

Application Date: 9/21/22
Fees Paid: _____

SP# 3587

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: 11 EVANS AVE ZONING DISTRICT RESA
SECTION 55 BLOCK 394 LOT 408 LOT SIZE: _____

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	PROPERTY OWNER	
Name: <u>JOSE HERNANDEZ</u>			Name: <u>JOSE HERNANDEZ</u>	
Address: <u>11 EVANS AVE.</u> <u>FREEPORT NY. 11520</u>			Address: <u>11 EVANS AVE</u> <u>FREEPORT NY. 11520</u>	
Telephone #: <u>(516) 350-7711</u>			Telephone #: <u>516-350 7711</u>	

Attorney Name: N/A Address: _____
(optional) Phone #: _____

Present Land Use: Residential Proposed Land Use: Residential

Description of Proposed Work: PROPOSED ROOF CONSTRUCTION

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.

[Signature] JNH NO
 APPLICANT'S SIGNATURE DATE 9/2/2022
 Sworn to before me this 2nd day of September, 2022
 Notary Public
 REYNALDO MUNOZ
 STATE OF NEW YORK
 NOTARY PUBLIC
 QUALIFIED IN NASSAU COUNTY
 NO. 01MUB415558
 MY COMMISSION EXPIRES 03/22/2025

Property Owner's Consent:
 I, JOSE HERNANDEZ am (are) the owner(s) of the subject property and consent to the filing of this application.
[Signature] DATE 9/2/2022
 PROPERTY OWNER'S SIGNATURE
 Sworn to before me this 2nd day of September, 2022
 Notary Public
 REYNALDO MUNOZ
 STATE OF NEW YORK
 NOTARY PUBLIC
 QUALIFIED IN NASSAU COUNTY
 NO. 01MUB415558
 MY COMMISSION EXPIRES 03/22/2025

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 FREEPORT, NY

FOR VILLAGE USE ONLY

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

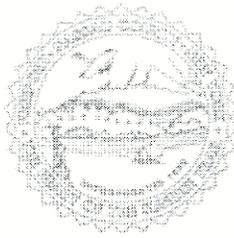
SUBMISSION CHECKLIST

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 than 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) 377-2493

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

August 12, 2022
SITE PLAN LETTER

Jose Hernandez
11 Evans Avenue
Freeport, NY 11520

RE: 11 Evans Avenue, Freeport, NY
Zoning District – Residence A
Sec. 55 Blk. 394 Lot 408
Building Permit Application #20201936
Description– Proposed roof construction

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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Dear Sir/Madam:

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

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

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

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

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings

/cd
Encl.

c: Village Clerk
Vladimir Constant, P.E
ZBA Approval Needed: Yes ___ No X___

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: 11 Evans Ave Freeport NY 11520			
Project Location (describe, and attach a location map): Proposed Addition			
Brief Description of Proposed Action: Proposed roof construction for 2nd floor Attic existing and			
Name of Applicant or Sponsor: Jose Hernandez		Telephone: 516-350-7711	
Address: 11 Evans Ave		E-Mail: JOSHERNANDEZ1115@GMAIL.COM	
City/PO: Freeport		State: N.Y.	Zip Code: 11520
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.			NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
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:			NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

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5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
		X	
b. Consistent with the adopted comprehensive plan?		X	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	X		X
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	X		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	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: _____	NO	YES	
			X
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing potable water: _____	NO	YES	
	X		X
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____	NO	YES	
	X		X
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?	NO	YES	
	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? 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: _____	NO	YES	
	X		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	X		
16. Is the project site located in the 100 year flood plain?	NO	YES	
	X		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES	
	X		
	X		

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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: _____ _____	NO	YES
	X	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	X	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	X	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <input checked="" type="checkbox"/> _____		Date: _____
Signature: _____		

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

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

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 VILLAGE OF CLERMONT, NY

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

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

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<input type="checkbox"/> 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.	
<input type="checkbox"/> 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

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. 20201936

Location: 11 Evans Avenue, Freeport, NY

Applicant: Jose Hernandez

Description: Proposed roof construction

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

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

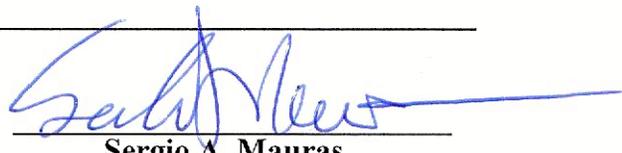
REASON(S) FOR DETERMINATION

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

A) _____

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

Dated: August 12, 2022



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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GENERAL NOTES

- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH PROVISIONS OF LOCAL, STATE, AND FEDERAL CODES, LAWS, ORDINANCES, AND REGULATIONS WHEREVER APPLICABLE.
- EACH CONTRACTOR SHALL BE HELD TO HAVE VISITED THE SITE AND VERIFIED ALL EXISTING CONDITIONS PRIOR TO SUBMISSION OF BID.
- IN ALL CASES, DRAWINGS SHALL NOT BE SCALED FOR INFORMATION. FIGURED DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD.
- CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND JOB CONDITIONS, AND SHALL NOTIFY 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.
- ALL ITEMS OF WORK IDENTIFIED ON THE DRAWINGS BY NAME, NOTE, OR MATERIAL DESIGNATION ARE NEW, UNLESS OTHERWISE NOTED.
- ALL NEW MATERIALS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURERS LATEST PRINTED SPECIFICATIONS, AND WITH ALL APPLICABLE CODE REQUIREMENTS.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH BEST STANDARD TRADE PRACTICES. EACH TRADE SHALL COOPERATE WITH OWNER AND OTHER TRADES TO FACILITATE JOB SCHEDULING AND COMPLETION.
- PROPRIETY NAMES IDENTIFYING ITEMS OF WORK ARE USED TO DESIGNATE THE STANDARDS OF CONSTRUCTION. ITEMS OF EQUAL QUALITY MAY BE SUBMITTED FOR THE ARCHITECTS REVIEW.
- 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.
- 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.
- 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 PREMISES.
- 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.
- DRYWALL CONSTRUCTION.
 - PROVIDE SIZES AND TYPES AS SHOWN ON THE DRAWINGS, TAPED AND SPACKLED WITH THREE(3) COATS AND SANDED SMOOTH.
 - PROVIDE ALL METAL CORNER BEADS, STOPS, EDGE TRIM, CASING, BEADS, ETC. AS REQUIRED TO FINISH ALL DRYWALL SURFACES WITH FLUSH, LEVEL EDGES.
 - 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.
- ALTERATIONS TO EXISTING WORK SHALL BE PATCHED AND FINISHED, AS NECESSARY, TO MATCH EXISTING CONTIGUOUS SURFACES OR NEW FINISHES SHOWN.
- CLEAN ALL FLOORS, WALLS, DOORS, MISC. METALS, GLASS, ETC. LEAVING JOB FREE OF DUST AND DEBRIS, PRIOR TO PROJECT COMPLETION.
- 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.
- FLAME SPREAD OF ALL INTERIOR FINISHES SHALL MEET OR EXCEED CLASS "B" (ASTM-E-84) OR CLASS "I" (RADIANT PANEL TEST) REQUIREMENTS.
- 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.
- PLUMBING WORK SHALL BE INSTALLED, BY A PLUMBER LICENSED WITH THE VILLAGE OF FREEPORT IN ACCORDANCE WITH NEW YORK STATE AND NATIONAL PLUMBING CODES.
- ELECTRICAL WORK SHALL BE INSTALLED BY AN ELECTRICIAN LICENSED IN VILLAGE OF FREEPORT 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.
- ALL CABINERY AND CASE WORK TO BE FABRICATED AND INSTALLED IN CONFORMANCE WITH THE N.Y.S. BUILDING CODE.
- 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 OPERATION WITH MINIMAL INTERRUPTION.
- SOIL PRESSURE ASSUMED AT 3,000 LBS. PER SQ. FT. (TYPICAL LONG ISLAND SAND AND GRAVEL)
- ALL NEW CONSTRUCTION IS TO CONFORM TO THE 2015 ENERGY CONSERVATION CONSTRUCTION CODE OF N.Y. STATE.

CONSTRUCTION NOTES:

STRUCTURAL LUMBER TO BE MINIMUM #2 850 IN BENDING UNDER NORMAL LOADING. HEM-FIR OR DOUGLAS FIR TO BE USED.

TOWN-CITY OR VILLAGE ZONING LAWS ANY VARIANCE OR SPECIAL EXCEPTION REQUIRED FOR THE CONSTRUCTION ACCORDING TO THESE PLANS IS THE SOLE RESPONSIBILITY OF THE OWNER.

GENERAL NOTES:

CONTRACTOR SHALL CHECK AND VERIFY ALL CONDITIONS AT THE CONSTRUCTION SITE BEFORE BEGINNING ANY PHYSICAL WORK. HE SHALL FAMILIARIZE HIMSELF WITH THE INTENT TO THESE PLANS, AND ALL OTHER INFORMATION INCLUDING GOVERNING CODES, LAWS, ORDINANCE, ZONING AND REGULATION.

ALL WORK SHALL CONFORM TO THE NEW YORK STATE BUILDING CONSTRUCTION CODE, NYS ENERGY CONSERVATION CONSTRUCTION CODE AND ALL LOCAL, RULES, REGULATIONS AND ZONING LAWS.

IF, DURING THE COURSE OF CONSTRUCTION, A CONDITION EXISTS WHICH DISAGREES OR CONFLICTS WITH WHAT IS INDICATED ON THESE PLANS. THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE ENGINEER. SHOULD THE CONTRACTOR FAIL TO FOLLOW THIS PROCEDURE, AND CONTINUE WITH THE WORK, HE SHALL ASSUME ALL RESPONSIBILITY AND LIABILITY ARISING THERE OF.

THESE DRAWINGS HAVE BEEN PREPARED BY THE ENGINEER AND TO THE BEST OF HIS KNOWLEDGE AND BELIEF MEET THE REQUIREMENTS OF THE NYS ENERGY CONSERVATION CONSTRUCTION CODE.

CONTRACTOR SHALL EXERCISE GOOD JUDGEMENT IN ORDER TO MINIMIZE DAMAGE TO ANY EXISTING AREAS AND CONDITIONS. EXISTING WORK DAMAGED AS A RESULT OF NEW CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION, AT NO ADDITIONAL COST TO THE OWNER.

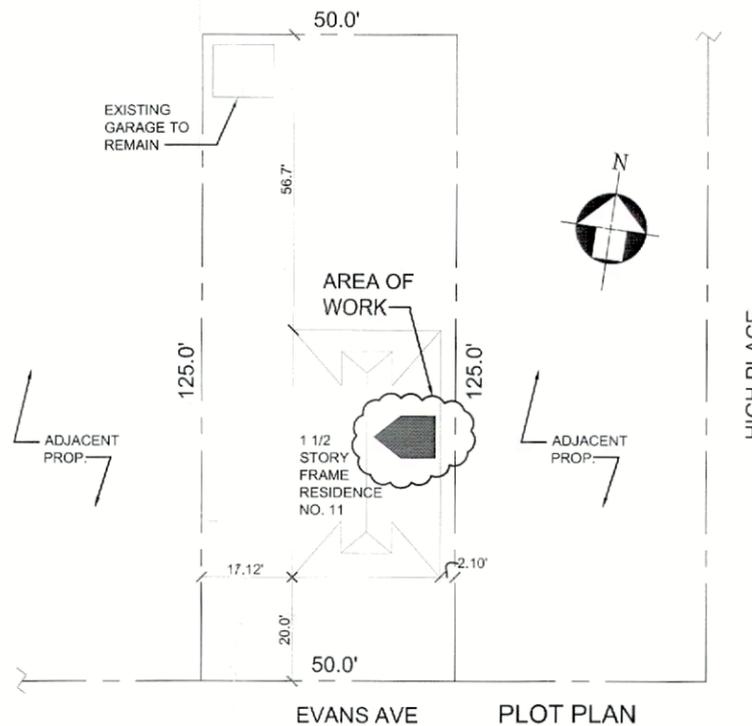
DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS.

ENGINEER HAS NOT BEEN RETAINED FOR ON SITE INSPECTION OR OBSERVATION OF CONSTRUCTION.

WHERE JOIST HANGERS OR STEEL FRAME CARRIERS ARE USED AND WHERE TECO TYPE CONNECTORS OR GUSSET ARE CALLED FOR THESE DRAWINGS, ONLY FASTENERS RECOMMENDED BY THE MANUFACTURER ARE TO BE USED.

THIS ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION MEANS METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES EMPLOYED BY CONTRACTORS IN THE PERFORMANCE OF THEIR WORK, AND SHALL NOT BE RESPONSIBLE FOR THE FAILURE OF ANY CONTRACTOR WITH THE OWNER, AND IN ACCORDANCE WITH THESE PLANS.

ENGINEER & OR PREPARER IS NOT RESPONSIBLE FOR ANY DEVIATION FROM THESE PLANS AS APPROVED BY THE DEPT. OF BUILDING & AS PER NYS FIRE PREVENTION & UNIFORM BUILDING CODE.



PLOT PLAN

SCALE: 1/8" = 1'-0"
NOTE: THIS PLAN IS NOT A LEGAL SURVEY. IT IS FOR ILLUSTRATION PURPOSES ONLY.

PROPOSED ROOF CONSTRUCTION 1- FAMILY RESIDENCE

SITE INFORMATION
11 EVANS AVE, FREEPORT NY 11520
SECTION.....55
BLOCK.....394
LOT.....408
ZONE.....RES. B

TABLE OF CONTENTS

T-1 TITLE/INFORMATION SHEET, GENERAL NOTES, PLOT PLAN, LOCATION MAP
A-1 DETAIL, FLOOR PLAN AND ELEVATION

EXISTING LOT COVERAGE REMAINS THE SAME

LOT COVERAGE
LOT SIZE = 6,156 SQ. FT.
HOUSE = 1,074 SQ. FT. FRONT YARD SETBACK:
EXISTING GARAGE = 100 SQ. FT. 30 FT.

TOTAL = 1,174 SQ. FT.
% LOT OCCUPIED = 1,174 SQ. FT. / 6,156 SQ. FT. = 19.07%

PROJECT SCOPE

1. PROPOSED ROOF CONSTRUCTION OVER 58 SQ FT DORMER AND FINISH EXISTING ATTIC

SYMBOLS LEGEND

○ SURFACE MOUNTED LIGHT FIXTURE	□ PROPOSED WALLS
○ PENDANT MOUNTED EXTERIOR LIGHT FIXTURE	○ SECTION LETTER
⊕ LIGHT SWITCH	○ ELEVATION NUMBER SHEET NUMBER
⊕ DUPLEX RECEPTACLE (IF) DEMOTES GROUND FAULT INTERRUPTER	

RESIDENTIAL CODE OF NEW YORK STATE - 2015

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

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			WEATHERING As per Figure R501.2(5)	FROST LINE DEPTH	TERMITES As per Figure R301.2(6)				
20 psf	100 mph	B	SEVERE	3 FT.	MODERATE TO HEAVY	SLIGHT TO MODERATE	NASSAU - 13	YES	NASSAU

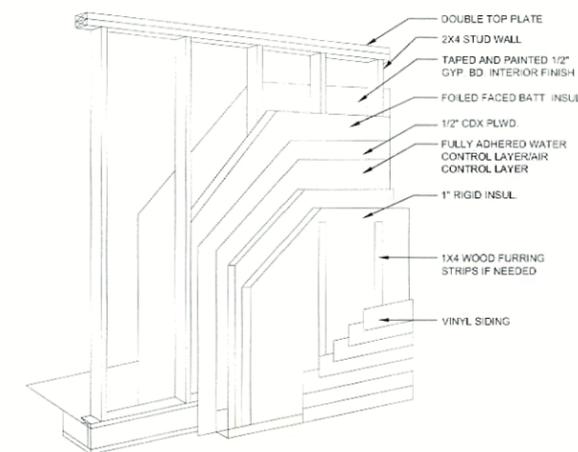
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FT = 675 OR 525 PSI 4" WIDTH (COMPRESSION PARALLEL TO GRAIN)
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TYPICAL SIDING DETAIL



VLADIMIR CONSTANT, P.E.

1281 DEKOVEN ST
ROCKVILLE CENTRE, NY 11570
NEW YORK STATE LICENSE NO. 080951

STAMP

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NO.	DATE	REVISION

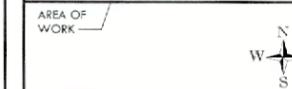
ADDRESS

111 EVANS AVE
FREEPORT, NY 11520
CONTACT/EMERGENCY PHONE
JONATHAN MARTINEZ
(516) 729-1084
JONVMARTINEZ@GMAIL.COM

PROJECT TITLE

PROPOSED ADDITION
1 - FAMILY RESIDENCE
11 EVANS AVE
FREEPORT, NY 11520

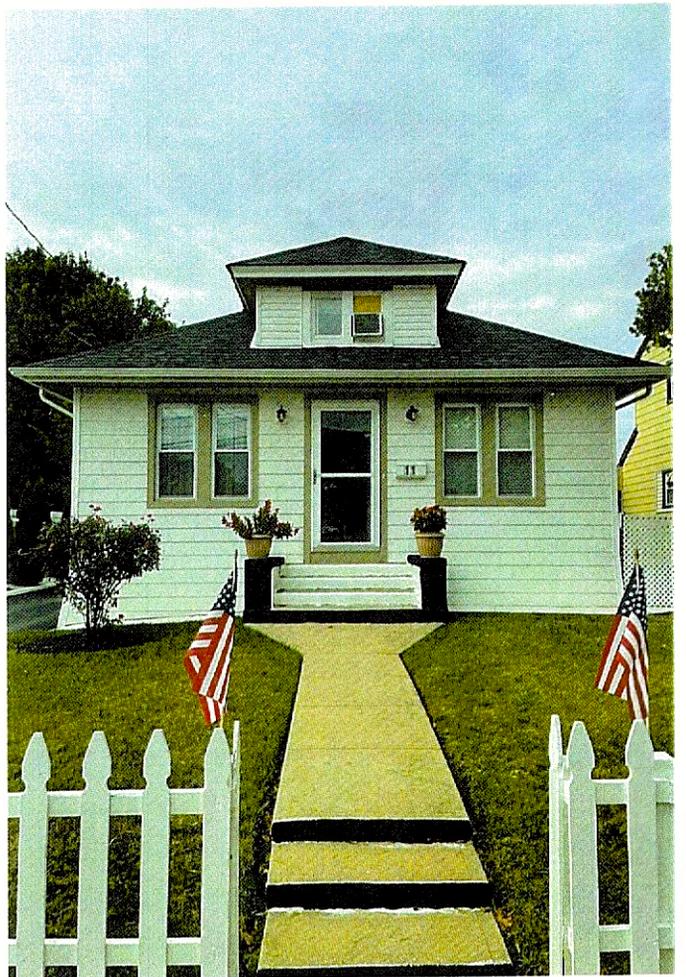
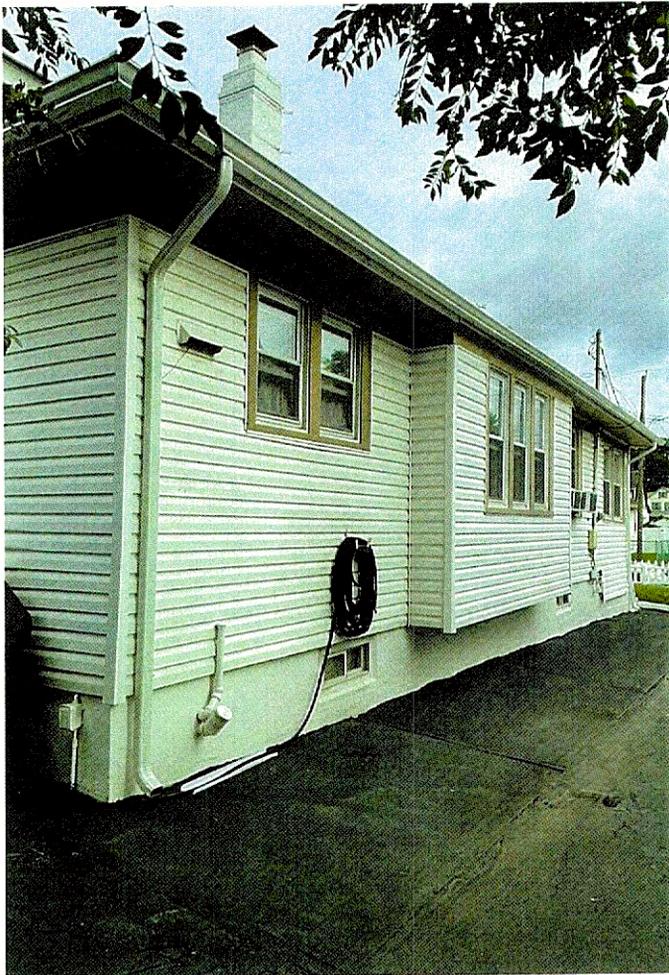
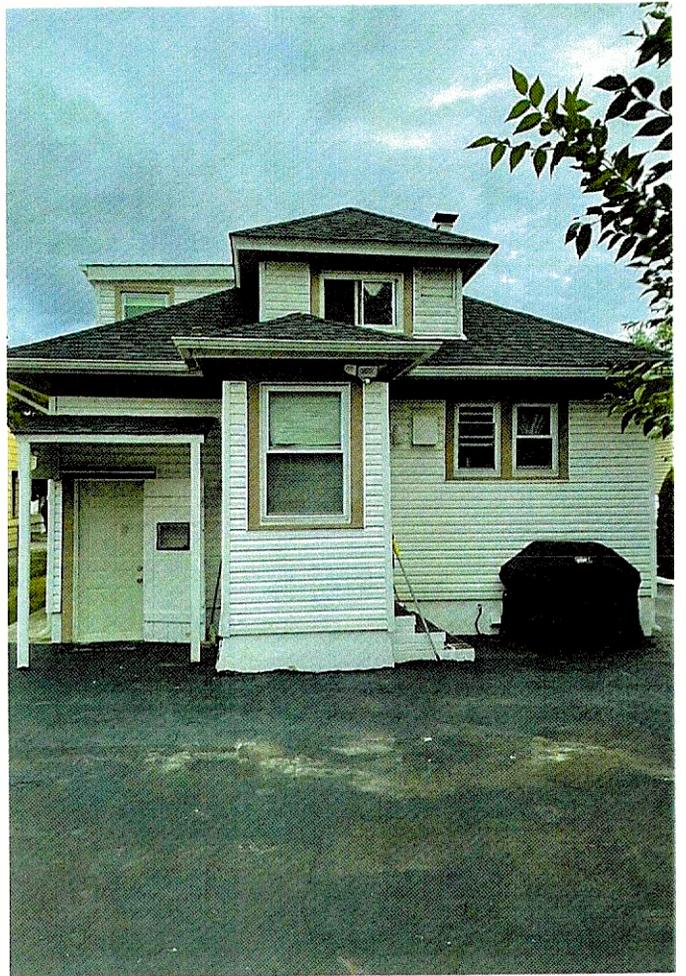
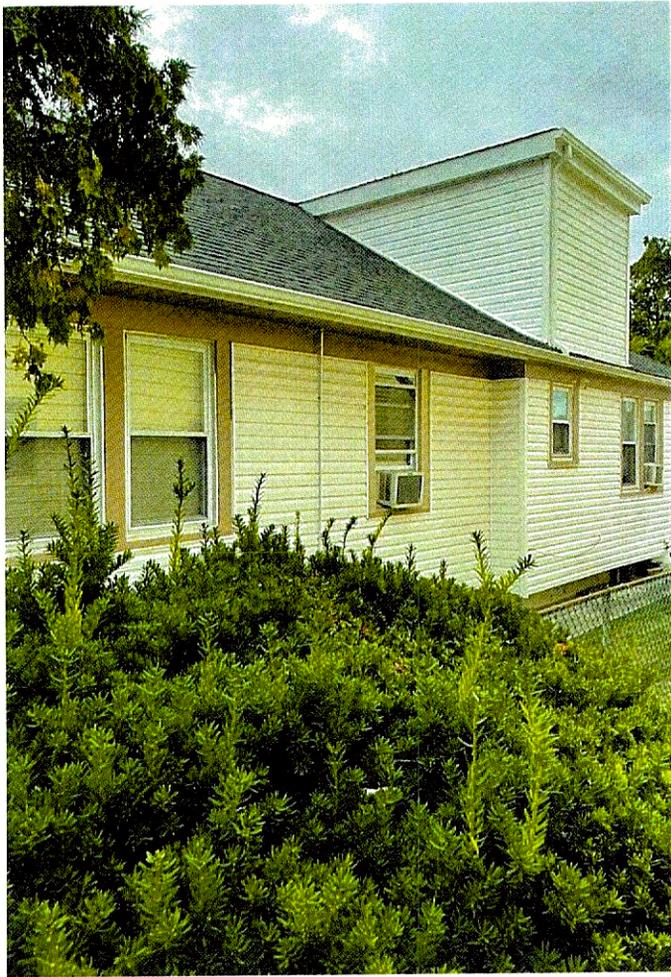
NCTM: SECTION 55, BLOCK 394, LOT 408



DRAWING TITLE

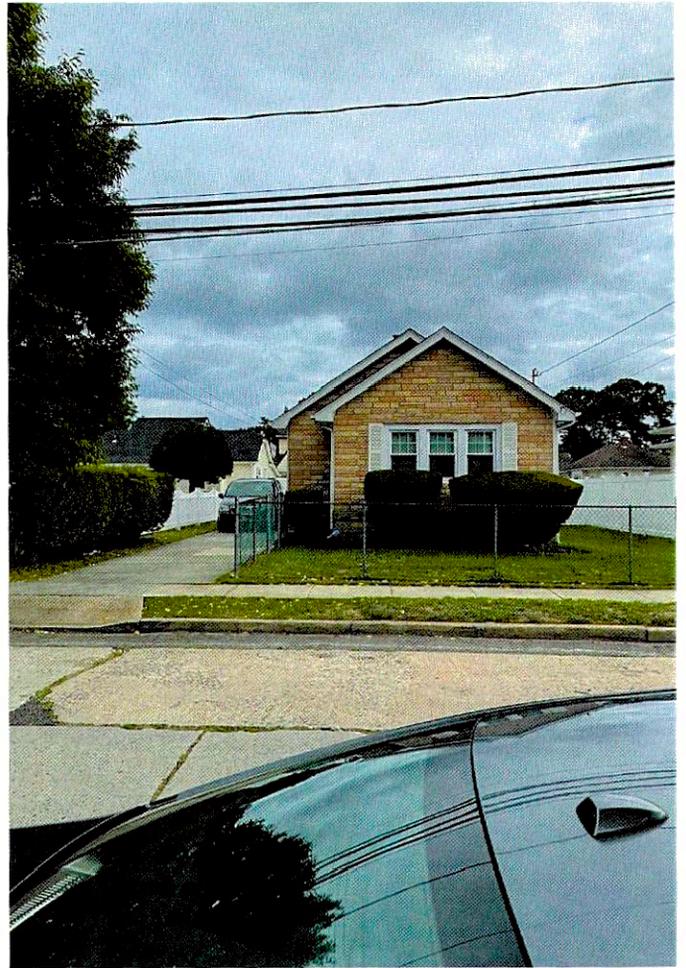
TITLE/INFORMATION SHEET,
GENERAL NOTES, PLOT PLAN
AND LOCATION MAP

DATE: 12/01/20	PROJECT NO: FREEPORT EVANS
SCALE: AS NOTED	DRAWING NO: T-1
DRAWN BY: J.M.	
CHECKED BY: V.C.	





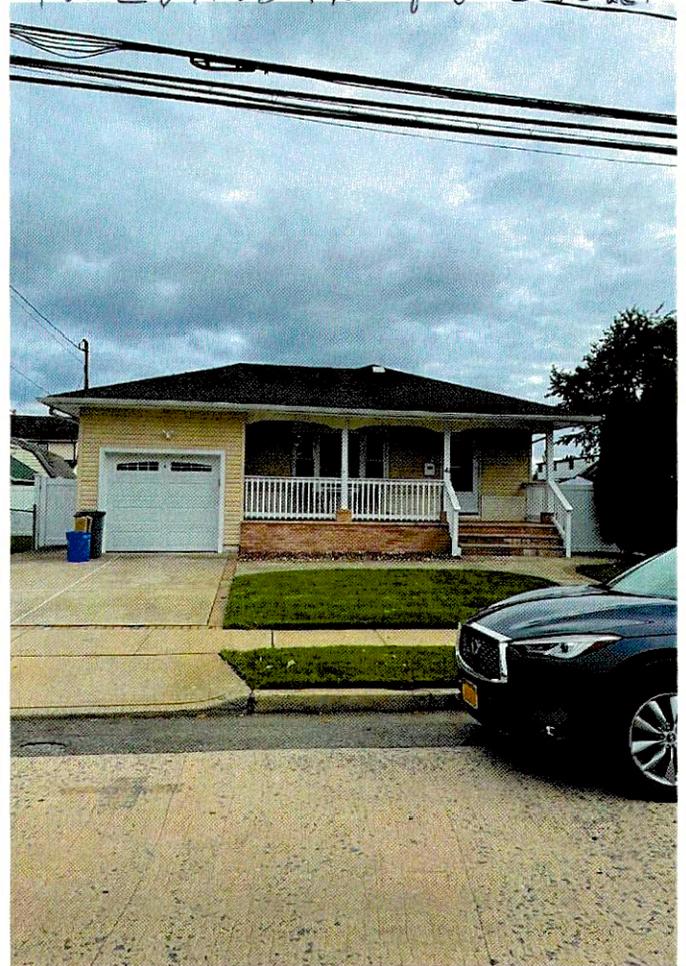
15 EVANS AV FREEPORT



12 EVANS AV FREEPORT



32 EVANS AV. FREEPORT



41 EVANS AV. FREEPORT

GENERAL NOTES

- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH PROVISIONS OF LOCAL, STATE, AND FEDERAL CODES, LAWS, ORDINANCES, AND REGULATIONS WHEREVER APPLICABLE.
- EACH CONTRACTOR SHALL BE HELD TO HAVE VISITED THE SITE AND VERIFIED ALL EXISTING CONDITIONS PRIOR TO SUBMISSION OF BID.
- IN ALL CASES, DRAWINGS SHALL NOT BE SCALED FOR INFORMATION. FIGURED DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD.
- CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND JOB CONDITIONS, AND SHALL NOTIFY 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.
- ALL ITEMS OF WORK IDENTIFIED ON THE DRAWINGS BY NAME, NOTE, OR MATERIAL DESIGNATION ARE NEW, UNLESS OTHERWISE NOTED.
- ALL NEW MATERIALS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURERS LATEST PRINTED SPECIFICATIONS, AND WITH ALL APPLICABLE CODE REQUIREMENTS.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH BEST STANDARD TRADE PRACTICES. EACH TRADE SHALL COOPERATE WITH OWNER AND OTHER TRADES TO FACILITATE JOB SCHEDULING AND COMPLETION.
- PROPRIETY NAMES IDENTIFYING ITEMS OF WORK ARE USED TO DESIGNATE THE STANDARDS OF CONSTRUCTION. ITEMS OF EQUAL QUALITY MAY BE SUBMITTED FOR THE ARCHITECTS REVIEW.
- 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.
- 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.
- 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 PREMISES.
- 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.
- DRYWALL CONSTRUCTION.
 - PROVIDE SIZES AND TYPES AS SHOWN ON THE DRAWINGS, TAPED AND SPACKLED WITH THREE(3) COATS AND SANDED SMOOTH.
 - PROVIDE ALL METAL CORNER BEADS, STOPS, EDGE TRIM, CASING, BEADS, ETC. AS REQUIRED TO FINISH ALL DRYWALL SURFACES WITH FLUSH, LEVEL EDGES.
 - 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.
- ALTERATIONS TO EXISTING WORK SHALL BE PATCHED AND FINISHED, AS NECESSARY, TO MATCH EXISTING CONTIGUOUS SURFACES OR NEW FINISHES SHOWN.
- CLEAN ALL FLOORS, WALLS, DOORS, MISC. METALS, GLASS, ETC. LEAVING JOB FREE OF DUST AND DEBRIS, PRIOR TO PROJECT COMPLETION.
- 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.
- FLAME SPREAD OF ALL INTERIOR FINISHES SHALL MEET OR EXCEED CLASS "B" (ASTM-E-84) OR CLASS "I" (RADIANT PANEL TEST) REQUIREMENTS.
- 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.
- PLUMBING WORK SHALL BE INSTALLED, BY A PLUMBER LICENSED WITH THE VILLAGE OF FREEPORT IN ACCORDANCE WITH NEW YORK STATE AND NATIONAL PLUMBING CODES.
- ELECTRICAL WORK SHALL BE INSTALLED BY AN ELECTRICIAN LICENSED IN VILLAGE OF FREEPORT 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.
- ALL CABINETRY AND CASE WORK TO BE FABRICATED AND INSTALLED IN CONFORMANCE WITH THE N.Y.S. BUILDING CODE.
- 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 OPERATION WITH MINIMAL INTERRUPTION.
- SOIL PRESSURE ASSUMED AT 3,000 LBS. PER SQ. FT. (TYPICAL LONG ISLAND SAND AND GRAVEL)
- ALL NEW CONSTRUCTION IS TO CONFORM TO THE 2015 ENERGY CONSERVATION CONSTRUCTION CODE OF N.Y. STATE.

CONSTRUCTION NOTES:

STRUCTURAL LUMBER TO BE MINIMUM #2 SYP IN BENDING UNDER NORMAL LOADING. HEM-FIR OR DOUGLAS FIR TO BE USED.

TOWN-CITY OR VILLAGE ZONING LAWS ANY VARIANCE OR SPECIAL EXCEPTION REQUIRED FOR THE CONSTRUCTION ACCORDING TO THESE PLANS IS THE SOLE RESPONSIBILITY OF THE OWNER.

GENERAL NOTES:

CONTRACTOR SHALL CHECK AND VERIFY ALL CONDITIONS AT THE CONSTRUCTION SITE BEFORE BEGINNING ANY PHYSICAL WORK. HE SHALL FAMILIARIZE HIMSELF WITH THE INTENT TO THESE PLANS, AND ALL OTHER INFORMATION INCLUDING GOVERNING CODES, LAWS, ORDINANCE, ZONING AND REGULATION.

ALL WORK SHALL CONFORM TO THE NEW YORK STATE BUILDING CONSTRUCTION CODE, NYS ENERGY CONSERVATION CONSTRUCTION CODE AND ALL LOCAL, RULES, REGULATIONS AND ZONING LAWS.

IF, DURING THE COURSE OF CONSTRUCTION, A CONDITION EXISTS WHICH DISAGREES OR CONFLICTS WITH WHAT IS INDICATED ON THESE PLANS. THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE ENGINEER. SHOULD THE CONTRACTOR FAIL TO FOLLOW THIS PROCEDURE, AND CONTINUE WITH THE WORK, HE SHALL ASSUME ALL RESPONSIBILITY AND LIABILITY ARISING THERE OF.

THESE DRAWINGS HAVE BEEN PREPARED BY THE ENGINEER AND TO THE BEST OF HIS KNOWLEDGE AND BELIEF MEET THE REQUIREMENTS OF THE NYS ENERGY CONSERVATION CONSTRUCTION CODE.

CONTRACTOR SHALL EXERCISE GOOD JUDGEMENT IN ORDER TO MINIMIZE DAMAGE TO ANY EXISTING AREAS AND CONDITIONS. EXISTING WORK DAMAGED AS A RESULT OF NEW CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION, AT NO ADDITIONAL COST TO THE OWNER.

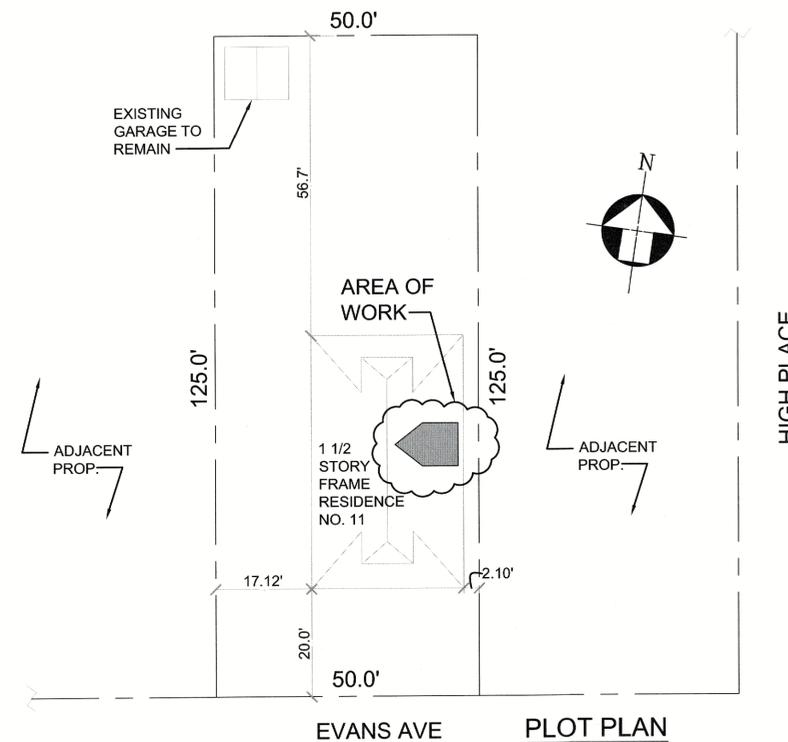
DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS.

ENGINEER HAS NOT BEEN RETAINED FOR ON SITE INSPECTION OR OBSERVATION OF CONSTRUCTION.

WHERE JOIST HANGERS OR STEEL FRAME CARRIERS ARE USED AND WHERE TECO TYPE CONNECTORS OR GUSSET ARE CALLED FOR THESE DRAWINGS, ONLY FASTENERS RECOMMENDED BY THE MANUFACTURER ARE TO BE USED.

THIS ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION MEANS METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES EMPLOYED BY CONTRACTORS IN THE PERFORMANCE OF THEIR WORK, AND SHALL NOT BE RESPONSIBLE FOR THE FAILURE OF ANY CONTRACTOR WITH THE OWNER, AND IN ACCORDANCE WITH THESE PLANS.

ENGINEER & OR PREPARER IS NOT RESPONSIBLE FOR ANY DEVIATION FROM THESE PLANS AS APPROVED BY THE DEPT. OF BUILDING & AS PER NYS FIRE PREVENTION & UNIFORM BUILDING CODE.



PLOT PLAN

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

PROPOSED ROOF CONSTRUCTION 1- FAMILY RESIDENCE

SITE INFORMATION
11 EVANS AVE, FREEPORT NY 11520
SECTION.....55
BLOCK.....394
LOT.....408
ZONE.....RES. B

TABLE OF CONTENTS

T-1 TITLE/INFORMATION SHEET, GENERAL NOTES, PLOT PLAN, LOCATION MAP
A-1 DETAIL, FLOOR PLAN AND ELEVATION

EXISTING LOT COVERAGE REMAINS THE SAME

LOT COVERAGE
LOT SIZE = 6,156 SQ. FT.
HOUSE = 1,074 SQ.FT.
EXISTING GARAGE = 100 SQ.FT. **FRONT YARD SETBACK:**

TOTAL = 1,174 SQ.FT. 30 FT
% LOT OCCUPIED = 1,174 SQ.FT. / 6,156 SQ.FT. = 19.07%

PROJECT SCOPE

- PROPOSED ROOF CONSTRUCTION OVER 58 SQ FT DORMER AND FINISH EXISTING ATTIC

SYMBOLS LEGEND

	SURFACE MOUNTED LIGHT FIXTURE		PROPOSED WALLS
	PENDANT MOUNTED EXTERIOR LIGHT FIXTURE		SECTION LETTER
	LIGHT SWITCH		ELEVATION NUMBER SHEET NUMBER
	DUPLEX RECEPTACLE (GFI DENOTES GROUND FAULT INTERRUPTER)		

RESIDENTIAL CODE OF NEW YORK STATE - 2015

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

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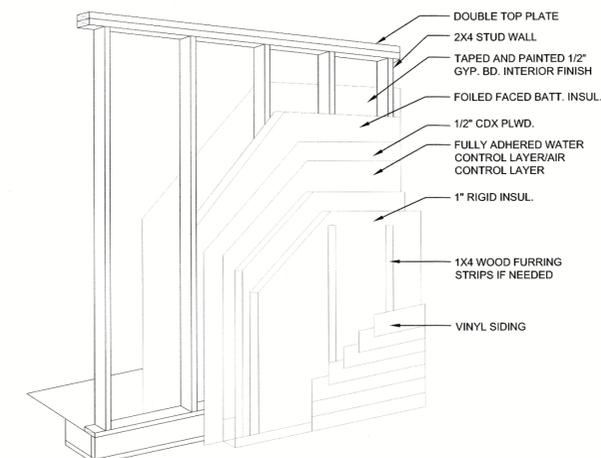
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TYPICAL SIDING DETAIL

VLADIMIR CONSTANT, P.E.

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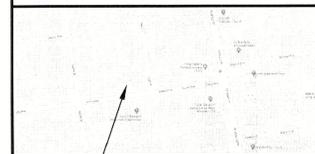
NO.	DATE	REVISION

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(516) 729-1084
JONVMARTINEZ@GMAIL.COM

PROJECT TITLE

PROPOSED ADDITION
1 - FAMILY RESIDENCE
11 EVANS AVE
FREEPORT, NY 11520

NCTM: SECTION 55, BLOCK 394, LOT 408

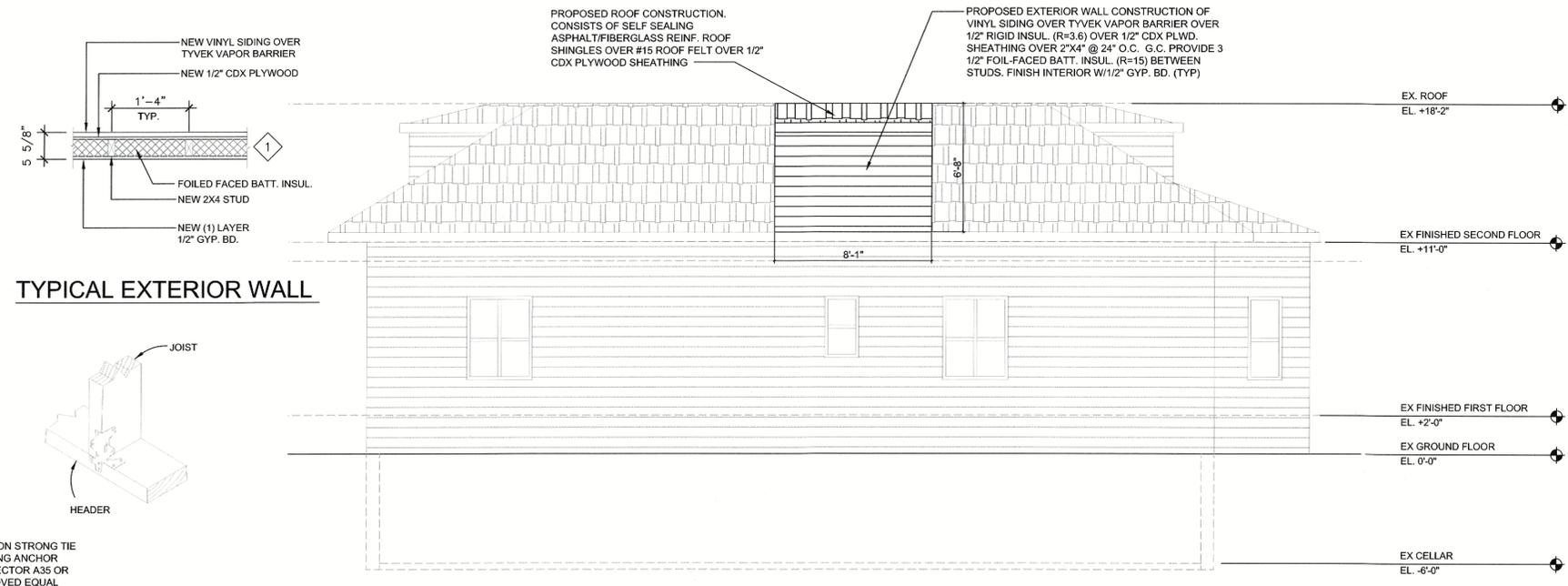
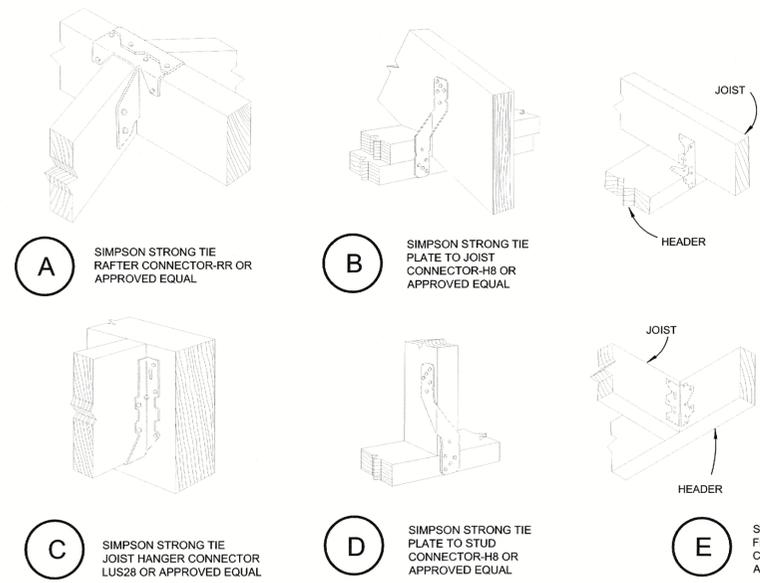


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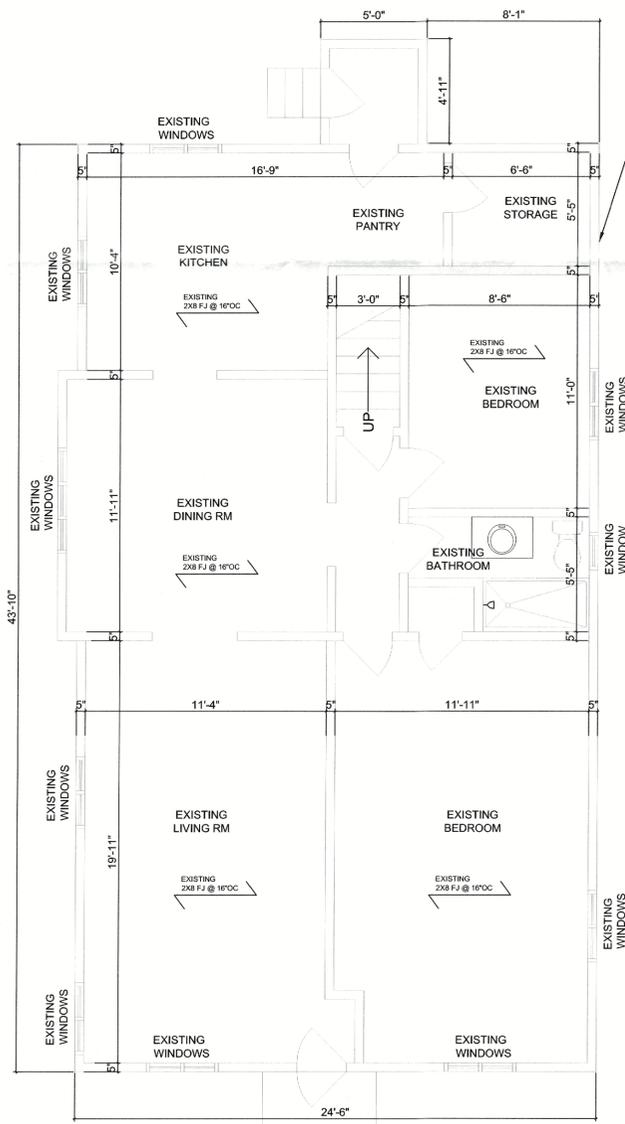
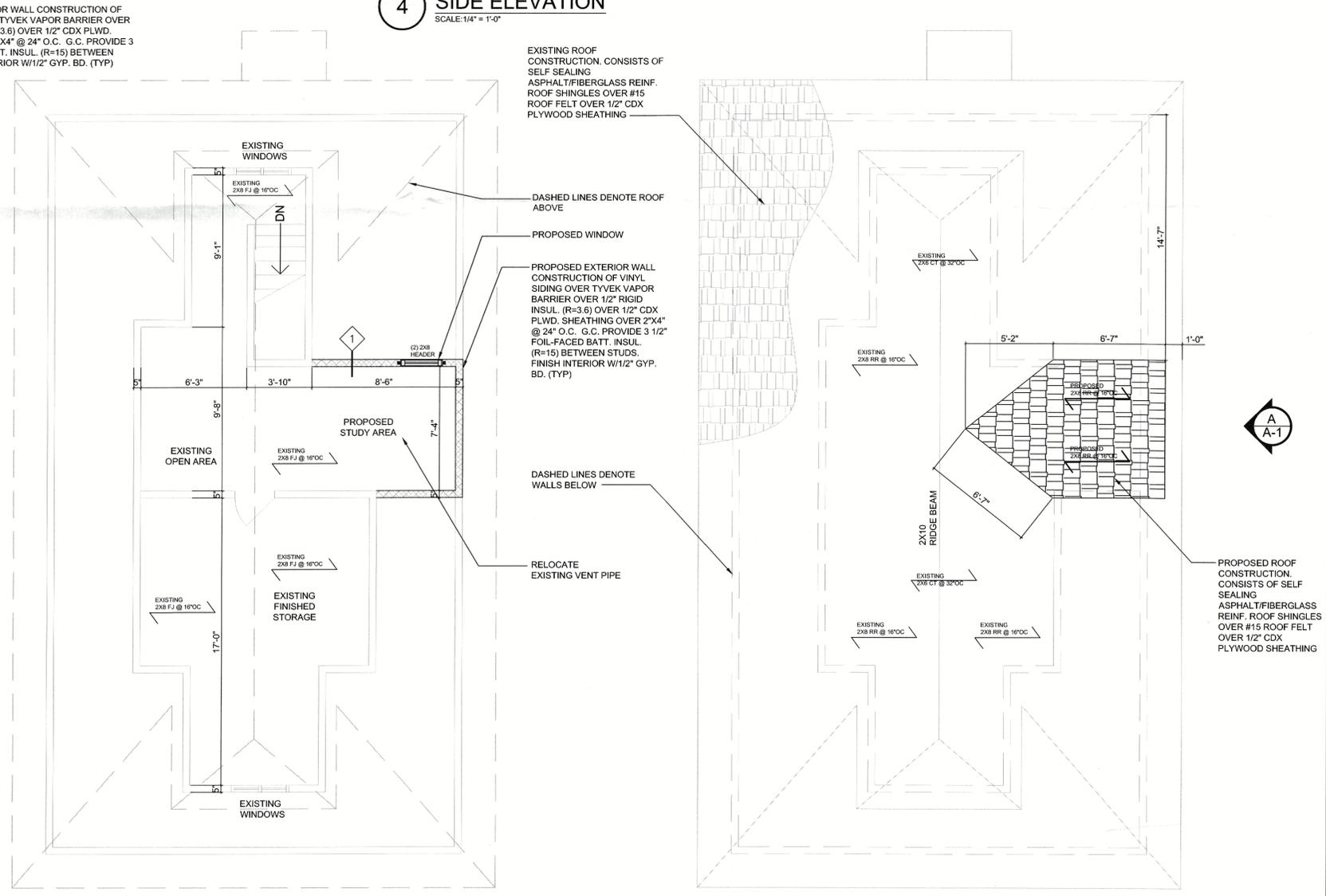
TITLE/INFORMATION SHEET,
GENERAL NOTES, PLOT PLAN
AND LOCATION MAP

DATE: 12/01/20	PROJECT NO: FREEPORT EVANS
SCALE: AS NOTED	DRAWING NO:
DRAWN BY: J.M.	T-1
CHECKED BY: V.C.	

TYPICAL CONNECTION DETAILS



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



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

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



VLADIMIR CONSTANT, P.E.

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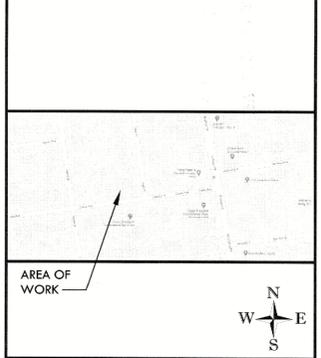


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PROJECT TITLE
PROPOSED RESIDENCE
1 - FAMILY RESIDENCE
11 EVANS AVE
FREEPORT, NY 11520
NCTM: SECTION 55, BLOCK 394, LOT 408



DRAWING TITLE
DETAIL, FLOOR PLAN AND ELEVATION

DATE: 12/01/20	PROJECT NO: FREEPORT EVANS
SCALE: AS NOTED	DRAWING NO: A-1
DRAWN BY: J.M.	
CHECKED BY: V.C.	

Application Date: 9/23/2022
Fees Paid: 8225

SP# _____

**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: <u>59 Iena Ave</u>	ZONING DISTRICT _____
SECTION <u>55</u> BLOCK <u>269</u> LOT <u>224</u>	LOT SIZE: <u>50x130 (6500 sqft)</u>

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: _____	Name: <u>Dennis Marti</u>
Address: _____	Address: <u>1500 Jerusalem Ave</u> <u>Merrick NY</u>
Telephone #: _____	Telephone #: <u>516-902-2491</u>

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

Present Land Use: _____ Proposed Land Use: Residential

Description of Proposed Work: Added outside cellar entrance

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

RECEIVED
2022 SEP 23 / A 11:00
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

[Signature]
APPLICANT'S SIGNATURE
Sworn to before me this 23
day of September, 2022
Pamela Walsh Boeing
Notary Public

9/23
DATE
Pamela A. Walsh Boeing
Notary Public State of New York
No. 01WA6213579
Qualified in Nassau County
Commission Expires November 9, 2025

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

[Signature]
PROPERTY OWNER'S SIGNATURE
Sworn to before me this 23
day of September, 2022
Yerena Escobar
Notary Public



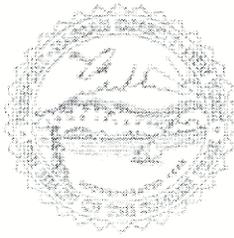
9/23/22
DATE

FOR VILLAGE USE ONLY

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

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 than twenty (20) feet to one (1) inch:
_____	_____	_____	a. Title of drawing, including name and address of applicant.
_____	_____	_____	b. North point, scale, and date.
_____	_____	_____	c. Boundaries of the project.
_____	_____	_____	d. Existing natural features, such as watercourse, waterbodies, wetlands, wooded areas, and individual large trees on the subject property. Features to be retained should be noted.
_____	_____	_____	e. Floodplain boundaries as determined by the Federal Emergency Management Agency.
_____	_____	_____	f. Location of proposed land and water uses and their areas in acres and location, together with the proposed use, dimensions, height and architectural features of all buildings and other structures.
_____	_____	_____	g. Location of outdoor storage and description of materials to be stored.
_____	_____	_____	h. Location of all existing or proposed site improvements including street, drains, culverts, retaining walls, fences, docks and easements, whether public or private.
_____	_____	_____	i. Location and description of all proposed waterfront public access/recreation provisions.
_____	_____	_____	j. Description of sewage disposal and water supply systems and locations of such facilities.
_____	_____	_____	k. Location and proposed development of buffer areas and other landscaping; the general landscaping plan and planting schedule.
_____	_____	_____	l. Location of all parking and loading area, internal circulation pattern, and ingress and egress drives.
_____	_____	_____	m. Provision for pedestrian and patron access, including public and private sidewalks, walkways and docks.
_____	_____	_____	n. Location, design and size of all signs and lighting facilities.
_____	_____	_____	o. Approximate locations and dimensions of areas proposed for neighborhood parks, playgrounds or other permanent open space.
_____	_____	_____	p. Building orientation and site design for energy efficiency and visual quality.
_____	_____	_____	q. Location and design of all energy distribution facilities, including electrical, gas, and solar energy.
_____	_____	_____	r. Description and location of erosion control measures including proposed location of sediment sink/setting pond and interceptor swales, etc..
_____	_____	_____	s. Location, supporting design data and copies of computations used as a basis for the design capacities and performance of stormwater management facilities.
_____	_____	_____	t. Lines and dimensions of all property which is offered, or to be offered for dedication for public use, with the purpose indicated thereon, and of all property that is proposed to be reserved by deed covenant for the common use of the property owners of the development.
_____	_____	_____	u. Estimated project construction schedule.
_____	_____	_____	v. Record of application for approval status of all necessary permits from federal, state and county officials.
_____	_____	_____	w. Identification of any federal, state or county permits required for project execution.
_____	_____	_____	x. The Planning Board may require such additional information as it may deem necessary for a complete assessment of the project pursuant to this chapter.



INC. VILLAGE OF FREEPORT

Department of Buildings

46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520
(516) 377-2242
FAX (516) 377-2493

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

August 30, 2022
SITE PLAN LETTER

Marti Homes
1500 Jerusalem Avenue
Merrick, NY 11566

RE: 59 Lena Avenue, Freeport, NY
Zoning District – Residence A - Sec. 55 Blk. 269 Lot 224
Building Permit Application #20222960
Description–Addition of outside cellar entrance

RECEIVED
2022 SEP 23 A 11:00
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Dear Sir/Madam:

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

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

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

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

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings

/cd
Encl.
c: Village Clerk
Kurt A. Jacobs, R.A.

ZBA Approval Needed: Yes ___ No X

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

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Notice

X Negative Declaration 2022 SEP 23 A 11:00

Positive Declaration

In accordance with Section 8-0118, Article 8 of the New York Environmental Conservation Law and Chapter 110 of the Village Code, this Department has conducted an initial review to determine whether the following project may have a significant effect on the environment and on the basis of that review hereby finds:

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

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

Project : Building Permit App. 20222959

Location : 59 Lena Avenue, Freeport, NY

Applicant : Dennis Marti

Description : Addition of outside cellar entrance

Lead Agency: Department of Buildings for the Board of Trustees Village of Freeport 46 North Ocean Avenue, Freeport, NY
Agency Contact Person: Superintendent of Buildings (516) 377-2242

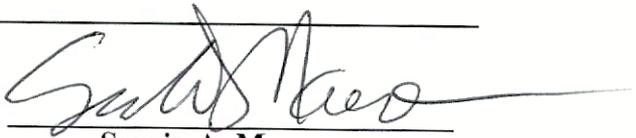
REASON(S) FOR DETERMINATION

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

A) _____

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

Dated: August 30, 2022


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.

20222059

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617.20
Appendix B

Short Environmental Assessment Form

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AUG 23 2022
FREEPORT BUILDING DEPT.

2022 SEP 23 A 11:00
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:			
Project Location (describe, and attach a location map): 59 Lena Ave			
Brief Description of Proposed Action: Addition of outside cellar entrance.			
Name of Applicant or Sponsor: Dennis Marti		Telephone: 516-902-2594	
		E-Mail: office@martihomes.net	
Address: 1500 Jerusalem Ave			
City/PO: Merrick		State: NY	Zip Code: 11566
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.			NO YES
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:			NO YES
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> 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?			
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES	
		X		
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		NO	YES	
		X		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES	
		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: _____		NO	YES	
			X	
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing potable water: _____		NO	YES	
		X		
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____		NO	YES	
			X	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?		NO	YES	
		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?		NO	YES	
		X		
	b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		X	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban				
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?		NO	YES	
		X		
16. Is the project site located in the 100 year flood plain?		NO	YES	
		X		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____		NO	YES	
		X		

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: _____	NO	YES
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: _____	NO	YES
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: _____	NO	YES
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Dennis Marti</u>	Date: <u>5/18/22</u>	
Signature: _____		

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

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

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

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

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 VILLAGE OF FREEPORT, NY

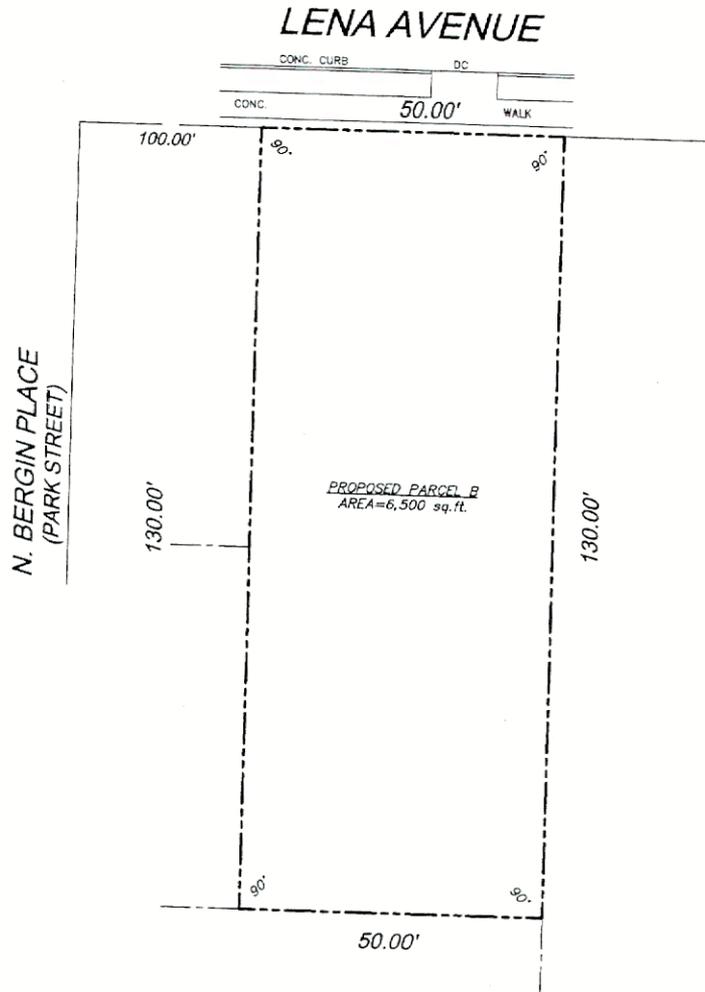
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY





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 VILLAGE OF FREEPORT, NY

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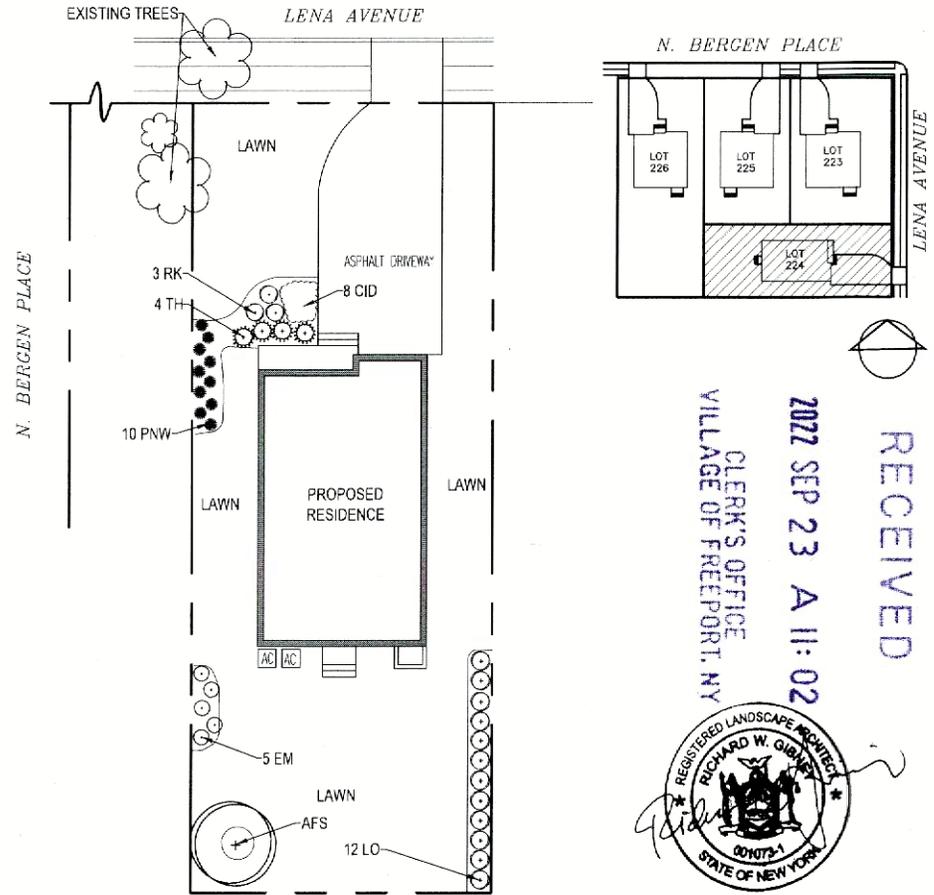
PROPOSED PARCEL B SITUATED IN INCORPORATED VILLAGE OF FREEPORT TOWN OF HEMPSTEAD COUNTY OF NASSAU STATE OF NEW YORK				
O'Connor - Petito, L.L.C. Land Surveying Civil Engineering 27 Forest Avenue Locust Valley, NY 11560 (516) 676-3260				
MAP	RANDALL PARK, FILED ON JANUARY 5, 1897, AS MAP No. 209	SEC. 55	BLK. 267	LOT P/O 1
DATE: AUGUST 27, 2020	REVISED:	SCALE: 1"=20'	SHEET: 1 OF 1	

PLANT NOTES:

- ALL PLANT MATERIALS SHALL BE NURSERY GROWN AND CONFORM TO A.A.N. "AMERICAN STANDARDS FOR NURSERY STOCK".
- THE CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH LOCATION OF MECHANICAL EQUIPMENT AND UTILITIES, EXISTING OR PROPOSED, IN THE AREAS TO BE PLANTED.
- VERIFY ALL GRADES, DIMENSIONS, AND EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
- STAKE OUT LOCATION OF NEW PLANTS AND OBTAIN APPROVAL BY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
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- ALTERNATELY SPACE ("STAGGER") PLANTS IN BEDS UNLESS OTHERWISE NOTED.
- SCARIFY ROOT BALLS REMOVED FROM CONTAINER GROWN STOCK PRIOR TO PLANTING.
- NO PLASTIC, NON-ROT BURLAP OR TWINE SHALL BE USED ON THIS JOB.
- EXISTING PLANT MATERIALS SO INDICATED TO REMAIN AND BE PROTECTED WHICH ARE INJURED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AND SHALL BE OF THE SAME SIZE AND VARIETY AS THOSE DESTROYED OR DAMAGED.
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- ALL PLANT PITS TO BE BACKFILLED WITH 2 PARTS EXCAVATED TOPSOIL MIXED WITH ONE PART COMPOST. ADD BIOSTIMULANT (PLANT HEALTH CARE INC. - BIO PAK, ROOTSAVER OR EQUAL) AS PER MANUFACTURER'S RECOMMENDATIONS. SUBMIT SOURCE OF COMPOST AND BIOSTIMULANT PRODUCT FOR APPROVAL BY L.A.
- ALL PLANT MATERIAL TO BE GUARANTEED FOR 1 YEAR FROM DATE OF INSTALLATION AND WRITTEN ACCEPTANCE BY LANDSCAPE ARCHITECT.
- IF ANY DISCREPANCY EXISTS BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN.
- EXISTING TREES NOT INTERFERING WITH NEW CONSTRUCTION AND IN GOOD HEALTH SHALL REMAIN.

IRRIGATION NOTES

- ALL PLANTINGS SHALL BE IRRIGATED WITH AUTOMATIC ELECTRIC UNDERGROUND IRRIGATION SYSTEM USING THE FOLLOWING:
 - WEATHERMATIC LX4 - LX12 MIST HEADS, VERIFY IN FIELD OR APPROVED EQUAL.
 - HUNTER 1-20 ADS STAINLESS ROTORS, OR APPROVED EQUAL.
 - NETAFIM TECHLINE CV 17mm, OR APPROVED EQUAL.
- CONTRACTOR SHALL SUPPLY AND INSTALL ENTIRE SYSTEM INCLUDING THE FOLLOWING ITEMS:
 - ALL PRESSURIZED PIPES TO BE OF SCHEDULE 40 PVC.
 - ALL LATERAL PIPES (AFTER AUTOMATIC VALVES) TO BE SCHEDULE 200 PVC.
 - ALL PVC PIPE JOINTS UP TO 4" DIAMETER TO BE CLEANED WITH PVC PRIMER AND ADHERED WITH PVC CEMENT.
 - ALL PVC PIPES OVER 4" DIAMETER TO UTILIZE BELL & GASKET JOINTS.
 - IRRITROL TOTAL CONTROL-R TIMER (VERIFY ZONE QUANTITY WITH LANDSCAPE ARCHITECT), OR APPROVED EQUAL.
 - HUNTER MINI-CLICK RAIN SENSOR, OR APPROVED EQUAL.
 - RAINBIRD DV AUTOMATIC VALVE SERIES, OR APPROVED EQUAL.
 - VALVE BOX (FOR SYSTEM ACCESS).
 - MANUAL SHUT OFF AND BRASS WINTERIZING FITTING(S).
 - BACKFLOW PREVENTION DEVICE, SUBMIT FOR APPROVAL.
- ALL WORK SHALL CONFORM WITH APPLICABLE CODES AND ORDINANCES. CONTRACTOR IS TO PROVIDE ONE YEAR GUARANTEE OF ENTIRE SYSTEM.



DRAWING NOTES:

- THIS DRAWING IS AN INSTRUMENT OF SERVICE RENDERED TO THE CLIENT FOR THE PURPOSE OF DISCUSSION AND DESIGN DEVELOPMENT. NOT FOR CONSTRUCTION.
- BASE INFORMATION FROM PLOT PLANS SUPPLIED BY MARTI HOMES. THIS DRAWING WAS NOT PREPARED UNDER THE DIRECT SUPERVISION OF A LICENSED LAND SURVEYOR AND SHALL NOT BE RELIED UPON TO ESTABLISH BOUNDARY MONUMENTS OR BOUNDARY METES AND BOUNDS.
- IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LANDSCAPE ARCHITECT, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LANDSCAPE ARCHITECT IS ALTERED, THE ALTERING LANDSCAPE ARCHITECT SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

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PLANT LIST - Lot 224				
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
1	AFS	Acer x freemanii 'Scarlet Sentinel'	Scarlet Sentinel Maple	2-2 1/2" cal.
8	CID	Carex morrowii 'Ice Dance'	Ice Dance Sedge	3 qrt.
5	EM	Euonymus kiautschovicus 'Manhattan'	Manhattan Euonymus	3 gal.
12	LO	Ligustrum ovalifolium	California Privet	2-3' hgt.
10	PNW	Panicum virgatum 'North Wind'	Switch Grass	1 gal.
3	RK	Rosa 'Knockout'	Red Knockout Rose	3 gal.
4	TH	Taxus media 'Hatfield'	Hatfield Yew	2-2 1/2' hgt.

LANDSCAPE PLAN

LOT 224 AT LENA AVE.

GIBNEY
DESIGN
LA ■ PC LANDSCAPE ARCHITECTURE PC

PO Box 371
Wading River, New York 11792-0371
631 929 8385
info@gibneydesigngroup.com

Freeport, New York

Project No: G2121
Drawing No: LP122021

Date of Dwg 122221

Filepath: \\smb\apps\landsc\lp122021\lp122021.dwg 2/1/2021



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 1"=150'
 LEGEND

CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

——— PARCEL LINE
 - - - LOT LINE
 ——— ZONING DISTRICT LINE

(27) LOT NUMBER
 100 PARCEL LINE LENGTH
 No. 60 ADDRESS NUMBER.
 NOTE: FACES STREET THAT IT IS ON.

Radius Map
69 Lena Avenue
Freeport, NY 11520

Section: 55
 Block: 267
 Lot: 1

Prepared By:
 Long Island Expeditors
 121 Newbridge Road
 Hicksville, NY 11801
 Phone 516-698-0005
 DATE: February 04, 2021

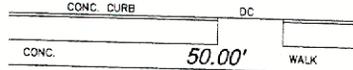
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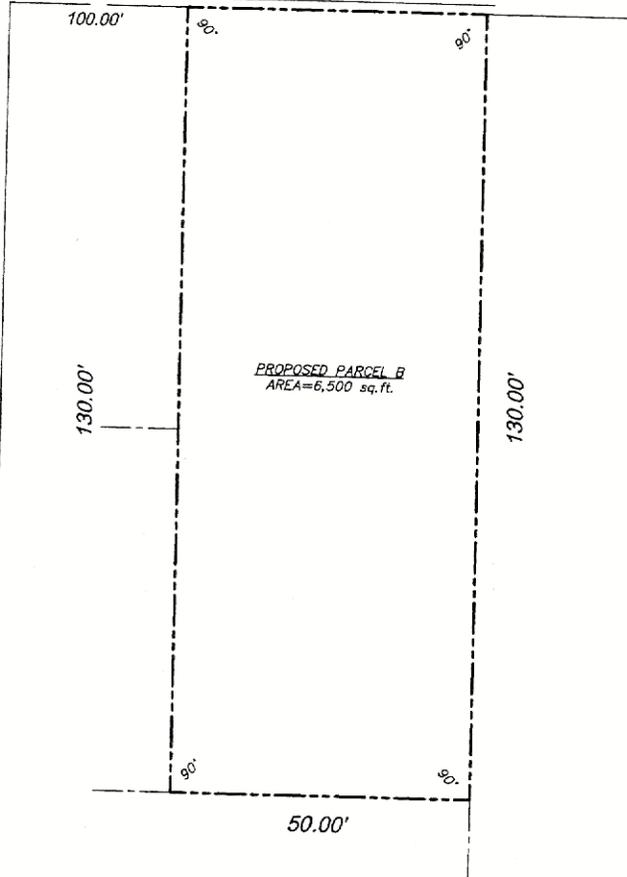
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



LENA AVENUE



N. BERGIN PLACE
(PARK STREET)



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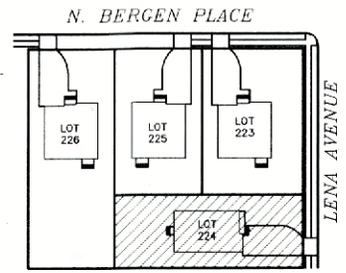
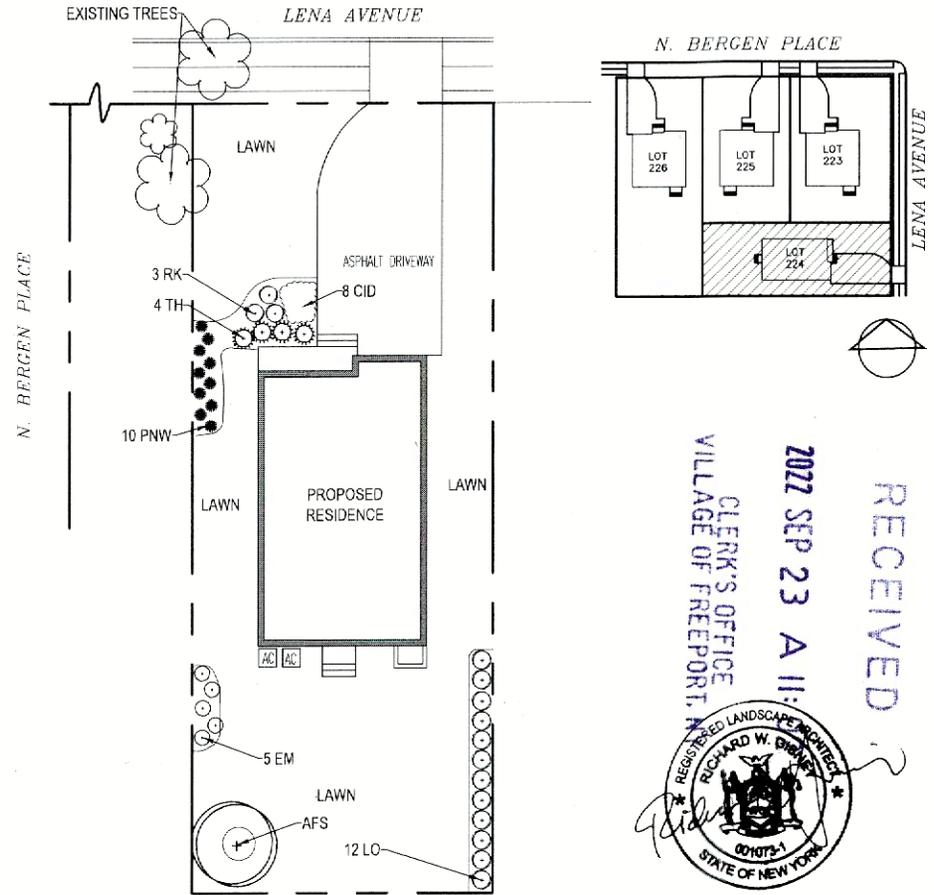
<p>PROPOSED PARCEL B</p> <p>SITUATED IN</p> <p>INCORPORATED VILLAGE OF FREEPORT</p> <p>TOWN OF HEMPSTEAD COUNTY OF NASSAU STATE OF NEW YORK</p>		
<p>O'Connor - Petito, L.L.C.</p> <p>Land Surveying Civil Engineering</p> <p>27 Forest Avenue Locust Valley, NY 11560 (516) 676-3260</p>		
<p>MAP <i>RANDALL PARK, FILED ON JANUARY 5, 1897, AS MAP No. 209</i></p>		<p>SEC. 55 BLK. 267 LOT P/O 1</p>
<p>DATE: AUGUST 27, 2020</p>	<p>REVISED:</p>	<p>SCALE: 1"=20' SHEET: 1 OF 1</p>

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 - HUNTER 1-20 ADS STAINLESS ROTORS, OR APPROVED EQUAL.
 - NETAFIM TECHLINE CV 17mm, OR APPROVED EQUAL.
- CONTRACTOR SHALL SUPPLY AND INSTALL ENTIRE SYSTEM INCLUDING THE FOLLOWING ITEMS:
 - ALL PRESSURIZED PIPES TO BE OF SCHEDULE 40 PVC.
 - ALL LATERAL PIPES (AFTER AUTOMATIC VALVES) TO BE SCHEDULE 200 PVC.
 - ALL PVC PIPE JOINTS UP TO 4" DIAMETER TO BE CLEANED WITH PVC PRIMER AND ADHERED WITH PVC CEMENT.
 - ALL PVC PIPES OVER 4" DIAMETER TO UTILIZE BELL & GASKET JOINTS.
 - IRRITROL TOTAL CONTROL-R TIMER (VERIFY ZONE QUANTITY WITH LANDSCAPE ARCHITECT), OR APPROVED EQUAL.
 - HUNTER MINI-CLICK RAIN SENSOR, OR APPROVED EQUAL.
 - RAINBIRD DV AUTOMATIC VALVE SERIES, OR APPROVED EQUAL.
 - VALVE BOX (FOR SYSTEM ACCESS).
 - MANUAL SHUT OFF AND BRASS WINTERIZING FITTING(S).
 - BACKFLOW PREVENTION DEVICE. SUBMIT FOR APPROVAL.
- ALL WORK SHALL CONFORM WITH APPLICABLE CODES AND ORDINANCES. CONTRACTOR IS TO PROVIDE ONE YEAR GUARANTEE OF ENTIRE SYSTEM.



