

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: 10 ARCHER STREET ZONING DISTRICT RES. "A"
SECTION 62 BLOCK 48 LOT 4 LOT SIZE: 58 * 158
(8,226 SQ. FT)

<input type="checkbox"/> TENANT	<u>APPLICANT</u>	<input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>JOSE GUTIERREZ</u>			Name: <u>JOSE GUTIERREZ</u>
Address: <u>124 BISMARCK AVENUE</u> <u>VALLEY STREAM, NY 11581</u>			Address: <u>124 BISMARCK AVENUE</u> <u>VALLEY STREAM, NY 11581</u>
Telephone #: <u>(347) 739-6096</u>			Telephone #: <u>(347) 739-6096</u>

Attorney Name: MIGUEL RAMIREZ Address: 33 LAMONT PLACE
(optional) Phone #: (631) 704-6601 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

I request a preliminary meeting: YES NO

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

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VILLAGE OF FREEPORT, NY

Jose A Gutierrez
APPLICANT'S SIGNATURE DATE 03-20-2025
Sworn to before me this 20th day of March, 2025
Doris Ramirez
Notary Public
DORIS ALEXANDRA RAMIREZ
NOTARY PUBLIC STATE OF NEW YORK
SUFFOLK COUNTY
LIC. # 01RA6359378
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
PROPERTY OWNER'S SIGNATURE DATE 03-20-2025
Sworn to before me this 20th day of March, 2025
Doris Ramirez
Notary Public
DORIS ALEXANDRA RAMIREZ
NOTARY PUBLIC STATE OF NEW YORK
SUFFOLK COUNTY
LIC. # 01RA6359378
COMM. EXP. May 30 of 2025

FOR VILLAGE USE ONLY

Site Plan Public Hearing Required: <input type="checkbox"/> YES <input type="checkbox"/> NO	Date of Hearing: _____ Date of Decision: _____
Village Clerk's Signature: _____	<input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____
Planning Board Signature: _____	Date: _____

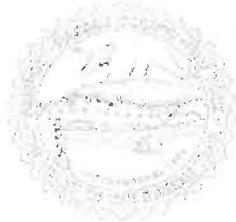
SUBMISSION CHECKLIST

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

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VILLAGE OF FREEPORT, NY

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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

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

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

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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. 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.

617.20
Appendix B
Short Environmental Assessment Form

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 VILLAGE OF FREEPORT, NY

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: 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: jjgutierrez@hotmail.com	
Address: 124 Bismark Avenue			
City/PO: Valley Stream		State: New York	Zip Code: 11581
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO
			YES
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO
			YES
3.a. Total acreage of the site of the proposed action?		<u>0.19</u> acres	
b. Total acreage to be physically disturbed?		<u>0.19</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0.19</u> acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

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5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
		✓	
b. Consistent with the adopted comprehensive plan?		✓	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
			✓
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		✓	
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? If No, describe method for providing potable water: _____	NO	YES	
			✓
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
			✓
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	✓		
b. Is the proposed action located in an archeological sensitive area?		✓	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		✓	
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?	NO	YES	
	✓		
16. Is the project site located in the 100 year flood plain?	NO	YES	
	✓		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? > NO > YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains?) If Yes, briefly describe: _____	NO	YES	
	✓		
	✓		

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	✓	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	✓	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	✓	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Jose Gutierrez</u> Date: <u>03/15/2025</u>		
Signature: <u><i>Jose A Gutierrez</i></u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer a **ff** the following 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?"

	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 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 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 impact. 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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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)



CONSULTANT



33 LAMONT PLACE
WEST BABYLON, NY 11791
OFF. (631)920-2445
MOBILE (631)704-6600

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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

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-STORY
WOOD FRAME W/SHINGLES
SIDING 1-FAMILY

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

DRAWING TITLE

EXISTING SUBJECT PROPERTY
PICTURES AFTER DEMOLITION
BEFORE DEMOLITION

DRAWN/DESIGN BY:

MIGUEL RAMIREZ

CHECKED BY:

VALDIMIR CONSTANTINO

DATE:

P

PROJECT



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:



CONSULTANT

MAI
 DRAFTING CORPORATION
 RESIDENTIAL & COMMERCIAL DESIGN
 33 LAMONT PLACE
 WEST BABYLON, NY 11706
 OFF: (631)920-2415
 MOBILE:(631)704-6601

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 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

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-STORY
 WOOD FRAME W/
 SIDING 1-FAMILY R

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

DRAWING TITLE

EXISTING NEIGHBORHOOD
 PROPERTY PICTURE

DRAWN/DESIGN BY:
 MIGUEL RAMIREZ

CHECKED BY:
 VALDIMIR CONSTANT

DATE:

P-
 PROJECT NO.

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



GENERAL CODE NOTES 2

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 the 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, lapped 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 "1" (Resistant 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 Code of N.Y. State effective August 5, 2007.

GENERAL STRUCTURAL NOTES

ALLOWABLE WOOD STRESSES
CONSTRUCTION GRADE DOUGLAS FIR - SOUTH #1
Fb = 1300 PSI
Ft = 675 or 525 PSI IF > 4" WIDTH (COMPRESSION PARALLEL TO GRAIN)
Fc = 800 PSI (COMPRESSION PARALLEL TO GRAIN)
Fv = 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 (AF&PA) 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 C150-04
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 C33-04
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 A615-92c(1) 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, grooves and all other embedded items shall be in place before placement of concrete.

SYMBOL LIST

	North Arrow
	Detail No. OR DETAIL DESIGNATION Drawing No.
	Section No. OR SECTION DESIGNATION Drawing No.
	New Window Number (to be on (S) or (W) Window Schedule Sheet (PC-2))
	New Floor Number Designation (Use Door Schedule Sheet (PC-2))
	Finish Designation
	Partition Type Designation
	Free Edge Where (Parting)
	Existing Construction to Remain
	Existing Construction to be Removed (to D.N.)
	New Drywall Partition
	Existing Door & Frame to Remain
	Existing Door & Frame to be Replaced

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 ACCESSORY STRUCTURES, AND THEIR ASSOCIATED SITES AND FACILITIES AS APPLICABLE IN SECTION 101.2, ARE NOT REQUIRED TO BE ACCESSIBLE.

ZONING CALCULATIONS

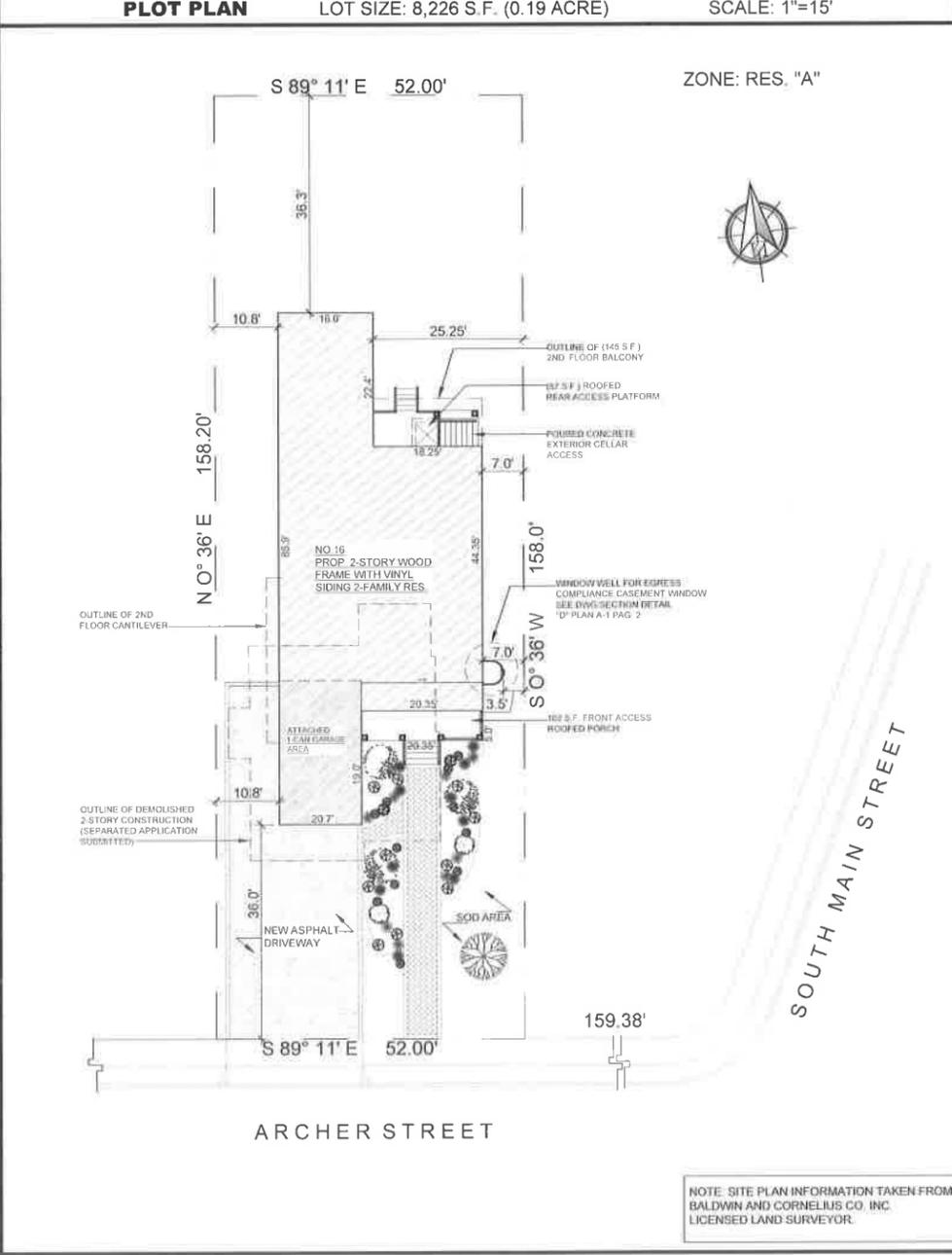
ZONING: PER VILLAGE OF FREEPORT (ZONED-RES-"A")
BUILDING HEIGHT: 35' OR 3 STORIES MAX. HEIGHT)

PROPOSED BUILDING AREAS:
CELLAR: 1,818 S.F.
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)



SCOPE OF PROJECT

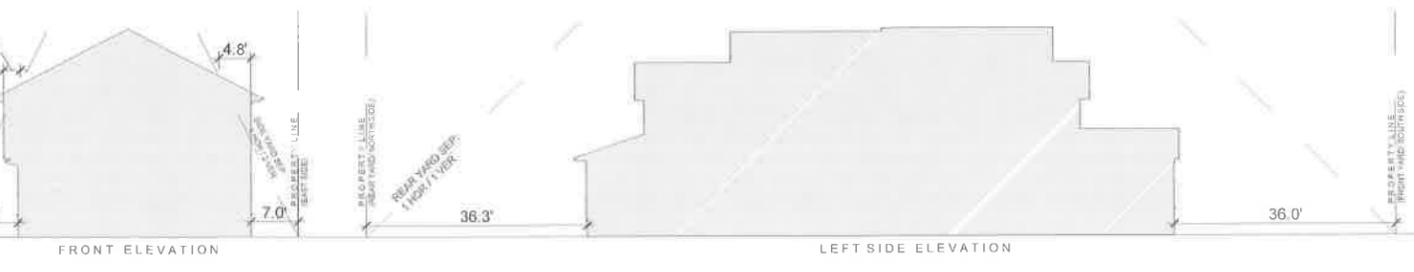
CELLAR FLOOR:
1-1,818 S.F. FINISHED (FOR STORAGE ONLY) WITH REAR CONCRETE EXTERIOR CELLAR ACCESS, 3-PC BATHROOM, ENCLOSED LAUNDRY & MECHANICAL ROOM

FIRST 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 (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 DETAILS



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REVISION

NO.	DATE	DES.
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ISSUED TO: WILLIAM DEER
NO.: 2025 APR - L

APPLICATION NO. U

APPLICANT/OWNER
JOSE GUTIERREZ
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PROJECT TITLE
PROPOSED 2-STORY WOOD FRAME WITH VINYL SIDING 1-FAMILY RESIDENCE

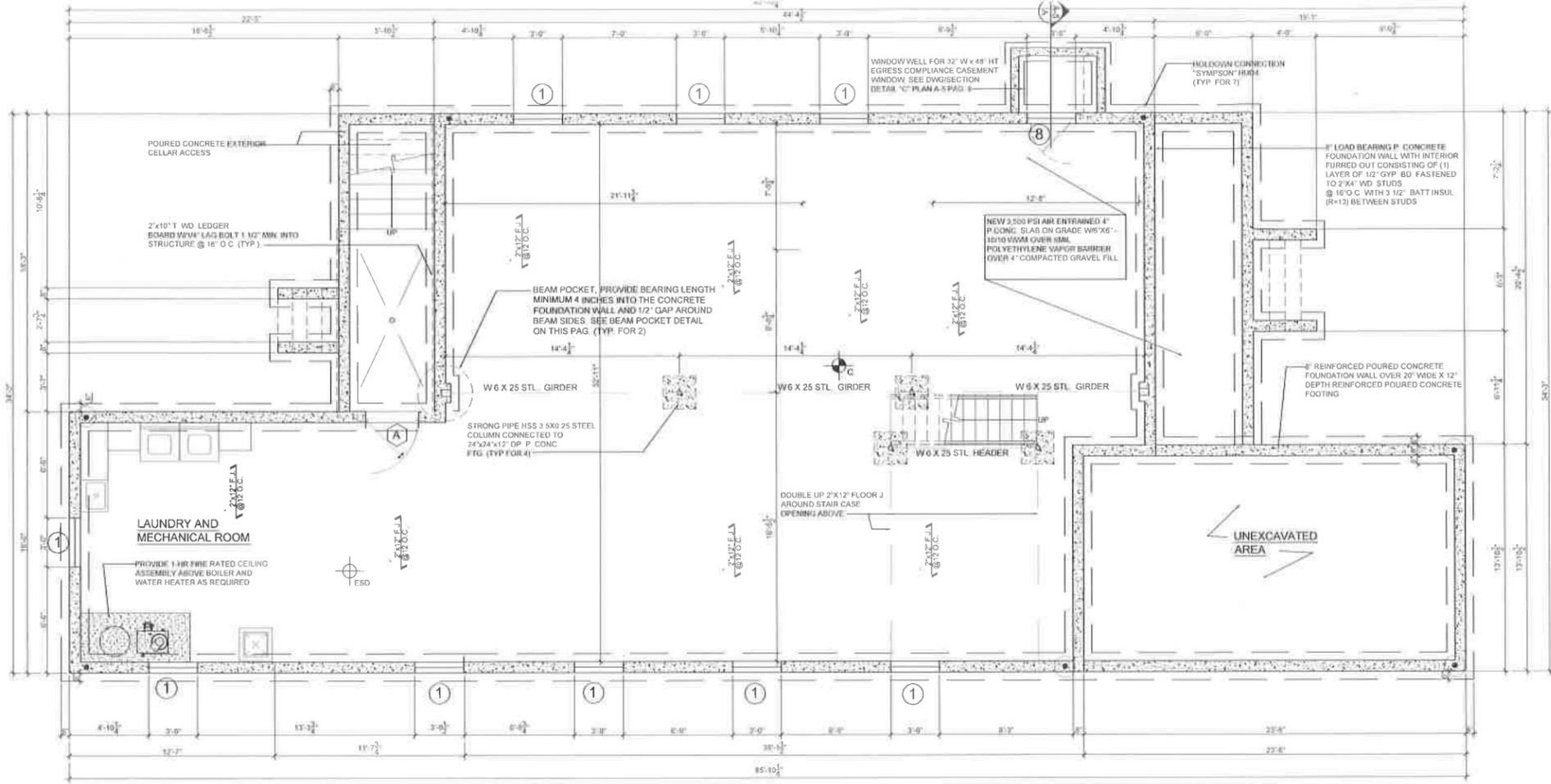
16 ARCHER STREET
FREEPORT, N.Y. 11520
SEC. 62 BLK 48 LOT 4

DRAWING TITLE
TITLE INFORMATION SHEET, LOCATION MAP AND SYMBOL MAP AND ENERGY CALCULATIONS

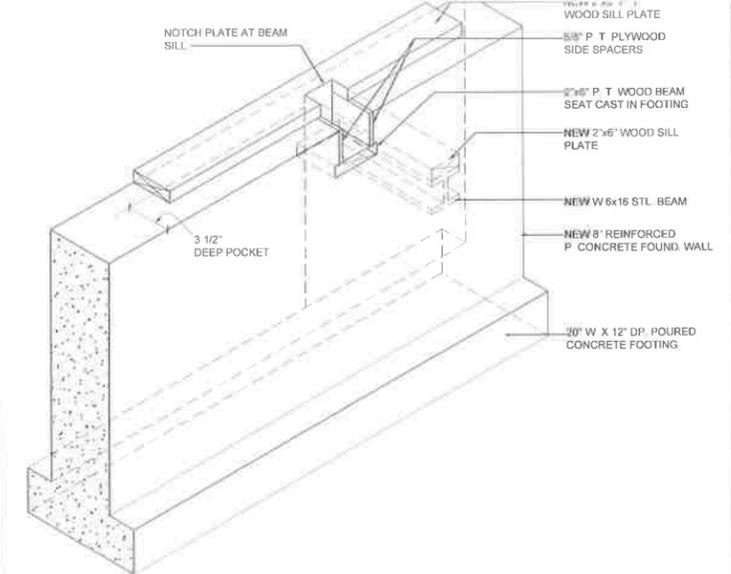
DRAWN BY:
MIGUEL RAMIREZ

CHECKED BY:
VLADIMIR CONSTANTIN

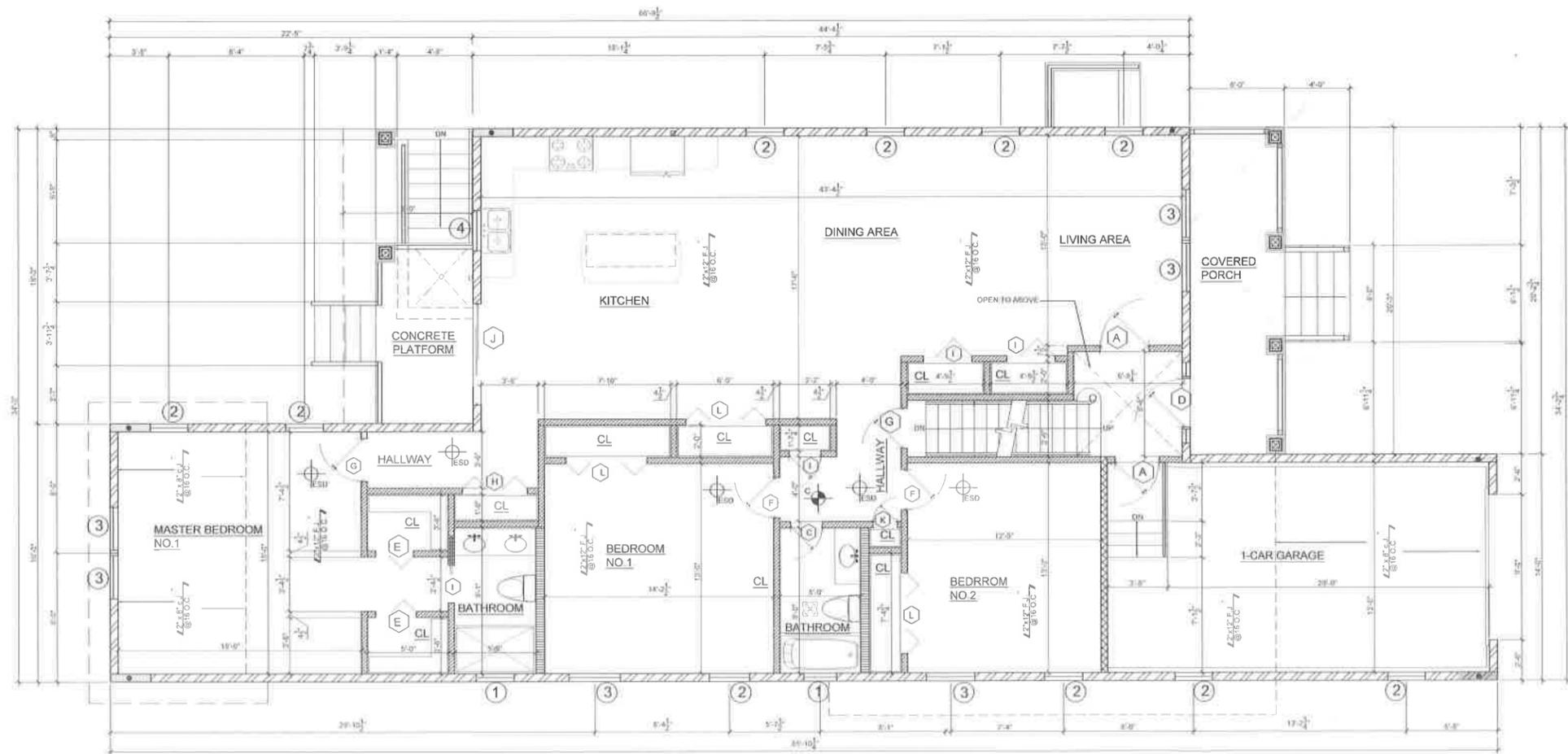
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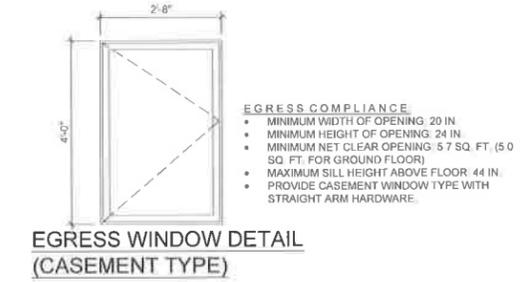
A CELLAR FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



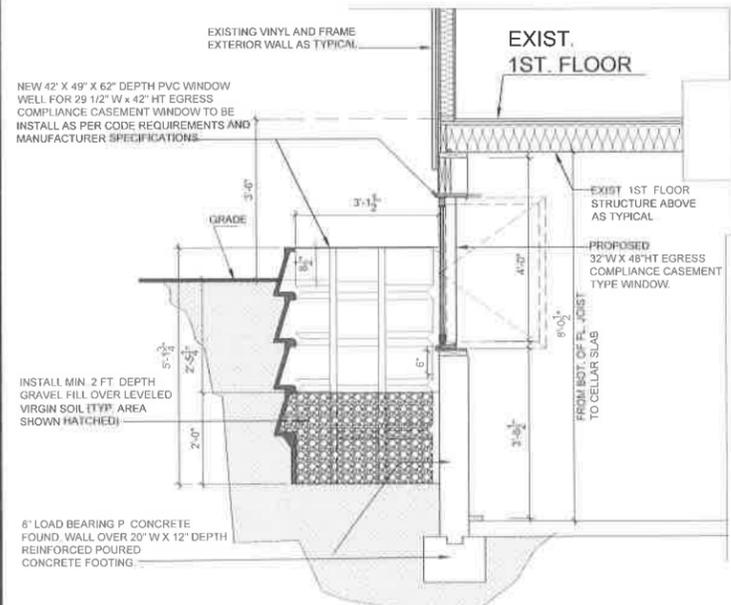
C BEAM POCKET AND FOOTING WALL FOUNDATION DETAIL
SCALE: 1/4" = 1'-0"



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



D EGRESS WINDOW DETAIL (CASEMENT TYPE)
SCALE: 1/4" = 1'-0"



D CELLAR EGRESS WINDOW DETAIL
SCALE: 1/4" = 1'-0"



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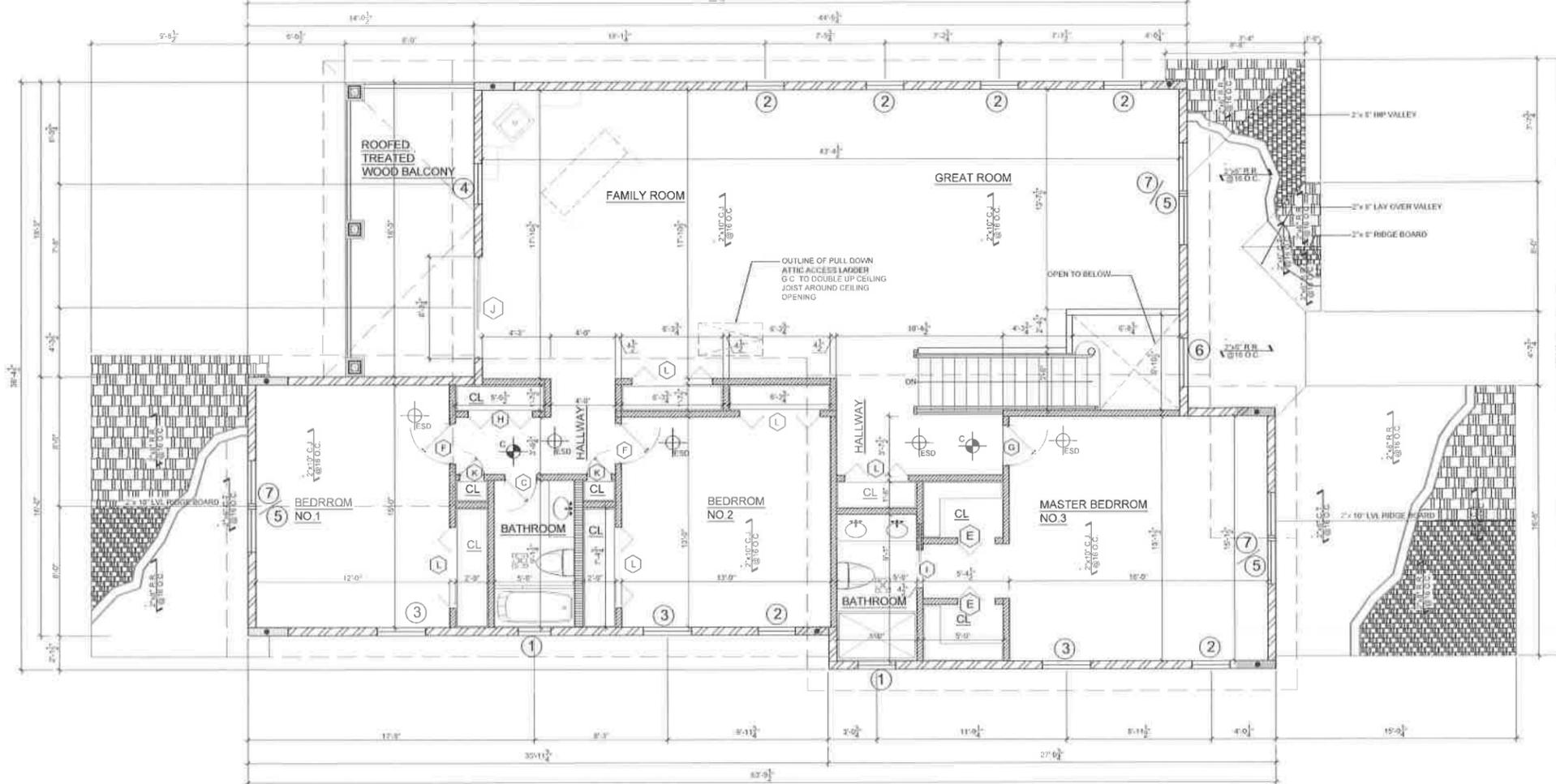
REVISION		
NO.	DATE	DESC.
1	2025 APR - 14	CLIENT'S OFFICE
2		VILLAGE OF FREEPORT, NY
3		
4		
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APPLICATION NO.
APPLICANT/OWNER
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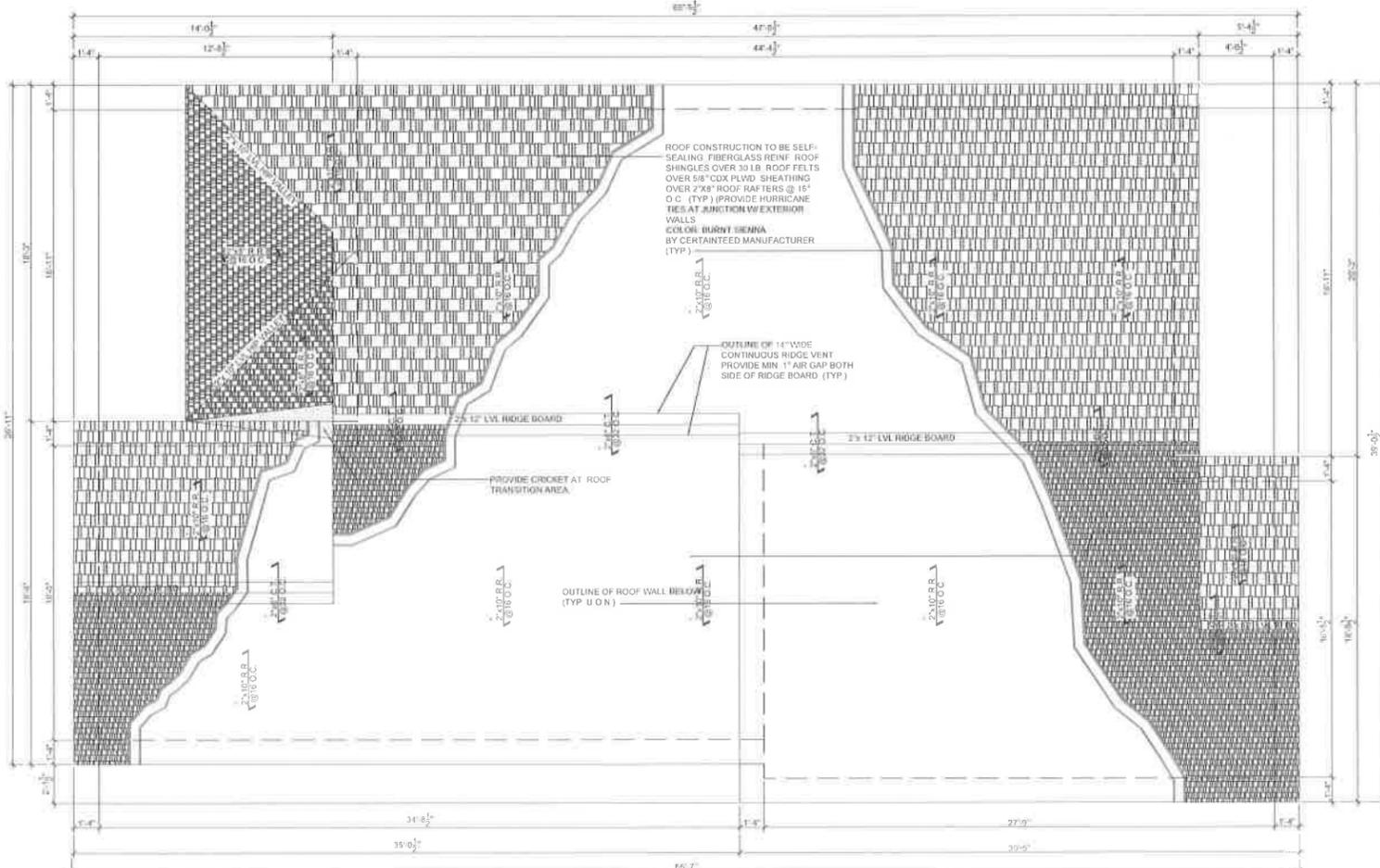
PROJECT TITLE
**PROPOSED 2-STORE
WOOD FRAME W/
SIDING 1-FAMILY**
16 ARCHER STREET
FREEPORT, N.Y. 11520
SEC 62 BLK 48 LOT 4

DRAWING TITLE
**CELLAR FLOOR AND
FIRST FLOOR PLAN**

DRAWN/DESIGN BY:
MIGUEL RAMIREZ
CHECKED BY:
VALDIMIR CONSTANTIN
DATE:
DRAWN BY:
A
PROJECT

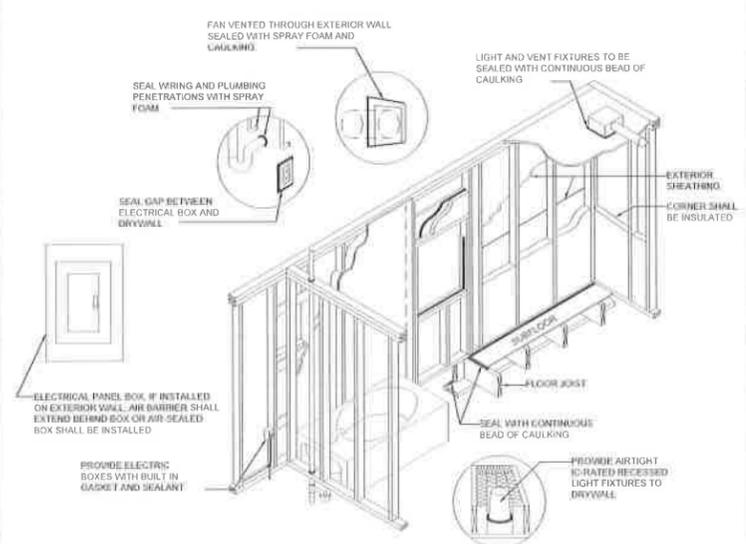
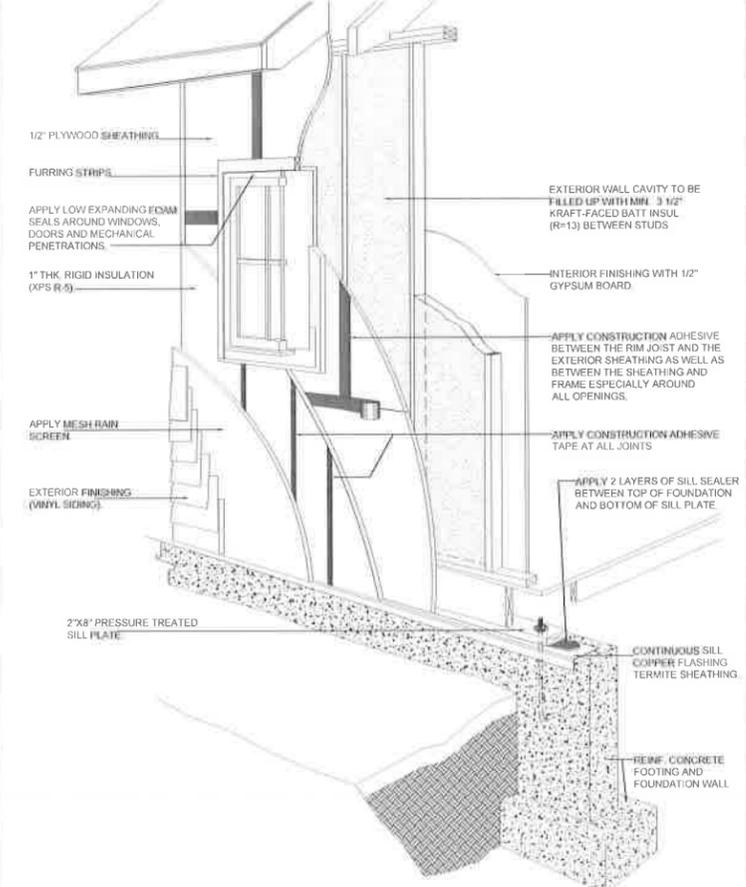


A SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0" (SEE A-1, A-2, A-3)



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. G.C. TO PROVIDE HURRICANE TIES AT JUNCTION W/ EXTERIOR WALLS. PROVIDE 3 1/2" KRAFT FACED 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. (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" X 6" WD. STUDS @ 16" O.C. TIGHT FROM FLOOR AND TO THE UNDERSIDE OF STRUCTURE ABOVE

SYMBOL LIST	
	ELECTRIC INTERCOM. SMOKE DETECTOR (TYP.)
	ELECT. CARBON MONOXIDE DETEC. (TYP.)
	WINDOW NUMBER DESIGNATION (SEE WINDOW SCHEDULE ON PLAN A-7, PAGE 11)
	DOOR LETTER DESIGNATION (SEE DOOR SCHEDULE ON PLAN A-7, PAGE 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.



INTERIOR AND EXTERIOR AIR SEALING DRAWING DETAIL
NOT TO SCALE

- GENERAL NOTES:**
- 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.)
 - 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
 - FOR BASEMENT & 4th CELLAR WALLS, FOUND. WALLS, EXT. WALLS AND OTHER VERTICAL CONC. WORK EXPOSED TO THE WEATHER USE 3,000 PSI AIR ENTRAINED CONCRETE
 - PORCHES, CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER, AND GARAGE FLOOR SLABS USE 3,500 PSI AIR ENTRAINED CONCRETE
 - 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
 - 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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OWNER'S OFFICE
VILLAGE OF FREEPORT, NY

APPLICATION NO.
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EMERGENCY CONTACT:
NAME: MIGUEL RAMIREZ
PHONE:
(631) 704-6601

PROJECT TITLE
**PROPOSED 2-STORY
WOOD FRAME W/ VINYL
SIDING 1-FAMILY**

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

DRAWING TITLE
**SECOND FLOOR AND
ROOF FRAMING PLAN**

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

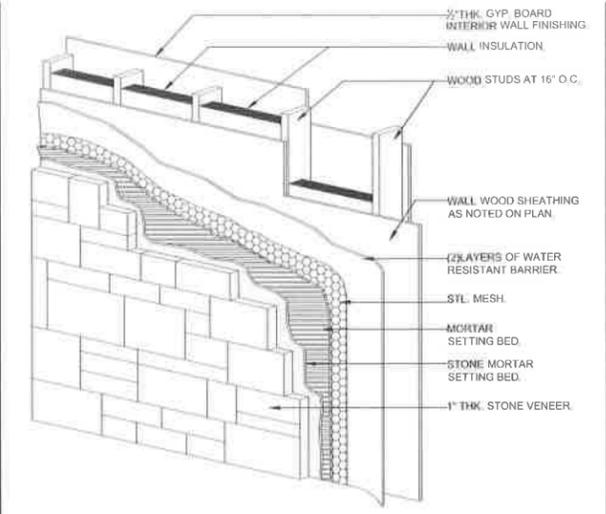
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A
PROJECT NO.



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	
TOTAL QUANTITY NEEDED FOR THIS JOB				45

WINDOWS MEET EGRESS REQUIREMENTS (SEE CARPENTRY NOTES)

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. R3010 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*	COMPLIES
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 FIRE RATED, 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'-6" 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 REQUIREMENTS BY COMPONENT (PER TABLE R402.1.1)

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT ^(a) 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 ^(e) 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 continuous 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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VILLAGE OF FREEDOM, NY
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APPLICATION NO.

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

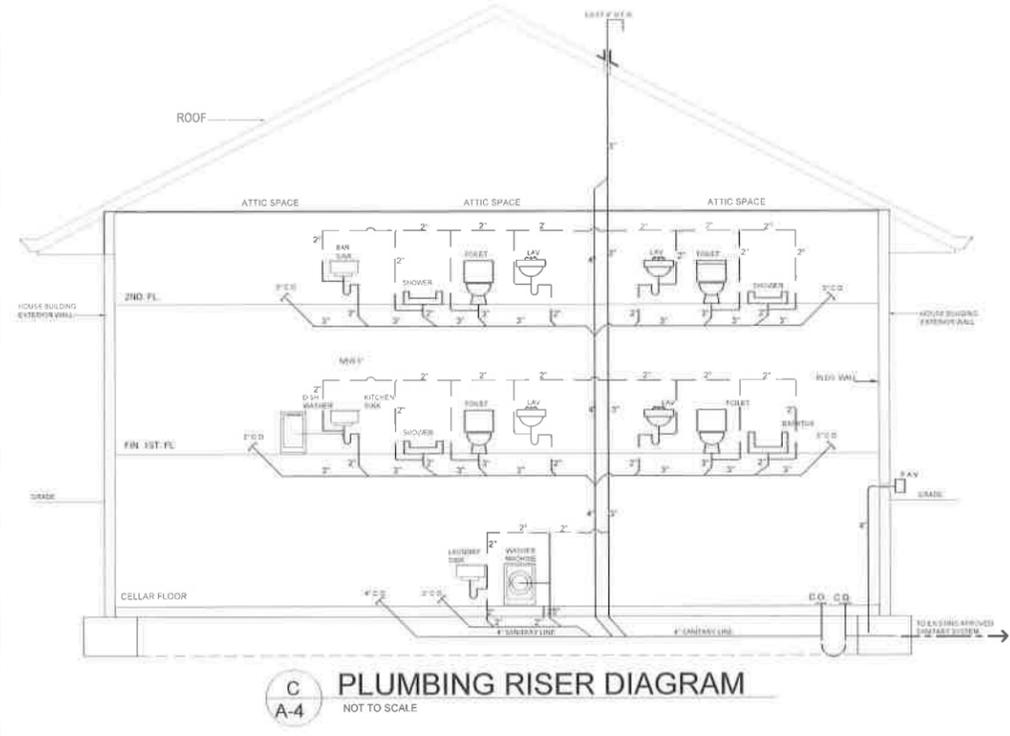
16 ARCHER STREET
FREEPORT, N.Y. 11520
SEC. 62 BLK 48 LOT 4

DRAWING TITLE
**FRONT AND RIGHT
SIDE ELEVATIONS**

DRAWN/DESIGN BY:
MIGUEL RAMIREZ

CHECKED BY:
VALDIMIR CONSTANTIN

DATE: _____



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

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PROJECT TITLE
**PROPOSED 2-STORY
 WOOD FRAME WITH
 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	DRAWN BY: A-
CHECKED BY: VALDIMIR CONSTANT	
DATE:	PROJECT:



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

CONSULTANT



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 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

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

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

DRAWING TITLE

COLORS FRONT AND
 RIGHT SIDE ELEVATION

DRAWN/DESIGN BY:

MIGUEL RAMIREZ

CHECKED BY:

VLADIMIR CONSTANT

DATE:

DRAWN BY:

R.

PROJECT NO.

SELF-SEALING ASPHALT/FIBERGLASS ARCHITECTURAL ROOF SHINGLES; COLOR TO BE: HICKORY HD BY CERTAINTED 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



CONSULTANT

MAI
DRAFTING CORPORATION
RESIDENTIAL & COMMERCIAL DESIGN
33 LAMONT PLACE
WEST BABYLON, NY 11704
OFF. (631)920-2445
MOBILE:(631)704-6601

2025 APR - 14 P 3: 08
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

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EMERGENCY CONTACT:
NAME: MIGUEL RAMIREZ
PHONE:
(631)704-6601

PROJECT TITLE

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

DRAWING TITLE

COLOR REAR AND
LEFT SIDE ELEVATION

DRAWN/DESIGN BY:

MIGUEL RAMIREZ

CHECKED BY:

VLADIMIR CONSTANT

DATE

DRAWN BY:

R-

PROJECT NO.



1.-FRONT ELEVATION
PERSPECTIVE VIEW



2.-REAR ELEVATION
PERSPECTIVE VIEW

7 Melrick Court
Westbury, New York 11591
Phone: (516) 779-2343
E-MAIL: v.constant@yahoo.com



CONSULTANT



M.A.I.
DRAFTING CORPORATION
RESIDENTIAL & COMMERCIAL
DESIGN

33 LAMONT PLACE
WEST BABYLON, NY 11790
OFF: (631)920-2445
MOBILE: (631)704-6601

2025 APR - 4 1 P 3: 08

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PHONE:

(347)739-6096

EMERGENCY CONTACT:

NAME: MIGUEL RAMIREZ

PHONE:

(631)704-6601

PROJECT TITLE

PROPOSED 2-STORY

WOOD FRAME W/

SIDING 1-FAMILY R

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:

VLADIMIR CONSTANTINO

DATE:

DRAWN

PV

PROJECT

DATE

PROJECT

DATE



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 Archer Street
Village: Incorporated
School: Freeport
Town: Hempstead

For translation

Section: 62
Condo:



CONSULTANT

MAI
 DRAFTING CORPORATION
 RESIDENTIAL & COMMERCIAL DESIGN
 13 LAMONT PLACE
 WEST BABYLON, NY 11790
 OFF. (631) 920-2445
 MOBILE (631) 704-6601

2025 APR - 4 P 3:08
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 VILLAGE OF FREEPORT, NY

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-STORY
 WOOD FRAME WITH
 SIDING 1-FAMILY

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

DRAWING TITLE
 EXISTING NEIGHBORHOOD
 PROPERTY PICTURE

DRAWN/DESIGN BY: MIGUEL RAMIREZ
 CHECKED BY: VALDIMIR CONSTANT
 DATE: _____
 PROJECT NO. P-_____



INC. VILLAGE OF FREEPORT

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

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.

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

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NY

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. 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.

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VILLAGE OF FREEPORT, NY

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Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

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
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO
			YES
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO
			YES
3.a. Total acreage of the site of the proposed action?		<u>0.19</u> acres	
b. Total acreage to be physically disturbed?		<u>0.19</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0.19</u> acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

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 VILLAGE OF FREEBORO

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
		✓	
b. Consistent with the adopted comprehensive plan?		✓	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
			✓
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? 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? If No, describe method for providing potable water: _____	NO	YES	
			✓
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
			✓
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	✓		
b. Is the proposed action located in an archeological sensitive area?			
	✓		
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?			
		✓	
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?	NO	YES	
			✓
16. Is the project site located in the 100 year flood plain?	NO	YES	
			✓
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? > NO > YES	NO	YES	
			✓
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____			
			✓

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 VILLAGE OF FREEPORT, NY

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	✓	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	✓	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	✓	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Jose Gutierrez</u>		Date: <u>03/15/2025</u>
Signature: <u><i>Jose A Gutierrez</i></u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer a **Yes** if the following 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?"

	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, archeological, 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 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 impact. 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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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.

APPLICATION NO. 20254160
Filing Date 4/24/25

APR 24 2025

Application for Erection of Buildings or Alterations

IMPORTANT Applicant to complete all items in sections: I, II, III, IV, V.	
I. LOCATION OF BUILDING	AT (LOCATION) <u>16 Archer Street</u> ZONING DISTRICT <u>Res. "A"</u> <small>(No.) (Street)</small>
	BETWEEN <u>On North side of Archer Street</u> AND <u>At 159.38 ft. West of South Main Street</u> <small>(Cross Street) (Cross Street)</small>
	SECTION <u>62</u> BLOCK <u>48</u> LOT <u>4</u> APROX. LOT SIZE <u>52.0</u> x <u>158.2</u> CLOT AREA <u>8,226</u> s.f.

II. TYPE AND COST OF BUILDING - All applicants complete Parts A-D			
A. TYPE OF IMPROVEMENT 1 <input type="checkbox"/> New building 2 <input type="checkbox"/> Addition-Alteration; if residential, enter number of new housing units added. If none-state none. 3 <input type="checkbox"/> Swimming Pool 4 <input type="checkbox"/> Repair (Replacement) 5 <input type="checkbox"/> Bulkhead (New, repair) 6 <input type="checkbox"/> Fence 7 <input type="checkbox"/> Moving (Relocation)	B. PROPOSED OR EXISTING USE <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> RESIDENTIAL 8 <input checked="" type="checkbox"/> One Family 9 <input type="checkbox"/> Two Families 10 <input type="checkbox"/> Apartment - Enter No. of Units _____ 11 <input type="checkbox"/> Transient hotel, motel, or dormitory - enter No. of Units _____ 13 <input type="checkbox"/> Garage or Accessory Structure 14 <input type="checkbox"/> Other - Specify _____ </td> <td style="width: 50%; vertical-align: top;"> NON RESIDENTIAL - Complete Part "E" 15 <input type="checkbox"/> Industrial 16 <input type="checkbox"/> Office, bank, professional 17 <input type="checkbox"/> Stores, mercantile 18 <input type="checkbox"/> Church, other religious 19 <input type="checkbox"/> Hospital, Institutional 20 <input type="checkbox"/> Other - Specify _____ </td> </tr> </table>	RESIDENTIAL 8 <input checked="" type="checkbox"/> One Family 9 <input type="checkbox"/> Two Families 10 <input type="checkbox"/> Apartment - Enter No. of Units _____ 11 <input type="checkbox"/> Transient hotel, motel, or dormitory - enter No. of Units _____ 13 <input type="checkbox"/> Garage or Accessory Structure 14 <input type="checkbox"/> Other - Specify _____	NON RESIDENTIAL - Complete Part "E" 15 <input type="checkbox"/> Industrial 16 <input type="checkbox"/> Office, bank, professional 17 <input type="checkbox"/> Stores, mercantile 18 <input type="checkbox"/> Church, other religious 19 <input type="checkbox"/> Hospital, Institutional 20 <input type="checkbox"/> Other - Specify _____
RESIDENTIAL 8 <input checked="" type="checkbox"/> One Family 9 <input type="checkbox"/> Two Families 10 <input type="checkbox"/> Apartment - Enter No. of Units _____ 11 <input type="checkbox"/> Transient hotel, motel, or dormitory - enter No. of Units _____ 13 <input type="checkbox"/> Garage or Accessory Structure 14 <input type="checkbox"/> Other - Specify _____	NON RESIDENTIAL - Complete Part "E" 15 <input type="checkbox"/> Industrial 16 <input type="checkbox"/> Office, bank, professional 17 <input type="checkbox"/> Stores, mercantile 18 <input type="checkbox"/> Church, other religious 19 <input type="checkbox"/> Hospital, Institutional 20 <input type="checkbox"/> Other - Specify _____		

C. COST BAL. <u>16,346.00</u> 21. TOTAL COST OF IMPROVEMENT \$ <u>100,000 - 903,000</u> <u>19,994 + 150.00 = 20,144 - 3,798</u>	D. DESCRIPTION OF PROJECT <u>Proposed New (4,212 s.f.)</u> <u>Wood frame with vinyl siding 2-Story 1-Family Residence to existing vacant lot</u>
---	---

III. IDENTIFICATION - To be completed by all applicants			
	NAME	MAILING ADDRESS - Number, street, city and state, zip	TEL. NO.
1. Owner or Lessee	Jose Gutierrez	<u>124 Bismark Avenue, Valley Stream, New York 11581</u>	(347) 739-6096
2. Contractor			
3. Architect or Engineer	Vladimir Constant	<u>7 Melrick Court, Westbury, New York 11590</u>	(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 Certificate No. _____ Company _____ Exp. Date _____ Contractor or Owner <u>Jose Gutierrez</u> <small>(Print)</small> Address <u>124 Bismark Avenue, Valley Stream, New York 11581</u> Phone <u>(347) 739-6096</u> E-mail: <u>jigutierrez@hotmail.com</u> State of New York County of Nassau <u>Jose Gutierrez</u> being duly sworn, says that <u>he</u> is the contractor or <small>(Print) (He or She)</small> Owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of <u>his</u> knowledge and belief and agrees to conform to all applicable laws of <small>(His or Her)</small>	V. FLOOD ZONE IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> IF YES, WHICH ZONE? _____ IS PROJECT TO REPAIR FLOOD DAMAGE? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> PROJECT DESCRIPTION Total/First Flr. Square Feet <u>2,132</u> Upper Flrs. Square Feet <u>1,875</u>
---	--

DORIS ALEXANDRA RAMIREZ
MAYOR OF THE VILLAGE OF FREEPORT, N.Y.



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 Melnick Court
Westbury, New York 11591
Phone: (516) 779-2343
E-MAIL: v.constant@yaho



CONSULTANT

MAI
DRAFTING CORPORATION
RESIDENTIAL & COMMERCIAL DESIGN
12 LAMORF PLACE
WEST BAYLOR, NY 11704
OFF: (631) 666-2445
MOBILE: (631) 704-6601

U P 3: 06
NYS OFFICE
OF FREEDOM OF INFORMATION

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EMERGENCY CONTACT:
NAME: MIGUEL RAMIREZ
PHONE:
(631)704-6601

PROJECT TITLE

PROPOSED 2-STORY
WOOD FRAME W/
SIDING 1-FAMILY R

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

DRAWING TITLE

EXISTING SUBJECT
PICTURES AFTER AND
BEFORE DEMOLITION

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



CONSULTANT

MAI
 DRAFTING CORPORATION
 RESIDENTIAL & COMMERCIAL
 DESIGN
 33 LAMONT PLACE
 WEST BABYLON, NY 11791
 OFF: (631) 330-2415
 MOBILE: (631) 704-6601

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 VILLAGE OF FREEPORT, NY

APPLICATION NO. 8

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-STORY
 WOOD FRAME WITH
 SIDING 1-FAMILY R

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

DRAWING TITLE

EXISTING NEIGHBORHOOD
 PROPERTY PICTURE

DRAWN/DESIGN

BY:

MIGUEL RAMIREZ

CHECKED BY:

VLADIMIR CONSTANT

DATE:

DRAWN

BY:

P

PROJECT NO.

DATE:

GENERAL CODE NOTES 1

- All work shall be done in strict accordance with provisions of local, state, and federal codes, laws, ordinances, and regulations wherever applicable.
- Each contractor shall be held to have visited the site and to have verified all existing conditions prior to submission of bid.
- In all cases, drawings shall not be scaled for information. Figured dimensions and conditions must be verified in the field.
- Contractor shall verify and be responsible for all field dimensions and job conditions, and shall notify 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.
- All items of work identified on the drawings by name, note, or material designation are new, unless otherwise noted.
- All new materials and installations shall be in accordance with manufacturer's latest printed specifications, and with all applicable code requirements.
- All work shall be performed in accordance with best standard trade practices. Each trade shall cooperate with the Owner and other trades to facilitate job scheduling and completion.
- 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.
- Each contractor shall be responsible for any damage to adjoining remaining areas as a result of his work, and shall repair damaged surfaces to their pre-existing conditions or as may be required to complete the entire scope of work.
- Indications of work to be removed are general only, and are not intended to show all items which may require removal. Such items shall be removed, relocated, and/or reinstalled as required for installation of new work.
- Existing equipment and materials to be removed, which are not required to be relocated or retained by the Owner, shall become the property of the Contractor and removed from the premises.
- At the completion of each workday, each trade shall be responsible for cleaning up their work. Rubbish removal shall be done in a dust-inhibitive fashion, and the job site shall be free of all debris and broom cleaned upon completion.
- Drywall Construction
 - Provide sizes and types as shown on the drawings, taped and spackled with three (3) coats and sanded smooth.
 - Provide all metal corner beads, stops, edge trim, casing beads, etc., as required to finish all drywall surfaces with flush, level edges.
 - Use Firecode "X" gypsum board where required to obtain fire ratings per N.Y.S. Building Codes. See Partition Types and notes for exact locations.
- Alterations to existing work shall be patched and finished, as necessary, to match existing contiguous surfaces or new finishes shown.
- Clean all floors, walls, doors, misc. metals, glass, etc. leaving job free of dust and debris, prior to project completion.
- All existing floor slabs which are damaged as a result of any demolition and new work are to be restored as required to match and be level with contiguous surfaces.
- Flame spread of all interior finishes shall meet or exceed Class "B" (ASTM E-84) or Class "I" (Radiant Panel Test) requirements.
- All mechanical and electrical work shall be in full conformance with the Building Codes of N.Y. State, and all other applicable codes and regulations.
- Plumbing work shall be installed, by a plumber licensed with the Village of Freeport, in accordance with New York State and National Plumbing Codes.
- Electrical work shall be installed by an electrician licensed in 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.
- All cabinetry and casework to be fabricated and installed in conformance with the N.Y.S. Building Code.
- During demolition work, properly protect all existing work scheduled to remain. Provide any shoring, bracing, and temporary partitions as required to protect adjoining existing areas so that the owner can continue daily operations with minimal interruptions.
- Soil pressure assumed at 3,000 Lbs. per sq. ft.
- 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

- SEE DRAWING A-4 FOR NEW DOOR AND WINDOW SCHEDULES
- SEE DRAWING C-1 AND C-2 FOR THE RESIDENTIAL CODE OF NEW YORK STATE GENERAL CONSTRUCTION DETAILS, FASTENING, NAILING & STRAPPING SCHEDULES
- NEW SMOKE ALARM DETECTOR TO BE INSTALLED AT EACH SLEEPING ROOM HALLWAY & BASEMENT. ALL SMOKE DETECTORS TO BE INTERCONNECTED IN ACCORDANCE WITH SECTION R313.1 AND POWER SOURCE FOR SMOKE DETECTORS IS TO COMPLY WITH SECTION R313.1.2 OF THE NYS RESIDENTIAL CODE. (TYP.)
- NEW CARBON MONOXIDE DETECTOR IS TO BE INSTALLED LISTED AND LABELED AS COMPLYING WITH L 2014-2002 STANDARD AND TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS, AND PER R313.1.2 OF THE NYS RESIDENTIAL CODE.
- MINIMUM DIRECT INSULATION IS TO BE IN ACCORDANCE WITH TABLE 503.3.3 OF THE ENERGY CONSERVATION CODE OF NEW YORK STATE.
- PLEASE CONFIRM THAT ALL APPLIANCES WILL BE DIRECTLY VENTED TO THE OUTSIDE SIZING OF VENTING SYSTEM IS TO COMPLY WITH SECTION G2427.5(4). FURTHERMORE FLUE CROSS SECTIONAL AREA IS TO COMPLY WITH R101.11 EXTERIOR AIR INTAKE IS TO COMPLY WITH SECTION R102.5 OF R.C.O.N.Y.S.
- MOISTURE VAPOR RETARDERS ARE TO BE INSTALLED ON THE WARMER/WINTER SIDE OF THE INSULATION IN ALL FRAMED WALLS, FLOORS AND ROOF/CEILING COMPRISING ELEMENTS OF THE BUILDING THERMAL ENVELOPE, IN ACCORDANCE WITH SECTION R318 OF R.C.O.N.Y.S.
- PIPE INSULATION FOR THE WATER DISTRIBUTION SYSTEMS IS TO COMPLY WITH TABLE 503.3.1 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.
- ELECTRICAL EQUIPMENT WIRING AND INSTALLATION ARE TO COMPLY WITH CHAPTER 23 THROUGH 42 OF R.C.O.N.Y.S. WIRE INSULATION TO BE RW90 OR BETTER (75°C MAX CONDUCTOR TEMP). ALL GARAGE, OUTDOOR, UNDER FLOOR SPACES TO BE PROVIDED WITH GFI PROTECTION IN ACCORDANCE WITH SECTION E 3802 OF R.C.O.N.Y.S.
- THE WIRING SYSTEM OF THE PREMISES IS TO BE GROUNDED AT THE WATER SERVICE OR WITH A GROUNDING ELECTRODE CONNECTED, IN ACCORDANCE WITH SECTION E 3507, SIZED IN ACCORDANCE WITH SECTION E 3531. 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 3505 OF R.C.O.N.Y.S.
- CIRCUIT BREAKERS AND OTHER ELECTRICAL DEVICES ARE TO BE SIZED TO PROTECT THE FEEDER IN EACH PARTICULAR BRANCH CIRCUIT.
- A MINIMUM OF ONE 20 AMPERE BRANCH CIRCUIT IS TO BE PROVIDED TO SUPPLY THE BATHROOM RECEPTACLE OUTLETS. SUCH CIRCUITS ARE TO HAVE NO OTHER OUTLET.
- CIRCUIT RATINGS TO BE IN ACCORDANCE WITH SECTION E 3502. GROUNDING FAULT INTERRUPTER PROTECTION IS TO BE PROVIDED FOR BATHROOM CIRCUITS. ALL CIRCUITS LISTED IN SECTION E 3802 OF R.C.O.N.Y.S.

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
- FIRST 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:**



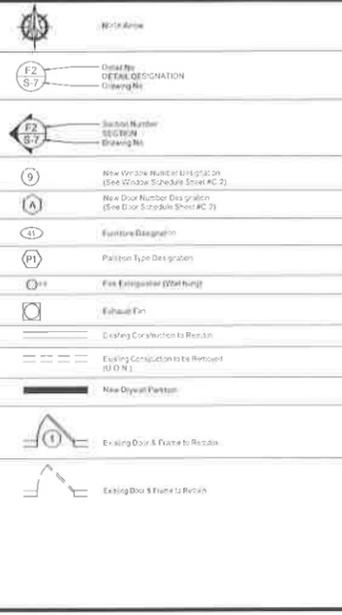
GENERAL CODE NOTES 2

- STAIRWAY LUMINATION 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.
- DWELLING IDENTIFICATION IS TO BE PROVIDED IN ACCORDANCE WITH SECTION R321 OF R.C.O.N.Y.S.
- ALL MECHANICAL SYSTEM INSTALLED SHALL COMPLY WITH CHAPTER 12 THROUGH CHAPTER 32 OF R.C.O.N.Y.S.
- PLUMBING SYSTEM INSTALLED SHALL COMPLY WITH CHAPTER 25 THROUGH CHAPTER 24 OF R.C.O.N.Y.S.
- GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS BATH TUBS 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 (WFPA)-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 C150-94
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-B2(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 embedded items shall be in place before placement of concrete.

SYMBOL LIST



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

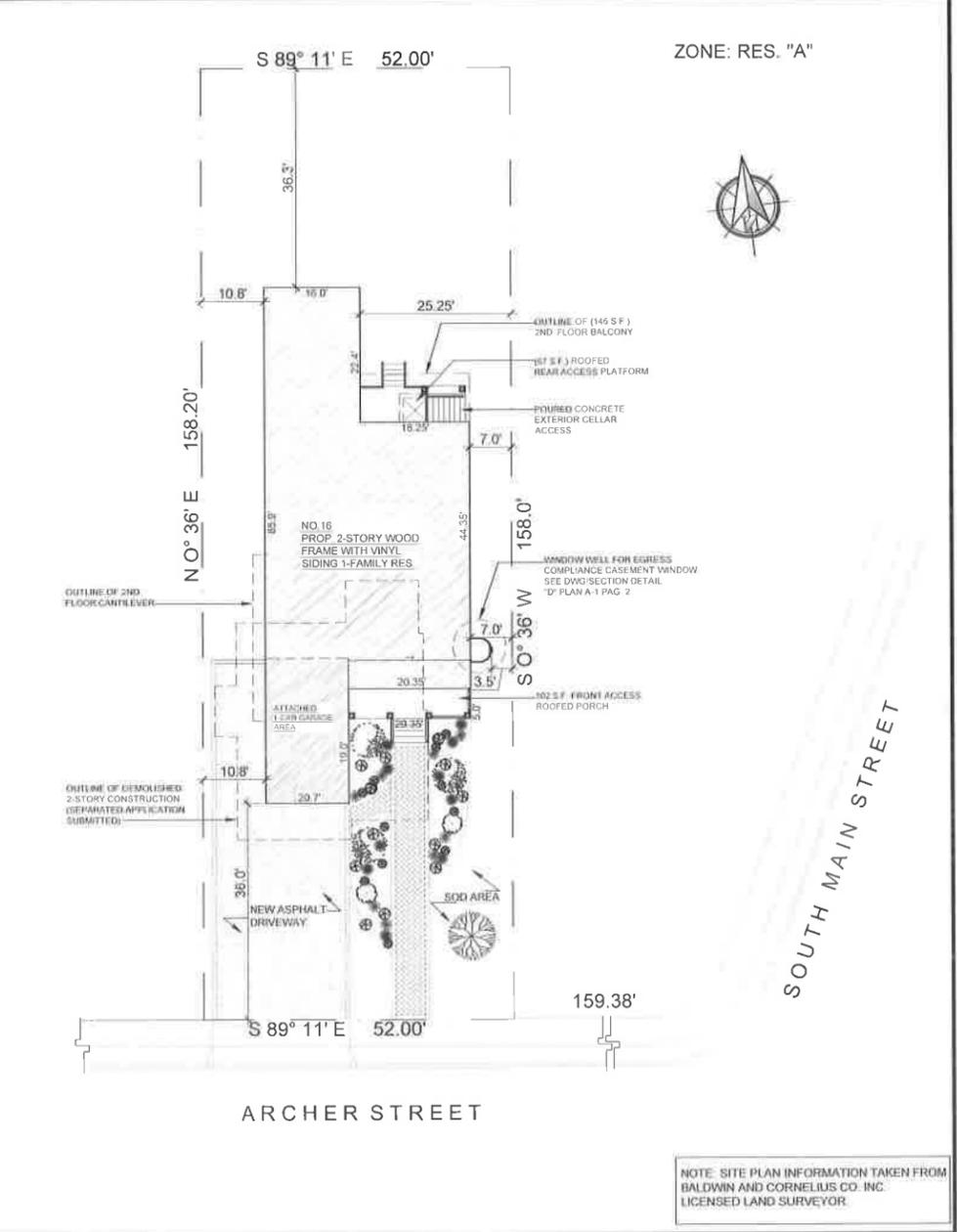
TABLE R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

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

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**
- Piping from the water heater to kitchen outlets.
 - Piping located outside the condilo space.
 - Piping from the water heater to a distribution manifold.
 - Piping located under a floor slab.
 - Buried piping.
 - Supply and return piping in recirculation systems other than demand recirculation systems.
 - 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.

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

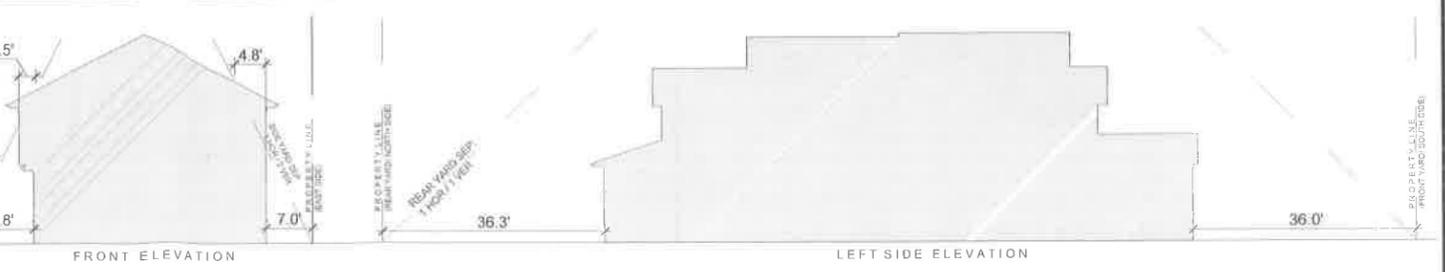


BUILDING CODE OF NYS 2020 ANALYSIS

- 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 ACCESSORY 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)

DRAWINGS LIST

- T-1 TITLE/INFORMATION SHEET, SITE PLAN GENERAL NOTES LOCATION MAP & SKY EXPOSURE PLANE
- A-1 CELLAR FOUNDATION, FIRST FLOOR PLAN, BEAM POCKET DETAIL, DOORS AND WINDOWS SCHEDULE
- A-2 SECOND FLOOR, ROOF FRAMING PLAN, EXTERIOR AND INTERIOR AIR SEALING DETAIL
- A-3 FRONT & LEFT SIDE ELEVATIONS AND GENERAL CONSTRUCTION



7 Melrick Ct.
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STATE OF NEW YORK
VILLAGE OF FREEPORT
REGISTERED PROFESSIONAL

CONSULTANT

MA

DRAFTING CORP.
RESIDENTIAL & COMM. DESIGN

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REVISIONS

NO.	DATE	DESCRIPTION
1	FEB 14/2025	REVISIONS TO COMM. DESIGN
2	APRIL 22/2025	REVISIONS TO COMM. DESIGN

ISSUED TO NO. 2025 JUN 11 10:30 AM

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

APPLICATION NO. 2025-001

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

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

DRAWING TITLE
TITLE INFORMATION SHEET, PLOT PLAN, LOCATION MAP AND SYMBOLS AND ENERGY CALCULATIONS

DRAWN BY:
MIGUEL RAMIREZ

CHECKED BY:
VLADIMIR CONSTANTIN

DATE:



CONSULTANT

MAI
 DRAFTING CORPORATION
 RESIDENTIAL & COMMERCIAL DESIGN
 33 LAMONT PLACE
 WEST BABYLON, NY 11704
 OFF: (631)920-2445
 MOBILE: (631)704-6601

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 2025 JUN -4 1P 3:0
 CLERK'S OFFICE
 VILLAGE OF FREEPORT, NY

APPLICATION NO.

APPLICANT/OWNER
 Franklin De los Santos
 ADDRESS:
 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-STORY
 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
 CHECKED BY:
 VLADIMIR CONSTANT
 DATE:
 DRAWN BY: R-



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

SELF-SEALING ASPHALT/FIBERGLASS ARCHITECTURAL ROOF SHINGLES; COLOR TO BE: HICKORY HD BY CERTAINTED 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.

POURED CONCRETE FOUNDATION WALL (NO COLOR) TYP.

1.-REAR ELEVATION



2.-RIGHT SIDE ELEVATION

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VILLAGE OF FREEPORT, NY
OLENKA'S OFFICE

APPLICATION NO.

APPLICANT/OWNER

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PHONE:

(516) 353-2973

EMERGENCY CONTACT:

NAME: MIGUEL RAMIREZ

PHONE:

(631)704-6601

PROJECT TITLE

PROPOSED 2-STORY

WOOD FRAME W/

AND VINYL SIDING

1-FAMILY RESIDENCE

(VACANT LOT) 284 NORTH COLUMBIA

FREEPORT, N.Y. 11520

SEC. 55 BLK 357 LOT 866

DRAWING TITLE

COLORED REAR AND

RIGHT SIDE ELEVATION

DRAWN/DESIGN

BY:

MIGUEL RAMIREZ

CHECKED BY:

VLADIMIR CONSTANTINO

DATE:

DRAWN

BY:

R-

PROJECT

DATE:



1.-FRONT ELEVATION
PERSPECTIVE VIEW



2.-REAR ELEVATION
PERSPECTIVE VIEW

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Westbury, New York 11591
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E-MAIL: v.constant@yahoo.com



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VILLAGE OF FREEPORT, N.Y.

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PROJECT TITLE

PROPOSED 2-STORY
WOOD FRAME WITH
SIDING 1-FAMILY RESIDENCE

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

DRAWING TITLE

FRONT AND RIGHT SIDE
PERSPECTIVE VIEW

DRAWN/DESIGN BY:

MIGUEL RAMIREZ

CHECKED BY:

VLADIMIR CONSTANTINO

DATE:

DRAWN BY:

PV

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

Table with 10 columns: GROUND SNOWLOAD, WIND SPEED, SEISMIC DESIGN CATEGORY, WEATHERING, FROST LINE DEPTH, TERMITES, DECAY, WINTER DESIGN TEMP, ICE SHIELD UNDER-LAYMENT REQUIRED, FLOOD HAZARDS, AIR FREEZING INDEX.

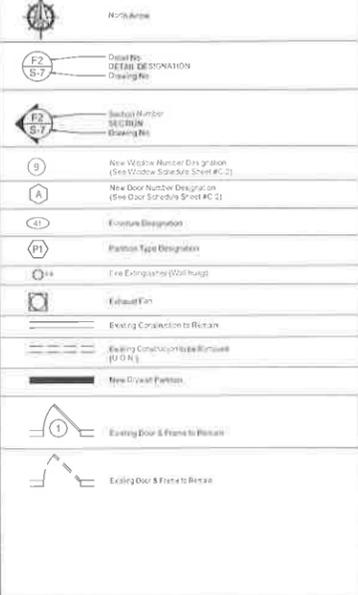


GENERAL CODE NOTES 1-13: All work shall be done in strict accordance with provisions of local, state, and federal codes, laws, ordinances, and regulations wherever applicable.

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...

