INCORPORATED VILLAGE OF FREEPORT
VILLAGE CLERK
46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520
(516) 377-2300 (516) 771-4127 Fax

ROBERT T KENNEDY
MAYOR

PAMELA WALSH BOENING
VILLAGE CLERK

SITE PLAN REVIEW BOARD MEETING
June 24, 2025
6:30 PM

SP-3836 – 438 Nassau Avenue, Section 62/Block 186/Lot 1. Residence A. Chad Parson. Construct new 1,063 sq. concrete driveway 52 ft. wide.

SP-3837 – 26 W Seaman Avenue, Section 55/Block N/Lot 48. Residence A. Ely Oloroso Garcia. Repair fire damage and extend roof height on second floor.

SP-3838 – 115 N Bergen Place, Section 55/Block 269/Lot 328. Residence A. Eric Ramos. Maintain 220 sq. ft. front enclosed porch and interior alterations.

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SITE PLAN REVIEW BOARD MEETING – JUNE 24, 2025

NOTICE IS HEREBY given that a **Public Hearing** will be held before the Site Plan Review Board on Tuesday, June 24, 2025, at 6:45 P.M., in the Incorporated Village of Freeport, Main Conference Room, 46 N. Ocean Avenue, Freeport, New York, on Site Plan applications as they appear on the calendar; public comment invited. The Board will meet at 6:00 P.M. in the Trustees Conference Room to discuss cases not requiring a public hearing; open to the public, no public comment.

INTERESTED PROPERTY OWNERS and other persons should appear at the above time and place to have questions answered and to voice opinions.

SP-3821 – 16 Archer Street, Section 62/Block 48/Lot 4. Residence A. Jose Guiterrez. Construct 4,212 sq. ft. wood frame 2-story 1-family dwelling.

SP-3822 – 360 Atlantic Avenue, Section 65/Block 36/Lot 153-155. Business A. Sachin Shah. New façade on existing new building.

SP-3826 – 230 S Brookside Avenue, Section 54/Block 524/Lot 51. Residence A. Juan Nunez. Add new awning in front of garage.

BY ORDER OF THE PLANNING BOARD
Pamela Walsh Boening, Village Clerk

Application Date: 4/4/25
Fees Paid: $325.00

SP# 3821

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

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

PROPERTY ADDRESS: 16 ARCHER STREET ZONING DISTRICT RES "A"

SECTION 62 BLOCK 48 LOT 4 LOT SIZE: 58 * 158 (8,226 SQ. FT)

☐ TENANT **APPLICANT** ☐ LESSEE	**PROPERTY OWNER**
Name: JOSE GUTIERREZ	Name: JOSE GUTIERREZ
Address: 124 BISMARK AVENUE VALLEY STREAM, NY. 11581	Address: 124 BISMARK AVENUE VALLEY STREAM, NY. 11581
Telephone #: (347) 739-6096	Telephone #: (347) 739-6096

Attorney Name: MIGUEL RAMIREZ
(optional) Phone #: (631) 704-6401
Address: 33 LAMONT PLACE WEST BABYLON, NY. 11704

Present Land Use: VACANT LOT **Proposed Land Use:** 1-FAMILY RES

Description of Proposed Work: NEW (4,212 S.F.) WOOD FRAME WITH VINYL SIDING 2-STORY 1-FAMILY RESIDENCE TO EXISTING VACANT LOT

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I request a preliminary meeting: ____ YES ✓ NO

I request a waiver of the public hearing and hereby certify the following:
A. The subject property is zoned Residence A or Residence AA.
B. The proposed construction is not a new building or dwelling.
C. It is my belief that the criteria contained in §209-7 of the Code of the Incorporated Village of Freeport are satisfied.

____ YES ✓ NO

Jose A Gutierrez 03-20-2025
APPLICANT'S SIGNATURE DATE

Sworn to before me this 20th day of March, 2025.
Notary Public

DORIS ALEXANDRA RAMIREZ
NOTARY PUBLIC STATE OF NEW YORK
SUFFOLK COUNTY
LIC. # 01RA6359376
COMM. EXP. May 30 of 2025

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

Jose A Gutierrez 03-20-2025
PROPERTY OWNER'S SIGNATURE DATE

Sworn to before me this 20th day of March, 2025.
Notary Public

DORIS ALEXANDRA RAMIREZ
NOTARY PUBLIC STATE OF NEW YORK
SUFFOLK COUNTY
LIC. # 01RA6359376
COMM. EXP. May 30 of 2025

FOR VILLAGE USE ONLY

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

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

SUBMISSION CHECKLIST

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

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INC. VILLAGE OF FREEPORT
Department of Buildings
46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520
(516) 377-2242
FAX (516) 377-2493
E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

ROBERT T. KENNEDY
MAYOR

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER
March 21, 2025

Jose Gutierrez
16 Archer St
Freeport, NY 11520

RE: 16 Archer St, Freeport, NY 11520
Zoning District: Residence A Sec 62, Blk 048, Lot 4
Building Permit Application #20243644
Description: Construct new 4,212 sq. ft wood frame vinyl siding 2-Story 1-family dwelling to vacant lot.

Dear Sir/Madam:

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

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

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

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

Very truly yours,

Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings
/Daniela Hernandez

ZBA Approval Needed: **NO**

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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. 20243644

Location: 16 Archer St , Freeport NY 11520

Applicant : Jose Gutierrez

Description : Construct new 4,212 sq. ft. wood frame vinyl siding 2-Story 1-family dwelling to vacant lot.

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

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

REASON(S) FOR DETERMINATION

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

A)

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

Dated: March 21, 2025

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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617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information

Name of Action or Project:	Proposed New 2-Story 1-Family Residence to existing vacant lot
Project Location (describe, and attach a location map):	No.16 on North side of Archer Street At 159.38 ft. West of South Main Street
Brief Description of Proposed Action:	Proposed New (4,212 s.f.) Wood frame with vinyl siding 2-Story 1-Family Residence to existing vacant lot

Name of Applicant or Sponsor: Jose Gutierrez	Telephone: (347) 739-6096
	E-Mail: jjjgutierrez@hotmail.com
Address: 124 Bismark Avenue	
City/PO: Valley Stream	State: New York / Zip Code: 11581

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources t hat may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		✓
2. Does the proposed action require a permit, approval or funding from any other governmental A gency? If Yes, list agency(s) name and permit or approval:	✓	

3.a. Total acreage of the site of the proposed action?	0.19 acres
b. Total acreage to be physically disturbed?	0.19 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	0.19 acres

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

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	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?		✓	
b. Consistent with the adopted comprehensive plan?		✓	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		✓	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental A rea? N If Yes, identify: _____		✓	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		✓	
b. Are public transportation service(s) available at or near the site of the proposed action?			✓
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		✓	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies:			✓
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____			✓
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewate r treatment: _____			✓
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?		✓	
b. Is the proposed action located in an archeological sensitive area?		✓	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		✓	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		✓	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:
› Shoreline › Forest › Agricultural/grasslands › Early mid-successional
› Wetland › Urban ✓Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	✓	
16. Is the project site located in the 100 year flood plain?	✓	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a . Will storm water discharges flow to adja cent propertie s? › NO › YES	✓	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains?) If Yes, briefly describe: ✓NO › YES	✓	

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

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

Applicant/sponsor name: Jose Gutierrez Date: 03/15/2025

Signature: Jose A Gutierrez

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

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

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

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

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

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

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



SUBJECT PROPERTY FRONTAGE (WEST SIDE CORNER)
ACTUAL CONDITION



SUBJECT PROPERTY FRONTAGE (EAST SIDE
ACTUAL CONDITION



SUBJECT PROPERTY FRONT VIEW
(BEFORE DEMOLITION)



SUBJECT PROPERTY REAR VIEW
(BEFORE DEMOLITION)

7 Melrick Court
Westbury, New York
Phone: (516) 779-2
E-MAIL: v.constant@yd

STATE OF NE
VLADIMIR CO
LICENSED PROFESIONA
080951

CONSULTANT

DRAFTING CORPO
RESIDENTIAL & COMMER
DESIGN
33 LAMONT PLACE
WEST BABYLON, NY 11
OFF. (631)920-2445
MOBILE (631)704-660

2025 APR -4 P 3:01
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

APPLICATION NO.

APPLICANT/OWNER

ADDRESS:
16 Archer Street
Freeport, N.Y. 1152
PHONE:
(347)739-6096
EMERGENCY CONTACT:
NAME: MIGUEL RAMIREZ
PHONE:
(631)704-6601

PROJECT TITLE

PROPOSED 2-ST
WOOD FRAME W
SIDING 1-FAMILY

16 ARCHER STREET
FREEPORT, N.Y. 11520
SEC 62 BLK 48 LOT 4

DRAWING TITLE

EXISTING SUBJECT
PICTURES AFTER
BEFORE DEMOLITI

DRAWN/DESIGN BY:
MIGUEL RAMIREZ

CHECKED BY:
VALDIMIR CONSTANT

DATE:

DRA

P

PROJECT N



9 ARCHER STREET (FRONT PROPERTY)



NO.15 ARCHER STREE (FRONT PROPERTY)



260 MAIN STREET (EAST SIDE PROPERTY)



20 ARCHER STREET (WEST SIDE PROPERTY)

Address: 20 A
Village: Incorp
School: Freep
Town: Hempst

For translation

Section: 62
Condo:

7 Melrick Court
Westbury, New York 11
Phone: (516) 779-234
E-MAIL: v.constant@yaho

STATE OF NE
VLADIMIR CONS
LICENSED PROFESSIONAL
080951

CONSULTANT

DRAFTING CORPOR
RESIDENTIAL & COMMERC
DESIGN
33 LAMONT PLACE
WEST BABYLON, NY 1170
OFF. (631)920-2445
MOBILE:(631)704-6601

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APPLICATION NO.

APPLICANT/OWNER

ADDRESS:
16 Archer Street
Freeport, N.Y. 1152
PHONE:
(347)739-6096
EMERGENCY CONTACT:
NAME: MIGUEL RAMIREZ
PHONE:
(631)704-6601

PROJECT TITLE

PROPOSED 2-STO
WOOD FRAME W/
SIDING 1-FAMILY

16 ARCHER STREET
FREEPORT, N.Y. 11520
SEC. 62 BLK 48 LOT 4

DRAWING TITLE

EXISTING NEIGHBO
PROPERTY PICTUR

DRAWN/DESIGN BY:
MIGUEL RAMIREZ

CHECKED BY:
VALDIMIR CONSTANT

DRAW

P-

DATE:

PROJECT NO

GENERAL NOTES 1

1. All work shall be done in strict accordance with provisions of local, state, and federal codes, laws, ordinances, and regulations wherever applicable.
2. Each contractor shall be held to have visited the site and to have verified all existing conditions prior to submission of bid.
3. In all cases, drawings shall not be scaled for information. Figured dimensions and conditions must be verified in the field.
4. Contractor shall verify and be responsible for all field dimensions and job conditions, and shall notify the Architect of any discrepancies, conflicts, and/or omissions which would interfere with the satisfactory completion of the work. Should he fail to follow this procedure and continue with the work, he shall assume responsibility and liability arising therefrom.
5. All items of work identified on the drawings by name, note, or material designation are new, unless otherwise noted.
6. All new materials and installations shall be in accordance with manufacturer's latest printed specifications, and with all applicable code requirements.
7. All work shall be performed in accordance with best standard trade practices. Each trade shall cooperate with the Owner and other trades to facilitate job scheduling and completion.
8. Proprietary names identifying items of work are used to designate the standard of construction. Items of equal quality may be submitted for the Architect's review.
9. Each contractor shall be responsible for any damage to adjoining remaining areas as a result of his work, and shall repair damaged surfaces to their pre-existing conditions or as may be required to complete the entire scope of work.
10. Indications of work to be removed are general only, and are not intended to show all items which may require removal. Such items shall be removed, relocated, and/or reinstalled as required for installation of new work.
11. Existing equipment and materials to be removed, which are not required to be relocated or retained by the Owner, shall become the property of the Contractor and removed from the premises.
12. At the completion of each workday, each trade shall be responsible for cleaning up their work. Rubbish removal shall be done in a dust-inhibitive fashion, and the job site shall be free of all debris and broom cleaned upon completion.
13. Drywall Construction:
    a. Provide sizes and types as shown on the drawings, taped and spackled with three (3) coats and sanded smooth.
    b. Provide all metal corner beads, slops, edge trim, casing, beads, etc as required to finish all drywall surfaces with flush, fevel edges.
    c. Use Firecode "X" gypsum board where required to obtain fire ratings per N.Y.S. Building Codes. See Partition Types and plans for exact locations.
14. Alterations to existing work shall be patched and finished, as necessary, to match existing contiguous surfaces or new finishes shown.
15. Clean all floors, walls, doors, misc. metals, glass, etc. leaving job free of dust and debris, prior to project completion.
16. All existing floor slabs which are damaged as a result of any demolition and new work are to be restored as required to match and be level with contiguous surfaces.
17. Flame spread of all interior finishes shall meet or exceed Class "B" (ASTM-E-84) or Class "II" (Radiant Panel Test) requirements.
18. All mechanical and electrical work shall be in full conformance with the Building Codes of N.Y. State, and all other applicable codes and regulations.
19. Plumbing work shall be installed, by a plumber licensed with the Village of Freeport, in accordance with New York State and National Plumbing Codes.
20. Electrical work shall be installed by an electrician licensed in Nassau County, in accordance with New York State and National Electrical Codes. A Fire Underwriter's Laboratory certificate shall be obtained for all electrical work, and supplied to the Owner and the Architect.
21. All cabinetry and casework to be fabricated and installed in conformance with the N.Y.S. Building Code.
22. During demolition work, properly protect all existing work scheduled to remain. Provide any shoring, bracing, and temporary partitions as required to protect adjoining existing areas so that the owner can continue daily operations with minimal interruptions.
23. Soil pressure assumed at 3,000 Lbs. per sq. ft..
24. All new construction is to conform to the latest Energy Conservation Construction Code of N.Y. State effective August 5, 2007.

GENERAL CODE NOTES 2

1. SEE DRAWING A-4 FOR NEW DOOR AND WINDOW SCHEDULES
2. SEE DRAWING C-1 AND C-2 FOR THE RESIDENTIAL CODE OF NEW YORK STATE GENERAL CONSTRUCTION DETAILS, FASTENING/NAILING & STRAPPING SCHEDULES
3. NEW SMOKE ALARM DETECTOR TO BE INSTALLED AT EACH SLEEPING ROOM, HALLWAY & BASEMENT. ALL SMOKE DETECTORS TO BE INTERCONNECTED IN ACCORDANCE WSECTION R313.1 AND POWER SOURCE FOR SMOKE DETECTORS IS TO COMPLY WSECTION R313.1.2 OF THE NYS RESIDENTIAL CODE. (TYP.)
4. NEW CARBON MONOXIDE DETECTOR IS TO BE INSTALLED, LISTED AND LABELED AS COMPLYING W/U.L. 2034-2002 STANDARD AND TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS, AND PER R.N.Y.S. SECTION R.313.4
5. MINIMUM DUCT INSULATION IS TO BE IN ACCORDANCE WITH TABLE 503.3.3 OF THE ENERGY CONSERVATION CODE OF NEW YORK STATE.
6. PLEASE CONFIRM THAT ALL APLIANCES WILL BE DIRECTLY VENTED TO THE OUTSIDE SIZING OF VENTING SYSTEM IS TO COMPLY WITH SECTION G2427 (504). FURTHERMORE FLUG CROSS SECTIONAL AREA IS TO COMPLY WITH R1601.11. EXTERIOR AIR INTAKE IS TO COMPLY WITH SECTION R1605. OF R.C.O. N.Y.S.
7. MOISTURE VAPOR RETARDERS ARE TO BE INSTALLED ON THE WARM-IN WNTER SIDE OF THE INSULATION IN ALL FRAMED WALLS, FLOORS AND ROOF-CEILINGS COMPRISING ELEMENTS OF THE BUILDING THERMAL ENVELOPE, IN ACCORDANCE WITH SECTION R318 OF R.C. O. N.Y.S.
8. PIPE INSULATION FOR THE WATER DISTRIBUTION SYSTEMS IS TO COMPLY WITH TABLE 503.3.3.1 OF THE ENERGY CONSERVATION CONSTRUCTION CODE. SEE TABLE ON DWG. C-3 FOR MORE INFORMATION. WATER DISTRIBUTION TO BE "L" COPPER OR BETTER. VENTS TO BE P.V.C. SCHEDULE 40 OR BETTER. DRAINS TO BE BLACK IRON PIPE OR BETER.
9. ELECTRICAL EQUIPMENT WIRING AND INSTALLATION ARE TO COMPLY WITH CHAPTER 33 THROUGH 42 OF R.C.O. N.Y.S. WIRE INSULATION TO BE RHW OR BETTER (75D C.MAX CONDUCTOR TEMP.) ALL GARAGE, OUTDOOR, UNDERFLOOR SPACES TO BE PROVIDED WITH GFI PROTECTION IN ACCORDANCE WITH SECTION E 3802 OF R.C.O. N.Y.S.
10. THE WIRING SYSTEM OF THE PREMISES IS TO BE GROUNDED AT THE WATER SERVICE OR WITH A GROUNDING ELECTRODE CONNECTED, IN ACCORDANCE WITH SECTION E1507, SIZED IN ACCORDANCE WITH SECTION E3609.1. THE ROD ELECTRODE IS TO BE MADE OF ZINC-COATED IRON OR STEEL, SHALL HAVE 5/8" MINIMUM DIAMETER AND SHALL BE A MINIMUM OF 8 FT. LONG. NON-FERROUS ROD SHALL BE 1/2 IN MINIMUM DIAMETER IN ACCORDANCE WITH SECTION E 3528 OF R.C.O. N.Y.S.
11. CIRCUIT BREAKERS AND OTHER ELECTRICAL DEVICES ARE TO BE SIZED TO PROTECT THE FEEDER IN EACH PARTICULAR BRANCH CIRCUIT.
12. A MINIMUM OF ONE 20 AMPERE BRANCH CIRCUIT IS TO BE PROVIDED TO SUPPLY THE BATHROOM RECEPTACLE OUTLETS. SUCH CIRCUITS ARE TO HAVE NO OTHER OUTLET.
13. CIRCUITS RATINGS TO BE IN ACCORDANCE WITH SECTION E3602. GROUNDING FAULT INTERRUPTER PROTECTION IS TO BE PROVIDE FOR BATHROOM CIRCUITS. ALL CIRCUITS LISTED IN SECTION E3552 OF R.C.O. N.Y.S.

LOCATION MAP (N.T.S.)



GENERAL CODE NOTES 2

14. STAIRWAY ILLUMINATION IS TO BE IN ACCORDANCE WITH R303.6. THE LIGHT SWITCH IS TO BE LOCATED AT THE TOP AND AT THE BOTTOM OF EACH STAIRWAY, IN ACCORDANCE WITH SECTION R326.6.1. OF R.C.O. N.Y.S.
15. DWELLING IDENTIFICATION IS TO PROVIDED IN ACCORDANCE WITH SECTION R321 OF R.C.O. N.Y.S.
16. ALL MECHANICAL SYSTEM INSTALLED SHALL COMPLY WITH CHAPTER 12 THROUGH CHAPTER 32 OF R.C.O. NYS.
17. PLUMBING SYSTEM INSTALLED SHALL COMPLY WITH CHAPTER 25 THROUGH CHAPTER 24 OF R.C.O. NYS.
18. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS BATHTUBS AND SHOWERS. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60"

GENERAL STRUCTURAL NOTES

ALLOWABLE WOOD STRESSES:
CONSTRUCTION GRADE DOUGLAS FIR - SOUTH #1
Fb = 1300 PSI
Fl = 675 or 525 PSI IF > 4" WIDTH (COMPRESSION PARALLEL TO GRAIN)
Fc = 800 PSI (COMPRESSION PARALLEL TO GRAIN)
Fc = 245 PSI (COMPRESSION PERPENDICULAR TO GRAIN)
Fv = 90 PSI (HORIZONTAL SHEAR)
REFERENCES:
BUILDING CODE OF NEW YORK STATE
RESIDENTIAL CODE OF NEW YORK STATE
AMERICAN FOREST & PAPER ASSOCIATION (WFCM)-2021 EDITION
TIMBER CONSTRUCTION MANUAL (AITC)
MANUAL OF STEEL CONSTRUCTION (AISC)
AMERICAN CONCRETE INSTITUTE (ACI)

CONCRETE

1. Design, materials and methods of construction shall comply with the Building Code Requirements for Reinforced Concrete ACI 318-99 of the American Concrete Institute. Compressive strength at 28 days (f'c) for reinforced concrete in footings and slabs shall be 3500 psi.
2. Concrete and reinforcing materials shall conform to the following standards:
   A. Portland cement as per ASTM C150-84.
   B. Air-entraining Admixtures shall conform to ASTM C-260-77 & Section R 402.2 of R.C. of N.Y.S.
   C. Concrete aggregates as per ASTM C33-84.
   D. Water shall be clean and free from injurious amounts of oils, acids, alkalis, salt, organic materials and deleterious substances.
   E. Deformed reinforcing bars shall conform to ASTM A615-82(S1) Grade 60.
   F. Welded smooth wire fabric for concrete reinforcement shall conform to ASTM A185-79 and A82-79.
3. All bars shall be securely held in proper position while placing concrete. If required, additional bars or stirrups shall be provided by the contractor to that effect.
4. Minimum concrete cover of reinforcement shall be as follows:
   A. Footings and other principal structural members cast against ground, 3"
   B. Concrete, after removal of forms exposed to weather or in contact with ground to be 2" for bars larger than #5, and 1 1/2" for #5 or smaller.
   C. Slabs and walls not exposed to ground or weather to be 3/4" and beams and girders to be 1 1/2".
5. All dowels, anchor bolts, embedded steel, electrical conduits, pipe sleeves, wallerstops, inserts, grounds and all other embeded items shall be in place before placement of concrete.

SYMBOL LIST

- NORTH Arrow
- F2 / S-7 — Detail No. / DETAIL DESIGNATION / Drawing No.
- F2 / S-7 — Section Number / SECTION / Drawing No.
- 9 — New Window Number Designation (See Window Schedule Sheet #C-2)
- A — New Door Number Designation (See Door Schedule Sheet #C-2)
- 43 — Furniture Designation
- P1 — Fixtures Type Designation
- FE — Fire Extinguisher (Wall hung)
- Exhaust Fan
- Existing Construction to Remain
- Existing Construction to be Removed (E.C.O.R.)
- New Drywall Partition
- 1 — Existing Door & Frame to Remain
- Existing Door & Frame to Remain

2020 IECC CODE NOTES

2020 IECC, Section R403.3 Mechanical system piping insulation (Mandatory)

Mechanical system piping capable of carrying fluids above 105 °F (41 °C) or below 55 °F (13 °C) shall be insulated to a minimum of R-3.

Protection of piping insulation

1.-Piping from the water heater to kitchen outlets.

4. Piping located outside the conditio space.

5. Piping from the water heater to a distribution manifold.

6. Piping located under a floor slab.

7. Buried piping.

8. Supply and return piping in recirculation systems other than demand recirculation systems.

9. Piping with run lengths greater than the maximum run lengths for the nominal pipe diameter given in Table 403.4.2. All remaining piping shall be insulated to at least R-3 or meet the run tength requirements of Table R403.4.2.

2015 IECC, Electrical Power and Lighting System

Section R404.1 Lighting Equipment.
Not less than 75 percent of the permanently installed lighting fixtures to be high efficacy lamps as required.

BUILDING CODE OF NYS 2020 ANALYSIS

CONSTRUCTION CLASSIFICATION:
TYPE VB- WOOD FRAME

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

CHAPTER 11 - ACCESSIBILITY (SECTION 1103)

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

ZONING CALCULATIONS

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

PROPOSED BUILDING AREAS:
CELLAR:_____1,818 S.F.
ATTACHED 1-CAR GARAGE_____335
FIRST FLOOR:_____1,810 S.F.
SECOND FLOOR:_____1,875 S.F.

ROOFED OVER
PORCHES & DECKS:_____315 S.F.

ACCESSORY STRUCTURES:_____0 S.F.

TOTAL BUILDING AREA:_____4,335 S.F. (INCLUDING FIRST FL., SECOND FLOOR & ATTACHED GARAGE)

LOT COVERAGE:_____30% MAX.=8,226 x 0.30=2,468 S.F.
ACTUAL COVERAGE:_____2,314 < 2,468 S.F= 28 %
(ACTUAL COVERAGE INCLUDES 1ST FL, PORCHES AND ACCESSORY STRUCTURES)

PROPOSED 2-STORY WOOD FRAME WITH STONE AND VINYL SIDING 1-FAMILY RESIDENCE

(VACANT LOT) 16 ARCHER STREET, FREEPORT, N.Y, 11520
SBL.: 62 48 04

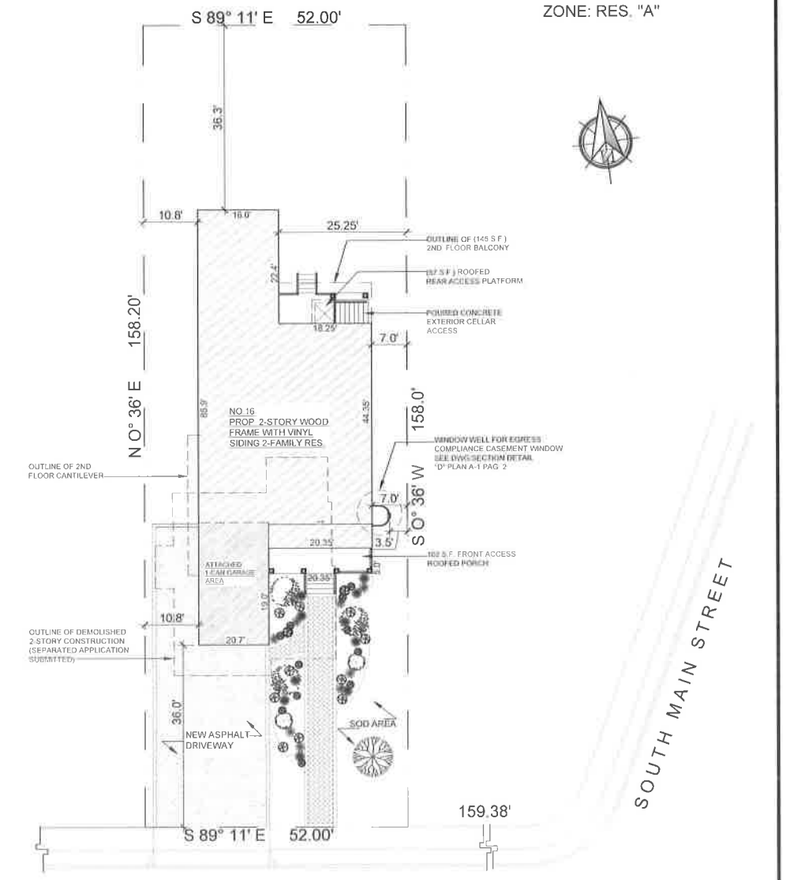
RESIDENTIAL CODE OF NEW YORK STATE -2020

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

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

PLOT PLAN

LOT SIZE: 8,226 S.F. (0.19 ACRE) SCALE: 1"=15'



NOTE: SITE PLAN INFORMATION TAKEN FROM BALDWIN AND CORNELIUS CO. INC. LICENSED LAND SURVEYOR.

SCOPE OF PROJECT

CELLAR FLOOR:
1.-1,818 S.F. FINISHED (FOR STORAGE ONLY) WITH REAR CONCRETE EXTERIOR CELLAR ACCESS, 3-PC BATHROOM, ENCLOSED LAUNDRY & MECHANICAL ROOM

FITST FLOOR:
1.-335 S.F. ATTACHED 1-CAR GARAGE; 1,810 S.F. LIVING AREA WITH 3-BEDROOMS 2 FULL BATHROOM, LIVING ROOM, DINING ROOM AND KITCHEN.

SECOND FLOOR (ACCESSORY APARTMENT):
1.-1,875 S.F. WITH 3-BEDROOMS, 2 FULL BATHROOM,

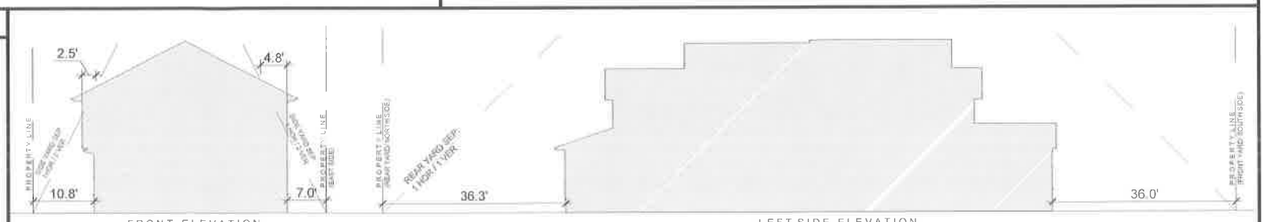
DRAWINGS LIST

1.- T-1 TITLE/INFORMATION SHEET, SITE PLAN GENERAL NOTES LOCATION MAP & SKY EXPOSURE PLANE

2.- A-1 CELLAR FOUNDATION, FIRST FLOOR PLAN, BEAM POCKET DETAIL, DOORS AND WINDOWS SCHEDULE

3.- A-2 SECOND FLOOR, ROOF FRAMING PLAN, EXTERIOR AND INTERIOR AIR SEALING DETAIL

4.- A-3 FRONT & LEFT SIDE ELEVATIONS AND GENERAL CONSTRUCTION



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Westbury, New York
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E-MAIL: v.constant@ya

CONSULTANT

DRAFTING CORPO
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WEST BABYLON, NY. 11
OFF. (631)920-2445
MOBILE:(631)704-66

REVISION

NO.	DATE	DES
1		
2		
3		

ISSUED TO	NO.
	2025 APR - 1

APPLICATION NO. U

APPLICANT/OWNER
JOSE GUTIERREZ
ADDRESS:
16 Archer Street
Freeport, N.Y. 115
PHONE:
(347)739-6096
EMERGENCY CONTACT:
NAME: MIGUEL RAMIREZ
PHONE:
(631)704-6601

PROJECT TITLE

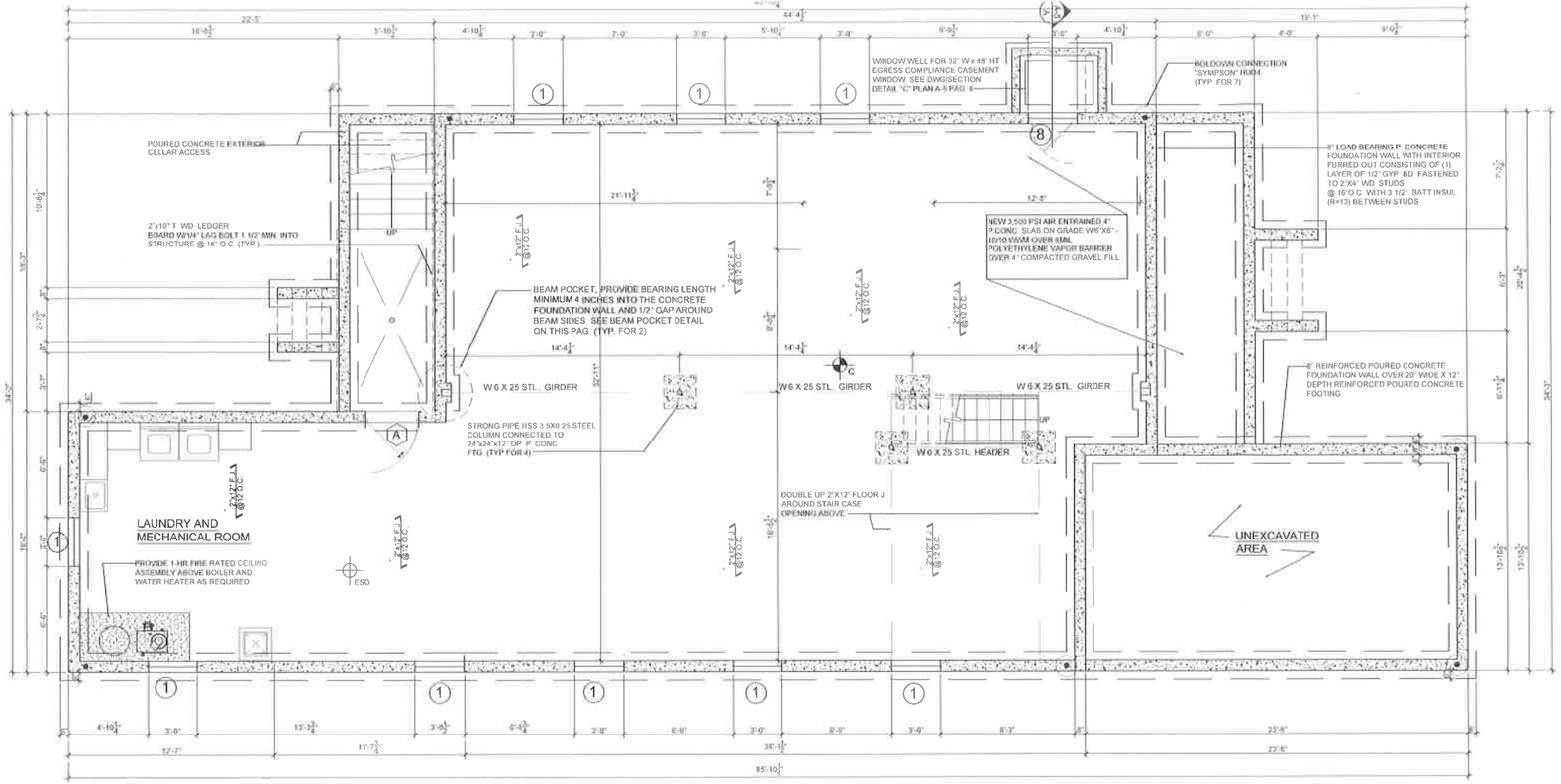
PROPOSED 2-ST WOOD FRAME W SIDING 1-FAMILY

16 ARCHER STREET
FREEPORT, N.Y. 11520
SEC. 62 BLK 48 LOT 4

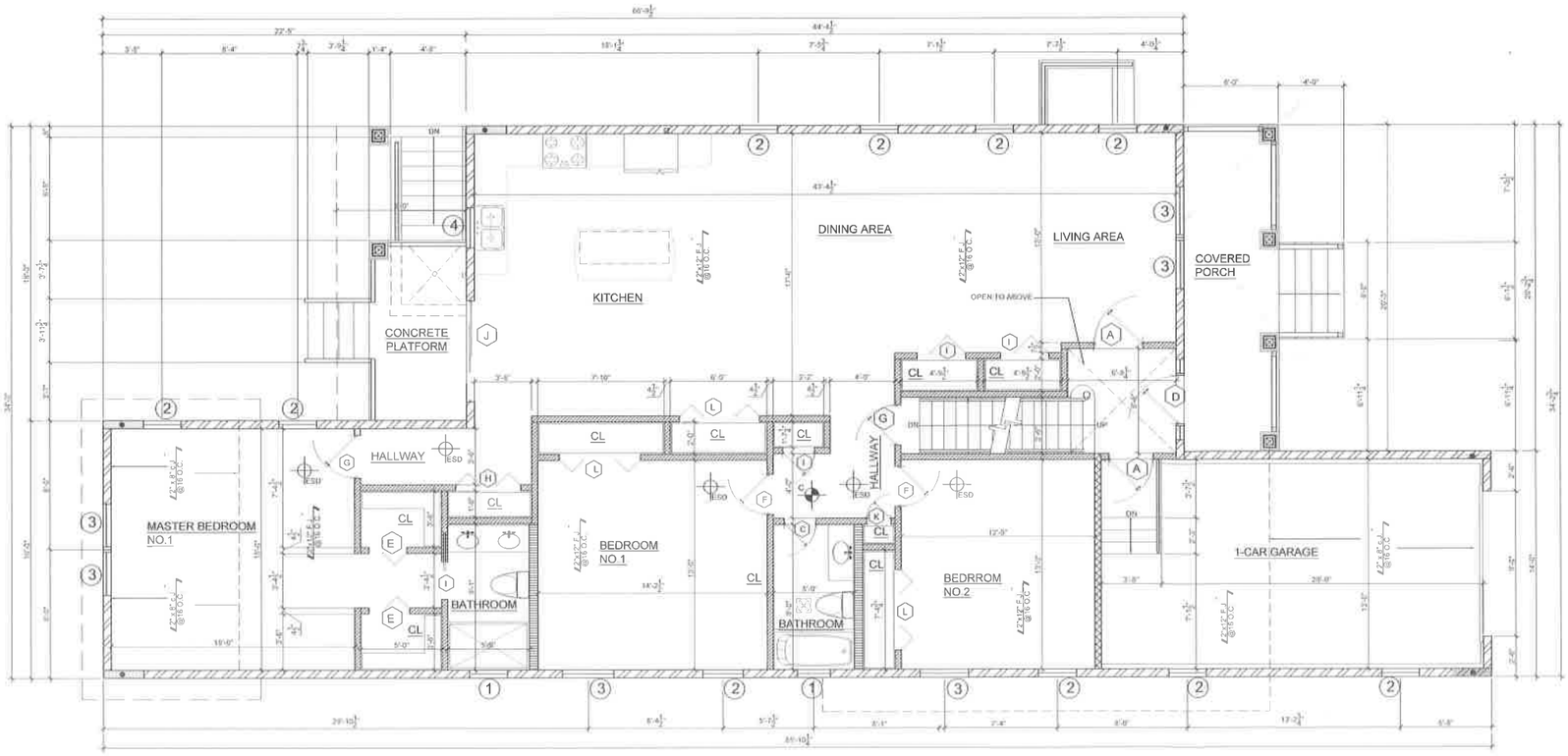
DRAWING TITLE

TITLE INFORMATIO PLOT PLAN, LOCA MAP AND SYMBOL AND ENERGY CAL

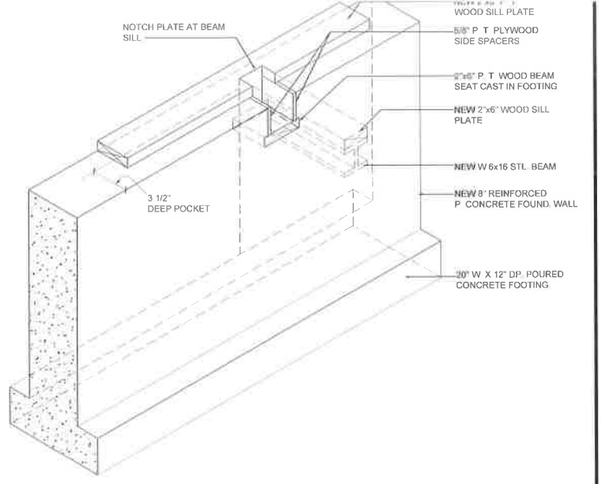
DRAWN BY:	DRA
MIGUEL RAMIREZ	
CHECKED BY:	
VLADIMIR CONSTANT	
DATE:	



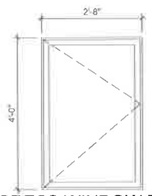
A A-1 CELLAR FOUNDATION PLAN



B A-1 FIRST FLOOR PLAN



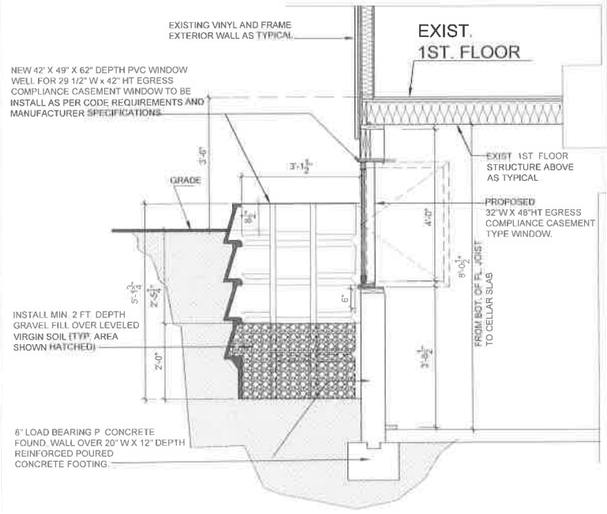
C A-1 BEAM POCKET AND FOOTING WALL FOUNDATION DETAIL
SCALE: 1/4"=1'



EGRESS COMPLIANCE

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

EGRESS WINDOW DETAIL (CASEMENT TYPE)



D A-1 CELLAR EGREESS WINDOW DETAIL
NOT TO SCALE

7 Melrick Court
Westbury, New York 11
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E-MAIL: v.constant@yaho

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REVISION

NO.	DATE	DESC
1	2025 APR -4	VILLAGE FIRE DEPT. A
2		
3		
4		
5		

APPLICATION NO.

APPLICANT/OWNER
JOSE GUTIERREZ
ADDRESS:
16 Archer Street
Freeport, N.Y. 1152
PHONE:
(347)739-6096
EMERGENCY CONTACT:
NAME: MIGUEL RAMIREZ
PHONE:
(631)704-6601

PROJECT TITLE

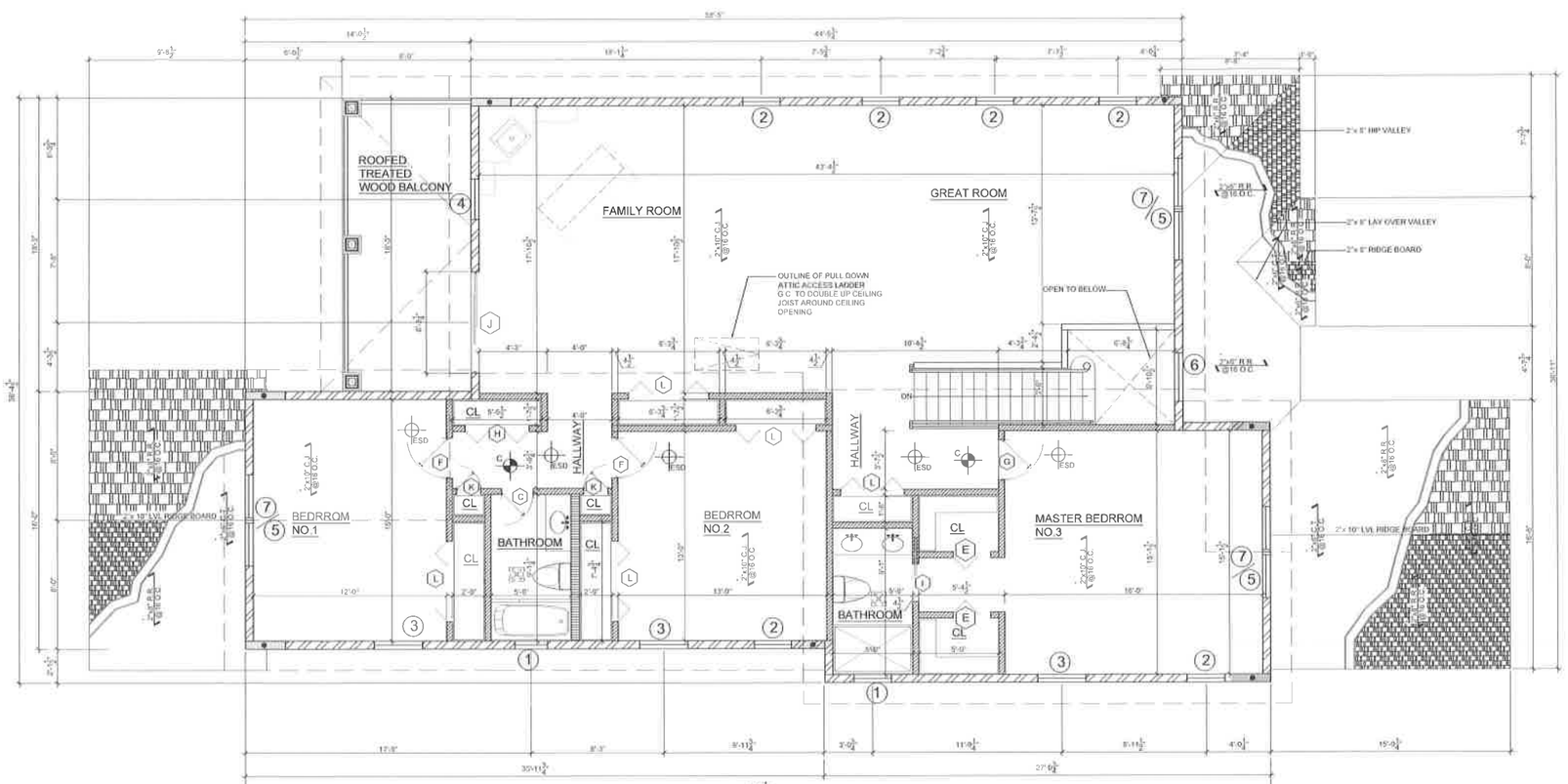
PROPOSED 2-STO
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SIDING 1-FAMILY

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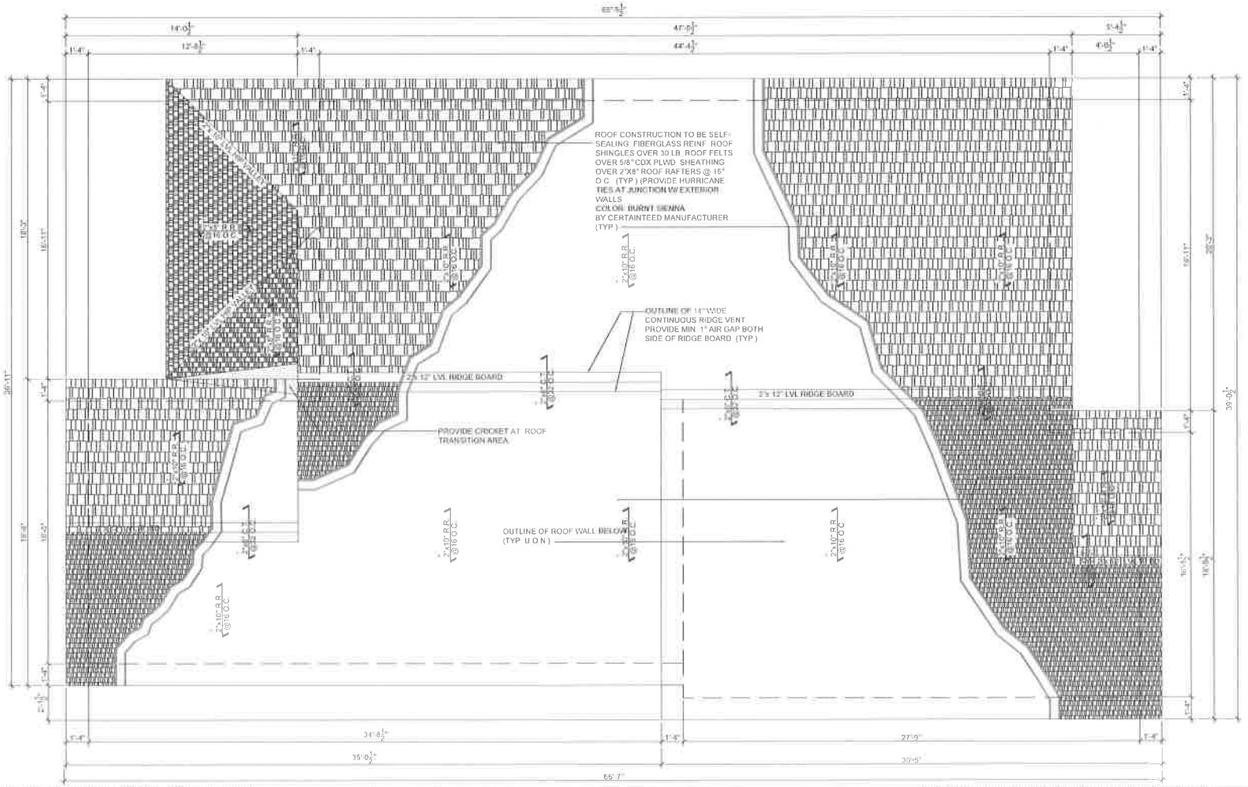
DRAWING TITLE
CELLAR FLOOR AN
FIRST FLOOR PLAN

DRAWN/DESIGN BY:	MIGUEL RAMIREZ
CHECKED BY:	VALDIMIR CONSTANT
DATE:	

DRAW
A
PROJECT N



A SECOND FLOOR PLAN
A-2 SCALE: 3/8"=1'-0" (PAGES 11"X17")

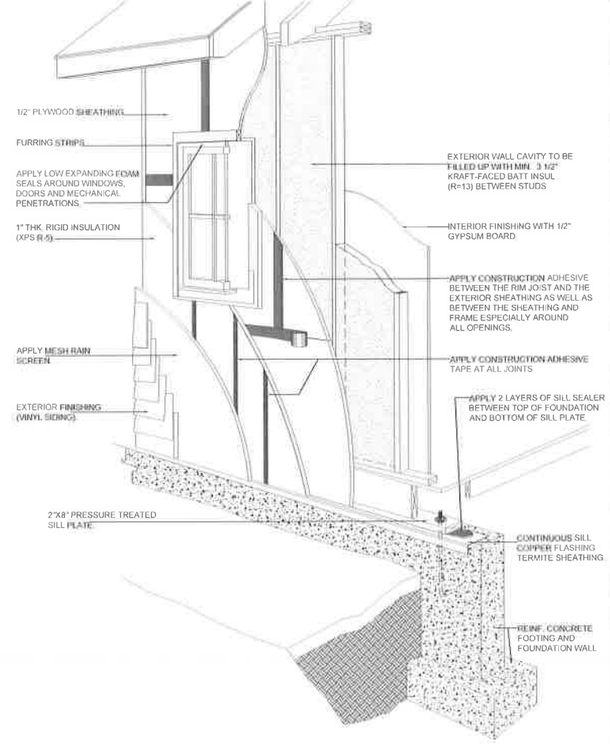


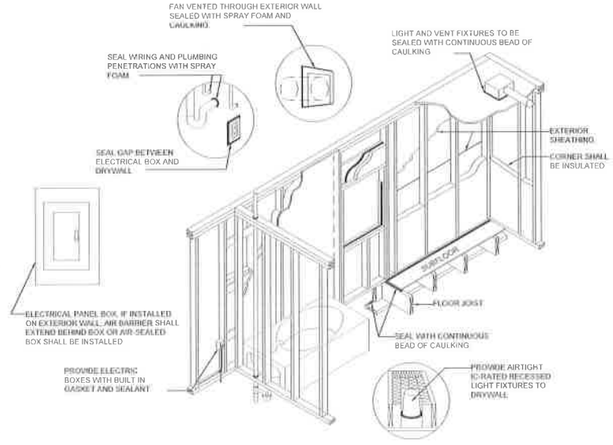
WALL TYPE LEGEND

	8" REINFORCED POURED CONCRETE FOUNDATION WALL OVER 20" WIDE X 12" DEPTH REINFORCED POURED CONCRETE FOOTING
	8" LOAD BEARING P. CONCRETE FOUNDATION WALL WITH INTERIOR FURRED OUT CONSISTING OF (1) LAYER OF 1/2" GYP. BD. FASTENED TO 2"X4" WD. STUDS @ 16"O.C. WITH 3 1/2" BATT INSUL. (R=13) BETWEEN STUDS.
	EXTERIOR WALL CONSTRUCTION OF VINYL SIDING OVER TYVECK VAPOR BARRIER OVER 1" RIGID INSUL. (R=5) OVER 1/2" CDX PLWD. SHEATHING OVER 2"X4" STUDS @ 16" O.C. G.C. TO PROVIDE HURRICANE TIES AT JUNCTION W/ EXTERIOR WALLS. PROVIDE 3 1/2" KRAFT FACED INSUL BETWEEN STUDS (R=13) FINISH INTERIOR W/1/2" GYP. BD. (TYP.)
	1-HR FIRE RATED INTERIOR BEARING WALL PARTITION CONSISTING OF (1) LAYER OF 5/8" TYPE "X" GYP. BD. EACH SIDE OF 3 1/2" WD. STUDS @ 16"O.C. TIGHT FROM FLOOR AND TO THE UNDERSIDE OF STRUCTURE ABOVE (TYP. AT 1-CAR GARAGE AREA ADJACENT WITH HOUSE LIVING AREA) PROVIDE 3 1/2" KRAFT-FACED BATT INSUL. (R=13) BETWEEN STUDS
	NON BEARING INTERIOR WALL PARTITION CONSISTING OF (1) LAYERS OF 1/2" GYP.BD. EACH SIDE OF 3 1/2" WD. STUDS @ 16"O.C. TIGHT FROM FLOOR AND TO THE UNDERSIDE OF STRUCTURE ABOVE
	INTERIOR WALL CONST. TO BE 1/2" GYP. BD. EACH SIDE OF 2"X 6" STUDS @ 16" O.C. AT PLUMBING FIXTURES WALLS AND GREEN BOARD AT ALL WET LOCATIONS.
	NEW LOAD BEARING INTERIOR WALL PARTITION CONSISTING OF (1) LAYERS OF 1/2" GYP.BD. EACH SIDE OF 2"X6" WD. STUDS @ 16"O.C. TIGHT FROM FLOOR AND TO THE UNDERSIDE OF STRUCTURE ABOVE

SIMBOL LIST

	ELECTRIC INTERC. SMOKE DETECTOR (TYP.)
	ELECT. CARBON MONOXIDE DETEC. (TYP.)
	WINDOW NUMBER DESIGNATION (SEE WINDOW SCHEDULE ON PLAN A-7, PAG.11)
	DOOR LETTER DESIGNATION (SEE DOOR SCHEDULE ON PLAN A-7, PAG.11)
	EXHAUST FAN FOR MECHANICAL VENTILATION TO EXTERIOR W/MIN. 90 CFM. CAPACITY.
	1-HR FIRE RATED CEILING ABOVE BOILER AREA WITH (2) LAYERS OF TYPE "X" GYPSUM BOARD.





C A-2 INTERIOR AND EXTERIOR AIR SEALING DRAWING DETAIL
NOT TO SCALE

GENERAL NOTES:

1. NEW SMOKE ALARM DETECTOR TO BE INSTALLED AT EACH SLEEPING ROOM, HALLWAY & BASEMENT. ALL SMOKE DETECTORS TO BE INTERCONNECTED IN ACCORDANCE W/SECTION R317.1 AND POWER SOURCE FOR SMOKE DETECTORS IS TO COMPLY W/SECTION R317.2 OF THE NYS RESIDENTIAL CODE. (TYP.)
2. NEW CARBON MONOXIDE DETECTOR IS TO BE INSTALLED, LISTED AND LABELED AS COMPLYING W/U.L. 2034-2002 STANDARD AND TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
3. FOR BASEMENT &/OR CELLAR WALLS, FOUND. WALLS, EXT. WALLS AND OTHER VERTICAL CONC. WORK EXPOSED TO THE WEATHER USE 3,000 PSI AIR ENTRAINED CONCRETE.
4. PORCHES, CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER, AND GARAGE FLOOR SLABS USE 3,500 PSI AIR ENTRAINED CONCRETE.
5. G.C. TO REMOVE EXIST. FIRST FLOOR MAIN ROOF STRUCTURE UP TO EXISTING TOP OF PLATE IN ORDER TO INSTALL NEW ROOF AND CEILING STRUCTURE AS PROPOSED 1-STY. ADDITION.
6. PROVIDE FIRE STOPPING AND SOLID BLOCKING AS PER CODE @ ALL FLOOR LEVELS.

HEADER SCHEDULE:

ALL HEADERS OVER WINDOWS AND OPENINGS TO BE AS FOLLOWS:

7 Melrick Court
Westbury, New York 11
Phone: (516) 779-234
E-MAIL: v.constant@yaho

STATE OF NEW YORK VLADIMIR CONSTANT LICENSED PROFESSIONAL ENGINEER 090651

CONSULTANT

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WEST BABYLON, NY 1170
OFF. (631)920-2445
MOBILE:(631)704-6601

REVISION

NO.	DATE	DESC
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2023 APR -4 P
3:01
VILLAGE OF FREEPORT BUILDING DEPARTMENT

APPLICATION NO.

APPLICANT/OWNER
JOSE GUTIERREZ
ADDRESS:
16 Archer Street
Freeport, N.Y. 1152
PHONE:
(347)739-6096
EMERGENCY CONTACT:
NAME: MIGUEL RAMIREZ
PHONE:
(631)704-6601

PROJECT TITLE
PROPOSED 2-STO
WOOD FRAME W/
SIDING 1-FAMILY

16 ARCHER STREET
FREEPORT, N.Y. 11520
SEC. 62 BLK 48 LOT 4

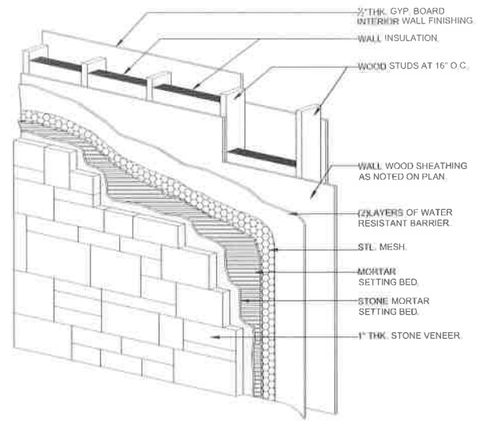
DRAWING TITLE
SECOND FLOOR AN
ROOF FRAMING PLA

DRAWN/DESIGN BY:	DRAW
MIGUEL RAMIREZ	A-
CHECKED BY: VALDIMIR CONSTANT	
DATE:	PROJECT NO.



A A-3 FRONT ELEVATION
SCALE: 1/4"=1'

B A-3 RIGHT SIDE ELEVATION
SCALE: 1/4"=1'



C A-3 STONE VENEER DETAIL
NOT TO SCALE

WINDOW SCHEDULE 1.,2., (NEW)

NUMBER	ROUGH OPENING DIM.	WINDOW MODEL	STYLE	QTY.
1	2'-8 5/8" W x 2'-0" H	2820	AWNING	14
2	2'-4" W x 4'-9 1/4" H	2449	DOUBLE-HUNG	16
3	3'-0" W x 4'-9 1/4" H	3049	DOUBLE-HUNG (EGRESS COMPLIANCE)	9
4	2'-6" x 3'-0 1/2" H	2830	DOUBLE-HUNG	2
5	6'-0 " x 1'-6" H	AFFW6006	ARCHED TRAMSON	3
6	3'-0 1/2" W x 4'-0" H+ ARCH 4 3/4"	AFCP3035	SPECIALTY WINDOW	1
7	2 '-8 1/2" x 3'-6" H	2836 DH	DOUBLE-HUNG	6
8	2 '-7 1/2" x 4'-0 1/2" H	CX14	CASEMENT WINDOW	
WINDOWS MEET EGRESS REQUIREMENTS (SEE CARPENTRY NOTES)				
			TOTAL QUANTITY NEEDED FOR THIS JOB	45

1. WINDOWS MEET EGRESS REQUIREMENTS (SEE CARPENTRY NOTES)
   PROVIDE AT LEAST (1) WINDOW (OR DOOR) IN EACH HABITABLE SPACE FOR EMERGENCY ESCAPE IN CONFORMANCE WITH N.Y.S. CODE SEC. R310 MIN OPENING OF 5.7 SQ. FEET (5.0 SQ. FEET @ GRADE LEVEL WHEN GRADE TO SILL IS LESS THAN 44" OR LESS) W/ MINIMUM NET HEIGHT 24" AND MINIMUM NET WIDTH OF 20" (OPERATION W/O NEED FOR TOOLS) BOTTOM OF OPENING @ 44" MAXIMUM A.F.F.
2. ALL WINDOW MODEL NUMBERS SHOWN ARE ANDERSEN WINDOW 400 SERIES BRAND. U.O.N. (NOTE: G.C. CAN SUBSTITUTE WITH ANOTHER WINDOW MANUF. AS LONG AS IT MEETS THE SAME CODE REQUIREMENTS.
3. ALL WINDOWS MUST BE ANDERSEN "LOW E"
4. FOR ALL EXISTING WINDOWS TO REMAIN, SEE PLANS.
5. ALL WINDOWS TO MEET 110 MPH WIND CRITERIA WITH CODE REQUIRED GLAZING.

LIGHT, VENTILATION AND HEATING

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

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

DOOR SCHEDULE (NEW)

SYMBOL	DOOR SIZE	DESCRIPTION	QTY.
A	3'-0" X 6'-8"	PRE-FIN. STEEL INSULATED PANELED DOOR W/VISION PANEL	3
B	3'-0" X 6'-8"	1-HR FIRERATED, WITH NOCKDOWN AND SELF CLOSING HINGES F.P.S.C. PRIMER HOLLOW METAL	1
C	2'-4" X 6'-8"	PRE-FIN. SCWD, PANELED DOOR	3
D	5'-6" X 6'-8"	SCWD PANELED DOOR WITH SIDE LIGHTS	1
E	3'-0" X 6'-8"	PRE-FIN. HCWD, BI-FOLD DOOR	4
F	2'-6" X 6'-8"	PRE-FIN. SCWD, PANELED DOOR	3
G	2'-8" X 6'-8"	PRE-FIN. SCWD, PANELED DOOR	3
H	4'-0" X 6'-8"	PRE-FIN. HCWD, BI-FOLD DOOR	9
I	32" X 6'-8"	PRE-FIN. SCWD PANELED POCKET DOOR	2
J	6'-0" X 6'-8"	VINYL-CLAD WOOD SLIDER	2
K	1'-6" X 6'-8"	PRE-FIN. HCWD, PANELED DOOR	
		TOTAL QUANTITY NEEDED FOR THIS JOB	26

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

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

For SI 1 foot= 304.8mm.
a. R-Values are minimums. U-Factors and SHGC are maximums. R-19 shall be permitted to be compressed into a 2x6 cavity.
b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
c. The first R-value applies to continuos insulation, the second to framing cavity insulation; either insulation meets the requirement.
d. R-5 shall be added to the required slab edge R-values for heated slabs.
e. There are no SHGC requirements in the Marine zone.
f. Or insulation sufficient to fill the framing cavity, R-19 minimum.
g. "13+5" means R-13 cavity insulation plus R-5 insulated sheathing. If structural sheathing covers 25 percent or less

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33 LAMONT PLACE
WEST BABYLON, NY 1170
OFF. (631)920-2445
MOBILE:(631)704-6601

REVISION

NO.	DATE	DESC
1		
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2025 APR -1 P 3:08
VILLAGE OF FREEPORT
CLERK'S OFFICE

APPLICATION NO.

APPLICANT/OWNER
JOSE GUTIERREZ
ADDRESS:
16 Archer Street
Freeport, N.Y. 11520
PHONE:
(347)739-6096
EMERGENCY CONTACT:
NAME: MIGUEL RAMIREZ
PHONE:
(631)704-6601

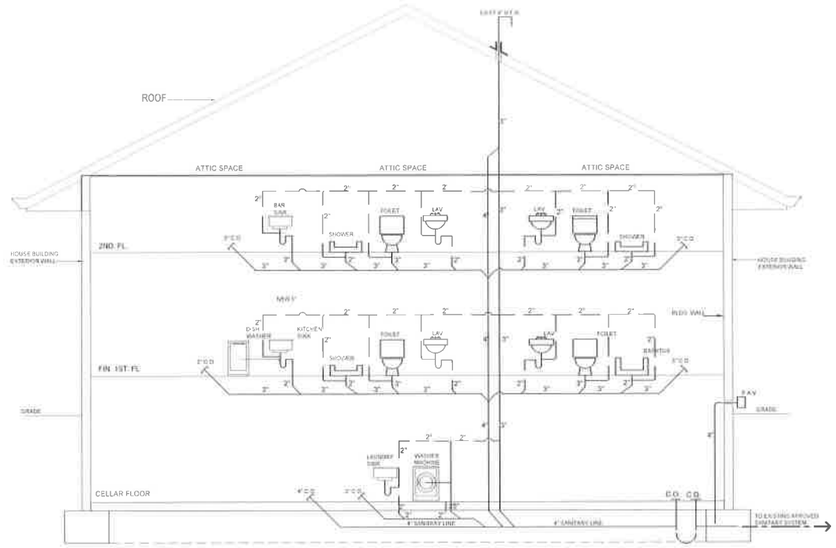
PROJECT TITLE
PROPOSED 2-STO
WOOD FRAME W/
SIDING 1-FAMILY
16 ARCHER STREET
FREEPORT, N.Y. 11520
SEC. 62 BLK 48 LOT 4

DRAWING TITLE
FRONT AND RIGHT
SIDE ELEVATIONS

DRAWN/DESIGN BY:
MIGUEL RAMIREZ
CHECKED BY:
VALDIMIR CONSTANT
DATE:
DRAW
A-
PROJECT NO.



A A-4 REAR ELEVATION
SCALE: 1/4"=1'



C A-4 PLUMBING RISER DIAGRAM
NOT TO SCALE



B A-4 LEFT SIDE ELEVATION
SCALE: 1/4"=1'

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REVISION

NO.	DATE	DESC
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2025 APR -4 P
CLERK'S OFF
VILLAGE OF FRE

APPLICATION NO.

APPLICANT/OWNER
JOSE GUTIERREZ
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PROJECT TITLE
PROPOSED 2-STO
WOOD FRAME W/
SIDING 1-FAMILY

16 ARCHER STREET
FREEPORT, N.Y. 11520
SEC. 62 BLK 48 LOT 4

DRAWING TITLE
FRONT AND RIGHT
SIDE ELEVATIONS

DRAWN/DESIGN BY:	DRAW
MIGUEL RAMIREZ	A-
CHECKED BY: VALDIMIR CONSTANT	
DATE:	PROJECT NO

LANDSCAPE NOTES

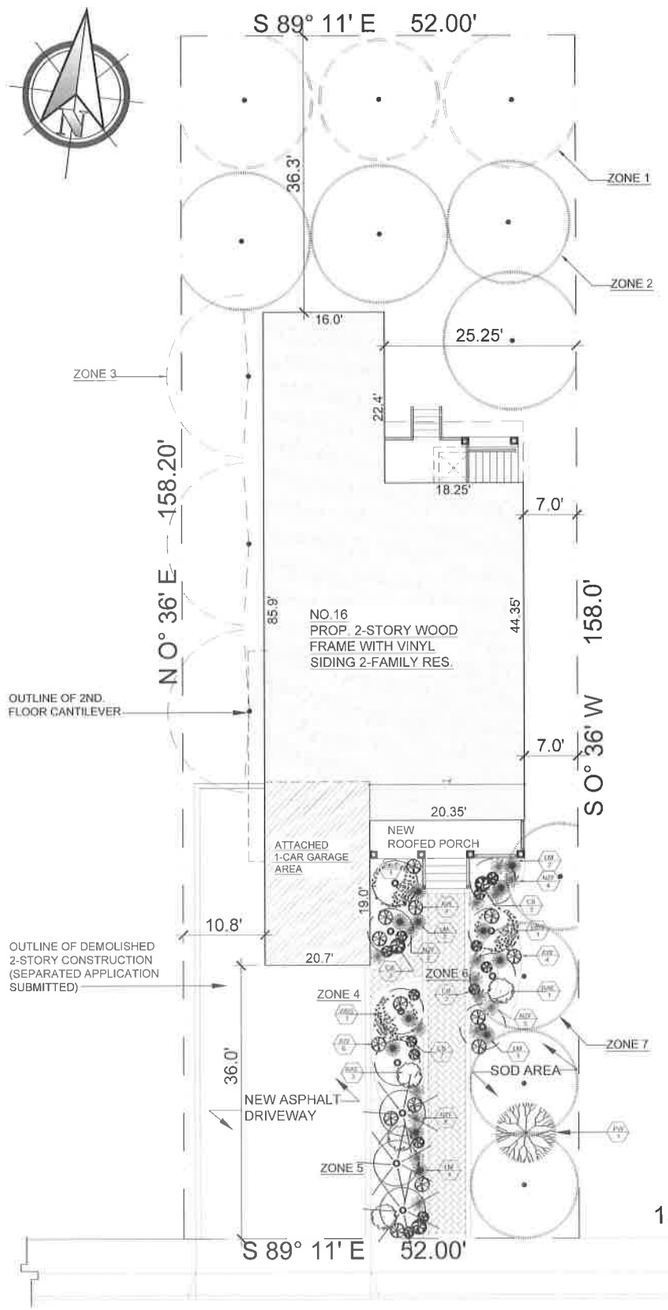
1. Landscape Plan Information is taken from surveys prepared by Leonard J Strandberg & Associates, dated March 6, 2007.
2. No substitutions shall be made without prior approval of Owner.
3. Contractors shall familiarize themselves with all underground field conditions, and notify the Owner of all discrepancies or conflicts prior to installation.
4. Contractor shall verify quantities indicated on plans and notify the Owner of any discrepancies concerning quantities on plan, plant list and desired effect prior to submission of bid or construction.
5. All precautions shall be taken in carting, placing and planting of material adjacent to pavement areas.
6. All plant material shall arrive at the site with balls, containers, and flats intact and maintained before and during construction. All material damaged or stolen shall be replaced at contractor's expense.
7. All plant material shall be nursery grown. No collected plants shall be accepted.
8. New planting shall bear same relationship to adjacent existing grade. Grade surrounding planting shall be flush, smooth and maintain existing drainage pattern.
9. All planting and pruning shall be in accordance with American Nurserymen's Association specifications.
10. The planting of deciduous plant material shall be March 1 to May 15 and from October 1 to December 15. The planting of evergreen material shall be from April 1 to June 1 and from September 1 to November 1.
11. Mycor Plant Saver 4-7-4, or approved equal, shall be evenly applied to backfill of all new planting at the following rates: Trees – 1 packet per caliper inch or 8 oz per caliper; Shrubs, Perennials or Groundcovers – 1 4-oz. scoop per 1 gal container or 2 4-oz. scoops per 3 or 5 gal container or per balled/burlapped plant; Lawns (new only) – to be evenly mixed into top 4 inches of topsoil at rate of 3 lb per 1000 square feet. All additives are to be watered in thoroughly.
12. All mass bed areas shall be mulched to a depth of 2" with shredded pine bark mulch or another approved commercial bulk mulch. Finished grade is to be adjusted to accommodate mulch.
13. All synthetic burlap shall be removed prior to planting according to planting detail.
14. Any plants remaining above ground after completion of fall planting shall be properly heeled in a protected area and watered and maintained in best horticultural condition.
15. Warranties for all plant materials shall be one year from the date of final acceptance. The contractor shall maintain all plant materials as required to insure healthy vigorous growth through the 3-month maintenance period. This will include but not be limited to mowing, watering, fertilizing, weeding and mulching.
16. Owner or owner's representative reserves the right to inspect and approve all plant material and also the right to reject any plants found to be unacceptable at post-construction verification.
17. For protection of existing trees, Contractor shall install a 4'-0" high fence constructed of 2x4s set 8'-0" in diameter around all existing trees located within 15'-0" of any site construction. Fence shall be installed prior to commencement of work and remain in place until landscaping is complete.

IRRIGATION NOTES

1. The irrigation contractor shall be responsible for providing 100% coverage of landscape areas within scope of work.
2. Time clock shall be mechanical 6-zone imperial ivt6 set in a location for easy access and maintenance.
3. Install backflow preventer as manufactured by Febco model #805y in accordance with local code requirements.
4. The contractor shall be responsible for taking flow tests at the water main to determine on site gpm (gallons per minute) flows. The contractor shall inform the owner of pressures less than 40 psi. The system is designed for 50-60 gpm per zone.
5. Water pressure required shall be between 50-60 gpm per zone.
6. Ten days prior to start of construction, irrigation contractor shall verify static water pressure. If static pressure is less than 50 psi, do not commence work. Owner shall be notified and shall authorize when to begin.
7. Pipe connection from service shall be 1 1/2" copper type "t" manifold.
8. All piping shall be 1-1/2" schedule 40 - 100 psi, nsf polyethylene set 12" below grade.
9. Rain sensor shall be manufactured by Mini Click –Model #502.
10. Electric control valves shall be installed per manufacturers instruction detail shown. Size valves as shown on plans. Valves shall be installed in valve boxes large enough to permit manual operation, removal of solenoid and/or valve cover without any earth excavation.
11. All 24 volt valve wiring is to be #8 conductor. All wire splices are to be permanent and waterproof.
12. The irrigation contractor shall coordinate installation of the system with the landscaping so that all plant material will be watered in accordance with the intent of the plans and specifications.
13. The contractor shall refer to the landscape plan when trenching to set pipe to avoid damage to new and existing trees and shrubs.
14. All wiring from the irrigation controller to the remote control valves shall be made us-14/1 direct burial cable. All wire splices shall be made in valve boxes only using Rain Bird snap-tite connectors and sealant. Provide sleeves for wire under paved areas as required.
15. The contractor shall be responsible for the final adjustment of the sprinklers arc and radius to assure 100 percent coverage.
16. Contractor shall be responsible for providing all tie-ins into the existing water meter in accordance with all applicable codes. A separate meter if required shall be a direct read carlon std 200 max flow 160 gpm min. 2 gpm or approved equal.
17. Sleeves under walks shall be schedule 40 pvc or a diameter shown in plans set 18" below finished grade.

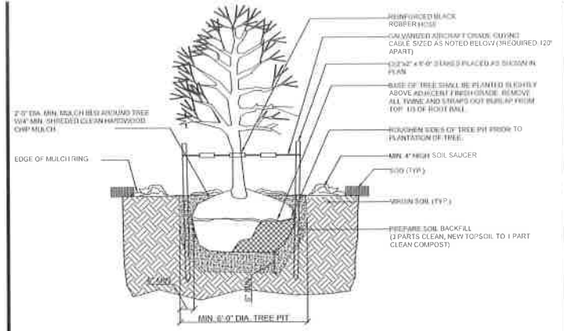
PLANTING MATERIAL LIST

SIM	COMMON NAME	BOTANICAL NAME	QTY	SIZE	ROOT	REMARK
SHADE TREES						
QR	RED OAK	QUERCUS RUBRA		3.5-3.5" CAL	B&B	FULL HEAD
ORNAMENTAL TREES						
FH	WIRE HOUSE PEAR	PYRUS CALLERYANA		2.2-2.5" CAL	B&B	FULL HEAD
PW	WEEPING CHERRY	PRUNUS SUBHIRTELLA 'WHITE FOUNTAINS'	1	2.2 1/2" CAL	B&B	6-10' SP. SPECIMEN
CK	KOUSA DOGWOOD	CORNUS KOUSA		8-10' HT	B&B	3 STEM
CONIFERS						
TO	EMERALD AMERICAN ARBORVITAE	THUJA OCCIDENTALIS 'SMARAGD'		5-6' HT	B&B	FULL TO BASE
SHRUBS						
AG	GLOSSY ABELIA	ABELIA X GRANDIFLORA		18-24" HT	CONT	@ 2' O.C.
WBS	WEEPING BLUE SPRUCE	PICEA PUNGENS 'PENDULA'	2	24-30" SP	CONT	BLUE FOLIAGE
RVV	DELAWARE VALLEY WHITE AZALEA	RHODODENDRON CV		2-2 1/2" SP	CONT	@ 3' O.C.
DL	DRAGON LADY HOLLY	ILEX DRAGON LADY		4-5' HT	B&B	
BM	BLUE MAID HOLLY	ILEX MESERVEAE 'BLUE MAID'		2 1/2-3 HT	B&B	@ 5' O.C.
LF	COMPACT LEUCOTHOE	LEUCOTHOE FONTANESIANA		15-18" HT	CONT	@ 2' O.C.
NS	NELLIE STEVENS HOLLY	ILEX NELLIE STEVENS	8	5-6' HT	B&B	FULL TO BASE
CB	COLORADO BLUE SPRUCE	PICEA PUNGENS 'PROSTRATE BLUE MIST'	15	2'-4' HT	B&B	FULL TO BASE
RAS	ALBA ELEGANS RHODY	RHODODENDRON CV	4	2 1/2-3' HT	B&B	
RBN	BORDE DE NEIGE RHODY	RHODODENDRON BORDE DE NEIGE		18-24" HT	B&B	@ 3' O.C.
GROUND COVERS						
GM	GREEN LEYTIA	LIRIOPE SPICATA	15	1 GL	CONT	@ 1' O.C.
WT	WOOLLY THYME	THYMUS LANUGINOSUS		2 1/2" PLG	CONT	@ 1' O.C. GOLDEN EYE
NZF	New Zealand Flax	Phormium tenax Purpureum	18	1 GA	CONT	@ 1' O.C.
PERENNIALS						
AVT	WHITE STUBE	ASTILBE CV DEUTSCHLAND	14	1 GL	CONT	@ 1' O.C. WHITE
RGF	GIANT ROGIA	RODGERSIA GOLDEN RAIN	8	1 GL	CONT	@ 1' O.C. GOLDEN EYE
ORNAMENTAL GRASS						
PA	HAMELN PENNISETUM	PENNISETUM CV 'HAMELN'	8	1 GL	CONT	@ 1' O.C.

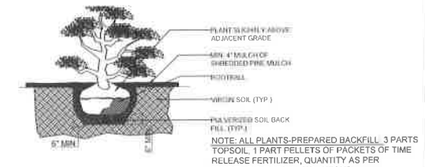


1 LP LANDSCAPE AND IRRIGATION PLAN
SCALE: 1"=10 FT

NOTE: SITE PLAN INFORMATION TAKEN FROM
ISLAND-WIDE LAND SURVEYING
199 LAFAYETTE DR, SYOSSET, NY 11791
Phone: (516)496-7822



2 LP TREE PLANTING DETAIL
NOT TO SCALE



NOTE: ALL PLANTS-PREPARED BACKFILL: 3 PARTS TOPSOIL 1 PART PELLETS OF PACKETS OF TIME RELEASE FERTILIZER, QUANTITY AS PER MANUFACTURERS INSTRUCTIONS.
CONTRACTOR TO SUBMIT SAMPLE AND LITERATURE ON FERTILIZER PRIOR TO APPLY

3 LP SHRUB PLANTING
NOT TO SCALE

LEGEND	
SYMBOL	SPECIFICATION
NN #	DETAIL AND SHEET
NN #	SPECIE/QUANTITY
	SITE PROPERTY LINE
	GROUND COVER
	PROPOSED MULCH AREA
	PROPOSED CONIFER
	PROPOSED SHADE TREE
	PROPOSED SHRUBS
	SPRINKLER HEAD 12' RADIUS
	MIST HEAD 3' RADIUS
	HEAD ROTATION LAYOUT
	PROPERTY LINE
	PROPOSED SOD AREA
	ZONE 1
	ZONE 2
	ZONE 3
	ZONE 4

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REVISIO

NO.	DATE	D
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ISSUED TO | NO.

VILLAGE OF FREEPORT CLERK'S OFFICE APR - 2025

APPLICATION NO

APPLICANT/OWNE
Franklin De Jos Sa

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81 Paine Street,
Lindenhurst,
New York 11757
Email: delosantosfrank
PHONE:
(516) 353-2973
EMERGENCY CONTACT
NAME: MIGUEL RAMIRE
PHONE:
(631)704-6601

PROJECT TITLE

PROPOSED 2-
WOOD FRAME
AND VINYL SI
1-FAMILY RES

(VACANT LOT) 284 NORTH
FREEPORT, N.Y. 11520
SEC. 55 BLK 357 LOT 86

DRAWING TITLE

LANDSCAPE AN
IRRIGATION PL
PLANTING DETA
GENERAL NOTE

DRAWN BY: MIGUEL RAMIREZ
CHECKED BY: VC
DATE:



DUTCH LAP VINYL SIDING WITH WHITE TRIM. AS PER CODE REQ'D. AND MANUFACTURER SPECIFICATIONS (TYP.).
COLOR: CEDAR BLEND BY CERTAINTEED

PROPOSED EXTERIOR LANTERN WITH DAWN AND MOTION SENSOR.
COLOR: COPPER

2" STONE VENEER CAP
COLOR/MODEL: LIGHT BROWN
WAINSCOT SILL

1" THICKNESS STONE VENEER BASE WITH 3" STONE CAP ON TOP,
COLOR/MODEL: SLATE GRAY .
ELDORADO STONE.
(TYP. AT FRONT FACADE ONLY).

