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2023 MAR -2 A 10: 58

INC. VILLAGE OF FREEPORT

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

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

ROBERT T. KENNEDY

E-MAIL
BUILDINGDEPT@FREEPORTNY.GOV

SERGIO MAURAS

MAYOR

SUPERINTENDENT OF
BUILDINGS

JANUARY 20, 2023
AMENDED LETTER OF DENIAL
Updated

Jude Derivois
Peace Family Worship Center
307 Guy Lombardo Avenue
Freeport, NY 11520

RE: 307 Guy Lombardo Avenue, Freeport, New York
Zoning District – Business B Sec. 62 Blk. 080 Lot 6
Building Permit Application #20190921 – Use building for church assembly

Dear Sir/Madam:

Please be advised that the above captioned Building Permit Application must be denied for the following reason(s):

- 1) **Village Ordinance §210-6A. Conformity required:** No building or land shall hereafter be used or occupied and no building or part thereof shall be erected, moved or altered unless in conformity with the regulations herein specified for the district in which it is located.
- 2) **Village Ordinance §210-172(3). Required parking spaces:** Places of public assembly, including churches, temples and religious auditoriums, but excluding restaurants, discotheques, cabarets and bars: at least one parking space for each three seats provided, based on maximum seating capacity. **The plan that you have submitted with your application implicates a seating capacity of 345 persons (3/345=115 parking spots). You are only providing five (5) parking spots. Accordingly, you will be seeking a variance for 110 parking spots.**

Please be further advised that if you intend to appeal this decision you must file an application within sixty (60) days of the date of this letter. 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 516-377-2202** 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.

Page 2

RE: 307 Guy Lombardo Ave., Freeport, NY

Be further advised that you must submit an application to the Zoning Board of Appeals 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 Zoning Board of Appeals Application, please call the VILLAGE CLERK'S OFFICE at 377-2300.

Very truly yours,

Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings

/cd

Enclosure
c: Village Clerk

SITE PLAN APPROVAL NEEDED

Yes: _____ No: X

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SEC. 62 BLK 080 LOT. 6

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

In the Matter
OF
the Application of

JEFFREY W. REID

The Board of Appeals of the Village of Freeport, New York

Index No. _____

COMPLY WITH
ORIGINAL NOTES

The application of Peace Family Worship Center

respectfully states and alleges:

Strike out
inapplicable
phrase

1. That the applicant (resides at) (has its principal office for the conducting of its business at)

307 Guy Lombardo Avenue
Freeport, New York

State whether
applicant is owner,
lessee, or has option
or contract. If other
than owner, state
briefly terms of
agreement.

2. That the premises affected by this application is located at Land Map of Nassau County

307 Guy Lombardo Avenue Sec 62 Blk 080 Lot(s) 6

and that the interest which the applicant has in the property concerned is that of Peace

Family Leader Worship Center.

3. That (the applicant) (the applicant's duly authorized Meldan Group) on or about the 19 day of April, 20 19 filed in the office of the Department of Buildings of the Village of Freeport, New York, an application for a Building Permit. Documents filed with said application were as follows:

Public Assembly Permit for the above
reference location -

Obtain reason for
denial from
Department of
Buildings.

4. That on or about the 28 day of Feb, 20 22, the Department of Buildings denied said application; upon information and belief that the reason for said denial was as follows:

Parking spot inadequate

Describe by
construction and
number of stories. If
none, so state.

5. That the nature of the improvements now upon said premises is as follows: N/A

State nature of use of
property. If a
business, give brief
description.

6. That said premises are now being used as follows: church

Describe fully and
clearly the use
desired.

7. That the applicant seeks authority to make use of said premises as follows: Waiver
for the additional parking as requested
for the church, with a small congregation

Strike out whichever
word is not
applicable. Follow
language in
ordinance.

8. Upon information and belief that a (permit) (variance) for such use may be granted by this Board by virtue of the following sections of the said Zoning Code of The Village of Freeport or statutes of the State of New York The church capacity is far

below 345 person. Church member
attending per session is about 20

Refer where possible
to paragraphs and
section by numbers.

9. That the following is a statement of other factual information deemed pertinent by the applicant. If the application involves a subdivision of property, describe the existing property: N/A

If more space is needed annex statement on separate sheet and refer to it here with following words: "See annexed statement which is made a part hereof." Save opinions for the hearing.

10. That the grounds for this application are as follows: This location is a small community church with a total of 50 members, We are requesting a waiver.

11. That any deed restrictions running with the land prohibiting the desired use are as follows: N/A

If non-conforming use is claimed, set forth uses made of premises and dates thereof in chronological order.

12. That (the applicant has made no previous application to this Board for the authority sought herein) (upon information and belief a previous application was made for the same or similar authority sought herein and denied by this Board, but that this application contains facts not alleged or shown in any previous proceeding before this Board).

WHEREFORE, the applicant respectfully prays that the authority sought herein be granted.

Dated: MARCH 2, 2023 [Signature]

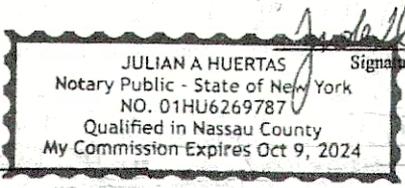
BY: JEFFREY W. REID
ITS: ENGINEER

If this verification is made by an officer of a corporation or an Association or by a legal representative of an estate, his name and office should be designated on the first line.

State of New York)
County of Nassau) ss:

The applicant JEFFREY REID named in the foregoing application, being duly sworn, depose and say that I read the foregoing application subscribed by MYSELF and know the contents thereof; and that the same is true to MY own knowledge except as to the matters therein stated to be alleged on information and belief, and that as to those matters I believe THESE to be true.

Sworn to before me this 6 day
of MY, 2022.
Notary Public [Signature]



[Signature]
Signature of Applicant

Notice
Conflict of Interest

I have read Section 809 of the General Municipal Law concerning disclosure of and conflict of interest and hereby certify that there are no conflicts in respect to this application requiring disclosure.

MARCH 2, 2023.
Date Year

[Signature]
Signature

Affidavit of Owner

To be completed only if the owner is not the applicant.

State of New York)
County of Nassau) ss:

Mehrdad Nourmand being duly sworn, depose and say:

That he/she (the owner of Guy Lombardo Investors Inc) (is the President) of

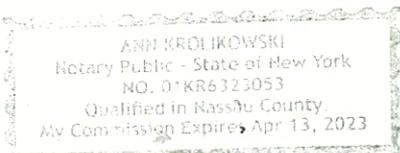
Guy Lombardo Investors Inc. the property concerned is correct to the best of the knowledge of deponent Mehrdad Nourmand

That the owner Mehrdad Nourmand consents to the granting of the authority sought in the above application.

Sworn to before me this 26th day
of April, 2022.

[Signature]
Signature

Notary Public [Signature]



Short Environmental Assessment Form

Part 1 - Project Information

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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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Part 1 - Project and Sponsor Information			
Name of Action or Project: PEACE Family Worship Center			
Project Location (describe, and attach a location map): 307 Guy Lombardo Ave Freeport NY 11520			
Brief Description of Proposed Action: Church Assembly			
Name of Applicant or Sponsor: JUDE DERIVOIS		Telephone: 516 444 8343	
Address: 330 W Valley Stream Blvd		E-Mail: jdmine63@gmail.com	
City/PO: Valley Stream NY		State: NY	Zip Code: 11580
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 government 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, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input 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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APR 16 2019

Freeport Building Dept.
Freeport, NY

		NO	YES	N/A
5. Is the proposed action,	a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
APR 16 2019 Freeport Building Dept. Freeport, NY				
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		<input type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	

VILLAGE OF FREEPORT, NY
 CLERK'S OFFICE
 2013 MAR -2 A 10:59

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 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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: <u>JUDE DERIVOIS</u> Date: <u>4-16-19</u></p> <p>Signature: <u>X Jude Derivois</u> Title: <u>Pastor</u></p>		

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Freeport Building Dept.
Freeport, NY

VILLAGE OF FREEPORT, NY
CLERK'S OFFICE

2023 MAR - 2 A 10: 59

PRINT FORM

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 20190921
 Filing Date 04/16/2019

1065

Application for Erection of Buildings or Alterations

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

I. LOCATION OF BUILDING	AT (LOCATION) <u>307</u> <u>Guy Lombardo Ave</u> ZONING DISTRICT <u>SD 009 B15 B</u>
	BETWEEN <u>Atlantic Ave</u> AND <u>Guy Lombardo</u>
	SECTION <u>62</u> BLOCK <u>080</u> LOT <u>6</u> APPROX. LOT SIZE <u>50</u> x <u>100</u> LOT AREA <u>0006</u>

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

A. TYPE OF IMPROVEMENT 1 New building 2 Addition-Alteration (If residential, enter number of new housing units added. If none-state none) 3 Swimming Pool 4 Repair (replacement) 5 Bulkhead (New, Repair) 6 Fence 7 Moving (relocation)		B. PROPOSED OR EXISTING USE RESIDENTIAL 11 One Family 12 Two families 13 Apartment - Enter No. of Units 14 Transient hotel, motel, or dormitory - Enter No. of Units 15 Garage or Accessory Structure 16 Other - Specify		NON RESIDENTIAL - Complete Part "E" 17 Industrial 18 Office, bank, professional 19 Store, mercantile 20 Church, other religious 21 Hospital, Institutional 22 Other - Specify	
C. COST 10 TOTAL COST OF IMPROVEMENT \$ <u>NA</u>		D. DESCRIPTION OF PROJECT <u>Church assembly</u>			

III. IDENTIFICATION - To be completed by all applicants

NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee <u>JUDE DERIVOIS</u> <u>PEACE Family Worship Center</u>	<u>307 Guy Lombardo Ave</u> <u>FREEPORT NY 11520</u>	<u>516 444 8343</u>
2. Contractor	RECEIVED	
3. Architect or Engineer	<u>APR 16 2019</u>	

IV. OWNER - CONTRACTOR STATEMENT

Building permit is issued subject to the provisions of Section 57 of the Workmen's Compensation Law.
 Workmen's Compensation Certificate No. _____ Company _____ Exp. Date _____

Contractor or Owner _____ (Print)
 Address _____
 Phone _____

EMMARIE CRESPO-RIVERA
 NOTARY PUBLIC-STATE OF NEW YORK
 No. 01CR6311791
 Qualified in Nassau County
 State of New York Expires September 22, 2022

County of Nassau
JUDE DERIVOIS being duly sworn, says that HE is the contractor or owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of HIS knowledge and belief and agrees to conform to all applicable laws of this jurisdiction.
 Sworn to before me this 16th day of April, 2019
Emmarie Crespo-Rivera Notary Public, County, N.Y.
Jude Derivois (Applicant Signature)

V. FLOOD ZONE

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

IS PROJECT TO REPAIR FLOOD DAMAGE?
 YES _____ NO _____

PROJECT DESCRIPTION

Total/First Flr Square Feet	<input type="text"/>
Upper Flrs Square Feet	<input type="text"/>
# of Fixtures	<input type="text"/>
# of Floors	<input type="text"/>
Occup. Type	<input type="text"/>

VI. VALIDATION (Official Use Only)

Building Permit Number _____
Building Permit Issued _____
Building Permit Fee \$ _____

Approved by: _____
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 Superintendent of Buildings

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1002 N.Y.S. - 2 A-0-59
CLERK'S OFFICE
VILLAGE OF FREEPORT, N.Y.

EXISTING PLACE OF WORSHIP

307 GUY LOMBARDO AVENUE, FREEPORT, NY 11520

SYMBOLS

	DOOR NUMBER and TYPE (CONST. PLAN)		CEILING AIR DIFFUSER (SUPPLY)
	DRAWING TITLE SCALE		CEILING AIR DIFFUSER (RETURN)
	REVISION		RECESSED MOUNTED DOWN LIGHT
	FURNITURE OR EQUIPMENT NUMBER		SURFACE MOUNTED LIGHT FIXTURE
	EXISTING RADIATOR		WALL SCONCE
	EXISTING WALL TO BE DEMOLISHED (DEMO. PLAN)		GROUND FAULT INTERRUPTOR
	EXISTING WALL TO REMAIN		DUPLEX
	NEW STUD WALL		OUTDOOR DUPLEX (WATER-PROOF)
	EXIST. CMU WALL		SMOKE DETECTOR
	EXISTING DOOR, FRAME AND HARDWARE TO BE REMOVED (PER DEMOLITION PLANS)		SWITCH
	FOUR INTERIOR ELEVATIONS		DIMMER
	WALL TYPE		3 WAY SWITCH
	ELEVATION		TELEPHONE
	DETAIL SECTION		DATA
	CENTER LINE		CABLE
	FINISH SYMBOL		CEILING MOUNTED FAN
	WINDOW NUMBER and TYPE (CONST. PLAN)		EXHAUST FAN

GENERAL NOTES

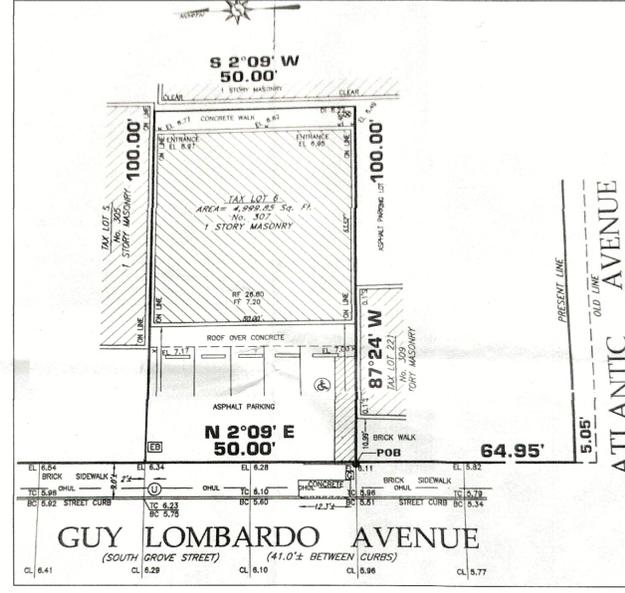
- ALL WORK SHALL BE IN ACCORDANCE WITH THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AS WELL AS ALL APPLICABLE LOCAL REGULATION AND ORDINANCE.
- CONSTRUCTION MUST CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL CODES AND COMPLY WITH MANUFACTURER'S WRITTEN SPECIFICATIONS, MEETING ALL APPROPRIATE REFERENCE STANDARDS AND TESTING REQUIREMENTS.
- APPLICABLE NATIONAL STANDARDS WHEN APPLIED TO THIS WORK SHALL BE VERIFIED TO BE INCORPORATED BY REFERENCE IN THIS STATE BUILDING CODE.
- CONTRACTOR SHALL, PRIOR TO CONSTRUCTION, VERIFY SITE CONDITIONS AND REPORT ANY DISCREPANCIES BETWEEN DRAWINGS AND ACTUAL CONDITIONS TO OWNER AND ARCHITECT FORTHWITH.
- OWNER OR CONTRACTOR SHALL BE RESPONSIBLE FOR TIMELY NOTIFICATION TO ARCHITECT RELATED TO CHANGES, JOB CONDITIONS OR ANY CONFLICT WHICH EFFECTS THE SERVICE OF THIS ARCHITECT.
- THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR WORK OPERATIONS AND SAFETY FEATURES RELATED TO CONTINUITY OF SURFACES, RAILINGS, PLACEMENT AND SWING OF DOORS, MATERIAL, SIZE, QUANTITIES ORDERED AND INCORPORATED IN CONSTRUCTION.
- THE CONTRACTOR SHALL PREPARE, SUBMIT, ADHERE TO AND COORDINATE AN APPROVED WORK PROGRAM.
- SUBSTITUTIONS MAY ONLY BE MADE WITH THE APPROVAL OF THE OWNER OR HIS AGENT AND WITH NOTIFICATION TO THE ARCHITECT.
- EACH CONTRACTOR SHALL COOPERATE, COORDINATE SCHEDULE AND CONTROL HIS WORK WITH ALL TRADES WHOSE WORK ADJOINS, CONNECTS OR INTERFACES WITH HIS OWN AND WORK TOWARD THE HIGHEST STANDARDS OF EXCELLENCE AND WORKMANSHIP.
- ALL EXISTING SPACES SHALL BE KEPT CLEAN, CLEAR, ACCESSIBLE AND USABLE DURING CONSTRUCTION AND PREMISES SHALL BE BROOM CLEANED AT THE END EACH DAY.
- MATERIAL STORAGE OR PLACEMENT SHALL NOT EXCEED LOADING CONDITIONS FOR ANY SPECIFIC LOCATION. VERIFY CONDITIONS WHEN IN DOUBT.
- DIMENSIONS TAKE PRECEDENT OVER SCALED DRAWINGS.
- ALL DIMENSIONS ARE GIVEN TO FACE OF ROUGH MASONRY WALLS, METAL STUDS OR WOOD STUDS, AND TO CENTER LINE STIFFENER WALLS, BEAMS AND COLUMNS.
- CONTRACTOR SHALL CHECK AND VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT TO THE ARCHITECT ANY DISCREPANCIES FOUND AFTER DEMOLITION.
- ACCESSIBILITY TO ALL PARTS OF THE BUILDING STRUCTURE HAS BEEN LIMITED THEREFORE DIMENSIONS AND CONDITIONS SHOWN ON PLANS ARE ONLY PRESUMED TO BE REASONABLY ACCURATE.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED BUILDING PERMITS PRIOR TO START OF WORK.
- CONTRACTOR SHALL OBTAIN EQUIPMENT USE PERMITS.
- PROVIDE CONCRETE PADS AS REQUIRED FOR BOILERS, AND OTHER EQUIPMENT.
- ALL PLUMBING SYSTEMS SHALL BE SUBJECTED TO A WATER TEST AND SMOKE TEST AS PER SEC-26-1322.0 OF THE BUILDING CODE.
- HEATING PIPES LEAVING AND ENTERING ROOMS SHALL HAVE OPENINGS AROUND PIPES CLOSED UP WITH MATERIAL HAVING FIRE RESISTIVE RATINGS SAME AS WALL MATERIALS.
- ALL VERTICAL PIPES PASSING THROUGH FLOORS SHALL BE PROVIDED WITH METAL SLEEVES AND COLLARS, ALL SPACES AROUND PIPES ARE TO BE FRAMED FILLED SOLID WITH INSULATION AT EACH FLOOR LEVEL.
- WHERE HEATING AND PLUMBING PIPES ARE CONCEALED IN HUNG OR FURRED CEILINGS, THESE CEILINGS SHALL NOT BE BUILT UNTIL HEATING AND PLUMBING LINES HAVE BEEN TESTED AND INSULATED TO AVOID CONDENSATION AND/OR MINIMIZE HEAT LOSS.
- ALL EXPOSED PIPING AND PIPING SUBJECT TO FROST AND THE WEATHER SHALL BE INSTALLED ACCORDING TO THE NY STATE ENERGY CODE REQUIREMENTS.
- THERE SHALL BE NO EXPOSED PIPING IN OCCUPIED SPACES. ALL PIPING IN WALLS SHALL BE FURRED AND FINISHED WITH GYPSUM WALL BOARD.

GENERAL NOTES CONT.

- NO MASONRY BEARING WALL OR ANY OTHER BEARING ELEMENTS SHALL BE PARTIALLY ALTERED OR REMOVED, UNTIL THE STRUCTURE THEY SUPPORT HAS BEEN PROPERLY SHORED, AND THE NEW STRUCTURAL SUPPORTING ELEMENTS HAVE BEEN COMPLETED.
 - WOOD STUD-PARTITIONS ACTING AS LOAD RELIEVING WALLS SHALL BE LEFT IN PLACE OR PARTIALLY MAINTAINED UNTIL REPLACEMENT STRUCTURAL WALLS OR TEMP. SHORING HAS BEEN INSTALLED.
 - EXTREME CARE MUST BE TAKEN IN ALL OPERATIONS TO REMOVE EXISTING CEILING AND PARTITION STRUCTURES OR ANY OTHER STRUCTURAL ELEMENTS TO REMAIN.
 - GENERAL CONTRACTOR TO PROVIDE ADEQUATE PROTECTION FOR THE BUILDING STREET FACADES DURING DEMOLITION AND CONSTRUCTION. ALL WORK TO BE PERFORMED ON STREET FACADES SHALL BE APPROVED BY THE ENGINEER BEFORE EXECUTION.
 - CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN ALL PLASTER AND LATH HAVE BEEN COMPLETELY REMOVED FROM THE LOAD BEARING WALLS SO THAT THE STRUCTURES CAN BE INVESTIGATED BY THE STRUCTURAL ENGINEER.
- CONSTRUCTION AND STRUCTURAL NOTES:**
- CONCRETE WORK SHALL COMPLY TO A.C.I. 318 LATEST EDITIONS AND THE N.Y.S. BUILDING CODE, IN CASES OF CONFLICT THE N.Y.S. BUILDING CODE SHALL GOVERN DESIGN IN ACCORDANCE WITH PART IV-ACI 318.
 - ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL WITH A MINIMUM SOIL BEARING CAPACITY OF 15 TONS/SF. THE CONTRACTOR SHALL VERIFY THIS MINIMUM CONDITION IS MET PRIOR TO FORMWORK AND SHALL NOTIFY THE ARCHITECT IF SUBSTANDARD CONDITIONS EXIST PRIOR TO START OF WORK.
 - ALL CONCRETE SLABS ON GRADE, FOOTINGS, CONCRETE FILL AND PADS SHALL BE 3000 PSI CONCRETE.
 - CONTROL AND EXPANSION JOINTS ARE REQUIRED IN CONCRETE, MASONRY, AND MANY FINISH MATERIALS AND MUST BE COORDINATED BY THE CONTRACTOR.
 - SIZE AND LOCATION OF CONCRETE PADS FOR BOILERS, TANKS, PUMPS, ETC. SHALL BE VERIFIED WITH HEATING AND PLUMBING CONTRACTOR BEFORE PLACEMENT OF CONCRETE.
 - ALL NEW FRAMING LUMBER SHALL BE HEMLOCK, STRUCTURAL GRADE WITH MINIMUM FB=1200 PSI, AND SHALL BE GRADE MARKED AT MILL PRIOR TO DELIVERY TO SITE.
 - PROVIDE WATER RESISTANT MEMBRANE AT EXTERIOR OF ALL EXISTING MASONRY WALLS AT FRONT AND REAR OF BUILDING, FROM TOP OF FOOTING TO GRADE, EXCAVATE AND DAMPROOF AGAINST EXTERIOR WALLS WHERE OCCUPIED SPACE IS BELOW GRADE. DAMPROOFING SHOULD BE APPLIED FROM TOE OF FOOTING TO JUST BELOW GRADE. PROTECT MEMBRANE FROM BACKFILL.
 - ALL EXPOSED CONSTRUCTION CONNECTORS AND HARDWARE TO BE GALVANIZED.

ZONE ANALYSIS

ADDRESS: 307 GUY LOMBARDO AVENUE, FREEPORT, NY 11520
 ZONE: BUSINESS: B, LOT: 6
 BUILDING HEIGHT: 1 STORY
 EXISTING USE: DAY CARE CENTER
 LOT: AREA: 5000' X 10000' = 5000 SF.
 NO CHANGE IN EGRESS OR OCCUPANCY



PLOT PLAN
SCALE: N.T.S.



ABBREVIATIONS

ADD addendum	ADD above finished floor	AP access panel	AC acoustical	ACT acoustical tile	A/C air conditioning	ACD access door	AD area drain	ALUM aluminum	ALT alternate	ARCH architect (ural)	ASB asbestos	ASC above suspended ceiling	ASPH asphalt	BLDG building	BLT-IN built-in	BM beam	BRK brick	BUR built-up roofing	CAB cabinet	CC construction contractor	CPT carpet	CLL construction limit line	CJT control joint	CLG ceiling	CMU concrete masonry unit	COL column	CONC concrete	CONST construction	CONT continuous	CONTR contractor	CRG cross grain	CU.IN. cubic inch(es)	CU.FT. cubic foot	DPR damper	DET detail	DEMO demolish	DIAM diameter	DIFF diffuser	DIM dimension	DR door	DRAIN drain	DW drywall	DWG drawing	E seat	EA each	EJ expansion joint	ELC electrical contractor	ELEC electric (al)	EP electric panelboard	EL elevation	ELEV elevator	ENT entrance	EQ equal	EQP equipment	EJ expansion joint	EX(TS) existing	FA fire alarm	FD dimension to finish	FE fire extinguisher	FG fire hose cabinet	FIN finish (ed)	FF finished floor	FFE finished floor elevation (level)	FLG flashing	FFL finished floor line	FLR floor	FC flooring contractor	FLD floor drain	FLUOR fluorescent	FT feet	FUR furred	GC general contractor	GYP gypsum	GB gypsum board	GWB gypsum wall board	GPDW gypsum dry wall	HDW hardware	HM hollow metal	HC hollow core	HR hand rail	HR hour	HT height	HVAC heating/ventilating/air conditioning	HWD hardwood	HB hose bibb	HMF hollow metal frame	INCAN incandescent	INFO information	INSUL insulate (d) (ion)	INT interior	INST installation	INT interior	JC janitor's closet	KIT kitchen	LAM laminate	MAS masonry material	MAX maximum	MO masonry opening	MECH mechanical (al)	MC mechanical contractor	MET metal	MIN minimum	MISC miscellaneous	MRB marble	MUL mullion	NIC not in contract	NO number	NTS not to scale	OC on center (s)	OPNG opening	OUT outlet	PLYWD plywood	PLBG plumbing	PLC plumbing contractor	PV power ventilator	PT point	LB pound	PAR partition	QT quarry tile	SCHED schedule	SEC section	SK skylight	SC solid core	SPFC specification (s)	SO square	SP starting point	SS standard steel	STL steel	STD storm drain	SUSP suspended ceiling	SYM symmetry (ical)	TEL telephone	T&G tongue & groove	TC top of curb	TSL top of slab	TST top of steel	TF top of footing	TW top of wall	TT terrace tile	TTYP typical	VB vinyl base	VF verify in field	VS verify stack or pipe	VT vinyl tile	UN unless otherwise noted
--------------	--------------------------	-----------------	---------------	---------------------	----------------------	-----------------	---------------	---------------	---------------	-----------------------	--------------	-----------------------------	--------------	---------------	-----------------	---------	-----------	----------------------	-------------	----------------------------	------------	-----------------------------	-------------------	-------------	---------------------------	------------	---------------	--------------------	-----------------	------------------	-----------------	-----------------------	-------------------	------------	------------	---------------	---------------	---------------	---------------	---------	-------------	------------	-------------	--------	---------	--------------------	---------------------------	--------------------	------------------------	--------------	---------------	--------------	----------	---------------	--------------------	-----------------	---------------	------------------------	----------------------	----------------------	-----------------	-------------------	--------------------------------------	--------------	-------------------------	-----------	------------------------	-----------------	-------------------	---------	------------	-----------------------	------------	-----------------	-----------------------	----------------------	--------------	-----------------	----------------	--------------	---------	-----------	---	--------------	--------------	------------------------	--------------------	------------------	--------------------------	--------------	-------------------	--------------	---------------------	-------------	--------------	----------------------	-------------	--------------------	----------------------	--------------------------	-----------	-------------	--------------------	------------	-------------	---------------------	-----------	------------------	------------------	--------------	------------	---------------	---------------	-------------------------	---------------------	----------	----------	---------------	----------------	----------------	-------------	-------------	---------------	------------------------	-----------	-------------------	-------------------	-----------	-----------------	------------------------	---------------------	---------------	---------------------	----------------	-----------------	------------------	-------------------	----------------	-----------------	--------------	---------------	--------------------	-------------------------	---------------	---------------------------

DEMOLITION NOTES:

- ALL DEMOLITION OPERATIONS TO BE PERFORMED ACCORDING TO SUB-ARTICLE C26-1909.0 OF THE N.Y.C. BUILDING CODE. (NEW CODE)
- DEMOLITION CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR THE STRUCTURAL INTEGRITY OF THE EXIST BUILDINGS, AND WILL TAKE ALL NECESSARY MEASURES TO SHORING AND BRACING. ALL OPERATIONS SHALL BE CONTINUALLY INSPECTED TO DETECT ANY HAZARDS THAT MAY DEVELOP.
- TO MAINTAIN THE STABILITY AND CONDITION OF THE REMAINING STRUCTURES AND PRESERVE ITS COMPONENTS.
- BEARING WALLS, HEADER BEAMS, LOAD RELIEVING PARTITIONS AND OTHER STRUCTURAL ELEMENTS ARE TO BE KEPT BRACED WITHIN THE EXISTING STRUCTURE, OR SUPPLEMENTED BY ADDITIONAL BRACING AND/OR SHORING AS REQUIRED.

PROFESSIONAL PRACTICE NOTES

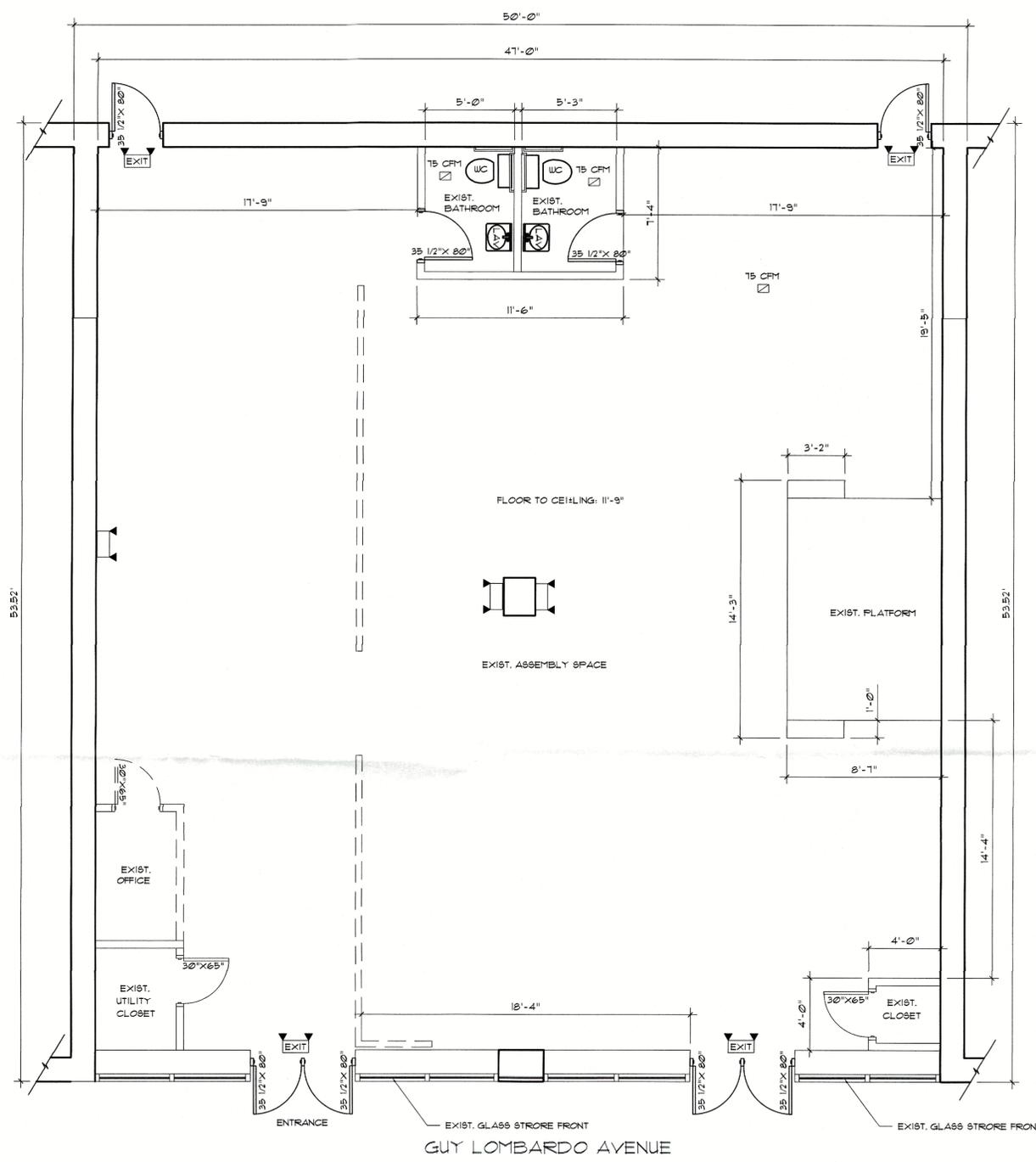
- THESE DRAWINGS ARE PREPARED AS A GUIDE FOR CONSTRUCTION PURPOSES ONLY.
 - THE ARCHITECT IS NOT RESPONSIBLE FOR APPLICATION, WORK RELATED TO PERMITS, COMPLETION OR OCCUPANCY, WHEN A CODE ENFORCEMENT OFFICER OBJECTS TO WORK RELATED TO CODE COMPLIANCE, THIS ARCHITECT MUST BE NOTIFIED. NO PEN OR PENCIL CHANGES ARE AUTHORIZED, VIOLATORS WILL BE PROSECUTED.
 - THESE DRAWINGS REPRESENT A PRIVATE DISCLOSURE OF INFORMATION AND MAY NOT BE USED OR COPIED UNLESS PERMITTED BY THE ARCHITECT. SHOULD THIS INFORMATION BE USED IN ANY MANNER WHATSOEVER WITHOUT PERMISSION, THE USER SHALL BE RESPONSIBLE FOR FULL COMMISSION DUE THE ARCHITECT. THE DESIGN, CONSTRUCTION AND/OR OCCUPANCY INFORMATION REPRESENTED HERewith REMAIN THE PROPERTY OF THE ARCHITECT.
 - RELATED TO JOB CONDITION, WORK SCHEDULED AND PERFORMED, MATERIAL INTERFACING, CONSTRUCTION MODIFICATIONS OR SUBSTITUTIONS, NO LIABILITY OR RESPONSIBILITY IS ACCEPTED WITHOUT THE EXPRESS SERVICE OF THIS ARCHITECT.
 - ESTHETICS CONTROL, FUNCTIONAL ACCESSORIES AND FEATURES REQUIRE COORDINATION RELATED TO SPECIFICATION AND MATERIAL SAMPLE SUBMISSION, SHOP DRAWING AND REVIEW. TESTING INFORMATION MUST BE BY THE EXPRESS SERVICE OF THE ARCHITECT.
 - SCALE AND PROPORTION ARE INTENDED TO BE APPROXIMATE AND TO SHOW CONCEPTUAL DESIGN. MODIFICATIONS AND/OR ADJUSTMENTS MAY BE REQUIRED AS CONSTRUCTION PROCEEDS.
- SPECIAL INSPECTION:**
- FIRESTOP, DRAFTSTOP AND FIREBLOCK SYSTEM - BC 1104.26
 STRUCTURAL SAFETY, STRUCTURAL STABILITY - BC 1104.19
 FINAL - BC 109.5

Drawing Title
TITLE SHEET
Date 7/9/2019 Job No. 2019/25
Drawing No.
A-001.00
SHEET 1 OF 2



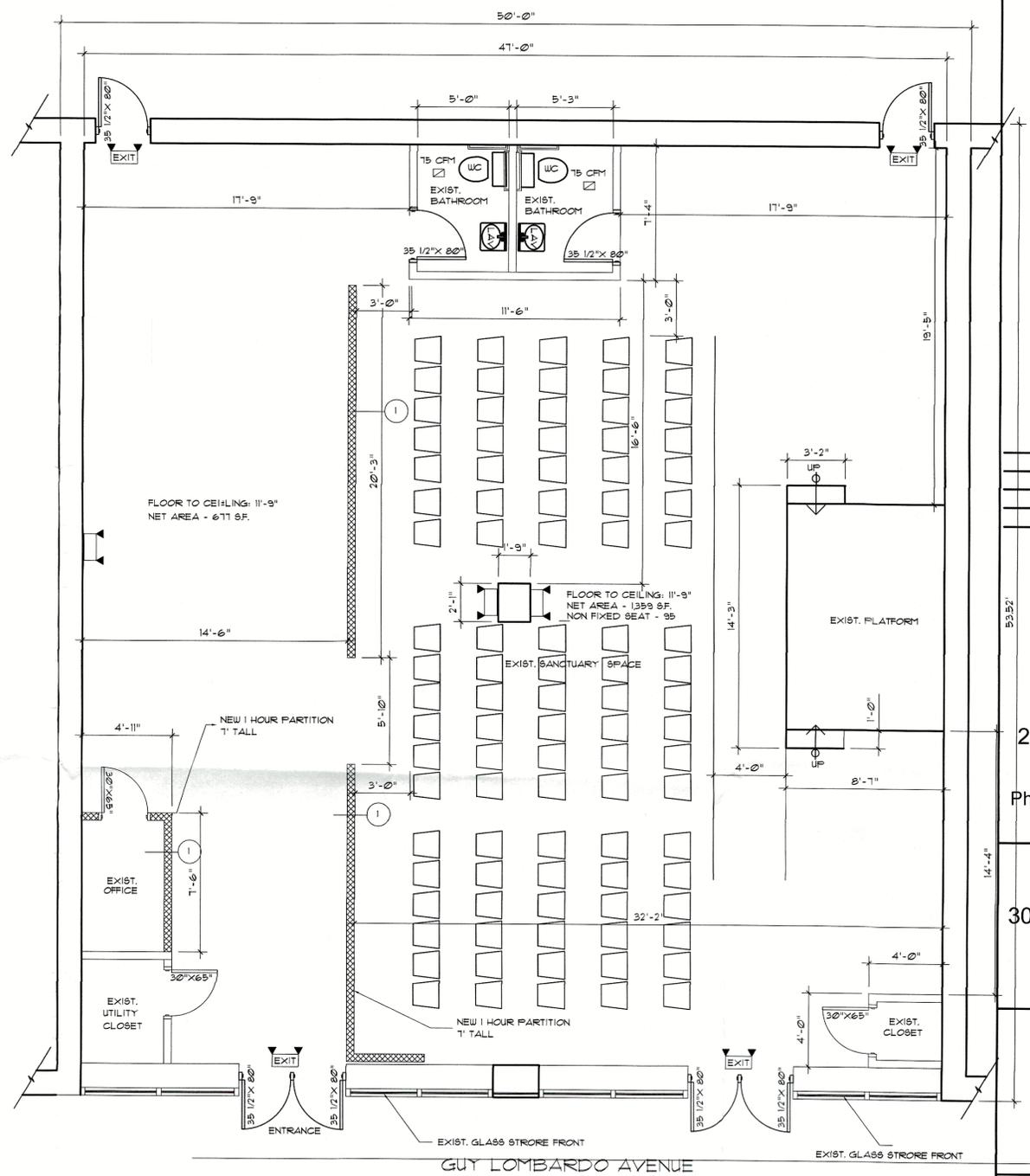
MELDAN GROUP, LLC
 244 5TH AVENUE, SUITE 2604
 NEW YORK, NY 10016
 Ph: 646-434-8292, Fax: 646-277-1165
 email: bdirectservice@gmail.com

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 2023 MAR -2 A-059
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

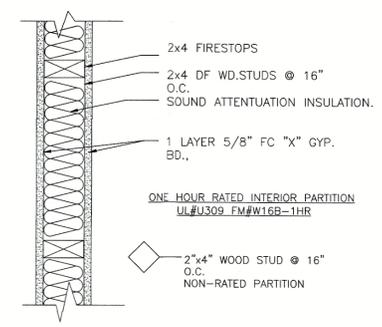


FIRST FLOOR - DEMO
 SCALE: 1/4" = 1'-0"

SECTION 303
 303.4 ASSEMBLY GROUP A-3
 TABLE 1004.3 (ICC)
 ASSEMBLY - (CHAIRS ONLY NOT FIXED) - 5 NET
 NET AREA - SANCTUARY (1359 SF. / 5 NET) = 272 PERSON
 PROPOSED SEATING LAYOUT (95 PERSONS)
 STANDING SPACE - 5 NET
 NET AREA - STANDING SPACE (671 SF. / 5 NET) = 45 PERSON
 VILLAGE ORDINANCE 210-172(3)
 TOTAL PERSONS (272 + 45) = 317 PERSON / 3 = 105 PARKING SPACE
 THEREFORE NON COMPLIANCE.