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 REGISTERED LANDSCAPE ARCHITECT
 RICHARD W. GIBNEY
 021073-1
 STATE OF NEW YORK

DRAWING NOTES:

- THIS DRAWING IS AN INSTRUMENT OF SERVICE RENDERED TO THE CLIENT FOR THE PURPOSE OF DISCUSSION AND DESIGN DEVELOPMENT. NOT FOR CONSTRUCTION.
- BASE INFORMATION FROM PLOT PLANS SUPPLIED BY MARTI HOMES. THIS DRAWING WAS NOT PREPARED UNDER THE DIRECT SUPERVISION OF A LICENSED LAND SURVEYOR AND SHALL NOT BE RELIED UPON TO ESTABLISH BOUNDARY MONUMENTS OR BOUNDARY METES AND BOUNDS.
- IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LANDSCAPE ARCHITECT, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LANDSCAPE ARCHITECT IS ALTERED, THE ALTERING LANDSCAPE ARCHITECT SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

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PLANT LIST - Lot 224				
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
1	AFS	Acer x freemanii 'Scarlet Sentinel'	Scarlet Sentinel Maple	2-2 1/2" cal.
8	CID	Carex morrowii 'Ice Dance'	Ice Dance Sedge	3 qt.
5	EM	Euonymus kiautschovicus 'Manhattan'	Manhattan Euonymus	3 gal.
12	LO	Ligustrum ovalifolium	California Privet	2-3' hgt.
10	PNW	Panicum virgatum 'North Wind'	Switch Grass	1 gal.
3	RK	Rosa 'Knockout'	Red Knockout Rose	3 gal.
4	TH	Taxus media 'Hatfield'	Hatfield Yew	2-2 1/2" hgt.

LANDSCAPE PLAN

LOT 224 AT LENA AVE.

GIBNEY
 DESIGN
 LA ■ PC LANDSCAPE ARCHITECTURE PC

PO Box 371
 Wading River, New York 11792-0371
 631 929 8385
 info@gibneydesigngroup.com

SCALE: 1"=20'-0"

Freeport, New York

Project No: G2121

Drawing No: LP122021

Date of Dwg: 12/22/21

PROPOSED:
TWO STORY, ONE FAMILY DWELLING

DRAWING SHEET LIST

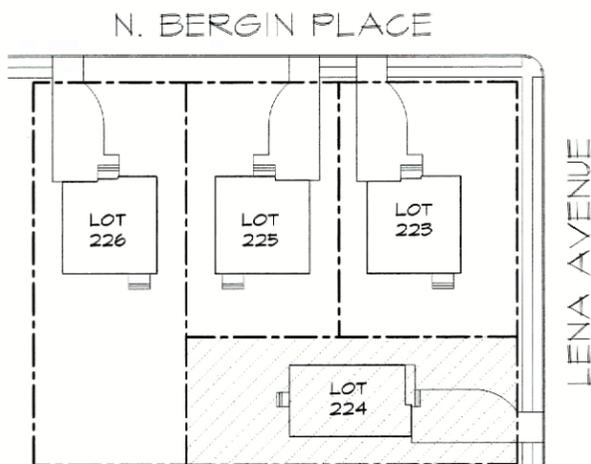
- A.1: COVER SHEET
- A.2: FOUNDATION, FIRST FLOOR PLAN
- A.3: SECOND FLOOR, ROOF PLAN
- A.4: ELEVATIONS
- A.5: ELEVATIONS
- A.6: SECTIONS, DETAILS
- A.7: STRAPPING DETAILS, PLUM. RISER
- A.8: CONSTRUCTION SCHEDULES
- A.9: CONSTRUCTION NOTES
- A.10: SEALING DETAILS

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS AND/OR SPECIFICATIONS ARE IN COMPLIANCE WITH:

- THE 2020 RESIDENTIAL CODE OF NYS
- THE MECHANICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTERS 12-23 OF THE 2020 RESIDENTIAL CODE OF NYS
- THE PLUMBING SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTERS 25-33 OF THE 2020 RESIDENTIAL CODE OF NYS
- THE ELECTRICAL SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTERS 34-42 OF THE 2020 RESIDENTIAL CODE OF NYS
- IN ACCORDANCE WITH 2016 IECC RESIDENTIAL ENERGY EFFICIENCY CODE
- THE PROJECT COMPLIANCE METHOD CHOSEN IS TOTAL UA-ALTERNATIVE AND A RES-CHECK HAS BEEN SUBMITTED WITH THESE DRAWINGS.

FOUNDATIONS CHAPTER 4: DESIGN BASED UPON PRESUMPTIVE LOAD BEARING VALUES OF SANDY GRAVEL AND/OR GRAVEL AT 2000 LBS PER SQUARE FOOT. CONTRACTOR TO CONSULT ENGINEER IF DIFFERENT SOIL MATERIALS ARE FOUND UPON EXCAVATION OR TEST HOLE. FOR ALTERNATIVE FOOTING AND FOUNDATION WALL DESIGN

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA TABLE R501.2(1) 2020 RESIDENTIAL CODE OF NYS	GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM									
		SPEED (MPH)	TOPOG RAPHIC EFFECTS	SPECIAL WIND REGION	WIND BORN DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE	WINTER DESIGN TEMP	ICE BARRIER REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP		
	25	30/25	NO	NO	1 MILE FROM COAST	B	SEVERE	30" & FT. BEG.	MOD. TO HEAVY	SEE BELOW	YES	N/A	33	51		



ZONING INFORMATION
INC. VILLAGE OF FREEPORT
SECTION 55 BLOCK 269 LOT 224

ZONE: RES-AA	REQUIRED	PROPOSED
LOT AREA	5,000 SQ.FT.	6,500 SQ.FT.
FRONTAGE	50 FT.	50 FT.
FRONT YARD	Avg. 42.3 FT. MAX. ALLOWED: 40 FT.	40 FT.
REAR YARD	20 FT.	42 FT.
SIDE YARD (MIN)	5 FT.	11 FT.
SIDE YARD (AVG)	12.5 FT.	22 FT.
BUILDING HEIGHT	35 FT.	30 FT.
PRINCIPAL COVERAGE	30 %	22 %
SKY EXPOSURE FRONT/REAR	1V:1H	COMPLIES
SKY EXPOSURE SIDES	2V:1H	COMPLIES

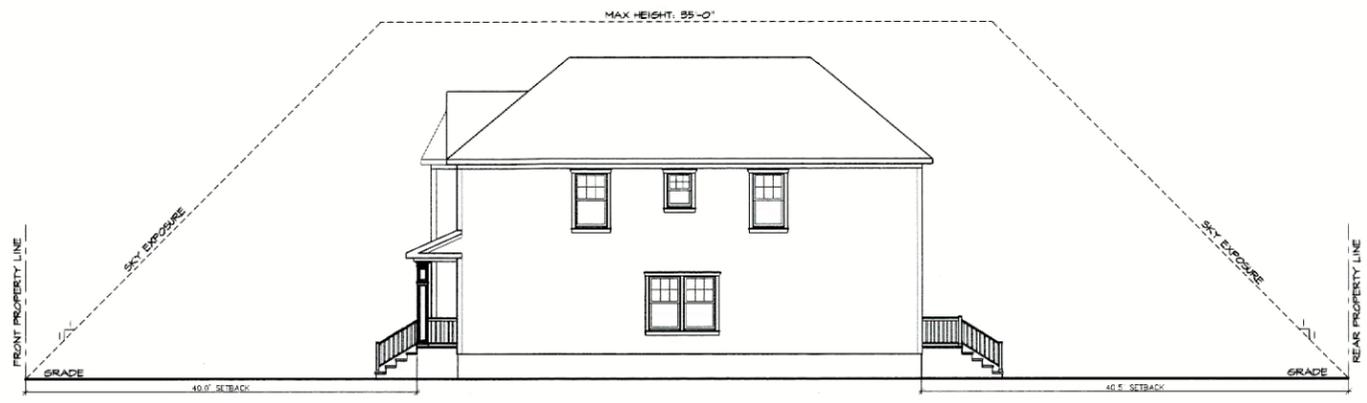
LENA AVENUE
AVERAGE FRONT YARD SETBACK: 42.3 FT.

FLOOR AREA SQUARE FOOTAGES

FIRST FLOOR (NO GARAGE)	1025 S.F.
SECOND FLOOR	1308 S.F.
ATTACHED GARAGE	280 S.F.

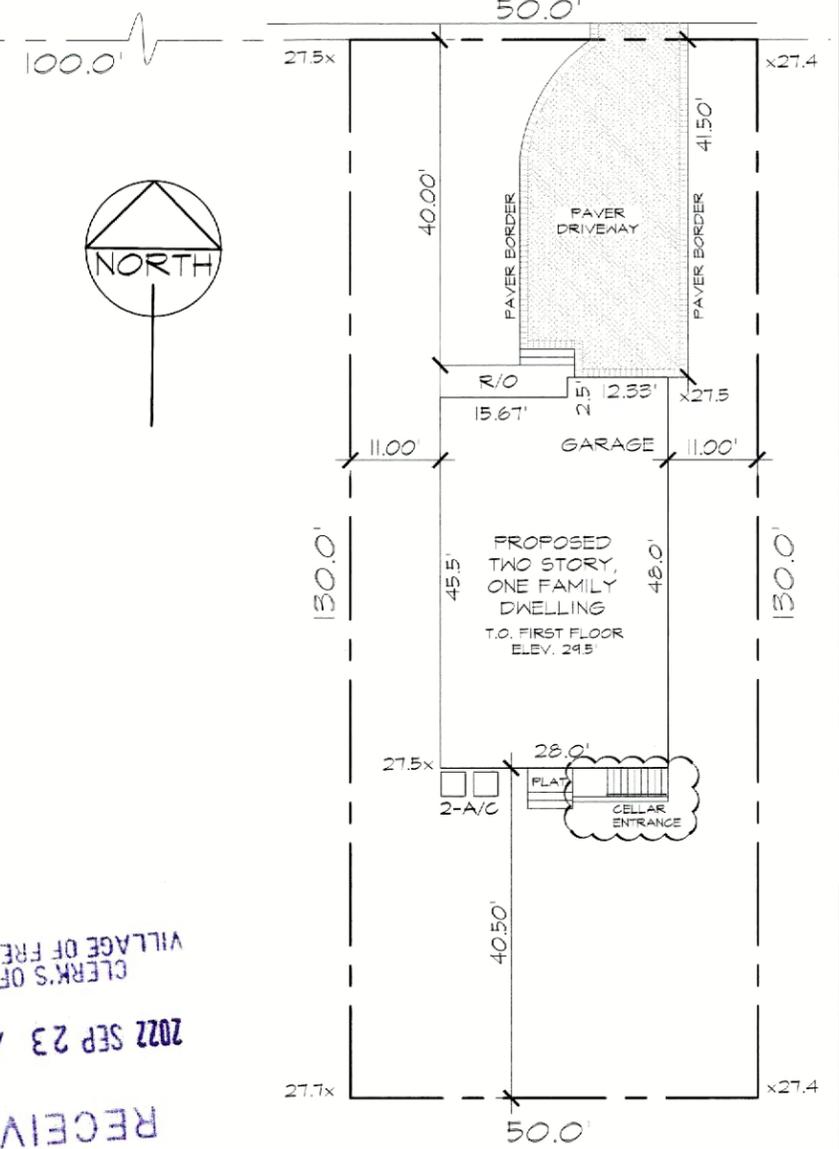


RENDERED ELEVATION



SKY EXPOSURE DIAGRAMS

N. BERGIN PLACE



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PLOT PLAN

SCALE: 1" = 10'-0"

PROPOSED TWO STORY, ONE FAMILY DWELLING

LOT 224 AT LENA AVE, FREEPORT, NY, 11520

ARCHITECT SEAL

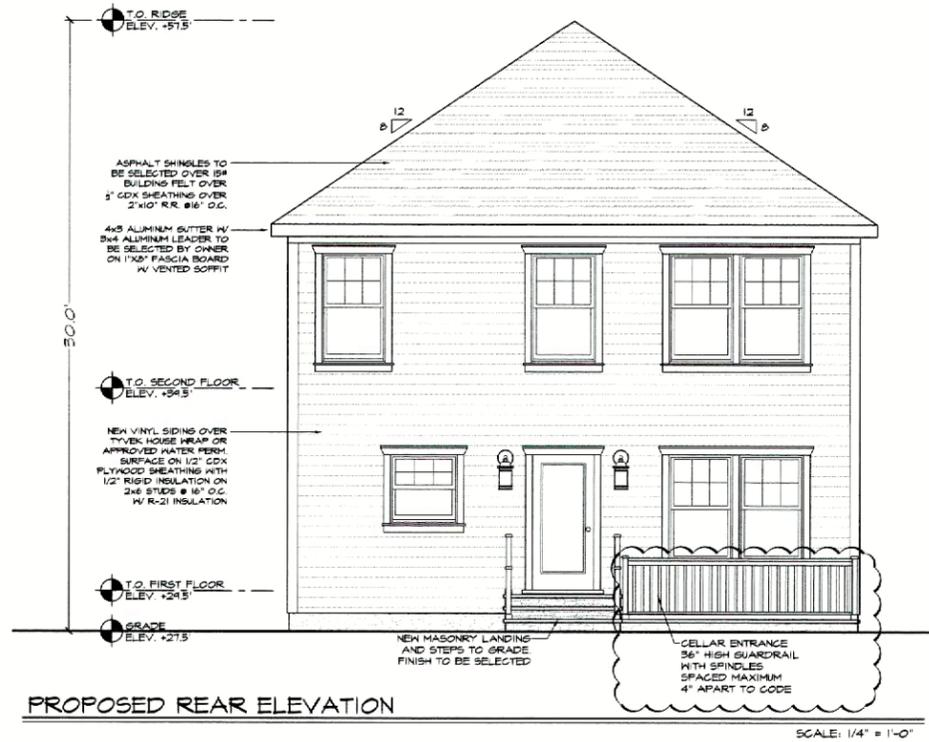


SCALE: AS NOTED

UPDATED: 7-13-22

DATED: 5-28-22

A.1



PROPOSED REAR ELEVATION

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



PROPOSED SIDE ELEVATION

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

PROPOSED TWO STORY, ONE FAMILY DWELLING

LOT 224 AT LENA AVE, FREEPORT, NY, 11520

ARCHITECT SEAL



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SCALE: AS NOTED

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DATED: 5-28-22

A.5

PROPOSED:
TWO STORY, ONE FAMILY DWELLING

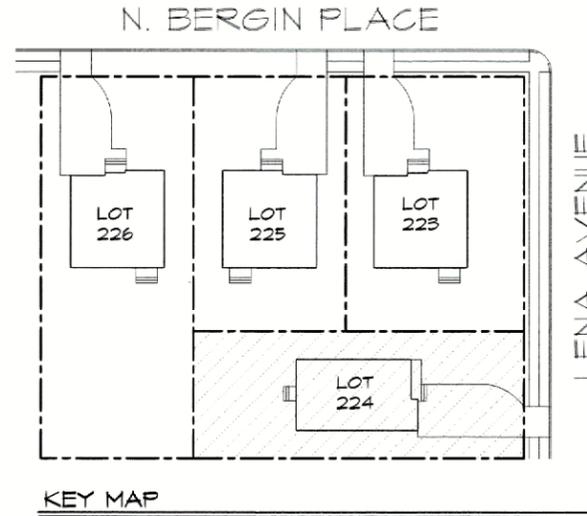
DRAWING SHEET LIST

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- FOUNDATIONS: CHAPTER 4: DESIGN BASED UPON PRESUMPTIVE LOAD BEARING VALUES OF SANDY GRAVEL AND/OR GRAVEL AT 2000 LBS PER SQUARE FOOT. CONTRACTOR TO CONSULT ENGINEER IF DIFFERENT SOIL MATERIALS ARE FOUND UPON EXCAVATION OR TEST HOLE. FOR ALTERNATIVE FOOTING AND FOUNDATION WALL DESIGN

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA TABLE R301.2(1) 2020 RESIDENTIAL CODE OF NYS	GROUND SNOW LOAD	WIND DESIGN	SPEED # (MPH)	TOPOG RAPHC EFFECTS K	SPECIAL WIND REGION	WIND BORN DEBRIS ZONE #	SEISMIC DESIGN CATEGORY F	SUBJECT TO DAMAGE FROM				ICE BARRIER REQUIRED #	FLOOD HAZARDS #	AIR FREEZING INDEX I	MEAN ANNUAL TEMP J
								WEATHERING #	FROST LINE DEPTH #	TERMITE C	WINTER DESIGN TEMP #				
	25	130.0x1	NO	NO		1 MILE FROM COAST	B	SEVERE	BOF 2 FT BEG	MOD TO HEAVY	SEE BELOW	YES	N/A	344	51



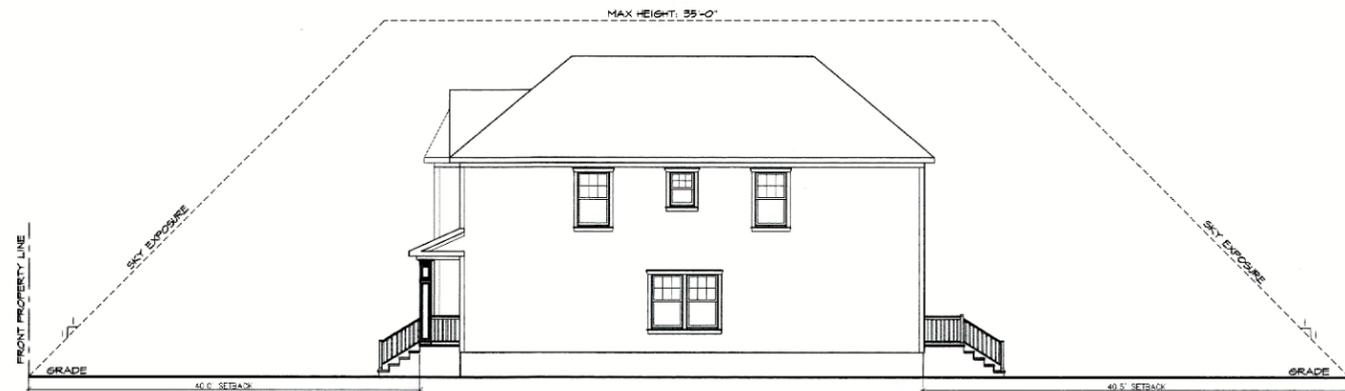
ZONING INFORMATION
INC. VILLAGE OF FREEPORT
SECTION 55 BLOCK 269 LOT 224

ZONE: RES-AA	REQUIRED	PROPOSED
LOT AREA	5,000 SQ.FT.	6,500 SQ.FT.
FRONTAGE	50 FT.	50 FT.
FRONT YARD	AVG. 42.3 FT. MAX. ALLOWED: 40 FT.	40 FT.
REAR YARD	20 FT.	42 FT.
SIDE YARD (MIN)	5 FT.	11 FT.
SIDE YARD (AGG)	12.5 FT.	22 FT.
BUILDING HEIGHT	35 FT.	30 FT.
PRINCIPAL COVERAGE	30 %	22 %
SKY EXPOSURE FRONT/REAR	1V:1H	COMPLIES
SKY EXPOSURE SIDES	2V:1H	COMPLIES

LENA AVENUE
AVERAGE FRONT YARD SETBACK: 42.3 FT.

FLOOR AREA SQUARE FOOTAGES

FIRST FLOOR (NO GARAGE)	1025 S.F.
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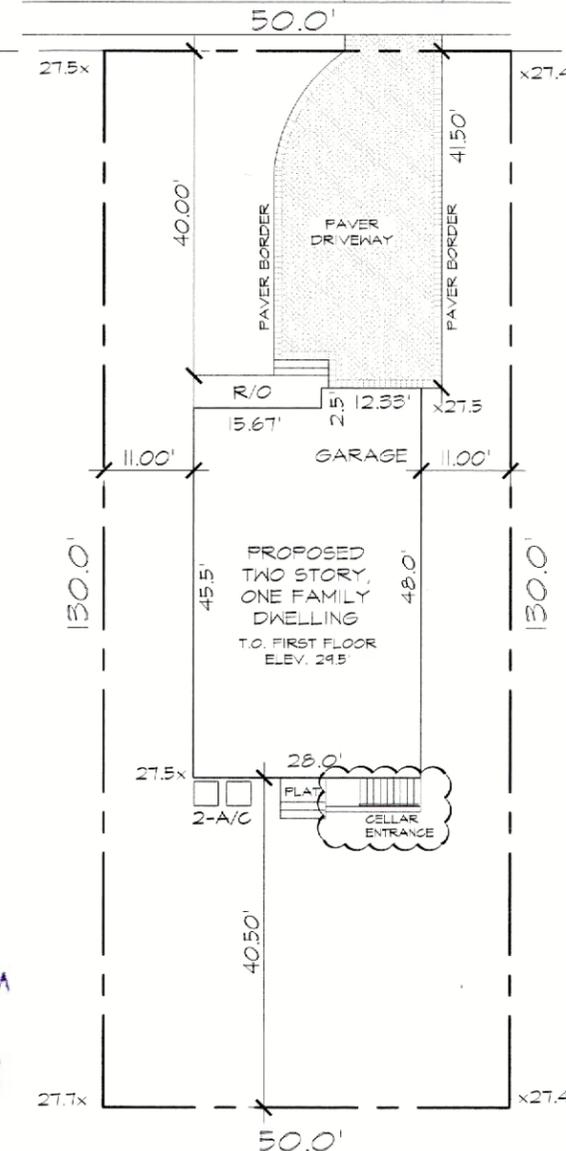
SKY EXPOSURE DIAGRAMS

N. BERGIN PLACE



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PLOT PLAN



SCALE: 1" = 10'-0"

PROPOSED TWO STORY, ONE FAMILY DWELLING

LOT 224 AT LENA AVE, FREEPORT, NY, 11520

ARCHITECT SEAL



SCALE: AS NOTED

UPDATED: 7-13-22

DATED: 5-28-22

A.1

PROPOSED TWO STORY, ONE FAMILY DWELLING

LOT 224 AT LENA AVE, FREEPORT, NY, 11520

ARCHITECT SEAL

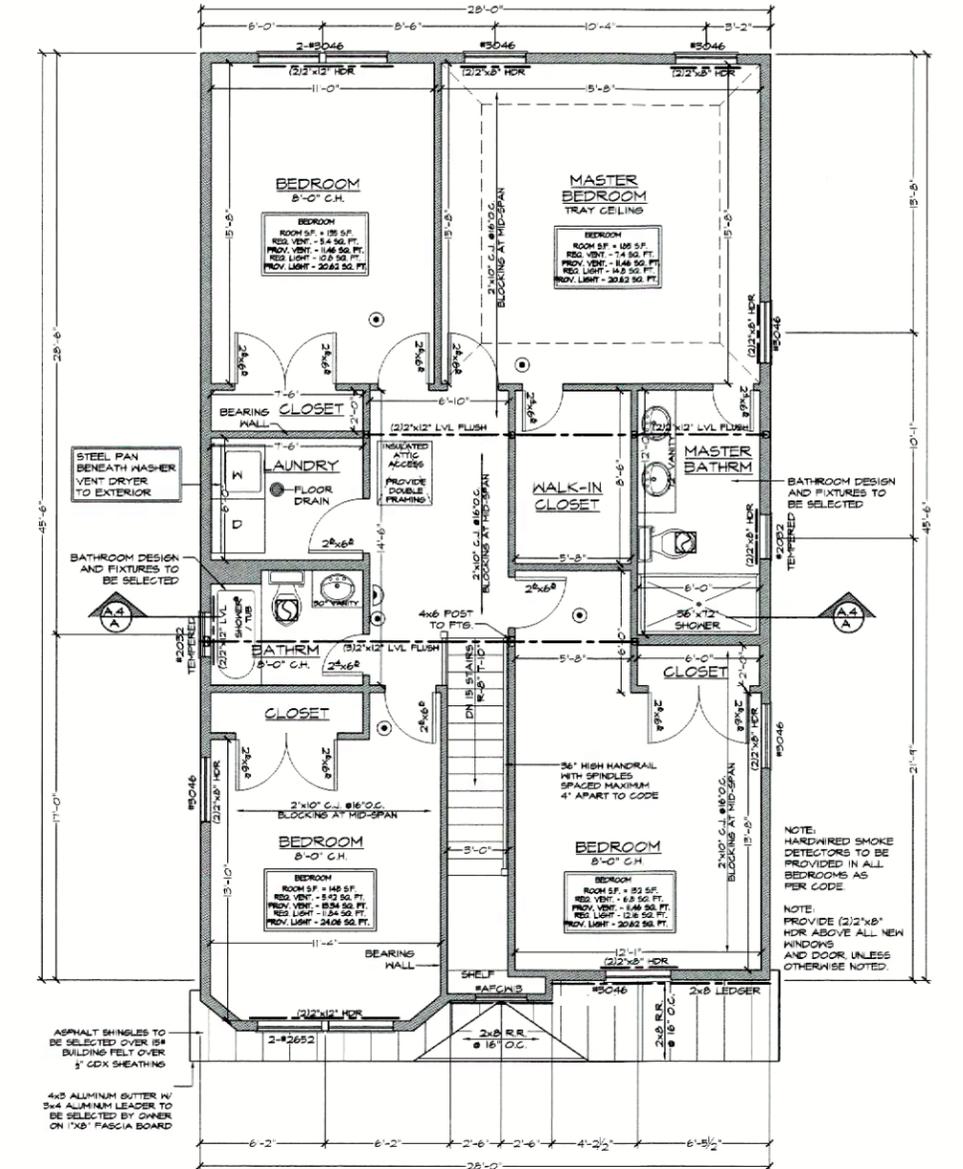


SCALE: AS NOTED

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DATED: 5-28-22

A.3



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

GENERAL NOTES

- CARBON MONOXIDE ALARMS AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN BUILDINGS AS REQUIRED IN ACCORDANCE WITH SECTION 915.2 OF 2020 FIRE CODE OF NYS (CARBON MONOXIDE DETECTION SYSTEMS) FOR RESIDENTIAL BUILDINGS. INTER-WIRED FIRE/SMOKE AND CARBON MONOXIDE DETECTORS WITH BATTERY BACKUP AS PER NFPA 72 AND 2020 RESIDENTIAL CODE OF NYS CODE SEC. R314 AND R315 SHALL BE INSTALLED IN DWELLING UNITS OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE VICINITY OF THE BEDROOMS WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM. CARBON MONOXIDE DETECTION SHALL BE INSTALLED WITHIN THE BEDROOM.
- ALL ELECTRIC WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE N.E.C.
- ALL CONDITIONS AND DIMENSIONS TO BE VERIFIED IN FIELD BY THE GENERAL CONTRACTOR AND REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO START OR CONTINUATION OF WORK.
- NO GALV. NAILS OR CONNECTORS IN AGO LUMBER ARE PERMITTED. ALL CONNECTORS AND FASTENERS FOR AGO LUMBER MUST BE STAINLESS STEEL OR HOT DIPPED GALVANIZED 5-185.
- AS PER 2020 RESIDENTIAL CODE OF NYS SEC. R310 EACH HABITABLE ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW FOR EMERGENCY EGRESS WITH A MINIMUM CLEAR OPENING OF 5.7 SQ. FT. (GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM CLEAR OPENING OF 5.0 SQ. FT.). THE MIN. HT. OF OPENINGS TO BE 24" AND MINIMUM WIDTH TO BE 20" AND THE BOTTOM OF OPENINGS NO HIGHER THAN 3'-8" A.F.F.
- ALL WOOD POSTS SHALL BE BUILT UP WITH (2) 2X4'S NAILED TOGETHER W/ 100 NAILS @ 8" O.C. UNLESS OTHERWISE NOTED.
- ALL FRAMING SHALL COMPLY WITH THE 2020 RESIDENTIAL CODE OF NYS LUMBER-U.O.N.
- ALL EXTERIOR PORCH/DECK/ STAIR FRAMING TO BE AGO LUMBER-U.O.N.
- ALL ANCHORS, STRAPPING AND CONNECTORS AND HARDWARE TO BE SIMPSON STRONG TIE OR AN APPROVED MANUFACTURE AND TO BE INSTALLED AS PER MANUFACTURE WRITTEN INSTRUCTIONS- UNLESS OTHERWISE NOTED
- ALL ENGINEERED LUMBER TO BE GLUED AND SEAL AS REQUIRED TO PROTECT AGAINST THE WEATHER ENVIRONMENT

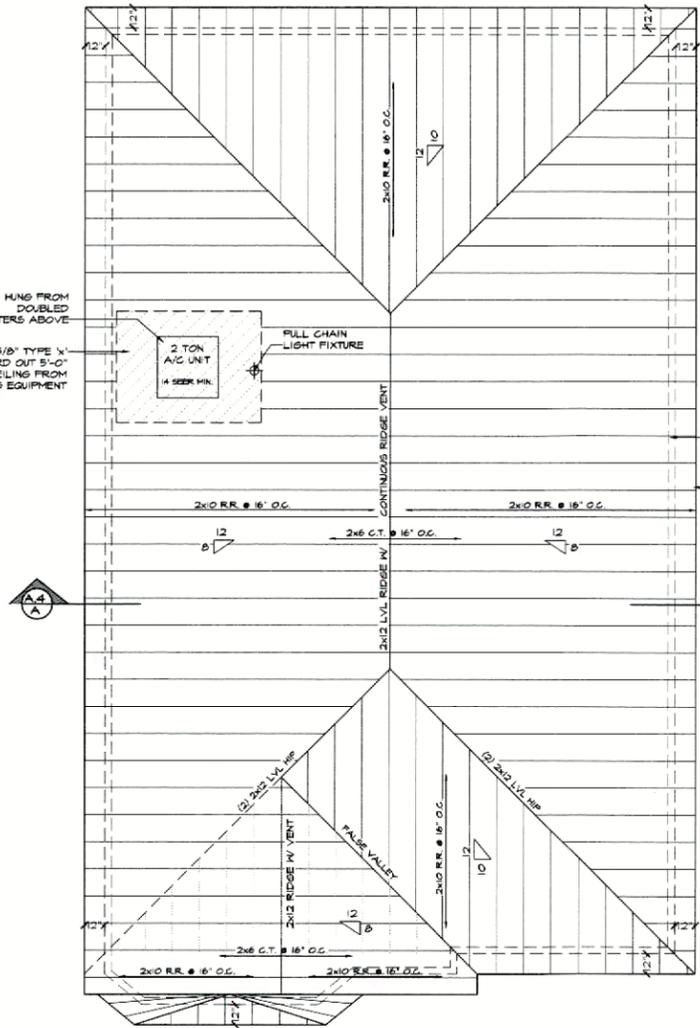
STAIRS & GUARD NOTE:

- (TO COMPLY WITH 2020 RESIDENTIAL CODE OF NYS -R311 AND R312)
- STAIRWAYS SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT
 - MINIMUM HEADROOM HEIGHT TO BE 6'-8"
 - MAX. RISER SHALL NOT EXCEED 8 1/4"
 - MIN. TREAD SHALL NOT BE LESS THAN 9"
 - STAIR PROFILE: NOSINGS SHALL NOT BE LESS THAN 3/4" NOT MORE THAN 1 1/2"
 - HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH STAIRWAY WITH TWO OR MORE RISERS. TOP OF HANDRAIL SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 58". ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS TO THE FULL LENGTH OF THE STAIRS FROM DIRECTLY ABOVE THE TOP RISER OF A FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1/2" BETWEEN THE WALL AND THE HANDRAIL. HANDRAILS SHALL NOT PROJECT MORE THAN 4 1/2" ON EITHER SIDE OF THE STAIRWAY.
 - GUARDS/RAILINGS ARE REQUIRED FOR ANY SURFACE 30" ABOVE FLOOR OR GRADE.
 - GUARDS/RAILINGS SHALL NOT HAVE A GAP OF PASSAGE OF MORE THAN 4" O.C.
 - BOTTOM RAIL TO TREADS SHALL NOT HAVE A GAP OF PASSAGE OF MORE THAN 6" SPHERE

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

R302.7 UNDER STAIR PROTECTION, ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIRS SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD

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



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

MATERIAL KEY

(---) EXIST TO BE REMOVED	(O) HARD WIRED SMOKE DETECTOR W/ BATTERY BACK-UP AS PER SECT. R304 2020 RESIDENTIAL CODE OF NYS AND NFPA 72
(---) EXIST TO REMAIN	(D) HARD WIRED CARBON MONOXIDE DETECTOR W/ BATTERY BACK-UP W/ 12" AT F AS PER SECT. R308 2020 RESIDENTIAL CODE OF NYS AND SECTION 915 OF 2020 FIRE CODE OF NYS
(---) NEW HOOD FRAME CNST	(S) 80 CFM PAN TO EXTERIOR
(---) NEW POURED CONCRETE	(*) DENOTES EGRESS WINDOW
(O) 4"x4" POST UNLESS OTHERWISE NOTED	
(■) HOLD DOWN AS NOTED	

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SECTION A.104 ENERGY EFFICIENCY ALTERATIONS, RENOVATIONS, REPAIRS TO ROOF/CELINGS, WALL OR FLOOR CAVITIES WHICH ARE INSULATED TO FULL DEPTH WITH INSULATION HAVING A MINIMAL NOMINAL VALUE OF R-30 /INCH.

PROVIDE ICE PROTECTION AS PER 2015 IRC-§802.1.2 ICE BARRIERS WHICH CONSISTS OF AT LEAST 2 LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR A SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET TO EXTEND A FROM EAVE'S EDGE TO A MIN. OF 24" INSIDE THE EXTERIOR WALL LINE OF THE STRUCTURE-ROOF LESS THAN 4.5:12 PITCH MUST ICE SHIELD ENTIRE ROOF.

NOTE: USE CONTINUOUS SHEATHING METHOD FOR BRACED WALL DESIGN AS PER TABLE 602.10.4 ON SHEET A.2.

PROVIDE EXTERIOR WATER PROOF LIGHT FIXTURES IN SOFFITS ABOVE ENTRY DOORS OR FIXTURES ON EITHER SIDE OF DOOR AS SELECTED BY OWNER. COORDINATE LOCATIONS WITH OWNER PRIOR TO INSTALLATION.

COORDINATE ALL EXTERIOR FINISHES WITH OWNER PRIOR TO INSTALLATION.

ASPHALT SHINGLES TO BE SELECTED OVER 15# BUILDING FELT OVER 1/2" CDX SHEATHING OVER 2"x10" R.R. @16" O.C.

4"x5" ALUMINUM GUTTER W/ 5/8" ALUMINUM LEADER TO BE SELECTED BY OWNER ON 1"x8" FASCIA BOARD W/ VENTED SOFFIT

NEW VINYL SIDING OVER TYVEK HOUSE WRAP OR APPROVED WATER PERM. SURFACE ON 1/2" CDX PLYWOOD SHEATHING WITH 1/2" RIGID INSULATION ON 2"x6" STUDS @ 16" O.C. W/ R-21 INSULATION

T.O. SECOND FLOOR ELEV. +9'5"

FLASHING, TYP.

4"x5" ALUMINUM GUTTER W/ 5/8" ALUMINUM LEADER TO BE SELECTED BY OWNER ON 1"x8" FASCIA BOARD

12" @ COLUMN SURROUND TO BE SELECTED BY OWNER

FRONT DOOR WITH SIDE LITES TO BE SELECTED

T.O. FIRST FLOOR ELEV. +2'5"

GRADE ELEV. +2'5"

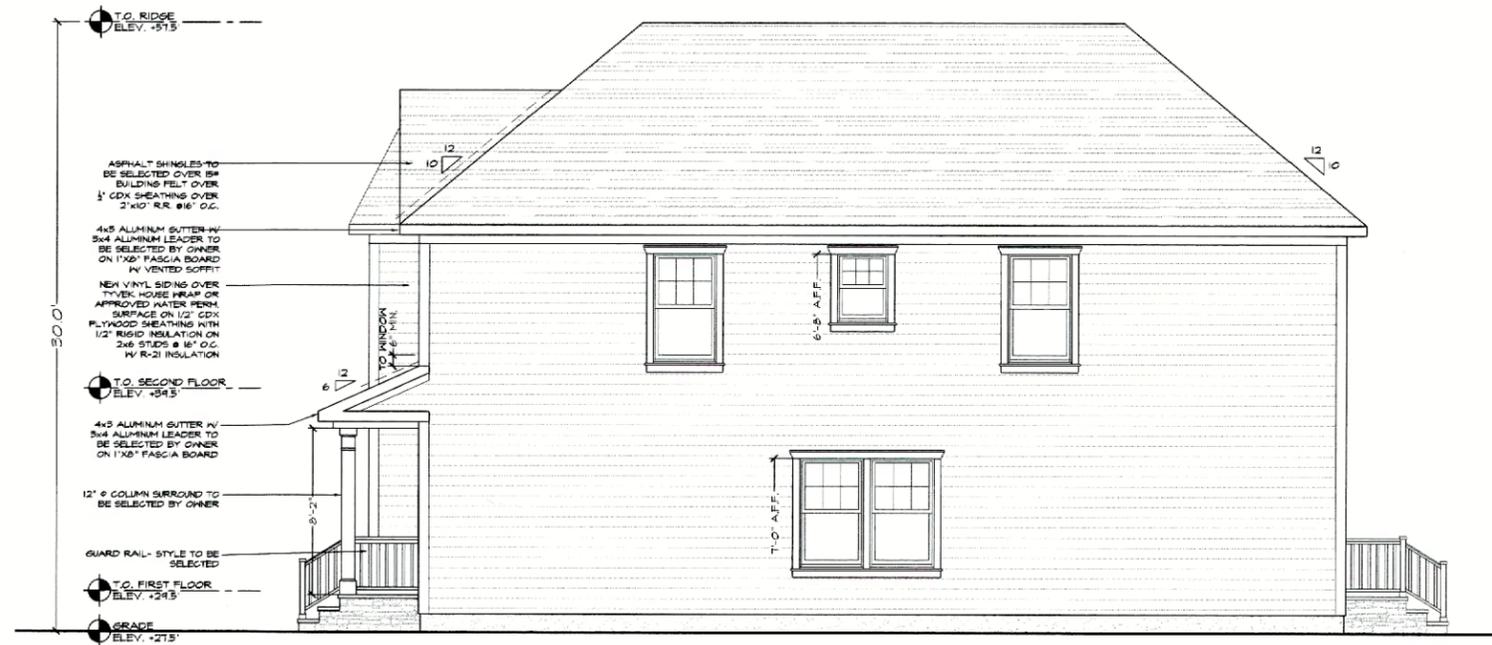
NEW MASONRY LANDINGS AND STEPS WITH ROOF OVER FINISH TO BE SELECTED

FINISH MATERIAL NOTE

- VINYL SHAKES TO BE INSTALLED AT ENTIRE FRONT FACADE
- ROOFING TO BE TIMBERLINE, COLOR: WEATHERED WOOD
- SIDING TO BE CERTAINTED, COLOR: PACIFIC BLUE
- STONE FACADE TO BE NATURAL MIX OF BROWN COLORS
- FRONT PORCH AND TREADS TO BE BLUESTONE
- ASPHALT DRIVEWAY BORDER TO BE PAVERS, COLOR: MOCHA
- HANGING LANTERN TO BE INSTALLED IN PORTICO
- ALL GUTTERS AND TRIM TO BE WHITE
- ENTRY DOOR AND GARAGE DOOR TO BE FAUX WOOD

PROPOSED FRONT ELEVATION

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



ASPHALT SHINGLES TO BE SELECTED OVER 15# BUILDING FELT OVER 1/2" CDX SHEATHING OVER 2"x10" R.R. @16" O.C.

4"x5" ALUMINUM GUTTER W/ 5/8" ALUMINUM LEADER TO BE SELECTED BY OWNER ON 1"x8" FASCIA BOARD W/ VENTED SOFFIT

NEW VINYL SIDING OVER TYVEK HOUSE WRAP OR APPROVED WATER PERM. SURFACE ON 1/2" CDX PLYWOOD SHEATHING WITH 1/2" RIGID INSULATION ON 2"x6" STUDS @ 16" O.C. W/ R-21 INSULATION

T.O. SECOND FLOOR ELEV. +9'5"

4"x5" ALUMINUM GUTTER W/ 5/8" ALUMINUM LEADER TO BE SELECTED BY OWNER ON 1"x8" FASCIA BOARD

12" @ COLUMN SURROUND TO BE SELECTED BY OWNER

GUARD RAIL- STYLE TO BE SELECTED

T.O. FIRST FLOOR ELEV. +2'5"

GRADE ELEV. +2'5"

PROPOSED SIDE ELEVATION

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

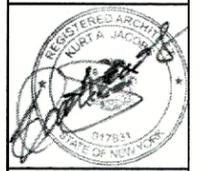
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PROPOSED TWO STORY, ONE FAMILY DWELLING

LOT 224 AT LENA AVE, FREEPORT, NY, 11520

ARCHITECT SEAL

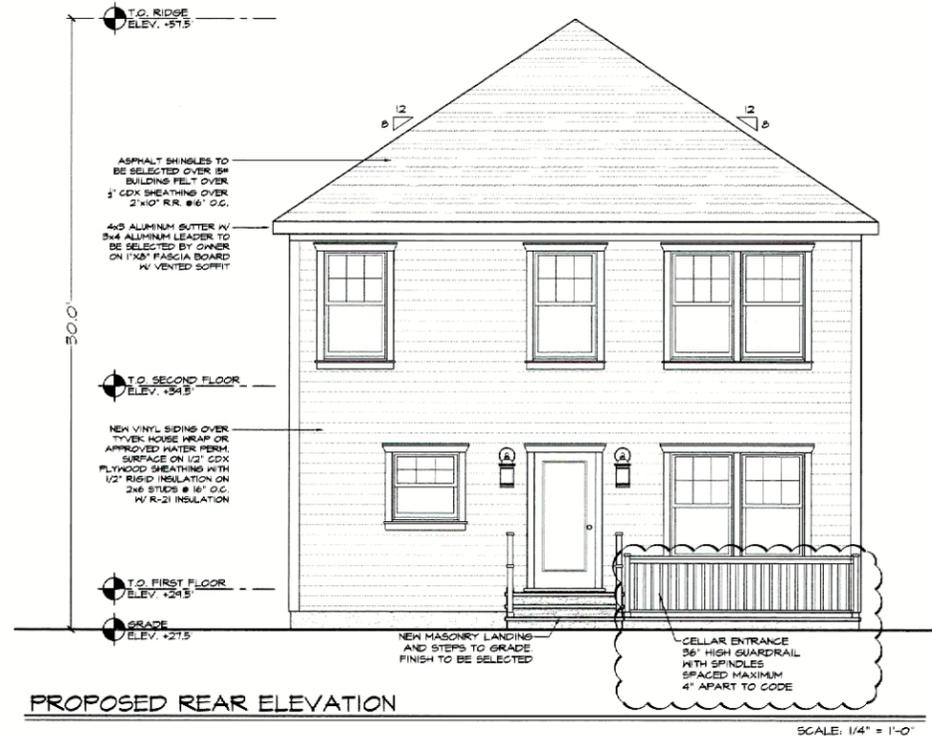


SCALE: AS NOTED

UPDATED: 7-13-22

DATED: 5-28-22

A.4



PROPOSED REAR ELEVATION

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



PROPOSED SIDE ELEVATION

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

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LOT 224 AT LENA AVE, FREEPORT, NY, 11520

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VILLAGE OF FREEPORT, NY

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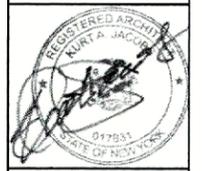
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LOT 224 AT LENA AVE, FREEPORT, NY, 11520

ARCHITECT SEAL

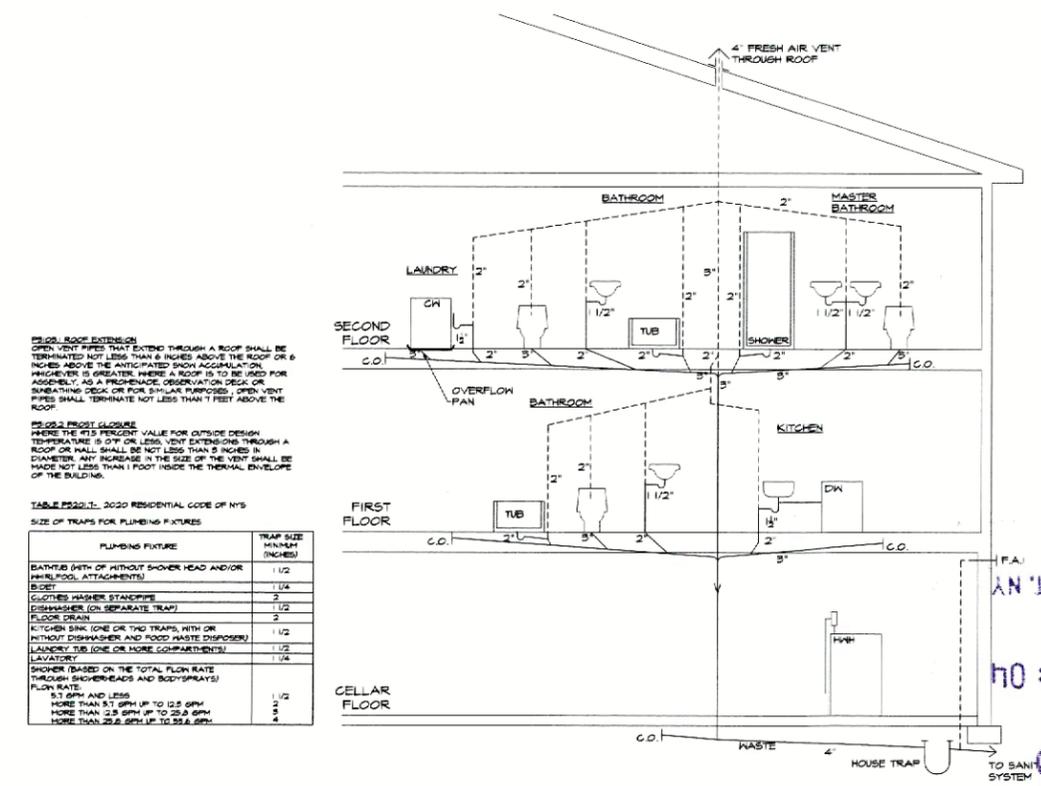
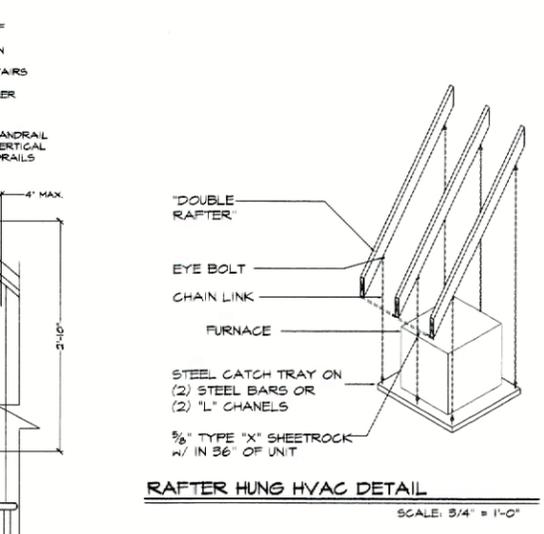
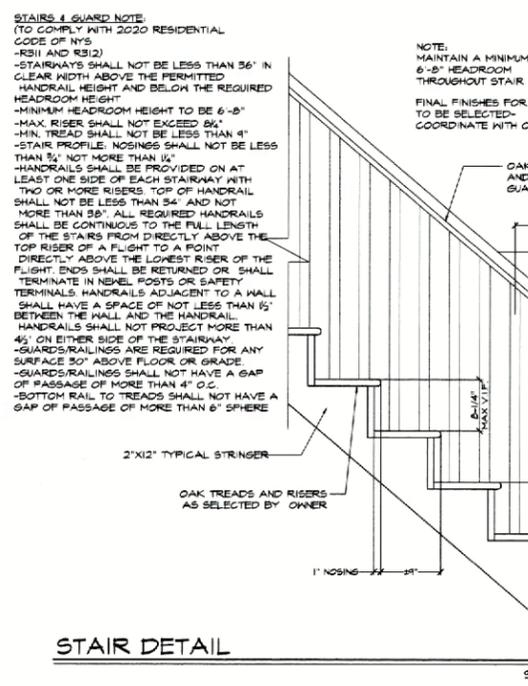
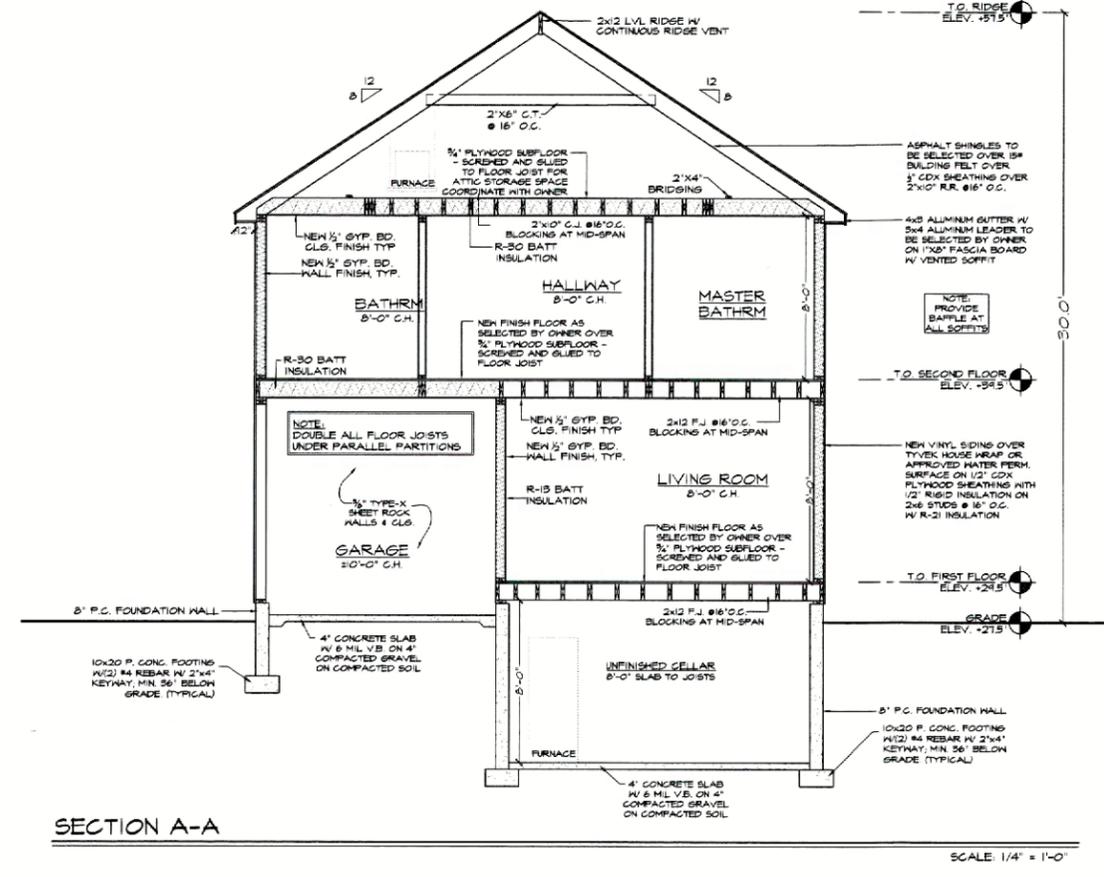
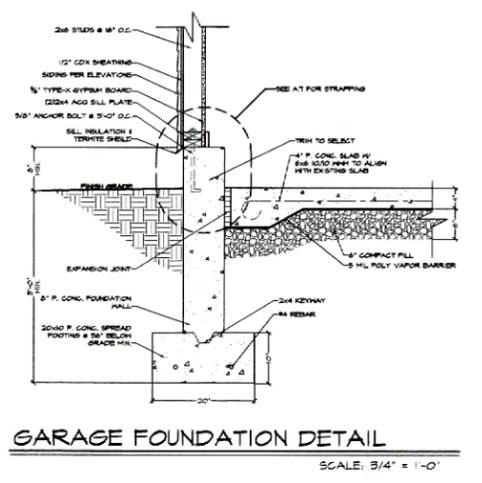
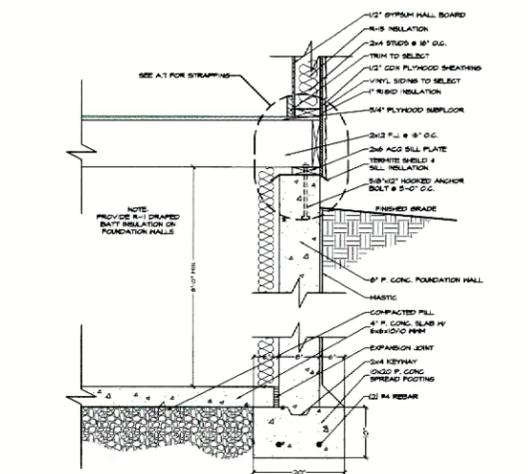
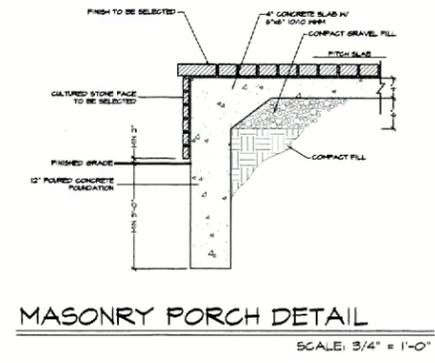
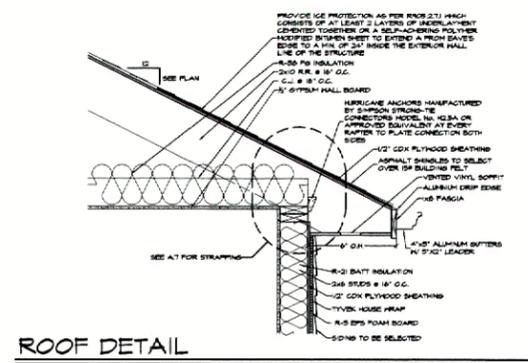


SCALE: AS NOTED

UPDATED: 7-13-22

DATED: 5-28-22

A.6



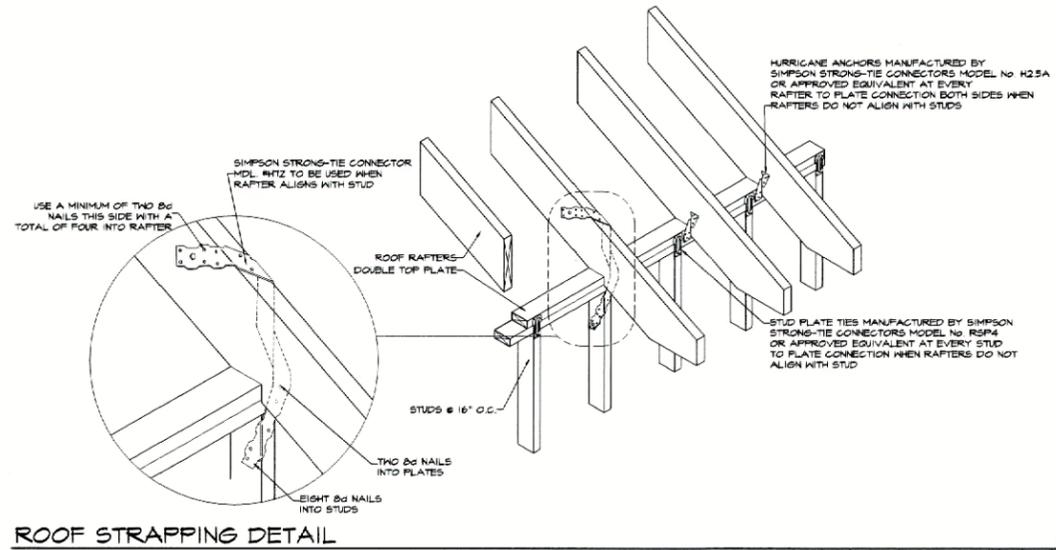
ROOF VENT EXTENSION
OPEN VENT PIPES THAT EXTEND THROUGH A ROOF SHALL BE TERMINATED NOT LESS THAN 6 INCHES ABOVE THE ROOF OR 6 INCHES ABOVE THE ANTICIPATED SNOW ACCUMULATION, WHICHEVER IS GREATER. WHERE A ROOF IS TO BE USED FOR ASSEMBLY, AS A PROMENADE, OBSERVATION DECK, OR SUNBATHING DECK OR FOR SIMILAR PURPOSES, OPEN VENT PIPES SHALL TERMINATE NOT LESS THAN 1 FEET ABOVE THE ROOF.

ROOF FROST CLOSURE
WHERE THE 47.5 PERCENT VALUE FOR OUTSIDE DESIGN TEMPERATURE IS 0°F OR LESS, VENT EXTENSIONS THROUGH A ROOF OR WALL SHALL BE NOT LESS THAN 5 INCHES IN DIAMETER. ANY INCREASE IN THE SIZE OF THE VENT SHALL BE MADE NOT LESS THAN 1 FOOT INSIDE THE THERMAL ENVELOPE OF THE BUILDING.

TABLE 1502.1.1. 2020 RESIDENTIAL CODE OF NYS
SIZE OF TRAPS FOR PLUMBING FIXTURES

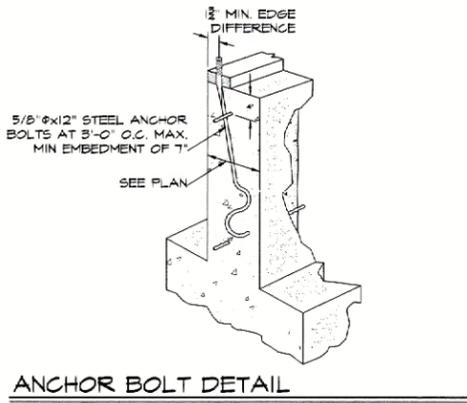
PLUMBING FIXTURE	TRAP SIZE (MINIMUM INCHES)
BATHUB (WITH OR WITHOUT SHOWER HEAD AND/OR whirlpool attachments)	1 1/2
BIDET	1 1/4
CLOTHES WASHER STANDPIPE	2
DISHWASHER (ON SEPARATE TRAP)	1 1/2
FLOOR DRAIN	2
KITCHEN SINK (ONE OR TWO TRAPS, WITH OR WITHOUT DISHWASHER AND FOOD WASTE DISPOSER)	1 1/2
LAUNDRY TUB (ONE OR MORE COMPARTMENTS)	1 1/2
LAVATORY	1 1/4
SHOWER (BASED ON THE TOTAL FLOW RATE THROUGH SHOWERHEADS AND BODYSPRAYS)	1 1/2
5.7 GPM AND LESS	1 1/2
MORE THAN 5.7 GPM UP TO 12.5 GPM	2
MORE THAN 12.5 GPM UP TO 22.5 GPM	3
MORE THAN 22.5 GPM UP TO 55.0 GPM	4

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2022 SEP 23 A 11:04
CLERM'S OFFICE
VILLAGE OF FREEPORT, NY



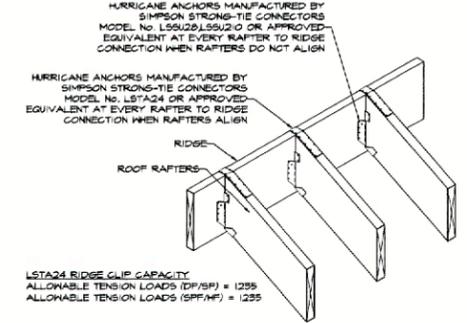
ROOF STRAPPING DETAIL

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



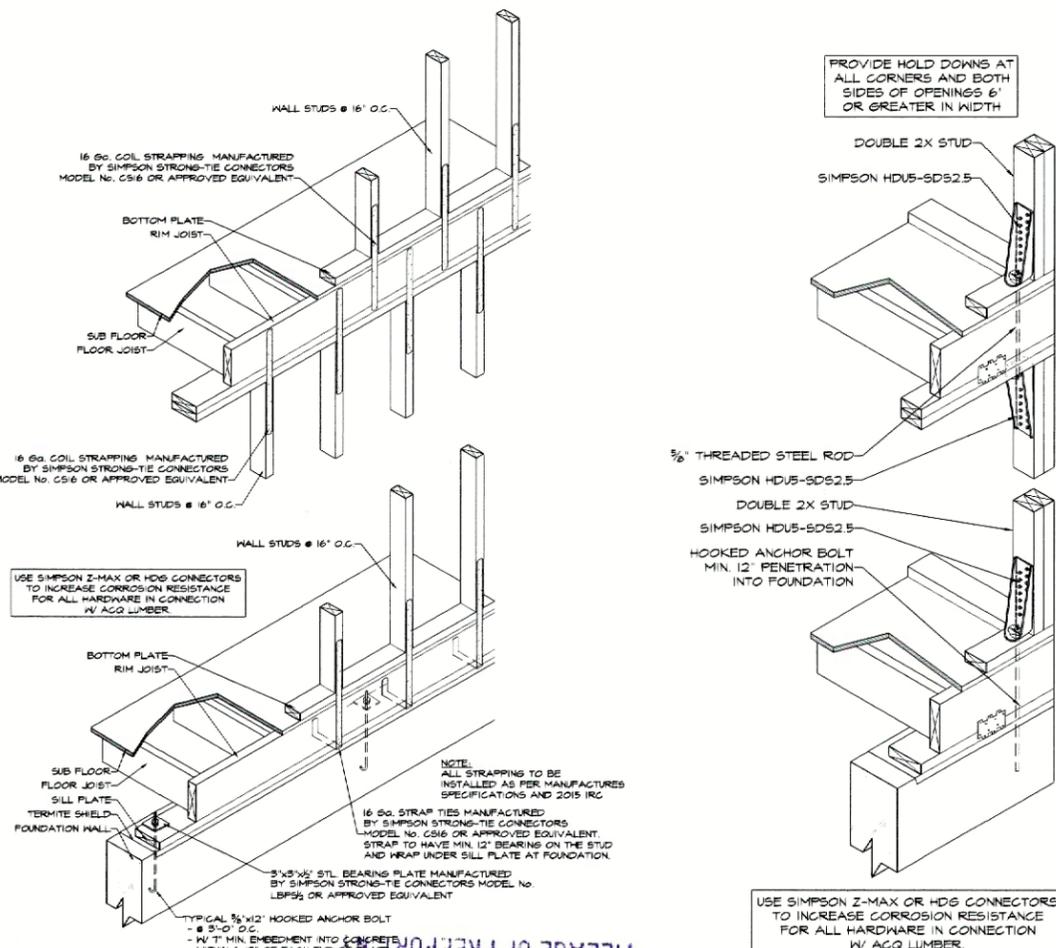
ANCHOR BOLT DETAIL

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



RIDGE STRAPPING DETAIL

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

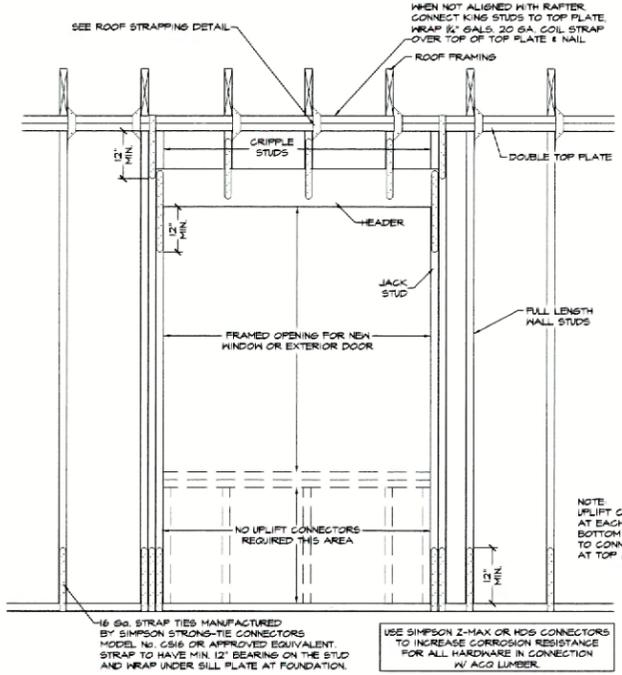


STRAPPING DETAIL

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

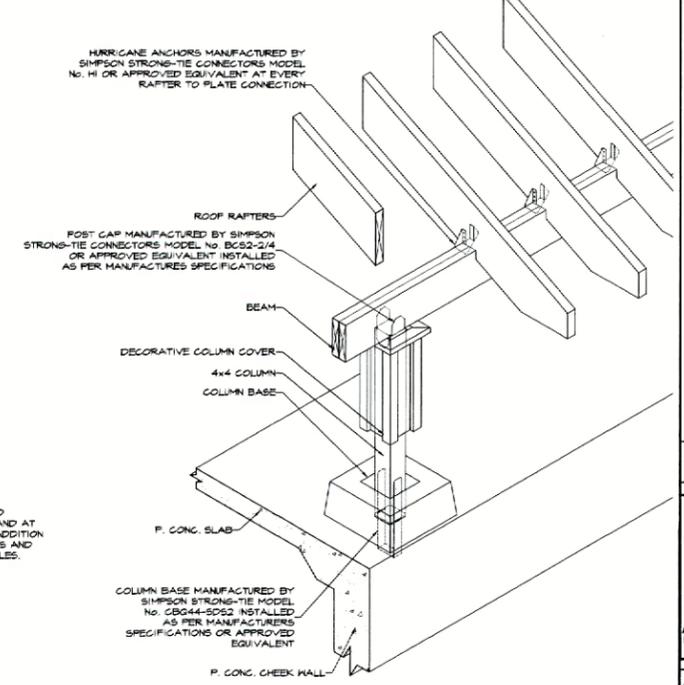
HOLD DOWN DETAIL

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



UPLIFT CONNECTOR DETAIL

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



PORCH STRAPPING DETAIL

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

RECEIVED
2022 SEP 23 A 11:04
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VILLAGE OF FREEPORT

PROPOSED TWO STORY, ONE FAMILY DWELLING

LOT 224 AT LENA AVE, FREEPORT, NY, 11520

ARCHITECT SEAL



SCALE: AS NOTED

UPDATED: 7-13-22

DATED: 5-28-22

A.7

GENERAL CONDITIONS
UNLESS OTHERWISE NOTED, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, AIA DOCUMENT-201 417 SHALL APPLY. THE CONTRACTOR SHALL OBTAIN CERTIFICATE OF OCCUPANCY. SUBSTITUTIONS SHOULD NOT BE MADE WITHOUT WRITTEN AUTHORIZATION BY THE ARCHITECT. THE PREMISES SHALL BE KEPT REASONABLY CLEAN AT ALL TIMES. AT THE COMPLETION OF WORK, THE CONTRACTOR SHALL REMOVE ALL WASTE MATERIALS, TOOLS, RUBBISH, ETC., CLEAN GLASS AND LEAVE WORK PROUDLY CLEAN UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL CARRY WORKMAN'S COMPENSATION AND GENERAL LIABILITY INSURANCE. ALL SHALL COMPLY WITH STATE AND LOCAL CODES AND ORDINANCES. THE CONTRACTOR SHALL FULLY GUARANTEE HIS WORK AND THE WORK OF HIS SUBCONTRACTORS FOR A PERIOD OF ONE YEAR AFTER COMPLETION OF THE PROJECT UNLESS OTHERWISE SPECIFIED. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH GOOD BUILDING PRACTICES. THE CONTRACTOR SHALL IDENTIFY AND HOLD HARMLESS THE OWNER, ARCHITECT, AND THEIR AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK PROVIDED THAT ANY SUCH CLAIM, DAMAGE, LOSS OR EXPENSE (A) IS ATTRIBUTABLE TO BODILY INJURY, SICKNESS, DISEASE OR DEATH OR TO INJURY TO OR DESTRUCTION OF TANGIBLE PROPERTY (OTHER THAN THE WORK ITSELF) INCLUDING THE LOSS OR USE RESULTING THEREFROM; (B) IS CAUSED IN WHOLE OR IN PART BY ANY NEGLIGENCE, ACT OR OMISSION OF THE CONTRACTOR, ANY SUBCONTRACTOR, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM OR ANYONE FOR WHOM ANY ACTS ANY OF THEM MAY BE LIABLE REGARDLESS OF WHETHER OR NOT IT IS CAUSED IN PART BY A PARTY INDEMNIFIED HEREUNDER; ALL MATERIALS, ASSEMBLIES AND METHOD OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO FORMWORK, BLOCKWORK, FRAMING, NAILING, LACING OF CONCRETE, ETC., ARE TO BE CAREFULLY SUPERVISED BY THE CONTRACTOR TO BE SURE THEY ARE IN ACCORDANCE WITH THE DRAWINGS, SPECIFICATIONS, APPLICABLE CODES AND GOOD PRACTICE. DEVIATIONS FROM THE DRAWINGS AND SPECIFICATIONS WILL NOT BE PERMITTED WITHOUT WRITTEN AUTHORIZATION OF THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SHOP DRAWINGS WHICH MAY BE NEEDED. ALL DIMENSIONS AND CONDITIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR TO REMOVE & RELOCATE AS REQUIRED ALL EXISTING WORK WHICH INTERFERES WITH NEW CONSTRUCTION.

SITE WORK
STAKEOUT IS TO BE PERFORMED BY A LICENSED SURVEYOR. STAKING AND LAYOUT ARE TO ESTABLISH ALL LINES AND BENCHMARKS. VERIFY ALL GIVEN DATA ON DRAWINGS. IN CASE OF DISCREPANCY, RECEIVE WRITTEN CLARIFICATION FROM ARCHITECT PRIOR TO PROCEEDING. EXCAVATE AND BACK FILL FOR WORK INDICATED ON DRAWINGS. STOCKPILE TOPSOIL OBTAINED FROM STRIPPING DRIVEWAY AND BUILDING SITE. STOCKPILE ALL EXCAVATED MATERIAL. NEW AND EXISTING BACK FILL MATERIAL AND TOPSOIL ARE TO BE FREE OF WEEDS, TREE ROOTS, ROCKS AND DEBRIS. ALL SURPLUS MATERIAL THAT IS UNSUITABLE FOR BACK FILL MATERIAL SHALL BE REMOVED FROM THE SITE. PROTECT ALL TREES WITH EIGHT FEET OF THE BUILDING. PROPER APPROVALS MUST BE OBTAINED BEFORE COVERING ANY EXCAVATED WORK.

CONCRETE BLOCK
ALL CONCRETE BLOCK IS TO HAVE "DUR-O-WALL" REINFORCING EVERY THIRD COURSE. FULL TOP COURSE SOLID MORTAR MIX TO BE ONE PART PORTLAND CEMENT, ONE PART LIME PUTTY, AND SIX PARTS SAND, OR ONE PART MASONRY CEMENT AND THREE PARTS SAND.

CONCRETE
NO CONCRETE OR MASONRY WORK SHALL BE DONE DURING TEMPERATURES OF 40 DEGREES F. AND FINISHING. NO CONCRETE SHALL BE PLACED ON FROZEN SURFACES. NO ADDITIVES SHALL BE ALLOWED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT. ALL CONCRETE IS TO BE MIN. 3500 PSI, AT 28 DAYS & 4000 PSI FOR GARAGE SLAB. PROVIDE ALL SLEEVES AND FOUNDATION VENTS AS REQUIRED BY NYS CODE. UNLESS INDICATED, ALL FOUNDATION FOOTINGS ARE TO BE A MIN. 8" DEEP PROJECTING 6" ON EACH SIDE OF THE FOUNDATION WALL. PROVIDE TWO #4 DEFORMED BARS CONTINUOUS IN THE FOOTINGS. ALL 4" THICK CONCRETE SLABS TO HAVE 6x6 1010 WELDED WIRE REINFORCING. ANCHOR BOLTS IN CONCRETE SHALL BE HOOKED 5/8" X 12" AT MAX. 3' O.C. PROVIDE BITUMEN EXPANSION JOINTS BETWEEN SLABS AND FOUNDATION WALLS.

