



INC. VILLAGE OF FREEPORT

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

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

ROBERT T. KENNEDY
MAYOR

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

REC'D
RECEIVED
NOV 28 2023
VILL. CLERK OF BLDG
VILL. ENGINEER

November 28, 2023
AMENDED LETTER OF DENIAL

Walter Ellis
300 Archer St
Freeport , NY 11520

RE: **300 Archer St, Freeport, NY**
Zoning District – Res. A Sec. 62 Blk. 129, Lot 15
Building Permit Application #20233461
Description– Maintain Cabana with chimney 18 x 20 sq.ft

Dear Sir/Madam:

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

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.

Village Ordinance §210-43. Required Yards.

C. Yards of the following depths or widths shall be provided for accessory buildings, detached garages, accessory structures, barbecue pits and breezeways on the lot:

(2)Rear yard depth: minimum five feet, except for lots which abut canals or navigable waters, a minimum depth of 20 feet measured landwards of the average line of the bulkhead shall be provided; if no bulkhead exists, measured 20 feet landwards of the rear property line. According to plans that you have submitted indicates that you have a 3.7' rear setback and you will be seeking a variance of 1.3'

RE: 300 Archer St, Freeport, NY

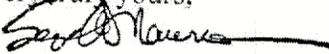
Please be further advised that if you intend to appeal this decision you must file an application within sixty (60) days of the date of this letter. For your convenience, we have enclosed the instructions, application, Building Department letters/documents, the Environmental Assessment form, and the 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.**

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
Danila Hernandez , Plans Examiner

c: Village Clerk

SITE PLAN APPROVAL NEEDED

Yes X No _____

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NOV 23 2002
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. 20233461

Location: 300 Archer St, Freeport, NY

Applicant: Walter Ellis

Description: Maintain Cabana with chimney 18 x 20 sq.ft

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: November 28, 2023

Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings

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



Nov 28 2023

SEC. 62 BLK. 129 LOT. 15

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 300 Archer st
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)
300 Archer street

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 300 Archer st **Land Map of Nassau County**
Sec. 62 Blk. 129 Lot(s) 15
and that the interest which the applicant has in the property concerned is that of owner

3. That (the applicant) (the applicant's duly authorized _____) on or about the
12 day of September 20 23, 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:

Obtain reason for
denial from
Department of
Buildings.

4. That on or about the 5th day of October, 2023, the Department of Buildings denied said
application; upon information and belief that the reason for said denial was as follows:
Village Ordinance § 210-6A. Conformity Required
Village Ordinance § 210-43. Required yards.

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:
Cabana with chimney 18 x 20 sq. ft.

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

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

Describe fully and
clearly the use
desired.

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

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 _____

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: Maintain 18x20 foot cabana for recreational purposes

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: NOVEMBER 28, 2023. WALTER ELLIS

BY: Walter Ellis

ITS: OWNER

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 WALTER ELLIS named in the foregoing application, being duly sworn, depose and say that I've read the foregoing application subscribed by _____ 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 _____ to be true.

Sworn to before me this 27th day
of November, 2023.

Notary Public Amarilis Ledesma

Walter Ellis
Signature of Applicant
AMARILIS A LEDESMA
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01LE6382087
Qualified in Nassau County
Commission Expires October 15, 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.

_____, 20_____
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 _____ being duly sworn, depose and say:

That he/she (the owner of _____) (is the _____ of _____ the property concerned is correct to the best of the knowledge of deponent _____.)

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

Sworn to before me this _____ day
of _____, 20_____.

Signature

Notary Public _____

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

2023 3461
APPLICATION NO. _____
Filing Date 9/12/2023

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>300 ARCHER STREET</u>	ZONING DISTRICT _____	
	(No.) (Street)		
	BETWEEN _____ AND _____	(Cross Street) (Cross Street)	
SECTION <u>62</u>	BLOCK <u>129</u>	LOT <u>15</u>	APPROX. LOT SIZE <u>127</u> x <u>84</u> LOT AREA _____

II. TYPE AND COST OF BUILDING - All applicants complete Parts A - D															
A. TYPE OF IMPROVEMENT 1 <input checked="" type="checkbox"/> New building 2 <input type="checkbox"/> Addition-Alteration (If residential, enter number of new housing units added. If none-state 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 <table style="width: 100%; font-size: small;"> <tr> <th style="text-align: left;">RESIDENTIAL</th> <th style="text-align: left;">NON RESIDENTIAL - Complete Part "E"</th> </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"/> Stores, 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>16 <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"/> Stores, 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	16 <input type="checkbox"/> Other - Specify _____	22 <input type="checkbox"/> Other - Specify _____
RESIDENTIAL	NON RESIDENTIAL - Complete Part "E"														
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15 <input type="checkbox"/> Garage or Accessory Structure	21 <input type="checkbox"/> Hospital, institutional														
16 <input type="checkbox"/> Other - Specify _____	22 <input type="checkbox"/> Other - Specify _____														

C. COST 10 TOTAL COST OF IMPROVEMENT \$ <u>15,000</u>	D. DESCRIPTION OF PROJECT <u>MAINTAIN.</u> <u>18 x 20 Cabana with Chimney</u>
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III. IDENTIFICATION - To be completed by all applicants			
	NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	<u>WALTER ELLIS</u>	<u>300 ARCHER ST. FREEPORT NY 11520</u>	<u>917-805-4085</u>
2. Contractor	_____	_____	_____
3. Architect or Engineer	<u>ROBERT R. FISENNE</u>	_____	<u>516-322-9383</u>

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 _____ <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> RECEIVED SEP 12 2023 FREEPORT BUILDING DEPT </div> Contractor or Owner _____ (Print) Address _____ Phone _____ State of New York _____ County of Nassau _____ <u>Walter Ellis</u> being duly sworn, says that <u>he</u> 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 <u>his</u> knowledge and belief and to conform to all applicable laws of this jurisdiction. Sworn to before me this <u>12</u> day of <u>September</u> 20 <u>23</u> <u>Mehessna C. Little</u> Notary Public, County, N.Y. No. 01L16066956 Qualified in Nassau County Commission Expires 11-26-20 <u>28</u> <u>Walter Ellis</u> (Applicant Signature)	V. FLOOD ZONE IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE? YES _____ NO <input checked="" type="checkbox"/> IF YES, WHICH ZONE? _____ IS PROJECT TO REPAIR FLOOD DAMAGE? YES _____ NO <input checked="" type="checkbox"/> 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"/>
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VI. VALIDATION (Official Use Only) Building Permit Number _____ Building Permit Issued _____ Building Permit Fee \$ _____	Approved by: _____ Superintendent of Buildings
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617.20
Appendix B
Short Environmental Assessment Form

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Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
18 x 20 FOOT CABANA WITH CHIMMENEY			
Name of Action or Project:			
Project Location (describe, and attach a location map):			
300 ARCHER STREET			
Brief Description of Proposed Action:			
MAINTAIN 18' x 20' CABANA			
Name of Applicant or Sponsor:		Telephone: 917-805-4085	
WALTER ELLIS + ALIDA ELLIS		E-Mail: KKCELLIS@GMAIL.COM	
Address:			
300 ARCHER ST.			
City/PO:		State:	Zip Code:
FREEPORT		NY	11520
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			
			NO YES
			✓
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?			
If Yes, list agency(s) name and permit or approval:			
			NO YES
			✓
3.a. Total acreage of the site of the proposed action?		_____ 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 checked="" 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,		NO	YES	N/A
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"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		<input type="checkbox"/>	NO	YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing potable water: _____		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input checked="" type="checkbox"/> NO <input 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 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"/>	<input type="checkbox"/>	

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>WALTER ELLIS</u>		Date: <u>9-9-23</u>
Signature: <u>L. V. [unclear]</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"/>

NOV 28 2023
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	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

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.

NOV 20 2023

<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)

GENERAL NOTES

- 1 ALL LUMBER TO BE DOUGLAS FIR LARCH NO. 2 OR EQUAL, WITH A MINIMUM FIBER STRESS OF 1000 PSI AND A MODULUS OF ELASTICITY OF 1,600,000, UNLESS OTHERWISE NOTED
- 2 ALL ENGINEERED STRUCTURAL WOOD MEMBERS, INCLUDING ENGINEERED BEAMS AND JOISTS, TO BE MANUFACTURED BY TRUSS JOIST MacMILLAN OR APPROVED EQUAL, AND INSTALLED AS PER MANUFACTURER'S SPECS.
- 3 PROVIDE METAL STRAP AND CLIPS AT ALL CONNECTIONS IN ACCORDANCE WITH AFPA WFCM-95
- 4 GC TO INSTALL ALUM GUTTERS AND LEADERS IN LOCATIONS SPECIFIED BY OWNER - COLOT AS PER OWNER.

R301.2.1.1 - WIND LIMITATION DESIGN CRITERIA
CONSTRUCTION IN REGIONS WHERE BASIC WIND SPEEDS EQUAL OR EXCEED 110 MILES PER HOUR ARE DESIGNED IN ACCORDANCE WITH THE AMERICAN FOREST AND PAPER ASSOCIATION WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS WFCM-95 (PRESCRIPTIVE DESIGN METHOD)

R301.2.2 - SEISMIC PROVISIONS
PROJECT LIES WITHIN SEISMIC ZONE B OR C AND AS A ONE OR TWO FAMILY RESIDENCE IS EXEMPT FROM SEISMIC REQUIREMENTS OF THIS CODE.

R323.1 - PROTECTION AGAINST DECAY
AREAS SUBJECT TO DECAY DAMAGE REQUIRE THE USE OF AN APPROVED SPECIES AND GRADE OF LUMBER OR PRESSURE PRESERVATIVE TREATED IN ACCORDANCE WITH APWA. THESE AREAS INCLUDE ALL WOOD SILLS OR PLATES THAT REST ON CONCRETE, SILLS AND SLEEPERS ON A CONCRETE SLAB, ENDS OF WOOD GIRDERS ENTERING EXTERIOR FOUNDATION WALLS. ALL WOOD IN CONTACT WITH THE GROUND SHALL BE PRESSURE TREATED.

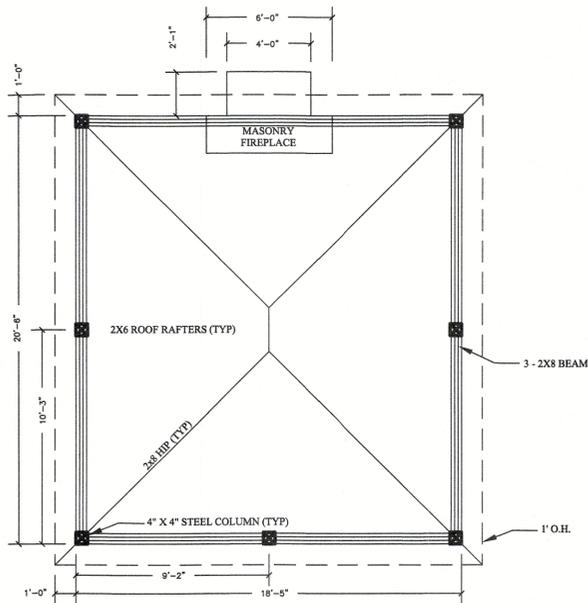
R401.4.1 - GEOTECHNICAL EVALUATION
UNLESS OTHERWISE NOTED ON THE DRAWINGS, ALL FOOTINGS SHALL BEAR ON SOLID, UNDISTURBED SOIL WITH A MINIMUM BEARING CAPACITY OF 4000 POUNDS PER SQUARE FOOT

R403.1.4 - MINIMUM FOOTING DEPTH
ALL EXTERIOR FOOTINGS AND FOUNDATION SYSTEMS SHALL EXTEND BELOW THE FROST LINE TO A MINIMUM OF 3'-0" BELOW GRADE.

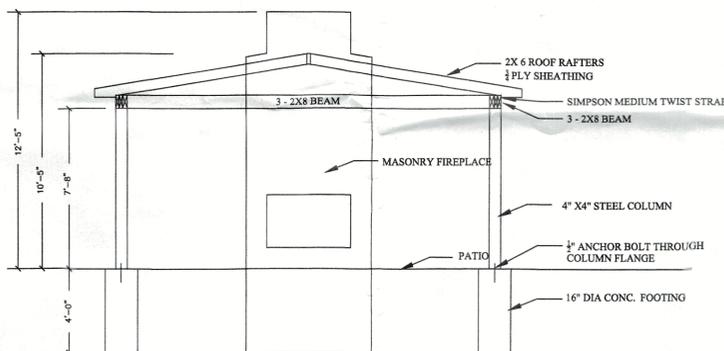
R403.1.6 - FOUNDATION ANCHORAGE
STEEL COLUMNS SHALL BE ANCHORED TO THE FOUNDATION WITH ANCHOR BOLTS

ELECTRICAL NOTES

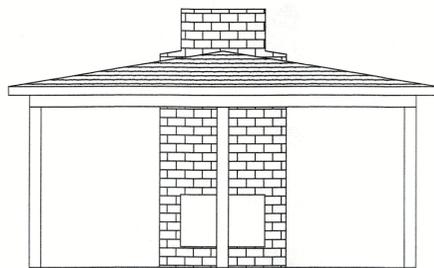
- 1 ALL ELECTRICAL WORK TO BE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE NEW YORK BUREAU OF FIRE UNDERWRITERS, THE NATIONAL ELECTRICAL CODE, AND ALL OTHER STATE AND LOCAL CODES AND REQUIREMENTS.
- 2 THE CONTRACTOR IS TO PROVIDE A NY BOARD OF FIRE UNDERWRITERS CERTIFICATE TO THE OWNER UPON COMPLETION OF THE WORK.
- 3 G.F.I. CIRCUITS AND OUTLETS TO BE PROVIDED AS REQUIRED BY CODE.



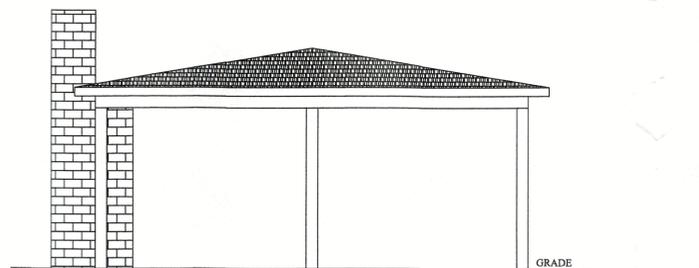
FRAMING PLAN
1/4" = 1'



TYPICAL SECTION
1/4" = 1'



SOUTH ELEVATION
1/4" = 1'



WEST ELEVATION
1/4" = 1'

PROPOSED 18' X 20' PAVILLION



PLOT PLAN
1" = 20'

THESE PLANS SHOWING THE PROPOSED RESIDENTIAL BUILDING ALTERATION AND ADDITION HAVE BEEN PREPARED UNDER THE SUPERVISION OF THE UNDERSIGNED.

Revision/Issue	Date



R.R.F.
ROBERT R FISENNE PE #072997

Project Name and Address
PROPOSED PAVILLION
300 ARCHER STREET
FREERPORT, N.Y.
sec 62, blk 129, lot 15

Project 0243432
Date 9/08/2023
Scale AS NOTED

Sheet
A.1

FNAME

REVDATE

USER



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CLERK OF THE VILLAGE OF FREEPORT, NY

INC. VILLAGE OF FREEPORT

Department of Buildings

46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520

(516) 377-2242

FAX (516) 377-2493

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

ROBERT T. KENNEDY
MAYOR

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

October 10, 2023
LETTER OF DENIAL

Olga Weiss
11 Mayfair Court
Freeport, NY 11520

RE: 11 Mayfair Court, Freeport, NY
Zoning District – Res. AA Sec. 54 Blk. B , Lot 555
Building Permit Application #20233494
Description– Proposed rear addition 1st and 2nd floor (1,505 SF) and finished cellar (613 SF)

Dear Sir/Madam:

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

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.

Village Ordinance §210-31. Building height; sky exposure plane.

A. No dwelling shall exceed 35 feet in height nor have more than three stories, and no structure of any kind shall be erected to a height in excess of 40 feet, except that this provision shall not apply to restrict the height of a church spire or belfry or of a monument, flagpole, water tank, elevator bulkhead, or stage tower or home television or radio receiving aerial. No building shall penetrate the sky exposure plane, except for those portions as permitted in § 210-3. No accessory building and/or detached garage shall exceed 15 feet in height if erected with a roof pitched less than six units vertically to 12 units horizontally, and 20 feet in height if erected with a roof pitched six units vertically to 12 units horizontally or steeper.

B. The following sky exposure planes shall apply:

- (1) Along front and rear property lines, a SEP pitch of one unit vertical to one unit horizontal.
- (2) Alongside property lines, a SEP pitch of 1.5 units vertical to one unit horizontal.

RE: 11 Mayfair Court

Village Ordinance §210-35. Required Yards

A. Yards of the following depths or widths shall be provided for the principal building on the lot:

(3) Side yards width: minimum 10 feet; the sum of the width of the two side yards shall, at minimum, equal 25% of the lot width. According to the plans that you have submitted indicates that you have a side yard of 9.1 ft and 6.3 ft to cellar entry.

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.

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. Murras
Superintendent of Buildings
Daniela Hernandez, Plans Examiner
c: Village Clerk

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VILLAGE OF FREEPORT, NY

SITE PLAN APPROVAL NEEDED

Yes X No _____

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. 20233494

Location: 11 Mayfair Court

Applicant: Olga Weiss

Description: Description— Proposed rear addition 1st and 2nd floor (1,505 SF) and finished cellar (613 SF)

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

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

REASON(S) FOR DETERMINATION

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

A) _____

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

Dated: October 10, 2023

Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings

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



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VILLAGE OF FREEPORT, NY

SEC. 34 BLK. B LOT. 555 + 635

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 Olga Weiss
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)
11 Mayana Ct Freeport NY 11520

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 11 Mayana Ct Freeport NY 11520 **Land Map of Nassau County**
and that the interest which the applicant has in the property concerned is that of OWNER
Sec. 34 Blk. B Lot(s) 555 + 635

Obtain reason for
denial from
Department of
Buildings.

3. That (the applicant) (the applicant's duly authorized SARAH COSTA per to RJS) on or about the 4th day of October 2023, 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:
Proposed Rear Addition

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

4. That on or about the 10th day of October, 2023, the Department of Buildings denied said application; upon information and belief that the reason for said denial was as follows:
size of porch? size yard setback

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 Addition

Describe fully and
clearly the use
desired.

6. That said premises are now being used as follows: Residential Single Fam Dwelling

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:
Residential Single Fam Dwelling

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:

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: would like to have space for my family

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

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: November 17th, 2023



BY: Salvatore Coscia

ITS: Applicant

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 Salvatore Coscia parents R US named in the foregoing application, being duly sworn, depose and say that I read the foregoing application subscribed by _____ 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 17th day
of November 23


Signature of Applicant

Notary Public Lisa A. Coscia
LISA A. COSCIA
NOTARY PUBLIC - STATE OF NEW YORK
No. 01CO6385809
Qualified in Nassau County
Commission Expires January 14, 2027

**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.

Nov. 17th, 2023
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 Olya Weiss being duly sworn, depose and say:

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VILLAGE OF FREEPORT

That he/she (the owner of 11 Hampton Ct) (is the _____) of _____ the property concerned is correct to the best of the knowledge of deponent _____.)

That the owner Salvatore Coscia Olya Weiss consents to the granting of the authority sought in the above application.

Sworn to before me this 17th day
of November 20 23


Signature

Notary Public Lisa A. Coscia

LISA A. COSCIA
NOTARY PUBLIC - STATE OF NEW YORK
No. 01CO6385809
Qualified in Nassau County
Commission Expires January 14, 2027

617.20
Appendix B
Short Environmental Assessment Form

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CLERK
VILLAGE OF FREEPORT, NY

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project:			
Project Location (describe, and attach a location map): 11 MAYFAIR CT FREEPORT, NY 11520			
Brief Description of Proposed Action: PROPOSED SECOND FLOOR ADDITION			
Name of Applicant or Sponsor: OLGA WEISS		Telephone:	
		E-Mail:	
Address: 11 MAYFAIR CT			
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 X YES
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO X YES
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

NOV 28 2023

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

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	X	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	X	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	X	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: _____	Date: <u>6/4/23</u>	
Signature: <u>Olyvia Ceteris</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?		
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)?		