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



1 1HR RATED PARTITION DETAIL - N.T.S.

Engineer Consultant

MELDAN GROUP, LLC
 244 5TH AVENUE, SUITE 2604
 NEW YORK, NY 10016
 Ph: 646-434-8292, Fax: 646-277-1165
 email: bdirectservice@gmail.com

Location

307 GUY LOMBARDO AVENUE
 FREEPORT, NY 11520

Stamp

Project Title

EXISTING PLACE OF WORSHIP

Drawing Title

FIRST FLOOR PLAN

Scale	Job No.	Date	Drawing No.
As Shown	2019/25	07/09/2019	A-002.00
Drawn	Checked	Approved	
MB	JR	JR	

SHEET 2 OF 2

RESOLUTION NO. 10521-23

WHEREAS, the NASSAU COUNTY PLANNING COMMISSION, at its regular meeting held on **March 30, 2023**, reviewed as provided by law, the following zoning matters:

<u>MUNICIPALITY</u>	<u>LOCAL CASE NO.</u>	<u>APPLICANT</u>	<u>SEC.</u>	<u>BLK.</u>	<u>LOT(S)</u>
Freeport		El Balcon Properties Corp.	55	234	48, 50
Freeport		Bosfa Development, LLC	55	190	51-55, 63
Freeport		Peace Family Worship Center	62	80	6

THEREFORE, BE IT RESOLVED, that the **NASSAU COUNTY PLANNING COMMISSION** recommends that the referring agency take action as it deems appropriate, the Commission having no modifications.

Pursuant to Section 239-m of the General Municipal Law, the referring municipality shall file a report indicating its decision with the NASSAU COUNTY PLANNING COMMISSION within thirty (30) days of final action.

The resolution herein was, in accordance with all applicable laws, duly considered moved and adopted by the following vote:

Leonard Shapiro, <i>Chair</i>	Aye
Jeffrey Greenfield, <i>1st Vice Chair</i>	Aye
Neal Lewis, <i>3rd Vice Chair</i>	Excused
Dana Durso	Aye
Ronald Ellerbe	Not Participating/Not Voting
Murray Forman	Aye
Denise Gold	Aye
Khandan Kalaty	Aye
Reid Sakowich	Aye

The Chair declared the resolution duly adopted.

Resolution of the NASSAU COUNTY PLANNING COMMISSION **adopted: 3/30/23**

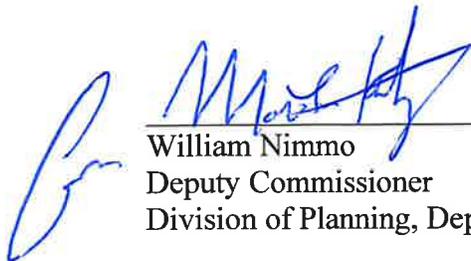
STATE OF NEW YORK)
) SS:
COUNTY OF NASSAU)

I, William Nimmo, Deputy Commissioner of the NASSAU COUNTY DEPARTMENT OF PUBLIC WORKS, Division of Planning, do hereby certify that I have compared the proceeding with the original resolution passed by the PLANNING COMMISSION of Nassau County, New York on 3/30/23

on file in my office and recorded in the record of proceeding of the PLANNING COMMISSION of the County of Nassau and do certify the same to be a correct transcript therefrom and the whole said original.

I further certify that the Resolution herein above-mentioned was passed by the concurring affirmative vote of the PLANNING COMMISSION of the County of Nassau.

IN WITNESS WHEREOF, I have hereunto set my hand,
This 31st day of March
In the year two thousand and twenty-three



William Nimmo
Deputy Commissioner
Division of Planning, Department of Public Works



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2023 APR 14 A 11: 08

INC. VILLAGE OF FREEPORT

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

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

March 14, 2023
UPDATED LETTER OF DENIAL

Marcos Taverez
60 Westside Ave
Freeport, NY 11520

RE: 60 Westside Ave, Freeport, NY

Zoning District: Residence A Sec. 62 Blk. 138 Lot 5
Building Permit Application #20223042 – Maintain covered
porch conversion to a 3 seasons room & a 112.20 sq. ft. rear wood deck

Dear Sir/Madam:

Your application has been reviewed by the Building Department and it has been determined that the above captioned building permit application must be denied for the following reason(s):

1) Village Ordinance §210-6A. Conformity required: No building or land shall hereafter be used or occupied and no building or part thereof shall be erected, moved or altered unless in conformity with the regulations herein specified for the district in which it is located. The proposed plan that you have submitted indicates that the property will not be in conformity.

2) Village Ordinance §210-43 A(1) – Required yards – Front yard depth: minimum 20 feet or the average depth of all residential front yards on the same side of the street within two hundred 200 feet in either direction, whichever is greater, but in no case more than 40 feet. The plans submitted with this application indicate a front yard of only 18.08 feet. The average front yard setback within 200 feet in either direction is 23 feet. Accordingly, you will be seeking a variance for front yard setback.

3) Village Ordinance 210-43 A(3)- Required yards – Side yard width: Minimum five feet; the sum of the width of the two side yards shall, at minimum, equal 25% of the lot width. The plans submitted with this application indicate a side yard of only 3.48 feet. Accordingly, you will be seeking a variance for side yard setback.

Please be further advised that if you intend to appeal this decision you must file an application within sixty (60) days of the date of this letter. 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 516-377-2202** 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

RE: 60 Westside Avenue, Freeport, NY

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 Zoning Board of Appeals 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 Zoning Board of Appeals Application, please call the **VILLAGE CLERK'S OFFICE** at 377-2300.

Very truly yours,



Sergio A. Mauras
Superintendent of Buildings

Enclosure

cc: Village Clerk

Mark Anthony Munisteri, R.A.

SITE PLAN APPROVAL NEEDED

Yes: X No: _____

VILLAGE OF FREEPORT, NY
CLERK'S OFFICE

2023 APR 14 11:08

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VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. 20223042

Location: 60 Westside Avenue, Freeport, NY

Applicant: Marco Taveres

Description: Maintain covered porch conversion to a 3 seasons room & a 112.20 sq. ft. rear wood deck

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: March 14, 2023 - Updated


Sergio A. Mauras
Superintendent of Buildings

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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.

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2023 APR 14 A 11:09

SEC. 62 BLK. 138 LOT. 5

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY
BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

In the Matter
Of
the Application of

To The Board of Appeals of the Village of Freeport, New York } Index No. _____

COMPLY WITH ORIGINAL NOTES

The application of mark anthony munisteri respectfully states and alleges:

Strike out inapplicable phrase

1. That the applicant (resides at) ~~(has its principal office for the conducting of its business at)~~

1563 Bellmore Ave
Bellmore, NY 11710

State whether applicant is owner, lessee, or has option or contract. If other than owner, state briefly terms of agreement.

2. That the premises affected by this application is located at Land Map of Nassau County

60 Westside Ave Freeport Sec. 62 Blk. 138 Lot(s) 5

and that the interest which the applicant has in the property concerned is that of

architect

3. That ~~(the applicant)~~ (the applicant's duly authorized _____) on or about the

20 day of OCT 2022 filed in the office of the Department of Buildings of the Village of

Freeport, New York, an application for a Building Permit. Documents filed with said application were

maintain a 112.20 sq ft Rear wood deck & as follows:

to maintain covered porch conversion to 3 seasons Room (no heat / a/c)

Obtain reason for denial from Department of Buildings.

4. That on or about the 1 day of Dec, 2022, the Department of Buildings denied said

application; upon information and belief that the reason for said denial was as follows:

conformity required doesn't meet front yard setback, or side yard setback requirements

Describe by construction and number of stories. If none, so state.

5. That the nature of the improvements now upon said premises is as follows:

a covered porch conversion to 3 seasons Room & Deck

State nature of use of property. If a business, give brief description.

6. That said premises are now being used as follows: one family home

Describe fully and clearly the use desired.

7. That the applicant seeks authority to make use of said premises as follows: one family home

Strike out whichever word is not applicable. Follow language in ordinance.

8. Upon information and belief that a ~~(permit)~~ (variance) for such use may be granted by this Board by

virtue of the following sections of the said Zoning Code of The Village of Freeport or statutes of the State of New York

210-6A; 210-43(A)(1); 210-43A(3)

Refer where possible to paragraphs and section by numbers.

9. That the following is a statement of other factual information deemed pertinent by the applicant. If the

application involves a subdivision of property, describe the existing property: There is

no change to side yard setback - only a change to the use of space

If more space is needed annex statement on separate sheet and refer to it here with following words: "See annexed statement which is made a part hereof". Save opinions for the hearing

10. That the grounds for this application are as follows:

An older property

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2023 APR 14 A 11:09

11. That any deed restrictions running with the land prohibiting the desired use are as follows:

N/A

CLERK'S OFFICE
VILLAGE OF FREEPORT NY

12. That (the applicant) has made no previous application to this Board for the authority sought herein)

(upon information and belief a previous application was made for the same or similar authority sought herein and denied by this Board, but that this application contains facts not alleged or shown in any previous proceeding before this Board).

WHEREFORE, the applicant respectfully prays that the authority sought herein be granted.

Dated: March 24, 20 23

BY: Mark Anthony Munisteri
ITS: President of Mark Anthony Architects

If this verification is made by an officer of a corporation or an Association or by a legal representative of an estate, his name and office should be designated on the first line

State of New York)
County of Nassau) ss:

The applicant Mark Anthony Munisteri of Mark Anthony Architects named in the foregoing application, being duly sworn, depose and say that he read the foregoing application subscribed by Sergio A. Mauras and know the contents thereof; and that the same is true to his own knowledge except as to the matters therein stated to be alleged on information and belief, and that as to those matters he believe his to be true.

Sworn to before me this 24 day
of March, 20 23

Signature of Applicant

Notary Public

ASHLEY RACHEL LOWE
Notary Public - State of New York
No. 01LO6429111
Qualified in Nassau County
My Commission Expires 02/07/2026

Notice

Conflict of Interest

I have read Section 809 of the General Municipal Law concerning disclosure of and conflict of interest and hereby certify that there are no conflicts in respect to this application requiring disclosure.

March 24, 20 23
Date Year

Signature

Affidavit of Owner

To be completed only if the owner is not the applicant.

State of New York)
County of Nassau) ss:

I 1 Marcos Tavaréz being duly sworn, depose and say:

That he/she (the owner of 60 Westside Ave) (is the owner/occupant of 60 Westside Ave the property concerned is correct to the best of the knowledge of deponent Marcos Tavaréz.)

That the owner Marcos Tavaréz consents to the granting of the authority sought in the above application.

Sworn to before me this 28 day
of March, 20 23

Signature

Notary Public

ASHLEY RACHEL LOWE
Notary Public - State of New York
No. 01LO6429111
Qualified in Nassau County
My Commission Expires 02/07/2026

617.20
Appendix B
Short Environmental Assessment Form

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Instructions for Completing

2023 APR 14 A 11:09

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.

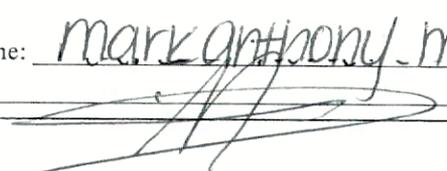
Part 1 - Project and Sponsor Information			
Name of Action or Project:			
Project Location (describe, and attach a location map): 60 westside Av, Freeport NY 11520			
Brief Description of Proposed Action: Legalize an existing wood Deck (112.20 sq) Maintain covered porch conversion to 3 seasons room (no heat/ no ac)			
Name of Applicant or Sponsor: Marcos Taveres		Telephone: 646-730-7789	
Address: 60 westside Av		E-Mail:	
City/PO: Freeport		State: NY	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?		5,400 acres S.F	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		5,400 acres S.F	
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
		✓	
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	
CLERK'S OFFICE VILLAGE OF FREEPORT, NY	✓		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	✓		
b. Are public transportation service(s) available at or near the site of the proposed action?			
	✓		
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?			
	✓		
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies:	NO	YES	
	✓		
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing potable water:	NO	YES	
	✓		
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment:	NO	YES	
	✓		
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	✓		
b. Is the proposed action located in an archeological sensitive area?			✓
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	✓		
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:			
	✓		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <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	
	✓		
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? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO	YES	
	✓		

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	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: mark anthony munisteri, R.A Date: 11/30/22

Signature: X 

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

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 2023 APR 11 11:10
 VILLAGE OFFICE
 VILLAGE REPRESENTATIVE

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

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

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

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 VILLAGE OF FREEPORT, NY

<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)

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 20223042
 Filing Date 10/20/22

OCT 20 2022

Application for Erection of Buildings or Alterations

FREEPORT, N.Y. DEPT. OF BUILDINGS

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

I. LOCATION OF BUILDING	AT (LOCATION) <u>60 Westside Avenue, Freeport, NY, 11520</u> ZONING DISTRICT <u>Res A</u>
	BETWEEN <u>Ray Street</u> AND <u>Cedar Street</u>
	SECTION <u>62</u> BLOCK <u>138</u> LOT <u>5</u> APPROX. LOT SIZE <u>100.0</u> X <u>54.0</u> LOT AREA <u>5406</u>

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

A. TYPE OF IMPROVEMENT 1 <input type="checkbox"/> New building 2 <input checked="" type="checkbox"/> Addition-Alteration (If residential, enter number of new housing units added. If non-residential, enter name <u>0</u>) 3 <input type="checkbox"/> Swimming Pool 4 <input type="checkbox"/> Repair (replacement) 5 <input type="checkbox"/> Bulkhead (New, Repair) 6 <input type="checkbox"/> Fence 7 <input type="checkbox"/> Moving (relocation)		B. PROPOSED OR EXISTING USE <table border="0"> <tr> <td>RESIDENTIAL</td> <td>NON-RESIDENTIAL - Complete Part "E"</td> </tr> <tr> <td>11 <input checked="" type="checkbox"/> One Family</td> <td>17 <input type="checkbox"/> Industrial</td> </tr> <tr> <td>12 <input type="checkbox"/> Two Families</td> <td>18 <input type="checkbox"/> Office, bank, professional</td> </tr> <tr> <td>13 <input type="checkbox"/> Apartment - Enter No. of Units _____</td> <td>19 <input type="checkbox"/> Store, mercantile</td> </tr> <tr> <td>14 <input type="checkbox"/> Transient hotel, motel, or dormitory - Enter No. of Units _____</td> <td>20 <input type="checkbox"/> Church, other religious</td> </tr> <tr> <td>15 <input type="checkbox"/> Garage or Accessory Structure</td> <td>21 <input type="checkbox"/> Hospital, Institutional</td> </tr> <tr> <td>5 <input type="checkbox"/> Other - Specify _____</td> <td>22 <input type="checkbox"/> Other - Specify _____</td> </tr> </table>		RESIDENTIAL	NON-RESIDENTIAL - Complete Part "E"	11 <input checked="" type="checkbox"/> One Family	17 <input type="checkbox"/> Industrial	12 <input type="checkbox"/> Two Families	18 <input type="checkbox"/> Office, bank, professional	13 <input type="checkbox"/> Apartment - Enter No. of Units _____	19 <input type="checkbox"/> Store, mercantile	14 <input type="checkbox"/> Transient hotel, motel, or dormitory - Enter No. of Units _____	20 <input type="checkbox"/> Church, other religious	15 <input type="checkbox"/> Garage or Accessory Structure	21 <input type="checkbox"/> Hospital, Institutional	5 <input type="checkbox"/> Other - Specify _____	22 <input type="checkbox"/> Other - Specify _____
RESIDENTIAL	NON-RESIDENTIAL - Complete Part "E"																
11 <input checked="" type="checkbox"/> One Family	17 <input type="checkbox"/> Industrial																
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15 <input type="checkbox"/> Garage or Accessory Structure	21 <input type="checkbox"/> Hospital, Institutional																
5 <input type="checkbox"/> Other - Specify _____	22 <input type="checkbox"/> Other - Specify _____																

C. COST 10 TOTAL COST OF IMPROVEMENT \$ <u>12,000</u>	D. DESCRIPTION OF PROJECT <u>Maintain covered porch conversion to 3 Seasons Room (No heat / No AC)</u>
---	--

III. IDENTIFICATION - To be completed by all applicants

NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee <u>Marcos Taveres</u>	<u>60 Westside Ave, Freeport, NY, 11520</u>	<u>646-730-7789</u>
2. Contractor		
3. Architect or Engineer <u>Mark Anthony Munisteri</u>	<u>1563 Bellmore Ave, Bellmore, NY, 11710</u>	<u>516 409-1400</u>

IV. OWNER - CONTRACTOR STATEMENT

Building permits issued subject to the provisions of Section 67 of the Workmen's Compensation Law.

Workmen's Compensation Certificate No. _____ Company _____ Exp. Date _____

Contractor or Owner _____ (Print)
 Address _____
 Phone _____

State of New York
 County of Nassau
Marcos Taveres being duly sworn, says that he is the contractor or owner of the above mentioned building. That the terms of the above application and the estimated cost of said building or alteration, is correct to the best of his knowledge and belief and agrees to conform to all applicable laws of this jurisdiction.

Sworn to before me this 10 day of October, 2022

Ashley Rachel Lowe
 Notary Public, County, N.Y.

[Signature]
 Applicant Signature

V. FLOOD ZONE

IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE?
 YES NO

IF YES, WHICH ZONE? _____

IS PROJECT TO REPAIR FLOOD DAMAGE?
 YES NO

PROJECT DESCRIPTION

Total/First Flr Square Feet 905

Upper Flr Square Feet 837

of Fixtures 0

of Floors 2

Occup. Type Residential

VI. VALIDATION (Official Use Only)

Building Permit Number _____ Building Permit Issued _____ Building Permit Fee \$ _____	Approved by: _____ Superintendent of Buildings
--	---

ASHLEY RACHEL LOWE
 Notary Public - State of New York
 No. 01LO6429111
 Qualified in Nassau County
 My Commission Expires 02/07/2026

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TAVAREZ RESIDENCE

60 WESTSIDE AVENUE

FREERPORT, NY 11520

ARCHITECTURAL PLOT PLAN

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

SECTIONS	BLOCK: 138	LOT: 5	ZONE: R-A		
AREAS (S.F.)	EXISTING	TO BE REMOVED	TO BE MAINTAINED	PROPOSED	TOTAL
TOTAL LOT:	5,400 S.F.	-----	-----	-----	5,400 S.F.
FIRST FLOOR:	905 S.F.	-----	-----	-----	905 S.F.
SECOND FLOOR:	837 S.F.	-----	-----	-----	837 S.F.
GARAGE:	203 S.F.	-----	-----	-----	203 S.F.
ROOF OVER:	50 S.F.	-----	-----	-----	50 S.F.
DECK:	108 S.F.	-----	-----	-----	108 S.F.
PORCH CONVERSION:	268 S.F.	-----	268 S.F.	-----	268 S.F.
ROOF OVER PORCH:	477 S.F.	-----	-268 S.F.	-----	209 S.F.

BUILDING FOOTPRINT	G.F.A.
905 S.F.	905 S.F.
14 S.F.	837 S.F.
203 S.F.	203 S.F.
50 S.F.	50 S.F.
108 S.F.	108 S.F.
268 S.F.	268 S.F.
209 S.F.	209 S.F.
TOTAL:	TOTAL:
1,757 S.F.	2,580 S.F.

ZONING VILLAGE OF FREERPORT

ZONING DISTRICT: RESIDENTIAL A	MAP DISTRICT:		
ZONING ITEM	REQUIRED	EXISTING	PROPOSED
LOT SIZE	5,000 S.F.	MIN. 5,400 S.F.	NO CHANGE
LOT COVERAGE (BUILDING)	30%	MAX 1,757 S.F.	NO CHANGE
HEIGHT (3 STORIES)	35'	MAX EXISTING	NO CHANGE
FRONT YARD SETBACK	23.36' A.F.Y.S.	18.08'	NO CHANGE
SIDE YARD	5'	MIN. 3.48'	NO CHANGE
COMBINED SIDE YARDS	(*) 13.5'	MIN. 15.91'	NO CHANGE
REAR YARD	20'	MIN. 43.29'	NO CHANGE
F.A.R.	(**)(*) 2,700 S.F.	MAX 2,580 S.F.	NO CHANGE

(*) The floor area of the principal building shall not exceed a floor area ratio of 50% of the lot area. 5,400 S.F. ÷ 2 = 2,700 S.F.

(**) The sum of the width of the two side yards shall, at minimum, equal 25% of the lot width. = 13.5'

ANY NON-PERMITTED ITEMS ARE THE CLIENTS RESPONSIBILITY UNLESS MARK ANTHONY ARCHITECTS HAS BEEN RETAINED TO RESOLVE OUTSTANDING ITEMS

EXISTING ZONING ITEM	PERMIT #
TO BE DETERMINED BY D.O.B.	

CLIENT RESPONSIBILITY

- PLUMBING APPLICATION (IF REQUIRED) TO BE FILED BY LICENSED PLUMBER
- ELECTRICAL APPLICATION (IF REQUIRED) TO BE FILED BY LICENSED ELECTRICIAN
- C of O / C of C - CLOSE OUT AND INSPECTIONS (BY OTHERS)

PLOT PLAN INFORMATION AS PER:

SURVEY DRAWN : DECEMBER 28, 1954

BALDWIN & CORNELIUS CO
CIVIL ENGINEERS & SURVEYORS

FREERPORT, NY 11520

FEMA FLOOD ZONE (AE-8)

ELEVATIONS IN NAVD88

THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE RESIDENTIAL CODE OF NEW YORK STATE (2020)

"TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THESE PLANS AND/OR SPECIFICATIONS ARE IN COMPLIANCE WITH THE "ENERGY CONSERVATION CONSTRUCTION CODE (2020)" (N1102.1.2 (R402.1.2)) AND CHAPTER 11 RESIDENTIAL CODE OF NEW YORK STATE (2020)

CALCULATIONS:

BLOCK	LOTS	F.Y.S.B.
138	2	16.5
	49	17.4
	50	25.4
	4	25
	53	26.8
	54	20.6
	42	26.7
	38	25.4
	34	26.5
		210.3

210.3/6 = 23.36

THE AVERAGE FRONT YARD SETBACK OF THE SUBJECT PROPERTY IS 23.36'

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

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP.	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	Speed (mph)	Topographic effects	Special wind region	Wind-borne debris zone		Weathering	frost line depth	Termites					
20 PSF	130	NO	NO	1 mi.	B	Severe	3'-4'	Moderate to Heavy	15	YES	9-11-09	496	52.9°F

SCOPE OF WORK

APPLICATION FOR:
-MAINTAIN COVERED PORCH CONVERSION TO 3-SEASONS ROOM (NO HEAT OR A/C)

ALL DIMENSIONS ARE TO BE FIELD VERIFIED

All Drawings, Specifications and the design expressed therein are the sole property of Mark Anthony Architects. They are to be used only with respect to this Project and are not to be copied or reproduced without written permission of Mark Anthony Architects P.C. It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way. If an item bearing the seal of an architect is altered, the altering architect shall affix to his item the seal and notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration.

ISSUED FOR

- PRELIMINARY DRAWING
- FOR OWNERS REVIEW
- FOR BIDDING PURPOSES
- FOR BUILDING DEPT.
- FOR CONSTRUCTION
- AS BUILT DRAWINGS

REVISIONS PLOTTED: 9/30/2022

NO.	DATE	DESCRIPTION

PROJECT NO.	2022196
DATE	9/30/2022
SCALE	AS NOTED
DRAWN BY	S.V.

MARK ANTHONY ARCHITECTS & PLANNERS

ARCHITECTURE DESIGN

(516) 409-1900
1563 BELLMORE AVE.
N.BELLMORE, NY 11710

SEAL:

LIC # 031737-1
MARK ANTHONY REGISTER, P.A.
1563 BELLMORE AVE. BELLMORE NY, 11710

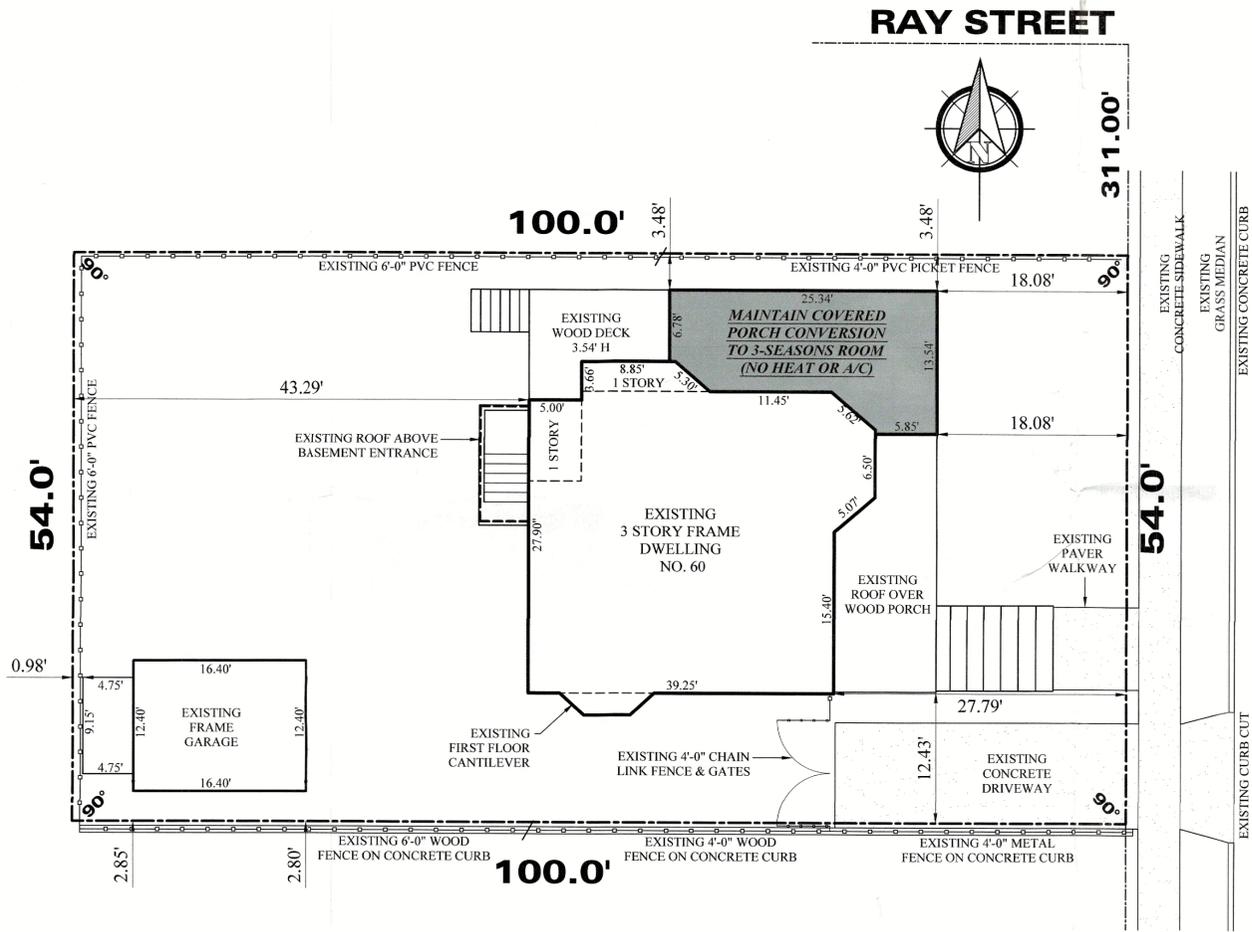
ZONING & PLOT PLAN

PROJECT:
TAVAREZ RESIDENCE

60 WESTSIDE AVENUE
FREERPORT, NY 11520

D.O.B. I.D.#

DRAWING No.
Ao.o



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2023 APR 20 P 12:09

INC. VILLAGE OF FREEPORT

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

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

April 14, 2023
Updated Letter of Denial

Carlos Sanchez
23 Harding Place
Freeport, NY 11520

RE: 23 Harding Place, Freeport, NY
Zoning District –Residence A – Sec. 55 Blk. 236-1 Lot 83
Building Permit Application #20222711
Description: Proposed second floor rear addition and interior alterations

Dear Sir/Madam:

Please be advised that the above captioned Building Permit Application must be denied for the following reason(s):

- 1) **Village Ordinance §210-6A.** No building or land shall hereafter be used or occupied and no building or part thereof shall be erected, moved or altered unless in conformity with the regulations herein specified for the district in which it is located.
- 2) **Village Ordinance §210-21A.** States in part a non-conforming use and, except as provided in subsection B, a non-conforming building shall not be extended. The application submitted indicates that an additional bedroom is proposed for the second floor. The Certificate of Occupancy of said dwelling indicates that said dwelling is a two (2) family structure and as such would be an extension of a non-conforming use. Accordingly, you will be seeking a variance for extension of a non-conforming use.

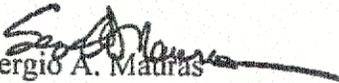
Please be further advised that if you intend to appeal this decision you must file an application within sixty (60) days of the date of this letter. For your convenience, we have enclosed the instructions, application, Building Department letters/documents, the Environmental Assessment form, and the Negative Declaration page pertaining to your building application. Please call the **Village Clerks Office at 516-377-2202** 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 Village Clerk's Office. **Only after this initial appointment should the additional copies be made.**

RE: 23 Harding Place, Freeport, NY

Be further advised that you must submit an application to the Zoning Board of Appeals 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 Zoning Board of Appeals Application, please call the VILLAGE CLERK'S OFFICE at 516-377-2300.

Very truly yours,


Sergio A. Mairas
Superintendent of Buildings

/cd
encl.

c: Village Clerk
Franz Seborga, R.A.