FIREPLACE
FIREPLACE OPENING AND FLUE SIZE TO BE AS INDICATED ON DRAWINGS. PROVIDE OUTSIDE COMBUSTION AIR WITH 8" DUCT AND DAMPER EACH SIDE FOR A TOTAL RECOVERY CAPACITY OF 150 CFM MIN. MAINTAIN MAXIMUM 20 CFM INFILTRATION THROUGH THE FLUE WHEN NOT IN USE. PROVIDE FIREPLACE OPENING WITH GLASS DOORS TO CONFORM TO THE 2015 IBC. FIREBOX TO BE COMPLETELY LINED WITH FIREBRICK. PROVIDE MIN. 8" FIREPLACE WALL THICKNESS WITH 4" NON-COMBUSTIBLE FIRE STOPPING BETWEEN COMBUSTIBLE WOOD FRAME CONSTRUCTION.

FOUNDATION WATERPROOFING
INSTALL TWO LAYERS OF TOWELED FIBERGLASS MASTIC (FED. SPEC. S.S.C. 15E TYPE-I) MEMBRANE TO BE CONTINUOUS FROM TOP OF FOUNDATION AND EXTEND TO LAP EDGE OF FOOTING.

FIRE BLOCKING
FIRE BLOCKING SHALL BE PROVIDED, AS PER SECTION R202.3 OF THE RESIDENTIAL CODE OF NEW YORK STATE, TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL). PROVIDE FIRE BLOCKING IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING PURSED SPACES AT THE CEILING AND FLOOR LEVELS. CONCEALED HORIZONTAL PURSED SPACES SHALL ALSO BE FIRE BLOCKED AT INTERVALS NOT EXCEEDING 10 FEET.

PLUMBING
CONTRACTOR SHALL INSTALL WATER SUPPLY AND SANITARY SYSTEM AS INDICATED. PROVIDE HOT AND COLD SHUT-OFF VALVES AT ALL FIXTURES. ALL WATER PIPING TO HAVE CLEAN CUTS AT ALL CHANGES OF DIRECTION AND AT BASE OF VERTICAL WASTES. USE 4" CAST IRON THROUGH FOUNDATION WALL PITCHED MIN. 1/8" PER FOOT. TRAP/WASTE SIZES FOR FIXTURES SHALL BE AS FOLLOWS:
DISH WASHER 1/2"
KITCHEN SINK 1/2"
LAVATORY 1/4"
SHOWER 2"
TOILET 3"
ALL SYSTEMS TO HAVE ONE 3" MAIN VENT STACK INCREASED TO 4" THROUGH THE ROOF. PROVIDE FROST PROOF HOSE BIBBS AS INDICATED ON PLANS WITH EASILY ACCESSIBLE DRAIN DRAIN-COCKS. THE WATER SUPPLY AND SEWAGE DISPOSAL SYSTEM SHALL COMPLY TO THE APPLICABLE COUNTY DEPARTMENT OF HEALTH STANDARDS AND REGULATIONS. APPROVAL OF ALL PLUMBING MUST BE OBTAINED FROM APPROPRIATE LOCAL AUTHORITIES PRIOR TO CONCEALMENT. PRIOR TO ORDERING, CONTRACTOR SHALL SUPPLY CUTS OF FIXTURES FOR OWNER'S APPROVAL. IN THE EVENT THAT THE OWNER CHANGES, THE CONTRACTOR SHALL CREDIT THE OWNER FOR THE FULL SUBCONTRACTORS COST FOR THE CHANGED UNIT.

HVAC
SYSTEM TO BE DESIGNED BY OTHERS. PROVIDE PROPER SUPPLY TO ALL ROOMS & CONFORM WITH ALL STATE AND LOCAL CODES.

FRAMING AND ROUGH CARPENTRY
JOIST RAFTERS AND STUDS SHALL BE CONSTRUCTION GRADE DOUGLAS FIR-SOUTH SELECT STRUCTURAL. ALL WOOD BILLS AND WOOD IN CONTACT WITH MASONRY SHALL BE ACQ. ALL EXTERIOR SHEATHING SHALL BE 1/2" CDX DOUGLAS FIR PLYWOOD. SUB-FLOORS TO BE 3/4" CDX PLYWOOD. EXTERIOR SHEATHING TO BE COVERED WITH "TYVEK" HOUSE WRAP OR APPROVED EQUAL. BLOCK STUD WALLS AT 1/2" STORY HEIGHTS AND AT ALL UNSUPPORTED EDGES OF PLYWOOD. PROVIDE SOLID BLOCKING AND DIAGONAL BRACING OF FLOOR JOISTS AT 8' O.C. MAXIMUM AND SOLID BLOCKING UNDER ALL UNSUPPORTED EDGES OF PLYWOOD. ALL CAP PLATES TO BE DOUBLED AND NAILED BOTTOM CAP PLATES TO END OF STUDS. LAP CAP PLATES AT CORNERS. WHERE FLUSH FRAMING OCCURS, USE MIN. 16GA SHEET METAL JOIST HANGERS BY "TECO" OR APPROVED EQUAL. ALL CORNERS TO BE MINIMUM 3/2X4 STUDS. HEADERS SHALL BE MINIMUM 2 1/2X8 UNLESS NOTED ON PLANS. MINIMUM BEARING FOR STUDS, JOISTS AND BEAMS SHALL BE 3 1/2". USE DOUBLE JACK STUDS FOR HEADERS OVER FIVE FEET IN LENGTH.

NOTE: ALL NON-ENGINEERED LUMBER TO BE DOUGLAS FIR #2 OR BETTER.

ASPHALT ROOF SHINGLES
INSTALLED AS PER SECTION R905.2 OF THE INTERNATIONAL RESIDENTIAL CODE. ALL SLOPED ROOF SHINGLES SHALL BE GAF-CLASS-A ASPHALT ROOF SHINGLES OR APPROVED EQUAL. SHINGLES SHALL BE APPLIED OVER 15# ASPHALT FELT WITH GAF-WEATHER-WATCH (ICE AND WATER BARRIER) APPLIED AT LEAVES, VALLEYS AND FLASHING. ROOFING CONTRACTOR TO PROVIDE ALL FLASHING NECESSARY FOR A WATERTIGHT, WEATHERPROOF JOB. ROOFING IS TO BE APPLIED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL SUPPLY COLOR SAMPLES OF THE SHINGLES FOR OWNER'S APPROVAL PRIOR TO INSTALLATION.

INSULATION
ALL EXTERIOR WALLS AND ROOFS SHALL BE INSULATED WITH FOLIA FIBERGLASS BATT INSULATION TO 8" BELOW FINISHED GRADE UNLESS OTHERWISE SPECIFIED. CARE SHOULD BE TAKEN NOT TO DAMAGE FOUNDATION WATERPROOFING.

GLASS WINDOWS AND DOORS
TO BE INSTALLED AS PER SECTION R202.8 OF THE RESIDENTIAL CODE OF N.Y.S. ALL GLASS IS TO BE INSULATED LOW-E UNLESS OTHERWISE SPECIFIED. GLASS SUBCONTRACTOR SHALL NOT INSTALL GLASS UNTIL PROPER CLEARANCES ARE PROVIDED. ALL SLIDING GLASS DOORS, SKYLIGHTS AND WINDOWS AS REQUIRED BY CODE, SHALL BE INSULATED. TEMPERED GLASS. ALL GLASS DOORS AND WINDOWS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. ALL WINDOWS ARE TO BE CALKED AND SEALED AS PER 2015 IBC REQUIREMENTS. PROVIDE FLASHING PANS UNDER ALL SLIDING DOORS, AND WINDOWS WITHIN A 6" OF AN EXTERIOR SURFACE. ALL EXTERIOR DOORS ARE TO BE FULLY WEATHER-STRIPPED. PROVIDE ALL SCREENS AND HARDWARE AS REQUIRED. ALL GLASS IS TO BE FREE OF SCRATCHES AND IMPERFECTIONS AND GUARANTEED BY THE MANUFACTURER FOR A PERIOD OF NO LESS THAN 5 YEARS. ALL WINDOWS TO BE ANDERSEN UNLESS INDICATED OTHERWISE.

PAINTING AND STAINING
THE FOLLOWING IS INCLUDED FOR THE CONVENIENCE OF THE PAINTING CONTRACTORS AND ONLY AS AN INDICATION OF THE TYPES OF PAINTS REQUIRED FOR VARIOUS SURFACES. IT IS THE INTENT OF THESE SPECIFICATIONS TO PROVIDE A COMPLETE FINISH. ALL PAINTED SURFACES MUST BE FULLY COVERED IN A UNIFORM MANNER TO BE ACCEPTABLE.
INTERIOR WOOD SURFACES-APPLY TO LIGHTLY SANDED SURFACES. WALLS, DOORS, FRAMES, TRIM, AND BASES, ONE COAT WOOD FILLER OR STAIN AND TWO COATS MCKUSKY'S EGGSHELL FINISH NON-YELLOWING POLYURETHANE.
GYPSUM BOARD- MINIMUM ONE COAT PRIMER AND TWO COATS FLAT PAINT.
EXTERIOR WOOD SURFACES- TWO COATS EXTERIOR GRADE STAIN.
EXTERIOR EXPOSED METAL- MINIMUM ONE COAT ZINC CHROMATE AND TWO COATS EXTERIOR ENAMEL.
ALL MATERIAL SHALL BE OF BEST QUALITY FITTSBURGH, FRETT & LAMBERT, DUTCH BOY, CABOTS, MCKUSKY'S OR APPROVED EQUAL.
CONTRACTOR IS TO PROVIDE SAMPLES OF ALL PAINTS AND STAINS FOR ARCHITECT'S AND/OR OWNERS APPROVAL.

GYPSUM WALL BOARD
INSTALLED AS PER SECTION R702.3.2 THROUGH R702.3.6 OF THE INTERNATIONAL RESIDENTIAL CODE. GYPSUM WALLBOARD APPLICATION SHALL BE TAPE JOINT SYSTEM. ALL GYPSUM BOARD TO BE 1/2" ON WALLS AND 1/2" ON CEILINGS UNLESS OTHERWISE INDICATED. FINISH JOINTS -BEARDS, NAIL DIMPLES, CORNERS AND EDGES SHALL BE TAPED AND RECEIVE THREE COATS OF JOINT COMPOUND. ALLOW 24 HOURS TO DRY BETWEEN COATS. FINAL COAT TO BE SANDED SMOOTH. METAL CORNER BEAD TO BE USED ON ALL OUTSIDE CORNERS AND AROUND ALL OPENINGS.

ELECTRICAL
ALL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE AND ALL STATE, LOCAL, AND UTILITY COMPANY CODES AND REGULATIONS. ALL CIRCUITS SHALL BE MINIMUM 15 AMP. POWER WIRING SHALL BE MINIMUM 14 AWG. CONVENIENCE OUTLETS SHALL BE LOCATED 12" ABOVE FINISHED FLOOR UNLESS OTHERWISE INDICATED. ALL SWITCHES TO BE LOCATED 36" ABOVE THE FINISHED FLOOR UNLESS OTHERWISE INDICATED. SUPPLY RECOMMENDED LAMPS IN ALL FIXTURES.

2020 E.C.C. OF NEW YORK STATE (2018 I.E.C.C.)
-AIR LEAKAGE.
-JOINTS, PENETRATIONS, AND ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE THAT ARE SOURCES OF AIR LEAKAGE MUST BE SEALED.
-RECESSED LIGHTS MUST BE TYPE IC RATED AND INSTALLED WITH NO PENETRATIONS, OR TYPE IC OR NON-IC RATED INSTALLED INSIDE AN APPROPRIATE AIR-TIGHT ASSEMBLY WITH 0.5" CLEARANCE FROM COMBUSTIBLE MATERIALS AND 3" CLEARANCE FROM INSULATION.
-VAPOR RETARDER.
-REQUIRED ON THE WARM-IN-WINTER SIDE OF ALL NON-VENTED FRAMED CEILINGS, WALLS, AND FLOORS.

MATERIALS IDENTIFICATION
-MATERIALS AND EQUIPMENT MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
-MATERIALS AND EQUIPMENT MUST BE IDENTIFIED SO THAT THE COMPLIANCE CAN BE DETERMINED.
-MANUFACTURER MANUALS FOR ALL INSTALLED HEATING AND COOLING EQUIPMENT AND SERVICE WATER HEATING EQUIPMENT MUST BE PROVIDED.
-INSULATION R-VALUES AND GLAZING U-FACTORS MUST BE CLEARLY MARKED ON THE BUILDING PLANS OR SPECIFICATIONS.

DUCT INSULATION
-SUPPLY DUCTS IN UNCONDITIONED ATTICS OR OUTSIDE THE BUILDING MUST BE INSULATED TO R-8.
-RETURN DUCTS IN UNCONDITIONED ATTICS OR OUTSIDE THE BUILDING MUST BE INSULATED TO R-4.
-SUPPLY DUCTS IN UNCONDITIONED SPACES MUST BE INSULATED TO R-8.
-RETURN DUCTS IN UNCONDITIONED SPACES (EXCEPT BASEMENTS) MUST BE INSULATED TO R-2.
-INSULATION IS NOT REQUIRED ON RETURN DUCTS IN BASEMENTS.

DUCT CONSTRUCTION
-ALL JOINTS, SEAMS, AND CONNECTIONS MUST BE SECURELY FASTENED WITH WELDS, GASKETS, MASTICS (ADHESIVES), TAPE, DUCT TAPE IS NOT PERMITTED.
-EXCEPTION: CONTINUOUSLY WELDED AND LOCKING-TYPE LONGITUDINAL JOINTS AND SEAMS ON DUCTS OPERATING AT LESS THAN 2" W.G. (500 PA).
-DUCTS SHALL BE SUPPORTED EVERY 10 FEET OR IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
-COOLING DUCTS WITH EXTERIOR INSULATION MUST BE COVERED WITH A VAPOR RETARDER.
-AIR FILTERS ARE REQUIRED IN THE RETURN AIR SYSTEM.
-THE HVAC SYSTEM MUST PROVIDE A MEANS FOR BALANCING AIR AND WATER SYSTEMS.

TEMPERATURE CONTROLS
-EACH DWELLING UNIT HAS AT LEAST ONE THERMOSTAT CAPABLE OF AUTOMATICALLY ADJUSTING THE SPACE TEMPERATURE SET POINT OF THE LARGEST ZONE.
ELECTRIC SYSTEMS
-SEPARATE ELECTRIC METERS ARE REQUIRED FOR EACH DWELLING UNIT.

FIREPLACES
-FIREPLACES MUST BE INSTALLED WITH TIGHT FITTING NON-COMBUSTIBLE FIREPLACE DOORS.
-FIREPLACES MUST BE PROVIDED WITH A SOURCE OR COMBUSTION AIR AS REQUIRED BY THE FIREPLACE CONSTRUCTION PROVISIONS OF THE BUILDING CODE OF NEW YORK STATE, THE RESIDENTIAL CODE OF NEW YORK STATE OR THE NEW YORK CITY BUILDING CODE, AS APPLICABLE.

SERVICE WATER HEATING
-WATER HEATERS WITH VERTICAL PIPE RISERS MUST HAVE A HEAT TRAP ON BOTH THE INLET AND THE OUTLET UNLESS THE WATER HEATER HAS AN INTEGRAL HEAT TRAP OR IS PART OF A CIRCULATING SYSTEM.
-INSULATE CIRCULATING HOT WATER PIPES TO THE LEVELS ON TABLE 1.

CIRCULATING HOT WATER SYSTEMS
-INSULATE CIRCULATING HOT WATER PIPES TO THE LEVELS ON TABLE 1.

HEATING AND COOLING PIPING INSULATION
-HVAC PIPING CONVEYING FLUIDS ABOVE 105°F OR CHILLED FLUIDS BELOW 55°F MUST BE INSULATED TO THE LEVELS IN TABLE 2.

NOTES:
1. OBTAIN ALL PERMITS PRIOR TO THE START OF WORK.

2. ALL BEDROOM TO BE PROVIDED WITH POWER WIRING SHALL BE MINIMUM 14 AWG. CONVENIENCE OUTLETS SHALL BE PROVIDED WITH 5 ROWS OF SHELVES.
3. DOOR TRIM AND BASE MOLDING TO BE SELECTED.
4. ALL BATHROOM FIXTURES AND FAUCETS TO BE SUPPLIED BY OWNER AND INSTALLED BY CONTRACTOR.
5. FINISHES TO BE SUPPLIED BY OWNER.

MINIMUM DESIGN DEAD LOADS* AS PER ASCE 7-05	
COMPONENT	LOAD (psf)
CEILING S	
GYPSUM BOARD (1/2-in.)	7.0
GYPSUM BOARD (5/8-in.)	9.0
SUSPENDED STEEL CHANNEL SYSTEM	2.0
COVERINGS, ROOF, AND WALL	
ASPHALT SHINGLES	2.0
GYPSUM SHEATHING, 1/2-in.	2.0
PLYWOOD (per 1/2-in.)	1.6
RIGID INSULATION, 1/2-in.	0.75
SINGLE-PLY SHEET WATERPROOFING MEMBRANE	0.7
BITUMINOUS SMOOTH SURFACE WATERPROOFING MEMBRANE	1.5
FLOORS AND FLOOR FINISHES	
CERAMIC OR QUARRY TILE (3/4-in.) ON 1/2-in. MORTAR BED	16.0
HARDWOOD FLOORING, 7/8-in.	4.0
LINOLEUM OR ASPHALT TILE, 1/4-in.	1.0
SUBFLOORING, 3/4-in.	3.0
FLOORS, WOOD JOIST (no plaster) JOIST SIZES (in.)	12-in. 16-in. O.C. 6 5
2x6	6 5
2x8	6 6
2x10	7 6
2x12	8 7
FRAME PARTITIONS	
WOOD OR STEEL STUDS, 1/2-in. GYP. BOTH SIDES	5.0
FRAME WALLS	
EXTERIOR STUD WALLS:	
2x4 @ 16-in. 5/8-in. GYPSUM, INSULATED, 3/8-in. SIDING	11.0
2x6 @ 16-in. 5/8-in. GYPSUM, INSULATED, 3/8-in. SIDING	12.0
EXTERIOR STUD WALLS WITH BRICK VENEER	45.0

* WEIGHTS OF MASONRY INCLUDE MORTAR BUT NOT PLASTER. FOR PLASTER, ADD 5 lb/ft² FOR EACH FACE PLASTERED. VALUES GIVEN REPRESENT AVERAGES. IN SOME CASES THERE IS A CONSIDERABLE RANGE OF WEIGHT FOR THE SAME CONSTRUCTION.

2020 E.C.C. OF NEW YORK STATE (2018 I.E.C.C.)
R401.3: PERMANENT CERTIFICATE - SHALL BE COMPLETED BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL AND POSTED IN THE UTILITY ROOM OR OTHER APPROVED LOCATION INSIDE THE BUILDING.

R402.2.4: ATTIC OR CRAWL SPACE ACCESS - SHALL BE WEATHER-STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES.

R402.4: AIR LEAKAGE - BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE TO ≤ 3 AIR CHANGES PER HOUR.

R402.4.1: INSTALLATION - THE COMPONENTS OF THE BUILDING THERMAL ENVELOPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CRITERIA LISTED IN TABLE 402.4.1.1, WHERE REQUIRED BY CODE OFFICIAL. AN APPROVED THIRD PARTY SHALL INSPECT ALL COMPONENTS AND VERIFY COMPLIANCE.

R402.4.1.2: TESTING - BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING ≤ 3 ACH50 IN CZ4A, 5, A6A. TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY.

R402.4.4: COMBUSTION CLOSETS - ROOMS CONTAINING FUEL-BURNING APPLIANCES REQUIRE SPECIAL CARE. EXCEPTION: DIRECT VENT APPLIANCES WITH BOTH INTAKE AND EXHAUST PIPES INSTALLED CONTINUOUS TO THE OUTSIDE.

R403.3.2: DUCT SEALING - DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED.

R403.3.3: DUCT TESTING - DUCTS SHALL BE PRESSURE TESTED TO DETERMINE AIR LEAKAGE. EXCEPTION: DUCT LEAKAGE TEST IS NOT REQUIRED WHERE THE DUCTS AND AIR HANDLERS ARE LOCATED ENTIRELY WITHIN THE BUILDING THERMAL ENVELOPE.

R403.3.5: BUILDING CAVITIES - SHALL NOT BE USED AS DUCTS OR MUFFLERS.

R403.4: MECHANICAL SYSTEM PIPING INSULATION - CARRYING FLUIDS 105°F OR 55°F. INSULATE TO R-3 MIN.

R403.6: MECHANICAL VENTILATION - THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF IRC/MJC.

THE MECHANICAL VENTILATION RATE SHALL BE NO GREATER THAN 0.01 x CFA + 7.5 x (# OF BEDROOMS + 1) *CFA = CONDITIONED FLOOR AREA

R403.7: EQUIPMENT SIZING - PER ACCA MANUAL S. BASED ON LOADS CALCULATED PER ACCA MANUAL J.

R404.1: LIGHTING - A MINIMUM OF 75% OF PERMANENTLY INSTALLED FIXTURES MUST HAVE HIGH-EFFICIENCY LAMPS. LOW-VOLTAGE LIGHTING EXEMPT.

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

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

TABLE 2: MINIMUM INSULATION THICKNESS FOR HVAC PIPES

PIPING SYSTEM TYPES	FLUID TEMP. RANGE (F)	INSULATION THICKNESS IN INCHES BY PIPE SIZE			
		2" RUNOUTS	1" AND LESS	1.25" TO 2"	2.5" TO 4"
HEATING SYSTEMS					
LOW PRESSURE/TEMPERATURE	20-250	1.0	1.5	1.5	2.0
LOW TEMPERATURE	20-200	0.5	1.0	1.0	1.5
STEAM CONDENSATE (FEED WATER)	ANY	1.0	1.0	1.5	2.0
COOLING SYSTEMS					
CHILLED WATER, REFRIGERANT AND BRINE	20-250	1.0	1.5	1.5	2.0
	120-200	0.5	1.0	1.0	1.5

VILLAGE OF FREEPORT, NY
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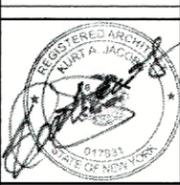
2022 SEP 23 A 11:04

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PROPOSED TWO STORY, ONE FAMILY DWELLING

LOT 224 AT LENA AVE, FREEPORT, NY, 11520

ARCHITECT SEAL

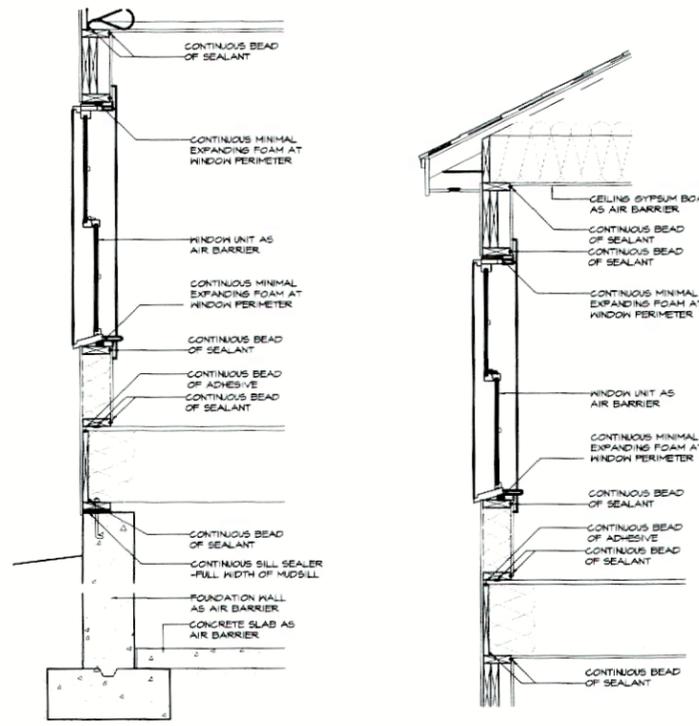


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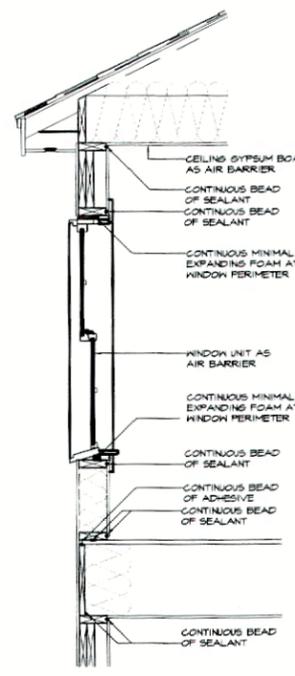
UPDATED: 7-13-22

DATED: 5-28-22

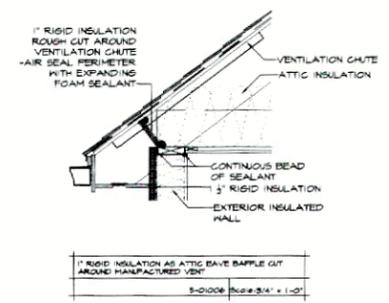
A. P.



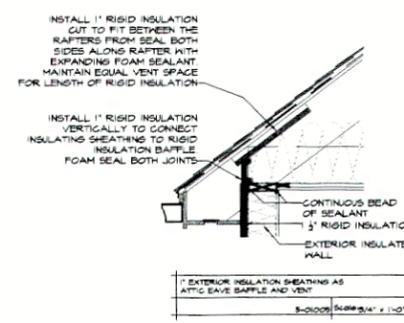
CONCEPTUAL AIR SEALING STRATEGY // LOWER WALL SECTION
5-02002 Scale: 3/4" = 1'-0"



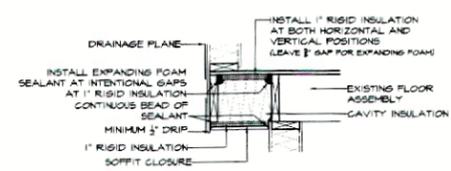
CONCEPTUAL AIR SEALING STRATEGY // UPPER WALL SECTION
5-02003 Scale: 3/4" = 1'-0"



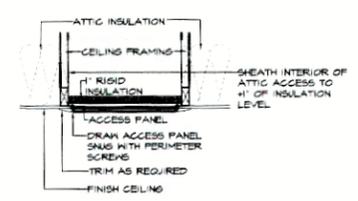
1" RIGID INSULATION AS ATTIC EAVE BAFFLE CUT AROUND MANUFACTURED VENT
5-02006 Scale: 3/4" = 1'-0"



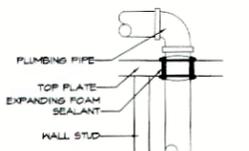
1" EXTERIOR INSULATION SHEATHING AS ATTIC EAVE BAFFLE AND VENT
5-02008 Scale: 3/4" = 1'-0"



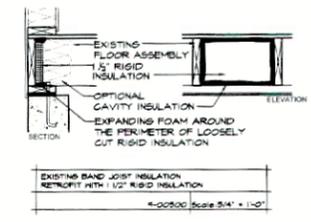
INSULATED CANTILEVER FLOOR // CAVITY INSULATION WITH 1" RIGID INSULATION CLOSURE
5-02014 Scale: 3/4" = 1'-0"



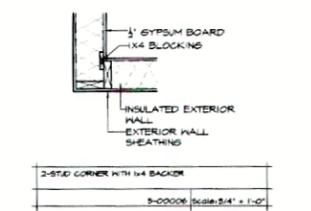
AIR SEALING AT ATTIC HATCH // FINISH SCREWS
5-02022 Scale: 3/4" = 1'-0"



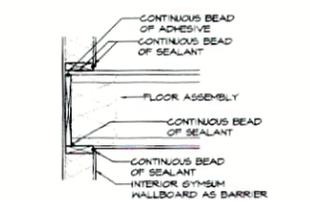
AIR SEAL AT TOP PLATE PIPE PENETRATION
5-02025 Scale: 3/4" = 1'-0"



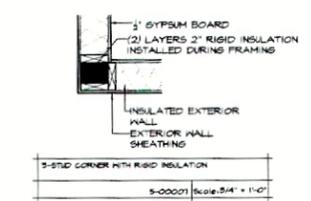
EXISTING FLOOR ASSEMBLY WITH 1/2" RIGID INSULATION
5-02000 Scale: 3/4" = 1'-0"



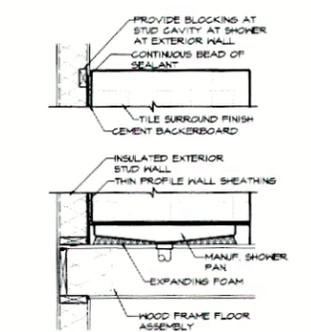
3/4" GYPSUM BOARD WITH 1X4 BLOCKING
5-02006 Scale: 3/4" = 1'-0"



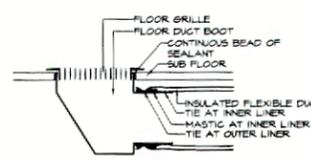
FLOOR ASSEMBLY WITH ADHESIVE SEALANT
5-02007 Scale: 3/4" = 1'-0"



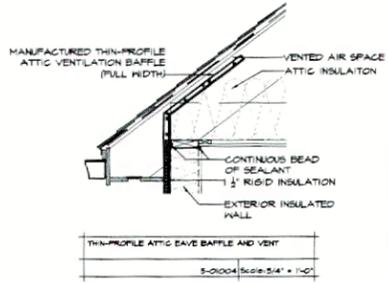
3/4" GYPSUM BOARD WITH (2) LAYERS 2" RIGID INSULATION INSTALLED DURING FRAMING
5-02001 Scale: 3/4" = 1'-0"



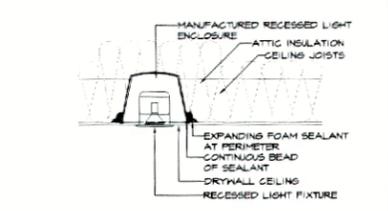
AIR SEALING BEHIND SHOWER WITH THIN-PROFILE SHEATHING // SECTION
5-02007 Scale: 3/4" = 1'-0"



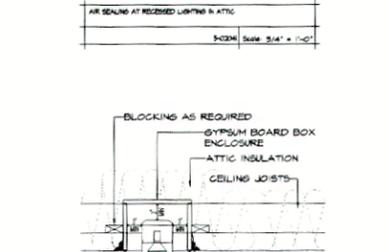
AIR SEAL AT DUCT BOOT
5-02025 Scale: 3/4" = 1'-0"



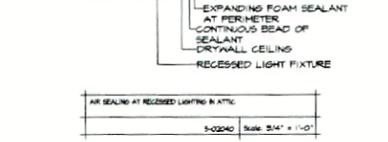
THIN-PROFILE ATTIC EAVE BAFFLE AND VENT
5-02004 Scale: 3/4" = 1'-0"



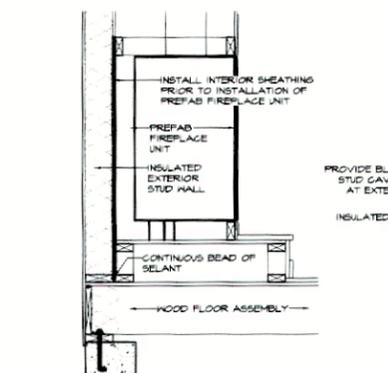
RECESSED LIGHT ENCLOSURE WITH GYPSUM BOARD BOX
5-02010 Scale: 3/4" = 1'-0"



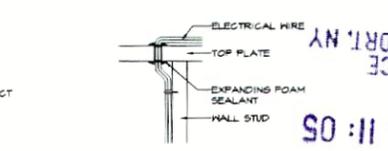
AIR SEALING AT RECESSED LIGHTING & ATTIC
5-02040 Scale: 3/4" = 1'-0"



AIR SEALING AT RECESSED LIGHTING & ATTIC
5-02040 Scale: 3/4" = 1'-0"



AIR SEALING AT PLATFORM FOR MANUFACTURED FIREPLACE ASSEMBLY
5-02012 Scale: 3/4" = 1'-0"



AIR SEAL AT TOP PLATE ELECTRICAL PENETRATION
5-02024 Scale: 3/4" = 1'-0"

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2020 RESIDENTIAL CODE OF NYS - TABLE N102.4.1 (2020 ECG OF NYS - R402.4.1) - AIR BARRIER AND INSULATION INSTALLATION

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
GENERAL REQUIREMENTS	A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE. THE EXTERIOR THERMAL ENVELOPE CONTAINS A CONTINUOUS AIR BARRIER BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED.	AIR-PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL.
CEILING / ATTIC	THE AIR BARRIER IN ANY DROPPED CEILING/SOFFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SHALL BE SEALED. ACCESS OPENINGS, DROP DOWN STAIRS OR KNEE WALL DOORS TO UNCONDITIONED ATTICS SPACES SHALL BE SEALED.	THE INSULATION IN ANY DROPPED CEILING/SOFFIT SHALL BE ALIGNED WITH THE AIR BARRIER.
WALLS	THE JUNCTION OF FOUNDATION AND SILL PLATE TO BE SEALED. THE JUNCTION OF TOP PLATE AND THE TOP OF EXTERIOR WALLS TO BE SEALED. KNEE WALLS SHALL BE SEALED.	CAVITIES WITHIN CORNERS AND HEADERS OF FRAME WALLS SHALL BE INSULATED BY COMPLETELY FILING THE CAVITY WITH A MATERIAL HAVING A THERMAL RESISTANCE OF R-5 PER INCH MINIMUM. EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER.
WINDOWS, SKYLIGHTS, AND DOORS	THE SPACE BETWEEN WINDOW/DOOR JAMBES AND FRAMING, AND SKYLIGHTS AND FRAMING SHALL BE SEALED.	
RIM JOIST	RIM JOIST SHALL INCLUDE THE AIR BARRIER.	RIM JOIST SHALL BE INSULATED.
FLOORS (INCLUDING ABOVE GARAGES & CANTILEVERED FLOORS)	THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION.	FLOOR FRAMING CAVITY INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF SUBFLOOR DECKING OR FLOOR FRAMING CAVITY INSULATION SHALL BE PERMITTED TO BE IN CONTACT WITH THE TOP SIDE OF SHEATHING, OR CONTINUOUS INSULATION INSTALLED ON THE UNDERSIDE OF FLOOR FRAMING AND EXTENDS FROM THE BOTTOM TO THE TOP OF ALL PERIMETER FLOOR FRAMING MEMBERS.
CRACK SPACE WALLS	EXPOSED EARTH IN UNVENTED CRACK SPACES TO BE COVERED WITH A CLASS I VAPOR RETARDER WITH OVERLAPPING JOINTS TAPED.	WHERE PROVIDED INSTEAD OF FLOOR INSULATION, INSULATION SHALL BE PERMANENTLY ATTACHED TO THE CRACK SPACE WALLS.
SHAFTS / PENETRATIONS	DUCT SHAFTS, UTILITY PENETRATIONS, AND FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE TO BE SEALED.	
NARROW CAVITIES		BATTS IN NARROW CAVITIES SHALL BE CUT TO FIT OR NARROW CAVITIES SHALL BE FILLED BY INSULATION THAT ON INSTALLATION READILY CONFORMS TO THE AVAILABLE CAVITY SPACE.
GARAGE SEPARATION	AIR SEAL BETWEEN GARAGE AND CONDITIONED SPACE.	
RECESSED LIGHTING	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE DRYWALL.	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED AIR TIGHT AND IC RATED.
PLUMBING AND WIRING		BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND WIRING AND PLUMBING IN EXTERIOR WALLS OR INSULATION THAT ON INSTALLATION READILY CONFORMS TO AVAILABLE SPACE SHALL EXTEND BEHIND PIPING AND WIRING.
SHOWER/TUB ON EXTERIOR WALL	THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THEM FROM THE SHOWERS AND TUBS.	EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED.
ELECTRICAL/PHONE BOX ON EXTERIOR WALLS	THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR-SEAL BOXES SHALL BE INSTALLED.	
HVAC REGISTER BOOTS	HVAC REGISTER BOOTS THAT PENETRATE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR OR DRYWALL.	
CONCEALED SPRINKLERS	WHEN REQUIRED TO BE SEALED, CONCEALED FIRE SPRINKLERS SHALL ONLY BE SEALED IN A MANNER THAT IS RECOMMENDED BY THE MANUFACTURER. CAULKING OR OTHER ADHESIVE SEALANTS SHALL NOT BE USED TO FILL VOIDS BETWEEN FIRE SPRINKLER COVER PLATES AND WALLS OR CEILINGS.	

MATERIALS R-VALUES

MATERIAL	R-VALUE
BUILDING BOARD	
GYPSUM WALL BOARD (1/2")	0.45
GYPSUM WALL BOARD (5/8")	0.5625
PLYWOOD (1/2")	0.62
PLYWOOD (3/4")	0.94
SIDING	
ALUMINUM/ VINYL SIDING (NOT INSULATED)	0.61
ALUMINUM/ VINYL SIDING (1/2" INSULATION)	1.80
FLOORING	
HARDWOOD FLOORING (3/4")	0.68
TILE	0.05
CARPET WITH FIBER PAD	2.08
CARPET WITH RUBBER PAD	1.25
AIR SPACE (1/2" UP TO 4")	1.00
ROOFING	
ASPHALT SHINGLES	0.44
WOOD SHINGLES	0.97
DOORS	
WOOD SOLID CORE (1 3/4")	2.71
INSULATED METAL DOOR (2")	15.00
POURED CONCRETE PER 1"	0.08

PROPOSED TWO STORY, ONE FAMILY DWELLING

LOT 224 AT LENA AVE, FREEPORT, NY, 11520

ARCHITECT SEAL



SCALE: AS NOTED

UPDATED: 7-13-22

DATED: 5-28-22

A.10

Application Date: 9/23/2022
Fees Paid: \$225.00

SP# _____

**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: 130 N Bergin Place ZONING DISTRICT _____
SECTION 55 BLOCK 269 LOT 226 LOT SIZE: 60x150 (9,000 sqft)

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: _____	Name: <u>Dennis Marti</u>
Address: _____	Address: <u>1500 Jerusalem Ave Merrick NY 11566</u>
Telephone #: _____	Telephone #: <u>516-902-2594</u>

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

Present Land Use: _____ Proposed Land Use: Residential

Description of Proposed Work: Added ~~cellar~~ outside cellar entrance

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.

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VILLAGE OF FREEPORT, NY

APPLICANT'S SIGNATURE: _____ DATE: 9/23/22
Sworn to before me this _____ day of _____, 2022
Yessenia Escobar
Notary Public



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

PROPERTY OWNER'S SIGNATURE: _____ DATE: 9/23/22
Sworn to before me this 23 day of September, 2022
Pamela A. Walsh Boening
Notary Public

Pamela A. Walsh Boening
Notary Public State of New York
No. 01WA6213579
Qualified in Nassau County
Commission Expires November 9, 2025

FOR VILLAGE USE ONLY

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

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 than twenty (20) feet to one (1) inch:
_____	_____	_____	a. Title of drawing, including name and address of applicant.
_____	_____	_____	b. North point, scale, and date.
_____	_____	_____	c. Boundaries of the project.
_____	_____	_____	d. Existing natural features, such as watercourse, waterbodies, wetlands, wooded areas, and individual large trees on the subject property. Features to be retained should be noted.
_____	_____	_____	e. Floodplain boundaries as determined by the Federal Emergency Management Agency.
_____	_____	_____	f. Location of proposed land and water uses and their areas in acres and location, together with the proposed use, dimensions, height and architectural features of all buildings and other structures.
_____	_____	_____	g. Location of outdoor storage and description of materials to be stored.
_____	_____	_____	h. Location of all existing or proposed site improvements including street, drains, culverts, retaining walls, fences, docks and easements, whether public or private.
_____	_____	_____	i. Location and description of all proposed waterfront public access/recreation provisions.
_____	_____	_____	j. Description of sewage disposal and water supply systems and locations of such facilities.
_____	_____	_____	k. Location and proposed development of buffer areas and other landscaping; the general landscaping plan and planting schedule.
_____	_____	_____	l. Location of all parking and loading area, internal circulation pattern, and ingress and egress drives.
_____	_____	_____	m. Provision for pedestrian and patron access, including public and private sidewalks, walkways and docks.
_____	_____	_____	n. Location, design and size of all signs and lighting facilities.
_____	_____	_____	o. Approximate locations and dimensions of areas proposed for neighborhood parks, playgrounds or other permanent open space.
_____	_____	_____	p. Building orientation and site design for energy efficiency and visual quality.
_____	_____	_____	q. Location and design of all energy distribution facilities, including electrical, gas, and solar energy.
_____	_____	_____	r. Description and location of erosion control measures including proposed location of sediment sink/setting pond and interceptor swales, etc..
_____	_____	_____	s. Location, supporting design data and copies of computations used as a basis for the design capacities and performance of stormwater management facilities.
_____	_____	_____	t. Lines and dimensions of all property which is offered, or to be offered for dedication for public use, with the purpose indicated thereon, and of all property that is proposed to be reserved by deed covenant for the common use of the property owners of the development.
_____	_____	_____	u. Estimated project construction schedule.
_____	_____	_____	v. Record of application for approval status of all necessary permits from federal, state and county officials.
_____	_____	_____	w. Identification of any federal, state or county permits required for project execution.
_____	_____	_____	x. The Planning Board may require such additional information as it may deem necessary for a complete assessment of the project pursuant to this chapter.



INC. VILLAGE OF FREEPORT

Department of Buildings

46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520
(516) 377-2242
FAX (516) 377-2493

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

August 30, 2022

SITE PLAN LETTER

Marti Homes
1500 Jerusalem Avenue
Merrick, NY 11566

RE: 130 N. Bergen Place, Freeport, NY
Zoning District – Residence A - Sec. 55 Blk. 269 Lot 226
Building Permit Application #20222960
Description–Addition of outside cellar entrance

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2022 SEP 23 A 11:26
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

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 complete application. Changes or additional information may be required for the application; therefore, only **ONE** complete package of the twelve (12) sets should be brought in for the initial appointment with the Clerk's Office. **Only after this initial appointment should the additional copies be made.**

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

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

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings

/cd

Encl.

c: Village Clerk

Kurt A. Jacobs, R.A.

ZBA Approval Needed: Yes ___ No X

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

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Notice

X 2022 SEP 23 AM 11:26
Negative Declaration: 26

Positive Declaration

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

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

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

Project :

Building Permit App. 20222960

Location : 130 N. Bergen Place, Freeport, NY

Applicant : Dennis Marti

Description : Addition of outside cellar entrance

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

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

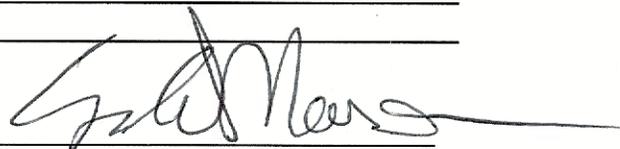
REASON(S) FOR DETERMINATION

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

A)

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

Dated: August 30, 2022


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.



20222960

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.

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Part 1 - Project and Sponsor Information			
Name of Action or Project:			
Project Location (describe, and attach a location map): 130 N Bergin Place			
Brief Description of Proposed Action: Addition of outside cellar entrance			
Name of Applicant or Sponsor: Dennis Marti		Telephone: 516-902-2594	
		E-Mail: office@martinomes.net	
Address: 1500 Jerusalem Ave			
City/PO: Merrick		State: NY	Zip Code: 11566
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.			NO YES
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:			NO YES
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

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

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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: _____	NO	YES
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: _____	NO	YES
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: _____	NO	YES
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Dennis Marti</u>		Date: <u>8/18/22</u>
Signature: _____		

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

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

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<p>RECEIVED</p> <p>2022 SEP 23 A 11: 26</p> <p>CLERK'S OFFICE</p> <p>VILLAGE OF FREEPORT, NY</p>	<p>No, or small impact may occur</p>	<p>Moderate to large impact may occur</p>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	X	
11. Will the proposed action create a hazard to environmental resources or human health?	X	

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

- 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)





LEGEND

- PARCEL LINE
- - - - LOT LINE
- ZONING DISTRICT LINE
- (27) LOT NUMBER
- 100 PARCEL LINE LENGTH
- No. 60 ADDRESS NUMBER. NOTE: FACES STREET THAT IT IS ON.

Radius Map

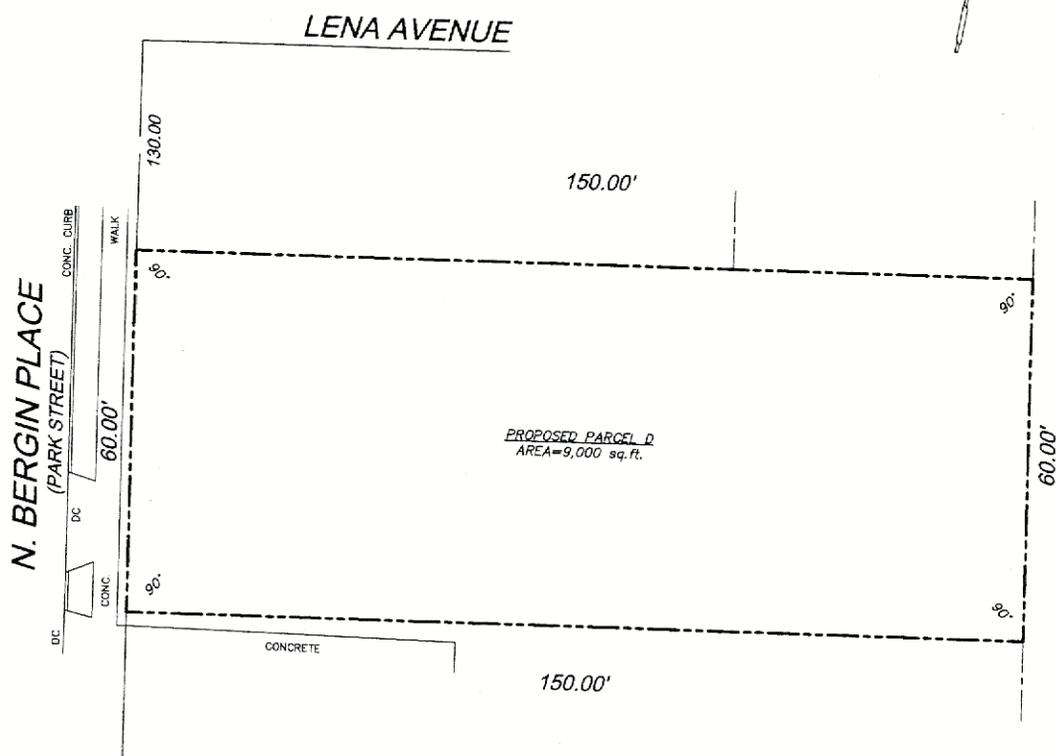
**69 Lena Avenue
Freeport, NY 11520**

Section: 55
Block: 267
Lot: 1

Prepared By:

Long Island Expeditors
121 Newbridge Road
Hicksville, NY 11801
Phone 516-698-0005

DATE: February 04, 2021



"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP PREPARED AND SEALED BY A LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW."

"COPIES FROM THE ORIGINAL OF THIS SURVEY MAP NOT MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL NOT BE CONSIDERED A VALID TRUE COPY."
 "CERTIFICATION INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

PROPOSED PARCEL D
 SITUATED IN
INCORPORATED VILLAGE OF FREEPORT
 TOWN OF HEMPSTEAD COUNTY OF NASSAU STATE OF NEW YORK



O'Connor - Petito, L.L.C.
 Land Surveying
 Civil Engineering
 27 Forest Avenue
 Locust Valley, NY 11560
 (516) 676-3260

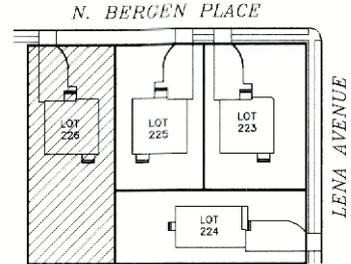
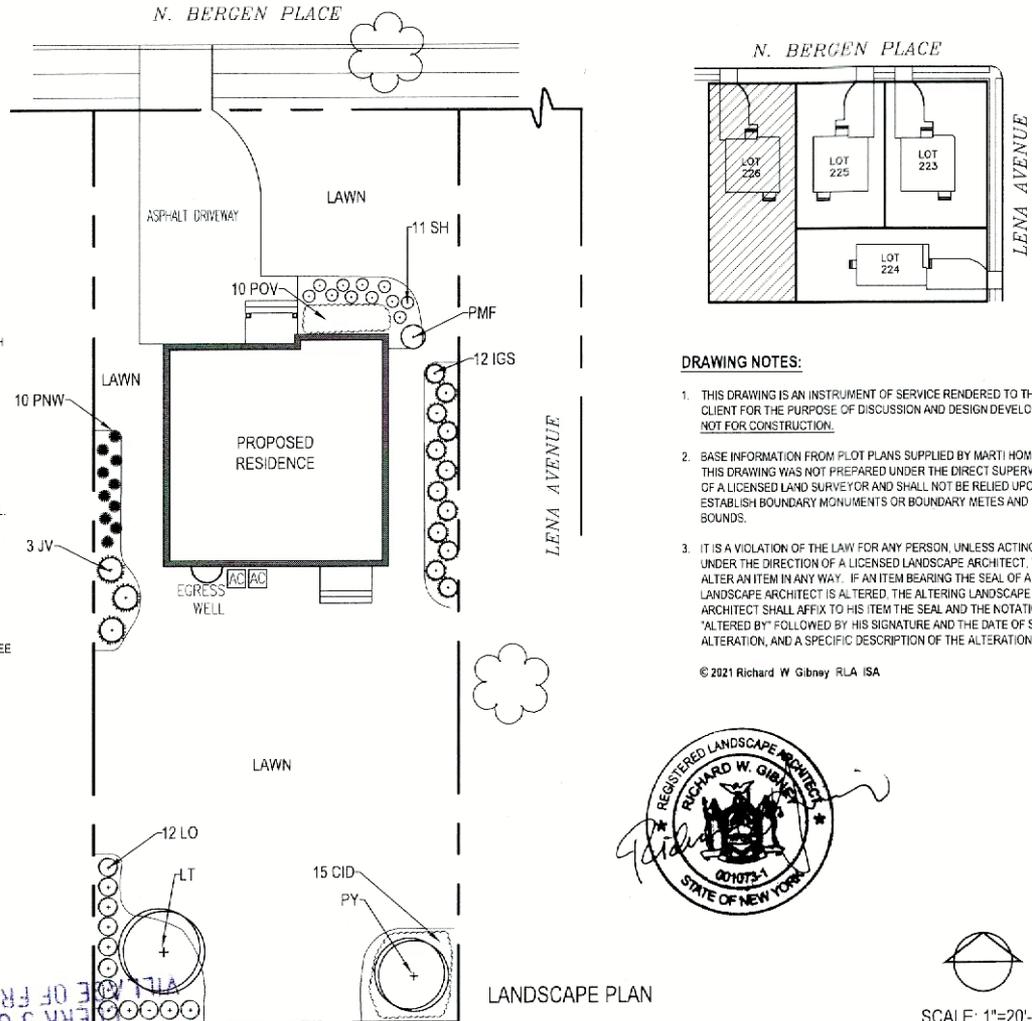
MAP	RANDALL PARK FILED ON JANUARY 5, 1887, AS MAP No. 209	SEC. 55	BLK. 267	LOT P/O 1
DATE: AUGUST 27, 2020	REVISED:	SCALE: 1"=20'	SHEET: 1 OF 1	

PLANT NOTES:

- ALL PLANT MATERIALS SHALL BE NURSERY GROWN AND CONFORM TO A.A.N. 'AMERICAN STANDARDS FOR NURSERY STOCK'.
- THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH LOCATION OF MECHANICAL EQUIPMENT AND UTILITIES, EXISTING OR PROPOSED, IN THE AREAS TO BE PLANTED.
- VERIFY ALL GRADES, DIMENSIONS, AND EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
- STAKE OUT LOCATION OF NEW PLANTS AND OBTAIN APPROVAL BY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- PLANT MATERIAL SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE LANDSCAPE ARCHITECT AT THE NURSERY AND AT THE SITE BEFORE PLANTING IS BEGUN.
- ALL PLANT BEDS AND TREE SAUCERS SHALL RECEIVE 2" OF SHREDDED CEDAR BARK MULCH.
- ALTERNATELY SPACE ("STAGGER") PLANTS IN BEDS UNLESS OTHERWISE NOTED.
- SCARIFY ROOT BALLS REMOVED FROM CONTAINER GROWN STOCK PRIOR TO PLANTING.
- NO PLASTIC, NON-ROT BURLAP OR TWINE SHALL BE USED ON THIS JOB.
- EXISTING PLANT MATERIALS SO INDICATED TO REMAIN AND BE PROTECTED WHICH ARE INJURED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AND SHALL BE OF THE SAME SIZE AND VARIETY AS THOSE DESTROYED OR DAMAGED.
- NO EXISTING TREES ARE TO BE REMOVED UNLESS AS NOTED ON THE DRAWINGS AND APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER.
- NO SUBSTITUTIONS TO BE MADE WITHOUT WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT.
- ALL PLANT PITS TO BE BACKFILLED WITH 2 PARTS EXCAVATED TOPSOIL MIXED WITH ONE PART COMPOST. ADD BIOSTIMULANT (PLANT HEALTH CARE INC. - BIO PAK, ROOTSAVER OR EQUAL) AS PER MANUFACTURER'S RECOMMENDATIONS. SUBMIT SOURCE OF COMPOST AND BIOSTIMULANT PRODUCT FOR APPROVAL BY LA.
- ALL PLANT MATERIAL TO BE GUARANTEED FOR 1 YEAR FROM DATE OF INSTALLATION AND WRITTEN ACCEPTANCE BY LANDSCAPE ARCHITECT.
- IF ANY DISCREPANCY EXISTS BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN.
- EXISTING TREES NOT INTERFERING WITH NEW CONSTRUCTION AND IN GOOD HEALTH SHALL REMAIN.

IRRIGATION NOTES

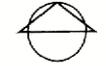
- ALL PLANTINGS SHALL BE IRRIGATED WITH AUTOMATIC ELECTRIC UNDERGROUND IRRIGATION SYSTEM USING THE FOLLOWING:
 - WEATHERMATIC LX4 - LX12 MIST HEADS, VERIFY IN FIELD, OR APPROVED EQUAL.
 - HUNTER 1-20 ADS STAINLESS ROTORS, OR APPROVED EQUAL.
 - NETAFIM TECHLINE CV 17mm, OR APPROVED EQUAL.
- CONTRACTOR SHALL SUPPLY AND INSTALL ENTIRE SYSTEM INCLUDING THE FOLLOWING ITEMS:
 - ALL PRESSURIZED PIPES TO BE OF SCHEDULE 40 PVC.
 - ALL LATERAL PIPES (AFTER AUTOMATIC VALVES) TO BE SCHEDULE 200 PVC.
 - ALL PVC PIPE JOINTS UP TO 4" DIAMETER TO BE CLEANED WITH PVC PRIMER AND ADHERED WITH PVC CEMENT.
 - ALL PVC PIPES OVER 4" DIAMETER TO UTILIZE BELL & GASKET JOINTS.
 - IRRITROL TOTAL CONTROL-R TIMER (VERIFY ZONE QUANTITY WITH LANDSCAPE ARCHITECT), OR APPROVED EQUAL.
 - HUNTER MINI-CLICK RAIN SENSOR, OR APPROVED EQUAL.
 - RAINBIRD DV AUTOMATIC VALVE SERIES, OR APPROVED EQUAL.
 - VALVE BOX (FOR SYSTEM ACCESS).
 - MANUAL SHUT OFF AND BRASS WINTERIZING FITTING(S).
 - BACKFLOW PREVENTION DEVICE, SUBMIT FOR APPROVAL.
- ALL WORK SHALL CONFORM WITH APPLICABLE CODES AND ORDINANCES. CONTRACTOR IS TO PROVIDE ONE YEAR GUARANTEE OF ENTIRE SYSTEM.



DRAWING NOTES:

- THIS DRAWING IS AN INSTRUMENT OF SERVICE RENDERED TO THE CLIENT FOR THE PURPOSE OF DISCUSSION AND DESIGN DEVELOPMENT. NOT FOR CONSTRUCTION.
- BASE INFORMATION FROM PLOT PLANS SUPPLIED BY MARTI HOMES. THIS DRAWING WAS NOT PREPARED UNDER THE DIRECT SUPERVISION OF A LICENSED LAND SURVEYOR AND SHALL NOT BE RELIED UPON TO ESTABLISH BOUNDARY MONUMENTS OR BOUNDARY METES AND BOUNDS.
- IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LANDSCAPE ARCHITECT, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LANDSCAPE ARCHITECT IS ALTERED, THE ALTERING LANDSCAPE ARCHITECT SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

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SCALE: 1"=20'-0"

PLANT LIST - Lot 226				
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
15	CID	Carex morrowii 'Ice Dance'	Ice Dance Sedge	3 qt.
12	IGS	Ilex glabra 'Shamrock'	Inkberry	3 gal.
3	JV	Juniperus virginiana	Eastern Redcedar	6-7' hgt.
12	LO	Ligustrum ovalifolium	California Privet	2-3' hgt.
1	LT	Liriodendron tulipifera	Tulip Tree	2 1/2-3' cal.
1	PMF	Pieris japonica 'Mountain Fire'	Andromeda	2 1/2-3' hgt.
10	PNW	Panicum virgatum 'North Wind'	Switch Grass	1 gal.
10	POV	Polygonatum odoratum variegatum	Variegated Solomon Seal	1 gal.
1	PY	Prunus 'Yoshino'	Yoshino Cherry	2-2 1/2" cal.
11	SH	Sarcococca hookeriana humilis	Sweet Box	3 qt.

LANDSCAPE PLAN

LOT 226 AT N. BERGEN PLACE

GIBNEY DESIGN
LA ■ PC LANDSCAPE ARCHITECTURE PC

Freeport, New York

PO Box 371
Wading River, New York 11792-0371
631 929 8385
info@gibneydesigngroup.com

Project No: G2321

Drawing No: LP122021

Date of Dwg: 12/22/21

F:\p\p\Lot 226 at N. BERGEN PL - L226 LP122021.dwg/21/2021

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 WILLIAMSBURG, NY

PROPOSED:
TWO STORY, ONE FAMILY DWELLING

DRAWING SHEET LIST

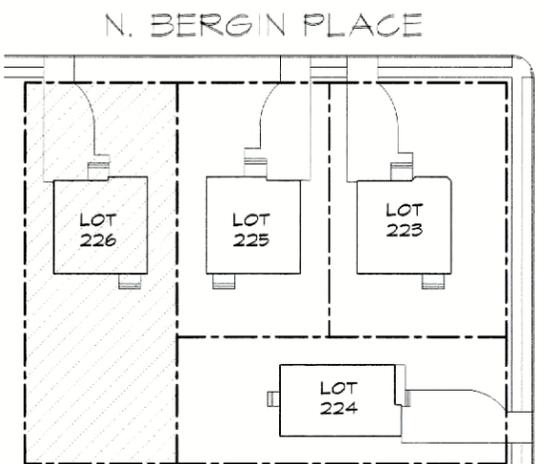
- A.1: COVER SHEET
- A.2: FOUNDATION, FIRST FLOOR PLAN
- A.3: SECOND FLOOR, ROOF PLAN
- A.4: ELEVATIONS
- A.5: ELEVATIONS
- A.6: SECTIONS, DETAILS
- A.7: STRAPPING DETAILS, PLUM. RISER
- A.8: CONSTRUCTION SCHEDULES
- A.9: CONSTRUCTION NOTES
- A.10: SEALING DETAILS

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS AND/OR SPECIFICATIONS ARE IN COMPLIANCE WITH:

- THE 2020 RESIDENTIAL CODE OF NYS
- THE MECHANICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTERS 12-25 OF THE 2020 RESIDENTIAL CODE OF NYS
- THE PLUMBING SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTERS 25-55 OF THE 2020 RESIDENTIAL CODE OF NYS
- THE ELECTRICAL SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTERS 34-42 OF THE 2020 RESIDENTIAL CODE OF NYS
- IN ACCORDANCE WITH 2016 IECC RESIDENTIAL ENERGY EFFICIENCY CODE
- THE PROJECT COMPLIANCE METHOD CHOSEN IS TOTAL UA-ALTERNATIVE AND A RESCHECK HAS BEEN SUBMITTED WITH THESE DRAWINGS.

FOUNDATIONS CHAPTER 4: DESIGN BASED UPON PRESUMPTIVE LOAD BEARING VALUES OF SANDY GRAVEL AND/OR GRAVEL AT 2000 LBS PER SQUARE FOOT. CONTRACTOR TO CONSULT ENGINEER IF DIFFERENT SOIL MATERIALS ARE FOUND UPON EXCAVATION OR TEST HOLE FOR ALTERNATIVE FOOTINGS AND FOUNDATION WALL DESIGN

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA TABLE R501.2(1) 2020 RESIDENTIAL CODE OF NYS	GROUND SNOW LOAD	SPEED # (MPH)	WIND DESIGN		SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM					ICE BARRIER REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
			TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION		WIND BORN DESIGN ZONE	HEATHERING	FROST LINE DEPTH	TERMITE	HINDER DESIGN TEMP				
	25	150/30	NO	NO	2	SEVERE	80% 3 FT	MID TO HEAVY	SEE BELOW	YES	N/A	544	51	

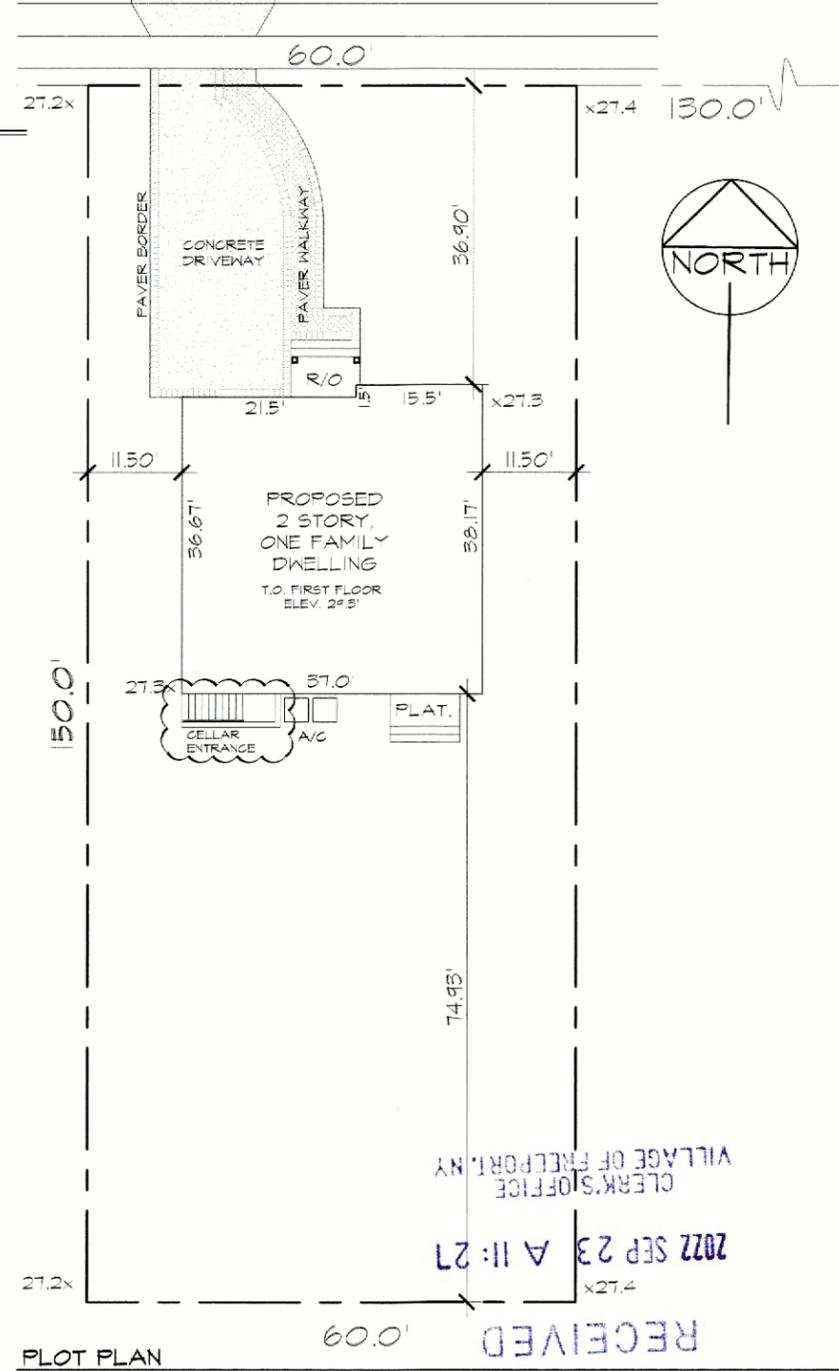


KEY MAP



FLOOR AREA SQUARE FOOTAGES	
FIRST FLOOR (NO GARAGE)	1130 S.F.
SECOND FLOOR	1355 S.F.
ATTACHED GARAGE	250 S.F.

ZONING INFORMATION INC. VILLAGE OF FREEPORT SECTION 55 BLOCK 269 LOT 226		
ZONE: RES-AA	REQUIRED	PROPOSED
LOT AREA	5,000 SQ.FT.	9,000 SQ.FT.
FRONTAGE	50 FT.	60 FT.
FRONT YARD	AVG. 36.9 FT.	36.9 FT.
REAR YARD	20 FT.	74.93 FT.
SIDE YARD (MIN)	5 FT.	11.5 FT.
SIDE YARD (AGG)	15 FT.	23 FT.
BUILDING HEIGHT	35 FT.	28.58 FT.
PRINCIPAL COVERAGE	30 %	16.5 %
SKY EXPOSURE FRONT/REAR	1V:1H	COMPLIES
SKY EXPOSURE SIDES	2V:1H	COMPLIES

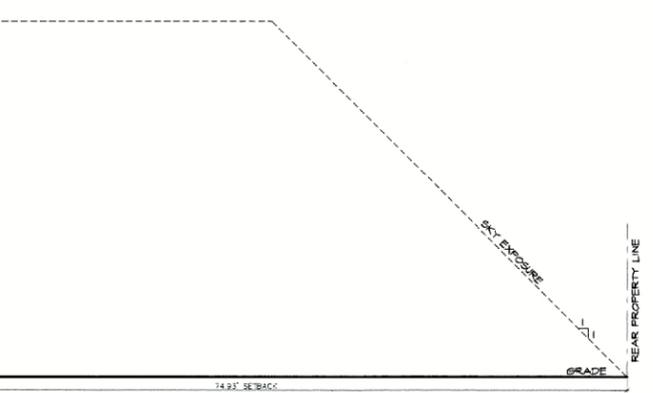


PLOT PLAN

SCALE: 1" = 10'-0"



RENDERED ELEVATION



SKY EXPOSURE DIAGRAMS

PROPOSED TWO STORY, ONE FAMILY DWELLING

LOT 226 AT N. BERGIN PLACE, FREEPORT, NY, 11520

ARCHITECT SEAL



SCALE: AS NOTED

UPDATED: 7-13-22

DATED: 5-28-22

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VILLAGE OF FREEPORT, NY

A.1

PROPOSED TWO STORY, ONE FAMILY DWELLING

LOT 226 AT N. BERGIN PLACE, FREEPORT, NY, 11520

ARCHITECT SEAL

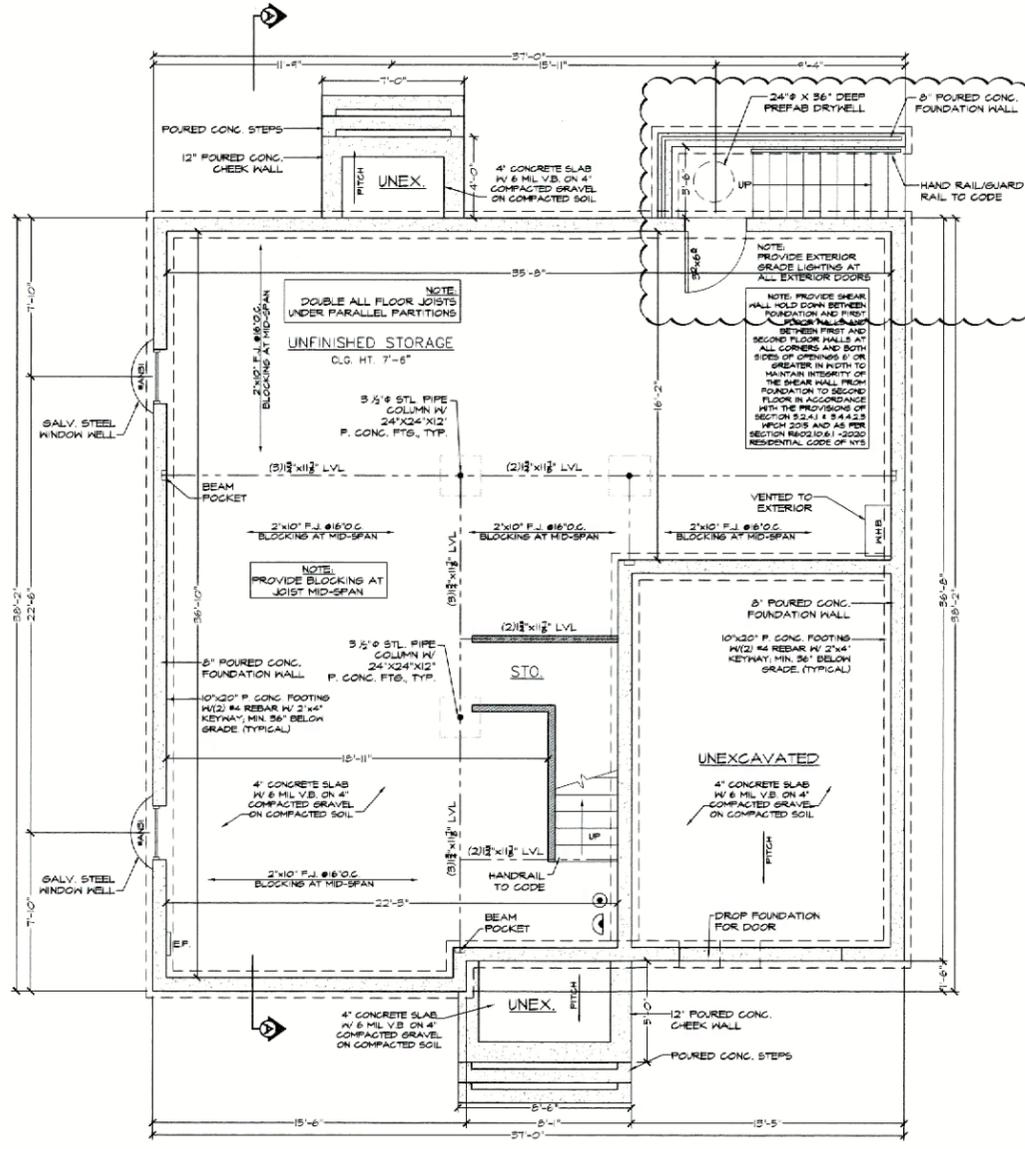


SCALE: AS NOTED

UPDATED: 7-13-22

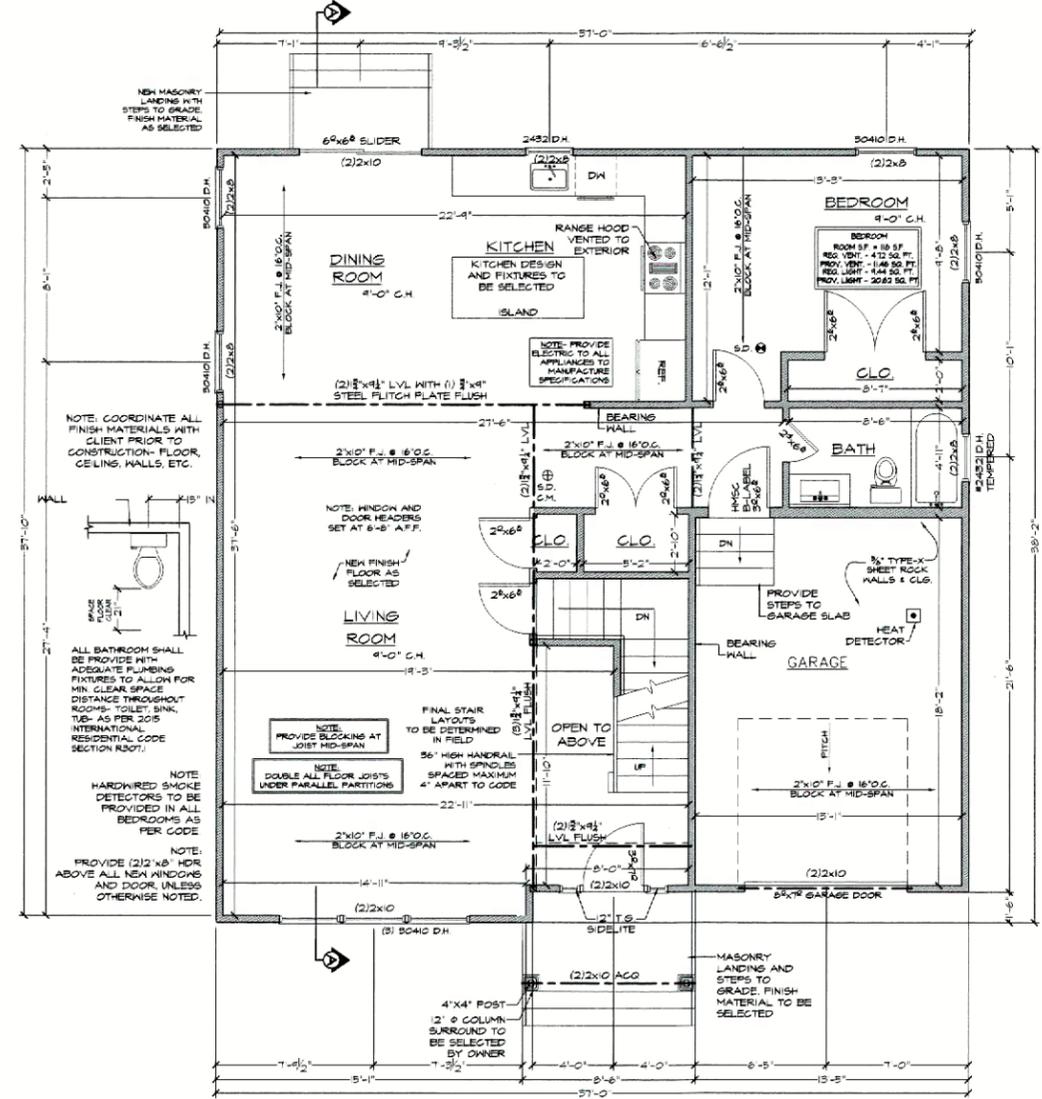
DATED: 5-28-22

A.2



PROPOSED FOUNDATION PLAN

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



PROPOSED FIRST FLOOR PLAN

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

GENERAL NOTES

- CARBON MONOXIDE ALARMS AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN BUILDINGS AS REQUIRED IN ACCORDANCE WITH SECTION 915.2 OF 2020 FIRE CODE OF NYS (CARBON MONOXIDE DETECTION SYSTEMS) FOR RESIDENTIAL BUILDINGS. INTER-WIRED FIRE/SMOKE AND CARBON MONOXIDE DETECTORS WITH BATTERY BACKUP AS PER NFPA 72 AND 2020 RESIDENTIAL CODE OF NYS SEC. R314 AND R315 SHALL BE INSTALLED IN DWELLING UNITS OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE VICINITY OF THE BEDROOMS. WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR IS ATTACHED TO A BEDROOM, CARBON MONOXIDE DETECTION SHALL BE INSTALLED WITHIN THE BEDROOM.
- ALL ELECTRIC WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE N.E.C.
- ALL CONDITIONS AND DIMENSIONS TO BE VERIFIED IN FIELD BY THE GENERAL CONTRACTOR AND REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO START OR CONTINUATION OF WORK.
- NO GALV. NAILS OR CONNECTORS IN AGO LUMBER ARE PERMITTED. ALL CONNECTORS AND FASTENERS FOR AGO LUMBER MUST BE STAINLESS STEEL OR HOT DIPPED GALVANIZED G-185.
- AS PER 2020 RESIDENTIAL CODE OF NYS SEC. R510 EACH HABITABLE ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW FOR EMERGENCY EGRESS WITH A MINIMUM CLEAR OPENING OF 5.7 SQ. FT. (GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM CLEAR OPENING OF 5.0 SQ. FT.). THE MIN. HT. OF OPENINGS TO BE 24" AND MINIMUM WIDTH TO BE 20" AND THE BOTTOM OF OPENINGS NO HIGHER THAN 3'-8" A.F.F.
- ALL WOOD POSTS SHALL BE BUILT UP WITH (2) 2x4'S NAILLED TOGETHER WITH 10d NAILS @ 8" O.C. UNLESS OTHERWISE NOTED.
- ALL FRAMING SHALL COMPLY WITH THE 2020 RESIDENTIAL CODE OF NYS.
- ALL EXTERIOR PORCH/DECK/STAIR FRAMING TO BE AGO LUMBER-U.O.N.
- ALL ANCHORS, STRAPPINGS AND CONNECTORS AND HARDWARE TO BE SIMPSON STRONG-TIE OR AN APPROVED MANUFACTURE AND TO BE INSTALLED AS PER MANUFACTURE WRITTEN INSTRUCTIONS UNLESS OTHERWISE NOTED.
- ALL ENGINEERED LUMBER TO BE GLAZED AND SEAL AS REQUIRED TO PROTECT AGAINST THE WEATHER ENVIRONMENT.