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. _____

Filing Date _____

Application for Erection of Buildings or Alterations

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

I. LOCATION OF BUILDING	AT (LOCATION)	11 MAYFAIR CT	ZONING DISTRICT	
		(No.) (Street)		
	BETWEEN	MAYFLOWER CT	AND	SUNRISE HWY
		(Cross Street)		(Cross Street)
	SECTION	54	BLOCK	B
			LOT	555 & 655
			APPROX. LOT SIZE	97.73 124
				X
			LOT AREA	9473

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

<p>A. TYPE OF IMPROVEMENT</p> <p>1 New building</p> <p>2 <input checked="" type="checkbox"/> Addition-Alteration (If residential, enter number of new housing units added. If non-residential, none)</p> <p>3 Swimming Pool</p> <p>4 Repair (replacement)</p> <p>5 Sillhead (New, Repair)</p> <p>6 Fence</p> <p>7 Moving (relocation)</p>	<p>B. PROPOSED OR EXISTING USE</p> <p style="text-align: center;">RESIDENTIAL</p> <p>11 <input checked="" type="checkbox"/> One Family</p> <p>12 Two families</p> <p>13 Apartment - Enter No. of Units _____</p> <p>14 Transient hotel, motel, or dormitory - Enter No. of Units _____</p> <p>15 Garage or Accessory Structure</p> <p>16 Other - Specify _____</p> <p style="text-align: center;">NON RESIDENTIAL - Complete Part "E"</p> <p>17 Industrial</p> <p>18 Office, bank, professional</p> <p>19 Store, mercantile</p> <p>20 Church, other religious</p> <p>21 Hospital, institutional</p> <p>22 Other - Specify _____</p>
<p>C. COST</p> <p>10 TOTAL COST OF IMPROVEMENT \$ <u>100,000</u></p>	<p>D. DESCRIPTION OF PROJECT</p> <p style="text-align: center;">PROPOSED REAR ADDITION</p> <hr/> <hr/> <hr/>

III. IDENTIFICATION -- To be completed by all applicants

	NAME	MAILING ADDRESS -- Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	OLGA WEISS	11 MAYFAIR CT FREEPORT, NY 11520	347-364-2000
2. ^{TBD} Contractor			
3. Architect or Engineer	JOSEPH BELLO	6334 NORTHERN BLVD EAST NORWICH, NY 11732	516-308-4646

IV. OWNER - CONTRACTOR STATEMENT **V. FLOOD ZONE**

<p>Building permit is issued subject to the provisions of Section 57 of the Workmen's Compensation Law.</p> <p>Workmen's Compensation Certificate No. _____ Company _____ Exp. Date _____</p> <p style="text-align: center;">RECEIVED</p> <p style="text-align: center;">NOV 8 2013</p> <p>Contractor or Owner _____ (Print)</p> <p>Address _____</p> <p>Phone _____</p> <p>State of New York <u>VILLAGE OF FREEPORT, NY</u></p> <p>County of Nassau</p> <p><u>OLGA WEISS</u> being duly sworn, says that <u>SHE</u> (He or She) is the contractor or owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of <u>SHE</u> (He or Her) knowledge and belief and agrees to conform to all applicable laws of this jurisdiction.</p> <p>Sworn to before me this <u>4th</u> day of <u>October</u> 20<u>13</u></p> <p style="text-align: center;">LISA AZCOSCIA PUBLIC OFFICER STATE OF NEW YORK</p>	<p>IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE? YES _____ NO <u>X</u> IF YES, WHICH ZONE? _____</p> <p>IS PROJECT TO REPAIR FLOOD DAMAGE? YES _____ NO <u>X</u></p> <p>PROJECT DESCRIPTION</p> <p>Total/First Flr Square Feet <input style="width: 80%;" type="text"/></p> <p>Upper Flrs Square Feet <input style="width: 80%;" type="text"/></p> <p># of Fixtures <input style="width: 80%;" type="text"/></p> <p># of Floors <input style="width: 80%;" type="text"/></p>
---	---

ADDITIONS AND ALTERATIONS TO ONE FAMILY DWELLING

**FREERPORT
NEW YORK**

**BELLO
Architects**

6334 Northern Boulevard
East Norwich, New York 11732

11 Broadway - Suite 3
Amityville, New York 11701

516.308.4646 Phone
516.813.0924 Fax
info@JoeBelloArchitects.com
www.JoeBelloArchitects.com

DATE ISSUED:
10-02-2023 - Issued For DOB Filing

GENERAL NOTES:

THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE FULL SET OF CONTRACT DOCUMENTS, AND CONTACT ARCHITECT IN WRITING OF ANY CLARIFICATIONS NEEDED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

THE WORK UNDER THIS CONTRACT SHALL CONSIST OF ALL LABOR, INSTALLATION, MATERIALS AND EQUIPMENT REQUIRED AND NECESSARY TO PERFORM ALL WORK AS SHOWN ON THE DRAWINGS SPECIFIED HEREIN AND AS REQUIRED BY CONDITIONS AT THE SITE.

ANY ITEM OF WORK NECESSARY FOR PROPER COMPLETION OF CONSTRUCTION, WHICH IS NOT SPECIFICALLY COVERED ON THE DRAWINGS OR IN THE SPECIFICATIONS, SHALL BE CONSIDERED INCLUDED IN THIS WORK AND SHALL BE PERFORMED IN A MANNER DEEMED GOOD PRACTICE OF THE TRADE INVOLVED.

ALL WORK SHALL CONFORM TO:
THE 2020 BUILDING CODE OF NEW YORK STATE
THE 2020 RESIDENTIAL CODE OF NEW YORK STATE
THE 2020 FIRE CODE OF NEW YORK STATE
THE 2020 ENERGY CONSERVATION CODE OF NEW YORK STATE
THE 2020 PLUMBING CODE OF NEW YORK STATE
THE 2020 FUEL GAS CODE OF NEW YORK STATE
ALL OTHER LOCAL CODES AND AGENCIES HAVING JURISDICTION.

ALL NEW CONSTRUCTION SHALL CONFORM TO AMERICAN WOOD COUNCIL, 2018 WOOD FRAME CONSTRUCTION MANUAL FOR 1 & 2 FAMILY DWELLINGS

ALL ELECTRICAL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2020 NATIONAL ELECTRICAL CODE (NFPA70) AND THE BUILDING CODES OF NEW YORK STATE.

ALL PLUMBING WORK SHALL CONFORM TO THE 2020 PLUMBING CODE OF NEW YORK STATE REQUIREMENTS AND ALL OTHER LOCAL CODES, ORDINANCES AND AGENCIES HAVING JURISDICTION AND TO THE STANDARDS OF THE LOCAL COUNTIES HEALTH DEPARTMENT.

THE HVAC SUBCONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE INSTALLATION OF ALL HVAC EQUIPMENT AS NOTED ON THE DRAWINGS. ALL WORK SHALL BE IN COMPLIANCE WITH NEC, NEMA, NATIONAL PLUMBING CODE, ASME AND ASHRAE SPECIFICATIONS, INCLUDING ALL EQUIPMENT, FIXTURES, MATERIALS, ETC. REQUIRED BY STATE AND LOCAL CODES.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE APPLICABLE FILING OF ALL APPLICATIONS, PERMITS, DOCUMENTS, INSURANCE, ETC. WITH ALL REGULATORY AGENCIES AS REQUIRED IN CONNECTION WITH THIS WORK.

CONTRACTOR TO PROVIDE DETAILED PRICE BREAKDOWN. OWNER TO PROVIDE BUILDING PERMIT, SURVEY AND FINAL SURVEY.

IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND EACH OF HIS SUBCONTRACTORS, TO VISIT THE SITE PRIOR TO SUBMISSION OF HIS BID TO FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS. NO ADDITIONAL ALLOWANCES, OR EXTRA CHARGES, WILL BE PERMITTED BECAUSE OF HIS FAILURE TO PERFORM THE AFORESAID SITE VISIT.

THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PROVIDING ALL SITE AND SAFETY PROTECTION (FENCING, BARRIERS, ETC.) DURING CONSTRUCTION IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES (OSHA, ETC.) TO PROVIDE FOR THE SAFETY OF THE PUBLIC AND THE PROTECTION OF THE SITE AND BUILDINGS.

THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IF ANY DISCREPANCY OCCURS BETWEEN ACTUAL FIELD CONDITIONS AND DRAWINGS. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION.

THE GENERAL CONTRACTOR SHALL CONFIRM AND VERIFY EXISTING BEARING CONDITIONS BEFORE PROCEEDING WITH THE WORK.

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS CONFIRMED BY FIELD CONDITIONS TAKE PRECEDENCE. IF DISCREPANCY ARISES BASED ON FIELD CONDITIONS CONSULT WITH ARCHITECT'S OFFICE BEFORE PROCEEDING WITH WORK OR ORDERING MATERIALS.

THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ANY EXISTING DRYWELLS, CESSPOOLS, SEPTIC TANKS AND UTILITIES, UNDERGROUND PIPING OR STRUCTURES THAT MAY INTERFERE WITH NEW WORK OR DEMOLITION AND TO PROTECT SAME FROM ANY DAMAGE. THE REPAIR OF ANY DAMAGE DUE TO NEW CONSTRUCTION OR DEMOLITION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

NOTIFY ALL CORPORATIONS, ADJACENT PROPERTY OWNERS, UTILITY COMPANIES AND/OR LOCAL AUTHORITIES DURING CONDUIT, WIRES, PIPES OR OTHER UTILITIES RUNNING TO OR ON THE PROPERTY OR IN THE AREAS AFFECTED BY THIS CONSTRUCTION AND / OR OTHERWISE REQUIRED BY THE TOWN OR LOCAL AGENCIES HAVING JURISDICTION. CAP ALL ABANDONED UTILITY LINES IN ACCORDANCE WITH THE INSTRUCTIONS FROM UTILITY COMPANIES OR LOCAL AUTHORITIES HAVING JURISDICTION.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DEMOLITION, EXCAVATION, CARTING, REFUSE AND THE LEGAL DISPOSAL OF SAME AS REQUIRED TO ALLOW FOR NEW CONSTRUCTION AND REMOVAL OF ALL DEBRIS FROM THE SITE.

DISPOSE OF ALL (IF ANY) HAZARDOUS MATERIAL OR ASBESTOS IN AN APPROVED MANNER AS REQUIRED BY FEDERAL, STATE AND LOCAL AGENCIES INCLUDING THE EPA.

THE CONTRACTOR SHALL KEEP THE CONSTRUCTION AREA FREE FROM ACCUMULATION OF ALL WASTE MATERIALS OR RUBBISH CAUSED BY HIS OPERATIONS. AT THE COMPLETION HE SHALL REMOVE HIS WASTE MATERIAL AND RUBBISH FROM THE PREMISES AND SITE AS WELL AS ALL HIS TOOLS, CONSTRUCTION EQUIPMENT AND SURPLUS MATERIALS AND SHALL CLEAN ALL GLASS SURFACES AND LEAVE THE WORK "BROOM CLEAN".

THE GENERAL CONTRACTOR IS TO COORDINATE WITH THE OWNER FOR INSTALLATION OF THE OWNER'S SECURITY, TELEPHONE, OR OTHER A/V SYSTEMS AND SHALL COOPERATE WITH THE OWNER'S INDEPENDENT CONTRACTORS. THE GENERAL CONTRACTOR SHALL PROVIDE ADVANCED NOTICE TO THE OWNER AS TO WHEN TO SCHEDULE INSTALLATION SO AS NOT TO DELAY COMPLETION OF THE PROJECT.

CONTRACTOR SHALL INSTALL AS PER OWNER'S DIRECTION ANY AND ALL INTERCOM, TELEPHONE, LAN, VLAN, SPEAK, ALARM, COMPUTER, AND/OR CABLE WIRING IN WALLS PRIOR TO SHEETROCKING.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY ITEM OF EXISTING CONSTRUCTION THAT IS TO REMAIN OR THAT IS DAMAGED DURING NEW CONSTRUCTION.

THE GENERAL CONTRACTOR SHALL PROVIDE FOR ALL PROPER BRACING, SHEETPIILING, SHORING, DE-WATERING, ETC., AND THE PROTECTION AND SUPPORT OF THE EXISTING AND ADJACENT STRUCTURES AND TREES THAT ARE TO REMAIN. PROVIDE FOR ALL UNDERPINNING AS REQUIRED DUE TO FIELD AND PROJECT CONDITIONS.

ALL WORK SHALL BE ACCURATELY FRAMED PLUMB, LEVEL AND TRUE, WELL SPIKED AND NAILED AND ANCHORED TOGETHER TO FORM A RIGID STRUCTURE AND TO INSURE EVEN SETTLEMENT AND SHRINKAGE THROUGHOUT.

ANY DAMAGE TO ANY EXISTING PAVEMENTS (INCLUDING PUBLIC STREETS) OR STRUCTURES TO REMAIN MUST BE REPAIRED TO THEIR ORIGINAL CONDITION OR REPAIRED BY THE GENERAL CONTRACTOR AT NO EXTRA COST TO THE OWNER.

RESECURE AND PROPERLY SUPPORT ALL EXISTING FRAMING AND ALL OTHER CONSTRUCTION THAT MAY BE AFFECTED BY NEW CONSTRUCTION.

CONTRACTOR TO RESTORE ANY PORTION OF HOUSE DAMAGED DURING ALTERATION.

ALL MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND/OR INSTRUCTIONS.

PRIOR TO ORDERING WINDOWS, CONTRACTOR TO VERIFY ALL DOOR/WINDOW OPENINGS.

CONTRACTOR SHALL BE FULLY COVERED BY WORKMAN'S COMPENSATION INSURANCE AND SUCH INSURANCE AS MAY BE REQUIRED BY LOCAL LAWS.

CONTRACTORS SHALL GUARANTEE FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL COMPLETION, AND ACCEPTANCE BY THE OWNER, ALL WORK PERFORMED UNDER THEIR RESPECTIVE CONTRACTS.

CONTRACTORS AT TIME OF COMPLETION OF WORK, WHERE APPLICABLE OBTAIN FIRE UNDERWRITERS CERTIFICATE FOR ELECTRICAL WORK AND BUILDING DEPARTMENT ACCEPTANCE AS MAY BE REQUIRED BY THEIR RESPECTIVE TRADES.

CONTRACTOR TO EXPEDITE THE WORK AND ESTABLISH WITH THE OWNER A COMPLETION DATE.

ALL WORK LISTED ON THE CONSTRUCTION NOTE SHEETS AND SHOWN OR IMPLIED ON ALL DRAWINGS SHALL BE SUPPLIED BY THE CONTRACTOR WHOSE BUILDING TRADE STATUS STANDARDLY REQUIRES SAME.

DURING THE COURSE OF CONSTRUCTION IF MODIFICATIONS TO THE DESIGN OCCUR AS A RESULT OF CLIENT, ARCHITECT, ETC. THE CONTRACTOR SHALL SUBMIT TWO WRITTEN COPIES OF A CHANGE ORDER WITH THE AMENDED PRICE. CONTRACTOR SHALL NOT CONTINUE WITH ANY CHANGES UNTIL HE RECEIVES WRITTEN AUTHORIZATION FROM THE OWNER.

THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CHANGES TO THIS PROJECT MADE BY OWNER, GENERAL CONTRACTOR OR ANY SUBCONTRACTOR OR MATERIAL SUPPLIER UNLESS PROPERLY AUTHORIZED, IN WRITING, BY THE ARCHITECT.

THERE IS NO OBLIGATION FOR THE ARCHITECT TO PRODUCE CERTIFICATION LETTERS REQUIRED BY THE MUNICIPALITY.

THESE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT FOR THIS PROJECT ARE THE ARCHITECT'S INSTRUMENTS OF SERVICES WHICH ARE LICENSED TO THE OWNER FOR THE SOLE USE WITH RESPECT TO THIS PROJECT. THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVE RIGHTS, INCLUDING THE COPYRIGHT.

THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE PERFORMANCE OR THE WORK OF THE GENERAL CONTRACTOR, OWNER OR ANY OTHER SUBCONTRACTORS NOR SHALL HE GUARANTEE THEIR PERFORMANCE.

THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK SINCE THESE ARE SOLELY THE GENERAL CONTRACTOR'S RESPONSIBILITY UNDER THE CONTRACT FOR CONSTRUCTION. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE GENERAL CONTRACTOR'S SCHEDULES OR FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF ACTS OR OMISSIONS OF THE GENERAL CONTRACTOR, SUBCONTRACTORS OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.

CONCRETE & FOUNDATIONS:
DESIGN STRENGTH OF 28-DAY CONCRETE SHALL BE 3,000 PSI MINIMUM. GARAGE SLABS TO BE 5,000 PSI AIR-ENTRAINED. ALL CONCRETE SHALL HAVE A MAXIMUM AGGREGATE SIZE OF 3/4" MINIMUM CEMENT CONTENT OF 560 LBS/CU YD AND A MAXIMUM SLUMP OF 4". ALL CONCRETE (CONTROLLED STONE OR GRAVEL) AND REINFORCED CONCRETE WORK SHALL CONFORM TO ACI-318 SPECIFICATIONS, LATEST EDITION. CONCRETE SHALL BE AIR-ENTRAINED (6%) WHERE EXPOSED.

CONTRACTOR TO PROVIDE CYLINDER SAMPLES (3 PER TRUCK) TO BE SENT TO A TESTING LAB TO BE BROKEN OPEN AND TESTED AT 7, 14 AND 28 DAYS RESPECTIVELY. NOTIFY ARCHITECT OF RESULTS WITHIN 24 HOURS OF OBTAINING SAME. CONTRACTORS TO SUBMIT DELIVERY RECEIPTS INDICATING THE VOLUME AND STRENGTH OF CONCRETE DELIVERED.

ALL REINFORCING, AS REQUIRED, SHALL BE MINIMUM GRADE 60 CONFORMING TO ASTM A-615.

PROVIDE EXPANSION, CONTROL AND CONSTRUCTION JOINTS AS REQUIRED BY APPLICABLE SECTIONS OF ACI 301-84.

THE EXCAVATION FOR ALL FOOTINGS SHALL HAVE LEVEL, SOLID AND UNDISTURBED BOTTOMS. ALL FOOTINGS SHALL BEAR ON VIRGIN, UNDISTURBED SOIL, MINIMUM DEPTHS AS PER DRAWINGS. SOIL BEARING CAPACITY IS ASSUMED AS 2,000 PSF MINIMUM. THE CONTRACTOR SHALL VERIFY SAME IN THE FIELD.

MAXIMUM SLOPE BETWEEN BOTTOMS OF FOOTINGS SHALL BE 30 DEGREE ANGLE OR REPOSE

FOOTING ELEVATIONS SHOWN ON FOUNDATION PLAN ARE BASED ON AND CONSTITUTE THE BEST AVAILABLE INFORMATION. IT MAY BE NECESSARY TO ADJUST FOOTINGS DEPTH DUE TO FIELD CONDITIONS IN ORDER TO REACH ADEQUATE BEARING MATERIAL. THE CONTRACTOR SHALL NOT BE CONSTRUCTED UNTIL SOIL, PREPARED FOR BEARING, HAS BEEN VERIFIED BY THE ARCHITECT AND THE AUTHORITIES HAVING JURISDICTION.

NO HORIZONTAL CONSTRUCTION JOINTS WILL BE PERMITTED IN WALLS, BUTTRESSES, OR FOOTINGS UNLESS SPECIFICALLY SHOWN.

WHERE SLAB ON GRADE IS SUPPORTED ON BACKFILL, THE FILL SHALL BE COMPACTED IN LAYERS NOT EXCEEDING 8" TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY PER ASTM D-1557. FILL MATERIAL SHALL BE LIMITED TO WELL GRADED SAND OR SAND AND GRAVEL MIXTURE WITH LESS THAN 10 TO 15% FINES PASSING THE NO. 200 SIEVE AND A MAXIMUM GRAVEL SIZE OF 3".

CONCRETE SLABS ON GRADE SHALL BE POURED OVER 10 MIL THICK CLEAR POLYETHYLENE FILM VAPOR BARRIER OF TYPE RECOMMENDED FOR BELOW GRADE APPLICATION.

ALL SUBGRADE FOUNDATION WALLS FOR CRAWL SPACES OR CELLARS TO BE TREATED WITH TUFF-N-DRI 88 DAMP-PROOFING BY TREMCO OR APPROVED EQUAL. INSTALLED PER MANUFACTURER'S INSTRUCTIONS

SPREAD FOOTINGS SHALL BE LOCATED SUCH THAT WALLS AND COLUMNS ARE CENTERED OVER FOOTINGS IN BOTH DIRECTIONS UNLESS OTHERWISE NOTED ON THE PLAN.

STANDARD PROCEDURES OF FROST PROTECTION FOR FOOTINGS AND FOOTING EXCAVATIONS SHALL BE USED FOR WINTER CONSTRUCTION. BACKFILLING OF FOOTING EXCAVATIONS SHALL BE DONE AS SOON AS POSSIBLE TO PROTECT FOOTINGS FROM FROST ACTION.

SPREAD FOOTINGS, UNLESS OTHERWISE NOTED, SHALL BE 8" DEEP X 16" THICK, REINFORCED WITH (2) CONTINUOUS # 5 REBAR @ BOTTOM, MIN 3" CLEAR OF EARTH.

SLAB ON GRADE, UNLESS OTHERWISE NOTED, SHALL BE 4" THICK, REINFORCED WITH ONE LAYER OF 6X6 W2.9X2.9 WELDED WIRE FABRIC CONFORMING TO ASTM A-185.

WELDED WIRE FABRIC FOR CONCRETE SLABS ON GRADE SHALL BE PLACED 2" BELOW TOP OF SLAB. LAP SPICE OVERLAP LENGTH TO BE 8" AND SHALL BE MEASURED BETWEEN THE OUTERMOST CROSS WIRES OF EACH FABRIC SHEET.

BOTTOM OF FOOTING SHALL BE CARRIED DOWN AT LEAST 3 FT. BELOW LOWEST LEVEL OF ADJOINING GROUND OR PAVEMENT SURFACE AND TO BE PLACED ON INORGANIC UNDISTRESSED SOIL W/ A MIN BEARING CAPACITY OF 2000 PSF UNLESS OTHERWISE NOTED.

CONTRACTOR TO PROVIDE AND COORDINATE INSTALLATION OF ALL SLEEVES REQUIRED TO ACCOMMODATE PLUMBING, MECHANICAL AND ELECTRICAL TRADES.

BRACE ALL FOUNDATION WALLS AS REQUIRED PRIOR TO BACKFILLING.

DO NOT BACKFILL AGAINST FOUNDATION WALLS UNLESS THEY ARE PROPERLY BRACED BY FLOOR SLABS, TEMPORARY SHORING, OR BALANCED FILL. PROVIDE 15# FELT MEMBRANE OVER TOWELED ON MASTIC FOR DAMP-PROOFING ON ALL FOUNDATION WALLS, WHERE INDICATED ON DRAWINGS.

UPON BACKFILLING FOUNDATION, CHEMICALLY TREAT SOIL FOR TERMITES PROTECTION IN ADDITION TO PROVIDING TERMITE SHIELDS AND WOLMANIZED SILLS.

