Application Date: 1/23/26
Fees Paid: $225.00

SP# 3877

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: 276 NORTH COLUMBUS ZONING DISTRICT RES. "A"

SECTION 55 BLOCK 357 LOT 162 LOT SIZE: 10,231 SQ. FT.

☐ TENANT **APPLICANT** ☐ LESSEE	**PROPERTY OWNER**
Name: ALBERTO HERNANDEZ	Name: ALBERTO HERNANDEZ
Address: 3 ASH PLACE, MASSAPEQUA NEW YORK 11758	Address: 3 ASH PLACE, MASSAPEQUA NEW YORK 11758
Telephone #: [redacted]	Telephone # [redacted]

Attorney Name: MIGUEL RAMIREZ
(optional) Phone #: (631) 704-6601
Address: 33 LAMONT PLACE WEST BABYLON, N.Y. 11704

Present Land Use: 2-FAMILY RESIDENCE **Proposed Land Use:** 2-FAMILY RESIDENCE

Description of Proposed Work: MAINTAIN REAR CELLAR ENTRANCE, SIDE EGRESS WINDOW AND REMOVAL OF WINDOWS ON EXISTING FRONT FOYER

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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

Alberto Hernandez JANUARY 16 of 2026
APPLICANT'S SIGNATURE DATE

Sworn to before me this 16 day of January, 20 26.
Notary Public

DORIS ALEXANDRA RAMIREZ
NOTARY PUBLIC STATE OF NEW YORK
SUFFOLK COUNTY
LIC. # 01RA6359376
COMM. EXP. 05-30-2029

****

Property Owner's Consent:

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

Alberto Hernandez JANUARY 16 OF 2026
PROPERTY OWNER'S SIGNATURE DATE

Sworn to before me this 16 day of January, 20 26
Notary Public

DORIS ALEXANDRA RAMIREZ
NOTARY PUBLIC STATE OF NEW YORK
SUFFOLK COUNTY
LIC. # 01RA6359376
COMM. EXP. 05-30-2029

****

FOR VILLAGE USE ONLY

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

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

SUBMISSION CHECKLIST

YES	NO	N/A		
		✓	1.	The Building Department shall provide the applicant with a G.I.S. survey of all parcels within a five hundred (500) foot radius of the subject parcel. (Required for new construction/subdivision, only).
		✓	2.	The applicant shall provide photographs of all parcels within a three hundred (300) foot radius of the subject parcel, with identifying comments on said photographs.
			3.	A site plan shall include the following information, plotted as necessary to a scale of not more then twenty (20) feet to one (1) inch:
✓			a.	Title of drawing, including name and address of applicant.
✓			b.	North point , scale, and date.
✓			c.	Boundaries of the project.
		✓	d.	Existing natural features, such as watercourse, waterbodies, wetlands, wooded areas, and individual large trees on the subject property. Features to be retained should be noted.
		✓	e.	Floodplain boundaries as determined by the Federal Emergency Management Agency.
		✓	f.	Location of proposed land and water uses and their areas in acres and location, together with the proposed use, dimensions, height and architectural features of all buildings and other structures.
		✓	g.	Location of outdoor storage and description of materials to be stored.
		✓	h.	Location of all existing or proposed site improvements including street, drains, culverts, retaining walls, fences, docks and easements, whether public or private.
		✓	i.	Location and description of all proposed waterfront public access/recreation provisions.
		✓	j.	Description of sewage disposal and water supply systems and locations of such facilities.
		✓	k.	Location and proposed development of buffer areas and other landscaping; the general landscaping plan and planting schedule.
		✓	l.	Location of all parking and loading area, internal circulation pattern, and ingress and egress drives.
		✓	m.	Provision for pedestrian and patron access, including public and private sidewalks, walkways and docks.
		✓	n.	Location, design and size of all signs and lighting facilities.
		✓	o.	Approximate locations and dimensions of areas proposed for neighborhood parks, playgrounds or other permanent open space.
		✓	p.	Building orientation and site design for energy efficiency and visual quality.
		✓	q.	Location and design of all energy distribution facilities, including electrical, gas, and solar energy.
		✓	r.	Description and location of erosion control measures including proposed location of sediment sink/setting pond and interceptor swales, etc..
		✓	s.	Location, supporting design data and copies of computations used as a basis for the design capacities and performance of stormwater management facilities.
		✓	t.	Lines and dimensions of all property which is offered, or to be offered for dedication for public use, with the purpose indicated thereon, and of all property that is proposed to be reserved by deed covenant for the common use of the property owners of the development.
		✓	u.	Estimated project construction schedule.
		✓	v.	Record of application for approval status of all necessary permits from federal, state and county officials.
		✓	w.	Identification of any federal, state or county permits required for project execution.
		✓	x.	The Planning Board may require such additional information as it may deem necessary for a complete assessment of the project pursuant to this chapter.

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INC. VILLAGE OF FREEPORT
Department of Buildings
46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520
(516) 377-2242
FAX (516) 3772493

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER
December 10, 2025

HERNANDEZ ALBERTO
276 N COLUMBUS AVE, FREEPORT, NY, 11520

RE: **276 N COLUMBUS AVE, FREEPORT, NY, 11520**
Zoning District - Res A SBL: 55 357 162
Building Permit Number: BUIL-25-748
Description: Maintain rear cellar entrance, side egress window and removal of windows on existing front foyer.

Dear Sir/Madam

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

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

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

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

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings
/ Daniela Hernandez
ZBA Approval Needed: __ Yes X No

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

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Notice

X **Negative Declaration** **__** **Positive Declaration**

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

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

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

Project :

Building PermitNumber **BUIL-25-748**

Location:	276 N COLUMBUS AVE, FREEPORT, NY, 11520
Applicant:	**HERNANDEZ ALBERTO**
Description:	Maintain rear cellar entrance, side egress window and removal of windows on existing front foyer.

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: December 10, 2025

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: Maintain rear cellar entrance , side egress window and removal of windows on existing front foyer

Project Location (describe, and attach a location map): No. 276 On On East side of North Columbus Ave. at 225 ft South of Independence Avenue, in the Inc. Village of Freeport, New York 11520

Brief Description of Proposed Action:
1.-Maintain removed and replaced with new vinyl siding corners and trims; 2.-Maintain removed and replaced with new interior finishing on walls and floors; 3.-Removed and replaced with new all existing electric and plumbing fixture 4.-maintain existing finished cellar for storage with 3-pc bathroom, emergency exit window and concrete cellar access; 5.-Maintain removed preexisting interior cellar stair to first floor; 6.-Maintain removed preexisting front access foyer side windows (north and south sides 4 units) and window opening patched up with new exterior wall as noted on plan; And 7.-Maintain removed preexisting window at second floor bathroom and window opening patched up with new exterior wall as noted on plan.

Name of Applicant or Sponsor:	[redacted]
Miguel Ramirez	
Address: 33 Lamont Place	

City/PO:	State:	Zip Code:
West Babylon	New York	11704

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources t hat 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 A gency? If Yes, list agency(s) name and permit or approval:	✓	

3.a. Total acreage of the site of the proposed action? 0.23 acres
b. Total acreage to be physically disturbed? 0.23 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.23 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

	N/A	NO	YES
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 A rea? N If Yes, identify: _____		O ✓	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO ✓	YES
b. Are public transportation service(s) available at or near the site of the proposed action?		✓	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		✓	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies:		NO	YES ✓
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____		NO	YES ✓
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewate r treatment: _____		NO	YES ✓
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?		NO ✓	YES
b. Is the proposed action located in an archeological sensitive area?		✓	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		NO ✓	YES
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		✓ ✓	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: › Shoreline › Forest › Agricultural/grasslands › Early mid-successional › Wetland › Urban ✓ Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?		NO ✓	YES
16. Is the project site located in the 100 year flood plain?		NO ✓	YES
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adja cent propertie s? › 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

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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: Miguel Ramirez Date: 11/14/2025

Signature: _____

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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	Mo derate 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 commu ty? ni	✓	
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, arch aeological, 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 resource s or human health?	✓	

Part 3 - Determination of significance. The Lead Agency is responsible for th e 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 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 impa tsc . Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be asse cssed onsidering 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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9 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.

9 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)

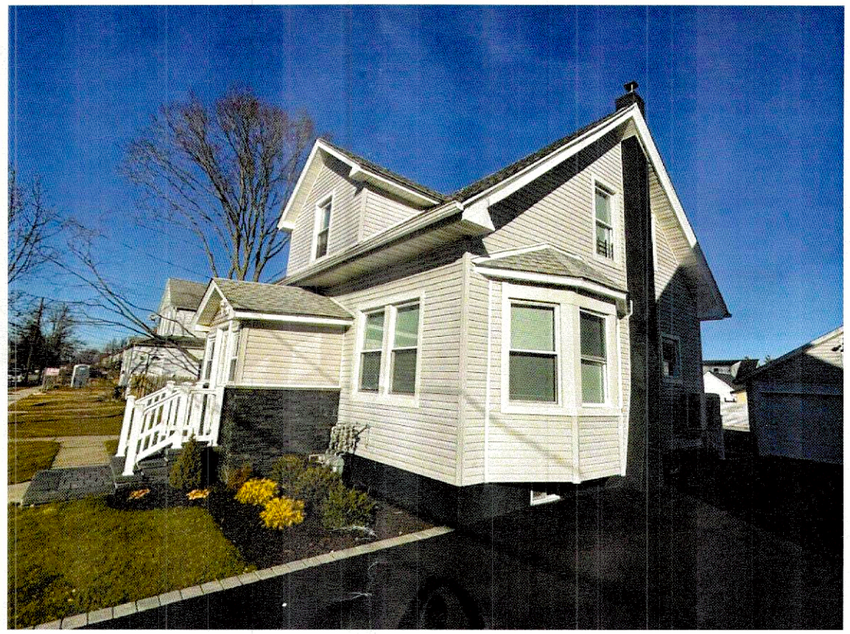
GENERAL REPAIR/REPLACEMENT TO EXISTING 2-STORY 2-FAMILY RESIDENCE

PROPERTY NO. 276 LOCATED ON EAST SIDE OF NORTH COLUMBUS AVENUE. SBL: 55 BLK 357 LOT 162

EXISTING SUBJECT PROPERTY PICTURES



1.-FRONT (WEST SIDE) FACADE



2.-RIGHT SIDE (WEST/SOUTH) SIDE FACADE



3.-RIGHT SIDE (SOUTH SIDE) FACADE



EXISTING CONCRETE EGRESS WINDOW WELL WITH WHITE PVC RAILINGS.

4.-LEFT (NORTH) SIDE FACADE



EXISTING TO MAINTAIN CONCRETE CELLAR ACCESS STAIR WITH WHITE PVC RAILINGS.

5.-REAR (EAST) SIDE FACADE

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GENERAL REPAIR/REPLACEMENT TO EXISTING 2-STORY 2-FAMILY RESIDENCE

PROPERTY NO. 276 LOCATED ON EAST SIDE OF NORTH COLUMBUS AVENUE. SBL: 55 BLK 357 LOT 162

2/2

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EXISTING PICTURES OF NEARBY PARCELS



280 NORTH COLUMBUS- SBL: 55 357 164



276 NORTH COLUMBUS (SUBJECT PROP.)- SBL: 55 357 164



274 NORTH COLUMBUS- SBL: 55 357 1091



275 NORTH COLUMBUS - SBL: 55 361 1094



277 NORTH COLUMBUS - SBL: 55 361 857



281 NORTH COLUMBUS - SBL: 55 361 855

EXISTING TO MAINTAIN GENERAL REPAIR/REPLACEMENT TO EXISTING 2-STORY 2-FAMILY RESIDENCE

276 NORTH COLUMBUS AVENUE, FREEPORT, NEW YORK 11520

SBL: 55 357 162

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RESIDENTIAL CODE OF NEW YORK STATE -2020

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

GROUND SNOWLOAD As per figure R301.2(5)	WIND SPEED (mph) As per figure R301.2(4)	SEISMIC DESIGN CATEGORY As per figure R301.2(2)	SUBJECT TO DAMAGE FROM: WEATHERING As per figure R301.2(3)	FROST LINE DEPTH	TERMITE As per figure R301.2(6)	DECAY As per figure R301.2(7)	WINTER DESIGN TEMP As per Table N1101.2	ICE SHIELD UNDER-LAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX As per Table R403.3(1)
20 psf	120 mph	B	SEVERE	3 FT.	MODERATE TO HEAVY	SLIGHT TO MODERATE	NASSAU - 13	YES	-	NASSAU - 496

GENERAL NOTES 1

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 flush, 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 "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 Village of Freeport, 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..
24. All new construction is to conform to the latest Energy Conservation Construction Code of N.Y. State, effective August 5, 2007.

GENERAL CODE NOTES 2

1. SEE DRAWING A-4 FOR NEW DOOR AND WINDOW SCHEDULES.
2. SEE DRAWING C-1 AND C2 FOR THE RESIDENTIAL CODE OF NEW YORK STATE GENERAL CONSTRUCTION DETAILS, FASTENING/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 W/SECTION R313.1 AND POWER SOURCE FOR SMOKE DETECTORS IS TO COMPLY W/SECTION R313.1.2 OF THE NYS RESIDENTIAL CODE. (TYP.)
4. NEW CARBON MONOXIDE DETECTOR IS TO BE INSTALLED LISTED AND LABELED AS COMPLYING W/U.L. 2034-2002 STANDARD AND TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS, AND PER RLNYS SECTION R 312.4
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 APLIANCES WILL BE DIRECTLY VENTED TO THE OUTSIDE. SIZING OF VENTING SYSTEM IS TO COMPLY WITH SECTION G2427 (504). FURTHERMORE FLUE CROSS SECTIONAL AREA IS TO COMPLY WITH R1031.11. EXTERIOR AIR INTAKE IS TO COMPLY WITH SECTION R1030. 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 503.3.3.1 OF THE ENERGY CONSERVATION CONSTRUCTION CODE. SEE TABLE ON DWG. C-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. ELECTRICAL EQUIPMENT WIRING AND INSTALLATION ARE TO COMPLY WITH CHAPTER 33 THROUGH 42 OF R.C. O. N.Y.S. WIRE INSULATION TO BE RHO OR BETTER (75C 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.
10. THE WIRING SYSTEM OF THE PREMISES IS TO BE GROUNDED AT THE WATER SERVICE OR WITH A GROUNDING ELECTRODE CONNECTED IN ACCORDANCE WITH SECTION E3907, SIZED IN ACCORDANCE WITH SECTION E3903.1. 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 3908 OF R.C. O. N.Y.S.
11. CIRCUIT BREAKERS AND OTHER ELECTRICAL DEVICES ARE TO BE SIZED TO PROTECT THE FEEDER IN EACH PARTICULAR BRANCH CIRCUIT.
12. 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.
13. CIRCUITS RATINGS TO BE IN ACCORDANCE WITH SECTION E3902. GROUNDING FAULT INTERRUPTER PROTECTION IS TO BE PROVIDE FOR BATHROOM CIRCUITS. ALL CIRCUITS LISTED IN SECTION E3902 OF R.C.O.N.Y.S.
14. 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.
15. DWELLING IDENTIFICATION IS TO PROVIDED IN ACCORDANCE WITH SECTION R321 OF R.C. O. N.Y.S.
16. ALL MECHANICAL SYSTEM INSTALLED SHALL COMPLY WITH CHAPTER 12 THROUGH CHAPTER 32 OF R.C.O.N.Y.S.
17. PLUMBING SYSTEM INSTALLED SHALL COMPLY WITH CHAPTER 25 THROUGH CHAPTER 34 OF R.C.O.N.Y.S.
18. 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.

BUILDING CODE OF NYS 2020 ANALYSIS

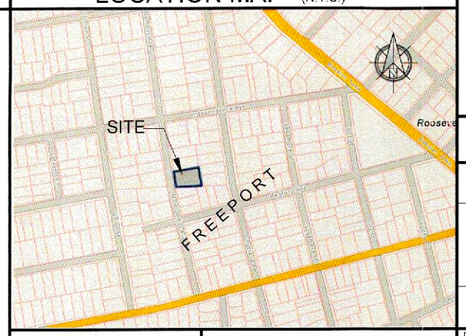
CONSTRUCTION CLASSIFICATION:
TYPE VB- WOOD FRAME
FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS:

AS PER TABLE 601-NO FIRE RESISTANCE RATING REQUIRED FOR ANY BUILDING ELEMENTS.

CHAPTER 11 - ACCESSIBILITY (SECTION 1103)

1103.2.4 DETACHED ONE AND TWO FAMILY DWELLINGS AND ACCESORY STRUCTURES, AND THEIR ASSOCIATED SITES AND FACILITIES AS APPLICABLE IN SECTION 101.2, ARE NOT REQUIRED TO BE ACCESSIBLE.

LOCATION MAP (N.T.S.)



SYMBOL LIST

North Arrow
Detail No. (DETAIL DESIGNATION) Drawing No.
Section Number (SECTION) Drawing No.
New Window Number Designation (See Window Schedule Sheet #C-2)
New Door Number Designation (See Door Schedule Sheet #C-2)
Existing Construction to Remain
Existing Construction to be Removed (U.O.N.)
New Drywall Partition
Existing Door & Frame to Remain
Existing Door & Frame to Remain
80 cfm exhaust fan to exterior
ESD Electric interc. smoke detector (typ.)
C Elect. carbon monoxide detec (typ.)

2020 IECC CODE NOTES

2020 IECC, 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.

2020 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.

ZONING INFORMATION

ZONING: PER VILLAGE OF FREEPORT
ZONED:RES- "A"
BUILDING HEIGHT:
35' OR 3 STORIES MAX. HEIGHT
BUILDING AREAS:

DETACHED GARAGE:_____EXIST. _387 S.F._____PROP. ___387 S.F.
CELLAR_____EXIST. _922 S.F._____PROP. ___922 S.F.
1ST FLOOR:_____EXIST. _1,025 S.F._____PROP.:___1,025 S.F.
2ND FLOOR:_____EXIST. _800 S.F._____PROP.:___800 S.F.

ROOFED OVER
OPEN DECKS:_____EXIST. _0 S.F._____PROP.:___0 S.F.
ACCESSORY STRUCTURES:_____EXIST. _0 S.F._____PROP.:___0 S.F.

TOTAL BUILDING AREA:_____2,212 S.F. (INCLUDES 1-FL. 2ND. FL AND DETACHED GARAGE.)
ALLOWED LOT COVERAGE:_____30% MAX.=10,231 x 0.30=3,069 S.F.
EXISTING LOT COVERAGE:_____1,412 S.F. <2,649 S.F= 14 %
(EXISTING LOT COVERAGE INCLUDES: 1ST FL. , AND DETACHED GARAGE)
FLOOR AREA RATIO (F.A.R)_____50% MAX.=10,231 x 0.50=5,215.5 S.F.
ACTUAL F.A.R.____1,825 < 5,215.5=18%

DRAWING LIST

1. T-1 TITLE/INFORMATION SHEET, LOCATION MAP, GENERAL NOTES & EXISTING CELLAR FLOOR PLAN.
2. A-1 EXISTING CELLAR AND FIRST FLOOR PLANS, EXTERIOR CELLAR ACCESS SECTION DETAIL AND WINDOW/DOOR FRAMING CONSTRUCTION DETAIL.
3. A-2 EXISTING SECOND FLOOR, CELLAR EGRESS WINDOW SECTION DETAIL AND AIR SEALING DETAIL.

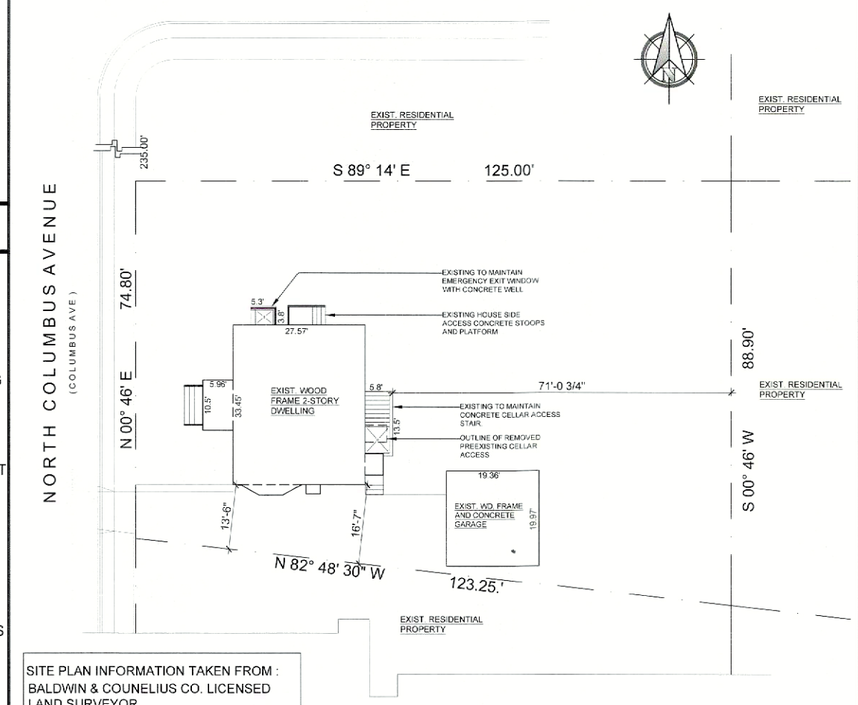
WALL TYPE LEGEND

- EXISTING INTERIOR & EXTERIOR WOOD FRAME WALL TO REMAIN.
- EXISTING WALL PARTITION AND/ OR CONSTRUCTION TO BE DEMOLISHED
- NEW EXTERIOR WALL (TO MATCH EXISTING) CONSTRUCTION OF VINYL SIDING OVER TYVECK VAPOR BARRIER OVER 1" RIGID INSUL. (R=5) OVER 1/2" COX PLWD. SHEATHING OVER 2"X4" STUDS @ 16" O.C. WITH 3 1/2" KRAFT-FACED BATT INSUL (R=13) BETWEEN STUDS. INTERIOR FINISHED W/1/2" GYP. BD. (TYP.)
- NEW INTERIOR WALL PARTITION CONSISTING OF (1) LAYERS OF 1/2" GYP.BD. EACH SIDE OF 3 1/2" WD. STUDS @ 16"O.C. FROM FLOOR TIGHT TO THE UNDERSIDE OF STRUCTURE ABOVE
- NEW INTERIOR WALL PARTITION FOR PLUMBING TO BE 2"X6" STUDS AT 16" O.C. AND FINISH WITH 1/2" GYP. BOARD. INSTALL GREEN GYPSUM BOARD AT ALL WET LOCATIONS.

SCOPE OF WORK TO BE MAINTAINED

1. MAINTAIN REMOVED AND REPLACED WITH NEW
2. VINYL SIDING CORNERS AND TRIMS.
3. MAINTAIN REMOVED AND REPLACED WITH NEW INTERIOR FINISHING ON WALLS AND FLOORS.
4. REMOVED AND REPLACED WITH NEW ALL EXISTING ELECTRIC AND PLUMBING FIXTURE
5.
6. MAINTAIN EXISTING FINISHED CELLAR FOR STORAGE WITH 3-PC BATHROOM, EMERGENCY EXIT WINDOW AND
7. CONCRETE CELLAR ACCESS.
8. MAINTAIN REMOVED PREEXISTING INTERIOR CELLAR
9. STAIR TO FIRST FLOOR.
10. MAINTAIN REMOVED PREEXISTING FRONT ACCESS FOYER SIDE WINDOWS (NORTH AND SOUTH SIDES
11. FOR UNITS) AND WINDOW OPENING PATCHED UP
12. WITH NEW EXTERIOR WALL AS NOTED ON PLAN.
13. MAINTAIN REMOVED PREEXISTING WINDOW AT SECOND FLOOR BATHROOM AND WINDOW OPENING PATCHED UP WITH NEW EXTERIOR
14. WALL AS NOTED ON PLAN.

EXISTING SITE PLAN SCALE: 1"=15 FT. LOT SIZE: 10,231 S.F. (0.23 ACRE)



SITE PLAN INFORMATION TAKEN FROM :
BALDWIN & COUNELIUS CO. LICENSED LAND SURVEYOR.
ADDRESS: 430 W OLD COUNTRY RD
HICKSVILLE, NEW YORK 11801
[redacted]

INSULATION AND FENESTRATION REQUIREMMENTS BY COMPONENT
(PER TABLE R402.1.1)

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT [b] U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT[c] WALL R-VALUE	SLAB [d] R-VALUE & DEPTH	CRAWL SPACE[c] WALL R-VALUE
4 (EXCEPT MARINE)	0.35	0.55	0.40	49	20 or 13+5 [h]	8/13	19	10/13	10, 2 FT.	10/13

For SI 1 foot= 304.8mm.
a. R-Values are minimums. U-Factors and SHGC are maximums. R-19 shall be permitted to be compressed into a 2x6 cavity.
b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
c. The first R-value applies to continuos insulation, the second to framing cavity insulation; either insulation meets the requirement.
d. R-5 shall be added to the required slab edge R-values for heated slabs.
e. There are no SHGC requirements in the Marine zone.
f. Or insulation sufficient to fill the framing cavity, R-19 minimum.
g. "13+5" means R-13 cavity insulation plus R-5 insulated sheathing. If structural sheathing covers 25 percent or less of the exterior, insulation sheathing is not required where structural sheathing is used.
If structural sheathing covers more than 25 percent of exterior, structural sheathing shall be supplemented with insulated sheathing of at least R-2.

VLADIMIR CONSTANT P.E.
7 Melrick Court
Westbury, New York 11590
E-M: [redacted]

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

CONSULTANT

MAR DRAFTING CORPORATION
RESIDENTIAL & COMMERCIAL DESIGN
33 LAMONT PLACE
WEST BABYLON, NY 11704
[redacted]

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

NO.	DATE

APPLICATION NO.

APPLICANT/OWNER
Alberto Hernandez
ADDRESS:
3 Ash Place
Massapequa
New York 11758
[redacted]

PROJECT TITLE

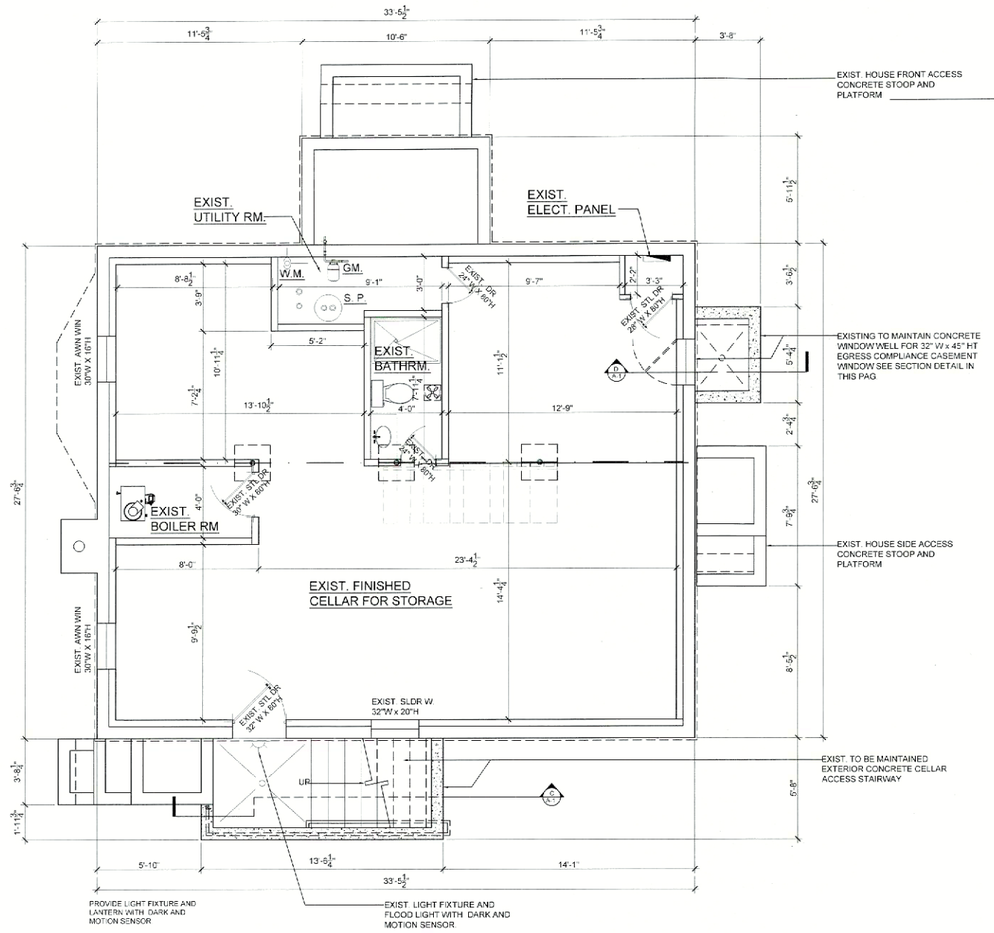
GENERAL REPAIR REPL ACEMENT TO EXISTING 2-STORY 2-FAMILY RESIDENCE

276 NORTH COLUMBUS AVENUE
FREEPORT, NEW YORK 11520

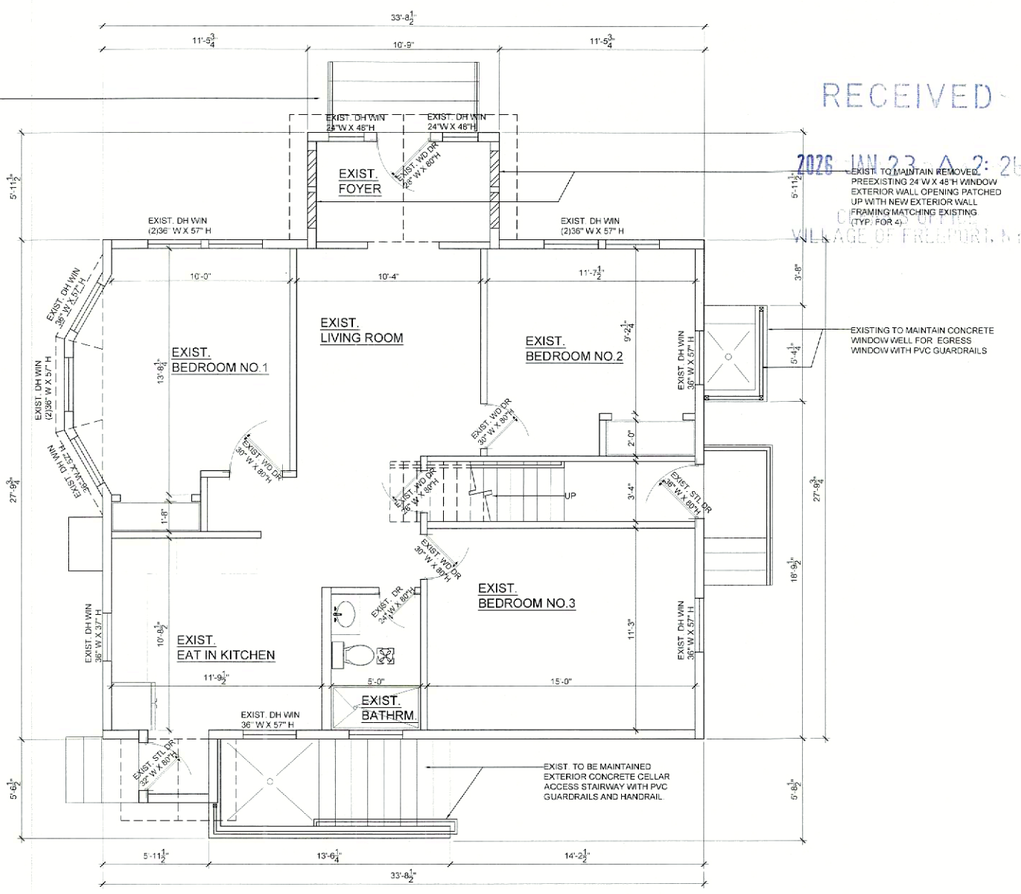
SBL: 55 357 162

DRAWING TITLE
TITLE INFORMATION, LOCAT ION MAP, PLOT PLAN AND GENERAL CONSTRUCTION NOTES

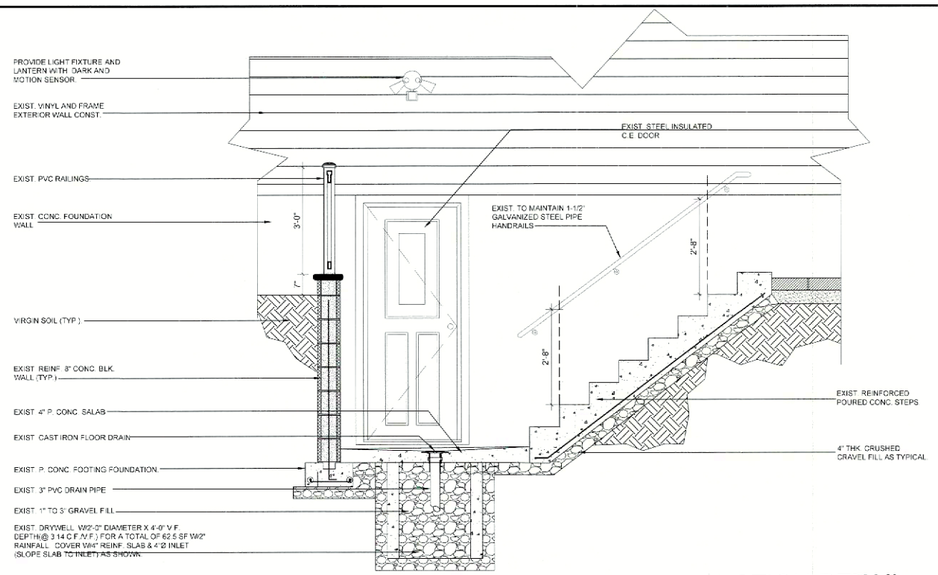
DRAWN BY: MIGUEL RAMIREZ	DRAWING NO. T-1
CHECKED BY: VLADIMIR CONSTANT	
DATE: SEPT 2025	PROJECT NO. 2025-12
SCALE: AS SHOWN	1/4



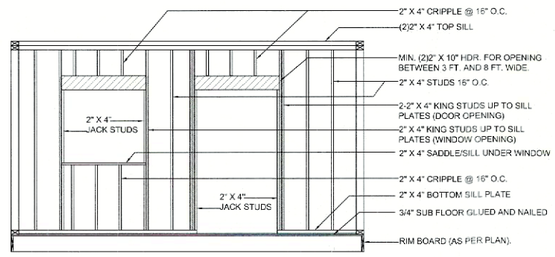
A A-1 **CELLAR/FOUNDATION FLOOR PLAN**
SCALE: 1/4"=1' (AREA=922 S.F.)



B A-1 **EXISTING FIRST FLOOR PLAN**
SCALE: 1/4"=1' (AREA=1,025 SQ. FT.)



C A-2 **CELLAR ACCESS SECTION DETAIL**
NOT TO SCALE



D A-1 **WINDOW/DOOR OPENING FRAMING DETAIL**
NOT TO SCALE

RECEIVED
2026 JAN 23 A 2:26
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

VLADIMIR CONSTANT P.E.
7 Melrick Court
Westbury, New York 11590
[redacted]

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CONSULTANT

MAR
DRAFTING CORPORATION
RESIDENTIAL & COMMERCIAL DESIGN
33 LAMONT PLACE
WEST BABYLON, NY 11704
[redacted]

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

NO.	DATE

APPLICATION NO.

APPLICANT/OWNER
Alberto Hernandez
ADDRESS:
3 Ash Place
Massapequa
New York 11758
[redacted]

PROJECT TITLE

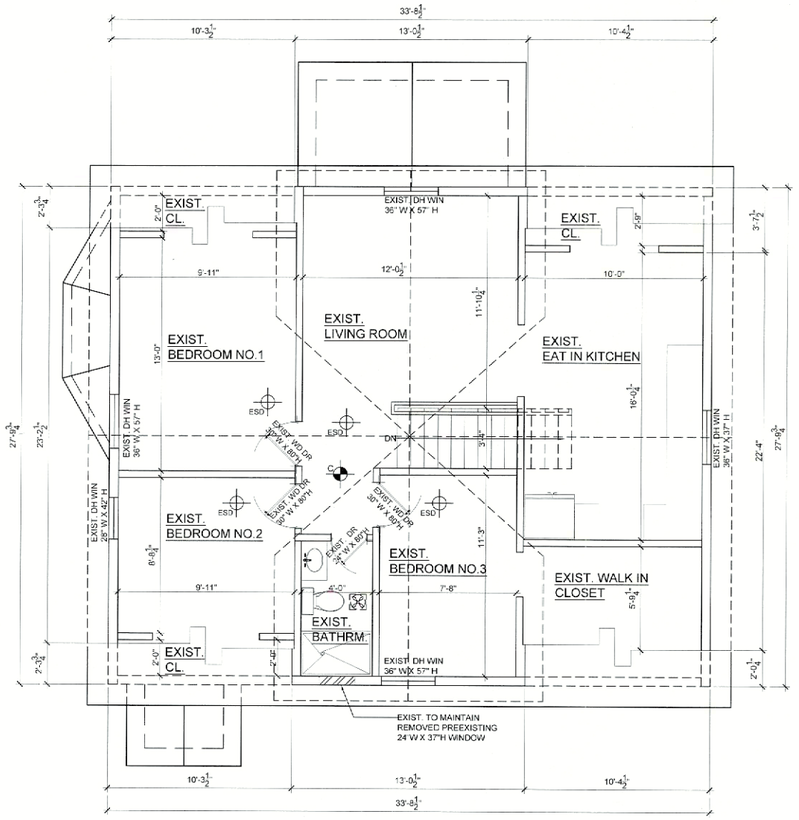
GENERAL REPAIR REPL ACEMENT TO EXISTING 2-STORY 2-FAMILY RESIDENCE

276 NORTH COLUMBUS AVENUE
FREEPORT, NEW YORK 11520

SBL: 55 357 162

DRAWING TITLE
EXISTING FINISHED CELLAR FIRST FLOOR PLANS, EXT. CELLAR ACCESS DETAIL WINDOW & DOOR OPENING FRAMING CONST. DETAIL

DRAWN BY: MIGUEL RAMIREZ	DRAWING NO. A-1
CHECKED BY: VLADIMIR CONSTANT	
DATE: SEPT 2025	PROJECT NO. 2025-12
SCALE: AS SHOWN	2/4



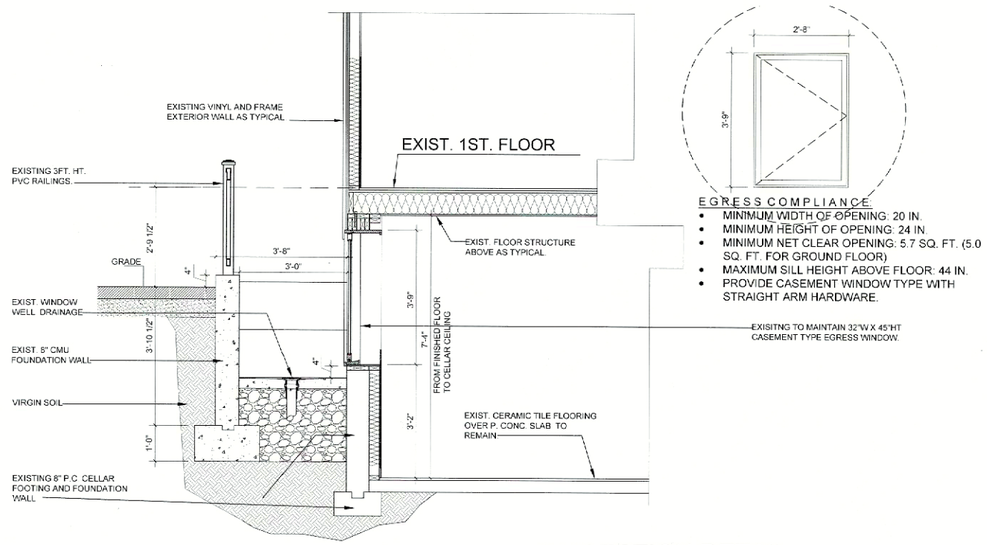
B A-2 **EXISTING FIRST FLOOR PLAN**

SCALE: 1/4"=1' (AREA = 800 SQ. FT.)

RECEIVED

2026 JAN 23 A 2:26

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

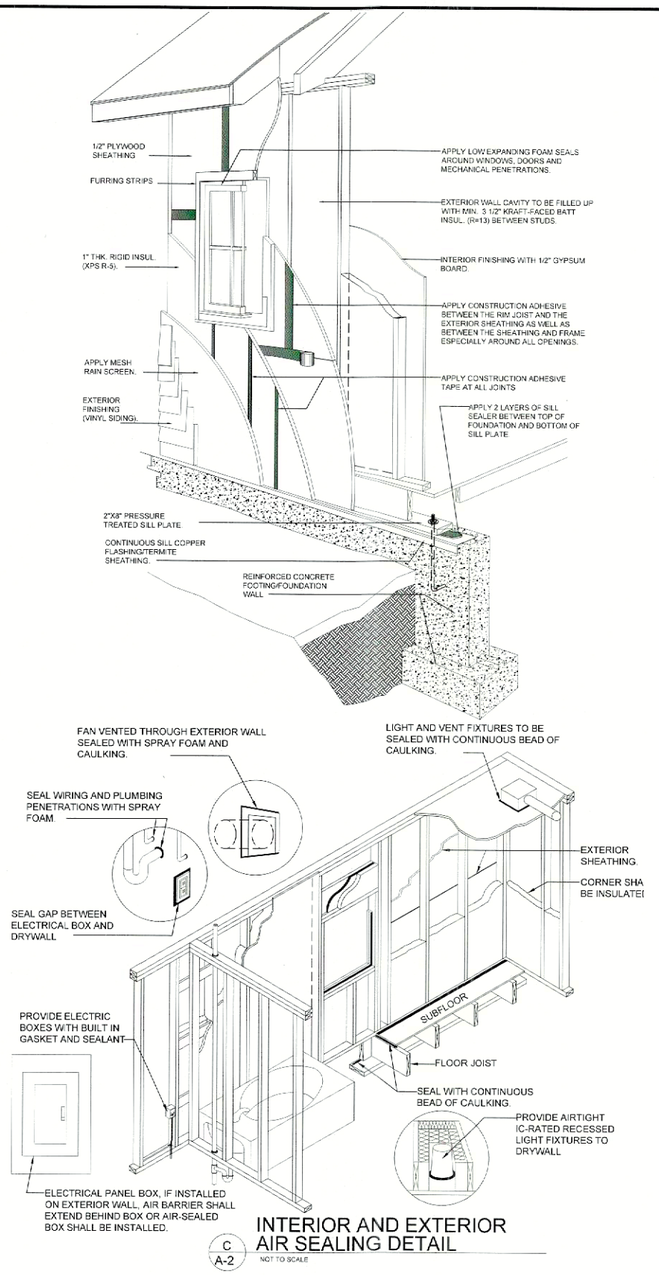


EGRESS COMPLIANCE:

- MINIMUM WIDTH OF OPENING: 20 IN.
- MINIMUM HEIGHT OF OPENING: 24 IN.
- MINIMUM NET CLEAR OPENING: 5.7 SQ. FT. (5.0 SQ. FT. FOR GROUND FLOOR)
- MAXIMUM SILL HEIGHT ABOVE FLOOR: 44 IN.
- PROVIDE CASEMENT WINDOW TYPE WITH STRAIGHT ARM HARDWARE.

B A-2 **CELLAR AND EGRESS WINDOW SECTION DETAIL**

NOT TO SCALE



C A-2 **INTERIOR AND EXTERIOR AIR SEALING DETAIL**

NOT TO SCALE

VLADIMIR CONSTANT P.E.
7 Melrick Court
Westbury, New York 11590
[redacted]

STATE OF NEW YORK · VLADIMIR CONSTANT · 060091 · LICENSED PROFESSIONAL ENGINEER

CONSULTANT

MAR DRAFTING CORPORATION
RESIDENTIAL & COMMERCIAL DESIGN
33 LAMONT PLACE
WEST BABYLON, NY. 11704
[redacted]

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

NO.	DATE

APPLICATION NO.

APPLICANT/OWNER
Alberto Hernandez
ADDRESS:
3 Ash Place
Massapequa
New York 11758
[redacted]

PROJECT TITLE

GENERAL REPAIR REPLACEMENT TO EXISTING 2-STORY 2-FAMILY RESIDENCE

276 NORTH COLUMBUS AVENUE
FREEPORT, NEW YORK 11520

SBL: 55 357 162

DRAWING TITLE
EXISTING SECOND FLOOR PLAN, CELLAR EGRESS DETAIL AND AIR SEALING DETAIL

DRAWN BY: MIGUEL RAMIREZ	DRAWING NO. A-2
CHECKED BY: VLADIMIR CONSTANT	
DATE: SEP 2025	PROJECT NO. 2025-12
SCALE: AS SHOWN	3/4



A A-3 EXISTING FRONT (WEST) ELEVATION
SCALE: 1/4"=1'



B A-3 EXISTING RIGHT (SOUTH) SIDE ELEVATION
SCALE: 1/4"=1'



C A-3 EXISTING REAR (EAST) ELEVATION
SCALE: 1/4"=1'



D A-3 EXISTING LEFT (NORTH) SIDE ELEVATION
SCALE: 1/4"=1'

RECEIVED
2026 JAN 23 A 2:26
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

VLADIMIR CONSTANT P.E.
7 Melrick Court
Westbury, New York 11590
[redacted]

STATE OF NEW YORK
VLADIMIR CONSTANT
LICENSED PROFESSIONAL ENGINEER

CONSULTANT
[redacted]

PROJECT TITLE
GENERAL REPAIR REPL ACEMENT TO EXISTING 2-STORY 2-FAMILY RESIDENCE
276 NORTH COLUMBUS AVENUE
FREEPORT, NEW YORK 11520
SBL: 55 357 162

DRAWING TITLE
EXISTING EXTERIOR ELEVATIONS

DRAWN BY: MIGUEL RAMIREZ	DRAWING NO. A-3
CHECKED BY: VLADIMIR CONSTANT	
DATE: SEP 2025	PROJECT NO. 2025-12
SCALE: AS SHOWN	4 / 4

Application Date: 2/9/2026
Fees Paid: $285.00

SP# 3879

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: 18 Sportsmans Avenue ZONING DISTRICT Residence A

SECTION 62 BLOCK 78 LOT 8 LOT SIZE: _____

☐ TENANT **APPLICANT** ☐ LESSEE	**PROPERTY OWNER**
Name: Sam Beznos	Name: Marina Revnyaga
Address: 1900 Grand Avenue STE 100 Baldwin NY 11510	Address: 1900 Grand Ave STE 100 Baldwin NY 11510
Telephone #: [redacted]	Telephone #: [redacted]

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

Present Land Use: Single family Residential

Proposed Land Use: Single family Residential

Description of Proposed Work: Second story addition with fema compliance. 1136.68 sq ft

RECEIVED
2026 FEB -9 A 11:18
CLERK'S OFFICE
FREEPORT, NY

I request a preliminary meeting: X 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

_____ 2/4/2026
APPLICANT'S SIGNATURE DATE

Sworn to before me this 4 day of Feb, 2026.

