

original

**INC. VILLAGE OF FREEPORT**

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

ROBERT T. KENNEDY  
MAYOR

E-MAIL [BUILDINGDEPT@FREEPORTNY.GOV](mailto:BUILDINGDEPT@FREEPORTNY.GOV)

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

January 5, 2024

**AMENDED LETTER OF DENIAL**

Jiereh Bowen  
261 S Long Beach  
Freeport , NY 11520

**RE: 261 S Long Beach Freeport, NY**  
**Zoning District – Residence AA Sec. 62 Blk. 122, Lot 13**  
**Building Permit Application #20233554**  
**Description– Legalize existing 12’x 24’ in ground pool and 8’x 8’ hot tub.**

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 §210-35. 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 the plans submitted indicates that the pool has a 3.5’ rear setback. You will be seeking a variance of 1.5’ rear yard.

**(3) Side yards width:** No accessory building, accessory structure, barbecue pit, detached garage or breezeway shall be erected in the rear yard. According to the plans submitted indicates that the hot tub is on the property line for side yard setback. You will be seeking a variance of 5’ side yard.

VILLAGE OF FREEPORT, NY  
CLERK'S OFFICE

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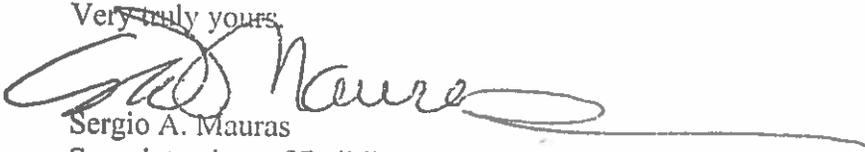
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Please be further advised that if you intend to appeal this decision you must file an application within sixty (60) days of the date of this letter. For your convenience, we have enclosed the instructions, application, Building Department letters/documents,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

cc: Village Clerk

SITE PLAN APPROVAL NEEDED

Yes \_\_\_\_\_ No X

VILLAGE OF FREEPORT, NY  
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VILLAGE OF FREEPORT  
Department of Buildings  
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. 20233554

Location: 261 S Long Beach, Freeport, NY

Applicant: Jiereh Bowen

Description: Legalize existing 12'x 24' in ground pool and 8x8 hot tub.

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

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

**REASON(S) FOR DETERMINATION**

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

A)

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

Dated: January 5, 2024

*Sergio A. Mauras*

Sergio A. Mauras  
Superintendent of Buildings

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

CLERK'S OFFICE  
VILLAGE OF FREEPORT, N.Y.  
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SEC. 62 BLK. 122 LOT. 13

BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

In the Matter  
Of  
the Application of  
20233554

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

Index No. \_\_\_\_\_

COMPLY WITH ORIGINAL NOTES

The application of Jierch Bowen

respectfully states and alleges:

Strike out inapplicable phrase

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

Obtain reason for denial from Department of Buildings

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

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

Describe fully and clearly the use desired

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

Refer where possible to paragraphs and section by numbers

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

261 S. Long Beach Ave. Freeport

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

261 S. Long Beach Ave. Freeport Sec. 62 Blk. 122 Lot(s) 13

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 Contractor) on or about the 28 day of Nov, 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:

Pool plans & Hot tub Specs

4. That on or about the 13 day of Dec, 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 (210-35) - Required Yards

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

Legalize existing 12x12 Inground pool & 8x8 hot tub

6. That said premises are now being used as follows: Single Family Residence

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

Single Family Residence

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

Village Ordinance 210-6A - Conformity Required

Village Ordinance 210-35 - Required Yards

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

2024 JAN 10 P 3:32

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.

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

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

10. That the grounds for this application are as follows: Legalize existing 12'x24' inground pool and 8'x8' hot tub

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

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

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

Dated: December 30, 2023

BY: [Signature]  
ITS: OWNER

State of New York )  
County of Nassau ) ss:

The applicant Jerreh Bowen 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 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 30 day  
of December, 2023

Notary Public [Signature]

X [Signature]  
Signature of Applicant

Heather Pickus  
NOTARY PUBLIC STATE OF NEW YORK  
No. 01PI6394262  
Qualified in Suffolk County  
Commission Expires 7/1/2027

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.

December 30, 2023  
Date Year

X [Signature]  
Signature

Affidavit of Owner

To be completed only if the owner is not the applicant

State of New York )  
County of Nassau ) ss:

I Jerreh Bowen being duly sworn, depose and say:

That he/she (the owner of 261 S. Long Beach Ave.) (is the \_\_\_\_\_ of

deponent \_\_\_\_\_)

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

Sworn to before me this 30 day  
of December, 2023

Notary Public [Signature]

Heather Pickus  
NOTARY PUBLIC STATE OF NEW YORK  
No. 01PI6394262  
Qualified in Suffolk County  
Commission Expires 7/1/2027

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VILLAGE OF FREEPORT, NY

617.20  
Appendix B  
Short Environmental Assessment Form

NOV 28 2003

**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.

<b>Part 1 - Project and Sponsor Information</b>			CLERK'S OFFICE VILLAGE OF FREEPORT, NY
Name of Action or Project: <b>JAY BOWEN</b>			
Project Location (describe, and attach a location map): <b>261 S. Long Beach Ave. Freeport, NY</b>			
Brief Description of Proposed Action: <b>Legalize 12' x 24' inground pool and 8' x 8' hot tub.</b>			
Name of Applicant or Sponsor: <b>JIERAH BOWEN</b>		Telephone: <b>(516) 637-2785</b>	
		E-Mail: <b>Jeb11520@yahoo.com</b>	
Address: <b>261 S Longbeach Ave.</b>			
City/PO: <b>FREEPORT</b>	State: <b>NY</b>	Zip Code: <b>11520</b>	
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
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<b>0.20</b> acres	
b. Total acreage to be physically disturbed?		<b>0.01</b> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<b>0.20</b> acres	
4. Check - <input checked="" type="checkbox"/> 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			

<p>5. Is the proposed action,  a. A permitted use under the zoning regulations?  b. Consistent with the adopted comprehensive plan?</p>	<p>NO  <input checked="" type="checkbox"/></p>	<p>YES  <input type="checkbox"/></p>	<p>N/A  <input type="checkbox"/></p>
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>	<p>NO  <input type="checkbox"/></p>	<p>YES  <input type="checkbox"/></p>	
<p>7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?  If Yes, identify: _____</p>	<p>NO  <input checked="" type="checkbox"/></p>	<p>YES  <input type="checkbox"/></p>	
<p>8. a. Will the proposed action result in a substantial increase in traffic above present levels?  b. Are public transportation service(s) available at or near the site of the proposed action?  c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?</p>	<p>NO  <input checked="" type="checkbox"/></p>	<p>YES  <input type="checkbox"/></p>	
<p>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: _____</p>	<p>NO  <input checked="" type="checkbox"/></p>	<p>YES  <input type="checkbox"/></p>	
<p>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: _____</p>	<p>NO  <input checked="" type="checkbox"/></p>	<p>YES  <input type="checkbox"/></p>	
<p>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: _____</p>	<p>NO  <input checked="" type="checkbox"/></p>	<p>YES  <input type="checkbox"/></p>	
<p>12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?  b. Is the proposed action located in an archeological sensitive area?</p>	<p>NO  <input checked="" type="checkbox"/></p>	<p>YES  <input type="checkbox"/></p>	
<p>13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?  b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?  If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____</p>	<p>NO  <input checked="" type="checkbox"/></p>	<p>YES  <input type="checkbox"/></p>	
<p>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 checked="" type="checkbox"/> Agricultural/grasslands    <input type="checkbox"/> Early mid-successional  <input type="checkbox"/> Wetland    <input type="checkbox"/> Urban    <input checked="" type="checkbox"/> Suburban</p>			
<p>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?</p>	<p>NO  <input checked="" type="checkbox"/></p>	<p>YES  <input type="checkbox"/></p>	
<p>16. Is the project site located in the 100 year flood plain?</p>	<p>NO  <input checked="" type="checkbox"/></p>	<p>YES  <input type="checkbox"/></p>	
<p>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 (curb and storm drains)?  If Yes, briefly describe: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES</p>	<p>NO  <input checked="" type="checkbox"/></p>	<p>YES  <input type="checkbox"/></p>	

2024 JAN 10 P 3:33

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18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>Herett Bowen</u>	Date: <u>11/16/23</u>	
Signature: <u>[Signature]</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? b. public / private wastewater treatment utilities?	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

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	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.

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VILLAGE OF FREEPORT, NY

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
<u>Dingman Pools</u>	<u>1/16/23</u>
Name of Lead Agency	Date
<u>William Dingman</u>	<u>Owner</u>
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<u>William Dingman</u>	
Signature of Responsible Officer in Lead Agency	Signature of Preparer (If different from Responsible Officer)

# DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 20233554

NOV 28 2023

Filing Date 11/28/23

## Application for Erection of Buildings or Alterations

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

<b>I. LOCATION OF BUILDING</b>	AT (LOCATION) <u>261 S Longbeach Ave</u>	(No.)	(Street)	ZONING DISTRICT
	BETWEEN <u>Archer</u>		AND <u>Whaley</u>	
	(Cross Street)		(Cross Street)	
SECTION <u>62</u>	BLOCK <u>122</u>	LOT <u>13</u>	APPROX. LOT SIZE	X
				LOT AREA

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

<p><b>A. TYPE OF IMPROVEMENT</b></p> <p>1     New building</p> <p>2     Addition-Alteration (if residential, enter number of new housing units added. If non-state none)</p> <p>3   <input checked="" type="checkbox"/> Swimming Pool</p> <p>4     Repair (replacement)</p> <p>5     Bulkhead (New, Repair)</p> <p>6     Fence</p> <p>7     Moving (relocation)</p>	<p><b>B. PROPOSED OR EXISTING USE</b></p> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p><b>RESIDENTIAL</b></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> </td> <td style="width: 50%; vertical-align: top;"> <p><b>NON RESIDENTIAL - Complete Part "E"</b></p> <p>17     Industrial</p> <p>18     Office, bank, professional</p> <p>19     Stores, mercantile</p> <p>20     Church, other religious</p> <p>21     Hospital, institutional</p> <p>22     Other - Specify _____</p> </td> </tr> </table>	<p><b>RESIDENTIAL</b></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><b>NON RESIDENTIAL - Complete Part "E"</b></p> <p>17     Industrial</p> <p>18     Office, bank, professional</p> <p>19     Stores, mercantile</p> <p>20     Church, other religious</p> <p>21     Hospital, institutional</p> <p>22     Other - Specify _____</p>
<p><b>RESIDENTIAL</b></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><b>NON RESIDENTIAL - Complete Part "E"</b></p> <p>17     Industrial</p> <p>18     Office, bank, professional</p> <p>19     Stores, mercantile</p> <p>20     Church, other religious</p> <p>21     Hospital, institutional</p> <p>22     Other - Specify _____</p>		

<p><b>C. COST</b></p> <p>10 TOTAL COST OF IMPROVEMENT \$ <u>35,000</u></p>	<p><b>D. DESCRIPTION OF PROJECT</b></p> <p><u>Legalize existing 12'x24' inground pool and 8'x8' Hot tub</u></p>
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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>Jierreh Bowen</u>	<u>261 S Longbeach Ave Freeport, NY 11520</u>	<u>(516) 637-2785</u>
2. Contractor	<u>Dingman Pools</u>	<u>390 14 Knickerbocker Ave Bohemia NY 11716</u>	<u>(631) 107-3070</u>
3. Architect or Engineer	<u>Larry Rubinson</u>	<u>380 Tounline Rd. Ste 150 Hempstead NY 11788</u>	<u>(631) 969-8535</u>

<p><b>IV. OWNER - CONTRACTOR STATEMENT</b></p> <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. <u>940822</u> Company <u>Dingman Pools</u> Exp. Date _____</p> <p>Contractor or Owner <u>Jierreh Bowen</u></p> <p style="text-align: center;">(Print)</p> <p>Address <u>261 S. Long Beach Ave Freeport</u></p> <p>Phone <u>(516) 637-2785</u></p> <p>State of New York</p> <p>County of Nassau</p> <p><u>JIERREH BOWEN</u> being duly sworn, says that _____ 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 _____ knowledge and belief and agrees to conform to all applicable laws of this jurisdiction.</p> <p style="text-align: center;">(His or Her)</p> <p style="text-align: center;">Heather Pickus NOTARY PUBLIC STATE OF NEW YORK</p>	<p><b>V. FLOOD ZONE</b></p> <p>IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>IF YES, WHICH ZONE? _____</p> <p>IS PROJECT TO REPAIR FLOOD DAMAGE? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p> <p><b>PROJECT DESCRIPTION</b></p> <p>Total/First Fir Square Feet <input type="text"/></p> <p>Upper Firs Square Feet <input type="text"/></p> <p># of Fixtures <input type="text"/></p>
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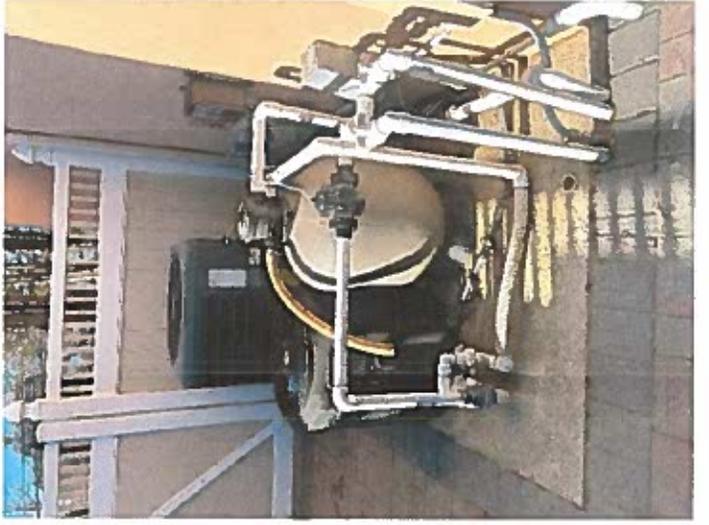




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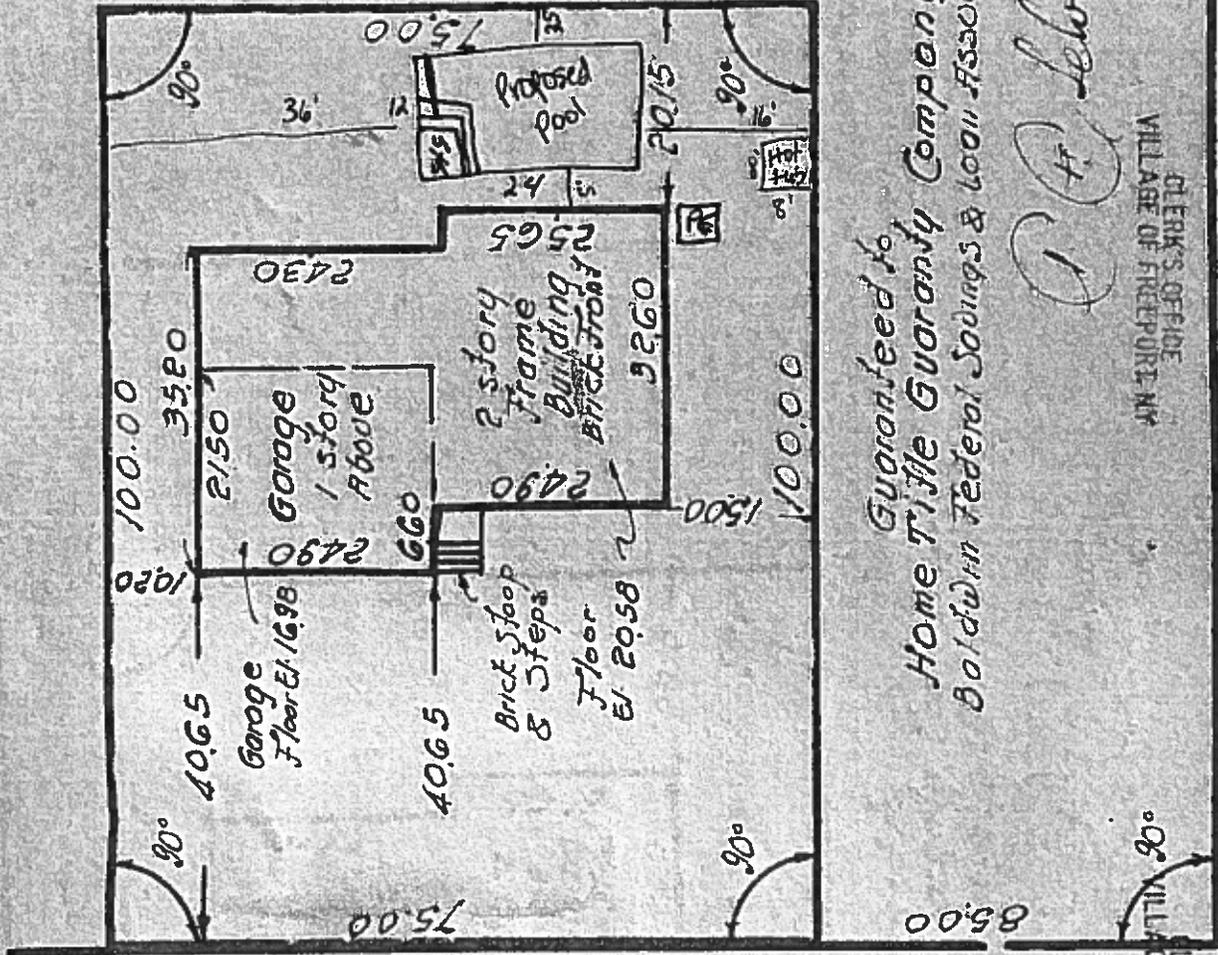
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CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY



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CLERK'S OFFICE  
VILLAGE OF FRENCH CREEK



Guaranteed to  
Home Title Guaranty Company  
Baldwin Federal Savings & Loan Association

*(A. Lebra)*

CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY

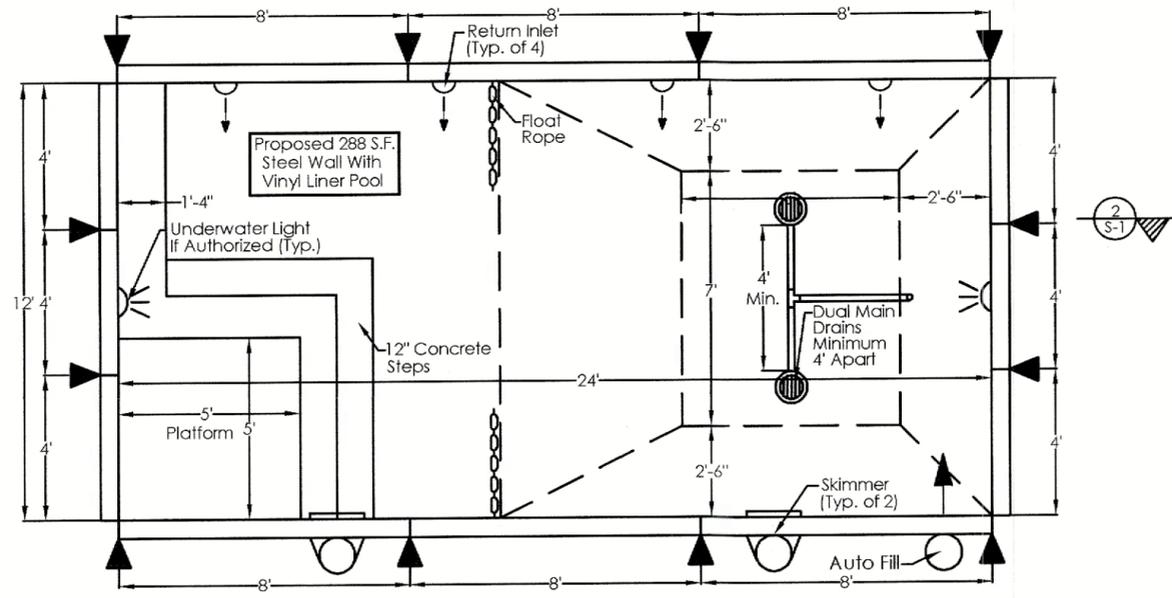
CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY  
JAN 10 1935

ARCHER STREET

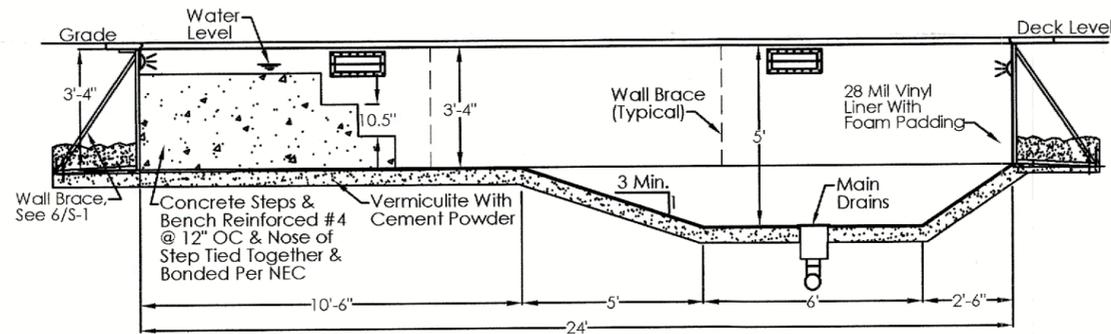
Suro  
T.F.  
22721  
500

El. 15.28 Cement Road  
El. 15.48 SOUTH LONG BEACH AVENUE  
El. 15.98 Cement Walk & Curb  
El. 15.98

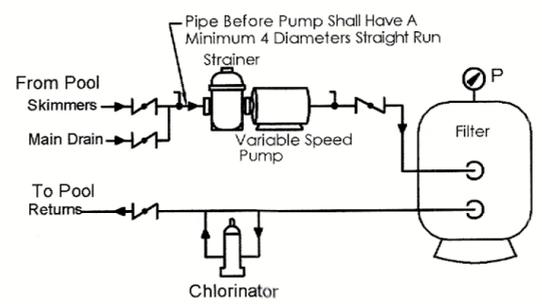
C-8542



1 Proposed Swimming Pool Layout  
S-1 Scale: 1/4" = 1'



2 Long Pool Section  
S-1 Scale: 1/4" = 1'



3 Filtration System Schematic  
S-1 Not to Scale

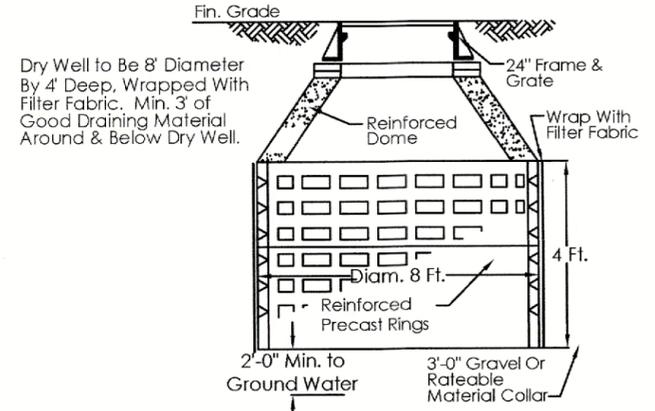
**Pool Typical Equipment\*\***  
 Filter: Jandy 580 CL Cartridge  
 Recirculation Pump: Jandy VS FloPro 2.7 HP DV2A  
 Sanitizer: Jandy TruClear Salt Cl Generator  
 Underwater Lights: LED Nicheless

\*\*Actual Equipment to be Selected by Contractor & Owner  
 Equipment to be Set on Reinforced Concrete Slab Per Setbacks.

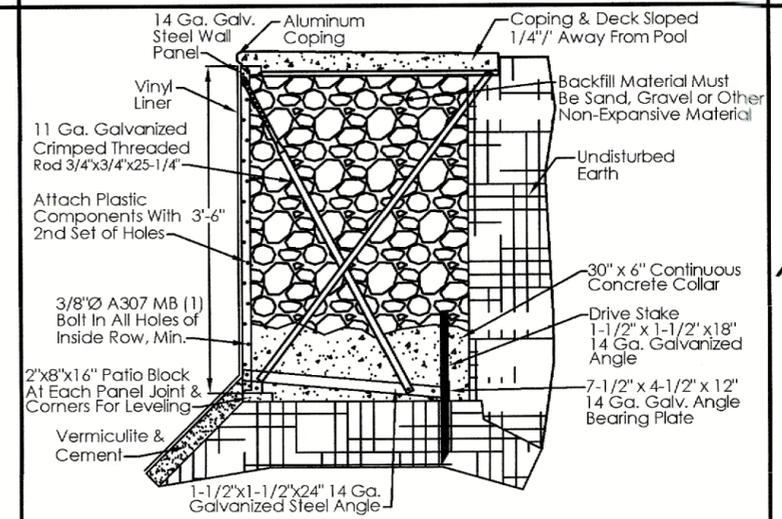
This Pool is Not Designed to Accommodate A Diving Board Now or In the Future. Installing A Diving Board On This Pool Is Hazardous and Will Cause Personal Injury or Death.

Layout and details contained herein are based on products manufactured by Cardinal. Sheets SP-1 & SP-2 Prepared for Wall Bracing Layout and Details Only. Installation Must Comply With Manufacturer Specifications.

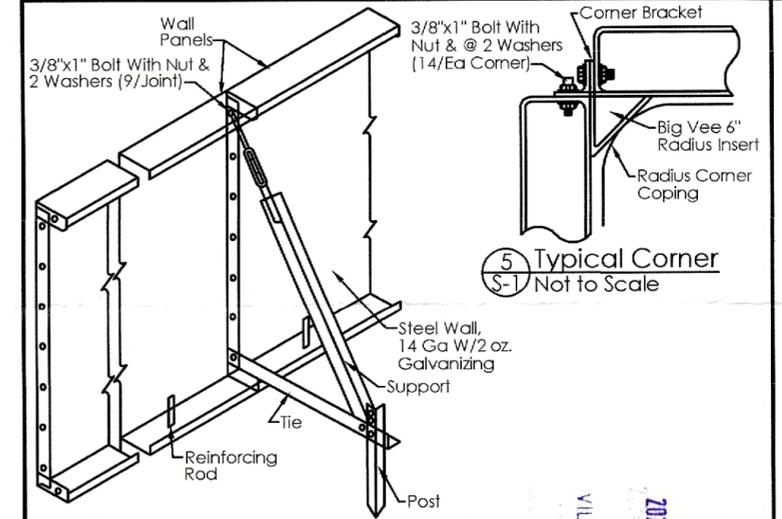
The Design and Construction Shall Comply With the Requirements of the 2020 NYS Residential Code and NSPA Standard 70, 2017 NEC.



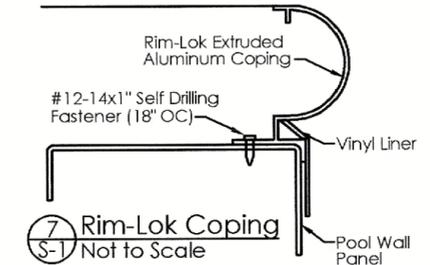
4 Drywell Detail  
S-1 Not to Scale



5 Typical Wall Section  
S-1 Not to Scale



6 Typical Wall Brace Assembly  
S-1 Not to Scale



7 Rim-Lok Coping  
S-1 Not to Scale

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 CREAK'S OFFICE  
 VILLAGE OF FREEPORT, NY

Prepared For  
Dingman Pools, Inc.

390-14 Knickerbocker Avenue  
 Bohemia, NY 11716  
 Tel. (631) 707-3070  
 E-Mail: DingmanPools@GMail.com  
 Website: https://www.DingmanPools.com



R & W / Engineers, P.C.  
 380 Townline Road, Suite 150, Hauppauge, NY 11788  
 Phone (631) 969-8535 Fax (631) 969-8518

Residential Pool  
 261 S. Long Beach Avenue  
 Freeport, NY 11520

Proposed Swimming Pool

Dwg. Scale: As Noted  
 Designed By: LAR  
 Date: Nov. 21, 2023

Dwg. No.:  
 S-1  
 of  
 2

A

A

**R326 Swimming Pools, Spas and Hot Tubs**  
 R326.3.1 The provisions of this section shall control the design and construction as well as substantial modification of swimming pools, spas and hot tubs installed in or on the lot of dwellings regulated under this code. Detached one and two-family dwellings classified as Group R-3 are constructed under the Building Code of New York State. Exception: Communal pools for the shared use of multiple townhouse units shall be regulated by the Building Code of New York State.  
 R326.1.1 Compliance with other sections. Swimming pools, spas and hot tubs shall comply with this section and other applicable sections of this code. The requirements of this section and of the other applicable sections of this code shall be in addition to, and not in replacement of or substitution for, the requirements of other applicable federal, state and local laws and regulations, including, but not necessarily limited to the requirements of Section 8003 (Federal swimming pool and spa drain cover standard) of Title 15 of the United States Code (CPSC 15 USC 8003), where applicable.  
 R326.2 **Definitions.** For the purpose of these regulations, the terms used shall be defined as follows and as set forth in Chapter 2.  
**Barrier, Permanent.** A fence, the walls of a permanent structure, any other structure or combination thereof which completely surrounds the swimming pool and sufficiently obstructs access to the swimming pool.  
**Barrier, Temporary.** An approved temporary fence, permanent fence, the walls of a permanent structure, or any combination thereof that sufficiently prevents access to the swimming pool by any person not engaged in the installation or construction of the swimming pool during its installation or construction.  
**Hot Tub.** See "Spa"  
**Residential.** That which is situated on the premises of dwellings regulated under this code, and detached dwellings classified as R-3 and constructed under the Building Code of New York State.  
**Spa.** A portable or non-portable structure intended for recreational or therapeutic bathing, in which all controls, water heating and water-circulating equipment are an integral part of the product. Spas are shallow in depth and are not designed for swimming or diving.  
**Substantial Damage.** For the purposes of determining compliance with the pool alarm provisions of this section, damage of any origin sustained by a swimming pool, whereby the cost of restoring the swimming pool to its before-damaged condition would equal or exceed 50 percent of the market value of the swimming pool before the damage occurred.  
**Substantial Modification.** For the purposes of determining compliance with the pool alarm provisions of this section, any repair, alteration, addition or improvement of a swimming pool, the cost of which equals or exceeds 50 percent of the market value of the swimming pool before the improvement or repair is started. If a swimming pool has sustained substantial damage, any repairs are considered substantial modifications regardless of the actual repair work performed.  
**Suction Outlet.** A fitting, fitting assembly, cover/grate, sump, and related components that provide a localized low pressure area for the transfer of water from a swimming pool.  
**Swimming Pool.** Any structure, basin, chamber or tank which is intended for swimming, diving, recreational bathing or wading and which contains, is designed to contain, or is capable of containing water more than 24 inches deep at any point. This includes in-ground, above-ground and on-ground pools, indoor pools, hot tubs, spas and wading pools.  
**Swimming Pool, In-Door.** A swimming pool which is totally contained within a structure and surrounded on all four sides by the walls of the enclosing structure.  
**Swimming Pool, Outdoor.** Any swimming pool which is not an indoor pool.

R326.4.1.2.1 **Replacement Extension** Subject to the approval of the building official, the time period for completion of the permanent barrier may be extended for good cause, including, but not limited to, adverse weather conditions delaying construction.  
 R326.4.2 **Permanent Barriers.** Swimming pools shall be completely enclosed by a permanent barrier complying with Sections R326.4.2.1 through R326.4.2.6.  
 R326.4.2.1 **Barrier Height and Clearances.** The top of the barrier shall be no less than 48 inches above grade, measured on the side of the barrier which faces away from the swimming pool. The vertical clearance between grade and the bottom of the barrier shall not be greater than 2 inches measured on the side of the barrier that faces away from the swimming pool. Where the top of the pool structure is above grade, the barrier may be at ground level, or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the barrier shall comply with Sections R326.4.2.2 and R326.4.2.3.  
 R326.4.2.2 **Solid Barrier Surfaces.** Solid barriers, which do not have openings shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints.  
 R326.4.2.3 **Closely Spaced Horizontal Members.** Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches, the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 1-3/4 inches in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not be greater than 1-3/4 inches in width.  
 R326.4.2.4 **Widely Spaced Horizontal Members.** Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches or more, spacing between vertical members shall not be greater than 4 inches. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not be greater than 1-3/4 inches in width.  
 R326.4.2.5 **Chain Link Dimensions.** Maximum mesh size for chain link fences shall be a 2-1/4 inch square unless the fence has vertical slats fastened at the top or bottom which reduces the openings to not more than 1-3/4 inches.  
 R326.4.2.6 **Diagonal Members.** Where the barrier is composed of diagonal members, the maximum opening formed by the diagonal members shall not be greater than 1-3/4 inches.  
 R326.4.2.7 **Gates.** Gates shall comply with the requirements of Sections R326.4.2.1 through R326.4.2.6, and with the following requirements:  
 R326.4.2.7.1 **Self-closing and Opening Configuration.** All gates shall be self-closing. In addition, if the gate is a pedestrian access gate, the gate shall open outward, away from the pool.  
 R326.4.2.7.2 **Latching.** All gates shall be self-latching, with the latch handle located within the enclosure (i.e., on the pool side of the enclosure) and at least 40 inches above grade. In addition, if the latch handle is located less than 54 inches from grade, the latch handle shall be located at least 3 inches below the top of the gate, and neither the gate nor the barrier shall have any opening greater than 0.5 inches within 18 inches of the latch handle.  
 R326.4.2.7.3 **Locking.** All gates shall be securely locked with a key, combination or other child-proof lock sufficient to prevent access to the swimming pool through such gate when the swimming pool is not in use or supervised.  
 R326.4.2.8 **Dwelling Wall as Barrier.** A wall or walls of a dwelling may serve as part of the barrier, provided that the wall or walls meets the applicable barrier requirements of Sections R326.4.2.1 through R326.4.2.6, and one of the following conditions shall be met:

R326.4.3 **Prohibited Locations.** Barriers shall be located so as to prohibit permanent structures, equipment or similar objects from being used to climb the barrier.  
 R326.5 **Entrapment Protection For Swimming Pool & Spa Suction Outlets.** Suction outlets shall be designed to produce circulation throughout the pool or spa. Single-outlet systems, such as automatic vacuum cleaner systems, or multiple suction outlets, whether isolated by valves or otherwise, shall be protected against user entrapment.  
 R326.5.1 **Compliance.** Suction outlets shall be designed and installed in accordance with the requirements of CPSC 15 USC 8003 and ANSI/APSP/ICC 7, where applicable.  
 R326.6 **Suction Outlets.** Suction outlets shall be designed to produce circulation throughout the pool or spa. Single-outlet systems, such as automatic vacuum cleaner systems, or multiple suction outlets, whether isolated by valves or otherwise, shall be protected against user entrapment.  
 R326.6.1 **Compliance Alternative.** Suction outlets may be designed and installed in accordance with ANSI/APSP/ICC 7.  
 R326.6.2 **Suction Fittings.** Pool and spa suction outlets shall have a cover that conforms to ANSI/ASME A112.19.8, or an 18 inch by 23 inch drain grate or larger, or an approved channel drain system. Exception: Surface skimmers.  
 R326.6.3 **Atmospheric Vacuum Relief System Required.** Pool and spa single or multiple-outlet circulation systems shall be equipped with atmospheric vacuum relief should grate covers located therein become missing or broken. This vacuum relief system shall include at least one approved or engineered method of the type specified herein, as follows:  
 1. Safety vacuum relief system conforming to ASME A112.19.17; or  
 2. An approved gravity drainage system.  
 R326.6.4 **Dual Drain Separation.** Single or multiple pump circulation systems have a minimum of two suction outlets of the approved type. A minimum horizontal or vertical distance of 3 feet shall separate the outlets. These suction outlets shall be piped so that water is drawn through them simultaneously through a vacuum relief-protected line to the pump or pumps.  
 R326.6.5 **Pool Cleaner Fittings.** Where provided, vacuum or pressure cleaner fitting(s) shall be located in accessible position(s) at least 6 inches and not more than 12 inches below the minimal operational water level or as an attachment to the skimmer(s)  
 R326.7 **Swimming Pool & Spa Alarms, Applicability.** A swimming pool or spa installed or substantially modified after December 14, 2006, shall be equipped with an approved pool alarm. Pool alarm shall comply with ASTM F2208 (Standard Specification for Pool Alarms), and shall be installed, used and maintained in accordance with the manufacturer's instructions and this section.  
 Exception:  
 1. A hot tub or spa equipped with a safety cover which complies with ASTM F1346  
 2. A swimming pool (other than a hot tub or spa) equipped with an automatic power safety cover which complies with ASTM F1346.  
 R326.7.1 **Multiple Alarms.** A pool alarm must be capable of detecting entry into the water at any point on the surface of the swimming pool, if necessary to provide detection capability at every point on the surface of the swimming pool, more than one pool alarm shall be provided.  
 R326.7.2 **Alarm Activation.** Pool alarms shall activate upon detecting entry into the water and shall sound poolside and inside the dwelling.  
 R326.7.3 **Prohibited Alarms.** The use of personal immersion alarms shall not be construed as compliance with this section.

**General Pool Notes**

- The design is based on a drainable soil with less than 10% silt. Ground water shall not exist within the limits of the excavation. If groundwater is encountered within two (2) feet of the pool bottom, special dewatering facilities may be required.
- No surcharge is permitted within four (4) feet of shallow end and six (6) feet of deep end of the pool.
- Provide & install pool alarms in accordance with code.
- See site plan and architectural drawings, by others, for pool location, hardscape layout, fence details and construction materials and colors.
- Do not scale drawings.
- The Contractor is responsible for all means and methods of construction.
- All work and materials shall conform to the requirements of the Virginia Graeme Baker Pool & Spa Safety Act.
- Fences & barriers shall meet or exceed all requirements of the New York State Building Code.

B

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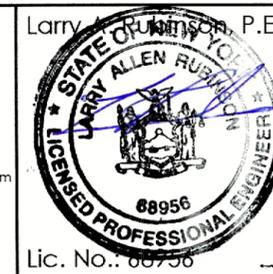
R326.3 **Compliance With Other Standards.**  
 R326.3.1 **In-ground Pools.** In-ground pools shall be designed and constructed in conformance with ANSI/APSP/ICC 5 (American National Standard for Residential In-Ground Swimming Pools, 2011).  
 R326.3.2 **Above-ground and On-ground Pools.** Above-ground and on-ground pools shall be designed and constructed in conformance with ANSI/APSP/ICC 4 (American National Standard for Above-Ground/On-Ground Residential Swimming Pools, 2012).  
 R326.3.3 **Permanently Installed Spas and Hot Tubs.** Permanently installed spas and hot tubs shall be designed and constructed in conformance with ANSI/APSP/ICC 3 (American National Standard for Permanently Installed Residential Spas and Swim Spas, 2014).  
 R326.3.4 **Portable Spas and Hot Tubs.** Portable spas and hot tubs shall be designed and constructed in conformance with ANSI/APSP/ICC 3 (American National Standard for Residential Portable Spas and Swim Spas, 2013).  
 R326.4 **Barrier Application.** The provisions of this section shall control the design of barriers for swimming pools, spas and hot tubs. These design controls are intended to provide protection against potential drowning and near drowning by sufficiently preventing access to swimming pools, spas, and hot tubs by persons outside the property, persons within the dwelling, and persons in other parts of the property not contained within the pool enclosure.  
 R326.4.1 **Temporary Barriers.** An outdoor swimming pool shall be surrounded by a temporary barrier during installation or construction that shall remain in place until a permanent barrier in compliance with Section R326.4.4 is provided.  
 Exceptions:  
 1. Above-ground or on-ground pools where the pool structure constitutes a barrier in compliance with Section R326.4.2.9.  
 2. Spas or hot tubs with a safety cover which complies with ASTM F1346, provided that such safety cover is in place during the period of installation or construction of a hot tub or spa. The temporary removal of a safety cover as required to facilitate the installation or construction of a hot tub or spa during periods when at least one person engaged in the installation or construction is present is permitted.  
 R326.4.1.1 **Height.** The top of the temporary barrier shall be at least 48 inches above grade, measured on the side of the barrier, which faces away from the swimming pool.  
 R326.5.2.2 **Replacement by a Permanent Barrier.** A temporary barrier shall be replaced by a complying permanent barrier within either of the following periods:  
 1. 90 days of the date of issuance of the building permit for the installation or construction of the swimming pool; or  
 2. 90 days of the date of commencement of the installation or construction of the swimming pool.

1.) a.) Doors with direct access to the pool through that wall shall be equipped with an alarm which produces an audible warning when the door and/or its screen, if present, are opened. The alarm shall be listed in accordance with UL 2017. The audible alarm shall activate within 7 seconds and sound continuously for a minimum of 30 seconds after the door and/or its screen, if present, are opened and be capable of being heard throughout the house during normal household activities. The alarm shall automatically reset under all conditions. The alarm system shall be equipped with a manual means, such as a touchpad or switch, to temporarily deactivate the alarm for a single opening. Deactivation shall last for not more than 15 seconds; and  
 b.) Operable windows in the wall or walls used as a barrier shall having a latching device located no less than 48 inches above the floor. Openings in operable windows shall not allow a 4 inch diameter sphere to pass through the opening when the window is in its largest opened position; and  
 c.) Where the dwelling is wholly contained within the pool barrier or enclosure, alarms shall be provided at every door with direct access to the pool; or  
 d.) Other means of protection, such as self-closing doors with self-latching devices, so long as the degree of protection afforded is not less than the protection afforded by Item 1 described above.  
 R326.4.2.8.1 **Alarm Deactivation Switch Location.** Where an alarm is provided, the deactivation switch shall be located 54 inches or more above the threshold of the door. In dwellings required to be Accessible units, Type A units, or Type B units, the deactivation switch shall be located 48 inches above the threshold of the door.  
 R326.4.2.9 **Pool Structure as Barrier.** Where an above-ground pool structure is used as a barrier, or where the barrier is mounted on top of the pool structure, the structure shall be designed and constructed in compliance with ANSI/APSP/ICC 4 and meet the applicable barrier requirements of Sections R326.4.2.1 through R326.4.2.8. Where the means of access is a ladder or steps, one of the following conditions shall be met:  
 1. The ladder or steps shall be capable of being secured, locked or removed to prevent access. When the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a 4-inch-diameter sphere; or  
 2. The ladder or steps shall be surrounded by a barrier which meets the requirements of Sections R326.4.2.1 through R326.4.2.8.  
 R326.4.3 **In-Door Swimming Pool.** Walls surrounding an in-door swimming pool shall comply with Section R326.4.2.8.