STAIRS & GUARD NOTE:

- (TO COMPLY WITH 2020 RESIDENTIAL CODE OF NYS)
- R311 AND R312
 - STAIRWAYS SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH ABOVE THE PERMITTED HEADROOM HEIGHT
 - MINIMUM HEADROOM HEIGHT TO BE 6'-8"
 - MAX. RISER SHALL NOT EXCEED 8 1/2"
 - MIN. TREAD SHALL NOT BE LESS THAN 9"
 - STAIR PROFILE NOSINGS SHALL NOT BE LESS THAN 3/4" NOT MORE THAN 1/2"
 - HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH STAIRWAY WITH TWO OR MORE RISERS. TOP OF HANDRAIL SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38". ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS TO THE FULL LENGTH OF THE STAIRS FROM DIRECTLY ABOVE THE TOP RISER OF A FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN KEVEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1/2" BETWEEN THE WALL AND THE HANDRAIL. HANDRAILS SHALL NOT PROJECT MORE THAN 4 1/2" ON EITHER SIDE OF THE STAIRWAY.
 - GUARDS/RAILINGS ARE REQUIRED FOR ANY SURFACE 30" ABOVE FLOOR OR GRADE.
 - GUARDS/RAILINGS SHALL NOT HAVE A GAP OF PASSAGE OF MORE THAN 4" O.C.
 - BOTTOM RAIL TO TREADS SHALL NOT HAVE A GAP OF PASSAGE OF MORE THAN 6" SPHERE

PROVIDE STAIRWAY LIGHTING AS PER SECTION R302.7 INTERIOR STAIRWAY ILLUMINATION. INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS OF NOT LESS THAN 1 FOOT-CANDLE (11 LUX) AS MEASURED AT THE ENTER OF TREADS AND LANDINGS. THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHT SOURCE WHERE THE STAIRWAY HAS SIX OR MORE RISERS.

R302.7. UNDER STAIR PROTECTION ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIRS SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 2" GYPSUM BOARD.

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

HALL KEY

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



PROPOSED FRONT ELEVATION

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

FINISH MATERIAL NOTE:
 -VINYL SHAKES/LAP SIDING TO BE INSTALLED PER ELEVATION
 -ROOFING TO BE TIMBERLINE, COLOR: WEATHERED WOOD
 -SIDING TO BE CERTAINTED, COLOR: SABLE BROWN
 -STONE FACADE TO BE NATURAL MIX OF BROWN TONES
 -FRONT PORCH AND TREADS TO BE BLUESTONE
 -ASPHALT DRIVEWAY BORDER TO BE PAVERS, COLOR: MOCHA
 -BRONZE SCONGES ON EACH SIDE OF GARAGE DOOR
 -BRONZE 18" HANGING LANTERN IN 4-FRONGED TRUSS PORTICO
 -BRONZE FINIAL ON TURRET ROOFS
 -ALL GUTTERS AND TRIM TO BE WHITE
 -ENTRY DOOR AND GARAGE DOOR TO BE WHITE



PROPOSED SIDE ELEVATION

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

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PROPOSED TWO STORY, ONE FAMILY DWELLING

LOT 226 AT N. BERGIN PLACE, FREEPORT, NY, 11520

ARCHITECT SEAL

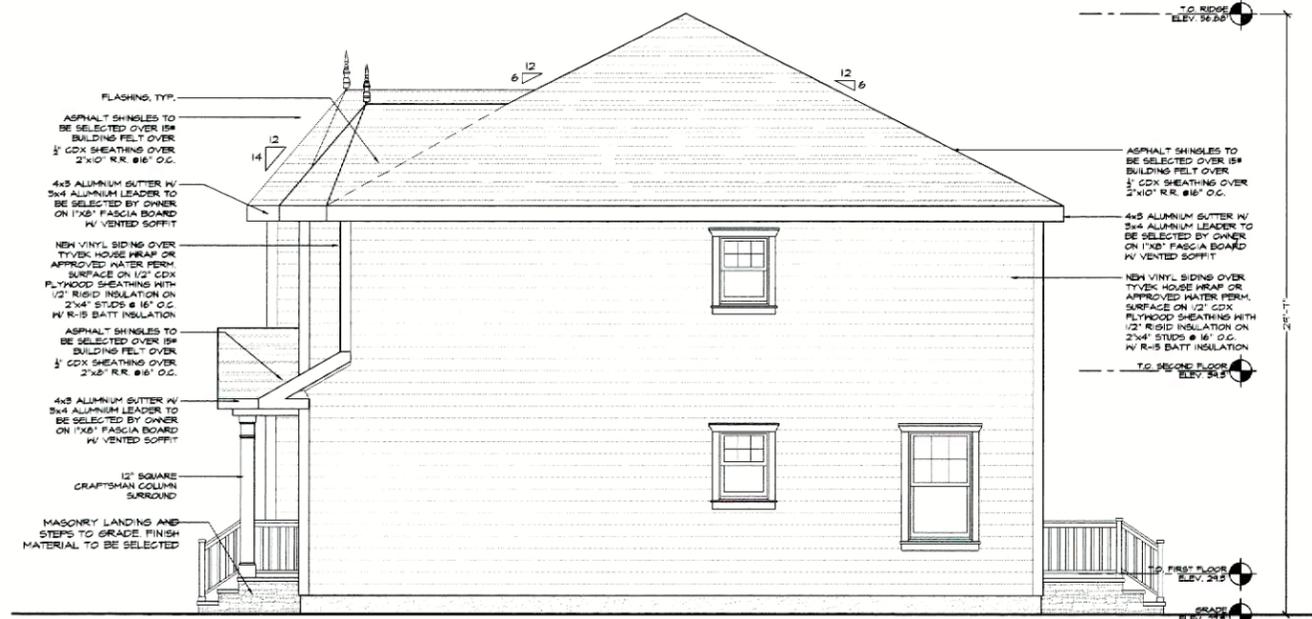


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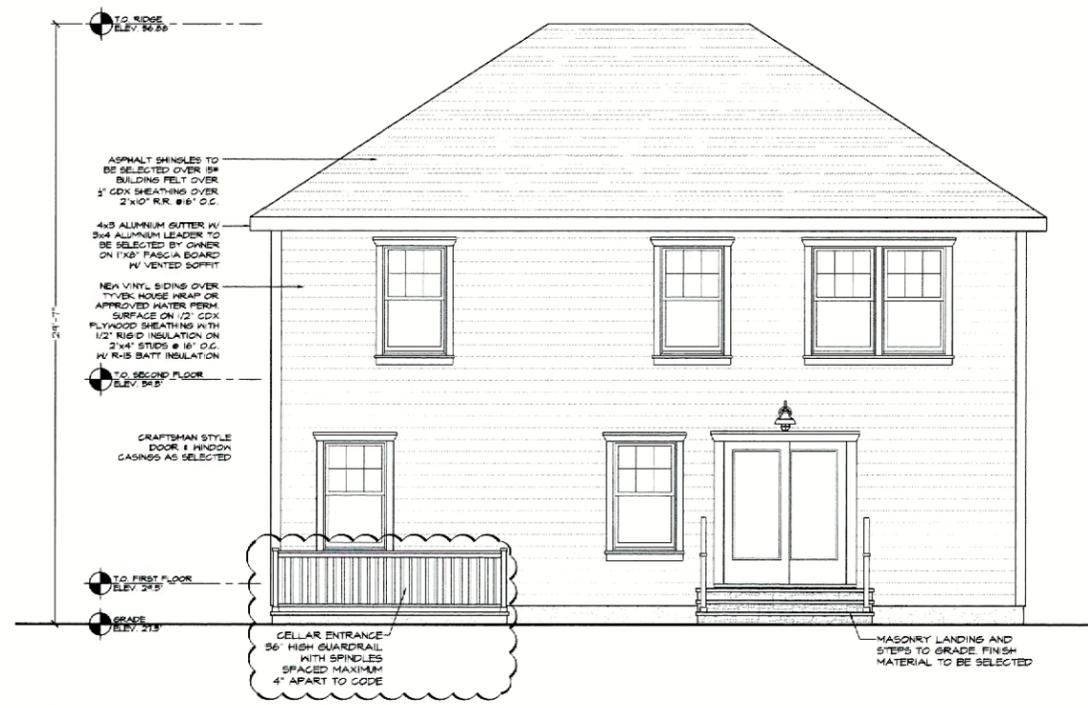
DATED: 5-28-22

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PROPOSED REAR ELEVATION

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



PROPOSED SIDE ELEVATION

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

PROPOSED TWO STORY, ONE FAMILY DWELLING

LOT 226 AT N. BERGIN PLACE, FREEPORT, NY, 11520

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DATED: 5-28-22

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PROPOSED TWO STORY, ONE FAMILY DWELLING

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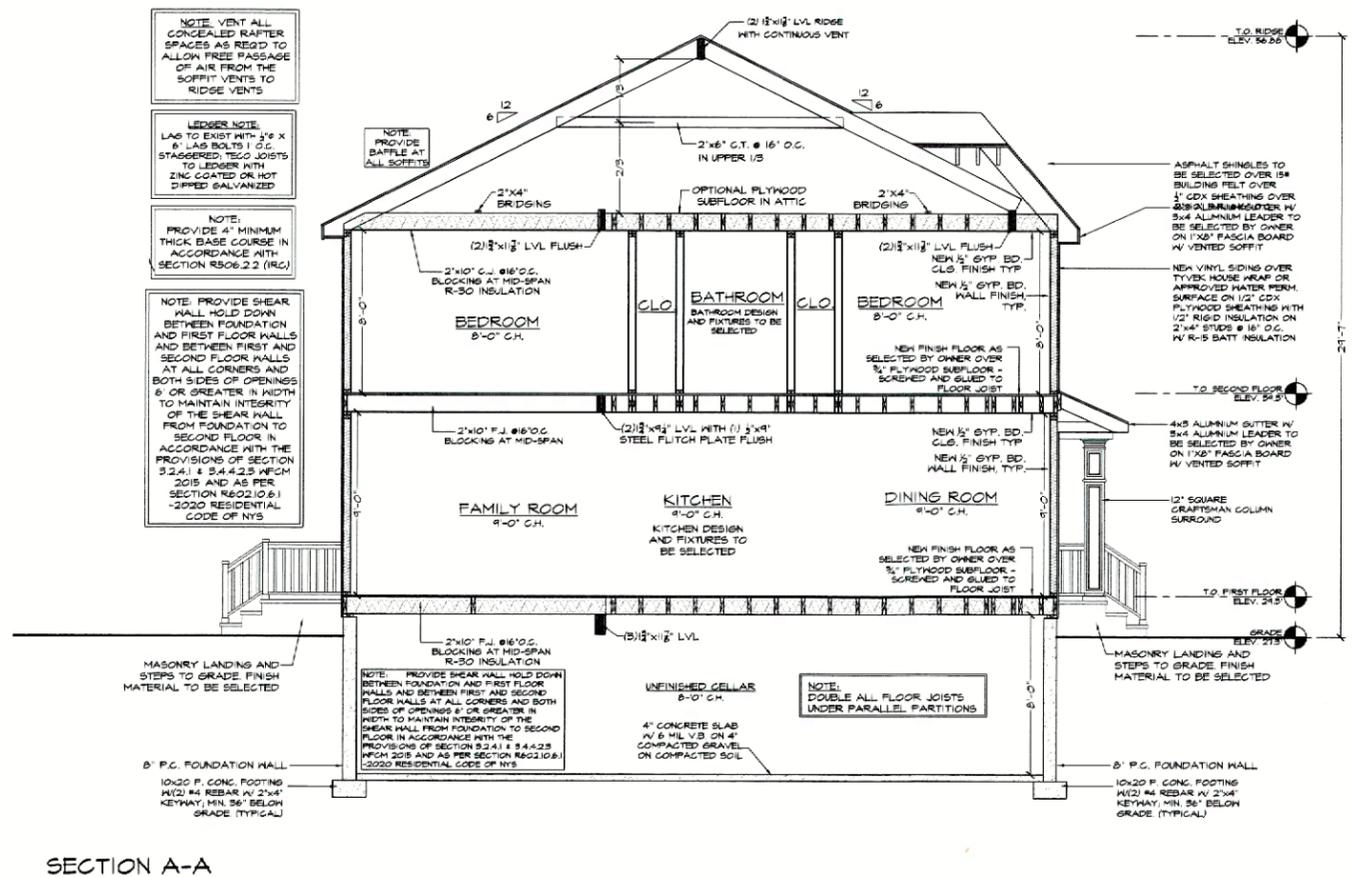
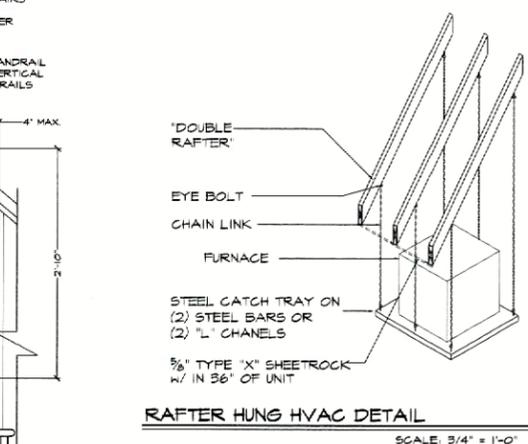
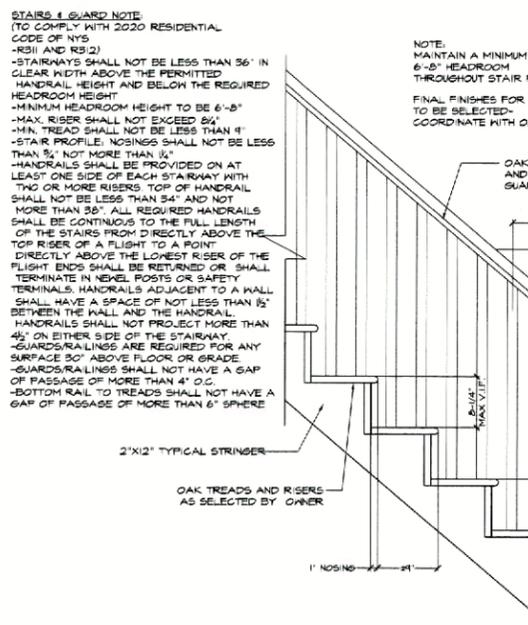
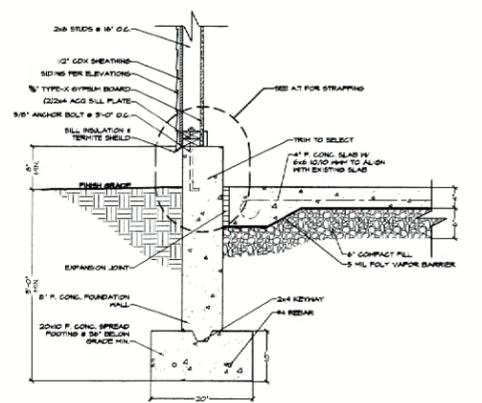
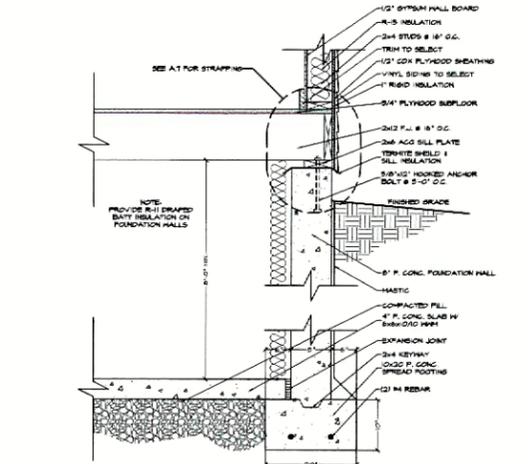
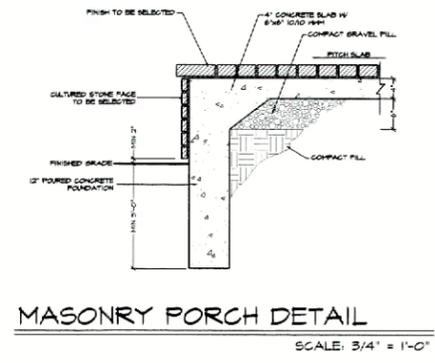
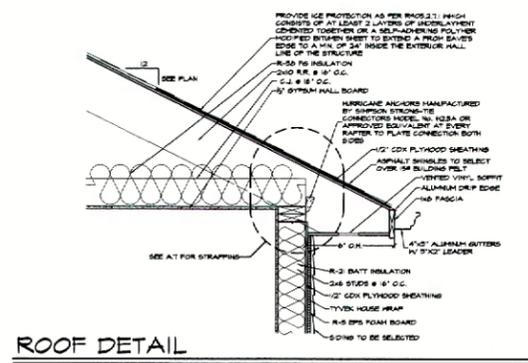


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DATED: 5-28-22

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

LEADER NOTE: LAGS TO EXIST WITH 1" X 6" LAG BOLTS 1' O.C. STAGGERED; T&G JOISTS TO LEADERS WITH ZINC COATED OR HOT DIPPED GALVANIZED

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

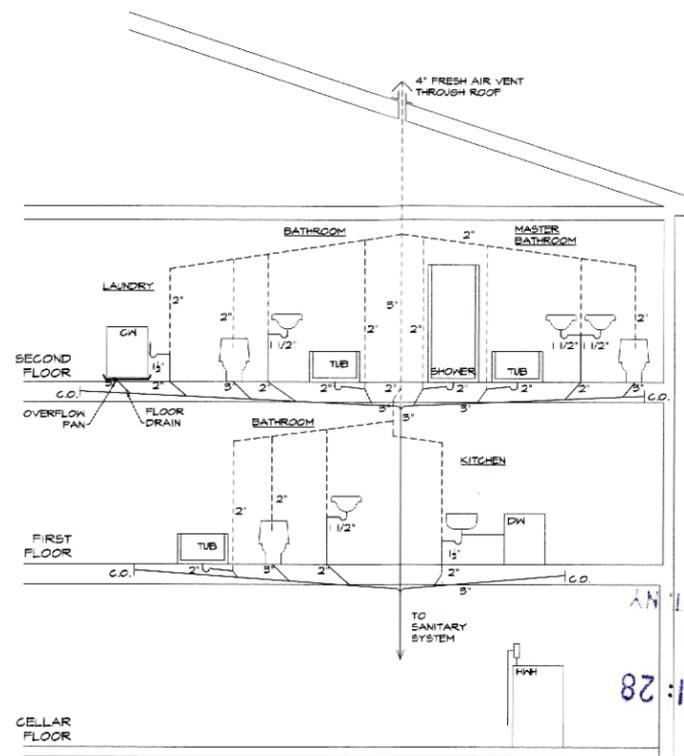
NOTE: PROVIDE SHEAR WALL HOLD DOWN BETWEEN FOUNDATION AND FIRST FLOOR WALLS AND BETWEEN FIRST AND SECOND FLOOR WALLS AT ALL CORNERS AND BOTH SIDES OF OPENINGS 6" OR GREATER IN WIDTH TO MAINTAIN INTEGRITY OF THE SHEAR WALL FROM FOUNDATION TO SECOND FLOOR IN ACCORDANCE WITH THE PROVISIONS OF SECTION 5.2.4.1 & 5.4.4.2.5 WFCM 2015 AND AS PER SECTION R602.10.6.1 -2020 RESIDENTIAL CODE OF NYS

NOTE: PROVIDE SHEAR WALL HOLD DOWN BETWEEN FOUNDATION AND FIRST FLOOR WALLS AND BETWEEN FIRST AND SECOND FLOOR WALLS AT ALL CORNERS AND BOTH SIDES OF OPENINGS 6" OR GREATER IN WIDTH TO MAINTAIN INTEGRITY OF THE SHEAR WALL FROM FOUNDATION TO SECOND FLOOR IN ACCORDANCE WITH THE PROVISIONS OF SECTION 5.2.4.1 & 5.4.4.2.5 WFCM 2015 AND AS PER SECTION R602.10.6.1 -2020 RESIDENTIAL CODE OF NYS

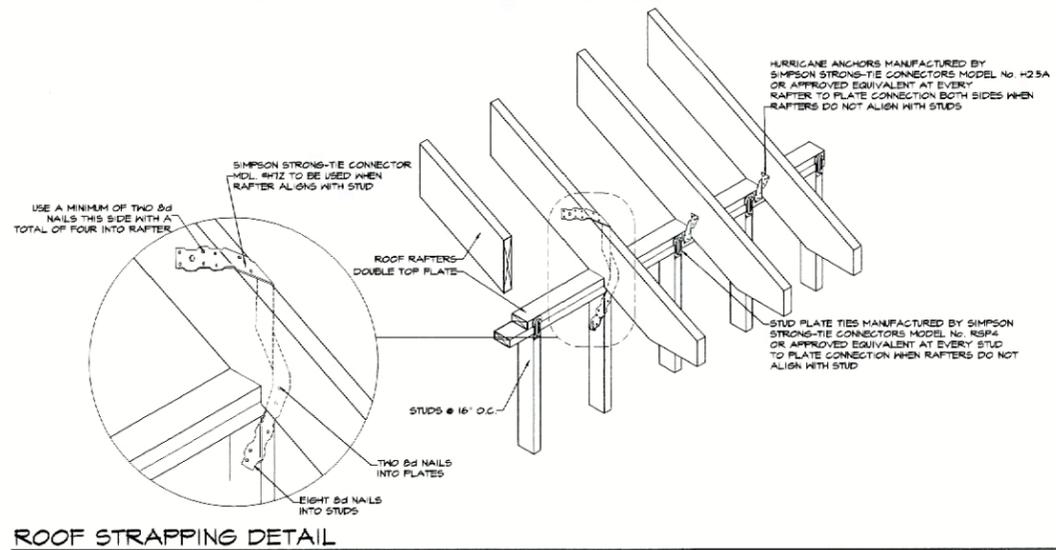
NOTE: DOUBLE ALL FLOOR JOISTS UNDER PARALLEL PARTITIONS

TABLE R502.1.1 2020 RESIDENTIAL CODE OF NYS
SIZE OF TRAPS FOR PLUMBING FIXTURES

PLUMBING FIXTURE	TRAP SIZE (MINIMUM) (INCHES)
BATHUB (WITH OR WITHOUT SHOWER HEAD AND/OR whirlpool attachments)	1 1/2
BISETT	1 1/4
CLOTHES WASHER STANDPIPE	2
DISHWASHER (ON SEPARATE TRAP)	1 1/2
FLOOR DRAIN	2
KITCHEN SINK (ONE OR TWO TRAPS, WITH OR WITHOUT DISHWASHER AND FOOD WASTE DISPOSER)	1 1/2
LAUNDRY TUB (ONE OR MORE COMPARTMENTS)	1 1/4
LAVATORY	2
SHOWER (BASED ON THE TOTAL FLOW RATE THROUGH SHOWERHEADS AND BODYSPRAYS) FLOW RATE: 8" SPRAY AND LESS MORE THAN 8" SPRAY UP TO 125 GPM MORE THAN 125 GPM UP TO 150 GPM MORE THAN 150 GPM UP TO 200 GPM MORE THAN 200 GPM UP TO 250 GPM	1 1/2 2 3 4

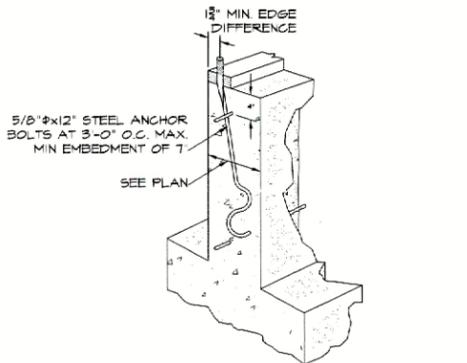


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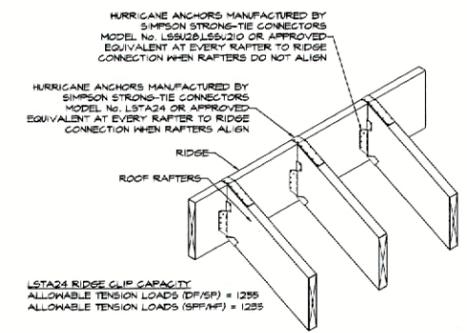
ROOF STRAPPING DETAIL

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



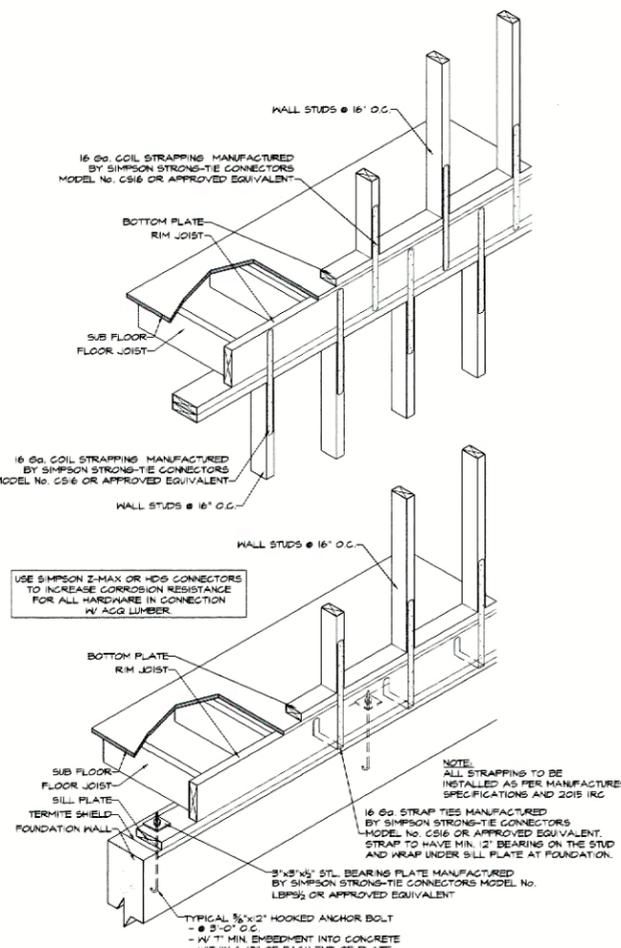
ANCHOR BOLT DETAIL

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



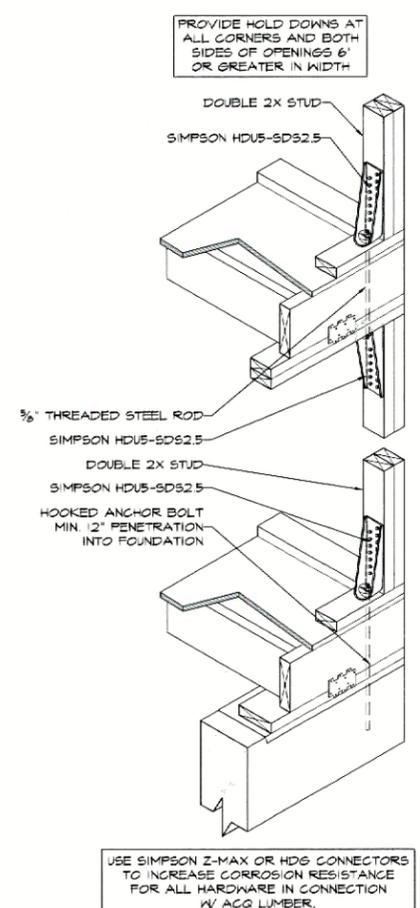
RIDGE STRAPPING DETAIL

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



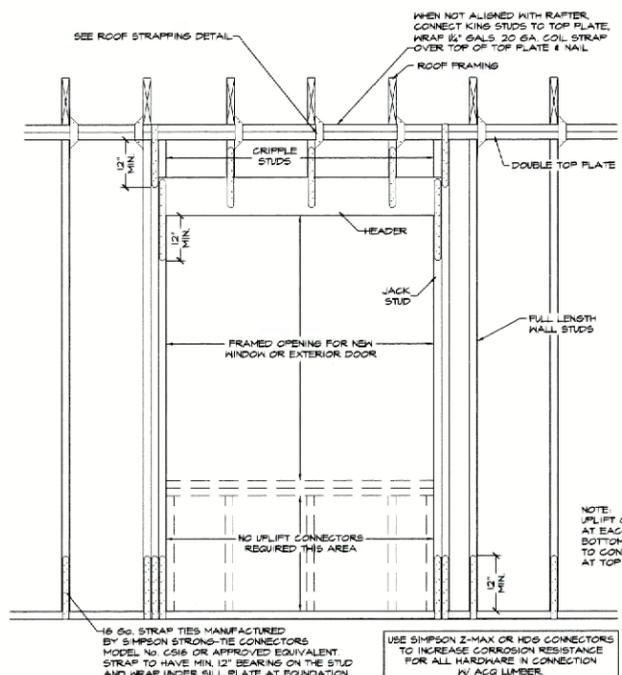
STRAPPING DETAIL

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



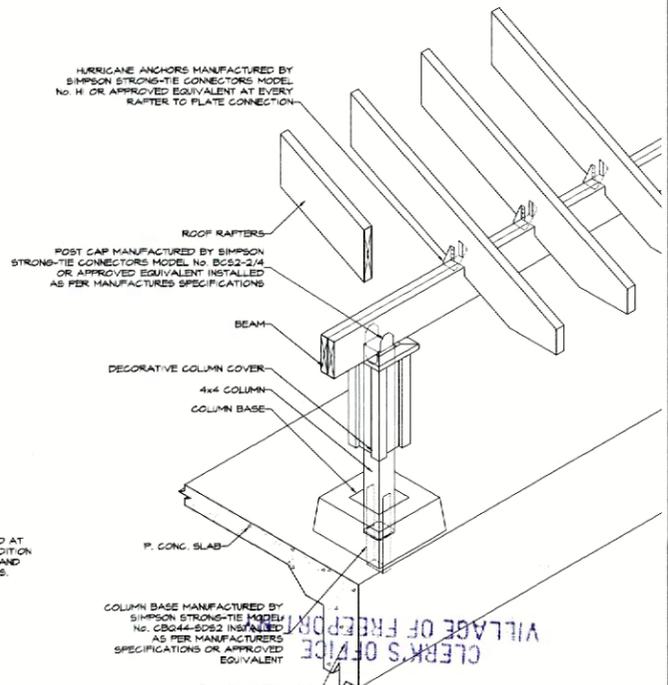
HOLD DOWN DETAIL

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



UPLIFT CONNECTOR DETAIL

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



PORCH STRAPPING DETAIL

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

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GENERAL CONDITIONS
UNLESS OTHERWISE NOTED, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, AIA DOCUMENT-201 (4/81) SHALL APPLY. THE CONTRACTOR SHALL OBTAIN CERTIFICATE OF OCCUPANCY. SUBSTITUTIONS SHOULD NOT BE MADE WITHOUT WRITTEN AUTHORIZATION BY THE ARCHITECT. THE PREMISES SHALL BE KEPT REASONABLY CLEAN AT ALL TIMES. AT THE COMPLETION OF WORK, THE CONTRACTOR SHALL REMOVE ALL WASTE MATERIALS, TOOLS, RUBBISH, ETC., CLEAN GLASS AND LEAVE WORK BROOM CLEAN UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL OBTAIN WORKMAN'S COMPENSATION AND GENERAL LIABILITY INSURANCE. ALL SHALL COMPLY WITH STATE AND LOCAL CODES AND ORDINANCES. THE CONTRACTOR SHALL FULLY GUARANTEE HIS WORK AND THE WORK OF HIS SUBCONTRACTORS FOR A PERIOD OF ONE YEAR AFTER COMPLETION OF THE PROJECT UNLESS OTHERWISE SPECIFIED. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH GOOD BUILDING PRACTICES. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, ARCHITECT, AND THEIR AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEYS FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK PROVIDED THAT ANY SUCH CLAIM, DAMAGE, LOSS OR EXPENSE (A) IS ATTRIBUTABLE TO BODILY INJURY, SICKNESS, DISEASE OR DEATH OR TO INJURY TO OR DESTRUCTION OF TANGIBLE PROPERTY (OTHER THAN THE WORK ITSELF INCLUDING THE LOSS OR USE RESULTING THEREFROM) (B) IS CAUSED IN WHOLE OR IN PART BY ANY NEGLIGENCE, ACT OR OMISSION OF THE CONTRACTOR, ANY SUBCONTRACTOR, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM, OR ANYONE FOR WHOM HE ACTS ANY OF THEM WHO BE LIABLE REGARDLESS OF WHETHER OR NOT IT IS CAUSED IN PART BY A PARTY IDENTIFIED HEREUNDER. ALL MATERIALS, ASSEMBLIES, AND METHOD OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO FORMWORK, BLOCKWORK, FRAMING, NAILING, PLACING OF CONCRETE, ETC. ARE TO BE CAREFULLY SUPERVISED BY THE CONTRACTOR TO BE SURE THEY ARE IN ACCORDANCE WITH THE DRAWINGS, SPECIFICATIONS, APPLICABLE CODES AND GOOD PRACTICE. DEVIATIONS FROM THE DRAWINGS AND SPECIFICATIONS WILL NOT BE PERMITTED WITHOUT WRITTEN AUTHORIZATION OF THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SHOP DRAWINGS WHICH MAY BE NEEDED ALL DIMENSIONS AND CONDITIONS ARE TO BE FIELD VERIFIED. CONTRACTOR TO REMOVE & RELOCATE AS REQUIRED ALL EXISTING WORK WHICH INTERFERES WITH NEW CONSTRUCTION.

SITE WORK
STAKEOUT IS TO BE PERFORMED BY A LICENSED SURVEYOR. STAKING AND LAYOUT ARE TO ESTABLISH ALL LINES AND BENCHMARKS. VERIFY ALL GIVEN DATA ON DRAWINGS. IN CASE OF DISCREPANCY, RECEIVE CLARIFICATION FROM ARCHITECT PRIOR TO PROCEEDING. EXCAVATE AND BACK FILL FOR WORK INDICATED ON DRAWINGS. STOCKPILE TOPSOIL OBTAINED FROM STRIPPING DRIVEWAY AND BUILDING SITE. STOCKPILE ALL EXCAVATED MATERIAL. NEW AND EXISTING BACK FILL MATERIAL AND TOPSOIL ARE TO BE FREE OF WEEDS, TREE ROOTS, ROCKS AND DEBRIS. ALL SURPLUS MATERIAL THAT IS UNSUITABLE FOR BACK FILL MATERIAL SHALL BE REMOVED FROM THE SITE. PROTECT ALL TREES WITHIN EIGHT FEET OF THE BUILDING. PROPER APPROVALS MUST BE OBTAINED BEFORE COVERING ANY EXCAVATED WORK.

CONCRETE BLOCK
ALL CONCRETE BLOCK IS TO HAVE DUR-O-WALL REINFORCING EVERY THIRD COURSE FILL TOP COURSE SOLID MORTAR MIX TO ONE PART PORTLAND CEMENT, ONE PART LINE PUTTY, AND SIX PARTS SAND, OR ONE PART MASONRY CEMENT AND THREE PARTS SAND.

CONCRETE
NO CONCRETE OR MASONRY WORK SHALL BE DONE DURING TEMPERATURES OF 40 DEGREES F. AND FALLING. NO CONCRETE SHALL BE PLACED ON FROZEN SURFACES. NO ADDITIVES SHALL BE ALLOWED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT. ALL CONCRETE IS TO BE MIN 3500 PSI AT 28 DAYS & 4000 PSI FOR GARAGE SLAB. PROVIDE ALL SLEEVES AND FOUNDATION VENTS AS REQUIRED BY NYS CODE, UNLESS INDICATED. ALL FOUNDATION FOOTINGS ARE TO BE A MIN. 8" DEEP PROJECTING 6" ON EACH SIDE OF THE FOUNDATION WALL. PROVIDE TWO #4 DEFORMED BARS CONTINUOUS IN THE FOOTING. ALL 4" THICK CONCRETE SLABS TO HAVE 6X6 10/10 WELDED WIRE REINFORCING. ANCHOR BOLTS IN CONCRETE SHALL BE HOOKED 5/8" X 12" AT MAX. 5' O.C. PROVIDE BITUMEN EXPANSION JOINTS BETWEEN SLABS AND FOUNDATION WALLS.

FIREPLACE
FIREPLACE OPENINGS AND FLUE SIZE TO BE AS INDICATED ON DRAWINGS. PROVIDE OUTSIDE COMBUSTION AIR WITH 6" DUCT AND DAMPER EACH SIDE FOR A TOTAL RECOVERY CAPACITY OF 150 CFM. MAINTAIN MAXIMUM 20 CFM INFILTRATION THROUGH THE FLUE WHEN NOT IN USE. PROVIDE FIREPLACE OPENINGS WITH GLASS DOORS TO CONFORM TO THE 2015 IECC. FIREBOX TO BE COMPLETELY LINED WITH FIREBRICK. PROVIDE MIN. 8" FIREPLACE WALL THICKNESS WITH 4" NON-COMBUSTIBLE FIRE STOPPING BETWEEN COMBUSTIBLE WOOD FRAME CONSTRUCTION.

FOUNDATION WATERPROOFING
INSTALL TWO LAYERS OF TONELD OR FIBERGLASS MASTIC (FED. SPEC. S.S.C. 1B5 TYPE-I) MEMBRANE TO BE CONTINUOUS FROM TOP OF FOUNDATION AND EXTEND TO LAP EDGE OF FOOTING.

FIRE BLOCKING
FIRE BLOCKING SHALL BE PROVIDED, AS PER SECTION R602.2 OF THE RESIDENTIAL CODE OF NEW YORK STATE, TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL). PROVIDE FIRE BLOCKING IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING PURSED SPACES AT THE CEILING AND FLOOR LEVELS. CONCEALED HORIZONTAL PURSED SPACES SHALL ALSO BE FIRE BLOCKED AT INTERVALS NOT EXCEEDING 10 FEET.

PLUMBING
CONTRACTOR SHALL INSTALL WATER SUPPLY AND SANITARY SYSTEM AS INDICATED. PROVIDE HOT AND COLD SHUT-OFF VALVES AT ALL FIXTURES. ALL WATER PIPING TO HAVE CLEANOUTS AT ALL CHANGES OF DIRECTION AND AT BASE OF VERTICAL. MASTES. USE 4" CAST IRON THROUGH FOUNDATION WALL PITCHED MIN. 1/8" PER FOOT. TRAP/WASTE SIZES FOR FIXTURES SHALL BE AS FOLLOWS:
DISH WASHER 1 1/2"
KITCHEN SINK 1 1/2"
LAVATORY 1 1/4"
SHOWER 2"
TOILET 3"
ALL SYSTEMS TO HAVE ONE 3" MAIN VENT STACK INCREASED TO 4" THROUGH THE ROOF. PROVIDE FROST PROOF HOSE BIBS AS INDICATED ON PLANS WITH EASILY ACCESSIBLE DRAIN DRAIN-COCKS. THE WATER SUPPLY AND SEWAGE DISPOSAL SYSTEM SHALL COMPLY TO THE APPLICABLE COUNTY DEPARTMENT OF HEALTH STANDARDS AND REGULATIONS. APPROVAL OF ALL PLUMBING MUST BE OBTAINED FROM APPROPRIATE LOCAL AUTHORITIES PRIOR TO CONCEALMENT. PRIOR TO ORDERING, CONTRACTOR SHALL SUPPLY CUTS OF FIXTURES FOR OWNERS APPROVAL. IN THE EVENT THAT THE OWNER CHANGES THE CONTRACTOR SHALL CREDIT THE OWNER FOR THE FULL SUBCONTRACTORS COST FOR THE CHANGED UNIT.

HVAC
SYSTEM TO BE DESIGNED BY OTHERS. PROVIDE PROPER SUPPLY TO ALL ROOMS & CONFORM WITH ALL STATE AND LOCAL CODES.

FRAMING AND ROUGH CARPENTRY
JOISTS RAFTERS AND STUDS SHALL BE CONSTRUCTION GRADE DOUGLAS FIR-SOUTH SELECT STRUCTURAL. ALL WOOD SILLS AND WOOD IN CONTACT WITH MASONRY SHALL BE ACQ. ALL EXTERIOR OR SHEATHING SHALL BE 1/2 CDX DOUGLAS FIR FLYWOOD. SUB-FLOORS TO BE 3/4" CDX FLYWOOD. EXTERIOR SHEATHING TO BE COVERED WITH TYVEK HOUSE WRAP OR APPROVED EQUAL. BLOCK STUD WALLS AT 1/2 STORY HEIGHTS AND AT ALL UNSUPPORTED EDGES OF FLYWOOD. PROVIDE SOLID BLOCKING AND DIAGONAL BRACING OF FLOOR JOISTS AT 8' O.C. MAXIMUM AND SOLID BLOCKING UNDER ALL UNSUPPORTED EDGES OF FLYWOOD. ALL CAP PLATES TO BE DOUBLED AND NAILED BOTTOM CAP PLATED TO END OF STUDS. LAP CAP PLATES AT CORNERS. WHERE FLASH FRAMING OCCURS, USE MIN. 6SA SHEET METAL JOIST HANGERS BY TECO OR APPROVED EQUAL. ALL CORNERS TO BE MINIMUM 3/2X4 STUDS. HEADERS SHALL BE MINIMUM 2X8 UNLESS NOTED ON PLANS. MINIMUM BEARING FOR STUDS, JOISTS AND BEAMS SHALL BE 2 1/2". USE DOUBLE JACK STUDS FOR HEADERS OVER FIVE FEET IN LENGTH.

NOTE ALL NON-ENGINEERED LUMBER TO BE DOUGLAS FIR #2 OR BETTER

ASPHALT ROOF SHINGLES
INSTALLED AS PER SECTION R405.2 OF THE INTERNATIONAL RESIDENTIAL CODE. ALL SLOPED ROOF SHINGLES SHALL BE GAF-CLASS-A ASPHALT ROOF SHINGLES OR APPROVED EQUAL. SHINGLES SHALL BE APPLIED OVER 1/4" ASPHALT FELT WITH GAF-HEATHER-HATCH ICE AND WATER BARRIER APPLIED AT EAVES, VALLEYS AND FLASHING. ROOFING CONTRACTOR TO PROVIDE ALL FLASHING NECESSARY FOR A WATER-TIGHT, WEATHER-PROOF JOB. ROOFING IS TO BE APPLIED IN STRICT ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS. CONTRACTOR SHALL SUPPLY COLOR SAMPLES OF THE SHINGLES FOR OWNERS APPROVAL PRIOR TO INSTALLATION.

INSULATION
ALL EXTERIOR WALLS AND ROOFS SHALL BE INSULATED WITH FOIL FACED FIBERGLASS BATT INSULATION BY JOHN MANVILLE OR APPROVED EQUAL FOIL TO BE PLACED TOWARD WARM SIDE. PROVIDE 1/2" RIGID FOAM INSULATION ON ALL EXTERIOR FOUNDATION WALLS FROM FOOTING TO 6" BELOW FINISHED GRADE UNLESS OTHERWISE SPECIFIED. CARE SHOULD BE TAKEN NOT TO DAMAGE FOUNDATION WATERPROOFING.

GLASS WINDOWS AND DOORS
TO BE INSTALLED AS PER SECTION R603 OF THE RESIDENTIAL CODE OF N.Y.S. ALL GLASS IS TO BE INSULATED LOW-E UNLESS OTHERWISE SPECIFIED. GLASS SUBSTRATE SHALL NOT INSTALL GLASS UNTIL PROPER CLEARANCES ARE PROVIDED. ALL SLIDING GLASS DOORS, SKYLIGHTS AND/OR WINDOWS AS REQUIRED BY CODE SHALL BE INSULATED. TEMPERED GLASS. ALL GLASS DOORS AND WINDOWS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS. ALL WINDOWS ARE TO BE GALVANIZED AND SEALED AS PER 2015 IECC REQUIREMENTS. PROVIDE FLASHING PANS UNDER ALL SLIDER DOORS, AND WINDOWS WITHIN A 6" OF AN EXTERIOR SURFACE. ALL EXTERIOR DOORS ARE TO BE FULLY WEATHER-STRIPPED. PROVIDE ALL SCREENS AND HARDWARE AS REQUIRED. ALL GLASS IS TO BE FREE OF SCRATCHES AND IMPERFECTIONS AND GUARANTEED BY THE MANUFACTURER FOR A PERIOD OF NO LESS THAN 5 YEARS. ALL WINDOWS TO BE ANDERSEN UNLESS INDICATED OTHERWISE.

PAINTING AND STAINING
THE FOLLOWING IS INCLUDED FOR THE CONVENIENCE OF THE PAINTING CONTRACTORS AND ONLY AS AN INDICATION OF THE TYPES OF PAINTS REQUIRED FOR VARIOUS SURFACES. IT IS THE INTENT OF THESE SPECIFICATIONS TO PROVIDE A COMPLETE FINISH. ALL PAINTED SURFACES MUST BE FULLY COVERED IN A UNIFORM MANNER TO BE ACCEPTABLE.

INTERIOR WOOD SURFACES-APPLY TO LIGHTLY SANDED SURFACES, WALLS, DOORS, FRAMES, TRIM AND BASES ONE COAT WOOD FILLER OR STAIN AND TWO COATS POLYURETHANE EGGSHELL FINISH NON-YELLOWING POLYURETHANE.
GYPSUM BOARD- MINIMUM ONE COAT PRIMER AND TWO COATS FLAT PAINT.
EXTERIOR WOOD SURFACES- TWO COATS EXTERIOR GRADE STAIN.
EXTERIOR EXPOSED METAL- MINIMUM ONE COAT ZINC CHROMATE AND TWO COATS EXTERIOR ENAMEL.
ALL MATERIAL SHALL BE OF BEST QUALITY PITTSBURGH, FRATT & LAMBERT, DUTCH BOY, CABOTS, MCKUSKY'S, OR APPROVED EQUAL.
CONTRACTOR IS TO PROVIDE SAMPLES OF ALL PAINTS AND STAINS FOR ARCHITECTS AND/OR OWNERS APPROVAL.

GYPSUM WALL BOARD
INSTALLED AS PER SECTION R702.3.2 THROUGH R702.5.6 OF THE INTERNATIONAL RESIDENTIAL CODE. GYPSUM WALLBOARD APPLICATION SHALL BE TAPE JOINT SYSTEM. ALL GYPSUM BOARD TO BE 1/2" ON WALLS AND 1/2" ON CEILINGS UNLESS OTHERWISE INDICATED. FINISH JOINTS, J-BEADS, NAIL DIMPLES, CORNERS AND EDGES SHALL BE TAPED AND RECEIVE THREE COATS OF JOINT COMPOUND, ALLOW 24 HOURS TO DRY BETWEEN COATS. FINAL COAT TO BE SANDED SMOOTH. METAL CORNER PROTECTORS SHALL BE APPLIED TO OUTSIDE CORNERS AND AROUND ALL OPENINGS.

ELECTRICAL
ALL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE AND ALL STATE, LOCAL, AND UTILITY COMPANY CODES AND REGULATIONS. ALL CIRCUITS SHALL BE MINIMUM 15 AMP. POWER WIRING SHALL BE MINIMUM 14 AWG. CONVENIENCE OUTLETS SHALL BE LOCATED 12" ABOVE FINISHED FLOOR UNLESS OTHERWISE INDICATED. ALL SWITCHES TO BE LOCATED 36" ABOVE THE FINISHED FLOOR UNLESS OTHERWISE INDICATED. SUPPLY RECOMMENDED LAMPS IN ALL FIXTURES.

2020 E.C.C. OF NEW YORK STATE (2018 IECC)
HAIR LEAKAGE
-JOINTS, PENETRATIONS, AND ALL OTHER SUCH OPENINGS IN THE BUILDINGS ENVELOPE THAT ARE SOURCES OF AIR LEAKAGE MUST BE SEALED.
-RECESSED LIGHTS MUST BE TYPE IC RATED AND INSTALLED WITH NO PENETRATIONS, OR TYPE IC OR NON-IC RATED INSTALLED INSIDE AN APPROPRIATE AIR-TIGHT ASSEMBLY WITH 0.5" CLEARANCE FROM COMBUSTIBLE MATERIALS AND 3" CLEARANCE FROM INSULATION.

VAPOR RETARDER
-REQUIRED ON THE WARM-IN-WINTER SIDE OF ALL NON-VENTED FRAMED CEILINGS, WALLS, AND FLOORS.

MATERIALS IDENTIFICATION
-MATERIALS AND EQUIPMENT MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
-MATERIALS AND EQUIPMENT MUST IDENTIFIED SO THAT THE COMPLIANCE CAN BE DETERMINED.
-MANUFACTURER MANUALS FOR ALL INSTALLED HEATING AND COOLING EQUIPMENT AND SERVICE WATER HEATING EQUIPMENT MUST BE PROVIDED.
-INSULATION R-VALUES AND GLAZING U-FACTORS MUST BE CLEARLY MARKED ON THE BUILDING PLANS OR SPECIFICATIONS.

DUCT INSULATION
-SUPPLY DUCTS IN UNCONDITIONED ATTICS OR OUTSIDE THE BUILDING MUST BE INSULATED TO R-8.
-RETURN DUCTS IN UNCONDITIONED ATTICS OR OUTSIDE THE BUILDING MUST BE INSULATED TO R-4.
-SUPPLY DUCTS IN UNCONDITIONED SPACES MUST BE INSULATED TO R-8.
-RETURN DUCTS IN UNCONDITIONED SPACES (EXCEPT BASEMENTS) MUST BE INSULATED TO R-2.
-INSULATION IS NOT REQUIRED ON RETURN DUCTS IN BASEMENTS.

DUCT CONSTRUCTION
-ALL JOINTS, SEAMS, AND CONNECTIONS MUST BE SECURELY FASTENED WITH WELDS, GASKETS, MASTICS (ADHESIVES), MASTIC-PLUS-EMBEDDED-FABRIC, OR TAPES. DUCT TAPE IS NOT PERMITTED.
-EXCEPTION: CONTINUOUSLY WELDED AND LOCKING-TYPE LONGITUDINAL JOINTS AND SEAMS ON DUCTS OPERATING AT LESS THAN 2" H₂O (500 PA).
-DUCTS SHALL BE SUPPORTED EVERY 10 FEET OR IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
-COOLING DUCTS WITH EXTERIOR INSULATION MUST BE COVERED WITH A VAPOR RETARDER.
-AIR FILTERS ARE REQUIRED IN THE RETURN AIR SYSTEM.
-THE HVAC SYSTEM MUST PROVIDE A MEANS FOR BALANCING AIR AND WATER SYSTEMS.

TEMPERATURE CONTROLS
-EACH DWELLING UNIT HAS AT LEAST ONE THERMOSTAT CAPABLE OF AUTOMATICALLY ADJUSTING THE SPACE TEMPERATURE SET POINT OF THE LARGEST ZONE.

ELECTRIC SYSTEMS
-SEPARATE ELECTRIC METERS ARE REQUIRED FOR EACH DWELLING UNIT.
FIREPLACES
-FIREPLACES MUST BE INSTALLED WITH TIGHT FITTING NON-COMBUSTIBLE REFERENCE DOORS.
-FIREPLACES MUST BE PROVIDED WITH A SOURCE OR COMBUSTION AIR AS REQUIRED BY THE FIREPLACE CONSTRUCTION PROVISIONS OF THE BUILDING CODE OF NEW YORK STATE OR THE RESIDENTIAL CODE OF NEW YORK STATE OR THE NEW YORK CITY BUILDING CODE, AS APPLICABLE.

SERVICE WATER HEATING
-WATER HEATERS WITH VERTICAL PIPE RISERS MUST HAVE A HEAT TRAP ON BOTH THE INLET AND THE OUTLET UNLESS THE WATER HEATER HAS AN INTEGRAL HEAT TRAP OR IS PART OF A CIRCULATING SYSTEM.
-INSULATE CIRCULATING HOT WATER PIPES TO THE LEVELS ON TABLE 1.

CIRCULATING HOT WATER SYSTEMS
-INSULATE CIRCULATING HOT WATER PIPES TO THE LEVELS ON TABLE 1.
HEATING AND COOLING PIPING INSULATION
-HVAC PIPING CONVEYING FLUIDS ABOVE 105°F OR CHILLED FLUIDS BELOW 55°F MUST BE INSULATED TO THE LEVELS IN TABLE 2.

NOTES
1. OBTAIN ALL PERMITS PRIOR TO THE START OF WORK.
2. ALL BEDROOM TO BE PROVIDED WITH ROOF & SHELF LINEN CLOSETS TO BE PROVIDED WITH 5 ROVS OF SHELVES.
3. DOOR TRIM AND BASE MOLDING TO BE SELECTED.
4. ALL BATHROOM FIXTURES AND FACETS TO BE SUPPLIED BY CONTRACTOR.
5. FINISHES TO BE SUPPLIED BY OWNER.

MINIMUM DESIGN DEAD LOADS* AS PER ASCE 7-05

COMPONENT	LOAD (psf)
CEILING S	
GYPSUM BOARD (1/2-in.)	7.0
GYPSUM BOARD (5/8-in.)	9.0
SUSPENDED STEEL CHANNEL SYSTEM	2.0
C O V E R I N G S , R O O F , A N D W A L L	
ASPHALT SHINGLES	2.0
GYPSUM SHEATHING 1/2-in.	2.0
PLYWOOD (per 1/2-in.)	1.6
RIGID INSULATION, 1/2-in.	0.75
SINGLE-PLY SHEET WATERPROOFING MEMBRANE	0.7
BITUMINOUS, SMOOTH SURFACE WATERPROOFING MEMBRANE	1.5
F L O O R S A N D F L O O R F I N I S H E S	
CERAMIC OR QUARRY TILE (3/4-in.) ON 1/2-in. MORTAR BED	6.0
HARDWOOD FLOORING, 7/8-in.	4.0
LINOLEUM OR ASPHALT TILE, 1/4-in.	1.0
SUBFLOORING, 3/4-in.	3.0
FLOORS, WOOD JOIST (no plaster) JOIST SIZES (in.)	12-in. O.C. 16-in. O.C.
2x6	6 5
2x8	6 6
2x10	7 6
2x12	8 7
F R A M E P A R T I T I O N S	
WOOD OR STEEL STUDS, 1/2-in. GYP. BOTH SIDES	8.0
F R A M E W A L L S	
EXTERIOR STUD WALLS:	
2x4 @ 16-in. 5/8-in. GYPSUM INSULATED, 3/8-in. SIDING	11.0
2x6 @ 16-in. 5/8-in. GYPSUM INSULATED, 3/8-in. SIDING	12.0
EXTERIOR STUD WALLS WITH BRICK VENEER	
	48.0

* HEIGHTS OF MASONRY INCLUDE MORTAR BUT NOT PLASTER. FOR PLASTER, ADD 5 lb/ft² FOR EACH FACE PLASTERED. VALUES GIVEN REPRESENT AVERAGES. IN SOME CASES THERE IS A CONSIDERABLE RANGE OF HEIGHT FOR THE SAME CONSTRUCTION.

2020 E.C.C. OF NEW YORK STATE (2018 IECC)
R401.3: PERMANENT CERTIFICATE - SHALL BE COMPLETED BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL AND POSTED IN THE UTILITY ROOM OR OTHER APPROVED LOCATION INSIDE THE BUILDING.

R402.2.4: ATTIC OR CRAWL SPACE ACCESS - SHALL BE WEATHER-STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES.

R402.4: AIR LEAKAGE - BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE TO ≤ 3 AIR CHANGES PER HOUR.

R402.4.1.1: INSTALLATION - THE COMPONENTS OF THE BUILDING THERMAL ENVELOPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CRITERIA LISTED IN TABLE 402.4.1.1, WHERE REQUIRED BY CODE OFFICIAL, AN APPROVED THIRD PARTY SHALL INSPECT ALL COMPONENTS AND VERIFY COMPLIANCE.

R402.4.1.2: TESTING - BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING ≤ 3 AC-HO IN CZ4A, 5, A6A. TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY.

R402.4.4: COMBUSTION CLOSETS - ROOMS CONTAINING FUEL-BURNING APPLIANCES REQUIRE SPECIAL CARE.
-EXCEPTION: DIRECT VENT APPLIANCES WITH BOTH INTAKE AND EXHAUST PIPES INSTALLED CONTINUOUS TO THE OUTSIDE.

R403.3.2: DUCT SEALING - DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED.

R403.3.3: DUCT TESTING - DUCTS SHALL BE PRESSURE TESTED TO DETERMINE AIR LEAKAGE.
-EXCEPTION: DUCT LEAKAGE TEST IS NOT REQUIRED WHERE THE DUCTS AND AIR HANDLERS ARE LOCATED ENTIRELY WITHIN THE BUILDING THERMAL ENVELOPE.

R403.3.5: BUILDING CAVITIES - SHALL NOT BE USED AS DUCTS OR PLenums.

R403.4: MECHANICAL SYSTEM PIPING INSULATION - CARRYING FLUIDS 105°F OR 155°F, INSULATE TO R-3 MIN.

R403.6: MECHANICAL VENTILATION - THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF IRC/MFC.
-THE MECHANICAL VENTILATION RATE SHALL BE NO GREATER THAN:
0.01 x GFA = 1.5 x (# OF BEDROOMS + 1)
*GFA = CONDITIONED FLOOR AREA

R403.7: EQUIPMENT SIZING - PER ACCA MANUAL S, BASED ON LOADS CALCULATED PER ACCA MANUAL J.

R404.1: LIGHTING - A MINIMUM OF 75% OF PERMANENTLY INSTALLED FIXTURES MUST HAVE HIGH-EFFICIENCY LAMPS. LOW-VOLTAGE LIGHTING EXEMPT.

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

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

TABLE 2: MINIMUM INSULATION THICKNESS FOR HVAC PIPES

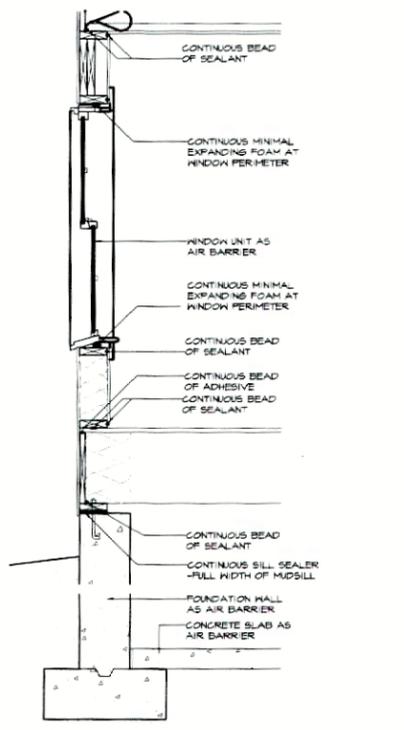
PIPING SYSTEM TYPES	FLUID TEMP. RANGE (F)	INSULATION THICKNESS IN INCHES BY PIPE SIZE			
		2" RUNOUTS	1" AND LESS	1.25" TO 2"	2.5" TO 4"
HEATING SYSTEMS					
LOW PRESSURE/TEMPERATURE	201-250	1.0	1.5	1.5	2.0
LOW TEMPERATURE	120-200	0.5	1.0	1.0	1.5
STEAM CONDENSATE (FEED WATER)	ANY	1.0	1.0	1.5	2.0
COOLING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

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 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

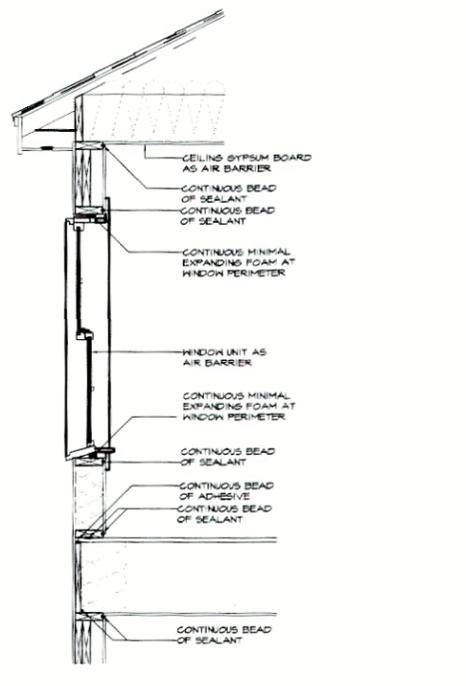
PROPOSED TWO STORY, ONE FAMILY DWELLING
 LOT 226 AT N. BERGIN PLACE, FREEPORT, NY, 11520

ARCHITECT SEAL

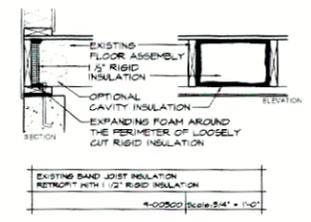
 SCALE: AS NOTED
 UPDATED: 7-13-22
 DATED: 5-28-22
 A. P.



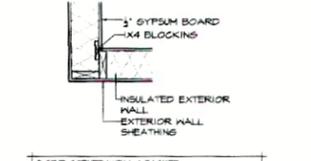
CONCEPTUAL AIR SEALING STRATEGY // LOWER WALL SECTION
5-02002 Scale: 3/4" = 1'-0"



CONCEPTUAL AIR SEALING STRATEGY // UPPER WALL SECTION
5-02003 Scale: 3/4" = 1'-0"



EXISTING FLOOR ASSEMBLY WITH 1/2" RIGID INSULATION
5-02004 Scale: 3/4" = 1'-0"



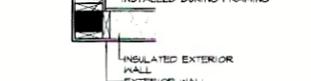
2" GYPSUM BOARD WITH BLOCKING AND INSULATED EXTERIOR WALL SHEATHING
5-02005 Scale: 3/4" = 1'-0"



2-STUD CORNER WITH N4 BACKING AND CONTINUOUS BEAD OF ADHESIVE SEALANT
5-02006 Scale: 3/4" = 1'-0"



FLOOR ASSEMBLY WITH CONTINUOUS BEAD OF SEALANT AND INTERIOR GYPSUM WALLBOARD AS BARRIER
5-02007 Scale: 3/4" = 1'-0"



2" GYPSUM BOARD WITH 2 LAYERS 2" RIGID INSULATION INSTALLED DURING FRAMING
5-02008 Scale: 3/4" = 1'-0"



2-STUD CORNER WITH RIGID INSULATION AND EXTERIOR INSULATED WALL
5-02009 Scale: 3/4" = 1'-0"



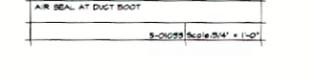
PROVIDE BLOCKING AT STUD CAVITY AT SHOWER AT EXTERIOR WALL AND CONTINUOUS BEAD OF SEALANT
5-02010 Scale: 3/4" = 1'-0"



INSULATED EXTERIOR STUD WALL WITH THIN PROFILE WALL SHEATHING AND WOOD FRAME FLOOR ASSEMBLY
5-02011 Scale: 3/4" = 1'-0"



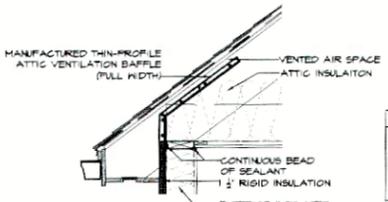
AIR SEALING BEHIND SHOWER WITH THIN PROFILE SHEATHING // SECTION
5-02012 Scale: 3/4" = 1'-0"



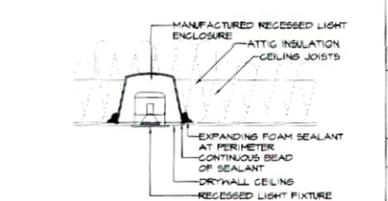
FLOOR GRILLE, FLOOR DUCT BOOT, CONTINUOUS BEAD OF SEALANT, SUB FLOOR
5-02013 Scale: 3/4" = 1'-0"



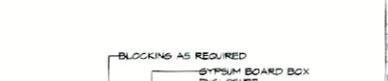
AIR SEAL AT DUCT BOOT
5-02014 Scale: 3/4" = 1'-0"



MANUFACTURED THIN-PROFILE ATTIC VENTILATION BAFFLE (FULL WIDTH) WITH VENTED AIR SPACE AND ATTIC INSULATION
5-02004 Scale: 3/4" = 1'-0"



MANUFACTURED RECESSED LIGHT ENCLOSURE WITH ATTIC INSULATION AND CEILING JOISTS
5-02005 Scale: 3/4" = 1'-0"



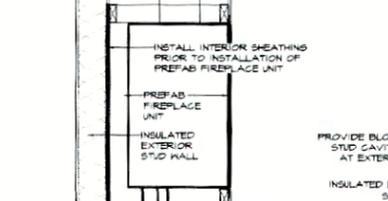
AIR SEALING AT RECESSED LIGHTING IN ATTIC WITH DRYWALL CEILING AND RECESSED LIGHT FIXTURE
5-02006 Scale: 3/4" = 1'-0"



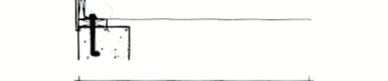
BLOCKING AS REQUIRED FOR GYPSUM BOARD BOX ENCLOSURE, ATTIC INSULATION, AND CEILING JOISTS
5-02007 Scale: 3/4" = 1'-0"



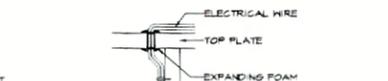
AIR SEALING AT RECESSED LIGHTING IN ATTIC WITH DRYWALL CEILING AND RECESSED LIGHT FIXTURE
5-02008 Scale: 3/4" = 1'-0"



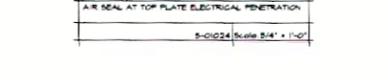
INSTALL INTERIOR SHEATHING PRIOR TO INSTALLATION OF PREFAB FIREPLACE UNIT
5-02015 Scale: 3/4" = 1'-0"



AIR SEALING AT PLATFORM FOR MANUFACTURED FIREPLACE ASSEMBLY
5-02016 Scale: 3/4" = 1'-0"



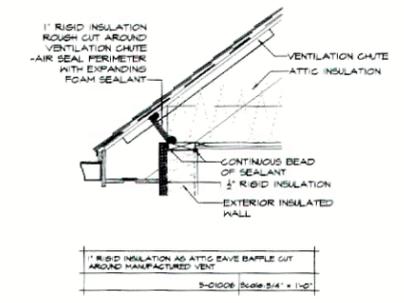
FLOOR GRILLE, FLOOR DUCT BOOT, CONTINUOUS BEAD OF SEALANT, SUB FLOOR
5-02013 Scale: 3/4" = 1'-0"



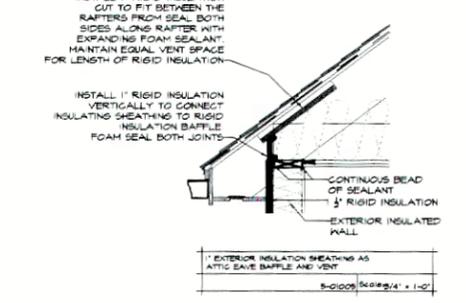
AIR SEAL AT TOP PLATE ELECTRICAL PENETRATION WITH ELECTRICAL WIRE AND WALL STUD
5-02014 Scale: 3/4" = 1'-0"

2020 RESIDENTIAL CODE OF NYS - TABLE N102.4.11 (2020 ECG OF NYS - R402.4.11) - AIR BARRIER AND INSULATION INSTALLATION

COMPONENT	AIR BARRIER OR THERMAL ENVELOPE	INSULATION INSTALLATION CRITERIA
GENERAL REQUIREMENTS	A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE. THE EXTERIOR THERMAL ENVELOPE CONTAINS A CONTINUOUS AIR BARRIER. BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED.	AIR-PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL.
CEILING / ATTIC	THE AIR BARRIER IN ANY DROPPED CEILING/SOFFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SHALL BE SEALED. ACCESS OPENINGS DROP DOWN STAIRS OR KNEE WALL DOORS TO UNCONDITIONED ATTICS SPACES SHALL BE SEALED.	THE INSULATION IN ANY DROPPED CEILING/SOFFIT SHALL BE ALIGNED WITH THE AIR BARRIER.
WALLS	THE JUNCTION OF FOUNDATION AND SILL PLATE TO BE SEALED. THE JUNCTION OF TOP PLATE AND THE TOP OF EXTERIOR WALLS TO BE SEALED. KNEE WALLS SHALL BE SEALED.	CAVITIES WITHIN CORNERS AND HEADERS OF FRAME WALLS SHALL BE INSULATED BY COMPLETELY FILING THE CAVITY WITH A MATERIAL HAVING A THERMAL RESISTANCE OF R-3 PER INCH MINIMUM. EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER.
WINDOWS, SKYLIGHTS, AND DOORS	THE SPACE BETWEEN WINDOW/DOOR JAMBS AND FRAMING, AND SKYLIGHTS AND FRAMING SHALL BE SEALED.	
RIM JOIST	RIM JOIST SHALL INCLUDE THE AIR BARRIER.	RIM JOIST SHALL BE INSULATED.
FLOORS (INCLUDING ABOVE GARAGES & CANTILEVERED FLOORS)	THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION.	FLOOR FRAMING CAVITY INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF SUBFLOOR DECKING OR FLOOR FRAMING CAVITY INSULATION SHALL BE PERMITTED TO BE IN CONTACT WITH THE TOP SIDE OF SHEATHING OR CONTINUOUS INSULATION INSTALLED ON THE UNDERSIDE OF FLOOR FRAMING AND EXTENDS FROM THE BOTTOM TO THE TOP OF ALL PERIMETER FLOOR FRAMING MEMBERS.
CRAWL SPACE WALLS	EXPOSED EARTH IN UNVENTED CRAWL SPACES TO BE COVERED WITH A CLASS 1 VAPOR RETARDER WITH OVERLAPPING JOINTS TAPED.	WHERE PROVIDED INSTEAD OF FLOOR INSULATION INSULATION SHALL BE PERMANENTLY ATTACHED TO THE CRAWL SPACE WALLS.
SHAFTS / PENETRATIONS	DUST SHAFTS, UTILITY PENETRATIONS, AND FLUE SHAFTS OPENINGS TO EXTERIOR OR UNCONDITIONED SPACE TO BE SEALED.	
NARROW CAVITIES		BATTS IN NARROW CAVITIES SHALL BE CUT TO FIT OR NARROW CAVITIES SHALL BE FILLED BY INSULATION THAT ON INSTALLATION READILY CONFORMS TO THE AVAILABLE CAVITY SPACE.
GARAGE SEPARATION	AIR SEAL BETWEEN GARAGE AND CONDITIONED SPACE.	
RECESSED LIGHTING	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE DRYWALL.	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED AIR TIGHT AND G RATED.
PLUMBING AND WIRING		BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND WIRING AND PLUMBING IN EXTERIOR WALLS, OR INSULATION THAT ON INSTALLATION READILY CONFORMS TO AVAILABLE SPACE SHALL EXTEND BEHIND PIPING AND WIRING.
SHOWER/TUB ON EXTERIOR WALL	THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THEM FROM THE SHOWERS AND TUBS.	EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED.
ELECTRICAL/PHONE BOX ON EXTERIOR WALLS	THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR-SEAL BOXES SHALL BE INSTALLED.	
HVAC REGISTER BOOTS	HVAC REGISTER BOOTS THAT PENETRATE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR OR DRYWALL.	
CONCEALED SPRINKLERS	WHEN REQUIRED TO BE SEALED, CONCEALED FIRE SPRINKLERS SHALL ONLY BE SEALED IN A MANNER THAT IS RECOMMENDED BY THE MANUFACTURER. CALKING OR OTHER ADHESIVE SEALANTS SHALL NOT BE USED TO FILL VOIDS BETWEEN FIRE SPRINKLER COVER PLATES AND WALLS OR CEILING.	