Thomas Higgins
Notary Public State of New York
Registration No. 01HI6161629
Qualified in Suffolk County
My commission expires 2/26/2027

_____
Notary Public

****

Property Owner's Consent:

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

_____ 2/4/2026
PROPERTY OWNER'S SIGNATURE DATE

Sworn to before me this 4 day of Feb, 2026

Thomas Higgins
Notary Public State of New York
Registration No. 01HI6161629
Qualified in Suffolk County
My commission expires 2/26/2027

_____
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) 3772493

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER
January 21, 2026

M.I.M PROPERTIES INC
18 SPORTSMANS AVE, FREEPORT, NY, 11520

RECEIVED
2026 FEB -9 A 1:18
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

RE: **18 SPORTSMANS AVE, FREEPORT, NY, 11520**
Zoning District - Res A SBL: 62 78 8
Building Permit Number: BUIL-25-768
Description: Proposed 1,136.88 SF 2nd story addition.

Dear Sir/Madam

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

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

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

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

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings
/ Daniela Hernandez
ZBA Approval Needed: __ Yes X 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 PermitNumber **BUIL-25-768**

Location:	18 SPORTSMANS AVE, FREEPORT, NY, 11520
Applicant:	**M.I.M PROPERTIES INC**
Description:	Proposed 1,136.88 SF 2nd story addition.

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)

RECEIVED 2026 FEB 6 A 8:18 CLERK'S OFFICE FREEPORT, NY VILLAGE

Dated: January 21, 2026

Sergio A. Mauras
Superintendent of Buildings

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

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information

Name of Action or Project:
18 SPORTSMANS AVENUE

Project Location (describe, and attach a location map):
18 SPORTSMANS AVENUE Freeport NY 11520

Brief Description of Proposed Action:
Proposed 1,136.88 SF 2nd story addition

Name of Applicant or Sponsor:	[redacted]
Marina Revnyaga	
Address: 1900 Grand Avenue STE 100	
City/PO: Baldwin	State: NY / Zip Code: 11510

	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?	.11 acres
b. Total acreage to be physically disturbed?	.11 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	.11 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?		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	
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 _____		

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

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

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

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

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

	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: Marina Revnyaga Date: 01/22/2026

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)?	☐	☐

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front

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North side

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South side

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Back

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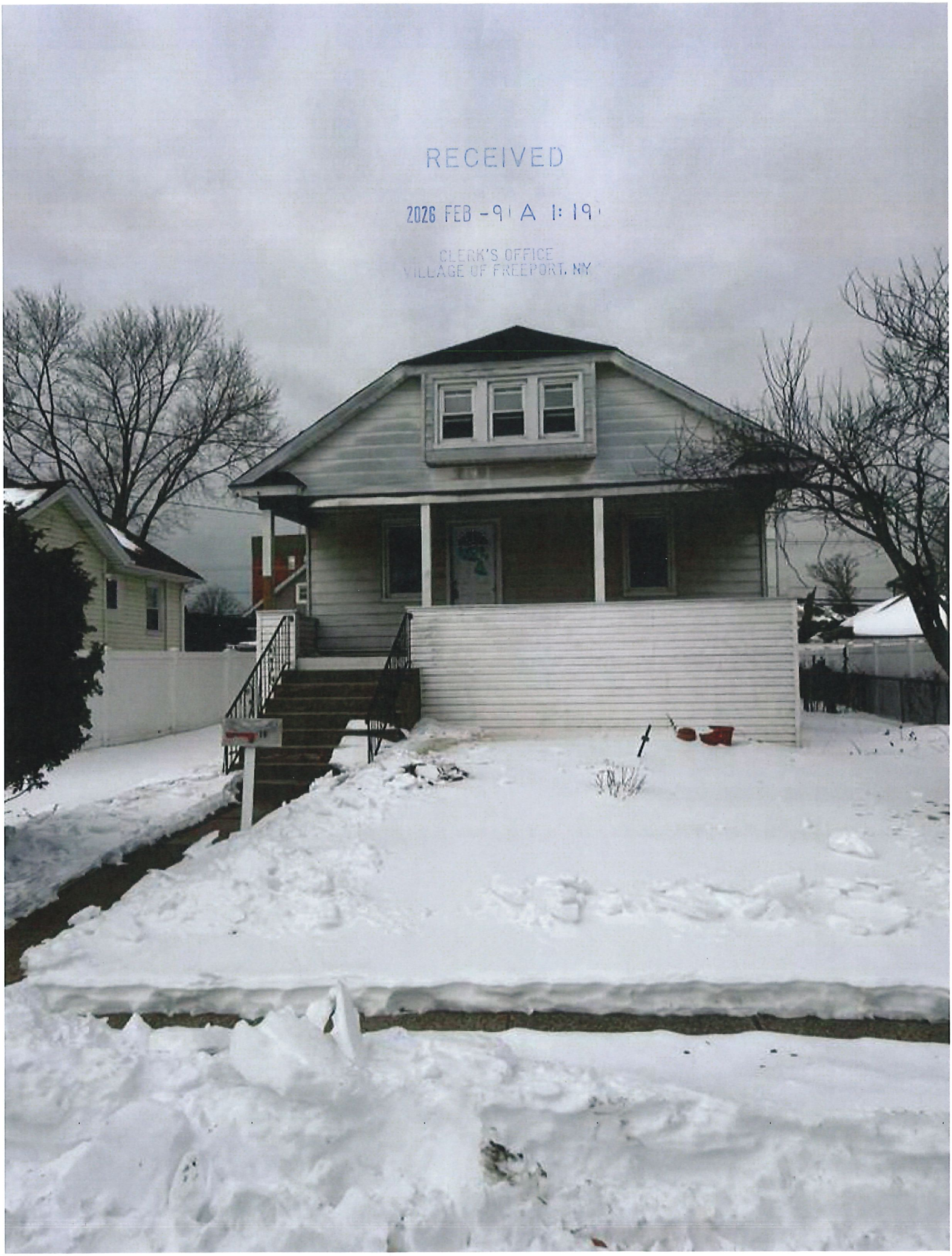

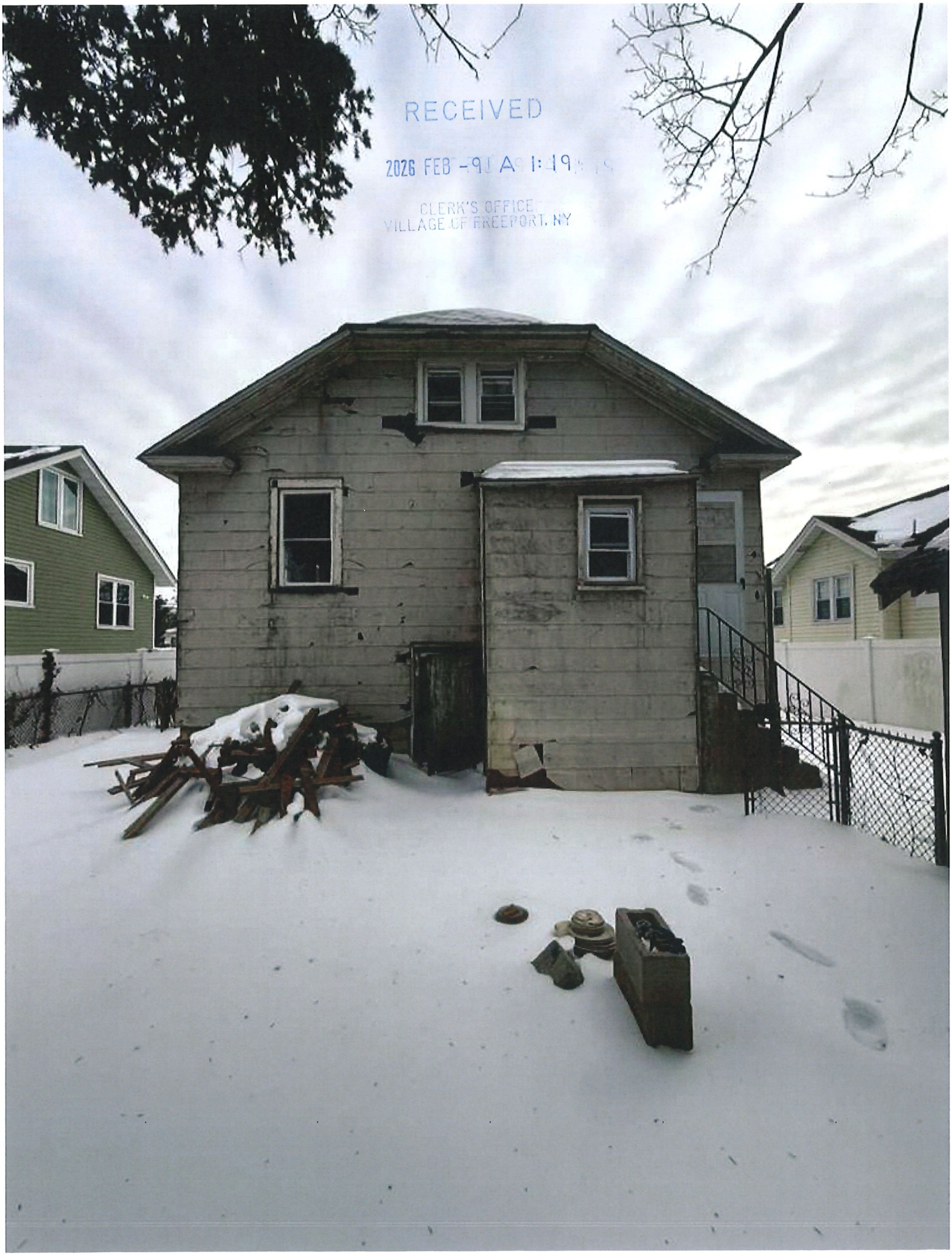
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#16 Sportsmen

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#20 Sportsman

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25 Sportsman
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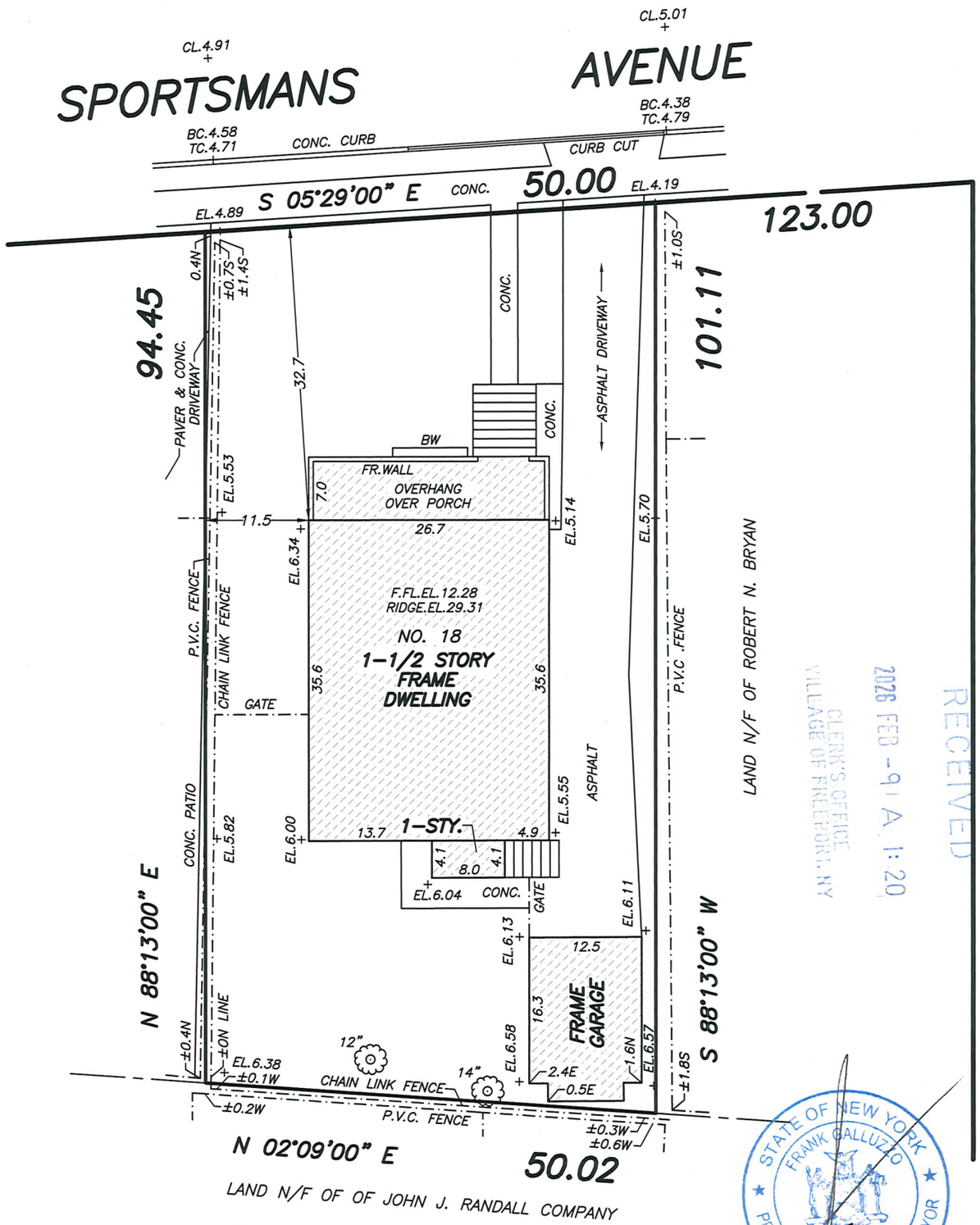
REF. NO. N62-78-8

MAP OF PROPERTY SITUATED IN

FREEPORT

NASSAU COUNTY, N.Y.

TAX SECT.: 62 TAX BLOCK: 78 TAX LOT(S): 8



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STATE OF NEW YORK
FRANK GALLUZZO
PROFESSIONAL LAND SURVEYOR
050088

NOTES:
ELEVATIONS SHOWN ARE REFERENCED TO THE N.A.V.D.88 DATUM WHICH IS 1.10 FEET.

THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD DESIGNATION OF ZONE "AE(8)" SHOWN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP NO. 36059C0239G, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 11, 2009. THIS FLOOD DESIGNATION MUST BE VERIFIED BY USER BEFORE DESIGN AND/OR CONSTRUCTION.

SCALE: 1"=16'

SURVEYED: OCTOBER 6, 2025

UNAUTHORIZED ALTERATIONS AND/OR ADDITIONS TO THIS SURVEY BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS INKED OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, THE TITLE COMPANY, THE GOVERNMENTAL AGENCY AND THE LENDING INSTITUTION LISTED ON THIS SURVEY MAP. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS AND/OR SUBSEQUENT OWNERS. FENCE OFFSETS TAKEN AT POSTS. ENCROACHMENTS OR VAULTS BELOW SURFACE ARE NOT SHOWN. THIS SURVEY IS SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENT THAT AN ABSTRACT OF TITLE MAY REVEAL. OFFSETS AND DIMENSIONS HEREON ARE FOR A SPECIFIC PURPOSE AND ARE NOT TO BE USED IN THE ERECTION OF ADDITIONAL STRUCTURES, FENCES OR OTHER IMPROVEMENTS.

ELEVATION SURVEY

Empire State Land Surveyor, P.C.

Frank I. Galluzzo Professional Land Surveyor

Records of Albert A. Bianco - Barry M. Fahrer - Robert B. Holzman
Stephen J. Reid - M. Berry Carman - G. W. Haviland - Vandewater & Lapp
Robert E. Carlin - William J. Daly - Fransen & Manttari - Carter B. Harris
Francis J. Hickey - William K. Morse - Ludwig Riemenschneider
1005 Glen Cove Avenue, Glen Head, NY 11545
[redacted]

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DRAWN BY: FG

SECT. 62 BLOCK 78 LOT 8
LOT AREA 4878.7 SQ. FT.

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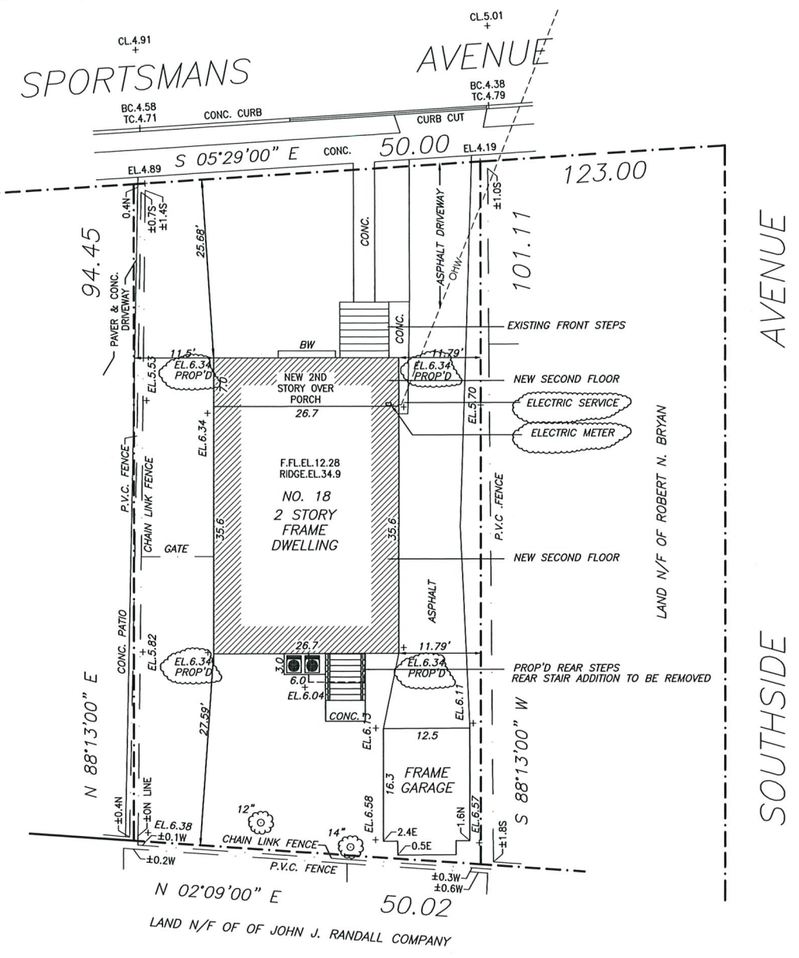
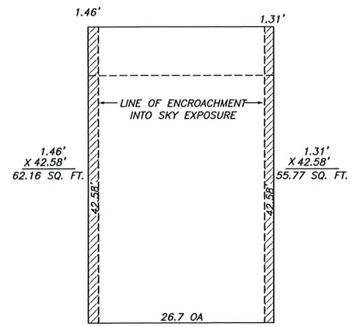


1. PLOT PLAN
SCALE: 1" - 10'-0"

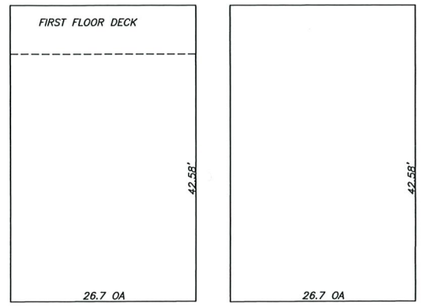
SKY EXPOSURE ENCROACHMMENT



1.46' X 42.58' = 62.16 SQ. FT.
1.31' X 42.58' = 55.77 SQ. FT.

62.16 SQ. FT.
+ 55.77 SQ. FT.
117.93 SQ. FT.

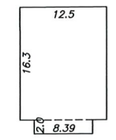
TOTAL FAR



26.7' X 42.58' = 1136.88 SQ. FT.
FIRST FLOOR FLOOR AREA

26.7' X 42.58' = 1136.88 SQ. FT.
SECOND FLOOR FLOOR AREA

FLOOR AREA OF HOUSE	1136.88 SQ. FT.
	+ 1136.88 SQ. FT.
FLOOR AREA OF HOUSE	2273.77 SQ. FT.



12.5' X 16.3' = 203.75 SQ. FT.

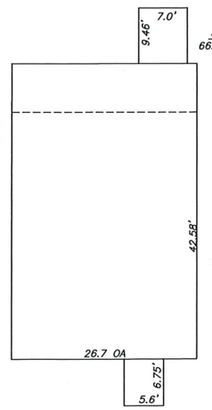
2.0' X 8.39' = 16.78 SQ. FT.

GARAGE FLOOR AREA

FLOOR AREA OF HOUSE	2273.77 SQ. FT.
FLOOR AREA OF GARAGE	220.53 SQ. FT.
TOTAL FLOOR AREA	2494.3 SQ. FT.
TOTAL FLOOR AREA	51.12 %

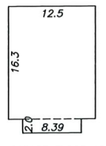
203.75 SQ. FT.
+ 16.78 SQ. FT.
220.53 SQ. FT.

TOTAL COVERAGE



7.0' X 9.46' = 66.22 SQ. FT.

26.7' X 42.58' = 1136.88 SQ. FT.



12.5' X 16.3' = 203.75 SQ. FT.

2.0' X 8.39' = 16.78 SQ. FT.

GARAGE FLOOR AREA

6.75' X 5.6' = 37.8 SQ. FT.

	66.22 SQ. FT.
	1136.88 SQ. FT.
	37.8 SQ. FT.
	+ 220.53 SQ. FT.
TOTAL COVERAGE	1461.43 SQ. FT.

203.75 SQ. FT.
+ 16.78 SQ. FT.
220.53 SQ. FT.

TOTAL COVERAGE 29.95 %

REGISTERED ARCHITECT
ERIC J. KURFEESS
26547
STATE OF NEW JERSEY

SOLID HOMES, LLC
18 SPORTSMAN AVENUE
FREEPORT, NY

DATE 3-23-25
REVISIONS
10-23-25
1-15-26
- 0 -

[redacted]

A0-0
SITE PLAN

MULTIPLE LVL CONNECTIONS PER MANUFACTURERS SPECS

LVLS SHALL BE BY TRUSJOIST MacMILLAN
GRADE 2.0E PARALLAM PSL
W/ THE FOLLOWING SPECIFICATIONS
SHEAR MODULUS OF ELASTICITY $G = 125{,}000$ PSI
MODULUS OF ELASTICITY $E = 2.0 \times 10^6$ PSI
FLEXURAL STRESS $F_b = 2900$ PSI
COMPRESSION PERPENDICULAR TO GRAIN $F_{c\perp} = 650$ PSI
COMPRESSION PARALLEL TO GRAIN $F_{c\parallel} = 2900$ PSI

FOR 2 PCS. - 1-3/4"

2 ROWS 16 D (3-1/2) NAILS @ 12" O.C.

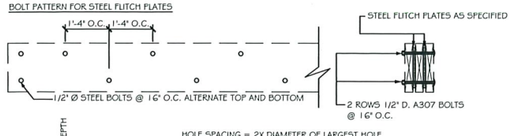
FOR 3 PCS. - 1-3/4"

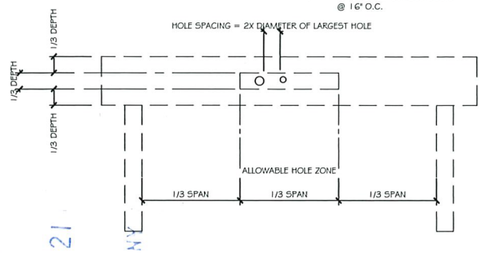
2 ROWS 16 D (3-1/2) NAILS @ 12" O.C. EACH SIDE

FOR 4 PCS. 1-3/4"

2 ROWS 1/2" D. A307 BOLTS @ 24" O.C.

BOLT PATTERN FOR STEEL FLITCH PLATES





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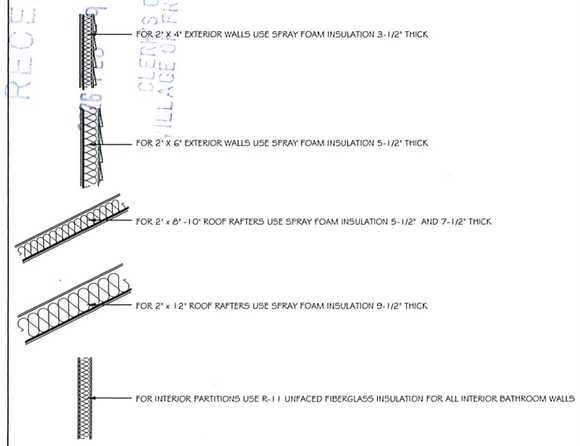
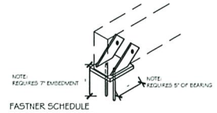
INSULATION SPECIFICATIONS

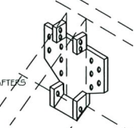


FOR WOODEN MEMBERS BEARING ON CONCRETE FOUNDATIONS WHERE MEMBERS ARE 5-1/4" WIDE USE SIMPSON GLB5A



FASTNER SCHEDULE
FOR UP TO (2) 2" X 5
2-1/2Ø BOLTS

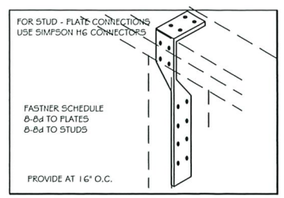
FOR RAFTER ATTACHMENT TO RIDGE BEAMS
USE SIMPSON LSSU



FASTNER SCHEDULE
10-10d TO RIDGE
7-10D X 1-1/2" TO RAFTERS

PROVIDE AT 16" O.C.

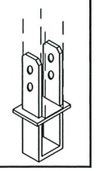
FOR STUD - PLATE CONNECTIONS
USE SIMPSON H6 CONNECTORS



FASTNER SCHEDULE
8-8d TO PLATES
8-8d TO STUDS

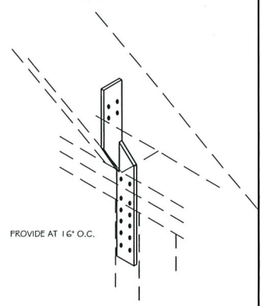
PROVIDE AT 16" O.C.

FOR COLUMNS DIRECTLY ON CONCRETE FOOTINGS
USE SIMPSON LCB COLUMN BASES



FASTNER SCHEDULE
FOR UP TO (2) 2" X 4"S OR 4" X 4"
2-1/2Ø BOLTS

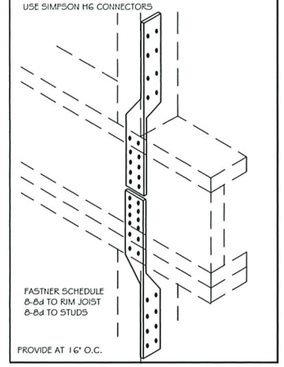
FOR RAFTER - TOP PLATE CONNECTIONS
USE SIMPSON H3 CONNECTORS



PROVIDE AT 16" O.C.

FASTNER SCHEDULE
4-8d TO RAFTER
8-8d TO STUDS
2-8d TO PLATES

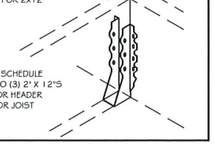
FOR STUD - JOIST/PLATE CONNECTIONS
USE SIMPSON H6 CONNECTORS



FASTNER SCHEDULE
8-8d TO RIM JOIST
8-8d TO STUDS

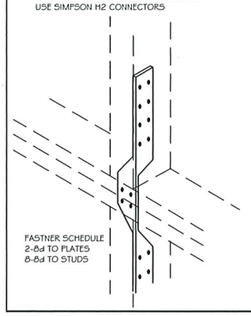
PROVIDE AT 16" O.C.

FOR JOISTS USE SIMPSON LUS SERIES HANGERS
LUS26 FOR 2X6 AND 2X8
LUS28 FOR 2X10
LUS210 FOR 2X12



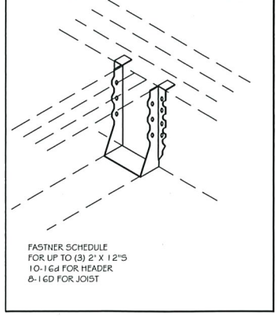
FASTNER SCHEDULE
FOR UP TO (3) 2" X 12"S
6-16d FOR HEADER
4-16D FOR JOIST

FOR STUD - PLATE - STUD CONNECTIONS
USE SIMPSON H2 CONNECTORS



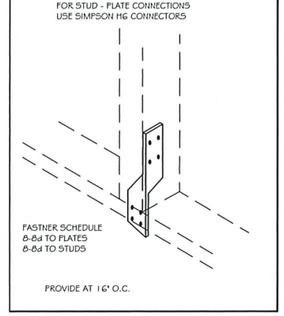
FASTNER SCHEDULE
2-8d TO PLATES
8-8d TO STUDS

FOR MULTIPLE LVL HEADERS USE SIMPSON HUSTF SERIES



FASTNER SCHEDULE
FOR UP TO (3) 2" X 12"S
10-16d FOR HEADER
8-16D FOR JOIST

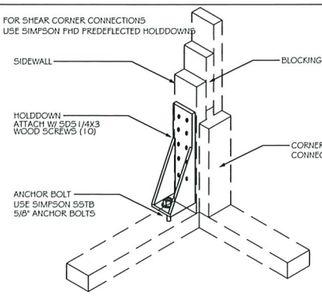
FOR STUD - PLATE CONNECTIONS
USE SIMPSON H6 CONNECTORS



FASTNER SCHEDULE
8-8d TO PLATES
8-8d TO STUDS

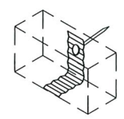
PROVIDE AT 16" O.C.

FOR SHEAR CORNER CONNECTIONS
USE SIMPSON PHD PREDEFLECTED HOLDDOWNS



PROVIDE AT ALL EXTERNAL CORNERS AND WALLS PERPENDICULAR TO EXTERNAL WALLS

FOR BRICK TIES USE SIMPSON BTB @ 16" O.C. HORIZONTALLY AND EVERY THIRD COURSE VERTICALLY



ALL FRAMING CONNECTIONS REQUIRING STEEL SHALL BE BY SIMPSON-STRONG TIE CONNECTORS AS INDICATED

NAILING SCHEDULE - PER WOOD FRAME CONSTRUCTION MANUAL

JOINT DESCRIPTION	QTY. OF NAILS	NAIL SPACING
FLOOR FRAMING		
JOIST TO SILL OR GIRDER (TOE NAILED)	(4) - 8d COMMON (MIN.)	PER JOIST
BRIDGING TO JOIST (TOE NAILED)	(2) - 8d COMMON (MIN.)	EACH END
BLOCKING TO JOIST (TOE NAILED)	(2) - 8d COMMON (MIN.)	EACH END
RIM JOIST TO JOIST (END NAILED)	(3) - 16d COMMON (MIN.)	PER JOIST
RIM JOIST TO SILL (TOE NAILED)	(2) - 16d COMMON (MIN.)	PER FOOT
WALL FRAMING		
TOP PLATE TO TOP PLATE (FACE NAILED)	(2) - 16d COMMON (MIN.)	PER FOOT
TOP PLATE AT INTERSECTIONS (FACE NAILED)	(4) - 16d COMMON (MIN.)	JOINTS - EACH SIDE
STUD TO STUD (FACE NAILED)	(2) - 16d COMMON (MIN.)	24" O.C.
HEADER TO HEADER (FACE NAILED)	16d COMMON (MIN.)	16" O.C. ALONG EDGES
TOP OR BOTTOM PLATE TO STUD (FACE NAILED)	(2) - 16d COMMON (MIN.)	PER STUD
BOTTOM PLATE TO FLOOR JOIST, BAND JOIST, OR BLOCKING	(2) - 16d COMMON (MIN.)	PER FOOT
WALL SHEATHING		
1/2" PLYWOOD - ZONE 4	6d ROOFING (MIN.)	12" O.C. FIELD AND 6" O.C. EDGES
1/2" PLYWOOD - ZONE 5	6d ROOFING (MIN.)	6" O.C. FIELD AND 6" O.C. EDGES
ROOF FRAMING		
RAFTER TO TOP PLATE (TOE NAILED)	(3) - 8d COMMON (MIN.)	PER RAFTER
CEILING JOIST TO TOP PLATE (TOE NAILED)	(3) - 8d COMMON (MIN.)	PER JOIST
CEILING JOIST TO PARALLEL RAFTER (FACE NAILED)	(7) - 16d COMMON (MIN.)	EACH LAP
CEILING JOIST LAPS OVER PARTITION (FACE NAILED)	(7) - 16d COMMON (MIN.)	EACH LAP
COLLAR TIE TO RAFTER (FACE NAILED)	(2) - 10d COMMON (MIN.)	PER TIE
ROOF SHEATHING		
1/2" PLYWOOD - ZONE 4	6d ROOFING (MIN.)	12" O.C. FIELD AND 6" O.C. EDGES
1/2" PLYWOOD - ZONE 5	6d ROOFING (MIN.)	6" O.C. FIELD AND 6" O.C. EDGES

THIS NAILING SCHEDULE COMPLIES WITH THE HIGH WIND DESIGN STANDARDS OF SECTION R.C.N.Y. SECTION R301

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ARCHITECT IS NOT RESPONSIBLE FOR CLIENTS MISINTERPRETATION OF DRAWING CONTENT OR INTENT

SITE VERIFICATION

CONTRACTOR SHALL VERIFY ALL CONDITIONS IN FIELD PRIOR TO CONSTRUCTION
ALL DISCREPANCIES AND/OR DEVIATIONS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO PERFORMING ANY WORK
ARCHITECT ASSUMES NO RESPONSIBILITY FOR CHANGES TO WORK NECESSARY DUE TO FAILURE OF CONTRACTOR TO NOTIFY ARCHITECT OF NON-CONFORMING FIELD CONDITIONS

TABLE R301.5
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS

USE	LIVE LOAD
UNINHABITABLE ATTICS WITHOUT STORAGE	10
UNINHABITABLE ATTICS WITH LIMITED STORAGE	20
HABITABLE ATTICS & ATTICS SERVED W/ FIXED STAIRS	30
BALCONIES (EXTERIOR) AND DECKS	40
FIRE ESCAPES	40
GUARDRAILS AND HANDRAILS	200
GUARD IN-FILL COMPONENTS	50
PASSENGER VEHICLE GARAGES	50
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40

TABLE R301.2.2.2.1
WALL BRACING ADJUSTMENT FACTORS BY ROOF COVERING DEAD LOAD

WALL SUPPORTING	ROOF/CEILING DEAD LOAD	ROOF/CEILING DEAD LOAD
	15 PSF OR LESS	25 PSF
ROOF ONLY	1.0	1.2
ROOF PLUS ONE STORY	1.0	1.2

TABLE R301.7
ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS

	ALLOWABLE DEFLECTION
RAFTERS W/ SLOPE > 3/12	
W/ NO FINISHED CEILING ATTACHED TO RAFTERS	L/180
INTERIOR WALLS AND PARTITIONS	H/180
FLOORS AND PLASTERED CEILINGS	L/360
ALL OTHER STRUCTURAL MEMBERS	L/240
EXTERIOR WALLS WITH PLASTER OR STUCCO FINISH	H/360
EXTERIOR WALLS - WIND LOADS W/ BRITTLE FINISHES	L/240
EXTERIOR WALLS - WIND LOADS W/ FLEXIBLE FINISHES	L/120

COMPLIANCE STATEMENT

ALL WORK REPRESENTED ON THESE PAGES COMPLIES WITH THE 2020 IRC

GROUND SNOW LOAD	WIND DESIGN: WIND SPEED (MPH)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND BORNE DEBRIS ZONE	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM: WEATHERING	FROST LINE DEPTH	TERMITE	WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
30	120 MPH	NO	YES	NO	C	SEVERE	3'-6"	MODERATE TO HEAVY	15	YES	NO	1500	52.9

REGISTERED ARCHITECT ERIC J. KUPFERBERG 26547 STATE OF NEW YORK

SOLID HOMES, LLC
18 SPORTSMAN AVENUE
FREEPORT, NY

DATE 3-23-25
REVISIONS
— 0 —
— 0 —
— 0 —

ERIC KUPFERBERG, ARCHITECT
[redacted]

A1-1
GENERAL DETAILS

DIVISION 1 GENERAL REQUIREMENTS

SUMMARY OF WORK

THE SCOPE OF THE WORK SHALL BE AS FOLLOWS:

ALL WORK AS SHOWN ON PLANS BUT NOT LIMITED TO THE FOLLOWING:

DEMOLITION AS REQUIRED TO EXECUTE THE WORK

GRADING AND EXCAVATING OF SITE AS REQUIRED

PROVIDE NECESSARY EXCAVATIONS FOR SERVICES INCLUDING COORDINATION AND BACKFILLING AS REQUIRED

CONTRACTORS USE OF SITE

THE CONTRACTOR SHALL USE THE SITE ONLY FOR THE SOLE USE OF THE WORK TO BE PERFORMED IN CONJUNCTION WITH THIS PROJECT

ONLY MATERIALS AND EQUIPMENT USED FOR THIS PROJECT MAY BE STORED AT THE SITE

EQUIPMENT THAT IS NO LONGER NEEDED IN THE EXECUTION OF THE PROJECT MAY NOT BE STORED AT THE SITE AND MUST BE REMOVED WITHIN ONE WEEK OF ITS COMPLETED USE OR THE AGREED COMPLETION OF THAT PHASE OF THE WORK.

ALL EQUIPMENT AND MATERIALS MUST BE STORED IN SUCH A MANNER AS TO NOT IMPEDE THE ACCESS TO AND FROM THE SITE BY OTHER CONTRACTORS OR THE CLIENT

ALLOWANCES

THE FOLLOWING ALLOWANCE SCHEDULE SHALL BE INCLUDED IN THE BID AND SHALL BE APPLIED TO ALL MATERIALS REQUIRED FOR THE STATED PHASE OF THE JOB. ALL LABOR SHALL BE INCLUDED IN THE CONTRACT SEPARATE AND APART FROM THE MATERIAL ALLOWANCE

AT THE CLIENTS OR ARCHITECTS DISCRETION, THE ALLOWANCE MAY BE DEDUCTED IN FULL WITH THE MATERIALS BEING SUPPLIED BY THE CLIENT

ALTERNATES

CONTRACTOR CAN PROVIDE INFORMATION ON ALTERNATES, HOWEVER, ORIGINAL SPECIFIED ITEMS SHALL BE ACCOMPANIED AS PRICE OF JOB.

ALL ALTERNATES MUST BE SUBMITTED FOR ARCHITECTS APPROVAL BY MANUFACTURER'S CUT SHEETS

PROJECT COORDINATION

GENERAL CONTRACTOR MUST COORDINATE WORK WITH CONTRACTORS HIRED DIRECTLY BY CLIENT

WHERE SCHEDULES AND COORDINATION IS REQUIRED, THE GENERAL CONTRACTOR SHALL NOTIFY THE CLIENT TWO WEEKS AHEAD OF TIME WHEN WORK IS NEEDED TO BE PERFORMED BY CLIENTS CONTRACTOR

ALL SUPPLIES AND EQUIPMENT DELIVERED TO THE SITE WHETHER ORDERED BY THE CLIENT OR THE CONTRACTOR SHALL BE STORED BY THE CONTRACTOR IN A SAFE MANNER

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PARTS AND SUPPLIES FROM THE TIME THE MATERIALS ARE DELIVERED TO THE SITE

PROJECT MEETINGS

CONTRACTOR SHALL MAKE TIME AVAILABLE FOR MEETINGS WITH THE CLIENT AND/OR ARCHITECT AS DEEMED NECESSARY BY THE CLIENT OR ARCHITECT FOR THE TIMELY COMPLETION OF THE JOB

GENERAL CONTRACTOR SHALL ACT AS LIASON BETWEEN CLIENT AND/OR ARCHITECT AND SUB-CONTRACTORS

TEMPORARY CONSTRUCTION FACILITIES

AS DEEMED NECESSARY BY THE CLIENT AND/OR ARCHITECT, THE CONTRACTOR SHALL PROVIDED TEMPORARY REST ROOM FACILITIES FOR THE WORKMEN FOR THE DURATION OF THE JOB

WARRANTIES AND GUARANTEES

ALL WORK PERFORMED WITHIN THE SCOPE OF THIS JOB SHALL BE WARRANTIED AGAINST ANY DEFECTS IN MATERIAL OR WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE TIME OF SUBSTANTIAL COMPLETION OF THE JOB.

ALL MECHANICAL EQUIPMENT SHALL BE WARRANTIED FOR A FULL YEAR INCLUDING ONE FULL YEAR INCLUDING ONE FULL HEATING AND COOLING SEASON.

ALL MANUFACTURER'S WARRANTIES SHALL BE PROVIDED TO THE CLIENT AT THE COMPLETION OF THE JOB. ALL PAPERWORK FOR THESE WARRANTIES SHALL BE PROVIDED ALONG WITH DELIVERY BILLS.

ALL MECHANICAL EQUIPMENT SHALL HAVE DATED VERIFICATION AS TO THEIR INSTALLATION DATES AND COMMISION INTO SERVICE.

CORRECTION OF ANY FAULTY OR DEFECTIVE WORKMANSHIP OR INSTALLTIONS SHALL BE PERFORMED AT THE CONTRACTOR'S EXPENSE.

DIVISION 2 SITEWORK

1. GENERAL CONDITIONS OF THE SITE

THE CONTRACTOR SHALL AT THE END OF EACH WORKDAY, CLEAN UP ALL WASTE MATERIALS AND RUBBISH CAUSED BY HIS OPERATIONS AND SHALL REMOVE THEM FROM THE PROJECT SITE.

THE CONTRACTOR SHALL ALSO SWEEP AND/OR VACUUM THE WORK AREA AT THE END OF EACH WORKDAY IN ORDER TO REMOVE ANY DUST, CONCRETE, FIREPROOFING, OR OTHER WASTE SO AS TO MAINTAIN THE AREA IN A CLEAN CONDITION.

THE CONTRACTOR SHALL MAINTAIN HIS MATERIAL STORAGE AREA, TOOLS, AND CONSTRUCTION EQUIPMENT IN A NEAT AND ORDERLY MANNER.

AT THE COMPLETION OF THE WORK, ALL TOOLS, EQUIPMENT AND SURPLUS MATERIAL MUST BE REMOVED FROM THE PROJECT SITE.

THE CONTRACTOR SHALL LEAVE THE COMPLETED PROJECT READY FOR USE AND OCCUPANCY WITHOUT THE NEED FOR FURTHER CLEANUP.

IF THE CONTRACTOR FAILS TO CLEAN UP AND MAINTAIN THE WORK AREA AS STIPULATED, THE OWNER MAY DO SO AND THE COST THEREOF SHALL BE CHARGED TO THE CONTRACTOR.

CONTRACTOR SHALL KEEP MATERIALS SUCH AS PIPE, VALVES, FITTINGS, AND DUCTWORK CLEAN AND FREE OF DEBRIS.

MATERIALS SHALL BE KEPT IN SHIPPING CONTAINERS OR WRAPPED IN PLASTIC UNTIL NEEDED FOR INSTALLATION.

PROTECT FACTORY APPLIED FINISHES ON EQUIPMENT FROM DAMAGE.

CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE PROTECTION FOR ALL OWNERS EQUIPMENT AND SERVICES. ANY DAMAGE CAUSED BY THE CONTRACTOR DUE TO CONTRACTORS OR SUB-CONTRACTORS NEGLIGENCE IN PROTECTING SUCH EQUIPMENT SHALL BE RESPONSIBLE FOR THE COST OF REPAIRING OR REPLACEMENT.

FINAL CLEAN-UP - UPON COMPLETION OF THE WORK COVERED BY THE CONTRACT, THE CONTRACTOR SHALL LEAVE THE PROJECT READY FOR USE AND OCCUPANCY WITHOUT THE NEED FOR FURTHER CLEANUP.

2. SITE DEMOLITION AND REMOVALS

PRIOR TO DEMOLITION MARK OFF ALL UNDERGROUND EXISTING SERVICES

DEMOLISH AND REMOVE ALL EXISTING STRUCTURES OR PARTS THERE OF AS REQUIRED

ALL DEBRIS SHALL BE REMOVED FROM THE SITE

UPON COMPLETION OF DEMOLITION, AFFECTED SOIL SHALL BE FREE FROM ALL DEBRIS AND PARTICULATE CAUSED BY THIS DEMOLITION.

3. CLEARING

PROVIDE CLEARING OF TREES AS NEEDED TO EXECUTE PROJECT

ALL DEBRIS FROM TREE REMOVAL SHALL BE REMOVED FROM THE SITE

CONFIRM ALL TREE REMOVALS AND TRIMMINGS WITH CLIENT

4. EARTHWORK AND GRADING

UNIFORMLY GRADE AREAS TO A SMOOTH, FREE FROM IRREGULAR SURFACE CHANGES.

PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING ADJACENT GRADES AND NEW GRADES

PROVIDE GRADING TO ALLOW FOR POSITIVE DRAINAGE AWAY FROM NEW AND EXISTING AFFECTED STRUCTURES

CUT OUT SOFT SPOTS, FILL LOW SPOTS, AND TRIM HIGH SPOTS TO CONFORM TO AN EVEN SMOOTH SURFACE

SLOPE GRADES TO DIRECT WATER AWAY FROM BUILDINGS AND TO PREVENT PONDING.

5. FOUNDATION DRAINAGE

PROVIDE FRENCH DRAINS AS INDICATED ON PLANS OR WHERE SUBSURFACE WATER IS DISCOVERED. NOTIFY ARCHITECT OF CONDITIONS PRIOR TO CONTINUATION OF WORK.

6. UTILITIES

EXCAVATE TRENCHES TO NECESSARY SLOPES, LINES, DEPTHS, AND INVERT ELEVATIONS.

CONTRACTOR SHALL VERIFY ALL STARTING AND ENDING POINT ELEVATIONS AND NOTIFY OWNER OR ARCHITECT PRIOR TO INSTALLATION SHOULD DRAINAGE NOT DISCHARGE BY GRAVITY BEYOND BUILDING PERIMETER, EXCAVATE TRENCHES TO ALLOW INSTALLTION OF TOP OF PIPES BELOW FROST LINE

EXCAVATE TRENCHES TO UNIFORM WIDTHS TO PROVIDE A WORKING CLEARANCE ON EACH SIDE OF PIPE OR CONDUIT.

EXCAVATE TRENCH WALLS VERTICALLY FROM TRENCH BOTTOM TO 12 INCHES HIGHER THAN TOP OF PIPE.