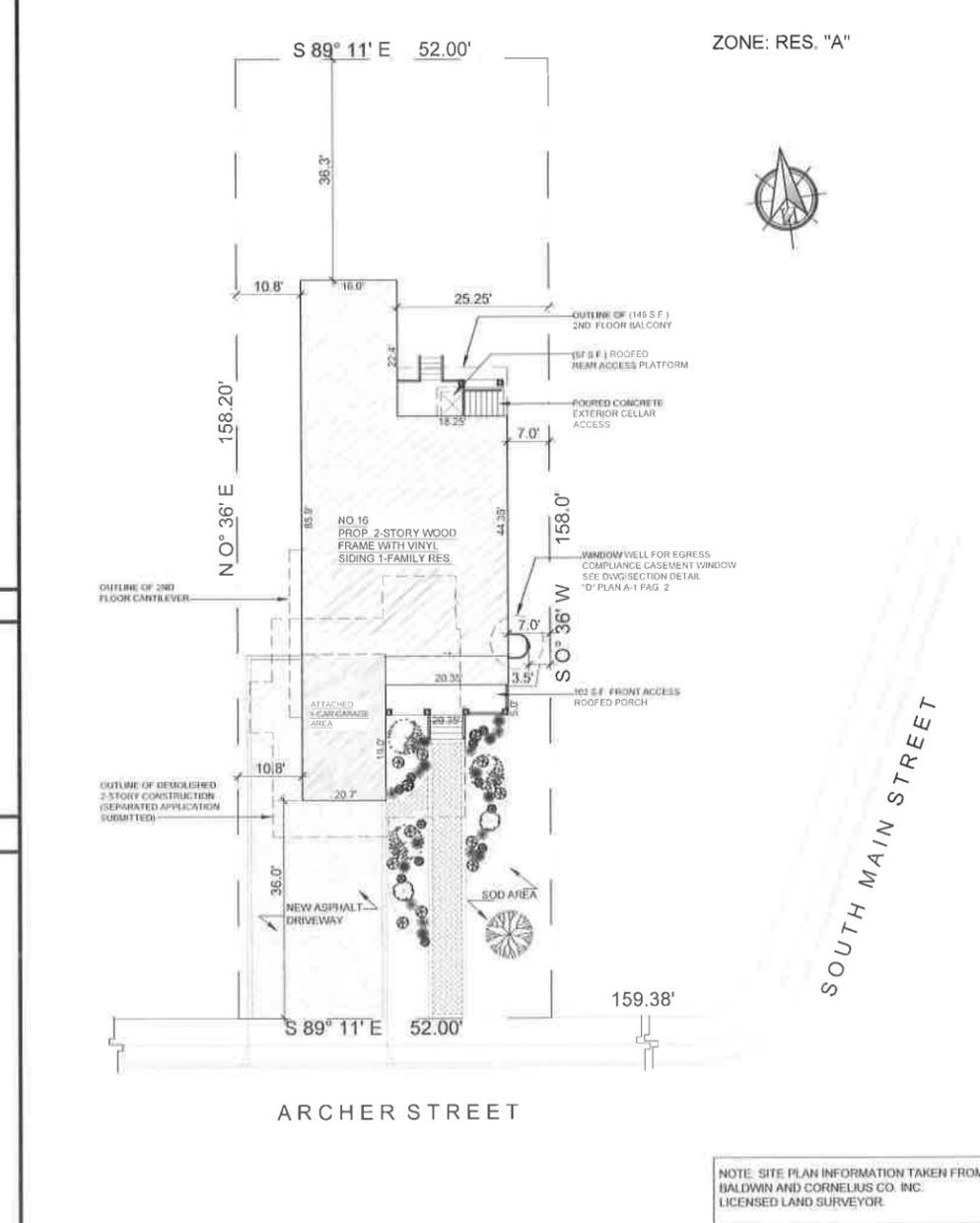
SYMBOL LIST



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.

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



GENERAL STRUCTURAL NOTES

ALLOWABLE WOOD STRESSES: CONSTRUCTION GRADE DOUGLAS FIR - SOUTH #1 Fb = 1300 PSI. 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.

GENERAL STRUCTURAL NOTES

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. Concrete shall be 3500 psi.

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.

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.

GENERAL CODE NOTES 2

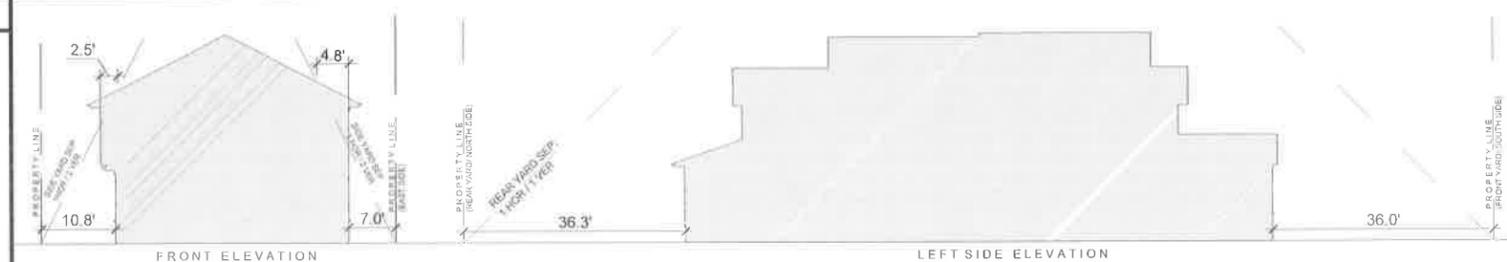
1 SEE DRAWING A-4 FOR NEW DOOR AND WINDOW SCHEDULES. 2 SEE DRAWING C-1 AND C-2 FOR THE RESIDENTIAL CODE OF NEW YORK STATE GENERAL CONSTRUCTION DETAILS, FASTENING/NAILING & STRAPPING SCHEDULES.

SCOPE OF PROJECT

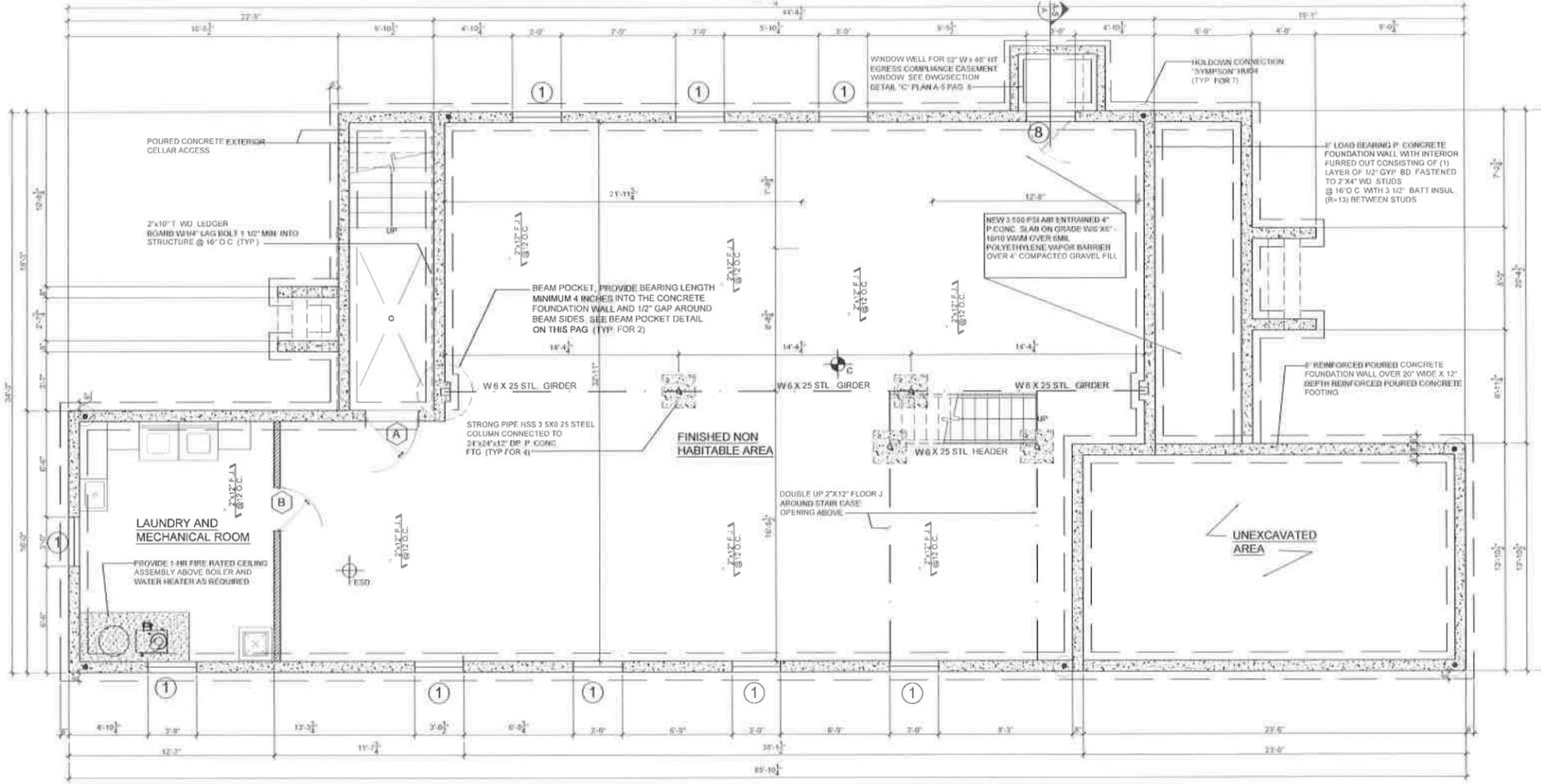
CELLAR FLOOR: 1.-1,818 S.F. UNFINISHED (FOR STORAGE ONLY) WITH REAR CONCRETE EXTERIOR CELLAR ACCESS, EMERGENCY EXIT WINDOW, LAUNDRY & MECHANICAL ROOM. FITST FLOOR: 1.-335 S.F. ATTACHED 1-CAR GARAGE; 1,810 S.F. LIVING AREA WITH 3-BEDROOMS 2 FULL BATHROOM, LIVING ROOM, DINING ROOM AND KITCHEN.

DRAWINGS LIST

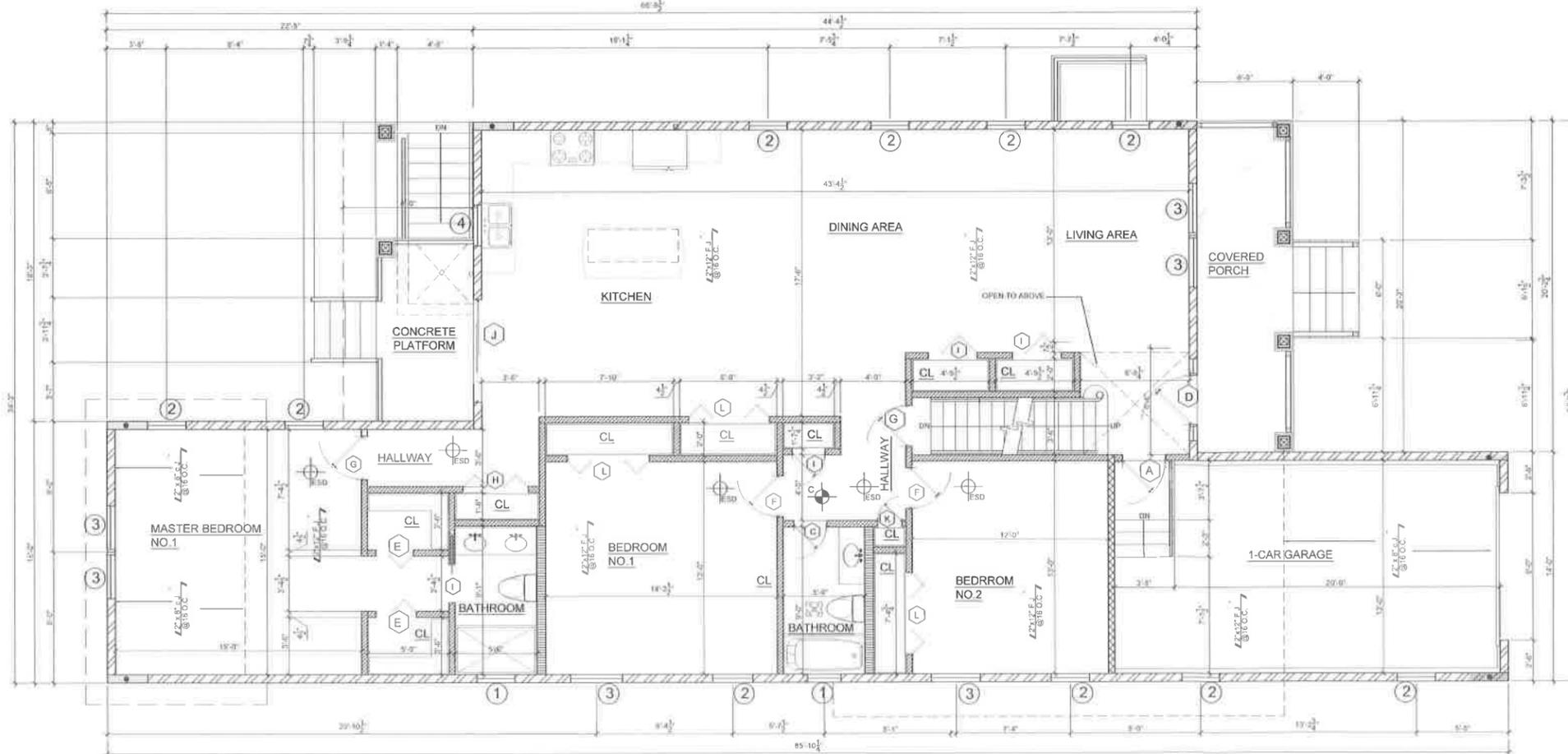
- 1.- T-1 TITLE/INFORMATION SHEET, SITE PLAN GENERAL NOTES LOCATION MAP & SKY EXPOSURE PLANE
2.- A-1 CELLAR FOUNDATION, FIRST FLOOR PLAN, BEAM POCKET DETAIL, DOORS AND WINDOWS SCHEDULE
3.- A-2 SECOND FLOOR, ROOF FRAMING PLAN, EXTERIOR AND INTERIOR AIR SEALING DETAIL
4.- A-3 FRONT & LEFT SIDE ELEVATIONS AND GENERAL CONSTRUCTION



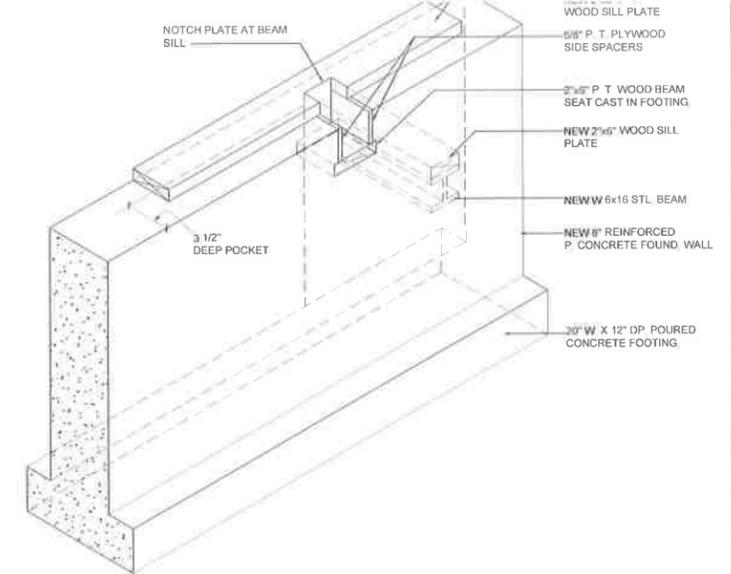
Professional stamps and contact information for Miguel Ramirez, Drafting Corp., including address, phone, and application details.



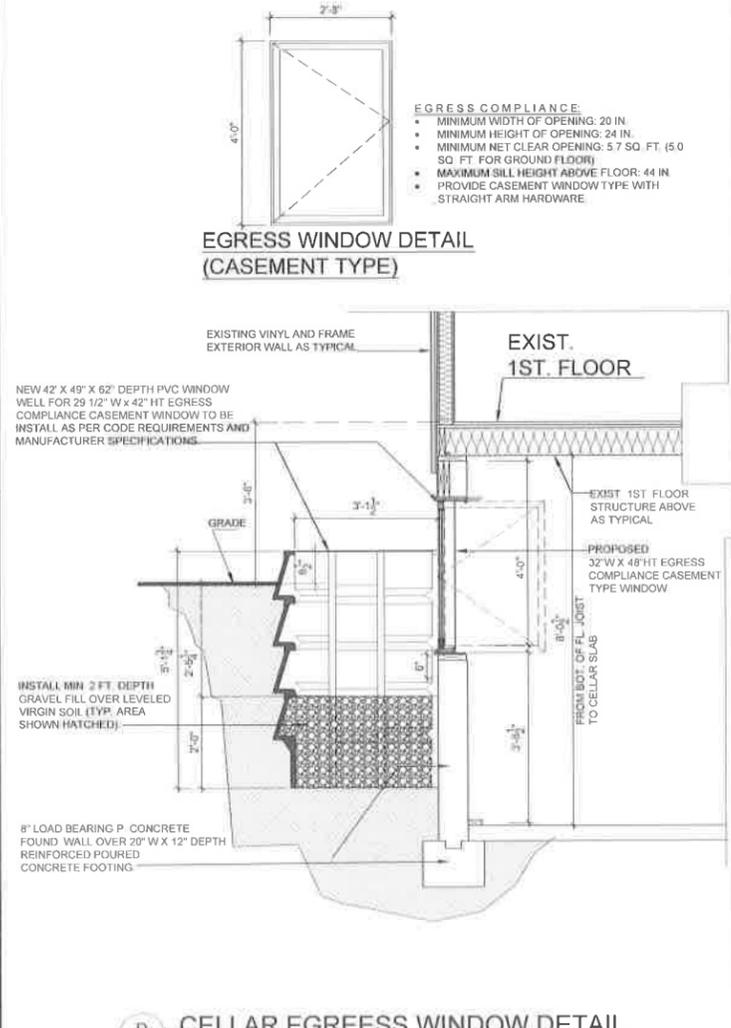
A-1 CELLAR FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



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



C-A-1 BEAM POCKET AND FOOTING WALL FOUNDATION DETAIL
SCALE: 1/4" = 1'-0"



D-A-1 CELLAR EGRESS WINDOW DETAIL
SCALE: 1/4" = 1'-0"



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NO.	DATE	DESCRIPTION
1	FEB 14/2025	REVISED ARCHITECTURAL VILLAGE OF FREEPORT COMMENT
2	APRIL 22/2025	REVISED ARCHITECTURAL VILLAGE OF FREEPORT COMMENTS
3	2025 JUN 11	CLIENT'S OFFICE VILLAGE OF FREEPORT, NY
4	2025 JUN 11	CLIENT'S OFFICE VILLAGE OF FREEPORT, NY
5	2025 JUN 11	CLIENT'S OFFICE VILLAGE OF FREEPORT, NY

APPLICATION NO.

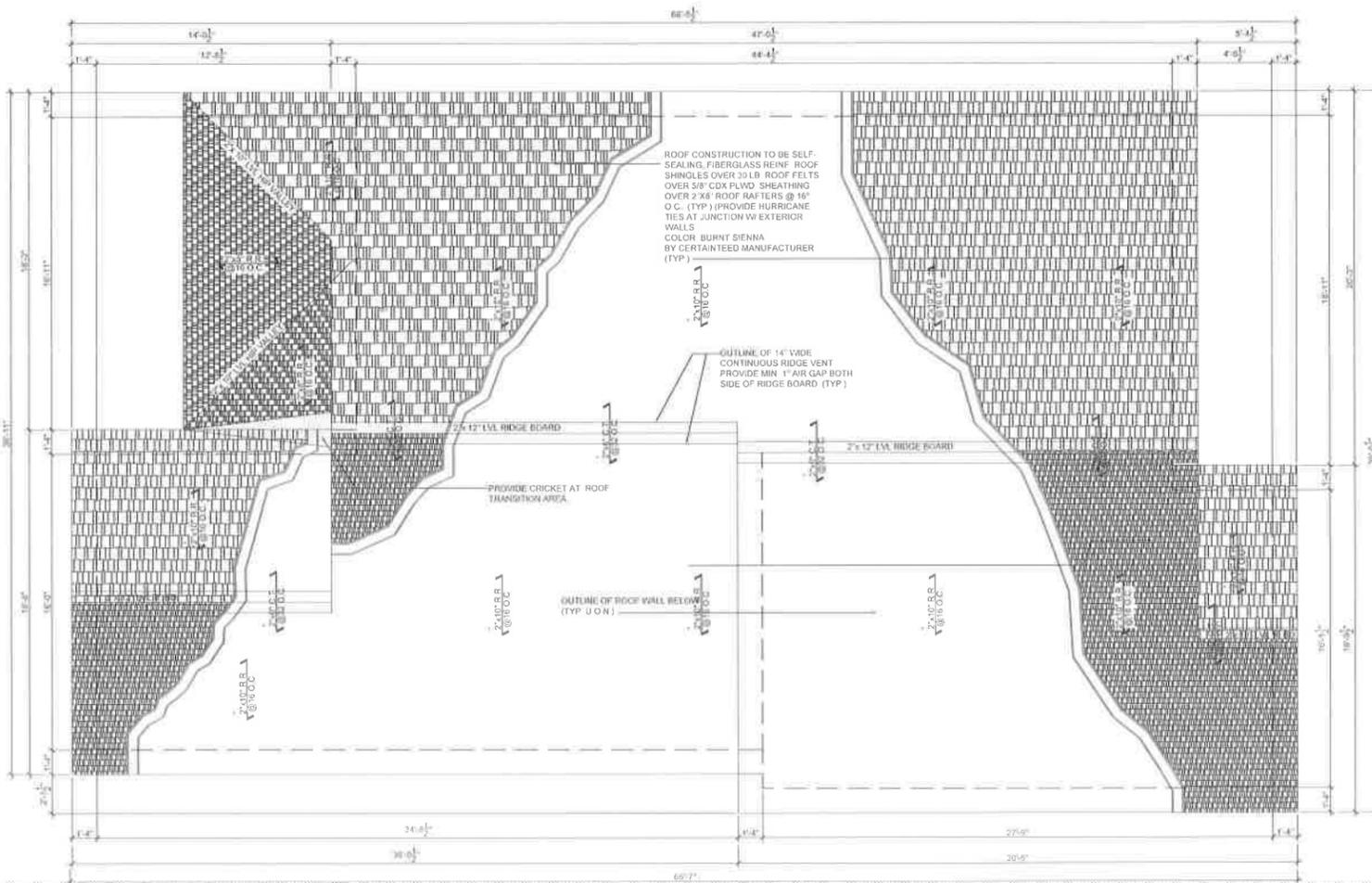
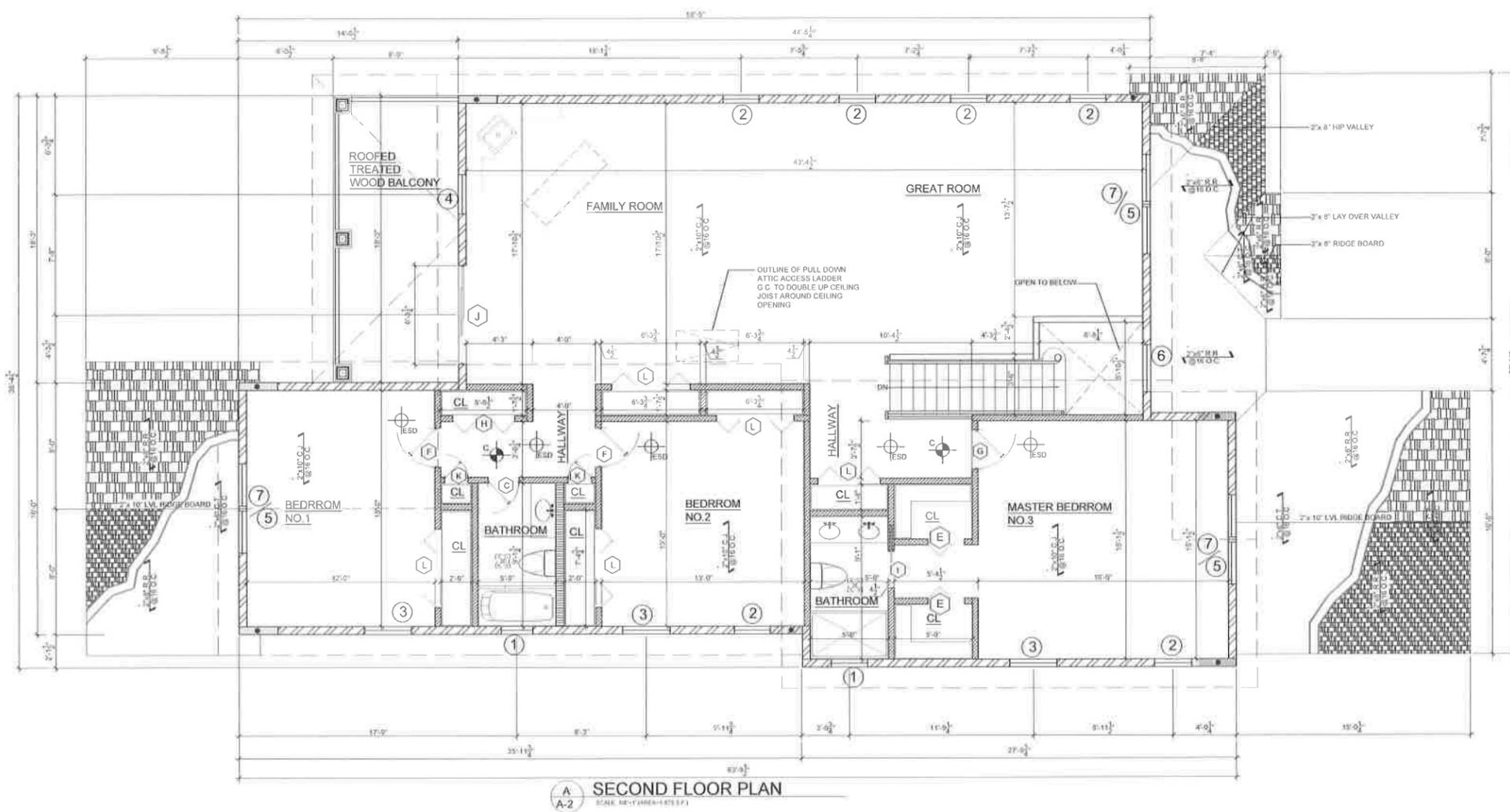
APPLICANT/OWNER
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PHONE:
(347)739-6096
EMERGENCY CONTACT:
NAME: MIGUEL RAMIREZ
PHONE:
(631)704-6601

PROJECT TITLE
PROPOSED 2-STOREY WOOD FRAME WITH SIDING 1-FAMILY

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

DRAWING TITLE
CELLAR FLOOR AND FIRST FLOOR PLAN

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

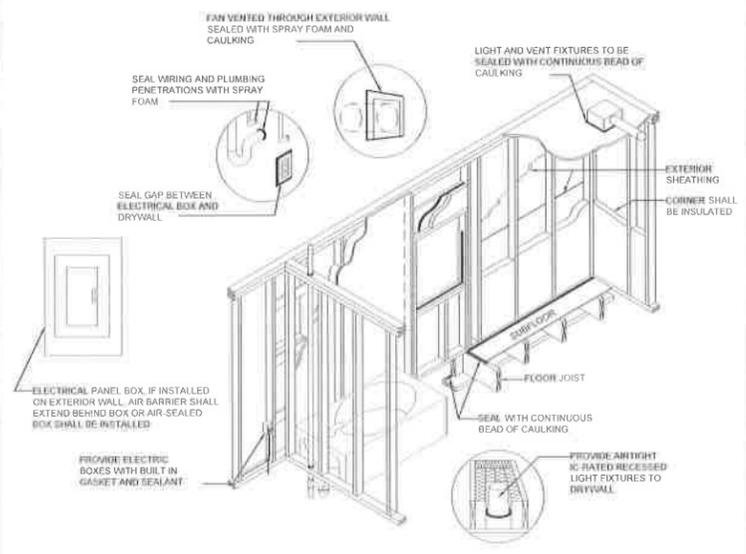
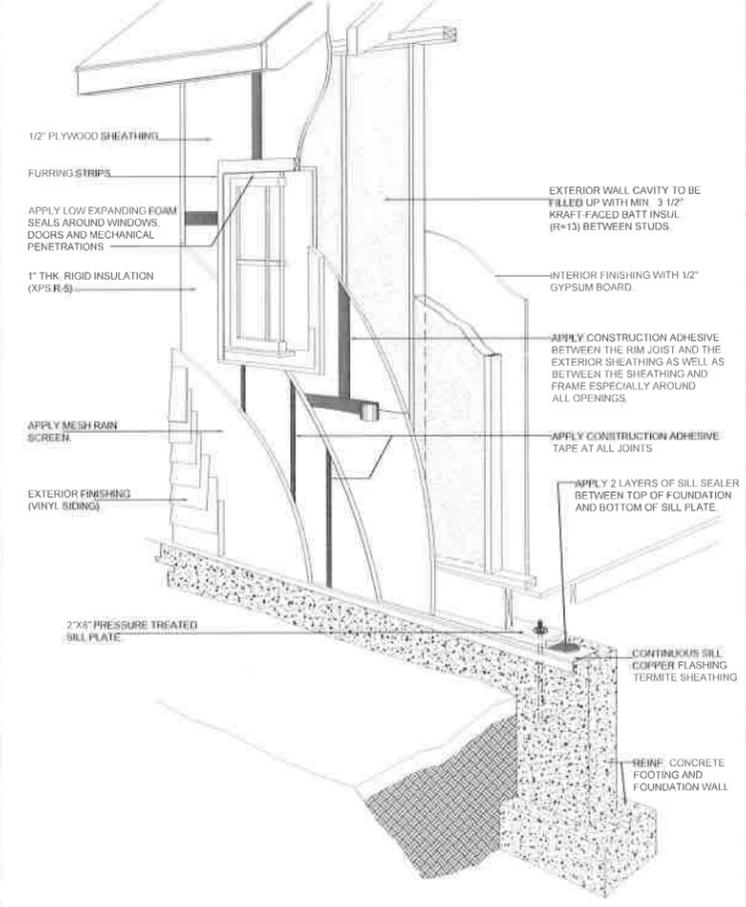


WALL TYPE LEGEND

	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" X 4" 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" X 4" 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" X 6" 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.



INTERIOR AND EXTERIOR AIR SEALING DRAWING DETAIL

NOT TO SCALE

- #### GENERAL NOTES:
- 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.)
 - NEW CARBON MONOXIDE DETECTOR IS TO BE INSTALLED, LISTED AND LABELED AS COMPLYING W/ UL 2034-2002 STANDARD AND TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS
 - FOR BASEMENT & 1ST FLOOR CELLAR WALLS, FOUND. WALLS, EXT. WALLS AND OTHER VERTICAL CONC. WORK EXPOSED TO THE WEATHER USE 3,000 PSI AIR ENTRAINED CONCRETE
 - PORCHES, CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER, AND GARAGE FLOOR SLABS USE 3,500 PSI AIR ENTRAINED CONCRETE
 - O.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
 - PROVIDE FIRE STOPPING AND SOLID BLOCKING AS PER CODE
 - ALL FLOOR LEVELS

HEADER SCHEDULE:
 ALL HEADERS OVER WINDOWS AND OPENINGS TO BE AS



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REVISION

NO.	DATE	DESC.
1	APRIL 22/2025	REVISED VILLAGE COMMENTS
2	FEB 14/2025	REVISED VILLAGE COMMENTS
3		
4		
5		

VILLAGE OF FREEPORT
 JUN 2025

APPLICATION NO.
APPLICANT/OWNER
JOSE GUTIERREZ
 ADDRESS:
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 PHONE:
 (347) 739-6096
 EMERGENCY CONTACT:
 NAME: MIGUEL RAMIREZ
 PHONE:
 (631) 704-6601

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

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

DRAWING TITLE
 SECOND FLOOR AND
 ROOF FRAMING PLAN

DRAWN/DESIGN BY:
 MIGUEL RAMIREZ

CHECKED BY:
 VALDIMIR CONSTANT

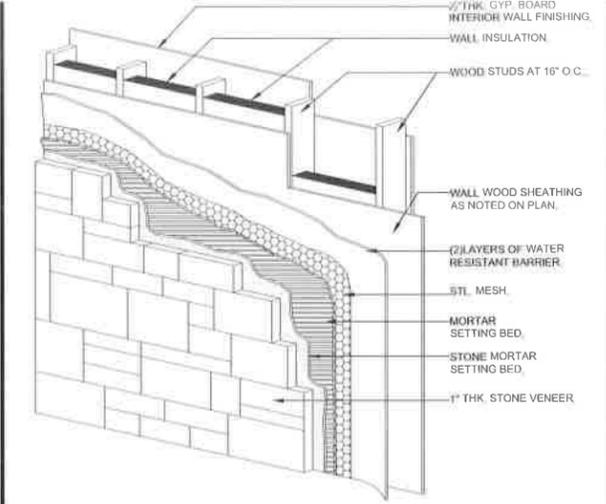
DATE:



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	1
TOTAL QUANTITY NEEDED FOR THIS JOB				45

- 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 WID NEED FOR TOOLS) BOTTOM OF OPENING @ 44" MAXIMUM A.F.F.
- 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.
- ALL WINDOWS MUST BE ANDERSEN "LOW E"
- FOR ALL EXISTING WINDOWS TO REMAIN, SEE PLANS
- 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*	COMPLIES
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 FIRE RATED, 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)	3'-2" 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	1
TOTAL QUANTITY NEEDED FOR THIS JOB			26

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

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT (a) 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 (b) R-VALUE & DEPTH	CRAWL SPACE (d) 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 continuous 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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REVISION

NO.	DATE	DESC.
1	APRIL 22/2025	REVISED VILLAGE COMMEN
2	FEB 14/2025	REVISED VILLAGE COMMEN
3		
4		
5		

VILLAGE OF FREEPORT
 JUN 11 2025

APPLICATION NO.

APPLICANT/OWNER
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 (347) 739-6096
 EMERGENCY CONTACT:
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 PHONE:
 (631) 704-6601

PROJECT TITLE
 PROPOSED 2-STOREY
 WOOD FRAME W/ VINYL
 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:



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REVISION		
NO.	DATE	DESC.
1	APRIL 22/2025	REVISED VILLAGE COMMERCIAL
2	FEB 14/2025	REVISED VILLAGE COMMERCIAL
3		
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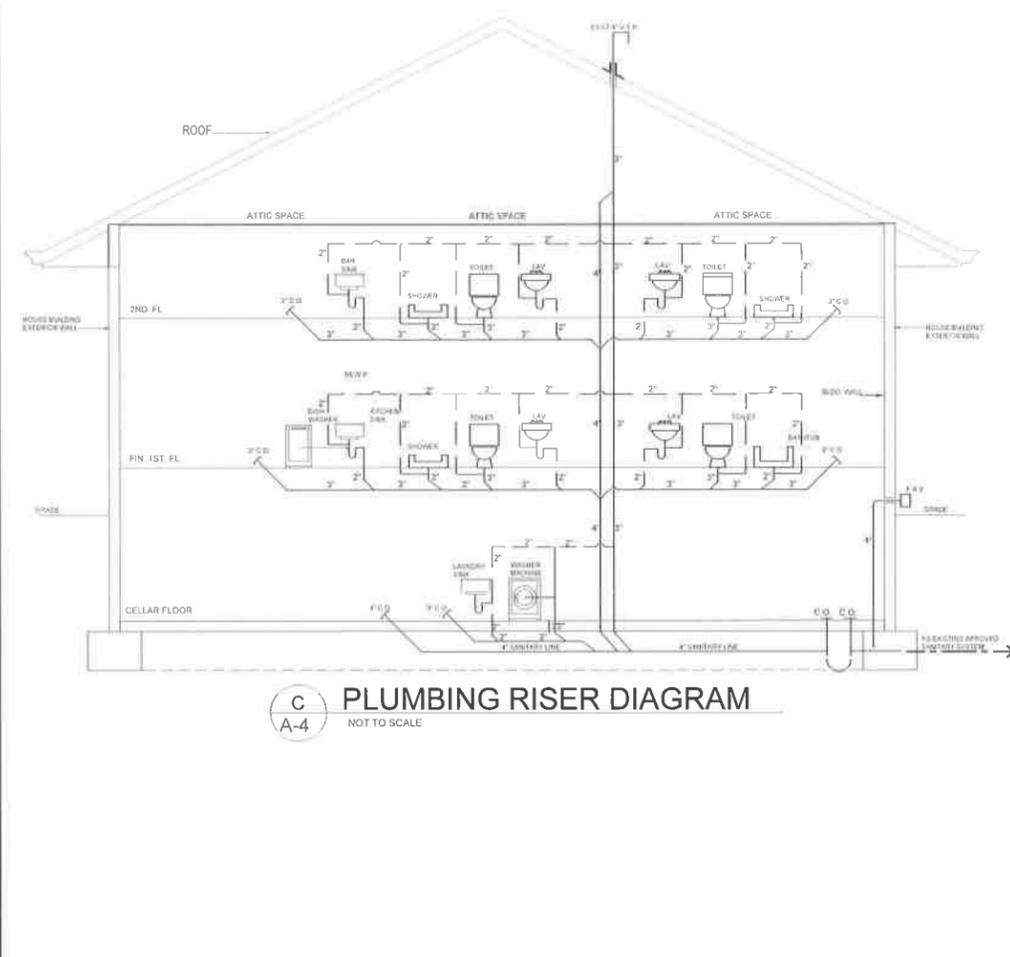
2025 JUN 11
 VILLAGE OF FREEPORT
 APPLICATION NO. 3-11-25-11
 APPLICANT/OWNER
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 EMERGENCY CONTACT:
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PROJECT TITLE
**PROPOSED 2-STOREY
 WOOD FRAME W/ VINYL
 SIDING 1-FAMILY**

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: _____
 PROJECT NO. _____



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

SUBJECT TO DAMAGE FROM		WINTER DESIGN TEMP	ICE SHIELD UNDER-LAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX					
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)	WEATHERING As per figure R301.2(3)	FROST LINE DEPTH	TERMITE As per figure R301.2(6)	DECAY As per figure R301.2(7)	NASSAU - 13	YES	-	NASSAU - 496
20 psf	120 mph	B	SEVERE	3 FT.	MODERATE TO HEAVY	SLIGHT TO MODERATE				



GENERAL CODE NOTES 2

- STARVAY 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 STARVAY, IN ACCORDANCE WITH SECTION R303.6.1 OF R.C.O.N.Y.S.
- ALL MECHANICAL SYSTEM INSTALLED SHALL COMPLY WITH CHAPTER 12 THROUGH CHAPTER 22 OF R.C.O.N.Y.S.
- PLUMBING SYSTEM INSTALLED SHALL COMPLY WITH CHAPTER 25 THROUGH CHAPTER 24 OF R.C.O.N.Y.S.
- 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"

SYMBOL LIST

- North Arrow
- Detail No. (E2, S-7)
- Section Number (E2)
- Section Description (New Window Schedule S-11, MC 3)
- Section Description (New Door Schedule S-11, MC 2)
- Finish Description
- Partition Type Description
- Fire Extinction (Wall/Door)
- Existing Construction to Remain
- Existing Construction to be Removed (U.O.N.)
- New Drywall Partition
- Existing Door & Frame to Remain
- Existing Door & Frame to Replace

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

- Piping from the water heater to kitchen outlets.
- Piping located outside the conditio space.
- Piping from the water heater to a distribution manifold.
- Piping located under a floor slab.
- Buried piping.
- Supply and return piping in recirculation systems other than demand recirculation systems.
- 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

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

ZONE: RES. "A"

GENERAL STRUCTURAL NOTES

ALLOWABLE WOOD STRESSES
CONSTRUCTION GRADE DOUGLAS FIR - SOUTH #1
Fb = 1300 PSI
Ft = 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 (WFPA)-2021 EDITION
TIMBER CONSTRUCTION MANUAL (ATTC)
MANUAL OF STEEL CONSTRUCTION (AISC)
AMERICAN CONCRETE INSTITUTE (ACI)

CONCRETE

- 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.
- 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 R402.2 of R.C.O.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. Waxed smooth wire fabric for concrete reinforcement shall conform to ASTM A185-79 and A82-79.
- 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.
- 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".
D. All dowels, anchor bolts, embedded steel, electrical conduits, pipe sleeves, waterstops, inserts, grounds and all other embedded items shall be in place before placement of concrete.

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 ACCESSORY 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)

GENERAL CODE NOTES 2

- SEE DRAWING A-4 FOR NEW DOOR AND WINDOW SCHEDULES
- SEE DRAWING C-1 AND C-2 FOR THE RESIDENTIAL CODE OF NEW YORK STATE GENERAL CONSTRUCTION DETAILS, FASTENING/NAILING & STRAPPING SCHEDULES
- NEW SMOKE ALARM DETECTOR TO BE INSTALLED AT EACH SLEEPING ROOM, HALLWAY & BASEMENT. ALL SMOKE DETECTORS TO BE INTERCONNECTED IN ACCORDANCE WITH SECTION R313.1 AND POWER SOURCE FOR SMOKE DETECTORS IS TO COMPLY WITH SECTION R313.1.2 OF THE NYS RESIDENTIAL CODE (TYP)
- NEW CARBON MONOXIDE DETECTOR IS TO BE INSTALLED LISTED AND LABELED AS COMPLYING WITH UL 2034-2002 STANDARD AND TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS, AND PER R313.5 WITH R 313.4
- MINIMUM OUTLET INSULATION IS TO BE IN ACCORDANCE WITH TABLE 503.3.3 OF THE ENERGY CONSERVATION CODE OF NEW YORK STATE
- PLEASE CONFIRM THAT ALL APPLIANCES WILL BE DIRECTLY VENTED TO THE OUTSIDE. SINGING OF VENTING SYSTEM IS TO COMPLY WITH SECTION G2427 (504). FURTHERMORE, FLUE CROSS SECTIONAL AREA IS TO COMPLY WITH TABLE 111 EXTERIOR AIR INTAKE IS TO COMPLY WITH SECTION R102.5 OF R.C.O.N.Y.S.
- 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 R319 OF R.C.O.N.Y.S.
- PIPE INSULATION FOR THE WATER DISTRIBUTION SYSTEMS IS TO COMPLY WITH TABLE 503.3.1 OF THE ENERGY CONSERVATION CONSTRUCTION CODE. SEE TABLE ON DWG C-3 FOR MORE INFORMATION. WATER DISTRIBUTION TO BE 1/2" COPPER OR BETTER. VENTS TO BE P.V.C. SCHEDULE 40 OR BETTER. DRAINS TO BE BLACK IRON PIPE OR BETER
- ELECTRICAL EQUIPMENT VARRING AND INSTALLATION ARE TO COMPLY WITH CHAPTER 33 THROUGH 42 OF R.C.O.N.Y.S. WIRE INSULATION TO BE RHW OR BETTER (75°C MAX CONDUCTOR TEMP. ALL GARAGE, OUTDOOR, UNDER FLOOR SPACES TO BE PROVIDED WITH GFI PROTECTION IN ACCORDANCE WITH SECTION E 3802 OF R.C.O.N.Y.S.
- 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 2" INCH 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 INCH MINIMUM DIAMETER IN ACCORDANCE WITH SECTION E 3508 OF R.C.O.N.Y.S.
- CIRCUIT BREAKERS AND OTHER ELECTRICAL DEVICES ARE TO BE SIZED TO PROTECT THE FEEDER WHICH PARTICULAR BRANCH CIRCUIT
- A MINIMUM OF ONE 20 AMPERE BRANCH CIRCUIT IS TO BE PROVIDED TO SUPPLY THE BATHROOM RECEPTACLE OUTLETS. SUCH CIRCUITS ARE TO HAVE NO OTHER OUTLET
- CIRCUITS RATINGS TO BE IN ACCORDANCE WITH SECTION E3602. GROUNDING FAULT INTERRUPTER PROTECTION IS TO BE PROVIDED FOR BATHROOM CIRCUITS. ALL CIRCUITS LISTED IN SECTION E3602 OF R.C.O.N.Y.S.

SCOPE OF PROJECT

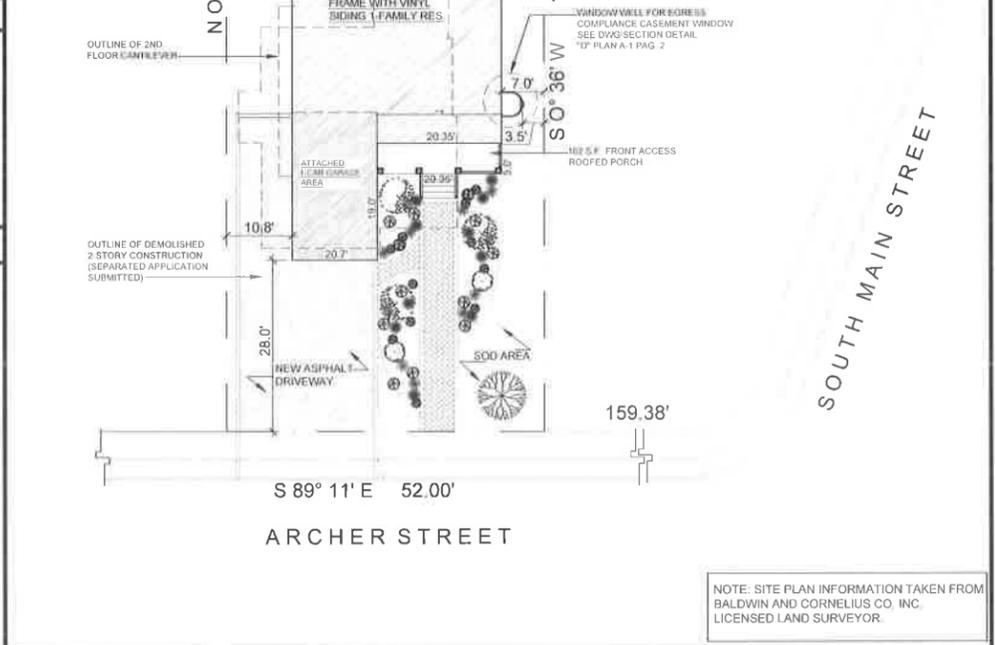
CELLAR FLOOR:
1.-1,818 S.F. UNFINISHED (FOR STORAGE ONLY) WITH REAR CONCRETE EXTERIOR CELLAR ACCESS, EMERGENCY EXIT WINDOW, LAUNDRY & MECHANICAL ROOM

FIRST 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

- T-1 TITLE/INFORMATION SHEET, SITE PLAN GENERAL LOCATION MAP & SKY EXPOSURE PLANE
- A-1 CELLAR FOUNDATION, FIRST FLOOR PLAN, BEAM POCKET DETAIL, DOORS AND WINDOWS SCHEDULE
- A-2 SECOND FLOOR, ROOF FRAMING PLAN, EXTERIOR AND INTERIOR AIR SEALING DETAIL
- A-3 FRONT & LEFT SIDE ELEVATIONS AND GENERAL CONSTRUCTION



SCOPE OF PROJECT

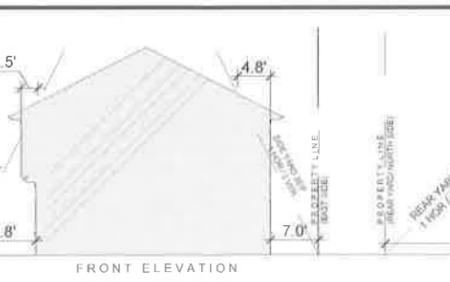
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- A-2 SECOND FLOOR, ROOF FRAMING PLAN, EXTERIOR AND INTERIOR AIR SEALING DETAIL
- A-3 FRONT & LEFT SIDE ELEVATIONS AND GENERAL CONSTRUCTION



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

VLADIMIR CONSTANTIN
7 Melick Court
Westbury, New York
Phone: (516) 779-
E-MAIL: v.constantin@ma.com

STATE OF NEW YORK
SEAL OF THE STATE OF NEW YORK
OFFICE OF THE CLERK OF THE SUPREME COURT
JULY 1995

CONSULTANT
M.A. DRAFTING CORP.
RESIDENTIAL & COMMERCIAL DESIGN
33 LAMONT PLACE
WEST BABYLON, NY 11791
PHONE: (631) 332-0244
MOBILE: (631) 704-6601

REVISIONS

NO.	DATE	DESCRIPTION
1	FEB 14/2025	REVISED VILLAGE COMMENTS
2	APRIL 22/2025	REVISED VILLAGE COMMENTS
3	JUNE 20/2025	REVISED VILLAGE COMMENTS

ISSUED TO: [Signature]
DATE: 8 P 3:05
OFFICE: FREEPORT, NY

APPLICATION NO. [Blank]

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-STORY WOOD FRAME WITH VINYL SIDING 1-FAMILY RESIDENCE

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

DRAWING TITLE:
TITLE INFORMATION
PLOT PLAN, LOCATION MAP AND SYMBOLS
AND ENERGY CALCULATIONS

DRAWN BY:
MIGUEL RAMIREZ

CHECKED BY:
VLADIMIR CONSTANTIN

DATE:

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

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

KEY MAP



AVERAGE FRONT YARD SETBACKS CALCULATION

ARCHER STREET

NORTH SIDE	SOUTH SIDE
------------	------------

1.-27 ft.	8.-48 ft.
2.-26 ft.	9.-67 ft.
3.-31 ft.	10.-41 ft.
4.-28 ft.	11.-41 ft.
5.-26 ft.	12.-41 ft.
6.-30 ft.	13.-41 ft.
7.-27 ft.	14.-41 ft.
$195/7=28$ ft.	15.-27 ft.
	16.-27 ft.
	$374/9=42$ ft.

TOTAL AVERAGE : 35.5 FT
(BOTH SIDES)

EXISTING AVERAGE FRONT YARD SET BACK (ARCHER STREET BETWEEN SOUTH MAIN STREET AND BEDELL STREET)

NORTH SIDE

- 1.-105 BEDELL ST
FREEPORT 11520
SBL: 62 048 70
- 2.-32 ARCHER STREET
FREEPORT 11520
62 048 173
- 3.-28 ARCHER STREET
FREEPORT 11520
62 048 1
- 4.-24 ARCHER STREET
FREEPORT 11520
62 48 2
- 5.-20 ARCHER STREET
FREEPORT 11520
62 48 3
- 6.-16 ARCHER STREET
FREEPORT 11520
62 48 4
- 7.-SOUTH MAIN STREET
FREEPORT 11520
62 48 179

SOUTH SIDE

- 8.-39 ARCHER STREET
FREEPORT 11520
62 49 81
- 9.-31 ARCHER STREET
FREEPORT 11520
62 49 79
- 10.-29 ARCHER STREET
FREEPORT 11520
62 49 77
- 11.-27 ARCHER STREET
FREEPORT 11520
62 49 5
- 12.-21 ARCHER STREET
FREEPORT 11520
62 49 4
- 13.-19 ARCHER STREET
FREEPORT 11520
62 49 3
- 14.-15 ARCHER STREET
FREEPORT 11520
62 49 2
- 15.-9 ARCHER STREET
FREEPORT 11520
62 49 201
- 16.-3 ARCHER STREET
FREEPORT 11520
62 49 200

NOTE: THIS PROPERTY BUILDING IS APPROXIMATELY 72 FT. LONG ADDING THE EXISTING DETACHED GARAGE WOULD BE 82 FT. LONG

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

2025 JUL - 8 1 P 3:06

RECEIVED

Application Date: 5/5/25
Fees Paid: \$225

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: 129 Glenada Ct. ZONING DISTRICT Res. A.
SECTION 62 BLOCK 76 LOT 39 LOT SIZE: 9,125 SF

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	<u>PROPERTY OWNER</u>
Name: <u>Jose Cruz</u>			Name: <u>Salvador Linares</u>
Address: <u>240 Kent Ave Brooklyn, NY 11249</u>			Address: <u>129 Glenada Ct Freeport, NY 11520</u>
Telephone #: <u>646-316-6550</u>			Telephone #: <u>516-468-1268</u>

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

Present Land Use: Residential
single family
Proposed Land Use: Residential
single family

Description of Proposed Work: Horizontal / Vertical Extension of
existing single family dwelling. Proposed 215 SF 1st Floor addition,
215 SF 2nd floor addition and new cellar entrance.

I request a preliminary meeting: _____ YES NO

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

[Signature]
APPLICANT'S SIGNATURE
Sworn to before me this 25th
day of April, 2025.

7/25/2025
DATE

JOHN LIN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01LI0021716
Qualified in QUEENS County
Commission Expires 03/04/2028

Notary Public

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

Salvador Linares
PROPERTY OWNER'S SIGNATURE

7/24/25
DATE

MARIA D DURAN
NOTARY PUBLIC-STATE OF NEW YORK
No. 01DU6127708
Qualified in Nassau County
My Commission Expires 05-31-2025

Notary Public

FOR VILLAGE USE ONLY

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

FEB 25 2025

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

APPLICATION NO. 2254118 Filing Date 2/25/25

Application for Erection of Buildings or Alterations

REPORTANT - Applicant to complete all items in sections I, II, III, IV, V. I. LOCATION OF BUILDING AT LOCATION: 129 GLENADA CT ZONING DISTRICT: RESIDENCE A BETWEEN: DEAD END AND CHURCH ST SECTION: 62 BLOCK: 78 LOT: 39 APPROX. LOT SIZE: 75 X 125 LOT AREA: 9,125 SF

II. TYPE AND COST OF BUILDING - All applicants complete Parts A & B. A. TYPE OF IMPROVEMENT: 1. New Building, 2. Addition/Alteration (checked), 3. Enclosing Pool, 4. Repair front porch, 5. Siding (New, Repair), 6. Eaves, 7. Moving Installation. B. PROPOSED OR EXISTING USE: RESIDENTIAL: 11. One Family (checked), 12. Two families, 13. Apartment, 14. Trimming, 15. Garage, 16. Other. NON-RESIDENTIAL: 17. Industrial, 18. Office, 19. School, 20. Church, 21. Hospital, 22. Other.

C. COST: 10. TOTAL COST OF IMPROVEMENT: \$88,400. D. DESCRIPTION OF PROJECT: HORIZONTAL/VERTICAL EXTENSION OF EXISTING SINGLE FAMILY DWELLING.

RECEIVED MAY 10 2025 PERKINS OFFICE VILLAGE OF FREEPORT, N.Y.

III. IDENTIFICATION - To be completed by all applicants. 1. Owner or Lessor: SALVADOR LINARES, 290 129 GLENADA CT FREEPORT, NY 11520. 2. Contractor: BATZ ENTERPRISES, 557 ELM ST W. HEMPSTEAD NY 11510, 516-641-1783. 3. Architect or Engineer: JOSE R CRUZ, 240 KENT AVE BROOKLYN, NY 11249, 718-873-4283.

IV. OWNER - CONTRACTOR STATEMENT. Building permit is issued subject to the provisions of Section 27 of the Workmen's Compensation Law. Workman's Compensation Certificate No. _____ Company _____ Exp. Date _____. Contractor or Owner: BATZ ENTERPRISES, 557 ELM ST HEMPSTEAD NY 11510.

V. FLOOD ZONE. IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE? YES [] NO [X]. IF YES, WHICH ZONE? _____. IS PROJECT TO REPAIR FLOOD DAMAGE? YES [] NO [X].

HORTENSIA ALICIA CASTANEDA JUDAH Notary Public - State of New York NO. 01CA6225880 Qualified in Nassau County My Commission Expires Jul 26, 2026

County of Nassau CARLOS BATZ being duly sworn, says that HE is the contractor or owner of the above mentioned building. That the terms of the above application also the estimated cost of said building or alteration, is correct to the best of HIS knowledge and belief and agrees to conform to all applicable laws of this jurisdiction. Given to before me this 21st day of February 2025 at Nassau County, N.Y.

PROJECT DESCRIPTION: Total/First Flr Square Feet: 1,171; Upper Flr Square Feet: 898; # of Fixtures: 15; # of Floors: 2; Occup. Type: RES.

VI. VALIDATION (Print the City). Building Permit Number: _____ Approved by: _____ Superintendent of Buildings. Building Permit Issued: _____ Building Permit Fee \$: _____



INC. VILLAGE OF FREEPORT

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER
March 21, 2025

Salvador Linares
129 Glenada Ct
Freeport, NY 11520

RE: 129 Glenada Ct Freeport, NY
Zoning District – Residence A Sec. 62 Blk. 76, Lot 39
Building Permit Application #20254118
Description: Proposed 215 Sf 1st floor addition, 215 Sf 2nd floor addition and new cellar entrance.

Dear Sir/Madam.

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

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

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

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

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

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. 20254118

Location: 129 Glenada Ct

Applicant: Salvador Linares

Description: Proposed 215 Sf 1st floor addition, 215 Sf 2nd floor addition and new cellar entrance

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

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

REASON(S) FOR DETERMINATION

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

A) _____

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

Dated: 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.

RECEIVED
2025 MAR 21 5 11 AM
VILLAGE OF FREEPORT
DEPT. OF BUILDINGS

**617.20
Appendix B**

Short Environmental Assessment Form

FEB 25 2025

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.

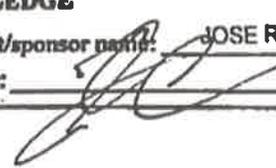
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information F360 ARCHITECTURE , JOSE R CRUZ, RA					
Name of Action or Project: HORIZONTAL/VERTICAL EXTENSION OF EXISTING SINGLE FAMILY DWELLING					
Project Location (describe, and attach a location map): 129 GLENADA ST FREEPORT NY 11520					
Brief Description of Proposed Action: HORIZONTAL /VERTICAL EXTENSION OF EXISTING ONE FAMILY DWELLING, PROPOSING NEW BATHROOM AT 2ND FLOOR AND PROPOSING NEW CELLAR ACCESS FROM REAR YARD.					
Name of Applicant or Sponsor: JOSE R CRUZ	Telephone: 718-873-4283 E-Mail: jcruz@f360architecture.com				
Address: 240 KENT AVENUE STE KB10					
City/PO: BROOKLYN	State: NY Zip Code: 11249				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	<table border="1" style="width:100%; text-align: center;"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td>X</td> <td></td> </tr> </table>	NO	YES	X	
NO	YES				
X					
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: FREEPORT BUILDING DEPARTMENT	<table border="1" style="width:100%; text-align: center;"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td></td> <td>X</td> </tr> </table>	NO	YES		X
NO	YES				
	X				
3.a. Total acreage of the site of the proposed action?	0.2097 acres				
b. Total acreage to be physically disturbed?	0.0046 acres				
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	0.2097 acres				
4. Check all land uses that occur on, adjoining and near the proposed action.					
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland					

2025 MAY -5 A 10:47

FEB 25 2025

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

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: JOSE R CRUZ	Date: 2/21/25	
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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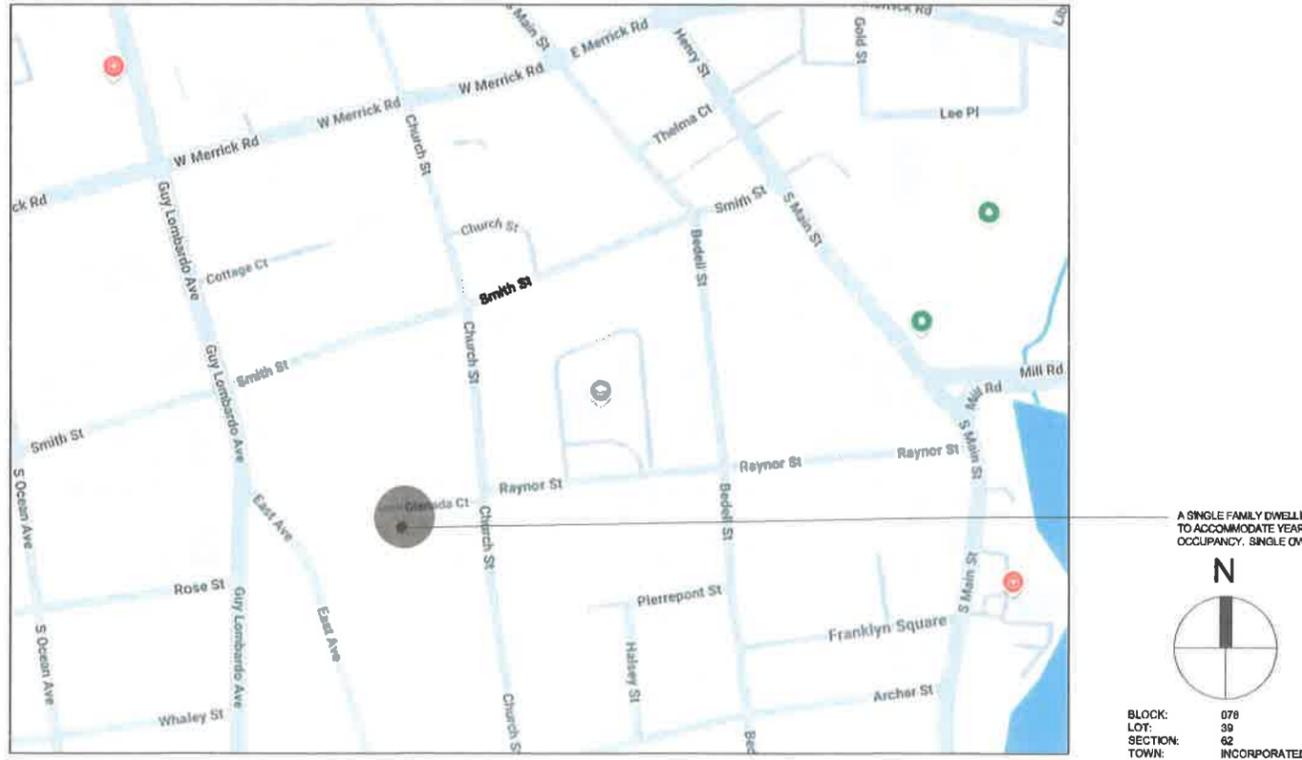
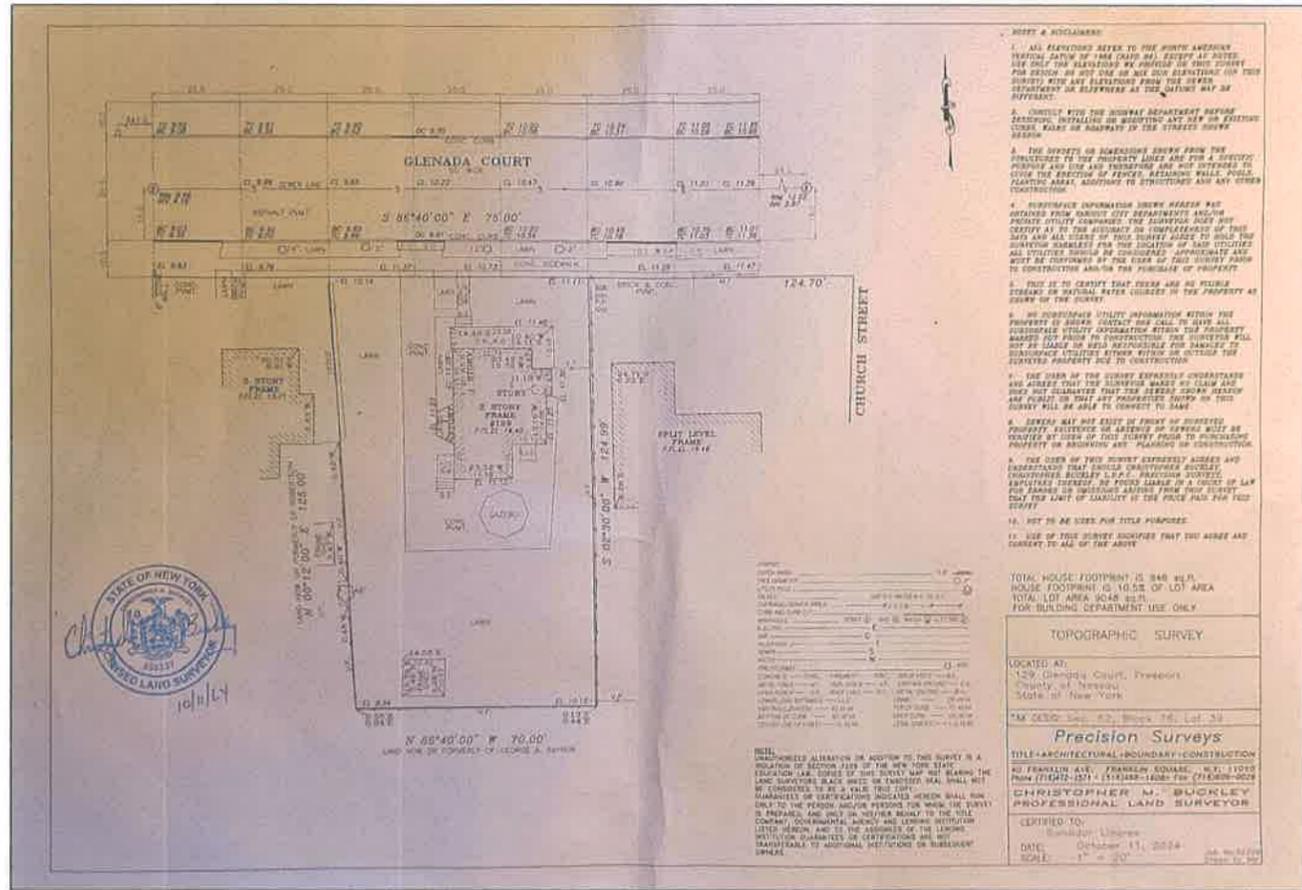
	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources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

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

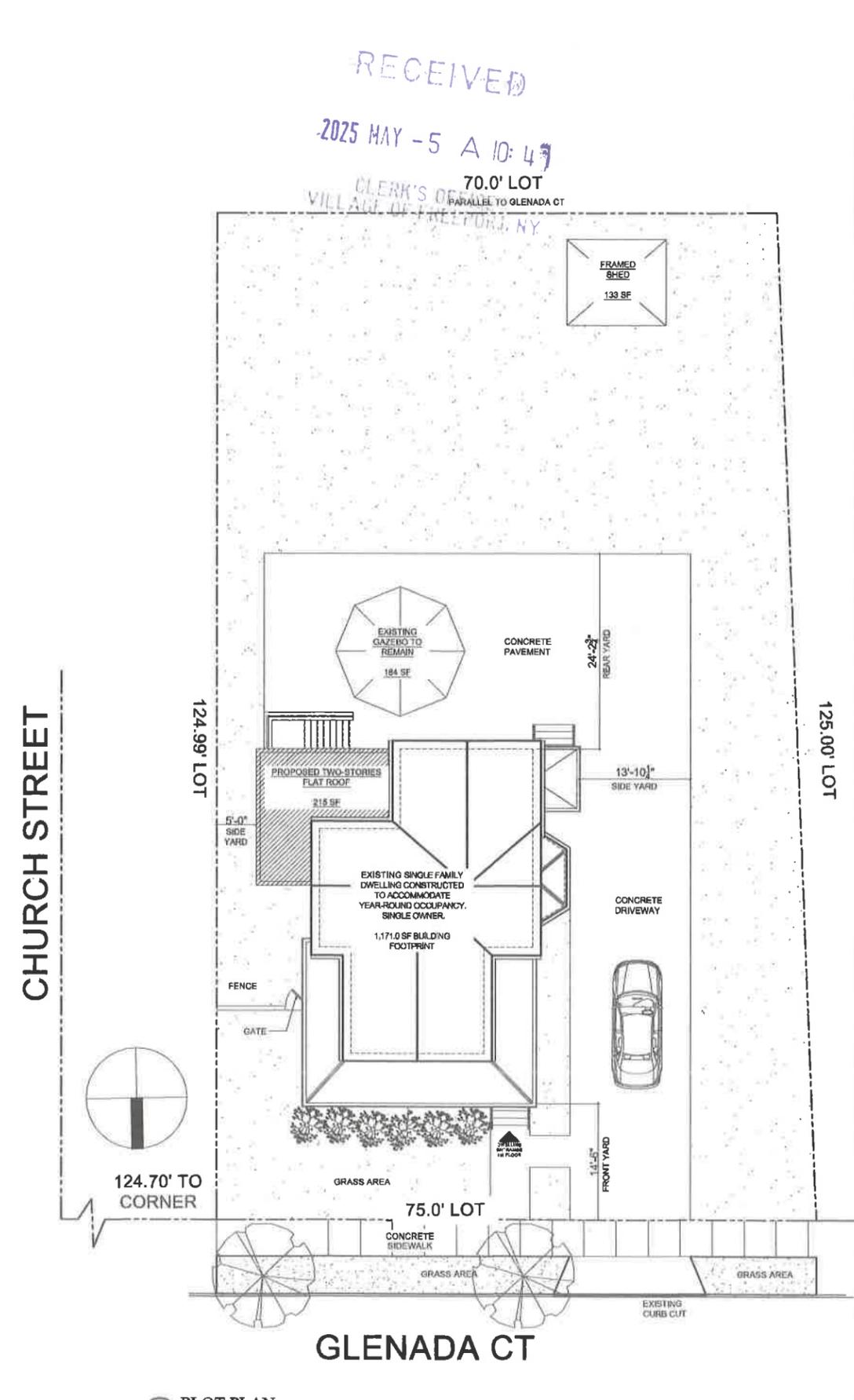
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<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an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

SURVEY



PLOT PLAN

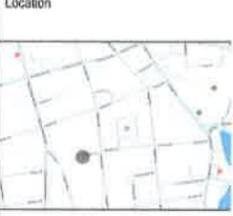


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Drawings scales as indicated are for reference only and are not intended to accurately depict actual or design conditions. Written dimensions shall govern.