SITE PLAN APPROVAL NEEDED Yes X No _____

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VILLAGE OF FREEPORT, NY

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

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X Negative Declaration

2023 APR 20 12:10 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. 20222711

Location: 23 Harding Place, Freeport, NY

Applicant: Carlos Sanchez

Description: Proposed second floor rear addition and interior alterations

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

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

REASON(S) FOR DETERMINATION

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

A) _____

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

Dated: April 14, 2023 - Updated


Sergio A. Mauras
Superintendent of Buildings

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

617.20
Appendix B
Short Environmental Assessment Form

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Instructions for Completing

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

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

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Part 1 - Project and Sponsor Information			
Name of Action or Project: PROPOSED FULL SCOND FLOOR AND REAR ADDITION AND INTERIOR ALTERATIONS			
Project Location (describe, and attach a location map): <p style="text-align: center;">23 Harding Place, Freeport, NY 11520</p>			
Brief Description of Proposed Action: PROPOSED FULL SCOND FLOOR AND REAR ADDITION AND INTERIOR ALTERATIONS			
Name of Applicant or Sponsor: Victor Acevedo		Telephone: (631)994-4113	
		E-Mail: victor@bozzettoarch.com	
Address: 331 Willis Ave, Suite 200			
City/PO: Mineola		State: NY	Zip Code: 11501
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 checked="" 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	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Consistent with the adopted comprehensive plan?	NO	YES		
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES		
	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
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		
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	b. Are public transportation service(s) available at or near the site of the proposed action?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?				
<input checked="" type="checkbox"/>	<input type="checkbox"/>			
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		
	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
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 checked="" type="checkbox"/> YES] If No, describe method for providing potable water: _____	NO	YES		
	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
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		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Is the proposed action located in an archeological sensitive area?				
<input checked="" type="checkbox"/>	<input type="checkbox"/>			
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		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	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: _____			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
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		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
16. Is the project site located in the 100 year flood plain?	NO	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
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		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES			

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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
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Victor Acevedo</u>		Date: <u>04/12/23</u>
Signature: <u><i>Victor</i></u>		

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?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

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Freeport, N.Y.

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

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 2022711

Filing Date 4/1/22

Application for Erection of Buildings or Alterations

IMPORTANT - Applicant to complete all items in sections: I, H, III, IV, V

I. LOCATION OF BUILDING	AT (LOCATION) 23 Harding Place ZONING DISTRICT A
	BETWEEN Broadway AND Grand Avenue.
	SECTION 55 BLOCK 23601 LOT 83 APPROX. LOT SIZE 127 X 40 LOT AREA 5,174

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

A. TYPE OF IMPROVEMENT 1 <input type="checkbox"/> New building 2 <input checked="" type="checkbox"/> Addition-Alteration (If residential, enter number of new housing units added. If non-residential none) 3 <input type="checkbox"/> Swimming Pool 4 <input type="checkbox"/> Repair (replacement) 5 <input type="checkbox"/> Bulkhead (New, Repair) 6 <input type="checkbox"/> Fence 7 <input type="checkbox"/> Moving (relocation)		B. PROPOSED OR EXISTING USE RESIDENTIAL 11 <input type="checkbox"/> One Family 12 <input checked="" type="checkbox"/> Two families 13 <input type="checkbox"/> Apartment - Enter No. of Units _____ 14 <input type="checkbox"/> Transient hotel, motel, or dormitory - Enter No. of Units _____ 15 <input type="checkbox"/> Garage or Accessory Structure 16 <input type="checkbox"/> Other - Specify _____ NON-RESIDENTIAL - Complete Part "E" 17 <input type="checkbox"/> Industrial 18 <input type="checkbox"/> Office, bank, professional 19 <input type="checkbox"/> Store, mercantile 20 <input type="checkbox"/> Church, other religious 21 <input type="checkbox"/> Hospital, institutional 22 <input type="checkbox"/> Other - Specify _____	
C. COST 10 TOTAL COST OF IMPROVEMENT \$ 100,000.00		D. DESCRIPTION OF PROJECT PROPOSED FULL SECOND FLOOR AND REAR ADDITION AND INTERIOR ALTERATIONS.	

III. IDENTIFICATION - To be completed by all applicants

	NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	Carlos Sanchez	23 Garding Place, Freeport NY 11520	(516)808-2818
2. Contractor			
3. Architect or Engineer	Franz Seborga	331 Willis Avenue Suite 200, Mineola NY 11501	347 584 5920

IV. OWNER - CONTRACTOR STATEMENT

Building permit is issued subject to the provisions of Section 67 of the Workmen's Compensation Law.

Workmen's Compensation Certificate No. _____ Company _____ Exp. Date _____

Contractor or Owner: **Jari Valentin**
 Address: 331 Willis Avenue Suite 200, Mineola NY 11501
 Phone: 516 859 2243

State of New York
 County of Nassau
 Jari Valentin/ Bozzetto AE LLC, being duly sworn, says that he is the contractor or owner of the above mentioned building. That the terms of the above application also the estimated cost of said building or alteration, is correct to the best of his knowledge and belief and agrees to perform to all applicable laws of this jurisdiction.

Sworn to before me this 15th day of April, 2022

V. FLOOD ZONE

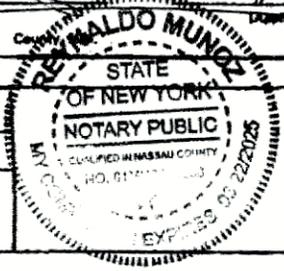
IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE?
 YES NO

IF YES, WHICH ZONE? _____

IS PROJECT TO REPAIR FLOOD DAMAGE?
 YES NO

PROJECT DESCRIPTION

Total/First Flr Square Feet	1,121.00
Upper Flr Square Feet	1,121.00
# of Fixtures	10
# of Floors	2
Occup. Type	Residential



Approved by: _____
Superintendent of Buildings



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SEC. 55 BLK. 236 LOT. 83
2023 APR 20 P 12:10

CLERK'S OFFICE
BOARD OF APPEALS OF THE VILLAGE OF FREEPORT
VILLAGE OF FREEPORT, NY

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

In the Matter
Of
the Application of

To The Board of Appeals of the Village of Freeport, New York

Index No.

COMPLY WITH
ORIGINAL NOTES

The application of _____
respectfully states and alleges:

Strike out
inapplicable
phrase

1. That the applicant (resides at) (has its principal office for the conducting of its business at) _____
331 Willis Ave, Mineola, NY 11501

State whether
applicant is owner,
lessee, or has option
or contract. If other
than owner, state
briefly terms of
agreement.

2. That the premises affected by this application is located at _____ **Land Map of Nassau County**
23 Harding Pl, Freeport, NY 11520 **Sec. 55 Blk. 236 Lot(s) 83**
and that the interest which the applicant has in the property concerned is that of _____

Obtain reason for
denial from
Department of
Buildings.

3. That (the applicant) (the applicant's duly authorized architect) on or about the
1 day of April 2022, filed in the office of the Department of Buildings of the Village of
Freeport, New York, an application for a Building Permit. Documents filed with said application were
as follows:

Describe by
construction and
number of stories. If
none, so state.

4. That on or about the 11 day of July, 2022, the Department of Buildings denied said
application; upon information and belief that the reason for said denial was as follows: _____
Proposed Rear Extension; Full Second Floor Addition, and
Interior Alterations

State nature of use of
property. If a
business, give brief
description.

5. That the nature of the improvements now upon said premises is as follows: Proposed Rear
Extension; Full Second Floor Addition, and Interior Alterations

Describe fully and
clearly the use
desired.

6. That said premises are now being used as follows: Two-Family Residence Non-
conforming

Strike out whichever
word is not
applicable. Follow
language in
ordinance.

7. That the applicant seeks authority to make use of said premises as follows: Two-Family
Residence - Non-conforming

Refer where possible
to paragraphs and
section by numbers.

8. Upon information and belief that a (permit) (variance) for such use may be granted by this Board by
virtue of the following sections of the said Zoning Code of The Village of Freeport or statutes of the
State of New York _____

9. That the following is a statement of other factual information deemed pertinent by the applicant. If the
application involves a subdivision of property, describe the existing property: N/A

GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL SUBMIT IN WRITING DETAILED, TRADE BY TRADE, SCHEDULE OF THE COMPLETE PROJECT INDICATING A COMPLETION DATE.
2. THE GENERAL CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS AND BE RESPONSIBLE FOR FIELD VERIFYING QUALITY OF WORK. NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLIGENCE ON HIS PART.
3. ALL WORK SHALL CONFORM TO THE RULES AND REGULATIONS OF THE INTERNATIONAL BUILDING CODE 2020 (IBC, IRC, IECC AND IEBC 2020)
4. DIMENSION FIGURES SHALL ALWAYS BE TAKEN IN PREFERENCE TO SCALING OF DRAWINGS, ALL DIMENSIONS AND CONDITIONS MUST BE FIELD VERIFIED BEFORE ORDERING MATERIALS.
5. ARCHITECT IS NOT RESPONSIBLE FOR SUPERVISION, INSPECTION OR ADMINISTRATION OF THIS CONSTRUCTION PROJECT.
6. ALL ELECTRICAL WORK SHALL BE UNDERWRITERS APPROVED AND COMPLY WITH ALL STATE AND LOCAL CODES.
7. ALL SOFFITS ARE TO HAVE CONTINUOUS VENT.
8. SEAMLESS LEADERS AND GUTTERS AT ALL NEW ROOF SLOPES, PROVIDE CONCRETE SPLASH BLOCK AT TERMINATION OF ALL LEADERS.
9. ALL LUMBER IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
10. CONTRACTOR TO PROVIDE FLASHING AT ALL EXTERIOR WALL OPENINGS AND ROOF INTERSECTIONS. STEP FLASHING WILL BE PROVIDED AT ALL CHIMNEYS IN CONTRACT WITH THE ROOF. ALL VENTED PIPES OR OTHER PROTRUSIONS SHALL BE PROPERLY FLASHED WITH BASE AND CAP FLASHING.
11. CONTRACTOR TO VERIFY ALL WORK WITH MECHANICAL AND ELECTRICAL CONTRACTORS TO COORDINATE LOCATION OF SLEEVES, PIPING, DUCTS, CONDUIT AND ELECTRICAL OUTLETS.
12. CAULK AND SEAM ALL JOINTS PROVIDING A POSITIVE BARRIER AGAINST THE PASSAGE OF AIR AND MOISTURE.
13. ALL CONTRACTORS SHALL CARRY PROPERTY DAMAGE AND PUBLIC LIABILITY INSURANCE AS REQUIRED BY OWNER, BUILDING MANAGEMENT AND GOVERNMENT AGENCIES HAVING JURISDICTION AS WELL AS STATUARY REQUIREMENTS FOR DISABILITY BY JOB CONDITIONS AND/OR OWNER'S REQUIREMENTS. INSURANCE SHALL PROTECT OWNER, ARCHITECT, AND ANY OTHERS FROM LIABILITY DUE TO CONTRACTOR'S NEGLIGENCE. CERTIFICATES OF INSURANCE SHALL BE SENT TO OWNER AND DEPARTMENT OF BUILDING FOR APPROVAL. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES UNDER THEIR JURISDICTION WITHIN WORK AREA. ANY ITEMS FOUND INCONSISTENT, FAULTY OR DAMAGED DUE TO DEMOLITION OR ACCIDENT SHALL BE REPAIRED PATCHED OR REPLACED AT THE DISCRETION OF ARCHITECT AND AT CONTRACTORS EXPENSE.
15. CONTRACTOR IS TO PROVIDE PROPER PROTECTION OF EXISTING AREA AND NEW WORK AND WHERE INADEQUATE PROTECTION IS PROVIDED. THE CONTRACTOR IS TO REFURNISH SURFACES AT HIS EXPENSE.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF DEBRIS PRODUCED AS A RESULT OF ALL WORK BY THEIR SUBCONTRACTORS OR THEIR OWN INSTALLERS, AND SHALL LEAVE AREAS BROOM CLEAN AFTER THE COMPLETION OF THE WORK DAY.
17. ALL UNSATISFACTORY WORK SHALL BE REMOVED AND RE-EXECUTED AT NO COST TO THE OWNER OR ARCHITECT.
18. ALL CHANGES WHICH RESULT IN EXTRA COST SHALL NOT PROCEED WITHOUT WRITTEN AUTHORIZATION BY OWNER. EXTRA COST PROPOSALS SHALL BE SUBMITTED TO OWNER FOR APPROVAL.
19. GENERAL CONTRACTOR AND HIS SUBCONTRACTORS TO FULLY GUARANTEE THEIR WORK AND ALL MATERIALS FOR THE MIN. OF ONE (1) YEAR STARTING FROM THE COMPLETION OF THE JOB AND ACCEPTANCE OF THE COMPLETED PROJECT.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTION AND MISALIGNMENT ACCORDING TO APPLICABLE CODE STANDARDS AND GOOD PRACTICE.
21. GENERAL CONTRACTOR TO PROVIDE ANY TEMPORARY SHORING, UNDERPINNING, AND/OR TEMPORARY STRUCTURAL WORK REQUIRED FOR THE ADEQUATE EXECUTION OF THE JOB.
22. ALL PARTITIONS AND JOINTS ARE TO BE TAPED, SPACKLED AND POLISHED SMOOTH AND READY TO RECEIVE PAINT OR WALL COVERINGS. ALL CORNERS TO RECEIVE METAL CORNER BEADS.
23. ALL WALLS TO BE PAINTED SHALL BE TAPED SPACKLERS AND PAINTED WITH TWO COAT OF PRIMER AND TWO COATS OF FINISH PAINT.
24. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACTS OF OMISSIONS OF THE CONTRACTOR OR ANY SUBCONTRACTOR OR ANY OF THE CONTRACTOR'S OR SUBCONTRACTORS EMPLOYEES OR AGENTS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK.

PROJECT SCOPE OF WORK

- 1.- PROPOSED FULL 2ND FLOOR & REAR SECOND FLOOR ADDITION (OVERANG)**
- @ CELLAR FLOOR:**
0.1- INSTALL NEW CONC. FTG. FOR NEW 6X6 COLUMN
- @ FIRST FLOOR:**
1.1- INSTALL NEW WOOD FLOOR
1.2- EXISTING KITCHEN TO BE REDESIGNED & INSTALL NEW CABINETS & NEW APPLIANCES
1.3- INSTALL ALL NEW ANDERSEN WINDOWS OR EQUAL
1.4- INSTALL NEW INTERIOR/EXTERIOR DOORS
1.5- REPLACE EXISTING SIDE W/ NEW (CUSTOMER TO SELECT)
1.6- INSTALL NEW 6X6 COLUMN TO SUPPORT 2ND FLOOR ADDITION.
1.7- INSTALL NEW WOOD STAIRS
- @ SECOND FLOOR:**
2.1- PROPOSED FULL 2ND FLOOR ADDITION
2.2- PROPOSED 1 BATHROOM
2.3- PROPOSED 3 NEW BEDROOMS
2.4- INSTALL NEW VINYL SIDING TO BE SELECTED BY OWNER
2.5- INSTALL ALL NEW ANDERSEN WINDOWS OR EQUAL
2.6- INSTALL NEW INTERIOR DOORS
2.7- INSTALL NEW WOOD FLOOR
2.8- INSTALL NEW KITCHEN APPLIANCES & CABINETS
- @ ROOF:**
3.1- PROPOSED NEW ROOF

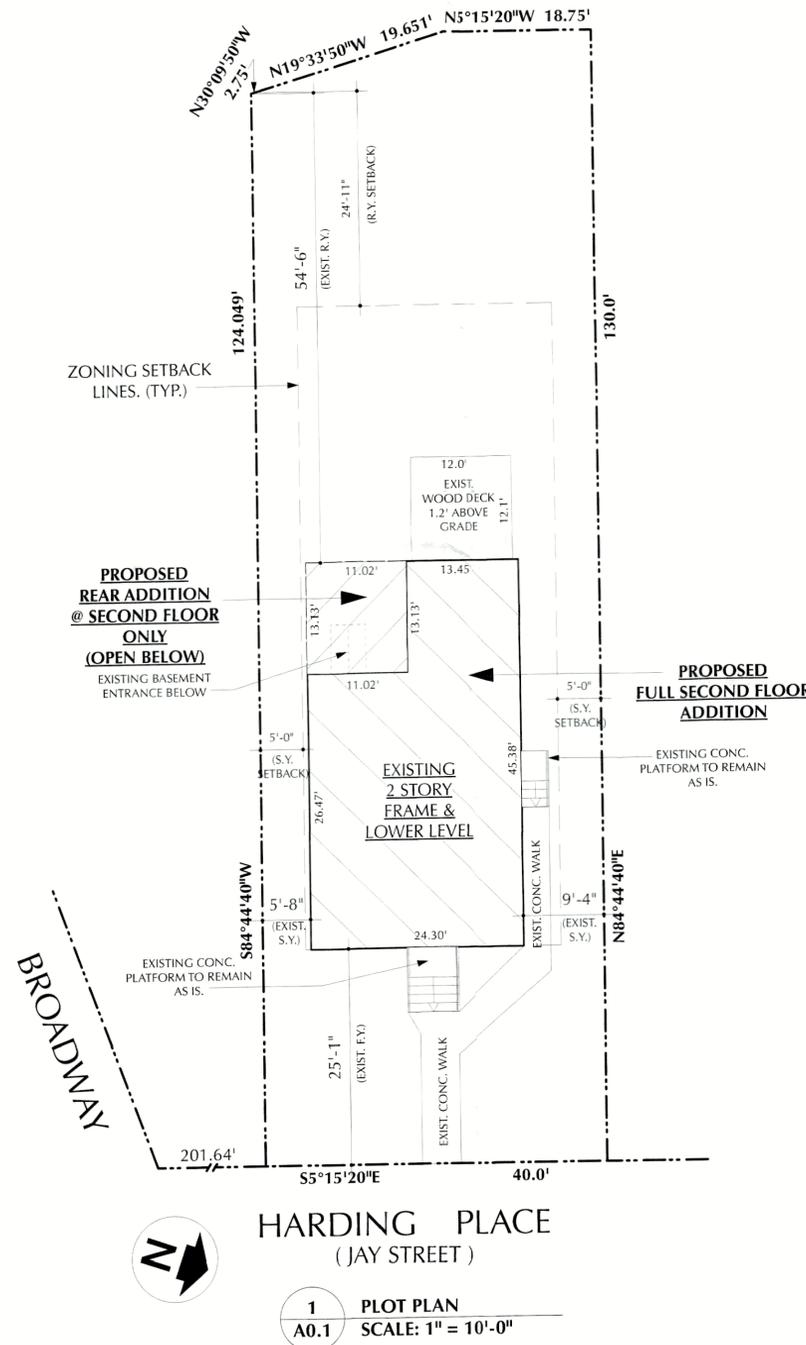
2020 NYS UNIFORM FIRE PREVENTION AND BUILDING CODE

EFFECTIVE MAY 12, 2020 ; 2015 INTERNATIONAL ENERGY CONSERVATION CODE, INCORPORATED VILLAGE OF FREEPORT CODE, 2017 NATIONAL ELECTRIC CODE

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

GROUND SNOWLOAD As per figure R301.2(5)	WIND DESIGN				SEISMIC DESIGN CATEGORY As per section R301.2.2.1	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP.	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX As per figure R403.3(2)	MEAN ANNUAL TEMP.
	Speed As per figure R301.2(4)B	Topographic As per section R301.2.1.5 effects	Special Wind As per figure R301.2(4)A region	Wind-borne As per section R301.2.1.2.1 debris zone		WEATHERING As per figure R301.2(3)	FROST LINE DEPTH As per figure R403.1(1)	TERMITE					
Lbs/Ft ²	mph								°F				°F
20	130	YES	NO	YES 1 mile	B	SEVERE	3'-0"	MODERATE TO HEAVY	15	YES	NO	599	50

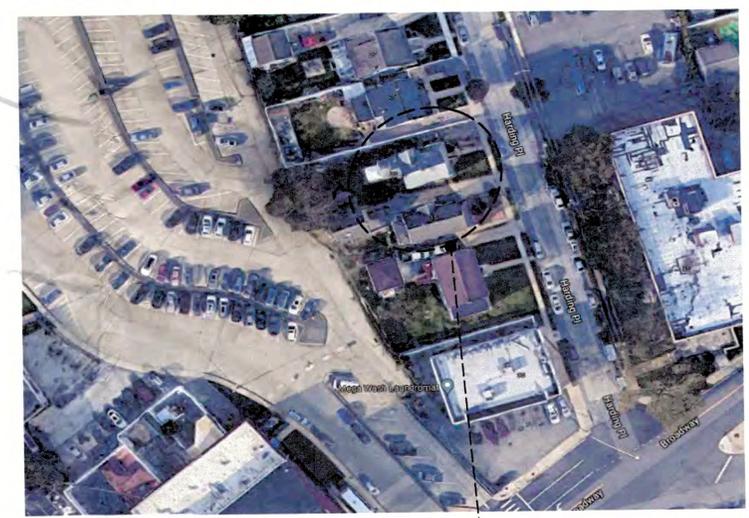
PLOT PLAN



LIST OF DRAWINGS

SHEET	DRAWING TILE	PAGE
A0.1	COVER SHEET	1
A0.2	WINDOW & DOOR SCHEDULE, ZONING INFO SKY EXPOSURE & AREA BREAKDOWN	2
A0.3	DEMO FLOOR PLANS	3
A0.4	PROPOSED BASEMENT & FIRST FLOOR PLANS	4
A0.5	PROPOSED SECOND FLOOR & ROOF PLANS	5
A0.6	PROPOSED EXTERIOR ELEVATIONS	6
A0.7	PROPOSED BUILDING SECTION	7
A0.8	GENERAL NOTES I	8
A0.9	GENERAL NOTES II	9
A1.0	NYS CODE REQUIREMENTS DTLS	10
A1.1	NYS CODE REQUIREMENTS DTLS	11
A1.2	NYS CODE REQUIREMENTS DTLS	12
A1.3	NYS CODE REQUIREMENTS DTLS	13
A1.4	NYS CODE REQUIREMENTS DTLS	14

LOCATION MAP



**23 HARDING PLACE
FREEPORT, N.Y. 11520
SEC: 55 BLK: 23601 LOT: 83**

**ADDRESS
23 HARDING PLACE
FREEPORT, N.Y. 11520**

**PROJECT
PROPOSED FULL SECOND
FLOOR & REAR ADDITION
INTERIOR ALTERATION**

<p>DRAFTING SERVICES - CONSTRUCTION MANAGEMENT - PERMITS - BLUE PRINTS - 3D RENDER - EXPEDITING AND MORE</p> <p>331 WILLIS AVENUE, MINNEOLA, NY 13181 PH: 516.706.7449 CELL: 917.345.9201 EMAIL: SAJANTANA@BOZZETTOARCH.COM</p>	<p>PROJECT: PROPOSED FULL SECOND FLOOR & REAR ADDITION, INTERIOR ALTERATIONS</p> <p>ADDRESS: 23 HARDING PL. ROOSEVELT NY</p>	<p>DRAWING TITLE: 1- GENERAL NOTES 2- PROJECT SCOPE OF WORK 3- DRAWING LIST 4- ISOMETRIC VIEW</p> <p>ARCH. DESIGNER: Randolph J. Santana</p>	<p>REVISION:</p> <table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DESCRIPTION	DATE				<p>DATE:</p> <p>KEY PLAN:</p>	<p>SEC: 55 BLK: 23601 LOT: 83 ZON: A MAP: X BZT-21-043</p>	<p>DATE: APRIL 12, 2022</p> <p>SCALE: AS NOTED</p> <p>APP #</p> <p>SHEET: A0.1</p>	
	NO.	DESCRIPTION	DATE										
<p>RECEIVED 2022 APR 20 P 12 11</p> <p>CLERK'S OFFICE VILLAGE OF FREEPORT, NY</p>													

If more space is needed annex statement on separate sheet and refer to it here with following words: "See annexed statement which is made a part hereof" Save opinions for the hearing.

10. That the grounds for this application are as follows: N/A

11. That any deed restrictions running with the land prohibiting the desired use are as follows: N/A

12. That (the applicant has made no previous application to this Board for the authority sought herein) (upon information and belief a previous application was made for the same or similar authority sought herein and denied by this Board, but that this application contains facts not alleged or shown in any previous proceeding before this Board).

WHEREFORE, the applicant respectfully prays that the authority sought herein be granted.

Dated: 04/20/23, 20 23

[Signature]
BY: FRANZ DEBOUGH
ITS: P.E.

If this verification is made by an officer of a corporation or an Association or by a legal representative of an estate, his name and office should be designated on the first line.

State of New York)
County of Nassau) ss:

The applicant Victor Arvedo named in the foregoing application, being duly sworn, depose and say that He read the foregoing application subscribed by him and know the contents thereof: and that the same is true to his own knowledge except as to the matters therein stated to be alleged on information and belief, and that as to those matters believe to be true.

Sworn to before me this 20 day

of April, 20 23

Notary Public Linda Lea Zipper

LINDA LEA ZIPPER
Notary Public, State of New York
No. 01Z16288268
Qualified in Nassau County
Commission Expires 09/03/2025

[Signature]
Signature of Applicant

Notice

Conflict of Interest

I have read Section 809 of the General Municipal Law concerning disclosure of and conflict of interest and hereby certify that there are no conflicts in respect to this application requiring disclosure.

April 20, 20 23
Date Year

[Signature]
Signature

Affidavit of Owner

To be completed only if the owner is not the applicant.

State of New York)
County of Nassau) ss:

I Victor Arvedo being duly sworn, depose and say:

That he/she (the owner of) (is the applicant of 23 Harding Pl, Freeport, NY the property concerned is correct to the best of the knowledge of deponent .)

That the owner Carlos Sanchez consents to the granting of the authority sought in the above application.

Sworn to before me this 20 day

of April, 20 23

Notary Public Linda Lea Zipper

[Signature]
Signature

LINDA LEA ZIPPER
Notary Public, State of New York
No. 01Z16288268
Qualified in Nassau County
Commission Expires 09/03/2025

WINDOW & DOOR SCHEDULE

WINDOW SCHEDULE

NO.	SIZE	TYPE	ANDERSON MODEL #	LINTEL
01	3'-2" x 4'-8" HT	DOUBLE HUNG - EGRESS WINDOW	3046	(2) 2x10 WD HEADERS
02	6'-4" x 4'-8" HT	DOUBLE HUNG - EGRESS WINDOW	(2) 3046	(2) 2x10 WD HEADERS
03	2'-10" x 4'-8" HT	DOUBLE HUNG WINDOW	2846	(2) 2x10 WD HEADERS
04	2'-10" x 3'-0" HT	DOUBLE HUNG WINDOW	28210	(2) 2x10 WD HEADERS

NOTE: ALL WINDOWS TO BE DOUBLE GLAZED WITH THERMAL BRICK

DOOR SCHEDULE: (FOR ALL EXISTING DOORS TO REMAIN SEE PLANS)

NO.	TYPE	SIZE	MATERIAL	HEADER
01	SWING	2'-6" x 6'-8"	HOLLOW CORE WD DOOR	(2) 2X8 HEADER
02	SWING	2'-4" x 6'-8"	HOLLOW CORE WD DOOR	(2) 2X8 HEADER
03	POCKET	2'-4" x 6'-8"	HOLLOW CORE WD DOOR	(2) 2X8 HEADER
04	SWING	1'-8" x 6'-8"	HOLLOW CORE WD DOOR	(2) 2X8 HEADER
05	SWING	2'-8" x 6'-8"	ALUMN. INSUL. & GLASS DOOR	(2) 2X10 HEADER
06	SLIDING	6'-0" x 6'-8"	HOLLOW CORE WD DOOR	(2) 2X10 HEADER
07	BIFOLD BIPART	4'-0" x 6'-8"	HOLLOW CORE WD DOOR	(2) 2X10 HEADER

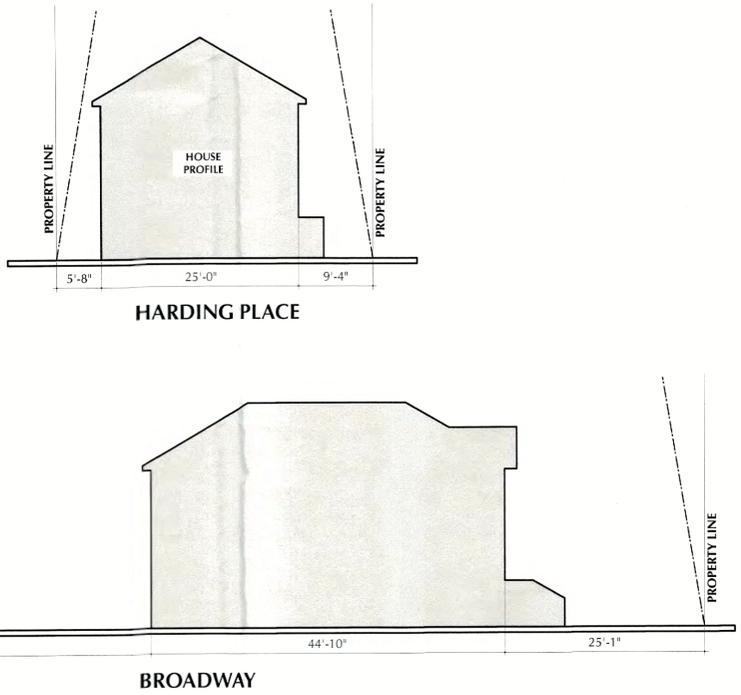
WINDOW NOTES:

- ALL WINDOW SHOWN ARE ANDERSEN WINDOW BRAND, U.O.N. (NOTE: G.C. CAN SUBSTITUTE WITH ANOTHER WINDOW MANUF. AS LONG AS IT MEETS THE SAME IRC CODE REQUIREMENTS.
- ALL WINDOWS MUST BE ANDERSEN "LOW E" OR EQUAL.
- FOR ALL EXISTING WINDOWS TO REMAIN, SEE PLANS.
- WINDOWS SHALL MEET EGRESS REQUIREMENTS PER SEC. R310 (IRC).
 - R310.1: BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE REQUIRED IN EACH SLEEPING ROOM. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY. (EXCEPTION): STORM SHELTERS AND BASEMENTS USED ONLY TO HOUSE MECHANICAL EQUIPMENT NOT EXCEEDING A TOTAL FLOOR AREA OF 200 SQ. FT. R310.1.1 EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE.
 - R310.2.1 MINIMUM OPENING AREA: EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQ. FT. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OPENING SHALL BE NOT LESS THAN 24 INCHES AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES. (EXCEPTION): GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5 SQ. FT.
 - R310.2.2 WINDOW SILL HEIGHT: WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR, WHERE THE SILL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2.3 (IRC)
 - R312.2 WINDOW FALL PROTECTION: WINDOW FALL PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R312.2.1 AND R312.2.2.
 - R312.2.1 WINDOW SILLS: IN DWELLING UNITS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES ABOVE THE FINISHED FLOOR AND GREATER THAN 72 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:
 - OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4-INCH-DIAMETER SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPENED POSITION.
 - OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PROTECTION DEVICES THAT COMPLY WITH ASTM F 2090.
 - OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R312.2.2.
 - R312.2.2 WINDOW OPENING CONTROL DEVICES: WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F 2090. THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY SECTION R310.2.1.
- ALL WINDOWS TO MEET 130 MPH WIND CRITERIA WITH CODE REQUIRED HURRICANE GLAZING (W/DP50 E4 GLASS) (ONLY REQUIRED IF JOB SITE IS WITHIN (1) MILE OF ANY BODY OF WATER/OCEAN. GLAZED OPENING PROTECTION FOR WINDBORNE DEBRIS SHALL MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST OF AN APPROVED IMPACT RESISTING STANDARD OR ASTM E 1996 AND ASTM E 1886 PER SECTION R301.2.1.2 (IRC). IT SHOULD ALSO MEET SECTION R308.3 (IRC) HUMAN IMPACT LOADS. IT SHALL PASS THE TEST REQUIREMENTS OF CPSC 16 CFR, PART 1201. GLAZING SHALL COMPLY WITH CPSC 16 CFR, PART 1201 CRITERIA FOR CATEGORY I OR CATEGORY II AS INDICATED IN TABLE R308.3.