C

C

Prepared For  
**Dingman Pools, Inc.**  
 390-14 Knickerbocker Avenue  
 Bohemia, NY 11716  
 Tel. (631) 707-3070  
 E-Mail: DingmanPools@GMail.com  
 Website: https://www.DingmanPools.com



**R & W / Engineers, P.C.**  
 380 Townline Road, Suite 150, Hauppauge, NY 11788  
 Phone (631) 969-8535 Fax (631) 969-8518

**Residential Pool**  
 261 S. Long Beach Avenue  
 Freeport, NY 11520

Proposed Swimming Pool

Dwg. No.:  
**S-2**  
 of  
 2

Dwg. Scale: As Noted  
 Designed By: LAR  
 Date: Nov. 16, 2023

Lic. No.: 68736

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INC. VILLAGE OF FREEPORT CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY

**Department of Buildings**

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

E-MAIL [BUILDINGDEPT@FREEPORTNY.GOV](mailto:BUILDINGDEPT@FREEPORTNY.GOV)

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

ROBERT T. KENNEDY  
MAYOR

November 20, 2023  
**LETTER OF DENIAL**

Oscar Molatt  
159 Hanse Ave  
Freeport, NY 11520

RE: 159 Hanse Ave, Freeport, NY 11520

Zoning District: Industrial B Sec 62, Blk 230, Lot 65

Building Permit Application #20233388

Description: Proposed roof raised (match existing height 19.42'), new 15 Loading docks, walkway (308 SF) and rebuild 2 retaining walls.

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 §210-172. Required parking spaces**

A. The following number of parking spaces shall be provided and satisfactorily maintained for each building, lot or combination thereof which is hereafter lawfully erected, enlarged, altered, maintained and/or used for any of the following purposes: [Amended 11-23-1992 by L.L. No. 9-1992]

(10) Industrial and manufacturing establishments located in Industrial B District: at least one parking space for every 1,000 square feet of floor area. According to the plans that you have submitted indicates that you have a 63,229 Bldg. S.F and you will need a total of 64 parking spaces. You will be seeking a variance of 33 parking spaces because you are only providing 31 parking spaces.

RE:

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

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  
Daniela Hernandez  
c: Village Clerk

SITE PLAN APPROVAL NEEDED

Yes   X   No       

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VILLAGE OF FREEPORT, NY

VILLAGE OF FREEPORT  
Department of Buildings  
Recommendation

Notice

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2024 JAN 17 P 3:24

X Negative Declaration

Positive Declaration  
CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY

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. 20233388

Location: 159 Hanse Ave, Freeport NY 11520

Applicant : Oscar Molatt

Description : Proposed roof raised (match existing height 19.42'), new 15 Loading docks, walkway (308 SF) and rebuild 2 retaining walls.

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 20, 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.

RECEIVED



2024 JAN 17 P 3:24

SEC. 62 BLK 230 LOT 65

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

In the Matter  
Of  
the Application of

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

Index No. \_\_\_\_\_

COMPLY WITH  
ORIGINAL NOTES

The application of MARK ANTHONY MUNISTERI  
respectfully states and alleges:

Strike out  
inapplicable  
phrase

1. That the applicant (resides at) (has its principal office for the conducting of its business at)  
1563 Bellmore Ave Bellmore, NY  
11710

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

2. That the premises affected by this application is located at Land Map of Nassau County  
159 Hanse Ave, Freeport, NY Sec 62 Blk 230 Lot(s) 65  
and that the interest which the applicant has in the property concerned is that of  
ARCHITECT

3. That (the applicant) (the applicant's duly authorized \_\_\_\_\_) on or about the  
14 day of JULY, 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 partial roof raise to align with front of building  
existing warehouse to be renovated to be refrigerated storage - partial demo of  
section  
existing 1

Obtain reason for  
denial from  
Department of  
Buildings.

4. That on or about the 20 day of NOV, 2023 the Department of Buildings denied said  
application; upon information and belief that the reason for said denial was as follows:  
§210-172 - Required parking spaces  
§210-6A - conformity required

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:  
roof raise, renovations, partial demo,  
add loading docks w/ roll up garage doors

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

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

Describe fully and  
clearly the use  
desired.

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

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

8. Upon information and belief that a (permit) (variance) for such use may be granted by this Board by  
virtue of the following sections of the said Zoning Code of The Village of Freeport or statutes of the  
State of New York 210-6A; 210-172

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

3. (cont) proposed loading docks with roll up  
garage doors. <sup>1</sup>

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: to make warehouse space more functional

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

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 20, 2023.

[Signature]

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

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

State of New York )  
County of Nassau ) ss:

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

[Signature]  
Signature of Applicant

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

Sworn to before me this 20 day  
of NOV, 20 23.

Notary Public Ashley Rachel Lowe

**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.

NOVEMBER 20, 2023  
Date Year

[Signature]  
Signature

**Affidavit of Owner**

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

State of New York )  
County of Nassau ) ss:

I Oscar Molatti being duly sworn, depose and say:

That he/she (the owner of 159 Hanse Ave) (is the owner)  
159 Hanse Ave the property concerned is correct to the best of the knowledge of  
deponent Oscar Molatti

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

Sworn to before me this 20 day  
of NOV, 20 23.

[Signature]  
Signature

Notary Public Ashley Rachel Lowe

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

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Appendix B

Short Environmental Assessment Form

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Instructions for Completing

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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.

<b>Part 1 - Project and Sponsor Information</b>							
Name of Action or Project: <u>Natural Foods</u>							
Project Location (describe, and attach a location map): <u>159 Hanse Ave Freeport, NY 11520</u>							
Brief Description of Proposed Action: <u>Proposed partial roof raise to align with front section of building partial demo over existing one story areas proposed loading docks w/ roll up garage doors</u>							
Name of Applicant or Sponsor: <u>mark anthony munisteri</u>		Telephone: <u>516 409 1900</u>					
Address: <u>1563 Bellmore Ave</u>		E-Mail: <u>info@markitex.com</u>					
City/PO: <u>Bellmore</u>	State: <u>NY</u>	Zip Code: <u>11710</u>					
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.			<table border="1"> <tr><th>NO</th><th>YES</th></tr> <tr><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td></tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1"> <tr><th>NO</th><th>YES</th></tr> <tr><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td></tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		<u>100,005</u> acres					
b. Total acreage to be physically disturbed?		<u>5</u> acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>100,005</u> acres / <u>S.F</u>					
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 checked="" type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Commercial				
<input type="checkbox"/> Forest	<input type="checkbox"/> Agriculture	<input type="checkbox"/> Aquatic	<input type="checkbox"/> Other (specify): _____				
<input type="checkbox"/> Parkland							

Existing warehouse to be renovated to

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	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input 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"/>	<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"/>	<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: _____	<input type="checkbox"/>	<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 type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing potable water: _____	<input type="checkbox"/>	<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 type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	<input type="checkbox"/>	<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"/>	<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 checked="" 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input 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: _____	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>mark anthony minister</u> Date: <u>7/14/23</u>		
Signature: <u>[Signature]</u> RA		

**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? b. public / private wastewater treatment utilities?	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

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	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.

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

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JUL 17 2023

FREEPORT BUILDING DEPT.

# DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 20233388

Filing Date 7/17/23

## 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) 159 HANSE AVE ZONING DISTRICT INDUSTRIAL B

BETWEEN RIDER DR AND BUFFALO AVE

SECTION 62 BLOCK 230 LOT 105 APPROX. LOT SIZE 433 X 120 LOT AREA \_\_\_\_\_

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

**A. TYPE OF IMPROVEMENT**

1  New building

2  Addition/Alteration (If residential, enter number of new housing units added. If none-state none)

3  Swimming Pool

4  Repair (replacement)

5  Bulhead (New, Repair)

6  Fence

7  Moving (relocation)

**B. PROPOSED OR EXISTING USE**

**RESIDENTIAL**

11  One Family

12  Two families

13  Apartment - Enter No. of Units \_\_\_\_\_

14  Transient hotel, motel, or dormitory - Enter No. of Units \_\_\_\_\_

15  Garage or Accessory Structure

16  Other - Specify \_\_\_\_\_

**NON RESIDENTIAL - Complete Part "E"**

17  Industrial

18  Office, bank, professional

19  Store, mercantile

20  Church, other religious

21  Hospital, institutional

22  Other - Specify \_\_\_\_\_

**C. COST**

10 TOTAL COST OF IMPROVEMENT \$ 300,000

**D. DESCRIPTION OF PROJECT**

Proposed partial roof raise to align v front section of building. partial demo over existing one story areas

**III. IDENTIFICATION - To be completed by all applicants**

	NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	<u>OSCAR Molatti</u>	<u>159 Hanse Ave Freeport NY 11520</u>	<u>516-416-9442</u>
2. Contractor			
3. Architect or Engineer	<u>mark anthony ministeri</u>	<u>1503 Bellmore Ave Bellmore, NY 11710</u>	<u>516 409 1900</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 \_\_\_\_\_

Contractor or Owner \_\_\_\_\_ (Print)

Address \_\_\_\_\_

Phone \_\_\_\_\_

**V. FLOOD ZONE**

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

IF YES, WHICH ZONE? \_\_\_\_\_

IS PROJECT TO REPAIR FLOOD DAMAGE? YES  NO

State of New York

County of Nassau

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

Sworn to before me this 12 day of July, 2023

Ashley Rachel Lowe Notary Public, County, N.Y. (Applicant Signature)

**PROJECT DESCRIPTION**

Total/First Floor Square Feet 100,005/63,675

Upper Firs Square Feet N/A

# of Fixtures \_\_\_\_\_

# of Floors \_\_\_\_\_

Occup. Type INDUSTRIAL B

**VI. VALIDATION (Official Use Only)**

Building Permit Number \_\_\_\_\_

Building Permit Issued \_\_\_\_\_

Building Permit Fee \$ \_\_\_\_\_

Approved by: \_\_\_\_\_ Superintendent of Buildings

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ASHLEY RACHEL LOWE  
Notary Public - State of New York  
No. 01LC0429111  
Qualified in Nassau County  
My Commission Expires 02/07/2026

B

more or back

1900

100,005/63,675

INDUSTRIAL B

Proposed loading docks with  
roll up garage doors  
existing warehouse to be renovated  
to be refrigerated storage  
Add retaining wall

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# NATURAL FOODS

## 159 HANSE AVENUE

### FREEPORT, NY 11520

PROJECT DIRECTORY:

ARCHITECTURE

Mark Anthony Munisteri R.A.

1563 Bellmore Avenue  
Bellmore, New York 11710  
Tel: 516-409-1900  
Fax: 516-409-9627

### ARCHITECTURAL PLOT PLAN

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

SECTION:	BLOCK:	LOT:	ZONE: INDUSTRIAL B		
AREAS (S.F.)	EXISTING	TO BE REMOVED	TO BE MAINTAINED	PROPOSED	TOTAL
TOTAL LOT:	100,065 S.F.	-----	-----	-----	100,065 S.F.
FIRST FLOOR:	63,675 S.F.	- 446 S.F.	-----	-----	63,229 S.F.
SHED:	65 S.F.	- 65 S.F.	-----	-----	0 S.F.

BUILDING FOOTPRINT
63,229 S.F.
0 S.F.
<b>TOTAL:</b>
63,229 S.F.

### ZONING VILLAGE OF FREEPORT

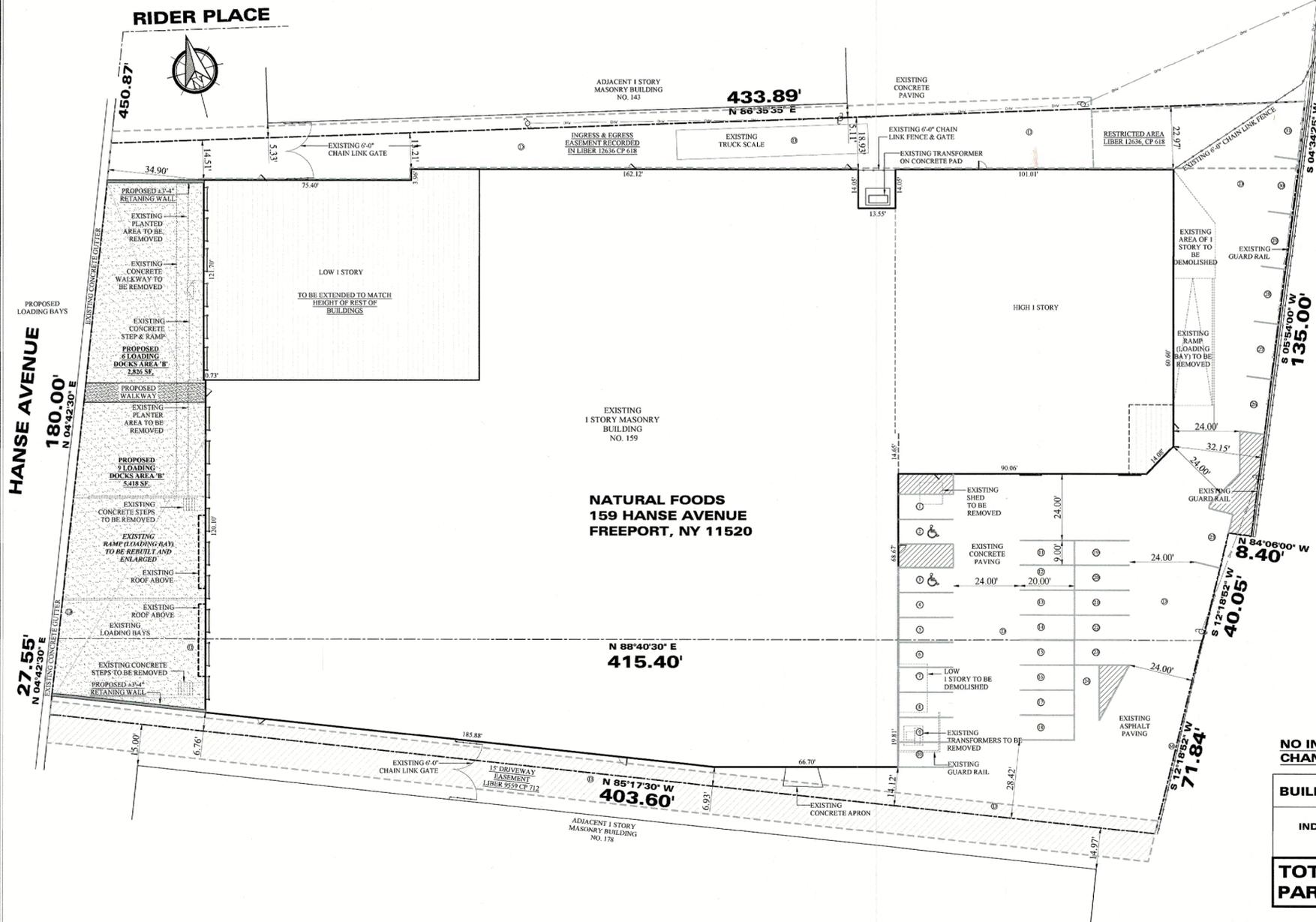
ZONING DISTRICT:	INDUSTRIAL B	MAP DISTRICT:
ZONING ITEM	REQUIRED	EXISTING PROPOSED
LOT SIZE	20,000 S.F. MIN.	100,065 S.F. 100,065 S.F. ---
LOT COVERAGE	75% MAX.	63.63% 63.18%
HEIGHT	50' MIN.	EXISTING 19.42' (MATCH EXISTING) ✓
FRONT YARD	35' MIN.	34.90' NO CHANGE ✓
SIDE YARD "A"	5' MIN.	6.76' NO CHANGE ✓
SIDE YARD "B"	15' MIN.	14.51' NO CHANGE ✓
REAR YARD	5' MIN.	27.38' 44.75' ✓

### SCOPE OF WORK

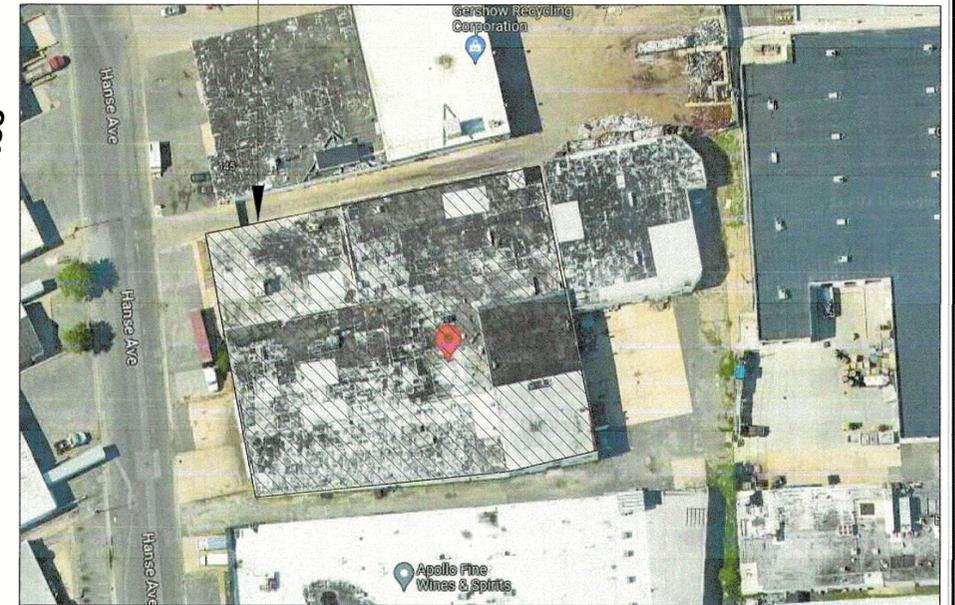
- APPLICATION FOR:
- PROPOSED PARTIAL ROOF RAISE TO ALIGN WITH FRONT SECTION OF BUILDING.
  - EXISTING WAREHOUSE TO BE RENOVATED TO BE REFRIGERATED STORAGE
  - PARTIAL DEMO OF EXISTING 1 STORY AREAS
  - PROPOSED LOADING DOCKS WITH ROLL UP GARAGE DOORS

THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE (2020)

"TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THESE PLANS AND/OR SPECIFICATIONS ARE IN COMPLIANCE WITH THE "2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE)



LOCATION OF SUBJECT PROPERTY



KEY PLAN

NO INCREASE TO BUILDING FOOTPRINT OR CHANGE TO PARKING REQUIREMENT

BUILDING USE	REQUIREMENT	REQ.
INDUSTRIAL	1 PARKING SPACE PER 1000 S.F. 63,229 BLDG S.F. / 1000 = 63.22	64
<b>TOTAL # OF REQUIRED PARKING SPACES = 64</b>		64

**TOTAL # OF PARKING SPACES PROVIDED = 31**  
**TOTAL # OF PARKING SPACE REQUIRED = 64**  
**DEFICIENT 33 PARKING SPACES**  
**210-172**  
**Industrial and manufacturing establishments located in Industrial B District: at least one parking space for every 1,000 square feet of floor area.**

ALL DIMENSIONS ARE TO BE FIELD VERIFIED

All Drawings, Specifications and the design expressed herein are the sole property of Mark Anthony Munisteri R.A. They are to be used only with respect to this Project and are not to be copied or reproduced without written permission of Mark Anthony Munisteri R.A.

ISSUED FOR:	REVISIONS
PRELIMINARY DRAWING FOR OWNER'S REVIEW	NO. DATE DESCRIPTION
FOR BIDDING PURPOSES	01 10.30.23 D.O.S. RESUBMISSION
FOR BUILDING DEPT. FOR CONSTRUCTION	02 11.03.23 D.O.S. RESUBMISSION
AS BUILT DRAWINGS	

PROJECT NO.	2023/06
DATE	6/1/2023
SCALE	AS NOTED
DRAWN BY	M.A.M.



SEAL: [Blank]

DRAWING: TITLE SHEET, PLOT PLAN, & ZONING

PROJECT: NATURAL FOODS INC.  
159 HANSE AVENUE  
FREEPORT, NY 11520

D.O.S. ID# [Blank]  
DRAWING No. **Z1.0**

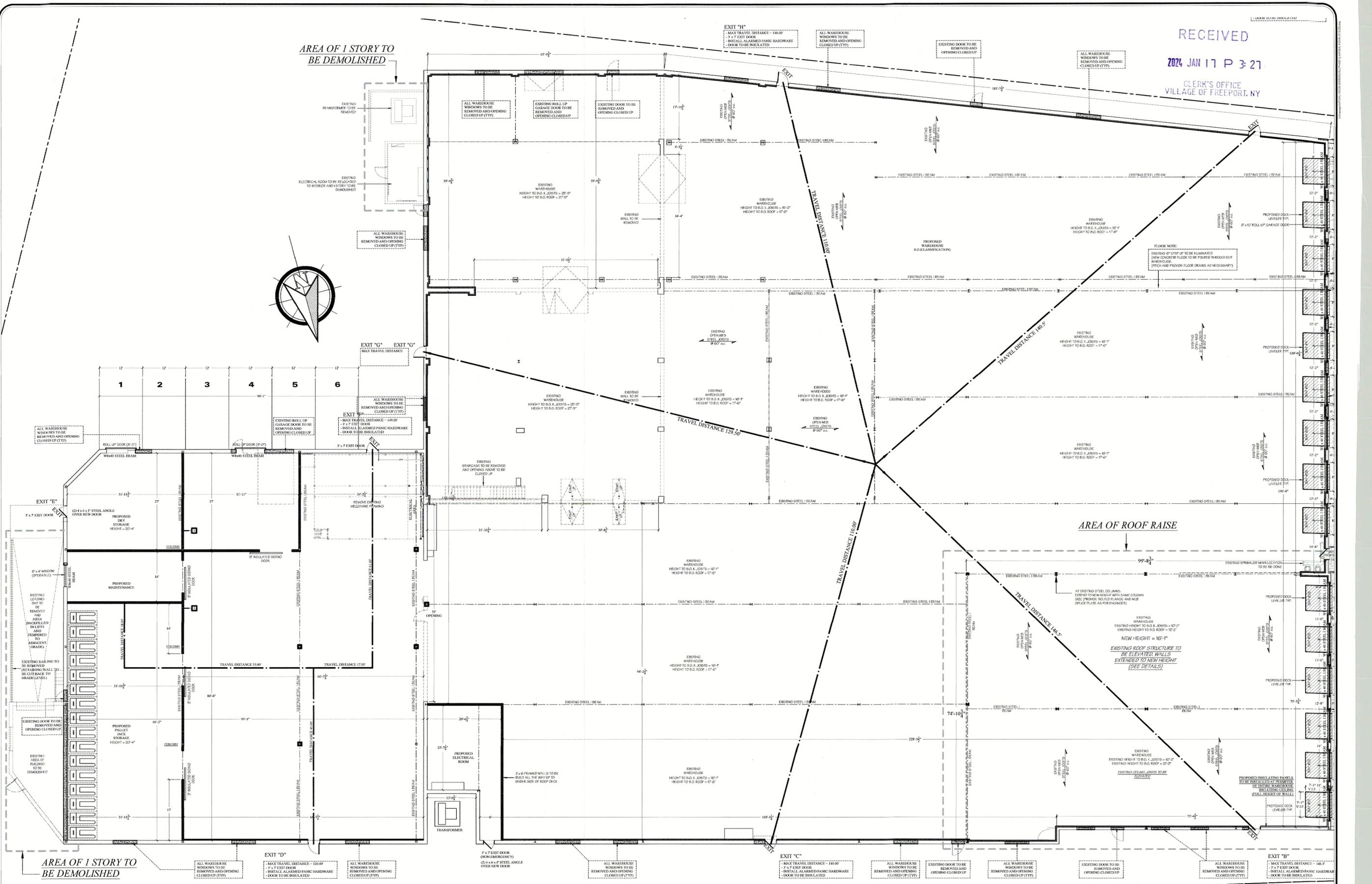
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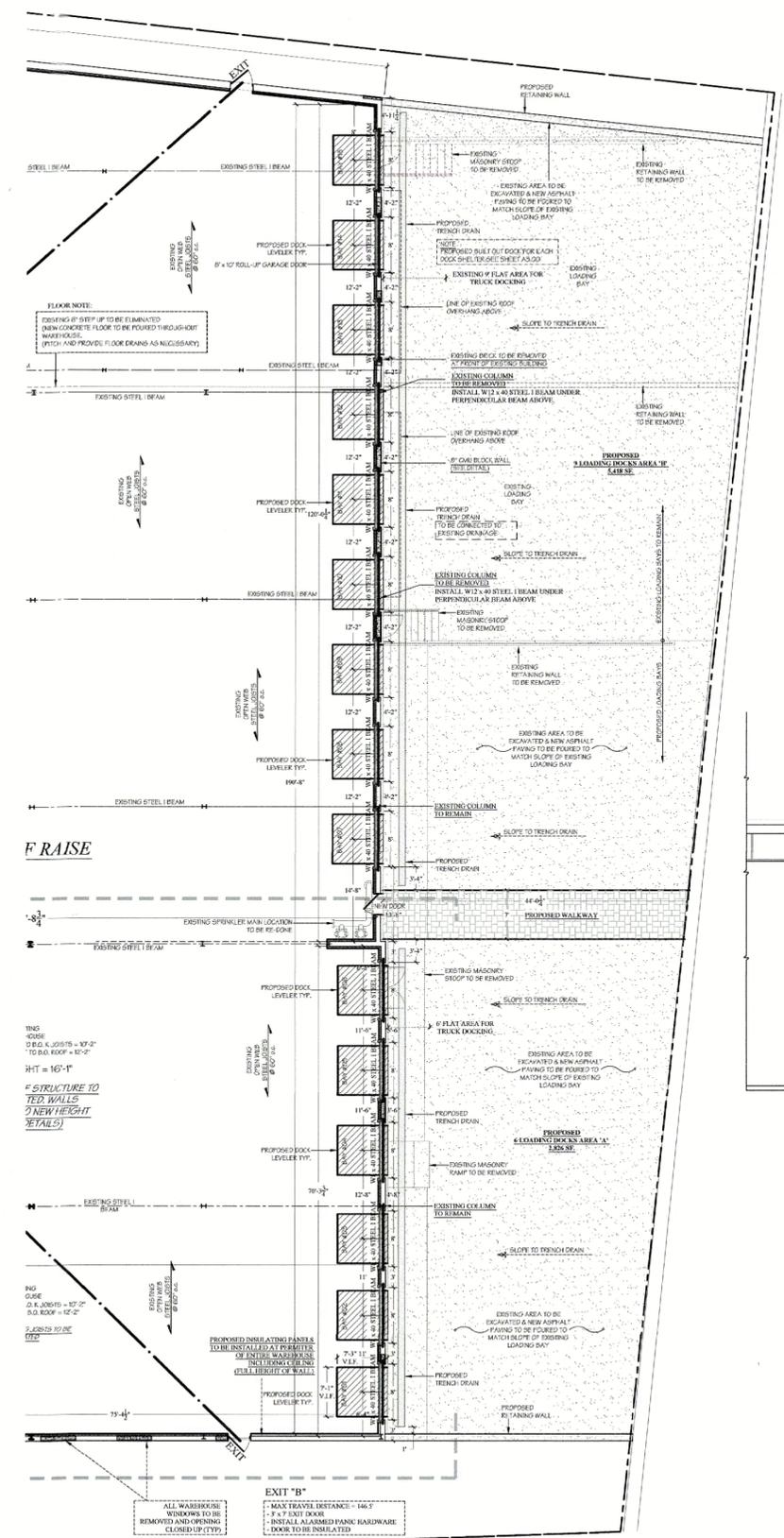
AREA OF 1 STORY TO  
BE DEMOLISHED



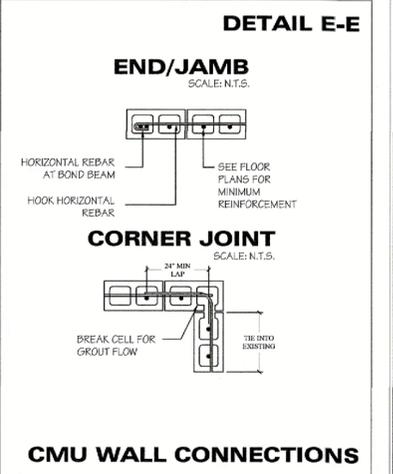
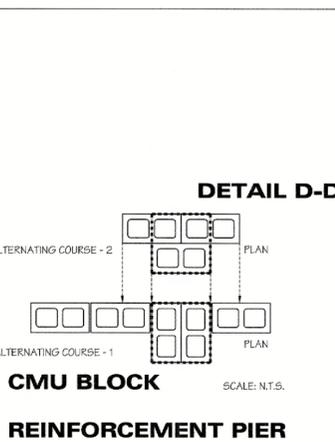
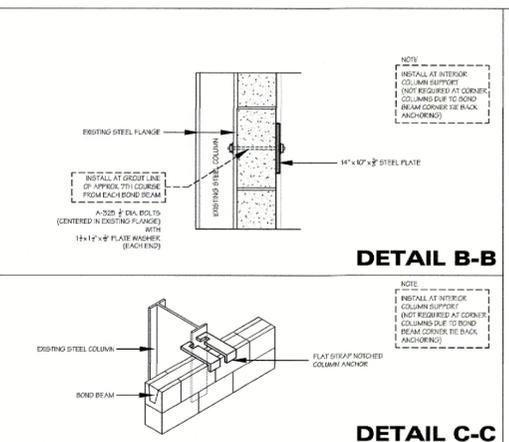
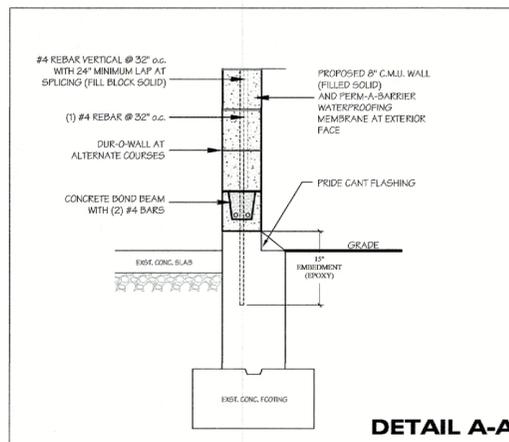
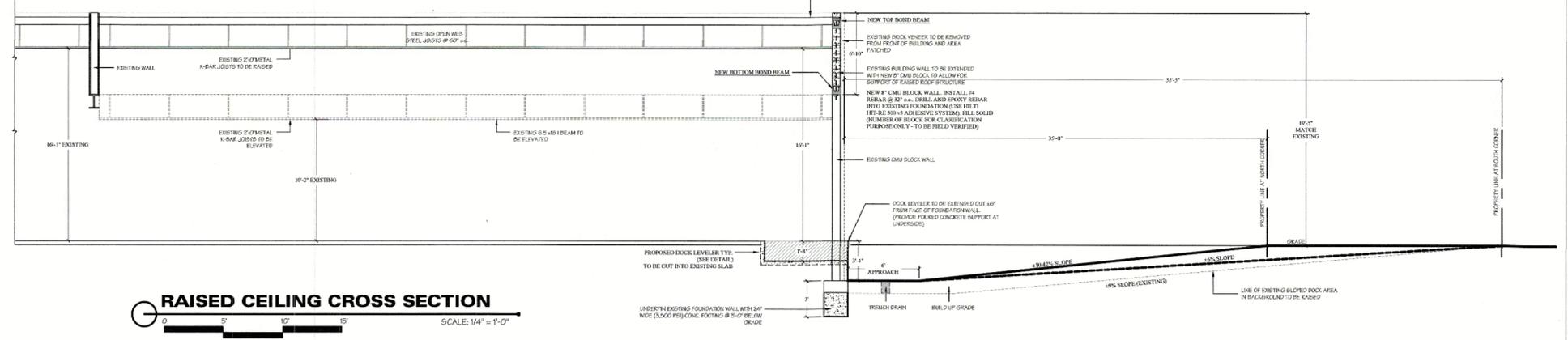
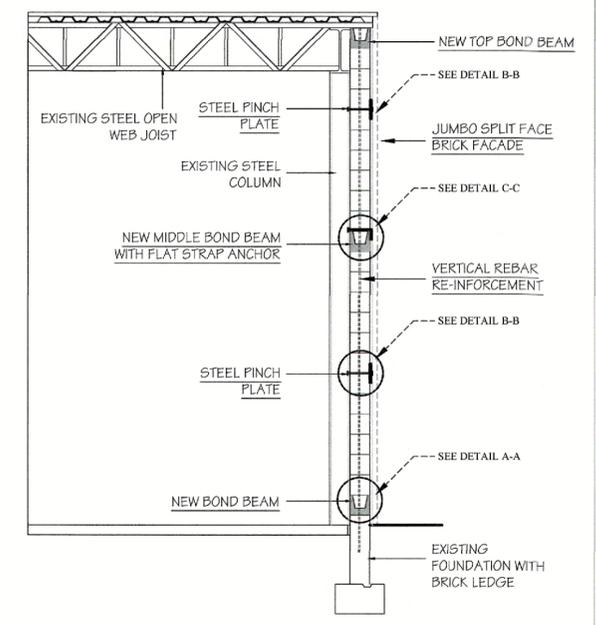
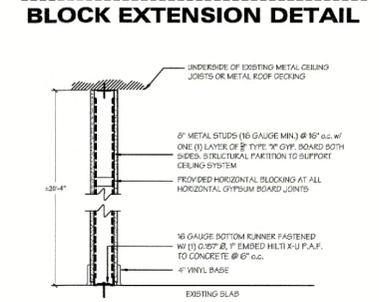
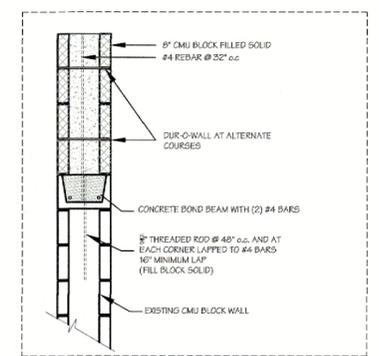
**FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

ALL DIMENSIONS ARE TO BE FIELD VERIFIED  All Drawings, Specifications and the design expressed therein are the sole property of Mark Anthony Assoc., Inc. They are to be used only with respect to the Project and are not to be copied or reproduced without written permission of Mark Anthony Assoc.	ISSUED FOR: PRELIMINARY DRAWING FOR OWNER'S REVIEW FOR DESIGN PURPOSES FOR BUILDING DEPT. FOR CONSTRUCTION AS BUILT DRAWINGS	REVISIONS NO. DATE DESCRIPTION 01 10.30.23 D.O.B. RESUBMISSION 02 11.13.23 D.O.B. RESUBMISSION	PROJECT NO. 2023106 DATE 6/9/2023 SCALE AS NOTED DRAWN BY M.A.M.		SEAL: _____ DRAWING: <b>FIRST FLOOR PLAN</b>	PROJECT: <b>NATURAL FOODS INC.</b> 150 HANSE AVENUE FREEPORT, NY 11520	D.O.B. ID# _____ DRAWING NO. <b>A1.0</b>
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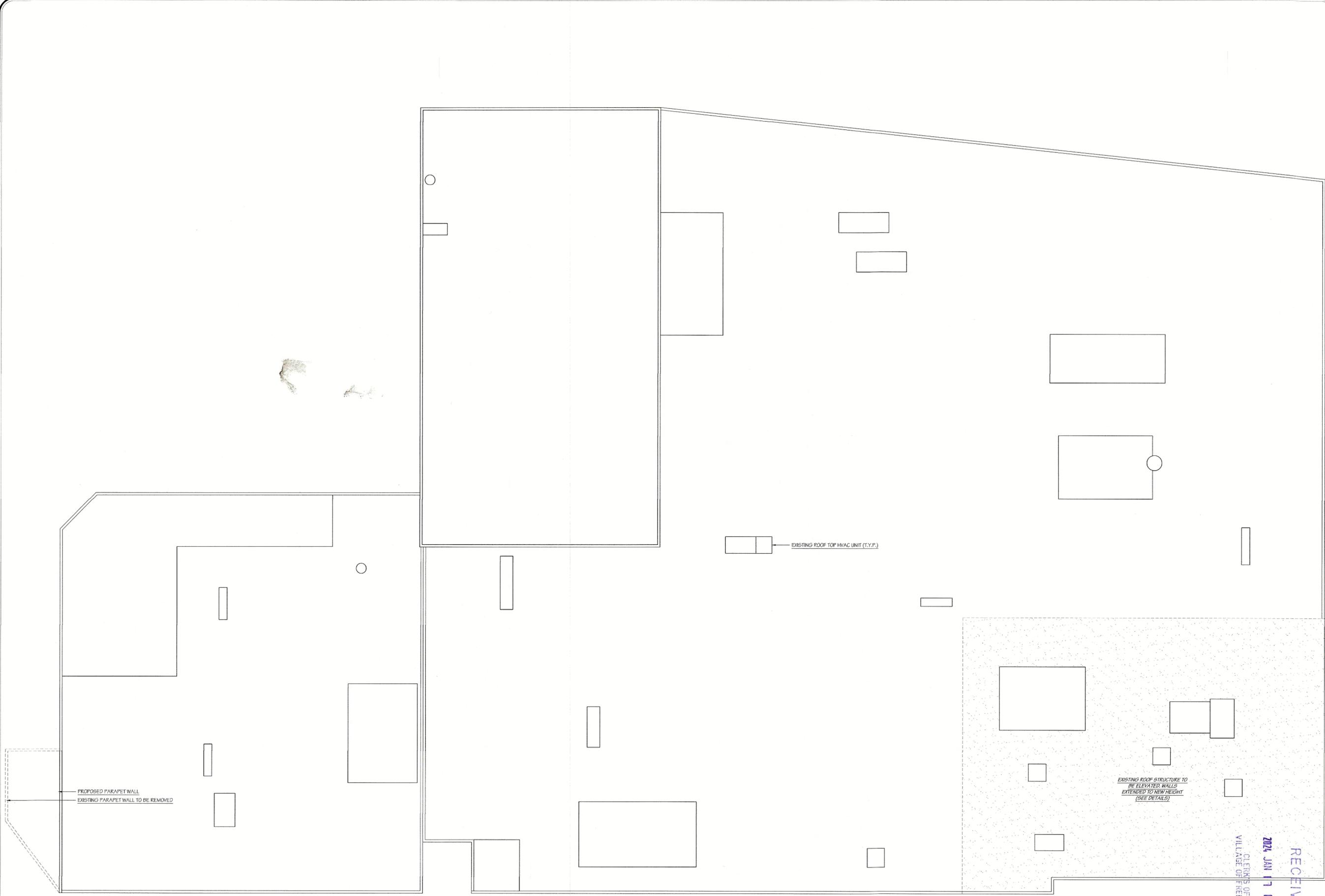
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 VILLAGE OF FREEPORT, NY



**PARTIAL FIRST FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"



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	NO.	DATE	DESCRIPTION												
01	10.30.2023	D.D.B. RESUBMISSION													
02	11.13.23	D.C.B. RESUBMISSION													
<b>PARTIAL FIRST FLOOR PLAN</b>		PROJECT NO. 2023106 DATE 6/8/2023 SCALE AS NOTED DRAWN BY M.A.M.		PROJECT NATURAL FOODS INC. 159 HANSE AVENUE FREEPORT, NY 11520	DRAWING NO. <b>A2.0</b>										



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**ROOF PLAN**  
 SCALE: 1/8" = 1'-0"

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ISSUED FOR:		REVISIONS		
●	PRELIMINARY DRAWING	NO.	DATE	DESCRIPTION
●	FOR OWNERS REVIEW	01	10.30.23	D.O.B. RESUBMISSION
●	FOR BIDDING PURPOSES	02	11.13.23	D.O.B. RESUBMISSION
●	FOR BUILDING DEPT.			
●	FOR CONSTRUCTION			
●	AS BUILT DRAWINGS			

PROJECT NO. 2023006  
 DATE 6/1/2023  
 SCALE AS NOTED  
 DRAWN BY M.A.M.