CLEARANCE 12 INCHES EACH SIDE OF PIPE OR CONDUIT

TRENCH BOTTOMS SHALL BE EXCAVATED TO PROVIDE UNIFORM BEARING AND SUPPORT OF PIPES AND CONDUITS.

DIVISION 3 CONCRETE

1. CONCRETE

ALL FOOTINGS SHALL BE POURED ON UNDISTURBED SOIL

ALL FOOTINGS SHALL BE KEYED AT TOP TO ALLOW FOR POSITIVE ATTACHMENT OF FOOTINGS TO FOUNDATION WALLS

ALL FOOTINGS SHALL BE POURED 3'-0" BELOW FINISHED GRADE

2. REBARS

PROVIDE STEEL REBARS @ 2'-0" BELOW TOP OF WALLS TALLER THAN 8'-0"

ALL FOOTINGS SHALL HAVE (3) # 5 STEEL REBARS (A36) RUNNING THROUGHOUT THEIR LENGTH

ALL REBARS SHALL BE SET 1 1/2" UP FROM BOTTOM OF FOOTINGS

OVERLAP REBARS AT CORNERS

WHERE REBARS ARE NOT CONTINUOUS, OVERLAP 12" AND WIRE TOGETHER

ALL CONCRETE SHALL BE 3000 PSI CONCRETE

3. ANCHOR BOLTS

PROVIDE 5/8" Ø STEEL ANCHOR BOLTS AT 2'-6" O.C. AMD MAXIMUM 12" FROM CORNERS

PROVIDE 1/2" Ø STEEL ANCHOR BOLTS AT MINIMUM 2 PER SILL

PROVIDE 2"X2" STEEL WASHERS PER BOLT

4. PIERS

ALL PIERS SHALL HAVE (3) #6 STEEL REBARS IN EACH DIRECTION

ALL PIERS 2'-X 2' SHALL BE 12" DEEP

ALL PIERS LARGER THAN 2' X 2' SHALL BE 18" DEEP

ALL PIERS IN CELLAR SHALL BE POURED SO TOP OF PIER OS BELOW SLAB ON GRADE

ALL PIERS OUTSIDE FOUNDATION WALLS SHALL BE POURED 3'-0" BELOW FINISHED GRADE

DIVISION 4 MASONRY

1. UNIT MASONRY

ALL BRICK SHALL BE SET LEVEL AND EVENLY SPACED

CUT BRICKS SHALL BE MACHINE CUT FOR SMOOTH EVEN EDGES

2. MORTAR

MORTAR SHALL BE FD #68

MORTAR SHALL BE SMOOTH AND TROWELED, WITH FINGER GROOVE DETAIL

DIVISION 5 METAL

1. STRUCTURAL STEEL

ALL STEEL BOLTS FOR STRUCTURAL CONNECTIONS SHALL BE 5/8Ø A325 BOLTS AS PER TYPICAL AISC SPECIFICATIONS AND DETAILS

ALL STEEL COLUMNS (INDICATED BY ROUND COLUMNS ON PLANS) SHALL BE 3- 1/2" DIAMETER W/ 1/2" X 4" WIDE W/ 4" BEARING OF EACH SIDE REQUIRED, DRILLED FOR BOLTS AS REQUIRED

ALL STEEL COLUMNS EXTENDING MORE THAN ONE FLOOR SHALL BE BRACED TO FLOOR JOISTS AT EACH FLOOR LEVEL BY PROVIDING A 4" X 8" PLATE WELDED TO THE SIDE OF THE COLUMN DRILLED TO ACCEPT LAG BOLTS TO BLOCKING

ALL STRUCTURAL STEEL SHALL BE PRE-PRIMED

2. LINTELS

ALL LINTELS SHALL BE GALVANIZED (DIPPED) AFTER FABRICATION TO INSURE COVERAGE ON ALL EDGES

3. FASTENERS

PROVIDE CORRUGATED ZINC PLATED STRAPS @ 16" O.C. INTERVALS THROUGHOUT ENTIRE BRICK WALLS

DIVISION 6 WOOD PLATES AND PLASTIC

1. FRAMING LUMBER

ALL FRAMING LUMBER SHALL BE DOUGLAS FIR GRADE 2 OR BETTER

ALL LUMBER SHALL BE INSTALLED PLUMB AND LEVEL

ALL LUMBER SHALL BE FREE FROM CHECKS AND CRACKS AND SHALL NOT BE WARPED AS TO AFFECT STRUCTURAL INTEGRITY OR AESTHETIC QUALITIES AS INDICATED ON PLANS, ALL EXTERIOR WALLS SHALL BE FRAMED @ 16" O.C. WITH FIREBLOCKING AT MID-SPAN

ALL INTERIOR WALLS SHALL BE FRAMED AT 16" O.C. WITH FIREBLOCKING AT MIDSPAN

ALL WALLS SHALL HAVE DOUBLE PLATES AT TOP AND SINGLE PLATES AT BOTTOM

ALL WINDOW AND DOOR HEADERS UNLESS SPECIFIED OTHERWISE SHALL BE SIZED PER CHART

ALL HEADERS SHALL HAVE BEARING AS PER CHART

ALL WINDOW SILLS SHALL BE FRAMED WITH DOUBLE FRAMIG MEMBERS

ALL INTERSECTING WALL AND CORNER PLATES SHALL BE LAPPED

ALL DOUBLE MEMBERS SHALL BE NAILED @ 16" O.C. WITH 16d NAILS ALTERNATING TOP AND BOTTOM AND EACH SIDE

ALL SILL PLATES IN CONTACT WITH CONCRETE SHALL BE CCA TREATED

2. FLOOR JOISTS

A. TRUS JOISTS

ALL FLOOR JOISTS SPECIFIED TO BE TJIS SHALL BE MANUFACTURED BY TRUS JOIST MACMILLAN

ALL FLOOR JOISTS SHALL BE BRIDGED AT MID-SPAN WITH SOLID BLOCKING

ALL TRUS JOISTS SHALL BE INSTALLED PER MANUFACTURER'S SPECS.

BRACE AND BLOCK ALL JOISTS PER MANUFACTURER'S SPECIFICATIONS AT ALL POINTS OF BEARING

PROVIDE RIM JOISTS BY MACMILLAN WHERE NEEDED

WHERE NECESSARY PROVIDE ALL JOIST HANGERS PER MANUFACTURER'S SPECIFICATIONS

B. LUMBER FRAMING

ALL FLOOR JOISTS SHALL BE INSTALLED SO CROWN IS ON TOP SIDE

ALL FLOOR JOISTS SHALL BE BRIDGED AT MID-SPAN WITH SOLID BLOCKING

PROVIDE RIM JOISTS WHERE TYPICAL

WHERE JOISTS ARE FLUSH WITH HEADERS- PROVIDE JOISTS HANGERS

3. LVL MEMBERS

ALL LVLS SHALL BE IN SIZES LISTED ON PLAN

ALL LVLS SHALL BE GRADE 2.0 E BY MICRO=LAM

ALL LVLS SHALL BE KEPT DRY WHILE IN STORAGE AS WELL AS IN PLACE. CONTRACTOR SHALL ENDEAVOR TO MAINTAIN COVERAGE OF LVLS THROUGHOUT FRAMING TO PREVENT DELAMENATION

4. SIMPSON STRONG TIES

PROVIDE ALL NECESSARY STRAPPING AND HANGERS PER CODE SECTION R301.2.1.1

ALL METAL HANGERS, ETC, SHALL BE BY SIMPSON

ALL RAFTERS SHALL BE TIED TO ALL PLATES

ALL TEE CONNECTIONS IN FLOOR SHALL HAVE JOIST HANGERS

ALL BEAM-CONCRETE CONNECTIONS SHALL BE PLACED WITH GLB TYPE BEAM SEATS-SET INTO CONCRETE WALLS

USE ONLY MANUFACTURER'S RECOMMENDED NAILS

USE LCB TYPE COLUMN BASES WHERE WOOD POSTS ATTACH TO CONCRETE

USE ALL HANGERS PER MANUFACTURER'S SPECIFICATIONS

USE TYPE HCP HIP CORNER PLATES AT ALL HIP-RAFTERS AT PLATES

USE TYPE HRC HIP RIDGE CONNECTORS AT TOP OF HIP RAFTERS

DIVISION 7 THERMAL AND MOISTURE PROTECTION

1. ADHERED SHEET MEMEBRANE

PROVIDE 3 MIL. VAPOR BARRIER TO FOUNDATION TO BE UNDERGROUND AS WELL AS FOUNDATION AREAS WHERE BRICK IS TO BE APPLIED (FROM BRICK LEDGE UP TO SILL PLATE (WHERE AFFLICABLE))

2. FLUID APPLIED MEMBRANES

PROVID ROLLED TAR ON ALL FOUNDATIONS UNDER GRADE

3. INSULATION

ALL INSULATION PER CODE

ALL INSULATION SHALL BE IN WIDTHS TO MATCH FRAMING BAYS

INSULATE ALL INTERIOR WALLS FOR SOUND AT ALL BATH AND POWDER ROOMS, NOT TO BE FACED BATTS

4. BUILT UP ASPHALT ROOFING

ALL ROOFING SHALL BE AS SPECIFIED ON PLANS. CONFIRM COLOR WITH CLIENT

PROVIDE ICE SHIELD AROUND ENTIRE ROOF PERIMETER, INSTALL PER MANUFACTURER'S SPECIFICATIONS

5. FLAT ROLL ROOFING

PROVIDE FLAT ASPHALT ROLL ROOFING IN AREAS AS SHOWN ON ROOF PLAN IN COLOR TO MATCH SHINGLE ROOF

INSTALL ROOF AND FLASH TO ASPHALT ROOF TO SHOW MINIMAL FLASHING

6. SHEET METAL FLASHING

PROVIDE VINYL COATED FLASHING ON ALL REQUIRED AREAS TO ENSURE A WATERTIGHT EXTERIOR UNLESS SPECIFIED TO BE COPPER

DIVISION 8 DOORS AND WINDOWS

1. WINDOWS

ALL WINDOWS SHALL BE PER WINDOW SCHEDULE

ALL WINDOWS SHALL BE INSTALLED PLUMB AND LEVEL TO ENSURE PROPER OPERATION

ALL OPERABLE WINDOWS SHALL HAVE SCREENS INCLUDED

ALL WINDOWS SHALL HAVE LOW E GLASS

ALL WINDOWS SHALL BE ORDERED WITH JAMB THICKNESS TO MATCH REQUIRED WALL PLACEMENTS

2. WINDOW SCHEDULE

SEE PLANS FOR SCHEDULE

3. FRONT DOOR (IF BEING REPLACED)

TO BE SELECTED, PROVIDE INSTALLATION OF DOOR AND LOCKSET INCLUDING MORTISING LOCKSETS IF NEEDED

4. INTERIOR DOORS

ALL INTERIOR DOORS SHALL BE SIZED PER PLAN

ALL INTERIOR DOORS SHALL BE SOLID CORE

ALL DOORS SHALL BE PREHUNG WITH 3 HINGES PER DOOR

DIVISION 9

1. GYPSUM WALL BOARD

ALL WALL BOARD SHALL BE SET PERPENDICULAR TO WALL FRAMING

USE 1/2" THICKNESS WALLBOARD THROUGHOUT NEW WORK AREAS

ALL WALL BOARD SHALL BE SET TO WITHIN AN 1/8" DIFFERENTIAL FROM FACE TO FACE OF ADJACENT SHEETS

WHEREVER POSSIBLE SET BOARDS SO BEVELED SIDES ARE ADJACENT

2. MOISTURE RESISTANT WALLBOARD

PROVIDE MOISTURE RESISTANT WALLBOARD ON ALL UN-TILED WALLS IN BATHROOMS AND LAUNDRY ROOMS

PROVIDE MOISTURE RESISTANT WALL BOARD ON ALL WORK IN CELLARS

3. DUROCK

PROVIDE 1/2" DUROCK WALLBOARD UNDER ALL AREAS TO BE TILED

4. FIRE RESISTIVE WALLBOARD

PROVIDE 1/2" TYPE 'X' 1 HOUR RATED WALLBOARD ON ALL SURFACES WHERE SPECIFIED ON PLANS

5. TAPE AND SPACKLE

TAPE AND SPACKLE ALL WALLS AND CEILINGS WITH 3 COATS, AND PREPARE SO AS TO BE READY FOR PAINT

THE TERM READY FOR PAINT IMPLIES THAT ALL FINISH SANDING IS COMPLETE AND THAT PAINT CAN BE DIRECTLY APPLIED TO COMPLETED WALLS

PROVIDE METAL CORNER BEADS ON ALL OUTSIDE CORNERS

ON CORNERS WHERE WOODWORKING IS TO BE APPLIED, OMIT CORNER BEADS, CONFIRM LOCATIONS WITH ARCHITECT

6. TILE

WHERE INDICATED ON PLAN, PROVIDE INSTALLATION OF TILE FLOORS

ALL TILE SHALL BE SET ON 1-1/4" CONCRETE SETTING BED WITH WIRE MESH, ON 30# FELT PAPER

PROVIDE ALL GROUT IN COLOR AS SELECTED BY ARCHITECT

VERIFY ALL TILE SPACING AND CENTERING WITH ARCHITECT PRIOR TO SETTING

WHERE PENETRATIONS ARE REQUIRED THROUGH TILES, DRILL HOLES, DO NOT CUT TILES AND NOTCH SIDES OF CUT TILES AROUND PIPES

ALL WALL TILES SHALL HAVE NON-SANDED GROUT

ALL FLOOR TILES SHALL HAVE SANDED GROUT

USE GROUT SEALER ON ALL GROUT

7. WOOD FLOORS

PROVIDE WOOD FLOORS IN AREA AS INDICATED ON PLANS

OAK SHALL BE RED OAK IN GRADE 1 (NOT SELECT) AND SHALL BE 2-1/4" WIDTH UNLESS SPECIFIED OTHERWISE

INSTALL ALL OAK ON RESIN PAPER PER MANUFACTURER'S SPECS.

VERIFY FLOORING DIRECTIONS WITH ARCHITECT PRIOR TO INSTALLATION

DIVISION 10 SPECIALTIES

1. BATHROOM TRIM

PROVIDE ALL INSTALLTION OF BATHROOM ACCESSORIES AS PROVIDED BY CLIENT, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

TOWEL BARS, TOILET PAPER HOLDERS, SOAP AND TOOTHBRUSH DISHES, MEDICINE CABINETS, SPECIALTY MIRRORS, AND DECORATIVE SHELVES.

DIVISION 15 MECHANICAL

1. PLUMBING FIXTURES

PROVIDE INSTALLATION OF ALL FIXTURES AS SUPPLIED BY CLIENT

2. PLUMBING

ALL PLUMBING SHALL BE TO CODE

CONTRACTOR TO SUPPLY ALL NECESSARY CERTIFICATES AND FILING

3. MECHANICAL INSULATION

INSULATE ALL PIPES (TYPICAL)

4. HEATING PLANT

HEATING CONTRACTOR TO SUPPLY HEATING PLANT TO MAINTAIN 72 DEGREES AT OUTSIDE TEMPERATURES TO 10 DEGREES F. IF PROJECT IS AN ALTERATION

HEATING CONTRACTOR SHALL VERIFY CAPACITY OF EXISTING HEATING PLANT FOR NEW LOAD AND PROVIDE NECESSARY UPGRADES TO MAINTAIN 72 DEGREES AT OUTSIDE TEMPERATURES TO 10 DEGREES F.

5. AIR CONDITIONING

PROVIDE COOLING TO MAINTAIN 68 DEGREE TEMPERATURES AT TEMPERATURES TO 95 DEGREES F. OUTSIDE

CONTRACTOR TO SUPPLY SHOP DRAWINGS FOR SYSTEMS AND DUCTWORK

DIVISION 16 ELECTRICAL

1. ELECTRICAL SERVICE

PROVIDE ALL NECESSARY CIRCUITS AND BREAKERS FOR NEW WORK, IF NEW PANEL IS REQUIRED OR SPECIFIED ON PLANS, PROVIDE SQUARE D BRAND CIRCUITS AND BREAKER PANEL

2. TELEPHONE

NOT IN CONTRACT - PROVIDE COORDINATION WITH CLIENTS CONTRACTOR

3. CABLE TV

NOT IN CONTRACT - PROVIDE COORDINATION WITH CLIENTS CONTRACTOR

4. DEVICES

ALL DEVICES SHALL BE DECORA SWITCHES, OUTLETS, AND PLATES IN COLORS TO BE SELECTED - PRICE IN COLOR OTHER THAN WHITE

5. LIGHTING FIXTURES

SUPPLIED BY CLIENT, INSTALLED BY ELECTRICAL CONTRACTOR (INCLUDE INSTALLATIONS IN BID)

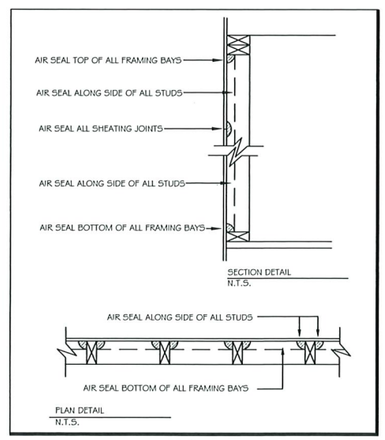
6. FIRE ALARM

ALL REQUIRED SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS SHALL BE INCLUDED IN BID

REQUIRED BY CODE (R317) SMOKE DETECTORS SHALL BE INSTALLED IN ALL SLEEPING ROOMS, OUTSIDE OF EACH SLEEPING AREA, WITHIN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY, INCLUDING BASEMENT/CELLARS AND SHALL BE INSTALLED IN ACCORDANCE 72

TABLE N1102.4.1.1 AIR BARRIER AND INSULATION INSTALLTION

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
GENERAL REQUIREMENTS	CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE THE EXTERIOR THERMAL ENVELOPE CONTAINS A CONTINUOUS AIR BARRIER BREAKS AND JOINTS IN THE AIR BARRIER SHALL BE SEALED	AIR-PERMEABLE INSULATION SHALL NOT BE USED A SEALING MATERIAL.
CEILING/ATTIC	THE AIR BARRIER IN ANY DROPPED CEILING OR SOFFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SEALED. ACCESS OPENINGS, DROP DOWN STAIRS OR KNEE WALL DOORS TO 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 NOT LESS THAN R-3 PER INCH. EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED SUBSTANTIAL CONTACT AND IN CONTINUOUS ALIGNMENT WITH THE AIR BARRIER.
WINDOWS,SKYLIGHTS, AND DOORS	THE SPACE BETWEEN FRAMING AND SKYLIGHTS, AND THE JAMBS OF WINDOWS AND DOORS, SHALL BE SEALED.	
RIM JOISTS	RIM JOISTS SHALL INCLUDE THE AIR BARRIER.	RIM JOISTS SHALL BE INSULATED.
FLOORS INCL. CANTILEVERED FLOORS AND FLOORS ABOVE GARAGES	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. ALTERNATIVELY, FLOOR FRAMING CAVITY INSULATION SHALL BE IN CONTACT WITH THE TOP SIDE OF THE SHEATHING OR CONTINUOUS INSULATION INSTALLED ON THE UNDERSIDE OF FLOOR FRAMING; AND EXTENDING FROM THE BOTTOM TO THE TOP OF ALL PERIMETER FLOOR FRAMING MEMBERS.
CRAWL SPACES	EXPOSED EARTH IN UNVENTED CRAWL SPACES SHALL BE COVERED WITH A CLASS I VAPOR RETARDER WITH OVERLAPPING JOINTS TAPED.	CRAWL SPACE INSULATION, WHERE PROVIDED INSTEAD OF FLOOR INSULATION, SHALL BE PERMANENTLY ATTACHED TO THE WALLS
SHAFTS, PENETRATIONS	DUCT SHAFTS, UTILITY PENETRATIONS, AND FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED.	
NARROW CAVITIES		BATTS TO BE INSTALLED IN NARROW CAVITIES SHALL BE CUT TO FIT OR NARROW CAVITIES SHALL BE FILLED WITH INSULATION THAT ON INSTALLATION READILY CONFORMS TO THA AVAILABLE CAVITY SPACE.
GARAGE SEPARATIONS	AIR SEALING SHALL BE PROVIDED BETWEEN THE GARAGE AND CONDITIONED SPACE	
RECESSED LIGHTING	RECESSED LIGHTING FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE FINISHED SURFACE.	RECESSED LIGHTING FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT AND IC RATED.
PLUMBING AND WIRING		IN EXTERIOR WALLS, BATT INSULATION SHALL BE CUT TO FIT AROUND WIRING AND PLUMBING OR INSULATION THAT ON INSTALLATION, READILY CONFORMS TO AVAILABLE SPACE, SHALL EXTEND BEHIND PIPING AND WIRING.
SHOWER/TUB ON EXT. WALLS	THE AIR BARRIER INSTALLED AT THE EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THE WALL FROM THE SHOWER OR TUB.	EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED.
ELECTRICAL/PHONE BOX ON EXTERIOR WALLS	THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL AND COMMUNICATION BOXES. ALTERNATIVELY, AIR SEALED BOXES SHALL BE INSTALLED.	
HVAC REGISTER BOOTS	HVAC SUPPLY AND RETURN REGISTER BOOTS THAT PENETRATE THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR, WALL COVERING, OR CEILING PENETRATED BY THE BOOT.	
CONCEALED SPRINKLERS	WHERE REQUIRED TO BE SEALED, CONCEALED FIRE SPRINKLERS SHALL ONLY BE SEALED IN A MANNER THAT IS RECOMMENDED BY THE MANUFACTURER. CAULKING OR OTHER ADHESIVE SEALANTS SHALL NOT BE USED TO FILL VOIDS BETWEEN FIRE SPRINKLER COVER PLATES AND WALL COVERINGS.	



REGISTERED ARCHITECT ERIC J. KUPFERBERG 26547 STATE OF NEW YORK

SOLID HOMES, LLC

18 SPORTSMAN AVENUE

FREEPORT, NY

DATE 3-23-25

REVISIONS

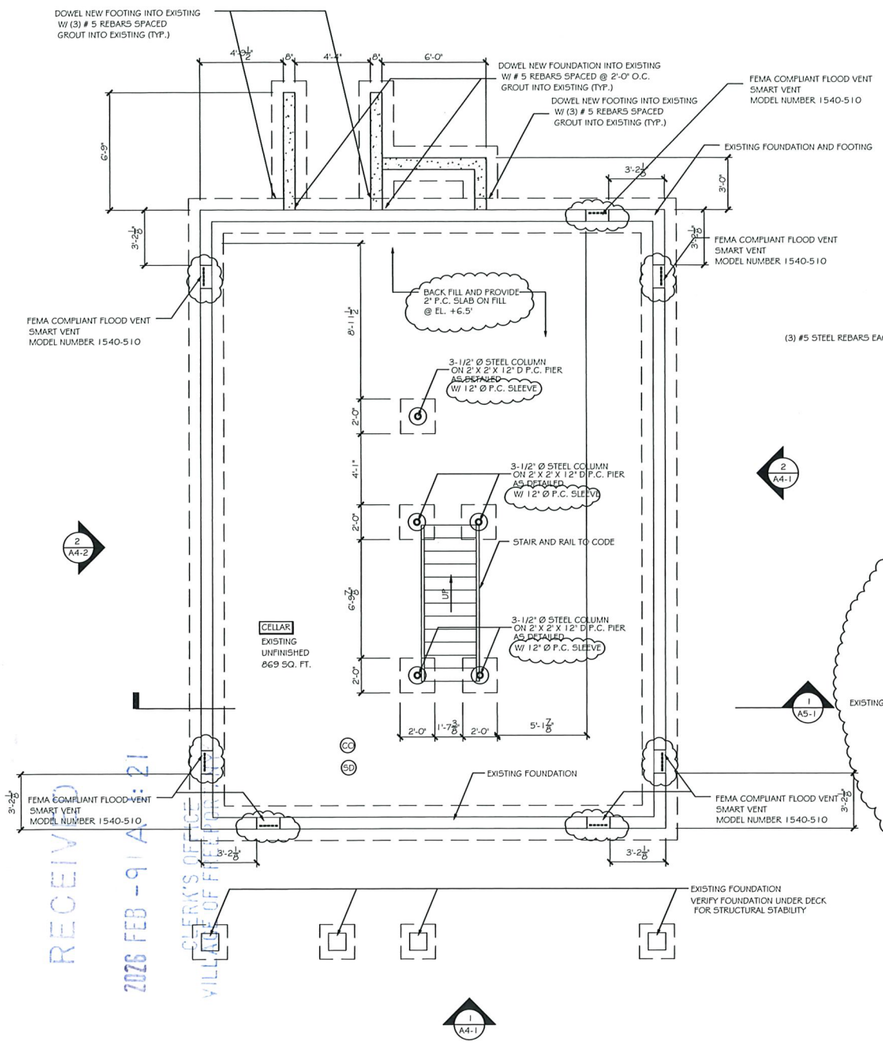
ERIC KUPFERBERG, ARCHITECT

A1-1A

GENERAL SPECIFICATIONS

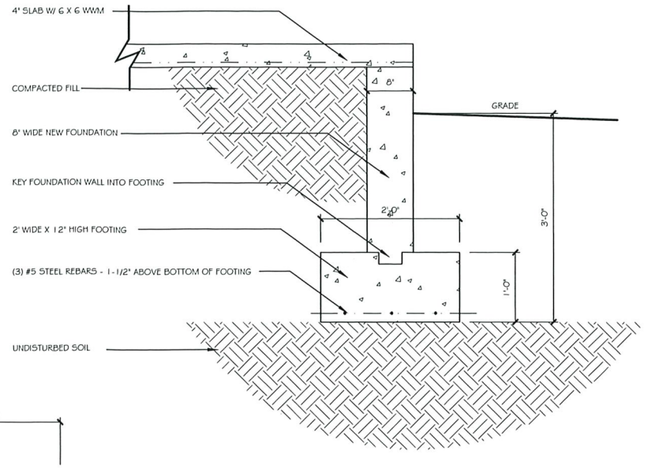
FLOOD VENTS

SMART VENT
MODEL NUMBER 1540-510
FLOOD COVERAGE = 200 SQ. FT.
VENT SIZE 16" X 8"
R.O. 16-1/4" X 8-1/4"



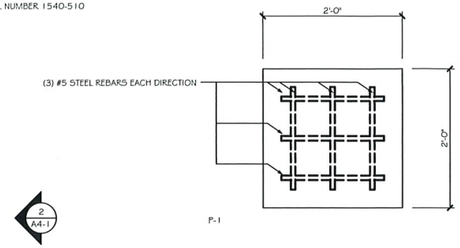
1. FOUNDATION PLAN

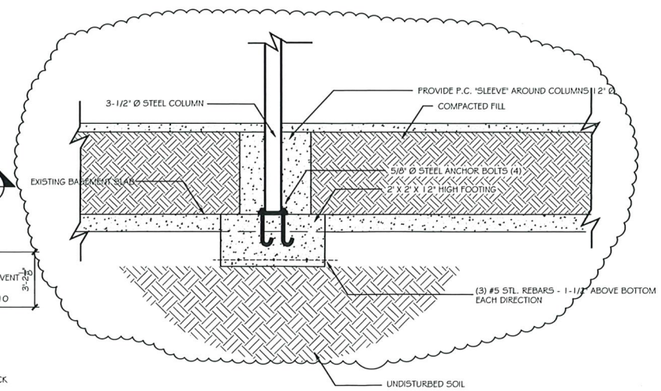
SCALE: 1/4" - 1'-0"



3. DETAIL AT STOOP

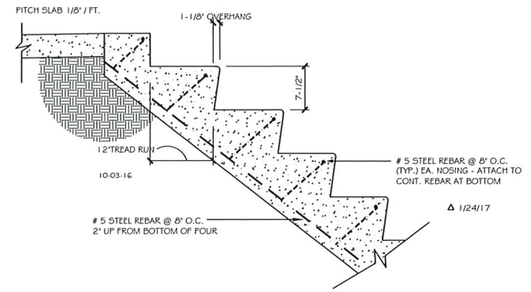
SCALE: 1"- 1'-0"





2. PIER DETAILS

SCALE: 1"-1'-0"



4. DETAIL AT STAIR

SCALE: 1"- 1'-0"

WALL KEY

- EXISTING WALLS
- NEW WALLS (2" X 4" S @ 16" O.C. FRAMING W/ 5/8" G.W.B. EACH SIDE)
- DEMOLISHED WALLS

NOTE:
SEE STRUCTURAL FRAMING PLANS (S- DWGS.) FOR ALL FRAMING OF FLOOR JOISTS, HEADERS, AND RAFTERS
USE ARCHITECTURAL PLANS (A- DWGS) FOR WALL, WINDOW, AND FIXTURE LOCATIONS

NOTE:
SOIL CAPACITY ASSUMED TO BE 2TONS/ SQ. FT.
CONTRACTOR TO PROVIDE SOIL TESTING FOR SOIL CAPACITY AND WATER TABLE

EXCAVATION:
PROVIDE ALL NECESSARY EXCAVATIONS AS PER PLAN FOR NEW PIERS, FOOTINGS, AND FOUNDATIONS

CONCRETE
ALL CONCRETE FOOTINGS SHALL BE POURED ON UNDISTURBED SOIL
ALL FOOTINGS SHALL BE KEYED AT THE TOP TO ALLOW FOR POSITIVE ATTACHMENT OF FOUNDATION WALLS TO FOOTINGS.
ALL FOOTINGS SHALL HAVE (3) #5 STEEL REBARS (A36) RUNNING THROUGHOUT THEIR LENGTH.
ALL REBARS SHALL BE SET TO BE 1 1/2" ABOVE BOTTOM OF FOOTINGS AT CORNERS OF FOOTINGS, STEEL REBARS SHALL OVERLAP
WHERE REBARS ARE NOT CONTINUOUS IN LENGTH, OVERLAP BARS AND WIRE TOGETHER FOR 12".
PROVIDE 5/8" DIAMETER STEEL ANCHOR BOLTS ON ALL FOOTINGS AT 2'-6" O.C. AND MAX. 12" FROM CORNERS UNLESS OTHERWISE NOTED.
ALL CONCRETE SHALL BE 3000 PSI CONCRETE. CONTRACTOR TO INSURE POSITIVE CURING BY PROVIDING WATER ON FOOTINGS BEARING ON SAND TO PREVENT DRYING.
CONTRACTOR TO VERIFY SOIL CAPACITY OF 2 TONS PRIOR TO FOUNDATION WORK

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A2-1
FOUNDATION PLAN

NOTE:
ALL INSULATION TO MATCH ENERGY STAR REPORT

WALL KEY
- EXISTING WALLS
- NEW WALLS (2" X 4" S @ 16" O.C. FRAMING W/ 5/8" G.W.B. EACH SIDE)
- DEMOLISHED WALLS

NOTE:
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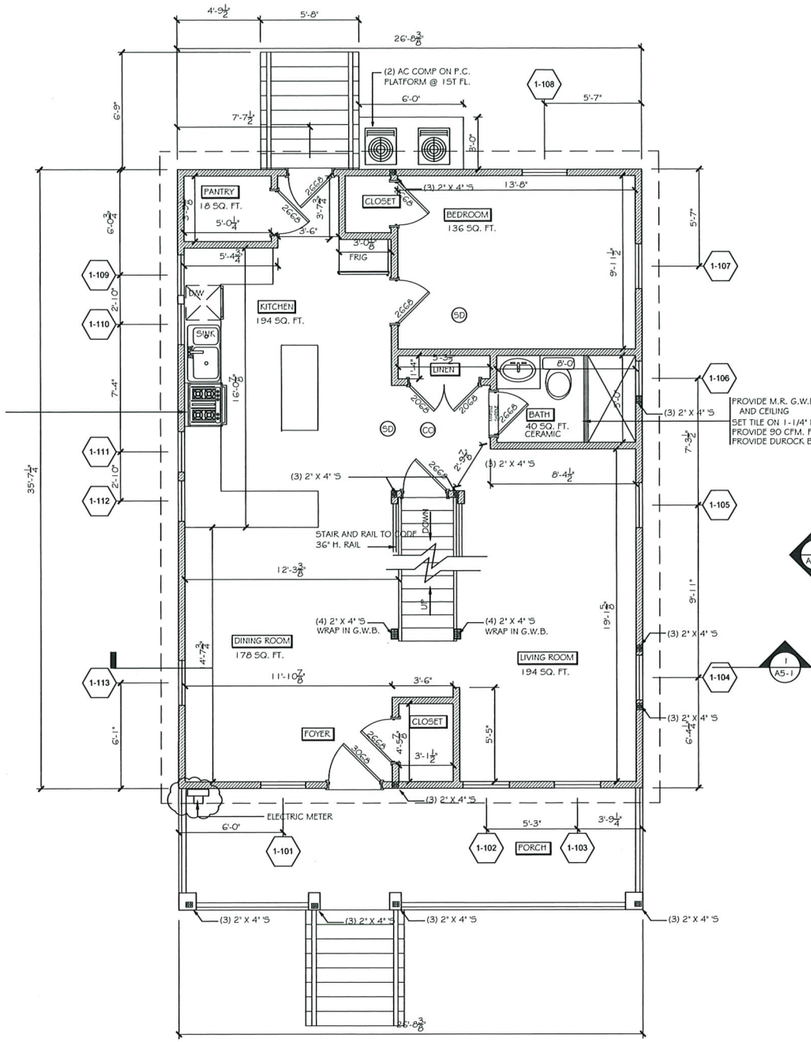
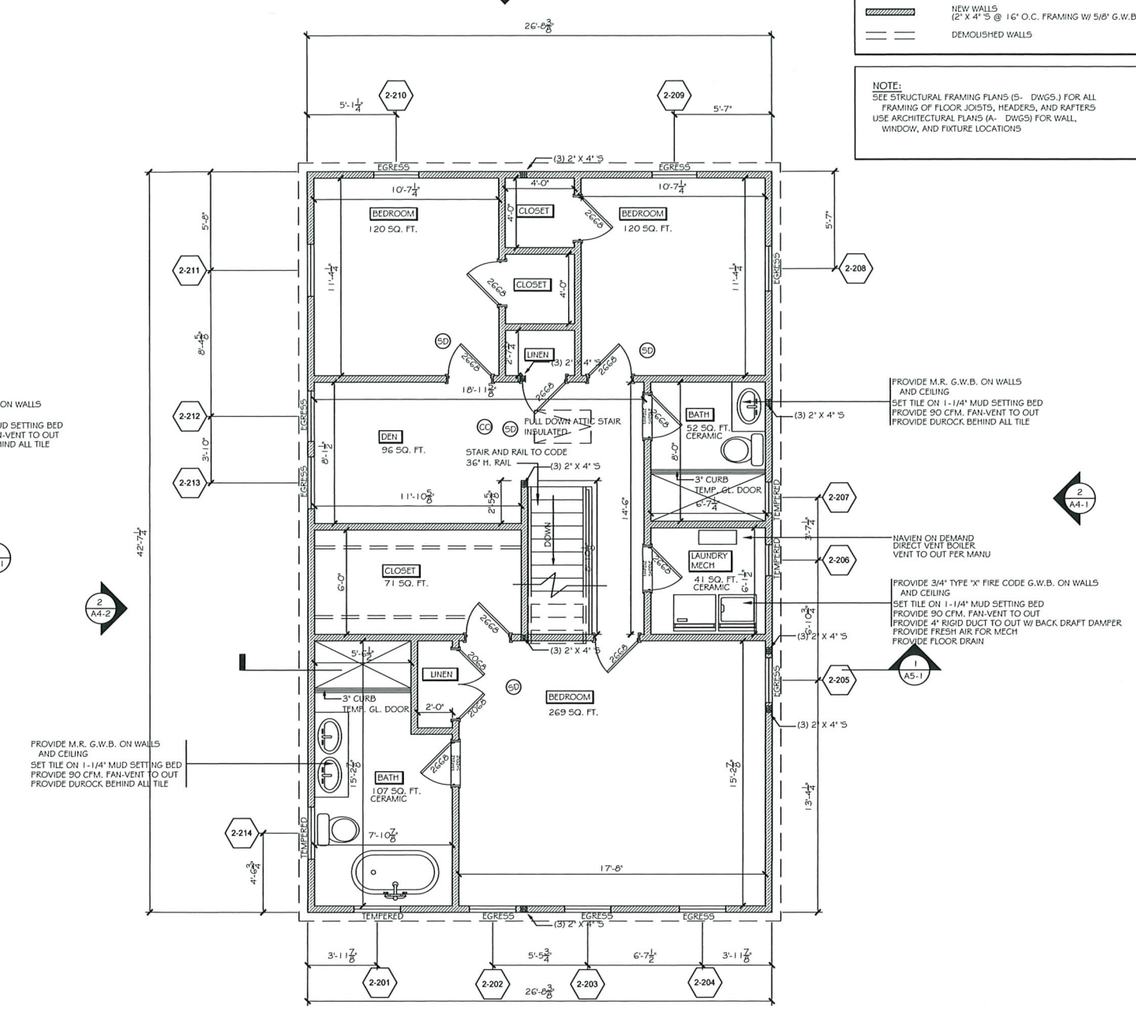


1. FIRST FLOOR PLAN
SCALE: 1/4" - 1'-0"



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

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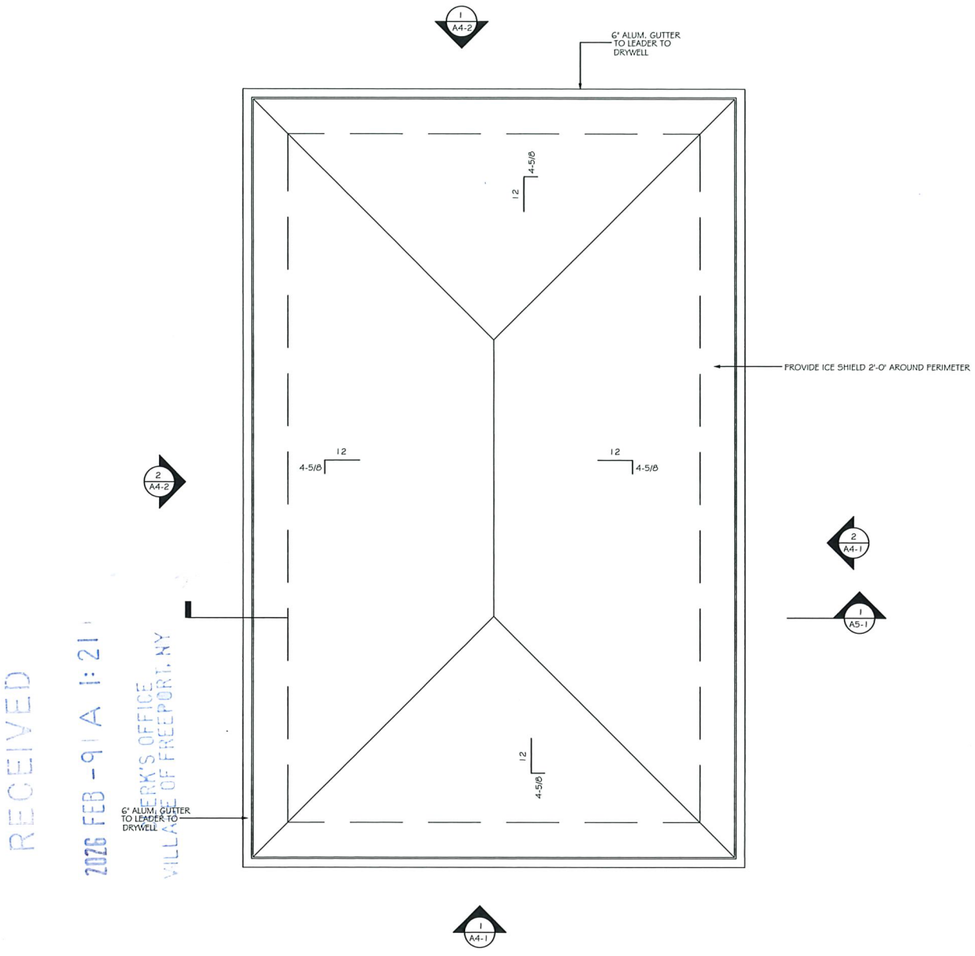
A2-2
FLOOR PL ANS



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

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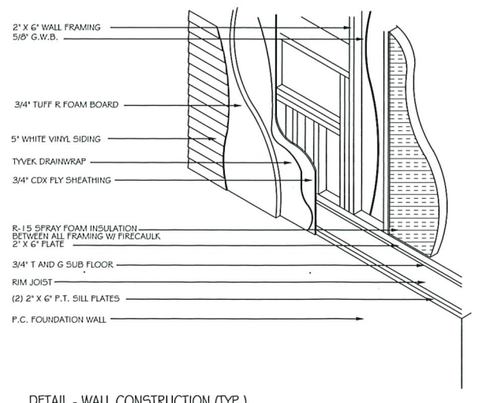
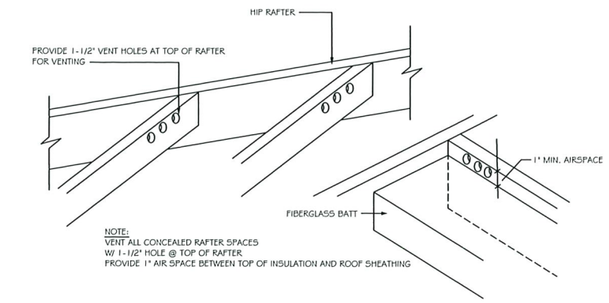
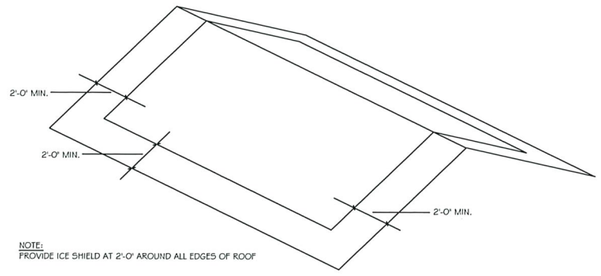


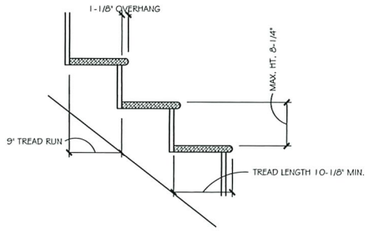
6. DETAIL - WALL CONSTRUCTION (TYP.)
SCALE: NTS



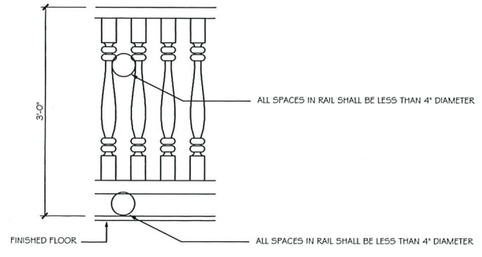
2. DETAIL - RAFTER VENTING
SCALE: NTS



3. DETAIL - ICE SHIELD
SCALE: NTS



4. DETAIL - INTERIOR STAIR (TYP.)
SCALE: 1" = 1'-0"



5. DETAIL - INTERIOR RAIL (TYP.)
SCALE: 1" = 1'-0"

WALL KEY

EXISTING WALLS

NEW WALLS (2" X 4" S @ 16" O.C. FRAMING W/ 5/8" G.W.B. EACH SIDE)

DEMOLISHED WALLS

NOTE:
SEE STRUCTURAL FRAMING PLANS (S- DWGS.) FOR ALL FRAMING OF FLOOR JOISTS, HEADERS, AND RAFTERS
USE ARCHITECTURAL PLANS (A- DWGS) FOR WALL, WINDOW, AND FIXTURE LOCATIONS