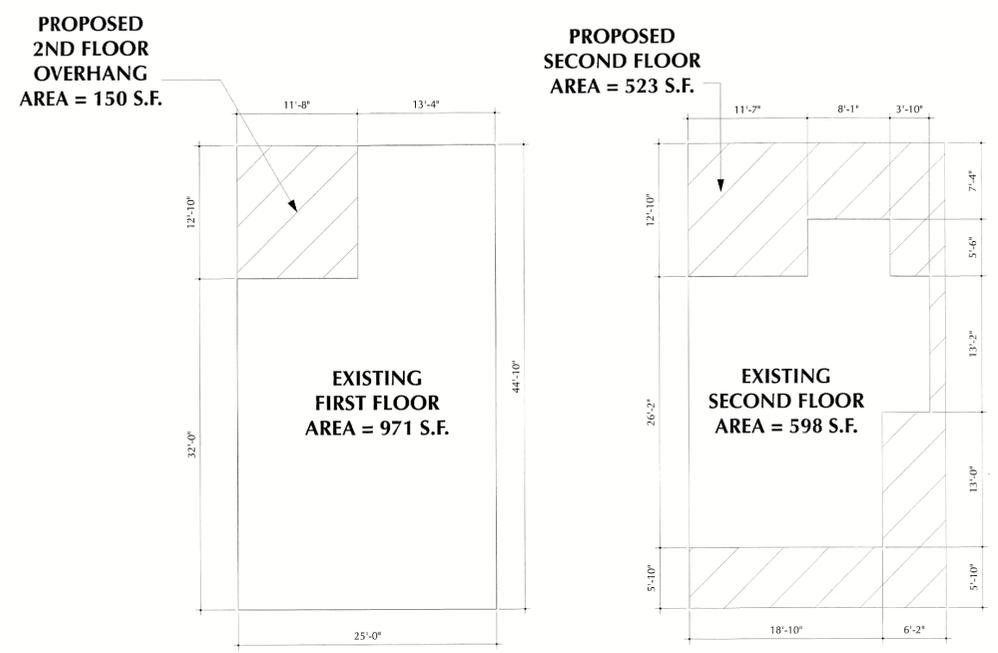
ZONING INFORMATION

ZONING ITEM	REQUIRED	EXISTING	PROPOSED
HEIGHT	2 1/2 STY - MAX 35 FT	1 1/2 STY	2 STORY - 28'3"
PLOT AREA	5,000.0 SFT	5,174 S.F.	NO CHANGE
LOT WIDTH	50 FT	117.41 FT	NO CHANGE
MAX. LOT COVERAGE	30.0%	18.8 %	21.67%
	1,552.2 S.F.	971 S.F.	1,121 S.F.
MAX. FLOOR AREA RATIO	50.0%	30.3%	43.33%
	2,587 S.F.	1,569 S.F.	2,242 S.F.
FRONT YARD SETBACK	MIN. 20'	25.10 FT	NO CHANGE
SIDE YARD & AGG. S.Y.	MIN. SIDEYARD = 5' MIN.	5.64 FT / 9.33 FT	NO CHANGE
	AGG. S.Y. SHALL NOT BE LESS THAN 25% OF LOT WIDTH = 40 X .25 = 10 FT	14.97 FT	NO CHANGE
REAR YARD	20 FT OR 20% OF LOT DEPTH = 24.8	54.5 FT	NO CHANGE

SKY EXPOSURE DIAGRAM



FLOOR AREA BREAKDOWN



GROUND FLOOR AREAS:
 BUILDING COVERAGE
 (EXIST. 1ST FLR + 2ND FLOOR OVERHANG)
 EXIST. 1ST FLR= 971 S.F.
 PROP. 2ND FLR. OVERHANG = 150 S.F.
 TOTAL = 971 + 150 = **1,121 S.F.**

SECOND FLOOR AREA:
 EXIST. SECOND FLOOR= 598 S.F.
 PROPOSED SECOND FLOOR= 523 S.F.
 TOTAL SECOND FLOOR = **1,121 S.F.**
 LOT AREA: 5,174 S.F.
 MAX LOT COVERAGE = 30.0 %
 5,174 S.F. X .30 = 1,552.2 S.F.
 PROPOSED = 1,121 S.F.
 (FIRST FLR + 2ND FLR. OVERHANG)
 1,121 / 5,174 = 21.67 % < 30.0% Ok

FLOOR AREA RATIO = 50% OF LOT
 5,174 S.F. X 0.5 = 2,587 S.F. MAX
 PROPOSED F.A.R.
 FIRST FLOOR + SECOND FLOOR
 = 1,121 S.F. + 1,121 S.F. = 2,242 S.F.
 2,242 S.F. / 5,174 S.F. = 43.33%

B
 331 WILLIS AVENUE, MINNEOLA, NY 11501 PH: 516-706-7449
 CELL: 347-534-5920 EMAIL: RSANTANA@BOZZETTOARCH.COM
BOZZETTO A+E

PROJECT:
PROPOSED FULL SECOND FLOOR & REAR ADDITION, INTERIOR ALTERATIONS

ADDRESS:
 23 HARDING PL. ROOSEVELT NY

DRAWING TITLE:
 1.- WINDOW & DOOR SCHEDULE
 2.- ZONING CALCULATIONS
 3.- SKY EXPOSURE DIAGRAM
 4.- FLOOR AREA CALCULATIONS

ARCH. DESIGNER:
 Randolph J. Santana

REVISION:
 DATE:

KEY PLAN:

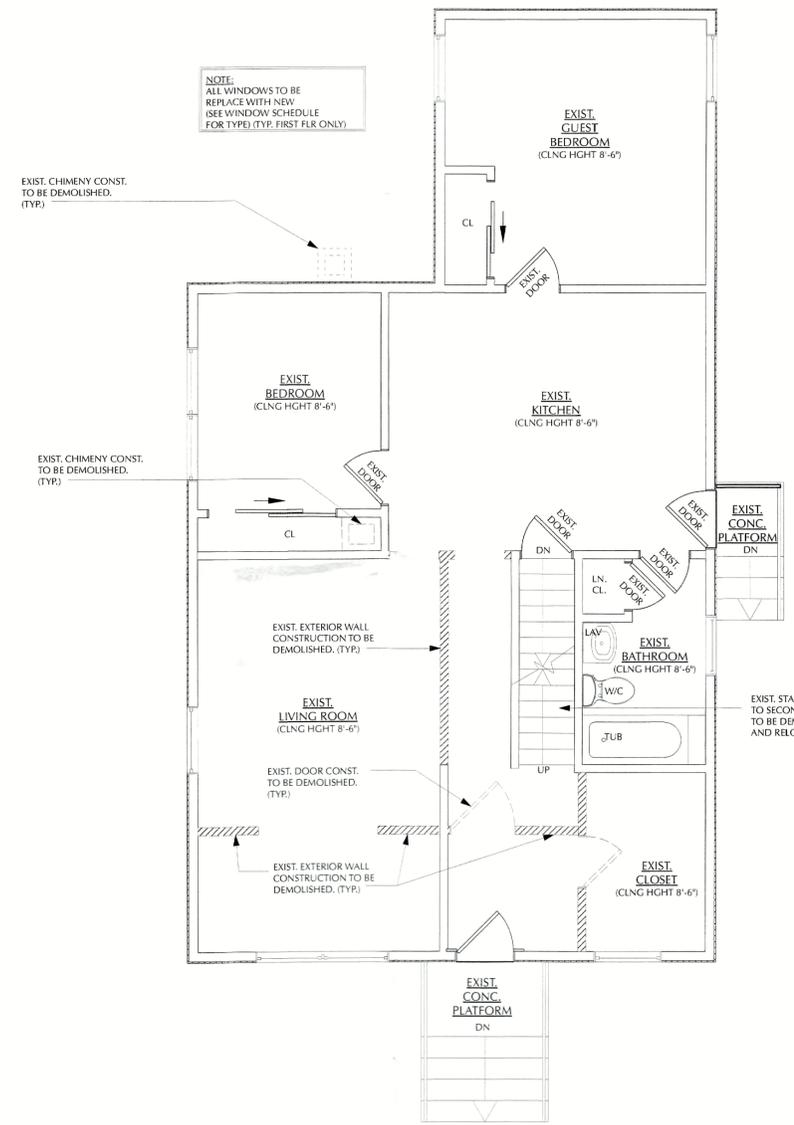
SEC: 55 BLK: 23601 LOT: 83 ZON: A MAP: X BZT-21-043

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 OFFICE
 WILLIS AVENUE, MINNEOLA, NY

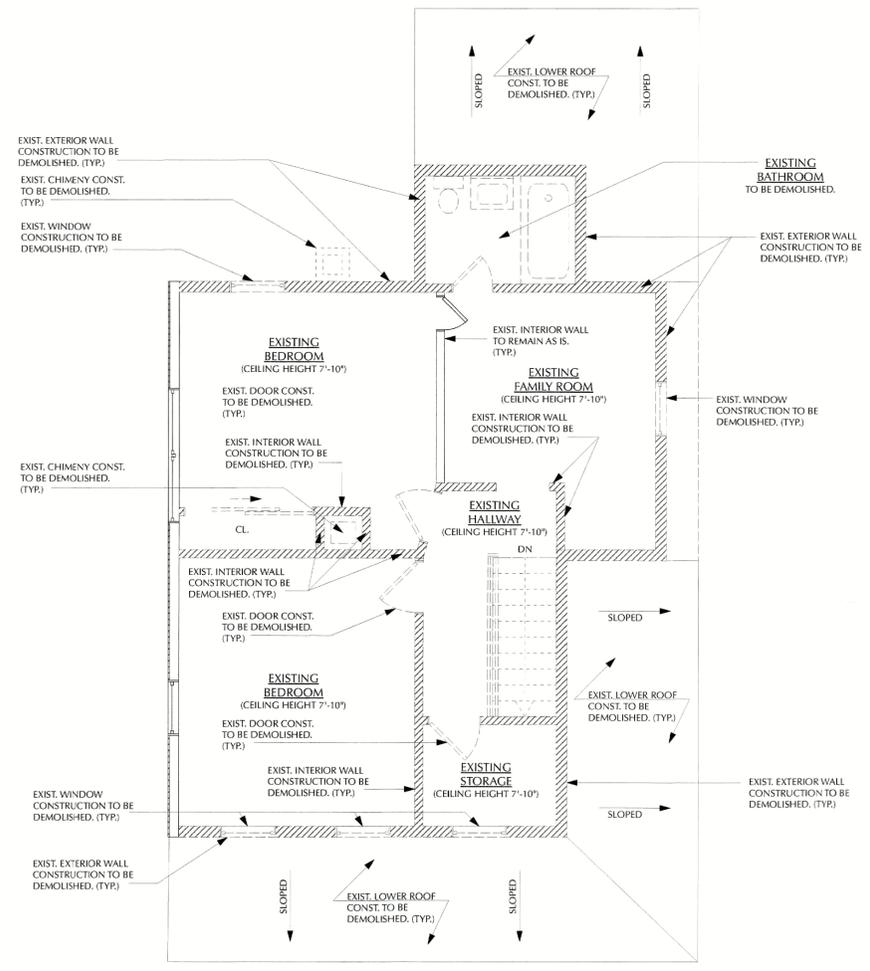
SEAL:
 STATE OF NEW YORK
 FRANK M. SEBORA
 LICENSED PROFESSIONAL ENGINEER
 498648

DATE: APRIL 12, 2023
 SCALE: AS NOTED
 APP #
A0.2

DEMOLITION FLOOR PLANS



1 EXISTING FIRST FLOOR (DEMO PLAN)
SCALE: 1/4" = 1'-0"



2 EXISTING SECOND FLOOR (DEMO PLAN)
SCALE: 1/4" = 1'-0"

DEMOLITION NOTE:

SECTION 3302 -- CONSTRUCTION SAFEGUARDS
SEC. 3302.1 REMODELING AND ADDITIONS.- REQUIRED EXISTS, EXISTING STRUCTURAL ELEMENTS, FIRE PROTECTION DEVICES AND SANITARY SAFEGURDS SHALL BE MAINTAINED AT ALL TIMES DURING REMODELING, ALTERATIONS, REPAIRS OR ADDITIONS TO ANY BUILDING OR STRUCTURE.
SEC. 3302.2 MANNER OF REMOVAL.- WASTE MATERIALS SHALL BE REMOVED IN A MANNER WHICH PREVENTS INJURY OR DAMAGE TO PERSONS, ADJOINING PROPERTIES AND PUBLIC RIGHT-OF-WAY.
SECTION 3303 -- DEMOLITION
SEC. 3303.2 PEDESTRIAN PROTECTION.- THE WORK OF DEMOLISHING ANY BUILDING SHALL NOT BE COMMENCED UNTIL PEDESTRIAN PROTECTION IS IN PLACE AS REQUIRED.
SEC. 3303.3 MEANS OF EGRESS.- A PARTY WALL BALCONY OR HORIZONTAL EXIT SHALL NOT BE DESTROYED UNLESS AND UNTIL A SUBSTITUTE MEANS OF EGRESS HAS BEEN PROVIDED AND APPROVED.
SEC. 3303.5 WATER ACCUMULATION.- PROVISION SHALL BE MADE TO PREVENT THE ACCUMULATION OF WATER OR DAMAGE TO ANY FOUNDATIONS ON THE PREMISES OR THE ADJOINING PROPERTY.
SEC. 3303.6 UTILITY CONNECTIONS.- SERVICE UTILITY CONNECTIONS SHALL BE DISCONTINUED AND CAPPED IN ACCORDANCE WITH THE APPROVED RULES AND REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
SEC. 3305.1 FACILITIES REQUIRED.- SANITARY FACILITIES SHALL BE PROVIDED DURING CONSTRUCTION, REMODELING OR DEMOLITION ACTIVITIES IN ACCORDANCE WITH THE PLUMBING CODE OF NEW YORK STATE.
SEC. 3309.1 FIRE EXTINGUISHERS.- ALL STRUCTURES UNDER CONSTRUCTIONS, ALTERATION OR DEMOLITION SHALL BE PROVIDED WITH NOT LESS THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER IN ACCORDANCE WITH SECTION 906 AND SIZED FOR NOT LESS THAN ORDINARY HAZARD AS FOLLOWS:
 1. AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED.
 2. IN EVERY STORAGE AND CONSTRUCTION SHED
 3. ADDITIONAL PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED WHERE SPECIAL HAZARDS EXIST, SUCH AS THE STORAGE AND USE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.
SEC. 3309.2 FFIRE HAZARDS.- THE PROVISIONS OF THIS CODE AND THE FIRE CODE OF NEW YORK STATE SHALL BE STRICTLY OBSERVED TO SAFEGUARD AGAINST ALL FIRE HAZARDS ATTENDANT UPON CONSTRUCTION OPERATIONS.
SEC. 3310.2 MAINTAINCE OF EXITS.- REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTIONS, DEMOLITION, REMODELING OR ALTERATIONS AND ADDITIONS TO ANY BUILDING.

GENERAL DEMOLITION NOTES:-

- 1.- THE CONTRACTOR SHALL NOT CONSIDER DEMOLITION AND ALTERATION NOTES TO BE ALL-INCLUSIVE IT IS CONTRACTOR RESPONSIBILITY TO INSPECT AND ASSESS EACH AREA TO FULFILL THE INTENT OF THE WORK INDICATED BY ALL THE CONTRACT DOCUMENTS, INCLUDING DIMENSIONS AND SCOPE OF DEMOLITION WORK. COORDINATE WITH FINISH AND REFLECTED CEILING PLANS FOR EXISTING FINISHES TO REMAIN.
- 2.- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS WITHIN THE CONTRACT LIMITS AND NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING OF ANY DEVIATION FROM CONTRACT DOCUMENTS NECESSITATED BY FIELD CONDITIONS OR ITEMS NO COVERED.
- 3.- DASHED LINES ON DEMO PLANS REPRESENT WALLS, DOORS SOFFITS, CASEWORK, ETC TO BE REMOVED , PATCHED AND REPAIR EXISTINGS ADJOINING AREAS TO REMAIN.
- 4.- PROVIDE TEMPORARY PARTITIONS / DUST PROTECTION (RATE AND/OR NON-RATE) AS REQUIRED. REVIEW LOCATIONS OF TEMPORARY PARTITIONS / DUST PROTECTION WITH OWNER AND ARCHITECT PRIOR TO START OF WORK.
- 5.- HAZARDOUS MATERIAL . NOTE CONTRACTOR SHALL, STOP WORK AND INFORM OWNER IMMEDIATELY IN WRITINS OF ANY HAZARDOUS MATERIAL. ENCONTERED OR THOUGHT TO BE OF HAZARDOUS MATERIAL. THE OWNER AFTER RECEIVING WRITTEN NOTICE SHALL INSTRUCT CONTRACTOR ON HOW TO PROCEED.
- 6.- CONTRACTOR SHALL COORDINATE ARCHITECTURAL DEMOLITION DRAWINGS WITH ARCHITECTURAL CONSTRUCTION, MECHANICAL ELECTRICAL, AND PLUMBING DRAWINGS AND NOTES, PATCH OR REBUILD ANY AREAS TO REMAIN . DISTURBED BY MECH ., PLUMBING OR ELECTRICAL, DEMOLITION.

B
 DRAFTING SERVICES - CONSTRUCTION MANAGEMENT - PERMITS - BLUE PRINTS - 3D RENDER - EXPEDITING AND MORE
 331 WILLIS AVENUE, MINNEOLA, NY 11801 PH: 516.786.2449
 CEL: 347.334.5920 EMAIL: BSANTANA@BOZZETTOARCH.COM
BOZZETTO A+E

PROJECT :
 PROPOSED FULL SECOND FLOOR & REAR ADDITION, INTERIOR ALTERATIONS
ADDRESS :
 23 HARDING PL. ROOSEVELT NY

DRAWING TITLE :
 1.- DEMO FLOOR PLANS
 2.- GENERAL DEMO NOTES
MOD. DESIGNER :
 Randolph J. Santana
OWNER :

REVISION :
DATE :
KEY PLAN :
 SEC: 55 BLK: 23601 LOT: 83 ZON: A MAP: X BZT-21-043

DATE: APRIL 12, 2023
SCALE: AS NOTED
APP #
PHAT:
A0.3

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APRIL 12, 2023
AS NOTED
A0.3

FLOOR PLANS

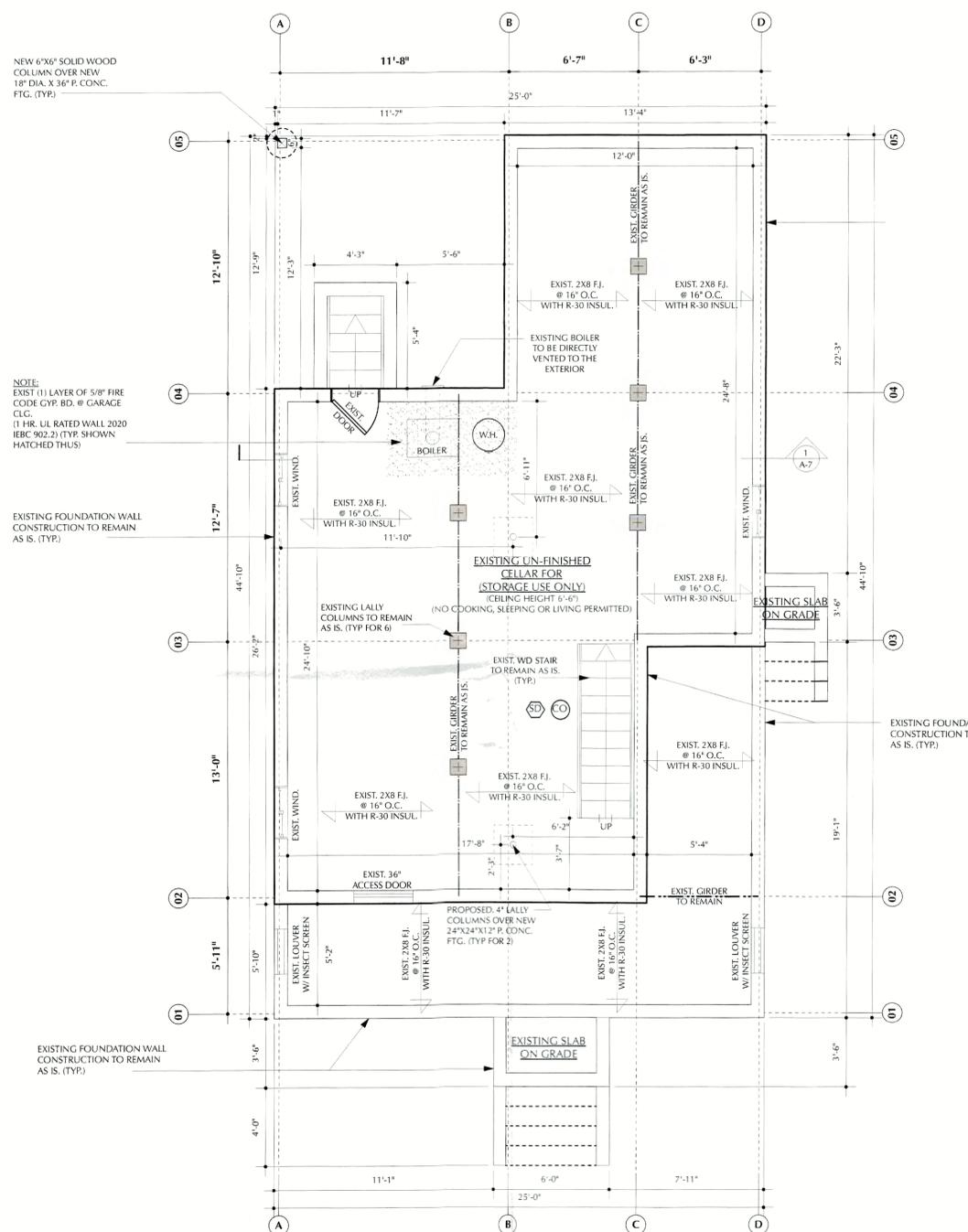
NOTE:
INSTALL R-30 BATT. INSULATION IN CEILING, THRU ENTIRE DWELLING INCLUDING FIRST FLOOR & ATTIC LEVEL.

NOTE:
INSTALL R-15 INSULATION AT EXTERIOR WALLS (TYP. AT ENTIRE HOUSE)

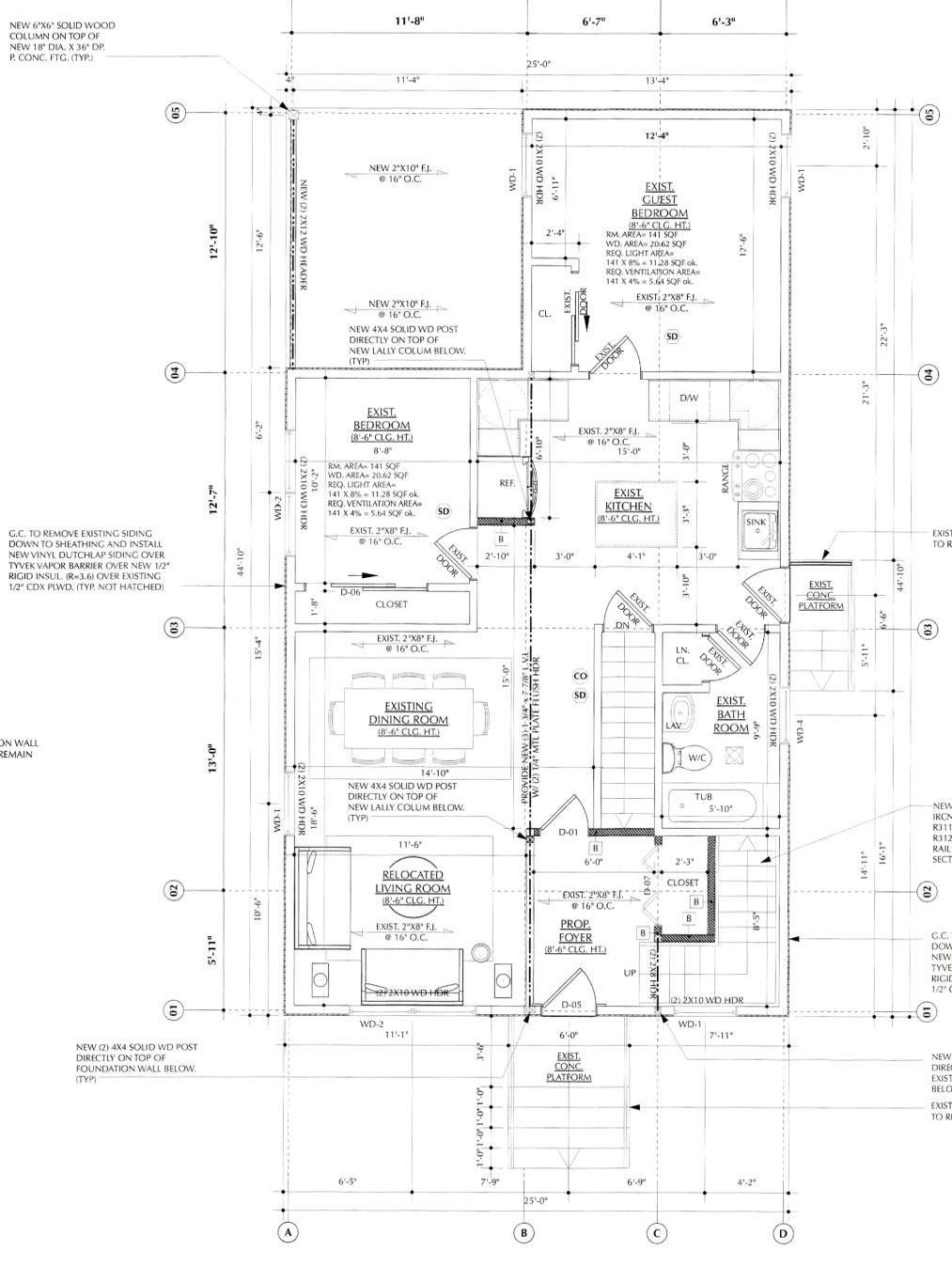
NOTE:
G.C. TO DOUBLE UP ALL FLOOR JOIST AROUND FLOOR OPENINGS. G.C. TO PROVIDE SOLID BLOCK AT ALL PARALLEL RUNNING WALLS ABOVE.

NOTE:
INSTALL NEW FINISH FLOORS AT OWNER'S CHOICE (FIRST & 1st FLOOR)

PROVIDE TEMPERED GLASS AT SHOWER AS R308 CODE (TYP. AT ALL SHOWER DOORS)



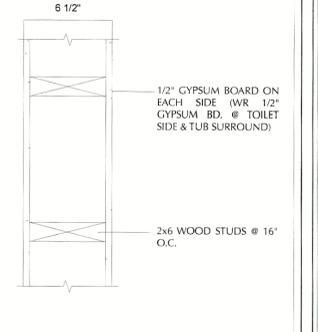
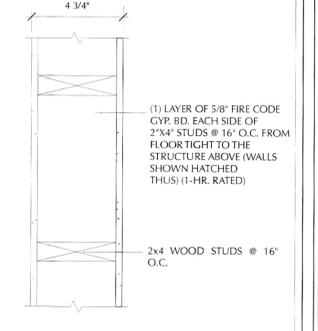
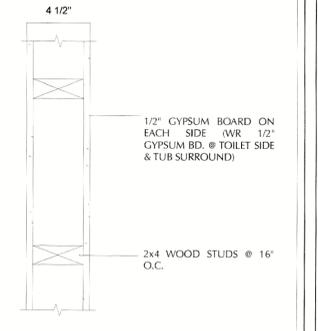
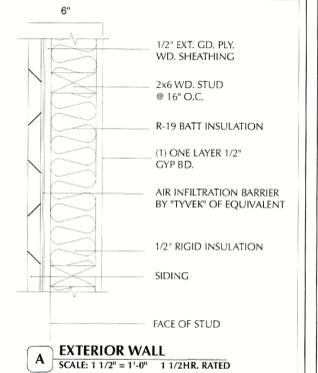
1 EXIST./PROP. BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 EXIST./PROP. FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

SYMBOL LEGEND

CO	ELECT. CARBON MONOXIDE DETECTOR (TYP.)
SD	ELECTRIC INTERCONNECTED SMOKE DETECTOR (TYP.)
	BATHROOM MECH. EXHAUSTED TO EXTERIOR WITH MIN. 50 CFM VENTILATION (TYP.)



B OZZETTO A + E

331 WELLS AVENUE, MINNEOLA, NY 13101 PH: 516.706.7449
 CEL: 347.534.5920 EMAIL: RSANTANA@BOZZETTOARCH.COM

PROJECT:
PROPOSED FULL SECOND FLOOR & REAR ADDITION, INTERIOR ALTERATIONS

ADDRESS:
23 HARDING PL. ROOSEVELT NY

DRAWING TITLE:
1- EXIST./PROP. BASEMENT FLOOR PLAN
2- EXIST./PROP. FIRST FLOOR PLAN
3- WALL DETAILS

DESIGNER: Randolph J. Santana

REVISION:

DATE:

KEY PLAN:

SEC: 55 BLK: 23601 LOT: 83 ZON: A MAP: X BZT-21-043

RECEIVED
APR 12 2023

STATE OF NEW YORK
FRANK M. SEBORGIA
LICENSED PROFESSIONAL ENGINEER
088648

DATE: APRIL 12, 2023
SCALE: AS NOTED
APP #
A0.4

FLOOR PLANS

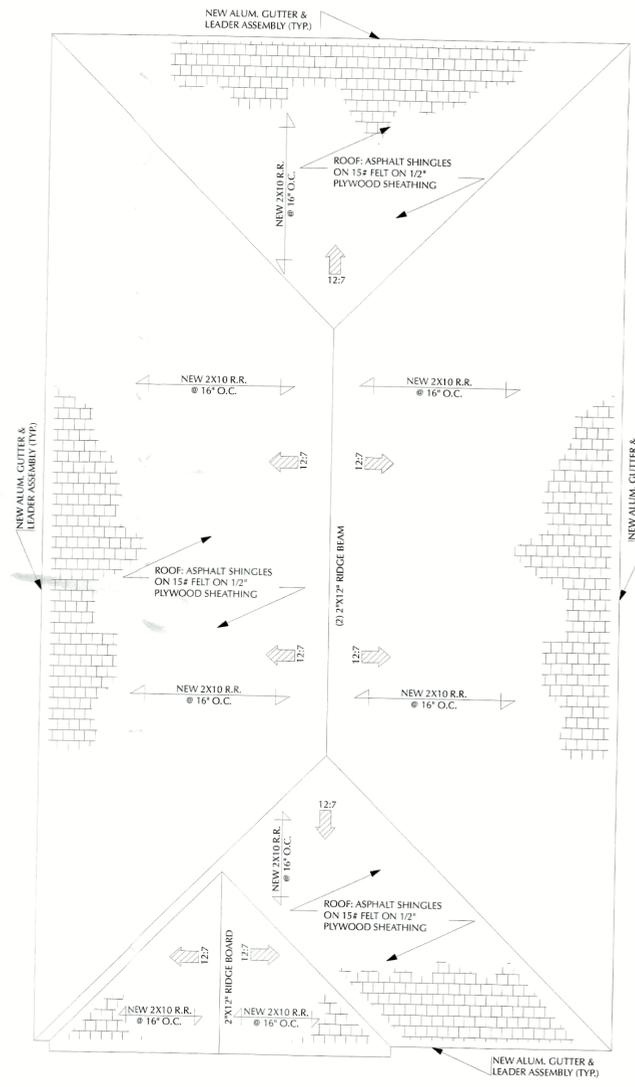
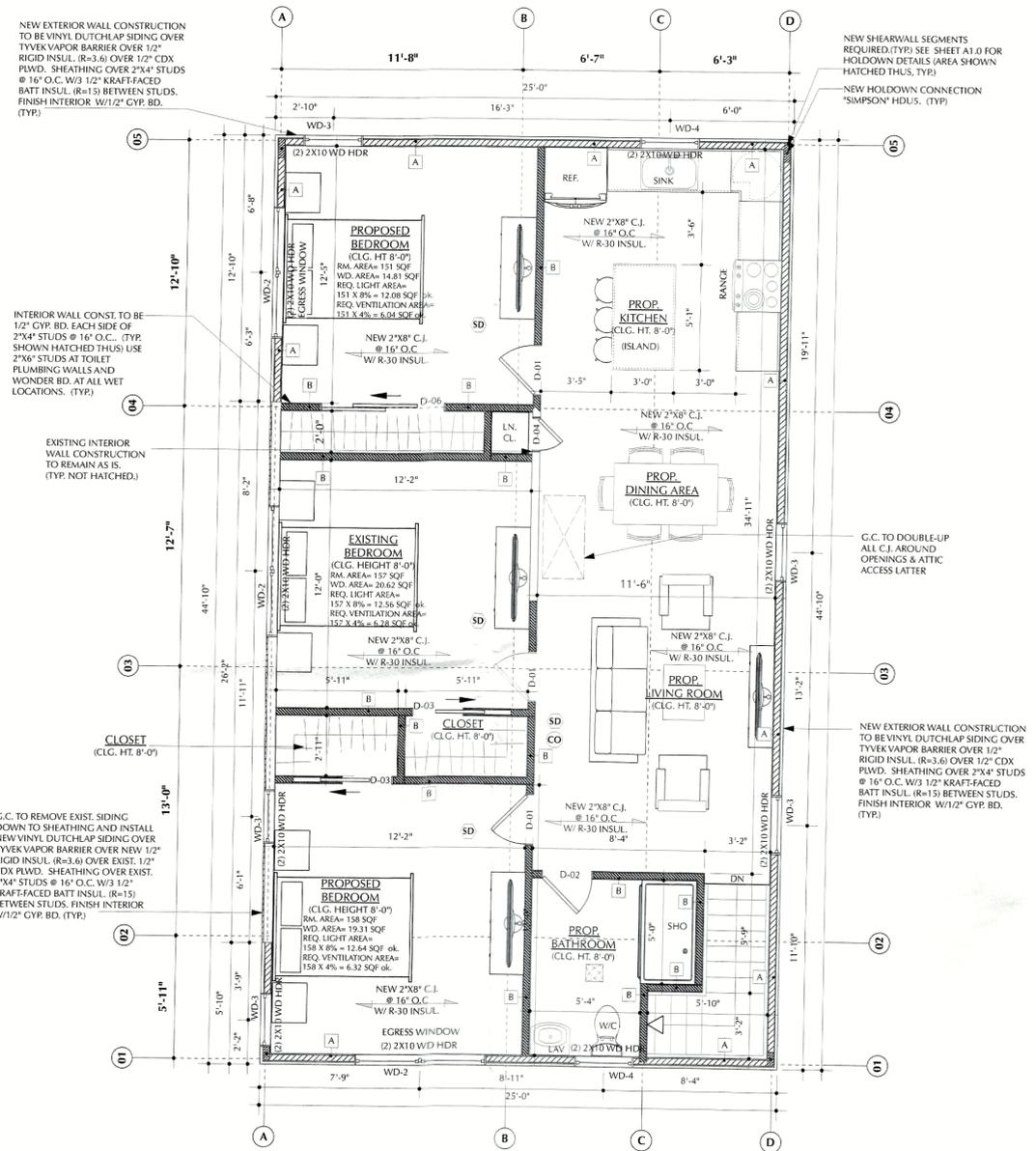
NOTE:
INSTALL R-30 BATT. INSULATION IN CEILING, THRU ENTIRE DWELLING INCLUDING FIRST FLOOR & ATTIC LEVEL.

NOTE:
INSTALL R-15 INSULATION AT EXTERIOR WALLS (TYP. AT ENTIRE HOUSE)

NOTE:
G.C. TO DOUBLE UP ALL FLOOR JOIST AROUND FLOOR OPENINGS. G.C. TO PROVIDE SOLID BLOCK AT ALL PARALLEL RUNNING WALLS ABOVE.

NOTE:
INSTALL NEW FINISH FLOORS AT OWNER'S CHOICE (FIRST & 1st FLOOR)

PROVIDE TEMPERED GLASS AT SHOWER AS R308 CODE (TYP. AT ALL SHOWER DOORS)



ICE BARRIER NOTE

R905.2.7.1 Ice barrier.
In areas where there has been a history of ice forming along the eaves causing a backup of water as designated in Table R301.2(1), an ice barrier that consists of at least two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet, shall be used in lieu of normal underlayment and extend from the lowest edges of all roof surfaces to a point at least 24 inches (610 mm) inside the exterior wall line of the building.

Exception: Detached accessory structures that contain no conditioned floor area.

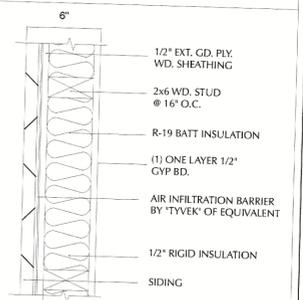
R905.2.7 Underlayment application.
For roof slopes from two units vertical in 12 units horizontal (17-percent slope), up to four units vertical in 12 units horizontal (33-percent slope), underlayment shall be two layers applied in the following manner. Apply a 19-inch (483 mm) strip of underlayment felt parallel to and starting at the eaves, fastened sufficiently to hold in place. Starting at the eave, apply 36-inch-wide (914 mm) sheets of underlayment, overlapping successively to hold in place. Distortions in the underlayment shall not interfere with the ability of the shingles to seal. For roof slopes of four units vertical in 12 units horizontal (33-percent slope) or greater, underlayment shall be one layer applied in the following manner. Underlayment shall be applied shingle fashion, parallel to and starting from the eave and lapped 2 inches (51 mm), fastened sufficiently to hold in place. Distortions in the underlayment shall not interfere with the ability of the shingles to seal. End laps shall be offset by 6 feet (1829 mm).

UPLIFT CONNECTIONS NOTE: ROOF ASSEMBLY TO WALL ASSEMBLY.

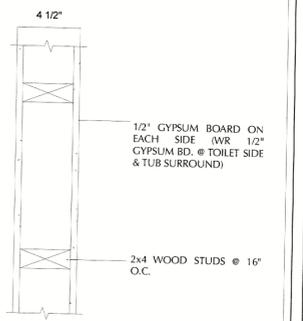
RAFTER OR TRUSS TO WALL UPLIFT CONNECTIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 3.2.2.1. WHERE RAFTERS OR TRUSSES ARE NOT ATTACHED DIRECTLY TO THE WALL STUDS, RAFTERS OR TRUSSES SHALL BE ATTACHED TO THE WALL TOP PLATE AND THE WALL TOP PLATE SHALL BE ATTACHED TO THE WALL STUD WITH UPLIFT CONNECTIONS IN ACCORDANCE WITH TABLE 3.4. ROOF TO TOP PLATE CONNECTIONS SHALL BE ON THE SAME SIDE OF THE WALLS AS TOP PLATE TO STUD CONNECTIONS UNLESS OTHER METHODS ARE USED TO PREVENT TWISTING OF THE TOP PLATE DUE TO ECCENTRIC LOADING. WOOD STRUCTURAL PANELS SHALL BE PERMITTED TO RESIST WALL TOP PLATE TO WALL STUD UPLIFT.

