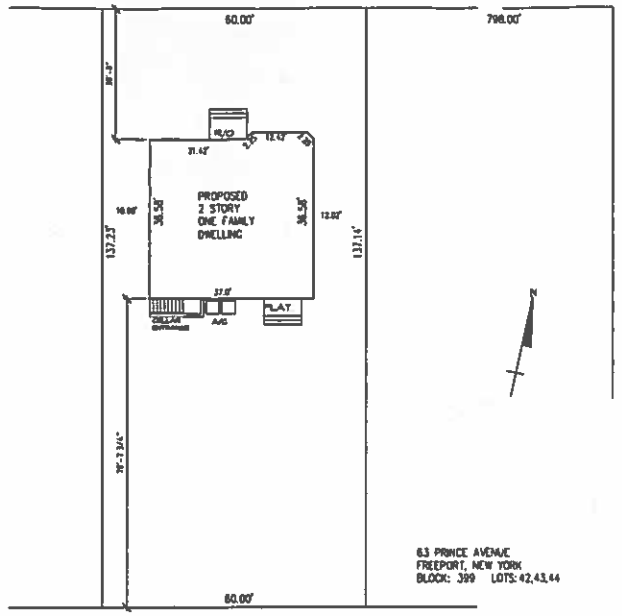
9. Piping with run lengths greater than the maximum run lengths for the nominal pipe diameter given in Table 403.4.2. All remaining piping shall be insulated to at least R-3 or meet the run length requirements of Table R403.4.2.

2018 IECC, Electrical Power and Lighting System

Section R404.1 Lighting Equipment.
Not less than 75 percent of the permanently installed lighting fixtures to be high efficacy lamps as required.

FLOOR AREA SQUARE FOOTAGES	
FIRST FLOOR (NO GARAGE)	1128.75 FT
SECOND FLOOR	1375.75 FT
ATTACHED GARAGE	247.00 FT

PRINCE AVENUE



PLOT PLAN
SCALE: 1"=30'-0"

NOTE: THIS PLOT PLAN IS NOT A LEGAL SURVEY.

ZONING INFORMATION

INC. VILLAGE OF FREEPORT
SECTION 55 BLOCK 399 TAX LOT 43-44

ZONE: RES. A	REQUIRED	PROPOSED
LOT AREA	5,000 SF	8228.4 SF
FRONTAGE	50 FT.	60 FT.
FRONT YARD	20 FT.	26.46 FT.
REAR YARD	20 FT.	74.19 FT.
SIDE YARD (MIN.)	5 FT.	10.98 FT.
SIDE YARD (AGG)	15 FT.	23.44 FT.
BUILDING HEIGHT	35 FT.	35 FT.
PRINCIPAL COVERAGE	30%	16.7 %
SKY EXPOSURE (FRONT/REAR)	1 : 1 (V:H)	COMPLIES
SKY EXPOSURE (SIDES)	2 : 1 (V:H)	COMPLIES



SKY EXPOSURE DIAGRAMS

STATE OF NEW YORK
VLADIMIR CONSTANT
LICENSED PROFESSIONAL ENGINEER
090951

REVISIONS

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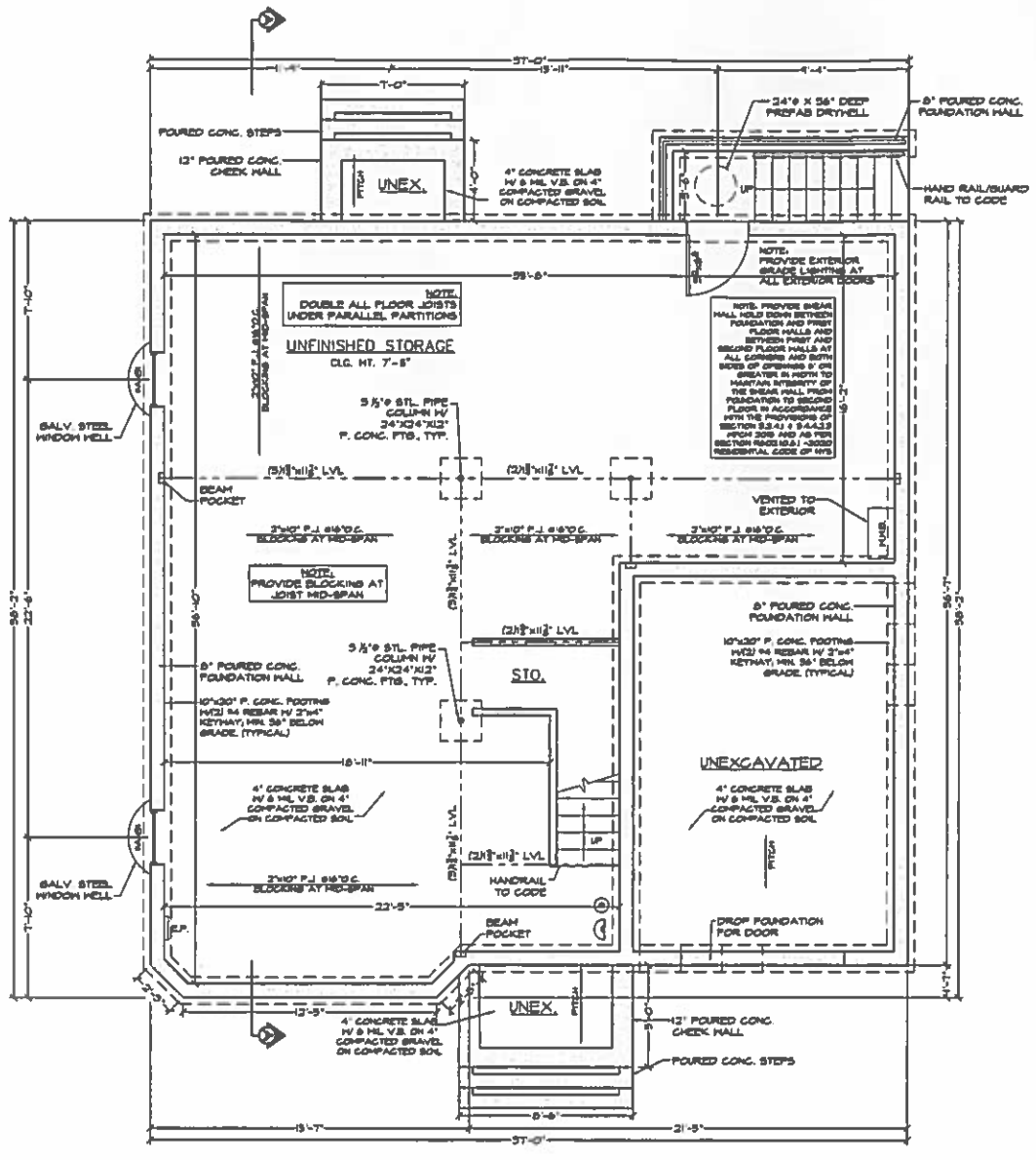
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ISSUE DATE: 03/30/2023
DRAWN: P.M.
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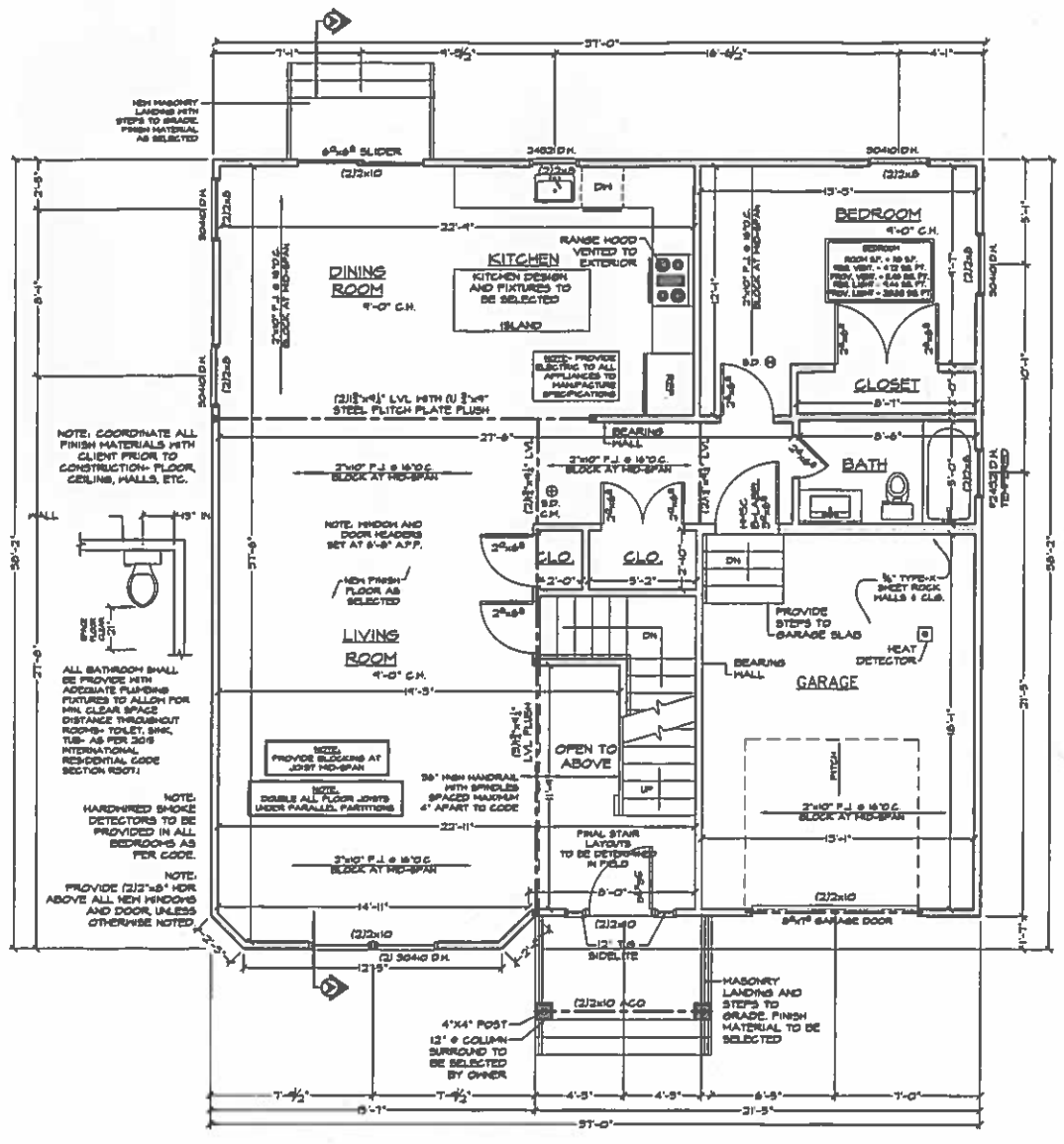
ENGINEER: VLADIMIR CONSTANT, P.E.
7 MELRICK CT.
WESTBURY, NY 11590

PROJECT:
PROPOSED TWO STORY, ONE FAMILY DWELLING AT
63 PRINCE AVENUE
FREEPORT, NY 11520



PROPOSED FOUNDATION PLAN

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



PROPOSED FIRST FLOOR PLAN

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

GENERAL NOTES

1. CARBON MONOXIDE ALARMS AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN BUILDINGS AS REQUIRED IN ACCORDANCE WITH SECTION 915.2 OF 2020 FIRE CODE OF NYS (CARBON MONOXIDE DETECTION SYSTEMS) FOR RESIDENTIAL BUILDINGS INTER-WIRED FIRE/SMOKE AND CARBON MONOXIDE DETECTORS WITH BATTERY BACKUP AS PER NFPA 72 AND 2020 RESIDENTIAL CODE OF NYS CODE SEC. R314 AND R315 SHALL BE INSTALLED IN DWELLING UNITS OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE VICINITY OF THE BEDROOMS. WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, CARBON MONOXIDE DETECTION SHALL BE INSTALLED WITHIN THE BEDROOM.
2. ALL ELECTRIC WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE N.E.C.
4. ALL CONDITIONS AND DIMENSIONS TO BE VERIFIED IN FIELD BY THE GENERAL CONTRACTOR AND REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO START OR CONTINUATION OF WORK
5. NO GALV. NAILS OR CONNECTORS IN ACQ LUMBER ARE PERMITTED ALL CONNECTORS AND FASTENERS FOR ACQ LUMBER MUST BE STAINLESS STEEL OR HOT DIPPED GALVANIZED G-185
6. AS PER 2020 RESIDENTIAL CODE OF NYS SEC. R310 EACH HABITABLE ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW FOR EMERGENCY EGRESS WITH A MINIMUM CLEAR OPENING OF 5.7 SQ. FT. (GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM CLEAR OPENING OF 5.0 SQ. FT.). THE MIN. HT. OF OPENINGS TO BE 24" AND MINIMUM WIDTH TO BE 20" AND THE BOTTOM OF OPENINGS NO HIGHER THAN 5'-8" A.F.F.
7. ALL WOOD POSTS SHALL BE BUILT UP WITH (2) 2X4'S NAILED TOGETHER W/ 10d NAILS @ 8" O.C. UNLESS OTHERWISE NOTED
8. ALL FRAMING SHALL COMPLY WITH THE 2020 RESIDENTIAL CODE OF NYS
9. ALL EXTERIOR PORCH/DECK/ STAIR FRAMING TO BE ACQ LUMBER-U.O.N.
10. ALL ANCHORS, STRAPPING AND CONNECTORS AND HARDWARE TO BE SIMPSON STRONG TIE OR AN APPROVED MANUFACTURE AND TO BE INSTALLED AS PER MANUFACTURE WRITTEN INSTRUCTIONS- UNLESS OTHERWISE NOTED
11. ALL ENGINEERED LUMBER TO BE CLADDED AND SEAL AS REQUIRED TO PROTECT AGAINST THE WEATHER ENVIRONMENT

STAIRS & GUARD NOTE:

(TO COMPLY WITH 2020 RESIDENTIAL CODE OF NYS
-R311 AND R312)
-STAIRWAYS SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT
-MINIMUM HEADROOM HEIGHT TO BE 6'-8"
-MAX. RISER SHALL NOT EXCEED 8¼"
-MIN. TREAD SHALL NOT BE LESS THAN 9"
-STAIR PROFILE. NOSINGS SHALL NOT BE LESS THAN ¾" NOT MORE THAN 1¼"
-HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH STAIRWAY WITH TWO OR MORE RISERS. TOP OF HANDRAIL SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38". ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS TO THE FULL LENGTH OF THE STAIRS FROM DIRECTLY ABOVE THE TOP RISER OF A FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1½" BETWEEN THE WALL AND THE HANDRAIL.
HANDRAILS SHALL NOT PROJECT MORE THAN 4½" ON EITHER SIDE OF THE STAIRWAY.
-GUARDS/RAILINGS ARE REQUIRED FOR ANY SURFACE 30" ABOVE FLOOR OR GRADE.
-GUARDS/RAILINGS SHALL NOT HAVE A GAP OF PASSAGE OF MORE THAN 4" O.C.
-BOTTOM RAIL TO TREADS SHALL NOT HAVE A GAP OF PASSAGE OF MORE THAN 6" SPHERE

PROVIDE STAIRWAY LIGHTING AS PER SECTION R303.7 INTERIOR STAIRWAY ILLUMINATION. INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS OF NOT LESS THAN 1 FOOT-CANDLE (11 LUX) AS MEASURED AT THE ENTER OF TREADS AND LANDINGS. THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHT SOURCE WHERE THE STAIRWAY HAS SIX OR MORE RISERS

R302.7. UNDER STAIR PROTECTION. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIRS SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH ½" GYPSUM BOARD

MAINTAIN 6'-8" CLEARANCE OVER STAIR PER CODE. (NOTE. 6'-4" PROJECTIONS INTO REQUIRED 6'-8" HEIGHT PERMITTED PER CODE)

WALL KEY

- EXIST TO BE REMOVED
- EXIST TO REMAIN
- NEW WOOD FRAME CWST
- NEW POURED CONCRETE
- 4"x4" POST UNLESS OTHERWISE NOTED
- HOLD DOWN AS NOTED
- (H) HARD WIRED SMOKE DETECTOR W/ BATTERY BACKUP AS PER SEC'T. R314 2020 RESIDENTIAL CODE OF NYS AND NFPA 72
- (C) HARD WIRED CARBON MONOXIDE DETECTOR W/ BATTERY BACKUP MIN. 12" A.F.F. AS PER SEC'T. R315 2020 RESIDENTIAL CODE OF NYS AND SECTION 915 OF 2020 FIRE CODE OF NYS
- 80 CFM FAN TO EXTERIOR
- DENOTES EGRESS WINDOW

STATE OF NEW YORK
VLADIMIR CONSTANT
080751
LICENSED PROFESSIONAL ENGINEER

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VILLAGE OF FREEPORT, NY

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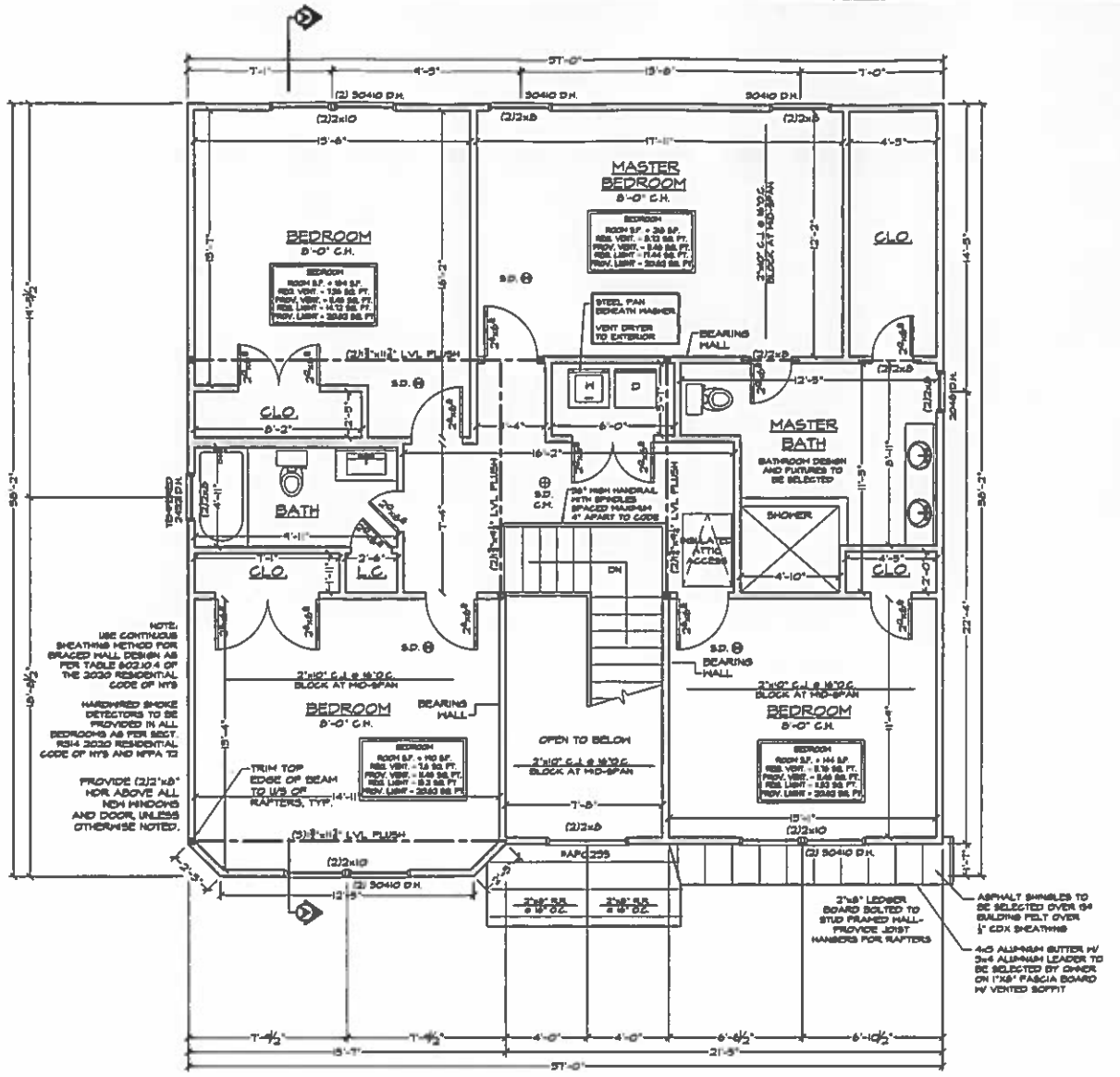
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ISSUE DATE: 03/30/2023
DRAWN: P.M.

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DRAWING TITLE: FLOOR PLANS

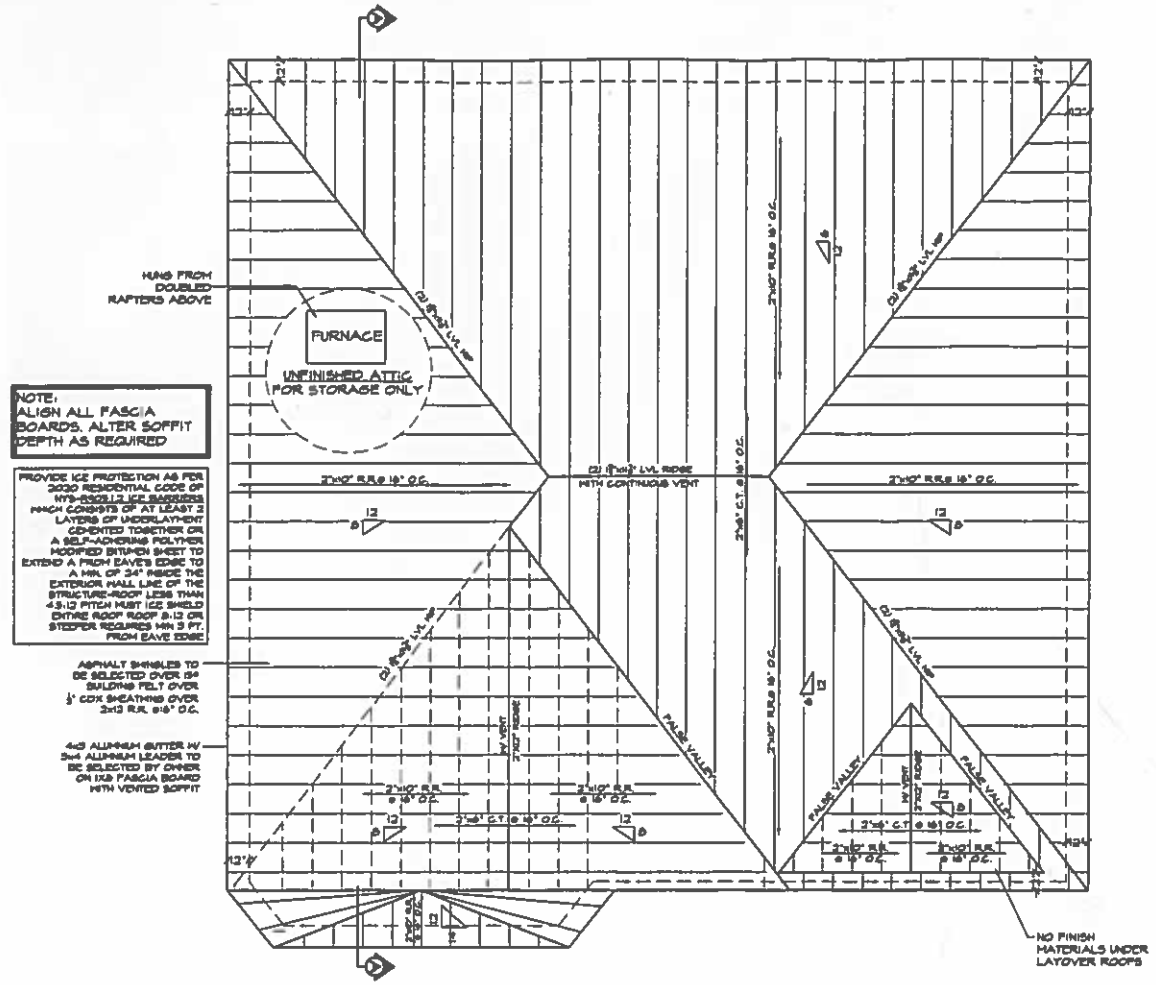
ENGINEER:
VLADIMIR CONSTANT, P.E.
7 MELRICK CT.
WESTBURY, NY 11590

PROJECT:
PROPOSED TWO STORY, ONE FAMILY DWELLING AT
63 PRINCE AVENUE
FREEPORT, NY 11520



PROPOSED SECOND FLOOR PLAN

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



PROPOSED ROOF PLAN

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

GENERAL NOTES

1. CARBON MONOXIDE ALARMS AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN BUILDINGS AS REQUIRED IN ACCORDANCE WITH SECTION 915.2 OF 2020 FIRE CODE OF NYS (CARBON MONOXIDE DETECTION SYSTEMS) FOR RESIDENTIAL BUILDINGS. INTER-WIRED FIRE/SMOKE AND CARBON MONOXIDE DETECTORS WITH BATTERY BACKUP AS PER NFPA 72 AND 2020 RESIDENTIAL CODE OF NYS CODE SEC. R314 AND R315 SHALL BE INSTALLED IN DWELLING UNITS OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE VICINITY OF THE BEDROOMS. WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, CARBON MONOXIDE DETECTION SHALL BE INSTALLED WITHIN THE BEDROOM.
2. ALL ELECTRIC WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE N.E.C.
4. ALL CONDITIONS AND DIMENSIONS TO BE VERIFIED IN FIELD BY THE GENERAL CONTRACTOR AND REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO START OR CONTINUATION OF WORK.
5. NO GALV. NAILS OR CONNECTORS IN ACQ. LUMBER ARE PERMITTED. ALL CONNECTORS AND FASTENERS FOR ACQ LUMBER MUST BE STAINLESS STEEL OR HOT DIPPED GALVANIZED G-185.
6. AS PER 2020 RESIDENTIAL CODE OF NYS SEC. R310 EACH HABITABLE ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW FOR EMERGENCY EGRESS WITH A MINIMUM CLEAR OPENING OF 5.7 SQ. FT. (GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM CLEAR OPENING OF 5.0 SQ. FT.). THE MIN. HT. OF OPENINGS TO BE 24" AND MINIMUM WIDTH TO BE 20" AND THE BOTTOM OF OPENINGS NO HIGHER THAN 3'-8" A.F.F.
7. ALL WOOD POSTS SHALL BE BUILT UP WITH (2) 2X4'S NAILED TOGETHER W/ 10d NAILS @ 8" O.C. UNLESS OTHERWISE NOTED
8. ALL FRAMING SHALL COMPLY WITH THE 2020 RESIDENTIAL CODE OF NYS
9. ALL EXTERIOR PORCH/DECK/ STAIR FRAMING TO BE ACQ LUMBER-U.O.N.
10. ALL ANCHORS, STRAPPING AND CONNECTORS AND HARDWARE TO BE SIMPSON STRONG TIE OR AN APPROVED MANUFACTURE AND TO BE INSTALLED AS PER MANUFACTURE WRITTEN INSTRUCTIONS- UNLESS OTHERWISE NOTED
11. ALL ENGINEERED LUMBER TO BE CLADDED AND SEAL AS REQUIRED TO PROTECT AGAINST THE WEATHER ENVIRONMENT

STAIRS & GUARD NOTE:

(TO COMPLY WITH 2020 RESIDENTIAL CODE OF NYS -R311 AND R312)
-STAIRWAYS SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT
-MINIMUM HEADROOM HEIGHT TO BE 6'-8"
-MAX. RISER SHALL NOT EXCEED 8¼"
-MIN. TREAD SHALL NOT BE LESS THAN 9"
-STAIR PROFILE: NOSINGS SHALL NOT BE LESS THAN ¾" NOT MORE THAN 1¼"
-HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH STAIRWAY WITH TWO OR MORE RISERS. TOP OF HANDRAIL SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38". ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS TO THE FULL LENGTH OF THE STAIRS FROM DIRECTLY ABOVE THE TOP RISER OF A FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1½" BETWEEN THE WALL AND THE HANDRAIL. HANDRAILS SHALL NOT PROJECT MORE THAN 4½" ON EITHER SIDE OF THE STAIRWAY.
-GUARDS/RAILINGS ARE REQUIRED FOR ANY SURFACE 30" ABOVE FLOOR OR GRADE.
-GUARDS/RAILINGS SHALL NOT HAVE A GAP OF PASSAGE OF MORE THAN 4" O.C.
-BOTTOM RAIL TO TREADS SHALL NOT HAVE A GAP OF PASSAGE OF MORE THAN 6" SPHERE

PROVIDE STAIRWAY LIGHTINGS AS PER SECTION R303.7 INTERIOR STAIRWAY ILLUMINATION. INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS OF NOT LESS THAN 1 FOOT-CANDLE (11 LUX) AS MEASURED AT THE ENTER OF TREADS AND LANDINGS. THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHT SOURCE WHERE THE STAIRWAY HAS SIX OR MORE RISERS

R302.7. UNDER STAIR PROTECTION. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIRS SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH ½" GYPSUM BOARD

MAINTAIN 6'-8" CLEARANCE OVER STAIR PER CODE. (NOTE: 6'-4" PROJECTIONS INTO REQUIRED 6'-8" HEIGHT PERMITTED PER CODE)

WALL KEY

- EXIST TO BE REMOVED
- EXIST TO REMAIN
- NEW WOOD FRAME UNIT
- NEW POURED CONCRETE
- 4"x4" POST UNLESS OTHERWISE NOTED
- HOLD DOWN AS NOTED
- HARD WIRED SMOKE DETECTOR W/ BATTERY BACK-UP AS PER SECT. R314 2020 RESIDENTIAL CODE OF NYS AND NFPA 72
- HARD WIRED CARBON MONOXIDE DETECTOR W/ BATTERY BACK-UP MIN 12" A.F.F. AS PER SECT. R315 2020 RESIDENTIAL CODE OF NYS AND SECTION 915 OF 2020 FIRE CODE OF NYS
- 80 CFM FAN TO EXTERIOR
- DENOTES EGRESS WINDOW



DWG No. A3

REVISIONS			
NO.	DATE	DESCRIPTION	DWN	CHK

SCALE: AS NOTED
ISSUE DATE: 03/30/2023
DRAWN: P.M.

DRAWING TITLE: PROPOSED SECOND FLOOR AND ROOF PLAN

ENGINEER:
VLADIMIR CONSTANT, P.E.
7 MELRICK CT.
WESTBURY, NY 11590

PROJECT:
PROPOSED TWO STORY, ONE FAMILY DWELLING AT
63 PRINCE AVENUE
FREEPORT, NY 11520

VILLAGE OF FREEPORT, NY
CLERK'S OFFICE
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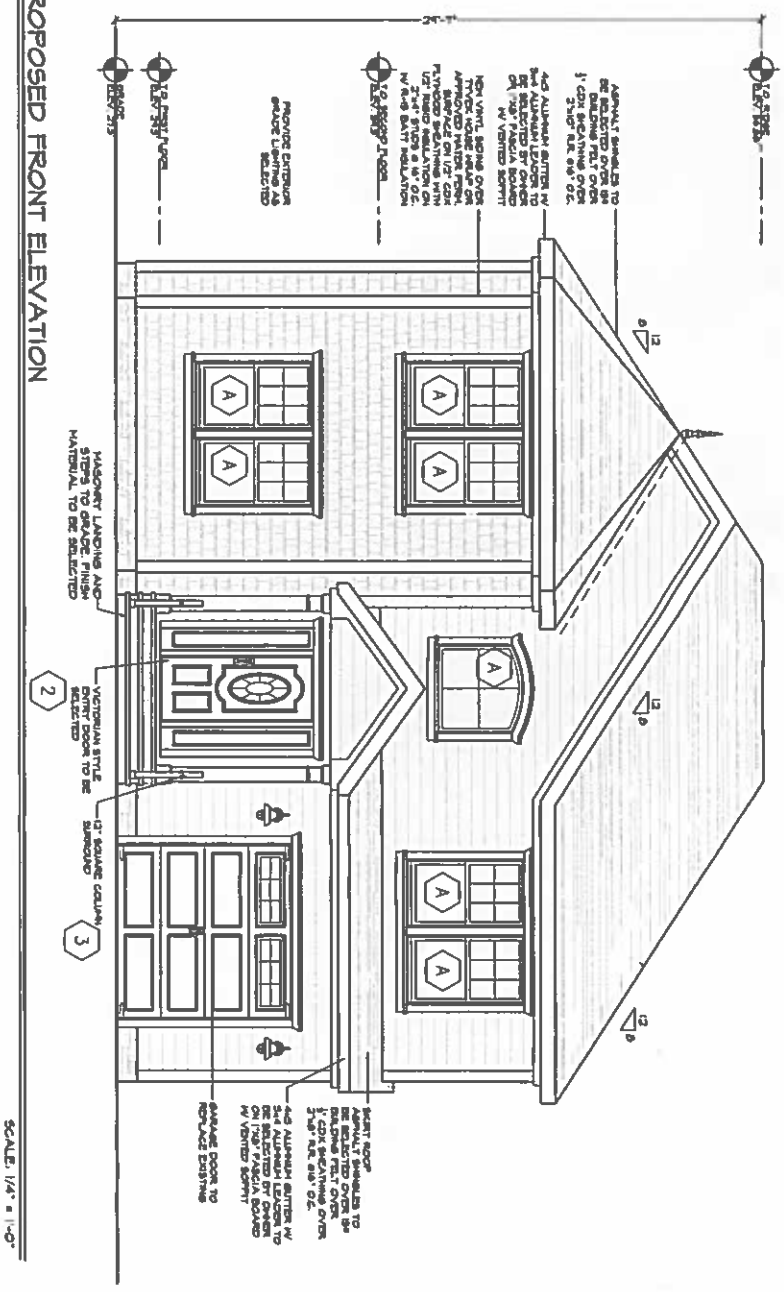
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2024 AUG 28 A 10:53
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VILLAGE OF FREEPORT, NY

WINDOW SCHEDULE

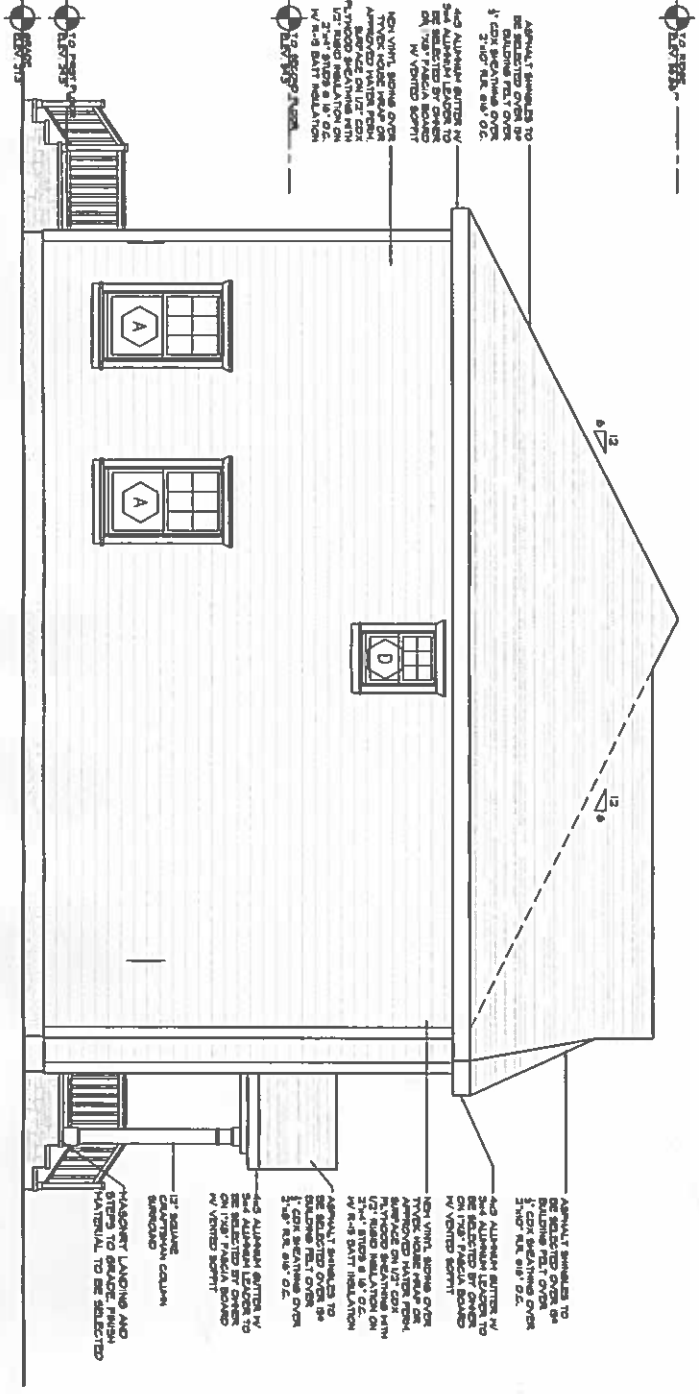
TYPE	UNIT DESCRIPTION / UNIT TYPE	UNIT SIZE WIDTH	UNIT SIZE HEIGHT	MAX. CLEAR OPENING	REMARK
A	6666	2'-11 5/8"	5'-0 1/8"	4.9 SF	
B	5466	2'-5 5/8"	5'-4 1/8"	5.5 SF	NOTE: IN DOUBLE CLEAR OPENING AREA MAY BE 5.7 SF
C	5466	2'-5 5/8"	4'-8 1/8"	5.5 SF	
D	3666	2'-11 5/8"	4'-0 1/8"	7.5 SF	

EXT. DOOR SCHEDULE

TYPE	UNIT DESCRIPTION / UNIT TYPE	UNIT SIZE WIDTH	UNIT SIZE HEIGHT	MAX. CLEAR OPENING	REMARK
1	3068 HARDWARE	3'-0 1/4"	6'-11 1/4"		
2	3068	3'-0"	6'-8"		
3	TBD				TELL PROBLEMS PAGE WITH 3" RISERS



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION

FINISH MATERIAL NOTE

-VINYL SHAKES/LAP SIDING TO BE INSTALLED PER ELEVATION
-ROOFING TO BE TIMBERLINE, COLOR: CHARCOAL
-SIDING TO BE CERTAINTEED, COLOR: SNOW
-STONE FACADE TO BE NATURAL MIX OF LIGHT GRAY COLORS
-FRONT PORCH AND TREADS TO BE BLUESTONE
-ASPHALT DRIVEWAY BORDER TO BE PAVERS, COLOR: COAL
-BLACK SCONCES ON EACH SIDE OF GARAGE DOOR
-ALL GUTTERS AND TRIM TO BE WHITE
-SHUTTERS TO BE BLACK
-ENTRY DOOR AND GARAGE DOOR TO BE BLACK

LICENSED PROFESSIONAL ENGINEER
STATE OF NEW YORK
VLADIMIR CONSTANT
080951

PROJECT: PROPOSED TWO STORY, ONE FAMILY DWELLING AT 63 PRINCE AVENUE FREEPORT, NY 11520	ENGINEER: VLADIMIR CONSTANT, P.E. 7 MELRICK CT. WESTBURY, NY 11590	DRAWING TITLE: EXTERIOR ELEVATIONS	REVISIONS (NO. / DATE / DESCRIPTION / DWN / CKD)	SEAL:

JOB No.
SCALE: AS NOTED
ISSUE DATE: 03/18/2024
DRAWN: P.M.
DWG No.: A4

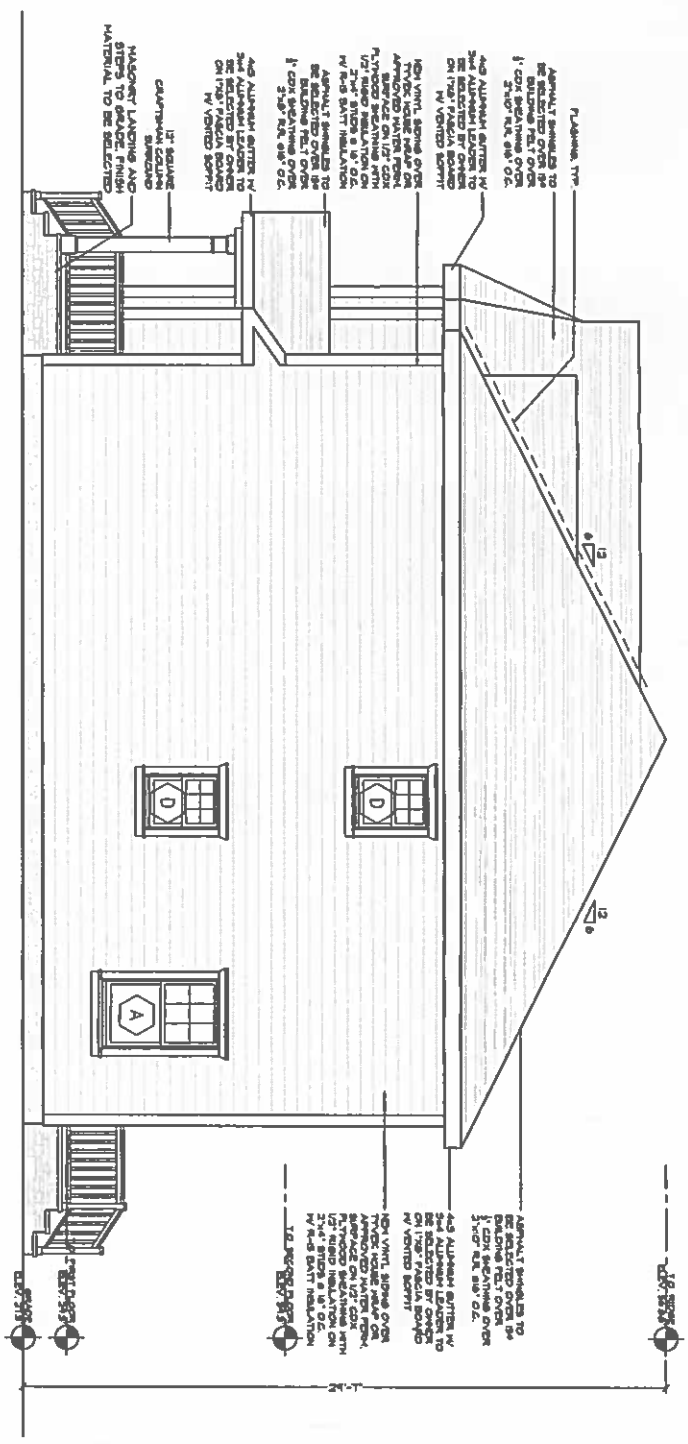
RECEIVED
2024 AUG 28 A 10:53
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