Client Information
MR. SALVADOR LINARES
 129 GLENADA CT,
 FREEPORT, NY 11520



Rev.#	Date	Description
1	2025.04.02	DOB SUBMISSION / DOB RESUBMISSION

Project Information
 129 GLENADA CT,
 FREEPORT, NY 11520

DOB Number

Dwg Title
 PLOT PLAN, ENERGY ANALYSIS AND AIR SEALING DETAILS

Seal
 REGISTERED ARCHITECT
 STATE OF NEW YORK
 2025

Date
 April 2, 2025

Scale
 As Noted

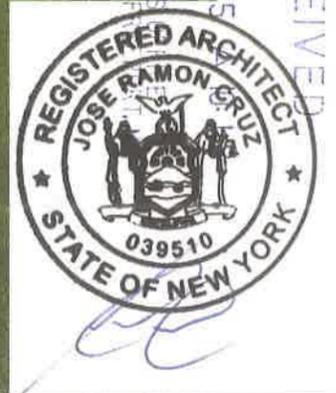
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 65-2024

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Dwg No
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EAST ELEVATION - SIDE YARD

PHOTO 4



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Dwg Title SOUTH ELEVATION - REAR YARD PHOTO 3



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Dwg No

Dwg Title WEST ELEVATION - DRIVEWAY PHOTO 2



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Job No	65-2024
Dwg No	

Dwg Title
NORTH ELEVATION - STREET FACADE PHOTO-01



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128 GLENADA CT, FREEPORT, NY 11520 PHOTO 5





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Dwg Title

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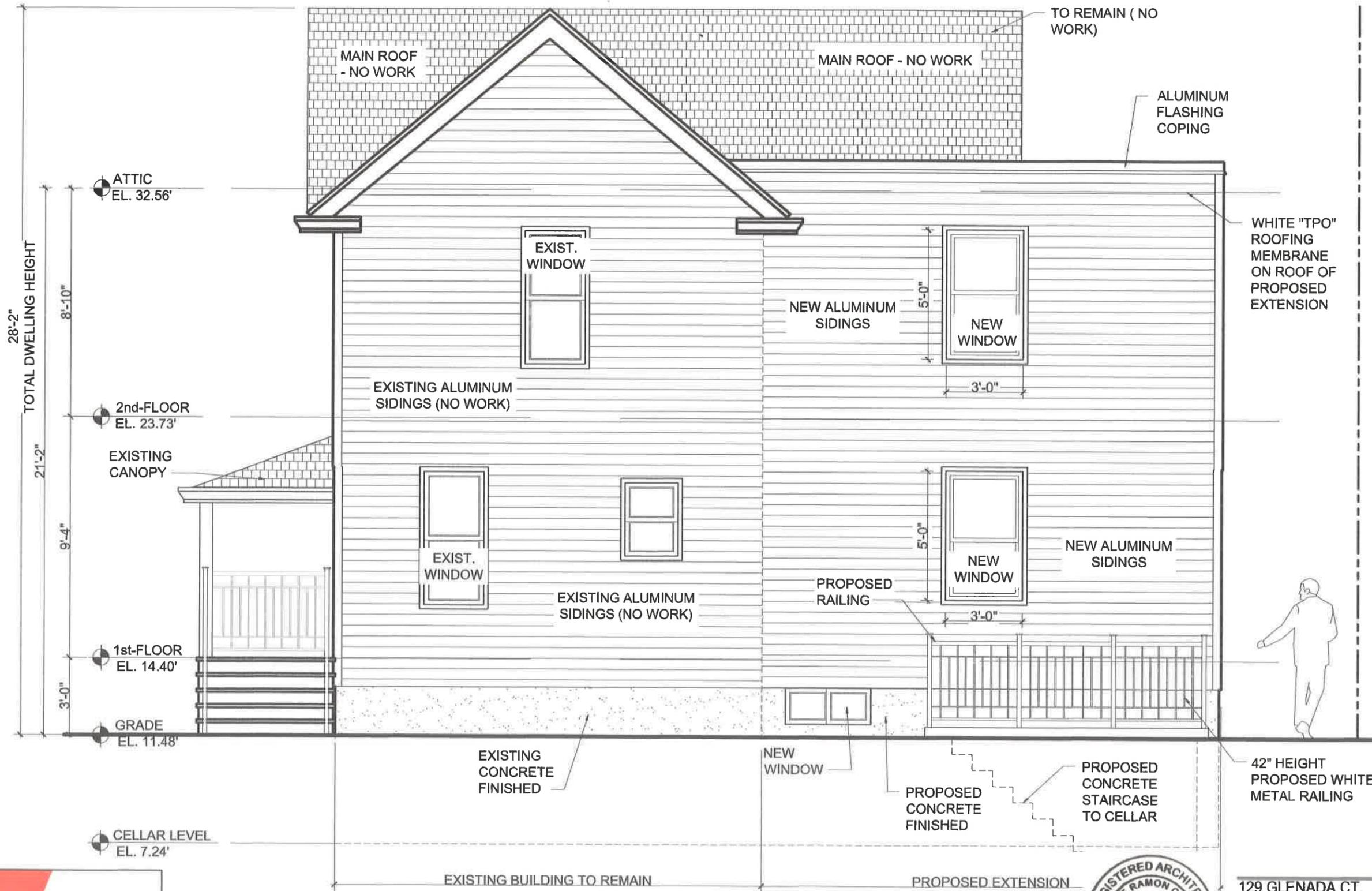
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Job No 65-2024

Dwg No

Dwg Title

125 GLENADA CT, FREEPORT, NY 11520 PHOTO 6



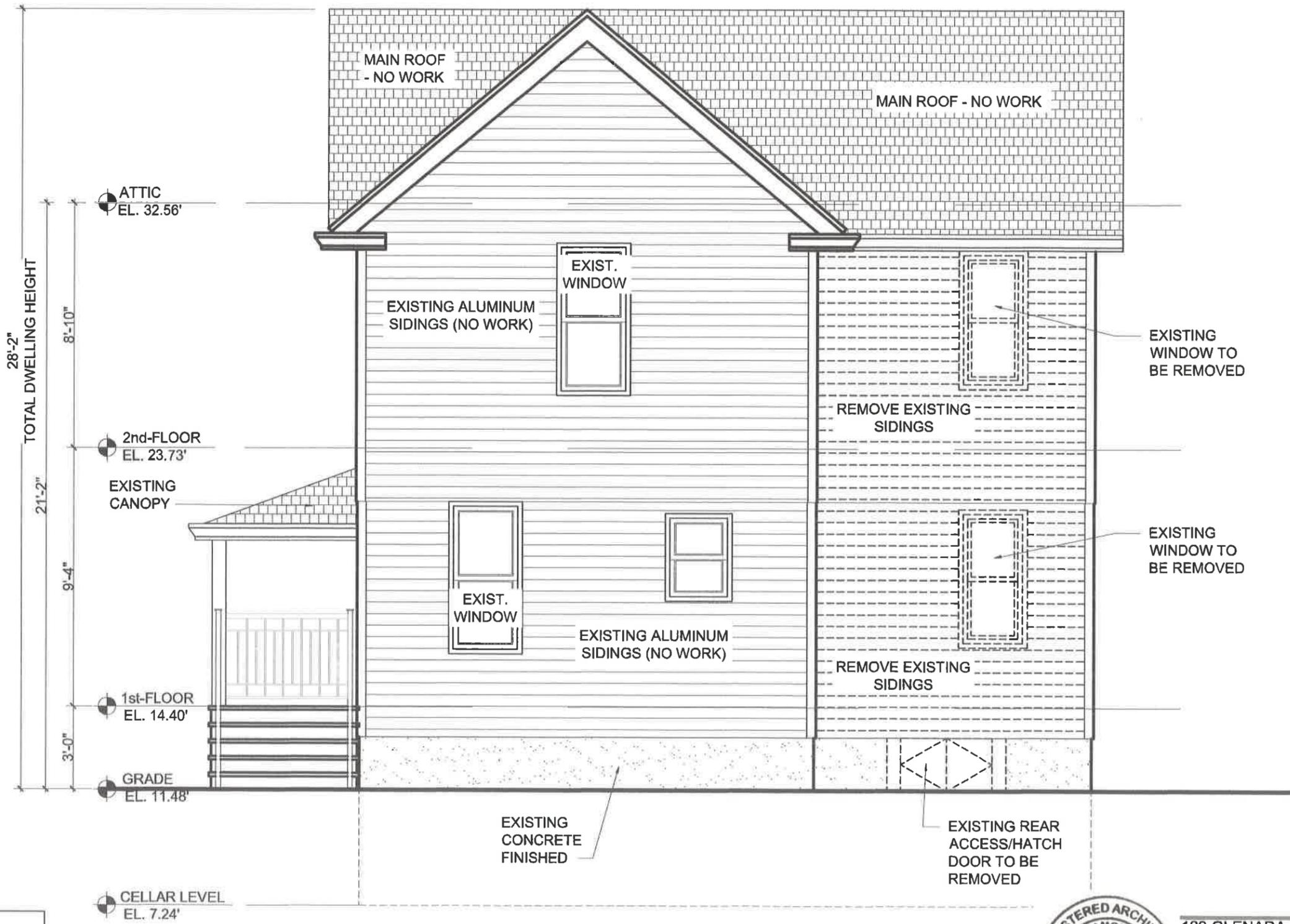
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 Job No **65-2024**
 Dwg No

Dwg Title
SOUTH ELEVATION PROPOSED - REAR YARDELEV-05



129 GLENADA CT,
 FREEPORT, NY 11520

Date 4-23-2025
 Scale NTS
 Job No 65-2024
 Dwg No

Dwg Title
 SOUTH ELEVATION EXISTING - REAR YARD ELEV-04

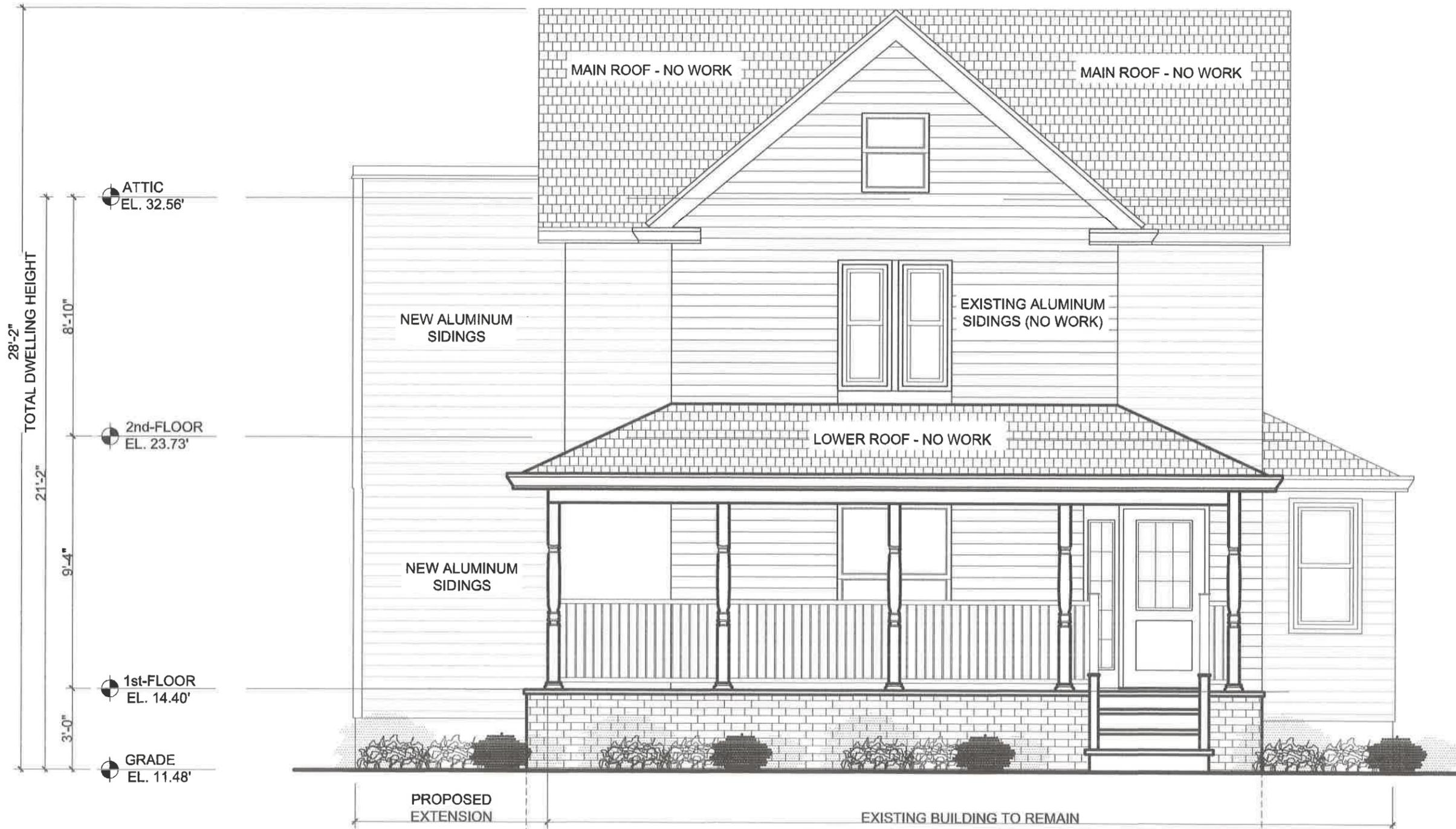
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Dwg Title
 WEST ELEVATION EXISTING - DRIVEWAY ELEV-03



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129 GLENADA CT, FREEPORT, NY 11520	Date	4-23-2025
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	Job No	65-2024
	Dwg No	

Dwg Title
 NORTH ELEVATION PROPOSED - STREET ELEV-02

28'-2" TOTAL DWELLING HEIGHT

ATTIC EL. 32.56'

8'-10"

2nd-FLOOR EL. 23.73'

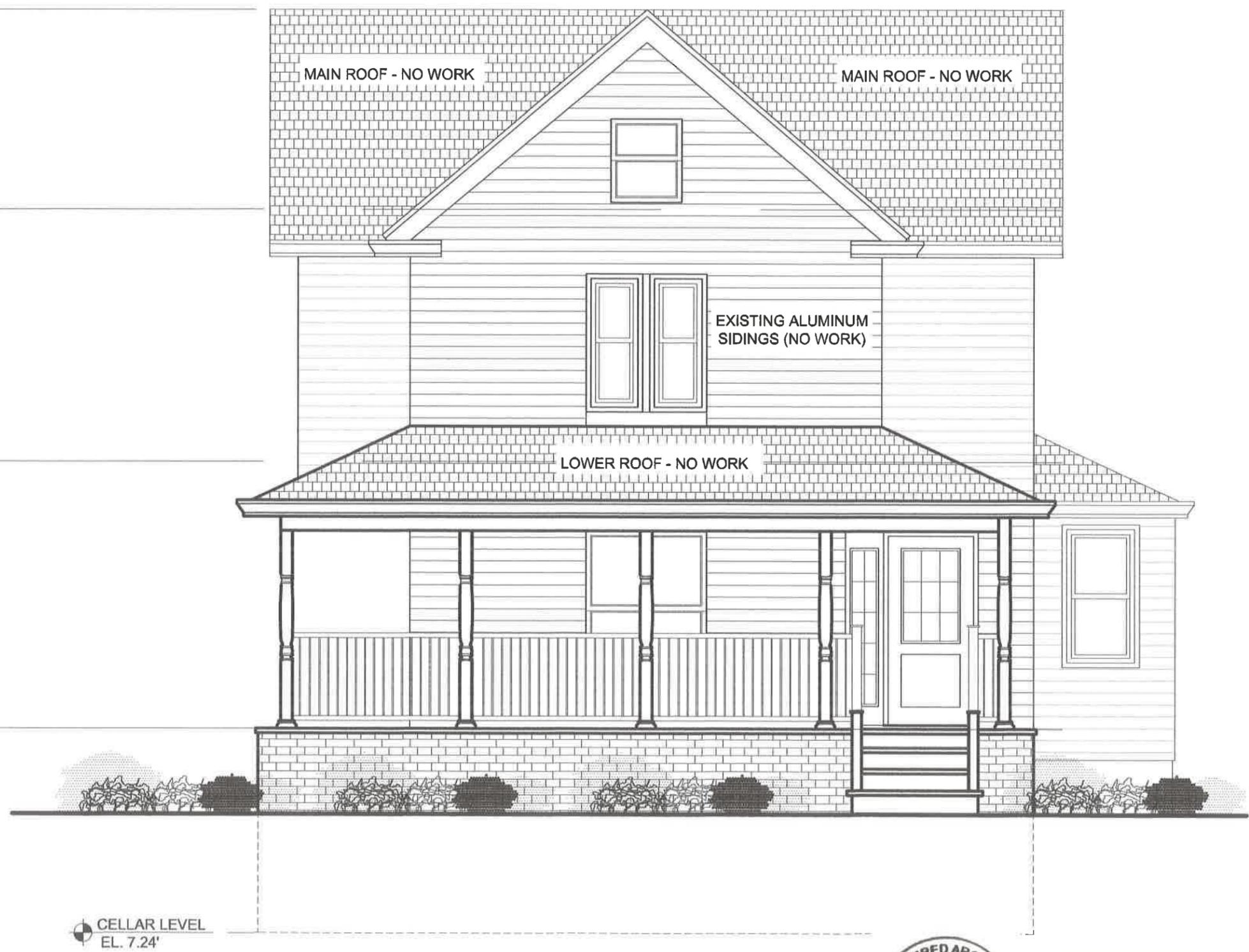
21'-2"

9'-4"

1st-FLOOR EL. 14.40'

3'-0"

GRADE EL. 11.48'



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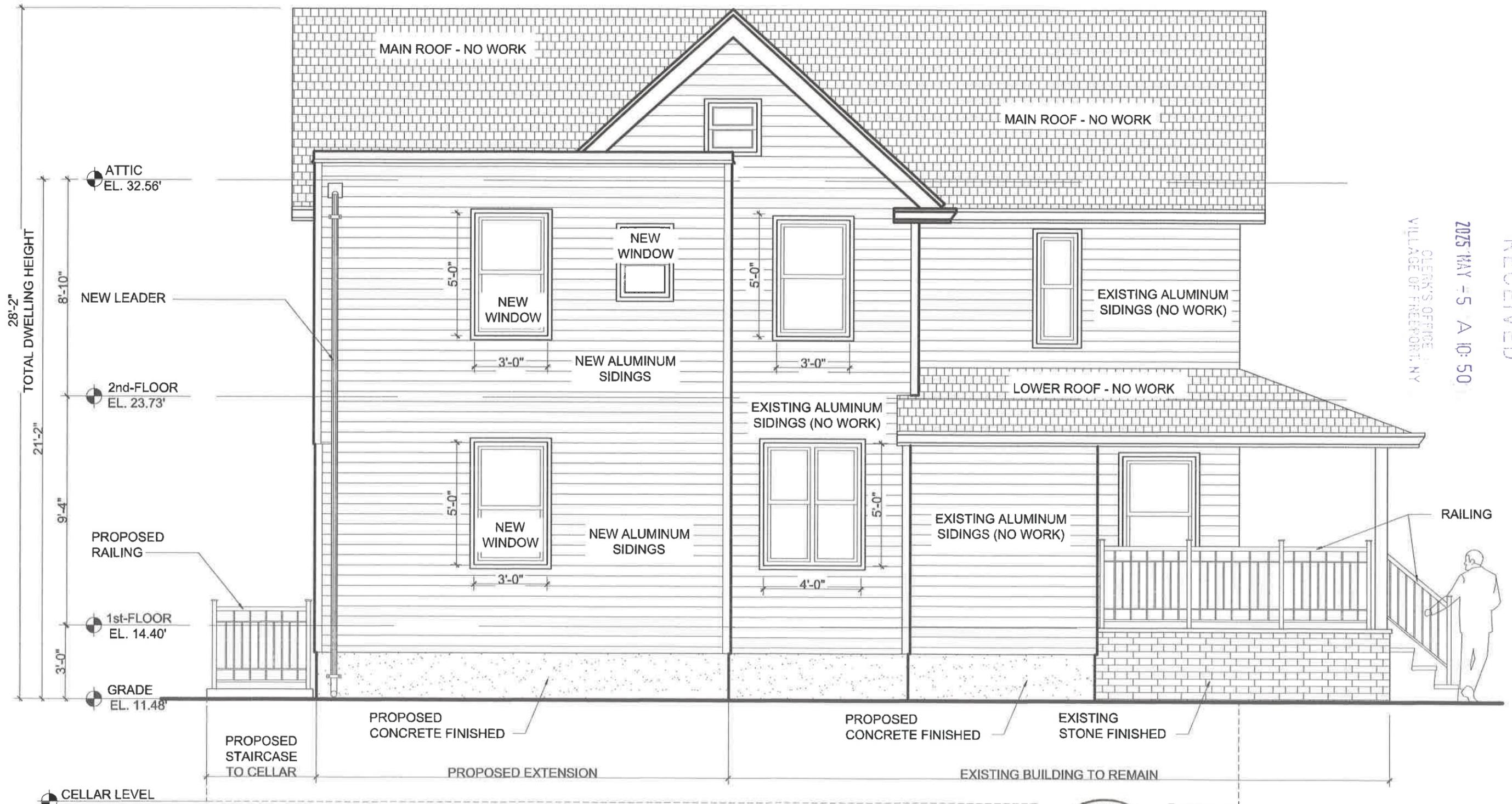
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Job No 65-2024
Dwg No

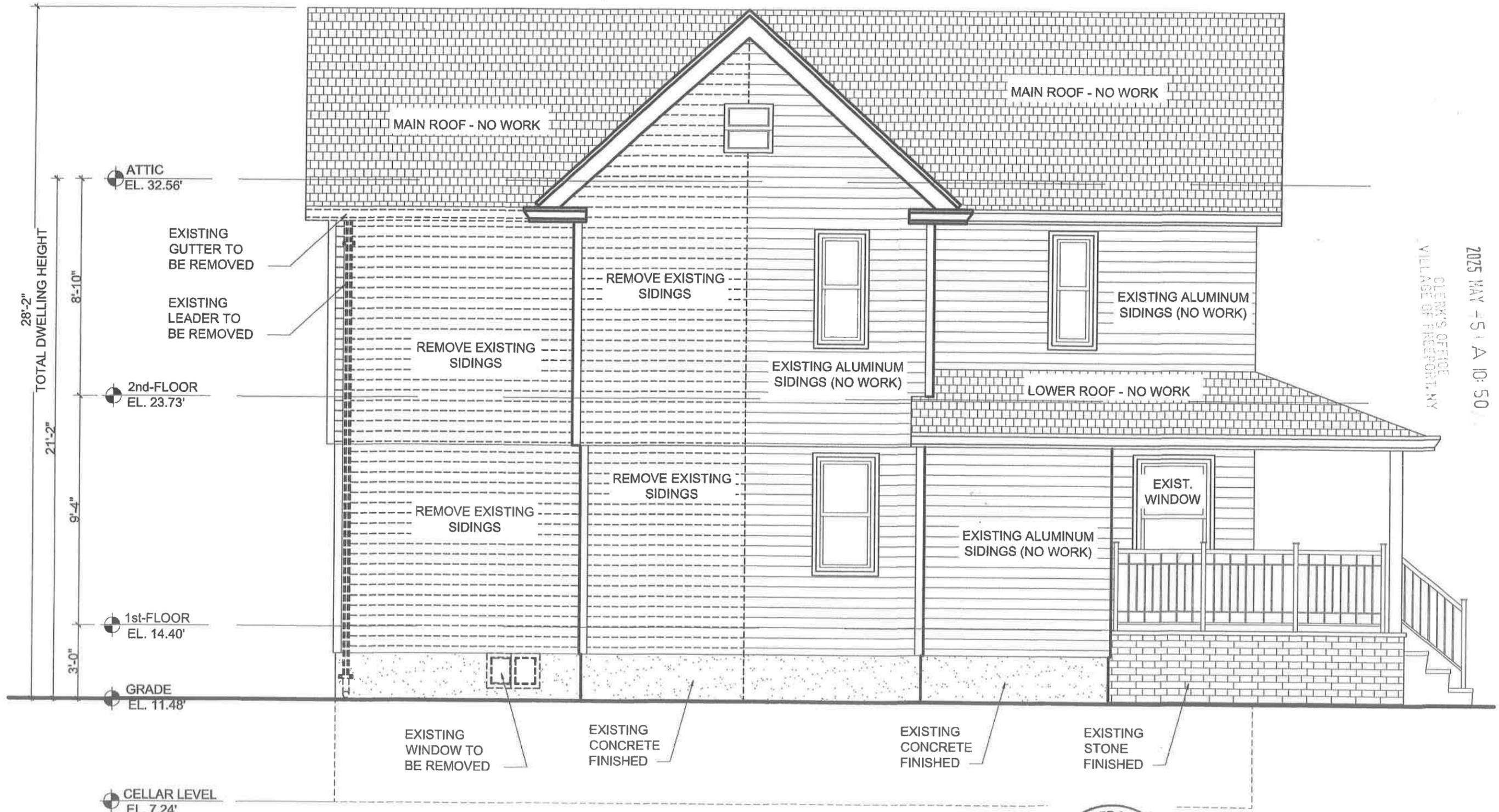
Dwg Title
NORTH ELEVATION EXISTING - STREET ELEV-01



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 Job No 65-2024
 Dwg No
 Dwg Title
 EAST ELEVATION PROPOSED - SIDEYARD ELEV-07



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 Job No 65-2024
 Dwg No
 Dwg Title
EAST ELEVATION EXISTING - SIDEYARD ELEV-06

SIDING DESCRIPTION AT 129 GLENADA CT, FREEPORT, NY 11520

TYPE OF SIDING:

- MATERIAL: VINYL SIDING
- PROFILE: DOUBLE 5" HORIZONTAL LAP SIDING
- FINISH: LIGHT WOODGRAIN TEXTURE
- INSTALLATION: PANELS ARE HORIZONTALLY INSTALLED WITH STANDARD OVERLAP SEAMS, CORNER TRIM, AND J-CHANNELS AT WINDOW OPENINGS

COLOR:

- MAIN COLOR: LIGHT BLUE (COOL-TONED BLUE WITH SUBTLE GREY UNDERTONES)
- TRIM COLOR: WHITE (USED FOR FASCIA, SOFFITS, CORNERS, WINDOW SURROUNDS, AND DOOR CASINGS)

DESIGN AND FUNCTIONAL NOTES:

VISUAL APPEAL:

THE LIGHT BLUE SIDING PROVIDES A CLEAN, TRADITIONAL LOOK, ENHANCING CURB APPEAL WHILE BLENDING WELL WITH THE WHITE ARCHITECTURAL TRIM. THIS COLOR COMBINATION IS COMMONLY USED IN VICTORIAN OR COLONIAL REVIVAL HOMES AND FITS WELL IN SUBURBAN SETTINGS.

PROPOSED EXTENSION NOTE:

THE PROPOSED EXTENSION WILL UTILIZE EXTERIOR VINYL SIDING MATCHING THE EXISTING RESIDENCE IN BOTH APPEARANCE AND MATERIAL. SIDING WILL BE INSTALLED IN THE SAME HORIZONTAL PROFILE, TEXTURE, AND COLOR TO MAINTAIN A SEAMLESS AND COHESIVE ARCHITECTURAL LOOK, PRESERVING THE VISUAL CONTINUITY OF THE BUILDING FACADE.

WINDOW DESCRIPTION AT 129 GLENADA CT, FREEPORT, NY 11520

TYPE OF WINDOWS:

- WINDOW STYLE: DOUBLE-HUNG SASH WINDOWS
- OPERATION: VERTICALLY OPERABLE WITH UPPER AND LOWER SASH PANELS.
- CONFIGURATION: SINGLE-LITE (CLEAR PANE), WITHOUT VISIBLE MUNTINS OR GRIDS.

MATERIAL AND FINISH:

- FRAME MATERIAL: VINYL OR VINYL-CLAD (CONSISTENT WITH COMMON RESIDENTIAL RETROFIT OR REPLACEMENT WINDOWS).
- FRAME COLOR: WHITE (CONTRASTS CLEANLY AGAINST THE LIGHT BLUE SIDING AND COORDINATES WITH TRIM)

SIZE AND PROPORTION:

- VARYING IN HEIGHT, WITH PROPORTIONS ALIGNED VERTICALLY FOR TRADITIONAL RHYTHM.
- UPPER FLOOR WINDOWS APPEAR SLIGHTLY SMALLER IN HEIGHT THAN GROUND FLOOR WINDOWS, MAINTAINING ARCHITECTURAL BALANCE.

TRIM AND DETAILING:

- TRIM TYPE: FLAT WHITE WINDOW CASING, INTEGRATED OR APPLIED VINYL TRIM.
- SILL: SLIGHTLY PROJECTING SILL, CONSISTENT WITH VINYL WINDOW DETAILING.
- SURROUNDS: CLEAN, MINIMALISTIC CASING—NO ELABORATE MOLDING OR SHUTTERS, CONTRIBUTING TO A SIMPLE, MODERNIZED TRADITIONAL AESTHETIC.

ANDERSEN 100 SERIES (FIBREX COMPOSITE)

U-FACTOR: ~0.27–0.30

SHGC: ~0.27–0.33 (WITH LOW-E GLASS OPTIONS)

VT: ~0.49–0.56 (VARIES BY GLAZING)

AIR LEAKAGE: ≤ 0.3 CFM/FT² (FACTORY TESTED)

ENERGY EFFICIENCY:

- AVAILABLE WITH LOW-E GLASS, DUAL-PANE, AND ARGON GAS FILLED OPTIONS TO MEET OR EXCEED ENERGY STAR® STANDARDS IN ALL CLIMATE ZONES.
- EXCELLENT THERMAL INSULATION PROPERTIES HELP REDUCE HEATING AND COOLING LOADS.

AESTHETIC FLEXIBILITY:

- INTERIOR FINISHES: WHITE
- EXTERIOR FINISH: WHITE.
- STYLE: DOUBLE-HUNG.

PROPOSED ROOF NOTE:

THE PERMANENT INSULATED ROOFING SYSTEM SHALL CONSIST OF THE FOLLOWING COMPONENT NECESSARY TO SATISFY THE REQUIREMENTS FOR THE GUARANTEE STATED HERE IN: PROVIDE 6" MINIMUM TAPERED INSULATION OR ANY OTHER THICKNESS REQUIRED TO ACHIEVE R-33 MINIMUM. THE FINISH LAYER SHALL BE EPDM ROOF MEMBRANE FOR 30 YEAR WARRANTY. PROVIDE ALL OTHER COMPONENTS. PRECOAT SPRAY PAINT EPDM FOR MINIMUM OF 78 SR1 ROOF TO BE PITCHED TO ROOF DRAINS.

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129 GLENADA CT, FREEPORT, NY 11520	Date	4-23-2025
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	Job No	65-2024
	Dwg No	

Dwg Title: SIDING, WINDOWS AND ROOF NOTES ELEV-08



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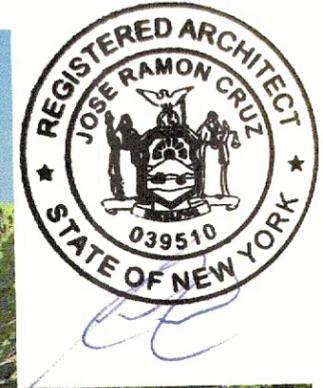


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PROPOSED ROOF PLAN AND DETAILS

ROOF NOTES

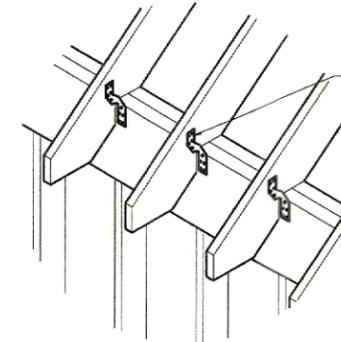
1. ALL ROOF PITCHES TO BE 4 ON 12 (U.O.N.)
2. PROVIDE PRE-FAB CONTINUOUS RIDGE VENTS ALONG ALL RIDGE BOARDS.
3. VALLEY FLASHING, WITH AN 18" WIDE MINERAL SURFACED ASPHALT ROOFING SURFACED SIDE DOWN, BELOW SHINGLES. EACH STRIP SHINGLE TO EXTEND AT LEAST 12" BEYOND CENTER VALLEY.
4. SET SECOND FLOOR PLATE HEIGHT @ 9'-0" ABOVE SECOND FLOOR SUB FLOOR (U.O.N.)
5. PROVIDE ADEQUATE POST SUPPORTS ON HIPS AND VALLEYS. SEE PLAN FOR LOCATIONS.
6. ASPHALT STRIP SHINGLES SHALL HAVE A MINIMUM OF 6" FASTENERS PER SHINGLES. PROVIDE ICE AND WATER SHIELD TO EXTEND MINIMUM 24" BACK FROM INSIDE EXTERIOR WALL AND AT ALL VALLEYS.
7. PROVIDE APPROVED TYPE HURRICANE TIES AT ALL TOP PLATES.
8. DOUBLE FRAME AND TURN JOIST WHERE JOISTS RUN PERPENDICULAR TO RAFT. (TYPICAL)

SIMPSON STRONG-TIE NOTES

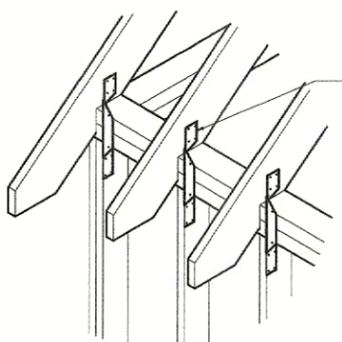
1. CONTRACTOR TO REFER TO "SIMPSON STRONG TIE" C-HW09 HIGH WIND RESISTANT CONSTRUCTION PRODUCT MANUAL FOR INFORMATION REGARDING ANCHORS NECESSARY FOR ALL CONNECTIONS (EVEN IF NOT SPECIFIED IN DRAWINGS).
2. CONTRACTOR TO REFER TO SIMPSON STRONG-TIE SPECIFICATIONS FOR PROPER INSTALLATION PROCEDURES OF EACH ANCHOR USED.
3. WHEN NAILING STRAPS OVER SHEATHING, INCREASE NAIL LENGTH AS PER MANUFACTURER'S SPECIFICATIONS.
4. CONTRACTOR TO REFER TO SECTION 3-EXPOSURE C FOR ADDITIONAL INFORMATION REGARDING UPLIFT, SHEAR, TENSION, AND OVERTURNING REQUIREMENTS.
5. HDBB HOLD DOWN REQUIRED AT EACH CORNER OF EACH SHEAR WALL SEGMENT OF PERFORATED WALL.
6. ALL CONNECTIONS TO BE INSTALLED AND NAILED AS PER MANUFACTURER'S SPECIFICATIONS.
7. TO ELIMINATE THE POSSIBILITY OF BOWING IN THE CS AND CMSTC STRAPS BETWEEN FLOORS, SIMPSON STRONG TIE RECOMMENDS FILLING IN ALL NAIL HOLES IN THE TOP STUDS BEFORE THE ROOF IS INSTALLED AND THEN FILLING IN THE NAIL HOLES IN THE BOTTOM STUDS AFTER INSTALLATION OF THE ROOF.
8. CONTRACTOR TO REFER TO (TABLE 1) IN FEMA TECHNICAL BULLETIN 5 (TB-8) AND MANUFACTURER'S SPECIFICATIONS FOR CORROSION-RESISTANT MATERIALS AND METHODS FOR ALL SIMPSON STRONG-TIE ANCHORS IN SHORELINE/CORROSION PRONE AREAS.
9. TYPE 316 STAINLESS STEEL PRODUCTS ARE THE MINIMUM RECOMMENDATION FOR OCEAN-SALT AIR AND OTHER CHLORIDE ENVIRONMENTS.
10. INSTALL SIMPSON ANCHORS, STRAPS, AND ANCHORS AS SHOWN IN TYPICAL SECTION SHOWING STRAPS AND ANCHORS PROVIDING A CONTINUOUS PATH CONNECTION BETWEEN RAFTER AND FOUNDATION WALLS.
11. WHERE SIMPSON JOIST HANGERS AND OTHER STEEL FRAME CARRIERS ARE USED, IT IS IMPERATIVE THAT THE APPROPRIATE TYPE, QUANTITY AND SHEAR CAPACITY FASTENERS BE USED AS RECOMMENDED BY THE MANUFACTURER.
12. WHEN ANCHORS AND STRAPS ARE IN CONTACT WITH ACQ PRESSURE TREATED LUMBER, USE "2-MAX" (G-185) GALVANIZED PRODUCTS BY SIMPSON. USE HOT DIP GALVANIZED FASTENERS FOR ALL GALVANIZED CONNECTORS.
13. ALL STRAPPING, ANCHORS, HOLD DOWNS, AND ADHESIVES TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.

ROOF NOTES

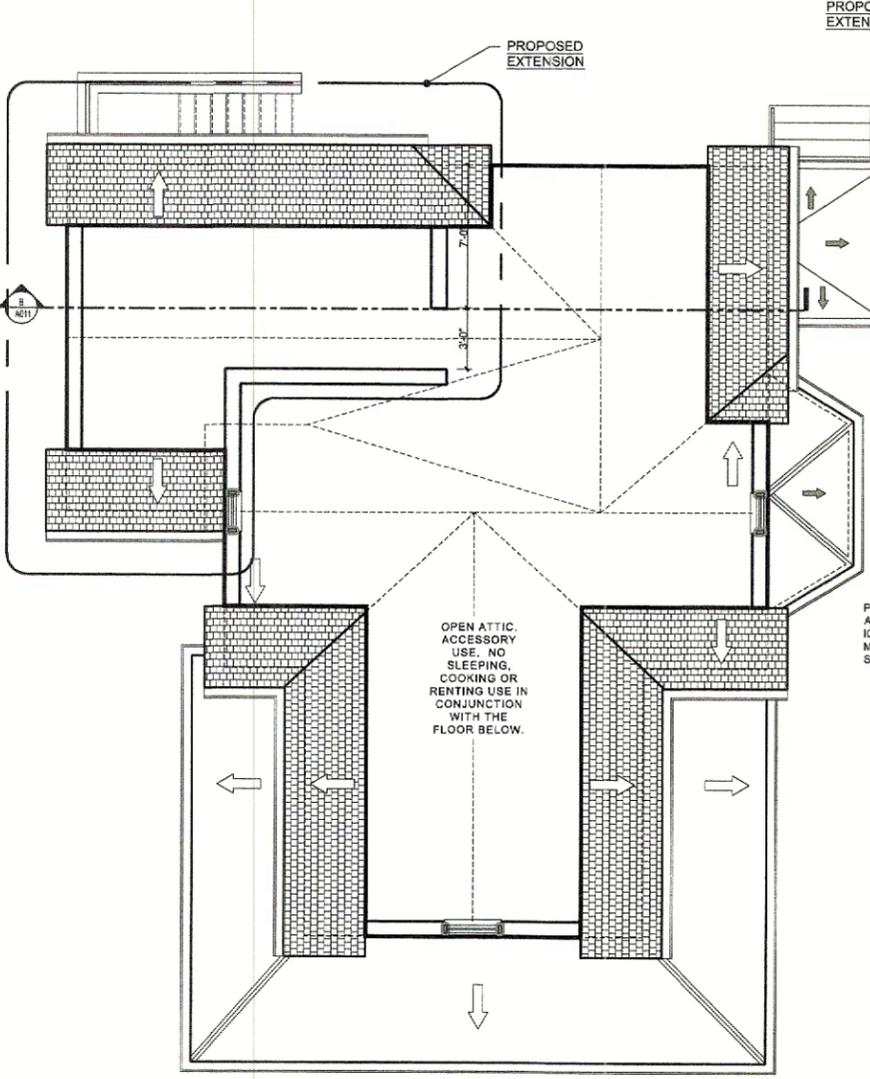
1. ALL METAL FLASHING WHERE CALLED FOR ON PLANS SHALL BE COPPER OR ALUMINUM
2. CONTRACTOR SHALL PROVIDE GUTTERS AND LEADERS AS REQUIRED AND SHALL CONNECT THEM TO THE APPROVED STORM WATER DRAINAGE SYSTEM.
3. ALL WORK SHALL BEAR A WRITTEN ONE (1) YEAR GUARANTEE FROM ROOFING CONTRACTOR FROM THE DATE OF THE OWNER'S ACCEPTANCE. ADDITIONAL MANUFACTURER WARRANTIES SHALL BE PROVIDED WHEN APPROPRIATE.
4. ALL ROOF INTERSECTIONS TO HAVE FLASHING TO EXTEND 6" (MEASURED VERTICALLY) ABOVE FLAT ROOF.
5. FOR ROOFS PITCHED 3:12 AND UP, NEW ROOFING SHALL BE ASPHALT SHINGLES (UNLESS OTHERWISE NOTED) OVER 15# FELT, 1 LAYER OF UNDERLAYMENT REQUIRED WHEN ROOF PITCH IS 4:12 AND ABOVE, OTHERWISE TWO LAYERS SHALL BE USED FROM 3:12 UP TO 4:12, INSTALL AND LAP JOINTS AS PER 2020 NYSRC AND MANUFACTURER'S SPECIFICATIONS. PROVIDE AN ICE AND WATER SHIELD UNDERLAYMENT WITHIN 2'-0" (PROJECTED HORIZONTALLY) FROM THE INTERIOR SIDES OF EXTERIOR WALLS BELOW. FOR ALL ROOF OVERHANGS, ASPHALT SHINGLES TO BE ATTACHED WITH A MIN OF TWO 12 GX3/4" LONG GALVANIZED ROOFING NAILS MIN TWO PER SINGLE SHINGLE AND SIX PER STRIP SHINGLE
7. FOR ROOFS PITCHED BETWEEN 1:12 AND 3:12, NEW ROOFING SHALL BE ROLLED ROOFING WITH AN ICE AND WATER SHIELD UNDERLAYMENT WITHIN 2'-0" (PROJECTED HORIZONTALLY) FROM THE INTERIOR SIDES OF EXTERIOR WALLS BELOW. FOR ALL ROOF OVERHANGS.
8. FOR ROOFS BELOW 1:12 BUILT UP ROOFING SHALL BE A 20 YEAR JOHNS MANVILLE ROOFING SYSTEM, CONSISTING OF 1 LAYER OF NR011 ISO, 1 LAYER OF DYNABASE SET IN MBRCAA, AND 1 LAYER OF DYNAPAK SET IN MBRCAA.
9. NEW WORK SHALL TIE IN AND LAP SO AS TO PREVENT LEAKAGE ACCORDING TO ACCEPTABLE BUILDING PRACTICES ADDRESSED IN THE 2022 NYC BUILDING CODE.
10. ALL EXTERIOR NAILING SHALL BE ALUMINUM OR GALVANIZED.
11. FLASHING TO BE PROVIDED AT ALL ROOF PENETRATIONS, PIPES, VENTS, SKYLIGHTS, CHIMNEYS AND ROOF VENTILATORS. FLASHING TO BE PROVIDED AT HIPS, RIDGES, VALLEYS, CHANGES OF ROOF SLOPE, GABLE ENDS AND TOP OF FOUND. WALLS.
12. INSTALL SHIMS TO PROVIDE ROOF PITCH UNDER SHEATHING AND PERPENDICULAR TO THE ROOF JOISTS TO PROVIDE FOR ROOF VENTING IN FLAT ROOF AREAS.
13. ALL INTERIOR LEADERS ARE TO HAVE 1/2" FOAM SOUND INSULATION OVER PVC PIPING.
14. CONTRACTOR SHALL PROVIDE GUTTERS AND LEADERS AS REQUIRED AND SHALL CONNECT THEM TO THE APPROVED STORM WATER DRAINAGE SYSTEM.



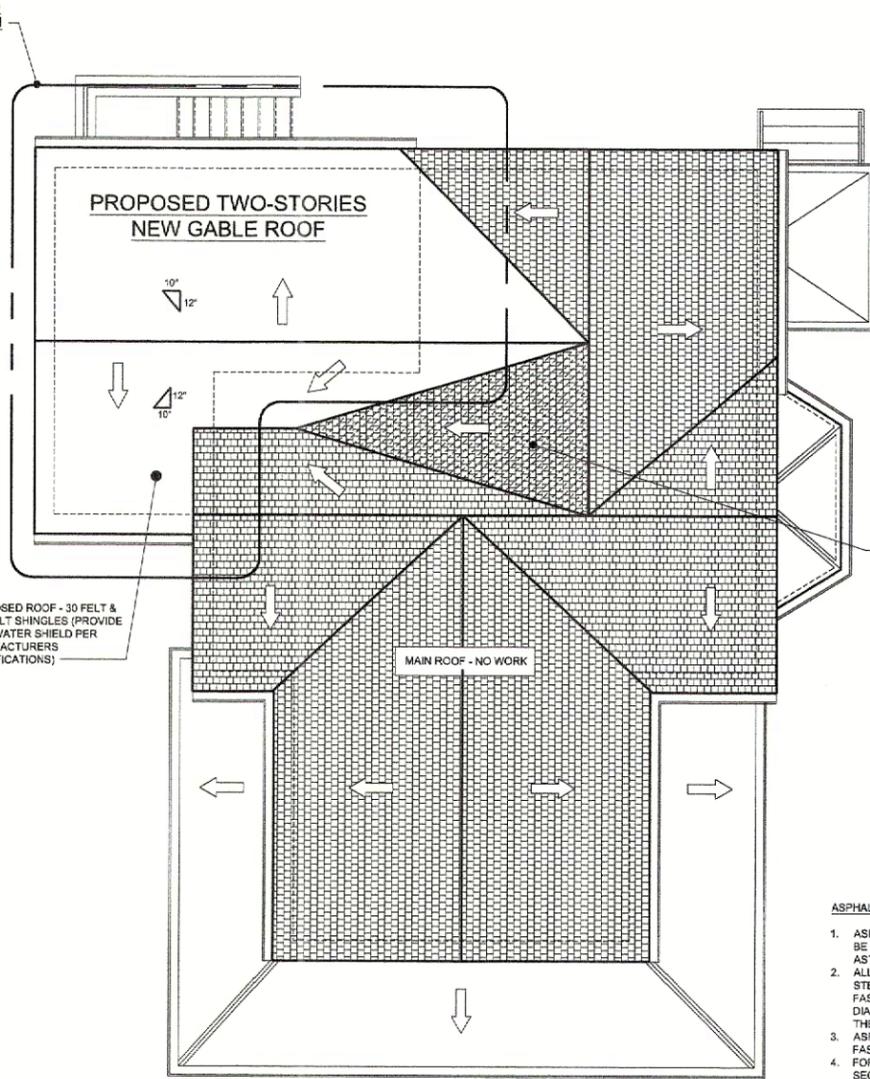
F ROOF RAFTER TO TOP PLATE & STUD
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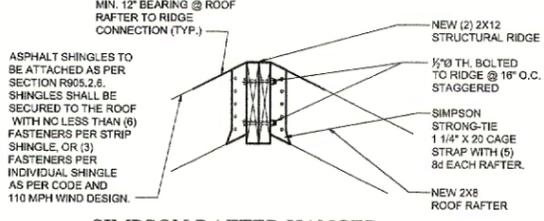
E ROOF RAFTER TO TOP PLATE & STUD
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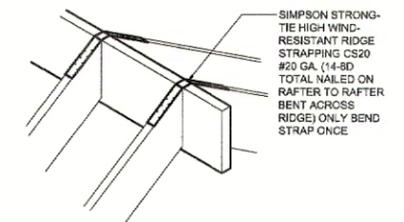
2 PROPOSED ATTIC PLAN
SCALE: 1/4"=1'-0"



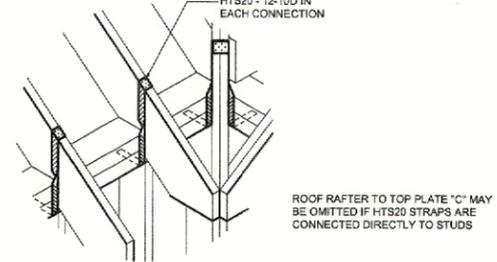
1 PROPOSED ROOF PLAN
SCALE: 1/4"=1'-0"



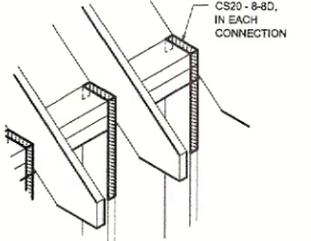
D SIMPSON RAFTER HANGER TO STRUCTURAL RIDGE
SCALE: N.T.S.



C RIDGE TENSION STRAPS
SCALE: N.T.S.



B ROOF RAFTER TO TOP PLATE
SCALE: N.T.S.



A TOP PLATE TO STUD
SCALE: N.T.S.

ASPHALT ROOF SHINGLES NOTES:

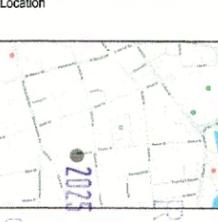
1. ASPHALT ROOF SHINGLES SHALL HAVE SELF-SEALING STRIPS OR SHALL BE INTERLOCKING AND SHALL COMPLY WITH THE REQUIREMENTS OF ASTM D-225 OR D-346, INSTALLED IN ACCORDANCE WITH SECTION R905.2
2. ALL FASTENERS FOR ASPHALT ROOF SHINGLES SHALL BE GALVANIZED STEEL, STAINLESS STEEL, ALUMINUM, OR COPPER ROOFING NAILS. FASTENERS SHALL BE MINIMUM 12 GAGE SHANKED WITH A MINIMUM 3/8" DIAMETER HEAD, AND OF SUFFICIENT LENGTH TO PENETRATE THROUGH THE ROOFING MATERIALS AND THE SHEATHING.
3. ASPHALT ROOF SHINGLES SHALL HAVE THE MINIMUM NUMBER OF FASTENERS AS REQUIRED BY THE MANUFACTURER.
4. FOR NORMAL APPLICATIONS, ASPHALT ROOF SHINGLES SHALL BE SECURED TO THE ROOF WITH NO LESS THAN (4) FASTENERS PER STRIP SHINGLE OR TWO (2) FASTENERS PER INDIVIDUAL SHINGLE.
5. ASPHALT STRIP SHINGLES SHALL HAVE A MINIMUM OF SIX (6) FASTENERS PER SHINGLE WHERE THE EAVE IS 20 FEET OR HIGHER ABOVE GRADE OR WHERE THE BASE WIND SPEED IS 120 MPH OR GREATER.



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MR. SALVADOR LINARES
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Rev.#	Description	By	Date
1	DOB SUBMISSION	JR	2.1.2023
2	DOB RESUBMISSION	JR	4.7.2023
3	DOB RESUBMISSION	JR	5.30.2023
4	DOB RESUBMISSION	JR	11.23.2023

Project Information
 129 GLENADA CT,
 FREEPORT, NY 11520

DOB Number

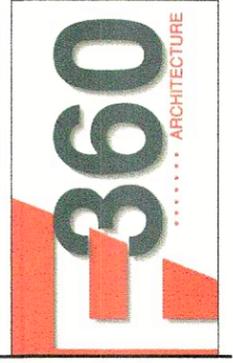
Dwg Title

EXISTING / PROPOSED EXTERIOR ELEVATIONS

Seal

 Date: May 30, 2025
 Scale: AS NOTED
 Job No.: 65-2024
 Drawn by:

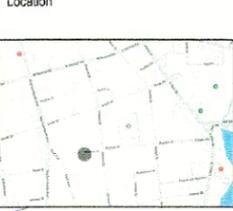
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A-009.00



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Client Information
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Rev.#	Description	By	Date
1	ISSUED FOR PERMIT	JRC	2/21/2025
2	DOB SUBMISSION	JRC	4/7/2025
3	DOB RESUBMISSION	JRC	5/30/2025

Project Information
 129 GLENADA CT,
 FREEPORT, NY 11520

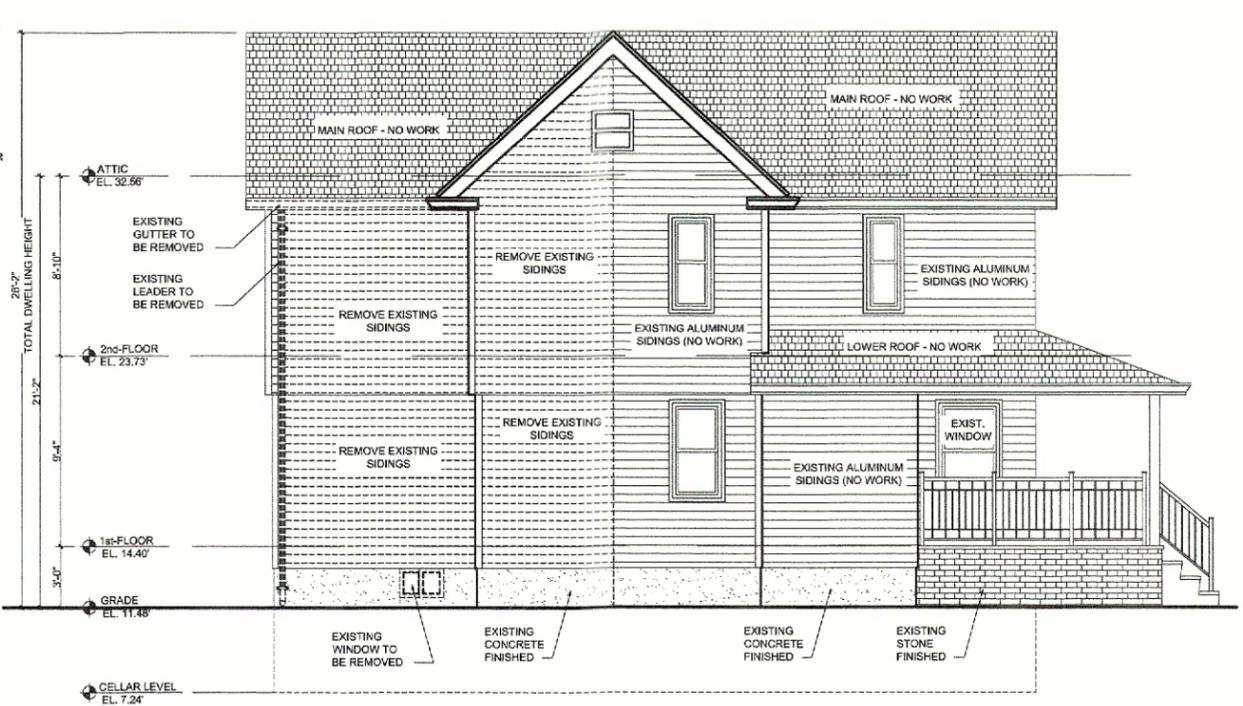
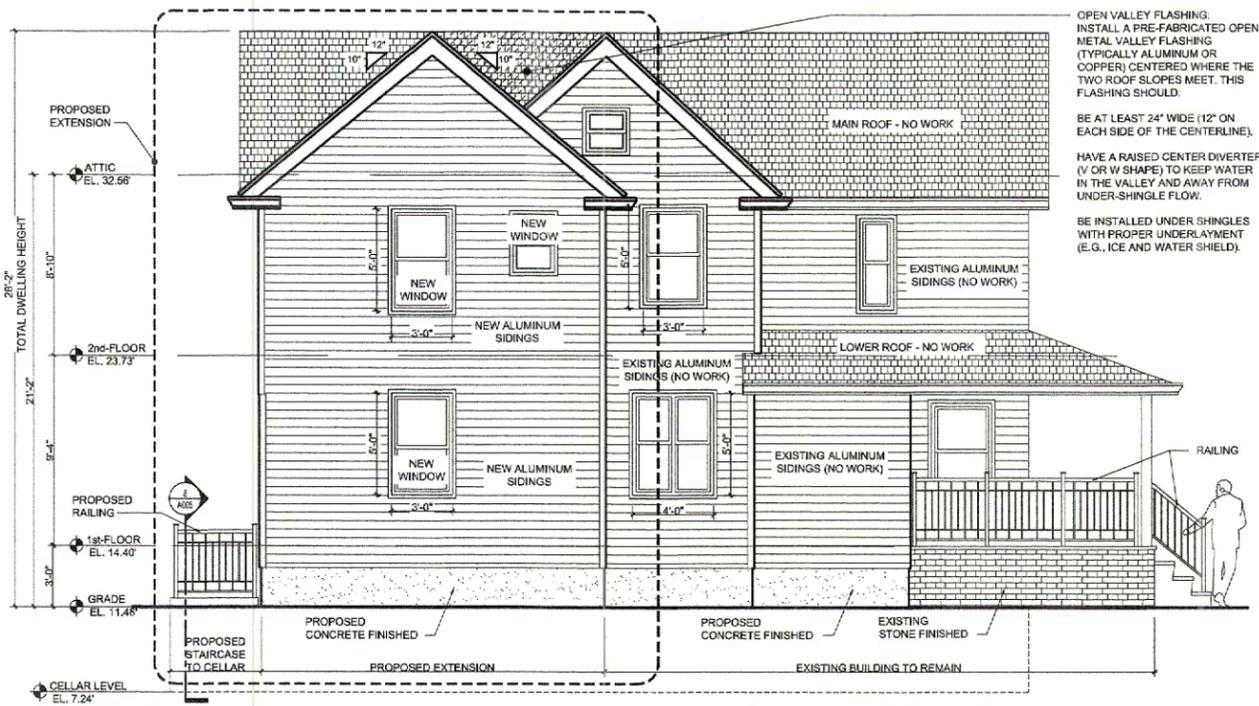
DOB Number

Dwg Title
EXISTING AND PROPOSED ELEVATIONS

Seal

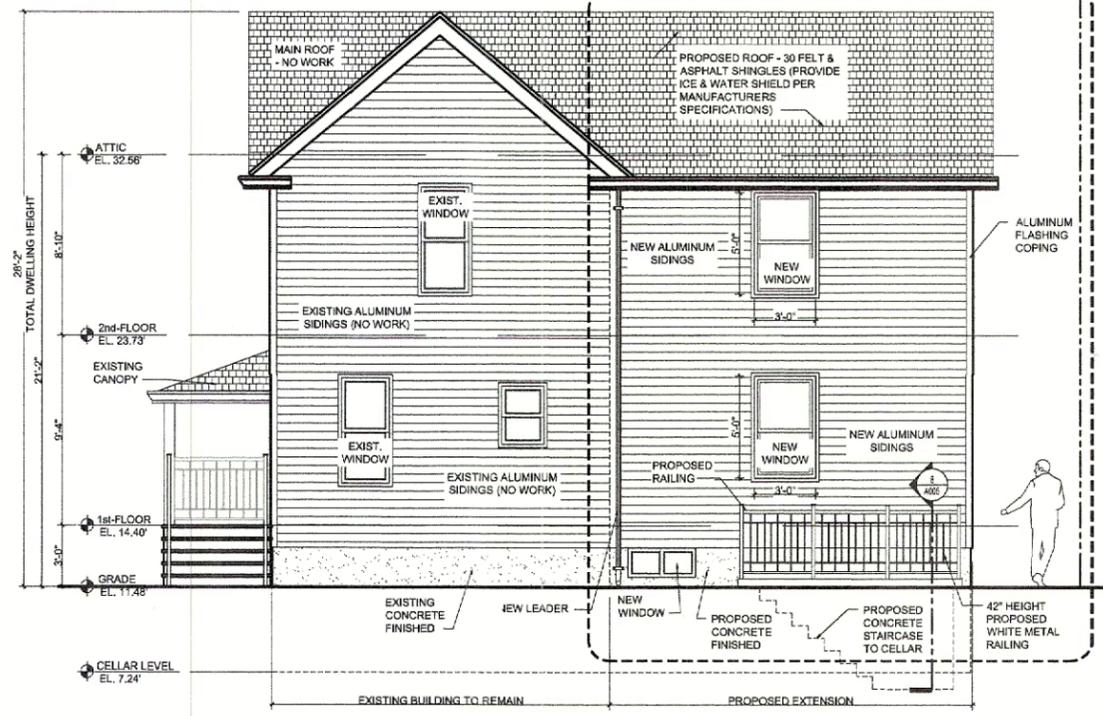
 Date: May 30, 2025
 Scale: AS NOTED
 Job No.: 65-2024
 Drawn by:

Dwg No
A-010.00

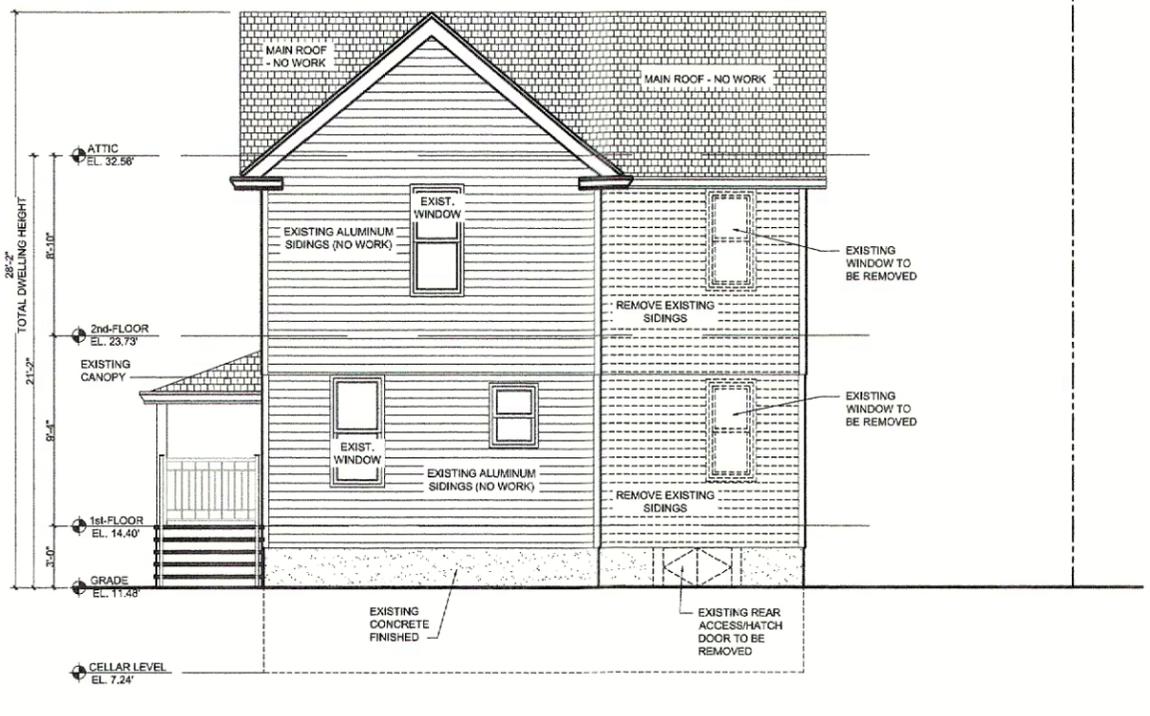


1 PROPOSED ELEVATION
 EAST ELEVATION SCALE: 1/4"=1'-0"

GENERAL NOTES:
 1. VERIFY ALL DIMENSIONS AND ELEVATIONS AT SITE.
 2. DO ALL CUTTING AND PATCHING BY HAND.
 3. WHERE EXISTING WORK IS TO BE CUT, CONTRACTOR SHALL PROVIDE ALL NEEDLING, SHORING, BRACING, WEDGING AND DRY-PACKING AND SHALL BE RESPONSIBLE FOR THE SAFETY OF THE STRUCTURE DURING THIS OPERATION.
 4. THE CONTRACTOR SHALL BE REQUIRED TO REPAIR AND PATCH ANY AREAS THAT ARE ALTERED OR DAMAGED DURING THIS OPERATION.
 5. THE CONTRACTOR IS CAUTIONED TO MAKE CONTINUOUS OBSERVATIONS OF THE EXISTING STRUCTURE DURING THE PERFORMANCE OF THIS WORK. SHOULD HE BECOME AWARE OF ANY SITUATIONS THAT REQUIRED FURTHER INVESTIGATION OR STUDY (SUCH AS CRACKS IN MASONRY AND PARTITIONS, ADDITIONAL DEFLECTIONS, ETC.), HE SHALL NOTIFY THE ENGINEER.



3 EXISTING DEMO ELEVATION
 SOUTH ELEVATION SCALE: 1/4"=1'-0"



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



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Rev #	Date	Description
1	05/30/2025	DOB SUBMISSION
2	05/30/2025	DOB RESUBMISSION
3	05/30/2025	DOB RESUBMISSION

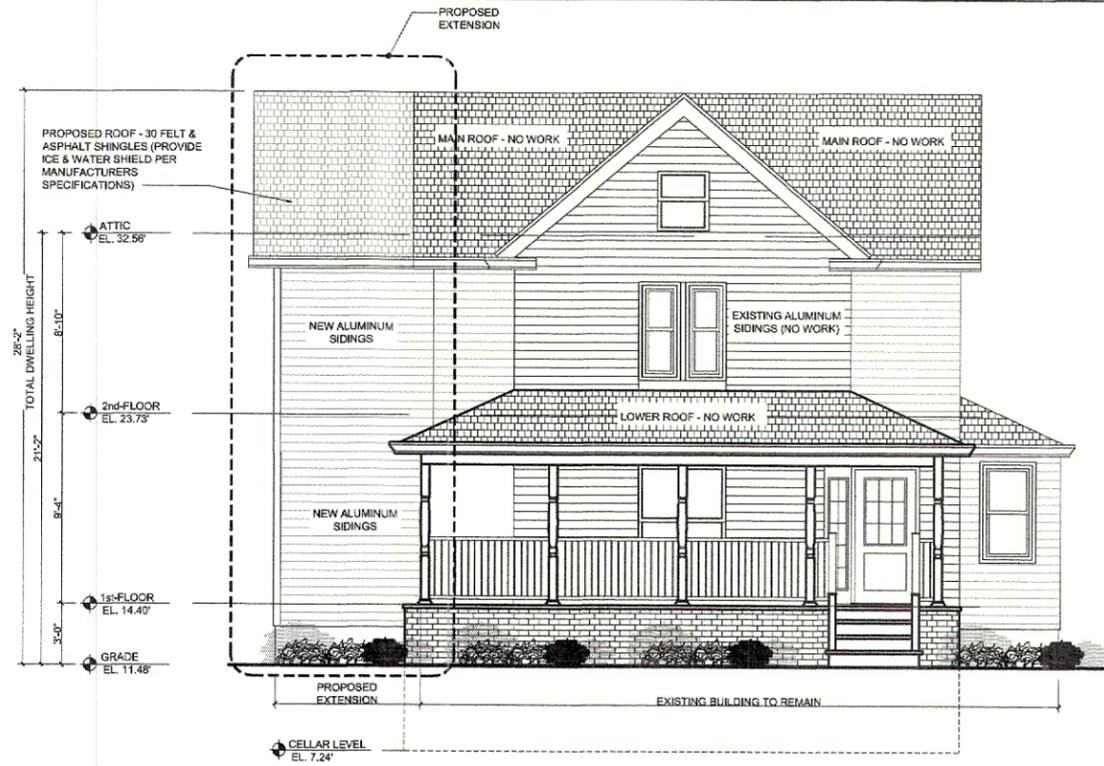
Project Information
 129 GLENADA CT,
 FREEPORT, NY 11520

DOB Number

Dwg Title
 EXISTING AND PROPOSED ELEVATIONS

Seal
 Date: May 30, 2025
 Scale: AS NOTED
 Job No.: 65-2024
 Drawn by:

Dwg No
A-011.00



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

GENERAL CONSTRUCTION LIABILITY DISCLAIMER NOTES

ALTERATION TO EXISTING SINGLE-FAMILY DWELLING

MEANS AND METHODS OF CONSTRUCTION
 THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE CONTRACTOR'S MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OF CONSTRUCTION, NOR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THESE RESPONSIBILITIES SHALL SOLELY REST WITH THE CONTRACTOR AND ALL SUBCONTRACTORS PERFORMING THE WORK.

SITE VERIFICATION AND CONDITIONS
 THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE PRIOR TO STARTING ANY WORK. ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND ACTUAL CONDITIONS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING. THE ARCHITECT IS NOT RESPONSIBLE FOR EXISTING CONCEALED CONDITIONS OR DEVIATIONS NOT DOCUMENTED.

CODE COMPLIANCE
 ALL WORK SHALL COMPLY WITH THE NEW YORK STATE BUILDING CODE, LOCAL BUILDING ORDINANCES, AND ALL APPLICABLE LAWS, CODES, AND REGULATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE COMPLIANCE WITH ALL PERMITTING AND INSPECTION REQUIREMENTS.

CONSTRUCTION SUPERVISION
 THE ARCHITECT DOES NOT HAVE CONTROL OVER OR RESPONSIBILITY FOR CONSTRUCTION MEANS, SCHEDULES, SUPERVISION, OR QUALITY CONTROL DURING THE EXECUTION OF THE WORK. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE SAFETY, STRUCTURAL STABILITY DURING ALL PHASES OF CONSTRUCTION, AND COORDINATION WITH UTILITY COMPANIES AND AUTHORITIES HAVING JURISDICTION.

THIRD-PARTY WORK AND CONSULTANTS
 THE ARCHITECT IS NOT RESPONSIBLE FOR THE WORK, COORDINATION, FEES, OR PERFORMANCE OF CONSULTANTS, CONTRACTORS, SUBCONTRACTORS, OR SUPPLIERS RETAINED DIRECTLY BY THE OWNER, UNLESS SUCH SERVICES ARE EXPLICITLY INCLUDED IN THE ARCHITECTURAL AGREEMENT.

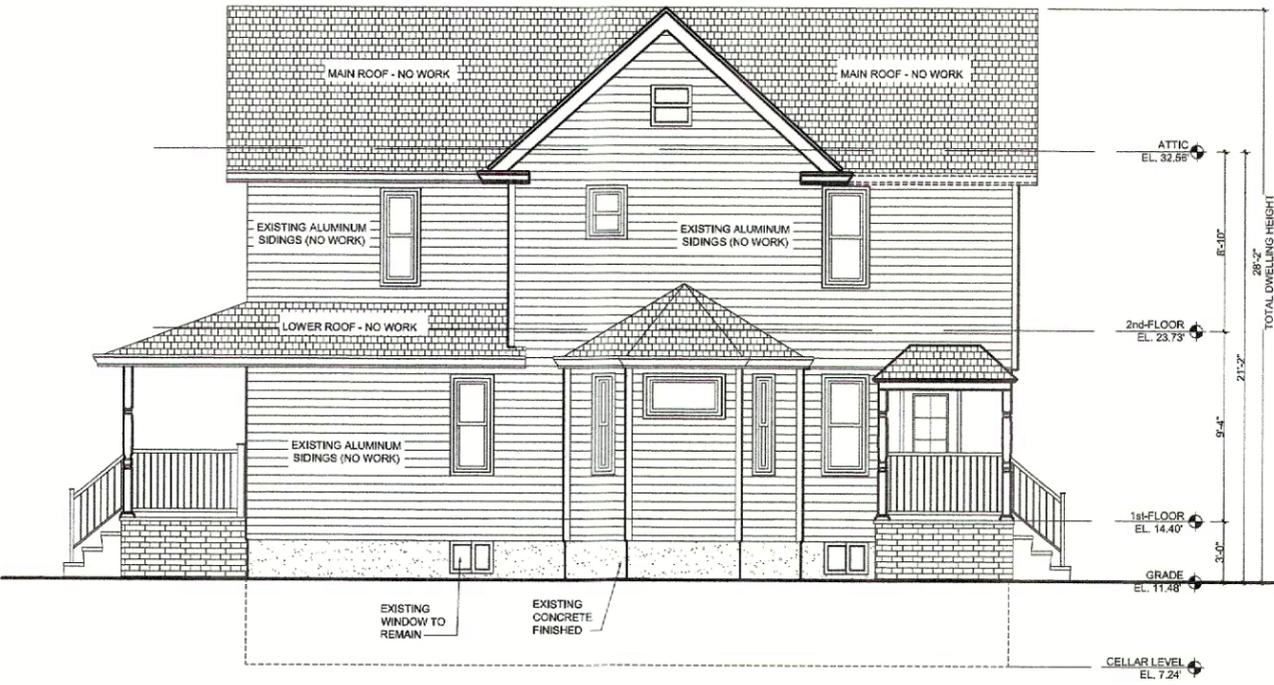
UNFORESEEN CONDITIONS
 THIS PROJECT INVOLVES ALTERATIONS TO AN EXISTING BUILDING. THE ARCHITECT IS NOT RESPONSIBLE FOR LATENT DEFECTS, HIDDEN CONDITIONS, OR UNDOCUMENTED CONSTRUCTION UNCOVERED DURING DEMOLITION OR CONSTRUCTION. ANY SUCH CONDITIONS MUST BE BROUGHT TO THE ATTENTION OF THE OWNER AND ADDRESSED BY THE CONTRACTOR WITH PROPER APPROVALS.

PRODUCT SUBSTITUTIONS AND SHOP DRAWINGS
 SUBMITTALS, INCLUDING PRODUCT SUBSTITUTIONS AND SHOP DRAWINGS, SHALL BE REVIEWED FOR GENERAL CONFORMANCE ONLY. THE ARCHITECT'S REVIEW DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR FIELD MEASUREMENTS, FABRICATION ACCURACY, INSTALLATION, OR PERFORMANCE OF PRODUCTS AND SYSTEMS.

INSURANCE AND LIABILITY
 THE CONTRACTOR MUST CARRY APPROPRIATE GENERAL LIABILITY, WORKERS' COMPENSATION, AND BUILDER'S RISK INSURANCE AS REQUIRED BY LAW AND THE OWNER-CONTRACTOR AGREEMENT. THE ARCHITECT SHALL NOT BE HELD LIABLE FOR ANY LOSS, DAMAGE, OR INJURY ARISING FROM CONSTRUCTION ACTIVITIES OR CONTRACTOR NEGLIGENCE.