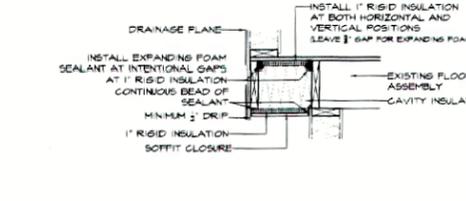
1" RIGID INSULATION ROUGH CUT AROUND VENTILATION GABLE - AIR SEAL PERIMETER WITH EXPANDING FOAM SEALANT
5-02008 Scale: 3/4" = 1'-0"



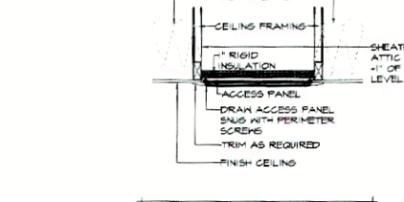
INSTALL 1" RIGID INSULATION VERTICALLY TO CONNECT SHEATHING TO RIGID INSULATION BAFFLE FOAM SEAL BOTH JOINTS
5-02009 Scale: 3/4" = 1'-0"



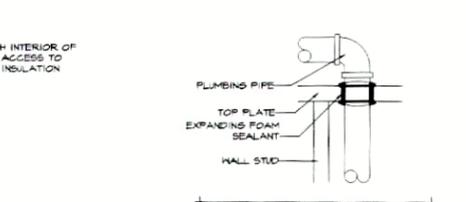
1" RIGID INSULATION AS ATTIC EAVE BAFFLE CUT AROUND MANUFACTURED VENT
5-02008 Scale: 3/4" = 1'-0"



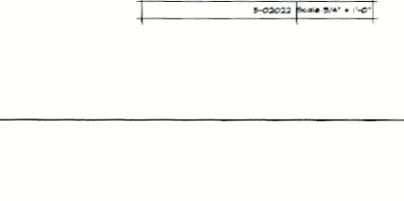
EXTERIOR INSULATION SHEATHING AS ATTIC EAVE BAFFLE AND VENT
5-02009 Scale: 3/4" = 1'-0"



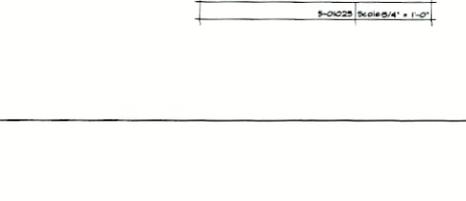
ATTIC INSULATION WITH CEILING FRAMING, 1" RIGID INSULATION, SHEATH INTERIOR OF ATTIC ACCESS TO 1' OF INSULATION LEVEL, ACCESS PANEL, DRAW ACCESS PANEL, TRIM AS REQUIRED, FINISH CEILING
5-02012 Scale: 3/4" = 1'-0"



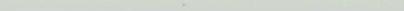
INSULATED CANTILEVER FLOOR WITH CAVITY INSULATION WITH 1" RIGID INSULATION CLOSURE
5-02014 Scale: 3/4" = 1'-0"



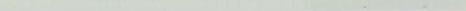
AIR SEALING AT ATTIC HATCH WITH FINISH SOFFIT
5-02012 Scale: 3/4" = 1'-0"



AIR SEAL AT TOP PLATE PIPE PENETRATION WITH PLUMBING PIPE, TOP PLATE, EXPANDING FOAM SEALANT, WALL STUD
5-02014 Scale: 3/4" = 1'-0"



AIR SEAL AT DUCT BOOT
5-02014 Scale: 3/4" = 1'-0"



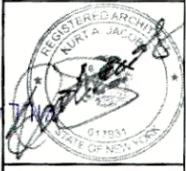
AIR SEAL AT TOP PLATE ELECTRICAL PENETRATION
5-02014 Scale: 3/4" = 1'-0"

MATERIAL	R-VALUE
BUILDING BOARD	
GYPSUM WALL BOARD (1/2")	0.45
GYPSUM WALL BOARD (5/8")	0.5625
PLYWOOD (1/2")	0.62
PLYWOOD (3/4")	0.94
SIDING	
ALUMINUM/VINYL SIDING (NOT INSULATED)	0.61
ALUMINUM/VINYL SIDING (1/2" INSULATION)	1.80
FLOORING	
HARDWOOD FLOORING (3/4")	0.68
TILE	0.05
CARPET WITH FIBER PAD	2.08
CARPET WITH RUBBER PAD	25
AIR SPACE (1/2" UP TO 4")	1.00
ROOFING	
ASPHALT SHINGLES	0.97
WOOD SHINGLES	0.97
DOORS	
WOOD SOLID CORE (1 3/4")	2.17
INSULATED METAL DOOR (2")	5.00
POURED CONCRETE PER 1"	8.00

PROPOSED TWO STORY, ONE FAMILY DWELLING

LOT 226 AT N. BERGIN PLACE, FREEPORT, NY, 11520

ARCHITECT SEAL



SCALE: AS NOTED
UPDATED: 7-13-22
DATED: 5-28-22

A.10

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2022 SEP 23 A 11:28

Application Date: 9/23/2022
 Fees Paid: 2250

SP# _____

**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: 132 N Bergin Place, ZONING DISTRICT _____
 SECTION 55 BLOCK 269 LOT 225 LOT SIZE: 60X100 (6,000 sqft)

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name:	Name: <u>Dennis Marti</u>
Address:	Address: <u>1500 Jerusalem Ave</u> <u>Merrick NY 11566</u>
Telephone #:	Telephone #: <u>516-902-2594</u>

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

Present Land Use: _____ Proposed Land Use: Residential

Description of Proposed Work: Added outside cellar entrance

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

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 VILLAGE OF FREEPORT NY

[Signature]
APPLICANT'S SIGNATURE

9/22/22
DATE

Sworn to before me this 23
 day of September, 2022.

Pamela A. Walsh Boening
 Notary Public State of New York
 No. 01WA6213579
 Qualified in Nassau County
 Commission Expires November 9, 2025

Pamela Walsh Boening
 Notary Public

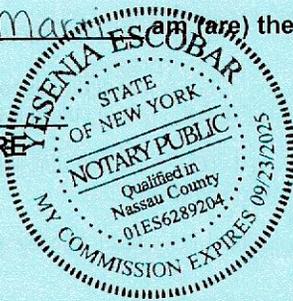
Property Owner's Consent:

I, Dennis Marti (are) the owner(s) of the subject property and consent to the filing of this application.

[Signature]
PROPERTY OWNER'S SIGNATURE

9/22/22
DATE

Sworn to before me this 6
 day of September, 2022.



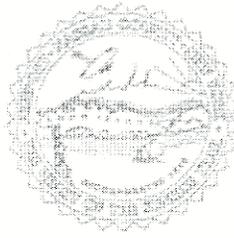
Yesenia Escobar
 Notary Public

FOR VILLAGE USE ONLY

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

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 than 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) 377-2493

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

August 30, 2022
SITE PLAN LETTER

Marti Homes
1500 Jerusalem Avenue
Merrick, NY 11566

RE: 132 N. Bergen Place, Freeport, NY
Zoning District – Residence A - Sec. 55 Blk. 269 Lot 225
Building Permit Application #20222961
Description–Addition of outside cellar entrance

Dear Sir/Madam:

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

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

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

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

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings

/cd
Encl.
c: Village Clerk
Kurt A. Jacobs, R.A.

ZBA Approval Needed: Yes ___ No X

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

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X Negative Declaration _____ Positive Declaration

2022 SEP 23 A 11:33

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

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

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

Project :

Building Permit App. 20222961

Location : 132 N. Bergen Place, Freeport, NY

Applicant : Dennis Marti

Description : Addition of outside cellar entrance

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

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

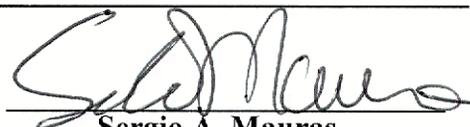
REASON(S) FOR DETERMINATION

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

A) _____

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

Dated: August 30, 2022


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.

2022961

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617.20
Appendix B
Short Environmental Assessment Form

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FREEPORT BUILDING DEPT.

2022 SEP 23 A 11: 33
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:			
Project Location (describe, and attach a location map): 132 N Bergin Place			
Brief Description of Proposed Action: Addition of outside cellar entrance.			
Name of Applicant or Sponsor: Dennis Marti		Telephone: 516-902-2594	
Address: 1500 Jerusalem Ave		E-Mail: office@martinomes.net	
City/PO: Merrick		State: NY	Zip Code: 11566
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.		NO	YES
		X	
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO	YES
		X	
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

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VILLAGE OF FREEPORT, NY

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

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: _____	NO	YES
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: _____	NO	YES
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: _____	NO	YES
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Dennis Marti</u>	Date: <u>8/18/22</u>	
Signature: _____		

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

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

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

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

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<input type="checkbox"/> 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.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)



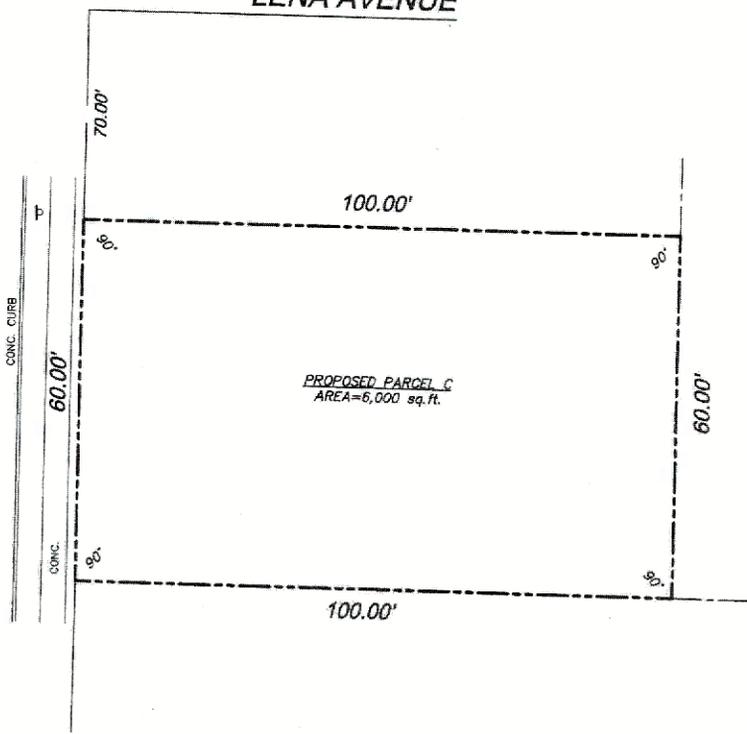
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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY
LENA AVENUE



N. BERGIN PLACE
(PARK STREET)



"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP PREPARED AND SEALED BY A LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW."

"COPIES FROM THE ORIGINAL OF THIS SURVEY MAP NOT MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL NOT BE CONSIDERED A VALID TRUE COPY."
"CERTIFICATION INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

PROPOSED PARCEL C
SITUATED IN
INCORPORATED VILLAGE OF FREEPORT
TOWN OF HEMPSTEAD COUNTY OF NASSAU STATE OF NEW YORK



O'Connor - Petito, L.L.C.
Land Surveying 27 Forest Avenue
Civil Engineering Locust Valley, NY 11560
(516) 676-3260

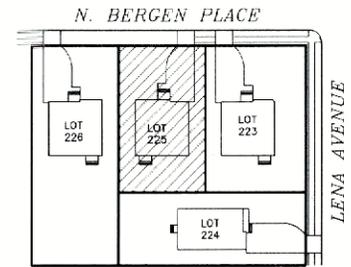
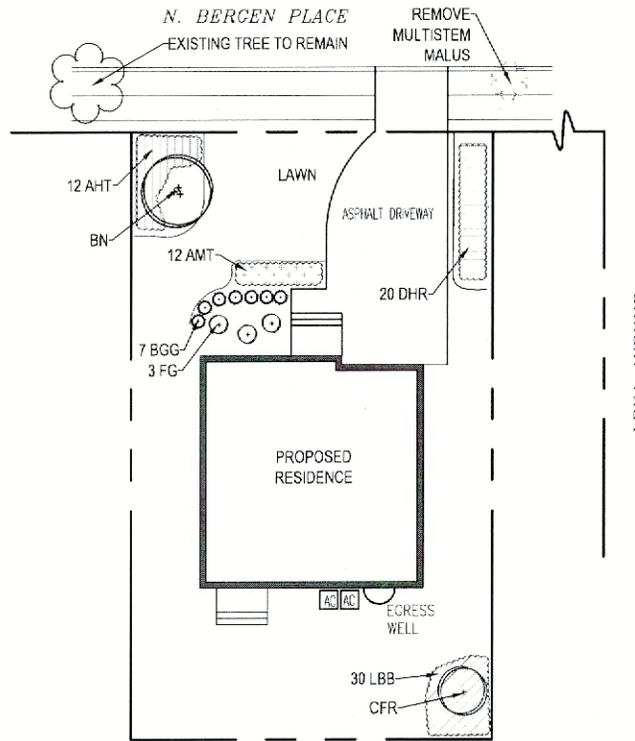
MAP	RANDALL PARK FILED ON JANUARY 5, 1887; AS MAP No. 208	SEC. 55	BLK. 267	LOT P/O 1
DATE: AUGUST 27, 2020	REVISED:	SCALE: 1"=20'	SHEET: 1 OF 1	

PLANT NOTES:

- ALL PLANT MATERIALS SHALL BE NURSERY GROWN AND CONFORM TO A.A.N. 'AMERICAN STANDARDS FOR NURSERY STOCK'.
- THE CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH LOCATION OF MECHANICAL EQUIPMENT AND UTILITIES, EXISTING OR PROPOSED, IN THE AREAS TO BE PLANTED.
- VERIFY ALL GRADES, DIMENSIONS, AND EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
- STAKE OUT LOCATION OF NEW PLANTS AND OBTAIN APPROVAL BY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- PLANT MATERIAL SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE LANDSCAPE ARCHITECT AT THE NURSERY AND AT THE SITE BEFORE PLANTING IS BEGUN.
- ALL PLANT BEDS AND TREE SAUCERS SHALL RECEIVE 2" OF SHREDDED CEDAR BARK MULCH.
- ALTERNATELY SPACE ('STAGGER') PLANTS IN BEDS UNLESS OTHERWISE NOTED.
- SCARIFY ROOT BALLS REMOVED FROM CONTAINER GROWN STOCK PRIOR TO PLANTING.
- NO PLASTIC, NON-ROT BURLAP OR TWINE SHALL BE USED ON THIS JOB.
- EXISTING PLANT MATERIALS SO INDICATED TO REMAIN AND BE PROTECTED WHICH ARE INJURED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AND SHALL BE OF THE SAME SIZE AND VARIETY AS THOSE DESTROYED OR DAMAGED.
- NO EXISTING TREES ARE TO BE REMOVED UNLESS AS NOTED ON THE DRAWINGS AND APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER.
- NO SUBSTITUTIONS TO BE MADE WITHOUT WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT.
- ALL PLANT PITS TO BE BACKFILLED WITH 2 PARTS EXCAVATED TOPSOIL MIXED WITH ONE PART COMPOST. ADD BIOSTIMULANT (PLANT HEALTH CARE INC. - BIO PAK, ROOTSAVER OR EQUAL) AS PER MANUFACTURERS RECOMMENDATIONS. SUBMIT SOURCE OF COMPOST AND BIOSTIMULANT PRODUCT FOR APPROVAL BY L.A.
- ALL PLANT MATERIAL TO BE GUARANTEED FOR 1 YEAR FROM DATE OF INSTALLATION AND WRITTEN ACCEPTANCE BY LANDSCAPE ARCHITECT.
- IF ANY DISCREPANCY EXISTS BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN.
- EXISTING TREES NOT INTERFERING WITH NEW CONSTRUCTION AND IN GOOD HEALTH SHALL REMAIN.

IRRIGATION NOTES

- ALL PLANTINGS SHALL BE IRRIGATED WITH AUTOMATIC ELECTRIC UNDERGROUND IRRIGATION SYSTEM USING THE FOLLOWING:
 - WEATHERMATIC LX4 - LX12 MIST HEADS, VERIFY IN FIELD, OR APPROVED EQUAL.
 - HUNTER 1-20 ADS STAINLESS ROTORS, OR APPROVED EQUAL.
 - NETAFIM TECHLINE CV 17mm, OR APPROVED EQUAL.
- CONTRACTOR SHALL SUPPLY AND INSTALL ENTIRE SYSTEM INCLUDING THE FOLLOWING ITEMS:
 - ALL PRESSURIZED PIPES TO BE OF SCHEDULE 40 PVC.
 - ALL LATERAL PIPES (AFTER AUTOMATIC VALVES) TO BE SCHEDULE 200 PVC.
 - ALL PVC PIPE JOINTS UP TO 4" DIAMETER TO BE CLEANED WITH PVC PRIMER AND ADHERED WITH PVC CEMENT.
 - ALL PVC PIPES OVER 4" DIAMETER TO UTILIZE BELL & GASKET JOINTS.
 - IRRITROL TOTAL CONTROL-R TIMER (VERIFY ZONE QUANTITY WITH LANDSCAPE ARCHITECT), OR APPROVED EQUAL.
 - HUNTER MINI-CLK RAIN SENSOR, OR APPROVED EQUAL.
 - RAINBIRD DV AUTOMATIC VALVE SERIES, OR APPROVED EQUAL.
 - VALVE BOX (FOR SYSTEM ACCESS).
 - MANUAL SHUT OFF AND BRASS WINTERIZING FITTING(S).
 - BACKFLOW PREVENTION DEVICE, SUBMIT FOR APPROVAL.
- ALL WORK SHALL CONFORM WITH APPLICABLE CODES AND ORDINANCES. CONTRACTOR IS TO PROVIDE ONE YEAR GUARANTEE OF ENTIRE SYSTEM.



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 VILLAGE OF FREEPORT
 REGISTERED LANDSCAPE ARCHITECT
 RICHARD W. GIBNEY
 001075-1
 STATE OF NEW YORK

SCALE: 1"=20'-0"

LANDSCAPE PLAN

LOT 225 AT N. BERGEN PLACE

GIBNEY DESIGN
 LA ■ PC LANDSCAPE ARCHITECTURE PC

Freeport, New York

PO Box 371
 Wading River, New York 11792-0371
 631 929 8385
 info@gibneydesigngroup.com

Project No: G2221
 Drawing No: LP122021

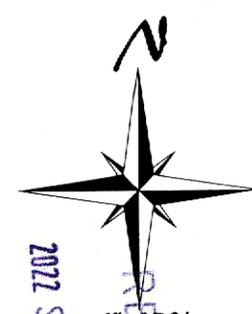
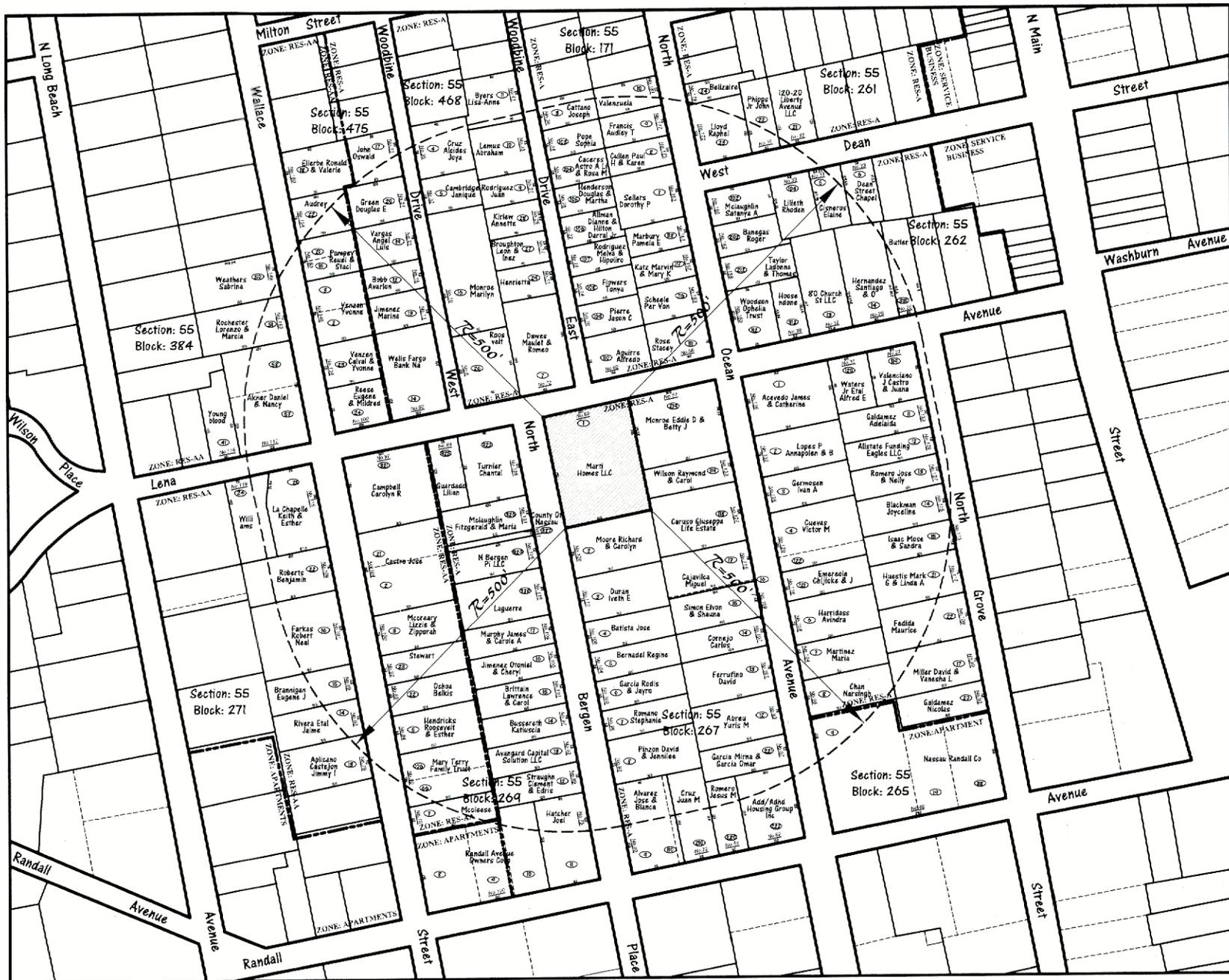
Date of Dwg: 12/22/21

DRAWING NOTES:

- THIS DRAWING IS AN INSTRUMENT OF SERVICE RENDERED TO THE CLIENT FOR THE PURPOSE OF DISCUSSION AND DESIGN DEVELOPMENT. NOT FOR CONSTRUCTION.
- BASE INFORMATION FROM PLOT PLANS SUPPLIED BY MARTI HOWES. THIS DRAWING WAS NOT PREPARED UNDER THE DIRECT SUPERVISION OF A LICENSED LAND SURVEYOR AND SHALL NOT BE RELIED UPON TO ESTABLISH BOUNDARY MONUMENTS OR BOUNDARY METES AND BOUNDS.
- IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LANDSCAPE ARCHITECT, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LANDSCAPE ARCHITECT IS ALTERED, THE ALTERING LANDSCAPE ARCHITECT SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

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PLANT LIST - Lot 225				
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
12	AHT	Amsonia hubrichtii	Thread-Leaf Bluestar	3 qt.
12	AMT	Alchemilla mollis 'Thriller'	Thriller Lady's Mantle	3 qt.
7	BGG	Buxus koreana x sempervirens 'Green Gem'	Green Gem Hedge Boxwood	3 gal.
1	BN	Betula nigra 'Heritage'	Heritage Birch (multi-stem)	12-14' hgt.
1	CFR	Cornus florida var. rubra	Pink Dogwood	7-8' hgt.
20	DHR	Hemerocallis 'Happy Returns'	Yellow Daylily	3 qt.
3	FG	Fothergilla gardenii	Dwarf Fothergilla	2 gal.
30	LBB	Liriope muscari 'Big Blue'	Lily Turf	1 qt.



- 2022 SEP 27
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY
- LEGEND**
- PARCEL LINE
 - LOT LINE
 - ZONING DISTRICT LINE
 - 27 LOT NUMBER
 - 100 PARCEL LINE LENGTH
 - ADDRESS NUMBER. NOTE: FACES STREET THAT IT IS ON.

Radius Map

69 Lena Avenue
 Freeport, NY 11520

Section: 55
 Block: 267
 Lot: 1

Prepared By:
 Long Island Expeditors
 121 Newbridge Road
 Hicksville, NY 11801
 Phone 516-698-0005
 DATE: February 04, 2021

PROPOSED:
TWO STORY, ONE FAMILY DWELLING

DRAWING SHEET LIST

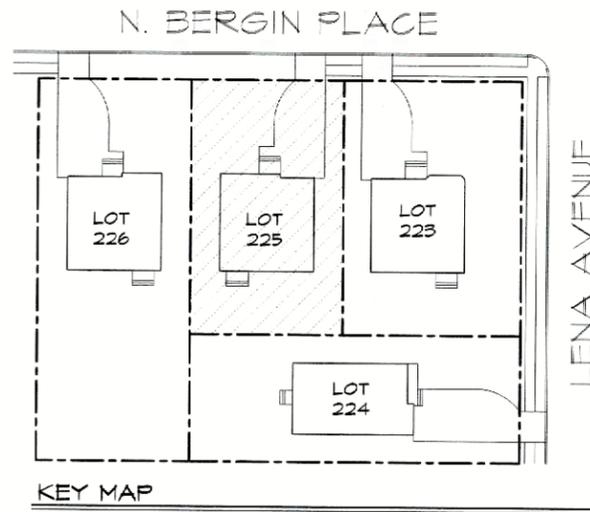
- A.1: COVER SHEET
- A.2: FOUNDATION, FIRST FLOOR PLAN
- A.3: SECOND FLOOR, ROOF PLAN
- A.4: ELEVATIONS
- A.5: ELEVATIONS
- A.6: SECTIONS, DETAILS
- A.7: STRAPPING DETAILS, PLUM. RISER
- A.8: CONSTRUCTION SCHEDULES
- A.9: CONSTRUCTION NOTES
- A.10: SEALING DETAILS

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS AND/OR SPECIFICATIONS ARE IN COMPLIANCE WITH:

- THE 2020 RESIDENTIAL CODE OF NYS
- THE MECHANICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTERS 12-25 OF THE 2020 RESIDENTIAL CODE OF NYS
- THE PLUMBING SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTERS 25-35 OF THE 2020 RESIDENTIAL CODE OF NYS
- THE ELECTRICAL SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTERS 34-42 OF THE 2020 RESIDENTIAL CODE OF NYS
- IN ACCORDANCE WITH 2018 IECC RESIDENTIAL ENERGY EFFICIENCY CODE
- THE PROJECT COMPLIANCE METHOD CHOSEN IS TOTAL UA-ALTERNATIVE AND A RESCHECK HAS BEEN SUBMITTED WITH THESE DRAWINGS.

FOUNDATIONS CHAPTER 4, DESIGN BASED UPON PRESUMPTIVE LOAD BEARING VALUES OF SANDY GRAVEL AND/OR GRAVEL AT 2000 LBS PER SQUARE FOOT. CONTRACTOR TO CONSULT ENGINEER IF DIFFERENT SOIL MATERIALS ARE FOUND UPON EXCAVATION OR TEST HOLE, FOR ALTERNATIVE FOOTING AND FOUNDATION WALL DESIGN

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA TABLE R501.2(1) 2020 RESIDENTIAL CODE OF NYS	WIND DESIGN					SUBJECT TO DAMAGE FROM							
	GROUND SNOW LOAD	SPEED (MPH)	TOPOS RAPID EFFECTS	SPECIAL WIND REGION	WIND BORN DEER'S ZONE	SEISMIC DESIGN CATEGORY	WEATHERING	FROST LINE DEPTH	TERMITE	WINTER DESIGN TEMP	ICE BARRIER REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX
25	150	NO	NO	LMILE FROM COAST	B	SEVERE	80% 2 FT EPS	MOD TO HEAVY	SEE BELOW	YES	N/A	533	51

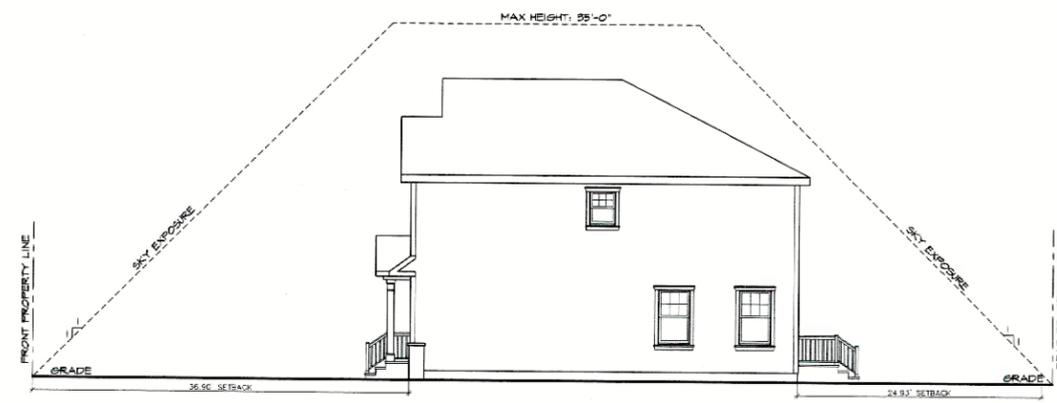


FLOOR AREA SQUARE FOOTAGES	
FIRST FLOOR (NO GARAGE)	1140 S.F.
SECOND FLOOR	1358 S.F.
ATTACHED GARAGE	250 S.F.

ZONING INFORMATION INC. VILLAGE OF FREEPORT SECTION 55 BLOCK 269 LOT 225		
ZONE: RES-AA	REQUIRED	PROPOSED
LOT AREA	5,000 SQ.FT.	6,000 SQ.FT.
FRONTAGE	50 FT.	60 FT.
FRONT YARD	AVG. 36.9 FT.	36.9 FT.
REAR YARD	20 FT.	24.93 FT.
SIDE YARD (MIN)	5 FT.	11.5 FT.
SIDE YARD (AGG)	15 FT.	23 FT.
BUILDING HEIGHT	35 FT.	29.58 FT.
PRINCIPAL COVERAGE	30 %	24.6 %
SKY EXPOSURE FRONT/REAR	1V:1H	COMPLIES
SKY EXPOSURE SIDES	2V:1H	COMPLIES

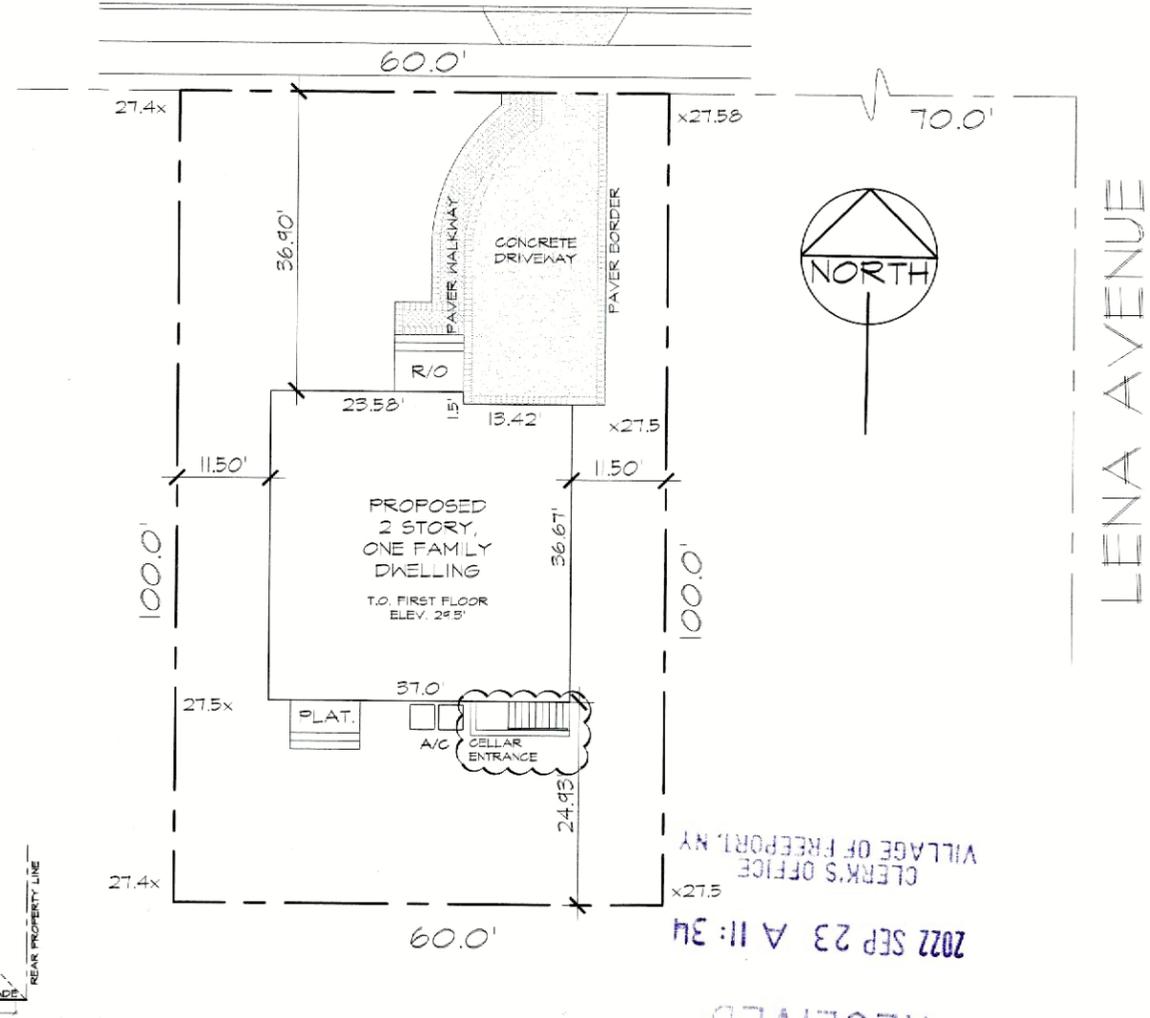


RENDERED ELEVATION



SKY EXPOSURE DIAGRAMS

N. BERGIN PLACE
AVERAGE FRONT YARD SETBACK: 36.9 FT.



PLOT PLAN

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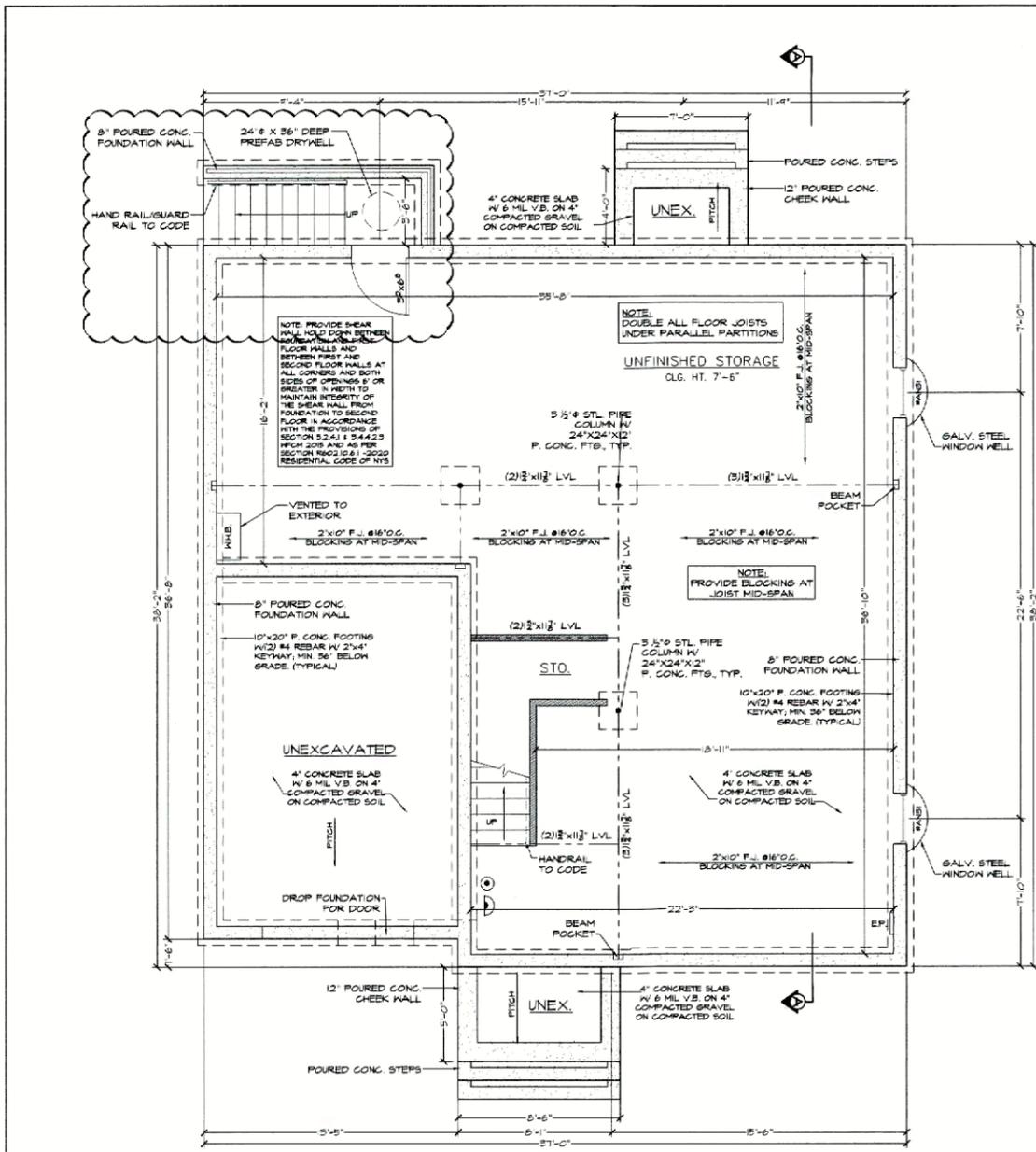
DATED: 5-28-22

A.1

PROPOSED TWO STORY, ONE FAMILY DWELLING

LOT 225 AT N. BERGIN PLACE, FREEPORT, NY, 11520

SCALE: 1" = 10'-0"



PROPOSED FOUNDATION PLAN

GENERAL NOTES

- CARBON MONOXIDE ALARMS AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN BUILDINGS AS REQUIRED IN ACCORDANCE WITH SECTION 915.2 OF 2020 FIRE CODE OF NYS (CARBON MONOXIDE DETECTION SYSTEMS) FOR RESIDENTIAL BUILDINGS. INTER-WIRED FIRE/SMOKE AND CARBON MONOXIDE DETECTORS WITH BATTERY BACKUP AS PER NFPA 72 AND 2020 RESIDENTIAL CODE OF NYS CODE SEC. R314 AND R315 SHALL BE INSTALLED IN DWELLING UNITS OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE VICINITY OF THE BEDROOMS, WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM. CARBON MONOXIDE DETECTION SHALL BE INSTALLED WITHIN THE BEDROOM.
- ALL ELECTRIC WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE N.E.C.
- ALL CONDITIONS AND DIMENSIONS TO BE VERIFIED IN FIELD BY THE GENERAL CONTRACTOR AND REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO START OR CONTINUATION OF WORK.
- NO GALV. NAILS OR CONNECTORS IN ACQ. LUMBER ARE PERMITTED. ALL CONNECTORS AND FASTENERS FOR ACQ LUMBER MUST BE STAINLESS STEEL OR HOT DIPPED GALVANIZED G-85.
- AS PER 2020 RESIDENTIAL CODE OF NYS SEC. R310 EACH HABITABLE ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW FOR EMERGENCY EGRESS WITH A MINIMUM CLEAR OPENING OF 5.7 SQ. FT. (GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM CLEAR OPENING OF 5.0 SQ. FT.). THE MIN. HT. OF OPENINGS TO BE 24" AND MINIMUM WIDTH TO BE 20" AND THE BOTTOM OF OPENINGS NO HIGHER THAN 3'-6" A.F.F.
- ALL WOOD POSTS SHALL BE BUILT UP WITH (2) 2x4'S NAILED TOGETHER W/ 10d NAILS @ 3" O.C. UNLESS OTHERWISE NOTED.
- ALL FRAMING SHALL COMPLY WITH THE 2020 RESIDENTIAL CODE OF NYS.
- ALL EXTERIOR PORCH/DECK/ STAIR FRAMING TO BE ACQ LUMBER-JOIN.
- ALL ANCHORS, STRAPPING AND CONNECTORS AND HARDWARE TO BE SIMPSON STRONG-TIE OR AN APPROVED MANUFACTURER AND TO BE INSTALLED AS PER MANUFACTURE WRITTEN INSTRUCTIONS- UNLESS OTHERWISE NOTED.
- ALL ENGINEERED LUMBER TO BE GLAZED AND SEAL AS REQUIRED TO PROTECT AGAINST THE WEATHER ENVIRONMENT.

STAIRS & GUARD NOTE:

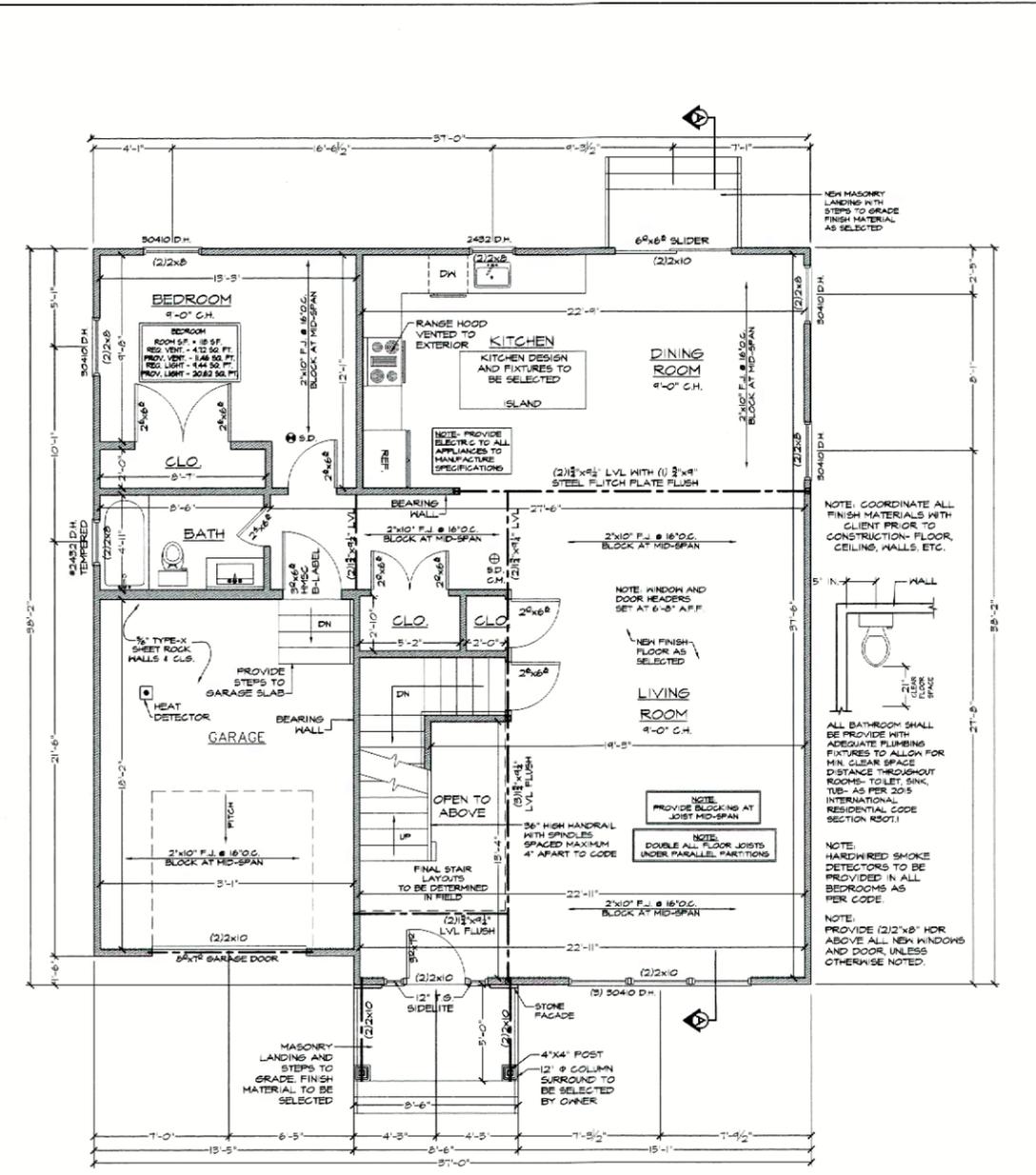
- (TO COMPLY WITH 2020 RESIDENTIAL CODE OF NYS)
- R311 AND R312
 - STAIRWAYS SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT
 - MINIMUM HEADROOM HEIGHT TO BE 6'-8"
 - MAX. RISER SHALL NOT EXCEED 8 1/2"
 - MIN. TREAD SHALL NOT BE LESS THAN 9"
 - STAIR PROFILE: NOSINGS SHALL NOT BE LESS THAN 3/4" NOT MORE THAN 1/2"
 - HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH STAIRWAY WITH TWO OR MORE RISERS. TOP OF HANDRAIL SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38". ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS TO THE FULL LENGTH OF THE STAIRS FROM DIRECTLY ABOVE THE TOP RISER OF A FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1/2" BETWEEN THE WALL AND THE HANDRAIL. HANDRAILS SHALL NOT PROJECT MORE THAN 4 1/2" ON EITHER SIDE OF THE STAIRWAY.
 - GUARDS/RAILINGS ARE REQUIRED FOR ANY SURFACE 30" ABOVE FLOOR OR GRADE
 - GUARDS/RAILINGS SHALL NOT HAVE A GAP OF PASSAGE OF MORE THAN 4" O.C.
 - BOTTOM RAIL TO TREADS SHALL NOT HAVE A GAP OF PASSAGE OF MORE THAN 6" SPHERE

PROVIDE STAIRWAY LIGHTING AS PER SECTION R302.7. INTERIOR STAIRWAY ILLUMINATION INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS OF NOT LESS THAN 1 FOOT-CANDLE (11 LUX) AS MEASURED AT THE ENTER OF TREADS AND LANDINGS. THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHT SOURCE WHERE THE STAIRWAY HAS SIX OR MORE RISERS

R302.7. UNDER STAIR PROTECTION ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIRS SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD

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

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



PROPOSED FIRST FLOOR PLAN

HALL KEY

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

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

PROPOSED TWO STORY, ONE FAMILY DWELLING
 LOT 225 AT N. BERGIN PLACE, FREEPORT, NY, 11520

ARCHITECT SEAL

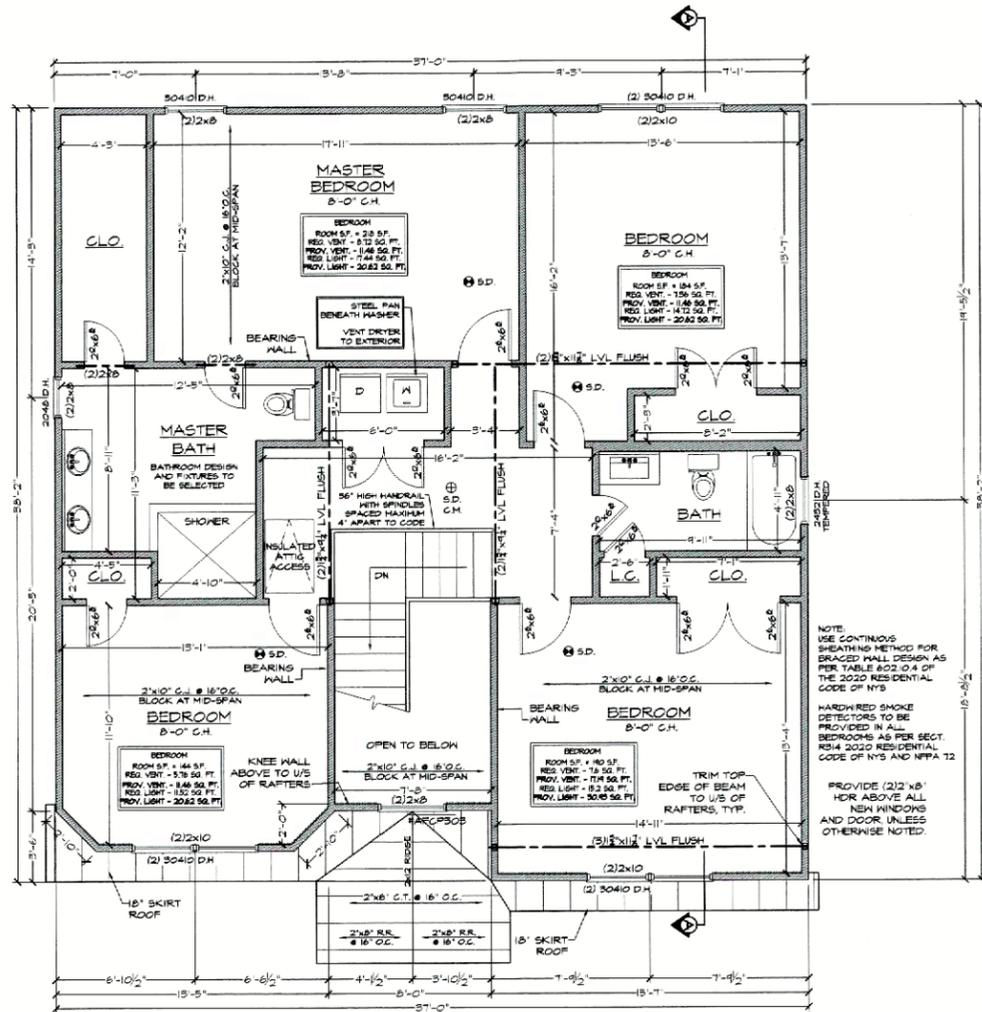


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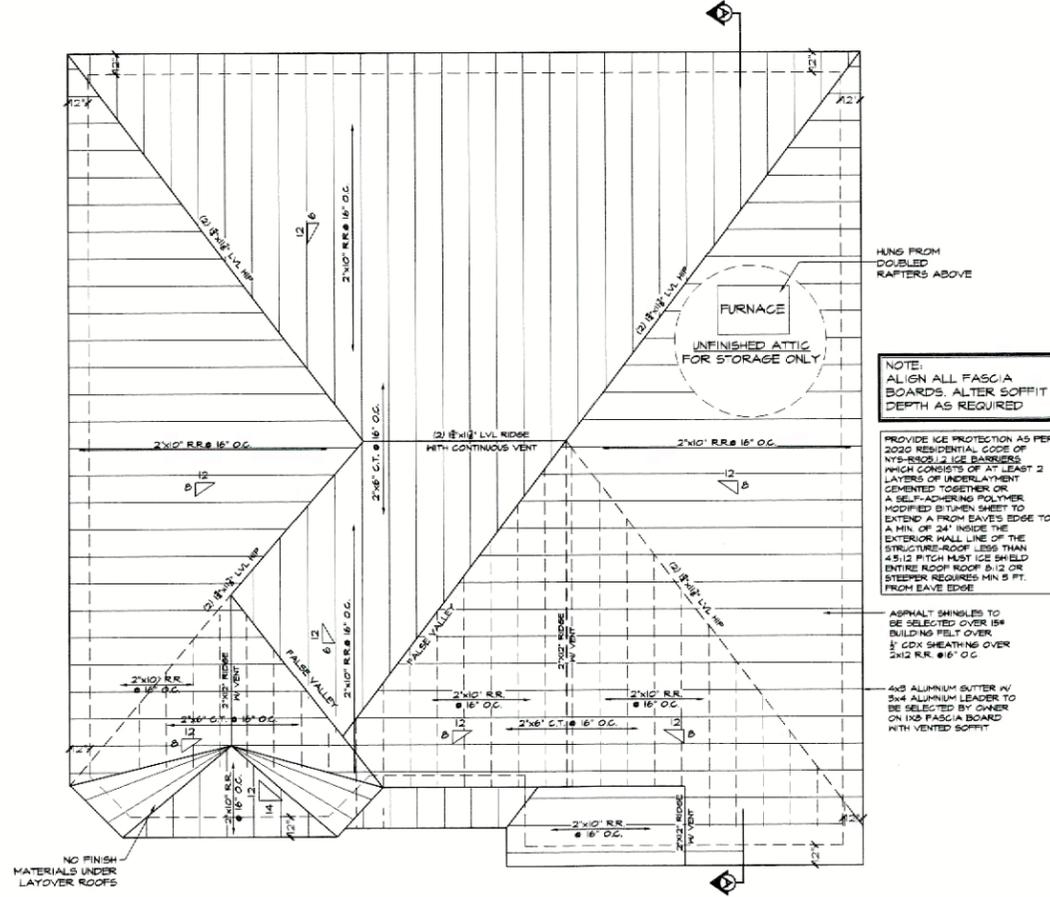
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A.2



PROPOSED SECOND FLOOR PLAN

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



PROPOSED ROOF PLAN

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

GENERAL NOTES

- CARBON MONOXIDE ALARMS AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN BUILDINGS AS REQUIRED IN ACCORDANCE WITH SECTION 915.2 OF 2020 FIRE CODE OF NYS (CARBON MONOXIDE DETECTION SYSTEMS) FOR RESIDENTIAL BUILDINGS. INTER-IN RED FIRE/SMOKE AND CARBON MONOXIDE DETECTORS WITH BATTERY BACKUP AS PER NFPA 72 AND 2020 RESIDENTIAL CODE OF NYS CODE SEC. R314 AND R315 SHALL BE INSTALLED IN DWELLING UNITS OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE VICINITY OF THE BEDROOMS, WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM. CARBON MONOXIDE DETECTION SHALL BE INSTALLED WITHIN THE BEDROOM.
- ALL ELECTRIC WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE N.E.C.
- ALL CONDITIONS AND DIMENSIONS TO BE VERIFIED IN FIELD BY THE GENERAL CONTRACTOR AND REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO START OR CONTINUATION OF WORK.
- NO GALV. NAILS OR CONNECTORS IN AGG. LUMBER ARE PERMITTED. ALL CONNECTORS AND FASTENERS FOR AGG. LUMBER MUST BE STAINLESS STEEL OR HOT DIPPED GALVANIZED G-185.
- AS PER 2020 RESIDENTIAL CODE OF NYS SEC. R310 EACH HABITABLE ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW FOR EMERGENCY EGRESS WITH A MINIMUM CLEAR OPENING OF 5.7 SQ. FT. (GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM CLEAR OPENING OF 5.0 SQ. FT.). THE MIN. HT. OF OPENINGS TO BE 24" AND MINIMUM WIDTH TO BE 20" AND THE BOTTOM OF OPENINGS NO HIGHER THAN 3'-8" A.F.F.
- ALL WOOD POSTS SHALL BE BUILT UP WITH (2) 2X4'S NAILED TOGETHER W/ 100 NAILS @ 8" O.C. UNLESS OTHERWISE NOTED.
- ALL FRAMING SHALL COMPLY WITH THE 2020 RESIDENTIAL CODE OF NYS.
- ALL EXTERIOR PORCH/DECK/STAIR FRAMS TO BE AGG LUMBER-4.0N.
- ALL ANCHORS, STRAPPING AND CONNECTORS AND HARDWARE TO BE SIMPSON STRONG TIE OR AN APPROVED MANUFACTURE AND TO BE INSTALLED AS PER MANUFACTURE WRITTEN INSTRUCTIONS- UNLESS OTHERWISE NOTED.
- ALL ENGINEERED LUMBER TO BE CLADDED AND SEAL AS REQUIRED TO PROTECT AGAINST THE WEATHER ENVIRONMENT.

STAIRS & GUARD NOTE:

- (TO COMPLY WITH 2020 RESIDENTIAL CODE OF NYS
- R311 AND R312)
 - STAIRWAYS SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT
 - MINIMUM HEADROOM HEIGHT TO BE 6'-8"
 - MAX. RISER SHALL NOT EXCEED 8 1/2"
 - MIN. TREAD SHALL NOT BE LESS THAN 9"
 - STAIR PROFILE, NOSINGS SHALL NOT BE LESS THAN 3/4" NOT MORE THAN 1 1/2"
 - HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH STAIRWAY WITH TWO OR MORE RISERS. TOP OF HANDRAIL SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38". ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS TO THE FULL LENGTH OF THE STAIRS FROM DIRECTLY ABOVE THE TOP RISER OF A FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN KNEEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1/2" BETWEEN THE WALL AND THE HANDRAIL. HANDRAILS SHALL NOT PROJECT MORE THAN 4 1/2" ON EITHER SIDE OF THE STAIRWAY.
 - GUARDS/RAILINGS ARE REQUIRED FOR ANY SURFACE 30" ABOVE FLOOR OR GRADE.
 - GUARDS/RAILINGS SHALL NOT HAVE A GAP OF PASSAGE OF MORE THAN 4" O.C.
 - BOTTOM RAIL TO TREADS SHALL NOT HAVE A GAP OF PASSAGE OF MORE THAN 6" SPHERE

- PROVIDE STAIRWAY LIGHTING AS PER SECTION R303.7 INTERIOR STAIRWAY ILLUMINATION: INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS OF NOT LESS THAN 1 FOOT-CANDLE (1 LUX) AS MEASURED AT THE ENTER OF TREADS AND LANDINGS. THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHT SOURCE WHERE THE STAIRWAY HAS SIX OR MORE RISERS
- R302.7. UNDER STAIR PROTECTION. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIRS SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD
- MAINTAIN 6'-8" CLEARANCE OVER STAIR PER CODE. (NOTE: 6'-4" PROJECTIONS INTO REQUIRED 6'-8" HEIGHT PERMITTED PER CODE)

- WALL KEY
- EXIST TO BE REMOVED
 - EXIST TO REMAIN
 - NEW WOOD FRAME CHST
 - NEW Poured CONCRETE
 - 4"x4" POST UNLESS OTHERWISE NOTED
 - HOLD DOWN AS NOTED
 - HARD WIRE RED SMOKE DETECTOR IN BATTERY BACK-UP AS PER SECTION R314 2020 RESIDENTIAL CODE OF NYS AND NFPA 72
 - HARD WIRE CARBON MONOXIDE DETECTOR IN BATTERY BACK-UP MIN. 10" A.F.F. AS PER SECTION R315 2020 RESIDENTIAL CODE OF NYS AND SECTION 4.3 OF 2020 FIRE CODE OF NYS
 - 80 CFM FAN TO EXTERIOR
 - DENOTES EGRESS WINDOW

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PROPOSED TWO STORY, ONE FAMILY DWELLING
 LOT 225 AT N. BERGIN PLACE, FREEPORT, NY, 11520

ARCHITECT SEAL

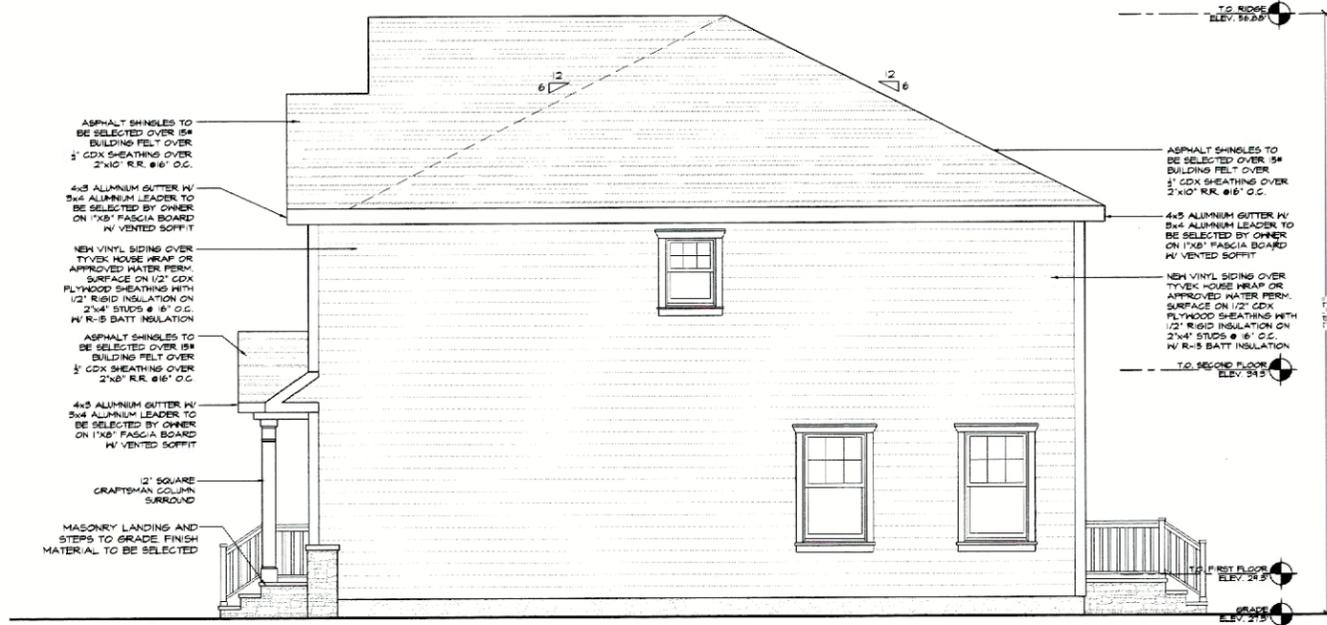
SCALE: AS NOTED
 UPDATED: 7-13-22
 DATED: 5-28-22
 A.3



PROPOSED FRONT ELEVATION

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

FINISH MATERIAL NOTE:
 -LAP SIDING ON ENTIRE FRONT ELEVATION
 -ROOFING TO BE TIMBERLINE, COLOR: CHARCOAL
 -SIDING TO BE CERTAINTED, COLOR: FLASSTONE
 -STONE FACADE TO BE NATURAL MIX OF BROWN TONES
 -FRONT PORCH AND TREADS TO BE BLUESTONE
 -ASPHALT DRIVEWAY BORDER TO BE PAVERS, COLOR: MOCHA
 -BRUSHED NICKEL SCONCES ON EACH SIDE OF GARAGE DOOR
 -BRUSHED NICKEL SCONCE WALL MOUNT OVER ENTRY DOOR
 -ALL GUTTERS AND TRIM TO BE WHITE
 -ENTRY DOOR AND GARAGE DOOR TO BE FAUX WOOD



PROPOSED SIDE ELEVATION

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

PROPOSED TWO STORY, ONE FAMILY DWELLING
 LOT 225 AT N. BERGIN PLACE, FREEPORT, NY, 11520

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VILLAGE OF FREEPORT, NY
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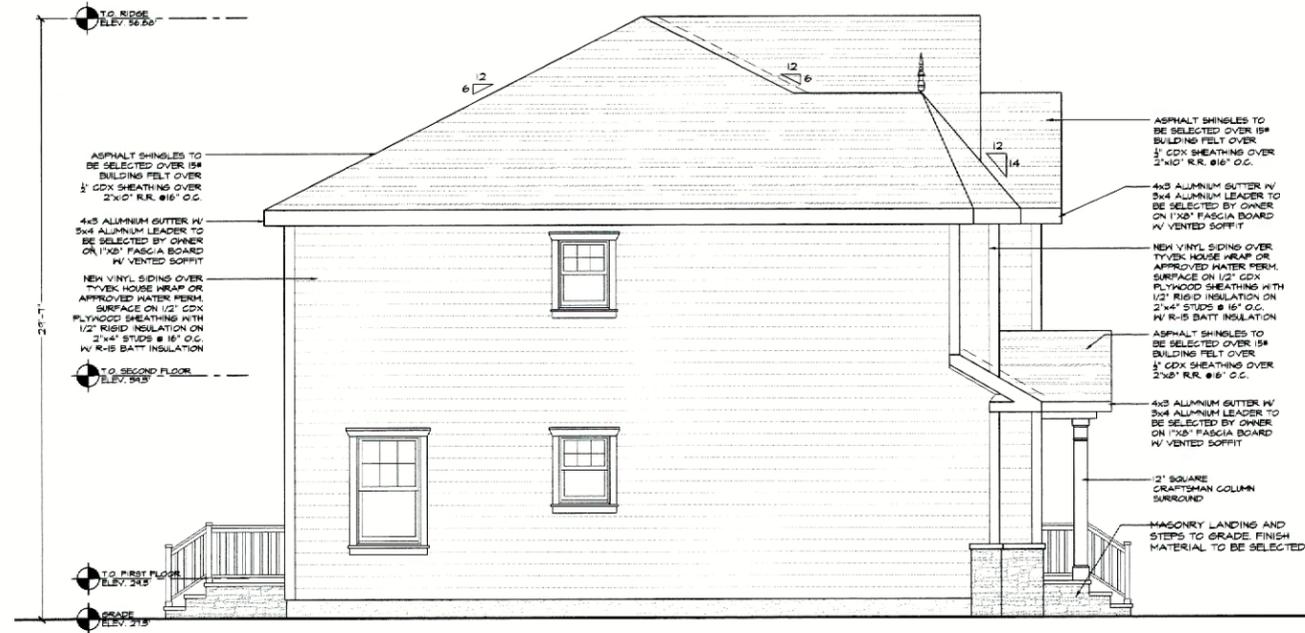
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UPDATED: 7-13-22

DATED: 5-28-22

A.4



PROPOSED SIDE ELEVATION

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



PROPOSED REAR ELEVATION

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

PROPOSED TWO STORY, ONE FAMILY DWELLING
 LOT 225 AT N. BERGIN PLACE, FREEPORT, NY, 11520

ARCHITECT SEAL



SCALE: AS NOTED

UPDATED: 7-13-22

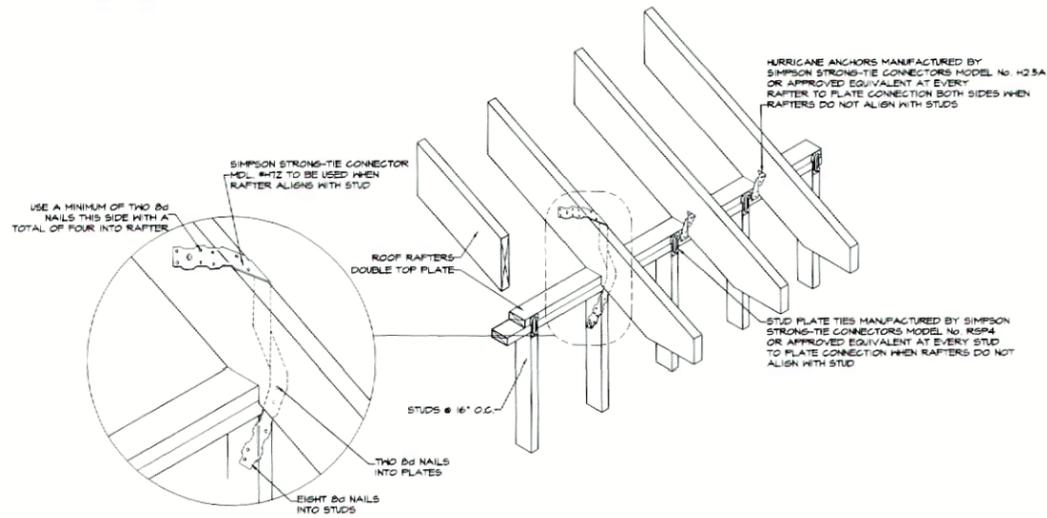
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VILLAGE OF FREEPORT, NY
 CLERK'S OFFICE

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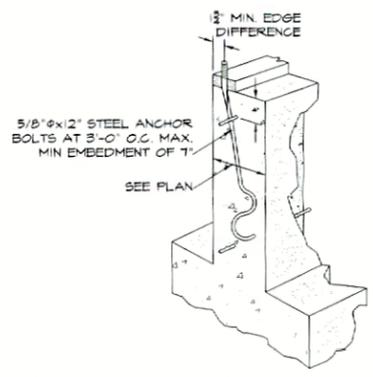
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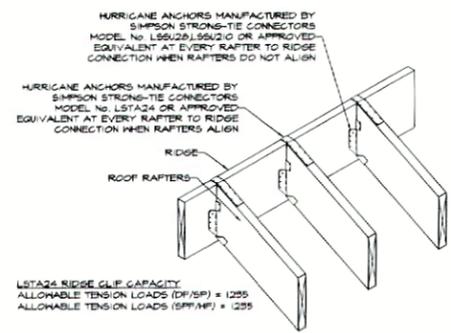
ROOF STRAPPING DETAIL

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



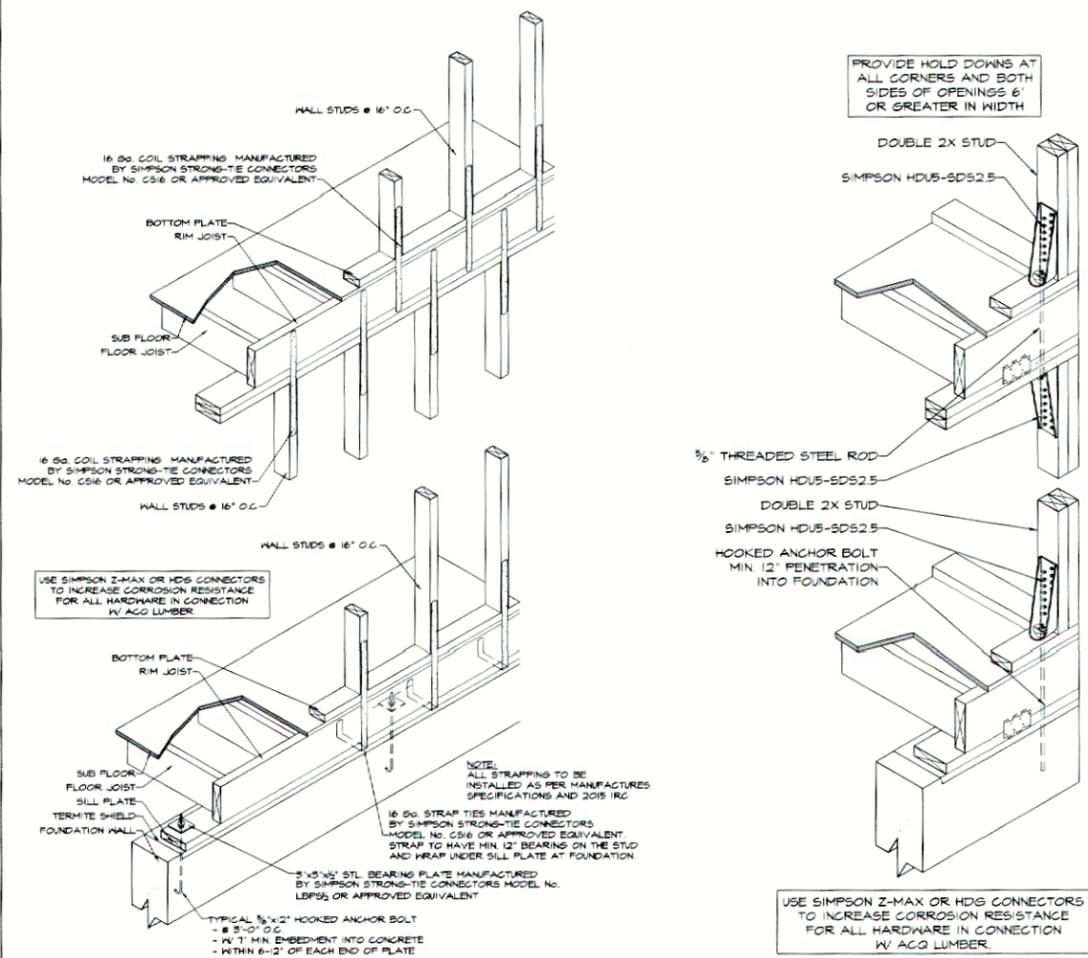
ANCHOR BOLT DETAIL

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



RIDGE STRAPPING DETAIL

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

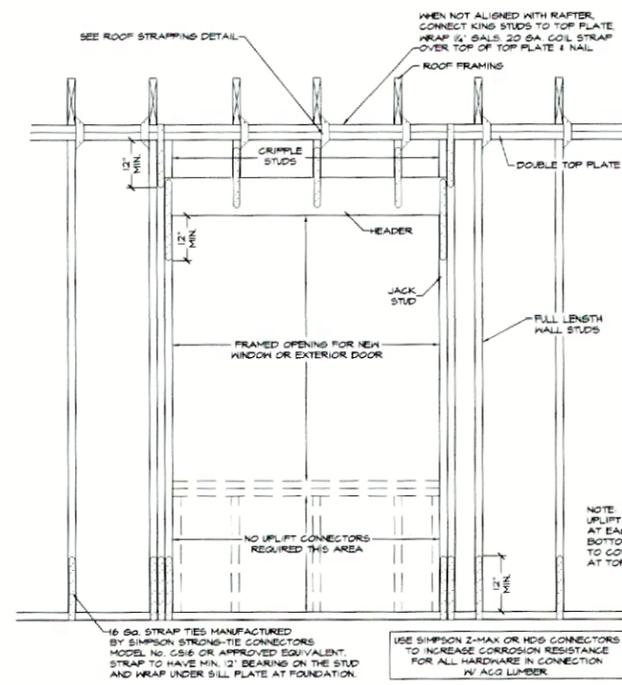


STRAPPING DETAIL

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

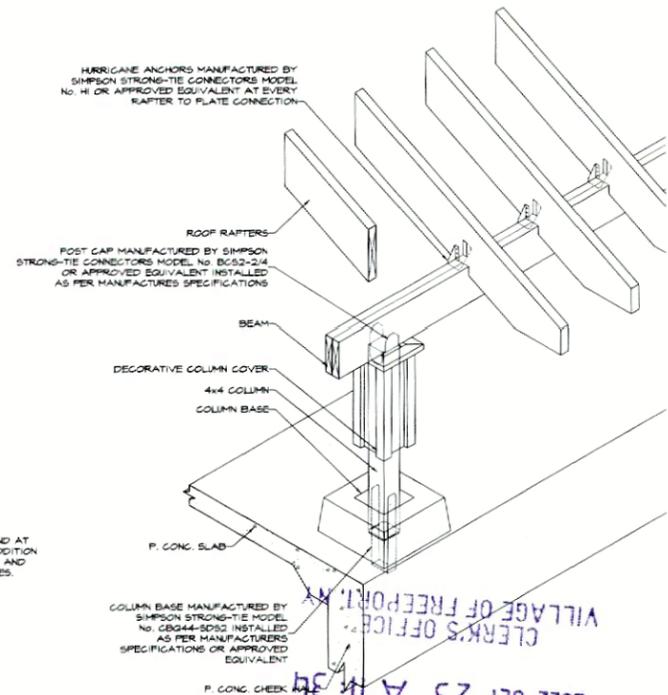
HOLD DOWN DETAIL

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



UPLIFT CONNECTOR DETAIL

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

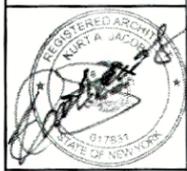


PORCH STRAPPING DETAIL

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

PROPOSED TWO STORY, ONE FAMILY DWELLING
 LOT 225 AT N. BERGIN PLACE, FREEPORT, NY, 11520

ARCHITECT SEAL



SCALE: AS NOTED

UPDATED: 7-13-22

DATED: 5-28-22

A.7

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

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENERS	SPACING AND LOCATION
ROOF			
1	BLOCKING BETWEEN CEILING JOISTS OR RAFTERS TO TOP PLATE	4-6d BOX (2 1/2"X10") OR 2-6d COMMON (2 1/2"X10") OR 2-10d BOX (2 1/2"X10") OR 2-1/2"X10" NAILS	TOE NAIL
2	CEILING JOISTS TO TOP PLATE	4-6d BOX (2 1/2"X10") OR 2-6d COMMON (2 1/2"X10") OR 2-10d BOX (2 1/2"X10") OR 2-1/2"X10" NAILS	PER JOIST TOE NAIL
3	CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITION (See Sections R602.3.1, R602.3.2 and Table R602.3.1)	4-10d BOX (2 1/2"X10") OR 2-6d COMMON (2 1/2"X10") OR 4-1/2"X10" NAILS	FACE NAIL
4	CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT) (See Sections R602.3.1, R602.3.2 and Table R602.3.1)	TABLE R602.3.1 (4)	FACE NAIL
5	COLLAR TIE TO RAFTER, FACE NAIL OR 1 1/2" X 20ga RIDGE STRAP TO RAFTER	4-10d BOX (2 1/2"X10") OR 2-10d COMMON (2 1/2"X10") OR 4-1/2"X10" NAILS	FACE NAIL EACH RAFTER
6	RAFTER OR ROOF TRUSS TO PLATE	4-10d BOX NAILS (2 1/2"X10") OR 2-10d COMMON NAILS (2 1/2"X10") OR 4-1/2"X10" NAILS	2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS
7	ROOF RAFTERS TO RIDGE, VALLEY OR 1/4" RAFTERS OR ROOF RAFTERS TO MINIMUM 2" RIDGE BAY	4-10d BOX (2 1/2"X10") OR 2-10d COMMON (2 1/2"X10") OR 4-1/2"X10" NAILS	TOE NAIL
8	ROOF RAFTERS TO RIDGE, VALLEY OR 1/4" RAFTERS OR ROOF RAFTERS TO MINIMUM 2" RIDGE BAY	2-10d COMMON (2 1/2"X10") OR 2-10d COMMON (2 1/2"X10") OR 2-1/2"X10" NAILS	TOE NAIL
HALL			
9	STUD TO STUD NOT AT BRACED HALL PANELS	10d BOX (2 1/2"X10") OR 2-1/2"X10" NAILS	24" O.C. FACE NAIL
10	STUD TO STUD AND BRACING STUDS AT INTERSECTING HALL CORNERS (AT BRACED HALL PANELS)	10d BOX (2 1/2"X10") OR 2-1/2"X10" NAILS	12" O.C. FACE NAIL
11	BUILT-UP HEADER (2" TO 2" HEADER WITH 1/2" SPACER)	10d COMMON (2 1/2"X10") OR 2-1/2"X10" NAILS	16" O.C. EACH EDGE FACE NAIL
12	CONTINUOUS HEADER TO STUD	8-6d BOX (2 1/2"X10") OR 4-6d COMMON (2 1/2"X10") OR 4-10d BOX (2 1/2"X10")	TOE NAIL
13	TOP PLATE TO TOP PLATE	10d COMMON (2 1/2"X10") OR 2-1/2"X10" NAILS	16" O.C. FACE NAIL
14	DOUBLE TOP PLATE SPACE FOR 50D'S AND WITH SEMI-C BRACED HALL LINE SPACING 12"	8-16d COMMON (2 1/2"X10") OR 4-16d BOX (2 1/2"X10") OR 2-16d BOX (2 1/2"X10") OR 2-1/2"X10" NAILS	FACE NAIL ON EACH SIDE OF END JOINT MINIMUM 24" LAP (SPRUE LENGTH EACH SIDE OF END JOINT)
15	DOUBLE TOP PLATE SPACE 50D'S, D1, OR D2 AND BRACED HALL LINE SPACING 12"	2-16d (2 1/2"X10")	16" O.C. FACE NAIL
16	BOTTOM PLATE TO JOINT, RIM JOIST, BAND JOIST OR BLOCKING NOT AT BRACED HALL PANELS	8d COMMON (2 1/2"X10") OR 2-1/2"X10" NAILS	16" O.C. FACE NAIL
17	BOTTOM PLATE TO JOINT, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED HALL PANELS)	2-16d BOX (2 1/2"X10") OR 2-16d COMMON (2 1/2"X10") OR 4-16d BOX (2 1/2"X10")	3 EACH 16" O.C. FACE NAIL 2 EACH 16" O.C. FACE NAIL 4 EACH 16" O.C. FACE NAIL
18	TOP OR BOTTOM PLATE TO STUD	4-6d BOX (2 1/2"X10") OR 2-6d COMMON (2 1/2"X10") OR 4-10d BOX (2 1/2"X10") OR 4-1/2"X10" NAILS	TOE NAIL
19	TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	2-10d BOX (2 1/2"X10") OR 2-10d COMMON (2 1/2"X10") OR 4-10d BOX (2 1/2"X10") OR 4-1/2"X10" NAILS	END NAIL
20	1" X 6" SHEATHING TO EACH BEARING	2-10d BOX (2 1/2"X10") OR 2-10d COMMON (2 1/2"X10") OR 4-10d BOX (2 1/2"X10") OR 4-1/2"X10" NAILS	FACE NAIL
21	1" X 6" HEED SHEATHING TO EACH BEARING	VEEER THAN 1" X 6" 4-6d BOX (2 1/2"X10") OR 2-6d COMMON (2 1/2"X10") OR 2-10d BOX (2 1/2"X10") OR 2-1/2"X10" NAILS	FACE NAIL
22	JOIST TO SILL, TOP PLATE OR SILLER	4-6d BOX (2 1/2"X10") OR 2-6d COMMON (2 1/2"X10") OR 2-10d BOX (2 1/2"X10") OR 2-1/2"X10" NAILS	TOE NAIL
23	RIM JOIST BAND JOIST OR BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)	8d COMMON (2 1/2"X10") OR 2-1/2"X10" NAILS	4" O.C. TOE NAIL
24	1" X 6" SUBFLOOR OR LESS TO EACH JOIST	2-10d BOX (2 1/2"X10") OR 2-10d COMMON (2 1/2"X10") OR 2-1/2"X10" NAILS	FACE NAIL
25	2" SUBFLOOR TO JOIST OR GIRDER	2-16d BOX (2 1/2"X10") OR 2-16d COMMON (2 1/2"X10") OR 4-16d BOX (2 1/2"X10")	BLIND AND FACE NAIL
26	2" PLANKS (PLANK & BEAM - FLOOR 4 ROOF)	2-16d BOX (2 1/2"X10") OR 2-16d COMMON (2 1/2"X10")	AT EACH BEARING, FACE NAIL
27	BAND OR RIM JOIST TO JOIST	2-10d COMMON (2 1/2"X10") OR 4-1/2"X10" NAILS OR 4-1/2"X10" STAPLES @ 6" ON	END NAIL
28	BUILT-UP GIRDERS AND BEAMS 2-INCH LUMBER LAYERS	10d COMMON (2 1/2"X10") OR 2-1/2"X10" NAILS	24" O.C. FACE NAIL AT TOP AND BOTTOM (BRACING ON OPPOSITE SIDES)
29	LEDDER STRIP SUPPORTING JOISTS OR RAFTERS	4-16d BOX (2 1/2"X10") OR 2-16d COMMON (2 1/2"X10") OR 4-1/2"X10" NAILS	AT EACH JOIST OR RAFTER, FACE NAIL
30	BRODING TO JOIST	2-10d (2 1/2"X10")	EACH END, TOE NAIL

2020 RESIDENTIAL CODE OF NYS TABLE R602.3(2) WOOD PANEL WALL SHEATHING FASTENING SCHEDULE

MINIMUM NAIL SIZE	MINIMUM WOOD PANEL SPACING	MINIMUM NOMINAL PANEL THICKNESS	MINIMUM HALL STUD SPACING	PANEL NAIL SPACING	ULTIMATE DESIGN WIND SPEED (V _W) (MPH)
8-6d COMMON (2 1/2"X10")	15"	24/0	3/8"	16"	10
8-6d COMMON (2 1/2"X10")	15"	24/0	3/8"	16"	15
8-6d COMMON (2 1/2"X10")	15"	24/0	3/8"	16"	20
8-6d COMMON (2 1/2"X10")	15"	24/0	3/8"	16"	25
8-6d COMMON (2 1/2"X10")	15"	24/0	3/8"	16"	30
8-6d COMMON (2 1/2"X10")	15"	24/0	3/8"	16"	35
8-6d COMMON (2 1/2"X10")	15"	24/0	3/8"	16"	40
8-6d COMMON (2 1/2"X10")	15"	24/0	3/8"	16"	45
8-6d COMMON (2 1/2"X10")	15"	24/0	3/8"	16"	50
8-6d COMMON (2 1/2"X10")	15"	24/0	3/8"	16"	55
8-6d COMMON (2 1/2"X10")	15"	24/0	3/8"	16"	60
8-6d COMMON (2 1/2"X10")	15"	24/0	3/8"	16"	65
8-6d COMMON (2 1/2"X10")	15"	24/0	3/8"	16"	70
8-6d COMMON (2 1/2"X10")	15"	24/0	3/8"	16"	75
8-6d COMMON (2 1/2"X10")	15"	24/0	3/8"	16"	80
8-6d COMMON (2 1/2"X10")	15"	24/0	3/8"	16"	85
8-6d COMMON (2 1/2"X10")	15"	24/0	3/8"	16"	90
8-6d COMMON (2 1/2"X10")	15"	24/0	3/8"	16"	95
8-6d COMMON (2 1/2"X10")	15"	24/0	3/8"	16"	100

a. PANEL STRENGTH AXIS PARALLEL OR PERPENDICULAR TO SUPPORT. THREEPLY PLYWOOD SHEATHING WITH STUD SPACING MORE THAN 16" ON CENTER SHALL BE APPLIED WITH PANEL STRENGTH AXIS PERPENDICULAR TO SUPPORT.
 b. TABLE BASED ON WIND PRESSURES ACTING TOWARD AND AWAY FROM BUILDING SURFACES IN ACCORDANCE WITH SECTION R602.3.2. LATERAL BRACING REQUIREMENTS SHALL BE IN ACCORDANCE WITH SECTION R602.3.3.
 c. WOOD STRUCTURAL PANELS WITH SPAN RATINGS OF 1/4" OR HALL-24 SHALL BE PERMITTED AS AN ALTERNATE TO PANELS WITH A 24/0 SPAN RATING. PLYWOOD SIDING RATED 1/4" O.C. OR 24 O.C. SHALL BE PERMITTED TO PANELS WITH A 24/0 SPAN RATING. WALL-B AND PLYWOOD SIDING 8 O.C. SHALL BE USED WITH STUDS SPACED NOT MORE THAN 16" ON CENTER.