WINDOW SCHEDULE

TYPE	UNIT DESCRIPTION / UNIT TYPE	UNIT SIZE WIDTH	UNIT SIZE HEIGHT	MAX. CLEAR OPENING	REMARK
A	9mm	3'-1 1/8"	5'-0 7/8"	4.0 SF	
B	5x5	2'-5 5/8"	5'-4 1/8"	3.5 SF	NOTE: IN EGRESS CLEAR OPENING REQ. OF 5.7 SF
C	5x5	2'-5 5/8"	4'-0 7/8"	3.5 SF	
D	4x5	2'-0 3/4"	5'-0 3/4"	3.5 SF	

EXT. DOOR SCHEDULE

TYPE	UNIT DESCRIPTION / UNIT TYPE	UNIT SIZE WIDTH	UNIT SIZE HEIGHT	MAX. CLEAR OPENING	REMARK
1	NURSERY	3'-10 1/2"	6'-7 1/2"		
2	4068A	3'-0"	6'-8"		SOLID PANEL WITH SIDE LIGHTS
3	TRP				

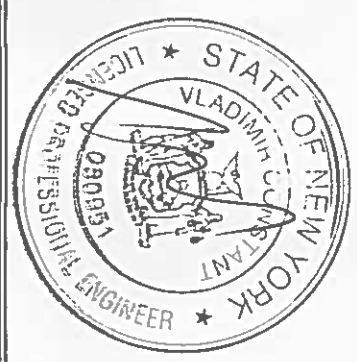


PROPOSED SIDE ELEVATION

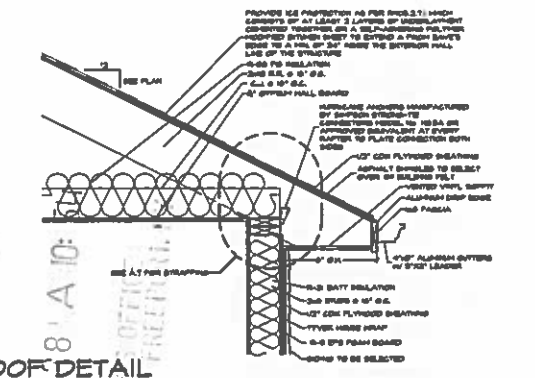
SCALE: 1/4" = 1'-0"

PROPOSED REAR ELEVATION

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

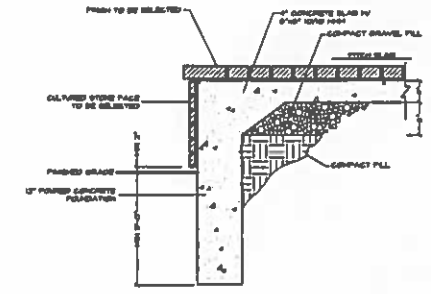


PROJECT:	ENGINEER:	DRAWING TITLE	REVISIONS	SEAL	JOB No.	DWG No.
PROPOSED TWO STORY, ONE FAMILY DWELLING AT 63 PRINCE AVENUE FREEPORT, NY 11520	VLADIMIR CONSTANT, P.E. 7 MELRICK CT. WESTBURY, NY 11590	EXTERIOR ELEVATIONS	NO. / DATE / DESCRIPTION / DWN / CKD		SCALE: AS NOTED; ISSUE DATE: 03/18/2024; DRAWN: P.M.	A5



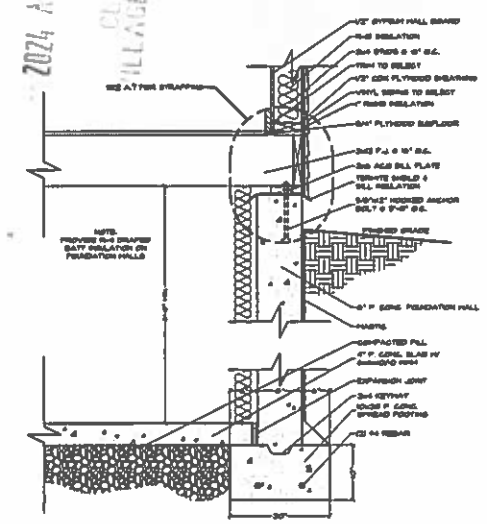
ROOF DETAIL

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



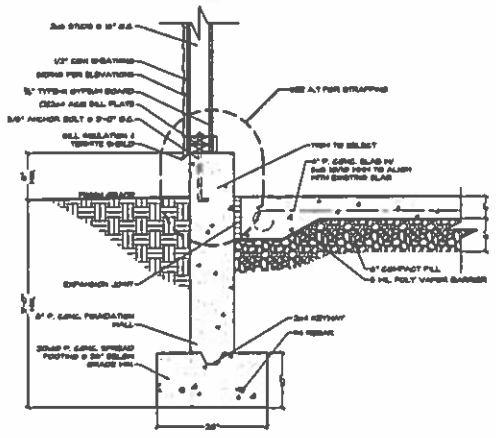
MASONRY PORCH DETAIL

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



FOUNDATION DETAIL

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



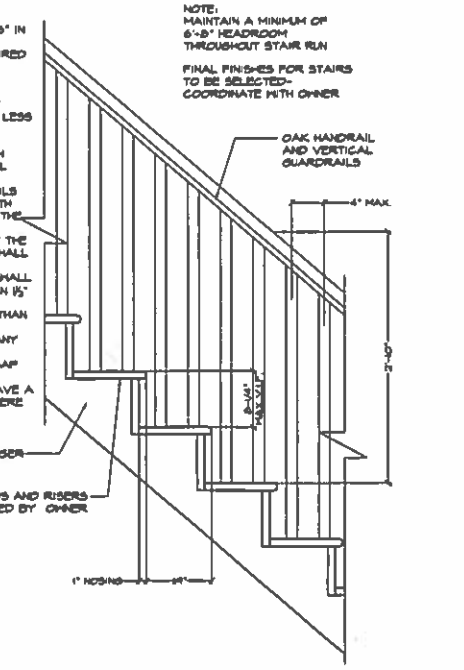
GARAGE FOUNDATION DETAIL

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

STAIRS & GUARD NOTE:
(TO COMPLY WITH 2020 RESIDENTIAL CODE OF NYS
-R311 AND R312)
-STAIRWAYS SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT
-MINIMUM HEADROOM HEIGHT TO BE 6'-8"
-MAX. RISER SHALL NOT EXCEED 8¼"
-MIN. TREAD SHALL NOT BE LESS THAN 9"
-STAIR PROFILE: NOSINGS SHALL NOT BE LESS THAN ⅜" NOT MORE THAN ½"
-HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH STAIRWAY WITH TWO OR MORE RISERS. TOP OF HANDRAIL SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38". ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS TO THE FULL LENGTH OF THE STAIRS FROM DIRECTLY ABOVE THE TOP RISER OF A FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1½" BETWEEN THE WALL AND THE HANDRAIL. HANDRAILS SHALL NOT PROJECT MORE THAN 45° ON EITHER SIDE OF THE STAIRWAY
-GUARDS/RAILINGS ARE REQUIRED FOR ANY SURFACE 30" ABOVE FLOOR OR GRADE.
-GUARDS/RAILINGS SHALL NOT HAVE A GAP OF PASSAGE OF MORE THAN 4" O.C.
-BOTTOM RAIL TO TREADS SHALL NOT HAVE A GAP OF PASSAGE OF MORE THAN 6" SPHERE

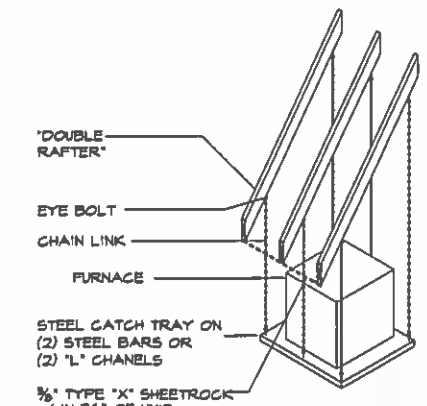
NOTE:
MAINTAIN A MINIMUM OF 6'-8" HEADROOM THROUGHOUT STAIR RUN

FINAL FINISHES FOR STAIRS TO BE SELECTED- COORDINATE WITH OWNER



STAIR DETAIL

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



RAFTER HUNG HVAC DETAIL

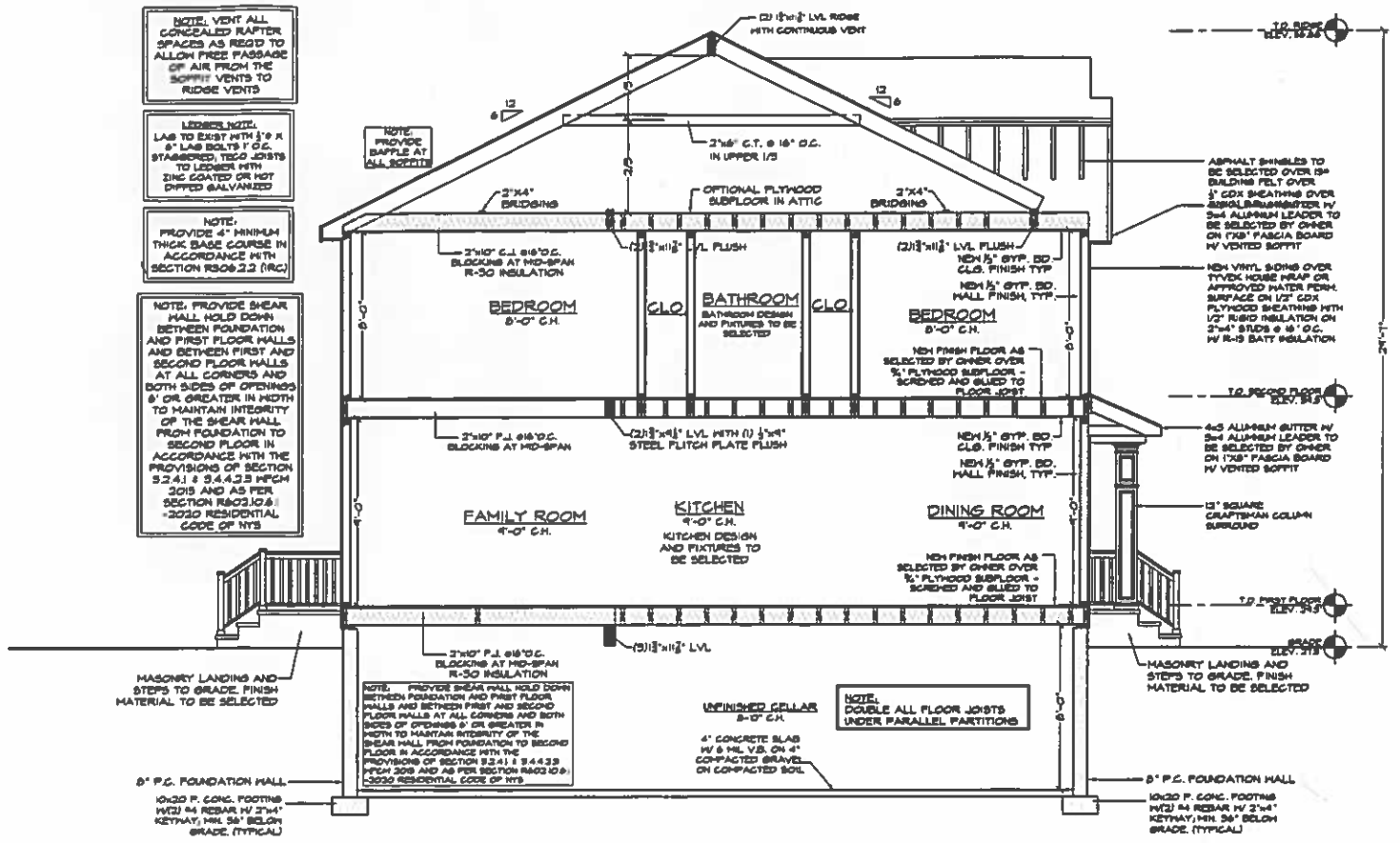
SCALE: 3/4" = 1'-0"

NOTE: VENT ALL CONCEALED RAFTER SPACES AS REQD TO ALLOW FREE PASSAGE OF AIR FROM THE SOFFIT VENTS TO RIDGE VENTS

LEDGER NOTE:
LAG TO EXIST MTN 2"Ø X 6" LAG BOLTS 1' O.C. STAGGERED, TECO JOISTS TO LEDGER WITH ZINC COATED OR HOT DIPPED GALVANIZED

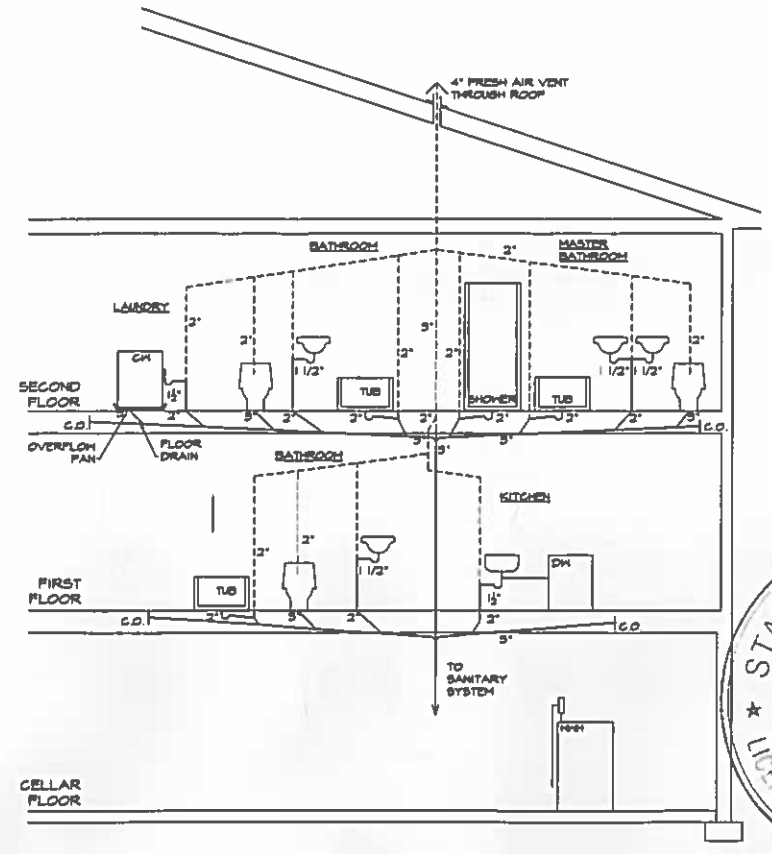
NOTE: PROVIDE 4" MINIMUM THICK BASE COURSE IN ACCORDANCE WITH SECTION R306.2.2 (IRC)

NOTE: PROVIDE SHEAR WALL HOLD DOWN BETWEEN FOUNDATION AND FIRST FLOOR WALLS AND BETWEEN FIRST AND SECOND FLOOR WALLS AT ALL CORNERS AND BOTH SIDES OF OPENINGS 8' OR GREATER IN WIDTH TO MAINTAIN INTEGRITY OF THE SHEAR WALL FROM FOUNDATION TO SECOND FLOOR IN ACCORDANCE WITH THE PROVISIONS OF SECTION R.2.4.1 & R.4.4.2.3 HPCM 2013 AND AS PER SECTION R602.10.6 -2020 RESIDENTIAL CODE OF NYS



SECTION A-A

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



PLUMBING RISER DIAGRAM

ROOF PENETRATION
OPEN VENT PIPES THAT EXTEND THROUGH A ROOF SHALL BE TERMINATED NOT LESS THAN 6 INCHES ABOVE THE ROOF OR 6 INCHES ABOVE THE ANTICIPATED SNOW ACCUMULATION, WHICHEVER IS GREATER, WHERE A ROOF IS TO BE USED FOR ASSEMBLY, AS A PROMENADE, OBSERVATION DECK OR SUNBATHING DECK OR FOR SIMILAR PURPOSES. OPEN VENT PIPES SHALL TERMINATE NOT LESS THAN 7 FEET ABOVE THE ROOF.

FROST CLOSURE
WHERE THE 97.5 PERCENT VALUE FOR OUTSIDE DESIGN TEMPERATURE IS 0°F OR LESS, VENT EXTENSIONS THROUGH A ROOF OR WALL SHALL BE NOT LESS THAN 2 INCHES IN DIAMETER. ANY INCREASE IN THE SIZE OF THE VENT SHALL BE MADE NOT LESS THAN 1 FOOT INSIDE THE THERMAL ENVELOPE OF THE BUILDING

TABLE P2701.1 - 2020 RESIDENTIAL CODE OF NYS
SIZE OF TRAPS FOR PLUMBING FIXTURES

PLUMBING FIXTURE	TRAP SIZE MINIMUM (INCHES)
BATHTUB (WITH OR WITHOUT SHOWER HEAD AND/OR WHIRLPOOL ATTACHMENTS)	1 1/2
BIDET	1 1/4
CLOTHES WASHER STANDPIPE	2
DISHWASHER (ON SEPARATE TRAP)	1 1/2
FLOOR DRAIN	3
KITCHEN SINK, ONE OR TWO TRAPS, WITH OR WITHOUT DISHWASHER AND FOOD WASTE GRINDER(S)	1 1/2
LAUNDRY TUB (ONE OR MORE COMPARTMENTS)	1 1/2
LAVATORY	1 1/4
SHOWER (BASED ON THE TOTAL FLOW RATE THROUGH SHOWERHEADS AND BODY SPRAYS) FLOW RATE: 3.1 GPM AND LESS / MORE THAN 3.1 GPM UP TO 12.3 GPM / MORE THAN 12.3 GPM UP TO 25.9 GPM / MORE THAN 25.9 GPM UP TO 39.6 GPM	1 1/2 / 2 / 3 / 4

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2024 AUG 8 AM
VILLAGE OF FREEPORT

DRAWING TITLE
BUILDING SECTION, DETAILS AND PLUMBING RISER DIAGRAM

DWG No. A6

JOB No.

SCALE: AS NOTED

ISSUE DATE: 03/16/2024

DRAWN: P.M.

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	CHD

ENGINEER:
VLADIMIR CONSTANT, P.E.
7 MELRICK CT.
WESTBURY, NY 11590

PROJECT:
PROPOSED TWO STORY, ONE FAMILY DWELLING AT
63 PRINCE AVENUE
FREEPORT, NY 11520

STATE OF NEW YORK ★ VLADIMIR CONSTANT ★ 080951 ★ LICENSED PROFESSIONAL ENGINEER

2020 RESIDENTIAL CODE OF NYS - TABLE R602.3(1) FASTENING SCHEDULE

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER [a,b]	SPACING AND LOCATION
	ROOF		
1	BLOCKING BETWEEN CEILING JOISTS OR RAFTERS TO TOP PLATE	4-8d BOX (2 ½"X0.113") OR 3-10d COMMON (3 ¼"X0.128") OR 3-10d BOX (3 ¼"X0.128") OR 3-3"X0.131" NAILS	TOE NAIL
2	CEILING JOISTS TO TOP PLATE	4-8d BOX (2 ½"X0.113") OR 3-10d COMMON (3 ¼"X0.128") OR 3-10d BOX (3 ¼"X0.128") OR 3-3"X0.131" NAILS	PER JOIST, TOE NAIL
3	CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS (see Sections R802.3.1, R802.3.2 and Table R802.5.1) [c]	4-10d BOX (3"X0.128") OR 3-16d COMMON (3 ½"X0.162") OR 4-3"X0.131" NAILS	FACE NAIL
4	CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT) (see Sections R802.3.1, R802.3.2 and Table R802.5.1 [c])	TABLE R602.3(4)	FACE NAIL
5	COLLAR TIE TO RAFTER, FACE NAIL OR 1 ½" X 20ga. RIDGE STRAP TO RAFTER	4-10d BOX (3"X0.128") OR 3-16d COMMON (3 ½"X0.162") OR 4-3"X0.131" NAILS	FACE NAIL EACH RAFTER
6	RAFTER OR ROOF TRUSS TO PLATE	5-16d BOX NAILS (3 ½"X0.135") OR 3-16d COMMON NAILS (3 ½"X0.162"); OR 4-10d BOX (3"X0.128"); OR 4-3"X0.131" NAILS	3 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS
7	ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS OR ROOF RAFTERS TO MINIMUM 2" RIDGE BEAM	4-8d BOX (2 ½"X0.113") OR 3-10d COMMON (3"X0.128") OR 3-10d BOX (3"X0.128") OR 3-3"X0.131" NAILS	TOE NAIL
		3-16d BOX (3 ½"X0.135") OR 3-16d COMMON (3 ½"X0.162") OR 3-10d BOX (3"X0.128") OR 3-3"X0.131" NAILS	RIDGE BEAM
		WALL	
8	STUD TO STUD (NOT AT BRACED WALL PANELS)	16d COMMON (3 ½"X0.162")	24" O.C. FACE NAIL
		10d (3"X0.128") OR 3"X0.131" NAILS	16" O.C. FACE NAIL
9	STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16d BOX (3 ½"X0.135") OR 3"X0.131" NAILS	12" O.C. FACE NAIL
		16d COMMON (3 ½"X0.162")	16" O.C. FACE NAIL
10	BUILT-UP HEADER (2" TO 2" HEADER WITH ½" SPACER)	16d COMMON (3 ½"X0.162")	16" O.C. EACH EDGE FACE NAIL
		16d BOX (3 ½"X0.135")	12" O.C. EACH EDGE FACE NAIL
11	CONTINUED HEADER TO STUD	5-8d BOX (2 ½"X0.113") OR 4-10d COMMON (3 ¼"X0.131") OR 4-10d BOX (3"X0.128")	TOE NAIL
12	TOP PLATE TO TOP PLATE	16d COMMON (3 ½"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 80% ACT WITH BEDDING BRACED WALL LINE SPACING ≤ 25'	8-16d COMMON (3 ½"X0.162") OR 12-10d BOX (3"X0.128") 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 80% D_1, D_2, OR D_3 AND BRACED WALL LINE SPACING ≤ 25'	12-16d (3 ½"X0.135")	
14	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16d COMMON (3 ½"X0.162")	16" O.C. FACE NAIL
		16d BOX (3 ½"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 PANELS)	3-16d BOX (3 ½"X0.135"); OR 3-16d COMMON (3 ½"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 ½"X0.113"); OR 3-16d BOX (3 ½"X0.135"); OR 4-10d COMMON (3 ¼"X0.131"); OR 4-10d BOX (3"X0.128"); OR 4-3" X 0.131" NAILS	TOE NAIL
		3-16d BOX (3 ½"X0.135"); OR 3-16d COMMON (3 ½"X0.162"); OR 4-10d BOX (3"X0.128"); OR 4-10d COMMON (3 ¼"X0.131"); OR 4-3"X0.131" NAILS	END NAIL
17	TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	2-8d BOX (2"X0.113") OR 2-10d COMMON (3 ¼"X0.162"); OR 2-10d BOX (3"X0.128"); OR 2-3"X0.131" NAILS	FACE NAIL
18	1" BRACE TO EACH STUD AND PLATE	2-8d BOX (2 ½"X0.113"); OR 2-8d COMMON (2 ½"X0.131"); OR 2-10d BOX (3"X0.128"); OR 2 STAPLES 1 ¾"	FACE NAIL
19	1" X 6" SHEATHING TO EACH BEARING	2-8d BOX (2 ½"X0.113"); OR 2-8d COMMON (2 ½"X0.131"); OR 2-10d BOX (3"X0.128"); OR 3 STAPLES, 7/16"CROWN, 16ga.[½" LONG	FACE NAIL
20	1" X 8" AND WIDER SHEATHING TO EACH BEARING	3-8d BOX (2 ½"X0.113"); OR 3-8d COMMON (2 ½"X0.131"); OR 3-10d BOX (3"X0.128"); OR 3 STAPLES, 7/16"CROWN, 16ga.[½" LONG	FACE NAIL
		WIDER THAN 1" X 8" 4-8d BOX (2 ½"X0.113"); OR 3-8d COMMON (2 ½"X0.131"); OR 3-10d BOX (3"X0.128"); OR 4 STAPLES, 7/16"CROWN, 16ga.[½" LONG	FACE NAIL
		FLOOR	
21	JOIST TO SILL, TOP PLATE OR GIRDER	4-8d BOX (2 ½"X0.113"); OR 3-8d COMMON (2 ½"X0.131"); OR 3-10d BOX (3"X0.128"); OR 3-3"X0.131" NAILS	TOE NAIL
		8d BOX (2 ½"X0.113")	6" O.C. TOE NAIL
22	RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)	8d COMMON (2 ½"X0.131"); OR 10d BOX (3"X0.128"); OR 3"X0.131" NAILS	6" O.C. TOE NAIL
23	1" X 6" SUBFLOOR OR LESS TO EACH JOIST	3-8d BOX (2 ½"X0.113"); OR 2-8d COMMON (2 ½"X0.131"); OR 3-10d BOX (3"X0.128"); OR 3 STAPLES, 7/16"CROWN, 16ga.[½" LONG	FACE NAIL
24	2" SUBFLOOR TO JOIST OR GIRDER	3-10d BOX (3"X0.128"); OR 2-16d COMMON (3 ½"X0.162")	BLIND AND FACE NAIL
25	2" PLANKS (PLANK & BEAM – FLOOR & ROOF)	2-16d BOX (3 ½"X0.135"); OR 2-16d COMMON (3 ½"X0.162")	AT EACH BEARING, FACE NAIL
26	BAND OR RIM JOIST TO JOIST	3-16d COMMON (3 ½"X0.162"); 4-10 BOX (3"X0.128"); OR 4-3"X0.131" NAILS – OR 4-3"X 14ga. STAPLES, 2" CROWN	END NAIL
27	BUILT-UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS	32d COMMON (4"X0.192"); OR	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
		AND- 3-30d COMMON (4"X0.207"); OR 3-10d BOX (3"X0.128"); OR 3-8"X0.131" NAILS	FACE NAIL AT ENDS AND AT EACH SPLICE
28	LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	4-16d BOX (3 ½"X0.135") OR 3-16d COMMON (3 ½"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 (3"X0.128")	EACH END, TOE NAIL

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TABLE R602.3(3)
WOOD PANEL WALL SHEATHING FASTENING SCHEDULE [a,b,c]

MINIMUM NAIL SIZE	MINIMUM NAIL PENETRATION (INCHES)	MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (INCHES)	MAXIMUM WALL STUD SPACING (INCHES)	PANEL NAIL SPACING EDGES (INCHES O.C.)	PANEL NAIL SPACING FIELD (INCHES O.C.)	ULTIMATE DESIGN WIND SPEED V_{ult} (3-SECOND GUST) (MPH) AND EXPOSURE CATEGORY B	C	D
8d COMMON (2.0"X0.131")	1.9	24/0	5/16	16	6	12	140	115	90
8d COMMON (2.5"X0.131")	1.78	24/16	7/16	24	6	12	140	115	90

FOR SI: 1 INCH = 25.4 MM, 1 MILE PER HOUR = 0.447 M/S

a. PANEL STRENGTH AXIS PARALLEL OR PERPENDICULAR TO SUPPORT. THREE-PLY PLYWOOD SHEATHING WITH STUD SPACING MORE THAN 16" ON CENTER SHALL BE APPLIED WITH PANEL STRENGTH AXIS PERPENDICULAR TO SUPPORT.
b. TABLE BASED ON WIND PRESSURES ACTING TOWARD AND AWAY FROM BUILDING SURFACES IN ACCORDANCE WITH SECTION R602.2. LATERAL BRACING REQUIREMENTS SHALL BE IN ACCORDANCE WITH SECTION R602.10.
c. WOOD STRUCTURAL PANELS WITH SPAN RATINGS OF 24/0, 24/16 OR WALL-24 SHALL BE PERMITTED AS AN ALTERNATE TO PANELS WITH A 24/0 SPAN RATING. PLYWOOD SIDING RATED 16 O.C. OR 24 O.C. SHALL BE PERMITTED AS AN ALTERNATE TO PANELS WITH A 24/0 SPAN RATING. WALL-16 AND PLYWOOD SIDING 16 O.C. SHALL BE USED WITH STUDS SPACED NOT MORE THAN 16" ON CENTER.

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TABLE R602.11 RAFTER OR TRUSS UPLIFT CONNECTION FORCES FROM WIND (ASD) (POUNDS PER CONNECTION) [a,b,c,d,e,f,g,h]

RAFTER OR TRUSS SPACING	ROOF SPAN (FEET)	EXPOSURE B ULTIMATE DESIGN WIND SPEED V_{ult} (mph) 130 mph ROOF PITCH 6:12	130 mph ROOF PITCH 12:12	140 mph ROOF PITCH 6:12	140 mph ROOF PITCH 12:12
12" O.C.	12	49	62	132	113
	16	65	83	177	151
	24	97	124	265	226
	28	113	145	309	264
	32	129	165	353	302
	36	145	186	397	339
	40	161	206	441	377
	48	193	247	529	452
16" O.C.	12	65	83	177	151
	16	87	111	236	201
	24	130	166	353	302
	28	151	194	412	352
	32	173	221	471	402
	36	194	249	530	452
	40	216	276	589	503
	48	259	331	707	603

RAFTER OR TRUSS SPACING	ROOF SPAN (FEET)	EXPOSURE C ULTIMATE DESIGN WIND SPEED V_{ult} (mph) 130 mph ROOF PITCH 6:12	130 mph ROOF PITCH 12:12	140 mph ROOF PITCH 6:12	140 mph ROOF PITCH 12:12
12" O.C.	12	191	191	185	158
	16	254	254	247	211
	24	382	382	371	317
	28	445	445	432	369
	32	509	509	494	422
	36	572	572	556	475
	40	636	636	617	528
	48	763	763	741	634
16" O.C.	12	254	254	247	211
	16	339	339	329	282
	24	509	509	494	422
	28	594	594	576	493
	32	678	678	659	563
	36	763	763	741	634
	40	848	848	823	704
	48	1017	1017	988	845

FOR SI: 1 INCH = 25.4 mm, 1 FOOT = 304.8mm, 1 MILE PER HOUR = 0.447 m/s, 1 POUND =0.454kg, 1 POUND PER SQUARE FOOT = 47.9 N/m2, 1 pli= 14.6 N/m

a. THE UPLIFT CONNECTION FORCES ARE BASED ON A MAXIMUM 33 FOOT MEAN ROOF HEIGHT AND WIND EXPOSURE CATEGORY B OR C. FOR EXPOSURE D, THE UPLIFT CONNECTION FORCE SHALL BE SELECTED FROM THE EXPOSURE C PORTION OF THE TABLE USING THE NEXT HIGHEST TABULATED ULTIMATE DESIGN WIND SPEED. THE ADJUSTMENT COEFFICIENTS IN TABLE R301.2(3) SHALL NOT BE USED TO MULTIPLY THE TABULATED FORCES FOR EXPOSURE C AND D OR FOR THE OTHER MEAN ROOF HEIGHTS.
b. THE UPLIFT CONNECTION FORCES INCLUDE AN ALLOWANCE FOR ROOF AND CEILING ASSEMBLY DEAD LOAD OF 15 PSF.
c. THE TABULATED UPLIFT CONNECTION FORCES ARE LIMITED TO A MAXIMUM ROOF OVERHANG OF 24 INCHES.
d. THE TABULATED UPLIFT CONNECTION FORCES SHALL BE PERMITTED TO BE MULTIPLIED BY 0.75 FOR CONNECTIONS NOT LOCATED WITHIN 8 FEET OF BUILDING CORNERS.
e. FOR BUILDINGS WITH HIP ROOFS WITH 9 12 AND GREATER PITCH, THE TABULATED UPLIFT CONNECTION FORCES SHALL BE PERMITTED TO BE MULTIPLIED BY 0.70. THIS REDUCTION SHALL NOT BE COMBINED WITH ANY OTHER REDUCTION IN TABULATED FORCES.
f. FOR WALL TO WALL AND WALL TO FOUNDATION CONNECTIONS, THE UPLIFT CONNECTION FORCE SHALL BE PERMITTED TO BE REDUCED BY 60 plf FOR EACH FULL WALL ABOVE.
g. LINEAR INTERPOLATION BETWEEN TABULATED ROOF SPANS AND WIND SPEEDS SHALL BE PERMITTED
h. THE TABULATED FORCES FOR A 12-INCH ON CENTER SPACING SHALL BE PERMITTED TO BE USED TO DETERMINE THE UPLIFT LOAD IN POUNDS PER LINEAR FOOT.

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TABLE R602.3(5) SIZE, HEIGHT AND SPACING OF WOOD STUDS [d]

STUD SIZE (INCHES)	BEARING WALLS: LATERALLY UNSUPPORTED STUD HEIGHT [a] (FEET)	MAXIMUM SPACING WHEN SUPPORTING A ROOF-CEILING ASSEMBLY OR A HABITABLE ATTIC ASSEMBLY, ONLY (INCHES)	MAXIMUM SPACING WHEN SUPPORTING ONE FLOOR, PLUS A ROOF-CEILING ASSEMBLY OR A HABITABLE ATTIC ASSEMBLY (INCHES)	MAXIMUM SPACING WHEN SUPPORTING TWO FLOORS, PLUS A ROOF-CEILING ASSEMBLY OR A HABITABLE ATTIC ASSEMBLY (INCHES)	MAXIMUM SPACING WHEN SUPPORTING TWO SUPPORTING ONE FLOOR HEIGHT [a] (INCHES)	NON-BEARING WALLS: LATERALLY UNSUPPORTED STUD HEIGHT [a] (FEET)	LATERALLY UNSUPPORTED STUD HEIGHT [a] (FEET)
2X4	10	24[c]	16[b]	--	24	10	16
2X6	10	24	24	16	24	20	24

FOR SI: 1 INCH = 25.4 mm, 1 FOOT = 304.8mm
a. LISTED HEIGHT ARE DISTANCES BETWEEN POINTS LATERAL SUPPORT PLACED PERPENDICULAR TO THE PLANE OF THE WALL. BEARING WALLS SHALL BE SHEATHED ON NOT LESS THAN ONE SIDE OR BRIDGING SHALL BE INSTALLED NOT GREATER THAN 4 FEET APART MEASURED VERTICALLY FROM EITHER END OF THE STUD. INCREASES IN UNSUPPORTED HEIGHT ARE PERMITTED WHERE IN COMPLIANCE WITH EXCEPTION 2 OF SECTION R602.3.1 OR DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.
b. SHALL NOT BE USED IN EXTERIOR WALLS
c. A HABITABLE ATTIC ASSEMBLY SUPPORTED BY 2X4 STUDS IS LIMITED TO A ROOF SPAN OF 32 FEET, WHERE THE ROOF SPAN EXCEEDS 32 FEET, THE WALL STUDS SHALL BE INCREASED TO 2X6 OR THE STUDS SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.

TABLE R602.10.4- BRACING METHODS

METHODS, MATERIAL	MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA [a]: FASTENERS	CONNECTION CRITERIA [a]: SPACING
CONTINUOUS SHEATHING METHODS: CS-WSP CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL	3/8"		EXTERIOR SHEATHING PER TABLE R602.3 (3)	6" EDGES 12" FIELD
			INTERIOR SHEATHING PER TABLE R602.3 (1) or R602.3 (3)	VARIES BY FASTENER
CS-G [b,c] CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL ADJACENT TO GARAGE OPENINGS	3/8"		SEE METHOD CS-WSP	SEE METHOD CS-WSP
CS-PF CONTINUOUSLY SHEATHED PORTAL FRAME	7/8"		SEE SECTION R602.10.6.4	SEE SECTION R602.10.6.4
CS-SFB [d] CONTINUOUSLY SHEATHED STRUCTURAL FIBERBOARD	½" or 25/32" for maximum 16" stud spacing		1 ¾" long X 0.12 dia. (for ½" thick sheathing) 1 ¾" long X 0.12 dia. (for 25/32" thick sheathing) galvanized roofing nails or 8d common (2 ½" long X 0.131" dia.) nails	6" EDGES 6" FIELD

FOR SI: 1 INCH = 25.4 mm, 1 FOOT = 304.8mm, 1 degree = 0.0175 rad, 1 pound per square foot=47.9 N/M2 1 mile per hour = 0.447 m/s.
a. Adhesive attachment of wall sheathing including Method GB, shall not be permitted in Seismic Design Categories C, D_0, D_1 and D_2.
b. Applies to panels next to garage door opening where supporting gable end wall or roof load only. Shall only be used on one wall of the garage. In Seismic Design Categories D_0, D_1, and D_2 roof covering dead load shall not exceed 5 psf.
c. Garage openings adjacent to a Method CS-G panel shall be provided with a header in accordance with Table R602.3 (1). A full height clear opening shall not be permitted to a Method CS-G panel.
d. Method CS-SFB does not apply in Seismic Design Categories D_0, D_1, D_2.
e. Method applies to detached one and two-family dwellings in Seismic Design Categories D_0 through D_2 only.

TABLE R602.3(1) FASTENING SCHEDULE CONTINUED

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER [a,b]	SPACING OF FASTENERS: EDGES (INCHES)	SPACING OF FASTENERS: INTERMEDIATE SUPPORTS [e] (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	⅜" – ½"	6d COMMON (2"X0.113") NAIL (SUBFLOOR, WALL) 8d COMMON (2 ½"X0.131") NAIL (ROOF)	6	12 [f]
31	⅝" – 1"	8d COMMON NAIL (2 ½"X0.131")	6	12 [f]
32	1 ⅛" – 1 ¼"	10d COMMON (3"X0.148") NAIL; OR 8d (2 ½"X0.131") DEFORMED NAIL	6	12
		OTHER WALL SHEATHING [g]		
33	½" STRUCTURAL CELLULOSE FIBERBOARD SHEATHING	1 ¾" GALVANIZED ROOFING NAIL, ⅞" HEAD DIAMETER, OR 1" CROWN STAPLE 16 ga., 1 ¼" LONG	3	6
34	25/32" STRUCTURAL CELLULOSE FIBERBOARD SHEATHING	1 ¾" GALVANIZED ROOFING NAIL, ⅞" HEAD DIAMETER, OR 1" CROWN STAPLE 16 ga., 1 ¼" LONG	3	6
35	½" GYPSUM SHEATHING [d]	1 ½" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1 ½" SCREWS, TYPE IV OR B	7	7
36	⅝" GYPSUM SHEATHING [d]	1 ¾" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1 ⅝" SCREWS, TYPE IV OR B	7	7
	WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
37	¾" AND LESS	8d DEFORMED (2"X0.120") NAIL OR 8d COMMON (2 ½"X0.131") NAIL	6	12
38	⅞" – 1"	8d COMMON (2"X0.131") NAIL OR 8d DEFORMED (2 ½"X0.120") NAIL	6	12
39	1 ⅛" – 1 ½"	10d COMMON (3"X0.148") NAIL OR 8d DEFORMED (2 ½"X0.120") NAIL	6	12

FOR SI: 1 INCH = 25.4 mm, 1 FOOT = 304.8mm, 1 MILE PER HOUR = 0.447 m/s, 1 pound = 4.45 N

a. NAILS ARE SMOOTH-COMMON, BOX OR DEFORMED SHANKS EXCEPT WHERE OTHERWISE STATED. NAILS USED FOR FRAMING AND SHEATHING CONNECTIONS SHALL HAVE MINIMUM AVERAGE BENDING YIELD STRENGTHS AS SHOWN: 80 KSI FOR SHANK DIAMETER OF 0.192 INCH (12d COMMON NAIL), 90 KSI FOR SHANK DIAMETERS LARGER THAN 0.142 INCH BUT NOT LARGER THAN 0.177 INCH, AND 100 KSI FOR SHANK DIAMETERS OF 0.142 INCH OR LESS.
b. STAPLES ARE 16 GAGE WIRE AND HAVE A MINIMUM 7/16-INCH ON DIAMETER CROWN WIDTH.
c. NAILS SHALL BE SPACED AT NOT MORE THAN 6 INCHES ON CENTER AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES OR GREATER.
d. FOUR-FOOT BY 8-FOOT OR 4-FOOT BY 4-FOOT PANELS SHALL BE APPLIED VERTICALLY.
e. SPACING OF FASTENERS NOT INCLUDED IN THIS TABLE SHALL BE BASED ON TABLE R602.3 (2).
f. WHERE THE ULTIMATE DESIGN WIND SPEED IS 130 MPH OR LESS, NAILS FOR ATTACHING WOOD STRUCTURAL PANEL ROOF SHEATHING TO GABLE END WALL FRAMING SHALL BE SPACED 6 INCHES ON CENTER. WHERE THE ULTIMATE DESIGN WIND SPEED IS GREATER THAN 130 MPH, NAILS FOR ATTACHING PANEL ROOF SHEATHING TO INTERMEDIATE SUPPORTS SHALL BE BE SPACED 6 INCHES ON CENTER FOR MINIMUM 48 INCH DISTANCE FROM RIDGES, EAVES AND GABLE END WALLS AND 4 INCHES ON CENTER TO GABLE END WALL FRAMING.
g. GYPSUM SHEATHING SHALL CONFORM TO ASTM C 79 AND SHALL BE INSTALLED IN ACCORDANCE WITH GA 216. FIBERBOARD SHEATHING SHALL CONFORM TO ASTM C 208.
h. SPACING OF FASTENERS ON FLOOR SHEATHING EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING AND AT FLOOR PERIMETERS ONLY. SPACING OF FASTENERS ON ROOF SHEATHING PANEL EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING. BLOCKING OF ROOF OR FLOOR SHEATHING PANEL EDGES PERPENDICULAR TO THE FRAMING MEMBERS DOES NOT ARE PROVIDED EXCEPT AS REQUIRED BY OTHER PROVISIONS OF THIS CODE. FLOOR PERIMETER SHALL BE SUPPORTED BY FRAMING MEMBERS OR SOLID BLOCKING.
i. WHERE A RAFTER IS PARALLEL TO AN ADJACENT PANELED, CEILING JOIST IN ACCORDANCE WITH THIS SCHEDULE, PROVIDE TWO TOE NAILS ON ONE SIDE OF THE RAFTER AND TOE NAILS FROM THE CEILING JOIST TO TOP PLATE IN ACCORDANCE WITH THIS SCHEDULE. THE TOE NAIL ON THE OPPOSITE SIDE OF THE RAFTER SHALL NOT BE REQUIRED.