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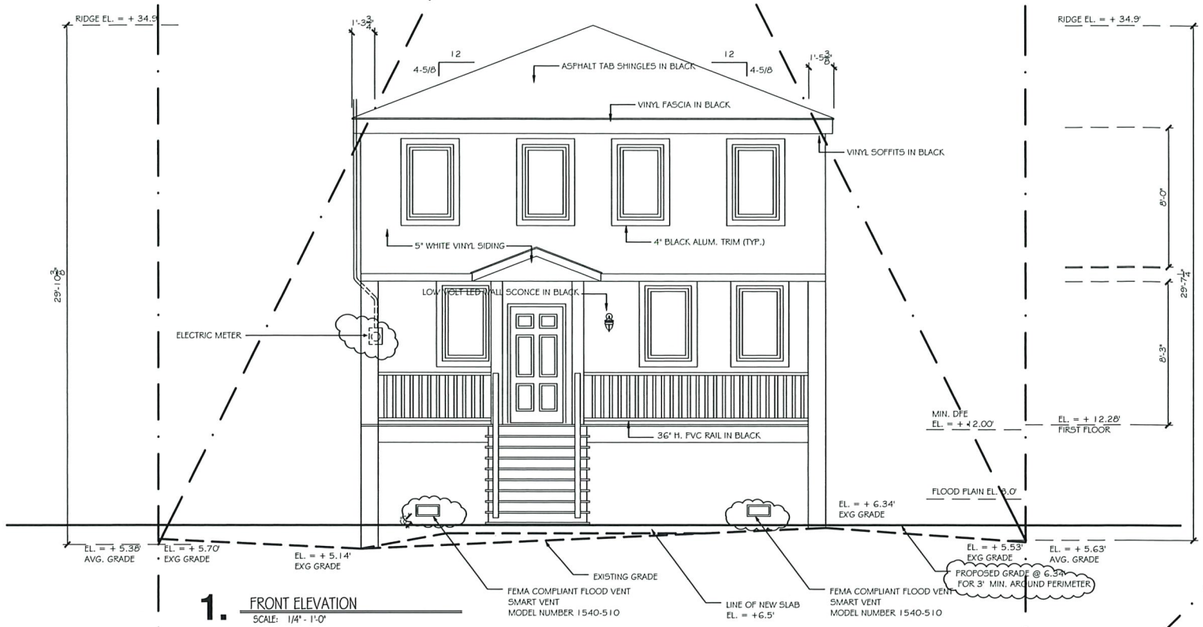
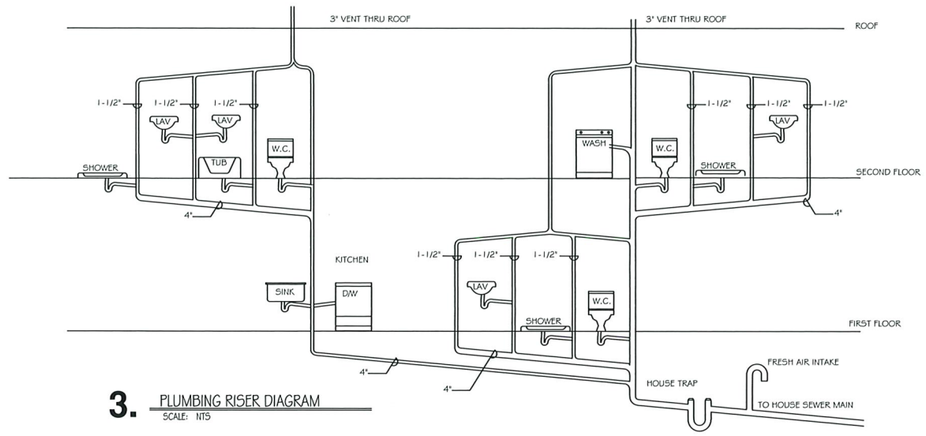
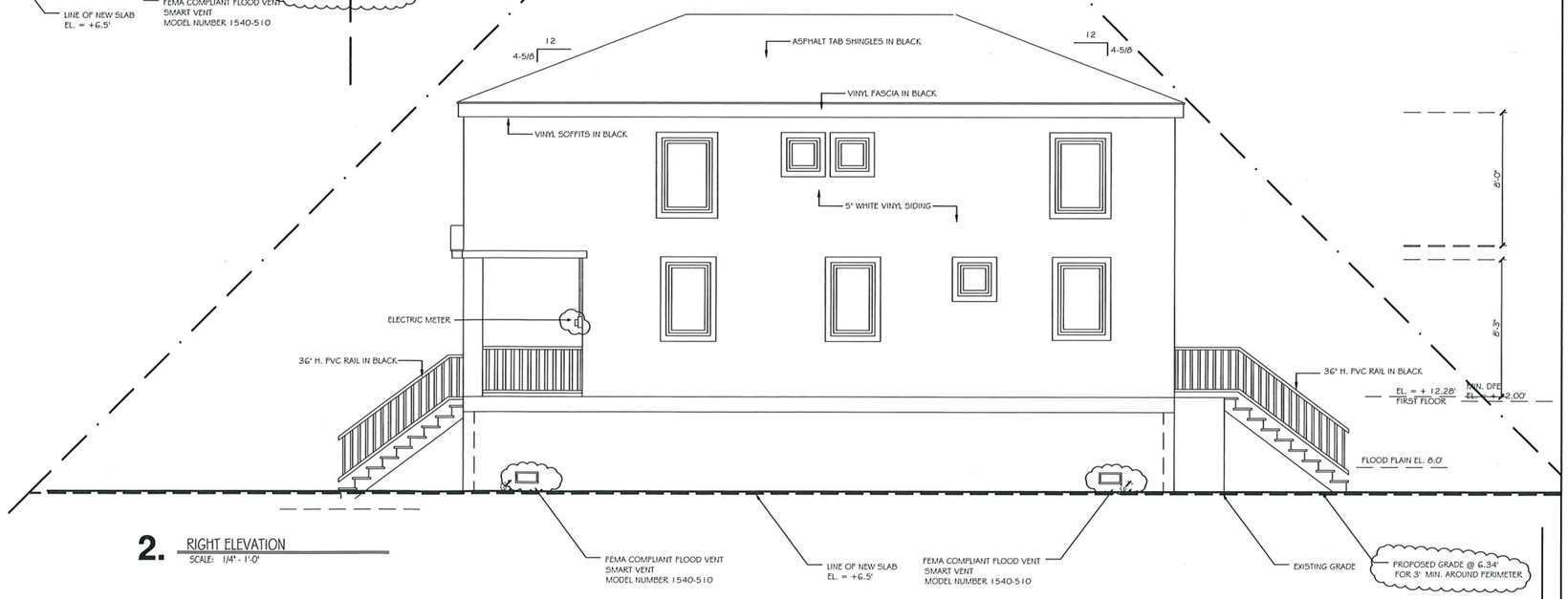
A2-3
ROOF PLAN



1. FRONT ELEVATION
SCALE: 1/4" - 1'-0"



3. PLUMBING RISER DIAGRAM
SCALE: NTS



2. RIGHT ELEVATION
SCALE: 1/4" - 1'-0"

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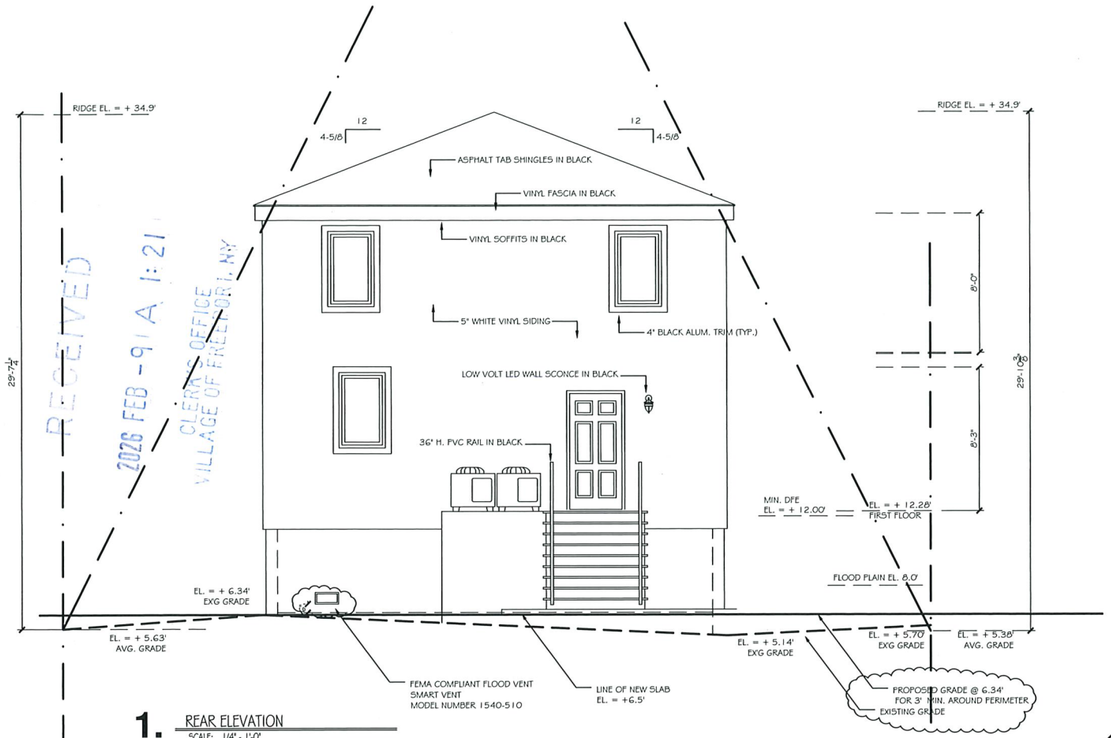
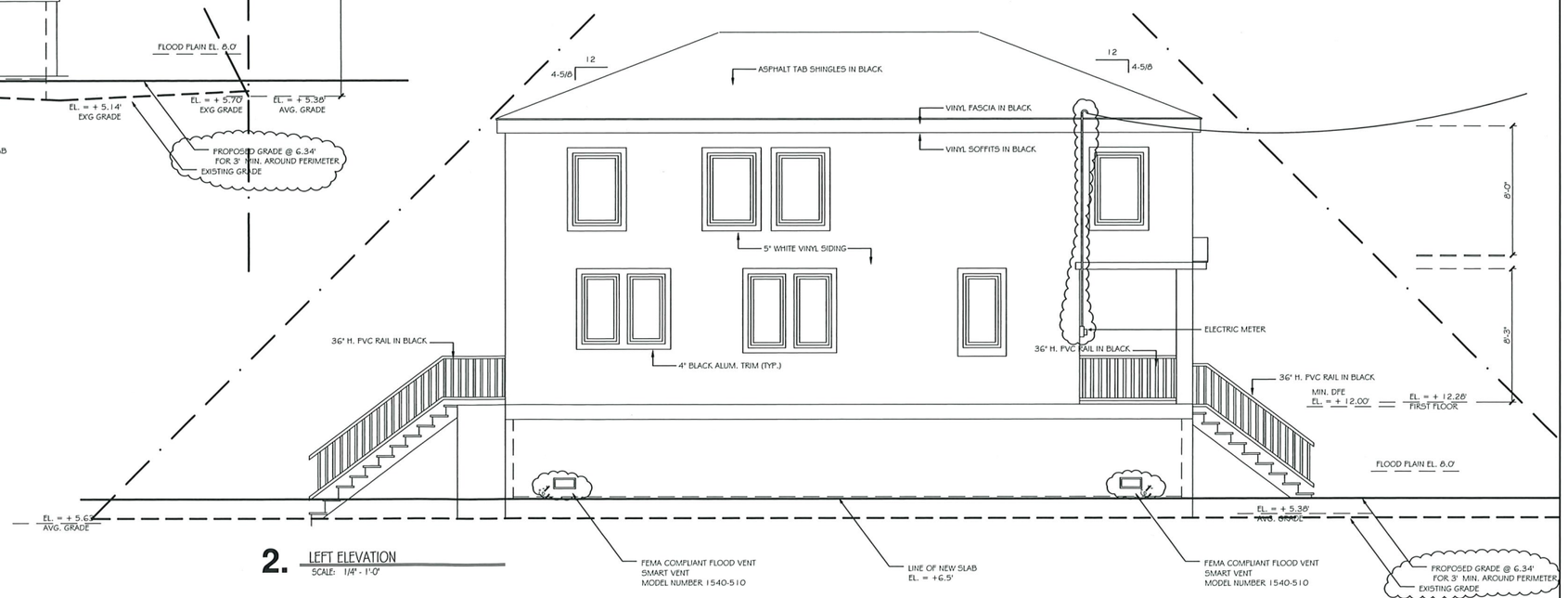
A4-1
ELEVATIONS



1. REAR ELEVATION
SCALE: 1/4" - 1'-0"



2. LEFT ELEVATION
SCALE: 1/4" - 1'-0"

FIRST FLOOR

NUMBER	MANUFACTURER	LOCATION	MATERIAL	R.O. SIZE	OPERATION
1-101	PAL	DINING ROOM	WHITE VINYL	32" X 53"	CASEMENT
1-102	PAL	LIVING ROOM	WHITE VINYL	32" X 53"	CASEMENT
1-103	PAL	LIVING ROOM	WHITE VINYL	32" X 53"	CASEMENT
1-104	PAL	LIVING ROOM	WHITE VINYL	32" X 53"	CASEMENT
1-105	PAL	LIVING ROOM	WHITE VINYL	32" X 53"	CASEMENT
1-106	PAL	BATH	WHITE VINYL	24" X 34"	CASEMENT - TEMPERED
1-107	PAL	BEDROOM	WHITE VINYL	32" X 53"	CASEMENT
1-108	PAL	BEDROOM	WHITE VINYL	32" X 53"	CASEMENT
1-109	PAL	KITCHEN	WHITE VINYL	28" X 42"	CASEMENT
1-110	PAL	KITCHEN	WHITE VINYL	28" X 42"	CASEMENT
1-111	PAL	KITCHEN	WHITE VINYL	28" X 42"	CASEMENT
1-112	PAL	KITCHEN	WHITE VINYL	28" X 42"	CASEMENT
1-108	PAL	DINING ROOM	WHITE VINYL	32" X 53"	CASEMENT

SECOND FLOOR

NUMBER	MANUFACTURER	LOCATION	CAT #	R.O. SIZE	OPERATION
2-201	PAL	BATH	WHITE VINYL	32" X 53"	CASEMENT - TEMPERED
2-202	PAL	BEDROOM	WHITE VINYL	32" X 53"	CASEMENT
2-203	PAL	BEDROOM	WHITE VINYL	32" X 53"	CASEMENT
2-204	PAL	BEDROOM	WHITE VINYL	32" X 53"	CASEMENT
2-205	PAL	BEDROOM	WHITE VINYL	32" X 53"	CASEMENT
2-206	PAL	LAUNDRY	WHITE VINYL	24" X 24"	CASEMENT - TEMPERED
2-207	PAL	BATH	WHITE VINYL	24" X 24"	CASEMENT - TEMPERED
2-208	PAL	BEDROOM	WHITE VINYL	32" X 53"	CASEMENT
2-209	PAL	BEDROOM	WHITE VINYL	32" X 53"	CASEMENT
2-210	PAL	BEDROOM	WHITE VINYL	32" X 53"	CASEMENT
2-211	PAL	BEDROOM	WHITE VINYL	32" X 53"	CASEMENT
2-212	PAL	DEN	WHITE VINYL	32" X 53"	CASEMENT
2-213	PAL	DEN	WHITE VINYL	32" X 53"	CASEMENT
2-214	PAL	BATH	WHITE VINYL	32" X 53"	CASEMENT - TEMPERED

WINDOW NOTES:
1. ALL WINDOWS SHALL HAVE EXTENSION JAMBS AS REQUIRED FOR WALL THICKNESS
2. ALL GLASS SHALL BE LOW-E GLASS
3. ALL GLASS SHALL BE TEMPERED AS PER CODE WHEN BELOW 18" ABOVE FINISHED FLOOR
4. ALL OPERATIONS LISTED IS FROM OUTSIDE FACING WINDOW
5. VERIFY ALL WINDOW ROUGH OPENINGS WITH MANUFACTURER
6. INSTALL ALL WINDOWS PLUMB AND LEVEL
7. INSTALL ALL WINDOWS PER MANUFACTURERS SPECIFICATOINS
8. PROVIDE MOISTURE BARRIER AROUND PERIMETER OF WINDOW OPENING
9. ALL WINDOWS UNLESS NOTED ARE SINGLE UNITS- NOT JOINED BY FACTORY
10. ALL OPERABLE WINDOWS SHALL BE ORDERED WITH SCREENS
11. ALL DOORS SHALL INCLUDE KEY ENTRY LOCKSETS
12. ALL UNITS SHALL BE IN WHITE
13. UNLESS OTHERWISE NOTED ALL SPECIALTY SHAPE UNITS SHALL BE ORDERED WITH INSIDE AND OUTSIDE CASING

DOOR NOTES:
1. ALL DOORS SHALL BE INSTALLED WITH THREE HINGES PER DOOR
2. ALL DOOR SWINGS SHALL BE FIGURED FROM INSIDE JAMB WITH BACK TO HINGED JAMB (BUTT TO BUTT - STRADDLE THE SADDLE)
3. ALL PRIVACY LOCKS SHALL BE SET WITH LOCK SIDE ON ROOM SIDE OF DOOR
4. ALL MULTIPLE ENTRY LOCKSETS SHALL BE KEYED ALIKE - PROVIDE EXTRA KEYS
5. ALL HINGES SHALL BE 4" X 4"
6. ALL ENTRY DOORS SHALL BE MORTISED AS REQUIRED FOR DEAD BOLTS IF REQUIRED
7. ALL DOORS SHALL BE CUT AT BOTTOM FOR MINIMAL CLEARANCE AS REQD. FOR FLOOR FINISH
8. PROVIDE COLONIAL DOOR STOP MOULDING ON ALL DOOR JAMBS
9. PROVIDE TRANSITION SADDLES AT ALL FLOOR HEIGHT CHANGES (VERIFY TYPE W/ ARCHITECT)
10. PROVIDE MARBLE SADDLES AT ALL TILED DOOR THRESHOLDS
11. ALL EXTERIOR DOORS SHALL BE INSULATED AND HAVE ZINC WEATHERSTRIPPING INCLUDING SADDLES

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A4-2
ELEVATIONS

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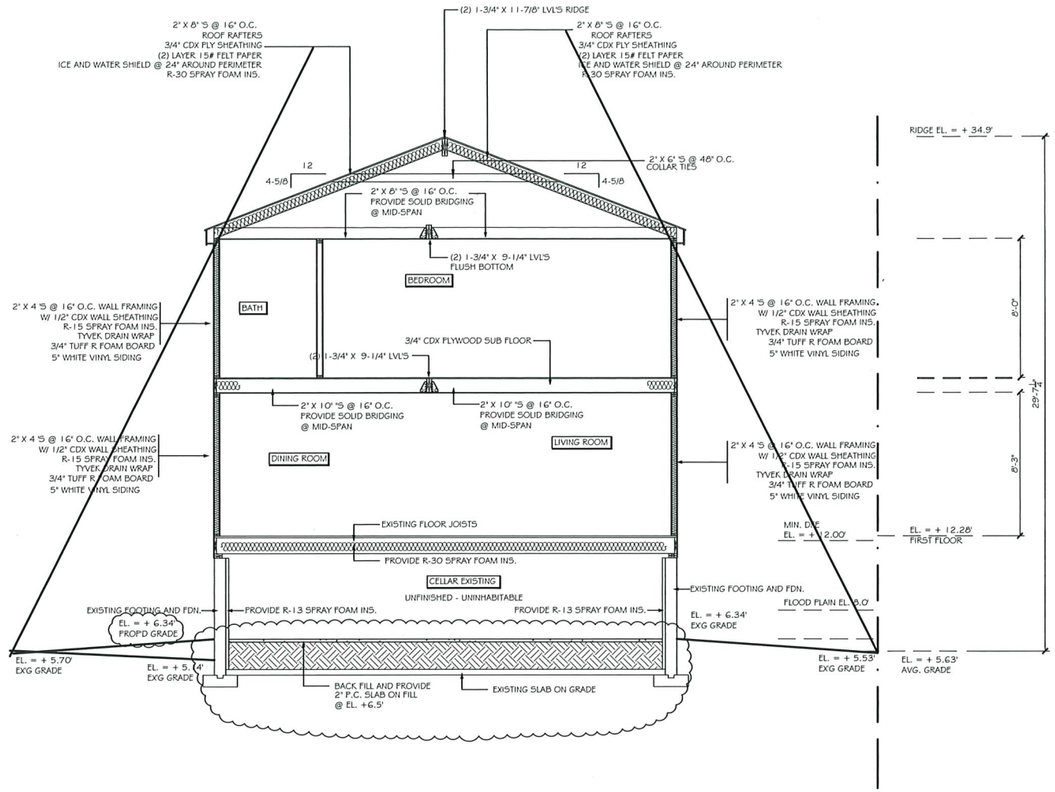
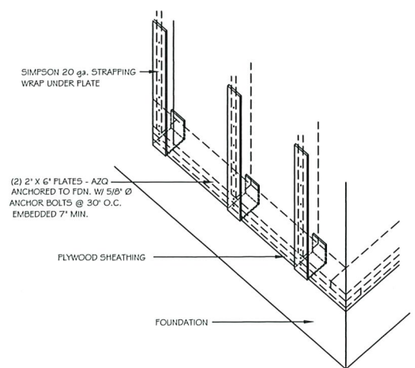
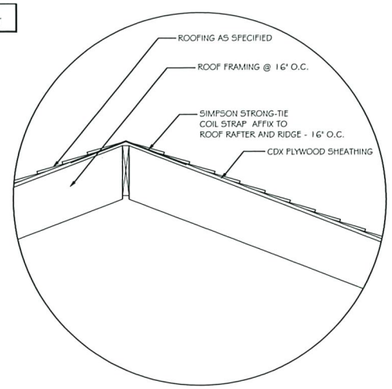
NOTE:
ALL INSULATION AS SPECIFIED IN ENERGY STAR REPORT



2. DETAIL - WALL STRAPPING @ FDN.
SCALE: NTS

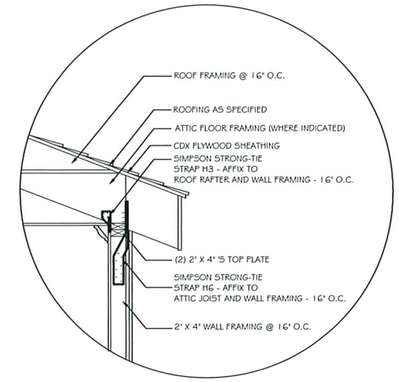




PROVIDE SIMPSON STRONG-TIE STRAPS
AT 16" O.C. AND AT CORNERS

NOTE:
DETAIL 15 FOR STRAP LOCATION AND SPECIFICATION ONLY
INSULATION, SIDING, AND OTHER MATERIALS OMMITTED
FROM DRAWING FOR DETAIL CLARITY ONLY

A. DETAIL AT RIDGE
SCALE: 3/4"- 1'-0"

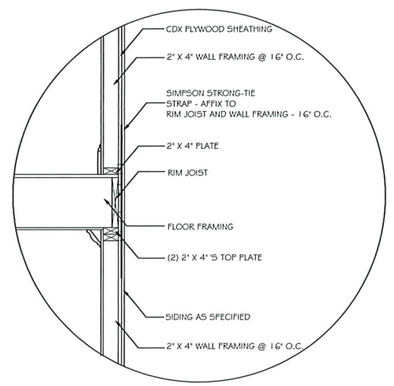


PROVIDE SIMPSON STRONG-TIE STRAPS -H3
FROM WALL FRAMING TO ROOF RAFTERS
AT 16" O.C. AND AT CORNERS

PROVIDE SIMPSON STRONG-TIE STRAPS -H6
ACROSS ATTIC FLOOR FRAMING
AT 16" O.C. AND MAX. 16" FROM CORNERS

NOTE:
DETAIL 15 FOR STRAP LOCATION AND SPECIFICATION ONLY
INSULATION, SIDING, AND OTHER MATERIALS OMMITTED
FROM DRAWING FOR DETAIL CLARITY ONLY
FOR EAVE DETAILING, INCLUDING VENTING SEE INDICATED DETAILS

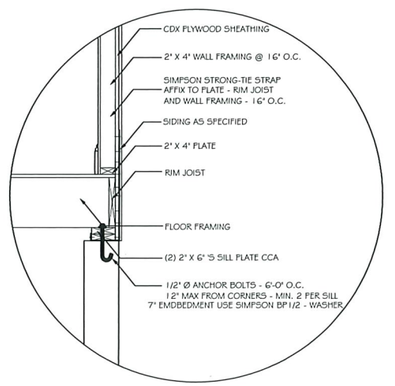
B. DETAIL AT ATTIC FLOOR FRAMING
SCALE: 3/4"- 1'-0"



PROVIDE SIMPSON STRONG-TIE STRAPS
ACROSS SECOND FLOOR FRAMING
AT 16" O.C. AND MAX. 16" FROM CORNERS

NOTE:
DETAIL 15 FOR STRAP LOCATION AND SPECIFICATION ONLY
INSULATION, SIDING, AND OTHER MATERIALS OMMITTED
FROM DRAWING FOR DETAIL CLARITY ONLY

C. DETAIL AT SECOND FLOOR FRAMING
SCALE: 3/4"- 1'-0"



PROVIDE SIMPSON STRONG-TIE STRAPS
ACROSS FIRST FLOOR FRAMING TO SILL PLATES
AT 16" O.C. AND MAX. 16" FROM CORNERS

NOTE:
DETAIL 15 FOR STRAP LOCATION AND SPECIFICATION ONLY
INSULATION, SIDING, AND OTHER MATERIALS OMMITTED
FROM DRAWING FOR DETAIL CLARITY ONLY

D. DETAIL AT FIRST FLOOR FRAMING
SCALE: 3/4"- 1'-0"

REGISTERED ARCHITECT
ERIC J. KUPFERBERG
26547
STATE OF NEW YORK

SOLID HOMES, LLC
18 SPORTSMAN AVENUE
FREEPORT, NY

DATE
10-24-25
REVISIONS
11-16-25
1-15-26
- 0 -

ERIC KUPFERBERG, ARCHITECT
[redacted]

A5-1
SECTION AND DETAILS

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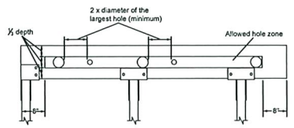
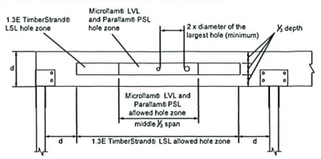
ALLOWABLE HOLES - Headers and Beams



General Notes

- Allowed hole zone suitable for headers and beams with uniform and/or concentrated loads anywhere along the member.
- Round holes only
- No holes in headers or beams in plank orientation.

Other Trus Joist® Headers and Beams





DO NOT cut, notch or drill holes in headers or beams except as indicated in illustrations and tables.

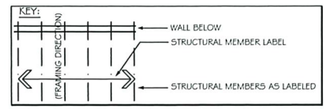
Other Trus Joist® Beams

Header or Beam Depth	Maximum Round Hole Size
4¼"	1"
5½"	1¾"
7¼" - 20"	2"

See Illustration for Allowed Hole Zone

General Notes

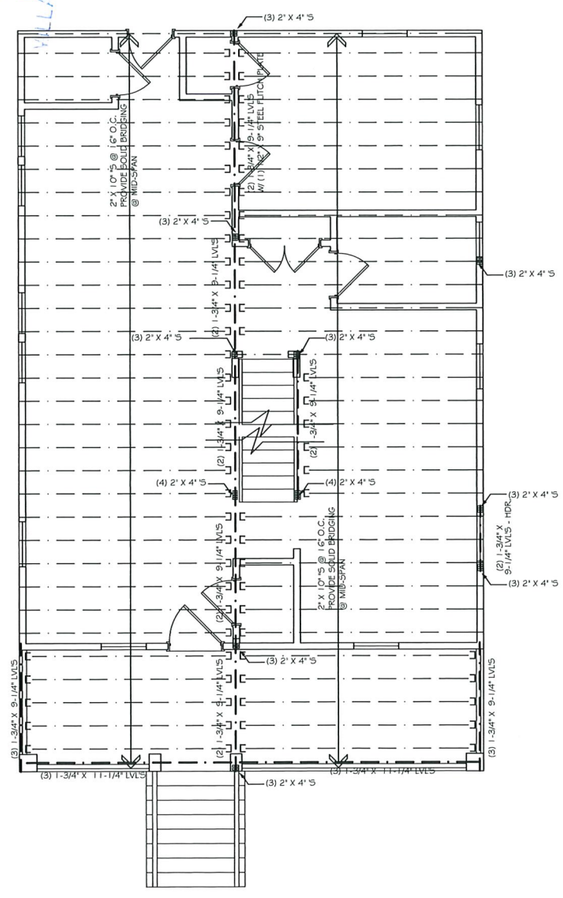
- Allowed hole zone suitable for headers and beams with uniform loads only.
- Round holes only
- No holes in cantilevers.
- No holes in headers or beams in plank orientation.



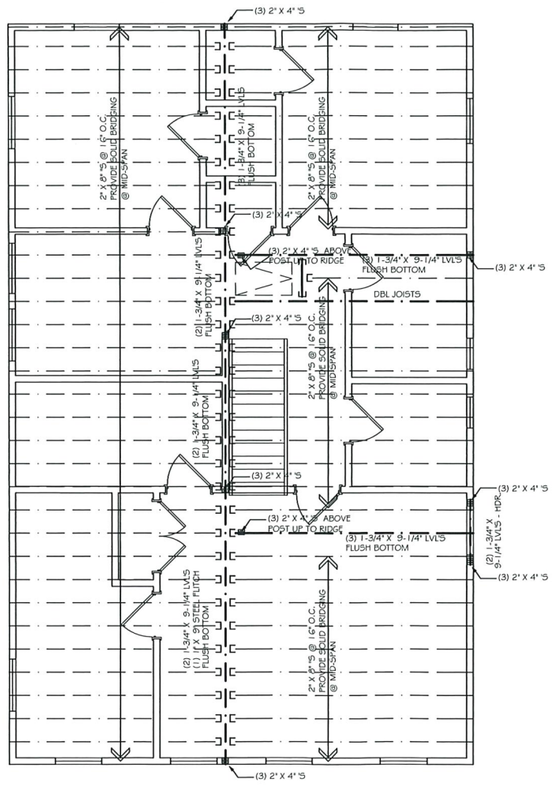
NOTE::

WINDOW AND DOOR HEADER SCHEDULE

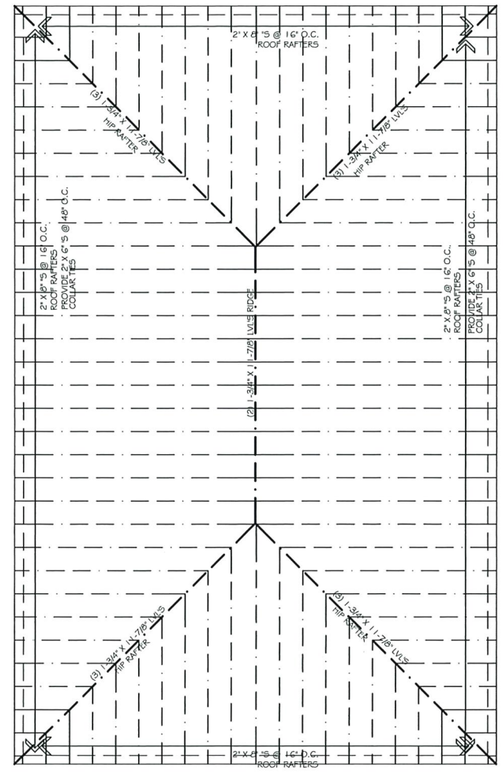
UNLESS SPECIFIED OTHERWISE ALL WINDOWS AND DOORS SHALL HAVE HEADERS AS SHOWN BELOW:
OPENINGS TO 3'-0" - (2) 2" X 10" S W/ 3" BEARING EACH SIDE
OPENINGS TO 4'-0" - (2) 2" X 12" S W/ 3" BEARING EACH SIDE
OPENINGS TO 8'-0" - (2) 1-3/4" X 11-1/4" LVLS W/ 3" BEARING EACH SIDE



1. SECOND FLOOR FRAMING
SCALE: 1/4" - 1'-0"



2. ATTIC FLOOR FRAMING
SCALE: 1/4" - 1'-0"



3. ROOF FRAMING
SCALE: 1/4" - 1'-0"

REGISTERED ARCHITECT ERIC J. KUPFERBERG 26541 STATE OF NEW YORK

SOLID HOMES, LLC
18 SPORTSMAN AVENUE
FREEPORT, NY

DATE 10-24-25
REVISIONS 11-16-25
— 0 —
— 0 —

ERIC KUPFERBERG, ARCHITECT
[redacted]

S2-1
FRAMING

Application Date: 2/26/26
Fees Paid: $225

SP# 3880

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: 48 HARRIS AVE **ZONING DISTRICT** RES A

SECTION 55 **BLOCK** 254 **LOT** 115 **LOT SIZE:** 90 x 121

☐ TENANT **APPLICANT** ☐ LESSEE	**PROPERTY OWNER**
Name: CHRIS GRAY	Name: JCLJ REALTY LLC JOHN ESPOSITO
Address: 2401 GRAY PL N BELLMORE, NY 11710	Address: 1808 ALICE ST MERRICK, NY 11566
Telephone #:	Telephone [redacted]

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

Present Land Use: 2 FAMILY DWELL **Proposed Land Use:** 2 FAMILY DWELL

Description of Proposed Work: PROPOSED TWO STORY ADDITIONS TO EXISTING TWO FAMILY DWELLING

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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

[signature] 2-11-26
APPLICANT'S SIGNATURE **DATE**

Sworn to before me this 11 day of FEB, 20 26
Maralin Merklin Gray
Notary Public

MARALIN MERKLIN GRAY
Notary Public, State of New York
No. 01ME6120194
Qualified in Nassau County
Commission Expires December 13, 2028

****

Property Owner's Consent:

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

[signature] 2-11-26
PROPERTY OWNER'S SIGNATURE **DATE**

Sworn to before me this 11 day of FEB, 20 26
Notary Public

CHRISTOPHER L. GRAY
Notary Public, State of New York
No. 01GR6108432
Qualified in Nassau Co.
Commission Expires Apr...

CHRISTOPHER L. GRAY
Notary Public, State of New York
No. 01GR6108433
Qualified in Nassau County
Commission Expires April 19, 2028

****

FOR VILLAGE USE ONLY

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

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

INC. VILLAGE OF FREEPORT
Department of Buildings
46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520
(516) 377-2242
FAX (516) 3772493

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

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VILLAGE OF FREEPORT, NY

SITE PLAN LETTER
December 30, 2025

JCLJ REALTY LLC
48 HARRIS AVE, FREEPORT, NY, 11520

RE: **48 HARRIS AVE, FREEPORT, NY, 11520**
Zoning District - Res A SBL: 55 254 115
Building Permit Number: BP-25-18
Description: Proposed 442SF first floor additions and 418 SF 2°d floor additions

Dear Sir/Madam

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

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

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

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

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings
/ Daniela Hernandez
ZBA Approval Needed: X Yes __ No

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:
JCLJ REALTY LLC

Project Location (describe, and attach a location map):
48 HARRIS AVE FREEPORT NY 11520

Brief Description of Proposed Action:
2 STORY ADDITIONS
PROPOSED 442SF FIRST FLOOR ADDITIONS AND
418 SF SECOND FLOOR ADDITIONS

Name of Applicant or Sponsor:
CHRIS GRAY
[redacted]

Address:
2401 CANAL PL

City/PO:
N BELLMORE

State:
NY

Zip Code:
11710

	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? .25 acres
b. Total acreage to be physically disturbed? .01 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .25 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] 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: _____	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)? ☐NO ☐YES If Yes, briefly describe:		

	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: CHRIS GRAY Date: 7-1-25

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?	☐	☐

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)

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

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Notice

X Negative Declaration **__** Positive Declaration

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

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

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

Project :

Building PermitNumber **BP-25-18**

Location:	48 HARRIS AVE, FREEPORT, NY, 11520
Applicant:	**JCLJ REALTY LLC**
Description:	Proposed 442SF first floor additions and 418 SF 2°d floor additions

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: December 30, 2025

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.

INCORPORATED VILLAGE OF FREEPORT
ZONING BOARD OF APPEALS DECISION

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DATE: December 18, 2025

APPROVAL

Building Department Permit Application #BP-25-18

Chairman, regarding Application #2025-12 for the premises located at 48 Harris Avenue, Freeport, the Applicant comes before this Board seeking a variance from Village Ordinances §210-6A, 210-21 seeking approval for a proposed 442 square foot first floor addition and 418 square foot second floor addition.

I, Anthony Mineo move that this Board make the following findings of fact:

A public hearing was held on November 20, 2025 wherein architect Christopher Gray made a presentation on behalf of applicant John Esposito. He explained that the house is a two-family house, which was granted a variance under ZBA case appeal number 392 of 1953 to be used as a two-family residence. Mr. Gray explained that the house has 1 bedroom on the first floor and two on the second floor. Mr. Esposito wants to add two bedrooms and one bathroom to each floor and expand the kitchen. The size of the additions would be permitted as of right in a one family house.

In this situation, because this property had previously been granted a variance for a two-family house, any such expansion of the house is to be viewed as an area variance as opposed to a use variance. New York courts have held that because a variance has already been granted, the two-family use is a conforming use, and any such expansion is subject to the area variance standard.

Based on the denial letter and Mr. Gray's presentation, no area variances were needed for this extension.

The Board, as lead agency has determined that this action is a Type II action and under SEQRA and no further review is required.

I further move that the Board overrule the Building Department's finding that a use variance is required and that this application be granted subject to the following conditions:

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

2. Applicant must obtain the required permits from the Building Department.

Second by: Member Jackson

The Clerk polled the Board:

Deputy Chairperson Carey	In Favor
Member Hawkins	Excused
Member Jackson	In Favor
Member Mineo	In Favor
Alternate Rodriguez	In Favor
Chairperson Rhoden	Excused

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VILLAGE OF FREEPORT, NY

FILED
12/23/25
Date
Gina Terzulli
INC. VILLAGE OF FREEPORT
VILLAGE CLERKS
OFFICE



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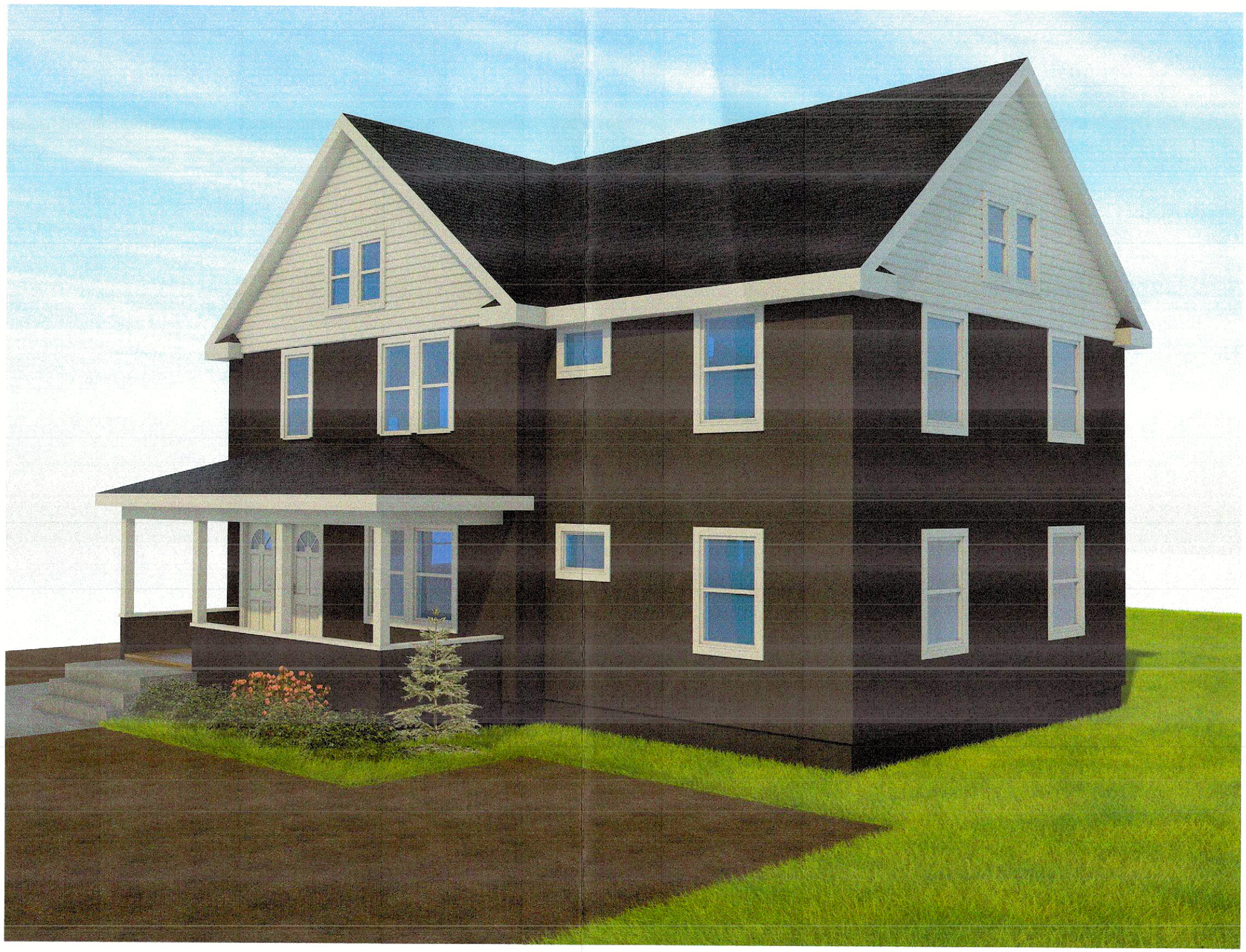
GRAY ARCHITECTURAL SERVICES, P.C.
2401 CAPRI PL. N. BELLMORE, N.Y. 11710
[redacted]

JCLJ REALTY LLC
48 HARRIS AVE
FREEPORT, NY 11520

RENDERING 1

2-9-26



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GRAY ARCHITECTURAL SERVICES, P.C.
2401 CAPRI PL. N. BELLMORE, N.Y. 11710
[redacted]

JCLJ REALTY LLC
48 HARRIS AVE
FREEPORT, NY 11520

RENDERING 2

2-9-26



FRONT



RIGHT SIDE



REAR



LEFT SIDE

GRAY ARCHITECTURAL SERVICES, P.C.
2401 CAPRI PL. N. BELLMORE, N.Y. 11710
[redacted]

JCLJ REALTY LLC
48 HARRIS AVE
FREEPORT, NY 11520

PHOTOS

2-17-26

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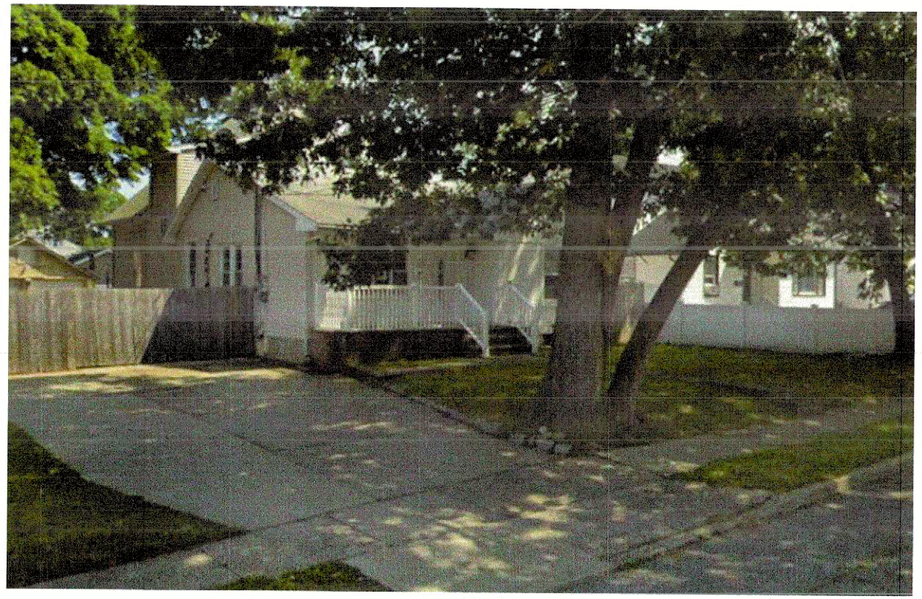
54 HARRIS



SUBJECT PARCEL 48 HARRIS



45 HARRIS



55 HARRIS

GRAY ARCHITECTURAL SERVICES, P.C.
2401 CAPRI PL. N. BELLMORE, N.Y. 11710
[redacted]

JCLJ REALTY LLC
48 HARRIS AVE
FREEPORT, NY 11520

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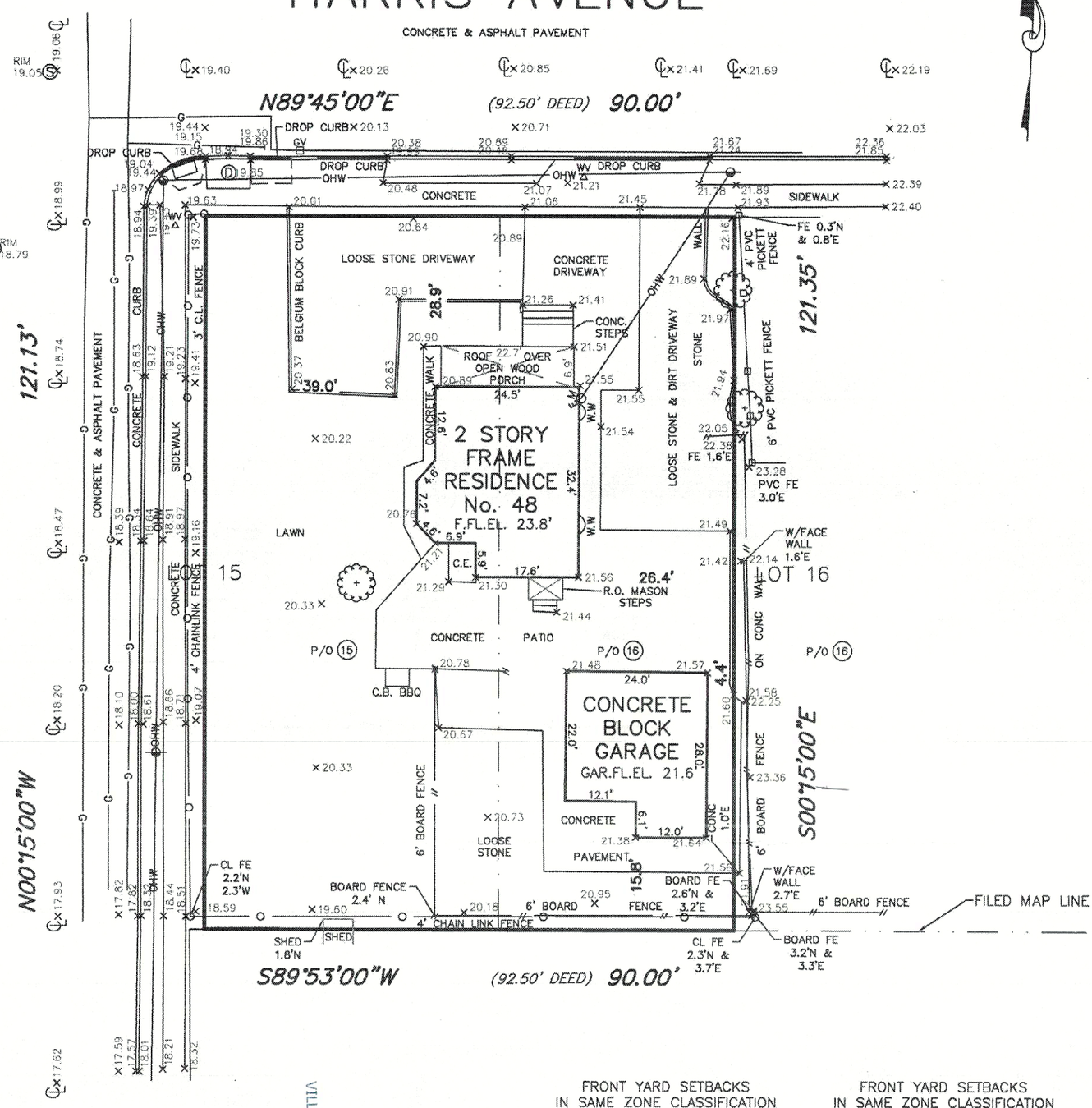
PHOTOS

2-11-26



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FRONT YARD SETBACKS IN SAME ZONE CLASSIFICATION	
HOUSE #	CLOSEST FRONT SETBACK
54 Harris Avenue	28.7 Feet
56 Harris Avenue	20.5 Feet
62 Harris Avenue	22.8 Feet
68 Harris Avenue	22.8 Feet
TOTAL	94.8 Feet

4 houses included = 94.8 / 4

Average Front Yard Setback Within 200 Feet = 23.7 Feet

FRONT YARD SETBACKS IN SAME ZONE CLASSIFICATION	
HOUSE #	CLOSEST FRONT SETBACK
164 Jay Street	10.0 Feet
170 Jay Street	13.2 Feet
178 Jay Street	19.8 Feet
45 Harris Avenue	25.0 Feet
206 Jay Street	20.6 Feet
210 Jay Street	20.7 Feet
TOTAL	109.3 Feet