INSULATED VINYL ROLL UP GARAGE DOOR.
COLOR: WHITE.

22" DIAMETER VINYL GABLE VENT LOUVER WITH INSECT SCREEN
COLOR: WHITE (TYP. FOR 3) .

ALUMINUM LEADER AND GUTTER FASTENED TO 2"x6" ALUMINUM CLAD WD. FASCIA. COLOR: WHITE (TYP.).

RAISED PANEL VINYL SHUTTER (TYP.). COLOR: WHITE.

PVC HAND-RAILS AND BALUSTERS (TYP.)

NEW 12" SQUARE TAPERED PRE-FAB. VINYL COLUMN WITH 6" X 6" T. WD POST INSIDE ANCHORED ON TOP TO HEADER AND BOTTOM TO P. CONC. FRONT ACCESS PORTICO PLATFORM
COLOR: WHITE (TYP. FOR 4).

PORCH STOOP AND PLATFORM TO BE FINISHED WITH BLUESTONE TILES AND SLAB. COLOR: BLUE-GREY.

1.-FRONT ELEVATION



SELF-SEALING ASPHALT/FIBERGLASS ARCHITECTURAL ROOF SHINGLES;
COLOR TO BE: HICKORY HD
BY CERTAINTEED MANUFACTURER
(TYP.).

POURED CONCRETE FOUNDATION WALL (NO COLOR) TYP.

2.-RIGHT SIDE ELEVATION

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STATE OF NE
VLADIMIR CONS
LICENSED PROFESSIONAL
090951

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2025 APR -4 P 3:08
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

APPLICATION NO.

APPLICANT/OWNER
JOSE GUTIERREZ
ADDRESS:
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PHONE:
(347)739-6096
EMERGENCY CONTACT:
NAME: MIGUEL RAMIREZ
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(631)704-6601

PROJECT TITLE
SEC. 62 BLK 48 L
WOOD FRAME W/
AND VINYL SIDIN
1-FAMILY RESIDE
(VACANT LOT) 16 ARCHER STRE
FREEPORT, N.Y. 11520
SEC. 62 BLK 48 LOT 4

DRAWING TITLE
COLORED FRONT A
RIGHT SIDE ELEVAT

DRAWN/DESIGN BY:
MIGUEL RAMIREZ
CHECKED BY:
VLADIMIR CONSTANT
DATE:
DRAW
R-
PROJECT NO

SELF-SEALING ASPHALT/FIBERGLASS ARCHITECTURAL ROOF SHINGLES; COLOR TO BE: HICKORY HD BY CERTAINTEED MANUFACTURER (TYP.).

NEW 10" SQUARE PRE-FAB. WHITE PVC COLUMN ANCHOR ON TOP TO HEADER AND BOTTOM TO WOOD DECK STRUCTURE TYP. FOR 3).

SECOND FLOOR BALCONY WITH WHITE PVC HANDRAILS AND RAILINGS.

NEW 8" SQUARE PRE-FAB. WHITE PVC COLUMN ANCHOR ON TOP TO HEADER AND BOTTOM TO WOOD DECK STRUCTURE TYP. FOR 2).

ROOFED REAR ACCESS FIRST FLOOR AND CELLAR WITH WHITE PVC HANDRAILS & RAILINGS.

REAR ACCESS CONCRETE PORCH STOOP AND PLATFORM TO BE FINISHED WITH BLUESTONE TILES AND SLAB. COLOR: BLUE-GREY.



RAISED PANEL VINYL SHUTTER (TYP.). COLOR: WHITE.

INSULATED LOW "E" DOUBLE PANE GLASS WITH VINYL FRAME WINDOW (TYP.). COLOR: WHITE

POURED CONCRETE FOUNDATION WALL (NO COLOR) TYP.

1.-REAR ELEVATION



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EMERGENCY CONTACT:
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(631)704-6601

PROJECT TITLE

SEC. 62 BLK 48 L
WOOD FRAME W/
AND VINYL SIDIN
1-FAMILY RESIDEN
(VACANT LOT) 16 ARCHER STREE
FREEPORT, N.Y. 11520
SEC. 62 BLK 48 LOT 4

DRAWING TITLE

COLORED REAR AN
LEFT SIDE ELEVATI

DRAWN/DESIGN BY:	DRAW
MIGUEL RAMIREZ	R-
CHECKED BY: VLADIMIR CONSTANT	
DATE:	PROJECT NO



1.-FRONT ELEVATION
PERSPECTIVE VIEW



2.-REAR ELEVATION
PERSPECTIVE VIEW

7 Melrick Court
Westbury, New York 11
Phone: (516) 779-234
E-MAIL: v.constant@yaho

STATE OF NEW
VLADIMIR CONS
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080951

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2015 APR -4 P 3:08
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

APPLICATION NO.

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EMERGENCY CONTACT:
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PHONE:
(631)704-6601

PROJECT TITLE

PROPOSED 2-STO
WOOD FRAME W/
SIDING 1-FAMILY

16 ARCHER STREET
FREEPORT, N.Y. 11520
SEC 62 BLK 48 LOT 4

DRAWING TITLE
FRONT AND RIGHT S
PERSPECTIVE VIEW

DRAWN/DESIGN BY:	DRAW
MIGUEL RAMIREZ	PV
CHECKED BY: VALDIMIR CONSTANT	
DATE:	PROJECT NO



9 ARCHER STREET (FRONT PROPERTY)



NO.15 ARCHER STREE (FRONT PROPERTY)



260 MAIN STREET (EAST SIDE PROPERTY)



20 ARCHER STREET (WEST SIDE PROPERTY)

Address: 20 A
Village: Incorp
School: Freep
Town: Hempst

For translation

Section: 62
Condo:

7 Melrick Court
Westbury, New York 115
Phone: (516) 779-234
E-MAIL: v.constant@yaho

STATE OF NE
VLADIMIR CONS
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OFF. (631)920-2445
MOBILE(631)704-6601

2025 APR -4 P 3:08
CLERK'S OFFICE
VILLAGE OF FREEPORT, N

APPLICATION NO.

APPLICANT/OWNER

ADDRESS:
16 Archer Street
Freeport, N.Y. 1152
PHONE:
(347)739-6096
EMERGENCY CONTACT:
NAME: MIGUEL RAMIREZ
PHONE:
(631)704-6601

PROJECT TITLE

PROPOSED 2-STO
WOOD FRAME W/
SIDING 1-FAMILY

16 ARCHER STREET
FREEPORT, N.Y. 11520
SEC. 62 BLK 48 LOT 4

DRAWING TITLE

EXISTING NEIGHBO
PROPERTY PICTUR

DRAWN/DESIGN BY:
MIGUEL RAMIREZ

CHECKED BY:
VALDIMIR CONSTANT

DATE:

DRAW

P

PROJECT NO

INC. VILLAGE OF FREEPORT

Department of Buildings
46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520
(516) 377-2242
FAX (516) 377-2493
E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

ROBERT T. KENNEDY
MAYOR

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER
May 07, 2025

Jose Gutierrez
16 Archer St
Freeport, NY 11520

RE: 16 Archer St, Freeport, NY 11520
Zoning District: Residence A Sec 62, Blk 048, Lot 4
Building Permit Application #20254209
Description: Construct new (4,212 Sq.Ft) wood frame with vinyl siding 2-Story 1-Family dwelling to vacant lot.

RECEIVED
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VILLAGE OF FREEPORT, NY
CLERK'S OFFICE

Dear Sir/Madam:

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

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

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

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

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings
/Daniela Hernandez

ZBA Approval Needed: **NO**

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X **Negative Declaration** ____ **Positive Declaration**

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

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

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

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VILLAGE OF FREEPORT, N

Project :

Building Permit App. 20254209

Location: 16 Archer St , Freeport NY 11520

Applicant : Jose Gutierrez

Description : Construct new (4.212 Sq.Ft) wood frame with vinyl siding 2-Story 1-Family dwelling to vacant lot.

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: May 07, 2025

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.

APR 24 2025

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information

Name of Action or Project: Proposed New 2-Story 1-Family Residence to existing vacant lot

Project Location (describe, and attach a location map): No.16 on North side of Archer Street At 159.38 ft. West of South Main Street

Brief Description of Proposed Action: Proposed New (4,212 s.f.) Wood frame with vinyl siding 2-Story 1-Family Residence to existing vacant lot

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VILLAGE OF FREEPORT

Name of Applicant or Sponsor:	Telephone: (347) 739-6096
Jose Gutierrez	E-Mail: jjjgutierrez@hotmail.com

Address: 124 Bismark Avenue

City/PO:	State:	Zip Code:
Valley Stream	New York	11581

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental esources t hat may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		✓
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	✓	

3.a. Total acreage of the site of the proposed action? 0.19 acres
b. Total acreage to be physically disturbed? 0.19 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.19 acres

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

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?		✓	
b. Consistent with the adopted comprehensive plan?		✓	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
		✓	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? N If Yes, identify: _____			
		✓	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?			
		✓	
b. Are public transportation service(s) available at or near the site of the proposed action?			✓
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		✓	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies:	NO	YES	
			✓
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____			✓
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewate r treatment: _____			✓
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	✓		
b. Is the proposed action located in an archeological sensitive area?	✓		
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?			
	✓		
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	✓		
	✓		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:
› Shoreline › Forest › Agricultural/grasslands › Early mid-successional
› Wetland › Urban ✓Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	✓	
16. Is the project site located in the 100 year flood plain?	NO	YES
	✓	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a . Will storm water discharges flow to adja cent propertie s? › NO › YES	NO ✓	YES
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drain s?) If Yes, briefly describe: ✓NO › YES	✓	

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VILLAGE OF FREEPORT, NY

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

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

Applicant/sponsor name: Jose Gutierrez Date: 03/15/2025

Signature: Jose A Gutierrez

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

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

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

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

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VILLAGE OF FREEPORT, NY

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

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

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

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APR 24 2025

APPLICATION NO. 20254160

Filing Date 4/24/25

Application for Erection of Buildings or Alrerations

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

I. LOCATION OF BUILDING

AT (LOCATION) 16 Archer Street (No.) (Street) ZONING DISTRICT Res. "A"

BETWEEN On North side of Archer Street (Cross Street) AND At 159.38 ft. West of South Main Street (Cross Street)

SECTION 62 BLOCK 48 LOT 4 APROX. LOT SIZE 52.0 x 158.2 LOT AREA 8,226 s.f.

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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
8 [✓] One Family
9 [ ] Two Families
10 [ ] Apartment - Enter No. of Units
11 [ ] Transient hotel, motel, or dormitory - enter No. of Units
13 [ ] Garage or Accessory Structure
14 [ ] Other - Specify

NON RESIDENTIAL - Complete Part "E"
15 [ ] Industrial
16 [ ] Office, bank, professional
17 [ ] Stores, mercantile
18 [ ] Church, other religious
19 [ ] Hospital, Institutional
20 [ ] Other - Specify

C. COST BAL. $16,346.00

21. TOTAL COST OF IMPROVEMENT $ ~~100,000~~ 903,000

19,994 + 150.00 = 20,144 - 3,798

D. DESCRIPTION OF PROJECT

Proposed New (4,212 s.f.) Wood frame with vinyl siding 2-Story 1-Family Residence to existing vacant lot

III. IDENTIFICATION - To be completed by all applicants

	NAME	MAILING ADDRESS - Number, stret, city and state, zip	TEL. NO.
1. Owner or Lessee	Jose Gutierrez	124 Bismark Avenue, Valley Stream, New York 11581	(347) 739-6096
2. Contractor			
3. Architect or Engineer	Vladimir Constant	7 Melrick Court, Westbury, New York 11590	(516) 779-2343

IV. OWNER - CONTRACTOR STATEMENT

Building permit is issued subject to the provisions of Section 57 of the workmen's compensation law.
Workmen's Compensation Certicate No. ____ Company ____ Exp. Date ____

Contractor or Owner Jose Gutierrez (Print)

Address 124 Bismark Avenue, Valley Stream, New York 11581

Phone (347) 739-6096

E-mail: jjigutierrez@hotmail.com

State of New York

County of Nassau

Jose Gutierrez (Print) being duly sworn, says that he (He of She) is the contractor or Owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of his (His or Her) knowledge and belief and agrees to comform to all applicable laws of

DORIS ALEXANDRA RAMIREZ NOTARY PUBLIC STATE OF NEW YORK

V. FLOOD ZONE

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

IS PROJECT TO REPAIR FLOOD DAMAGE?
YES NO ✓

PROJECT DESCRIPTION

Total/First Flr. Square Feet	2,132
Upper Flrs. Square Feet	1,875



SUBJECT PROPERTY FRONTAGE (WEST SIDE CORNER)
ACTUAL CONDITION



SUBJECT PROPERTY FRONTAGE (EAST SIDE
ACTUAL CONDITION



SUBJECT PROPERTY FRONT VIEW
(BEFORE DEMOLITION)



SUBJECT PROPERTY REAR VIEW
(BEFORE DEMOLITION)

7 Melrick Court
Westbury, New York 11
Phone: (516) 779-2343
E-MAIL: vconstant@yahoo

STATE OF NEW
VLADIMIR CONS
LICENSED PROFESSIONAL
080951

CONSULTANT

DRAFTING CORPOR
RESIDENTIAL & COMMERCI
DESIGN
31 LAMONT PLACE
WEST BABYLON, NY 11704
OFF: (631)956-2445
MOBILE (631)704-6601

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BUILDING DEPT'S OFFICE
CITY OF FREEPORT, NY

APPLICATION NO.

APPLICANT/OWNER

ADDRESS:
16 Archer Street
Freeport, N.Y. 1152
PHONE:
(347)739-6096
EMERGENCY CONTACT:
NAME: MIGUEL RAMIREZ
PHONE:
(631)704-6601

PROJECT TITLE

PROPOSED 2-STO
WOOD FRAME W/
SIDING 1-FAMILY

16 ARCHER STREET
FREEPORT, N.Y. 11520
SEC. 62 BLK 48 LOT 4

DRAWING TITLE

EXISTING SUBJECT
PICTURES AFTER A
BEFORE DEMOLITIO

DRAWN/DESIGN BY:
MIGUEL RAMIREZ

CHECKED BY:
VALDIMIR CONSTANT

DRAW
P-

DATE:

PROJECT NO



9 ARCHER STREET (FRONT PROPERTY)



NO.15 ARCHER STREE (FRONT PROPERTY)



260 MAIN STREET (EAST SIDE PROPERTY)



20 ARCHER STREET (WEST SIDE PROPERTY)

Address: 20 A
Village: Incorp
School: Freep
Town: Hempst

For translation

Section: 62
Condo:

7 Melnick Court
Westbury, New York 11
Phone: (516) 779-234
E-MAIL: v.constant@yahoo

STATE OF NEW
VLADIMIR CONS
LICENSED PROFESSIONAL
080951

CONSULTANT

DRAFTING CORPOR
RESIDENTIAL & COMMERCI
DESIGN
33 LAMONT PLACE
WEST BABYLON, NY 1170
OFF. (631)920-2445
MOBILE(631)704-6601

2025 JUN -4 P 3:
CLERK'S OFFICE
VILLAGE OF FREEPORT

APPLICATION NO.

APPLICANT/OWNER

ADDRESS:
16 Archer Street
Freeport, N.Y. 11520
PHONE:
(347)739-6096
EMERGENCY CONTACT:
NAME: MIGUEL RAMIREZ
PHONE:
(631)704-6601

PROJECT TITLE

PROPOSED 2-STO
WOOD FRAME W/
SIDING 1-FAMILY F

16 ARCHER STREET
FREEPORT, N.Y. 11520
SEC. 62 BLK 48 LOT 4

DRAWING TITLE

EXISTING NEIGHBOR
PROPERTY PICTUR

DRAWN/DESIGN BY:
MIGUEL RAMIREZ

CHECKED BY:
VALDIMIR CONSTANT

DRAW

P-

PROPOSED 2-STORY WOOD FRAME WITH STONE AND VINYL SIDING 1-FAMILY RESIDENCE

(VACANT LOT) 16 ARCHER STREET, FREEPORT, N.Y, 11520

SBL.: 62 48 04

RESIDENTIAL CODE OF NEW YORK STATE -2020

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

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

LOCATION MAP (N.T.S.)



GENERAL NOTES 1

1. All work shall be done in strict accordance with provisions of local, state, and federal codes, laws, ordinances, and regulations whitever applicable.
2. Each contractor shall be held to have visited the site and to have verified all existing conditions prior to submission of bid.
3. In all cases, drawings shall not be scaled for information. Figured dimensions and conditions must be verified in the field.
4. Contractor shall verify and be responsible for all field dimensions and job conditions, and shall notify the Architect of any discrepancies, conflicts, and/or omissions which would interfere with the satisfactory completion of the work. Should he fail to follow this procedure and continue with the work, he shall assume responsibility and liability arising therefrom.
5. All items of work identified on the drawings by name, note, or material designation are new, unless otherwise noted.
6. All new materials and installations shall be in accordance with manufacturer's latest printed specifications, and with all applicable code requirements.
7. All work shall be performed in accordance with best standard trade practices. Each trade shall cooperate with the Owner and other trades to facilitate job scheduling and completion.
8. Proprietary names identifying items of work are used to designate the standard of construction. Items of equal quality may be submitted for the Architect's review.
9. Each contractor shall be responsible for any damage to adjoining remaining areas as a result of his work, and shall repair damaged surfaces to their pre-existing conditions or as may be required to complete the entire scope of work.
10. Indications of work to be removed are general only, and are not intended to show all items which may require removal. Such items shall be removed, relocated, and/or reinstalled as required for installation of new work.
11. Existing equipment and materials to be removed, which are not required to be relocated or retained by the Owner, shall become the property of the Contractor and removed from the premises.
12. At the completion of each workday, each trade shall be responsible for cleaning up their work. Rubbish removal shall be done in a dust-inhibitive fashion, and the job site shall be free of all debris and broom cleaned upon completion.
13. Drywall Construction:
    a. Provide sizes and types as shown on the drawings, taped and spackled with three (3) coats and sanded smooth.
    b. Provide all metal corner beads, stops, edge trim, casing, beads, etc. as required to finish all drywall surfaces with flush, level edges.
    c. Use Firecode "X" gypsum board where required to obtain fire ratings per N.Y.S. Building Codes. See Partition Types and plans for exact locations.
14. Alterations to existing work shall be patched and finished, as necessary, to match existing contiguous surfaces or new finishes shown.
15. Clean all floors, walls, doors, misc. metals, glass, etc. leaving job free of dust and debris, prior to project completion.
16. All existing floor slabs which are damaged as a result of any demolition and new work are to be restored as required to match and be level with contiguous surfaces.
17. Flame spread of all interior finishes shall meet or exceed Class "B" (ASTM-E-84) or Class "II" (Radiant Panel Test) requirements.
18. All mechanical and electrical work shall be in full conformance with the Building Codes of N.Y. State, and all other applicable codes and regulations.
19. Plumbing work shall be installed, by a plumber licensed with the Village of Freeport, in accordance with New York State and National Plumbing Codes.
20. Electrical work shall be installed by an electrician licensed in Nassau County, in accordance with New York State and National Electrical Codes. A Fire Underwriter's Laboratory certificate shall be obtained for all electrical work, and supplied to the Owner and the Architect.
21. All cabinetry and casework to be fabricated and installed in conformance with the N.Y.S. Building Code.
22. During demolition work, properly protect all existing work scheduled to remain. Provide any shoring, bracing, and temporary partitions as required to protect adjoining existing areas so that the owner can continue daily operations with minimal interruptions.
23. Soil pressure assumed at 3,000 Lbs. per sq. ft.
24. All new construction is to conform to the latest Energy Conservation Construction Code of N.Y. State, effective August 5, 2007.

GENERAL CODE NOTES 2

1. SEE DRAWING A-4 FOR NEW DOOR AND WINDOW SCHEDULES.
2. SEE DRAWING C-1 AND C-2 FOR THE RESIDENTIAL CODE OF NEW YORK STATE GENERAL CONSTRUCTION DETAILS, FASTENING/NAILING & STRAPPING SCHEDULES.
3. NEW SMOKE ALARM DETECTOR TO BE INSTALLED AT EACH SLEEPING ROOM, HALLWAY & BASEMENT. ALL SMOKE DETECTORS TO BE INTERCONNECTED IN ACCORDANCE W/SECTION R313.1 AND POWER SOURCE FOR SMOKE DETECTORS IS TO COMPLY W/SECTION R313.1.2 OF THE NYS RESIDENTIAL CODE. (TYP.)
4. NEW CARBON MONOXIDE DETECTOR IS TO BE INSTALLED, LISTED AND LABELED AS COMPLYING W/U.L. 2034/2002 STANDARD AND TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS, AND PER R/NYS SECTION R 313.4
5. MINIMUM DUCT INSULATION IS TO BE IN ACCORDANCE WITH TABLE 503.3.3 OF THE ENERGY CONSERVATION CODE OF NEW YORK STATE.
6. PLEASE CONFIRM THAT ALL APLIANCES WILL BE DIRECTLY VENTED TO THE OUTSIDE SIZING OF VENTING SYSTEM IS TO COMPLY WITH SECTION G2427 (594). FURTHERMORE FLUE CROSS SECTIONAL AREA IS TO COMPLY WITH R1001.11. EXTERIOR AIR INTAKE IS TO COMPLY WITH SECTION R303 OF R.C.O.N.Y.S.
7. MOISTURE VAPOR RETARDERS ARE TO BE INSTALLED ON THE WARM-IN-WINTER SIDE OF THE INSULATION IN ALL FRAMED WALLS, FLOORS AND ROOF/CEILINGS COMPRISING ELEMENTS OF THE BUILDING THERMAL ENVELOPE, IN ACCORDANCE WITH SECTION R318 OF R.C.O.N.Y.S.
8. PIPE INSULATION FOR THE WATER DISTRIBUTION SYSTEMS IS TO COMPLY WITH TABLE 503.3.3.1 OF THE ENERGY CONSERVATION CONSTRUCTION CODE. SEE TABLE ON DWG. C-3 FOR MORE INFORMATION. WATER DISTRIBUTION TO BE "L" COPPER OR BETTER. VENTS TO BE P.V.C. SCHEDULE 40 OR BETTER. DRAINS TO BE BLACK IRON PIPE OR BETTER.
9. ELECTRICAL EQUIPMENT WIRING AND INSTALLATION ARE TO COMPLY WITH CHAPTER 33 THROUGH 42 OF R.C.O.N.Y.S. WIRE INSULATION TO BE RHW OR BETTER (75D C MAX CONDUCTOR TEMP.) ALL GARAGE, OUTDOOR, UNDERFLOOR SPACES TO BE PROVIDED WITH GFI PROTECTION IN ACCORDANCE WITH SECTION E 3802 OF R.C.O.N.Y.S.
10. THE WIRING SYSTEM OF THE PREMISES IS TO BE GROUNDED AT THE WATER SERVICE OR WITH A GROUNDING ELECTRODE CONNECTED, IN ACCORDANCE WITH SECTION E3507, SIZED IN ACCORDANCE WITH SECTION E3503.1. THE ROD ELECTRODE IS TO BE MADE OF ZINC COATED IRON OR STEEL, SHALL HAVE 5/8" MINIMUM DIAMETER AND SHALL BE A MINIMUM OF 8 FT. LONG. NON-FERROUS ROD SHALL BE 1/2 IN MINIMUM DIAMETER IN ACCORDANCE WITH SECTION E 3508 OF R.C.O.N.Y.S.
11. CIRCUIT BREAKERS AND OTHER ELECTRICAL DEVICES ARE TO BE SIZED TO PROTECT THE FEEDER IN EACH PARTICULAR BRANCH CIRCUIT.
12. A MINIMUM OF ONE 20 AMPERE BRANCH CIRCUIT IS TO BE PROVIDED TO SUPPLY THE BATHROOM RECEPTACLE OUTLETS. SUCH CIRCUITS ARE TO HAVE NO OTHER OUTLET.
13. CIRCUITS RATINGS TO BE IN ACCORDANCE WITH SECTION E3602. GROUNDING FAULT INTERRUPTER PROTECTION IS TO BE PROVIDE FOR BATHROOM CIRCUITS. ALL CIRCUITS LISTED IN SECTION E3802 OF R.C.O.N.Y.S.
14. STAIRWAY ILLUMINATION IS TO BE IN ACCORDANCE WITH R303.6. THE LIGHT SWITCH IS TO BE LOCATED AT THE TOP AND AT THE BOTTOM OF EACH STAIRWAY, IN ACCORDANCE WITH SECTION R303.6.1 OF R.C.O.N.Y.S.
15. DWELLING IDENTIFICATION IS TO PROVIDED IN ACCORDANCE WITH SECTION R321 OF R.C.O.N.Y.S.
16. ALL MECHANICAL SYSTEM INSTALLED SHALL COMPLY WITH CHAPTER 12 THROUGH CHAPTER 32 OF R.C.O.N.Y.S.
17. PLUMBING SYSTEM INSTALLED SHALL COMPLY WITH CHAPTER 25 THROUGH CHAPTER 24 OF R.C.O.N.Y.S.
18. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS BATHTUBS AND SHOWERS. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60"

GENERAL STRUCTURAL NOTES

ALLOWABLE WOOD STRESSES:
CONSTRUCTION GRADE DOUGLAS FIR - SOUTH #1
Fb = 1300 PSI
Fl = 675 or 525 PSI IF > 4" WIDTH (COMPRESSION PARALLEL TO GRAIN)
Fc = 800 PSI (COMPRESSION PARALLEL TO GRAIN)
Fc = 245 PSI (COMPRESSION PERPENDICULAR TO GRAIN)
Fv = 90 PSI (HORIZONTAL SHEAR)

REFERENCES:
BUILDING CODE OF NEW YORK STATE
RESIDENTIAL CODE OF NEW YORK STATE
AMERICAN FOREST & PAPER ASSOCIATION
(WFCM)-2021 EDITION
TIMBER CONSTRUCTION MANUAL (AITC)
MANUAL OF STEEL CONSTRUCTION (AISC)
AMERICAN CONCRETE INSTITUTE (ACI)

CONCRETE
1. Design, materials and methods of construction shall comply with the Building Code Requirements for Reinforced Concrete ACI 318-99 of the American Concrete Institute. Compressive strength at 28 days (fc) for reinforced concrete in footings and slabs shall be 3500 psi.
2. Concrete and reinforcing materials shall conform to the following standards:
   A. Portland cement as per ASTM C150-84.
   B. Air-entraining Admixtures shall conform to ASTM C-260-77 & Section R 402.2 of R.C. of N.Y.S.
   C. Concrete aggregates as per ASTM C33-84.
   D. Water shall be clean and free from injurious amounts of oils, acids, alkalis, salt, organic materials and deleterious substances.
   E. Deformed reinforcing bars shall conform to ASTM A615-82(S1) Grade 60.
   F. Welded smooth wire fabric for concrete reinforcement shall conform to ASTM A185-79 and A82-79.
3. All bars shall be securely held in proper position while placing concrete. If required, additional bars or stirrups shall be provided by the contractor to that effect.
4. Minimum concrete cover of reinforcement shall be as follows:
   A. Footings and other principal structural members cast against ground, 3".
   B. Concrete, after removal of forms exposed to weather or in contact with ground to be 2" for bars larger than #5, and 1 1/2" for #5 or smaller.
   C. Slabs and walls not exposed to ground or weather to be 3/4" and beams and girders to be 1 1/2".
5. All dowels, anchor bolts, embedded steel, electrical conduits, pipe sleeves, waterstops, inserts, grounds and all other embeded items shall be in place before placement of concrete.

SYMBOL LIST

- North Arrow
- F2 / S-7 — Detail No. / DETAIL DESIGNATION / Drawing No.
- F2 / S-7 — Section Number / SECTION / Drawing No.
- 9 — New Window Number Designation (See Window Schedule Sheet #C-2)
- A — New Door Number Designation (See Door Schedule Sheet #C-2)
- 41 — Furniture Designation
- P1 — Partition Type Designation
- FE — Fire Extinguisher (Wall hung)
- Exhaust Fan
- Existing Construction to Remain
- Existing Construction to be Removed (U.O.N.)
- New Drywall Partition
- 1 — Existing Door & Frame to Remain
- Existing Door & Frame to Remain

2020 IECC CODE NOTES

2020 IECC, Section R403.3 Mechanical system piping insulation (Mandatory)

Mechanical system piping capable of carrying fluids above 105 °F (41 °C) or below 55 °F (13 °C) shall be insulated to a minimum of R-3.

Protection of piping insulation

1. Piping from the water heater to kitchen outlets.
4. Piping located outside the conditio space.
5. Piping from the water heater to a distribution manifold.
6. Piping located under a floor slab.
7. Buried piping.
8. Supply and return piping in recirculation systems other than demand recirculation systems.
9. Piping with run lengths greater than the maximum run lengths for the nominal pipe diameter given in Table 403.4.2. All remaining piping shall be insulated to at least R-3 or meet the run length requirements of Table R403.4.2.

2015 IECC, Electrical Power and Lighting System

Section R404.1 Lighting Equipment.
Not less than 75 percent of the permanently installed lighting fixtures to be high efficacy lamps as required.

BUILDING CODE OF NYS 2020 ANALYSIS

CONSTRUCTION CLASSIFICATION:
TYPE VB- WOOD FRAME

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

CHAPTER 11 - ACCESSIBILITY (SECTION 1103)
1103.2.4 DETACHED ONE AND TWO FAMILY DWELLINGS AND ACCESORY STRUCTURES, AND THEIR ASSOCIATED SITES AND FACILITIES AS APPLICABLE IN SECTION 101.2, ARE NOT REQUIRED TO BE ACCESSIBLE. ELEMENTS.

ZONING CALCULATIONS

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

PROPOSED BUILDING AREAS:
CELLAR:_____1,818 S.F.
HABITABLE CELLAR AREA:_____180 SQ. FT.
ATTACHED 1-CAR GARAGE:_____335
FIRST FLOOR:_____1,810 S.F.
SECOND FLOOR:_____1,875 S.F.

ROOFED OVER
PORCHES & DECKS:_____315 S.F.

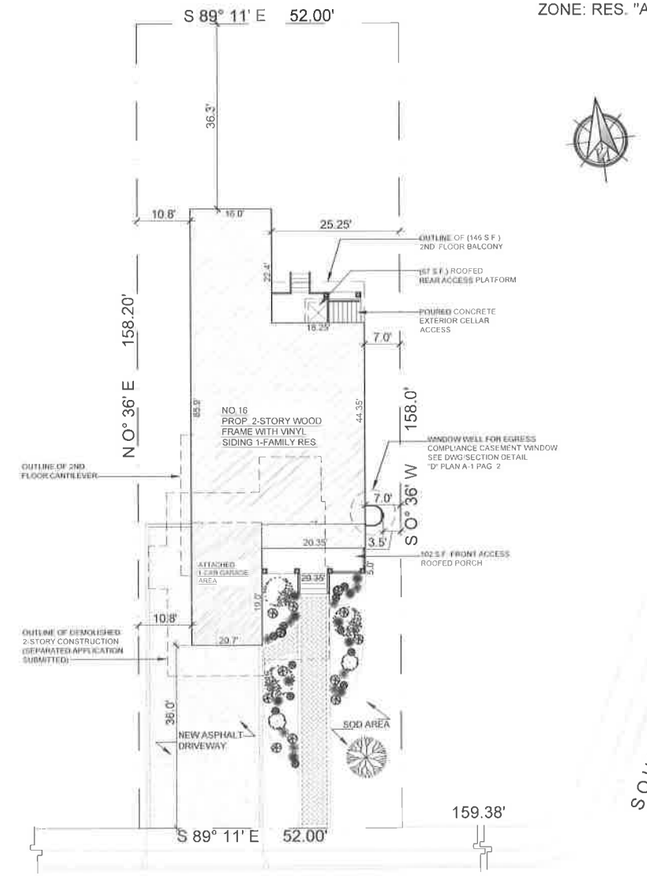
ACCESSORY STRUCTURES:_____0 S.F.

TOTAL BUILDING AREA:_____4,515 S.F. (INCLUDING FIRST FL., SECOND FLOOR, ATTACHED GARAGE AND CELLAR HABITABLE AREA)

LOT COVERAGE:_____30% MAX.=8,226 x 0.30=2,469 S.F.
ACTUAL COVERAGE:_____2,314 < 2,468 S.F.= 28 %
(ACTUAL COVERAGE INCLUDES 1ST FL. PORCHES AND ACCESSORY STRUCTURES)

PLOT PLAN

LOT SIZE: 8,226 S.F. (0.19 ACRE) SCALE: 1"=15'



NOTE: SITE PLAN INFORMATION TAKEN FROM BALDWIN AND CORNELIUS CO. INC. LICENSED LAND SURVEYOR.

SCOPE OF PROJECT

CELLAR FLOOR:
1.-1,818 S.F. UNFINISHED (FOR STORAGE ONLY) WITH REAR CONCRETE EXTERIOR CELLAR ACCESS, EMERGENCY EXIT WINDOW, LAUNDRY & MECHANICAL ROOM

FITST FLOOR:
1.-335 S.F. ATTACHED 1-CAR GARAGE; 1,810 S.F. LIVING AREA WITH 3-BEDROOMS 2 FULL BATHROOM, LIVING ROOM, DINING ROOM AND KITCHEN.

SECOND FLOOR:

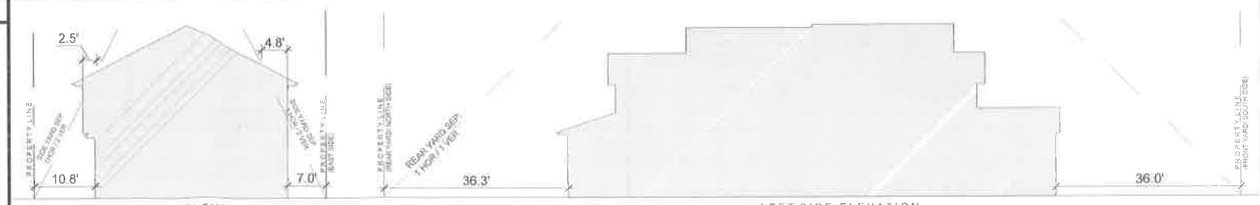
DRAWINGS LIST

1.- T-1 TITLE/INFORMATION SHEET, SITE PLAN GENERAL NOTES LOCATION MAP & SKY EXPOSURE PLANE

2.- A-1 CELLAR FOUNDATION, FIRST FLOOR PLAN, BEAM POCKET DETAIL, DOORS AND WINDOWS SCHEDULE

3.- A-2 SECOND FLOOR, ROOF FRAMING PLAN, EXTERIOR AND INTERIOR AIR SEALING DETAIL

4.- A-3 FRONT & LEFT SIDE ELEVATIONS AND GENERAL CONSTRUCTION



7 Melrick Westbury, New Y
Phone: (516) 77
E-MAIL: v.constant

CONSULTANT

DRAFTING COR
RESIDENTIAL & COM
DESIGN
33 LAMONT PL
WEST BABYLON, NY
OFF. (631)920-2
MOBILE:(631)704-

REVISIO

NO.	DATE	DE
1	FEB 14/2025	REVIS VILLA COMM
2	APRIL 22/2025	REVIS VILLA COMM
3		

ISSUED TO BUILDING DEPT. NO.

CLERK'S OFFICE VILLAGE OF FREEPORT

APPLICATION NO

APPLICANT/OWNE
JOSE GUTIERRE
ADDRESS:
16 Archer Street
Freeport, N.Y. 11
PHONE:
(347)739-6096
EMERGENCY CONTAC
NAME: MIGUEL RAMIR
PHONE:
(631)704-6601

PROJECT TITLE

PROPOSED 2-S
WOOD FRAME
SIDING 1-FAMI

16 ARCHER STREET
FREEPORT, N.Y. 11520
SEC. 62 BLK 48 LOT 4

DRAWING TITLE

TITLE INFORMAT
PLOT PLAN, LOC
MAP AND SYMBO
AND ENERGY CA

DRAWN BY: MIGUEL RAMIREZ
CHECKED BY: VLADIMIR CONSTANT
DATE:

DUTCH LAP VINYL SIDING WITH WHITE TRIM. AS PER CODE REQ'D. AND MANUFACTURER SPECIFICATIONS (TYP.).
COLOR: CEDAR BLEND BY CERTAINTEED

PROPOSED EXTERIOR LANTERN WITH DAWN AND MOTION SENSOR.
COLOR: COPPER

2" STONE VENEER CAP
COLOR/MODEL: LIGHT BROWN
WAINSCOT SILL

1" THICKNESS STONE VENEER BASE WITH 3" STONE CAP ON TOP,
COLOR/MODEL: SLATE GRAY .
ELDORADO STONE.
(TYP. AT FRONT FACADE ONLY).

INSULATED VINYL ROLL UP GARAGE DOOR.
COLOR: WHITE.



22" DIAMETER VINYL GABLE VENT LOUVER WITH INSECT SCREEN
COLOR: WHITE (TYP. FOR 3) .

ALUMINUM LEADER AND GUTTER FASTENED TO 2"x6" ALUMINUM CLAD WD. FASCIA. COLOR: WHITE (TYP.).

RAISED PANEL VINYL SHUTTER (TYP.). COLOR: WHITE.

PVC HAND-RAILS AND BALUSTERS (TYP.)

NEW 12" SQUARE TAPERED PRE-FAB. VINYL COLUMN WITH 6" X 6" T. WD POST INSIDE ANCHORED ON TOP TO HEADER AND BOTTOM TO P. CONC. FRONT ACCESS PORTICO PLATFORM COLOR: WHITE (TYP. FOR 4).

PORCH STOOP AND PLATFORM TO BE FINISHED WITH BLUESTONE TILES AND SLAB. COLOR: BLUE-GREY.

1.-FRONT ELEVATION



SELF-SEALING ASPHALT/FIBERGLASS ARCHITECTURAL ROOF SHINGLES;
COLOR TO BE: HICKORY HD
BY CERTAINTEED MANUFACTURER
(TYP.)

POURED CONCRETE FOUNDATION WALL (NO COLOR) TYP.

2.-LEFT SIDE ELEVATION

7 Melrick Court
Westbury, New York 115
Phone: (516) 779-234
E-MAIL: v.constant@yaho

STATE OF NE
VLADIMIR CONS
LICENSED PROFESSIONAL
080951

CONSULTANT

DRAFTING CORPOR
RESIDENTIAL & COMMERCI
DESIGN
33 LAMONT PLACE
WEST BABYLON, NY 1170
OFF. (631)920-2445
MOBILE:(631)704-6601

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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

APPLICATION NO.

APPLICANT/OWNER
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81 Paine Street,
Lindenhurst,
New York 11757.
Email: delosantosfranklin44@
PHONE:
(516) 353-2973
EMERGENCY CONTACT:
NAME: MIGUEL RAMIREZ
PHONE:
(631)704-6601

PROJECT TITLE
PROPOSED 2-STO
WOOD FRAME W/ S
AND VINYL SIDING
1-FAMILY RESIDEN
(VACANT LOT) 284 NORTH COLUM
FREEPORT, N.Y. 11520
SEC. 55 BLK 357 LOT 866

DRAWING TITLE
COLORED FRONT AN
LEFT SIDE ELEVATIO

DRAWN/DESIGN BY:
MIGUEL RAMIREZ
DRAWI
R-
CHECKED BY:
VLADIMIR CONSTANT
DATE:



1.-REAR ELEVATION



2.-RIGHT SIDE ELEVATION

7 Melrick Court
Westbury, New York 11
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STATE OF NEW
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FREEPORT, N.Y. 11520
SEC. 55 BLK 357 LOT 866

DRAWING TITLE
COLORED REAR AN
RIGHT SIDE ELEVAT

DRAWN/DESIGN BY:
MIGUEL RAMIREZ
CHECKED BY:
VLADIMIR CONSTANT
DATE:
DRAWI
R-
PROJECT NO.



1.-FRONT ELEVATION
PERSPECTIVE VIEW



2.-REAR ELEVATION
PERSPECTIVE VIEW

7 Melick Court
Westbury, New York 115
Phone: (516) 779-2343
E-MAIL: v.constanti@yahoo

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PROJECT TITLE

PROPOSED 2-STO
WOOD FRAME W/
SIDING 1-FAMILY

16 ARCHER STREET
FREEPORT, N.Y. 11520
SEC 62 BLK 48 LOT 4

DRAWING TITLE

FRONT AND RIGHT S
PERSPECTIVE VIEW

DRAWN/DESIGN BY:
MIGUEL RAMIREZ

CHECKED BY:
VALDIMIR CONSTANT

DRAW
PV

DATE:

GENERAL NOTES 1

1. All work shall be done in strict accordance with provisions of local, state, and federal codes, laws, ordinances, and regulations wherever applicable.
2. Each contractor shall be held to have visited the site and to have verified all existing conditions prior to submission of bid.
3. In all cases, drawings shall not be scaled for information. Figured dimensions and conditions must be verified in the field.
4. Contractor shall verify and be responsible for all field dimensions and job conditions, and shall notify the Architect of any discrepancies, conflicts, and/or omissions which would interfere with the satisfactory completion of the work. Should he fail to follow this procedure and continue with the work, he shall assume responsibility and liability arising therefrom.
5. All items of work identified on the drawings by name, note, or material designation are new, unless otherwise noted.
6. All new materials and installations shall be in accordance with manufacturer's latest printed specifications, and with all applicable code requirements.
7. All work shall be performed in accordance with best standard trade practices. Each trade shall cooperate with the Owner and other trades to facilitate job scheduling and completion.
8. Proprietary names identifying items of work are used to designate the standard of construction. Items of equal quality may be submitted for the Architect's review.
9. Each contractor shall be responsible for any damage to adjoining remaining areas as a result of his work, and shall repair damaged surfaces to their pre-existing conditions or as may be required to complete the entire scope of work.
10. Indications of work to be removed are general only, and are not intended to show all items which may require removal. Such items shall be removed, relocated, and/or reinstalled as required for installation of new work.
11. Existing equipment and materials to be removed, which are not required to be relocated or retained by the Owner, shall become the property of the Contractor and removed from the premises.
12. At the completion of each workday, each trade shall be responsible for cleaning up their work. Rubbish removal shall be done in a dust-inhibitive fashion, and the job site shall be free of all debris and broom cleaned upon completion.
13. Drywall Construction:
    a. Provide sizes and types as shown on the drawings, taped and spackled with three (3) coats and sanded smooth.
    b. Provide all metal corner beads, stops, edge trim, casing, beads, etc. as required to finish all drywall surfaces with flush, level edges.
    c. Use Firecode "X" gypsum board where required to obtain fire ratings per N.Y.S. Building Codes. See Partition Types and plans for exact locations.
14. Alterations to existing work shall be patched and finished, as necessary, to match existing contiguous surfaces or new finishes shown.
15. Clean all floors, walls, doors, misc. metals, glass, etc. leaving job free of dust and debris, prior to project completion.
16. All existing floor slabs which are damaged as a result of any demolition and new work are to be restored as required to match and be level with contiguous surfaces.
17. Flame spread of all interior finishes shall meet or exceed Class "B" (ASTM-E-84) or Class "II" (Radiant Panel Test) requirements.
18. All mechanical and electrical work shall be in full conformance with the Building Codes of N.Y. State, and all other applicable codes and regulations.
19. Plumbing work shall be installed, by a plumber licensed with the Village of Freeport, in accordance with New York State and National Plumbing Codes.
20. Electrical work shall be installed by an electrician licensed in Nassau County, in accordance with New York State and National Electrical Codes. A Fire Underwriter's Laboratory certificate shall be obtained for all electrical work, and supplied to the Owner and the Architect.
21. All cabinetry and casework to be fabricated and installed in conformance with the N.Y.S. Building Code.
22. During demolition work, properly protect all existing work scheduled to remain. Provide any shoring, bracing, and temporary partitions as required to protect adjoining existing areas so that the owner can continue daily operations with minimal interruptions.
23. Soil pressure assumed at 3,000 Lbs. per sq. ft.
24. All new construction is to conform to the latest Energy Conservation Construction Code of N.Y. State, effective August 5, 2007.

GENERAL CODE NOTES 2

1. SEE DRAWING A.4 FOR NEW DOOR AND WINDOW SCHEDULES.
2. SEE DRAWING C-1 AND C2 FOR THE RESIDENTIAL CODE OF NEW YORK STATE GENERAL CONSTRUCTION DETAILS, FASTENING/NAILING & STRAPPING SCHEDULES
3. NEW SMOKE ALARM DETECTOR TO BE INSTALLED AT EACH SLEEPING ROOM, HALLWAY & BASEMENT. ALL SMOKE DETECTORS TO BE INTERCONNECTED IN ACCORDANCE W/SECTION R313.1 AND POWER SOURCE FOR SMOKE DETECTORS IS TO COMPLY W/SECTION R313.1.2 OF THE NYS RESIDENTIAL CODE. (TYP.)
4. NEW CARBON MONOXIDE DETECTOR IS TO BE INSTALLED, LISTED AND LABELED AS COMPLYING W/U.L. 2034-2002 STANDARD AND TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS, AND PER R.N.Y.S. SECTION R 313.4
5. MINIMUM DUCT INSULATION IS TO BE IN ACCORDANCE WITH TABLE 503.3.3 OF THE ENERGY CONSERVATION CODE OF NEW YORK STATE.
6. PLEASE CONFIRM THAT ALL APLIANCES WILL BE DIRECTLY VENTED TO THE OUTSIDE. SIZING OF VENTING SYSTEM IS TO COMPLY WITH SECTION G2427 (504). FURTHERMORE FLUE CROSS SECTIONAL AREA IS TO COMPLY WITH R1001.11. EXTERIOR AIR INTAKE IS TO COMPLY WITH SECTION R1005 OF R.C. O. N.Y.S.
7. MOISTURE VAPOR RETARDERS ARE TO BE INSTALLED ON THE WARM-IN-WINTER SIDE OF THE INSULATION IN ALL FRAMED WALLS, FLOORS AND ROOF/CEILINGS COMPRISING ELEMENTS OF THE BUILDING THERMAL ENVELOPE, IN ACCORDANCE WITH SECTION R318 OF R.C. O. N.Y.S.
8. PIPE INSULATION FOR THE WATER DISTRIBUTION SYSTEMS IS TO COMPLY WITH TABLE 503.3.3.1 OF THE ENERGY CONSERVATION CONSTRUCTION CODE. SEE TABLE ON DWG. C-3 FOR MORE INFORMATION. WATER DISTRIBUTION TO BE "L" COPPER OR BETTER. VENTS TO BE P.V.C. SCHEDULE 40 OR BETTER. DRAINS TO BE BLACK IRON PIPE OR BETTER.
9. ELECTRICAL EQUIPMENT WIRING AND INSTALLATION ARE TO COMPLY WITH CHAPTER 33 THROUGH 42 OF R.C. O. N.Y.S. WIRE INSULATION TO BE RHW OR BETTER (75D C MAX CONDUCTOR TEMP.) ALL GARAGE, OUTDOOR, UNDERFLOOR SPACES TO BE PROVIDED WITH GFI PROTECTION IN ACCORDANCE WITH SECTION E 3802 OF R.C. O. N.Y.S.
10. THE WIRING SYSTEM OF THE PREMISES IS TO BE GROUNDED AT THE WATER SERVICE OR WITH A GROUNDING ELECTRODE CONNECTED, IN ACCORDANCE WITH SECTION E3507, SIZED IN ACCORDANCE WITH SECTION E3503.1. THE ROD ELECTRODE IS TO BE MADE OF ZINC COATED IRON OR STEEL, SHALL HAVE 5/8" MINIMUM DIAMETER AND SHALL BE A MINIMUM OF 8 FT. LONG. NON-FERROUS ROD SHALL BE 1/2 IN MINIMUM DIAMETER IN ACCORDANCE WITH SECTION E 3508 OF R.C. O. N.Y.S.
11. CIRCUIT BREAKERS AND OTHER ELECTRICAL DEVICES ARE TO BE SIZED TO PROTECT THE FEEDER IN EACH PARTICULAR BRANCH CIRCUIT.
12. A MINIMUM OF ONE 20 AMPERE BRANCH CIRCUIT IS TO BE PROVIDED TO SUPPLY THE BATHROOM RECEPTACLE OUTLETS. SUCH CIRCUITS ARE TO HAVE NO OTHER OUTLET
13. CIRCUITS RATINGS TO BE IN ACCORDANCE WITH SECTION E3502. GROUNDING FAULT INTERRUPTER PROTECTION IS TO BE PROVIDE FOR BATHROOM CIRCUITS. ALL CIRCUITS LISTED IN SECTION E3802 OF R.C.O.N.Y.S.

LOCATION MAP (N.T.S.)



PROPOSED 2-STORY WOOD FRAME WITH STONE AND VINYL SIDING 1-FAMILY RESIDENCE

(VACANT LOT) 16 ARCHER STREET, FREEPORT, N.Y, 11520

SBL.: 62 48 04

RESIDENTIAL CODE OF NEW YORK STATE -2020

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

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

GENERAL STRUCTURAL NOTES

ALLOWABLE WOOD STRESSES:
CONSTRUCTION GRADE DOUGLAS FIR - SOUTH #1
Fb = 1300 PSI
Fl = 675 or 525 PSI IF > 4" WIDTH (COMPRESSION PARALLEL TO GRAIN)
Fc = 800 PSI (COMPRESSION PARALLEL TO GRAIN)
Fc = 245 PSI (COMPRESSION PERPENDICULAR TO GRAIN)
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1. Design, materials and methods of construction shall comply with the Building Code Requirements for Reinforced Concrete ACI 318-99 of the American Concrete Institute. Compressive strength at 28 days (f'c) for reinforced concrete in footings and slabs shall be 3500 psi.
2. Concrete and reinforcing materials shall conform to the following standards:
   A. Portland cement as per ASTM C150-84.
   B. Air-entraining Admixtures shall conform to ASTM C-260-77 & Section R 402.2 of R.C. of N.Y.S.
   C. Concrete aggregates as per ASTM C33-84.
   D. Water shall be clean and free from injurious amounts of oils, acids, alkalis, salt, organic materials and deleterious substances.
   E. Deformed reinforcing bars shall conform to ASTM A615-82(S1) Grade 60.
   F. Welded smooth wire fabric for concrete reinforcement shall conform to ASTM A185-79 and A82-79
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   A. Footings and other principal structural members cast against ground, 3".
   B. Concrete, after removal of forms exposed to weather or in contact with ground to be 2" for bars larger than #5, and 1 1/2" for #5 or smaller.
   C. Slabs and walls not exposed to ground or weather to be 3/4" and beams and girders to be 1 1/2".
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SYMBOL LIST

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- Detail No. / DETAIL DESIGNATION / Drawing No.
- Section No. / SECTION / Drawing No.
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- New Door Number Designation (See Door Schedule Sheet #C-2)
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- Partition Type Designation
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- Exhaust Fan
- Existing Construction to Remain
- Existing Construction to be Removed (E.C.N.R.)
- New Drywall Partition
- Existing Door & Frame to Remain
- Existing Door & Frame to Remain

2020 IECC CODE NOTES

2020 IECC, Section R403.3 Mechanical system piping insulation (Mandatory)

Mechanical system piping capable of carrying fluids above 105 °F (41 °C) or below 55 °F (13 °C) shall be insulated to a minimum of R-3.

Protection of piping insulation

1.-Piping from the water heater to kitchen oullets.

4. Piping located outside the conditio space.

5. Piping from the water heater to a distribution manifold.

6. Piping located under a floor slab.

7. Buried piping.

8. Supply and return piping in recirculation systems other than demand recirculation systems.

9. Piping with run lengths greater than the maximum run lengths for the nominal pipe diameter given in Table 403.4.2. All remaining piping shall be insulated to at least R-3 or meet the run length requirements of Table R403.4.2.

2015 IECC, Electrical Power and Lighting System

Section R404.1 Lighting Equipment.
Not less than 75 percent of the permanently installed lighting fixtures to be high efficacy lamps as required.

BUILDING CODE OF NYS 2020 ANALYSIS

CONSTRUCTION CLASSIFICATION:
TYPE VB- WOOD FRAME

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

CHAPTER 11 - ACCESSIBILITY (SECTION 1103)
1103.2.4 DETACHED ONE AND TWO FAMILY DWELLINGS AND ACCESORY STRUCTURES, AND THEIR ASSOCIATED SITES AND FACILITIES AS APPLICABLE IN SECTION 101.2, ARE NOT REQUIRED TO BE ACCESSIBLE.

ZONING CALCULATIONS

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

PROPOSED BUILDING AREAS:
CELLAR:_____1,818 S.F.
HABITABLE CELLAR AREA:_____180 SQ. FT.
ATTACHED 1-CAR GARAGE_____335
FIRST FLOOR:_____1,810 S.F.
SECOND FLOOR:_____1,875 S.F.

ROOFED OVER
PORCHES & DECKS:_____315 S.F.

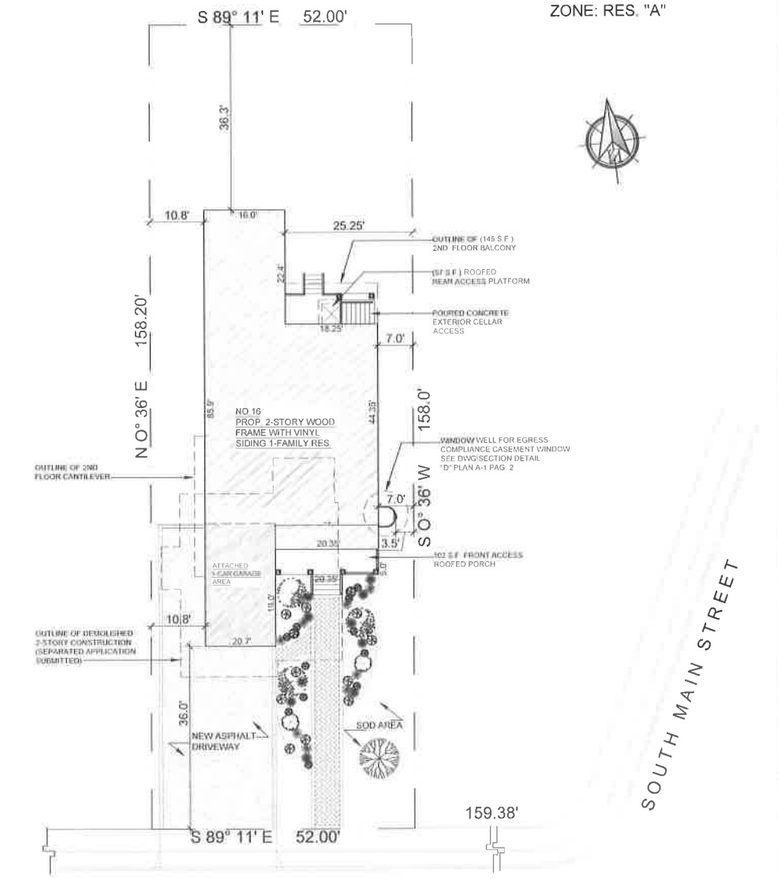
ACCESSORY STRUCTURES:____0 S.F.

TOTAL BUILDING AREA:_____4,515 S.F. (INCLUDING FIRST FL., SECOND FLOOR, ATTACHED GARAGE AND CELLAR HABITABLE AREA)

LOT COVERAGE:_____30% MAX.=8,226 x 0.30=2,468 S.F.
ACTUAL COVERAGE:_____2,314 < 2,468 S.F.= 28 %
(ACTUAL COVERAGE INCLUDES 1ST FL., PORCHES AND ACCESSORY STRUCTURES)

PLOT PLAN

LOT SIZE: 8,226 S.F. (0.19 ACRE) SCALE: 1"=15'



NOTE: SITE PLAN INFORMATION TAKEN FROM BALDWIN AND CORNELIUS CO. INC. LICENSED LAND SURVEYOR.

SCOPE OF PROJECT

CELLAR FLOOR:
1.-1,818 S.F. UNFINISHED (FOR STORAGE ONLY) WITH REAR CONCRETE EXTERIOR CELLAR ACCESS, EMERGENCY EXIT WINDOW, LAUNDRY & MECHANICAL ROOM

FITST FLOOR:
1.-335 S.F. ATTACHED 1-CAR GARAGE; 1,810 S.F. LIVING AREA WITH 3-BEDROOMS 2 FULL BATHROOM, LIVING ROOM, DINING ROOM AND KITCHEN.

SECOND FLOOR:

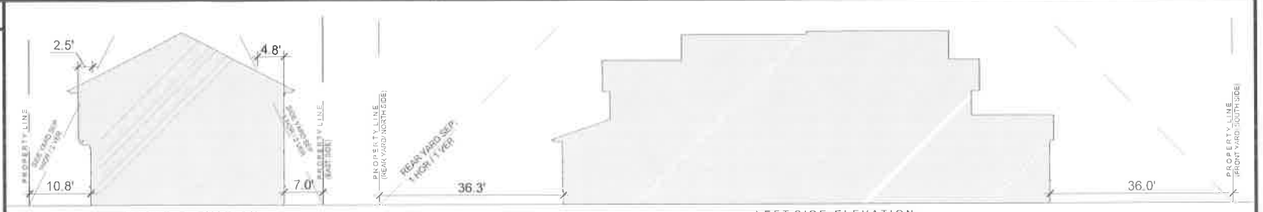
DRAWINGS LIST

1.- T-1 TITLE/INFORMATION SHEET, SITE PLAN GENERAL NOTES LOCATION MAP & SKY EXPOSURE PLANE

2.- A-1 CELLAR FOUNDATION, FIRST FLOOR PLAN, BEAM POCKET DETAIL, DOORS AND WINDOWS SCHEDULE

3.- A-2 SECOND FLOOR, ROOF FRAMING PLAN, EXTERIOR AND INTERIOR AIR SEALING DETAIL

4.- A-3 FRONT & LEFT SIDE ELEVATIONS AND GENERAL CONSTRUCTION



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REVISIO

NO.	DATE	DES
1	FEB 14/2025	REVISED VILLAGE COMME
2	APRIL 22/2025	REVISED VILLAGE COMME
3		

ISSUED TO THE VILLAGE OF FREEPORT BUILDING DEPARTMENT FOR APPROVAL AND PERMIT

APPLICATION NO. 16

APPLICANT/OWNER
JOSE GUTIERREZ
ADDRESS:
16 Archer Street
Freeport, N.Y. 115
PHONE:
(347)739-6096
EMERGENCY CONTACT:
NAME: MIGUEL RAMIREZ
PHONE:
(631)704-6601

PROJECT TITLE

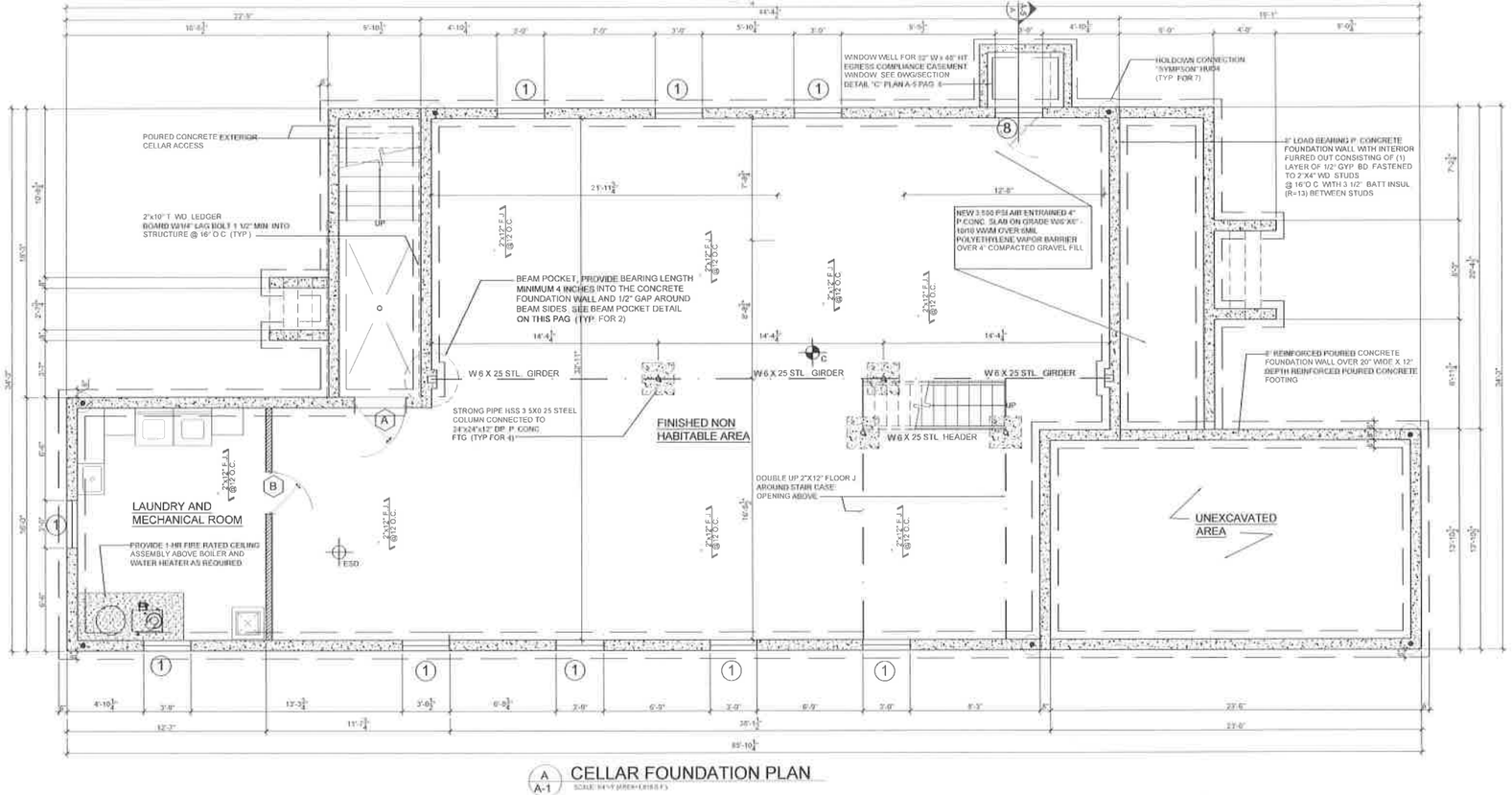
PROPOSED 2-ST WOOD FRAME W SIDING 1-FAMIL

16 ARCHER STREET
FREEPORT, N.Y. 11520
SEC. 62 BLK 48 LOT 4

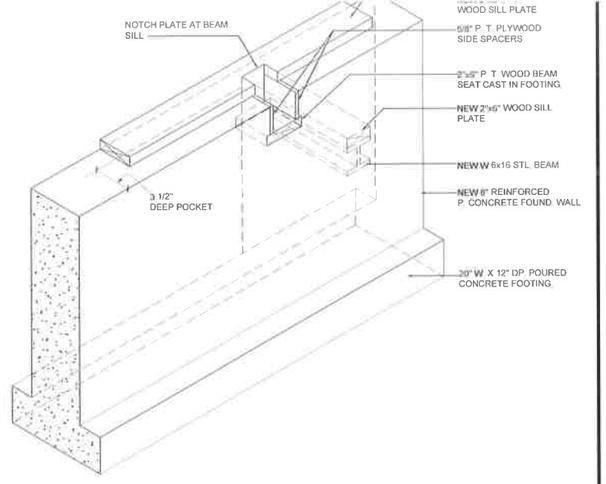
DRAWING TITLE

TITLE INFORMATI PLOT PLAN, LOCA MAP AND SYMBO AND ENERGY CAL

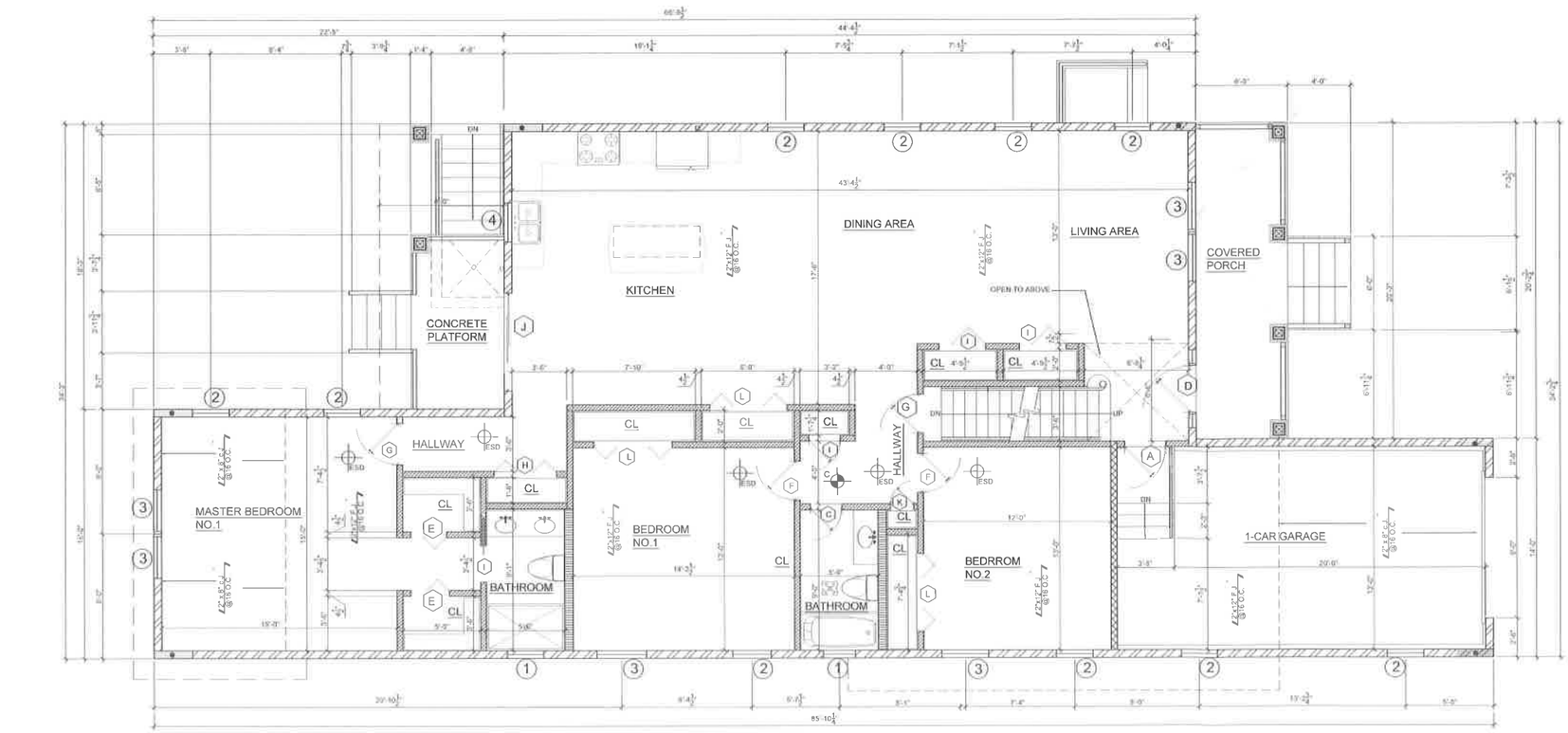
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CHECKED BY: VLADIMIR CONSTANT
DATE:



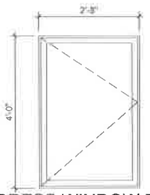
A / A-1 CELLAR FOUNDATION PLAN
SCALE: 1/4"=1' (ARCH D PAPER)



C / A-1 BEAM POCKET AND FOOTING WALL FOUNDATION DETAIL
SCALE: 1/4"=1'

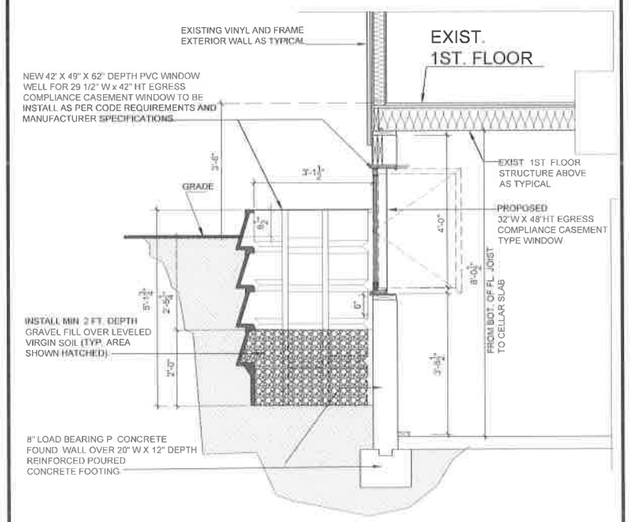


B FIRST FLOOR PLAN



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

EGRESS WINDOW DETAIL (CASEMENT TYPE)



D / A-1 CELLAR EGREESS WINDOW DETAIL
NOT TO SCALE

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CLERK'S OFFICE VILLAGE OF FREEPORT, N

APPLICATION NO.

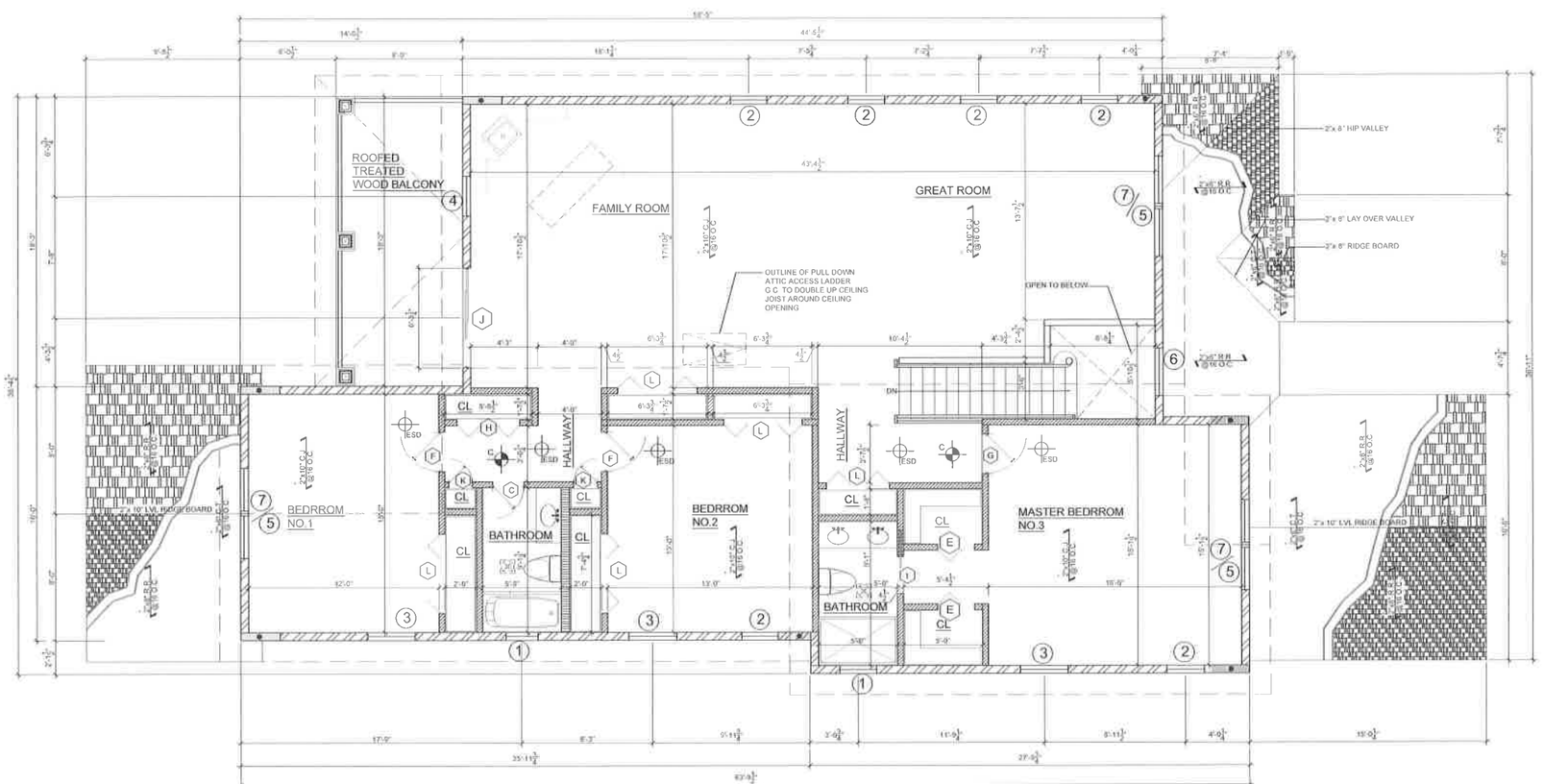
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PROJECT TITLE
PROPOSED 2-STO
WOOD FRAME W/
SIDING 1-FAMILY

16 ARCHER STREET
FREEPORT, N.Y. 11520
SEC. 62 BLK 48 LOT 4

DRAWING TITLE
CELLAR FLOOR AN
FIRST FLOOR PLAN

DRAWN/DESIGN BY:	DRAW
MIGUEL RAMIREZ	A-
CHECKED BY:	
VALDIMIR CONSTANT	
DATE:	PROJECT NO.



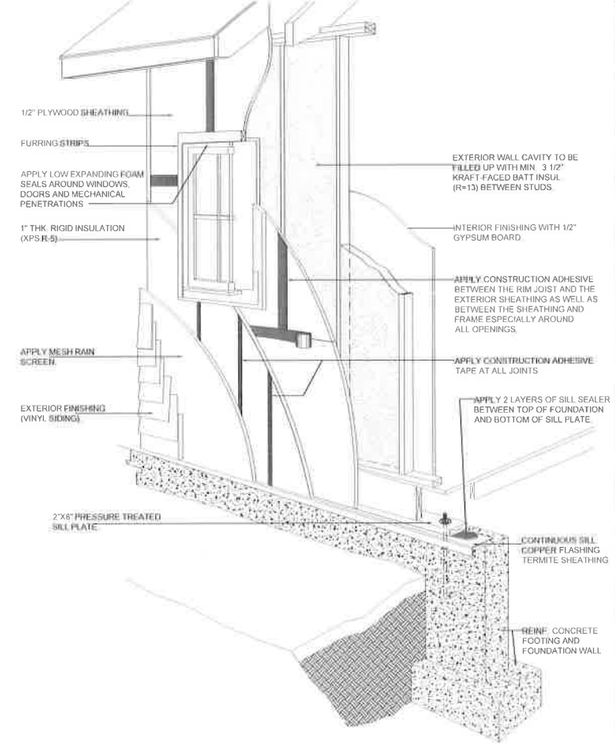
A A-2 SECOND FLOOR PLAN
SCALE: 1/8"=1'(AREA=1,875 S.F.)

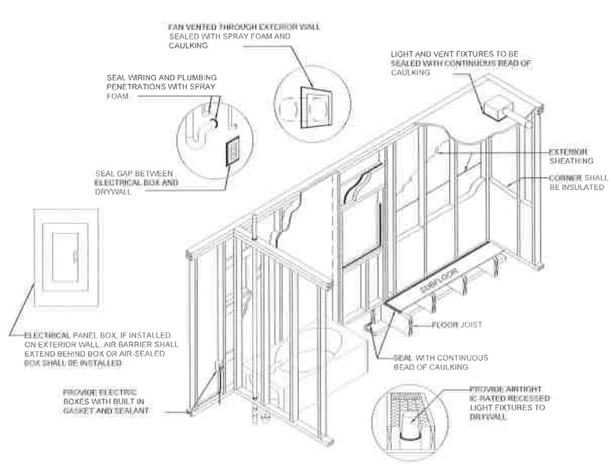
WALL TYPE LEGEND

	8" REINFORCED POURED CONCRETE FOUNDATION WALL OVER 20" WIDE X 12" DEPTH REINFORCED POURED CONCRETE FOOTING
	8" LOAD BEARING P. CONCRETE FOUNDATION WALL WITH INTERIOR FURRED OUT CONSISTING OF (1) LAYER OF 1/2" GYP. BD. FASTENED TO 2"X4" WD. STUDS @ 16"O.C. WITH 3 1/2" BATT INSUL. (R=13) BETWEEN STUDS
	EXTERIOR WALL CONSTRUCTION OF VINYL SIDING OVER TYVECK VAPOR BARRIER OVER 1" RIGID INSUL (R=5) OVER 1/2" CDX PLWD. SHEATHING OVER 2"X4" STUDS @ 16" O.C. G.C. TO PROVIDE HURRICANE TIES AT JUNCTION W/ EXTERIOR WALLS. PROVIDE 3 1/2" KRAFT FACED INSUL BETWEEN STUDS (R=13) FINISH INTERIOR W/1/2" GYP. BD. (TYP.)
	1-HR FIRE RATED INTERIOR BEARING WALL PARTITION CONSISTING OF (1) LAYER OF 5/8" TYPE "X" GYP. BD EACH SIDE OF 3 1/2" WD. STUDS @ 16"O.C. TIGHT FROM FLOOR AND TO THE UNDERSIDE OF STRUCTURE ABOVE (TYP. AT 1-CAR GARAGE AREA ADJACENT WITH HOUSE LIVING AREA). PROVIDE 3 1/2" KRAFT-FACED BATT INSUL. (R=13) BETWEEN STUDS.
	NON BEARING INTERIOR WALL PARTITION CONSISTING OF (1) LAYERS OF 1/2" GYP BD. EACH SIDE OF 3 1/2" WD. STUDS @ 16"O.C. TIGHT FROM FLOOR AND TO THE UNDERSIDE OF STRUCTURE ABOVE
	INTERIOR WALL CONST. TO BE 1/2" GYP. BD. EACH SIDE OF 2" X 6" STUDS @ 16" O.C. AT PLUMBING FIXTURES WALLS AND GREEN BOARD AT ALL WET LOCATIONS.
	NEW LOAD BEARING INTERIOR WALL PARTITION CONSISTING OF (1) LAYERS OF 1/2" GYP BD. EACH SIDE OF 2"X6" WD. STUDS @ 16"O.C. TIGHT FROM FLOOR AND TO THE UNDERSIDE OF STRUCTURE ABOVE

SIMBOL LIST

ESD	ELECTRIC INTERC. SMOKE DETECTOR (TYP.)
C	ELECT. CARBON MONOXIDE DETEC. (TYP.)
-	WINDOW NUMBER DESIGNATION (SEE WINDOW SCHEDULE ON PLAN A-7, PAG.11)
-	DOOR LETTER DESIGNATION (SEE DOOR SCHEDULE ON PLAN A-7, PAG.11)
	EXHAUST FAN FOR MECHANICAL VENTILATION TO EXTERIOR W/MIN. 90 CFM. CAPACITY.
	1-HR FIRE RATED CEILING ABOVE BOILER AREA WITH (2) LAYERS OF TYPE "X" GYPSUM BOARD.





C A-2 INTERIOR AND EXTERIOR AIR SEALING DRAWING DETAIL
NOT TO SCALE

GENERAL NOTES:

1. NEW SMOKE ALARM DETECTOR TO BE INSTALLED AT EACH SLEEPING ROOM, HALLWAY & BASEMENT. ALL SMOKE DETECTORS TO BE INTERCONNECTED IN ACCORDANCE W/SECTION R317.1 AND POWER SOURCE FOR SMOKE DETECTORS IS TO COMPLY W/SECTION R317.2 OF THE NYS RESIDENTIAL CODE. (TYP.)
2. NEW CARBON MONOXIDE DETECTOR IS TO BE INSTALLED, LISTED AND LABELED AS COMPLYING W/U.L. 2034-2002 STANDARD AND TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
3. FOR BASEMENT &/OR CELLAR WALLS, FOUND. WALLS, EXT. WALLS AND OTHER VERTICAL CONC. WORK EXPOSED TO THE WEATHER USE 3,000 PSI AIR ENTRAINED CONCRETE
4. PORCHES, CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER, AND GARAGE FLOOR SLABS USE 3,500 PSI AIR ENTRAINED CONCRETE
5. G.C. TO REMOVE EXIST. FIRST FLOOR MAIN ROOF STRUCTURE UP TO EXISTING TOP OF PLATE IN ORDER TO INSTALL NEW ROOF AND CEILING STRUCTURE AS PROPOSED 1-STY. ADDITION
6. PROVIDE FIRE STOPPING AND SOLID BLOCKING AS PER CODE
- ALL FLOOR LEVELS

HEADER SCHEDULE:

ALL HEADERS OVER WINDOWS AND OPENINGS TO BE AS FOLLOWS:

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VILLAGE OF FREEPORT
2025
BUILDING DEPARTMENT

APPLICATION NO.