TABLE 1: MINIMUM INSULATION THICKNESS FOR CIRCULATING HOT WATER PIPES INSULATION THICKNESS IN INCHES BY PIPE SIZES

HEATED WATER TEMPERATURE (F)	NON-CIRCULATING RUNOUTS: UP TO 1"	NON-CIRCULATING RUNOUTS: UP TO 1.25"	CIRCULATING MAINS AND RUNOUTS: 1.5" TO 2.0"	CIRCULATING MAINS AND RUNOUTS: OVER 2"
110-180	0.5	1.0	1.5	2.0
140-180	0.5	0.5	1.0	1.5
100-139	0.5	0.5	0.5	1.0

TABLE 2: MINIMUM INSULATION THICKNESS FOR HVAC PIPES

PIPING SYSTEM TYPES	FLUID TEMP. RANGE (°F)	INSULATION THICKNESS IN INCHES BY PIPE SIZE: 2" RUNOUTS	1" AND LESS	1.25" TO 2"	2.5" TO 4"
HEATING SYSTEMS					
LOW PRESSURE/TEMPERATURE	201-250	1.0	1.5	1.5	2.0
LOW TEMPERATURE	120-200	0.5	1.0	1.0	1.5
STEAM CONDENSATE (FEED WATER)	ANY	1.0	1.0	1.5	2.0
COOLING SYSTEMS					
CHILLED WATER, REFRIGERANT AND BRINE	201-250	1.0	1.5	1.5	2.0
	120-200	0.5	1.0	1.0	1.5

ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS[a] AS PER TABLE R301.7 OF THE 2015 INTERNATIONAL RESIDENTIAL CODE

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
CEILING 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 LOAD[d] WITH PLASTER OR STUCCO FINISHES	H/360
EXTERIOR WALLS – WIND LOADS[d] WITH OTHER BRITTLE FINISHES	H/240
EXTERIOR WALLS – WIND LOADS[d] WITH FLEXIBLE FINISHES.	H/120[e]
LINTELS SUPPORTING MASONRY VENEER WALLS[d]	L/600

NOTE: L=SPAN LENGTH, H=SPAN HEIGHT
a. FOR THE PURPOSE OF THE DETERMINING DEFLECTION LIMITS HEREIN, THE WIND LOAD SHALL BE PERMITTED TO BE TAKEN AS 0.7 TIMES THE COMPONENT AND CLADDING (ASD) LOADS OBTAINED FROM THE TABLE R301.2(2).
b. FOR CANTILEVER MEMBERS, L SHALL BE TAKEN AS THICE THE LENGTH OF THE CANTILEVER.
c. FOR ALUMINUM STRUCTURAL MEMBERS OR PANELS USED IN ROOFS OR WALLS OF SUNROOM ADDITIONS OR PATIO COVERS, NOT SUPPORTING EDGE OF GLASS, THE CONTINUOUS ALUMINUM STRUCTURAL MEMBERS SUPPORTING EDGE OF GLASS, THE TOTAL LOAD DEFLECTION SHALL NOT EXCEED L/175 FOR EACH GLASS LITE OR L/60 FOR THE ENTIRE LENGTH OF THE MEMBER, WHICHEVER IS MORE STRINGENT. FOR SANDWICH PANELS USED IN ROOFS OR WALLS OF SUNROOM ADDITIONS OR PATIO COVERS, THE TOTAL LOAD DEFLECTION SHALL NOT EXCEED L/120.
d. DEFLECTION FOR EXTERIOR WALLS WITH INTERIOR GYPSUM BOARD AND NOT LIMITED TO AN ALLOWABLE DEFLECTION OF H/180.
e. REFER TO SECTION R703.8.3.

R301.2.2. PROTECTION OF OPENINGS. 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 1496 AND ASTM E 1886 AS MODIFIED IN SECTION 301.2.1.1. GARAGE DOOR GLAZED OPENING PROTECTION FOR WINDBORNE DEBRIS SHALL MEET THE REQUIREMENTS OF AN IMPACT-RESISTING STANDARD OR ANSI/DASMA 115. (SEE TABLE BELOW)

EXCEPTION:
WOOD STRUCTURAL PANELS WITH A THICKNESS OF NOT LESS THAN ⅞ INCH AND A SPAN OF NOT MORE THAN 8 FEET SHALL BE PERMITTED FOR OPENING 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 OR LESS WHERE THE ULTIMATE DESIGN WIND SPEED, 15 180 MPH OR LESS.

TABLE R301.2.1.2: WINDBORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS

FASTENER TYPE	FASTENER SPACING: PANEL SPAN ≤ 4 FOOT	4 FOOT < PANEL SPAN ≤ 6 FOOT	6 FOOT < PANEL SPAN ≤ 8 FOOT
NO. 8 WOOD SCREW BASED ANCHOR WITH 2 INCH EMBEDMENT LENGTH	16	10	8
NO. 10 WOOD SCREW BASED ANCHOR WITH 2 INCH EMBEDMENT LENGTH	16	12	9
¼ INCH LAG SCREW BASED ANCHOR WITH 2 INCH EMBEDMENT LENGTH	16	16	16

a. THIS TABLE IS BASED ON 180 MPH ULTIMATE DESIGN WIND SPEED AND A 33 FOOT MEAN ROOF HEIGHT.
b. FASTENERS SHALL BE INSTALLED AT OPPOSING ENDS OF THE WOOD STRUCTURAL PANEL. FASTENERS SHALL BE LOCATED NOT LESS THAN INCH FROM THE EDGE OF THE PANEL.
c. ANCHORS SHALL PENETRATE THROUGH THE EXTERIOR WALL COVERING WITH AN EMBEDMENT LENGTH OF NOT LESS THAN 2 INCHES INTO THE BUILDING FRAME. FASTENERS SHALL BE LOCATED NOT L

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GENERAL CONDITIONS

1. All work shall conform to the codes listed on the cover sheet. All codes shall supersede the drawings and shall be incorporated into the drawings, whether they are indicated on the plans or not.
2. Contractor shall check and verify all dimensions, notes and conditions at the site before any construction work is started. The Contractor shall notify the Engineer of any discrepancies or conflicts in the drawings and/or field conditions before starting the work. The discovery of discrepancies after beginning the work shall be the full responsibility of the Contractor to correct.
3. Contractor shall locate & stake out all existing underground utilities prior to any excavation. The utilities shown on the plans are an approximate location only.
4. Contractor to be responsible for arranging all necessary permits and inspections, including obtaining the Certificate Of Occupancy (C.O.).
5. Written dimensions shall have precedence over scaled dimensions and larger scale details shall have precedence over smaller scale details/drawings. Drawings are not to be scaled.
6. Any deviation from the Engineer's drawings must be submitted to the Engineer in writing for approval.
7. Contractor shall be responsible for adequately bracing and protecting all work during construction against damage, breakage, collapse, distortion and misalignment according to applicable codes, standards and good practice.
8. All work shall be performed in a first class manner with all new materials. Contractor shall provide all equipment, labor and materials necessary for the proper execution and timely completion of the work. Contractor shall be responsible for all materials and equipment stored at the site.
9. All contractors and their subcontractors shall carry insurance that will protect the Owner and Engineer from claims from damages for personal injuries, including death, which may arise in connection with this project.
10. Contractor to indemnify Engineer and Owner and hold harmless.
11. The Engineer is not responsible for construction means, methods, techniques, sequences, procedures or for the safety precautions and programs in connection with this project.
12. Match all existing conditions as they relate to finishes, lighting, coursing, dimensions, height, alignment, etc. Move and relocate any partitions, wiring, plumbing and ductwork that may be concealed in walls or ceilings being revised, to provide a complete job in all respects.
13. All contractors and subcontractors shall be licensed and insured as required
14. Contractor to obtain Owner's or Engineer's approval for all materials, finishes, and equipment prior to purchasing. All equipment and materials are to be installed per manufacturer's written specifications.
15. Contractor shall keep site clean and free of debris.
16. These drawings are the property of the Engineer and shall not be used without his consent. Drawings shall not be used for issuing of a building permit unless signed & sealed by the Engineer.
17. Contractor to follow all manufacturer's specifications, recommendations and installation details on all products used in this project. Notify the Engineer of any conflict between the plans and manufacturer's specifications, recommendations and installation details prior to installation of product on this project. Contractor shall be responsible for correction of any work that preceeds the correct installation of a specified product as shown on the drawings.
18. Contractor shall be responsible for adequately bracing and protecting all work during construction against damage, breakage, collapse, distortion and misalignment according to applicable codes, standards and good practice

DEMOLITION NOTES (for existing structures)

1. Demolition work shall be done in strict conformance with local, state and federal regulations, including all permits and utility cut-offs.
2. The Contractor shall at all times provide protection against weather (rain, wind, storms, frost or heat) so as to maintain all work, materials equipment and fixtures free from damages. Repair any damage to property of the Owner/Client which is to remain in use, or that of any person, or persons on or off the site caused by the demolition work without additional expense to the owner
3. Provide all necessary temporary supports as may be required to shore all existing structures prior to the installation of new structural members required by the demolition work shown hereon.
4. Any and all conditions not shown hereon and uncovered in the field shall be brought to the attention of the Engineer immediately, prior to any action involving same.
5. All existing concrete to remain, shall be protected during demolition.
6. All existing ductwork, electrical equipment, etc. in areas to be demolished shall be protected and relocated as required according to field conditions.
7. Provide dust-tight partitions between areas where demolition work is being performed and areas which are finished or in use

EXCAVATION AND BACKFILL

1. Contractor shall locate and stake out all existing underground utilities prior to any excavation. The utilities shown on the plans are an approximate location only.
2. Excavate all areas as indicated in the drawings. All excavations shall be the minimum depths required achieving stout undisturbed virgin soil with stable moisture content and non-shifting and non-browsing soil characteristics. The Contractor shall be responsible for satisfaction of poor soil characteristics to the Engineer and shall not proceed with the work until receiving instructions from the Engineer.
3. The Engineer has prepared the drawing and specifications with an assumed bearing capacity of 2,000# per sq. ft. and an assumed soil characteristics of sand, silty sand, clayey sand, silty gravel and clayey gravel (SW, SP, SM, SC, GW and GC) unless a soil test analysis has been performed as per table R401.4.1 of the 2020 Residential Code of New York State
4. All excavations for concrete piers and footings shall be a minimum of 3 ft. below finished grade unless noted otherwise on the plans.
5. All backfill shall be clean granular fill.
6. No backfill shall be permitted against concrete or masonry foundation walls without floor framing, or proper bracing as required to prevent damage to walls. No backfill shall be permitted within a minimum of two weeks after pouring. The Contractor shall be responsible for any damage to concrete or masonry work.
7. All grading to drain surface water away from foundation walls at a minimum of 5% slope.

CONCRETE

1. Foundation walls to be a minimum 2,500 psi, unless noted otherwise on plans, on the above soil assumption. If other soils are encountered, lower bearing values are to be assumed and the foundation must be redesigned
2. Porches, Carport slabs, exterior steps and garage floor slabs are to be a minimum 3,500 psi
3. Concrete shall be air-entrained. Total air content (percent by volume of concrete) shall not be less than 5% or more than 7%
4. The nominal maximum size of coarse aggregate shall not exceed one-fifth the narrowest distance between forms or three-fourths the clear spacing between reinforcing bars or between a bar and the side of the form.
5. Forms shall be made of wood, steel, aluminum, plastic, a composite of cement and foam insulation, a composite of cement and wood chips, or other approved material suitable for supporting and containing concrete. Forms shall provide sufficient strength to contain concrete during the concrete placement operation. Form ties shall be steel, wire plastic. Form plastic, a composite of cement and wood chips, a composite of cement and foam plastic, or other suitable material capable of resisting the forces created by fluid pressure of fresh concrete

STEEL NOTES

1. All Steel shall have a minimum Fb of 22,000 psi
2. All Steel shall conform to the latest ASTM specifications for A992/A572 Gr50. Pipe columns shall conform to A53 Gr. B.
3. All work shall conform to the latest AISC specifications.

FRAMING

1. Minimum header size to be (2) 2x6 unless noted otherwise on plan.
2. All structural framing lumber to be dry for SE or better, (min fb=1250, e = 1.3x10⁶) Higher stress lumber such as dry. pine, ect may be substituted for dfmg fir. No spf lumber may be used except for sill, plates, and studs.
3. All exterior lumber and/or lumber in contact with masonry/concrete shall be pressure treated unless otherwise noted.
4. All wood subfloors shall be 3/4" thick T&G subfloor with a minimum span rating of 48/24, to be glued and nailed to joists.
5. All wood frame openings in floors, roofs, ceilings shall have a minimum double "trimmer and header" framing unless noted otherwise on plan.
6. All wood frame wall openings shall have minimum of single jack stud plus single king stud posts at each end.
7. All hanging wood joists and rafters shall be supported with steel joist hangers.
8. Where joist hangers & fasteners are in contact w/ pressure treated lumber, or exposed to the exterior use stainless steel or hot-dipped galvanized joist hangers & fasteners only.
9. All sheathing shall be a minimum of 5/8" CDX plywood on roof and 3/4" CDX plywood on walls unless noted otherwise on plans and fastened to studs as per nailing schedule.
10. Provide Double sill Plate joists under All Parapet Walls Above unless noted otherwise on plan.
11. All top plates in wood frame walls shall be doubled and overlap with intersecting walls if possible.
12. Laminated Veneer Lumber to have a min. of 2,600 #/sq.in bending stress and a min. of 1.9x10⁶ (E) modulus of Elasticity.
13. All studs under floor girders to be stack only.
14. Wrap all girders that sit in concrete base pockets with kraft flashing to prevent direct contact with concrete.

Joists in Wood Framing

1. All bolts in wood framing, where specified on plans shall be standard machine bolts with standard malleable iron washers or steel plate washers.
2. Steel plate connector gusset plates shall be of thickness
   a. 1/8" and 5/8" Dia. bolts - F=1/4" sq. x 3/16"
   b. 3/4" Dia. bolts-G=3/8" sq. x 5/16".
3. Each bolt hole in wood shall be drilled 1/16" larger than diameter of bolt.
4. For all anchors, see typical details on architectural drawings.

Lag Bolts

1. All lag bolts where specified on plans shall be of structural grade steel.
2. Washers shall be placed under the head of lag bolts bearing on wood. Length of lag bolts shall be minimum 8/3 depth of members being bolted together
3. All bolts that are in contact with pressure treated lumber or exposed to exterior are to be stainless steel or hot-dipped galvanized.

Altering Structural Members

1. No structural member shall be notched, bored, cut, or otherwise altered without prior approval by the Engineer. Do not alter size of members noted without approval of the Engineer

Built-up Beams

1. Built-up beams or joists formed by a multiple of 2 x dimensional lumber members shall be interconnected as follows:
   a. Members 12" and less in depth glue and internail w/2 rows 16D nails at 12" o.c. staggered.
   b. Members greater than 9-1/4" in depth or multiple 3x members through bolt with 1/2" diameter machine bolts at 24" o.c. staggered top & bottom, 1-1/2" from edges.
2. Built-up beams or joists formed by a multiple of engineered lumber members are to follow manufacturer specifications

Cutting of Beams, Joist and Rafters

1. Cutting of wood beams, joists and rafters shall be held to minimum and bored holes not deeper than 1/6 the depth of the member and shall not be located in the middle of 1/3 of the span. Notch depth of the ends of the member shall not exceed 1/4 the depth of the member. Holes bored or cut into joist shall not be closer than 2 inches to the top or bottom of the joists and the diameter of the hole shall not exceed 1/3 the depth of the joist. The tension side of beams, joists and rafters of 4 inches or greater nominal thickness shall not be notched, except at ends of members.

Piers in Unheated Decks or Open Deck

1. Notches or bored holes to studs of bearing walls or partitions shall not be more than 1/3 the depth of the stud.

Bracing and Backing

1. There shall be not less than one line of bridging when using dimensional lumber in every eight feet of span in floor, attic and flat roof framing. The bridging shall consist of not less than one by three inch lumber double nailed at each end or of equivalent metal bracing of equal rigidity
2. Block solid at all bearing supports where concrete lateral support is not otherwise provided. Block all stud walls at maximum intervals of eight feet with minimum of 2 x solid material with tight joints.
3. Provide blocking under all posts down to foundation, beam and/or column with similar material.

Plywood

1. All plywood shall be Dawg Fir or equal. It shall be manufactures and grouped in accordance with :
   U.S. Product Standard PS 1-83 for Construction and Industrial Plywood
2. Each plywood sheet shall bear the APA trademark.
3. All end joints shall be staggered and shall built along the center lines of framing members.
4. The face grain of the plywood shall be laid at right angles to the joists and trussers and parallel to the studs.
5. Nails shall be placed 3/8" minimum from the edge of the panels. The minimum nail penetration into framing members shall be 1 1/2" for 6d nails and 1 3/8" for 10d nails.
6. All floors and walls shall be nailed as per nailing schedule.

Partitions

1. General
   a. Provide solid blocking at 4'-0" on. between the joist and first interior parallel joist at at gable walls.
   b. Splices of the top and bottom portion of double top plates must be staggered a minimum of 24".
   c. Joints in top plate need not occur over studs.
   d. Cap top plates at corners and intersections.
   e. Plates shall not be less than 2 x nominal thickness.
   f. Re-Shoring: Any stud in an exterior wall or bearing partition shall be permitted to be cut or notched to a depth not exceeding 25 percent its depth. Studs in nonbearing partitions shall be permitted to be notched to a depth not to exceed 40 percent of a single stud width. Refer to details for excessive notching studs.
   g. Bracing: Any stud shall be permitted to be bored or drilled, provided that the diameter of the resulting hole is not more than 60 percent of the stud depth, the edge of the hole is not more than 5/8 inch to the edge of the stud, and the hole is not located in the same section as a cut or notch. Studs located in exterior walls or bearing partitions braced over 40 percent and up to 60 percent shall be doubled and not more than two successive doubled studs bored. Refer to details for excessive drilling of studs.

FRAMING (continued)

   h. Fire blocking as required.
2. Bearing Walls supporting one floor or roof
   a. Partitions must be constructed of nominal 2 x 4 studs spaced 16" o.c. of type lumber specified unless otherwise noted on plans.
   b. If a double top plate of less than 2x2 x 8'4 or 2x2 x 4'2 is used, floor joists shall be centered directly over and bear bearing and shall obtain a tolerance of no more than 1" unless substantiated engineering calculations.
   c. Interior bearing stud walls must be sheathed with a minimum 1/2" gyp bd. Fastened according to drywall manufacturer recommendation and Provisions.

Corner Bracing

1. Unless otherwise noted, brace exterior corners of building with 4 x 8 plywood panel of thickness to match that of sheathing.

Ceiling Joists

1. All ceiling shall comply with nailing schedule in the 2020 Residential Code of New York State and nailing schedule shown on plans.

Alignment

1. All rafters and joists framing from opposite sides shall lap at least one CJR inches and be nailed together with min. (3) 10d face nails.
2. When framing end to end joists shall be secured together by metal straps.

DRAFTSTOPPING / FIREBLOCKING & FIRE PROTECTION

1. Install Firestopping required as per Section R302.11 and Draftstopping as per section R302.12 of the 2020 Residential Code of New York State.

Draftstopping required

When there is usable space both above and below the concealed space of a floor/ceiling assembly, draftstops shall be installed so that the area of the concealed space does not exceed 1,000 sf. Draftstopping shall divide the concealed space into approx. equal areas. Where the assembly is enclosed by a floor membrane above and a ceiling membrane below draftstopping shall be provided in floor/ceiling assemblies under the following circumstances:

1. Ceiling is suspended under floor framing
2. Floor framing is constructed of truss-type open-web or perforated members.

Materials

Draftstopping materials shall not be less than 1/2 inch gypsum board, 3/8 inch wood structural panels, 3/8 inch Type 2-M-W particleboard or other approved materials adequately supported. Draftstopping shall be installed parallel to the floor framing members unless otherwise approved by the building official. The integrity of all draftstops shall be maintained

Fire Blocking Required

Firestopping shall be provided to cut off all concealed draft openings (both vertical and horizontal) and to form an effective fire barrier between stories, and between a top story and the roof space. Firestopping shall be provided in wood-frame construction in the following locations:

   a. In concealed spaces of stud walls and partitions, including furred spaces and partition rows of studs or staggered studs as follows:
      - vertically at the ceiling and floor levels.
      - Horizontally at intervals not exceeding 10 ft.
   b. At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
   c. In concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall have walls, underside surface and any soffits protected on the enclosed side with a 1/2" gypsum board
   d. At openings around vents, pipes, ducts, cables and wires at ceilings and floor level, with an approved material to resist the free passage of flame and products of combustion
   e. For the fireblockings of chimneys and fireplaces, see Section R1003.19
   f. Firestopping of cornices of a two family dwelling is required at the line of dwelling unit separation.

Materials

Except as provided in Section R602.8, Item 4, Firestopping shall consist of 2 inch nominal lumber, or two thicknesses of 1 inch nominal lumber, or two thicknesses of 1 inch nominal lumber with broken lap joints, or one thickness of 23/32 inch wood structural panels or one thickness of 3/4 inch particleboard with joints backed by 3/4 inch particleboard. 1/2 inch gypsum board or 1/4 inch cement-based millboard. Batts or blankets of mineral wool or glass fiber or other approved materials installed in such a manner as to be securely retained in place shall be permitted as an acceptable fire block. Batts or blankets of mineral or glass fiber or other approved nonrigid materials shall be permitted for compliance with the 10 foot horizontal firestopping in walls constructed using paralam rows of studs or staggered studs. Loose-fill insulation materials shall not be used as a fire block unless specifically tested in the form and manner intended for use to demonstrate its ability to remain in place and to retard the spread of fire and hot gasses.

Fire Protection of Floors

All floor assemblies are to be fire-resistance rated with a minimum of 1/2" gypsum wall board, 5/8" wood structural panel or equivalent on the underside of floor framing member. Penetrations or openings for ducts, vents, electrical outlets, lighting, devices, luminaires, wires, speakers, drainage, piping and similar openings or penetrations shall be protected

Concentrations

1. Floor assemblies located directly over a space protected by an automatic sprinkler system in accordance with Section P2904, NFPA 13R, or other approved equivalent sprinkler system.
2. Floor assemblies located directly over a crawl space not intended for storage or fuel-fired appliances.
3. Portions of floor assemblies shall be permitted to be unprotected where complying with the following:
   3.1 The aggregate area of the unprotected portions does not exceed 80 square feet per story.
   3.2 Firestopping in accordance with Section R302.11 installed along the perimeter of the unprotected portion to separate the unprotected portion from the remainder of the floor assembly.
4. Wood floor assemblies using dimension lumber or structural composite lumber equal to or greater than 2-inch by 10-inch nominal dimension, or other approved floor assemblies demonstrating equivalent fire performance

Combustion Insulation Clearance

Combustion insulation shall be separated not less than 3 inches from recessed luminaires, fan motors and other heat-producing devices.

Exceptions

Where heat-producing devices are listed for lesser clearances, combustible insulation complying with the listing requirements shall be separated in accordance with the conditions stipulated in the listing.

ATTIC ACCESS

An attic access shall be provided for any attic area that exceed 30 square feet and have a vertical height of 30" or more. The rough framed opening shall not be less than 22"x30" and shall be located in a hallway or other readily accessible location. A 30" minimum unobstructed headroom in the attic space shall be provided at some point above the access opening.

EXTERIOR WINDOWS AND DOORS

1. All exterior windows and doors shall be designed to resist the component and cladding wind loads specified on the cover sheet.
2. All exterior windows and sliding doors shall be tested by an approved independent laboratory, and bear a label identifying manufacturer, performance characteristics and approved inspection agency to indicate compliance with AAMA/WDMA/CSA 101/I.S.2/A440. Exterior door-swinging doors shall be tested and labeled as conforming to AAMA/WDMA/CSA 101/I.S.2/A440 or AAMA 1816.
3. Garage doors shall be tested in accordance with either ASTM E 330 or ANSI/DASMA 108, and shall meet the acceptance criteria of ANSI/DASMA 108.
4. Window and glass door assemblies shall be endorsed in accordance with the published manufacturer's recommendations to achieve the design pressure specified. Supportive anchoring systems used for substrates not specified by the fenestration manufacturer shall provide equal or greater anchoring performance as demonstrated by accepted engineering practice.
5. Emergency escape and rescue openings required Basements, habitable attics, every sleeping room and where noted on floor plans shall have not less than one approved 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: Basements used only to house mechanical equipment not exceeding a total floor area of 200 square feet.

   Basements, habitable attics and sleeping rooms/Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge. Window opening control devices complying with ASTM F 2090 shall be permitted for use on windows serving as a required emergency escape and rescue opening. Emergency escape and rescue openings shall have minimum dimensions as specified in this section.

   Minimum opening area: Emergency and escape rescue openings shall have a net clear opening of not less than 5.7 square feet. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. The net clear height opening shall be not less than 24 inches and the net clear width shall be not less than 20 inches.

   Exception: Grade floor or below grade openings shall have a net clear opening of not less than 5 square feet.

   Window fall heights: Where a window is provided as the emergency escape and rescue opening, it shall have a sill height of not more than 44 inches above the floor; where the sill height is below grade, it shall be provided with a window well in accordance with Section R310.2.3.

6. All exterior windows and doors adjoining in hazardous locations as per Section R308.4 of the 2020 Residential Code of New York State and indicated on floor plans to have tempered glass. See glazing section of the sheet and section R308 of the 2020 Residential Code of New York State.
7. All exterior windows and doors are to have a maximum U-value of 0.35 and a maximum solar heat gain coefficient factor of 0.40.

WIND-BORNE DEBRIS PROTECTION

Wind-Borne Design Protection Protection of exterior windows and glass doors in buildings located in wind-borne debris regions if specified on the cover sheet shall be in accordance with section R301.2.1.2 of the 2020 Residential Code of New York State.

Protection and Openings 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 301.2.1.2(1) of the 2020 Residential Code of New York State. Garage door glazed opening protection for windborne debris shall meet the requirements of an approved impact-resisting standard or ANSI/DASMA 115.

Exceptions: Wood structural panels with a thickness of not less than 7/16 inch and a span of not more than 8 feet shall be permitted for opening protection. Panels shall be pre-cut and attached to the framing surrounding the opening containing the product with the glazed opening. Panels shall be provided as required for the anchorage method and shall be secured with the attachment hardware provided. Attachment to be permanent corrosion-resistant hardware provided and securely 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 or less where the ultimate design wind speed is 180 mph or less.

TABLE R301.2.1.2
WIND BORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS (a,b,c,d)

Fastener Type	FASTENER SPACING: Panel Span ≤ 4 Ft.	4 Ft. <Panel Span ≤ 6 Ft.	6 Ft. <Panel Span ≤ 8 Ft.
No. 8 wood screw based anchor with 2-inch embedment length	16"	10"	8"
No. 10 wood screw based anchor with 2-inch embedment length	16"	12"	9"
1/4-inch lag screw based anchor with 2-inch embedment length	16"	16"	16"

a. This table is based on 180 mph ultimate design wind speeds. V ult and a 45 foot mean roof height.
b. Fasteners shall be installed at opposing ends of the wood structural panel. Fasteners shall be located not less than 1 inch from the edge of the panel.
c. Anchors shall penetrate through the exterior wall covering and an embedment length of not less than 2 inches into the building frame. Fasteners shall be located not less than 2 1/2" inches from the edge of the concrete block or concrete.
d. Panels attached to masonry or masonry/stucco shall be attached using vibration-resistant anchors having an ultimate withdrawal capacity of not less than 1,350 pounds.

FALL PROTECTION

In cooling units, where the top of the sill of an operable window opening is located less than 24 inches above the finish floor and greater than 72 inches above the finish grade or other surface below on the exterior of the building, the operable units shall comply one of following:

1. operable windows with openings that will not allow a 4 inch diameter sphere to pass through the opening where the opening is on its largest opened position.
2. operable windows that are provided with window fall prevention devices that comply with ASTM F 2090.
3. operable windows that are provided with window opening control devices that comply with section R312.2.2.

Section R312.2.2 window opening control devices:
Window opening control devices shall comply with ASTM F 2090. The window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the net clear opening area of the unique unit to less than the area required by section R310.2.1

GLAZING

All Glazing shall conform to section R308 (glazing) of the 2020 Residential Code of New York State

R308.4 Hazardous locations. The following shall be considered specific hazardous locations for the purposes of glazing:

1. Glazing in fixed and operable panels of swinging, sliding door and bifold door
2. Glazing in storm doors.
3. Glazing in all unframed swinging doors.
4. Glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers. Glazing in any part of a building and enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches measured vertically above any standing or walking surface
5. 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:
   5.1. Where the glazing is within 24 inches of either side of the door in the plane of the door in a closed position.
   5.2. 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. Glazing that is adjacent to the fixed panel of patio doors
6. Glazing in an individual fixed or operable panel that meets all of the following conditions and is considered to be hazardous location:
   6.1. The exposed area of an individual pane is larger than 9 square feet.
   6.2. The bottom edge of the glazing is less than 18 inches above the floor.
   6.3. The top edge of the glazing is more than 36 inches above the floor; and
   6.4 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 other multiple glazed panels where the bottom edge of the glass is 25 feet or more above grade, a roof, walking surface or other horizontal (within 45 degrees or horizontal) surface adjacent to the glass exterior
7. Glazing in guards and railings, including structural baluster panels and nonstructural infill panels, regardless of area or height above a walking surface shall be considered to be a hazardous location.
8. Glazing in walls, enclosures or fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers and indoor or outdoor swimming pools where the bottom exposed edge of the glazing is less than 60 inches measured vertically above any standing or walking surface shall be considered to be a hazardous location. This shall apply to a single glazing and each pane in multiple glazing.

   Exceptions: Glazing that is more than 56 inches measured horizontally and in a straight line, from the exterior edge of a bathtub, hot tub, spa, whirlpool or swimming pool or from the edge of a shower, sauna or steam room.
9. Glazing adjacent to stairs, landings and ramps where the bottom exposed edge of the glazing is less than 36 inches above the plane of the adjacent walking surface of stairways, landings between flights of stairs and ramps shall be considered to be a hazardous location
10. Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 36 inches above the landing and within a 60 inch horizontal arc less than 180 degrees from the bottom tread nosing shall be considered to be a hazardous location.

ROOF VENTILATION

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. Ventilating openings shall be provided with corrosion-resistant wire mesh, with 1/8" minimum to 1/4" maximum openings.

Minimum Area

The total net free ventilating area shall not be less than 1 per 150 of the area of the space ventilated

Vent Clearance

Where eave or cornice vents are installed, insulation a minimum of a 1" space shall be provided between the insulation and the roof sheathing at the location of the vent.

FLASHING & CAULKING NOTES

1. Providing metal flashing where flowing water is in contact with soil or concrete. Provide continuous hidden behind metal flashing where tops of roof intersect vertical wall surfaces. Provide metal step flashing around all chimneys, skylights and where tops of roof intersect vertical wall surfaces. All metal flashing shall extend up vertically a minimum of 8" from the roof unless noted otherwise.
2. Flash, caulk and seal all junctions of new and existing roofs, walls and penetrations, to form a watertight assembly.

PLUMBING

1. All plumbing work to be included in strict accordance with the 2020 Residential Code of New York State and local codes.
2. All Soil Plumbing Lines which need to run Perpendicular to Floor Joists shall be located as close as possible to center line upon be maintain structural integrity of joists. Refer to the Framing section of this sheet.
3. Materials for water supply and distribution systems, per tables P2906.4, P2906.5 and P2906.6 of the 2020 Residential Code of New York State.
4. Materials for drains, waste and vents, per tables P3002.1(1), P3002.2(2), P3002.2 and P3002.3 of the 2020 Residential Code of New York State.
5. All exterior hose bibbs are to be frost-proof type.
6. In areas prone to flooding, drainage, waste and vent systems shall be located and installed to prevent infiltration of floodwaters into the systems and discharges from the systems into floodwaters.
7. In areas prone to flooding, vents shall be located at or above the design flood elevation.
8. All plumbing fixtures to be installed as per Chapter 27 of the 2020 Residential Code of New York State.
9. Water heat P2801.1 - P2812.1)
10. For trap sizes, see table P3005.1 on plumbing riser diagram

GUARDS

Guards Required

Porches, Balconies, Ramps, Steps or Raised floor Surfaces Located more than 30" above the floor or Grade Below shall have Guards not Less than 36" in Height.

Open sides of stairs shall have guards not less than 34" in height and not more than 38" measured vertically from the nosing of the treads.

Guard Opening Limitations

Required Guards on open sides of stairways, raised floor areas, balconies and porches shall have intermediate rails or ornamental closures that do not allow passage of a sphere 4" or more in diameter.

Exceptions

The triangular openings formed by the riser, tread and bottom rail of a guard at the open side of a stairway are permitted to be of such a size that a sphere 6" cannot pass through.

HABITABLE SPACE

1. All Habitable spaces shall conform to the following sections of the 2015 International Residential Code:
   R302 (light, ventilation, and heating)
   R304 (minimum room areas)
   R305 (ceiling height)
   R306 (sanitation)
   R307 (toilet, bath and shower spaces)

DRYWALL NOTES

Gypsum Wall & Ceilings

Provide 1/2" mold & moisture resistant gypsum board by "National Gypsum" Gold Bond Brand 35" Gyprock board) or equal to all walls and ceilings, including all bathroom walls and ceilings and any wet areas. All gypsum board shall receive one coat of base and four coats of specific minimum using "Pre-Form Brand 35" Ready to Joint Compound. All walls, ceilings, and ledges to receive tile or stone shall be set on 1/2" cement board.

Garage Walls & Ceilings

Provide one layer of 5/8" type-x gypsum wall board to all walls and ceilings of all garages and room enclosing heat producing equipment. Provide one layer of 1/2" type-x gypsum wall board at all interior house walls common to garages. Tape and 3 coats to spaces for a level 3 finish.

Tapered Edge Gypsum Boards

Provide 1/2" gypsum board to all walls & ceilings not otherwise noted above. All gypsum board shall receive one coat of tape and four coats of powder minimum for a level 4 finish.

ELECTRICAL

1. All electrical work shall conform to rules and regulations of the 2017 National Electric Code, NFPA 70-2014 and the 2020 Residential Code of New York State.
2. The Electrical equipment and wiring shall be installed in accordance with chapters 34 thru 43 of the 2020 Residential Code of New York State
3. Electrical work to be by Underwriters Inspected and approved.
4. All electrical outlets in "wet" areas to be ground fault interrupter (G.F.I.) type.
5. Varying clearance dimensions around electrical panel to be a minimum of 36" deep x 30" wide x 6'-6" high.
6. All electrical work to be performed by a local licensed electrician.

Ground Fault Circuit-Interrupter Protection

Location:

1. All bathroom receptacles are to have G.F.C.I. protection.
2. All garage & accessory building receptacles are to have G.F.C.I. protection.
3. All outdoor receptacles are to have G.F.C.I. protection.
4. All crawl space receptacles are to have G.F.C.I. protection.
5. All unfinished basements receptacles are to have G.F.C.I. protection.
6. All kitchen receptacles that serve countertop surfaces shall have G.F.C.I. protection.
7. All laundry, utility and bar sink receptacles that are located within 6ft. of the outside edge of the sink are to have G.F.C.I. protection.
8. Electrically heated floors, hydromassage bathtub, spa and hot tub locations are to have G.F.C.I. protection.
9. All receptacles within 6 feet of the outside edge of a bathtub or shower stall are to have G.F.C.I. protection.

Arc-Fault Circuit-Interrupter Protection

Location:

1. All branch circuits that supply 120-volt, single-phase, 15 & 20 amp outlets installed in bedrooms, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas and similar rooms or areas shall be protected by a combination type arc-fault circuit interrupter installed to provide protection of the branch circuits.