WITH A MIN. 2X6 SILL PLATE USE 5/8" ANCHOR BOLTS TYPICAL 40" O.C. (24" O.C. FOR SLAB-ON-GRADE) AND MAX. 12" FROM EACH CORNER. 7" EMBEDMENT MIN. USE 3" X 3" X 5/16" SQ. WASHER PLT. SEE PLANS FOR CORNER HOLD DOWN (HD) DESIGNATION

STRUCTURAL WORK:
REMOVE AND REPLACE ANY AND ALL DAMAGED, ROTTED OR OTHERWISE UNSOUND FRAMING. REPLACEMENT FRAMING MUST BE OF PROPER SIZE AND BEARING TO SUPPORT ANY AND ALL LOADS IMPOSED.

DIMENSIONS SHOWN ON THESE PLANS ARE NOMINAL. CONTRACTOR SHALL FIELD VERIFY ACTUAL DIMENSIONS. DIMENSIONS FOR FRAMING ARE FOR ROUGH FRAMING.

CONTRACTOR TO PROVIDE ANY UNDERPINNING, AND / OR TEMPORARY SHORING, REQUIRED FOR THE ADEQUATE EXECUTION OF THE JOB.

THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE AISC "MANUAL OF STEEL CONSTRUCTION, LATEST EDITION, MATERIALS AS FOLLOWS:

STRUCTURAL STEEL: ASTM A572, GR50
BARS, PLATES, ANGLES, MISC: ASTM A36
SQ. STEEL TUBING: ASTM A500, GRADE B
BOLTS: ASTM A325
ANCHOR BOLTS: ASTM A307
WELDING ELECTRODE: ASTM E70XX

ALL WELDING SHALL CONFORM TO AWS CODE FOR ARC AND GAS WELDING IN BUILDING CONSTRUCTION AND BE PERFORMED BY WELDERS CERTIFIED IN ACCORDANCE W/ AWS STANDARDS.

PLACE ALL BEAMS W/ CAMBER BOWING UP

ALL NEW ROOF JOISTS, HEADERS AND TRIMMERS AND OTHER HORIZONTAL WOOD MEMBERS SHALL BE SET WITH THE CROWN EDGE UPWARD.

PROVIDE 1" +/- NON SHRINK GROUT BELOW ALL BEARING AND BASE PLATES

ALL PIPE AND/OR LALLY COLUMNS TO BE SECURELY BOLTED, LEVELED WITH STEEL SHIMS AND PACKED TIGHT WITH NON-SHRINK GROUT.

JOIST HANGERS, HOLD DOWN CLIPS, ETC. SHALL BE SIMPSON STRONG-TIE CO., INC., OR APPROVED EQUAL (SECURED WITH ANNUAL NAILS, ETC. AS PER MANUFACTURER'S SPECIFICATIONS) FOR ALL FLUSH STRUCTURAL CONNECTIONS. PROVIDE SADDLE-TYPE, HEAVY DUTY BEAM HANGERS AS REQUIRED. ALL EXTERIOR CONNECTORS, FASTENERS, ETC. SHALL BE STAINLESS STEEL. PROVIDE WELDED STEEL CONNECTIONS FOR ALL FRAMING HANGERS, ETC. AT STEEL BEAMS, COLUMNS, ETC.

ALL WOOD FRAMING SHALL BE CONSTRUCTED AND INSTALLED AS PER "NATIONAL DESIGN STANDARDS FOR WOOD CONSTRUCTION", LATEST EDITION.

ALL STRUCTURAL WOOD FRAMING, UNLESS OTHERWISE NOTED, SHALL BE MINIMUM DOUGLAS FIR NO. 2 OR BETTER WITH BASE DESIGN MINIMUM FB 850 PSI; FV = 75 PSI; FC (PCRB) = 1,250 PSI; E = 1,300,000 PSI (SEE PLANS FOR ADDITIONAL NOTES AND REQUIREMENTS).

ALL LUMBER SHALL BE PROPERLY SEASONED AND SHALL BE NEW UNLESS OTHERWISE APPROVED BY THE ARCHITECT. ALL LUMBER SHALL BE FREE FROM KNOTS, SHAKES, ROT, FUNGUS, OR OTHER DEFECTS.

ALL BEAMS SHALL BE PROPERLY ANCHORED AS REQUIRED. PROVIDE PREFABRICATED GALVANIZED STEEL HANGERS AT ALL FLUSH FRAMED MEMBERS. HANGERS SHALL BE THE APPROPRIATE SIZE FOR THE SUPPORTED MEMBER WITH THE SPECIFIED NUMBER OF FASTENERS.

DOUBLE ALL FRAMING AROUND ALL OPENINGS UNLESS OTHERWISE NOTED.

PROVIDE AND INSTALL ALL FIRE STOPPING, CATS, BLOCKING, ETC. AT EXTERIOR WALLS AND BEARING WALLS AND AS REQUIRED BY CODE AND/OR JOB CONDITIONS AND IN ACCORDANCE WITH STANDARD ACCEPTABLE PRACTICE.

ALL NEW WINDOW AND DOOR OPENINGS SHALL HAVE STUDS TRIPLED ON JAMBS. THE INNER TWO STUDS SHALL BE CUT TO RECEIVE THE LINTEL OR HEADER OVER THE OPENING AND SHALL EXTEND IN ONE PIECE FROM LINTEL OR HEADER TO BEARING BELOW. THE OUTER STUD SHALL RUN IN ONE PIECE FROM SILL TO TOP PLATS.

ALL NOMINAL JOISTS SHALL BE CROSSBRIDGED WITH SOLID BRIDGING AND/OR 5/4" X 3" BRIDGING AS INDICATED AT MID-SPAN OR INTERVALS NOT TO EXCEED 8'-0" O.C. AND SECURELY NAILED AT EACH END. BRIDGING SHALL NOT BE NAILED UNTIL AFTER PARTITIONS ARE IN PLACE. PROVIDE SOLID BRIDGING BETWEEN JOISTS OVER GIRDERS AND PLATES OF BEARING PARTITIONS. METAL BRIDGING STRIPS MAY BE SUBSTITUTED AND INSTALLED ACCORDINGLY.

STRUCTURAL WOOD FRAMING USED IN EXTERIOR APPLICATIONS OR IN CONTACT WITH MASONRY OR CONCRETE SHALL BE ACC PRESSURE TREATED LUMBER.

NOMINAL SIZES OF LUMBER NOTED, ACTUAL NET SIZES USED FOR STRESS CALCULATIONS.

ALL DIMENSIONS ARE TO STUD FACES OR CENTERLINE OF BEAMS.

WOOD JOISTS SUPPORTED BY STEEL BEAMS TO BE CONNECTED TO 2"x 4" WOOD BLOCKING BOLTED TO STEEL BEAMS WITH (2) 1/2" DIAMETER BOLTS 4'-0" O.C. MINIMUM WOOD JOIST LAP IS 4'-0".

ALL FLUSH STEEL BEAMS TO BE TOPPED WITH A 2"x6" WOOD PLATE BOLTED TO STEEL BEAMS WITH (2) 1/2" DIAMETER BOLTS 4'-0" O.C.

DOUBLE JOIST UNDER ALL PARTITIONS PARALLEL TO SAME AND AROUND OPENINGS.

ALL FLOOR JOISTS SUPPORTING BATHROOM FIXTURES SHALL BE DOUBLED OR 12" O.C. WHICHEVER CONDITION IS DEEMED PRACTICAL IN THE FIELD.

LVL'S AND ENGINEERED WOOD I BEAM JOISTS TO BE AS MANUFACTURED BY TRUSS JOIST MACMILLIAN CORP OR EQUAL. LVL MEMBERS TO BE 1 3/4" WIDTHS OR SOLID PSI MEMBERS OF THE SAME SIZE. LVL'S SHALL HAVE A MINIMUM MODULUS OF ELASTICITY OF 1,300,000 PSI.

FITCH BEAMS SHALL BE CONSTRUCTED OF CONTINUOUS FULL LENGTH STL PLATES BOLTED TO WOOD MEMBERS WITH 5/8" DIA. BOLTS @ 12" O.C. STAGGERED, U.O.A.

PROVIDE NEW WOOD HEADERS MINIMUM (2) 2"x8" AT INTERIOR WALLS (NON-BEARING) AND AS PER DRAWINGS AT (2"x4" FRAMED) EXTERIOR AND INTERIOR BEARING WALLS WITH SOLID BEARING STUD SUPPORTS AT ALL NEW WINDOWS, DOORS, AND OPENINGS AS MAY BE REQUIRED BY EXISTING CONDITIONS AND NEW CONSTRUCTION UNLESS OTHERWISE SHOWN OR NOTED.

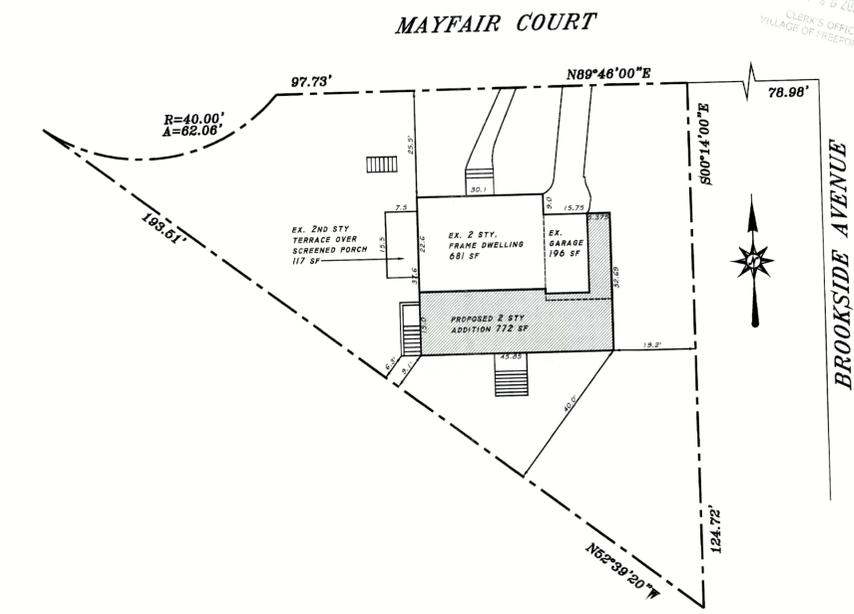
ALL PLYWOOD SHEATHING SHALL BE EXTERIOR GRADE C-D EXTERIOR, TYPE 1 EXPOSURE. APA STRUCTURAL (GRADE STAMPED) UNLESS OTHERWISE INDICATED. EXPOSED PLYWOOD SOFFITS SHALL BE A-C GRADE EXTERIOR, TYPE 1 PLYWOOD SHEATHING @ FLOORS TO BE 1/4" APA RATED. 48 / 24 SLOPED ROOFS AND WALLS SHALL BE SHEATHED WITH 1/2" APA RATED.

BUILDING PLAN REVIEW NOTE

VILLAGE OF FREERPORT BUILDING PLANS EXAMINER SHALL REVIEW THE ENCLOSED DOCUMENT FOR MINIMUM ACCEPTABLE PLAN SUBMITTAL REQUIREMENTS OF THE VILLAGE AS SPECIFIED IN THE BUILDING AND / OR RESIDENTIAL CODE OF THE STATE OF NEW YORK. THIS REVIEW DOES NOT GUARANTEE COMPLIANCE WITH THAT CODE. THE SEAL AND THE SIGNATURE OF THE DESIGN PROFESSIONAL HAS BEEN INTERPRETED AS AN ATTESTATION THAT TO THE BEST OF THE LICENSEE'S BELIEF AND INFORMATION, THE WORK IN THE DOCUMENT IS:

ACCURATE
CONFORMS WITH GOVERNING CODES APPLICABLE AT THE TIME OF SUBMISSION
CONFORMS WITH REASONABLE STANDARDS OF PRACTICE AND WITH THE VIEW TO THE SAFEGUARDING OF LIFE, HEALTH, PROPERTY AND PUBLIC WELFARE
THE RESPONSIBILITY OF THE LICENSEE
COMPLIES WITH THE 2020 BUILDING CODE OF NEW YORK STATE, THE 2020 RESIDENTIAL CODE OF NEW YORK STATE, THE 2020 FIRE CODE OF NEW YORK STATE, THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE OF NEW YORK STATE, THE 2020 PLUMBING CODE OF NEW YORK STATE, THE 2020 FUEL GAS CODE OF NEW YORK STATE.

I, JOE BELLO, VERIFY THAT THE PROPOSED STRUCTURAL DESIGN IS ADEQUATE AND CODE-COMPLYING. ELECTRIC TO BE UPGRADED AS REQUIRED AS RECOMMENDED BY LICENSED ELECTRICIAN. NEW PLUMBING AND MECHANICALS TO ALL BE CODE-COMPLYING AND INSTALLED BY A LICENSED PLUMBER.



Site Plan

SCALE: 1" = 20'

INFORMATION TAKEN FROM SURVEY PREPARED BY:
CHRISTOPHER HENN LAND SURVEYOR
HAUPTPAUGE, NEW YORK
DATED: JUNE 5, 2023

ZONING ANALYSIS				VILLAGE OF FREERPORT
11 MAYFAIR COURT, FREERPORT, NEW YORK 11520				RESIDENCE: AA
ISSUE	REQUIRED/ PERMITTED	EXISTING	PROPOSED	REMARKS
LOT AREA	7,500 SQ. FT.	9,473 SQ. FT.	9,473 SQ. FT.	NO CHANGE
MIN. FRONT WIDTH	75.0 FT.	129.00 FT.	129.00 FT.	NO CHANGE
LOT COVERAGE	25% = 2,368.25 SQ. FT.	EX. DWELLING = 681.0 SF EX. GARAGE = 196.0 SF EX. SCR. PORCH = 117.0 SF ALL STRUCTURES = 994.0 SF = 10.50%	EX. DWELLING = 681.0 SF EX. GARAGE = 196.0 SF EX. SCR. PORCH = 117.0 SF PROP. ADDITION = 772.0 SF ALL STRUCTURES = 1,769.0 SF = 18.64%	COMPLIES
FLOOR AREA RATIO	40% / 3,789.20 SF.	EX. FIRST FLOOR = 681.0 SF EX. SECOND FLOOR = 562.0 SF ALL STRUCTURES = 1,243 SF = 13.12%	EX. FIRST FLOOR = 681.0 SF EX. SECOND FLOOR = 562.0 SF PROP. FIRST FLOOR = 610.0 SF PROP. SECOND FLR = 895.0 SF PROP. FIN. CELLAR = 613.0 SF ALL STRUCTURES = 3,381.0 SF = 35.48%	COMPLIES
FRONT YARD MIN.	25.0 FT. AVG. WITHIN 200 FT.	25.5 FT.	25.5 FT.	NO CHANGE
SIDE YARD MIN.	10.0 FT.	21 FT. TO DWELLING	9.1 FT. TO DWELLING 6.3 FT. TO CELLAR ENTRY	VARIENCE REQUIRED
SIDE YARD AGG.	25% LOT WIDTH 0.59429 0 FT. = 32.25 FT.	45.5 FT.	28.3 FT. TO DWELLING 25.5 TO CELLAR ENTRY	VARIENCE REQUIRED
MIN. REAR YARD	20% LOT DEPTH 24.94 FT.	45.0 FT.	40.0 FT.	COMPLIES
MAX. HEIGHT	3 STORIES 35 FT.	2 STORIES 28.42 FT. FROM LOWEST GRADE	2 STORIES 28.42 FT. FROM LOWEST GRADE	COMPLIES
SKY EXPOSURE	1:1 FRONT / REAR 1.5:1 SIDES	SEE DIAGRAM	SEE DIAGRAM	VARIENCE REQUIRED

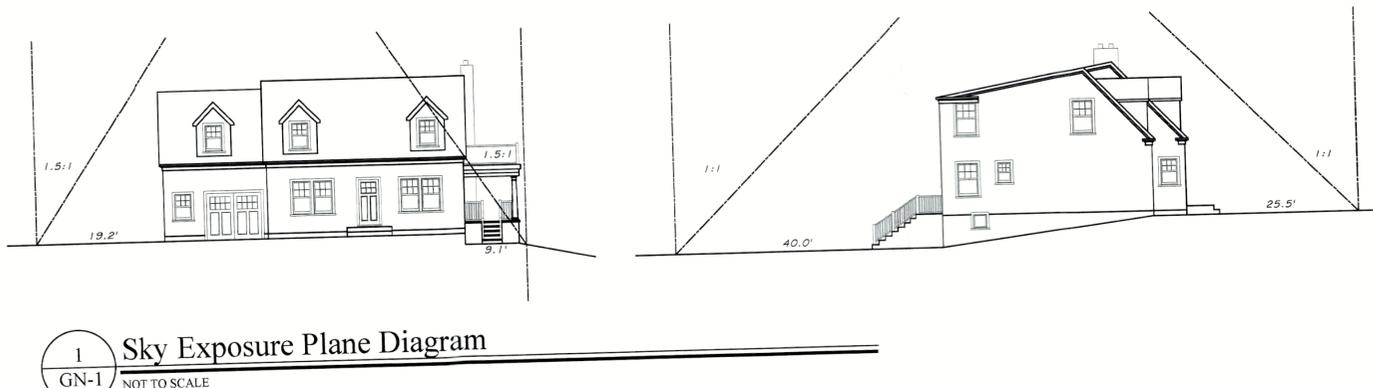


TABLE R 301.2 (1) CLIMATIC & GEOGRAPHIC DESIGN CRITERIA (NASSAU COUNTY)

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP.	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARD	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPEED (MPH)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE					
20	130 MPH. EXPOSURE 'B'	NO	NO	ZONE 1	B	SEVERE	36" REQ'D	YES	13°	YES	AS PER FIRM	599	51°

PRIVATE RESIDENCE
11 MAYFAIR COURT
FREERPORT
NEW YORK

When a registered design professional has stamped and signed this page (blue ink), they are attesting that to the best of his/her knowledge, belief, and professional judgement, such plans and/or specifications are in compliance with the latest New York State Building Code.

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FILE: **21-75**
SCALE: **AS NOTED**
DRAWN BY: **VMA**
SHEET: **GN-1**

NEW YORK STATE REQUIREMENTS:

ROOFING NOTES:

FASTENERS FOR ASPHALT SHINGLES SHALL BE GALVANIZED STEEL, STAINLESS STEEL, ALUMINUM OR COPPER ROOFING NAILS, MINIMUM 12 GAGE (0.105 INCH) SHANK WITH A MINIMUM 3/8-INCH DIAMETER HEAD, ASTM F 1667, OF A LENGTH TO PENETRATE THROUGH THE ROOFING MATERIALS AND A MINIMUM OF 3/4 INCH INTO THE ROOF SHEATHING. WHERE THE ROOF SHEATHING IS LESS THAN 3/4 INCH THICK, THE FASTENERS SHALL PENETRATE THROUGH THE SHEATHING.

ASPHALT SHINGLES SHALL HAVE THE MINIMUM NUMBER OF FASTENERS REQUIRED BY THE MANUFACTURER APPROVED INSTALLATION INSTRUCTIONS, BUT NOT LESS THAN FOUR FASTENERS PER STRIP SHINGLE OR TWO FASTENERS PER INDIVIDUAL SHINGLE. WHERE THE ROOF SLOPE EXCEEDS 21 UNITS VERTICAL IN 12 UNITS HORIZONTAL (Z1:12), SHINGLES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER APPROVED INSTALLATION INSTRUCTIONS.

ICE BARRIER SHALL BE INSTALLED FOR ASPHALT SHINGLES, METAL ROOF SHINGLES, MINERAL-SURFACE ROLL ROOFING, SLATE, AND SLATE-TYPE SHINGLES, WOOD SHINGLES AND WOOD SHAKES.

THE ICE BARRIER SHALL BE "GRACE ICE & WATER SELF-ADHERED ROOFING UNDERLAYMENT" BY GRACE OR APPROVED EQUAL. INSTALLED PER MANUFACTURER'S INSTRUCTIONS.

THE ICE BARRIER SHALL EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT NOT LESS THAN 24 INCHES INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.

THE ICE BARRIER SHALL ALSO BE APPLIED NOT LESS THAN 36 INCHES MEASURED ALONG THE ROOF SLOPE FROM THE EAVE EDGE OF THE BUILDING.

FLASHING TO BE 0.04 ALUMINUM MIN. UNLESS OTHERWISE NOTED

ALL FLASHING AT MASONRY VENEERS TO BE 16 oz COPPER

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

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

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

WHERE SKYLIGHTS IN CATHEDRAL CEILINGS BLOCK THE CONTINUOUS AIR PASSAGE, NOTCH 1 INCH HOLES IN THE CRIPPLE RAFTERS ABOVE AND BELOW THE SKYLIGHT TO PROVIDE AN AIR CHANNEL INTO ADJOINING RAFTER BAYS.

CHIMNEYS SHALL EXTEND AT LEAST 2 FEET HIGHER THAN ANY PORTION OF A BUILDING WITHIN 10 FEET, BUT SHALL NOT BE LESS THAN 3 FEET ABOVE THE HIGHEST POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF.

ALL FLUES SERVING WOOD BURNING FIREPLACES SHALL BE PROVIDED WITH A SPARK ARRESTOR PER R1003.9.2

ALL FLUES TO BE PROVIDED WITH A CHIMNEY CAP PER R1003.9

CHIMNEY CLEARANCES - ANY PORTION OF A MASONRY CHIMNEY LOCATED IN THE INTERIOR OF THE BUILDING OR WITHIN THE EXTERIOR WALL OF THE BUILDING SHALL HAVE A MINIMUM AIRSPACE CLEARANCE TO COMBUSTIBLE OF 2 INCHES. CHIMNEYS LOCATED ENTIRELY OUTSIDE THE EXTERIOR WALLS OF THE BUILDING, INCLUDING CHIMNEYS THAT PASS THROUGH THE ROOF OR CORNICE, SHALL HAVE A MINIMUM AIR SPACE CLEARANCE OF 1 INCH. THE AIR SPACE SHALL NOT BE FILLED, EXCEPT TO PROVIDE FIRE BLOCKING IN ACCORDANCE WITH SECTION R1003.19

CHIMNEY FIREBLOCKING - ALL SPACES BETWEEN CHIMNEYS AND FLOORS AND CEILINGS THROUGH WHICH CHIMNEYS PASS SHALL BE FIREBLOCKED WITH NONCOMBUSTIBLE MATERIAL SECURELY FASTENED IN PLACE. THE FIREBLOCKING OF SPACES BETWEEN CHIMNEYS AND WOOD JOISTS, BEAMS, OR HEADERS SHALL BE SELF-SUPPORTING OR BE PLACED ON STRIPS OF METAL LATH LAID ACROSS THE SPACE BETWEEN COMBUSTIBLE MATERIAL AND THE CHIMNEY.