6 houses included = 109.3 / 6

Average Front Yard Setback Within 200 Feet = 18.3 Feet

ELEVATIONS REFER TO NAVD88
AREA OF PROPERTY IS 10,911± Sq. Ft. OR 0.250 Acres
SURVEY IS SUBJECT TO FACTS PROVIDED BY A RECENT TITLE SEARCH

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

LEGEND

- UTILITY POLE
- GV GAS VALVE
- WV WATER VALVE
- ELECTRIC METER
- R.O. ROOF OVER
- CENTERLINE ROAD
- —G— GAS SERVICE (OR LINE)
- DECIDUOUS TREE
- (S) SANITARY SEWER MANHOLE
- (D) DRAINAGE MANHOLE
- —OHW— OVERHEAD WIRE
- W.W. WINDOW WELL

PREPARED FOR: JCLJ REALTY LLC
MAP OF: OAKHURST
PART OF LOTS 15 & 16
LOCATED AT: Incorporated Village of FREEPORT
COUNTY OF: Nassau, New York
CERTIFIED TO:

Filed O.C. 12/19/1888
N.C. Case No. 1170

TITLE No.: NA
SCALE: 1"= 20'

SURVEYED ON: January 15, 2025

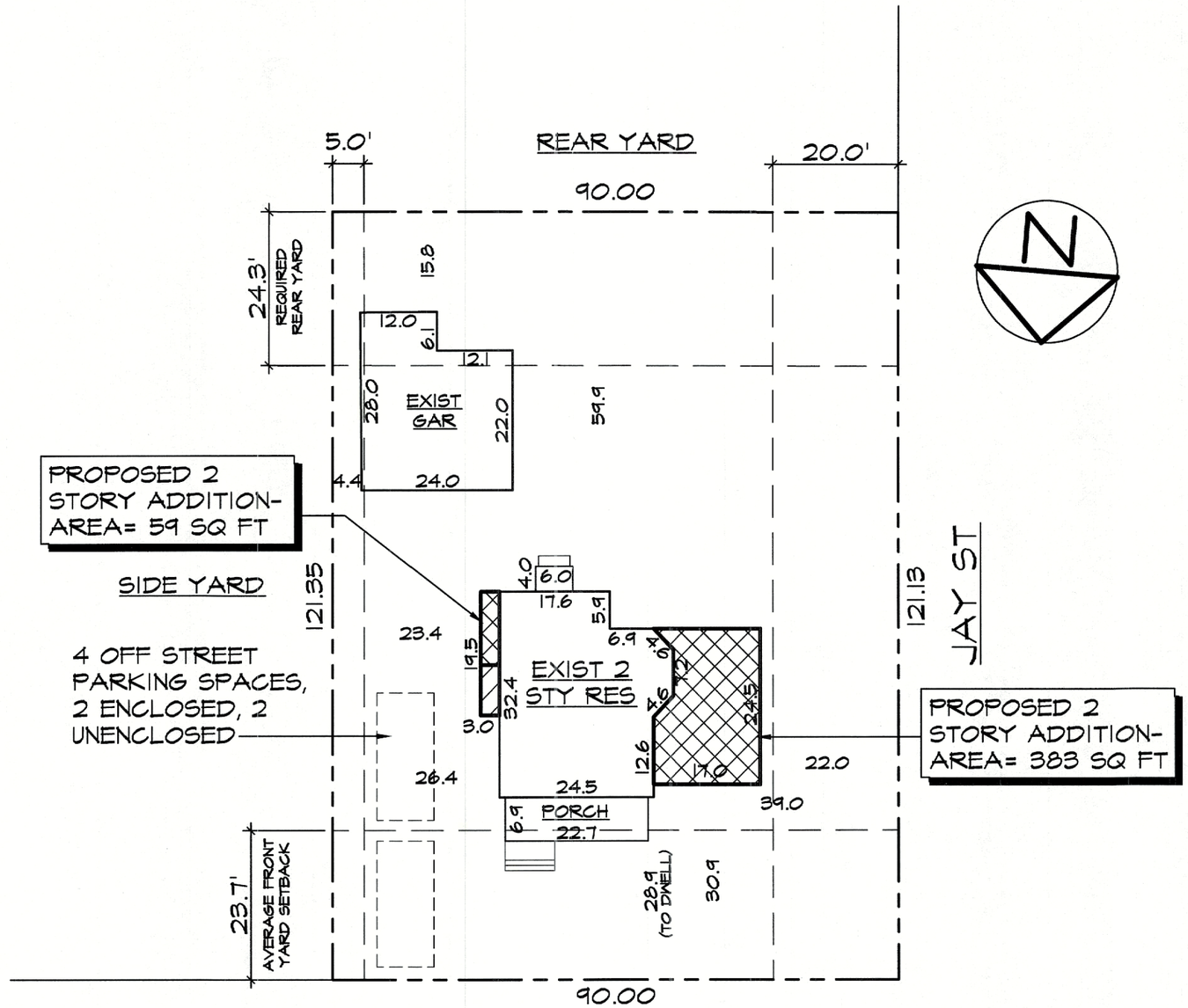
AK ASSOCIATES
PROFESSIONAL LAND SURVEYORS
100 NORTH PARK AVENUE
ROCKVILLE CENTRE, NEW YORK 11570
[redacted]

STATE OF NEW YORK
RALPH ANDERSON
NO. 49462
LICENSED LAND SURVEYOR

RALPH ANDERSON
N.Y. LIC. No. 49462

DIST: N/A SBC: 55 BLOCK: 254 LOT(S): 115 DRAWN BY: CR, RE CHECKED BY: RA

S:\2025\76566\AK6571-Esposito-455-2541\88PR6571-C3D\Dwg\SurveyMap-C3D.dwg



PLOT PLAN

1"=20.0'

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2401 CAPRI PL. N. BELLMORE, N.Y. 11710
[redacted]

JCLJ REALTY LLC
48 HARRIS AVE
FREEPORT, NY 11520

PLOT PLAN

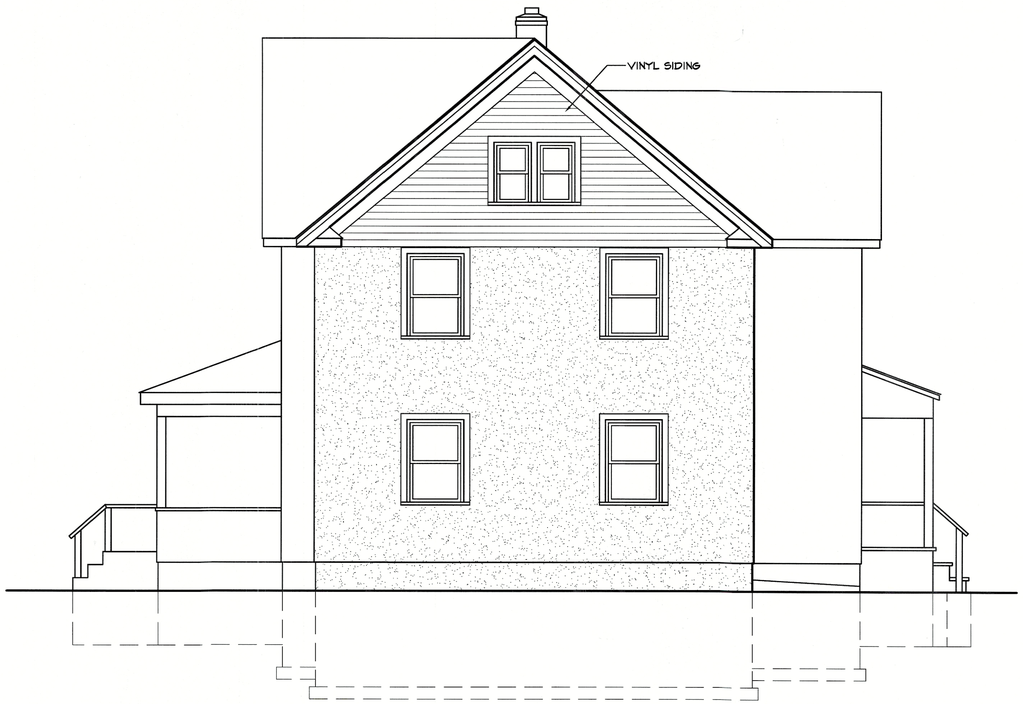
7-1-25



FRONT ELEVATION

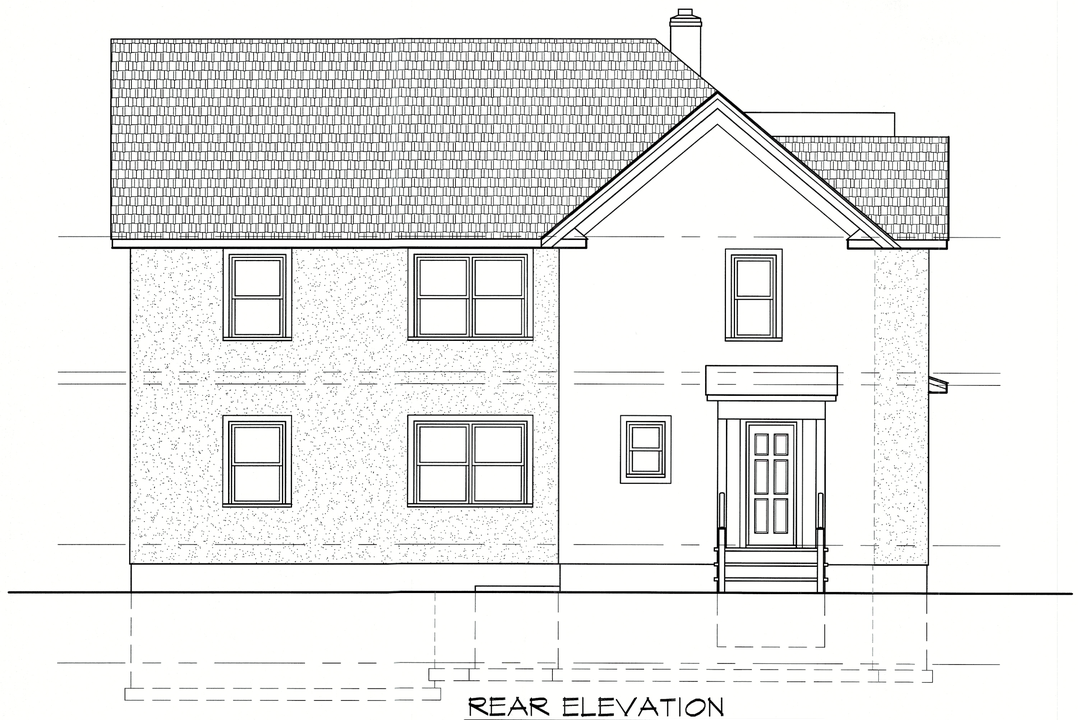
1/4"=1'-0"

EXTERIOR FINISHES		
ROOF SHINGLES	ARCHITECTURAL ASPHALT	BARKWOOD BROWN BY GAF
SIDING	VINYL DUTCHLAP 4½" EXPOSURE	WHITE
SIDING	STUCCO	DARK BROWN
FASCIA TRIM	ALUMINUM	WHITE
GUTTERS & LEADERS	ALUMINUM	WHITE
WINDOWS	VINYL	WHITE



RIGHT SIDE ELEVATION

1/4"=1'-0"



REAR ELEVATION

1/4"=1'-0"



LEFT SIDE ELEVATION

1/4"=1'-0"

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GRAY ARCHITECTURAL SERVICES, P.C.
2401 CAPRI PL N. BELLMORE, N.Y. 11710

Chris Gray 27536 Registered through 8-31-2026

REGISTERED ARCHITECT CHRISTOPHER J. GRAY 027536 STATE OF NEW YORK

JCLJ REALTY LLC
48 HARRIS AVE
FREEPORT, NY 11520

VILLAGE OF FREEPORT

PROPOSED 2 STORY ADDITIONS

DATE 7-1-25

DRAW BY VB

A3
OF 3

Application Date: 2/24/26
Fees Paid: $225.00

SP# 3881

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: 313 Rutland Road ZONING DISTRICT Residence A

SECTION 55 BLOCK 358 LOT 902 LOT SIZE: 6,250

☐ TENANT **APPLICANT** ☐ LESSEE	**PROPERTY OWNER**
Name: Vincent Albert	Name: Maribel Ramirez
Address: 106 New Hampshire Ave	Address: 313 Rutland Road
Massapequa NY 11758	Freeport NY 11520
Telephone #: [redacted]	Telephone #: [redacted]

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

Present Land Use: One Family Dwelling **Proposed Land Use:** One Family Dwelling

Description of Proposed Work: Proposed 622 SF Addition

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I request a preliminary meeting: ____ YES X NO

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

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

X YES ____ NO

[signature]
APPLICANT'S SIGNATURE

2/10/26
DATE

Sworn to before me this 10th day of February, 2026
[signature]
Notary Public

DREW G. SCOPELITIS
Notary Public, State of New York
No. 01SC6409893
Qualified in Nassau County
Commission Expires 10/13/2028

****

Property Owner's Consent:

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

[signature]
PROPERTY OWNER'S SIGNATURE

2/10/26
DATE

Sworn to before me this 10th day of February, 2026
[signature]
Notary Public

DREW G. SCOPELITIS
Notary Public, State of New York
No. 01SC6409893
Qualified in Nassau County
Commission Expires 10/13/2028

****

FOR VILLAGE USE ONLY

Site Plan Public Hearing Required: ____ YES ____ NO

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

Village Clerk's Signature: _____ Date: _____

Planning Board Signature: _____ Date: _____

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

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VILLAGE OF FREEPORT, NY

INC. VILLAGE OF FREEPORT
Department of Buildings

46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520
(516) 377-2242
FAX (516) 3772493

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER
January 15, 2026

MARIBEL RAMIREZ
313 RUTLAND RD, FREEPORT, NY, 11520

RE: **313 RUTLAND RD, FREEPORT, NY, 11520**
Zoning District - Res A SBL: 55 358 902
Building Permit Number: BUIL-25-770
Description: Proposed 622 SF 2nd floor addition.

Dear Sir/Madam

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

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

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

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

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings
/ Daniela Hernandez
ZBA Approval Needed: __ Yes X No

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

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Notice

X Negative Declaration **__ Positive Declaration**

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

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

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

Project :

Building PermitNumber **BUIL-25-770**

Location:	313 RUTLAND RD, FREEPORT, NY, 11520
Applicant:	**MARIBEL RAMIREZ**
Description:	Proposed 622 SF 2nd floor addition.

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: January 15, 2026

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
313 Rutland Road Freeport NY

Name of Action or Project:
Ramirez REsidence

Project Location (describe, and attach a location map):
313 Rutland Raod, freeport NY

Brief Description of Proposed Action:
Proposed 622 SF second floor addition

Name of Applicant or Sponsor:
Vincent Albert [redacted]

Address:
106 New Hampshire Avenue

City/PO:	State:	Zip Code:
Massapequa	NY	11758

	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? 0.14 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? 0.14 acres

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

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	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☑	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐	
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: _____	☑	☐

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

Applicant/sponsor name: Vincent Albert Date: 12.28.2025

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?	☑	☐

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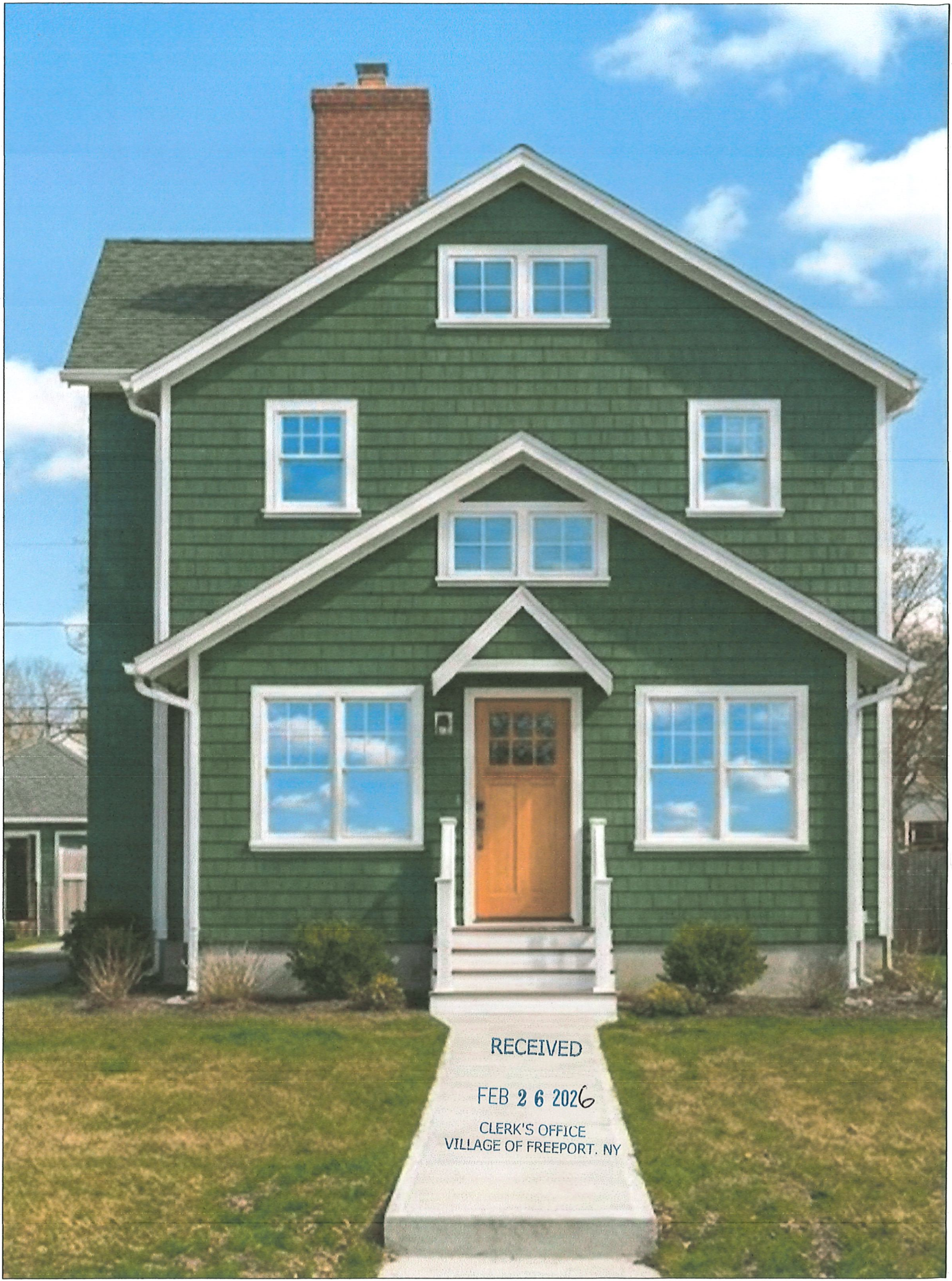
☐ **Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.**

☑ **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.**

Vincent Albert Architect PLLC	12.28.2025
Name of Lead Agency	**Date**
Vincent Albert	Architect
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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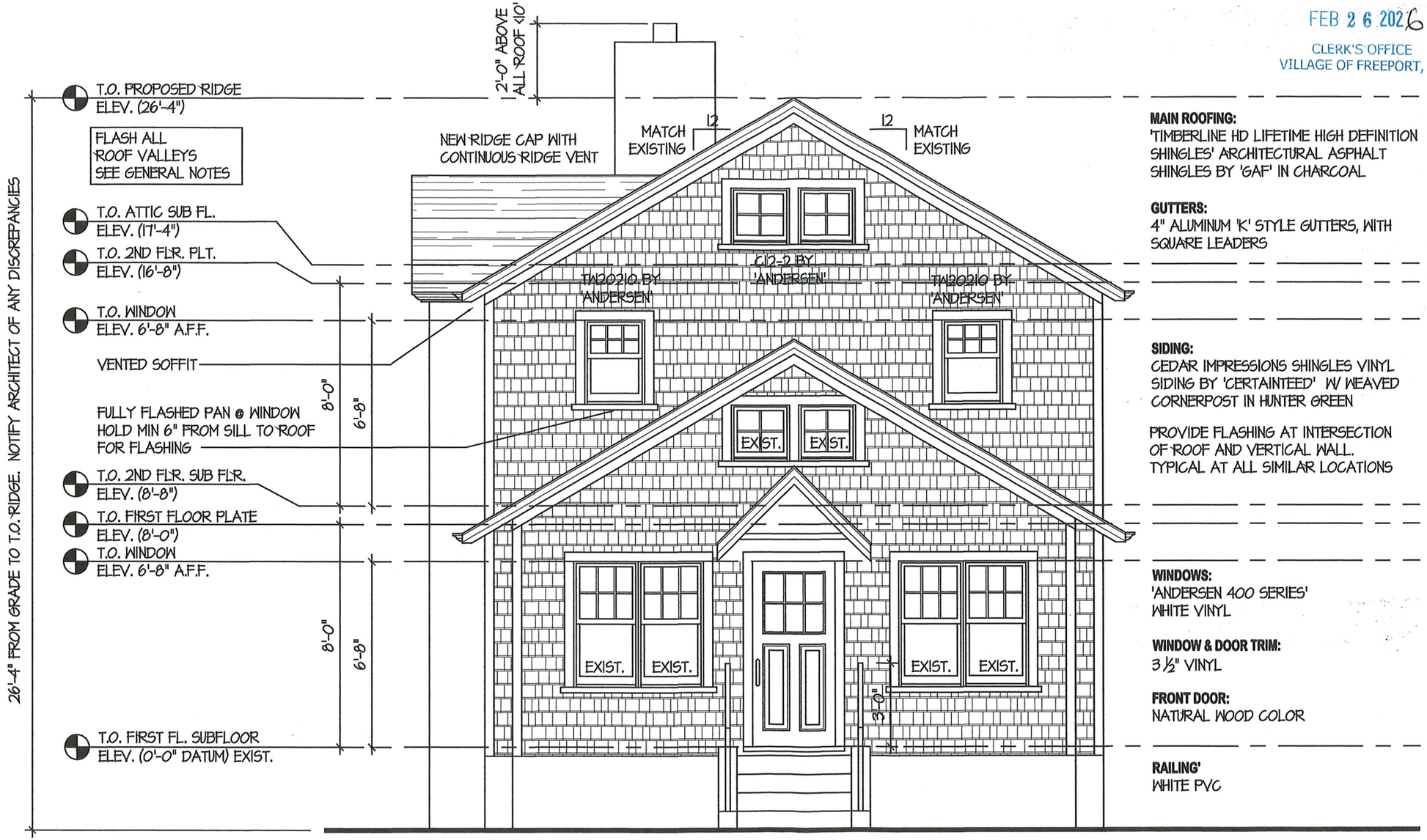

MAIN ROOFING:
'TIMBERLINE HD LIFETIME HIGH DEFINITION SHINGLES' ARCHITECTURAL ASPHALT SHINGLES BY 'GAF' IN CHARCOAL

GUTTERS:
4" ALUMINUM 'K' STYLE GUTTERS, WITH SQUARE LEADERS

SIDING:
CEDAR IMPRESSIONS SHINGLES VINYL SIDING BY 'CERTAINTEED' W/ WEAVED CORNERPOST IN HUNTER GREEN

PROVIDE FLASHING AT INTERSECTION OF ROOF AND VERTICAL WALL. TYPICAL AT ALL SIMILAR LOCATIONS

WINDOWS:
'ANDERSEN 400 SERIES' WHITE VINYL

WINDOW & DOOR TRIM:
3 ½" VINYL

FRONT DOOR:
NATURAL WOOD COLOR

RAILING'
WHITE PVC

1 / A-201 **Front Elevation**

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

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VINCENT ALBERT ARCHITECT, PLLC
106 New Hampshire Avenue
Massapequa, New York 11758

DATE ISSUED:
12-30-2025 - Issued to DOB

RAMIREZ RESIDENCE

PROPOSED ADDITION / ALTERATION

313 RUTLAND ROAD
FREEPORT
NEW YORK

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JOB NO:	2025.033
SCALE:	AS NOTED
DRAWN BY:	VMA
SHEET:	A-201

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MAIN ROOFING:
'TIMBERLINE HD LIFETIME HIGH DEFINITION SHINGLES' ARCHITECTURAL ASPHALT SHINGLES BY 'GAF' IN CHARCOAL

GUTTERS:
4" ALUMINUM 'K' STYLE GUTTERS, WITH SQUARE LEADERS

SIDING:
DOUBLE 5" STRAIGHTEDGE VINYL SIDING BY 'CERTAINTEED' W/ WEAVED CORNERPOST IN HUNTER GREEN

WINDOWS:
'ANDERSEN 400 SERIES'
SEE PLANS FOR FULL SPEC

WINDOW & DOOR TRIM:
3 ½" VINYL



2
A-201

Left Side Elevation

SCALE : 3/16" = 1'-0"

VINCENT ALBERT
ARCHITECT, PLLC

106 New Hampshire Avenue
Massapequa, New York 11758

[redacted]

DATE ISSUED:
12-30-2025 - Issued to DOB

RAMIREZ RESIDENCE

PROPOSED ADDITION / ALTERATION

313 RUTLAND ROAD
FREEPORT
NEW YORK

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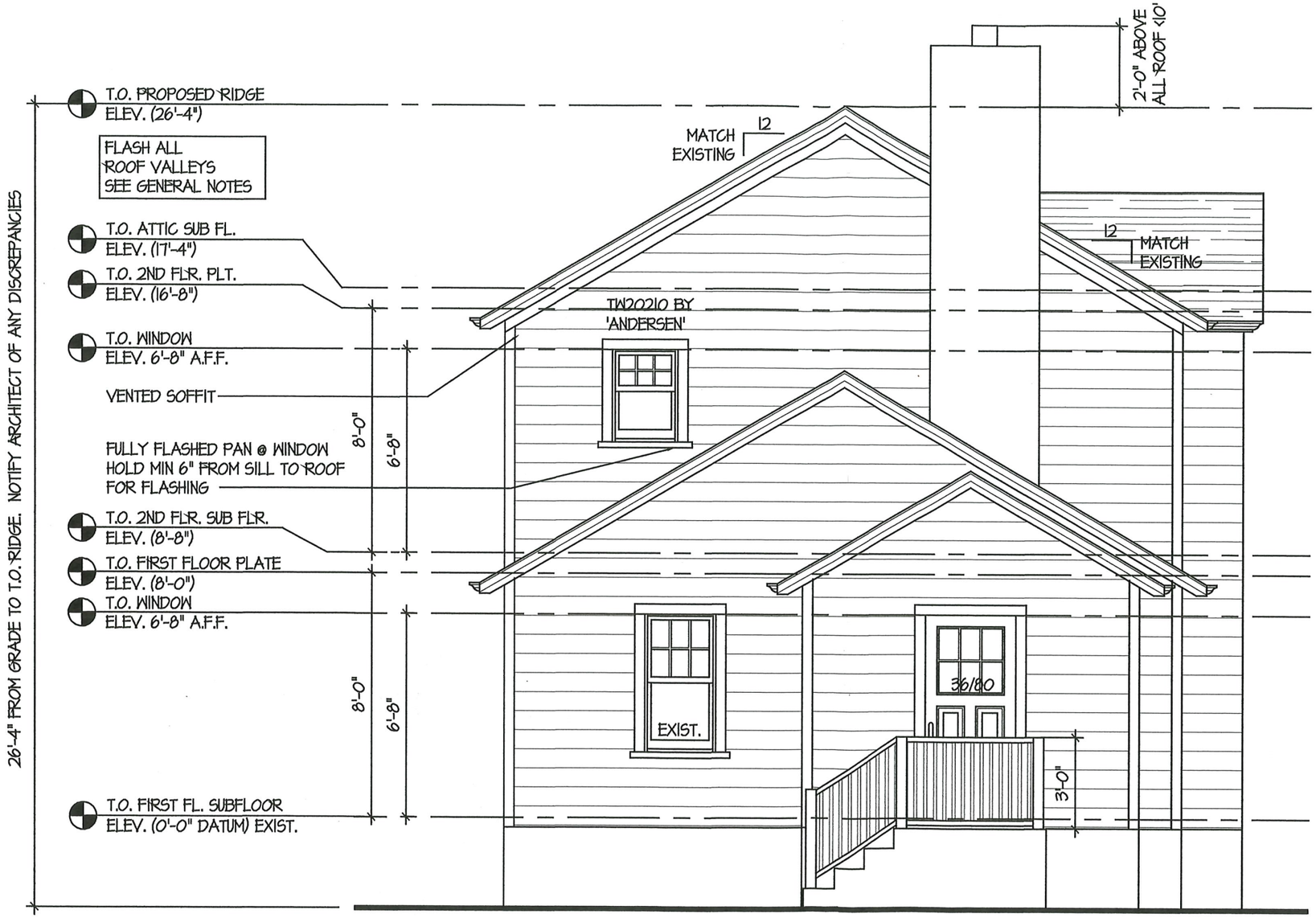
JOB NO: 2025.033

SCALE: AS NOTED

DRAWN BY: VMA

SHEET: A-201



3
A-201

Rear Elevation

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

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MAIN ROOFING:
'TIMBERLINE HD LIFETIME HIGH DEFINITION SHINGLES' ARCHITECTURAL ASPHALT SHINGLES BY 'GAF'

GUTTERS:
4" ALUMINUM 'K' STYLE GUTTERS, WITH SQUARE LEADERS

SIDING:
DOUBLE 6" STRAIGHT EDGE SHINGLES VINYL SIDING BY 'CERTAINTEED' W/ WEAVED CORNERPOST IN HUNTER GREEN

PROVIDE FLASHING AT INTERSECTION OF ROOF AND VERTICAL WALL. TYPICAL AT ALL SIMILAR LOCATIONS

WINDOWS:
'ANDERSEN 400 SERIES'
SEE PLANS FOR FULL SPEC

WINDOW & DOOR TRIM:
3 ½" VINYL

VINCENT ALBERT
ARCHITECT, PLLC
106 New Hampshire Avenue
Massapequa, New York 11758

DATE ISSUED:
12-30-2025 - Issued to DOB

RAMIREZ RESIDENCE

PROPOSED ADDITION / ALTERATION

313 RUTLAND ROAD
FREEPORT
NEW YORK

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SCALE: AS NOTED
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SHEET: A-201

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SIDING:
DOUBLE 5" STRAIGHTEDGE VINYL SIDING BY 'CERTAINTEED' W/ WEAVED CORNERPOST IN HUNTER GREEN

WINDOWS:
'ANDERSEN 400 SERIES' WHITE VINYL

WINDOW & DOOR TRIM:
3 ½" VINYL

RAILING'
WHITE PVC

MAIN ROOFING:
'TIMBERLINE HD LIFETIME HIGH DEFINITION SHINGLES' ARCHITECTURAL ASPHALT SHINGLES BY 'GAF' IN CHARCOAL

GUTTERS:
4" ALUMINUM 'K' STYLE GUTTERS, WITH SQUARE LEADERS



4
A-201

Right Side Elevation

SCALE : 3/16" = 1'-0"

VINCENT ALBERT
ARCHITECT, PLLC

106 New Hampshire Avenue
Massapequa, New York 11758

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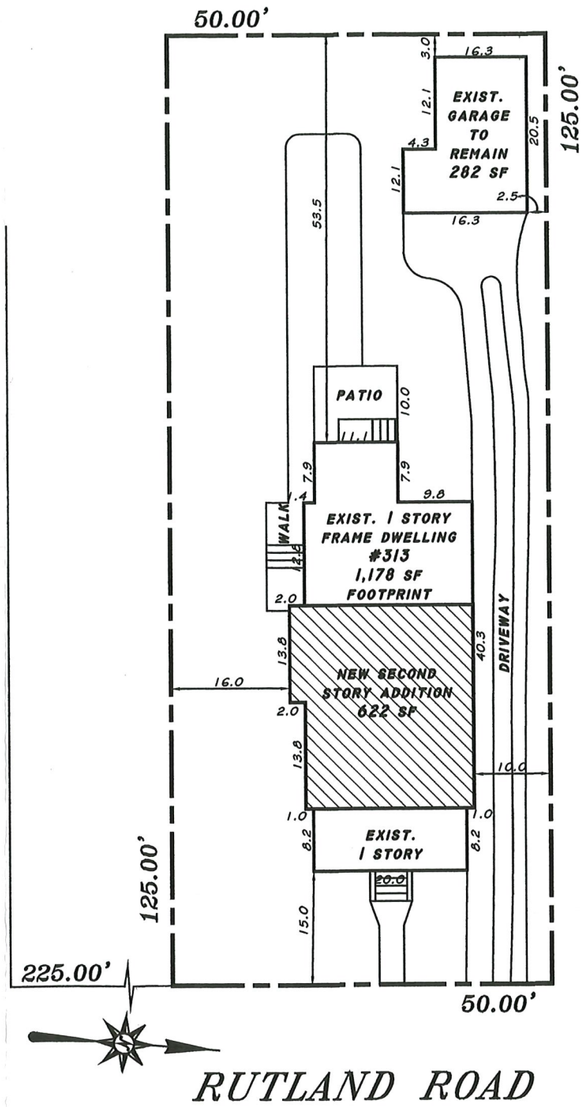

Site Plan

SCALE : 1" = 20'

INFORMATION TAKEN FROM SURVEY PREPARED BY:

WILLIAM R. SIMMONS III, L.S.P.C.
EAST ISLIP, NEW YORK
DATED: 06/08/2017

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VINCENT ALBERT
ARCHITECT, PLLC
106 New Hampshire Avenue
Massapequa, New York 11758
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REGISTERED ARCHITECT VINCENT M. ALBERT 026971 STATE OF NEW YORK

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JOB NO:	2025.033
SCALE:	AS NOTED
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SHEET:	

Subject Parcel 313 Rutland Road

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336 Rutland Road



334 Rutland Road





330 Rutland Road



332 Rutland Road

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311 Rutland Road



325 Rutland Road





333 Rutland Road



329 Rutland Road

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VILLAGE OF FREEPORT, NY

Application Date: 2/24/26
Fees Paid: $225.00

SP# 3881

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: 313 Rutland Road ZONING DISTRICT Residence A

SECTION 55 BLOCK 358 LOT 902 LOT SIZE: 6,250

☐ TENANT **APPLICANT** ☐ LESSEE	**PROPERTY OWNER**
Name: Vincent Albert	Name: Maribel Ramirez
Address: 106 New Hampshire Ave	Address: 313 Rutland Road
Massapequa NY 11758	Freeport NY 11520
Telephone #: [redacted]	Telephone #: [redacted]

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

Present Land Use: One Family Dwelling **Proposed Land Use:** One Family Dwelling

Description of Proposed Work: Proposed 622 SF Addition

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I request a preliminary meeting: ____ YES X NO

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

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

X YES _____ NO

[signature]
APPLICANT'S SIGNATURE

2/10/26
DATE

Sworn to before me this 10th day of February, 2026
[signature]
Notary Public

DREW G. SCOPELITIS
Notary Public, State of New York
No. 01SC6409893
Qualified in Nassau County
Commission Expires 10/13/2028

****

Property Owner's Consent:

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

[signature]
PROPERTY OWNER'S SIGNATURE

2/10/26
DATE

Sworn to before me this 10th day of February, 2026
[signature]
Notary Public

DREW G. SCOPELITIS
Notary Public, State of New York
No. 01SC6409893
Qualified in Nassau County
Commission Expires 10/13/2028

****

FOR VILLAGE USE ONLY

Site Plan Public Hearing Required: ____ YES ____ NO

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

Village Clerk's Signature: _____ Date: _____

Planning Board Signature: _____ Date: _____

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

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VILLAGE OF FREEPORT, NY

INC. VILLAGE OF FREEPORT
Department of Buildings

46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520
(516) 377-2242
FAX (516) 3772493

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER
January 15, 2026

MARIBEL RAMIREZ
313 RUTLAND RD, FREEPORT, NY, 11520

RE: **313 RUTLAND RD, FREEPORT, NY, 11520**
Zoning District - Res A SBL: 55 358 902
Building Permit Number: BUIL-25-770
Description: Proposed 622 SF 2nd floor addition.

Dear Sir/Madam

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

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

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

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

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings
/ Daniela Hernandez
ZBA Approval Needed: __ Yes X No

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

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Notice

X Negative Declaration **__ Positive Declaration**

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

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

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

Project :

Building PermitNumber **BUIL-25-770**

Location:	313 RUTLAND RD, FREEPORT, NY, 11520
Applicant:	**MARIBEL RAMIREZ**
Description:	Proposed 622 SF 2nd floor addition.

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: January 15, 2026

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
313 Rutland Road Freeport NY

Name of Action or Project:
Ramirez REsidence

Project Location (describe, and attach a location map):
313 Rutland Raod, freeport NY

Brief Description of Proposed Action:
Proposed 622 SF second floor addition

Name of Applicant or Sponsor:
Vincent Albert
[redacted]

Address:
106 New Hampshire Avenue

City/PO:	State:	Zip Code:
Massapequa	NY	11758

	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? 0.14 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? 0.14 acres

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

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	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☑	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐	
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: _____	☑	☐

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

Applicant/sponsor name: Vincent Albert Date: 12.28.2025

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?	☑	☐

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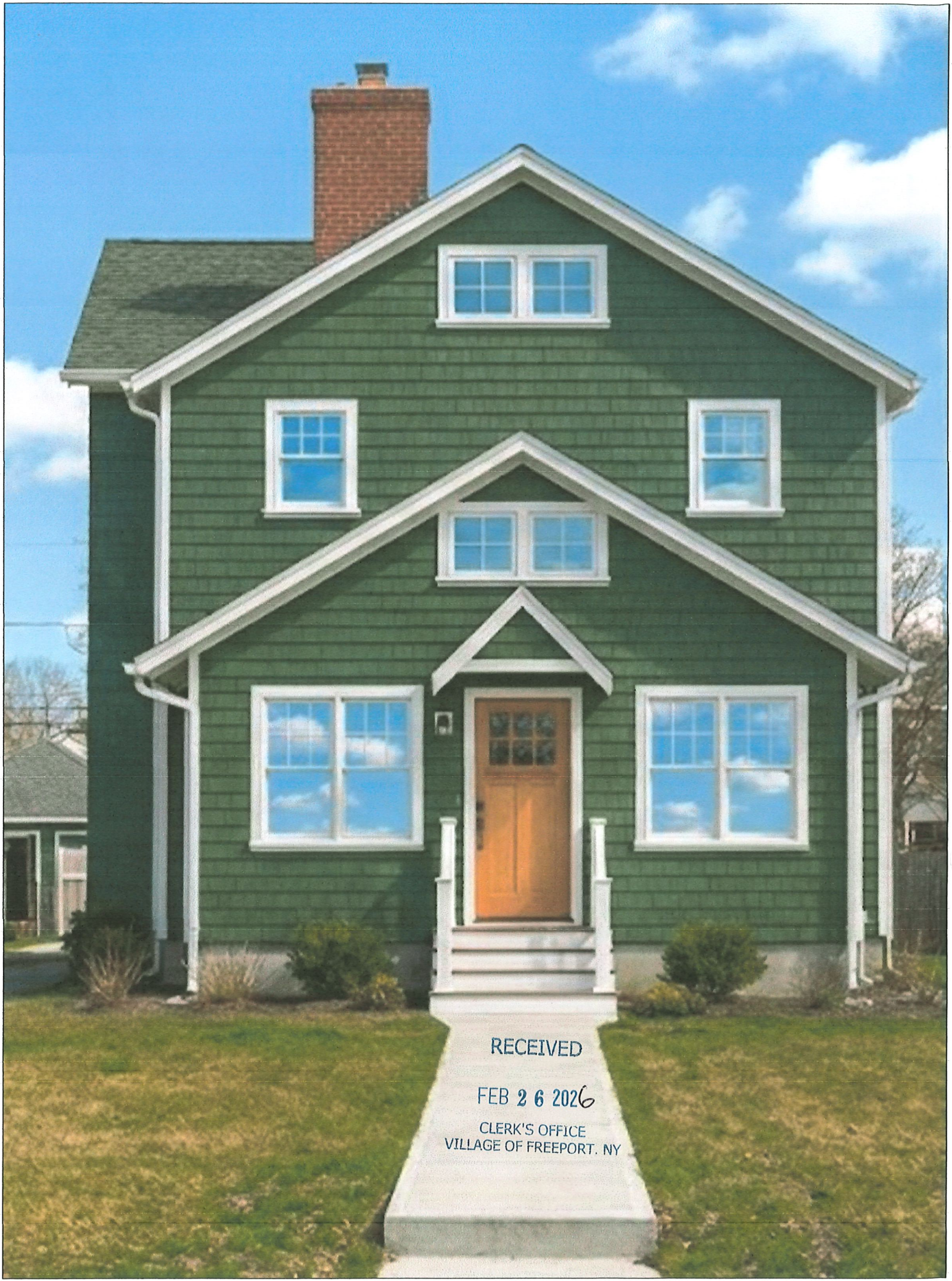
☐ **Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.**

☑ **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.**

Vincent Albert Architect PLLC	12.28.2025
Name of Lead Agency	**Date**
Vincent Albert	Architect
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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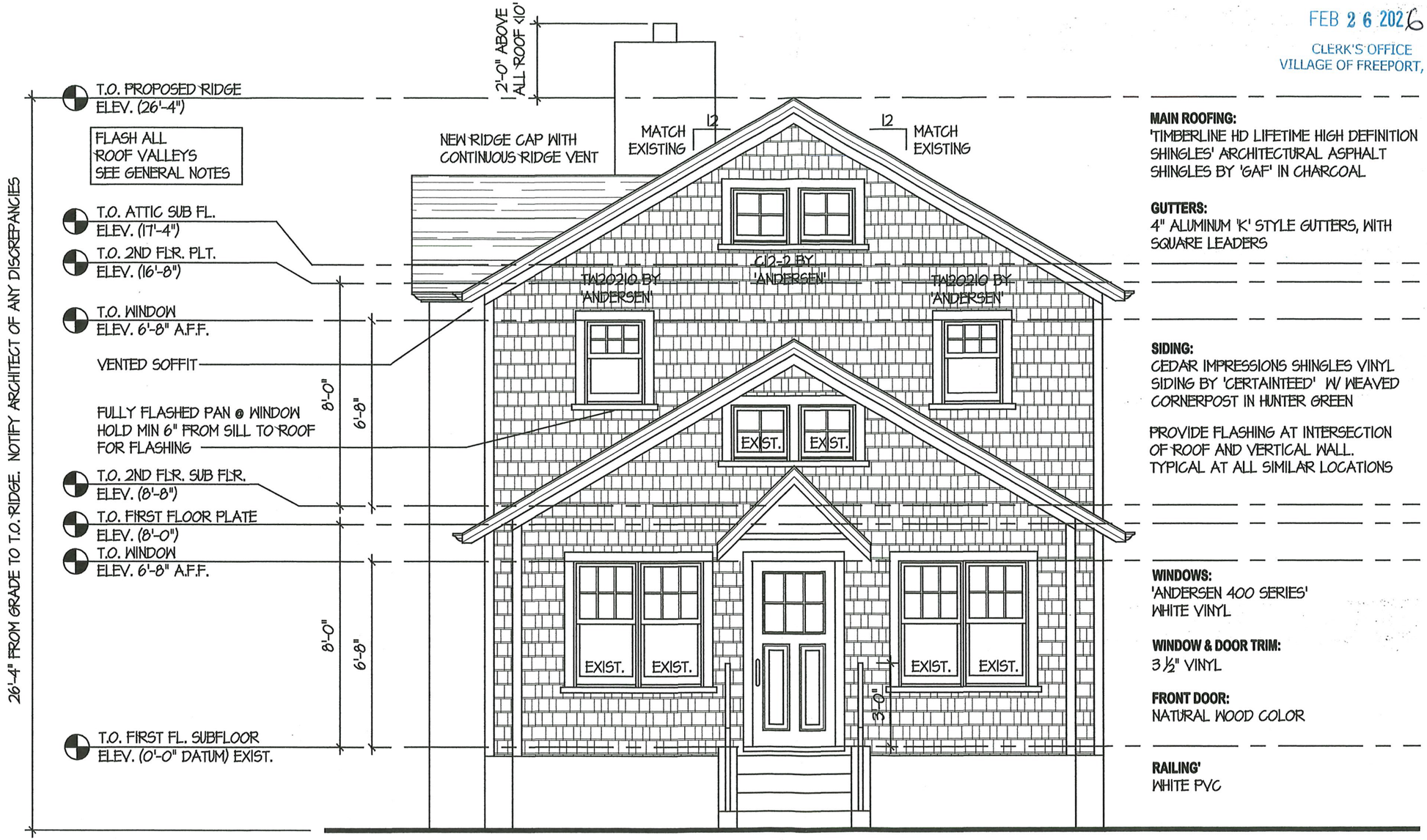

MAIN ROOFING:
'TIMBERLINE HD LIFETIME HIGH DEFINITION SHINGLES' ARCHITECTURAL ASPHALT SHINGLES BY 'GAF' IN CHARCOAL

GUTTERS:
4" ALUMINUM 'K' STYLE GUTTERS, WITH SQUARE LEADERS

SIDING:
CEDAR IMPRESSIONS SHINGLES VINYL SIDING BY 'CERTAINTEED' W/ WEAVED CORNERPOST IN HUNTER GREEN

PROVIDE FLASHING AT INTERSECTION OF ROOF AND VERTICAL WALL. TYPICAL AT ALL SIMILAR LOCATIONS

WINDOWS:
'ANDERSEN 400 SERIES' WHITE VINYL

WINDOW & DOOR TRIM:
3 ½" VINYL

FRONT DOOR:
NATURAL WOOD COLOR

RAILING'
WHITE PVC

1 / A-201 **Front Elevation**

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

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VINCENT ALBERT ARCHITECT, PLLC
106 New Hampshire Avenue
Massapequa, New York 11758
[redacted]

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GUTTERS:
4" ALUMINUM 'K' STYLE GUTTERS, WITH SQUARE LEADERS

SIDING:
DOUBLE 5" STRAIGHTEDGE VINYL SIDING BY 'CERTAINTEED' W/ WEAVED CORNERPOST IN HUNTER GREEN

WINDOWS:
'ANDERSEN 400 SERIES'
SEE PLANS FOR FULL SPEC

WINDOW & DOOR TRIM:
3 ½" VINYL



2
A-201

Left Side Elevation

SCALE : 3/16" = 1'-0"