APPLICANT/OWNER
JOSE GUTIERREZ
ADDRESS:
16 Archer Street
Freeport, N.Y. 1152
PHONE:
(347)739-6096
EMERGENCY CONTACT:
NAME: MIGUEL RAMIREZ
PHONE:
(631)704-6601

PROJECT TITLE

PROPOSED 2-STO
WOOD FRAME W/
SIDING 1-FAMILY

16 ARCHER STREET
FREEPORT, N.Y. 11520
SEC. 62 BLK 48 LOT 4

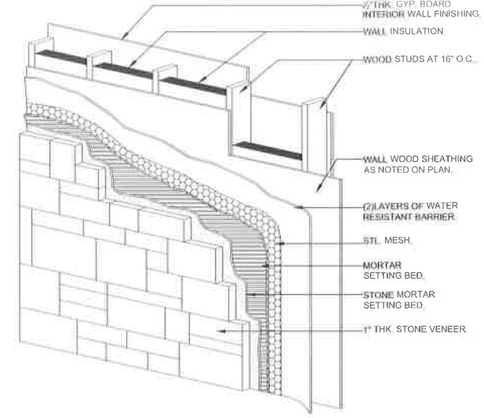
DRAWING TITLE
SECOND FLOOR AN
ROOF FRAMING PLA

DRAWN/DESIGN BY:	DRAW
MIGUEL RAMIREZ	A-
CHECKED BY:	
VALDIMIR CONSTANT	
DATE	PROJECT #



A A-3 FRONT ELEVATION
SCALE: 1/4"=1'

B A-3 RIGHT SIDE ELEVATION
SCALE: 1/4"=1'



C A-3 STONE VENEER DETAIL
NOT TO SCALE

WINDOW SCHEDULE 1.,2., (NEW)

NUMBER	ROUGH OPENING DIM.	WINDOW MODEL	STYLE	QTY.
1	2'-8 5/8" W x 2'-0" H	2820	AWNING	14
2	2'-4" W x 4'-9 1/4" H	2449	DOUBLE-HUNG	16
3	3'-0" W x 4'-9 1/4" H	3049	DOUBLE-HUNG (EGRESS COMPLIANCE)	9
4	2'-6" x 3'-0 1/2" H	2830	DOUBLE-HUNG	2
5	6'-0 " x 1-6" H	AFFW6006	ARCHED TRAMSON	3
6	3'-0 1/2" W x 4'-0" H+ ARCH 4 3/4"	AFCP3035	SPECIALTY WINDOW	1
7	2 '-8 1/2" x 3'-6" H	2836 DH	DOUBLE-HUNG	6
8	2 '-7 1/2" x 4'-0 1/2" H	CX14	CASEMENT WINDOW	
WINDOWS MEET EGRESS REQUIREMENTS (SEE CARPENTRY NOTES)			TOTAL QUANTITY NEEDED FOR THIS JOB	45

1. WINDOWS MEET EGRESS REQUIREMENTS (SEE CARPENTRY NOTES)
PROVIDE AT LEAST (1) WINDOW (OR DOOR) IN EACH HABITABLE SPACE FOR EMERGENCY ESCAPE IN CONFORMANCE WITH N.Y.S. CODE SEC. R310 MIN OPENING OF 5.7 SQ. FEET (5.0 SQ. FEET @ GRADE LEVEL WHEN GRADE TO SILL IS LESS THAN 44" OR LESS) W/ MINIMUM NET HEIGHT 24" AND MINIMUM NET WIDTH OF 20" (OPERATION W/O NEED FOR TOOLS) BOTTOM OF OPENING @ 44" MAXIMUM A.F.F.
2. ALL WINDOW MODEL NUMBERS SHOWN ARE ANDERSEN WINDOW 400 SERIES BRAND, U.O.N. (NOTE: G.C. CAN SUBSTITUTE WITH ANOTHER WINDOW MANUF. AS LONG AS IT MEETS THE SAME CODE REQUIREMENTS.
3. ALL WINDOWS MUST BE ANDERSEN "LOW E"
4. FOR ALL EXISTING WINDOWS TO REMAIN, SEE PLANS.
5. ALL WINDOWS TO MEET 110 MPH WIND CRITERIA WITH CODE REQUIRED GLAZING.

LIGHT, VENTILATION AND HEATING

USE	AREA (ft²)	WIDTH	AVERAGE CEILING	MINIMUM CEILING	NATURAL* LIGHT	NATURAL VENTILATION*	
LIVING	120	7'-0"	7'-6"	5'-0"	8% FLOOR AREA	4% FLOOR AREA	COMPLIES
DINING	70	7'-0"	7'-6"	5'-0"	8% FLOOR AREA	4% FLOOR AREA	COMPLIES
KITCHEN	50	N.A.	7'-6"	5'-0"	8% FLOOR AREA	4% FLOOR AREA	COMPLIES
BEDROOM	70	7'-0"	7'-6"	5'-0"	8% FLOOR AREA	4% FLOOR AREA	COMPLIES
BATHROOM	N.A.	N.A.	7'-0"	5'-0"	3 SQUARE FEET	1-1/2 SQUARE FEET	COMPLIES
BASEMENT	-	-	7'-0"	5'-0"	-	-	COMPLIES

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

DOOR SCHEDULE (NEW)

SYMBOL	DOOR SIZE	DESCRIPTION	QTY.
A	3'-0" X 6'-8"	PRE-FIN. STEEL INSULATED PANELED DOOR W/VISION PANEL	3
B	3'-0" X 6'-8"	1-HR FIRERATED, WITH NOCKDOWN AND SELF CLOSING HINGES F.P.S.C. PRIMER HOLLOW METAL	1
C	2'-4" X 6'-8"	PRE-FIN. SCWD, PANELED DOOR	3
D	5'-6" X 6'-8"	SCWD PANELED DOOR WITH SIDE LIGHTS	1
E	3'-0" X 6'-8"	PRE-FIN. HCWD, BI-FOLD DOOR	4
F	2'-6" X 6'-8"	PRE-FIN. SCWD, PANELED DOOR	3
G	2'-8" X 6'-8"	PRE-FIN. SCWD, PANELED DOOR	3
H	4'-0" X 6'-8"	PRE-FIN. HCWD, BI-FOLD DOOR	9
I	32" X 6'-8"	PRE-FIN. SCWD PANELED POCKET DOOR	2
J	6'-0" X 6'-8"	VINYL-CLAD WOOD SLIDER	2
K	1'-6" X 6'-8"	PRE-FIN. HCWD, PANELED DOOR	
		TOTAL QUANTITY NEEDED FOR THIS JOB	26

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

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

For SI 1 foot= 304.8mm.
a. R-Values are minimums. U-Factors and SHGC are maximums. R-19 shall be permitted to be compressed into a 2x6 cavity.
b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
c. The first R-value applies to continuos insulation, the second to framing cavity insulation; either insulation meets the requirement.
d. R-5 shall be added to the required slab edge R-values for heated slabs.
e. There are no SHGC requirements in the Marine zone.
f. Or insulation sufficient to fill the framing cavity, R-19 minimum.
g. "13+5" means R-13 cavity insulation plus R-5 insulated sheathing. If structural sheathing covers 25 percent or less

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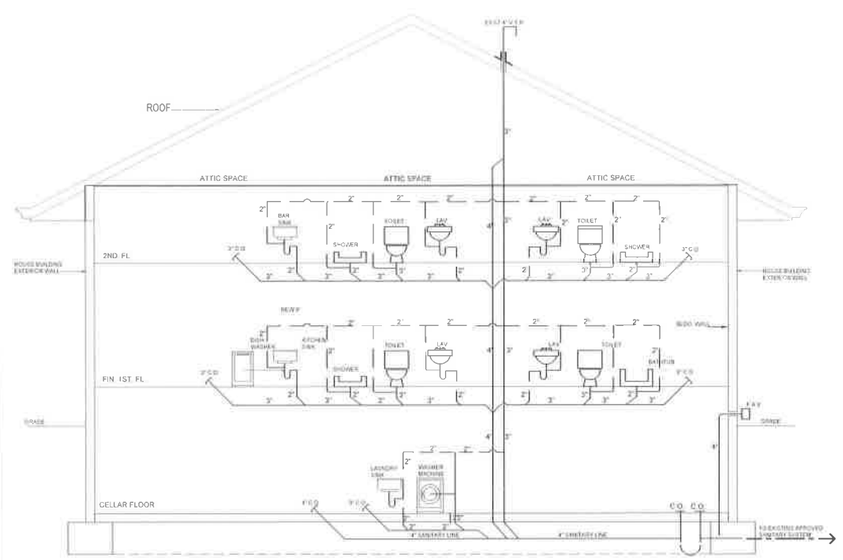
DRAWING TITLE
FRONT AND RIGHT
SIDE ELEVATIONS

DRAWN/DESIGN BY:
MIGUEL RAMIREZ
CHECKED BY:
VALDIMIR CONSTANT
DATE:

DRAW
A-



A A-4 REAR ELEVATION
SCALE: 1/4"=1'



C A-4 PLUMBING RISER DIAGRAM
NOT TO SCALE



B A-4 LEFT SIDE ELEVATION
SCALE: 1/4"=1'

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SEC. 62 BLK 48 LOT 4

DRAWING TITLE
FRONT AND RIGHT
SIDE ELEVATIONS

DRAWN/DESIGN BY:
MIGUEL RAMIREZ
CHECKED BY:
VALDIMIR CONSTANT
DATE:

DRAW
A
PROJECT N

LANDSCAPE NOTES

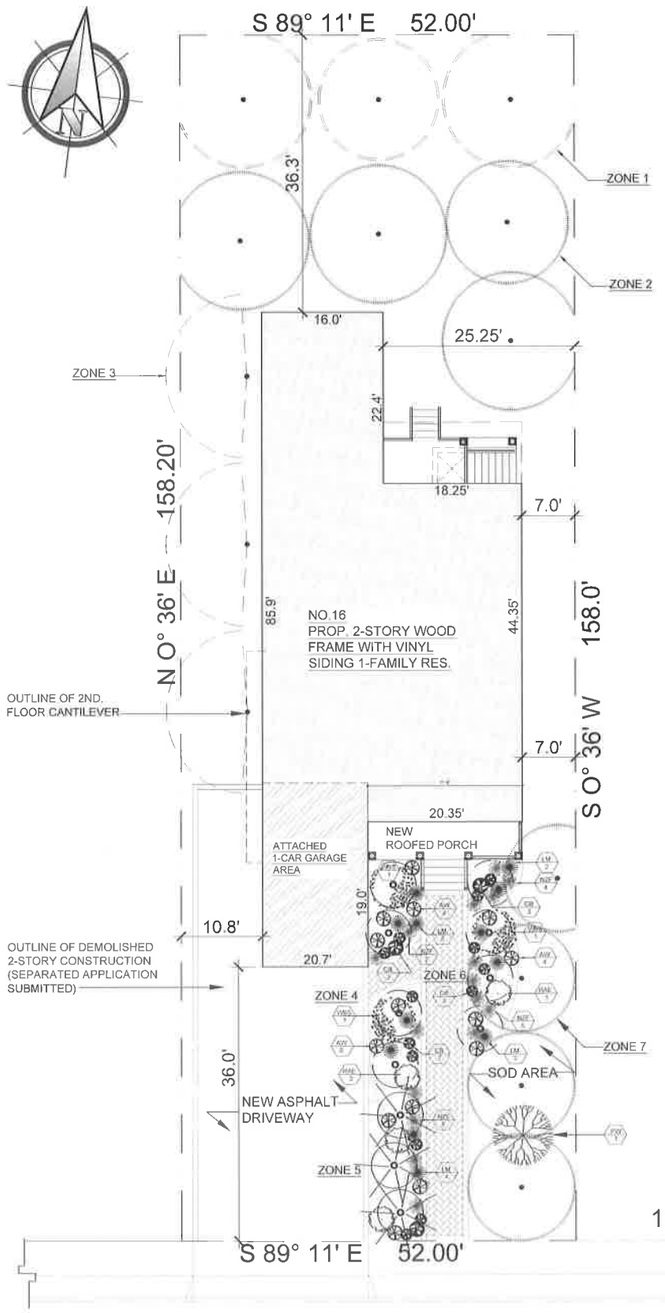
1. Landscape Plan information is taken from surveys prepared by Leonard J Strandberg & Associates, dated March 6, 2007.
2. No substitutions shall be made without prior approval of Owner.
3. Contractors shall familiarize themselves with all underground field conditions, and notify the Owner of all discrepancies or conflicts prior to installation.
4. Contractor shall verify quantities indicated on plans and notify the Owner of any discrepancies concerning quantities on plan, plant list and desired effect prior to submission of bid or construction.
5. All precautions shall be taken in carting, placing and planting of material adjacent to pavement areas.
6. All plant material shall arrive at the site with balls, containers, and flats intact and maintained before and during construction. All material damaged or stolen shall be replaced at contractor's expense.
7. All plant material shall be nursery grown. No collected plants shall be accepted.
8. New planting shall bear same relationship to adjacent existing grade. Grade surrounding planting shall be flush, smooth and maintain existing drainage pattern.
9. All planting and pruning shall be in accordance with American Nurserymen's Association specifications.
10. The planting of deciduous plant material shall be March 1 to May 15 and from October 1 to December 15. The planting of evergreen material shall be from April 1 to June 1 and from September 1 to November 1.
11. Mycor Plant Saver 4-7-4, or approved equal, shall be evenly applied to backfill of all new planting at the following rates: Trees – 1 packet per caliper inch or 8 oz per caliper; Shrubs, Perennials or Groundcovers – 1 4-oz. scoop per 1 gal container or 2 4-oz. scoops per 3 or 5 gal container or per balled/burlapped plant; Lawns (new only) – to be evenly mixed into top 4 inches of topsoil at rate of 3 lb per 1000 square feet. All additives are to be watered in thoroughly.
13. All mass bed areas shall be mulched to a depth of 2" with shredded pine bark mulch or another approved commercial bulk mulch. Finished grade is to be adjusted to accommodate mulch.
14. All synthetic burlap shall be removed prior to planting according to planting detail.
15. Any plants remaining above ground after completion of fall planting shall be properly heeled in a protected area and watered and maintained in best horticultural condition.
16. Warranties for all plant materials shall be one year from the date of final acceptance. The contractor shall maintain all plant materials as required to insure healthy vigorous growth through the 3-month maintenance period. This will include but not be limited to mowing, watering, fertilizing, weeding and mulching.
17. Owner or owner's representative reserves the right to inspect and approve all plant material and also the right to reject any plants found to be unacceptable at post-construction verification.
18. For protection of existing trees, Contractor shall install a 4'-0" high fence constructed of 2x4s set 8'-0" in diameter around all existing trees located within 15'-0" of any site construction. Fence shall be installed prior to commencement of work and remain in place until landscaping is complete.

IRRIGATION NOTES

1. The irrigation contractor shall be responsible for providing 100% coverage of landscape areas within scope of work.
2. Time clock shall be mechanical 6-zone Imperial ivt6 set in a location for easy access and maintenance.
3. Install backflow preventer as manufactured by Febco model #805y in accordance with local code requirements.
4. The contractor shall be responsible for taking flow tests at the water main to determine on site gpm (gallons per minute) flows. The contractor shall inform the owner of pressures less than 40 psi. The system is designed for 50-80 gpm per zone.
5. Water pressure required shall be between 50-60 gpm per zone.
6. Ten days prior to start of construction, irrigation contractor shall verify static water pressure. If static pressure is less than 50 psi, do not commence work. Owner shall be notified and shall authorize when to begin.
7. Pipe connection from service shall be 1 1/2" copper type "i" manifold.
8. All piping shall be 1-1/2" schedule 40 - 100 psi, nsf polyethylene set 12" below grade.
9. Rain sensor shall be manufactured by Mini Click –Model #502.
10. Electric control valves shall be installed per manufacturers instruction detail shown. Size valves as shown on plans. Valves shall be installed in valve boxes large enough to permit manual operation, removal of solenoid and/or valve cover without any earth excavation.
11. All 24 volt valve wiring is to be #8 conductor. All wire splices are to be permanent and waterproof.
12. The irrigation contractor shall coordinate installation of the system with the landscaping so that all plant material will be watered in accordance with the intent of the plans and specifications.
13. The contractor shall refer to the landscape plan when trenching to set pipe to avoid damage to new and existing trees and shrubs.
14. All wiring from the irrigation controller to the remote control valves shall be made us-14/1 direct burial cable. All wire splices shall be made in valve boxes only using Rain Bird snap-tite connectors and sealant. Provide sleeves for wire under paved areas as required.
15. The contractor shall be responsible for the final adjustment of the sprinklers arc and radius to assure 100 percent coverage.
16. Contractor shall be responsible for providing all tie-ins into the existing water meter in accordance with all applicable codes. A separate meter if required shall be a direct read carlon std 200 max flow 160 gpm min. 2 gpm or approved equal.
17. Sleeves under walks shall be schedule 40 pvc or a diameter shown in plans set 18" below finished grade.

PLANTING MATERIAL LIST

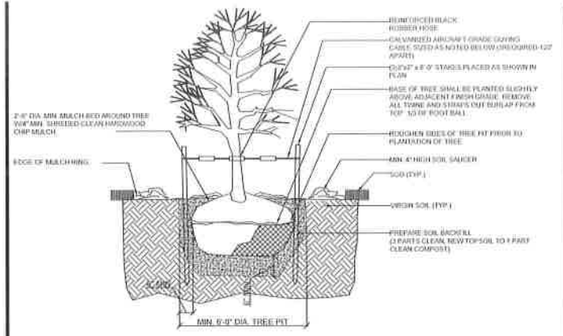
SYM	COMMON NAME	BOTANICAL NAME	QTY	SIZE	ROOT	REMARK
SHADE TREES						
QR	RED OAK	QUERCUS RUBRA		3.5 1/2" CAL	B&B	FULL HEAD
ORNAMENTAL TREES						
PK	KWANZAN CHERRY	PRUNUS SERRULATA 'KWANZAN'		2.5 1/2" CAL	B&B	FULL HEAD
PW	WEEPING CHERRY	PRUNUS SUBHIRTELLA 'PENDULA'	4	2.5 1/2" CAL	B&B	6 1/2 SF SPECIMEN
DK	KOUSA DOGWOOD	CORNUS KOUSA		8 FT HT	B&B	3 STEM
CONIFERS						
TO	EASTERN AMERICAN ARBORVITAE	THUJA OCCIDENTALIS 'NIGRA'		5 FT HT	B&B	FULL TO BASE
SHRUBS						
AG	GLOSSY ABELIA	ABELIA X GRANDIFLORA		18-24" HT	CONT	@ 3'-0" O.C.
WBS	WEEPING BLUE SPRUCE	PICEA PUNGENS 'PENDULA'	3	2.5-3' SP	CONT	BLUE FOLIAGE
DVW	DELAWARE VALLEY WHITE AZALEA	RHODODENDRON CV		2.2 1/2" SP	CONT	@ 3'-0" O.C.
DL	DRAGON LADY HOLLY	ILEX DRAGON LADY		4-5' HT	B&B	
BF	BLUE MAR HOLLY	ILEX MESERVAE 'BLUE MAID'		2.5 1/2" HT	B&B	@ 5'-0" O.C.
LF	COMPACT LEUCOTHOE	LEUCOTHOE FONTANESIANA		15-18" HT	CONT	@ 2'-0" O.C.
BS	BLUE STEVENS HOLLY	ILEX 'BLUE STEVENS'	8	5-6' HT	B&B	FULL TO BASE
CB	COLORADO BLUE SPRUCE	PICEA PUNGENS 'GLAUCA GLOBOSA'	10	2-3' HT	B&B	FULL TO BASE
RBE	ALBA ELEGANS (PROST)	RHODODRON CV	4	2 1/2" 2 MT	B&B	
RBN	ROULE DE NEIGE RHODO	RHODODRON ROULE DE NEIGE		15-24" HT	B&B	@ 2'-6" O.C.
GROUND COVERS						
LM	GREEN LILYTURF	LIRIOPE SPICATA	10	1 GL	CONT	@ 1'-0" O.C.
WT	SICCILY THYME	THYMUS LANUGINOSUS		2 1/2" POT	CONT	@ 1'-0" O.C. GOLDEN LVS
NZF	New Zealand Flax	Phormium Apricot Queen	15	1 GL	CONT	@ 1'-0" O.C.
PERENNIALS						
AW	WHITE STEM	ASTILBE CV DEUTSCHLAND	14	1 GL	CONT	@ 1'-0" O.C. WHITE
HGT	DWARF HOSTA	FUNKIA CV GOLDEN TIARA	9	1 GL	CONT	@ 1'-0" O.C. GOLDEN LVS
ORNAMENTAL GRASS						
PA	HAMLIN FOUNTAIN GRASS	PENNISETUM CV 'HAMELN'	8	1 GL	CONT	@ 3'-0" O.C.



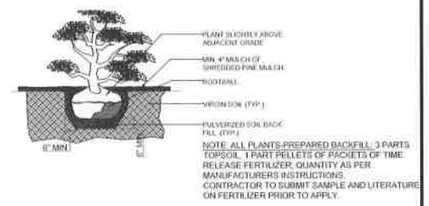
ARCHER STREET

1 LP LANDSCAPE AND IRRIGATION PLAN
SCALE: 1"=10 FT

NOTE: SITE PLAN INFORMATION TAKEN FROM
ISLAND-WIDE LAND SURVEYING
199 LAFAYETTE DR, SYOSSET, NY 11791
Phone: (516)496-7822



2 LP TREE PLANTING DETAIL
NOT TO SCALE



3 LP SHRUB PLANTING
NOT TO SCALE

LEGEND	
SYMBOL	SPECIFICATION
NN / #	DETAIL AND SHEET
NN / #	SPECIE/QUANTITY
	SITE PROPERTY LINE
	GROUND COVER
	PROPOSED MULCH AREA
	PROPOSED CONIFER
	PROPOSED SHADE TREE
	PROPOSED SHRUBS
	SPRINKLER HEAD 12' RADIUS
	MIST HEAD 3' RADIUS
	HEAD ROTATION LAYOUT
	PROPERTY LINE
	PROPOSED SOD AREA
	ZONE 1
	ZONE 2
	ZONE 3
	ZONE 4

7 Melrich
Westbury, New Y
Phone: (516) 7
E-MAIL: v,constan

CONSULTANT

DRAFTING COR
RESIDENTIAL & CO
DESIGN
33 LAMONT PL
WEST BABYLON, N
OFF. (631)920-
MOBILE (631)704

REVISIO

NO.	DATE	D
1	APRIL 22/2025	REV VIL CO
2	FEB 14/2025	REV VIL CO

ISSUED FOR NO

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VILLAGE OF
FREEPORT, N.Y.

APPLICATION NO

APPLICANT/OWNE

JOSE GUTIERRE
ADDRESS:
16 Archer Street
Freeport, N.Y. 11
PHONE:
(347)739-6096
EMERGENCY CONTAC
NAME: MIGUEL RAMIR
PHONE:
(631)704-6601

PROJECT TITLE

PROPOSED 2-
WOOD FRAME
AND VINYL SID
1-FAMILY RES

(VACANT LOT) 284 NORTH
FREEPORT, N.Y. 11520
SEC. 55 BLK 357 LOT 86

DRAWING TITLE

LANDSCAPE AN
IRRIGATION PLA
PLANTING DETA
GENERAL NOTE

DRAWN BY: MIGUEL RAMIREZ
CHECKED BY: VC
DATE:

Application Date: 4/15/25
Fees Paid: $500.00

SP# 3823

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

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

PROPERTY ADDRESS: 360 Atlantic Ave **ZONING DISTRICT** Business A

SECTION 62 **BLOCK** 36 **LOT** 154 **LOT SIZE:** 13659.6

☐ TENANT **APPLICANT** ☐ LESSEE	**PROPERTY OWNER**
Name: Sachin Shah	Name: Sachin Shah
Address: PO Box 460 Shirley NY 11967	Address: PO 460 Shirley NY 11967
Telephone #: 631 774 5430	Telephone #: 631 774 5430

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

Present Land Use: Arbys (vacant) **Proposed Land Use:** Popeyes

Description of Proposed Work: Change of plan from Arbys (previously approved) to Popeyes
Proposed new facade of existing Building for Popeyes Restaurant

I request a preliminary meeting: ✓ YES ____ NO

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

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

____ YES ✓ NO

_____ 4/10/25
APPLICANT'S SIGNATURE **DATE**

Sworn to before me this 10 day of April, 2025.

_____
Notary Public

CAMELLA ARNOLD
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01AR6322402
Qualified in SUFFOLK County
Commission Expires APRIL 06, 20 27

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****

Property Owner's Consent:

I, Sachin Shah **am (are) the owner(s) of the subject property and consent to the filing of this application.**

_____ 4/10/25
PROPERTY OWNER'S SIGNATURE **DATE**

Sworn to before me this 10 day of April, 2025.

_____
Notary Public

CAMELLA ARNOLD
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01AR6322402
Qualified in SUFFOLK County
Commission Expires APRIL 06, 20 27

****

FOR VILLAGE USE ONLY

Site Plan Public Hearing Required: ____ YES ____ NO

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

Village Clerk's Signature: _____ Date: _____

Planning Board Signature: _____ Date: _____

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

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INC. VILLAGE OF FREEPORT
Department of Buildings
46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520
(516) 377-2242
FAX (516) 377-2493
E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

ROBERT T. KENNEDY
MAYOR

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER
April 14, 2025

Sachin Shah
360 Atlantic Ave
Freeport, NY 11520

RE: **360 Atlantic Ave Freeport, NY**
Zoning District – Business A Sec. 62 Blk. 36, Lot 154
Building Permit Application #20243636
Description: Proposed new façade of existing building.

Dear Sir/Madam.

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

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

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

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

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings
/Daniela Hernandez
cc: Village Clerk

ZBA Approval Needed: **NO**

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VILLAGE OF FREEPORT
Department of Buildings
Recommendation

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Notice

X **Negative Declaration** ____ **Positive Declaration**

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

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

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

Project:

Building Permit App. 20243636

Location: 360 Atlantic Ave, Freeport NY 11520

Applicant: Sachin Shah

Description: Proposed new façade of existing building.

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

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

REASON(S) FOR DETERMINATION

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

A)

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

Dated: April 14, 2025

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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Appendix B
Short Environmental Assessment Form

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Instructions for Completing

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

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

Part 1 - Project and Sponsor Information Freeport Chicken LLC		
Name of Action or Project: Alteration of Building Exterior		
Project Location (describe, and attach a location map): 360 Atlantic Ave		
Brief Description of Proposed Action: Alteration of exterior of building to Popeyes		
Name of Applicant or Sponsor: Fred Towle	Telephone: 6317745430 E-Mail: sspress2000@aol.com	
Address: PO Box 460		
City/PO: Shirley	State: NY	Zip Code: 11967

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	✔	
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	✔	

3.a. Total acreage of the site of the proposed action? _____ 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.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☐ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☒ Other (specify): ~~Food~~
☐ Parkland

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FREEPORT BUILDING DEPT

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION No. 20240236

Filing Date 2 | 9 | 24

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) 360 (No.) Atlantic Ave (Street) ZONING DISTRICT _____

BETWEEN S Bayview Ave (Cross Street) AND Rockwell Ave (Cross Street)

SECTION 62 BLOCK 36 LOT 153-157 APPROX. LOT SIZE _____ X _____ LOT AREA 13555.6

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) none
3 ☐ Swimming Pool
4 ☐ Repair (replacement)
5 ☐ Bulkhead (New, Repair)
6 ☐ Fence
7 ☐ Moving (relocation)

B. PROPOSED OR EXISTING USE

RESIDENTIAL
11 ☐ One Family
12 ☐ Two families
13 ☐ Apartment - Enter No. of Units _____
14 ☐ Transient hotel, motel, or dormitory - Enter No. of Units _____
15 ☐ Garage or Accessory Structure
16 ☐ Other - Specify

NON-RESIDENTIAL - Complete Part "E"
17 ☐ Industrial
18 ☐ Office, bank, professional
19 ☐ Store, mercantile
20 ☐ Church, other religious
21 ☐ Hospital, institutional
22 ☑ Other - Specify Food

C. COST

10 TOTAL COST OF IMPROVEMENT $ _____
180,000.00 (INITIAL ESTIMATE)
FEE WILL BE DUE UPON CONTRACT TO BE SETTLED

D. DESCRIPTION OF PROJECT

Altering the exterior of an existing building

III. IDENTIFICATION – To be completed by all applicants

	NAME	MAILING ADDRESS – Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	Sachin Shah	301 Route 17 N, Suite 802, Rutherford, NJ 07070	
2. Contractor	WHM	255 McCormick Dr., Bohemia NY 11716	631 563 3830
3. Architect or Engineer	Ralph Michele	255 W Main St. Smithtown NY 11787	

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 Sachin Shah (Print)

Address 301 Route 17 N, Suite 802

Phone 631 224 5430

CAMELLA ARNOLD
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01AR6322402
Qualified in SUFFOLK County
Commission Expires APRIL 06, 2027

Fred Tedde (Print) being duly sworn, says that he (He or She) is the contractor or owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of his (His or Her) knowledge and belief and agrees to conform to all applicable laws of this jurisdiction.

Sworn to before me this 7 day of February, 20 24

Camella Arnold
Notary Public, Suffolk County, N.Y.

V. FLOOD ZONE

IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE?
YES ☐ NO ☑
IF YES, WHICH ZONE? _____

IS PROJECT TO REPAIR FLOOD DAMAGE?
YES ☐ NO ☑

PROJECT DESCRIPTION

Total/First Flr Square Feet	
Upper Firs Square Feet	
# of Fixtures	
# of Floors	
Occup. Type	

VI. VALIDATION (Official Use Only)

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

Approved by: _____
Superintendent of Buildings

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

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

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

Applicant/sponsor name: Fred Tuzla Date: 2/7/24

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 [illegible] the proposed action?"

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

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

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

Applicant/sponsor name: Fred Tuttle Date: 2/7/24

Signature:

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

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

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

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

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

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

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

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FEB 9 2024
FREEPORT BUILDING DEPT.

DEPARTMENT OF BUILDINGS
OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 20248236
Filing Date 2/9/24

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) 360 (No.) Atlantic Ave (Street) ZONING DISTRICT ____

BETWEEN S Bayview Ave (Cross Street) AND Roosevelt Ave (Cross Street)

SECTION 62 BLOCK 36 LOT 153-155 APPROX. LOT SIZE ____ X ____ LOT AREA 13559.6

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) none
3. [ ] Swimming Pool
4. [ ] Repair (replacement)
5. [ ] Bulkhead (New, Repair)
6. [ ] Fence
7. [ ] Moving (relocation)

B. PROPOSED OR EXISTING USE

RESIDENTIAL
11. [ ] One Family
12. [ ] Two families
13. [ ] Apartment - Enter No. of Units ____
14. [ ] Transient hotel, motel, or dormitory - Enter No. of Units ____
15. [ ] Garage or Accessory Structure
16. [ ] Other - Specify ____

NON-RESIDENTIAL - Complete Part "E"
17. [ ] Industrial
18. [ ] Office, bank, professional
19. [ ] Store, mercantile
20. [ ] Church, other religious
21. [ ] Hospital, institutional
22. [✓] Other - Specify Food

C. COST

10. TOTAL COST OF IMPROVEMENT $ 100,000.00 (INITIAL ESTIMATE)
FEE WILL BE DUE UPON CONTRACT TO BE SUBMITTED

D. DESCRIPTION OF PROJECT

Altering the exterior of an existing building

III. IDENTIFICATION – To be completed by all applicants

	NAME	MAILING ADDRESS – Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	Sachin Shah	301 Route 17 N, Suite 802, Rutherford, NJ 07070	
2. Contractor	WHM	255 McCormick Dr, Bohemia NY 11716	631 563 3830
3. Architect or Engineer	Ralph Michele	255 W Main St, Smithtown NY 11787	5168185368

IV. OWNER - CONTRACTOR STATEMENT

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

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

Contractor or Owner Sachin Shah (Print)

Address 301 Route 17 N, Suite 802

Phone 631 724 5430

CAMELLA ARNOLD
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01AR6322402
Qualified in SUFFOLK County
Commission Expires APRIL 06, 2027

Fred Tolle (Print) being duly sworn, says that he (He or She) is the contractor or owner of the above mentioned building. That the items of the above application and the estimated cost of said building or alteration, is correct to the best of his (His or Her) knowledge and belief and agrees to conform to all applicable laws of this jurisdiction.

Sworn to before me this 7 day of February, 2024

Camella Arnold
Notary Public, Suffolk County, N.Y.

(Signature)

V. FLOOD ZONE

IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE? YES [ ] NO [✓]
IF YES, WHICH ZONE? ____

IS PROJECT TO REPAIR FLOOD DAMAGE? YES [ ] NO [✓]

PROJECT DESCRIPTION

Total/First Flr Square Feet	
Upper Flrs Square Feet	
# of Fixtures	
# of Floors	
Occup. Type	

VI. VALIDATION (Official Use Only)

Building Permit Number ____
Building Permit Issued ____
Building Permit Fee $ ____

Approved by: ____
Superintendent of Buildings

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Front of bulding

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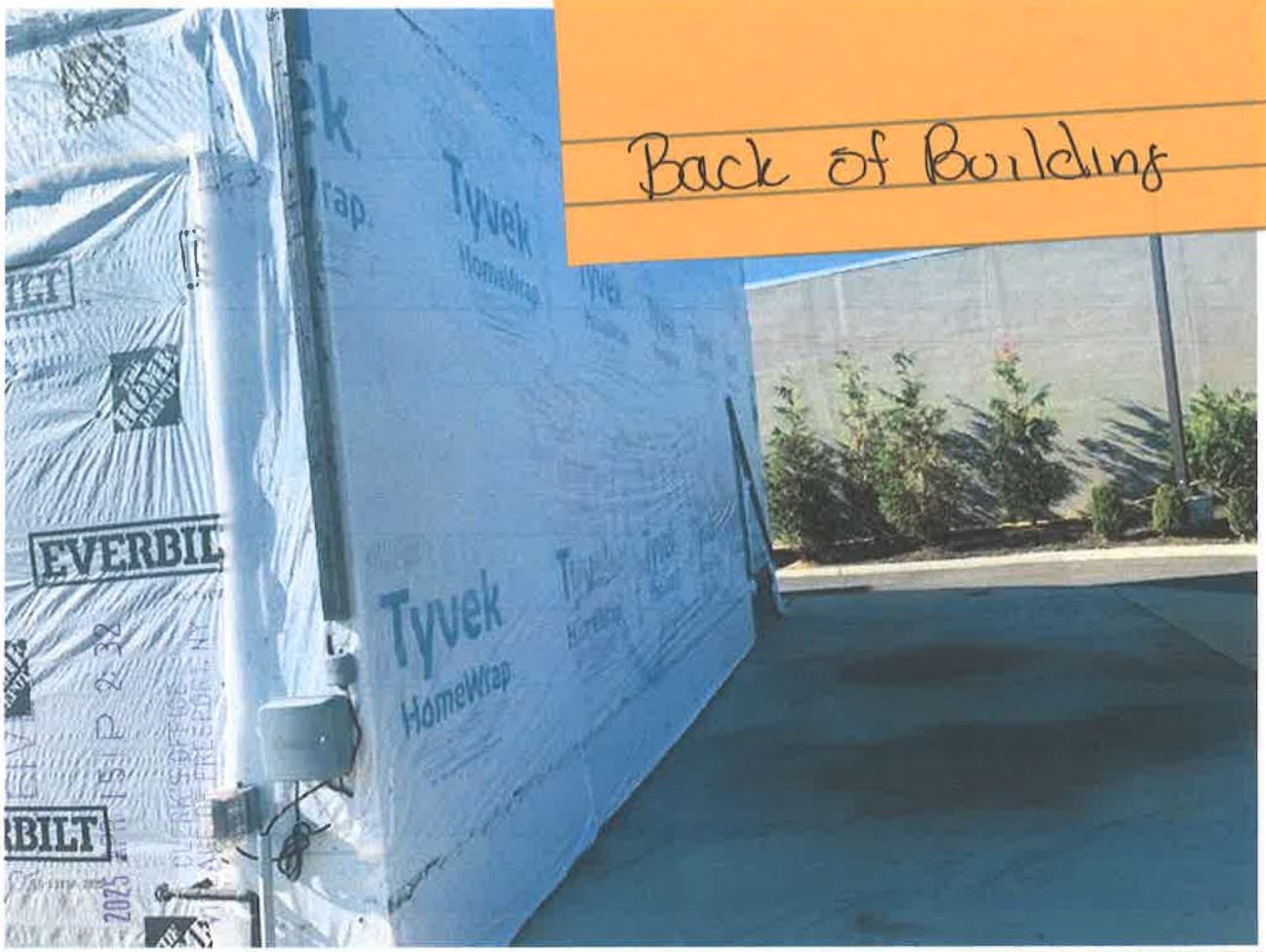


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Daycare Tina's
Tiny Clubhouse
360 Atlantis Ave
335
327
321
340
346
358
355
289
285

Back of Building







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Grocery & Convenience Store
BEER · COFFEE · SODA · CIGARETTES
ONE STOP - ALL U NEED
VINNY'S BARBER SHOP
Vee 623-9586 Joe
MANAGEMENT
185 40B
FREE COFFEE
FREE COFFEE
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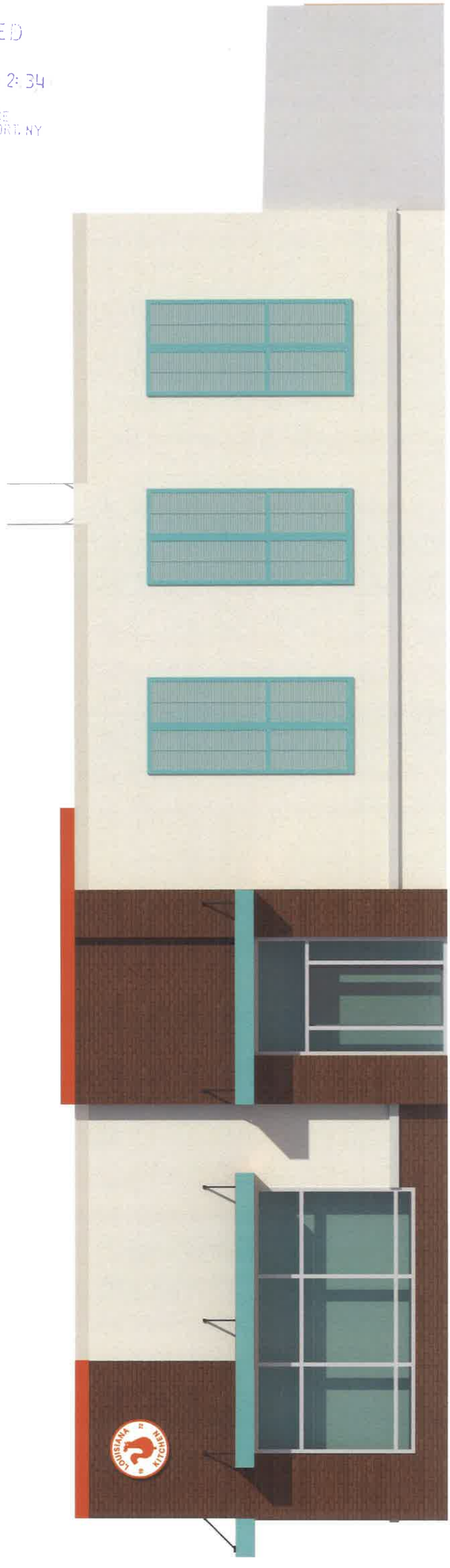

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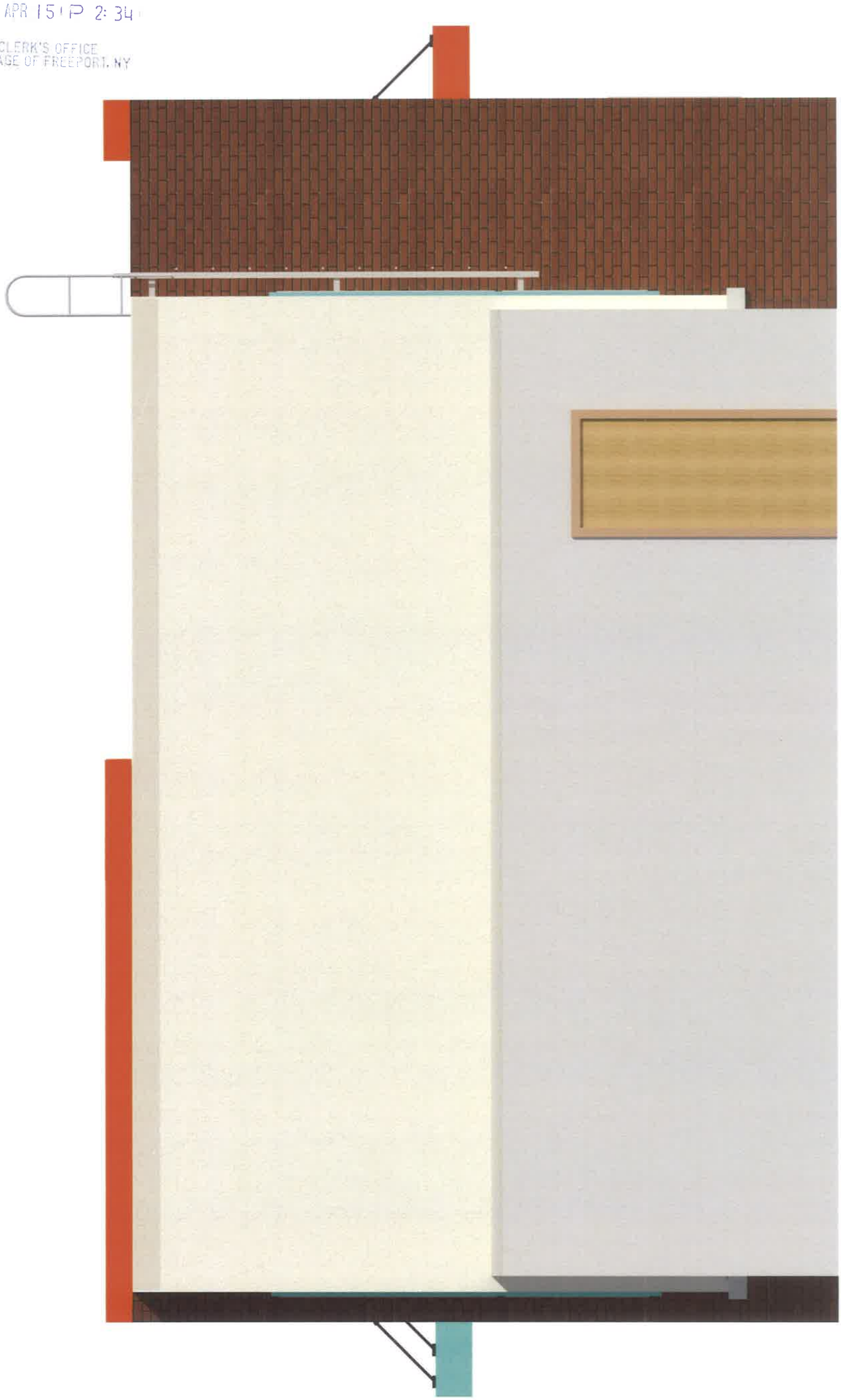




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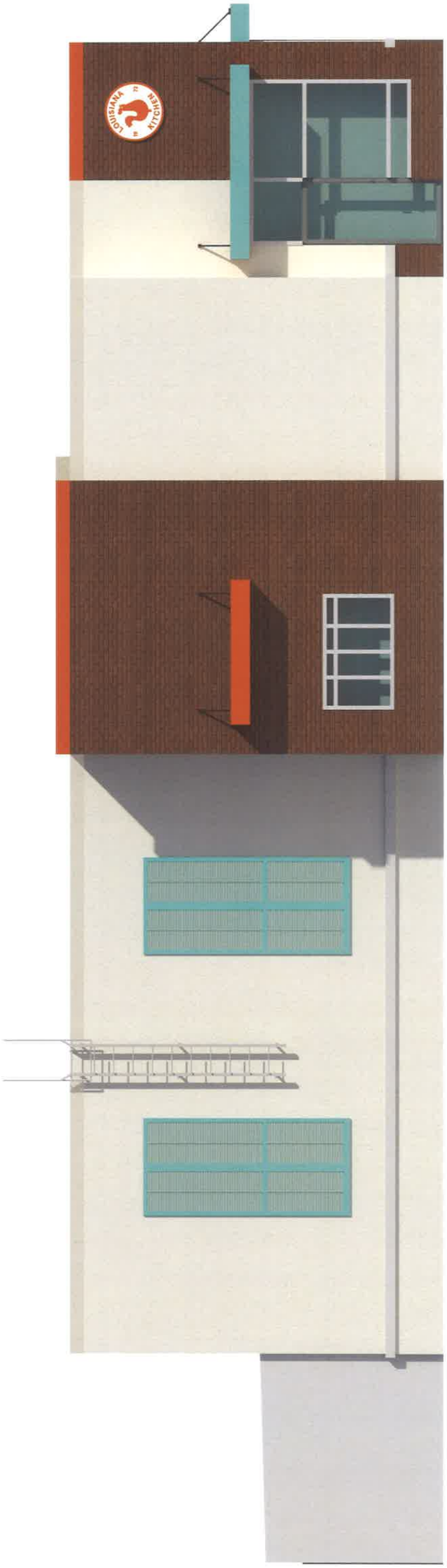


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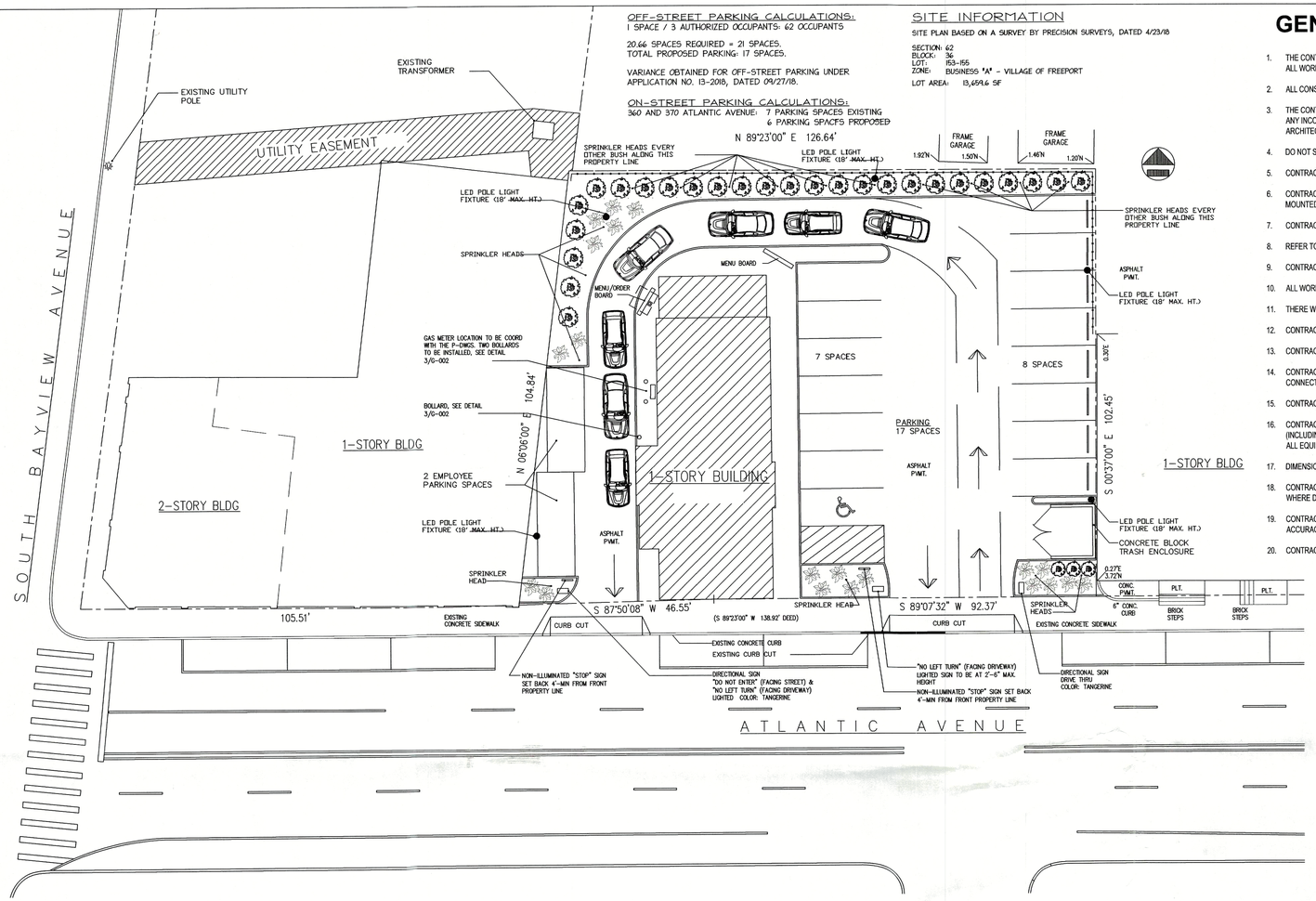
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PLOT PLAN

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



BUILDING SQUARE FOOTAGES

FLOORS	EXISTING	PROPOSED CHANGE	PROPOSED TOTAL
GROUND FLOOR (NEW)	0 SF	2109 SF	2109 SF
GROUND FLOOR (EXISTING STRUCTURES)	3915 SF	-3915 SF	0 SF
TOTAL FOOTPRINT	3915 SF	-1806 SF	2109 SF

ZONING REQUIREMENTS

ITEM	ALLOWABLE	EXISTING	PROPOSED WORK
MAXIMUM BUILDING HEIGHT (FT.)	50.00' (3 STORY)	26'+/-	19.90'
LOT COVERAGE	8,195.7 SF (60%)	-3915 SF (28.66%)	2109 SF (15.44%)
FRONT YARD SETBACK	20.00'	0.68'	0'
PLOTS ABUTTING MORE RESTRICTED DISTRICTS:			
BUSINESS "A" TO BUSINESS "A" (EAST SIDE OF PROPERTY)	N/A	N/A	N/A
BUSINESS "A" TO BUSINESS "A" (WEST SIDE OF PROPERTY)	N/A	N/A	N/A
BUSINESS "A" TO RESIDENCE "A" (NORTH SIDE OF PARKING LOT)	10.00'	1.71'	6.25'
BUSINESS "A" TO BUSINESS "A" (SOUTH SIDE @ ATLANTIC AVENUE)	N/A	N/A	N/A

Directional Sign

Directional Signs are to be placed on site as needed to optimized drive-thru circulation. **No other phrases are allowed.**

General Specifications

Face: Removable Brake Formed Alum. w/ 1st 3M Reflective White Vinyl
Back: Fixed Brake Formed Alum. w/ 1st 3M Reflective White Vinyl

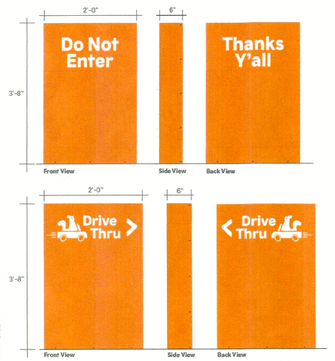
Color Specification

All paint finishes to be Satin unless otherwise specified

#2447 WHITE REFLECTIVE VINYL

PANTONE 3564C - ORANGE





GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO ANY WORK AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THOSE FURNISHED BY THE OWNER.
2. ALL CONSTRUCTION MUST COMPLY WITH ALL LOCAL GOVERNING CODES.
3. THE CONTRACTOR SHALL REPORT TO THE ARCHITECT ANY ERROR OR OMISSION HE MAY DISCOVER IN THE DRAWINGS, OR ANY INCONSISTENCY BETWEEN THE DRAWINGS AND FIELD CONDITIONS, PRIOR TO CONSTRUCTION SO THAT THE ARCHITECT MAY ISSUE WRITTEN CLARIFICATIONIN A TIMELY MANNER.
4. DO NOT SCALE DRAWINGS.
5. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS AND FEES.
6. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE BLOCKING AT THE REQUIRED LOCATIONS FOR ALL WALL MOUNTED SHELVING, TABLES ETC. NO EXTRA FEES WILL BE ENTERTAINED FOR LACK OF COORDINATION.
7. CONTRACTOR SHALL CONTROL NOISE PRODUCING ITEMS (STEREOS) AT ALL TIMES.
8. REFER TO REFLECTED CEILING PLAN FOR LIGHT FIXTURE SCHEDULE.
9. CONTRACTOR SHALL INSTALL ALL ARTWORK AND DECOR, INCLUDING WALL HUNG PICTURES.
10. ALL WORK SHALL CONFORM TO THE LATEST ISSUE OF THE CODES SPECIFIED ON THESE PLANS.
11. THERE WILL BE NO SUBSTITUTION OF ANY MATERIAL SPECIFICATION.
12. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS USED TO ACCOMPLISH DESIGNATED WORK.
13. CONTRACTOR WILL APPOINT ONE SPECIFIC INDIVIDUAL FOR LIASON WITH TENANT REPRESENTATIVE AND ARCHITECT.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK, AND SHALL COORDINATE SUCH WITH TENANT REPRESENTATIVE.
15. CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK AT ANY TIME WITHOUT APPROVED CONTRACT DOCUMENTS.
16. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL ARCHITECTURAL, MECHANICAL, TELEPHONE, ELECTRICAL (INCLUDING LIGHTING), AND PLUMBING TO INSURE THAT REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ALL EQUIPMENT ARE PROVIDED.
17. DIMENSIONS SHALL NOT BE CHANGED WITHOUT ARCHITECT'S WRITTEN APPROVAL
18. CONTRACTOR TO PROTECT EXISTING CONSTRUCTION AND RESTORE ALL FINISH SURFACES TO THEIR ORIGINAL CONDITION WHERE DAMAGED.
19. CONTRACTOR SHALL CAREFULLY CHECK FIELD CONDITIONS COORDINATING THEM WITH THE CONTRACT DOCUMENTS FOR ACCURACY AND CONFIRMING THAT THE WORK IS BUILDABLE AS SHOWN, BEFORE PROCEEDING WITH CONSTRUCTION.
20. CONTRACTOR SHALL PROVIDE COMPLETE AS-BUILTS PLANS PRIOR TO FINAL PAYMENT.

PROJECT RESPONSIBILITY CHART

ITEM	SUPPLY OWNER	SUPPLY GC	INSTALL OWNER	INSTALL GC
EQUIPMENT	●		●	
SMALLWARE	●		●	
EXTERIOR SIGNS (DIRECT., PYLON)	●		●	
BLDG. SIGN INTERNALLY ILLUMINATED	●		●	
DRINK SYSTEM	●		●	
CO2 TANK	●		●	
SECURITY SYSTEMS	●		●	
DRIVE THRU SYSTEM	●		●	
POINT OF SALE SYSTEM	●		●	
POPEYES RADIO - MUZAK / RETAIL RADIO	●		●	
FLAT SCREEN TV (32" MINIMUM)	●			●
METAL PACKAGE: CLEARANCE BAR, DUMPSTER GATE, RAILING, SHUTTERS, AWNINGS, INTERIOR ROOF LADDER, DRIVE-THRU WINDOW CANOPY & REAR ENCLOSURE GATE	●			●
CORNER GAURDS	●			●
BUILDING SIGN (VERIFY WITH OWNER AND JURISDICTION)	●		●	
FRONT COUNTERS/SOLID SURFACES AND MATCHING BACKSPLASH	●			●
DRIVE-THRU WINDOW		●		●
RESTROOM FIXTURES & ACCESSORIES - SEE SHEET A15		●		●
HVAC SYSTEM		●		●
LIGHTING PACKAGE		●		●
ROOFING		●		●
INTERIOR DECOR/FURNITURE SUPPLIER: SEATING PACKAGE, ARTWORK, OFFICE CABINETS, WOOD WALL FRAMES, WINDOW SILLS, AND P - RING	●			●
STOREFRONT		●		●
STONE VENEER		●		●
EIFS/STUCCO		●		●
PAINT/STAINS		●		●
FRYER GREASE REMOVAL SYSTEM (VERIFY WITH OWNER)	●		●	
WATER HEATER		●		●
20 GA S/S AT DRIVE THRU		●		●
S/S CEILING PANELS AND TRIM (VERIFY SIZE WITH LOCAL AUTHORITY)		●		●
MENUBOARDS (DIGITAL.)	●		●	
MENUBOARDS (D.T., PREVIEW BD.)	●			●
DRIVE-THRU LOOP SYSTEM	●			●
INTERIOR SIGNS	●			●
INTERIOR TILE		●		●
DOOR AND DOOR HARDWARE		●		●

NOTES:
1. G.C. TO INCLUDE RESPONSIBILITIES IN THEIR BID. GC PROJECT RESPONSIBILITIES TO BE VERIFIED AND FINALIZED WITH OWNER PRIOR TO BIDDING AND AT PRE-CONSTRUCTION MEETING.
2. TYPE OF BUILDING SIGN TO BE DECIDED DURING PERMITTING.
3. FURNITURE SUPPLIER TO INCLUDE ALL WINDOW SILLS AND WOOD CORNER GUARDS IN DINING AREA, INCLUDING PINE FOR THE CAR SIDING IF NEEDED.
4. PAPER TOWELS AND SOAP REPLENISHMENT ARE THE RESPONSIBILITY OF THE OWNER UNDER A SEPARATE AGREEMENT WITH A SUPPLIER.

UTILITY SERVICE REQUIREMENTS

ELECTRICAL: (PROVIDING AGENCY)

POWER: 208V / 3 PHASE /4W / 600 AMPS. TOTAL CONNECTION LOAD: 220.53 KVA TOTAL
NOTE: SEE SHEET E3 FOR BREAKDOWN OF THE ELECTRICAL SERVICE CONNECTED LOAD.

TELEPHONE: (PROVIDING AGENCY)

2" CONDUIT 25 PAIR WIRE- (OWNER REQUIREMENT)

WATER: (PROVIDING AGENCY)

WATER SERVICE: 1.5 DIAM.
7.5 GPM

IRRIGATION: (PROVIDING AGENCY)

LANDSCAPING: (VERIFY WITH OWNER IF USED) SIZE PER ZONE - REFER TO PLAN FOR DESIGN.

SEWER: (PROVIDING AGENCY)

WASTE SERVICE: SANITARY LINE 4" DIAM.
GREASE LINE 4" DIAM.

GAS: (PROVIDING AGENCY)

NATURAL GAS SERVICE : 3"GAS LINE, 7" TO 8" WC
OUTLET GAS LOAD: 1,700 MBH
NOTE: SEE SHEET P3 FOR A BREAKDOWN OF THE GAS LOADS.

GENERAL NOTE: VERIFY ALL SERVICE REQS. W/ THE LOCAL UTILITY CITY AGENCIES.

BUILDING TO CONFORM TO THE 2020 EXISTING CODE OF NEW YORK STATE

COMPLIES WITH NYSEBC CHAPTER 15 FOR CONSTRICTION SAFEGUARDS

POPEYE'S

360 ATLANTIC AVE
FREEPORT, NY
ZONE - BUSINESS "A"

Tax Map #:
Section: 62 Block: 36 Lot: 154

ENGINEER:
MICHAEL ANGELONE PE LLC
MICHAEL ANGELONE
4 POND PLACE
OYSTER BAY, N.Y. 11771
TEL.:516.922.2024 FAX: 516.453.6002

CONSULTANT:
RJM DRAFTING AND DESIGNS
7 OLD LANDERS CT
SMITHTOWN, NY 11787
ralph@rjmdesignsny.com
(516) 818-5368 FAX (866) 789-7930

Contractor must verify all measurements and conditions prior to beginning any work. Report all discrepancies to the Engineer in writing. Plans subject to approval by all governmental agencies having jurisdiction. The Engineer has not been retained for any field supervision or inspection. His responsibility is limited to the accuracy of the plan. The Engineer is further not responsible for any damage arising out of the contractor's failure to execute the work exactly as shown on the approved drawing(s).

STATE OF NEW YORK
MICHAEL ANGELONE
LICENSED PROFESSIONAL ENGINEER
083978

SEAL:

DO NOT SCALE DRAWINGS
ALL RIGHTS RESERVED
All drawings, specifications, and copies thereof furnished by the Architect and his Consultants are and shall remain their property. They are not to be used on this or any other project unless written permission is given by the Engineer and his Consultants.
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No.	Date	Remark
4	09-06-23	Design Development
3	08-01-23	Design Development
2	07-21-23	Existing Conditions
1	07-13-23	Field Measure

REVISIONS

Title:
COVER SHEET

Drawn by: RM
Checked by: MAA
Date: 11/25/20
Scale: As Noted
Job No.: 20002

Drawing No.

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EXHIBIT B
LANDLORD'S WORK LETTER
("Landlord's Work")

Landlord shall provide the following at Landlord's expense prior to Tenant taking possession of the Premises:

Demolition - Landlord will be responsible for removing asbestos and any other hazardous materials before the Possession Date.

Grading - Landlord will be responsible for grading the property as necessary and filling all excavations with clean-engineered, either on-site or off-site import fill material suitable for backfill extending to the perimeter of the Property in accordance with engineering, grading and utility plans and geotechnical report as reasonably approved by Tenant, and removing from the site any excess fill, rock and/or debris.

Additionally Landlord is responsible for compacting all Property fill (other than building pad) to 90% of the maximum dry density as determined by ASTM – D – 1556 modified proctor for cohesive fill and 85% relative density for granular fill, and leaving Property at an elevation reasonably approved by Tenant.

Landlord is responsible for providing the building pad area within eight (8) inches of the finished floor elevation provided by Tenant, compacted to 95% of the maximum dry density as determined by ASTM – D – 1556 modified proctor for cohesive fill and 85% relative density for granular fill, and certified by a licensed engineer as suitable for construction of a single story slab on-grade building, utilizing conventional spread footers at standard depths.

Not permitting standing areas of water on the Property from rough grading, and providing rough grading for parking areas and paved areas to depths to allow for paving per Landlord's final permitted plans.

Stockpiling unused topsoil on the Property in areas reasonably determined by Tenant for use by Tenant, and in accordance with appropriate soil erosion/sediment control standards and applicable laws and regulations.

Providing all paving from public or private rights-of-way or access roads to the Property boundary lines.

Providing a storm water pollution prevention plan together with any storm water retention or detention facilities and related infrastructure sufficient to service the Premises and the Improvements thereon.

Paving – Provide interior Premises with a binder coat of paving at the following elevations: Drive-Thru lane: 2% max cross-slope; Pick up windows: 8" maximum below finished floor elevation; Handicapped parking spaces/crosswalks: 2% max cross-slope; Parking lot at 1% min slope and 5% max slope. Handicapped ramp to be ADA compliant. –

Flooring – **PICK ONE AND REMOVE THE REMAINING**

New – Landlord shall provide a credit for a 4" reinforced concrete slab on grade, level smooth (2-pass steel trowel finish) at $6.50/SF.

Walls – Demising walls and interior of perimeter walls shall be constructed of 5/8" Type "X" G.W.B. with insulation according to all applicable codes. Interior faces of walls shall be taped and sanded to a paint-ready condition and a "level 4 finish". Walls shall be built to full height to underside of slab or roof deck. Top joint is to be sealed tight with foam sealant unless otherwise required for fire protection. All walls and sealants to meet highest applicable fire code rating. Minimum height from top of proposed slab to bottom of ceiling joists shall be 12'-0". Tenant's inside-wall electrical, plumbing and equipment runs

shall be installed after insulation and prior to GWB face installation. In the event Tenant completes GWB installation, Tenant shall be credited $2.00/SF of wall area in lieu of Landlord GWB face installation.

HVAC – Complete system above ceiling grid to include a minimum of one (1) ton of HVAC per 120 SF of Premises, with final determination to be provided by Tenant's engineer and per mechanical plans. System shall include LENNOX units built according to Tenant's specifications, divided into minimum two (2) zones, with no HVAC unit greater than ten (10) tons. Each unit is to have its own economizer, thermostat, and two (2) remote sensors per thermostat. HVAC unit locations are to be specified by Tenant. Landlord shall install all plenums, curbs, mains and hard ducting greater than 12" square or round. Tenant shall be credited $10.00/SF (of Premises floor area) for final distribution, grilles, returns and remaining components required for a complete system. Landlord shall warrant the HVAC system for one (1) year from the Rent Commencement Date then transfer all third party warranties to Tenant. System will include smoke detectors, fire alarms and building connections as required by local applicable code, manufacturer's specifications and building requirements. The compressors shall have no less than a five-year warranty. Landlord to provide proper hookup and start-up per manufacturer's specifications. Landlord to provide gas heating units whenever possible for energy efficiencies. Landlord to provide all structural engineering requirements necessary to modify existing structural support units in order to accommodate new rooftop equipment. Landlord shall provide a separate restroom exhaust system per Tenant's plans and specifications.

Gas – Minimum 2" gas service with 7" water column of pressure and a minimum of 1088 MBH, separately metered and stubbed to space as per Tenant's specified location. Final size to be determined by longest length method using total gas required and local fuel/gas code. Landlord to provide gas service from meter to HVAC units. If gas is not available refer to electrical requirements.

Sewer – Minimum 4" sanitary waste line stubbed to Premises at 36" depth to any and all points within the Premises to allow Tenant's plumbing to meet all applicable codes. Location of stub to be coordinated with Tenant's architect.

Grease Trap – Landlord to provide a 1,500 gallon (or larger if required by local code) grease trap located and specified per Tenant's plans (typically at the rear of the space).

Water – 1.5" diameter water line stubbed to Premises with a minimum of 51 PSI static pressure (at load side of meter) @ 51GPM (with RPZ), 40-45 PSI static pressure (at load side of meter) @ 49 GPM without RPZ; with meter, backflow device, check value, and shut off valve rated for 200 PSI located at Tenant's specified location per Tenant's plans.

Fire Protection (when required by code) – Fire sprinkler protection system including (but not limited to) riser, flow, and tamper device as required by applicable building codes per Tenant's specified locations and plans and a shell permit for the work. Sprinkler coverage (drops and heads) distributed throughout the Premises per Tenant's plans and all applicable codes. Landlord to provide a credit equal to $15,000.00, should Tenant be responsible for sprinkler system distribution.

Fire Alarm – Fire alarm monitoring system including all sensors, strobes, horns, and pull stations per Tenant's plans. Tenant's equipment to be connected to building monitoring system as per building system requirements, local applicable code and all government agencies.

Electrical Service – 600 amp, 208Y/120V 3-phase, 4-wire electrical service with one dedicated meter as per Tenant's specified location and plans, including wire and conduit from service point into Premises. Landlord will provide (3) 200 amp lockable panels with breakers wired in series. Panels are to be recessed panels with no less than 42 circuits and breakers each located per Tenant's plans. Landlord to provide temporary power to the Premises sufficient to serve Tenant's construction and operation until permanent power is in place.

Telephone – Two (2) 1.0" conduit for telephone service with pull strings, stubbed to the Premises per Tenant's specified location from property's main telephone service location (demarcation).

Warranties – Warranties for all improvements including but not limited to mechanical, electrical and plumbing systems for a period of at least one (1) year (or longer if required by the Lease). All warranties shall be assigned and provided to Tenant.

ADA / Handicap Accessibility – All municipal state and federal ADA requirements to be installed by Landlord. All means of ingress / egress shall be at street entry grade level. Handicap accessible lift or ramp location and means must be approved by Tenant and installed per Federal and local/state accessibility requirements or codes with applicable landings, railings, and clearances.

Exterior –

Façade / Canopies / Red Band Element - Storefront façade to be delivered as brick faced walls, complete roofing system, glass storefront, exterior doors, and one exterior opening to accommodate Tenant's drive-thru window at a location specified by Tenant and canopies or eyebrows on each elevation per Tenant's specification (typically front door canopy with 3 posts and drive-thru window canopy) with Landlord supplied and installed red band element (typically red metal band in front and around to rear of drive-thru window bump-out with matching painted red band to and including rear façade of Premises) per Tenant's specifications.

Drive-Thru – A 6" thick, 10' wide continuous reinforced concrete drive-thru lane 15' before the speaker post of the drive-thru menu board to 15' after the drive-thru window (typically 130' in length); including concrete footings for drive-thru menu board, drive-thru canopy and speaker post. Landlord shall install concrete foundations, electrical connections and two (2) 1.0" conduits with pull strings from drive-thru window to drive-thru menu board and speaker post per Tenant's plans and specifications. Tenant shall have the right to install a drive-thru menu board, drive-thru canopy and speaker post.

Signage – Landlord shall install plywood backing and electrical circuit and junction box for all building signs, and a concrete footing and electrical connections for all pylon (preferred) or monument and directional sign(s) per Tenant's plans and specifications. Landlord to provide a 1.0" conduit with pull string from the rear of the Premises to all exterior signs including directional sign(s).

Exterior Doors – Front door: Minimum two (2) pair or two (2) single 36" wide by 96" tall (3'-0" X 8'-0") with hardware per code and ADA requirements (with vestibule in cold-weather regions). Rear Door – 42" wide x 84" tall x 1.75" thick hollow-metal door with peephole, panic hardware, door sweep per Tenant's specifications, Roton hinge and weather stripping per local code requirements.

Sitework / Landscaping – Landlord shall complete all sitework including, but not limited to, parking, paving, striping, lot lighting, curbing, sidewalks and landscaping prior to the Rent Commencement Date. Underground electrical conduits shall be installed to service all perimeter site lighting for Premises, and light poles/fixtures shall be installed via approval from Tenant to provide a minimum of 2 foot candle illumination, with 4-5 foot candle average. All landscaping installations shall be low-growing, low-maintenance and locally grown stock native to the specific sub-region that allow clear sight lines to Tenant's storefront and signs with automatic irrigation system and rain sensors as required to sustain plant material. For any lawn areas, sod shall be installed in front of the Premises and along the drive-thru lane, while hydro-seed may be installed along the rear and side property lines at least 50' off the front property line. Landlord shall be responsible for watering and maintaining all landscaping.

Roof / Drain – Landlord shall install underground 4" PVC piping to connect each roof drain/downspout to underground storm piping/detention system.

Dumpster / Trash Corral – Landlord shall provide two (2) 8-yard front-loading dumpsters located inside a trash corral constructed of 8'-0" high split-face decorative CMU walls with steel gates on 8" diameter steel support bollards; gates to have hold-open and hold-closed hardware.

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Roof / Wall Penetrations – Landlord shall provide flashed roof / wall penetrations for Tenant's equipment with sizes and locations specified by Tenant including, but not limited to, 4" waste vent(s), water heater gas flue, hood exhaust, condenser line sets for ice machines (2 each), walk-in condensers (1 each) and Direct-TV conduit per Tenant's drawings that meet all applicable codes.

General Conditions – Landlord will perform Landlord's Work in a good and workmanlike manner and in compliance with all applicable code requirements. Landlord will obtain all permits for Landlord's Work and will have all necessary building code inspections completed (with copies of inspection reports submitted to Tenant) prior to delivering possession of the Premises to Tenant. Landlord shall also obtain required approval for any / all energy efficiency calculations form the appropriate government authorities before Tenant accepts possession of the Premises.

As soon as reasonably possible after execution of the Lease by all parties and prior to commencing Landlord's Work, Landlord will provide Tenant with a copy of Landlord's construction schedule as it pertains to the Premises, and the name, phone number and address of Landlord's contractor and construction manager. After commencing construction, Landlord shall provide Tenant with a biweekly construction status report. Tenant's Director of Construction, Construction Manager or its designated representative may enter the Premises during construction of Landlord's Work to inspect the progress, take progress photos and to determine if Landlord's Work is being completed in accordance with Tenant's plans and specifications and whether the work is progressing on schedule. Landlord and Tenant will cooperate to ensure that the completed work is acceptable to Tenant.

Landlord's contractor, at Landlord's expense, shall do all required roof penetrations. If, notwithstanding the preceding sentence, Tenant is required to perform such roof penetrations, Landlord hereby agrees: (i) unless objected to by Landlord within thirty (30) days of completion of the penetrations, Tenant's work shall be deemed proper; (ii) Tenant performance of such roof penetrations shall not reduce Landlord's obligation to maintain a water tight roof and (iii) Landlord agrees to indemnify, defend, and hold Tenant and Tenant's (sub)contractor(s) harmless from and against all claims, causes of action, liabilities, losses, damages and expense whatsoever (including attorney's fees) caused by or arising as a result of such penetration.

Landlord will deliver the mechanical, plumbing, and electrical systems in good working condition to the locations requested by Tenant and in accordance with the specifications set forth in the Lease. Landlord will be responsible for all development, utility, traffic or community tap, connection, impact or similar fees and assessments.

Landlord shall furnish complete information regarding existing and proposed grades and locations, sizes, elevations, flow lines and pressures, as applicable, for all utility mains or connections which are to be extended to serve the Premises.

If the Premises is not in the condition required in the Lease on the Possession Date, then Tenant may, at its option, either (i) delay the Possession Date until the Premises is in the condition required by the Lease and pursue its remedies in the Lease for Landlord's failure to deliver on time, or (ii) accept possession of the Premises and complete all outstanding Landlord's Work necessary to bring the Premises into the required condition. If Tenant elects to proceed under the foregoing option (ii), then Landlord shall reimburse Tenant for the actual cost of such work, plus an administrative surcharge of ten percent (10%) to compensate Tenant for its employees' time, within thirty (30) days of receipt of an

invoice for such sums. Tenant's and its contractor's determination of the cost of such work shall be final and binding on Landlord and Landlord acknowledges that Landlord can control the cost by performing Landlord's Work in a timely manner. If Landlord does not reimburse Tenant, then Tenant may offset any such sum against rent and all other charges due Landlord until such sum has been fully recouped.



POPEYE'S

360 ATLANTIC AVE
FREEPORT, NY
ZONE - BUSINESS "A"

Tax Map #:
Section: 51 Block: 163 Lot: 5

ENGINEER:
MICHAEL ANGELONE PE LLC
MICHAEL ANGELONE
4 POND PLACE
OYSTER BAY, N.Y. 11771
TEL.:516.922.2024 FAX: 516.453.6002

CONSULTANT:
RJM DRAFTING AND DESIGNS
7 OLD LANDERS CT
SMITHTOWN, NY 11787
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(516) 818-5368 FAX (866) 789-7930

Contractor must verify all measurements and conditions prior to beginning any work. Report all discrepancies to the Engineer in writing. Plans subject to approval by all governmental agencies having jurisdiction. The Engineer has not been retained for any field supervision or inspection. His responsibility is limited to the accuracy of the plan. The Engineer is further not responsible for any damage arising out of the contractor's failure to execute the work exactly as shown on the approved drawing(s).



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No.	Date	Remark
4	09-06-23	Design Development
3	08-01-23	Design Development
2	07-21-23	Existing Conditions
1	07-13-23	Field Measure

REVISIONS

Title:
FEMA MAP & LANDLORD LETTER

Drawn by: RM	Checked by: MAA
Date: 11/25/20	Scale: As Noted
Job No.: 20002	

Drawing No.

T-1.1

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CODE ANALYSIS

2020 BUILDING CODE OF NEW YORK STATE

INTRODUCTION

THE PROJECT ENCOMPASSES THE CONSTRUCTION OF A NEW 1-STORY, SINGLE OCCUPANT COMMERCIAL BUILDING. (ASSEMBLY GROUP A-2)

1. USE AND OCCUPANCY CLASSIFICATION (SECTION 301)

ASSEMBLY (SEE SECTION 304): GROUP A-2.

2. CONSTRUCTION CLASSIFICATION (SECTION 602)

TYPE V (WOOD STUD WALLS, WOOD ROOF FRAMING)

3. BUILDING HEIGHT & # OF STORIES (SECTION 504)

TYPE V CONSTRUCTION; (NO FIRE SPRINKLER)	ALLOWABLE ('A-2' OCCUPANCY)
MAXIMUM HEIGHT	40 FEET (20 FEET PROVIDED)
MAXIMUM # OF STORIES	1 (1 STORY PROVIDED)

4. BUILDING AREA (SECTION 506)

TYPE V CONSTRUCTION; (NO FIRE SPRINKLER)	ALLOWABLE ('A-2' OCCUPANCY)
BUILDING AREA	6,000 SqFt. (2,283 SqFt. PROVIDED)

5. HEIGHT MODIFICATIONS (SECTION 504)

NOT APPLICABLE

6. AREA MODIFICATIONS (SECTION 506)

NOT APPLICABLE

7. FIRE RESISTANCE RATINGS REQUIREMENTS FOR BUILDING ELEMENTS, IN HOURS (TABLE 601)

BUILDING ELEMENT:	TypeV
PRIMARY STRUCTURAL FRAME:	0
BEARING WALLS -EXTERIOR:	0
-INTERIOR:	0
NONBEARING WALLS AND PARTITIONS -EXTERIOR:	0
NONBEARING WALLS AND PARTITIONS -INTERIOR:	0
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS:	0
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS:	0

8. INTERIOR WALL & CEILING FINISH REQUIREMENTS BY OCCUPANCY (TABLE 803.13)

(NON-SPRINKLERED)	GROUP A-2
INTERIOR EXIT PASSAGEWAYS	-CLASS A
CORRIDORS	-CLASS A
ROOMS AND ENCLOSED SPACES	-CLASS B

9. AUTOMATIC SPRINKLER SYSTEMS (SECTION 903)

AN AUTOMATIC SPRINKLER SYSTEM IS NOT REQUIRED

10. PORTABLE FIRE EXTINGUISHERS (SECTION 906)

WHERE REQUIRED:
1. IN GROUP 'A-2' OCCUPANCIES
2. WITHIN 30 FEET OF COMMERCIAL COOKING EQUIPMENT

TABLE 906.3(1) FIRE EXTINGUISHERS FOR CLASS-A FIRE HAZARDS:

MINIMUM RATED SINGLE EXTINGUISHER:	2-A
MAX. FLOOR AREA PER UNIT:	1,500 SqFt.
MAX. DISTANCE OF TRAVEL:	75 FEET

*(2) 2-A RATED EXTINGUISHERS SHALL BE PROVIDED

12. FIRE ALARM AND DETECTION SYSTEMS (907)

907.2: WHERE REQUIRED - NEW BUILDINGS AND STRUCTURES: AN APPROVED FIRE ALARM SYSTEM INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE IBC AND NFPA 72 SHALL BE PROVIDED IN NEW BUILDINGS & STRUCTURES -A FIRE ALARM SYSTEM IS REQUIRED.

13. OCCUPANT LOAD (SECTION 1004.1.2)

AS-PER TABLE 1004.6:

FUNCTION OF SPACE:	FIXED SEATS
RESTAURANT:	FIXED SEATING 32 SEATS PROVIDED
COMMERCIAL KITCHEN	200 GROSS 1,198 Sq Ft. / 200 = 6
TOTAL OCCUPANCY	38 OCCUPANTS

14. EGRESS WIDTH PER OCCUPANT SERVED (TABLE 1005.1)

OTHER EGRESS COMPONENTS (1005.3.2): 0.2 IN. PER OCCUPANT
67 OCC. X 0.2" = 1.34"; MIN. WHICH MEANS THE CODE MINIMUM (36") WILL GOVERN

15. SINGLE EXITS (SECTION 1006.3.2)

MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS PER STORY

A OCCUPANCY	LESS THAN 49 OCCUPANTS 1 EXIST REQUIRED 3 PROVIDED

16. DOORS (SECTION 1010)

1010.1.1 - SIZE OF DOORS: THE REQUIRED CAPACITY OF EACH DOOR OPENING SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF AND SHALL PROVIDE A MINIMUM CLEAR WIDTH OF 32". CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. WHERE THIS SECTION REQUIRES A MINIMUM CLEAR WIDTH OF 32" AND A DOOR OPENING INCLUDES 2 DOOR LEAVES WITHOUT A MULLION, ONE LEAF SHALL PROVIDE A CLEAR OPENING WIDTH OF 32". THE MAXIMUM WIDTH OF A SWINGING DOOR LEAF SHALL BE 48" NOMINAL.

17. EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2)

(WITHOUT SPRINKLER SYSTEM)

OCCUPANCY	MAX. TRAVEL DISTANCE, IN FEET
GROUP 'A-2'	200 FEET

INSULATION REQUIREMENTS

2018 IECC

EXTERIOR DESIGN CONDITIONS PER IECC 2018 TABLE 301.1
COUNTY: NASSAU
CLIMATE ZONE: 4A

BUILDING ENVELOPE REQUIREMENTS (PER TABLE R402.1.3), IECC 2015

COMPONENT	REQUIRED	PROPOSED
INSULATION ABOVE ROOF DECK:	R-30ci	>/= R-30ci
WALLS, ABOVE GRADE (METAL FRAMED)	R-13 + R-7.5ci	R-21
SLAB-ON-GRADE FLOORS:	R-10 FOR 24" BELOW GRADE	R-10ci FOR 36" BELOW GRADE

EXITS

1. ALL BUILDING EXITS SHALL CONFORM TO ALL OF THE REQUIREMENTS OF THE 2020 NYS BUILDING CODE.
2. ALL DOORS AND DOORWAYS SHALL CONFORM TO ALL OF THE LATEST REQUIREMENTS AS SET FORTH IN THE IBC. EXIT DOORS FROM ANY FLOOR AREA OR OCCUPIED SPACE SHALL BE READILY OPENABLE, SHALL BE ARRANGED SO THAT THEY CANNOT BE LOCKED AGAINST EXIT FROM SUCH AREA OR SPACE AND SHALL BE EQUIPPED WITH SELF-CLOSING AND OTHER NECESSARY DEVICES WHICH WILL MAINTAIN THEM IN NORMALLY CLOSED POSITIONS.
3. HANGINGS OR DRAPERIES SHALL NOT BE PLACED OVER EXIT DOORS OR OTHERWISE LOCATED SO AS TO CONCEAL OR OBSCURE ANY EXIT. MIRRORS SHALL NOT BE PLACED IN OR ADJACENT TO ANY EXIT OR ON EXIT DOORS.
4. THE PATH OF EGRESS TRAVEL ALONG A MEANS OF EGRESS SHALL NOT BE INTERRUPTED BY ANY BUILDING ELEMENT. OBSTRUCTIONS SHALL NOT BE PLACED IN THE REQUIRED WIDTH OF A MEANS OF EGRESS EXCEPT PROJECTIONS PERMITTED BY CHAPTER 10. THE REQUIRED CAPACITY OF A MEANS OF EGRESS SYSTEM SHALL NOT BE DIMINISHED ALONG THE PATH OF EGRESS TRAVEL.

FIRE LIFE/SAFETY

1. INTERIOR FINISH MATERIALS USED FOR ACOUSTICAL CORRECTION, SURFACE INSULATION AND DECORATIVE TREATMENT ON THE SURFACE OF WALLS, CEILINGS, AND INTERIOR FLOOR FINISH, INTERIOR TRIM MATERIALS AND DECORATIVE MATERIALS, SHALL CONFORM TO ALL OF THE LATEST REQUIREMENTS SET FORTH IN CHAPTER 8 -INTERIOR FINISHES OF THE INTERNATIONAL BUILDING CODE.
2. FIRE EXTINGUISHER SHALL NOT BE OBSTRUCTED OR OBSCURED FROM VIEW. IN ROOMS OR AREAS IN WHICH VISUAL OBSTRUCTION CANNOT BE COMPLETELY AVOIDED, MEANS SHALL BE PROVIDED TO INDICATE THE LOCATION OF EXTINGUISHERS. THE EXTINGUISHERS SHALL BE LOCATED IN CONSPICUOUS LOCATIONS WHERE THEY WILL BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE FOR USE. THESE LOCATIONS SHALL BE ALONG NORMAL PATHS OF TRAVEL.
3. CABINETS USED TO HOUSE FIRE EXTINGUISHERS SHALL NOT BE LOCKED.
4. HAND-HELD PORTABLE FIRE EXTINGUISHERS, NOT HOUSED IN CABINETS, SHALL BE INSTALLED ON THE HANGERS OR BRACKETS SUPPLIED BY THE MANUFACTURER AND SECURELY ANCHORED TO THE MOUNTING SURFACE IN ACCORDANCE WITH THE MANUFACTURER INSTALLATION INSTRUCTIONS. PORTABLE FIRE EXTINGUISHERS HAVING A GROSS WEIGHT NOT EXCEEDING 40 POUNDS SHALL BE INSTALLED SO THAT IT'S TOP IS NOT MORE THAN 5 FEET ABOVE THE FLOOR. PORTABLE FIRE EXTINGUISHERS HAVING A GROSS WEIGHT EXCEEDING 40 POUNDS SHALL BE INSTALLED SO THAT IT'S TOP IS NOT MORE THAN 3.5 FEET ABOVE THE FLOOR. THE CLEARANCE BETWEEN THE FLOOR AND THE BOTTOM OF THE INSTALLED HAND-HELD EXTINGUISHER SHALL NOT BE LESS THAN 4 INCHES.
5. PRIOR TO COMMENCING WORK ON ANY FIRE PROTECTION EQUIPMENT, ALL NECESSARY NOTIFICATIONS TO THE APPROPRIATE ADMINISTRATIVE AUTHORITY (FIRE DEPT, ETC.) SHALL BE MADE. IF THE SYSTEM OR EQUIPMENT ARE SHUT DOWN FOR MORE THAN 1 HOUR ALL WORK SHALL BE PERFORMED WHEN THE BUILDING IS NOT OCCUPIED. AN APPROVED FIRE WATCH SHALL BE PROVIDED FOR THE ENTIRE BUILDING UNTIL THE SYSTEM IS FULLY PLACED BACK IN SERVICE.
6. IF SCOPE OF WORK WILL AFFECT ANY EXISTING FIRE PROTECTION EQUIPMENT OR SYSTEMS, SAID SYSTEMS SHALL BE PROTECTED AGAINST PHYSICAL DAMAGE AND/OR FALSE ACTIVATION.
7. IF ANY FIRE PROTECTION EQUIPMENT OR SERVICE IS TAKEN OUT OF SERVICE OR ISOLATED, IT SHALL BE DONE BY A PERSON THAT IS LICENSED TO WORK ON SAID EQUIPMENT.
8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT ALL AREAS HAVE A NEW FIRE, SMOKE & CARBON MONOXIDE DETECTION SYSTEM INSTALLED IN CONFORMANCE WITH THE LATEST REQUIREMENTS OF SECTION 907, OF THE 2015 IBC, NFPA 72, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, PREPARATION OF NECESSARY CONSTRUCTION DOCUMENTS AND THE SECURING OF ALL REQUIRED PERMITS AND APPROVALS FROM THE APPROPRIATE ADMINISTRATIVE AUTHORITY PRIOR TO THE COMMENCEMENT OF THE WORK.

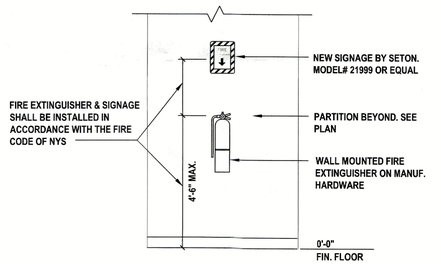
MINIMUM PLUMBING FACILITIES (SECTION 2902)

BUSINESS AS-PER TABLE 2902.1:

WATER CLOSETS (URINALS SEE SECTION 424.2)	LAVATORIES	DRINKING FOUNTAINS (SEE SECTION 410 OF THE INTERNATIONAL PLUMBING CODE)	OTHER
MALE / FEMALE 1 PER 75	MALE / FEMALE 1 PER 200	1 PER 500	1 SERVICE SINK

38 OCCUPANTS / 2 = 18 MALE 18 FEMALE

	REQUIRED	PROVIDED (PROPSED)
19 MALE	1 W.C.	1 W.C.
	1LAV	1 LAV
19 FEMALE		
	1 W.C.	1 W.C.
	1 LAV	1 LAV
	1 D.F.	1 D.F.
	1 SERVICE SINK	1 SERVICE SINK



1 **Elevation @ Wall Mtd. Fire Extinguisher**
SCALE: N.T.S.

IDENTIFICATION OF BUILDINGS UTILIZING TRUSS CONSTRUCTION:



SIGNS IDENTIFYING THE EXISTENCE OF TRUSS CONSTRUCTION SHALL CONSIST OF A CIRCLE 6" IN DIAMETER, WITH A STROKE WIDTH OF 1/2". THE SIGN BACKGROUND SHALL BE REFLECTIVE WHITE IN COLOR, CONFORMING TO PANTONE MATCHING SYSTEM (PMS) #187. WHERE A SIGN IS DIRECTLY APPLIED TO A DOOR OR SIDELIGHT, IT MAY BE PERMANENT NON-FADING STICKER OR DECAL. SIGNS NOT DIRECTLY APPLIED TO DOORS OR SIDELIGHTS SHALL BE STURDY, NON-FADING, WEATHER RESISTANT MATERIAL. (e) SIGNS IDENTIFYING THE EXISTENCE OF TRUSS CONSTRUCTION SHALL CONTAIN THE ROMAN ALPHANUMERIC DESIGNATION OF THE CONSTRUCTION TYPE OF THE BUILDING, IN ACCORDANCE WITH THE PROVISION FOR THE CLASSIFICATION OF TYPES OF CONSTRUCTION SET FORTH IN SECTION 602 OF THE 2015 INTERNATIONAL BUILDING CODE, AND AN ALPHABETIC DESIGNATION FOR THE STRUCTURAL COMPONENTS THAT ARE OF TRUSS CONSTRUCTION AS FOLLOWS:

"F" SHALL MEAN *FLOOR FRAMING*, INCLUDING GIRDERS AND BEAMS

"R" SHALL MEAN *ROOF FRAMING*

"FR" SHALL MEAN *FLOOR AND ROOF FRAMING*

INSTALL SIGNS AT EXTERIOR BUILDING ENTRANCE DOORS, EXTERIOR EXIT DISCHARGE DOORS, AND EXTERIOR ROOF ACCESS DOORS TO A STAIRWAY, SIGNS SHALL BE ATTACHED TO DOOR, OR ATTACHED TO A SIDELIGHT OF THE FACE OF THE BUILDING NO MORE THEN 12 INCHES HORIZONTALLY FROM THE LATCH SIDE OF THE DOOR JAMB, AND NOT LESS THAN 42 INCHES NOR MORE THAN 60 INCHES ABOVE THE ADJOINING WALKING SURFACE.

POPEYE'S

360 ATLANTIC AVE
FREEPORT, NY
ZONE - BUSINESS "A"

Tax Map #:
Section: 62 Block: 36 Lot: 154

ENGINEER:
MICHAEL ANGELONE PE LLC
MICHAEL ANGELONE
4 POND PLACE
OYSTER BAY, N.Y. 11771
TEL.:516.922.2024 FAX: 516.453.6002

CONSULTANT:
RJM DRAFTING AND DESIGNS
7 OLD LANDERS CT
SMITHTOWN, NY 11787
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Contractor must verify all measurements and conditions prior to beginning any work. Report all discrepancies to the Engineer in writing. Plans subject to approval by all governmental agencies having jurisdiction. The Engineer has not been retained for any field supervision or inspection. His responsibility is limited to the accuracy of the plan. The Engineer is further not responsible for any damage arising out of the contractor's failure to execute the work exactly as shown on the approved drawing(s).

STATE OF NEW YORK · MICHAEL ANGELONE · 083975 · LICENSED PROFESSIONAL ENGINEER

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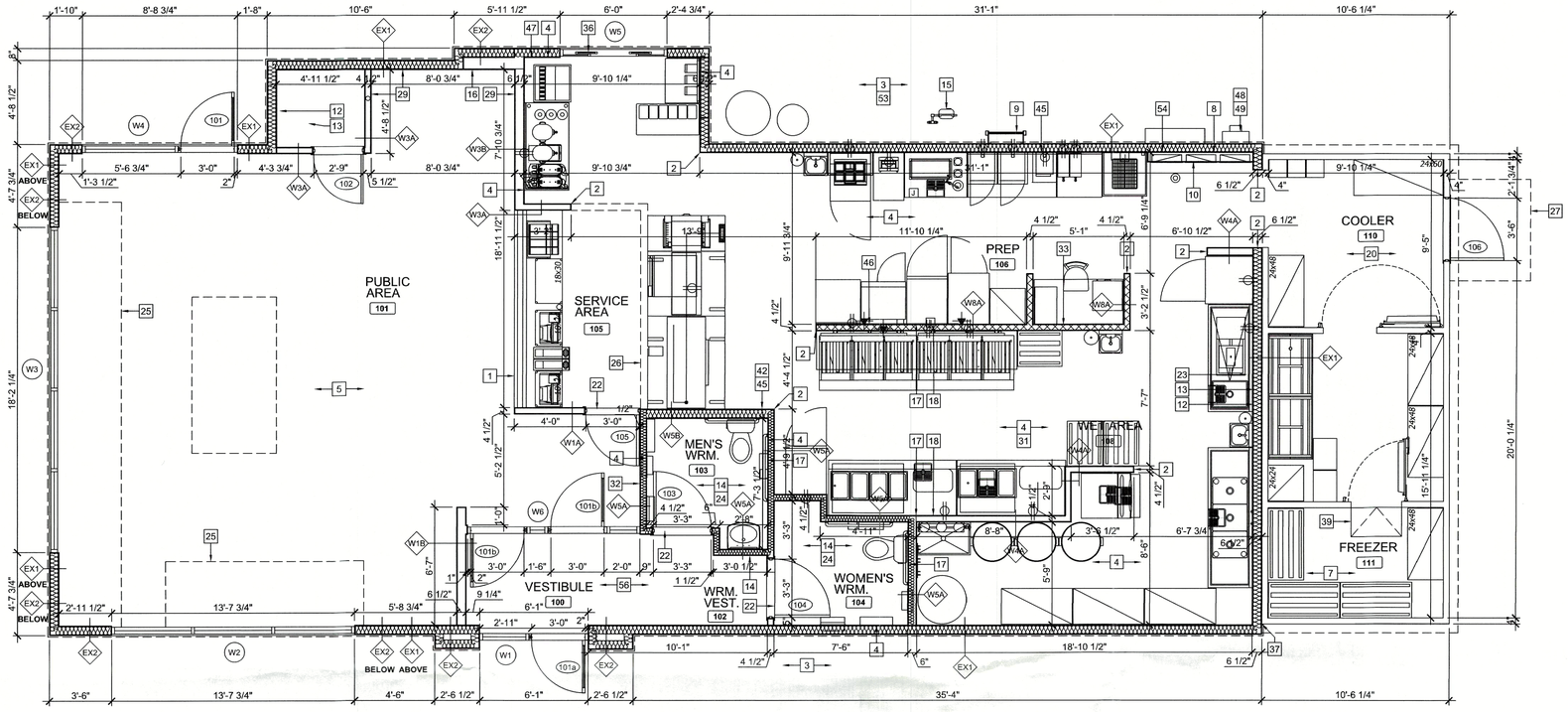
No.	Date	Remark
4	09-06-23	Design Development
3	08-01-23	Design Development
2	07-21-23	Existing Conditions
1	07-13-23	Field Measure

REVISIONS

Title:
CODE INFORMATION

Drawn by: RM	Checked by: MAA
Date: 11/25/20	Scale: As Noted
Job No.: 20002	

Drawing No.
T-1.2



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

WALL TYPE LEGEND

EX1 EXTERIOR WALL AT STUCCO (EIFS):
- STOTHERM CI LOTUSAN EXTERIOR INSULATION FINISHING SYSTEM (EIFS): 1" EXPANDED POLYSTYRENE INSULATION BOARD W/ 16" BASE COAT, REINFORCING MESH AND 16" FINISH. (REFER TO EXTERIOR ELEVATIONS).
- STO GOLD COAT FLUID APPLIED MEMBRANE AIR BARRIER. ALL TRANSITIONS AT FOUNDATION, ROUGH RAPID GUARD PER MANUFACTURERS SPECS PRIOR TO APPLICATION OF FLUID APPLIED MEMBRANE AIR OPENINGS, SHEATHING JOINTS, FLASHINGS, WALL PENETRATIONS AND PARAPETS TO BE SEALED W/ STO BARRIER.
- 1 LAYER 5/8" EXTERIOR GRADE PLYWOOD
- 2"X6" WOOD STUDS @16" O.C.
- UNFACED BATT INSULATION (R-20) UP TO 10'-0" MAX C/W 2"X6" FIRE STOP.
- FSK FOIL FACED FLAME SPREAD 25 BATT INSULATION (R-20) FROM 10'-0" TO U/S OF DECK C/W 2"X6" FIRE STOP.
- UNFACED BATT INSULATION (R-20) FROM U/S OF DECK TO 18" MIN. ABOVE DECK.
- 1 LAYER OF 5/8" GYPSUM BOARD SHEATHING ON CONTINUOUS 6 MIL. POLYETHYLENE VAPOR BARRIER TO (U/S OF DECK).
- PROVIDE 5/8" CEMENTITIOUS BACKER BOARD INSTEAD OF PLYWOOD SHEATHING TO 12" ABOVE FLOOR SLAB C/W ACOUSTICAL SEALANT AT BASE.

NOTE:
1. PROVIDE DOUBLE LAYER OF REINFORCING MESH TO MIN. 2'-0" ABOVE GRADE AT ALL EIFS LOCATIONS.
2. G.C TO ENSURE DARK COLOURED EIFS NOT TO BE INSTALLED IN DIRECT SUNLIGHT (COORDINATE WITH MANUFACTURER)

EX2 EXTERIOR WALL AT NICHIHA SIDING (VINTAGEBRICK):
- NICHIHA VINTANGE BRICK; COLOR: ALEXANDRIA BUFF; 17 3/4" HIGH X 7 1/16" LONG X 7/8" THICK. COMES WITH STARTER TRACK AND JOINT CLIP.
- 1 LAYER 5/8" EXTERIOR GRADE PLYWOOD
- 2"X6" WOOD STUDS @16" O.C.
- STO GOLD COAT FLUID APPLIED MEMBRANE AIR BARRIER. ALL TRANSITIONS AT FOUNDATION, ROUGH BARRIER.
- 1 LAYER 5/8" EXTERIOR GRADE PLYWOOD
- 2"X6" WOOD STUDS @16" O.C.
- UNFACED BATT INSULATION (R-20) UP TO 10'-0" MAX C/W 2"X6" FIRE STOP.
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- 1 LAYER OF 5/8" GYPSUM BOARD SHEATHING ON CONTINUOUS 6 MIL. POLYETHYLENE VAPOR BARRIER TO (U/S OF DECK).
- PROVIDE 5/8" CEMENTITIOUS BACKER BOARD INSTEAD OF GYPSUM BOARD TO 2'-0" ABOVE FLOOR SLAB C/W ACOUSTICAL SEALANT AT BASE.

EX3 EXTERIOR WALL AT NICHIHA SIDING (VINTAGEBRICK) EXTEND 9'-0" A.F.F.:
- NICHIHA VINTANGE BRICK: COLOR: ALEXANDRIA BUFF; 17 3/4" HIGH X 7 1/16" LONG X 7/8" THICK. COMES WITH STARTER TRACK AND JOINT CLIP. EXTEND 9'-0" A.F.F.
- STO GOLD COAT FLUID APPLIED MEMBRANE AIR BARRIER. ALL TRANSITIONS AT FOUNDATION, ROUGH BARRIER.
- 1 LAYER 5/8" EXTERIOR GRADE PLYWOOD EXTEND 9'-0" A.F.F.
- 2"X4" WOOD STUDS @16" O.C. EXTEND 9'-0"A.F.F.
- UNFACED BATT INSULATION (R-20) UP TO 10'-0" MAX C/W 2"X6" FIRE STOP.
- FSK FOIL FACED FLAME SPREAD 25 BATT INSULATION (R-20) FROM 10'-0" TO U/S OF DECK C/W 2"X6" FIRE STOP.
- UNFACED BATT INSULATION (R-20) FROM U/S OF DECK TO 18" MIN. ABOVE DECK.
- 1 LAYER OF 5/8" GYPSUM BOARD SHEATHING ON CONTINUOUS 6 MIL. POLYETHYLENE VAPOR BARRIER TO (U/S OF DECK).
- PROVIDE 5/8" CEMENTITIOUS BACKER BOARD INSTEAD OF PLYWOOD SHEATHING TO 12" ABOVE FLOOR SLAB C/W ACOUSTICAL SEALANT AT BASE.

EX4 EXTERIOR WALL AT NICHIHA SIDING (VINTAGEWOOD) EXTEND 9'-3" A.F.F.:
- NICHIHA VINTANGE WOOD: COLOR: CEDAR; 17 3/4" HIGH X 119 5/16" LONG X 7/8" THICK. COMES WITH STARTER TRACK AND JOINT CLIP. EXTEND 9'-3" A.F.F.
- STO GOLD COAT FLUID APPLIED MEMBRANE AIR BARRIER. ALL TRANSITIONS AT FOUNDATION, ROUGH STO RAPID GUARD PER MANUFACTURERS SPECS PRIOR TO APPLICATION OF FLUID APPLIED MEMBRANE AIR BARRIER.
- 1 LAYER 5/8" EXTERIOR GRADE PLYWOOD EXTEND 9'-3" A.F.F.
- 2"X6" WOOD STUDS @16" O.C. EXTEND 9'-3"A.F.F.
- UNFACED BATT INSULATION (R-20) UP TO 10'-0" MAX C/W 2"X6" FIRE STOP.
- FSK FOIL FACED FLAME SPREAD 25 BATT INSULATION (R-20) FROM 10'-0" TO U/S OF DECK C/W 2"X6" FIRE STOP.
- UNFACED BATT INSULATION (R-20) FROM U/S OF DECK TO 18" MIN. ABOVE DECK.
- 1 LAYER OF 5/8" GYPSUM BOARD SHEATHING ON CONTINUOUS 6 MIL. POLYETHYLENE VAPOR BARRIER TO (U/S OF DECK).
- PROVIDE 5/8" CEMENTITIOUS BACKER BOARD INSTEAD OF PLYWOOD SHEATHING TO 12" ABOVE FLOOR SLAB C/W ACOUSTICAL SEALANT AT BASE.

EX5 EXTERIOR WALL AT NICHIHA SIDING (VINTAGEBRICK):
- NICHIHA VINTANGE BRICK: COLOR: WHITEWASH (SITE PAINT); 17 3/4" HIGH X 7 1/16" LONG X 7/8" THICK. COMES WITH STARTER TRACK AND JOINT CLIP.
- STO GOLD COAT FLUID APPLIED MEMBRANE AIR BARRIER. ALL TRANSITIONS AT FOUNDATION, ROUGH STO RAPID GUARD PER MANUFACTURERS SPECS PRIOR TO APPLICATION OF FLUID APPLIED MEMBRANE AIR BARRIER.
- 1 LAYER 5/8" EXTERIOR GRADE PLYWOOD
- 2"X6" WOOD STUDS @16" O.C.
- UNFACED BATT INSULATION (R-20) UP TO 10'-0" MAX C/W 2"X6" FIRE STOP.
- FSK FOIL FACED FLAME SPREAD 25 BATT INSULATION (R-20) FROM 10'-0" TO U/S OF DECK C/W 2"X6" FIRE STOP.
- UNFACED BATT INSULATION (R-20) FROM U/S OF DECK TO 18" MIN. ABOVE DECK.
- 1 LAYER OF 5/8" GYPSUM BOARD SHEATHING ON CONTINUOUS 6 MIL. POLYETHYLENE VAPOR BARRIER TO (U/S OF DECK).
- PROVIDE 5/8" CEMENTITIOUS BACKER BOARD INSTEAD OF PLYWOOD SHEATHING TO 12" ABOVE FLOOR SLAB C/W ACOUSTICAL SEALANT AT BASE.

*NOTE:
"a" DENOTES 2 X 4 METAL STUDS
"b" DENOTES 2 X 6 METAL STUDS
"c" DENOTES 2 X 8 METAL STUDS

W1* 1/2" DUROCK NEXT GEN CEMENT BOARD UP TO 2'-0" A.F.F. AND 5/8" GYPSUM BOARD FROM 2'-0" A.F.F. TO U/S OF CEILING (PUBLIC AREA SIDE)
- METAL STUDS @ 16" O.C.
- 1/2" PLYWOOD BACKING (BETWEEN STUDS @ LOCATION OF WALL MOUNTED EQUIPMENTS)
- 1/2" CEMENTITIOUS BACKER BOARD (SERVICE AREA SIDE)

W2* 1/2" DUROCK NEXT GEN CEMENT BOARD UP TO 2'-0" A.F.F. AND 5/8" MOLD RESISTANT GYPSUM BOARD FROM 2'-0" A.F.F. TO 48" A.F.F. (SERVICE AREA SIDE)
- METAL STUDS @ 16" O.C.
- 1/2" PLYWOOD BACKING (BETWEEN STUDS @ LOCATION OF WALL MOUNTED EQUIPMENTS)
- 1/2" DUROCK NEXT GEN CEMENT BOARD UP TO 2'-0" A.F.F. AND 5/8" MOLD RESISTANT GYPSUM BOARD FROM 2'-0" A.F.F. TO 48" A.F.F.(KITCHEN SIDE)

W3* 1/2" DUROCK NEXT GEN CEMENT BOARD UP TO 2'-0" A.F.F. AND 5/8" GYPSUM BOARD FROM 2'-0" A.F.F. TO U/S OF CEILING (PUBLIC AREA SIDE)
- METAL STUDS @ 16" O.C.
- 1/2" PLYWOOD BACKING (BETWEEN STUDS @ LOCATION OF WALL MOUNTED EQUIPMENTS)
- 1/2" DUROCK NEXT GEN CEMENT BOARD UP TO 2'-0" A.F.F. AND 5/8" MOLD RESISTANT GYPSUM BOARD FROM 2'-0" A.F.F. (KITCHEN SIDE)

W4* 1/2" DUROCK NEXT GEN CEMENT BOARD UP TO 2'-0" A.F.F. AND 5/8" MOLD RESISTANT GYPSUM BOARD FROM 2'-0" A.F.F. (KITCHEN SIDE)
- 1/2" PLYWOOD BACKING (BETWEEN STUDS @ LOCATION OF WALL MOUNTED EQUIPMENTS)
- METAL STUDS @ 16" O.C.
- 1/2" PLYWOOD BACKING (BETWEEN STUDS @ LOCATION OF WALL MOUNTED EQUIPMENTS)
- 1/2" DUROCK NEXT GEN CEMENT BOARD UP TO 2'-0" A.F.F. AND 5/8" MOLD RESISTANT GYPSUM BOARD FROM 2'-0" A.F.F. (KITCHEN SIDE)

W5* 1/2" DUROCK NEXT GEN CEMENT BOARD (WASHROOM SIDE)
- 1/2" PLYWOOD BACKING (BETWEEN STUDS @ LOCATION OF WALL MOUNTED EQUIPMENTS)
- WOOD STUDS @ 24" O.C.
- 1/2" DUROCK NEXT GEN CEMENT BOARD UP TO 2'-0" A.F.F. AND 5/8" GYPSUM BOARD FROM 2'-0" A.F.F. TO U/S OF CEILING (PUBLIC AREA SIDE)

W6* 1/2" DUROCK NEXT GEN CEMENT BOARD (WASHROOM SIDE)
- 1/2" PLYWOOD BACKING (BETWEEN STUDS @ LOCATION OF WALL MOUNTED EQUIPMENTS)
- WOOD STUDS @ 24" O.C.
- 1/2" PLYWOOD BACKING (BETWEEN STUDS @ LOCATION OF WALL MOUNTED EQUIPMENTS)
- 1/2" DUROCK NEXT GEN CEMENT BOARD UP TO 2'-0" A.F.F. AND 5/8" MOLD RESISTANT GYPSUM BOARD FROM 2'-0" A.F.F. (KITCHEN SIDE)

W7* 1/2" DUROCK NEXT GEN CEMENT BOARD UP TO 2'-0" A.F.F. AND 5/8" GYPSUM BOARD FROM 2'-0" A.F.F. TO 29" A.F.F. (PUBLIC AREA SIDE)
- METAL STUDS @ 16" O.C.
- 1/2" PLYWOOD BACKING (BETWEEN STUDS @ LOCATION OF WALL MOUNTED EQUIPMENTS)
- 1/2" DUROCK NEXT GEN CEMENT BOARD UP TO 2'-0" A.F.F. AND 5/8" MOLD RESISTANT GYPSUM BOARD FROM 2'-0" A.F.F. (SERVICE AREA SIDE)

W8* 5/8" FIRE-RATED GYPSUM WALL BOARD EXTEND UP TO 6" ABOVE CEILING. (KITCHEN SIDE)
- 1/2" DUROCK NEXT GEN CEMENT BOARD UP TO U/S OF DECK.
- METAL STUDS @ 16" O.C. EXTEND UP TO U/S OF DECK.
- 1/2" DUROCK NEXT GEN CEMENT BOARD UP TO U/S OF DECK.
- 5/8" FIRE-RATED GYPSUM WALL BOARD EXTEND UP TO 6" ABOVE CEILING. (KITCHEN SIDE)

DOTTED LINE INDICATES LOCATION OF FIBREGLASS REINFORCED PANEL (FRP) LOCATION.

HIDDEN LINE INDICATES LOCATION OF BLOCKING IN BETWEEN THE STUDS FOR THE MILLWORK

NOTE:
1. PROVIDE FULL PLYWOOD BACKING INSTEAD OF DRYWALL IN BACK OF HOUSE WHERE PERMITTED BY CODE.
2. G.C TO ENSURE THE FOLLOWING SHOP DRAWINGS ARE SUBMITTED:
- BULKHEADS (FRONT COUNTER, MENU SCREEN & PUBLIC AREA SUSPENDED GB CEILING) (P. ENG. STAMPED)
- ROOF ACCESS LADDER/CAGE/ROOF HATCH (P. ENG. STAMPED)
- CURTAIN WALL (P. ENG. STAMPED)
- LIST OF HARDWARE / DOORS
- DRIVE THRU WINDOW
- ROOFING MATERIALS

REFER ALSO TO SPECIFICATION SECTIONS FOR SHOP DRAWINGS REQUIREMENTS.
3. PRIME CONSULTANT TO REQUEST THE FOLLOWING SHOP DRAWINGS TO THE RELATED VENDOR FOR REVIEW:
- REFRIGERATION BOXES
- MILLWORK
- GRAPHICS
4. REFER TO MECHANICAL, ELECTRICAL AND STRUCTURAL DRAWINGS FOR MECHANICAL, ELECTRICAL AND STRUCTURAL REQUIREMENTS.

GENERAL NOTES:

1. ALL INTERIOR NON-STRUCTURAL PARTITION SHALL BE 2 X 4 METAL STUDS @ 16" O.C. FROM SLAB TO 6" ABOVE FINISHED CEILING, UNLESS NOTED OTHERWISE. DIAGONALLY BRACE TOP OF WALL TO ROOF STRUCTURE AS REQUIRED TO SUPPORT ADDITIONAL LOADS.
2. REFER TO SITE PLAN FOR LOCATION & EXTENTS OF SIDEWALKS ETC.
3. ALL EXTERIOR WALLS SHALL BE FRAMED WITH 2 X6 STUDS @ 16" O.C. REFER TO STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR LAYOUT, DIMENSIONS, DETAILS, MATERIAL INFORMATION & SPECIFIC STRUCTURAL DESIGN REQUIREMENTS.
4. G.C TO PROVIDE SOLID WOOD BLOCKING BEHIND ALL WALL MOUNTED FIXTURES AND ACCESSORIES.
5. FOR ANOMALIES, REFER TO WALL SECTIONS REFERENCE KEYED ON PLANS.
6. LOCATION OF CEMENTITIOUS BACKER BOARD INDICATES LOCATION OF WALL TILE FINISH. VERIFY WITH INT. ELEVATIONS ON SHEET A9 & A9.1 FOR WALL TILE LOCATIONS.
7. GYPSUM BOARD, PLYWOOD & CEMENTITIOUS BACKER BOARD TO EXTEND TO 4" ABOVE T-BAR CEILING & TO U/S OF CEILING IN LOCATIONS WITH GYPSUM BOARD CEILING.
8. REFER TO MANUFACTURE SPECIFICATIONS FOR ALL INSTALLATION PROCEDURE.
9. G.C TO PERFORM AN AIR BARRIER TEST (LEAKAGE TEST) ON THE BUILDING ENVELOPE PRIOR TO THE COMPLETION OF CONSTRUCTION, IN ACCORDANCE WITH THE NYS ENERGY CODE.
10. G.C TO SEAL/CAULK ALL BUILDING PENETRATIONS PRIOR TO PERFORMING AN AIR BARRIER TEST.
11. PROVIDE FIRE CAULKING ALL PIPES, CONDUITS, WIRES AND FRAMING PENETRATIONS THROUGH FIRE RATED SEPARATIONS. FIRE CAULK TOP & BOTTOM OF FIRE RATED SEPARATIONS. HILTI USA FS-ONE MAX FIRESTOP INTUMESCENT SEALANT, HILTI USA 1-800-879-8000 FIRE CAULK TOP & BOTTOM OF FIRE RATED SEPARATIONS.
12. G.C TO PROVIDE & INSTALL 1/2" CEMENTITIOUS BACKER BOARD INSTEAD OF GYPSUM BOARD TO 2-0" ABOVE FLOOR SLAB (FOR ALL INTERIOR PARTITIONS).
13. REFER TO STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.

FLOOR PLAN NOTES

1. APPROXIMATE LOCATION OF FRONT COUNTER. CONSULT MILLWORK DRAWINGS FOR ACTUAL LOCATION. G.C TO ENSURE FLOOR TILE TRANSITION FALLS UNDERNEATH MILLWORK COUNTERS. G.C TO COORDINATE WITH MILLWORK COMPANY FOR ACTUAL LOCATION.
2. G.C TO PROVIDE AND INSTALL 2" X 2" (4FT LIGHT DUTY 20 GAUGE "#4 BRUSHED") S/S CORNER GUARDS FROM 4" A.F.F AND 1 1/2" X 1 1/2" PLASTIC CORNER GUARDS (FROM FRP SUPPLIER) FROM 4'-4" TO U/S OF CEILINGS AND BULKHEADS ON ALL OUTSIDE CORNERS.
3. G.C TO COORDINATE WITH UTILITY COMPANIES FOR PLACEMENT / LOCATION OF BOLLARDS . G.C TO PROVIDE 6" DIA. METAL BOLLARD FILL W/ CONCRETE AND PAINTED. REFER TO EXTERIOR ELEVATIONS.
4. PROVIDE PLYWOOD BACKING / BLOCKING IN WALL AS REQUIRED TO SUPPORT WALL MOUNTED ITEM (TYP.).
5. N/A.
6. N/A
7. NO TILE REQUIRED ON FLOOR AT FREEZER. FREEZER TO HAVE INSULATED FLOOR. G.C TO PROVIDE & INSTALL 2" RIGID INSULATION UNDER SLAB FOR ENTIRE AREA OF COOLER / FREEZER. G.C TO COORDINATE SIZE WITH WALK-IN MANUFACTURER.
8. PROVIDE 1/2" FIRE RATED PLYWOOD FROM FINISHED FLOOR TO 8'-0" BEHIND ELECTRICAL PANEL. PAINT PLYWOOD W/ 1 COAT OF PRIMER/X PEEL BONDING PRIMER & 2 FINISH COATS OF WHITE LATEX PAINT W/ CLASS A RATING (BY SHERWIN WILLIAMS).
9. ROOF ACCESS LADDER.
10. 8" DEEP x 6" HIGH CONCRETE HOUSE KEEPING PAD @ LOCATION OF ELECTRICAL PANELS. PROVIDE TILE FINISH ON HORIZONTAL & VERTICAL SURFACES.
11. N/A.
12. HOT WATER TANK C/W EXPANSION TANK (IF REQUIRED) MOUNTED ABOVE MOP SINK. REFER TO MECHANICAL DRAWINGS.
13. G.C TO PROVIDE AND INSTALL SURFACE MOUNTED MOP SINK. WALLS AROUND MOP SINK TO RECEIVE 1/2" CEMENTITIOUS BACKER BOARD FROM FLOOR TO 4'-0" A.F.F. REFER TO MECHANICAL DWGS.
14. G.C. TO SUPPLY AND INSTALL SOUND BATT INSULATION ON ALL PUBLIC WASHROOM WALLS.
15. GAS METER. REFER TO MECHANICAL DRAWINGS. COORDINATE LOCATION WITH CIVIL DRAWINGS AND LOCAL UTILITY COMPANY.
16. FURR OUT WALL W/ 1 LAYER 5/8" PLYWOOD SHEATHING ON 2"X6" WOOD STUDS @ 16" O.C. CARRY STUDS & PLYWOOD SHEATHING TO 6" ABOVE CEILING.
17. WALL TO BE COMPLETE W/ 1 LAYER 1/2" DUROCK NEXT GEN CEMENT BOARD ON 2"X6" METAL STUDS @ 16" O.C. CARRY STUDS & CEMENT BOARD TO 6" ABOVE CEILING.
18. PROVIDE PROPER NON-COMBUSTIBLE SUPPORT IN WALL AS REQUIRED TO SUPPORT EXHAUST HOOD.
19. METAL RAILING SUPPLIED AND INSTALLED BY G.C (ONLY IF REQUIRED) ARCHITECT TO COORDINATE WITH CIVIL ENGINEER ON THE SITE PLAN.
20. INSTALL FLOOR TILE AFTER INSTALLATION OF COOLER UNIT. G.C TO COORDINATE WITH COOLER/ FREEZER MANUFACTURER.
21. N/A.
22. PROVIDE & INSTALL SCHLUTER STRIP AT TILED CORNERS. REFER TO SPECIFICATIONS.
23. WATER FILTRATION SYSTEM BY EQUIPMENT SUPPLIER. REFER TO MEP DRAWINGS. WATER FILTRATION SYSTEM TO BE INSTALLED TIGHT AGAINST THE CORNER.
24. REFER TO SHEET A9.4 FOR WASHROOM ELEVATIONS.
25. DASHED LINE INDICATES LOCATION OF FIXED SEATING AND LOW WALL. REFER TO MILLWORK DRAWINGS.
26. PROVIDE BACKING/BLOCKING IN WALL AS REQUIRED TO SUPPORT WALL MOUNTED LED SCREENS.
27. DASHED LINE INDICATES LOCATION OF FROST SLAB (FOR COLDER CLIMATE REGIONS). REFER TO STRUCTURAL DRAWINGS FOR SIZE.
28. 1/2" CEMENT BOARD EXTEND 24" A.F.F AND 1/2" GYPSUM WALL BOARD ABOVE ON 3 5/8" METAL STUDS.
29. G.C TO PROVIDE LEVEL 5 DRYWALL FINISH (AT A LOCATION BEHIND WALL GRAPHIC) C/W 2 COATS OF PRIMER OR 1 COAT OF LATEX PAINT.
30. N/A.
31. WALL MOUNTED FIRE EXTINGUISHER TO BE SUPPLIED BY TIM HORTONS AND INSTALLED BY G.C. GC TO VERIFY LOCATION WITH FIRE MARSHALL.
32. SEMI- RECESSED FIRE EXTINGUISHER AND CABINET. REFER TO INTERIOR ELEVATION.
33. PROVIDE PLYWOOD BEHIND PORTAL OFFICE CABINET. REFER TO INTERIOR ELEVATION.
34. N/A.
35. N/A.
36. DRIVE THRU WINDOW SUPPLY AND INSTALL BY G.C.
37. PROVIDE MIN. 2" AIR SPACE BETWEEN COOLER / FREEZER AND FACE OF WALL.
38. N/A.
39. COOLER / FREEZER UNIT PROVIDED & INSTALLED BY MANUFACTURER. INTERIOR RAMP TO BE PROVIDED INSIDE FREEZER UNIT BY MANUFACTURER. G.C TO COORDINATE.
40. 6" METAL STUD @ 16" O.C. FURR-OUT WALL COMPLETE WITH 1/2" CEMENT BOARD EXTEND 24" A.F.F. AND 1/2" GWB EXTEND TO 6" ABOVE CEILING. PROVIDE PLYWOOD SHEATHING IN BETWEEN STUDS.
41. N/A.
42. 3 5/8" METAL STUD @ 16" O.C. FURR-OUT WALL COMPLETE WITH 1/2" CEMENT BOARD EXTEND 24" A.F.F. AND 1/2" GWB EXTEND TO 6" ABOVE CEILING. PROVIDE PLYWOOD SHEATHING IN BETWEEN STUDS.
43. N/A.
44. N/A.
45. G.C TO PROVIDE AND INSTALL S/S PANELS BEHIND AND BESIDE FRY STATION AS INDICATED. REFER TO DETAIL 4/A8 AND INTERIOR ELEVATIONS 6/A9 AND 8/A9.
46. G.C TO PROVIDE AND INSTALL (2'-0" WIDE X 4'-0" HIGH) @ 2'-9" A.F.F S/S PANELS BEHIND BAGEL TOASTER AS INDICATED. REFER TO DETAIL 5/A8 AND INTERIOR ELEVATION11/A9.
47. TELEPHONE PANEL BOARD. REFER TO ELECTRICAL DRAWINGS.
48. WATER METER. REFER TO PLUMBING DRAWINGS. EXACT LOCATION OF WATER METER TO BE COORDINATED WITH CIVIL PLANS.
49. WATER METER AND BACK FLOW PREVENTER. REFER TO PLUMBING DRAWINGS.
50. N/A.
51. FURR-OUT WALL WITH 1 LAYER OF 1/2" DUROCK NEXT GEN CEMENT BOARD UP TO 4'-0" FROM FINISHED FLOOR AND 1 LAYER OF 1/2" GYPSUM BOARD FROM 4'-0" TO U/S OF CEILING ON 2" X 4" WOOD STUDS @ 24" O.C. CARRY STUDS AND GYPSUM BOARD TO 4" ABOVE CEILING.
52. N/A.
53. HOSE BIB. REFER TO EXTERIOR ELEVATIONS AND MECHANICAL DRAWINGS.
54. G.C. TO PROVIDE FIRE ALARM ANNUNCIATOR PANEL ONLY IF REQUIRED BY AUTHORITY HAVING JURISDICTION. REFER TO ELECTRICAL DRAWINGS.
55. G.C TO PROVIDE AND INSTALL WOOD BLOCKING BEHIND THE MILLWORK COUNTER. REFER TO INTERIOR ELEVATION ON A9, A9.1 AND DETAIL 5/A8.
56. WALL COVERING ON ALL WALLS IN WASHROOM VESTIBULE. GC TO SUPPLY AND INSTALL THROUGH MAXXIT SYSTEMS. GC TO ENSURE TO PROVIDE LEVEL 5 DRYWALL FINISH. REFER TO INTERIOR ELEVATIONS ON SHEET A9.1 AND FINISH SCHEDULE ON SHEET A10.

RECEIVED
2023 NOV 15 P 2:36
VILLAGE CLERK
FREEPORT, NY

POPEYE'S

360 ATLANTIC AVE
FREEPORT, NY
ZONE - BUSINESS "A"

Tax Map #:
Section: 62 Block: 36 Lot: 154

ENGINEER:
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MICHAEL ANGELONE
4 POND PLACE
OYSTER BAY, N.Y. 11771
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STATE OF NEW YORK
MICHAEL ANGELONE
LICENSED PROFESSIONAL ENGINEER
083978

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No.	Date	Remark
4	09-06-23	Design Development
3	08-01-23	Design Development
2	07-21-23	Existing Conditions
1	07-13-23	Field Measure

REVISIONS

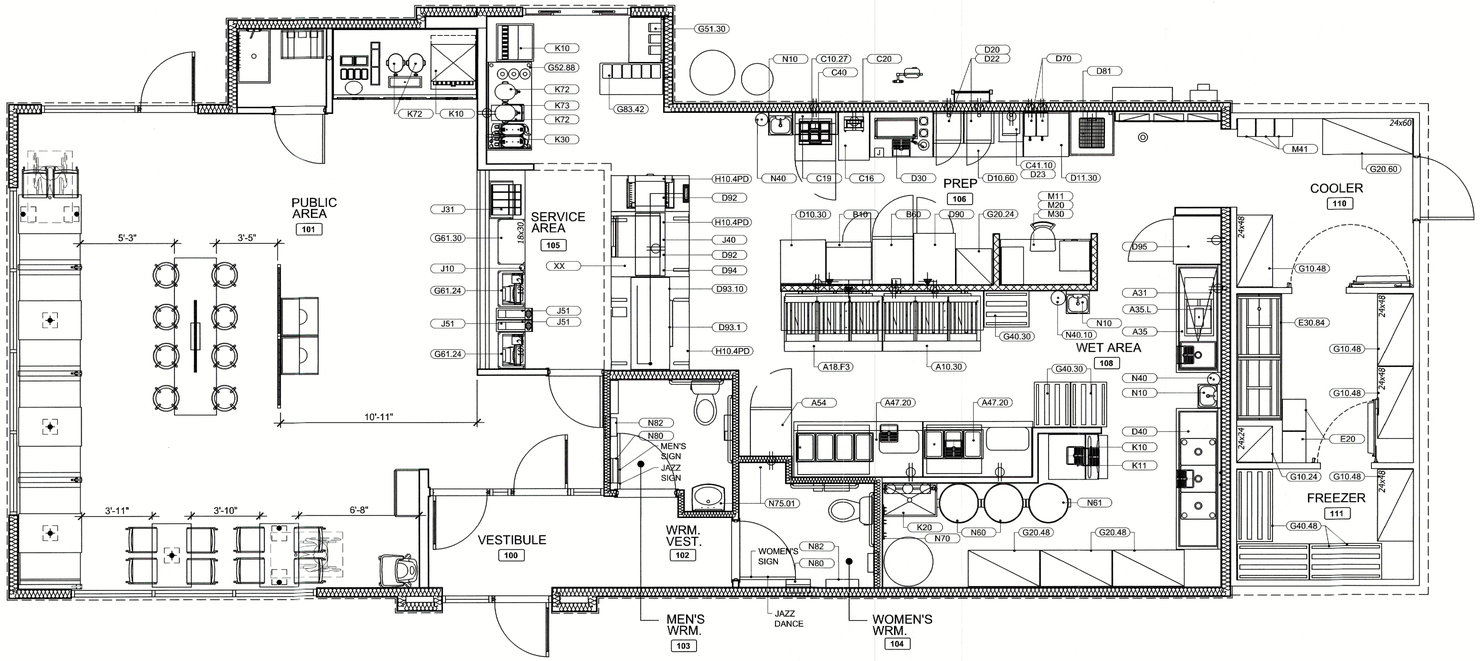
Title:

FIRST FLOOR PLAN

Drawn by: RM | Checked by: MAA
Date: 11/25/20 | Scale: As Noted
Job No.: 20002

Drawing No.

A-1.0



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

NOTE

1. IT IS RESPONSIBILITY OF THE G.C. TO COORDINATE DELIVERY, UNCRATING, POSITIONING, FINAL HOOK UP AND REMOVAL OF TRASH OF ALL OWNER SUPPLIED KITCHEN EQUIPMENT.
2. ALL KITCHEN EQUIPMENT TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
3. DECOR ITEMS SUPPLIED BY OWNER AND INSTALLED BY GENERAL CONTRACTOR.
4. FOR DINING ROOM FURNITURE, SEE DECOR PACKAGE, CONTACT DECOR VENDOR FOR DETAILS.
5. ARCHITECT OF RECORD TO ENSURE AND COORDINATE THAT ALL INTERIOR AND EXTERIOR COMPLIES WITH ADA REQUIREMENTS AS WELL AS LOCAL JURISDICTIONS.

NOTE

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EQUIPMENT SCHEDULE

ITEM#	QTY	DESCRIPTION	MANUFACTURER	MODELNO.
A10.30	1	3 VAT NAT GAS FRYER 120LB 20IN	FRYMASTER	FRY-3FQG120T-P
A18.F3	1	3 VAT NAT. GAS FRYER WITH OQS	FRYMASTER	3FQG120ROQS
A31	1	MARINATOR - (REDUCED HEIGHT) 120V	ARYKING	M101-120
A35	1	SS SIDE SPLASH SHINK DIVIDER	H&K	POP163
A35.L	1	1 COMPARTMENT SINK 72" LEFT HAND DRAIN BOARD	H&K	POP164-3
A47.20	1	86" 4 PAN BATTER STATION LH	AYRKING	AYR-BBSUL8635LH-P
A47.20	1	73IN 3 PAN BATTER STATION LH	AYRKING	AYR-BBSUL7335LH
A54	1	FREEZER SINGLE SECTION LH	DELFIELD	DEL-GBF1P-S-IJ-P
B10	1	DOUBLE CONVECTION OVENS, ELEC.	DUKE	DUK-59-E4-P
B60	1	REACH IN REFRIGERATOR LH	DELFIELD	GBR1P-S-IJ-P
C10.27	1	SANDWICH UNIT REFRIGERATOR	DELFIELD	4427-6-R
C16	1	SANDWICH PREP. STATION MODULE B	H&K	POP233
C19	1	WALL MOUNTED SHELF, HOLDING UNIT, WRAP	H&K	POP075-2
C20.00	1	VCT-2 TOASTER WITHOUT BELT WRAPS	ANTUNES	9210955
C40	1	PHU - 2X3	PRINCE CASTLE	PPCC-EHBP23-P
C41.10	1	PHU - 4X1	PRINCE CASTLE	PCC-PHB41F1-PLK01
D10.30	1	WORK TABLE 30", W/UNDERSHELF W/ BACK SPLASH	H&K	POP066-3
D10.60	1	WORK TABLE 60", W/UNDERSHELF W/ BACK SPLASH	H&K	POP074-3
D11.30	1	WORK TABLE 30", WO/UNDERSHELF W/ BACK SPLASH	H&K	POP080-3
D20	2	MICROWAVE OVEN	AMANA	HDC182
D22	2	MICROWAVE SHELF	H&K	POP188
D23	1	VERTICAL PHU SHELF	H&K	POP382
D30	1	PACKING STATION W/CUP DISPENSER & DIPPER WELL 42"	H&K	POP064-4
D40	1	3 COMPARTMENT SINK 94"	H&K	POP178-3
D70	2	DISPENSER, HOT WATER W/WALL BRACKET	BUNN-O-MATIC	H5-X-EL
D81	1	RETHERMALIZER WATER TANK	H&K	POP144
D90	1	REACH IN HOLDING CABINET	WINSTON	HOV3-14UV
D92	1	BISCUIT WARMER PRODUCT	PRINCE CASTLE	PHB21N2-PLK18
D92	1	SIDE HOLDING BIN, PASS-THRU	PRINCE CASTLE	PHB21N2-PLK17
D93.1	1	30 3/4" NUMBER HOLDER	H&K	POP191
D93.10	1	COUNTERTOP HEATED CABINET 61"	PRINCE CASTLE	DHB2PT-60P
D94	1	PROTEIN PHB, PASS THRU	PRINCE CASTLE	PHB34R2-PLK22
D95	1	REACH-IN EVEN-THAW REFRIGERATOR	TRAULSEN	TRA-RE132E-ZPP01
E20	2	PAN RACK SGL WIDE 6"	CHOICE EQUIPMENT	PR20A1013AT
E30.84	1	CHICKEN CRATE VAT 84"	H&K	POP070-4
G10.24	1	E-SHELF 24X24 4 TIER 72"POST	CAMBRO	ESU242472V4
G10.48	3	E-SHELF 24X48 4 TIER 72"POST	CAMBRO	ESU244872V4

EQUIPMENT SCHEDULE

ITEM#	QTY	DESCRIPTION	MANUFACTURER	MODELNO.
G20.24	1	STORAGE 4 TIER WIRE SHELVING 24WX24L	INTERMETRO	2424BR
G20.48	4	STORAGE 4 TIER WIRE SHELVING 24WX48L	INTERMETRO	2448BR
G20.60	1	STORAGE 4 TIER WIRE SHELVING 24WX60L	INTERMETRO	2460BR
G40.30	3	DUNNAGE RACK 24X30	KELMAX	4H1930
G40.48	3	DUNNAGE RACK 24X48	KELMAX	4H2008
G51.30	1	DT TABLE 30"	INTERMETRO	INM-DT TABLE30
G52.88	1	DRIVE THRU TABLE W/O CUT DROP IN FOUNTAIN 59IN	H&K	POP141-3
G61.24	2	SHELVING, 2 TIER, UNDERCOUNTER W/ 34" POSTS, 18"X24"	INTERMETRO	1824BR
G61.30	1	SHELVING, 2 TIER, UNDERCOUNTER W/ 34" POSTS, 18"X30"	INTERMETRO	1830BR
G83.42	1	DRIVE THRU STAGING CART 21"X42"	INTERMETRO	POP2142DT-P
H10.4PD	1	PHU MODULE	H&K	POP276-2
H10.4PD	1	FRY HOLDING FOR MODULAR PRODUCTION COUNTER	H&K	POP275-3
H10.4PD	1	BIRD CAGE MODULE	H&K	POP277-2
J10	1	FRONT COUNTER SUPPORT LEG	BY OWNER	-
J31	1	CONDIMENT ORGANIZER	CAMBRO	12RS12110
J40	1	COMPACT REFRIGERATOR	H&K	54029-1
J51	2	CUP DISPENSER MOUNTING BRACKET	H&K	POP090-2
J51	4	CUP DISPENSER	SAN JAMAR	SJ-C2410C
K10	1	ICE MACHINE REMOTE 837 LBS	MANITOWOC	MANIYT0900N-261
K10	1	ICE MACHINE AIR COOLED 550LB	MANITOWOC	MAN-IYT0500A-161-P
K10	1	REMOTE CONDENSER	MANITOWOC	MAN-JCT1200-261
K11	1	ICE BIN 430 LB CAPACITY	MANITOWOC	D570
K20	1	WATER FILTER	EVERPURE	9437-10
K30	1	ULTRA-NX FROZEN DRINK MACHINE	BUNN	BUN-58000.0015
K72	4	TEA DISPENSER, URN, SOLID LID	BUNN-0-MATIC	TDO-4 (34100.0000)
K73	1	COFFEE BREWER	BUNN	BUN-52200
M11	1	WORK TABLE W/ BACKSPLASH WO/UNDERSHELF 60IN	BY OWNER	-
M20	1	2 DRAWER FILING CABINET	HON	H512
M30	1	DUAL DOOR MAIL BOX DROP SAFE	FIREKING	MB3020
M41	3	POWDER COATER STEEL LOCKER	ISS	4K0070
N10	3	16 IN HAND SINK	KROWNE	HS-68
N40	2	10LB ABC FIRE EXTINGUISHER	TYCO	TYC-436500
N40.10	1	K-CLASS FIRE EXTINGUISHER	TYCO	TYC-434909
N60	2	55 GAL FLOUR BIN	WEBSTAURANTESTORE	CLA176IBM55BK
N61	1	55 GAL RICE BIN	WEBSTAURANTESTORE	CLA176IBM55BK
N70	1	MOP AND BROOM HANGER	ADVANCE TABCO	ADV-K242

POPEYE'S

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VILLAGE OF FREEPORT

360 ATLANTIC AVE
FREEPORT, NY
ZONE - BUSINESS "A"

Tax Map #:
Section: 62 Block: 36 Lot: 154

ENGINEER:
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MICHAEL ANGELONE
4 POND PLACE
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TEL.:516.922.2024 FAX: 516.453.6002

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MICHAEL ANGELONE
19411
LICENSED PROFESSIONAL ENGINEER

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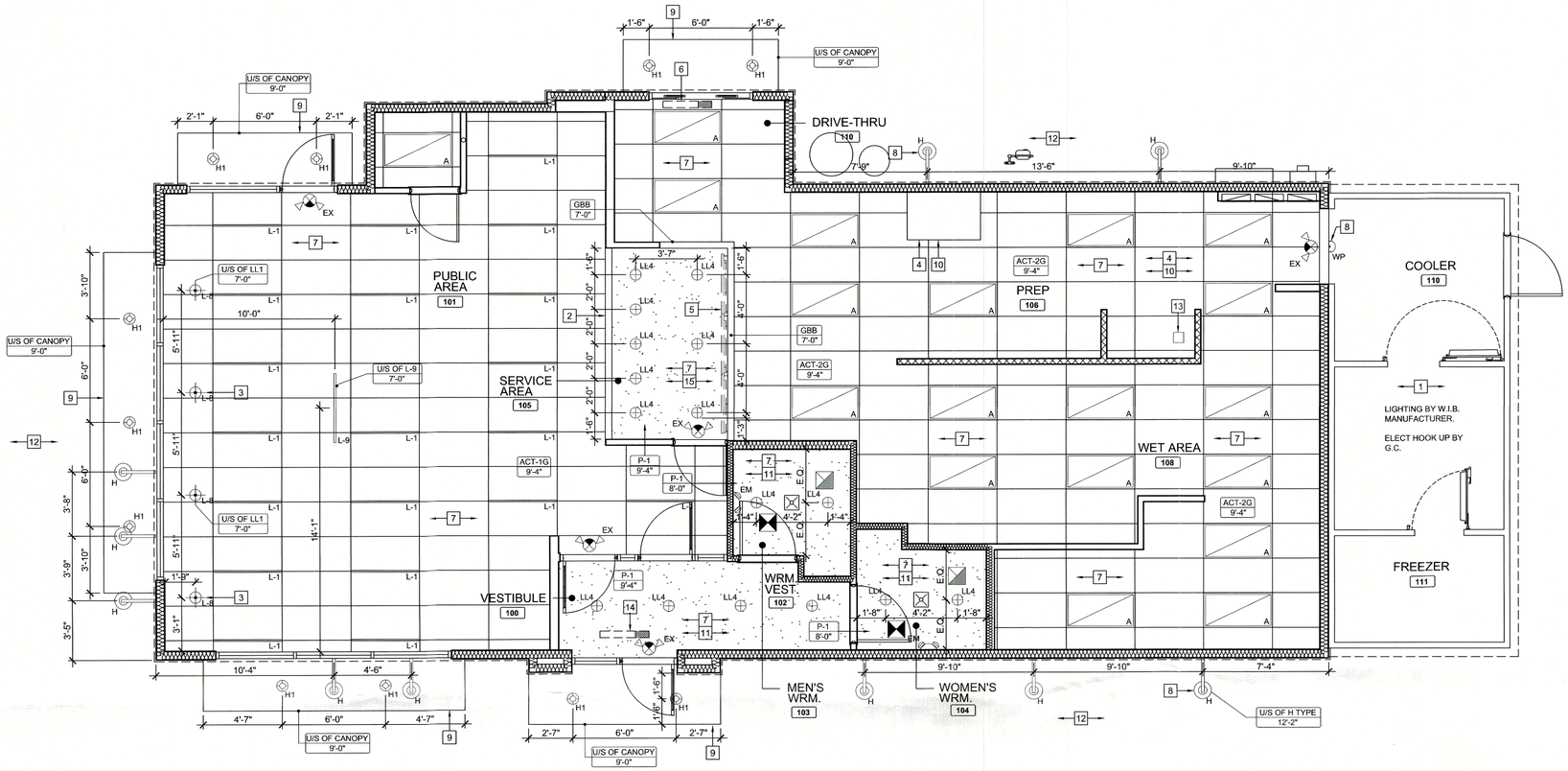
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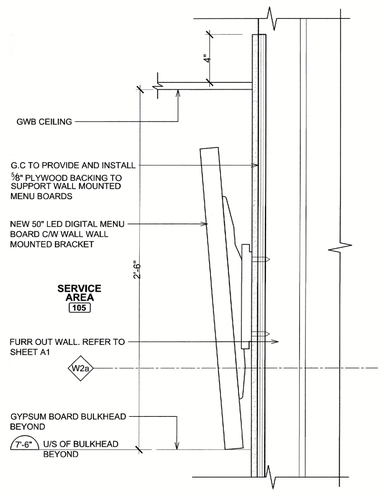
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FIRST FLOOR EQUIPMENT PLAN

Drawn by: RM | Checked by: MAA
Date: 11/25/20 | Scale: As Noted
Job No.: 20002

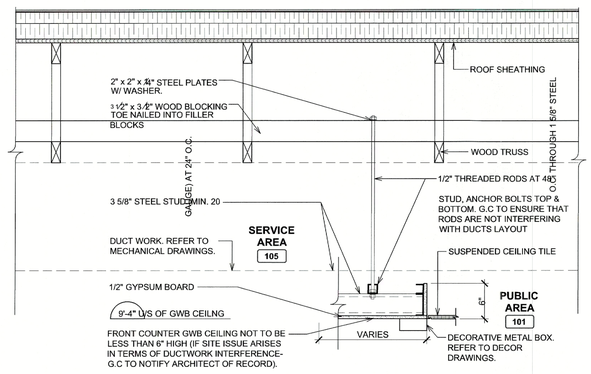
Drawing No.
A-2.0



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



2 MENU SCREEN DETAIL (WALL MOUNTED)
SCALE: 2"=1'-0"



3 FRONT COUNTER BULKHEAD DETAIL
SCALE: 1"=1'-0"

NOTE:

1. THE GENERAL CONTRACTOR IS TO ENSURE THE FOLLOWING ITEMS ARE BUILT IN ACCORDANCE WITH STRUCTURAL DRAWINGS AND TO MEET CODE REQUIREMENTS (INCLUDING SEISMIC AND LATERAL RESTRAINT) AS REQUIRED:
   - SUSPENDED SHELVING SUPPORTS
   - SEISMIC AND LATERAL RESTRAINT FOR DUCTWORK
   - SUSPENDED CEILING PANELS, GYPSUM BOARD / T-BAR CEILINGS IN RELATION TO SEISMIC AND LATER RESTRAINT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE THAT ALL SUB-TRADES HAVE RETAINED A QUALIFIED STRUCTURAL ENGINEER TO REVIEW THEIR APPROPRIATE WORK. STRUCTURAL ENGINEER(S) TO ISSUE LETTER (ON THEIR LETTERHEAD) STATING THAT ALL WORK MEETS THE REQUIREMENT OF BUILDING CODE FOR SEISMIC RESTRAINTS.

SECURITY CAMERA LEGEND (16.3)

CAP INDEX	SECURITY PACKAGE #	CAMERA #S
0<100	1	1-4
100<250	2	1-8
>250	3	1-12

NOTES:
- WITH PACKAGE #2 AND #3, 4 EXTRA CAMERAS ARE AVAILABLE TO BE LOCATED AT THE OWNERS DISCRETION
* IF A CAMERA IS INSTALLED IN STAFF AREA, OWNER IS TO INFORM STAFF. *

CAMERAS # NUMBER OF CAMERAS

SYMBOL LEGEND

- 1 / A1 — SECTION NUMBER / DRAWING NUMBER
- 1 — NOTE REFERENCE
- SACT 2800 — DENOTES CEILING HT & MATERIAL
  - GB GYPSUM BOARD
  - GBB GYPSUM BOARD BULKHEAD
  - LGB LAY-IN GYPSUM BOARD
- HVAC DUCTWORK WITH AIR GRILLE. REFER TO MECHANICAL DRAWINGS.
- RETURN AIR GRILLE. REFER TO MECHANICAL DRAWINGS.
- SUPPLY AIR GRILLE. REFER TO MECHANICAL DRAWINGS.
- EXHAUST FAN. REFER TO MECHANICAL DRAWINGS.
- (S) SPEAKERS ATTACHED TO U/S OD TRUSS. REFER TO ELECTRICAL DRAWINGS.
- (S) RADIO & AMPLIFIER. REFER TO ELECTRICAL DRAWINGS.
- AIR TRANSFER DUCT. REFER TO MECHANICAL DRAWINGS.
- CEILING MOUNTED HORN / STROBE INDICATING DEVICE. REFER TO ELECTRICAL DRAWINGS.
- CEILING MOUNTED STROBE ONLY DEVICE. REFER TO ELECTRICAL DRAWINGS.

ELECTRICAL SCHEDULE

- 2'-0" X 4'-0" RECESSED FIXTURE
- L-8 — PENDANT LIGHTING INSTALLED @ 7'-0" A.F.F. REFER TO ELECTRICAL DRAWINGS AND MASTER SCHEDULE
- LL4 — RECESSED DOWN LIGHT. REFER TO ELECTRICAL DRAWINGS AND MASTER SCHEDULE.
- L-9 — LINEAR SUSPENDED LIGHTING INSTALLED @ 7'-0" A.F.F. REFER TO ELECTRICAL DRAWINGS AND MASTER SCHEDULE.
- H1 — CANOPY DOWN LIGHT. REFER TO ELECTRICAL DRAWINGS AND MASTER SCHEDULE.
- D — RECESSED DOWN LIGHT IN CANOPIES. REFER TO ELECTRICAL DRAWINGS AND MASTER SCHEDULE.
- H — EXTERIOR LIGHTING. REFER TO ELECTRICAL DRAWINGS AND MASTER SCHEDULE.
- EMERGENCY LIGHTING. REFER TO ELECTRICAL DRAWINGS AND MASTER SCHEDULE.
- EMERGENCY LIGHTING. REFER TO ELECTRICAL DRAWINGS AND MASTER SCHEDULE.
- EMERGENCY LIGHTING. REFER TO ELECTRICAL DRAWINGS AND MASTER SCHEDULE.

REFER TO SPECIFICATIONS ON SHEET FOR CONTACT INFORMATION

CEILING PLAN NOTES

1. REFER TO WALK-IN FREEZER & COOLER MANUFACTURER FOR EVAPORATOR AND LIGHTING. FINAL CONNECTION BY G.C.
2. ORANGE PAINTED METAL BOX AROUND OPENING OF FRONT COUNTER. REFER TO POPEYES DECOR PACKAGE.
3. PENDANT LL1 AND L-2 LIGHT ON CEILING TO BE SUPPLY AND INSTALL BY G.C. JUNCTION BOX AND FINAL ELECTRICAL CONNECTION BY G.C. PENDANT LIGHTS TO BE MOUNTED AT 7'-0" A.F.F. REFER TO ELECTRICAL DRAWINGS FOR FIXTURE INFORMATION.
4. EXHAUST HOODS SUPPLY BY OWNER AND INSTALL BY G.C.REFER TO MECHANICAL DRAWINGS.
5. WALL MOUNTED LED SCREENS SUPPLIED BY POPEYES. AND INSTALLED BY G.C. REFER TO DETAIL 3/A3. G.C TO PROVIDE & INSTALL ADEQUATE BLOCKING/BACKING FOR SUPPORT.
6. PROPOSED LOCATION OF AIR CURTAIN IF REQUESTED BY RESTAURANT OWNER , REFER TO MECHANICAL/ELECTRICAL DRAWINGS. GC TO PROVIDE AND INSTALL ELECTRICAL POWER FOR FUTURE AIR CURTAIN. OPERATORS TO BE PROVIDED AT DRIVE-THRU WINDOW IF AIR CURTAIN IS INSTALLED. ALL ELECTRICAL OULETS PROVIDED TO BE CAPPED OFF. REFER TO ELECTRICAL DRAWINGS.
7. ALL DIFFUSERS & RETURN AIR GRILLES TO BE PAINTED TO MATCH CEILINGS (THROUGHOUT THE ENTIRE RESTAURANT).
8. REFER TO EXTERIOR ELEVATIONS FOR MOUNTING LOCATION OF WALL MOUNTED LIGHT FIXTURES (TYP.)
9. LINE OF CANOPY ABOVE. SUPPLY AND INSTALL BY G.C. REFER TO DETAILS AND STRUCTURAL DRAWINGS.
10. G.C. TO SUPPLY AND INSTALL 20 GA. STAINLESS STEEL PANEL ON CEILING TILE W/ HOLD DOWN CLIP AROUND EXHAUST HOOD. DO NOT FASTEN TO EXHAUST FOOD. ANY DAMAGED TO THE EQUIPMENT HOOD WILL BE AT THE COST OF G.C.
11. FRAMING @ 2'-0" O.C.
12. RAINWATER LEADER. REFER TO MECHANICAL DRAWINGS.
13. G.C. TO SUPPLY AND INSTALL EXHAUST FAN IN THE CABINET TO VENT ABOVE CEILING AT OFFICE DESK.
14. AIR CURTAIN AT FRONT ENTRANCE DOOR (UNIT / EQUIPMENT NOT SUPPLIED AND INSTALLED ONLY IF REQUESTED BY RESTAURANT OWNER ON HIS COST). GC TO PROVIDE AND INSTALL ELECTRICAL POWER FOR AIR CURTAIN AND ALL ELECTRICAL TO BE CAPPED OFF. REFER TO ELECTRICAL DRAWINGS.
15. FRONT COUNTER BULKHEAD. REFER TO DETAIL 4/A3. FRONT COUNTER BULKHEAD NOT TO BE LESS THAN 6" HIGH (IF SITE ISSUE ARISES IN TERMS OF DUCTWORK INTERFERENCE- GC TO NOTIFY ARCHITECT OF RECORD).
16. JLC T-BAR LED LINEAR LIGHTING FIXTURE INSTALL T-BAR GRID. REFER TO FINISH SCHEDULE.

POPEYE'S

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360 ATLANTIC AVE
FREEPORT, NY
ZONE - BUSINESS "A"

Tax Map #:
Section: 62 Block: 36 Lot: 154

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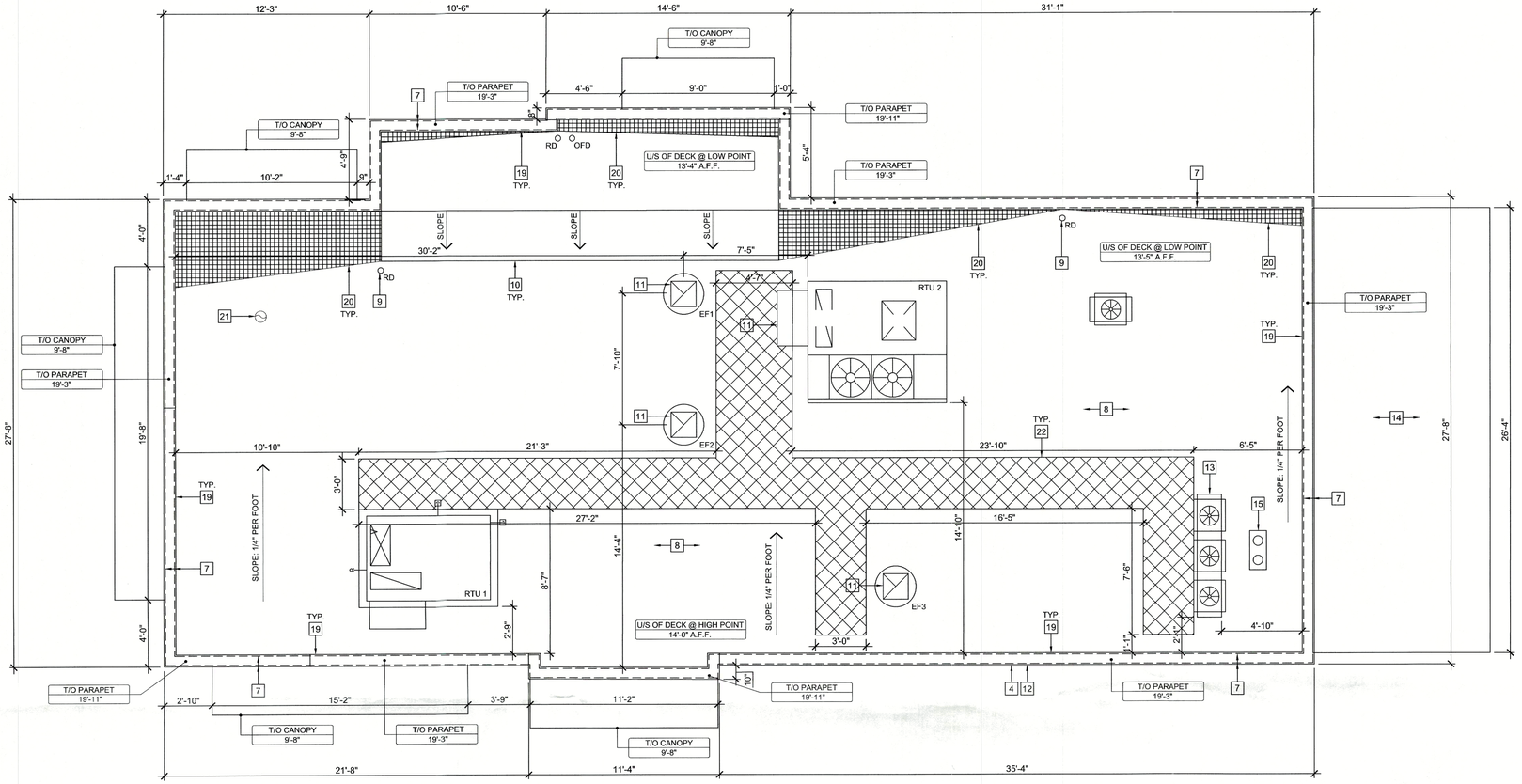
Title:

FIRST FLOOR REFLECTED CEILING PLAN

Drawn by: RM Checked by: MAA
Date: 11/25/20 Scale: As Noted
Job No.: 20002

Drawing No.

A-3.0



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

NOTE:
ALL ROOFING TO BE IN STRICT ACCORDANCE WITH THE NATIONAL ROOFING CONTRACTORS ASSOCIATION ROOFING MANUAL

G.C IS RESPONSIBLE FOR SEALING ALL ROOF PENETRATIONS UPON COMPLETION OF THE PROJECT.

ROOF TYPE LEGEND

ROOF ASSEMBLY:
- MAS 60mil WHITE ULTRAPLY TPO MEMBRANE (OR APPROVED EQUAL)
- 2 LAYERS OF RIGID INSULATION (R-27.7 MIN.)
- 10mil VAPOUR RETARDER
- WOOD ROOF DECK
- WOOD TRUSS

(AS PER NRCA STANDARDS)

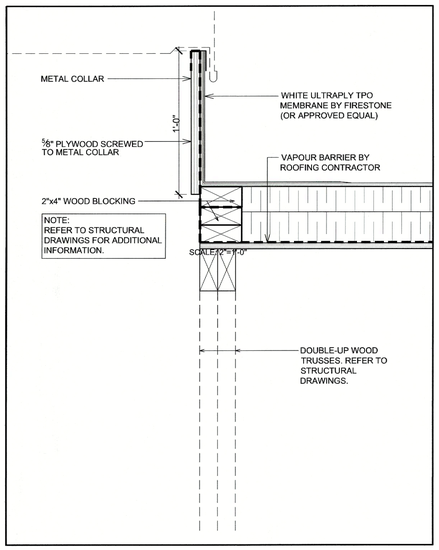
CALCULATED ROOF AREA

HORIZONTAL ROOF SURFACE (S.F)	2052
VERTICAL SURFACE 50% AREA (S.F)	481
TOTAL PROJECTED ROOF AREA (S.F)	2533

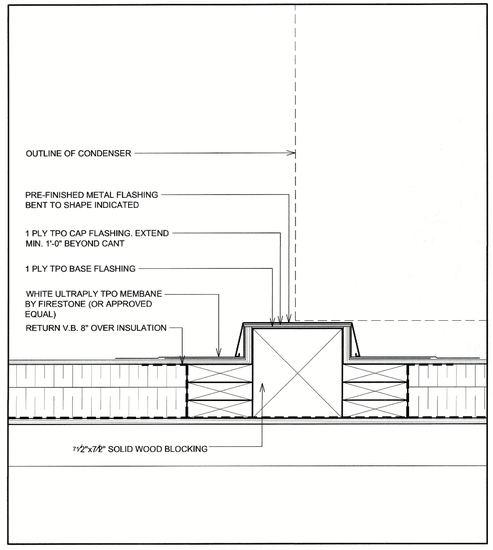
DRAINAGE CALCULATIONS:

(SIZE OF VERTICAL CONDUCTORS AND LEADERS)

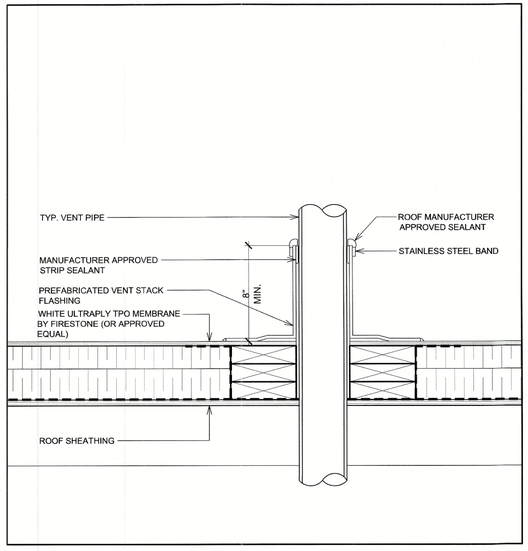
100 YEAR, 1 HOUR RAIN FALL (IN.) (PER FIGURE 1106.1, OHIO PLUMBING CODE)	3"
VERTICAL LEADER SIZE (RECTANGULAR)	3-1/2" X 4"
SPECIFIED LEADER CAPACITY (SINGLE) (PER TABLE 1106.2(2), OHIO PLUMBING CODE	5300 S.F
VERTICAL LEADER (X2) CAPACITY PROVIDED	1" X 10.7"
REQUIRED OVERFLOW SCUPPER SIZE (SINGLE)	10,600 S.F.