CHIMNEY CRICKETS - CHIMNEYS SHALL BE PROVIDED WITH CRICKETS, UNLESS THE CHIMNEY INTERSECT THE RIDGELINE. THE INTERSECTION OF THE CRICKET AND THE CHIMNEY SHALL BE FLASHED AND COUNTERFLASHED IN THE SAME MANNER AS NORMAL ROOF-CHIMNEY INTERSECTIONS. CRICKETS SHALL BE CONSTRUCTED IN COMPLIANCE WITH FIGURE R1003.20 AND TABLE 1003.20.

FACTORY-BUILT FIREPLACES SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE CONDITIONS OF THE LISTING. FACTORY-BUILT FIREPLACES SHALL BE TESTED IN ACCORDANCE WITH UL 127

PLUMBING NOTES:

1. ALL WORK TO BE DONE BY A PLUMBER LICENSED IN THE LOCAL MUNICIPALITY.
2. ALL PLUMBING WORK SHALL CONFORM TO THE STANDARDS OF THE 2020 BUILDING CODE OF NEW YORK STATE, THE 2020 PLUMBING CODE OF NEW YORK STATE, 2020 FUEL GAS CODE OF NEW YORK STATE AND ALL OTHER LOCAL CODES, ORDINANCES AND AGENCIES HAVING JURISDICTION AND TO THE STANDARDS OF THE LOCAL COUNTIES HEALTH DEPARTMENT.
3. THE PLUMBER SHALL PAY FOR AND OBTAIN ALL PERMITS, INSPECTIONS, ETC. RELATED TO HIS WORK UNDER THIS APPLICATION, AS REQUIRED FOR THE COMPLETION OF HIS WORK.
4. THE PLUMBER SHALL REMOVE ALL UNUSED AND UNNECESSARY PIPING AND SHALL PROVIDE NEW AS SHOWN ON PLANS.
5. ALL PIPING IS TO BE CONCEALED IN WALLS, SOFFITS, OR HUNG CEILINGS AND SHALL NOT BE EXPOSED TO VIEW, UNLESS SO NOTED.
6. PLUMBER SHALL PERFORM ALL WORK AS REQUIRED TO PROVIDE A COMPLETE SYSTEM THAT COMPLIES WITH ALL APPLICABLE CODES. EXISTING PIPING SHALL BE MODIFIED AS REQUIRED.
7. WATER DISTRIBUTION SYSTEM TO BE COPPER TUBING OR APPROVED EQUAL THROUGHOUT.

DRILLING AND NOTCHING OF EXTERIOR WALLS AND BEARING PARTITIONS SHALL COMPLY WITH SECTION R602.6. DRILLING AND NOTCHING OF TOP PLATE SHALL COMPLY WITH SECTION R602.6.1.

NO STUD SHALL BE CUT TO RECEIVE PIPING LARGER THAN 1-1/2" IN DIAMETER. IF THE RUNNING OF PIPES REQUIRES THE CUTTING OF PLATES, PROPER PROVISION SHALL BE MADE FOR TYING TOGETHER AND SUPPORTING ALL STRUCTURAL MEMBERS AFFECTED BY SUCH CUTTING.

THE CUTTING OF ANY 2X JOISTS TO FACILITATE THE INSTALLATION OF PIPING WILL NOT BE PERMITTED WITH THE FOLLOWING LIMITATIONS: THE TOP AND BOTTOM EDGES OF JOISTS MAY BE NOTCHED NOT TO EXCEED 2", EXCEPT THAT THE NOTCHING OF TOP OR BOTTOM EDGE OF JOIST IN THE MIDDLE THIRD OF ITS SPAN WILL NOT BE PERMITTED.

IF CUTTING OF A FLOOR JOIST MORE THAN 2" IS FOUND NECESSARY, A HEADER THE FULL DEPTH OF THE BEAM SHALL BE CUT IN TO SUPPORT THE END OF THE JOISTS.

WHERE PIPES MUST PASS THROUGH JOISTS, HOLES SHALL BE DRILLED TO RECEIVE THE PIPES. THE DIAMETER OF SUCH HOLES SHALL NOT BE MORE THAN 1/2" GREATER THAN THE OUTSIDE DIAMETER OF THE PIPE. ALL DRILLING OF HOLES SHOULD BE THROUGH THE NEUTRAL AXIS OR CENTERLINE OF BEAM WHERE POSSIBLE.

THE MAXIMUM WATER CONSUMPTION FLOW RATES AND QUANTITIES FOR ALL PLUMBING FIXTURES AND FIXTURE FITTINGS SHALL BE IN ACCORDANCE WITH TABLE P2903.2.

BATHTUBS WITH SHOWER HEADS AND SHOWER COMPARTMENT FLOORS AND WALLS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE EXTENDING TO A HEIGHT OF NOT LESS THAN SIX FEET (6') ABOVE THE FLOOR.

SHOWERS AND TUB/SHOWER COMBINATIONS SHALL BE EQUIPPED WITH CONTROL VALVES OF THE PRESSURE BALANCE, THE THERMOSTATIC MIXING OR THE COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPES WITH HIGH LIMIT STOPS.

ALL POTABLE WATER OPENINGS AND OUTLETS SHALL BE PROTECTED BY AN AIR GAP, ATMOSPHERIC-TYPE VACUUM BREAKER, PRESSURE TYPED VACUUM BREAKER OR HOSE CONNECTION BACKFLOW PREVENTER.

SEPARATE BRANCH SHUT-OFF VALVES WILL BE PROVIDED FOR EACH BATHROOM AND KITCHEN. EACH FIXTURE TO BE PROVIDED WITH SEPARATE SHUT-OFF VALVES.

ALL CONNECTIONS TO THE POTABLE WATER SHALL CONFORM TO SECTIONS P2902.4.1 THROUGH P2902.4.5.

WOOD FRAMED STRUCTURAL MEMBERS SHALL NOT BE DRILLED, NOTCHED OR ALTERED IN ANY MANNER EXCEPT AS PROVIDED IN SECTION R606.6.

A SOIL OR WASTE PIPE, OR BUILDING DRAIN PASSING UNDER A FOOTING OR THROUGH A FOUNDATION WALL SHALL BE PROVIDED WITH A RELIEVING ARCH; OR THERE SHALL BE BUILT INTO THE MASONRY WALL A PIPE SLEEVE TWO PIPE SIZES GREATER THAN THE PIPE PASSING THROUGH.

PIPING SHALL BE INSTALLED IN TRENCHES SO THAT THE PIPING RESTS ON SOLID AND CONTINUOUS BEARING.

DRAIN, WASTE AND VENT PIPING AND FITTING MATERIALS SHALL COMPLY WITH TABLE P3002.1.

BUILDING SEWER PIPING AND FITTING MATERIALS SHALL COMPLY WITH TABLE P3002.2.

THE WATER SUPPLY FOR DISHWASHERS SHALL BE PROTECTED BY AN AIR GAP OR INTEGRAL BACK-FLOW PREVENTER.

THE DISCHARGE FROM CLOTHES WASHING MACHINES SHALL BE THROUGH AN AIR BREAK.

THE ENTIRE PLUMBING SYSTEM SHALL BE TESTED IN ACCORDANCE WITH SECTION P2503 OF THE CODE.

ALL PLUMBING FIXTURES SHALL BE INSTALLED WITH CLEARANCES IN ACCORDANCE WITH SECTION 307, FIGURE R307.2 OF THE CODE. LISTED INDICATE SPACING BETWEEN PLUMBING FIXTURES AS PER FIGURE R307.2 & NON-ABSORBENT SURFACE AT TUB & SHOWER AS PER SECTION R307.2.

BOILER ROOM NOTES:

1. PROVIDE A MINIMUM OF 18" CLEARANCE AROUND BOILER.
2. NO GAS OR ELECTRIC METER IN BOILER ROOM.
3. BOILER TO BE ON CONCRETE BASE.
4. CEILING OVER BOILER ROOM TO BE MINIMUM ONE 1/2 HOUR RATED.
5. BOILER ROOM DOOR TO BE 3/4 HR. FPSC.
6. NO STORAGE IN BOILER ROOM.

ALL HEATING, VENTILATING AND AIR CONDITIONING SYSTEMS AND WORK SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTERS 13 THROUGH 24 OF THE RESIDENTIAL CODE OF NEW YORK STATE. ALL LOCAL RULES AND REGULATIONS AND AS SPECIFIED BY THE LATEST EDITION OF THE NATIONAL FIRE PROTECTION ASSOCIATION.

ALL MECHANICAL SYSTEMS, EQUIPMENT, APPLIANCES, ETC. MUST BE LISTED AND LABELED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS, LISTING/LABEL AND THE CODE.

ALL FUEL, GAS SPACE HEATING APPLIANCES IN RESIDENTIAL BUILDINGS SHALL BE EQUIPPED WITH A FLAME SAFEGUARD DEVICE, WHICH WILL SHUT OFF THE FUEL SUPPLY TO THE BURNER WHEN THE FLAME OR PILOT LIGHT IS EXTINGUISHED.

ALL EQUIPMENT SHALL PERFORM IN ACCORDANCE WITH TABLE N1103.1 OF THE CODE.

ALL HVAC PIPING SHALL BE INSULATED IN ACCORDANCE WITH TABLE N1103.5.

DOMESTIC HOT WATER HEATING EQUIPMENT SHALL BE SUBJECT TO THE MINIMUM FEDERAL STANDARDS AS PER TABLE N1104.1 AND N1104.2 AS APPLICABLE.

ELECTRICAL NOTES:

PROVIDE MECHANICAL VENTILATION FOR BATHROOM AS PER R303.4. AND FOR RANGE HOODS AS PER M1503. WHERE SYSTEMS REQUIREMENTS EXCEED CFM THRESHOLD PER CODE, MAKE UP AIR IS TO BE PROVIDED THROUGH WHOLE HOUSE VENTILATION SYSTEM.

THE CONTRACTOR SHALL PROVIDE RECEPTLES SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN SIX FEET (6') MEASURED HORIZONTALLY FROM AN OUTLET IN THAT SPACE.

ALL BATH, TOILET, KITCHEN AND GARAGE OUTLETS SHALL BE GROUND-FAULT-INTERRUPTER PROTECTION APPROVED DEVICES.

PROVIDE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM WITH AIRFLOW RATES TO COMPLY WITH TABLE M1507.3.3(1) FOR CONTINUOUS OPERATION. USE TABLE M1507.3.3(2) FOR INTERMITTENT OPERATIONS REQUIREMENTS.

THE MINIMUM LOAD FOR UNDERGROUND SERVICE CONDUCTORS AND SERVICE DEVICES THAT SERVE ONE HUNDRED PERCENT (100%) OF THE DWELLING UNIT LOAD SHALL BE COMPUTED IN ACCORDANCE WITH TABLE E302.2.

WIRING METHODS SHALL BE IN ACCORDANCE WITH TABLE E301.2. ALLOWABLE APPLICATIONS FOR WIRING METHODS SHALL BE IN ACCORDANCE WITH TABLE 3701.4. GENERAL INSTALLATION AND SUPPORT REQUIREMENTS FOR WIRING METHODS SHALL BE IN ACCORDANCE WITH TABLE E3702.1.

FINAL SELECTION OF ALL ELECTRICAL LIGHTING FIXTURES TO BE BY OWNER - CONTRACTOR & ELECTRICAL CONTRACTOR TO COORDINATE ALL RELATED WORK AS PER FIXTURES SELECTED

ANY LIGHTING & ELECTRICAL OUTLET SHOWN ON PLAN IS A PRELIMINARY LAYOUT - ALL LOCATIONS TO BE VERIFIED WITH OWNER IN THE FIELD - WALK THRU WITH OWNER/ARCHITECT IS REQUIRED

SMOKE ALARM, HEAT DETECTOR, AND CARBON MONOXIDE ALARM NOTES:

PROVIDE SMOKE ALARMS AND HEAT DETECTORS PER SECTION R314 & NFPA 72

- SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217
- HEAT DETECTORS SHALL BE LISTED IN ACCORDANCE WITH UL 521 OR UL 539 (AS APPROPRIATE FOR INTENDED APPLICATION)
- CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 & UL 2034
- COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 & UL 2034

IN NEW CONSTRUCTION SMOKE ALARMS SHALL BE PROVIDED IN DWELLING UNITS & HEAT DETECTORS SHALL BE PROVIDED IN NEW ATTACHED GARAGES.

EXISTING DWELLINGS UNDERGOING REPAIR, ALTERATION, CHANGE OF OCCUPANCY, ADDITION OR RELOCATION SHALL BE PROVIDED WITH SMOKE ALARMS AS REQUIRED BY APPENDIX J OF 2020 RESIDENTIAL CODE OF NEW YORK STATE

LOCATIONS. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

1. IN EACH SLEEPING ROOM.
2. OUTSIDE OF EACH SEPARATE SLEEPING AREA, IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS, AND NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
4. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF THE BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION.
5. ALL LAUNDRY ROOMS / ROOMS CONTAINING CLOTH DRYER

ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. PHYSICAL INTERCONNECTION OF ALARMS SHALL NOT BE REQUIRED; HOWEVER LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM.

ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING, WITH A BATTERY BACKUP. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECT SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION.

915 FIRE CODE OF NEW YORK STATE. CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

CARBON MONOXIDE ALARMS IN DWELLING UNITS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA 10 FT OF THE ENTRANCE TO THE SLEEPING AREA, AND AT A MIN. ON EVERY STORY THAT CONTAINS A CARBON MONOXIDE SOURCE.

CARBON MONOXIDE DETECTORS SHALL BE INSTALLED AT EVERY LOCATION SPECIFIED BY CODE PLUS ANY ADDITIONAL LOCATION REQUIRED BY THE MANUFACTURER OF THE CARBON MONOXIDE DETECTION DEVICE. ALL CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN LOCATIONS THAT AVOIDS DEAD AIR SPACES, TURBULENT AIR SPACES, FRESH AIR RETURNS, OPEN WINDOWS, HVAC DUCTS, CLOSED DOORS, AND OTHER SUCH OBSTRUCTIONS THAT COULD PREVENT CARBON MONOXIDE FROM REACHING THE DETECTOR.

MISCELLANEOUS:

PROVIDE METAL DRIP FLASHING OVER ALL WINDOWS AND DOORS AS REQUIRED.

PROVIDE CAULKING AT ALL WOOD AND METAL JOINTS, AND ALL DOORS & WINDOWS.

REMOVE AND INSTALL 5/8" GYPSUM BOARD (MINIMUM), TYPE "X" AS NOTED, TYPICAL ALL WALLS AND CEILINGS, UNLESS OTHERWISE NOTED. ALL GYPSUM BOARD SHALL BE TAPED AND SPACKLED (3 COATS).

PROVIDE AND INSTALL 5/8" GYPSUM BOARD TYPE "X" OR APPROVED EQUAL "FIRE CODE" GYPSUM BOARD (MINIMUM 3/4 HOUR RATED) AT GARAGE AND OVER BOILER ROOM EQUIPMENT AND WALLS ADJACENT TO HABITABLE SPACE AS REQUIRED BY STATE AND LOCAL BUILDING CODES.

THE GENERAL CONTRACTOR IS TO PROVIDE AND ALLOW FOR NEW FLOOR FINISHES THROUGHOUT.

THE CONTRACTOR MUST ALLOW AND PROVIDE FOR ALL NEW PLUMBING (GAS, WATER, ETC.), PIPING AND/OR REPIPING AND EQUIPMENT MAY BE REQUIRED.

PROVIDE ACCESS TO ATTIC / CRAWL SPACE AREAS BY MEANS OF 24"X18" REMOVABLE PANELS IN CLOSET CEILINGS, OR AS INDICATED ON DRAWINGS.

PROVIDE NEW FULL CAVITY INSULATION IN ACCORDANCE WITH THE 2020 NEW YORK STATE ENERGY CONSERVATION CODE REQUIREMENTS AT ALL EXISTING EXTERIOR WALLS AND ROOF ENVELOPE AREAS EXPOSED DURING NEW CONSTRUCTION.

WINDOWS:

ALL WINDOWS AND DOORS TO BE PROVIDED WITH A HEADER AS FOLLOWS UNLESS OTHERWISE NOTED ON PLANS:

UP TO 4'-0" TO BE PROVIDED WITH (2) 2x8 HEADERS.

UP TO 8'-0" OPENINGS SHALL BE PROVIDED WITH (2) 2x12

GENERAL CONTRACTOR TO VERIFY ALL WINDOW AND DOOR TYPES, SIZES, COLOR ETC. W/ OWNER PRIOR TO ORDERING

HAZARDOUS GLAZING SHALL COMPLY WITH RC08.1 & MEET THE CRITERIA FOR CATEGORY 11 AS INDICATED IN 2020 RCNY'S 308.4

ALL WINDOWS & DOORS TO BE BY "WEATHER SHIELD". MUNTIN BARS AS PER ELEVATIONS. 4- 9/16" JAMBS. FINISHES AS SELECTED BY OWNER. HARDWARE AS SELECTED BY OWNER. NEW WINDOW IN EXISTING 2X4 WALL CONSTRUCTION TO HAVE 4 9/16" JAMBS. GENERAL CONTRACTOR TO FIELD VERIFY TO INSURE PROPER JAMB SIZES PRIOR TO PLACING ORDER.

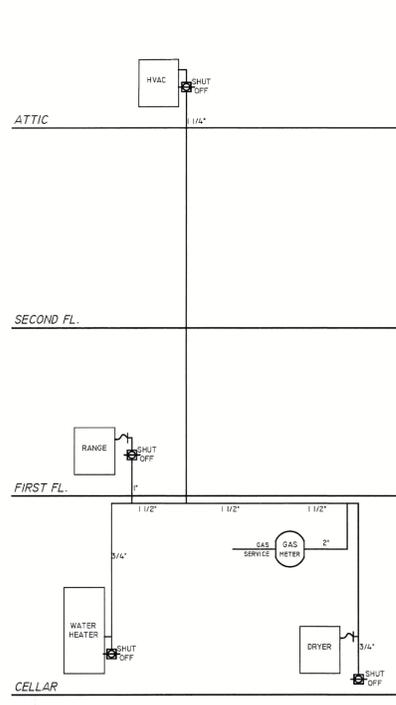
ALL BEDROOM WINDOWS MEET EGRESS REQUIREMENTS AND CONFORM TO R310.1.1. SUCH OPENING SHALL NOT IMPEDE EGRESS IN AN EMERGENCY. SHALL HAVE A MIN. AREA OF 6.71 SF. WITH A MIN. DIMENSION OF 20" WIDTH / 24" HEIGHT WITH BOTTOM OF OPENING NO HIGHER THAN 3'-6" ABOVE FINISHED FLOOR.

ANY WINDOW WITH A INTERIOR SILL HEIGHT OF 24" OR LESS, AND EXTERIOR SILL HEIGHT GREATER THAN 72" SHALL BE EQUIPPED WITH AN OPENING CONTROL DEVICE COMPLYING WITH R312.2

ALL SHOWER DOORS AND OTHER GLASS LESS THAN 18" A.F.F. TO BE TEMPERED (MIN. 3/16" THICKNESS).