LAYOVER VALLEY NOTE:

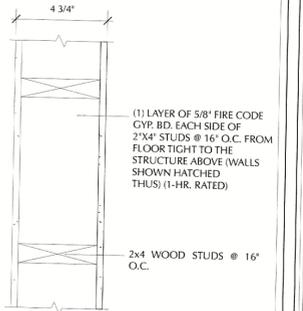
1. NAILING PAD SECURED TO PRIMARY FRAMING. PAD WITH TO ACCOMMODATE HEEL CUT @ RAFTER END. PROVIDE UPLIFT CONNECTIONS @ RAFTERS TO NAILING PAD. NO ROOFING UNDER NAILER OR LAYOVER ASSEMBLY. MAINTAIN VENTILATION @ LAYOVER.



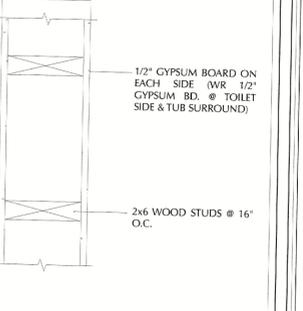
A EXTERIOR WALL
SCALE: 1 1/2" = 1'-0" 1 1/2 HR. RATED



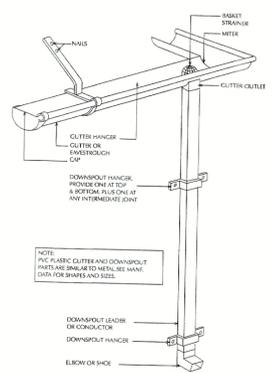
B INT. PARTITION
SCALE: 1 1/2" = 1'-0" NON-BEARING



C INT. PARTITION
SCALE: 1 1/2" = 1'-0" 1 HR FIRE RATED



D INT. PARTITION
SCALE: 1 1/2" = 1'-0" PLUMBING WALL



P6 TYP. GUTTER DETAILS
SCALE N.T.S.

SYMBOL LEGEND

CO	ELECT. CARBON MONOXIDE DETECTOR. (TYP.)
SD	ELECTRIC INTERCONNECTED SMOKE DETECTOR (TYP.)
	BATHROOM MECH. EXHAUSTED TO EXTERIOR WITH MIN. 50 CFM VENTILATION. (TYP.)

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

DRAFTING SERVICES - CONSTRUCTION MANAGEMENT - PERMITS - BLUE PRINTS - 3D RENDER - EXPEDITING AND MORE.....
331 WILLS AVENUE, MINNEOLA NY 11501 PH: 516.706.7449
CELL: 347.534.5920 EMAIL: RSANTANA@BOZZETTOARCH.COM
BOZZETTO A+E

PROJECT:
PROPOSED FULL SECOND FLOOR & REAR ADDITION, INTERIOR ALTERATIONS
ADDRESS:
23 HARDING PL. ROOSEVELT NY

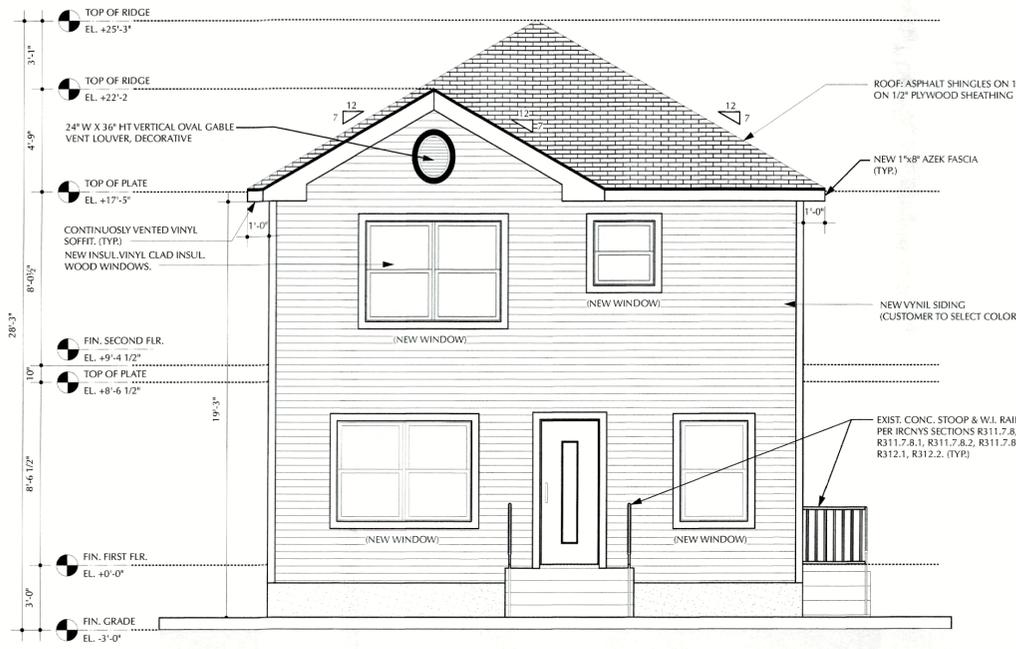
DRAWING TITLE:
1. EXIST./PROP. SECOND FLOOR PLAN
2. PROPOSED ROOF PLAN
3. WALL DETAILS
ARCH. DESIGNER: Randolph J. Santana
OWNER:

REVISION:	DATE:	KEY PLAN:
SEC: 55	BLK: 23601	LOT: 83
ZON: A	MAP: X	BZT-21-043

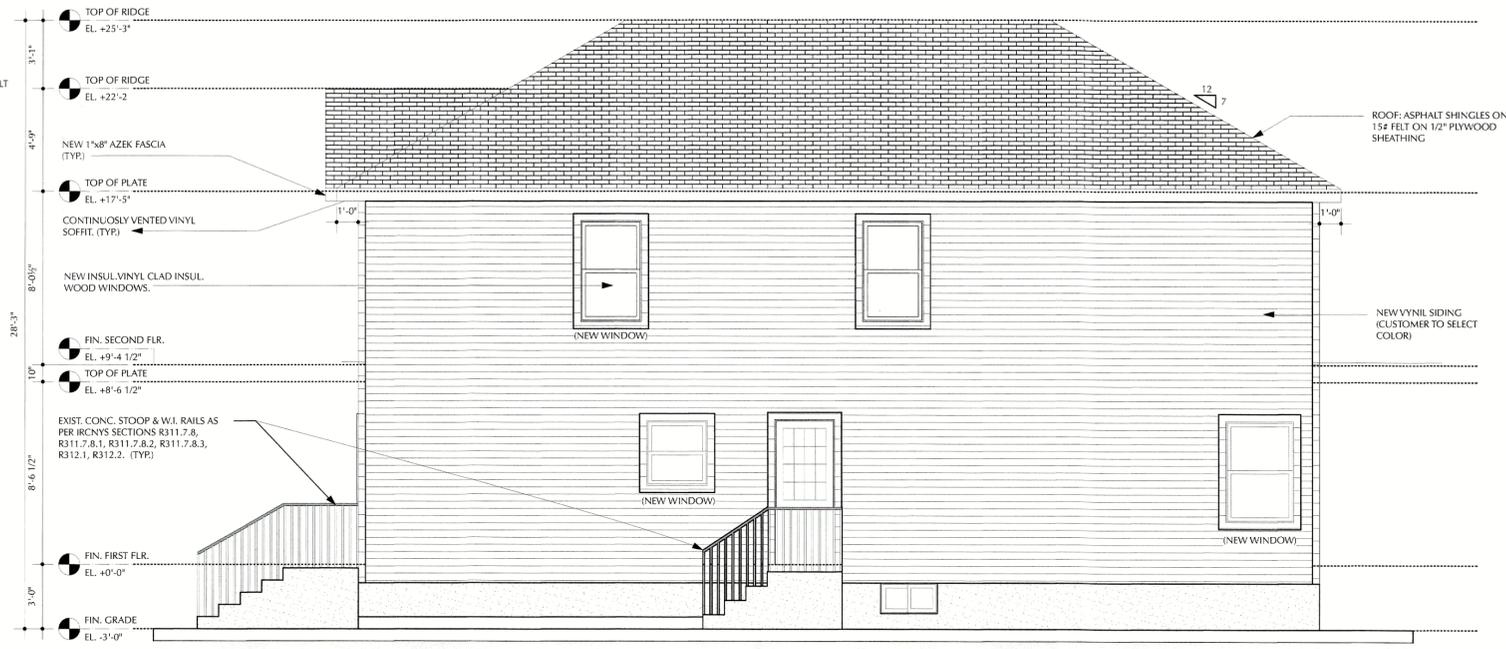
STATE OF NEW YORK
FRANZ M. GEORGA
LICENSED PROFESSIONAL ENGINEER
086648

DATE: APRIL 12, 2023
SCALE: AS NOTED
APP #
SHEET: **A0.5**

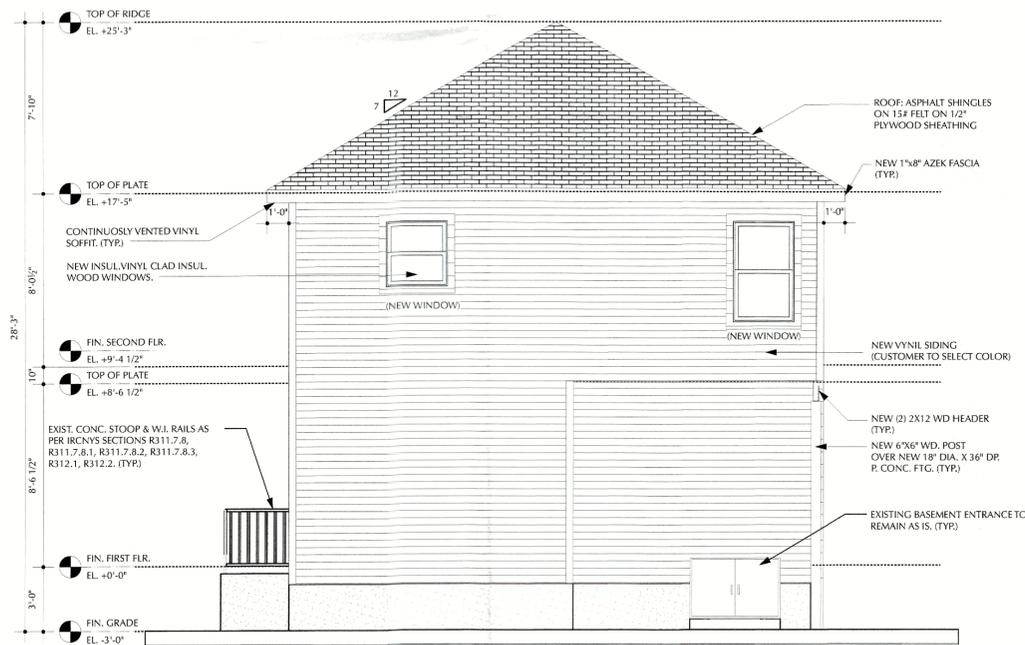
EXTERIOR ELEVATIONS



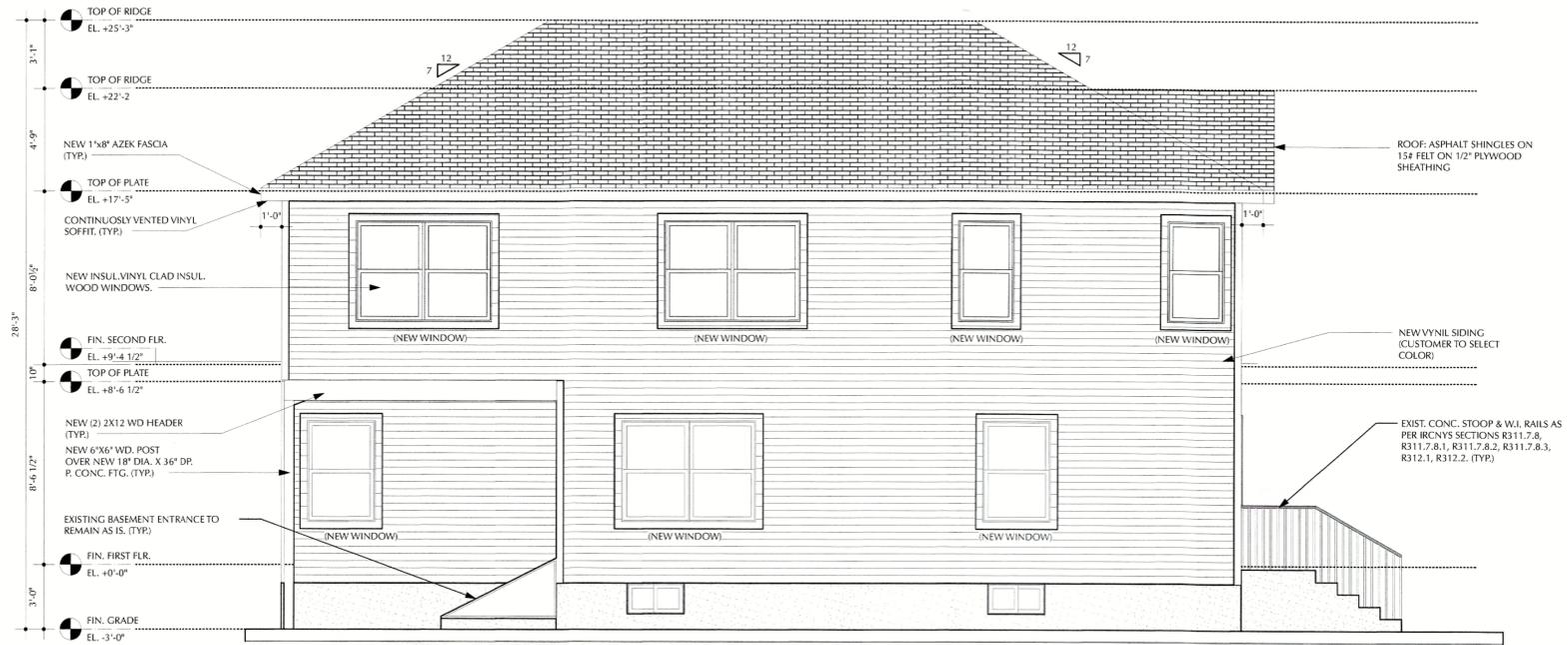
1 PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

B DRAFTING SERVICES - CONSTRUCTION MANAGEMENT - PERMITS - BLUE PRINTS - 3D RENDER - EXPEDITING, AND MORE.

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CEL: 347-534-5920 EMAIL: RSANTANA@BOZZETTOARCH.COM

BOZZETTO A + E

PROJECT: PROPOSED FULL SECOND FLOOR & REAR ADDITION, INTERIOR ALTERATIONS

ADDRESS: 23 HARDING PL. ROOSEVELT NY

DRAWING TITLE: 1.- PROPOSED EXTERIOR ELEVATIONS

ARCH. DESIGNER: Randolph J. Santana

OWNER:

REVISION:

DATE:

KEY PLAN:

SEC: 55 BLK: 23601 LOT: 83 ZON: A MAP: X BZT-21-043

DATE: APR 12, 2023

SCALE: AS NOTED

APP #

APP: A0.6

STATE OF NEW YORK

FRANK M. SEBORGA

REGISTERED PROFESSIONAL ENGINEER

198648

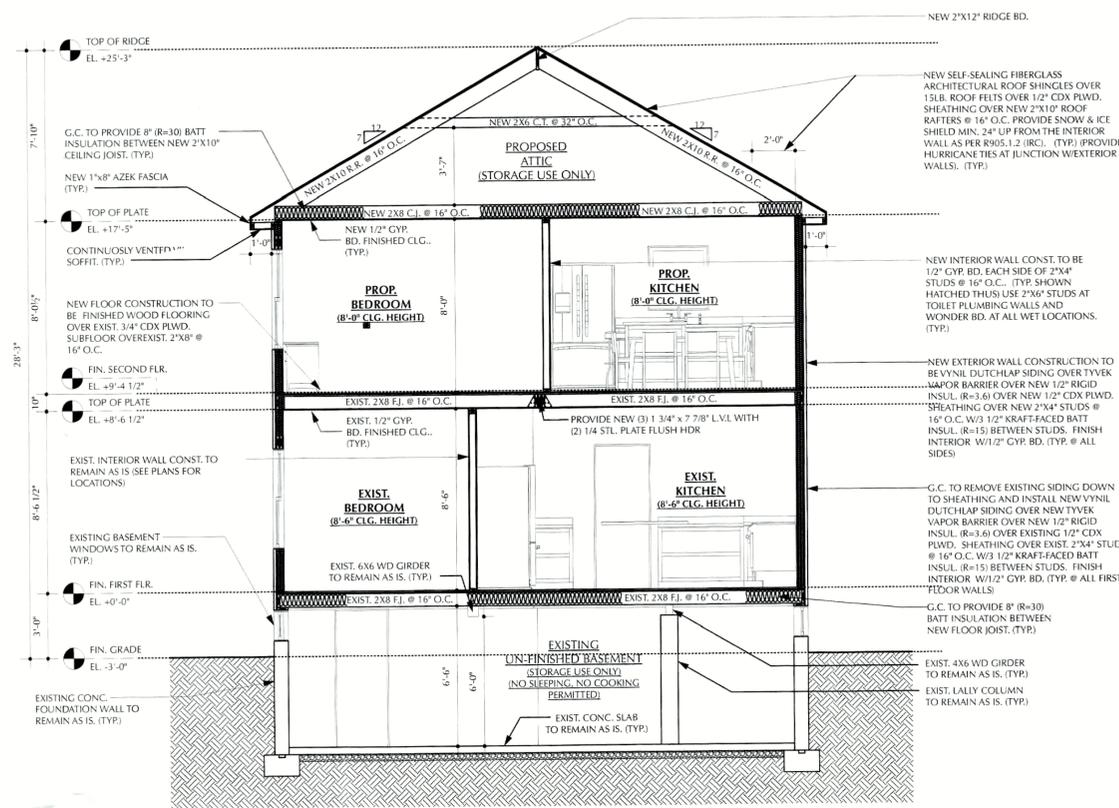
DATE: APR 12, 2023

SCALE: AS NOTED

APP #

APP: A0.6

BUILDING CROSS SECTION



1 EXISTING CROSS SECTION A-A'
SCALE: 1/2" = 1'-0"

ANDERSON WINDOW NOTE:
1. REPLACE WIND. COMPLYING WITH SAFETY GLAZING, HP/HP TEMPERED GLASS CONFORMING TO HSMT C1048, TYPE 1, CLASS 1.

GENERAL NOTES:
1. REPLACE BURN'T FLOOR, CEILING, AND WALL WITH NEW WOOD STUDS ON DAMAGE AREA AND REPLACE GYP. B.D. PLY. WOOD SHEATHING AND FINISH TO MATCH EXISTING ADJACENT.

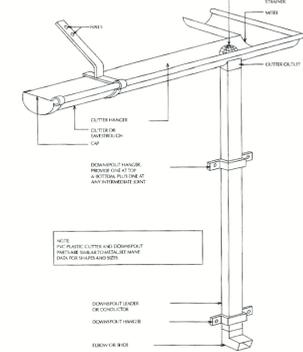
ROOF NOTES:
1. REPLACE ALL ROOF SHINGLES ON 15" FELT ON 3/4" PLY WD. SHEATHING SECURE.
2. REPLACE EXISTING BURNED 2X8 R.R. @ 16" FOR NEW 2X8 R.R. @ 16" O.C. WITH NEW CLIPS. SECURE.

GENERAL NOTES:
REMOVE ALL WALL GYPSUM BOARD THROUGHOUT AT SECOND FLOOR AND REPLACE WITH NEW 1/2" GYPSUM BOARD.
PROVIDE 1/2" FIRE RATE GWB AT WALL AROUND STAIR AND FOYER.
PROVIDE 1/2 FIRE RATE GWB AT CEILING IN THE FIRST FLOOR AND SECOND FLOOR.
INSTALL NEW SINGLE AND MULTI-STATION SMOKE ALARM AT THE FIRST AND SECOND.
ALL NEW SMOKE DETECTORS MUST BE INTERCONNECTED HARD WIRED TO THE BUILDING POWER SYSTEMS.
REMOVE ALL EXIST. ELECTRICAL WIRING AND REPLACE WITH NEW ELECTRICAL WIRING, OUTLETS AND FIXTURES ACCORDING TO CODE AT SECOND LEVEL AND ATTIC LEVEL.
PROVIDE NEW R-15 BAT INSUL AT EXTERIOR WALLS.
REPLACE EXIST. BROKEN WINDOWS WITH A NEW DOUBLE GLAZED WINDOW AS PER ANDERSON 400 SERIES MATCH EXIST. OPENING

UPLIFT CONNECTIONS NOTE:
ROOF ASSEMBLY TO WALL ASSEMBLY.
1. RAFTER OR TRUSS TO WALL UPLIFT CONNECTIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 3.2.2.1. WHERE RAFTERS OR TRUSSES ARE NOT ATTACHED DIRECTLY TO STUDS, RAFTERS OR TRUSSES SHALL BE ATTACHED TO THE WALL TOP PLATE AND THE WALL TOP PLATE SHALL BE ATTACHED TO THE WALL STUD WITH UPLIFT CONNECTIONS IN ACCORDANCE WITH TABLE 3.4. ROOF TO TOP PLATE CONNECTIONS SHALL BE ON THE SAME SIDE OF THE WALLS AS TOP PLATE TO STUD CONNECTIONS UNLESS OTHER METHODS ARE USED TO PREVENT TWISTING OF THE TOP PLATE DUE TO ECCENTRIC LOADING. WOOD STRUCTURAL PANELS SHALL BE PERMITTED TO RESIST WALL TOP PLATE TO WALL STUD UPLIFT.

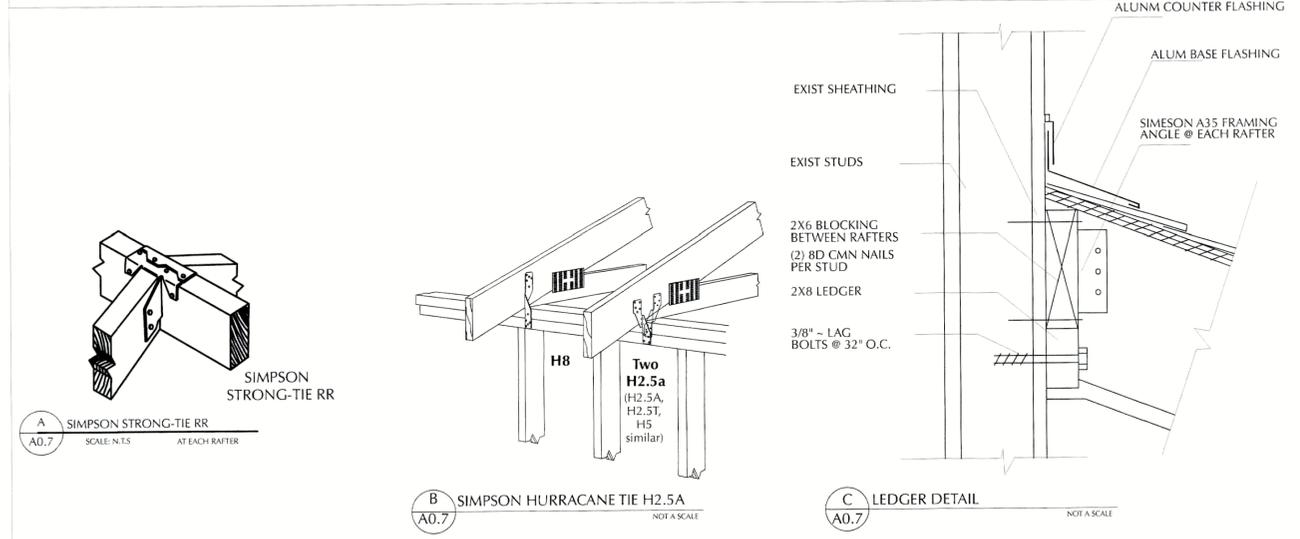
LAYOVER VALLEY NOTE:
1. NAILING PAD SECURED TO PRIMARY FRAMING. PAD WITH TO ACCOMMODATE HEEL CUT @ RAFTER END. PROVIDE UPLIFT CONNECTIONS @ RAFTERS TO NAILING PAD. NO ROOFING UNDER NAILER OR LAYOVER ASSEMBLY. MAINTAIN VENTILATION @ LAYOVER.

ICE BARRIER NOTE
R905.2.7.1 Ice barrier.
In areas where there has been a history of ice forming along the eaves causing a backup of water as designated in Table R301.2(1), an ice barrier that consists of a least two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet, shall be used in lieu of normal underlayment and extend from the lowest edges of all roof surfaces to a point at least 24 inches (610 mm) inside the exterior wall line of the building.
Exception: Detached accessory structures that contain no conditioned floor area.
R905.2.7 Underlayment application.
For roof slopes from two units vertical in 12 units horizontal (17-percent slope), up to four units vertical in 12 units horizontal (33-percent slope), underlayment shall be two layers applied in the following manner. Apply a 19-inch (483 mm) strip of underlayment felt parallel to and starting at the eaves, fastened sufficiently to hold in place. Starting at the eave, apply 36-inch-wide (914 mm) sheets of underlayment, overlapping successive sheets 19 inches (483 mm), and fastened sufficiently to hold in place. Distortions in the underlayment shall not interfere with the ability of the shingles to seal. For roof slopes of four units vertical in 12 units horizontal (33-percent slope) or greater, underlayment shall be one layer applied in the following manner. Underlayment shall be applied shingle fashion, parallel to and starting from the eave and lapped 2 inches (51 mm), fastened sufficiently to hold in place. Distortions in the underlayment shall not interfere with the ability of the shingles to seal. End laps shall be offset by 6 feet (1829 mm).



B TYP. GUTTER DETAILS
N.T.S.

ROOF FRAMING DETAILS (N.T.S.)



3. COUPLER NUT TO BE A-307 OR BETTER
4. LOADS ARE BASED ON GRADE A 307/SAE1018 THREADED ROD.

All Plywood to be A.P.A. Rated Panels.
NAILING - All Plywood, 8d Nails @ 6" oc @ Panel Edges 12" oc @ Intermediate Supports
..Roof Sheathing Within 4' of any Roof Edge (eave,ridge,valley,hip) All Nailing @ 6" oc [WFCM TABLE 3.10, Note 2] (TABLE R602.3(1), Note G)
..Cable End Wall Sheathing (@ attic level) All Nailing @ 6" oc
Exterior Wall Sheathing- All Horizontal Joints to Have Blocking (2 x 4) [WFCM 2.4.4.3]
Reference Standards - [WFCM] WOOD FRAME CONSTRUCTION MANUAL (AFPA) [ASCE 7-98] American Society of Civil Engineers
To the Best of my Knowledge and Belief, these details are in conformity with the (R) Residential Code of New York State requirements for 110 mph Wind Loads.

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PROJECT:
PROPOSED FULL SECOND FLOOR & REAR ADDITION, INTERIOR ALTERATIONS

ADDRESS:
23 HARDING PL. ROOSEVELT NY

DRAWING TITLE:
1.- EXISTING BUILDING SECTION
2.- MISC. DETAILS
3.- GENERAL NOTES

ARCHITECT:
Randolph J. Santana

REVISION:

DATE:

KEY PLAN:

SEC: 55 BLK: 23601 LOT: 83 ZON: A MAP: X BZT-21-043

DATE: APRIL 12, 2023

SCALE: AS NOTED

APP #:

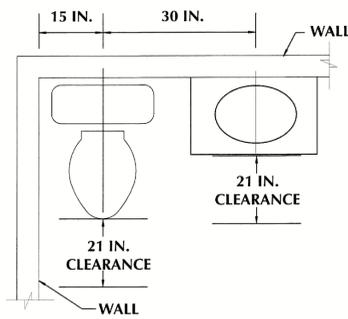
SHEET: A0.7

STATE OF NEW YORK
FRANK M. GEORGE
REGISTERED PROFESSIONAL ENGINEER
089648

BATH ROOM DETAILS

R307.1 SPACE REQUIRED.

FIXTURES SHALL BE SPACED IN ACCORDANCE WITH FIGURE R307.1 AND IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION P2705.1.



SECTION R307 TOILET, BATH AND SHOWER SPACES

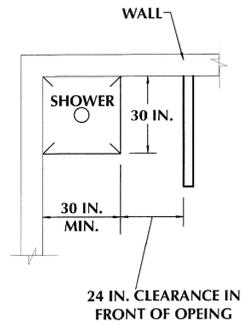
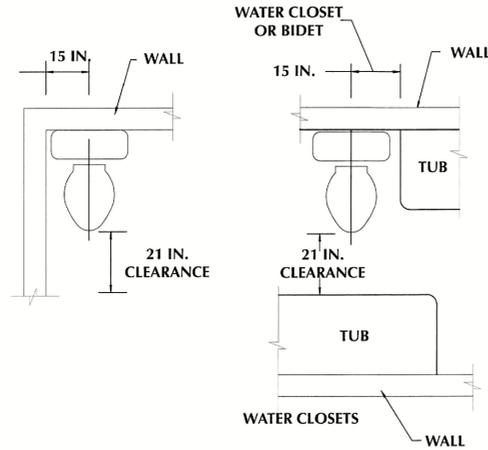


FIGURE R307.1 MINIMUM FIXTURES CLEARANCES



The installation of fixtures shall conform to the following: (Section P2705.1)

1. Floor-outlet or floor-mounted fixtures shall be secured to the drainage connection and to the floor, where so designed, by screws, bolts, washers, nuts and similar fasteners of copper, copper alloy or other corrosion-resistant material.
2. Wall-hung fixtures shall be rigidly supported so that strain is not transmitted to the plumbing system.
3. Where fixtures come in contact with walls and floors, the contact area shall be water tight.
4. Plumbing fixtures shall be usable.
5. Water closets, lavatories and bidets. A water closet, lavatory or bidet shall not be set closer than 15 inches (381 mm) from its center to any side wall, partition or vanity or closer than 30 inches (762 mm) center-to-center between adjacent fixtures. There shall be a clearance of not less than 21 inches (533 mm) in front of a water closet, lavatory or bidet to any wall, fixture or door.
6. The location of piping, fixtures or equipment shall not interfere with the operation of windows or doors.
7. In flood hazard areas as established by Table R301.2(1), plumbing fixtures shall be located or installed in accordance with Section R322.1.6.
8. Integral fixture-fitting mounting surfaces on manufactured plumbing fixtures or plumbing fixtures constructed on site, shall meet the design requirements of ASME A112.19.2/CSA B45.1 or ASME A112.19.3/CSA B45.4.

PLUMBING RISER DIAGRAMS

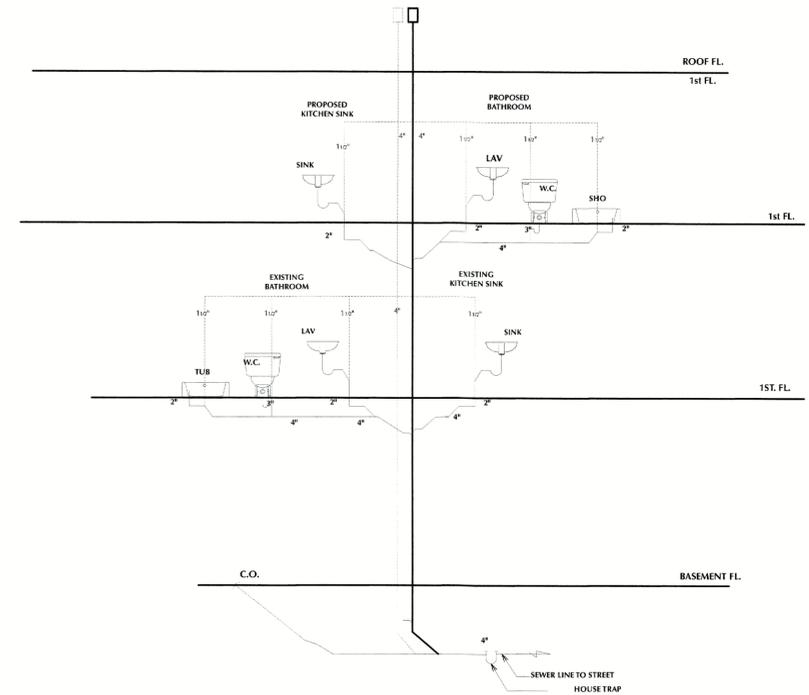


TABLE R402.4.1.1 AIR BARRIER and INSTALLATION

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. 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 stair or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the top plate and top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-3 per inch minimum. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between window/door frames and framing and skylights and framing shall be sealed. Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	Rim Joists shall be insulated.
Rim joists	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 the 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.
Floors (including above-garage and cantilevered floors)	Exposed earth in unvented crawl spaces shall 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 crawlspace walls.
Crawl Space walls	Recessed light fixtures installed in the building thermal envelope shall be sealed to the drywall.	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.
Shafts, penetrations	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.
Narrow cavities	The air barrier shall be installed behind electrical or communication boxes or air sealed boxes shall be installed.	HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall. 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.
Garage separation		
Recessed lighting		
Plumbing and wiring		
Shower/tub on exterior wall		
Electrical/phone box on exterior walls		
HVAC register boots		
Concealed sprinklers		

a. In addition, inspection of log walls shall be in accordance with the provisions of ICC-400.

CODE ANALYSIS

CODE ISSUES:

1. 2020 NYS UNIFORM FIRE PREVENTION AND BUILDING CODE EFFECTIVE MAY 12, 2020.

WORK TO COMPLY IN ACCORDANCE WITH APPENDIX "J" OF THE 2020 NYS UNIFORM FIRE PREVENTION AND BUILDING CODE EFFECTIVE MAY 12, 2020

- SECTION AJ102 COMPLIANCE
- SECTION AJ104 ENERGY EFFICIENCY
- SECTION AJ4 REPAIRS
- SECTION AJ5 ALTERATION-LEVEL 1
- SECTION AJ6 ALTERATION-LEVEL 2

2. THE ENERGY USE OF THE BUILDING WILL NOT INCREASE AND FALLS UNDER SECTION AJ104.1.1 EXCEPTION (3).

DESIGN CRITERIA

R301.1.1.1 WOOD FRAME CONSTRUCTION MANUAL FOR ONE & TWO FAMILY DWELLINGS (WFCM).