2 TYPICAL ROOF CURB DETAIL
SCALE: 2"=1'-0"



3 TYPICAL SLEEPER DETAIL
SCALE: 2"=1'-0"



4 VENT PENETRATION DETAIL
SCALE: 2"=1'-0"

ROOF PLAN NOTES

1. ROOF ACCESS HATCH TO MATCH PRE-FINISHED METAL CAP FLASHING. REFER TO DETAIL 1/A6.3.
2. N/A.
3. N/A.
4. LINE OF PARAPET. REFER TO DETAIL ON SHEET A7.2.
5. LINE OF HIGH PARAPET. REFER TO DETAIL ON SHEET A7.2.
6. PRE-FINISHED COLLECTOR BOX & DOWNSPOUT. REFER TO DETAIL 2/A4.1.
7. LINE OF WALL BELOW.
8. WHITE ULTRAPLY TPO MEMBRANE BY FIRESTONE (OR APPROVED EQUAL). REFER TO ROOF TYPE SCHEDULE & SPECIFICATIONS.
9. ROOF DRAIN. REFER MECHANICAL DRAWINGS.
10. WHITE ULTRAPLY TPO MEMBRANE BY FIRESTONE (OR APPROVED EQUAL) OVER DIAGONAL BRACING C/W RIGID INSULATION. REFER TO STRUCTURAL DRAWINGS.
11. H.V.A.C UNITS AND EXHAUST FANS AS PER MECHANICAL DRAWINGS. PROVIDE CURB WHERE REQUIRED. REFER TO DETAIL 2/A4.
12. PRE-FINISHED METAL CAP FLASHING. REFER TO EXTERIOR FINISH SCHEDULE ON SHEET A5 FOR COLOUR AND TYPE.
13. PROVIDE SLEEPERS FOR WALK-IN COOLER/FREEZER CONDENSER. SLEEPERS TO SPAN ACROSS JOISTS BELOW. REFER TO DETAIL 3/A4 & STRUCTURAL DRAWINGS.
14. EXTERIOR WALK-IN COOLER/FREEZER ROOF.
15. G.C TO PROVIDE AND INSTALL DOUBLE PIPE PORTAL (PART NO. 36002) C/W C-126 & C-212 CAP FOR PCL LINES FOR WALK-INS. ROOF OPENING (2'-31 2" x1'-0") AND ROOF CURBS TO BE PROVIDED AND FURNISHED BY G.C. REFER TO DETAIL 4/A4 & 1/A4.1.
16. PROVIDE & INSTALL 3M NON-SLIP TAPE ON FLASHING AT LADDER LOCATION.
17. VINTAGEBRICK FINISH TO WRAP ON SIDE OF HIGH PARAPET WALLS. REFER TO EXTERIOR ELEVATIONS.
18. CANOPY BELOW. REFER TO EXTERIOR ELEVATIONS.
19. EXTEND ROOF MEMBRANE UP PARAPET WALL AND OVER TOP OF FRAMING (TYP.). SECURE PREFABRICATED ROOF EDGE CLEATS THROUGH MEMBRANE AS SPECIFIED BY MANUFACTURER. REFER TO WALL SECTIONS AND DETAILS.
20. CROSS HATCH INDICATES TAPERED INSULATION OVER SPECIFIED RIGID THERMAL INSULATION (TYP.) FIELD VERIFY ROOF DRAIN LOCATIONS PRIOR TO INSTALLATION & INSTALL PER ROOF MANUFACTURER SPECIFICATIONS. G.C TO COORDINATE ACTUAL EXTENTS OF TAPERED INSULATION MATERIALS WITH ROOF INSTALLER & VERIFY INSTALLED COUNTER SLOPE OF 1/2" PER FOOT (MIN., AS MEASURED FROM LEVEL PLANE) TO DIRECT STORM WATER TOWARD ROOF DRAINS AS INDICATED ON PLAN.
21. VENTS. REFER TO MECHANICAL DRAWINGS & DETAIL 4/A4.
22. TPO WALK WAY PADS OR X-TREADS. REFER TO SPECIFICATIONS. CUT TPO WALK WAY PAD ROLLS TO MAXIMUM OF 9'-10". LEAVE A GAP OF 1" BETWEEN PIECES TO ALLOW FOR WATER DRAINAGE.
23. THRU-WALL SCUPPER W/ METAL FLANGE BY ROOFING MANUFACTURER. HOLD TOP OF COLLECTOR BOX 1" BELOW ROOF DECK TO ALLOW FOR SECONDARY OVERFLOW DRAINAGE. SECONDARY ROOF DRAIN SYSTEMS SHALL HAVE THE END POINT OF DISCHARGE SEPARATE FROM THE PRIMARY SYSTEM. DISCHARGE SHALL BE ABOVE GRADE.VERIFY OPENING REQUIREMENTS WITH LOCAL CONDITIONS.

POPEYE'S

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VILLAGE OF FREEPORT
BUILDING DEPARTMENT

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FREEPORT, NY
ZONE - BUSINESS "A"

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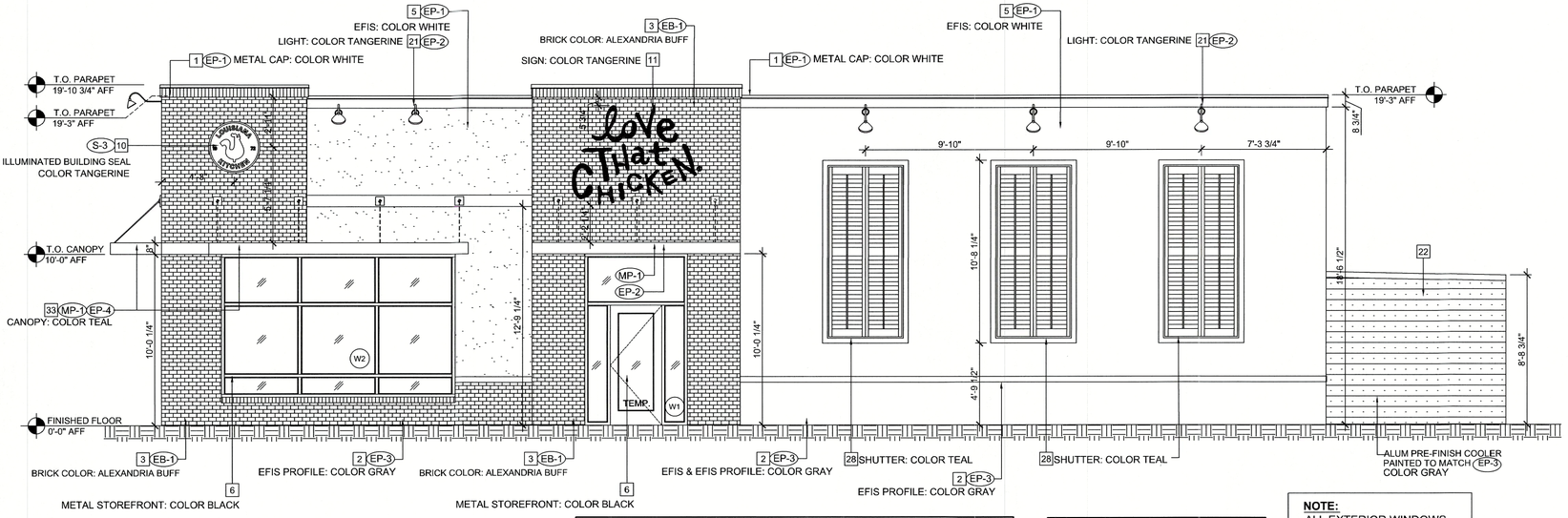
Title:

ROOF PLAN AND DETAILS

Drawn by: RM | Checked by: MAA
Date: 11/25/20 | Scale: As Noted
Job No.: 20002

Drawing No.

A-4.0



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

GENERAL NOTES

1. SEALANT / CAULKING AROUND DOOR / WINDOW FRAMES. COLOUR: TO MATCH WINDOW / DOOR FRAMES.
2. THE CONTRACTOR SHALL BECOME FAMILIAR WITH AND FOLLOW ALL DRAWINGS AND SPECIFICATIONS.

SYMBOL LEGEND

1	NOTE REFERENCE REFER TO ELEVATION NOTES
FN#	FINISH TYPE

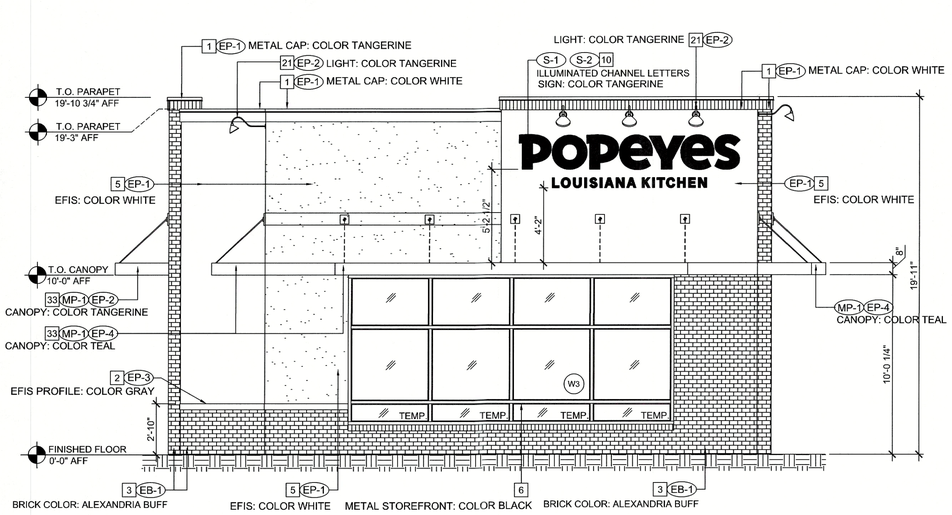
NOTE:
ALL EXTERIOR WINDOWS AND DOORS ARE EXISTING TO REMAIN

EXTERIOR FINISH SCHEDULE

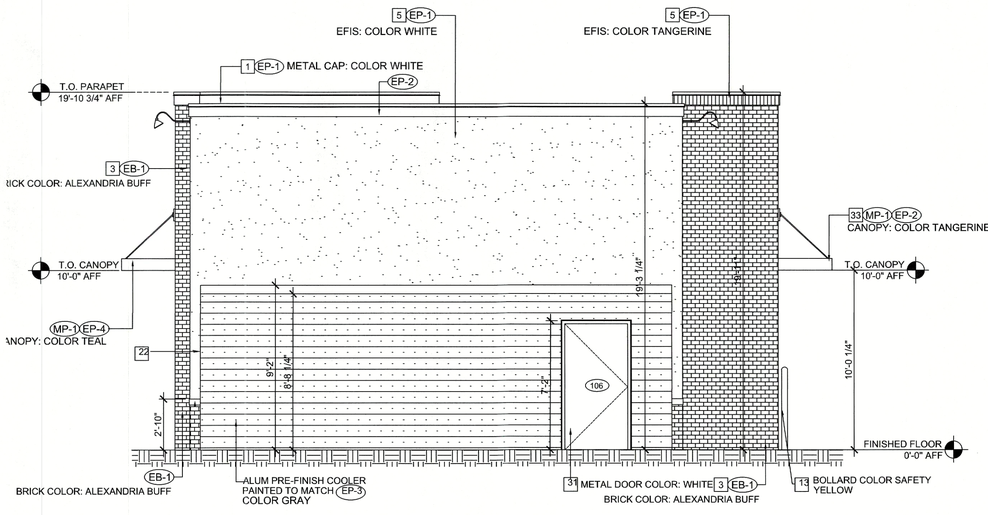
CODE	MATERIAL	DESCRIPTION
EP-1	EXTERIOR PAINT	"WHITE" OC-125 Moonlight White
EP-2	EXTERIOR PAINT	"TANGERINE" PMS 3564C TANGERINE 3M3630-84 TANGERINE
EP-3	EXTERIOR PAINT	"GRAY" HC-170 Stonington Gray
EP-4	EXTERIOR PAINT	"TEAL" PANTONE 326 C - TEAL
EP-5	EXTERIOR PAINT	FACTORY FINISH BLACK MTL
EF-1	WOODEN SIDING PANEL	CEDAR -Vintage Wood
EB-1	BRICK	ALEXANDRIA BUFF

EXTERIOR ELEVATION NOTES

1. PRE-FINISHED METAL CAP FLASHING C/W DRIP.
2. G.C TO PROVIDE AND INSTALL DOUBLE LAYER OF REINFORCING MESH TO MIN. 2'-2" ABOVE GRADE AT ALL EIFS LOCATIONS (TYP.) IN ORDER TO ATTAIN ABUSE RESISTANCE STUCCO SYSTEM.
3. NICHIHA VINTAGEBRICK, COLOR: ALEXANDRIA BUFF. REFER TO POPEYES MASTER SCHEDULE.
4. NICHIHA VINTAGEBRICK, COLOR: WHITE WASH. REFER TO POPEYES MASTER SCHEDULE.
5. EIFS. REFER TO POPEYES MASTER SCHEDULE.
6. PRE-FINISHED 'BLACK ANODIZED' ALUMINUM STOREFRONT SYSTEM WITH INSULATED GLAZING.
7. EXPOSED FOUNDATION TO BE PARGED AND FREE OF IMPERFECTIONS.
8. GAS UTILITY METER.
9. REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION WALL AND FOOTING DETAILS.
10. INTERNALLY ILLUMINATED BUILDING SIGNAGE PROVIDED AND INSTALLED BY SIGN COMPANY. G.C TO PROVIDE AND INSTALL ¾" EXTERIOR GRADE PRESSURE TREATED PLYWOOD BACKING AND ALL FINAL ELECTRICAL CONNECTION. SIGN MANUFACTURER SHALL OBTAIN STRUCTURALLY SEALED DRAWINGS AND SIGNAGE PERMITS FROM THE CITY BASED ON LOCAL REQUIREMENTS. G.C SHALL VERIFY ACTUAL LOCATION & SIZE OF SIGNS WITH SIGN MANUFACTURER'S APPROVED DRAWINGS AND COORDINATE LOCATIONS OF BLOCKING AND UTILITIES. G.C TO COORDINATE WITH SIGN INSTALLER TO USE VHM DRILL BIT WHILE DRILLING FOR ELECTRICAL FEED LINES AND SIGNAGE FASTENERS. ALL ELEMENTS PROVIDED BY SIGNAGE FABRICATOR TO BE REVIEWED AND APPROVED BY POPEYES PRIOR TO PRODUCTION
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13. PROVIDE & INSTALL 6" DIAMETER STEEL PIPE BOLLARD TOP AT 4'-6" A.F.F. G.C. TO PAINT "SAFETY YELLOW". REFER TO POPEYES MASTER SCHEDULE.
14. DRIVE-THRU WINDOW. REFER TO DRIVE-THRU WINDOW SCHEDULE ON SHEET A11.
15. N/A.
16. PRE-FINISHED GALVANIZED STEEL DOWNSPOUT & COLLECTOR BOX. G.C. TO COORDINATE WITH CIVIL ENGINEERS TO CONFIRM IF DOWNSPOUTS ARE SPLASHING ON CONCRETE PAD OR TIED TO THE STORM SEWER LINE. REFER TO MECHANICAL DRAWINGS.
17. N/A.
18. DASHED LINE INDICATES T/O OF ROOF BEHIND PARAPET.
19. C/T CABINET AND METER.
20. LINE OF PARAPET WALLS BEYOND.
21. GENERAL PURPOSE EXTERIOR LIGHTING FIXTURES.
22. WALK-IN COOLER/FREEZER FINISH TO BE COMPLETED BY MANUFACTURER.
23. METAL RAILING SUPPLIED AND INSTALLED BY G.C (ONLY IF REQUIRED). ARCHITECT TO COORDINATE WITH CIVIL ENGINEER ON THE SITE PLAN. PAINT FINISH 'BLACK'.
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26. HOSE BIB. G.C. TO PAINT. COLOUR TO MATCH ADJACENT STUCCO COORDINATE EXACT LOCATION WITH G.C. REFER TO MECHANICAL DRAWINGS.
27. ½" X ½" REVEAL LINE IN STUCCO FINISH. REFER TO DETAIL 3/A5.
28. DECORATIVE PANELS SUPPLY AND INSTALL BY SIGN COMPANY.
29. G.C TO PROVIDE CONCRETE CURB ALONG DRIVE-THRU LANE. CURB TO PROJECT 8" FROM FACE OF PANELS AND LENGTH OF CURB IS EXTENT OF FEATURE WALL.
30. MURAL GRAPHIC SUPPLY AND INSTALL BY SIGN COMPANY.
31. REAR EXIT DOOR TO BE PAINT WHITE.
32. WALL SCONCE SUPPLY AND INSTALL BY SIGN COMPANY.
33. PRE-FABRICATED CANOPIES W/ PRE-WIRED RECESSED LIGHTS ABOVE DRIVE-THRU SUPPLY BY SIGN COMPANY AND INSTALL BY G.C. ALL CANOPIES IN WALL SUPPORT BY G.C. REFER TO STRUCTURAL DRAWINGS.
34. VERTICAL SIMULATED WOOD SLATS. REFER TO POPEYES MASTER SCHEDULE.
35. WALL SCONCE LIGHTING. REFER TO ELECTRICAL SCHEDULE.
36. CONCRETE SIDEWALK (BY G.C). REFER TO SITE PLAN.
37. HORIZONTAL WOOD GRAIN ENTRANCE CANOPY W/ TEAL VERTICAL & HORIZONTAL SUPPORTS SUPPLY BY SIGN COMPANY AND INSTALL BY G.C. PRE-WIRED LED LIGHT GLOBE FIXTURE.



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



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

POPEYE'S

RECEIVED
2023 APR 15 P 2:36
VILLAGE OF FREEPORT
BUILDING DEPARTMENT

360 ATLANTIC AVE
FREEPORT, NY
ZONE - BUSINESS "A"

Tax Map #:
Section: 62 Block: 36 Lot: 154

ENGINEER:
MICHAEL ANGELONE PE LLC
MICHAEL ANGELONE
4 POND PLACE
OYSTER BAY, N.Y. 11771
TEL.:516.922.2024 FAX: 516.453.6002

CONSULTANT:
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7 OLD LANDERS CT
SMITHTOWN, NY 11787
ralph@rjmdesignsny.com
(516) 818-5368 FAX (866) 789-7930

Contractor must verify all measurements and conditions prior to beginning any work. Report all discrepancies to the Engineer in writing. Plans subject to approval by all governmental agencies having jurisdiction. The Engineer has not been retained for any field supervision or inspection. His responsibility is limited to the accuracy of the plan. The Engineer is further not responsible for any damage arising out of the contractor's failure to execute the work exactly as shown on the approved drawing(s).

STATE OF NEW YORK
MICHAEL ANGELONE
083975
LICENSED PROFESSIONAL ENGINEER
Michael Angelone, PE

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No.	Date	Remark
4	09-06-23	Design Development
3	08-01-23	Design Development
2	07-21-23	Existing Conditions
1	07-13-23	Field Measure

REVISIONS

Title:
EXTERIOR ELEVATIONS

Drawn by: RM
Checked by: MAA
Date: 11/25/20
Scale: As Noted
Job No.: 20002

Drawing No.

A-5.0

Popeyes Logo

The Popeyes logo is a registered design with **typography, materials, and configuration regulated by Popeyes Brand Identity Guidelines.** Deviations from the registered design are not allowed under any circumstances.

Color Specification

Logo sign must use approved 3M films, applied on the inside face of a polycarbonate sheet. Back spraying of faces is not allowed. Interior to be painted white.

PMS 3564C TANGERINE
3M 3630-84 TANGERINE

#2447 WHITE ACRYLIC

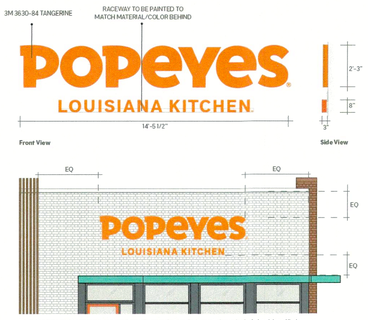
General Specifications

Face: White Acrylic w/ 1st Surface 3M Vinyl & 1" Jewelite Trim Cap
Returns: Alum. Coil Painted Tangerine
Backs: 3mm White ACM
Wireway: Painted to Match Bldg. Fascia
Illum: White LEDs as Required per Manufacturer, Remote Power supplies
Electrical: Actual Number of Circuits to be Determined by Licensed Electrical

General Dimensions

Size	Height	Length	Width
Small	2'-0"	12'-10 3/8"	3"
Standard	**2'-3"**	**14'-5 1/2"**	**3"**

*Details shown are for the **Standard Size Logo. Only size down if standard does not fit**



Note: Popeyes must be always centered equally on main façade. It must always include Louisiana Kitchen tag line. Tag line can only be ommited if popeyes is less than 2ft high

Popeyes Brand Seal

The Popeyes Brand Seal is available in two options: orange text/icon on white face and white text/icon in orange face. No other configurations are approved. **The white Brand Seal can only be used on a white background.** If the background is any other color please proceed with the orange Brand Seal.

Face

Internally illuminated polycarbonate w/ 3M film applied on the reverse face.

Color Specification

Brand Seal must use approved 3M films, applied on the inside face of a polycarbonate sheet. Back spraying of faces is not allowed. Interior to be painted white.

PMS 3564C TANGERINE
3M 3630-84 TANGERINE

#2447 WHITE ACRYLIC

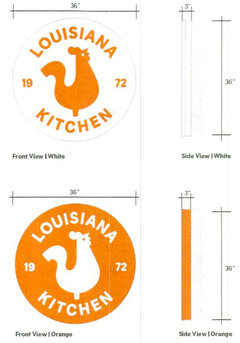
General Specifications

Cabinet: SF Seal Cabinets Mounted to Steel Supports
Illumn: White LEDs as Required per Manufacturer
Electrical: Actual Number of Circuits to be Determined by Licensed Electrical Contractor

General Dimensions

Size	Height	Length	Width
Small	30"	30"	3"
Standard	**36"**	**36"**	**3"**
Large	48"	48"	3"
Extra Large	60"	60"	3"

*Details shown are for the **Standard Size Logo. Only size down if standard does not fit**



Teal Cantilevered Canopies

These canopies are to be used above dining room entrances to protect customers against multiple weather elements. If snow loads are a concern, a slatted design can be implemented. Rod canopies are not approved for the 21 series prototype. Teal canopies are not allowed above drive-thru windows.

Color Specification

All paint finishes to be Satin unless otherwise specified

PANTONE 326 C - TEAL

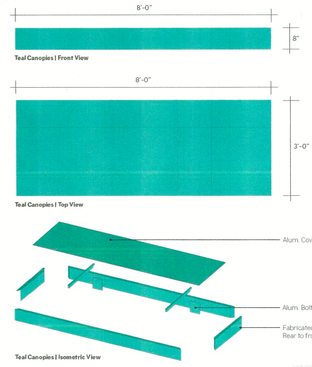
General Specifications

Face: Brake Formed .063" Alum. Painted Teal
Back: Brake Formed .063" Alum. Painted Teal
Install: Attach to Wall w/ Approved Fasteners per Hardware Chart

General Dimensions

Size	Height	Length	Width
Small	8"	6'-0"	3'-0"
Standard	**8"**	**8'-0"**	**3'-0"**

*Details shown are for the **Standard Size Canopy. Only size down if standard does not fit**



Orange Cantilevered Canopies

These cantilevered canopies are to be used above drive-thru windows to protect customers against multiple weather elements. If snow loads are a concern, a slatted design can be implemented. Rod canopies are not approved for the 21 series prototype. Orange canopies are not allowed above storefront windows.

Color Specification

All paint finishes to be Satin unless otherwise specified

PMS 3564C TANGERINE
3M 3630-84 TANGERINE

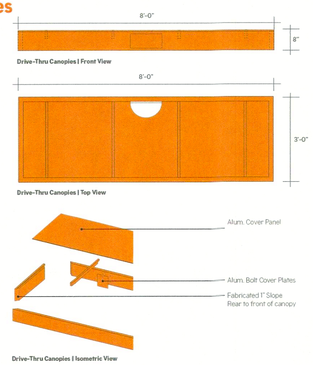
General Specifications

Face: Brake Formed .063" Alum. Painted Tangerine
Back: Brake Formed .063" Alum. Painted Tangerine
Install: Attach to Wall w/ Approved Fasteners per Hardware Chart

General Dimensions

Size	Height	Length	Width
Size 1	8"	6'-0"	3'-0"
Size 2	**8"**	**8'-0"**	**3'-0"**

*Details shown are for the **Size 2 Canopy.** Please follow building dimmensions



Teal Shutters

Teal Shutters are to be placed towards the back portion of the building, usually in side elevations. They are never to be installed in the rear elevation. Minimum quantity is two and maximum quantity is three. A light fixture should be installed in between them. **Franchisees can choose between teal shutters and abstract shutters.**

Color Specification

PANTONE 326 C - TEAL

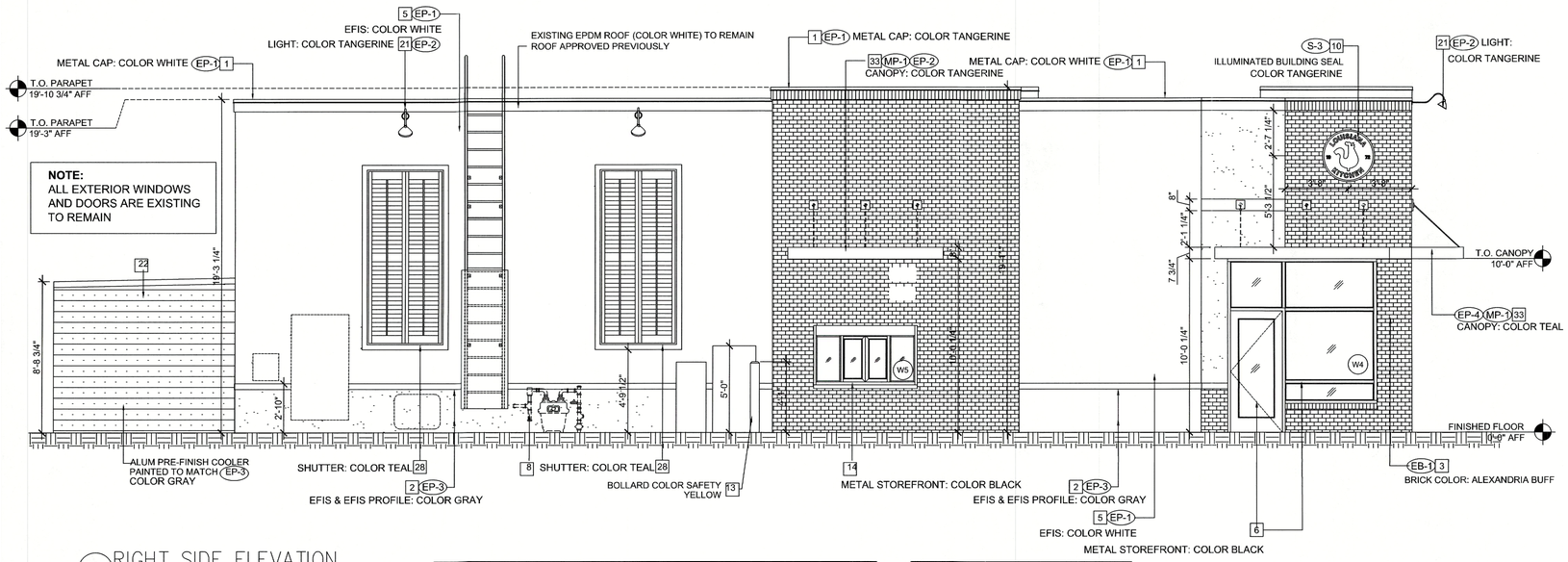
General Specifications

Color: Powder Coated Teal PMS 326C
Mounting hardware: shutter-loks or matching screws

General Dimensions

Size	Height	Width
Small	8'-0"	4'-0"





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

GENERAL NOTES

1. SEALANT / CAULKING AROUND DOOR / WINDOW FRAMES. COLOUR: TO MATCH WINDOW / DOOR FRAMES.
2. THE CONTRACTOR SHALL BECOME FAMILIAR WITH AND FOLLOW ALL DRAWINGS AND SPECIFICATIONS.

SYMBOL LEGEND

1	NOTE REFERENCE REFER TO ELEVATION NOTES
FN#	FINISH TYPE

EXTERIOR ELEVATION NOTES

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2. G.C TO PROVIDE AND INSTALL DOUBLE LAYER OF REINFORCING MESH TO MIN. 2'-2" ABOVE GRADE AT ALL EIFS LOCATIONS (TYP.) IN ORDER TO ATTAIN ABUSE RESISTANCE STUCCO SYSTEM.
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EXTERIOR FINISH SCHEDULE

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EP-5	EXTERIOR PAINT	FACTORY FINISH BLACK MTL
EF-1	WOODEN SIDING PANEL	CEDAR -Vintage Wood
EB-1	BRICK	ALEXANDRIA BUFF

RECEIVED
2023 APR 15 P 2:36
VILLAGE OF FREEPORT, NY

POPEYE'S

360 ATLANTIC AVE
FREEPORT, NY
ZONE - BUSINESS "A"

Tax Map #:
Section: 62 Block: 36 Lot: 154

ENGINEER:
MICHAEL ANGELONE PE LLC
MICHAEL ANGELONE
4 POND PLACE
OYSTER BAY, N.Y. 11771
TEL.:516.922.2024 FAX: 516.453.6002

CONSULTANT:
RJM DRAFTING AND DESIGNS
7 OLD LANDERS CT
SMITHTOWN, NY 11787
ralph@rjmdesignsny.com
(516) 818-5368 FAX (866) 789-7930

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STATE OF NEW YORK
MICHAEL ANGELONE
LICENSED PROFESSIONAL ENGINEER
083179

SEAL:

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No.	Date	Remark
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REVISIONS

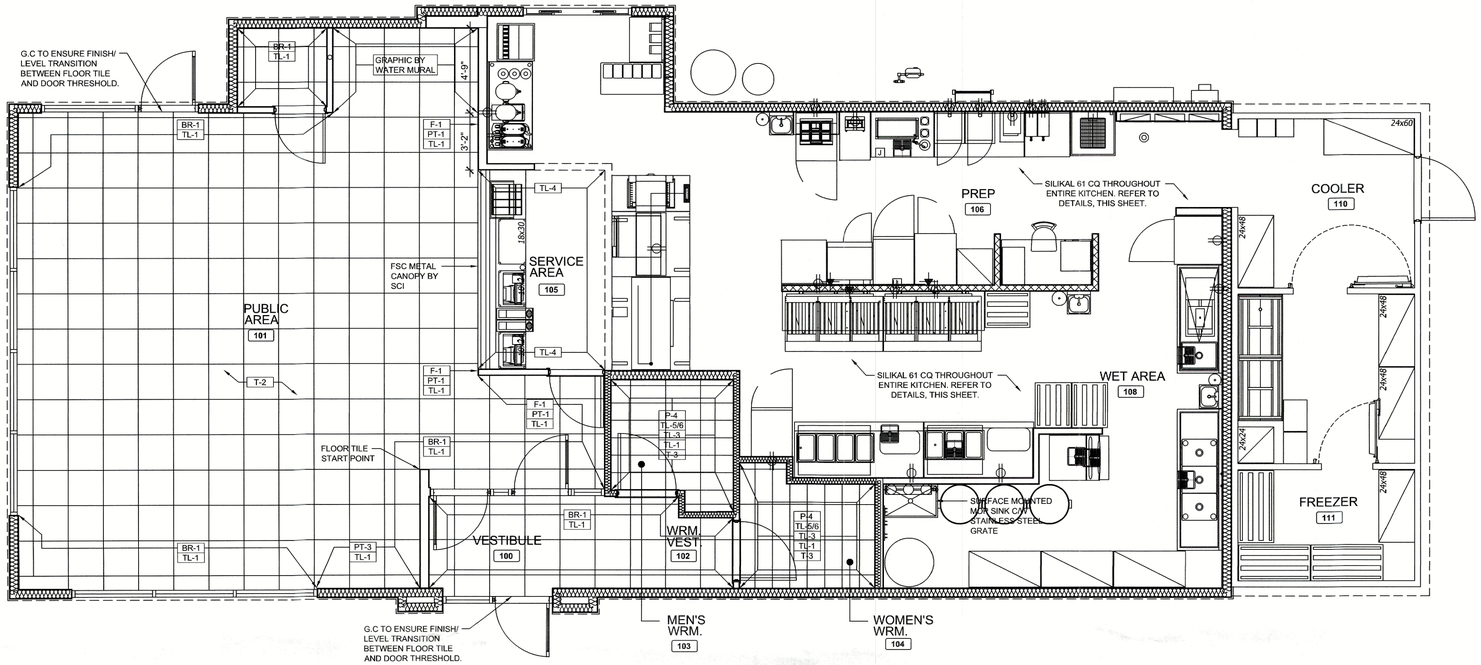
Title:

EXTERIOR ELEVATIONS

Drawn by: RM Checked by: MAA
Date: 11/25/20 Scale: As Noted
Job No.: 20002

Drawing No.

A-5.1



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

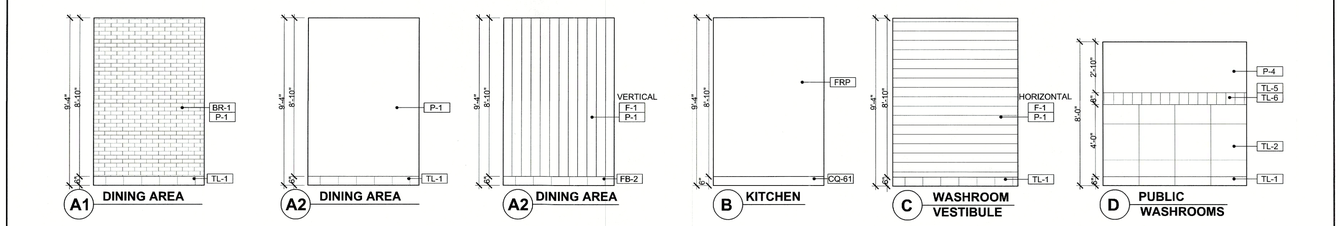
ROOM FINISH SCHEDULE

● SEE INTERIOR ELEVATIONS FOR LOCATION AND TYPE OF INTERIOR FINISHES.

ROOM		FLOORS				BASE		WALLS														CEILINGS			
		TILE																							
NO.	NAME	T-2	T-3	CQ-61		TL-1	CQ-61	BR-1	PT-1	PT-2	PT-3	F-1	TL-1	TL-2	TL-3	TL-4	TL-5	TL-6	P-1	P-4	WD-AC	FRP	P-1	ACT-1G	ACT-2G	HEIGHT
100	VESTIBULE	●				●					●		●										●			9'-4"
101	PUBLIC AREA	●				●		●	●		●		●											●		9'-4"
102	WASHROOM VESTIBULE	●				●						●	●											●		9'-4"
103	MEN'S WASHROOM		●			●							●	●			●	●	●				●			8'-0"
104	WOMEN'S WASHROOM		●			●							●	●			●	●	●				●			8'-0"
105	SERVICE AREA			●			●									●							●			9'-4"
106	PREP			●			●															●			●	9'-4"
108	WET AREA			●			●															●			●	9'-4"

NOTES

1. GENERAL CONTRACTOR TO PROVIDE MINIMUM 1 CASE OF EACH SET OF FLOOR TILES, WALL TILES & CEILING TILES AND 1 GALLON OF EACH PAINT COLOUR FOR FUTURE USE. THESE MATERIALS ARE TO BE LEFT ON SITE WITH THE RESTAURANT OWNER.
2. PROVIDE & INSTALL SCHLUTER STRIP (SHL-2) AT OUTSIDE / WALL TILE CORNERS WITHIN SERVICE AREA.
3. PROVIDE & INSTALL SCHLUTER STRIP (SHL-3) AT ALL FLOOR TILE TRANSITION THROUGH OUT THE ENTIRE STORE. REFER TO FINISHING SCHEDULE.
4. PROVIDE & INSTALL SCHLUTER-DILEX-KSN AT LOCATION OF FLOOR TILE AT DELIVERY DOOR. REFER TO FINISHING SCHEDULE.
5. GENERAL CONTRACTOR TO INSTALL BASE TILE FOR ALL FIXED BOOTH SEATING. G.C TO USE LATICRETE - LATAPOXY 300 ADHESIVE TO ADHERE BASE TILE TO BASE BOX BOOTH SEATING AND FOR USE WITH BASE TILE ON FRONT COUNTER. CONTACT: 1-800-243-4788 EXT. 235. WEBSITE: WWW.LATICRETE.COM
6. COVE BASE TILES FOR MILLWORK CABINETS TO BE INSTALLED BY MILLWORK VENDOR.
7. G.C. TO SEAL ALL MILLWORK / MILLWORK AND GWB / MILLWORK JOINTS WITH CLEAR SILICONE CAULKING AFTER COMPLETION OF PAINTING, WAINSCOTING AND FINAL CLEANING.
8. ALL BUTT JOINTS IN THE MILLWORK (VERTICAL AND HORIZONTAL) WILL BE CAULKED WILL CLEAR SILICONE CAULKING BY MILLWORK COMPANY.



2 TYPICAL INTERIOR ELEVATIONS
SCALE: 1/4"=1'-0"

POPEYE'S

360 ATLANTIC AVE
FREEPORT, NY
ZONE - BUSINESS "A"

Tax Map #:
Section: 62 Block: 36 Lot: 154

ENGINEER:
MICHAEL ANGELONE PE LLC
MICHAEL ANGELONE
4 POND PLACE
OYSTER BAY, N.Y. 11771
TEL.:516.922.2024 FAX: 516.453.6002

CONSULTANT:
RJM DRAFTING AND DESIGNS
7 OLD LANDERS CT
SMITHTOWN, NY 11787
ralph@rjmdesignsny.com
(516) 818-5368 FAX (866) 789-7930

Contractor must verify all measurements and conditions prior to beginning any work. Report all discrepancies to the Engineer in writing. Plans subject to approval by all governmental agencies having jurisdiction. The Engineer has not been retained for any field supervision or inspection. His responsibility is limited to the accuracy of the plan. The Engineer is further not responsible for any damage arising out of the contractor's failure to execute the work exactly as shown on the approved drawing(s).

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No.	Date	Remark
4	09-06-23	Design Development
3	08-01-23	Design Development
2	07-21-23	Existing Conditions
1	07-13-23	Field Measure

REVISIONS

Title:
FIRST FLOOR FINISH PLAN

Drawn by: RM Checked by: MAA
Date: 11/25/20 Scale: As Noted
Job No.: 20002

Drawing No.
A-6.0

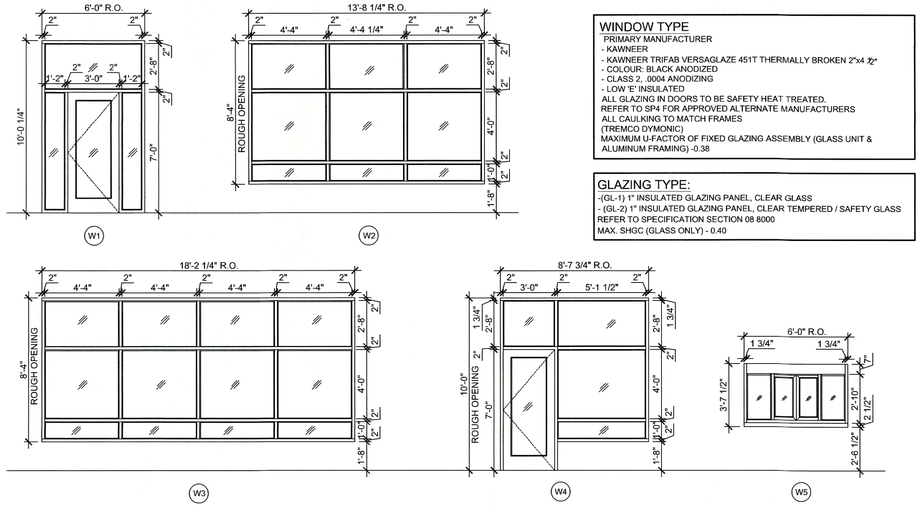
DOOR AND FRAME SCHEDULE

DOORS						FRAMES			HARDWARE	REMARKS
NO.	SIZE	R.O SIZE	TYPE	MAT.	FIN.	TYPE	MAT.	FIN.	SET NO.	
101	3'-0" x 7'-0" x 1-3/4"	--	A	AL	POWDER COATED BLACK	F1	AL	POWDER COATED BLACK	02	HARDWARE SET BY STOREFRONT COMPANY.(STORE FRONT COMPANY TO PROVIDE AND INSTALL THE PADDLES / LEVERS AND ENSURE NO THUMB TURNS TO BE PROVIDED). ARCHITECT TO REVIEW SHOP DRAWINGS FOR HARDWARE INSTALLED AT FRONT ENTRANCE DOORS AND ENSURE ALL HARDWARE IS ADA COMPLIANT.
101a	3'-0" x 7'-0" x 1-3/4"	--	A	AL	POWDER COATED BLACK	F1	AL	POWDER COATED BLACK	02	
101b	3'-0" x 7'-0" x 1-3/4"	--	A	AL	POWDER COATED BLACK	F1	AL	POWDER COATED BLACK	02	
102	2'-9" x 6'-8" x 1-3/4"	DOOR WIDTH + 1-1/4" x DOOR HEIGHT + 5/8"	D	HM	--	F2	HM KNOCKDOWN	--	03	UNDERCUT DOOR 5/8". DOORS / FRAMES TO BE PAINTED AS PER POPEYES DECOR PACKAGE. TRANSITION TO OCCUR AT DOOR JAMB.
103	3'-0" x 6'-8" x 1-3/4"	DOOR WIDTH + 1-1/4" x DOOR HEIGHT + 5/8"	D	HM	--	F2	HM KNOCKDOWN	--	03	UNDERCUT DOOR 5/8". DOORS / FRAMES TO BE PAINTED AS PER POPEYES DECOR PACKAGE. TRANSITION TO OCCUR AT DOOR JAMB.
104	3'-0" x 6'-8" x 1-3/4"	DOOR WIDTH + 1-1/4" x DOOR HEIGHT + 5/8"	D	HM	--	F2	HM KNOCKDOWN	--	03	UNDERCUT DOOR 5/8". DOORS / FRAMES TO BE PAINTED AS PER POPEYES DECOR PACKAGE. TRANSITION TO OCCUR AT DOOR JAMB.
105	3'-0" x 6'-8" x 1-3/4"	DOOR WIDTH + 1-1/4" x DOOR HEIGHT + 5/8"	C	HM	--	F2	HM KNOCKDOWN	--	04	INSTALL VISION LITE AT 5'-0" A.F.F.
106	3'-6" x 7'-0" x 1-3/4"	DOOR WIDTH + 1-1/4" x DOOR HEIGHT + 5/8"	B	HM/N	--	F2	HM/N	--	01	16 GA. GALVANIZED LOCKNET SECURITY DOOR.

ABBREVIATIONS

AL ALUMINUM — HM HOLLOW METAL — PLY PLYWOOD — P.LAM PLASTIC LAMINATE — WD WOOD
GL GLASS — HMIN HOLLOW METAL INSULATED — PM PREFINISHED METAL — MILLWK MILLWORK — ● PROVIDED BY DOOR MANUFACTURER

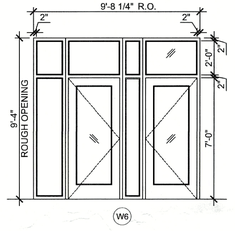
EXTERIOR WINDOW SCHEDULE



WINDOW TYPE
PRIMARY MANUFACTURER
- KAWNEER
- KAWNEER TRIFAB VERSAGLAZE 451T THERMALLY BROKEN 2"x4 ½"
- COLOUR: BLACK ANODIZED
- CLASS 2, .0004 ANODIZING
- LOW 'E' INSULATED

ALL GLAZING IN DOORS TO BE SAFETY HEAT TREATED.
REFER TO SP4 FOR APPROVED ALTERNATE MANUFACTURERS
ALL CAULKING TO MATCH FRAMES (TREMCO DYMONIC)
MAXIMUM U-FACTOR OF FIXED GLAZING ASSEMBLY (GLASS UNIT & ALUMINUM FRAMING) -0.38

GLAZING TYPE:
-(GL-1) 1" INSULATED GLAZING PANEL, CLEAR GLASS
- (GL-2) 1" INSULATED GLAZING PANEL, CLEAR TEMPERED / SAFETY GLASS
REFER TO SPECIFICATION SECTION 08 8000
MAX. SHGC (GLASS ONLY) - 0.40



DOOR HARDWARE SCHEDULE

HARDWARE SET NO. 1: (LOCKNET SERIES DOOR PACKAGE)

DOOR FRAME & HARDWARE INCLUDING ONE- WAY VISION PANEL W/ FLAP, CONTINUOUS HINGE, HEAVY DUTY CLOSER AND PANIC HARDWARE ORDERED THROUGH
LOCKNET (800) 887-4307
1 EA. 3'-6" X 7'-0" X 1.75" X 16 GA. X G60 GALVANIZED LOCKNET SECURITY DOOR
1 EA. 3'-6" X 7'-0" X (5-7/8" OR 6-3/4") JAMB DEPTH X 14 GA. X G60 GALVANIZED X WELDED IN PLACE EOA X 1/4" X 2-1/2" HR PLATE SPREADER BAR X 4-SIDED WELDED DOOR FRAME X FACTORY FINISH PAINTED
8 EA. 3/4"Ø COVER PLUGS (BLACK)
1 EA. AIR LOUVER VLF-IG-PVC-1/2" LEXAN - 9" X 9" GALVANIZED SECURITY VISION
1 EA. PEMKO CDHFM82SLF-HD FULL MORTISE CONT. GEARED ALUM. HINGE X 628
1 EA. SECURITY LATCH GUARD X FULL LENGTH X TORX SD/ST SMS X FACTORY FINISH
1 EA. ARROW 1250S X EO X AL EXIT DEVICE
1 EA. DORMA 8616 X DS X FCOV S SN1 X AL CLOSER
1 EA. ROCKWOOD 24" X 40" X .050 X US32D X SECURITY TORX SD/ST SMS ARMOR PLATE ON PUSH SIDE
1 EA. PEMKO 171A X 42" X DOUBLE NOTCH CUT ENDS X THRESHOLD
1 EA. PEMKO 346C X 46" AL OVERHEAD RAIN DRIP X SECURITY TORX SD/ST SMS
1 EA. PEMKO 221APK X 42" AL COMBINATION KICK PLAT & DOOR SHOE X TORX
1 SET. P8512 X CONT. PERIMETER WEATHER SEAL (BLACK)
1 EA. INSTALLATION KIT (PER LOCKNET)
1 EA. CARDBOARD PACKAGING (2 PIECE BOX)
1 EA. DELIVERED ON FULL LENGTH WOODEN PALLET

HARDWARE SET NO. 2: (BY YKK AP AMERICA INC.)

DOORS AND FRAMES

QTY	PART #	FINISH	MODEL	DESCRIPTION
1	49111DOR	YB5N	YKK AP #20D	3' x 7' O/P OFFSET PIVOTS, HBR RH
1	92115FTR	YB5N	2" x 4-1/2"	3' x 7' O/P, FRAME, W/TRANSOM, RH
1	49114DOP	YB5N	20D	6' x 7' O/P, OFFSET PIVOTS, HBR PR
1	92118FTP	YB5N	2" x 4-1/2"	6' x 7' O/P, FRAME, W/TRANSOM, PR
3	P61205	335		SM CLOSER W/BACK CHECK NHO PRES
3	H1104SD	335		PUSH/PULL 1" DIAM. TYPE SC (9" CTC)
3	H7107	YB5N	3-0	BOTTOM RAIL WEATHERSTRIP
3	SD101	YB5N		10" BOTTOM RAIL UP TO 3'
1	V50			DETEX PANIC HARDWARE W/ DOGGING FEATURE

STOCK LENGTHS

QTY	PART #	FINISH	LENGTH	DESCRIPTION
11	BE91503 YB5N	24-0		HEAD / JAMB / VERTICAL
3	BE91512 YB5N	24-0		SHALLOW POCKET FILLER
2	BE91506 YB5N	24-0		HORIZONTAL
2	BE91513 YB5N	24-0		4-1/2" SIDELITE BASE
4	E91015 YB5N	24-0		GLASS STOP
2	BE91510 YB5N	24-0		SILL FLASHING

ACCESSORIES

QTY	PART #	PKG.	DESCRIPTION
1	E20020	50P/B	SETTING BLOCK
1	E20047	50P/B	WATER DEFLECTOR
1	E20154	50P/B	"W" SIDE BLOCK FOR DEEP POCKET
1	E10168	20P/B	END DAM
2	E20052	500P/B	GLAZING GASKET
2	PC1220	100P/B	#12 x 1-1/4" PHSMS TYPE AB
1	E11015	50P/B	SHEAR BLOCK
1	PC1028	100P/B	#10 x 1-3/4" PHSMS TYPE AB

HARDWARE SET NO. 3:

1-1/2" PR. HINGES	McKINNEY	BEARING HINGES,4-1/2" X 4-1/2" US26D
1 EA. LATCHSET W/LOCK	SCHLAGE	SATURN X US26D
1 EA. FLOOR STOP	BALDWIN	#4000 FLOOR MOUNT
1 EA. KICKPLATE	BURNS	8" X 30" X 8" 16 GA. US628
1 EA. COAT HOOK	JACKNOB	#400 WITH RUBBER BUMPER
1 EA. CLOSER	BURNS	1460 ALUMINUM CLOSER

FOLLOWING ITEMS PROVIDED & INSTALLED BY G.C.:

1 EA. SIGN	HANDICAP ACCESSIBILITY (ADA)
1 EA. SIGN	AS REQD: DOOR #103 "MEN" 7" X 2" DOOR #104 "WOMEN" 7" X 2"

HARDWARE SET NO. 4:

1-1/2 PR. HINGES	McKINNEY	BEARING HINGES,4-1/2" X 4-1/2" US26D
1 EA. KICKPLATE	BURNS	8" X 30" X 8" 16GA. US26D
1 EA. LATCHSET W/LOCK	SCHLAGE	SATURN X US26D
1 EA. 6"x6" VIEWING WINDOW		
1 EA. CLOSER	LCN	1460 ALUMINUM CLOSER

HARDWARE SET NO. 5:

1-1/2 PR. HINGES	McKINNEY	BEARING HINGES,4-1/2" X 4-1/2" US26D
1 EA. LATCHSET W/ LOCK	SCHLAGE	SATURN X US26D
1 EA. CLSOER	LCN	1460 ALUMINUM CLOSER

HARDWARE SCHEDULE NOTES:

1. ALL HARDWARE IS NEW UNLESS OTHERWISE NOTED.
2. ALL DOOR LOCKSETS / LATCHES SHALL BE "LEVER TYPE" IN COMPLIANCE WITH A.D.A.A.G. SECTION 4.1.3.9).
3. ALL DOOR HANDLES, PULLS, LATCHES, LOCKS, AND/OR OTHER OPERATING DEVICES SHALL BE INSTALLED BETWEEN 34" MINIMUM AND 48" MAXIMUM ABOVE FINISHED FLOOR.
4. ALL DOOR THRESHOLDS SHALL BE IN 1/2" HIGH MAXIMUM.
5. ALL DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3 INCHES FROM THE LATCH, MEASURED TO THE LEAD EDGE (A.D.A.A.G. 4.13.10).

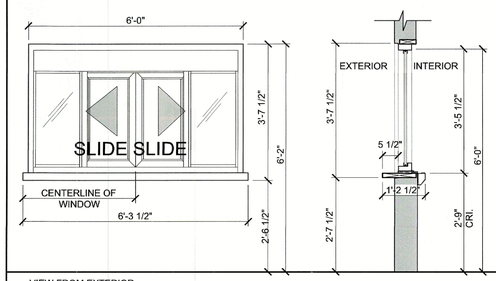
WINDOW SCHEDULE

MARK	R.O. SIZE	CONST.	GLASS TYPE	HEAD HEIGHT	REMARKS
W1	6'-0" x 10'-0 1/4"	ALUM	GL-1	10'-0"	BLACK ANODIZED (CLASS I, 0.7 MILS MINIMUM) FINISH
W2	13'-8 1/4" x 8'-4"	ALUM	GL-1 / GL-2	10'-0"	BLACK ANODIZED (CLASS I, 0.7 MILS MINIMUM) FINISH
W3	18'-2 1/4" x 8'-4"	ALUM	GL-1 / GL-2	10'-0"	BLACK ANODIZED (CLASS I, 0.7 MILS MINIMUM) FINISH
W4	8'-7 3/4" x 10'-0"	ALUM	GL-1 / GL-2	10'-0"	BLACK ANODIZED (CLASS I, 0.7 MILS MINIMUM) FINISH
W5	6'-0" x 3'-7 1/2"	ALUM	GL-1 / GL-2	6'-2"	BLACK ANODIZED (CLASS I, 0.7 MILS MINIMUM) FINISH
W6	9'-8 1/4" x 9'-4"	ALUM	GL-1 / GL-2	9'-4"	BLACK ANODIZED (CLASS I, 0.7 MILS MINIMUM) FINISH

WINDOW SCHEDULE NOTES:

1. REFER TO WINDOW ELEVATIONS FOR SPECIFIC DIMENSIONS AND ADDITIONAL DETAIL INFORMATION.
2. WINDOW CONTRACTOR SHALL FIELD VERIFY ALL ROUGH OPENINGS FOR ALL WINDOWS PRIOR TO PREPARATION OF SHOP DRAWINGS.

DRIVE-THRU WINDOW SCHEDULE



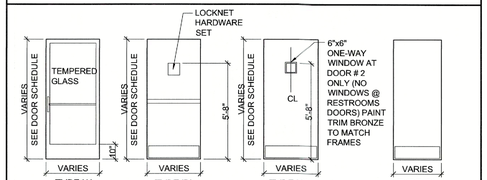
VIEW FROM EXTERIOR

W5 **ELEVATION**
SCALE: 1/2" = 1'-0"

NOTE:
1. REFER TO SECTION 08 56 19 FOR SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. REFER TO ELECTRICAL DRAWINGS FOR DRIVE-THRU WINDOW REQUIREMENTS

DRIVE-THRU WINDOW:
QUICKSERV DT WINDOW MODEL BP-7241E BRONZE ANODIZED (CLASS 1, .7 MILS MINIMUM) ALUMINIUM

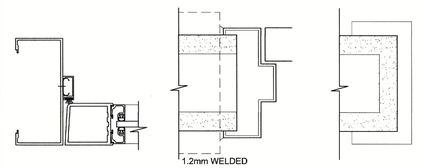
DOOR TYPES



GENERAL NOTE

ALL DOORS TO BE SUPPLIED BY G.C. UNLESS OTHERWISE NOTED.

DOOR FRAME TYPES



POPEYE'S

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360 ATLANTIC AVE
FREEPORT, NY
ZONE - BUSINESS "A"

Tax Map #:
Section: 62 Block: 36 Lot: 154

ENGINEER:
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STATE OF NEW YORK — MICHAEL ANGELONE — 083978 — LICENSED PROFESSIONAL ENGINEER

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No.	Date	Remark
4	09-06-23	Design Development
3	08-01-23	Design Development
2	07-21-23	Existing Conditions
1	07-13-23	Field Measure

REVISIONS

Title:
DOOR AND WINDOW SCHEDULE

Drawn by: RM — Checked by: MAA
Date: 11/25/20 — Scale: As Noted
Job No.: 20002

Drawing No.
A-7.0

Application Date: 5/15/25
Fees Paid: 500.00

SP# 3826

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

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

PROPERTY ADDRESS: 230 S. BROOKSIDE **ZONING DISTRICT** Res A

SECTION 54 **BLOCK** 524 **LOT** 51 **LOT SIZE:** _____

☐ TENANT **APPLICANT** ☐ LESSEE	**PROPERTY OWNER**
Name: Juan nunez	Name: Juan nunez
Address: 230 S. BROOKSIDE ave Freeport ny 11520	Address: 230 S. BROOKSIDE ave Freeport ny 11520
Telephone #: 516-852-9846.	Telephone #: 516-852-9846

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

Present Land Use: residential home **Proposed Land Use:** residential home

Description of Proposed Work: add new awning in front of Garage

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VILLAGE OF FREEPORT, NY

I request a preliminary meeting: X YES ____ NO

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

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

_____ YES X NO

_____ 5/12/2025
APPLICANT'S SIGNATURE **DATE**

Sworn to before me this 12th day of May, 2025.

Tara Colletti
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01CO6309284
Qualified in Nassau County
Commission Expires 10/14//2026

Notary Public

****

Property Owner's Consent:

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

_____ 5/12/2025.
PROPERTY OWNER'S SIGNATURE **DATE**

Sworn to before me this 12th day of May, 2025.

Tara Colletti
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01CO6309284
Qualified in Nassau County
Commission Expires 10/14//2026

Notary Public

****

FOR VILLAGE USE ONLY

Site Plan Public Hearing Required: ____ YES ____ NO

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

Village Clerk's Signature: _____ Date: _____

Planning Board Signature: _____ Date: _____

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

INC. VILLAGE OF FREEPORT

Department of Buildings
46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520
(516) 377-2242
FAX (516) 377-2493
E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

ROBERT T. KENNEDY
MAYOR

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER
May 07, 2025

Juan Nunez
230 S Brookside Ave
Freeport , NY 11520

RE: 230 S Brookside Ave, Freeport, NY 11520
Zoning District: Residence A Sec. 54 Blk. 524 Lot. 51
Building Permit Application #20233483
Description: – Add new awning in front of the garage.

Dear Sir/Madam:

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

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

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

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

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VILLAGE OF FREEPORT, NY

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings
/Daniela Hernandez

c: Village Clerk

ZBA Approval Needed: Yes__ No_X_

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X **Negative Declaration** ____ **Positive Declaration**

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

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

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

Project : _____ **Building Permit App.** 20233483

Location: 230 S Brookside Ave, Freeport NY 11520
Applicant: Juan Nunez
Description : Add new awning in front of the garage.

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: May 07, 2025

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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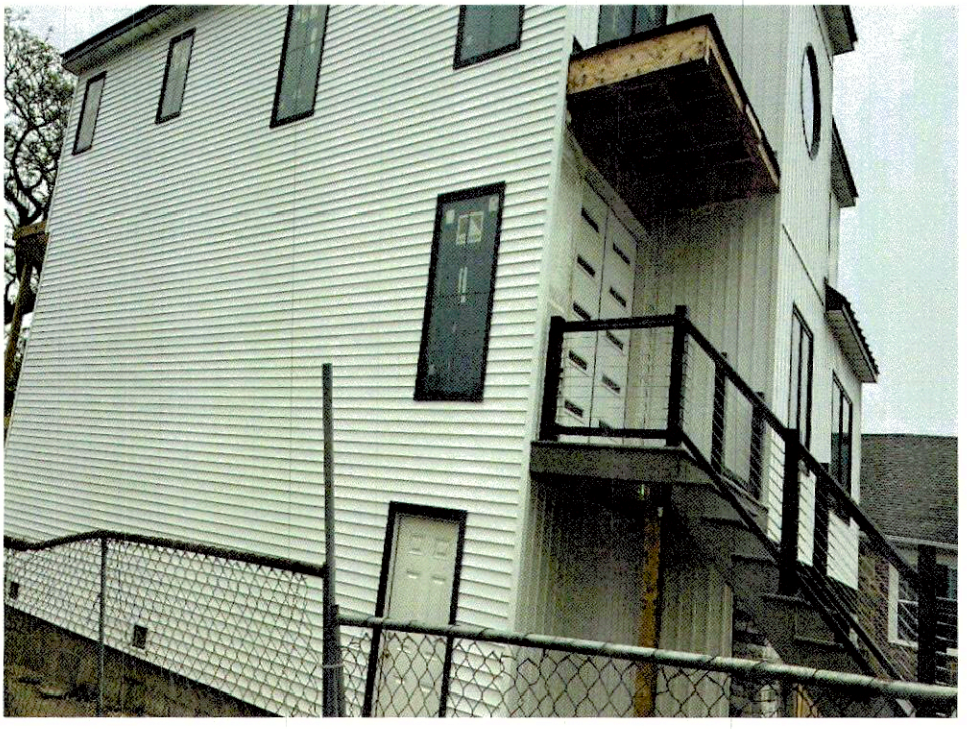
230 S Brookside



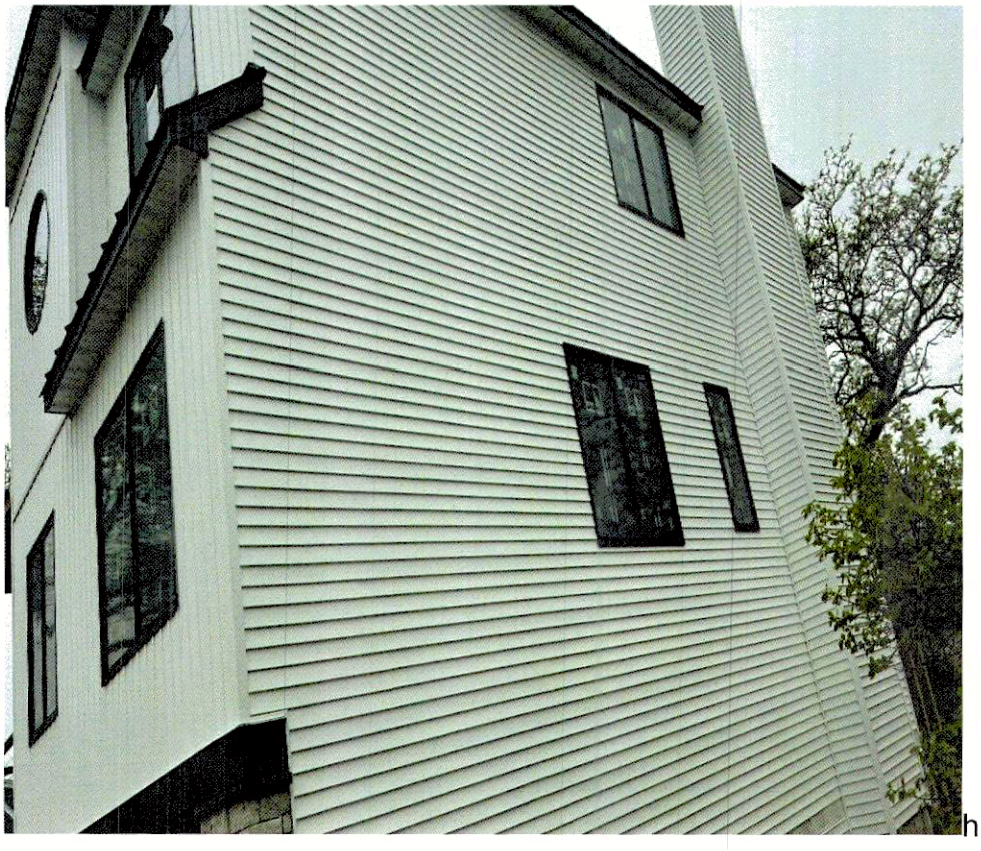


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North



South

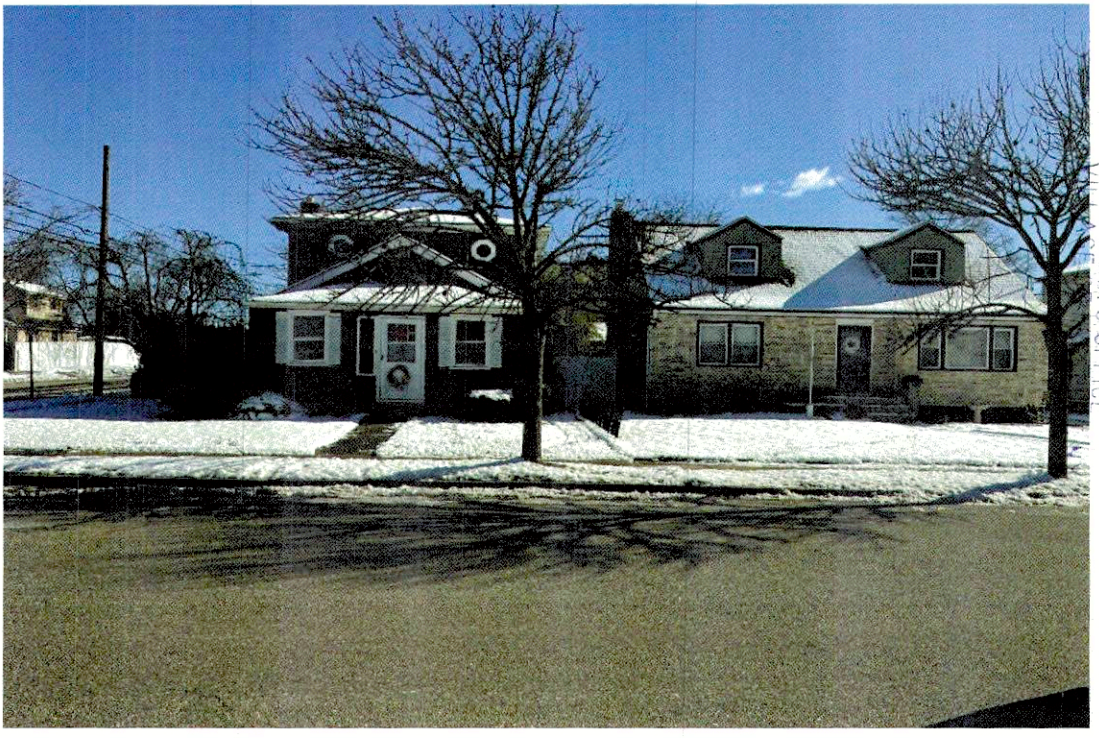


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VILLAGE OF FREEPORT, NY

230 Brookside ave

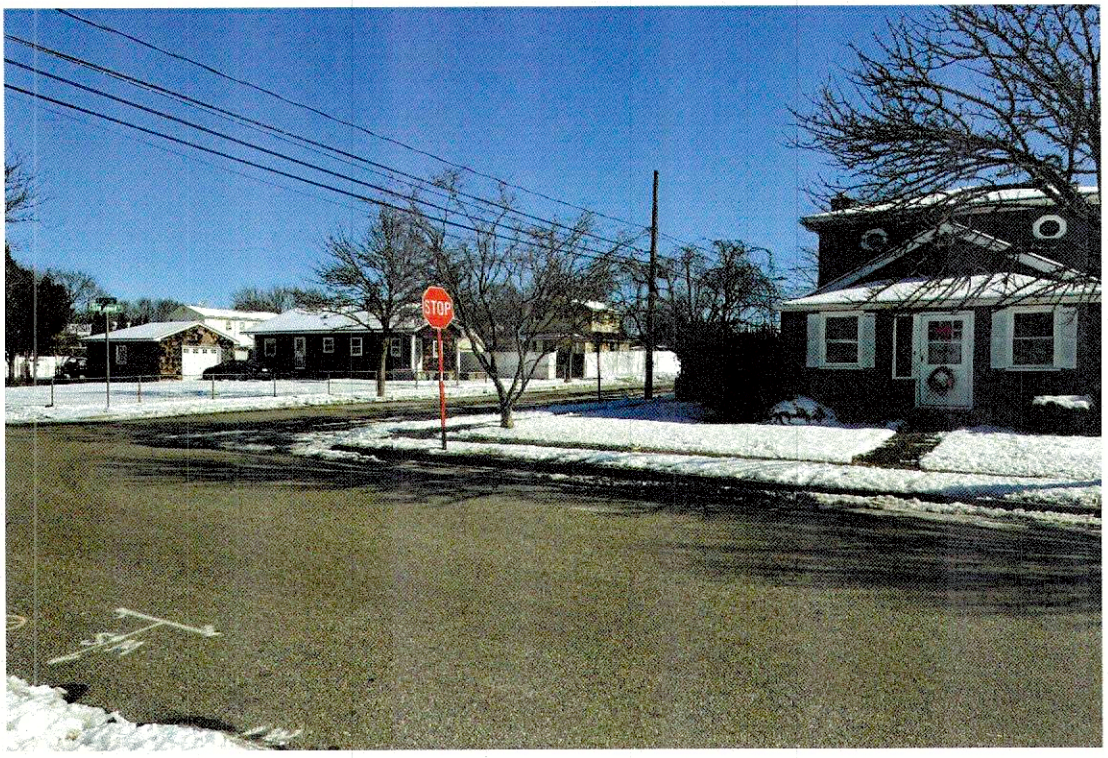




Across (East) from 230 Brookside ave

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Across and North from 230 Brookside



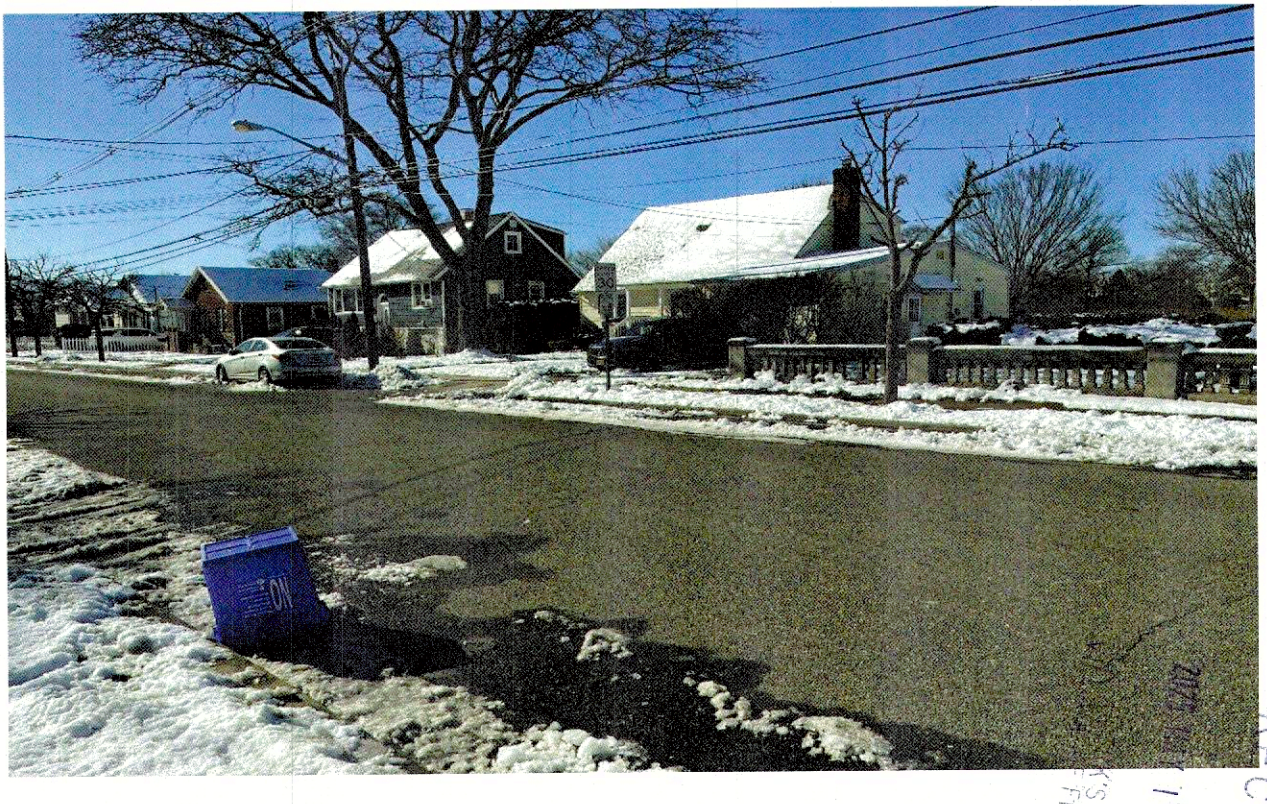


Across and South from 230 Brookside

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VILLAGE OF

North of 230 Brookside



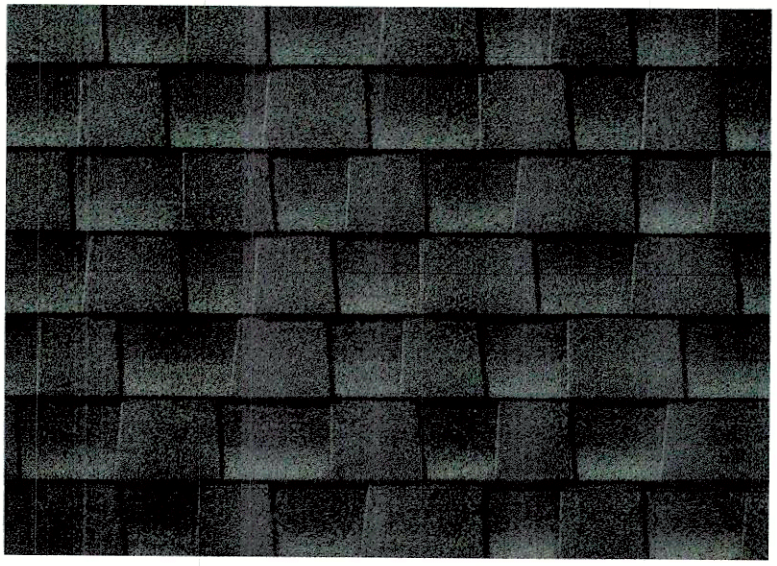


South of 230 Brookside

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Roofing

GAF 30 year Asphalt Shingle Charcoal



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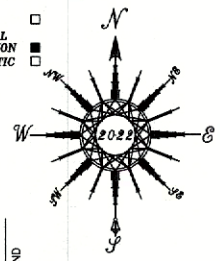
REFERENCE; "MAP OF AMENDED GOLF GROUNDS ..." FILED AS COUNTY MAP # 4/15/1921

MAP GENERAL DIRECTION MAGNETIC

PARCEL II

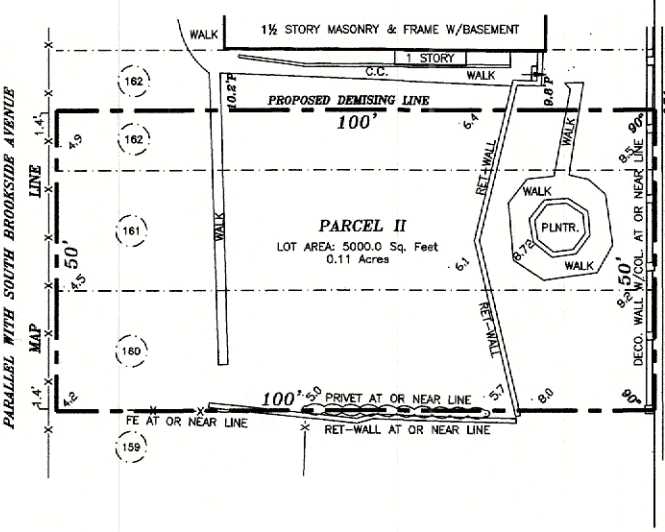
10 5 0 10 20

SCALE 1"=20'



DEAD END

SIGMOND STREET



SOUTH BROOKSIDE AVENUE

AVERAGE 200' FRONT YARD SETBACK 25.2'

ELEVATIONS SHOWN ON THIS PLAT HAVE BEEN DEVELOPED USING A NETWORKED GPS SYSTEM AND ARE CONSISTENT WITH NAVD 1988

CALL UFPO TWO WORKING DAYS BEFORE DIGGING! 1-800-962-7962 OR 811 NON-MEMBERS MUST BE CONTACTED SEPARATELY.

LEGEND

- SEWER MANHOLE
- WATER VALVE
- TRAFFIC SIGN
- DROP CURB
- TREE WITH DIAMETER
- EXISTING GRADE

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EASEMENTS, IF ANY, NOT SHOWN.

UNLESS OTHERWISE NOTED, PHYSICAL MONUMENTS HAVE NOT BEEN SET.

This survey is intended to be used for title purposes only and is subject to whatever a more complete title search may reveal. Use of this survey for any other purpose may result in problems for which this surveyor will not be liable.

"Unauthorized alteration to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law."

"Only copies from the original of this survey marked with an original of the land surveyor's embossed seal shall be considered to be valid true copies."

"Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey was prepared, and on his behalf to the title company, government agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners."

This map may not be used in connection with a "Survey Affidavit" or similar document, statement, or mechanism to obtain title insurance for any subsequent or future grantees.

L.S.T. = LANDSCAPE TIE (G) = GATE R.O. = ROOF OVER W.O.F. = WIRES ON FACE F.E. = FIRE ESCAPE

228SOUTHBROOKSIDEAVE

CERTIFIED TO:
JUAN CARLOS NUNEZ

REVISED CERTS. ONLY 5/24/2023
UPDATED 06/27/2023 & TOPO ADDED

BARRY M. FAHRER
NEW YORK STATE
LICENSED LAND SURVEYOR
No. 49851

BARRY M. FAHRER L.S. P.C.
206 CHURCH STREET
FREEPORT NEW YORK 11520
(516) 623-2069
FAX (516) 623-0629

STATE OF NEW YORK

JOB No. 20220129
DATE SURVEYED 4/19/2022
SECTION No. 54
TITLE No.
TAX BLOCK No. 524
LOT No. P/O 51
FREEPORT
COUNTY OF: NASSAU

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TABLE R301.2(1)

GROUND SNOW LOAD	WIND DESIGN: SPEED d (MPH)	WIND DESIGN: TOPOGRAPHIC EFFECTS k	WIND DESIGN: SPECIAL WIND REGION l	WIND DESIGN: WIND BORN DEBRIS ZONE m	SEISMIC DESIGN CATEGORY f	SUBJECT TO DAMAGE FROM: WEATHERING a	SUBJECT TO DAMAGE FROM: FROST LINE DEPTH b	SUBJECT TO DAMAGE FROM: TERMITE c	WINTER DESIGN TEMP e	ICE BARRIER REQUIRED h	FLOOD HAZARDS g	AIR FREEZING INDEX i	MEAN ANNUAL TEMP j
30	130mph	NO	NO	1 MILE FROM COAST	B	SEVERE	30" & FT BFG	MOD TO HEAVY	15	YES	FEMA FLOOD MAP PANEL#	1500 OR LESS	55.4

MANUAL J DESIGN CRITERIA n

ELEVATION	LATITUDE	WINTER HEATING	SUMMER COOLING	ALTITUDE CORRECTION FACTOR	INDOOR DESIGN TEMPERATURE	DESIGN TEMPERATURE COOLING	HIGH TEMPERATURE DIFFERENCE
-----	-----	-----	-----	-----	-----	-----	-----
COOLING TEMPERATURE DIFFERENCE	WIND VELOCITY HEATING	WIND VELOCITY COOLING	COINCIDENT WET BULB	DAILY RANGE	WINTER HUMIDITY	SUMMER HUMIDITY	
-----	-----	-----	-----	-----	-----	-----	

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

2020 RESIDENTIAL CODE OF NEW YORK STATE
PUBLICATION NOVEMBER 2019

2020 RESIDENTIAL CODE OF NEW YORK STATE
CHAPTERS 12-23 FOR MECHANICAL SYSTEMS

2020 RESIDENTIAL CODE OF NEW YORK STATE
CHAPTERS 24 FOR FUEL & GAS SYSTEMS

2020 RESIDENTIAL CODE OF NEW YORK STATE
CHAPTERS 25-33 FOR PLUMBING SYSTEMS

2020 RESIDENTIAL CODE OF NEW YORK STATE
CHAPTERS 34-42 FOR ELECTRICAL SYSTEMS

2020 ENERGY CONSERVATION CODE OF NEW YORK STATE
AS ADOPTED WITH THE 2018 IECC

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

ZONING INFORMATION
VILLAGE OF FREEPORT
SECTION: 54 BLOCK: 524 LOT(S): 51-52

FEMA: AE8

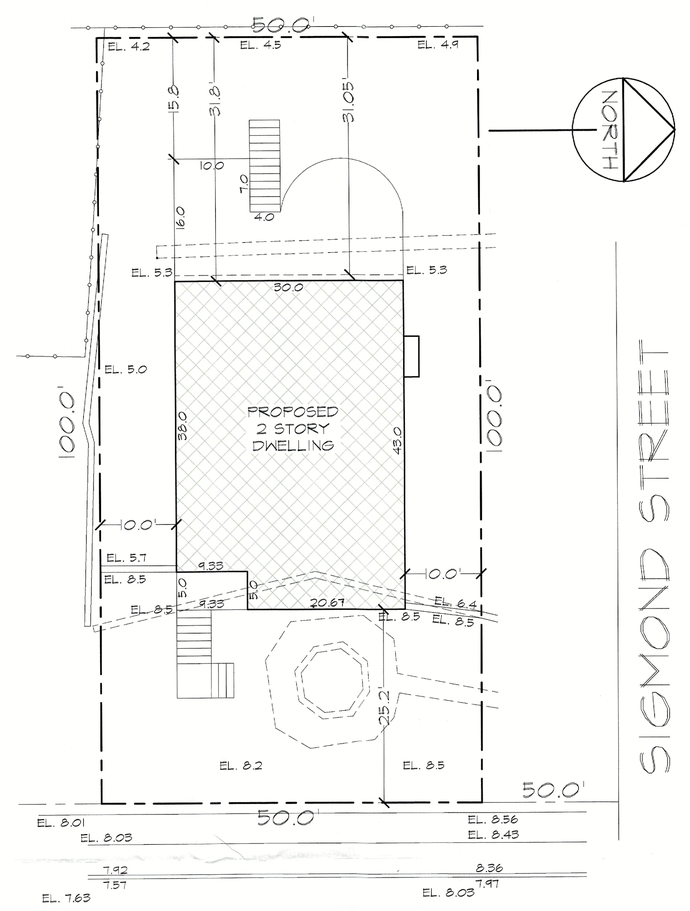
ZONE: RES A	REQUIRED	PROPOSED
LOT AREA	5,000 SQ.FT.	5,000 SQ.FT.
FRONTAGE	50 FT.	50 FT.
FRONT YARD (MIN)	20 FT.	25.2 FT.
FRONT YARD (AVG)	25.2 FT.	25.2 FT.
REAR YARD	20 FT.	31.05 FT.
SIDE YARD (MIN)	5 FT.	10 FT.
SIDE YARD (AGG)	12.5 FT.	20 FT.
BUILDING HEIGHT	35 FT.	34.18 FT.
FRONT/REAR SEP	1:1	VAR. REQ'D.
SIDE SEP	2:1	VAR. REQ'D.
LOT COVERAGE (PRINCIPAL)	30 %	29.8 %
LOT COVERAGE (DECKS)	35%	34.8 %
PORCHES / DECK (MAX)	250 SQ.FT.	471.8 SQ.FT.
FLOOR AREA (PRINCIPAL)	50 %	49.8 %

F.A.R. CALCULATION

	SQ. FOOTAGE
FIRST FLOOR	1,243.3 SQ.FT.
SECOND FLOOR	1,248.6 SQ.FT.
TOTAL	2,491.9 SQ.FT.
F.A.R. = 2,491.9 / 5,000	49.8%

LOT COVERAGE

	SQ. FOOTAGE
DWELLING	1,265.8
FRONT DECK	46.7
REAR DECK	425.1
PRINCIPAL	
DWELLING	1,265.8
DECK EXCESS OVER 250 SQ.FT.	221.8
TOTAL	1,487.6
PRINCIPAL LOT COVERAGE	29.8 %
PRINCIPAL W/ 5% EXTRA FOR DECKING	
DWELLING	1,265.8
DECKS	471.8
TOTAL	1,737.6
TOTAL LOT COVERAGE	34.8 %



PLOT PLAN

SCALE: 1" = 10'-0"



FRONT / REAR SKY EXPOSURE PLANE

SCALE: 3/16 = 1'-0"



SIDE SKY EXPOSURE PLANE

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

TODD O'CONNELL ARCHITECT P.C.
TODD O'CONNELL, AIA
1200 Veterans Memorial Highway
Suite 120
Hauppauge, NY 11788
P (631) 650-6666
F (631) 650-6667
C (516) 658-0325
www.tocarchitects.com

CONSULTANTS:

NYS LIC #027935

CHECKED BY:

DRAWN BY: JGM

THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT FOR THIS PROJECT ARE THE INSTRUMENTS OF THE ARCHITECT'S SERVICE IN RESPECT TO THIS PROJECT AND, UNLESS OTHERWISE PROVIDED, THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THE ARCHITECT'S DRAWINGS SHALL NOT BE USED BY THE OWNER OR OTHERS ON EXTENSIONS OF THIS PROJECT OR ON ANY OTHER PROJECT WITHOUT THE ARCHITECT'S PRIOR WRITTEN CONSENT. SUBMISSION OR DISTRIBUTION OF DOCUMENTS TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR PURPOSES IN CONNECTION WITH THE COMPLETION OF THIS PROJECT BY OTHERS IS NOT TO BE CONSTRUED AS PUBLICATION IN DEROGATION OF THE ARCHITECT'S COPYRIGHT OR OTHER RESERVED RIGHTS.