2 EXISTING / DEMO ELEVATION
 EAST ELEVATION
 SCALE: 1/4"=1'-0"



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

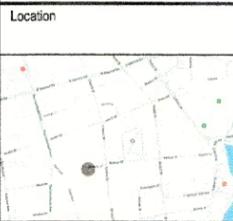


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Rev #	Description	By	Date
1	DOCS SUBMISSION	JRC	2.21.2025
2	DOCS SUBMISSION	JRC	4.7.2025
3	DOCS SUBMISSION	JRC	5.30.2025

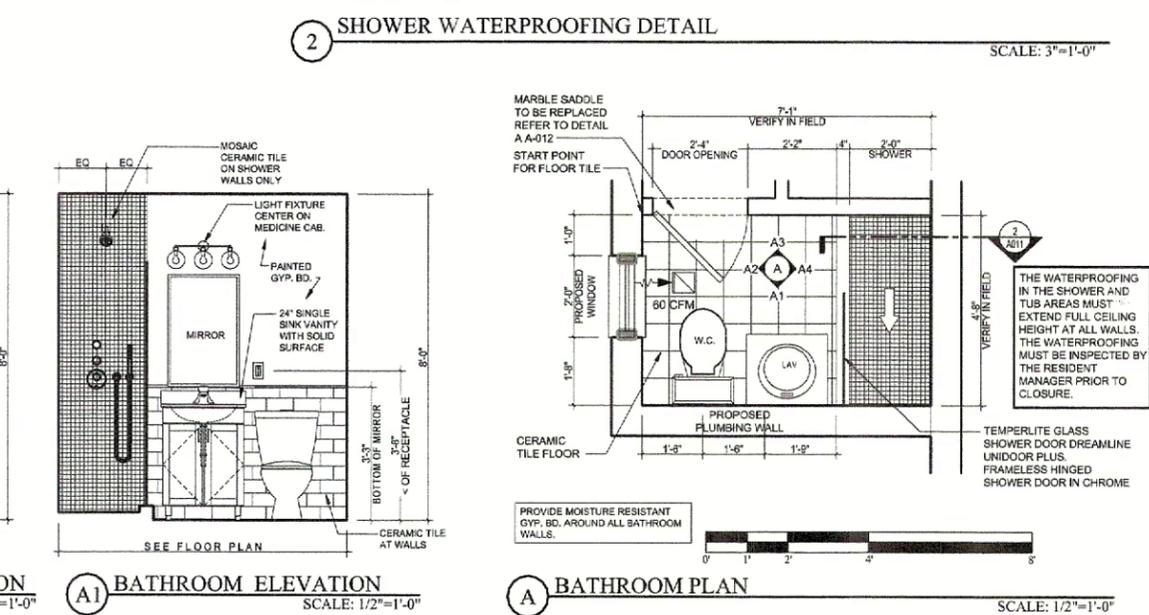
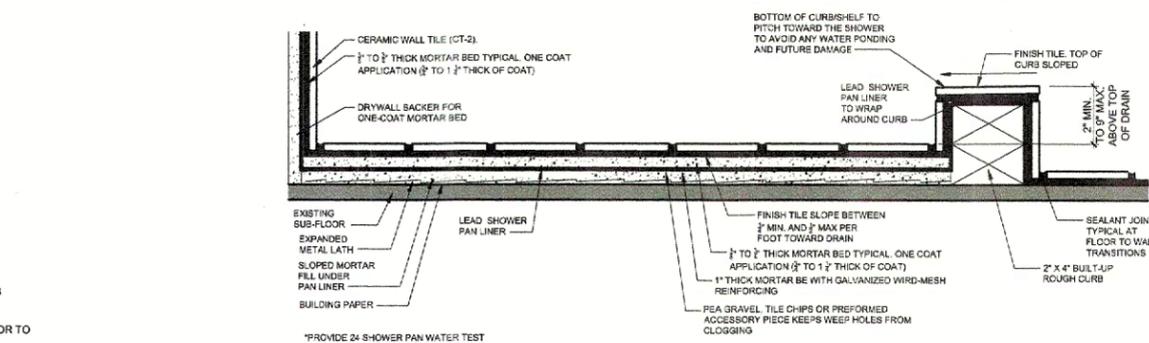
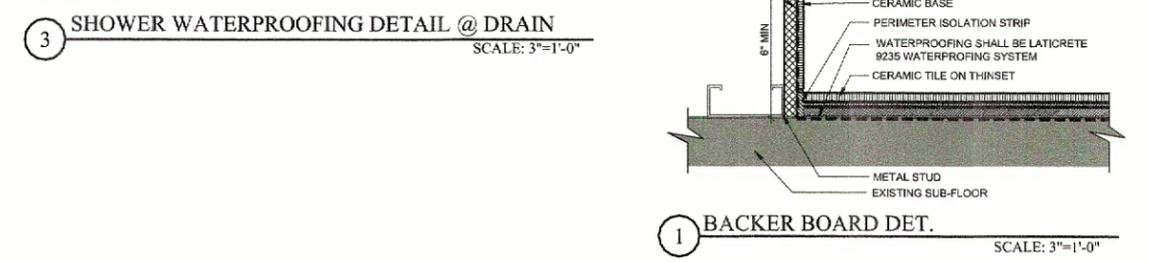
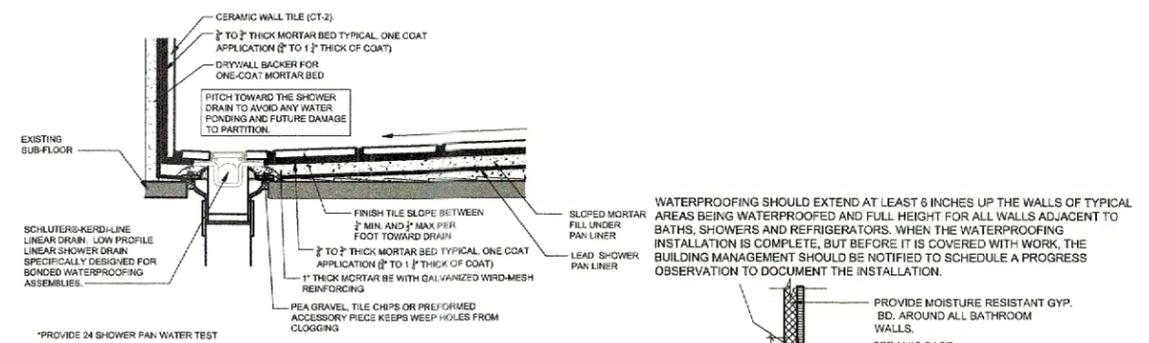
Project Information
 129 GLENADA CT,
 FREEPORT, NY 11520

DOB Number

Dwg Title
 BATHROOM PLAN,
 ELEVATIONS, SCHEDULE,
 AND DETAILS

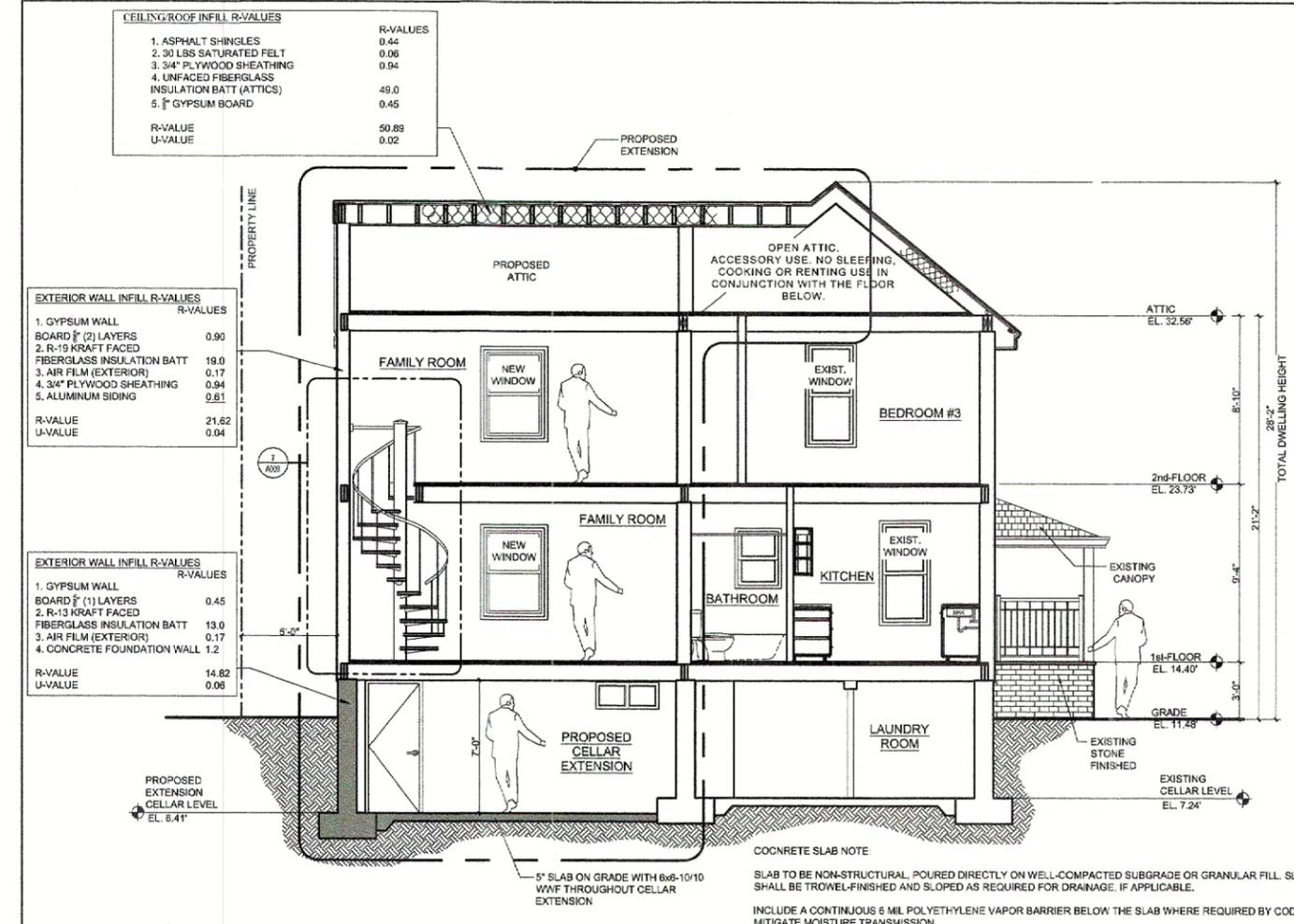
Seal
 May 30, 2025
 Scale
 AS NOTED
 Job No.
 85-2024
 Drawn by

Dwg No
A-012.00



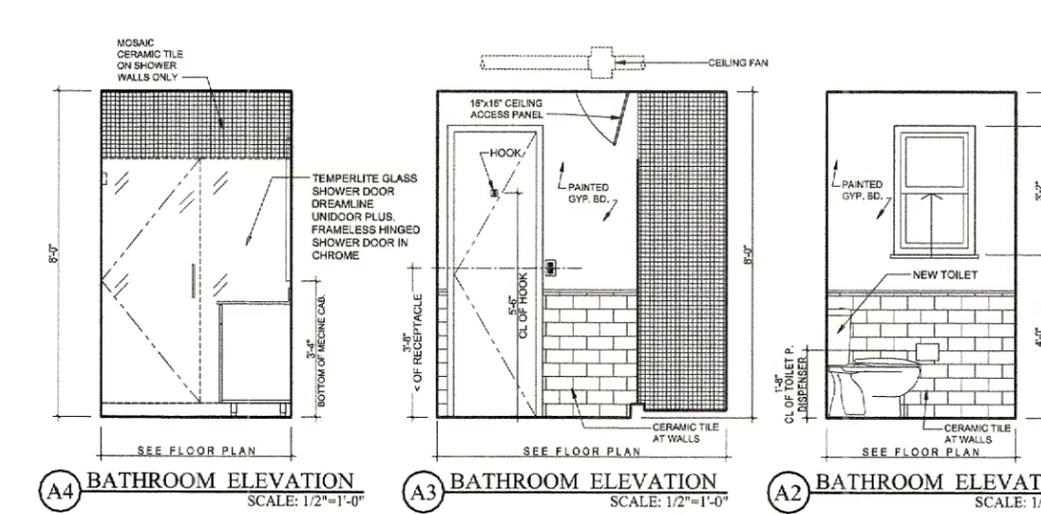
DURING ALL RENOVATIONS, SPECIAL STEPS BE TAKEN TO HELP REDUCE THE POSSIBILITY OF MOLD AND MILDEW. MOLD AND MILDEW CAN QUICKLY BECOME A TOXIC PROBLEM AND CAN HAVE SERIOUS HEALTH EFFECTS. THE FOLLOWING RULES, WHICH REQUIRE THE USE OF MOLD RESISTANT DRYWALL, MUST BE AGREED TO:

- DRYWALL IN ALL BATHROOMS, IF NOT USING CEMENT BOARD, MUST USE MOLD RESISTANT DRYWALL FOR ALL PORTIONS OF WALLS WITHIN 2 FEET OF A SINK, UP TO 4 FEET HIGH.
- INTERIOR FACES OF EXTERIOR WALLS OF BASEMENTS, CELLARS AND OTHER BELOW GRADE ROOMS MUST USE MOLD RESISTANT DRYWALL.
- ALL WALLS AND CEILINGS OF SPACES CONTAINING CONDENSERS, WATER TANKS



B PROPOSED BUILDING SECTION
 SCALE: 1/4"=1'-0"

- GENERAL PLUMBING NOTES
- THE PLUMBING CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL CONDITIONS AND SHALL CALL SAME TO THE ATTENTION OF THE ARCHITECT IF THEY VARY FROM THE LOCATIONS INDICATED IN THE DRAWINGS. THE DRAWINGS ARE NOT TO BE SCALED.
 - ALL PLUMBING WORK SHALL BE IN STRICT ACCORDANCE WITH THE RULES AND REGULATIONS GOVERNING PLUMBING AND DRAINAGE WORK; SHALL CONFORM TO ALL OTHER APPLICABLE REGULATIONS AND SHALL MEET REQUIREMENTS OF INSPECTING AUTHORITIES INCLUDING THE NYC BUILDING CODE.
 - DRAWINGS ARE DIAGRAMMATIC AND INDICATE GENERAL ARRANGEMENT OF SYSTEMS EXACT LOCATION SHALL BE COORDINATED WITH ALL TRADES, ARCHITECTURAL DRAWINGS AND GENERAL CONTRACTOR.
 - ALL EXPOSED PIPING PENETRATIONS THROUGH WALLS OR CEILINGS SHALL BE PROVIDED WITH APPROPRIATE FIRE RETARDANT SEALANT AND ESCUTCHEONS.
 - ALL FIXTURES TO BE SEALED WHERE FIXTURE COMES IN CONTACT WITH WALLS OR FLOOR WITH CLEAR SEALANT.
 - COORDINATE ALL WORK WITH ALL OTHER CONTRACTORS PERTAINING TO THE LOCATION OF PLUMBING LIGHTING FIXTURES, AND ELECTRICAL. PROVIDE ALL NECESSARY PIPING OFFSETS AND CHANGES IN DIRECTION TO ACCOMPLISH A COMPLETE INSTALLATION.
 - ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR AT THIS APARTMENT BEFORE PROCEEDING WITH ANY WORK.
 - SANITARY DRAINAGE SHALL HAVE A UNIFORM GRADE OF 1/4" PER FOOT, FOR 2 1/2" AND SMALLER AND AN 1/8" PER FOOT FOR 3" OR LARGER, U.O.N.
 - CONTRACTOR SHALL COORDINATE ALL WORK WITH RESPECT TO OTHER TRADES, STRUCTURE AND CEILING HEIGHTS. CONTRACTOR SHALL COORDINATE ALL WORK WITH ARCHITECTURAL LAYOUTS, INCLUDING CEILING HEIGHTS.



A4 BATHROOM ELEVATION SCALE: 1/2"=1'-0"
A3 BATHROOM ELEVATION SCALE: 1/2"=1'-0"
A2 BATHROOM ELEVATION SCALE: 1/2"=1'-0"
A1 BATHROOM ELEVATION SCALE: 1/2"=1'-0"

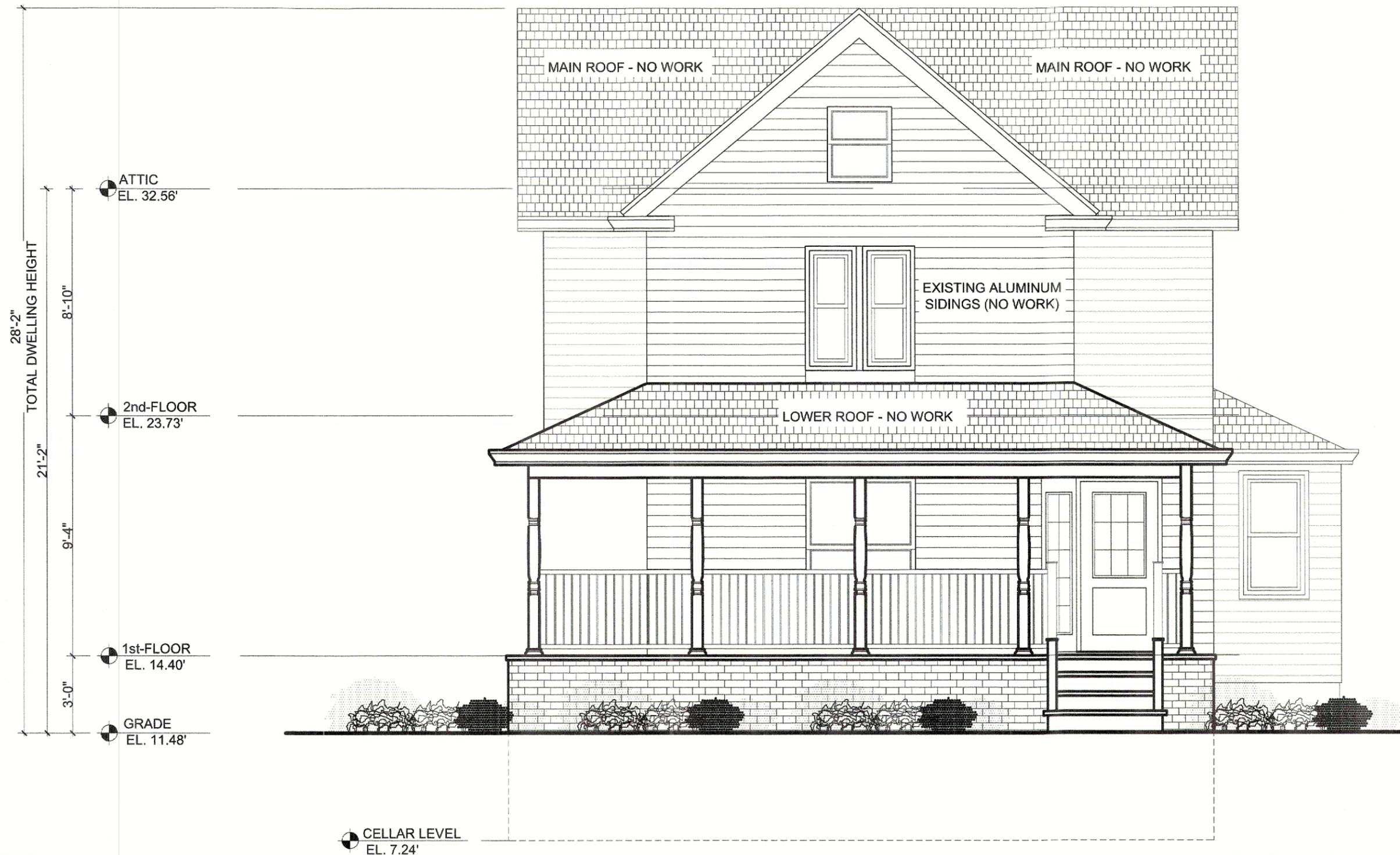
PLUMBING FIXTURE SCHEDULE							
BATHROOM	QTY	DESCRIPTION	MANUF.	COLOR	MODEL NUMBER	FITTINGS	REMARKS
	1	SHOWER SYSTEM	SIGNATURE HARDWARE		MODEL-416164		RAINFALL SHOWER HEAD AND HAND SHOWER - ROUGH IN INCLUDED
	1	LINEAR SHOWER DRAIN	SCHLUTER		KERDI-LINE		LINEAR FLOOR DRAIN
	1	TOILET	KOHLER	WHITE	VEIL		PIECE 0.8 OR 1.28 GPF DUAL FLUSH ELONGATED TOILET IN WHITE, QUIET-CLOSE SEAT INCLUDED
	1	DROP-IN SINK	KOHLER		VERTICYL		KOHLER PURIST 1.2 GPM WIDESPREAD BATHROOM FAUCET WITH POP-UP DRAIN ASSEMBLY MODEL-K-14409-4-CP

EXHAUST FAN SCHEDULE						
LOCATION	CFM	S.P.	MOTOR	MANUF.	EFFICIENCY	UL LISTING
TOILET ROOM	60	0.6	21.2 WATTS 120 VOLTS	FANTECH FR 100	85%	UL-705

WATERPROOFING SHOULD EXTEND AT LEAST 6 INCHES UP THE WALLS OF TYPICAL AREAS BEING WATERPROOFED AND FULL HEIGHT FOR ALL WALLS ADJACENT TO BATHS, SHOWERS AND REFRIGERATORS. WHEN THE WATERPROOFING INSTALLATION IS COMPLETE, BUT BEFORE IT IS COVERED WITH WORK, BUILDING MANAGEMENT SHOULD BE NOTIFIED TO SCHEDULE A PROGRESS OBSERVATION TO DOCUMENT THE INSTALLATION.



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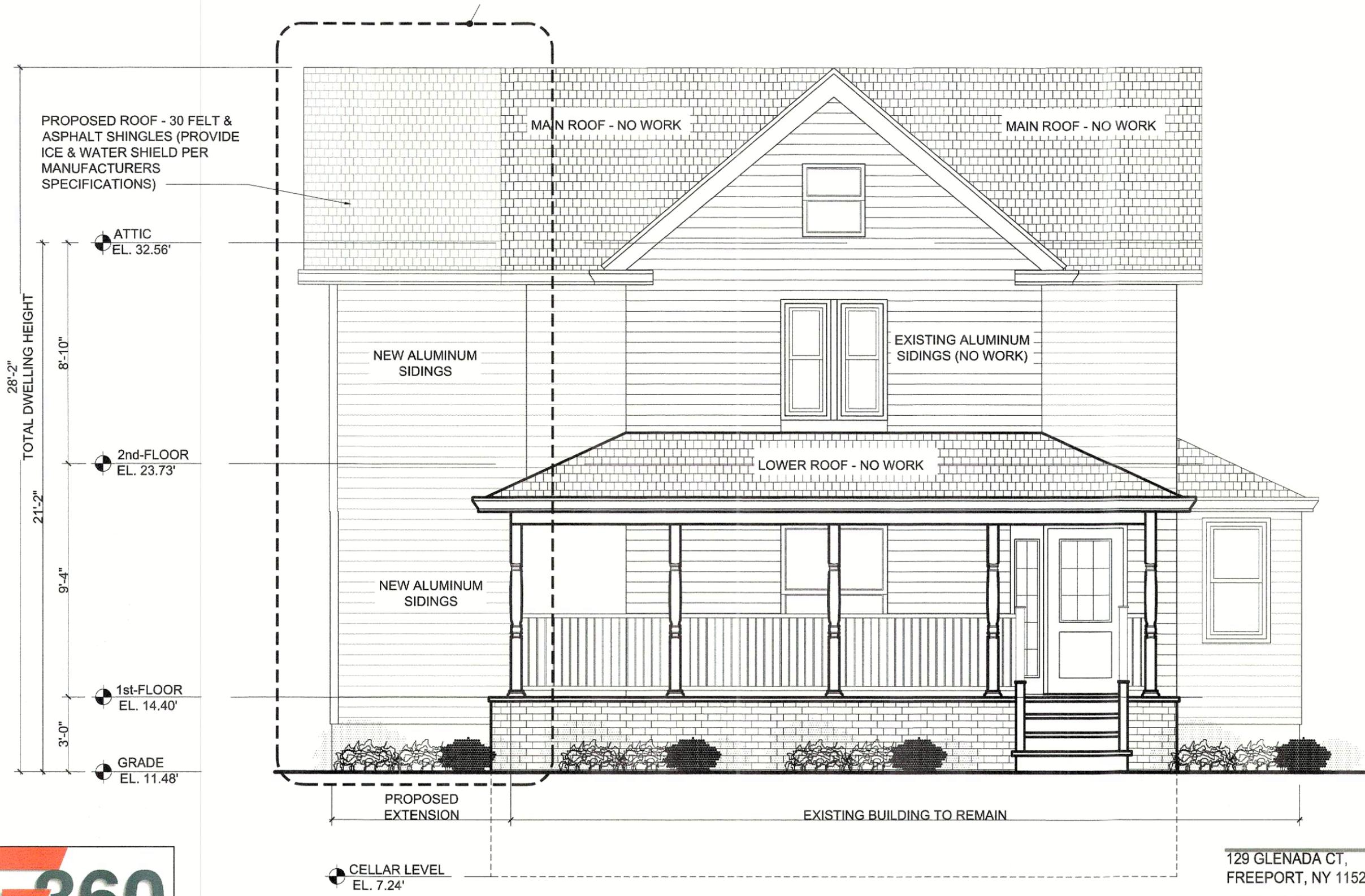
129 GLENADA CT,
FREEPORT, NY 11520
Date 5-30-2025
Scale NTS
Job No 65-2024
Dwg No

NORTH ELEVATION EXISTING - STREET ELEV-01



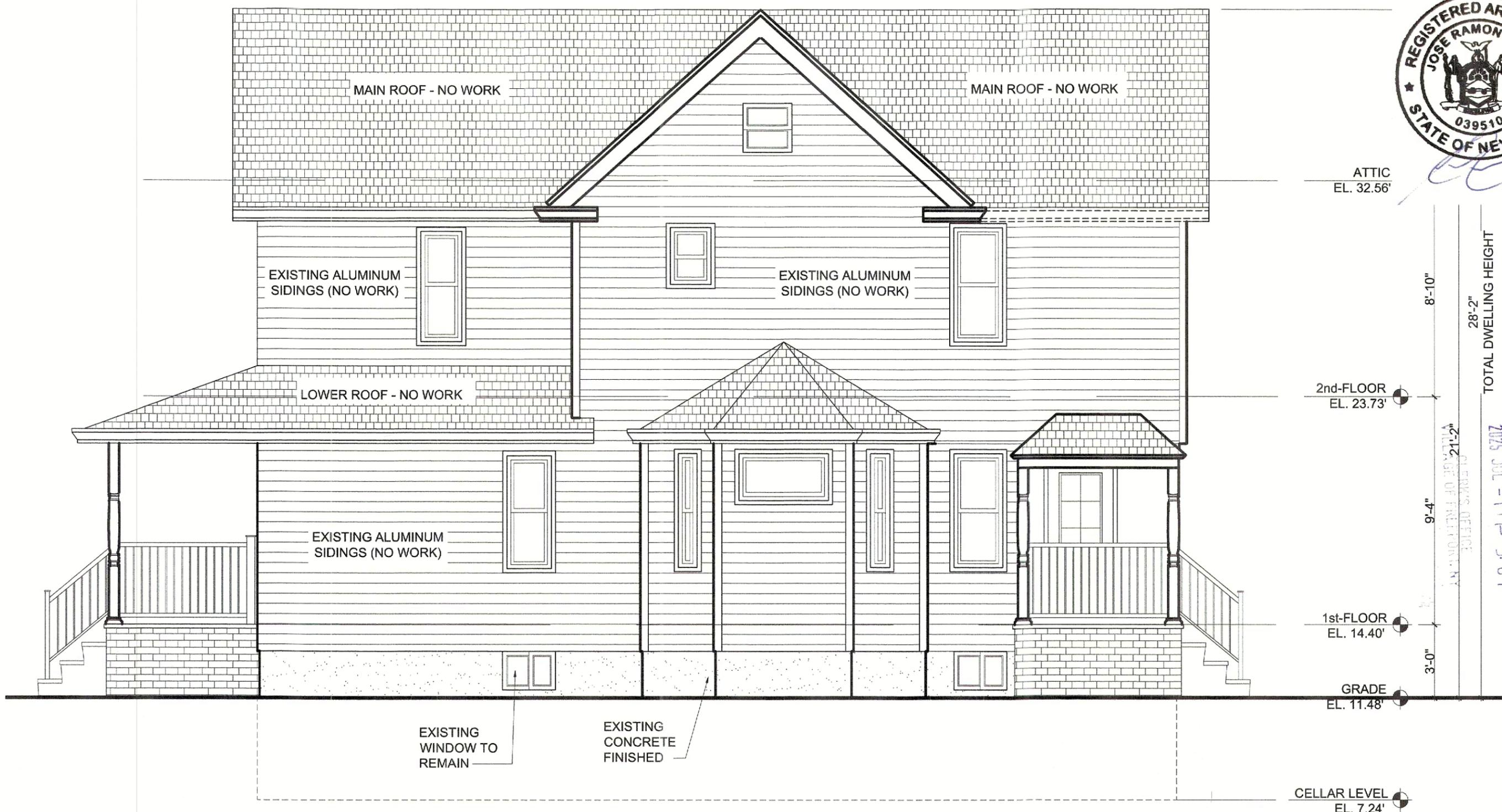
Jose Ramon Cruz

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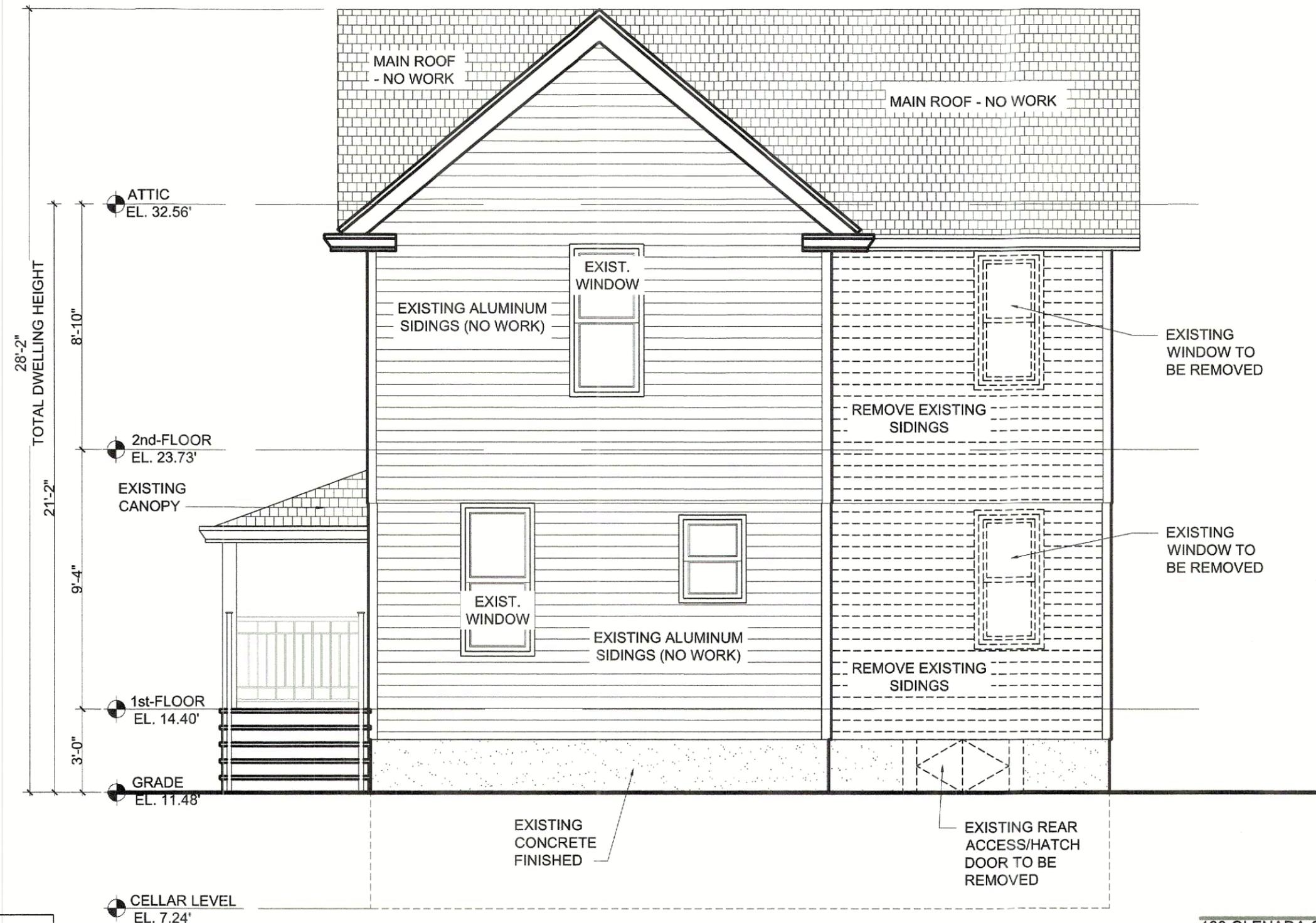
Dwg Title
 NORTH ELEVATION PROPOSED - STREET ELEV-02



129 GLENADA CT,
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Date 5-30-2025
 Scale NTS
 Job No 65-2024
 Dwg No _____

Dwg Title
 WEST ELEVATION EXISTING - DRIVEWAY ELEV-03



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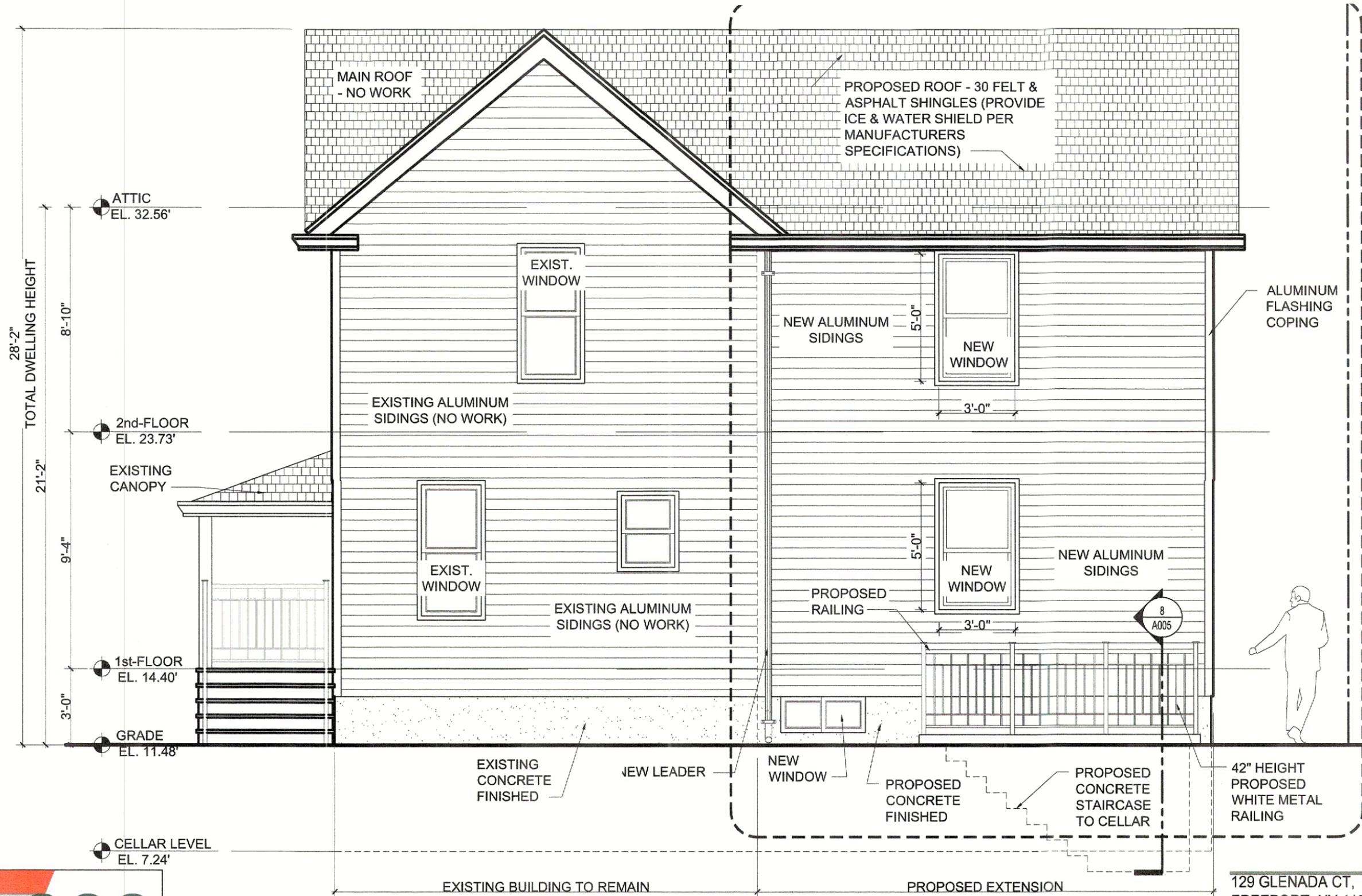


129 GLENADA CT,
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 Job No 65-2024
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SOUTH ELEVATION EXISTING - REAR YARD ELEV-04



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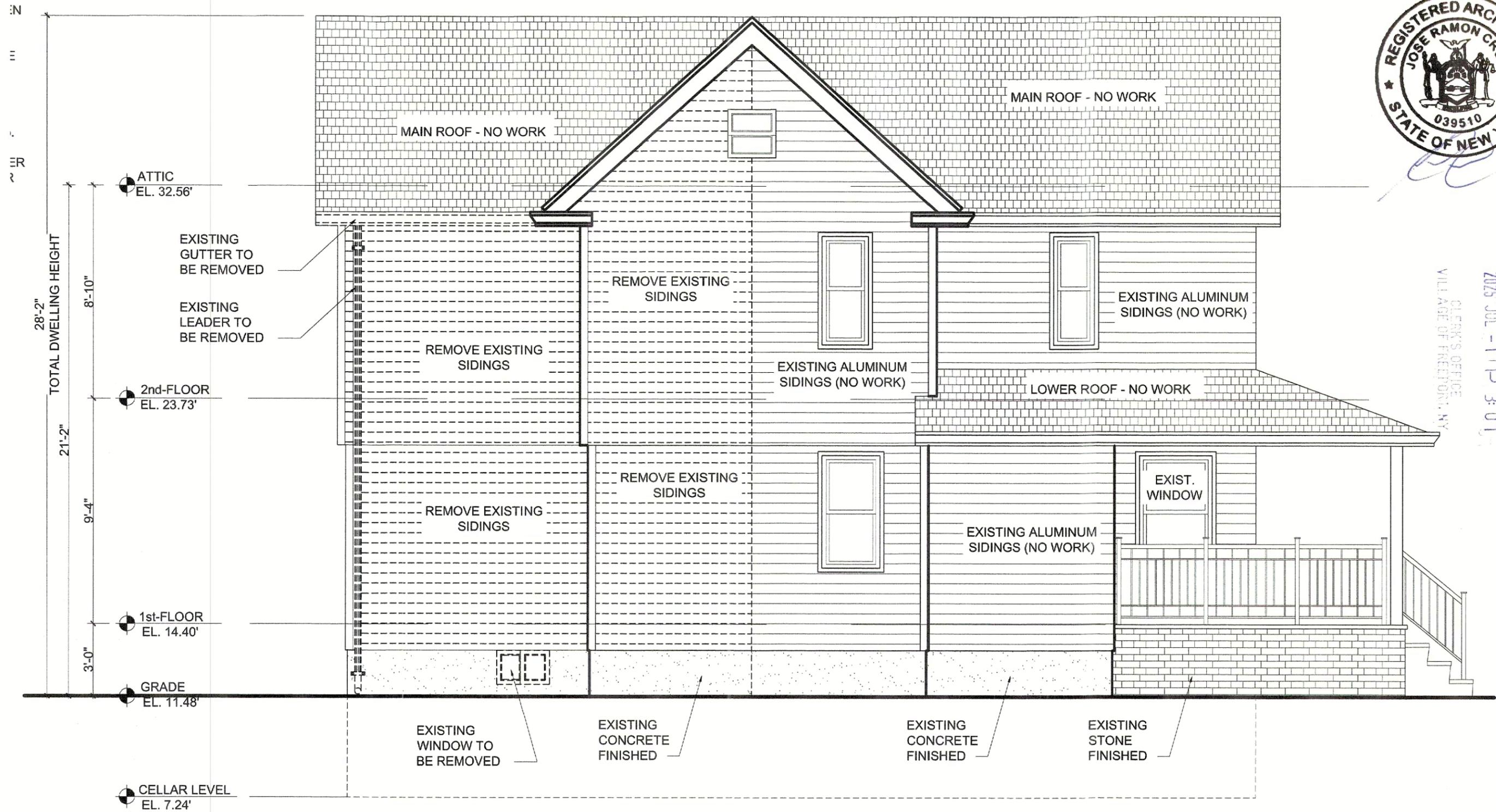
SOUTH ELEVATION PROPOSED - REAR YARD ELEV-05



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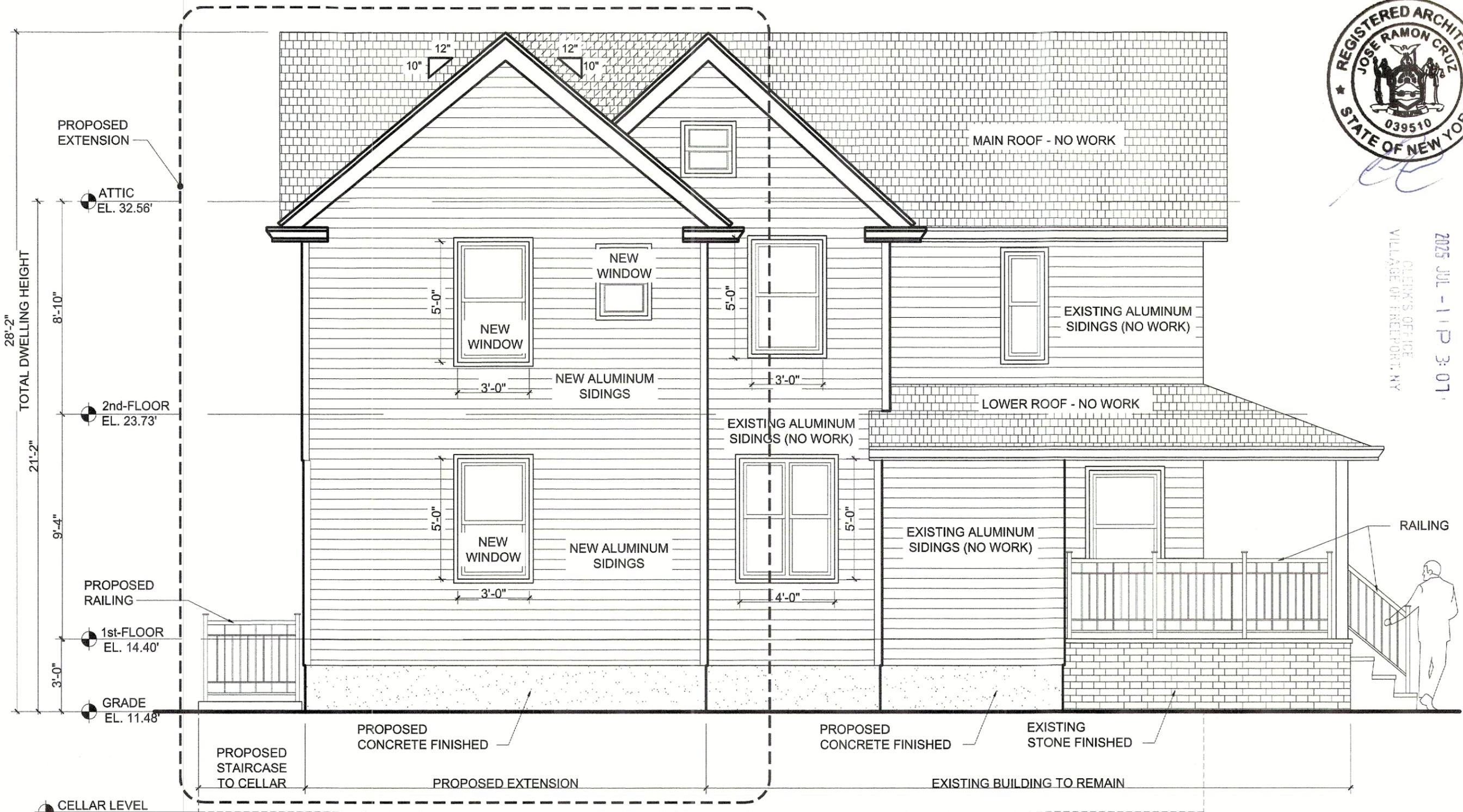
Date 5-30-2025
Scale NTS
Job No 65-2024
Dwg No

Dwg Title
EAST ELEVATION EXISTING - SIDEYARD ELEV-06



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28'-2" TOTAL DWELLING HEIGHT

ATTIC EL. 32.56'

8'-10"

21'-2"

2nd-FLOOR EL. 23.73'

9'-4"

1st-FLOOR EL. 14.40'

3'-0"

GRADE EL. 11.48'

CELLAR LEVEL EL. 7.24'



129 GLENADA CT,
 FREEPORT, NY 11520

Date 5-30-2025
 Scale NTS
 Job No 65-2024
 Dwg No

Dwg Title
 EAST ELEVATION PROPOSED - SIDEYARD ELEV-07

SIDING DESCRIPTION AT 129 GLENADA CT, FREEPORT, NY 11520

TYPE OF SIDING:

- MATERIAL: VINYL SIDING
- PROFILE: DOUBLE 5" HORIZONTAL LAP SIDING
- FINISH: LIGHT WOODGRAIN TEXTURE
- INSTALLATION: PANELS ARE HORIZONTALLY INSTALLED WITH STANDARD OVERLAP SEAMS, CORNER TRIM, AND J-CHANNELS AT WINDOW OPENINGS

COLOR:

- MAIN COLOR: LIGHT BLUE (COOL-TONED BLUE WITH SUBTLE GREY UNDERTONES)
- TRIM COLOR: WHITE (USED FOR FASCIA, SOFFITS, CORNERS, WINDOW SURROUNDS, AND DOOR CASINGS)

DESIGN AND FUNCTIONAL NOTES:

VISUAL APPEAL:

THE LIGHT BLUE SIDING PROVIDES A CLEAN, TRADITIONAL LOOK, ENHANCING CURB APPEAL WHILE BLENDING WELL WITH THE WHITE ARCHITECTURAL TRIM. THIS COLOR COMBINATION IS COMMONLY USED IN VICTORIAN OR COLONIAL REVIVAL HOMES AND FITS WELL IN SUBURBAN SETTINGS.

PROPOSED EXTENSION NOTE:

THE PROPOSED EXTENSION WILL UTILIZE EXTERIOR VINYL SIDING MATCHING THE EXISTING RESIDENCE IN BOTH APPEARANCE AND MATERIAL. SIDING WILL BE INSTALLED IN THE SAME HORIZONTAL PROFILE, TEXTURE, AND COLOR TO MAINTAIN A SEAMLESS AND COHESIVE ARCHITECTURAL LOOK, PRESERVING THE VISUAL CONTINUITY OF THE BUILDING FACADE.

WINDOW DESCRIPTION AT 129 GLENADA CT, FREEPORT, NY 11520

TYPE OF WINDOWS:

- WINDOW STYLE: DOUBLE-HUNG SASH WINDOWS
- OPERATION: VERTICALLY OPERABLE WITH UPPER AND LOWER SASH PANELS.
- CONFIGURATION: SINGLE-LITE (CLEAR PANE), WITHOUT VISIBLE MUNTINS OR GRIDS.

MATERIAL AND FINISH:

- FRAME MATERIAL: VINYL OR VINYL-CLAD (CONSISTENT WITH COMMON RESIDENTIAL RETROFIT OR REPLACEMENT WINDOWS).
- FRAME COLOR: WHITE (CONTRASTS CLEANLY AGAINST THE LIGHT BLUE SIDING AND COORDINATES WITH TRIM)

SIZE AND PROPORTION:

- VARYING IN HEIGHT, WITH PROPORTIONS ALIGNED VERTICALLY FOR TRADITIONAL RHYTHM.
- UPPER FLOOR WINDOWS APPEAR SLIGHTLY SMALLER IN HEIGHT THAN GROUND FLOOR WINDOWS, MAINTAINING ARCHITECTURAL BALANCE.

TRIM AND DETAILING:

- TRIM TYPE: FLAT WHITE WINDOW CASING, INTEGRATED OR APPLIED VINYL TRIM.
- SILL: SLIGHTLY PROJECTING SILL, CONSISTENT WITH VINYL WINDOW DETAILING.
- SURROUNDS: CLEAN, MINIMALISTIC CASING—NO ELABORATE MOLDING OR SHUTTERS, CONTRIBUTING TO A SIMPLE, MODERNIZED TRADITIONAL AESTHETIC.

ANDERSEN 100 SERIES (FIBREX COMPOSITE)

- U-FACTOR: ~0.27-0.30
- SHGC: ~0.27-0.33 (WITH LOW-E GLASS OPTIONS)
- VT: ~0.49-0.56 (VARIES BY GLAZING)
- AIR LEAKAGE: ≤ 0.3 CFM/FT² (FACTORY TESTED)

ENERGY EFFICIENCY:

- AVAILABLE WITH LOW-E GLASS, DUAL-PANE, AND ARGON GAS-FILLED OPTIONS TO MEET OR EXCEED ENERGY STAR® STANDARDS IN ALL CLIMATE ZONES.
- EXCELLENT THERMAL INSULATION PROPERTIES HELP REDUCE HEATING AND COOLING LOADS.

AESTHETIC FLEXIBILITY:

- INTERIOR FINISHES: WHITE
- EXTERIOR FINISH: WHITE.
- STYLE: DOUBLE-HUNG.

PROPOSED ROOF NOTE:

THE PERMANENT INSULATED ROOFING SYSTEM SHALL CONSIST OF THE FOLLOWING COMPONENT NECESSARY TO SATISFY THE REQUIREMENTS FOR THE GUARANTEE STATED HERE IN: PROVIDE 6" MINIMUM TAPERED INSULATION. INSULATION OR ANY OTHER THICKNESS REQUIRED TO ACHIEVE R-33 MINIMUM. THE FINISH LAYER SHALL BE EPDM ROOF MEMBRANE FOR 30 YEAR WARRANTY. PROVIDE ALL OTHER COMPONENTS. PRECOAT SPRAY PAINT EPDM FOR MINIMUM OF 78 SR1 ROOF TO BE PITCHED TO ROOF DRAINS.



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129 GLENADA CT, FREEPORT, NY 11520	Date	5-30-2025
	Scale	NTS
	Job No	65-2024
	Dwg No	

Dwg Title: SIDING, WINDOWS AND ROOF NOTES ELEV-08

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: _____

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	PROPERTY OWNER
Name: <u>Carlos Padilla / Eric Ramos</u>	Name: <u>Eric Ramos</u>
Address: <u>312 37th St Lindenhurst</u>	Address: <u>115 N Bergen Place</u>
<u>115 N Bergen Place Freeport NY 11520</u>	<u>Freeport NY 11520</u>
Telephone #: <u>516-655-2242 / 516-234-1450</u>	Telephone #: <u>516-234-1450</u>

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

Padilla
APPLICANT'S SIGNATURE

6/16/2025
DATE

State of New York
County of Suffolk

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

JENNIFER VIDES NAVARRO
Notary Public - State of New York
No. 01VI0015369
Qualified in Suffolk County
My Commission Expires Nov. 01, 2027

[Signature]
Notary Public

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

[Signature]
PROPERTY OWNER'S SIGNATURE

6/14/2025
DATE

Sworn to before me this 14th day of June, 2025.

KULJIT KAUR
Notary Public, State of New York
No. 01KA0022806
Qualified in Nassau County
Certified in Queens County
Commission Expires March 26, 2028

Kuljit Kaur
Notary Public

FOR VILLAGE USE ONLY

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



INC. VILLAGE OF FREEPORT

Department of Buildings

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

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.

Very truly yours,

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

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.

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DEPT 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: <i>Legalize Enclosed Porch</i>			
Project Location (describe, and attach a location map): <i>115 North Bergen Pl, Freeport NY 11570</i>			
Brief Description of Proposed Action: <i>Legalize Existing Enclosed Porch</i>			
Name of Applicant or Sponsor: <i>Carlos Padilla</i>		Telephone: <i>516-655-2242</i>	
		E-Mail: <i>PadillaDevelopments@gmail.com</i>	
Address: <i>312 37th St</i>			
City/PO: <i>Lindenhurst</i>	State: <i>NY</i>	Zip Code: <i>11757</i>	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ acres			A 9:34
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

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STATE OF NEW YORK

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

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COUNTY ENGINEER
UNION COUNTY, NY

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18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Carlos Pedilla</u>		Date: <u>4/24/2025</u>
Signature: <u></u>		

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

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

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

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

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

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) <u>115</u> <u>North Bergen</u> ZONING DISTRICT <u>Residence A</u>
	BETWEEN _____ AND _____
	SECTION <u>55</u> BLOCK <u>269</u> LOT <u>328</u> APPROX. LOT SIZE <u>150</u> x <u>50</u> LOT AREA _____

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

A. TYPE OF IMPROVEMENT 1 New building 2 <input checked="" type="checkbox"/> Addition-Alteration (If residential, enter number of new housing units added. If none-state none _____) 3 Swimming Pool 4 Repair (replacement) 5 Bulkhead (New, Repair) 6 Fence 7 Moving (relocation)	B. PROPOSED OR EXISTING USE RESIDENTIAL 11 <input checked="" type="checkbox"/> 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 \$ <u>10,000</u>	D. DESCRIPTION OF PROJECT <u>Legalize Enclosed Porch</u>
---	--

III. IDENTIFICATION - To be completed by all applicants

	NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	<u>Eric Ramos</u>	<u>115 N Bergen Pl Freeport, NY, 11520</u>	<u>516-234-1450</u>
2. Contractor	<u>Carlos Padilla</u>	<u>312 37th St, Lindhurst NJ, 11757</u>	<u>516-655-2242</u>
3. Architect or Engineer	<u>Jesus Ceballos</u>	<u>210 Belmont Ave, Westbury NY, 11590</u>	<u>516-402-7015</u>

IV. OWNER - CONTRACTOR STATEMENT

Building permit is issued subject to the provisions of Section 57 of the Workmen's Compensation Law.
 Workmen's Compensation Certificate No. 270887 Company NYSIF Exp. Date 6/3/2025

Contractor or Owner Padilla Developments (Print)
 Address 312 37th St Lindhurst NJ 11757
 Phone 516-655-2242

MESHT
 NOTARY PUBLIC
 No. _____
 Qualific _____
 State of New York _____
 County of Nassau
Carlos Padilla being duly sworn, says that he is the contractor or owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of his knowledge and belief and agrees to conform to all applicable laws of this (His or Her)

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 Floor Square Feet
 Upper Floors Square Feet

115 N Bergen Pl









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NEW YORK
LEP-7055

#024.02-08

W. LENA AVENUE



N/F CASTRO LOT 2

N/F 125 N BERGEN PL LLC LOT 329

150.00'

ASPH. DRIVE

90°

90°

90°

90°

N/F MCCREARY LOT 3

80.00'

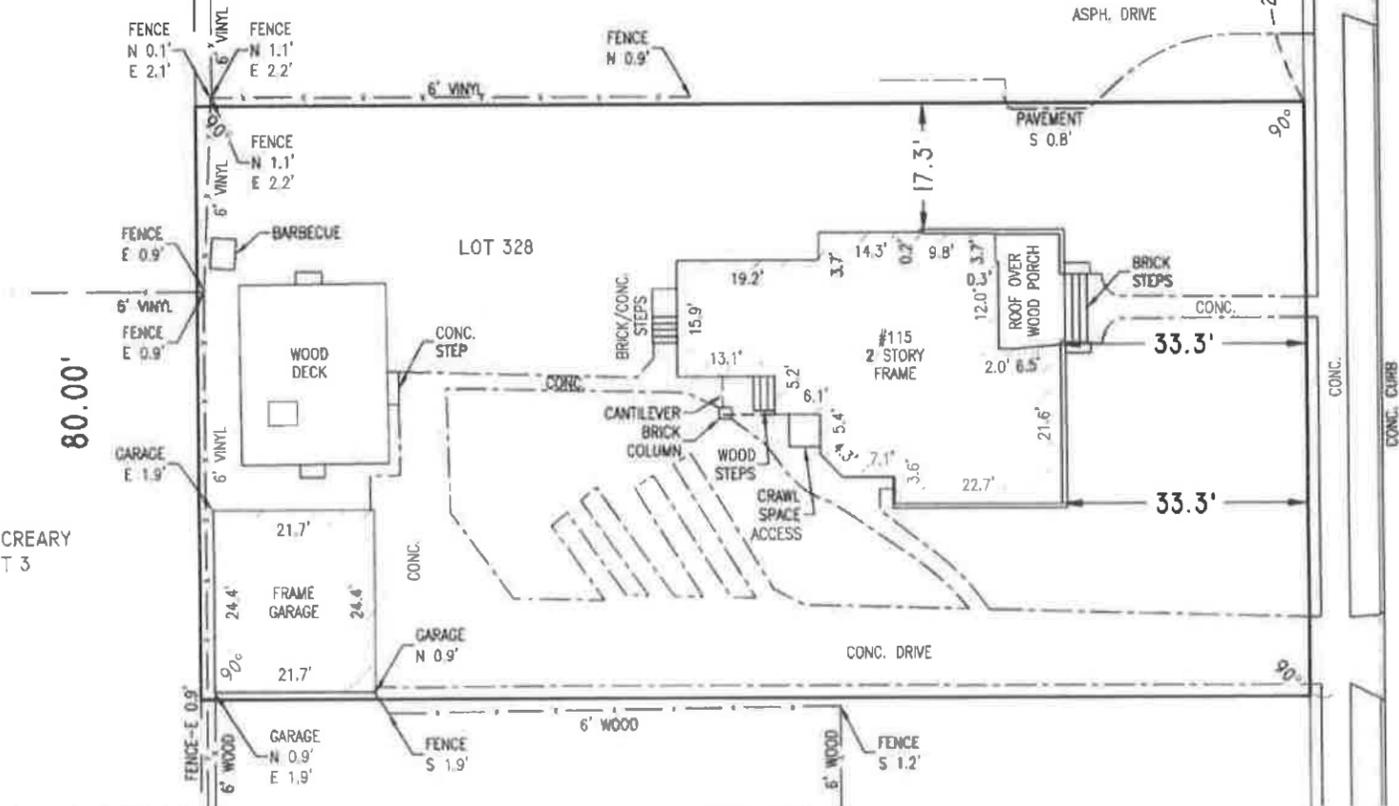
N/F STEWART LOT 23

N/F MURPHY LOT 17

150.00'

N. BERGEN PL.
(A/K/A PARK STREET)

80.00'



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

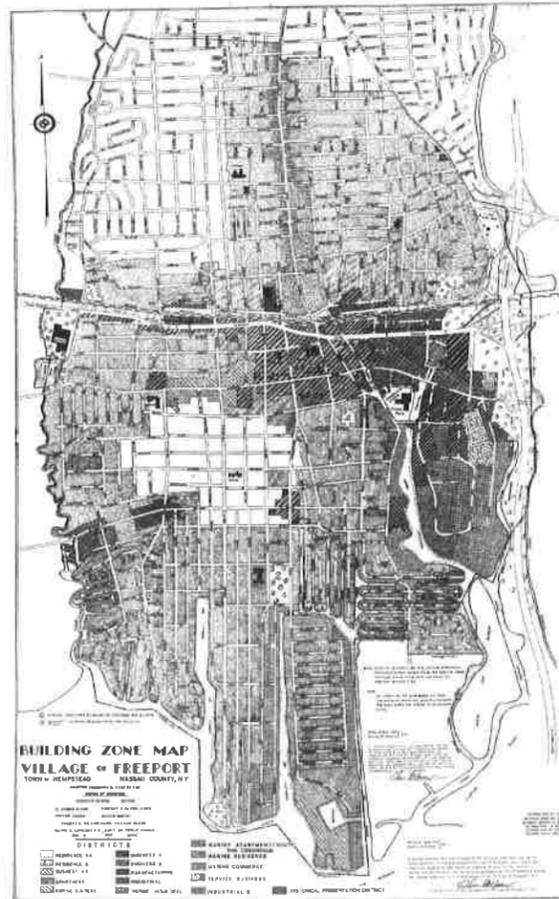
ANDRE K. MILLER, PLS
 26 VILLAGE PLAZA DRIVE
 RONKONKOMA, NY 11779
 TEL: 631.672.2481
 FX: 631.716.7780
 INFO@TRUEPOINTSURVEYING.COM

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'

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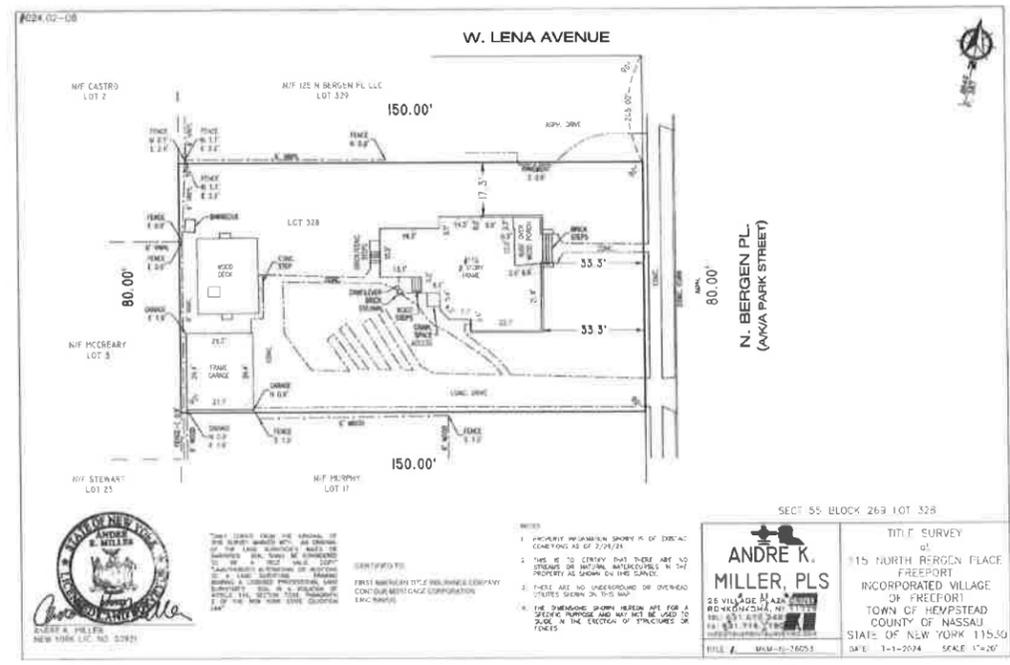
APPLICABLE CODES		
CODE ADOPTED	YEAR	CODE
BUILDING	2020	INTERNATIONAL RESIDENTIAL CODE
STRUCTURAL	2020	INTERNATIONAL RESIDENTIAL CODE
FIRE PROTECTION	2020	INTERNATIONAL RESIDENTIAL CODE
ELECTRICAL	2020	NATIONAL RESIDENTIAL CODE
ENERGY (RESIDENTIAL)	2020	INTERNATIONAL ENERGY CONSERVATION CODE

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 80'-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

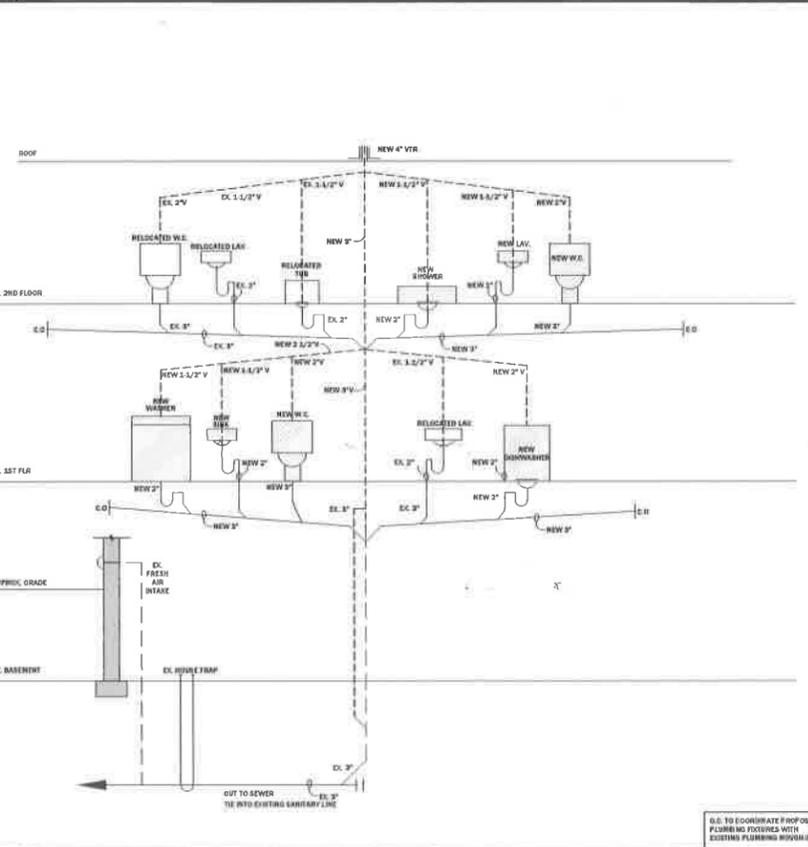
TABLE R301.2 (1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

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	TERMITES	DECAY	PROST LINE DEPTH					
25 PSF	110 MPH	NO	NO	NO	II	MOD	36"	MOD/VERY SLT/MOD	13 DEGREES (F)	YES	NO AS PER FEMA	1,500 (496)	52.0	



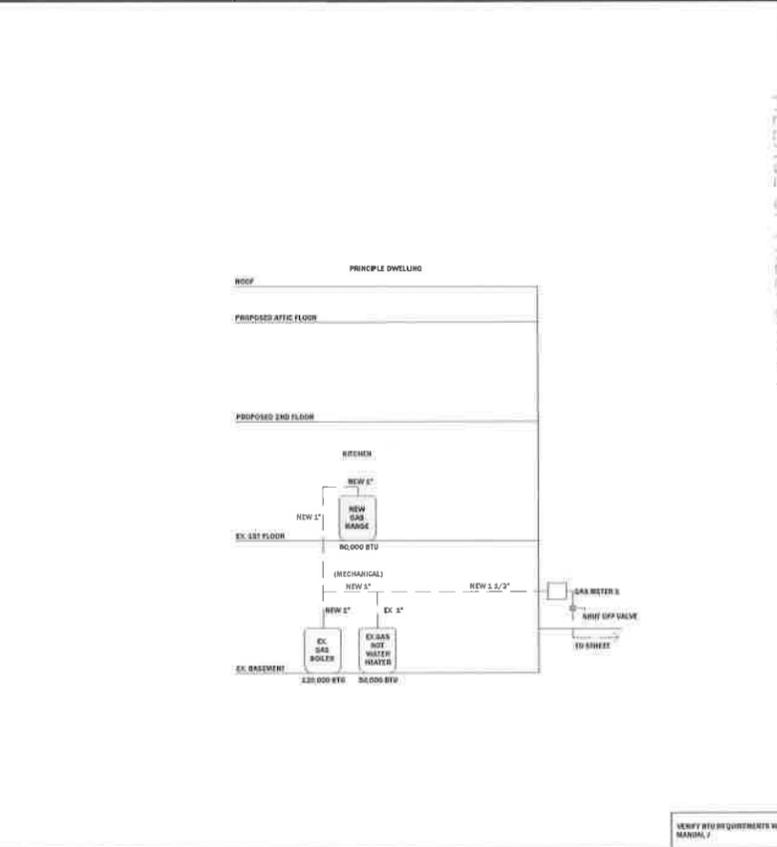
1 EXISTING SURVEY

SCALE: N.T.S.



2 PLUMBING RISER DIAGRAM

SCALE: 3/16"=1'-0"



3 GAS RISER DIAGRAM

SCALE: 3/16"=1'-0"

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

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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 P.E. 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

D.O.B. APPROVAL STAMP
JUN 17 2024 9:36

D.O.B. JOB NUMBER
XD0720138-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

115 NORTH BERGEN PL.

GENERAL NOTES.

- 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.
- THE CONTRACTOR SHALL USE FIGURE DIMENSIONS AT ALL TIMES. DO NOT SCALE PLANS.
- THE CONTRACTOR AND/OR SUB-CONTRACTORS SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS.
- CONTRACTOR IS TO CARRY WORKMEN'S COMP. AND DISABILITY INSURANCE AS REQUIRED BY N.Y.C. DEPARTMENT OF BUILDINGS.
- AT A HEIGHT OF NO MORE THAN 12 FT. ABOVE GROUND AND ON EACH PERIMETER OF A CONSTRUCTION SITE FROTECTING A MICROCLIMATE, 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.
- 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.
- THE ARCHITECT HAS NOT BEEN RETAINED TO SUPERVISE CONSTRUCTION.
- NO BACK FILLING SHALL BE DONE UNTIL THE FOUNDATION WALL HAS BEEN BRACED AND WATERPROOFED AS BEING REQUIRED.
- 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.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO INSURE THE SAFETY OF THE SITE AND ADJOINING PROPERTIES.
- ALL DIMENSIONS SHOWN HEREIN ARE APPROXIMATE AND MAY VARY DUE TO UNSEEN EXISTING CONDITIONS.
- 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.
- 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. 10-3.2 (10H & 10I FORMS).
- UNLESS OTHERWISE NOTED, ALL CONCRETE FOOTINGS TO BE 12" THICK.
- UNDER BEAM BEARING THERE SHALL BE 3 COURSES OF BRICK BEARING AS PER RS 10-1 SEC. 10.6.
- ALL GAS AND OIL BURNING EQUIPMENT SHALL CONFORM TO SEC. 27-800 & RS 14
- ALL BOILER AND FURNACE ROOM SHALL BE AS PER SUB-ARTICLE 27-418 ARTICLE 5.
- ALL ROOFING SHALL BE OF AN APPROVED TYPE AS PER SEC. 27-337.
- 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.
- NO CURB CUT TO BE WITHIN 7'-0" OF ANY LIGHT POLE, TREE, OR HYDRANT.
- 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".
- ALL LOOSE LINTELS TO BE 1'-4" LONGER THAN MASONRY OPENING.
- 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.
- HIGHWAY DEPT. APPROVAL WILL BE OBTAINED FOR SIDEWALK AND OTHER WORK BEYOND FRONT LOT LINE.
- DEPARTMENT OF HIGHWAY APPROVAL SHALL BE OBTAINED BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.
- 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:

- 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.
- 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.
- SAFETY OF PUBLIC AND PROPERTY DURING CONSTRUCTION OPERATIONS INCLUDING DEMOLITION SHALL BE GOVERNED BY CHAPTER 33 OF THE NEW YORK CITY BUILDING CODE.
- 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 WERE HEREAFTER ERECTED.
- ENCROACHMENTS ONTO THE PUBLIC RIGHT OF WAY SHALL BE GOVERNED BY CHAPTER 32 OF THE NEW YORK CITY BUILDING CODE.
- 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.

- SMOKE DETECTORS SHALL BE INSTALLED AS REQUIRED BY SUBCHAPTER 17 ARTICLE 6 ENTITLED "SMOKE DETECTING CARBON MONOXIDE DEVICES" (CZ6-1705 01) IN DWELLING UNITS.
- DETECTORS SHALL BE EITHER IONIZATION CHAMBER OR PHOTOELECTRIC TYPE AND TO COMPLY WITH RS17-11.
- 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) UNDERWRITERS' LABORATORY, NORTH HAVEN, ILLINOIS, MEA LAB
 - (B) CANADIAN STANDARD ASSOCIATION, ONTARIO CANADA
 - (C) UNDERWRITER'S LAB. OF CANADA, ONTARIO, CANADA, MEA LAB
- 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.
- 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.

- PROVIDE GYPSUM WALLBOARD MATERIALS IN SIZES AND TYPES AS INDICATED ON THE DRAWINGS.
- DELIVER TO JOB SITE IN ORIGINAL PACKAGES, BEARING MANUFACTURERS NAME.
- KEEP MATERIALS FLAT, UNDER COVER AND OUT OF CONTACT WITH DAMP SURFACES UNTIL READY FOR USE.
- GOLD BOND (NATIONAL GYPSUM CO.), U.S. GYPSUM CO., DOWN PRODUCTS, PROVED BY ARCHITECT.
- FOLLOW MANUFACTURERS INSTRUCTIONS FOR FIRST CLASS WORKMANSHIP IN ALL REQUIRED SPECIFICATIONS 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, HALL 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.

- 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.
- ALL WORK SHALL BE IN STRICT ACCORDANCE WITH ALL LOCAL LAWS AND REGULATIONS AND THE NATIONAL ELECTRICAL CODE.
- 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.
- ALL NEW FITURES SHALL BE FURNISHED BY THE OWNER AND INSTALLED BY THE ELECTRICAL CONTRACTOR.
- ALL CEILING FIXTURES SHALL BE SWITCHED WITH DIMMER SWITCHES. WHERE MULTIPLE SWITCHES MAY BE REQUIRED CONTRACTOR IS TO INSTALL "GANG" TYPE UNITS.
- ALL BATH, TOILET AND KITCHEN TYPE OUTLETS SHALL BE GFI APPROVED TYPE.
- THE CONTRACTOR SHALL OBTAIN FIRE UNDERWRITERS AND/OR N.Y.C. BUREAU OF ELECTRICAL CONTROL CERTIFICATION UPON COMPLETION OF HIS WORK.
- 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.
- ALL OUTLETS TO BE COORDINATED WITH CLIENT WITH RESPECT TO ORIENTATION, HEIGHT, PLACEMENT WITHIN MILLWORK, PANELS AND CABINERY.
- ALL LIGHT SWITCHING TO BE COORDINATED WITH CLIENT FOR REVIEW.
- ALL BATH FANS ON SEPARATE CIRCUIT
- PROVIDE ALL NECESSARY CONTROL AND POWER WIRING FOR ALL HVAC, PLUMBING EQUIPMENT AND THERMOSTATS.
- PROVIDE ALL NECESSARY POWER WIRING FOR ALL APPLIANCES. APPLIANCES TO BE SPECIFIED BY OWNER
- INSTALL CARBON AND SMOKE DETECTORS INTER CONNECTED PER CODE

PLUMBING NOTES.

- 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 (NYCCP).
- INSTALLATION OF UNDERGROUND PIPING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION PC 702.2
- PROTECTION OF PIPING PASSING UNDER OR THROUGH FOUNDATION WALLS AS PER SECTION PC 305.
- TRENCHING, EXCAVATION AND BACK FILL AS PER SECTION PC 306.
- RAT PROOFING AS PER PC 304.
- MATERIAL USED IN PLUMBING SYSTEMS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION PC 303, PC 605, PC 902, PC 1102.
- EQUIPMENT CONNECTIONS AND JOINTING OF PIPING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 4, 5, 6, 7 AND 9.
- DEEP SEAL TRAPS FOR FLOOR DRAINS SHALL BE PROVIDED AS PER SECTION PC 1002, AND CLEAN-OUTS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION PC 708.
- BUILDING HOUSE TRAP SHALL BE PROVIDED AS PER SECTION PC 1002.
- DRAINAGE PIPE CLEAN OUT AS PER SECTION PC 708.
- VERTICAL AND HORIZONTAL PIPING SHALL BE SUPPORTED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION PC 308.
- WATER SUPPLY SYSTEM SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 6 SECTION PC 601-603, 604, 606, 607, 608, 610A.
- 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.
- THE PLUMBER SHALL COORDINATE AND PERFORM ALL NECESSARY ROUGHING, FIXTURE AND FINAL INSPECTION IN THE PRESENCE OF A NYC BUILDING CODE OFFICIAL/INSPECTOR.
- 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.
- ALL FITURES ARE TO NY APPROVE WATER SAVING DEVICES.