DESIGN CODE:

2020 NYS UNIFORM FIRE PREVENTION AND BUILDING CODE EFFECTIVE MAY 12, 2020

PLANS TO CONFORM TO APPENDIX "J" OF THE 2020 NYS UNIFORM FIRE PREVENTION AND BUILDING CODE EFFECTIVE MAY 12, 2020 AJ102, AJ104, AJ4, AJ5, & AJ6

GROUND SNOW LOAD 25 PSF
WIND SPEED 130-140 MPH
SEISMIC DESIGN CATEGORY B
WEATHERING SEVERE

DECAY 36 INCHES
TERMITE SEVERE
WINTER DESIGN TEMP. MODERATE TO HEAVY
ICE SHIELD REQUIRED 10 DEGREES YES

ARCHITECTURAL - ABBREVIATIONS

A	AMPERES	DR	DOOR	INCL.	"INCLUDE, INCLUSIVE"	R	RADIUS
A.B.	ANCHOR BOLT	E.A.	EXPANSION ANCHOR	INSUL.	INSULATION	R.D.L.	ROOF DRAIN LEADER
A.F.F.	ABOVE FINISHED FLOOR	E.F.	EXHAUST FAN	INT.	INTERIOR	R.D.O.	ROOF DRAIN OVERFLOW
A.F.G.	ABOVE FINISHED GRADE	E.J.	EXPANSION JOINT	J-BOX	JUNCTION BOX	R.O.	ROUGH OPENING
A/C	AIR CONDITIONING	E.N.	END NAILING	JCT	JUNCTION	R.O.W. or R/W	RIGHT OF WAY
ABC	ACRYLONITRILE-BUTADIENE-STYRENE	E.W.	EACH WAY	JST.	JOIST	REF	REFRIGERATOR
ABS	ACRYLONITRILE-BUTADIENE-STYRENE	E.A.	EACH	JT.	JOINT	REF.	REFERENCE
ABV.	ABOVE	E.L.	ELEVATION	K-D	KNOCK DOWN	REIN.	REINFORCED
ACB	ASBESTOS-CEMENT BOARD	ELECT.	"ELECTRIC, ELECTRICAL"	KD	KILN DRIED	REQ'D.	REQUIRED
ACOUL.	ACOUSTIC	ELEV.	ELEVATOR	KO	KNOCK OUT	RET.	RETURN
ACT	ACOUSTICAL CEILING TILE	EMC	ELECTRICAL METALLIC CONDUIT	L.E.D.	LIGHT EMITTING DIODE	REV.	REVISION
ADD.	ADDITION or ADDENDUM	EMT	ELECTRICAL METALLIC TUBING	L.F.T.	LINEAR FEET	RM	ROOM
AG	ABOVE GRADE	ENT	ELECTRICAL NON-METALLIC TUBING	LAM	LAMINATE	RMV.	REMOVE
AHU	AIR HANDLER UNIT	EQ.	EQUAL	LAT.	LATERAL	S.C.	SOLID CORE
AL or ALUM.	ALUMINUM	EQUIP.	EQUIPMENT	LAV	LAVATORY	S.D.	SMOKE DETECTOR
ALT.	ALTERNATE	EST.	ESTIMATE	LD.	LEAD	S.O.V.	SHUT OFF VALVE
ANL	ANNEALED	EVAP.	EVAPORATIVE COOLER	LIN.	LINEAR	S/L	SKYLIGHT
ASPH.	ASPHALT	EWC	ELECTRIC DRINKING COOLER	LINO.	LINOLEUM	S/S	STAINLESS STEEL
AVG	AVERAGE	EXC	EXCAVATE	LT.	LIGHT	SC	SELF CLOSING
AWG	AMERICAN WIRE GAUGE	EXH.	EXHAUST	LTG.	LIGHTING	SCHED.	SCHEDULE
∠	ANGLE	EXIST. or E	EXISTING	LVL	LAMINATED VENEER LUMBER	SECT.	SECTION
B.M.	BENCH MARK	EXT.	EXTERIOR	M.B.	MACHINE BOLT	SES	SERVICE ENTRANCE SECTION
B.N.	BOUNDARY NAILING	F.A.	FIRE ALARM	M.H.	MANHOLE	SH	SHIRT
B.O.	BOTTOM OF	F.C.	FAN COIL	M.L.	MALLEABLE IRON	SH/TG.	SHATHING
B.O.F.	BOTTOM OF FOOTING	F.C.O.	FLOOR CLEAN OUT	M.O.	MASONRY OPENING	SH.	SIMILAR
B.U.	BUILT UP	F.D.	FLOOR DRAIN	MAR.	MARBLE	SPA.	SPACE
B/C	BACK OF CURB	F.E.	FIRE EXTINGUISHER	MAS.	MASONRY	SPECS	SPECIFICATIONS
BD.	BOARD	F.N.	FIELD NAILING	MAT'L	MATERIAL	SPKR.	SPEAKER
BLDG.	BUILDING	F.O.	FACE OF	MAX.	MAXIMUM	SQ. FT.	SQUARE FEET
BLK.	BLOCK	F.S.	FLOOR SINK	MECH.	MECHANICAL	SQ. IN.	SQUARE INCHES
BLKG.	BLOCKING	F/G	FIBERGLASS	MED.	MEDIUM	STC	SOUND TRANSMISSION CLASS
BM.	BEAM	FAB.	FABRICATE	MFG.	MANUFACTURING	STD.	STANDARD
BR	BRASS	FACP	FIRE ALARM CONTROL PANEL	MFR.	MANUFACTURER	STE.	STEEL
BRG.	BEARING	FDC	FIRE DEPARTMENT CONNECTION	MIN.	MINIMUM	SUSP.	SUSPENDED
BRZ	BRONZE	FDN.	FOUNDATION	MISC.	MISCELLANEOUS	SW	SWITCH
C.A.P.	CONCRETE ASBESTOS PIPE	FHC	FIRE HOSE CABINET	MOD	MODULAR	SYM	SYMMETRICAL
C.D.	CONSTRUCTION DOCUMENTS	FIN.	FINISH	MTL.	METAL	SYS.	SYSTEM
C.I.P.	CAST IN PLACE	FL.	FLOOR	MUL.	MULLION	T & G	TONGUE AND GROOVE
C.J.	CONTROL JOINT	FLG.	FLOORING	N.I.C.	NOT IN CONTRACT	T.B.	THROUGH BOLT
C.O.	CLEAN OUT	FLUOR.	FLUORESCENT	N.T.S.	NOT TO SCALE	T.M.B.	TELEPHONE MOUNTING BOARD
C.T.	CERAMIC TILE	FP	FIRE PROOF	NCM	NON-CORROSIVE METAL	T.O.	TOP OF
CAB	CABINET	FTG.	FOOTING	N.C.	NOT FOR CONSTRUCTION	T.O.B.	TOP OF BEAM
CAM.	CAMBER	FURN.	FURNISH	N.R.	NAILER	T.O.C.	TOP OF CURB
CCTV	CLOSED CIRCUIT TELEVISION	G.I.	GALVANIZED IRON	NO.	NUMBER	T.O.F.	TOP OF FOOTING
CEM.	CEMENT	GA.	GAUGE	NOM.	NOMINAL	T.O.J.	TOP OF JOIST
CEB	CERAMIC	GALV.	GALVANIZED	O.C.	ON CENTER	T.O.M.	TOP OF MASONRY
CFM	CUBIC FEET PER MINUTE	GAR.	GARAGE	O.D.	OUTSIDE DIAMETER	T.O.S.	TOP OF SLAB
CH or C	CHANNEL	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	O.H.	OVER HANG	T.O.W.	TOP OF WALL
CKT. BRK.	CIRCUIT BREAKER	GFI	GROUND FAULT INTERRUPTER	O.I.	ORNAMENTAL IRON	T.S.	TUBE STEEL
CL or Q	CENTERLINE	GL	GLASS	O.R.	OUTSIDE RADIUS	T.V.	TELEVISION OUTLET
CLG.	CELLING	GLB	GLUE LAMINATED BEAM	OAI	OUTSIDE AIR INTAKE	TEL.	TELEPHONE
CLKG.	CAULKING	GM	GRADE MARK	OH	OVER HEAD	TH.	THRESHOLD
CLO.	CLOSET	GM	GATE VALVE	OPNG.	OPENING	THD.	THREADED
CLR.	CLEAR	GRC	GALVANIZED RIGID TUBING	OPPO.	OPPOSITE	THR.	THICK
CMU	CONCRETE MASONRY UNIT	GYP.	GYP-SUM BOARD	P.C.	PRECAST CONCRETE	THRU	THROUGH
CNTRD.	CENTERED	GYP. BD.	GYP-SUM BOARD	PL. or R	PROPERTY LINE	TLT.	TOILET
COL.	COLUMN	H.B.	HOSE BIBB	PLAM.	PLASTIC LAMINATE	TRANS.	TRANSFORMER
COMB.	COMBINATION	H.C.	HOLLOW CORE	P.O.C.	POINT OF CONNECTION	TRP.	TYPICAL
CONC.	CONCRETE	H.M.	HOLLOW METAL	PERF.	PERFORATED	UNF.	UNFINISHED
CONST.	CONSTRUCTION	H/C	HANDICAPPED	PERP. or ⊥	PERPENDICULAR	UR	URNAL
CONT.	CONTINUOUS	HDBD.	HARDBOARD	PH or Ø	PHASE	V.B.	VAPOR BARRIER
CONTR.	CONTRACTOR	HDW	HARDWARE	PL.	PLASTER	V.F.	VERIFY IN FIELD
CU	COPPER	HGT	HEIGHT	PL. or B.	PLATE	V.A.	VOILT AMPERE
d	PENNY	HOR.	HORIZONTAL	PL.	PLASTIC	VCT	VINYL COMPOSITION TILE
D.F.	DRINKING FOUNTAIN	HTR	HEATER	PLUMB.	PLUMBING	VERT.	VERTICAL
D.G.	DECOMPOSED GRANITE	HVAC	"HEATING, VENTILATING & AIR CONDITIONING"	P.W.D.	PLYWOOD	W/C	WATER CLOSET
D.S.	DOWN SPOUT	HW	HOT WATER	PKRC.	PORCELAIN	WDW	WINDOW
D.W.	DISHWASHER	H.Y.D.	HYDRAULIC	PREAB.	PREFABRICATED	W/COT	WAINSCOT
DBL.	DOUBLE	I.C.	INTERCOM OUTLET	PSF	POUNDS PER SQUARE FOOT	WP	WEATHER PROOF
DEMO	DEMOLITION	I.D.	INSIDE DIAMETER	PSI	POUNDS PER SQUARE INCH	WT.	WEIGHT
DIA. or Ø	DIAMETER	I.F.	INSIDE FACE	PIN.	PARTITION	W/	WITH
DIAG.	DIAGONAL	ID	IDENTIFICATION	PVC	POLYVINYLCHLORIDE	W/O	WITHOUT
DIM.	DIMENSION	IG	ISOLATED GROUND	PWR.	POWER	WD.	WOOD
DL	DEAD LOAD	IMC	INTERMEDIATE METALLIC CONDUIT	Q.T.	QUARRY TILE	WL.	WROUGHT IRON
DN.	DOWN	IMP.G	IMPREGNATED	QTY.	QUANTITY	YD.	YARD

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PROJECT: PROPOSED FULL SECOND FLOOR & REAR ADDITION, INTERIOR ALTERATIONS
ADDRESS: 23 HARDING PL. ROOSEVELT NY
DRAWING TITLE: 1. BATHROOM DETAIL
2. CODE ANALYSIS
3. DESIGN CRITERIA
4. ARCHITECTURAL ABBREVIATIONS
5. PLUMBING RISER DIAGRAM
ARCHITECT: Randolph J. Santana
OWNER:

REVISION: DATE: KEY PLAN:
SEC: 55 BLK: 23601 LOT: 83 ZON: A MAP: X BZT-21-043

RECEIVED APR 20 2023
STATE OF NEW YORK
FRANK M. SEBORO
LICENSED PROFESSIONAL ENGINEER
DATE: APRIL 12, 2023
SCALE: AS NOTED
APP #
A0.8

LIGHT, VENTILATION AND HEATING R303

R303.1 HABITABLE ROOMS

HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS. NATURAL VENTILATION SHALL BE THROUGH WINDOWS, SKYLIGHT, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOOR AIR. SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS OR SHALL OTHERWISE BE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS. THE OPENABLE AREA TO THE OUTDOORS SHALL BE NOT LESS THAN 4 PERCENT OF THE FLOOR AREA BEING VENTILATED.

EXCEPTIONS

1. THE GLAZED AREAS NEED NOT TO BE OPENABLE WHERE THE OPENING IS NOT REQUIRED BY SECTION R310 AND A WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM IS INSTALLED IN ACCORDANCE WITH SECTION M1507.
2. THE GLAZED AREAS NEED NOT BE INSTALLED IN ROOMS WHERE EXCEPTION 1 IS SATISFIED AND ARTIFICIAL LIGHT IS PROVIDED THAT IS CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL.
3. USE OF SUNROOM AND PATIO COVERS, AS DEFINED IN SECTION R202, SHALL BE PERMITTED FOR NATURAL VENTILATION IF IN EXCESS OF 40 PERCENT OF THE EXTERIOR SUNROOM WALLS ARE OPEN, OR ARE ENCLOSED ONLY BY INSECT SCREENING.

R303.3 BATHROOMS

BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA IN WINDOWS OF NOT LESS THAN 3 SQUARE FEET, ONE-HALF OF WHICH MUST BE OPENABLE.

EXCEPTIONS:

THE GLAZED AREAS SHALL NOT BE REQUIRED WHERE ARTIFICIAL LIGHT AND A LOCAL EXHAUST SYSTEM ARE PROVIDED. THE MINIMUM LOCAL EXHAUST RATES SHALL BE DETERMINE IN ACCORDANCE WITH SECTION M1507. EXHAUST AIR FROM THE SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS.

CEILING HEIGHT R305

R305.1 MINIMUM HEIGHT

HABITABLE SPACE, HALLWAYS AND PORTIONS OF CELLARS CONTAINING THESE SPACES SHALL HAVE A CEILING HEIGHT NOT LESS THAN 7 FEET. BATHROOMS, TOILET ROOMS AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 6 FEET 8 INCHES.

EXCEPTIONS:

1. FOR ROOMS WITH SLOPED CEILINGS, THE REQUIRED FLOOR AREA OF THE ROOM SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 5 FEET AND NOT LESS THAN 50 PERCENT OF THE REQUIRED FLOOR AREA SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7 FEET.
2. THE CEILING HEIGHT ABOVE BATHROOM AND TOILET ROOM FIXTURES SHALL BE SUCH THAT THE FIXTURES IS CAPABLE OF BEING USED FOR ITS INTENDED PURPOSE. A SHOWER OR TUB EQUIPPED WITH A SHOWERHEAD SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 6 FEET 8 INCHES ABOVE AN AREA OF NOT LESS THAN 30 INCHES BY 30 INCHES AT THE SHOWERHEAD.
3. BEAMS, GIRDERS, DUCTS OR OTHER OBSTRUCTION IN CELLARS CONTAINING HABITABLE SPACE SHALL BE PERMITTED TO PROJECT TO WITHIN 6 FEET 4 INCHES OF THE FINISH FLOOR.

R305.1.1 CELLARS

PORTIONS OF CELLARS THAT DO NOT CONTAIN HABITABLE SPACE OR HALLWAYS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 6 FEET 8 INCHES

EXCEPTION:

AT BEAMS, GIRDERS, DUCTS OR OTHER OBSTRUCTIONS, THE CEILING HEIGHT SHALL BE NOT LESS THAN 6 FEET 4 INCHES FROM THE FINISH FLOOR.

SAFETY GLAZING R308

GLAZING INSTALLED IN HAZARDOUS LOCATIONS AS SHALL BE PROVIDED WITH A MANUFACTURER'S OR INSTALLER'S LABEL, DESIGNATING THE TYPE

AND THICKNESS OF GLASS AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES, WHICH IS VISIBLE IN THE FINAL INSTALLATION. THE LABEL SHALL BE ACID ETCHED, SANDBLASTED, CERAMIC-FIRED, EMBOSSED MARK, OR SHALL BE OF A TYPE WHICH ONCE APPLIED CANNOT BE REMOVED WITHOUT BEING DESTROYED.

HAZARDOUS LOCATIONS SHALL BE AS FOLLOWS:

1. GLAZING IN SWINGING DOORS.
2. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BIFOLD CLOSET DOOR ASSEMBLIES.
3. GLAZING IN STORM DOORS.
4. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PART OF A BUILDING WALL ENCLCOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
5. GLAZING, IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH (610 MM) ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES (1524 MM) ABOVE THE FLOOR OR WALKING SURFACE.
6. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE LOCATIONS DESCRIBED IN ITEMS 4 AND 5 ABOVE, THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
 - 6.1. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
 - 6.2. BOTTOM EDGE LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.

SMOKE DETECTOR NOTES

- (1.) SMOKE DETECTORS SHALL BE INSTALLED AND COMPLY WITH NFPA 72 AND THE 2020 NYS UNIFORM FIRE PREVENTION AND BUILDING CODE EFFECTIVE MAY 12, 2020 R314.
- (2.) DETECTORS SHALL BE EITHER IONIZATION CHAMBER OR PHOTOELECTRIC TYPE AND TO COMPLY WITH RS 17-11.
- (3.) UNITS TO BE HARD WIRED WITH INSTALLATION TO COMPLY WITH RS 17-12.
- (4.) UNITS TO BE APPROVED BY BOARD OF STANDARDS AND APPEALS, ACCEPTED PURSUANT TO RULES AND REGULATIONS PROMULGATED BY THE COMMISSIONER OR LISTED BY AN ACCEPTABLE TESTING LABORATORY SUCH AS: (A) UNDERWRITERS LABS, NORTHBROOK, ILLINOIS. MEA LAB #1-69-L; (B) CANADIAN STANDARD ASSOC., ONTARIO, CANADA.MEA LAB #881-80-L.
- (5.) POWER SUPPLY TO BE DIRECT FROM BUILDING WIRING WITHOUT SWITCHES INCIRCUIT SO THAT UNITS IN CONTINUOUS OPERATION.
- (6.) UNITS SHALL BE INSTALLED IN AREAS DESIGNATED ON PLANS THEY SHALL BE LOCATED ON OR NEAR THE CEILINGS AND WITH IN 15'0 " OF ANY ROOMS USED FOR SLEEPING PURPOSES: FOR DWELLING UNITS WITH MULTIPLE LEVELS. WHEN ANY LEVEL HAS INLAY ONE MEAN OF EGRESS, UNITS SHALL BE PROVIDED ON ALL LEVELS.
- (7.) CEILING MOUNT - CLOSEST EDGE OF UNIT SHALL BE MIN. OF 4" FROM ANY WALL. (B) WALL MOUNT - CLOSEST EDGE OF UNIT SHALL BE A MIN. OF 4" AND A MAX. OF 12" FROM CEILING.

STRUCTURAL NOTES

- (1.) ALL STRUCTURAL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE 2020 NYS UNIFORM FIRE PREVENTION AND BUILDING CODE EFFECTIVE MAY 12, 2020 AND WITH ALL RULES AND REGULATIONS OF ALL AGENCIES HAVING JURISDICTION.
2. SOIL BEARING VALUE IS ASSUMED TO BE ONE (1) TON PER S.F. SUBJECT TO FIELD VERIFICATION, SOIL SHALL BE EXAMINED AND APPROVED FOR BEARING CAPACITY BEFORE FOOTINGS AND LAID. BEARING RESULT TO BE SUBMITTED TO BUILDING DEPARTMENT FOR THEIR REVIEW.
3. CONCRETE WORK SHALL CONFORM TO ACI 318 LATEST EDITION AND THE 2020 NYS UNIFORM FIRE PREVENTION AND BUILDING CODE EFFECTIVE MAY 12, 2020, IN CASE OF CONFLICT, THE 2020 NYS UNIFORM FIRE PREVENTION AND BUILDING CODE EFFECTIVE MAY 12, 2020 SHALL GOVERN.
4. NO FOOTINGS SHALL BE POURED ON FROZEN SOIL, OR WHEN TEMPERATURE IS 40 DEGREES AND IS DROPPING.
5. ALL FRAMING LUMBER SHALL BE DOUGLAS FIR LARCH #2 (OR APPROVED EQUAL), STRUCTURAL GRADE WITH MINIMUM F-1 200 PSI, AND SHALL BE GRADE MARKED AT THE MILL PRIOR TO DELIVERY AT THE SITE.
6. NO JOINTS OR RAFTERS SHALL BE CUR OR NOTCHED, BETWEEN SUPPORTS WITHOUT CONSULTING THE ARCHITECT.
7. GROUT FOR STEEL COLUMN BASES TO BE NON-SHRINK WITH F C = 5000 P.S.I.
8. ALL EXPOSED CONCRETE TO BE AIR ENTRAINED
9. FABRICATION AND ERECTION OF ALL NEW STRUCTURAL STEEL WORK SHALL CONFORMED TO THE ASIC SPECIFICATIONS FOR THE DESIGN.
10. ALL NEW STEEL SHALL CONFORM TO ASTM-36
11. ALL CONNECTIONS SHALL BE WELDED USING E70XX ELECTRODE BY CERTIFIED WELDER, OR BOLTED USING COMMON BOLTS, 3/4" DIAMETER, ASTM A-307 (OR AS APPROVED BY ENGINEER).
12. FOOTING TO BEAR ON UNDISTURBED SOIL OR CONTROLLED STRUCTURALLY COMPACTED GRANULAR FILL HAVING A MINIMUM BEARING CAPACITY OF 3000 POUNDS PER SQUARE FOOT.
13. THE BOTTOM OF EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 3'-0" BELOW OUTSIDE GRADE OR AS INDICATED ON DRAWINGS & SOIL REPORT.

PLUMBING NOTES

1. ALL PLUMBING SHALL BE IN STRICT CONFORMANCE WITH THE 2020 NYS UNIFORM FIRE PREVENTION AND BUILDING CODE EFFECTIVE MAY 12, 2020 AND LOCAL AUTHORITIES RULES AND REGULATIONS.
2. CONTRACTOR SHALL REROUTE AS REQUIRED ALL EXISTING PLUMBING AND HEATING UNITES, WHICH INTERFERES WITH NEW CONSTRUCTION.
3. HEATING DESIGNS SHALL COMPLY WITH A.S.H.R.E. STANDARDS, THE NATIONAL ELECTRIC CODE, LOCAL MUNICIPALITIES AN REQUIREMENTS OF THE NEW YORK BOARD OF FIRE UNDERWRITERS.
4. ALL WATER PIPES IN UNINSULATED SPACES TO BE INSULATED WITH 1" INSULATION FOR PIPING 1" OR LESS AND 1 1/2" INSULATION FOR PIPING 1 5/8" TO 2 1/2"
5. TEMPERATURE CONTROLS MAY NOT EXCEED 78 FOR HEATING EXCEPT AS OTHERWISE DIRECTED AS SPECIFIED BY MECHANICAL ENGINEER.
6. ALL PLUMBING FIXTURES SHALL BE INDIVIDUALLY TRAPPED AND VENTED AS REQUIRED BY NYS. CODE, CAST IRON PIPE SHALL CONFORM TO LOCAL CODE REQUIREMENTS WITH APPROVED JOINTS PIPES SUPPORT AND CLEANOUTS.
7. CONTRACTOR TO PROVIDE EQUIPMENT USE PERMIT IF REQUESTED BY THE AUTHORITIES HAVING JURISDICTION OVER THIS PRODUCT.
8. ALL BUILT-IN PLUMBING FIXTURES TO BE SUPPLIED AND INSTALLED BY LICENSED PLUMBING CONTRACTOR. PLUMBING TO SUPPLY ALL NECESSARY INFORMATION FOR CUTOUTS TO BE PERFORMED BY CABINET CONTRACTOR.
9. ALL CHANGES IN THE SIZE OF "RUN" ON DRAINAGE PIPING SHALL BE MADE WITH REDUCING FITTINGS. ALL WATER SUPPLY PIPING SHALL BE SIZED TO PRODUCE VELOCITY NOT TO EXCEED 8FT/SECOND AND SHALL HAVE A MINIMUM OF 8 P.S.I. PRESSURE AT EVERY FIXTURE.
10. EXPANSION COMPENSATORS AND ANCHOR SHALL BE PROVIDED FOR EXPANSION IN HOT WATER PIPELINES.
11. PROVIDE SHUTOFF VALUE ON ALL BRANCH-LINES TO EACH FIXTURE INCLUDING BRANCHES FROM MAIN, AND RISERS.
12. ALL WATER PIPING SHALL BE TYPE "L" COPPER TUBING.
13. NEW HEATING AND HOT WATER UNITS SHALL BE MODIFIED TO SUIT NEW USAGE.

ELECTRICAL NOTES

1. ALL ELECTRICAL AND TELEPHONE WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE 2020 NYS UNIFORM FIRE PREVENTION AND BUILDING CODE EFFECTIVE MAY 12, 2020 AND LOCAL AUTHORITIES ELECTRICAL CODES.
2. NO EXPOSED WIRING SHALL BE PERFORMED
3. ALL OUTLETS, TELEPHONE JACKS AND SWITCHES SHALL BE MOUNTED VERTICALLY.
4. TYPICAL DIMENSION FROM CENTERLINE TO CENTERLINE OF ADJACENT OUTLET BOXES SHALL BE 6'-0" O.C.
5. ALL ELECTRICAL OUTLETS SHALL BE 1'-6" ABOVE FINISH FLOOR (AFF) UNLESS OTHERWISE NOTED.
6. ALL BACK TO BACK OUTLETS IN ADJOURNING ROOMS SHALL BE STAGGERED.
7. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE RUNNING OF AND INSTALLATION OF THE THERMOSTATS AND LINES AS CALLED FOR ON THESE DRAWINGS.
8. ALL MATERIALS SHALL BE NEW AND CONFORM TO UNDERWRITERS LABORATORIES SPECIFICATIONS AND REGULATIONS.
9. ALL RECEPTACLES TO BE GROUNDED AND TO RECEIVE STANDARD 3-PRONG PLUG, UNLESS VOLTAGE AMPERAGE OR SPECIFIC NOTATION CALL FOR A DIFFERENT RECEPTACLE.
10. ALL LIGHT SWITCHES SHALL BE GAUGED TOGETHER WHEREVER POSSIBLE.
11. PANEL LAYOUT TO CONFORM TO NEW POWER REQUIREMENTS.
12. CONTRACTOR SHALL CONNECT, DISCONNECT AND PROVIDE ANY NECESSARY RUNS TO CONFORM TO REQUIREMENTS.
13. ELECTRICAL CONTRACTOR TO INSPECT THE EXISTING ELECTRICAL SYSTEMS AND TAKE WHATEVER NECESSARY STEPS TO ENSURE THE ELECTRICAL SUPPLY IS ADEQUATE FOR THE NEW INTENDED USE.
14. CONTRACTOR SHALL REROUTE AS REQUIRED ALL EXISTING ELECTRICAL AND HEATING LINES, WHICH INTERFERES WITH NEW CONSTRUCTIONS.
15. INSTALL AS PER OWNER'S DIRECTION ANY AND ALL TELEPHONE WIRING IN WALL PRIOR TO SHEET ROCKING ALL TEMPERATURE CONTROL WIRING SHALL BE SO RUN CONCEALED IN WALL, FLOOR AND OR CEILING.
16. ELECTRICAL WORK TO BE BOARD OF FIRE UNDERWRITERS APPROVED. THIS APPROVAL SHALL BE OBTAINED BY ELECTRICAL CONTRACTOR.
17. CONTRACTOR SHALL REMOVE OR RELOCATE EXISTING ELECTRICAL BOXES, SWITCHES, OUTLETS, FIXTURES, ETC. AND MODIFY THE EXISTING ELECTRICAL SYSTEM TO SUIT NEW USE, ALL IN ACCORDANCE WITH NEW YOUR SATÉ ELECTRICAL CODE AND LOCAL AUTHORITIES REGULATIONS.
18. INSTALL ALL WALL SWITCHES AT 4'-0" ABOVE FINISH FLOOR TO CENTERLINE OF THE SWITCH UNLESS OTHERWISE NOTED.

WOOD ROOF FRAMING

R802.1 General
Wood and wood-based products used for load-supporting purposes shall conform to the applicable provisions of this section.

R802.1.1 Sawn Lumber

Sawn lumber shall be identified by a grade mark of an accredited lumber grading or inspection agency and have design values certified by an accreditation body that complies with DOC PS 20. In lieu of a grade mark, a certificate of inspection issued by a lumber grading or inspection agency meeting the requirements of this section shall be accepted.

Exception: Dimension lumber which is neither identified by a grade mark nor issued a certificate of inspection by a lumber grading or inspection agency may be used for load-bearing purposes under the following conditions when authorized by the authority having jurisdiction:

- 1.- The producing mill shall sell or provide the lumber directly to the ultimate consumer or the consumer's contract builder for use in an approved structure.
- 2.-The producing mill shall certify in writing to the consumer or contract builder on a form to be produced by the authority having jurisdiction that the quality and safe working stresses of such lumber are equal to or exceed No. 2 grade of the species in accordance with the conditions set forth in DOC PS 20. Such certification shall be filed as part of the building permit application.

R802.1.1.1 End-Jointed Lumber

Approved end-jointed lumber identified by a grade mark conforming to Section R802.1.1 shall be permitted to be used interchangeably with solid-sawn members of the same species and grade. End-jointed lumber used in an assembly required elsewhere in this code to have a fire-resistance rating shall have the designation "Heat-Resistant Adhesive" or "HRA" included in its grade mark.

R802.1.2 Structural Glued Laminated Timbers

Glued laminated timbers shall be manufactured and identified as required in ANSI/AITC A190.1 and ASTM D 3737.

R802.1.3 Structural Log Members

Structural log members shall comply with the provisions of ICC 400.

R802.1.4 Structural Composite Lumber

XStructural capacities for structural composite lumber shall be established and monitored in accordance with ASTM D 5456.

TABLE EXTERIOR WALLS

TABLE R302.1(1) EXTERIOR WALLS

EXTERIOR WALL		MINIMUM FIRE-RESISTENCE RETING	MINIMUM FIRE SEPARATION DISTANCE
WALLS	FIRE-RESISTANCE RATED	1 HOUR-TASTED IN ACCORDANCE WITH ASTM-E 119 OR UL 263 WITH EXPOSURE FROM THE OUTSIDE	< 5FT
	NOT-FIRE RESISTANCE RATED	0 HOURS	< 5FT
PROJECTIONS	NOT ALLOWED	N/A	< 2FT
	FIRE-RESISTANCE RATED	1 HOUR ON THE UNDERSIDE *	> 2FT TO < 5FT
OPENING IN WALLS	NOT-FIRE RESISTANCE RATED	0 HOURS	> 5FT
	NOT ALLOWED	N/A	< 3FT
PENETRATIONS	25% MAX. OF WALL AREA	0 HOURS	3FT
	UNLIMITED	0 HOURS	5FT
PENETRATIONS	ALL	COMPLY WITH SEC. R302.4	< 3FT
		NO REQUIRED	3FT

B DRAFTING SERVICES - CONSTRUCTION MANAGEMENT - PERMITS - BLUE PRINTS - 3D RENDER - EXPEDITING AND MORE.....
331 WELLS AVENUE, MINEOLA, NY 11501 PH: 516.706.7449
CELL: 347.534.5920 EMAIL: RSANTANA@BOZZETTOARCH.COM
BOZZETTO A + E

PROJECT: **PROPOSED FULL SECOND FLOOR & REAR ADDITION, INTERIOR ALTERATIONS**
ADDRESS: 23 HARDING PL. ROOSEVELT NY

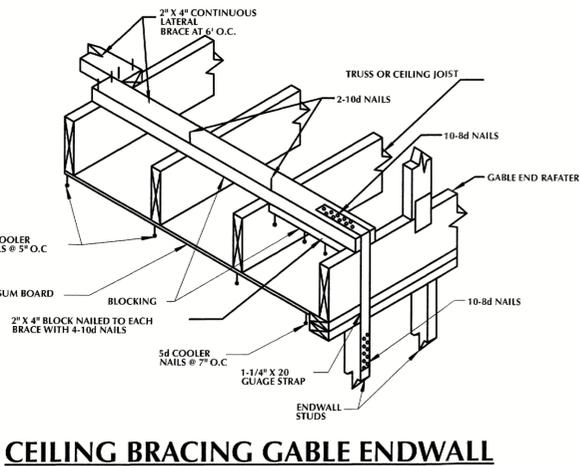
DRAWING TITLE: 1.- GENERAL NOTES
ARCHITECT: Randolph J. Santana
OWNER:

REVISION: DATE:
SEC: 55 BLK: 23601 LOT: 83 ZON: A MAP: X BZT-21-043

KEY PLAN:

DATE: APRIL 12, 2023
SCALE: AS NOTED
APP #
SHEET: **A0.9**

STATE OF NEW YORK
FRANZ M. SEBORG
LICENSED PROFESSIONAL ENGINEER
090648

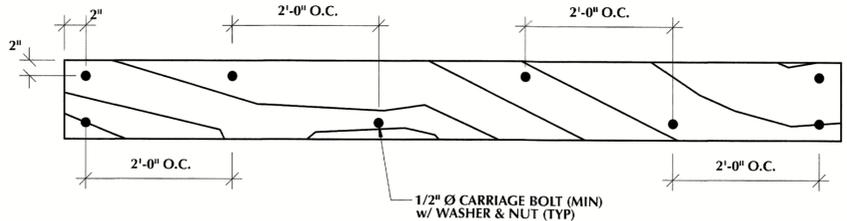


CEILING BRACING GABLE ENDWALL

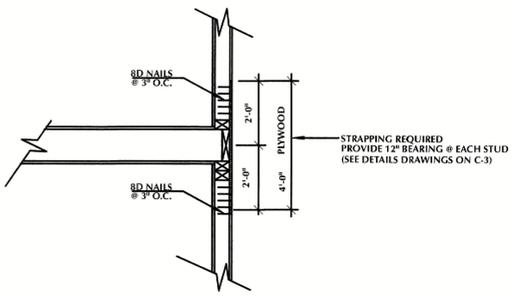
LIGHT, VENTILATION AND HEATING (PER R303-R305)

USE	AREA (ft ²)	WIDTH	AVERAGE CEILING HT.	MINIMUM CEILING HT.	NATURAL* LIGHT	NATURAL VENTILATION*
LIVING	120	7'-0"	7'-6"	5'-0"	8% FLOOR AREA	4% FLOOR AREA
DINING	70	7'-0"	7'-6"	5'-0"	8% FLOOR AREA	4% FLOOR AREA
KITCHEN	50	N.A.	7'-0"	5'-0"	8% FLOOR AREA	4% FLOOR AREA
BEDROOM	70	7'-0"	7'-6"	5'-0"	8% FLOOR AREA	4% FLOOR AREA
BATHROOM	N.A.	N.A.	7'-0"	5'-0"	3 SQUARE FEET	1-1/2 SQUARE FEET
BASEMENT	-	-	7'-0"	5'-0"	-	-

* See sections R303.1 & R303.3 for mechanical ventilation and artificial light.