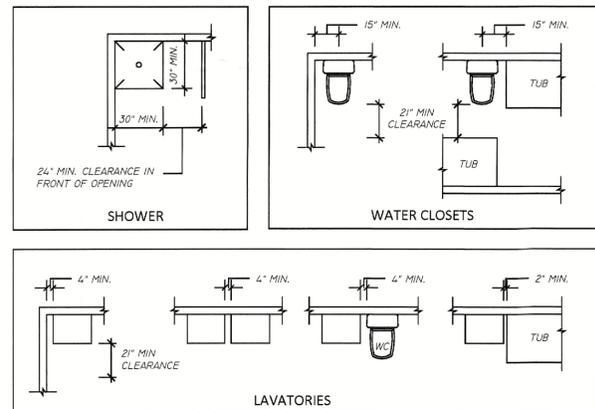
DWELLING UNIT FLOOR AREA (SQUARE FEET)	NUMBER OF BEDROOMS				
	0-1	2-3	4-6	6-7	>7
AIR FLOW IN CFM					
< 1,500	30	45	60	75	90
1,501 - 3,000	45	60	75	90	105
3,001 - 4,500	60	75	90	105	120
4,501 - 6,000	75	90	105	120	135
6,001 - 7,500	90	105	120	135	150
> 7,500	105	120	135	150	165

RUN TIME % IN EACH 4 HOUR SEGMENT	INTERMITTENT WHOLE-HOUSE MECHANICAL VENTILATION RATE FACTORS					
	25%	33%	50%	66%	75%	100%
FACTOR	4	3	2	1.5	1.3	1.0



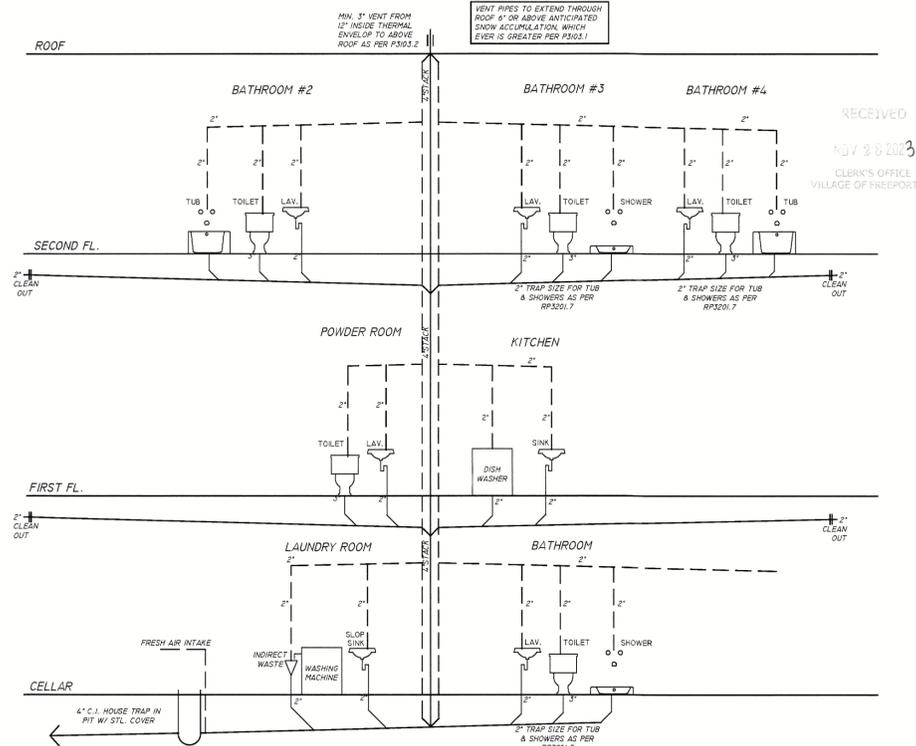
GAS RISER DIAGRAM

NOT TO SCALE



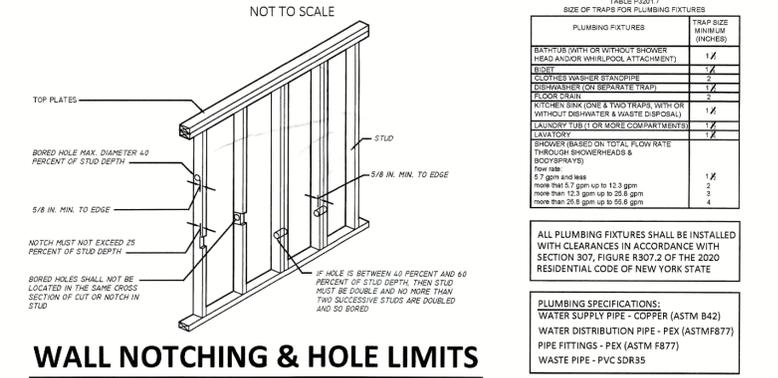
JOIST NOTCHING & HOLE LIMITS

NOT TO SCALE



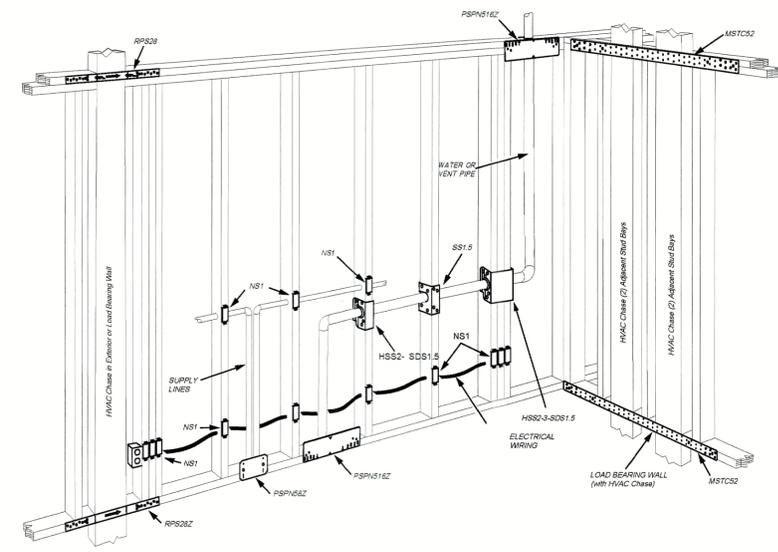
PLUMBING RISER DIAGRAM

NOT TO SCALE



WALL NOTCHING & HOLE LIMITS

NOT TO SCALE



Plumbing, Electrical & HVAC Protection Guards

NOT TO SCALE



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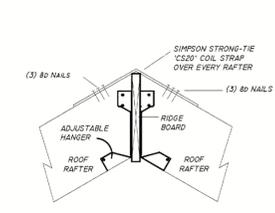
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SHEET: GN-2

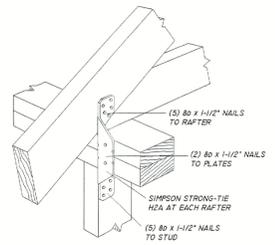
STRAPPING DETAILS

STRAPPING CAN BE INSTALLED DIRECTLY TO ROUGH FRAMING OR OVER PLYWOOD SHEATHING. CONTRACTOR TO CONTACT LOCAL BUILDING DEPT. FOR REQUIRED STRAPPING INSPECTION.

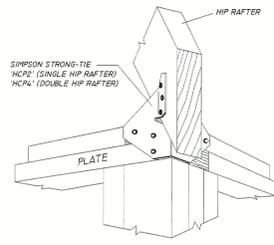
ROOF STRAPPING DETAILS



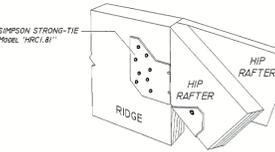
S1 RAFTER TO RAFTER CONNECTION DETAIL



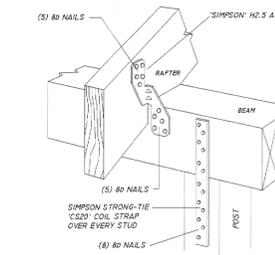
S2 ROOF RAFTER TO PLATE TO WALL STUD DETAIL



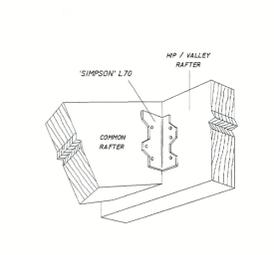
S3 HIP RAFTER TO PLATE DETAIL



S4 HIP RAFTER TO RIDGE DETAIL

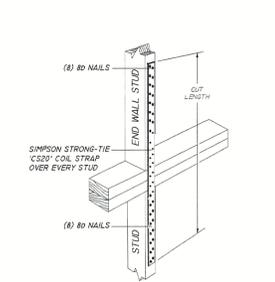


S5 PORCH ROOF RAFTER TO BEAM TO POST DETAIL

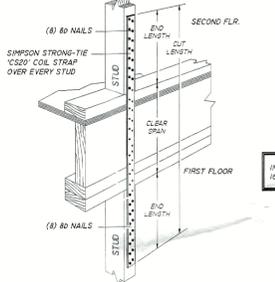


S6 COMMON RAFTER TO HIP/VALLEY RAFTER DTL.

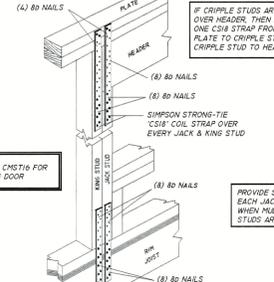
WALL STRAPPING DETAILS



S7 GABLE STUD WALL TO WALL STUD DTL.

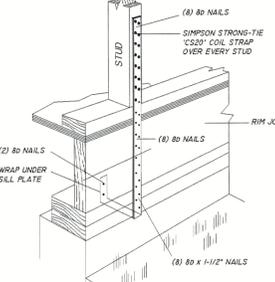


S8 FIRST FLOOR TO SECOND FLOOR WALL STUD DETAIL

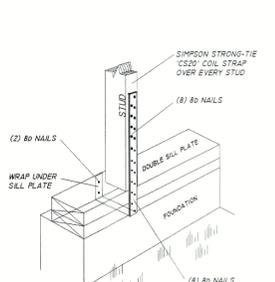


S9 JACK STUD AT HEADER OPENING

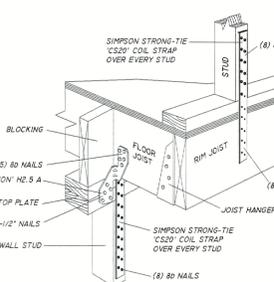
FLOOR STRAPPING DETAILS



S10 Wall Stud to Rim Joist Detail

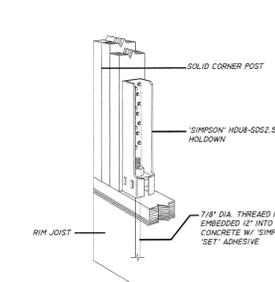


S11 Wall Stud to Sill Plate at Garage Wall

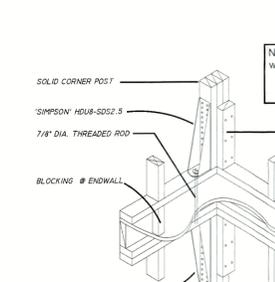


S12 Cantilevered Wall Stud to Rim to Top Plate Detail

HOLDDOWN CONNECTION DETAILS



H1 HOLDDOWN CONNECTION FOR FIRST FLOOR TO FOUNDATION WALL CONNECTION



H2 HOLDDOWN CONNECTION FOR FIRST FLOOR TO SECOND FLOOR CONNECTION

STRAPPING INSTRUCTIONS :

- ALL STRAPPING TO BE 1-1/4" WIDE 20 GA. STEEL OR SIMPSON EQUIVALENT CS20 (COILED STRAP) UNLESS NOTED OTHERWISE.
- USE STAINLESS STEEL STRAPS & FASTENERS OR HOT-DIPPED GALVANIZED WHEN IN CONTACT WITH PRESSURE TREATED LUMBER.
- INSTALL STRAPPING FOR ALL NEW CONSTRUCTION, AND WHERE NOTED ON PLANS.
- INSTALL STRAPPING FOR EACH OF THE FOLLOWING:
 - RAFTER TO RAFTER OVER RIDGE
 - RAFTER TO PLATE TO STUD
 - HIP RAFTER TO PLATE TO STUD
 - COMMON RAFTER TO HIP/VALLEY RAFTER
 - END WALL STUDS TO WALL STUDS
 - HEADER TO JACK STUD
 - JACK STUD TO RIM JOIST
 - WALL STUD TO RIM JOIST
 - CANTILEVERED STUD TO WALL BELOW RIM JOIST TO SILL PLATE

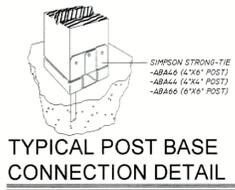
HOUSE COMPONENT

- RAFTER TO LEDGER WITH JOIST HANGER
- RAFTER TO BEAM TO POST
- BEAM TO POST TO FLOOR BEAM
- FLOOR BEAM TO POST
- POST TO PIER (FOOTING)
- JOISTS TO BEAM

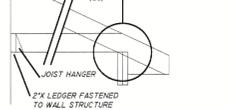
PORCH COMPONENT

- RAFTER TO LEDGER WITH JOIST HANGER
- RAFTER TO BEAM TO POST
- BEAM TO POST TO FLOOR BEAM
- FLOOR BEAM TO POST
- POST TO PIER (FOOTING)
- JOISTS TO BEAM

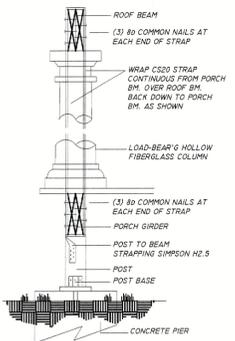
PORCH / DECK STRAPPING DETAILS



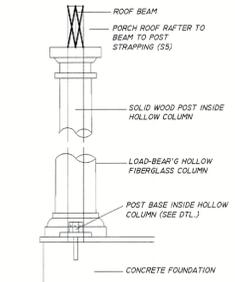
TYPICAL POST BASE CONNECTION DETAIL



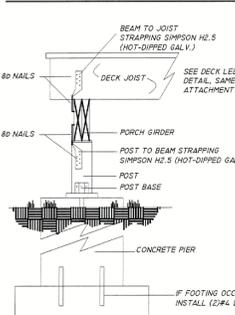
PORCH RAFTER CONNECTION ASSEMBLY DETAIL



HOLLOW PORCH COLUMN TO DECK ASSEMBLY DETAIL

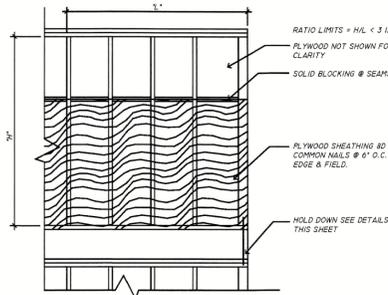


SOLID POST PORCH COLUMN TO FOUND'N ASSEMBLY DTL.



DECK STRAPPING ASSEMBLY DETAIL

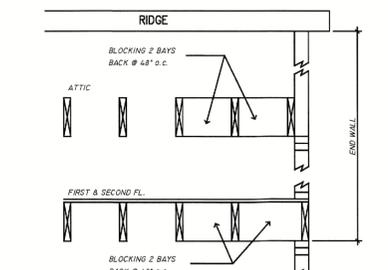
SHEARWALL DETAIL (TYPICAL)



NOTE:

- SHEATHING AS PART OF SHEARWALL SEGMENT WHERE NOTED ON FLOOR PLAN, SHALL BE CONTINUOUS FROM SILL TO TOP PLATE OR ADEQUATELY BLOCKED AT JOINTS.
- HOLD DOWNS REQUIRED AT ALL CORNERS OF STRUCTURE SEE DETAILS THIS SHEET.
- REFER TO NAILING AND STRAPPING DETAILS THIS SHEET FOR A CONTINUOUS LOAD PATH.

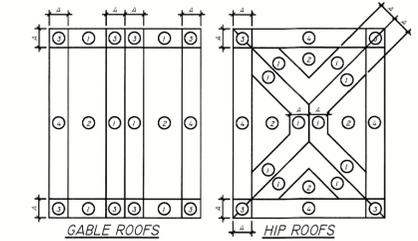
BLOCKING AT ENDWALL



EXCEPTION: WHEN AN ATTIC FLOOR OR CEILING DIAPHRAGM IS USED TO BRACE THE GABLE ENDWALL OR WHEN A HIP ROOF SYSTEM IS USED BLOCKING IS NOT REQUIRED.

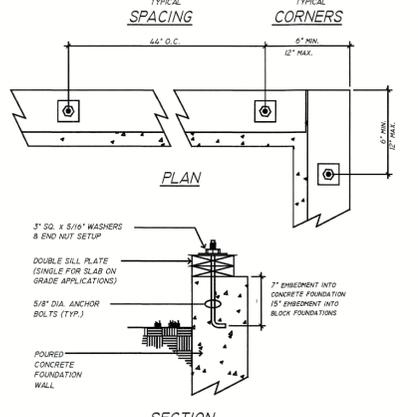
NAIL SPACING FOR SHEATHING @ PRESSURE ZONES

	ZONE 1	ZONE 2	ZONE 3	ZONE 4
FIELD	8" O.C.	12" O.C.	3" O.C.	4" O.C.
PANEL EDGES	4" O.C.	6" O.C.	3" O.C.	3" O.C.



NOTE: A=4 FEET IN ALL CASES NAILING REQUIREMENTS ARE FOR 120-MPH 3-SEC PEAK GUST. SPACING IS BASED ON 1/2" SHEATHING & 8D COMMON NAILS

ANCHOR BOLT SPECIFICATION



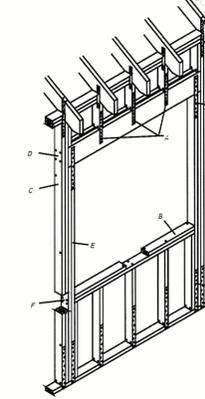
NAILING & STRAPPING @ EXTERIOR WINDOWS / DOOR HEADERS

NAILING SCHEDULE 'B': ROUGH OPENING REQUIREMENTS FOR WINDOW OPENINGS

Notation	A	B	C	D	E	F
2'-0"	7	(1) 2x4	1	1	1	1
3'-0"	7	(1) 2x4	2	2	1	2
4'-0"	7	(1) 2x4	2	2	2	2
5'-0"	7	(1) 2x4	3	2	2	2
6'-0"	7	(1) 2x4	3	2	3	2
7'-0"	7	(2) 2x4 or (1) 2x6	4	3	3	3
8'-0"	7	(2) 2x4 or (1) 2x6	4	3	4	3
9'-0"	7	(2) 2x4 or (1) 2x6	5	3	4	3
10'-0"	7	(2) 2x6	5	4	5	4
11'-0"	7	(2) 2x6	6	4	5	4
12'-0"	7	(2) 2x6	6	5	6	5

Notations:

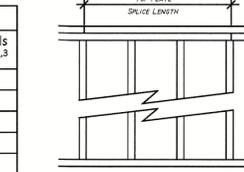
- NUMBER OF 8D NAILS AT EACH END OF STRAPPINGS
- NUMBER OF SILL STUDS ON THE FLAT (DOES NOT APPLY TO DOORS)
- NUMBER OF FULL HEIGHT KING STUDS AT EACH SIDE OF HEADER
- NUMBER OF 16D NAILS END-NAILED THROUGH ADJACENT KING STUD TO END OF HEADER AT EACH SIDE
- NUMBER OF JACK STUDS AT EA. END OF HEADERS (ASSUME DBL HEADER)
- NUMBER OF 16D NAILS END-NAILED THROUGH ADJACENT JACK STUDS TO END OF SILL(S) AT EACH SIDE (DOES NOT APPLY TO DOORS)



NOTE: ALL STRAPPING TO BE 1 1/4" x 20 GAUGE STEEL OR SIMPSON EQUIVALENT - CS20 (COILED STRAP) (ALL STRAPPING SHALL BE INSTALLED PRIOR TO SHEATHING.)

SPlicing OF TOP PLATES

Building Dimension (ft.)	Number of 16d common nails per each side of splice ^{1,2,3}
12'-0"	5
16'-0"	6
20'-0"	8
24'-0"	10
28'-0"	11
32'-0"	13
36'-0"	14
40'-0"	16
50'-0"	20
60'-0"	24
70'-0"	28
80'-0"	32



1. Tabulated splice top plate to top plate connection shall not have more than 2-16d nails per 6"

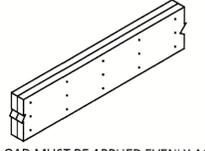
2. Tabulated splice assume a building located in Exposure B or C.

3. Top plates shall be a minimum of stud grade material.

MULTIPLE PIECE BEAMS

CONNECTION OF MULTIPLE PIECES OF TOP-LOADED BEAMS (1)

- 1 1/2" Width Pieces:
 - MINIMUM OF 3 ROWS 10d (3" X 0.128") NAILS AT 12" O.C.
 - MINIMUM OF 4 ROWS 10d (3" X 0.128") NAILS AT 12" O.C. FOR 14" AND DEEPER BEAMS
 - IF USING 12d (3 1/2") OR LARGER NAILS, THE NUMBER OF NAILING ROWS MAY BE REDUCED BY ONE.



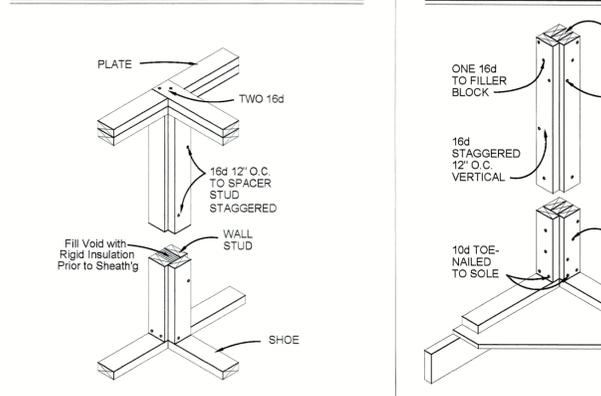
(1) LOAD MUST BE APPLIED EVENLY ACROSS ENTIRE BEAM WIDTH. OTHERWISE, USE CONNECTIONS FOR SIDE-LOADED BEAMS.

3/4" Width Pieces:

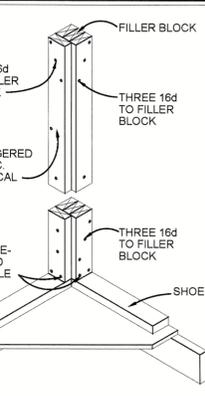
- MINIMUM OF 2 ROWS 1/2" BOLTS AT 24" O.C. STAGGERED

ADDITIONAL NAILING OR BOLTING MAY BE REQUIRED WITH SIDE-LOADED MULTIPLE-MEMBER BEAMS. REFER TO CURRENT PRODUCT LITERATURE.

TYPICAL EXT. PARTITION INTERSECTION DETAIL



TYPICAL EXT. CORNER POST



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DATE ISSUED:
10-02-2023 - Issued For DOB Filing

PRIVATE RESIDENCE

11 MAYFAIR COURT
FREEPORT
NEW YORK

When a registered design professional has stamped and signed this page (blue ink), they are attesting that to the best of his/her knowledge, belief, and professional judgement, such plans and/or specifications are in compliance with the latest New York State Building Code.