2020 RESIDENTIAL CODE OF NEW YORK STATE TABLE R602.11 RAFTER OR TRUSS UPLIFT CONNECTION FORCES FROM WIND (ASD) (POUNDS PER CONNECTION) *See Table R602.11*

RAFTER OR TRUSS SPACING	ROOF SPAN (FEET)	EXPOSURE B				
		ULTIMATE DESIGN WIND SPEED V _W (mph)				
		150 mph	140 mph	130 mph	120 mph	110 mph
12" O.C.	12	12	12	12	12	12
	14	15	15	15	15	15
	16	18	18	18	18	18
	18	21	21	21	21	21
	20	24	24	24	24	24
	22	27	27	27	27	27
	24	30	30	30	30	30
	26	33	33	33	33	33
	28	36	36	36	36	36
	30	39	39	39	39	39
16" O.C.	12	15	15	15	15	15
	14	18	18	18	18	18
	16	21	21	21	21	21
	18	24	24	24	24	24
	20	27	27	27	27	27
	22	30	30	30	30	30
	24	33	33	33	33	33
	26	36	36	36	36	36
	28	39	39	39	39	39
	30	42	42	42	42	42

FOR 5/16" INCH = 25.4 mm, 1 FOOT = 304.8 mm, 1 MILE PER HOUR = 0.447 m/s, 1 POUND = 0.454 kg, 1 POUND PER SQUARE FOOT = 47.88 N/m², 1 PSI = 6.895 kPa

a. THE UPLIFT CONNECTION FORCES ARE BASED ON A MAXIMUM 33 FOOT MEAN ROOF HEIGHT AND WIND EXPOSURE CATEGORY B OR C. FOR EXPOSURE D, THE UPLIFT CONNECTION FORCES SHALL BE SELECTED FROM THE EXPOSURE C PORTION OF THE TABLE USING THE NEXT HIGHEST TABULATED ULTIMATE DESIGN WIND SPEED. THE ADJUSTMENT COEFFICIENTS IN TABLE R602.11(3) SHALL NOT BE USED TO MULTIPLY THE TABULATED FORCES FOR EXPOSURE C AND D OR FOR THE OTHER MEAN ROOF HEIGHTS.
 b. THE UPLIFT CONNECTION FORCES INCLUDE AN ALLOWANCE FOR ROOF AND CEILING ASSEMBLY DEAD LOAD OF 5 PSF.
 c. THE TABULATED UPLIFT CONNECTION FORCES ARE LIMITED TO A MAXIMUM ROOF OVERHANG OF 24 INCHES.
 d. THE TABULATED UPLIFT CONNECTION FORCES SHALL BE PERMITTED TO BE MULTIPLIED BY 0.75 FOR CONNECTIONS NOT LOCATED WITHIN 3 FEET OF BUILDING CORNERS.
 e. FOR BUILDINGS WITH HIP ROOFS WITH 5/12 AND GREATER PITCH, THE TABULATED UPLIFT CONNECTION FORCES SHALL BE PERMITTED TO BE MULTIPLIED BY 0.75. THIS REDUCTION SHALL NOT BE COMBINED WITH ANY OTHER REDUCTION IN TABULATED FORCES.
 f. FOR HALL TO HALL AND HALL TO FOUNDATION CONNECTIONS, THE UPLIFT CONNECTION FORCE SHALL BE PERMITTED TO BE REDUCED BY 60 PIF FOR EACH FULL WALL ABOVE.
 g. LINEAR INTERPOLATION BETWEEN TABULATED ROOF SPANS AND WIND SPEEDS SHALL BE PERMITTED.
 h. THE TABULATED FORCES FOR A 12-INCH ON CENTER SPACING SHALL BE PERMITTED TO BE USED TO DETERMINE THE UPLIFT LOAD IN POUNDS PER LINEAR FOOT.

2020 IRC - TABLE R602.3(3) SIZE, HEIGHT AND SPACING OF WOOD STUDS

STUD SIZE (INCHES)	BEARING WALLS				NON-BEARING WALLS	
	LATERALLY UNSUPPORTED STUD HEIGHT (FEET)	MAXIMUM SPACING WHEN SUPPORTING A ROOF-CEILING ASSEMBLY OR A HABITABLE ATTIC ASSEMBLY (ONLY INCHES)	MAXIMUM SPACING WHEN SUPPORTING ONE FLOOR, PLUS A ROOF-CEILING ASSEMBLY OR A HABITABLE ATTIC ASSEMBLY (INCHES)	MAXIMUM SPACING WHEN SUPPORTING TWO FLOORS, PLUS A ROOF-CEILING ASSEMBLY OR A HABITABLE ATTIC ASSEMBLY (INCHES)	LATERALLY SUPPORTED STUD HEIGHT (FEET)	LATERALLY UNSUPPORTED STUD HEIGHT (FEET)
2x4	10	24"	16"	24"	10	16
2x6	10	24"	24"	24"	20	24

FOR 5/16" INCH = 25.4 mm, 1 FOOT = 304.8 mm, 1 DEGREE = 0.0175 rad, 1 POUND PER SQUARE FOOT = 47.88 N/m², 1 MILE PER HOUR = 0.447 m/s.
 a. LISTED HEIGHT ARE DISTANCES BETWEEN POINTS LATERAL SUPPORT PLACED PERPENDICULAR TO THE PLANE OF THE WALL. BEARING WALLS SHALL BE SHEATHED ON NOT LESS THAN ONE SIDE OR BRIDGES SHALL BE INSTALLED NOT GREATER THAN 4 FEET APART MEASURED VERTICALLY FROM EITHER END OF THE STUD. INCREASES IN UNSUPPORTED HEIGHT ARE PERMITTED WHERE IN COMPLIANCE WITH EXCEPTION 2 OF SECTION R602.3(1) OR DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.
 b. STUDS SHALL NOT BE USED IN EXTERIOR WALLS.
 c. A HABITABLE ATTIC ASSEMBLY SUPPORTED BY 2x4 STUDS IS LIMITED TO A ROOF SPAN OF 32 FEET, WHERE THE ROOF SPAN EXCEEDS 32 FEET, THE WALL STUDS SHALL BE INCREASED TO 2x6 OR THE STUDS SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.

TABLE R602.10.4- BRACING METHODS

METHODS, MATERIAL	MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA ^a	SPACING
CS-1 ^b CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL	3/8"		EXTERIOR SHEATHING PER TABLE R602.3.1 (1)	6' EDGES 12' FIELD
CS-2 ^b CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL ADJACENT TO GARAGE OPENINGS	3/8"		INTERIOR SHEATHING PER TABLE R602.3.1 (2) OR R602.3.2 (2)	VARIABLE BY FASTENER
CS-3 ^b CONTINUOUSLY SHEATHED PORTAL FRAME	3/8"		SEE METHOD CS-1 ^b	SEE METHOD CS-1 ^b
CS-4 ^b CONTINUOUSLY SHEATHED STRUCTURAL FRAMING	1/2" or 3/8" for maximum 16" stud spacing		SEE SECTION R602.10.4.4	SEE SECTION R602.10.4.4

FOR 5/16" INCH = 25.4 mm, 1 FOOT = 304.8 mm, 1 DEGREE = 0.0175 rad, 1 POUND PER SQUARE FOOT = 47.88 N/m², 1 MILE PER HOUR = 0.447 m/s.
 a. Adhesive attachment of wall sheathing including Method CS-4 shall not be permitted in Seismic Design Categories S, D₁, D₂, D₃, and D₄.
 b. Applies to panels next to garage door opening where supporting garage and wall or roof load only. Shall only be used on one side of the garage. In Seismic Design Categories D₂, D₃, and D₄, roof covering dead load shall not exceed 5 psf.
 c. Garage openings adjacent to a Method CS-3 panel shall be provided with a header in accordance with Table R602.3.1 (1). A full height clear opening shall not be permitted to a Method CS-3 panel.
 d. Method CS-3/4 does not apply in Seismic Design Categories D₁, D₂, and D₃.
 e. Method applies to detached one and two-family dwellings in Seismic Design Categories D₁ through D₄.

TABLE R602.3(1) FASTENING SCHEDULE CONTINUED

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENERS	SPACING OF FASTENERS (EDGES) (INCHES)	INTERMEDIATE SUPPORTS (INCHES)
WOOD STRUCTURAL PANELS, SUBROOF, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLE BOARD WALL SHEATHING TO FRAMING (SEE TABLE R602.3(1) FOR WOOD STRUCTURAL PANEL EXTERIOR WALL SHEATHING TO WALL FRAMING)				
31	1/2" X 1"	8d COMMON (2 1/2"X10") NAIL (SUBROOF WALL) OR 8d COMMON (2 1/2"X10") NAIL (ROOF)	6"	12"
32	1 1/2" X 1 1/2"	10d COMMON (2 1/2"X10") NAIL OR 8d (2 1/2"X10") DEFORMED NAIL	6"	12"
OTHER WALL SHEATHING^b				
33	1/2" STRUCTURAL CELLULOSE FIBERBOARD	1 1/2" GALVANIZED ROOFING NAIL, 1/2" HEAD DIAMETER OR 1" CROWN STAPLE 16 GA.	6"	6"
34	3/8" STRUCTURAL CELLULOSE FIBERBOARD	1 1/2" GALVANIZED ROOFING NAIL, 1/2" HEAD DIAMETER OR 1" CROWN STAPLE 16 GA.	6"	6"
35	1/2" GYPSUM SHEATHING ^d	1 1/2" GALVANIZED ROOFING NAIL, STAPLE 16 GA. OR 1 1/2" GALVANIZED ROOFING NAIL, STAPLE 16 GA. OR 1 1/2" GALVANIZED ROOFING NAIL, STAPLE 16 GA. OR 1 1/2" GALVANIZED ROOFING NAIL, STAPLE 16 GA.	6"	6"
WOOD STRUCTURAL PANELS, COMBINATION SURFACE ADHERENTMENT TO FRAMING				
37	3/8" AND LESS	8d DEFORMED (2 1/2"X10") NAIL OR 8d COMMON (2 1/2"X10") NAIL	6"	12"
38	1/2"	8d COMMON (2 1/2"X10") NAIL OR 8d DEFORMED (2 1/2"X10") NAIL	6"	12"
39	1 1/2" X 1 1/2"	10d COMMON (2 1/2"X10") NAIL OR 8d DEFORMED (2 1/2"X10") NAIL	6"	12"

FOR 5/16" INCH = 25.4 mm, 1 FOOT = 304.8 mm, 1 MILE PER HOUR = 0.447 m/s, 1 PSI = 6.895 kPa.
 a. NAILS ARE SHOOTS-COMMON BOX OR DEFORMED SHANKS EXCEPT WHERE OTHERWISE STATED. WALLS USED FOR FRAMING AND SHEATHING CONNECTIONS SHALL HAVE MINIMUM AVERAGE YIELD STRENGTHS AS SHOWN: 80 KSI FOR SHANK DIAMETER OF 0.125 INCH (200 COMMON NAIL), 100 KSI FOR SHANK DIAMETERS LARGER THAN 0.125 INCH BUT NOT LARGER THAN 0.171 INCH, AND 100 KSI FOR SHANK DIAMETERS OF 0.142 INCH OR LESS.
 b. STAPLES ARE 16 GAUGE WIRE AND HAVE A MINIMUM 7/16-INCH ON DIAMETER CROWN WIDTH.
 c. SPACING OF FASTENERS NOT LISTED IN THIS TABLE SHALL BE BASED ON TABLE R602.3.1 (2).
 d. FOUR-FOOT BY 8-FOOT OR 4-FOOT BY 4-FOOT PANELS SHALL BE APPLIED VERTICALLY.
 e. SPACING OF FASTENERS SHALL BE SPACED 6 INCHES ON CENTER, WHERE THE ULTIMATE DESIGN WIND SPEED IS GREATER THAN 150 MPH. WHERE THE ULTIMATE DESIGN WIND SPEED IS 150 MPH OR LESS, NAILS FOR ATTACHING WOOD STRUCTURAL PANEL ROOF SHEATHING TO FRAMING SHALL BE SPACED 6 INCHES ON CENTER, WHERE THE ULTIMATE DESIGN WIND SPEED IS GREATER THAN 150 MPH. NAILS FOR ATTACHING PANEL ROOF SHEATHING TO INTERMEDIATE SUPPORTS SHALL BE SPACED 6 INCHES ON CENTER FOR MINIMUM 48 INCH DISTANCE FROM ROOF RAVES AND SHALE END WALLS AND 6 INCHES ON CENTER FOR SHALE END WALL FRAMING.
 f. GYPSUM SHEATHING SHALL CONFORM TO ASTM C 398 AND SHALL BE INSTALLED IN ACCORDANCE WITH 6A.295. FIBERBOARD SHEATHING SHALL CONFORM TO ASTM C 228.
 g. SPACING OF FASTENERS OF FLOOR SHEATHING EDGES APPLIED TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING AND AT FLOOR PERIMETERS ONLY SPACING OF FASTENERS ON ROOF SHEATHING PANEL EDGES APPLIED TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING OR ROOF OR FLOOR SHEATHING PANEL EDGES PERPENDICULAR TO THE FRAMING MEMBERS NEED NOT BE PROVIDED EXCEPT AS REQUIRED BY OTHER PROVISIONS OF THIS CODE. FLOOR PERIMETER SHALL BE SUPPORTED BY FRAMING MEMBERS OR SOLID BLOCKING.
 h. WHERE A RAFTER IS FASTENED TO AN ADJACENT PARALLEL CEILING JOIST IN ACCORDANCE WITH THIS SCHEDULE, PROVIDE TWO TOE NAILS ON THE OPPOSITE SIDE OF THE RAFTER SHALL NOT BE PERMITTED.
 i. CEILING JOIST TO TOP PLATE IN ACCORDANCE WITH THIS SCHEDULE, PROVIDE TWO TOE NAIL ON THE OPPOSITE SIDE OF THE RAFTER SHALL NOT BE PERMITTED.

TABLE 1: MINIMUM INSULATION THICKNESS FOR CIRCULATING HOT WATER PIPES

HEATED WATER TEMPERATURE (F)	INSULATION THICKNESS IN INCHES BY PIPE SIZES			
	UP TO 1"	UP TO 1.25"	1.5" TO 2.0"	OVER 2"
100-150	0.5	1.0	1.5	2.0
100-160	0.5	0.5	1.0	1.5
100-130	0.5	0.5	0.5	1.0

TABLE 2: MINIMUM INSULATION THICKNESS FOR HVAC PIPES

PIPING SYSTEM TYPES	FLUID TEMP. RANGE (F)	INSULATION THICKNESS IN INCHES BY PIPE SIZE			
		2" ROUNDTS	1" AND LESS	1.25" TO 2"	2.5" TO 4"
HEATING SYSTEMS					
LOW PRESSURE/TEMPERATURE	20-250	1.0	1.5	1.5	2.0
LOW TEMPERATURE	120-200	0.5	1.0	1.0	1.5
STEAM CONDENSATE (FEED WATER)	ANY	1.0	1.0	1.5	2.0
COOLING SYSTEMS					
CHILLED WATER, REFRIGERANT	20-250	1.0	1.5	1.5	2.0
AND BRINE	120-200	0.5	1.0	1.0	1.5

ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS* AS PER TABLE R501.1 OF THE 2015 INTERNATIONAL RESIDENTIAL CODE

STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
RAFTERS HAVING SLOPES GREATER THAN 5/12 WITH NO FINISHED CEILINGS ATTACHED TO RAFTERS	L/180
INTERIOR WALLS AND PARTITIONS	H/180
FLOORS	L/360
CE	

GENERAL CONDITIONS
UNLESS OTHERWISE NOTED, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, AIA DOCUMENT-201, 4/81 SHALL APPLY. THE CONTRACTOR SHALL OBTAIN CERTIFICATE OF OCCUPANCY. SUBSTITUTIONS SHOULD NOT BE MADE WITHOUT WRITTEN AUTHORIZATION BY THE ARCHITECT. THE PREMISES SHALL BE KEPT REASONABLY CLEAN AT ALL TIMES. AT THE COMPLETION OF WORK, THE CONTRACTOR SHALL REMOVE ALL WASTE MATERIALS, TOOLS, RUBBISH, ETC., CLEAN GLASS AND LEAVE WORK FRESHLY CLEAN UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL CARRY WORKMAN'S COMPENSATION AND GENERAL LIABILITY INSURANCE ALL SHALL COMPLY WITH STATE AND LOCAL CODES AND ORDINANCES. THE CONTRACTOR SHOULD FULLY GUARANTEE HIS WORK AND THE WORK OF HIS SUBCONTRACTORS FOR A PERIOD OF ONE YEAR AFTER COMPLETION OF THE PROJECT UNLESS OTHERWISE SPECIFIED. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH GOOD BUILDING PRACTICES. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, ARCHITECT, AND THEIR AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEYS FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK PROVIDED THAT ANY SUCH CLAIM, DAMAGE, LOSS OR EXPENSE (A) IS ATTRIBUTABLE TO BODILY INJURY, SICKNESS, DISEASE OR DEATH OR TO INJURY TO OR DESTRUCTION OF TANGIBLE PROPERTY (OTHER THAN THE WORK ITSELF INCLUDING THE LOSS OR USE RESULTING THEREFROM), (B) IS CAUSED IN WHOLE OR IN PART BY ANY NEGLIGENCE ACT OR OMISSION OF THE CONTRACTOR, ANY SUBCONTRACTOR, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM, OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE REGARDLESS OF WHETHER OR NOT IT IS CAUSED IN PART BY A PARTY INDEMNIFIED HEREUNDER. ALL MATERIALS, ASSEMBLIES, AND METHOD OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO FORMWORK, BLOCK-WORK, FRAMING, NAILING, FLAGGING OF CONCRETE, ETC. ARE TO BE CAREFULLY SUPERVISED BY THE CONTRACTOR TO BE SURE THEY ARE IN ACCORDANCE WITH THE DRAWINGS. SPECIFICATIONS, APPLICABLE CODES AND GOOD PRACTICE. DEVIATIONS FROM THE DRAWINGS AND SPECIFICATIONS WILL NOT BE PERMITTED WITHOUT WRITTEN AUTHORIZATION OF THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SHOP DRAWINGS WHICH MAY BE NEEDED. ALL DIMENSIONS AND CONDITIONS ARE TO BE FIELD VERIFIED. CONTRACTOR TO REMOVE & RELOCATE AS REQUIRED ALL EXISTING WORK WHICH INTERFERES WITH NEW CONSTRUCTION.

SITE WORK
STAKEOUT IS TO BE PERFORMED BY A LICENSED SURVEYOR. STAKING AND LAYOUT ARE TO ESTABLISH ALL LINES AND BENCHMARKS. VERIFY ALL GIVEN DATA ON DRAWINGS. IN CASE OF DISCREPANCY, RECEIVE CLARIFICATION FROM ARCHITECT PRIOR TO PROCEEDING. EXCAVATE AND BACK FILL FOR WORK INDICATED ON DRAWINGS. STOCKPILE TOPSOIL OBTAINED FROM STRIPPING DRIVEWAY AND BUILDING SITE. STOCKPILE ALL EXCAVATED MATERIAL. NEW AND EXISTING BACK FILL MATERIAL AND TOPSOIL ARE TO BE FREE OF WEEDS, TREE ROOTS, ROCKS AND DEBRIS. ALL SURPLUS MATERIAL THAT IS UNSUITABLE FOR BACK FILL MATERIAL SHALL BE REMOVED FROM THE SITE. PROTECT ALL TREES WITHIN EIGHT FEET OF THE BUILDING. PROPER APPROVALS MUST BE OBTAINED BEFORE COVERING ANY EXCAVATED WORK.

CONCRETE BLOCK
ALL CONCRETE BLOCK IS TO HAVE "DUR-O-WALL" REINFORCING EVERY THIRD COURSE. FILL TOP COURSE SOLID MORTAR MIX TO BE ONE PART PORTLAND CEMENT, ONE PART LIME PUTTY, AND SIX PARTS SAND OR ONE PART MASONRY CEMENT AND THREE PARTS SAND.

CONCRETE
NO CONCRETE OR MASONRY WORK SHALL BE DONE DURING TEMPERATURES OF 40 DEGREES F. AND FALLING. NO CONCRETE SHALL BE PLACED ON FROZEN SURFACES. NO ADDITIVES SHALL BE ALLOWED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT. ALL CONCRETE IS TO BE MIN. 3500 P.S.I. AT 28 DAYS & 4000 P.S.I. FOR GARAGE SLAB. PROVIDE ALL SLEEVES AND FOUNDATION VENTS AS REQUIRED BY NYS CODE. UNLESS INDICATED, ALL FOUNDATION FOOTINGS ARE TO BE A MIN. 8" DEEP PROJECTING 6" ON EACH SIDE OF THE FOUNDATION WALL. PROVIDE TWO #4 DEFORMED BARS CONTINUOUS IN THE FOOTING. ALL 4" THICK CONCRETE SLABS TO HAVE 6x6 @ 10' WELDED WIRE REINFORCING. ANCHOR BOLTS IN CONCRETE SHALL BE HOOKED 5/8" X 12" AT MAX. 3' O.C. PROVIDE BITUMEN EXPANSION JOINTS BETWEEN SLABS AND FOUNDATION WALLS.

FIREPLACE
FIREPLACE OPENING AND FLUE SIZE TO BE AS INDICATED ON DRAWINGS. PROVIDE OUTSIDE COMBUSTION AIR WITH 8" DUCT AND DAMPER EACH SIDE FOR A TOTAL RECOVERY CAPACITY OF 150 CFM MIN. MAINTAIN MAXIMUM 20 CFM INFILTRATION THROUGH THE FLUE WHEN NOT IN USE. PROVIDE FIREPLACE OPENING WITH GLASS DOORS TO CONFORM TO THE 2015 IBC. FIREBOX TO BE COMPLETELY LINED WITH FIREBRICK. PROVIDE MIN. 8" FIREPLACE WALL THICKNESS WITH PROOF CLEAN UNLESS OTHERWISE SPECIFIED. BETWEEN COMBUSTIBLE WOOD FRAME CONSTRUCTION.

FOUNDATION WATERPROOFING
INSTALL TWO LAYERS OF TOWELED ON FIBERGLASS MASTIC (FED. SPEC. S.S.C. 55 TYPE-II) MEMBRANE TO BE CONTINUOUS FROM TOP OF FOUNDATION AND EXTEND TO LAP EDGE OF FOOTING.

FIRE BLOCKING
FIRE BLOCKING SHALL BE PROVIDED AS PER SECTION R502.13 OF THE RESIDENTIAL CODE OF NEW YORK STATE. TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL). PROVIDE FIRE BLOCKING IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AT THE CEILING AND FLOOR LEVELS. CONCEALED HORIZONTAL FURRED SPACES SHALL ALSO BE FIRE BLOCKED AT INTERVALS NOT EXCEEDING 10 FEET.

PLUMBING
CONTRACTOR SHALL INSTALL WATER SUPPLY AND SANITARY SYSTEM AS INDICATED. PROVIDE HOT AND COLD SHUT-OFF VALVES AT ALL FIXTURES. ALL WATER PIPING TO HAVE CLEANOUTS AT ALL CHANGES OF DIRECTION AND AT BASE OF VERTICAL WASTES. USE 4" CAST IRON THROUGH FOUNDATION WALLS. PROVIDE MIN. 1/8" PER FOOT TRAP-ASTE SIZES FOR FIXTURES SHALL BE AS FOLLOWS:
DISH WASHER 1 1/2"
KITCHEN SINK 1/2"
LAVATORY 1 1/4"
SHOWER 2"
TOILET 3"
ALL SYSTEMS TO HAVE ONE 3" MAIN VENT STACK INCREASED TO 4" THROUGH THE ROOF. PROVIDE FROST PROOF HOSE-BIBS AS INDICATED ON PLANS WITH EASILY ACCESSIBLE DRAIN DRAIN-COCKS. THE WATER SUPPLY AND SEWAGE DISPOSAL SYSTEM SHALL COMPLY TO THE APPLICABLE COUNTY DEPARTMENT OF HEALTH STANDARDS AND REGULATIONS. APPROVAL OF ALL PLUMBING MUST BE OBTAINED FROM APPROPRIATE LOCAL AUTHORITIES PRIOR TO CONCEALMENT. PRIOR TO ORDERING, CONTRACTOR SHALL VERIFY CUTS OF FIXTURES FOR OWNERS APPROVAL. IN THE EVENT THAT THE OWNER CHANGES THE CONTRACTOR SHALL CREDIT THE OWNER FOR THE FULL SUBCONTRACTORS COST FOR THE CHANGED UNIT.

HVAC
SYSTEM TO BE DESIGNED BY OTHERS. PROVIDE PROPER SUPPLY TO ALL ROOMS & CONFORM WITH ALL STATE AND LOCAL CODES.

FRAMING AND ROUGH CARENTRY
JOISTS RAFTERS AND STUDS SHALL BE CONSTRUCTION GRADE DOUGLAS FIR-SOUTH SELECT STRUCTURAL. ALL WOOD SILLS AND WOOD IN CONTACT WITH MASONRY SHALL BE ACG. ALL EXTERIOR SHEATHING SHALL BE 1/2 CDX DOUGLAS FIR PLYWOOD. SUB-FLOORING TO BE 3/4" CDX PLYWOOD. EXTERIOR SHEATHING TO BE COVERED WITH TYVEK, HOUSE WRAP OR APPROVED EQUAL. BLOCK STUD WALLS AT 1/2 STORY HEIGHTS AND AT ALL UNSUPPORTED EDGES OF FLYWOOD. PROVIDE SOLID BLOCKING AND DIAGONAL BRACING OF FLOOR JOISTS AT 3' O.C. MAXIMUM AND SOLID BLOCKING UNDER ALL UNSUPPORTED EDGES OF PLYWOOD. ALL CAR PLATES TO BE DOUBLED AND NAILLED BOTTOM CAR PLATED TO END OF STUDS. LAR CAR PLATES AT CORNERS. WHERE FLUSH FRAMING OCCURS, USE MIN. 6GA SHEET METAL JOIST HANGERS BY "TEGO" OR APPROVED EQUAL. ALL CORNERS TO BE MINIMUM 2"x2"x4 STUDS. HEADERS SHALL BE MINIMUM 2"x6 UNLESS NOTED ON PLANS. MINIMUM BEARING FOR STUDS, JOISTS AND BEAMS SHALL BE 3" 1/2". USE DOUBLE JACK STUDS FOR HEADERS OVER FIVE FEET IN LENGTH.

FOUNDATION WATERPROOFING
INSTALL TWO LAYERS OF TOWELED ON FIBERGLASS MASTIC (FED. SPEC. S.S.C. 55 TYPE-II) MEMBRANE TO BE CONTINUOUS FROM TOP OF FOUNDATION AND EXTEND TO LAP EDGE OF FOOTING.

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ASPHALT ROOF SHINGLES
INSTALLED AS PER SECTION R405.2 OF THE INTERNATIONAL RESIDENTIAL CODE. ALL SLOPED ROOF SHINGLES SHALL BE GAF-CLASS-A ASPHALT ROOF SHINGLES OR APPROVED EQUAL. SHINGLES SHALL BE APPLIED OVER 1/8" ASPHALT FELT WITH GAF-WEATHER-WATCH ICE AND WATER BARRIER APPLIED AT EAVES, VALLEYS AND FLASHING. ROOFING CONTRACTOR TO PROVIDE ALL FLASHING NECESSARY FOR A WATER-TIGHT, WEATHER-PROOF JOB. ROOFING IS TO BE APPLIED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL SUPPLY COLOR SAMPLES OF THE SHINGLES FOR OWNERS APPROVAL PRIOR TO INSTALLATION.

INSULATION
ALL EXTERIOR WALLS AND ROOFS SHALL BE INSULATED WITH FOLIATED FIBERGLASS BATT INSULATION BY JOHN MANVILLE OR APPROVED EQUAL. FOIL TO BE PLACED TOWARD WARM SIDE. PROVIDE 1/2" RIGID FOAM INSULATION ON ALL EXTERIOR FOUNDATION WALLS FROM FOOTINGS TO 6" BELOW FINISHED GRADE UNLESS OTHERWISE SPECIFIED. CARE SHOULD BE TAKEN NOT TO DAMAGE FOUNDATION WATERPROOFING.

GLASS WINDOWS AND DOORS
TO BE INSTALLED AS PER SECTION R502 OF THE RESIDENTIAL CODE OF N.Y.S. ALL GLASS IS TO BE INSULATED UNLESS OTHERWISE SPECIFIED. GLASS SUBCONTRACTOR SHALL NOT INSTALL GLASS UNTIL PROPER CLEARANCES ARE PROVIDED. ALL SLIDING GLASS DOORS, SKYLIGHTS AND/OR WINDOWS AS REQUIRED BY CODE, SHALL BE INSULATED. TEMPERED GLASS. ALL GLASS DOORS AND WINDOWS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. ALL WINDOWS ARE TO BE CALKED AND SEALED AS PER 2015 IBCG REQUIREMENTS. PROVIDE FLASHING FANS UNDER ALL SLIDING DOORS, AND WINDOWS WITHIN A 6" OF AN EXTERIOR SURFACE. ALL EXTERIOR DOORS ARE TO BE FULLY WEATHER-STRIPPED. PROVIDE ALL SCREENS AND HARDWARE AS REQUIRED. ALL GLASS IS TO BE FREE OF SCRATCHES AND IMPERFECTIONS AND GUARANTEED BY THE MANUFACTURER FOR A PERIOD OF NO LESS THAN 5 YEARS. ALL WINDOWS TO BE ANDERSEN UNLESS INDICATED OTHERWISE.

PAINTING AND STAINING
THE FOLLOWING IS INCLUDED FOR THE CONVENIENCE OF THE PAINTING CONTRACTORS AND ONLY AS AN INDICATION OF THE TYPES OF PAINTS REQUIRED FOR VARIOUS SURFACES. IT IS THE INTENT OF THESE SPECIFICATIONS TO PROVIDE A COMPLETE FINISH. ALL PAINTED SURFACES MUST BE FULLY COVERED IN A UNIFORM MANNER TO BE ACCEPTABLE. INTERIOR WOOD SURFACES-APPLY TO LIGHTLY SANDED SURFACES. WALLS DOORS, FRAMES, TRIM AND BASES ONE COAT WOOD FILLER OR STAIN AND TWO COATS MCKLUKBY'S EGGSHELL FINISH NON-YELLOWING POLYURETHANE.

EXTERIOR WOOD SURFACES
MINIMUM ONE COAT PRIMER AND TWO COATS FLAT PAINT. EXTERIOR WOOD SURFACES- TWO COATS EXTERIOR GRADE STAIN. EXTERIOR EXPOSED METAL- MINIMUM ONE COAT ZINC CHROMATE AND TWO COATS EXTERIOR ENAMEL. ALL MATERIAL SHALL BE OF BEST QUALITY PITTSBURGH, PRATT & LAMBERT, DUTCH BOY, MCKLUKBY'S OR APPROVED EQUAL. CONTRACTOR IS TO PROVIDE SAMPLES OF ALL PAINTS AND STAINS FOR ARCHITECT'S AND/OR OWNERS APPROVAL.

GYPSUM WALL BOARD
INSTALLED AS PER SECTION R702.3.2 OF THE INTERNATIONAL RESIDENTIAL CODE. GYPSUM WALLBOARD APPLICATION SHALL BE TAPE JOINT SYSTEM. ALL GYPSUM BOARD TO BE 1/2" ON WALLS AND 1/2" ON CEILING UNLESS OTHERWISE INDICATED. FINISH JOINTS, JOISTS AND SIMPS CORNERS AND EDGES SHALL BE TAPED AND RECEIVE THREE COATS OF JOINT COMPOUND. ALLOW 24 HOURS TO DRY BETWEEN COATS. FINAL COAT TO BE SANDED SMOOTH METAL CORNER BEAD TO BE USED ON ALL OUTSIDE CORNERS AND AROUND ALL OPENINGS.

ELECTRICAL
ALL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE AND ALL STATE, LOCAL, AND UTILITY COMPANY CODES AND REGULATIONS. ALL CIRCUITS SHALL BE MINIMUM 15 AMP. POWER WIRING SHALL BE MINIMUM 14 AWG. CONVENIENCE OUTLETS SHALL BE LOCATED 12" ABOVE FINISHED FLOOR UNLESS OTHERWISE INDICATED. ALL SWITCHED TO BE LOCATED 36" ABOVE THE FINISHED FLOOR UNLESS OTHERWISE INDICATED. SUPPLY RECOMMENDED LAMPS IN ALL FIXTURES.

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2020 ECG OF NEW YORK STATE (2018 IBCG)
-AIR LEAKAGE
-JOINTS, PENETRATIONS, AND ALL OTHER VULNERABLE OPENINGS IN THE BUILDING ENVELOPE THAT ARE SOURCES OF AIR LEAKAGE MUST BE SEALED.
-RECESSED LIGHTS MUST BE TYPE IC RATED AND INSTALLED WITH NO PENETRATIONS, OR TYPE IC OR NON-RATED INSTALLED INSIDE AN APPROPRIATE AIR-TIGHT ASSEMBLY WITH 0.5" CLEARANCE FROM COMBUSTIBLE MATERIALS AND 3" CLEARANCE FROM INSULATION
-REQUIRED ON THE MARK-IN-WINTER SIZE FOR ALL NON-VENTED FRAMED CEILING, WALLS, AND FLOORS.

INSULATION
ALL EXTERIOR WALLS AND ROOFS SHALL BE INSULATED WITH FOLIATED FIBERGLASS BATT INSULATION BY JOHN MANVILLE OR APPROVED EQUAL. FOIL TO BE PLACED TOWARD WARM SIDE. PROVIDE 1/2" RIGID FOAM INSULATION ON ALL EXTERIOR FOUNDATION WALLS FROM FOOTINGS TO 6" BELOW FINISHED GRADE UNLESS OTHERWISE SPECIFIED. CARE SHOULD BE TAKEN NOT TO DAMAGE FOUNDATION WATERPROOFING.

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MINIMUM DESIGN DEAD LOADS* AS PER ASCE 7-05

COMPONENT	LOAD (psf)
CEILING	
GYPSUM BOARD (1/2-in.)	7.0
GYPSUM BOARD (5/8-in.)	9.0
SUSPENDED STEEL CHANNEL SYSTEM	2.0
COVERING, ROOF, AND WALL	
ASPHALT SHINGLES	2.0
GYPSUM SHEATHING, 1/2-in.	2.0
PLYWOOD (per 1/2-in.)	1.6
RIGID INSULATION, 1/2-in.	0.75
SINGLE-PLY SHEET WATERPROOFING MEMBRANE	0.7
BITUMINOUS SMOOTH SURFACE WATERPROOFING MEMBRANE	1.5
FLOORS AND FLOOR FINISHES	
CERAMIC OR QUARRY TILE (3/4-in.) ON 1/2-in. MORTAR BED	16.0
HARDWOOD FLOORING, 7/8-in.	4.0
LINOLEUM OR ASPHALT TILE 1/4-in. SUBFLOORING 3/4-in.	1.0
FLOORS, WOOD JOIST (no plaster) JOIST SIZES (in.)	12-in. 16-in. O.C. O.C.
2x6	6 5
2x8	6 6
2x10	7 6
2x12	8 7
FRAME PARTITIONS	
WOOD OR STEEL STUDS, 1/2-in. GYP. BOTH SIDES	5.0
FRAME WALLS	
EXTERIOR STUD WALLS:	
2x4 @ 16-in. 5/8-in. GYPSUM, INSULATED, 3/8-in. SIDING	11.0
2x6 @ 16-in. 5/8-in. GYPSUM, INSULATED, 3/8-in. SIDING	12.0
EXTERIOR STUD WALLS WITH BRICK VENEER	45.0

*WEIGHTS OF MASONRY INCLUDE MORTAR BUT NOT PLASTER. FOR PLASTER, ADD 5 lb/ft² FOR EACH FACE PLASTERED. VALUES GIVEN REPRESENT AVERAGES. IN SOME CASES THERE IS A CONSIDERABLE RANGE OF WEIGHT FOR THE SAME CONSTRUCTION.

2020 ECG OF NEW YORK STATE (2018 IBCG)
R401.3. PERMANENT CERTIFICATE - SHALL BE COMPLETED BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL AND POSTED IN THE UTILITY ROOM OR OTHER APPROVED LOCATION INSIDE THE BUILDING.

R402.2.4. ATTIC OR CRAWL SPACE ACCESS - SHALL BE WEATHER-STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES.

R402.4. AIR LEAKAGE - BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE TO ≤ 3 AIR CHANGES PER HOUR.

R402.4.1.1. INSTALLATION - THE COMPONENTS OF THE BUILDING THERMAL ENVELOPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CRITERIA LISTED IN TABLE 402.4.1.1, WHERE REQUIRED BY CODE OFFICIAL, AN APPROVED THIRD PARTY SHALL INSPECT ALL COMPONENTS AND VERIFY COMPLIANCE.

R402.4.1.2. TESTING - BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING ≤ 3 ACH50 IN G24A, 5 A6A. TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY.

R402.4.4. COMBUSTION CLOSETS - ROOMS CONTAINING FUEL-BURNING APPLIANCES REQUIRE SPECIAL CARE. EXCEPTION: DIRECT VENT APPLIANCES WITH BOTH INTAKE AND EXHAUST PIPES INSTALLED CONTINUOUS TO THE OUTSIDE

R403.5.2. DUCT SEALING - DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED.

R403.5.3. DUCT TESTING - DUCTS SHALL BE PRESSURE TESTED TO DETERMINE AIR LEAKAGE. EXCEPTION: DUCT LEAKAGE TEST IS NOT REQUIRED WHERE THE DUCTS AND AIR HANDLERS ARE LOCATED ENTIRELY WITHIN THE BUILDING THERMAL ENVELOPE.

R403.5.5. BUILDING CAVITIES - SHALL NOT BE USED AS DUCTS OR PLENUMS

R403.6. MECHANICAL SYSTEM PIPING INSULATION - CARRYING FLUIDS >105°F OR <55°F, INSULATE TO R-3 MIN.

R403.6. MECHANICAL VENTILATION - THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF IRC/IMC. THE MECHANICAL VENTILATION RATE SHALL BE NO GREATER THAN 0.01 x CFA + 7.5 x (# OF BEDROOMS + 1) *CFA = CONDITIONED FLOOR AREA

R403.7. EQUIPMENT SIZING - PER ACCA MANUEL 5, BASED ON LOADS CALCULATED PER ACCA MANUEL J.

R404.1. LIGHTING - A MINIMUM OF 75% OF PERMANENTLY INSTALLED FIXTURES MUST HAVE HIGH-EFFICIENCY LAMPS. LOW-VOLTAGE LIGHTING EXEMPT

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

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

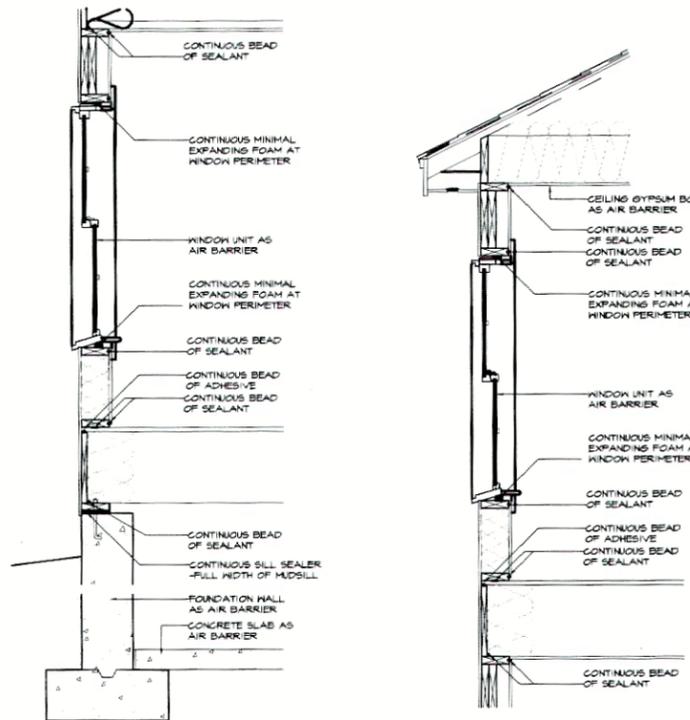
TABLE 2: MINIMUM INSULATION THICKNESS FOR HVAC PIPES

PIPING SYSTEM TYPES	FLUID TEMP. RANGE (F)	INSULATION THICKNESS IN INCHES BY PIPE SIZE			
		2" RUNOUTS	1" AND LESS	1.25" TO 2"	2.5" TO 4"
HEATING SYSTEMS					
LOW PRESSURE/TEMPERATURE	201-250	1.0	1.5	1.5	2.0
LOW TEMPERATURE	20-200	0.5	1.0	1.0	1.5
STEAM CONDENSATE (FEED WATER)	ANY	1.0	1.0	1.5	2.0
COOLING SYSTEMS					
CHILLED WATER, REFRIGERANT	201-250	1.0	1.5	1.5	2.0
AND BRINE	20-200	0.5	1.0	1.0	1.5

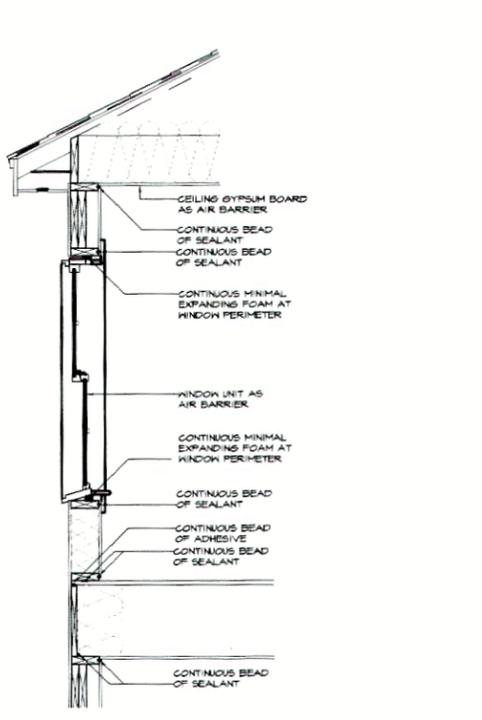
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 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

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 ARCHITECT SEAL

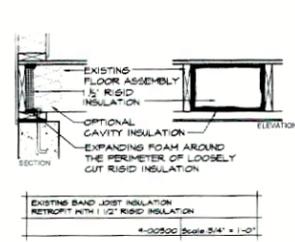
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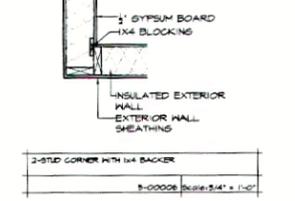
CONCEPTUAL AIR SEALING STRATEGY // LOWER WALL SECTION
5-02002 Scale: 3/4" = 1'-0"



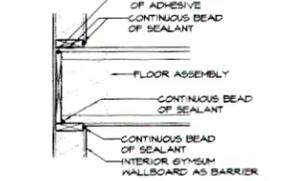
CONCEPTUAL AIR SEALING STRATEGY // UPPER WALL SECTION
5-02003 Scale: 3/4" = 1'-0"



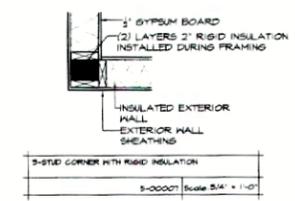
EXISTING FLOOR ASSEMBLY WITH 1/2" RIGID INSULATION
5-02004 Scale: 3/4" = 1'-0"



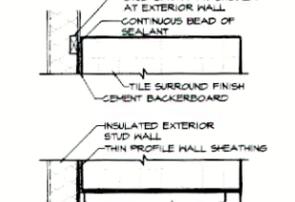
1/2" GYPSUM BOARD WITH 1x4 BLOCKING
5-02005 Scale: 3/4" = 1'-0"



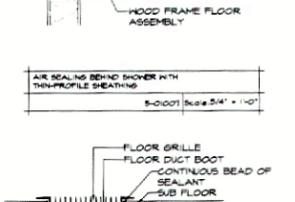
2-STD CORNER WITH 1x4 BACKER
5-02006 Scale: 3/4" = 1'-0"



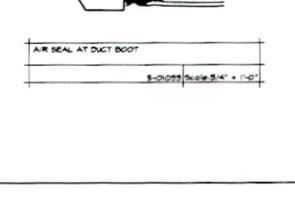
1/2" GYPSUM BOARD (2) LAYERS 1/2" RIGID INSULATION
5-02007 Scale: 3/4" = 1'-0"



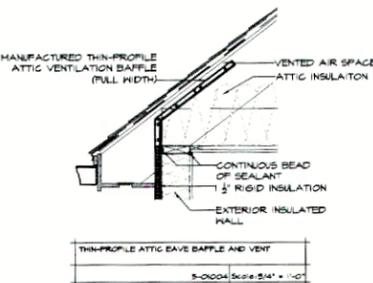
1/2" GYPSUM BOARD (2) LAYERS 1/2" RIGID INSULATION
5-02008 Scale: 3/4" = 1'-0"



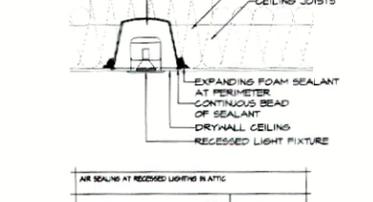
WOOD FRAME FLOOR ASSEMBLY
5-02009 Scale: 3/4" = 1'-0"



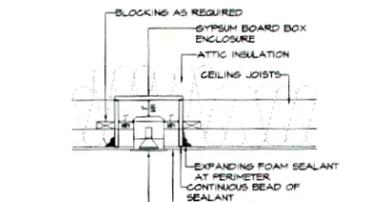
FLOOR GRILLE FLOOR DUCT BOOT
5-02010 Scale: 3/4" = 1'-0"



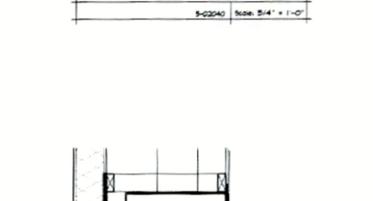
MANUFACTURED THIN-PROFILE ATTIC VENTILATION BAFFLE (FULL WIDTH)
5-02011 Scale: 3/4" = 1'-0"



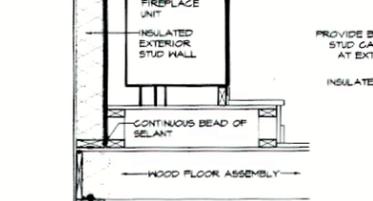
THIN-PROFILE ATTIC EAVE BAFFLE AND VENT
5-02012 Scale: 3/4" = 1'-0"



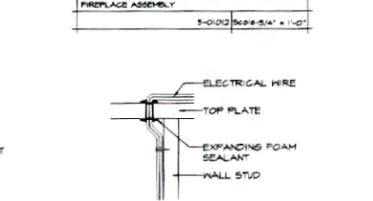
RECESSED LIGHTING FIXTURE
5-02013 Scale: 3/4" = 1'-0"



AIR SEALING AT RECESSED LIGHTING Baffle
5-02014 Scale: 3/4" = 1'-0"



AIR SEALING AT PLATFORM FOR MANUFACTURED FIREPLACE ASSEMBLY
5-02015 Scale: 3/4" = 1'-0"



AIR SEALING BEHIND SHOWER WITH THIN-PROFILE SHEATHING
5-02016 Scale: 3/4" = 1'-0"



AIR SEAL AT TOP PLATE ELECTRICAL PENETRATION
5-02017 Scale: 3/4" = 1'-0"

2020 RESIDENTIAL CODE OF NYS - TABLE N102.4.1 (2020 ECG OF NYS - R402.4.1) - AIR BARRIER AND INSULATION INSTALLATION

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
GENERAL REQUIREMENTS	A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE. THE EXTERIOR THERMAL ENVELOPE CONTAINS A CONTINUOUS AIR BARRIER BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED.	AIR-PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL.
CEILING / ATTIC	THE AIR BARRIER IN ANY DROPPED CEILING/SOFFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SHALL BE SEALED. ACCESS OPENINGS, DROP DOWN STAIRS OR KNEE WALL DOORS TO UNCONDITIONED ATTICS SPACES SHALL BE SEALED.	THE INSULATION IN ANY DROPPED CEILING/SOFFIT SHALL BE ALIGNED WITH THE AIR BARRIER.
HALLS	THE JUNCTION OF FOUNDATION AND SILL PLATE TO BE SEALED. THE JUNCTION OF TOP PLATE AND THE TOP OF EXTERIOR WALLS TO BE SEALED. KNEE WALLS SHALL BE SEALED.	CAVITIES WITHIN CORNERS AND HEADERS OF FRAME WALLS SHALL BE INSULATED BY COMPLETELY FILING THE CAVITY WITH A MATERIAL HAVING A THERMAL RESISTANCE OF R-5 PER INCH MINIMUM. EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER.
WINDOWS, SKYLIGHTS, AND DOORS	THE SPACE BETWEEN WINDOW/DOOR JAMBES AND FRAMING, AND SKYLIGHTS AND FRAMING SHALL BE SEALED.	
RIM JOIST	RIM JOIST SHALL INCLUDE THE AIR BARRIER.	RIM JOIST SHALL BE INSULATED.
FLOORS (INCLUDING ABOVE GARAGES & CANT LEVERED FLOORS)	THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION.	FLOOR FRAMING CAVITY INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF SUBFLOOR DECKING OR FLOOR FRAMING CAVITY INSULATION SHALL BE PERMITTED TO BE IN CONTACT WITH THE TOP SIDE OF SHEATHING OR CONTINUOUS INSULATION INSTALLED ON THE UNDERSIDE OF FLOOR FRAMING AND EXTENDS FROM THE BOTTOM TO THE TOP OF ALL PERIMETER FLOOR FRAMING MEMBERS.
CRAWL SPACE WALLS	EXPOSED EARTH IN UNVENTED CRAWL SPACES TO BE COVERED WITH A CLASS I VAPOR RETARDER WITH OVERLAPPING JOINTS TAPED.	WHERE PROVIDED INSTEAD OF FLOOR INSULATION, INSULATION SHALL BE PERMANENTLY ATTACHED TO THE CRAWL SPACE WALLS.
SHAFTS / PENETRATIONS	DUST SHAFTS, UTILITY PENETRATIONS, AND FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE TO BE SEALED.	BATTES IN NARROW CAVITIES SHALL BE CUT TO FIT, OR NARROW CAVITIES SHALL BE FILLED BY INSULATION THAT ON INSTALLATION READILY CONFORMS TO THE AVAILABLE CAVITY SPACE.
NARROW CAVITIES		
GARAGE SEPARATION	AIR SEAL BETWEEN GARAGE AND CONDITIONED SPACE.	
RECESSED LIGHTING	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE DRYWALL.	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED AIR TIGHT AND IC RATED.
PLUMBING AND WIRING		BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND WIRING AND PLUMBING IN EXTERIOR WALLS, OR INSULATION THAT ON INSTALLATION READILY CONFORMS TO AVAILABLE SPACE SHALL EXTEND BEHIND PIPING AND WIRING.
SHOWER/TUB ON EXTERIOR WALL	THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THEM FROM THE SHOWERS AND TUBS.	EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED.
ELECTRICAL/PHONE BOX ON EXTERIOR WALLS	THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR-SEAL BOXES SHALL BE INSTALLED.	
HVAC REGISTER BOOTS	HVAC REGISTER BOOTS THAT PENETRATE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR OR DRYWALL.	
CONCEALED SPRINKLERS	WHEN REQUIRED TO BE SEALED, CONCEALED FIRE SPRINKLERS SHALL ONLY BE SEALED IN A MANNER THAT IS RECOMMENDED BY THE MANUFACTURER. CAULKING OR OTHER ADHESIVE SEALANTS SHALL NOT BE USED TO FILL VOIDS BETWEEN FIRE SPRINKLER COVER PLATES AND WALLS OR CEILING.	

MATERIALS R-VALUES

MATERIAL	R-VALUE
BUILDING BOARD	
GYPSUM WALL BOARD (1/2")	0.45
GYPSUM WALL BOARD (5/8")	0.5625
PLYWOOD (1/2")	0.62
PLYWOOD (3/4")	0.94
SIDING	
ALUMINUM/ VINYL SIDING (NOT INSULATED)	0.61
ALUMINUM/ VINYL SIDING (1/2" INSULATION)	1.80
FLOORING	
HARDWOOD FLOORING (3/4")	0.68
TILE	0.05
CARPET WITH FIBER PAD	2.08
CARPET WITH RUBBER PAD	1.25
AIR SPACE (1/2" UP TO 4")	1.00
ROOFING	
ASPHALT SHINGLES	0.44
WOOD SHINGLES	0.91
DOORS	
WOOD SOLID CORE (1 3/4")	2.17
INSULATED METAL DOOR (2")	15.00
POURED CONCRETE PER 1"	0.08

PROPOSED TWO STORY, ONE FAMILY DWELLING

LOT 225 AT N. BERGIN PLACE, FREEPORT, NY, 11520

ARCHITECT SEAL



SCALE: AS NOTED

UPDATED: 7-13-22

DATED: 5-28-22

A.10

RECEIVED
2022 SEP 23 11:34
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Application Date: 9/23/2022
Fees Paid: \$225

SP# _____

**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: 134 N Bergin Place ZONING DISTRICT _____
SECTION 55 BLOCK 269 LOT 223 LOT SIZE: 70x100 (7000 sqft)

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	PROPERTY OWNER
Name:		Name: <u>Dennis Marti</u>	
Address:		Address: <u>1500 Jerusalem Ave</u> <u>Merrick NY 11566</u>	
Telephone #:		Telephone #: <u>516-902-2594</u>	

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

Present Land Use: _____ Proposed Land Use: Residential

Description of Proposed Work: Added outside cellar entrance.

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

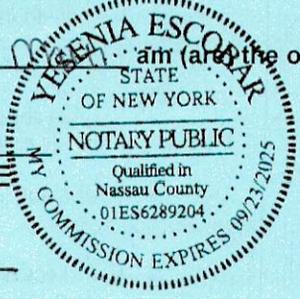
RECEIVED
2022 SEP 23 A 11:18
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

[Signature]
APPLICANT'S SIGNATURE
Sworn to before me this 23
day of September, 2022.
Pamela Walsh Bodnar
Notary Public

9/23/22 DATE
Pamela A. Walsh Bodnar
Notary Public State of New York
No. 01WA6213579
Qualified in Nassau County
Commission Expires November 9, 2025

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

[Signature]
PROPERTY OWNER'S SIGNATURE
Sworn to before me this 23
day of September, 2022.
Yessenia Escobar
Notary Public



9/23/22 DATE

FOR VILLAGE USE ONLY

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

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 than twenty (20) feet to one (1) inch:
_____	_____	_____	a. Title of drawing, including name and address of applicant.
_____	_____	_____	b. North point, scale, and date.
_____	_____	_____	c. Boundaries of the project.
_____	_____	_____	d. Existing natural features, such as watercourse, waterbodies, wetlands, wooded areas, and individual large trees on the subject property. Features to be retained should be noted.
_____	_____	_____	e. Floodplain boundaries as determined by the Federal Emergency Management Agency.
_____	_____	_____	f. Location of proposed land and water uses and their areas in acres and location, together with the proposed use, dimensions, height and architectural features of all buildings and other structures.
_____	_____	_____	g. Location of outdoor storage and description of materials to be stored.
_____	_____	_____	h. Location of all existing or proposed site improvements including street, drains, culverts, retaining walls, fences, docks and easements, whether public or private.
_____	_____	_____	i. Location and description of all proposed waterfront public access/recreation provisions.
_____	_____	_____	j. Description of sewage disposal and water supply systems and locations of such facilities.
_____	_____	_____	k. Location and proposed development of buffer areas and other landscaping; the general landscaping plan and planting schedule.
_____	_____	_____	l. Location of all parking and loading area, internal circulation pattern, and ingress and egress drives.
_____	_____	_____	m. Provision for pedestrian and patron access, including public and private sidewalks, walkways and docks.
_____	_____	_____	n. Location, design and size of all signs and lighting facilities.
_____	_____	_____	o. Approximate locations and dimensions of areas proposed for neighborhood parks, playgrounds or other permanent open space.
_____	_____	_____	p. Building orientation and site design for energy efficiency and visual quality.
_____	_____	_____	q. Location and design of all energy distribution facilities, including electrical, gas, and solar energy.
_____	_____	_____	r. Description and location of erosion control measures including proposed location of sediment sink/setting pond and interceptor swales, etc..
_____	_____	_____	s. Location, supporting design data and copies of computations used as a basis for the design capacities and performance of stormwater management facilities.
_____	_____	_____	t. Lines and dimensions of all property which is offered, or to be offered for dedication for public use, with the purpose indicated thereon, and of all property that is proposed to be reserved by deed covenant for the common use of the property owners of the development.
_____	_____	_____	u. Estimated project construction schedule.
_____	_____	_____	v. Record of application for approval status of all necessary permits from federal, state and county officials.
_____	_____	_____	w. Identification of any federal, state or county permits required for project execution.
_____	_____	_____	x. The Planning Board may require such additional information as it may deem necessary for a complete assessment of the project pursuant to this chapter.



INC. VILLAGE OF FREEPORT

Department of Buildings

46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520
(516) 377-2242
FAX (516) 377-2493

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

August 30, 2022
SITE PLAN LETTER

Marti Homes
1500 Jerusalem Avenue
Merrick, NY 11566

RE: 134 N. Bergen Place, Freeport, NY
Zoning District – Residence A - Sec. 55 Blk. 269 Lot 223
Building Permit Application #20222960
Description–Addition of outside cellar entrance

RECEIVED
2022 SEP 23 4:11:18 PM
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Dear Sir/Madam:

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

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

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

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

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings

/cd

Encl.

c: Village Clerk

Kurt A. Jacobs, R.A.

ZBA Approval Needed: Yes ___ No X

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. 20222962

Location : 134 N. Bergen P, Freeport, NY

Applicant : Dennis Marti

Description : Addition of outside cellar entrance

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

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

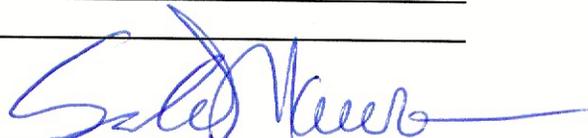
REASON(S) FOR DETERMINATION

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

A)

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

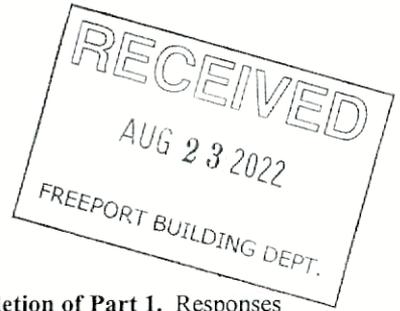
Dated: August 30, 2022



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.

20222962



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:			
Project Location (describe, and attach a location map): 134 N Bergin Place			
Brief Description of Proposed Action: Addition of outside cellar entrance.			
Name of Applicant or Sponsor: Dennis Marti		Telephone: 516-902-2594	
		E-Mail: office@martihomes.net	
Address: 1500 Jerusalem Ave			
City/PO: Merrick		State: NY	Zip Code: 11566
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.			NO YES X
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO YES X
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
		X	
b. Consistent with the adopted comprehensive plan?			
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
		X	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
		X	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? 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?	NO	YES	
		X	
		X	
		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: _____	NO	YES	
			X
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing potable water: _____	NO	YES	
		X	
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____	NO	YES	
			X
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
		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? 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: _____	NO	YES	
		X	
		X	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
		X	
16. Is the project site located in the 100 year flood plain?	NO	YES	
		X	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES	
		X	

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: _____ _____	NO	YES
	X	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	X	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	X	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Dennis Marti</u>	Date: <u>8/18/22</u>	
Signature: 		

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

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

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

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

- 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

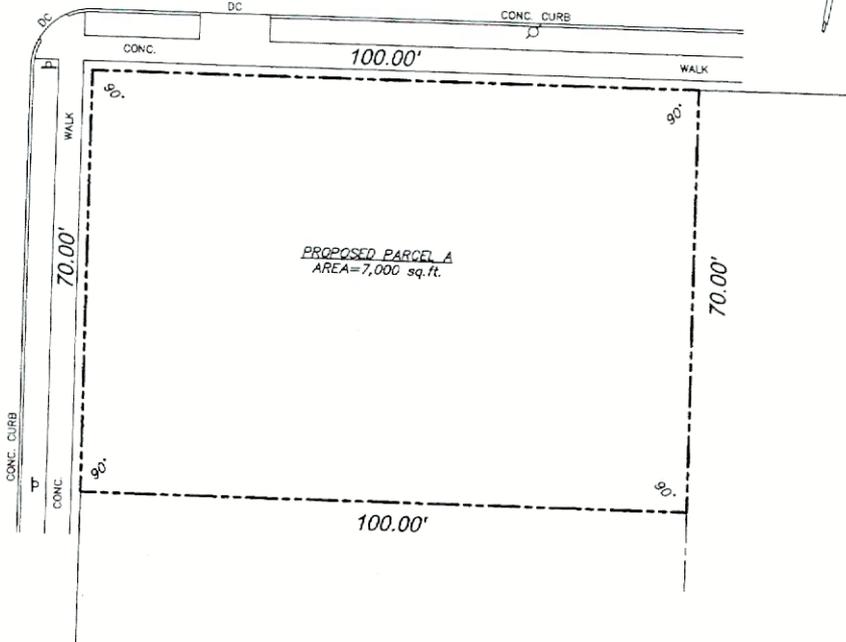
Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)



N. BERGIN PLACE
(PARK STREET)

LENA AVENUE



"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP PREPARED AND SEALED BY A LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW."

"COPIES FROM THE ORIGINAL OF THIS SURVEY MAP NOT MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL NOT BE CONSIDERED A VALID TRUE COPY."

"CERTIFICATION INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

PROPOSED PARCEL A
SITUATED IN
INCORPORATED VILLAGE OF FREEPORT
TOWN OF HEMPSTEAD COUNTY OF NASSAU STATE OF NEW YORK



O'Connor - Petito, L.L.C.
Land Surveying 27 Forest Avenue
Civil Engineering Locust Valley, NY 11560
(516) 676-3260

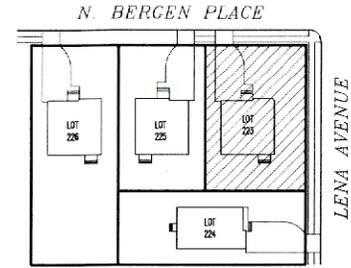
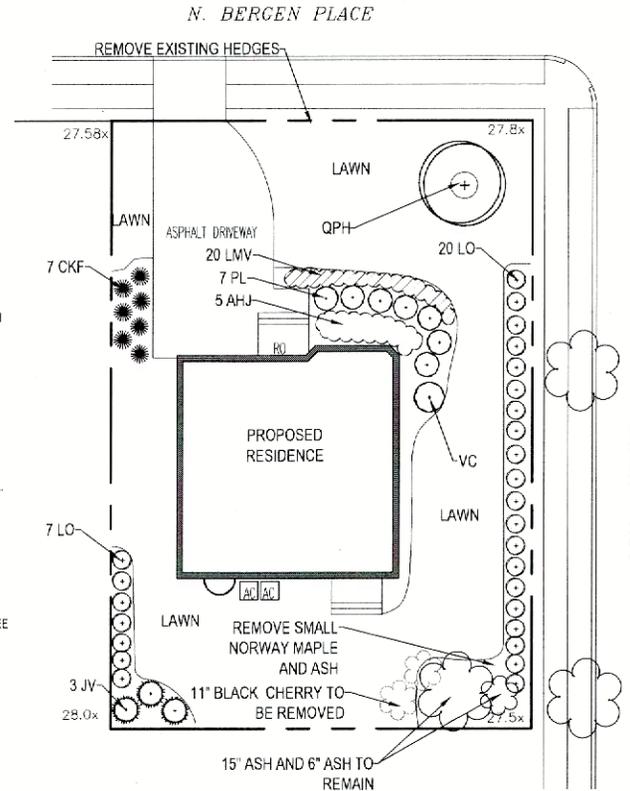
MAP	RANDALL PARK, FILED ON JANUARY 5, 1897, AS MAP No. 209	SEC. 55	BLK. 267	LOT P/O 1
DATE: AUGUST 27, 2020	REVISED:	SCALE: 1"=20'	SHEET: 1 OF 1	

PLANT NOTES:

- ALL PLANT MATERIALS SHALL BE NURSERY GROWN AND CONFORM TO A.A.N. "AMERICAN STANDARDS FOR NURSERY STOCK".
- THE CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH LOCATION OF MECHANICAL EQUIPMENT AND UTILITIES, EXISTING OR PROPOSED, IN THE AREAS TO BE PLANTED.
- VERIFY ALL GRADES, DIMENSIONS, AND EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
- STAKE OUT LOCATION OF NEW PLANTS AND OBTAIN APPROVAL BY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- PLANT MATERIAL SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE LANDSCAPE ARCHITECT AT THE NURSERY AND AT THE SITE BEFORE PLANTING IS BEGUN.
- ALL PLANT BEDS AND TREE SAUCERS SHALL RECEIVE 2" OF SHREDED CEDAR BARK MULCH.
- ALTERNATELY SPACE ("STAGGER") PLANTS IN BEDS UNLESS OTHERWISE NOTED.
- SCARIFY ROOT BALLS REMOVED FROM CONTAINER GROWN STOCK PRIOR TO PLANTING.
- NO PLASTIC, NON-ROT BURLAP OR TWINE SHALL BE USED ON THIS JOB.
- EXISTING PLANT MATERIALS SO INDICATED TO REMAIN AND BE PROTECTED WHICH ARE INJURED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AND SHALL BE OF THE SAME SIZE AND VARIETY AS THOSE DESTROYED OR DAMAGED.
- NO EXISTING TREES ARE TO BE REMOVED UNLESS AS NOTED ON THE DRAWINGS AND APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER.
- NO SUBSTITUTIONS TO BE MADE WITHOUT WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT.
- ALL PLANT PITS TO BE BACKFILLED WITH 2 PARTS EXCAVATED TOPSOIL MIXED WITH ONE PART COMPOST. ADD BIOSTIMULANT (PLANT HEALTH CARE INC. - BIO PAK, ROOTSAVER OR EQUAL) AS PER MANUFACTURER'S RECOMMENDATIONS. SUBMIT SOURCE OF COMPOST AND BIOSTIMULANT PRODUCT FOR APPROVAL BY LA.
- ALL PLANT MATERIAL TO BE GUARANTEED FOR 1 YEAR FROM DATE OF INSTALLATION AND WRITTEN ACCEPTANCE BY LANDSCAPE ARCHITECT.
- IF ANY DISCREPANCY EXISTS BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN.
- EXISTING TREES NOT INTERFERING WITH NEW CONSTRUCTION AND IN GOOD HEALTH SHALL REMAIN.