MINIMUM UNIFORMLY DITRIBUTED LIVE LOADS Table R301.5

USE	LIVE LOAD	DEAD LOAD
Exterior Balconies and decks	40 psf	10 psf
Fire Escapes	40 psf	10 psf
Passenger Vehicle Garages	50 psf	40 psf on
Uninhabitable ATTICS without Storage	10 psf	10 psf
Uninhabitable ATTICS with Storage	20 psf	10 psf
Habitable ATTICS and ATTICS served with fixed stairs	30 psf	10 psf
ATTICS other than sleeping rooms	40 psf	10 psf
Sleeping Rooms	30 psf	10 psf
Stairs	40 psf	10 psf
Guards and Handrails	200 psf lateral	———
Guard in-fill components	50 psf	———
ROOFS	30 psf	10 psf

ALLOWABLE DEFLECTION Table R301.7

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 and Residence ceilings	L/360
All other Structural Members	L/240
Exterior Walls with brittle finishes	H/360
Exterior Walls - wind loads with brittle finishes	H/240
Exterior Walls - wind loads with flexible finishes	H/120
Lintels Supporting Masonry Veneer Walls	L/600
Note: L=Span Length, H=Span Height	

STATE OF NEW YORK
VLADIMIR CONSTANT
LICENSED PROFESSIONAL ENGINEER

NO.	DATE	DESCRIPTION	BY	CHD

REVISIONS

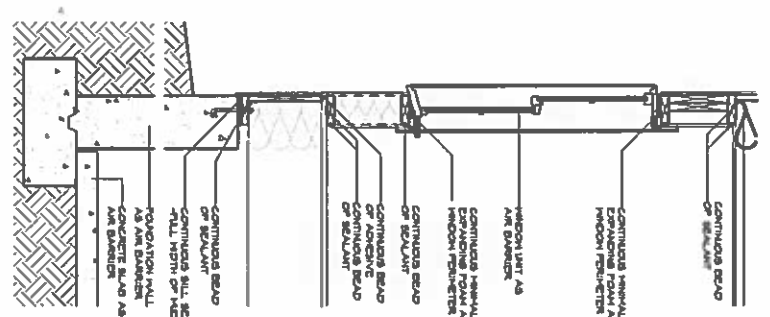
JOB No.
SCALE: AS NOTED
ISSUE DATE: 03/18/2024
DRAWN: P.M.
DWG No. A8

DRAWING TITLE: SPECIFICATIONS

ENGINEER:
VLADIMIR CONSTANT, P.E.
7 MELRICK CT.
WESTBURY, NY 11590

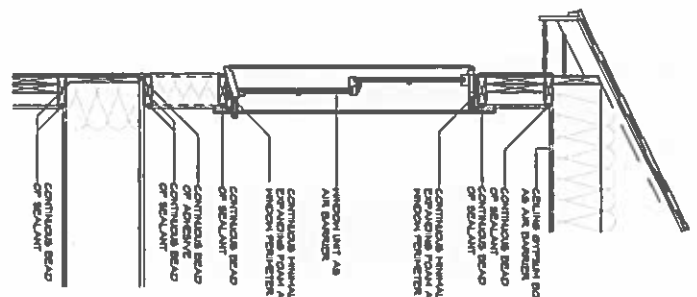
PROJECT:
PROPOSED TWO STORY,
ONE FAMILY DWELLING AT
63 PRINCE AVENUE
FREEPORT, NY 11520

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VILLAGE OF FREEPORT



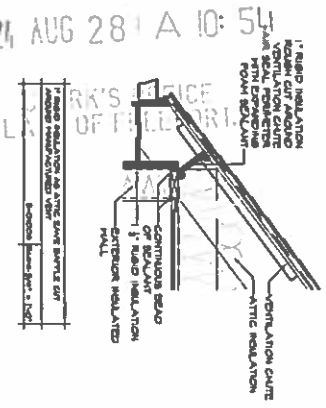
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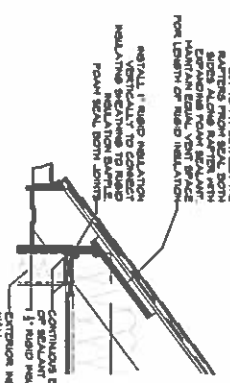
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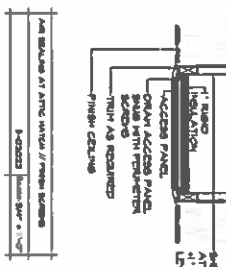


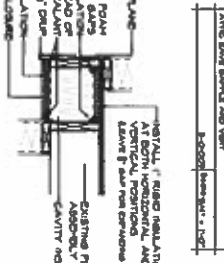
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5-02003 | Scale: 3/4" = 1'-0"





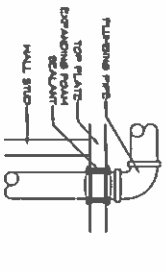


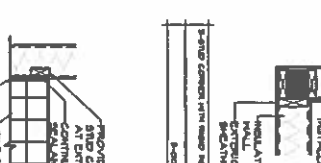






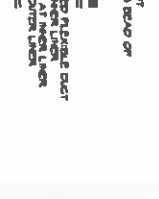










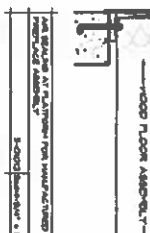




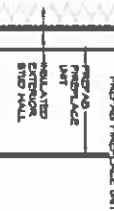








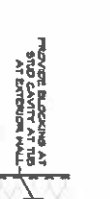














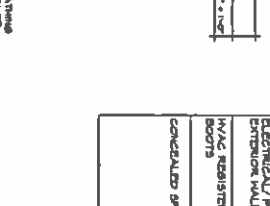


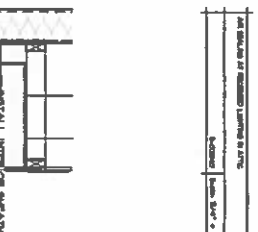


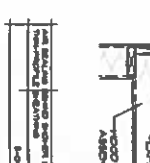




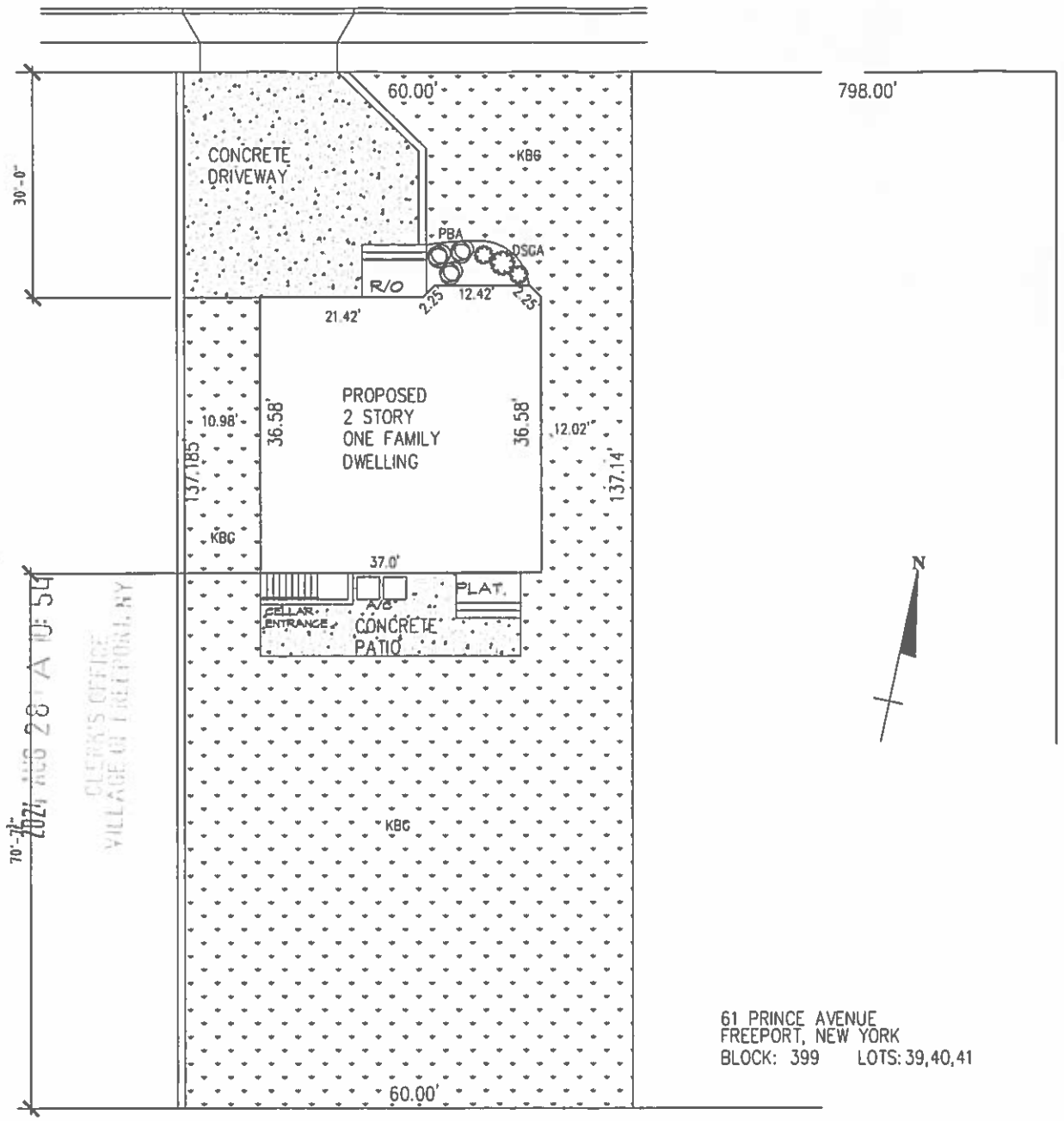






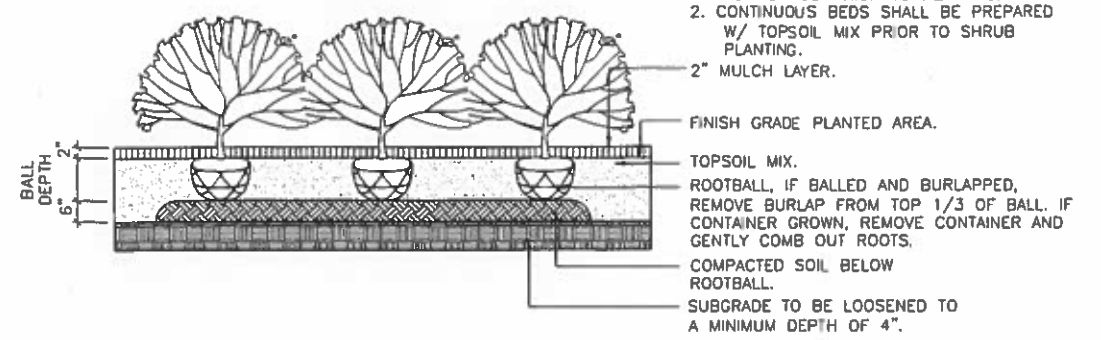


AIR SEAL



SITE PLAN

SCALE: 1" = 10'-0"



NOTE:
1. COMPLETELY REMOVE ALL WIRE, PLASTIC, TAGS OR OTHER SYNTHETIC MATERIAL FROM SHRUB PRIOR TO PLANTING.
2. CONTINUOUS BEDS SHALL BE PREPARED W/ TOPSOIL MIX PRIOR TO SHRUB PLANTING.

1 Shrub Mass Detail
Scale: 1/2"=1'-0"

PLANTING NOTES

1. ALL PLANT MATERIAL SHALL CONFORM TO THE REQUIREMENTS AS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN, LATEST EDITION.
2. ALL PLANT MATERIAL SHALL BE VIGOROUS AND FREE OF INJURY, INSECTS OR DEFECTS PLANT MATERIAL SHALL BE STOCK FROM A RECOGNIZED NURSERY WITHIN THE NORTHEAST REGION.
3. ALL PLANTS TO BE SELECTED AND TAGGED IN THE FIELD.
4. CONTRACTOR SHALL VERIFY QUANTITIES AS SHOWN ON THE CONTRACT DRAWINGS IF A DISCREPANCY EXISTS BETWEEN THE PLANT COUNT AS SHOWN ON THE PLANT LIST AND THE PLANTING PLANS(S), THE PLAN(S) SHALL TAKE PRECEDENCE.
5. THE OWNER MAY REJECT ANY MATERIAL WHICH DOES NOT REPRESENT SPECIES AS OUTLINED IN THE PLANT LIST.
6. NO SUBSTITUTION WILL BE MADE UNLESS AUTHORIZED BY THE OWNER.
7. ALL SHRUBS SHALL BE PLANTED SO THE ROOT FLARE IS 1" TO 2" ABOVE THE FINISHED GRADE. CONTRACTOR SHALL VERIFY ROOT FLARE PRIOR TO PLANTING. REMOVE EXCESS SOIL OVER ROOT BALL AS REQUIRED TO EXPOSED THE ROOT FLARE ONLY.
8. ALL TREE PITS AND ENTIRE SHRUB/PERENNIAL BEDS TO RECEIVE 3" LAYER OF SHREDDED BARK MULCH. MULCH SHALL NOT COME IN DIRECT CONTACT WITH TREE TRUNKS.
9. AERATE, TOP DRESS AND SEED ALL EXISTING LAWN AREAS
10. PLAN INDICATES APPROXIMATE LOCATION OF PLANT MATERIAL. FINAL LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE OWNER.

PLANT LIST

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	ROOT	COMMENTS
		SHRUBS					
3	PBA	RHODODENDRON PERICLYMENOIDES	PINXTERBLOOM AZALEA	18" TO 36"	AS SHOWN	B&B	
3	DSGA	RHODODENDRON x "RLH1-14P14' PP #24,751	DOUBLE SHOT GRAPE AZALEA	18" TO 36"	AS SHOWN	B&B	
TBD	KBG	POA PRATENIS	KENTUCKY BLUEGRASS		AS SHOWN	B&B	

STATE OF NEW YORK
VLADIMIR CONSTANT
080951
LICENSED PROFESSIONAL ENGINEER

DWG No. A10
JOB No.
SCALE AS NOTED
ISSUE DATE 03/30/2023
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SEAL

REVISIONS

NO	DATE	DESCRIPTION	DRN	CHD

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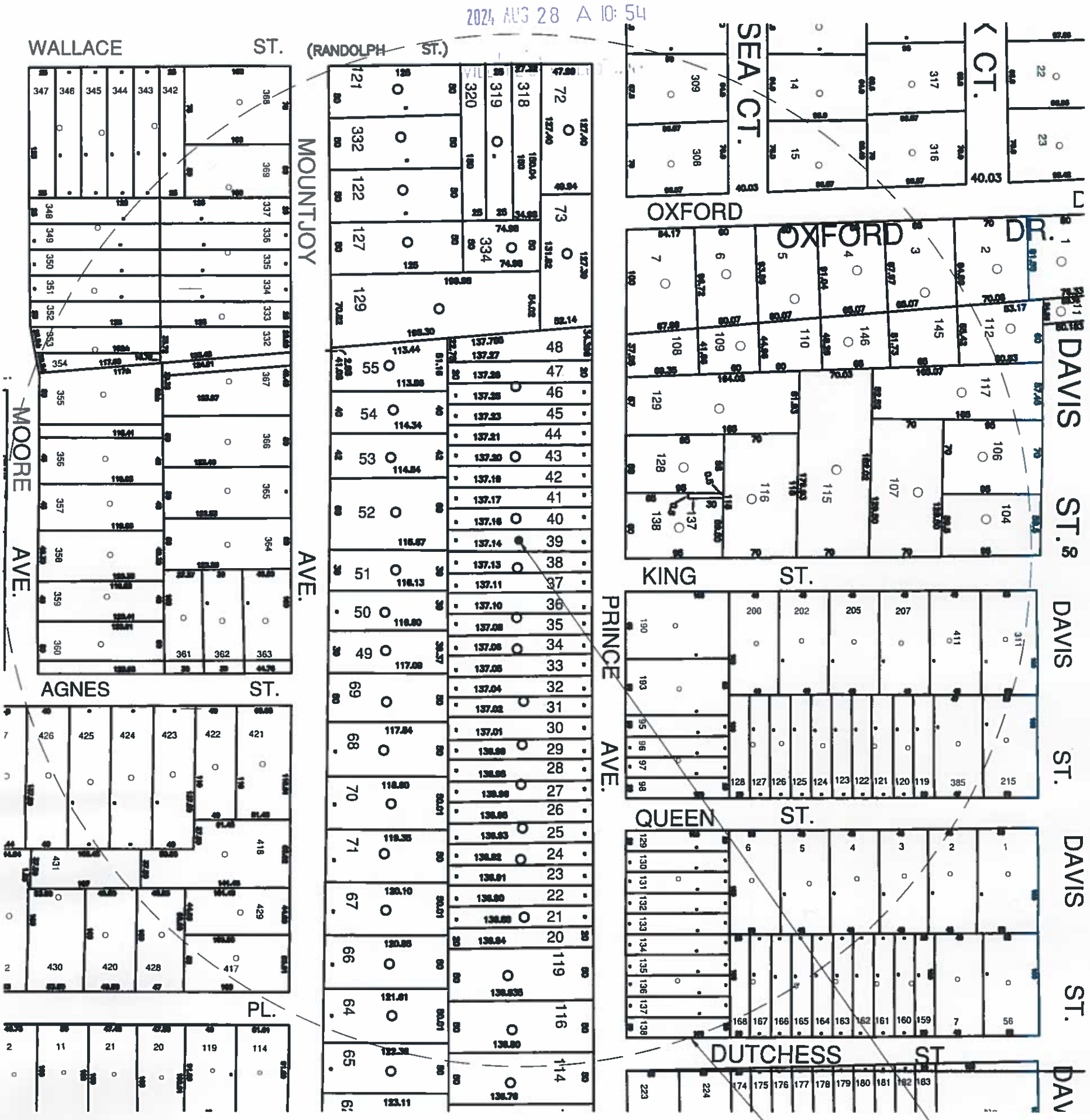
ENGINEER:
VLADIMIR CONSTANT, P.E.
7 MELRICK CT.
WESTBURY, NY 11590

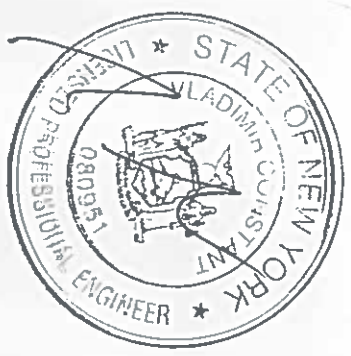
PROJECT:
PROPOSED TWO STORY, ONE FAMILY DWELLING AT
63 PRINCE AVENUE
FREEPORT, NY 11520

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PROJECT:	ENGINEER:	DRAWING TITLE	REVISIONS	SCALE	JOB No.	DWG No.
PROPOSED TWO STORY, ONE FAMILY DWELLING AT 63 PRINCE AVENUE FREEPORT, NY 11520	VLADIMIR CONSTANT, P.E. 7 MELRICK CT. WESTBURY, NY 11590	500 FT. RADIUS MAP	NO. DATE DESCRIPTION DWN CKD		SCALE: AS NOTED; ISSUE DATE: 03/30/2023; DRAWN: P.M.	A11

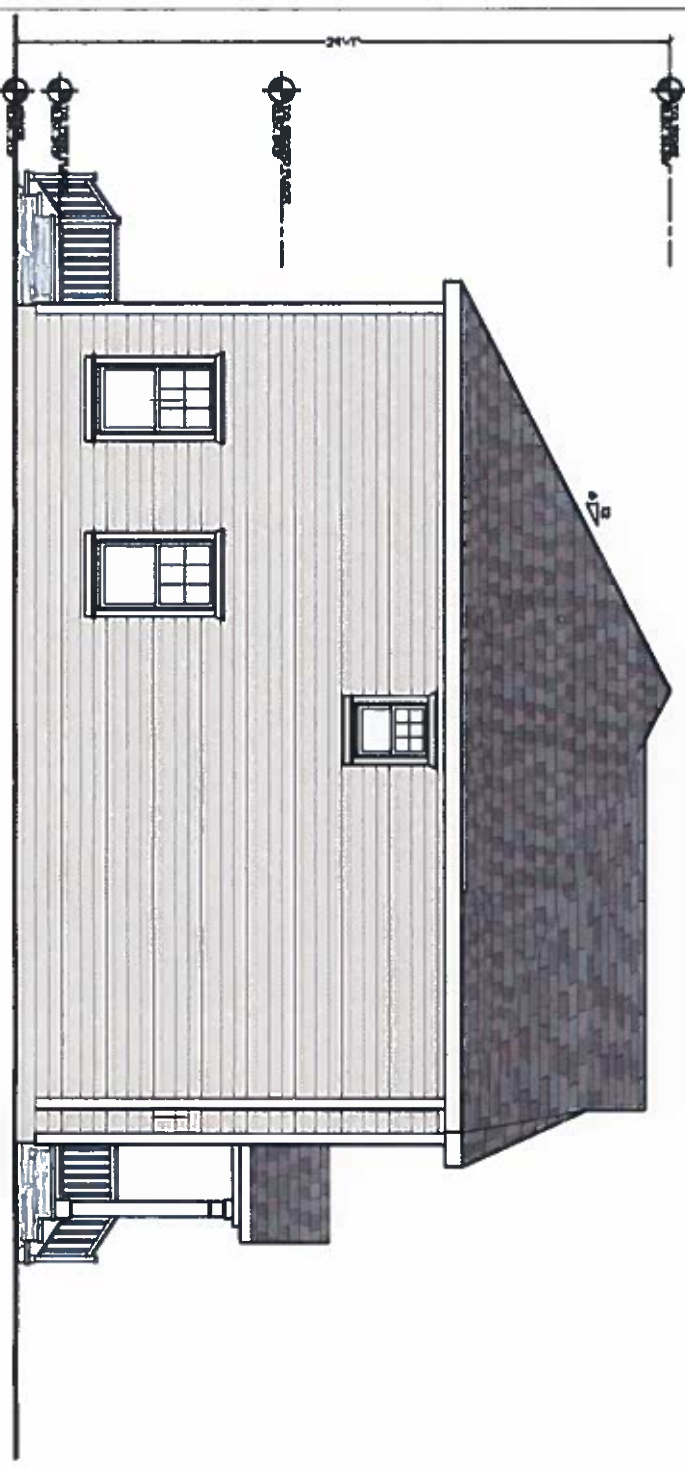
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PROPOSED FRONT ELEVATION



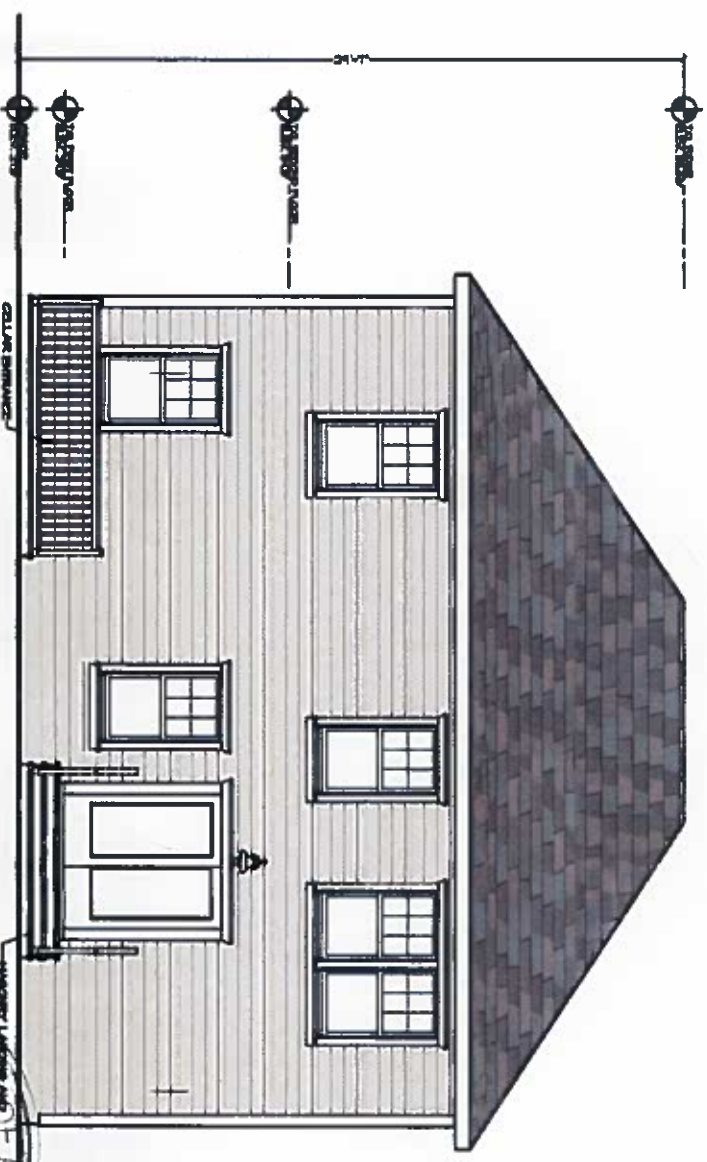
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PROPOSED SIDE ELEVATION



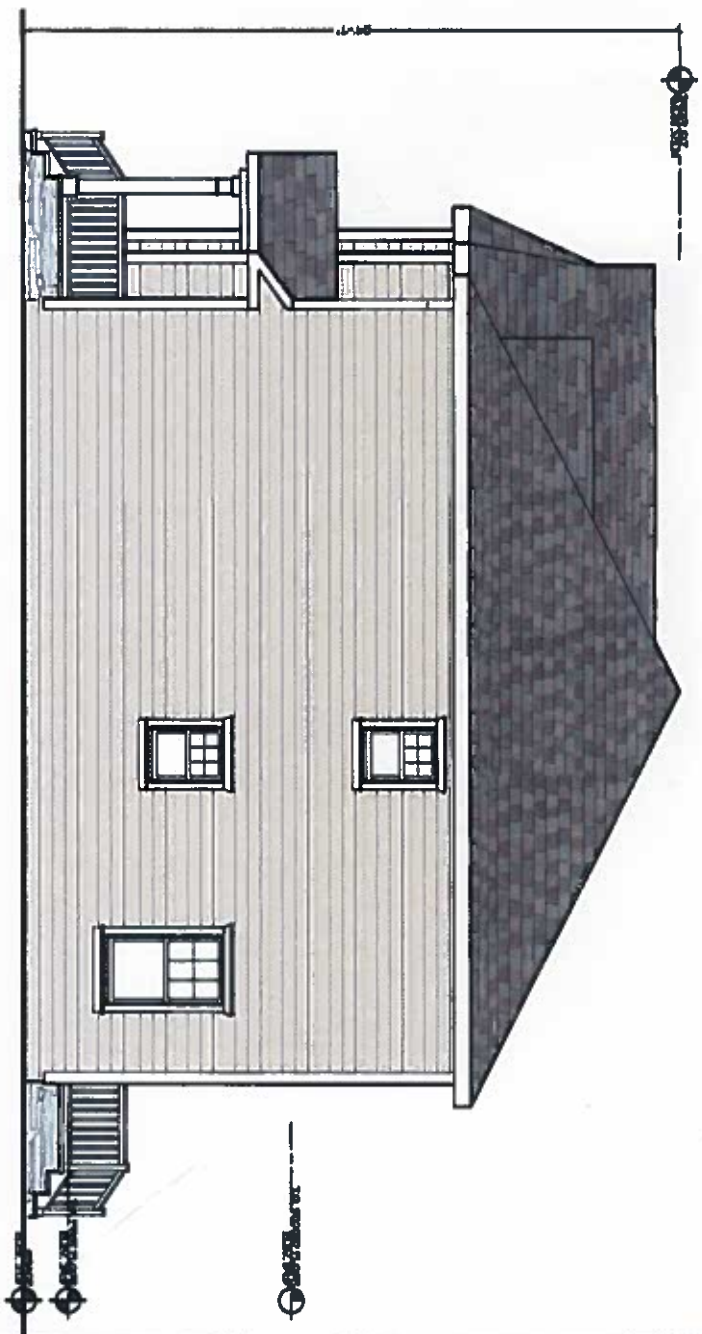
SCALE: 1/4" = 1'-0"

PROPOSED REAR ELEVATION



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

PROPOSED SIDE ELEVATION

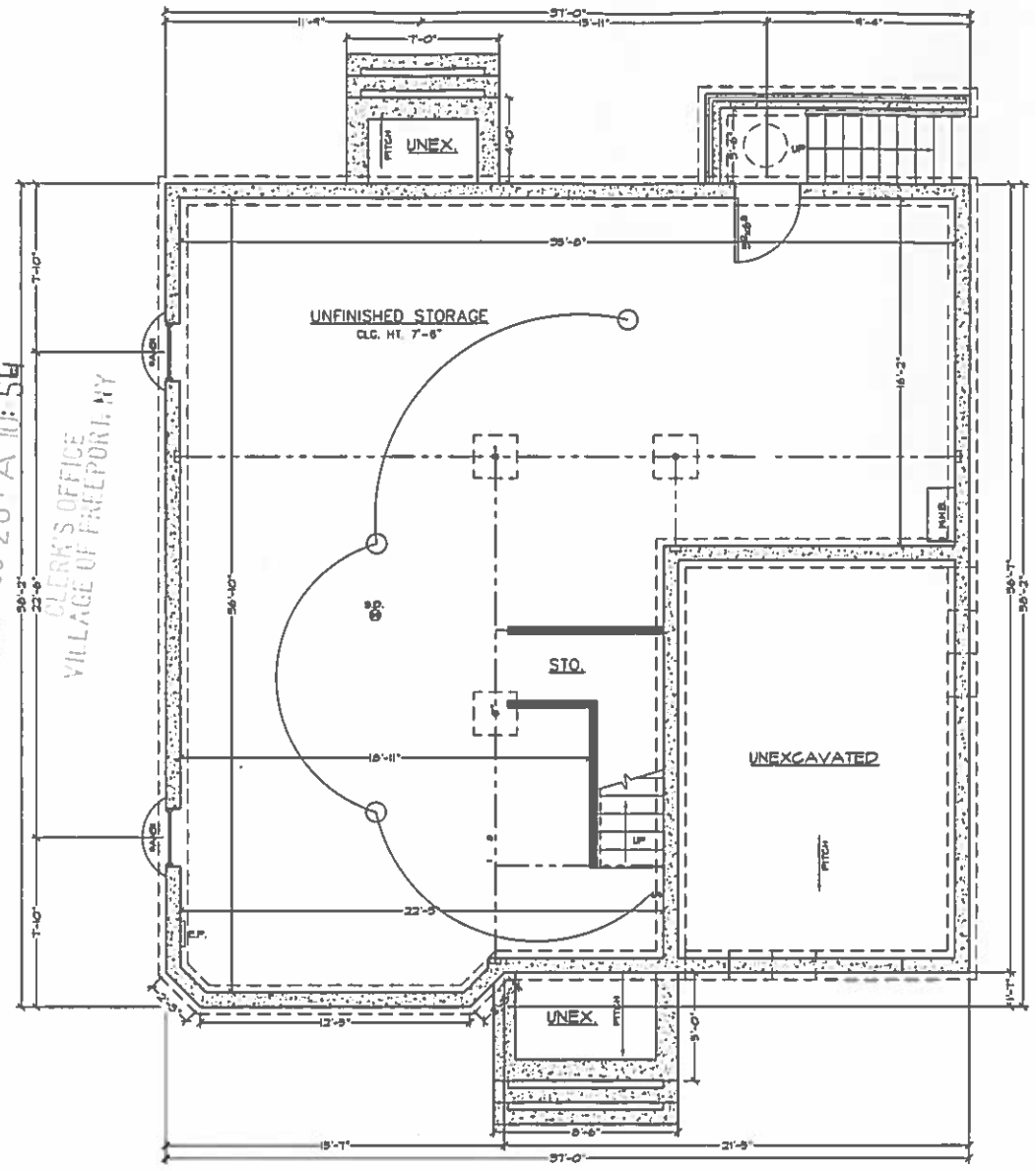


SCALE: 1/4" = 1'-0"

LICENSED PROFESSIONAL ENGINEER
VLADIMIR CONSTANT
090951
STATE OF NEW YORK

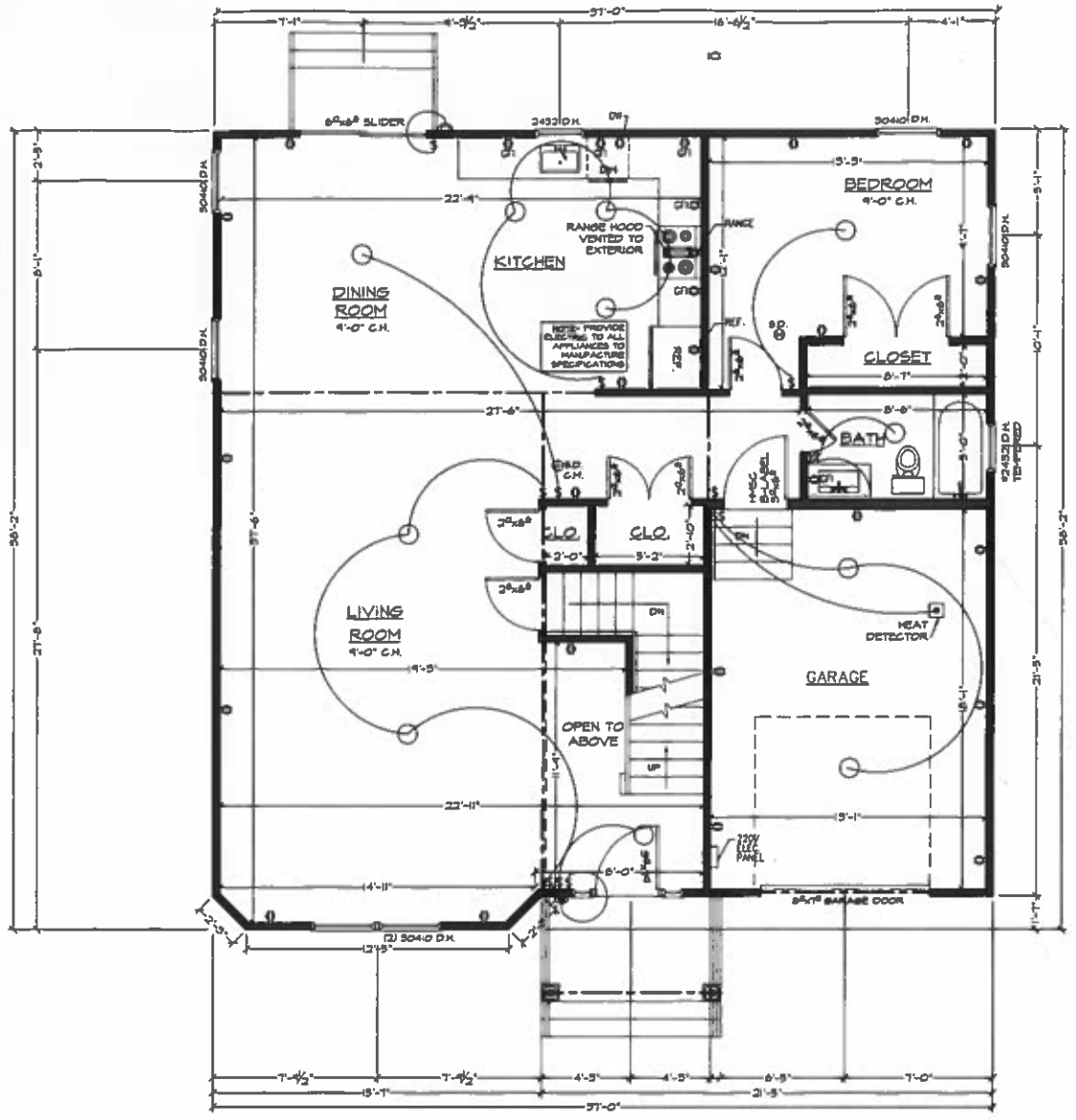
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PROPOSED TWO STORY, ONE FAMILY DWELLING AT 63 PRINCE AVENUE FREEPORT, NY 11520	VLADIMIR CONSTANT, P.E. 7 MELRICK CT. WESTBURY, NY 11590	RENDERINGS OF EXTERIOR ELEVATIONS	NO. DATE DESCRIPTION DWN CKD		SCALE: AS NOTED ISSUE DATE: 03/30/2023 DRAWN: P.M.	A12

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VILLAGE OF FREEPORT, NY



PROPOSED FOUNDATION PLAN

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



PROPOSED FIRST FLOOR PLAN – ELECTRICAL

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

GENERAL NOTES

A. FIXTURE LAYOUT IS SUBJECT TO CHANGE UPON CEILING STRUCTURE OBSTRUCTIONS. G.C. TO COORDINATE WITH DESIGNER PRIOR TO FINAL PLACEMENT.

B. ALL PROPOSED OUTLET AND SWITCH LOCATIONS NEED TO BE COORDINATED WITH OWNER, G.C. AND DESIGNER.

C. OWNER & ELECTRICIAN TO WALK THRU PROJECT & DISCUSS SPECIALTY ITEMS SUCH AS CABLE, DATA, TEL, A/V ETC.

D. ALL ELECTRICAL WORK TO BE PERFORMED BY A LICENSED ELECTRICIAN.

E. ALL ELECTRICAL WORK SHALL CONFORM TO THE STATE OF NEW YORK UNIFORM FIRE PREVENTION AND BUILDING CODES, N.F.P.A., N.E.C., AND LOCAL ORDINANCES.

LEGEND

- (S) HARD WIRED SMOKE DETECTOR – SEE NOTES FOR INSTALLATION REQUIREMENTS
- (C) CARBON MONOXIDE DETECTOR
- CABLE
- TELEPHONE
- THERMOSTAT
- SURFACE MOUNTED LIGHT FIXTURE
- OUTLET (WP = WATER PROOF)
- HIGH HAT OR SURFACE MOUNTED FIXTURE
- SWITCH
- (2) DOOR NUMBER – SEE SCHEDULE
- [2] WINDOW NUMBER – SEE SCHEDULE
- 100 CFM EXHAUST FAN
- WALL MOUNTED LIGHT FIXTURE
- DECORATIVE HANGING LIGHT FIXTURE BY OTHERS
- LIGHT FIXTURE FOR OVER BATHROOM MIRROR
- EXTERIOR ELECTRICAL JUNCTION BOX
- EXTERIOR WATER HOSE BIB

STATE OF NEW YORK
VLADIMIR CONSTANT
080951
LICENSED PROFESSIONAL ENGINEER

DWG No. E1

JOB No.
SCALE: AS NOTED
ISSUE DATE: 03/30/2023
DRAWN: P.M.

REVISIONS

NO	DATE	DESCRIPTION	DWG

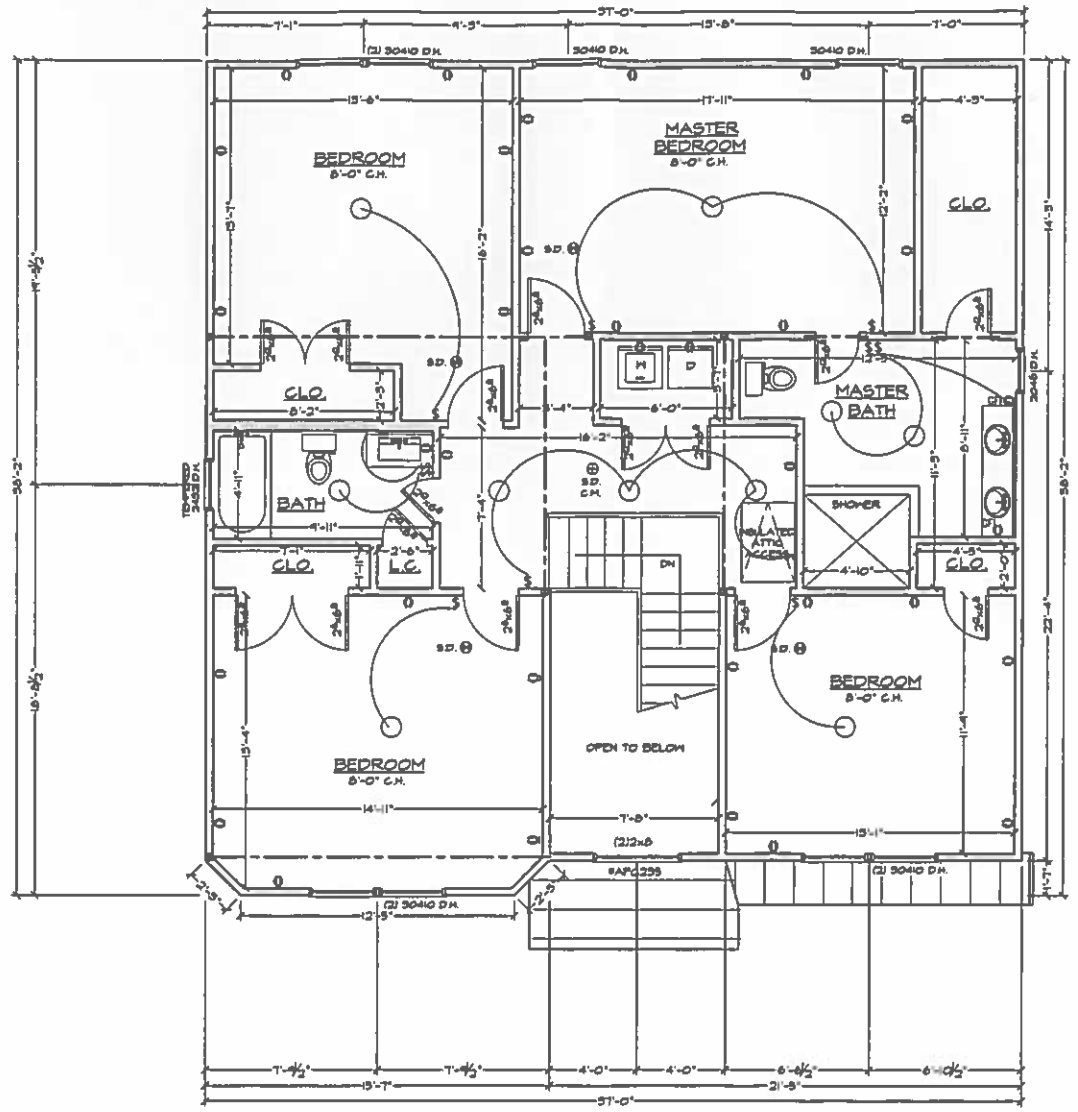
SEAL

DRAWING TITLE: ELECTRICAL PLAN BASEMENT AND FIRST

ENGINEER: VLADIMIR CONSTANT, P.E.
7 MELRICK CT.
WESTBURY, NY 11590

PROJECT: PROPOSED TWO STORY, ONE FAMILY DWELLING AT 63 PRINCE AVENUE FREEPORT, NY 11520

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VILLAGE OF FREEPORT, NY



PROPOSED SECOND FLOOR PLAN – ELECTRICAL

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

GENERAL NOTES

A. FIXTURE LAYOUT IS SUBJECT TO CHANGE UPON CEILING STRUCTURE OBSTRUCTIONS. G.C. TO COORDINATE WITH DESIGNER PRIOR TO FINAL PLACEMENT.

B. ALL PROPOSED OUTLET AND SWITCH LOCATIONS NEED TO BE COORDINATED WITH OWNER, G.C. AND DESIGNER.

C. OWNER & ELECTRICIAN TO WALK THRU PROJECT & DISCUSS SPECIALTY ITEMS SUCH AS CABLE, DATA, TEL., A/V ETC.

D. ALL ELECTRICAL WORK TO BE PERFORMED BY A LICENSED ELECTRICIAN.

E. ALL ELECTRICAL WORK SHALL CONFORM TO THE STATE OF NEW YORK UNIFORM FIRE PREVENTION AND BUILDING CODES, N.F.P.A., N.E.C., AND LOCAL ORDINANCES.

STATE OF NEW YORK
VLADIMIR CONSTANT
080951
LICENSED PROFESSIONAL ENGINEER

LEGEND

- HARD WIRED SMOKE DETECTOR – SEE NOTES FOR INSTALLATION REQUIREMENTS
- CARBON MONOXIDE DETECTOR
- CABLE
- TELEPHONE
- THERMOSTAT
- SURFACE MOUNTED LIGHT FIXTURE
- OUTLET (WP = WATER PROOF)
- HIGH HAT OR SURFACE MOUNTED FIXTURE
- SWITCH
- DOOR NUMBER – SEE SCHEDULE
- WINDOW NUMBER – SEE SCHEDULE
- 100 CFM EXHAUST FAN
- WALL MOUNTED LIGHT FIXTURE
- DECORATIVE HANGING LIGHT FIXTURE BY OTHERS
- LIGHT FIXTURE FOR OVER BATHROOM MIRROR
- EXTERIOR ELECTRICAL JUNCTION BOX
- EXTERIOR WATER HOSE BIB

REVISIONS

NO.	DATE	DESCRIPTION	DWN.	CKD.

SEAL:

JOB No.

SCALE: AS NOTED

ISSUE DATE: 03/30/2023

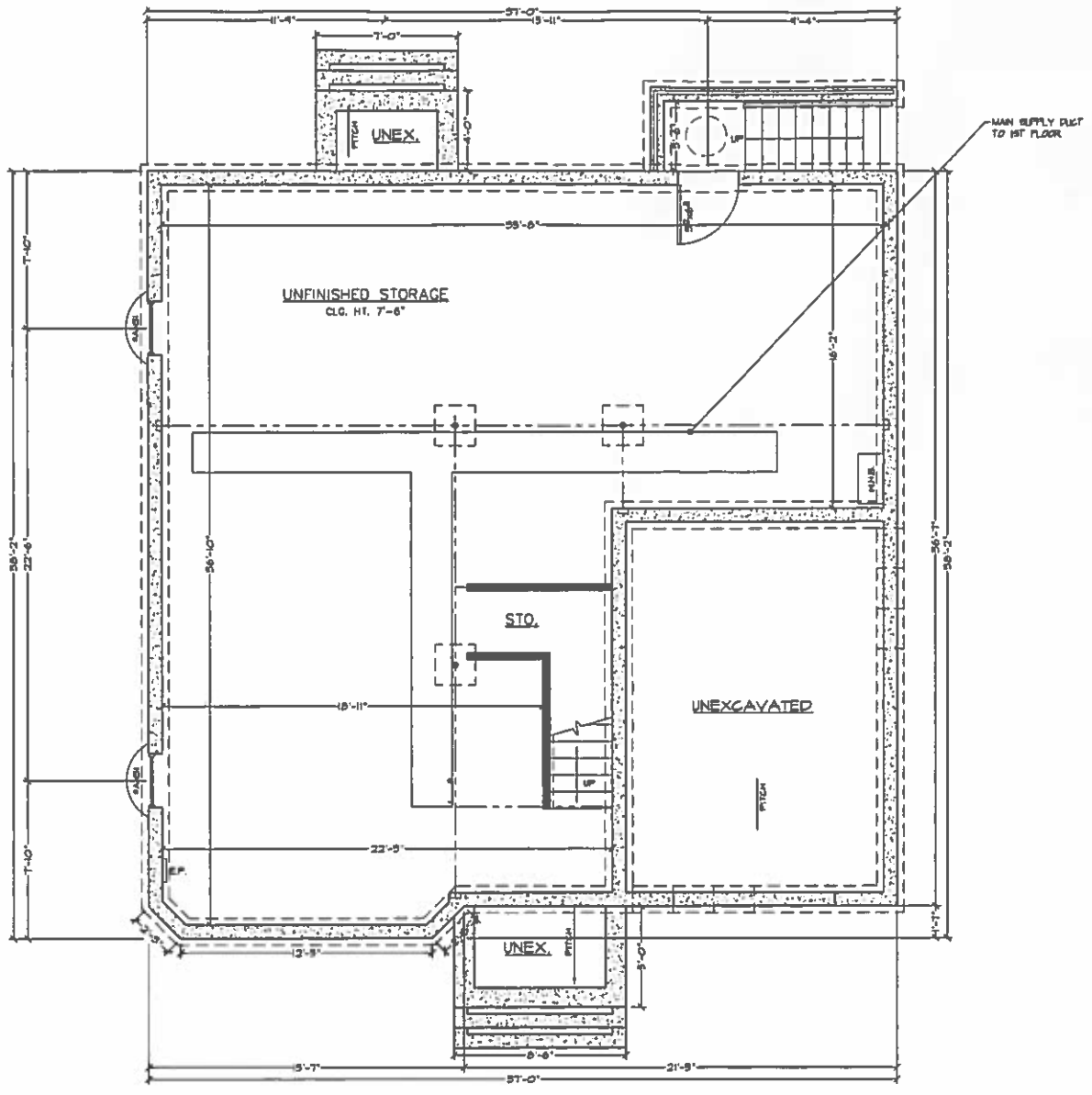
DESIGN: P.M.