VINCENT ALBERT
ARCHITECT, PLLC

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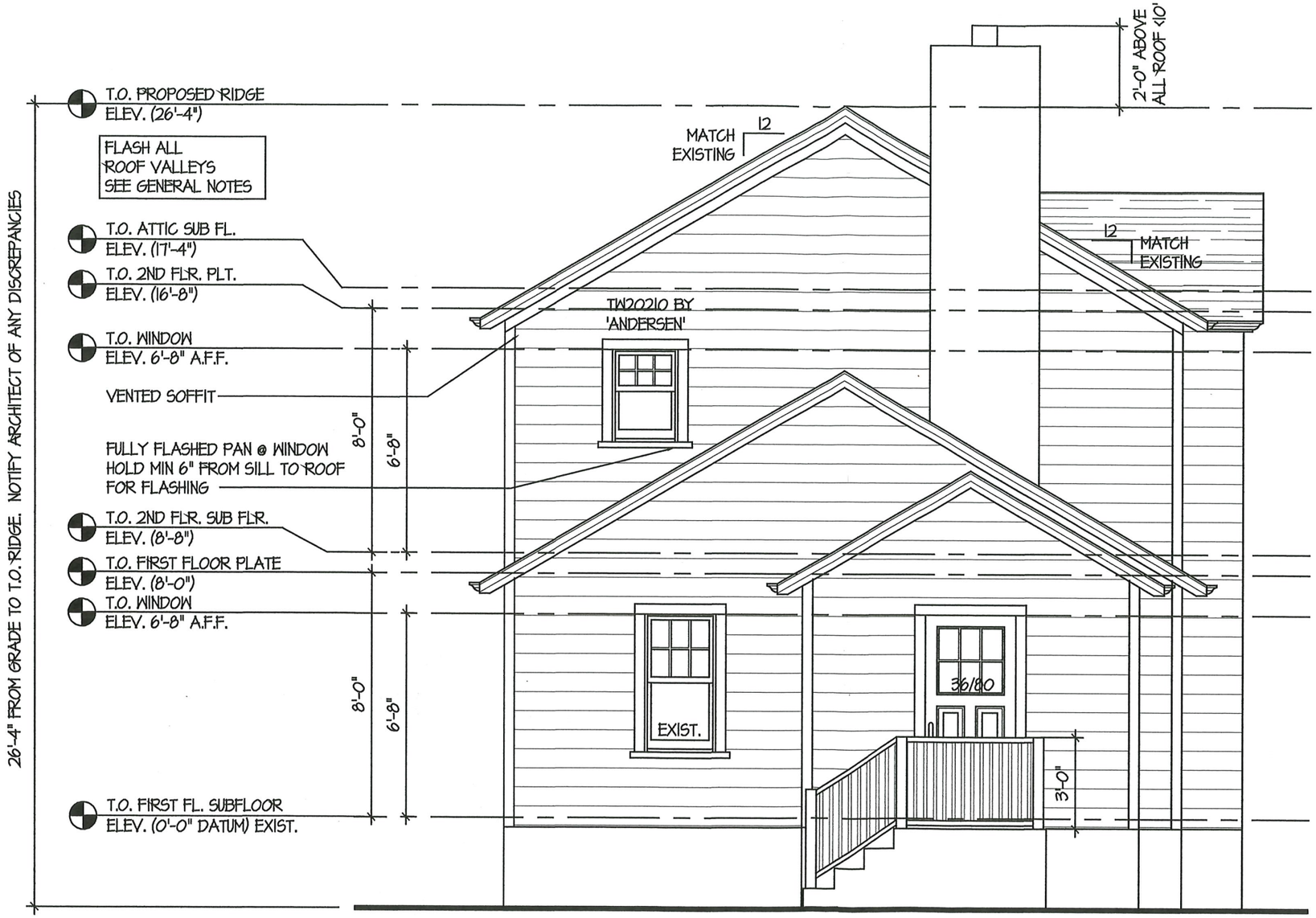

3
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Rear Elevation

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

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MAIN ROOFING:
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GUTTERS:
4" ALUMINUM 'K' STYLE GUTTERS, WITH SQUARE LEADERS

SIDING:
DOUBLE 6" STRAIGHT EDGE SHINGLES VINYL SIDING BY 'CERTAINTEED' W/ WEAVED CORNERPOST IN HUNTER GREEN

PROVIDE FLASHING AT INTERSECTION OF ROOF AND VERTICAL WALL. TYPICAL AT ALL SIMILAR LOCATIONS

WINDOWS:
'ANDERSEN 400 SERIES'
SEE PLANS FOR FULL SPEC

WINDOW & DOOR TRIM:
3 ½" VINYL

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Right Side Elevation

SCALE : 3/16" = 1'-0"

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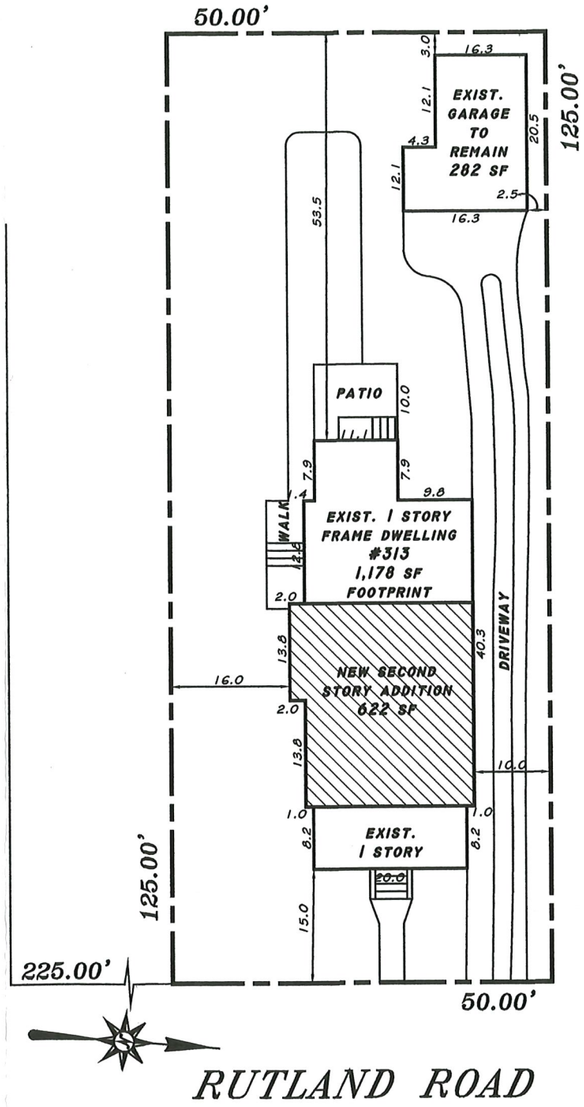

Site Plan

SCALE : 1" = 20'

INFORMATION TAKEN FROM SURVEY PREPARED BY:

WILLIAM R. SIMMONS III, L.S.P.C.
EAST ISLIP, NEW YORK
DATED: 06/08/2017

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NEW YORK

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REGISTERED ARCHITECT
VINCENT M. ALBERT
026971
STATE OF NEW YORK

Licensed through 02.28.2027

JOB NO:	2025.033
SCALE:	AS NOTED
DRAWN BY:	VMA
SHEET:	

Subject Parcel 313 Rutland Road

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336 Rutland Road



334 Rutland Road





330 Rutland Road



332 Rutland Road

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311 Rutland Road



325 Rutland Road





333 Rutland Road



329 Rutland Road

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Application Date: 3/3/26
Fees Paid: $225.00

SP# 3882

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: 237 Mayson Ave. ZONING DISTRICT Res AA

SECTION 54 BLOCK B LOT 62 LOT SIZE: 9506 S.F.

☐ TENANT **APPLICANT** ☐ LESSEE	**PROPERTY OWNER**
Name: Yedcenia Genao + Euclides	Name: Yedcenia Genao + Euclides Genao, JR.
Address: 14 William Pl. Genao JR.	Address: 14 William Pl.
Freeport NY	Freeport NY 11520
Telephone #: [redacted]	Telephone #: [redacted]

Attorney/AGENT Name: Maria J Miro Address: 1002 Merrick Ave N Merrick, NY 11566

(optional) Phone #: [redacted]

Present Land Use: 1-Family Residence

Proposed Land Use: 1-Family Residence

Description of Proposed Work: Front Yard Addition, Interior Renovation to the basement + First Floor New basement access door from the Rear Yard

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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

X Yedcenia Genao 2/11/2026
APPLICANT'S SIGNATURE DATE

Sworn to before me this 11 day of February, 2026

THERESA A SCAROLA
Notary Public - State of New York
NO. 01SC6010177
Qualified in Nassau County
My Commission Expires Jul 13, 2026

Notary Public

****

Property Owner's Consent:

I, Yedcenia & Euclides Genao am (are) the (owner(s)) of the subject property and consent to the filing of this application.

X Yedcenia Genao 2/11/2026
PROPERTY OWNER'S SIGNATURE DATE

Sworn to before me this 11 day of February, 2026

THERESA A SCAROLA
Notary Public - State of New York
NO. 01SC6010177
Qualified in Nassau County
My Commission Expires Jul 13, 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: _____

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) 3772493

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER
February 6, 2026

EUCLIDES GENAO JR. / YEDCENIA M. GENAO
237 MAXSON AVE, FREEPORT, NY, 11520

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RE: **237 MAXSON AVE, FREEPORT, NY, 11520**
Zoning District - Res AA SBL: 54 B 62
Building Permit Number: BUIL-26-10
Description: Proposed 97SF front addition, 135 Sf rear addition and new egress windows.

Dear Sir/Madam

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

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

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

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

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings
/ Daniela Hernandez
ZBA Approval Needed: __ Yes X No

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.

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Part 1 - Project and Sponsor Information

Name of Action or Project:
Yedcenia Genao & Eclides Genao Jr.

Project Location (describe, and attach a location map):
237 Maxson Avenue, Freeport, N.Y. 11520, Section 54, Block B, Lot 62

Brief Description of Proposed Action:
Front Yard Addition and interior alteration to the existing basement and first floor. New Basement Access
Door from the rear of the yard

Name of Applicant or Sponsor:	**E-Mail:**
Yedcenia Genao & Euclides Genao Jr.	[redacted]

Address:
14 William Place

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

	NO	**YES**
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
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	☐	☑

3.a. Total acreage of the site of the proposed action? .2182 acres
b. Total acreage to be physically disturbed? .2182 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .2182 acres

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

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

	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: Yedcenia Genao & Euclides Genao Jr. Date: 2/6/26

Signature: Yedcenia Genao & Euclides Genao Jr.

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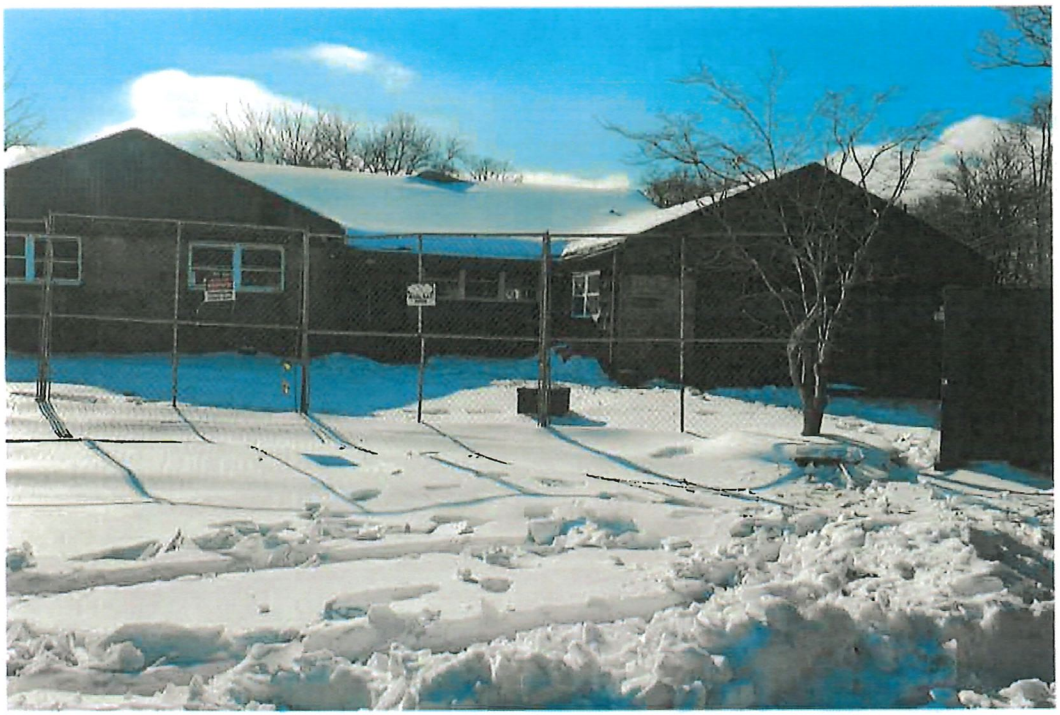
☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☐ 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)



SUBJECT SITE

237 MAYSON AVE.
FREEPORT, N.Y. 11520

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PHOTOS SHOWING
SUBJECT SITE
237 MAYSON AVE.
FREEPORT, NY.

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Photos Showing
Subject Site
237 Maxson Ave
Freeport, N.Y.

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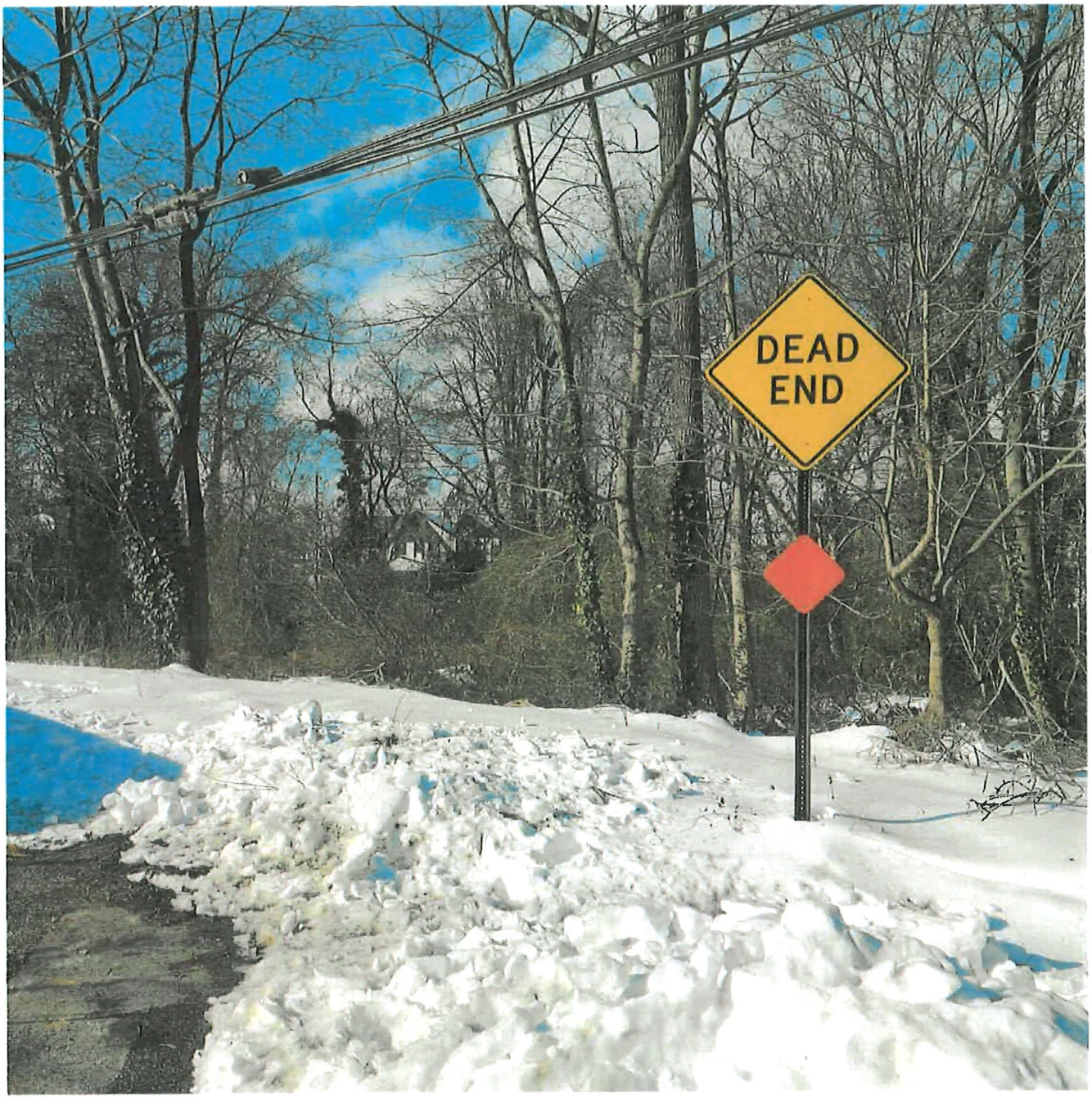
ADJACENT PROPERTY OWNER
227 MAXSON AVE.
EASTERLY PROPERTY



Adjacent Property
Along Westerly Border
of 237 Mayson Ave.

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NORTHEAST CORNER
MAYSON AVE + BROOKSIDE AVE.

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Southwest Corner Maxson Ave
+ Brookside Ave.

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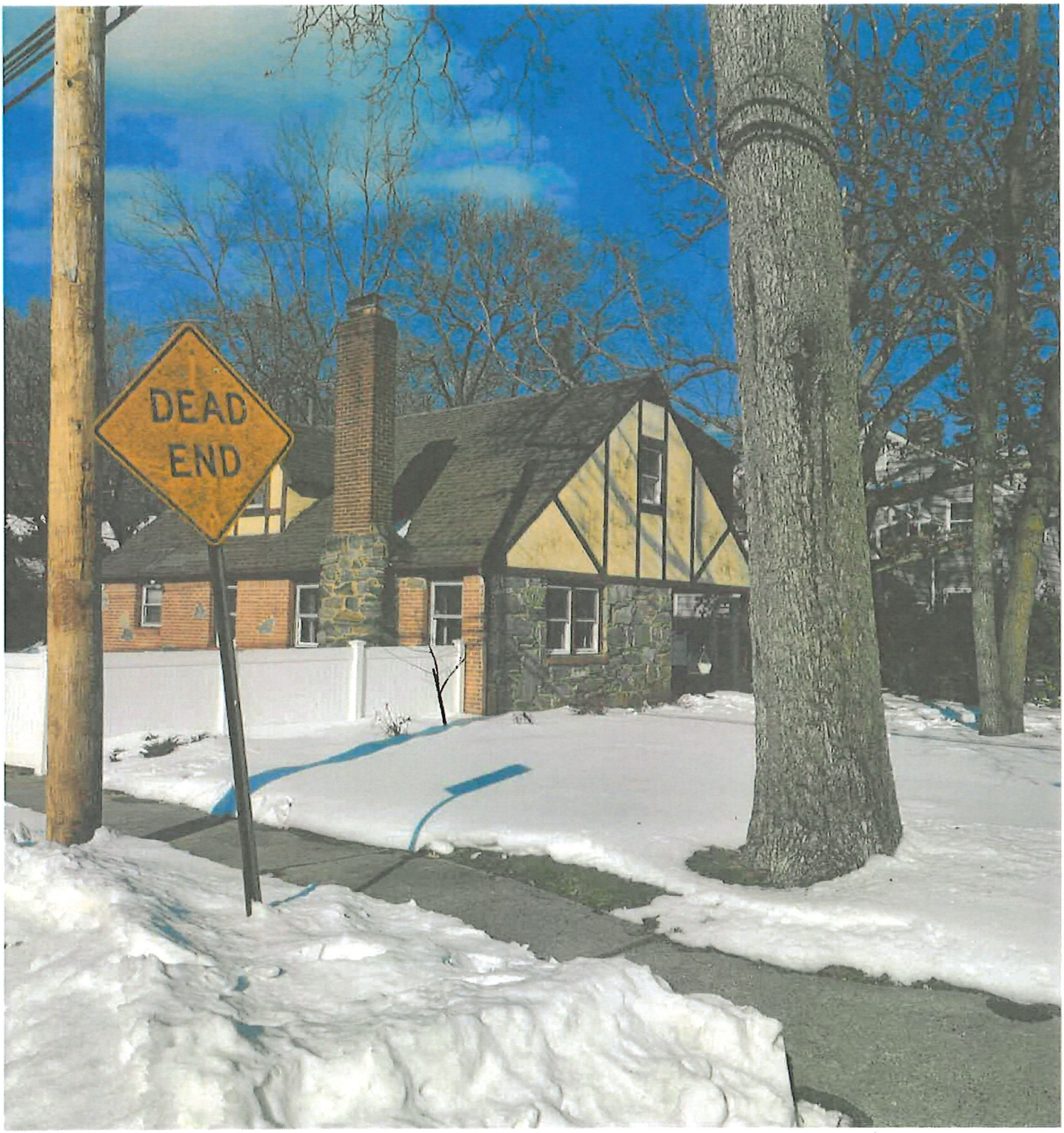

North West Corner
Mayson + Brookside

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CAMERA FACING WEST
MAYSON AVE.





Photos of Property
Across Street
228 Mayson Ave.

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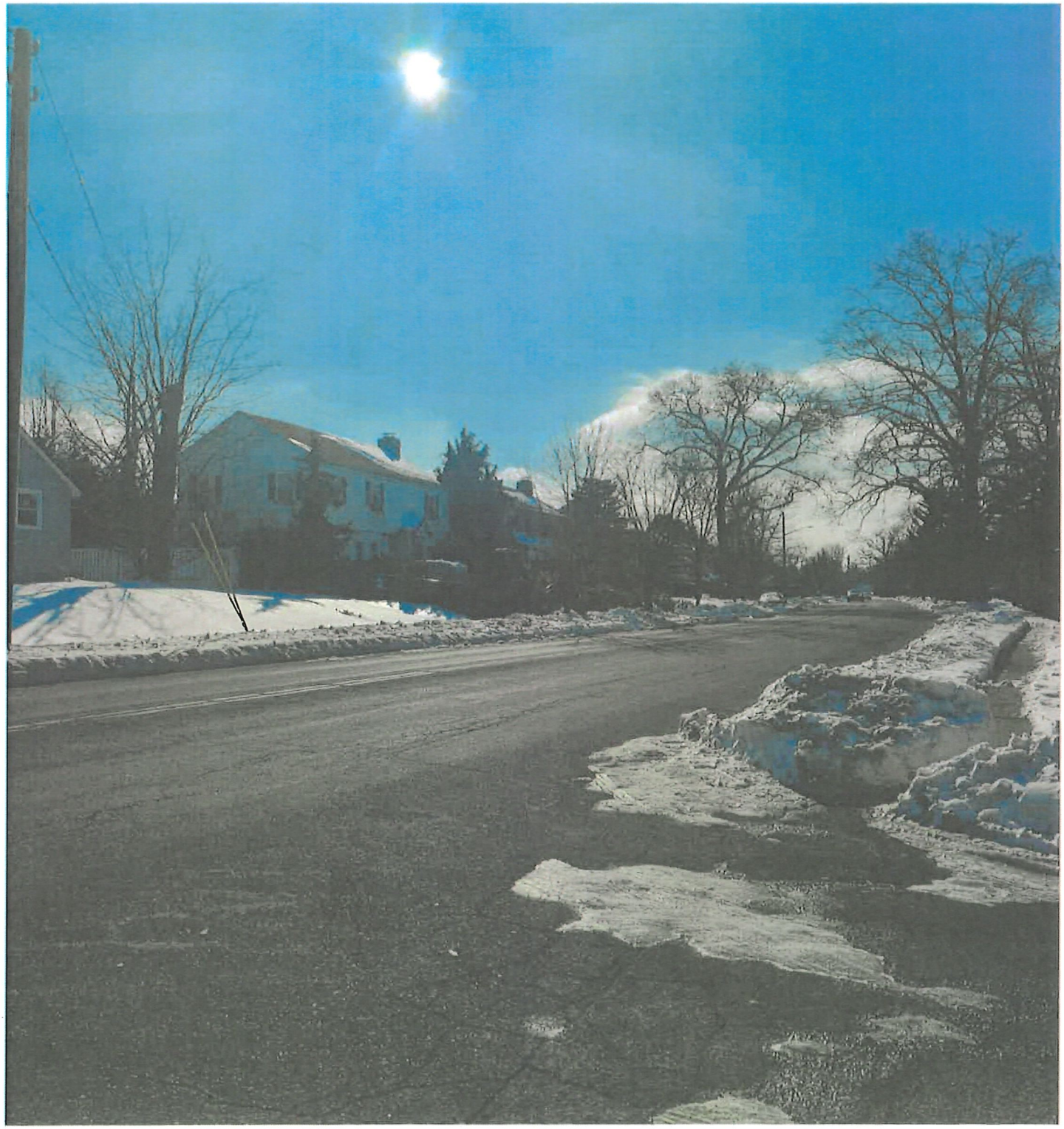

CAMERA FACING SOUTHEAST
BROOKSIDE AVE.

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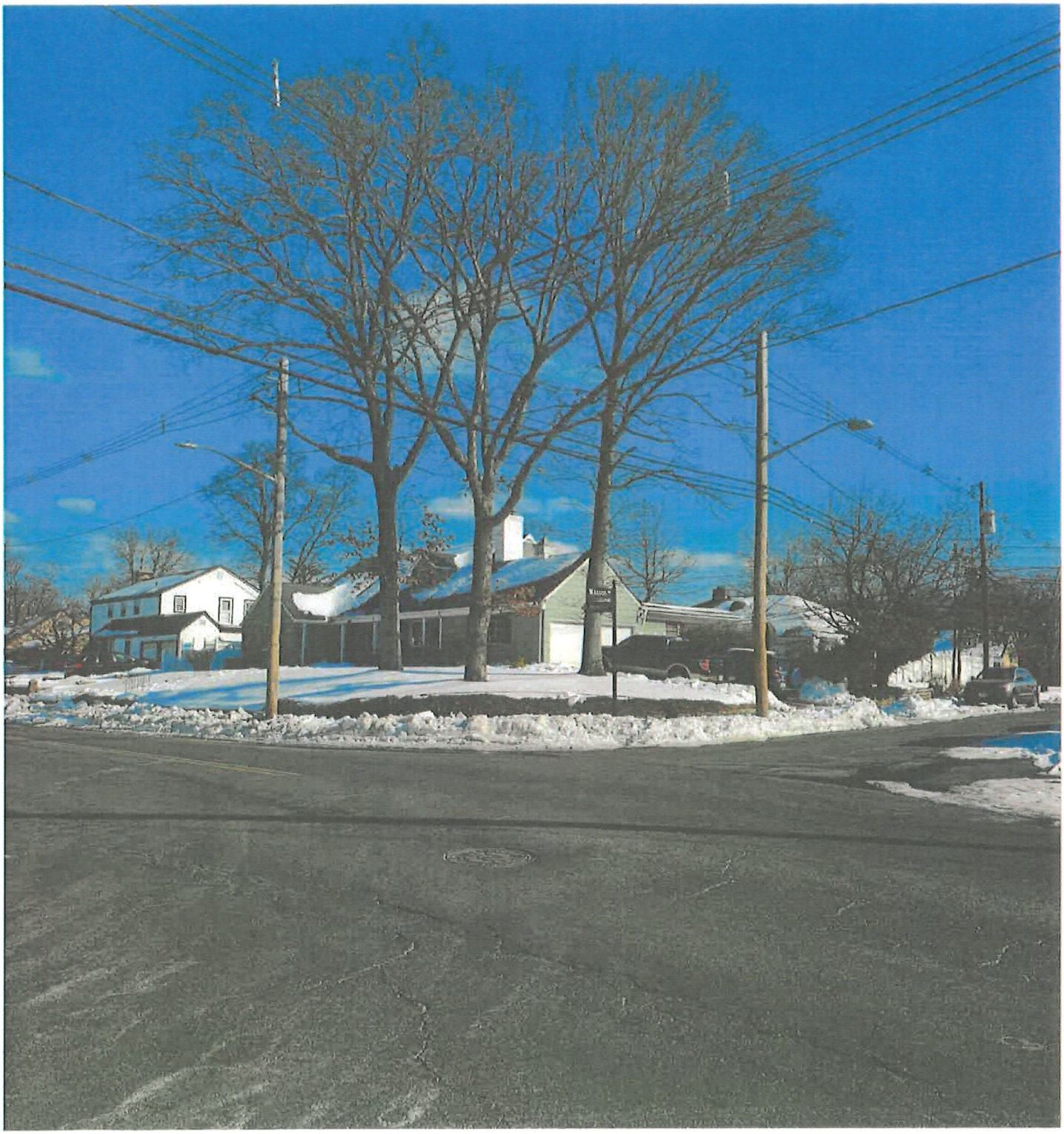

CAMERA FACING SOUTHEAST
BROOKSIDE AVE + MAXSON AVE.

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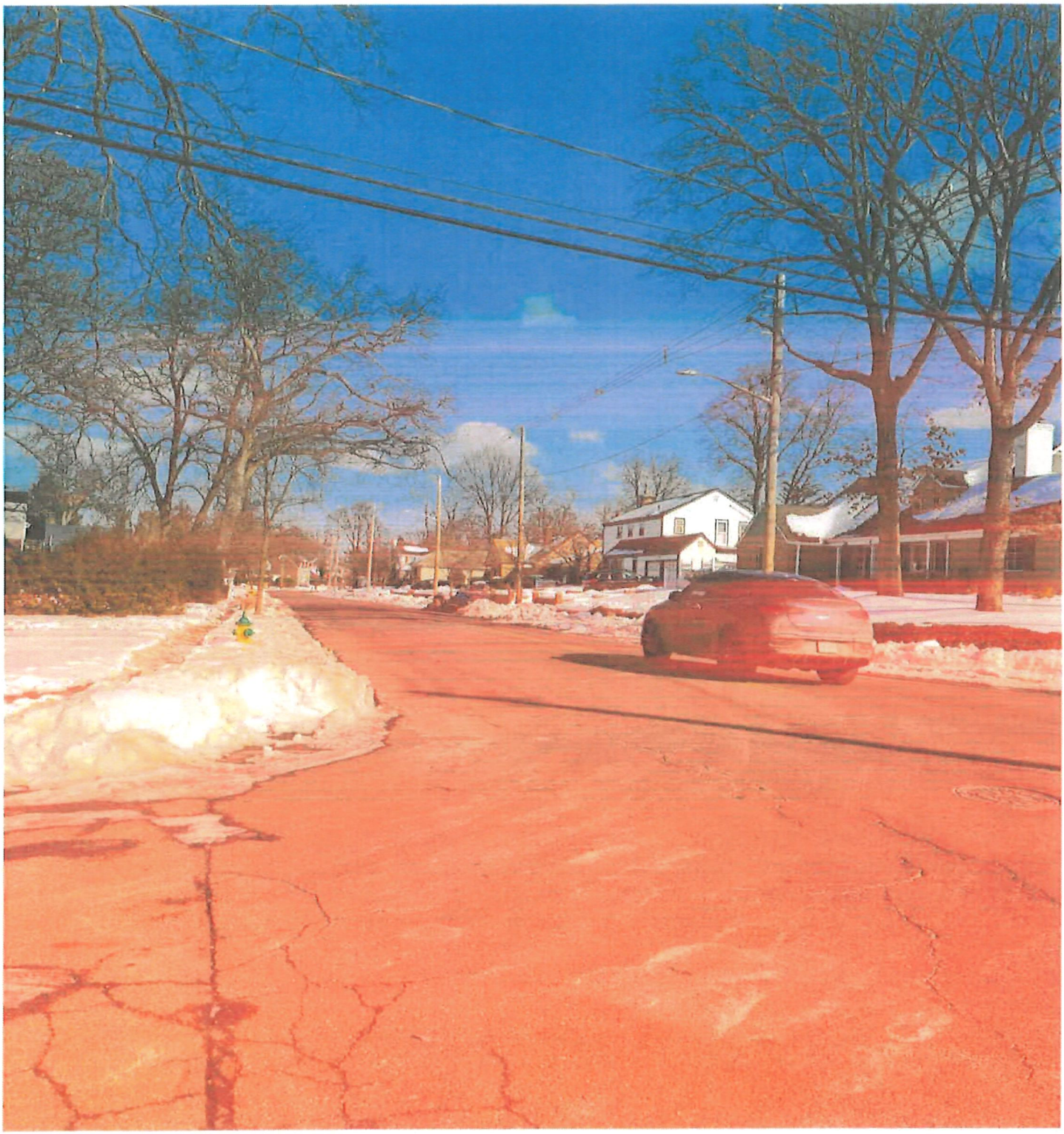

CAMERA FACING
NORTH - BROOKSIDE AVE.

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Material List:
Interior House
237 Maxsom Avenue, Freeport, N.Y.

Roof: Owens Corning Oakridge Onyx Black Architectural Roof Shingles

Siding: Georgia-Pacific Compass Double 4-in Traditional White Vinyl Siding

Trim: Black Onyx

Front Entry Door: Single Horizontal Panel with Transom Above
Color: Black; Transom is Clear Glass

Paver Stone: Front Porch Slab, Walkway: Ledgestone by Cambridge
Color: Light Gray

Driveway is Blacktop with paver sides

Garage Door: Pure White with clear glass windows, black onyx trim

Windows: Clear Glass, Double Hung w/ Black Trim
Anderson or Approved Equal

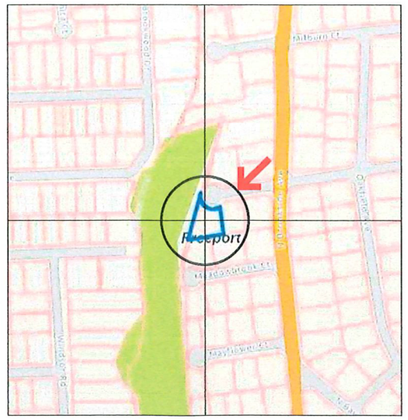
Rear Exit Door under stair: Steel Raised Panel
Color: White

Handrail at Rear Stair: Black balisters and white posts and handrail (see photos)

Rear Windows: 10'-6" x 7' High Bi-Fold Door and ~~**12'**~~ **Wide Full Size Windows, clear glass with black trim**

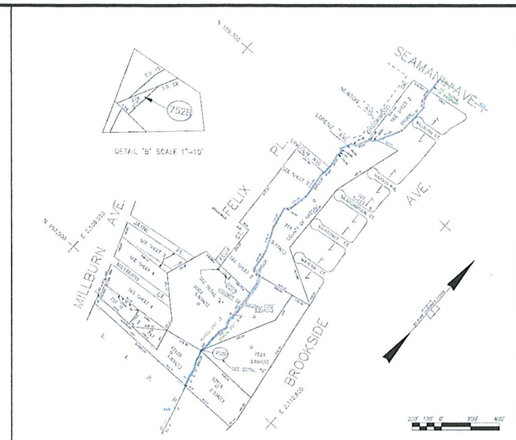
Rear Exit Door: Full Glass, clear, white door with black trim
Bi-fold

* See Window & Door Schedule on Drawings.



1 LOCATION MAP
Z-1 N.T.S.

N



2 TAX MAP
Z-1 N.T.S.

ZONING CALCULATIONS:

LOCATION: 237 MAXSON AVENUE, FREEPORT, NY 11520

SECTION: 54
BLOCK: ..... B
LOT : 62
TOWN: ..... HEMPSTEAD
OCCUPANCY CLASS ..... RESIDENTIAL (Single Family)

ZONING: Village of Freeport (Zoned: Res 'A')
Building Height: 35 ft or 3 stories (max): unchanged

BUILDING AREAS:
- Cellar (existing): 1,858.0 sf (excluded from FAR)
- First Floor – Attached Garage (existing): 482.0 sf
- First Floor – Living Area (existing): 1,858.0 sf
- First Floor – Enlargement (proposed addition): 232.0 sf
- First Floor – Total (proposed, including garage): 2,572.0 sf

LOT COVERAGE:
Lot area: 9,506 sf
Max Footprint permitted = (30%): 9,506 x 0.30 = 2,851.80 sf
Proposed footprint (Exist 1st Floor + Addition+ garage): 1,858 + 232 + 482 = 2,340.0 sf
Proposed foot print = 27.06% .... OK.

FAR (Floor Area Ratio For Residence 'A')
Max permitted FAR: 0.50 × 9,506 = 4,753.00 sf
Proposed above-grade floor area (1 story): 2,572 sf = 27.06% ..... OK.
In the IVF counts the finished cellar as "floor area": 2,572.0 + 1,858.0 = 4,430 sf
Proposed FAR = 46.6% < 50% ..... OK

YARDS (unchanged from prior, NO CHANGE)
Front: 25.76 ft (meets ≥ 20 ft / contextual avg. ≤ 40 ft)
Sides: 10.00 ft + 10.35 ft (confirm lot-width vs. 25% sum rule on survey)
Rear: 22.25 ft (meets ≥ max [20 ft, 20% lot depth])

SCOPE OF WORK:

CELLAR:
- FULL SCOPE REFURBISHMENT OF EXISTING FLOOR, WALLS AND CEILING, REPLACEMENT OF ALL ELECTRICAL, PLUMBING AND MECHANICAL FIXTURES INCLUDING NEW ELECTRICAL WIRING THROUGHOUT.
- NEW CONCRETE EXTERIOR CELLAR ACCESS.
- NEW 3-PIECES BATHROOM, ENCLOSE MECHANICAL ROOM.

FIRST FLOOR:
- INSTALL NEW TWO HR RATED AND NON-BEARING PARTITIONS
- RELOCATE EXISTING KITCHEN
- INSTALL NEW DOORS AND WINDOWS (SEE PROPOSED PLAN AND SCHEDULES)
- INSTALL TWO NEW COMBI-BOILER

2020 IECC CODE NOTES:

MECHANICAL SYSTEM PIPING INSULATION (2020 IECC / 2020 NYCECC R403.3 - MANDATORY).
1. 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.
2. PIPING INSULATION SHALL BE PROTECTED FROM DAMAGE, INCLUDING THAT CAUSED BY SUNLIGHT, MOISTURE, PHYSICAL IMPACT, AND DEGRADATION.
3. PIPINGS REQUIRED TO BE INSULATED INCLUDES, BUT IS NOT LIMITED TO,
   - PIPING FROM THE WATER HEATER TO KITCHEN OUTLETS.
   - PIPING FROM THE WATER HEATER TO A DISTRIBUTION MANIFOLD.
   - SUPPLY AND RETURN PIPING IN RECIRCULATION SYSTEMS OTHER THAN DEMAND RECIRCULATION SYSTEMS.
   - PIPING WITH RUN LENGTHS GREATER THAN THE MAXIMUM RUN LENGTHS SPECIFIED IN TABLE R403.4.2.
4. ALL PIPING LOCATED OUTSIDE THE CONDITIONED SPACE, INCLUDING PIPING UNDER A FLOOR SLAB AND BURIED PIPING, SHALL BE INSULATED TO A MINIMUM OF R-3, OR SHALL MEET THE RUN LENGTH REQUIREMENTS OF TABLE R403.4.2.

LIGHTING EQUIPMENT (2015 IECC, SECTION R404.1)
NOT LESS THAN 75 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN HIGH-EFFICACY LAMPS AS REQUIRED.

APPLICANT NOTE:

THIS APPLICANT IS NOT RETAINED FOR SUPERVISION OF ACTUAL CONSTRUCTION. THE ENGINEER SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN. DRAWINGS ARE NOT TO BE SCALED.

GENERAL NOTES 1

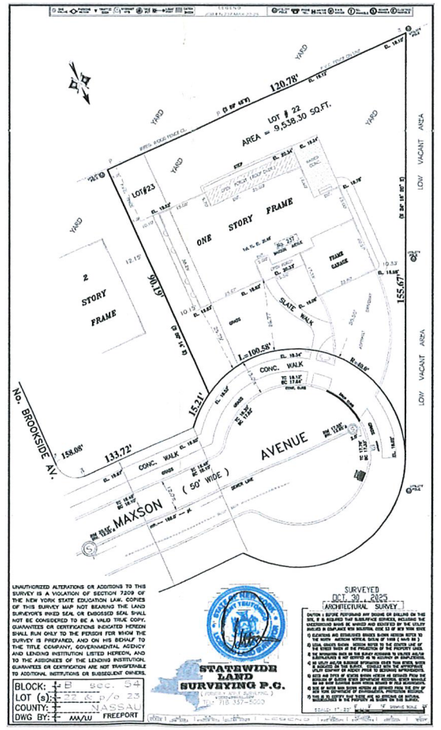
1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH PROVISIONS OF LOCAL, STATE, AND FEDERAL CODES, LAWS, ORDINANCES, AND REGULATIONS WHEREVER APPLICABLE.
2. EACH CONTRACTOR SHALL BE HELD TO HAVE VISITED THE SITE AND TO HAVE VERIFIED ALL EXISTING CONDITIONS PRIOR TO SUBMISSION OF BID.
3. IN ALL CASES, 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 FLUSH, 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 "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 VILLAGE OF FREEPORT, 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.
24. ALL NEW CONSTRUCTION IS TO CONFORM TO THE LATEST ENERGY CONSERVATION CONSTRUCTION CODE OF N.Y. STATE. EFFECTIVE AUGUST 5, 2007.

GENERAL CODE NOTES 2 (NYC 2020 CODES)

1. SEE DRAWING A-003 FOR NEW DOOR AND WINDOW SCHEDULES.
2. SEE DRAWINGS FOR GENERAL CONSTRUCTION DETAILS, FASTENING, NAILING, AND STRAPPING SCHEDULES IN ACCORDANCE WITH THE 2020 NYC BUILDING CODE.
3. NEW CARBON MONOXIDE DETECTORS SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH NYCBC §915, NYCFC §915, AND UL 2034, PER MANUFACTURER'S INSTRUCTIONS.
4. DUCT INSULATION SHALL COMPLY WITH NYCECC C403.10.3 AND TABLE C403.10.3(1). MINIMUM DUCT R-VALUES SHALL BE PROVIDED AS REQUIRED
5. ALL FUEL-FIRED APPLIANCES SHALL BE DIRECTLY VENTED TO THE OUTSIDE. VENTING SYSTEMS SHALL BE SIZED AND INSTALLED PER NYC FUEL GAS CODE §503 (62421). FLUE GROSS-SECTIONAL AREAS SHALL COMPLY WITH NYCBC §2111.1. OUTSIDE COMBUSTION AIR INTAKES SHALL COMPLY WITH NYC FUEL GAS CODE §504.6.
6. MOISTURE VAPOR RETARDERS SHALL BE INSTALLED ON THE WARM-IN-WINTER SIDE OF INSULATION IN WALLS, FLOORS, AND ROOFS FORMING THE BUILDING THERMAL ENVELOPE, IN ACCORDANCE WITH NYCECC R402.4.4.
7. PIPE INSULATION FOR WATER DISTRIBUTION SYSTEMS SHALL COMPLY WITH NYCECC C403.10.3.2 AND TABLE C403.10.3.2(1). WATER PIPING SHALL BE TYPE 6LA COPPER OR APPROVED EQUIVALENT. VENTS SHALL BE PVC SCHEDULE 40 OR BETTER; DRAINS SHALL BE CAST IRON SOIL PIPE OR APPROVED EQUIVALENT.
8. ELECTRICAL EQUIPMENT, WIRING, AND INSTALLATION SHALL COMPLY WITH THE 2020 NYC ELECTRICAL CODE (BASED ON NEC 2017 WITH NYC AMENDMENTS). CONDUCTORS SHALL BE RATED FOR 75°C MINIMUM. ALL GARAGE, OUTDOOR, AND UNDERFLOOR RECEPTACLES SHALL HAVE GFCI PROTECTION PER NYC EC §210.8.
9. THE ELECTRICAL SERVICE SHALL BE GROUNDED IN ACCORDANCE WITH NYC EC §250, INCLUDING CONNECTION TO THE WATER SERVICE OR APPROVED ELECTRODE. ROD ELECTRODES SHALL BE GALVANIZED STEEL OR COPPER-CLAD, MINIMUM 5/8" DIAMETER × 8'-0" LONG, OR 1/2" FOR NON-FERROUS.
10. CIRCUIT BREAKERS AND DEVICES SHALL BE SIZED TO PROTECT THE CONDUCTORS IN EACH BRANCH CIRCUIT IN ACCORDANCE WITH NYC EC §240.
11. A MINIMUM OF ONE (1) 20-AMPERE DEDICATED BRANCH CIRCUIT SHALL BE PROVIDED FOR EACH BATHROOM, WITH NO OTHER OUTLETS CONNECTED, IN ACCORDANCE WITH NYC EC §210.11(C)(3).
12. ALL CIRCUIT RATINGS SHALL COMPLY WITH NYC EC §210 AND §240. GFCI PROTECTION SHALL BE PROVIDED FOR ALL BATHROOM CIRCUITS AND OTHER LOCATIONS AS REQUIRED BY NYC EC §210.8.