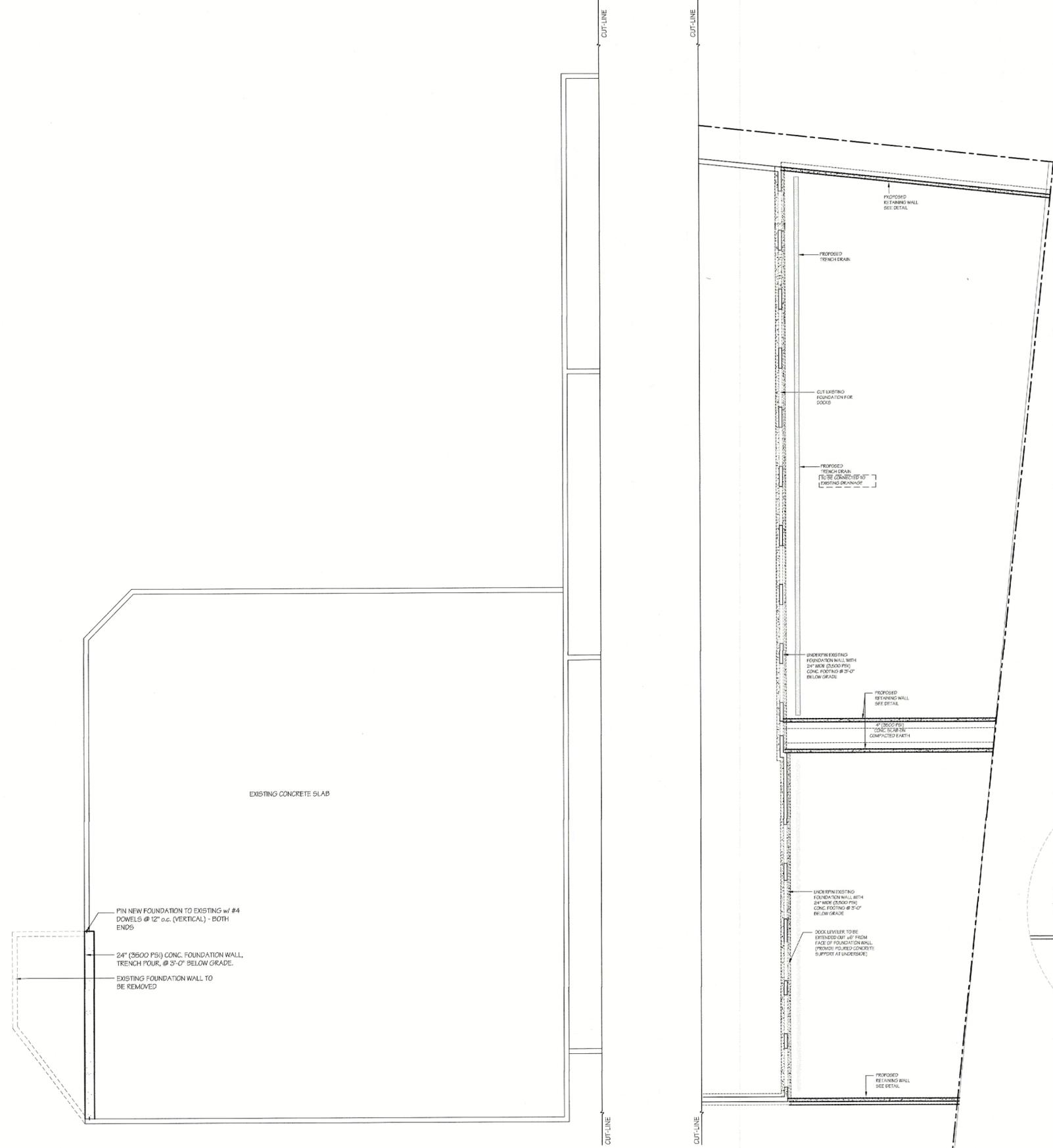


SEAL

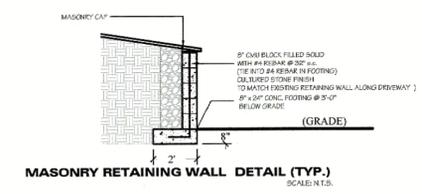
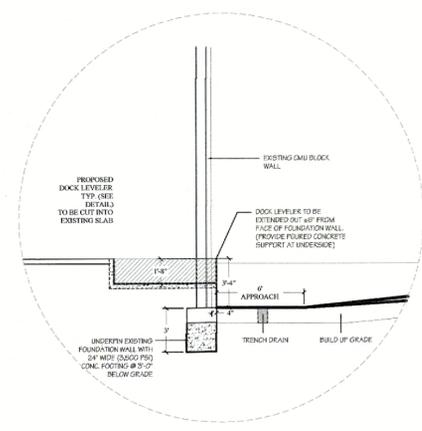
DRAWING:  
**ROOF PLAN**

PROJECT:  
**NATURAL FOODS INC.**  
 159 HANSE AVENUE  
 FREEPORT, NY 11520

D.O.B. I.D.#  
 DRAWING No.  
**A3.0**



DOCK SHELTERS



PARTIAL FOUNDATION PLAN

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

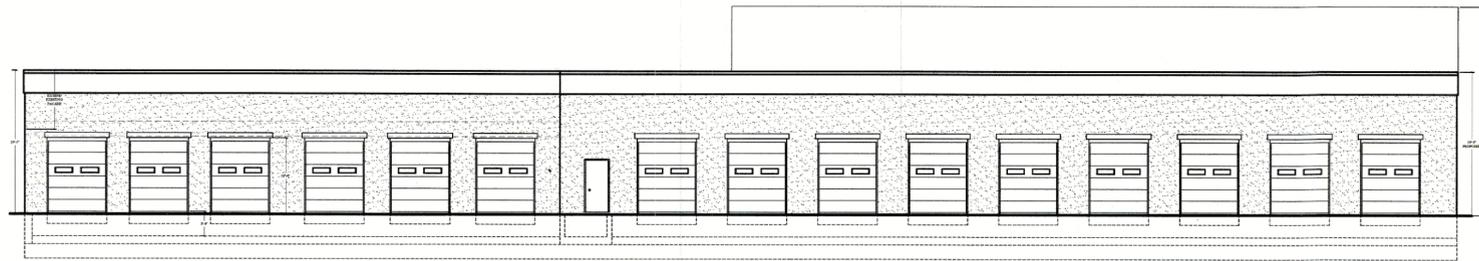
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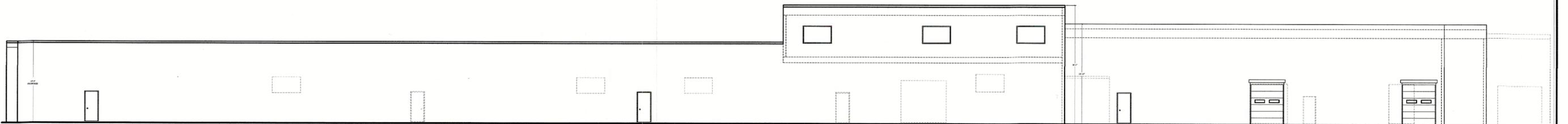
CLERK'S OFFICE

VILLAGE OF FREEPORT, NY

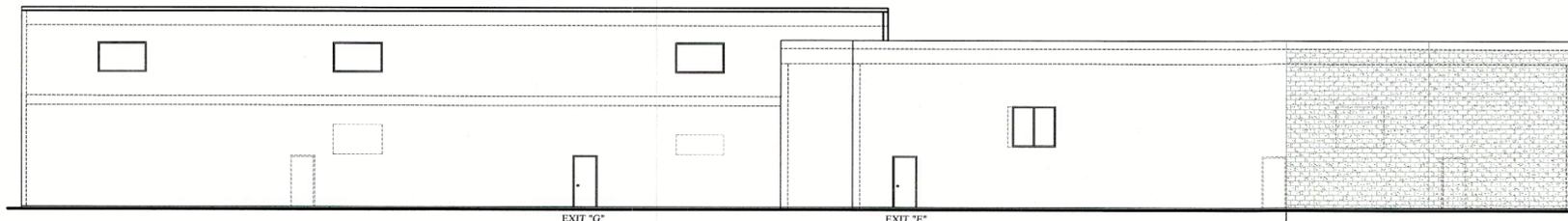
ALL DIMENSIONS ARE TO BE FIELD VERIFIED  All Drawings, Specifications and the design expressed therein are the sole property of Mark Anthony Assoc., Inc. They are to be used only with respect to this Project and are not to be copied or reproduced without written permission of Mark Anthony Assoc.	ISSUED FOR: PRELIMINARY DRAWING FOR OWNER REVIEW FOR BIDDING PURPOSES FOR BUILDING DEPT. FOR CONSTRUCTION AS BUILT DRAWINGS	REVISIONS <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>01</td> <td>10.30.23</td> <td>D.O.B. RESUBMISSION</td> </tr> <tr> <td>02</td> <td>11.03.23</td> <td>D.O.B. RESUBMISSION</td> </tr> </table>	NO.	DATE	DESCRIPTION	01	10.30.23	D.O.B. RESUBMISSION	02	11.03.23	D.O.B. RESUBMISSION	PROJECT NO. 2023106 DATE 6/1/2023 SCALE AS NOTED DRAWN BY M.A.M.		SEAL:  DRAWING: PARTIAL FOUNDATION PLANS PLAN	PROJECT: NATURAL FOODS INC. 150 HANSE AVENUE FREEPORT, NY 11520	D.O.B. LDP DRAWING No. <b>A4.0</b>
	NO.	DATE	DESCRIPTION													
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02	11.03.23	D.O.B. RESUBMISSION														



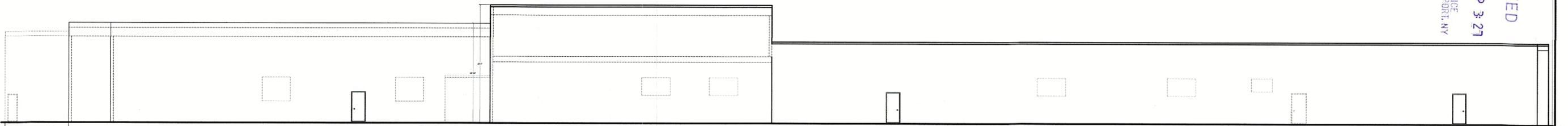
**FRONT (WEST) ELEVATION**  
 0 10' 20' 30' SCALE: 1/8" = 1'-0"



**SIDE (SOUTH) ELEVATION**  
 0 10' 20' 30' SCALE: 1/8" = 1'-0"



**REAR (EAST) ELEVATION**  
 0 10' 20' 30' SCALE: 1/8" = 1'-0"

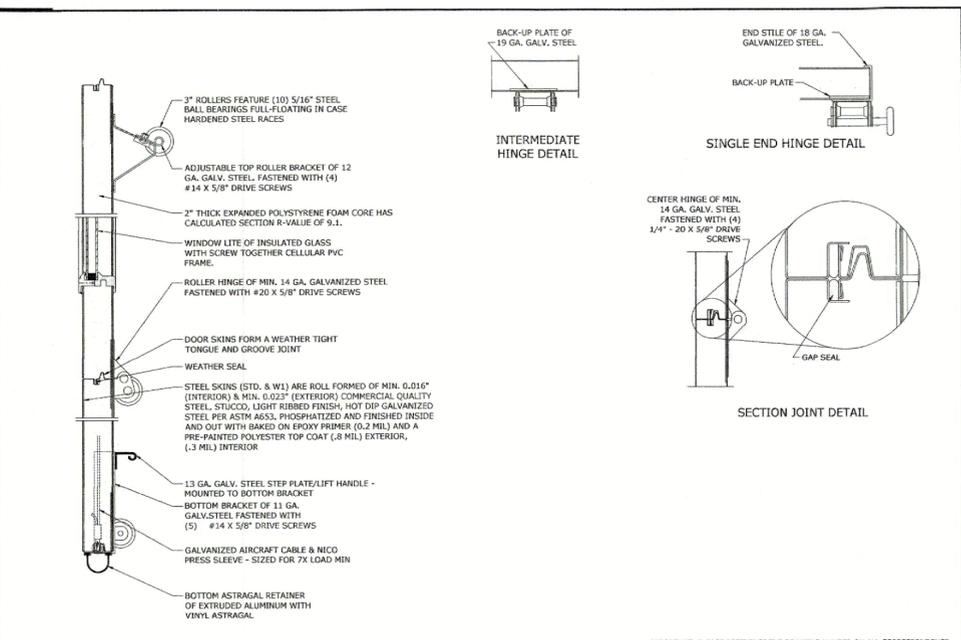
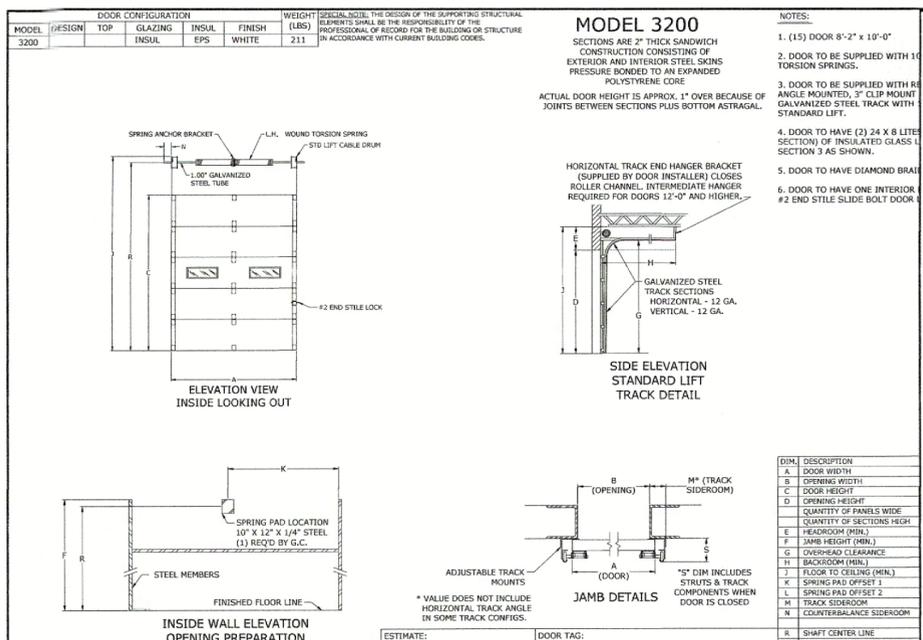


**SIDE (NORTH) ELEVATION**  
 0 10' 20' 30' SCALE: 1/8" = 1'-0"

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 VILLAGE OF FREEPORT, NY

ALL DIMENSIONS ARE TO BE FIELD VERIFIED  <small>All Drawings, Specifications and the design expressed therein are the sole property of Mark Anthony Assoc., Inc. They are to be used only with respect to this Project and are not to be copied or reproduced without written permission of Mark Anthony Assoc.</small>	ISSUED FOR: <input type="checkbox"/> PRELIMINARY DRAWING <input type="checkbox"/> FOR OWNER'S REVIEW <input type="checkbox"/> FOR BIDDING PURPOSES <input type="checkbox"/> FOR BUILDING DEPT. <input type="checkbox"/> FOR CONSTRUCTION <input type="checkbox"/> AS BUILT DRAWINGS	REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>01</td> <td>10.30.23</td> <td>D.O.B. RESUBMISSION</td> </tr> <tr> <td>02</td> <td>11.13.23</td> <td>D.O.B. RESUBMISSION</td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	01	10.30.23	D.O.B. RESUBMISSION	02	11.13.23	D.O.B. RESUBMISSION	PROJECT NO. 2023106 DATE 6/7/2023 SCALE AS NOTED DRAWN BY M.A.M.		SEAL:  DRAWING: <b>ELEVATIONS</b>	PROJECT: <b>NATURAL FOODS INC.</b>  159 HANSE AVENUE FREEPORT, NY 11520	D.O.B. ID#  DRAWING No. <b>A5.0</b>
	NO.	DATE	DESCRIPTION													
01	10.30.23	D.O.B. RESUBMISSION														
02	11.13.23	D.O.B. RESUBMISSION														
<small>MARK ANTHONY ASSOCIATES, INC. 159 HANSE AVENUE, FREEPORT, NY 11520</small>																

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VILLAGE OF FREEPORT, NY



**INSIDE WALL ELEVATION OPENING PREPARATION**

ESTIMATE: \_\_\_\_\_ DOOR TAG: \_\_\_\_\_

DRAWN BY: ASD DATE: 05-05-23 APPROVAL SIGNATURE: \_\_\_\_\_ APPROVAL DATE: \_\_\_\_\_

CUSTOMER: ARBON EQUIPMENT (NEW CON) DRAWING NUMBER: 100070721-1-6

JOB: Freeport NY CSR/DCC: ATHOMPSON SHEET: 2 OF 2

IMPORTANT: PLEASE REFERENCE THE DRAWING NUMBER ON ALL CORRESPONDENCE

**INSIDE WALL ELEVATION OPENING PREPARATION**

ESTIMATE: \_\_\_\_\_ DOOR TAG: \_\_\_\_\_

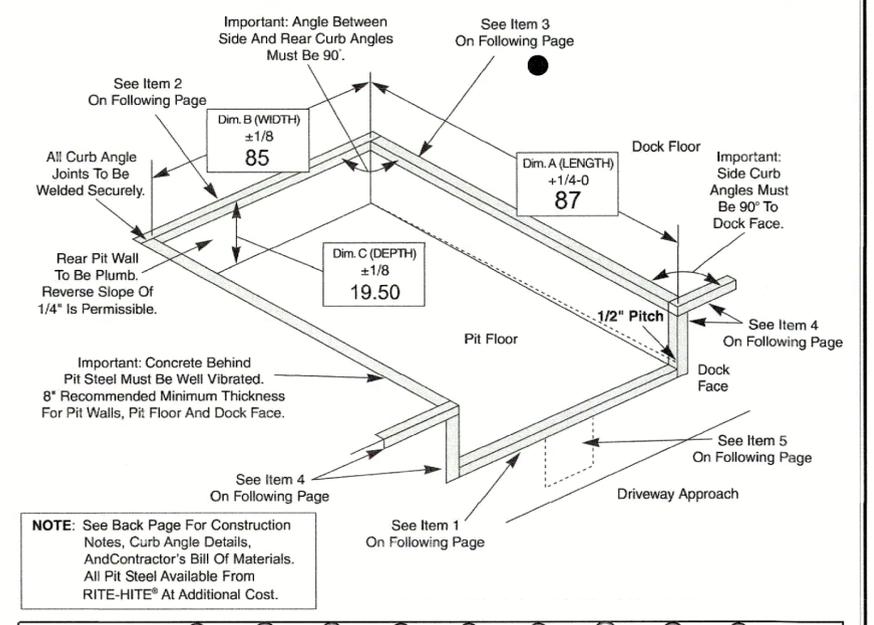
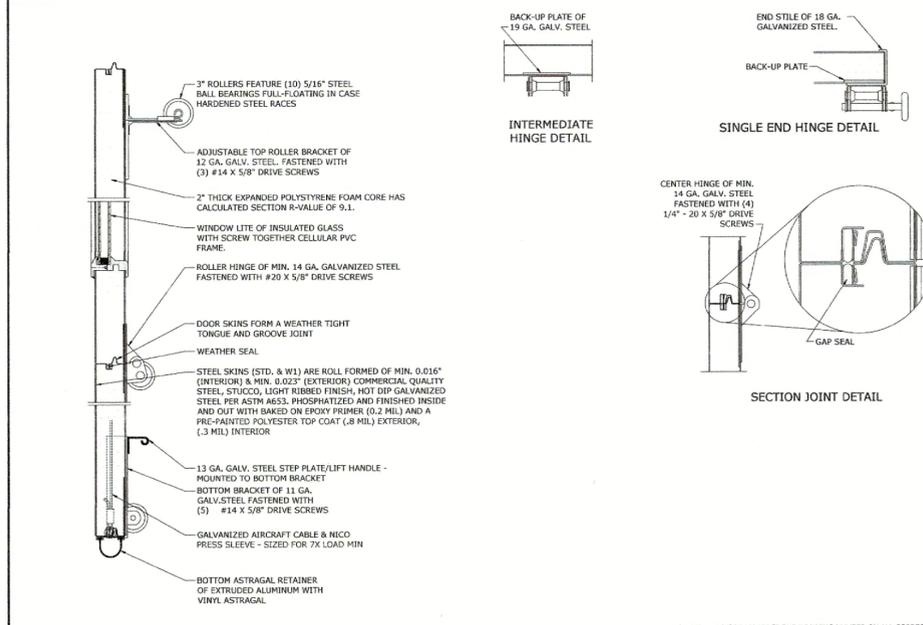
DRAWN BY: ASD DATE: 05-05-23 APPROVAL SIGNATURE: \_\_\_\_\_ APPROVAL DATE: \_\_\_\_\_

CUSTOMER: ARBON EQUIPMENT (NEW CON) DRAWING NUMBER: 100070721-1-6

JOB: Freeport NY CSR/DCC: ATHOMPSON SHEET: 2 OF 2

IMPORTANT: PLEASE REFERENCE THE DRAWING NUMBER ON ALL CORRESPONDENCE

**RITE-HITE® RHM SERIES**  
Pit Details for RITE-HITE® Dock Levelers



**INSULATED ROLL -UP GARAGE DOORS**

ESTIMATE: \_\_\_\_\_ DOOR TAG: \_\_\_\_\_

DRAWN BY: ASD DATE: 05-05-23 APPROVAL SIGNATURE: \_\_\_\_\_ APPROVAL DATE: \_\_\_\_\_

CUSTOMER: ARBON EQUIPMENT (NEW CON) DRAWING NUMBER: 100070721-7-4

JOB: Freeport NY CSR/DCC: ATHOMPSON SHEET: 2 OF 2

IMPORTANT: PLEASE REFERENCE THE DRAWING NUMBER ON ALL CORRESPONDENCE

**INSULATED ROLL -UP GARAGE DOORS**

ESTIMATE: \_\_\_\_\_ DOOR TAG: \_\_\_\_\_

DRAWN BY: ASD DATE: 05-05-23 APPROVAL SIGNATURE: \_\_\_\_\_ APPROVAL DATE: \_\_\_\_\_

CUSTOMER: ARBON EQUIPMENT (NEW CON) DRAWING NUMBER: 100070721-7-4

JOB: Freeport NY CSR/DCC: ATHOMPSON SHEET: 2 OF 2

IMPORTANT: PLEASE REFERENCE THE DRAWING NUMBER ON ALL CORRESPONDENCE

CAPACITIES	C, D and F								
	6'Wx6'L	6'6"Wx6'L	7'Wx6'L	6'Wx8'L	6'6"Wx8'L	7'Wx8'L	6'Wx10'L	6'6"Wx10'L	7'Wx10'L
NOMINAL PIT SIZES	63"	63"	63"	87"	87"	87"	111"	111"	111"
PIT LENGTH DIM A	63"	63"	63"	87"	87"	87"	111"	111"	111"
PIT WIDTH DIM B	74"	80"	85"	74"	80"	85"	74"	80"	85"
PIT DEPTH DIM C	19-1/2"	19-1/2"	19-1/2"	19-1/2"	19-1/2"	19-1/2"	19-1/2"	19-1/2"	19-1/2"

CUSTOMER: NATURAL FOODS  
JOB: \_\_\_\_\_  
LOCATION: INWOOD NY  
MODEL: RHM40PKGP SIZE: X  
CAPACITY: C

**CERTIFIED FOR CONSTRUCTION**  
BY: \_\_\_\_\_  
DATE: 05-08-2023  
COMPANY: \_\_\_\_\_  
CITY & STATE: \_\_\_\_\_

**INSULATED ROLL -UP GARAGE DOORS**

**DOCK LEVELERS**

ALL DIMENSIONS ARE TO BE FIELD VERIFIED

Issued For: PRELIMINARY DRAWING, FOR OWNERS REVIEW, FOR BIDDING PURPOSES, FOR BUILDING DEPT., FOR CONSTRUCTION, AS BUILT DRAWINGS

Revisions: NO. DATE DESCRIPTION, 01 10.30.23 D.O.B. RESUBMISSION, 02 11.23.23 D.O.B. RESUBMISSION

Project No: 2023108  
Date: 6/12/2023  
Scale: AS NOTED  
Drawn By: M.A.M.

Seal: \_\_\_\_\_  
Drawing: DETAILS  
Project: NATURAL FOODS INC.  
159 HANSE AVENUE FREEPORT, NY 11820

D.O.S. ID# \_\_\_\_\_  
Drawing No: **A6.0**

Pub. No. 1257 - May 2008



SEC. 55 BLK. 348 LOT. 14

BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

In the Matter  
Of  
the Application of

51 Forest Ave Freeport  
To The Board of Appeals of the Village of Freeport, New York

Index No. \_\_\_\_\_

COMPLY WITH  
ORIGINAL NOTES

The application of MARTI HONES, LLC  
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)

1500 JERUSALEM AVENUE  
MERRICK, NY 11560

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

51 FOREST AVE, FREEPORT NY 11520

Land Map of Nassau County

Sec. 55 Blk. 348 Lot(s) 14

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

29 day of November 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:

Plans, surveys, Application, Workers comp,  
disability + liability from contractor.

Obtain reason for  
denial from  
Department of  
Buildings.

4. That on or about the 19 day of January, 2024, the Department of Buildings denied said  
application; upon information and belief that the reason for said denial was as follows:

village ordinance 210-6A, 210-40  
seeking variance of 2.44

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:

SINGLE FAMILY RESIDENCE (VACANT)

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

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

VACANT DWELLING

Describe fully and  
clearly the use  
desired.

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

2 (TWO) SINGLE FAMILY DWELLINGS

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 Village ordinance 210-6A,

210-40 seeking variance of 2.44

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:

single family dwelling on oversized  
lot.

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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.

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

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.

10. That the grounds for this application are as follows: Seeing  
variance of 2.44

11. That any deed restrictions running with the land prohibiting the desired use are as follows: None

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 preceding before this Board).

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

Dated: January 23rd, 20 24 [Signature]

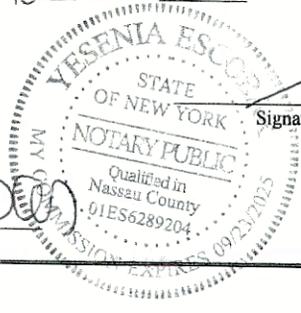
BY: \_\_\_\_\_  
ITS: \_\_\_\_\_

State of New York )  
County of Nassau ) ss:

The applicant Dennis Marti named in the foregoing application, being duly sworn, depose and say that he read the foregoing application subscribed by MS and know the contents thereof; and that the same is true to MS own knowledge except as to the matters therein stated to be alleged on information and belief, and that as to those matters he believe \_\_\_\_\_ to be true.

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

Notary Public [Signature]



[Signature]  
Signature of Applicant

**Notice  
Conflict of Interest**

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

January 23rd, 20 24  
Date Year

[Signature]  
Signature

**Affidavit of Owner**

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

State of New York )  
County of Nassau ) ss:

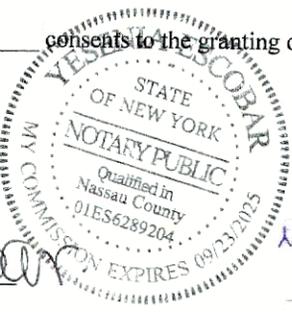
I Dennis being duly sworn, depose and say:

That he/she (the owner of OWNER) (is the OWNER OF) of SI forest AVE the property concerned is correct to the best of the knowledge of deponent \_\_\_\_\_.)

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

Sworn to before me this 24 day  
of January, 20 24

Notary Public [Signature]



[Signature]  
Signature

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VILLAGE OF FREEPORT, NY

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VILLAGE OF FREEPORT, NY  
**INC. VILLAGE OF FREEPORT**

**Department of Buildings**

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

E-MAIL [BUILDINGDEPT@FREEPORTNY.GOV](mailto:BUILDINGDEPT@FREEPORTNY.GOV)

ROBERT T. KENNEDY  
MAYOR

SERGIO MAURAS  
SUPERINTENDENT OF  
BUILDINGS

January 19, 2024

**AMENDED LETTER OF DENIAL**

Dennis Marti  
51 Forest Ave  
Freeport, NY 11520

RE: **51 Forest Ave Freeport, NY**

**Zoning District – Residence A Sec. 55 Blk. 348, Lot 14**

**Building Permit Application #20233557**

**Description– Code compliance for apportionment - to create a new buildable lot B 44.42' x 193.94' (8,614.81 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 §210-40. Lot area; street frontage; lot width.**

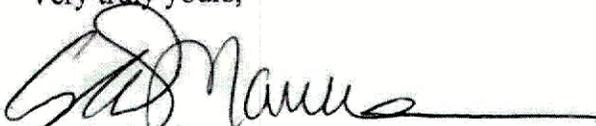
No building shall be erected on a lot whose area is less than 5,000 square feet and on any lot which has a street frontage of less than 50 feet and on any lot whose width is less than 50 feet at a point between the side lines from the front property line to the rear building line of the proposed structure. The plans submitted indicate that the measurements for the rear building line totals 47.56'. You will be seeking a variance of 2.44'.

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  
Daniela Hernandez,

cc: Village Clerk

SITE PLAN APPROVAL NEEDED

Yes      No    X

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VILLAGE OF FREEPORT, NY

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VILLAGE OF FREEPORT, NY.

VILLAGE OF FREEPORT  
Department of Buildings  
Recommendation

Notice

X Negative Declaration Positive Declaration

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

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

Project : Building Permit App. 20233557

Location: 51 Forest Ave, Freeport, NY

Applicant: Dennis Marti

Description: Code compliance for apportionment - to create a new buildable lot B 44.42' x 193.94' (8,614.81 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: January 18, 2024

Sergio A. Mauras  
Sergio A. Mauras  
Superintendent of Buildings

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

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2024 JAN 25 A 10:56

CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY

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) 51 Forest Ave (No.) (Street) ZONING DISTRICT \_\_\_\_\_

BETWEEN Holloway St (Cross Street) AND Ellison Ave (Cross Street)

SECTION 55 BLOCK 348 LOT 14 APPROX. LOT SIZE 193 x 50 LOT AREA 9,146.17 sq ft

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

**A. TYPE OF IMPROVEMENT**

1  New building

2  Addition-Alteration (if residential, enter number of new housing units added. If none-state none)

3  Swimming Pool

4  Repair (replacement)

5  Bulkhead (New, Repair)

6  Fence

7  Moving (relocation)

**B. PROPOSED OR EXISTING USE**

**RESIDENTIAL**

11  One Family

12  Two families

13  Apartment - Enter No. of Units \_\_\_\_\_

14  Transient hotel, motel, or dormitory - Enter No. of Units \_\_\_\_\_

15  Garage or Accessory Structure

16  Other - Specify \_\_\_\_\_

**NON RESIDENTIAL - Complete Part "E"**

17  Industrial

18  Office, bank, professional

19  Stores, mercantile

20  Church, other religious

21  Hospital, institutional

22  Other - Specify \_\_\_\_\_

**C. COST**

10 TOTAL COST OF IMPROVEMENT \$ 350,000

**D. DESCRIPTION OF PROJECT**

subdivision and construction of Proposed two story, single family dwelling.

**III. IDENTIFICATION - To be completed by all applicants**

	NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	<u>Dennis Marti</u>	<u>1500 Jerusalem Ave Merrick NY 11566</u>	<u>516-902-2594</u>
2. Contractor	<u>HDZ contracting COIP</u>	<u>193 North 23rd Street Wajandanch New York 11798</u>	<u>516-483-4098</u>
3. Architect or Engineer			

**IV. OWNER - CONTRACTOR STATEMENT**

Building permit is issued subject to the provisions of Section 57 of the Workmen's Compensation Law.

Workmen's Compensation Certificate No. 546891 Company HDZ contracting COIP Exp. Date 3/6/24

Contractor or Owner Dennis Marti (Print)

Address 1500 Jerusalem Ave Merrick

Phone 516-902-2594

State of New York  
County of Nassau

Dennis Marti being duly sworn, says that he is the contractor or owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of his knowledge and belief and agrees to conform to all applicable laws of this jurisdiction.

Sworn to before me this 29 day of November, 2023

NOTARY PUBLIC  
YVES ESCOBAR  
Qualified in Nassau

**V. FLOOD ZONE**

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

IF YES, WHICH ZONE? 1

IS PROJECT TO REPAIR FLOOD DAMAGE?  
YES \_\_\_\_\_ NO X

**PROJECT DESCRIPTION**

Total/First Flr Square Feet

Upper Flrs Square Feet

# of Fixtures

# of Floors

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 Appendix B  
 Short Environmental Assessment Form

**Instructions for Completing**

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

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

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: Dennis Marti			
Project Location (describe, and attach a location map): New CONSTRUCTION			
Project Location (describe, and attach a location map): 51 Forest Drive, Freeport NY 11520			
Brief Description of Proposed Action: Proposed two story, single family dwelling			
Name of Applicant or Sponsor: Marti Homes LLC		Telephone: 516.902.2594	
		E-Mail: office@martihomes.net	
Address: 1500 Jerusalem Ave			
City/PO: Merrick		State: NY	Zip Code: 11566
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO	YES
		X	
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO	YES
		X	
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

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

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18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES

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

Applicant/sponsor name: Dennis Marti Date: \_\_\_\_\_  
Signature: \_\_\_\_\_

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

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

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	0	
11. Will the proposed action create a hazard to environmental resources or human health?	0	

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

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

PROPOSED:  
PROPOSED TWO STORY, ONE FAMILY DWELLING

DRAWING SHEET LIST

- A.1: COVER SHEET
- A.2: FOUNDATION, FIRST FLOOR PLAN
- A.3: SECOND FLOOR, ROOF PLAN
- A.4: MECHANICAL PLANS
- A.5: ELEVATIONS
- A.6: ELEVATIONS
- A.7: SECTION, PLUM. RISER,
- A.8: STRAPPING DETAILS
- A.9: CONSTRUCTION SCHEDULES
- A.10: CONSTRUCTION NOTES
- A.11: SEALING DETAILS

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

- THE 2020 RESIDENTIAL CODE OF NYS
- THE MECHANICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTERS 12-23 OF THE 2020 RESIDENTIAL CODE OF NYS
- THE PLUMBING SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTERS 25-33 OF THE 2020 RESIDENTIAL CODE OF NYS
- THE ELECTRICAL SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTERS 34-42 OF THE 2020 RESIDENTIAL CODE OF NYS
- IN ACCORDANCE WITH 2018 IECC RESIDENTIAL ENERGY EFFICIENCY CODE

■ THE PROJECT COMPLIANCE METHOD CHOSEN IS TOTAL UA-ALTERNATIVE AND A RESCHECK HAS BEEN SUBMITTED WITH THESE DRAWINGS.

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

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA TABLE R301.2(1) 2020 RESIDENTIAL CODE OF NYS	WIND DESIGN					SEISMIC DESIGN CATEGORY F	SUBJECT TO DAMAGE FROM				FLOOD HAZARDS N/A	AIR FREEZING INDEX 599	MEAN ANNUAL TEMP 51
	GROUND SNOW LOAD	SPEED (MPH)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND BORN DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE	WINTER DESIGN TEMP			
25	130 w/1	NO	NO	1 MILE FROM COAST	B	SEVERE	BOF 3 FT BFG	MOD TO HEAVY	SEE BELOW	YES	N/A	599	51

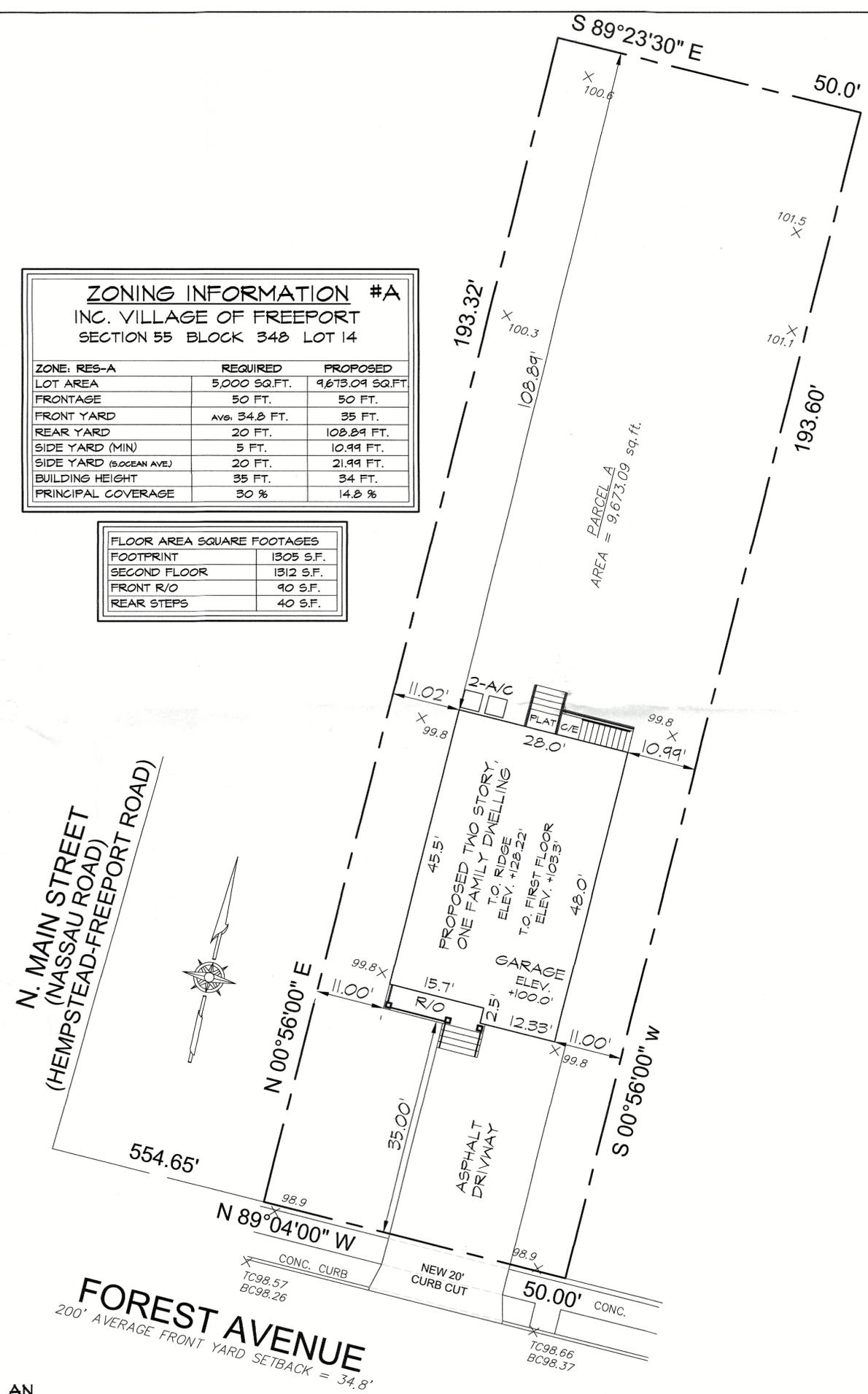
ZONING INFORMATION #A  
INC. VILLAGE OF FREEPORT  
SECTION 55 BLOCK 348 LOT 14

ZONE: RES-A	REQUIRED	PROPOSED
LOT AREA	5,000 SQ.FT.	9,673.09 SQ.FT.
FRONTAGE	50 FT.	50 FT.
FRONT YARD	AVG. 34.8 FT.	35 FT.
REAR YARD	20 FT.	108.89 FT.
SIDE YARD (MIN)	5 FT.	10.99 FT.
SIDE YARD (OCEAN AVE.)	20 FT.	21.99 FT.
BUILDING HEIGHT	35 FT.	34 FT.
PRINCIPAL COVERAGE	30 %	14.8 %

FLOOR AREA SQUARE FOOTAGES	
FOOTPRINT	1305 S.F.
SECOND FLOOR	1312 S.F.
FRONT R/O	40 S.F.
REAR STEPS	40 S.F.



RENDERED ELEVATION



PLOT PLAN

PROPOSED TWO STORY, ONE FAMILY DWELLING

- PARCEL A - @ 51 FOREST AVENUE, FREEPORT, NY, 11520

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SCALE: 1" = 10'-0"



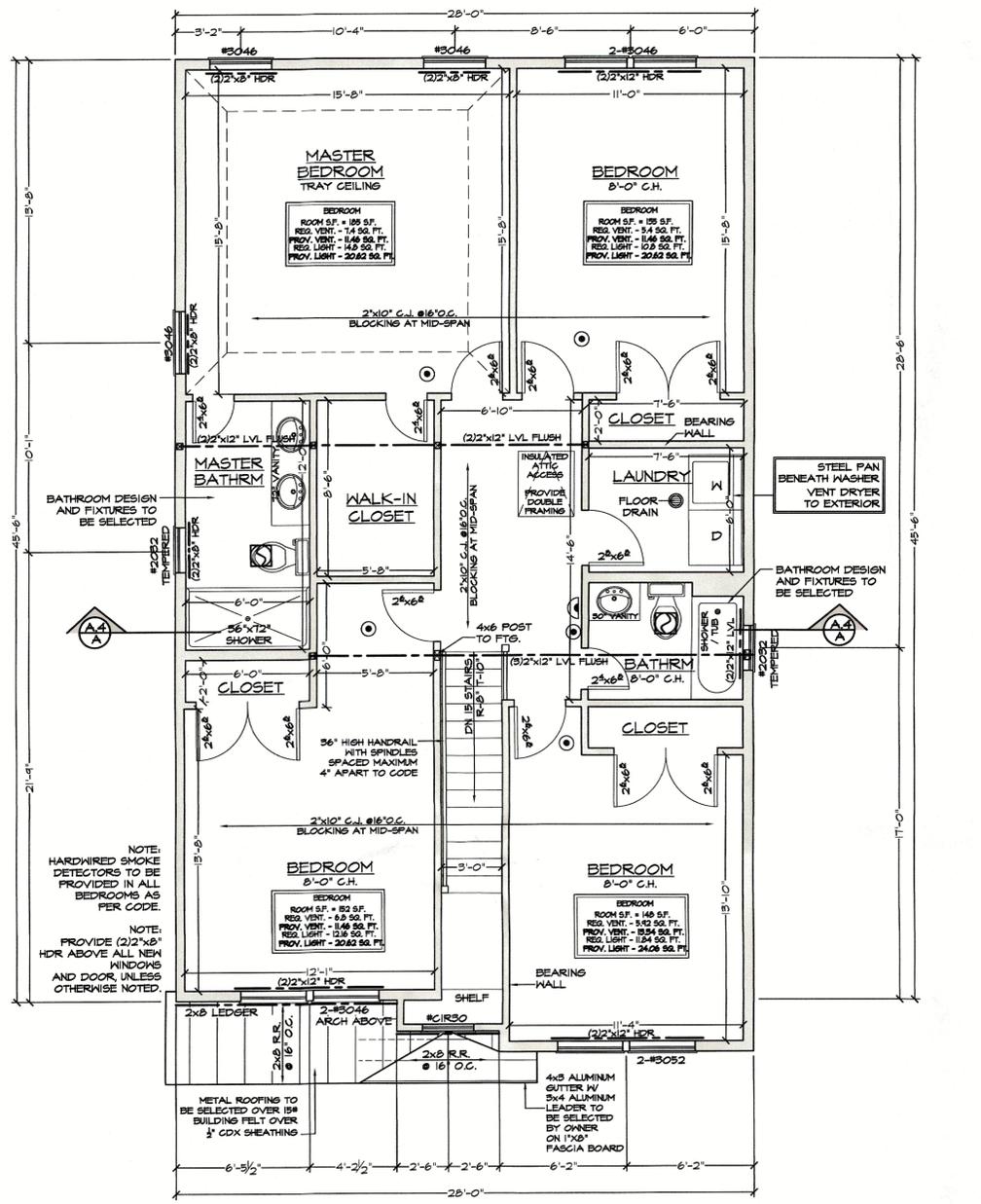
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PROPOSED SECOND FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

HALL KEY	
---	EXIST TO BE REMOVED
---	EXIST TO REMAIN
---	NEW WOOD FRAME CNST
---	NEW POURED CONCRETE
□	4"x4" POST UNLESS OTHERWISE NOTED
■	HOLD DOWN AS NOTED
⊙	HARD WIRED SMOKE DETECTOR W/ BATTERY BACK-UP AS PER SECT. R304 2020 RESIDENTIAL CODE OF NYS AND NFPA 72
⊙	HARD WIRED CARBON MONOXIDE DETECTOR W/ BATTERY BACK-UP MIN 12" A.F.F. AS PER SECT. R315 2020 RESIDENTIAL CODE OF NYS AND SECTION 915 OF 2020 FIRE CODE OF NYS
⊙	80 CFM FAN TO EXTERIOR
*	DENOTES EGRESS WINDOW

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

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

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

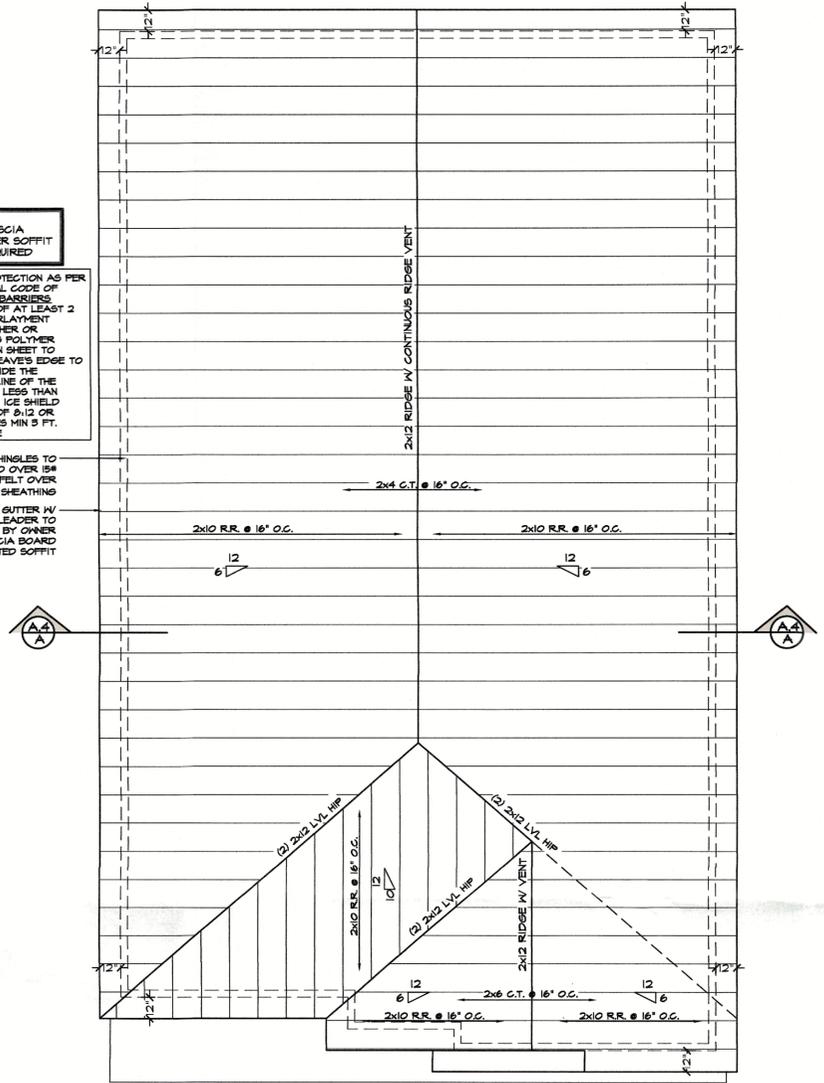
PROPOSED ROOF PLAN

NOTE: ALIGN ALL FASCIA BOARDS. ALTER SOFFIT DEPTH AS REQUIRED

PROVIDE ICE PROTECTION AS PER 2020 RESIDENTIAL CODE OF NYS-R305.12 ICE BARRIERS WHICH CONSISTS OF AT LEAST 2 LAYERS OF UNDERLAYMENT GEMENTED TOGETHER OR A SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET TO EXTEND A FROM EAVES EDGE TO A MIN. OF 24" INSIDE THE EXTERIOR WALL LINE OF THE STRUCTURE-ROOF LESS THAN 4.5:12 PITCH MUST ICE SHIELD ENTIRE ROOF ROOF 8:12 OR STEEPER REQUIRES MIN 3 FT. FROM EAVE EDGE