(TYP) BOLT PATTERN FOR FLITCH PLATE



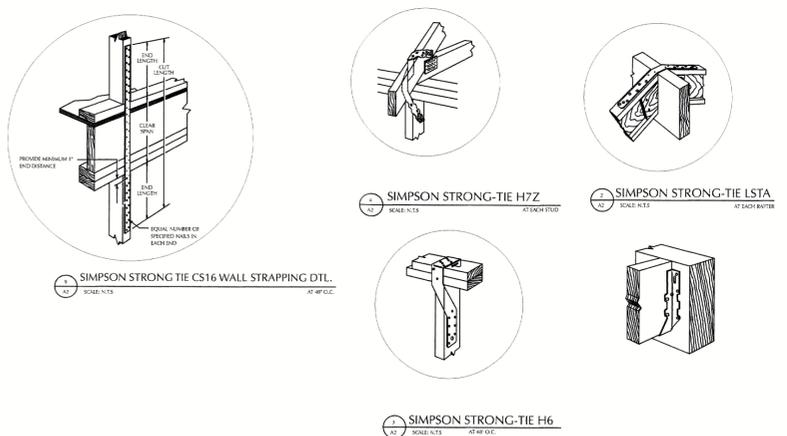
LOAD PATH/FLOOR FRAMING DETAIL

NOTE- ALL FRAMING TO BE MIN. #2 GRADE HEM FIR OR EQUAL AS PER SPECS

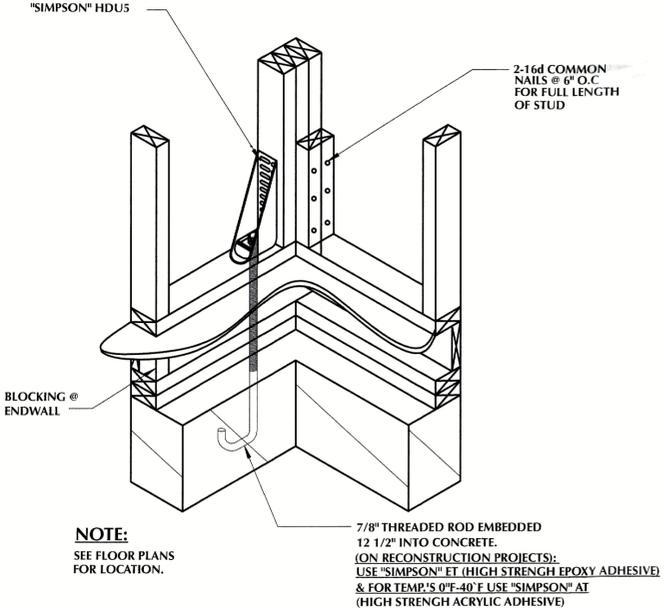
EXTREME FIBER STRESS IN BENDING ¹⁰⁰ (MPa)	TENSION PARALLEL TO GRAIN ¹⁰⁰ (MPa)	HORIZONTAL SHEAR ⁷⁵ (MPa)	PERPENDICULAR TO GRAIN ⁴⁰⁵ (MPa)	COMPRESSION PARALLEL TO GRAIN ¹²⁰⁰ (MPa)	MODULUS OF ELASTICITY ¹⁰ (MPa)
880	880	75	405	1200	1,300,000

NAILING SCHEDULE
PER TABLE 3.1 - WFCM2001 AS PER 2015 IBC HIGH WIND EDITION

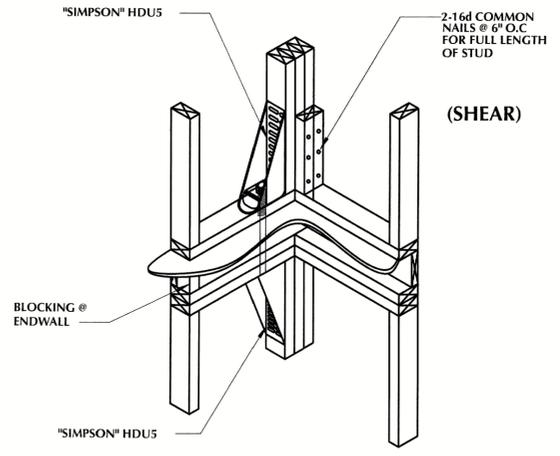
JOINT DESCRIPTION	# OF NAILS	NAIL SPECIFICATIONS
ROOF FRAMING		
RAFTER TO TOP PLATE (SEE NAILED)	3-6d	PER RAFTER
CEILING JOIST TO TOP PLATE (SEE NAILED)	3-6d	PER JOIST
CEILING JOIST TO PARALLEL RAFTER (SEE NAILED)	4-16d	EACH LAP
CEILING JOIST OVER PARTITION (SEE NAILED)	4-16d	EACH LAP
COLLAR TIE TO RAFTER (SEE NAILED)	4-6d	PER TIE
BLOCKING TO RAFTER (SEE NAILED)	2-6d	EACH END
RIM BOARD TO RAFTER (SEE NAILED)	2-16d	EACH END
WALL FRAMING		
TOP PLATE TO TOP PLATE (SEE NAILED)	2-16d	PER JOIST
TOP PLATE AT INTERSECTIONS (SEE NAILED)	4-16d	JOISTS EACH SIDE
STUD TO STUD (SEE NAILED)	2-16d	24" O.C.
HEADER TO HEADER (SEE NAILED)	16d	16" O.C. ALONG EDGES
TOP OR BOTTOM PLATE TO STUD (SEE NAILED)	2-16d	PER 2x4 STUD
TOP OR BOTTOM PLATE TO STUD (SEE NAILED)	4-16d	PER 2x4 STUD
BOTTOM PLATE TO FLOOR JOIST (SEE NAILED)	2-16d	PER JOIST
ENDJOIST OR BLOCKING (SEE NAILED)	-	-
FLOOR FRAMING		
JOIST TO SILL, TOP PLATE OR GIRDER (SEE NAILED)	4-6d	PER JOIST
BRIDGING TO JOIST (SEE NAILED)	2-6d	EACH END
BLOCKING TO JOIST (SEE NAILED)	2-6d	EACH END
BLOCKING TO SILL OR TOP PLATE (SEE NAILED)	2-16d	EACH END
LEDGER STRIP TO BEAM (SEE NAILED)	3-16d	EACH JOIST
JOIST ON LEDGER TO BEAM (SEE NAILED)	3-6d	PER JOIST
BAND JOIST TO JOIST (SEE NAILED)	3-16d	PER JOIST
BAND JOIST TO SILL OR TOP PLATE (SEE NAILED)	2-16d	PER JOIST
ROOF SHEATHING		
STRUCTURAL PANELS	5d	6" EDGE/12" FIELD
DIAGONAL BOARD SHEATHING	1x4 OR 1x6	PER SUPPORT
1x4 OR 1x6	2-6d	PER SUPPORT
1x4 OR 1x6	3-6d	PER SUPPORT
WALL SHEATHING		
CYPRESS WALLBOARDS	5d	6" EDGE/12" FIELD
WALL SHEATHING		
STRUCTURAL PANELS	5d	6" EDGE/12" FIELD
FIBERBOARD PANELS	7/16"	6" EDGE/12" FIELD
25/32"	6d	6" EDGE/12" FIELD
CYPRESS WALLBOARDS	5d	6" EDGE/12" FIELD
FIBERBOARD	6d	6" EDGE/12" FIELD
DIAGONAL BOARD SHEATHING	1x4 OR 1x6	PER SUPPORT
1x4 OR 1x6	2-6d	PER SUPPORT
1x4 OR 1x6	3-6d	PER SUPPORT
FLOOR SHEATHING		
STRUCTURAL PANELS	5d	6" EDGE/12" FIELD
1" OR LESS	10d	6" EDGE/12" FIELD
DIAGONAL BOARD SHEATHING	1x4 OR 1x6	PER SUPPORT
1x4 OR 1x6	2-6d	PER SUPPORT
1x4 OR 1x6	3-6d	PER SUPPORT



HOLDOWN CONNECTION



FIRST FLOOR ATTACHMENT



SECOND FLOOR ATTACHMENT

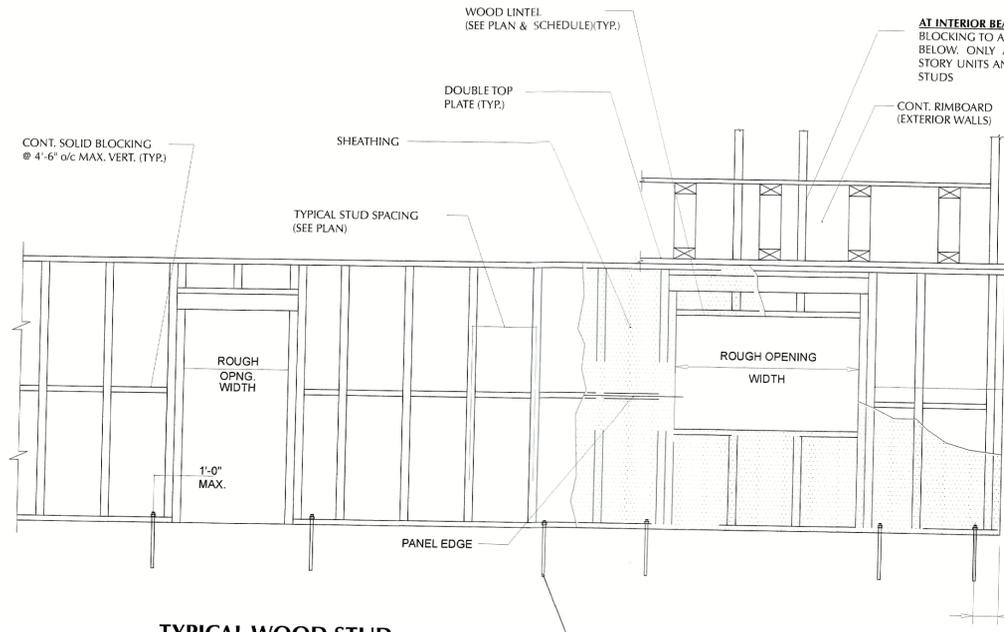
GENERAL CODE NOTES

- SEE DRAWING A0.2 FOR NEW DOOR AND WINDOW SCHEDULES.
- SEE DRAWING A1.0 THRU A1.2 FOR THE NEW YORK STATE CODE REQUIREMENTS. GENERAL CONSTRUCTION DETAILS, FASTENING/NAILING & STRAPPING SCHEDULES.
- NEW SMOKE ALARM DETECTOR TO BE INSTALLED AT EACH SLEEPING ROOM, HALLWAY & BASEMENT. ALL SMOKE DETECTORS TO BE INTERCONNECTED IN ACCORDANCE WITH SECTION R314.4 (IRC) AND POWER SOURCE FOR SMOKE DETECTORS IS TO COMPLY WITH SECTION R314.6 (IRC). (TYP)
- NEW CARBON MONOXIDE DETECTOR IS TO BE INSTALLED. LISTED AND LABELED AS COMPLYING WITH U.L. 2034 STANDARD AND TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS, AND PER R315 (IRC).
- MINIMUM DUCT INSULATION IS TO BE IN ACCORDANCE WITH R103.2, R401.3, R403.3 (IECC).
- ALL APPLIANCES ARE TO BE DIRECTLY VENTED TO THE OUTSIDE. SIZING OF VENTING SYSTEM IS TO COMPLY WITH SECTION G2427 (503), (IRC). FURTHERMORE FLUE CROSS SECTIONAL AREA IS TO COMPLY WITH R1003.14 (IRC). EXTERIOR AIR INTAKE IS TO COMPLY WITH SECTION R1006 (IRC).
- MOISTURE VAPOR RETARDERS ARE TO BE INSTALLED ON THE WARM-IN-WINTER SIDE OF THE INSULATION IN ALL FRAMED WALLS, FLOORS AND ROOF/CEILING'S COMPRISING ELEMENTS OF THE BUILDING THERMAL ENVELOPE, IN ACCORDANCE WITH SECTION R703 (IRC).
- PIPE INSULATION FOR THE WATER DISTRIBUTION SYSTEMS IS TO COMPLY WITH R403.5 (IECC). WATER DISTRIBUTION TO BE 1/2" COPPER OR BETTER. VENTS TO BE P.V.C. SCHEDULE 40 OR BETTER. DRAINS TO BE BLACK IRON PIPE OR BETTER.
- FOR DETAIL OF GUARD RAILS FOR OPEN SIDE OF STAIRS WITH TOTAL RISE OF MORE THAN 30", IN ACCORDANCE WITH SECTION R312 (IRC). HANDRAILS SHALL BE IN ACCORDANCE WITH SECTION R311.7.8 (IRC).
- ELECTRICAL EQUIPMENT WIRING AND INSTALLATION ARE TO COMPLY WITH PART VIII (IRC). WIRE INSULATION TO BE RHW OR BETTER (75D C MAX. CONDUCTOR TEMP) ALL GARAGE, OUTDOOR, UNDERFLOOR SPACES TO BE PROVIDED WITH GFI PROTECTION IN ACCORDANCE WITH SECTION E 3902 (IRC).
- THE WIRING SYSTEM OF THE PREMISES IS TO BE GROUNDED AT THE WATER SERVICE OR WITH A GROUNDING ELECTRODE CONNECTED, IN ACCORDANCE WITH SECTION E3610, E3611 (IRC) SIZED IN ACCORDANCE WITH SECTION E3610 (IRC). THE ROD ELECTRODE IS TO BE MADE OF ZINC COATED IRON OR STEEL, SHALL HAVE 5/8" MINIMUM DIAMETER AND SHALL BE A MINIMUM OF 8 FT. LONG. NON-FERROUS ROD SHALL BE 1/2" MINIMUM DIAMETER IN ACCORDANCE WITH SECTION E 3608 (IRC).
- CIRCUIT BREAKERS AND OTHER ELECTRICAL DEVICES ARE TO BE SIZED TO PROTECT THE FEEDER IN EACH PARTICULAR BRANCH CIRCUIT.
- A MINIMUM OF ONE 20 AMPERE BRANCH CIRCUIT IS TO BE PROVIDED TO SUPPLY THE BATHROOM RECEPTACLE OUTLETS. SUCH CIRCUITS ARE TO HAVE NO OTHER OUTLET.
- CIRCUITS RATINGS TO BE IN ACCORDANCE WITH SECTION E3704 (IRC). GROUNDING FAULT INTERRUPTER PROTECTION IS TO BE PROVIDED FOR BATHROOM CIRCUITS. ALL CIRCUITS LISTED IN SECTION E3902 (IRC).
- STAIRWAY ILLUMINATION IS TO BE IN ACCORDANCE WITH R303.7, R303.8 (IRC).
- DWELLING IDENTIFICATION IS TO PROVIDED IN ACCORDANCE WITH SECTION R319 (IRC).
- ALL MECHANICAL & PLUMBING SYSTEMS INSTALLED SHALL COMPLY WITH PART V-MECHANICAL (IRC).
- GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" (1524 mm) MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE PER SECTION R308 (IRC).

IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT ALL NEW CONSTRUCTION IS STAMPED OUT BY A LICENSED LAND SURVEYOR AND ALL REQUIRED SETBACKS ARE FIELD CHECKED AND APPROVED BY A LICENSED LAND SURVEYOR PRIOR TO THE START OF ANY CONSTRUCTION. FOUNDATION SURVEY TO BE PROVIDED TO LOCAL BUILDING AUTHORITY PRIOR TO THE START OF CONSTRUCTION.

ALL TIES, STAIRS, ANCHORS AND HANGERS AS MANUF. BY SIMPSON STRONG TIE (REFER TO DWG AS FOR DETAILS & NOTES)

NYS CODE REQUIREMENT DETAILS - AS PER 2020 NYS CODE & IRC CODE



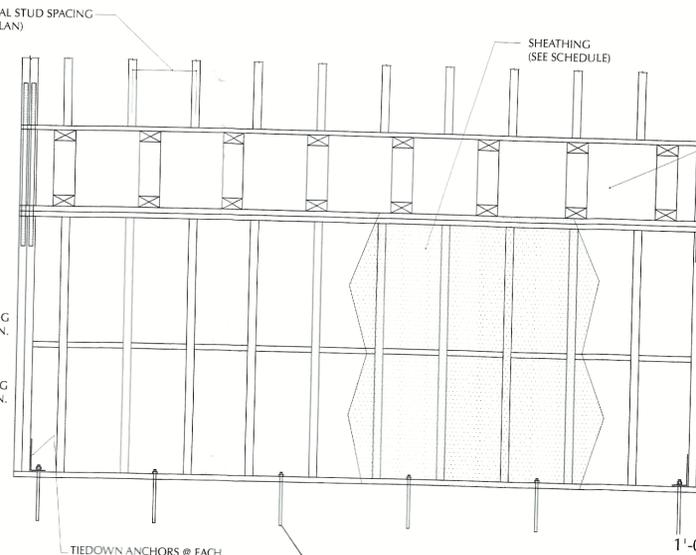
TYPICAL WOOD STUD BEARING WALL ELEVATION
 NOTE: FOR WALL NAILING REQUIREMENTS, SEE PLANS.

(1) 5/8" HILTI KWIK BOLT 3 EXP. ANCHOR (OR EQUAL) @ 4'-0" o/c MAX. (7" MIN. EMBED.) INTO CONCRETE, OR @ 2'-0" o/c MAX. (3" MIN. EMBED.) INTO GROUT-FILLED CMU. LOCATE WITHIN 1'-0" OF EACH END OF EVERY WOOD TM.

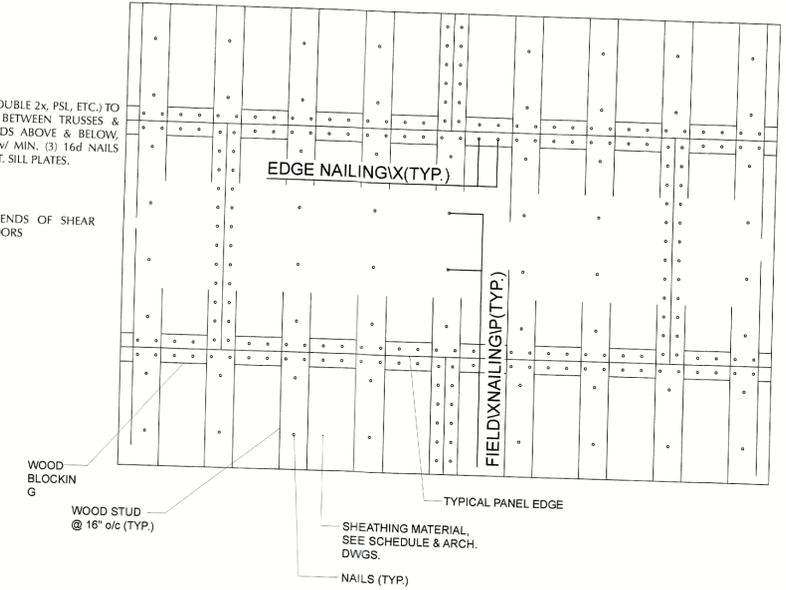
AT INTERIOR BEARING WALLS:
 BLOCKING TO ALIGN WITH STUDS ABOVE & BELOW. ONLY AT SECOND FLOOR OF (3) STORY UNITS AND AT ALL POSTS AND JAMB STUDS

AT EXTERIOR WALLS:
 (2) JACK STUD & (2) KING STUD AT ALL LINTELS (MIN. U.N.O. ON PLAN)

AT INTERIOR WALLS:
 (2) JACK STUD & (1) KING STUD AT ALL LINTELS (MIN. U.N.O. ON PLAN)



SW WOOD STUD SHEAR WALL ELEVATION
 NOTE: - FOR SHEAR WALL NAILING REQUIREMENTS, SEE SCHEDULE.
 - SEE TYPICAL WOOD STUD BEARING WALL ELEVATION FOR ADDITIONAL INFORMATION.



TYPICAL SHEAR WALL PANEL ELEVATION

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

USE	FASTENER SPACING			
	FASTENER TYPE	PANEL SPAN LESS THAN 4 FEET	4-6 FOOT PANEL SPAN	6-8 FOOT PANEL SPAN
2 1/2" #6 WOOD SCREWS	16"	12"	9"	
2 1/2" #8 WOOD SCREWS	16"	16"	12"	

DEAD LOAD SCHEDULE

DEAD LOADS	15 psf
MECHANICAL LOADS	15 psf

SHEAR WALL SCHEDULE

SW	SHEATHING MATERIAL (ONE SIDE ONLY)	BLOCKED/ UNBLOCKED	EDGE NAILING	FIELD NAILING	END POST UNLESS NOTED ON PLAN	SIMPSON TIEDOWN ANCHOR	REMARKS
SW1	5/8" ASTM C36 GYPSUM WALL BOARD	BLOCKED	6d COOLER NAILS @ 4"	6d COOLER NAILS @ 4"	SEE ELEV.	HD9B @ FOUND. (2)CS18 BETWEEN FLOORS	SEE ELEVATIONS, THIS SHEET, FOR QUANTITIES.

WINDOW NOTES:
 1. ALL WINDOWS TO BE DOUBLE GLAZED WITH THERMAL BRICK.
 2. ALL WINDOWS PROVIDE ARE BY ANDERSON 400 SERIES OR EQUAL AND HAS BEEN TESTED TO WITHSTAND 110 MPH WINDLOAD AND PASSED THE AIR BORNE DEBRIS TEST AS PER SECTIONS R613.3, AND R613.4
 3. INSTALL NEW (2) 2x10 HEADERS ABOVE ALL NEW WINDOWS U.O.N.

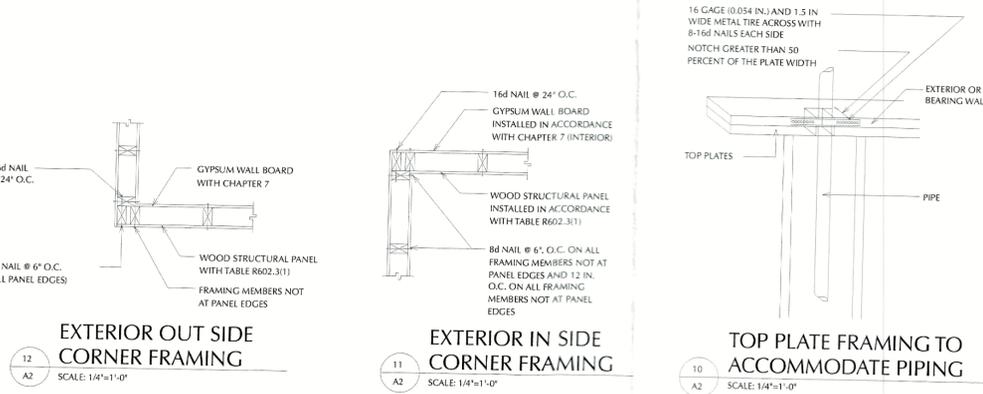
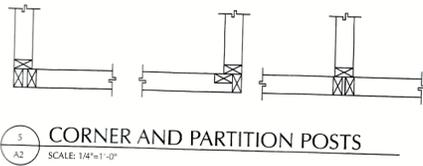


TABLE R301.7 ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS

STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
RAFTERS HAVING SLOPES GREATER THAN 3:12 WITH NO FINISHED CEILING ATTACHED TO RAFTERS	L/180
INTERIOR WALLS AND PARTITIONS	H/180
FLOORS AND PLASTERED CEILING	L/360
ALL OTHER STRUCTURAL MEMBERS	L/240
EXTERIOR WALLS WITH PLASTER OR STUCCO FINISH	H/360
EXTERIOR WALLS - WIND LOADS WITH BRITTLE FINISHES	L/240
EXTERIOR WALLS - WIND LOADS WITH FLEXIBLE FINISHES	L/120



FRAMING DETAILS

101.5.1 Prescriptive compliance method. Repairs, alterations, additions and changes of occupancy complying with Chapter 3 of this code in buildings complying with the Fire Code of New York State shall be considered in compliance with the provisions of this code.

302.1 Existing buildings or structures. Additions or alterations to any building or structure shall comply with the requirements of the International Building Code of New York for new construction. Additions or alterations shall not be made to an existing building or structure that will cause the existing building or structure to be in violation of any provisions of the Building Code of New York State. An existing building plus additions shall comply with the height and area provisions of the International Building Code of New York State. Portions of the structure not altered and not affected by the alteration are not required to comply with the code requirements for a new structure. [B]

302.2 Structural. Additions or alterations to an existing structure shall not increase the force in any structural element by more than 5 percent (unless the increased forces on the element are still in compliance with the code for new structures), nor shall the strength of any structural element be decreased to less than that required by the International Building Code of New York State for new structures. Where repairs are made to structural elements of an existing building and uncovered structural elements are found to be unsound or otherwise structurally deficient, such elements shall be made to conform to the requirements for new structures. [B]

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OZZETTO A+E

PROJECT: PROPOSED FULL SECOND FLOOR & REAR ADDITION, INTERIOR ALTERATIONS
ADDRESS: 23 HARDING PL. ROOSEVELT NY

DRAWING TITLE: 1.- NYS CODE REQUIREMENTS

REVISION: _____ **DATE:** _____

MECH DESIGNER: Randolph J. Santana **OWNER:** _____

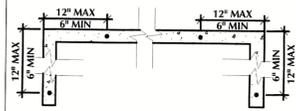
SEC: 55 **BLK:** 23601 **LOT:** 83 **ZON:** A **MAP:** X **BZT-21-043**

DATE: APRIL 12, 2023
SCALE: AS NOTED
APP #: _____
HEET: A1.1

RECEIVED
 APR 12 2023
 FRANK M. SEBORG
 PROFESSIONAL ENGINEER

ANCHOR BOLT SPECIFICATION

(PER WFCM-2015, SECTION 3.2.1.7 & TABLE 3.2B & 3.2C.)



MIN. 5/8" ANCHOR BOLT PER TABLE 3.2C (THIS SHEET). USE 5/8" ANCHOR BOLT @ 48" O.C. @ 8' END ZONES AND @ 48" O.C. @ INTERIOR ZONES FOR 1-3 STORY

- MIN. 7" EMBEDMENT INTO CONCRETE W/3" SQUARE WASHERS AND END NUT SETUP
- ANCHOR NOTED HEREIN ARE NOT TO BE USED FOR OR REPLACED BY HOLD DOWNS FOR SHEARWALLS
- (1)-ANCHOR BOLT IS TO BE LOCATED BETWEEN 6" MIN. TO 12" MAX. FROM ENDS OR CORNERS.

Table 3.2B Bottom Plate to Foundation Connections (Anchor Bolts) Resisting Lateral and Shear Loads from Wind
(Prescriptive Alternative to Table 3.2)

For Exposures B & C and all Wind Speeds	
Anchor Bolt Diameter (in.)	Maximum Anchor Bolt Spacing (in.) ^{a,b}
1/2"	11
3/8"	12

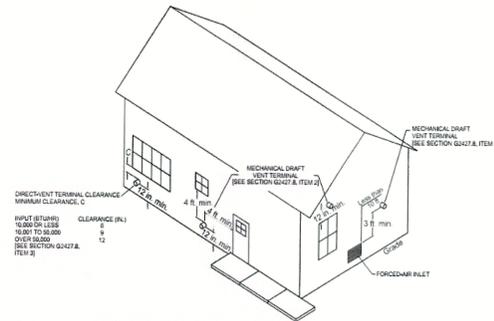
- Prescriptive limits are based on assumptions in Table 3.2.
- When anchor bolts are used to resist uplift, lateral, and shear loads, the maximum anchor bolt spacing shall not exceed the lesser of the tabulated values for uplift loads (Table 3.2C) or lateral and shear loads (Table 3.2B). For other anchor bolt limitations see Section 3.2.1.7 and 3.2.2.3.
- Tabulated anchor bolt spacings for shear loads assume walls are sheathed in accordance with section 3.4.4.2. For other wall sheathing types the tabulated anchor bolt spacings shall be multiplied by the appropriate sheathing type adjustment factor in Table 3.2.7D, but in no case shall anchor bolt spacings exceed 6 feet on center.
- Lateral connections shall be designed to resist the loads in Table 3.5.

Table 3.2C Sill or Bottom Plate to Foundation Connections (Anchor Bolts) Resisting Uplift Loads from Wind
(Prescriptive Alternative to Table 3.2)

Sill or Bottom Plate to Foundation Anchor Bolt Connection Resisting	Plate Size	Foundation Supporting	750-yr. Wind Speed 3-second gust (mph)											
			100	115	130	150	160	180	200	220	240	260	280	
Uplift Loads	2x4	1-5 stories	72	72	67	43	35	30	27	24	21	18	16	14
			Interior Zones	72	72	60	40	32	28	25	22	19	17	15
Uplift Loads	2x4	1-5 stories	72	72	60	40	32	28	25	22	19	17	15	13
			Interior Zones	72	72	60	40	32	28	25	22	19	17	15

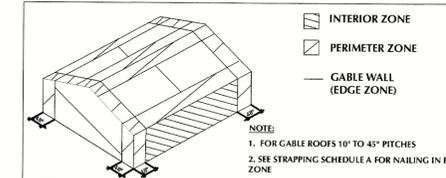
APPENDIX C EXIT TERMINALS OF MECHANICAL DRAFT AND DIRECT-VENT VENTING SYSTEMS

(This appendix is informative and is not part of the code. This appendix is an excerpt from the 2015 *International Fuel Gas Code*, coordinated with the section numbering of the *International Residential Code*.)

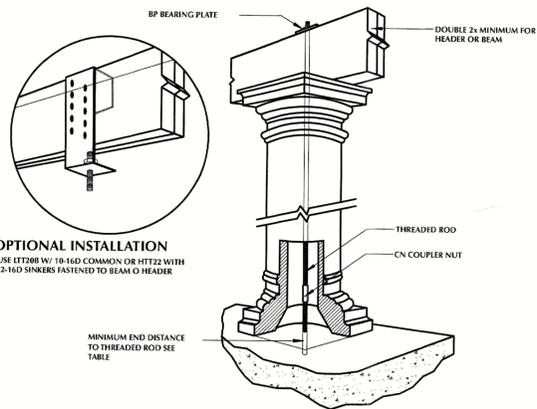


For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 British thermal unit per hour = 0.2931 W

APPENDIX C EXIT TERMINALS OF MECHANICAL DRAFT AND DIRECT-VENT VENTING SYSTEMS



DETAIL 'A'

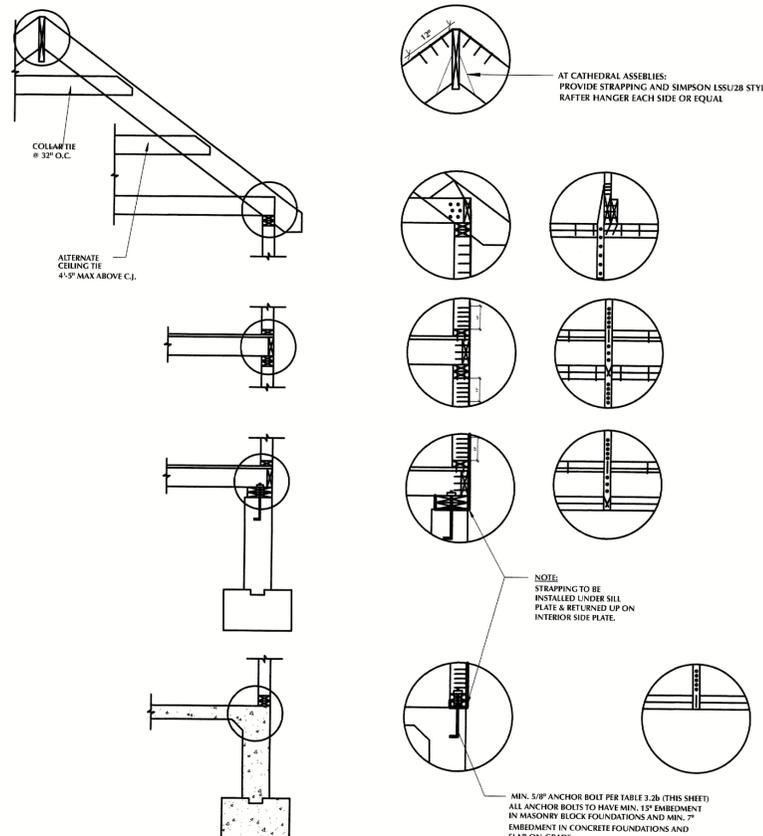


OPTIONAL INSTALLATION
USE LIT208 W/ 10-14D COMMON OR HTT22 WITH 32-16D SINKERS FASTENED TO BEAM OR HEADER

ANCHOR DIA.	ANCHOR DRILL BIT DIA.	MIN. EMBED.	MIN. ANCHOR LENGTH	MIN. END DIST.	MIN. EDGE DIST.	ET22 ALLOWABLE LOADS Fc=2000 PS	BEAM CONNECTION MODEL NO.	ALLOWABLE LOADS
1/2	5/8	4-1/4	6-1/4	6-3/8	3-1/2	2650	BP 1/2	2345
1/2	5/8	4-1/4	6-1/4	6-3/8	1-3/4	1920	LIT208 ⁶	1750
5/8	3/4	5	7	7-1/2	4	4000	HTT22 ⁶	4000
5/8	3/4	12	14	7-1/2	1-3/4	2860	BP 5/8	2860
3/4	7/8	6-3/4	8-3/4	10-1/8	5	6115	BP 3/4	4400
3/4	7/8	6-3/4	8-3/4	10-1/8	2-1/2	4785	BP 3/4	4400
7/8	1	7-3/4	9-3/4	11-5/8	6	7850	BP 3/4	5195
7/8	1	15-1/2	17-1/2	11-5/8	1-3/4	5450	BP 7/8	5195
1	1-1/8	9	11	13-1/2	6	8045	BP 1	7100
1	1-1/8	9	11	13-1/2	3-1/2	6745	BP 1	6745

- ALLOWABLE LOADS FOR BOND STRENGTH ARE BASED ON A FACTOR OF SAFETY OF FOUR ON THE AVERAGE ULTIMATE LOAD. THEY MAY NOT INCREASE FOR LOAD DURATION.
- FOR TWO POUR CONDITION, INCREASE ANCHOR LENGTH AND EMBEDMENT DEPTH 4".
- COUPLER NUT TO BE A-307 OR BETTER
- LOADS ARE BASED ON GRADE A 307/SAE1018 THREADED ROD.
- BP LOADS ARE BASED ON F.C.L. EQUAL TO 625 PSI. ALLOWABLE LOADS FOR OTHER SPECIES MUST BE ADJUSTED TO CODE.
- SEE OPTIONAL INSTALLATION.

NAILING AND STRAPPING



"TYPICAL SECTION"

DETAILS

****ALL STRAPPING TO BE 1-1/4" X 20 GAUGE STL ** "SIMPSON" EQUIVALENT - CS20 (COILED STRAP) -MIN. BEARING IN FRAMING MEMBERS 12" -MIN. NAILING AS PER TABLE 3.4 2015 WFCM FOR ALL RIDGES AND USE TABLE 3.3B 2015 WFCM FOR ALL OTHER CONDITIONS**

AT RAFTER TO RIDGE CONNECTION

FOR STRAP - 3 8 d COMMON NAILS @ EA. END OF STRAP FOR NOTED COLLAR/CLG TIE - 3 10d COMMON NAILS @ EA.

AT RAFTER TO TOP PLATE TO STUD CONNECTION.

FOR STRAP - 3 8 d COMMON NAILS @ EA. END OF STRAP FOR TOENAILING - 5 8 d COMMON NAILS FOR C.J. TO R.R. - 11 16 d COMMON NAILS (FOR 5 PITCH) 9 16 d COMMON NAILS (FOR 8 PITCH) FOR OF EA. PLATE TO PLATFORM ABOVE - 3 16 d COMMON NAILS @ 16" O.C.

AT STUD TO FLOOR ASSEMBLY TO STUD CONNECTION. (ONLY APPLICABLE FOR TWO STORY CONFIGURATIONS).

FOR STRAP - 3 8 d COMMON NAILS @ EA. END OF STRAP FOR OF EA. PLATE TO PLATFORM ABOVE & @ OF EA. PLATE TO PLATFORM BELOW - 3 16 d COMMON NAILS @ 16" O.C.