SYMBOL LIST

SYMBOL	DESCRIPTION
	EXISTING WALL TO BE DEMOLISHED
	8" REINFORCED POURED CONCRETE FOUNDATION WALL OVER 20" WIDE X 12" DEPTH REINFORCED POURED CONCRETE FOOTING
	8" LOAD BEARING P. CONCRETE FOUNDATION WALL WITH INTERIOR FURRED OUT CONSISTING OF (1) LAYER OF 1/2" GYP. BD. FASTENED TO 2"X4" WD. STUDS @ 16"O.C. WITH 3 1/2" BATT INSUL. (R-13) BETWEEN STUDS.
	EXTERIOR WALL CONSTRUCTION OF VINYL SIDING OVER TYVECK VAPOR BARRIER OVER 1" RIGID INSUL. (R-5) OVER 1/2" CDX PLWD. SHEATHING OVER 2"X4" STUDS @ 16" O.C. S.G. TO PROVIDE HURRICANE TIES AT JUNCTION W EXTERIOR WALLS. PROVIDE 3 1/2" KRAFT FACED INSUL. BETWEEN STUDS (R-13) FINISH INTERIOR W1/2" GYP. BD. (TYP.)
	NON BEARING INTERIOR WALL PARTITION CONSISTING OF (1) LAYERS OF 1/2" GYP.BD. EACH SIDE OF 3 1/2" WD. STUDS @ 16"O.C. TIGHT FROM FLOOR AND TO THE UNDERSIDE OF STRUCTURE ABOVE
	(2)HOUR RATED WALL
EXH	EXHAUST FAN BATHROOM
SD CM	SMOKE DETECTOR / CARBON MONOXIDE
SD	SMOKE DETECTOR
XX	PROPOSED NEW WINDOW
XX	PROPOSED NEW DOOR
North	ELEVATION IDENTIFICATION/ SHEET ELEVATION LOCATED
XX A00	SECTION IDENTIFICATION / SHEET SECTION LOCATED



3 SURVEY
Z-1 N.T.S.

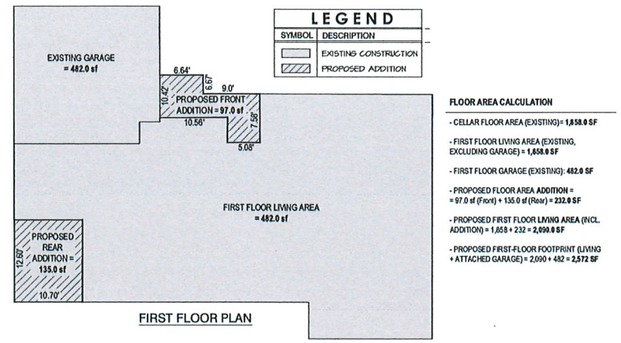
237 MAXSON AVENUE, FREEPORT, NY, 11520

PROPOSED MISCELLANEOUS INTERIOR RENOVATION INCLUDING MINOR ADDITION TO EXISTING 1-FAMILY RESIDENCE

RESIDENTIAL CODE OF NEW YORK STATE -2020

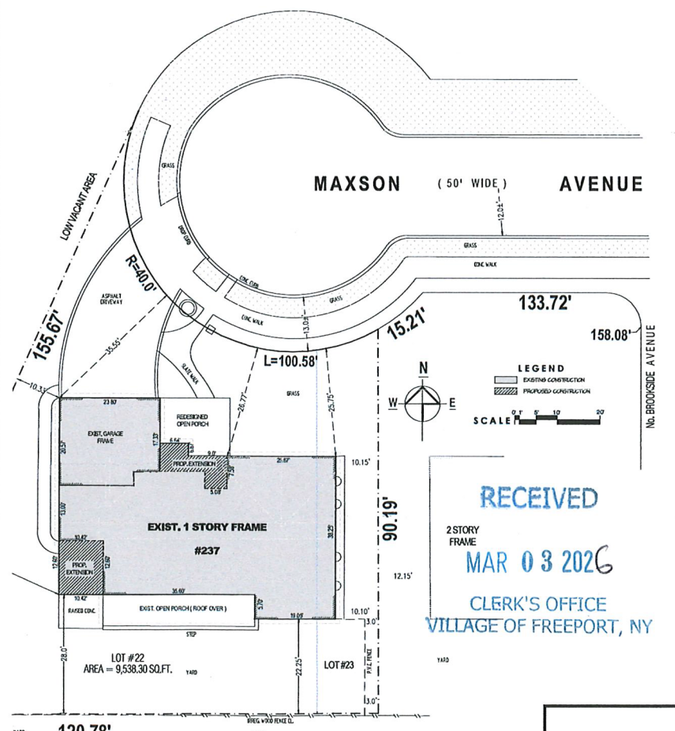
TABLE R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

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(3)		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	120 mph	B	SEVERE	3 FT.	MODERATE TO HEAVY	SLIGHT TO MODERATE	NASSAU - 13	YES		NASSAU - 496



FLOOR AREA CALCULATION
- CELLAR FLOOR AREA (EXISTING)= 1,858.0 SF
- FIRST FLOOR LIVING AREA (EXISTING, EXCLUDING GARAGE) = 1,858.0 SF
- FIRST FLOOR GARAGE (EXISTING): 482.0 SF
- PROPOSED FLOOR AREA ADDITION = = 97.0 sf (Front) + 135.0 sf (Rear) = 232.0 SF
- PROPOSED FIRST FLOOR LIVING AREA (INCL. ADDITION) = 1,858 + 232 = 2,090.0 SF
- PROPOSED FIRST-FLOOR FOOTPRINT (LIVING + ATTACHED GARAGE) = 2,000 + 482 = 2,572 SF

4 AREA BREAKDOWN
Z-1 SC: 3/32" = 1'-0"



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5 PLOT PLAN
Z-1 SC: 1/8" = 1'-0"

FOR DOB USE:

APPLICATION NUMBER: -

RLD3 ENGINEERING PLLC
ARCHITECTURAL & ENGINEERING DESIGN SERVICES

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JULIO DE LOS SANTOS
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No.	REVISION / ISSUE	DATE

PROPERTY ADDRESS:
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FREEPORT, NY 11520

SECTION	54	BLOCK	B
LOT	62	TOWN	HEMPSTEAD

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STATE OF NEW YORK · RUSSELL LEWIS DANCE III · 085457 · LICENSED PROFESSIONAL ENGINEER

RUSSELL LEWIS DANCE III, P.E.
NYS LICENSE NO.: 085457

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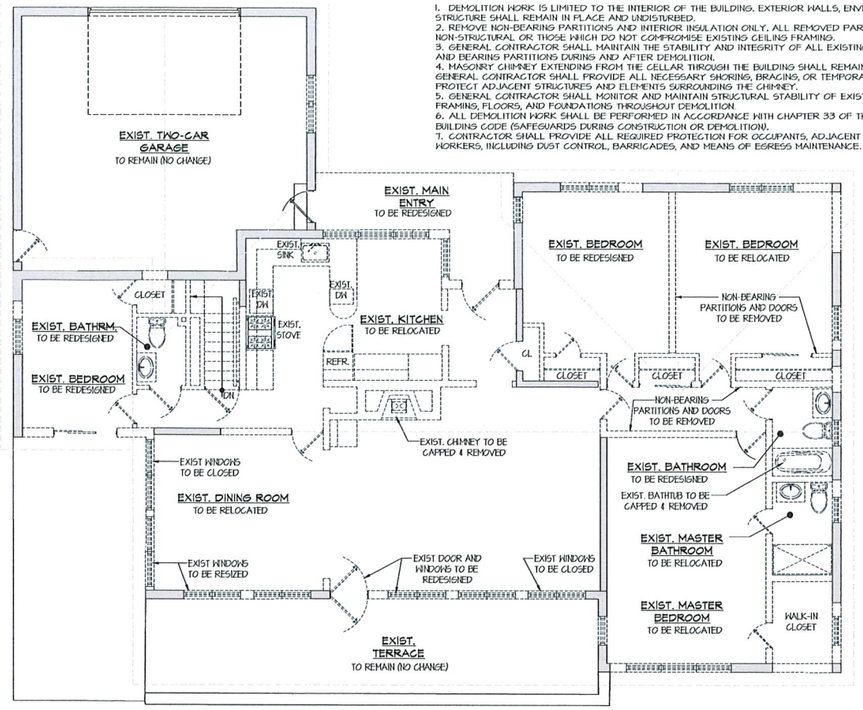
PROJECT DESCRIPTION:
PROPOSED MISCELLANEOUS INTERIOR RENOVATION INCLUDING MINOR ADDITION TO EXISTING 1-FAMILY RESIDENCE

DRAWING NAME:
PLOT PLAN, LOCATION MAP, SCOPE OF WORK, ZONING CALCULATIONS, SYMBOL LIST, SURVEY AND NOTES

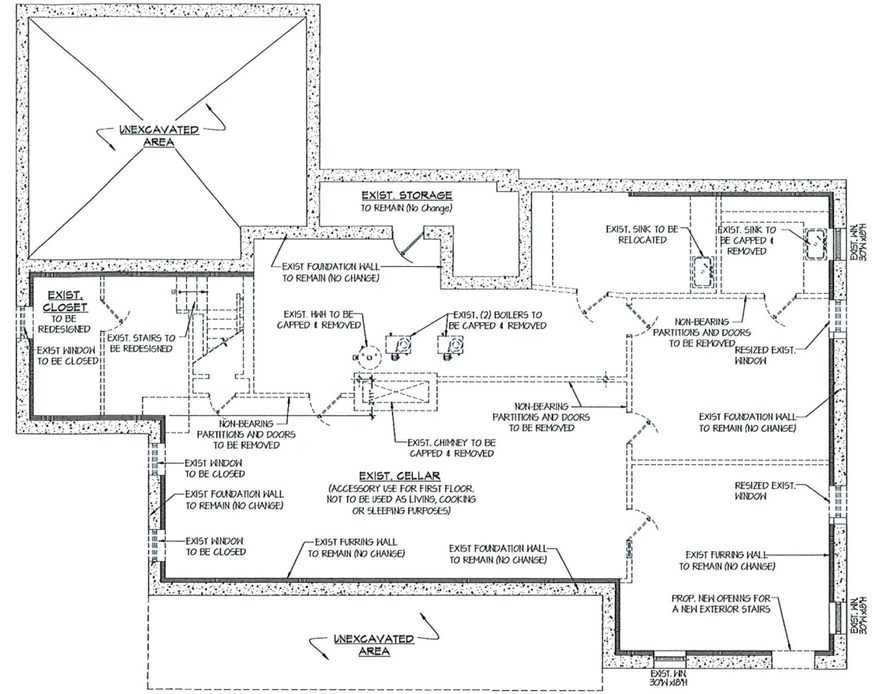
PROJECT CONTROL No.:	25-000
DRAWN BY	Jsc
CHECKED BY	LR
SCALE	As Noted
DATE	01/21/2026
DRAWING NUMBER:	Z-001.00
Sheet No:	1 of 9

PARTIAL DEMOLITION NOTES

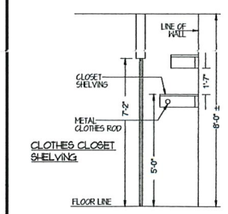
1. DEMOLITION WORK IS LIMITED TO THE INTERIOR OF THE BUILDING. EXTERIOR WALLS, ENVELOPE, AND ROOF STRUCTURE SHALL REMAIN IN PLACE AND UNDISTURBED.
2. REMOVE NON-BEARING PARTITIONS AND INTERIOR INSULATION ONLY. ALL REMOVED PARTITIONS SHALL BE NON-STRUCTURAL OR THOSE WHICH DO NOT COMPROMISE EXISTING CEILING FRAMING.
3. GENERAL CONTRACTOR SHALL MAINTAIN THE STABILITY AND INTEGRITY OF ALL EXISTING STRUCTURAL AND BEARING PARTITIONS DURING AND AFTER DEMOLITION.
4. MASONRY CHIMNEY EXTENDING FROM THE CELLAR THROUGH THE BUILDING SHALL REMAIN IN PLACE. GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORING, BRACING, OR TEMPORARY SUPPORTS TO PROTECT ADJACENT STRUCTURES AND ELEMENTS SURROUNDING THE CHIMNEY.
5. GENERAL CONTRACTOR SHALL MONITOR AND MAINTAIN STRUCTURAL STABILITY OF EXISTING CEILING FRAMING, FLOORS, AND FOUNDATIONS THROUGHOUT DEMOLITION.
6. ALL DEMOLITION WORK SHALL BE PERFORMED IN ACCORDANCE WITH CHAPTER 33 OF THE 2020 NYC BUILDING CODE (SAFEGUARDS DURING CONSTRUCTION OR DEMOLITION).
7. CONTRACTOR SHALL PROVIDE ALL REQUIRED PROTECTION FOR OCCUPANTS, ADJACENT PROPERTIES, AND WORKERS, INCLUDING DUST CONTROL, BARRICADES, AND MEANS OF EGRESS MAINTENANCE.



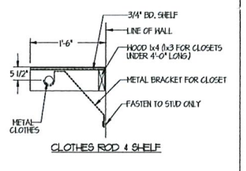
1 A-1 DEMO CELLAR FLOOR PLAN
SCALE: 3/16" = 1'-0"



2 A-1 DEMO FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

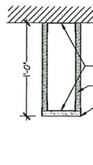


CLOTHES CLOSET SHELVING

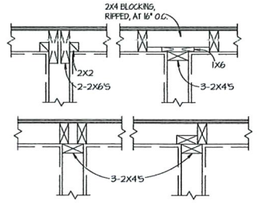


CLOTHES ROD & SHELF

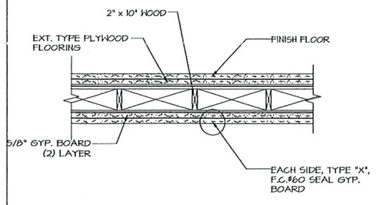
3 A-1 CLOSET DETAILS
N.T.S



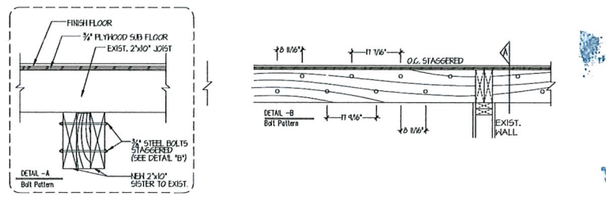
4 A-1 SOFFIT DETAIL
N.T.S



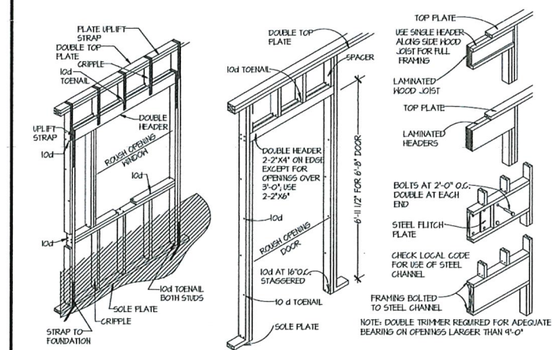
5 A-1 PLAN OF INTERSECTING PARTITIONS N.T.S



6 A-1 (1) HR RATED FLOOR DETAIL B.S.A. #43-77-SM N.T.S.



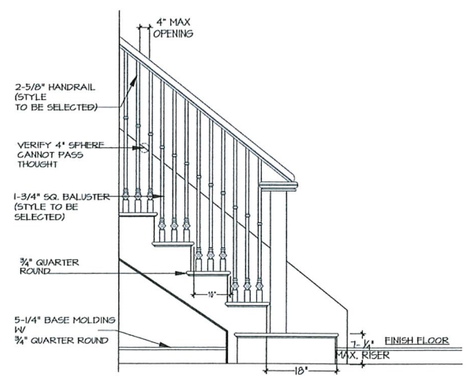
7 A-2 BOLT PATERN DETAILS
N.T.S.



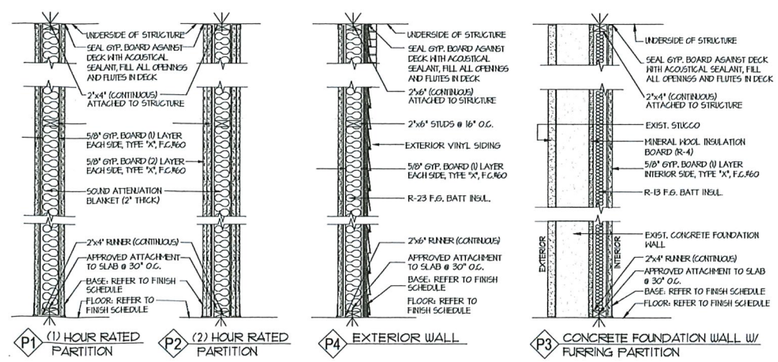
WINDOW OPENING DETAIL (TYP.)

FRAMING DETAIL FOR WIDE OPENINGS (TYP.)

8 A-1 OPENING DETAILS (TYP.)
N.T.S.



9 A-1 TYP. SECTION STAIRS DETAIL
N.T.S.



P1 (1) HOUR RATED PARTITION
P2 (2) HOUR RATED PARTITION
P4 EXTERIOR WALL
P3 CONCRETE FOUNDATION WALL W/ FURRING PARTITION

10 A-1 INTERIOR PARTITION DETAILS
N.T.S.

SECTION BC 2506.3: MOLD RESISTANCE

GYPSUM BOARD OR CEMENT BOARD, USED IN AN ASSEMBLY FOR THE FOLLOWING AREAS, SHALL HAVE A MOLD RESISTANCE RATING OF 10 IN ACCORDANCE WITH ASTM D3273:

1. INTERIOR FACES OF EXTERIOR WALLS OF BASEMENTS, BASEMENTS, AND OTHER BELOW GRADE ROOMS;
2. WALLS AND CEILINGS OF SPACES CONTAINING CONDENSERS, WATER TANKS, WATER PUMPS, AND PRESSURE REDUCTION VALVES;
3. WALLS AND CEILINGS OF LAUNDRY ROOMS;
4. PORTIONS OF WALLS WITHIN 2 FEET (610 MM) OF KITCHEN SINKS TO A HEIGHT OF 4 FEET (1219 MM) ABOVE THE FLOOR;
5. PORTIONS OF WALLS WITHIN 2 FEET (610 MM) OF KITCHEN STOVES TO A HEIGHT OF 4 FEET (1219 MM) ABOVE THE FLOOR;
6. WALLS OF BATHROOMS THAT ARE NOT SOLELY WATER CLOSET COMPARTMENTS, OTHER THAN WALLS SPECIFICALLY REQUIRED TO BE CEMENT BOARD;
7. WALLS AND CEILINGS IN SERVICE SINK CLOSETS; AND
8. PORTIONS OF WALLS WITHIN 2 FEET (610 MM) OF MOP SINKS OR SERVICE SINKS TO A HEIGHT OF 4 FEET (1219 MM) ABOVE THE FLOOR.

APPLICATION NUMBER:
-

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PROJECT DESCRIPTION:
PROPOSED MISCELLANEOUS INTERIOR RENOVATION INCLUDING MINOR ADDITION TO EXISTING 1-FAMILY RESIDENCE

DRAWING NAME:
CELLAR AND FIRST FLOOR DEMO PLAN, DETAILS AND NOTES

PROJECT CONTROL No.:	25-000
DRAWN BY	Jsc
CHECKED BY	LR
SCALE	As Noted
DATE	01/21/2026
DRAWING NUMBER:	A-001.00
Sheet No:	2 of 9

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CELLAR - ROOM AREA CALCULATION

ROOM NAME	FLOOR AREA (SQ.FT.)	ILLUM. 8%	VENT. 4%	WINDOW AREA & DOOR (SQ. FT.)	VENTILATION AREA
PLAY ROOM	226.0	18.08 sq.ft.	9.04 sq.ft.	3.04' x 4.5'=13.68 s.f. 2.5' x 2.0' = 5.0 s.f.	18.68 s.f. ... OK
OPEN CELLAR	1164.0	93.12 sq.ft.	46.56 sq.ft.	(3) 2.5' x 2.0' = 15.0 sq.ft. 3.0' x 1.0' = 21.0 s.f. TOTAL:360 sq.ft...OK	15 s.f. 210 s.f. TOTAL:285 sq.ft...OK

CODE NOTE-SECTION R310:
EMERGENCY ESCAPE AND RESCUE OPENINGS

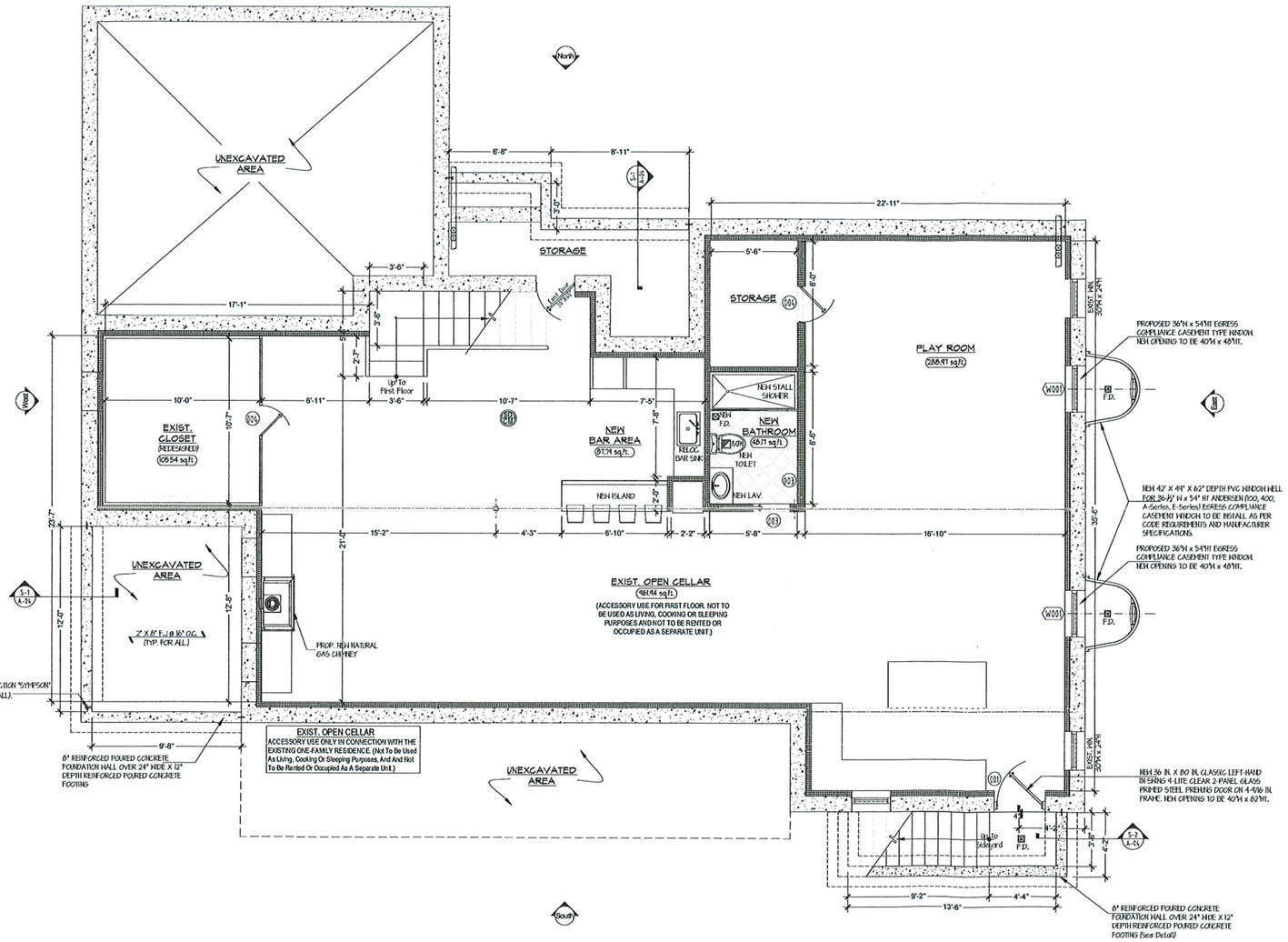
R310.1 GENERAL:
BASEMENTS, HABITABLE ATTICS, AND EVERY SLEEPING ROOM SHALL BE PROVIDED WITH AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE REQUIRED IN EACH SLEEPING ROOM. THESE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR TO A YARD OR COURT THAT OPENS DIRECTLY TO A PUBLIC WAY.

R310.2.1 MINIMUM OPENING AREA:
EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET.
- MINIMUM CLEAR HEIGHT: 24 INCHES
- MINIMUM CLEAR WIDTH: 20 INCHES
THE REQUIRED OPENING AREA SHALL BE OBTAINED BY NORMAL OPERATION FROM THE INSIDE WITHOUT THE USE OF KEYS OR TOOLS.

R310.2.2 WINDOW SILL HEIGHT:
WHERE A WINDOW SERVES AS THE EMERGENCY ESCAPE AND RESCUE OPENING, THE SILL HEIGHT SHALL NOT EXCEED 44 INCHES ABOVE THE FINISHED FLOOR, IF THE SILL IS BELOW GRADE, A WINDOW WELL SHALL BE PROVIDED PER SECTION R310.2.3.

R310.2.3 WINDOW WELLS:
THE WINDOW WELL SHALL PROVIDE A MINIMUM HORIZONTAL AREA OF 9 SQUARE FEET, WITH BOTH PROJECTION AND WIDTH OF NOT LESS THAN 36 INCHES. THE WELL MUST ALLOW THE WINDOW TO BE FULLY OPENED.

R310.2.3.3 DRAINAGE:
WINDOW WELLS SHALL BE DESIGNED FOR PROPER DRAINAGE BY CONNECTING TO THE BUILDING'S FOUNDATION DRAINAGE SYSTEM PER SECTION R405, OR BY ANOTHER APPROVED METHOD.
EXCEPTION: DRAINAGE IS NOT REQUIRED WHERE THE FOUNDATION IS BUILT ON WELL-DRAINED SOIL OR SAND-GRAVEL MIXTURE SOILS CLASSIFIED AS GROUP 1 SOILS IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM, AS REFERENCED IN TABLE R405.1.


North
West
East
South
UNEXCAVATED AREA
STORAGE
STORAGE
PLAY ROOM
(288.71 sq.ft.)
EXIST. CLOSET REMOVED (69.54 sq.ft.)
NEW BAR AREA (81.74 sq.ft.)
NEW BATHROOM (48.71 sq.ft.)
NEW STALL SHOWER
NEW TOILET
NEW ISLAND
NEW LAV.
NEW BAR SINK
EXIST. OPEN CELLAR (961.54 sq.ft.)
(ACCESSORY USE FOR FIRST FLOOR. NOT TO BE USED AS LIVING, COOKING OR SLEEPING PURPOSES AND NOT TO BE RENTED OR OCCUPIED AS A SEPARATE UNIT.)
EXIST. OPEN CELLAR
ACCESSORY USE ONLY IN CONNECTION WITH THE EXISTING ONE-FAMILY RESIDENCE. (Not To Be Used As Living, Cooking Or Sleeping Purposes, And And Not To Be Rented Or Occupied As A Separate Unit.)
UNEXCAVATED AREA
UNEXCAVATED AREA
PROPOSED 36"H x 54"H EGRESS COMPLIANCE CASEMENT TYPE WINDOW. NEW OPENING TO BE 40"H x 48"H.
NEW 42" X 48" X 62" DEPTH PVC WINDOW WELL FOR 36-1/2" W x 54" HT ANDERSEN (100, 400, A-Series, E-Series) EGRESS COMPLIANCE CASEMENT WINDOW TO BE INSTALL AS PER CODE REQUIREMENTS AND MANUFACTURER SPECIFICATIONS.
PROPOSED 36"H x 54"H EGRESS COMPLIANCE CASEMENT TYPE WINDOW. NEW OPENING TO BE 40"H x 48"H.
NEW 36 IN. X 80 IN. CLASSIC LEFT-HAND RESERVE 4 LITE CLEAR 2 PANEL GLASS PRIMED STEEL PATRIOT DOOR OR 4-9/16 IN. FRAME. NEW OPENING TO BE 40"H x 82"H.
8" REINFORCED POURED CONCRETE FOUNDATION WALL OVER 24" WIDE X 12" DEPTH REINFORCED POURED CONCRETE FOOTING (See Detail)
HOLDOWN CONNECTION "SIMPSON" HD14 (TYP. FOR ALL).
8" REINFORCED POURED CONCRETE FOUNDATION WALL OVER 24" WIDE X 12" DEPTH REINFORCED POURED CONCRETE FOOTING
2'-0" X 8'-0" F.J. @ 16" O.C. (TYP. FOR ALL)
PROP. NEW NATURAL GAS CABINET
Up To First Floor
Up To Ridge
5-1 A-4.1
5-2 A-4.1
W001
D001
D002
D003
D004
D005
D006
D007
D008
D009
D010
D011
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D040

FIRST FLOOR - ROOM AREA CALCULATION

ROOM NAME	FLOOR AREA (SQ. FT.)	ILUM. 8%	VENT. 4%	WINDOW AREA & DOOR (SQ. FT.)	VENTILATION AREA
DINING ROOM	134.21	10.74 sq/ft.	5.37 sq/ft.	4.25' x 8.11' = 34.12 s.f.	34.12 x 0.5 = 17.36 s.f...OK
FAMILY- LIVING ROOM	352.33	28.11 sq/ft.	14.01 sq/ft.	(10.5'x1.0') + (3.0' x 1.0') = 14.5 s.f.	9.45 x 0.5 = 47.25 s.f...OK
MASTER BEDROOM	224.83	17.91 sq/ft.	8.91 sq/ft.	(2.5 'x 5.5') + (2) (4.75' x 5.5') + (2.92' x 5.5') = 82.06 s.f.	82.06' x 0.5 = 41.03 s.f...OK
BEDROOM 1	211.12	16.81 sq/ft.	8.44 sq/ft.	(3) (4.75' x 5.5') = 78.38 s.f.	78.38' x 0.5 = 39.19 s.f...OK
BEDROOM 2	46.03	7.68 sq/ft.	3.84 sq/ft.	2.5' x 5.5' = 13.75 s.f.	13.75' x 0.5 = 6.9 s.f...OK

WINDOW SCHEDULE (NEW)

NO.	WINDOW SIZE	DESCRIPTION	QTY.
CELLAR			
W001	3'-0" x 4'-6"	EGRESS COMPLIANCE CASEMENT TYPE WINDOW	2
FIRST FLOOR			
W101	4'-0" x 2'-0"	ALUM. & TEMPERED-INSULATED FIX WINDOW (MAIN ENTRY)	1
W102	2'-6" x 5'-6"	ALUM. & TEMPERED-INSULATED DOUBLE HUNG WINDOW (MASTER BEDROOM)	2
W103	4'-9" x 5'-6"	ALUM. & TEMPERED-INSULATED (2) DOUBLE HUNG WINDOW (MASTER BEDROOM, BEDROOM 1 & GARAGE)	6
W104	2'-11" x 5'-6"	ALUM. & TEMPERED-INSULATED (2) DOUBLE HUNG WINDOW (MASTER BEDROOM & BEDROOM 2)	1
W105	2'-3" x 4'-6"	ALUM. & TEMPERED-INSULATED DOUBLE HUNG WINDOW (MASTER BATHROOM & BATHROOM 1)	2
W106	4'-6" x 5'-0"	ALUM. & TEMPERED-INSULATED SILING WINDOW (KITCHEN)	1
W107	3'-10" x 5'-0"	ALUM. & TEMPERED-INSULATED SILING WINDOW (KITCHEN)	0
W108	10'-6" x 7'-0"	GLASS & ALUMINUM BI-FOLD DOOR-WINDOW (TERRACE)	1
		TOTAL QUANTITY NEEDED FOR THIS JOB	17

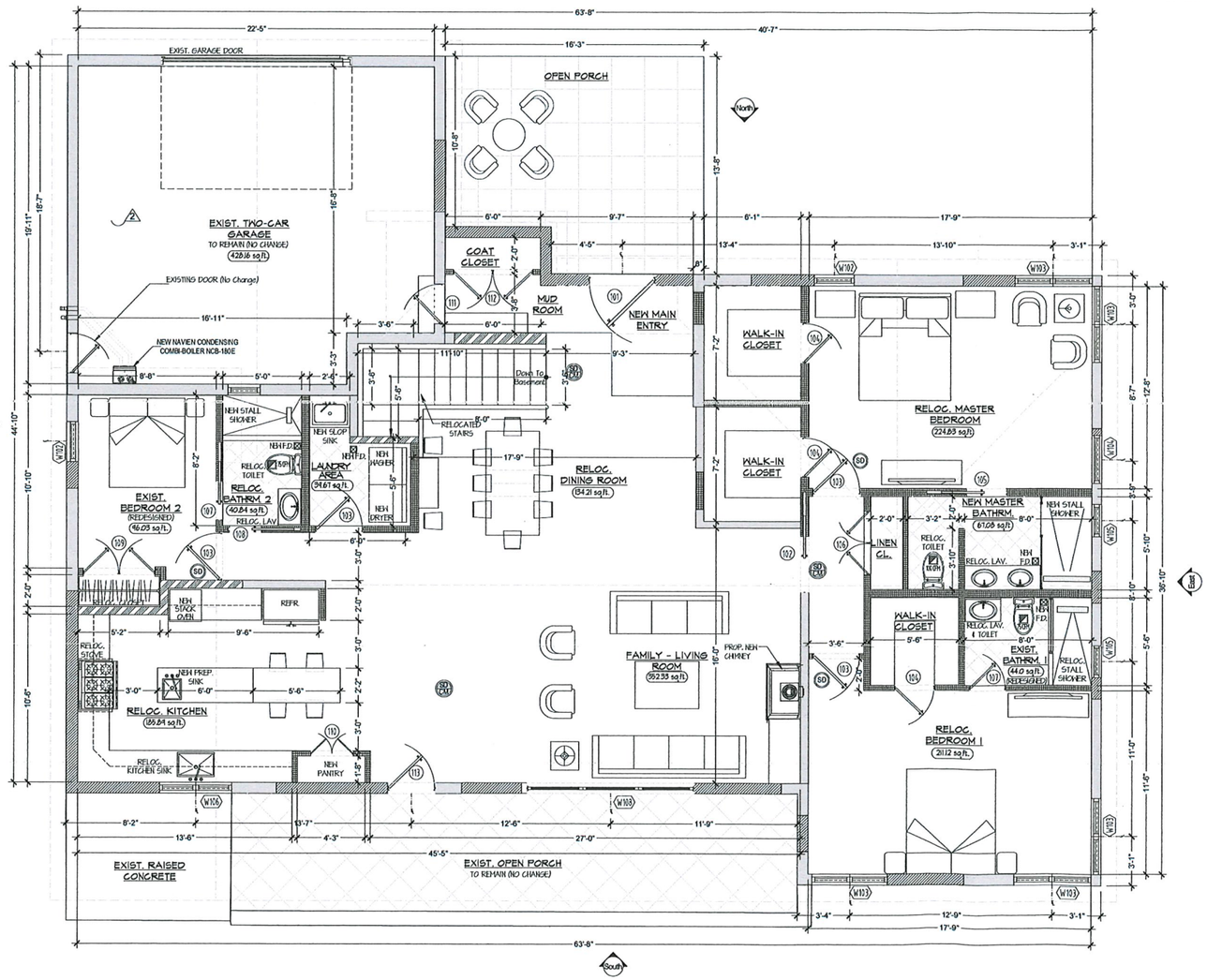
DOOR SCHEDULE (NEW)

SYMBOL	DOOR SIZE	DESCRIPTION	QTY.
CELLAR			
001	3'-0" x 6'-8"	CLASSIC LEFT HAND IN-SWING 4-LITE CLEAR 2-PANEL GLASS PRIMED STEEL PREHUNG DOOR (EXTERIOR ENTRY)	1
002	2'-8" x 6'-8"	MASONITE MOLDED PANEL INTERIOR SERIES (PLAY ROOM)	1
003	2'-4" x 6'-8"	MASONITE MOLDED PANEL POCKET DOOR INTERIOR SERIES (BATHROOM)	2
004	2'-0" x 6'-8"	MASONITE MOLDED PANEL INTERIOR SERIES (PLAY ROOM CLOSET & CELLAR CLOSET)	2
FIRST FLOOR			
101	4'-0" x 8'-2"	48" MASONITE MOLDED PANEL EXTERIOR DOOR WITH (2) SIDELIGHTS (MAIN ENTRY)	1
102	3'-0" x 6'-8"	FROSTED GLASS 5-LITE POCKET INTERIOR DOOR (LIVING RM - BEDROOMS CONNECTION)	1
103	3'-0" x 6'-8"	MASONITE MOLDED PANEL INTERIOR SERIES (BEDROOMS & LAUNDRY AREA)	4
104	2'-6" x 6'-8"	MASONITE MOLDED PANEL INTERIOR SERIES (WALK-IN CLOSETS)	3
105	2'-6" x 6'-8"	MASONITE MOLDED PANEL POCKET DOOR INTERIOR SERIES (MASTER BATHROOM)	1
106	4'-0" x 6'-8"	MASONITE MOLDED PANEL INTERIOR DOUBLE DOOR SERIES (LINEN CLOSET)	1
107	2'-4" x 6'-8"	MASONITE MOLDED PANEL INTERIOR SERIES (BATHROOMS- BEDROOMS 1 & 2)	2
108	2'-0" x 6'-8"	MASONITE MOLDED PANEL POCKET DOOR INTERIOR SERIES (MASTER BATHROOM)	1
109	4'-6" x 6'-8"	MASONITE MOLDED PANEL INTERIOR DOUBLE DOOR SERIES (CLOSET-BEDROOM 2)	1
110	2'-8" x 6'-8"	MASONITE MOLDED PANEL INTERIOR DOUBLE DOOR SERIES (PANTRY)	1
111	2'-6" x 6'-8"	MASONITE MOLDED PANEL INTERIOR SERIES (GARAGE)	1
112	5'-0" x 6'-8"	MASONITE MOLDED PANEL INTERIOR DOUBLE DOOR SERIES (COAT CLOSET)	1
113	3'-0" x 7'-0"	EXTERIOR DOOR (TERRACE)	
		TOTAL QUANTITY NEEDED FOR THIS JOB	24

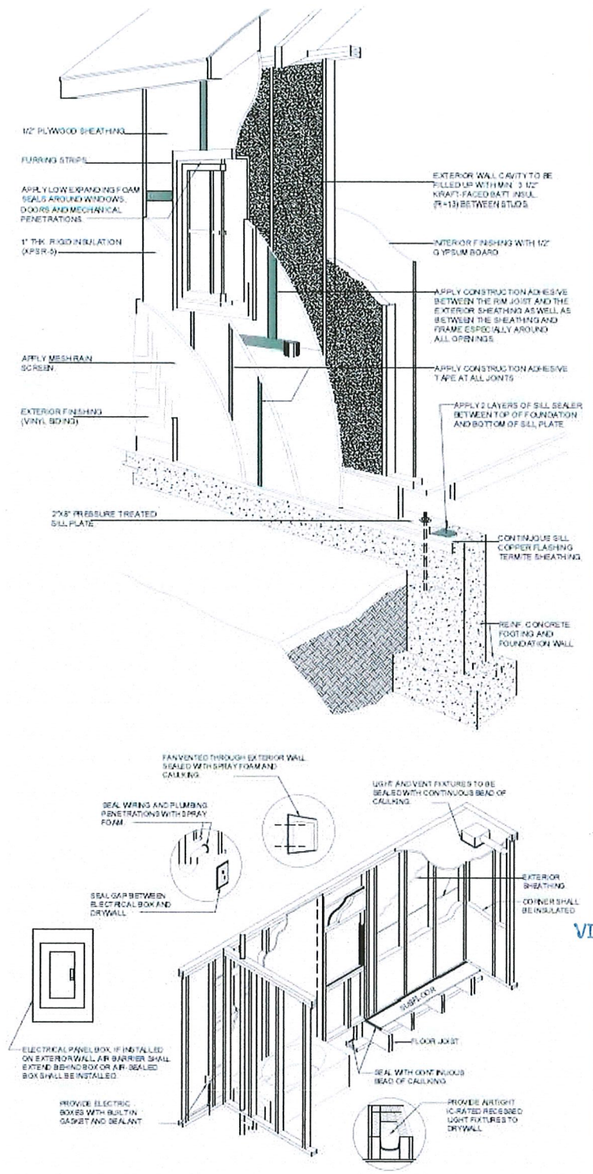
CODE NOTES - EMERGENCY ESCAPE & RESCUE OPENINGS (R310)

1. EMERGENCY ESCAPE AND RESCUE OPENINGS ARE NOT REQUIRED IN BASEMENTS THAT HAVE AN EXIT DOOR OR EXIT ACCESS DOOR OPENING DIRECTLY TO A YARD, COURT, OR EXTERIOR AREA PROVIDING ACCESS TO A PUBLIC WAY.

2. WINDOWS DESIGNATED AS EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL PROVIDE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. WITH A MINIMUM HEIGHT OF 24 INCHES, MINIMUM WIDTH OF 20 INCHES, AND A MAXIMUM SILL HEIGHT OF 44 INCHES ABOVE THE FINISHED FLOOR (A.F.F.).



1 / A-3 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 / A-3 INTERIOR AND EXTERIOR AIR SEALING DRAWING DETAIL N.T.S.

GENERAL NOTES:

1. NEW SMOKE ALARM DETECTOR TO BE INSTALLED AT EACH SLEEPING ROOM, HALLWAY & BASEMENT. ALL SMOKE DETECTORS TO BE INTERCONNECTED IN ACCORDANCE W/SECTION R311.1 AND POWER SOURCE FOR SMOKE DETECTORS IS TO COMPLY W/SECTION R311.2 OF THE NYS RESIDENTIAL CODE. (TYP.)
2. NEW CARBON MONOXIDE DETECTOR IS TO BE INSTALLED, LISTED AND LABELED AS COMPLYING W/UL 2034-2002 STANDARD AND TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
3. FOR BASEMENT W/OR CELLAR WALLS, FOUND. WALLS, EXT. WALLS AND OTHER VERTICAL CONC. WORK EXPOSED TO THE WEATHER USE 3,000 PSI AIR ENTRAINED CONCRETE.
4. PORCHES, CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER, AND GARAGE FLOOR SLABS USE 3500 PSI AIR ENTRAINED CONCRETE.
5. G.C. TO REMOVE EXIST. FIRST FLOOR MAIN ROOF STRUCTURE UP TO EXISTING TOP OF PLATE IN ORDER TO INSTALL NEW ROOF AND CEILING STRUCTURE AS PROPOSED 1-STY. ADDITION.
6. PROVIDE FIRE STOPPING AND SOLID BLOCKING AS PER CODE @ ALL FLOOR LEVELS.

FOR DOB USE:

APPLICATION NUMBER:
-

RLD3 ENGINEERING PLLC
ARCHITECTURAL & ENGINEERING DESIGN SERVICES
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ARCOMETRIC DESIGN, LLC
[redacted]

No.	REVISION / ISSUE	DATE

PROPERTY ADDRESS:
237 MAXSON AVENUE
FREEPORT, NY 11520

SECTION	54	BLOCK	B
LOT	62	TOWN	HEMPSTEAD

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STATE OF NEW YORK · RUSSELL LEWIS DANCE III · 085457 · LICENSED PROFESSIONAL ENGINEER

RUSSELL LEWIS DANCE III, P.E.
NYS LICENSE NO.: 085457

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED BY THE ENGINEER/ARCHITECT AND APPROVED BY THE DEPARTMENT OF BUILDINGS

PROJECT DESCRIPTION:
PROPOSED MISCELLANEOUS INTERIOR RENOVATION INCLUDING MINOR ADDITION TO EXISTING 1-FAMILY RESIDENCE

DRAWING NAME:
PROPOSED FIRST FLOOR PLAN, WINDOWS & DOOR SCHEDULE, DETAILS AND NOTES

PROJECT CONTROL No.:	25-000
DRAWN BY	Jsc
CHECKED BY	LR
SCALE	As Noted
DATE	01/21/2026

DRAWING NUMBER: **A-003.00**

Sheet No: 4 of 9

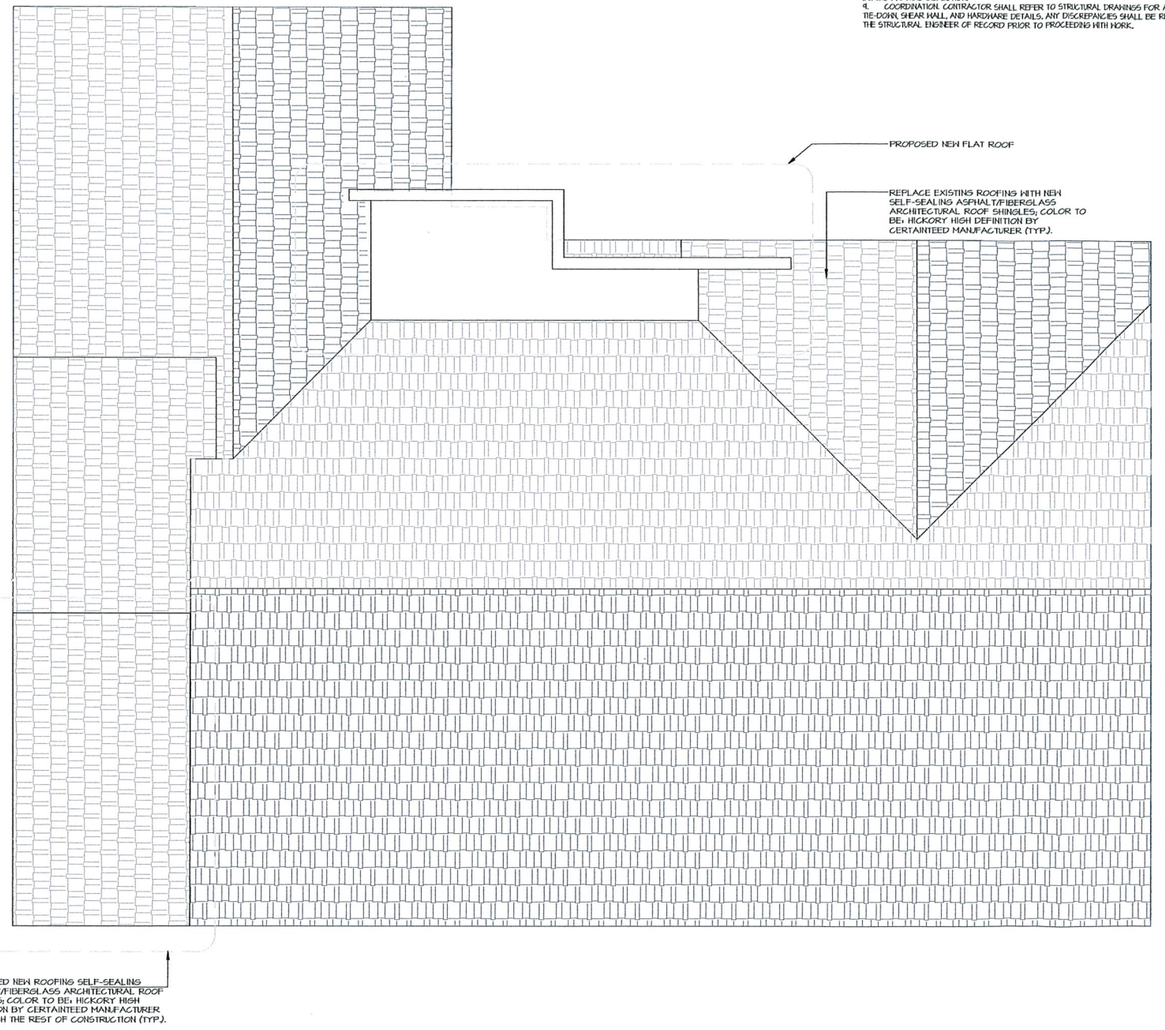
INSULATION AND FENESTRATION REQUIREMMENTS BY COMPONENT
(PER TABLE R402.1.1)

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT[b] U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT[c] WALL R-VALUE	SLAB[d] R-VALUE & DEPTH	CRAWL SPACE[c] WALL R-VALUE
4 (EXCEPT MARINE)	0.35	0.55	0.40	38	20 or 13+5 h	8/13	19	10/13	10, 2 FT.	10/13

For SI 1 foot= 304.8mm.
a. R-Values are minimums. U-Factors and SHGC are maximums. R-19 shall be permited to be compressed into a 2x6 cavity.
b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
c. The first R-value applies to continuos insulation, the second to framing cavity insulation; either insulation meets the requirement.
d. R-5 shall be added to the required slab edge R-values for heated slabs.
e. There are no SHGC requirements in the Marine zone.
f. Or insulation sufficient to fill the framing cavity, R-19 minimum.
g. "13+5" means R-13 cavity insulation plus R-5 insulated sheathing. If structural sheathing covers 25 percent or less of the exterior, insulation sheathing is not required where structural sheathing is used. If structural sheathing covers more than 25 percent of exterior, structural sheathing shall be supplemented with insulated sheathing of at least R-2.