ASPHALT SHINGLES TO BE SELECTED OVER 1/4" BUILDING FELT OVER 1/2" CDX SHEATHING

4x8 ALUMINUM GUTTER W/ 3/4" ALUMINUM LEADER TO BE SELECTED BY OWNER ON 1"x6" FASCIA BOARD W/ VENTED SOFFIT



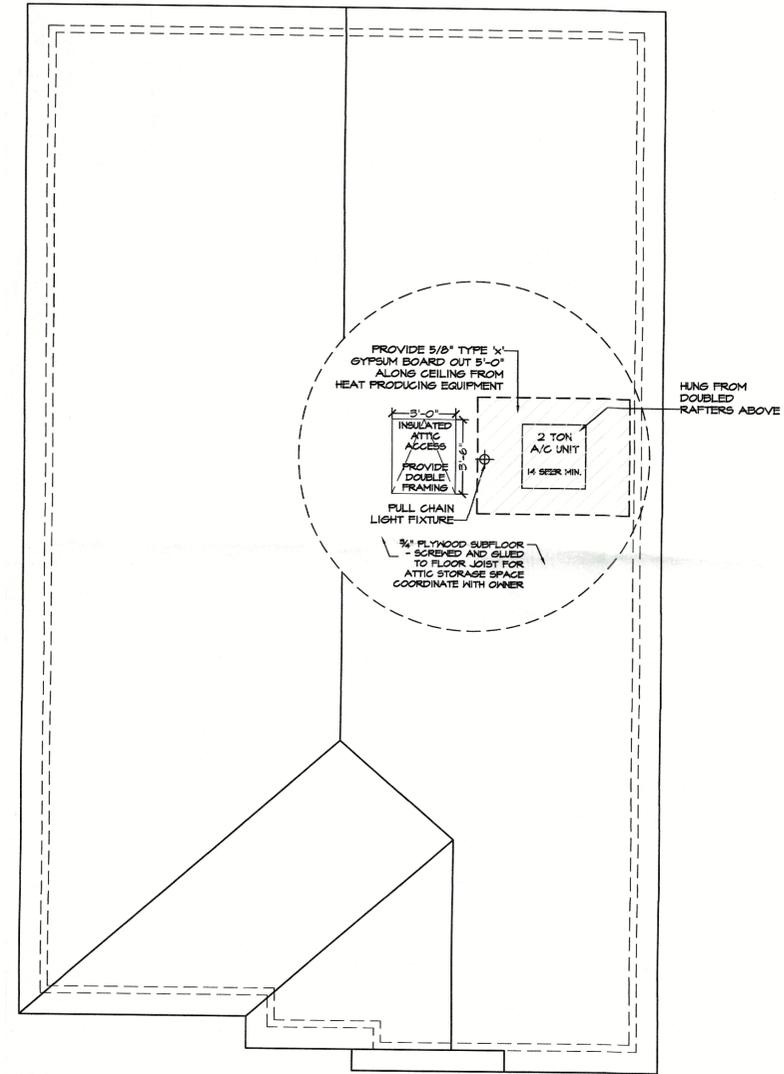
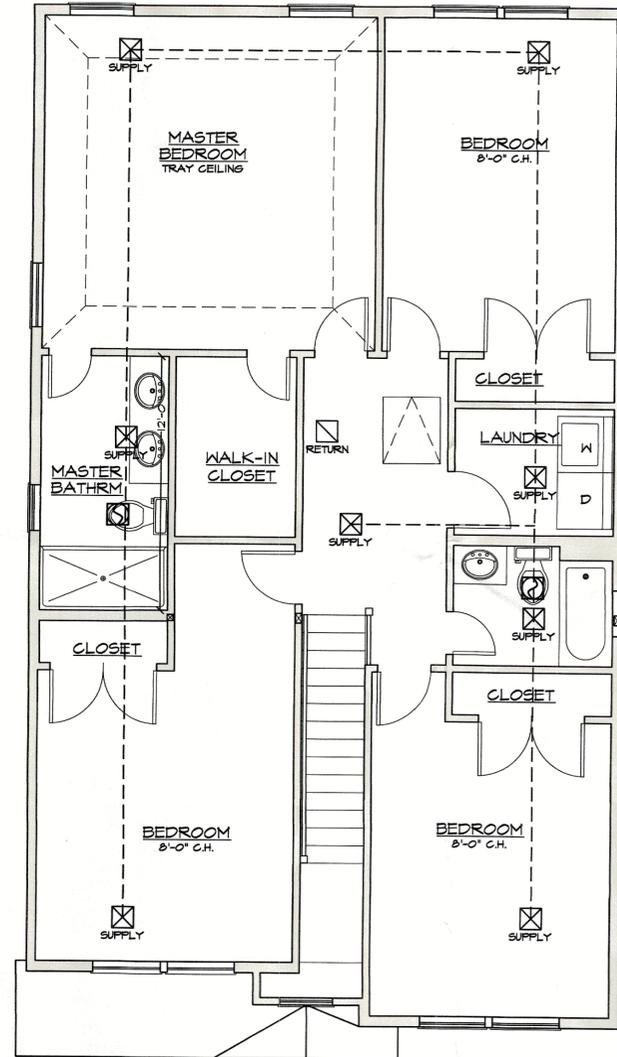
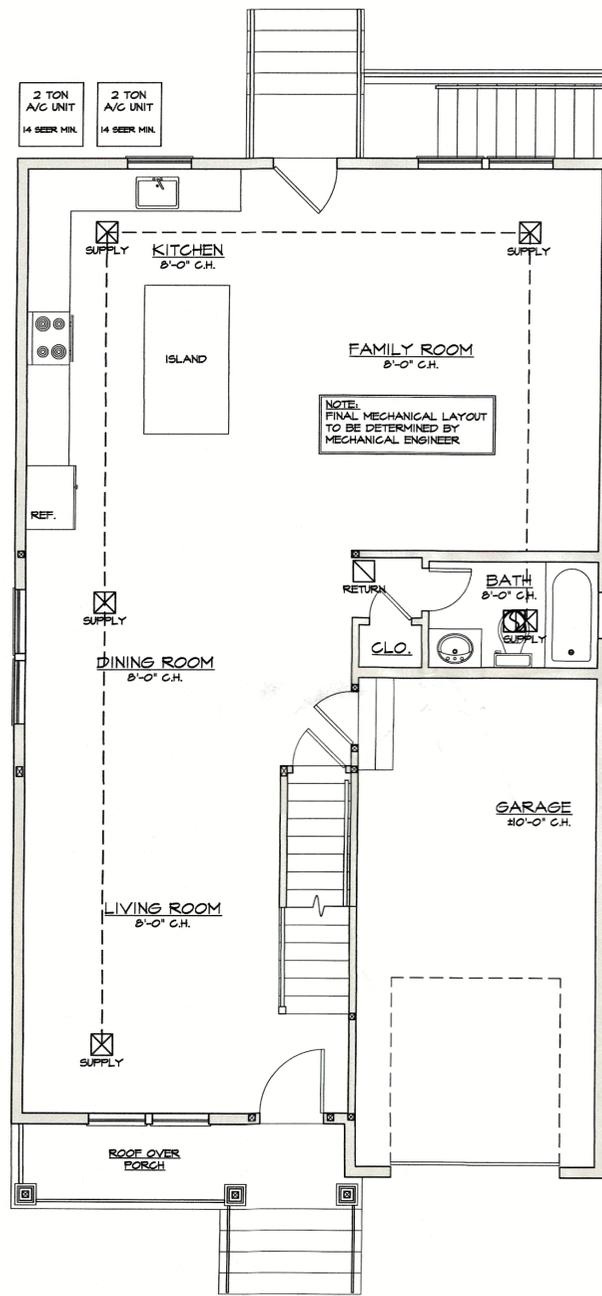
SCALE: 1/4" = 1'-0"

STAIRS & GUARD NOTE:  
 (TO COMPLY WITH 2020 RESIDENTIAL CODE OF NYS -R311 AND R312)

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

GENERAL NOTES

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



**SCHEMATIC MECHANICAL PLANS**

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

**PROPOSED TWO STORY, ONE FAMILY DWELLING**  
**SUBDIVISION @ 51 FOREST AVENUE, FREEPORT, NY, 11520**

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SECTION A104 ENERGY EFFICIENCY ALTERATIONS, RENOVATIONS, REPAIRS TO ROOF/CEILINGS, WALL OR FLOOR CAVITIES WHICH ARE INSULATED TO FULL DEPTH WITH INSULATION HAVING A MINIMAL NOMINAL VALUE OF R-3.0 /INCH.

PROVIDE ICE PROTECTION AS PER 2015 IRC-803.1.2 ICE BARRIERS WHICH CONSISTS OF AT LEAST 2 LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR A SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET TO EXTEND A FROM MIN. OF 24" INSIDE THE EXTERIOR WALL LINE OF THE STRUCTURE-ROOF LESS THAN 4.5:12 PITCH MUST ICE SHIELD ENTIRE ROOF.

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

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

COORDINATE ALL EXTERIOR FINISHES WITH OWNER PRIOR TO INSTALLATION

PROPOSED FRONT ELEVATION

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



PROPOSED SIDE ELEVATION

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

PROPOSED TWO STORY, ONE FAMILY DWELLING  
 SUBDIVISION @ 51 FOREST AVENUE, FREEPORT, NY, 11520

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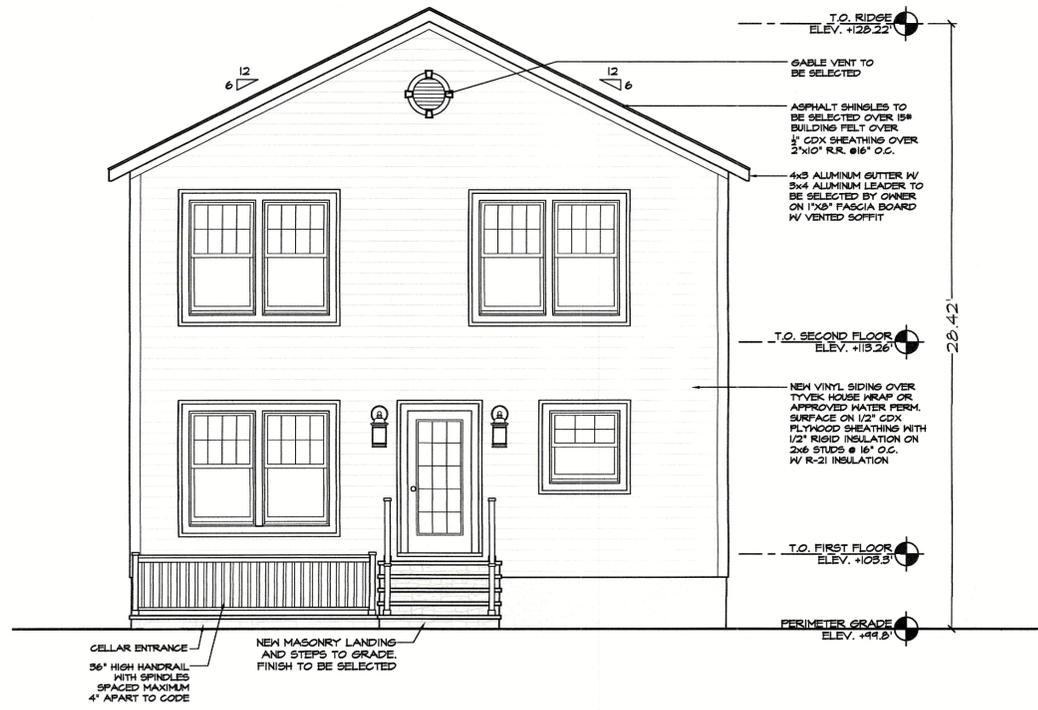


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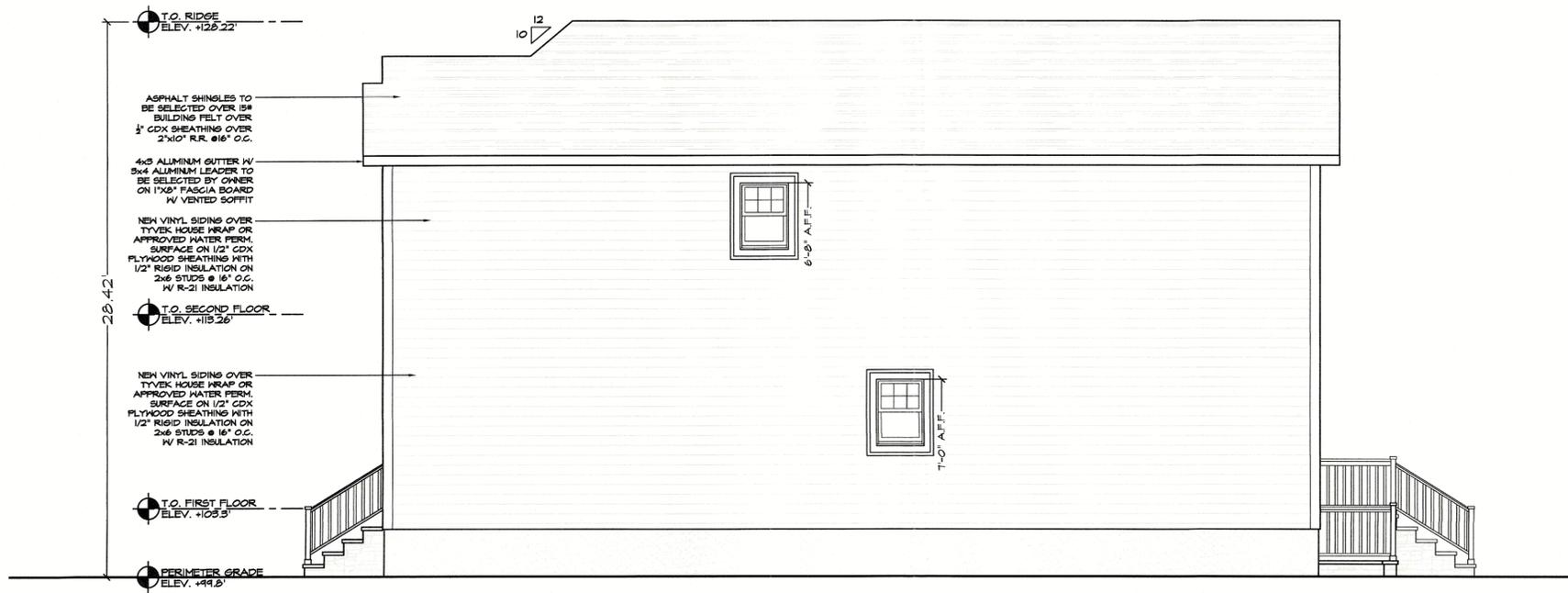
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**PROPOSED FRONT ELEVATION**

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



**PROPOSED SIDE ELEVATION**

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

PROPOSED TWO STORY, ONE FAMILY DWELLING

SUBDIVISION @ 51 FOREST AVENUE, FREEPORT, NY, 11520

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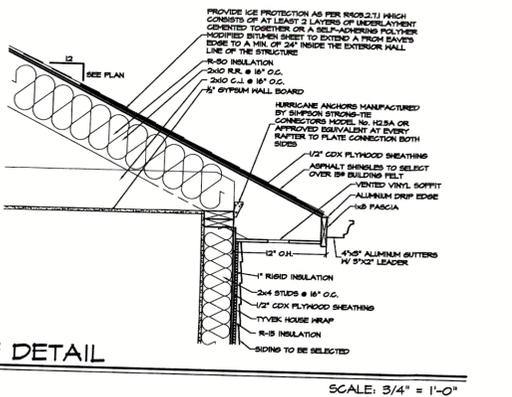
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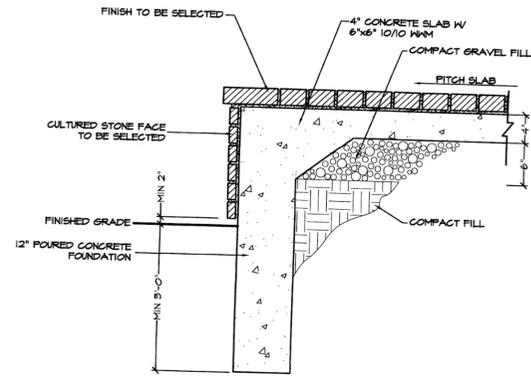
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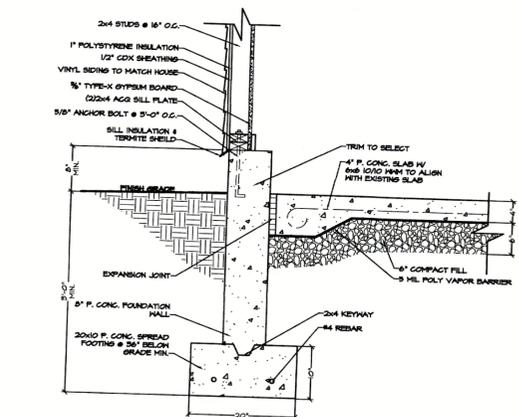
**ROOF DETAIL**



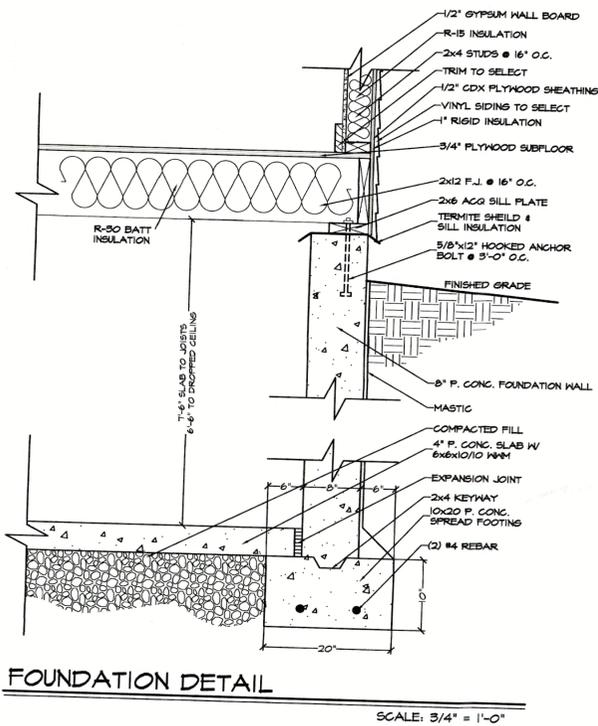
**MASONRY PORCH DETAIL**



**GARAGE FOUNDATION DETAIL**



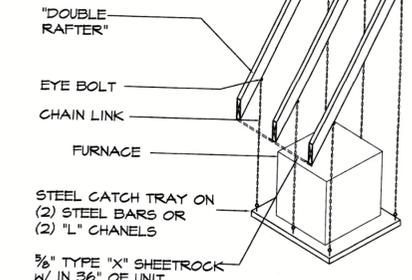
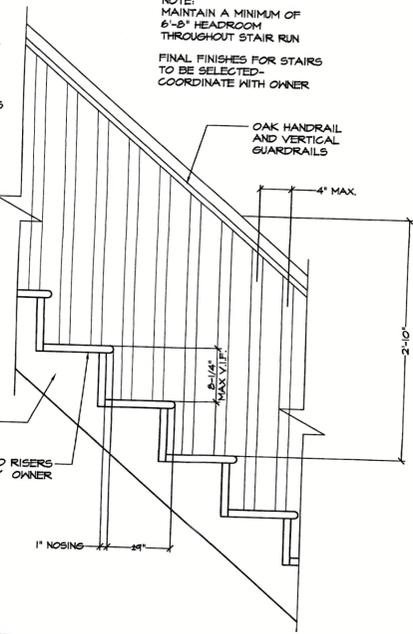
**FOUNDATION DETAIL**



**STAIRS & GUARD NOTE**

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

NOTE: MAINTAIN A MINIMUM OF 6'-8" HEADROOM THROUGHOUT STAIR RUN  
 FINAL FINISHES FOR STAIRS TO BE SELECTED - COORDINATE WITH OWNER



**CONNECTION OF MULTIPLE PIECES OF TOP-LOADED BEAMS**

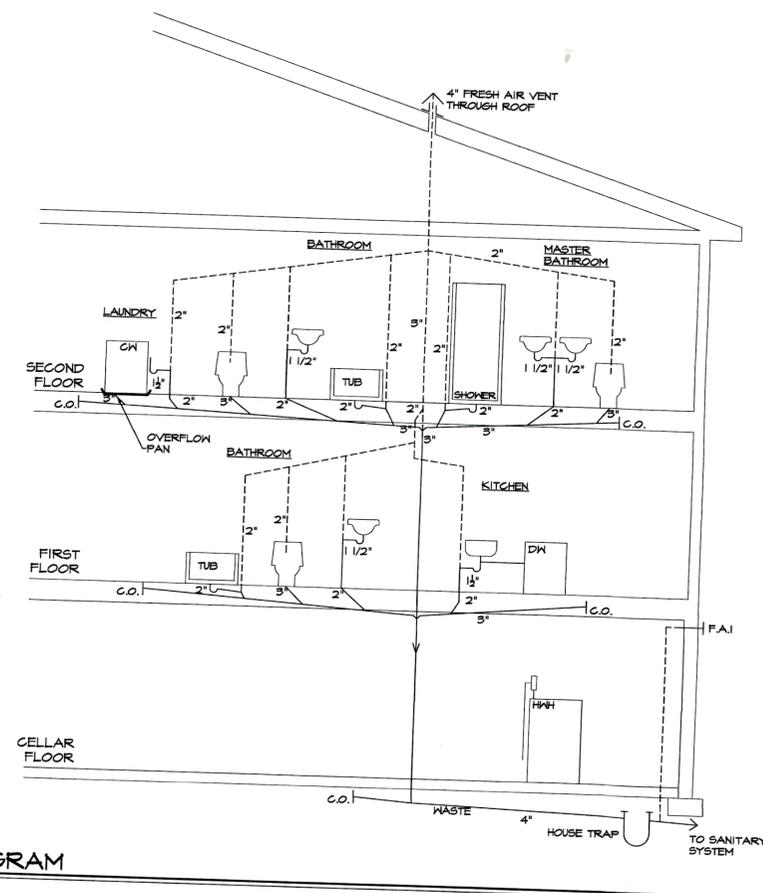
- 1 3/4" Width Pieces:**
- Minimum of 2 rows 16d (3 1/2") nails at 12" o.c.
  - Minimum of 3 rows 16d (3 1/2") nails at 12" o.c. for 14" and deeper beams
  - Nailed connections require an additional row of nails when nail size is smaller than specified above (minimum 0.131" x 3.25")
- 3 1/2" Width Pieces:**
- 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.

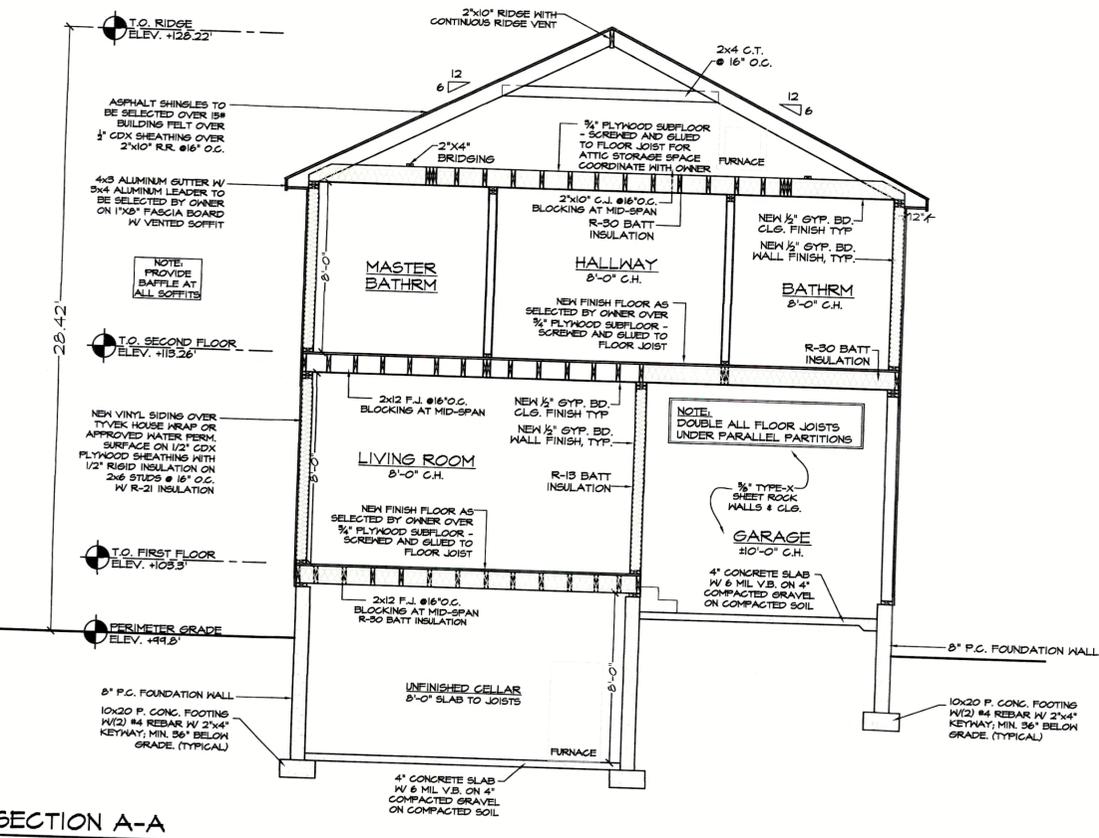
**PLUMBING RISER DIAGRAM**

TABLE 1502.2.1. 2020 RESIDENTIAL CODE OF NYS  
 SIZE OF TRAPS FOR PLUMBING FIXTURES

PLUMBING FIXTURE	TRAP SIZE (INCHES)
BATHUB (WITH OR WITHOUT SHOWER HEAD AND/OR SHIMPOOL ATTACHMENTS)	1 1/2
BIDET	1 1/4
CLOTHES WASHER STANDPIPE	2
DISHWASHER (ON SEPARATE TRAP)	1 1/2
FLOOR DRAIN	2
KITCHEN SINK (ONE OR TWO TRAPS WITH OR WITHOUT DISHWASHER AND FOOD DISPOSER)	1 1/2
LAUNDRY TUB (ONE OR MORE COMPARTMENTS)	1 1/2
LAUNDRY	1 1/4
SHOWER (BASED ON THE TOTAL FLOW RATE THROUGH SHOWERHEADS AND BODYSPRAYS)	
FLOW RATE:	
3.7 GPM AND LESS	1 1/2
MORE THAN 3.7 GPM UP TO 12.5 GPM	2
MORE THAN 12.5 GPM UP TO 25.0 GPM	2 1/2
MORE THAN 25.0 GPM UP TO 35.0 GPM	3

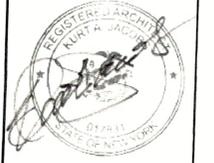


**SECTION A-A**



**PROPOSED TWO STORY, ONE FAMILY DWELLING**  
**SUBDIVISION @ 51 FOREST AVENUE, FREEPORT, NY, 11520**

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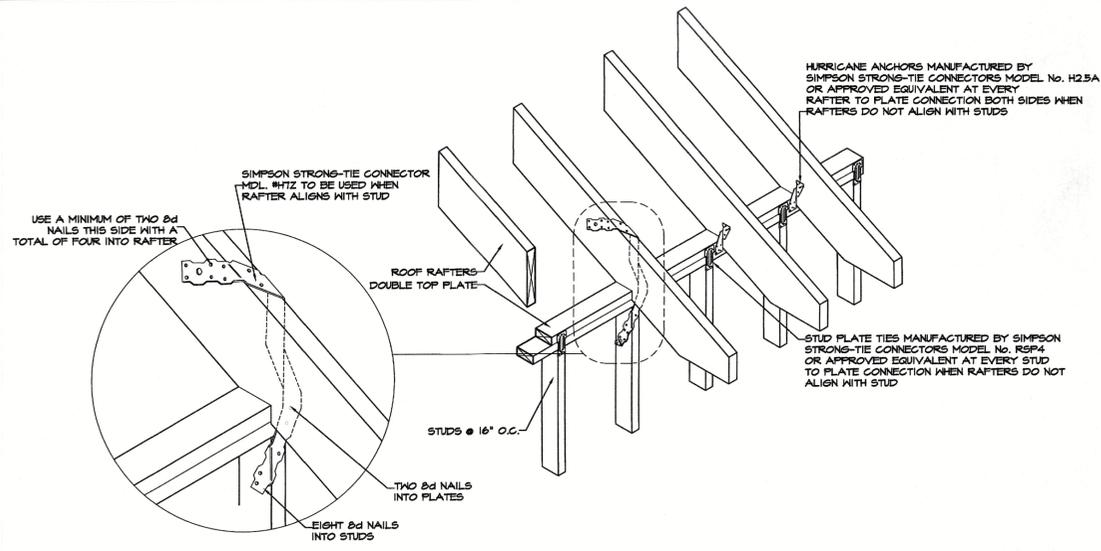


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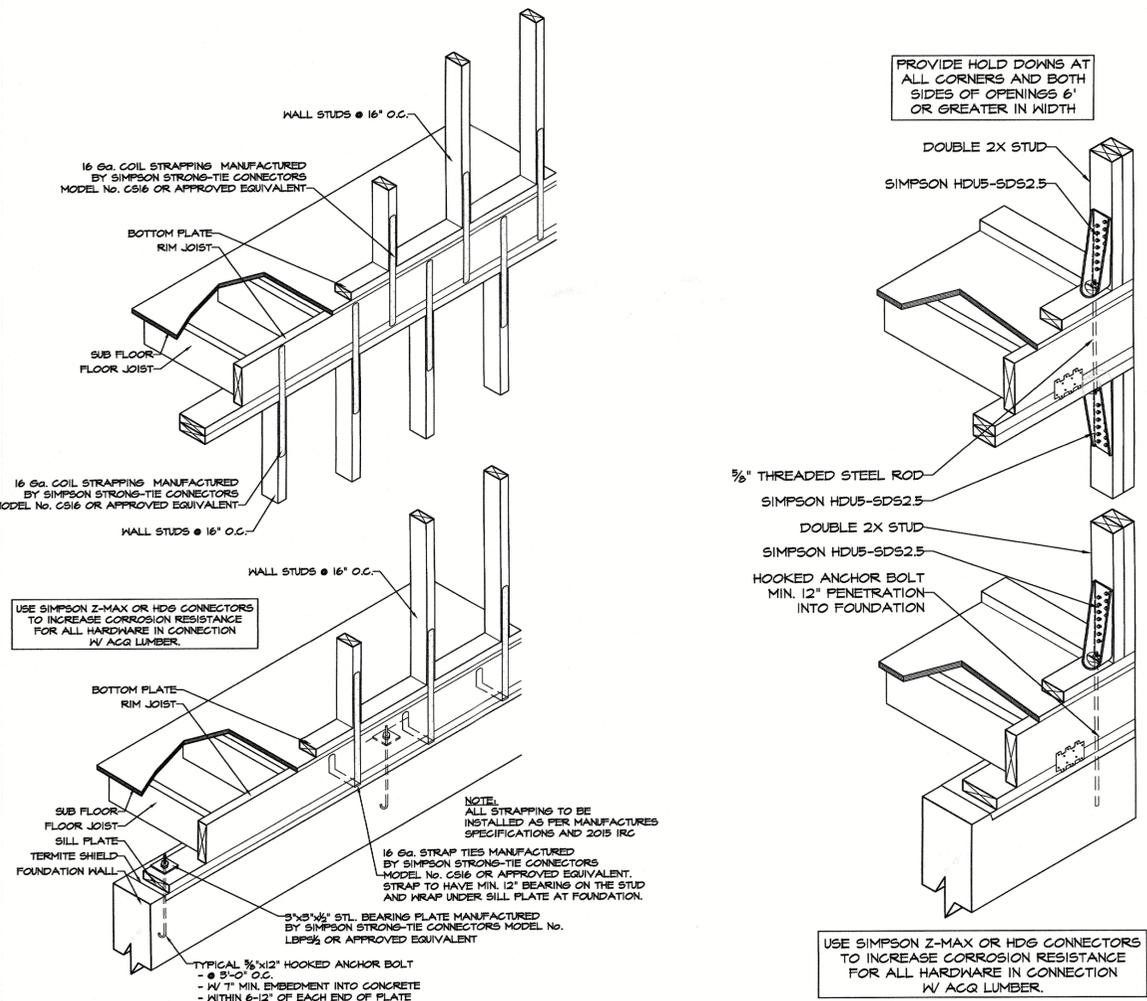
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**ROOF STRAPPING DETAIL**

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

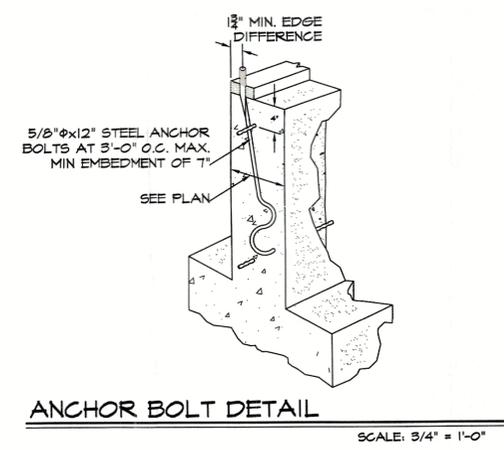


**STRAPPING DETAIL**

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

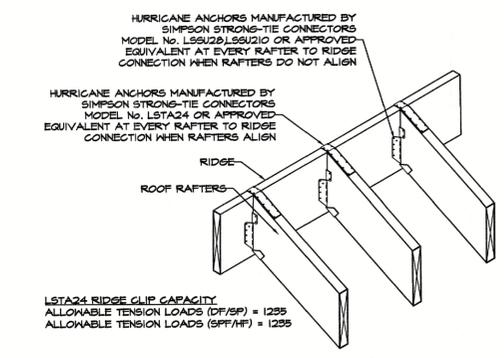
**HOLD DOWN DETAIL**

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



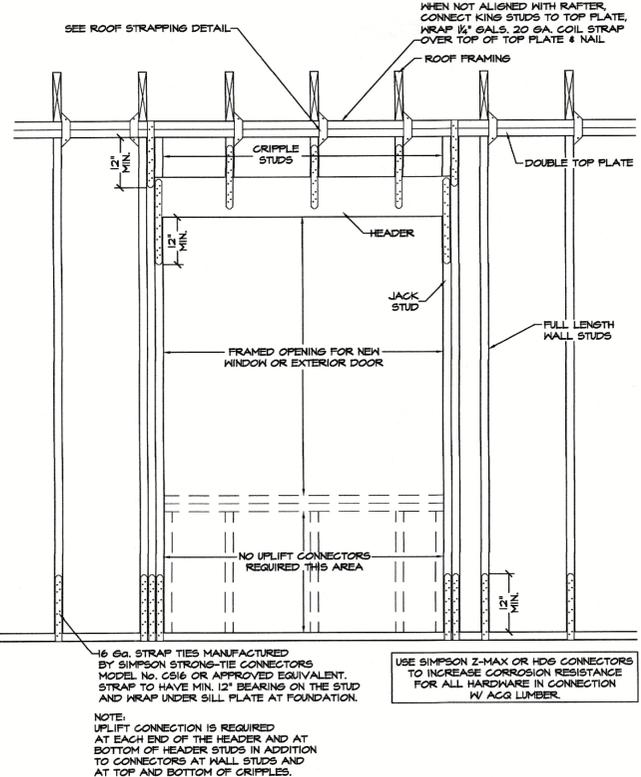
**ANCHOR BOLT DETAIL**

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



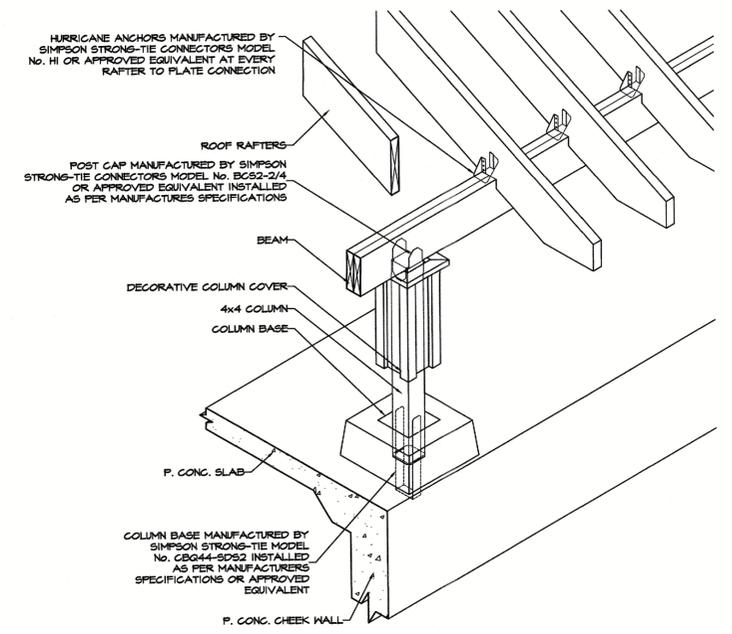
**RIDGE STRAPPING DETAIL**

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



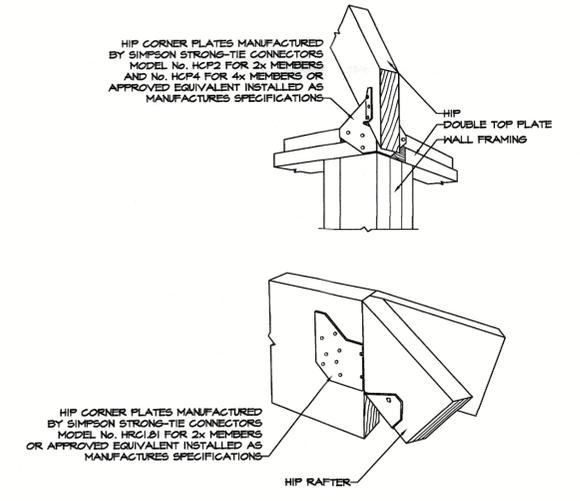
**UPLIFT CONNECTOR DETAIL**

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



**PORCH STRAPPING DETAIL**

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



**HIP STRAPPING DETAIL**

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

PROPOSED TWO STORY, ONE FAMILY DWELLING  
 SUBDIVISION @ 51 FOREST AVENUE, FREEPORT, NY, 11520

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

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER <sup>abc</sup>	SPACING AND LOCATION
<b>ROOF</b>			
1	BLOCKING BETWEEN CEILING JOISTS OR RAFTERS TO TOP PLATE	4-8d BOX (2 1/2"x0.151") OR 3-8d COMMON (2 1/2"x0.151") OR 3-10d BOX (3"x0.128") OR 3-5"x0.151" NAILS	TOE NAIL
2	CEILING JOISTS TO TOP PLATE	4-8d BOX (2 1/2"x0.151") OR 3-8d COMMON (2 1/2"x0.151") OR 3-10d BOX (3"x0.128") OR 3-5"x0.151" NAILS	PER JOIST, TOE NAIL
3	CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAP'S OVER PARTITIONS (SEE SECTIONS R602.3.1, R602.3.2 AND TABLE R602.3.1 (4))	4-10d BOX (3"x0.128") OR 3-10d COMMON (3"x0.128") OR 4-5"x0.151" NAILS	FACE NAIL
4	CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT) (SEE SECTIONS R602.3.1, R602.3.2 AND TABLE R602.3.1 (4))	TABLE R602.3.1(4)	FACE NAIL
5	COLLAR TIE TO RAFTER, FACE NAIL OR 1 1/2" X 20ga. RIDGE STRAP TO RAFTER	4-10d BOX (3"x0.128") OR 3-10d COMMON (3"x0.128") OR 4-5"x0.151" NAILS	FACE NAIL EACH RAFTER
6	RAFTER OR ROOF TRUSS TO PLATE	3-16d BOX NAILS (3"x0.151") OR 3-10d COMMON NAILS (3"x0.128") OR 4-10d BOX (3"x0.128") OR 4-5"x0.151" NAILS	2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS
7	ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS OR ROOF RAFTERS TO MINIMUM 2" RIDGE BEAM	3-16d BOX (3"x0.151") OR 3-10d COMMON (3"x0.128") OR 4-10d BOX (3"x0.128") OR 4-5"x0.151" NAILS	TOE NAIL
<b>WALL</b>			
8	STUD TO STUD (NOT AT BRACED WALL PANELS)	16d COMMON (3"x0.128") OR 10d (3"x0.128") OR 3"x0.151" NAILS	24" O.C. FACE NAIL
9	STUD TO STUD AND SUBMITTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16d COMMON (3"x0.128") OR 10d (3"x0.128") OR 3"x0.151" NAILS	12" O.C. FACE NAIL
10	BUILT-UP HEADER (2" TO 2" HEADER WITH 1/2" SPACER)	16d COMMON (3"x0.128") OR 16d BOX (3"x0.128")	16" O.C. EACH EDGE FACE NAIL
11	CONTINUOUS HEADER TO STUD	5-8d BOX (2 1/2"x0.151") OR 4-8d COMMON (2 1/2"x0.151") OR 4-10d BOX (3"x0.128")	TOE NAIL
12	TOP PLATE TO TOP PLATE	16d COMMON (3"x0.128") OR 10d BOX (3"x0.128") OR 3"x0.151" NAILS	12" O.C. FACE NAIL
13	DOUBLE TOP PLATE SPLICE FOR SDC'S A-D, WITH SEISMIC BRACED WALL LINE SPACING 12"	2-16d COMMON (3"x0.128") OR 2-16d BOX (3"x0.128") OR 12-3"x0.151" NAILS	FACE NAIL ON EACH SIDE OF END JOINT (MINIMUM 24" LAP SPLICE LENGTH ON EACH SIDE OF END JOINT)
14	DOUBLE TOP PLATE SPLICE SDC'S D, E, F, AND BRACED WALL LINE SPACING 12"	12-16d (3"x0.128")	16" O.C. FACE NAIL
15	BOTTOM PLATE TO JOINT, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16d COMMON (3"x0.128") OR 10d BOX (3"x0.128") OR 3"x0.151" NAILS	12" O.C. FACE NAIL
16	BOTTOM PLATE TO JOINT, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANELS)	3 EACH 16" O.C. FACE NAIL OR 4 EACH 16" O.C. FACE NAIL	3 EACH 16" O.C. FACE NAIL OR 4 EACH 16" O.C. FACE NAIL
17	TOP OR BOTTOM PLATE TO STUD	4-8d BOX (2 1/2"x0.151") OR 3-8d COMMON (2 1/2"x0.151") OR 3-10d BOX (3"x0.128") OR 4-5"x0.151" NAILS	TOE NAIL
18	TOP OR BOTTOM PLATE TO JOIST	3-8d BOX (2 1/2"x0.151") OR 2-8d COMMON (2 1/2"x0.151") OR 3-10d BOX (3"x0.128") OR 4-5"x0.151" NAILS	END NAIL
19	TOP PLATES, LAP'S AT CORNERS AND INTERSECTIONS	3-10d BOX (3"x0.128") OR 2-8d COMMON (2 1/2"x0.151") OR 3-5"x0.151" NAILS	FACE NAIL
20	1" BRACE TO EACH STUD AND PLATE	3-8d BOX (2 1/2"x0.151") OR 2-8d COMMON (2 1/2"x0.151") OR 3-10d BOX (3"x0.128") OR 2 STAPLES 1 1/2"	FACE NAIL
21	1" X 6" SHEATHING TO EACH BEARING	3-8d BOX (2 1/2"x0.151") OR 2-8d COMMON (2 1/2"x0.151") OR 3-10d BOX (3"x0.128") OR 2 STAPLES 1" CROWN, LEGS 3/4" LONG	FACE NAIL
22	1" X 6" AND WIDER SHEATHING TO EACH BEARING	3-8d BOX (2 1/2"x0.151") OR 2-8d COMMON (2 1/2"x0.151") OR 3-10d BOX (3"x0.128") OR 4 STAPLES 1" CROWN, LEGS 3/4" LONG	FACE NAIL
<b>FLOOR</b>			
23	JOIST TO SILL, TOP PLATE OR GIRDER	4-8d BOX (2 1/2"x0.151") OR 3-8d COMMON (2 1/2"x0.151") OR 3-10d BOX (3"x0.128") OR 3-5"x0.151" NAILS	TOE NAIL
24	RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)	8d COMMON (2 1/2"x0.151") OR 10d BOX (3"x0.128") OR 3"x0.151" NAILS	4" O.C. TOE NAIL
25	1" X 6" SUBFLOOR OR LESS TO EACH JOIST	3-8d BOX (2 1/2"x0.151") OR 2-8d COMMON (2 1/2"x0.151") OR 3-10d BOX (3"x0.128") OR 2 STAPLES 1" CROWN, LEGS 3/4" LONG	FACE NAIL
26	2" SUBFLOOR TO JOIST OR GIRDER	3-8d BOX (2 1/2"x0.151") OR 2-8d COMMON (2 1/2"x0.151") OR 3-10d BOX (3"x0.128") OR 2 STAPLES 1" CROWN, LEGS 3/4" LONG	BLIND AND FACE NAIL
27	2" PLANKS (PLANK & BEAM - FLOOR & ROOF)	3-8d BOX (2 1/2"x0.151") OR 2-8d COMMON (2 1/2"x0.151") OR 3-10d BOX (3"x0.128") OR 4-5"x0.151" NAILS OR 4-5"x1 1/4ga. STAPLES, 3/8" CROWN	AT EACH BEARING, FACE NAIL
28	BAND OR RIM JOIST TO JOIST	20d COMMON (4"x0.142") OR 10d BOX (3"x0.128") OR 3"x0.151" NAILS	NAIL EACH LAYER AS FOLLOWS: 32" O.C. AT TOP AND BOTTOM AND STAGGERED 24" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
29	BUILT-UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS	AND: 2-20d COMMON (4"x0.142") OR 3-10d BOX (3"x0.128") OR 3"x0.151" NAILS	FACE NAIL AT ENDS AND AT EACH SPLICE
30	LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	4-8d BOX (2 1/2"x0.151") OR 3-8d COMMON (2 1/2"x0.151") OR 4-10d BOX (3"x0.128") OR 4-5"x0.151" NAILS	AT EACH JOIST OR RAFTER, FACE NAIL
31	BRIDGING TO JOIST	4-10d (3"x0.128")	EACH END, TOE NAIL

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

MINIMUM WALL SIZE	MINIMUM WOOD STRUCTURAL PANEL RATING	MINIMUM NOMINAL PANEL THICKNESS (INCHES)	MINIMUM WALL STUD SPACING (INCHES)	PANEL NAIL SPACING (INCHES O.C.)	FIELD (INCHES O.C.)	ULTIMATE DESIGN WIND SPEED V <sub>1-10</sub> (MPH)	WIND EXPOSURE CATEGORY
8d COMMON (2.0"x0.151")	15	24/0	5/8	16	12	140	15
8d COMMON (2.0"x0.151")	17s	24/6	7/8	16	6	120	15

FOR SILL: 1 INCH = 25.4 mm, 1 FOOT = 304.8 mm, 1 MILE PER HOUR = 0.447 m/s  
 a. PANEL STRENGTH AXIS PARALLEL OR PERPENDICULAR TO SUPPORT. THREE-PLY PLYWOOD SHEATHING WITH STUD SPACING MORE THAN 16" ON CENTER SHALL BE APPLIED WITH PANEL STRENGTH AXIS PERPENDICULAR TO SUPPORT.  
 b. TABLE BASED ON WIND PRESSURES ACTING TOWARD AND AWAY FROM BUILDING SURFACES IN ACCORDANCE WITH SECTION R602.2. LATERAL BRACING REQUIREMENTS SHALL BE IN ACCORDANCE WITH SECTION R602.3.  
 c. WOOD STRUCTURAL PANELS WITH SPAN RATINGS OF WALL-6 OR WALL-24 SHALL BE PERMITTED AS AN ALTERNATE TO PANELS WITH A 24/0 SPAN RATING. PLYWOOD SIDING RATED 16 O.C. OR 24 O.C. SHALL BE PERMITTED AS AN ALTERNATE TO PANELS WITH A 24/0 SPAN RATING. WALL-6 AND PLYWOOD SIDING 16 O.C. SHALL BE USED WITH STUDS SPACED NOT MORE THAN 16" ON CENTER.