IRRIGATION NOTES

- ALL PLANTINGS SHALL BE IRRIGATED WITH AUTOMATIC ELECTRIC UNDERGROUND IRRIGATION SYSTEM USING THE FOLLOWING
 - WEATHERMATIC LX4 - LX12 MIST HEADS, VERIFY IN FIELD, OR APPROVED EQUAL.
 - HUNTER 1-20 ADS STAINLESS ROTORS, OR APPROVED EQUAL.
 - NETAFIM TECHLINE Cv 17mm, OR APPROVED EQUAL.
- CONTRACTOR SHALL SUPPLY AND INSTALL ENTIRE SYSTEM INCLUDING THE FOLLOWING ITEMS:
 - ALL PRESSURIZED PIPES TO BE OF SCHEDULE 40 PVC.
 - ALL LATERAL PIPES (AFTER AUTOMATIC VALVES) TO BE SCHEDULE 200 PVC.
 - ALL PVC PIPE JOINTS UP TO 4" DIAMETER TO BE CLEANED WITH PVC PRIMER AND ADHERED WITH PVC CEMENT.
 - ALL PVC PIPES OVER 4" DIAMETER TO UTILIZE BELL & GASKET JOINTS.
 - IRRITROL TOTAL CONTROL-R TIMER (VERIFY ZONE QUANTITY WITH LANDSCAPE ARCHITECT), OR APPROVED EQUAL.
 - HUNTER MINI-CLK RAIN SENSOR, OR APPROVED EQUAL.
 - RAINBIRD DV AUTOMATIC VALVE SERIES, OR APPROVED EQUAL.
 - VALVE BOX (FOR SYSTEM ACCESS).
 - MANUAL SHUT OFF AND BRASS WINTERIZING FITTING(S).
 - BACKFLOW PREVENTION DEVICE, SUBMIT FOR APPROVAL.
- ALL WORK SHALL CONFORM WITH APPLICABLE CODES AND ORDINANCES. CONTRACTOR IS TO PROVIDE ONE YEAR GUARANTEE OF ENTIRE SYSTEM.



DRAWING NOTES:

- THIS DRAWING IS AN INSTRUMENT OF SERVICE RENDERED TO THE CLIENT FOR THE PURPOSE OF DISCUSSION AND DESIGN DEVELOPMENT. NOT FOR CONSTRUCTION.
- BASE INFORMATION FROM PLOT PLANS SUPPLIED BY MARTI HOMES. THIS DRAWING WAS NOT PREPARED UNDER THE DIRECT SUPERVISION OF A LICENSED LAND SURVEYOR AND SHALL NOT BE RELIED UPON TO ESTABLISH BOUNDARY MONUMENTS OR BOUNDARY METES AND BOUNDS.
- IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LANDSCAPE ARCHITECT, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LANDSCAPE ARCHITECT IS ALTERED, THE ALTERING LANDSCAPE ARCHITECT SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

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LANDSCAPE PLAN

LOT 223 AT N. BERGEN PLACE

GIBNEY DESIGN LA ■ PC LANDSCAPE ARCHITECTURE PC

PO Box 371
Wading River, New York 11792-0371
631 929 8385
info@gibneydesigngroup.com



Freeport, New York

Project No: LP22021
Drawing No: LP122021

Date of Dwg: 1/22/21

PLANT LIST - Lot 223				
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
5	AHJ	Anemone 'Honore Jobert'	Honore Jobert Anemone	5 pint
7	CKF	Calamagrostis 'Karl Foerster'	Feather Reed Grass	3 gal.
3	JV	Juniperus virginiana	Eastern Redcedar	6-7' hgt.
20	LMV	Liriope muscari 'Variegata'	Variegated Lily Turf	4" pot
27	LO	Ligustrum ovalifolium	California Privet	2-3' hgt.
7	PL	Prunus laurocerasis 'Otto Luyken'	Cherry Laurel	2-2 1/2' hgt.
1	QPH	Quercus phellos	Willow Oak	2-2 1/2' cal.
1	VC	Viburnum carlesii	Koreanspice Viburnum	2 1/2-3' hgt.

PROPOSED:
TWO STORY, ONE FAMILY DWELLING

DRAWING SHEET LIST

- A.1: COVER SHEET
- A.2: FOUNDATION, FIRST FLOOR PLAN
- A.3: SECOND FLOOR, ROOF PLAN
- A.4: ELEVATIONS
- A.5: ELEVATIONS
- A.6: SECTIONS, DETAILS
- A.7: STRAPPING DETAILS, PLUM. RISER
- A.8: CONSTRUCTION SCHEDULES
- A.9: CONSTRUCTION NOTES
- A.10: SEALING DETAILS

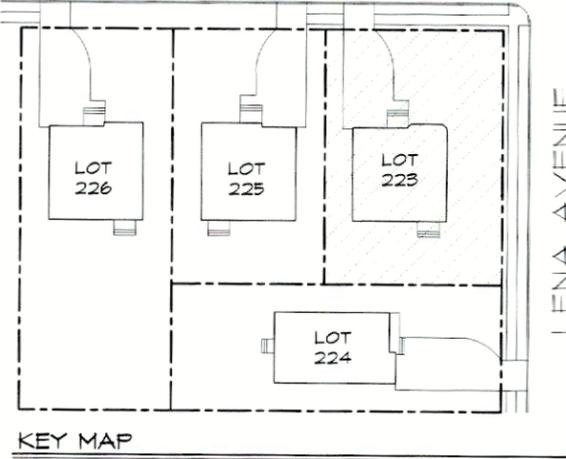
TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS AND/OR SPECIFICATIONS ARE IN COMPLIANCE WITH:

- THE 2020 RESIDENTIAL CODE OF NYS
- THE MECHANICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTERS 12-23 OF THE 2020 RESIDENTIAL CODE OF NYS
- THE PLUMBING SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTERS 25-28 OF THE 2020 RESIDENTIAL CODE OF NYS
- THE ELECTRICAL SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTERS 34-42 OF THE 2020 RESIDENTIAL CODE OF NYS
- IN ACCORDANCE WITH 2016 IECC RESIDENTIAL ENERGY EFFICIENCY CODE
- THE PROJECT COMPLIANCE METHOD CHOSEN IS TOTAL UA-ALTERNATIVE AND A RECHECK HAS BEEN SUBMITTED WITH THESE DRAWINGS.

FOUNDATIONS: CHAPTER 4; DESIGN BASED UPON PRESUMPTIVE LOAD BEARING VALUES OF SANDY GRAVEL AND/OR GRAVEL AT 2000 LBS PER SQUARE FOOT. CONTRACTOR TO CONSULT ENGINEER IF DIFFERENT SOIL MATERIALS ARE FOUND UPON EXCAVATION OR TEST HOLE FOR ALTERNATIVE FOOTINGS AND FOUNDATION WALL DESIGN.

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA TABLE R501(2) 2020 RESIDENTIAL CODE OF NYS	WIND DESIGN					SUBJECT TO DAMAGE FROM									
	GROUND SNOW LOAD	SPEED (MPH)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND BORN DEBRIS ZONE	SEISMIC DESIGN CATEGORY	WEATHERING	FROST LINE DEPTH	TERMINAL	WINTER DESIGN TEMP	ICE BARRIER REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP	
2B	20.0	NO	NO	NO	1 MILE FROM COAST	B	SEVERE	80F. 3 FT. DEEP	MOD. TO HEAVY	SEE BELOW	YES	N/A	25F	51	

N. BERGIN PLACE



LENA AVENUE

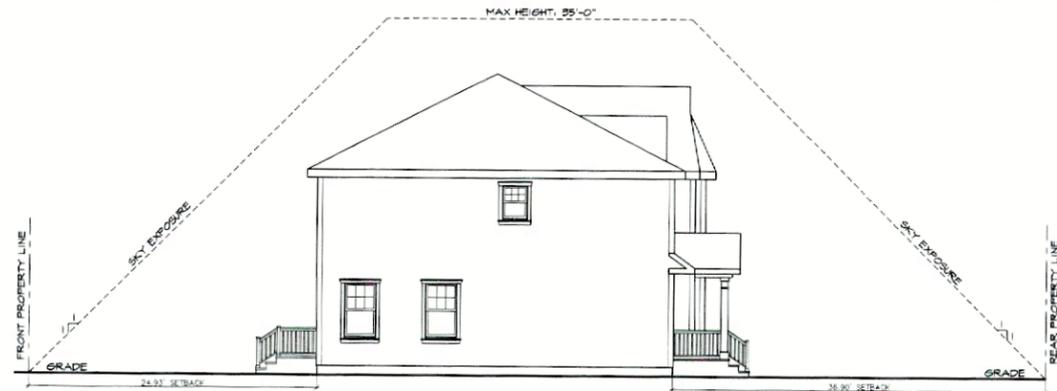
FLOOR AREA SQUARE FOOTAGES	
FIRST FLOOR (NO GARAGE)	1125 S.F.
SECOND FLOOR	1382 S.F.
ATTACHED GARAGE	250 S.F.

ZONING INFORMATION
INC. VILLAGE OF FREEPORT
SECTION 55 BLOCK 269 LOT 223

ZONE: RES-AA	REQUIRED	PROPOSED
LOT AREA	5,000 SQ.FT.	7,000 SQ.FT.
FRONTAGE	50 FT.	70 FT.
FRONT YARD	AVG. 36.9 FT.	36.9 FT.
REAR YARD	20 FT.	24.93 FT.
SIDE YARD (MIN)	5 FT.	11 FT.
SIDE YARD (AVG)	17.5 FT.	33 FT.
BUILDING HEIGHT	35 FT.	29 FT.
PRINCIPAL COVERAGE	30 %	26.2 %
SKY EXPOSURE FRONT/REAR	1V:1H	COMPLIES
SKY EXPOSURE SIDES	2V:1H	COMPLIES



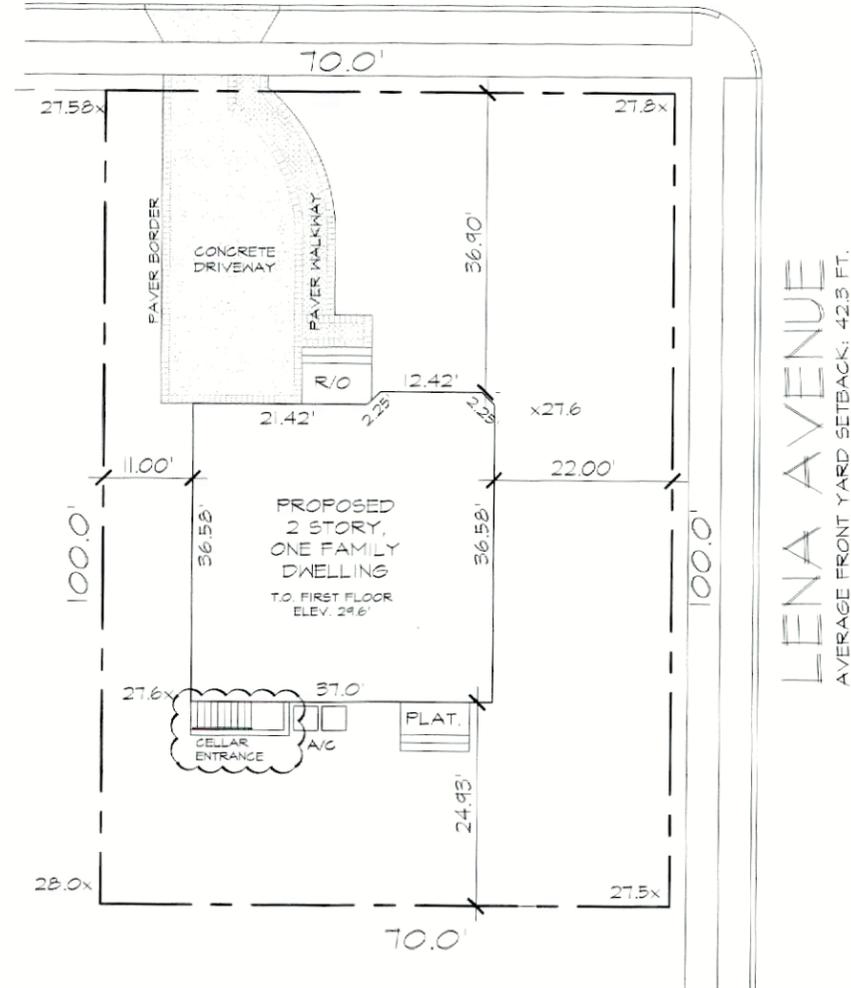
RENDERED ELEVATION



SKY EXPOSURE DIAGRAMS

N. BERGIN PLACE

AVERAGE FRONT YARD SETBACK: 36.9 FT.



PLOT PLAN

LENA AVENUE
AVERAGE FRONT YARD SETBACK: 42.3 FT.

PROPOSED TWO STORY, ONE FAMILY DWELLING

LOT 223 AT N. BERGIN PLACE, FREEPORT, NY, 11520

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VILLAGE OF FREEPORT, NY

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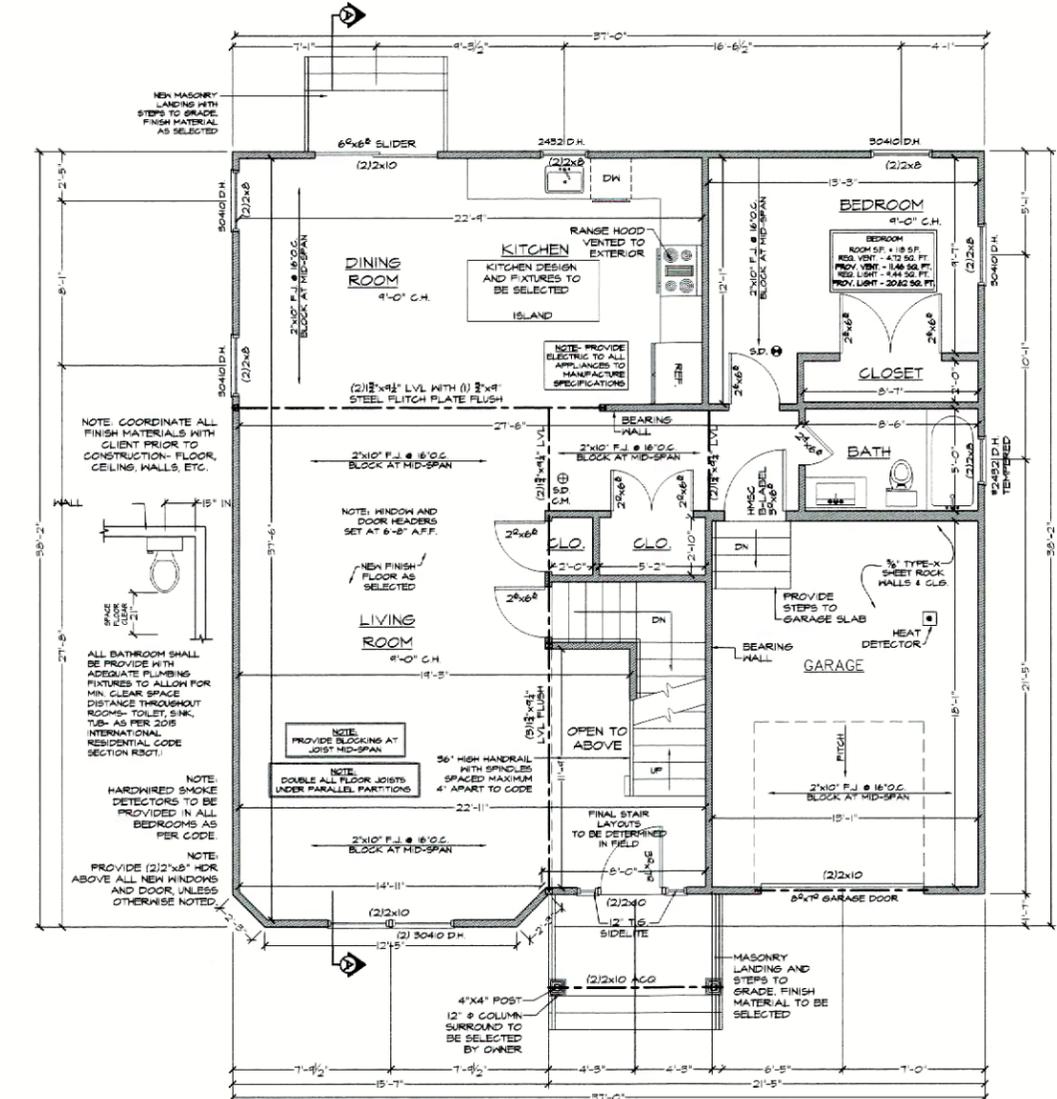
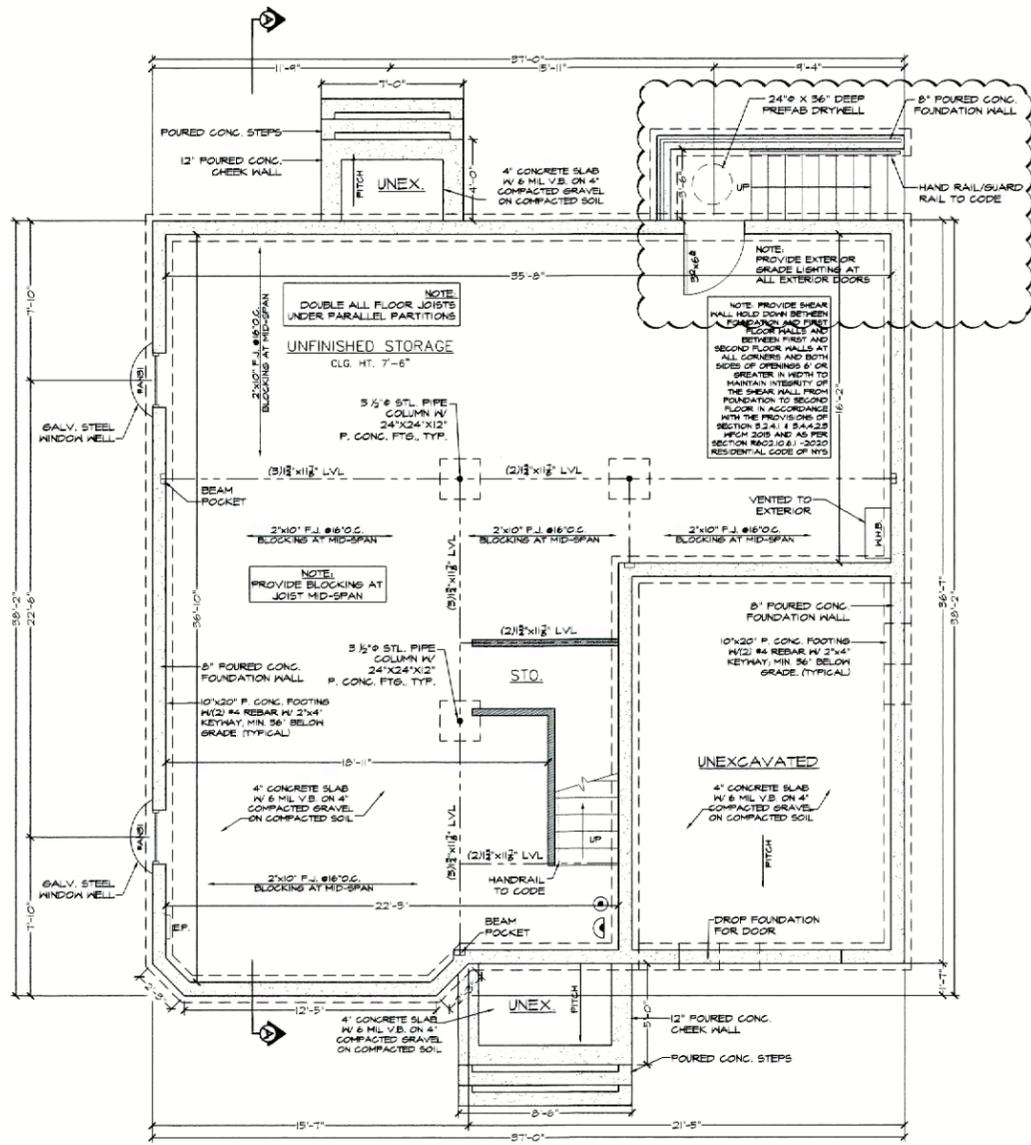
SCALE: AS NOTED

UPDATED: 7-13-22

DATED: 5-28-22

A.1

SCALE: 1" = 10'-0"



PROPOSED FOUNDATION PLAN

PROPOSED FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

SCALE 1/4" = 1'-0"

GENERAL NOTES

- CARBON MONOXIDE ALARMS AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN BUILDINGS AS REQUIRED IN ACCORDANCE WITH SECTION 415.2 OF 2020 FIRE CODE OF NYS (CARBON MONOXIDE DETECTION SYSTEMS) FOR RESIDENTIAL BUILDINGS. INTER-WIRED FIRE SMOKE AND CARBON MONOXIDE DETECTORS WITH BATTERY BACKUP AS PER NFPA 72 AND 2020 RESIDENTIAL CODE OF NYS CODE SEC. R314 AND R315 SHALL BE INSTALLED IN DWELLING UNITS OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE VICINITY OF THE BEDROOMS, WHERE A FIRE-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM. CARBON MONOXIDE DETECTION SHALL BE INSTALLED WITHIN THE BEDROOM.
- ALL ELECTRIC WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE N.E.C.
- ALL CONDITIONS AND DIMENSIONS TO BE VERIFIED IN FIELD BY THE GENERAL CONTRACTOR AND REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO START OR CONTINUATION OF WORK.
- NO GALV. NAILS OR CONNECTORS IN ACC. LUMBER ARE PERMITTED. CONNECTORS AND FASTENERS FOR ACC. LUMBER MUST BE STAINLESS STEEL OR HOT DIPPED GALVANIZED G-185.
- AS PER 2020 RESIDENTIAL CODE OF NYS SEC. R310 EACH HABITABLE ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW FOR EMERGENCY EGRESS WITH A MINIMUM CLEAR OPENING OF 5.7 SQ. FT. (GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM CLEAR OPENING OF 5.0 SQ. FT.). THE MIN. HT. OF OPENINGS TO BE 24" AND MINIMUM WIDTH TO BE 20" AND THE BOTTOM OF OPENINGS NO HIGHER THAN 5'-8" A.F.F.
- ALL WOOD POSTS SHALL BE BUILT UP WITH (2) 2"x4'S NAILED TOGETHER W/ 10G NAILS @ 8" O.C. UNLESS OTHERWISE NOTED.
- ALL FRAMING SHALL COMPLY WITH THE 2020 RESIDENTIAL CODE OF NYS.
- ALL EXTERIOR PORCH/DECK/ STAIR FRAMING TO BE ACC. LUMBER-LION.
- ALL ANCHORS, STRAPPINGS AND CONNECTORS AND HARDWARE TO BE SIMPSON STRONG-TIE OR AN APPROVED MANUFACTURER AND TO BE INSTALLED AS PER MANUFACTURE WRITTEN INSTRUCTIONS UNLESS OTHERWISE NOTED.
- ALL ENGINEERED LUMBER TO BE GLUED AND SEAL AS REQUIRED TO PROTECT AGAINST THE WEATHER ENVIRONMENT.

STAIRS & GUARD NOTE

- (TO COMPLY WITH 2020 RESIDENTIAL CODE OF NYS -R311 AND R312)
- STAIRWAYS SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT.
 - MINIMUM HEADROOM HEIGHT TO BE 6'-8"
 - MAX. RISER SHALL NOT EXCEED 8 1/2"
 - MIN. TREAD SHALL NOT BE LESS THAN 9"
 - STAIR PROFILE, NOSINGS SHALL NOT BE LESS THAN 3/4" NOT MORE THAN 1/4"
 - HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH STAIRWAY WITH TWO OR MORE RISERS. TOP OF HANDRAIL SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38". ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS TO THE FULL LENGTH OF THE STAIRS FROM DIRECTLY ABOVE THE TOP RISER OF A FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN KNEEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1/2" BETWEEN THE WALL AND THE HANDRAIL. HANDRAILS SHALL NOT PROJECT MORE THAN 4 1/2" ON EITHER SIDE OF THE STAIRWAY.
 - GUARDS/RAILINGS ARE REQUIRED FOR ANY SURFACE 30" ABOVE FLOOR OR GRADE.
 - GUARDS/RAILINGS SHALL NOT HAVE A GAP OF PASSAGE OF MORE THAN 4" O.C.
 - BOTTOM RAIL TO TREADS SHALL NOT HAVE A GAP OF PASSAGE OF MORE THAN 6" SPHERE.

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

R302.7 UNDER STAIR PROTECTION ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIRS SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.

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

HALL KEY

(---) EXIST TO BE REMOVED	(○) HARD WIRED SMOKE DETECTOR IN BATTERY BACKUP AS PER SECT. R314 2020 RESIDENTIAL CODE OF NYS AND NFPA 72
(---) EXIST TO REMAIN	(○) HARD WIRED CARBON MONOXIDE DETECTOR W/ BATTERY BACKUP AS PER SECT. R314 2020 RESIDENTIAL CODE OF NYS AND SECTION 415.2 OF 2020 FIRE CODE OF NYS
(---) NEW WOOD FRAME CNST	(○) 80 CFM FAN TO EXTERIOR
(---) NEW POURED CONCRETE	(●) DENOTES EGRESS WINDOW
(---) 4"x4" POST UNLESS OTHERWISE NOTED	
(---) HOLD DOWN AS NOTED	

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VILLAGE OF FREEPORT, NY
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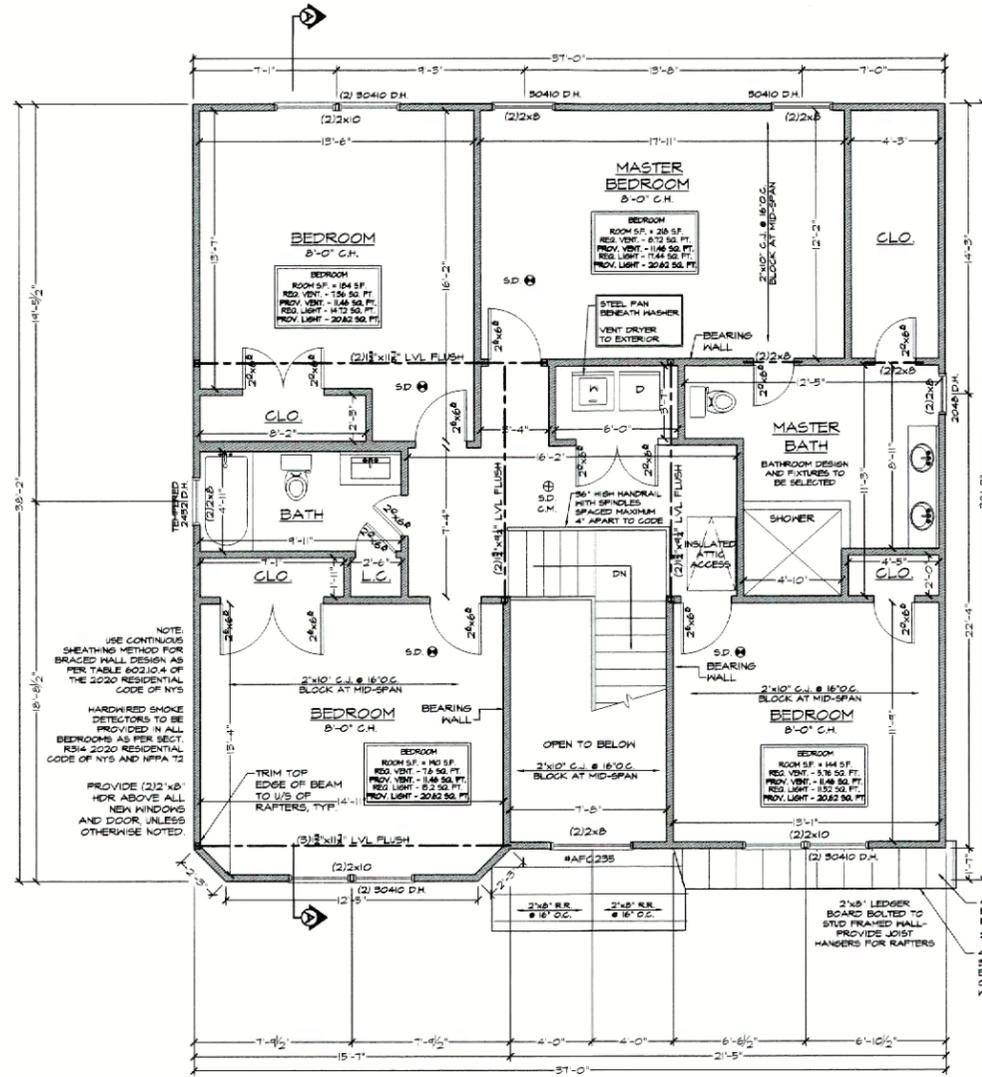
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PROPOSED TWO STORY, ONE FAMILY DWELLING
LOT 223 AT N. BERGIN PLACE, FREEPORT, NY, 11520

ARCHITECT SEAL

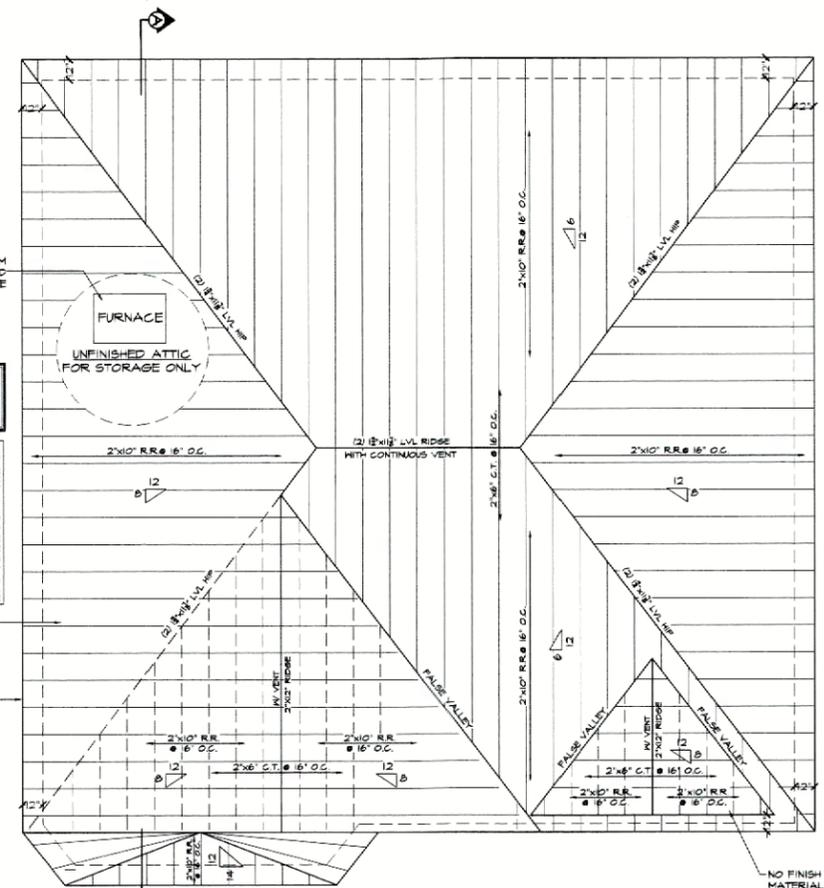
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UPDATED: 7-13-22
DATED: 5-28-22

A.2



PROPOSED SECOND FLOOR PLAN

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



PROPOSED ROOF PLAN

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

GENERAL NOTES

- CARBON MONOXIDE ALARMS AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN BUILDINGS AS REQUIRED IN ACCORDANCE WITH SECTION 915.2 OF 2020 FIRE CODE OF NYS (CARBON MONOXIDE DETECTION SYSTEMS) FOR RESIDENTIAL BUILDINGS. INTERWIRED FIRE/SMOKE AND CARBON MONOXIDE DETECTORS WITH BATTERY BACKUP AS PER NFPA 72 AND 2020 RESIDENTIAL CODE OF NYS CODE SEC. R314 AND R315 SHALL BE INSTALLED IN DWELLING UNITS OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE VICINITY OF THE BEDROOMS, WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM. CARBON MONOXIDE DETECTION SHALL BE INSTALLED WITHIN THE BEDROOM.
- ALL ELECTRIC WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE N.E.C.
- ALL CONDITIONS AND DIMENSIONS TO BE VERIFIED IN FIELD BY THE GENERAL CONTRACTOR AND REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO START OR CONTINUATION OF WORK.
- NO GALV. NAILS OR CONNECTORS IN A.C.G. LUMBER ARE PERMITTED. ALL CONNECTORS AND FASTENERS FOR A.C.G. LUMBER MUST BE STAINLESS STEEL OR HOT DIPPED GALVANIZED 9-18S.
- AS PER 2020 RESIDENTIAL CODE OF NYS SEC. R310 EACH HABITABLE ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW FOR EMERGENCY EGRESS WITH A MINIMUM CLEAR OPENINGS OF 5.7 SQ. FT. (GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM CLEAR OPENING OF 5.0 SQ. FT.). THE MIN. HT. OF OPENINGS TO BE 24" AND MINIMUM WIDTH TO BE 20" AND THE BOTTOM OF OPENINGS NO HIGHER THAN 3'-8" A.F.F.
- ALL WOOD POSTS SHALL BE BUILT UP WITH (2) 2x4'S NAILED TOGETHER W/ 10d NAILS @ 8" O.C. UNLESS OTHERWISE NOTED.
- ALL FRAMING SHALL COMPLY WITH THE 2020 RESIDENTIAL CODE OF NYS
- ALL EXTERIOR PORCH/DECK/ STAIR FRAMING TO BE A.C.G. LUMBER-U.O.N.
- ALL ANCHORS, STRAPPING AND CONNECTORS AND HARDWARE TO BE SIMPSON STRONG TIE OR AN APPROVED MANUFACTURE AND TO BE INSTALLED AS PER MANUFACTURE WRITTEN INSTRUCTIONS- UNLESS OTHERWISE NOTED
- ALL ENGINEERED LUMBER TO BE CLADDED AND SEAL AS REQUIRED TO PROTECT AGAINST THE WEATHER ENVIRONMENT

STAIRS & GUARD NOTE:
(TO COMPLY WITH 2020 RESIDENTIAL CODE OF NYS -R311 AND R312)
-STAIRWAYS SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT
-MINIMUM HEADROOM HEIGHT TO BE 6'-8"
-MAX. RISER SHALL NOT EXCEED 8 1/4"
-MIN. TREAD SHALL NOT BE LESS THAN 4"
-STAIR PROFILE: NOSINGS SHALL NOT BE LESS THAN 3/4" NOT MORE THAN 1 1/4"
-HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH STAIRWAY WITH TWO OR MORE RISERS. TOP OF HANDRAIL SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38". ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS TO THE FULL LENGTH OF THE STAIRS FROM DIRECTLY ABOVE THE TOP RISER OF A FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAIL. HANDRAILS SHALL NOT PROJECT MORE THAN 4 1/2" ON EITHER SIDE OF THE STAIRWAY. -GUARDS/RAILINGS ARE REQUIRED FOR ANY SURFACE 30" ABOVE FLOOR OR GRADE. -GUARDS/RAILINGS SHALL NOT HAVE A GAP OF PASSAGE OF MORE THAN 4" O.C. -BOTTOM RAIL TO TREADS SHALL NOT HAVE A GAP OF PASSAGE OF MORE THAN 6" SPHERE

PROVIDE STAIRWAY LIGHTING AS PER SECTION R302.7 INTERIOR STAIRWAY ILLUMINATION: INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS OF NOT LESS THAN 1 FOOT-CANDLE (11 LUX) AS MEASURED AT THE ENTER OF TREADS AND LANDINGS. THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHT SOURCE WHERE THE STAIRWAY HAS SIX OR MORE RISERS

R302.7. UNDER STAIR PROTECTION ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS UNDER STAIRS SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYP/SUM BOARD

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

- HALL KEY**
- EXIST TO BE REMOVED
 - EXIST TO REMAIN
 - NEW HOOD FRAME CNST
 - NEW POURED CONCRETE
 - 4"x4" POST UNLESS OTHERWISE NOTED
 - HOLD DOWN AS NOTED
 - ⊙ HAND WIRED SMOKE DETECTOR W/ BATTERY BACK-UP AS PER SECT. R314 2020 RESIDENTIAL CODE OF NYS AND NFPA 72
 - ⊙ HAND WIRED CARBON MONOXIDE DETECTOR W/ BATTERY BACK-UP MIN 12" A.F.F. AS PER SECT. R315 2020 RESIDENTIAL CODE OF NYS AND SECT. 915 OF 2020 FIRE CODE OF NYS
 - ⊠ 30 CFM FAN TO EXTERIOR
 - * DENOTES EGRESS WINDOW

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PROPOSED TWO STORY, ONE FAMILY DWELLING
LOT 223 AT N. BERGIN PLACE, FREEPORT, NY, 11520

ARCHITECT SEAL

SCALE: AS NOTED
UPDATED: 7-13-22
DATED: 5-28-22

A.3



PROPOSED FRONT ELEVATION

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

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



PROPOSED SIDE ELEVATION

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

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PROPOSED TWO STORY, ONE FAMILY DWELLING

LOT 223 AT N. BERGIN PLACE, FREEPORT, NY, 11520

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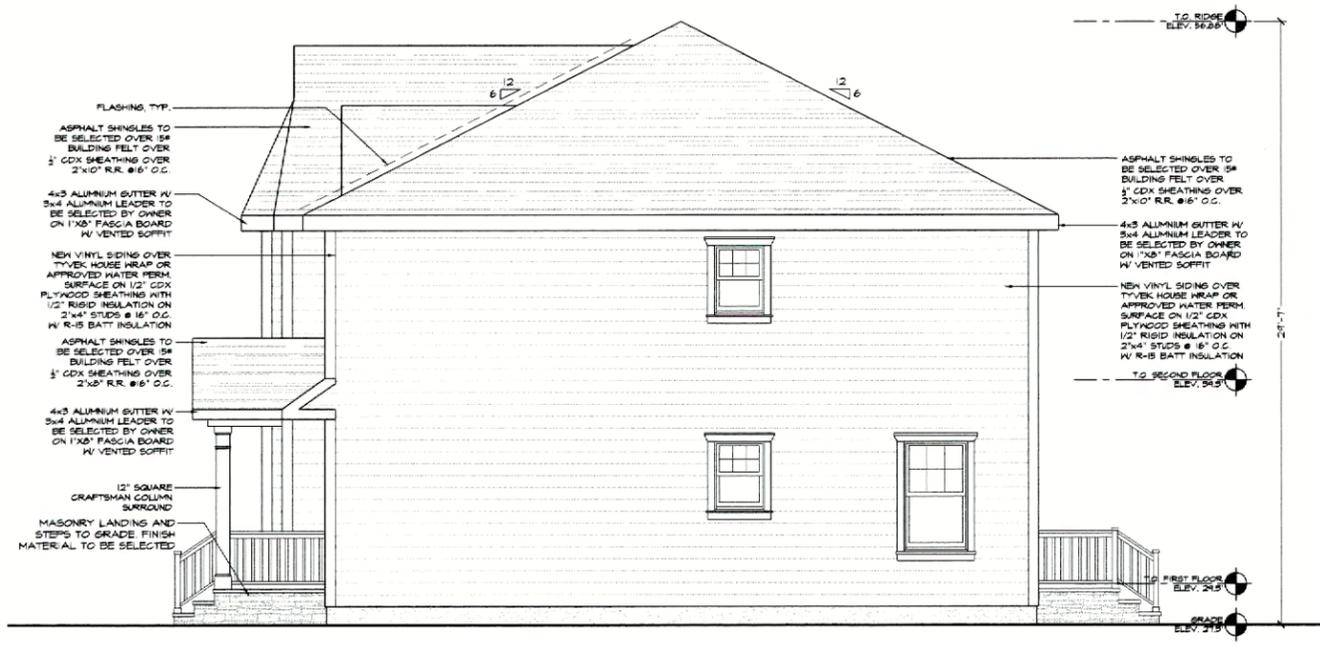


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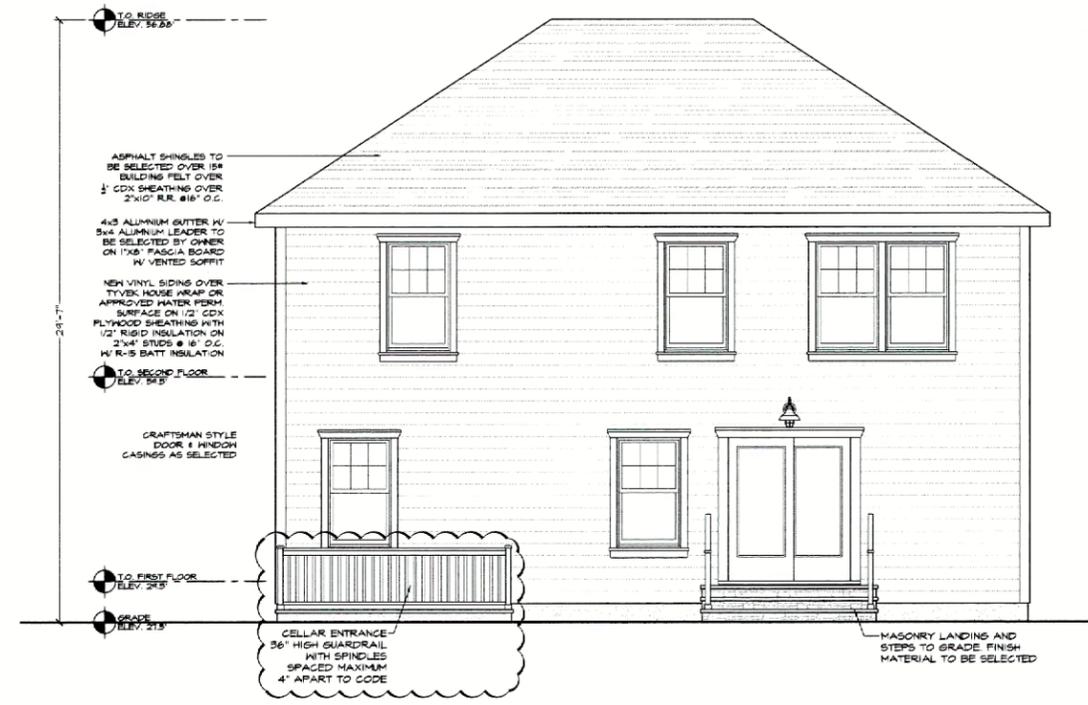
DATED: 5-28-22

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PROPOSED REAR ELEVATION

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



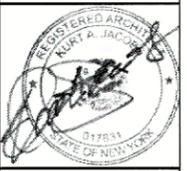
PROPOSED SIDE ELEVATION

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

PROPOSED TWO STORY, ONE FAMILY DWELLING

LOT 223 AT N. BERGIN PLACE, FREEPORT, NY, 11520

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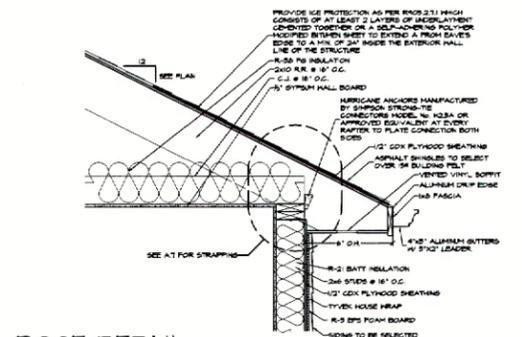
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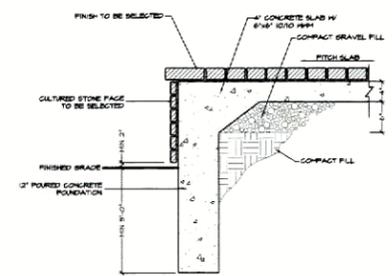
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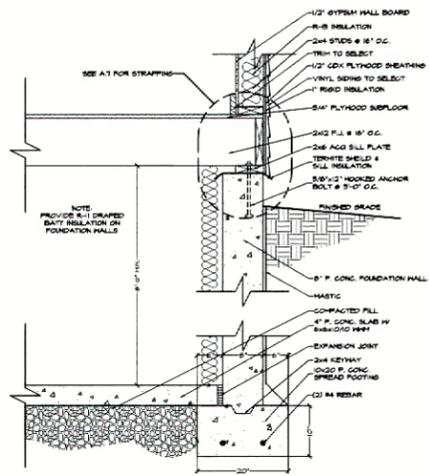
ROOF DETAIL

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



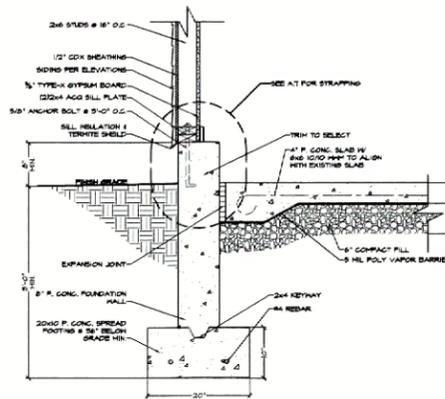
MASONRY PORCH DETAIL

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



FOUNDATION DETAIL

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



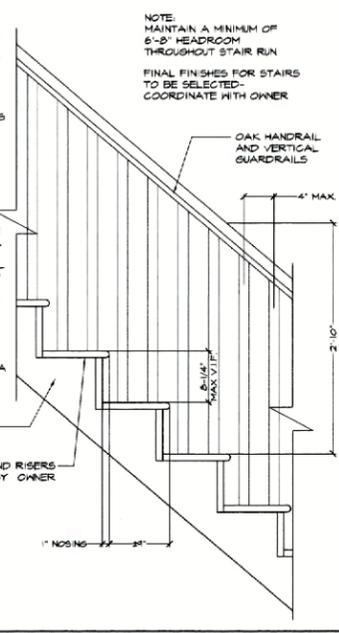
GARAGE FOUNDATION DETAIL

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

STAIRS & GUARD RAILING

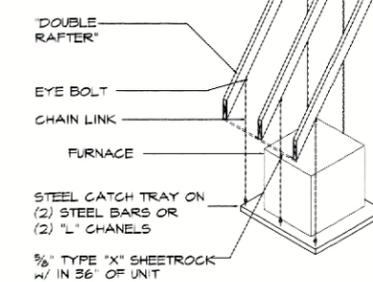
(TO COMPLY WITH 2020 RESIDENTIAL CODE OF NYS)

- RB11 AND RB12)
- STAIRWAYS SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT
- MINIMUM HEADROOM HEIGHT TO BE 6'-8"
- MAX. RISER SHALL NOT EXCEED 8"
- MIN. TREAD SHALL NOT BE LESS THAN 4"
- STAIR PROFILE, NOSINGS SHALL NOT BE LESS THAN 3/4" NOT MORE THAN 1 1/2"
- HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH STAIRWAY WITH TWO OR MORE RISERS. TOP OF HANDRAIL SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38". ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS TO THE FULL LENGTH OF THE STAIRS FROM DIRECTLY ABOVE THE TOP RISER OF A FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEEL, POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A HALL SHALL HAVE A SPACE OF NOT LESS THAN 1/2" BETWEEN THE WALL AND THE HANDRAIL. HANDRAILS SHALL NOT PROJECT MORE THAN 4 1/2" ON EITHER SIDE OF THE STAIRWAY.
- GUARDRAILINGS ARE REQUIRED FOR ANY SURFACE 30" ABOVE FLOOR OR GRADE.
- GUARDRAILINGS SHALL NOT HAVE A GAP OF PASSAGE OF MORE THAN 4" O.C.
- BOTTOM RAIL TO TREADS SHALL NOT HAVE A GAP OF PASSAGE OF MORE THAN 6" SPHERE



STAIR DETAIL

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



RAFTER HUNG HVAC DETAIL

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

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

LEADER NOTE: LAG TO EXIST WITH 1" X 6" LAG BOLTS 1' O.C. STAGGERED. TECO JOISTS TO LEADERS WITH ZINC COATED OR HOT DIPPED GALVANIZED

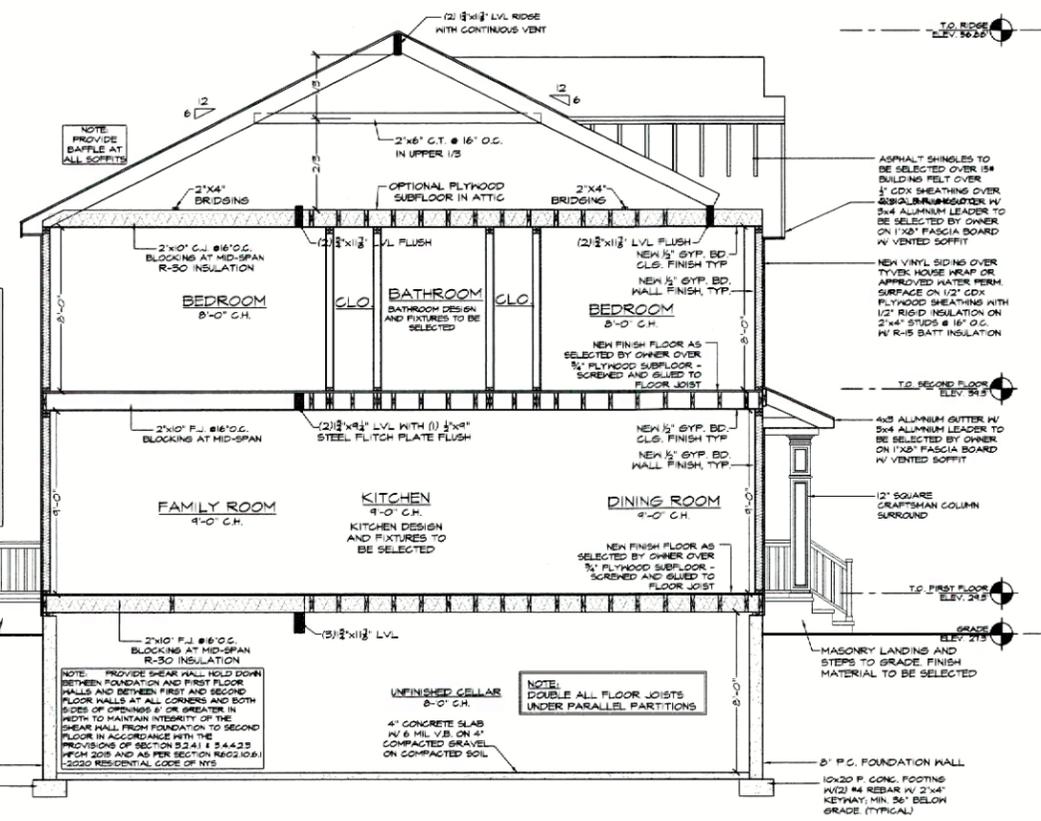
NOTE: PROVIDE 4" MINIMUM THICK BASE COURSE IN ACCORDANCE WITH SECTION R506.2.2 (IRC)

NOTE: PROVIDE SHEAR WALL HOLD DOWN BETWEEN FOUNDATION AND FIRST FLOOR WALLS AND BETWEEN FIRST AND SECOND FLOOR WALLS AT ALL CORNERS AND BOTH SIDES OF OPENINGS 6" OR GREATER IN WIDTH TO MAINTAIN INTEGRITY OF THE SHEAR WALL FROM FOUNDATION TO SECOND FLOOR IN ACCORDANCE WITH THE PROVISIONS OF SECTION 5.2.4.1 & 5.4.4.2.5 (IFCM 2018 AND AS PER SECTION R602.10.6.1 - 2020 RESIDENTIAL CODE OF NYS)

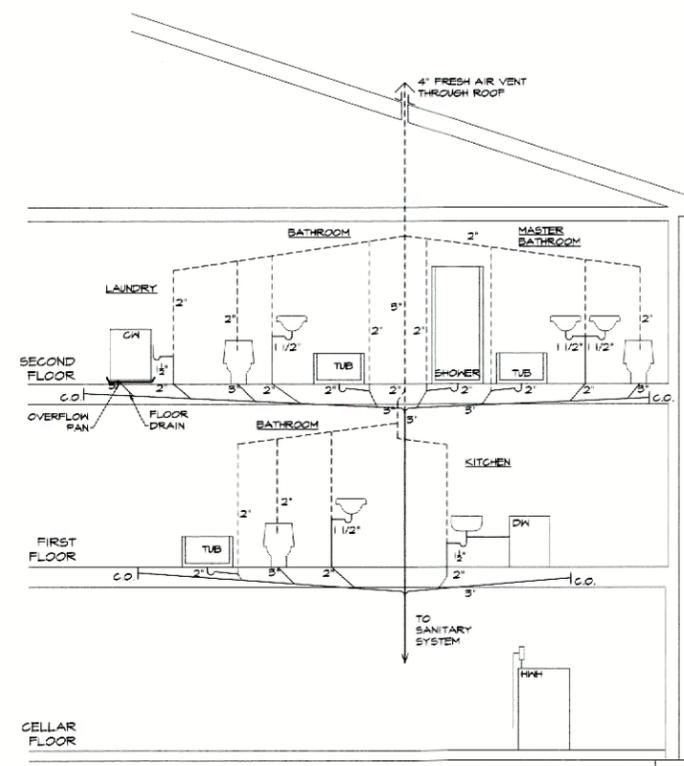
NOTE: PROVIDE SHEAR WALL HOLD DOWN BETWEEN FOUNDATION AND FIRST FLOOR WALLS AND BETWEEN FIRST AND SECOND FLOOR WALLS AT ALL CORNERS AND BOTH SIDES OF OPENINGS 6" OR GREATER IN WIDTH TO MAINTAIN INTEGRITY OF THE SHEAR WALL FROM FOUNDATION TO SECOND FLOOR IN ACCORDANCE WITH THE PROVISIONS OF SECTION 5.2.4.1 & 5.4.4.2.5 (IFCM 2018 AND AS PER SECTION R602.10.6.1 - 2020 RESIDENTIAL CODE OF NYS)

MASONRY LANDINGS AND STEPS TO GRADE. FINISH MATERIAL TO BE SELECTED

SECTION A-A



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



PLUMBING RISER DIAGRAM

CHIMNEY ROOF EXTENSION: OPEN VENT PIPES THAT EXTEND THROUGH A ROOF SHALL BE TERMINATED NOT LESS THAN 6 INCHES ABOVE THE ROOF OR 6 INCHES ABOVE THE ANTICIPATED SNOW ACCUMULATION. INCREASE IS GREATER WHERE A ROOF IS TO BE USED FOR ASSEMBLY, AS A PROMENADE, OBSERVATION DECK OR SUNBATHERY DECK, OR FOR SIMILAR PURPOSES. OPEN VENT PIPES SHALL TERMINATE NOT LESS THAN 1 FEET ABOVE THE ROOF.

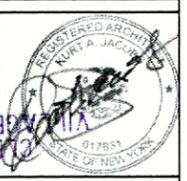
TABLE R502.2.1. 2020 RESIDENTIAL CODE OF NYS
SIZE OF TRAPS FOR PLUMBING FIXTURES

PLUMBING FIXTURE	TRAP SIZE (INCHES)
BATHROOM (WITH OR WITHOUT SHOWER HEAD AND/OR WHEELCHAIR ATTACHMENTS)	1 1/2
BIDET	1 1/4
CUPBINDER, WASHING STAINLESS	1 1/2
DISHWASHER (ON SEPARATE TRAP)	1 1/2
FLOOR DRAIN	3
KITCHEN SINK (ONE OR TWO TRAPS, WITH OR WITHOUT DISHWASHER AND FOOD WASTE DISPOSER)	1 1/2
LAUNDRY TUB (ONE OR MORE COMPARTMENTS)	1 1/2
LAUNDRY	1 1/4

SHOWER: BASED ON THE TOTAL FLOW RATE THROUGH SHOWERHEADS AND BODY SPRAYS

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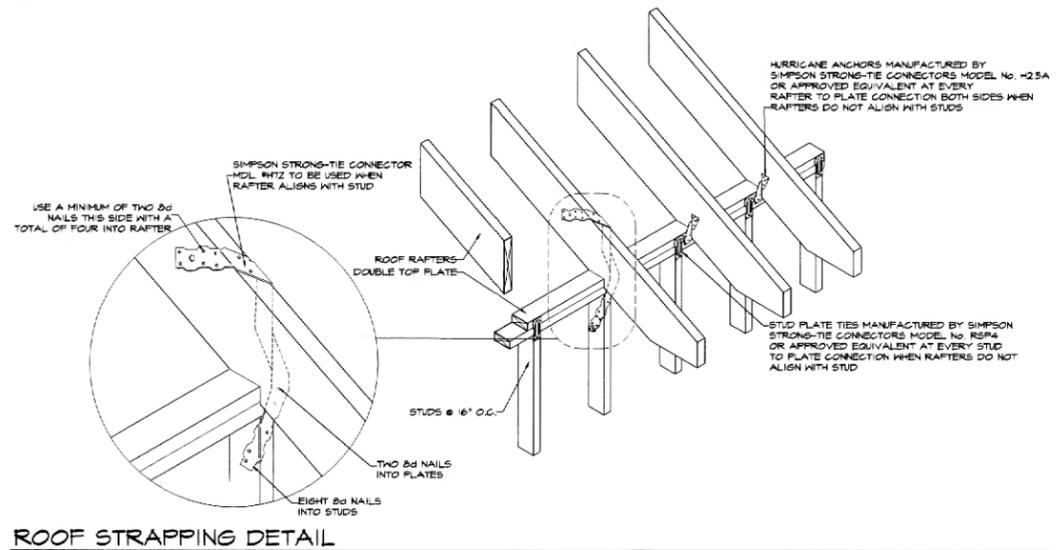
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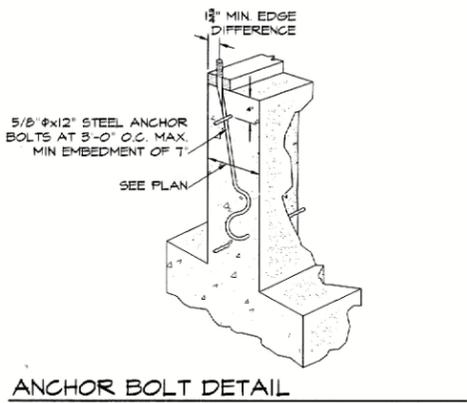
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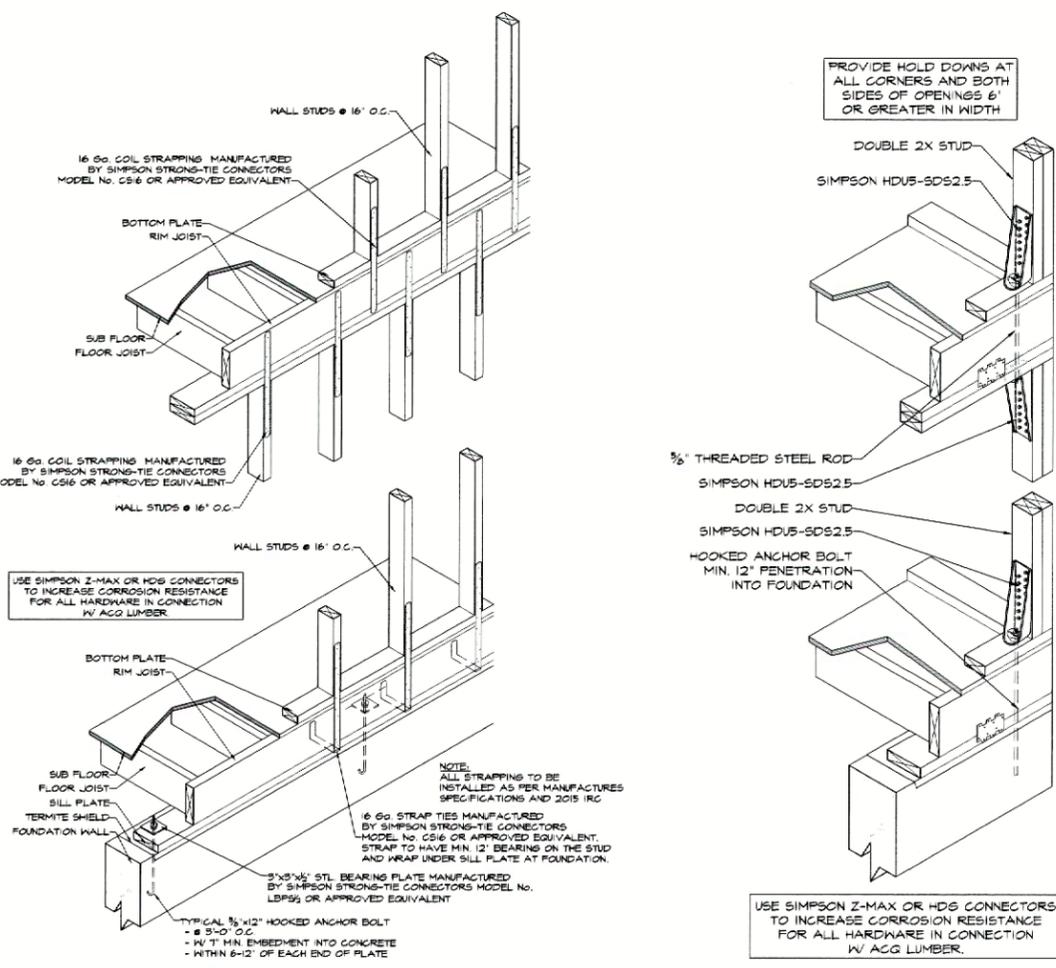
ROOF STRAPPING DETAIL

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



ANCHOR BOLT DETAIL

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

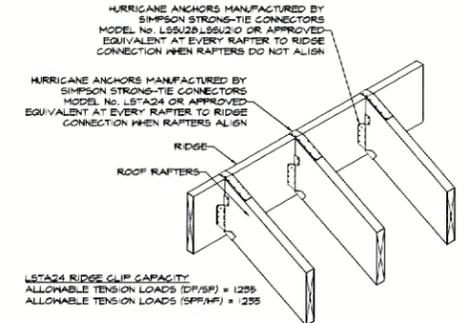


STRAPPING DETAIL

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

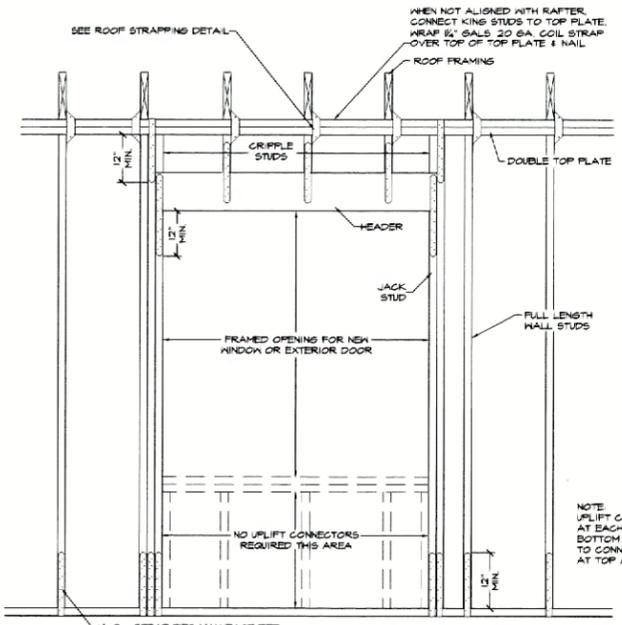
HOLD DOWN DETAIL

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



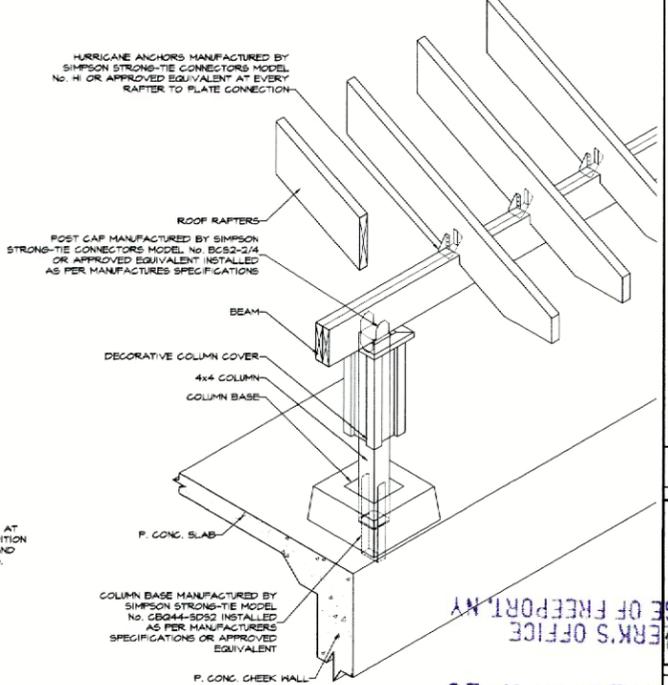
RIDGE STRAPPING DETAIL

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



UPLIFT CONNECTOR DETAIL

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



PORCH STRAPPING DETAIL

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

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GENERAL CONDITIONS
UNLESS OTHERWISE NOTED, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, A DOCUMENT 2017, SHALL APPLY TO THE CONTRACTOR. THE CONTRACTOR SHALL OBTAIN CERTIFICATE OF OCCUPANCY. SUBSTITUTIONS SHOULD NOT BE MADE WITHOUT WRITTEN AUTHORIZATION BY THE ARCHITECT. THE PREMISES SHALL BE KEPT REASONABLY CLEAN AT ALL TIMES. AT THE COMPLETION OF WORK, THE CONTRACTOR SHALL REMOVE ALL WASTE MATERIALS, TOOLS, RUBBISH, ETC. CLEAN GLASS, LEAVE WORK BROOM CLEAN UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL CARRY WORKMAN'S COMPENSATION AND GENERAL LIABILITY INSURANCE. ALL SHALL COMPLY WITH STATE AND LOCAL CODES AND ORDINANCES. THE CONTRACTOR SHOULD FULLY GUARANTEE HIS WORK AND THE WORK OF HIS SUBCONTRACTORS FOR A PERIOD OF ONE YEAR AFTER COMPLETION OF THE PROJECT UNLESS OTHERWISE SPECIFIED. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH GOOD BUILDING PRACTICES. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, ARCHITECT, AND THEIR AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK PROVIDED THAT ANY SUCH CLAIM, DAMAGE, LOSS OR EXPENSE (A) IS ATTRIBUTABLE TO BODILY INJURY, SICKNESS, DISEASE OR DEATH OR TO INJURY TO OR DESTRUCTION OF TANGIBLE PROPERTY (OTHER THAN THE WORK ITSELF) INCLUDING THE LOSS OR USE RESULTING THEREFROM; (B) IS CAUSED IN WHOLE OR IN PART BY ANY NEGLIGENCE ACT OR OMISSION OF THE CONTRACTOR, ANY SUBCONTRACTOR, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM, OR ANYONE FOR WHOM ANY OF THEM MAY BE LIABLE REGARDLESS OF WHETHER OR NOT IT IS CAUSED IN PART BY A PARTY INDEMNIFIED HEREUNDER; ALL MATERIALS, ASSEMBLIES AND METHOD OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO FORMWORK, BLOCK-WORK, FRAMING, NAILING, PLACING OF CONCRETE, ETC. ARE TO BE CAREFULLY SUPERVISED BY THE CONTRACTOR TO BE SURE THEY ARE IN ACCORDANCE WITH THE DRAWINGS, SPECIFICATIONS, APPLICABLE CODES AND GOOD PRACTICE. DEVIATIONS FROM THE DRAWINGS AND SPECIFICATIONS WILL NOT BE PERMITTED WITHOUT WRITTEN AUTHORIZATION OF THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SHOP DRAWINGS WHICH MAY BE NEEDED. ALL DIMENSIONS AND CONDITIONS ARE TO BE FIELD VERIFIED. CONTRACTOR TO REMOVE & RELOCATE AS REQUIRED ALL EXISTING WORK WHICH INTERFERES WITH NEW CONSTRUCTION.

SITE WORK
STAKEOUT IS TO BE PERFORMED BY A LICENSED SURVEYOR. STAKING AND LAYOUT ARE TO ESTABLISH ALL LINES AND BENCHMARKS. VERIFY ALL GIVEN DATA ON DRAWINGS. IN CASE OF DISCREPANCY, RECEIVE CLARIFICATION FROM ARCHITECT PRIOR TO PROCEEDING. EXCAVATE AND BACK FILL FOR WORK INDICATED ON DRAWINGS. STOCKPILE TOPSOIL OBTAINED FROM STRIPPING DRIVEWAY AND BUILDING SITE. STOCKPILE ALL EXCAVATED MATERIAL, NEW AND EXISTING BACK FILL MATERIAL AND TOPSOIL. ARE TO BE FREE OF NEEDS, TREE ROOTS, ROCKS AND DEBRIS. ALL SURPLUS MATERIAL THAT IS UNSUITABLE FOR BACK FILL MATERIAL SHALL BE REMOVED FROM THE SITE. PROTECT ALL TREES WITHIN EIGHT FEET OF THE BUILDING. PROPER APPROVALS MUST BE OBTAINED BEFORE COVERING ANY EXCAVATED WORK.

CONCRETE BLOCK
ALL CONCRETE BLOCK IS TO HAVE "DUR-O-WALL" REINFORCING EVERY THIRD COURSE. FILL TOP COURSE SOLID. MORTAR MIX TO BE ONE PART PORTLAND CEMENT, ONE PART LIME PUTTY, AND SIX PARTS SAND, OR ONE PART MASONRY CEMENT AND THREE PARTS SAND.

CONCRETE
NO CONCRETE OR MASONRY WORK SHALL BE DONE DURING TEMPERATURES OF 40 DEGREES F. AND FALLING. NO CONCRETE SHALL BE PLACED ON FROZEN SURFACES. NO ADTIVES SHALL BE ALLOWED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT. ALL CONCRETE IS TO BE MIN. 3500 P.S.I. AT 28 DAYS & 4000 P.S.I. FOR GARAGE SLAB. PROVIDE ALL SLEEVES AND FOUNDATION VENTS AS REQUIRED BY NYS CODES UNLESS INDICATED. ALL FOUNDATION FOOTINGS ARE TO BE A MIN. 6" DEEP PROJECTING 6" ON EACH SIDE OF THE FOUNDATION WALL. PROVIDE TWO #4 DEFORMED BARS CONTINUOUS IN THE FOOTING. ALL 4" THICK CONCRETE SLABS TO HAVE 6X6 10/0 WELDED WIRE REINFORCING. ANCHOR BOLTS IN CONCRETE SHALL BE HOOKED 5/8" X 12" AT MAX. 3' O.C. PROVIDE BITUMEN EXPANSION JOINTS BETWEEN SLABS AND FOUNDATION WALLS.

FIREPLACE
FIREPLACE OPENING AND FLUE SIZE TO BE AS INDICATED ON DRAWINGS. PROVIDE OUTSIDE COMBUSTION AIR WITH 6" DUCT AND DAMPER EACH SIDE FOR A TOTAL RECOVERY CAPACITY OF 150 CFM MIN. MAINTAIN MAXIMUM 20 CFM INFILTRATION THROUGH THE FLUE WHEN NOT IN USE. PROVIDE FIREPLACE OPENINGS WITH GLASS DOORS TO CONFORM TO THE 2015 I.E.C.C. FIREBOX TO BE COMPLETELY LINED WITH FIREBRICK. PROVIDE MIN. 2" FIREPLACE WALL THICKNESS WITH 4" NON-COMBUSTIBLE FIRE STOPPING BETWEEN COMBUSTIBLE WOOD FRAME CONSTRUCTION.

FOUNDATION WATERPROOFING
INSTALL TWO LAYERS OF TONELED FIBERGLASS MASTIC (FED. SPEC. 55.C. 153 TYPE-II) MEMBRANE TO BE CONTINUOUS FROM TOP OF FOUNDATION AND EXTEND TO LAP EDGE OF FOOTING.

FIRE BLOCKING
FIRE BLOCKING SHALL BE PROVIDED AS PER SECTION R502.3 OF THE RESIDENTIAL CODE OF NEW YORK STATE. TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL). PROVIDE FIRE BLOCKING IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING PURRED SPACES AT THE CEILING AND FLOOR LEVELS. CONCEALED HORIZONTAL, PURRED SPACES SHALL ALSO BE FIRE BLOCKED AT INTERVALS NOT EXCEEDING 10 FEET.

PLUMBING
CONTRACTOR SHALL INSTALL WATER SUPPLY AND SANITARY SYSTEM AS INDICATED. PROVIDE HOT AND COLD SHUT-OFF VALVES AT ALL FIXTURES. ALL WATER PIPING TO HAVE CLEANOUTS AT ALL CHANGES OF DIRECTION AND AT BASE OF VERTICAL WASTES. USE 4" CAST IRON FLOOR DRAIN WITH 1/2" PITCH. MIN. 1/8" PER FOOT. TRAP/WASTE SIZES FOR FIXTURES SHALL BE AS FOLLOWS:
DISH WASHER 1 1/2"
KITCHEN SINK 1 1/2"
LAVATORY 1 1/4"
SHOWER 2"
TOILET 3"
ALL SYSTEMS TO HAVE ONE 3" MAIN VENT STACK INCREASED TO 4" THROUGH THE ROOF. PROVIDE FROST PROOF HOSE-BIBS AS INDICATED ON PLANS WITH EASILY ACCESSIBLE DRAIN DRAIN-COOKS. THE WATER SUPPLY AND SEWAGE DISPOSAL SYSTEM SHALL COMPLY TO THE APPLICABLE COUNTY DEPARTMENT OF HEALTH STANDARDS AND REGULATIONS. APPROVAL OF ALL PLUMBING MUST BE OBTAINED FROM APPROPRIATE LOCAL AUTHORITIES PRIOR TO CONCEALMENT. PRIOR TO ORDERING, CONTRACTOR SHALL SUFFICIENT CUTS OF FIXTURES FOR OWNERS APPROVAL. IN THE EVENT THAT THE OWNER CHANGES THE CONTRACTOR SHALL CREDIT THE OWNER FOR THE FULL SUBCONTRACTORS COST FOR THE CHANGED UNIT.

HVAC
SYSTEM TO BE DESIGNED BY OTHERS. PROVIDE PROPER SUPPLY TO ALL ROOMS & CONFORM WITH ALL STATE AND LOCAL CODES.