DWG No.: E2

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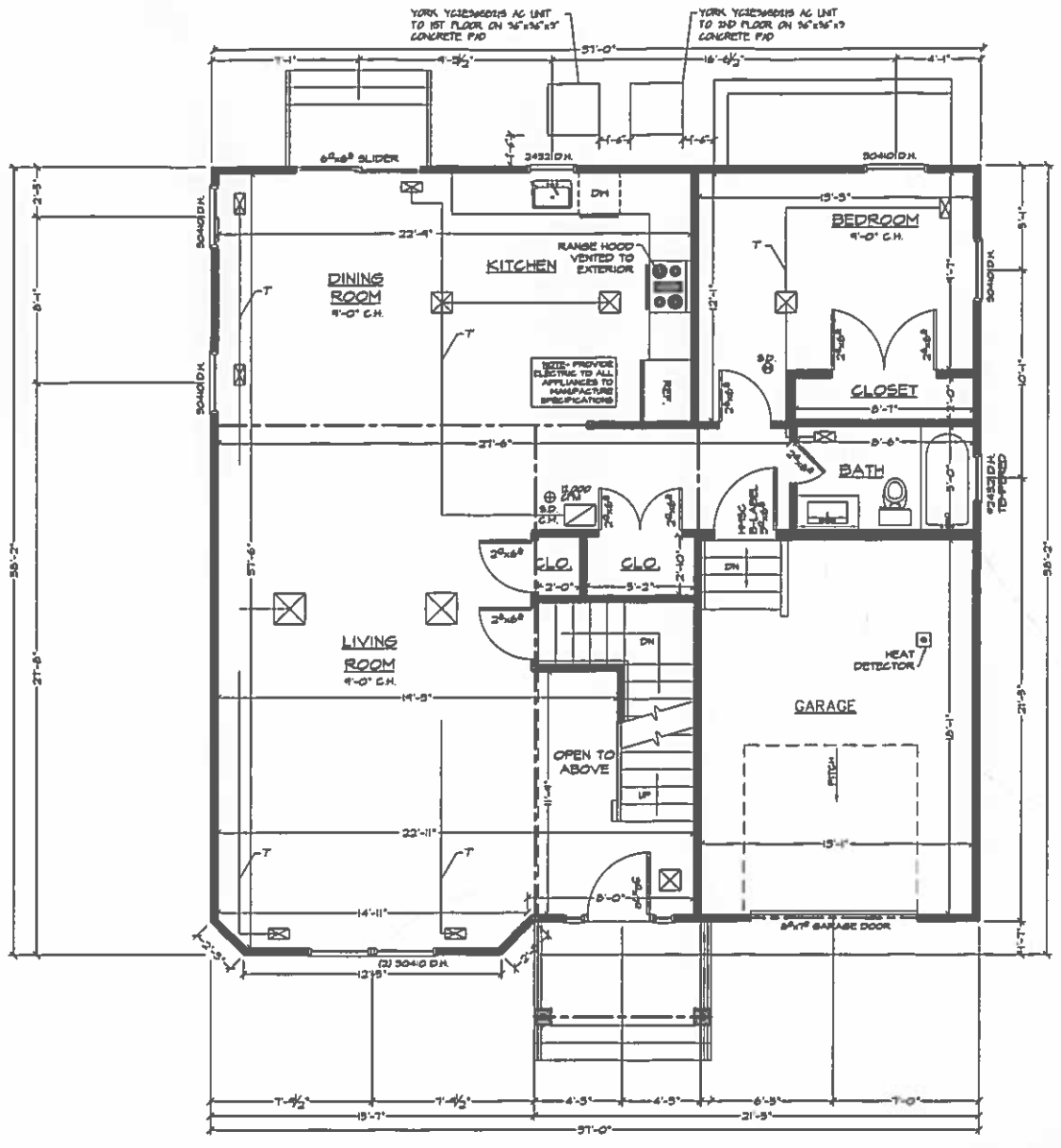
ENGINEER:
VLADIMIR CONSTANT, P.E.
7 MELRICK CT.
WESTBURY, NY 11590

PROJECT:
PROPOSED TWO STORY, ONE FAMILY DWELLING AT
63 PRINCE AVENUE
FREEPORT, NY 11520



PROPOSED FOUNDATION PLAN

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



PROPOSED FIRST FLOOR PLAN – MECHANICAL

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

LEGEND

- HVAC DUCT
- SUPPLY
- RETURN

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STATE OF NEW YORK
VLADIMIR CONSTANT
080951
LICENSED PROFESSIONAL ENGINEER

DWG No. M1

JOB No.

SCALE: AS NOTED

ISSUE DATE: 03/30/2023

DRAWN: P.M.

CHK'D

REVISIONS

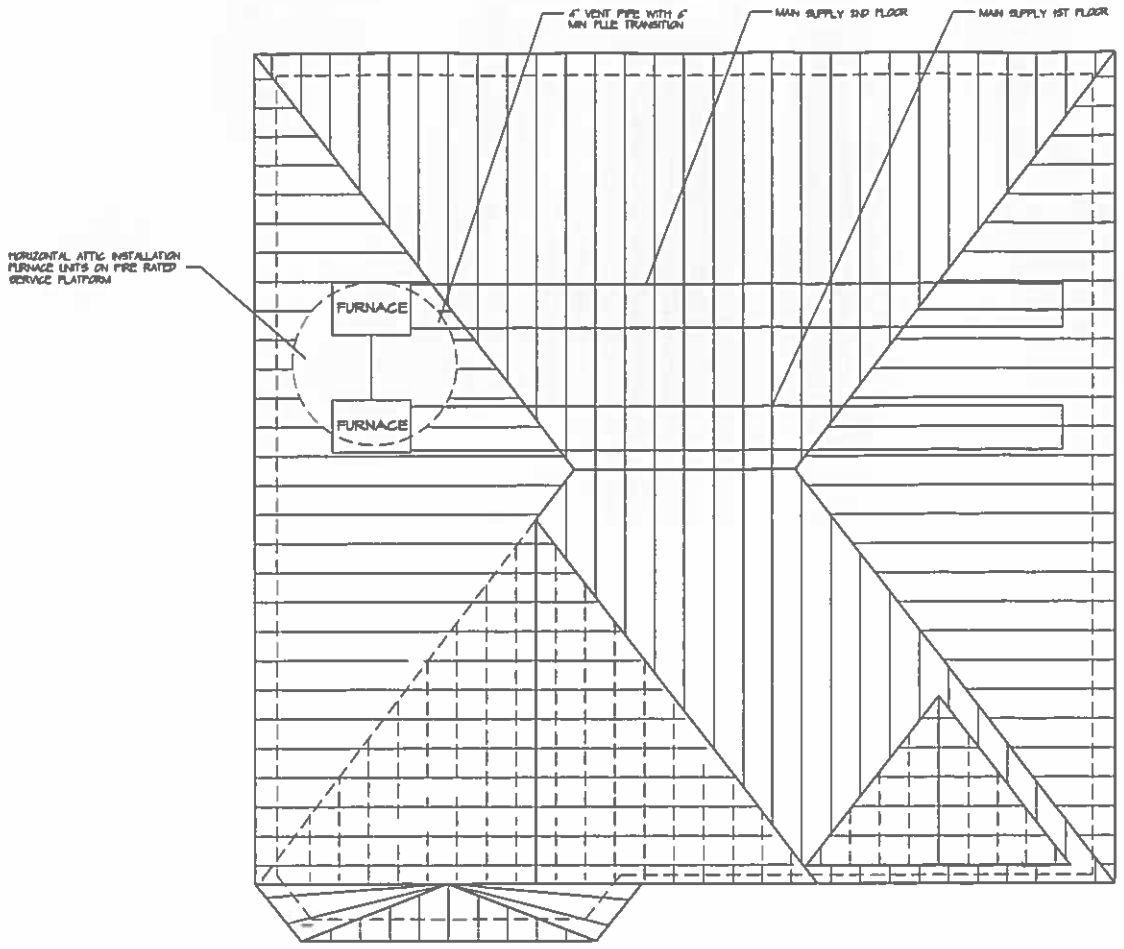
NO.	DATE	DESCRIPTION	DWN

DRAWING TITLE: MECHANICAL PLANS

ENGINEER:
VLADIMIR CONSTANT, P.E.
7 MELRICK CT.
WESTBURY, NY 11590

PROJECT:
PROPOSED TWO STORY,
ONE FAMILY DWELLING AT
63 PRINCE AVENUE
FREEPORT, NY 11520

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PROPOSED ROOF PLAN – MECHANICAL

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

LEGEND

- (S) HARD WIRED SMOKE DETECTOR – SEE NOTES FOR INSTALLATION REQUIREMENTS
- (C) CARBON MONOXIDE DETECTOR
- C CABLE
- T TELEPHONE
- T THERMOSTAT
- SURFACE MOUNTED LIGHT FIXTURE
- DUTLET (WP = WATER PROOF)
- HIGH HAT OR SURFACE MOUNTED FIXTURE
- $ SWITCH
- (2) DOOR NUMBER – SEE SCHEDULE
- 2 WINDOW NUMBER – SEE SCHEDULE
- 100 CFM EXHAUST FAN
- WALL MOUNTED LIGHT FIXTURE
- DECORATIVE HANGING LIGHT FIXTURE BY OTHERS
- LIGHT FIXTURE FOR OVER BATHROOM MIRROR
- EXTERIOR ELECTRICAL JUNCTION BOX
- EXTERIOR WATER HOSE BIB



DRAWING TITLE: MECHANICAL ATTIC PLAN

ENGINEER: VLADIMIR CONSTANT, P.E.
7 MELRICK CT.
WESTBURY, NY 11590

PROJECT: PROPOSED TWO STORY, ONE FAMILY DWELLING AT 63 PRINCE AVENUE FREEPORT, NY 11520

REVISIONS

NO.	DATE	DESCRIPTION	DWN	CKD

SEAL:

JOB No.

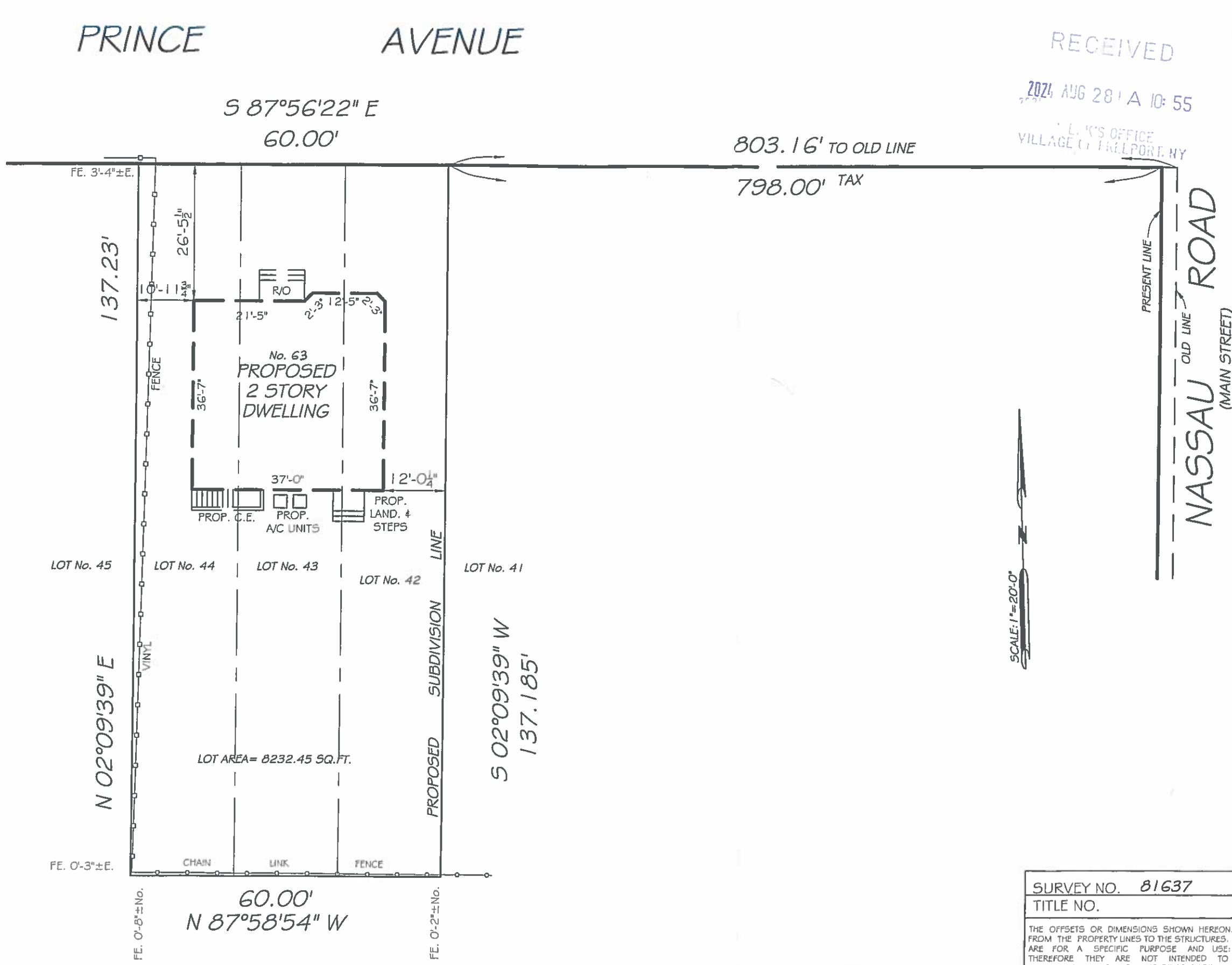
SCALE: AS NOTED

ISSUE DATE: 03/20/2023

DRAWN: P.M.

DWG No. M2

SECTION: 55	BLOCK: 399	TAX LOT: 42-44



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MAP OF PROPERTY

SITUATE AT

INCORPORATED VILLAGE OF

FREEPORT

TOWN OF HEMPSTEAD

NASSAU COUNTY, N. Y.

LOT NUMBERS:

LOT No.'s 42-44 "MAP OF ROYAL PLAZA, SECTION No. 1" FILED: OCTOBER 9, 1925 AS MAP No. 576

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

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GUARANTEED TO :-

SURVEY NO. 81637

TITLE NO.

THE OFFSETS OR DIMENSIONS SHOWN HEREON FROM THE PROPERTY LINES TO THE STRUCTURES, ARE FOR A SPECIFIC PURPOSE AND USE; THEREFORE THEY ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES OR ANY OTHER IMPROVEMENT.

HAYNES LAND SURVEYORS

PROFESSIONAL LAND & CITY SURVEYORS

199 LAFAYETTE DRIVE, SYOSSET, N.Y. 11791

PHONE: 1-516-496-1790 FAX: 516-496-1792

RECORDS OF WALTER I. BROWN, GUSTAVE A. ROULLIER & ROBERT A. HAYNES

SURVEYED : MARCH 15, 2022

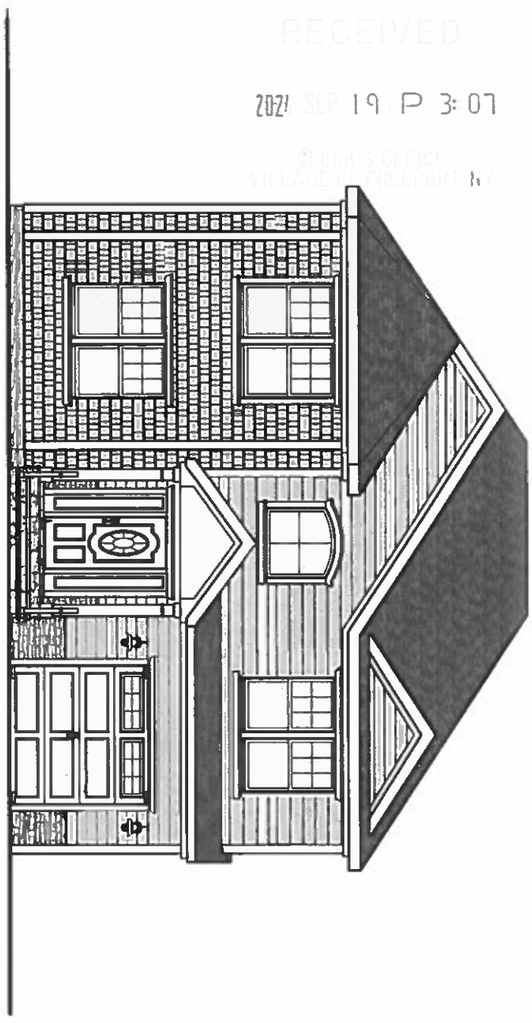
PROPOSED ADDED : APRIL 10, 2024



DRAFTED BY B.G. / R.

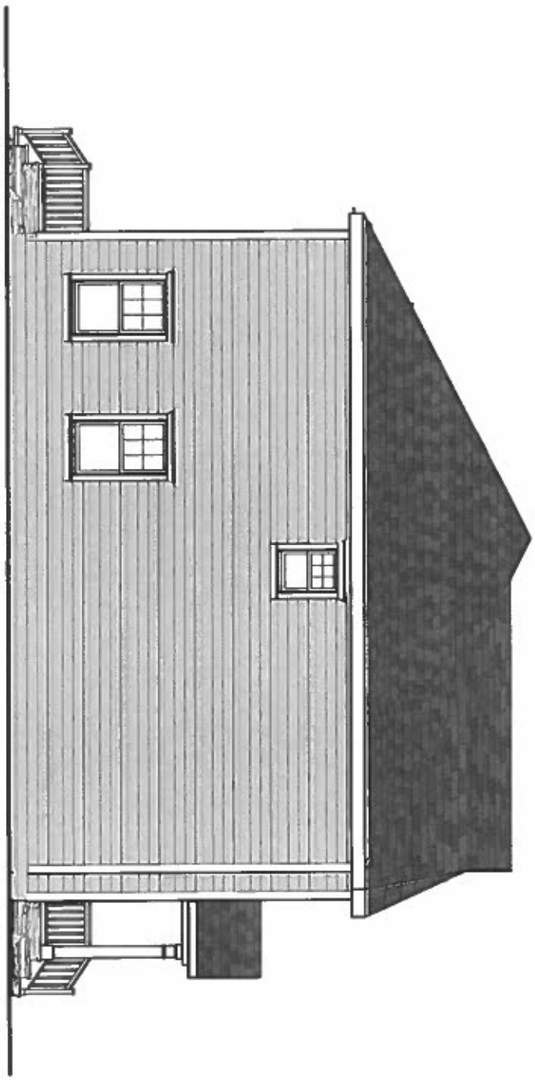
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PROPOSED FRONT ELEVATION



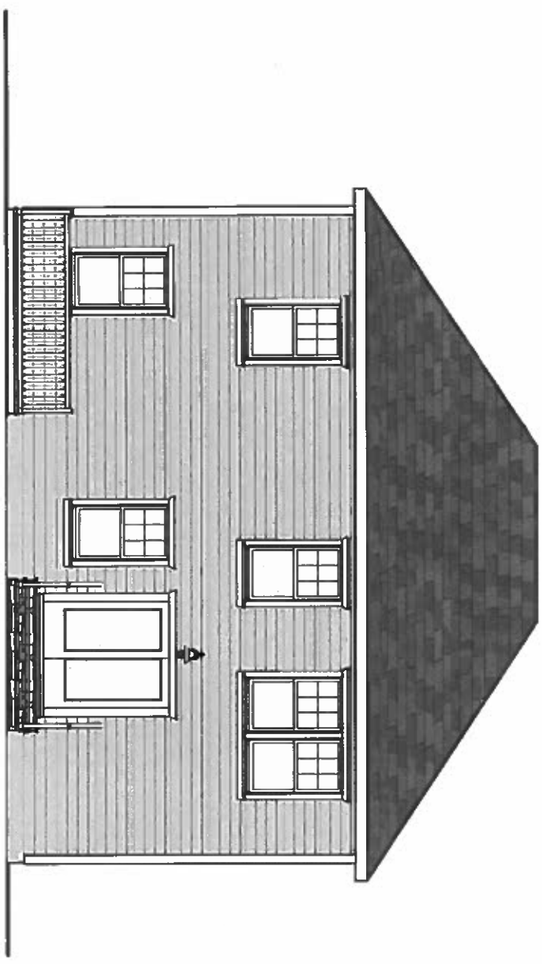
SCALE: 1/4" = 1'-0"

PROPOSED SIDE ELEVATION



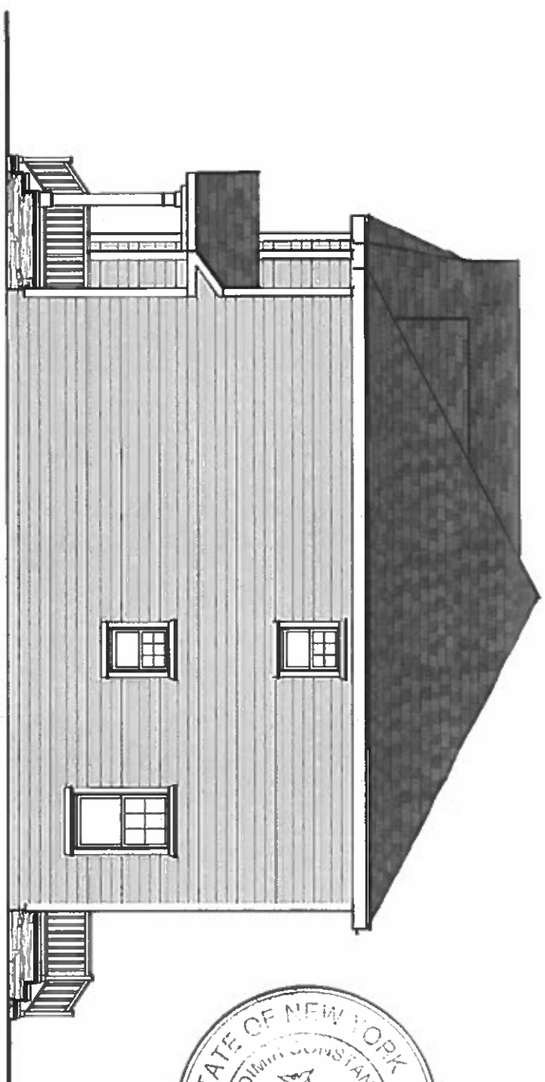
SCALE: 1/4" = 1'-0"

PROPOSED REAR ELEVATION



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

PROPOSED SIDE ELEVATION



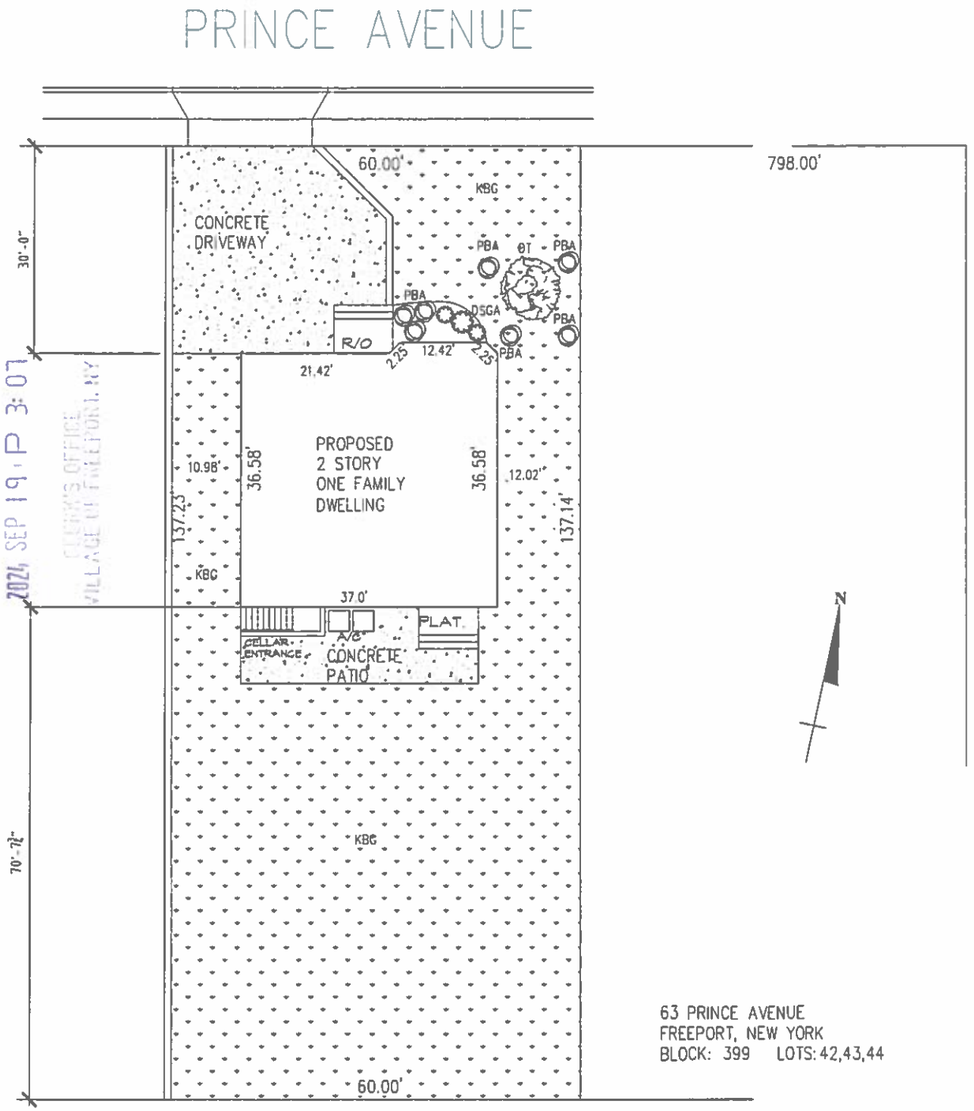
SCALE: 1/4" = 1'-0"

PROJECT:	ENGINEER:	DRAWING TITLE	REVISIONS	DWG No.
PROPOSED TWO STORY, ONE FAMILY DWELLING AT 63 PRINCE AVENUE FREEPORT, NY 11520	VLADIMIR CONSTANT, P.E. 7 MELRICK CT. WESTBURY, NY 11590	RENDERINGS OF EXTERIOR ELEVATIONS	NO. DATE DESCRIPTION DWN CKD	A12

STATE OF NEW YORK
VLADIMIR CONSTANT
LICENSED PROFESSIONAL ENGINEER

ISSUE DATE
08/30/2021

#63

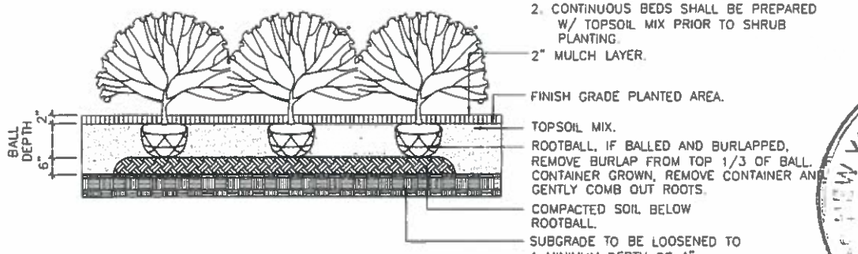


SITE PLAN

SCALE: 1" = 10'-0"

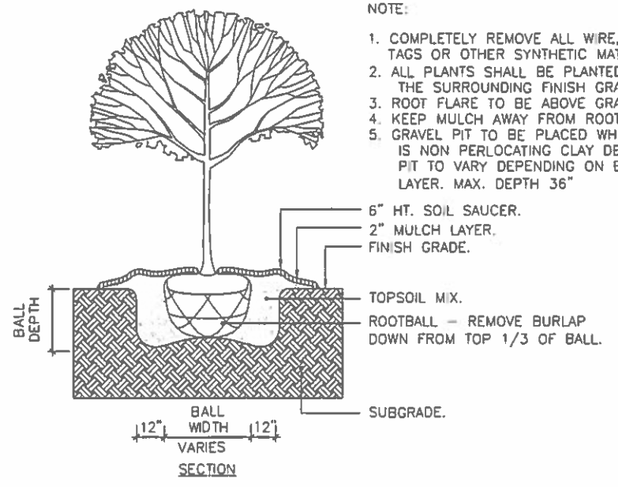
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PLANT LIST							
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	ROOT	COMMENTS
		SHRUBS					
3	PBA	RHODODENDRON PERICLYMENOIDES	PINXTERBLOOM AZALEA	18" TO 36"	AS SHOWN	B&B	
3	DSGA	RHODODENDRON x "RLH1-14P14' PP #24,751	DOUBLE SHOT GRAPE AZALEA	18" TO 36"	AS SHOWN	B&B	
TBD	KBG	POA PRATENIS	KENTUCKY BLUEGRASS		AS SHOWN	B&B	
1	OT	ORNAMENTAL TREE (TYPE TBD)			AS SHOWN	B&B	



1 Shrub Mass Detail

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



2 Deciduous Tree Detail

Scale: 3/8"=1'-0"

PLANTING NOTES

1. ALL PLANT MATERIAL SHALL CONFORM TO THE REQUIREMENTS AS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN, LATEST EDITION
2. ALL PLANT MATERIAL SHALL BE VIGOROUS AND FREE OF INJURY, INSECTS OR DEFECTS PLANT MATERIAL SHALL BE STOCK FROM A RECOGNIZED NURSERY WITHIN THE NORTHEAST REGION.
3. ALL PLANTS TO BE SELECTED AND TAGGED IN THE FIELD.
4. CONTRACTOR SHALL VERIFY QUANTITIES AS SHOWN ON THE CONTRACT DRAWINGS. IF A DISCREPANCY EXISTS BETWEEN THE PLANT COUNT AS SHOWN ON THE PLANT LIST AND THE PLANTING PLANS(S), THE PLAN(S) SHALL TAKE PRECEDENCE.
5. THE OWNER MAY REJECT ANY MATERIAL WHICH DOES NOT REPRESENT SPECIES AS OUTLINED IN THE PLANT LIST
6. NO SUBSTITUTION WILL BE MADE UNLESS AUTHORIZED BY THE OWNER.
7. ALL SHRUBS SHALL BE PLANTED SO THE ROOT FLARE IS 1" TO 2" ABOVE THE FINISHED GRADE. CONTRACTOR SHALL VERIFY ROOT FLARE PRIOR TO PLANTING REMOVE EXCESS SOIL OVER ROOT BALL AS REQUIRED TO EXPOSED THE ROOT FLARE ONLY
8. ALL TREE PITS AND ENTIRE SHRUB/PERENNIAL BEDS TO RECEIVE 3" LAYER OF SHREDDED BARK MULCH. MULCH SHALL NOT COME IN DIRECT CONTACT WITH TREE TRUNKS
9. AERATE, TOP DRESS AND SEED ALL EXISTING LAWN AREAS
10. PLAN INDICATES APPROXIMATE LOCATION OF PLANT MATERIAL. FINAL LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE OWNER



REVISIONS

NO	DATE	DESCRIPTION

DWG No. A10

DRAWING TITLE: LANDSCAPE PLAN

ENGINEER:
VLADIMIR CONSTANT, P.E.
7 MELRICK CT.
WESTBURY, NY 11590

PROJECT:
PROPOSED TWO STORY, ONE FAMILY DWELLING AT
63 PRINCE AVENUE
FREEPORT, NY 11520

WINDOW SCHEDULE					
TYPE	UNIT DESCRIPTION / UNIT TYPE	UNIT SIZE		MAX. CLEAR OPENING	REMARK
		WIDTH	HEIGHT		
A	SINGLE	2' - 1 9/16"	4' - 0 7/16"	6.11 SF	
B	SLIDE	5' - 0 9/16"	4' - 4 7/16"	12.5 SF	
C	SLIDE	5' - 0 9/16"	4' - 0 7/16"	9.72 SF	
D	AWN	2' - 1 9/16"	1' - 9 1/16"		

EXT. DOOR SCHEDULE					
TYPE	UNIT DESCRIPTION / UNIT TYPE	UNIT SIZE		MAX. CLEAR OPENING	REMARK
		WIDTH	HEIGHT		
1	HUNGARIAN	6' - 11 1/4"	6' - 7-1/4"		
2	SWING	3' - 0"	6' - 8"		FELLA FIBERGLASS DOOR WITH 6" GRILLES
3	TRP				

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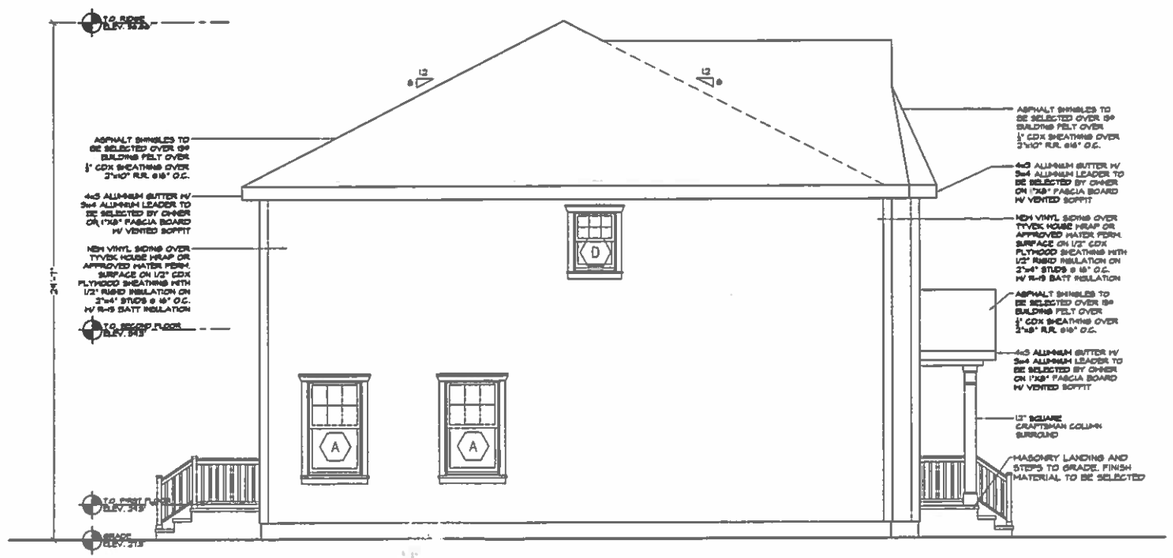


PROPOSED FRONT ELEVATION

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

FINISH MATERIAL NOTE:

-VYNYL SHAKES/LAP SIDING TO BE WESTLAKE ROYAL BUILDING PRODUCTS, COLOR: SADDLE
-ROOFING TO BE TIMBERLINE, HDZ, COLOR: CEDAR FALLS
-SIDING TO BE WESTLAKE ROYALBUILDING PRODUCTS, COLOR: SADDLE
-FRONT TREADS TO BE MSI ROCKMOUNT STACKED STONE, COLOR: GOLDEN HONEY
-DRIVEWAY TO BE GRAY CONCRETE
-ALL TRIM TO BE WESTLAKE ROYAL BUILDING PRODUCTS, COLOR: ASPEN WHITE
-ALL GUTTERS AND LEADERS WILL BE WHITE
-ENTRY DOOR AND GARAGE TO BE WHITE



PROPOSED SIDE ELEVATION

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

STATE OF NEW YORK
VLADIMIR CONSTANT
080951
LICENSED PROFESSIONAL ENGINEER

SHEET No. A4

REVISIONS		
NO.	DATE	DESCRIPTION

SCALE: AS NOTED
DRAWN BY: ERNIE GATE
DATE: 05/18/2024

DRAWING TITLE
EXTERIOR ELEVATIONS

ENGINEER:
VLADIMIR CONSTANT, P.E.
7 MELRICK CT.
WESTBURY, NY 11590

PROJECT:
PROPOSED TWO STORY,
ONE FAMILY DWELLING AT
63 PRINCE AVENUE
FREEPORT, NY 11520

September 10, 2024

To: Inc. Village of Freeport, Department of Buildings, Site Plan Review Board
From: SRJ Associate LLC

RE: 63 Prince Ave, Freeport, NY 11520
Zoning District: Residence A Sec. 55 Blk. 399 Lot 42-44
Building Permit Application #20243801
Description: Construct 2-story one family dwelling with attached garage 2,751 SF

To Site Plan Review Board:

On September 10, 2024 I attended a preliminary meeting with the Site Plan Review Board and discussed my application to construct a new and contemporary, colonial home located at 63 Prince Avenue. Please know all finalized details and feedback have been incorporated into the below list. I look forward to the opportunity to present this work on September 24, 2024 at a Public Hearing before the Site Plan Review Board:

I am constructing a new, contemporary, colonial home located at 63 Prince Avenue. Details are as follows:

- 2,751 square foot home
- Two stories
- Siding color- Saddle; color manufactured by Westlake Royal Building Products
- Horizontal, vinyl siding
- When viewing plans, there is a section on the left side with four windows that will have Saddle colored vinyl shakes; color manufactured by Westlake Royal Building Products
- All trims and corners colored- Aspen White; color manufactured by Westlake Royal Building
- Roof color- Cedar Falls; color manufactured by Timberline HDZ
- Front door color- white
- Front door will have two glass sidelight panels trimmed in white
- Overhang above front door will have one white column on each side
- One recessed LED high hat above front door
- Above overhang, one white solid plate glass window with white trim
- One GFI outlet in front of house
- One car attached garage
- Garage color- white
- Garage will have six raised panels

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- Garage will have two glass panels at the top
- Garage will have one LED lantern light on each side of the garage (two total); lantern light size approximately 12 inches length by 5 inches width
- All windows will be white, double hung windows with solid glass at the bottom; top glass will have a divider look at the top
- Windows in front of home will have white window trim
- Rear and side windows will be white J-Channel trim
- One white sliding glass door in the rear with white J-Channel trim
- One LED lantern light will be hung above the rear sliding glass door; lantern light size approximately 12 inches length by 5 inches width
- One solid white door in the rear for basement entry
- White leaders
- White gutters
- White vented soffits
- Two concrete steps leading to front stoop (8 ft 6 in by 5 ft) with accompanying white vinyl railings on each side with white spindles
- Front treads to be MSI Rockmount Stacked Stone, Color: Golden Honey
- Driveway will accommodate two car parking
- Driveway will be concrete (gray concrete)
- Landscaping will include Azalea and Rhododendron plants in front of home, 1 approximately 5 foot tree, and 3 small bushes around the tree
- Lawn will consist of sod in the front and seeded grass on the rear and sides
- Front of the home will contain six heads of irrigation to support landscaping

I'd also like to note that Zoning District Residence A requires a minimum area of 5,000 square feet, and this lot is 8,229.75 square feet total.

Thank you very much for your review of the above information and consideration of my application.

Respectfully,

Jeffery Richey
Owner

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Application Date: 9/6/24
Fees Paid: $225

SP# 3773

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: 127 Lillian AVe **ZONING DISTRICT** Residence A

SECTION 55 **BLOCK** 372 **LOT** 122 **LOT SIZE:** _____

☐ TENANT **APPLICANT** ☐ LESSEE	**PROPERTY OWNER**
Name: Antonio Seminatore	Name: Lucero De La Cruz & Walter Huaymares
Address: 60 W 3rd St	Address: 127 Lillian Ave
Freeport NY 11520	Freeport, NY 11520
Telephone #: 516-902-8169	Telephone #: 516-469-2298

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

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

Description of Proposed Work: Propose 400 SF addition to second floor

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

_____ 8/21/2024
APPLICANT'S SIGNATURE **DATE**

Sworn to before me this 21st day of August, 2024.

FREDERICK SOLLER
Notary Public, State of New York
No. 02SO6347748
Qualified in Nassau County
Commission Expires December 14, 2027

_____
Notary Public

****

Property Owner's Consent:

I, Lucero De la Cruz **am (are) the owner(s) of the subject property and consent to the filing of this application.**

_____ 08/22/2024
PROPERTY OWNER'S SIGNATURE **DATE**

Sworn to before me this 22 day of August, 2024

LINDA M. WEISS
Notary Public, State of New York
No. 01WE6001
Qualified in Nassau County
Commission Expires September 10, 2026

_____
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: _____

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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
August 6, 2024

Lucero De La Cruz & Walter Huaymares
127 Lillian Ave
Freeport, NY 11520

RE: **127 Lillian Ave , Freeport, NY**
Zoning District – Residence A Sec. 55 Blk. 372 Lot 122
Building Permit Application #20243858
Description: Propose 400 SF addition to second floor.

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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VILLAGE OF FREEPORT

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. 20243858

Location: 127 Lillian Ave, Freeport, NY 11520
Applicant: Lucero De La Cruz & Walter Huaymares
Description: Propose 400 SF addition to second floor.