2020 RESIDENTIAL CODE OF NEW YORK STATE TABLE R602.11 RAFTER OR TRUSS UPLIFT CONNECTION FORCES FROM WIND (ASD) (POUNDS PER CONNECTION) <sup>abcd</sup>

RAFTER OR TRUSS SPACING	ROOF SPAN (FEET)	EXPOSURE B					
		150 mph		140 mph			
		ROOF PITCH	ROOF PITCH	ROOF PITCH	ROOF PITCH		
12' O.C.	12	45	62	122	115		
		122	112	157	146		
		24	44	51	47		
		24	161	153	216	210	
		32	185	170	240	232	
		36	209	186	264	244	
	16' O.C.	12	42	51	93	87	
			45	55	96	91	
			12	26	111	103	
			24	146	141	197	189
			32	170	155	221	212
			36	194	179	245	234

FOR SILL: 1 INCH = 25.4 mm, 1 FOOT = 304.8 mm, 1 MILE PER HOUR = 0.447 m/s, 1 POUND = 4.448 N, 1 FOUND PER SQUARE FOOT = 47.9 N/m<sup>2</sup>, 1 pif 14.6 N/m

a. THE UPLIFT CONNECTION FORCES ARE BASED ON A MAXIMUM 33 FOOT MEAN ROOF HEIGHT AND WIND EXPOSURE CATEGORY B OR C. FOR EXPOSURE D, THE UPLIFT CONNECTION FORCE SHALL BE SELECTED FROM THE EXPOSURE C PORTION OF THE TABLE USING THE NEXT HIGHEST TABULATED ULTIMATE DESIGN WIND SPEED. THE ADJUSTMENT COEFFICIENTS IN TABLE R602.11 SHALL NOT BE USED TO MULTIPLY THE TABULATED FORCES FOR EXPOSURE C AND D OR FOR THE OTHER MEAN ROOF HEIGHTS.  
 b. THE UPLIFT CONNECTION FORCES INCLUDE AN ALLOWANCE FOR ROOF AND CEILING ASSEMBLY DEAD LOAD OF 15 PSF.  
 c. THE TABULATED UPLIFT CONNECTION FORCES ARE LIMITED TO A MAXIMUM ROOF OVERHANGS OF 24 INCHES.  
 d. THE TABULATED UPLIFT CONNECTION FORCES SHALL BE PERMITTED TO BE MULTIPLIED BY 0.75 FOR CONNECTIONS NOT LOCATED WITHIN 8 FEET OF BUILDING CORNERS.  
 e. FOR BUILDINGS WITH HIP ROOFS WITH 5:12 AND GREATER PITCH, THE TABULATED UPLIFT CONNECTION FORCES SHALL BE PERMITTED TO BE MULTIPLIED BY 0.70. THIS REDUCTION SHALL NOT BE COMBINED WITH ANY OTHER REDUCTION IN TABULATED FORCES.  
 f. FOR WALL TO WALL AND WALL TO FOUNDATION CONNECTIONS, THE UPLIFT CONNECTION FORCE SHALL BE PERMITTED TO BE REDUCED BY 60 PIF FOR EACH FULL WALL ABOVE.  
 g. LINEAR INTERPOLATION BETWEEN TABULATED ROOF SPANS AND WIND SPEEDS SHALL BE PERMITTED.  
 h. THE TABULATED FORCES FOR A 12-INCH ON CENTER SPACING SHALL BE PERMITTED TO BE USED TO DETERMINE THE UPLIFT LOAD IN POUNDS PER LINEAR FOOT.

2020 IRC - TABLE R602.3(5) SIZE, HEIGHT AND SPACING OF WOOD STUDS

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

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

TABLE R602.10.4- BRACING METHODS

METHODS, MATERIAL	MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA <sup>a</sup>	
			FASTENERS	SPACING
CS-NSP CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL	3/8"		EXTERIOR SHEATHING PER TABLE R602.3 (3) INTERIOR SHEATHING PER TABLE R602.3 (1) OR R602.3 (2)	6" EDGES 12" FIELD VARIES BY FASTENER
CS-G <sup>b,c</sup> CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL ADJACENT TO GARAGE OPENINGS	3/8"		SEE METHOD CS-NSP	SEE METHOD CS-NSP
CS-PT CONTINUOUSLY SHEATHED PORTAL FRAME	7/8"		SEE SECTION R602.10.6.4	SEE SECTION R602.10.6.4
CS-SFB <sup>d</sup> CONTINUOUSLY SHEATHED STRUCTURAL FIBERBOARD	1/2" or 23/32" for maximum 16" stud spacing		1 1/2" long x 0.12 o.d. (for 1/2" thick sheathing) 1 1/2" long x 0.12 o.d. (for 23/32" thick sheathing) galvanized roofing nails or 8d common (2 1/2" x 0.151") nails	3" EDGES 6" FIELD

FOR SILL: 1 INCH = 25.4 mm, 1 FOOT = 304.8 mm, 1 degree = 0.0175 rad, 1 pound per square foot = 47.9 N/m<sup>2</sup>, 1 mile per hour = 0.447 m/s  
 a. Adhesive attachment of wall sheathing including Method GB, shall not be permitted in Seismic Design Categories C, D<sub>1</sub>, D<sub>2</sub> and D<sub>3</sub>.  
 b. Applies to panels next to garage door opening where supporting gable end wall or roof load only. Shall only be used on one wall of the garage.  
 c. Garage openings adjacent to a Method CS-G panel shall be provided with a header in accordance with Table R602.3 (1). A full height clear opening shall not be permitted to a Method CS-G panel.  
 d. Method CS-SFB does not apply in Seismic Design Categories D<sub>1</sub>, D<sub>2</sub>, D<sub>3</sub>.  
 e. Method applies to detached one and two-family dwellings in Seismic Design Categories D<sub>1</sub> through D<sub>3</sub> only.

TABLE R602.3(1) FASTENING SCHEDULE CONTINUED

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER <sup>abc</sup>	SPACING OF FASTENERS (EDGES, (INCHES))		INTERMEDIATE SUPPORTS <sup>cd</sup> (INCHES)
			EDGES (INCHES)	INTERMEDIATE SUPPORTS <sup>cd</sup> (INCHES)	
30	WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLE BOARD WALL SHEATHING TO FRAMING (SEE TABLE R602.3(3)) FOR WOOD STRUCTURAL PANEL, EXTERIOR WALL SHEATHING TO WALL FRAMING	8d COMMON (2 1/2"x0.151") NAIL (SUBFLOOR WALL) OR 8d COMMON (2 1/2"x0.151") NAIL (ROOF)	6	12	
31	1/2" - 1"	8d COMMON NAIL (2 1/2"x0.151")	6	12	
32	1 1/2" - 1 1/2"	10d COMMON (3"x0.128") NAIL OR 8d (2 1/2"x0.151") DEFORMED NAIL	6	12	
33	1 1/2" STRUCTURAL CELLULOSE FIBERBOARD SHEATHING	OTHER WALL SHEATHING: 1 1/2" GALVANIZED ROOFING NAIL 1/2" HEAD DIAMETER OR 1" CROWN STAPLE 1/2" HEAD DIAMETER OR 1" CROWN STAPLE 1/2" HEAD DIAMETER	3	6	
34	3/8" STRUCTURAL CELLULOSE FIBERBOARD SHEATHING	1 1/2" GALVANIZED ROOFING NAIL 1/2" HEAD DIAMETER OR 1" CROWN STAPLE 1/2" HEAD DIAMETER	3	6	
35	1/2" GYPSUM SHEATHING <sup>d</sup>	1 1/2" GALVANIZED ROOFING NAIL STAPLE (GALVANIZED 1 1/2" LONG 1/4" SCREWS, TYPE H OR S)	7	7	
36	1/2" GYPSUM SHEATHING <sup>e</sup>	1 1/2" GALVANIZED ROOFING NAIL STAPLE (GALVANIZED 1 1/2" SCREWS, TYPE H OR S)	7	7	
37	1/2" AND LESS	8d COMMON (2 1/2"x0.151") NAIL OR 8d COMMON (2 1/2"x0.151") NAIL	6	12	
38	3/4" - 1"	8d COMMON (2 1/2"x0.151") NAIL OR 8d DEFORMED (2 1/2"x0.120") NAIL	6	12	
39	1 1/2" - 1"	10d COMMON (3"x0.128") NAIL OR 8d DEFORMED (2 1/2"x0.120") NAIL	6	12	

FOR SILL: 1 INCH = 25.4 mm, 1 FOOT = 304.8 mm, 1 MILE PER HOUR = 0.447 m/s, 1 kil = 6.915 MPa

a. NAILS ARE SMOOTH-CROWN, BOX OR DEFORMED SHANKS EXCEPT WHERE OTHERWISE STATED. NAILS USED FOR FRAMING AND SHEATHING CONNECTIONS SHALL HAVE MINIMUM AVERAGE BENDING YIELD STRENGTH AS SHOWN. 80 KSI FOR SHANK DIAMETER OF 0.142 INCH (20d COMMON NAIL), 90 KSI FOR SHANK DIAMETERS LARGER THAN 0.142 INCH BUT NOT LARGER THAN 0.171 INCH AND 100 KSI FOR SHANK DIAMETERS OF 0.142 INCH OR LESS.  
 b. STAPLES ARE 16 GAUGE WIRE AND HAVE A MINIMUM 7/16-INCH ON DIAMETER CROWN WIDTH.  
 c. SPACING OF FASTENERS NOT INCLUDED IN THIS TABLE SHALL BE BASED ON TABLE R602.3 (2).  
 d. WHERE THE ULTIMATE DESIGN WIND SPEED IS 150 MPH OR LESS, NAILS FOR ATTACHING WOOD STRUCTURAL PANEL ROOF SHEATHING TO GABLE END WALL FRAMING SHALL BE SPACED 6 INCHES ON CENTER WHERE THE ULTIMATE DESIGN WIND SPEED IS GREATER THAN 150 MPH. WALLS FOR ATTACHING PANEL ROOF SHEATHING TO INTERMEDIATE SUPPORTS SHALL BE SPACED 8 INCHES ON CENTER FOR MINIMUM 48 INCH DISTANCE FROM RIDGES, EAVES AND GABLE END WALLS AND 4 INCHES ON CENTER TO GABLE END WALL FRAMING.  
 e. GYPSUM SHEATHING SHALL CONFORM TO ASTM C 1396 AND SHALL BE INSTALLED IN ACCORDANCE WITH GA 285. FIBERBOARD SHEATHING SHALL CONFORM TO ASTM C 208.  
 f. SPACING OF FASTENERS ON FLOOR SHEATHING EDGES APPLIES TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BRACING AND AT FLOOR PERIMETERS ONLY. SPACING OF FASTENERS ON ROOF SHEATHING PANEL EDGES APPLIES TO PANEL EDGES.  
 g. THE TABULATED UPLIFT CONNECTION FORCES FOR EXPOSURE C AND D OR FOR THE OTHER MEAN ROOF HEIGHTS.  
 h. THE TABULATED UPLIFT CONNECTION FORCES INCLUDE AN ALLOWANCE FOR ROOF AND CEILING ASSEMBLY DEAD LOAD OF 15 PSF.  
 i. THE TABULATED UPLIFT CONNECTION FORCES ARE LIMITED TO A MAXIMUM ROOF OVERHANGS OF 24 INCHES.  
 j. THE TABULATED UPLIFT CONNECTION FORCES SHALL BE PERMITTED TO BE MULTIPLIED BY 0.75 FOR CONNECTIONS NOT LOCATED WITHIN 8 FEET OF BUILDING CORNERS.  
 k. FOR BUILDINGS WITH HIP ROOFS WITH 5:12 AND GREATER PITCH, THE TABULATED UPLIFT CONNECTION FORCES SHALL BE PERMITTED TO BE MULTIPLIED BY 0.70. THIS REDUCTION SHALL NOT BE COMBINED WITH ANY OTHER REDUCTION IN TABULATED FORCES.  
 l. FOR WALL TO WALL AND WALL TO FOUNDATION CONNECTIONS, THE UPLIFT CONNECTION FORCE SHALL BE PERMITTED TO BE REDUCED BY 60 PIF FOR EACH FULL WALL ABOVE.  
 m. LINEAR INTERPOLATION BETWEEN TABULATED ROOF SPANS AND WIND SPEEDS SHALL BE PERMITTED.  
 n. THE TABULATED FORCES FOR A 12-INCH ON CENTER SPACING SHALL BE PERMITTED TO BE USED TO DETERMINE THE UPLIFT LOAD IN POUNDS PER LINEAR FOOT.

TABLE 1: MINIMUM INSULATION THICKNESS FOR CIRCULATING HOT WATER PIPES

HEATED WATER TEMPERATURE (F)	INSULATION THICKNESS IN INCHES BY PIPE SIZES			
	NON-CIRCULATING RINOUTS UP TO 1"	CIRCULATING MAINS AND RINOUTS UP TO 1.25"	1.5" TO 2.0"	OVER 2"
170-180	0.5	1.0	1.5	2.0
140-160	0.5	0.5	1.0	1.5
100-130	0.5	0.5	0.5	1.0

TABLE 2: MINIMUM INSULATION THICKNESS FOR HVAC PIPES

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

ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS\* AS PER TABLE R501.7 OF THE 2018 INTERNATIONAL RESIDENTIAL CODE

STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
RAFTERS HAVING SLOPES GREATER THAN 3/12 WITH NO FINISHED CEILING ATTACHED TO RAFTERS	L/180
INTERIOR WALLS AND PARTITIONS FLOORS	H/180 L/360
CEILING WITH BRITTLE FINISHES (INCLUDING PLASTER AND STUCCO)	L/360
CEILING WITH FLEXIBLE FINISHES (INCLUDING GYPSUM BOARD)	L/240
ALL OTHER STRUCTURAL MEMBERS	L/240
EXTERIOR WALLS - WIND LOAD <sup>a</sup> WITH PLASTER OR STUCCO FINISHES	H/360
EXTERIOR WALLS - WIND LOAD <sup>a</sup> WITH OTHER BRITTLE FINISHES	H/240
EXTERIOR WALLS - WIND LOAD <sup>a</sup> WITH FLEXIBLE FINISHES	H/120 <sup>d</sup>
LINTELS SUPPORTING MASONRY VENEER WALLS <sup>e</sup>	L/600

NOTE: L = SPAN LENGTH, H = SPAN HEIGHT  
 a. FOR THE PURPOSE OF DETERMINING DEFLECTION LIMITS HEREIN, THE WIND LOAD SHALL BE PERMITTED TO BE TAKEN AS 0.7 TIMES THE COMPONENT AND CLADDING (ASD) LOADS OBTAINED FROM THE TABLE R501.2(2).  
 b. FOR CANTILEVER MEMBERS, L SHALL BE TAKEN AS TWICE THE LENGTH OF THE CANTILEVER.  
 c. FOR ALUMINUM STRUCTURAL MEMBERS OR PANELS USED IN ROOFS OR WALLS OF SUNROOM ADDITIONS OR PATIO COVERS, NOT SUPPORTING EDGE OF GLASS, THE CONTINUOUS ALUMINUM STRUCTURAL MEMBERS SUPPORTING EDGE OF GLASS, THE TOTAL LOAD DEFLECTION SHALL NOT EXCEED L/175 FOR EACH GLASS LITE OR L/60 FOR THE ENTIRE LENGTH OF THE MEMBER, WHICHEVER IS MORE STRINGENT. FOR SANDWICH PANELS USED IN ROOFS OR WALLS OF SUNROOM ADDITIONS OR PATIO COVERS, THE TOTAL LOAD DEFLECTION SHALL NOT EXCEED L/120.  
 d. DEFLECTION FOR EXTERIOR WALLS WITH INTERIOR GYPSUM BOARD FINISH SHALL BE LIMITED TO AN ALLOWABLE DEFLECTION OF H/180.  
 e. REFER TO SECTION R503.2.

R501.2.2. PROTECTION OF OPENINGS, EXTERIOR GLAZING IN BUILDINGS LOCATED IN WINDBORNE DEBRIS REGIONS SHALL BE PROTECTED FROM WINDBORNE DEBRIS.

EXCEPTION: WOOD STRUCTURAL PANELS WITH A THICKNESS OF NOT LESS THAN 3/8 INCH AND A SPAN OF NOT MORE THAN 8 FEET SHALL BE PERMITTED FOR OPENING PROTECTION. PANELS SHALL BE PRECUT AND ATTACHED TO THE FRAMING SURROUNDING THE OPENING CONTAINING THE PRODUCT WITH THE GLAZED OPENING PANELS SHALL BE PREDRILLED AS REQUIRED FOR THE ANCHORAGE METHOD AND SHALL BE SECURED WITH THE ATTACHMENT HARDWARE PROVIDED. ATTACHMENTS SHALL BE DESIGNED TO RESIST THE COMPONENT AND CLADDING LOADS DETERMINED IN ACCORDANCE WITH EITHER TABLE R501.2(2) OR ASCE 7, WITH THE PERMANENT CORROSION-RESISTANT ATTACHMENT HARDWARE PROVIDED AND ANCHORS PERMANENTLY INSTALLED ON THE BUILDING. ATTACHMENT IN ACCORDANCE WITH TABLE R501.2.1.2 IS PERMITTED FOR BUILDINGS WITH A MEAN ROOF HEIGHT OF 45 FEET OR LESS WHERE THE ULTIMATE DESIGN WIND SPEED IS 180 MPH OR LESS.

**GENERAL CONTRACTOR**  
UNLESS OTHERWISE NOTED, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, AIA DOCUMENT-201 (4/87) SHALL APPLY. THE CONTRACTOR SHALL OBTAIN CERTIFICATE OF OCCUPANCY. SUBSTITUTIONS SHOULD NOT BE MADE WITHOUT WRITTEN AUTHORIZATION BY THE ARCHITECT. THE PREMISES SHALL BE KEPT REASONABLY CLEAN AT ALL TIMES. AT THE COMPLETION OF WORK, THE CONTRACTOR SHALL REMOVE ALL WASTE MATERIALS, TOOLS, RUBBISH, ETC., CLEAN GLASS AND LEAVE WORK ROOM CLEAN UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL CARRY WORKMAN'S COMPENSATION AND GENERAL LIABILITY INSURANCE. ALL SHALL COMPLY WITH STATE AND LOCAL CODES AND ORDINANCES. THE CONTRACTOR SHOULD FULLY GUARANTEE HIS WORK AND THE WORK OF HIS SUBCONTRACTORS FOR A PERIOD OF ONE YEAR AFTER COMPLETION OF THE PROJECT UNLESS OTHERWISE SPECIFIED. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH GOOD BUILDING PRACTICES. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, ARCHITECT, AND THEIR AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEYS FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK PROVIDED THAT ANY SUCH CLAIM, DAMAGE, LOSS OR EXPENSE (A) IS ATTRIBUTABLE TO BODY INJURY, SICKNESS, DISEASE OR DEATH OR TO INJURY TO OR DESTRUCTION OF TANGIBLE PROPERTY (OTHER THAN THE WORK ITSELF INCLUDING THE LOSS OR USE RESULTING THERE FROM), (B) IS CAUSED IN WHOLE OR IN PART BY ANY NEGLIGENCE OR OMISSION OF THE CONTRACTOR, ANY SUBCONTRACTOR, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM, OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE REGARDLESS OF WHETHER OR NOT IT IS CAUSED IN PART BY A PARTY IDENTIFIED HEREUNDER, ALL MATERIALS, ASSEMBLIES, AND METHOD OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO FORM-WORK, BLOCK-WORK, FRAMING, NAILING, PLACING OF CONCRETE, ETC. ARE TO BE CAREFULLY SUPERVISED BY THE CONTRACTOR TO BE SURE THEY ARE IN ACCORDANCE WITH THE DRAWINGS, SPECIFICATIONS, APPLICABLE CODES AND GOOD PRACTICE. DEVIATIONS FROM THE DRAWINGS AND SPECIFICATIONS WILL NOT BE PERMITTED WITHOUT WRITTEN AUTHORIZATION OF THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SHOP DRAWINGS WHICH MAY BE NEEDED. ALL DIMENSIONS AND CONDITIONS ARE TO BE FIELD VERIFIED. CONTRACTOR TO REMOVE & RELOCATE AS REQUIRED ALL EXISTING WORK WHICH INTERFERES WITH NEW CONSTRUCTION.

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

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

**CONCRETE**  
NO CONCRETE OR MASONRY WORK SHALL BE DONE DURING TEMPERATURES OF 40 DEGREES F. AND FALLING. NO CONCRETE SHALL BE PLACED ON FROZEN SURFACES. NO ADDITIVES SHALL BE ALLOWED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT. ALL CONCRETE IS TO BE MIN. 3500 P.S.I. AT 28 DAYS & 4000 P.S.I. FOR GARAGE SLABS. PROVIDE ALL SLEEVES AND FOUNDATION VENTS AS REQUIRED BY NYS CODE UNLESS INDICATED. ALL FOUNDATION FOOTINGS ARE TO BE A MIN. 8" DEEP PROJECTING 6" ON EACH SIDE OF THE FOUNDATION WALL. PROVIDE TWO #4 DEFORMED BARS CONTINUOUS IN THE FOOTING. ALL 4" THICK CONCRETE SLABS TO HAVE 6X6 10/10 WELDED WIRE REINFORCING. ANCHOR BOLTS IN CONCRETE SHALL BE HOOKED 5/8" X 12" AT MAX. 3' O.C. PROVIDE BITUMEN EXPANSION JOINTS BETWEEN SLABS. 311.130 5.10.13

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

**FOUNDATION WATERPROOFING**  
INSTALL TWO LAYERS OF TOWELED ON FIBERGLASS MASTIC (FED. SPEC. S.S.C. 153 TYPE-I) MEMBRANE TO BE CONTINUOUS FROM TOP OF FOUNDATION AND EXTEND TO LAP EDGE OF FOOTING.

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

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

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

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

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

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

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

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

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

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

**ELECTRIC SYSTEMS:**  
-SEPARATE ELECTRIC METERS ARE REQUIRED FOR EACH DWELLING UNIT.

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

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

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

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

**ELECTRICAL**  
ALL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE AND ALL STATE, LOCAL, AND UTILITY COMPANY CODES AND REGULATIONS. ALL CIRCUITS SHALL BE MINIMUM 15 AMP. POWER WIRING SHALL BE MINIMUM 14 AWG. CONVENIENCE OUTLETS SHALL BE LOCATED 12" ABOVE FINISHED FLOOR UNLESS OTHERWISE INDICATED. ALL SWITCHED TO BE LOCATED 56" ABOVE THE FINISHED FLOOR UNLESS OTHERWISE INDICATED. SUPPLY RECOMMENDED LAMPS IN ALL FIXTURES.

**2020 ECG OF NEW YORK STATE (2015 IECC):**  
-AIR LEAKAGE.  
-JOINTS, PENETRATIONS, AND ALL OTHER SUCH OPENINGS IN THE BUILDINGS ENVELOPE THAT ARE SOURCES OF AIR LEAKAGE MUST BE SEALED.  
-REGRESSED LIGHTS MUST BE TYPE IC RATED AND INSTALLED WITH NO PENETRATIONS, OR TYPE IC OR NON-IC RATED INSTALLED INSIDE AN APPROPRIATE AIR-TIGHT ASSEMBLY WITH 0.5" CLEARANCE FROM COMBUSTIBLE MATERIALS AND 3" CLEARANCE FROM INSULATION.

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

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

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

**DUCT CONSTRUCTION:**  
-ALL JOINTS, SEAMS, AND CONNECTIONS MUST BE SECURELY FASTENED WITH WELDS, GASKETS, MASTICS (ADHESIVES), MASTIC-PLUS-EMBEDDED-FABRIC, OR TAPES. DUCT TAPE IS NOT PERMITTED.  
-EXCEPTION: CONTINUOUSLY WELDED AND LOCKING-TYPE LONGITUDINAL JOINTS AND SEAMS ON DUCTS OPERATING AT LESS THAN 2" w.g. (500 PA.)

**DUCTS SHALL BE SUPPORTED EVERY 10 FEET OR IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.**  
-COOLING DUCTS WITH EXTERIOR INSULATION MUST BE COVERED WITH A VAPOR RETARDER.  
-AIR FILTERS ARE REQUIRED IN THE RETURN AIR SYSTEM.  
-THE HVAC SYSTEM MUST PROVIDE A MEANS FOR BALANCING AIR AND WATER SYSTEMS.

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

**ELECTRIC SYSTEMS:**  
-SEPARATE ELECTRIC METERS ARE REQUIRED FOR EACH DWELLING UNIT.

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

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

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

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

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

MINIMUM DESIGN DEAD LOADS\* AS PER ASCE 7-05

COMPONENT	LOAD (psf)
CEILING S	
GYPSUM BOARD (1/2-in.)	7.0
GYPSUM BOARD (5/8-in.)	9.0
SUSPENDED STEEL CHANNEL SYSTEM	2.0
COVERINGS, ROOF, AND WALL	
ASPHALT SHINGLES	2.0
GYPSUM SHEATHING, 1/2-in.	2.0
PLYWOOD (per 1/2-in.)	1.6
RIGID INSULATION, 1/2-in.	0.75
SINGLE-PLY SHEET WATERPROOFING MEMBRANE	0.7
BITUMINOUS SMOOTH SURFACE WATERPROOFING MEMBRANE	1.5
FLOORS AND FLOOR FINISHES	
CERAMIC OR QUARRY TILE (3/4-in.) ON 1/2-in. MORTAR BED	16.0
HARDWOOD FLOORING, 7/8-in.	4.0
LINOLEUM OR ASPHALT TILE, 1/4-in.	1.0
SUBFLOORING, 3/4-in.	3.0
FLOORS, WOOD JOIST (no plaster) JOIST SIZES (in.)	12-in. O.C. 16-in. O.C.
2x6	6 5
2x8	6 6
2x10	7 6
2x12	8 7
FRAME PARTITIONS	
WOOD OR STEEL STUDS, 1/2-in. GYP. BOTH SIDES	8.0
FRAME WALLS	
EXTERIOR STUD WALLS:	
2x4 @ 16-in. 5/8-in. GYPSUM, INSULATED, 3/8-in. SIDING	11.0
2x6 @ 16-in. 5/8-in. GYPSUM, INSULATED, 3/8-in. SIDING	12.0
EXTERIOR STUD WALLS WITH BRICK VENEER	48.0

\* WEIGHTS OF MASONRY INCLUDE MORTAR BUT NOT PLASTER. FOR PLASTER, ADD 5 lb/ft<sup>2</sup> FOR EACH FACE PLASTERED. VALUES GIVEN REPRESENT AVERAGES. IN SOME CASES THERE IS A CONSIDERABLE RANGE OF WEIGHT FOR THE SAME CONSTRUCTION.

**2020 ECG OF NEW YORK STATE (2015 IECC):**  
R401.3: PERMANENT CERTIFICATE - SHALL BE COMPLETED BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL AND POSTED IN THE UTILITY ROOM OR OTHER APPROVED LOCATION INSIDE THE BUILDING.

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

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

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

R402.4.1.2: TESTING - BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING ≤ 3 ACH50 IN C244, 5, A6A. TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY.

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

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

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

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

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

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

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

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

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

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

TABLE 2: MINIMUM INSULATION THICKNESS FOR HVAC PIPES

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

PROPOSED TWO STORY, ONE FAMILY DWELLING

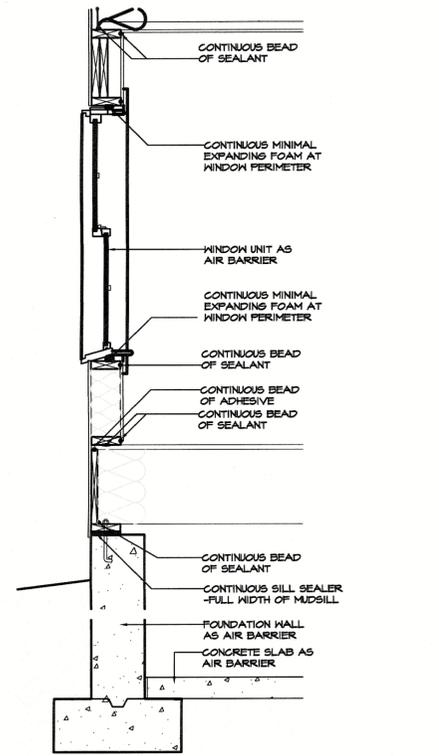
SUBDIVISION @ 51 FOREST AVENUE, FREEPORT, NY, 11520



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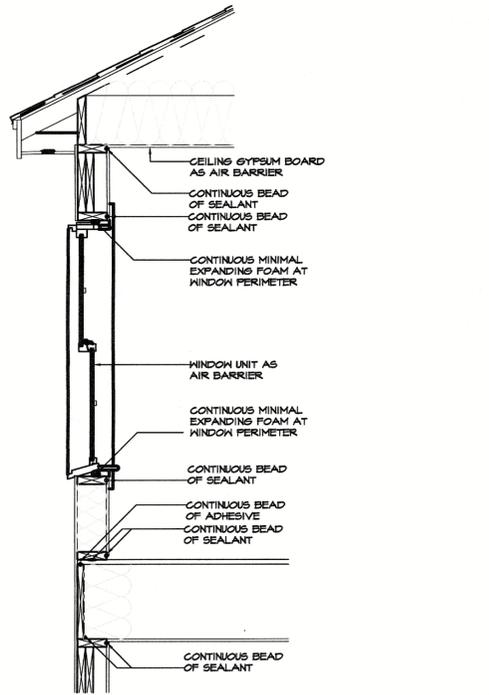
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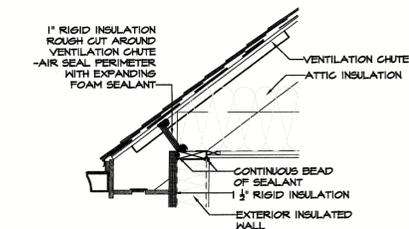
CONCEPTUAL AIR SEALING STRATEGY // LOWER WALL SECTION

5-02002 Scale: 3/4" = 1'-0"



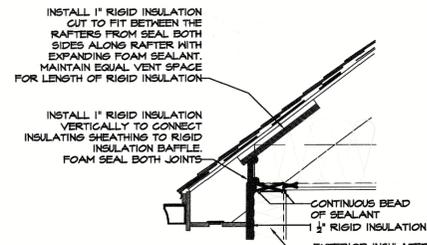
CONCEPTUAL AIR SEALING STRATEGY // UPPER WALL SECTION

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



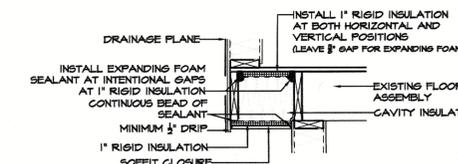
1" RIGID INSULATION AS ATTIC EAVE BAFFLE CUT AROUND MANUFACTURED VENT

5-02008 Scale: 3/4" = 1'-0"



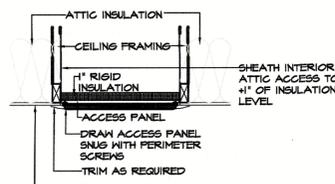
1" EXTERIOR INSULATION SHEATHING AS ATTIC EAVE BAFFLE AND VENT

5-02009 Scale: 3/4" = 1'-0"



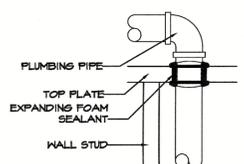
INSULATED CANTILEVER FLOOR // CAVITY INSULATION WITH 1" RIGID INSULATION CLOSURE

5-02010 Scale: 3/4" = 1'-0"



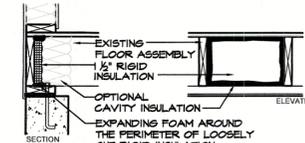
AIR SEALING AT ATTIC HATCH // FINISH SCREWS

5-02022 Scale: 3/4" = 1'-0"



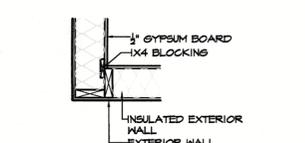
AIR SEAL AT TOP PLATE PIPE PENETRATION

5-02023 Scale: 3/4" = 1'-0"



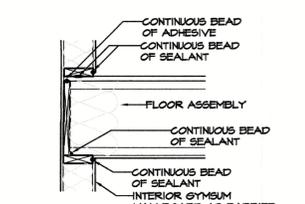
EXISTING BAND JOIST INSULATION RETROFIT WITH 1/2" RIGID INSULATION

5-02000 Scale: 3/4" = 1'-0"



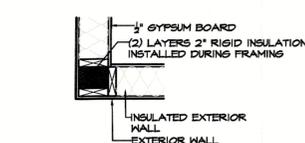
2-STD CORNER WITH 1/4" BACKER

5-02006 Scale: 3/4" = 1'-0"



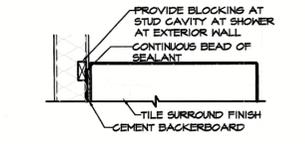
CONCEPTUAL AIR SEALING STRATEGY AT UPPER FLOOR BAND JOIST

5-02011 Scale: 3/4" = 1'-0"



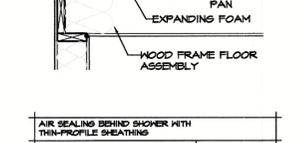
2-STD CORNER WITH RIGID INSULATION

5-02007 Scale: 3/4" = 1'-0"



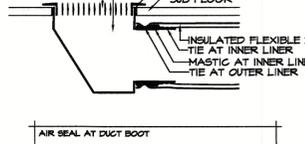
AIR SEALING BEHIND SHOWER WITH THIN-PROFILE SHEATHING

5-02007 Scale: 3/4" = 1'-0"



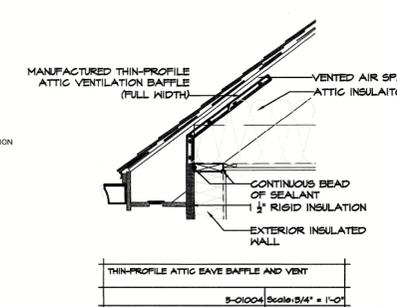
AIR SEAL AT DUCT BOOT

5-02020 Scale: 3/4" = 1'-0"



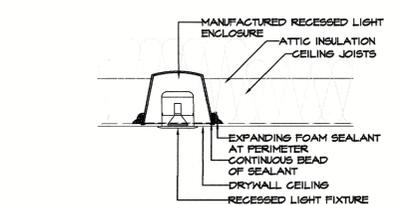
AIR SEAL AT DUCT BOOT

5-02020 Scale: 3/4" = 1'-0"



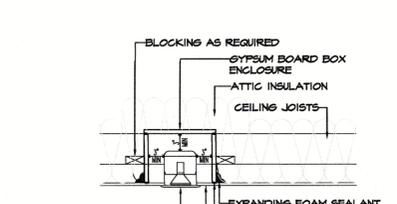
THIN-PROFILE ATTIC EAVE BAFFLE AND VENT

5-02004 Scale: 3/4" = 1'-0"



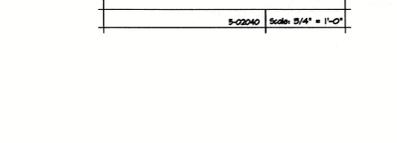
AIR SEALING AT RECESSED LIGHTING IN ATTIC

5-02008 Scale: 3/4" = 1'-0"



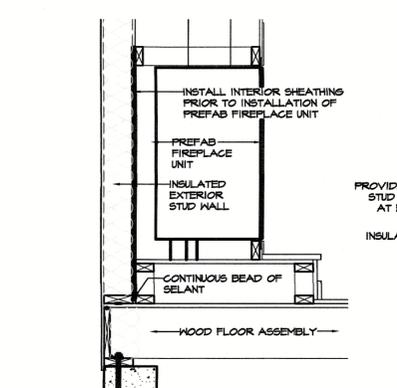
AIR SEALING AT RECESSED LIGHTING IN ATTIC

5-02040 Scale: 3/4" = 1'-0"



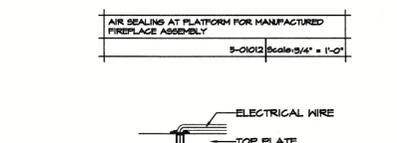
AIR SEALING AT RECESSED LIGHTING IN ATTIC

5-02040 Scale: 3/4" = 1'-0"



AIR SEALING AT PLATFORM FOR MANUFACTURED FIREPLACE ASSEMBLY

5-02012 Scale: 3/4" = 1'-0"



AIR SEAL AT TOP PLATE ELECTRICAL PENETRATION

5-02024 Scale: 3/4" = 1'-0"

2020 RESIDENTIAL CODE OF NYS - TABLE N102.4.1.1 (2020 ECG OF NYS - R402.4.1.1) - AIR BARRIER AND INSULATION INSTALLATION

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

MATERIALS R-VALUES

MATERIAL	R-VALUE
BUILDING BOARD	
GYPSUM WALL BOARD (1/2")	0.45
GYPSUM WALL BOARD (5/8")	0.5625
PLYWOOD (1/2")	0.62
PLYWOOD (3/4")	0.94
SIDING	
ALUMINUM/ VINYL SIDING (NOT INSULATED)	0.61
ALUMINUM/ VINYL SIDING (1/2" INSULATION)	1.20
FLOORING	
HARDWOOD FLOORING (3/4")	0.68
TILE	0.05
CARPET WITH FIBER PAD	2.08
CARPET WITH RUBBER PAD	1.23
AIR SPACE (1/2" UP TO 4")	1.00
ROOFING	
ASPHALT SHINGLES	0.44
WOOD SHINGLES	0.97
DOORS	
WOOD, SOLID CORE (1 3/4")	2.17
INSULATED METAL DOOR (2")	15.00
POURED CONCRETE PER 1"	0.08

PROPOSED TWO STORY, ONE FAMILY DWELLING

SUBDIVISION @ 51 FOREST AVENUE, FREEPORT, NY, 11520

ARCHITECT SEAL



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DATE: 11-17-23

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VILLAGE OF FREEPORT, NY

PROPOSED:  
PROPOSED TWO STORY, ONE FAMILY DWELLING

DRAWING SHEET LIST

- A.1: COVER SHEET
- A.2: FOUNDATION, FIRST FLOOR PLAN
- A.3: SECOND FLOOR, ROOF PLAN
- A.4: MECHANICAL PLANS
- A.5: ELEVATIONS
- A.6: ELEVATIONS
- A.7: SECTION, PLUM. RISER,
- A.8: STRAPPING DETAILS
- A.9: CONSTRUCTION SCHEDULES
- A.10: CONSTRUCTION NOTES
- A.11: SEALING DETAILS

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

- THE 2020 RESIDENTIAL CODE OF NYS
- THE MECHANICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTERS 12-23 OF THE 2020 RESIDENTIAL CODE OF NYS
- THE PLUMBING SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTERS 25-33 OF THE 2020 RESIDENTIAL CODE OF NYS
- THE ELECTRICAL SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTERS 34-42 OF THE 2020 RESIDENTIAL CODE OF NYS
- IN ACCORDANCE WITH 2018 IECC RESIDENTIAL ENERGY EFFICIENCY CODE
- THE PROJECT COMPLIANCE METHOD CHOSEN IS TOTAL UA-ALTERNATIVE AND A RESCHECK HAS BEEN SUBMITTED WITH THESE DRAWINGS.