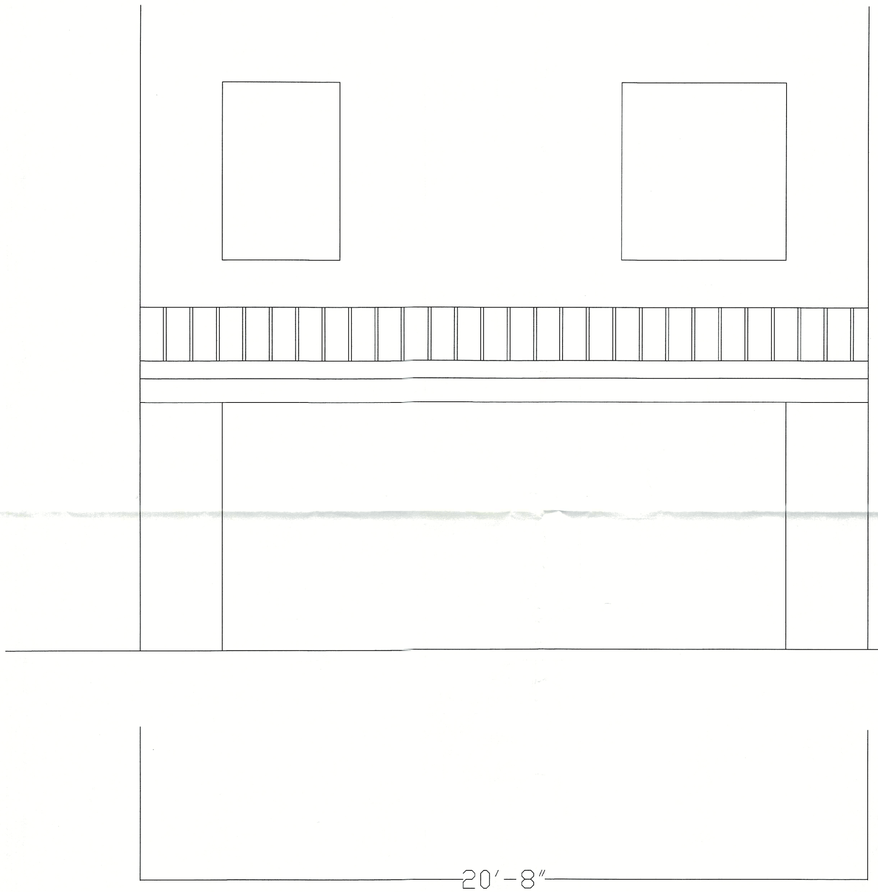
BY	DATE	NOTE
JGM		
RI	8/14/23	PER MARKUPS

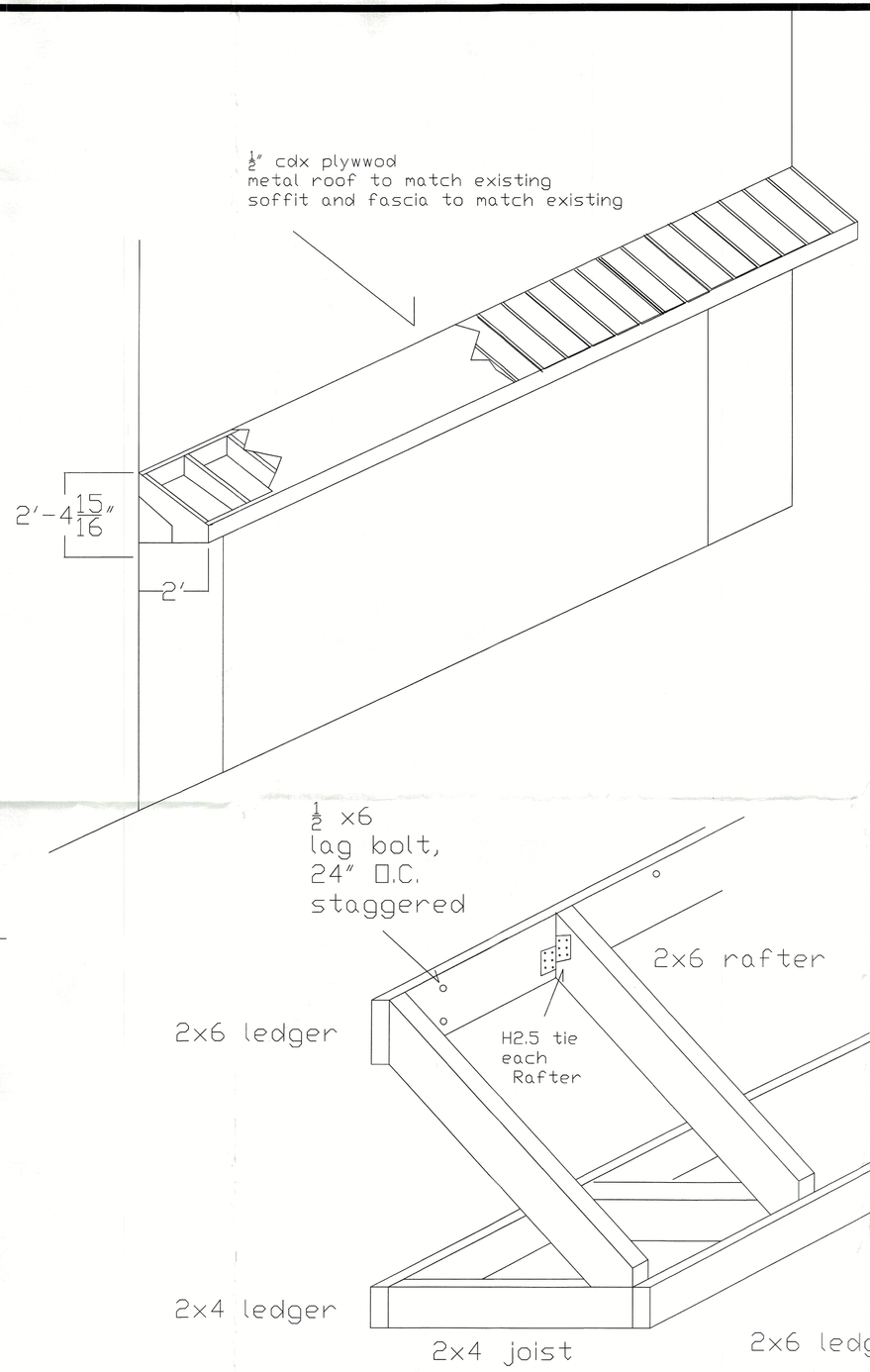
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PLANNING BOARD

PROPOSED RESIDENCE
NUNEZ-GUZMAN RESIDENCE
228 SO. BROOKSIDE AVE.
FREEPORT, NY 11520

JOB#: NJ-22-600
DATE: 02-17-23
SCALE: AS NOTED

DRAWING NUMBER:
A.1





Framing Detail
1″=1″

SIGNED NEW YORK STATE LICENSED PROFESSIONAL ENGINEER 77006

General Notes

No.	Revision/Issue	Date

Firm Name and Address
BENS GENERAL CONTRACTING CORP.
19 SUFFOLK ST.
FREEPORT, NY 11520
516 623 2945

Project Name and Address
Nunez awning roof
230 South Brookside Ave
Freeport, NY 11520

CLERK'S OFFICE VILLAGE OF FREEPORT

2025 MAY 15 A 8:04

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Project	Sheet
Awning roof	
Date 4/1/25	
Scale ¼ =1′	

SP3826 230 S. Brookside Ave

230 S Brookside – Black Metal Standing Seam Roof



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VILLAGE OF FINDLAY, NY

Application Date: 6/9/25
Fees Paid: ~~$225~~

SP# 3836

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

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

PROPERTY ADDRESS: 438 Nassau Ave, Freeport NY **ZONING DISTRICT** Res A

SECTION 62 **BLOCK** 186 **LOT** 1 **LOT SIZE:** 60x100 = 6,000 S.F.

☐ TENANT **APPLICANT** ☐ LESSEE	**PROPERTY OWNER**
Name: Chad Parson.	Name: Chad Parson.
Address: 438 Nassau Ave. Freeport NY 11520.	Address: 438 Nassau Ave. Freeport NY 11520.
Telephone #: 917 497 3415.	Telephone #: 917 497 3415.

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

Present Land Use: Residential **Proposed Land Use:** Residential No change.

Description of Proposed Work: Proposed Concrete Driveway 1,063 S.F. Aprox. Curb cut 18'

I request a preliminary meeting: ____ YES X NO

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

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

X ____ YES _____ NO

X _____ 3/17/25
APPLICANT'S SIGNATURE **DATE**

Sworn to before me this 17th day of March, 2025
_____
Notary Public

GLORIA L. ARCE STATE OF NEW YORK NOTARY PUBLIC Qualified in Kings County 01AR6082685 MY COMMISSION EXPIRES 01/27/2021

Property Owner's Consent:

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

X _____ 3/17/25
PROPERTY OWNER'S SIGNATURE **DATE**

Sworn to before me this 17th day of March, 2025
_____
Notary Public

GLORIA L. ARCE STATE OF NEW YORK NOTARY PUBLIC Qualified in Kings County 01AR6082685 MY COMMISSION EXPIRES 01/27/2021

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FOR VILLAGE USE ONLY

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

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

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INC. VILLAGE OF FREEPORT

Department of Buildings
46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520
(516) 377-2242
FAX (516) 377-2493
E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

ROBERT T. KENNEDY
MAYOR

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER
April 21, 2025

Chad Parson
438 Nassau Ave
Freeport, NY 11520

RE: **438 Nassau Ave Freeport, NY**
Zoning District – Residence A Sec. 62 Blk. 186, Lot 1
Building Permit Application #20254173
Description: Proposed 1,063 Sf concrete driveway.(52ft wide)

Dear Sir/Madam.

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

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

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

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

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings
/Daniela Hernandez
cc: Village Clerk

ZBA Approval Needed: **NO**

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

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VILLAGE OF FREEPORT, NY

Notice

X **Negative Declaration** ____ **Positive Declaration**

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

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

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

Project:

Building Permit App. 20254173

Location: 438 Nassau Ave, Freeport NY 11520
Applicant: Chad Parson
Description: Proposed 1,063 Sf concrete driveway.(52ft wide)

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

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

REASON(S) FOR DETERMINATION

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

A)

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

Dated: April 21, 2025

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.

617.20
Appendix B
Short Environmental Assessment Form

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Instructions for Completing

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

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

Part 1 - Project and Sponsor Information

Name of Action or Project:
Proposed Concrete Driveway 1,063 S.F. Aprox. Curb cut 18'.

Project Location (describe, and attach a location map):
438 Nassau Ave, Freeport NY 11520. (Nassau Ave - Suffolk St. corner)

Brief Description of Proposed Action:
Proposed Concrete Driveway.
1,063 S.F. Aprox.

Name of Applicant or Sponsor:	Telephone: 9174973415.
Chad Parson.	E-Mail: chadcparson@gmail.com

Address:
438 Nassau Ave.

City/PO:	State:	Zip Code:
Freeport	NY	11520

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

3.a. Total acreage of the site of the proposed action? .1377. 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.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? RECEIVED		X	
b. Consistent with the adopted comprehensive plan?		X	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? 2025 JUN -9 A 9:38		X	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: VILLAGE OF FREEPORT, NY.	X		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	X		
b. Are public transportation service(s) available at or near the site of the proposed action?	X		
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	X		
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies:	X		
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? ☐NO ☐YES] If No, describe method for providing potable water:	X		
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? ☐NO ☐YES] If No, describe method for providing wastewater treatment:	X		
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	X		
b. Is the proposed action located in an archeological sensitive area?	X		
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	X		
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:	X		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐Shoreline ☐Forest ☐Agricultural/grasslands ☐Early mid-successional ☐Wetland ☒Urban ☐Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	X		
16. Is the project site located in the 100 year flood plain? Zone AE (EL 8).		X	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☒NO ☐YES	X		
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☒NO ☐YES			

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

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

Applicant/sponsor name: Chad Parson. Date: 03 - 13 - 2025.

Signature: _____

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

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

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

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

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VILLAGE OF FREEPORT, NY

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

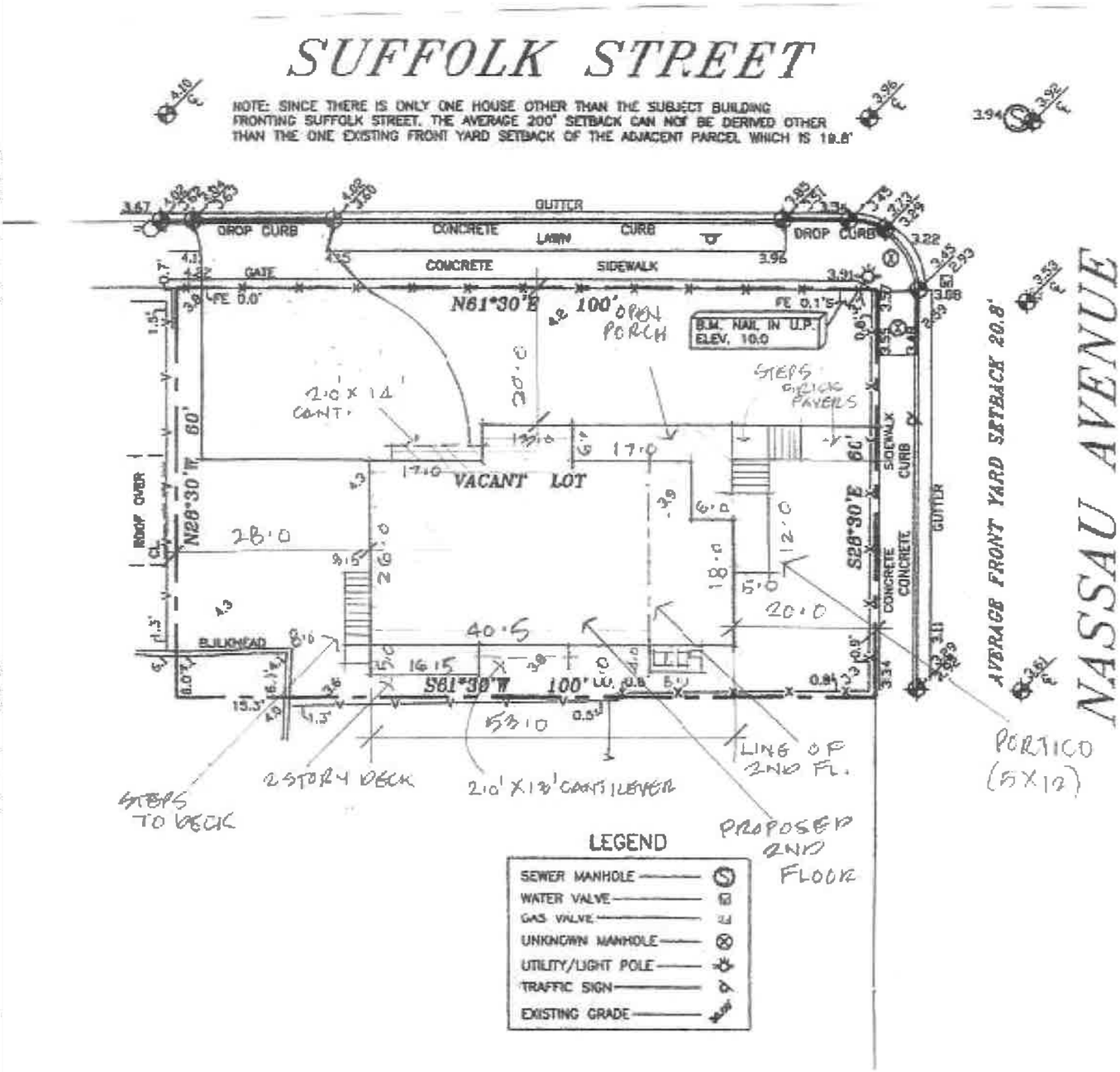
☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

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

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SUBJECT PARCEL:
438 NASSAU AVE DRIVEWAY, FREEPORT, NY 11520

FRONT VIEW (NASSAU AVENUE)



FRONT VIEW (SUFFOLK STREET)



- CURB CUT TO BE MOVED TO THE LEFT
- GRAVEL AREA TO BE REPLACED WITH GRASS

SUBJECT PARCEL:
438 NASSAU AVE DRIVEWAY, FREEPORT, NY 11520

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SIDE VIEW



BACK VIEW





CORNER VIEW
(NASSAU AVENUE AND SUFFOLK STREET)

OTHER PARCELS:

446 NASSAU AVE, FREEPORT, NY 11520



ABOVE NASSAU AVE
LEFT SIDE OF SUBJECT PARCEL

103 SUFFOLK STREET , FREEPORT, NY 11520



ABOVE SUFFOLK STREET
RIGHT SIDE OF SUBJECT PARCEL

77 SUFFOLK STREET , FREEPORT, NY 11520



ABOVE NASSAU AVE
ACROSS STREET OF SUBJECT PARCEL

104 SUFFOLK STREET , FREEPORT, NY 11520



ABOVE SUFFOLK STREET
ACROSS STREET OF SUBJECT PARCEL

72 SUFFOLK STREET , FREEPORT, NY 11520



ABOVE SUFFOLK STREET
ACROSS STREET OF SUBJECT PARCEL

425 NASSAU AVE , FREEPORT, NY 11520



ABOVE SUFFOLK STREET
ACROSS STREET OF SUBJECT PARCEL

77 SUFFOLK STREET , FREEPORT, NY 11520



CORNER
ACROSS STREET OF SUBJECT PARCEL

72 SUFFOLK STREET , FREEPORT, NY 11520



CORNER
ACROSS STREET OF SUBJECT PARCEL

425 NASSAU AVE , FREEPORT, NY 11520



CORNER
ACROSS STREET OF SUBJECT PARCEL

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RENDER PROPOSED DRIVEWAY :
438 NASSAU AVE DRIVEWAY, FREEPORT, NY 11520



PROPOSED CONCRETE DRIVEWAY WITH GRAY BRICK BORDER

PROPOSED CURB CUT

PROPOSED GRASS AREA



BRUSHED CONCRETE



GRAY BRICK ENDING



NATURAL GRASS

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VILLAGE OF FREEPORT, NY

REFERENCE STANDARDS

ALL INFORMATION AND SPECIFICATIONS SHOWN WITHIN THESE DOCUMENTS REFLECTS NORMAL BUILDING PRACTICES AND REFERENCES THE FOLLOWING PUBLICATIONS:

- BUILDING CODE OF NEW YORK STATE 2020
- RESIDENTIAL CODE OF NEW YORK STATE 2020
- FIRE CODE OF NEW YORK STATE 2020
- AMERICAN FOREST AND PAPER ASSOCIATION WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS 2001 WFCM
- ENERGY CONSERVATION CONSTRUCTION CODE 2020

ENERGY CONSERVATION CONSTRUCTION CODE

THE FOLLOWING SHOWS COMPLIANCE WITH ECCCNYS REQUIREMENTS OR A COMPONENT PERFORMANCE APPROACH AS PER ECCCNYS SECT. 402.1.1 & SECT. 552.1 EACH OF THE FOLLOWING CONSTRUCTION METHODS ARE ACCEPTABLE AS PER THESE REQUIREMENTS AND ALL OF THE BUILDING COMPONENTS PRESCRIBED ON THE PLANS COINCIDE WITH EACH OF THESE METHODS.

BUILDING PLAN REVIEW NOT

AN INCORPORATED VILLAGE OF FREEPORT
BUILDING PLANS EXAMINER HAS REVIEWED
THIS DOCUMENT FOR MINIMUM ACCEPTABLE PLAN SUBMITTAL REQUIREMENTS OF THE INCORPORATED VILLAGE OF FREEPORT AS SPECIFIED IN THE BUILDING AND/OR RESIDENTIAL CODE OF THE STATE OF NEW YORK. THIS REVIEW DOES NOT GUARANTEE COMPLIANCE WITH THAT CODE. THAT RESPONSIBILITY IS GUARANTEED UNDER THE SEAL AND SIGNATURE OF THE STATE OF NEW YORK LICENSED PROFESSIONAL OF RECORD. THAT SEAL AND SIGNATURE IS INTERPRETED AS AN ATTESTATION THAT TO THE BEST OF THE LICENSES BELIEF AND INFORMATION THE WORK IN THE DOCUMENT:

- IT IS ACCURATE,
- CONFORMS WITH GOVERNING CODES APPLICABLE AT THE TIME OF SUBMISSION,
- CONFORMS WITH REASONABLE STANDARDS OF PRACTICE AND WITH VIEW TO THE SAFEGUARDING OF THE HEALTH, PROPERTY WELFARE,

- IS THE RESPONSIBILITY OF THE LICENSEE.

SITE INFORMATION

PREMISES: 438 NASSAU AVE , FREEPORT NY, 11520
SECTION: 62
BLOCK: 186
LOT: 1
RESIDENTIAL BUILDING, SINGLE FAMILY USE
ZONE: RESIDENCE A

	REQUIRED	PROVIDED
LOT AREA	5,000 S.F.	6,000 S.F.
MIN. FRONT	50'	60'
FRONT YARD	MIN. 20', MAX. 40'	20' TO SUFFOLK ST. 20' TO NASSAU AVE.
REAR YARD	MIN. 20' OR 20% LOT DEPTH	28'
SIDE YARD	MIN. 5'	6.0'
AGG. SIDE YARD	25% OF THE LOT WIDTH (12.5')	20.0' + 6.0'
LOT COVERAGE	30% MAX. (2,250 S.F.)	30% MAX.
ACCESSORY BLDG.	10% MAX. (750 S.F.)	N/A
UNCLOSED PORCH	5% MAX. (375 S.F.)	82.5 S.F. + 246 S.F.
FLOOR AREA	50% MAX. (3,000 S.F.)	FIRST FLOOR: 1,358 S.F. SECOND FLOOR: 1,157 S.F. REAR DECK: 62 S.F. OPEN FRONT PORCH: 246 S.F. UNFINISHED FIRST LEVEL/GARAGE: 1,330 S.F. TOTAL FLOOR AREA : 2,515 S.F. APROX.

LOT AREA	6,000 S.F.
BUILDING FOOT PRINT	1,390 S.F.
CANTILEVER	54 S.F.
FRONT PORCH AND DECK	328 S.F.
STEPS - BULKHEAD	266 S.F.
GRASS AREA	2,879 S.F.
PROPOSED CONC. DRIVEWAY	1,063 S.F.
TOTAL	6,000 S.F.

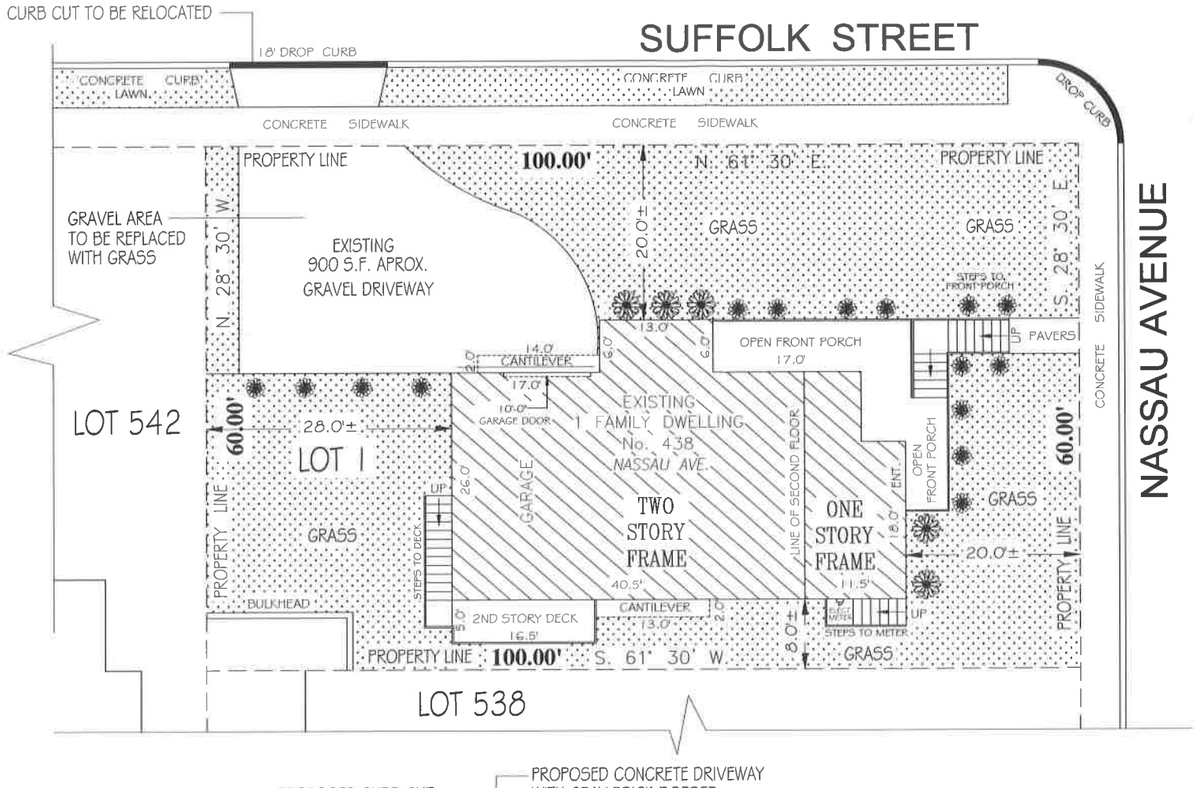
SCOPE OF WORK

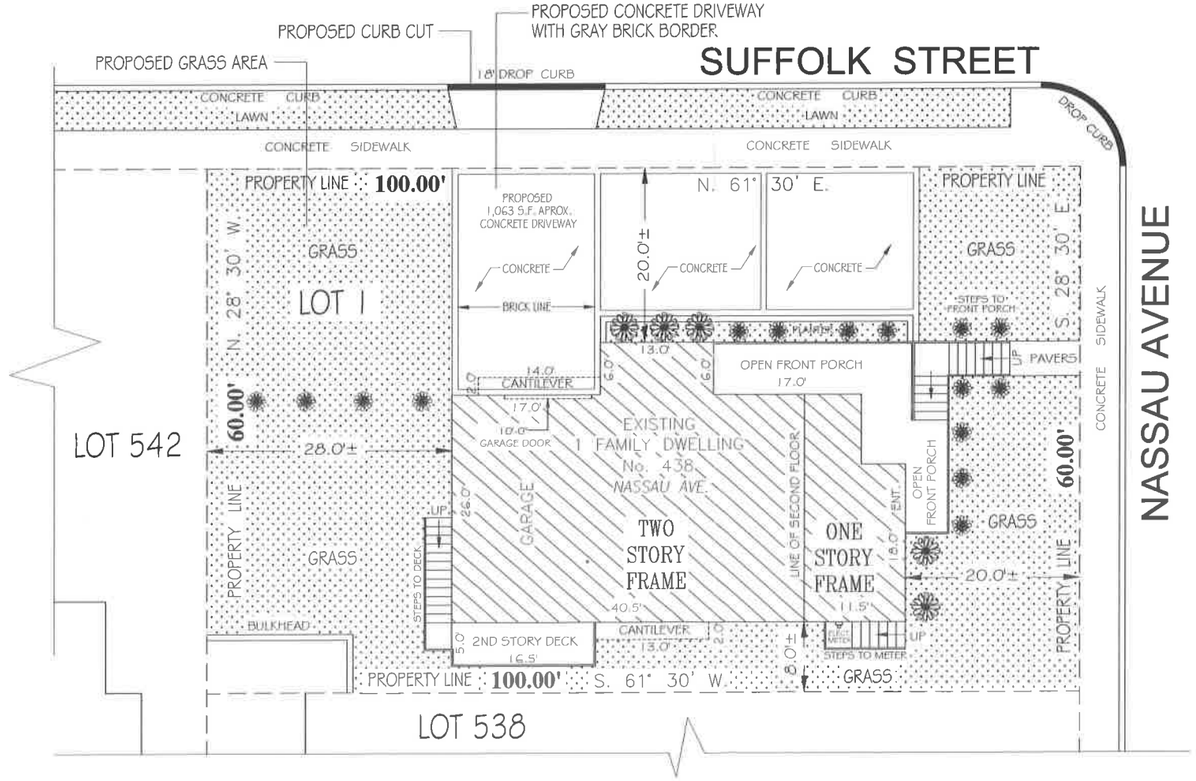
PLANS FILED FOR:
- PROPOSED CONCRETE DRIVEWAY 1,063 S.F. APROX.

NO CHANGE IS BULK, FOOT PRINT, F.A.R OR YARDS.
NO CHANGE IN USE, OCCUPANCY OR EXITS.

DRAWING LIST

Z0-100.00 SITE INFORMATION
PLOT PLAN





EXISTING PLOT PLAN

SCALE 1/8" = 1'-0"

PROPOSED PLOT PLAN

SCALE 1/8" = 1'-0"

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PROPERTY LOCATION:
438 NASSAU AVE
FREEPORT, NY 11520

LEGEND:
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW EXTERIOR
- NEW INTERIOR WALL

EXTERIOR FINISH SYSTEM
- CULTURED STONE SYSTEM
- VINYL SIDING SYSTEM
- BRICK VENNER SYSTEM

CM SD — HARDWIRED SMOKE DETECTOR AND CARBON MONOXIDE DETECTING DEVICE.
75 CFM MH EXHAUST FAN (WHERE IS REQUIRED)
EXISTING DOOR
NEW DOOR

REVISIONS

ARCHITECTURAL STUDIO, P.C.
GUSTAVO MUNOZ
71 BLUEBIRD LANE
PLAINVIEW, NY, 11803
(516)528-0656
munozgustavo50@gmail.com

HOPE DRAFTING SVC
BEATRIZ E FIRPO
125 CORTLAND STREET
COPIAGUE, NY, 11726
(631)575-6254
(917)251-7614
hopedraftingsvc@gmail.com

DRAWING NAME:
SITE INFORMATION
EXISTING PLOT PLAN
PROPOSED PLOT PLAN

STAMP A./E.:

DATE:

DRAWING No:
Z0-100.00

DATE: 05/30/2025

PAGE No: 1 OF 1

DOB STAMP:

DOB APPLICATION #:
20254173

tio Date: 6/10/25
aic $225.00

SP# 3837

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

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

PROPERTY ADDRESS: 26 W. Seaman Ave **ZONING DISTRICT** Residence A

SECTION 55 **BLOCK** N **LOT** 48 **LOT SIZE:** 187.11 x 50

☐ TENANT **APPLICANT** ☐ LESSEE	**PROPERTY OWNER**
Name: Same	Name: Ely Oloroso Garcia
Address:	Address: 26 West Seaman Ave Freeport, NY 11520
Telephone #:	Telephone #: 516 288-6466

Attorney Name: Morano Expediting
(optional) Phone #: 631-698-5602

Address: PO Box 39 Bethpage NY 11714

Present Land Use: Residential

Proposed Land Use: Same

Description of Proposed Work: Proposed fire repair and extend height of roof and rebuild second story deck

I request a preliminary meeting: ____ YES ✓ NO

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

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

✓ RW YES ____ NO

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Ely Oloroso G
APPLICANT'S SIGNATURE

5/5/25
DATE

Sworn to before me this 5th day of June, 2025.

Notary Public

STACEY BEILINSON
Notary Public, State of New York
NO. 01BE6161691
Qualified in Nassau County
Commission Expires Feb. 26, 2027

****

Property Owner's Consent:

I, Ely Oloroso Garcia am (are) the owner(s) of the subject property and consent to the filing of this application.

Ely Oloroso G
PROPERTY OWNER'S SIGNATURE

5/5/25
DATE

Sworn to before me this 5th day of June, 2025.

Notary Public

STACEY BEILINSON
Notary Public, State of New York
NO. 01BE6161691
Qualified in Nassau County
Commission Expires Feb. 26, 2027

****

FOR VILLAGE USE ONLY

Site Plan Public Hearing Required: ____ YES ____ NO

Date of Hearing: _____

Date of Decision: _____

____ Approved ____ Denied

Village Clerk's Signature: _____ Date: _____

Planning Board Signature: _____ Date: _____

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

INC. VILLAGE OF FREEPORT

Department of Buildings

46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520
(516) 377-2242
FAX (516) 377-2493
E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

ROBERT T. KENNEDY
MAYOR

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER
June 10, 2025

Ely Oloroso Garcia
26 W Seaman Ave
Freeport, NY 11520

RE: **26 W Seaman Ave, Freeport, NY**
Zoning District – Residence A Sec. 55 Blk. N Lot 48
Building Permit Application #20254098
Description: Proposed fire repair and extend height of the roof on second floor.

Dear Sir/Madam

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

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

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

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

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VILLAGE OF FREEPORT, NY

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings
/Daniela Hernandez
cc: Village Clerk
ZBA Approval Needed: **NO**

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X **Negative Declaration** ____ **Positive Declaration**

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

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

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

Project:

Building Permit App. 20254098

Location: 26 W Seaman Ave, Freeport, NY

Applicant: Ely Oloroso Garcia

Description: Proposed fire repair and extend height of the roof on second floor.

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)

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Dated: June 10, 2025

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.

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y. APPLICATION NO. _____

Filing Date _____

Application for Erection of Buildings or Alterations

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

I. LOCATION OF BUILDING

AT (LOCATION) 266 W. Seaman Ave (No.) (Street) ZONING DISTRICT _____

BETWEEN North Main St. (Cross Street) AND N. Ocean Ave (Cross Street)

SECTION 55 BLOCK 11 LOT 48 APPROX. LOT SIZE 187.11 x 50 LOT AREA A

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 [X] Repair (replacement)
5 [ ] Bulkhead (New, Repair)
6 [ ] Fence
7 [ ] Moving (relocation)

B. PROPOSED OR EXISTING USE

RESIDENTIAL
11 [X] 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 _____

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C. COST

10 TOTAL COST OF IMPROVEMENT $ 250,000

D. DESCRIPTION OF PROJECT

Proposed fire repair

III. IDENTIFICATION – To be completed by all applicants

	NAME	MAILING ADDRESS – Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	Ely Olaroso Garcia	266 W Seaman Ave Freeport, NY 11520	
2. Contractor	AEG Restoration	880 Willis Ave. Albertson NY 11507	516-488-68-68
3. Architect or Engineer	Gaby Tchilinguirian	18 Mitchell Rd. Westhampton Beach NY 11978	

IV. OWNER - CONTRACTOR STATEMENT

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

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

STACEY BEILINSON
Notary Public, State of New York
NO. 01BE6161691
Qualified in Nassau County
Commission Expires Feb. 26, 2027

Contractor or Owner Ely Olaroso Garcia (Print)

Address 266 W Seaman Ave

Phone 516-288-6466

State of New York

County of Nassau

Ely Olaroso Garcia (Print) being duly sworn, says that he (He or She) is the contractor or owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of his (His or Her) knowledge and belief and agrees to conform to all applicable laws of this

V. FLOOD ZONE

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

IS PROJECT TO REPAIR FLOOD DAMAGE? ✓
YES _____ NO _____

PROJECT DESCRIPTION

Total/First Flr Square Feet 3257

Upper Flrs Square Feet

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information

Ely Oloroso Garcia

Name of Action or Project:
Garcia Residence

Project Location (describe, and attach a location map):
26 W. Seaman Ave. Freeport NY 11520

Brief Description of Proposed Action:
proposed fire repair

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VILLAGE OF FREEPORT

Name of Applicant or Sponsor:	Telephone: 516-288-6406
Ely Oloroso Garcia	E-Mail: sulioloroso@gmail.com

Address:
26 W Seaman Ave

City/PO:	State:	Zip Code:
Freeport	NY	11520

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	✓	
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	✓	

3.a. Total acreage of the site of the proposed action? .2204 acres
b. Total acreage to be physically disturbed? 0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0 acres

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

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information

Ely Oloroso Garcia

Name of Action or Project:
Garcia Residence

Project Location (describe, and attach a location map):
26 W. Seaman Ave. Freeport NY 11520

Brief Description of Proposed Action:
proposed fire repair

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VILLAGE OF FREEPORT

Name of Applicant or Sponsor:	Telephone: 516-238-6406
Ely Oloroso Garcia	E-Mail: sulidoross@gmail.com

Address:
26 W Seaman Ave

City/PO:	State:	Zip Code:
Freeport	NY	11520

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	✓	
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	✓	

3.a. Total acreage of the site of the proposed action? .2204 acres
b. Total acreage to be physically disturbed? 0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0 acres

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

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

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

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

Applicant/sponsor name: Ely Alonso Garcia Date: 1-2-25

Signature: Ely Alonso G

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

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

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

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

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

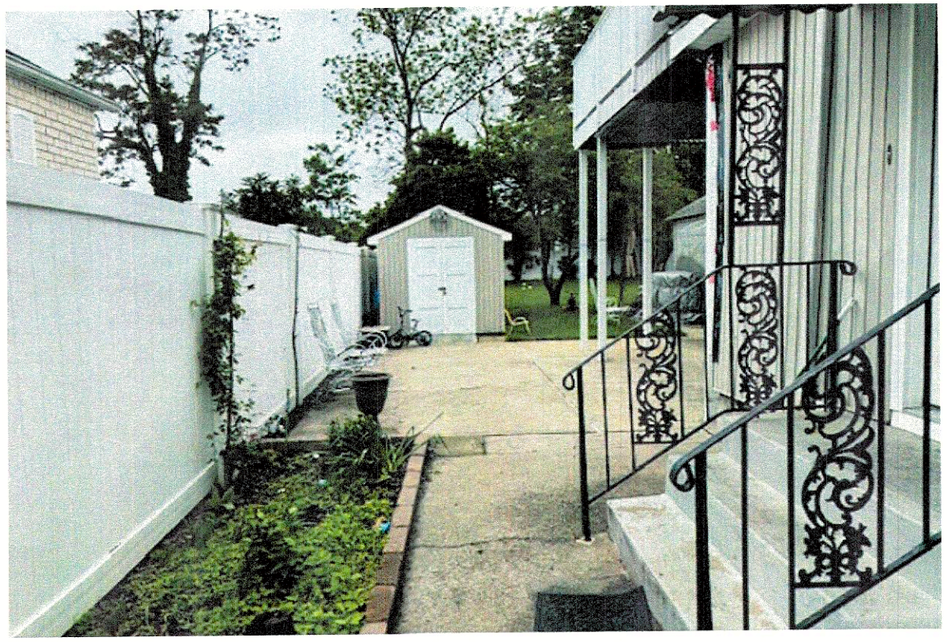
☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

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



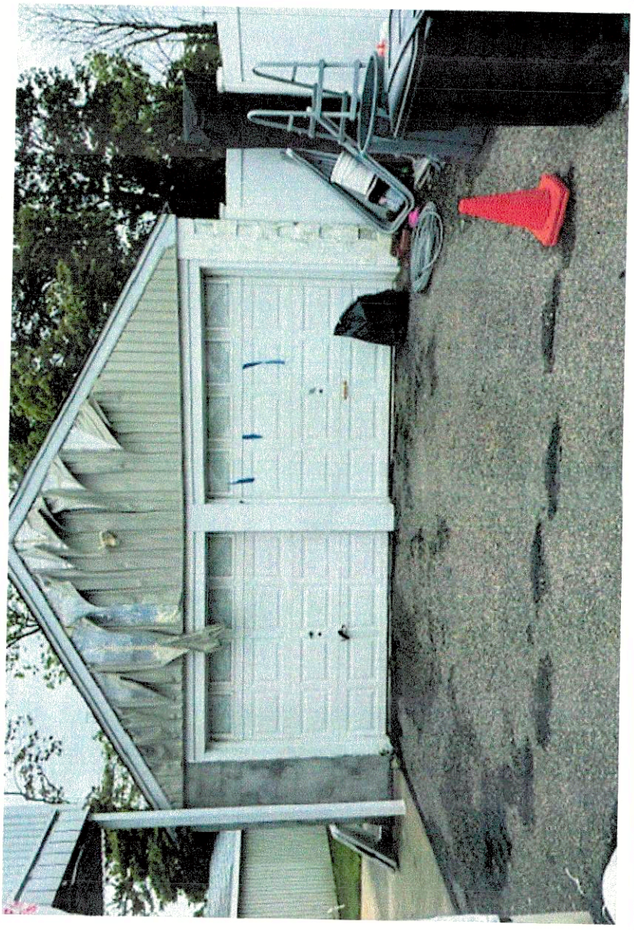




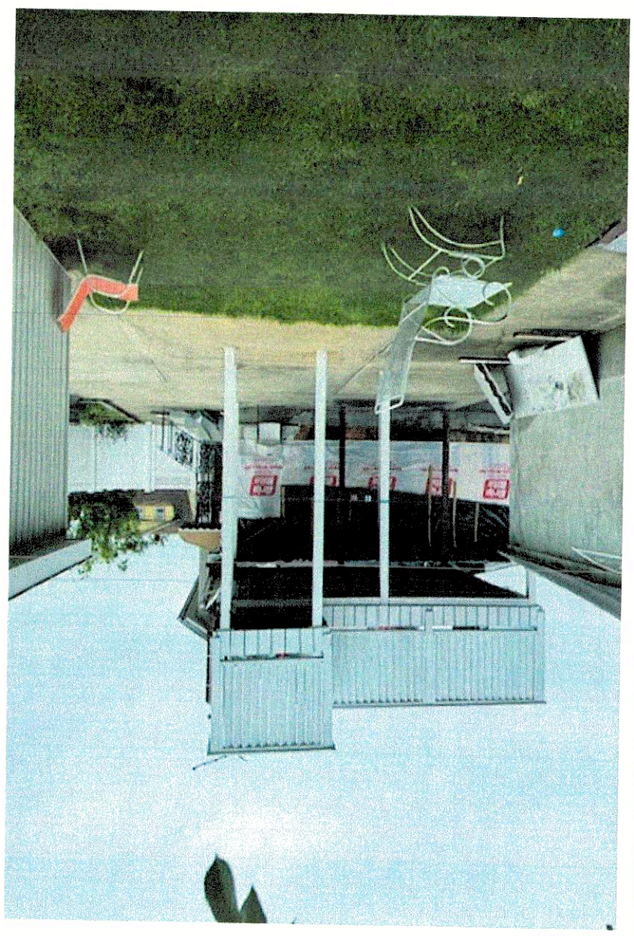


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30 Seaman ave.



23 Seaman ave.







27 Seaman ave.



28 Seaman ave.

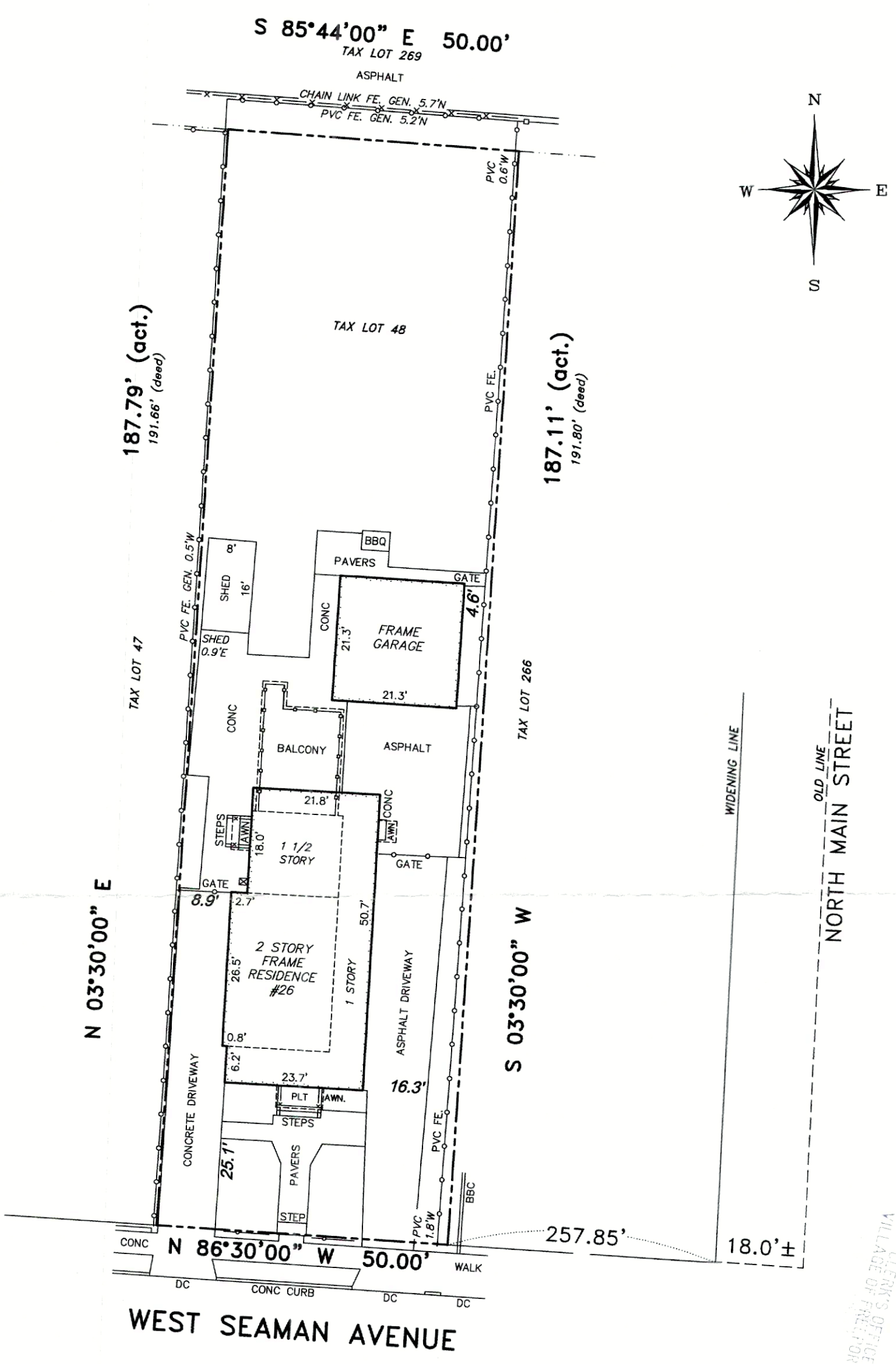
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FREEPORT, NY

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UNDERGROUND, OVERHEAD AND GROUND-LEVEL UTILITIES ARE NOT CERTIFIED AS TO EXISTENCE, LOCATION, ACCURACY, TYPE OR USE, ACTIVE OR INACTIVE. VERIFICATION IS MANDATORY WITH MUNICIPAL AGENCIES AND/OR PUBLIC OR PRIVATE UTILITY COMPANIES AND SURFACE MARK-OUT SERVICE PRIOR TO CONSTRUCTION OR EXCAVATION.

SURVEY OF PROPERTY

SITUATED IN

INCORPORATED VILLAGE OF FREEPORT

TOWN OF HEMPSTEAD COUNTY OF NASSAU STATE OF NEW YORK

SCALE: 1"=20'

DATE: NOVEMBER 8, 2024

REVISED:

NCTM SECTION 55 BLOCK N LOT 48

Rich Vento Land Surveying

106 Aspinwall Street, Westbury, New York 11590

(516)503-0779 / email: info@rvlandsurveying.com

STATE OF NEW YORK
RICHARD VENTO
050239
LICENSED LAND SURVEYOR



NOTE: ALL ROOFING TO BE GAF: TIMBERLINE CHARCOAL SHINGLES (TYPICAL)

NOTE: ALL SOFFITS TO BE WHITE ALUMINUM CAPPING

NOTE: ALL WINDOW TRIM TO BE WHITE VINYL

WHITE METAL AWNING

NOTE: ALL SIDING TO BE PACIFIC BLUE VINYL (TYPICAL)

NOTE: ALL RAILING AND GUARDRAILS TO BE WHITE COMPOSITE

NOTE: BRICK STEPS WITH BLUESTONE TOPPING

FRONT NORTH-EAST ELEVATION

NTS



FRONT NORTH-WEST ELEVATION

NTS

NOTE: ALL RAILING AND GUARDRAILS TO BE WHITE COMPOSITE



NOTE: ALL ROOFING TO BE GAF: TIMBERLINE CHARCOAL SHINGLES (TYPICAL)

NOTE: ALL SOFFITS TO BE WHITE ALUMINUM CAPPING

NOTE: ALL WINDOW TRIM TO BE WHITE VINYL

WHITE METAL AWNING

NOTE: ALL SIDING TO BE PACIFIC BLUE VINYL (TYPICAL)

NOTE: ALL RAILING AND GUARDRAILS TO BE WHITE COMPOSITE

NOTE: BRICK STEPS WITH BLUESTONE TOPPING

NOTE: ALL COLUMNS TO BE WRAPPED WITH WHITE COMPOSITE TRIM

REAR SOUTH-EAST ELEVATION

NTS

NOTE: ALL RAILING AND GUARDRAILS TO BE WHITE COMPOSITE



NOTE: ALL COLUMNS TO BE WRAPPED WITH WHITE COMPOSITE TRIM

FRONT SOUTH-WEST ELEVATION

NTS

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OFFICE: (516) 297-6917

THE OLOROSO-GARCIA RESIDENCE

FIRE REPAIR RESTORATION PROJECT
26 W SEAMAN AVENUE
FREEPORT, NY 11520

CHECKED & APPROVED BY:
GABY TCHILINGUIRIAN R.A.

DRAWN BY: GGT

SHEET TITLE:
TITLE - PLOT PLAN

Date: MARCH 2025

GABY TCHILINGUIRIAN AIA, NCARB

SEAL AND SIGNATURE

DRAWING NUMBER:

A-R

PROJECT TITLE:

THE OLOROSO-GARCIA RESIDENCE

PROJECT ADDRESS:

FIRE REPAIR RESTORATION PROJECT
26 W SEAMAN AVENUE - FREEPORT, NY 11520

GABY TCHILINGUIRIAN, R.A. ARCHITECT P.C.

18 MITCHELL ROAD - WESTHAMPTON BEACH - NY 11978

Office - (516) 297-6917
www.NYarchitectGT.com NYarchitectGT@Gmail.com

DRAWING LIST:

A-R: ARCHITECTURAL RENDERINGS

A-1: TITLE SHEET (APPLICANT & ADDRESS) PLOT PLAN AND ZONING INFORMATION

A-2: FIRST FLOOR - SECOND FLOOR PLANS - NOTES - DETAILS

A-3: ROOF PLAN- NOTES - DETAILS

A-4: BUILDING ELEVATIONS

A-5: SECTION - BUILDING DETAILS

LEGEND OF MATERIALS

- EXISTING WORK TO BE REMOVED
- NEW FOUNDATION $\frac{3500}{4000}$ PSI
- (1) NEW 2x4 WD. STUDS 16" O.C. 1/2" GYP. ON INTERIOR. R-20 INSULATION BET. BUILD. 1/2" CDX SHEATHING, 15 POUND BUILDING PAPER & EXTERIOR SIDING AS PER OWNERS SELECTION
- (2) NEW/EXISTING 2x4 WD. STUDS 16" O.C. 1/2" GYP. ON INTERIOR BOTH SIDES SOUND W/ ACOUSTICAL INSULATION BETWEEN LIVING SLEEPING SPACES
- (3) NEW 2x4 WD. STUDS 16" O.C. 1/2" GYP. ON INTERIOR BOTH SIDES
- EXISTING WORK TO REMAIN
- (E) EXISTING 2x4 FRAME STUDS TO BE REPAIRED, SISTERED AND OR REPLACED ONCE EXPOSED. REPLACE INSULATION AND ½" GYP. BOARD AS REQUIRED TO MAKE READY
- SD C ⊕ NYS APPROVED SMOKE AND CARBON DETECTOR
- (F) NEW FIRE RATED PARTITION 2x4 PRESSURE TREATED PARTITIONS WITH (2) LAYERS ⅝" TYPE "X" GYP. BD. EA. SIDE CEILING TO RECEIVE (2) LAYERS ⅝" GYP. BD.
- (PT) NEW MOISTURE REPELLENT PARTITIONS 2x4 PRESSURE TREATED BOT. PLATE WITH (1) LAYERS ½" PAPERLESS WATER REPELLENT GYP. BOARD INTERIOR

THE PRODUCTION OF THESE DOCUMENTS HAVE BEEN GENERATED USING THE

LATEST EDITION OF THE NEW YORK STATE RESIDENTIAL CODE

DEMOLITION PERFORMANCE DISCLAIMER:

THE ARCHITECT AND OR HIS CONSULTANTS ASSUME NO RESPONSIBILITY FOR THE MEANS BY WHICH THE DEMOLITION IS PERFORMED. THE CONTRACTOR AND HIS SUB CONTRACTORS SHALL REMOVE AND/OR PERFORM ANY AND ALL DEMOLITION IN A PROFESSIONAL MANOR IN ACCORDANCE TO "GOOD GENERAL PRACTICES" SHOULD IN THE EVENT STRUCTURAL DAMAGE OCCUR DURING PERFORMING DEMOLITION PROCEDURES, THE G.C. SHALL STOP WORK IMMEDIATELY, TEMPORALLY STABILIZE AND CONTACT THE ARCHITECT IMMEDIATELY FOR RESOLUTION.

NORTH

✳ NOTE: ALL CONDITIONS ARE EXISTING AND SHALL REMAIN WITH NO CHANGE IN USE, EGRESS, OCCUPANCY AND OR ZONING PROPOSED UNDER THIS APPLICATION. SCOPE OF WORK SUBMITTED FOR THE DIRECT REPLACEMENT OF WATER/FIRE DAMAGED CONDITIONS AS PER PLANS SUBMITTED.

ENERGY CODE COMPLIANCE

I, THE HEREBY UNDERSIGNED NEW YORK STATE REGISTERED DESIGN PROFESSIONAL STATE THAT TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS AND/OR SPECIFICATIONS ARE IN COMPLIANCE WITH THE 2020 NEW YORK STATE RESIDENTIAL AND 2020 NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODES.

CODE COMPLIANCE

DRAWINGS HAVE BEEN PREPARED USING THE 2020 NEW YORK STATE RESIDENTIAL CODE, THE 2020 NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE, AND ALL ASSOCIATED STANDARDS REFERENCED THEREIN

NOTE:

CONTRACTOR RESPONSIBLE TO PROTECT AND SAFEGUARD ADJACENT PROPERTY W/ SILT FENCE, HAYBURM OR NATURAL GRADING TO NOT PERMIT RUNOFF OR DEBRIS TO DISTURB ADJACENT PROPERTY.

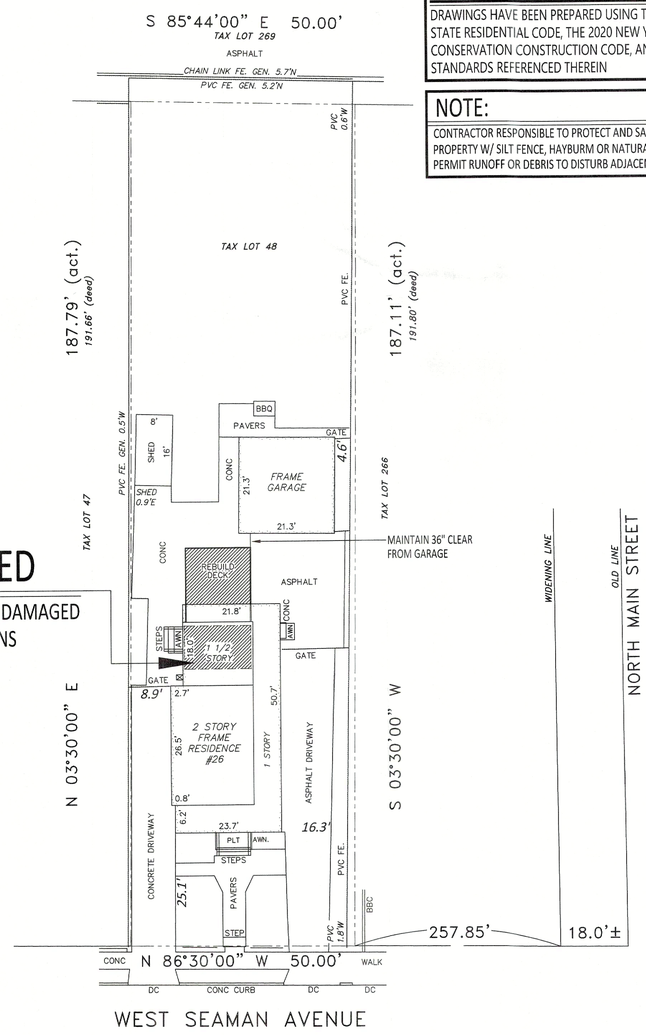
SCOPE NOTES:

AREA OF EXTENSIVE FIRE - WATER FRAME DAMAGE. G.C. TO DIRECT REPLACE ALL DAMAGED STRUCTURAL COMPONENTS AS REQUIRED TO MAKE READY FOR OCCUPANCY. FRAME REPLACEMENT NOT LIMITED TO AREA SHOWN, IN THE EVENT ADDITIONAL FRAME MEMBERS ARE EXPOSED AND FOUND DAMAGED G.C. TO DIRECT REPLACE AS WELL IN-KIND. THIS NOTE IS TYPICAL FOR THE ENTIRE DWELLING SHOWN ABOVE.
ALL DAMAGED PLUMBING SHALL REPLACED
FLOORS, WALLS AND CEILING INCLUDING INSULATION SHALL BE MADE READY.
ALL DAMAGED WINDOWS SHALL BE REPLACED
ALL DAMAGED STAIRS SHALL BE MADE READY AND FUNCTIONAL WITH HAND RAILS.
ALL CABINETS, ISLANDS, APPLIANCES, COUNTER TOPS AND BACK SPLASHES SHALL BE MADE READY.
OWNER TO APPROVE ALL ITEMS NOTED ABOVE.

SCOPE OF WORK PROPOSED

PLANS FILED TO REPAIR - REPLACE ALL FIRE/WATER DAMAGED BUILDING COMPONENTS OF DWELLING AS PER PLANS

ZONING INFORMATION:
"A" LOT: 9,355.5 S.F.
YARDS: FRONT: 25.1' (EXISTING NO CHANGE) SIDES: 8.9' & 16.3' (EXISTING NO CHANGE) REAR: 74.4' (EXISTING NO CHANGE)
COVERAGE: EXISTING: 3,257.7 S.F. (EXISTING NO CHANGE) COVERAGE %: 34.8
HEIGHT: 27.1' EXISTING



PLOT PLAN

SECTION: 55 BLOCK: N LOT: 48

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

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FREEPORT, NY 11520

CHECKED & APPROVED BY:
GABY TCHILINGUIRIAN R.A.
DRAWN BY: GGT

SHEET TITLE: TITLE - PLOT PLAN
Date: MARCH 2025

GABY TCHILINGUIRIAN AIA, NCARB

SEAL AND SIGNATURE

DRAWING NUMBER:
A-1

DEMOLITION PERFORMANCE DISCLAIMER:

THE ARCHITECT AND OR HIS CONSULTANTS ASSUME NO RESPONSIBILITY FOR THE MEANS BY WHICH THE DEMOLITION IS PERFORMED. THE CONTRACTOR AND HIS SUB CONTRACTORS SHALL REMOVE AND/OR PERFORM ANY AND ALL DEMOLITION IN A PROFESSIONAL MANOR IN ACCORDANCE TO "GOOD GENERAL PRACTICES" SHOULD IN THE EVENT STRUCTURAL DAMAGE OCCUR DURING PERFORMING DEMOLITION PROCEDURES, THE G.C. SHALL STOP WORK IMMEDIATELY, TEMPORALLY STABILIZE AND CONTACT THE ARCHITECT IMMEDIATELY FOR RESOLUTION.

HANDRAILS:

PROVIDE HANDRAILS AT ALL INTERIOR AND EXTERIOR STAIRWAYS WITH 4 OR MORE RISERS AS PER 2020 RC OF NYS R311.7.8

GLAZING:

ALL WINDOWS WITHIN 5'-0" OF A SHOWER OR TUB TO BE TEMPERED AS PER 2020 RC OF NYC R308.4.5.

ALL WINDOWS WITHIN 36" ABOVE WALKING SURFACE OF A STAIRCASE AND WITHIN 5'-0" OF THE BOTTOM OF THE STAIRS TO BE TEMPERED AS PER 2020 RC OF NYS R308.4.7.

EXTERIOR LUMBER NOTE:

ALL EXTERIOR LUMBER TO BE PRESSURE TREATED TYPE

ALL FASTENERS FOR PRESSURE TREATED WOOD ARE TO BE HOT DIPPED GALVANIZED OR STAINLESS STEEL AS PER R319.3.

R308.4 - GLAZING IN HAZARDOUS LOCATIONS:

GLAZING IN THE FOLLOWING AREAS SHALL BE TEMPERED SAFETY GLAZING: GLASS IN SWINGING AND SLIDING DOORS AND FIXED SIDELIGHTS, TUB AND SHOWER ENCLOSURES, ADJACENT TO DOORS WITHIN 24", AND WINDOWS WITH AREAS OF GLASS GREATER THAN 9 SQUARE FEET, HAVING THE BOTTOM EDGE OF GLAZING LESS THAN 18" ABOVE THE FLOOR, THE TOP EDGE OF GLAZING MORE THAN 36" ABOVE THE FLOOR AND A WALKING SURFACE WITHIN 36" HORIZONTALLY FROM THE GLAZING.

CARBON MONOXIDE DETECTION NOTES:

1. THE DWELLING UNIT SHALL BE EQUIPPED WITH AN APPROVED TYPE CARBON MONOXIDE DETECTOR DEVICE, RECEIVING PRIMARY POWER FROM THE BUILDING WIRING WITH NO SWITCHES IN THE CIRCUIT OTHER THAN THE OVER CURRENT DEVICE PROTECTING THE BRANCH CIRCUIT
2. CARBON MONOXIDE DETECTORS MUST BE DIGITAL READ OUT TYPE
3. ALL CARBON MONOXIDE MUST BE INSTALLED WITHIN 10'-0" OF THE ENTRANCE TO ANY SLEEPING ROOM CEILING MOUNTED AND INDICATED ON PLAN

SMOKE DETECTION NOTES:

1. THE DWELLING UNIT SHALL BE EQUIPPED WITH AN APPROVED TYPE SMOKE DETECTOR DEVICE, RECEIVING PRIMARY POWER FROM THE BUILDING WIRING WITH NO SWITCHES IN THE CIRCUIT OTHER THAN THE OVER CURRENT DEVICE PROTECTING THE BRANCH CIRCUIT
2. SUCH SMOKE DETECTORS MUST BE EITHER THE IONIZATION CHAMBER TYPE OR THE PHOTOELECTRIC DETECTOR TYPE
3. ALL SMOKE DETECTORS MUST BE INSTALLED WITHIN 10'-0" OF THE ENTRANCE TO ANY SLEEPING ROOM CEILING MOUNTED AND INDICATED ON PLAN SMOKE DETECTORS REQUIRED IN EACH SLEEPING ROOM

LOAD PATH NOTE:

ONCE STRUCTURE HAS BEEN EXPOSED CONTRACTOR TO REVIEW ALL LOAD BEARING WALLS FROM HIGHEST LEVEL OF DWELLING TO EXISTING FOUNDATION. SHOULD ANY LOAD BEARING WALLS BE EXPOSED OTHER THAN WHAT HAS BEEN SHOWN ON THESE PLANS CONTRACTOR TO STOP ALL WORK IMMEDIATELY AND CONTACT ARCHITECT FOR INSTRUCTIONS TO PROCEED.

SCOPE NOTES:

AREA OF EXTENSIVE FIRE - WATER FRAME DAMAGE. G.C. TO DIRECT REPLACE ALL DAMAGED STRUCTURAL COMPONENTS AS REQUIRED TO MAKE READY FOR OCCUPANCY. FRAME REPLACEMENT NOT LIMITED TO AREA SHOWN, IN THE EVENT ADDITIONAL FRAME MEMBERS ARE EXPOSED AND FOUND DAMAGED G.C. TO DIRECT REPLACE AS WELL IN-KIND. THIS NOTE IS TYPICAL FOR THE ENTIRE DWELLING SHOWN ABOVE.

ALL DAMAGED PLUMBING SHALL REPLACED

FLOORS, WALLS AND CEILING INCLUDING INSULATION SHALL BE MADE READY.

ALL DAMAGED WINDOWS SHALL BE REPLACED

ALL DAMAGED STAIRS SHALL BE MADE READY AND FUNCTIONAL WITH HAND RAILS.

ALL CABINETS, ISLANDS, APPLIANCES, COUNTER TOPS AND BACK SPLASHES SHALL BE MADE READY.

OWNER TO APPROVE ALL ITEMS NOTED ABOVE.

UTILITY NOTE:

G.C. TO VERIFY LOCATION OF ALL BELOW GROUND UTILITY LINES PRIOR TO THE DEMOLITION OF ANY BELOW GRADE EXCAVATIONS INCLUDING BUT NOT LIMITED TO GAS, ELECTRIC, SPRINKLER AND WATER LINES.

NOTE: ONCE STRUCTURE HAS BEEN FULL EXPOSED G.C. TO VERIFY JOIST DIRECTION AND MATCH ALL FIRE DAMAGED FRAMING IN-KIND AND DIRECTION UNLESS OTHERWISE NOTED (TYPICAL)

MANDATORY OWNER MATERIAL APPROVAL:

NOTE: ALL FIXTURES TO BE PRE-APPROVED BY UNIT OWNER PRIOR TO ANY ORDERING
NOTE: ALL FINISH FLOORING TO BE PRE-APPROVED BY OWNER PRIOR TO ANY ORDERING
NOTE: ALL TILES TO BE PRE-APPROVED BY OWNER PRIOR TO ANY ORDERING
NOTE: ALL PAINT AND GROUT COLOR TO BE PRE-APPROVED BY OWNER PRIOR TO ANY ORDERING
NOTE: ALL LIGHTING UNITS/FIXTURES TO BE PRE-APPROVED BY OWNER PRIOR TO ANY ORDERING
NOTE: ALL INTERIOR DOORS TO BE SOLID CORE AND BE PRE-APPROVED BY OWNER PRIOR TO ANY ORDERING

MECHANICAL ROOM NOTES:

PROVIDE (2) LAYER 5/8" EIRE RATED TYPE "X" GYP. BD. ON ALL WALLS AND CEILINGS WITH-IN BOILER ROOM AND (2) LAYER 5/8" TYPE "X" GYP. BD. OPP. SIDE ON ALL WALLS AND CEILINGS ADJACENT TO LIVING SPACE AS REQUIRED.

PROVIDE NON COMB. MATERIAL & CLEARANCES AROUND MECHANICAL EQUIPMENT AS PER NYS CODE AND MANUFACTURES SPECIFICATIONS.

PROVIDE VENTING OF MECHANICAL ROOM AS PER NYS CODE AND MANUFACTURES SPECIFICATION

INSTALLATION OF BOILER/MECHANICAL UNITS SHALL BE VERIFIED AND INCLUDED IN OWNERS BID PRIOR TO ANY CONSTRUCTION. SHOULD CLEARANCES ASSURE ARISE ALL WORK SHALL STOP AND ARCHITECT TO BE NOTIFIED IMMEDIATELY FOR CLARIFICATION AND OR RESOLUTION.

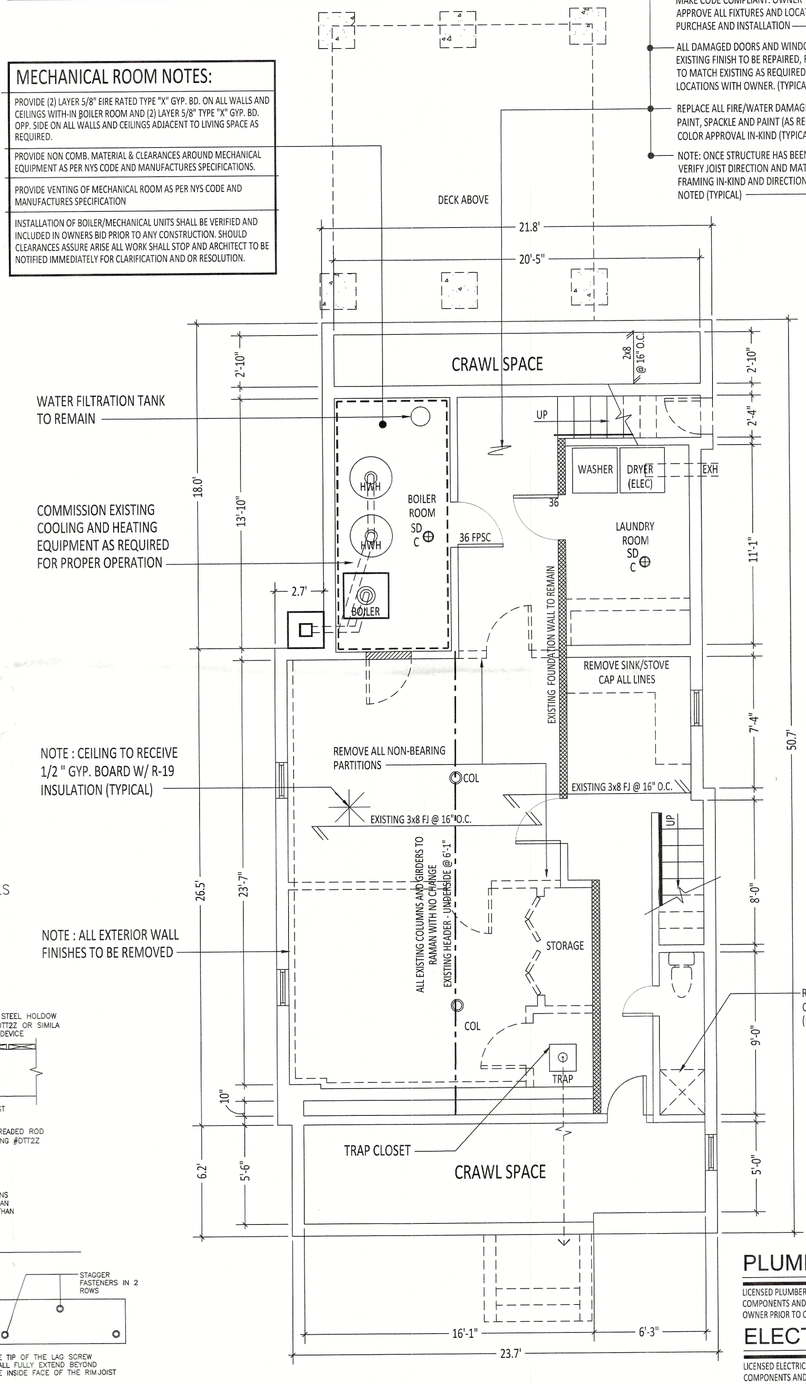
NOTE: ALL DIMENSIONS ARE PLUS AND MINUS. G.C. TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO ANY WORK PERFORMED AND OBTAIN WRITTEN APPROVAL/SIGN-OFF PRIOR TO ANY INTERIOR PARTITION WORK PERFORMED

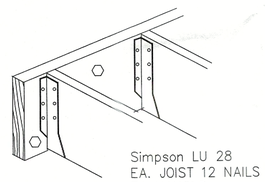
NOTE: LICENSED ELECTRICIAN TO REPLACE DAMAGED ELECTRICAL SWITCHES, OUTLETS, GFI OUTLETS, ELECTRICAL LINES AND FIXTURES AS REQUIRED TO MAKE CODE COMPLIANT. OWNER TO SELECT AND OR APPROVE ALL FIXTURES AND LOCATIONS PRIOR TO PURCHASE AND INSTALLATION

ALL DAMAGED DOORS AND WINDOWS TO BE REPLACED EXISTING FINISH TO BE REPAIRED, FINISHED AND PAINTED TO MATCH EXISTING AS REQUIRED. FINALIZE WINDOW LOCATIONS WITH OWNER. (TYPICAL)

REPLACE ALL FIRE/WATER DAMAGED CEILING GYP. BOARD PAINT, SPACKLE AND PAINT (AS REQUIRED) AS PER OWNERS COLOR APPROVAL IN-KIND (TYPICAL)

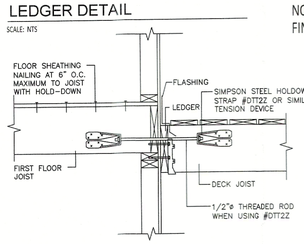
NOTE: ONCE STRUCTURE HAS BEEN FULL EXPOSED G.C. TO VERIFY JOIST DIRECTION AND MATCH ALL FIRE DAMAGED FRAMING IN-KIND AND DIRECTION UNLESS OTHERWISE NOTED (TYPICAL)





LEDGER DETAIL

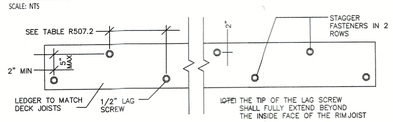
SCALE: NTS



NOTE: HOLD-DOWN TENSION DEVICES SHALL BE INSTALLED IN NOT LESS THAN TWO LOCATIONS PER DECK, AND EACH DEVICE SHALL HAVE AN ALLOWABLE STRESS DESIGN OF NOT LESS THAN 1 500 POUNDS

DETAIL @ DECK ATTACH

SCALE: NTS



DETAIL @ LEDGER BOARD

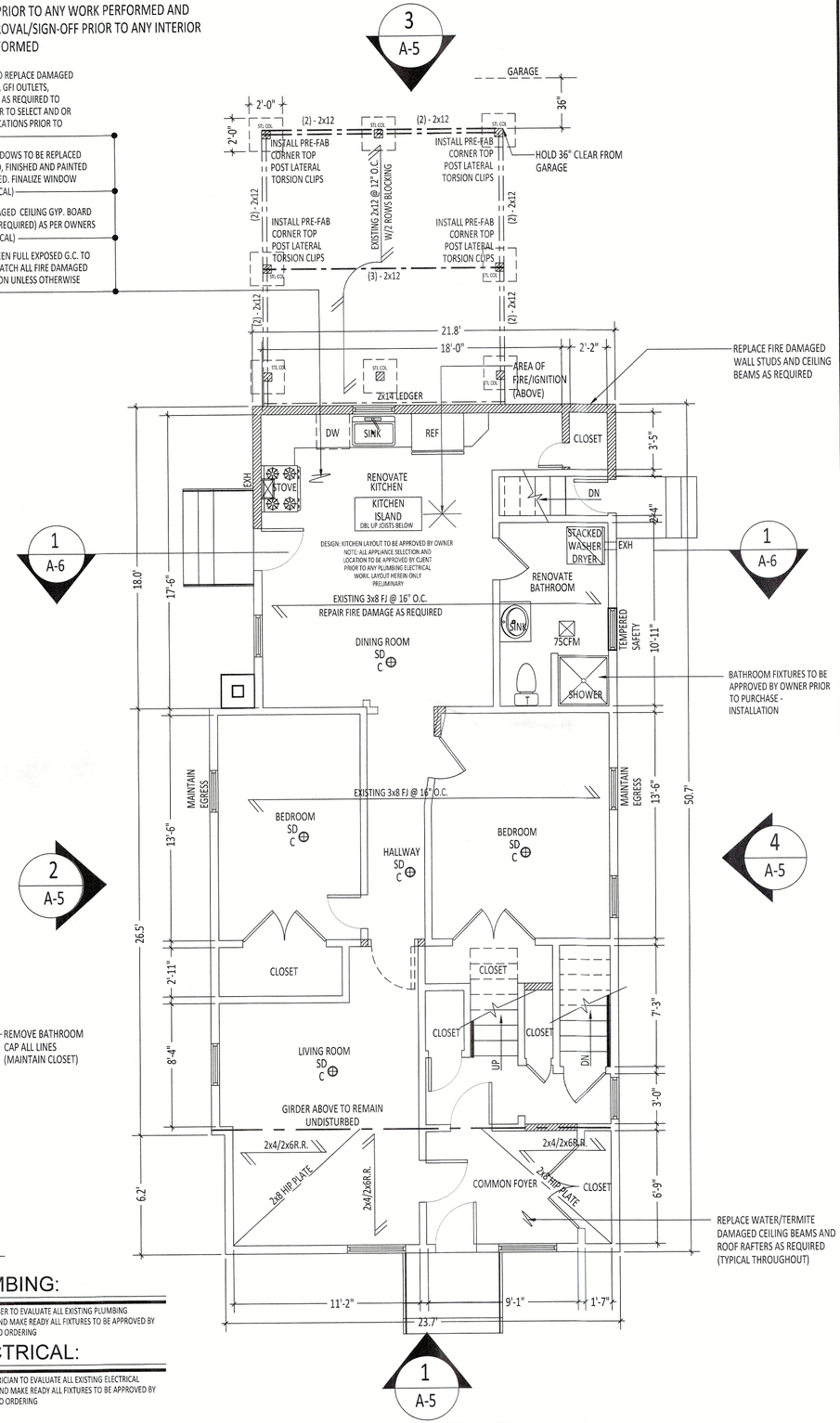
SCALE: NTS

PLUMBING:

LICENSED PLUMBER TO EVALUATE ALL EXISTING PLUMBING COMPONENTS AND MAKE READY ALL FIXTURES TO BE APPROVED BY OWNER PRIOR TO ORDERING

ELECTRICAL:

LICENSED ELECTRICIAN TO EVALUATE ALL EXISTING ELECTRICAL COMPONENTS AND MAKE READY ALL FIXTURES TO BE APPROVED BY OWNER PRIOR TO ORDERING



1 CELLAR FLOOR PLAN

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

2 FIRST FLOOR PLAN

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

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THE OLOROSO-GARCIA RESIDENCE

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26 W SEAMAN AVENUE
FREEPORT, NY 11520

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CHECKED & APPROVED BY: GABY TCHILINGUIRIAN R.A.
DRAWN BY: GGT

SHEET TITLE: FIRST - SECOND FLOOR PLAN - DETAILS
Date: MARCH 2025

GABY TCHILINGUIRIAN AIA, NCARB

SEAL AND SIGNATURE

DRAWING NUMBER:

A-2

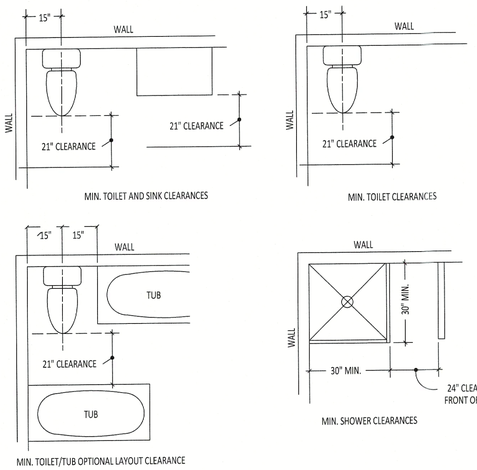


FIGURE R307.1 MINIMUM FIXTURE CLEARANCES NTS

BATHROOM - KITCHEN LOCATION WALLS

WET AREA REQUIREMENTS; MOLD RESISTANCE NOTE AS PER NYS RES CODE: GYPSUM BOARD OR CEMENT BOARD, USED IN AN ASSEMBLY FOR THE FOLLOWING AREAS, SHALL HAVE A MOLD RESISTANCE RATING OF 10 IN ACCORDANCE WITH ASTM D3273: 1. WALLS OF BATHROOMS/LAUNDRY 2. PORTIONS OF WALLS WITHIN 2 FEET OF KITCHEN SINKS TO A HEIGHT OF 4 FEET ABOVE THE FLOOR; 3. PORTIONS OF WALLS WITHIN 2 FEET OF KITCHEN STOVES TO A HEIGHT OF 4 FEET ABOVE THE FLOOR

BATHROOM NOTE:

ALL BATHROOM GLAZING TO BE TEMPERED GLASS OPAQUE AS PER PLAN LOCATION

EACH BATHROOM TO HAVE A 75 CFM EXHAUST FAN. WIRE TO TIMER SWITCH AND VENT TO EXTERIOR THRU 4" ALUM. DUCT

DEMOLITION PERFORMANCE DISCLAIMER:

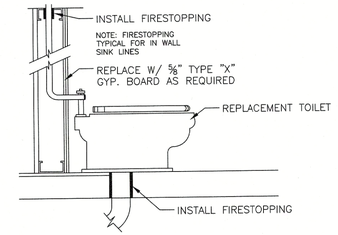
THE ARCHITECT AND OR HIS CONSULTANTS ASSUME NO RESPONSIBILITY FOR THE MEANS BY WHICH THE DEMOLITION IS PERFORMED. THE CONTRACTOR AND HIS SUB CONTRACTORS SHALL REMOVE AND/OR PERFORM ANY AND ALL DEMOLITION IN A PROFESSIONAL MANOR IN ACCORDANCE TO "GOOD GENERAL PRACTICES" SHOULD IN THE EVENT STRUCTURAL DAMAGE OCCUR DURING PERFORMING DEMOLITION PROCEDURES, THE G.C. SHALL STOP WORK IMMEDIATELY, TEMPORALLY STABILIZE AND CONTACT THE ARCHITECT IMMEDIATELY FOR RESOLUTION.