BOILER ROOM NOTES.

- MAINTAIN 18" CLEARANCE AROUND BOILER. NO GAS METER IN BOILER ROOM. REMOTE CONTROL SHUT-OFF SWITCH LOCATED IN BOILER ROOM.
- NO STORAGE IN BOILER ROOM.
- BOILER ROOM ENCLOSURE TO COMPLY WITH SECTION 65 MDL.
- WALL ENCLOSING BOILER ROOM TO BE OF FIREPROOF MATERIALS HAVING AT LEAST 1 HOUR FIRE RATING.
- CEILING OF ENTIRE BOILER ROOM TO BE FIRPROEPLY FIRE RETARDED.
- FLOOR OF BOILER ROOM TO BE OF CONCRETE CONSTRUCTION.
- EXDOR TO BOILER ROOM TO BE 1 HOUR RATED FIREPROOFED SELF CLOSING.
- ELECTRIC LIGHT TO BE PROVIDED IN BOILER ROOM.
- BOILER BURNER REMOTE CONTROL SWITCH MUST BE RELOCATED OUTSIDE BOILER ROOM.

TENANT SAFETY NOTES:

- 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.
- CONSTRUCTION OPERATIONS SHALL NOT BLOCK HALLWAYS OR MEANS OF EGRESS FOR TENANTS OF BUILDING.
- CONSTRUCTION OPERATIONS WILL NOT INVOLVE INTERRUPTION OF HEATING, WATER OR ELECTRICAL SERVICES TO OTHER TENANTS OF THE BUILDING.
- CONSTRUCTION OPERATIONS WILL BE CONFINED TO NORMAL WORKING HOURS 8:00AM TO 5:00PM MONDAY THRU FRIDAY EXCEPT HOLIDAYS.
- 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:
- IT SHALL CONFORMS WITH N.B.F.U."FIRE RESISTANCE RATING 1964" OR LATEST
 - 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.

- THE WORK TO BE COMPLETE IS A PARTIAL DEMOLITION ASSOCIATED WITH AN ALTERATION.
- DEMOLITION WORK WILL INVOLVE THE USE OF HAND-HELD MECHANICAL EQUIPMENT ONLY.
- 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.
- 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 WERE DISTURBED TO FACILITATE THE DEMOLITION WORK
 - (G) REMOVE SAFETY ZONE
- THE WORK WILL NOT AFFECT ANY ADJOINING WALLS OR BUILDINGS.
- SEE PLANS FOR REQUIRED BRACING AND SHORING AND THE LOAD THAT THE SHORING MUST SUPPORT.
- PARTIAL DEMOLITION INCLUDES: THE REMOVAL OF EX. ROOF, SUNROOM EXTENSION, SIDING & INTERIOR PARTITIONS.
- AREAS OF THE BUILDING WHERE THE DEMOLITION WORK IS TO BE COMPLETED ARE UNOCCUPIED.

WOOD CONSTRUCTION NOTES

- ALL LUMBER TO BE GRADE MARKED PRIOR TO DELIVERY TO SITE.
- STRUCTURAL LUMBER TO BE DOUGLAS FIR LARCH # 2 875 PSI OR BETTER. LUMBER TO BE GRADE CONSTRUCTION GRADE 875 PSI UNLESS OTHERWISE NOTED. STANDARD GRADE 1100 PSI STUDS MAYBE # 2 COMMON.
- WOOD FRAMES CONSTRUCTION DETAILS SHALL CONFORM TO THE REQUIREMENTS OF SEC. 27-617 & 27-622 NYCCB.
- ALL STRUCTURAL WOOD SHALL BE AT LEAST 12" ABOVE ADJOINING GRADE.
- THE MINIMUM DISTANCE BETWEEN BRIDGING SHALL BE 8'-0" O.C.
- HEADERS, TRIMMERS AND JOISTS UNDER PARTITIONS, ALL OPENINGS IN ROOF AND FLOOR JOISTS TO BE DOUBLED.
- 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
- 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).
- STUD PARTITIONS, FURRED SPACES AND FLOOR PENETRATIONS SHALL BE FIRESTOPPED AS PER 27-345 NYCCB.
- WOOD BEAM AND RAFTERS SHALL BE FRAMED 4" FROM CHIMNEY: 27-867.

STEEL NOTES

- UNLESS OTHERWISE NOTED ALL STEEL TO BE A26 22,000 PSI ALLOWABLE BENDING STRESS OCMFORMING WITH ASTM A36-67
- STRUCTURAL STEEL DESIGN, FABRICATION, AND ERECTION SHALL CONFROM TO RS 10-5.
- LIGHT GAUGE COLD FROMED STEEL SHALL CONFROM TO RS 10-6 AND TPPN 2/00.
- PROVIDE STANDARD BOLTED CONNECTIONS, SEPARATORS, BOLTS FOR STRUCTURAL STEEL MEMBERS, STANDARD BEARING PLATES TO BE PROVIDED UNDER STEEL BEAMS AND COLUMNS AT SUPPORT.
- 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 FOR THE DESIGN SHALL CERTIFY TO THE BLDG. THAT THE REQUIREMENTS OF B.S.A. RULES (465-44 SR) HAS BEEN FULFILLED.
- ALL STRUCTURAL STEEL TO BE PROTECTED AS INDICATED BY SEC. 27-324 OF THE NYC BLDG. CODE.
- UNLESS OTHERWISE NOTED AL STRUCTURAL STEEL SHALL RECEIVE 2 COATS OF RUST-INHIBITIVE PAINT, 1 SHOP & 1 FIELD.
- ALL WELDING SHALL BE PERFORMED BY LICENSED WELDERS AND BE INSPECTED IN ACCORDANCE WITH TABLE 10-2. ELECTRODES SHALL BE E-70 ELECTRODES.
- THE STEEL CONTRACTOR SHALL FURNISH ALL AFFIDAVITS, MILL TEST REPORTS, TESTING LABORATORY REPORTS REQUIRED BY THE BUILDING DEPARTMENT.
- ALL LOOSE LINTELS SHALL HAVE MINIMUM OF 6" BEARING EACH END OF MASONRY OPENING.
- 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

- 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 (NYECC).
- RESIDENTIAL BUILDINGS SHALL MEET THE PROVISIONS OF CHAPTER RA OF THE NYECC (SECT. 301.5).
- 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)
- 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)
- MATERIALS, SYSTEMS AND EQUIPMENT SHALL BE IDENTIFIED IN A MANNER THAT WILL ALLOW A DETERMINATION OF COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE NYECC (SECT.303.1).
- 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 SHALL BE 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.
- 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. 303.1.1.3).
- INSULATION MATERIALS SHALL BE INSTALLED SUCH THAT THE MANUFACTURER'S R-VALUE MARK IS READILY OBSERVABLE UPON INSPECTION (SECT. 303.1.2)
- U-FACTORS OF PENETRATION 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).
- THE SOLAR HEAT GAIN COEFFICIENT (SHGC) OF GLAZED PENETRATION PRODUCTS (WINDOWS, DOORS, AND SKYLIGHTS) SHALL BE LABELED AND CERTIFIED BY THE MANUFACTURER IN ACCORDANCE WITH NFRC 200. PRODUCTS LACKING SUCH A LABELED SHGC SHALL BE ASSIGNED A DEFAULT SHGC FROM TABLE 303.1.3 (3).
- UNLESS OTHERWISE NOTED: ALL NEW WINDOWS, SKYLIGHTS AND EXTERIOR DOORS SHALL COMPLY WITH THE FOLLOWING ITEMS:
 - a) WINDOWS AND EXTERIOR DOORS SHALL HAVE A MAXIMUM U-FACTOR OF 0.35.

- SKYLIGHT SHALL BE HAVE A MAXIMUM U-FACTOR OF 0.60
- WINDOWS, SKYLIGHTS AND GLAZED DOORS SHALL BE DOUBLE-GLAZED WITH LOW-E
- DWINDOWS, SKYLIGHTS AND GLAZED DOORS SHALL HAVE A MAXIMUM SHGC RATING OF 0.40
- 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.
- MAINTENANCE INSTRUCTIONS SHALL BE FURNISHED FOR EQUIPMENT AND SYSTEMS THAT REQUIRE PREVENTIVE MAINTENANCE. REQUIRED REGULAR MAINTENANCE ACTIONS SHALL BE CLEARLY STATED AND INCORPORATED ON 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
- AT LEAST ONE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATED HEATING AND COOLING SYSTEM (SECT. 403.1).
- 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° (SECT. 403.1.1).
- SUPPLY DUCTS IN ATTICS SHALL BE INSULATED TO A MIN. OF R-6. EXPECT FOR DUCTS LOCATED INSIDE THE BUILDING THERMAL ENVELOPE (SECT. 403.2.1)
- ALL DUCTS, AIR HANDLERS, FILER BOXES AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED (SECT. 403.2.2).
- BUILDING FRAMING CAVITIES SHALL NOT BE USED AS SUPPLY DUCTS (SECT. 403.2.3).
- 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)
- ALL CIRCULATING SERVICE HOT WATER PIPING SHALL BE INSULATED TO A MINIMUM OF R-2 (SECT. 403.4).
- OUTDOOR AIR INTAKE AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING (SECT. 403.5)
- 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)
- 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).
- 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.
- A MIN. OF 50% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS (SECT. 404.1).
- 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 IS LOCATED ON A PUBLIC STREET OR FIRE APPARATUS ACCESS ROAD THAT HAS A SUBSTANDARD ROAD WIDTH AS SET FORTH IN FC 503.2.10 OR 503.3.2 SHALL INSTALL A SPRINKLER SYSTEM THROUGHOUT SUCH BUILDING, WHEN:

- THERE IS AN INCREASE OF MORE THAN 125 PERCENT IN THE SQUARE FOOTAGE OF THE FLOOR AREA OF A BUILDING (EXCLUDING ATTIC, BASEMENT AND CELLAR SPACE, AS THOSE TERMS ARE DEFINED IN SECTION 202 OF THE BUILDING CODE);

EXISTING FLOOR AREA = 1,320.02 SF.
NEW FLOOR AREA = 2,724.56 SF.
PERCENTAGE OF AREA INCREASED = (2,724.56-1,320.02)/1,404.54 = 1.064
(1,404.54 (1,320.02)(100)= (1.064)(100)=106.4
106.4% < 125% THEREFOR:
A SPRINKLER SYSTEM IS NOT REQUIRED

CONCRETE NOTES.

- ALL CONCRETE WORK SHALL CONFORM WITH ALL REQUIREMENTS OF THE LATEST EDITIONS OF THE WITH THE NEW YORK CITY BUILDING CODE, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE", ACI 318, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS", ACI 301, AND THE SPECIFICATIONS.
- ALL CONCRETE SHALL BE CONTROLLED CONCRETE HAVING A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS AS LISTED BELOW, 4,000 PSI N.WT STONE: ALL FOUNDATIONS 3,500 PSI N.WT STONE: ALL OTHER CONCRETE.
- NO CONCRETE SHALL BE PLACED UNTIL THE TRIAL MIXES HAVE BEEN APPROVED.
- ALL REINFORCING STEEL SHALL BE DEFORMED BARS OF NEW BILLET STEEL CONFORMING TO CURRENT REQUIREMENTS OF ASTM SPECIFICATION A615, GRADE 60, WITH A MINIMUM YIELD STRESS OF 60,000 PSI. WELDED WIRE FABRIC SHALL CONFORM TO ASTM SPECIFICATION A185, LATEST EDITION. REBAR AND WELDED WIRE FABRIC SPLICES SHALL BE AS PER ACI 318, LATEST EDITION, AND ACI SP-66, LATEST EDITION.
- MINIMUM STEEL PROTECTION, UNLESS OTHERWISE SHOWN, SHALL BE: 3" FOOTINGS AND OTHER PRINCIPAL STRUCTURAL CONCRETE PLACED AGAINST AND PERMANENTLY EXPOSED TO EARTH OR ROCK 2" EXTERIOR SLABS AND EXTERIOR FACE OF WALLS, BEAMS, PIERS, BUTTRESSES, COLUMNS AND OTHER SURFACES EXPOSED TO EARTH OR WEATHER, WITH #6 OR LARGER BARS. 1-1/2" EXTERIOR SLABS AND EXTERIOR FACE OF WALLS, BEAMS, PIERS, BUTTRESSES, COLUMNS AND OTHER SURFACES EXPOSED TO EARTH OR WEATHER, WITH #5 OR SMALLER BARS AND INTERIOR FACE OF BEAMS, COLUMNS AND WEATHER, WITH #5 OR SMALLER BARS AND INTERIOR FACE OF BEAMS, COLUMNS AND COLUMNS AND BUTTRESSES. 3/4" INTERIOR SLABS, JOISTS AND INTERIOR FACE OF WALLS.
- ALL OPENINGS IN SLABS AND WALLS, UNLESS OTHERWISE SHOWN, SHALL HAVE A MINIMUM OF 2- #5 BARS, TOP AND BOTTOM ON EACH FACE, ON ALL SIDES, EXTENDING 2'-6" BEYOND EDGES OF OPENINGS.
- ALL STEEL REINFORCEMENT SHALL HAVE AN ULTIMATE STRENGTH OF 90,000 PSI AND ALL STEEL REINFORCEMENT SHALL HAVE AN ULTIMATE STRENGTH OF 90,000 PSI AS PER A.S.T.M A615-83, GRADE 60. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY CHAIRS, REBAR, TIES, SPACERS ETC TO SECURE AND SUPPORT THE REINFORCEMENT WHILE PLACING THE CONCRETE.
- ALL BARS MARKED CONTINUOUS SHALL BE LAPPED 36 DIAMETERS AT SPLICES AND CORNERS, EXCEPT ALL BARS MARKED CONTINUOUS SHALL BE LAPPED 36 DIAMETERS AT SPLICES AND CORNERS, EXCEPT CORNERS, EXCEPT AS OTHERWISE SHOWN ON THE PLANS. LAP CONTINUOUS TOP BARS AT CENTER BETWEEN SUPPORTS AND BOTTOM

- HOOK TOP BARS AT DISCONTINUOUS ENDS.
- CONTRACTOR TO INSTALL ALL PIPE SLEEVES, BOXED OPENINGS, ANCHOR BOLTS ETC AS REQUIRED FOR CONTRACTOR TO INSTALL ALL PIPE SLEEVES, BOXED OPENINGS, ANCHOR BOLTS ETC AS REQUIRED FOR THE VARIOUS TRADES.
- SLABS ON GROUND SHALL BE 6" THICK REINFORCED WITH WWM 6x6-W2.0xW2.0 MIN. YIELD STRENGTH SLABS ON GROUND SHALL BE 6" THICK REINFORCED WITH WWM 6x6-W2.0xW2.0 MIN. YIELD STRENGTH 70,000 PSI, PLACED 1" BELOW TOP OF SLAB, U.O.N.

CONSTRUCTION SIGN NOTES:

- SIGN NOT TO EXCEED 12'-0" A.F.G.
- SIGN TO BE WHITE WITH BLACK LETTERING.
- LETTERS SIZE SHALL BE MIN. 3" HIGH.
- SIGN TO INCLUDE THE FOLLOWING INFORMATION:
 - a. NAME, ADDRESS & TELEPHONE # OF THE OWNER OF THE PROPERTY.
 - b. NAME, ADDRESS & TELEPHONE # OF THE CONTRACTOR.
 - c. STATEMENT IN ENGLISH & SPANISH "TO ANONYMOUSLY REPORT UNSAFE CONDITIONS AT WORK SITE THAT ENDANGER WORKERS, CALL 311".

TEMPORARY CONSTRUCTION FENCE NOTES:

- FENCE TO BE INSTALLED ALONG THE EDGE OF PROPERTY LINE UNLESS A PERMIT IS OBTAINED FROM THE D.O.T. TO INSTALL THE FENCE BEYOND THE PROPERTY LINE.
- FENCE TO BE RETURNED AT ITS ENDS TO THE EXTEND NECESSARY TO EFFECTIVELY CLOSE OFF THE SITE.
- PROVIDE A 4'-0" AND 8'-0" WIDE OPENING FOR ACCESS TO THE SITE.
- FENCE TO BE SECURELY ANCHORED.
- PUBLIC SIDE OF FENCE TO BE PAINTED GREEN.
- PROVIDE VIEW PORTS @ 12"x12" COVERED WITH CLEAR PLEXIGLAS, 6'-0" A.F.G. @ 25'-0" ALONG STREET FRONTS

ATTIC LIGHTING NOTE:

- PROVIDE PORCELAIN FIXTURES ON SWITCHED CIRCUIT @ ALL ATTIC SPACES

HEATING NOTE:

- HYDRONIC HEAT IN ALL ROOMS TYP. GC TO PROVIDE 1" PEX WATER SUPPLY TO ALL AIR HANDLERS
- GC TO INSTALL HUMIDIFIERS AND AIR-CLEANERS PER HYDRONIC HEAT ZONE.

INSTANT HOT WATER:

- ALL SINKS TO HAVE INSTANT HOT WATER SUPPLIED BY WATER HEATERS

CENTRAL AIR-CONDITIONING NOTES:

- AIR CONDITIONING TYPICAL THROUGHOUT. ALL DUCTWORK TO BE INSULATED. AIR HANDLER TO BE ON VIBRATION ISOLATORS. UNITS TO BE "CARRIER". LINE TO BE INFINITY. G.C. TO INSTALL WHOLE HOUSE ELECTRIC AIR CLEANERS IN ALL SYSTEMS.
- GROUND FLOOR TO BE FED VIA DUCTWORK MOUNTED ON CEILING OF BASEMENT.
- SECOND FLOOR TO BE FED VIA DUCTWORK MOUNTED ON CEILING JOISTS IN ATTIC.
- DUCTWORK IS TO BE SIZED BY GENERAL CONTRACTOR. DUCTWORK TO BE INSTALLED TIGHT TO CEILINGS AND IN EAVES IN ATTIC FOR MAXIMUM SPACE.

INSPECTIONS:

- G.C. IS SOLELY RESPONSIBLE FOR OBTAINING PERMITS AND INSPECTIONS/ SIGN OFF FROM UNDERWRITER, NASSAU COUNTY FIRE MARSHALS OFFICE AND ALL LOCAL INSPECTORS

LEGEND	
	INDICATES ELEVATION NUMBER
	INDICATES REFERENCE DRAWING NUMBER
	INDICATES DETAIL NUMBER
	INDICATES REFERENCE DRAWING NUMBER
	INDICATES DETAIL NUMBER
	INDICATES ELEVATION INDICATOR
	INDICATES BUBBLED/CLOUDED AREA OF REVISION, BULLETIN OR ADDENDUM
	INDICATES BENCHMARK STARTING POINT SYMBOL
	INDICATES BREAK POINT BETWEEN (2) OBJECTS/MATERIALS
	INDICATES ENLARGED PLAN (REFER TO DETAIL AND PLAN ON SPECIFIC SHEET)
	INDICATES CENTERLINE
	INDICATES PROPERTY LINE
	INDICATES BREAKLINE
	INDICATES ROOM/SPACE NAME
	INDICATES ROOM/SPACE NAME
	EXISTING CONSTRUCTION TO REMAIN
<	

ENGINEER:
FRANCISCO D. PEREZ, P.E. LLC
 Structural and MEP Design
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 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

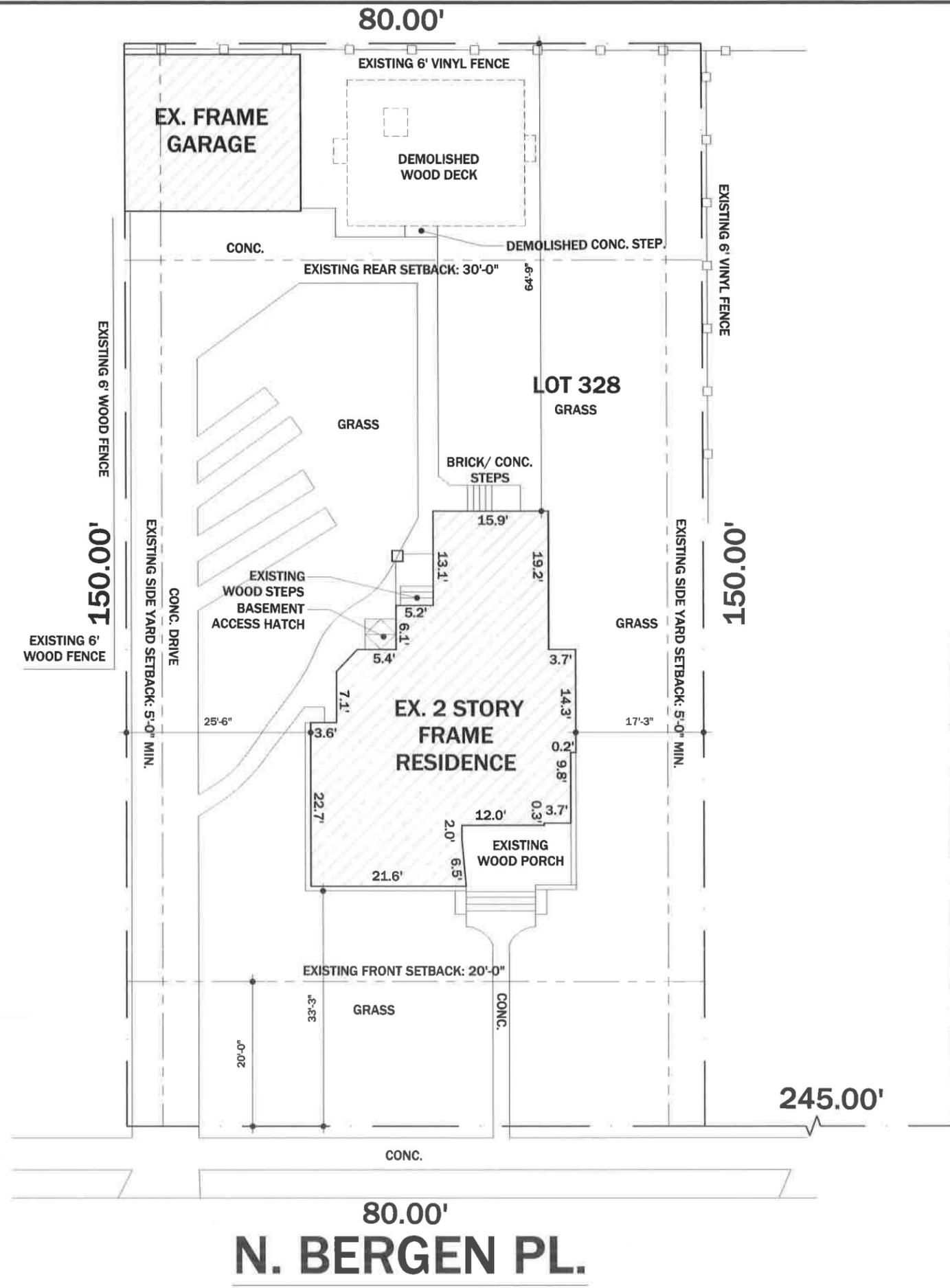
D.O.B. APPROVAL STAMP

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



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.



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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
 EXISTING / DEMOLITION PLANS

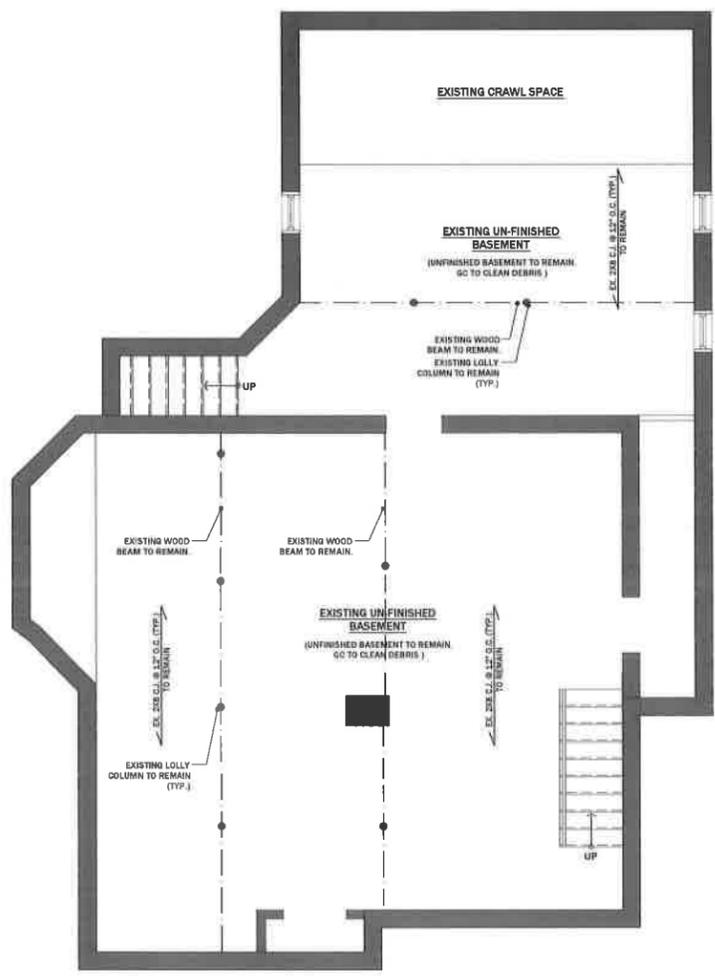
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D.O.B. JOB NUMBER
 X00720138-S3

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

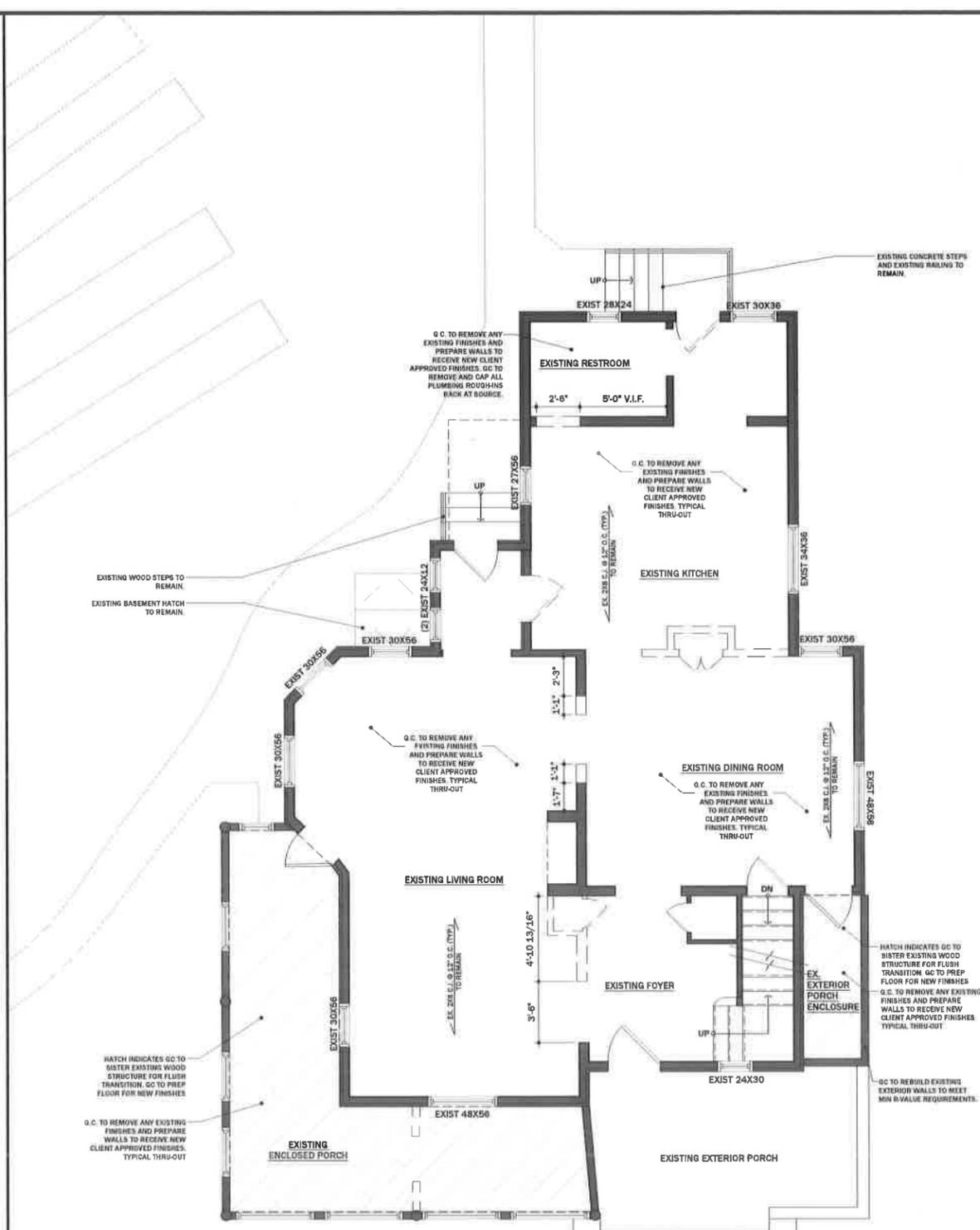


GENERAL NOTE:
 1. NO WORK SCOPE IN BASEMENT AND ATTIC PLANS ARE INCLUDED IN DRAWING SET FOR REFERENCE ONLY.



1 EXISTING/DEMOLITION BASEMENT PLAN

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



GENERAL NOTE:
 1. G.C. TO REPLACE ANY EXISTING WOOD JOIST THAT IS DAMAGED.
 2. S.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"

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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

118 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: -

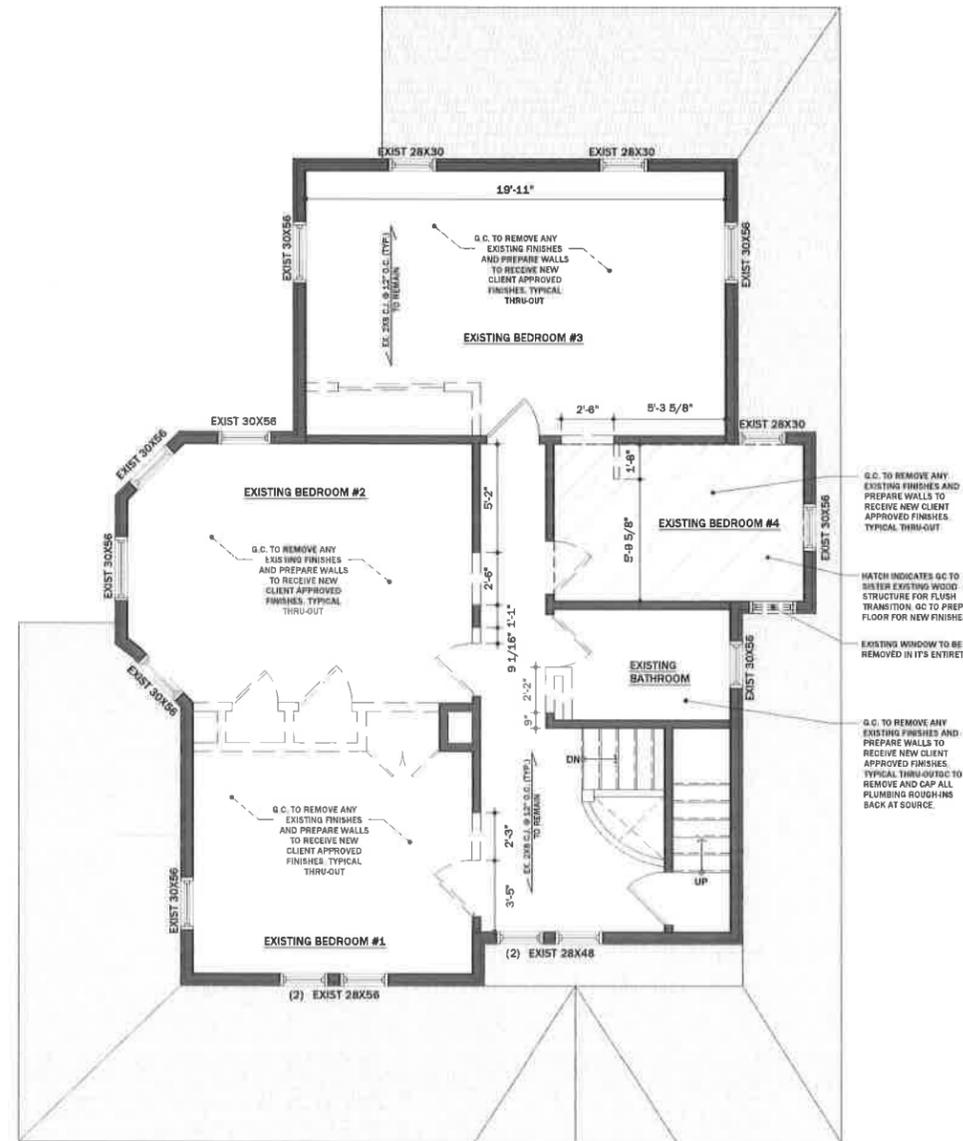
DRAWING BY: J.C.

CHECKED BY: F.P.

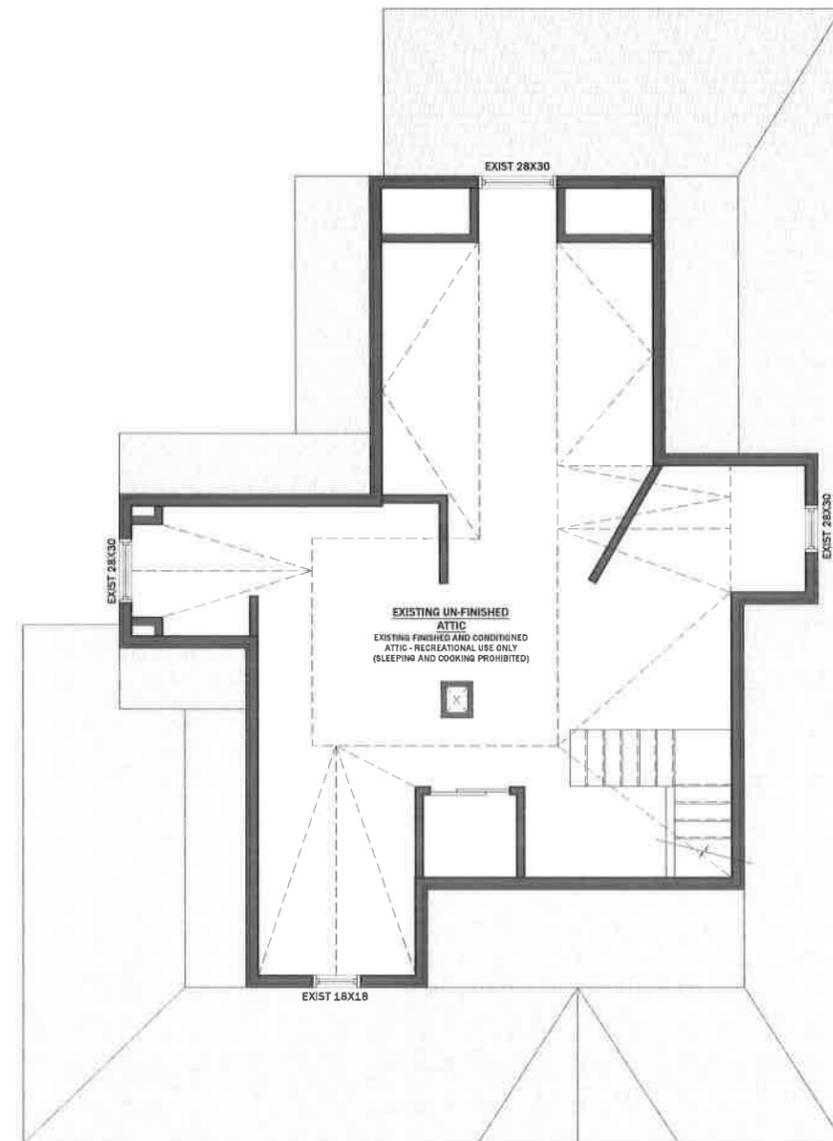
DRAWING NUMBER:

A-102.00

SHEET 5 OF 11

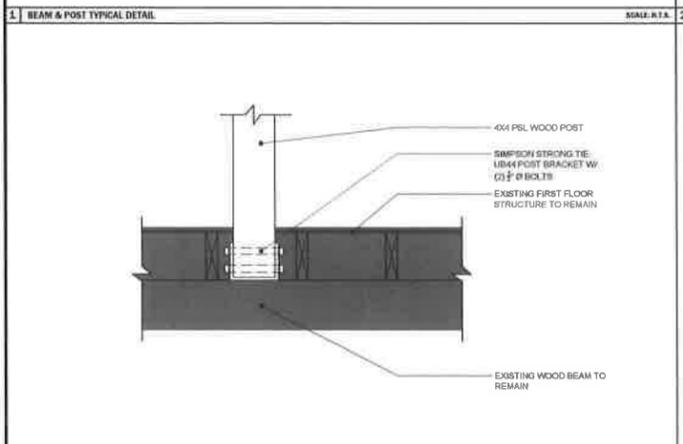
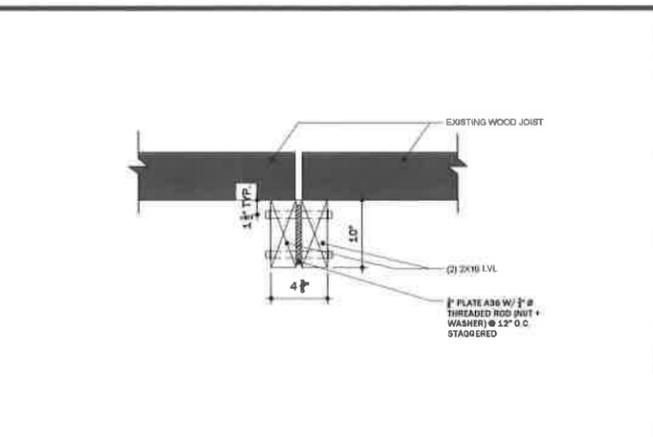
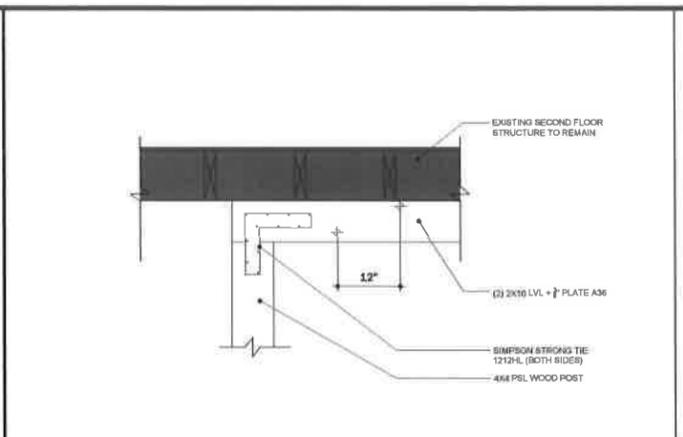
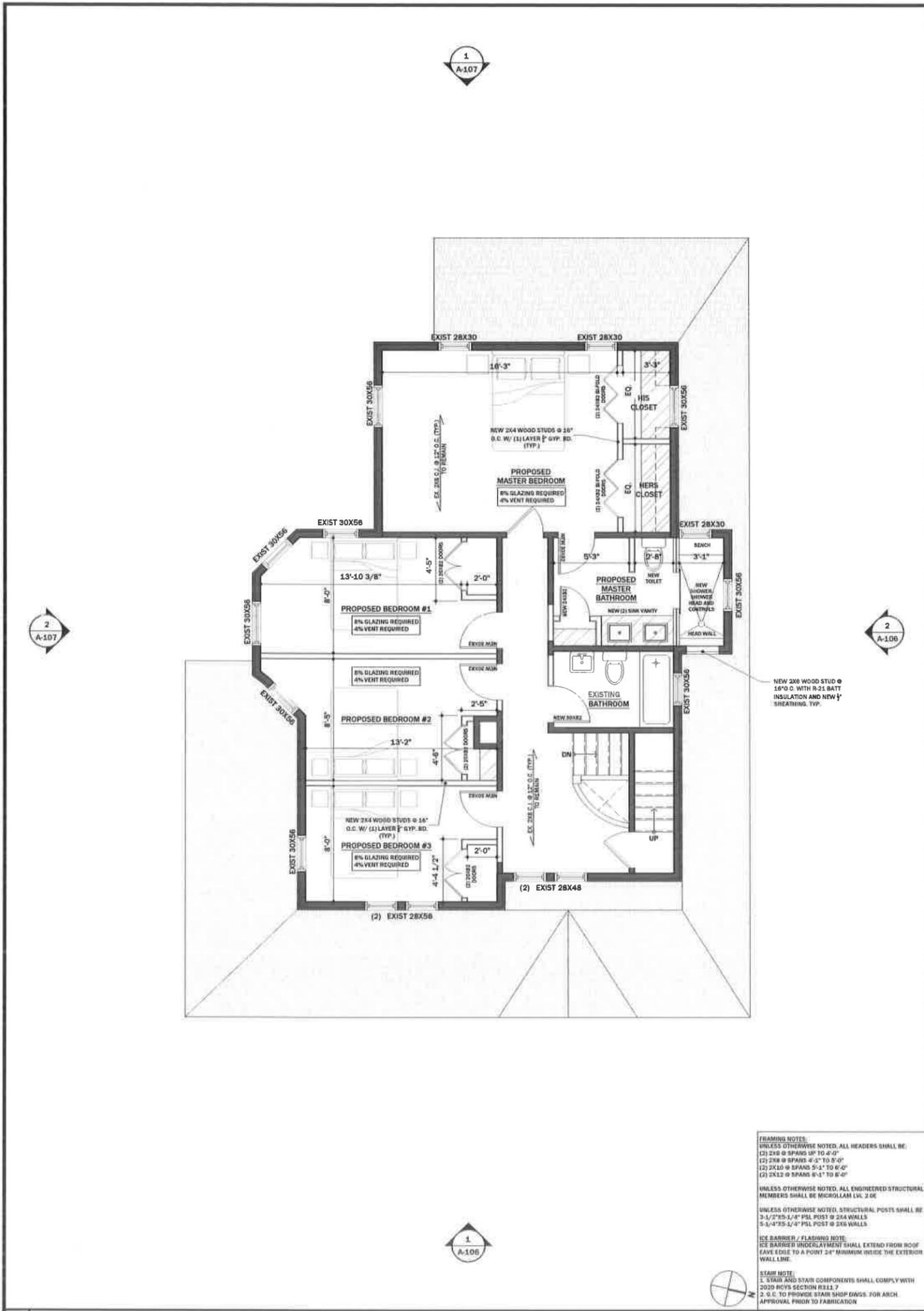


- GENERAL NOTE:
- GC TO REPLACE ANY EXISTING WOOD JOIST THAT IS DAMAGED.
 - D.C. TO COORDINATE WITH CLIENT ON REMOVAL EXISTING CEILING DEVICES AND LIGHT FIXTURES.
 - EXISTING ELECTRICAL OUTLETS & WIRING TO BE REMOVED. G.C. TO PROVIDE NEW WIRING THROUGHOUT.

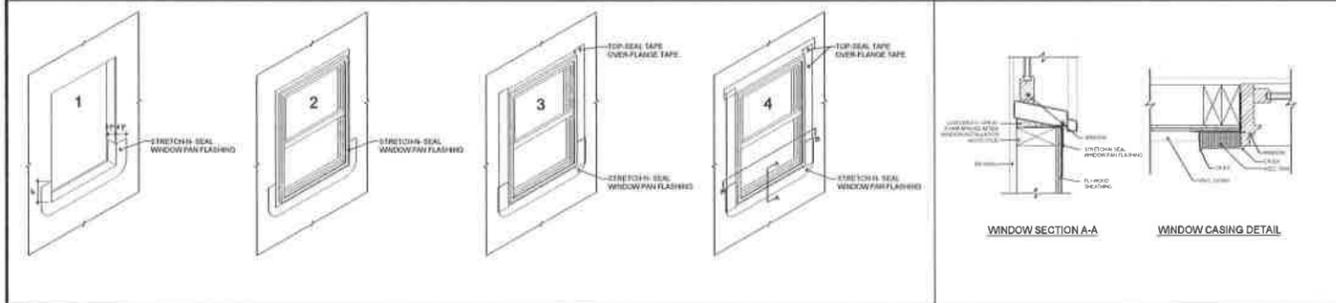


- GENERAL NOTE:
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WINDOW NOTES:
ALL WINDOWS MEET PART R302 FOR LIGHT AND VENTILATION
ALL EGRESS WINDOWS HAVE A MIN. CLEAR OPENING OF 5.7 SQ FEET, MIN. OPENING HEIGHT OF 24 INCHES AND MIN. OPENING WIDTH OF 20 INCHES AND MEET PART R310
ALL WINDOWS AND DOORS TO BE "PELLA 350" AND "260" 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
H1102.4.3 (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/m²), AND SWINGING DOORS NO MORE THAN 0.5 CFM PER SQUARE FOOT (2.6 L/m²), WHEN ACCORDING TO NFRC 400 OR AAMA/AMA/CA/CSA 1011.8 2/24/00 BY AN ACCREDITED INDEPENDENT LABORATORY AND LISTED AND LABELED BY THE MANUFACTURER.
EXCEPTION: SITE-BUILT WINDOWS, SKYLIGHT AND DOORS



ENGINEER:
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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:
755 JUN 11 AM 2024
OFFICE
RECEIVED

DRAWINGS TITLE:
CONSTRUCTION PLANS
DETAILS

D.O.B. APPROVAL STAMP:

D.O.B. JOB NUMBER:
X00720138-53

SEAL & SIGNATURE:

DATE: 10-04-2024
PROJECT No:
DRAWING BY: J.C.
CHECKED BY: F.P.
DRAWING NUMBER:
A-104.00
SHEET 7 OF 11

GENERAL NOTES

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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, 11630

OWNER INFORMATION
 A.P.

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:

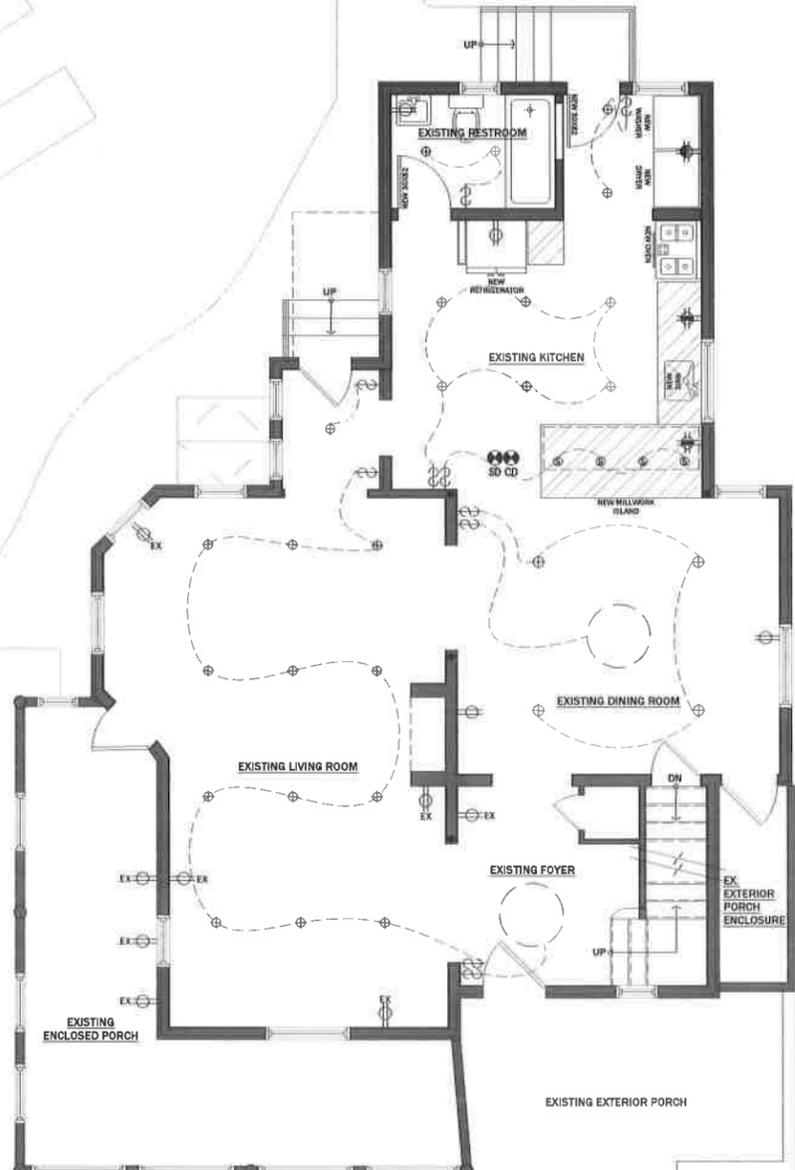
DRAWING BY: J.C.

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DRAWING NUMBER:

A-105.00

SHEET 8 OF 11

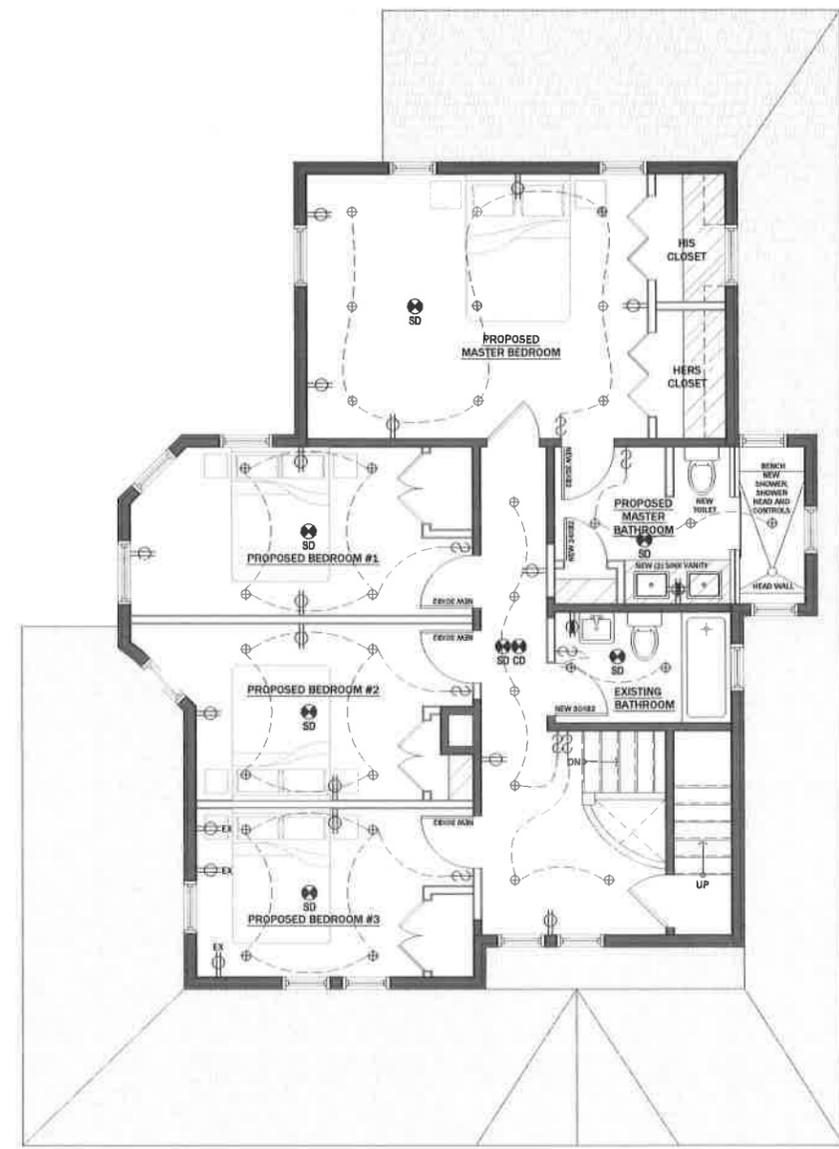


REFLECTED CEILING / POWER LEGEND	
⊕	DOWNLIGHT-RECESSED LED
⊙	SURFACE MTD. / PENDANT
⊖	DOWNLIGHT-WET LOCATION
⊕E	DOWNLIGHT-EXTERIOR
⊕SD	HARD-WIRED SMOKE ALARM W/ BATTERY BACKUP
⊕CD	HARD-WIRED CARBON MONOXIDE ALARM W/ BATTERY BACKUP
⊕	DUPLEX RECEPTACLE
⊕	DUPLEX RECEPTACLE-GROUND FAULT CIRCUIT INTERRUPTER-COUNTER HEIGHT
⊕	QUADPLEX RECEPTACLE
⊕	CHANDELIER
⊕	COVE LIGHT-RECESSED LED
⊕	ELECTRICAL SWITCH

GENERAL NOTE:
 1. G.C. TO PROVIDE NEW WIRING THROUGHOUT.
 2. G.C. TO COORDINATE SWITCHES WITH EXTERIOR LIGHTING.
 3. G.C. TO COORDINATE NECESSARY WIRING AND SUPPORTS WITH CLIENT APPROVED CHANDELIER.

1 PROPOSED FIRST FLOOR CONSTRUCTION PLAN

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



REFLECTED CEILING / POWER LEGEND	
⊕	DOWNLIGHT-RECESSED LED
⊙	SURFACE MTD. / PENDANT
⊖	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. TO COORDINATE SWITCHES WITH EXTERIOR LIGHTING.
 3. G.C. TO COORDINATE NECESSARY WIRING AND SUPPORTS WITH CLIENT APPROVED CHANDELIER.

2 PROPOSED SECOND FLOOR CONSTRUCTION PLAN

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



1 EXTERIOR EAST ELEVATION

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

ENGINEER:
FRANCISCO D. PEREZ, P.E. LLC
 Structural and MEP Design
 1503 81st Street, North Bergen, NJ 07047
 TEL (201) 978-9009
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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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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



2 EXTERIOR NORTH 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.B.
 4. EXISTING MASONRY CHIMNEY TO REMAIN.



1 EXTERIOR WEST ELEVATION

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



2 EXTERIOR SOUTH ELEVATION

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

ENGINEER:
FRANCISCO D. PEREZ, P.E. LLC
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PROJECT ADDRESS
 115 NORTH BERGEN PLACE
 FREEPORT, NY, 11530

OWNER INFORMATION
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 215 N. BERGEN PL
 FREEPORT, NY

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

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 (2 1/2"x0.113") OR 3-8d COMMON (2 1/2"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 (2 1/2"x0.113") OR 3-8d COMMON (2 1/2"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 RAFTERS (SEE SECTIONS R602.5.2 TABLE R602.5.2)	4-10d BOX (3"x0.128") OR 3-16d COMMON (3 1/2"x0.162") OR 4-3"x0.131" NAILS	FACE NAIL
4	CEILING JOISTS ATTACHED TO PARALLEL RAFTER (HEEL JOINT) (SEE SECTIONS R602.5.2 AND TABLE R602.5.2)	TABLE R602.5.2	FACE NAIL
5	COLLAR TIE TO RAFTER, FACE NAIL OR 1/2"x2 GA. RIDGE STRAP TO RAFTER	4-10d BOX (3"x0.128") OR 3-10d COMMON (3"x0.128") OR 4-3"x0.131" NAILS	FACE NAIL EACH RAFTER
6	RAFTER OR ROOF TRUSS TO PLATE	3-16d BOX NAILS (3 1/2"x0.162") OR 3-10d COMMON NAILS (3"x0.128") 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 HF RAFTERS OR ROOF RAFTER TO MINIMUM 2" RIDGE BEAM	4-16d (3 1/2"x0.162) OR 3-16d COMMON (3 1/2"x0.162) OR 4-10d BOX (3"x0.128") OR 3-10d COMMON (3"x0.128") OR 3-3"x0.131" NAILS	TOE NAIL
8	STUD TO STUD (NOT BRACED WALL PANELS)	1-6d COMMON (3 1/2"x0.162) OR 1-6d BOX (3"x0.128) OR 3"x0.131 NAILS	24" O.C. FACE NAIL
9	STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)	1-6d COMMON (3 1/2"x0.162) OR 3"x0.131 NAILS	12" O.C. FACE NAIL
10	BUILT UP HEADER (2" TO 2" HEADER WITH 1/2" SPACER)	1-6d COMMON (3 1/2"x0.162) OR 1-6d BOX (3"x0.128)	16" O.C. EACH EDGE FACE NAIL 12" O.C. EACH FACE NAIL
11	CONTINUOUS HEADER TO STUD	5-8d BOX (2 1/2"x0.113") OR 4-8d COMMON (2 1/2"x0.131") OR 4-10d BOX (3"x0.128)	TOE NAIL
12	TOP PLATE TO TOP PLATE	1-6d COMMON (3 1/2"x0.162)	16" O.C. FACE NAIL
13	DOUBLE TOP PLATE SPLICE	8-16d COMMON (3 1/2"x0.162) OR 12-16d 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)	1-6d COMMON (3 1/2"x0.162) OR 1-6d BOX (3"x0.128)	16" O.C. FACE NAIL
15	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANEL)	3-16d BOX (3 1/2"x0.162) OR 2-16d COMMON (3 1/2"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 (2 1/2"x0.113") OR 3-16d BOX (3 1/2"x0.162) OR 4-8d COMMON (2 1/2"x0.131") OR 4-10d BOX (3"x0.128) OR 4-3"x0.131" NAILS	TOE NAIL
17	TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	3-10d BOX (3"x0.128") OR 2-16d COMMON (3 1/2"x0.162) OR 3-3"x0.131" NAILS	FACE NAIL
18	1" BRACE TO EACH STUD AND PLATE	3-8d BOX (2 1/2"x0.113") OR 2-8d COMMON (2 1/2"x0.131") OR 2-10d BOX (3"x0.128) OR 2-3" STAPLES, 1 1/2" LONG	FACE NAIL
19	1 1/2" SHEATHING TO EACH BEARING	3-8d BOX (2 1/2"x0.113") OR 2-8d COMMON (2 1/2"x0.131") OR 2-10d BOX (3"x0.128) OR 2-3" STAPLES, 1 1/2" LONG, 16 GA. 1 1/2" LONG	FACE NAIL
20	1 1/2" AND WIDER SHEATHING TO EACH BEARING	4-8d BOX (2 1/2"x0.113") OR 3-16d COMMON (3 1/2"x0.162) OR 3-10d BOX (3"x0.128) OR 4-3" STAPLES, 1 1/2" LONG, 16 GA. 1 1/2" LONG	FACE NAIL
FLOOR			
21	JOIST TO SILL, TOP PLATE OR GIRDER	4-8d BOX (2 1/2"x0.113") OR 3-8d COMMON (2 1/2"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 (2 1/2"x0.113") OR 8d COMMON (2 1/2"x0.131") OR 10d BOX (3"x0.128) OR 3"x0.131 NAILS	4" O.C. TOE NAIL 6" O.C. TOE NAIL
23	1"x6" SUBFLOOR OR LESS TO EACH JOIST	3-8d BOX (2 1/2"x0.113") OR 2-8d COMMON (2 1/2"x0.131") OR 3-10d BOX (3"x0.128) OR 2 STAPLES, 1 1/2" LONG, 16 GA. 1 1/2" LONG	FACE NAIL
24	2" SUBFLOOR TO JOIST OR GIRDER	3-16d BOX (3 1/2"x0.162) OR 2-16d COMMON (3 1/2"x0.162)	BUND AND FACE NAIL
25	2" PLANKS (PLANK & BEAM, FLOOR & ROOF)	3-16d BOX (3 1/2"x0.162) OR 2-16d COMMON (3 1/2"x0.162)	AT EACH BEARING, FACE NAIL
26	BAND OR RIM JOIST TO JOIST	3-16d COMMON (3 1/2"x0.162) OR 4-10d BOX (3"x0.128) OR 4-3"x0.131" NAILS OR 4-3"x14 GA. STAPLES, 1/2" CROWN	END NAIL
27	BUILT UP GIRDERS AND BEAMS, 2 INCH LUMBER LAYERS	20d COMMON (4"x0.122") OR 10d BOX (3"x0.128) OR 3"x0.131" NAILS AND: 3-20d COMMON (4"x0.122") OR 3-10d BOX (3"x0.128) OR 3-3"x0.131" NAILS	NAILS EACH LAYER AS FOLLOWS: 37" O.C. AT TOP, BOTTOM AND BRACKETED 37" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES FACE NAIL AT ENDS AND AT EACH SPLICE
28	LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	4-14d BOX (3 1/2"x0.162) OR 3-16d COMMON (3 1/2"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	3-10d (3"x0.128) OR 2-8d COMMON (2 1/2"x0.131") NAILS	FACH 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
30	WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO WALL FRAMING	6d COMMON (2 1/2"x0.113) NAIL (SUBFLOOR, WALL) 8d COMMON (2 1/2"x0.131) NAIL (ROOF)	6" 12"
31		8d COMMON NAIL (2 1/2"x0.131")	6" 12"
32		10d COMMON (3"x0.128) NAIL OR 8d (2 1/2"x0.131) DEFORMED NAIL	6" 12"
OTHER WALL SHEATHING			
33	1/2" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1 1/2" GALVANIZED ROOFING NAIL, 5/8" HEAD DIAMETER, OR 1" CROWN STAPLE 16 GA. 1 1/2" LONG	3" 6"
34	3/4" STRUCTURAL CELLULOSIC FIBERBOARD SHEATHING	1 1/2" GALVANIZED ROOFING NAIL, 5/8" HEAD DIAMETER, OR 1" CROWN STAPLE 16 GA. 1 1/2" LONG	3" 6"
35	1/2" GYPSUM SHEATHING	1 1/2" GALVANIZED ROOFING NAIL, STAPLE GALVANIZED, 1 1/2" LONG; 1 1/2" SCREWS, TYPE W OR S	7" 7"
36	1/2" GYPSUM SHEATHING	1 1/2" GALVANIZED ROOFING NAIL, STAPLE GALVANIZED, 1 1/2" LONG; 1 1/2" SCREWS, TYPE W OR S	7" 7"
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
37	1/2" AND LESS	6d DEFORMED (2 1/2"x0.120) NAIL OR 8d COMMON (2 1/2"x0.131) NAIL	6" 12"
38	1/2" - 1"	8d DEFORMED (2 1/2"x0.120) NAIL OR 8d DEFORMED (2 1/2"x0.120) NAIL	6" 12"
39	1 1/2" - 1 3/4"	10d COMMON (3"x0.148) NAIL OR 8d DEFORMED (2 1/2"x0.120) NAIL	6" 12"

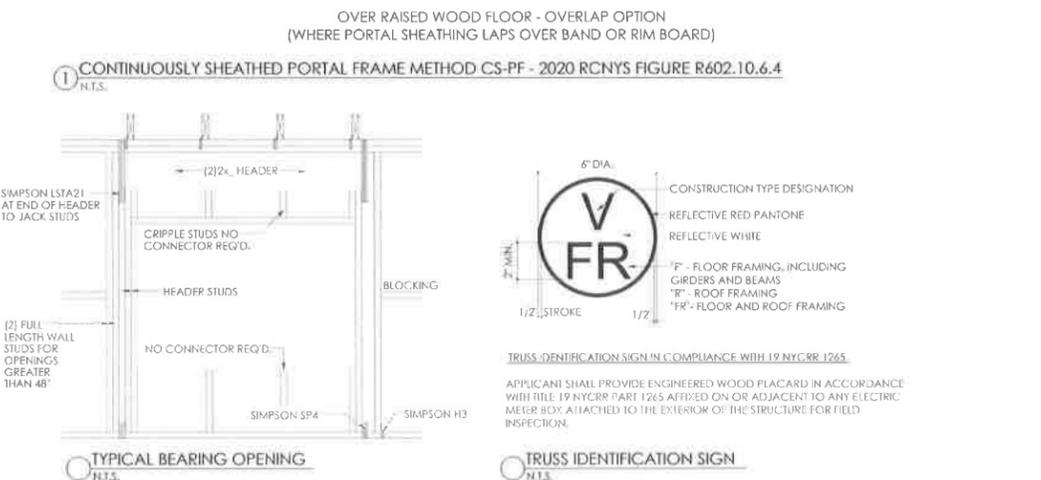
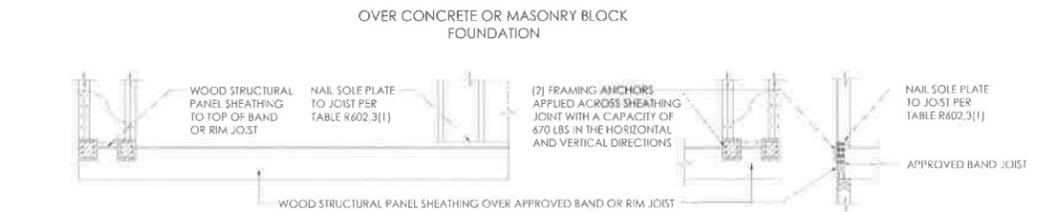
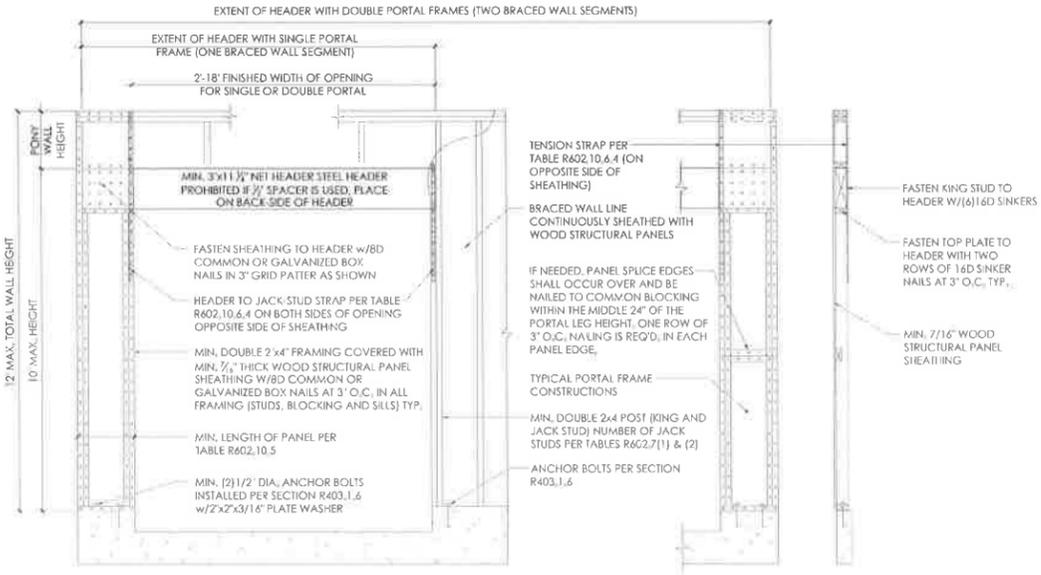
TABLE R602.10.5 (2020 RCNYS) MINIMUM LENGTH OF BRACED WALL PANELS

METHOD (SEE TABLE R602.10.4)	MINIMUM LENGTH (INCHES)				CONTRIBUTING LENGTH (INCHES)
	8 FT.	9 FT.	10 FT.	11 FT.	
DWB, WSP, SFB, PBS, PCP, HPS, BV, WSP	48	48	48	53	58
GB	48	48	48	53	58
ASW	28	32	34	38	42
SDC A, B AND C, ULTIMATE DESIGN WIND SPEED < 140 MPH	28	32	34	NP	NP
SDC D3, D1 AND D2, ULTIMATE DESIGN WIND SPEED < 140 MPH	32	32	34	NP	NP
PFH	16	16	16	18	20
SUPPORTING ONE STORY AND ROOF	24	24	24	27	29
PTG	24	27	30	33	36
CS-G	24	27	30	33	36
CS-PF	16	18	20	22	24
SDC D3, D1 AND D2	16	18	20	22	24
ADJACENT CLEAR OPENING HEIGHT (INCHES)					
≤ 64	24	27	30	33	36
68	25	27	30	33	36
72	27	27	30	33	36
76	30	29	33	33	36
80	32	30	33	33	36
84	35	32	33	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	38
104	49	43	40	39	39
108	54	46	43	41	41
112	50	45	43	43	43
116	55	48	45	45	45
120	60	52	48	48	48
124	56	51	48	48	48
128	61	54	51	51	51
132	66	58	54	54	54
136	62	56	52	52	52
140	66	58	54	54	54
144	72	60	56	56	56

TABLE R602.3(3) REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES (W, D), (C) (2015 INTERNATIONAL RESIDENTIAL CODE)

MINIMUM NAIL SIDE	MINIMUM PENETRATION (INCHES)	MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (INCHES)	MAXIMUM WALL STUD SPACING (INCHES)	PANEL NAIL SPACING		ULTIMATE DESIGN WIND SPEED V ₅₀ (MPH)		
					EDGES (INCHES O.C.)	FIELD (INCHES O.C.)	3	10	15
6d COMMON (2 1/2" x 0.113)	1.5	24/0	24/0	16	6	12	140	115	110
8d COMMON (2 1/2" x 0.131)	1.75	24/16	24/16	24	6	12	130	140	135
					6	12	140	115	110

FOR S: 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.



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 115 NORTH BERGEN PLACE
 FREEPORT, NY, 11530

OWNER INFORMATION
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 CIVIL ENGINEERING
 115 NORTH BERGEN PLACE
 FREEPORT, NY 11530

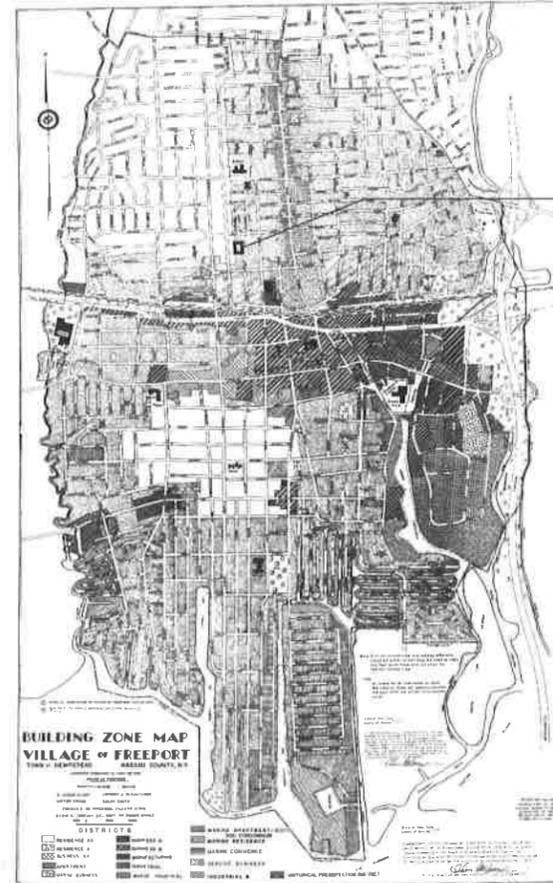
DRAWINGS TITLE
 TYPICAL FRAMING DETAILS

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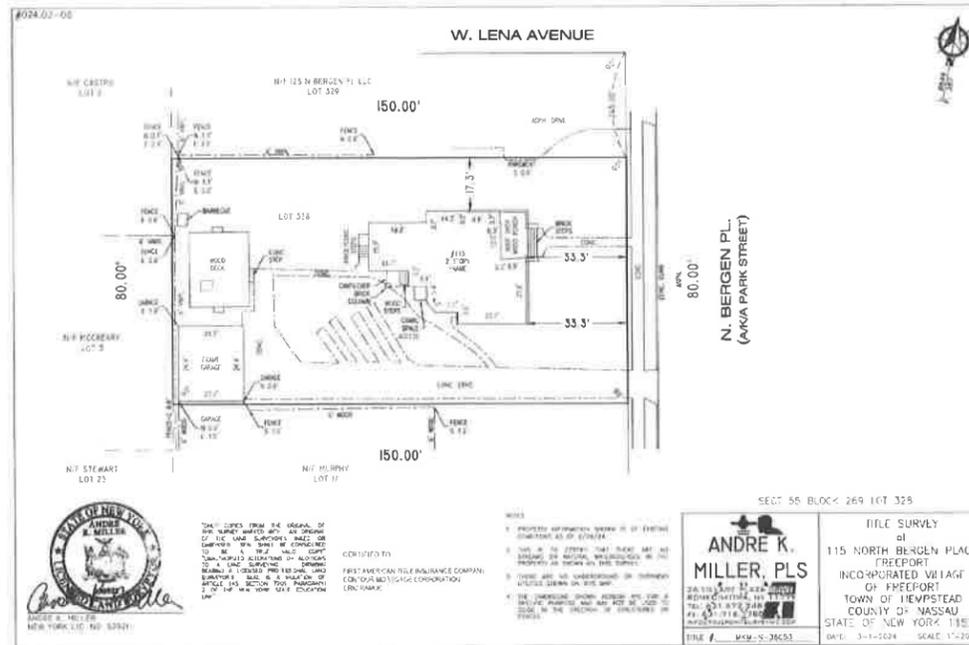
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 X00720138-53

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DATE: 10-04-2024
 PROJECT No:
 DRAWING BY: J.C.
 CHECKED BY: F.P.
 DRAWING NUMBER:
A-108.00 SHEET 11 OF 11



115 NORTH BERGEN PLACE
SECTION 55
BLOCK 269
LOT 328



1 EXISTING SURVEY

SCALE: N.T.S.