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: August 6, 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: 2nd Floor		
Project Location (describe, and attach a location map): 2nd Floor addition		
Brief Description of Proposed Action: addition to 2nd floor		
Name of Applicant or Sponsor: Lucero M. Ardiles Delcid	Telephone: (516) 4692798	
	E-Mail: lucero.ardiles1992@gmail.com	
Address: 127 Lillian 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.	✓	
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

	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)? 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: _____	☐	☑
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: _____	☐	☑

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VILLAGE OF FREEPORT, NY

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

Applicant/sponsor name: Luciano M Ardito De Lelio Date: 06/20/2024

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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☐ 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)

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 20243858

Filing Date 7/19/24

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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) 127 (No.) Lillian Avenue (Street) ZONING DISTRICT Residence A

BETWEEN _____ (Cross Street) AND _____ (Cross Street)

SECTION 55 BLOCK 372 LOT 127 APPROX. LOT SIZE _____ X _____ LOT AREA _____

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) none
3 [ ] Swimming Pool
4 [ ] Repair (replacement)
5 [ ] Bulkhead (New, Repair)
6 [ ] Fence
7 [ ] Moving (relocation)

B. PROPOSED OR EXISTING USE

RESIDENTIAL
11 [M] 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 [ ] Stores, mercantile
20 [ ] Church, other religious
21 [ ] Hospital, institutional
22 [ ] Other - Specify _____

C. COST

10 TOTAL COST OF IMPROVEMENT $ 15000

D. DESCRIPTION OF PROJECT

maintain & addition to second floor

III. IDENTIFICATION – To be completed by all applicants

	NAME	MAILING ADDRESS – Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	Lucero M Ardiles Delcid / Walter N Ardiles Hucaymacen	127 Lillian Avenue Freeport NY 11520	516 469 2298
2. Contractor	Walter N Ardiles / LW Hucaymacen / Home Improvement	641 Sermon Avenue Baldwin NY 11510	516 732 1267
3. Architect or Engineer	Antonio Seminatore Tecnico Suss LLC	60 W 3rd St Freeport NY 11520	516 902 8169

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 _____

Notary Public, State of New York
Qualified in Nassau County
Commission Expires September 10, ==

Contractor or Owner Lucero Ardiles Delcid (Print)

Address 127 Lillian Avenue

LINDA M. WEISS
Notary Public, State of New York
No. 4971661
Qualified in Nassau County
Commission Expires September 10, ==

516 4697298

State of New York
County of Nassau

Lucero M. Ardiles Delcid (Print) being duly sworn, says that She (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 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

127 Lillian Ave



Left (West) Side of House



Right (East) Side of House



Front (South) Side of House



Rear (North) Side of House

VILLAGE OF FLORAL PARK, NY
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Neighbor's House – Same side of the street



Neighbor's House – Same side of the street



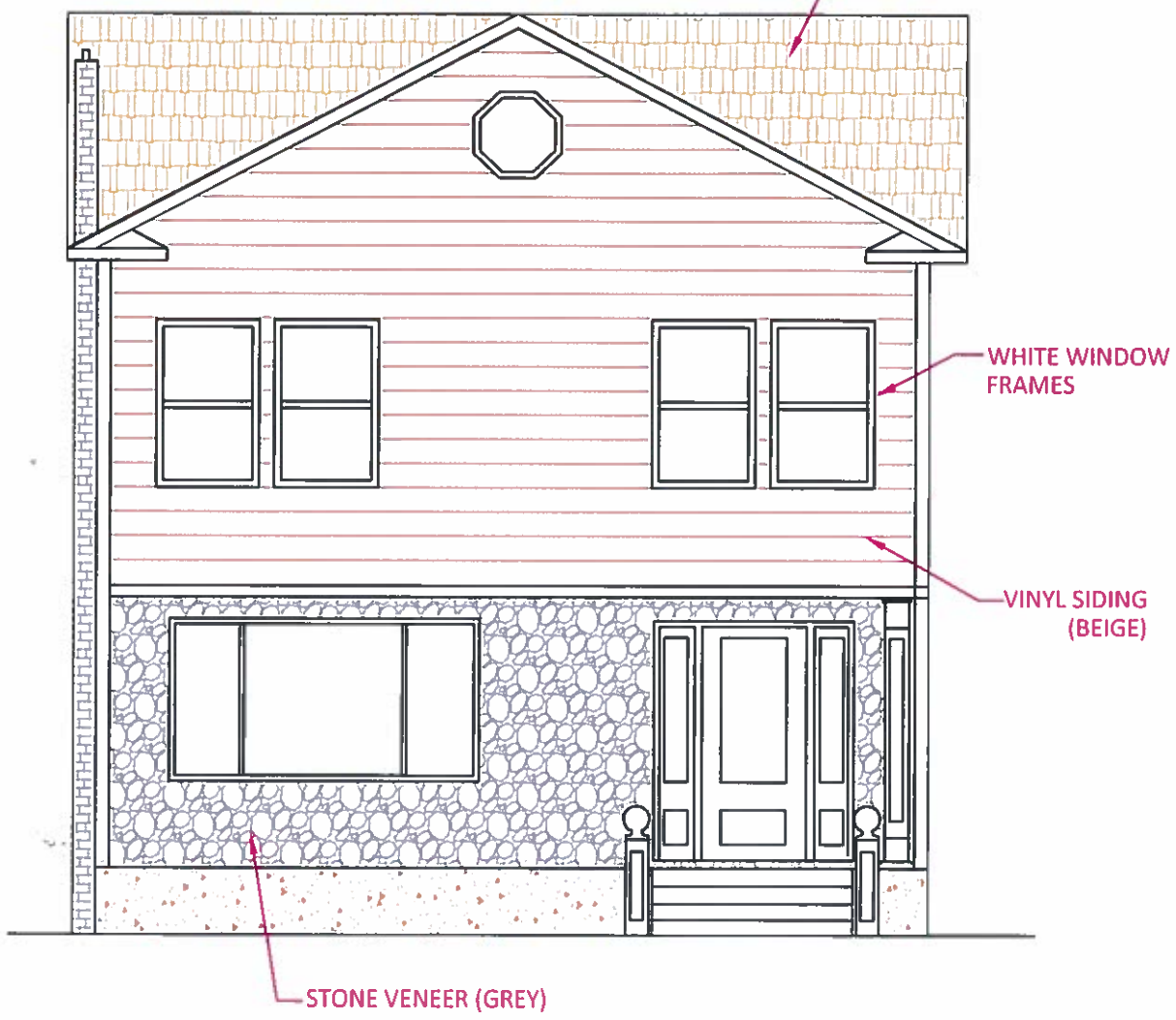
Neighbor's House – Opposite side of the street



Neighbor's House – Opposite side of the street

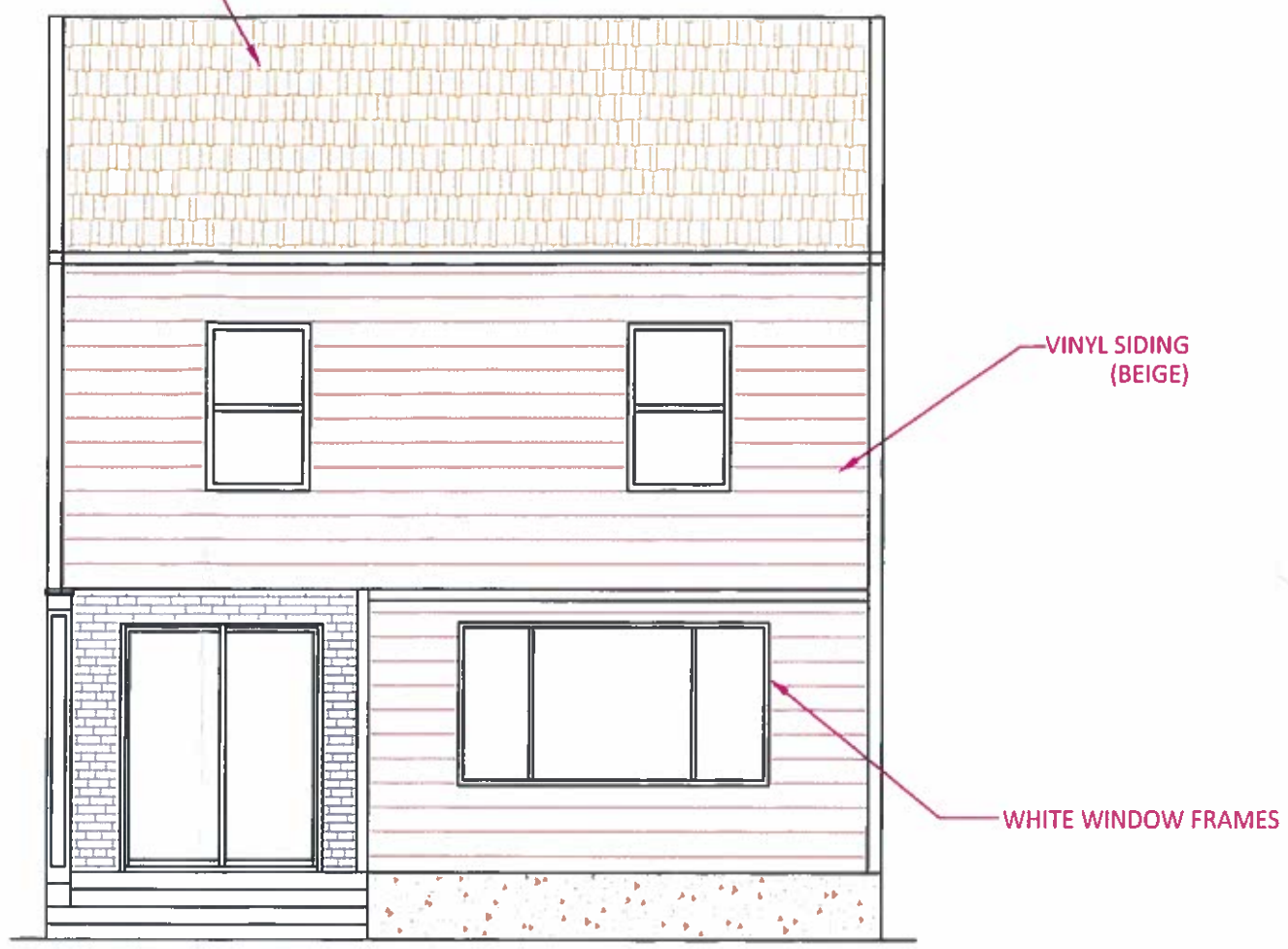
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VILLAGE OF EAST HAVEN, NY

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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



FRONT ELEVATION

SCALE: $\frac{3}{16}$" = 1'-0"



REAR ELEVATION

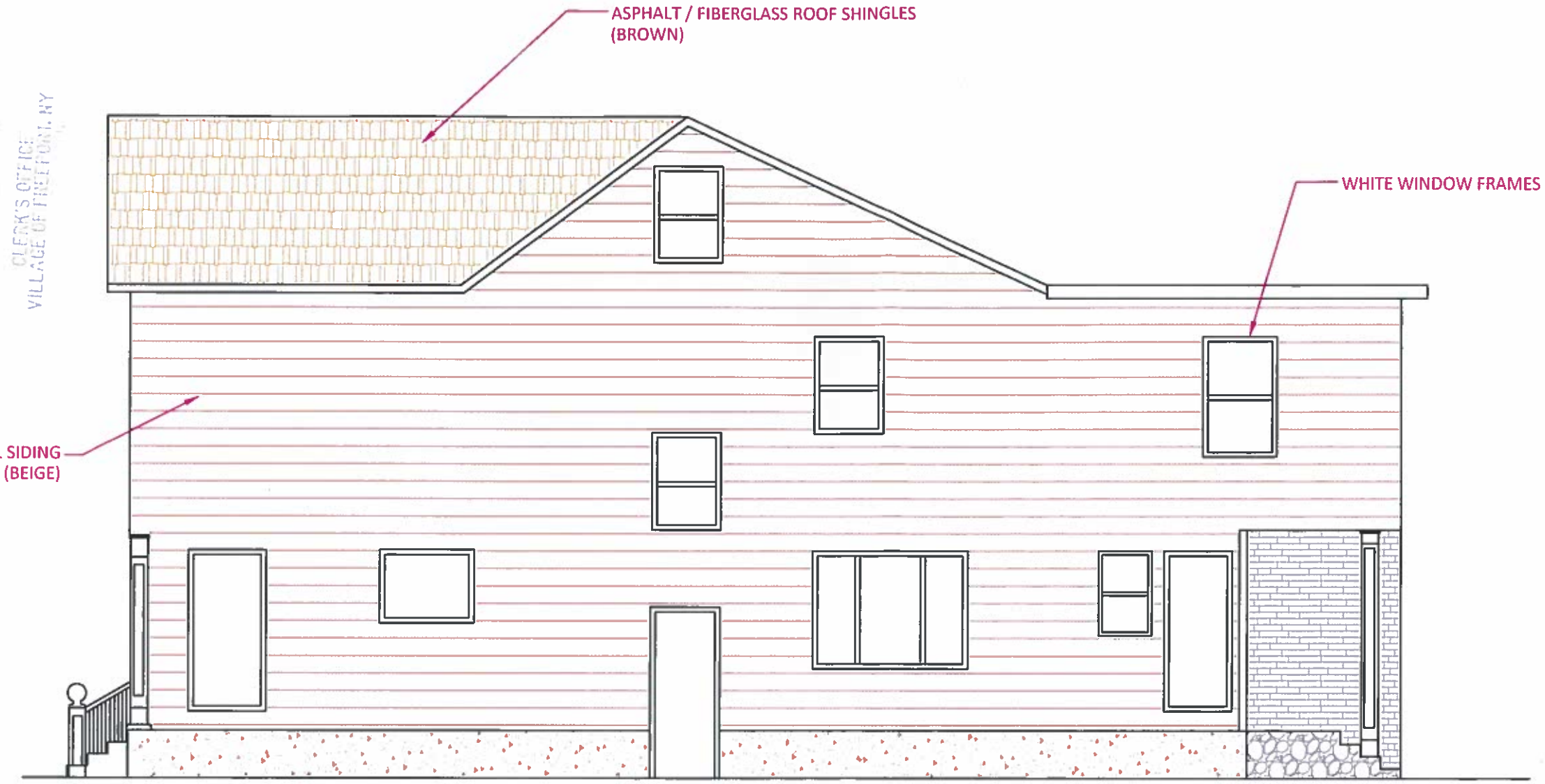
SCALE: $\frac{3}{16}$" = 1'-0"



TECNICO SERVICES LLC
ANTONIO SEMINATORE, P.E.
EMAIL: TECNICOSERVICESNY@GMAIL.COM
PHONE: 516-902-8169

PROJECT	DATE
117 LILLIAN AVE FREEPORT, NY	8/27/24
TITLE	**DRAWING**
ELEVATIONS	A-1

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VILLAGE OF FREEPORT, NY



EAST ELEVATION

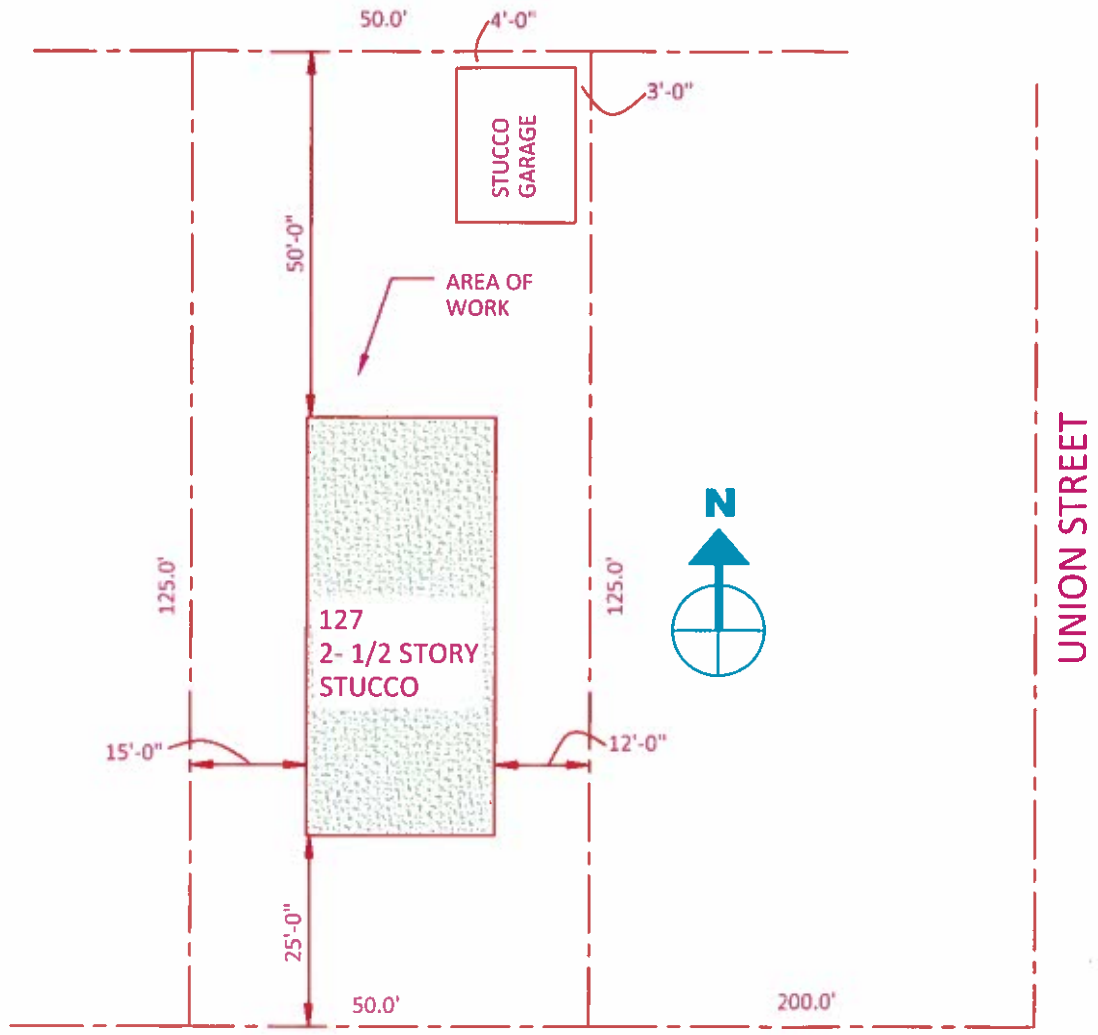
SCALE: $\frac{3}{16}$" = 1'-0"

STATE OF NEW YORK
ANTONIO SEMINATORE JR.
101424
LICENSED PROFESSIONAL ENGINEER

TECNICO SERVICES LLC
ANTONIO SEMINATORE, P.E.
EMAIL: TECNICOSERVICESNY@GMAIL.COM
PHONE: 516-902-8169

PROJECT	DATE
117 LILLIAN AVE FREEPORT, NY	8/27/24
TITLE	**DRAWING**
ELEVATIONS	A-2

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2 **SITE PLAN**
SCALE: NTS

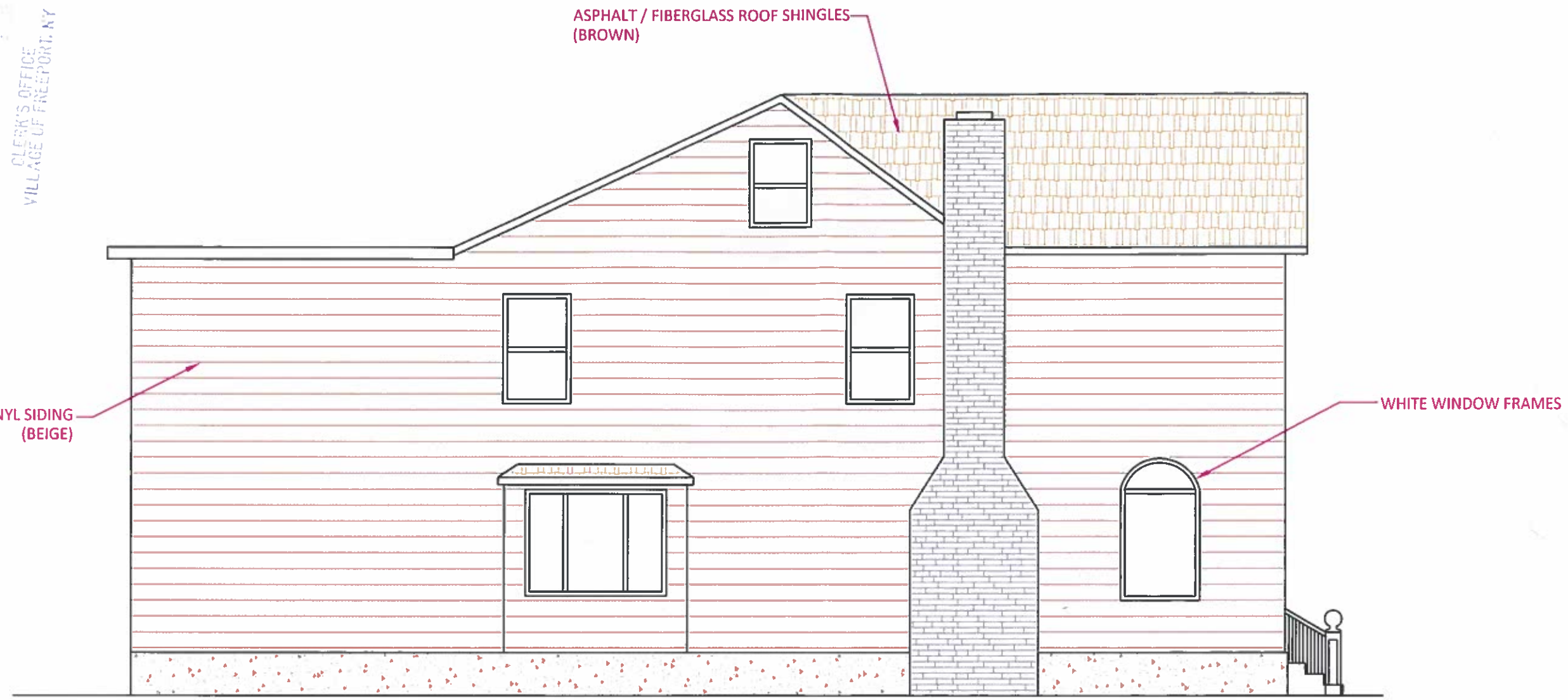
NOTE:
THIS PLAN IS NOT A LEGAL SURVEY. IT IS FOR ILLUSTRATION PURPOSES ONLY.

STATE OF NEW YORK
ANTONIO SEMINATORE JR.
101424
LICENSED PROFESSIONAL ENGINEER

TECNICO SERVICES LLC
ANTONIO SEMINATORE, P.E.
EMAIL: TECNICOSERVICESNY@GMAIL.COM
PHONE: 516-902-8169

PROJECT	DATE
117 LILLIAN AVE FREEPORT, NY	8/27/24
TITLE	**DRAWING**
SITE PLAN	A-3

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VILLAGE OF FREEPORT, NY



WEST ELEVATION

SCALE: $\frac{3}{16}$" = 1'-0"

STATE OF NEW YORK
ANTONIO SEMINATORE JR.
101424
LICENSED PROFESSIONAL ENGINEER

TECNICO SERVICES LLC
ANTONIO SEMINATORE, P.E.
EMAIL: TECNICOSERVICESNY@GMAIL.COM
PHONE: 516-902-8169

PROJECT	DATE
117 LILLIAN AVE FREEPORT, NY	8/27/24
TITLE	**DRAWING**
ELEVATIONS	A-4

Application Date: 9/9 2024.
Fees Paid: # 235

SP# 3774

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: 498 South Long Beach Ave Freeport NY 11520 ZONING DISTRICT Residence A R-A.

SECTION 62 BLOCK 153 LOT 241 LOT SIZE: 8,800 S.F 80'x110'.

☐ TENANT **APPLICANT** ☐ LESSEE	**PROPERTY OWNER**
Name: Salvador de Jesus Perez Aquino:	Name: Salvador de Jesus Perez Aquino.
Address: 498 South Long Beach Ave Freeport NY 11520	Address: 498 South Long Beach Ave. Freeport NY 11520
Telephone #: 516 996 3513. 631 575 6254 - 917 251 7614.	Telephone #: 516 496 3513.

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

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

Description of Proposed Work: Install 12'x16' Rear Deck with Stairs. (10'8" Above ground Aprox.)
Remove window and replace. ~~and~~ with New sliding door.

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

Salvador D. P. 08-30-2024.
APPLICANT'S SIGNATURE **DATE**

Sworn to before me this 30 day of 08, 2024

LEANDRO FIRPO
Notary Public - State of New York
NO. 01FI6189540
Qualified in Suffolk County
My Commission Expires 6/20/2028

Notary Public

*****

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
September 6, 2024

Salvador De Jesus
498 S Long Beach Ave
Freeport, NY 11520

RE: **498 S Long Beach Ave, Freeport, NY 11520**
Zoning District: Residence A Sec. 62 Blk. 153 Lot 241
Building Permit Application #20243807
Description: Install 12' x 16' rear wood deck with stairs and new 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.

Very truly yours,

Sergio A. Mauras

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

ZBA Approval Needed: **NO**

VILLAGE OF FREEPORT, NY
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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. 20243807

Location: 498 S Long Beach AVe
Applicant: Salvador de Jesus
Description: Install 12' x 16' rear wood deck with stairs and new 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)

Dated: September 6, 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: Raised Rear Wood Deck.

Project Location (describe, and attach a location map): 498 South Long Beach Ave (Freeport NY. Corner lot, with Casino Street.

Brief Description of Proposed Action:
Raised Rear wood Deck 12'x16' and Stair.
10'8" ± Above ground.
No changes for existing Building. - Remove window and Replace with Sliding door.

Name of Applicant or Sponsor: Salvador De Jesus Perez Aquino (Owner).

Telephone: 516 996 3513.

E-Mail: Salvadorricky@aol.com

Address: 498 South Long Beach Ave.

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? 0.202 acres
b. Total acreage to be physically disturbed? 0.0058 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?		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 ☐YES] N/A. 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] N/A. 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?		•
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		

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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: Salvador D. Perez Date: 06-06-2024.

Signature: Salvador De Jesus Perez Aquino.

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?	[X]	[ ]
11. Will the proposed action create a hazard to environmental resources or human health?	[X]	[ ]

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)

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y. APPLICATION NO. 20243807

Filing Date 6/14/24

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) 498 (No.) South Long Beach Ave. (Street) ZONING DISTRICT R-A.

BETWEEN Front St. (Cross Street) AND Casino St. (Cross Street)

SECTION 62 BLOCK 153 LOT 241 APPROX. LOT SIZE 80 x 110 LOT AREA 8,800SF.

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 non-dwelling, none ____)
3 ☐ Swimming Pool
4 ☐ Reroof (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 ~~13,035.~~ $7,680.00

D. DESCRIPTION OF PROJECT

Raised Wood Deck 12'x16' and Stair.
(10'8" Above Ground) Approx.

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III. IDENTIFICATION – To be completed by all applicants

	NAME	MAILING ADDRESS – Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	Salvador De Jesus Perez Aquino.	498 S. Long Beach Ave, Freeport, NY 11520.	516 996 3513.
2. Contractor	KPA Construction corp.	121 Frederick Avenue, Bellmore, NY 11710.	516 860 6352
3. Architect or Engineer	Gustavo Munoz. Beatriz Firpo	71 Bluebird lane, Plainview NY 11803. 125 cortland St, copiague NY 11726	516528 0656 Architect 9172517744 Expedite 6315756254.

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. ____ Carrier ____ Exp. Date ____

Contractor or Owner (Print) KPA Construction Corp

Address 121 Frederick Avenue.

Phone Bellmore, NY 11710. 516 860 6352.

State of New York

County of Nassau

Salvador Perez. (Print) being duly sworn, says that He. (He or She) is the contractor or owner of the above mentioned building. That the terms 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 jurisdiction.

Sworn to before me this 06 day of June, 2024

Leandro Firpo
Notary Public, County, N.Y.

Salvador D. Jesus
(Applicant Signature)

LEANDRO FIRPO
Notary Public - State of New York
NO. 01FI6189540
Qualified in Suffolk County
My Commission Expires 6/20/2027

V. FLOOD ZONE

IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE?
YES ☒ NO ☐
IF YES, WHICH ZONE? AE

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

SUBJECT PARCEL
498 S. LONG BEACH AVE.
FREEPORT, NY 11520



2. LEFT NEXT TO SUBJECT
514 S. LONG BEACH AVE.
FREEPORT, NY 11520

3. RIGHT NEXT TO SUBJECT
6 CASINO ST
FREEPORT, NY 11520

4. FRONT TO SUBJECT
511 S. LONG BEACH AVE.
FREEPORT, NY 11520

5. FRONT TO SUBJECT
501 S LONG BEACH AVE
FREEPORT, NY 11520

6. FRONT TO SUBJECT
499 S LONG BEACH AVE
FREEPORT, NY 11520

7. FRONT TO SUBJECT
507 S LONG BEACH AVE
FREEPORT, NY 11520

2.



3.



4.



5.



6.



7.



RECEIVED
2024 SEP -9 A
CLERK'S OFFI
VILLAGE OF FREE

(NOT FOR TITLE PURPOSES)
JOB No. N-LONG B.-24

No. NORTH | So. SOUTH | E. EAST | F.E. FIRE ESCAPE | W.W. WINDOW WELL | C.D. CELLAR DOOR | LEGEND | ENT.UND. ENT. UNDER | ENT. ENTRANCE | L.A. LOW AREA | A. AREAWAY | CL. CLEAR | RT. RIGHT

LIGHT POST | UTILITY POLE | CATCH BASIN | WATER VALVE | GAS VALVE | PARKING METER | TRAFFIC SIGN | HYDRANT HYD. | ELECTRIC BOX | TREE PIT | SEWER MANHOLE | ELECTRIC MANHOLE | TELEPHONE MANHOLE | D.W.S WATER

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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

PARALLEL WITH So. LONG BEACH AVENUE

P.V.C. FENCE 0.60± West

P.V.C. FENCE

DROP CURB

80.00'

AREA = 8,000.00' SQ.FT.

90°

8.0±

CL.

FRAME SHED 8.0

CL. 8.0'

LOT # 241 | LOT # 242 | LOT # 243 | LOT # 244

18'Ø ABOVE GROUND POOL

YARD

CONC. WALK

P.V.C. FENCE

CONCRETE

10.50'

35.75'

(RAISED)

1½ STORY FRAME

No. 498

SO. LONG BEACH AV.

PLAT. ENT.

25.95'

110.00'

110.00'

30.40'

SIDEWALK

P.V.C. FENCE 0.50± No

CONCRETE

30.32'

ENT. 2.40'

PLAT.

TREE

GARAGE UNDER

11.83'

4.12'

0.75' No GATE

WALK

CONC.

13.85'

37.80'

PLAT.

30.00'

DRIVEWAY

41.92'

YARD

CONC.

90°

80.00'

90°

CONCRETE

SIDEWALK

PARALLEL WITH CASINO STREET

CASINO STREET

<-- TWO WAY TRAFFIC -->
(34'± WIDE ASPHALT ROADWAY)
(50' WIDE)

So. LONG BEACH (60' WIDE) AVENUE

<-- TWO WAY TRAFFIC -->
(46'± WIDE ASPHALT ROADWAY)

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. GUARANTEES OR 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. GUARANTEES OR CERTIFICATION ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

STATE OF NEW YORK
VINCENT TEUTONICO
050430
LICENSED LAND SURVEYOR

SURVEYED
MAY 12, 2024

LOCATION SURVEY

FINAL SURVEY

1) ELEVATIONS AND ESTABLISHED GRADES SHOWN HEREON REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

SCALE: 1"=16'
0' 5' 10' GRAPHIC SCALE 25'

BLOCK: MAP OF RANDALL BAY ESTATES
LOT (s): 241,242,243 & 244 sec. 2
COUNTY: NASSAU
DWG BY: AAA

APPLE SURVEYING
16 FLAGG PLACE
STATEN ISLAND, N.Y. 10304
TEL. (718) 980-5600
VIGERO4@GMAIL.COM

CL. CLEAR | L.A. LOW AREA | W.W. WINDOW WELL | C.D. CELLAR DOOR | LEGEND | F.E. FIRE ESCAPE | ENT.UND. ENT. UNDER | A. AREAWAY | RT. RIGHT

SUBJECT PARCEL
498 S. LONG BEACH AVE.
FREEPORT, NY 11520

1. LEFT NEXT TO SUBJECT
502 S. LONG BEACH AVE.
FREEPORT, NY 11520



1.









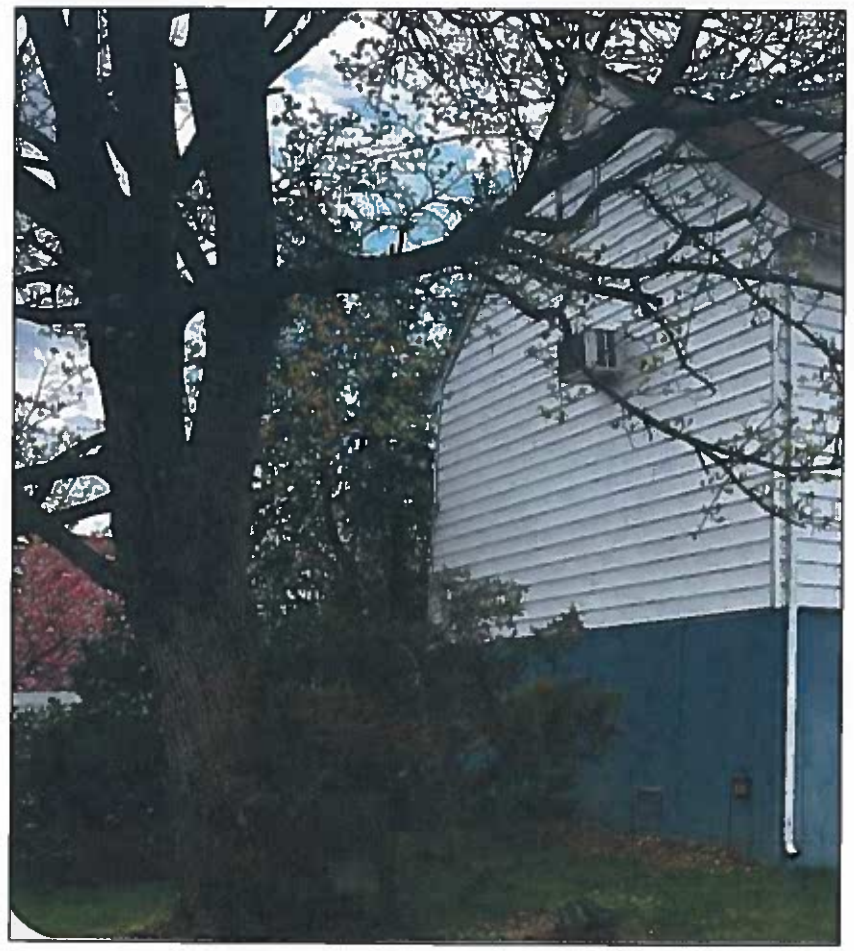
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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



FRONT (SOUTH)



BACK (NORTH)



SIDE (EAST)



SIDE (WEST)



SIDE (WEST)

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VILLAGE OF FREEPORT, NY

SITE PLAN APPLICATION

PROPERTY LOCATION:

498 SOUTH LONG BEACH AVE.
FREEPORT, NY 11520

ZONING DISTRICT: RESIDENCE A, SEC.62, BLK.153, LOT 241
BUILDING PERMIT APPLICATION # 20243807
DESCRIPTION: INSTALL 12'X16' REAR WOOD DECK WITH STAIRS.

SUBJECT PARCEL

REFERENCE STANDARDS

ALL INFORMATION AND SPECIFICATIONS SHOWN WITH THESE DOCUMENTS REFLECTS NORMAL BUILDING PRACTICES AND REFERENCED THE FOLLOWING PUBLICATIONS

- BUILDING CODE OF NEW YORK STATE 2020
- RESIDENTIAL CODE OF NEW YORK STATE 2020
- IF RE CODE OF NEW YORK STATE 2020
- AMERICAN FOREST AND PAPER ASSOCIATION WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS 2001 WFCM
- ENERGY CONSERVATION CONSTRUCTION CODE 2020

ENERGY CONSERVATION CONSTRUCTION CODE

THE FOLLOWING SHOWS COMPLIANCE WITH ECCCNYS REQUIREMENTS ON A COMPONENT PERFORMANCE APPROACH (AS PER ECCCNYS SECT. 402 - 4 SECT. 502.1) EACH OF THE FOLLOWING CONSTRUCTION METHODS ARE ACCEPTABLE AS PER THESE ECCCNYS REQUIREMENTS AND ALL OF THE BUILDING COMPONENTS PRESCRIBED ON THE PLANS COMPLY WITH EACH OF THESE METHODS

BUILDING PLAN REVIEW NOT

AN INCORPORATED VILLAGE OF FREEPORT
BUILDING PLANS EXAMINER HAS REVIEWED
THIS DOCUMENT FOR MINIMUM ACCEPTABLE PLAN SUBMITTAL REQUIREMENTS OF THE INCORPORATED VILLAGE OF FREEPORT AS SPECIFIED IN THE BUILDING AND/OR RESIDENTIAL CODE OF THE STATE OF NEW YORK. THIS REVIEW DOES NOT GUARANTEE COMPLIANCE WITH THAT CODE. THAT RESPONSIBILITY IS GUARANTEED UNDER THE SEAL AND SIGNATURE OF THE STATE OF NEW YORK LICENSED PROFESSIONAL OF RECORD. THAT SEAL AND SIGNATURE IS INTERPRETED AS AN ATTESTATION THAT TO THE BEST OF THE LICENSES BELIEF AND INFORMATION THE WORK IN THE DOCUMENTS

- IS ACCURATE.
- CONFORMS WITH GOVERNING CODES APPLICABLE AT THE TIME OF SUBMISSION.
- CONFORMS WITH REASONABLE STANDARDS OF PRACTICE AND WITH VIEW TO THE SAFEGUARDING OF THE HEALTH, PROPERTY, WELFARE.
- IS THE RESPONSIBILITY OF THE LICENSEE.

RECEIVED

SCOPE OF WORK

PLANS FILED FOR:

- PROPOSED ELEVATE REAR DECK 12' X 16', 10'8" +- ABOVE GROUND.