WINDOW NOTES:

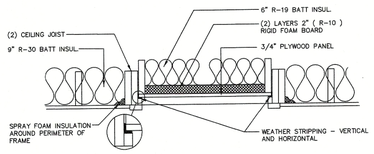
ALL WINDOWS SHALL HAVE INSULATING GLASS, OR SINGLE GLASS WITH STORM WINDOWS OR EQUAL. ANY SIZES INDICATED ON PLANS ARE NOMINAL ONLY. BUILDER/CONTRACTOR THE SHALL CONSULT WITH THE WINDOW MANUFACTURER TO DETERMINE EXACT SIZE, ROUGH OPENING, ETC. AT LEAST ONE WINDOW FROM EACH BEDROOM SHALL HAVE A NET CLEAR OPENING OF 5.7 S.F (GRADE FLOOR 5.0 S.F) W/ A NET HEIGHT OF 24", A NET CLEAR OPENING OF 20" AND A SILL HEIGHT OF 44" OR LESS ABOVE THE FLOOR FOR EGRESS PURPOSES. GLAZING IN DOORS AND FIXED GLAZED PANELS IMMEDIATELY ADJACENT TO DOORS OR WITH-IN 18" OF THE FLOOR SHALL BE TEMPERED GLAZING AS PER IBC, BOCA AND CABO AND STATE AND LOCAL CODES AND ORDINANCES

STAIRS & GUARD NOTE

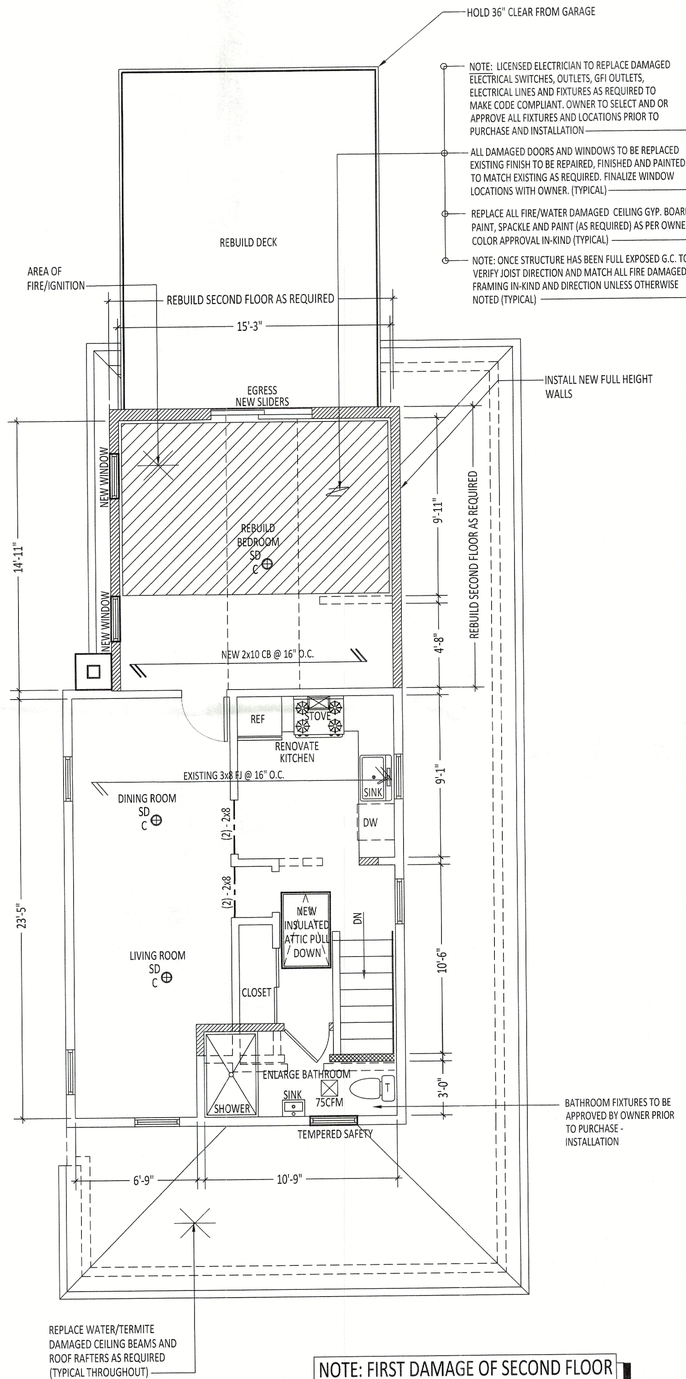
(TO COMPLY WITH 2020 R.C. OF NYS R311&R312)
-STAIRWAYS SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT
-MINIMUM HEADROOM HEIGHT TO BE 6'-8"
-MAX RISER SHALL NOT EXCEED 8
-MIN TREAD SHALL NOT BE LESS THAN 9"
-STAIR PROFILE: NOSINGS SHALL NOT BE LESS THAN ¾" NOR MORE THAN 1
-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 BETWEEN THE WALL AND THE HANDRAIL. HANDRAILS SHALL NOT PROJECT MORE THAN 4½" 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"



PLUMBING BREACH REPAIR



ATTIC ACCESS PANEL "B" NTS



NOTE: FIRST DAMAGE OF SECOND FLOOR SHALL BE REMOVED AND REPLACED WITH NEW AS PER FLOOR PLANS

1 SECOND FLOOR PLAN

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

2 ATTIC FLOOR PLAN

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

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THE OLOROSO-GARCIA RESIDENCE

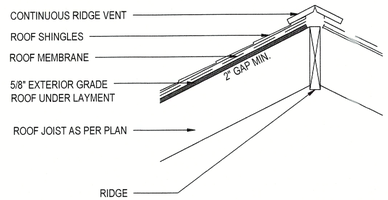
FIRE REPAIR RESTORATION PROJECT
26 W SEAMAN AVENUE
FREEPORT, NY 11520

CHECKED & APPROVED BY: GABY TCHILINGUIRIAN R.A.
DRAWN BY: GGT
SHEET TITLE: ROOF PLAN - DETAILS
Date: MARCH 2025

RECEIVED 2025 JUN 10 P 1:31

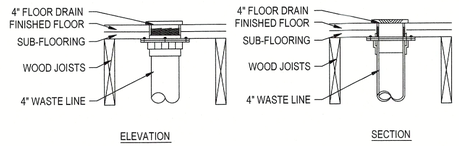
GABY TCHILINGUIRIAN AIA, NCARB
REGISTERED ARCHITECT GABY TCHILINGUIRIAN STATE OF NEW YORK
SEAL AND SIGNATURE

DRAWING NUMBER:
A-3



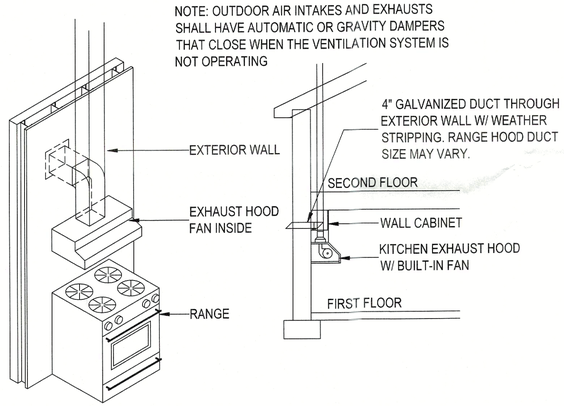
RIDGE DETAIL

NTS



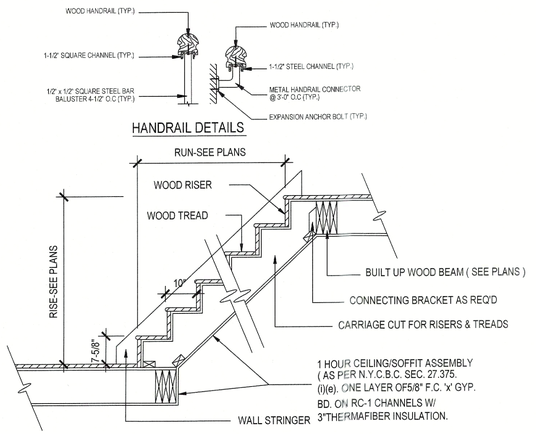
FLOOR DRAIN DETAIL IF REQUIRED

NTS



KITCHEN EXHAUST HOOD DETAIL

NTS



WOOD STAIR DETAIL IF REQUIRED

NTS

ROOFING NOTES:

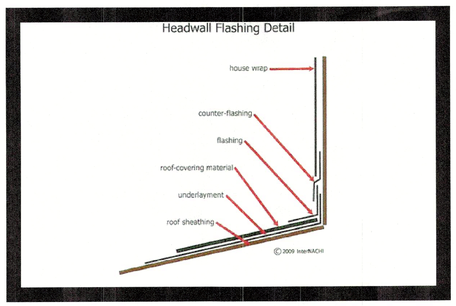
Asphalt strip shingles shall have a minimum of six fasteners per shingle in the 110-130 mph wind zones.

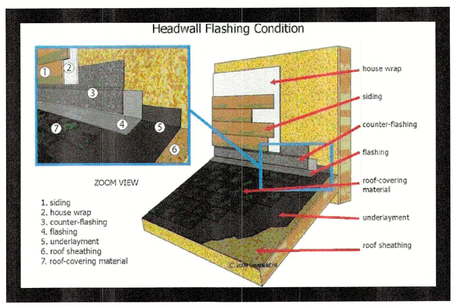
R905.1.2 ICE BARRIER. In areas where there has been a history of ice forming along eaves causing a backup of water as designated in Table R301.2(1), criteria so designates, an ice barrier that consists of a least two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet, shall be used in lieu of normal underlayment and extend from the lowest edges of all roof surfaces to a point at least 24 inches (610 mm) inside the exterior wall line of the building.

Tables R905.1.1(2) UNDERLAYMENT. For roof slopes from two units vertical in 12 units horizontal (17-percent slope), up to four units vertical in 12 units horizontal (33-percent slope), underlayment shall be two layers applied in the following manner. Apply a 19-inch (483 mm) strip of underlayment felt parallel to and starting at the eaves, fastened sufficiently to hold in place. Starting at the eave, apply 36- inch-wide (914 mm) sheets of underlayment, overlapping successive sheets 19 inches (483 mm), and fastened sufficiently to hold in place. Distortions in the underlayment shall not interfere with the ability of the shingles to seal. For roof slopes of four units vertical in 12 units horizontal (33-percent slope) or greater, underlayment shall be one layer applied in the following manner. Underlayment shall be applied shingle fashion, parallel to and starting from the eave and lapped 2 inches (51 mm), fastened sufficiently to hold in place. Distortions in the underlayment shall not interfere with the ability of the shingles to seal. End laps shall be offset by 6 feet (1829 mm).

R905.2.8.1 Base and cap flashing. Base and cap flashing shall be installed in accordance with manufacturer's installation instructions. Base flashing shall be of either corrosion-resistant metal of minimum nominal 0.019-inch (0.483 mm) thickness or mineral surface roll roofing weighing a minimum of 77 pounds per 100 square feet (3.76 kg/m2). Cap flashing shall be corrosion-resistant metal of minimum nominal 0.019-inch (0.50 mm) thickness.

R905.2.8.2 Valleys. Valley linings shall be installed in accordance with manufacturer's installation instructions before applying shingles. Valley linings of the following types shall be permitted:
1. For open valley (valley lining exposed) lined with metal, the valley lining shall be at least 24 inches (610 mm) wide and of any of the corrosion-resistant metals in Table R905.2.8.2.
2. For open valleys, valley lining of two plies of mineral surface roll roofing, complying with ASTM D3909 or D6380 Class M , shall be be permitted . The bottom layer shall be 18 inches (457 mm) and the top layer a minimum of 36 inches (914 mm) wide.
3. For closed valleys (valley covered with shingles), valley lining of one ply of smooth roll roofing complying with ASTM D 6380 at least 36 inches (914 mm) wide or valley lining as described in Items 1 and 2 above shall be permitted. Specialty underlayment complying with ASTMD 1970 may be used in lieu of the lining material.



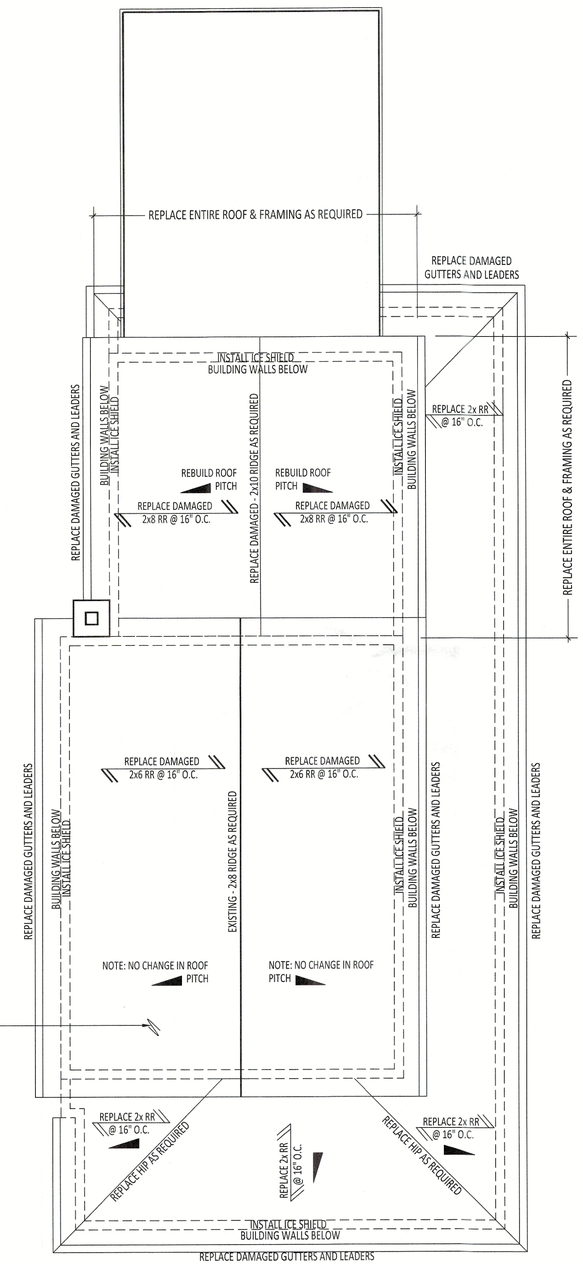


FLASHING DETAIL

NTS

R806.1 - ROOF VENTILATION REQUIRED:
ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16" AND 1/4" MAXIMUM. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION R802.7.REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR.

R806.2 - MINIMUM VENT AREA:
THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE.



1 ROOF PLAN

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

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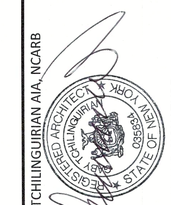
THE OLOROSO-GARCIA RESIDENCE

FIRE REPAIR RESTORATION PROJECT
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FREEPORT, NY 11520

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SHEET TITLE: ROOF PLAN - DETAILS
Date: MARCH 2025

GABY TCHILINGUIRIAN AIA, NCARB



SEAL AND SIGNATURE

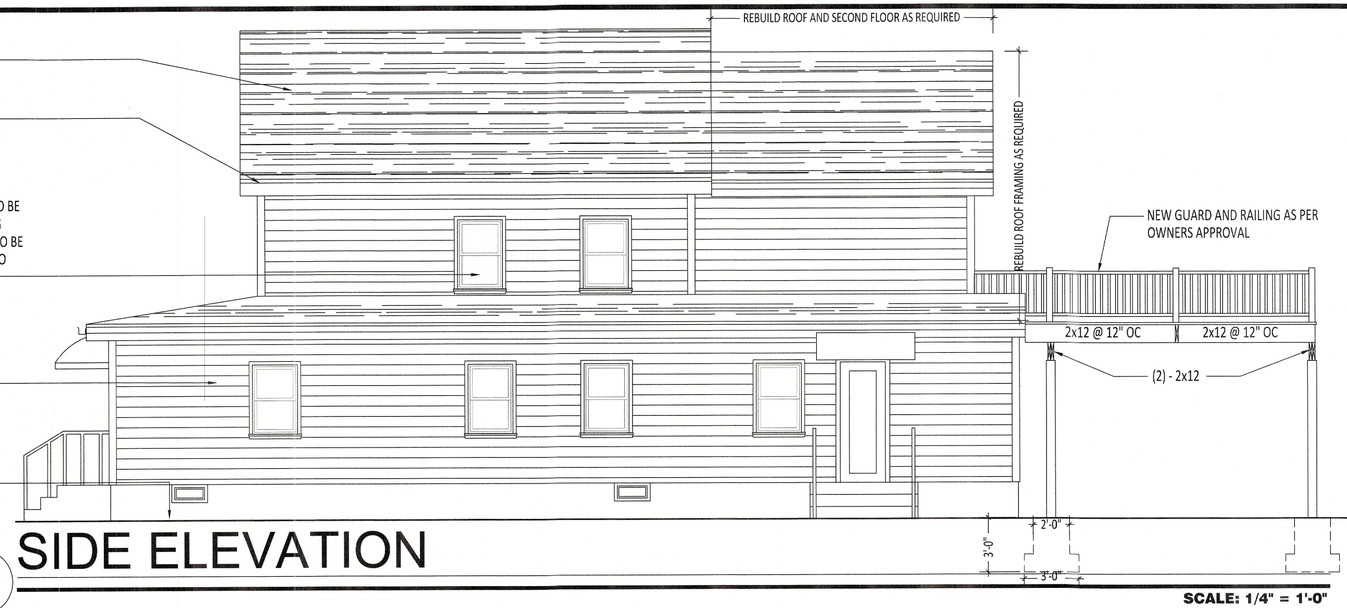
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1 FRONT ELEVATION

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



2 SIDE ELEVATION

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



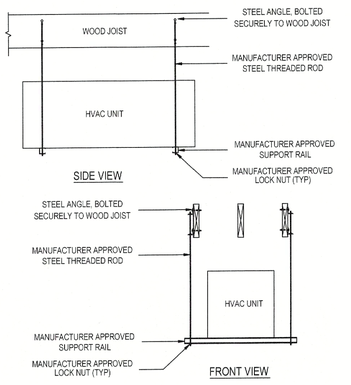
3 REAR ELEVATION

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



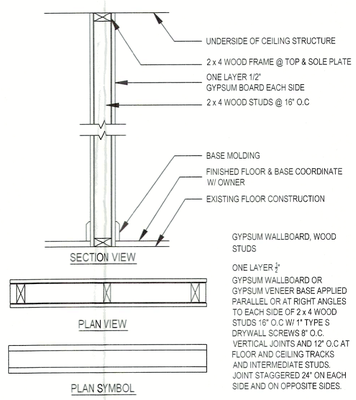
4 SIDE ELEVATION

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



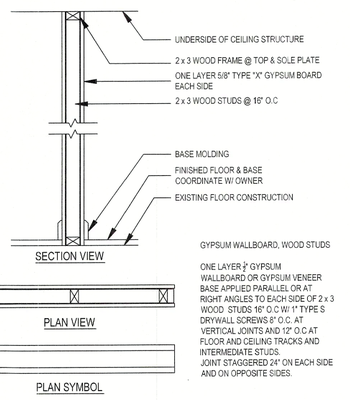
HUNG HVAC UNIT DETAIL

NTS



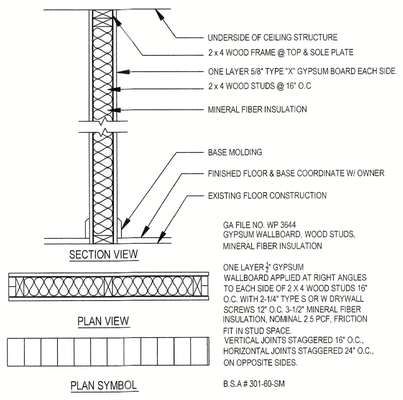
NON-RATED PARTITION (2 x 4 FRAME)

NTS



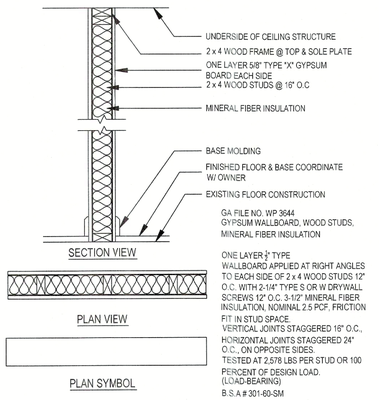
NON-RATED PARTITION (2 x 3 FRAME)

NTS



ONE HOUR RATED PARTITION (2 x 4 FRAME)

NTS



ONE HOUR RATED BEARING PARTITION (2 x 4 FRAME)

NTS

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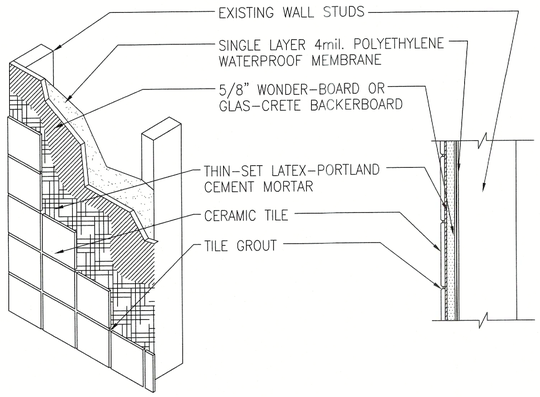
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Date: MARCH 2025

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SEAL AND SIGNATURE

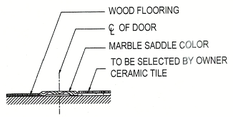
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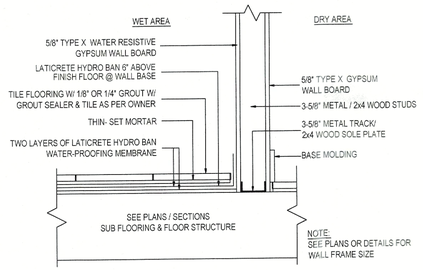
KITCHEN/BATH TILE WALL (NON RATED)

NTS



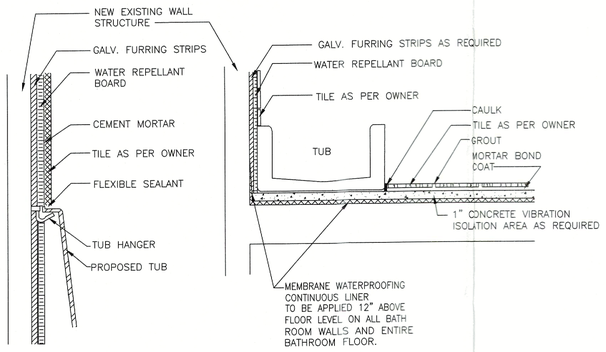
CERAMIC TILE TO WOOD

NTS



WATERPROOFING DETAIL (KITCHEN & BATH)

NTS



DETAIL @ WALL /TUB

DETAIL @ WALL /FLOOR

TUB - WALL WATER PROOFING DETAIL

FRAME SUBSTITUTION PERMITTED IN ONE/TWO FAMILY DWELLINGS

NTS

DEMOLITION PERFORMANCE DISCLAIMER:

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R806.2 - MINIMUM VENT AREA:
THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE.

TYP. ROOF CONSTRUCTION
40 YEAR ARCHITECTURAL FIBERGLASS ROOF SHINGLES
15LB BUILDING PAPER FELT
5/8" CDX PLYWOOD ROOF SHEATHING
2x12 ROOF RAFTERS @ 16" O.C.

R905.1.2 - ICE BARRIERS: (TYPICAL FOR ALL EDGING) PROVIDE AN ICE BARRIER CONSISTING OF A SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET FROM EDGE OF EAVE TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. ON ROOFS WITH SLOPE EQUAL TO OR GREATER THAN 8 ON 12, THE ICE BARRIER SHALL ALSO BE APPLIED NOT LESS THAN 36" MEASURED ALONG THE ROOF SLOPE FROM THE EAVE EDGE OF THE BUILDING

NOTE: ONCE STRUCTURE HAS BEEN FULL EXPOSED G.C. TO VERIFY JOIST DIRECTION AND MATCH ALL FIRE DAMAGED FRAMING IN-KIND AND DIRECTION UNLESS OTHERWISE NOTED (TYPICAL)

TYP. WALL CONSTRUCTION

EXTERIOR SIDING AS PER OWNERS SELECTION
AIR INFILTRATION BARRIER
½" CDX PLYWOOD EXTERIOR SHEATHING
2x4 WALL STUDS @ 16" O.C.
R-20 WALL INSULATION
(R-5 FOAM PANELS ON EXTERIOR R-15 INSULATION INTERIOR)
NOTE: SEE RES-CHECK TO COMPLIANCE REPORT

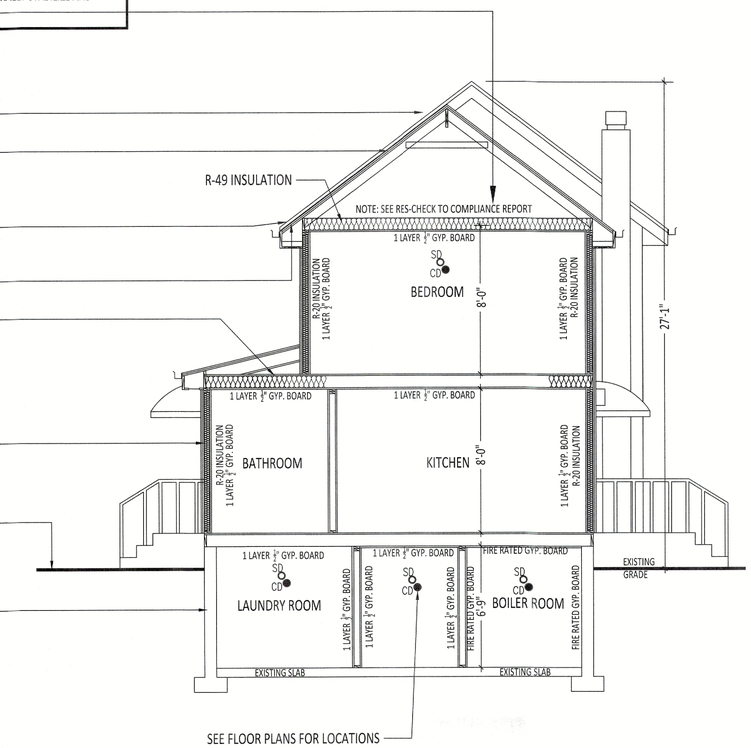
EXISTING APPROXIMATE GRADE

MANDATORY OWNER MATERIAL APPROVAL:

NOTE: ALL FIXTURES TO BE PRE-APPROVED BY UNIT OWNER PRIOR TO ANY ORDERING
NOTE: ALL FINISH FLOORING TO BE PRE-APPROVED BY OWNER PRIOR TO ANY ORDERING
NOTE: ALL TILES TO BE PRE-APPROVED BY OWNER PRIOR TO ANY ORDERING
NOTE: ALL PAINT AND GROUT COLOR TO BE PRE-APPROVED BY OWNER PRIOR TO ANY ORDERING
NOTE: ALL LIGHTING UNITS/FIXTURES TO BE PRE-APPROVED BY OWNER PRIOR TO ANY ORDERING
NOTE: ALL INTERIOR DOORS TO BE SOLID CORE AND BE PRE-APPROVED BY OWNER PRIOR TO ANY ORDERING

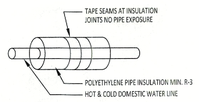
NOTE: ALL DIMENSIONS ARE PLUS AND MINUS. G.C. TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO ANY WORK PERFORMED AND OBTAIN WRITTEN APPROVAL/SIGN-OFF PRIOR TO ANY INTERIOR PARTITION WORK PERFORMED

NOTE: ALL EXISTING FOUNDATIONS SHALL BE VERIFIED TO HAVE A DEPTH OF A MIN. 36" BELOW GRADE



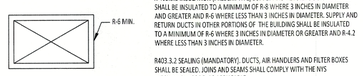
1 BUILDING SECTION

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



PIPE INSULATION FOR DOMESTIC WATER LINE

DETAIL USED WHEN APPLICABLE

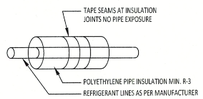


R 403.3.1 INSULATION (PRESCRIPTIVE) SUPPLY AND RETURN DUCTS IN ATTICS SHALL BE INSULATED TO A MINIMUM OF R-8 WHERE 3 INCHES IN DIAMETER AND GREATER AND R-6 WHERE LESS THAN 3 INCHES IN DIAMETER. SUPPLY AND RETURN DUCTS IN OTHER PORTIONS OF THE BUILDING SHALL BE INSULATED TO A MINIMUM OF R-6 WHERE 3 INCHES IN DIAMETER OR GREATER AND R-4.2 WHERE LESS THAN 3 INCHES IN DIAMETER.

R402.3.2 SEALING (MANDATORY). DUCTS, AIR HANDLERS AND FILTER BOXES SHALL BE SEALED. JOINS AND SEAMS SHALL COMPLY WITH THE NYS MECHANICAL CODE, AS APPLICABLE.

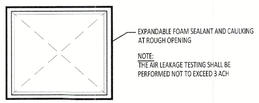
DUCT INSULATION DETAIL

DETAIL USED WHEN APPLICABLE



PIPE INSULATION FOR REFRIGERANT LINE

DETAIL USED WHEN APPLICABLE



DETAIL FOR DOORS AND WINDOWS

DETAIL USED WHEN APPLICABLE

ELECTRICAL NOTES

1. ALL ELECTRICAL WORK TO BE IN ACCORDANCE WITH THE RULES ALL ELECTRICAL WORK TO BE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE AND ALL OTHER STATE AND LOCAL CODES AND REQUIREMENTS, INCLUDING THE APPLICABLE NATL ELEC CODE.
2. THE CONTRACTOR IS TO PROVIDE AN ELECTRICAL INSPECTION AND AN UNDERWRITERS CERTIFICATE TO THE OWNER UPON COMPLETION OF THE WORK.
3. ALL SMOKE DETECTORS AND OTHER LIFE SAFETY DEVICES TO BE ALL SMOKE DETECTORS AND OTHER LIFE SAFETY DEVICES TO BE SUPPLIED AND INSTALLED PER CODE.
4. G.F.I. CIRCUITS AND OUTLETS TO BE PROVIDED IN ALL BATHROOMS, G.F.I. CIRCUITS AND OUTLETS TO BE PROVIDED IN ALL BATHROOMS, KITCHEN, GARAGE, AND AS REQUIRED BY CODE.
5. MIN ELECTRIC SERVICE FOR NEW CONSTRUCTION SHALL BE 200 MIN ELECTRIC SERVICE FOR NEW CONSTRUCTION SHALL BE 200 AMPS. FOR EXISTING STRUCTURES, ELECTRIC SERVICE SHALL BE INCREASED AS REQUIRED IN ORDER TO HANDLE THE IMPOSED ELECTRIC LOAD AT PEAK DEMAND.

HVAC NOTES

1. ALL HVAC WORK TO BE IN ACCORDANCE WITH THE RULES AND ALL HVAC WORK TO BE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE 2020 NYS RESIDENTIAL AND NYS ENERGY CONSERVATION CODES, AND ALL STANDARDS REFERENCED THEREIN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE HVAC THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE HVAC SYSTEM AND ALL DUCTWORK, BASED ON THE CODES ABOVE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EVALUATING THE EXIST THE CONTRACTOR SHALL BE RESPONSIBLE FOR EVALUATING THE EXIST HVAC SYSTEM, IF APPLICABLE, AND DETERMINING IF THE EXIST SYSTEM IS SUFFICIENT TO HANDLE ANY ADDITIONAL HEATING/COOLING LOADS, AND SHALL RECOMMEND UPGRADES TO THE SYSTEM AS REQUIRED.
4. CONTRACTOR SHALL COORDINATE ALL DUCTWORK AND SOFFIT LOCATIONS CONTRACTOR SHALL COORDINATE ALL DUCTWORK AND SOFFIT LOCATIONS WITH THE OWNERS AND ARCHITECTS PRIOR TO FABRICATION AND INSTALLATION.

PLUMBING NOTES

1. ALL PLUMBING WORK TO BE IN ACCORDANCE WITH THE RULES AND ALL PLUMBING WORK TO BE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE AND ALL OTHER STATE AND LOCAL CODES AND REQUIREMENTS.
2. ALL PLUMBING FIXTURES AND HARDWARE TO BE AMERICAN STANDARD OR ALL PLUMBING FIXTURES AND HARDWARE TO BE AMERICAN STANDARD OR APPROVED EQUAL.
3. ALL PLUMBING SUPPLY PIPING TO BE A MIN. OF 1/2" COPPER MAINS. ALL PLUMBING SUPPLY PIPING TO BE A MIN. OF 1/2" COPPER MAINS.
4. ALL MAIN PLUMBING VENT AND WASTE LINES TO BE A MIN. 4" IN DIA. AND TO ALL MAIN PLUMBING VENT AND WASTE LINES TO BE A MIN. 4" IN DIA. AND TO BE CONNECTED TO AN APPROVED SANITARY SYSTEM.
5. ALL CLEANOUTS TO BE LOCATED AS PER NYS CODE. ALL CLEANOUTS TO BE LOCATED AS PER NYS CODE.
6. SIZES AND TYPES OF APPARATUS, EQUIPMENT, AND SYSTEM CONTROLS SIZES AND TYPES OF APPARATUS, EQUIPMENT, AND SYSTEM CONTROLS SHALL COMPLY WITH THE NYS RESIDENTIAL AND NYS ENERGY CONSERVATION CODES.

STRUCTURAL STEEL NOTES

1. ALL STRUCTURAL STEEL FABRICATION AND ERECTION TO BE IN ALL STRUCTURAL STEEL FABRICATION AND ERECTION TO BE IN ACCORDANCE WITH THE ASTM SPECS FOR A572 50 KSI STEEL AS PER THE AISC MANUAL.
2. ALL CONNECTIONS TO BE 3/4" DIA. BOLTS (A325) OR GREATER AS ALL CONNECTIONS TO BE 3/4" DIA. BOLTS (A325) OR GREATER AS REQUIRED OR WELDED CONNECTIONS.
3. ALL CONNECTIONS TO BE IN COMPLIANCE WITH AISC STANDARDS AND TO ALL CONNECTIONS TO BE IN COMPLIANCE WITH AISC STANDARDS AND TO SATISFY BEAM END REACTIONS.
4. ALL STEEL SURFACES NOT IN CONTACT WITH CONCRETE TO RECEIVE ONE ALL STEEL SURFACES NOT IN CONTACT WITH CONCRETE TO RECEIVE ONE SHOP COAT OF APPROVED PAINT OR BE GALVANIZED.
5. ALL WELDING TO BE PERFORMED BY LICENSED WELDERS AND TO MEET THE ALL WELDING TO BE PERFORMED BY LICENSED WELDERS AND TO MEET THE REQUIREMENTS OF THE AISC, AWS AND ALL APPLICABLE BUILDING CODES.
6. ALL COLUMNS TO BE PROVIDED WITH STANDARD GOVERNMENT ANCHORS ALL COLUMNS TO BE PROVIDED WITH STANDARD GOVERNMENT ANCHORS AND SUITABLE BEARING PLATES AT BASES, IN COMPLIANCE WITH AISC STANDARDS.
7. FITTED STIFFENERS SHALL BE PROVIDED IN BEAMS OVER AND UNDER ALL FITTED STIFFENERS SHALL BE PROVIDED IN BEAMS OVER AND UNDER ALL COLUMNS.
8. ALL PRECAUTIONS MUST BE TAKEN DURING STEEL ERECTION TO ENSURE ALL PRECAUTIONS MUST BE TAKEN DURING STEEL ERECTION TO ENSURE STABILITY UNTIL STRUCTURE IS COMPLETED.

Gaby TCHILINGUIRIAN, R.A. Architect P.C.
18 MITCHELL ROAD
WESTHAMPTON BEACH, NY 11978
www.NYarchitectGT.com NYarchitectGT@Gmail.com
OFFICE: (516) 297-6917

THE OLOROSO-GARCIA RESIDENCE

FIRE REPAIR RESTORATION PROJECT
26 W SEAMAN AVENUE
FREEPORT, NY 11520

CHECKED & APPROVED BY:
DRAWN BY: GGT

SHEET TITLE:
SECTION - DETAILS

Date: MARCH 2025

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GABY TCHILINGUIRIAN AIA, NCARB

SEAL AND SIGNATURE

DRAWING NUMBER:

A-6

Application Date: 6/17/25
Fees Paid: $225.00

SP# 3838

INCORPORATED VILLAGE OF FREEPORT
SITE PLAN REVIEW APPLICATION
PLANNING BOARD

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

PROPERTY ADDRESS: 115 N Bergen Pl ZONING DISTRICT Residence A

SECTION 55 BLOCK 269 LOT 328 LOT SIZE: _____

☐ TENANT **APPLICANT** ☐ LESSEE	**PROPERTY OWNER**
Name: Carlos Padilla / Eric Ramos	Name: Eric Ramos
Address: 312 37th St Lindenhurst 11757 / 115 N Bergen Place Freeport NY 11520	Address: 115 N Bergen Place Freeport NY 11520
Telephone #: 516-655-2242 / 516-234-1450	Telephone #: 516-234-1450

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

Present Land Use: Residential **Proposed Land Use:** Residential

Description of Proposed Work: maintain 220sf front Enclosed Porch and interior Alterations

I request a preliminary meeting: ~~YES~~ ____ YES ✓ NO

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

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

✓ YES _____ NO

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C Padilla
APPLICANT'S SIGNATURE

6/10/2025
DATE

State of New York
County of Suffolk

Sworn to before me this 10 day of June, 2025.

Notary Public

JENNIFER VIDES NAVARRO
Notary Public - State of New York
No. 01VI0015369
Qualified in Suffolk County
My Commission Expires Nov. 01, 2027

****

Property Owner's Consent:

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

PROPERTY OWNER'S SIGNATURE

6/14/2025
DATE

Sworn to before me this 14th day of June, 2025.

Notary Public

KULJIT KAUR
Notary Public, State of New York
No. 01KA0022806
Qualified in Nassau County
Certified in Queens County
Comission Expires March 26, 28

****

FOR VILLAGE USE ONLY

Site Plan Public Hearing Required: ____ YES ____ NO

Date of Hearing: _____

Date of Decision: _____

_____ Approved _____ Denied

Village Clerk's Signature: _____ Date: _____

Planning Board Signature: _____ Date: _____

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

INC. VILLAGE OF FREEPORT

Department of Buildings
46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520
(516) 377-2242
FAX (516) 377-2493
E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

ROBERT T. KENNEDY
MAYOR

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER
May 7, 2025

Eric Ramos
115 N Bergen Pl
Freeport, NY 11520

RE: **115 N Bergen Pl, Freeport, NY 11520**
Zoning District – Residence A Sec. 55 Blk. 269, Lot 328
Building Permit Application #20254200
Description: Maintain 220sf front enclosed porch and interior alterations.

Dear Sir/Madam

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

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

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

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

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VILLAGE OF FREEPORT, NY

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings
Daniela Hernandez/ Plans examiner
cc: Village Clerk
ZBA Approval Needed: **NO**

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration ____ Positive Declaration

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

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

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

Project:

Building Permit App. 20254200

Location: 115 N Bergen Pl, Freeport NY 11520
Applicant: Eric Ramos
Description: Maintain 220sf front enclosed porch and interior alterations.

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

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

REASON(S) FOR DETERMINATION

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

A)

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

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BUILDING DEPARTMENT

Dated: May 7, 2025

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.**

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information

Name of Action or Project:
Leslize Enclosed Porch

Project Location (describe, and attach a location map):
115 North Bergen Pl, Freeport NY 11520

Brief Description of Proposed Action:
Leslize Existing Enclosed Porch

APR 24 2025

Name of Applicant or Sponsor:	**Telephone:** 516-655-2242
Carlos Padilla	**E-Mail:** Padilladevelopments@gmail.com

Address:
312 37th st

City/PO:	**State:**	**Zip Code:**
Lindenhurst	NY	11757

	NO	**YES**
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		✓
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		✓

3.a. Total acreage of the site of the proposed action? _____ 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.
☒ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

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

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

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

Applicant/sponsor name: Carlos Pedilla Date: 4/24/2025

Signature: _____

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

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

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

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

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

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

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

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 20254200

Filing Date 4/24/25

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 115 (No.) North Bergen (Street) ZONING DISTRICT Residence A

BETWEEN _____ (Cross Street) AND _____ (Cross Street)

SECTION 55 BLOCK 269 LOT 328 APPROX. LOT SIZE 150 x 50 LOT AREA _____

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

A. TYPE OF IMPROVEMENT

1 [ ] New building
2 [X] 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

APR 24 2025

RESIDENTIAL

11 [X] 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 $ 10,000

D. DESCRIPTION OF PROJECT

Legalize Enclosed Porch

APR 24 2025

III. IDENTIFICATION – To be completed by all applicants

	NAME	MAILING ADDRESS – Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	Eric Ramos	115 N Bergen Pl Freeport, NY, 11520	516-234-1450
2. Contractor	Carlos Padilla	312 37th St, Lindenhurst NY, 11757	516-655-2242
3. Architect or Engineer	Jesus Ceballos	210 Belmont Ave, Westbury NY, 11590	516-902-7015

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. 270867 Company NYSIF Exp. Date 6/3/2025

Contractor or Owner Padilla Developments (Print)

Address 312 37th St Lindenhurst NY 11757

Phone 516-655-2242

MESH[illegible] NOTARY PUBLIC [illegible] NEW YORK No. [illegible] Qualified [illegible] County 25 My Comm. Exp. 6-26-20[illegible]

State of New York

County of Nassau

I, Carlos PADILLA (Print) being duly sworn, says that he (His or She) is the contractor or owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of his (His or Her) knowledge and belief and agrees to conform to all applicable laws of this

V. FLOOD ZONE

IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE?
YES_____ NO ✓
IF YES, WHICH ZONE?_____

IS PROJECT TO REPAIR FLOOD DAMAGE?
YES_____ NO ✓

PROJECT DESCRIPTION

Total/First Flr Square Feet

Upper Flrs Square Feet


115 N Bergen Pl





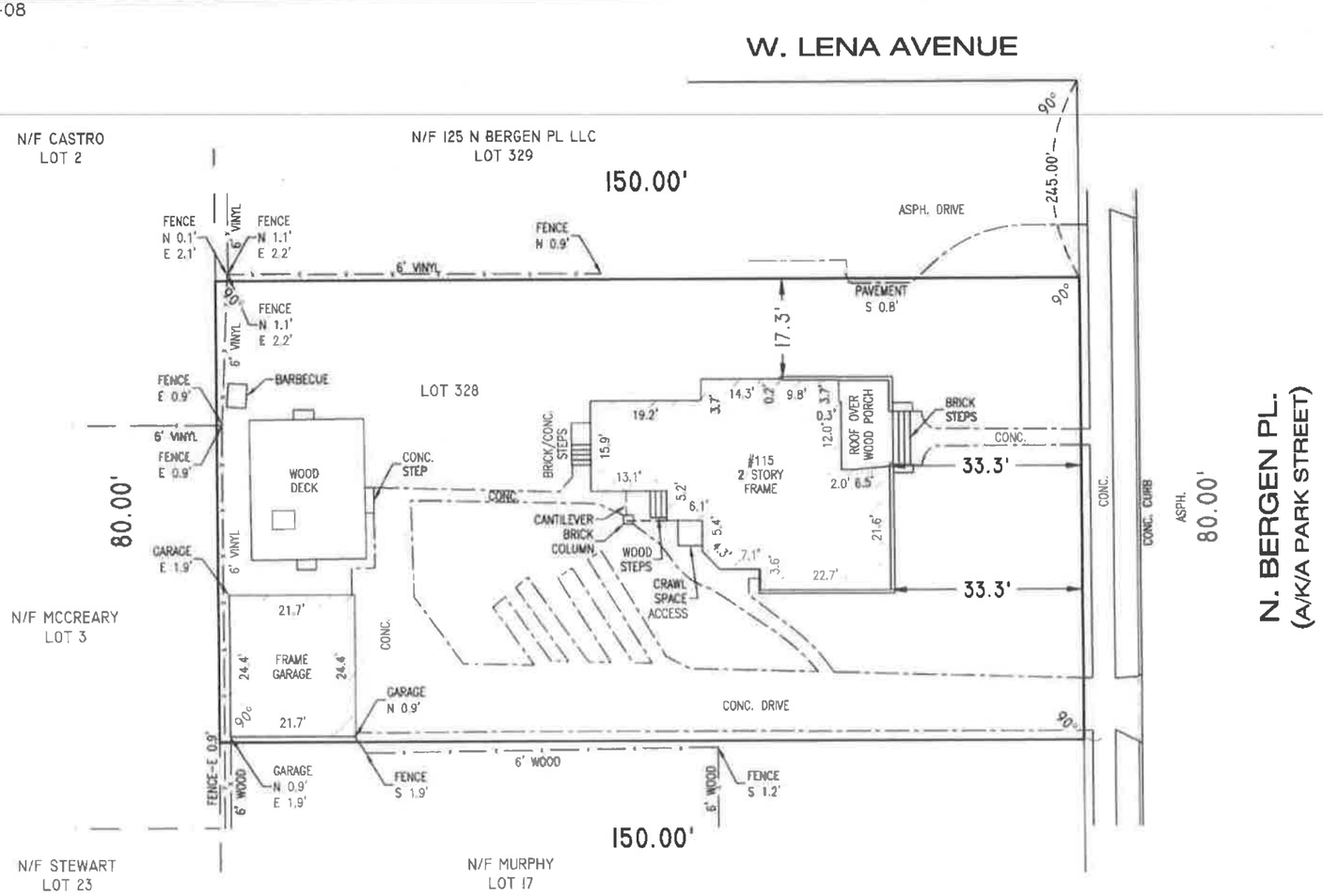

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VILLAGE OF FREEPORT, NY

STATE OF NEW YORK
ANDRE K. MILLER
LICENSED LAND SURVEYOR

ANDRE K. MILLER
NEW YORK LIC. NO. 50921

"ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED OR EMBOSSED SEAL SHALL BE CONSIDERED TO BE A TRUE VALID COPY" "UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A LAND SURVEYING DRAWING BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF ARTICLE 145, SECTION 7209, PARAGRAPH 2 OF THE NEW YORK STATE EDUCATION LAW"

CERTIFIED TO:

FIRST AMERICAN TITLE INSURANCE COMPANY
CONTOUR MORTGAGE CORPORATION
ERIC RAMOS

NOTES:

1. PROPERTY INFORMATION SHOWN IS OF EXISTING CONDITIONS AS OF 2/29/24.
2. THIS IS TO CERTIFY THAT THERE ARE NO STREAMS OR NATURAL WATERCOURSES IN THE PROPERTY AS SHOWN ON THIS SURVEY.
3. THERE ARE NO UNDERGROUND OR OVERHEAD UTILITIES SHOWN ON THIS MAP.
4. THE DIMENSIONS SHOWN HEREON ARE FOR A SPECIFIC PURPOSE AND MAY NOT BE USED TO GUIDE IN THE ERECTION OF STRUCTURES OR FENCES.

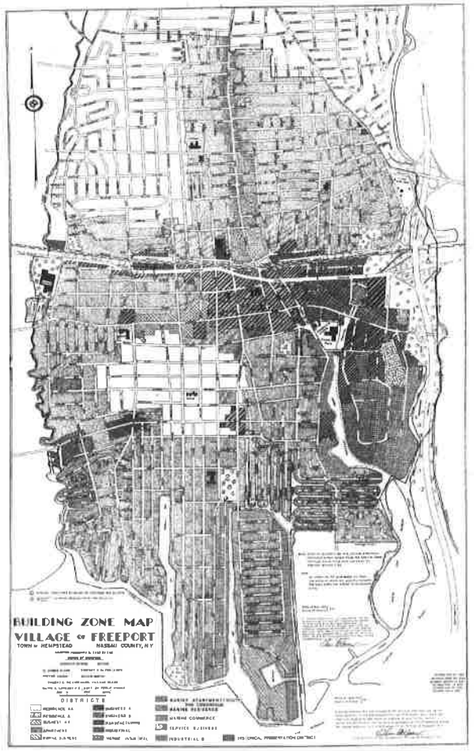
SECT 55 BLOCK 269 LOT 328

ANDRE K. MILLER, PLS
26 VILLAGE PLAZA DRIVE
RONKONKOMA, NY 11779
TEL: 631.672.248[illegible]
FX: 631.716.778[illegible]
INFO@TRUEPOINTSURVEYINC.COM

TITLE #: MKM-N-36053

TITLE SURVEY
at
115 NORTH BERGEN PLACE
FREEPORT
INCORPORATED VILLAGE
OF FREEPORT
TOWN OF HEMPSTEAD
COUNTY OF NASSAU
STATE OF NEW YORK 11530

DATE: 3-1-2024 SCALE: 1"=20'



APPLICABLE CODES

CODE ADOPTED	YEAR	CODE
BUILDING	2020	INTERNATIONAL RESIDENTIAL CODE
STRUCTRAL	2020	INTERNATIONAL RESIDENTIAL CODE
FIRE PROTECTION	2020	INTERNATIONAL RESIDENTIAL CODE
ELECTRICAL	2020	NATIONAL RESIDENTIAL CODE
ENERGY (RESIDENTIAL)	2020	INTERNATIONAL ENERGY CONSERVATION CODE

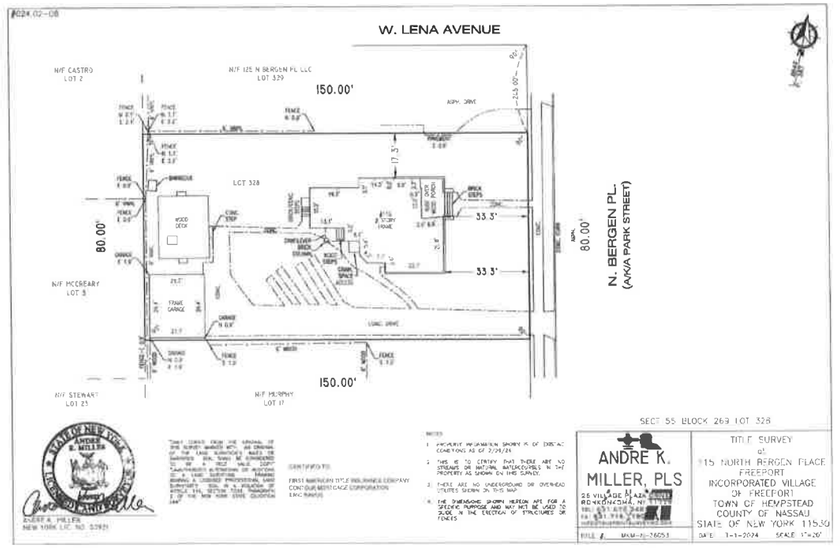
NOTES:
WORK SHALL COMPLY WITH THE "NEW YORK STATE UNIFORM CONSTRUCTION CODE" AND OTHER CODES, REGULATIONS, ORDINANCES, UTILITY COMPANIES AND GOVERNMENTAL AGENCIES HAVING JURISDICTION.

ZONING REQUIREMENTS FOR PRINCIPAL STRUCTURES IN ZONE "RESIDENCE A"

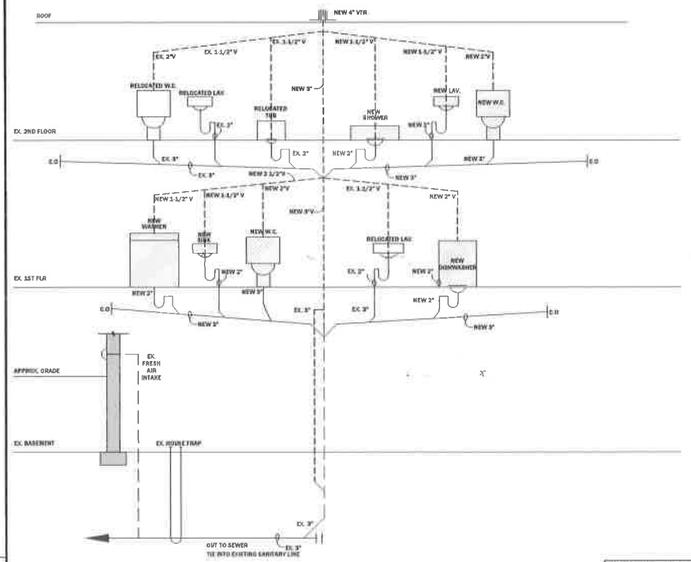
	REQUIRED	EXISTING/ PROPOSED
LOT AREA	12,000 SF MIN.	3,600 SF MIN.
LOT WIDTH	50'-0" MIN.	EXISTING 60'-0"
LOT COVERAGE	30% MAX COV. (3,600 SF)	EXISTING 9% (1,364)
FRONT SETBACK	20'-0" MIN.	EXISTING 33'-3"
SIDE SETBACK	5'-0" MIN. OR 25% OF WIDTH	EXISTING 42'-9" AGGREGATE
REAR SETBACK	20'-0" MIN.	EXISTING 64'-9"
STORIES	3 STORIES MAX	2 STORIES PROPOSED
HEIGHT	40'-0" MAX HEIGHT	28'-0" MAX HEIGHT TO RIDGE 20'-1" MAX TO EAVE
GROSS FLOOR AREA	800 SF MINIMUM	9% (1,364 SF) PROPOSED
SKY EXPOSURE PLANES	1V TO 1H FRONT 2V TO 1H SIDE	COMPLIES: SEE ELEVATIONS

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

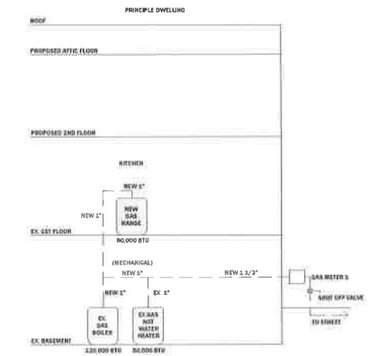
GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPEED (MPH)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE	DECAY					
25 PSF	110 MPH	NO	NO	NO	B	MOD	36"	MOD/HVY	SLT/MOD	13 DEGREES (F)	YES	NO AS PER FEMA	1,500 (496)	52.0



1 EXISTING SURVEY — SCALE: N.T.S.



2 PLUMBING RISER DIAGRAM — SCALE: 3/16"=1'-0"



3 GAS RISER DIAGRAM — SCALE: 3/16"=1'-0"

115 NORTH BERGEN PL.

DRAWING LIST

T-001.00	COVER SHEET
G-100.00	GENERAL NOTES & LEGENDS
A-100.00	SITE PLAN
A-101.00	EXISTING / DEMOLITION PLANS
A-102.00	EXISTING / DEMOLITION PLANS
A-103.00	CONSTRUCTION PLANS
A-104.00	CONSTRUCTION PLANS + DETAILS
A-105.00	LIGHTING + POWER PLANS
A-106.00	EXTERIOR ELEVATIONS
A-107.00	EXTERIOR ELEVATIONS
A-108.00	TYPICAL FRAMING DETAILS

ENGINEER:
FRANCISCO D. PEREZ, P.E LLC
Structural and MEP Design
1503 91st Street, North Bergen, NJ 07047
TEL (201) 978-9009
email fperez.eng@gmail.com

GENERAL NOTES

THIS DOCUMENT IS A BASIC DESIGN GUIDE INTENDED SOLELY FOR THE CONSTRUCTION OF THE PROJECT NAMED HEREIN AND SHALL NOT BE USED FOR ANY OTHER CONSTRUCTION PERMIT WITHOUT THE WRITTEN AUTHORIZATION OF FRANCISCO PEREZ PE LLC.
THE OWNER AND ITS CONTRACTORS ARE RESPONSIBLE FOR THE CONSTRUCTION OF THIS PROJECT, ITS DETAIL/SHOP DRAWINGS AND ITS SPECIAL AND PROGRESS INSPECTIONS.

NO.	DATE	ISSUE/REV.
01	10/04/2024	ISSUED FOR PERMIT

SCOPE OF WORK

INTERIOR RENOVATION. ARCHITECTURAL UPDATE TO EXISTING KITCHEN, ADDITION OF RESTROOM. INTERIOR LAYOUT UPDATES

PROJECT ADDRESS

115 NORTH BERGEN PLACE
FREEPORT, NY, 11530

OWNER INFORMATION

DRAWINGS TITLE

COVER SHEET

RECEIVED
2024 JUN 11 P 3:40
CLERK'S OFFICE
VILLAGE OF FREEPORT

D.O.B. APPROVAL STAMP

D.O.B. JOB NUMBER
X0072013B-S3

SEAL & SIGNATURE

DATE:	10-04-2024
PROJECT No:	-
DRAWING BY:	J.C.
CHECKED BY:	F.P.
DRAWING NUMBER:	T-100.00
SHEET	1 OF 11

GENERAL NOTES.

1. THE CONTRACTOR AND SUB-CONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS AT THE SITE BEFORE WORK IS STARTED. ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES.
WHEN EXCAVATIONS ARE MADE IN ORDER TO PLACE FOOTINGS FOR FOUNDATION PIERS AND ADJOINING STRUCTURES, THEREFORE THE FOLLOWING NOTE WILL BE PLACED ON THE 10F AMENDMENT FOR CONTROLLED INSPECTION.
2. THE CONTRACTOR SHALL USE FIGURE DIMENSIONS AT ALL TIMES, DO NOT SCALE PLANS.
3. THE CONTRACTOR AND/OR SUB-CONTRACTORS SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS.
4. CONTRACTOR IS TO CARRY WORKMEN'S COMP. AND DISABILITY INSURANCE AS REQUIRED BY N.Y.C. DEPARTMENT OF BUILDINGS.
5. AT A HEIGHT OF NO MORE THAN 12 FT. ABOVE GROUND AND ON EACH PERIMETER OF A CONSTRUCTION SITE FRONTING A THOROUGHFARE, A SIGN SHALL BE ERECTED, NO MORE THAN 25 SQ. FT. IN SIZE, WHICH SHALL BEAR, IN LETTERS NO LESS THAN 6" HIGH, THE NAME, ADDRESS, AND PHONE NUMBER OF THE OWNER AND GENERAL CONTRACTOR.
6. THE CONTRACTOR SHALL NOTIFY THE ADJOINING PROPERTY OWNERS, IN WRITING, 5 DAYS BEFORE ANY COMMENCEMENT OF WORK.THE NOTICES SHALL BE FILED WITH THE DEPT. OF BUILDINGS BEFORE ANY PERMITS CAN BE ISSUED.
7. THE ARCHITECT HAS NOT BEEN RETAINED TO SUPERVISE CONSTRUCTION.
8. NO BACK FILLING SHALL BE DONE UNTIL THE FOUNDATION WALL HAS BEEN BRACED AND WATERPROOFING HAS BEEN APPLIED.
9. A FINAL SURVEY MADE BY A LICENSED SURVEYOR, SHOWING BUILDING ON PLOT, ALL YARD DIMENSIONS, FILLED AND ACTUAL GRADES AND REAR YARD ELEVATIONS, AND 1 ST. FLOOR ELEVATIONS, SHALL BE FILED WITH THE DEPT. OF BLDGS. AT THE COMPLETION OF THE JOB.
10. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO INSURE THE SAFETY OF THE SITE AND ADJOINING PROPERTIES.
11. ALL DIMENSIONS SHOWN HEREIN ARE APPROXIMATE AND MAY VARY DUE TO UNSEEN EXISTING CONDITIONS.
12. ALL CONCRETE AND CINDER BLOCK SHALL BE B.S.A. APPROVED. ALL MASONRY WALLS SHALL BE LAID IN PORTLAND CEMENT MORTAR AS PER RS 10-1.
13. THE MANUFACTURER OR SUPPLIER OF ANY MASONRY UNITS SHALL SUBMIT CERTIFICATIONS ON APPROPRIATE FORMS INDICATING THAT THE MASONRY UNITS FURNISHED FOR THIS PROJECT COMPLY WITH R.S. 10-3 3.2 (10H & 10J FORMS).
14. UNLESS OTHERWISE NOTED, ALL CONCRETE FOOTINGS TO BE 12" THICK.
15. UNDER BEAM BEARING THERE SHALL BE 3 COURSES OF BRICK BEARING AS PER RS 10-1 SEC. 10.6.
16. ALL GAS AND OIL BURNING EQUIPMENT SHALL CONFORM TO SEC. 27-800 & RS 14
17. ALL BOILER AND FURNACE ROOM SHALL BE AS PER SUB-ARTICLE 27-418 ARTICLE 5.
18. ALL ROOFING SHALL BE OF AN APPROVED TYPE AS PER SEC. 27-337.
19. CHIMNEY TO BE SOLID MASONRY OR B.S.A. APPROVED METAL FLUE ENCLOSED IN 3 1/2" METAL STUDS WITH 5/8" SHEETROCK F.C. 60 ON EACH SIDE AND FIRE STOPPED AT EACH FLOOR.
20. NO CURB CUT TO BE WITHIN 7'-0" OF ANY LIGHT POLE, TREE, OR HYDRANT.
21. STEEL LINTELS SUPPORTING MASONRY OPENINGS OVER 4 FEET IN WIDTH SHALL STEEL LINTELS SUPPORTING MASONRY OPENINGS OVER 4 FEET IN WIDTH SHALL BE FIRE PROTECTED WITH 2" CONCRETE ON WIRE LATH AND HAVE A MIN. WEB THICKNESS OF 1/4".
22. ALL LOOSE LINTELS TO BE 1'-4" LONGER THAN MASONRY OPENING.
23. PROVIDE AND INSTALL FABRIC FLASHING AT SPANDREL BEAMS, EXTERIOR LINTELS, AND UNDER SILLS. ALSO PROVIDE 3/8" DIAM. WEEP HOLES AT LEAST EVERY 24" O.C.
24. HIGHWAY DEPT. APPROVAL WILL BE OBTAINED FOR SIDEWALK AND OTHER WORK BEYOND FRONT LOT LINE.
25. DEPARTMENT OF HIGHWAY APPROVAL SHALL BE OBTAINED BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.
26. APPROVED TYPE MAIL RECEPTACLE TO BE PROVIDED AS PER REGULATIONS OF THE POST OFFICE.

28-101.4.3 OPTIONAL USE OF THE 1968 BUILDING CODE FOR ALTERATION OF EXISTING BUILDINGS. AT THE OPTION OF THE OWNER, AND SUBJECT TO APPROPRIATE APPROVAL, A PERMIT MAY BE ISSUED AFTER THE EFFECTIVE DATE OF THIS CODE AUTHORIZING WORK ON EXISTING BUILDINGS CONSTRUCTED IN ACCORDANCE WITH THE 1968 BUILDING CODE OR WITH THE BUILDING LAWS IN EFFECT PRIOR TO THE EFFECTIVE DATE OF THE 1968 BUILDING CODE, TO BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS AND STANDARDS SET FORTH IN THE 1968 BUILDING CODE, SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE INSTALLATION AND ALTERATION OF ALL APPLIANCES, EQUIPMENT AND SYSTEMS REGULATED BY THE NEW YORK CITY FUEL GAS CODE, THE NEW YORK CITY PLUMBING CODE AND THE NEW YORK CITY MECHANICAL CODE SHALL BE GOVERNED BY APPLICABLE PROVISIONS OF THOSE CODES RELATING TO NEW AND EXISTING INSTALLATIONS.

2. THE INSTALLATION, ALTERATION AND ADDITIONS TO FIRE PROTECTION SYSTEMS REGULATED BY CHAPTER 9 OF THE NEW YORK CITY BUILDING CODE, INCLUDING A CHANGE OF OCCUPANCY GROUP THAT WOULD REQUIRE SUCH SYSTEMS, SHALL BE GOVERNED BY APPLICABLE PROVISIONS OF SUCH CHAPTER AND RELATED REFERENCED STANDARDS. WITH RESPECT TO EXISTING BUILDINGS, REFERENCES TO OCCUPANCY CLASSIFICATIONS IN CHAPTER 9 OF THE NEW YORK CITY BUILDING CODE SHALL BE DEEMED TO REFER TO THE EQUIVALENT OCCUPANCY CLASSIFICATION OF THE 1968 BUILDING CODE.

3. SAFETY OF PUBLIC AND PROPERTY DURING CONSTRUCTION OPERATIONS INCLUDING DEMOLITION SHALL BE GOVERNED BY CHAPTER 33 OF THE NEW YORK CITY BUILDING CODE.

4. WHERE THE ESTIMATED COST OF SUCH ALTERATION IN ANY TWELVE- MONTH EXCEEDS FIFTY PERCENT OF THE COST OF REPLACEMENT OF THE BUILDING OR WHERE THERE IS A CHANGE IN THE MAIN USE OR DOMINANT OCCUPANCY OF THE BUILDING, FACILITIES FOR PEOPLE WITH PHYSICAL DISABILITIES SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 11 OF THE NEW YORK CITY BUILDING CODE AS IF THE BUILDING WHERE HEREAFTER ERECTED.

5. ENCROACHMENTS ONTO THE PUBLIC RIGHT OF WAY SHALL BE GOVERNED BY CHAPTER 32 OF THE NEW YORK CITY BUILDING CODE.

6. EXCEPT AS OTHERWISE LIMITED BY THE COMMISSIONER, ADMINISTRATION AND ENFORCEMENT OF THE 1968 BUILDING CODE SHALL BE IN ACCORDANCE WITH THIS CODE, INCLUDING BUT NOT LIMITED TO APPROVAL OF CONSTRUCTION DOCUMENTS, ISSUANCE OF PERMITS AND CERTIFICATES OF OCCUPANCY, TESTS AND INSPECTIONS, PENALTIES AND ENFORCEMENT. CONTROLLED INSPECTIONS AND SEMI- CONTROLLED INSPECTIONS AS REFERENCED IN THE 1968 BUILDING CODE SHALL BE DEEMED TO BE SPECIAL INSPECTIONS AND SHALL COMPLY WITH THE PROVISIONS OF THIS CODE RELATING TO SPECIAL INSPECTIONS. MATERIALS REGULATED IN THEIR USE BY THE 1968 BUILDING CODE SHALL BE SUBJECT TO APPLICABLE PROVISIONS OF THIS CODE.

SMOKE DETECTOR NOTES.

1. SMOKE DETECTORS SHALL BE INSTALLED AS REQUIRED BY SUBCHAPTER 17 ARTICLE 6 ENTITLED "SMOKE DETECTING CARBON MONOXIDE DEVICES" (C26-1705.01) IN DWELLING UNITS.
2. DETECTORS SHALL BE EITHER IONIZATION CHAMBER OR PHOTOELECTRIC TYPE AND TO COMPLY WITH RS17-11.
3. UNITS TO BE APPROVED BY THE BOARD OF STANDARDS AND APPEALS ACCEPTED PURSUANT TO RULES AND REGULATIONS PROMULGATED BY THE COMMISSIONER OR LISTED BY AN ACCEPTABLE TESTING LABORATORY, SUCH AS:
A) UNDERWRITER'S LABORATORY, NORTHBROOK, ILLINOIS, MEA LAB
(B) CANADIAN STANDARD ASSOCIATION, ONTARIO CANADA
(C) UNDERWRITER'S LAB. OF CANADA, ONTARIO, CANADA, MEA LAB
4. UNITS SHALL BE INSTALLED IN AREAS DESIGNATED ON PLANS THEY SHALL LOCATED ON OR NEAR THE CEILING AND WITHIN 15'-0" OF ANY ROOMS USED FOR SLEEPING PURPOSES: FOR DWELLING UNITS WITH MULTIPLE LEVELS, WHEN ANY LEVEL HAS ONLY ONE MEANS OF EGRESS, UNITS SHALL BE PROVIDED AT ALL LEVELS.
5. SMOKE DETECTORS SHALL BE INSTALLED AS FOLLOWS:
(A) CEILING MOUNT- CLOSEST EDGE OF UNIT SHALL BE MIN. OF 4" FROM ANY WALL.
(B) WALL MOUNT- CLOSEST EDGE OF UNIT SHALL BE MIN. OF 6' AND A MAX. OF 12" FROM CEILING.

GYPSUM WALL BOARD NOTES.

1. PROVIDE GYPSUM WALLBOARD MATERIALS IN SIZES AND TYPES AS INDICATED ON THE DRAWINGS.
2. DELIVER TO JOB SITE IN ORIGINAL PACKAGES, BEARING MANUFACTURERS NAME.
3. KEEP MATERIALS FLAT, UNDER COVER AND OUT OF CONTACT WITH DAMP SURFACES UNTIL READY FOR USE.
4. GOLD BOND (NATIONAL GYPSUM CO.), U.S. GYPSUM CO., DOWN PRODUCTS, PROVED BY ARCHITECT.
5. FOLLOW MANUFACTURERS INSTRUCTIONS FOR FIRST CLASS WORKMANSHIP IN ALL RESPECTS MATERIALS AND COMPONENTS, INCLUDING PREPARATION, LAYOUT, ALIGNMENT, USE OF POWER TOOLS, SEQUENCE OF ERECTION, TYPES AND SPACING OF FASTENERS, APPLICATIONS OF TAPE, JOINT COMPOUND, TAPING COMPOUND, AND FITTING AROUND MATERIALS AND ELECTRICAL ITEMS. SEAL AND TAPE ALL JOINTS, SCREW HOLES, NAIL HOLES. SUCCESSIVE APPLICATIONS (3) OF SPACKLING COMPOUND, WITH SANDING TO ACHIEVE A SMOOTH, LEVEL TRUE SURFACE, WITHOUT WAVES, DIMPLES OR OTHER DEFECTS, READY FOR PAINTING.

ELECTRICAL NOTES.

1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS, APPROVALS, AFFIDAVITS, CERTIFICATES, ETC. AND PAY ALL FEES AS REQUIRED BY THE LOCAL AUTHORITIES AND FIRE UNDERWRITERS AND/OR THE N.Y.C. BUREAU OF ELECTRICAL CONTROL.
2. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH ALL LOCAL LAWS AND REGULATIONS AND THE NATIONAL ELECTRICAL CODE.
3. THE CONTRACTOR SHALL EXAMINE THE EXISTING SERVICE AND PANEL TO DETERMINE ITS CAPACITY AND CONDITION AND VERIFY ITS ADEQUACY TO SERVE THE EXISTING AND NEW EQUIPMENT AS INDICATED ON PLAN. IN THE EVENT THAT THE CONTRACTOR DETERMINES THAT THE SERVICE IS NOT ADEQUATE HE SHALL INCLUDE A SEPARATE BID TO INSTALL A NEW SERVICE AND PANEL.
4. ALL NEW FIXTURES SHALL BE FURNISHED BY THE OWNER AND INSTALLED BY THE ELECTRICAL CONTRACTOR.
5. ALL CEILING FIXTURES SHALL BE SWITCHED WITH DIMMER SWITCHES. WHERE MULTIPLE SWITCHES MAY BE REQUIRED CONTRACTOR IS TO INSTALL " GANG" TYPE UNITS.
6. ALL BATH, TOILET AND KITCHEN TYPE OUTLETS SHALL BE GFI APPROVED TYPE.
7. THE CONTRACTOR SHALL OBTAIN FIRE UNDERWRITERS AND/OR N.Y.C. BUREAU OF ELECTRICAL CONTROL CERTIFICATION UPON COMPLETION OF HIS WORK.
8. ONLY SPECIAL OUTLETS ARE INDICATED ON THE DRAWINGS. ELECTRICAL CONTRACTOR IS TO PROVIDE ADDITIONAL OUTLETS SPACED AS PER CODE REQUIREMENTS, INCLUDING ALL GFI OUTLETS. ALL OUTLETS TO BE DECORA COLOR WHITE.
9. ALL OUTLETS TO BE COORDINATED WITH CLIENT WITH RESPECT TO ORIENTATION, HEIGHT, PLACEMENT WITHIN MILLWORK, PANELS AND CABINETRY.
10. ALL LIGHT SWITCHING TO BE COORDINATED WITH CLIENT FOR REVIEW.
11. ALL BATH FANS ON SEPARATE CIRCUIT
12. PROVIDE ALL NECESSARY CONTROL AND POWER WIRING FOR ALL HVAC, PLUMBING EQUIPMENT AND THERMOSTATS.
13. PROVIDE ALL NECESSARY POWER WIRING FOR ALL APPLIANCES. APPLIANCES TO BE SPECIFIED BY OWNER
14. INSTALL CARBON AND SMOKE DETECTORS INTER CONNECTED PER CODE

PLUMBING NOTES.

1. ALL PLUMBING SYSTEMS(SANITARY, WASTE, VENT, WATER DISTRIBUTION AND GAS PIPING SYSTEM) AND ASSOCIATED EQUIPMENT SHALL BE INSTALLED OPERATED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF 2014 (NYCPC).
2. INSTALLATION OF UNDERGROUND PIPING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION PC 702.2
3. PROTECTION OF PIPING PASSING UNDER OR THROUGH FOUNDATION WALLS AS PER SECTION PC 305.
4. TRENCHING, EXCAVATION AND BACK FILL AS PER SECTION PC 306.
5. RAT PROOFING AS PER PC 304.
6. MATERIAL USED IN PLUMBING SYSTEMS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION PC 303, PC 605, PC 902, PC 1102.
7. EQUIPMENT CONNECTIONS AND JOINING OF PIPING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 4 ,5, 6, 7 AND 9.
8. DEEP SEAL TRAPS FOR FLOOR DRAINS SHALL BE PROVIDE AS PER SECTION PC 1002, AND CLEAN-OUTS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION PC 708.
9. BUILDING HOUSE TRAP SHALL BE PROVIDED AS PER SECTION PC 1002.
10. DRAINAGE PIPE CLEAN OUT AS PER SECTION PC 708.
11. VERTICAL AND HORIZONTAL PIPING SHALL BE SUPPORTED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION PC 308.
12. WATER SUPPLY SYSTEM SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 6 SECTION PC 601-603, 604, 606, 607, 608, 610.A.
13. ALL PLUMBING WORK IS TO BE PERFORMED BY A NYC CERTIFIED AND APPROVED NYS LICENSED MASTER PLUMBER AND OR HIS/HER REPRESENTATIVE. ALL WORK SHALL BE INSTALLED IN ACCORDANCE TO THE NYS 2014 PC.
14. THE PLUMBER SHALL COORDINATE AND PERFORM ALL NECESSARY ROUGHING, FIXTURE AND FINAL INSPECTION IN THE PRESENCE OF A NYC BUILDING CODE OFFICIAL/INSPECTOR.
15. IF ANY INSPECTOR FAIL TO PERFORM SUCH INSPECTION, THE MASTER PLUMBER SHALL EITHER CALL FOR NEW INSPECTION OR SELF-CERTIFY THE WORK IS IN COMPLIANCE WITH THE PC AND SIGN-OFF THE SAME.
16. ALL FIXTURES ARE TO NYC APPROVE WATER SAVING DEVICES.

BOILER ROOM NOTES.

1. MAINTAIN 18" CLEARANCE AROUND BOILER. NO GAS METER IN BOILER ROOM.
2. REMOTE CONTROL SHUT-OFF SWITCH LOCATED IN BOILER ROOM.
3. NO STORAGE IN BOILER ROOM.
4. BOILER ROOM ENCLOSURE TO COMPLY WITH SECTION 65 MDL.
5. WALL ENCLOSING BOILER ROOM TO BE OF FIREPROOF MATERIALS HAVING AT LEAST1 HOUR FIRE RATING.
6. CEILING OF ENTIRE BOILER ROOM TO BE PROPERLY FIRE RETARDED.
7. FLOOR OF BOILER ROOM TO BE OF CONCRETE CONSTRUCTION.
8. FIXED VENTILATION TO OUTDOOR AIR REQUIRED FOR BOILER ROOM.
9. DOOR TO BOILER ROOM TO BE 1 HOUR RATED FIREPROOFED SELF CLOSING.
10. ELECTRIC LIGHT TO BE PROVIDED IN BOILER ROOM.
11. BOILER BURNER REMOTE CONTROL SWITCH MUST BE RELOCATED OUTSIDE BOILER ROOM.

TENANT SAFETY NOTES:

1. CONSTRUCTION OPERATIONS SHALL BE CONFINED TO THE APARTMENT THEREIN AND WILL NOT CREATE DUST, DIRT, OR OTHER SUCH INCONVENIENCES TO OTHER APARTMENT UNITS WITHIN THE BUILDING.
2. CONSTRUCTION OPERATIONS SHALL NOT BLOCK HALLWAYS OR MEANS OF EGRESS FOR TENANTS OF BUILDING.
3. CONSTRUCTION OPERATIONS WILL NOT INVOLVE INTERRUPTION OF HEATING, WATER OR ELECTRICAL SERVICES TO OTHER TENANTS OF THE BUILDING.
4. CONSTRUCTION OPERATIONS WILL BE CONFINED TO NORMAL WORKING HOURS 8:00AM TO 5:00PM MONDAY THRU FRIDAY EXCEPT HOLIDAYS.
5. ADEQUATE SAFETY MEASURES SHALL BE TAKEN AT ALL TIMES TO ENSURE THE SAFETY OF OTHER BUILDING RESIDENTS.