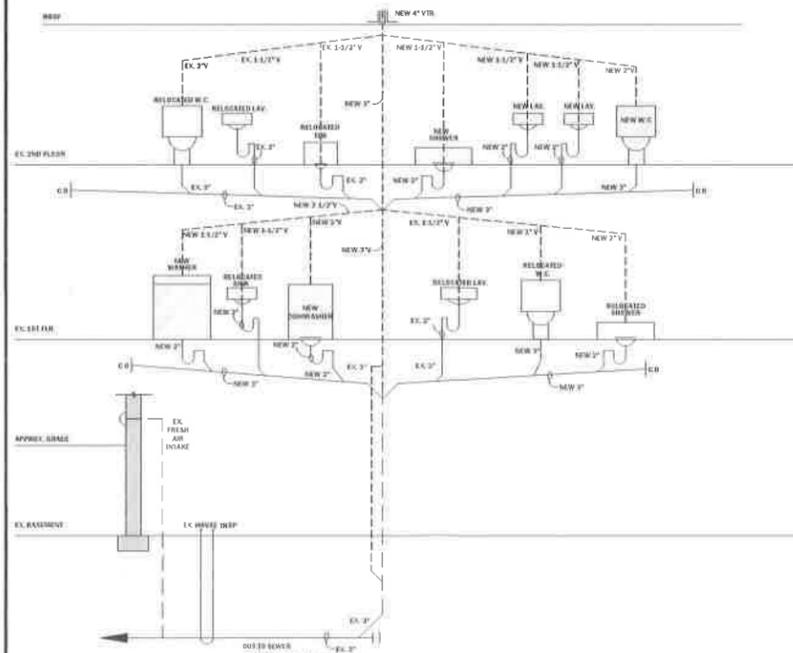
APPLICABLE CODES		
CODE ADOPTED	YEAR	CODE
BUILDING	2020	INTERNATIONAL RESIDENTIAL CODE
STRUCTURAL	2020	INTERNATIONAL RESIDENTIAL CODE
FIRE PROTECTION	2020	INTERNATIONAL RESIDENTIAL CODE
ELECTRICAL	2020	NATIONAL RESIDENTIAL CODE
ENERGY (RESIDENTIAL)	2020	INTERNATIONAL ENERGY CONSERVATION CODE

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 80'-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

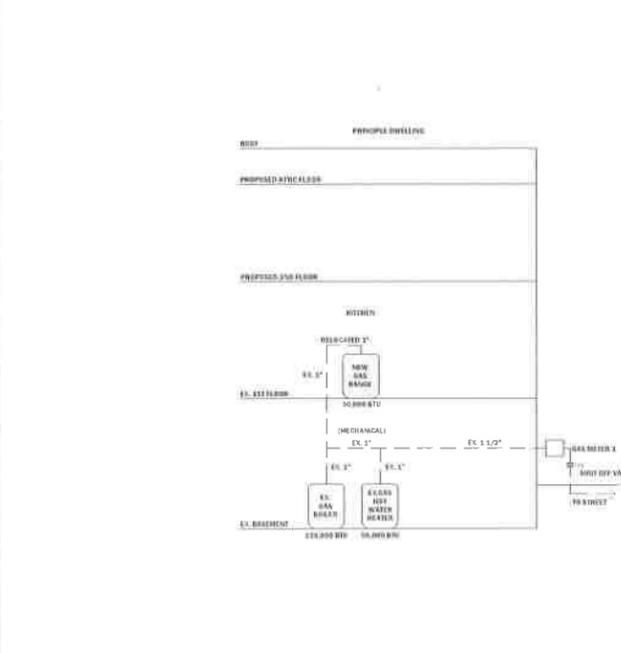
TABLE R301.2 (1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WINDY CLIMATE				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPEED (MPH)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND BORNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITES	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 (996)	52.9



2 PLUMBING RISER DIAGRAM

SCALE: 3/16"=1'-0"



3 GAS RISER DIAGRAM

SCALE: 3/16"=1'-0"

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

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115 NORTH BERGEN PLACE
FREEPORT, NY, 11530

OWNER INFORMATION
ERIC RAMOS
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E: ERICRAMOS410@GMAIL.COM

DRAWINGS TITLE
PLAN KEY, ZONING DATA AND PLUMBING RISERS

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FRANCISCO PEREZ, P.E.
VILLAGE OF FREEPORT, NY

D.O.B. JOB NUMBER

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

115 NORTH BERGEN PL.

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, THEREFOR THE FOLLOWING NOTE WILL BE PLACED ON THE 10' 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 WORKMANS COMP. AND DISABILITY INSURANCE AS REQUIRED BY NYS OR LOCAL MUNICIPALITY.
5. AT A HEIGHT OF NO MORE THAN 12 FT. ABOVE GROUND AND ON EACH PERIMETER OF A CONSTRUCTION SITE FRONTING A THROUGHFARE, 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. 10-3.2 (10# & 10) 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 BE FIRE PROTECTED WITH 2" CONCRETE OR 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 STATE FUEL GAS CODE, THE NEW YORK STATE PLUMBING CODE AND THE NEW YORK STATE 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 THE NEW YORK STATE 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 OF THE NEW YORK STATE 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 THE NEW YORK STATE 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 THE NEW YORK STATE BUILDING CODE AS IF THE BUILDING WERE HEREAFTER ERECTED.

5. ENCROACHMENTS ONTO THE PUBLIC RIGHT OF WAY SHALL BE GOVERNED BY THE NEW YORK STATE BUILDING CODE OR LOCAL MUNICIPALITY

6. EXCEPT AS OTHERWISE LIMITED BY THE COMMISSIONER, ADMINISTRATION AND ENFORCEMENT OF THE NEW YORK STATE BUILDING 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 NEW YORK STATE 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 NEW YORK STATE 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) UNDERWRITERS 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 WALL.

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. GOLF 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 2020 (NYS PLUMBING CODE 2020).
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 5 SECTION PC 601-603, 604, 606, 607, 608, 610A.
13. ALL PLUMBING WORK IS TO BE PERFORMED BY A NYS CERTIFIED AND APPROVED NYS LICENSED MASTER PLUMBER AND OR HIS/HER REPRESENTATIVE. ALL WORK SHALL BE INSTALLED IN ACCORDANCE TO THE NYS 2020 PC.
14. THE PLUMBER SHALL COORDINATE AND PERFORM ALL NECESSARY ROUGHING, FIXTURE AND FINAL INSPECTION IN THE PRESENCE OF A NYS 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 NYS APPROVE WATER SAVING DEVICES.

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 WILL 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 WERE 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.
3. STANDARD GRADE 1100 PSI STUDS MAYBE # 2 COMMON.
4. WOOD FRAMES CONSTRUCTION DETAILS SHALL CONFORM TO THE REQUIREMENTS OF SEC. 27-617 & 27-622 NYSBCB.
5. ALL STRUCTURAL WOOD SHALL BE AT LEAST 12" ABOVE ADJOINING GRADE.
6. THE MINIMUM DISTANCE BETWEEN BRIDGING SHALL BE 8'-0" O.C.
7. HEADERS, TRIMMERS AND JOISTS UNDER PARTITIONS, ALL OPENINGS IN ROOF AND AROUND STAIRS TO BE DOUBLED.
8. THE EDN OF WOOD BEAMS RESTING ON GIRDERS OR WALLS SHALL HAVE A 6" MIN. LAP WHICH BE WELL BLOTTED OR FASTENED WITH APPROVED METAL STRAPS: RS10-1 SEC. 9.5
9. 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).
10. WOOD BEAMS AND RAFTERS SHALL BE FRAMED 4" FROM CHIMNEY: 27-867.
11. UNLESS OTHERWISE NOTED ALL STEEL TO BE A26 22,000 PSI ALLOWABLE BENDING STRESS CONFORMING WITH ASTM A36-67
12. STRUCTURAL STEEL DESIGN, FABRICATION, AND ERECTION SHALL CONFORM TO RS 10-5.
13. LIGHT GAUGE COLD FROMED STEEL SHALL CONFORM TO RS 10-6 AND TPPN 2/00.
14. PROVIDE STANDARD BOLTED CONNECITONS, SEPARATORS, BOLTS FOR STRUCTURAL STEEL MEMEBERS, STANDARD BEARING PLATES TO BE PROVIDED UNDER STEEL BEAMS AND COLUMNS AT SUPPORT.
15. 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 FOR THE DESIGN SHALL CERTIFY TO THE BLDG. THAT THE REQUIREMENTS OF B.S.A. RULES (465-44 5R) HAS BEEN FULFILLED.
16. ALL STRUCTURAL STEEL TO BE PROTECTED AS INDICATED BY SEC. 27-324 OF THE NYSBC BLDG. CODE.
17. UNLESS OTHERWISE NOTED AL STRUTURAL STEEL SHALL RECEIVE 2 COATS OF RUST-INHIBITIVE PAINT, 1 SHOP & 1 FIELD.
18. ALL WELDING SHALL BE PERFORMED BY LICENSED WELDERS AND BE INSPECTED IN ACCORDANCE WITH TABLE 10-2. ELECTRODES SHALL BE E-70 ELECTRODES.
19. THE STEEL CONTRACTOR SHALL FURNISH ALL AFFIDAVITS, MILL TEST REPORTS, TESTING LABORATORY REPORTS REQUIRED BY THE BUILDING DEPARTMENT.
20. ALL LOOSE LINTELS SHALL HAVE MINIMUM OF 6" BEARING EACH END OF MASONRY OPENING.
21. 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 NYS ECC NOTES

- 1. TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE NEW YORK STATE ENERGY CODE 2020 (NYS ENERGY CODE 2020).
2. RESIDENTIAL BUILDINGS SHALL MEET THE PROVISIONS OF NEW YORK STATE ENERGY CODE 2020.
3. COMPLIANCE MAY BE DETERMINED THROUGH THE USE OF COMPUTER SOFTWARE DEVELOPED BY THE UNITED STATES DEPARTMENT OF ENERGY INCLUDING RESCHECK, COMCHECK OR DOE2.
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.
5. MATERIALS, SYSTEMS AND EQUIPMENT SHALL BE IDENTIFIED IN A MANNER THAT WILL ALLOW A DETERMINATION OF COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE NEW YORK STATE ENERGY CODE 2020.
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 SHALL BE IDENTIFIED BY ONE OF THE FOLLOWING :
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.
8. INSULATION MATERIALS SHALL BE INSTALLED SUCH THAT THE MANUFACTURER'S R-VALUE MARK IS READILY OBSERVABLE UPON INSPECTION
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 COEFFICIENT (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 LABELED SHGC SHALL BE ASSIGNED A DEFAULT SHGC.
11. UNLESS OTHERWISE NOTED: ALL NEW WINDOWS, SKYLIGHTS AND EXTEIOR DOORS 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 STATE CONSTRUCTION CODES
13. MAINTENANCE INSTRUCTIONS SHALL BE FURNISHED FOR EQUIPMENT AND SYSTEMS THAT REQUIRE PREVENTIVE MAINTENANCE. REQUIRED REGUAR MAINTENANCE ACTIONS SHALL BE CLEARLY STATED AND INCORPORATED ON 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 LEAST ONE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATED HEATING AND COOLING SYSTEM.

- 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 403.3 (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).

INSPECTIONS:

- 1. G.C. IS SOLELY RESPONSIBLE FOR OBTAINING PERMITS AND INSPECTIONS/ SIGN OFF FROM UNDERWRITER, NASSAU COUNTY FIRE MARSHALS OFFICE AND ALL LOCAL INSPECTORS

LEGEND table with symbols and descriptions for electrical and plumbing notes. Includes symbols for elevations, details, switches, smoke detectors, and various lines and markers.

2020 ENERGY CONSERVATION CODE COMPLIANCE NOTE. THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, ALL WORK UNDER THIS APPLICATION IS IN COMPLIANCE WITH THE 2020 NYSECECC.

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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Table with columns: NO, DATE, ISSUE/REV. Contains revision history for permit and bulletin.

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
ERIC RAMOS
P: 516-234-1450
E: ERICRAMOS410@GMAIL.COM

DRAWINGS TITLE
GENERAL NOTES & LEGENDS

D.O.B. APPROVAL STAMP

D.O.B. JOB NUMBER

SEAL & SIGNATURE

Table with project details: DATE (10-04-2024), PROJECT No., DRAWING BY (J.C), CHECKED BY (F.P.), DRAWING NUMBER (G-100.00), SHEET (2 OF 11).

ENGINEER:
FRANCISCO D. PEREZ, P.E. LLC
 Structural and MEP Design
 1503 91st Street, North Bergen, NJ 07047
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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, 11630

OWNER INFORMATION
 ERIC RAMOS
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 E: ERICRAMOS410@GMAIL.COM

DRAWINGS TITLE

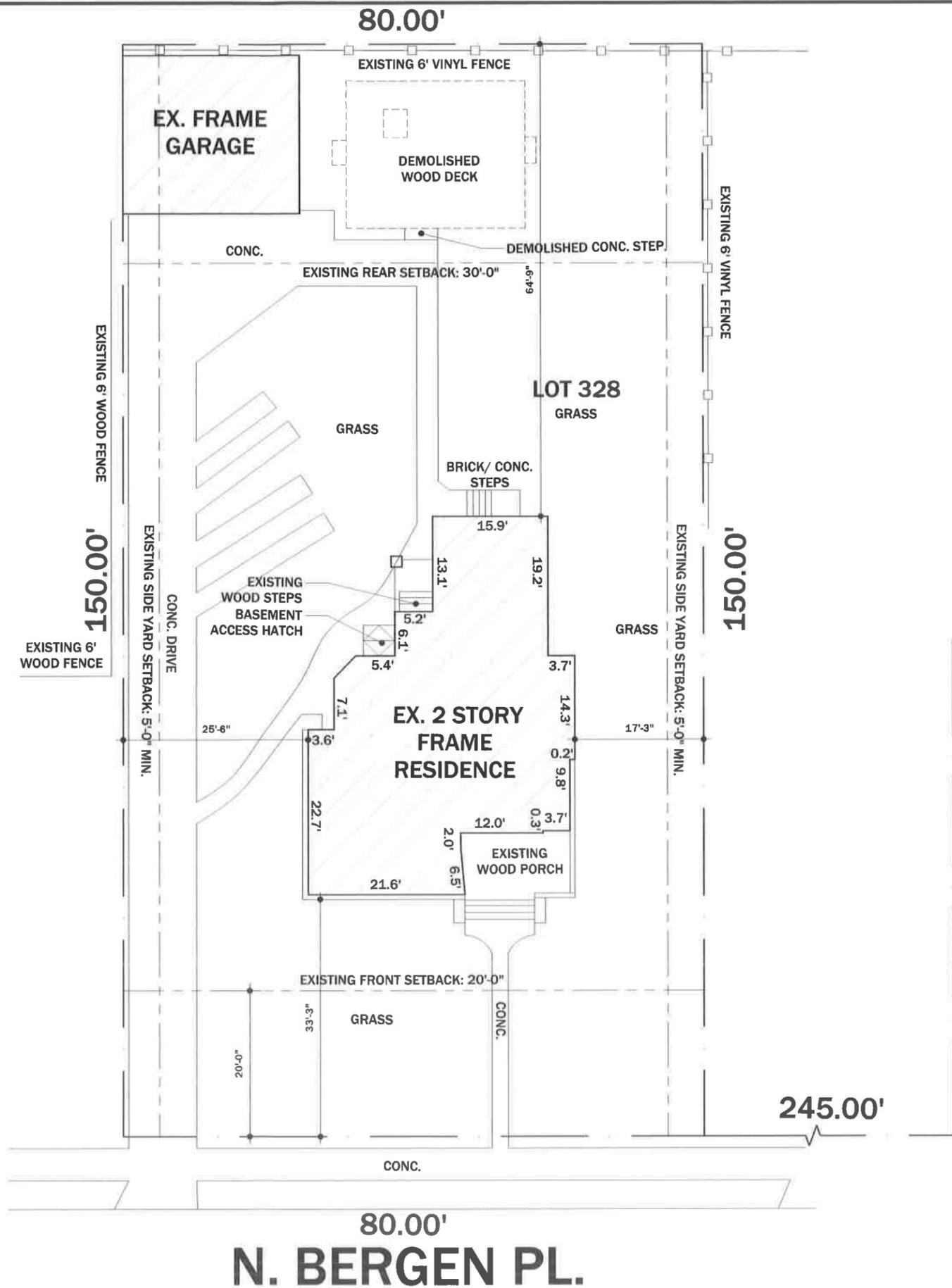
SITE PLAN
 2025 JUL - 3 A 10:01
 RECEIVED
 VILLAGE OF FREEPORT, NY
 DEPT. OF PLANNING & ZONING
 APPROVAL STAMP

D.O.B. JOB NUMBER

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



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.



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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
 ERIC RAMOS
 P: 516-234-1450
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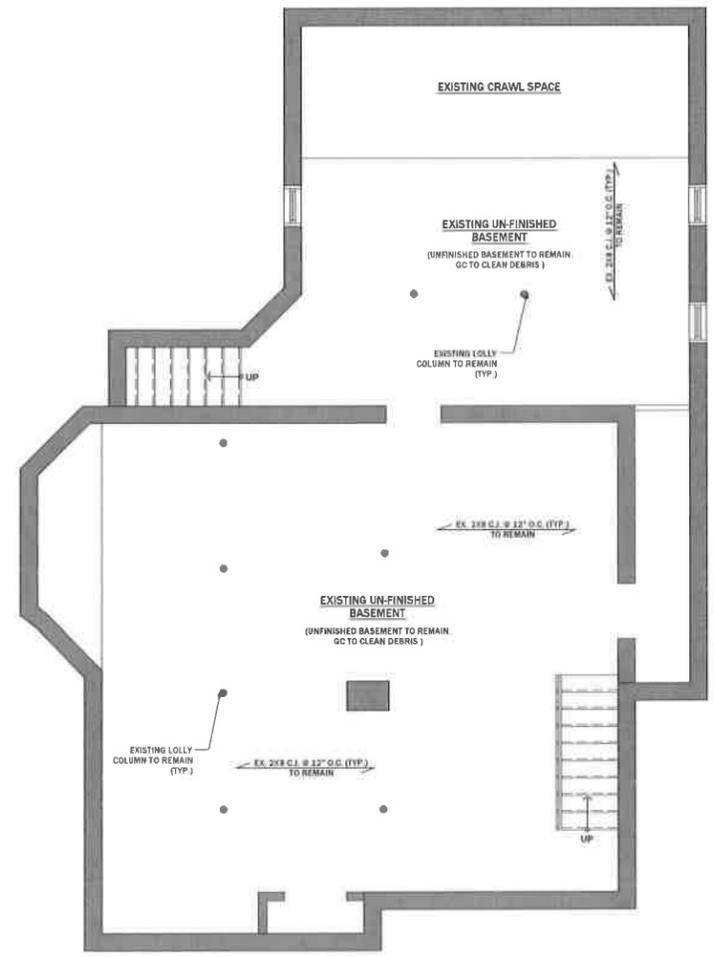
DRAWINGS TITLE
 EXISTING / DEMOLITION PLANS

RECEIVED
 2025 JUL -3 A 10:01
 D.O.B. APPROVAL STAMP
 ENGINEER'S OFFICE
 FREEPORT, NY

D.O.B. JOB NUMBER

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

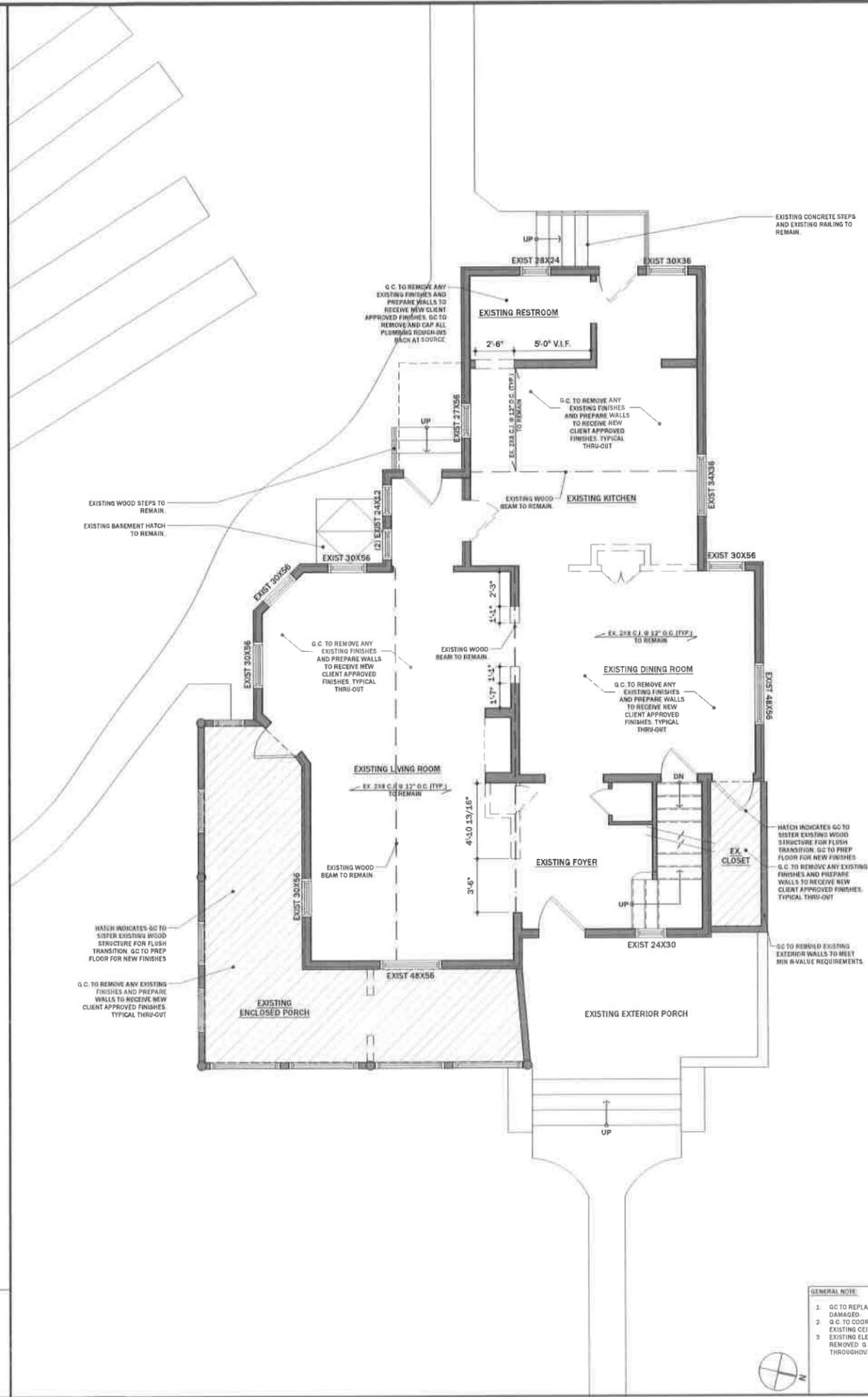


GENERAL NOTE
 1. NO WORK SCOPE IN BASEMENT AND ATTIC PLANS ARE INCLUDED IN DRAWING SET FOR REFERENCE ONLY.



1 EXISTING/DEMOLITION BASEMENT PLAN

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

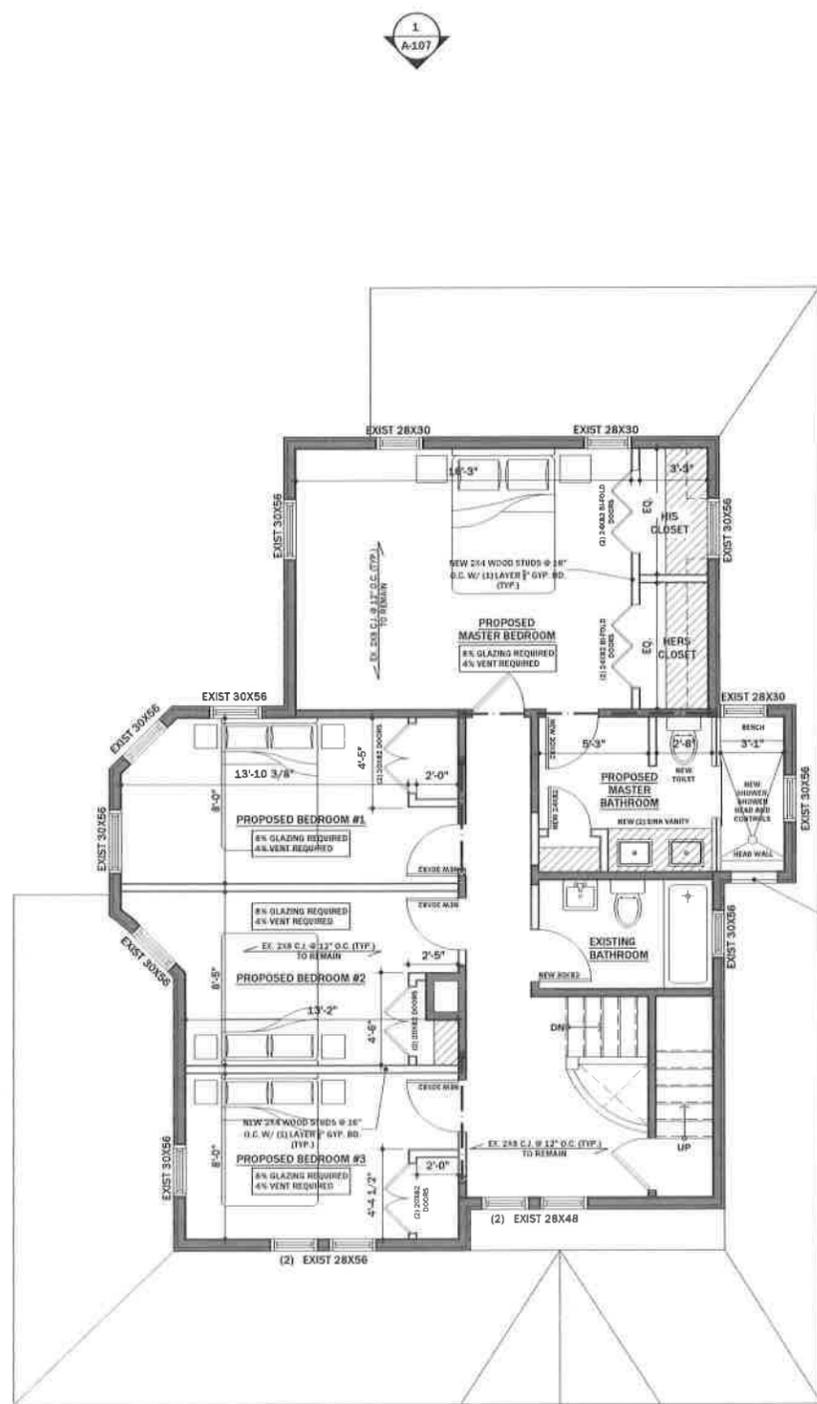


GENERAL NOTE
 1. GC TO REPLACE ANY EXISTING WOOD JOIST THAT IS DAMAGED.
 2. GC TO COORDINATE WITH CLIENT ON REMOVAL EXISTING CEILING DEVICES AND LIGHT FIXTURES.
 3. EXISTING ELECTRICAL OUTLETS & WIRING TO BE REMOVED. GC TO PROVIDE NEW WIRING THROUGHOUT.



2 EXISTING/DEMOLITION FIRST FLOOR PLAN

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



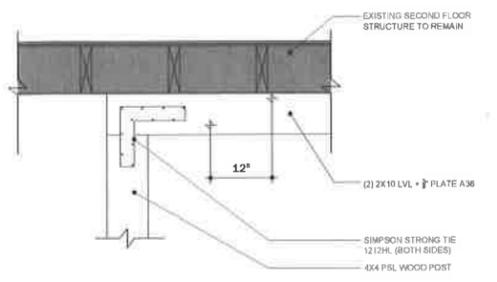
FRAMING NOTES:
 UNLESS OTHERWISE NOTED, ALL HEADERS SHALL BE:
 (2) 2x6 @ SPANS UP TO 4'-0"
 (3) 2x8 @ SPANS 4'-0" TO 5'-0"
 (4) 2x10 @ SPANS 5'-0" TO 6'-0"
 (5) 2x12 @ SPANS 6'-0" TO 8'-0"

UNLESS OTHERWISE NOTED, ALL ENGINEERED STRUCTURAL MEMBERS SHALL BE MICROLAM LVL 2 OR

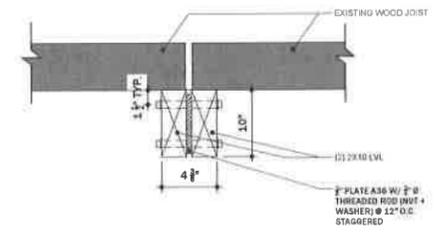
UNLESS OTHERWISE NOTED, STRUCTURAL POSTS SHALL BE:
 3-1/2" x 3-1/2" FSL POST @ 2x6 WALLS
 3-1/2" x 5-1/2" FSL POST @ 2x8 WALLS

ICE BARRIER / FLASHING NOTE:
 ICE BARRIER INSTALLMENT SHALL EXTEND FROM ROOF LEAVE EDGE TO A POINT 24" MINIMUM INSIDE THE EXTERIOR WALL LINE.

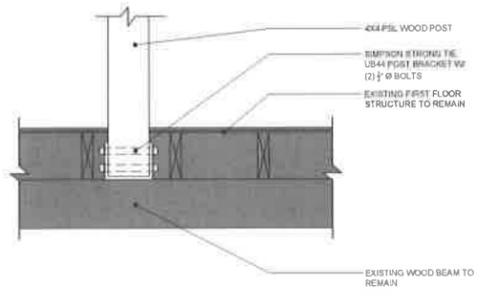
STAIR NOTE:
 1. TREAD AND STAIR COMPONENTS SHALL COMPLY WITH 2024 IBCS SECTION R511.1
 2. D.C. TO PROVIDE STAIR SHOP DWGS. FOR ARCH. APPROVAL PRIOR TO FABRICATION



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.

ENGINEER:
FRANCISCO D. PEREZ, P.E. LLC
 Structural and MEP Design
 1503 91st Street, North Bergen, NJ 07047
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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

ERIC RAMOS
 P: 516-234-1450
 E: ERICRAMOS410@GMAIL.COM

DRAWINGS TITLE

PROPOSED PLANS AND DETAILS

RECEIVED
 2025 JUL 3 10:01
 CLIENT'S OFFICE
 VILLAGE FREEPORT, NY

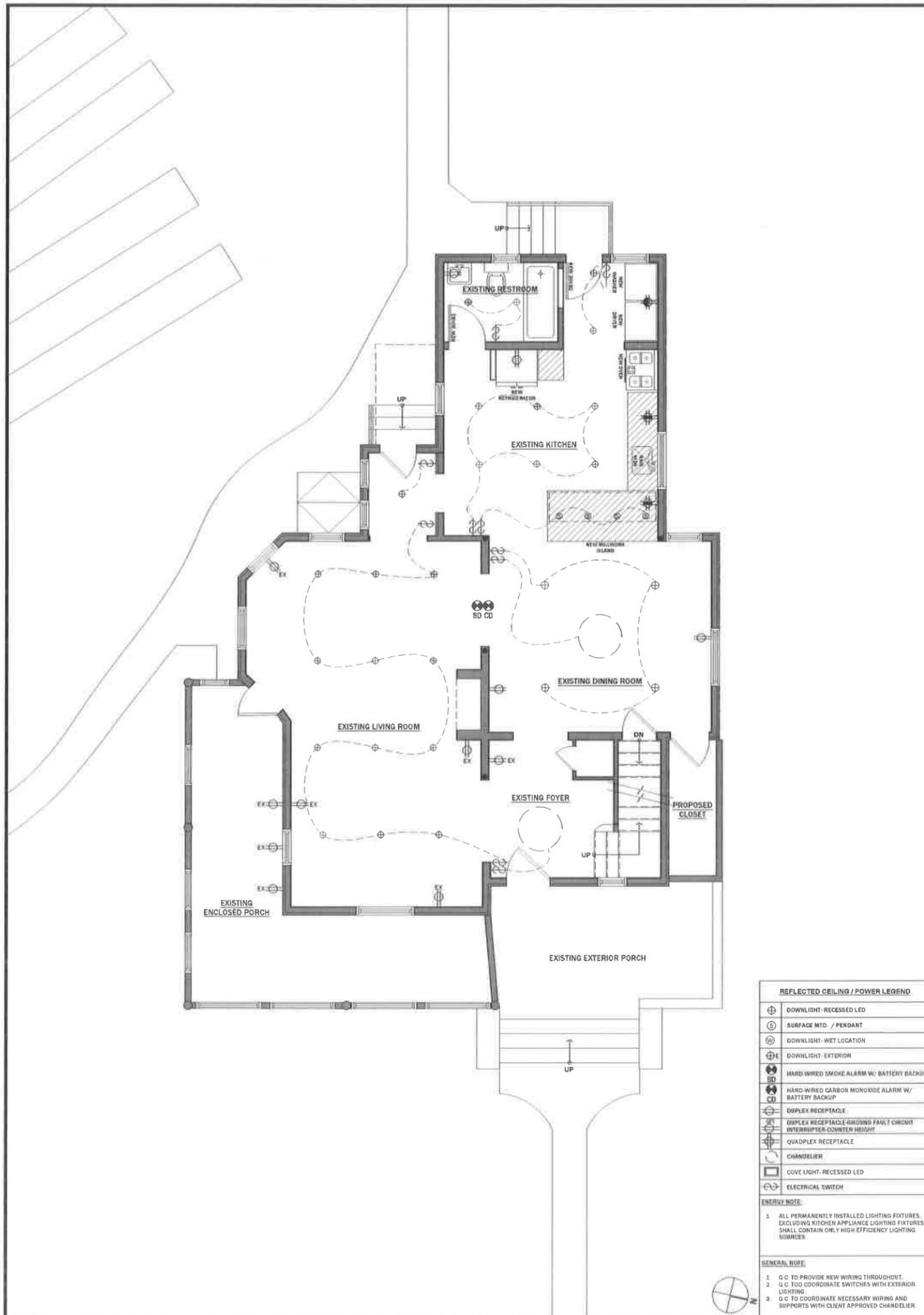
DOB APPROVAL STAMP

DOB JOB NUMBER

SEAL & SIGNATURE

DATE: 10-04-2024
 PROJECT No:
 DRAWING BY: J.C.
 CHECKED BY: F.P.

DRAWING NUMBER: **A-104.00**
 SHEET 7 OF 11



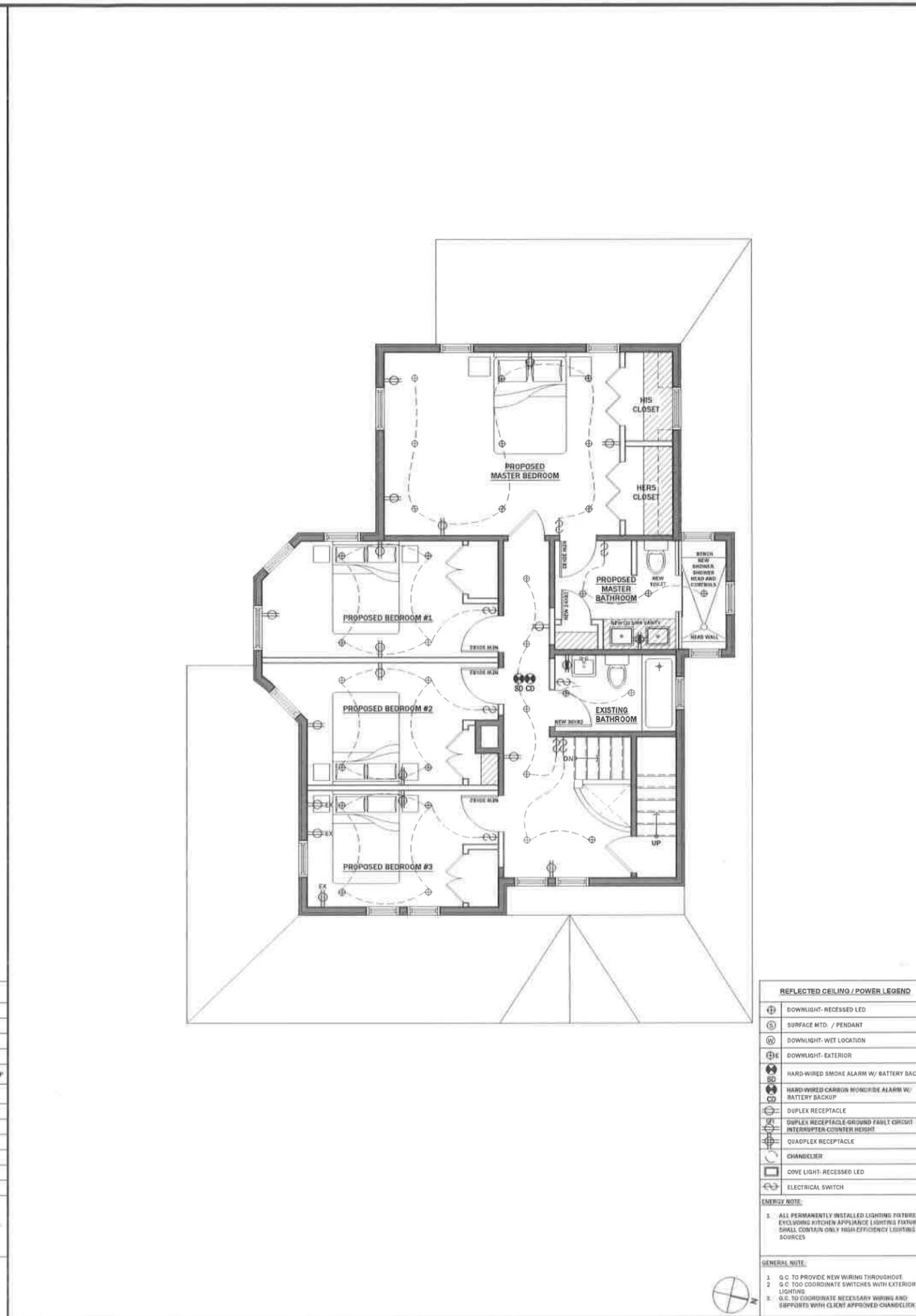
REFLECTED CEILING / POWER LEGEND

⊕	DOWNLIGHT- RECESSED LED
⊙	SURFACE MTD. / PENDANT
⊖	DOWNLIGHT- WET LOCATION
⊕E	DOWNLIGHT- EXTERIOR
⊕S	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
⊕	CHANDIELIER
⊕	COVE LIGHT- RECESSED LED
⊕	ELECTRICAL SWITCH

ENERGY NOTE:
 1 ALL PERMANENTLY INSTALLED LIGHTING FIXTURES, EXCLUDING KITCHEN APPLIANCE LIGHTING FIXTURES, SHALL CONTAIN ONLY HIGH EFFICIENCY LIGHTING SOURCES.

GENERAL NOTE:
 1 G.C. TO PROVIDE NEW WIRING THROUGHOUT.
 2 G.C. TO COORDINATE SWITCHES WITH EXTERIOR LIGHTING.
 3 G.C. TO COORDINATE NECESSARY WIRING AND SUPPORTS WITH CLIENT APPROVED CHANDIELIER.

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



REFLECTED CEILING / POWER LEGEND

⊕	DOWNLIGHT- RECESSED LED
⊙	SURFACE MTD. / PENDANT
⊖	DOWNLIGHT- WET LOCATION
⊕E	DOWNLIGHT- EXTERIOR
⊕S	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
⊕	CHANDIELIER
⊕	COVE LIGHT- RECESSED LED
⊕	ELECTRICAL SWITCH

ENERGY NOTE:
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GENERAL NOTE:
 1 G.C. TO PROVIDE NEW WIRING THROUGHOUT.
 2 G.C. TO COORDINATE SWITCHES WITH EXTERIOR LIGHTING.
 3 G.C. TO COORDINATE NECESSARY WIRING AND SUPPORTS WITH CLIENT APPROVED CHANDIELIER.

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

ENGINEER:
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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
 ERIC RAMOS
 P. 516-234-1450
 E: ERICRAMOS410@GMAIL.COM

DRAWING TITLE
 LIGHTING POWER PLANS
 2025 JUL - 31 A 10:01 AM
 RECEIVED
 D.O.B. APPROVAL STAMP
 D.O.B. APPROVAL STAMP
 VILLAGE OFFICE
 FREEPORT, NY

D.O.B. JOB NUMBER

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



1 EXTERIOR EAST ELEVATION

FINISHES:
 VINYL SIDING
 COLOR: WHITE
 VINYL LATTICE PANELS
 COLOR: WHITE
 PVC RAILING
 COLOR: AS PER CLIENT APPROVAL

WINDOW SPECIFICATION:
 MANUF: AMERICAN CRAFTSMAN TO PRO SERIES
 MODEL: 3250788

SIZES:
 A: 31.75 X 48.25
 B: 37.75 X 56.75
 C: 48.548 (KITCHEN SINK)

GENERAL NOTE:
 1. GC TO INSTALL NEW VINYL SIDING
 2. EXISTING ASPHALT SHINGLE ROOF TO REMAIN
 3. EXISTING MASONRY CHIMNEY TO REMAIN.

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

ENGINEER:
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 Structural and MEP Design
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03	08/25/2025	ISSUED FOR BULLETIN #2

SCOPE OF WORK
 INTERIOR RENOVATION
 ARCHITECTURAL UPDATE TO EXISTING KITCHEN, ADDITION OF RESTROOM, INTERIOR LAYOUT UPDATES

PROJECT ADDRESS
 115 NORTH BERGEN PLACE
 FREEPORT, NY, 11520

OWNER INFORMATION
 ERIC RAMOS
 P: 516-234-1450
 E: ERICRAMOS410@GMAIL.COM



2 EXTERIOR NORTH ELEVATION

FINISHES:
 VINYL SIDING
 COLOR: WHITE
 VINYL LATTICE PANELS
 COLOR: WHITE
 PVC RAILING
 COLOR: AS PER CLIENT APPROVAL

WINDOW SPECIFICATION:
 MANUF: AMERICAN CRAFTSMAN 76 PRO SERIES
 MODEL: 3250788

SIZES:
 A: 31.75 X 48.25
 B: 37.75 X 56.75
 C: 48.548 (KITCHEN SINK)

GENERAL NOTE:
 1. GC TO INSTALL NEW VINYL SIDING
 2. EXISTING ASPHALT SHINGLE ROOF TO REMAIN
 3. EXISTING MASONRY CHIMNEY TO REMAIN.

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

DRAWINGS TITLE
 2025 JUL - 3
 VILLAGE OF FREEPORT, NY
 CLERK'S OFFICE
 RECEIVED
 A 10:01
 D.O.B. APPROVAL STAMP
 VILLAGE OF FREEPORT, NY

D.O.B. JOB NUMBER

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



1 EXTERIOR WEST ELEVATION

ENGINEER:
FRANCISCO D. PEREZ, P.E. LLC
 Structural and MEP Design
 1503 91st Street, North Bergen, NJ 07047
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SCOPE OF WORK
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PROJECT ADDRESS
 115 NORTH BERGEN PLACE
 FREEPORT, NY, 11520

OWNER INFORMATION
 ERIC RAMOS
 P: 516-234-1450
 E: ERICRAMOS410@GMAIL.COM

DRAWINGS 2/25
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 JUL - 3 A 10:00
 CLEMENS OFFICE
 115 NORTH BERGEN PLACE
 FREEPORT, NY

APPROVAL STAMP
 D.O.B. APPROVAL STAMP

D.O.B. JOB NUMBER

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



2 EXTERIOR SOUTH ELEVATION

FINISHES:
 VINYL SIDING
 COLOR: WHITE
 VINYL LATTICE PANELS
 COLOR: WHITE
 PVC RAILING
 COLOR: AS PER CLIENT APPROVAL
 WINDOW SPECIFICATION:
 MANUF: AMERICAN CRAFTSMAN 70 PRO SERIES
 MODEL: 3250786
 SIZES:
 A: 31.75 x 49.25
 B: 37.75 x 56.75
 C: 48.548 (KITCHEN SINK)
 GENERAL NOTE:
 1. GC TO INSTALL NEW VINYL SIDING.
 2. EXISTING ASPHALT SHINGLE ROOF TO REMAIN.
 3. EXISTING MASONRY CHIMNEY TO REMAIN.

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

Application Date: 6/18/25
Fees Paid: \$335.00

SP# 3839

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: 229 woodcleft ave ZONING DISTRICT Marine Commerce
SECTION 62 BLOCK 177 LOT 65 LOT SIZE: _____

<input type="checkbox"/> TENANT	<input checked="" type="checkbox"/> APPLICANT	<input type="checkbox"/> LESSEE	PROPERTY OWNER	
Name: <u>RUDY UZIANO</u>			Name: <u>BRASA</u>	
Address: <u>42 woodcleft ave</u> <u>Freeport NY 11520</u>			Address: <u>229 woodcleft ave</u> <u>Freeport NY 11520</u>	
Telephone #: <u>929-404-7279</u>			Telephone #: <u>929-404-7279</u>	

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

Present Land Use: RESTAURANT Proposed Land Use: RESTAURANT

Description of Proposed Work: exterior renovation, replace shutter on entire building, add new exterior lights.

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

[Signature]
APPLICANT'S SIGNATURE
Sworn to before me this 23rd day of April, 2025.
[Signature]
Notary Public

4/23/2025
DATE

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

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

[Signature]
PROPERTY OWNER'S SIGNATURE
Sworn to before me this 23rd day of April, 2025.
[Signature]
Notary Public

4/23/2025
DATE

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

FOR VILLAGE USE ONLY

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

RECEIVED
2025 JUN 19 P 3:31
VILLAGE OF FREEPORT
CLERK'S OFFICE



INC. VILLAGE OF FREEPORT

Department of Buildings

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER
April 25, 2025

Rudy Iriano
229 Woodcleft Ave
Freeport, NY 11520

RE: 229 Woodcleft Ave, Freeport, NY 11520
Zoning District – Marine Commerce Sec. 62 Blk. 177, Lot 65
Building Permit Application #20254199

Description: Exterior renovation and replace stucco on the building and new exterior lighting.

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

RECEIVED
APR 25 11 18 P 3 28
OFFICE OF THE VILLAGE CLERK
VILLAGE OF FREEPORT, NY

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project:

Building Permit App. 20254199

Location: 229 Woodcleft Ave, Freeport NY 11520

Applicant: Rudy Liriano

Description: Exterior renovation and replace stucco on the building and new exterior lighting.

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 25, 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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VILLAGE OF FREEPORT, NY

APR **DEPARTMENT OF BUILDINGS**

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 20254199
 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) 229 Woodcliff Ave (No.) ZONING DISTRICT Madame Commande
 BETWEEN Hamilton St (Street) AND Suffolk St
 SECTION 62 (Cross Street) AND Suffolk St
 BLOCK 177 LOT 65 APPROX. LOT SIZE _____ LOT AREA _____

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

A. TYPE OF IMPROVEMENT

1 New building
 2 Addition-Alteration (If residential, enter number of new housing units added. If non-residential, enter name)
 3 Swimming Pool
 4 Repair (replacement)
 5 Sillhead (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 Form "E"

17 Industrial
 18 Office, bank, professional
 19 Store, mercantile
 20 Church, other religious
 21 Hospital, institutional
 22 Other - Specify _____

C. COST

10 TOTAL COST OF IMPROVEMENT \$ 110,000

D. DESCRIPTION OF PROJECT

exterior renovation
replace stucco on entire building
add new exterior lighting

III. IDENTIFICATION - To be completed by all applicants

NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessor <u>Brosa/Ludy Luciano</u>	<u>46 Woodcliff Ave Freeport NY 11520</u>	<u>929-4047279</u>
2. Contractor <u>Bens General Contracting Co</u>	<u>19 Suffolk St Freeport NY 11520</u>	<u>516-6232945</u>
3. Architect or Engineer <u>Russ Jordan</u>	<u>44 Casino St Freeport NY 11520</u>	<u>516-2415909</u>

IV. OWNER - CONTRACTOR STATEMENT

Building permit is issued subject to the provisions of Section 67 of the Workmen's Compensation Law.
 Workman's Compensation Card/State No. 63338 Company NY SR Exp. Date 4/1/26

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

Contractor or Owner Bens General Contracting
 Address 19 Suffolk St Freeport
 Phone 516-623-2945

County of Nassau
Ben Jackson being duly sworn, says that he is the contractor or owner of the above mentioned building. That the terms of the above application also the estimated cost of said building or alteration, is correct to the best of his knowledge and belief and agrees to conform to all applicable laws of this jurisdiction. (He or Her)

Sworn to before me this 23rd day of April, 2025
Tara Colletti
 Notary Public, County, N.Y.

[Signature]
 (Applicant Signature)

V. FLOOD ZONE

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

IS PROJECT TO REPAIR FLOOD DAMAGE?
 YES NO

PROJECT DESCRIPTION

Total/First Flr Square Feet

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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Appendix B
Short Environmental Assessment Form

APR 24 2025

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.

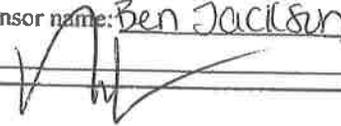
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information							
Name of Action or Project: BRASA exterior Reno.							
Project Location (describe, and attach a location map): 229 Woodcleft ave							
Brief Description of Proposed Action: exterior renovation replace stucco on entire Building add new exterior lighting.							
Name of Applicant or Sponsor: Ben Jackson / Bens General Contracting		Telephone: 516-623-2945					
Address: 19 Suffolk st		E-Mail: office @ BGcorp.com					
City/PO: Freeport		State: NY	Zip Code: 11520				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action? _____ acres		<div style="text-align: right; font-size: small;"> VILLAGE OF FREEPORT 3:29 PM APR 24 2025 </div>					
b. Total acreage to be physically disturbed? _____ acres							
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres							
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

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

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 WILLAMETTE COUNTY, OR, U.S.A.

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____ APR 24 2025	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Ben Jacobson</u>	Date: <u>4/23/2025</u>	
Signature: 		

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

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

APR 24 2025	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

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

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



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Front of 229 Woodcleft



North side of building



South side of building

South of 229 Woodcleft



North of 229 Woodcleft

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North view across street



South view across street

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West facing



East facing

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Front of 229 Woodcleft



Rear of 229 Woodcleft

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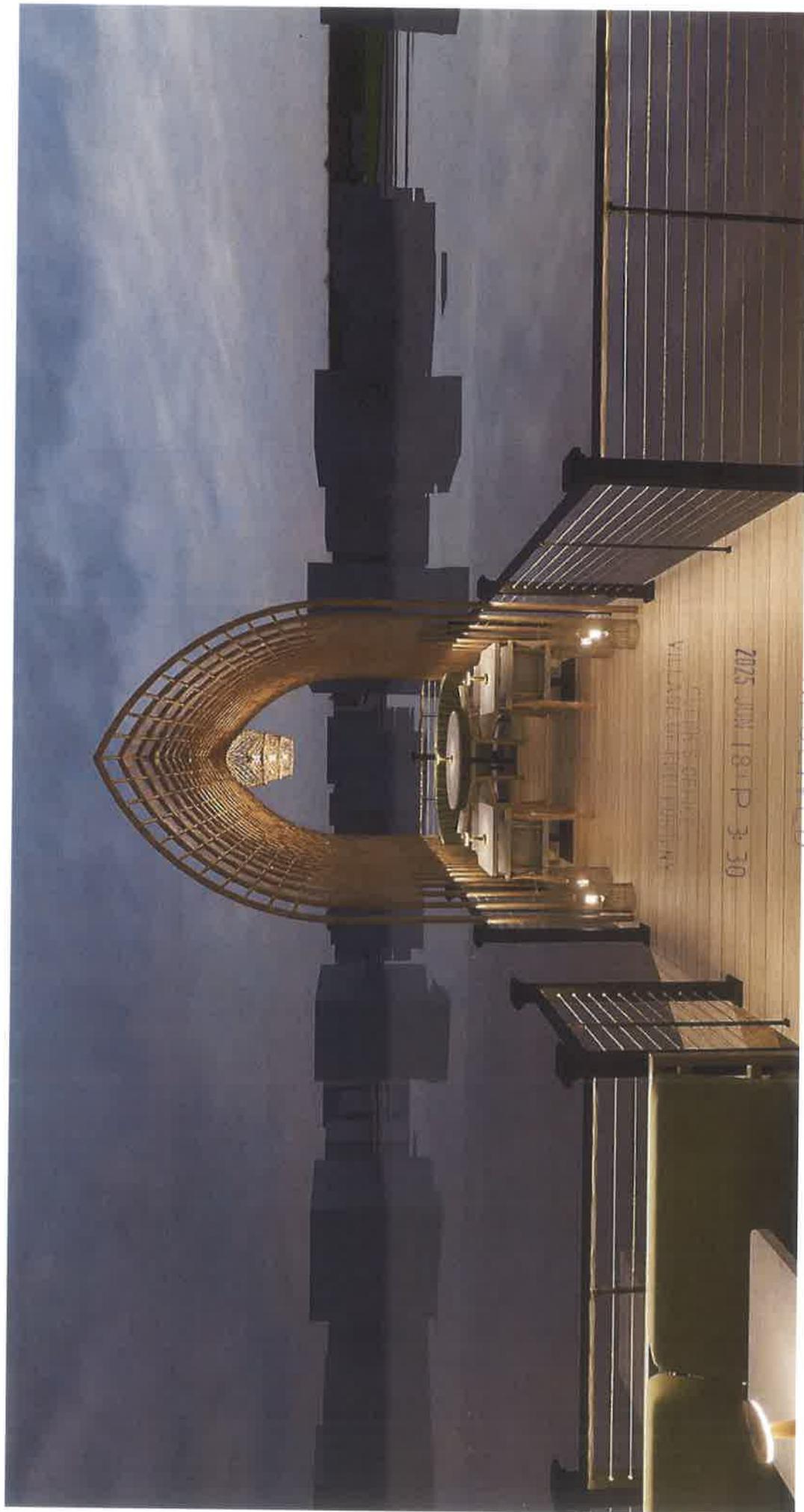
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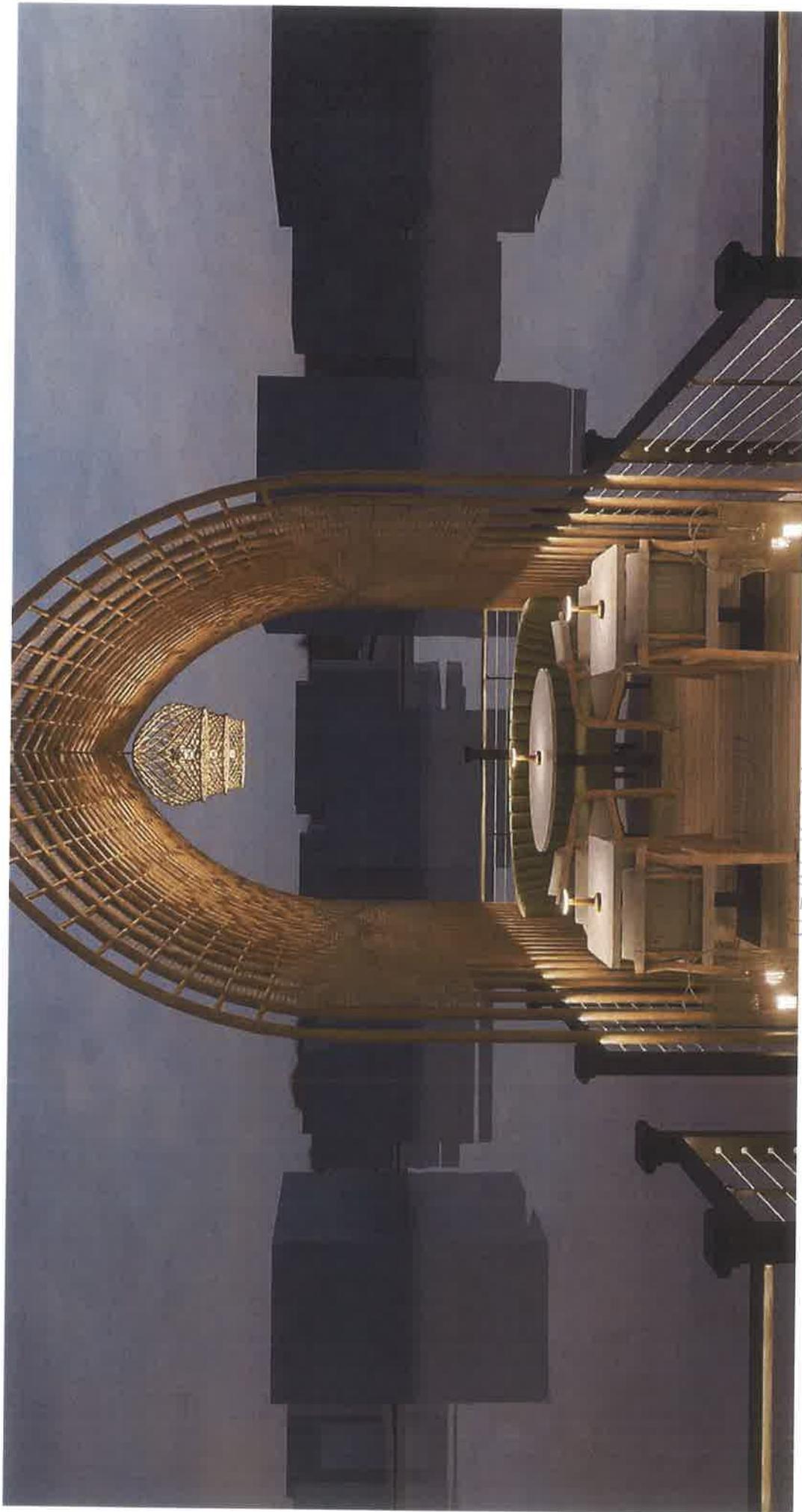
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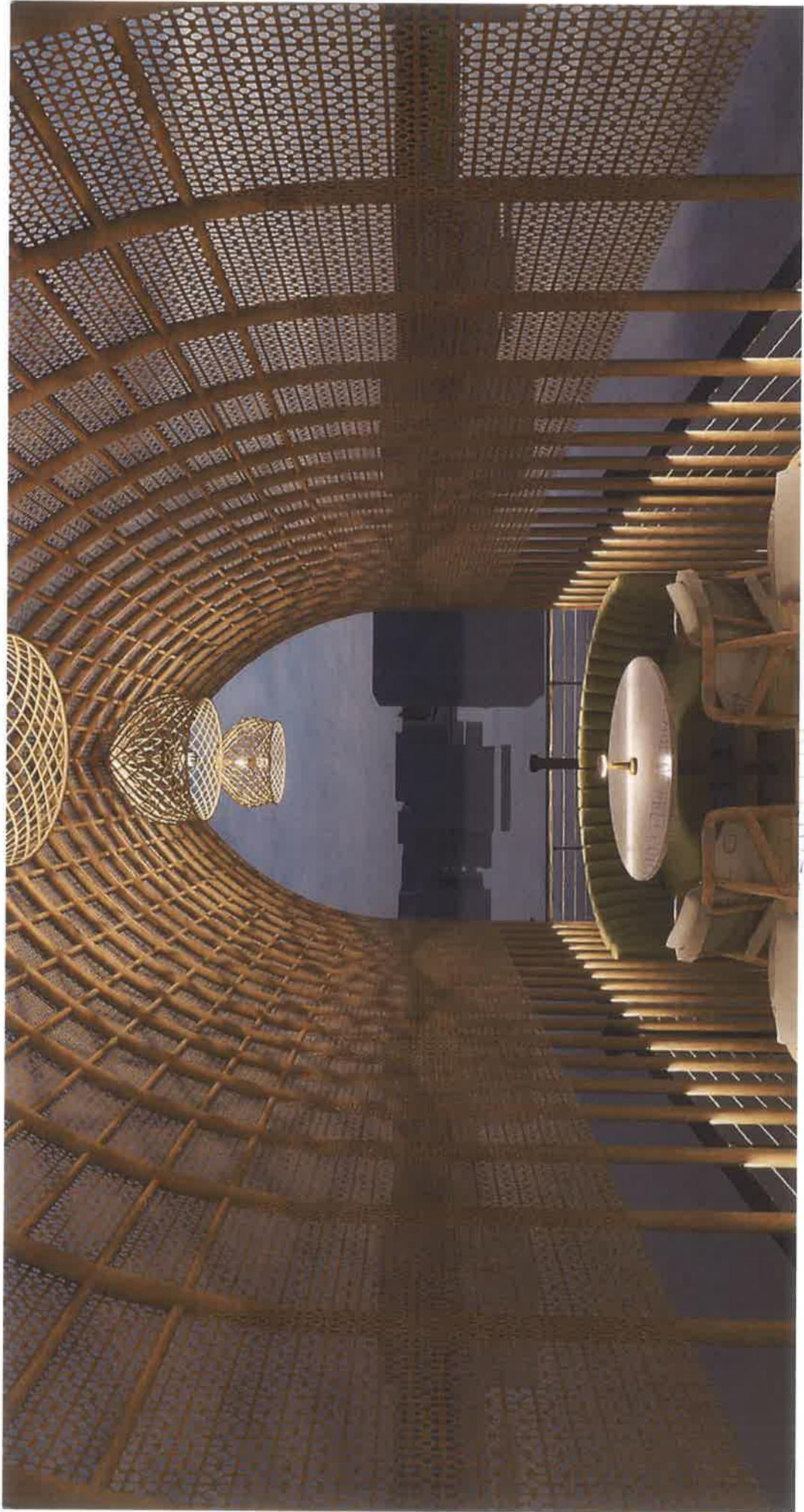


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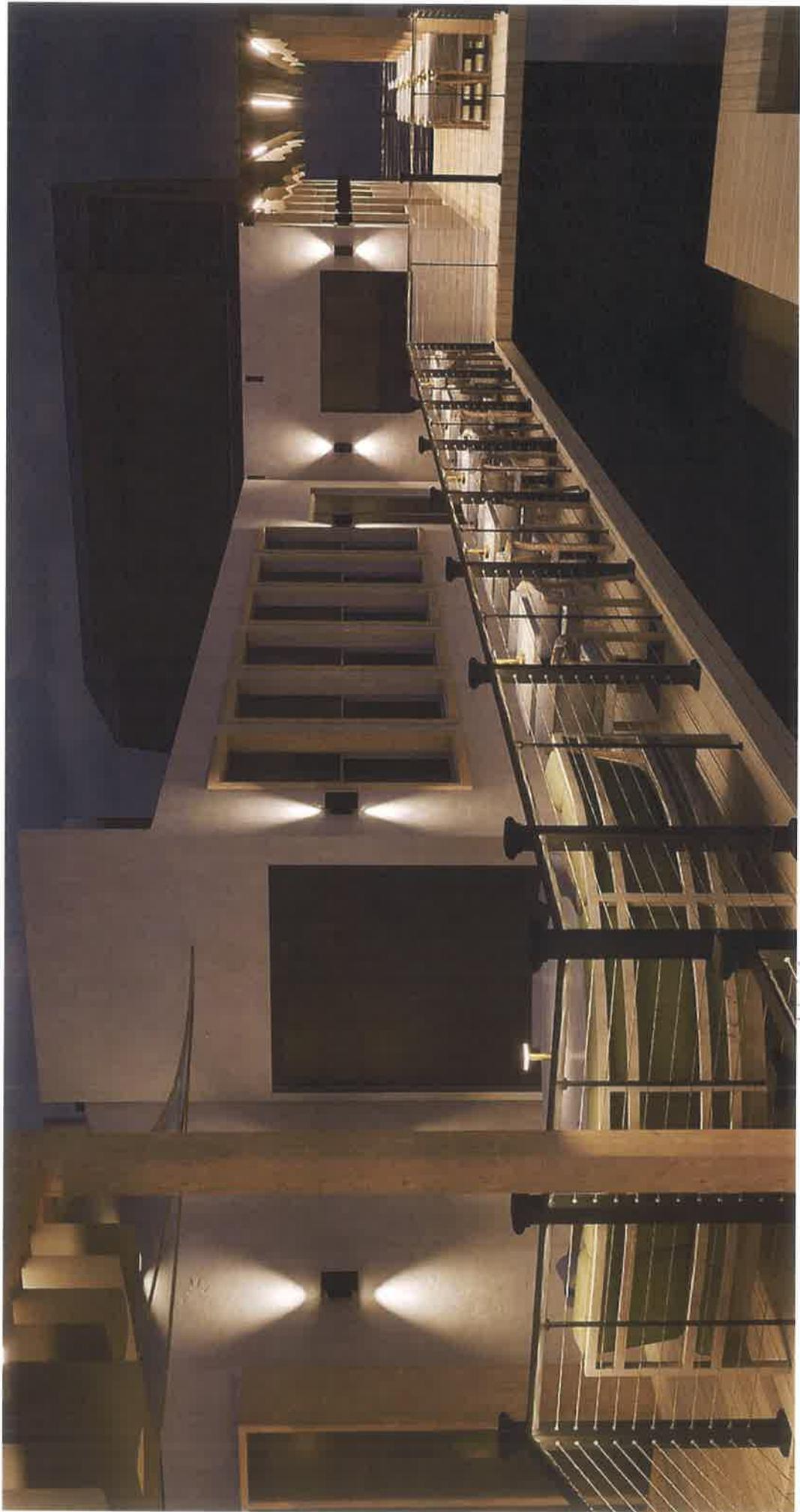
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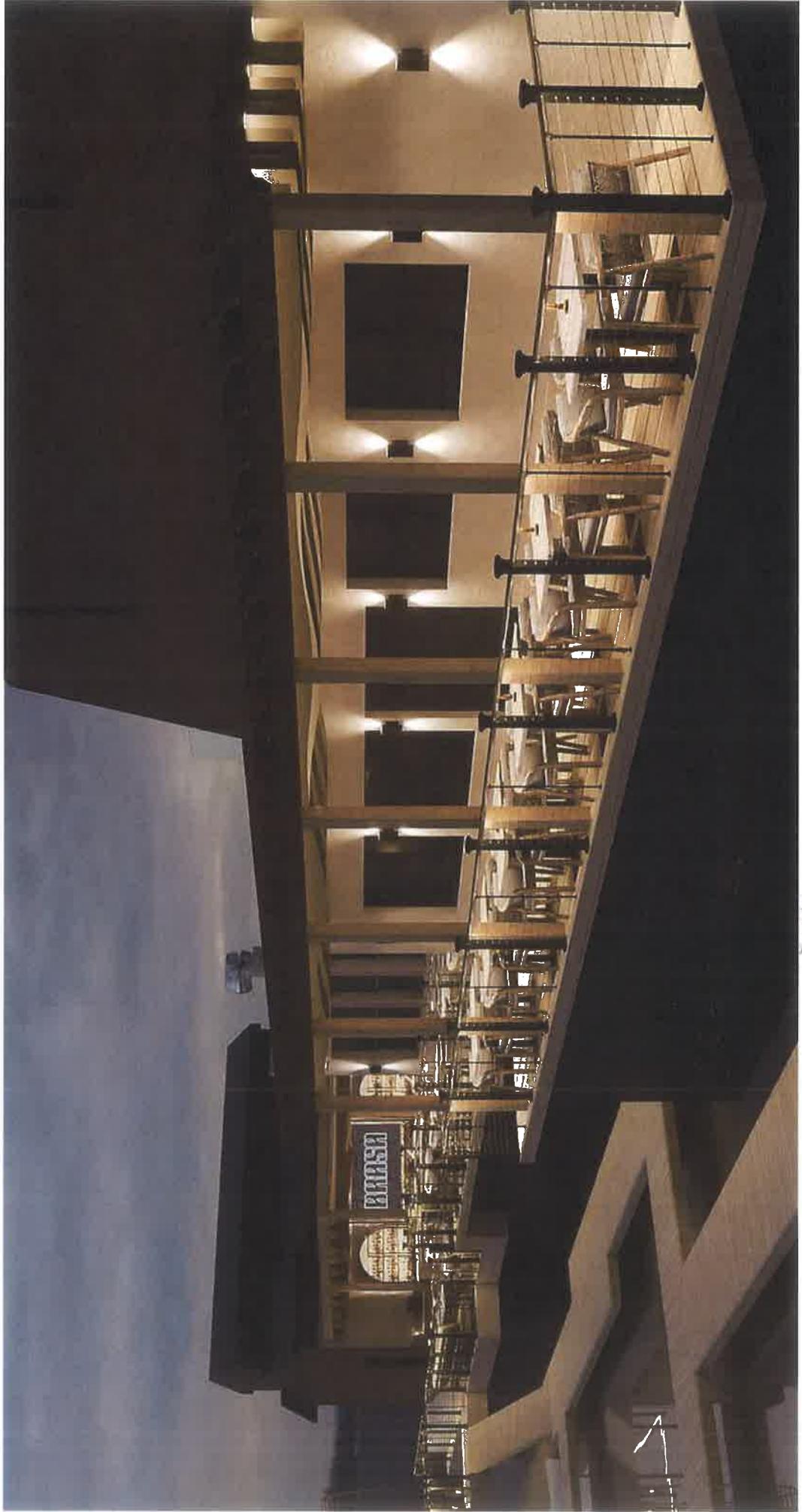


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GENERAL NOTES

Designed in accordance with ASCE 7-98 Minimum Loads for Buildings and Other Structures.

1. All work shall be in compliance with codes of the Village of Freeport, N.Y. State Code, ICC 2015 Building Code, Energy Code, Existing Building Code, and Fire Codes, NYS DEC, Board of Fire Underwriters and any other authorities Having Jurisdiction
2. The work in this contract shall consist of the labor, equipment and materials necessary for the construction of the work as noted on these drawings. The entire work is to be constructed and finished in every part in a good substantial and workmanlike manner in accordance with the accompanying drawings and specifications to the full intent and meaning thereof. All work is to be done in a finished manner. It is the intention of these drawings, particularly that the smaller details necessary for workmanlike job are to be included by the Contractor. All materials to be stored, installed and maintained during the course of the work in strict accordance with the manufacturer's instructions.
3. The Contractor shall verify all dimensions and conditions and shall report any discrepancies to the Architect prior to commencing work.
4. The Contractor is solely responsible for the means, methods and all aspects of construction and shall take all necessary precautions to insure the safety of all occupants, employees and general public. Any materials and property not included in the scope of work shall be similarly protected against damage and if necessary, shall be restored to its original state.
5. The Contractor shall maintain workman's compensation, disability, and public liability, (each type and in any amount to satisfy the law and the Owner) for protection from any claims for damages arising from the contractor's operations under this project.
6. All Plumbing, Electrical and other work as required is to be performed by Freeport approved licensed contractors.
7. The Contractor shall at all times keep the site free from the accumulating of waste material or rubbish caused by operations. At the completion of the work, all waste materials, rubbish, equipment and surplus material shall be removed and the site left in a "broom clean" condition.

CLIMATIC and GEOGRAPHIC DESIGN CRITERIA Table 301.2 (1)

Ground Snow Load	Wind Design				Sismic Design Category R301.2 (2)	Subject to damage from:			Winter Design Temperature	Flood Hazard Zone	Ice Barrier Underlayment Required	Air Freezing Index	Mean Annual Temperature
	Wind Speed (mph) R301.2 (4)A	Wind-born Debris R301.2 (4)	Topographic Effects	Special Wind Region R301.2 (4)B		Weathering R301.2(3)	Termite R301.2(8)	Frost-line Depth					
25 psf	130 mph	within (1) mile of Shore-line	No	Yes	B	Severe	Moderate to Heavy	36"	15 F	AE 100 yr. Flood	As per Sec. 905.1.7.1	1500 or less	52.9

STRUCTURAL LOADS

Live Loads, minimum lbs/sq.ft.