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

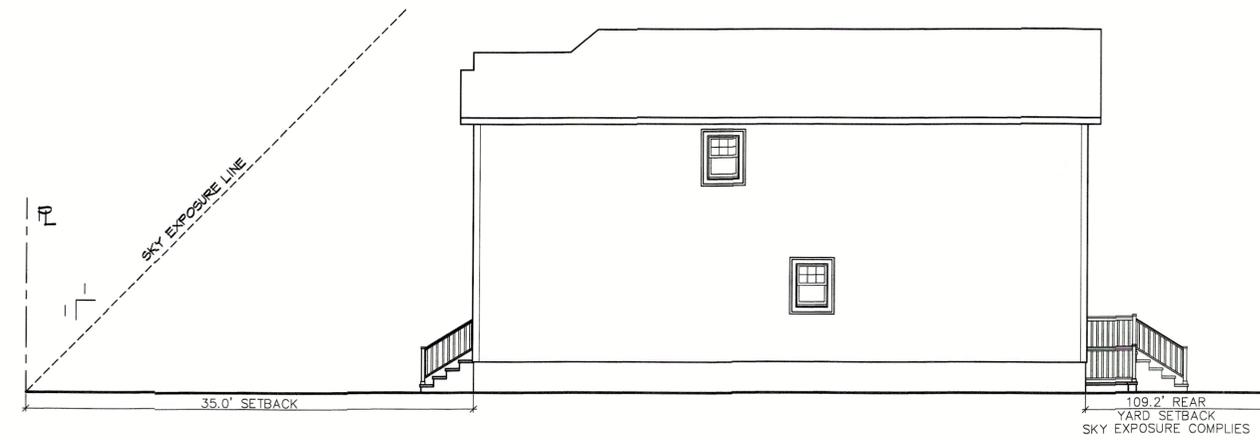
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA TABLE R301.2(1) 2020 RESIDENTIAL CODE OF NYS	WIND DESIGN				SEISMIC DESIGN CATEGORY F	SUBJECT TO DAMAGE FROM							
	GROUND SNOW LOAD	SPEED (MPH)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION		WIND BORN DEBRIS ZONE	WEATHERING	FROST LINE DEPTH	TERMITE	WINTER DESIGN TEMP	ICE BARRIER REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX
2B	130 WIND	NO	NO	1 MILE FROM COAST	B	SEVERE	BOF 3 FT BFG	MOD TO HEAVY	SEE BELOW	YES	N/A	50	51

**ZONING INFORMATION #B**  
INC. VILLAGE OF FREEPORT  
SECTION 55 BLOCK 348 LOT 15

ZONE: RES-A	REQUIRED	PROPOSED
LOT AREA	5,000 SQ.FT.	9,146.17 SQ.FT.
FRONTAGE	50 FT.	50 FT.
FRONT YARD	AVG. 34.8 FT.	35 FT.
REAR YARD	20 FT.	109.2 FT.
SIDE YARD (MIN)	5 FT.	10 FT.
SIDE YARD (AVG)	12.5 FT.	21 FT.
BUILDING HEIGHT	35 FT.	34 FT.
PRINCIPAL COVERAGE	30 %	15.5 %
SKY EXPOSURE FRONT/REAR	IV:1H	COMPLIES
SKY EXPOSURE SIDES	2V:1H	COMPLIES

FLOOR AREA SQUARE FOOTAGES

FOOTPRINT	1282 S.F.
SECOND FLOOR	1290 S.F.
FRONT R/O	40 S.F.
REAR STEPS	40 S.F.

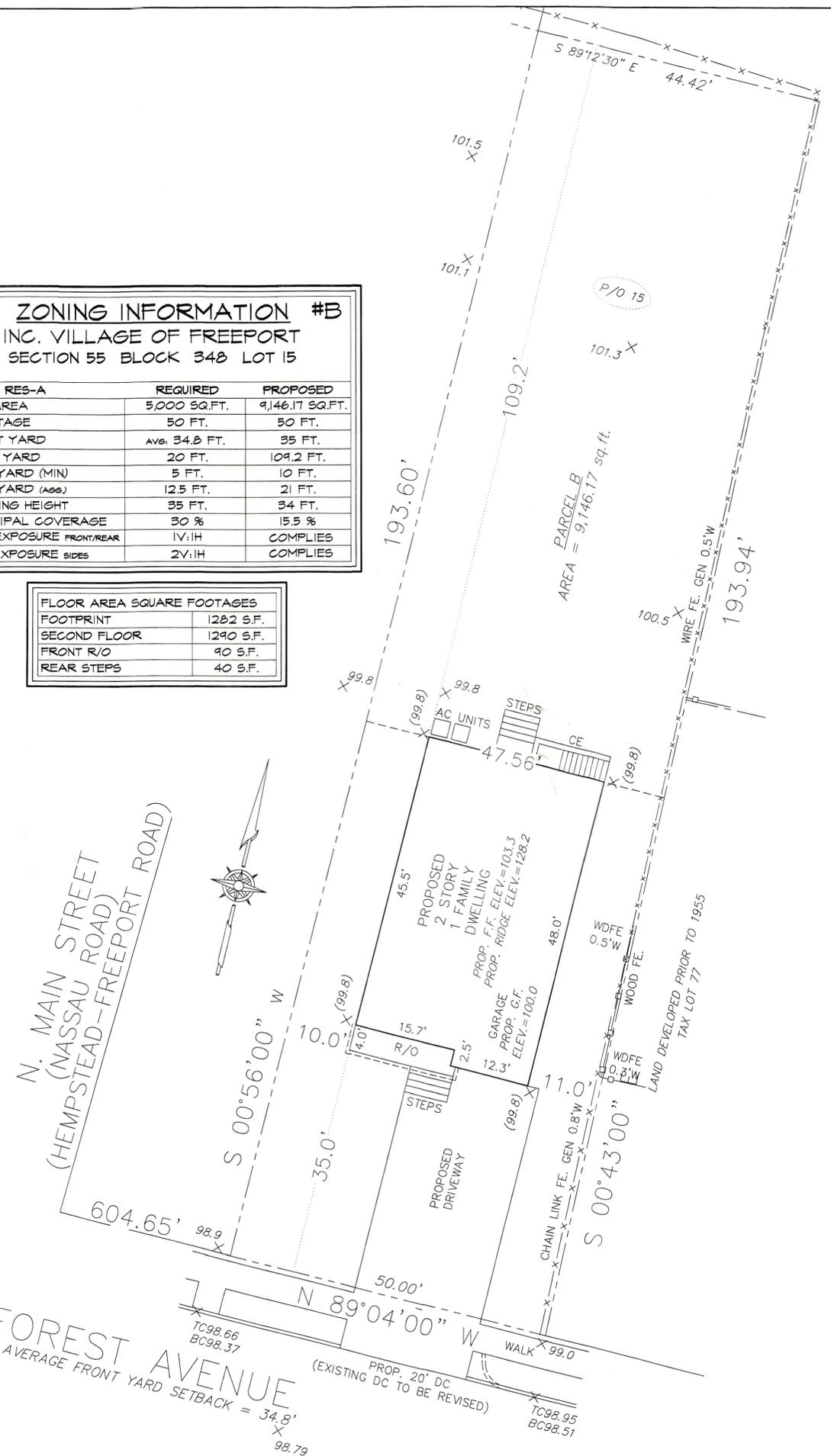


SKY EXPOSURE DIAGRAMS

N.T.S.

N. MAIN STREET  
(HEMPSTEAD-FREEPORT ROAD)

FOREST AVENUE  
200' AVERAGE FRONT YARD SETBACK = 34.8'



PROPOSED TWO STORY, ONE FAMILY DWELLING  
- PARCEL B - @ 51 FOREST AVENUE, FREEPORT, NY, 11520

ARCHITECT SEAL



SCALE: AS NOTED

DATE: 11-28-23

A.I.

SCALE: 1" = 10'-0"

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**PROPOSED TWO STORY, ONE FAMILY DWELLING**  
**SUBDIVISION @ 51 FOREST AVENUE, FREEPORT, NY, 11520**

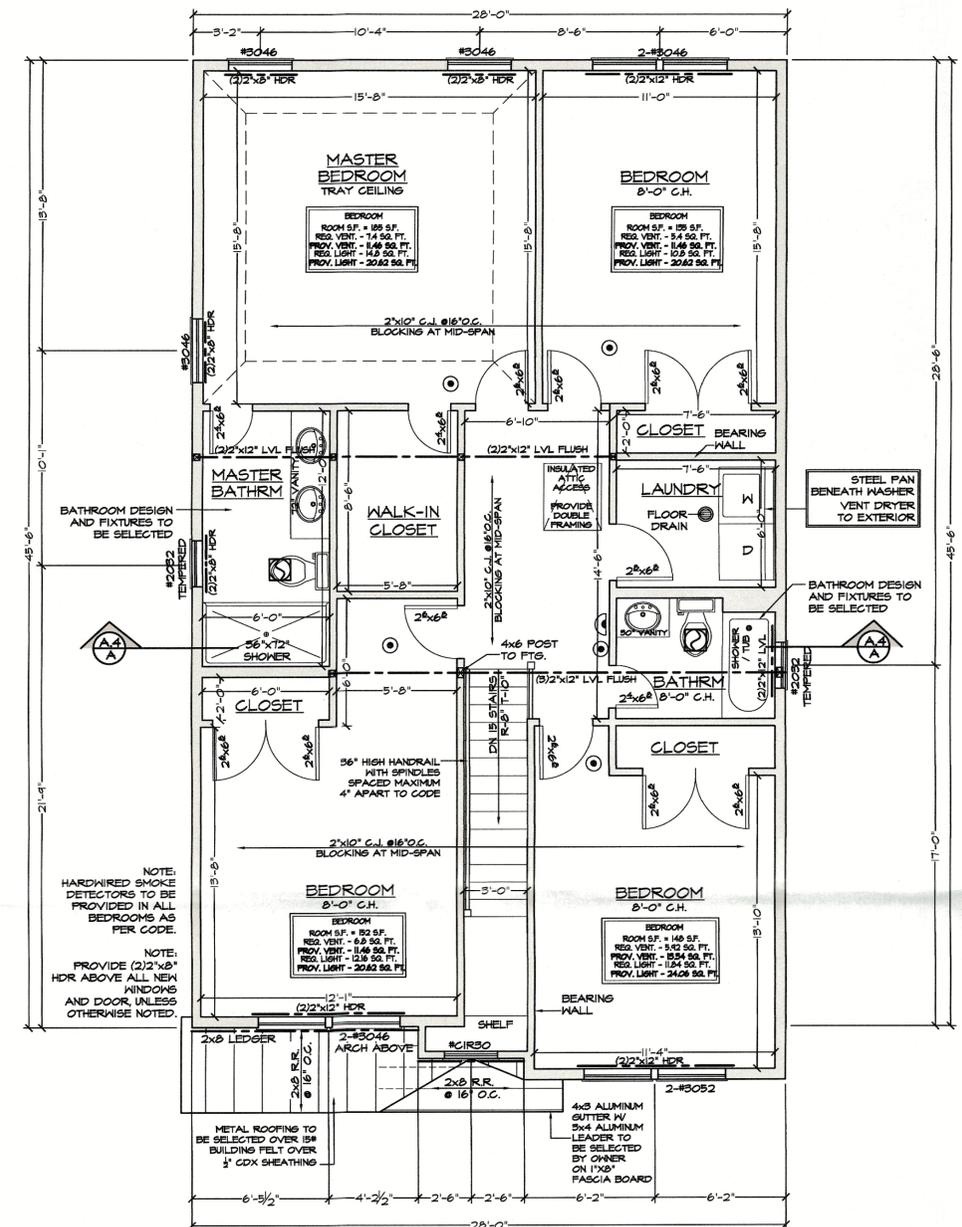
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DATE: 11-17-23

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**PROPOSED SECOND FLOOR PLAN**

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

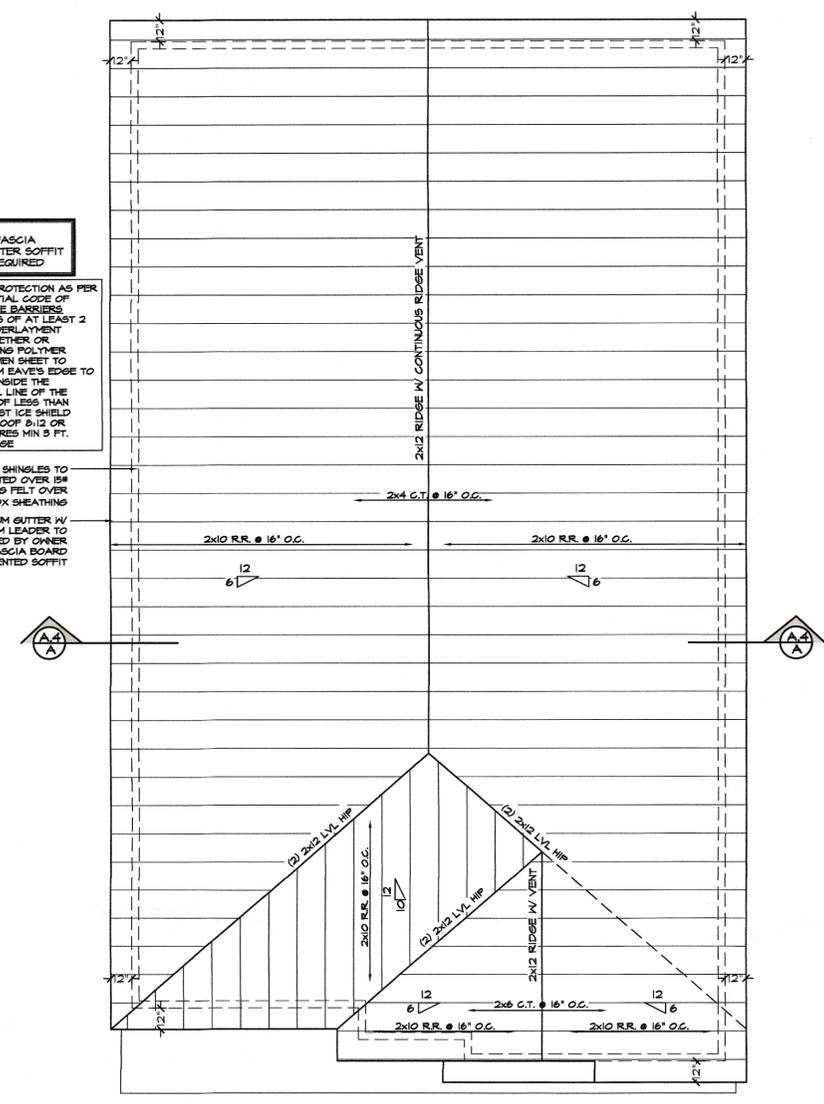
WALL KEY	
(Symbol)	EXIST TO BE REMOVED
(Symbol)	EXIST TO REMAIN
(Symbol)	NEW WOOD FRAME GNST
(Symbol)	NEW POURED CONCRETE
(Symbol)	4"x4" POST UNLESS OTHERWISE NOTED
(Symbol)	HOLD DOWN AS NOTED
(Symbol)	HARD WIRED SMOKE DETECTOR W/ BATTERY BACK-UP AS PER SECT. R304 2020 RESIDENTIAL CODE OF NYS AND NFPA 72
(Symbol)	HARD WIRED CARBON MONOXIDE DETECTOR W/ BATTERY BACK-UP MIN 12" A.F.F. AS PER SECT. R318 2020 RESIDENTIAL CODE OF NYS AND SECTION 415 OF 2020 FIRE CODE OF NYS
(Symbol)	80 CFM FAN TO EXTERIOR
(Symbol)	* DENOTES EGRESS WINDOW

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

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

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

**PROPOSED ROOF PLAN**



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

NOTE: ALIGN ALL FASCIA BOARDS, ALTER SOFFIT DEPTH AS REQUIRED

PROVIDE ICE PROTECTION AS PER 2020 RESIDENTIAL CODE OF NYS-R302.1.2 ICE BARRIERS WHICH CONSISTS OF AT LEAST 2 LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR A SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET TO EXTEND A FROM EAVES EDGE TO A MIN. OF 24" INSIDE THE EXTERIOR WALL LINE OF THE STRUCTURE-ROOF LESS THAN 4.5:12 PITCH MUST ICE SHIELD ENTIRE ROOF ROOF 8:12 OR STEEPER, REQUIRES MIN 5 FT. FROM EAVE EDGE

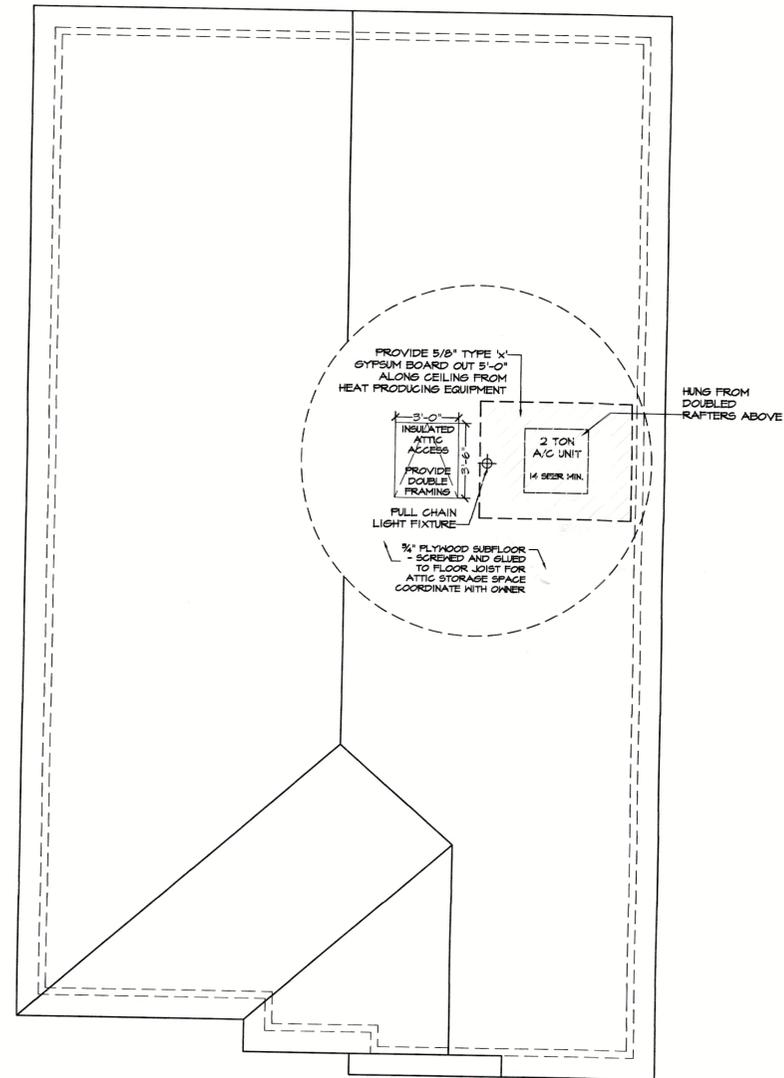
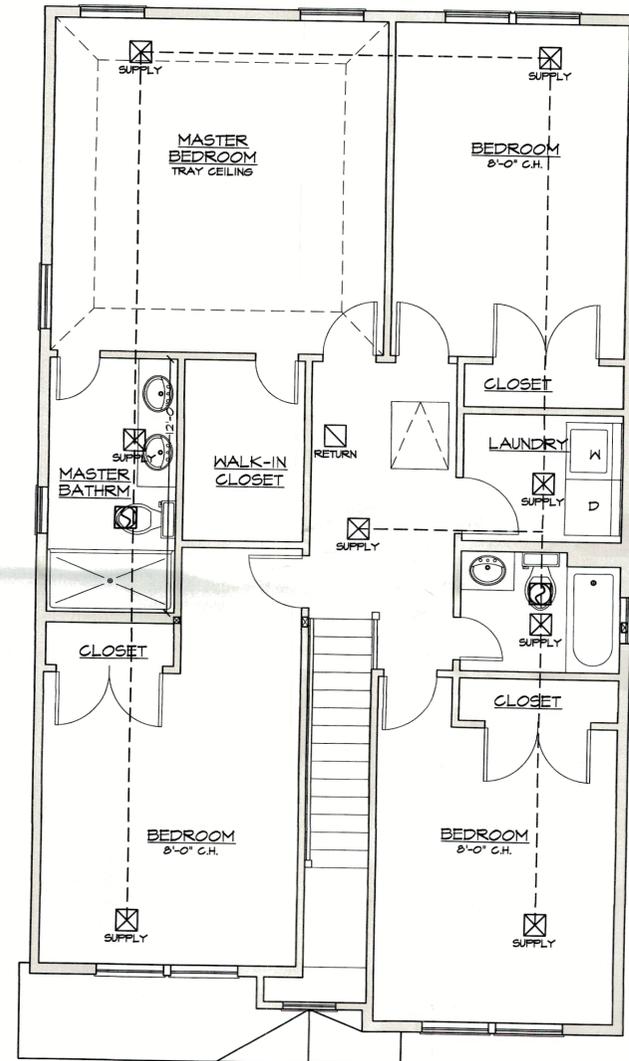
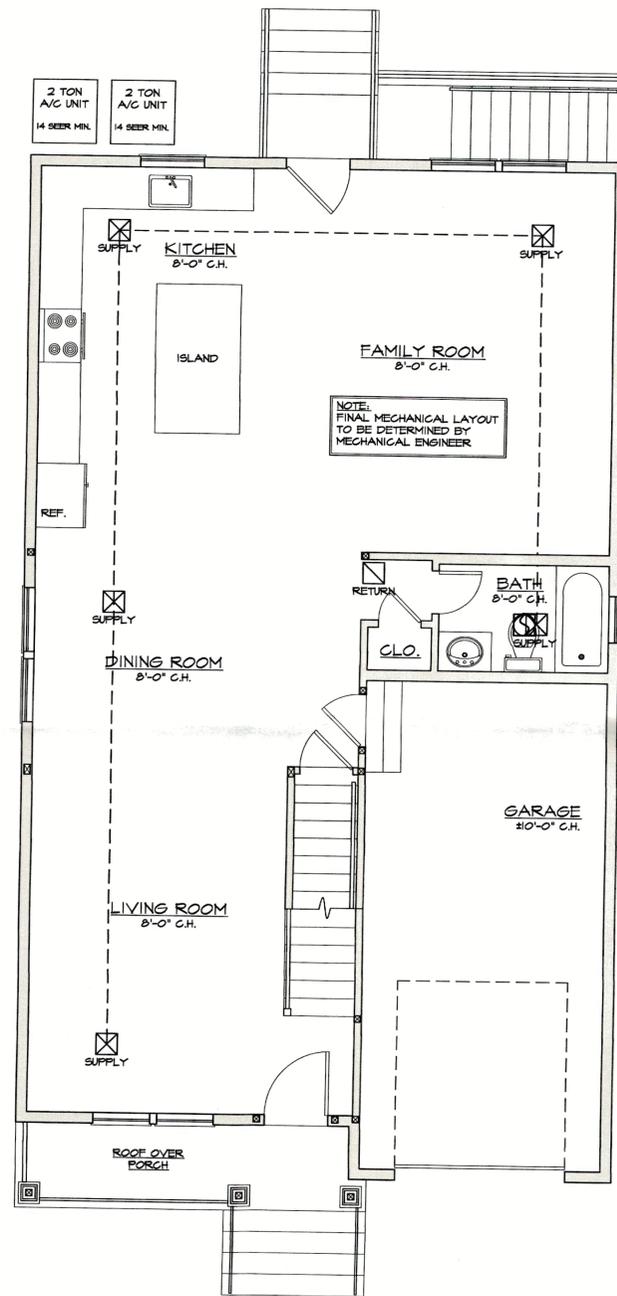
ASPHALT SHINGLES TO BE SELECTED OVER 1/4" BUILDING FELT OVER 1/2" GDX SHEATHING  
 4"x6" ALUMINUM GUTTER W/ 3/4" ALUMINUM LEADER TO BE SELECTED BY OWNER ON 1"x6" FASCIA BOARD W/ VENTED SOFFIT

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

**GENERAL NOTES**

- CARBON MONOXIDE ALARMS AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN BUILDINGS AS REQUIRED IN ACCORDANCE WITH SECTION 415.2 OF 2020 FIRE CODE OF NYS (CARBON MONOXIDE DETECTION SYSTEMS) FOR RESIDENTIAL BUILDINGS. INTER-WIRED FIRE/SMOKE AND CARBON MONOXIDE DETECTORS WITH BATTERY BACKUP AS PER NFPA 72 AND 2020 RESIDENTIAL CODE OF NYS CODE SEC. R314 AND R315 SHALL BE INSTALLED IN DWELLING UNITS OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE VICINITY OF THE BEDROOMS. WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, CARBON MONOXIDE DETECTION SHALL BE INSTALLED WITHIN THE BEDROOM.
- ALL ELECTRIC WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE N.E.C.
- ALL CONDITIONS AND DIMENSIONS TO BE VERIFIED IN FIELD BY THE GENERAL CONTRACTOR AND REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO START OR CONTINUATION OF WORK
- NO GALV. NAILS OR CONNECTORS IN ACQ. LUMBER ARE PERMITTED. ALL CONNECTORS AND FASTENERS FOR ACQ. LUMBER MUST BE STAINLESS STEEL OR HOT DIPPED GALVANIZED G-185.
- AS PER 2020 RESIDENTIAL CODE OF NYS SEC. R310 EACH HABITABLE ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW FOR EMERGENCY EGRESS WITH A MINIMUM CLEAR OPENING OF 5.7 SQ. FT. (GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM CLEAR OPENING OF 5.0 SQ. FT.). THE MIN. HT. OF OPENINGS TO BE 24" AND MINIMUM WIDTH TO BE 20" AND THE BOTTOM OF OPENINGS NO HIGHER THAN 3'-8" A.F.F.
- ALL WOOD POSTS SHALL BE BUILT UP WITH (2) 2X4'S NAILED TOGETHER W/ 10d NAILS @ 8" O.C. UNLESS OTHERWISE NOTED
- ALL FRAMING SHALL COMPLY WITH THE 2020 RESIDENTIAL CODE OF NYS
- ALL EXTERIOR PORCH/DECK/ STAIR FRAMING TO BE ACQ LUMBER-U.O.N.
- ALL ANCHORS, STRAPPING AND CONNECTORS AND HARDWARE TO BE SIMPSON STRONG TIE OR AN APPROVED MANUFACTURE AND TO BE INSTALLED AS PER MANUFACTURE WRITTEN INSTRUCTIONS- UNLESS OTHERWISE NOTED
- ALL ENGINEERED LUMBER TO BE GLUED AND SEAL. AS REQUIRED TO PROTECT AGAINST THE WEATHER ENVIRONMENT

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**SCHMATIC MECHANICAL PLANS**

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

PROPOSED TWO STORY, ONE FAMILY DWELLING

SUBDIVISION @ 51 FOREST AVENUE, FREEPORT, NY, 11520

ARCHITECT SEAL

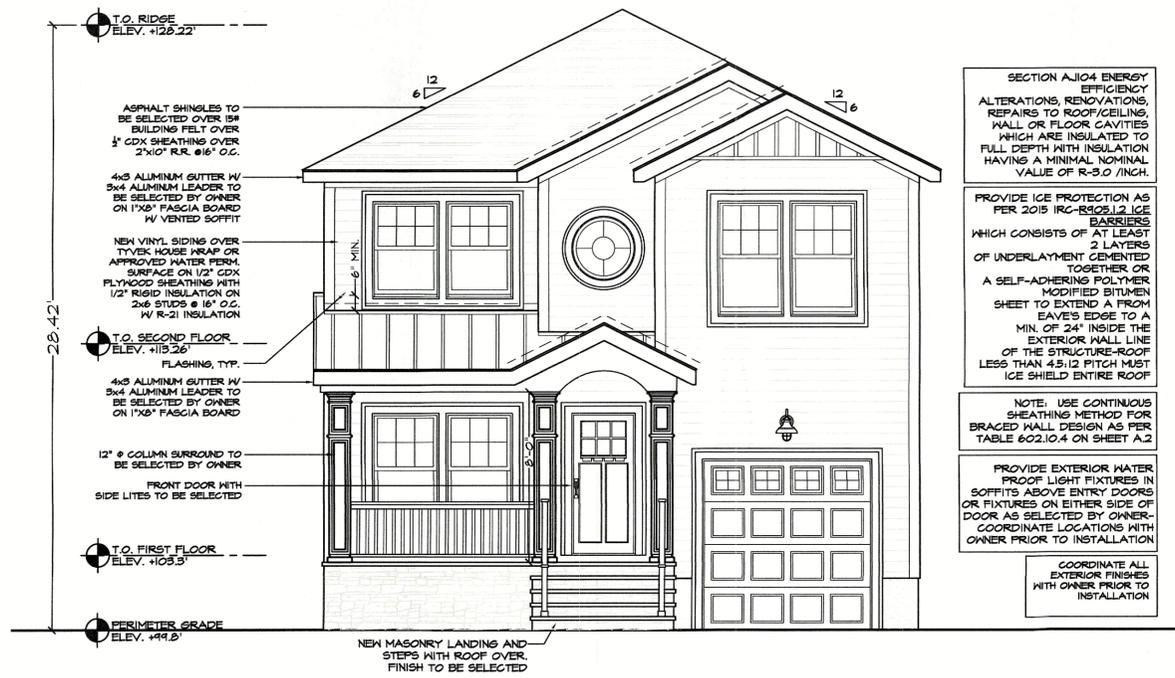


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DATE: 11-17-23

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PROPOSED FRONT ELEVATION

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

SECTION AJ104 ENERGY EFFICIENCY ALTERATIONS, RENOVATIONS, REPAIRS TO ROOF/CEILINGS, WALL OR FLOOR CAVITIES WHICH ARE INSULATED TO FULL DEPTH WITH INSULATION HAVING A MINIMAL NOMINAL VALUE OF R-3.0 /INCH.

PROVIDE ICE PROTECTION AS PER 2015 IRC-8102.1.2 ICE BARRIERS WHICH CONSISTS OF AT LEAST 2 LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR A SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET TO EXTEND A FROM EAVES EDGE TO A MIN. OF 24" INSIDE THE EXTERIOR WALL LINE OF THE STRUCTURE-ROOF LESS THAN 4.5:12 PITCH MUST ICE SHIELD ENTIRE ROOF.

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

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

COORDINATE ALL EXTERIOR FINISHES WITH OWNER PRIOR TO INSTALLATION.



PROPOSED SIDE ELEVATION

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

PROPOSED TWO STORY, ONE FAMILY DWELLING

SUBDIVISION @ 51 FOREST AVENUE, FREEPORT, NY, 11520

ARCHITECT SEAL

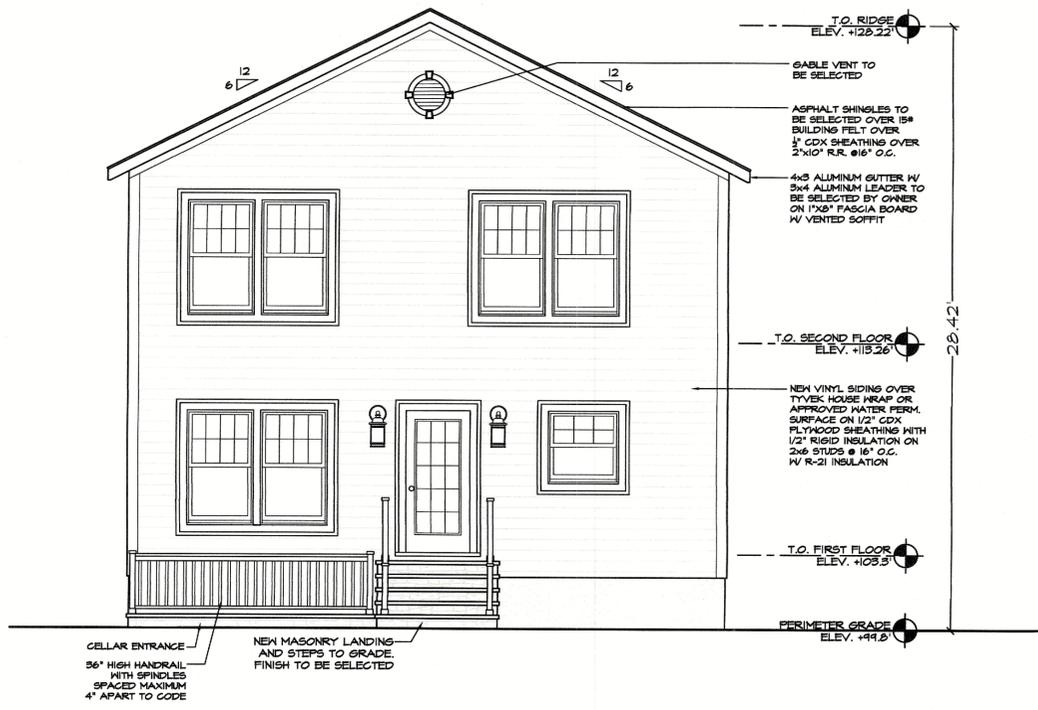


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DATE: 11-17-23

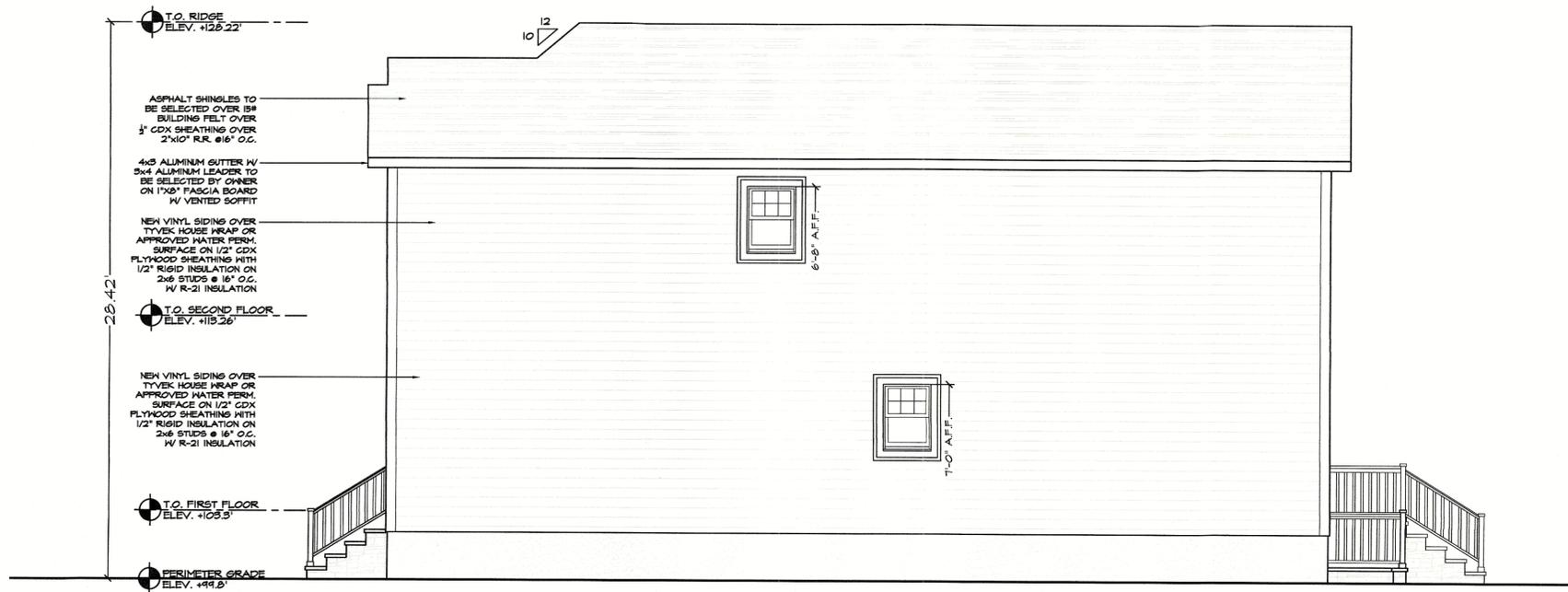
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**PROPOSED FRONT ELEVATION**

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



**PROPOSED SIDE ELEVATION**

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

PROPOSED TWO STORY, ONE FAMILY DWELLING

SUBDIVISION @ 51 FOREST AVENUE, FREEPORT, NY, 11520

ARCHITECT SEAL

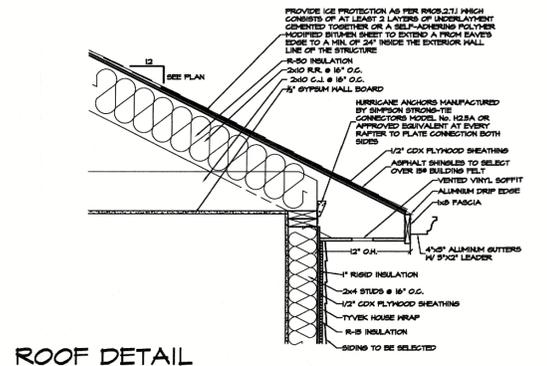


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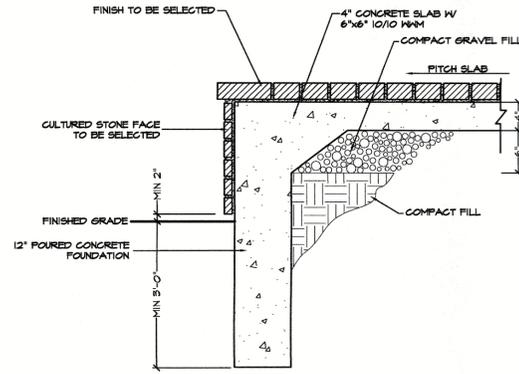
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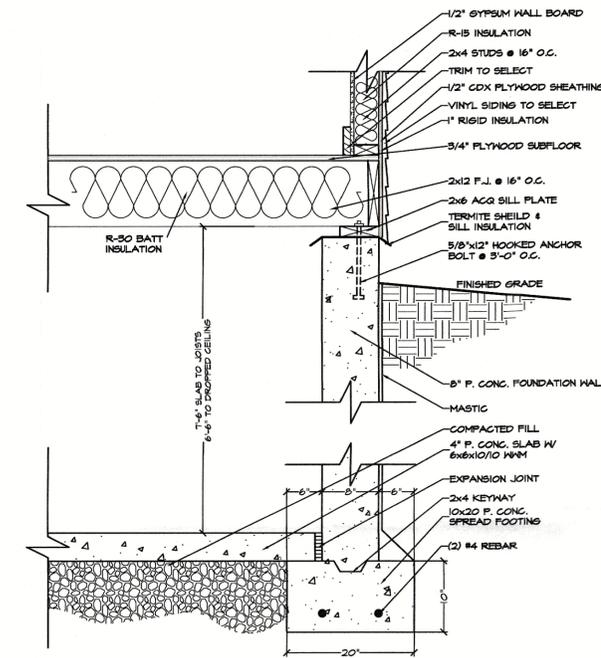
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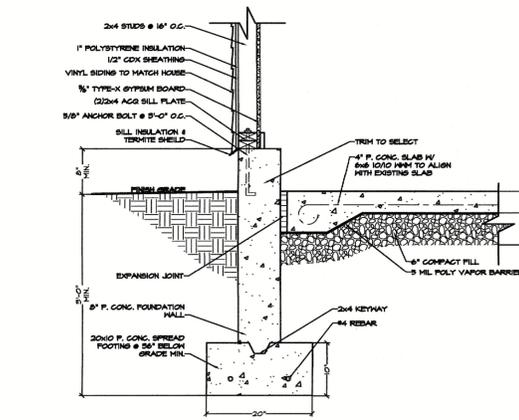
ROOF DETAIL



MASONRY PORCH DETAIL



FOUNDATION DETAIL



GARAGE FOUNDATION DETAIL

STAIRS & GUARD NOTE  
(TO COMPLY WITH 2020 RESIDENTIAL CODE OF NYS -R311 AND R312)

-STAIRWAYS SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT

-MINIMUM HEADROOM HEIGHT TO BE 6'-8"

-MAX. RISER SHALL NOT EXCEED 8 1/2"

-MIN. TREAD SHALL NOT BE LESS THAN 4"

-STAIR PROFILE, NOSINGS SHALL NOT BE LESS THAN 3/4" NOT MORE THAN 1/2"

-HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH STAIRWAY WITH TWO OR MORE RISERS. TOP OF HANDRAIL SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38". ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS TO THE FULL LENGTH OF THE STAIRS FROM DIRECTLY ABOVE THE TOP RISER OF A FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A HALL SHALL HAVE A SPACE OF NOT LESS THAN 1/2" BETWEEN THE HALL AND THE HANDRAIL. HANDRAILS SHALL NOT PROJECT MORE THAN 4 1/2" ON EITHER SIDE OF THE STAIRWAY.