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FILE: 21-75

SCALE: AS NOTED

DRAWN BY: VMA

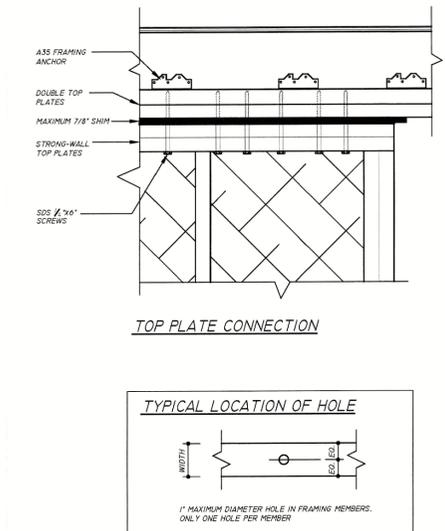
SHEET: GN-3

DESIGN LOAD INFORMATION: TABLE 301.5	
GROUND SNOW LOAD	SEE CLIMATIC DATA GN-1
3 SECOND DESIGN WIND GUST SPEED	SEE CLIMATIC DATA GN-1
UNINHABITABLE ATTIC W/O STORAGE	LL=10 PSF
UNINHABITABLE ATTICS W/ LIMITED STORAGE	LL=20 PSF
HABITABLE ATTICS OR W/ FIXED STAIRS	LL=30 PSF
EXTERIOR BALCONIES & DECKS	LL=40 PSF
FIRE ESCAPES	LL=40 PSF
GUARDS & HANDRAILS	LL=200 PSF
GUARDS IN-FILL COMPONENTS	LL=50 PSF
PASSENGER VEHICLE GARAGE	LL=50 PSF
ROOMS OTHER THAN SLEEPING ROOMS	LL=40 PSF
SLEEPING ROOMS	LL=30 PSF
STAIRS	LL=40 PSF

ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS: TABLE 301.7	
STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
RAFTERS HAVING SLOPED GREATER THAN 3:12 W/ FINISHED CEILING NOT ATTACHED TO RAFTERS	L/180
INTERIOR WALLS AND PARTITIONS	H/180
FLOORS	L/360
CEILINGS W/ BRITTLE FINISHES (INC. PLASTER & STUCCO)	L/360
CEILINGS W/ FLEXIBLE FINISHES (INC. GYPSUM BOARD)	L/240
ALL OTHER STRUCTURAL MEMBERS	L/240
EXT. WALLS - WIND LOAD W/ PLASTER OR STUCCO FINISH	H/360
EXT. WALLS - WIND LOAD W/ OTHER BRITTLE FINISH	H/240
EXT. WALLS - WIND LOAD W/ FLEXIBLE FINISHES	H/120
LINTELS SUPPORTING MASONRY VENEER WALLS	L/600

PRESUMPTIVE LOAD-BEARING VALUES OF FOUND. MAT. TABLE 401.4.1	
STRUCTURAL MEMBER	LOAD BEARING PRESSURE(PSF)
CRYSTALLINE BEDROCK	12,000
SEDIMENTARY AND FOLIATED ROCK	4,000
SANDY GRAVEL / AND OR GRAVEL (GW& GP)	3,000
SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL AND CLAYEY GRAVEL	2,000
CLAY, SANDY CLAY, SILTY CLAY, CLAYEY SILT, SILT AND SANDY SILT	1,500b

b. WHERE IN-PLACE SOILS WITH AN ALLOWABLE BEARING CAPACITY OF LESS THAN 1,500 PSF ARE LIKELY TO BE PRESENT AT THE SITE, THE ALLOWABLE BEARING CAPACITY SHALL BE DETERMINED BY A SOILS INVESTIGATION.



TYPICAL APA PORTAL DETAIL

NOT TO SCALE

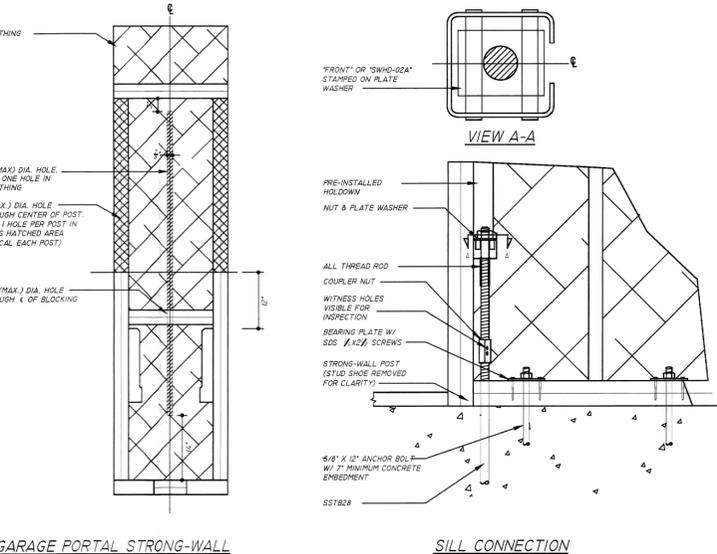
MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE	TABLE R402.2		
	WEATHER POTENTIAL		
	NEGLECTIBLE	MODERATE	SEVERE
TYPE OR LOCATION OF CONCRETE CONSTRUCTION			
BASEMENT WALLS, FOUNDATIONS AND OTHER CONCRETE NOT EXPOSED TO WEATHER	2,500	2,500	2,500c
BASEMENT SLABS AND INTERIOR SLABS ON GRADE (EXCEPT FOR GARAGE FLOOR SLABS)	2,500	2,500	2,500c
BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS, AND OTHER VERTICAL CONCRETE WORK EXPOSED TO WEATHER	2,500	3,000d	3,000d
PORCHES, CARPORT SLABS AND STEPS EXPOSED TO WEATHER, AND GARAGE FLOOR SLABS	2,500	3,000def	3,500def

a. AT 28 DAYS PSI.
b. SEE TABLE R301.2(1) FOR WEATHER POTENTIAL.
c. CONCRETE IN THESE LOCATIONS THAT MAY BE 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 (% BY VOLUME CONCRETE) SHALL NOT BE LESS THAN 5% OR MORE THAN 7%.
e. SEE SECTION R402.2 FOR MINIMUM CEMENT CONTENT.
f. FOR GARAGE FLOORS WITH A STEEL-TROWELED FINISH, REDUCTION OF THE TOTAL AIR CONTENT (% BY VOLUME OF CONCRETE) TO NOT LESS THAN 3% IS PERMITTED IF THE SPECIFIC COMPRESSIVE STRENGTH OF CONCRETE IS INCREASED TO NOT LESS THAN 4,000 PSF

FASTENER TYPE	FASTENER SPACING		
	PANEL SPAN ≤ 4 FOOT	4 FOOT < PANEL SPAN ≤ 6 FOOT	6 FOOT < PANEL SPAN ≤ 8 FOOT
#8 WOOD SCREWS W/ 2" EMBEDMENT LENGTH	16"	10"	8"
#10 WOOD SCREWS W/ 2" EMBEDMENT LENGTH	16"	12"	9"
1/2" LAG SCREWS W/ 2" EMBEDMENT LENGTH	16"	16"	16"

A. THIS TABLE IS BASED ON 180 MPH WIND SPEEDS AND A 45-FOOT MEAN ROOF HEIGHT.
B. FASTENERS SHALL BE INSTALLED AT OPPOSING ENDS OF THE WOOD STRUCTURAL PANEL. FASTENERS SHALL BE LOCATED NOT LESS THAN 1" FROM THE EDGE OF THE PANEL.
C. ANCHORS SHALL PENETRATE THROUGH THE EXTERIOR WALL COVERING WITH AN EMBEDMENT LENGTH OF NOT LESS THAN 2" INTO THE BUILDING FRAME. FASTENERS SHALL BE LOCATED NOT LESS THAN 2 1/2" FROM EDGE OF CONCRETE BLOCK OR CONCRETE.
D. PANELS ATTACHED TO MASONRY OR MASONRY/STUCCO SHALL BE ATTACHED USING VIBRATION-RESISTANT ANCHORS HAVING AN ULTIMATE WITHDRAWAL CAPACITY OF NOT LESS THAN 1,500 POUNDS.
WOOD STRUCTURAL PANELS WITH A MINIMUM THICKNESS OF 7/16" (11.1mm) AND A SPAN OF NOT MORE THAN 8 FEET (2438 MM) SHALL BE PRECUT AND ATTACHED TO THE FRAMING SURROUNDING THE OPENING CONTAINING THE PRODUCT WITH THE GLAZED OPENING. PANELS SHALL BE SECURED WITH THE ATTACHMENT HARDWARE PROVIDED. ATTACHMENTS SHALL BE DESIGNED TO RESIST THE COMPONENT AND CLADDING LOAD DETERMINED IN ACCORDANCE WITH EITHER TABLE R301.2(2) OR ASCE 7, WITH THE PERMANENT CORROSION-RESISTANT ATTACHMENT HARDWARE PROVIDING AND ANCHORS PERMANENTLY INSTALLED ON THE BUILDING. ATTACHMENT IS ACCORDANCE WITH TABLE R301.2.1.2 IS PERMITTED FOR BUILDINGS WITH A MEAN ROOF HEIGHT OF 45 FEET (12,728 MM) OR LESS WHERE THE ULTIMATE WIND SPEED IS 180 MPH (290KPH) OR LESS

NOTE:
MIN. WIDTH OF CONCRETE OR MASONRY FOOTINGS TO COMPLY WITH TABLE R403.1



GARAGE PORTAL STRONG-WALL SILL CONNECTION

NAILING SCHEDULE			
DESCRIPTION OF BUILDING ELEMENTS	NUMBER OF COMMON NAILS	NUMBER OF BOX NAILS	NAIL SPACING
ROOF FRAMING			
RAFTER TO TOP PLATE (TOE NAILED)	3-8d	3-10d	PER RAFTER
CEILING JOIST TO TOP PLATE (TOE-NAILED)	3-8d	3-10d	PER JOIST
CEILING JOIST TO PARALLEL RAFTER (FACE-NAILED)	7-16d	7-40d	EACH LAP
CEILING JOIST LAPS OVER PARTITION (FACE-NAILED)	7-16d	7-40d	EACH LAP
COLLAR TIE TO RAFTER (FACE-NAILED)	2-10d	2-12d	PER TIE
BLOCKING TO RAFTER (TOE-NAILED)	2-8d	2-10d	EACH END
RIM BOARD TO RAFTER (END-NAILED)	2-16d	3-16d	EACH END
WALL FRAMING			
TOP PLATE TO TOP PLATE (FACE-NAILED)	2-16d ¹	2-16d ¹	PER FOOT
TOP PLATES AT INTERSECTIONS (FACE-NAILED)	4-16d	5-16d	JOINTS - EACH SIDE
STUD TO STUD (FACE-NAILED)	2-16d	2-16d	24" O.C.
HEADER TO HEADER (FACE-NAILED)	16d	16d	16" o.c. ALONG EDGE
TOP PLATE OR BOTTOM PLATE TO STUD (END-NAILED)	2-16d	2-40d	PER 2"x4" STUD
	3-16d	3-40d	PER 2"x6" STUD
	4-16d	4-40d	PER 2"x8" STUD
BOTTOM PLATE TO FLOOR JOIST, BANDJOIST, ENDOIST OR BLOCKING (FACE-NAILED)	2-16d ^{1,2}	2-16d ^{1,2}	PER FOOT
FLOOR FRAMING			
JOIST TO SILL, TOP PLATE OR GIRDER (TOE-NAILED)	4-8d	4-10d	PER JOIST
BRIDGING TO JOIST (TOE-NAILED)	2-8d	2-10d	EACH END
BLOCKING TO JOIST (TOE-NAILED)	2-8d	2-10d	EACH END
BLOCKING TO SILL OR TOP PLATE (TOE-NAILED)	3-16d	4-16d	EACH BLOCK
LEDGER STRIP TO BEAM (FACE-NAILED)	3-16d	4-16d	EACH JOIST
JOIST ON LEDGER TO BEAM (TOE-NAILED)	3-8d	3-10d	PER JOIST
BAND JOIST TO JOIST (END-NAILED)	3-16d	4-16d	PER JOIST
BAND JOIST TO SILL OR TOP PLATE (TOE-NAILED)	2-16d ¹	3-16d ¹	PER FOOT
ROOF SHEATHING			
WOOD STRUCTURAL PANELS	8d	10d	6" EDGE / 6" FIELD
STRUCTURAL PANELS @ GABLE RAKE OVERHANGS	8d	10d	4" EDGE / 4" FIELD
DIAGONAL BOARD SHEATHING			
1"x6" or 1"x8"	2-8d	2-10d	PER SUPPORT
1"x10" or WIDER	3-8d	3-10d	PER SUPPORT
CEILING SHEATHING			
GYPSUM WALLBOARD	5d COOLERS	-	7" EDGE / 10" FIELD
WALL SHEATHING			
WOOD STRUCTURAL PANELS	8d	10d	6" EDGE / 12" FIELD
STRUCTURAL FIBERBOARD PANELS			
1 / 2"	31 GA. GALV. ROOFING NAILS (0.120" x 0.920" (0.960" x 1.180" MIN.))	-	3" EDGE / 6" FIELD
25 / 32"	31 GA. GALV. ROOFING NAILS (0.120" x 0.920" (0.960" x 1.180" MIN.))	-	3" EDGE / 6" FIELD
GYPSUM WALLBOARD	5d COOLERS	-	7" EDGE / 10" FIELD
HARDBOARD	8d	8d	6" EDGE / 12" FIELD
PARTICLEBOARD PANELS	8d	8d	(SEE MANUFACTURE)
DIAGONAL BOARD SHEATHING			
1"x6" or 1"x8"	2-8d	2-10d	PER SUPPORT
1"x10" or WIDER	3-8d	3-10d	PER SUPPORT
FLOOR SHEATHING			
WOOD STRUCTURAL PANELS			
1" OR LESS	8d	10d	6" EDGE / 12" FIELD
GREATER THAN 1"	10d	16d	6" EDGE / 6" FIELD
DIAGONAL BOARD SHEATHING			
1"x6" or 1"x8"	2-8d	2-10d	PER SUPPORT
1"x10" or WIDER	3-8d	3-10d	PER SUPPORT

1. NAILING REQUIREMENTS ARE BASED ON WALL SHEATHING NAILED 6 INCHES ON-CENTER AT THE PANEL EDGE. ALTERNATIVE NAILING SCHEDULES SHALL BE USED WHERE WALL SHEATHING IS REDUCED. FOR EXAMPLE, IF WALL SHEATHING IS NAILED 3 INCHES ON-CENTER AT THE PANEL EDGE TO OBTAIN HIGHER SHEAR CAPACITIES, NAILING REQUIREMENTS FOR STRUCTURAL MEMBERS SHALL BE DOUBLED, OR ALTERNATE CONNECTORS, SHALL BE USED TO MAINTAIN THE LOAD PATH.
2. WHEN WALL SHEATHING IS CONTINUOUS OVER CONNECTED MEMBERS, THE TABULATED NUMBER OF NAILS SHALL BE PERMITTED TO BE REDUCED TO 1-16d NAIL PER FOOT.

APA PORTAL NOTES:

1. STRONG-WALL SHEARWALL IS MANUFACTURED BY SIMPSON STRONG-TIE
2. INSTALLATION OF PRODUCT SHALL BE DONE IN STRICT CONFORMANCE TO THE DRAWINGS, INSTALLATION GUIDE, T-SWGUIDE. MODIFICATIONS TO THIS PRODUCT AND THE STRONG-WALL AND ASSOCIATED SYSTEMS OR CHANGES IN THE INSTALLATION METHODS SHOWN ON THESE DRAWINGS AND THE INSTALLATION GUIDE SHOULD ONLY BE MADE BY A QUALIFIED ARCHITECT, CIVIL, OR STRUCTURAL ENGINEER. THE PERFORMANCE OF SUCH MODIFIED PRODUCTS OR ALTERED INSTALLATION PROCEDURES IS THE SOLE RESPONSIBILITY OF THE DESIGNER. REFER TO I.C.B.O. PFC-5485 FOR FURTHER INFORMATION.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ELEVATIONS, ETC. PRIOR TO INSTALLATION OF ANY COMPONENTS FOR THE STRONG-WALL SYSTEM. IF ANY DISCREPANCIES ARE FOUND, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT, PROJECT ENGINEER, OR BUILDING DESIGNER FOR CLARIFICATION PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL VERIFY THE POSITION OF THE STRONG-WALL IN RELATION TO THE REST OF THE BUILDING SYSTEM AS SHOWN ON THE PROJECT DRAWINGS.
5. USE OF THIS PRODUCT IS SUBJECT TO THE APPROVAL OF THE LOCAL BUILDING OFFICIAL.
6. THE BUILDING STRUCTURE SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST ADOPTED VERSION OF THE UNIFORM BUILDING CODE AND ANY OTHER LOCAL, STATE OR FEDERAL REQUIREMENTS THAT MAY APPLY. VERIFY DESIGN REQUIREMENTS WITH THE LOCAL BUILDING DEPARTMENT.
7. THIS PRODUCT IS PART OF THE OVERALL LATERAL FORCE RESISTING SYSTEM OF THE STRUCTURE. DESIGN OF THE BUILDING'S LATERAL FORCE RESISTING SYSTEM, INCLUDING A COMPLETE LOAD PATH NECESSARY TO TRANSFER LATERAL FORCES FROM THE STRUCTURE TO THE GROUND, IS THE RESPONSIBILITY OF THE DESIGNER.
8. SIMPSON STRONG-TIE COMPANY, INC. RESERVES THE RIGHT TO CHANGE SPECIFICATIONS, DESIGNS AND MODELS WITHOUT NOTICE OR LIABILITY FOR SUCH CHANGES.
9. ALL HARDWARE CALLED OUT IS SIMPSON STRONG-TIE.

2020 ENERGY CONSERVATION CONSTRUCTION CODE COMPLIANCE STATEMENT:

THE PROPOSED BUILDING REPRESENTED IN THIS DOCUMENT IS CONSISTENT WITH THE BUILDING PLANS, SPECIFICATIONS, AND OTHER CALCULATIONS SUBMITTED WITH THIS PERMIT APPLICATION. THE PROPOSED SYSTEMS HAVE BEEN DESIGNED TO MEET THE 2020 ENERGY CONSERVATION CODE REQUIREMENTS. SEE RES CHECK COMPLIANCE REPORT

Generated by **REScheck-Web Software**
Compliance Certificate

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Project: **MAYFAIR COURT**

Energy Code: **2018 IECC**
Location: **Freeport, New York**
Construction Type: **Single-family**
Project Type: **Addition**
Orientation: **Bldg. faces 180 deg. from North**
Climate Zone: **4 (5316 HDD)**
Permit Date:
Permit Number:

Construction Site: Owner/Agent: Designer/Contractor:

Compliance: Passes using UA trade-off

Compliance: **0.5% Better Than Code** Maximum UA: **388** Your UA: **386** Maximum SHGC: **0.40** Your SHGC: **0.30**

The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules. IT DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

Slab-on-grade tradeoffs are no longer considered in the UA or performance compliance path in REScheck. Each slab-on-grade assembly in the specified climate zone must meet the minimum energy code insulation R-value and depth requirements.

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Req. U-Factor	Prop. UA	Req. UA
Ceiling: Flat Ceiling or Scissor Truss	1,457	38.0	0.0	0.030	0.026	44	38
Wall: Wood Frame, 16" o.c. Orientation: Unspecified	2,720	15.0	5.0	0.053	0.060	133	150
Door: Glass Door (over 50% glazing) SHGC: 0.22 Orientation: Unspecified	27			0.310	0.320	8	9
Window: Vinyl Frame SHGC: 0.31 Orientation: Unspecified	190			0.300	0.320	57	61
Floor: All-Wood Joist/Truss	1,457	19.0	0.0	0.047	0.047	68	68
Basement Wall: Solid Concrete or Masonry Orientation: Unspecified							
Wall height: 7'0" Depth below grade: 3'0" Insulation depth: 7'0"	1,050	15.0	0.0	0.072	0.059	76	62

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2018 IECC requirements in REScheck Version: REScheck-Web and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Name - Title Signature Date

Project Title: **MAYFAIR COURT** Report date: **09/29/23**
Data filename: Page 1 of 1

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www.JoeBelloArchitects.com

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NEW YORK

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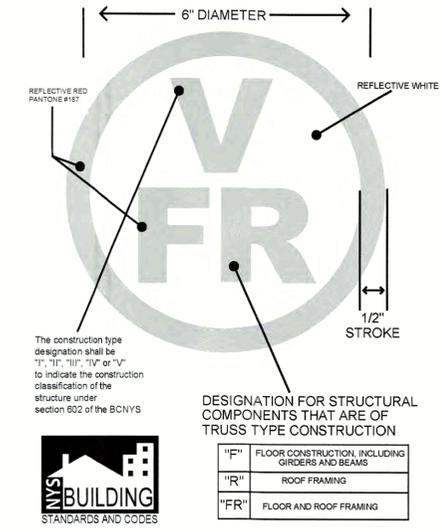
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FILE:	21-75
SCALE:	AS NOTED
DRAWN BY:	VMA
SHEET:	GN-4

TRUSS TYPE CONSTRUCTION SIGN SPEC.

NOT TO SCALE



ENERGY CONSERVATION CODE:

ENERGY CONSERVATION NOTES:

CHAPTER 1: SCOPE AND ADMINISTRATION:

R 104 INSPECTIONS:

R104.4 APPROVED INSPECTION AGENCIES. THE CODE OFFICIAL IS AUTHORIZED TO ACCEPT REPORTS OF THIRD PARTY INSPECTION AGENCIES NOT AFFILIATED WITH THE BUILDING DESIGN OR CONSTRUCTION, PROVIDED SUCH AGENCIES ARE APPROVED AS TO QUALIFICATIONS AND RELIABILITY RELEVANT TO THE BUILDING COMPONENTS AND SYSTEMS THEY ARE INSPECTING.

R 106 REFERENCED STANDARDS:

R106.2 APPLICATION OF REFERENCES. REFERENCES TO CHAPTER OR SECTION NUMBERS, OR TO PROVISIONS NOT SPECIFICALLY IDENTIFIED BY NUMBER, SHALL BE CONSTRUED TO REFER TO SUCH CHAPTER, SECTION OR PROVISION OF THIS CODE.