Exterior Balcony	40psf
Attic with Storage	20psf
Sleeping Rooms	30psf
Non Sleeping Rooms	40psf
Roof	20psf
Snow Load	20psf

Dead Loads

WEIGHTS of MATERIALS lbs (per sq.ft.)

Ceramic Tile 1/4" thick	2.5 psf
1" mortar base	10.0 psf
Hardwood Flooring 3/4" thick	4.0 psf
Lumber Joists	3.0 psf
5/8" Gypsum Board w/spackle	2.5 psf

TYPICAL DEAD LOADS lbs per square foot

Floor with mud set tile finish	= 21 psf
Floor with hardwood finish	= 12 psf

MAXIMUM ALLOWABLE DEFLECTION

Floor and Ceiling Joists
Live Load = 1/380
Total Load = 1/480
Roof Rafters with no interior finish ceiling
Live Load = 1/180
Total Load = 1/240
Roof Rafters with interior finish ceiling
Live Load = 1/380
Total Load = 1/480

WALL LEGEND

- New Partition or Wall
- New 1Hr. Rated Wall
- New 2Hr. Rated Wall
- Exist. Wall to Remain
- Exist. Wall to be Removed

STRUCTURAL WOOD NOTES

All Structural Lumber including Plates, Studs and Blocking Shall be Construction Grade Hem-Fir #2 surface dried to max. 14% moisture content. Lumber shall have the following minimum stress properties:
 Fb = 850
 Fv = 76 Psi
 E = 1,300,000 Psi

All Structural Lumber shall comply with and be erected in accordance with "The National Design Specification for Wood Construction", latest edition. All lumber shall be grade marked by an approved grading agency prior to delivery at the job site.

Provide Joist Hangers for all flush framed conditions, as Manufactured by Simpson, or equal. Install in accordance with manufacturer's instructions.

All Floor Joists & Rafters shall be bridged at midspan or at intervals not to exceed 8'-0". metal, solid wood blocking and (2) 3/4" x 3" bridging is acceptable. Do not block air flow in rafter bays. Joists and Rafters may be notched max 1.25" and may not be located in middle 1/3rd of span.

All Wall Openings, 4'-0" wide or less, shall have double studs at jambs. Spans wider than 4'-0" shall have double studs for header bearing plus jamb stud.

Joists shall be doubled around all openings, under all parallel walls and partitions, and at cantilevers beyond the foundation wall.

Where Microlam Beams or LVL are called for they shall have fb=3100psi and a modulus of elasticity E=2,000,000psi. If these beams are called out as a nominal dimension such as "2x12" they will have an actual dimension sized to match conventional framing lumber such as 1.75" x 11.25" where thickness is sized to match the supporting stud wall. The terms LVL and Microlam shall be considered to be synonymous and interchangeable

Fire Stopping: All walls and partitions extending more than ten feet in height shall receive solid wood blocking at mid height and/or not to exceed eight foot intervals. All floor penetrations and stairs shall be firestopped.

Stud Sizes & Spacing: In all two story structures 1st floor wood stud bearing walls shall be 2x6 @ 16"oc or 2x4 @ 12"oc. In one story structures or the second floor of two story structures wood stud bearing walls shall be 2x4 @ 16"oc unless otherwise noted. Wood stud bearing walls shall not exceed 10 ft. in height unless specifically approved by the architect. All studs shall be minimum "stud grade #3" or better. Headers: All headers with a maximum span of up to 5 ft. shall be as called out on plans. If not called out on plans headers up to 5 ft. maximum span shall be (2)2x12 Hem-Fir #2 or better. All headers with a span greater than 5 ft. shall be as called out on plans. If not called out on plans consult with the Architect.

Provide solid blocking behind all horizontal joints in wall sheathing.

PRESSURE TREATED WOOD NOTES

Pressure treated lumber for use above ground shall be labeled as such by AWPA and shall be treated with either Alkaline Copper Quat., (ACQ type B or D), or Copper Azole, (CBA-A, or CA-B) with a retention level of .25 lbs per cu.ft.

All flashing in contact with treated lumber shall be either copper or hot dipped galvanized steel. No aluminium shall come into contact with pressure treated lumber.

All joist hangers straps and similar connectors shall be as manufactured by Simpson type Z-max line or equivalent galvanized to meet G-185 standard, (1.85 oz. of zinc per sq.ft. of metal) and shall be hot dipped. Stainless steel connectors shall be considered an equivalent.

All nails, screws, bolts, and similar fasteners shall be stainless steel.

PLUMBING NOTES

All plumbing work shall be done by a Freeport Licensed plumber. All work shall conform to the 2015 ICC Codes and NY State revisions thereto, the requirements of Freeport Water Department, and Nassau County. The plumber shall file for all required permits and present copies of all work permits, certifications, and municipal sign offs to the Owner.

ELECTRICAL NOTES

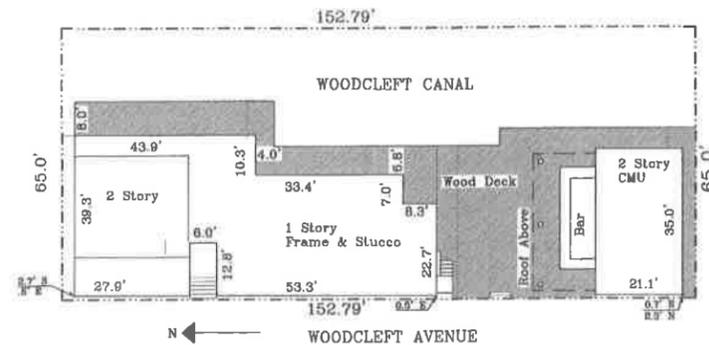
All electrical work shall be done by a Freeport Licensed electrician. All work shall conform to the 2015 ICC Codes, NY State revisions thereto & NEC, the requirements of Freeport Electric Department, and Nassau County. The electrician shall file for all required permits and present copies of all work permits, certifications, and municipal sign offs and an Underwriters' Lab Certificate to the Owner.

WINDOW NOTES

All windows shall be as manufactured by Andersen 400 series unless otherwise noted. Windows shall be glazed with double insulated low e glass. If mullions are indicated on the drawings they shall be 7/8" wide permanently adhered to the glass on both interior and exterior with a spacer bar between the glass panes. Color of windows shall be as noted on the drawings or as selected by the owner. All operating sash shall be supplied with screens. Hardware shall be "Metro-white" unless otherwise requested by the owner.

Unless otherwise noted windows shall be Stormwatch series with minimum design pressure of DP40 able to withstand 130MPH wind loading. Glazing shall be either Stormwatch High Performance Impact Resistant or Stormwatch High Performance Impact Resistant glass tested in accordance with ASTM E1886/E1996 IS NOT provided the contractor must supply storm panels for all windows as follows in accordance with 1609.1.4 of the New York State Building Code: 1/2" CDX plywood with a maximum dimension of 8'-0". Panels must be identified and marked for each window opening. The contractor shall supply the owner with sufficient 2.5" x #8 wood screws based on a spacing of 12" oc around the perimeter of all panels to install the storm panels.

The Owner of the building will be responsible for installing the panels in the event of a wind storm or hurricane. For panel dimensions of less than 6'-0" screws shall be spaced 16"oc along the edge of the panel. For panel dimensions greater than 6'-0" up to 8'-0" screws shall be spaced 12"oc along the edge of the panel.



SITE PLAN
Scale 1"=20'



Russell C. Jordan Architect
44 Casino Street, Freeport New York 11520
Phone: 516-241-5969 Email: Rjarchitect@aol.com

Brasa Restaurant
229 Woodcleft Avenue, Freeport, NY 11520

Interior Renovations New Decking and Exterior Finishes
General Notes & Site Plan

Revisions

0.00	3-14-2025
1.00	3-17-2025
2.00	5-22-2025
Revise Bathrooms	
3.00	6-12-2025
Elevations & Plan	

Version: BD-3
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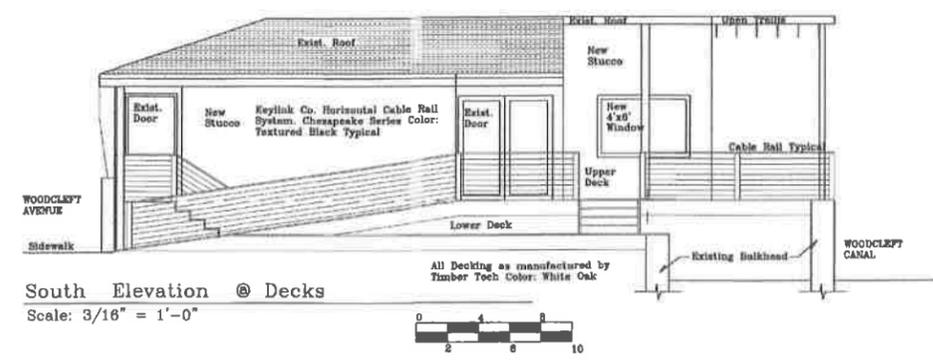
Russell C. Jordan Architect
 44 Casino Street, Freeport New York 11520
 Phone: 516-241-5969 Email: RJarchitect@aol.com

Brasa Restaurant
 229 Woodcleft Avenue, Freeport, NY 11520
 New Decking, Railings & Exterior Finishes
 Proposed Elevations

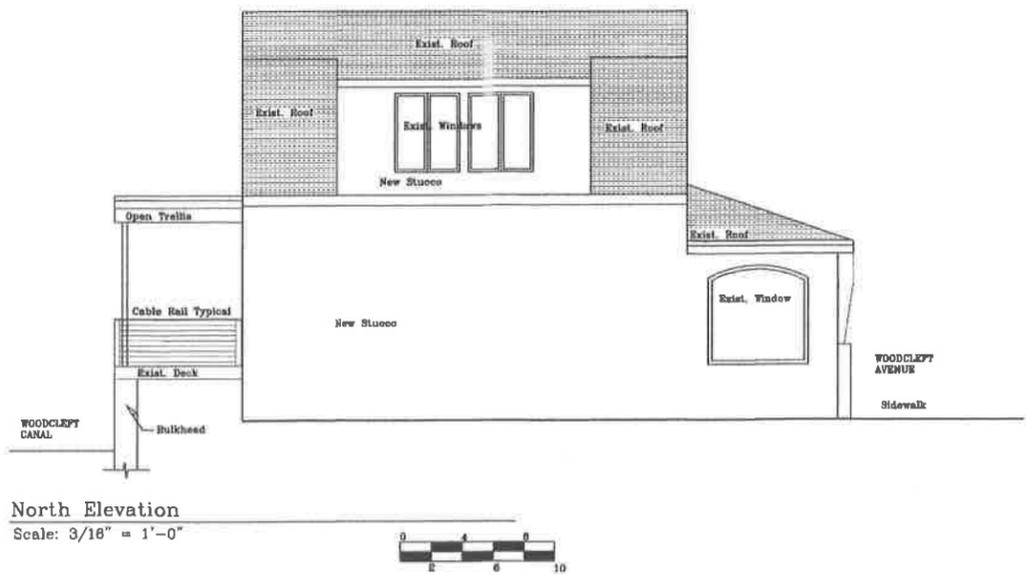
Revisions	
0.00	3-14-2025
1.00	3-17-2025
2.00	5-22-2025
3.00	6-12-2025

Version: BD-3
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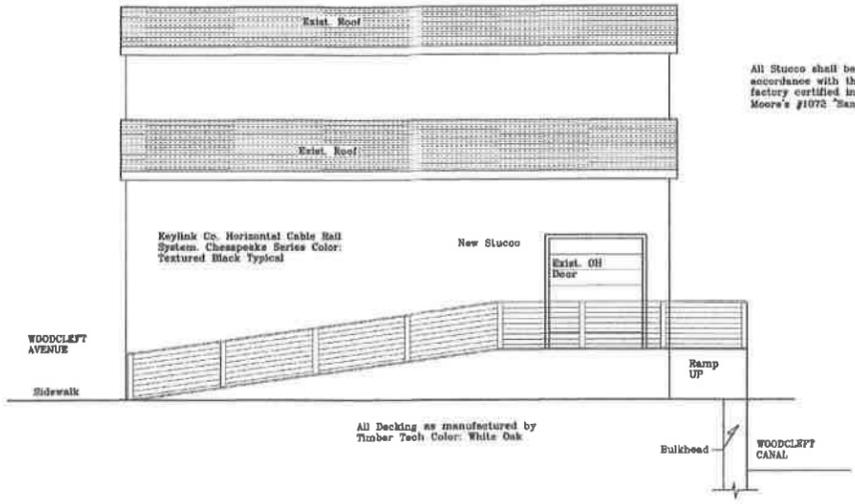
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South Elevation @ Decks
 Scale: 3/16" = 1'-0"

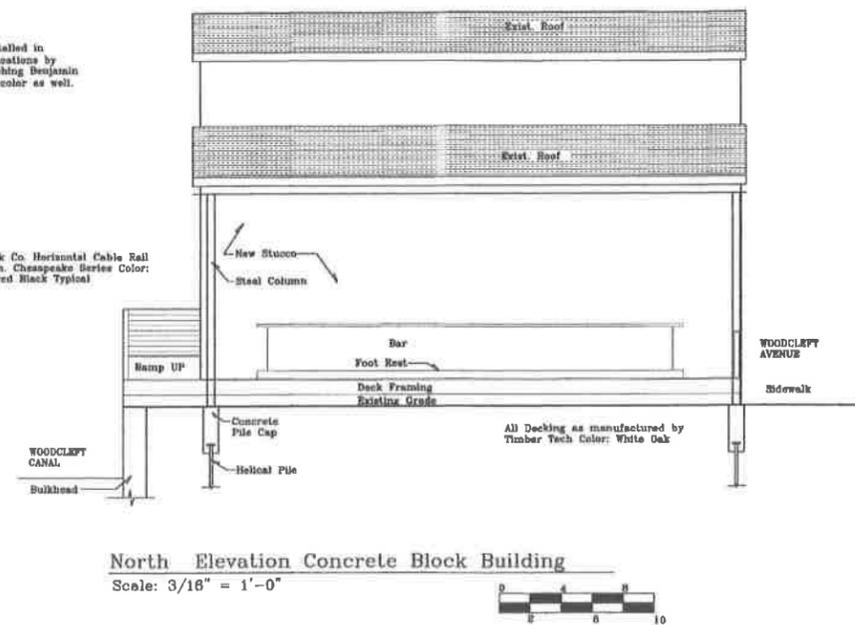


North Elevation
 Scale: 3/16" = 1'-0"



South Elevation Concrete Block Building
 Scale: 3/16" = 1'-0"

All Stucco shall be of the acrylic EPS type. It shall be installed in accordance with the manufacturer's instructions and specifications by factory certified installers. Color shall be a light beige matching Benjamin Moore's #1072 "Sand Dune". Open trellises shall match this color as well.



North Elevation Concrete Block Building
 Scale: 3/16" = 1'-0"

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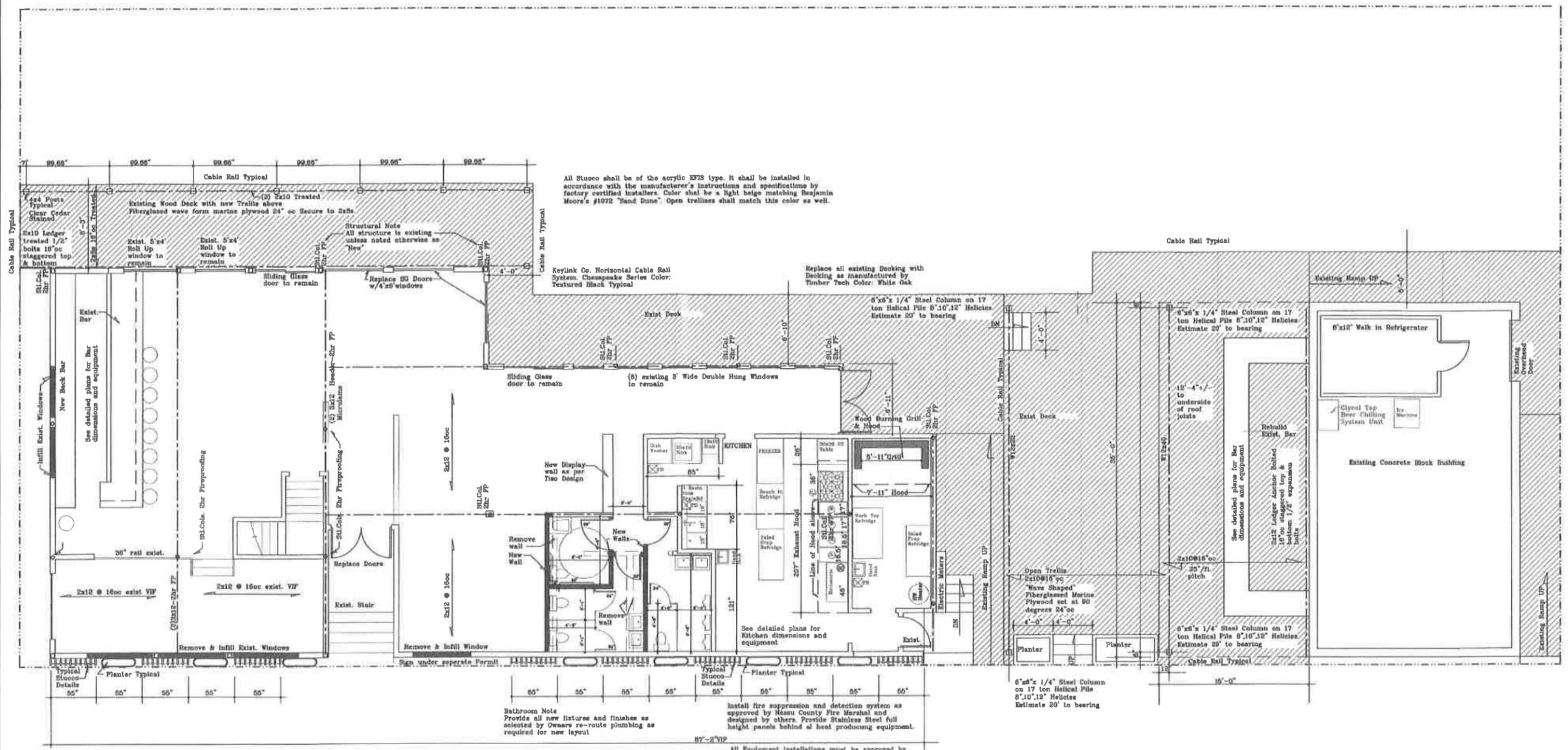
Brasa Restaurant
 229 Woodcleft Avenue, Freeport, NY 11520
Russell C. Jordan Architect
 229 Woodcleft Avenue, Freeport New York 11520
 Phone: 516-241-5969 Email: Rjarchite@aol.com

New Decking, Railings & Exterior Finishes
 First Floor Plan Interior Renovations

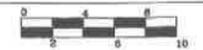
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0.00	3-14-2025
1.00	3-17-2025
2.00	5-22-2025
Revise Bathrooms	
3.00	6-12-2025
Elevations & Plan	

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First Floor Plan
 Scale: 3/16" = 1'-0"



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FURNITURE

TAG	NAME	COLOR/FINISH	QTY	STORE / COMPANY	MODEL	NOTES
FT-01	LEISURE STOOL	GRAY	23	BAND & STABLE	W0337915	BAR STOOL
FT-02	SEQUOIA LEATHER DINING CHAIR	GRAY WASH / CARAMEL / STATE WALLE	23	POTTERYBARN	RE2315	VIP AND DINING AREA
FT-03	QUINCY TREE CHAIR	GREEN / LINDA STEED	12	DRAYTON STUDIO	W0362155	DINING AREA
FT-04	VERAUX GEM SERIES GRAN PLANTER	BEIGE / PLASTIC STONE COMPOSITE	9	VERAUX	L20K1417	FACADE PLANTERS
FT-05	REJUVINATION NAPA FLOORSTONE PLANTERS	SANDY BEIGE	2	REJUVINATION	204393	DINING AREA NEAR THE WINDOWS
FT-06	VERAUX GEM SERIES GRAN PLANTER	BEIGE / PLASTIC STONE COMPOSITE	3	VERAUX	L20K1417	ENTRANCE
FT-07	VERAUX GEM SERIES GRAN PLANTER	HONEY / TRAVERTINE	4	KOSU MARBLE		BATHROOM
FT-08	BATHROOM PALLET	BURSHED GOLD / DRAB	4	HRB	KSH103	BATHROOM
FT-09	ROUND LED BATHROOM VANITY MIRROR	GLASS	1	WROUGHT STUDIO	W1359911	ADA BATHROOM
FT-10	MIRRORED 30" WALL MOUNT BOLD SURFACE MISC	WHITE / MARBLE	1	CASTELLO USA	W0371388	ADA BATHROOM
FT-11	STONELEY 90" RECTANGULAR TRAVERTINE DINING TABLE	TRAVERTINE / WHITE OAK	1	CRATE & BARREL	80540	DINING AREA

FINISH SCHEDULE

TAG	NAME	COLOR/FINISH	QTY	STORE / COMPANY	MODEL	NOTES
FN-01	BAMBOO WALL	BAMBOO	V.F.F	BY OWNER		ENTRANCE - SUBMIT SAMPLE TO TIRSO FOR APPROVAL
FN-02	BEIGE	BEIGE	V.F.F	TOUCHPARTING		DINING AREA INTERIOR WALLS
FN-03	PAKED PLASTER WALL	BEIGE	V.F.F	BY CONTRACTOR		ENTRANCE
FN-04	PORCELANOSA WALL TILE	BALTIMORE CONTOUR WHITE	V.F.F	PORCELANOSA	1005929	DINING AREA / WINDOW WALLS
FN-05	STUCCO WALL	STUCCO / PAINT / CO-2	V.F.F	BY CONTRACTOR		EXTERIOR WALL PARTS
FN-06	WHITE FIBER WALL PAPER	WHITE SAND / FRESH	V.F.F	PORCELANOSA		BAR / B
FN-07	TRENNALE GLEZE CERAMIC WALL	IVORY WHITE / CERAMIC	V.F.F	THE TILE SHOP	#00201	BATHROOM
FN-08	DISTRITO MARBLE PORCELAIN WALL	MARBLE / PORCELAIN	V.F.F	THE TILE SHOP	#01838	EXTERIOR WALL PARTS
FN-09	PLATINUM HARBOR OAK	PLATINUM HARBOR OAK / WOOD VENEER	V.F.F	BY CONTRACTOR		INTERIOR DINING CEILING
FN-10	RAFFA PENDANT	RAFFA	V.F.F	BY OWNER		ENTRANCE - SUBMIT SAMPLE TO TIRSO FOR APPROVAL
FN-11	WOOD CEILING	1" EQUAL PLUS POLE CEILING	V.F.F	BY CONTRACTOR		CEILING INSTALLATION WITH IRREGULAR PLASTIC WOODEN SLATS OR ROOS FOR A NATURAL, ORGANIC TEXTURE - SUBMIT SAMPLE TO TIRSO FOR APPROVAL
FN-12	3D ABSTRACT ART WALL	BEIGE	V.F.F	BY CONTRACTOR		DINING AREA (BACKSIDE OF ENTRANCE WALL)
FN-13	PLYWOOD	PLYWOOD	V.F.F	BY CONTRACTOR		DINING AREA

LIGHTING

TAG	NAME	COLOR/FINISH	QTY	STORE / COMPANY	MODEL	NOTES
LT-01	WALL SCORCH ASBY	NATURAL BROWN	4	MITZI	H102011 AGB	VIP AREA
LT-02	COSTA MESA	NATURAL BROWN	1	TROY LIGHTING	FMS2-VOL	DINING AREA NEAR THE WINDOWS
LT-03	BEAL TWIN MICROPOINT	WHITE	26	WAC LIGHTING	MS 201 507 2R	ENTRANCE DINING AREA CEILING
LT-03.1	REWRITE POWER SUPPLY 1CH	BLACK	8	WAC LIGHTING	PS-030A1RD - 1 CH	ENTRANCE DINING AREA CEILING
LT-03.2	REWRITE POWER SUPPLY 8CH	BLACK	7	WAC LIGHTING	PS-030A1RD - 8 CH	ENTRANCE DINING AREA CEILING
LT-04	CANDLEREE TABLE LAMPS	GOLD	24	MERCER 41	W0121028	GENERAL SEATING
LT-05	NOVELUS PENDANT	AGED BRASS	9	WAC LIGHTING	PL23237	INTERIOR DINING AREA
LT-06	ENTRANCE BRASS LOGO (18" x 24")	MATT GOLD / BRONZE	1	BY CONTRACTOR		ENTRANCE
LT-07	PERRY WALL SCORCHES	BLACK	13	TROY LIGHTING	0329-TRK	BACK HALLWAY
LT-08	BOTTLE STEP # 4 x 6	PLATINUM HARBOR OAK / PHENOLIC LAMINATE	4	BY CONTRACTOR		INTERIOR BAR
LT-09	FACADE BRASS LOGO (10" x 20")	MATT GOLD / BRONZE	1	BY CONTRACTOR		FACADE
LT-10	NEVADA LED MIRA PENDANT	ANTIQUE BRASS	4	LEARNER	EP1 21201	BATHROOM LIGHTING
LT-11	MANSON 6" x 8" REAR FLUSH MOUNT	YANTALE BRASS	12	ELSCO	SP540W V6	BATHROOM LIGHTING
LT-12	1" LEDNE ROUND DOWNLIGHT	BRUSHED NICKEL	6	WAC LIGHTING	RLE0212E	BAR
LT-13	LOTUS 2" DOWNLIGHT	WHITE	18	WAC LIGHTING	R2E041	NICHES WALL

CUSTOM FURNITURE

TAG	NAME	ITEM DESCRIPTION	ITEM #	STORE / COMPANY	QTY	NOTES
CT-01	GREEN BANQUETTE # 1	UPHOLSTERED FABRIC / SOLID WOOD LEGS	OLIVE GREEN	BY FURNITURE CONTRACTOR	1	VIP AREA SUBMIT SAMPLE TO TIRSO FOR APPROVAL
CT-02	GREEN BANQUETTE # 2	UPHOLSTERED FABRIC / SOLID WOOD LEGS	OLIVE GREEN	BY FURNITURE CONTRACTOR	1	DINING AREA SUBMIT SAMPLE TO TIRSO FOR APPROVAL
CT-03	GREEN BANQUETTE # 3	UPHOLSTERED FABRIC / SOLID WOOD LEGS	OLIVE GREEN	BY FURNITURE CONTRACTOR	1	DINING AREA SUBMIT SAMPLE TO TIRSO FOR APPROVAL
CT-04	CORNER GREEN BANQUETTE # 4	UPHOLSTERED FABRIC / SOLID WOOD LEGS	OLIVE GREEN	BY FURNITURE CONTRACTOR	1	DINING AREA SUBMIT SAMPLE TO TIRSO FOR APPROVAL
CT-05	HOST STAND	PHENOLIC LAMINATE / QUARTZ	PLATINUM HARBOR OAK	BY FURNITURE CONTRACTOR	1	ENTRANCE
CT-06	SERVICE STATIN	PHENOLIC LAMINATE / SOLID CORE HPL	PLATINUM HARBOR OAK / ALONDA ACE	BY FURNITURE CONTRACTOR	2	BAR DINING AREA
CT-07	SOLID WOOD PANEL	SOLID WOOD	WHITE OAK	BY FURNITURE CONTRACTOR	1	VIP AREA
CT-08	2400" TABLE	INTERIRED STONE / INDOOR STEEL	CARBENA WHITE / BLACK	RESTAURANT PATIO FURNITURE	12	VIP AND DINING AREA
CT-09	3600" TABLE	INTERIRED STONE / INDOOR STEEL	CARBENA WHITE / BLACK	RESTAURANT PATIO FURNITURE	3	DINING AREA
CT-10	48" ROUND TABLE	INTERIRED STONE / INDOOR CAST IRON TOP	DAQUETTA BLAND / BLACK	RESTAURANT PATIO FURNITURE / MODERN LINE	1	DINING AREA
CT-11	2400" BAR TABLE	INTERIRED STONE / INDOOR STEEL	CARBENA WHITE / BLACK	RESTAURANT PATIO FURNITURE	2	BAR AREA
CT-12	BATHROOM MIRROR	SUBSTRATE	GLASS	BY CONTRACTOR	6	BATHROOM
CT-13	FACADE WOOD PANELS	PHENOLIC LAMINATE	PLATINUM HARBOR OAK	BY CONTRACTOR	1	DECORATIVE WALL PANELS
CT-14	DECORATIVE SCREEN PANEL	PHENOLIC LAMINATE	PLATINUM HARBOR OAK	BY CUSTOMER	1	DINING AREA

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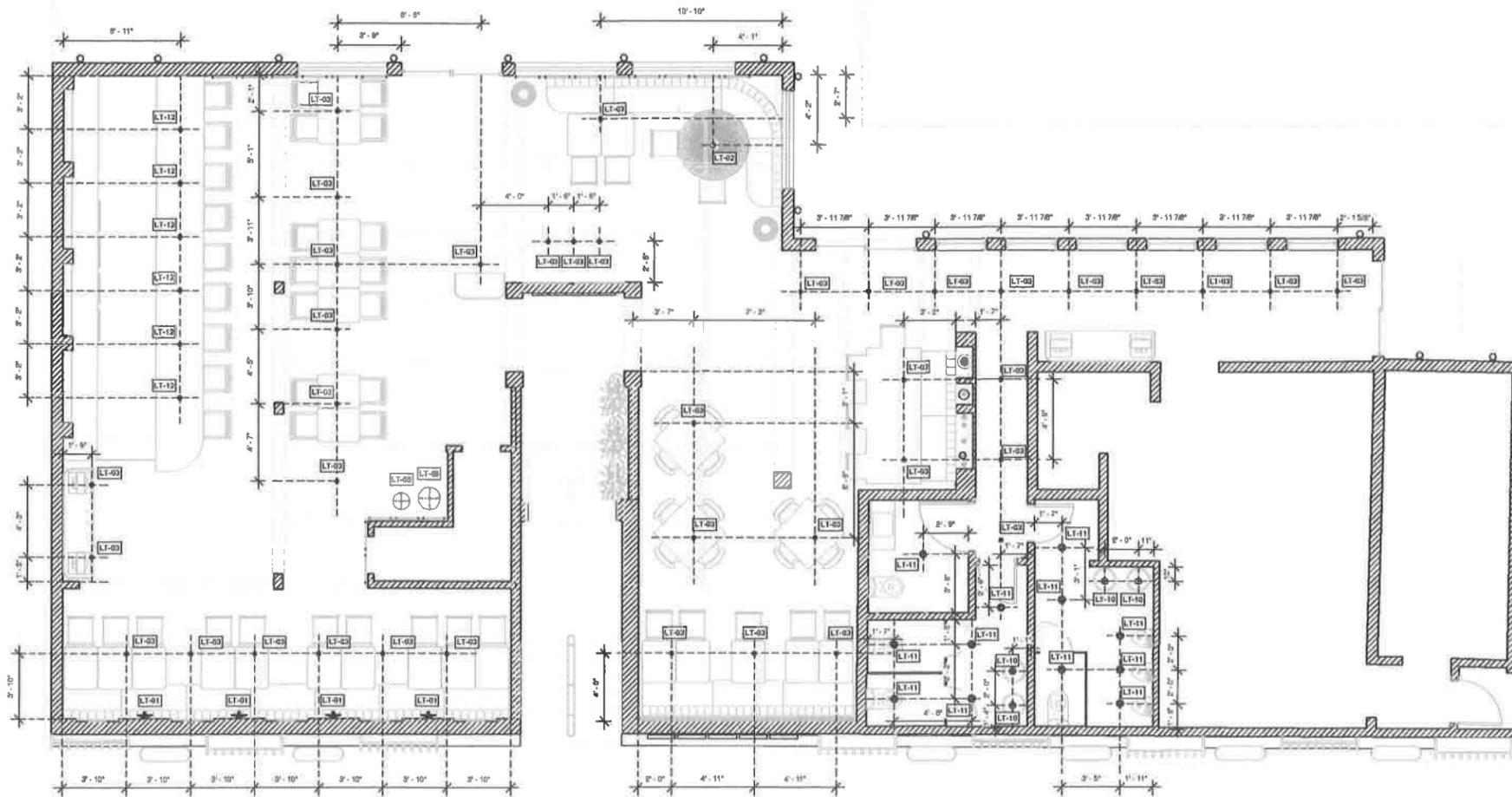
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REFLECTED CEILING LIGHTING POSITION
1/4" = 1'-0"



LIGHTING

TAG	NAME	COLOR/FINISH	QTY	STORE / COMPANY	MODEL	NOTES
LT-01	WALL SCONCE ASHBY	NATURAL WOODEN	4	MTH	HTB2010 AGO	VIP AREA
LT-02	COSTA MESA	NATURAL WATIAN	1	TRAY LIGHTING	FB25010	DRINK/BEVERAGE SEATING
LT-03	3 BRACKET LED MICROPOINT	WHITE	38	WAC LIGHTING	MR2057 007 04	ENTRANCE DRINK/BEVERAGE
LT-03.1	REMOTE POWER SUPPLY 10A	BLACK	8	WAC LIGHTING	PS-0004LHS-1 0A	ENTRANCE DRINK/BEVERAGE
LT-03.2	REMOTE POWER SUPPLY 10A	BLACK	7	WAC LIGHTING	PS-0004LHS-1 0A	ENTRANCE DRINK/BEVERAGE
LT-04	CONVERSATION TABLE LAMP	GOLD	24	WAC LIGHTING	W1010009	GENERAL SEATING
LT-05	INVECUS PENDANT	AGED BRASS	2	WAC LIGHTING	PD-0007	INTERIOR DRINK AREA
LT-06	ENTRANCE BRASS LOGO (18" x 24")	MATT GOLD BRASS	1	BY CONTRACTOR		ENTRANCE
LT-07	ZEPHYR WALL SCONCES	BLACK	15	TRAY LIGHTING	W208-T04	BACK HALLWAY
LT-08	BOTTLE STEP 8x48	PLATINUM HARBOR OAK / RHENOLD LAMINATE	4	BY CONTRACTOR		INTERIOR BAR
LT-09	FACADE BRASS LOGO (18" x 24")	MATT GOLD BRASS	1	BY CONTRACTOR		FACADE
LT-10	TRIVIAL LED MINI PENDANT	ANTIQUE BRASS	4	LUMENS	EPF 000501	BATHROOM LIGHTING
LT-11	MANHATTAN 1A SEMI FLUSH MOUNT	VINTAGE BRASS	12	FUSCO	SP2005VH	SALOON LIGHTING
LT-12	1" LED BAR ROUND DOWNLIGHT	BRUSHED NICKEL	8	WAC LIGHTING	FL-LED10E	BAR
LT-13	LOTUS 2" DOWNLIGHT	WHITE	16	WAC LIGHTING	REPAIR	NICHES WALL

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LIGHTING POSITION

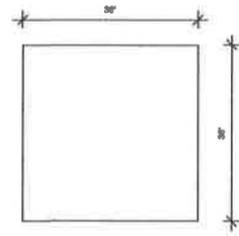
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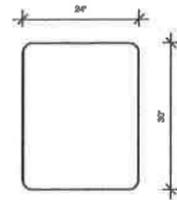
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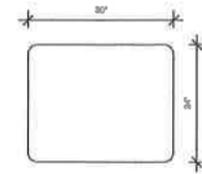
1 PLAN - TABLE 24X30
3/4" = 1'-0"



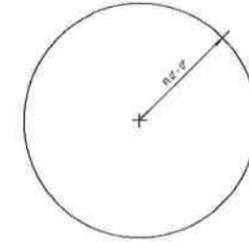
2 PLAN - TABLE 24X30
3/4" = 1'-0"



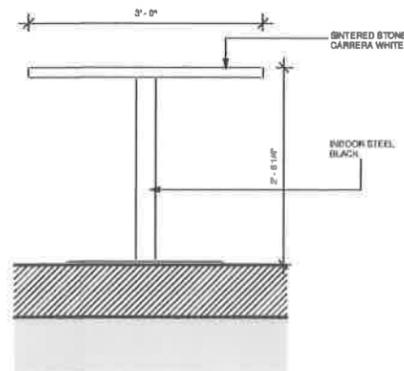
3 PLAN - TABLE 24X30 BAR
3/4" = 1'-0"



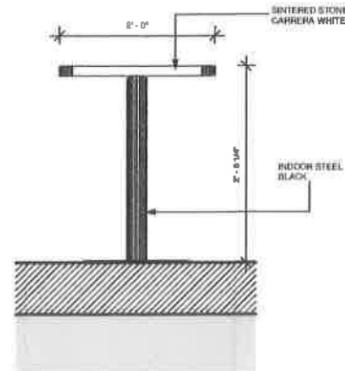
4 PLAN - 48" ROUND TABLE
3/4" = 1'-0"



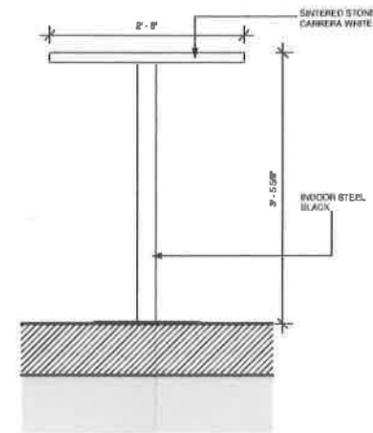
5 ELEVATION - TABLE 24X30
1" = 1'-0"



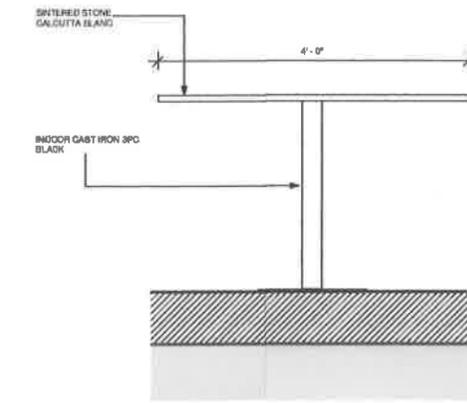
6 ELEVATION - TABLE 24X30
1" = 1'-0"



7 ELEVATION - TABLE 24X30 BAR
1" = 1'-0"



8 ELEVATION - 48" ROUND TABLE
1" = 1'-0"



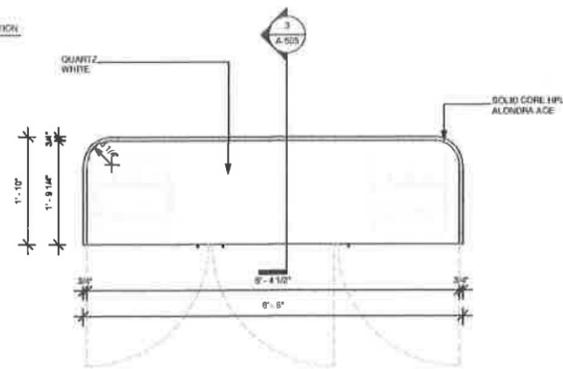
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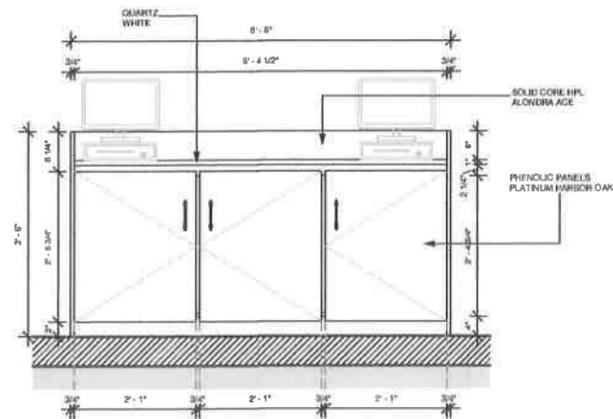
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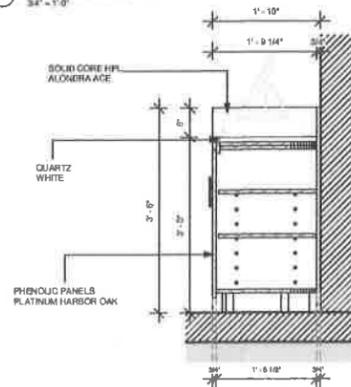
1 TOP VIEW - SERVICE STATION
3/4" = 1'-0"



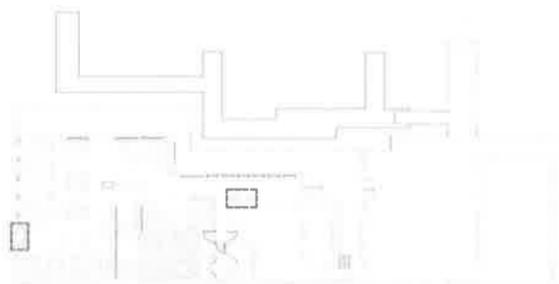
2 FRONT VIEW - SERVICE STATION
3/4" = 1'-0"



3 SECTION - SERVICE STATION
3/4" = 1'-0"

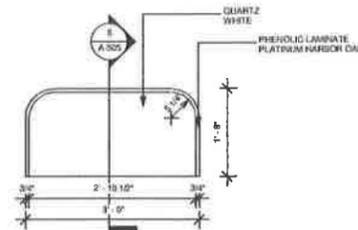


4 KEY PLAN - 12
3/4" = 1'-0"

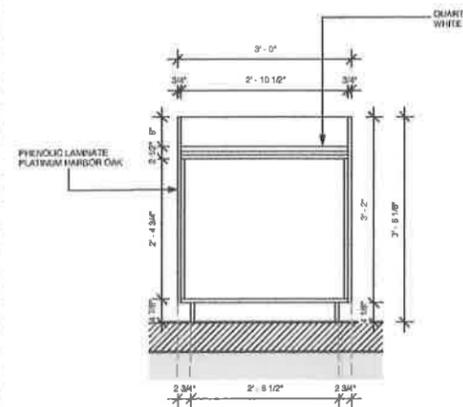


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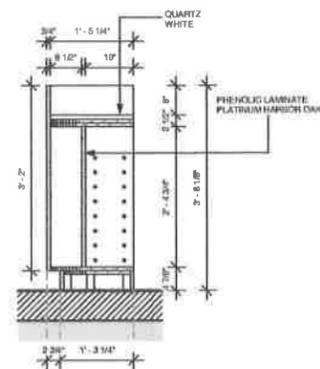
4 TOP VIEW - HOST STAND
3/4" = 1'-0"



5 REAR VIEW - HOST STAND
3/4" = 1'-0"



6 SECTION - HOST STAND
3/4" = 1'-0"

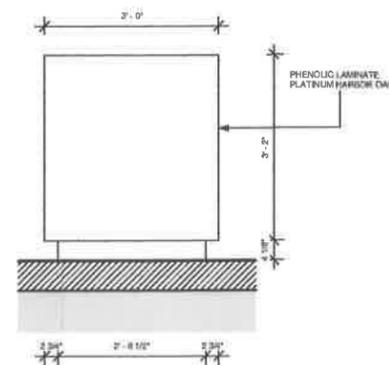


7 KEY PLAN - 13
3/4" = 1'-0"



QTY: 1

8 FRONT VIEW - HOST STAND
3/4" = 1'-0"



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FURNITURE - SECTION AND DETAILS

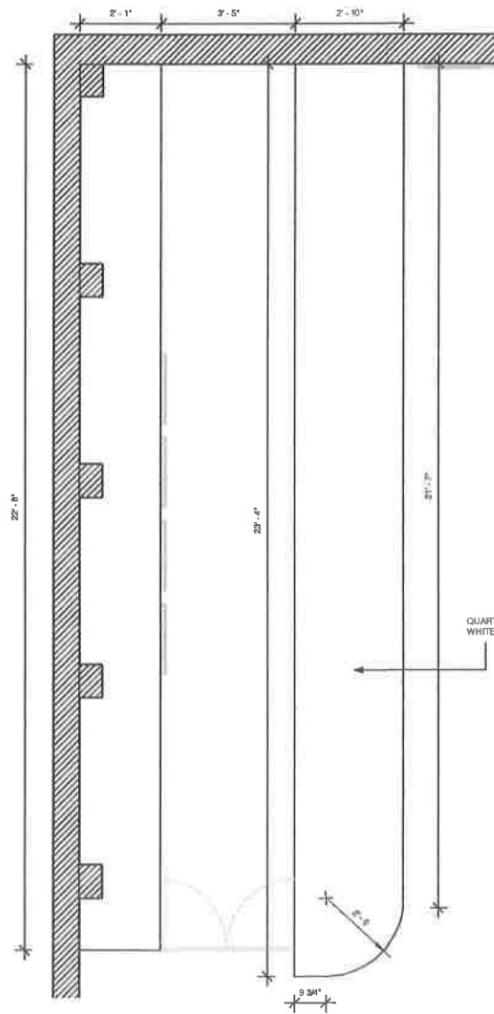
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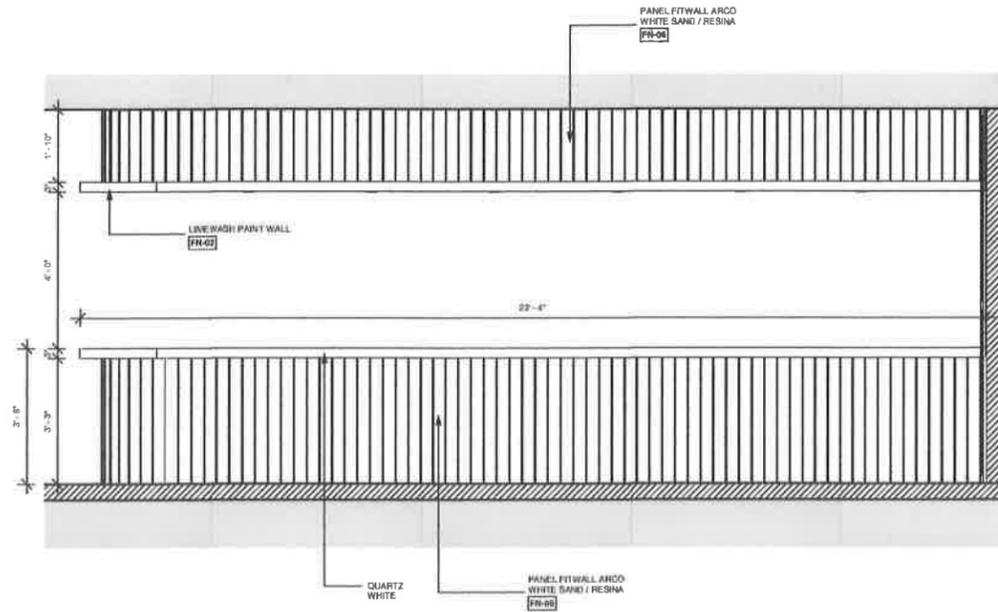
505-A

1 TOP VIEW - INTERIOR COUNTER
1/2" = 1'-0"



6
E-300

2 FRONT VIEW - INTERIOR COUNTER
1/2" = 1'-0"



3 REY PLAN - 4
3/8" = 1'-0"



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SECTION AND DETAIL OF INTERIOR BAR

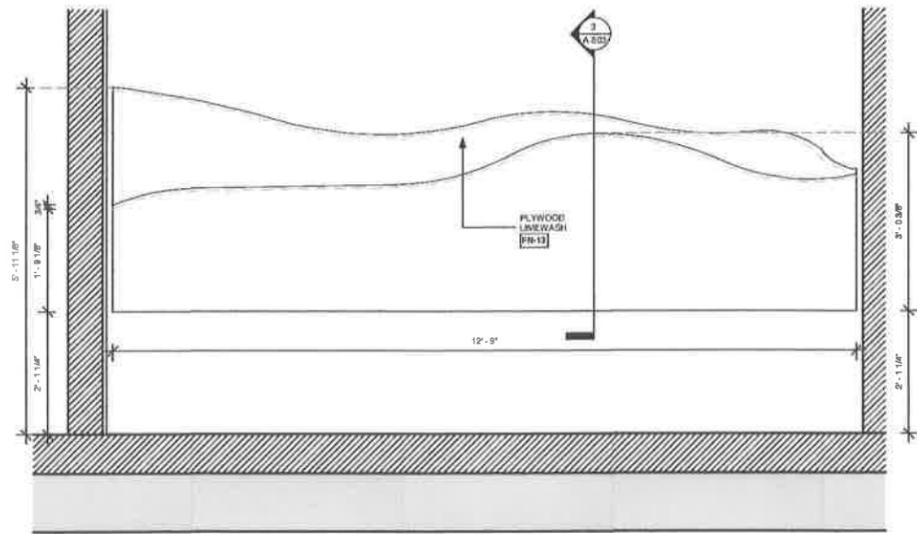
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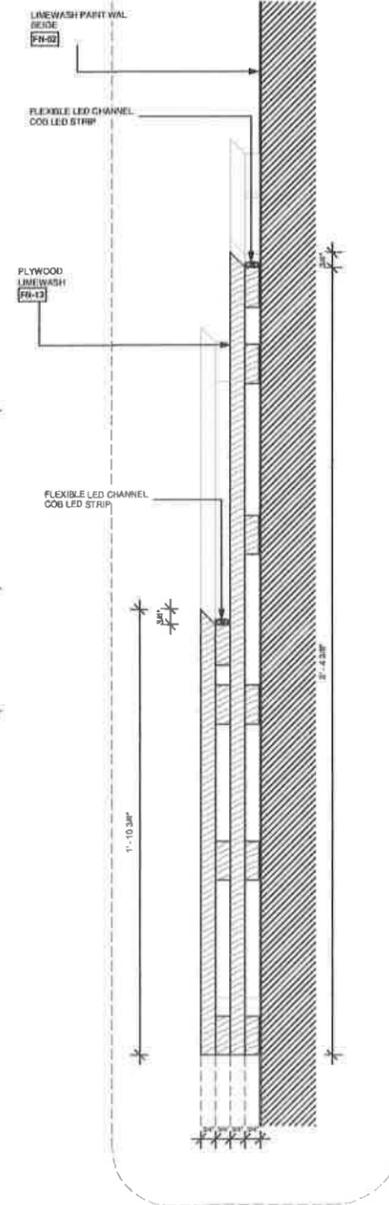
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1 SECTION DETAIL - WALL 1
3/4" = 1'-0"

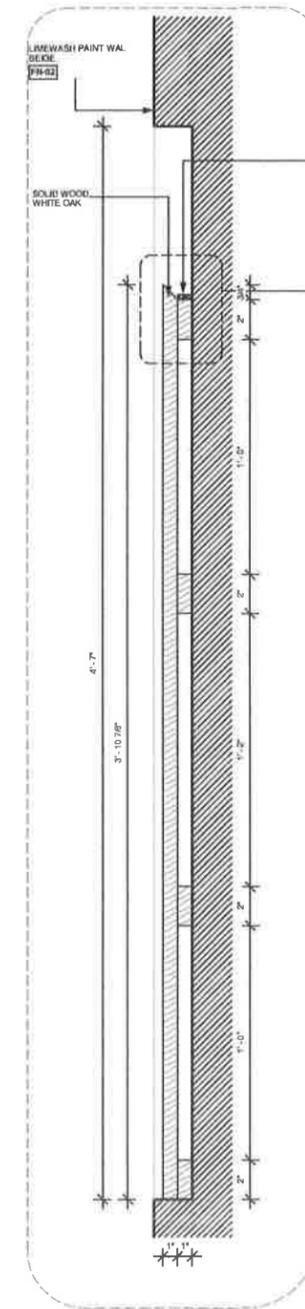
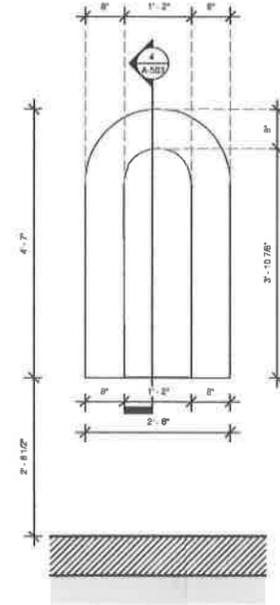


3 SECTION DETAIL 1
3" = 1'-0"

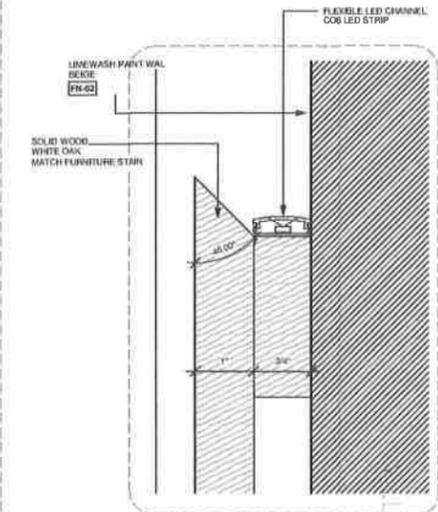


4 SECTION DETAIL 2
3" = 1'-0"

2 SECTION DETAIL - WALL 2
3/4" = 1'-0"



5 SECTION DETAIL 3
12" = 1'-0"



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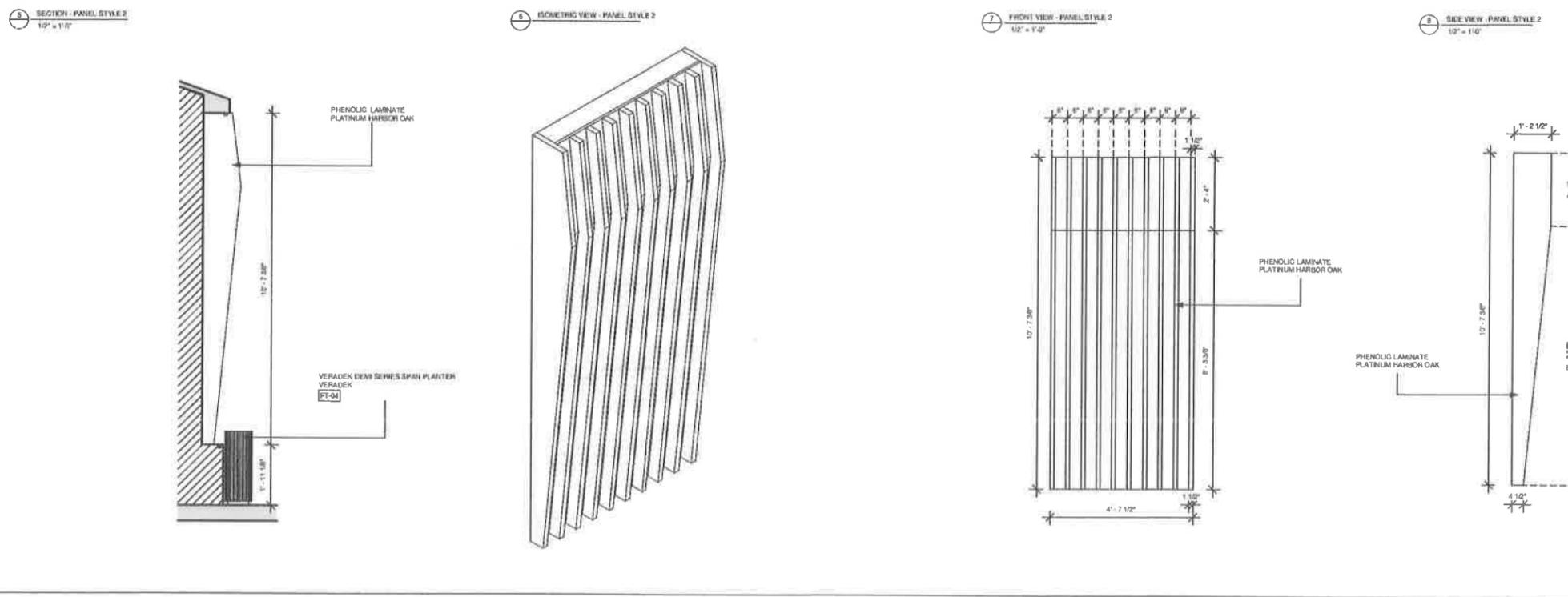
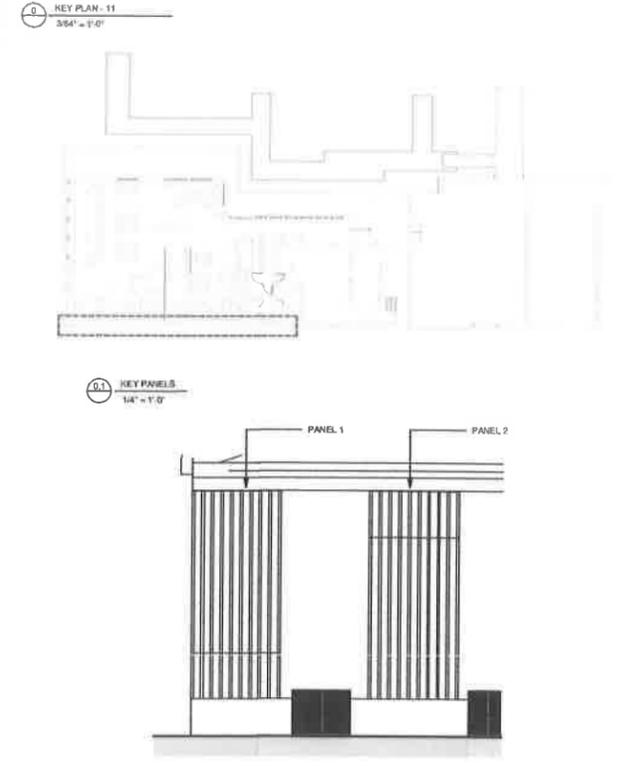
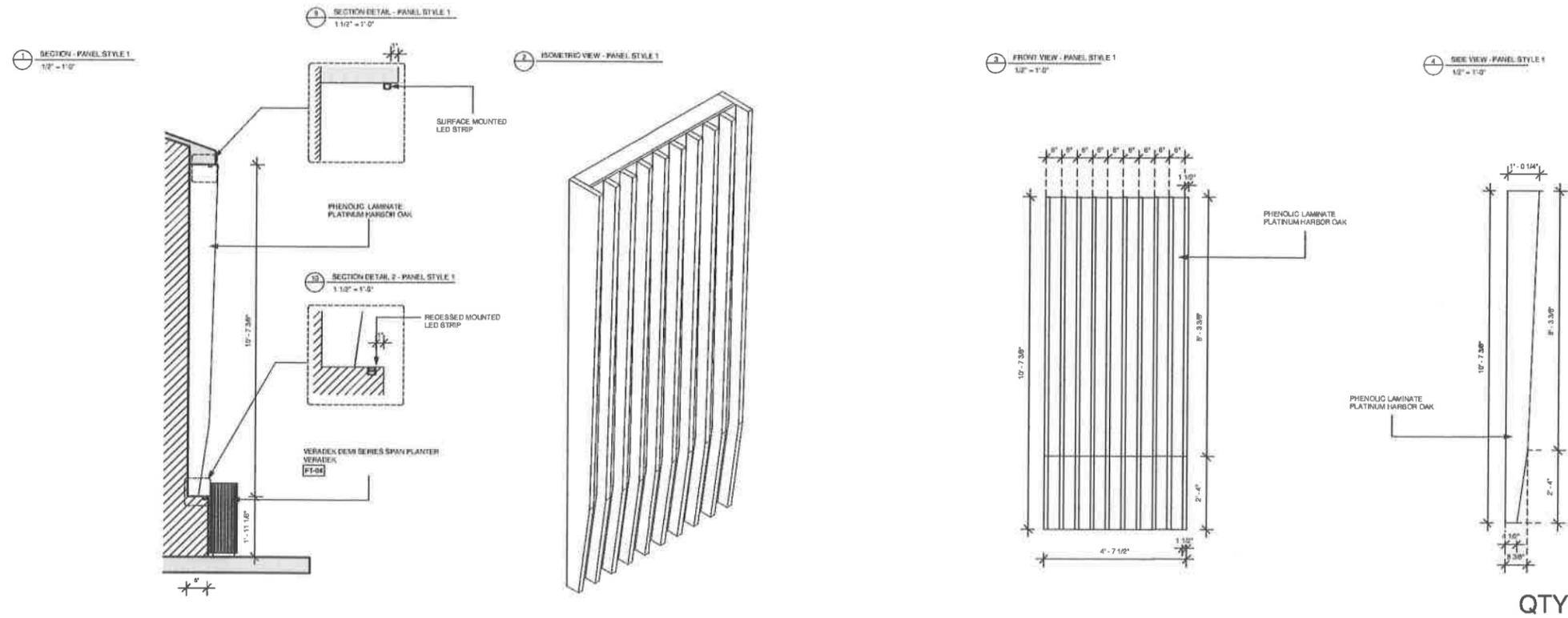
WALL DETAILS

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BRASA RESTAURANT - 291 WOODCLEFT AVE FREEPORT, NY 11520

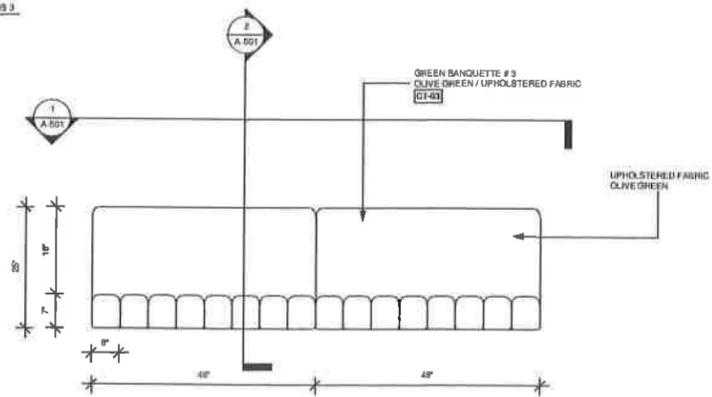
WOOD PANEL - PLAN

NOTES: FOR DESING INTENT ONLY

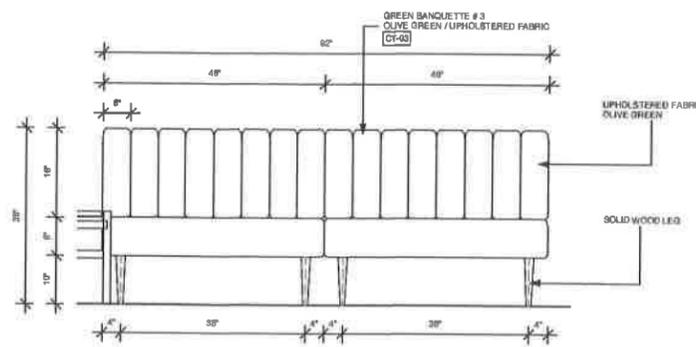
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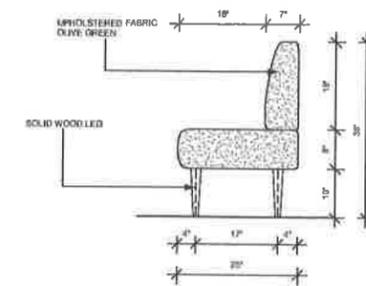
3 TOP VIEW - GROUP BOOTHIS 3
3/4" = 1'-0"



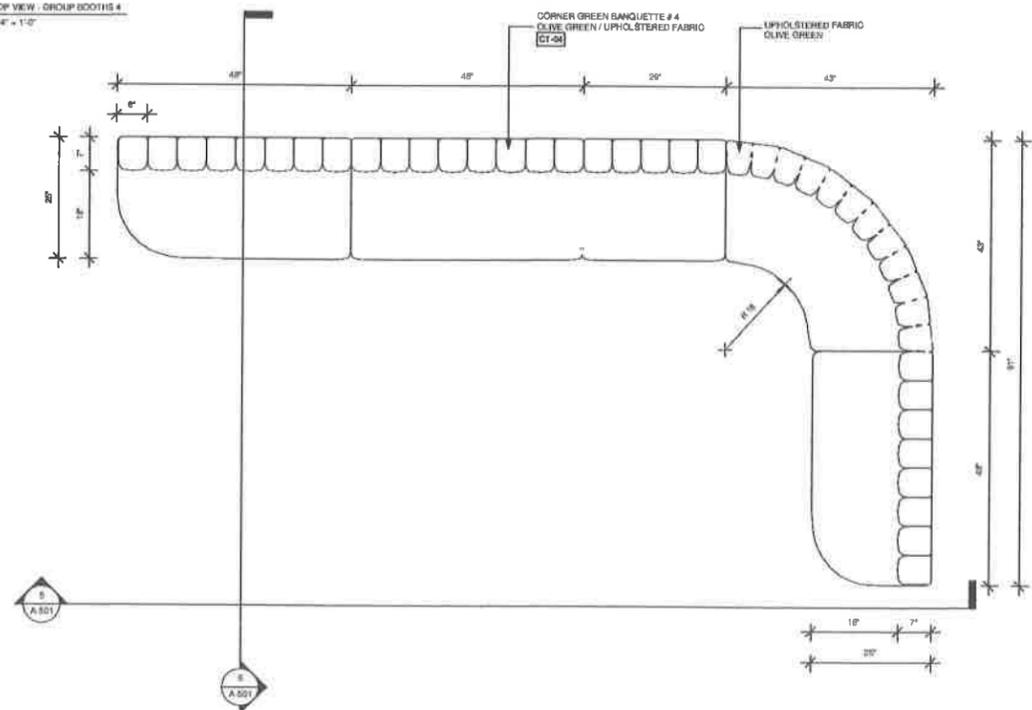
1 FRONT VIEW - GROUP BOOTHIS 3
3/4" = 1'-0"



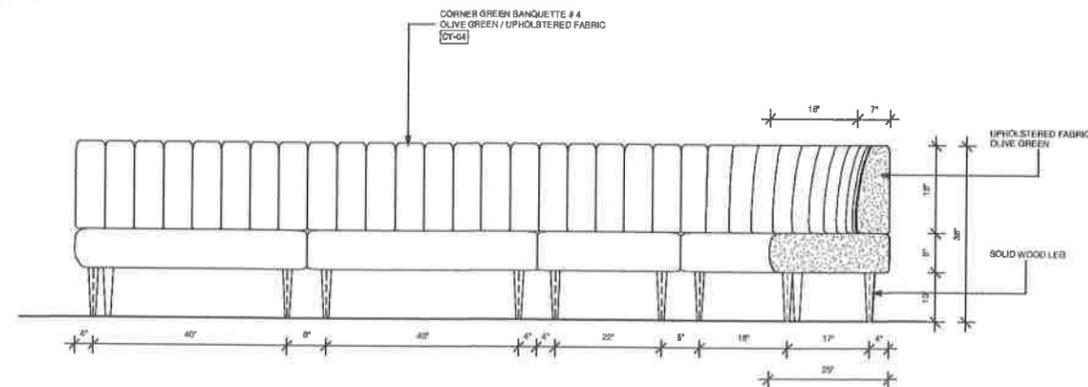
2 SIDE VIEW - GROUP BOOTHIS 3
3/4" = 1'-0"



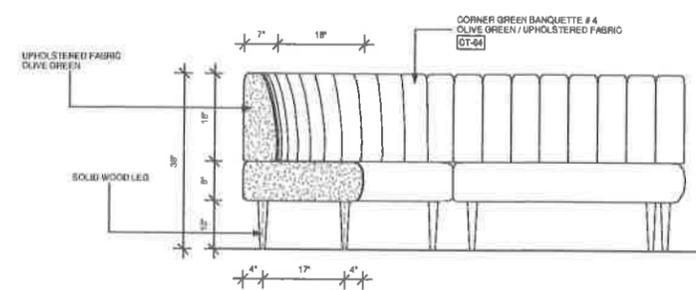
4 TOP VIEW - GROUP BOOTHIS 4
3/4" = 1'-0"



5 FRONT VIEW - GROUP BOOTHIS 4
3/4" = 1'-0"



6 SIDE VIEW - GROUP BOOTHIS 4
3/4" = 1'-0"



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GROUND FLOOR BANQUETTE - DETAIL PLAN & SECTION
ELEVATIONS

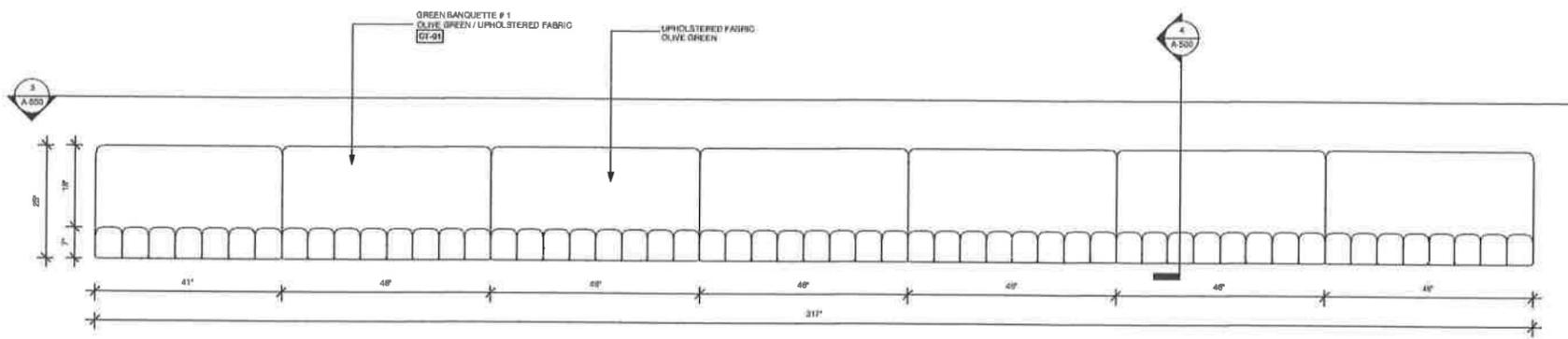
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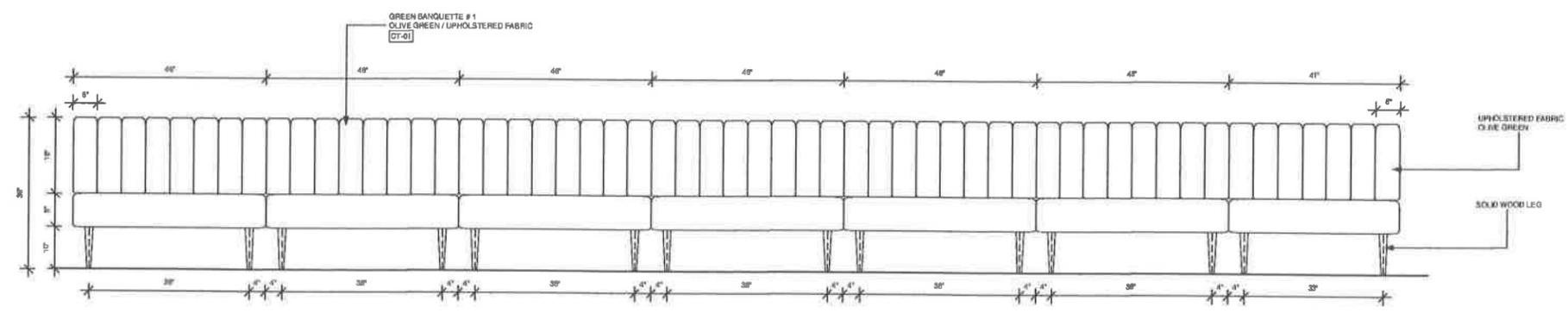
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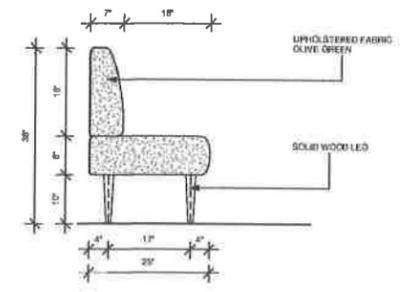
1 TOP VIEW - GROUP BOOTHS 1
3/4" = 1'-0"



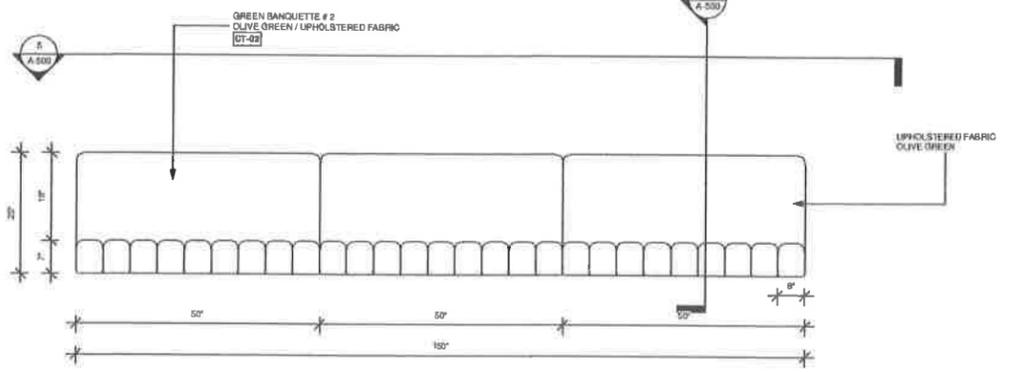
2 FRONT VIEW - GROUP BOOTHS 1
3/4" = 1'-0"