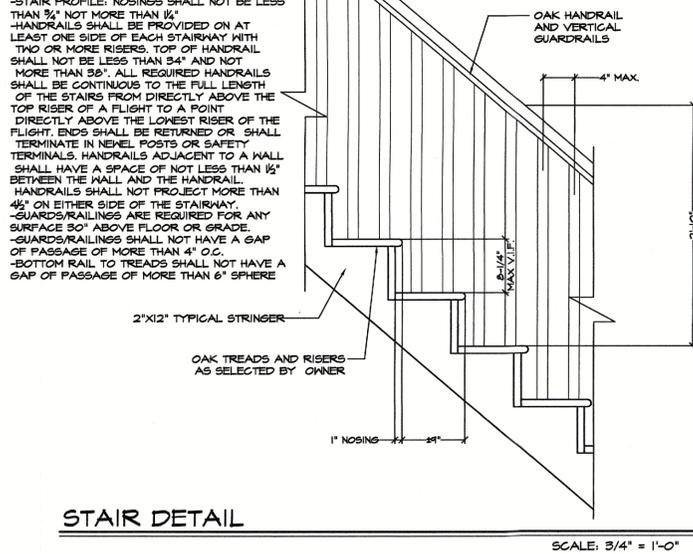
-GUARDS/RAILINGS ARE REQUIRED FOR ANY SURFACE 30" ABOVE FLOOR OR GRADE.

-GUARDS/RAILINGS SHALL NOT HAVE A GAP OF PASSAGE OF MORE THAN 4" O.C.

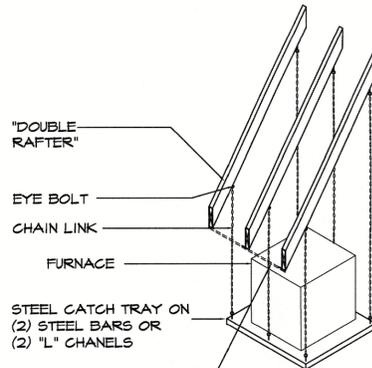
-BOTTOM RAIL TO TREADS SHALL NOT HAVE A GAP OF PASSAGE OF MORE THAN 6" SPHERE

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

FINAL FINISHES FOR STAIRS TO BE SELECTED - COORDINATE WITH OWNER



STAIR DETAIL



RAFTER HUNG HVAC DETAIL

CONNECTION OF MULTIPLE PIECES OF TOP-LOADED BEAMS

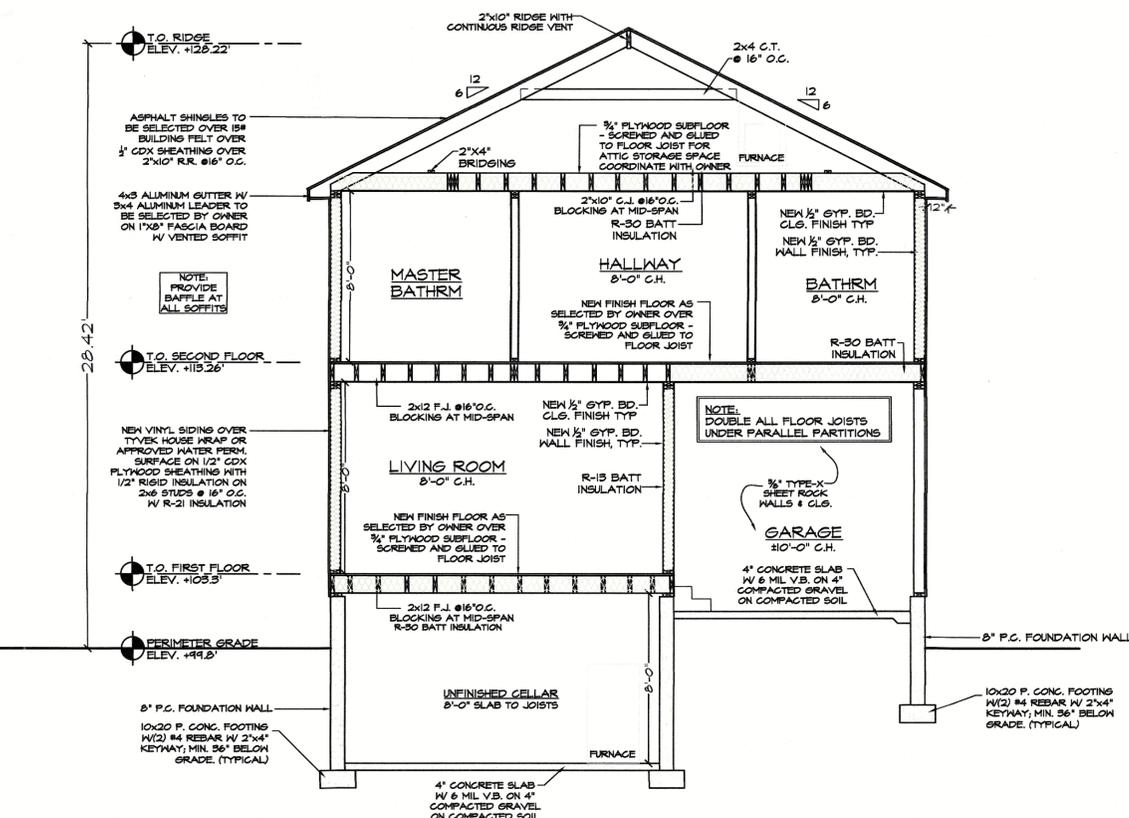
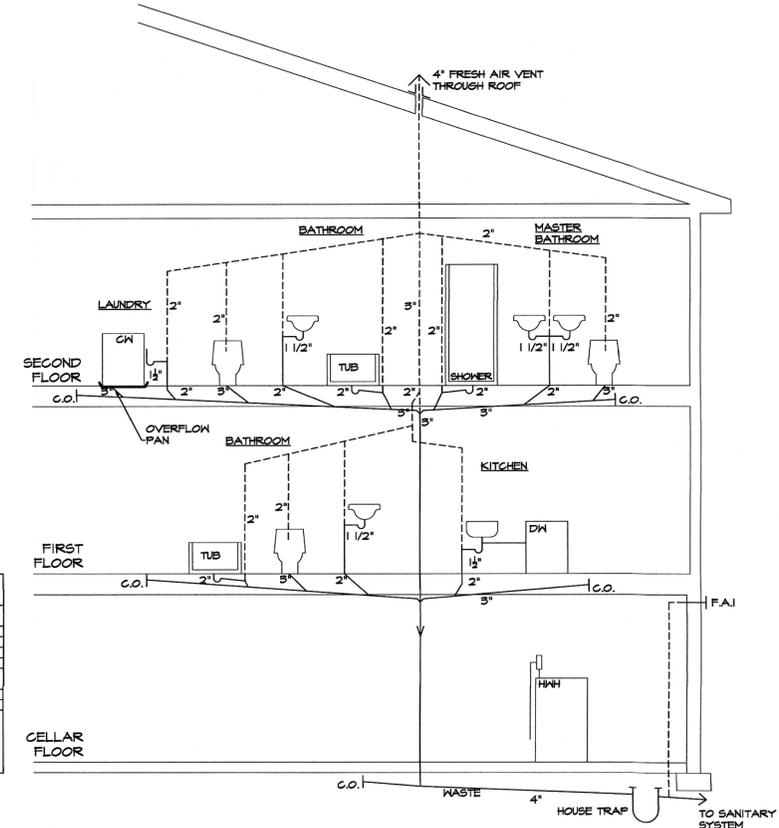
- 1 1/2" Width Pieces:
- Minimum of 2 rows 16d (3 1/2") nails at 12" o.c.
  - Minimum of 3 rows 16d (3 1/2") nails at 12" o.c. for 14" and deeper beams
  - Nailed connections require an additional row of nails when nail size is smaller than specified above (minimum 0.131" x 3.25")
- 3 1/2" Width Pieces:
- 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.

TABLE R301.1 - 2020 RESIDENTIAL CODE OF NYS  
SIZE OF TRAPS FOR PLUMBING FIXTURES

PLUMBING FIXTURE	TRAP SIZE (MINIMUM INCHES)
BATHTUB (WITH OR WITHOUT SHOWER HEAD AND/OR WHIRLPOOL ATTACHMENTS)	1 1/2
BIDET	1 1/4
CLOTHES WASHER STANDPIPE	2
DISHWASHER (ON SEPARATE TRAP)	1 1/2
FLOOR DRAIN	2
KITCHEN SINK (ONE OR TWO TRAPS, WITH OR WITHOUT DISHWASHER AND FOOD WASTE DISPOSER)	1 1/2
LAUNDRY TUB (ONE OR MORE COMPARTMENTS)	1 1/2
LAUNDRY	1 1/4
SHOWER (BASED ON THE TOTAL FLOOR RATE THROUGH SHOWERHEADS AND BODYSPRAYS) FLOOR RATE:	
5.7 GPM AND LESS	1 1/2
MORE THAN 5.7 GPM UP TO 12.5 GPM	2
MORE THAN 12.5 GPM UP TO 25.0 GPM	3
MORE THAN 25.0 GPM UP TO 35.0 GPM	4

PLUMBING RISER DIAGRAM



SECTION A-A

PROPOSED TWO STORY, ONE FAMILY DWELLING

SUBDIVISION @ 51 FOREST AVENUE, FREEPORT, NY, 11520

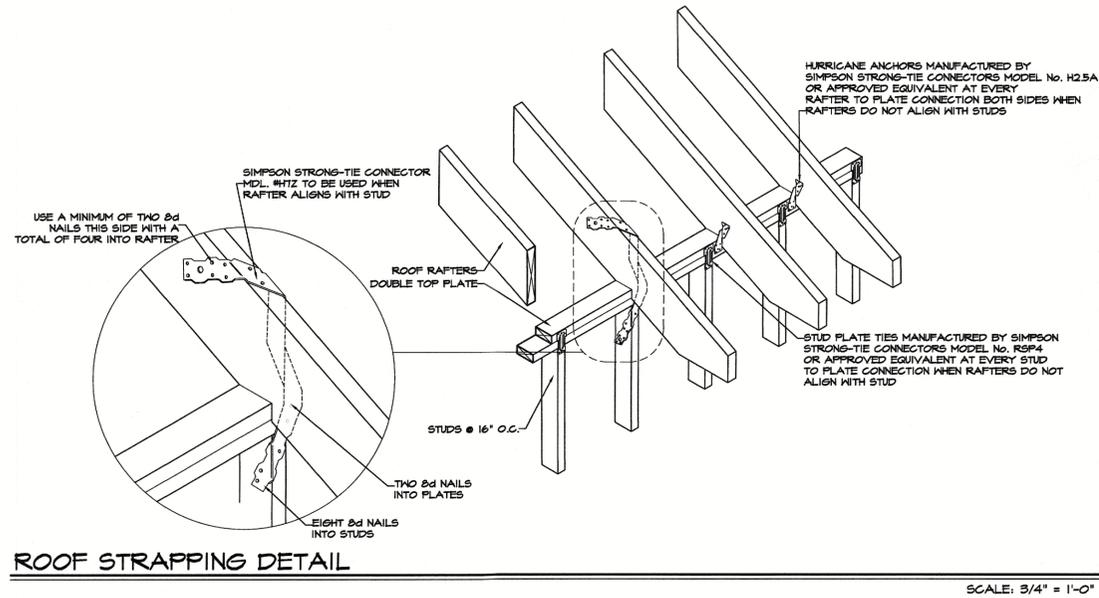
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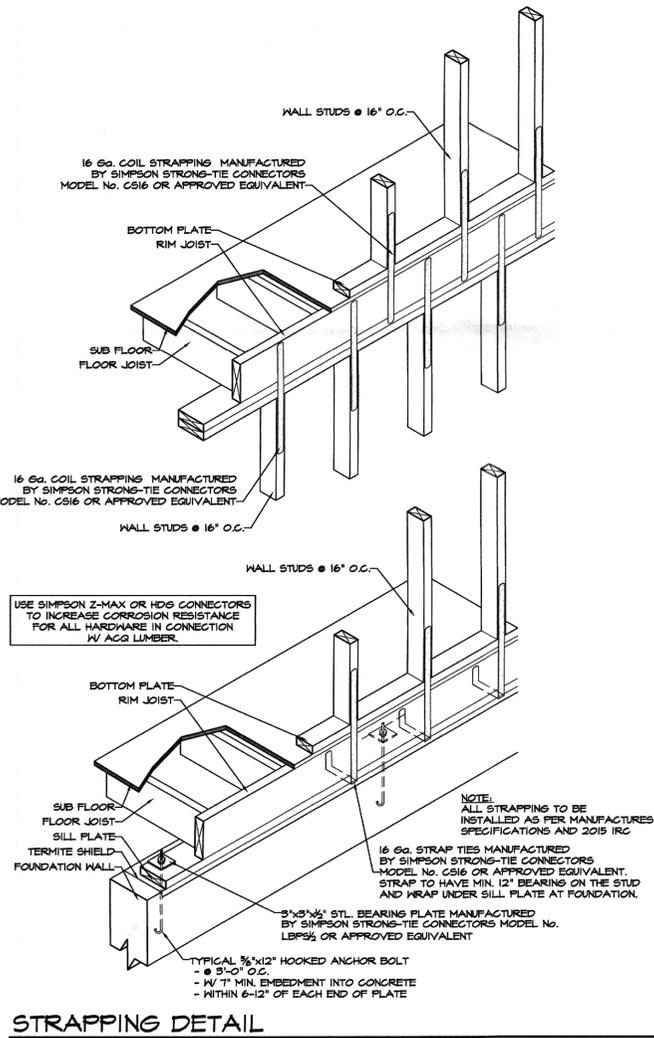
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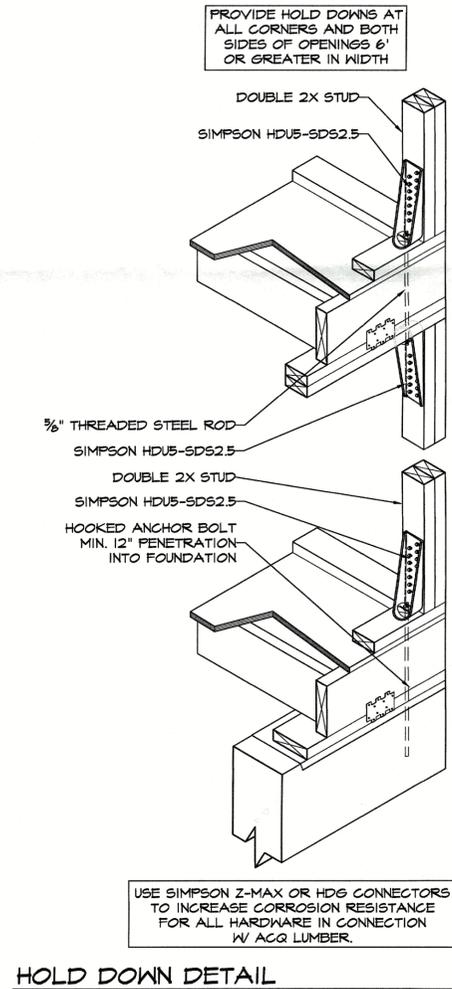
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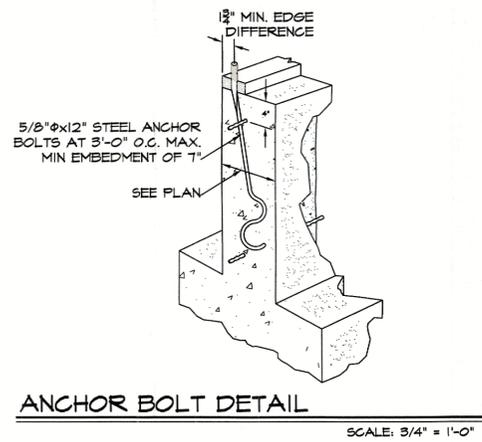
ROOF STRAPPING DETAIL



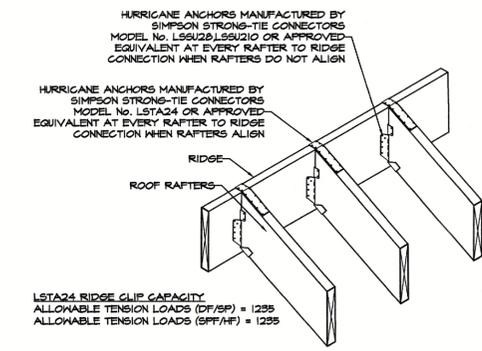
STRAPPING DETAIL



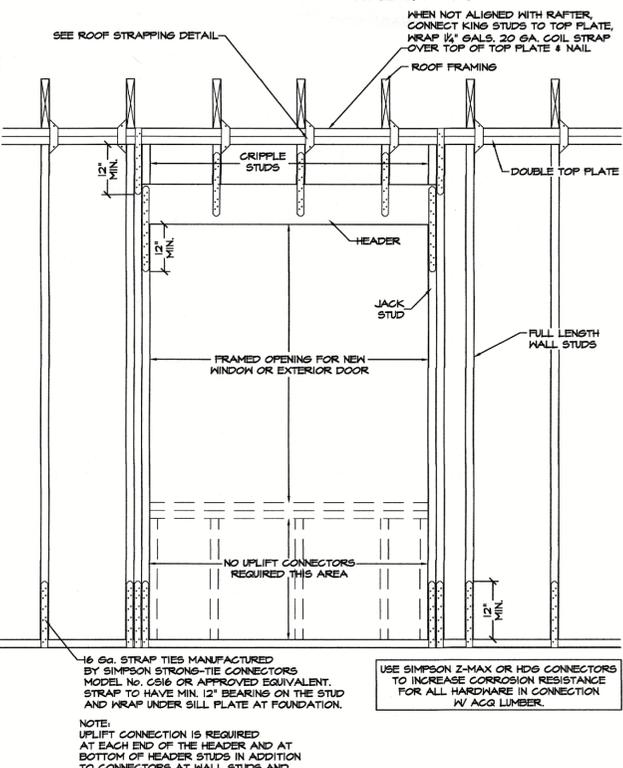
HOLD DOWN DETAIL



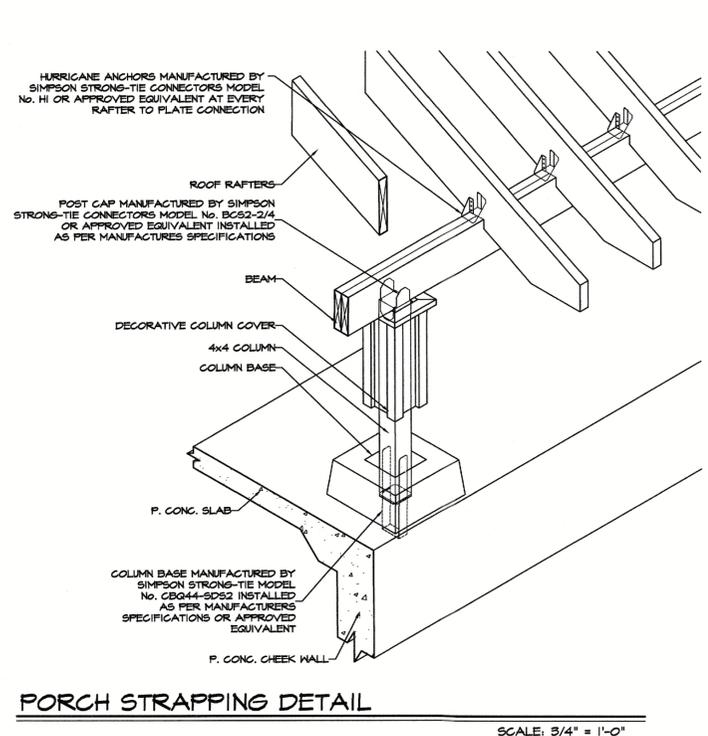
ANCHOR BOLT DETAIL



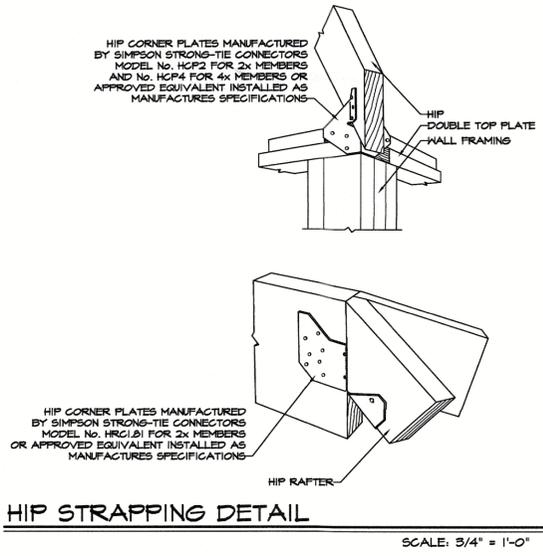
RIDGE STRAPPING DETAIL



UPLIFT CONNECTOR DETAIL



PORCH STRAPPING DETAIL



HIP STRAPPING DETAIL

PROPOSED TWO STORY, ONE FAMILY DWELLING  
SUBDIVISION @ 51 FOREST AVENUE, FREEPORT, NY, 11520

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

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
<b>ROOF</b>			
1	BLOCKING BETWEEN CEILING JOISTS OR RAFTERS TO TOP PLATE	4-8d BOX (2 1/2"x0.1875") OR 3-8d COMMON (2 1/2"x0.1875") OR 3-10d BOX (3"x0.125") OR 3-5"x0.131" NAILS	TOE NAIL
2	CEILING JOISTS TO TOP PLATE	4-8d BOX (2 1/2"x0.1875") OR 3-8d COMMON (2 1/2"x0.1875") OR 3-10d BOX (3"x0.125") OR 3-5"x0.131" NAILS	PER JOIST, TOE NAIL
3	CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAP'S OVER PARTITIONS (SEE SECTIONS R602.3.1, R602.3.2 AND TABLE R602.3.1 (4))	4-10d BOX (3"x0.125") OR 3-8d COMMON (2 1/2"x0.1875") OR 3-10d COMMON (3"x0.125") OR 4-5"x0.131" NAILS	FACE NAIL
4	CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT) (SEE SECTIONS R602.3.1, R602.3.2 AND TABLE R602.3.1 (4))	TABLE R602.3.1(4)	FACE NAIL
5	COLLAR TIE TO RAFTER, FACE NAIL OR 1 1/2" X 20ga. RIDGE STRAP TO RAFTER	4-10d BOX (3"x0.125") OR 3-10d COMMON (3"x0.125") OR 4-5"x0.131" NAILS	FACE NAIL EACH RAFTER
6	RAFTER OR ROOF TRUSS TO PLATE	4-8d BOX (2 1/2"x0.1875") OR 3-10d COMMON NAILS (3"x0.14875") OR 4-10d BOX (3"x0.125") OR 4-5"x0.131" NAILS	TOE NAIL
7	ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS OR ROOF RAFTERS TO MINIMUM 2" RIDGE BEAM	4-8d BOX (2 1/2"x0.1875") OR 3-8d COMMON (2 1/2"x0.1875") OR 4-10d BOX (3"x0.125") OR 4-5"x0.131" NAILS	TOE NAIL
<b>WALL</b>			
8	STUD TO STUD (NOT AT BRACED WALL PANELS)	16d COMMON (3 1/2"x0.162") OR 10d (3"x0.125") OR 3"x0.131" NAILS	24" O.C. FACE NAIL
9	STUD TO STUD AND BRACING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16d COMMON (3 1/2"x0.162") OR 10d (3"x0.125") OR 3"x0.131" NAILS	12" O.C. FACE NAIL
10	BUILT-UP HEADER (2" TO 2" HEADER WITH 1/2" SPACER)	16d COMMON (3 1/2"x0.162") OR 10d (3"x0.125") OR 3"x0.131" NAILS	16" O.C. EACH EDGE FACE NAIL
11	CONTINUOUS HEADER TO STUD	5-8d BOX (2 1/2"x0.1875") OR 4-8d COMMON (2 1/2"x0.1875") OR 4-10d BOX (3"x0.125")	TOE NAIL
12	TOP PLATE TO TOP PLATE	16d COMMON (3 1/2"x0.162") OR 10d BOX (3"x0.125") OR 3"x0.131" NAILS	12" O.C. FACE NAIL
13	DOUBLE TOP PLATE SPLICE FOR SDG'S A-D, WITH SEISMIC BRACED WALL LINE SPACING 12"	8-16d COMMON (3 1/2"x0.162"), OR 12-16d COMMON (3 1/2"x0.162") OR 12-10d BOX (3"x0.125") OR 12-5"x0.131" NAILS	FACE NAIL ON EACH SIDE OF END JOINT (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
14	DOUBLE TOP PLATE SPLICE SDG'S E, D1, OR D2, AND BRACED WALL LINE SPACING 12"	12-16d (3 1/2"x0.162")	16" O.C. FACE NAIL
15	BOTTOM PLATE TO JOINT, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANELS)	16d COMMON (3 1/2"x0.162") OR 3-8d BOX (2 1/2"x0.1875") OR 3-10d COMMON (3 1/2"x0.162") OR 4-5"x0.131" NAILS	3 EACH 16" O.C. FACE NAIL 4 EACH 16" O.C. FACE NAIL
16	TOP OR BOTTOM PLATE TO STUD	4-8d BOX (2 1/2"x0.1875") OR 3-8d COMMON (2 1/2"x0.1875") OR 4-10d BOX (3"x0.125") OR 4-5"x0.131" NAILS	TOE NAIL
17	TOP PLATES, LAP'S AT CORNERS AND INTERSECTIONS	5-10d BOX (3"x0.125") OR 4-8d COMMON (3 1/2"x0.162") OR 3-5"x0.131" NAILS	FACE NAIL
18	1" BRACE TO EACH STUD AND PLATE	5-8d BOX (2 1/2"x0.1875") OR 3-8d COMMON (2 1/2"x0.1875") OR 2-10d BOX (3"x0.125") OR 2 STAPLES, 1" CROWN, LEGS 3/4" LONG	FACE NAIL
19	1" X 6" SHEATHING TO EACH BEARING	5-8d BOX (2 1/2"x0.1875") OR 3-8d COMMON (2 1/2"x0.1875") OR 3-10d BOX (3"x0.125") OR 3 STAPLES, 1" CROWN, LEGS 3/4" LONG	FACE NAIL
20	1" X 6" AND WIDER SHEATHING TO EACH BEARING	WIDER THAN 1" X 6" 4-8d BOX (2 1/2"x0.1875") OR 3-8d COMMON (2 1/2"x0.1875") OR 3-10d BOX (3"x0.125") OR 4 STAPLES, 1" CROWN, LEGS 3/4" LONG	FACE NAIL
<b>FLOOR</b>			
21	JOIST TO SILL, TOP PLATE OR GIRDER	4-8d BOX (2 1/2"x0.1875") OR 3-8d COMMON (2 1/2"x0.1875") OR 3-10d BOX (3"x0.125") OR 3-5"x0.131" NAILS	TOE NAIL
22	RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)	8d COMMON (2 1/2"x0.1875") OR 10d BOX (3"x0.125") OR 3"x0.131" NAILS	4" O.C. TOE NAIL
23	1" X 6" SUBFLOOR OR LESS TO EACH JOIST	5-8d BOX (2 1/2"x0.1875") OR 3-8d COMMON (2 1/2"x0.1875") OR 3-10d BOX (3"x0.125") OR 2 STAPLES, 1" CROWN, LEGS 3/4" LONG	FACE NAIL
24	2" SUBFLOOR TO JOIST OR GIRDER	5-8d BOX (2 1/2"x0.1875") OR 3-8d COMMON (2 1/2"x0.1875") OR 3-10d BOX (3"x0.125") OR 2 STAPLES, 1" CROWN, LEGS 3/4" LONG	BLIND AND FACE NAIL
25	2" PLANKS (PLANK & BEAM - FLOOR & ROOF)	5-8d BOX (2 1/2"x0.1875") OR 3-8d COMMON (2 1/2"x0.1875") OR 3-10d BOX (3"x0.125") OR 2 STAPLES, 1" CROWN, LEGS 3/4" LONG	AT EACH BEARING, FACE NAIL
26	BAND OR RIM JOIST TO JOIST	5-8d BOX (2 1/2"x0.1875") OR 3-8d COMMON (2 1/2"x0.1875") OR 4-10d BOX (3"x0.125") OR 4-5"x0.131" NAILS	END NAIL
27	BUILT-UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS	20d COMMON (4"x0.142") OR 10d BOX (3"x0.125") OR 3"x0.131" NAILS	NAIL EACH LAYER AS FOLLOWS: 32" O.C. AT TOP AND BOTTOM AND STAGGERED 24" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
28	LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	4-8d BOX (2 1/2"x0.1875") OR 3-8d COMMON (2 1/2"x0.1875") OR 4-10d BOX (3"x0.125") OR 4-5"x0.131" NAILS	AT EACH JOIST OR RAFTER, FACE NAIL
29	BRIDGING TO JOIST	2-10d (3"x0.125")	EACH END, TOE NAIL

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

MINIMUM NAIL SIZE	MINIMUM WOOD STRUCTURAL PANEL RATING	MINIMUM NOMINAL PANEL THICKNESS (INCHES)	MAXIMUM WALL STUD SPACING (INCHES)	PANEL NAIL SPACING (INCHES O.C.)	ULTIMATE DESIGN WIND SPEED V <sub>10</sub> (MPH)
8d COMMON (2 1/2"x0.1875")	15	24/0	5/8	16	10
8d COMMON (2 1/2"x0.1875")	17s	24/6	7/8	16	15
FOR S1: 1 INCH = 25.4 mm, 1 MILE PER HOUR = 0.447 m/s					

a. PANEL STRENGTH AXIS PARALLEL OR PERPENDICULAR TO SUPPORT. THREE-PLY PLYWOOD SHEATHING WITH STUD SPACINGS MORE THAN 16" OR CENTER SHALL BE APPLIED WITH PANEL STRENGTH AXIS PERPENDICULAR TO SUPPORT.  
b. TABLE BASED ON WIND PRESSURES ACTING TOWARD AND AWAY FROM BUILDING SURFACES IN ACCORDANCE WITH SECTION R602.3. LATERAL BRACING REQUIREMENTS SHALL BE IN ACCORDANCE WITH SECTION R602.3.1.  
c. WOOD STRUCTURAL PANELS WITH SPAN RATINGS OF WALL-B OR WALL-C SHALL BE PERMITTED AS AN ALTERNATE TO PANELS WITH A 24/0 SPAN RATING. PLYWOOD SIDING RATED 16 O.C. OR 24 O.C. SHALL BE PERMITTED AS AN ALTERNATE TO PANELS WITH A 24/0 SPAN RATING. WALL-B AND PLYWOOD SIDING 16 O.C. SHALL BE USED WITH STUDS SPACED NOT MORE THAN 16" ON CENTER.

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

RAFTER OR TRUSS SPACING	ROOF SPAN (FEET)	EXPOSURE B			
		150 mph		140 mph	
		ROOF PITCH	ROOF PITCH	ROOF PITCH	ROOF PITCH
12" O.C.	12	45	22	123	115
	18	122	112	157	146
	24	240	211	320	278
	30	408	363	526	474
	36	576	516	744	672
	42	744	672	972	891
16" O.C.	12	60	30	164	152
	18	160	144	208	194
	24	320	288	416	388
	30	480	432	624	576
	36	640	576	832	768
	42	800	720	1040	972

FOR S1: 1 INCH = 25.4 mm, 1 FOOT = 304.8 mm, 1 MILE PER HOUR = 0.447 m/s, 1 POUND = 0.454 kg, 1 POUND PER SQUARE FOOT = 47.9 N/m<sup>2</sup>, pif 14.6 N/m

a. THE UPLIFT CONNECTION FORCES ARE BASED ON A MAXIMUM 99 FOOT MEAN ROOF HEIGHT AND WIND EXPOSURE CATEGORY B OR C. FOR EXPOSURE D, THE UPLIFT CONNECTION FORCE SHALL BE SELECTED FROM THE EXPOSURE C PORTION OF THE TABLE USING THE NEXT HIGHEST TABULATED ULTIMATE DESIGN WIND SPEED. THE ADJUSTMENT COEFFICIENTS IN TABLE R602.11 SHALL NOT BE USED TO MULTIPLY THE TABULATED FORCES FOR EXPOSURE C AND D OR FOR THE OTHER MEAN ROOF HEIGHTS.  
b. THE UPLIFT CONNECTION FORCES INCLUDE AN ALLOWANCE FOR ROOF AND CEILING ASSEMBLY DEAD LOAD OF 15 PSF.  
c. THE TABULATED UPLIFT CONNECTION FORCES ARE LIMITED TO A MAXIMUM ROOF OVERHANG OF 24 INCHES.  
d. THE TABULATED UPLIFT CONNECTION FORCES SHALL BE PERMITTED TO BE MULTIPLIED BY 0.75 FOR CONNECTIONS NOT LOCATED WITHIN 8 FEET OF BUILDING CORNERS.  
e. FOR BUILDINGS WITH HIP ROOFS WITH 5:12 AND GREATER PITCH, THE TABULATED UPLIFT CONNECTION FORCES SHALL BE PERMITTED TO BE MULTIPLIED BY 0.70. THIS REDUCTION SHALL NOT BE COMBINED WITH ANY OTHER REDUCTION IN TABULATED FORCES.  
f. FOR WALL TO WALL AND WALL TO FOUNDATION CONNECTIONS, THE UPLIFT CONNECTION FORCE SHALL BE PERMITTED TO BE REDUCED BY 60 PIP FOR EACH FULL WALL ABOVE.  
g. LINEAR INTERPOLATION BETWEEN TABULATED ROOF SPANS AND WIND SPEEDS SHALL BE PERMITTED.  
h. THE TABULATED FORCES FOR A 12-INCH ON CENTER SPACING SHALL BE PERMITTED TO BE USED TO DETERMINE THE UPLIFT LOAD IN POUNDS PER LINEAR FOOT.

2020 IRC - TABLE R602.3(5) SIZE, HEIGHT AND SPACING OF WOOD STUDS

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

FOR S1: 1 INCH = 25.4 mm, 1 FOOT = 304.8 mm  
a. LISTED HEIGHT ARE DISTANCES BETWEEN POINTS LATERAL SUPPORT PLACED PERPENDICULAR TO THE PLANE OF THE WALL. BEARING WALLS SHALL BE SHEATHED ON NOT LESS THAN ONE SIDE OR BRIDGING SHALL BE INSTALLED NOT GREATER THAN 4 FEET APART MEASURED VERTICALLY FROM EITHER END OF THE STUD. INCREASES IN UNSUPPORTED HEIGHT ARE PERMITTED WHERE IN COMPLIANCE WITH EXCEPTION 2 OF SECTION R602.3.1 OR DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.  
b. SHALL NOT BE USED IN EXTERIOR WALLS.  
c. A HABITABLE ATTIC ASSEMBLY SUPPORTED BY 2X4 STUDS IS LIMITED TO A ROOF SPAN OF 32 FEET. WHERE THE ROOF SPAN EXCEEDS 32 FEET, THE WALL STUDS SHALL BE INCREASED TO 2X6 OR THE STUDS SHALL BE INCREASED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE.

TABLE R602.10.4- BRACING METHODS

METHODS, MATERIAL	MINIMUM THICKNESS	FIGURE	FASTENERS	CONNECTION CRITERIA
CS-SFP CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL	3/8"		EXTERIOR SHEATHING PER TABLE R602.3 (3) INTERIOR SHEATHING PER TABLE R602.3 (1) OR R602.3 (2)	6" EDGES 12" FIELD VARIES BY FASTENER
CS-SFP CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL ADJACENT TO GARAGE OPENINGS	3/8"		SEE METHOD CS-SFP	SEE METHOD CS-SFP
CS-PT CONTINUOUSLY SHEATHED PORTAL FRAME	7/8"		SEE SECTION R602.10.6.4	SEE SECTION R602.10.6.4
CS-SFB CONTINUOUSLY SHEATHED STRUCTURAL FIBERBOARD	1/2" OR 3/32" FOR STUD SPACING		1 1/2" long X 0.12 dia. (for 1/2" thick sheathing) 1 3/4" long X 0.12 dia. (for 3/32" thick sheathing) galvanized roofing nails or 8d common (2 1/2" x 0.1875") nails	3" EDGES 6" FIELD

FOR S1: 1 INCH = 25.4 mm, 1 FOOT = 304.8 mm, 1 degree = 0.0175 rad, 1 pound per square foot = 47.9 N/m<sup>2</sup>, 1 mile per hour = 0.447 m/s.  
a. Adhesive attachment of wall sheathing including Method GB, shall not be permitted in Seismic Design Categories C, D<sub>1</sub>, D<sub>2</sub> and D<sub>3</sub>.  
b. Applies to panels next to garage door opening where supporting gable end wall or roof load only. Shall only be used on one wall of the garage. In Seismic Design Categories D<sub>1</sub>, D<sub>2</sub>, and D<sub>3</sub>, roof covering dead load shall not exceed 5 psf.  
c. Garage openings adjacent to a Method CS-SFP panel shall be provided with a header in accordance with Table R602.3 (1). A full height clear opening shall not be permitted to a Method CS-SFP panel.  
d. Method CS-SFB does not apply in Seismic Design Categories D<sub>1</sub>, D<sub>2</sub>, D<sub>3</sub>.  
e. Method applies to detached one and two-family dwellings in Seismic Design Categories D<sub>1</sub> through D<sub>3</sub> only.

TABLE R602.3(1) FASTENING SCHEDULE CONTINUED

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING OF FASTENERS	
			EDGES (INCHES)	INTERMEDIATE SUPPORTS (INCHES)
<b>WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLE BOARD WALL SHEATHING TO FRAMING (SEE TABLE R602.3(3)) FOR WOOD STRUCTURAL PANEL EXTERIOR WALL SHEATHING TO WALL FRAMING</b>				
30	1/2" - 1/2"	8d COMMON NAIL (2 1/2"x0.1875")	6	12"
31	3/8" - 1"	8d COMMON NAIL (2 1/2"x0.1875")	6	12"
32	1 1/2" - 1 1/2"	10d COMMON (3"x0.125") NAIL OR 8d (2 1/2"x0.1875") DEFORMED NAIL	6	12"
<b>OTHER WALL SHEATHING</b>				
33	1 1/2" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1/2" GALVANIZED ROOFING NAIL 1/2" HEAD (1/2" LONG)	3	6"
34	3/8" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1/2" GALVANIZED ROOFING NAIL 1/2" HEAD (1/2" LONG)	3	6"
35	1/2" GYPSUM SHEATHING	1/2" GALVANIZED ROOFING NAIL STAPLE GALVANIZED, 1 1/2" LONG, 1/2" SCREWS	7	7"
36	1/2" GYPSUM SHEATHING	1/2" GALVANIZED ROOFING NAIL STAPLE GALVANIZED, 1 1/2" SCREWS, TYPE H OR S	7	7"
<b>WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING</b>				
37	1/2" AND LESS	8d COMMON (2 1/2"x0.1875") NAIL OR 8d DEFORMED (2 1/2"x0.1875") NAIL	6	12"
38	3/8" - 1"	8d COMMON (2 1/2"x0.1875") NAIL OR 8d DEFORMED (2 1/2"x0.1875") NAIL	6	12"
39	1 1/2" - 1 1/2"	10d COMMON (3"x0.125") NAIL OR 8d DEFORMED (2 1/2"x0.1875") NAIL	6	12"

FOR S1: 1 INCH = 25.4 mm, 1 FOOT = 304.8 mm, 1 MILE PER HOUR = 0.447 m/s, 1 ksi = 6.895 MPa

a. NAILS ARE SMOOTH-CROWN BOX OR DEFORMED SHANKS EXCEPT WHERE OTHERWISE STATED. NAILS USED FOR FRAMING AND SHEATHING CONNECTIONS SHALL HAVE MINIMUM AVERAGE BENDING YIELD STRENGTHS AS SHOWN. 80 KSI FOR SHANK DIAMETER OF 0.142 INCH (20d DIAMETERS OF 0.142 INCH OR LESS).  
b. 4-FEET-FOOT BY 8-FOOT OR 4-FOOT BY 8-FOOT PANELS SHALL BE APPLIED VERTICALLY.  
c. NAILS SHALL BE SPACED AT NOT MORE THAN 6 INCHES ON CENTER AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES OR GREATER.  
d. SPACING OF FASTENERS NOT INCLUDED IN THIS TABLE SHALL BE BASED ON TABLE R602.3 (2).  
e. WHERE THE ULTIMATE DESIGN WIND SPEED IS 150 MPH OR LESS, NAILS FOR ATTACHING WOOD STRUCTURAL PANEL ROOF SHEATHING TO FRAMING SHALL BE SPACED 8 INCHES ON CENTER. WHERE THE ULTIMATE DESIGN WIND SPEED IS GREATER THAN 150 MPH, NAILS FOR ATTACHING PANEL ROOF SHEATHING TO INTERMEDIATE SUPPORTS SHALL BE SPACED 8 INCHES ON CENTER FOR MINIMUM 48 INCH DISTANCE FROM RIDGES, EAVES AND GABLE END WALLS, AND 4 INCHES ON CENTER TO GABLE END WALL FRAMING.  
f. GYPSUM SHEATHING SHALL CONFORM TO ASTM C 1396 AND SHALL BE INSTALLED IN ACCORDANCE WITH 6A 253. FIBERBOARD SHEATHING SHALL CONFORM TO ASTM C 209.  
g. SPACING OF FASTENERS ON FLOOR SHEATHING EDGES APPLIED TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING AND AT FLOOR PERIMETERS ONLY. SPACING OF FASTENERS ON ROOF SHEATHING PANEL EDGES APPLIED TO PANEL EDGES SUPPORTED BY FRAMING MEMBERS AND REQUIRED BLOCKING. BLOCKING OF ROOF OR FLOOR SHEATHING PANEL EDGES PERPENDICULAR TO THE FRAMING MEMBERS NEED NOT BE PROVIDED EXCEPT AS REQUIRED BY OTHER PROVISIONS OF THIS CODE. FLOOR PERIMETER SHALL BE SUPPORTED BY FRAMING MEMBERS OR SOLID BLOCKING.  
h. WHERE A RAFTER IS FASTENED TO AN ADJACENT PARALLEL CEILING JOIST IN ACCORDANCE WITH THIS SCHEDULE, PROVIDE TWO TOE NAILS ON ONE SIDE OF THE RAFTER AND TWO NAILS FROM THE CEILING JOIST TO TOP PLATE IN ACCORDANCE WITH THIS SCHEDULE. THE TOE NAIL ON THE OPPOSITE SIDE OF THE RAFTER SHALL NOT BE REQUIRED.