AT STUD TO FLOOR ASSEMBLY TO SILL PLATE(S) CONNECTION

FOR STRAP - 3 8 d COMMON NAILS @ EA. END OF STRAP FOR OF EA. PLATE TO PLTFORM BELOW - 3 16 d COMMON NAILS @ 16" O.C.

AT STUD TO FLOOR ASSEMBLY TO SILL PLATE(S) CONNECTION SLAB ON GRADE APPLICATION.

FOR STRAP - 3 8 d COMMON NAILS @ EA. END OF STRAP FOR OF EA. PLATE TP PLATFORM BELOW - 3 16 d COMMON NAILS @ 16" O.C.

TABLE R401.4.1 PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS

CLASS OF MATERIAL	LOAD-BEARING PRESSURE (pounds per square foot)
Crystalline bedrock	12,000
Sedimentary and foliated rock	4,000
Sandy gravel and/or gravel (GW and GP)	3,000
Sand, silty sand, clayey sand, silty gravel and clayey gravel (SW, SP, SM, SC, GM and GC)	2,000
Clay, sandy clay, silty clay, clayey silt, silt and sandy silt (CL, ML, MH and CH)	1,500 ^b

TABLE R402.2 MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE

TYPE OR LOCATION OF CONCRETE CONSTRUCTION	MINIMUM SPECIFIED COMPRESSIVE STRENGTH ^a (f'c)		
	Weathering Potential ^b		
	Negligible	Moderate	Severe
CELLAR walls, foundations and other concrete not exposed to the weather.	2,500	2,500	2,500 _c
CELLAR slabs and interior slabs on grade, except garage floor slabs.	2,500	2,500	2,500 _c
CELLAR walls, foundation walls, exterior walls and other vertical concrete work exposed to the weather.	2,500	3,000 _d	3,000 _d
Porches, carport slabs and steps exposed to the weather, and garage floor slabs.	2,500	3,000 _{d,e,f}	3,500 _{d,e,f}

TABLE R403.1 MINIMUM WIDTH OF CONCRETE, PRECAST OR MASONRY FOOTINGS (inches)

	LOAD-BEARING VALUE OF SOIL (psf)			
	1,500	2,000	3,000	≥ 4,000
Conventional light-frame construction				
1-story	12	12	12	12
2-story	15	12	12	12
3-story	23	17	12	12
4-inch brick veneer over light frame or 8-inch hollow concrete masonry				
1-story	12	12	12	12
2-story	21	16	12	12
3-story	32	24	16	12
8-inch solid or fully grouted masonry				
1-story	16	12	12	12
2-story	29	21	14	12
3-story	42	32	21	16

TABLE R502.3.3(2)

CANTILEVER SPANS FOR FLOORS JOISTS SUPPORTING EXTERIOR BALCONY

MEMBER SIZE	SPACING	MAXIMUM CANTILEVER SPAN (LIFT/LIFT FORCE BACKSPAN SUPPORT IN LB)		
		30 psf	50 psf	70 psf
2 X 8	12"	42" (139)	39" (156)	34" (165)
2 X 8	16"	36" (151)	34" (171)	29" (180)
2 X 10	12"	61" (164)	57" (189)	49" (201)
2 X 10	16"	53" (180)	49" (208)	42 (220)
2 X 10	24"	43" (212)	40" (241)	34" (255)
2 X 12	16"	72" (228)	67" (260)	57" (268)
2 X 12	24"	58" (279)	54" (319)	47" (330)

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PROJECT: PROPOSED FULL SECOND FLOOR & REAR ADDITION, INTERIOR ALTERATIONS
ADDRESS: 23 HARDING PL. ROOSEVELT NY

DRAWING TITLE: 1.- NYS CODE REQUIREMENTS
ARCH. DESIGNER: Randolph J. Santana

REVISION: DATE: KEY PLAN:
SEC: 55 BLK: 23601 LOT: 83 ZON: A MAP: X BZT-21-043

DATE: APRIL 12, 2023
SCALE: AS NOTED
APP #
SHEET: A1.2

STATE OF NEW YORK
FRANK M. SEBORO
LICENSED PROFESSIONAL ENGINEER
488648
DATE: APRIL 12, 2023
SCALE: AS NOTED
APP #
SHEET: A1.2

CHAPTER 4: FOUNDATIONS

R402.2 Concrete

Concrete shall have a minimum specified compressive strength of f'_c , as shown in Table R402.2. Concrete subject to moderate or severe weathering as indicated in Table R301.2(1) shall be air entrained as specified in Table R402.2. The maximum weight of fly ash, other pozzolans, silica fume, slag or blended cements that is included in concrete mixtures for garage floor slabs and for exterior porches, carport slabs and steps that will be exposed to deicing chemicals shall not exceed the percentages of the total weight of cementitious materials specified in Section 19.3.3.4 of ACI 318. Materials used to produce concrete and testing thereof shall comply with the applicable standards listed in Chapters 19 and 20 of ACI 318 or ACI 332.

TABLE R402.2
MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE

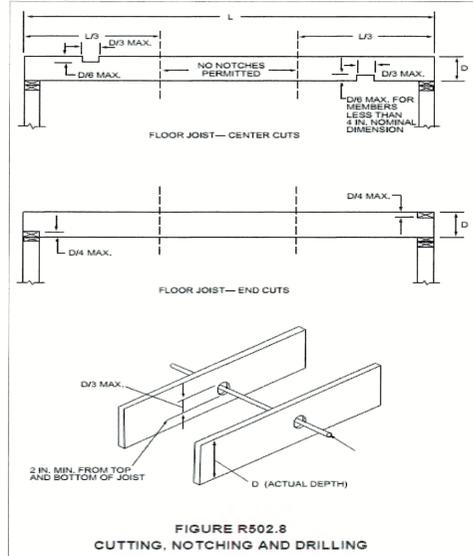
TYPE OR LOCATION OF CONCRETE CONSTRUCTION	MINIMUM SPECIFIED COMPRESSIVE STRENGTH ^a (f'_c)		
	Weathering Potential ^b		
	Negligible	Moderate	Severe
Basement walls, foundations and other concrete not exposed to the weather	2,500	2,500	2,500 ^c
Basement slabs and interior slabs on grade, except garage floor slabs	2,500	2,500	2,500 ^c
Basement walls, foundation walls, exterior walls and other vertical concrete work exposed to the weather	2,500	3,000 ^d	3,000 ^d
Porches, carport slabs and steps exposed to the weather, and garage floor slabs	2,500	3,000 ^d + 1	3,500 ^d + 1

For SI: 1 pound per square inch = 6.895 kPa
 a. Strength at 28 days.
 b. See Table R301.2(1) for weathering potential.
 c. Concrete in these locations that is subject to freezing and thawing during construction shall be air-entrained concrete in accordance with Footnote d.
 d. Concrete shall be air-entrained. Total air content (percent) by volume of concrete shall be not less than 5 percent or more than 7 percent.
 e. See Section 19.02.2 for minimum cementitious materials content.
 f. For garage floors with a steel-reinforced finish, reduction of the total air content (percent) by volume of concrete, to not less than 3 percent is permitted if the specified compressive strength of the concrete is increased to not less than 4,000 psi.

CHAPTER 5: FLOORS

R502.8 Cutting, Drilling and Notching.

Structural floor members shall not be cut, bored, or notched in excess of the limitations specified in this section. See figure R502.8.



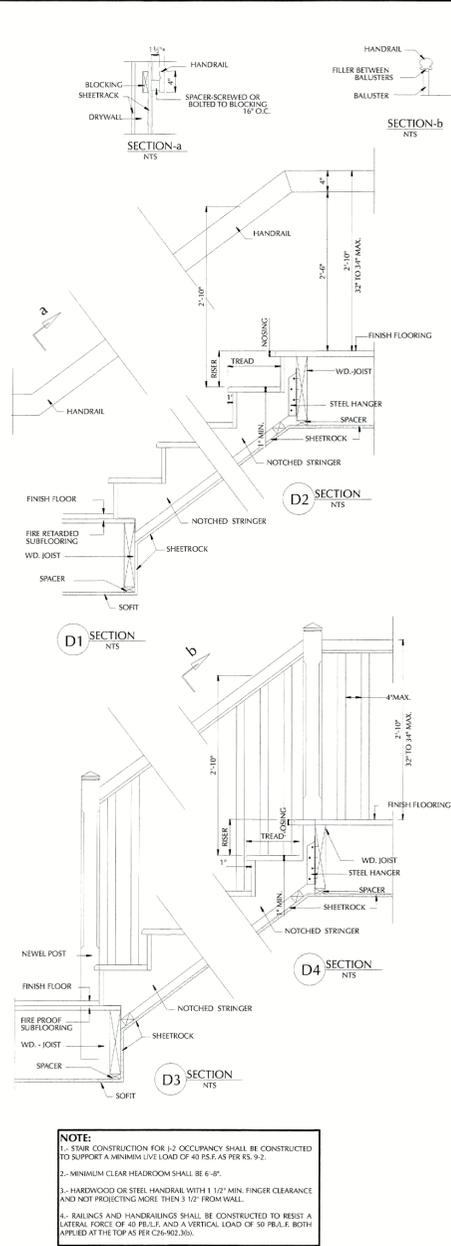
R502.8.2 Engineered wood products.

Cuts, notches and holes bored in trusses, structural composite lumber, structural glue-laminated members, cross-laminated timber members, or I-joists are prohibited except where permitted by the manufacturer's recommendations or where the effects of such alterations are specifically considered in the design of the member by a registered design professional.

R403.7 Equipment Sizing and Efficiency Rating (Mandatory)

Heating and cooling equipment shall be sized in accordance with ACCA Manual S based on building loads calculated in accordance with ACCA Manual J or other approved heating and cooling calculation methodologies. New or replacement heating and cooling equipment shall have an efficiency rating equal to or greater than the minimum required by federal law for the geographic location where the equipment is installed.

STAIR/GUARDRAIL DETAIL:



R311.7 STAIRWAYS:

R311.7.1 Width

Stairways shall be not less than 36 inches (914 mm) in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4 1/2 inches (114 mm) on either side of the stairway and the clear width of the stairway at and below the handrail height, including treads and landings, shall be not less than 31 1/2 inches (787 mm) where a handrail is installed on one side and 27 inches (698 mm) where handrails are provided on both sides.

Exception: The width of spiral stairways shall be in accordance with Section R311.7.10.1.

R311.7.2 Headroom

The headroom in stairways shall be not less than 6 feet 8 inches (2032 mm) measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform on that portion of the stairway.

Exceptions:

- Where the nosings of treads at the side of a flight extend under the edge of a floor opening through which the stair passes, the floor opening shall be allowed to project horizontally into the required headroom not more than 4 3/4 inches (121 mm).
- The headroom for spiral stairways shall be in accordance with Section R311.7.10.1.

R311.7.3 Vertical Rise

A flight of stairs shall not have a vertical rise larger than 147 inches (3734 mm) between floor levels or landings.

R311.7.4 Walkline

The walkline across winder treads shall be concentric to the curved direction of travel through the turn and located 12 inches (305 mm) from the side where the winders are narrower. The 12-inch (305 mm) dimension shall be measured from the widest point of the clear stair width at the walking surface of the winder. If winders are adjacent within the flight, the point of the widest clear stair width of the adjacent winders shall be used.

R311.7.5 Stair Treads and Risers

Stair treads and risers shall meet the requirements of this section. For the purposes of this section, dimensions and dimensioned surfaces shall be exclusive of carpets, rugs or runners.

R311.7.5.1 Risers

The riser height shall be not more than 8 1/4 inches (209 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). Risers shall be vertical or sloped from the underside of the nosing of the tread above at an angle not more than 30 degrees (0.51 rad) from the vertical. Open risers are permitted provided that the openings located more than 30 inches (762 mm), as measured vertically, to the floor or grade below do not permit the passage of a 4-inch-diameter (102 mm) sphere.

Exceptions:

- The opening between adjacent treads is not limited on spiral stairways.
- The riser height of spiral stairways shall be in accordance with Section R311.7.10.1.

R311.7.5.2 Treads

The tread depth shall be not less than 9 inches (229 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).

R311.7.5.3 Winder Treads

Winder treads shall have a tread depth of not less than 10 inches (254 mm) measured between the vertical planes of the foremost projection of adjacent treads at the intersections with the walkline. Winder treads shall have a tread depth of not less than 6 inches (152 mm) at any point within the clear width of the stair. Within any flight of stairs, the largest winder tread depth at the walkline shall not exceed the smallest winder tread by more than 3/8 inch (9.5 mm). Consistently shaped winders at the walkline shall be allowed within the same flight of stairs as rectangular treads and do not have to be within 3/8 inch (9.5 mm) of the rectangular tread depth.

Exception: The tread depth at spiral stairways shall be in accordance with Section R311.7.10.1.

R311.7.5.3 Nosings

The radius of curvature of the nosing shall be not greater than 9/16 inch (14 mm). A nosing projection not less than 3/4 inch (19 mm) and not more than 1 1/4 inches (32 mm) shall be provided on stairways with solid risers. The greatest nosing projection shall not exceed the smallest nosing projection by more than 3/8 inch (9.5 mm) between two stories, including the nosing at the level of floors and landings. Beveling of nosings shall not exceed 1/2 inch (12.7 mm).

Exception: A nosing projection is not required where the tread depth is not less than 11 inches (279 mm).

R311.7.5.4 Exterior Plastic Composite Stair Treads

Plastic composite exterior stair treads shall comply with the provisions of this section and Section R507.3.

R311.7.5.6 Landings for Stairways

There shall be a floor or landing at the top and bottom of each stairway. The width perpendicular to the direction of travel shall be not less than the width of the flight served. Landings of shapes other than square or rectangular shall be permitted provided that the depth at the walk line and the total area is not less than that of a quarter circle with a radius equal to the required landing width. Where the stairway has a straight run, the depth in the direction of travel shall be not less than 36 inches (914 mm).

Exception: A floor or landing is not required at the top of an interior flight of stairs, including stairs in an enclosed garage, provided that a door does not swing over the stairs.

R311.7.8 Handrails

Handrails shall be provided on not less than one side of each continuous run of treads or flight with four or more risers.

R311.7.8.1 Height

Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).

Exceptions:

- The use of a volute, turnout or starting easing shall be allowed over the lowest tread.
- Where handrail fittings or bendings are used to provide continuous transition between flights, transitions at winder treads, the transition from handrail to guard, or used at the start of a flight, the handrail height at the fittings or bendings shall be permitted to exceed 38 inches (956 mm).

R311.7.8.2 Continuity

Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail 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 inches (38 mm) between the wall and the handrails.

Exceptions:

- Handrails shall be permitted to be interrupted by a newel post at the turn.
- The use of a volute, turnout, starting easing or starting newel shall be allowed over the lowest tread.

R311.7.8.3 Grip-Size

Required handrails shall be of one of the following types or provide equivalent graspability.

- Type I. Handrails with a circular cross section shall have an outside diameter of not less than 1 1/4 inches (32 mm) and not greater than 2 inches (51 mm). If the handrail is not circular, it shall have a perimeter dimension of not less than 4 inches (102 mm) and not greater than 6 1/4 inches (160 mm) with a cross section of dimension of not more than 2 1/4 inches (57 mm). Edges shall have a radius of not less than 0.01 inch (0.25 mm).
- Type II. Handrails with a perimeter greater than 6 1/4 inches (160 mm) shall have a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of 3/4 inch (19 mm) measured vertically from the tallest portion of the profile and achieve a depth of not less than 5/16 inch (8 mm) within 7/8 inch (22 mm) below the widest portion of the profile. This required depth shall continue for not less than 3/8 inch (10 mm) to a level that is not less than 1 3/4 inches (45 mm) below the tallest portion of the profile. The width of the handrail above the recess shall be not less than 1 1/4 inches (32 mm) and not more than 2 3/4 inches (70 mm). Edges shall have a radius of not less than 0.01 inch (0.25 mm).

R311.7.8.4 Exterior Plastic Composite Handrails

Plastic composite exterior handrails shall comply with the requirements of Section R507.3.

R311.7.9 Illumination

Stairways shall be provided with illumination in accordance with Section R303.7.

R311.7.10 Special Stairways

Spiral stairways and bulkhead enclosure stairways shall comply with the requirements of Section R311.7 except as specified in Sections R311.7.10.1 and R311.7.10.2.

R311.7.10.1 Spiral Stairways

Spiral stairways are permitted, provided that the clear width at and below the handrail is not less than 26 inches (660 mm) and the walkline radius is not greater than 241 1/2 inches (622 mm). Each tread shall have a depth of not less than 6 3/4 inches (171 mm) at the walkline. All treads shall be identical, and the rise shall be not more than 9 1/2 inches (241 mm). Headroom shall be not less than 6 feet 6 inches (1982 mm).

R311.7.10.2 Bulkhead Enclosure Stairways

Stairways serving bulkhead enclosures, not part of the required building egress, providing access from the outside grade level to the basement shall be exempt from the requirements of Sections R311.3 and R311.7 where the height from the basement finished floor level to grade adjacent to the stairway is not more than 6 feet (2438 mm) and the grade level opening to the stairway is covered by a bulkhead enclosure with hinged doors or other approved means.

R311.7.11 Alternating Tread Devices

Alternating tread devices shall not be used as a means of egress. Alternating tread devices shall be permitted provided that the required means of egress stairway or ramp serves the same space at each adjoining level or where a means of egress is not required. The clear width at and below the handrails shall be not less than 20 inches (508 mm).

R311.7.11.1 Treads of Alternating Tread Devices

Alternating tread devices shall have a tread depth of not less than 3 inches (127 mm), a projected tread depth of not less than 8 1/2 inches (216 mm), a tread width of not less than 7 inches (178 mm) and a riser height of not more than 9 1/2 inches (241 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projections of adjacent treads. The riser height shall be measured vertically between the leading edges of adjacent treads. The riser height and tread depth provided shall result in an angle of ascent from the horizontal of between 50 and 70 degrees (0.87 and 1.22 rad). The initial tread of the device shall begin at the same elevation as the platform, landing or floor surface.

R311.7.11.2 Handrails of Alternating Tread Devices

Handrails shall be provided on both sides of alternating tread devices and shall comply with Sections R311.7.8.2 to R311.7.8.4. Handrail height shall be uniform, not less than 30 inches (762 mm) and not more than 34 inches (864 mm).

R311.7.12 Ships Ladders

Ships ladders shall not be used as a means of egress. Ships ladders shall be permitted provided that a required means of egress stairway or ramp serves the same space at each adjoining level or where a means of egress is not required. The clear width at and below the handrails shall be not less than 20 inches.

R311.7.12.1 Treads of Ships Ladders

Treads shall have a depth of not less than 5 inches (127 mm). The tread shall be projected such that the total of the tread depth plus the nosing projection is not less than 8 1/2 inches (216 mm). The riser height shall be not more than 9 1/2 inches (241 mm).

R311.7.12.2 Handrails of Ships Ladders

Handrails shall be provided on both sides of ships ladders and shall comply with Sections R311.7.8.2 to R311.7.8.4. Handrail height shall be uniform, not less than 30 inches (762 mm) and not more than 34 inches (864 mm).

R311.8 Ramps

R311.8.1 Maximum Slope

Ramps serving the egress door required by Section R311.2 shall have a slope of not more than 1 unit vertical in 12 units horizontal (8.3-percent slope). All other ramps shall have a maximum slope of 1 unit vertical in 8 units horizontal (12.5 percent).

Exception: Where it is technically infeasible to comply because of site constraints, ramps shall have a slope of not more than 1 unit vertical in 8 units horizontal (12.5 percent).

R311.8.2 Landings Required

There shall be a floor or landing at the top and bottom of each ramp, where doors open onto ramps, and where ramps change directions. The width of the landing perpendicular to the ramp slope shall be not less than 36 inches (914 mm).

R311.8.3 Handrails Required

Handrails shall be provided on not less than one side of ramps exceeding a slope of one unit vertical in 12 units horizontal (8.33-percent slope).

R311.8.3.1 Height

Handrail height, measured above the finished surface of the ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).

R311.8.3.2 Grip Size

Handrails on ramps shall comply with Section R311.7.8.3.

R311.8.3.3 Continuity

Handrails where required on ramps shall be continuous for the full length of the ramp. Handrail 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 inches (38 mm) between the wall and the handrails.

Section R312 Guards and Window Fall Protection

R312.1 Guards

Guards shall be provided in accordance with Sections R312.1.1 through R312.1.4.

R312.1.1 Where Required

Guards shall be located along open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Insect screening shall not be considered as a guard.

R312.1.2 Height

Required guards at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less than 36 inches (914 mm) in height as measured vertically above the adjacent walking surface or the line connecting the leading edges of the treads.

Exceptions:

- Guards on the open sides of stairs shall have a height not less than 34 inches (864 mm) measured vertically from a line connecting the leading edges of the treads.
- Where the top of the guard serves as a handrail on the open sides of stairs, the top of the guard shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm) as measured vertically from a line connecting the leading edges of the treads.

R312.1.3 Opening Limitations

Required guards shall not have openings from the walking surface to the required guard height that allow passage of a sphere 4 inches (102 mm) in diameter.

Exceptions:

- The triangular openings at the open side of stair, formed by the riser, tread and bottom rail of a guard, shall not allow passage of a sphere 6 inches (153 mm) in diameter.
- Guards on the open side of stairs shall not have openings that allow passage of a sphere 4 3/8 inches (111 mm) in diameter.

R312.1.4 Exterior Plastic Composite Guards

Plastic composite exterior guards shall comply with the requirements of Section R317.4.

R312.2 Window Fall Protection

Window fall protection shall be provided in accordance with Sections R312.2.1 and R312.2.2.

R312.2.1 Window Sills

In dwelling units, where the top of the sill of an operable window opening is located less than 24 inches (610 mm) above the finished floor and greater than 72 inches (1829 mm) above the finished grade or other surface below on the exterior of the building, the operable window shall comply with one of the following:

- Operable windows with openings that will not allow a 4-inch-diameter (102 mm) sphere to pass through the opening where the opening is in its largest opened position.
- Operable windows that are provided with window fall prevention devices that comply with ASTM F2090.
- Operable windows that are provided with window opening control devices that comply with Section R312.2.2.

R312.2.2 Window Opening Control Devices

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

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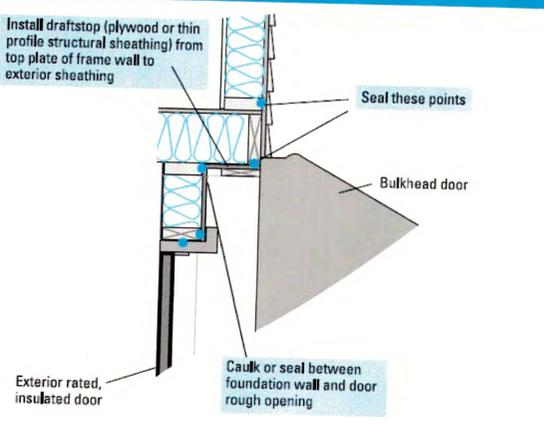
PROJECT: PROPOSED FULL SECOND FLOOR & REAR ADDITION, INTERIOR ALTERATIONS
 ADDRESS: 23 HARDING PL. ROOSEVELT NY

DRAWING TITLE: 1.- NYS CODE REQUIREMENTS
 ARCH. DESIGNER: Randolph J. Santana
 OWNER:

REVISION: DATE: KEY PLAN:
 SEC: 55 BLK: 23601 LOT: 83 ZON: A MAP: X BZT-21-043

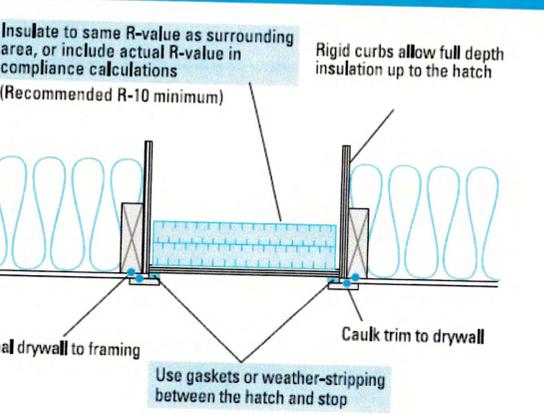
DATE: APRIL 12, 2023
 SCALE: AS NOTED
 APP #
 SHEET: **A1.3**
 13/14

Bulkhead door detail



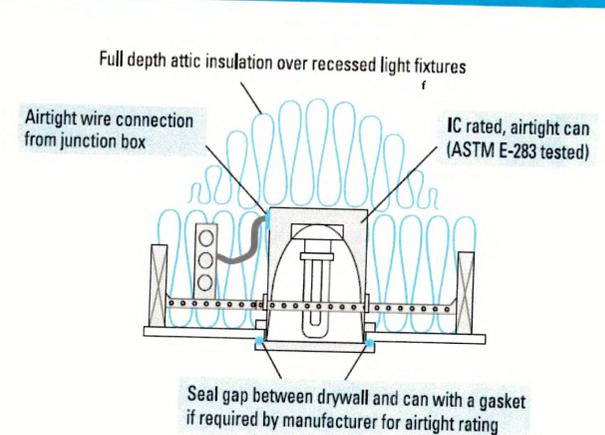
CAUTION: This area may contribute to air leakage even in an unsealed area.

Attic hatch



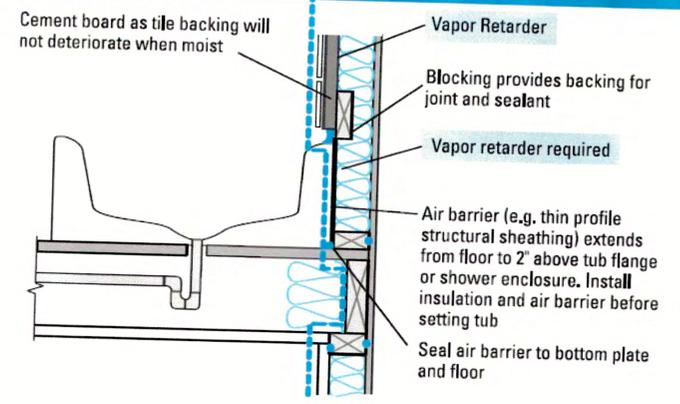
TIP: If the attic is accessed from an unheated space, like a garage, hatch air sealing and insulation are not required.

Recessed lights



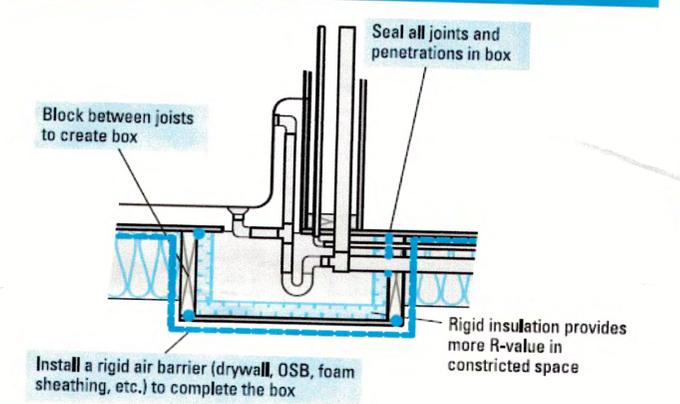
CAUTION: Recessed lights must be specifically designed for air tightness and for insulation contact. Do not attempt to seal or insulate recessed lights that are not designed for this purpose.

Sealing tub and shower enclosure

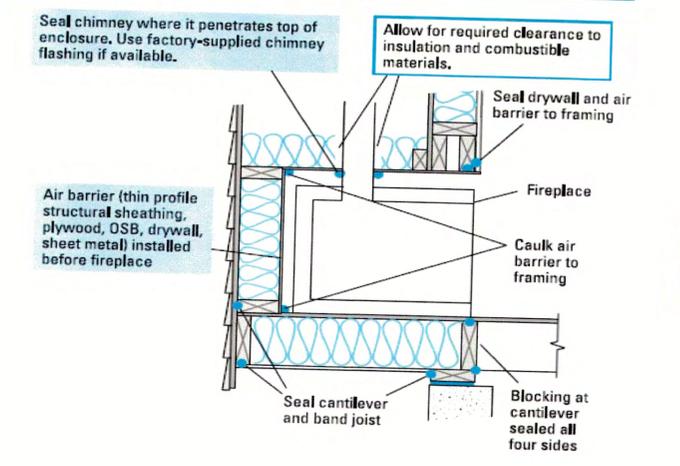


CAUTION: Do not use standard or moisture resistant drywall as a tile backing material in this application. They deteriorate when they get wet.

Boxed-in tub in insulated floor

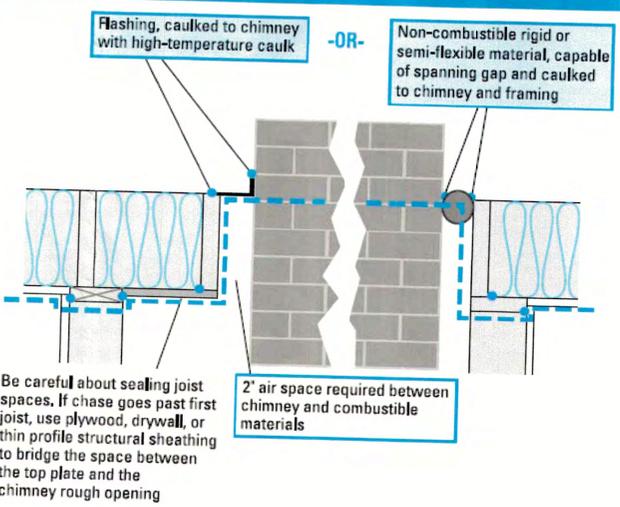


Air sealing fireplace enclosures



TIP: In some instances with complex framing, such as a home entertainment center recessed above the fireplace cavity, it may be simpler to use the exterior sheathing as the air barrier. However, it is still necessary to seal the top of the chase as shown in Figure 11.5. Be sure to install the air barriers and do the sealing before the fireplace is set in place.

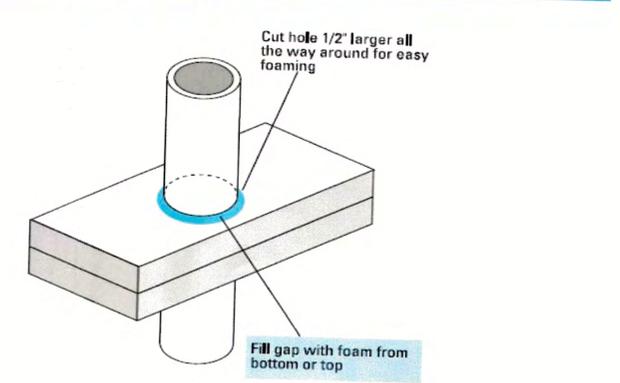
Chimney Chases



NOTE: Duct chases can be just as large a leak, but ducts can be sealed directly to framing with spray foam.

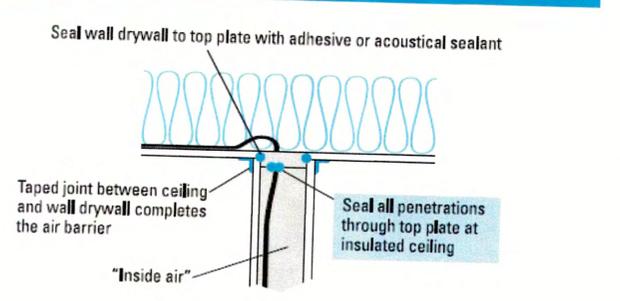
Unsealed chimney chases are often one of the largest leaks in a house. Be careful to keep combustible materials at least 2" from the chimney, and use high-temperature silicone caulking or firestop caulk. Many prefabricated chimneys have draft blocking and/or insulation guard kits available to fit them; follow the manufacturer's instructions.

Sealing plumbing vent pipes

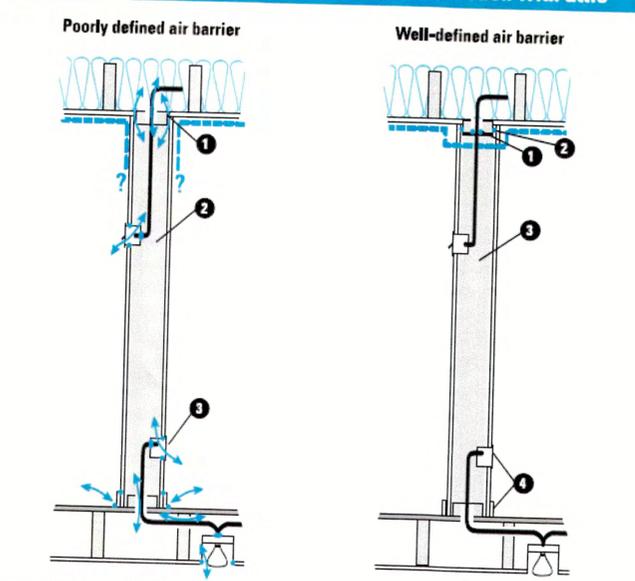


Plumbing vent pipes can be sealed with foam from above or below. Long, straight pipe runs may be sealed using a rubber boot or roof boot to address the movement of pipes relative to the framing. This requires coordination with the plumber, to install it as the pipe goes in.

Sealing intersections at the ceiling



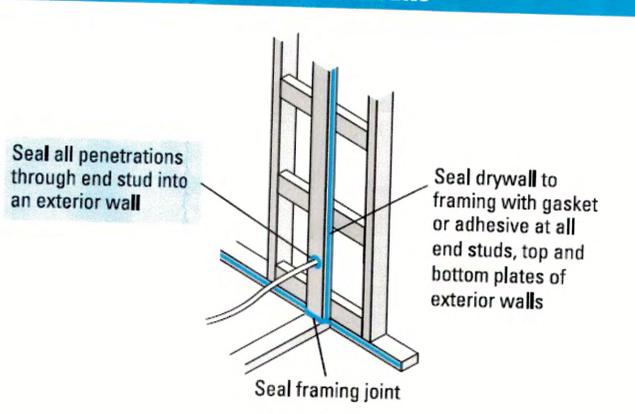
Strategic sealing: interior partition wall intersection with attic



A lot of material and effort may be needed with no guarantee that leakage will be stopped.

- 1 Air barrier is broken at attic/wall intersection. Top plate shrinks away from drywall when wood dries
 - 2 Wall cavity serves as duct linking unconditioned attic to rest of house
 - 3 Many potential air leakage paths. Sealing one may simply shift leakage to another.
- 1 Seal top plate penetrations
 - 2 Seal drywall to framing—"airtight drywall approach"
 - 3 "Inside air"
 - 4 No need to seal drywall penetrations in interior wall

Sealing intersections at exterior walls



The sealing techniques shown in Figures 11.1 to 11.3 are the fundamental components of "airtight drywall approach" (which includes airtight or sealed electrical boxes, and carefully sealed band joists as well). Even if you are not using a complete "airtight drywall" system, specifying adhesives at top plates and end studs will significantly reduce air leakage. Be especially careful at the intersections where multiple partition walls meet each other at insulated ceilings.

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	ADDRESS: 23 HARDING PL. ROOSEVELT NY	ARCH. DESIGNER: Randolph J. Santana	OWNER:	SEC: 55 BLK: 23601 LOT: 83 ZON: A MAP: X BZT-21-043