FRAMING AND ROUGH CARPENTRY
JOISTS RAFTERS AND STUDS SHALL BE CONSTRUCTION GRADE DOUGLAS FIR-SOUTH SELECT STRUCTURAL. ALL WOOD SILLS AND WOOD IN CONTACT WITH MASONRY SHALL BE TREATED WITH MCLUSKY'S OR APPROVED EQUAL. EXTERIOR SHEATHING SHALL BE 1/2 CDX DOUGLAS FIR FLYWOOD. SUB-FLOORS TO BE 3/4" CDX PLYWOOD. EXTERIOR SHEATHING TO BE COVERED WITH "TYVEK" HOUSE WRAP OR APPROVED EQUAL. BLOCK STUD WALLS AT 1/2 STORY HEIGHTS AND AT ALL UNSUPPORTED EDGES OF FLYWOOD. PROVIDE SOLID BLOCKING AND DIAGONAL BRACING OF FLOOR JOISTS AT 8' O.C. MAXIMUM AND SOLID BLOCKING UNDER ALL UNSUPPORTED EDGES OF FLYWOOD. ALL CAP PLATES TO BE DOUBLED AND NAILLED BOTTOM CAP PLATED TO END OF STUDS. LAP CAP PLATES AT CORNERS, WHERE FLUSH FRAMING OCCURS, USE MIN. 16GA SHEET METAL JOIST HANGERS BY "TECO" OR APPROVED EQUAL. ALL CORNERS TO BE MINIMUM 3/2X4 STUDS. HEADERS SHALL BE MINIMUM 2X6 UNLESS NOTED ON PLANS. MINIMUM BEARING FOR STUDS, JOISTS AND BEAMS SHALL BE 3/12". USE DOUBLE JACK STUDS FOR HEADERS OVER FIVE FEET IN LENGTH.

ELECTRICAL
ALL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE AND ALL STATE, LOCAL AND UTILITY COMPANY CODES AND REGULATIONS. ALL CIRCUITS SHALL BE MINIMUM 15 AMP. POWER WIRING SHALL BE MINIMUM 14 AWG. CONVENIENCE OUTLETS SHALL BE LOCATED 12" ABOVE FINISHED FLOOR UNLESS OTHERWISE INDICATED. ALL SWITCHES TO BE LOCATED 36" ABOVE THE FINISHED FLOOR UNLESS OTHERWISE INDICATED. SUPPLY RECOMMENDED LAMPS IN ALL FIXTURES.

NOTE: ALL NON-ENGINEERED LUMBER TO BE DOUGLAS FIR #2 OR BETTER.

ASPHALT ROOF SHINGLES
INSTALLED AS PER SECTION R502.2 OF THE INTERNATIONAL RESIDENTIAL CODE. ALL SLOPED ROOF SHINGLES SHALL BE 60/40 CLASS A ASPHALT ROOF SHINGLES OR APPROVED EQUAL. SHINGLES SHALL BE APPLIED OVER 15# ASPHALT FELT WITH SAF-WEATHER-WATCH ICE AND WATER BARRIER APPLIED AT EAVES, VALLEYS AND FLASHING. ROOFING CONTRACTOR TO PROVIDE ALL FLASHING NECESSARY FOR A WATER-TIGHT, WEATHER-PROOF JOB. ROOFING IS TO BE APPLIED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL SUPPLY COLOR SAMPLES OF THE SHINGLES FOR OWNER'S APPROVAL PRIOR TO INSTALLATION.

INSULATION
ALL EXTERIOR WALLS AND ROOFS SHALL BE INSULATED WITH FOAM FACED FIBERGLASS BATT INSULATION BY JOHN MANVILLE OR APPROVED EQUAL. FOIL TO BE PLACED TOWARD WARM SIDE. PROVIDE 1/2" RIGID FOAM INSULATION ON ALL EXTERIOR FOUNDATION WALLS FROM FOOTINGS TO 6" BELOW FINISHED GRADE UNLESS OTHERWISE SPECIFIED. CARE SHOULD BE TAKEN NOT TO DAMAGE FOUNDATION WATERPROOFING.

GLASS WINDOWS AND DOORS
TO BE INSTALLED AS PER SECTION R503 OF THE RESIDENTIAL CODE OF N.Y.S. ALL GLASS IS TO BE INSULATED LOW-E UNLESS OTHERWISE SPECIFIED. GLASS SUBCONTRACTOR SHALL NOT INSTALL GLASS UNTIL PROPER CLEARANCES ARE PROVIDED. ALL SLIDING GLASS DOORS, SKYLIGHTS AND/OR WINDOWS AS REQUIRED BY CODE, SHALL BE INSULATED. TEMPERED GLASS. ALL GLASS DOORS AND WINDOWS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. ALL WINDOWS ARE TO BE CALKED AND SEALED AS PER 2015 I.E.C.C. REQUIREMENTS. PROVIDE FLASHING PANS UNDER ALL SLIDER DOORS AND WINDOWS WITHIN A 6" OF AN EXTERIOR SURFACE. ALL EXTERIOR DOORS ARE TO BE FULLY WEATHER-STRIPPED. PROVIDE ALL SCREENS AND HARDWARE AS REQUIRED. ALL GLASS IS TO BE FREE OF SCRATCHES AND IMPERFECTIONS AND GUARANTEED BY THE MANUFACTURER FOR A PERIOD OF NO LESS THAN 5 YEARS. ALL WINDOWS TO BE ANDERSEN UNLESS INDICATED OTHERWISE.

PAINTING AND STAINING
THE FOLLOWING IS INCLUDED FOR THE CONVENIENCE OF THE PAINTING CONTRACTORS AND ONLY AS AN INDICATION OF THE TYPES OF PAINTS REQUIRED FOR VARIOUS SURFACES. IT IS THE INTENT OF THESE SPECIFICATIONS TO PROVIDE A COMPLETE FINISH. ALL PAINTED SURFACES MUST BE FULLY COVERED IN A UNIFORM MANNER TO BE ACCEPTABLE. INTERIOR WOOD SURFACES-APPLY TO LIGHTLY SANDED SURFACES. WALLS EXTERIOR EXPOSED METAL- MINIMUM ONE COAT ZINC CHROMATE AND TWO COATS EXTERIOR ENAMEL. ALL MATERIAL SHALL BE OF BEST QUALITY. PITTSBURGH, PRATT & LAMBERT DUTCH BOY, CABOTS MCLUSKY'S, OR APPROVED EQUAL. CONTRACTOR IS TO PROVIDE SAMPLES OF ALL PAINTS AND STAINS FOR ARCHITECTS AND/OR OWNERS APPROVAL.

GYPSUM WALL BOARD
INSTALLED AS PER SECTION R702.2.2 THROUGH R702.3.6 OF THE INTERNATIONAL RESIDENTIAL CODE. GYPSUM WALLBOARD APPLICATION SHALL BE TAPE JOINT SYSTEM. ALL GYPSUM BOARD TO BE 1/2" ON WALLS AND 1/2" ON CEILING UNLESS OTHERWISE INDICATED. FINISH JOINTS, J-BEADS, NAIL DIMPLES, CORNERS AND EDGES SHALL BE TAPED AND RECEIVE THREE COATS OF JOINT COMPOUND. ALLOW 24 HOURS TO DRY BETWEEN COATS. FINAL COAT TO BE SANDED SMOOTH. METAL CORNER BEAD TO BE USED ON ALL OUTSIDE CORNERS AND AROUND ALL OPENINGS.

SERVICE WATER HEATING:
-WATER HEATERS WITH VERTICAL PIPE RISERS MUST HAVE A HEAT TRAP ON BOTH THE INLET AND THE OUTLET UNLESS THE WATER HEATER HAS AN INTEGRAL HEAT TRAP OR IS PART OF A CIRCULATING SYSTEM.
-INSULATE CIRCULATING HOT WATER PIPES TO THE LEVELS ON TABLE 1.

CIRCULATING HOT WATER SYSTEMS:
-INSULATE CIRCULATING HOT WATER PIPES TO THE LEVELS ON TABLE 1.

HEATING AND COOLING PIPING INSULATION:
-HVAC PIPING CONVEYING FLUIDS ABOVE 65°F OR CHILLED FLUIDS BELOW 55°F MUST BE INSULATED TO THE LEVELS IN TABLE 2.

NOTES:
1. OBTAIN ALL PERMITS PRIOR TO THE START OF WORK.

2. ALL BEDROOM TO BE PROVIDED WITH ROD & SHELF. ALL LINEN CLOSETS TO BE PROVIDED WITH 5 ROWS OF SHELVES.

3. DOOR TRIM AND BASE MOLDING TO BE SELECTED.

4. ALL BATHROOM FIXTURES AND FAUCETS TO BE SUPPLIED BY OWNER AND INSTALLED BY CONTRACTOR.

5. FINISHES TO BE SUPPLIED BY OWNER.

2020 E.C.C. OF NEW YORK STATE (2018 I.E.C.C.)
-AIR LEAKAGE
-JOINTS, PENETRATIONS AND ALL OTHER SMALL OPENINGS IN THE BUILDING ENVELOPE THAT ARE SOURCES OF AIR LEAKAGE MUST BE SEALED.
-ACCESSIBLE LIGHTS MUST BE TYPE IC RATED AND INSTALLED WITH NO PENETRATIONS, OR TYPE IC OR NON-IC RATED INSTALLED INSIDE AN APPROPRIATE AIR-TIGHT ASSEMBLY WITH 0.5" CLEARANCE FROM COMBUSTIBLE MATERIALS AND 3" CLEARANCE FROM INSULATION.
-REQUIRED ON THE WARM-N-WINTER SIDE OF ALL NON-VENTED FRAMED CEILING, WALLS AND FLOORS.

MATERIALS IDENTIFICATION:
-MATERIALS AND EQUIPMENT MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
-MATERIALS AND EQUIPMENT MUST IDENTIFIED SO THAT THE COMPLIANCE CAN BE DETERMINED.
-MANUFACTURER MANUALS FOR ALL INSTALLED HEATING AND COOLING EQUIPMENT AND SERVICE WATER HEATING EQUIPMENT MUST BE PROVIDED.
-INSULATION R-VALUES AND GLAZING U-FACTORS MUST BE CLEARLY MARKED ON THE BUILDING PLANS OR SPECIFICATIONS.

DUCT INSULATION:
-SUPPLY DUCTS IN UNCONDITIONED ATTICS OR OUTSIDE THE BUILDING MUST BE INSULATED TO R-8.
-RETURN DUCTS IN UNCONDITIONED ATTICS OR OUTSIDE THE BUILDING MUST BE INSULATED TO R-4.
-SUPPLY DUCTS IN UNCONDITIONED SPACES MUST BE INSULATED TO R-8.
-RETURN DUCTS IN UNCONDITIONED SPACES (EXCEPT BASEMENTS) MUST BE INSULATED TO R-2.
-INSULATION IS NOT REQUIRED ON RETURN DUCTS IN BASEMENTS.

DUCT CONSTRUCTION:
-ALL JOINTS, SEAMS AND CONNECTIONS MUST BE SECURELY FASTENED WITH HELDS, GASKETS, MASTICS (ADHESIVES), TAPE. DUCT TAPE IS NOT PERMITTED.
-EXCEPTION: CONTINUOUSLY WELDED AND LOCKING-TYPE LONGITUDINAL JOINTS AND SEAMS ON DUCTS OPERATING AT LESS THAN 2" H₂O (800 PA).
-DUCTS SHALL BE SUPPORTED EVERY 10 FEET OR IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
-COOLING DUCTS WITH EXTERIOR INSULATION MUST BE COVERED WITH A VAPOR RETARDER.
-AIR FILTERS ARE REQUIRED IN THE RETURN AIR SYSTEM.
-THE HVAC SYSTEM MUST PROVIDE A MEANS FOR BALANCING AIR AND WATER SYSTEMS.

TEMPERATURE CONTROLS:
-EACH DWELLING UNIT HAS AT LEAST ONE THERMOSTAT CAPABLE OF AUTOMATICALLY ADJUSTING THE SPACE TEMPERATURE SET POINT OF THE LARGEST ZONE.
ELECTRIC SYSTEMS:
-SEPARATE ELECTRIC METERS ARE REQUIRED FOR EACH DWELLING UNIT.
FIREPLACES:
-FIREPLACES MUST BE INSTALLED WITH TIGHT FITTING NON-COMBUSTIBLE FIREPLACE DOORS.
-FIREPLACES MUST BE PROVIDED WITH A SOURCE OR COMBUSTION AIR. AN EXHAUST DUCT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE BUILDING CODE OF NEW YORK STATE OR THE NEW YORK CITY BUILDING CODE, AS APPLICABLE.

2020 E.C.C. OF NEW YORK STATE (2018 I.E.C.C.)
R401.3. PERMANENT CERTIFICATE - SHALL BE COMPLETED BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL AND POSTED IN THE UTILITY ROOM OR OTHER APPROVED LOCATION INSIDE THE BUILDING.

R402.2.4. ATTIC OR CRAWL SPACE ACCESS - SHALL BE WEATHER-STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES.

R402.4. AIR LEAKAGE - BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE TO ≤ 3 AIR CHANGES PER HOUR.

R402.4.1.1. INSTALLATION - THE COMPONENTS OF THE BUILDING THERMAL ENVELOPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CRITERIA LISTED IN TABLE 402.4.1.1. WHERE REQUIRED BY CODE OFFICIAL, AN APPROVED THIRD PARTY SHALL INSPECT ALL COMPONENTS AND VERIFY COMPLIANCE.

R402.4.1.2. TESTING - BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING ≤ 3 ACH50 IN G24A 5, A6A. TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY.

R402.4.4. COMBUSTION CLOSETS - ROOMS CONTAINING FUEL-BURNING APPLIANCES REQUIRE SPECIAL CARE.
-EXCEPTION: DIRECT VENT APPLIANCES WITH BOTH INTAKE AND EXHAUST PIPES INSTALLED CONTINUOUS TO THE OUTSIDE.

R403.2. DUCT SEALING - DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED.

R403.3.3. DUCT TESTING - DUCTS SHALL BE PRESSURE TESTED TO DETERMINE AIR LEAKAGE.
-EXCEPTION: DUCT LEAKAGE TEST IS NOT REQUIRED WHERE THE DUCTS AND AIR HANDLERS ARE LOCATED ENTIRELY WITHIN THE BUILDING THERMAL ENVELOPE.

R403.3.5. BUILDING CAVITIES - SHALL NOT BE USED AS DUCTS OR PLENUMS.

R403.4. MECHANICAL SYSTEM PIPING INSULATION - CARRYING FLUIDS >105°F OR <55°F, INSULATE TO R-3 MIN.

R403.6. MECHANICAL VENTILATION - THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF IRC/IMC.
THE MECHANICAL VENTILATION RATE SHALL BE NO GREATER THAN
0.01 x CFA + 7.5 x (# OF BEDROOMS + 1)
*CFA = CONDITIONED FLOOR AREA

R403.7. EQUIPMENT SIZING - PER ACCA MANUEL S, BASED ON LOADS CALCULATED PER ACCA MANUEL J.

R404.1. LIGHTING - A MINIMUM OF 75% OF PERMANENTLY INSTALLED FIXTURES MUST HAVE HIGH-EFFICACY LAMPS. LOW-VOLTAGE LIGHTING EXEMPT.

MINIMUM DESIGN DEAD LOADS* AS PER ASCE 7-05

COMPONENT	LOAD (psf)
CEILING S	
GYPSUM BOARD (1/2-in.)	7.0
GYPSUM BOARD (5/8-in.)	9.0
SUSPENDED STEEL CHANNEL SYSTEM	2.0
C O V E R I N G S , R O O F , A N D W A L L	
ASPHALT SHINGLES	2.0
GYPSUM SHEATHING, 1/2-in.	2.0
PLYWOOD (per 1/2-in.)	1.6
RIGID INSULATION, 1/2-in.	0.75
SINGLE-PLY SHEET WATERPROOFING MEMBRANE	0.7
BITUMINOUS SMOOTH SURFACE WATERPROOFING MEMBRANE	1.5
F L O O R S A N D F L O O R F I N I S H E S	
CERAMIC OR QUARRY TILE (3/4-in.) ON 1/2-in. MORTAR BED	16.0
HARDWOOD FLOORING, 7/8-in.	4.0
LINOLEUM OR ASPHALT TILE, 1/4-in.	1.0
SUBFLOORING, 3/4-in.	5.0
FLOORS, WOOD JOIST (no plaster) JOIST SIZES (in.)	12-in. 16-in. O.C. O.C.
2x6	6 5
2x8	6 6
2x10	7 6
2x12	8 7
F R A M E P A R T I T I O N S	
WOOD OR STEEL STUDS 1/2-in. GYP. BOTH SIDES	8.0
F R A M E W A L L S	
EXTERIOR STUD WALLS:	
2x4 @ 16-in., 5/8-in. GYPSUM INSULATED, 3/8-in. SIDING	11.0
2x6 @ 16-in., 5/8-in. GYPSUM INSULATED, 3/8-in. SIDING	12.0
EXTERIOR STUD WALLS WITH BRICK VENEER	48.0

*WEIGHTS OF MASONRY INCLUDE MORTAR BUT NOT PLASTER. FOR PLASTER, ADD 5 lb/ft² FOR EACH FACE PLASTERED. VALUES GIVEN REPRESENT AVERAGES. IN SOME CASES THERE IS A CONSIDERABLE RANGE OF WEIGHT FOR THE SAME CONSTRUCTION.

R402.2.4. ATTIC OR CRAWL SPACE ACCESS - SHALL BE WEATHER-STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES.

R402.4. AIR LEAKAGE - BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE TO ≤ 3 AIR CHANGES PER HOUR.

R402.4.1.1. INSTALLATION - THE COMPONENTS OF THE BUILDING THERMAL ENVELOPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CRITERIA LISTED IN TABLE 402.4.1.1. WHERE REQUIRED BY CODE OFFICIAL, AN APPROVED THIRD PARTY SHALL INSPECT ALL COMPONENTS AND VERIFY COMPLIANCE.

R402.4.1.2. TESTING - BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING ≤ 3 ACH50 IN G24A 5, A6A. TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY.

R402.4.4. COMBUSTION CLOSETS - ROOMS CONTAINING FUEL-BURNING APPLIANCES REQUIRE SPECIAL CARE.
-EXCEPTION: DIRECT VENT APPLIANCES WITH BOTH INTAKE AND EXHAUST PIPES INSTALLED CONTINUOUS TO THE OUTSIDE.

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-EXCEPTION: DUCT LEAKAGE TEST IS NOT REQUIRED WHERE THE DUCTS AND AIR HANDLERS ARE LOCATED ENTIRELY WITHIN THE BUILDING THERMAL ENVELOPE.

R403.3.5. BUILDING CAVITIES - SHALL NOT BE USED AS DUCTS OR PLENUMS.

R403.4. MECHANICAL SYSTEM PIPING INSULATION - CARRYING FLUIDS >105°F OR <55°F, INSULATE TO R-3 MIN.

R403.6. MECHANICAL VENTILATION - THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF IRC/IMC.
THE MECHANICAL VENTILATION RATE SHALL BE NO GREATER THAN
0.01 x CFA + 7.5 x (# OF BEDROOMS + 1)
*CFA = CONDITIONED FLOOR AREA

R403.7. EQUIPMENT SIZING - PER ACCA MANUEL S, BASED ON LOADS CALCULATED PER ACCA MANUEL J.

R404.1. LIGHTING - A MINIMUM OF 75% OF PERMANENTLY INSTALLED FIXTURES MUST HAVE HIGH-EFFICACY LAMPS. LOW-VOLTAGE LIGHTING EXEMPT.

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

HEATED WATER TEMPERATURE (F)	NON-CIRCULATING RUNOUTS	CIRCULATING MAINS AND RUNOUTS
UP TO 1"	UP TO 1.25"	1.5' TO 2.0'
70-180	0.5	1.0
140-160	0.5	0.5
100-130	0.5	0.5

TABLE 2: MINIMUM INSULATION THICKNESS FOR HVAC PIPES

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

PROPOSED TWO STORY, ONE FAMILY DWELLING

LOT 223 AT N. BERGIN PLACE, FREEPORT, NY, 11520

ARCHITECT SEAL



CLERK'S OFFICE
OFFICE OF FREEPORT, NY

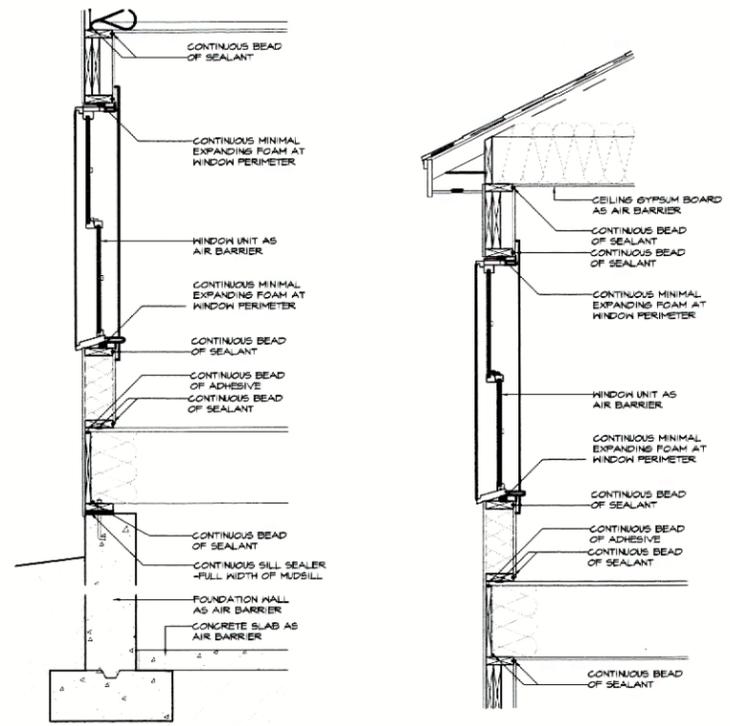
SCALE: AS NOTED

UPDATED: 7-13-22

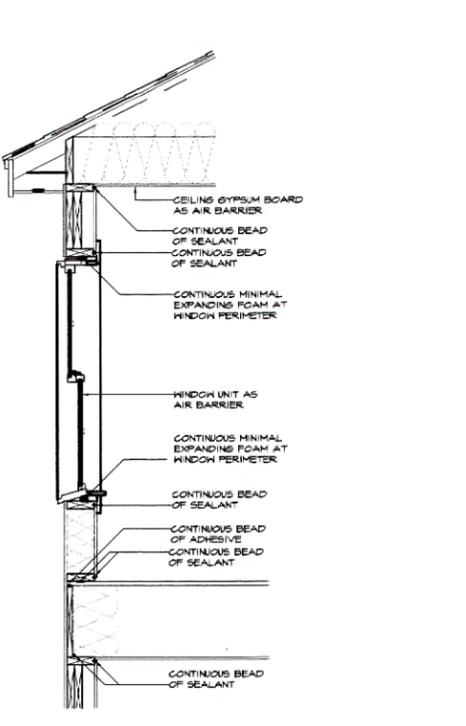
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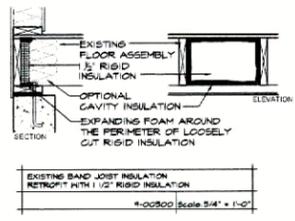
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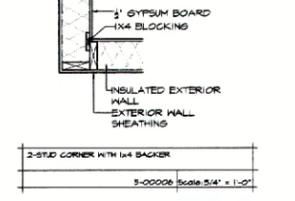
CONCEPTUAL AIR SEALING STRATEGY // LOWER WALL SECTION
5-02002 Scale: 3/4" = 1'-0"



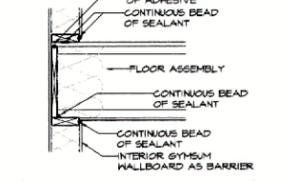
CONCEPTUAL AIR SEALING STRATEGY // UPPER WALL SECTION
5-02003 Scale: 3/4" = 1'-0"



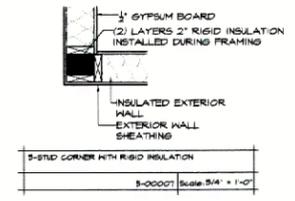
EXISTING FLOOR ASSEMBLY WITH 1" RIGID INSULATION
5-02004 Scale: 3/4" = 1'-0"



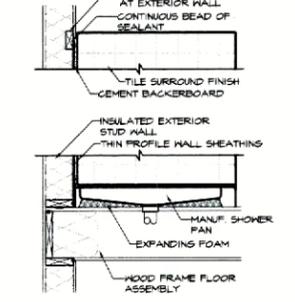
1/2" GYPSUM BOARD WITH 1x4 BLOCKING
INSULATED EXTERIOR WALL EXTERIOR WALL SHEATHING
5-02006 Scale: 3/4" = 1'-0"



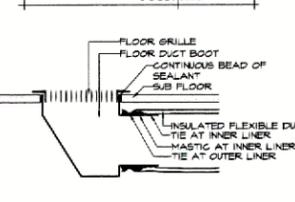
FLOOR ASSEMBLY WITH GYPSUM BOARD BOX ENCLOSURE
ATTIC INSULATION CEILING JOISTS
5-02007 Scale: 3/4" = 1'-0"



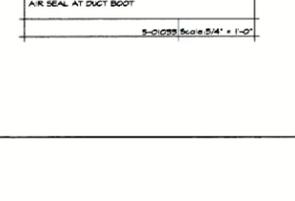
1/2" GYPSUM BOARD (2) LAYERS 2" RIGID INSULATION INSTALLED DURING FRAMING
INSULATED EXTERIOR WALL EXTERIOR WALL SHEATHING
5-02007 Scale: 3/4" = 1'-0"



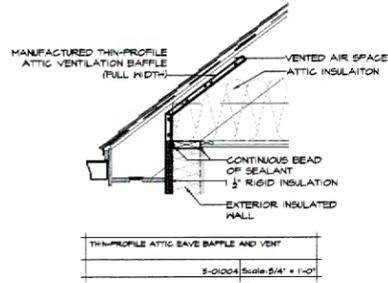
PROVIDE BLOCKING AT STUD CAVITY AT SHOWER AT EXTERIOR WALL CONTINUOUS BEAD OF SEALANT
TILE SURROUND FINISH CEMENT BACKERBOARD
INSULATED EXTERIOR STUD WALL THIN PROFILE WALL SHEATHING
MANUF. SHOWER PAN EXPANDING FOAM
WOOD FRAME FLOOR ASSEMBLY
5-02007 Scale: 3/4" = 1'-0"



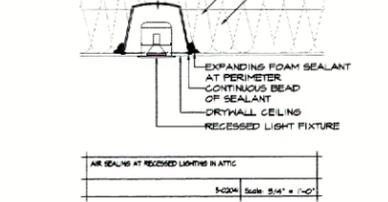
FLOOR GRILLE FLOOR DUCT BOOT CONTINUOUS BEAD OF SEALANT SUB FLOOR
AIR SEAL AT DUCT BOOT
5-02008 Scale: 3/4" = 1'-0"



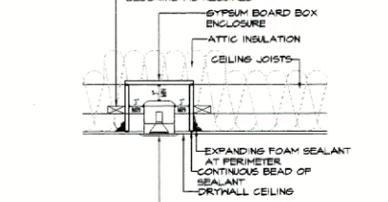
ELECTRICAL WIRE TOP PLATE EXPANDING FOAM SEALANT WALL STUD
AIR SEAL AT TOP PLATE ELECTRICAL PENETRATION
5-02024 Scale: 3/4" = 1'-0"



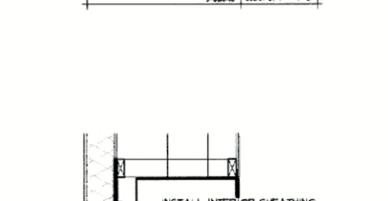
MANUFACTURED THIN-PROFILE ATTIC VENTILATION BAFFLE (FULL WIDTH) VENTED AIR SPACE ATTIC INSULATION
CONTINUOUS BEAD OF SEALANT 1/2" RIGID INSULATION EXTERIOR INSULATED WALL
5-02004 Scale: 3/4" = 1'-0"



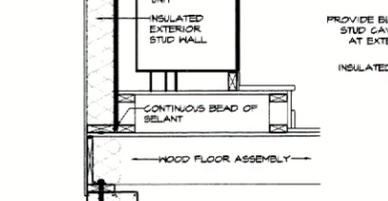
MANUFACTURED RECESSED LIGHT ENCLOSURE ATTIC INSULATION CEILING JOISTS
EXPANDING FOAM SEALANT AT PERIMETER CONTINUOUS BEAD OF SEALANT DRYWALL CEILING RECESSED LIGHT FIXTURE
AIR SEALING AT RECESSED LIGHTING IN ATTIC
5-02004 Scale: 3/4" = 1'-0"



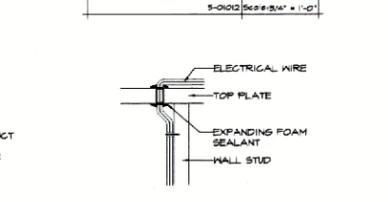
BLOCKING AS REQUIRED GYPSUM BOARD BOX ENCLOSURE ATTIC INSULATION CEILING JOISTS
EXPANDING FOAM SEALANT AT PERIMETER CONTINUOUS BEAD OF SEALANT DRYWALL CEILING RECESSED LIGHT FIXTURE
AIR SEALING AT RECESSED LIGHTING IN ATTIC
5-02040 Scale: 3/4" = 1'-0"



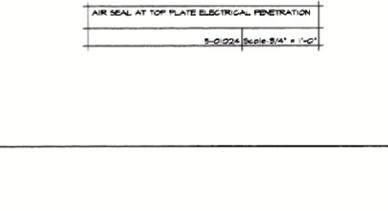
1/2" GYPSUM BOARD (2) LAYERS 2" RIGID INSULATION INSTALLED DURING FRAMING
INSULATED EXTERIOR WALL EXTERIOR WALL SHEATHING
5-02007 Scale: 3/4" = 1'-0"



INSTALL INTERIOR SHEATHING PRIOR TO INSTALLATION OF PREFAB FIREPLACE UNIT
PREFAB FIREPLACE UNIT INSULATED EXTERIOR STUD WALL CONTINUOUS BEAD OF SEALANT
WOOD FLOOR ASSEMBLY
AIR SEALING AT PLATFORM FOR MANUFACTURED FIREPLACE ASSEMBLY
5-02009 Scale: 3/4" = 1'-0"



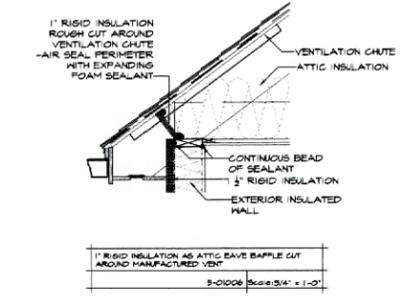
PROVIDE BLOCKING AT STUD CAVITY AT TUB AT EXTERIOR WALL CONTINUOUS BEAD OF SEALANT
TUB SURROUND FINISH TUB UNIT
CONTINUOUS BEAD OF SEALANT THIN PROFILE WALL SHEATHING CONTINUOUS BEAD OF SEALANT
EXPANDING FOAM
WOOD FRAME FLOOR ASSEMBLY
AIR SEALING BEHIND SHOWER WITH THIN-PROFILE SHEATHING // SECTION
5-02009 Scale: 3/4" = 1'-0"



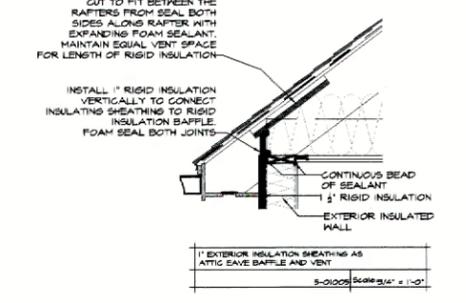
TOP PLATE EXPANDING FOAM SEALANT WALL STUD
AIR SEAL AT TOP PLATE PIPE PENETRATION
5-02023 Scale: 3/4" = 1'-0"

2020 RESIDENTIAL CODE OF NYS - TABLE N102.4.1 (2020 ECG OF NYS - R402.4.1) - AIR BARRIER AND INSULATION INSTALLATION

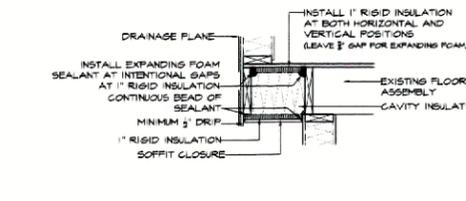
COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
GENERAL REQUIREMENTS	A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE. THE EXTERIOR THERMAL ENVELOPE CONTAINS A CONTINUOUS AIR BARRIER. BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED.	AIR-PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL.
CEILING / ATTIC	THE AIR BARRIER IN ANY DROPPED CEILING/SOFFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SHALL BE SEALED. ACCESS OPENINGS, DROP DOWN STAIRS OR KNEE WALL DOORS TO UNCONDITIONED ATTICS SPACES SHALL BE SEALED.	THE INSULATION IN ANY DROPPED CEILING/SOFFIT SHALL BE ALIGNED WITH THE AIR BARRIER.
HALLS	THE JUNCTION OF FOUNDATION AND SILL PLATE TO BE SEALED. THE JUNCTION OF TOP PLATE AND THE TOP OF EXTERIOR WALLS TO BE SEALED. KNEE WALLS SHALL BE SEALED.	CAVITIES WITHIN CORNERS AND HEADERS OF FRAME WALLS SHALL BE INSULATED BY COMPLETELY FILING THE CAVITY WITH A MATERIAL HAVING A THERMAL RESISTANCE OF R-5 PER INCH MINIMUM. EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER.
WINDOWS, SKYLIGHTS, AND DOORS	THE SPACE BETWEEN WINDOW/DOOR JAMBS AND FRAMING AND SKYLIGHTS AND FRAMING SHALL BE SEALED.	
RIM JOIST	RIM JOIST SHALL INCLUDE THE AIR BARRIER.	RIM JOIST SHALL BE INSULATED.
FLOORS (INCLUDING ABOVE GARAGES & CANTILEVERED FLOORS)	THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION.	FLOOR FRAMING CAVITY INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF SUBFLOOR DECKING OR FLOOR FRAMING CAVITY INSULATION SHALL BE PERMITTED TO BE IN CONTACT WITH THE TOP SIDE OF SHEATHING OR CONTINUOUS INSULATION INSTALLED ON THE UNDERSIDE OF FLOOR FRAMING AND EXTENDS FROM THE BOTTOM TO THE TOP OF ALL PERIMETER FLOOR FRAMING MEMBERS.
GRAVEL SPACE WALLS	EXPOSED EARTH IN UNVENTED GRAVEL SPACES TO BE COVERED WITH A CLASS 1 VAPOR RETARDER WITH OVERLAPPING JOINTS TAPED.	WHERE PROVIDED INSTEAD OF FLOOR INSULATION INSULATION SHALL BE PERMANENTLY ATTACHED TO THE GRAVEL SPACE WALLS.
SHAFTS / PENETRATIONS	DUCT SHAFTS, UTILITY PENETRATIONS, AND FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE TO BE SEALED.	
NARROW CAVITIES		BATTS IN NARROW CAVITIES SHALL BE CUT TO FIT OR NARROW CAVITIES SHALL BE FILLED BY INSULATION THAT ON INSTALLATION READILY CONFORMS TO THE AVAILABLE CAVITY SPACE.
GARAGE SEPARATION	AIR SEAL BETWEEN GARAGE AND CONDITIONED SPACE.	
RECESSED LIGHTING	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE DRYWALL.	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED AIR TIGHT AND IC RATED.
PLUMBING AND WIRING		BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND WIRING AND PLUMBING IN EXTERIOR WALLS, OR INSULATION THAT ON INSTALLATION READILY CONFORMS TO AVAILABLE SPACE SHALL EXTEND BEHIND PIPING AND WIRING.
SHOWER/TUB ON EXTERIOR WALL	THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THEM FROM THE SHOWERS AND TUBS.	EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED.
ELECTRICAL / PHONE BOX ON EXTERIOR WALLS	THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR-SEAL BOXES SHALL BE INSTALLED.	
HVAC REGISTER BOOTS	HVAC REGISTER BOOTS THAT PENETRATE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR OR DRYWALL.	
CONCEALED SPRINKLERS	WHEN REQUIRED TO BE SEALED, CONCEALED FIRE SPRINKLERS SHALL ONLY BE SEALED IN A MANNER THAT IS RECOMMENDED BY THE MANUFACTURER. GULKING OR OTHER ADHESIVE SEALANTS SHALL NOT BE USED TO FILL VOIDS BETWEEN FIRE SPRINKLER COVER PLATES AND WALLS OR CEILINGS.	



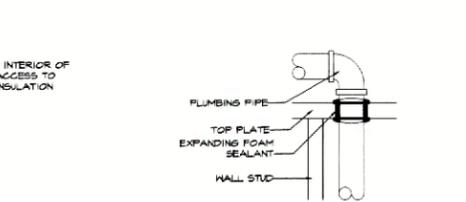
1" RIGID INSULATION ROUGH CUT AROUND VENTILATION CHUTE AIR SEAL PERIMETER WITH EXPANDING FOAM SEALANT
VENTILATION CHUTE ATTIC INSULATION
CONTINUOUS BEAD OF SEALANT 1/2" RIGID INSULATION EXTERIOR INSULATED WALL
5-02008 Scale: 3/4" = 1'-0"



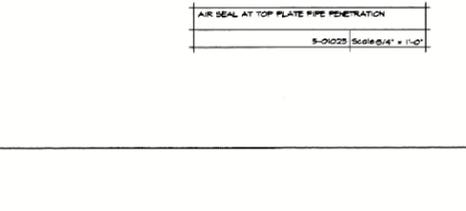
INSTALL 1" RIGID INSULATION CUT TO FIT BETWEEN THE RAFTERS FROM SEAL BOTH SIDES ALONG RAFTER WITH EXPANDING FOAM SEALANT. MAINTAIN EQUAL VENT SPACE FOR LENGTH OF RIGID INSULATION.
INSTALL 1" RIGID INSULATION VERTICALLY TO CONNECT INSULATING SHEATHING TO RIGID INSULATION BAFFLE. FOAM SEAL BOTH JOINTS.
CONTINUOUS BEAD OF SEALANT 1/2" RIGID INSULATION EXTERIOR INSULATED WALL
5-02008 Scale: 3/4" = 1'-0"



INSTALL 1" RIGID INSULATION AT BOTH HORIZONTAL AND VERTICAL POSITIONS (LEAVE 1/2" GAP FOR EXPANDING FOAM).
DRAINAGE PLANE
INSTALL EXPANDING FOAM SEALANT AT INTENTIONAL GAPS AT 1" RIGID INSULATION - CONTINUOUS BEAD OF SEALANT MINIMUM 1/2" DRIP SOFFIT CLOSURE
EXISTING FLOOR ASSEMBLY CAVITY INSULATION
INSULATED CANTILEVER FLOOR // CAVITY INSULATION WITH 1" RIGID INSULATION CLOSURE
5-02009 Scale: 3/4" = 1'-0"



ATTIC INSULATION CEILING FRAMING 1" RIGID INSULATION SHEATH INTERIOR OF ATTIC ACCESS TO 1" OF INSULATION LEVEL ACCESS PANEL DRAW ACCESS PANEL SING WITH PERIMETER SCREENS TRIM AS REQUIRED FINISH CEILING
AIR SEALING AT ATTIC HATCH // FINISH SCREENS
5-02022 Scale: 3/4" = 1'-0"



TOP PLATE EXPANDING FOAM SEALANT WALL STUD
AIR SEAL AT TOP PLATE PIPE PENETRATION
5-02023 Scale: 3/4" = 1'-0"

MATERIALS R-VALUES

MATERIAL	R-VALUE
BUILDING BOARD	
GYPSUM WALL BOARD (1/2")	0.45
GYPSUM WALL BOARD (5/8")	0.5625
PLYWOOD (1/2")	0.62
PLYWOOD (3/4")	0.64
SIDING	
ALUMINUM/ VINYL SIDING (NOT INSULATED)	0.61
ALUMINUM/ VINYL SIDING (1/2" INSULATION)	1.60
FLOORING	
HARDWOOD FLOORING (3/4")	0.65
TILE	0.05
CARPET WITH FIBER PAD	2.08
CARPET WITH RUBBER PAD	1.25
AIR SPACE (1/2" UP TO 4")	1.00
ROOFING	
ASPHALT SHINGLES	0.97
WOOD SHINGLES	0.97
DOORS	
WOOD, SOLID CORE (1 1/4")	2.17
INSULATED METAL DOOR (2")	5.00
POURED CONCRETE PER 1"	0.08

PROPOSED TWO STORY, ONE FAMILY DWELLING
 LOT 223 AT N. BERGIN PLACE, FREEPORT, NY, 11520
 ARCHITECT SEAL
 SCALE: AS NOTED
 UPDATED: 7-13-22
 DATED: 5-28-22
 A.10

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

PROPERTY ADDRESS: 275 LEAH AVENUE ZONING DISTRICT RES. "AA"
 SECTION 54 BLOCK 044 LOT 74 LOT SIZE: 75'x133'(9975sq)

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	PROPERTY OWNER	
Name:	<u>(PROPERTY OWNER)</u>		Name:	<u>DORIS ALEXANDRA RAMIREZ</u>
Address:	<u>275 LEAH AVE</u>		Address:	<u>275 LEAH AVE</u>
Telephone #:	<u>ALBANY, NY 11520</u>		Telephone #:	<u>(516) 543-8926</u>

Attorney Name: MICHAEL DANIEL Address: 33 DANANT PLACE
 (optional) Phone #: (631) 704-6601 WEST BABELY, NY 11704
 Present Land Use: 1-FAMILY RESIDENCE Proposed Land Use: NO CHANGE

Description of Proposed Work: MANTAIN EXISTING (127 SF) FINISHED CELLAR WITH 3-PC GARAGE IN CONJUNCTION WITH NEW EXCESS CURBOUT AND MANTAIN EXISTING EXTERIOR CEILING ACCESS #

I request a preliminary meeting: YES NO
 I request a waiver of the public hearing and hereby certify the following:
 A. The subject property is zoned Residence A or Residence AA
 B. The proposed construction is not a new building or dwelling
 C. It is my belief that the criteria contained in §209-7 of the Code of the Incorporated Village of Freeport are satisfied.
 YES NO

APPLICANT'S SIGNATURE
 Sworn to before me this 27th day of September 2022
[Signature]
 Notary Public
 COMM. EXP. 11/30-2025
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 OF FREEPORT, NY

Property Owner's Consent: FAMILY RESIDENCE (my wife) the owner(s) of the subject property and consent to the filing of this application.
 Sworn to before me this 24th day of August 2022
[Signature]
 Notary Public
 COMM. EXP. 11/30-2025
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 VILLAGE CLERK'S OFFICE
 OF FREEPORT, NY

FOR VILLAGE USE ONLY

PROPERTY OWNER'S SIGNATURE: DORIS ALEXANDRA RAMIREZ DATE: AUGUST 24 OF 2022
 Sworn to before me this 24th day of August 2022
[Signature]
 Notary Public
 COMM. EXP. 11/30-2025

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



INC. VILLAGE OF FREEPORT

Department of Buildings
46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520

(516) 377-2242
FAX (516) 377-2493

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

August 26, 2022
UPDATED SITE PLAN LETTER

Francisco Perez, RA
1503 91st Street
N. Bergen, NJ 07047

RE: 275 Lena Avenue, Freeport, NY

Zoning District- Residence AA Sec. 54 Blk. 064 Lot 74
Building Permit Application #20212253

Description: Maintain one (1) cellar entrance and one (1) new cellar egress. *w/maw*

Dear Sir/Madam:

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

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

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

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

Very truly yours,

Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings
Jonathan Smith, Building Inspector

/s/led
c: Village Clerk
Francisco Perez, RA

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2022 SEP 27 A 10: 20
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

* ZBA Approval Needed:
Yes: No:
Encl.

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

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:

- The proposed project will not have a significant effect on the environment and therefore does not require the preparation of an Environmental Impact Statement.
- The proposed project may have a significant effect on the environment and therefore requires the preparation of an Environmental Impact Statement.
(See reasons below)

Project : _____ Building Permit App. #20212253

Location: 275 Lena Avenue, Freeport, NY

Applicant: Felix Rodriguez

Description: Maintain one (1) cellar entrances and install one (1) new cellar egress window.

Lead Agency: Department of Buildings Agency Contact Person: _____
for the Board of Trustees Superintendent of Buildings
Village of Freeport (516) 377-2242
46 North Ocean Avenue, Freeport, NY

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

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

Dated: August 26, 2022 - UPDATED Sergio A. Mauras
Superintendent of Buildings

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VILLAGE OF FREEPORT

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: Maintain Existing (1,217 s.f.) finished Cellar with 3-pc bathroom to existing 1-Story 1-family residence		
Project Location (describe, and attach a location map): No. 275 on South side of Lena Avenue at 485 ft. East of North Bayview Avenue in the Inc. Village of Freeport, N.Y. 11520.		
Brief Description of Proposed Action: Maintain Existing (1,217 s.f.) finished Cellar with 3-pc bathroom to existing 1-Story 1-family residence IN CONJUNCTION WITH MAINTAIN (1) CELLAR RAMPAGE AND INSTAL ((1) RAMPAGE) TO ACCESS WINDOOL		
Name of Applicant or Sponsor: Felix Rodriguez	Telephone: (516) 543-8926 E-Mail: flex1luvw@hotmail.com	
Address: 275 Lena Avenue		
City/PO: Freeport	State: New York Zip Code: 11520	
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.	NO	YES
		✓
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:	NO	YES
	✓	
3.a. Total acreage of the site of the proposed action?	<u>0.23</u> acres	
b. Total acreage to be physically disturbed?	<u>0.23</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	<u>0.23</u> acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland		

REC'D
 DEPARTMENT OF SURVEYING
 INC. VILLAGE OF FREEPORT NY

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 VILLAGE OF FREEPORT NY

	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 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 wastewater treatment: _____	NO	YES	✓
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
b. Is the proposed action located in an archeological sensitive area?	✓		
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	✓		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban	NO	YES	REC
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	MFS
16. Is the project site located in the 100 year flood plain?	NO	YES	IV
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? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES	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: _____		NO	YES
	✓		
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: _____		NO	YES
	✓		
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: _____		NO	YES
	✓		

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

Applicant/sponsor name: Felix Rodriguez Date: November 12/2020

Signature: *[Signature]*

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

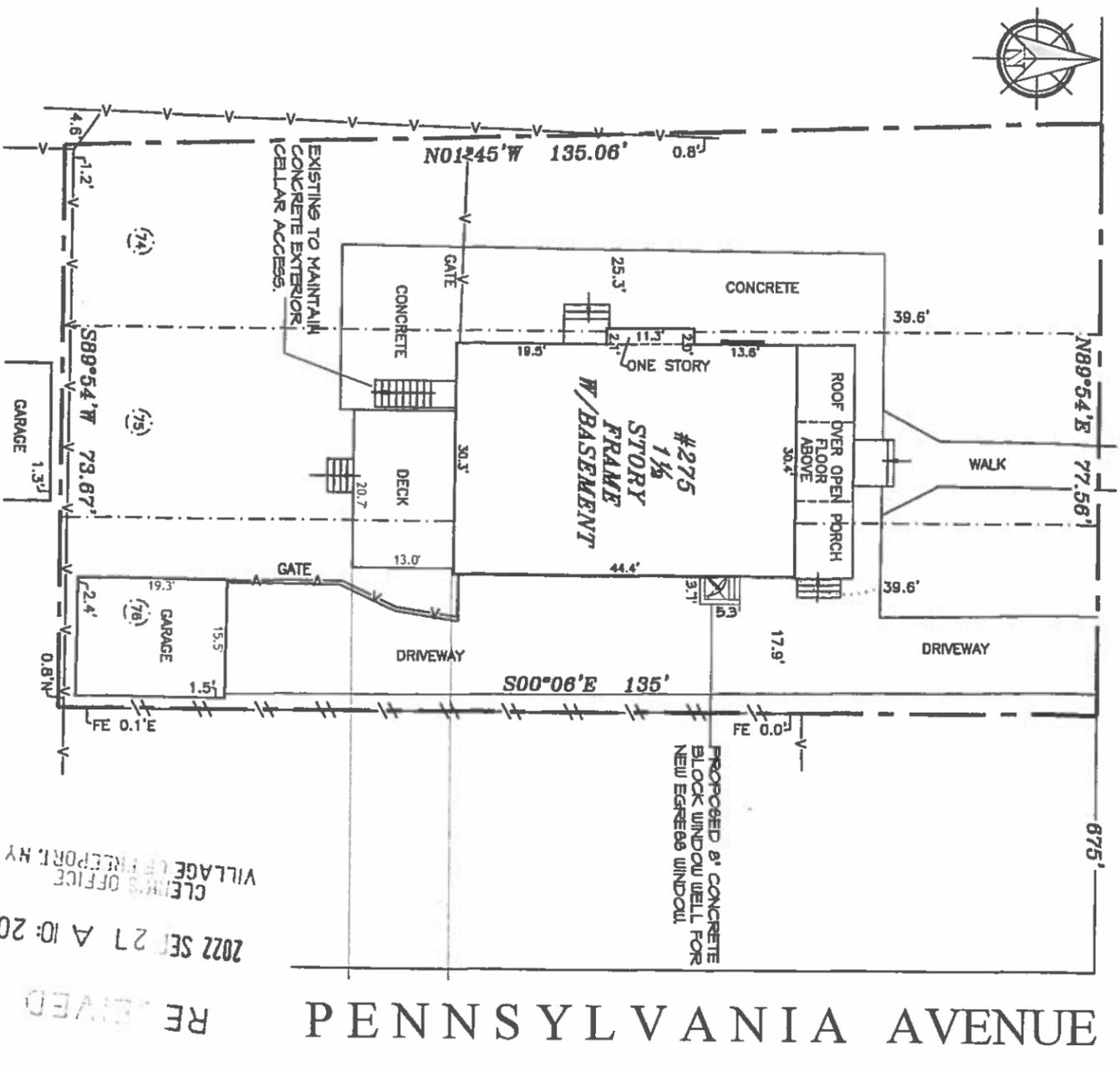
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	✓	
2. Will the proposed action result in a change in the use or intensity of use of land?	✓	
3. Will the proposed action impair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

MAINTAIN EXISTING FINISHED CELLAR

TO 1-FAMILY RESIDENCE.

275 LENA AVENUE, FREEPORT, NEW YORK 11520
SBL: 54 064 74

LENA AVENUE



PENNSYLVANIA AVENUE

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2022 SEP 27 A 10:20
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

SITE PLAN
SCALE: 1"=20 FT.

NEIGHBOR PROPERTIES PICTURE



1-294 LENA AVENUE



2-284 LENA AVENUE



3-271 LENA AVENUE



4-279 LENA AVENUE

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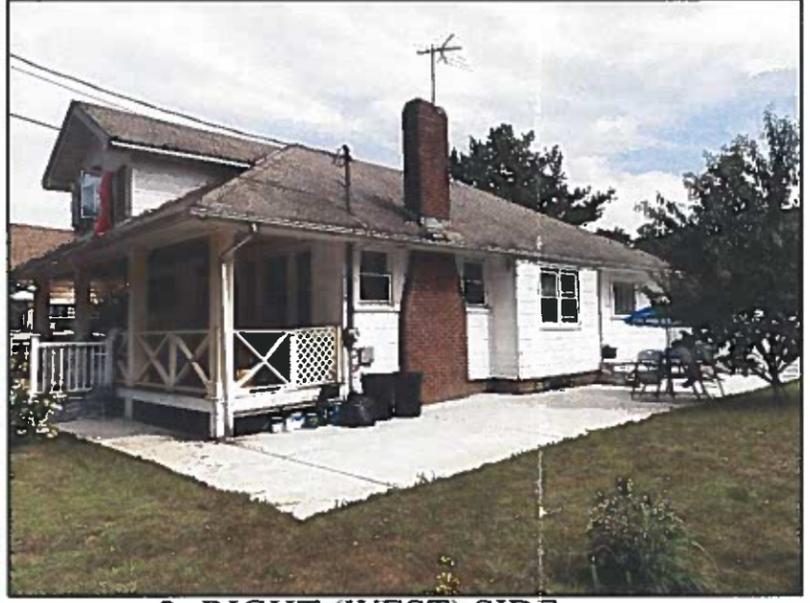
2022 SEP 27 A 10: 20

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

SUBJECT PROPERTY PICTURES 275 LENA AVENUE



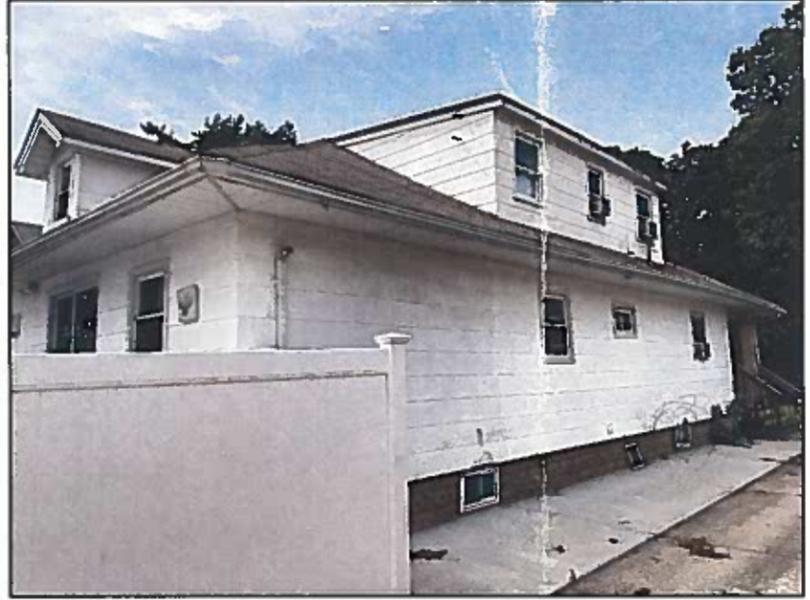
1.-FRONT FACADE



2.-RIGHT (WEST) SIDE



3.-REAR (SOUTH) SIDE



4.-LEFT (EAST)SIDE

EXISTING TO MAINTAIN EXTERIOR CELLAR ACCESS PICTURES

ADDRESS: 275 LENA AVENUE SBL: 64 084 74



Application Date: 9/27/22
Fees Paid: \$226.00

SP# 3596

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: 22 AGNES STREET ZONING DISTRICT Res. 'A'
SECTION 55 BLOCK 930 LOT 16B LOT SIZE: 6,250 (50x125')

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	PROPERTY OWNER
Name:	Name: <u>JOE WARE</u>		
Address:	Address: <u>22 AGNES STREET</u> <u>FREEPORT, NY 11520</u>		
Telephone #:	Telephone #: <u>(516) 751-4726</u>		

Attorney Name: MICHELLE DANIELS Address: 33 LAUREL PLACE
(optional) Phone #: (631) 704-6601 WESTBURY, NY 11791

Present Land Use: 1-FAMILY RESIDENCE Proposed Land Use: NO CHANGE

Description of Proposed Work: MANUALLY EXISTING (813-F) FINISHED CEILING WITH 3-RC BATHROOM NO CONSTRUCTION TO INSTALL NEW ESCAPE WINDOW AND MAINTAIN EXISTING EXTERIOR CEILING ACCESS.

I request a preliminary meeting: YES NO

I request a waiver of the public hearing and hereby certify the following:
A. The subject property is zoned Residence A or Residence AA.
B. The proposed construction is not a new building or dwelling.
C. It is my belief that the criteria contained in §209-7 of the Code of the Incorporated Village of Freeport are satisfied. YES NO

APPLICANT'S SIGNATURE: Joe Ware DATE: August 24 of 2022
Sworn to before me, this 24th day of August, 2022

Notary Public: Doris Alexandra Ramirez
LIC. # 0178639370 COMM. EXP. 05-31-2025

PROPERTY OWNER'S Consent: I, JOE WARE, am (are) the owner(s) of the subject property and consent to the filing of this application. YES NO

PROPERTY OWNER'S SIGNATURE: Joe Ware DATE: August 24 of 2022
Sworn to before me this 24th day of August, 2022

Notary Public: Doris Alexandra Ramirez
NOTARY PUBLIC STATE OF NEW YORK
SUFFOLK COUNTY
LIC. # 0178639370 COMM. EXP. 05-30-2025

FOR VILLAGE USE ONLY

Site Plan Public Hearing Required: YES NO

Village Clerk's Signature: _____ Date of Hearing: _____
Approved _____ Denied _____
Date: _____ Date: _____

Planning Board Signature: _____ Date: _____

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SEP 27 11 AM '22



INC. VILLAGE OF FREEPORT

Department of Buildings
46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520

(516) 377-2242
FAX (516) 377-2493

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

August 26, 2022
UPDATED SITE PLAN LETTER

Jose Marte
22 Agnes Street
Freeport, NY 11520

RE: **22 Agnes Street, Freeport NY**

Zoning District- Residence A Sec. 55 Blk. 390 Lot 168

Building Permit Application #20212193

Description: Install one (1) new cellar egress window & maintain one (1) cellar egress entrance.

Dear Sir/Madam:

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

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

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

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

Very truly yours,

Sergio A. Mauras

Superintendent of Buildings
Jonathan Smith, Building Inspector

/cd
c: Village Clerk
Francisco Perez, PE

ZBA Approval Needed:

Yes: _____ No

Encl.

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VILLAGE OF FREEPORT, NY

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration _____ Positive Declaration _____

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

- X The proposed project will not have a significant effect on the environment and therefore does not require the preparation of an Environmental Impact Statement.
- _____ The proposed project may have a significant effect on the environment and therefore requires the preparation of an Environmental Impact Statement.
(See reasons below)

Project : _____ Building Permit App. #20212193

Location: 22 Agnes Street, Freeport, New York

Applicant: Jose Marte
Description: Install one (1) new cellar egress window and maintain one (1) cellar egress window.

Lead Agency: Department of Buildings Agency Contact Person: _____
for the Board of Trustees Superintendent of Buildings
Village of Freeport (516) 377-2242
46 North Ocean Avenue, Freeport, NY

REASONS(S) FOR DETERMINATION

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

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

Dated: August 26, 2022 - UPDATED

Sergio A. Mauras
Superintendent of Buildings

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2022 SEP 27 A 10:12
CLERK'S OFFICE
VILLAGE OF FREEPORT NY

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

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 Existing (811 s.f.), Finished Cellar with 3-Pc. Bathroom to existing 1 1/2-Story 1-Family Residence

Project Location (describe, and attach a location map):
No.22 on East side of Agnes Street and South side of Evans Avenue
in the Inc. Village of Freeport, N.Y. 11520.

Brief Description of Proposed Action:
Maintain Existing (811 s.f.). Finished Cellar with 3-Pc. Bathroom in conjunction with ~~EXISTING~~ WINDOW AND MARKING EXISTING EXTERIOR CELLAR ACCESS.

Name of Applicant or Sponsor:
Jose A. Marte
Jose Marte

Address:
22 Agnes Street
Freeport

City/PO: Freeport State: New York Zip Code: 11520

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? 0.1435 acres
b. Total acreage to be physically disturbed? 0.1435 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.1435 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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INC. VILLAGE OF FREEPORT, NY
DEPARTMENT OF BUILDINGS

	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 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 wastewater treatment: _____	NO	YES	✓
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
b. Is the proposed action located in an archeological sensitive area?	✓		
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	✓		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> 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?	NO	YES	
16. Is the project site located in the 100 year Flood plain?	NO	YES	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ <input checked="" type="checkbox"/> NO <input type="checkbox"/> 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: Jose Marte Date: April 24/2021
Signature: Jose A Marte

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 _____

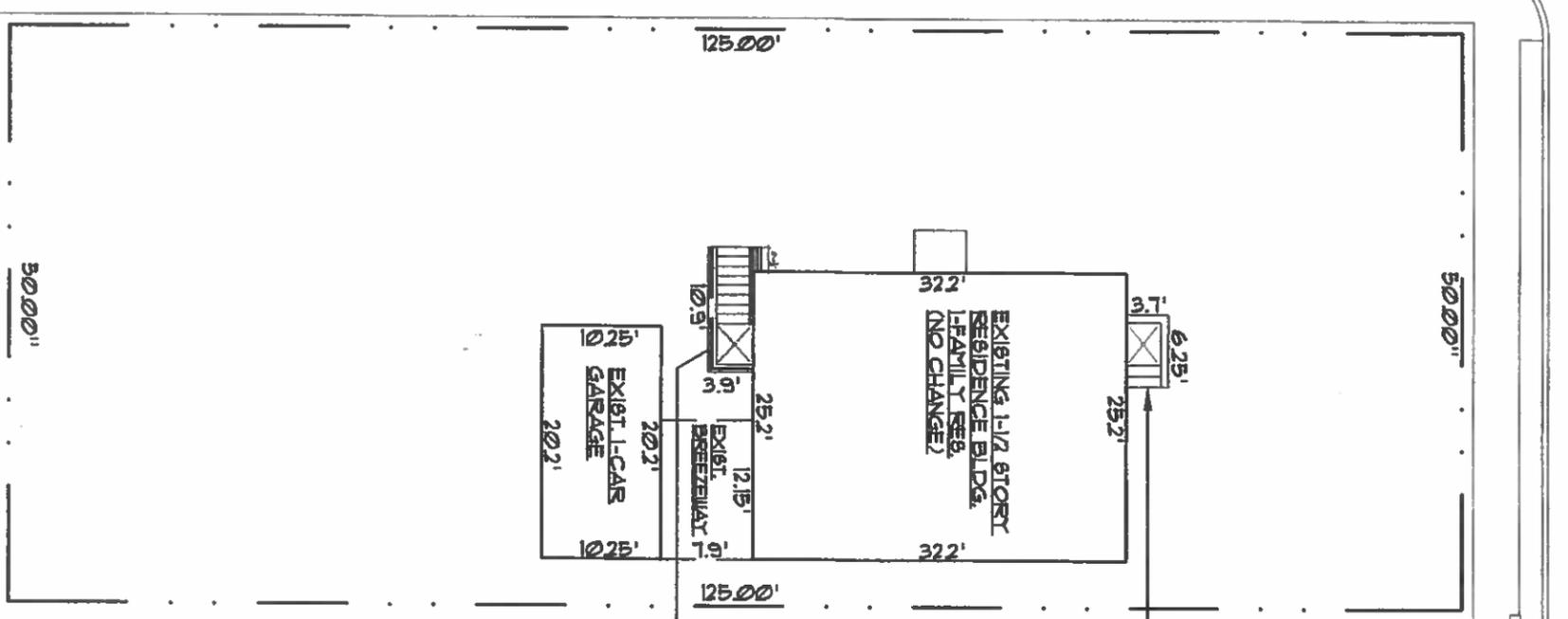
Signature of Preparer (if different from Responsible Officer) _____

MANTAIN EXISTING FINISHED CELLAR TO 1-FAMILY RESIDENCE
ADDRESS: 22 AGNES STREET SBL: 65 390 168

PROPOSED SITE PLAN
SCALE: 1"=20' FT.

EVANS AVENUE

AGNES STREET



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PROPOSED 8' DIA
EGRESS WINDOW WELL

EXISTING TO BE LEGALIZED
CONC. BLOCK EXTERIOR
CELLAR ACCESS STAIRWELL.

SITE PLAN INFORMATION TAKEN FROM
PROPERTY SURVEY PREPARED BY
BALDWIN AND CORNELIUS CO. INC.
LICENSED LAND SURVEYOR.

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22 AGNES STREET

SUBJECT PROPERTY PICTURES 22 AGNES STREET



1.-FRONT (WEST) FACADE



2.-LEFT (NORTH) SIDE



3.-REAR (EAST) SIDE



4.-LEFT (SOUTH) SIDE

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EXISTING TO MAINTAIN EXTERIOR CELLAR ACCESS PICTURES

ADDRESS: 22 AGNES STREET SBL: 55 390 188



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NEIGHBOR PROPERTIES PICTURE



1.-19 AGNES STREET



2.-54 CRAIG AVENUE



3.-21 EVANS AVENUE



4.-18 EVANS AVENUE

LOCATION MAP (NTA)



MAINTAIN EXISTING FINISHED CELLAR TO 1-FAMILY RESIDENCE.
 22 AGNES STREET, FREEPORT, NEW YORK 11520
 SBL: 55 390 168

FRANCISCO PEREZ P.E.
 150 91ST STREET
 NORTH BERGEN, NEW JERSEY 07047
 PHONE: (201) 978-9000
 E-MAIL: fperezeng@gmail.com



CONSULTANT
MAR DRAFTING
 RESIDENTIAL & COMMERCIAL DESIGN
 33 LAMONT PLACE
 WEST BAYVIEW, N.Y. 11704
 OFF: (631) 920-2445
 CELL: (631) 704-6601
 E-MAIL: MAR@MARDRAFTING.COM

REVISIONS	DESCRIPTION
1	ISSUED FOR PERMIT
2	REVISED PER COMMENTS

OWNER/APPLICANT: Jose Marie
 Address: 22 Agnes Street
 Freeport, New York, 11520.
 PHONE: (347) 214-4726
 Emergency contact:
 Miguel Ramirez
 Phone: (631) 704-6601
 Email: mar drafting@gmail.com

PROJECT TITLE
 MAINTAIN EXIST. FINISHED CELLAR TO 1-FAMILY RESIDENCE

22 AGNES STREET
 FREEPORT, NEW YORK 11520
 SBL: 55 390 168

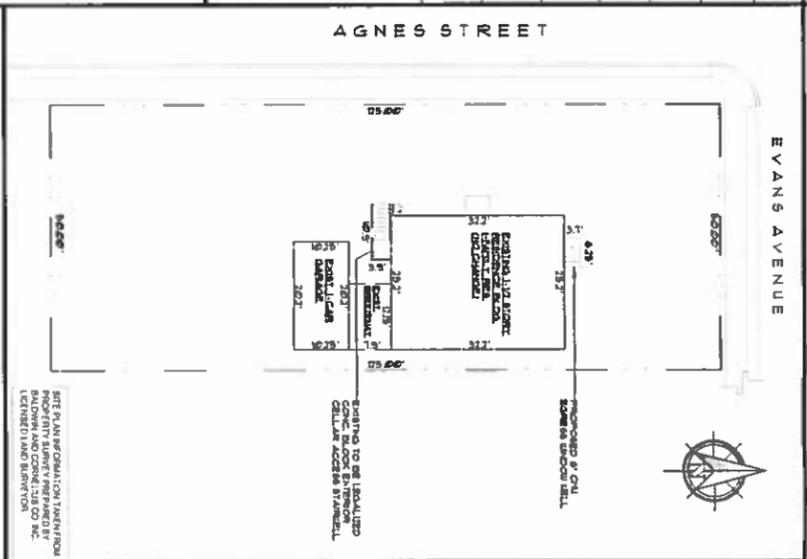
DRAWN BY: MIGUEL RAMIREZ
CHECKED BY: FRANCISCO PEREZ
DATE: 02/20/20
SCALE: AS SHOWN

DRAWING NO. A-1
PROJECT NO. 1
SHEET NO. 2

SYMBOLS LIST

- North Arrow
- Detail No. Designation
- Section Number
- Interior Egress Requirements (Ladder, Stairs, Elevation)
- DO NOT EXHAUST FAN TO EXTERIOR
- EXISTING SMOKE DETECTOR
- EXISTING CARBON MONOXIDE DETECTOR

SITE PLAN (SCALE 1"=20')



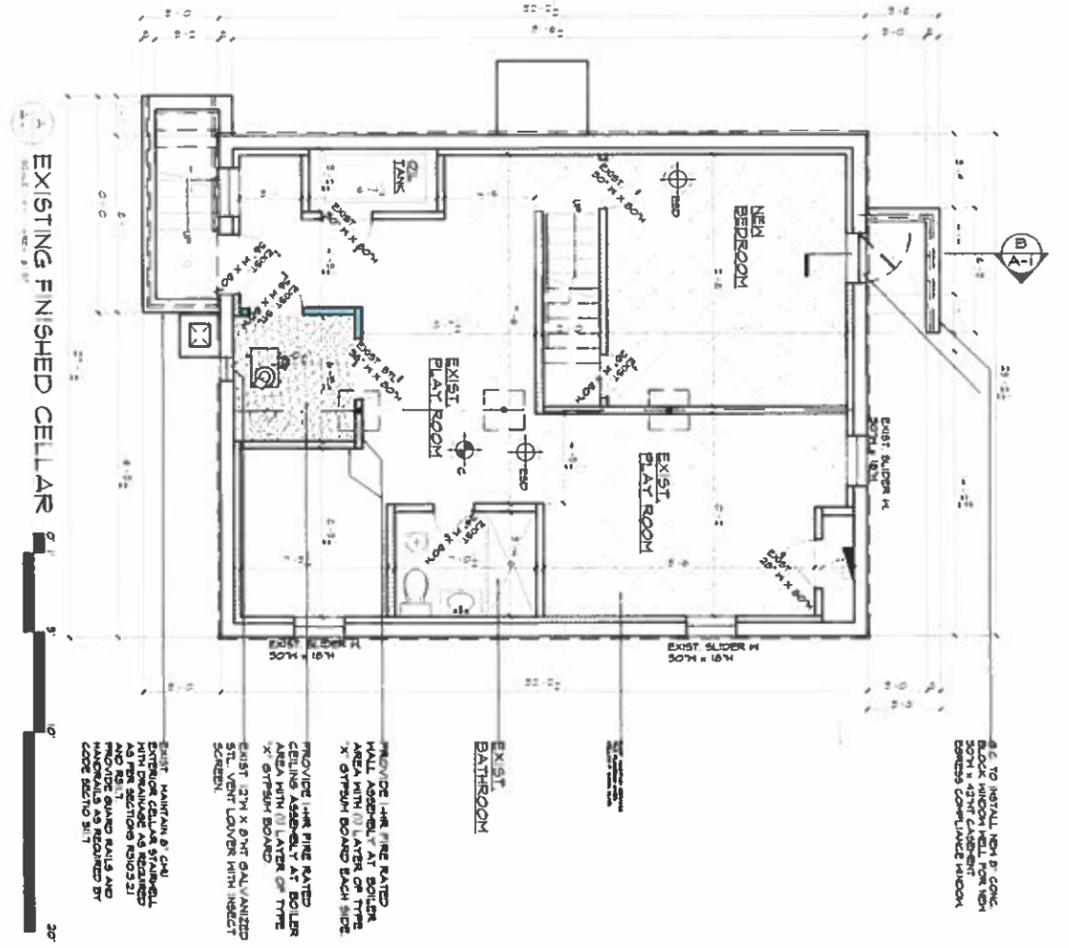
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT
 (PER TABLE R402.1.1)

CLIMATE ZONE	FENESTRATION U-FACTOR	GLAZED FENESTRATION SHGC	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH
4-EXCEPT MARINE	0.35	0.40	R13	19	10/13	10.2 FT.

For SI 1 foot, 3/4 inch.
 a. R-Values are minimum. U-Factor and SHGC are maximum. R-19 shall be permitted to be compressed into a 2x4 cavity.
 b. The fenestration U-factor column excludes skylights. The SHGC column applies to glazing fenestration requirements. "U" shall apply to common fenestration. For windows or doors, fenestration across the door.
 c. There are no SHGC requirements in the Marine zone.
 d. R-19 insulation applies to fill the framing cavity. R-19 minimum.
 e. For fenestration surfaces to fill the framing cavity, R-19 minimum.
 f. If structural sheathing is not required, where structural sheathing is used, exterior structural sheathing is not required where structural sheathing is used.
 g. If structural sheathing on new more than 25 percent of exterior, structural sheathing shall be supplemented with insulation sheathing of at least R-2.

WALL TYPE LEGEND

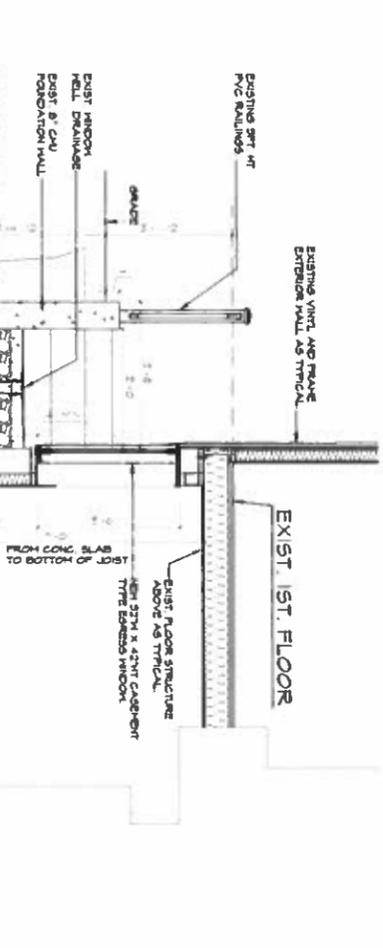
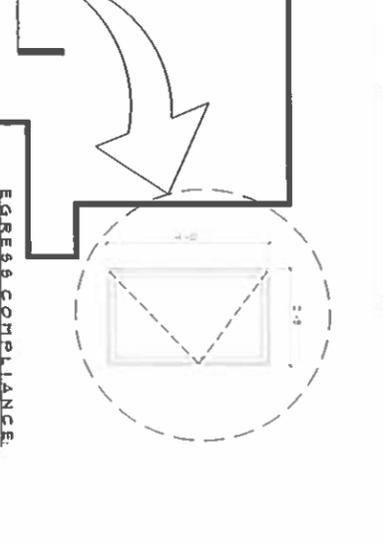
- Existing to maintain ext. or load bearing wall to remain
- Existing to maintain int. or load bearing wall to remain
- Existing to maintain int. or load bearing wall with interior finish to remain
- Existing to maintain int. or load bearing wall with interior finish to remain (R-19 in between)
- Existing interior frame partition to maintain
- Existing wall construction to be removed



EXISTING FINISHED CELLAR

REMOVE 1/2" x 1/2" x 1/2" BATT INSULATION FROM ALL EXISTING WALLS AND CEILING. PROVIDE 1/2" x 1/2" x 1/2" BATT INSULATION TO REMAIN. PROVIDE 1/2" x 1/2" x 1/2" BATT INSULATION TO REMAIN. PROVIDE 1/2" x 1/2" x 1/2" BATT INSULATION TO REMAIN. PROVIDE 1/2" x 1/2" x 1/2" BATT INSULATION TO REMAIN.

2020 E.C.C. of New York State, Section R402.5
Exhaustion system piping shall be installed:
 Mechanical system piping capable of carrying fluids above 109 °F (41 °C) or below 55 °F (13 °C) shall be installed to a minimum of R-5.
Protection of piping installed:
 1. Piping from the water heater to kitchen outlets
 2. Piping located outside the crawl space.
 3. Piping from the water heater to a distribution manifold.
 4. Piping located under a floor slab.
 5. Buried piping.
 6. Supply and return piping in re-circulation systems other than demand re-circulation systems.
 7. Piping with run lengths greater than the maximum run lengths for the nominal pipe diameter given in Table 405.4.2 All remaining piping shall be insulated to at least R-5 or meet the run length requirements of Table R405.4.2
2020 E.C.C. of New York State, Electrical Board 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



EGRESS WINDOW FLOOR PLAN DETAIL

EGRESS COMPLIANCE:
 • MINIMUM WIDTH OF OPENING: 20 IN.
 • MINIMUM HEIGHT OF OPENING: 24 IN.
 • MINIMUM NET CLEAR OPENING: 5.7 SQ. FT. (53 IN. x 67 IN.)
 • MAXIMUM SILL HEIGHT ABOVE FLOOR: 44 IN.
 • PROVIDE CASSEMENT WINDOW TYPE WITH STRAIGHT AIR HARDWARE.

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