FIRE PROTECTION NOTES

CONSTRUCTION REQUIREMENTS:
ALL MATERIAL OR ASSEMBLIES REQUIRES TO HAVE A FIRE RESISTANCE RATING SHALL COMPLY WITH ONE OF THE FOLLOWING:
A. IT SHALL CONFORMS WITH N.B.F.U "FIRE RESISTANCE RATING DECEMBER 1964" OR LATEST
B. IT SHALL HAVE BEEN TESTED IN ACCORDANCE WITH A.S.T.M E-199-1961 "STANDARD METHODS OF FIRE TESTS OF BUILDING CONSTRUCTION AND MATERIALS" AND ACCEPTED BY THE COMMISSIONER, OR C. IT SHALL HAVE BEEN ACCEPTED PRIOR TO THE EFFECTIVE DATE OF THE CODE.

DEMOLITION NOTES.

1. THE WORK TO BE COMPLETE IS A PARTIAL DEMOLITION ASSOCIATED WITH AN ALTERATION.
2. DEMOLITION WORK WILL INVOLVE THE USE OF HAND-HELD MECHANICAL EQUIPMENT ONLY.
3. A SAFETY ZONE SHALL BE CREATED BY THE INSTALLATION OF A TEMPORARY FENCE WHERE
INDICATED ON THE PLAN. THE FENCE SHALL BE AT LEAST 8 FT. HIGH, CONSTRUCTED OF
WOOD OR OTHER SUITABLE MATERIAL, BUILT SOLID FOR ITS ENTIRE LENGTH, EXCEPT FOR OPENINGS WITH SOLID SLIDING OR IN SWINGING GATES.
4. DEMOLITION SEQUENCE:
(A) CONSTRUCT SAFETY ZONE
(B) INSTALL REQUIRED BRACING AND SHORING
(C) REMOVE BUILDING ELEMENTS TO BE DEMOLISHED
(D) INSTALL NEW CONSTRUCTION AND/OR REPAIR EXISTING BUILDING ELEMENTS TO REMAIN
(E) REMOVE BRACING AND SHORING
(F) REPAIR/REPLACE EXISTING BUILDING ELEMENTS THAT WHERE DISTURBED TO FACILITATE THE
DEMOLITION WORK
(G) REMOVE SAFETY ZONE
5. THE WORK WILL NOT AFFECT ANY ADJOINING WALLS OR BUILDINGS.
6. SEE PLANS FOR REQUIRED BRACING AND SHORING AND THE LOAD THAT THE SHORING MUST
SUPPORT.
7. PARTIAL DEMOLITION INCLUDES: THE REMOVAL OF EX. ROOF, SUNROOM EXTENSION,SIDING &
INTERIOR PARTITIONS.
8. AREAS OF THE BUILDING WHERE THE DEMOLITION WORK IS TO BE COMPLETED ARE
UNOCCUPIED.

WOOD CONSTRUCTION NOTES

1. ALL LUMBER TO BE GRADE MARKED PRIOR TO DELIVERY TO SITE.
2. STRUCTURAL LUMBER TO BE DOUGLAS FIR LARCH # 2 875 PSI OR BETTER. LUMBER TO BE CONSTRUCTION GRADE 875 PSI UNLESS OTHERWISE NOTED. STANDARD GRADE 1100 PSI STUDS MAYBE # 2 COMMON.
3. WOOD FRAMES CONSTRUCTION DETAILS SHALL CONFORM TO THE REQUIREMENTS OF SEC. 27-617 & 27-622 NYCBC.
4. ALL STUCTURAL WOOD SHALL BE AT LEAST 12" ABOVE ADJOINING GRADE.
5. THE MINIMUM DISTANCE BETWEEN BRIDGING SHALL BE 8'-0" O.C.
6. HEADERS, TRIMMERS AND JOISTS UNDER PARTITIONS, ALL OPENINGS IN ROOF AND AROUND STARIS TO BE DOUBLED.
7. THE EDN OF WOOD BEAMS RESTING ON GIRDERS OR WALLS SHALL HAVE A 6" MIN. LAP AND BE WELL BLOTED OR FASTENED WITH APPROVED METAL STRAPS: RS10-1 SEC. 9.5
8. STUD BEARING PARTITIONS SHALL RUN DOWN BETWEEN THE FLOOR BEAMS AND REST UPON THE TOP PLATE OF THE PARTITIONS, GIRDERS OR FOUNDATION BELOW: 27-622 (a)(5).
9. STUD PARTITIONS, FURRED SPACES AND FLOOR PENETRATIONS SHALL BE FIRESTOPPED AS PER 27-345 NYCBC.
10. WOOD BEAMS AND RAFTERS SHALL BE FRAMED 4" FROM CHIMENY: 27-867.

STEEL NOTES

1. UNLESS OTHERWISE NOTED ALL STEEL TO BE A26 22,000 PSI ALLOWABLE BENDING STRESS OCNFORMING WITH ASTM A36-67
2. STRUCTURAL STEEL DESIGN, FABRICATION, AND ERECTION SHALL CONFROM TO RS 10-5.
3. LIGHT GAUGE COLD FROMED STEEL SHALL CONFROM TO RS 10-6 AND TPPN 2/00.
4. PROVIDE STANDARD BOLTED CONNECITONS, SEPARATORS, BOLTS FOR STRUCTURAL STEEL MEMEBERS, STANDARD BEARING PLATES TO BE PROVIDED UNDER STEEL BEAMS AND COLUMNS AT SUPPORST.
5. WELDING SHALL BE PERFORMED UNDER THE SUPERVISION OF A STANDARD TESTING AGENCY ACCEPTABEL TO THE BOROUGH COMMIS. UPON COMPLETION OF ALL SRUCTUAL WELDING OPERATIONS, THE P.E. OR R.A RESPONSIBLE TFOR THE DESIGN SHALL CERTIFY TO THE BLDG. THAT THE REQUIREEMENTS OF B.S.A. RULES (465-44 SR) HAS BEEN FULFILLED.
6. ALL STRUCTURAL STEEL TO BE PROTECTED AS INDICATED BY SEC. 27-324 OF THE NYC BLDG. CODE.
7. UNLESS OTHERWISE NOTED AL STURCTURAL STELL SHALL RECEIVE 2 COATS OF RUST-INHIBITIVE PAINT, 1 SHOP & 1 FIELD.
8. ALL WELDING SHALL BE PERFORMED BY LICENSED WELDERS AND BE ISNPECTED IN ACCORDANCE WITH TABLE 10-2. ELECTRODES SHALL BE E-70 ELECTRODES.
9. THE STEEL CONTRACTOR SHALL FURNISH ALL AFFIDAVITS, MILL TEST REPORTS,TESTING LABORATORY REPORTS REQUIRED BY THE BUILDING DEPARTMENT.
10. ALL LOOSE LINTELS SHALL HAVE MINIMUM OF 6" BEARING EACH END OF MASONRY OPENING.
11. STEEL CONTRACTOR SHALL SUBMIT 2 SETS OF SHOP DRAWINGS FOR REVIEW & APPROVAL BY THE ARCHITECT OR ENGINEER OF RECORD PRIOR TO ANY FABRICATION OR INSTALLATION.

RESIDENTIAL NYC ECC NOTES

1. TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE NEW YORK CITY ENERGY CONSERVATION CONSTRUCTION CODE (NYCECC).
2. RESIDENTIAL BUILDINGS SHALL MEET THE PROVISIONS OF CHAPTER R4 OF THE NYCECC (SECT.101.5).
3. COMPLIANCE MAY BE DETERMINED THROUGH THE USE OF COMPUTER SOFTWARE DEVELOPED BY THE UNITED STATES DEPARTMENT OF ENERGY INCLUDING RESCHECK, COMCHECK OR DOE2 (SECT. 101.5)
4. THE INTERIOR DESIGN TEMPERATURE USED FOR HEATING AND COOLING LOAD CALCULATIONS SHALL BE A MAXIMUM OF 72'F FOR HEATING AND MINIMUM OF 75'F FOR COOLING (SECT.302.1)
5. MATERIALS, SYSTEMS AND EQUIPMENT SHALL BE IDENTIFIED IN A MANNER THAT WILL ALOW A DETERMINATION OF COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE NYCECC (SECT.303.1).
6. INSULATION MATERIALS SHALL BE INSTALLED SO THAT THE MANUFACTURER'S R-VALUE MARK IS READILY OBSERVABLE UPON INSPECTION. EACH ELEMENT OF THE BUILDING THERMAL ENVELOPE INSULATION SHALLBE IDENTIFIED BY ONE OF THE FOLLOWING (SECT. 303.1.1):
a) AN R-VALUE IDENTIFICATION MARK SHALL BE APPLIED BY THE MANUFACTURER TO EACH PIECE OF INSULATION 12 INCHES OR GREATER IN WIDTH OR.
b) THE INSULATION INSTALLER SHALL PROVIDE A CERTIFICATION LISTING THE TYPE, MANUFACTURER AND R-VALUE OF INSULATION INSTALLED.
7. THE THICKNESS OF BLOW OR SPRAYED ROOF/CLG. INSULATION SHALL BE WRITTEN IN INCHES ON MARKERS THAT ARE INSTALLED AT LEAST ONE FOR EVERY 300 SQ.FT. THROUGHOUT THE ATTIC SPACE. THE MARKERS SHALL BE AFFIXED TO THE TRUSSES OR JOISTS AND MARKED WITH THE MINIMUM INITIAL INSTALLED THICKNESS WITH NUMBERS WITH A MINIMUM OF 1 INCH IN HEIGHT. EACH MARKER SHALL FACE THE ATTIC ACCESS OPENING. SPRAY POLYURETHANE FOAM THICKNESS AND INSTALLED R-VALUE SHALL BE LISTED ON CERTIFICATION PROVIDED BY THE INSULATION INSTALLER (SECT. 303.1.1.1).
8. INSULATION MATERIASL SHALL BE INSTALLED SUCH THAT THE MANUFACTURER'S R-VALUE MARK IS READILY OBSERVABLE UPON INSPECTION 9SECT. 303.1.2)
9. U-FACTORS OF FENESTRATION PRODUCTS (WINDOWS, DOORS AND SKYLIGHTS) SHALL BE LABELED AND CERTIFIED BY THE MANUFACTURER IN ACCORDANCE WITH NFRC 100. FAILURE TO PRODUCE A MANUFACTURER'S LABELED U-FACTOR SHALL BE ASSIGNED A DEFAULT U-FACTOR FROM TABLE 303.1.3(1) OR 303.1.3.(2).
10. THE SOLAR HEAT GAIN COEFFICEINT (SHGC) OF GLAZED FENESTRATION PRODUCTS (WINDOWS, DOORS, AND SKYLIGHTS) SHALL BE LABELED AND CERTIFIED BY THE MANUFACTURER IN ACCORDANCE WITH NFRC 200. PRODUCTS. LACKING SUCH A LABELD SHGC SHALL BE ASSIGNED A DEFAULT SHGC FROM TABLE 303.1.3 (3).
11. UNLESS OTHERWISE NOTED: ALL NEW WINDOWS, SKYLIGHTS AND EXTEIOR DOOS SHALL COMPLY WITH THE FOLLOWING ITEMS:
a) WINDOWS AND EXTERIOS DOORS SHALL HAVE A MAXIMUM U-FACTOR OF 0.35.
b) SKYLIGHT SHALL BE HAVE A MAXIUM U-FACTOR OF 0.60
c) WINDOWS, SKYLIGHTS AND GLAZED DOORS SHALL BE DOUBLE-GLAZED WITH LOW-E
d) WINDOWS, SKYLIGHTS AND GLAZED DOORS SHALL HAVE A MAXIMUM SHGC RATING OF 0.40
12. ALL MATERIALS, SYSTEMS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND THE NEW YORK CITY CONSTRUCTION CODES, AS PER SECTION 303.2.
13. MAINTENANCE INSTRUCTIONS SHALL BE FURNISHED FOR EQUIPMENT AND SYSTEMS THAT REQUIRE PREVENTIVE MAINTENANCE. REQUIRED REGUALR MAINTENANCE ACTIONS SHALL BE CLEARLY STATED AND INCORPORATEDON A READILY ACCESSIBLE LABEL. THE LABEL SHALL INCLUDE THE TITLE OR PUBLICATION NUMBER FOR THE OPERATION AND MAINTENANCE MANUAL FOR THAT PARTICULAR MODEL AND TYPE OF PRODUCT, AS PER SECTION 303.0
14. AT LEST ONE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATED HEATING AND . COOLING SYSTEM (SECT. 403.1).
15. EACH DWELLING UNIT SHALL HAVE AT LEAST ONE THERMOSTAT CAPABLE OF AUTOMATICALLY ADJUSTING THE SPACE TEMPERATURE SET POINT OF THE LARGEST COOLING OR HEATING ZONE AND CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURES SET POINTS AT DIFFERENT TIMES OF THE DAY. THE THERMOSTAT SHALL INITIALLY BE PROGRAMMED WITH A HEATING TEMPERATURE NO HIGHER THAN 70'F AND A COOLING TEMPERATURE NO HIGHER THAN 78'F (SECT. 403.1.1).
16. SUPPLY DUCTS IN ATTICS SHALL BE INSULATED TO A MIN. OFR-8, ALL OTHER DUCTS SHALL BE INSULATED TO A MIN. OF R-6. EXPECT FOR DUCTS LOCATED INSIDE THE BUILDING THERMAL ENVELOPE (SECT. 403.2.1)
17. ALL DUCTS, AIR HANDLERS, FILER BOXES AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED (SECT. 403.2.2).
18. BUILDING FRAMING CAVITIES SHALL NOT BE USED AS SUPPLY DUCTS (SECT. 403.2.3).
19. MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105'F OR BELOW 55'F SHALL BE INSULATED TO A MINIMUM OF R-3 (SECT. 403.3)
20. ALL CIRCULATING SERVICE HOT WATER PIPING SHALL BE INSULATED TO A MINIMUM OF R-2 (SECT. 403.4).
21. OUTDOOR AIR INTAKE AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING (SECT. 403.5)
22. HEATING AND COOLING SYSTEMS SHALL BE SIZED IN ACCORDANCE WITH ACCA MANUAL J OR SIMILAR SECTION OF THE RESIDENTIAL CODE OF NEW YORK STATE (SECT. 403.6)
23. HEATING AND COOLING SYSTEMS SERVING BUILDINGS WITH THREE OF MORE DWELLING UNITS SHALL COMPLY WITH SECTIONS 503 AND 504 IN LIE OF SECTION 403. (SECT. 403.7).
24. POOLS SHALL BE PROVIDED WITH FOLLOWING ENERGY-CONSERVING MEASURES (SECT. 403.9):
a) POOL HEATERS SHALL BE EQUIPPED WITH A READILY ACCESSIBLE ON-OFF SWITCH.
b) NATURAL GAS OR LPG FIRED HEATERS SHALL NOT HAVE CONTINUOUSLY BURNING PILOT LIGHTS.
c) TIME SWITCHES THAN CAN AUTOMATICALLY TURN OFF AND ON HEATERS AND PUMPS.
d) HEATED POOLS SHALL BE EQUIPPED WITH A VAPOR-RETARDANT POOL COVER.
25. A MIN. OF 50% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS (SECT. 404.1).
26. IN ALL BUILDINGS HAVING INDIVIDUAL DWELLING UNITS, PROVISIONS SHALL BE MADE TO THE ELECTRICAL ENERGY CONSUMED BY EACH DWELLING UNIT NY SEPARATELY METERING OR MONITORING INDIVIDUAL DWELLING UNITS (SECT. 404.2.)

501.4.3.1
PROVISION OF SPRINKLER PROTECTION IN ALTERED BUILDINGS ON SUBSTANDARD WIDTH PUBLIC STREETS AND FIRE APPARATUS ACCESS ROADS.

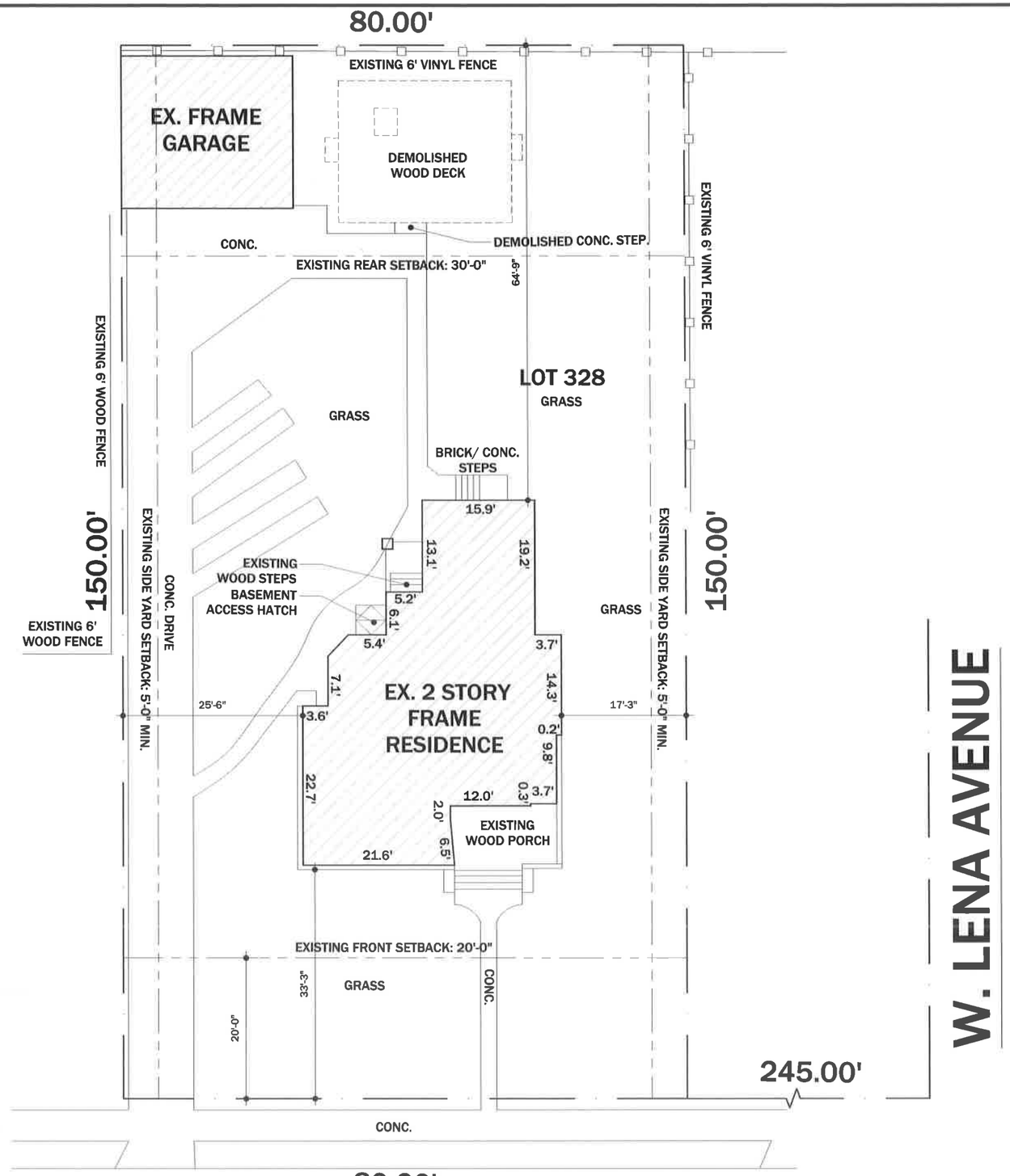
AN EXISTING BUILDING OR STRUCTURE THAT UNDERGOES ALTERATION OR A CHANGE IN USE OR OCCUPANCY AND WHICH

ZONING INFORMATION

SECTION: 55, BLOCK: 269, LOT: 328
TOTAL LOT = 12,000 SQFT
TOTAL LOT COVERAGE= 3,600 SQFT

PLOT DATA BASED ON INFORMATION FROM ANDRE K. MILLER, PLS DATED MARCH 01 2024

EXISTING REAR WOOD DECK TO BE REMOVED IN ENTIRETY. EXISTING ENCLOSED PORCH TO REMAIN. GC TO REMOVE EXISTING FINISHES AND PREP RESIDENCE FOR NEW FINISHES AFTER CLIENT APPROVAL.



1 EXISTING SITE PLAN

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

ENGINEER:
FRANCISCO D. PEREZ, P.E LLC
Structural and MEP Design
1503 91st Street, North Bergen, NJ 07047
TEL (201) 978-9009
email fperez.eng@gmail.com

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NO.	DATE	ISSUE/REV.
01	10/04/2024	ISSUED FOR PERMIT

SCOPE OF WORK

INTERIOR RENOVATION. ARCHITECTURAL UPDATE TO EXISTING KITCHEN, ADDITION OF RESTROOM. INTERIOR LAYOUT UPDATES

PROJECT ADDRESS

115 NORTH BERGEN PLACE
FREEPORT, NY, 11530

OWNER INFORMATION

-

DRAWINGS TITLE

SITE PLAN

D.O.B. APPROVAL STAMP

D.O.B. JOB NUMBER

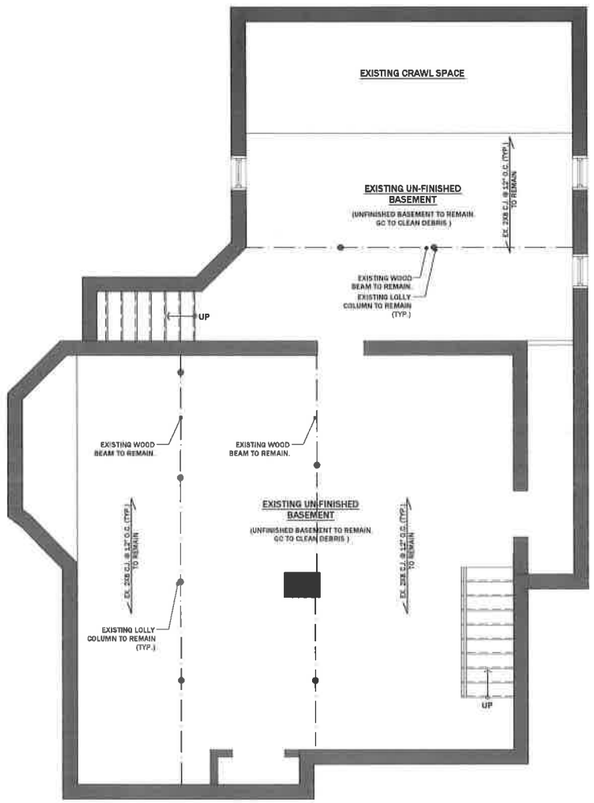
X00720138-S3

SEAL & SIGNATURE

DATE:	10-04-2024
PROJECT No:	-
DRAWING BY:	J.C.
CHECKED BY:	F.P.

DRAWING NUMBER: A-100.00

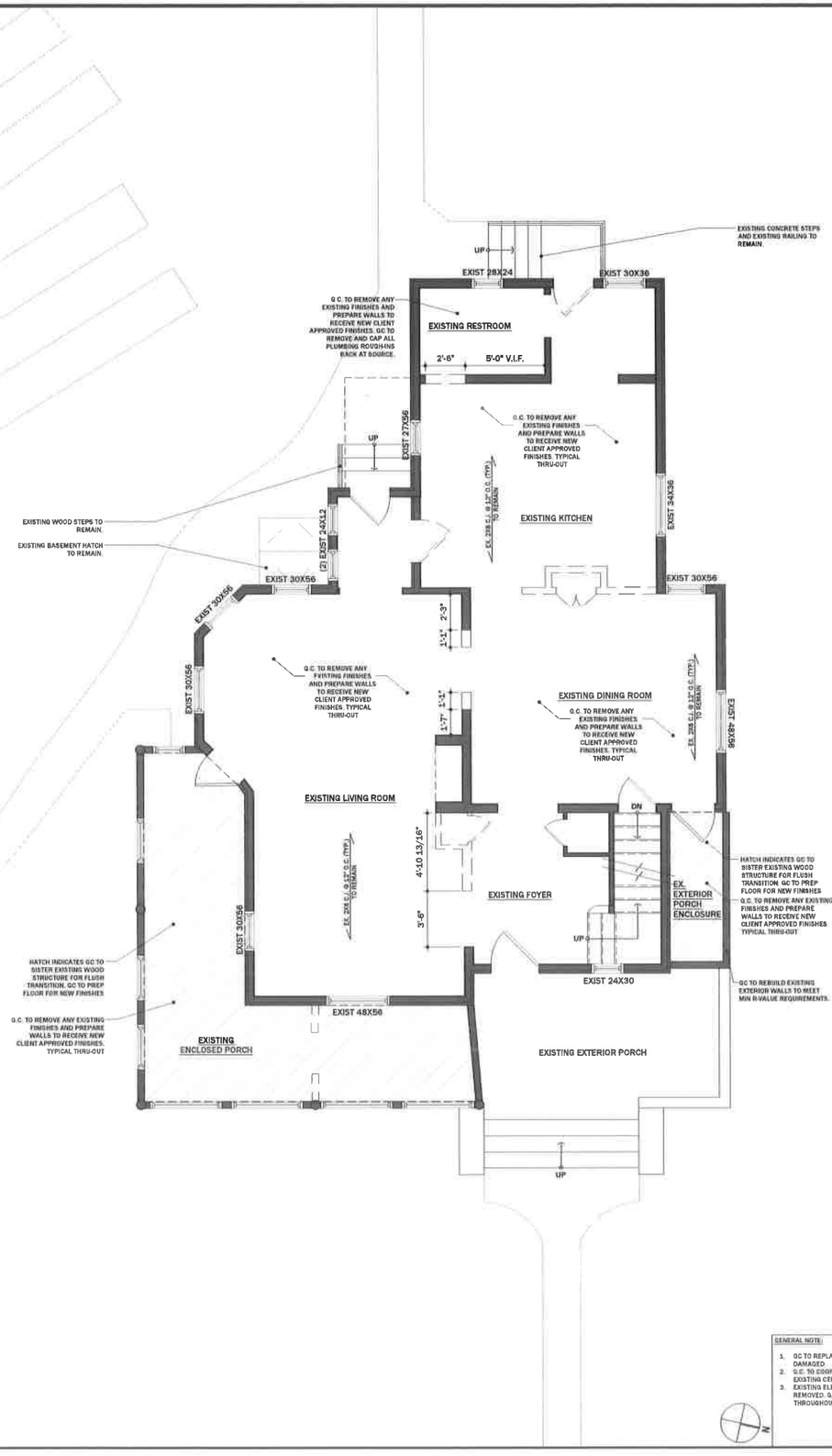
SHEET 3 OF 11



GENERAL NOTE:

1. NO WORK SCOPE IN BASEMENT AND ATTIC. PLANS ARE INCLUDED IN DRAWING SET FOR REFERENCE ONLY.

1 EXISTING/DEMOLITION BASEMENT PLAN — SCALE: 1/4"=1'-0"



GENERAL NOTE:

1. GC TO REPLACE ANY EXISTING WOOD JOIST THAT IS DAMAGED.
2. G.C. TO COORDINATE WITH CLIENT ON REMOVAL EXISTING CEILING DEVICES AND LIGHT FIXTURES
3. EXISTING ELECTRICAL OUTLETS & WIRING TO BE REMOVED. G.C. TO PROVIDE NEW WIRING THROUGHOUT.

2 EXISTING/DEMOLITION FIRST FLOOR PLAN — SCALE: 1/4"=1'-0"

ENGINEER:
FRANCISCO D. PEREZ, P.E LLC
Structural and MEP Design
1503 91st Street, North Bergen, NJ 07047
TEL (201) 978-9009
email fperez.eng@gmail.com

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PROJECT ADDRESS

115 NORTH BERGEN PLACE
FREEPORT, NY, 11530

OWNER INFORMATION

DRAWINGS TITLE

EXISTING / DEMOLITION PLANS

D.O.B. APPROVAL STAMP

D.O.B. JOB NUMBER

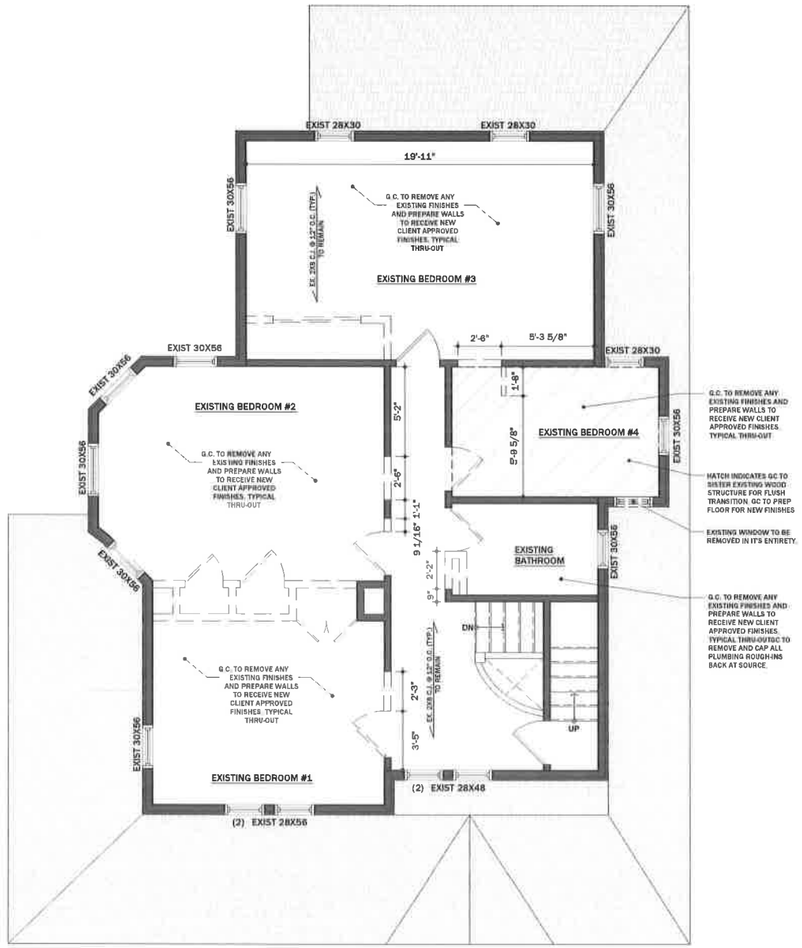
X00720138-S3

SEAL & SIGNATURE

DATE:	10-04-2024
PROJECT No:	-
DRAWING BY:	J.C.
CHECKED BY:	F.P.

DRAWING NUMBER: A-101.00

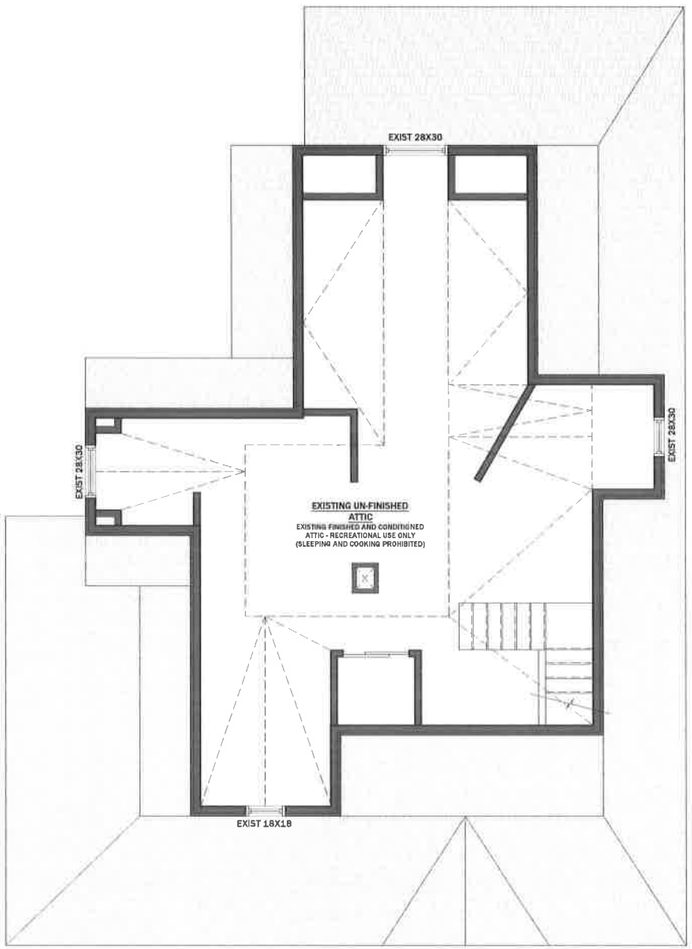
SHEET 4 OF 11



GENERAL NOTE:

1. GC TO REPLACE ANY EXISTING WOOD JOIST THAT IS DAMAGED.
2. G.C. TO COORDINATE WITH CLIENT ON REMOVAL EXISTING CEILING DEVICES AND LIGHT FIXTURES
3. EXISTING ELECTRICAL OUTLETS & WIRING TO BE REMOVED. G.C. TO PROVIDE NEW WIRING THROUGHOUT.

1 EXISTING/DEMOLITION SECOND FLOOR PLAN — SCALE: 1/4"=1'-0"



GENERAL NOTE:

1. NO WORK SCOPE IN BASEMENT AND ATTIC. PLANS ARE INCLUDED IN DRAWING SET FOR REFERENCE ONLY.

2 EXISTING/DEMOLITION ATTIC PLAN — SCALE: 1/4"=1'-0"

ENGINEER:
FRANCISCO D. PEREZ, P.E LLC
Structural and MEP Design
1503 91st Street, North Bergen, NJ 07047
TEL (201) 978-9009
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SCOPE OF WORK

INTERIOR RENOVATION. ARCHITECTURAL UPDATE TO EXISTING KITCHEN; ADDITION OF RESTROOM. INTERIOR LAYOUT UPDATES

PROJECT ADDRESS

119 NORTH BERGEN PLACE
FREEPORT, NY, 11530

OWNER INFORMATION

DRAWINGS TITLE

EXISTING / DEMOLITION PLANS

D.O.B. APPROVAL STAMP

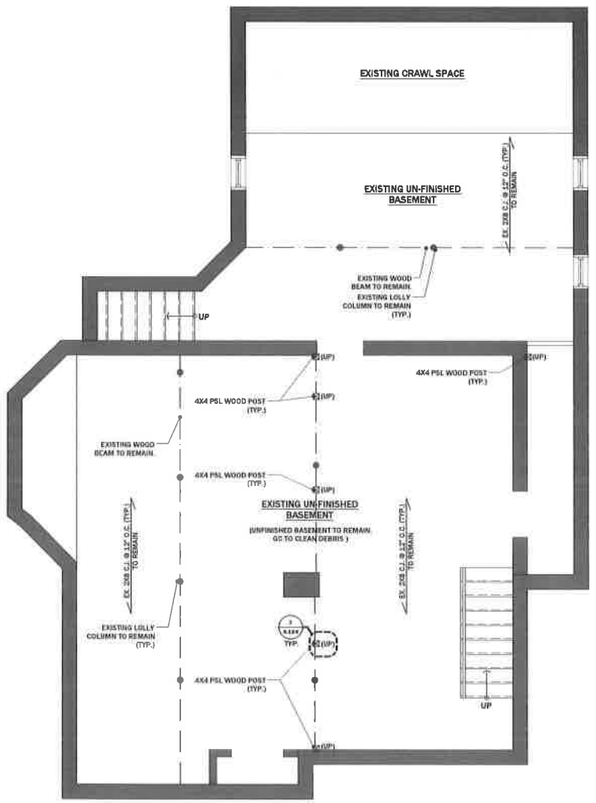
D.O.B. JOB NUMBER
X00720138-S3

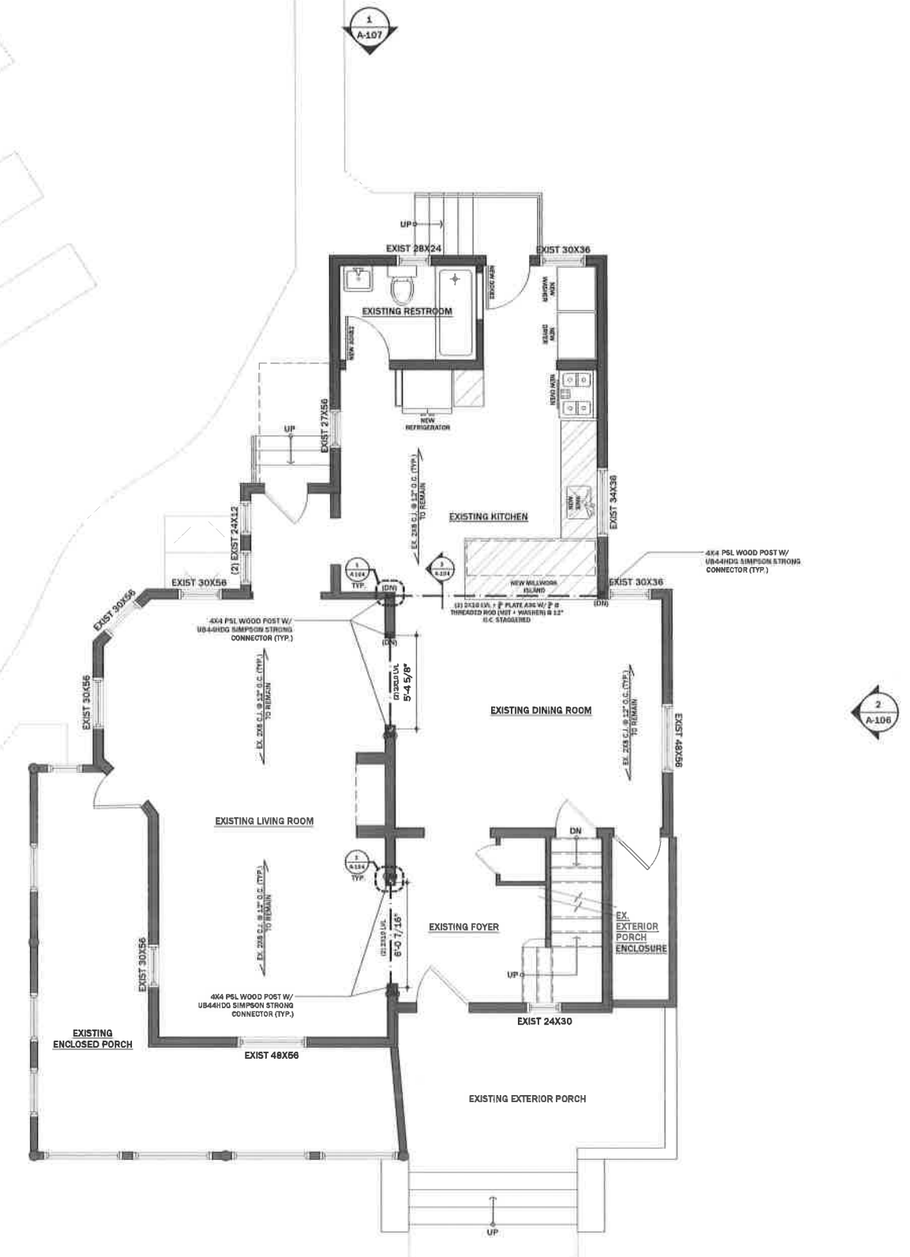
SEAL & SIGNATURE

DATE:	10-04-2024
PROJECT No:	-
DRAWING BY:	J.C
CHECKED BY:	F.P.

DRAWING NUMBER: A-102.00

SHEET 5 OF 11





FRAMING NOTES:
UNLESS OTHERWISE NOTED, ALL HEADERS SHALL BE:
(2) 2X6 @ SPANS UP TO 4'-0"
(2) 2X8 @ SPANS 4'-1" TO 5'-0"
(2) 2X10 @ SPANS 5'-1" TO 6'-0"
(2) 2X12 @ SPANS 6'-1" TO 8'-0"

UNLESS OTHERWISE NOTED, ALL ENGINEERED STRUCTURAL MEMBERS SHALL BE MICROLLAM LVL 2.0E

UNLESS OTHERWISE NOTED, STRUCTURAL POSTS SHALL BE
3-1/2"X5-1/4" PSL POST @ 2X4 WALLS
5-1/4"X5-1/4" PSL POST @ 2X6 WALLS

ICE BARRIER / FLASHING NOTE:
ICE BARRIER UNDERLAYMENT SHALL EXTEND FROM ROOF EAVE EDGE TO A POINT 24" MINIMUM INSIDE THE EXTERIOR WALL LINE.

STAIR NOTE:
1. STAIR AND STAIR COMPONENTS SHALL COMPLY WITH 2020 RCVS SECTION R311.7
2. G.C. TO PROVIDE STAIR SHOP DWGS. FOR ARCH. APPROVAL PRIOR TO FABRICATION

1 PROPOSED BASEMENT LEVEL CONSTRUCTION PLAN — SCALE: 1/4"=1'-0"

2 PROPOSED FIRST FLOOR CONSTRUCTION PLAN — SCALE: 1/4"=1'-0"

ENGINEER:
FRANCISCO D. PEREZ, P.E LLC
Structural and MEP Design
1503 91st Street, North Bergen, NJ 07047
TEL (201) 878-9009
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SCOPE OF WORK

INTERIOR RENOVATION. ARCHITECTURAL UPDATE TO EXISTING KITCHEN, ADDITION OF RESTROOM. INTERIOR LAYOUT UPDATES

PROJECT ADDRESS

115 NORTH BERGEN PLACE
FREEPORT, NY, 11530

OWNER INFORMATION

DRAWINGS TITLE

CONSTRUCTION PLANS

D.O.B. APPROVAL STAMP

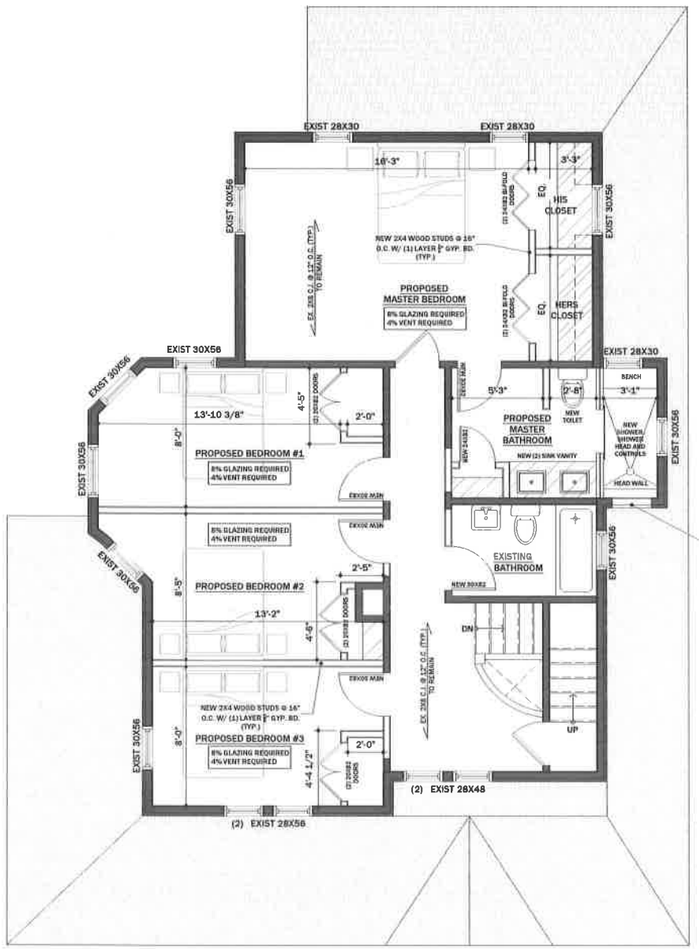
D.O.B JOB NUMBER
X00720138-S3

SEAL & SIGNATURE

DATE:	10-04-2024
PROJECT No:	-
DRAWING BY:	J.C.
CHECKED BY:	F.P.

DRAWING NUMBER: A-103.00

SHEET 6 OF 11



1 A-107

2 A-107

2 A-106

FRAMING NOTES:
UNLESS OTHERWISE NOTED, ALL HEADERS SHALL BE:
(2) 2X6 @ SPANS UP TO 4'-0"
(2) 2X8 @ SPANS 4'-1" TO 5'-0"
(2) 2X10 @ SPANS 5'-1" TO 6'-0"
(2) 2X12 @ SPANS 6'-1" TO 8'-0"

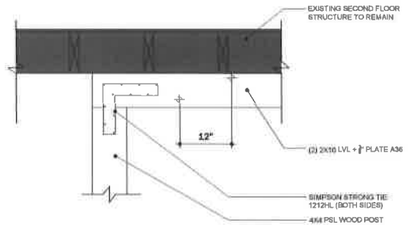
UNLESS OTHERWISE NOTED, ALL ENGINEERED STRUCTURAL MEMBERS SHALL BE MICRO:LAM LVL 2.0E

UNLESS OTHERWISE NOTED, STRUCTURAL POSTS SHALL BE
3-1/2"X5-1/4" PSL POST @ 2X4 WALLS
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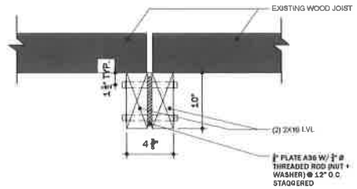
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STAIR NOTE:
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2. G.C. TO PROVIDE STAIR SHOP DWGS. FOR ARCH. APPROVAL PRIOR TO FABRICATION

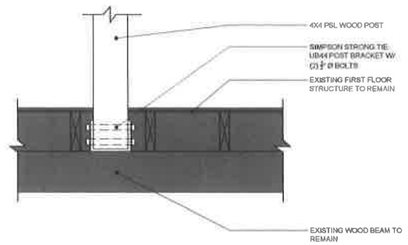
1 PROPOSED SECOND FLOOR CONSTRUCTION PLAN — SCALE: 1/4"=1'-0"



1 BEAM & POST TYPICAL DETAIL — SCALE: N.T.S.



2 EXISTING WOOD BEAM SECTION (TYP.) — SCALE: N.T.S.



3 BEAM & POST TYPICAL DETAIL — SCALE: N.T.S.

WINDOW NOTES:

ALL WINDOWS MEET PART R303 FOR LIGHT AND VENTILATION

ALL EGRESS WINDOW HAVE A MIN. CLEAR OPENING OF 5.7 SQ.FEET. MIN OPENING HEIGHT OF 24 INCHES AND MIN OPENING WIDTH OF 20" INCHES AND MEET PART R310

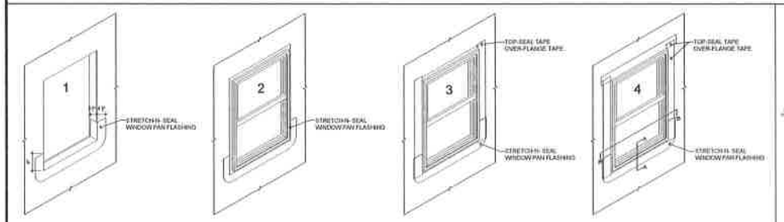
ALL WINDOWS AND DOORS TO BE "PELLA 350" AND "250" OR APPROVED EQUIV. G.C. TO VERIFY ALL ROUGH OPENINGS WITH DISTRIBUTOR G.C. TO PROVIDE SHOP DRAWINGS FOR ARCH APPROVAL PRIOR TO FABRICATION

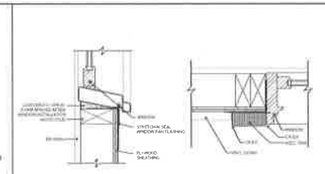
ALL WINDOWS BATHTUBS, SHOWERS, STAIRWELLS, DOORS AND WITH IN 18" OF FINISHED FLOOR TO BE TEMPERED AS PER CODE SECTION R308

N1102.4.3 (R402.4.3) FENESTRATION AIR LEAKAGE

WINDOWS, SKYLIGHTS AND SLIDING GLASS DOOR SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER SQUARE FOOT (1.5 L/s/m2), AND SWINGING DOORS NO MORE THAN 0.5 CFM PER SQUARE FOOT (2.6 L/s/m2), WHEN ACCORDING TO NFRC 400 OR AAMA/WDMA/CSA 101/I.S.2/A440 BY AN ACCREDITED INDEPENDENT LABORATORY AND LISTED AND LABELED BY THE MANUFACTURER.

EXCEPTION: SITE-BUILT WINDOWS, SKYLIGHT AND DOORS





- DETAILS — SCALE: 1/4"=1'-0"

ENGINEER:
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Structural and MEP Design
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SCOPE OF WORK

INTERIOR RENOVATION. ARCHITECTURAL UPDATE TO EXISTING KITCHEN, ADDITION OF RESTROOM. INTERIOR LAYOUT UPDATES

PROJECT ADDRESS
115 NORTH BERGEN PLACE
FREEPORT, NY, 11530

OWNER INFORMATION

DRAWINGS TITLE
CONSTRUCTION PLANS + DETAILS

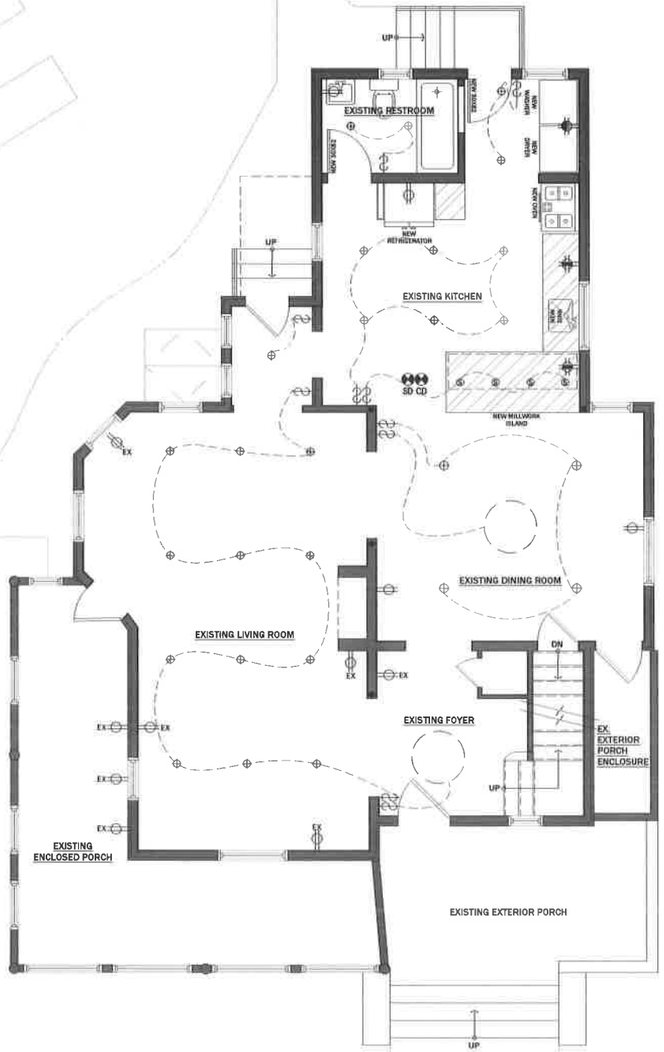
D.O.B. APPROVAL STAMP

D.O.B. JOB NUMBER
X00720138-S3

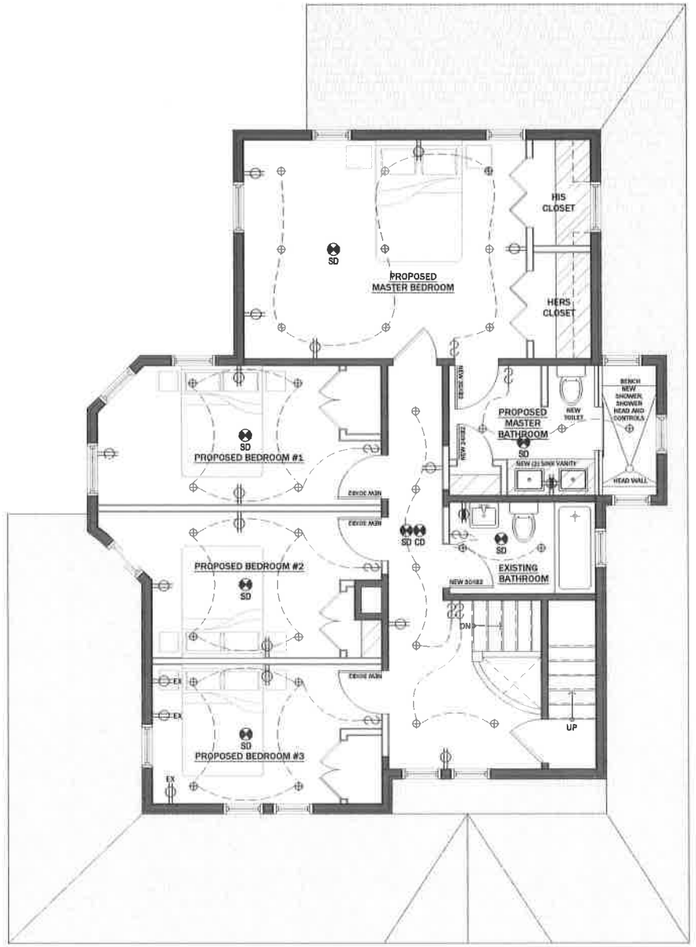
SEAL & SIGNATURE

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PROJECT No:	-
DRAWING BY:	J.C.
CHECKED BY:	F.P.

DRAWING NUMBER: A-104.00
SHEET 7 OF 11



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



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

REFLECTED CEILING / POWER LEGEND

	DOWNLIGHT- RECESSED LED
S	SURFACE MTD. / PENDANT
W	DOWNLIGHT- WET LOCATION
E	DOWNLIGHT- EXTERIOR
SD	HARD-WIRED SMOKE ALARM W/ BATTERY BACKUP
CD	HARD-WIRED CARBON MONOXIDE ALARM W/ BATTERY BACKUP
	DUPLEX RECEPTACLE
	DUPLEX RECEPTACLE-GROUND FAULT CIRCUIT INTERRUPTER-COUNTER HEIGHT
	QUADPLEX RECEPTACLE
	CHANDELIER
	COVE LIGHT- RECESSED LED
	ELECTRICAL SWITCH

GENERAL NOTE:

1. G.C. TO PROVIDE NEW WIRING THROUGHOUT.
2. G.C. TOO COORDINATE SWITCHES WITH EXTERIOR LIGHTING.
3. G.C TO COORDINATE NECESSARY WIRING AND SUPPORTS WITH CLIENT APPROVED CHANDELIER.

REFLECTED CEILING / POWER LEGEND

	DOWNLIGHT- RECESSED LED
S	SURFACE MTD. / PENDANT
W	DOWNLIGHT- WET LOCATION
E	DOWNLIGHT- EXTERIOR
SD	HARD-WIRED SMOKE ALARM W/ BATTERY BACKUP
CD	HARD-WIRED CARBON MONOXIDE ALARM W/ BATTERY BACKUP
	DUPLEX RECEPTACLE
	DUPLEX RECEPTACLE-GROUND FAULT CIRCUIT INTERRUPTER-COUNTER HEIGHT
	QUADPLEX RECEPTACLE
	CHANDELIER
	COVE LIGHT- RECESSED LED
	ELECTRICAL SWITCH

GENERAL NOTE:

1. G.C. TO PROVIDE NEW WIRING THROUGHOUT.
2. G.C. TOO COORDINATE SWITCHES WITH EXTERIOR LIGHTING.
3. G.C TO COORDINATE NECESSARY WIRING AND SUPPORTS WITH CLIENT APPROVED CHANDELIER.

ENGINEER:

FRANCISCO D. PEREZ, P.E LLC

Structural and MEP Design

1503 91st Street, North Bergen, NJ 07047

TEL (201) 978-9009

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GENERAL NOTES

THIS DOCUMENT IS A BASIC DESIGN GUIDE INTENDED SOLELY FOR THE CONSTRUCTION OF THE PROJECT NAMED HEREIN AND SHALL NOT BE USED FOR ANY OTHER CONSTRUCTION PERMIT WITHOUT THE WRITTEN AUTHORIZATION OF FRANCISCO PEREZ PE LLC.
THE OWNER AND ITS CONTRACTORS ARE RESPONSIBLE FOR THE CONSTRUCTION OF THIS PROJECT, ITS DETAIL/SHOP DRAWINGS AND ITS SPECIAL AND PROGRESS INSPECTIONS.

NO.	DATE	ISSUE/REV.
01	10/04/2024	ISSUED FOR PERMIT

SCOPE OF WORK

INTERIOR RENOVATION. ARCHITECTURAL UPDATE TO EXISTING KITCHEN, ADDITION OF RESTROOM. INTERIOR LAYOUT UPDATES

PROJECT ADDRESS

115 NORTH BERGEN PLACE
FREEPORT, NY, 11530

OWNER INFORMATION

DRAWINGS TITLE

LIGHTING & POWER PLANS

D.O.B. APPROVAL STAMP

D.O.B. JOB NUMBER

X00720138-S3

SEAL & SIGNATURE

DATE:	10-04-2024
PROJECT No:	-
DRAWING BY:	J.C.
CHECKED BY:	F.P.

DRAWING NUMBER: A-105.00

SHEET 8 OF 11



GENERAL NOTE:

1. GC TO INSTALL NEW VINYL SIDING.
2. EXISTING ASPHALT SHINGLE ROOF TO REMAIN.
3. EXISTING WINDOWS TO REMAIN. U.O.N.
4. EXISTING MASONRY CHIMNEY TO REMAIN.

1 EXTERIOR EAST ELEVATION SCALE: 1/4"=1'-0"



GENERAL NOTE:

1. GC TO INSTALL NEW VINYL SIDING.
2. EXISTING ASPHALT SHINGLE ROOF TO REMAIN.
3. EXISTING WINDOWS TO REMAIN. U.O.N.
4. EXISTING MASONRY CHIMNEY TO REMAIN.

2 EXTERIOR NORTH ELEVATION SCALE: 1/4"=1'-0"

ENGINEER:
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Structural and MEP Design
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NO.	DATE	ISSUE/REV.
01	10/04/2024	ISSUED FOR PERMIT

SCOPE OF WORK

INTERIOR RENOVATION. ARCHITECTURAL UPDATE TO EXISTING KITCHEN, ADDITION OF RESTROOM. INTERIOR LAYOUT UPDATES

PROJECT ADDRESS

115 NORTH BERGEN PLACE
FREEPORT, NY, 11530

OWNER INFORMATION

-

DRAWINGS TITLE

EXTERIOR ELEVATIONS

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2024 JUN 17 A 8:39
VILLAGE CLERK'S OFFICE
FREEPORT, N.Y.

D.O.B. APPROVAL STAMP

D.O.B. JOB NUMBER

X00720138-S3

SEAL & SIGNATURE

DATE:	10-04-2024
PROJECT No:	-
DRAWING BY:	J.C.
CHECKED BY:	F.P.

DRAWING NUMBER: A-106.00

SHEET 9 OF 11



GENERAL NOTE:

1. GC TO INSTALL NEW VINYL SIDING.
2. EXISTING ASPHALT SHINGLE ROOF TO REMAIN.
3. EXISTING WINDOWS TO REMAIN, U.O.N.
4. EXISTING MASONRY CHIMNEY TO REMAIN.

1 EXTERIOR WEST ELEVATION SCALE: 1/4"=1'-0"



GENERAL NOTE:

1. GC TO INSTALL NEW VINYL SIDING.
2. EXISTING ASPHALT SHINGLE ROOF TO REMAIN.
3. EXISTING WINDOWS TO REMAIN, U.O.N.
4. EXISTING MASONRY CHIMNEY TO REMAIN.

2 EXTERIOR SOUTH ELEVATION SCALE: 1/4"=1'-0"

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NO.	DATE	ISSUE/REV.
01	10/04/2024	ISSUED FOR PERMIT

SCOPE OF WORK

INTERIOR RENOVATION. ARCHITECTURAL UPDATE TO EXISTING KITCHEN, ADDITION OF RESTROOM. INTERIOR LAYOUT UPDATES

PROJECT ADDRESS
115 NORTH BERGEN PLACE
FREEPORT, NY, 11530

OWNER INFORMATION

DRAWINGS TITLE
EXTERIOR ELEVATIONS

D.O.B. APPROVAL STAMP

D.O.B. JOB NUMBER
X00720138-S3

SEAL & SIGNATURE

DATE:	10-04-2024
PROJECT No:	-
DRAWING BY:	J.C.
CHECKED BY:	F.P.

DRAWING NUMBER: A-107.00

SHEET 10 OF 11

TABLE R602.3(1)

(2020 RCNYS)
FASTENING SCHEDULE

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
	ROOF		
1	BLOCKING BETWEEN CEILING JOISTS OR RAFTERS TO TOP PLATE	4-8d BOX (2½"x0.113"); OR 3-8d COMMON (2½"x0.131"); OR 3-10d BOX (3"x0.128"); OR 3-3"x0.131" NAILS	TOE NAIL
2	CEILING JOISTS TO TOP PLATE	4-8d BOX (2½"x0.113"); OR 3-8d COMMON (2½"x0.131"); OR 3-10d BOX (3"x0.128"); OR 3-3"x0.131" NAILS	PER JOIST, TOE NAIL
3	CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER; LAPS OVER PARTITIONS (SEE SECTIONS R802.5.2 TABLE R802.5.2)	4-10d BOX (3"x0.128"); OR 3-16d COMMON (3½"x0.162"); OR 4-3"x0.131" NAILS	FACE NAIL
4	CEILING JOISTS ATTACHED TO PARALLEL RAFTER (HEEL JOINT) (SEE SECTIONS R802.5.2 AND TABLE R802.5.2)	TABLE R802.5.2	FACE NAIL
5	COLLAR TIE TO RAFTER, FACE NAIL OR 1½"x20 GA. RIDGE STRAP TO RAFTER	4-10d BOX (3"x0.128"); OR 3-10d *COMMON* (3"x0.148"); OR 4 3"x0.131" NAILS	FACE NAIL EACH RAFTER
6	RAFTER OR ROOF TRUSS TO PLATE	3-16d BOX NAILS (3½"x0.135"); OR 3-10d COMMON NAILS (3"x0.148"); OR 4-10d BOX (3"x0.128"); OR 4-3"x0.131" 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 RAFTER TO MINIMUM 2" RIDGE BEAM	4-16d (3½"x0.135"); OR 3-10d COMMON (3"x0.148"); OR 4-10d BOX (3"x0.128"); OR 4-3"x0.131" NAILS	TOE NAIL
		3-16d BOX (3½"x0.135"); OR 2-16d COMMON (3½"x0.162"); OR 3-10d BOX (3"x0.128"); OR 3-3"x0.131" NAILS	END NAIL
		WALL	
8	STUD TO STUD (NOT BRACED WALL PANELS)	16d COMMON (3½"x0.162")	24" O.C. FACE NAIL
		10d BOX (3"x0.128"); OR 3"x0.131 NAILS	16" O.C. FACE NAIL
9	STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	16d BOX (3½"x0.135"); OR 3"x0.131 NAILS	12" O.C. FACE NAIL
		16d COMMON (3½"x0.162")	16" O.C. FACE NAIL
10	BUILT UP HEADER (2" TO 2" HEADER WITH ½" SPACER)	16d COMMON (3½"x0.162")	16" O.C. EACH EDGE FACE NAIL
		16d BOX (3½"x0.135")	12" O.C. EACH FACE NAIL
11	CONTINUOUS HEADER TO STUD	5-8d BOX (2½"x0.113"); OR 4-8d COMMON (2½"x0.131"); OR 4-10d BOX (3"x0.128")	TOE NAIL
12	TOP PLATE TO TOP PLATE	16d COMMON (3½"x0.162")	16" O.C. FACE NAIL
		10d BOX (3"x0.128"; OR 3"x0.131 NAILS	12" O.C. FACE NAIL
13	DOUBLE TOP PLATE SPLICE	8-16d COMMON (3½"x0.162"); OR 12-16d BOX (3½"x0.135"); OR 12-10d BOX (3"x0.128"); OR 12-3"x0.131" NAILS	FACE NAIL ON EACH SIDE OF END JOINT (MINIMUM 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
14	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT BRACED WALL PANELS)	16d COMMON (3½"x0.162")	16" O.C. FACE NAIL
		16d BOX (3½"x0.135"); OR 3"x0.131 NAILS	12" O.C. FACE NAIL
15	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANEL)	3-16d BOX (3½"x0.135"); OR 2-16d COMMON (3½"x0.162"); OR 4-3"x0.131" NAILS	3 EACH 16" O.C. FACE NAIL 2 EACH 16" O.C. FACE NAIL 4 EACH 16" O.C. FACE NAIL
16	TOP OR BOTTOM PLATE TO STUD	4-8d BOX (2½"x0.113"); OR 3-16d BOX (3½"x0.135"); OR 4 8d COMMON (2½"x0.131"); OR 4-10d BOX (3"x0.128"); OR 4 3"x0.131" NAILS	TOE NAIL
		3-16d BOX (3½"x0.135"); OR 2-16d COMMON (3½"x0.162"); OR 3-10d BOX (3"x0.128"); OR 3-3"x0.131" NAILS	END NAIL
17	TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	3 10d BOX (3"x0.128"); OR 2-16d COMMON (3½"x0.162"); OR 3-3"x0.131" NAILS	FACE NAIL
18	1" BRACE TO EACH STUD AND PLATE	3-8d BOX (2½"x0.113"); OR 2-8d COMMON (2½"x0.131"); OR 2-10d BOX (3"x0.128"); OR 2 STAPLES 1¾"	FACE NAIL
19	1"x6" SHEATHING TO EACH BEARING	3-8d BOX (2½"x0.113"); OR 2-8d COMMON (2½"x0.131"); OR 2 10d BOX (3"x0.128"); OR 2 STAPLES, 1" CROWN, 16 GA. 1½" LONG	FACE NAIL
20	1"x8" AND WIDER SHEATHING TO EACH BEARING	3-8d BOX (2½"x0.113"); OR 3-8d COMMON (2½"x0.131"); OR 3 10d BOX (3"x0.128"); OR 3 STAPLES, 1" CROWN, 16 GA. 1½" LONG	FACE NAIL
		WIDER THAN 1"x8" 4-8d BOX (2½"x0.113"); OR 3-8d COMMON (2½"x0.131"); OR 3-10d BOX (3"x0.128"); OR 4 STAPLES, 1" CROWN, 16 GA. 1½" LONG	
		FLOOR	
21	JOIST TO SILL, TOP PLATE OR GIRDER	4-8d BOX (2½"x0.113"); OR 3-8d COMMON (2½"x0.131"); OR 3-10d BOX (3"x0.128"); OR 3-3"x0.131 NAILS	TOE NAIL
22	RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)	8d BOX (2½"x0.113")	4" O.C. TOE NAIL
		8d COMMON (2½"x0.131"); OR 10d BOX (3"x0.128"); OR 3"x0.131" NAILS	6" O.C. TOE NAIL
23	1"x6" SUBFLOOR OR LESS TO EACH JOIST	3-8d BOX (2½"x0.113"); OR 2-8d COMMON (2½"x0.131"); OR 3-10d BOX (3"x0.128"); OR 2 STAPLE 1" CROWN, 16 GA. 1½" LONG	FACE NAIL
24	2" SUBFLOOR TO JOIST OR GIRDER	3-16d BOX (3½"x0.135"); OR 2-16d COMMON (3½"x0.162")	BLIND AND FACE NAIL
25	2" PLANKS (PLANK & BEAM, FLOOR & ROOF)	3-16d BOX (3½"x0.135"); OR 2-16d COMMON (3½"x0.162")	AT EACH BEARING, FACE NAIL
26	BAND OR RIM JOIST TO JOIST	3-16d COMMON (3½"x0.162"); OR 4 10 BOX (3"x0.128"); OR 4-3"x0.131" NAILS; OR 4-3"x14 GA. STAPLES, 7/16" CROWN	END NAIL
27	BUILT-UP GIRDERS AND BEAMS, 2 INCH LUMBER LAYERS	20d COMMON (4"x0.192"); OR	NAILS EACH LAYER AS FOLLOWS: 32" O.C. AT TOP, BOTTOM AND STAGGERED
		10d BOX (3"x0.192"); OR 3"x0.131" NAILS	24" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
		AND; 2-30d COMMON (4"x0.192"); OR 3-10d BOX (3"x0.128"); OR 3-3"x0.131" NAILS	FACE NAIL AT ENDS AND AT EACH SPLICE
28	LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	4-16 BOX (3½"x0.135"); OR 3-16d COMMON (3½"x0.162"); OR 4-10d BOX (3"x0.128"); OR 4-3"x0.131" NAILS	AT EACH JOIST OR RAFTER, FACE NAIL
29	BRIDGING OR BLOCKING TO JOIST	2-10d (3"x0.128"), OR 2-8d COMMON (2½"x0.131", OR 2-3"x0.131") NAILS	EACH END, TOE NAIL

CONT. TABLE R602.3(1)

(2020 RCNYS)
FASTENING SCHEDULE

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION	
	WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING (SEE TABLE R802.3(3) FOR WOOD STRUCTURAL PANEL EXTERIOR WALL SHEATHING TO WALL FRAMING			
30	⅜" - ½"	6d COMMON (2"x0.113") NAIL (SUBFLOOR, WALL) 8d COMMON (2½"x0.131") NAIL (ROOF)	6	12
31	19/32" - 1"	8d COMMON NAIL (2½"x0.131")	6	12
32	1 1/32" - 1 ¼"	10d COMMON (3"x0.148") NAIL; OR 8d (2½"x0.131") DEFORMED NAIL	6	12
	OTHER WALL SHEATHING			
33	½" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1½" GALVANIZED ROOFING NAIL, ⅞" HEAD DIAMETER, OR 1" CROWN STAPLE 16 GA. 1 ½" LONG	3	6
34	25/32" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1 ½" GALVANIZED ROOFING NAIL, ⅞" HEAD DIAMETER, OR 1" CROWN STAPLE 16 GA. 1 ½" LONG	3	6
35	½" GYPSUM SHEATHING	1 ½" GALVANIZED ROOFING NAIL, STAPLE GALVANIZED, 1 ½" LONG; 1 ¼" SCREWS, TYPE W OR S	7	7
36	⅝" GYPSUM SHEATHING	1 ¾" GALVANIZED ROOFING NAIL, STAPLE GALVANIZED, 1 ¾" LONG; 1 ¼" SCREWS, TYPE W OR S	7	7
	WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
37	½" AND LESS	6d DEFORMED (2"x0.120") NAIL; OR 8d COMMON (2½"x0.131") NAIL	6	12
38	⅝" - 1"	8d COMMON (2½"x0.131") NAIL; OR 8d DEFORMED (2½"x0.120") NAIL	6	12
39	1 1/8" - 1 ¼"	10d COMMON (3"x0.148) NAIL; OR 8d DEFORMED (2½"x0.120") NAIL	6	12

TABLE R602.10.5

(2020 RCNYS)
MINIMUM LENGTH OF BRACED WALL PANELS

	METHOD (SEE TABLE R602.10.4)	MINIMUM LENGTH (INCHES) WALL HEIGHT					CONTRIBUTING LENGTH (INCHES)
		8 FT.	9 FT.	10 FT.	11 FT.	12 FT.	
	DWB, WSP, SFB, PBS, PCP, HPS, BV-WSP	48	48	48	53	58	ACTUAL
	GB	48	48	48	53	58	DOUBLE SIDED = ACTUAL SINGLE SIDED = 0.5xACTUAL
	UB	53	62	69	NP	NP	ACTUAL
ASW	SDC A, B AND C, ULTIMATE DESIGN WIND SPEED < 140 MPH	28	32	34	38	42	48
	SDC D2, D1 AND D2, ULTIMATE DESIGN WIND SPEED < 140 MPH	32	32	34	NP	NP	
PFH	SUPPORTING ROOF ONLY	16	16	16	18	20	48
	SUPPORTING ONE STORY AND ROOF	24	24	24	27	29	48
PFG		24	27	30	33	36	1.5xACTUAL
CS-G		24	27	30	33	36	ACTUAL
CS-PF	SDC A, B, AND C	16	18	20	22	24	1.5xACTUAL
	SDC D2, D1 AND D2	16	18	20	22	24	ACTUAL
CS-WSP, CS-SFB	ADJACENT CLEAR OPENING HEIGHT (INCHES)						ACTUAL
	≤ 64	24	27	30	33	36	
	68	25	27	30	33	36	
	72	27	27	30	33	36	
	76	30	29	30	33	36	
	80	32	30	30	33	36	
	84	35	32	32	33	36	
	88	35	32	32	33	36	
	92	43	37	35	35	36	
	96	48	41	38	36	36	
	100	-	44	40	38	38	
	104	-	49	43	40	39	
	108	-	54	46	43	41	
	112	-	-	50	45	43	
	116	-	-	55	48	45	
	120	-	-	60	52	48	
	124	-	-	-	56	51	
	128	-	-	-	61	54	
	132	-	-	-	66	58	
	136	-	-	-	-	62	
	140	-	-	-	-	66	
	144	-	-	-	-	72	

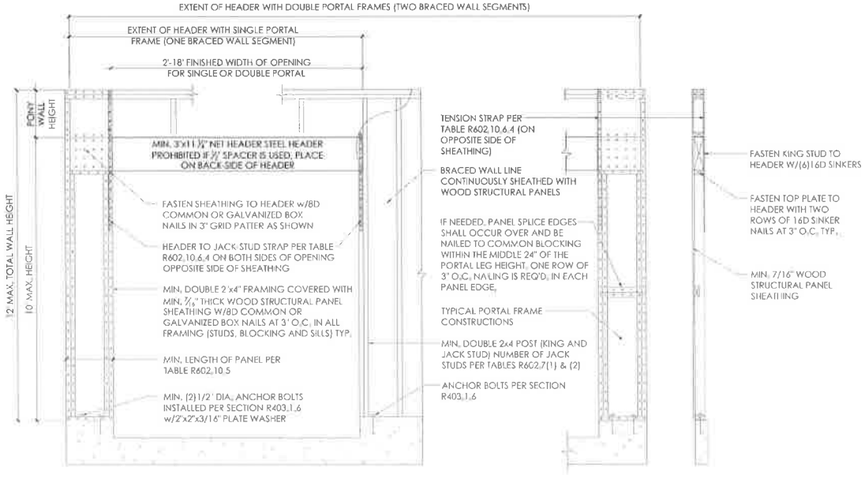
TABLE R602.3(3)

REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES (a),(b),(c)
(2015 INTERNATIONAL RESIDENTIAL CODE)

MINIMAL NAIL		MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (INCHES)	MAXIMUM WALL STUD SPACING (INCHES)	PANEL NAIL SPACING		ULTIMATE DESIGN WIND SPEED Vult (MPH)		
SIZE	PENETRATION (INCHES)				EDGES (INCHES O.C.)	FIELD (INCHES O.C.)	WIND EXPOSURE CATEGORY		
							B	C	D
6D COMMON (2.0" x 0.113")	1.5	24/0	24/0	16	6	12	140	115	110
8D COMMON (2.5" x 0.131")	1.75	24/16	24/16	16	6	12	170	140	135
				24	6	12	140	115	110

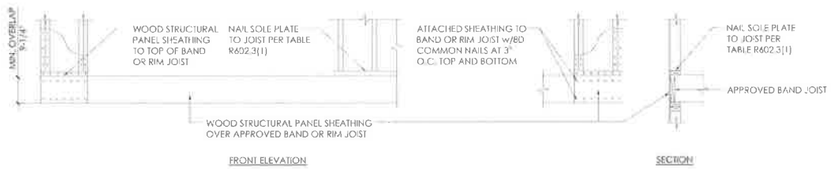
FOR SI: 1 INCH = 25.4 MM, 1 MILE PER HOUR = 0.447 M/S.
A. PANEL STRENGTH AXIS PARALLEL OR PERPENDICULAR TO SUPPORTS. THREE-PLY PLYWOOD SHEATHING WITH STUDS SPACED MORE THAN 16 INCHES ON CENTER SHALL BE APPLIED WITH PANEL STRENGTH AXIS PERPENDICULAR TO SUPPORTS.
B. TABLE IS BASED ON WIND PRESSURES ACTING TOWARD AND AWAY FROM BUILDING SURFACES IN ACCORDANCE WITH SECTION R301.2. LATERAL BRACING REQUIREMENTS SHALL BE IN ACCORDANCE WITH SECTION R602.10.
C. WOOD STRUCTURAL PANELS WITH SPAN RATINGS OF WALL-16 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 24/16 SPAN RATING. WALL-16 AND PLYWOOD SIDING 16" O.C. SHALL BE USED WITH STUDS SPACED NOT MORE THAN 16 INCHES ON CENTER.

EXTENT OF HEADER WITH DOUBLE PORTAL FRAMES (TWO BRACED WALL SEGMENTS)



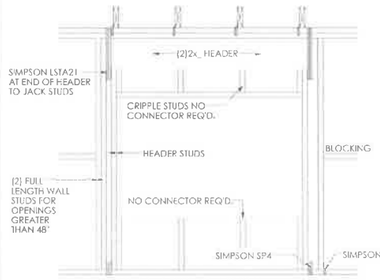
OVER CONCRETE OR MASONRY BLOCK FOUNDATION

OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION
(WHERE PORTAL SHEATHING DOES NOT LAP OVER BAND OR RIM JOIST)

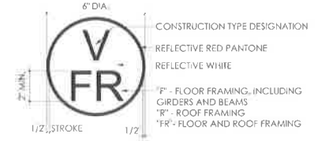


OVER RAISED WOOD FLOOR - OVERLAP OPTION
(WHERE PORTAL SHEATHING LAPS OVER BAND OR RIM BOARD)

① CONTINUOUSLY SHEATHED PORTAL FRAME METHOD CS-PF - 2020 RCNYS FIGURE R602.10.6.4
N.T.S.



② TYPICAL BEARING OPENING
N.T.S.



TRUSS IDENTIFICATION SIGN IN COMPLIANCE WITH 19 NYCRR 1265

APPLICANT SHALL PROVIDE ENGINEERED WOOD PLACARD IN ACCORDANCE WITH TITLE 19 NYCRR PART 1265 AFFIXED ON OR ADJACENT TO ANY ELECTRIC METER BOX ATTACHED TO THE EXTERIOR OF THE STRUCTURE FOR FIELD INSPECTION.

③ TRUSS IDENTIFICATION SIGN
N.T.S.

ENGINEER:
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Structural and MEP Design
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GENERAL NOTES

THIS DOCUMENT IS A BASIC DESIGN GUIDE INTENDED SOLELY FOR THE CONSTRUCTION OF THE PROJECT NAMED HEREIN AND SHALL NOT BE USED FOR ANY OTHER CONSTRUCTION PERMIT WITHOUT THE WRITTEN AUTHORIZATION OF FRANCISCO PEREZ PE LLC.
THE OWNER AND ITS CONTRACTORS ARE RESPONSIBLE FOR THE CONSTRUCTION OF THIS PROJECT, ITS DETAIL/SHOP DRAWINGS AND ITS SPECIAL AND PROGRESS INSPECTIONS.

NO.	DATE	ISSUE/REV.
01	10/04/2024	ISSUED FOR PERMIT

SCOPE OF WORK

INTERIOR RENOVATION. ARCHITECTURAL UPDATE TO EXISTING KITCHEN, ADDITION OF RESTROOM. INTERIOR LAYOUT UPDATES

PROJECT ADDRESS
115 NORTH BERGEN PLACE
FREEPORT, NY, 11530

OWNER INFORMATION

DRAWINGS TITLE
TYPICAL FRAMING DETAILS

D.O.B. APPROVAL STAMP

D.O.B. JOB NUMBER
X00720138-S3

SEAL & SIGNATURE

DATE:	10-04-2024
PROJECT No:	
DRAWING BY:	J.C.
CHECKED BY:	F.P.

DRAWING NUMBER: A-108.00
SHEET 11 OF 11