HURRICANE CLIPS - GENERAL NOTES
(Per NYS Residential Code / IRC / ASCE 7-16)

1. ALL HURRICANE CLIPS, STRAPS, AND CONNECTORS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND IN ACCORDANCE WITH THE NEW YORK STATE RESIDENTIAL CODE (NYSRC) AND THE LATEST EDITION OF ASCE 7 - MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.
2. PROVIDE HURRICANE CLIPS AT EACH RAFTER-TO-TOP-PLATE CONNECTION ON ALL EXTERIOR WALLS, INCLUDING GABLE ENDS, IN COMPLIANCE WITH RC SECTIONS R802.11 AND R301.2 FOR WIND RESISTANCE.
3. ALL CONNECTORS SHALL BE ICC-ES LISTED (E.G., SIMPSON STRONG-TIE H2.5A, H, H10, OR EQUIVALENT) AND CONSTRUCTED OF MINIMUM 20G-GOATED STEEL OR STAINLESS STEEL FOR CORROSION RESISTANCE IN COASTAL OR HIGH-HUMIDITY ENVIRONMENTS.
4. FASTEN CLIPS AND STRAPS USING MANUFACTURER-SPECIFIED NAILS OR SCREWS (E.G., 8D COMMON NAILS UNLESS OTHERWISE INDICATED). SUBSTITUTIONS ARE NOT PERMITTED WITHOUT WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER OF RECORD (EOR).
5. MAINTAIN A CONTINUOUS LOAD PATH FROM ROOF TO FOUNDATION. THIS INCLUDES:
- RAFTER/TRUSS TO TOP PLATE (HURRICANE CLIPS)
- TOP PLATE TO STUD (STRAPS OR BLOCKING)
- STUD TO SILL PLATE (TIES OR SHEAR PANELS)
-SILL PLATE TO FOUNDATION (ANCHOR BOLTS OR HOLD-DOWNS)
6. ROOF SHEATHING, TRUSS TIES, AND WALL-TO-FOUNDATION ANCHORS SHALL BE SECURED USING APPROVED CONTINUOUS LOAD PATH HARDWARE (E.G., H10A10, H624, OR EQUIVALENT) TO PROPERLY TRANSFER UPLIFT AND LATERAL LOADS.
7. INSTALLATION IN HIGH WIND OR COASTAL ZONES (A, B, OR C) SHALL FOLLOW ASCE 7 WIND DESIGN LOADS. THE DESIGN WIND SPEED AND EXPOSURE CATEGORY SHALL BE CONFIRMED BY THE ENGINEER OF RECORD.
8. ALL CONNECTORS AND HOLD-DOWNS SHALL BE INSPECTED PRIOR TO CONCEALMENT. THE CONTRACTOR SHALL PROVIDE ACCESS FOR INSPECTION OF ANCHORAGE AND FRAMING TIE-DOWNS DURING FRAMING INSPECTION.
9. COORDINATION: CONTRACTOR SHALL REFER TO STRUCTURAL DRAWINGS FOR ALL SPECIFIC TIE-DOWN, SHEAR WALL, AND HARDWARE DETAILS. ANY DISCREPANCIES SHALL BE REPORTED TO THE STRUCTURAL ENGINEER OF RECORD PRIOR TO PROCEEDING WITH WORK.



GENERAL CODE COMPLIANCE NOTES
(In accordance with RCNYS Sections R318, R319, and R320)

A. SIDING BACKER BOARD:
FOAM PLASTIC BOARD NOT EXCEEDING ¼" IN THICKNESS MAY BE USED AS SIDING BACKER BOARD WHEN SEPARATED FROM INTERIOR SPACES BY NOT LESS THAN 2 INCHES OF MINERAL FIBER INSULATION OR ¾" GYPSUM BOARD, OR WHEN INSTALLED OVER EXISTING EXTERIOR WALL FINISHES IN CONJUNCTION WITH RE-SIDING. THE FOAM PLASTIC BOARD SHALL HAVE A POTENTIAL HEAT VALUE NOT EXCEEDING 2,000 BTU PER SQUARE FOOT WHEN TESTED IN ACCORDANCE WITH NFPA 259.

B. WALL AND CEILING FINISHES:
WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD INDEX NOT GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 WHEN TESTED IN ACCORDANCE WITH ASTM E84.

C. INSULATION MATERIALS:
ALL INSULATION MATERIALS SHALL HAVE A FLAME-SPREAD INDEX NOT EXCEEDING 25 AND A SMOKE-DEVELOPED INDEX NOT EXCEEDING 450, WHEN TESTED IN ACCORDANCE WITH ASTM E84.

D. EXPOSED ATTIC INSULATION:
ALL EXPOSED INSULATION MATERIALS INSTALLED ON ATTIC FLOORS SHALL HAVE A CRITICAL RADIANT FLUX NOT LESS THAN 0.12 WATT PER SQUARE CENTIMETER, AS REQUIRED BY SECTION R314.5.

N
W E

1 / A-4 PROP. ROOF PLAN
SCALE: ¼" = 1'-0"

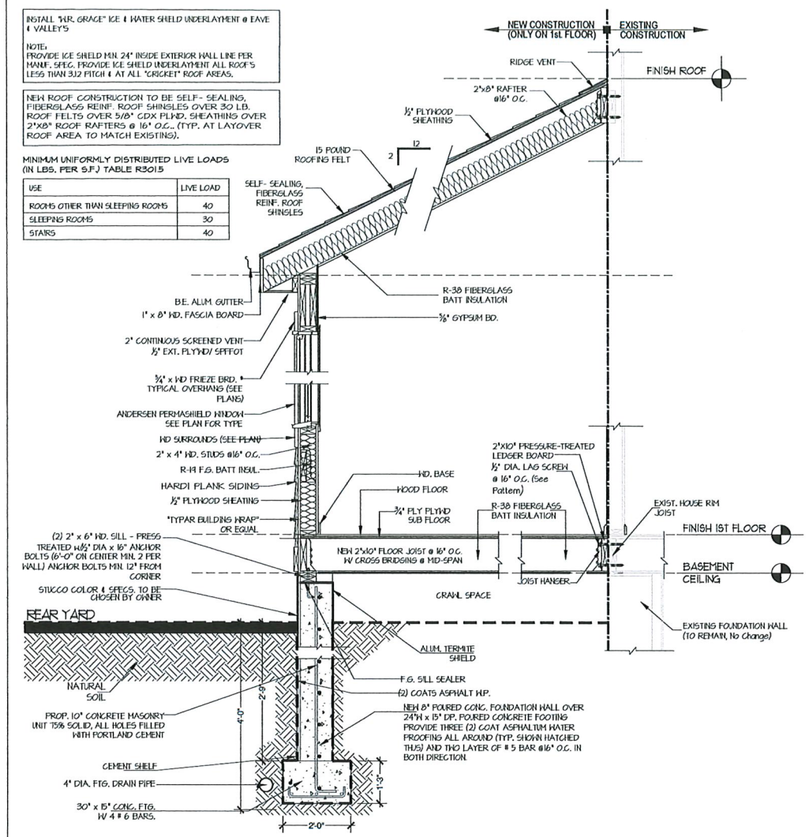
INSTALL 1'4R. GRACE" ICE & WATER SHIELD UNDERLAYMENT @ EAVE & VALLEYS

NOTE:
PROVIDE ICE SHIELD MIN. 24" INSIDE EXTERIOR WALL LINE PER MANF. SPEC. PROVIDE ICE SHIELD UNDERLAYMENT ALL ROOFS LESS THAN 3:12 PITCH & AT ALL "CRICKET" ROOF AREAS.

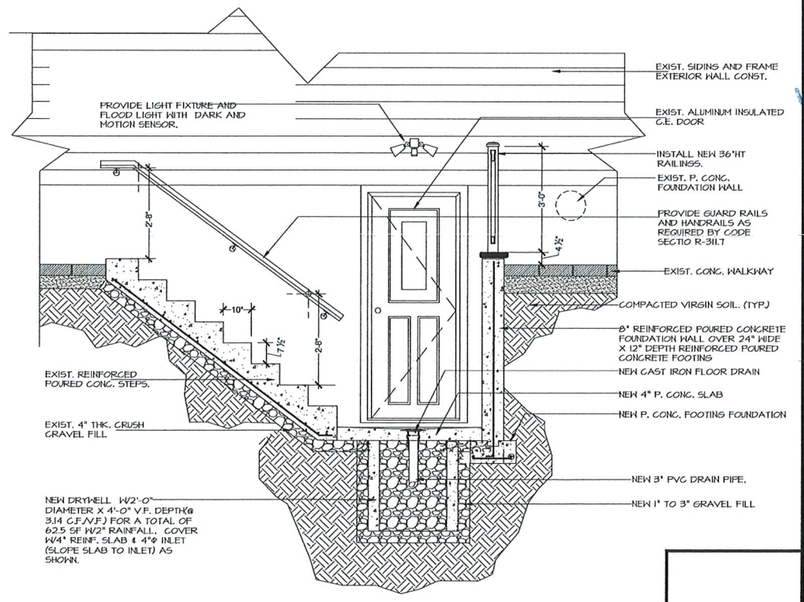
NEW ROOF CONSTRUCTION TO BE SELF- SEALING, FIBERGLASS REINF. ROOF SHINGLES OVER 30 LB. ROOF FELTS OVER 5/8" CDX PLWD. SHEATHING OVER 2"X8" ROOF RAFTERS @ 16" O.C., (TYP. AT LAYOVER ROOF AREA TO MATCH EXISTING).

MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS
(IN LBS. PER S.F.) TABLE R301.5

USE	LIVE LOAD
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40



2 / A-4 SECTION S-1 (TYPICAL)
SCALE: ½" = 1'-0"



3 / A-4 PROPOSED CELLAR ACCESS DETAIL
SECTION S-2 SCALE: ½" = 1'-0"

FOR DOB USE:

APPLICATION NUMBER:
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RLD3 ENGINEERING PLLC
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JULIO DE LOS SANTOS
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DRAFTING . PLANNING . CONSULTING

No.	REVISION / ISSUE	DATE

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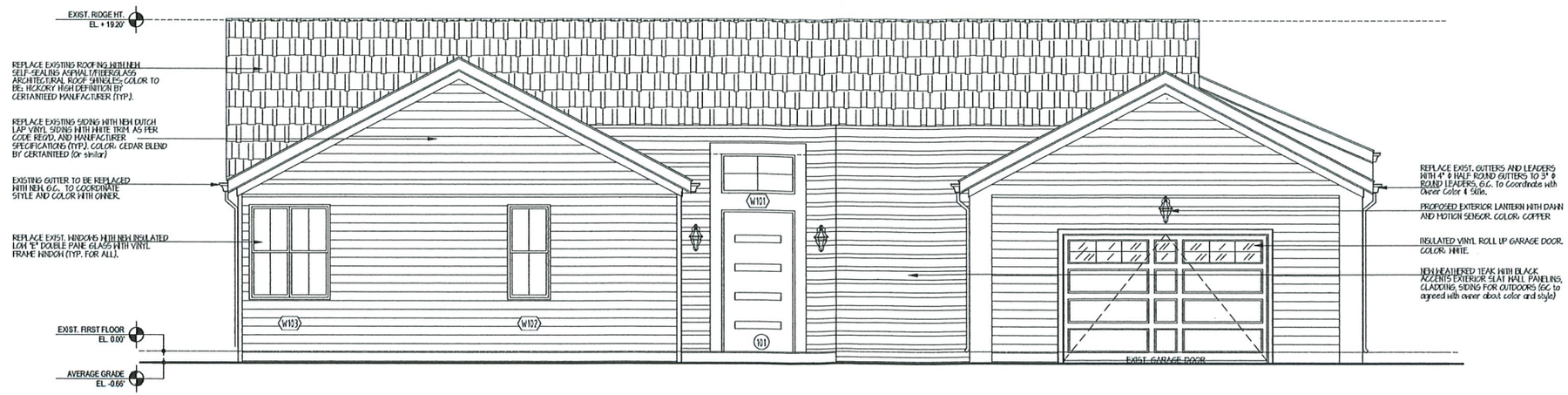
PROJECT DESCRIPTION:
PROPOSED MISCELLANEOUS INTERIOR RENOVATION INCLUDING MINOR ADDTION TO EXISTING 1-FAMILY RESIDENCE

DRAWING NAME:
PROPOSED ROOF PLAN, S-1 & S-2 SECTION

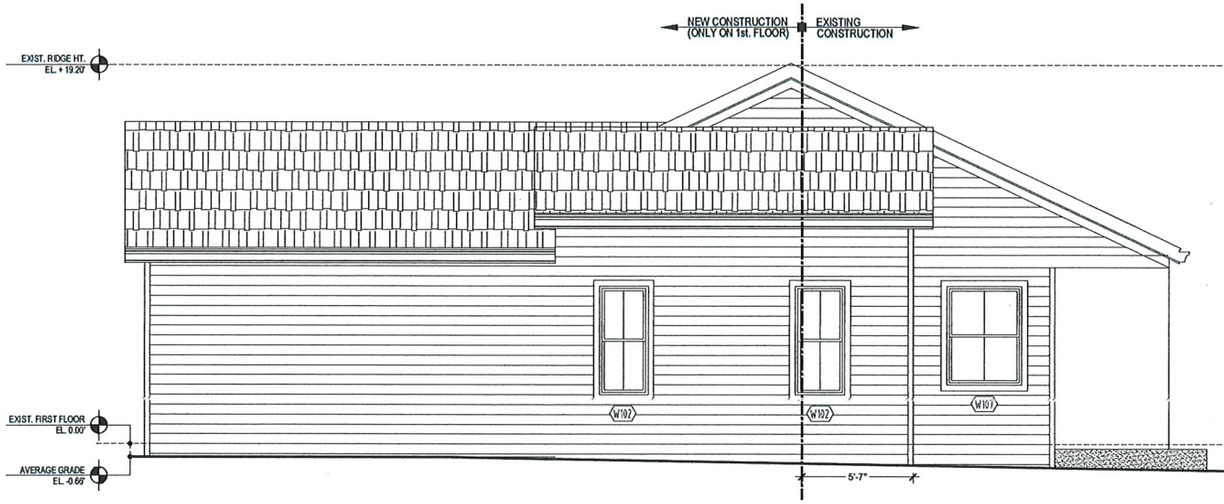
PROJECT CONTROL No.:	25-000
DRAWN BY	Jsc
CHECKED BY	LR
SCALE	As Noted
DATE	01/21/2026

DRAWING NUMBER:
A-004.00

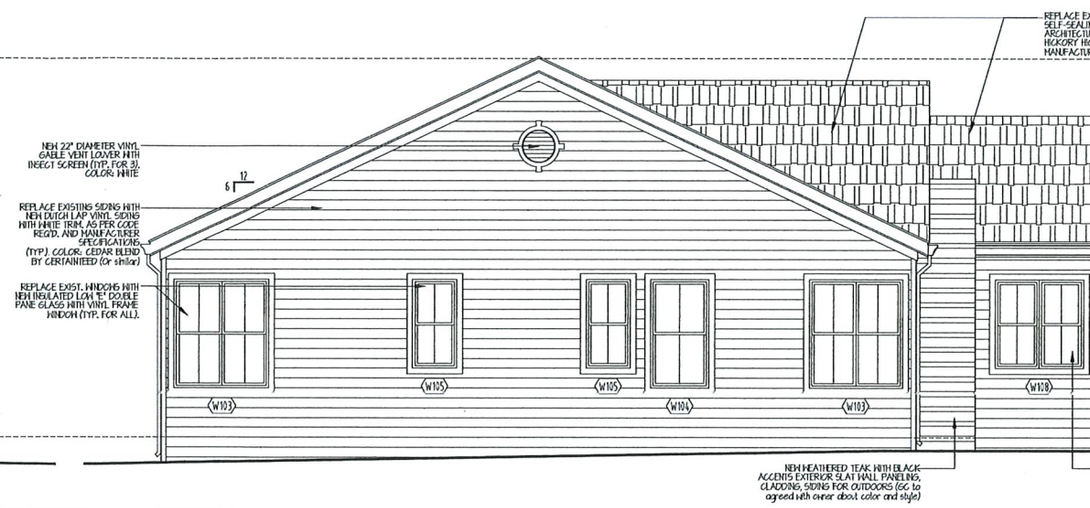
Sheet No: 5 or 9



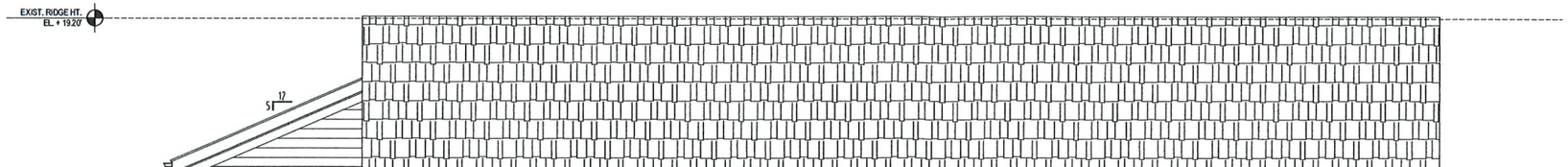
1 A-5 PROP. NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 A-5 PROP. WEST ELEVATION
SCALE: 1/4" = 1'-0"

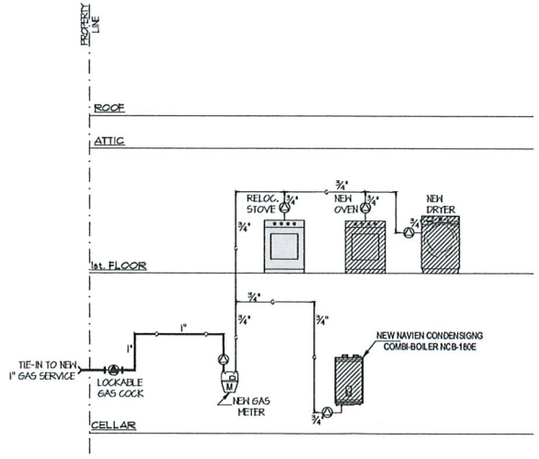


3 A-5 PROP. EAST ELEVATION
SCALE: 1/4" = 1'-0"

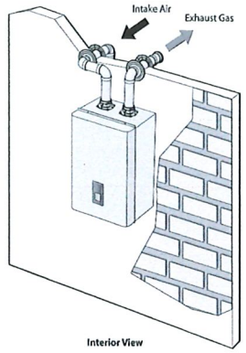


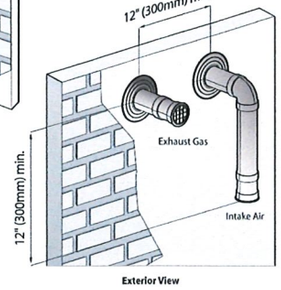
PLUMBING LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EXISTING EQUIPMENTS OR PLUMBING FIXTURES		GAS METER
	NEW EQUIPMENTS OR PLUMBING FIXTURES		WASTE LINE
	EXISTING EQUIPMENTS OR PLUMBING FIXTURES RELOCATED		VENT LINE
	WATER METER	CO	CLEAN-OUT
G	GAS LINE	F.D.	FLOOR DRAIN



1 A-6 GAS RISER N.T.S.





EQUIPMENT SCHEDULE

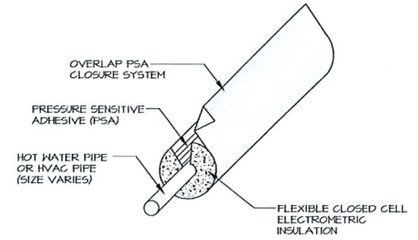
QTY.	TYPE	MAKE	MODEL	APPROVAL No.	Btu
2	CONDENSING COMBI-BOILER	NAVIEN	NCB-180E	ANSI Z21.13-2017 ; CSA 4.9-2017	180,000
TOTAL					360,000 Btu

2 A-6 COMBI-BOILER DETAIL N.T.S.

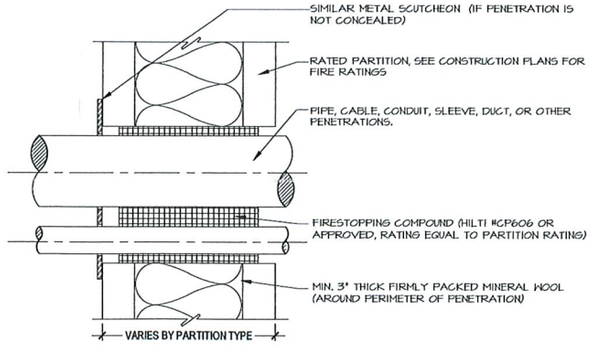
PLUMBING GENERAL NOTES

(INCORPORATED VILLAGE OF FREEPORT, NASSAU COUNTY, NY)

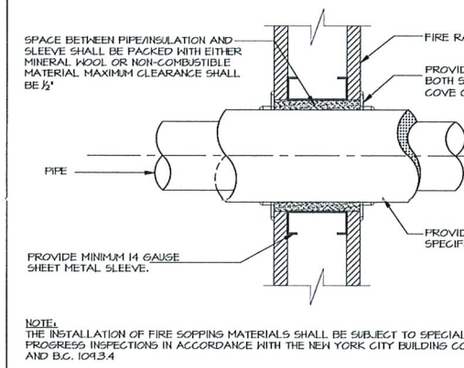
1. ALL PLUMBING WORK SHALL CONFORM TO THE 2020 PLUMBING CODE OF NEW YORK STATE (PCNYS), THE 2020 RESIDENTIAL CODE OF NEW YORK STATE (RCNYS) (AS APPLICABLE), AND ALL L THE VILLAGE OF FREEPORT DEPARTMENT OF BUILDINGS.
2. ALL WORK SHALL BE PERFORMED BY A LICENSED NASSAU COUNTY MASTER PLUMBER REGISTERED WITH THE VILLAGE OF FREEPORT.
3. THE SCOPE OF WORK INCLUDES THE REPLACEMENT OF ALL EXISTING PLUMBING FIXTURES WITH NEW FIXTURES, THE REPLACEMENT OF ALL WASTE AND VENT LINES, AND THE INSTALLATION OF NE PLANS. THE EXISTING MAIN HOUSE TRAP SHALL REMAIN IN PLACE.
4. THE PLUMBER SHALL VERIFY ALL EXISTING CONDITIONS AND CONFIRM TIE-IN POINTS PRIOR TO COMMENCING WORK. ANY DISCREPANCIES FOUND IN THE FIELD SHALL BE IMMEDIATELY REPORTE PROFESSIONAL FOR REVIEW BEFORE PROCEEDING.
5. ALL EXISTING WASTE, VENT, AND WATER PIPING SCHEDULED FOR REPLACEMENT SHALL BE REMOVED BACK TO SOUND MATERIAL AND REPLACED WITH NEW PIPING PER CODE.
6. ALL NEW WASTE AND VENT PIPING SHALL BE SCHEDULE 40 PVC, EXCEPT WHERE OTHERWISE REQUIRED BY CODE (E.G., CAST IRON WITHIN FIRE-RATED ASSEMBLIES). ALL WATER PIPING SHALL E PEX-A (ASTM F876/F877) WHERE PERMITTED BY LOCAL CODE.
7. THE MAIN HOUSE TRAP SHALL REMAIN AND BE PROTECTED DURING CONSTRUCTION. THE PLUMBER SHALL INSPECT AND CLEAN THE TRAP PRIOR TO FINAL TESTING AND CONNECTION.
8. ALL PLUMBING FIXTURES SHALL BE WATERSENSE-LABELED, LOW-FLOW TYPE, AND LEAD-FREE, IN COMPLIANCE WITH EPA STANDARDS AND PCNYS §604.11.
- LAVATORY FAUCETS: MAX. 1.5 GPM
- SHOWERHEADS: MAX. 2.0 GPM
- TOILETS: MAX. 1.28 GPF (HET)
9. PROVIDE ACCESSIBLE SHUTOFF VALVES ON ALL NEW FIXTURE BRANCHES AND AT THE WATER SERVICE ENTRANCE. ALL VALVES SHALL BE FULL-PORT BALL TYPE RATED FOR POTABLE WATER
10. PROVIDE DIELECTRIC UNIONS AT ALL DISSIMILAR METAL CONNECTIONS PER PCNYS §605.17.
11. ALL WASTE AND VENT PIPING SHALL BE TESTED WITH WATER OR AIR PER PCNYS §312 PRIOR TO CONCEALMENT. THE WATER DISTRIBUTION SYSTEM SHALL BE TESTED AT A MINIMUM OF 50 PSI PRESSURE DROP.
12. ALL PLUMBING WORK IN THE CELLAR SHALL BE INSTALLED ABOVE THE FLOOR OR HUNG FROM THE STRUCTURE, UNLESS NOTED OTHERWISE. PROVIDE PROPER HANGERS AND SUPPORTS PER PC
13. THE PLUMBER SHALL COORDINATE WITH THE MECHANICAL AND ELECTRICAL CONTRACTORS TO AVOID CONFLICTS WITH DUCTWORK, CONDUIT, OR STRUCTURAL FRAMING.
14. THE PLUMBER SHALL PROVIDE AND INSTALL ALL NECESSARY VENT TERMINATIONS EXTENDING TO OPEN AIR ABOVE THE ROOF PER PCNYS §904.
15. ALL PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES SHALL BE SEALED USING UL-LISTED FIRESTOP MATERIALS PER BCNYS §714 TO MAINTAIN THE REQUIRED FIRE RATING.
16. PROVIDE TRAP PRIMERS FOR ALL FLOOR DRAINS PER PCNYS §1002.4.
17. THE WATER HEATER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND PCNYS CHAPTER 5, WITH ALL REQUIRED TEMPERATURE AND PRESSURE RELIEF VALVES, DISCHARGE PIPIN
18. COMBUSTION AIR AND VENTING FOR GAS-FIRED APPLIANCES SHALL BE INSTALLED PER FUEL GAS CODE OF NEW YORK STATE (FGCNY) AND MANUFACTURER'S LISTING.
19. ALL PLUMBING FIXTURES AND PIPING SHALL BE PROTECTED FROM FREEZING, PER PCNYS §305.6.
20. UPON COMPLETION, THE PLUMBER SHALL PERFORM A FINAL TEST AND INSPECTION OF ALL SYSTEMS AND PROVIDE CERTIFICATION OF COMPLIANCE TO THE BUILDING DEPARTMENT.



4 A-6 HOT PIPING INSULATION DETAIL N.T.S.

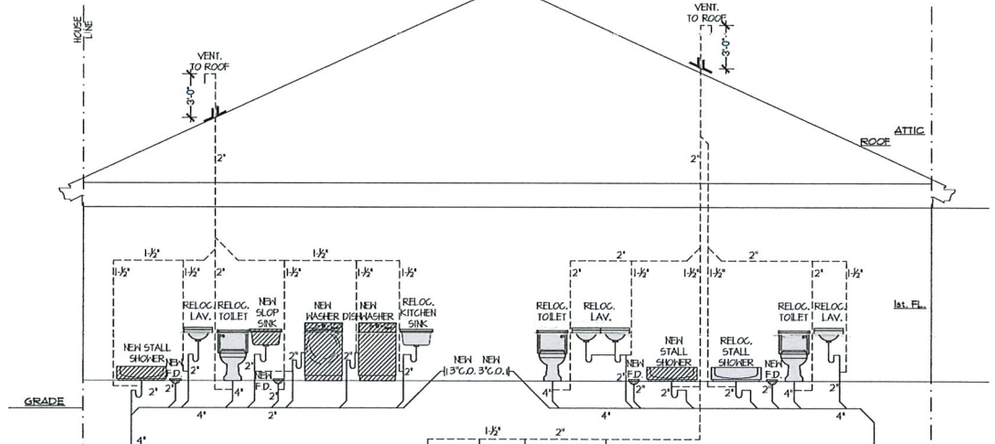


6 A-6 FIRESTOPPING DETAIL N.T.S.



NOTE:
THE INSTALLATION OF FIRE STOPPING MATERIALS SHALL BE SUBJECT TO SPECIAL PROGRESS INSPECTIONS IN ACCORDANCE WITH THE NEW YORK CITY BUILDING CO AND B.C. 1019.3.4

7 A-6 INTERIOR WALL PIPE DETAIL N.T.S.







ELECTRICAL GENERAL NOTES:

(INCORPORATED VILLAGE OF FREEPORT, NASSAU COUNTY, NY)

1. ALL ELECTRICAL WORK SHALL COMPLY WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC - NFPA 70, 2020 EDITION), THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE, AND ALL LOCAL ORDINANCES OF THE VILLAGE OF FREEPORT BUILDING DEPARTMENT.
2. ALL ELECTRICAL WORK SHALL BE PERFORMED BY AN ELECTRICAL CONTRACTOR LICENSED IN NASSAU COUNTY AND REGISTERED WITH THE VILLAGE OF FREEPORT.
3. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND APPROVALS, AND FOR SCHEDULING AND COORDINATING ALL INSPECTIONS WITH THE AUTHORITY HAVING JURISDICTION (AHJ).
4. PROVIDE A NEW MAIN ELECTRICAL SERVICE CONNECTION TO THE BUILDING, INCLUDING A MAIN DISCONNECT, EXTERIOR CONDUIT, AND CONDUCTORS CONNECTED TO THE EXISTING PSEG-LONG ISLAND SERVICE OR TO A NEW SERVICE POINT, AS APPLICABLE.
5. REFER TO ELECTRICAL DIAGRAMS FOR THE GENERAL LAYOUT OF SERVICE ENTRANCE EQUIPMENT, METERING, AND PANELBOARD CONFIGURATIONS.
6. COORDINATE THE LAYOUT OF ELECTRICAL AND COMMUNICATION SERVICE EQUIPMENT WITH THE GENERAL CONTRACTOR, TELEPHONE, AND CABLE/INTERNET UTILITIES PRIOR TO INSTALLATION TO ENSURE PROPER ARRANGEMENT AND ACCESSIBILITY.
7. SCOPE OF WORK: THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS NECESSARY TO PROVIDE A COMPLETE, CODE-COMPLIANT ELECTRICAL SYSTEM, INCLUDING:
   - SERVICE ENTRANCE EQUIPMENT
   - FEEDERS TO DWELLING UNITS
   - BRANCH CIRCUITS, DEVICES, AND OUTLETS
   - WIRING, GROUNDING, AND TERMINATIONS FOR A FULLY FUNCTIONAL INSTALLATION
8. ALL FIXTURES AND EQUIPMENT SHALL BE AS SELECTED BY THE OWNER, UNLESS OTHERWISE NOTED.
9. ALL WIRING SHALL BE CONCEALED WITHIN WALL, FLOOR, OR CEILING CONSTRUCTION. FIRESTOP AND SEAL ALL CONDUIT AND WIRE PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES PER BCNYS §714.
10. ALL SERVICE ENTRANCE CONDUCTORS SHALL BE INSULATED COPPER IN RIGID NON-METALLIC CONDUIT (PVC) OR ELECTRICAL METALLIC TUBING (EMT) PER NEC §230.43.
11. THE ELECTRICAL CONTRACTOR SHALL VERIFY THE CONTINUITY, GROUNDING, AND PROPER OPERATION OF ALL CIRCUITS AND EQUIPMENT PRIOR TO FINAL INSPECTION.
12. PROVIDE ENGRAVED PLASTIC NAMEPLATES AT EACH METER/DISCONNECT LOCATION, IDENTIFYING THE UNIT OR AREA SERVED.
13. PROVIDE GROUNDING FOR THE SERVICE ENTRANCE IN ACCORDANCE WITH NEC ARTICLE 250. THE GROUNDING ELECTRODE SYSTEM SHALL INCLUDE CONNECTION TO FOUNDATION REINFORCING STEEL (UFER) OR OTHER APPROVED ELECTRODES. COORDINATE WITH THE GENERAL CONTRACTOR TO ENSURE INSTALLATION OCCURS DURING FOOTING PLACEMENT.
14. ALL INTERIOR WIRING SHALL BE TYPE NM CABLE WITH INSULATED COPPER CONDUCTORS. ALL EXTERIOR AND SERVICE ENTRANCE WIRING SHALL BE IN PVC OR EMT CONDUIT, AS APPLICABLE.
15. ALL PENETRATIONS THROUGH FIRE-RATED WALLS, FLOORS, AND CEILINGS SHALL RECEIVE UL-LISTED FIRESTOPPING TO MAINTAIN THE REQUIRED FIRE RATING. CONDUIT PENETRATIONS 2" OR LARGER SHALL INCLUDE LISTED FIRESTOP COLLARS.
16. ONLY PRE-HIRE JUNCTION BOXES FOR VISUAL ALARM INDICATING DEVICES WITHIN DWELLING UNITS. INSTALL BOXES BACK-TO-BACK WHERE FEASIBLE FOR ALIGNMENT AND ACCESSIBILITY.
17. THE OWNER SHALL PROVIDE LIGHT FIXTURES FOR CORRIDORS AND LOBBIES (AS SHOWN ON PLANS). THE ELECTRICAL CONTRACTOR SHALL WIRE, BOX, AND INSTALL ALL OWNER-SUPPLIED FIXTURES.

ELECTRICAL & ENERGY CODE NOTES

GENERAL LIGHTING NOTES:

NOT LESS THAN 100% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHT FIXTURES SHALL BE HIGH EFFICACY LAMPS OR NOT LESS THAN 100% OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS

SMOKE DETECTOR NOTES:

1. PROVIDE SMOKE DETECTOR (DENOTED AS "SM") AS PER PLAN. PROVIDE SMOKE DETECTOR (DENOTED AS "SM") AS PER PLAN.
2. DETECTOR POWER SOURCE SHALL BE HARDWIRED TO THE BUILDING DETECTOR POWER SOURCE SHALL BE HARDWIRED TO THE BUILDING WIRING W/ BATTERY BACK UP.
3. MULTIPLE DETECTORS SHALL BE PHYSICALLY INTERCONNECTED WHERE MULTIPLE DETECTORS SHALL BE PHYSICALLY INTERCONNECTED WHERE IF ONE ALARM IS ACTIVATED, ALL ALARMS ARE ACTIVATED.
4. DETECTOR SHALL COMPLY W/ NFPA 72, UL 217, AND R314 OF DETECTOR SHALL COMPLY W/ NFPA 72, UL 217, AND R314 OF 2020 RESIDENTIAL CODE OF NEW YORK STATE
5. INSTALL AS PER MANU. SPEC.'sINSTALL AS PER MANU. SPEC.'s

CO DETECTOR NOTES:

1. PROVIDE CARBON MONOXIDE DETECTOR (DENOTED AS "CO") AS PROVIDE CARBON MONOXIDE DETECTOR (DENOTED AS "CO") AS PER PLAN.
2. DETECTOR POWER SOURCE SHALL BE HARDWIRED TO THE DETECTOR POWER SOURCE SHALL BE HARDWIRED TO THE BUILDING WIRING W/ BATTERY BACK UP.
3. DETECTOR SHALL COMPLY W/ UL 2034 AND R315 OF 2020 DETECTOR SHALL COMPLY W/ UL 2034 AND R315 OF 2020 RESIDENTIAL CODE OF NEW YORK STATE
4. INSTALL AS PER MANU. SPEC.'sINSTALL AS PER MANU. SPEC.'s

DISHWASHER NOTES:

(PER NY'S ELECTRICAL CODE - SECTION 422.31)
IF THE DISHWASHER IS HARD-WIRED AND NOT WITHIN SIGHT OF THE CIRCUIT BREAKER, A LOCKOUT BRACKET MUST BE INSTALLED ON THE CIRCUIT BREAKER TO ALLOW FOR SAFE SERVICING AND MAINTENANCE.

RECEPTACLE NOTES:

(PER NYC ELECTRICAL CODE - SECTION 406.12)
ALL 15- AND 20-AMP, 120-VOLT RECEPTACLE OUTLETS SHALL BE TAMPER-RESISTANT TYPE, EXCEPT THOSE LOCATED HIGHER THAN 5'-6" ABOVE THE FINISHED FLOOR.

GFCI DEVICE NOTES:

(PER NY'S ELECTRICAL CODE, SECTION 210.8)
ALL GROUND-FAULT CIRCUIT-INTERRUPTER (GFCI) DEVICES SHALL BE INSTALLED IN A READILY ACCESSIBLE LOCATION, ALLOWING THE USER TO RESET THE DEVICE WITHOUT THE NEED FOR A LADDER OR TO REMOVE OBSTACLES.

TELEVISION RECEPTACLE NOTE:

RECEPTACLES LOCATED DIRECTLY BEHIND WALL-MOUNTED FLAT-SCREEN TELEVISIONS SHALL NOT COUNT TOWARD THE REQUIRED NUMBER OF GENERAL-USE RECEPTACLES FOR A ROOM. PROVIDE AN ADDITIONAL OUTLET AS REQUIRED TO MEET MINIMUM OUTLET SPACING PER CODE.

SMOKE & CARBON MONOXIDE DETECTOR NOTE:

COMBINATION SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED A MINIMUM OF 3'-0" AWAY FROM BATHROOM DOORS OR OPENINGS TO PREVENT FALSE ALARMS CAUSED BY STEAM OR HUMIDITY.

COMMUNICATION & DATA OUTLET NOTE:

THE ELECTRICAL CONTRACTOR SHALL PROVIDE TELEPHONE, CABLE, AND INTERNET CONNECTIONS AS DIRECTED BY THE OWNER AND IN ACCORDANCE WITH NEC AND NYS ELECTRICAL CODE REQUIREMENTS.

ENERGY CODE NOTES:

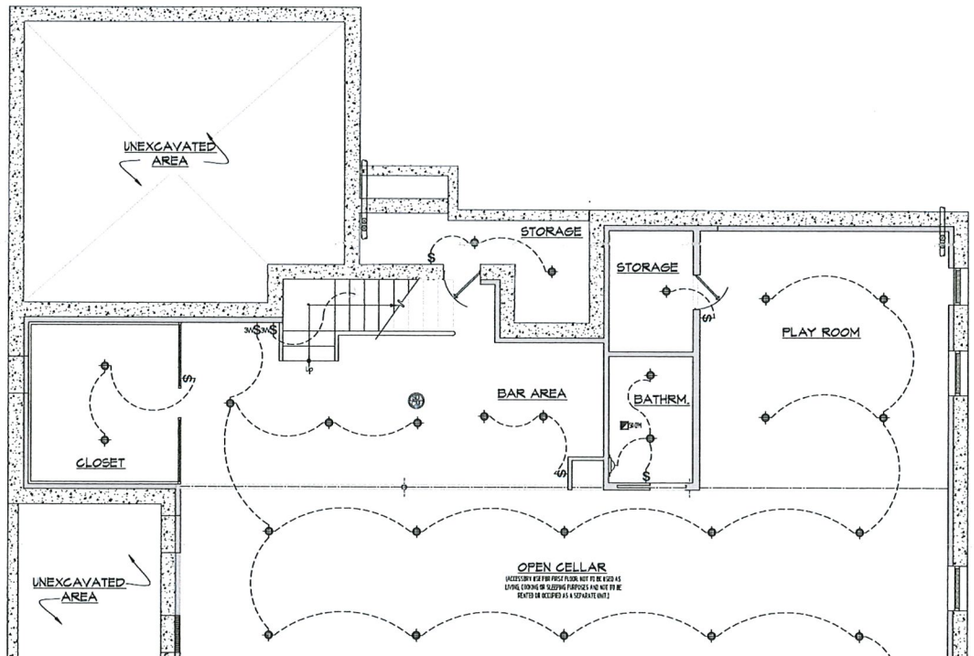
(PER NYS ENERGY CONSERVATION CONSTRUCTION CODE, SECTIONS R402.4.1, R402.4.2, R403.1, AND R404.1)
- ELECTRICAL, TELEPHONE, AND DATA BOXES INSTALLED ON EXTERIOR WALLS SHALL BE AIR SEALED TO PREVENT INFILTRATION.
- AT LEAST ONE THERMOSTAT SHALL BE PROVIDED FOR EACH INDIVIDUAL HEATING AND/OR COOLING SYSTEM.
- A MINIMUM OF 50% OF PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL USE HIGH-EFFICACY LAMPS AS REQUIRED BY SECTION R404.1.

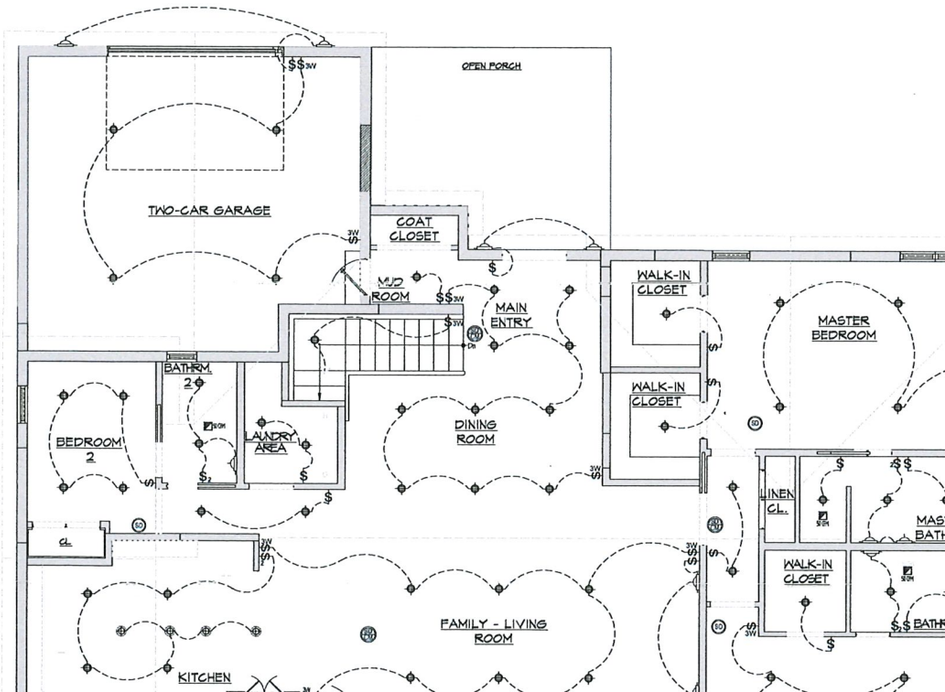
LIGHTING FIXTURES CALCULATION

FIXTURE TYPE		LAMP	WATTS	LAMP QTY Cellar FL.	LAMP QTY 1st. FL.
⊕	RECESSED INCANDESCENT DOWNLIGHT FIXTURE	LED	10W	28	54
⊕	PENDANT LIGHT FIXTURE	LED	14W	-	4
⌓	WALL MOUNTED LIGHTING	LED	10W	2	11
TOTAL PER LEVEL:				Cellar FL.	1st. FL.
PROPOSED TOTAL WATTAGE =				300 W	706 W
FLOOR AREA =				1619.09 SF	2390.91 SF
PROPOSED W/SF =				0.18 W/SF	0.29 W/SF

LEGEND

SYMBOL	DESCRIPTION
⊕	RECESSED INCANDESCENT DOWNLIGHT LIGHT FIX
⊕	PENDANT LIGHT FIXTURE
⌓	WALL MOUNTED LIGHTING
$	SINGLE POLE SWITCH
$2	DOUBLE POLE SWITCH
$3W	THREE WAY SWITCH
$	SENSOR SWITCH
▭	ELECTRIC PANEL
⌒	SWITCH LINK
SD	SMOCK DETECTOR
SD CO	SMOCK DETECTOR/ CARBON- MONOXIDE





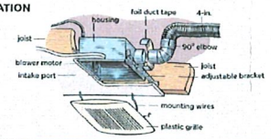
MECHANICAL LEGEND

SYMBOL	DESCRIPTION
⊠S	SUPPLY AIR VENT
⊘R	RETURN AIR VENT
	30" x6" CEILING STEEL SUPPLY AIR VENT GRILLE
	30" x6" IN FLOOR STEEL SUPPLY AIR VENT GRILLE (FOR HEAT)

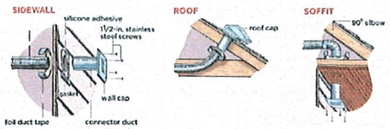
TOILET ROOM EXHAUST FAN CALCULATION

CELLAR FLOOR:	FIRST FLOOR:
BATHROOM= DIMENSION= 48.11 SF X 8.0' HT= TOTAL VOL= 385.36 C.F. CFM= VOLUME/1.5 = 51.38 CFM PROVIDED= 75 CFM.....OK	**MASTER BATHROOM =** DIMENSION= 67.08 SF X 8.0' HT= TOTAL VOL= 536.64 C.F. CFM= VOLUME/1.5 = 71.55 CFM PROVIDED= 100 CFM.....OK **BATHROOM 1=** DIMENSION= 44.0 SF X 8.0' HT= TOTAL VOL= 352.0 C.F. CFM= VOLUME/1.5 = 47 CFM PROVIDED= 75 CFM.....OK **BATHROOM 2=** DIMENSION= 40.84 SF X 8.0' HT= TOTAL VOL= 326.72 C.F. CFM= VOLUME/1.5 = 43.56 CFM PROVIDED= 75 CFM.....OK

FAN INSTALLATION



VENTING OPTIONS



MECHANICAL SYSTEM NOTE FOR BATHROOM EXHAUST SYSTEM:

ENSURE THAT THE INSTALLATION MEETS THE REQUIRED STANDARDS IN COMPLIANCE WITH NYC DOB CODES R403.6, R502.1.1.2, AND R503.1.2 AS FOLLOWS:

(a) AUTOMATIC OR GRAVITY DAMPERS: IN ACCORDANCE WITH NYC DOB CODE R403.6, THE EXHAUST SYSTEM WILL BE EQUIPPED WITH AUTOMATIC DAMPERS TO CONTROL OUTDOOR AIR INTAKES AND EXHAUSTS. THESE DAMPERS WILL CLOSE WHEN THE FAN IS NOT IN OPERATION, THEREBY PREVENTING UNWANTED AIR INFILTRATION AND ENSURING ENERGY EFFICIENCY.

(b) VENTILATION FAN EFFICACY: AS REQUIRED BY NYC DOB CODES R502.1.1.2 AND R503.1.2, THE VENTILATION FAN WILL MEET OR EXCEED THE MINIMUM EFFICACY REQUIREMENTS. THE SELECTED FAN WILL BE PROPERLY SIZED TO ENSURE EFFECTIVE MOISTURE AND ODOR REMOVAL WHILE MAINTAINING HIGH EFFICIENCY.