CHAPTER 4: RESIDENTIAL ENERGY EFFICIENCY:

R401 GENERAL:

R401.2 COMPLIANCE. PROJECTS SHALL COMPLY WITH ONE OF THE FOLLOWING:

- SECTIONS R401 THROUGH R404.
- SECTION R405 AND THE PROVISIONS OF SECTIONS R401 THROUGH R404 LABELED "MANDATORY."
- AN ENERGY RATING INDEX (ERI) APPROACH IN SECTION R406

R402 BUILDING THERMAL ENVELOPE:

R402.1 GENERAL (PRESCRIPTIVE). THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF SECTIONS R402.1.1 THROUGH R402.1.5

R402.1.2 INSULATION AND FENESTRATION CRITERIA. THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF TABLE 402.1.2, BASED ON THE CLIMATE ZONE SPECIFIED IN CHAPTER 3.

R402.4 AIR LEAKAGE (MANDATORY). THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT THE AIR LEAKAGE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION R402.4.4 THROUGH R402.4.4.

R402.4.1.2 TESTING. THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AIR LEAKAGE RATE NOT EXCEEDING FIVE AIR CHANGES PER HOUR IN CLIMATE ZONES I AND II, AND THREE AIR CHANGES PER HOUR IN CLIMATE ZONES 3 THROUGH 8.

R403 SYSTEMS:

R403.1 CONTROLS (MANDATORY). AT LEAST ONE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM.

R403.3.1 INSULATION (PRESCRIPTIVE). SUPPLY AND RETURN DUCTS IN ATTICS SHALL BE INSULATED TO A MINIMUM OF R-8 WHERE 3 INCHES IN DIAMETER AND GREATER AND R-6 WHERE LESS THAN 3 INCHES IN DIAMETER. SUPPLY AND RETURN DUCTS IN OTHER PORTIONS OF THE BUILDING SHALL BE INSULATED TO A MINIMUM OF R-6 WHERE 3 INCHES IN DIAMETER OR GREATER AND R-4.2 WHERE LESS THAN 3 INCHES IN DIAMETER.

R404 ELECTRICAL POWER AND LIGHTING SYSTEMS:

R404.1 LIGHTING EQUIPMENT (MANDATORY). NOT LESS THAN 75 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS OR NOT LESS THAN 75 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS.

R406 ENERGY RATING INDEX COMPLIANCE ALTERNATIVE:

R406.6.2 COMPLIANCE REPORT. COMPLIANCE SOFTWARE TOOLS SHALL GENERATE A REPORT THAT DOCUMENTS THAT THE ERI OF THE RATED DESIGN COMPLIES WITH SECTIONS R406.3 AND R406.4. THE COMPLIANCE DOCUMENTATION SHALL INCLUDE THE FOLLOWING INFORMATION:

- ADDRESS OR OTHER IDENTIFICATION OF THE RESIDENTIAL BUILDING.
- AN INSPECTION CHECKLIST DOCUMENTING THE BUILDING COMPONENT CHARACTERISTICS OF THE RATED DESIGN. THE INSPECTION CHECKLIST SHALL SHOW RESULTS FOR BOTH THE ERI REFERENCE DESIGN AND THE RATED DESIGN, AND SHALL DOCUMENT ALL INPUTS ENTERED BY THE USER NECESSARY TO REPRODUCE THE RESULTS.
- NAME OF INDIVIDUAL COMPLETING THE COMPLIANCE REPORT.
- NAME AND VERSION OF THE COMPLIANCE REPORT.

TABLE R 402.1.2 INSULATION & FENESTRATION REQUIREMENTS BY COMPONENT

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE
4 EXCEPT MARINE	0.32	0.55	0.40	49	20 OR 13+5
MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE AND DEPTH	CRAWL SPACE WALL R-VALUE	
8/13	19	10/13	10, 2 FT.	10/13	

TABLE R 402.4.1.1 AIR BARRIER AND INSULATION INSTALLATION

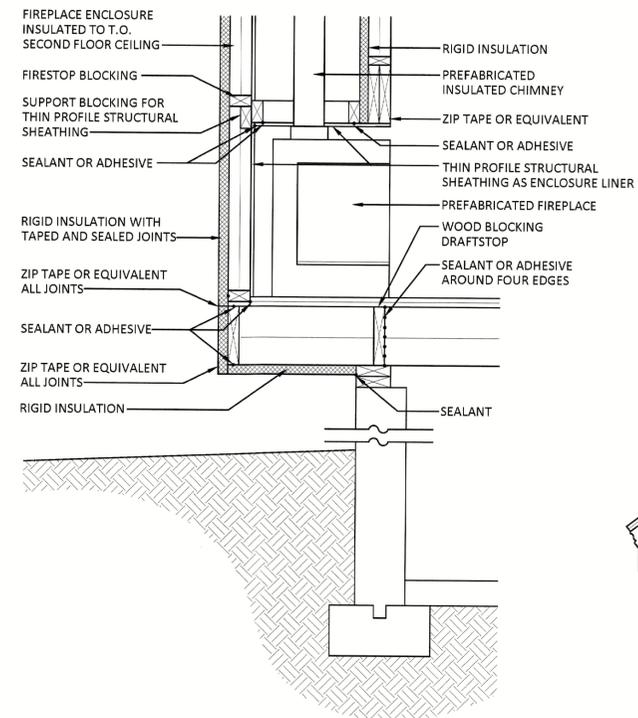
COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
GENERAL REQUIREMENTS	A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE. THE EXTERIOR THERMAL ENVELOPE CONTAINS A CONTINUOUS AIR BARRIER. BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED.	AIR-PERMEABLE INSULATION SHALL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

A. IN ADDITION, INSPECTION OF LOG WALLS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF ICC-400

WINDOW SPECIFICATIONS:

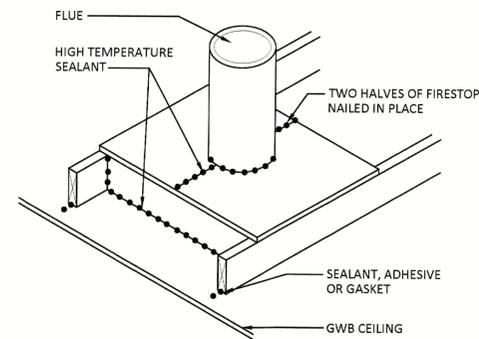
MANUFACTURER: MARVIN ELEVATE SERIES (SIMULATED DIVIDED LIGHTS AND LOW E-4)

TYPE	U VALUE	SHGC	VISIBLE LIGHT TRANSMITTANCE
CASEMENT	0.27	0.27	0.46
FIXED	0.26	0.31	0.52
AWNING	0.27	0.27	0.46
SKYLIGHT (LAMINATED)	N/A	N/A	N/A
FRENCH DOOR (HINGED)	N/A	N/A	N/A
FRENCH DOOR (GLIDING)	0.28	0.26	0.43



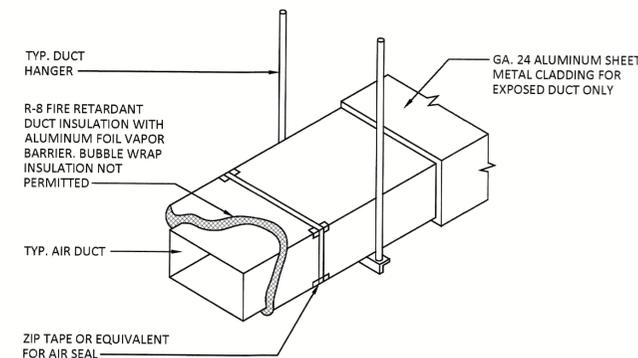
AIRSEAL LOCATIONS (PREFAB. FIREPLACE)

NOT TO SCALE



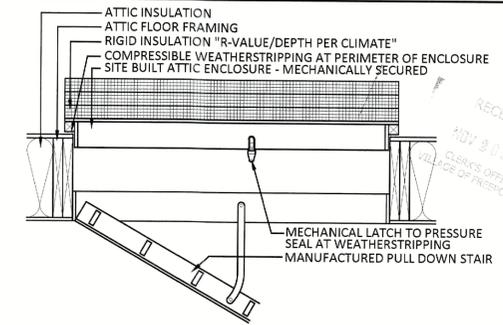
AIRSEAL LOCATIONS (FLUE)

NOT TO SCALE



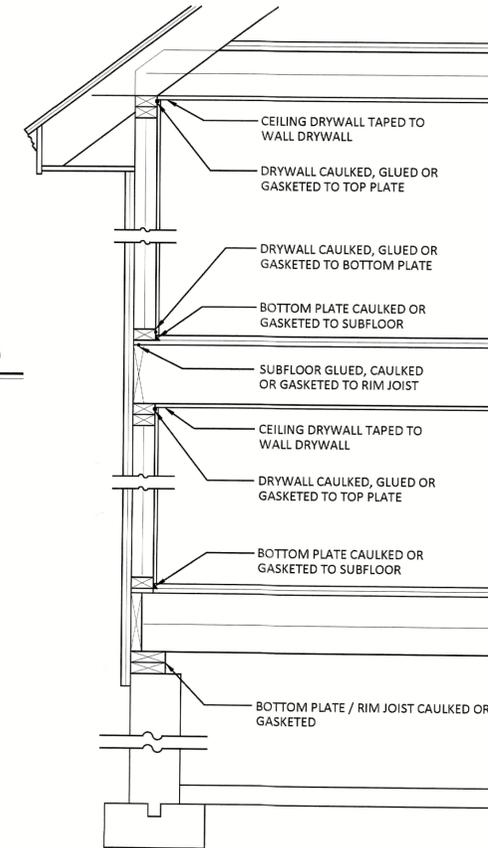
TYP. DUCT INSULATION

NOT TO SCALE



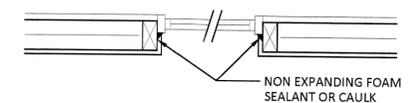
TYPICAL AIRSEAL & INSULATION @ PULL DOWN ATTIC STAIRS

NOT TO SCALE

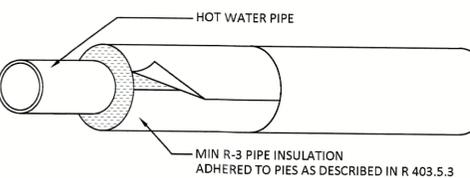


TYPICAL AIRSEAL LOCATIONS (WALL)

NOT TO SCALE



AIRSEAL LOCATIONS (WINDOW)



TYP. HOT WATER PIPE INSULATION

NOT TO SCALE

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FILE:

21-75

SCALE:

AS NOTED

DRAWN BY:

VMA

SHEET:

GN-5

GENERAL NOTE:
THE GENERAL CONTRACTOR AND ALL SUB CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE GENERAL NOTES SHEETS (G1-1-5) AND CONTACT ARCHITECT IN WRITING OF ANY CLARIFICATIONS NEEDED PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONTRACTORS SHALL ALSO NOTIFY THE ARCHITECT IF ANY DISCREPANCY OCCURS BETWEEN ACTUAL FIELD CONDITIONS AND DRAWINGS. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION.

Legend

	8" P.C. FOUNDATION WALLS W/ #4 REBAR @ 12" O.C. (H/V) ON A 16"x8" KEYPED FTG.		NEW CONSTRUCTION: 2x6 EXTERIOR WALLS 2x4 INTERIOR WALLS U.O.N.
	SHEAR WALL HOLD DOWN AS PER 2020RCG'S. SEE G4-03		EXISTING TO REMAIN: 2x4 INTERIOR & EXTERIOR U.O.N. TO BE REMOVED:
	16x8 GRAVEL SPACE VENT INSTALLED TO CODE		POST ABOVE
	#4 REBAR DONEL DRILLED AND BROXIED. INSTALLED AT 18" VERTICALLY		SOLID POST IN WALL OR COLUMN
			STEEL BRIDLE OR FLUSH CONN.
			NEW HEADER OR GIRDER

WINDOW & DOOR NOTE:
ALL WINDOWS AND DOORS TO BE PROVIDED WITH A HEADER AS FOLLOWS UNLESS OTHERWISE NOTED ON PLANS:
UP TO 4'-0" TO BE PROVIDED WITH (2) 2x6 HEADERS,
UP TO 8'-0" OPENINGS SHALL BE PROVIDED WITH (2) 2x12

GENERAL CONTRACTOR TO VERIFY ALL WINDOW AND DOOR TYPES, SIZES, COLOR ETC. W/ OWNER PRIOR TO ORDERING

HAZARDOUS GLAZING SHALL COMPLY WITH NYS CODE R308.1 AND MEET THE CRITERIA FOR CATEGORY II AS INDICATED IN 2020RCG'S R 308.4

ALL WINDOWS & DOORS TO BE BY 'ANDERSEN'. MANTIN BARS AS PER ELEVATIONS. 4-7/16" JAMBS. FINISHES AS SELECTED BY OWNER. HARDWARE AS SELECTED BY OWNER. NEW WINDOW IN EXISTING 2x4 WALL CONSTRUCTION TO HAVE 4 9/16" JAMBS. GENERAL CONTRACTOR TO FIELD VERIFY TO INSURE PROPER JAMB SIZES PRIOR TO PLACING ORDER.

ALL BEDROOM WINDOWS MEET EGRESS REQUIREMENTS AND CONFORM TO 2015 IRC, PART 310.1.1. SUCH OPENING SHALL NOT IMPED EGRESS IN AN EMERGENCY. SHALL HAVE A MIN. AREA OF 5.71 SQ.FT. WITH A MIN. DIMENSION OF 20" WIDTH / 24" HEIGHT WITH BOTTOM OF OPENING NO HIGHER THAN 3'-6" ABOVE FINISHED FLOOR.

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

FIRE BLOCKING AS PER 2020RCG'S
SEE G4-1-4 FOR ALL STRUCTURAL STRAPPING, HOLD DOWN DETAILS, AND FASTENER SCHEDULE

SEE FRAMING PLANS FOR ALL STRUCTURAL FRAMING DIRECTION AND MAGNITUDE.

INTERIOR FINISH NOTES:
ALL WALLS AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASS OF NOT GREATER THAN 200 AS PER SECTION R314

BATHROOM AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS W/ INSTALLED SHOWER HEADS AND IN SHOWER COMP. SHALL BE FINISHED IN A NON-ABSORBANT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6FT ABOVE THE FLOOR. ANY GLAZING IN SHOWER STALL TO BE TEMPERED GLASS AND CONFORM TO 2020RCG'S R308.1

CONCRETE NOTES:
PROVIDE 1 1/8" X 1 1/4" DEEP SAW CUT CONTROL JOINTS AT 20' O/C MAXIMUM EACH WAY IN ALL BASEMENT, PORCH, AND GARAGE SLABS ON GRADE. CUT JOINTS WITHIN 24 HOURS OF PLACING THE SLAB.

PROVIDE 2-#5 BARS OVER AND 2-#4 EACH SIDE OF ALL OPENING IN WALLS. BARS TO BE 1 1/2' CLEAR OF AND EXTEND 12 INCHES PAST OPENING.

CONCRETE USED FOR EXTERIOR WALKWAYS AND SLABS SHALL HAVE A MAXIMUM WATER TO CEMENT RATIO OF 0.45.

PROVIDE THE FOLLOWING CLEARANCES FOR REINFORCING STEEL TO:
CAST AGAINST SOL 3"
EXPOSED TO WEATHER (FORMED) 1 1/2"
NOT EXPOSED TO WEATHER 1"

ALL WORK TO BE PERFORMED IN CONFORMANCE WITH THE LATEST STANDARDS FOR PLACEMENT OF CONCRETE AS SET BY THE A.C.I.

ALL CONCRETE OR MASONRY WORK SHALL BE DONE DURING TEMPERATURES OF 20 DEGREES F. AND RISING MIN.

NO CONCRETE SHALL BE PLACED ON FROZEN SURFACES.

NO ADDITIVES SHALL BE ALLOWED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.

PROVIDE ALL SLEEVES AND FOUNDATIONS VENTS AS REQUIRED BY CODE.

PROVIDE CONTINUOUS REBAR IN THE FOOTING AND A CONTINUOUS 2 X KEY BETWEEN THE FOOTING AND FOUNDATION WALL, AS NOTED ON PLANS.

PROVIDE WALL REINFORCING AS INDICATED ON THE STRUCTURAL PLAN.

PROVIDE BITUMEN EXPANSION JOINTS BETWEEN SLABS AND FOUNDATION WALLS.

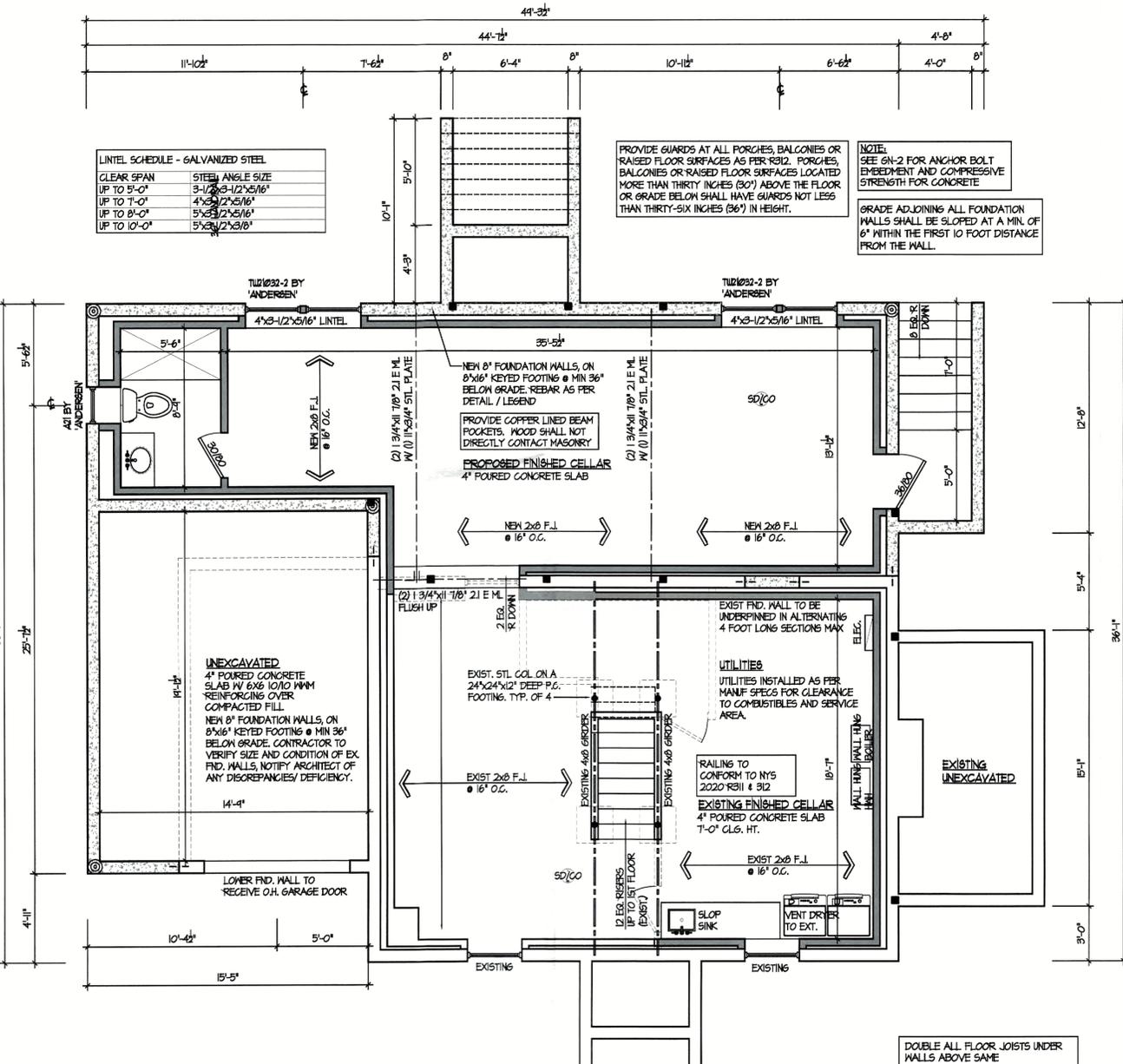
PROVIDE WELDED WIRE MESH REINFORCED IN SLABS AS INDICATED ON THE DRAWINGS.

ALL FOUNDATION WALLS, FOOTINGS AND SLABS SURROUNDING BASEMENT AREA SHALL BE COATED WITH AGORON CPT-2000 AS PER MANUFACTURERS SPECIFICATIONS.