TABLE 1: MINIMUM INSULATION THICKNESS FOR CIRCULATING HOT WATER PIPES

HEATED WATER TEMPERATURE (F)	INSULATION THICKNESS IN INCHES BY PIPE SIZE		
	NON-CIRCULATING RUNOUTS UP TO 1"	CIRCULATING MAINS AND RUNOUTS UP TO 1.25"	OVER 2"
100-180	0.5	1.0	1.5
140-160	0.5	0.5	1.0
100-130	0.5	0.5	0.5

TABLE 2: MINIMUM INSULATION THICKNESS FOR HVAC PIPES

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

ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS AS PER TABLE R501.1 OF THE 2018 INTERNATIONAL RESIDENTIAL CODE

STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
RAFTERS HAVING SLOPES GREATER THAN 5/12 WITH NO FINISHED CEILING ATTACHED TO RAFTERS	L/180
INTERIOR WALLS AND PARTITIONS	H/180
FLOORS	L/360
CEILING WITH BRITTLE FINISHES (INCLUDING PLASTER AND STUCCO)	L/260
CEILINGS WITH FLEXIBLE FINISHES (INCLUDING GYPSUM BOARD)	L/240
ALL OTHER STRUCTURAL MEMBERS	L/240
EXTERIOR WALLS - WIND LOADS WITH PLASTER OR STUCCO FINISHES	H/360
EXTERIOR WALLS - WIND LOADS WITH OTHER BRITTLE FINISHES	H/240
EXTERIOR WALLS - WIND LOADS WITH FLEXIBLE FINISHES	H/200
LINTELS SUPPORTING MASONRY VENEER WALLS	L/600

NOTE: L=SPAN LENGTH, H=SPAN HEIGHT  
a. FOR THE PURPOSES OF DETERMINING DEFLECTION LIMITS HEREIN, THE WIND LOAD SHALL BE PERMITTED TO BE TAKEN AS 0.7 TIMES THE COMPONENT AND CLADDING (ASD) LOADS OBTAINED FROM THE TABLE R501.2(2).  
b. FOR CANTILEVER MEMBERS, L SHALL BE TAKEN AS TWICE THE LENGTH OF THE CANTILEVER.  
c. FOR ALUMINUM STRUCTURAL MEMBERS OR PANELS USED IN ROOFS OR WALLS OF SUNROOM ADDITIONS OR PATIO COVERS, NOT SUPPORTING EDGE OF GLASS, THE CONTINUOUS ALUMINUM STRUCTURAL MEMBERS SUPPORTING EDGE OF GLASS, THE TOTAL LOAD DEFLECTION SHALL NOT EXCEED L/175 FOR EACH GLASS LITE OR L/60 FOR THE ENTIRE LENGTH OF THE MEMBER, WHICHEVER IS MORE STRINGENT. FOR SANDWICH PANELS USED IN ROOFS OR WALLS OF SUNROOM ADDITIONS OR PATIO COVERS, THE TOTAL LOAD DEFLECTION SHALL NOT EXCEED L/120.  
d. DEFLECTION FOR EXTERIOR WALLS WITH INTERIOR GYPSUM BOARD FINISH SHALL BE LIMITED TO AN ALLOWABLE DEFLECTION OF H/180.  
e. REFER TO SECTION R103.2.2.

R501.2.2. PROTECTION OF OPENINGS. EXTERIOR GLAZING IN BUILDINGS LOCATED IN WINDBORNE DEBRIS PROTECTION FROM WINDBORNE DEBRIS.

a. EXTERIOR GLAZING IN BUILDINGS LOCATED IN WINDBORNE DEBRIS PROTECTION FROM WINDBORNE DEBRIS SHALL MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E 1996 AND ASTM E 1886 AS MODIFIED IN SECTION 301.2.1.2.1. GARAGE DOOR GLAZED OPENING PROTECTION FOR WINDBORNE DEBRIS SHALL MEET THE REQUIREMENTS OF AN IMPACT-RESISTING STANDARD OR ANSI/DASMA 119. (SEE TABLE BELOW)  
EXCEPTION:  
WOOD STRUCTURAL PANELS WITH A THICKNESS OF NOT LESS THAN 3/4 INCH AND A SPAN OF NOT MORE THAN 8 FEET SHALL BE PERMITTED FOR OPENING PROTECTION. PANELS SHALL BE PRECUT AND ATTACHED TO THE FRAMING SURROUNDING THE OPENING CONTAINING THE PRODUCT WITH THE GLAZED OPENING. PANELS SHALL BE REDRILLED AS REQUIRED FOR THE ANCHORAGE METHOD AND SHALL BE SECURED WITH THE ATTACHMENT HARDWARE PROVIDED. ATTACHMENTS SHALL BE DESIGNED TO RESIST THE COMPONENT AND CLADDING LOADS DETERMINED IN ACCORDANCE WITH EITHER TABLE R501.2(2) OR ASCE 7, WITH THE PERMANENT CORROSION-RESISTANT ATTACHMENT HARDWARE PROVIDED AND ANCHORS PERMANENTLY INSTALLED ON THE BUILDING. ATTACHMENT IN ACCORDANCE WITH TABLE R501.2.1.2 IS PERMITTED FOR BUILDINGS WITH A MEAN ROOF HEIGHT OF 45 FEET OR LESS WHERE THE ULTIMATE DESIGN WIND SPEED, IS 180 MPH OR LESS.

TABLE R501.2.1.2: WINDBORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS

FASTENER TYPE	FASTENER SPACING		
	PANEL SPAN < 4 FOOT	< PANEL SPAN < 6 FOOT	< PANEL SPAN < 8 FOOT
NO. 8 WOOD SCREW BASED ANCHOR WITH 2 INCH EMBEDMENT LENGTH	16	10	8
NO. 10 WOOD SCREW BASED ANCHOR WITH 2 INCH EMBEDMENT LENGTH	16	12	9
1/2 INCH LAS SCREW BASED ANCHOR WITH 2 INCH EMBEDMENT LENGTH	16	16	16

a. THIS TABLE IS BASED ON 180 MPH ULTIMATE DESIGN WIND

**GENERAL CONDITIONS**  
UNLESS OTHERWISE NOTED, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, AIA DOCUMENT-201 4/87 SHALL APPLY. THE CONTRACTOR SHALL OBTAIN CERTIFICATE OF OCCUPANCY. SUBSTITUTIONS SHOULD NOT BE MADE WITHOUT WRITTEN AUTHORIZATION BY THE ARCHITECT. THE PREMISES SHALL BE KEPT REASONABLY CLEAN AT ALL TIMES. AT THE COMPLETION OF WORK, THE CONTRACTOR SHALL REMOVE ALL WASTE MATERIALS, TOOLS, RUBBISH, ETC., CLEAN GLASS AND LEAVE WORK BROOM CLEAN UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL CARRY WORKMAN'S COMPENSATION AND GENERAL LIABILITY INSURANCE. ALL SHALL COMPLY WITH STATE AND LOCAL CODES AND ORDINANCES. THE CONTRACTOR SHOULD FULLY GUARANTEE HIS WORK AND THE WORK OF HIS SUBCONTRACTORS FOR A PERIOD OF ONE YEAR AFTER COMPLETION OF THE PROJECT UNLESS OTHERWISE SPECIFIED. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH GOOD BUILDING PRACTICES. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, ARCHITECT, AND THEIR AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK PROVIDED THAT ANY SUCH CLAIM, DAMAGE, LOSS OR EXPENSE (A) IS ATTRIBUTABLE TO BODILY INJURY, SICKNESS, DISEASE OR DEATH OR TO INJURY TO OR DESTRUCTION OF TANGIBLE PROPERTY (OTHER THAN THE WORK ITSELF INCLUDING THE LOSS OR USE RESULTING THERE FROM), (B) IS CAUSED IN WHOLE OR IN PART BY ANY NEGLIGENT ACT OR OMISSION OF THE CONTRACTOR, ANY SUBCONTRACTOR, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM, OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE REGARDLESS OF WHETHER OR NOT IT IS CAUSED IN PART BY A PARTY INDEMNIFIED HEREUNDER. ALL MATERIALS, ASSEMBLIES, AND METHODS OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO FORM-WORK, BLOCK-WORK, FRAMING, NAILING, PLACING OF CONCRETE, ETC. ARE TO BE CAREFULLY SUPERVISED BY THE CONTRACTOR TO BE SURE THEY ARE IN ACCORDANCE WITH THE DRAWINGS, SPECIFICATIONS, APPLICABLE CODES AND GOOD PRACTICE. DEVIATIONS FROM THE DRAWINGS AND SPECIFICATIONS WILL NOT BE PERMITTED WITHOUT WRITTEN AUTHORIZATION OF THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SHOP DRAWINGS WHICH MAY BE NEEDED. ALL DIMENSIONS AND CONDITIONS ARE TO BE FIELD VERIFIED. CONTRACTOR TO REMOVE & RELOCATE AS REQUIRED ALL EXISTING WORK WHICH INTERFERES WITH NEW CONSTRUCTION.

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

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

**CONCRETE**  
NO CONCRETE OR MASONRY WORK SHALL BE DONE DURING TEMPERATURES OF 32 DEGREES F. AND FALLING. NO CONCRETE SHALL BE PLACED ON FROZEN SURFACES. NO ADDITIVES SHALL BE ALLOWED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT. ALL CONCRETE IS TO BE MIN. 3500 PSI. AT 28 DAYS & 4000 PSI FOR GARAGE SLAB. PROVIDE ALL SLEEVES AND FOUNDATION VENTS AS REQUIRED BY NYS CODE. UNLESS INDICATED, ALL FOUNDATION FOOTINGS ARE TO BE MIN. 8" DEEP PROJECTING 6" ON EACH SIDE OF THE FOUNDATION WALL. PROVIDE TWO #4 DEFORMED BARS CONTINUOUS IN THE FOOTING. ALL 4" THICK CONCRETE SLABS TO HAVE 6x6 10/10 WELDED WIRE REINFORCING. ANCHOR BOLTS IN CONCRETE SHALL BE HOOKED 5/8" X 12" AT MAX. 3' O.C. PROVIDE BITUMEN EXPANSION JOINTS BETWEEN SLABS AND FOUNDATION WALLS.

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

**FOUNDATION WATERPROOFING**  
INSTALL TWO LAYERS OF TOWELED ON FIBERGLASS MASTIC (FED. SPEC. S.S.C. 153 TYPE-I) MEMBRANE TO BE CONTINUOUS FROM TOP OF FOUNDATION AND EXTEND TO LAP EDGE OF FOOTING.

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

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

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

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

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

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

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

**GLASS WINDOWS AND DOORS**  
TO BE INSTALLED AS PER SECTION R509 OF THE RESIDENTIAL CODE OF N.Y.S. ALL GLASS IS TO BE INSULATED LOW-E UNLESS OTHERWISE SPECIFIED. GLASS SUBCONTRACTOR SHALL NOT INSTALL GLASS UNTIL PROPER CLEARANCES ARE PROVIDED. ALL SLIDING GLASS DOORS, SKYLIGHTS AND/OR WINDOWS AS REQUIRED BY CODE, SHALL BE INSULATED TEMPERED GLASS. ALL GLASS DOORS AND WINDOWS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. ALL WINDOWS ARE TO BE GULKED AND SEALED AS PER 2015 IECC REQUIREMENTS. PROVIDE FLASHING PANS UNDER ALL SLIDER DOORS, AND WINDOWS WITHIN A 6" OF AN EXTERIOR SURFACE. ALL EXTERIOR DOORS ARE TO BE FULLY WEATHER-STRIPPED. PROVIDE ALL SCREENS AND HARDWARE AS REQUIRED. ALL GLASS IS TO BE FREE OF SCRATCHES AND IMPERFECTIONS AND GUARANTEED BY THE MANUFACTURER FOR A PERIOD OF NO LESS THAN 5 YEARS. ALL WINDOWS TO BE ANDERSEN UNLESS INDICATED OTHERWISE.

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

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

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

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

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

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

**DUCT CONSTRUCTION:**  
-ALL JOINTS, SEAMS, AND CONNECTIONS MUST BE SECURELY FASTENED WITH WELDS, GASKETS, MASTICS (ADHESIVES), MASTIC-PLUS-EMBEDDED-FABRIC, OR TAPES. DUCT TAPE IS NOT PERMITTED.  
EXCEPTION: CONTINUOUSLY WELDED AND LOCKING-TYPE LONGITUDINAL JOINTS AND SEAMS ON DUCTS OPERATING AT LESS THAN 2" W.G. (500 PA.)

-DUCTS SHALL BE SUPPORTED EVERY 10 FEET OR IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.  
-COOLING DUCTS WITH EXTERIOR INSULATION MUST BE COVERED WITH A VAPOR RETARDER.  
-AIR FILTERS ARE REQUIRED IN THE RETURN AIR SYSTEM.  
-THE HVAC SYSTEM MUST PROVIDE A MEANS FOR BALANCING AIR AND WATER SYSTEMS.

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

**ELECTRIC SYSTEMS:**  
-SEPARATE ELECTRIC METERS ARE REQUIRED FOR EACH DWELLING UNIT.

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

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

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

**HEATING AND COOLING PIPING INSULATION:**  
-HVAC PIPING CONVEYING FLUIDS ABOVE 105°F OR CHILLED FLUIDS BELOW 55°F MUST BE INSULATED TO THE LEVELS IN TABLE 2.  
**NOTES:**  
1. OBTAIN ALL PERMITS PRIOR TO THE START OF WORK.

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

3. DOOR TRIM AND BASE MOLDING TO BE SELECTED

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

5. FINISHES TO BE SUPPLIED BY OWNER

MINIMUM DESIGN DEAD LOADS\* AS PER ASCE 7-05

COMPONENT	LOAD (psf)	
C E I L I N G S		
GYPSUM BOARD (1/2-in.)	7.0	
GYPSUM BOARD (5/8-in.)	9.0	
SUSPENDED STEEL CHANNEL SYSTEM	2.0	
C O V E R I N G S , R O O F , A N D W A L L		
ASPHALT SHINGLES	2.0	
GYPSUM SHEATHING, 1/2-in.	2.0	
PLYWOOD (per 1/2-in.)	1.6	
RIGID INSULATION, 1/2-in.	0.75	
SINGLE-PLY SHEET WATERPROOFING MEMBRANE	0.7	
BITUMINOUS, SMOOTH SURFACE WATERPROOFING MEMBRANE	1.5	
F L O O R S A N D F L O O R F I N I S H E S		
CERAMIC OR QUARRY TILE (3/4-in.) ON 1/2-in. MORTAR BED	16.0	
HARDWOOD FLOORING, 7/8-in.	4.0	
LINOLEUM OR ASPHALT TILE, 1/4-in.	1.0	
SUBFLOORING, 3/4-in.	3.0	
FLOORS, WOOD JOIST (no plaster) JOIST SIZES (in.)	12-in. O.C.	16-in. O.C.
2x6	6	5
2x8	6	6
2x10	7	6
2x12	8	7
F R A M E P A R T I T I O N S		
WOOD OR STEEL STUDS, 1/2-in. GYP. BOTH SIDES	8.0	
F R A M E W A L L S		
EXTERIOR STUD WALLS:		
2x4 @ 16-in., 5/8-in. GYPSUM, INSULATED, 3/8-in. SIDING	11.0	
2x6 @ 16-in., 5/8-in. GYPSUM, INSULATED, 3/8-in. SIDING	12.0	
EXTERIOR STUD WALLS WITH BRICK VENEER	48.0	

\* WEIGHTS OF MASONRY INCLUDE MORTAR BUT NOT PLASTER. FOR PLASTER, ADD 5 lb/ft<sup>2</sup> FOR EACH FACE PLASTERED. VALUES GIVEN REPRESENT AVERAGES. IN SOME CASES THERE IS A CONSIDERABLE RANGE OF WEIGHT FOR THE SAME CONSTRUCTION.

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

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

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

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

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

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

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

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

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

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

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

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

R404.1: LIGHTING - A MINIMUM OF 15% OF PERMANENTLY INSTALLED FIXTURES MUST HAVE HIGH-EFFICACY LAMPS. LOW-VOLTAGE LIGHTING EXEMPT

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

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

TABLE 2: MINIMUM INSULATION THICKNESS FOR HVAC PIPES

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

PROPOSED TWO STORY, ONE FAMILY DWELLING  
SUBDIVISION @ 51 FOREST AVENUE, FREEPORT, NY, 11520

ARCHITECT SEAL

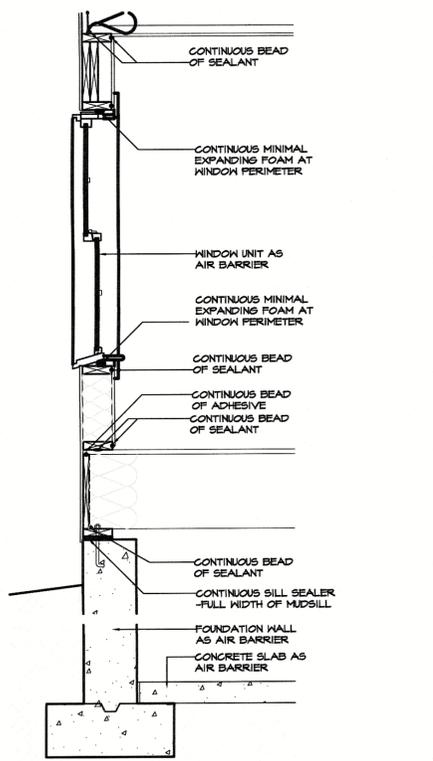


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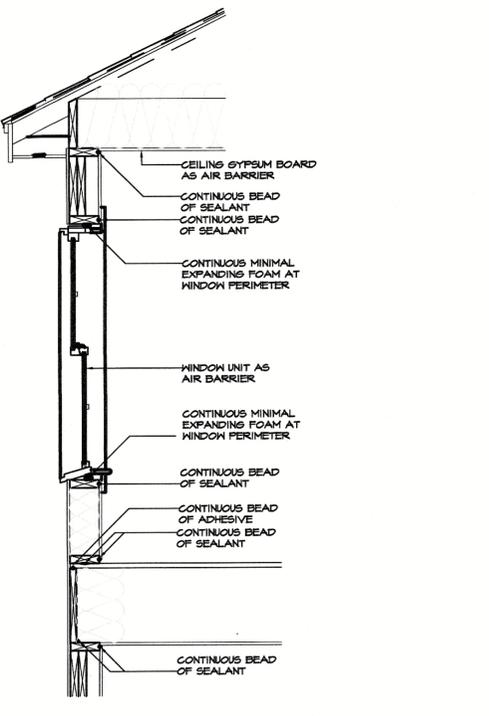
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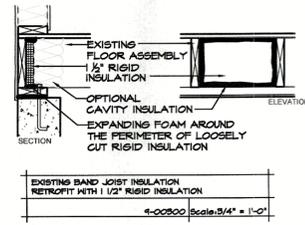
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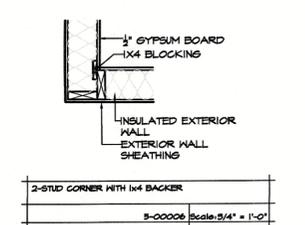
CONCEPTUAL AIR SEALING STRATEGY // LOWER WALL SECTION  
5-02002 Scale: 3/4" = 1'-0"



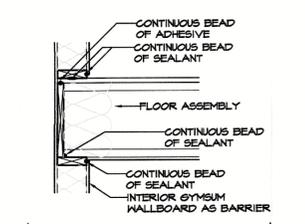
CONCEPTUAL AIR SEALING STRATEGY // UPPER WALL SECTION  
5-02003 Scale: 3/4" = 1'-0"



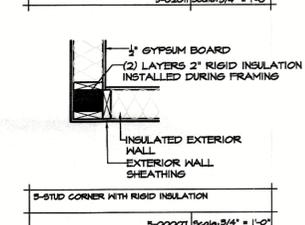
5-02000 Scale: 3/4" = 1'-0"



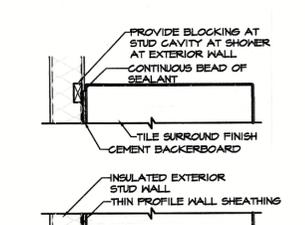
5-02006 Scale: 3/4" = 1'-0"



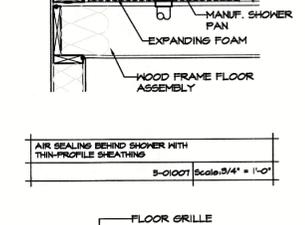
5-02011 Scale: 3/4" = 1'-0"



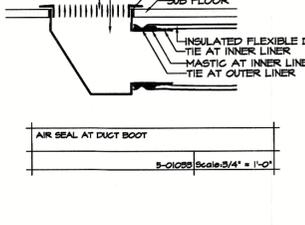
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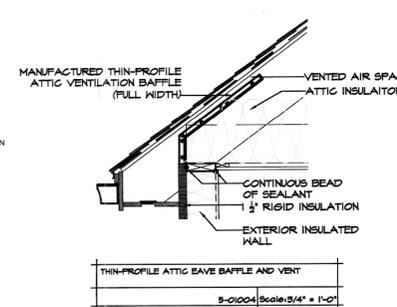
5-01007 Scale: 3/4" = 1'-0"



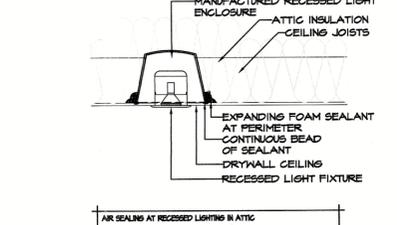
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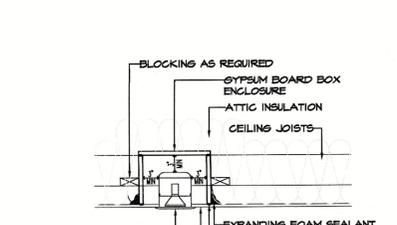
5-01009 Scale: 3/4" = 1'-0"



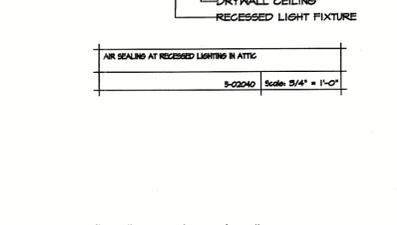
5-01004 Scale: 3/4" = 1'-0"



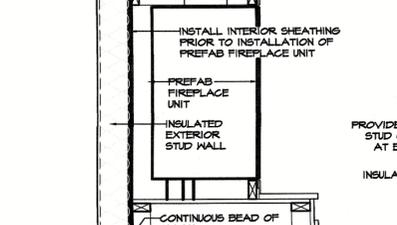
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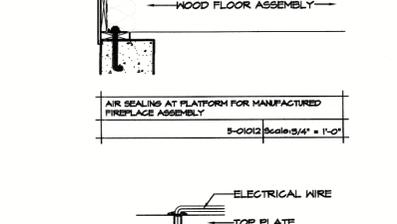
5-02040 Scale: 3/4" = 1'-0"



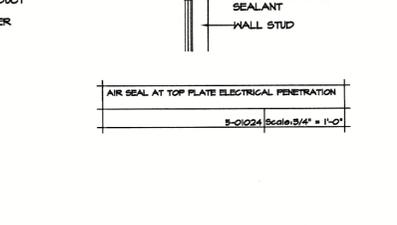
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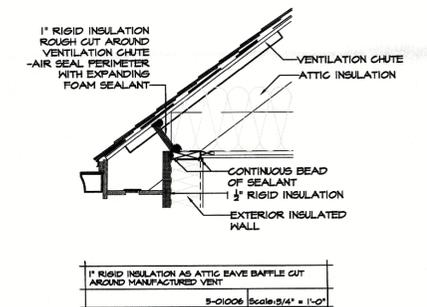
5-01012 Scale: 3/4" = 1'-0"



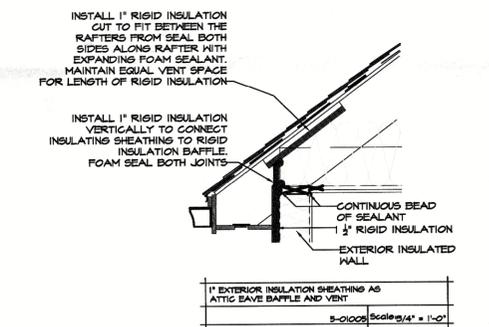
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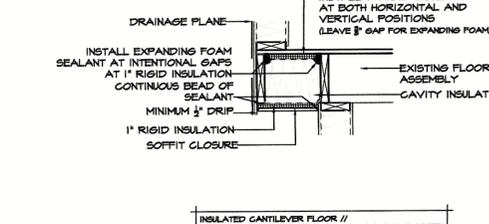
5-01029 Scale: 3/4" = 1'-0"



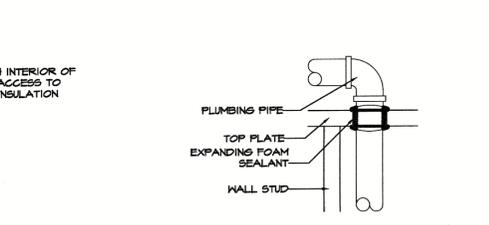
5-01006 Scale: 3/4" = 1'-0"



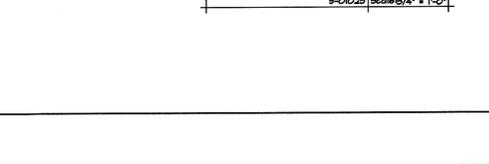
5-01006 Scale: 3/4" = 1'-0"



5-01016 Scale: 3/4" = 1'-0"



5-01016 Scale: 3/4" = 1'-0"



5-01020 Scale: 3/4" = 1'-0"

2020 RESIDENTIAL CODE OF NYS - TABLE N102.4.1.1 (2020 ECG OF NYS - R402.4.1.1) - AIR BARRIER AND INSULATION INSTALLATION

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

MATERIALS R-VALUES

MATERIAL	R-VALUE
BUILDING BOARD	
GYPSUM WALL BOARD (1/2")	0.45
GYPSUM WALL BOARD (5/8")	0.5625
PLYWOOD (1/2")	0.62
PLYWOOD (3/4")	0.94
SIDING	
ALUMINUM/ VINYL SIDING (NOT INSULATED)	0.61
ALUMINUM/ VINYL SIDING (1/2" INSULATION)	1.20
FLOORING	
HARDWOOD FLOORING (3/4")	0.68
TILE	0.05
CARPET WITH FIBER PAD	2.08
CARPET WITH RUBBER PAD	1.23
AIR SPACE (1/2" UP TO 4")	1.00
ROOFING	
ASPHALT SHINGLES	0.44
WOOD SHINGLES	0.97
DOORS	
WOOD, SOLID CORE (1 3/4")	2.17
INSULATED METAL DOOR (2")	15.00
POURED CONCRETE PER 1"	0.08

PROPOSED TWO STORY, ONE FAMILY DWELLING

SUBDIVISION @ 51 FOREST AVENUE, FREEPORT, NY, 11520

ARCHITECT SEAL



SCALES NOTED

DATE: 11-17-23



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SEC. 55 BLK. 396 LOT. 363

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 Mona Gonzalez 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) 368 Wallace St. 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 Land Map of Nassau County Sec. 55 Blk. 396 Lot(s) 363 and that the interest which the applicant has in the property concerned is that of to legalize a fence

Obtain reason for denial from Department of Buildings

3. That (the applicant) (the applicant's duly authorized \_\_\_\_\_) on or about the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, 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:

permit application to legalize the installation of a fence

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

4. That on or about the 9th day of January, 2021, the Department of Buildings denied said application; upon information and belief that the reason for said denial was as follows:

Village Ordinance § 210.6A Contradictory required no building or land shall hereafter be used or occupied and no building or part thereof shall be created.

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: 5 feet fence x 80.5' and 50' x 6'

Describe fully and clearly the use desired

6. That said premises are now being used as follows: 80.5' fence of 5 feet and 50' x 6' closed fence

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: legalize a fence of 5 feet

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 S 210-171

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: to legalize a fence

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: Legal Easement of 5 feet, 50' x 6' closed fence

11. That any deed restrictions running with the land prohibiting the desired use are as follows: no deed restrictions

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.

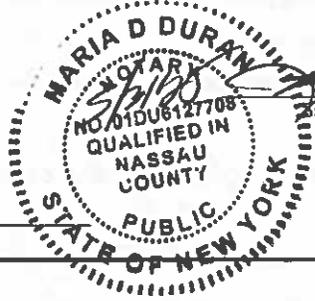
Dated: January 25<sup>th</sup> 2024 MGP  
BY: Maria Gonzalez  
ITS: \_\_\_\_\_

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 Maria Gonzalez named in the foregoing application, being duly sworn, depose and say that she read the foregoing application subscribed by her and know the contents thereof; and that the same is true to her own knowledge except as to the matters therein stated to be alleged on information and belief, and that as to those matters she believe her to be true.

Sworn to before me this 25<sup>th</sup> day  
of January, 20 24.  
Notary Public [Signature]



MGP  
Signature of Applicant

Notice  
Conflict of Interest

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

\_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_  
Date Year Signature MGP

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 \_\_\_\_\_



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## INC. VILLAGE OF FREEPORT

### Department of Buildings

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

ROBERT T. KENNEDY  
MAYOR

E-MAIL [BUILDINGDEPT@FREEPORTNY.GOV](mailto:BUILDINGDEPT@FREEPORTNY.GOV)

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

February 2, 2024  
**LETTER OF DENIAL**

Maria Gonzalez  
368 Wallace St  
Freeport, NY 11520

RE: 368 Wallace St, Freeport, NY

Zoning District – Residence AA Sec. 55 Blk. 396, Lot 363

Building Permit Application #20233522

**Description– Legalize existing 80.5' x 5' high and 50' x 6' high closed fence.**

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 §210-171. Fences and enclosures.**

**D. Fences in Residence A, Residence AA, Residence Apartment, Marine Residence, Marine Apartment-Boatel, Condominium and Cooperative Districts** which meet the following criteria and subject to the approval of the Site Plan Review Board, where applicable, and without the consideration of the Freeport Zoning Board of Appeals, may be approved:

**(1)** In primary front yards, an open fence not to exceed four feet in height. Such fences may be constructed of wood, plastic or metal. According to the survey indicates that you have a 6' high fence in front yard of your property.

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VILLAGE OF 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.**

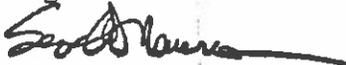
Be further advised that you must submit an application to the Zoning Board of Appeals within sixty (60) days of the date of this letter. In the event that you do not file an application within the allotted sixty (60) days, this letter will expire and the Building Permit Application in conjunction with 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  
Daniela Hernandez,

cc: Village Clerk



SITE PLAN APPROVAL NEEDED

Yes \_\_\_\_\_ No X

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VILLAGE OF FREEPORT  
Department of Buildings  
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. 20233522

Location: 368 Wallace St, Freeport, NY

Applicant: Maria Gonzalez

Description: Legalize existing 80.5' x 5' high and 50' x 6' high closed fence.

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: February 2, 2024

*Sergio A. Mauras*  
Sergio A. Mauras  
Superintendent of Buildings

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VILLAGE OF FREEPORT, NY

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

## Short Environmental Assessment Form Part 1 - Project Information

### Instructions for Completing

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

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

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project:			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action: <span style="font-size: 1.2em; font-family: cursive;">fence on property</span>			
Name of Applicant or Sponsor:		Telephone:	(516) 721-0397
Marta Gonzalez		E-Mail:	MA
Address: 368 Wallace 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?		NO	YES
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.		<input type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (Specify):			
<input type="checkbox"/> Parkland			

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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 type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input 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? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<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 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 No, describe method for providing wastewater treatment: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

Shoreline    Forest    Agricultural/grasslands    Early mid-successional  
 Wetland    Urban    Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?      NO      YES  
     

16. Is the project site located in the 100-year flood plain?      NO      YES  
     

17. Will the proposed action create storm water discharge, either from point or non-point sources?  
If Yes,      NO      YES  
     

    a. Will storm water discharges flow to adjacent properties?      YES  
     

    b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?  
If Yes, briefly describe:      YES  
     

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?      NO      YES  
If Yes, explain the purpose and size of the impoundment:           

\_\_\_\_\_  
\_\_\_\_\_

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?      NO      YES  
If Yes, describe:           

\_\_\_\_\_  
\_\_\_\_\_

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?      NO      YES  
If Yes, describe:           

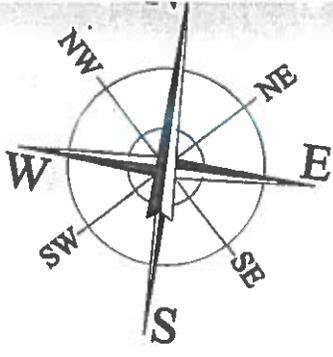
\_\_\_\_\_  
\_\_\_\_\_

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

Applicant/sponsor name: MARIA GONZALEZ      Date: \_\_\_\_\_  
Signature: MGP      Title: Owner

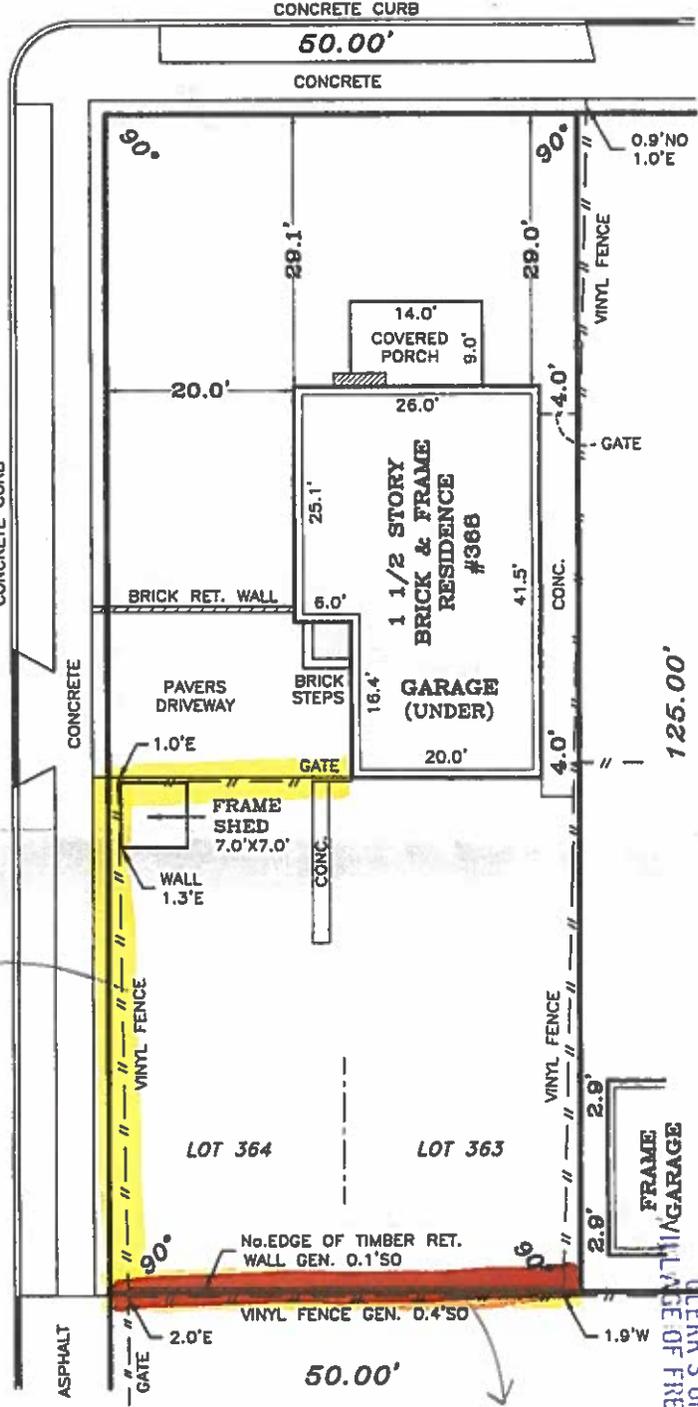
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PRINT FORM



**MOORE AVENUE**  
(50' WIDE)

**WALLACE STREET**  
(RANDOLPH STREET)  
(50' WIDE)



80.5' x 51.5' p1105

50' x 50' solid

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THE OFFSETS OR DIMENSIONS SHOWN FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PLANTING AREAS, ADDITIONS TO STRUCTURES AND ANY OTHER CONSTRUCTION.

THE EXISTENCE OF RIGHT OF WAYS AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN ARE NOT CERTIFIED.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VAUD TRUE COPY.

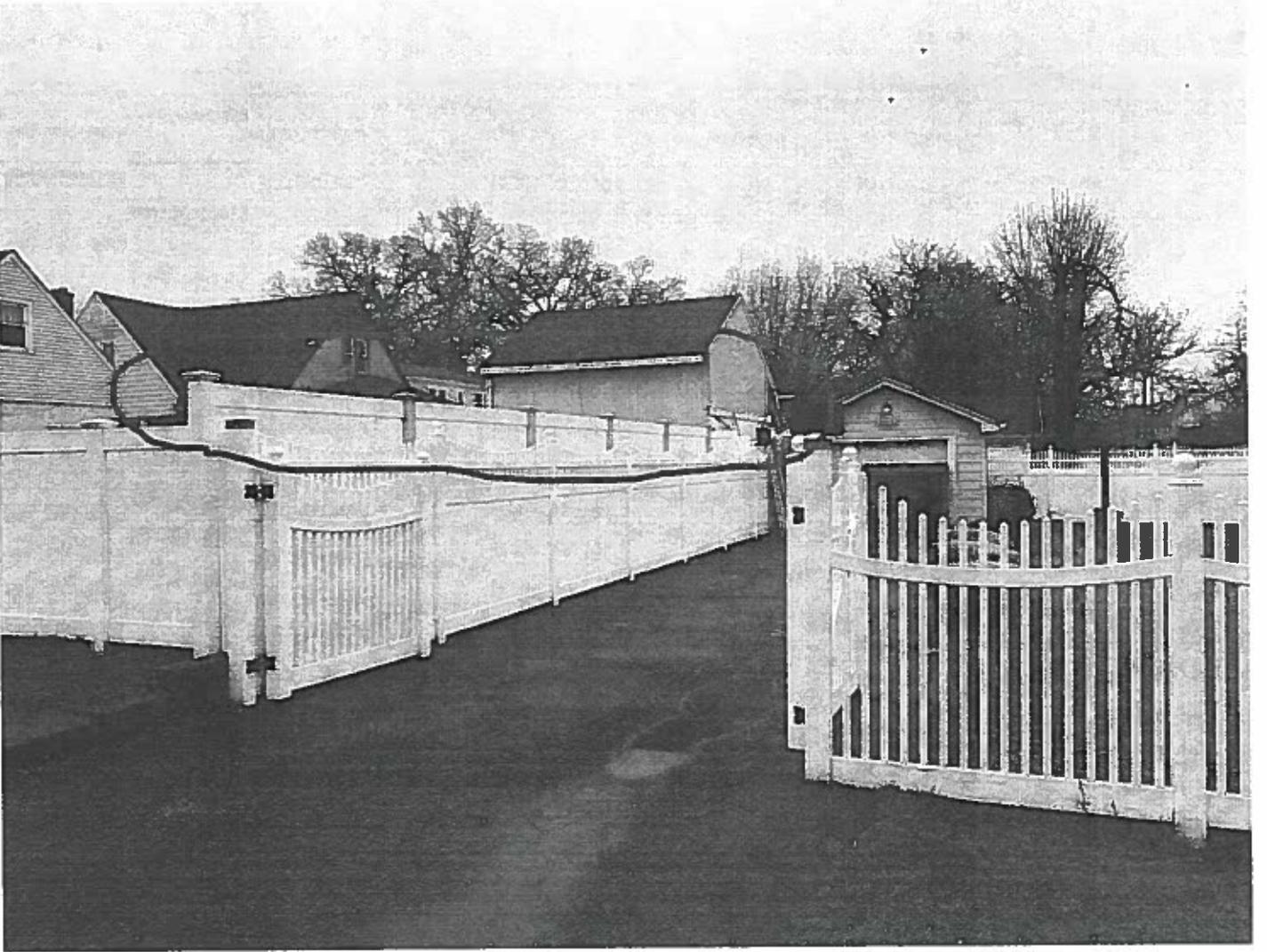
CERTIFICATION INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.



**LEONARD J. STRANDBERG AND ASSOCIATES,**  
CONSULTING ENGINEERS AND LAND SURVEYORS, P.C.

32 SMITH STREET, FREEPORT, NY 11620  
516-378-2064 • 212-213-4090 • FAX 516-378-6649

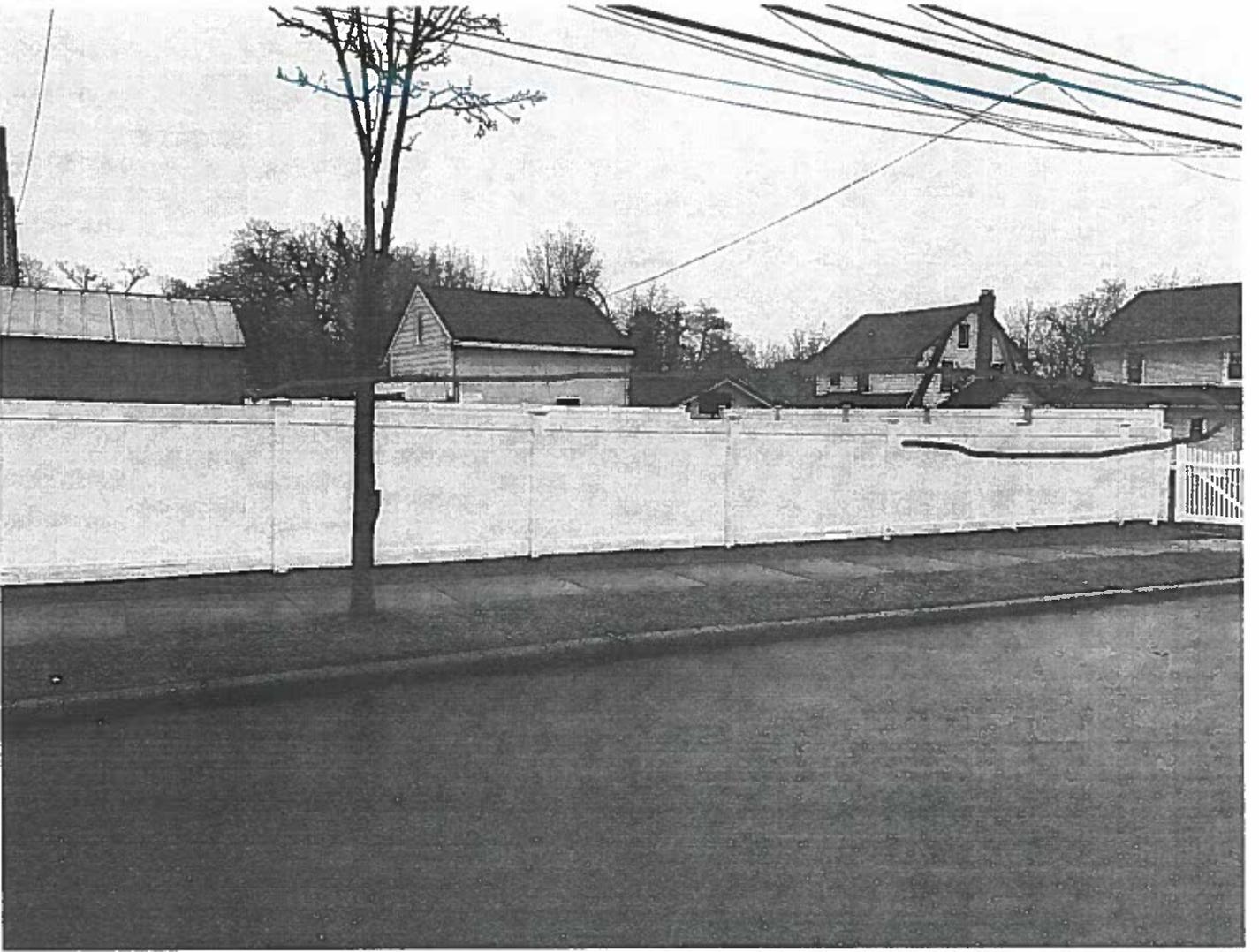
EMAIL: INFO@LJSPC.COM



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