DRAWING LIST:

ZO-100.00	SITE INFORMATION, PLOT PLAN
N-100.00	GENERAL NOTES
A-100.00	GROUND FLOOR PLAN, FRAMING DECK AND DETAILS
A-101.00	FIRST FLOOR, SECOND FLOOR
A-102.00	ELEVATIONS

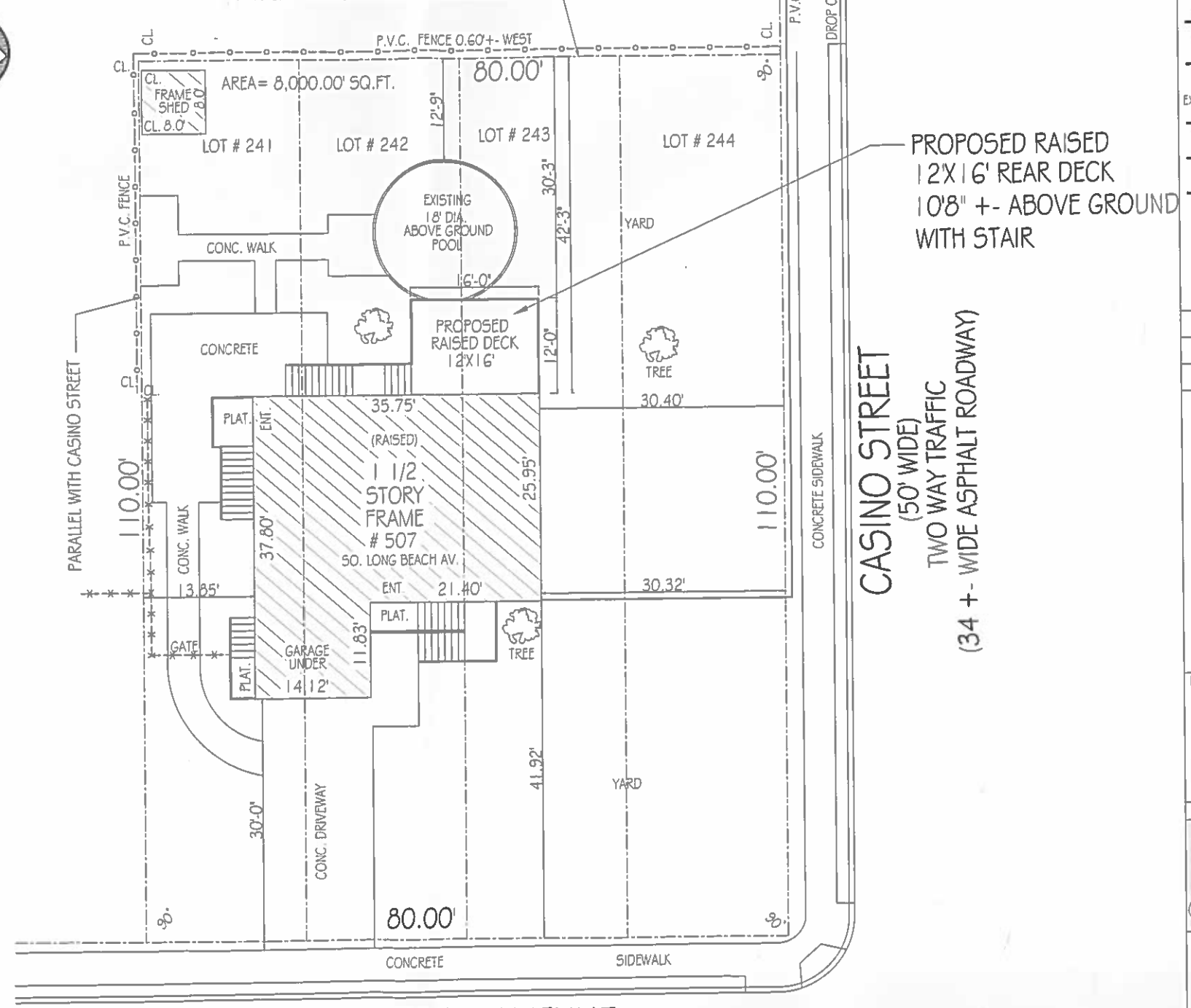
SITE INFORMATION

PREMISES: 498 SOUTH LONG BEACH AVE, FREEPORT, NY 11520
SECTION: 62
BLOCK: 153
LOT: 241
ZONE: R-A

ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA	5,000 S.F.	8,800 SF	NO CHANGE
STREET FRONTAGE	50'	80' AND 110'	NO CHANGE
LOT COVERAGE	30%	18 %	21.3 %
HEIGHT	35'	30'7"	NO CHANGE
FRONT YARD SETBACK	20'	30' AND 30.32'	NO CHANGE
SIDE YARD SETBACK	5'	13.85'	NO CHANGE
REAR YARD SETBACK	20'	42'3"	30'3"
GARAGE/ SHED	10%	64 S.F.	NO CHANGE
ROOFED DECK	——	——	——
UNROOFED DECK	——	——	192 S.F.
DECK HEIGHT	——	——	10'8"
ABOVE GROUND POOL	——	255 S.F.	NO CHANGE

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

GROUND SNOW LOAD	WIND SPEED	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM: WEATHERING	FROST LINE	TERMITE	DECAY	WINTER DESIGN TEMP	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARD	FREEZING INDEX DATA
20 PSF	110	C	SEVERE	36"	M-H	S-M	12	YES	8/11/09	456



PLOT PLAN

SCALE 1/8" = 1'-0"

PROPERTY LOCATION:
498 SOUTH LONG BEACH AVE.
FREEPORT, NY 11520

LEGEND:

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW EXTERIOR
- NEW INTERIOR WALL

EXTERIOR FINISH SYSTEM

- CULTURED STONE SYSTEM
- VINYL SIDING SYSTEM
- BRICK VENNER SYSTEM

CM SD — HARDWIRED SMOKE DETECTOR AND CARBON MONOXIDE DETECTING DEVICE
75 CFM VITH EXHAUST FAN (WHERE IS REQUIRED)
EXISTING DOOR — NEW DOOR

REVISIONS

ARCHITECTURAL STUDIO, P.C.
GUSTAVO MUNOZ
71 BLUEBIRD LANE
PLAINVIEW, NY, 11803
(516)528-0656
munozgustavo50@gmail.com

HOPE DRAFTING SVC
BEATRIZ E FIRPO
125 CORTLAND STREET
COPIAGUE, NY, 11726
(631)575-6254
(917)251-7614
hopedraftingsvc@gmail.com

DRAWING NAME:
SITE INFORMATION
PLOT PLAN

STAMP A./E.: DATE:

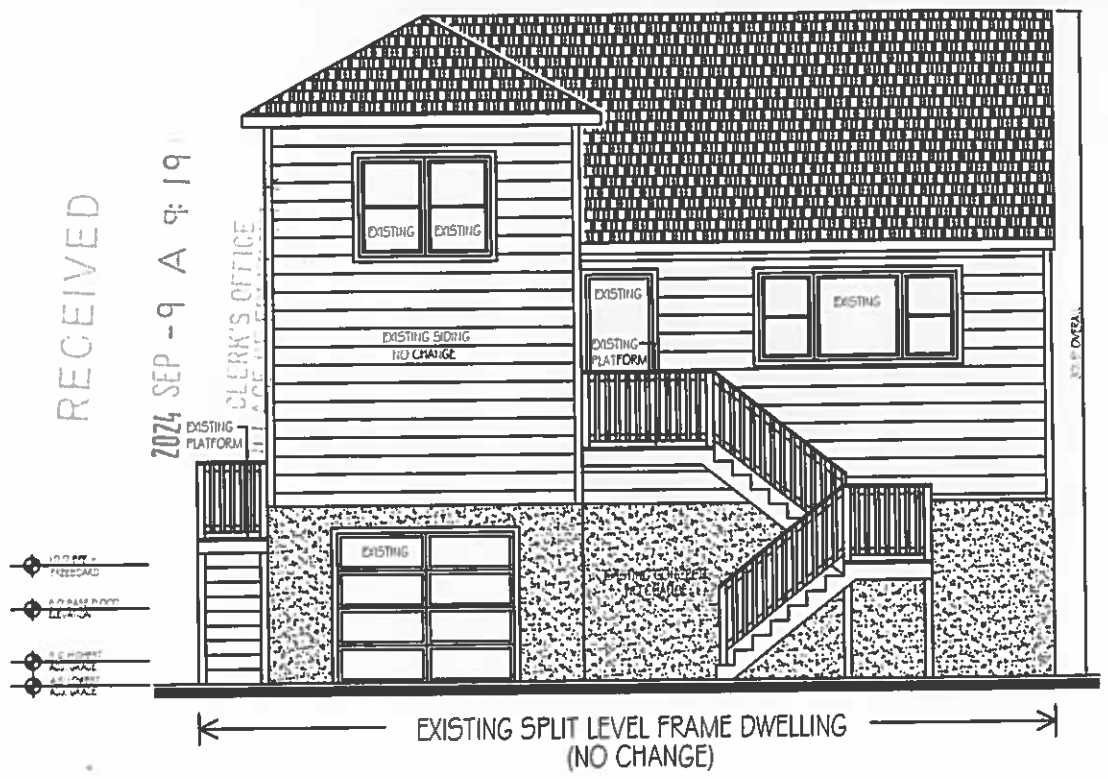
DRAWING No:
ZO-100.00

DATE: 06/10/2024
PAGE No: 1 OF 5

DOB STAMP:

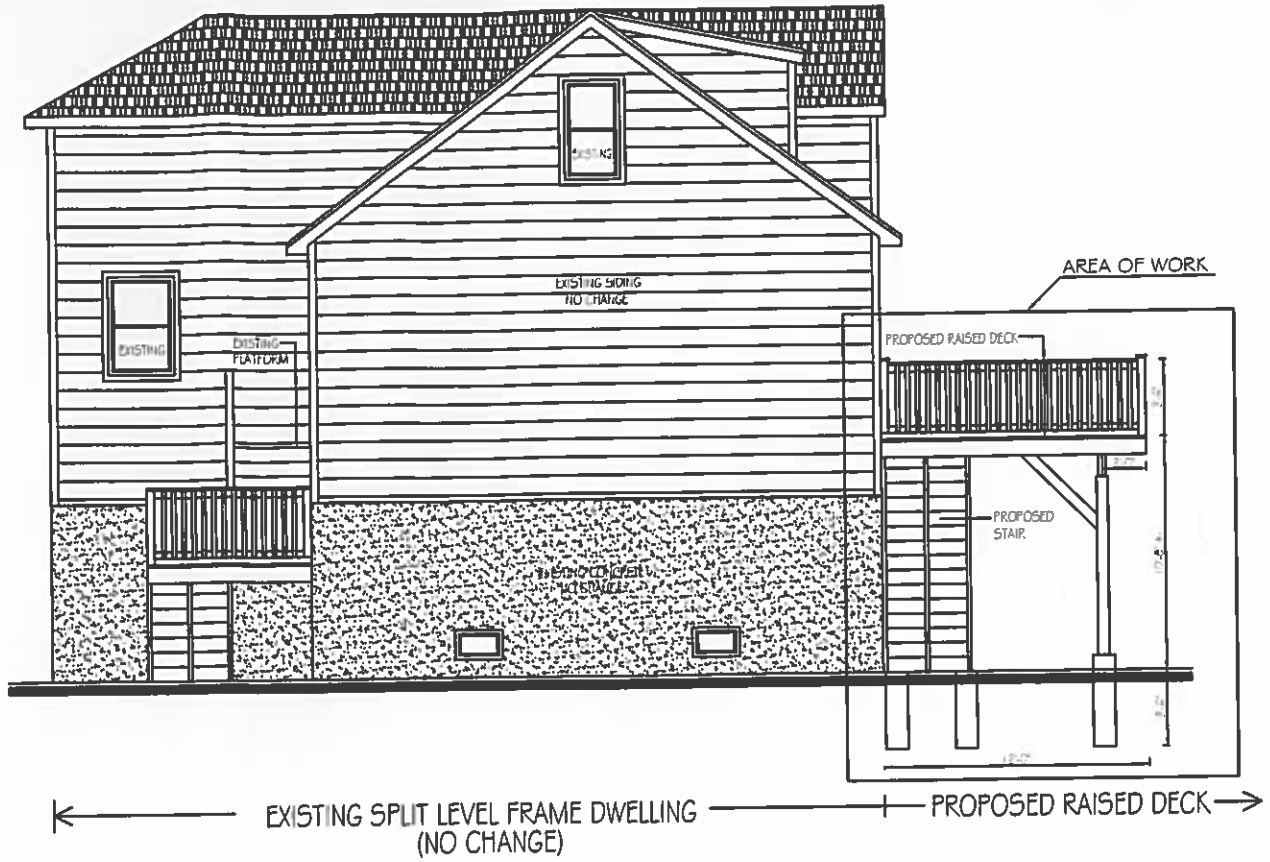
DOB APPLICATION #:

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CLERK'S OFFICE



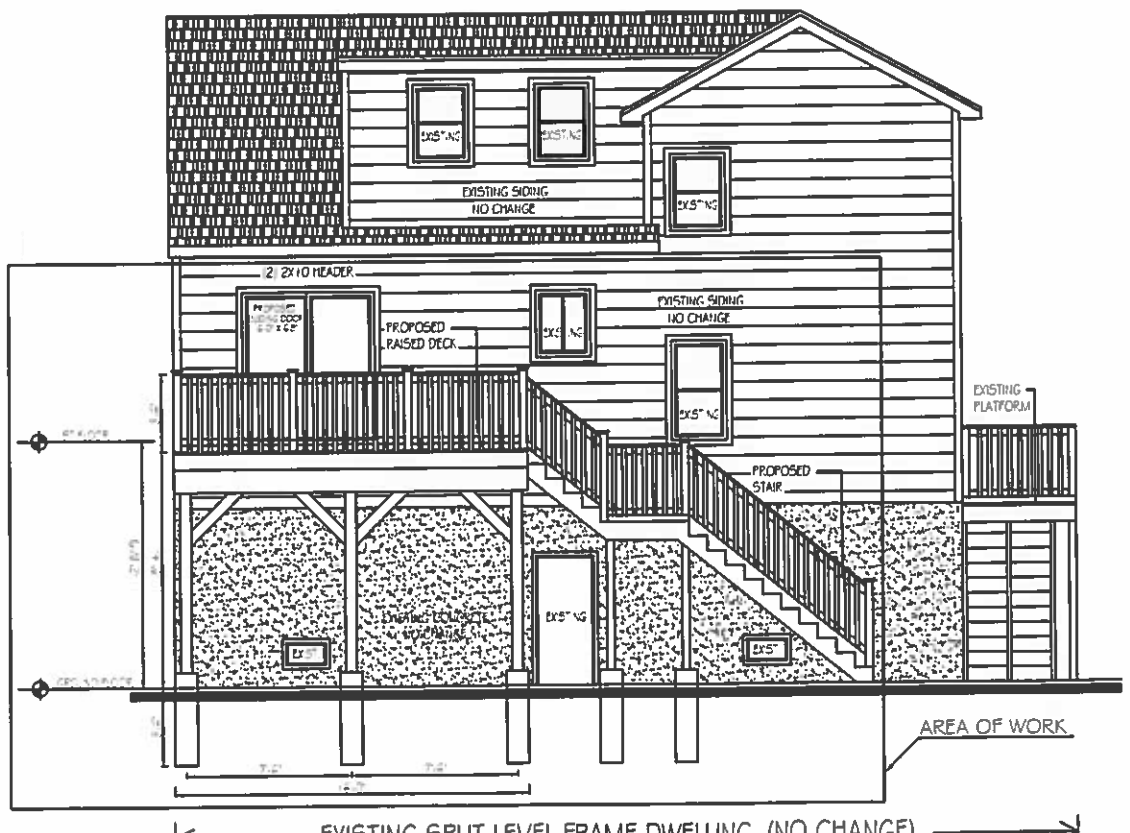
SOUTH ELEVATION

SCALE NTS



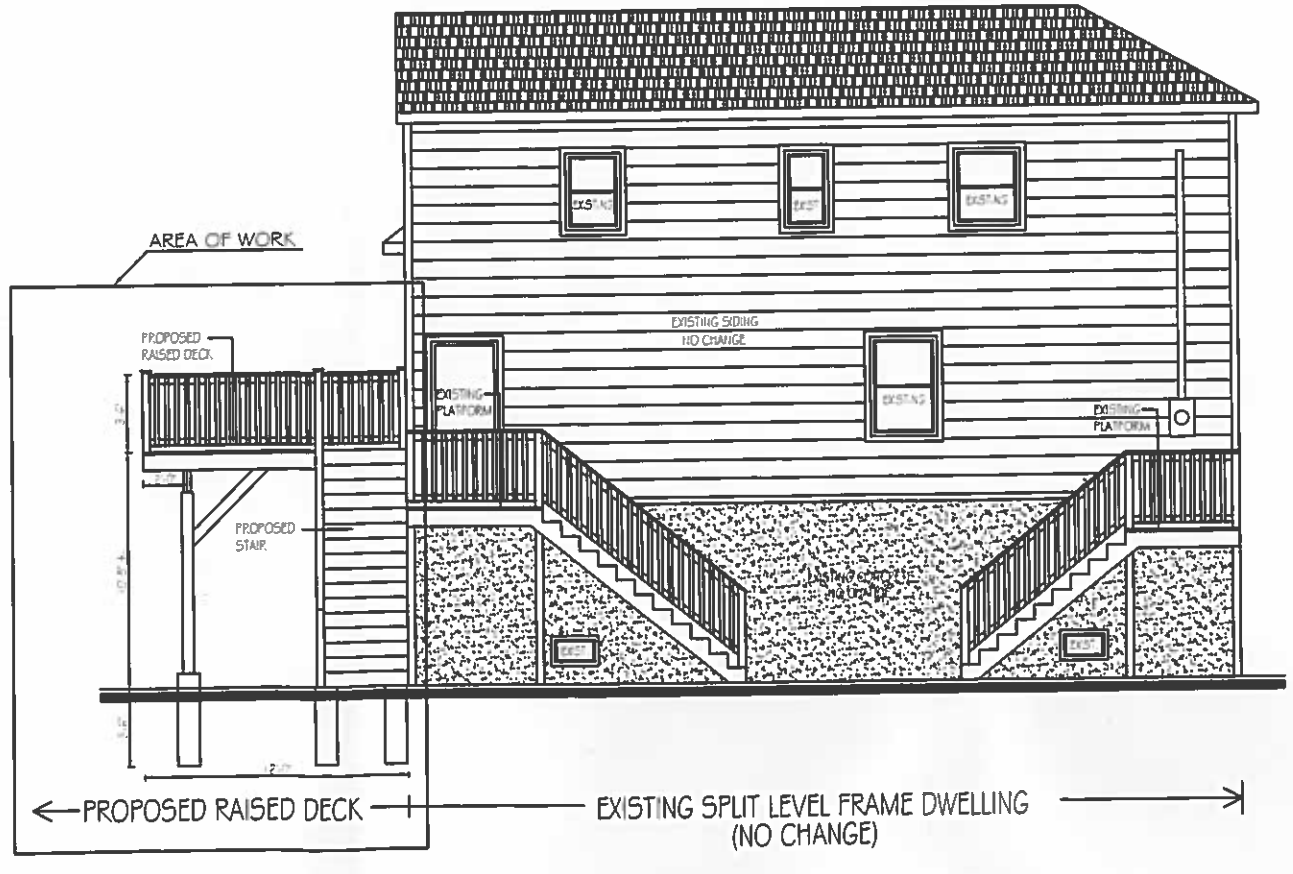
EAST ELEVATION

SCALE NTS



NORTH ELEVATION

SCALE NTS



WEST ELEVATION

SCALE NTS

PROPERTY LOCATION:

498 SOUTH LONG BEACH AVE.
FREEPORT, NY 11520

LEGEND:

1 EXISTING WALL TO REMAIN
2 EXISTING WALL TO BE REMOVED
3 NEW EXTERIOR
4 NEW INTERIOR WALL

EXTERIOR FINISH SYSTEM

CULTURED STONE SYSTEM
VINYL SIDING SYSTEM
BRICK VENNER SYSTEM
CM SD — HARDWIRED SMOKE DETECTOR AND CARBON MONOXIDE DETECTING DEVICE.
75 CFM MIN EXHAUST FAN (WHERE IS REQUIRED)
EXISTING DOOR
NEW DOOR

REVISIONS

ARCHITECTURAL STUDIO, P.C.
GUSTAVO MUNOZ
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COPIAGUE, NY, 11726
(631)575-6254
(917)251-7614
hopedraftingsvc@gmail.com

DRAWING NAME:

ELEVATIONS

STAMP A./E.: DATE:

DRAWING NO:

DATE: PAGE NO:

DOB STAMP:

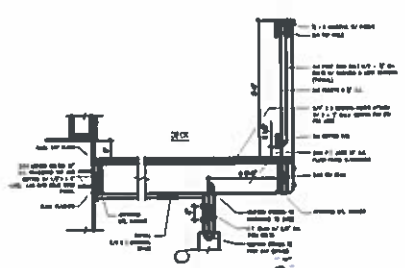
DOB APPLICATION #:
20243807

SITE PLAN APPLICATION

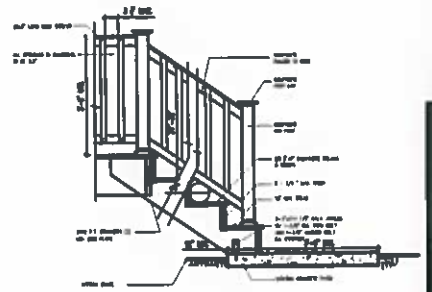
PROPERTY LOCATION:

498 SOUTH LONG BEACH AVE.
FREEPORT, NY 11520

ZONING DISTRICT: RESIDENCE A, SEC.62, BLK.153, LOT 241
BUILDING PERMIT APPLICATION # 20243807
DESCRIPTION: INSTALL 12'X16' REAR WOOD DECK WITH STAIRS.

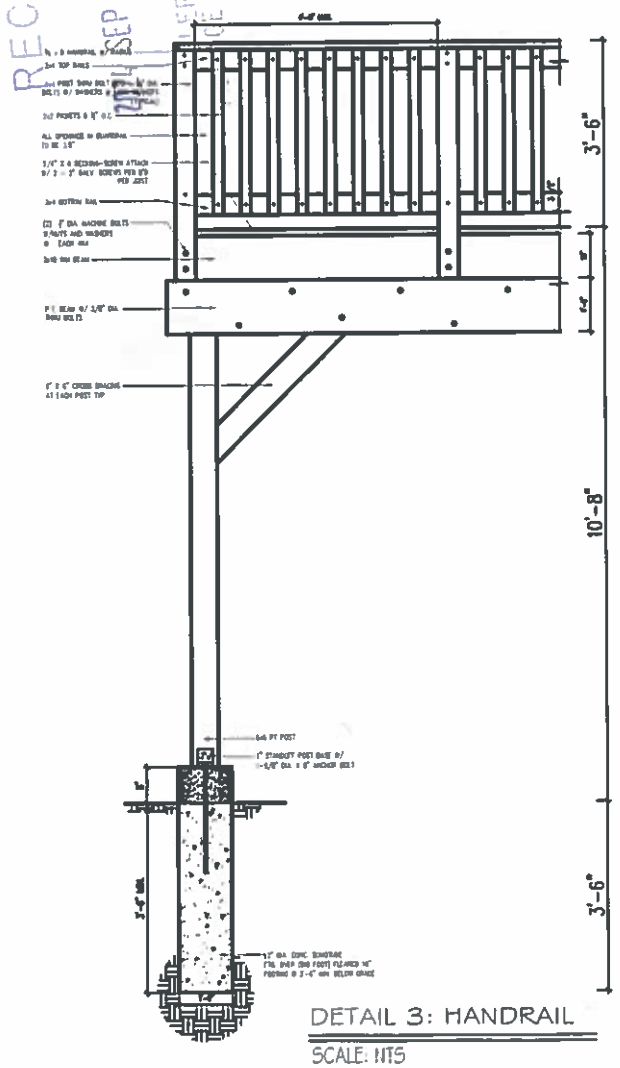


DETAIL 1
SCALE = NTS



DETAIL 2
SCALE = NTS

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SEP -9 A
CLERK'S OFFICE
OF FREEPORT, N.Y.



DETAIL 3: HANDRAIL
SCALE: NTS

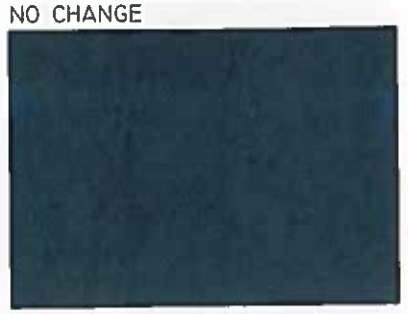
PROPOSED SLIDING DOOR



EXISTING SIDING
NO CHANGE



EXISTING CONCRETE WALL
NO CHANGE

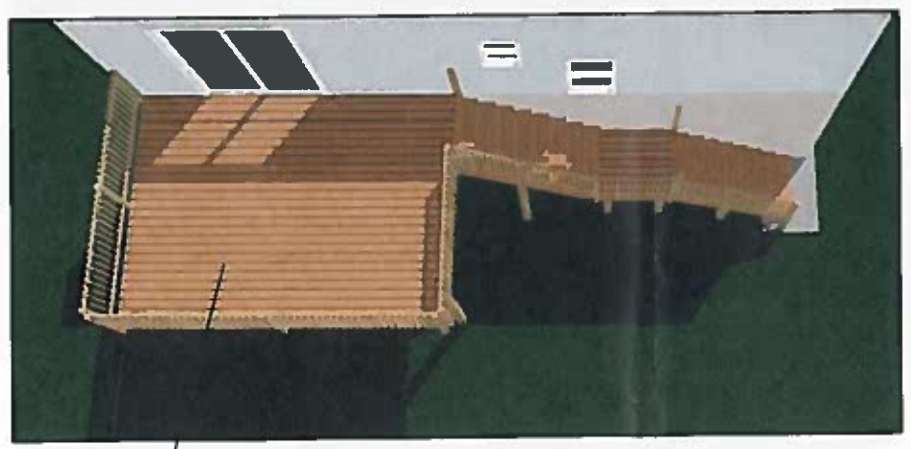






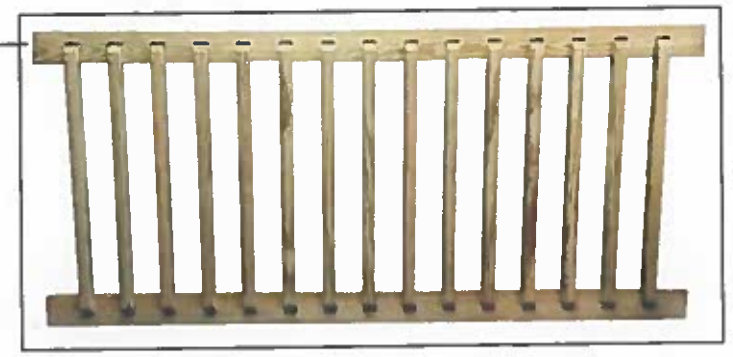
6X6 PRESSURE TREATED LUMBER







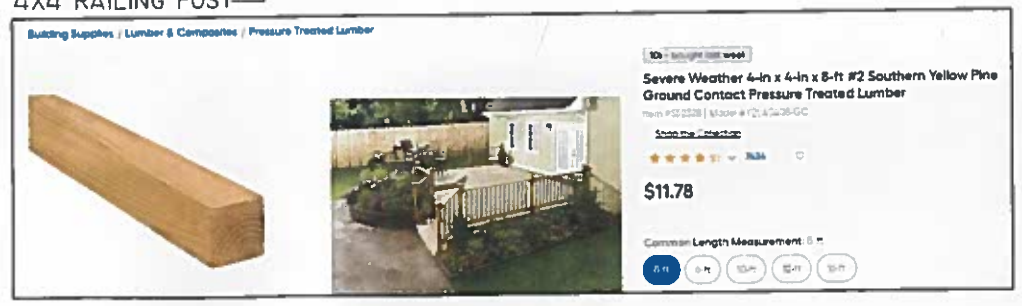
SEVERE WEATHER
42 IN. PRESSURE TREATED WOOD DECK



DECKING



4X4 RAILING POST



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

RECEIVED AUG -9 PM 2:25 VILLAGE CLERK'S OFFICE FREEPORT, N.Y.

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 DATE 7/16/2024

Sworn to before me this 16 day of July, 2024

MARIA D DURAN NOTARY PUBLIC NO. 01DU6377705 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 DATE 7/16/2024

Sworn to before me this 16 day of July, 2024

MARIA D DURAN NOTARY PUBLIC NO. 01DU6377705 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

RECEIVED
2024 AUG -9 P 12:15
CLERK'S OFFICE
VILLAGE OF FREEPORT

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

RECEIVED
2024 AUG -9 P 12:29
CLERK'S OFFICE
VILLAGE OF FREEPORT

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.

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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		
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 ☒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 ☒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

	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		

	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.

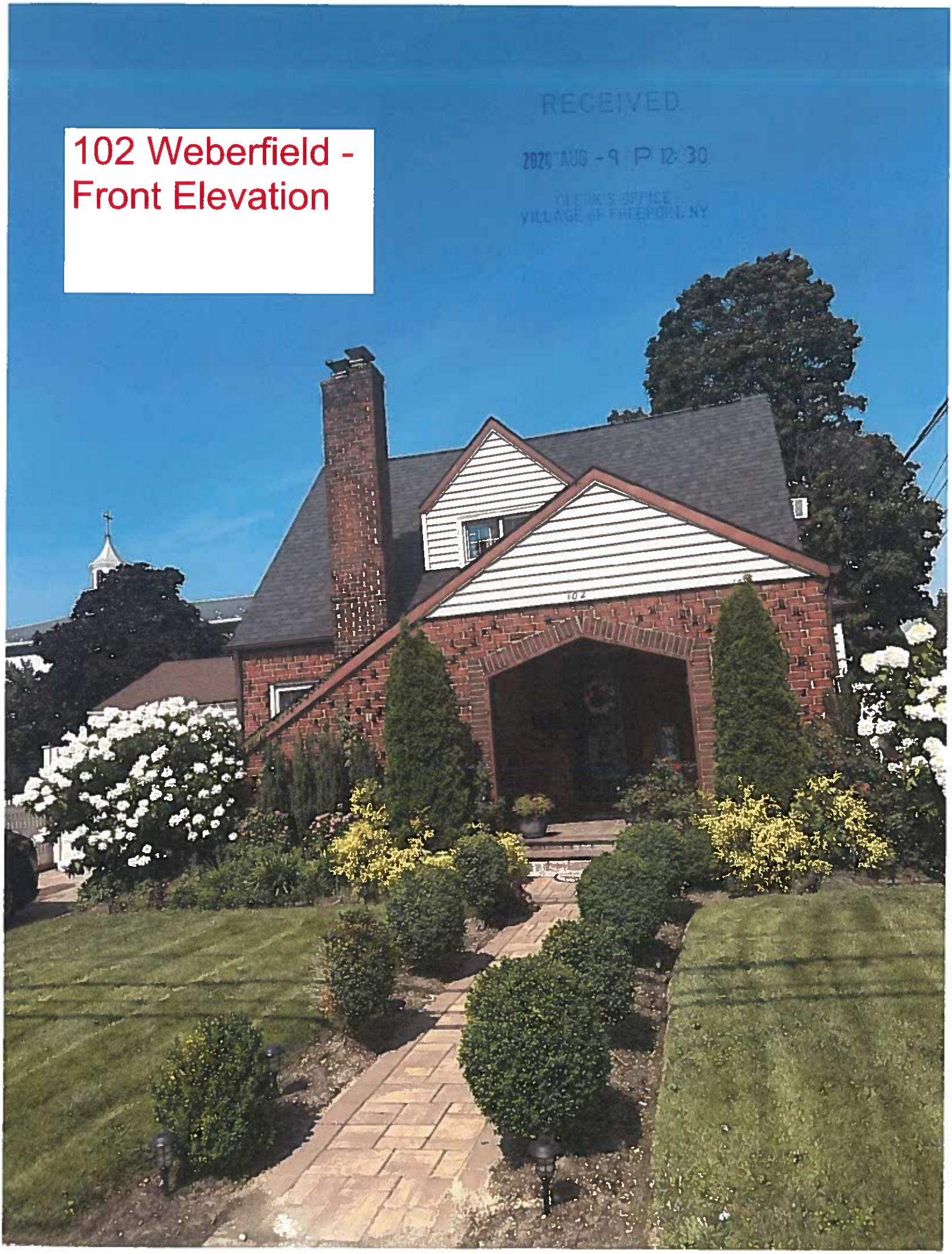
☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

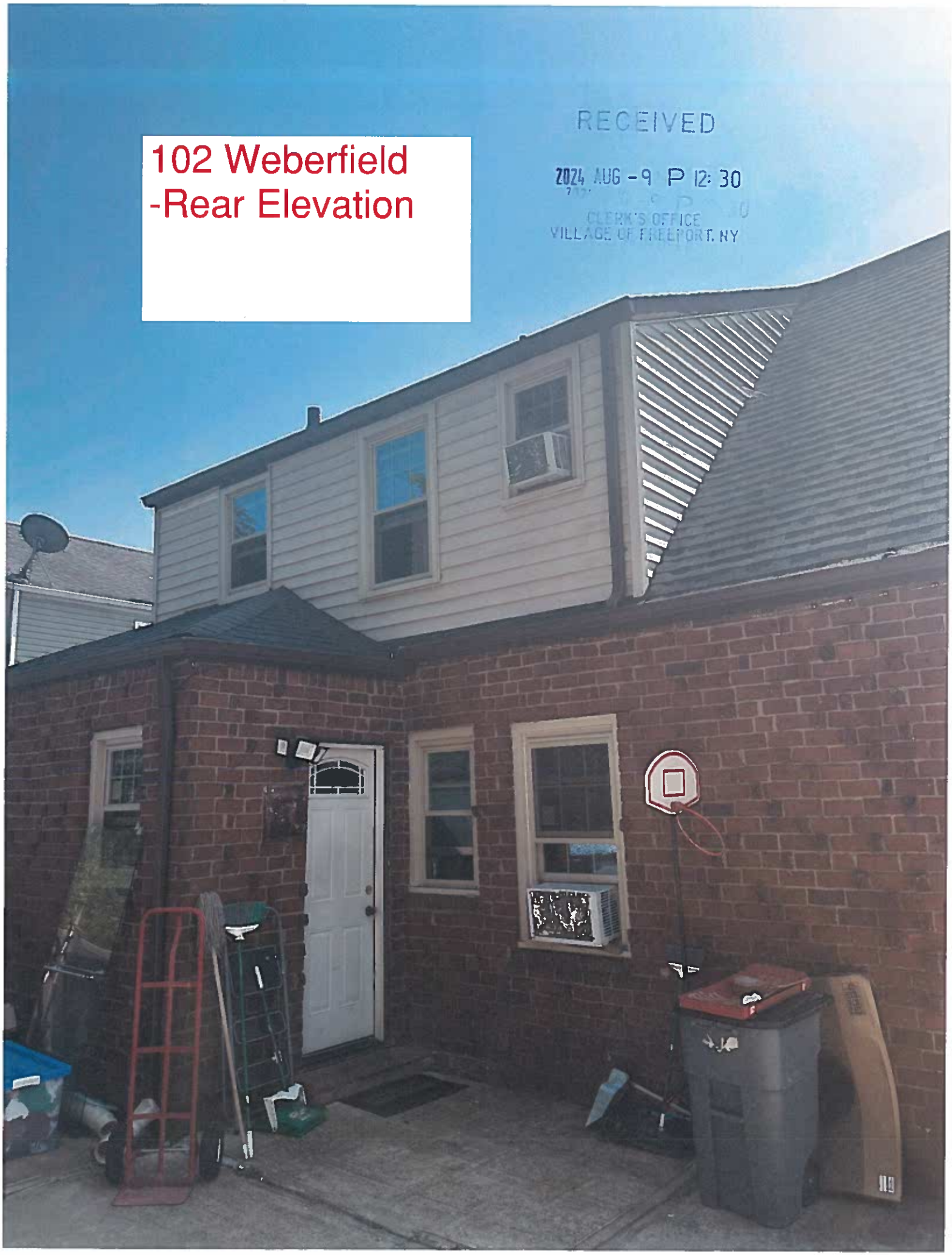
☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

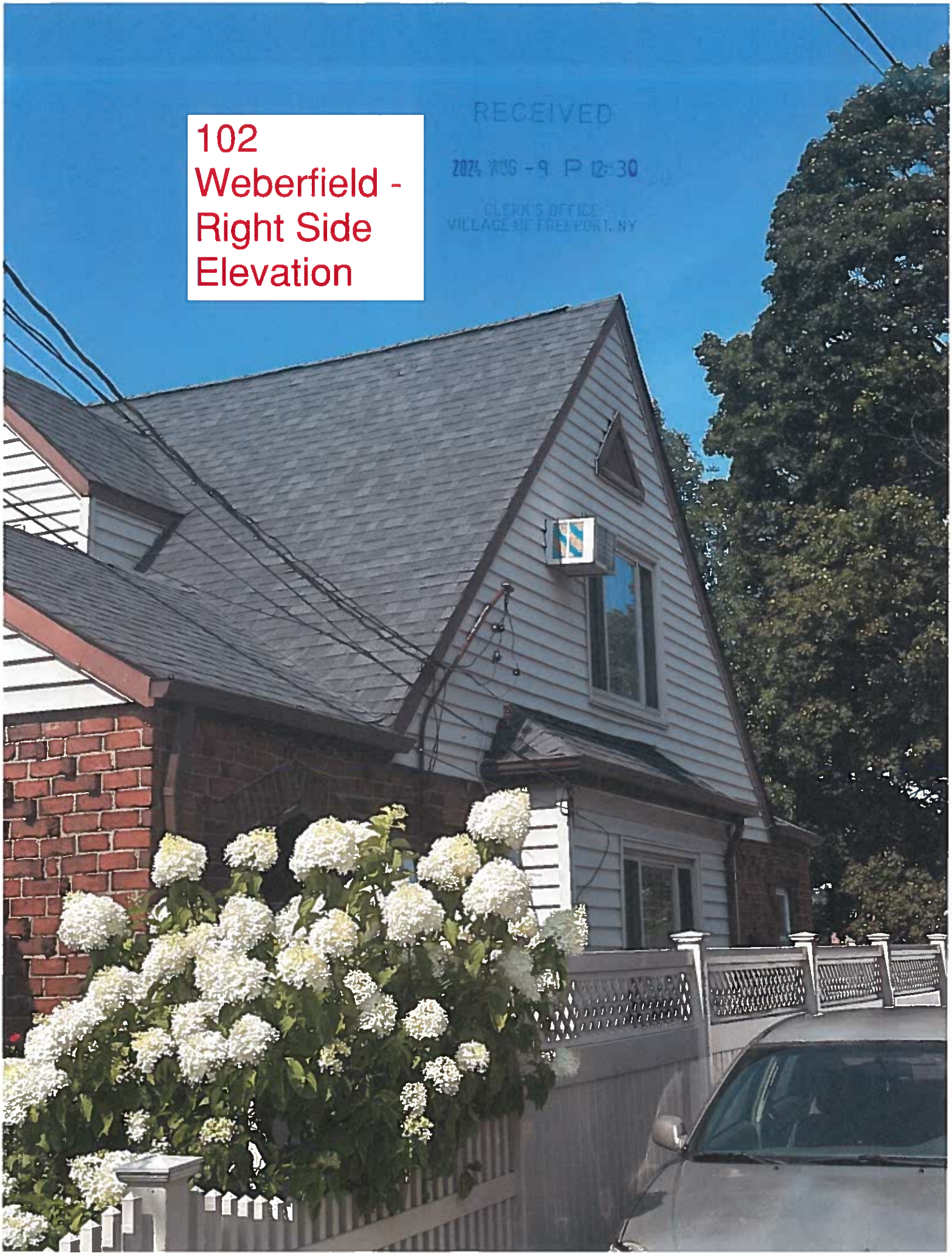
Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

102 Weberfield - Front Elevation

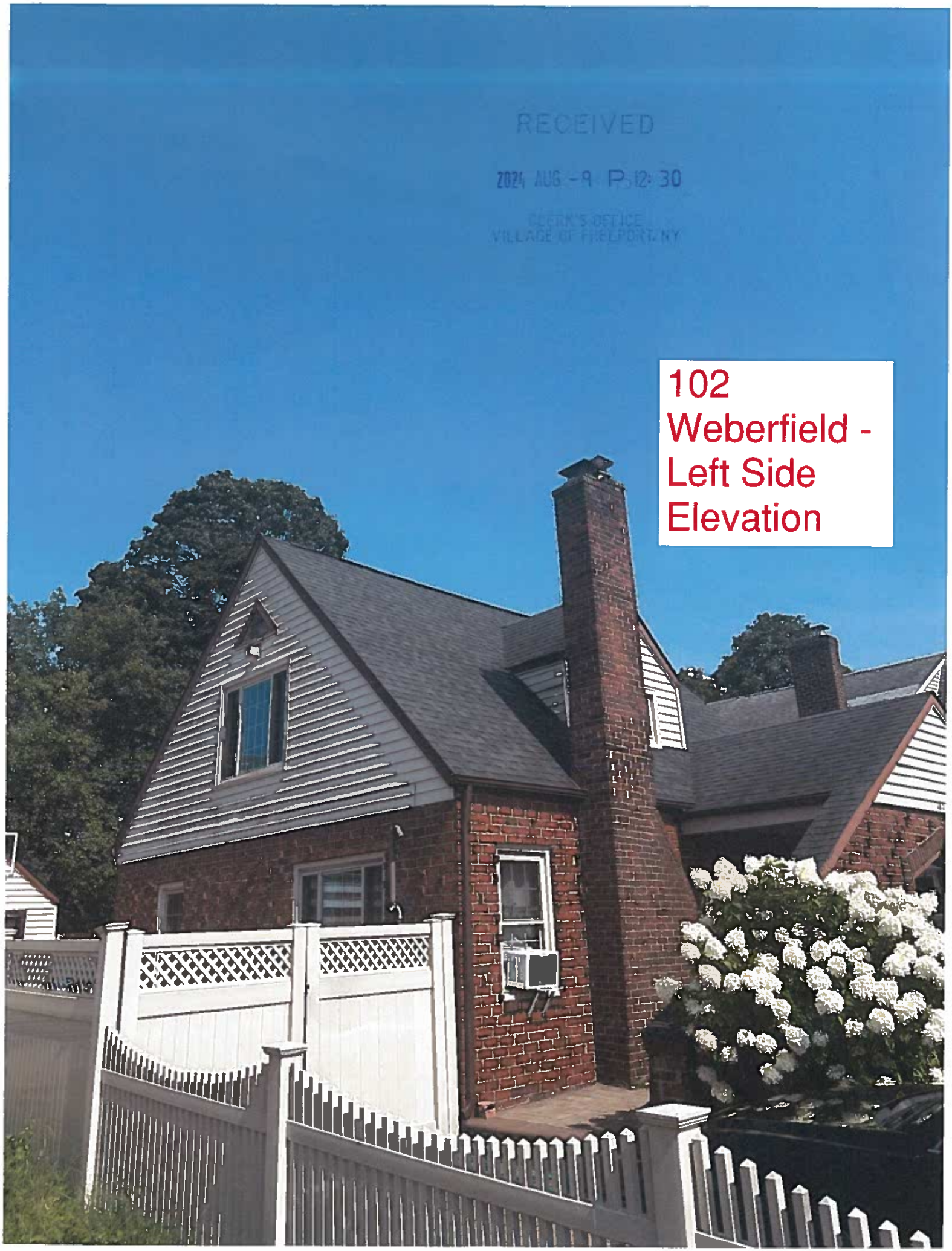
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102 Weberfield
-Rear Elevation
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102
Weberfield -
Right Side
Elevation
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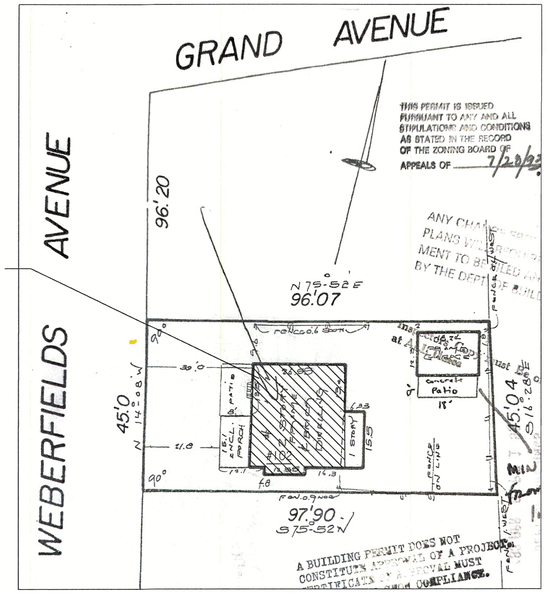


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THERE IS NO CHANGE TO SETBACKS AS PART OF THIS APPLICATION

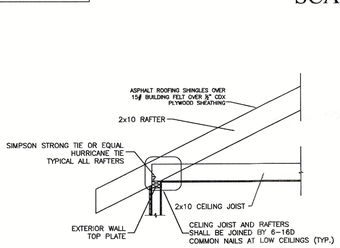
NEW 2ND STORY ADDITION AND ALTERATION



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

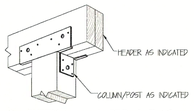
PLOT PLAN

SCALE: 1" = 20'



TYPICAL RAFTER/JOIST CONNECTION DETAIL

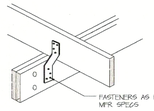
SCALE: N.T.S.