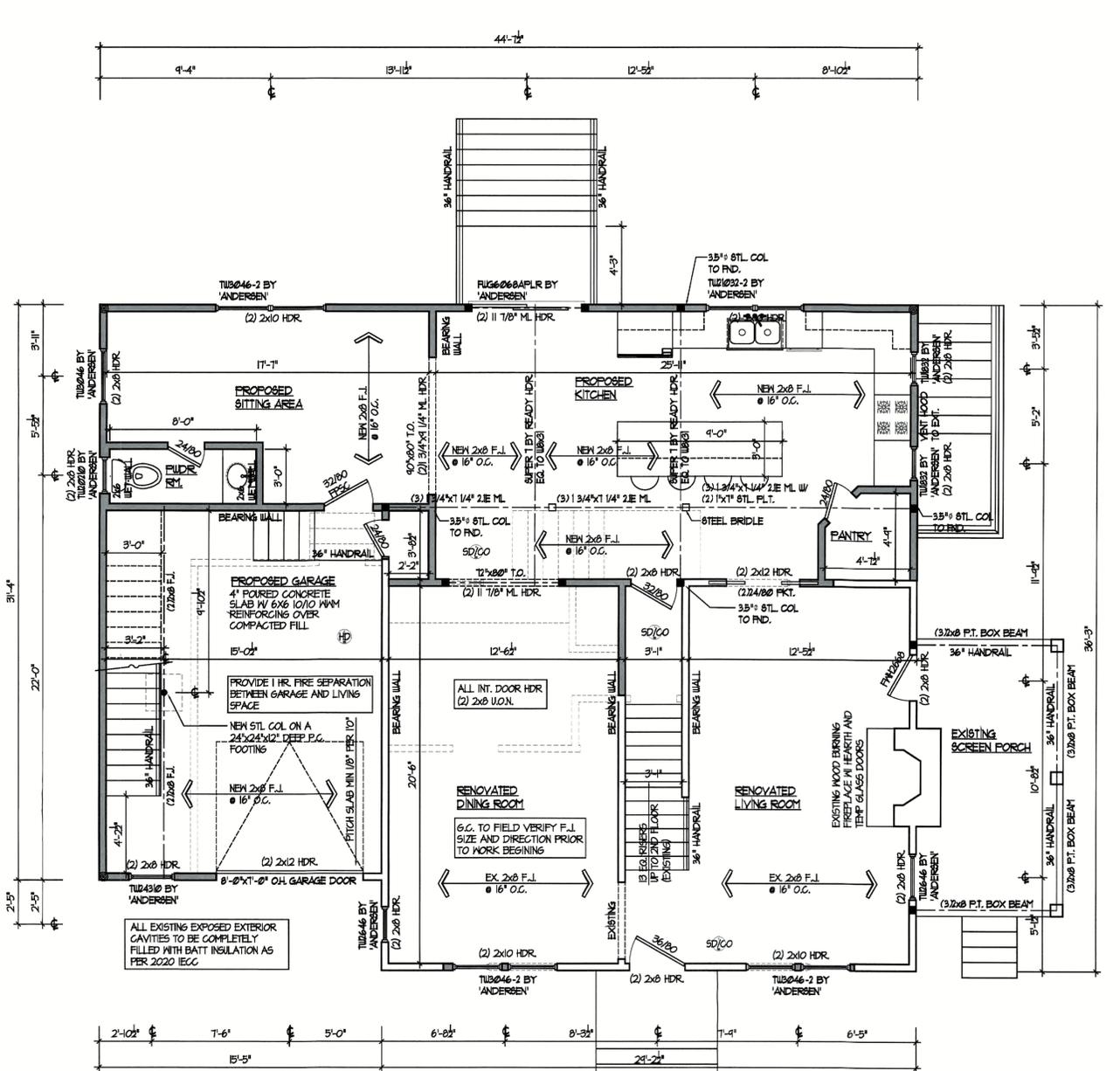
CONTRACTOR TO PROVIDE CYLINDER SAMPLES (3 PER TRUCK) TO BE SENT TO A TESTING LAB TO BE BROKEN OPEN AND TESTED AT 7, 14 AND 28 DAYS RESPECTIVELY. NOTIFY ARCHITECT OF RESULTS WITHIN 24 HOURS OF OBTAINING SAME. CONTRACTORS TO SUBMIT DELIVERY RECEIPTS INDICATING THE VOLUME AND STRENGTH OF CONCRETE DELIVERED.

ALL CONCRETE TO BE POURED MONOLITHICALLY, WITHOUT COLD JOINTS, UNLESS SHOWN OTHERWISE OR PERMISSION IS OBTAINED IN WRITING FROM THE ARCHITECT PRIOR TO PLACEMENT.

INTERIOR BASEMENT SLAB ON GRADES TO HAVE SYNTHETIC FIBERS WITH NO WELDED WIRE MESH. APPLY FIBERS TO MIX AT DOSAGE AND IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. GARAGE AND TERRACE SLABS DO NOT HAVE FIBERS AND HAVE WELDED WIRE MESH.



1 Foundation Floor Plan
SCALE: 1/4" = 1'-0"



2 First Floor Plan
SCALE: 1/4" = 1'-0"

DOUBLE ALL FLOOR JOISTS UNDER WALLS ABOVE SAME

NOTE: CONTINUOUS RIDGE VENTING THROUGHOUT

FIRE BLOCKING WHERE NECY. AS PER NYS CODE

BATHROOM AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMP. SHALL BE FINISHED WITH A NON-ABSORBANT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.

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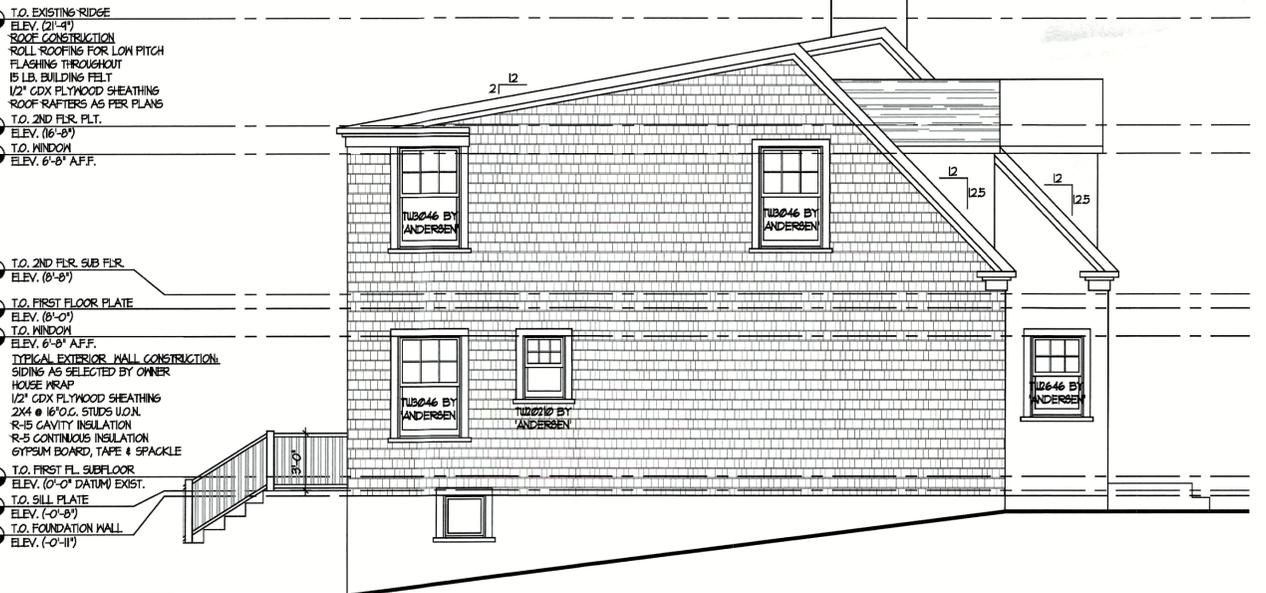
FILE: 21-75
SCALE: AS NOTED
DRAWN BY: VMA
SHEET: A-1

FLASH ALL ROOF VALLEYS SEE GENERAL NOTES
PROVIDE ICE & WATER SHIELD EXTENDING FROM EAVE TO MIN. 36" ON ROOF FROM EXT. WALL PER 2020 NYS CODE



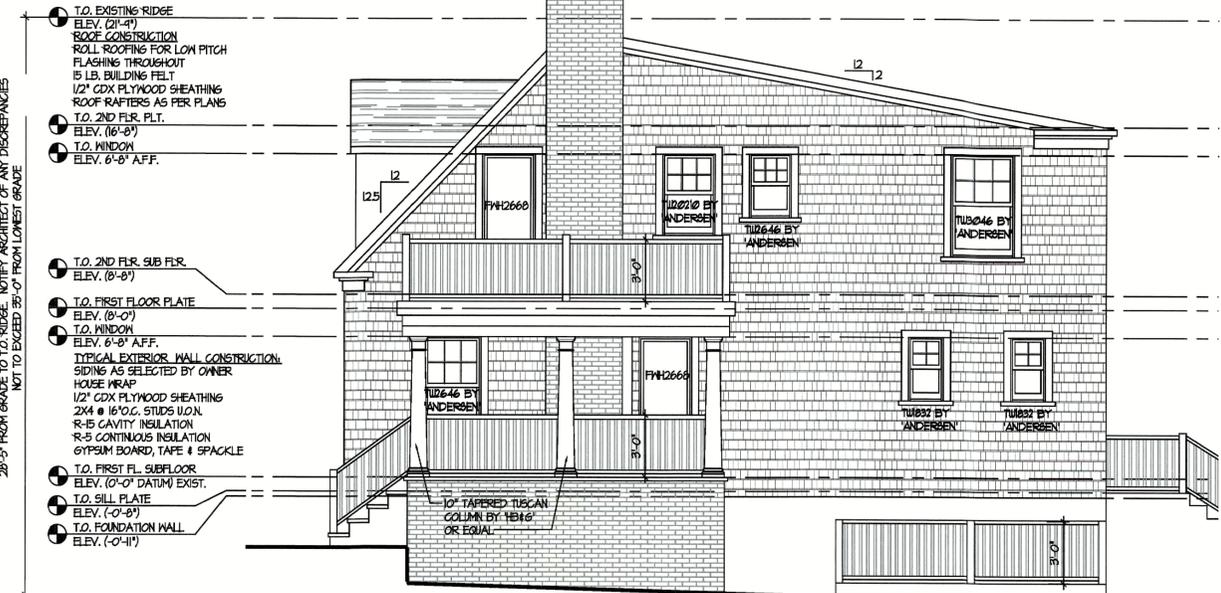
1 Front Elevation
A-3 SCALE: 1/4" = 1'-0"

FLASH ALL ROOF VALLEYS SEE GENERAL NOTES
PROVIDE ICE & WATER SHIELD EXTENDING FROM EAVE TO MIN. 36" ON ROOF FROM EXT. WALL PER 2020 NYS CODE

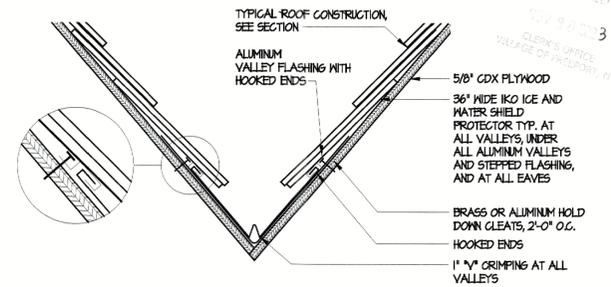


2 Left Side Elevation
A-3 SCALE: 1/4" = 1'-0"

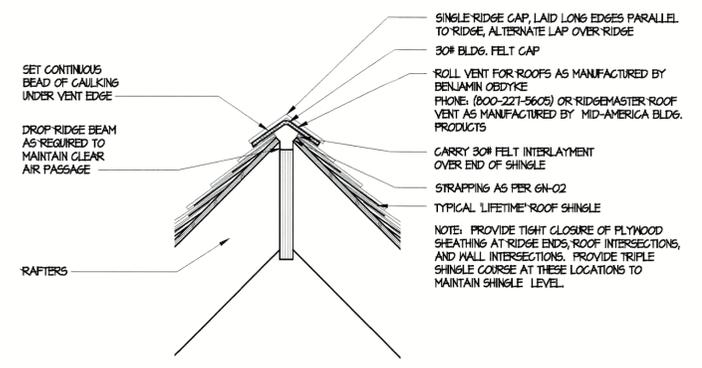
FLASH ALL ROOF VALLEYS SEE GENERAL NOTES
PROVIDE ICE & WATER SHIELD EXTENDING FROM EAVE TO MIN. 36" ON ROOF FROM EXT. WALL PER 2020 NYS CODE



3 Right Side Elevation
A-3 SCALE: 1/4" = 1'-0"



3 Valley Detail
A-3 Not to Scale



4 Ridge Detail
A-3 Not to Scale

GENERAL NOTE:
THE GENERAL CONTRACTOR AND ALL SUB CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE GENERAL NOTES SHEETS (GN 1-5) AND CONTACT ARCHITECT IN WRITING OF ANY CLARIFICATIONS NEEDED PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONTRACTORS SHALL ALSO NOTIFY THE ARCHITECT IF ANY DISCREPANCY OCCURS BETWEEN ACTUAL FIELD CONDITIONS AND DRAWINGS. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION.

FRAMING NOTES:
GENERAL CONTRACTOR TO COORDINATE ALL FRAMING IN FIELD IN ORDER TO RECEIVE PROPER PLUMBING ROUGH IN AND CENTERING OF ALL ELECTRICAL FIXTURES, SEE PLUMBING RISER, AND ELECTRICAL PLANS
FIRE BLOCKING AS PER 2020RCAYS SEE GN-1-4 FOR ALL STRUCTURAL STRAPPING, HOLD DOWN DETAILS, AND FASTENER SCHEDULE
SEE FRAMING PLANS FOR ALL STRUCTURAL FRAMING DIRECTION AND MAGNITUDE.

INTERIOR FINISH NOTES:
ALL WALLS AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASS OF NOT GREATER THAN 200 AS PER SECTION R301
BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS W/ INSTALLED SHOWER HEADS AND IN SHOWER COMP. SHALL BE FINISHED W/ A NON-ABSORBANT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6FT ABOVE THE FLOOR. ANY GLAZING IN SHOWER STALL TO BE TEMPERED GLASS AND CONFORM TO 2020RCAYS R308.1

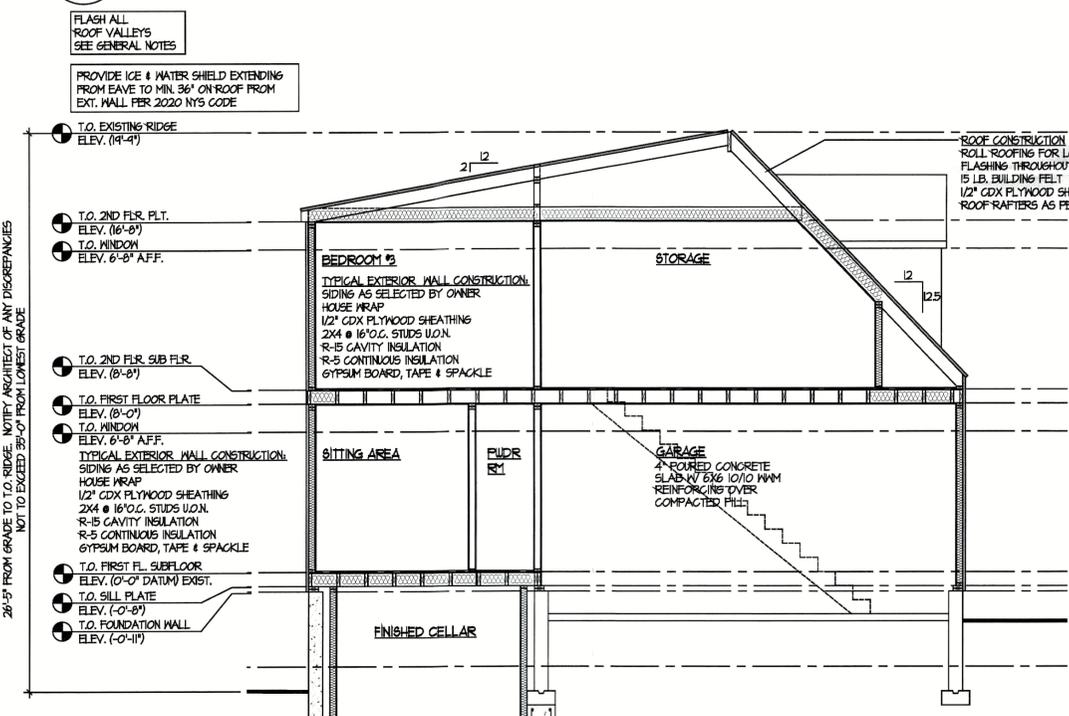
STAIRS AND RAILING TO CONFORM TO 2020 NYS R311 & R312
COORDINATE NUMBER OF TREADS / RISERS WITH FINAL GRADING
COORDINATE CENTER OF PORCH COLUMNS W/ CENTER OF ENTRY DOOR
NOTE: BRIDGING @ MIDSPAN @ ALL NOMINAL LUMBER FRAMING TYP.

NOTE: DOUBLE FLOOR JOISTS UNDER WALLS PARALLEL ABOVE TYP.
VERIFY SOIL CONDITIONS AT ALL FOOTING LOCATIONS, ASSUMED BEARING OF 1 TON. VERIFY WITH FIELD CONDITIONS AND SOIL BORING LOG
ANCHOR BOLT NOTE: USE #4 ANCHOR BOLTS TYPICAL 44" O.C. / 12" FROM CORNERS. 1" EMBEDMENT MIN. SEE PLANS FOR CORNER HOLD DOWN (HD) DESIGNATION

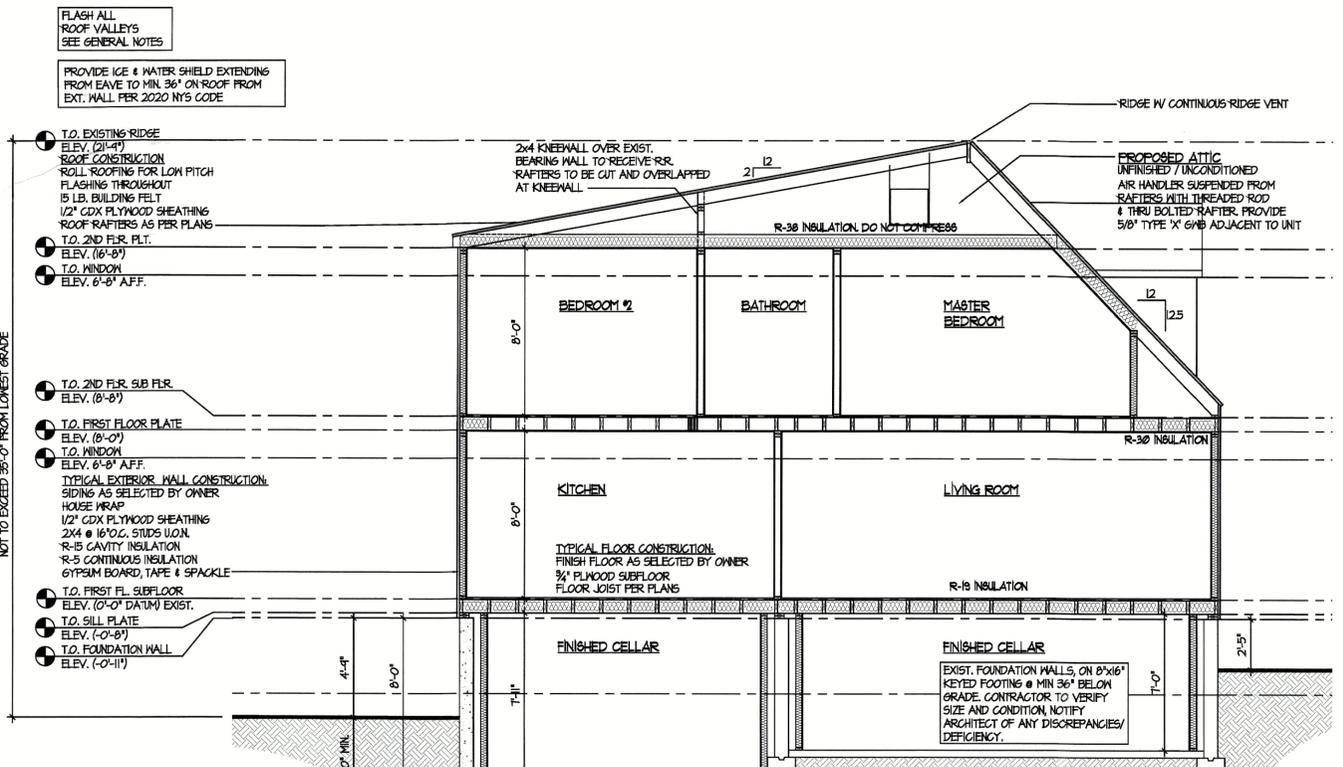
WINDOW & DOOR NOTE:
ALL WINDOWS AND DOORS TO BE PROVIDED WITH A HEADER AS FOLLOWS UNLESS OTHERWISE NOTED ON PLANS
UP TO 4'-0" TO BE PROVIDED WITH (2) 2x6 HEADERS;
UP TO 8'-0" OPENINGS SHALL BE PROVIDED WITH (2) 2x12
GENERAL CONTRACTOR TO VERIFY ALL WINDOW AND DOOR TYPES, SIZES, COLOR ETC. W/ OWNER PRIOR TO ORDERING
HAZARDOUS GLAZING SHALL COMPLY WITH NYS CODE R308.1 AND MEET THE CRITERIA FOR CATEGORY II AS INDICATED IN 2020RCAYS R 308.4
ALL WINDOWS & DOORS TO BE BY 'ANDERSEN'. MUNTIN BARS AS PER ELEVATIONS. 4- 9/16" JAMBES. FINISHES AS SELECTED BY OWNER. HARDWARE AS SELECTED BY OWNER. NEW WINDOW IN EXISTING 2X4 WALL CONSTRUCTION TO HAVE 4 9/16" JAMBES. GENERAL CONTRACTOR TO FIELD VERIFY TO INSURE PROPER JAMB SIZES PRIOR TO PLACING ORDER.
ALL BEDROOM WINDOWS MEET EGRESS REQUIREMENTS AND CONFORM TO 2015 IRC, PART 310.1.1. SUCH OPENING SHALL NOT IMPED EGRESS IN AN EMERGENCY, SHALL HAVE A MIN. AREA OF (5.7) SQFT, WITH A MIN. DIMENSION OF 20" WIDTH / 24" HEIGHT WITH BOTTOM OF OPENING NO HIGHER THAN 3'-6" ABOVE FINISHED FLOOR.



1 Rear Elevation
A-4 SCALE: 1/4" = 1'-0"



2 Section A
A-4 SCALE: 1/4" = 1'-0"



3 Section B
A-4 SCALE: 1/4" = 1'-0"