*INSTALL ON EVERY NEW HEADER, 2 PLCS

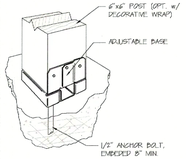
SIMPSON STRONG-TIE PCAA

SCALE: NOT TO SCALE



SIMPSON STRONG-TIE H8

NOT TO SCALE



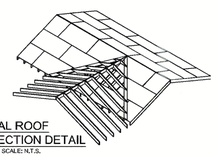
SIMPSON ABA66

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.

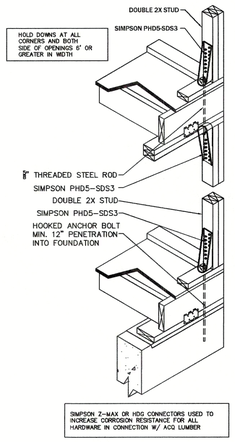
CEILING JOISTS:
2" X 8" – 16" SPACING
Lumber: #2 or better doug fir–larch or better.
Base fiber stress: 875 PSI.
E: 1,600,000 PSI.
Live load: 10 PSF (accessible attic).
LL deflection: span/240 max. (No plaster ceilings).

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.



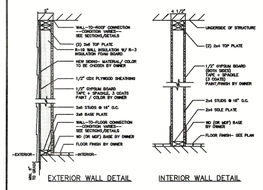
TYPICAL ROOF CONNECTION DETAIL

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" 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"

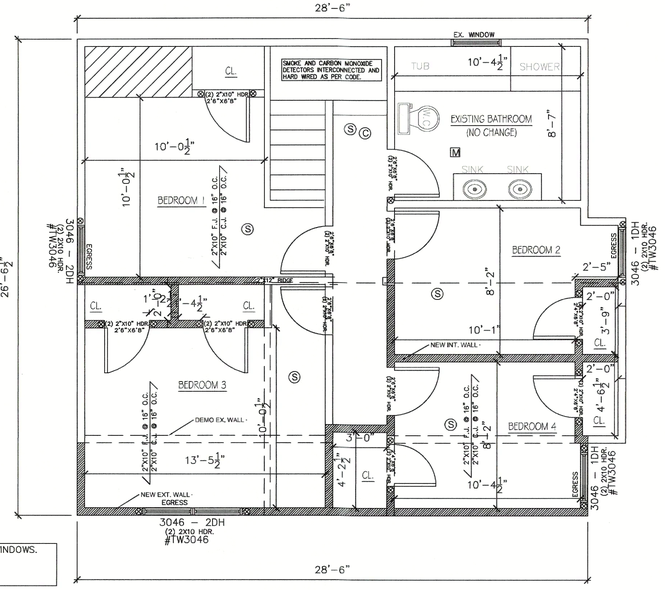
1st floor:
- Clear opening width = 20" minimum
- Clear opening height = 24" minimum
- Minimum clear opening sq.ft. = 5.0 sq.ft.
- Maximum sill height above the floor = 44"

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.

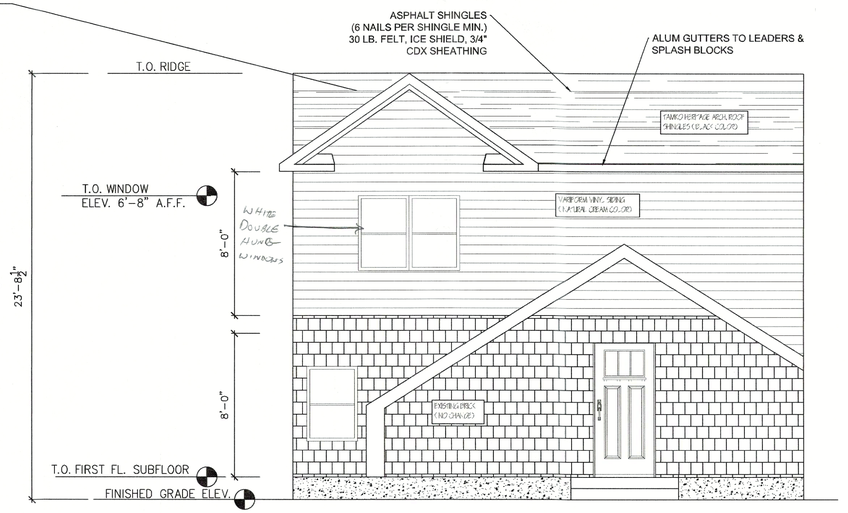
ALL WINDOWS TO BE ANDERSON 400 SERIES WITH ADVANCE LOW E DUAL PANE INSULATED CASEMENT WINDOWS.
ALL WINDOW FRAMES & GRILLES TO BE PICKED BY OWNER
MIN. U VALUE: .29 SHGC: .37 MAXIMUM AIR LEAKAGE: .3 CFM



PROPOSED SECOND FLOOR PLAN

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

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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DWG. NO. A-1

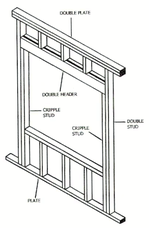
NO.	DATE	REVISION
1		
2		

DATE 8/1/24
SCALE NOTED
JOB NO. 10224

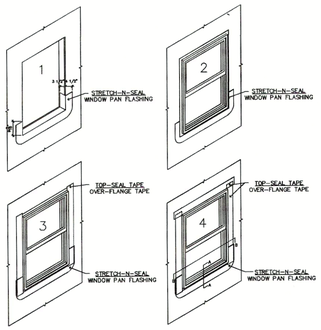
102 WEBERFIELD AVENUE
FREEPORT, NY 11520

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

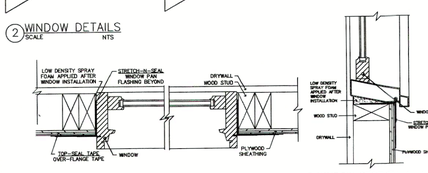
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1 EXTERIOR WALL OPENINGS DETAIL
SCALE: N.T.S.

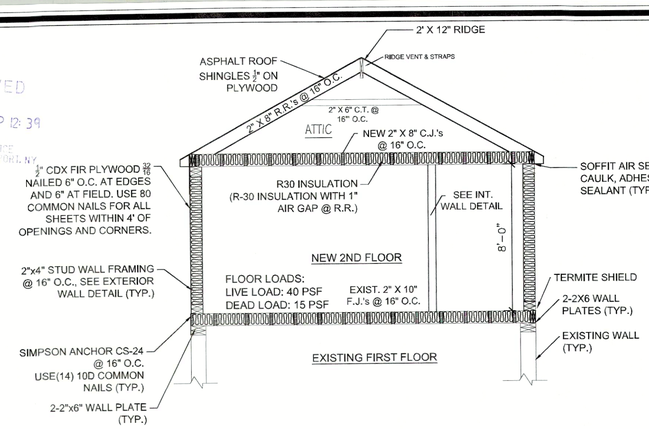


2 WINDOW DETAILS
SCALE NTS

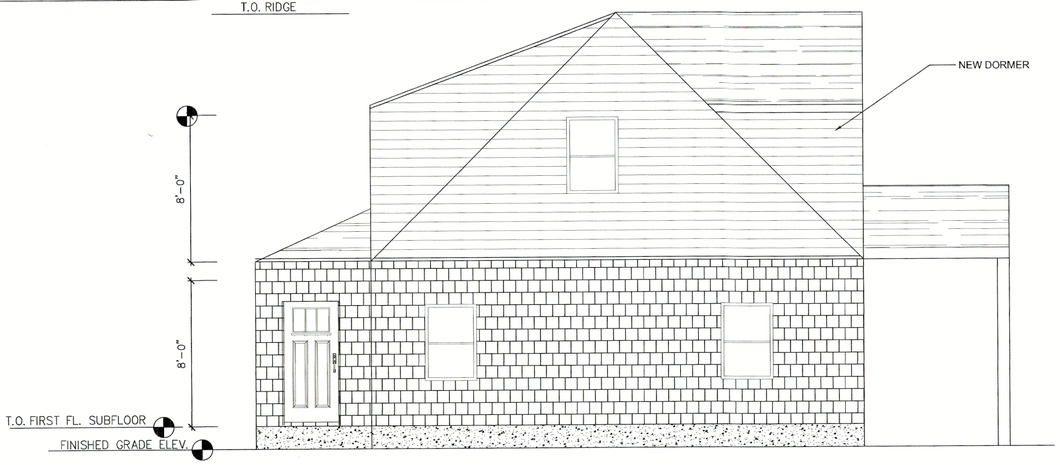


3 WINDOW SECTION B-B
SCALE NTS

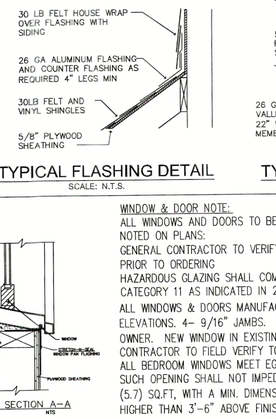
4 WINDOW SECTION A-A
SCALE NTS



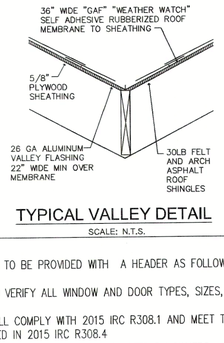
TYPICAL 8' FLAT CEILING SECTION
SCALE: 1/4" = 1'-0"



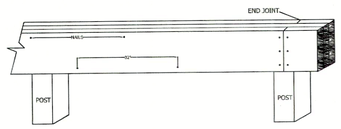
PROPOSED LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



TYPICAL FLASHING DETAIL
SCALE: N.T.S.

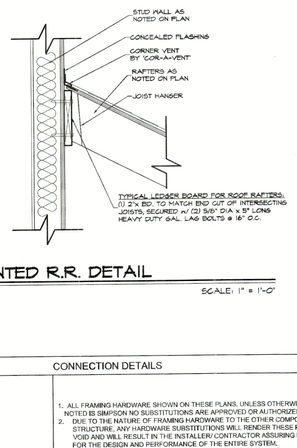


TYPICAL VALLEY DETAIL
SCALE: N.T.S.

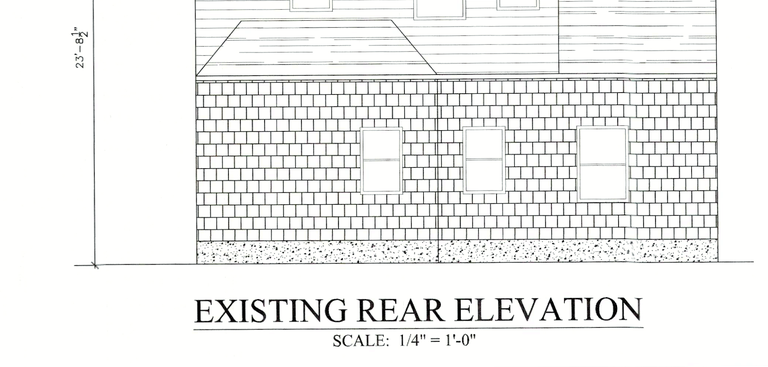


TYPICAL NAILING BUILT UP BEAMS AND GIRDERS DETAIL

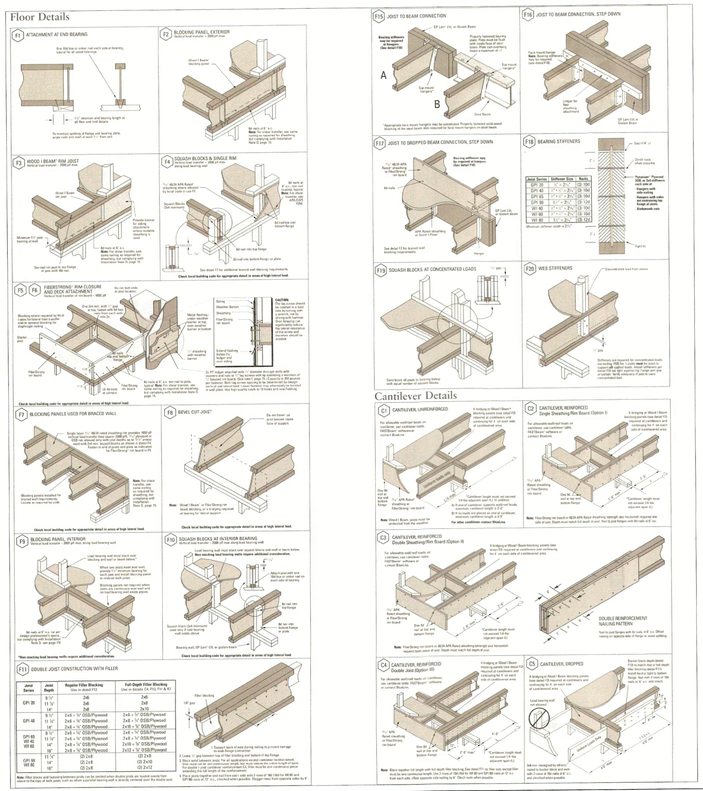
WINDOW & DOOR NOTE:
ALL WINDOWS AND DOORS TO BE PROVIDED WITH A HEADER AS FOLLOWS UNLESS OTHERWISE NOTED ON PLANS:
GENERAL CONTRACTOR TO VERIFY ALL WINDOW AND DOOR TYPES, SIZES, COLOR ETC. W/ OWNER PRIOR TO ORDERING
HAZARDOUS GLAZING SHALL COMPLY WITH 2015 IRC R308.1 AND MEET THE CRITERIA FOR CATEGORY 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.



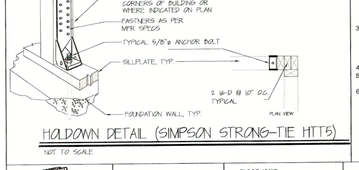
VENTED R.R. DETAIL
SCALE: 1" = 1'-0"



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

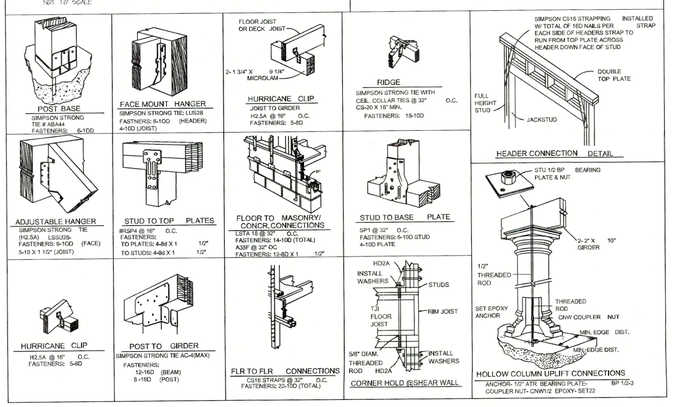


CONNECTION DETAILS



HOLDOWN DETAIL (SIMPSON STRONG-TIE HTT5)
NOT TO SCALE

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 1/4 PER ASTM TEST STANDARDS.
6. FOR HOLD DOWNS, ANCHOR BOLTS NUTS SHOULD BE FINGER TIGHT PLUS 1 TO1 TURN WITH WRENCH WITH CONSIDERATION GIVEN TO FUTURE WOOD SHRINKAGE, CARE SHALL BE TAKEN TO NOT OVER - TORQUE THE



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

DESIGNED BY:
FORTRESS DBC, INC
3374 STRATFORD ROAD

NO.	REVISION	DATE
		8/1/24

102 WEBERFIELD AVENUE

DWG.

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

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 R905.2.7.1	FLOOD HAZARD R301.2(1)& (FEMA)	AIR FREEZING INDEX R403.3(2)	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. 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 R301.2.1. 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)A.

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/ANSI WOOD FRAME CONSTRUCTION MANUAL (WFCM).
2. LGSEF STANDARD FOR RESIDENTIAL CONSTRUCTION IN HIGH-WIND REGIONS (LGSEF 800).
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 2-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 JURISDICTION 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 WIND-BORNE DEBRIS REGIONS SHALL BE PROTECTED FROM WIND-BORNE DEBRIS. GLAZED OPENING PROTECTION FOR WIND-BORNE 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 WIND-BORNE 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 R301.3 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 NAILS SUBJECT TO WITHDRAWAL. 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 R312.1.1 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 R702.3.5. 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

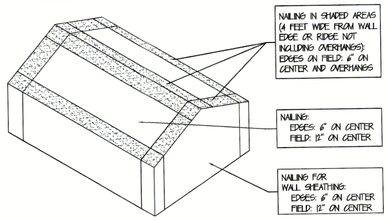
MINIMUM DEAD LOADS 25 POUNDS PER SQ. FT. ROOF TIE DOWNS WITH A WIND UPLIFT PRESSURE OF 20 POUNDS PER SQ.FT. AND TOTAL ROOF WIDTH OF 36' SHALL RESIST A MINIMUM OF 288 LBS./FT. ALL FASTENERS SELECTED MEET OR EXCEED THIS REQUIREMENT.

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, 0.0915" 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, 0.0915" 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 R702.3.5.1
	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, 0.0915" 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 R802.3.1(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 R802.3.1(9)]	TABLE R802.3.1(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
		16D 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-D 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"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 3-8D BOX (3-1/2"X0.131") OR 4-8D COMMON (2-1/2"X0.131") OR 4-10D BOX (3"X0.128") OR 4-3"X0.131" NAILS	TOE NAIL
		2-16D 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-D 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 3-10D 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	2-16D 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.

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

SEC. R1101.3 (R303.1) 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. R1101.10 (R303.2) 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. R1101.10.1 (R303.1.1) INSULATION MARK INSTALLATION.
INSULATING MATERIALS SHALL BE INSTALLED SUCH THAT THE MANUFACTURER'S R-VALUE MARK IS READILY OBSERVABLE UPON INSPECTION.

SEC. R1101.10.3 (R303.1.3) FENESTRATION PRODUCT RATING.
U-FACTORS OF FENESTRATION PRODUCTS (WINDOWS, DOORS AND SKYLIGHTS) SHALL BE DETERMINED IN ACCORDANCE WITH NFRC 100.

SEC. R1101.11 (R303.1) INSTALLATION.
ALL MATERIALS, SYSTEMS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THIS CODE.

SEC. R1101.11.1 (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, IGNEOUS 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. R1101.11.2 (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. R1101.12 (R402) BUILDING THERMAL ENVELOPE.
SEC. R1101.12.1 (R402.1) GENERAL (PRESCRIPTIVE)
THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF SECS R1101.11 THROUGH R1101.15.
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. R1101.
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. R1101.12.1.1 (R402.1.1) VAPOR RETARDER.
WALL ASSEMBLIES IN THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH THE VAPOR RETARDER REQUIREMENTS OF SEC. R1101.7.

SEC. R1101.13 (R402.1.3) INSULATION AND FENESTRATION CRITERIA.
THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF TABLE R1101.13 BASED ON THE CLIMATE ZONE SPECIFIED IN SEC. R1101.7.

SEC. R1101.13 (R402.1.3) SPECIFIC INSULATION REQUIREMENTS (PRESCRIPTIVE).
IN ADDITION TO THE REQUIREMENTS OF SEC. R1101.11, INSULATION SHALL MEET THE SPECIFIC REQUIREMENTS OF SECS R1101.13 THROUGH R1101.15.

SEC. R1101.13.1 (R402.1.1) CEILINGS WITH ATTIC SPACES.
WHERE SEC. R1101.13 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 WHERE THE FULL HEIGHT OF UNCOMPRESSED R-30 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. SIMILARLY, WHERE SEC. R1101.13 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. R1101.14 AND THE TOTAL UA ALTERNATIVE IN SEC. R1101.15.

SEC. R1101.13.2 (R402.1.2) CEILINGS WITHOUT ATTIC SPACES.
WHERE SEC. R1101.13 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. R1101.13 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. R1101.14 AND THE TOTAL UA ALTERNATIVE IN SEC. R1101.15.

SEC. R1101.13.3 (R402.1.3) 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. R1101.13.4 (R402.1.4) 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 R1101.13 BASED ON THE APPLICABLE CLIMATE ZONE SPECIFIED IN CHAPTER 03.

SEC. R1101.13.5 (R402.1.5) 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. R1101.13.7 (R402.1.7) WALLS WITH PARTIAL STRUCTURAL SHEATHING.
WHERE SEC. R1101.13 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. R1101.14 AND THE TOTAL UA ALTERNATIVE IN SEC. R1101.15.

SEC. R1101.13.8 (R402.1.8) 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 R1101.13 AND THAT EXTENDS FROM THE BOTTOM TO THE TOP OF ALL PERIMETER FLOOR FRAMING MEMBERS.

SEC. R1101.13.9 (R402.1.9) 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 R1101.13 AND R1101.15.

SEC. R1101.13.10 (R402.1.10) SLAB-ON-GRADE FLOORS.
SLAB-ON-GRADE FLOORS WITH A FLOOR SURFACE LESS THAN 12 INCHES BELOW GRADE SHALL BE INSULATED IN ACCORDANCE WITH TABLE R1101.13. THE INSULATION SHALL EXTEND DOWNWARD FROM THE TOP OF THE SLAB ON THE OUTSIDE OR INSIDE O

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 THE 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 UNSOUND 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. BC1804.6. SPECIAL INSPECTIONS OF COMPACTED FILL SHALL BE IN ACCORDANCE WITH SEC. BC1704.6.

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 BC3306.1. 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 BC3306.4 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 INTERSEC., 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. BC3306 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 INSTALLATION OF 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. 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, A CLASS II VAPOR RETARDER 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.
ASSIGNED 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. 3/8" 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
- THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.

A LANDING SHALL NOT BE REQUIRED AT THE TOP OF AN INTERIOR FLIGHT OF STAIRS, PROVIDED A DOOR DOES NOT SWING OVER THE STAIRS.

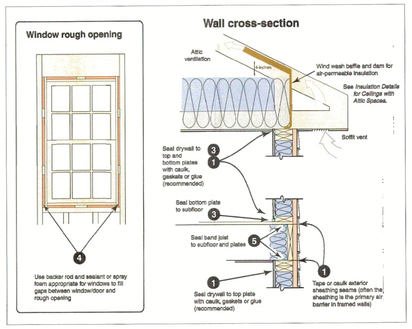
STAIRWAYS CONNECTING BUILT ELEMENTS (I.E. PORCH, PATIO, ETC.) TO GRADE SHALL TO COMPLY WITH ALL APPLICABLE ELEMENTS OF SEC. R311.7 OF THE RCNYS.
EXACT DIMENSIONS SHALL BE DETERMINED BY THE FINAL GRADE AND FIELD CONDITIONS

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 EGRESS AND RESCUE OPENINGS NOTES:

EMERGENCY EGRESS AND RESCUE OPENINGS SHALL BE PROVIDED IN ACCORDANCE WITH SEC. R310 OF THE RCNYS.

SEC. R310.1 EMERGENCY EGRESS AND RESCUE OPENING REQUIRED.
BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY EGRESS AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, AN EMERGENCY EGRESS AND RESCUE OPENING SHALL BE REQUIRED IN EACH SLEEPING ROOM. EMERGENCY EGRESS 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 GROUP R OCCUPANCIES USED ONLY TO HOUSE MECHANICAL EQUIPMENT NOT EXCEEDING A TOTAL FLOOR AREA OF 200 SQUARE FEET (18.58 M2).

EMERGENCY EGRESS 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 EGRESS 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 EGRESS AND RESCUE OPENING SHALL:
- HAVE A MINIMUM HORIZONTAL AREA OF 9 SQFT.
- HAVE A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 36".
- ALLOW THE EMERGENCY EGRESS 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.

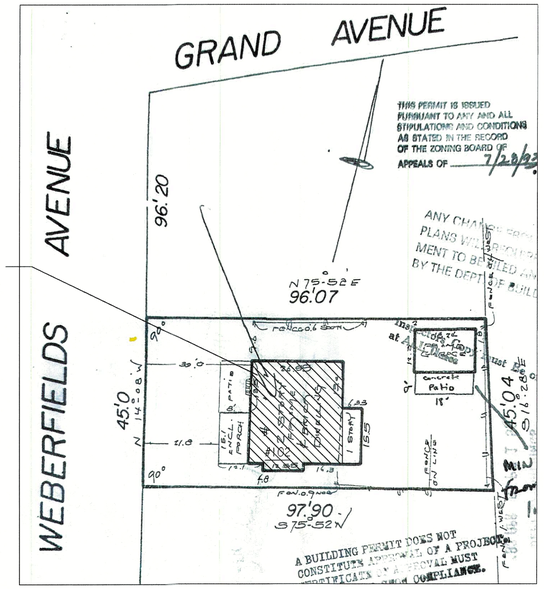
SEC. R308.4.2 GLAZING ADJACENT TO DOORS.
GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE AND IT MEETS EITHER OF THE FOLLOWING CONDITIONS:
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. GLAZING 96 INCHES OR MORE MEASURED HORIZONTALLY FROM THE WALKING SURFACE.

SEC. R308.4.4 GLAZING ADJACENT TO STAIRS AND RAMPS.
GLAZING ADJACENT TO THE BOTTOM STAIR LANDING.
GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN A 60-INCH HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.
EXCEPTION: THE GLAZING IS PROTECTED BY A GUARD COMPLYING WITH SECTION R312 AND

THERE IS NO CHANGE TO SETBACKS AS PART OF THIS APPLICATION

NEW 2ND STORY ADDITION AND ALTERATION

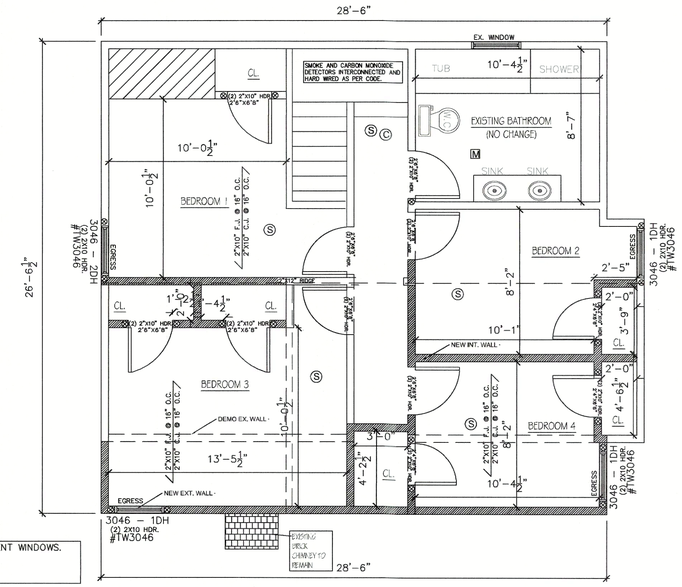


NOTE:
THIS SITE PLAN IS NOT A LEGAL SURVEY. IT IS FOR ILLUSTRATION PURPOSES ONLY. DIMENSIONS, SETBACKS, LOCATIONS & STRUCTURES WERE TAKEN FROM SURVEY
PREPARED BY:
ROBERT J. FRIEDEL L.S.
DATED 7/28/1993

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.



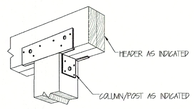
MECHANICAL VENTILATION PROVIDED IN ALL BATHROOMS.

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.

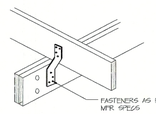
ALL WINDOWS TO BE ANDERSON 400 SERIES WITH ADVANCE LOW E DUAL PANE INSULATED CASEMENT WINDOWS.
ALL WINDOW FRAMES & GRILLES TO BE PICKED BY OWNER
MIN. U VALUE: .29 SHGC: .37 MAXIMUM AIR LEAKAGE: .3 CFM

PROPOSED SECOND FLOOR PLAN

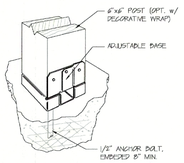
SCALE: 1/4" = 1'-0"



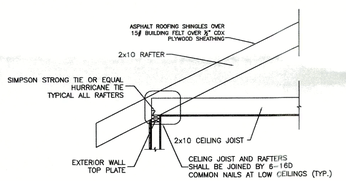
+INSTALL ON EVERY NEW HEADER, 2 PLCS
SIMPSON STRONG-TIE PCAA
SCALE: NOT TO SCALE



SIMPSON STRONG-TIE H8
NOT TO SCALE



SIMPSON ABA66
NOT TO SCALE

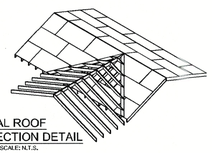


TYPICAL RAFTER/JOIST CONNECTION DETAIL
SCALE: N.T.S.

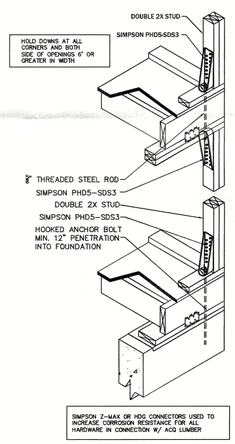
FLOOR JOISTS:
2" X 10" – 16" SPACING
Lumber: #2 or better douglas fir–larch.
Max. fiber stress: 1450 PSI.
Modulus of elasticity: 1,700,000 PSI.
Live load: 40 PSF (residential only).
LL deflection: span/360 max.

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.

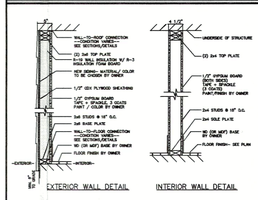


TYPICAL ROOF CONNECTION DETAIL
SCALE: N.T.S.



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 ½" DIA. STEEL POST DOWN SOLID BEARING
- ⊗ 4"x4" POST TO SOLID BEARING U.O.N.

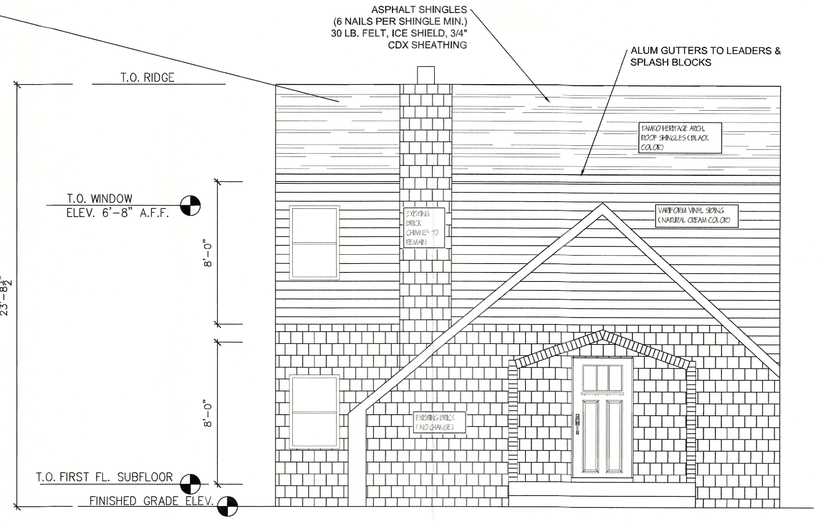
1. ALL FRAMING HARDWARE SHOWN ON THESE PLANS, UNLESS OTHERWISE NOTED IS SIMPSON NO SUBSTITUTIONS ARE APPROVED OR AUTHORIZED.
2. DUE TO THE NATURE OF FRAMING HARDWARE TO THE OTHER COMPONENTS OF THE STRUCTURE, ANY HARDWARE SUBSTITUTIONS WILL RENDER THESE PLANS NULL AND VOID AND WILL RESULT IN THE INSTALLER/ 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"

STATE OF NEW YORK
JOSEPH A. LAROCCA
LICENSED PROFESSIONAL ENGINEER
087149

RECEIVED
2024 SEP 10 A 9:27
VILLAGE OF FREEPORT, NY

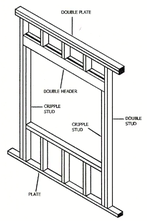
DESIGNED BY:
FORTRESS DBC, INC
3374 STRATFORD ROAD
WANTAGH, NY 11793
516-662-3627

NO.	DATE	REVISION
1	9/9/24	ADD EX. CHIMNEY TO PLAN
2		

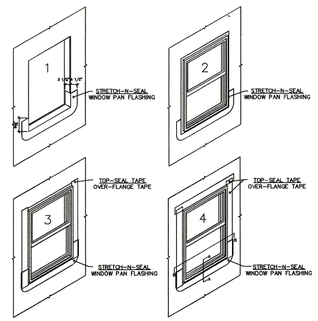
102 WEBERFIELD AVENUE
FREEPORT, NY 11520

DATE	8/1/24
SCALE	NOTED
JOB NO.	10224

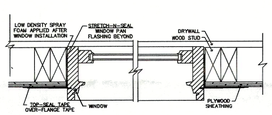
DWG. NO. A-1



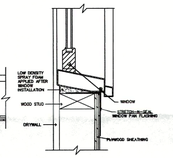
1 EXTERIOR WALL OPENINGS DETAIL
SCALE: N.T.S.



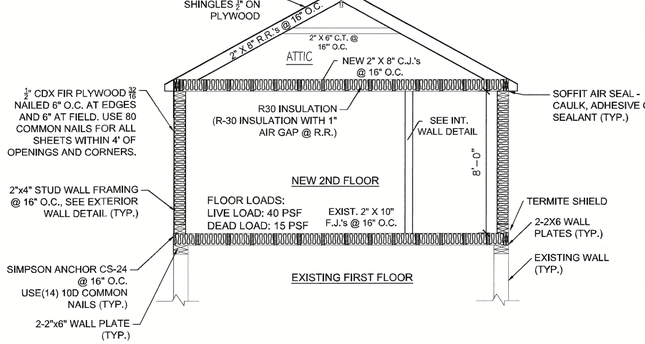
2 WINDOW DETAILS
SCALE NTS



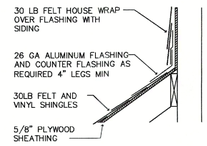
3 WINDOW SECTION B–B
SCALE NTS



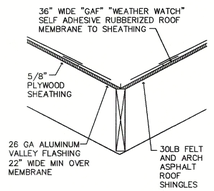
4 WINDOW SECTION A–A
SCALE NTS



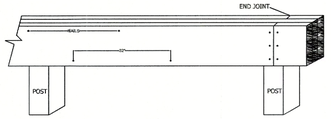
TYPICAL 8' FLAT CEILING SECTION
SCALE: 1/4" = 1'-0"



TYPICAL FLASHING DETAIL
SCALE: N.T.S.

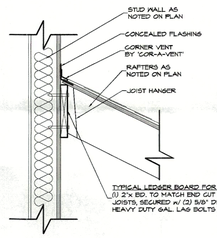


TYPICAL VALLEY DETAIL
SCALE: N.T.S.

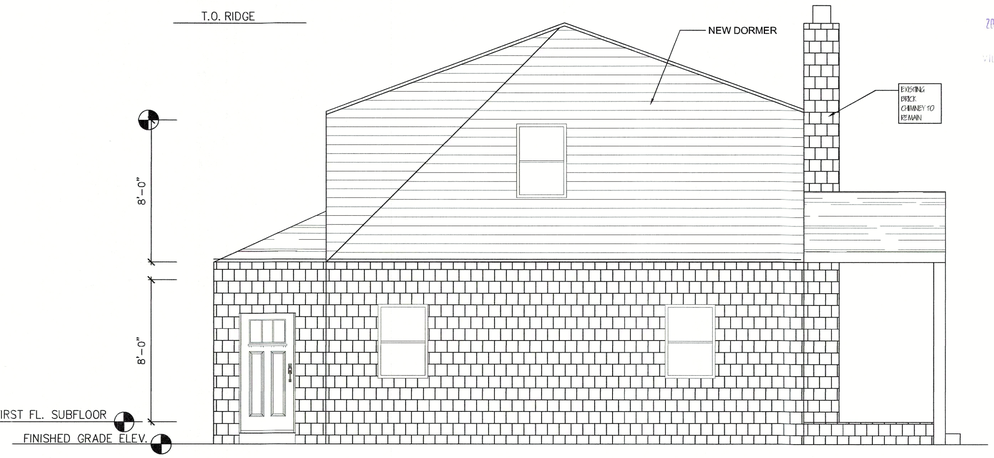


TYPICAL NAILING BUILT UP BEAMS AND GIRDERS DETAIL

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.



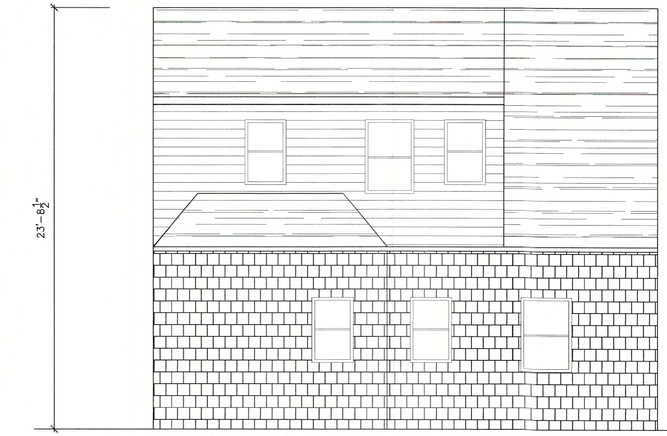
VENTED R.R. DETAIL
SCALE: 1" = 1'-0"



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

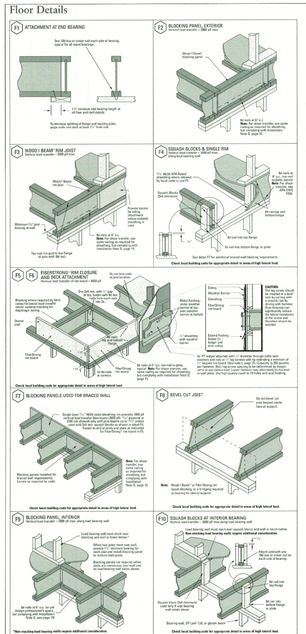


PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



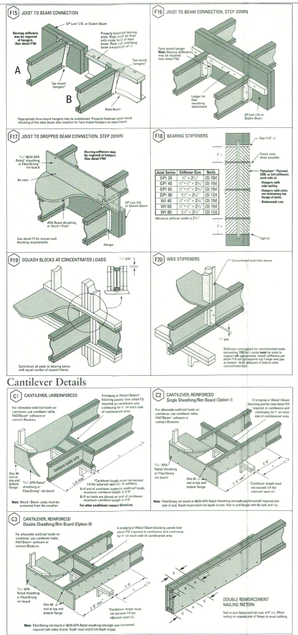
EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"

Floor Details



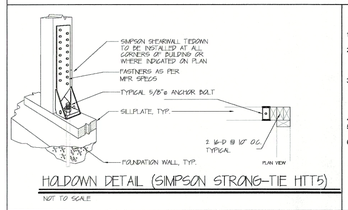
Joist Series	Joist Depth	Regular Fillin Blocking Size = 4x(NO)T0	Full Depth Fillin Blocking Size = 4x(NO)T0, FTG, FB, B, N
GPI 35	9 1/2"	2x6	2x6
	11 1/4"	2x6	2x6
	14"	2x6	2x10
GPI 46	11 1/4"	2x6 + ½" OSB/Plywood	2x8 + ½" OSB/Plywood
	14"	2x6 + ½" OSB/Plywood	2x10 + ½" OSB/Plywood
GPI 56	9 1/2"	2x6 + ½" OSB/Plywood	2x8 + ½" OSB/Plywood
WI 45	11 1/4"	2x6 + ½" OSB/Plywood	2x10 + ½" OSB/Plywood
WI 56	14"	2x6 + ½" OSB/Plywood	2x12 + ½" OSB/Plywood
	16"	2x6 + ½" OSB/Plywood	2x12 + ½" OSB/Plywood
GPI 56 DF	11 7/8"	(2) 2x6	(2) 2x10
	14"	(2) 2x6	(2) 2x12

Note: Web stacks and tapering between webs can be omitted when double joists are bolted back to back. Where fillin blocking at double joists is required, such as when a parallel bearing wall is directly centered over the double joist, fillin blocks shall be provided at each bearing and at each support. Fillin blocks shall be installed tight to the underside of the sheathing and shall be nailed to the sheathing with 8d common nails at 6" o.c. Fillin blocks shall be nailed to the joists with 10d common nails at 6" o.c., clinched when possible. Staggar nails from adjacent sides by 3".



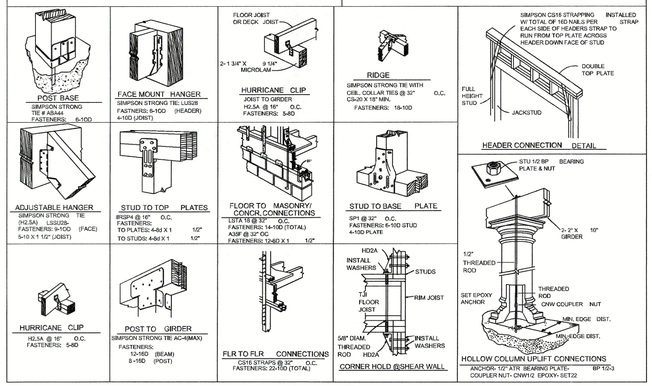
Cantilever Details

CONNECTION DETAILS



HOLDOWN DETAIL (SIMPSON STRONG-TIE HITS)
NOT TO SCALE

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 (0 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 1/4 PER ASTM TEST STANDARDS.
6. FOR HOLD DOWNS, ANCHOR BOLTS NUTS SHOULD BE FINGER TIGHT PLUS 1 TO1 TURN WITH WRENCH WITH CONSIDERATION GIVEN TO FUTURE WOOD SHRINKAGE. CARE SHALL BE TAKEN TO NOT OVER - TORQUE THE





RECEIVED
2024 SEP 10 A 10:27
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

DWG.	A-2
DATE	8/1/24
SCALE	NOTED
JOB NO.	10224

102 WEBERFIELD AVENUE
FREEPORT, NY 11520

REVISION	DATE
ADD EX. CHIMNEY TO PLAN	9/9/24

NO.	DATE
1	9/9/24
2	

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