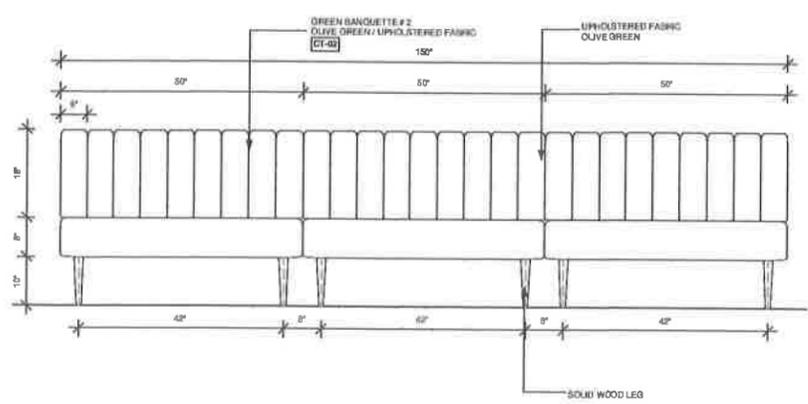
3 SIDE VIEW - GROUP BOOTHS 1
3/4" = 1'-0"



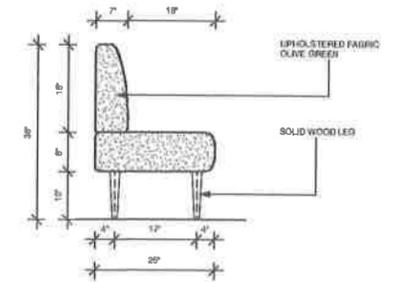
4 TOP VIEW - GROUP BOOTHS 2
3/4" = 1'-0"



5 FRONT VIEW - GROUP BOOTHS 2
3/4" = 1'-0"



6 SIDE VIEW - GROUP BOOTHS 2
3/4" = 1'-0"



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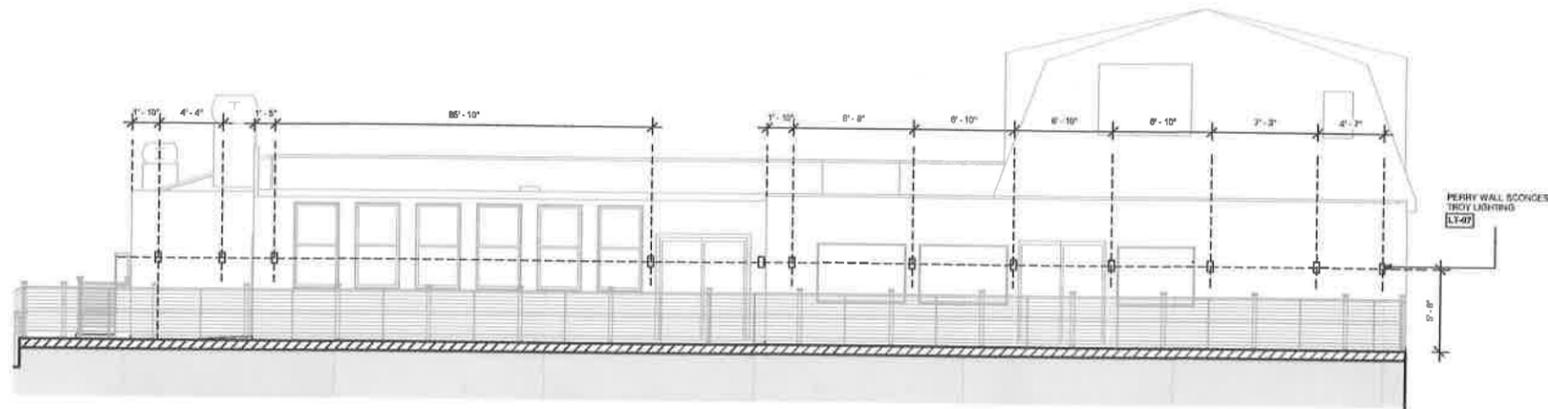
GROUND FLOOR BANQUETTE - DETAIL PLAN & SECTION ELEVATIONS

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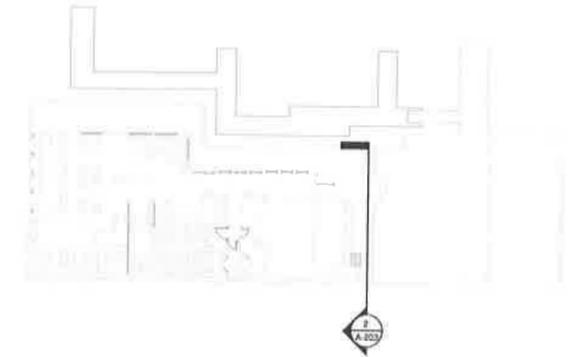
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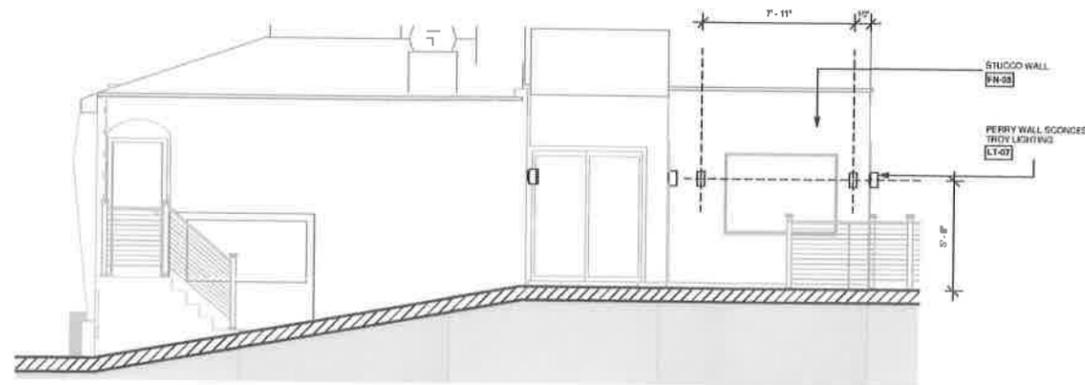
1 POSITION - REAR FACADE
3/16" = 1'-0"



2 REF PLAN-B
3/16" = 1'-0"



2 SECTION B
1/4" = 1'-0"



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SECTION - ELEVATION

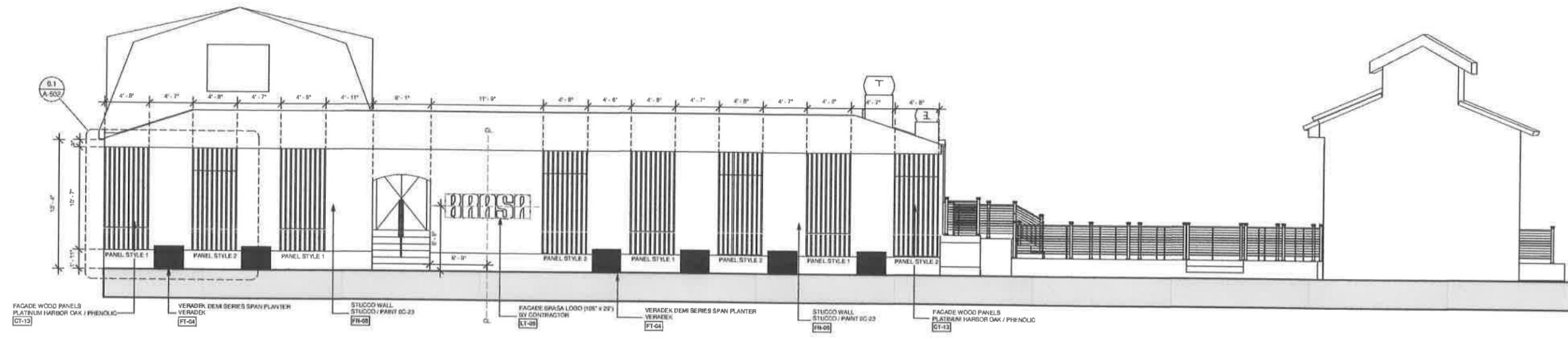
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1 FACADE
3/16" = 1'-0"



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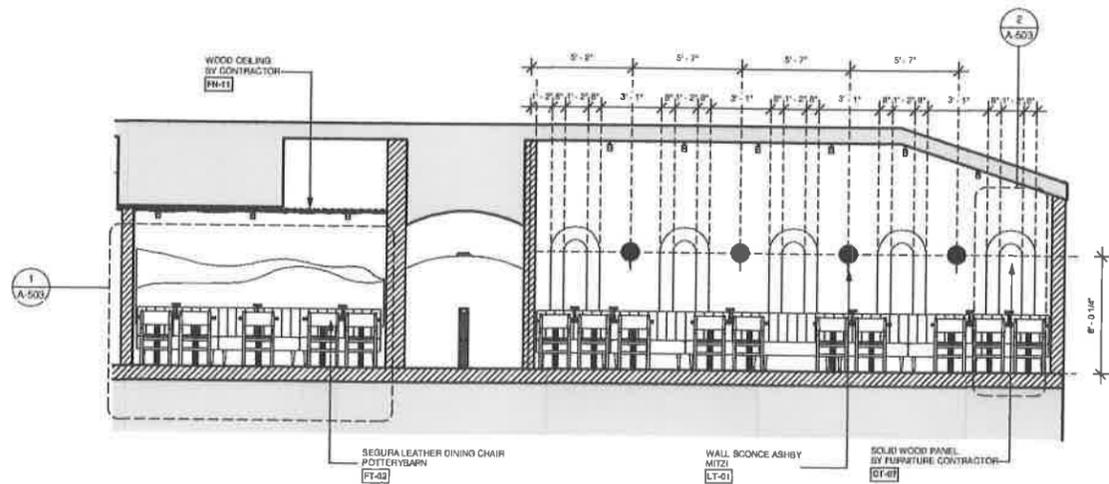
BRASA
 BRASA RESTAURANT - 299 WOODLEFT AVE FREEPORT, NY 11520
 SECTION - ELEVATION

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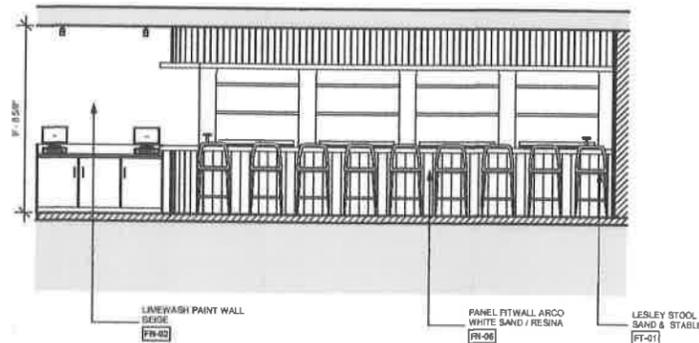
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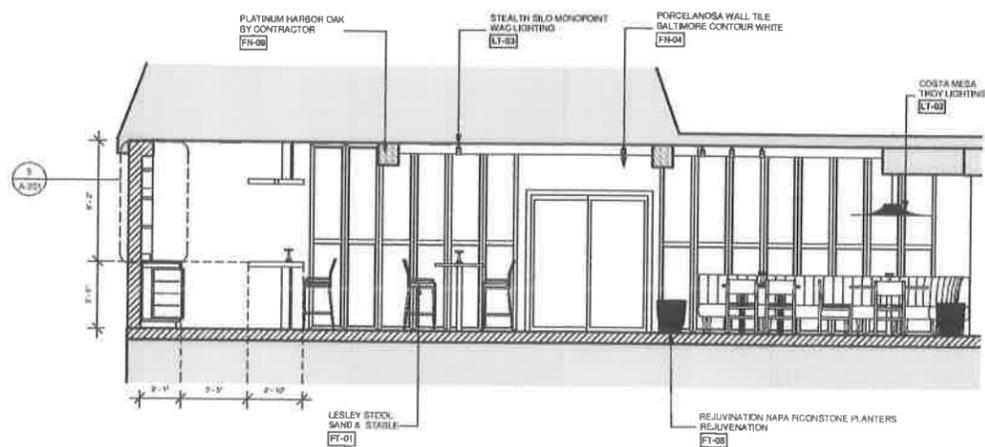
1 SECTION 1
1/4" = 1'-0"



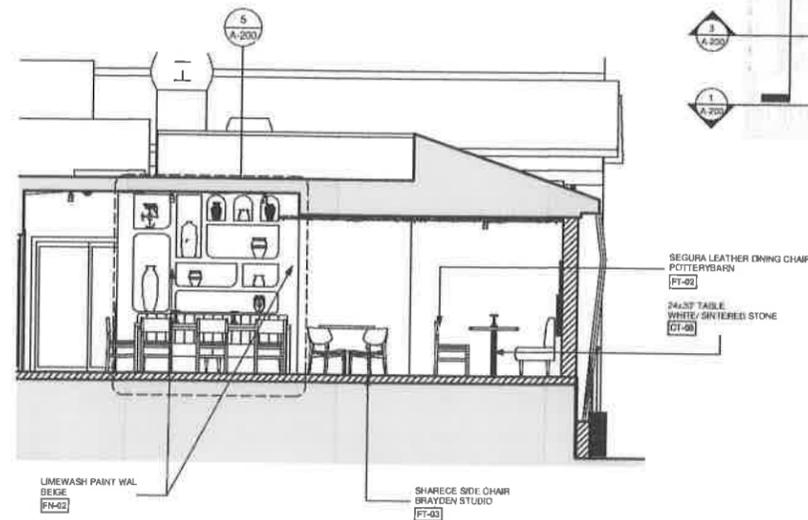
2 SECTION 2
3/4" = 1'-0"



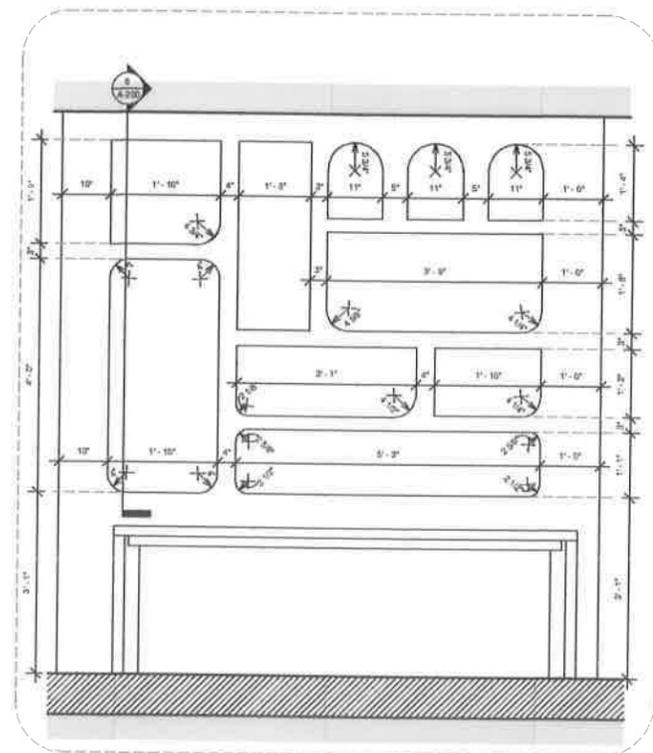
3 SECTION 3
1/4" = 1'-0"



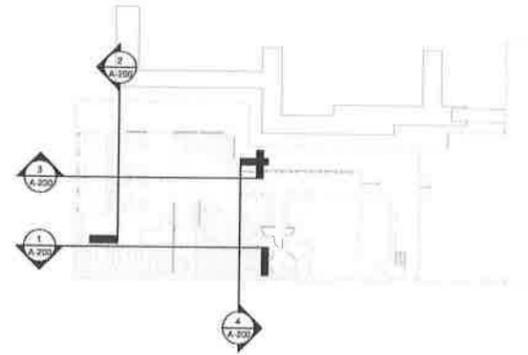
4 SECTION 4
1/4" = 1'-0"



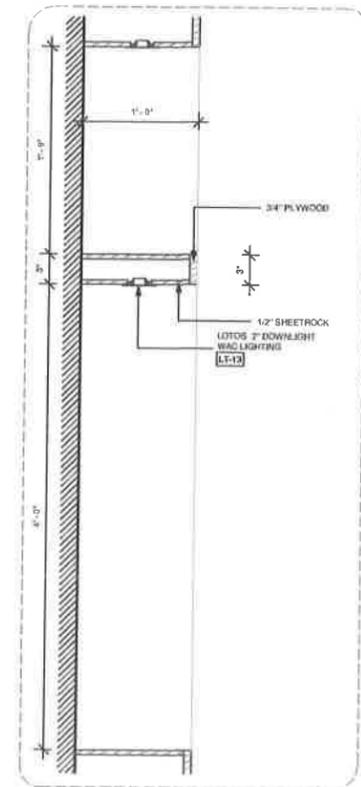
5 SECTION DETAIL - WALL 3
3/4" = 1'-0"



6 KEY PLAN - 1
3/4" = 1'-0"



7 SECTION DETAIL - WINDOW
1 1/2" = 1'-0"



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BRABA RESTAURANT - 299 WOODCLEFT AVE FREEPORT, NY 11520

SECTION - ELEVATION

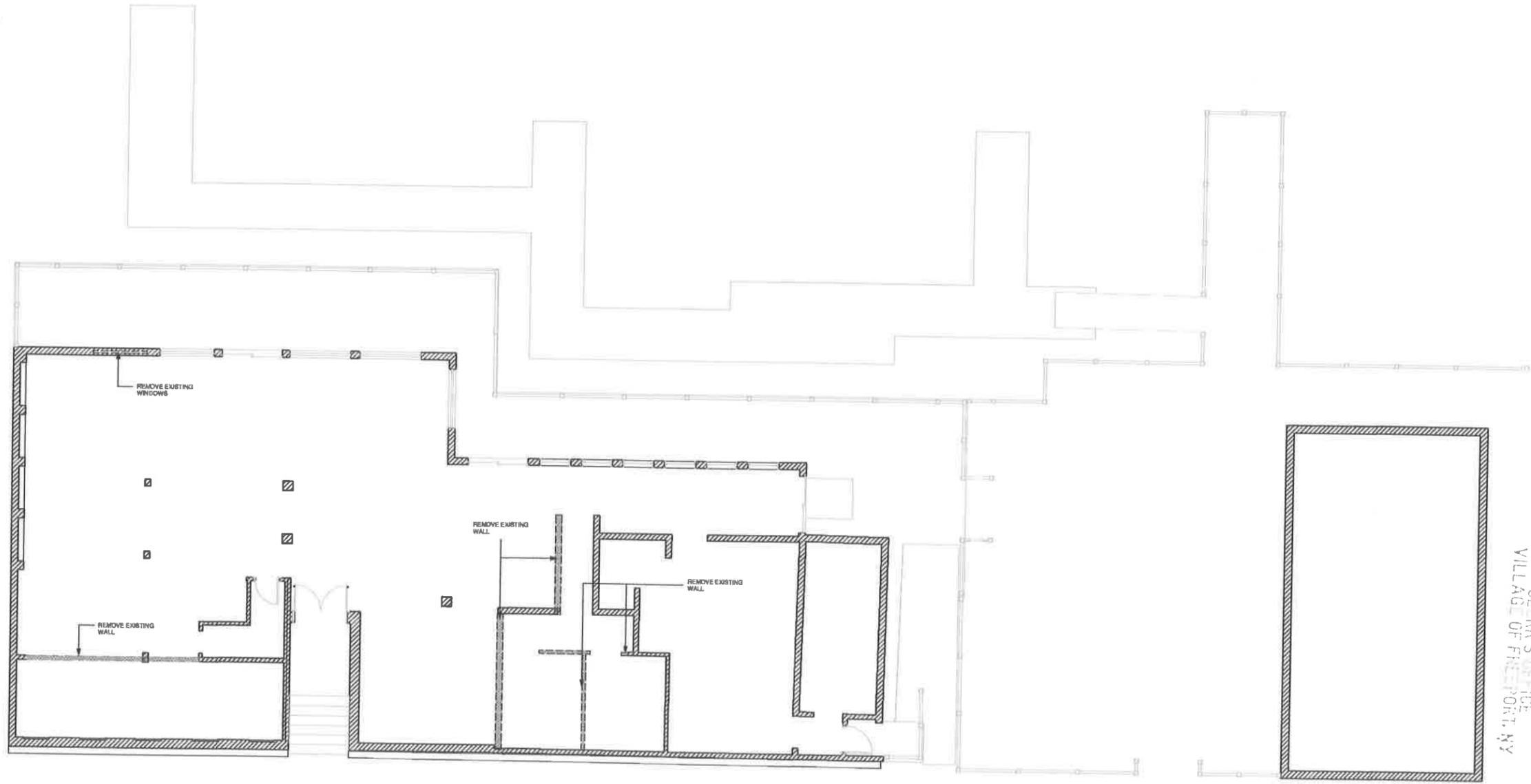
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1 DEMOLITION PLAN
3/16" = 1'-0"



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LEGEND:
 INDICATES EXISTING WALL
 INDICATES ITEMS TO BE REMOVED
 INDICATES NOT IN CONTRACT



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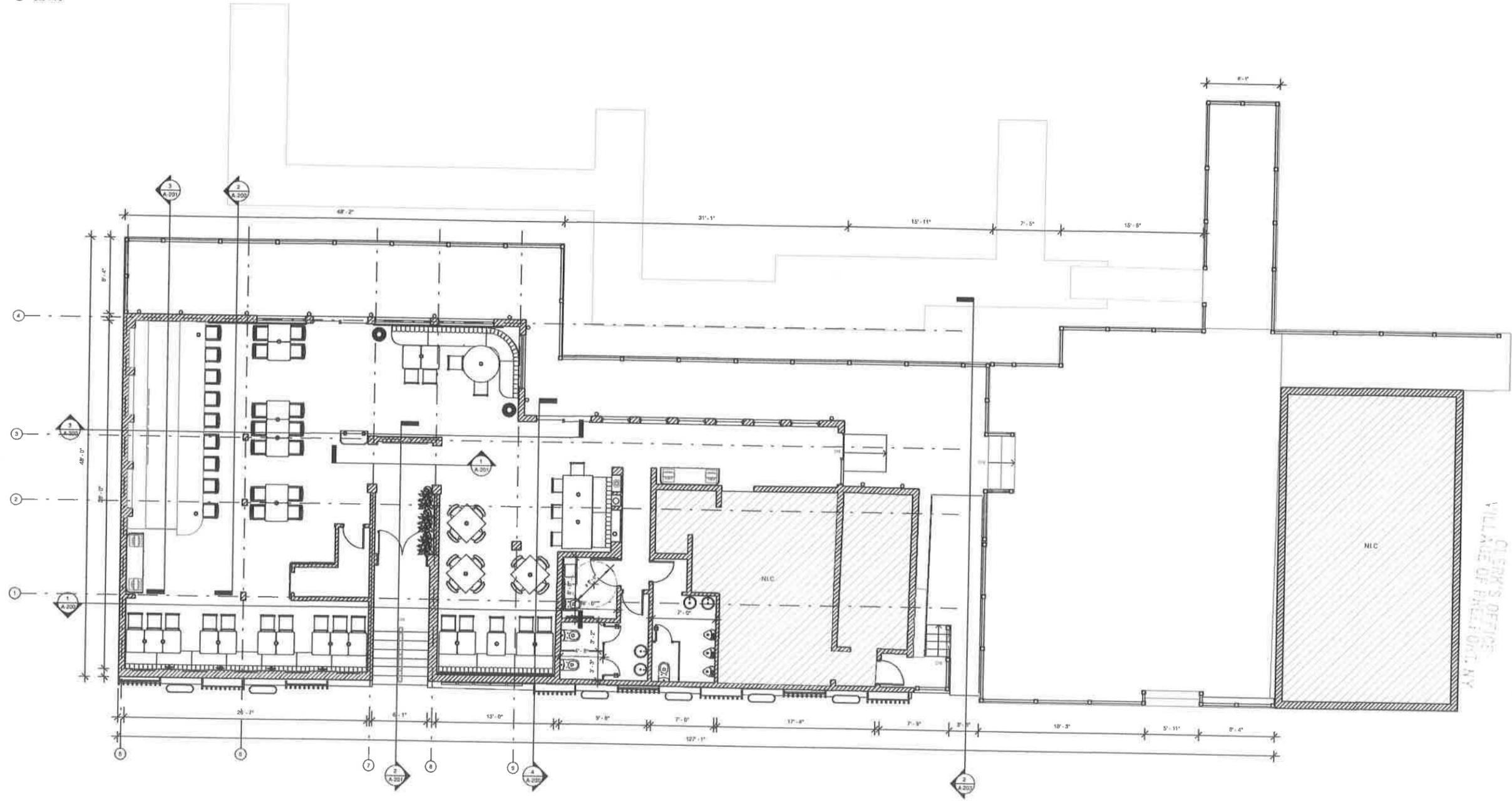
DEMOLITION PLANS

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A-101

1 GENERAL FLOOR PLAN
316' x 112'



LEGENDS:
 INDICATES EXISTING WALL
 INDICATES ITEMS TO BE REMOVED
 INDICATES NOT IN CONTRACT

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BHASA
 BHASA RESTAURANT - 89 WOODLEFT AVE FREEPORT, NY 11520
 GENERAL FLOOR PLAN

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**BRASA RESTAURANT
299 WOODCLEFT AVE FREEPORT,
NY 11520**

DRAWINGS LIST

TITLE SHEET	.T-100
GENERAL FLOOR PLAN	A-100
DEMOLITION PLANS	A-101
FURNITURE PLAN - BANQUETTES PLAN	A-102
SECTION - ELEVATION	A-200
SECTION - ELEVATION	A-201
SECTION - ELEVATION	A-202
SECTION - ELEVATION	A-203
GROUND FLOOR BANQUETTE - DETAIL PLAN & SECTION ELEVATIONS	A-500
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SECTION AND DETAIL OF INTERIOR BAR	A-504
FURNITURE - SECTION AND DETAILS	A-505
TABLES - PLANS & ELEVATION	A-506
LIGHTING POSITION	E-100
FF&E SCHEDULE	F-100

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 92 Main St #218 Yorkers NY 10701	BRASA BRASA RESTAURANT - 299 WOODCLEFT AVE FREEPORT, NY 11520	NOTES: FOR DESING INTENT ONLY	REVISIONS	001-T-100																
	TITLE SHEET		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">#</th> <th style="width: 15%;">MM/DD/YY</th> <th style="width: 80%;">REMARKS</th> </tr> </thead> <tbody> <tr><td>1</td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td></tr> </tbody> </table>		#	MM/DD/YY	REMARKS	1			2			3			4			5
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Application Date: 7/1/25
Fees Paid: \$ 225.00

SP# 3840

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: 403 S. Bayview Avenue ZONING DISTRICT Residence A
SECTION 62 BLOCK 143 LOT 1216 LOT SIZE: 225

<input type="checkbox"/> TENANT <u>APPLICANT</u>	<input type="checkbox"/> LESSEE	<u>Tung Nguyen</u>	<u>PROPERTY OWNER</u>
Name: <u>Reo Acquisitions LLC by Tung Nguyen</u>	Name: <u>Reo Acquisitions LLC by Tung Nguyen</u>		
Address: <u>3869 Sally Ln Oceanside NY 11572</u>	Address: <u>3869 Sally Ln Oceanside, NY 11572</u>		
Telephone #: <u>(516) 369-5384</u>	Telephone #: <u>(516) 369-5384</u>		

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

Present Land Use: One family Proposed Land Use: One family

Description of Proposed Work: Renovations: Proposed Interior Alterations. Removal of 2 windows and addition of 2x23 driveway and replacement of 26x23 existing driveway.

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

[Signature]
APPLICANT'S SIGNATURE
Sworn to before me this 24th day of June, 2025.

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VILLAGE OF FREEPORT, NY
DATE 6/24/2025

ADAM D. LUCKNER
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01LU6035930
QUALIFIED IN NASSAU COUNTY
COMMISSION EXPIRES JANUARY 10, 2026

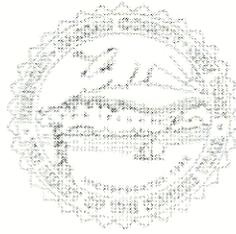
Notary Public

Property Owner's Consent:
I, Tung Nguyen am (are) the owner(s) of the subject property and consent to the filing of this application.
[Signature]
PROPERTY OWNER'S SIGNATURE
Sworn to before me this 24th day of June, 2025.
Notary Public

ADAM D. LUCKNER
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01LU6035930
QUALIFIED IN NASSAU COUNTY
COMMISSION EXPIRES JANUARY 10, 2026

FOR VILLAGE USE ONLY

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



INC. VILLAGE OF FREEPORT

Department of Buildings

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER

June 25, 2025

REO Acquisitions LLC
403 S Bayview Ave
Freeport, NY 11520

RE: 403 S Bayview Ave, Freeport, NY 11520
Zoning District – Residence A Sec. 62 Blk. 143, Lot 1216
Building Permit Application #20254244

Description: Interior alterations and removal of 2 windows and addition of two new driveways 20' x 23' and 26' x 23'.

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

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. 20254244

Location: 403 S Bayview Ave, Freeport NY 11520

Applicant: REO Acquisitions LLC

Description: Interior alterations and removal of 2 windows and addition of two new driveways 20' x 23' and 26' x 23'.

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: June 12, 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

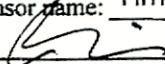
Instructions for Completing

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		Nguyen Residence	
Name of Action or Project: Nguyen Residence			
Project Location (describe, and attach a location map): 403 South Bayview Ave, Freeport, NY 11520			
Brief Description of Proposed Action: Proposed Interior Alterations			
Name of Applicant or Sponsor: Tung Nguyen		Telephone: (516)369-5384	
		E-Mail: tnguyen19751@gmail.com	
Address: 403 South Bayview Avenue			
City/PO: Freeport		State: NY	Zip Code: 11520
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO	YES
Building Permit from Village of Freeport		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

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

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Timothy Lambert, AIA</u>		Date: <u>05/14/2025</u>
Signature: <u></u>		

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

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

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

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

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 VILLAGE OF FREEPORT, NY

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
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)

Application for Erection of Buildings or Alterations

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

LOCATION AT (LOCATION) 403 S. Bayview Avenue (No.) (Street) **ZONING DISTRICT** Residence A

BETWEEN Branch Avenue (Cross Street) **AND** Ray Street (Cross Street)

SECTION 62 **BLOCK** 143 **LOT** 1216 **APPROX. LOT SIZE** X **LOT AREA** 225

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

A. TYPE OF IMPROVEMENT	B. PROPOSED OR EXISTING USE
<p>1 <input type="checkbox"/> New building</p> <p>2 <input checked="" type="checkbox"/> Addition-Alteration (If residential, enter number of new housing units added. If non-state none <u>NONE</u>)</p> <p>3 <input type="checkbox"/> Swimming Pool</p> <p>4 <input type="checkbox"/> Repair (replacement)</p> <p>5 <input type="checkbox"/> Bulkhead (New, Repair)</p> <p>6 <input type="checkbox"/> Fence</p> <p>7 <input type="checkbox"/> Moving (relocation)</p>	<p>RESIDENTIAL</p> <p>11 <input checked="" type="checkbox"/> One Family</p> <p>12 <input type="checkbox"/> Two families</p> <p>13 <input type="checkbox"/> Apartment - Enter No. of Units <u>MAY 27 2025</u></p> <p>14 <input type="checkbox"/> Transient hotel, motel, or dormitory - Enter No. of Units</p> <p>15 <input type="checkbox"/> Garage or Accessory Structure</p> <p>16 <input type="checkbox"/> Other - Specify</p> <p>NON RESIDENTIAL - Complete Part "E"</p> <p>17 <input type="checkbox"/> Industrial</p> <p>18 <input type="checkbox"/> Office, bank, professional</p> <p>20 <input type="checkbox"/> Stores, mercantile</p> <p>21 <input type="checkbox"/> Church, other religious</p> <p>22 <input type="checkbox"/> Hospital, Institutional</p> <p>22 <input type="checkbox"/> Other - Specify</p>

C. COST	D. DESCRIPTION OF PROJECT
<p>10 TOTAL COST OF IMPROVEMENT <u>\$ 297,500</u></p>	<p><u>Renovations: PROPOSED</u> <u>INTERIOR ALTERATIONS</u></p>

IDENTIFICATION - To be completed by all applicants

NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
Reo Acquisitions LLC TUNG NGUYEN, PRES.	3868 Sally Lane Oceanside NY 11572	(516) 369-5384
STM Complete STEVE Contracting Inc. MARONNY	139 Spencer Avenue Lynbrook, NY 11563	(516) 967-0552
Wellkraft ARCHITECT TIMOTHY LAMBERT	3012 Fortesque Avenue Oceanside, NY 11572	(516) 425-8919

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 TUNG NGUYEN (Print)

Address 3868 SALLY LANE
OCEANSIDE NY 11572

Phone (516) 369-5384

County of Nassau Tung Nguyen 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 jurisdiction.

Done to before me this 13th day May, 2025

V. FLOOD ZONE

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

IS PROJECT TO REPAIR FLOOD DAMAGE?
YES _____ NO X

PROJECT DESCRIPTION

Total/First Flr Square Feet 1209

Upper Flrs Square Feet 1190

of Fixtures 15

of Floors 2

19 Branch Ave

Freeport, New York

Google Street View

Nov 2017 See more dates

Subject Property
(prior to recent remodeling)



Street-scape showing neighboring homes.



Google

S Bayview Ave

Freeport, New York

Google Street View

Oct 2024 See more dates

Street-scape showing neighboring homes.

Subject Property

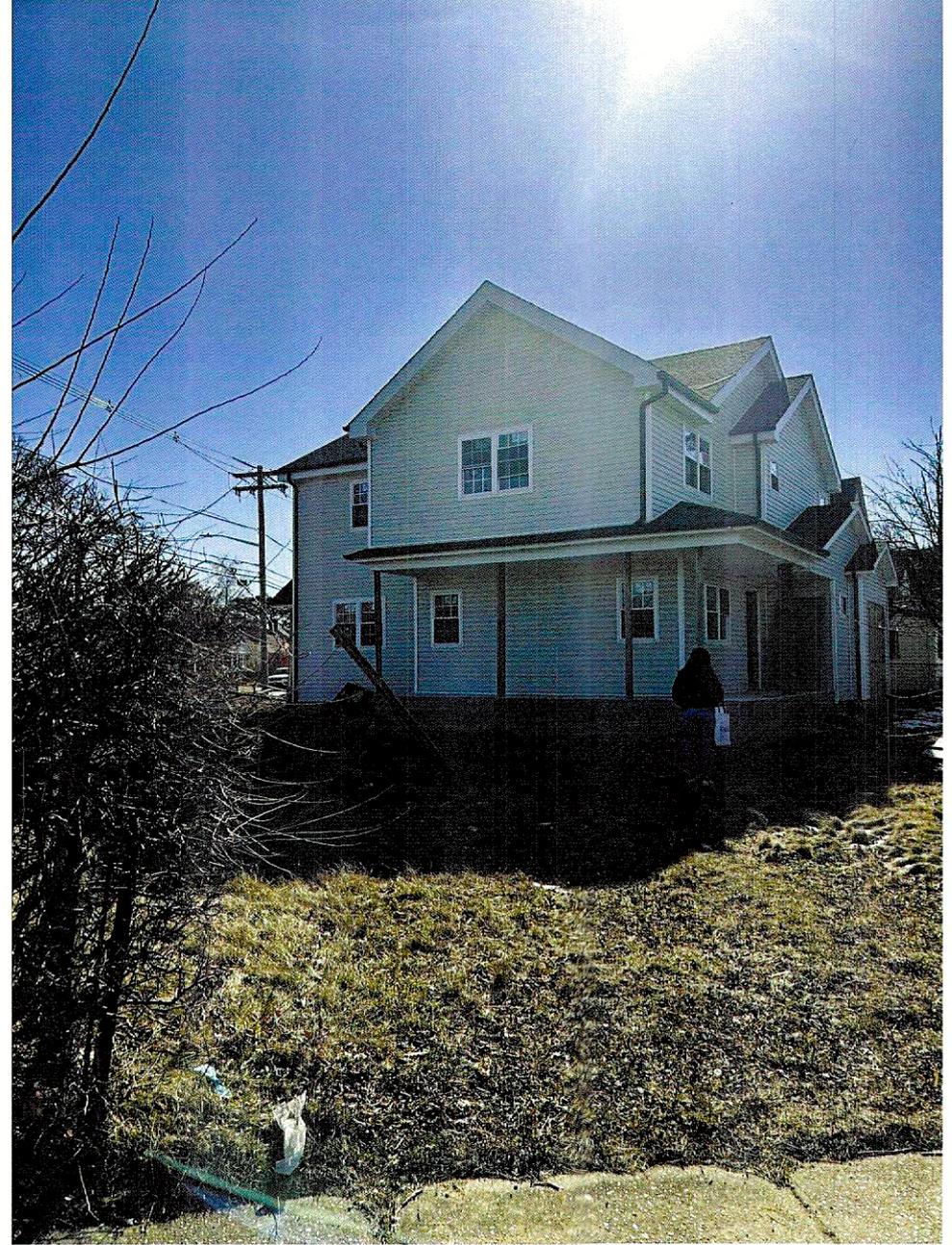


Bayview Ave
Subject Property West



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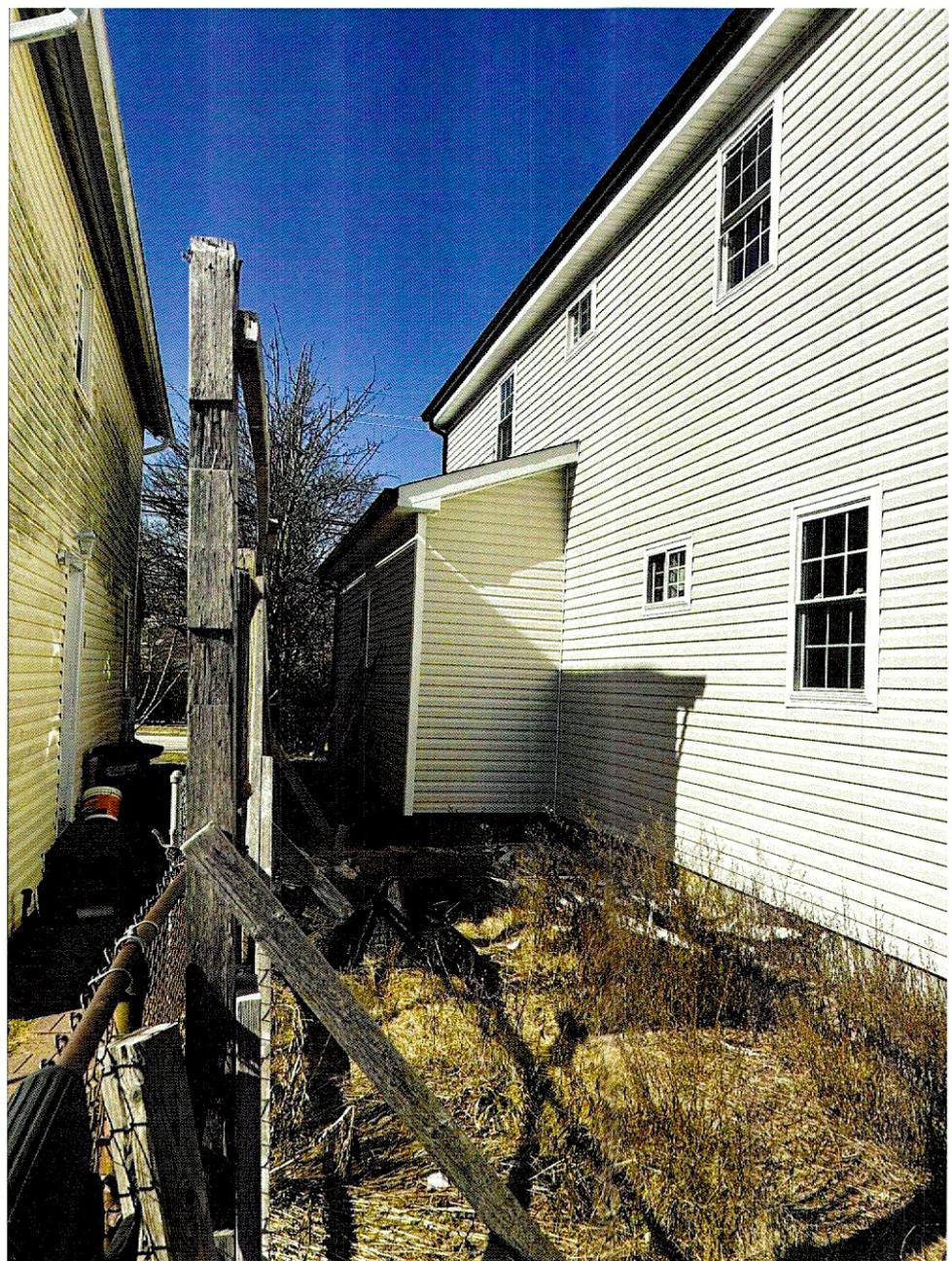
Ray St
Subject Property North



Branch Ave
Subject Property East



Subject Property South



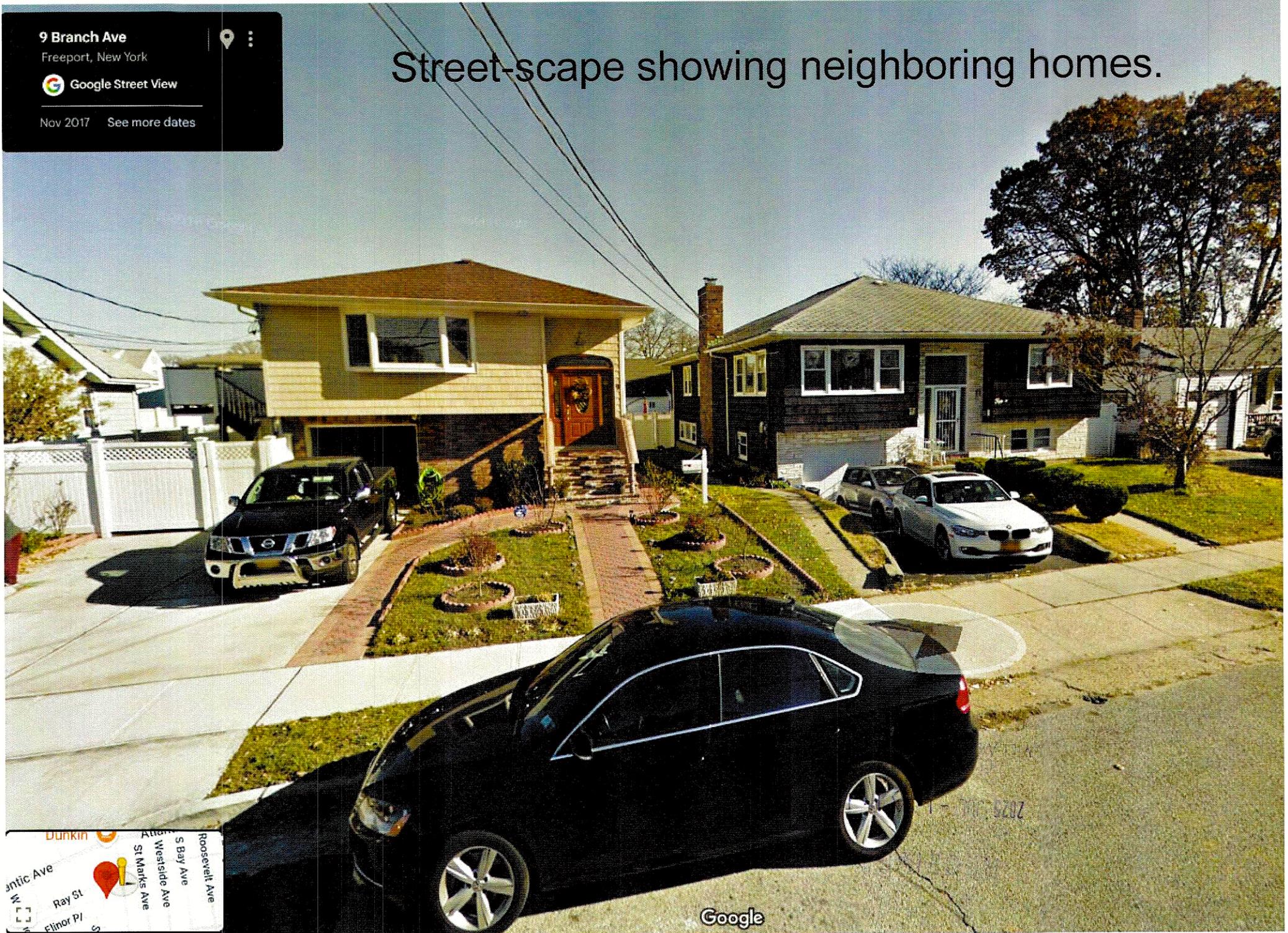
9 Branch Ave

Freeport, New York

Google Street View

Nov 2017 See more dates

Street-scape showing neighboring homes.



Google

405 S Bayview Ave

Freeport, New York

Google Street View

Oct 2024 See more dates

Subject Property



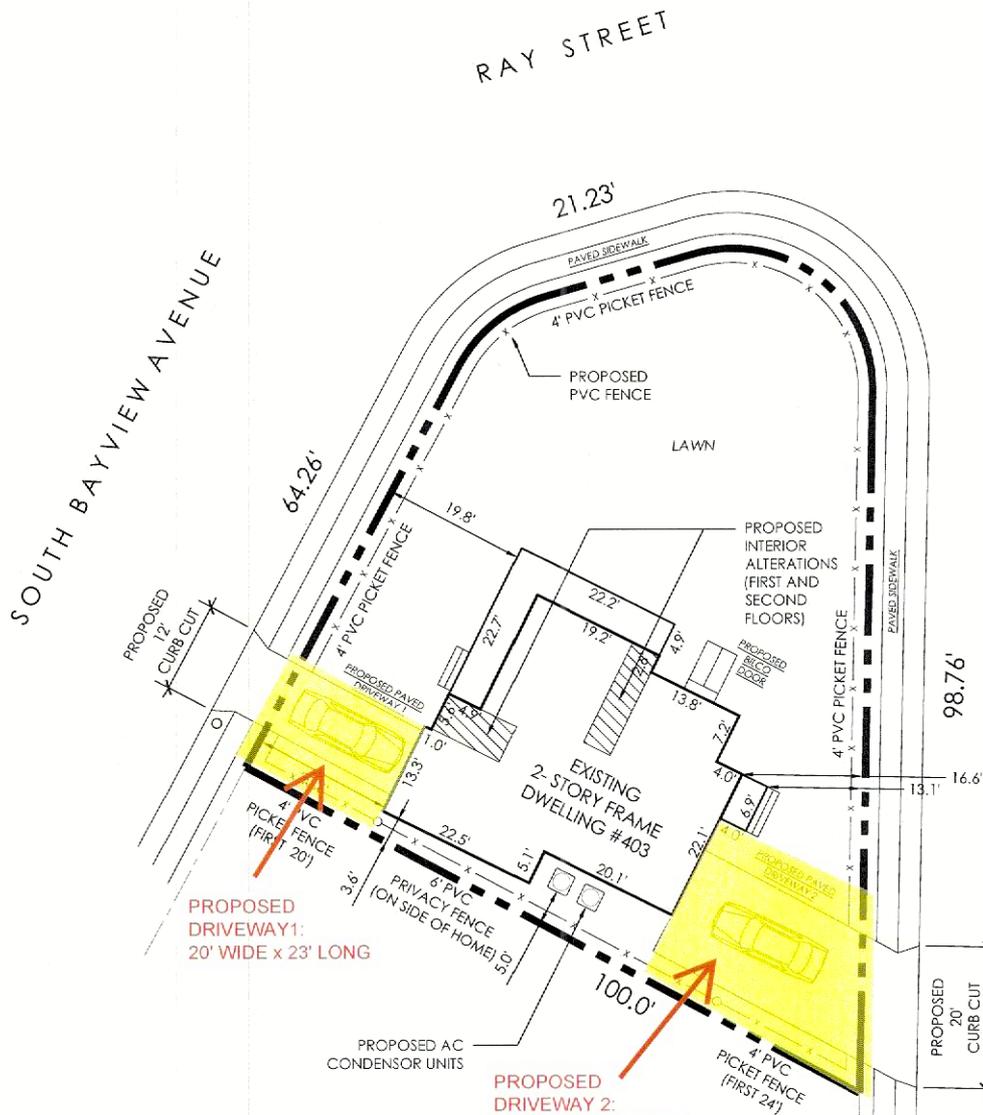
Street-scape showing neighboring homes.

Google



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CLERMONT OFFICE

Plot Plan



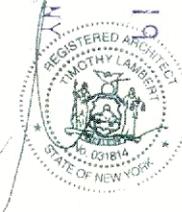
ACTUAL LOT SIZE:	6786 S.F.
FOOTPRINT OF EXISTING RESIDENCE:	1293 S.F.
FOOTPRINT OF EXISTING PORCH:	209 S.F.
FOOTPRINT OF EXISTING ENTRY PORTICO:	27 S.F.
TOTAL FOOTPRINT:	1529 S.F.
% OF LOT COVERAGE:	22.5 %

SITE INFORMATION
 403 SOUTH BAYVIEW AVENUE
 FREEPORT
 NASSAU CO. N.Y. 11520
 SEC: 62 BLOCK: 143 LOT: 1216
 FREEPORT ZONING DISTRICT: RES A



Branch

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NOTES

- 1) SURVEY INTENDED FOR BUILDING DEPARTMENT PURPOSES ONLY.
- 2) USERS OF THIS MAP ARE CAUTIONED THAT A FULL SEARCH OF THE RECORD MAY REVEAL ENCUMBRANCES NOT SHOWN ON THIS SURVEY. SURVEY NOT INTENDED FOR TITLE PURPOSES.
- 3) THE LOCATION OF UNDERGROUND IMPROVEMENTS ARE NOT SHOWN AS PART OF THIS SURVEY.
- 4) OFFSETS SHOWN HEREON ARE FOR A SPECIFIC PURPOSE AND SHOULD NOT BE USED TO GUIDE CONSTRUCTION OF FENCES OR OTHER STRUCTURES.
- 5) PROPERTY CORNER MONUMENTS WERE NOT PLACED AS A PART OF THIS SURVEY.
- 6) BUILDING OFFSETS AND DIMENSIONS ARE TO FINISHED EXTERIOR UNLESS OTHERWISE NOTED.
- 7) AVERAGE FRONT YARD SETBACK MEASUREMENTS TAKEN TO MAIN BUILDING OVERHANGS, PORCHES, VESTIBULES, OR OTHER ACCESSORY STRUCTURES NOT MEASURED.
- 7) ELEVATIONS IF SHOWN, ARE IN REFERENCE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

LEGEND

- FENCE LINE
- LOT LINES
- — — — — PARCEL LINE
- ROAD LINE
- 100 LOT NUMBER
- ↑ UTILITY POLE
- GUY WIRE
- UTILITY POLE W/ LIGHT
- SIGN
- TREE
- SPOT GRADE
- W.M.O. WATER MARK OUT
- GV GAS VALVE
- WV WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- DHS DRILL-HOLE SET
- DHF DRILL-HOLE FOUND
- R.O. ROOF OVER
- O.H. OVERHANG
- DC DROP CURB
- OHSW OVERHEAD SERVICE WIRE
- CONC. CONCRETE

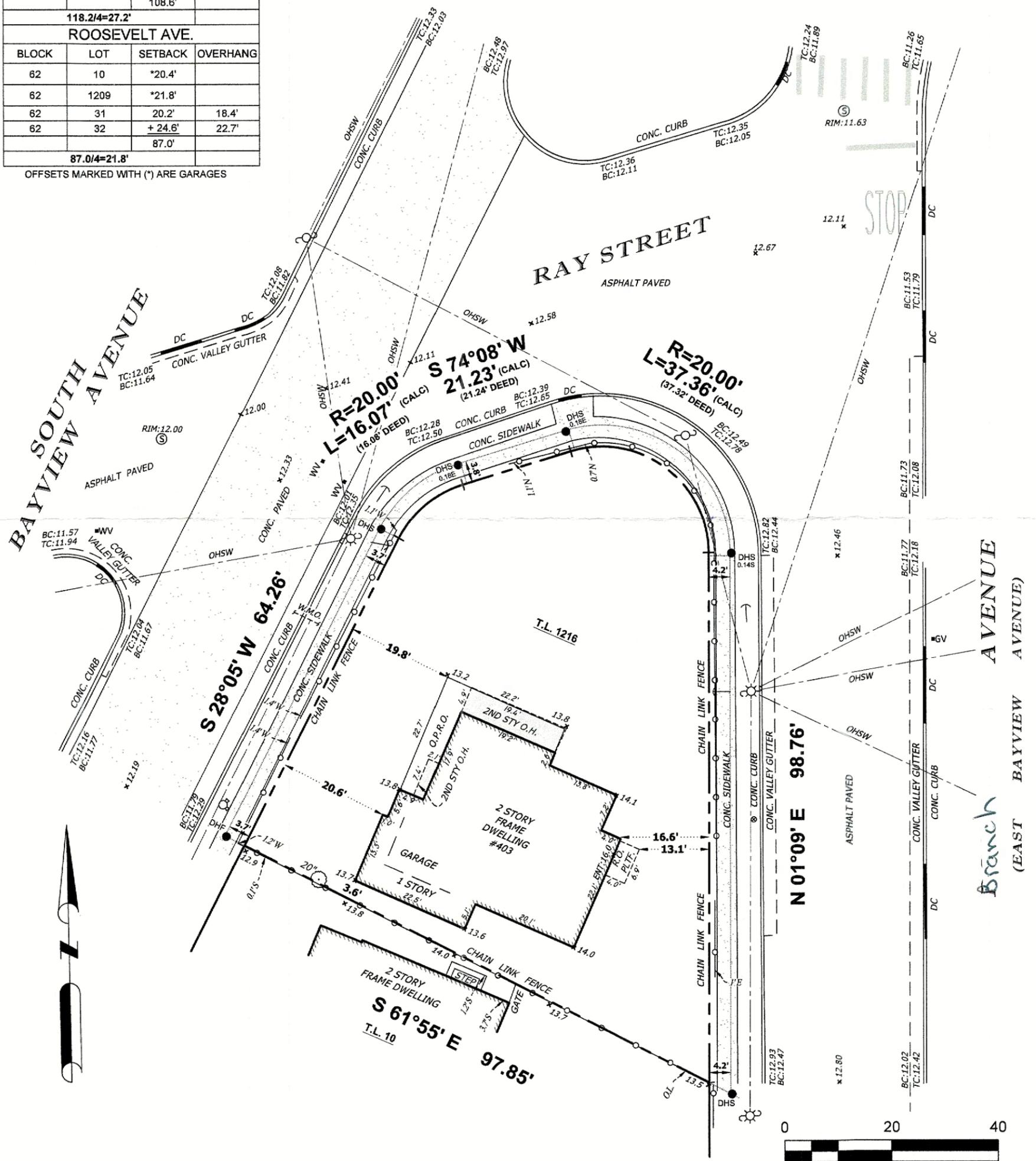
PROPERTY DETAILS

1) TOTAL LOT AREA = 6,800.5 SQUARE FEET (0.156± ACRES)

SOUTH BAYVIEW AVE.			
BLOCK	LOT	SETBACK	OVERHANG
62	10	19.6'	
62	1209	29.8'	28.1'
62	308	34.4'	
62	63	+24.8'	23.0'
		108.6'	

ROOSEVELT AVE.			
BLOCK	LOT	SETBACK	OVERHANG
62	10	*20.4'	
62	1209	*21.8'	
62	31	20.2'	18.4'
62	32	+24.6'	22.7'
		87.0'	

OFFSETS MARKED WITH (*) ARE GARAGES



**MAP OF PROPERTY IN VILLAGE OF FREEPORT
TOWN OF HEMPSTEAD, COUNTY OF NASSAU, STATE OF NEW YORK**

**DESCRIBED PARCEL
L 14284 P 194**

EAGLE EYE LAND SURVEYING, P.C.

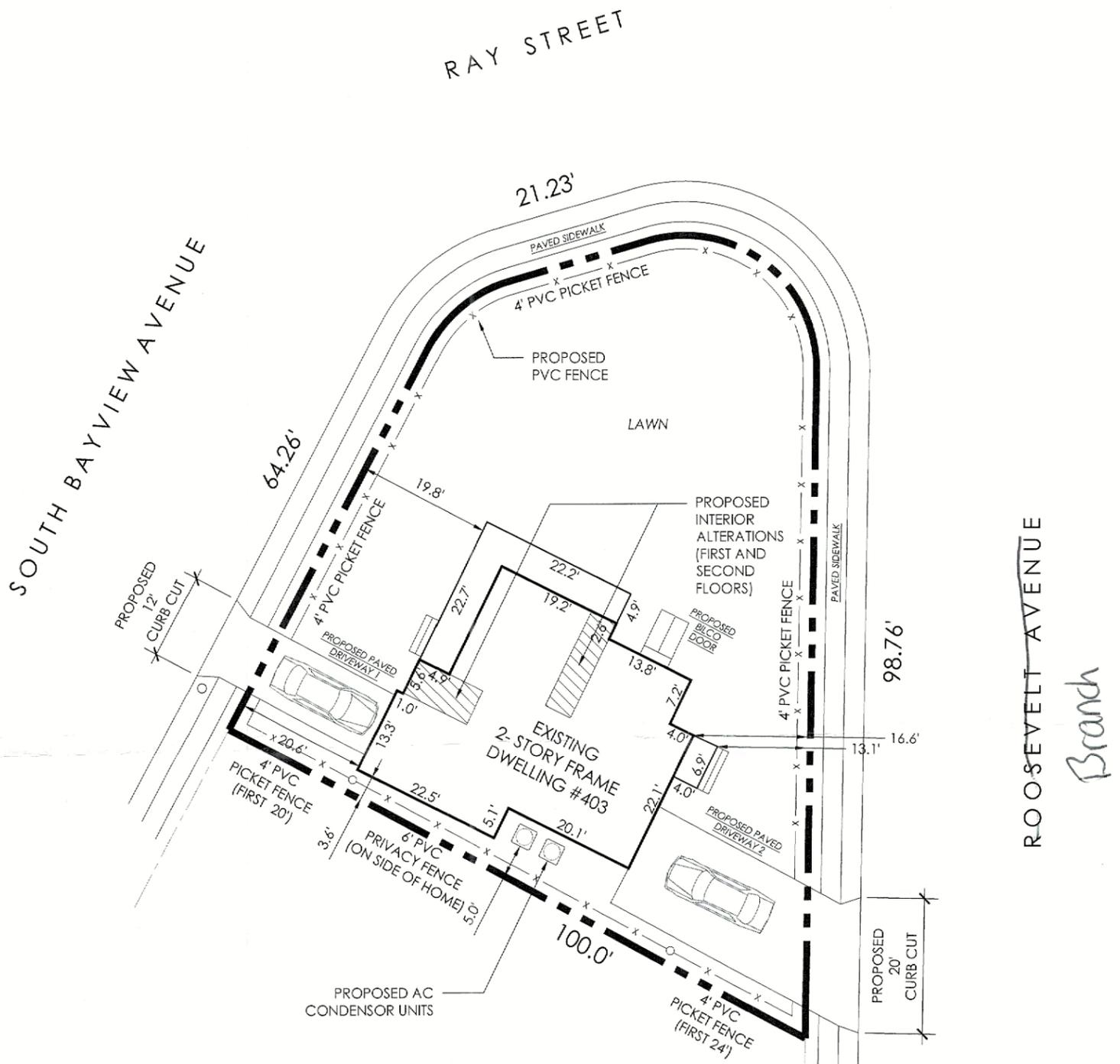
P.O. BOX 483
EAST ISLIP, NY 11730
PVBSURVEY@GMAIL.COM
(631) 277-1726

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ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION
7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION
LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND
SURVEYOR'S SIGNATURE, AND INKED SEAL OR EMBOSSED SEAL
SHALL NOT BE CONSIDERED A VALID TRUE COPY.



SURVEY DATE: 02/24/2025	TAX MAP NUMBER: SECTION 62 BLOCK 143 LOT(S) 1216
SCALE: 1"=20'	TITLE NUMBER: NOT FOR TITLE PURPOSES
	SURVEY NUMBER: N-62-143-1216

Plot Plan



ACTUAL LOT SIZE:	6786 S.F.
FOOTPRINT OF EXISTING RESIDENCE:	1293 S.F.
FOOTPRINT OF EXISTING PORCH:	209 S.F.
FOOTPRINT OF EXISTING ENTRY PORTICO:	27 S.F.
TOTAL FOOTPRINT:	1529 S.F.
% OF LOT COVERAGE:	22.5 %

SITE INFORMATION
 403 SOUTH BAYVIEW AVENUE
 FREEPORT
 NASSAU CO. N.Y. 11520
 SEC: 62 BLOCK: 143 LOT: 1216
 FREEPORT ZONING DISTRICT: RES A



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

Adding a window at stair landing

Enlarging window to meet egress code

Enlarging window to meet egress code

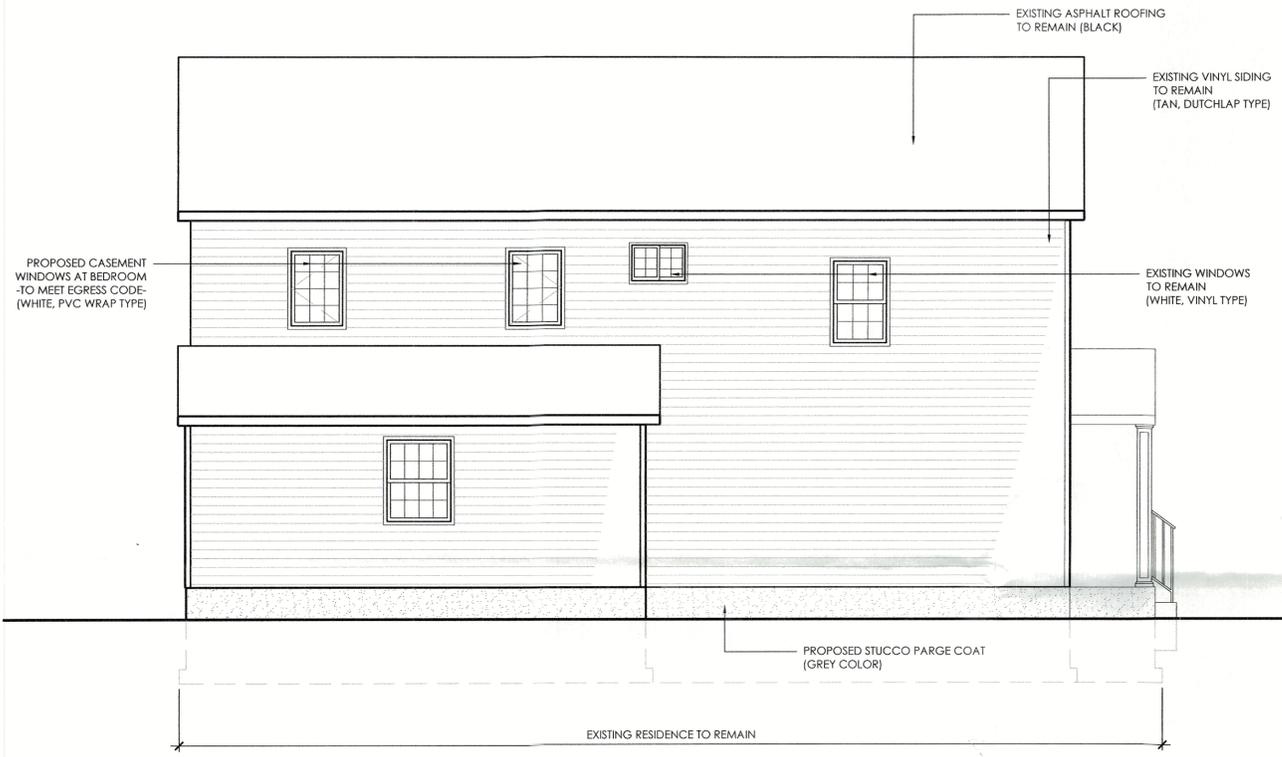


Siding, Roofing and most windows to remain

Finishing Porch Columns (PVC wrap type)

Remove overgrowth, replace fence white PVC picket fence and add paved driveways on both streets

Photo diagram of proposed work (403 South Bayview Ave)



4 SOUTH ELEVATION
A 1/4"=1'-0"



3 EAST ELEVATION
A 1/4"=1'-0"



2 NORTH ELEVATION
A 1/4"=1'-0"



1 WEST ELEVATION
A 1/4"=1'-0"

PROPOSED INTERIOR ALTERATIONS AT THE
NGUYEN RESIDENCE
 403 SOUTH BAYVIEW AVENUE, FREEPORT, NEW YORK 11520

DRAWING SUBMITTALS

2	05/21/2025	FOR PERMIT
1	05/01/2025	FOR BID

SEC: 62 BLOCK: 143 LOT: 1216

Wellkraft
 Architecture



Timothy Lambert, AIA
 3012 Fortesque Ave
 Oceanside, NY 11572
 (516)425-8919
www.wellkraft.com

403 SOUTH BAYVIEW
CONSTRUCTION DOCUMENTS

EXTERIOR
ELEVATIONS

21 MAY 2025

ARB1
 SHEET X OF 5

Application Date: 7/2/25
Fees Paid: \$225

SP# 3843

**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: 376 Westside Ave ZONING DISTRICT Residence A
SECTION 62 BLOCK 66 LOT 311 LOT SIZE: _____

<input type="checkbox"/> TENANT <u>APPLICANT</u> <input type="checkbox"/> LESSEE	<u>PROPERTY OWNER</u>
Name: <u>Same as owner</u>	Name: <u>Renaye Golding</u>
Address: _____	Address: <u>376 Westside Ave</u>
Telephone #: _____	Telephone #: <u>917 684 6261</u>

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

Present Land Use: Residential Proposed Land Use: Residential

Description of Proposed Work: Repair stairs, enlarge existing deck by 24 sf and add sliding door.

I request a preliminary meeting: _____ YES NO

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

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VILLAGE OF FREEPORT, NY

[Signature]
APPLICANT'S SIGNATURE _____ DATE 7/2/25

Sworn to before me this 2 day of July, 2025

MESHESNA C LITTLE
NOTARY PUBLIC-STATE OF NEW YORK
No. 01L16066956
Qualified in Nassau County
My Commission Expires 11-26-2025

Notary Public

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

[Signature]
PROPERTY OWNER'S SIGNATURE _____ DATE 7/2/25

Sworn to before me this _____ day of _____, 2025

MESHESNA C LITTLE
NOTARY PUBLIC-STATE OF NEW YORK
No. 01L16066956
Qualified in Nassau County
My Commission Expires 11-26-2025

Notary Public

FOR VILLAGE USE ONLY

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



INC. VILLAGE OF FREEPORT

Department of Buildings

46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520

(516) 377-2242

FAX (516) 377-2493

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER

June 12, 2025

Renaye Golding
376 Westside Ave
Freeport, NY 11520

RE: 376 Westside Ave, Freeport, NY 11520
Zoning District – Residence A Sec. 62 Blk. 66, Lot 311
Building Permit Application #20254223

Description: Repair stairs, enlarge existing deck by 24sf and add new sliding door.

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

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. 20254223

Location: 376 Westside Ave, Freeport NY 11520

Applicant: Renaye Golding

Description: Repair stairs, enlarge existing deck by 24sf and add new sliding door.

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: June 12, 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.

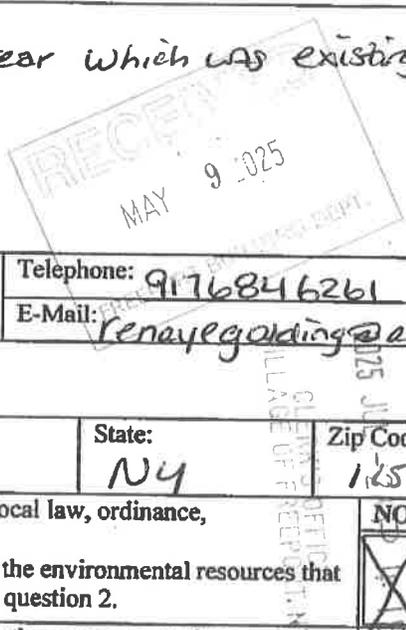
617.20
Appendix B
Short Environmental Assessment Form

20254223

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: <i>376 Westside Ave Repair of existing deck on 2nd floor deck in rear</i>							
Project Location (describe, and attach a location map): <i>376 Westside Ave</i>							
Brief Description of Proposed Action: <i>Repairs to the second floor deck in rear which was existing structure.</i> <i>Extend second floor deck 4ft x 6ft.</i>							
Name of Applicant or Sponsor: <i>Renaye Golding</i>		Telephone: <i>9176846261</i>					
Address: <i>376 Westside Ave</i>		E-Mail: <i>renayegolding@aol.com</i>					
City/PO: <i>Freeport</i>		State: <i>NY</i>	Zip Code: <i>11520</i>				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action? _____ acres							
b. Total acreage to be physically disturbed? _____ acres							
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres							
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

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

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Renaye Goiding</u>	Date: <u>5/8/25</u>	<i>gnd</i>
Signature: <u>[Signature]</u>		

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

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

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

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

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

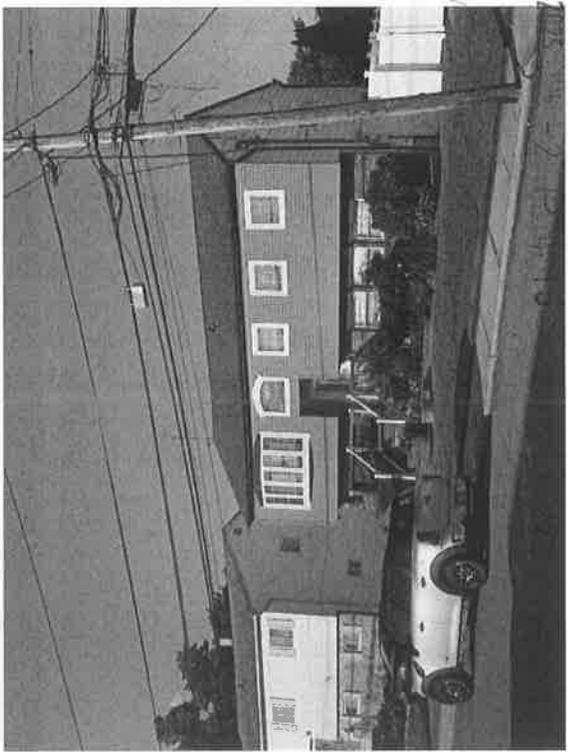
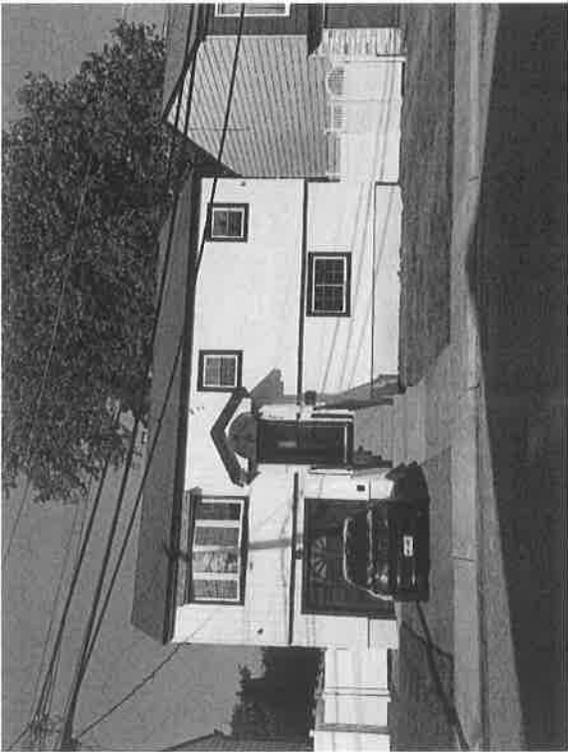
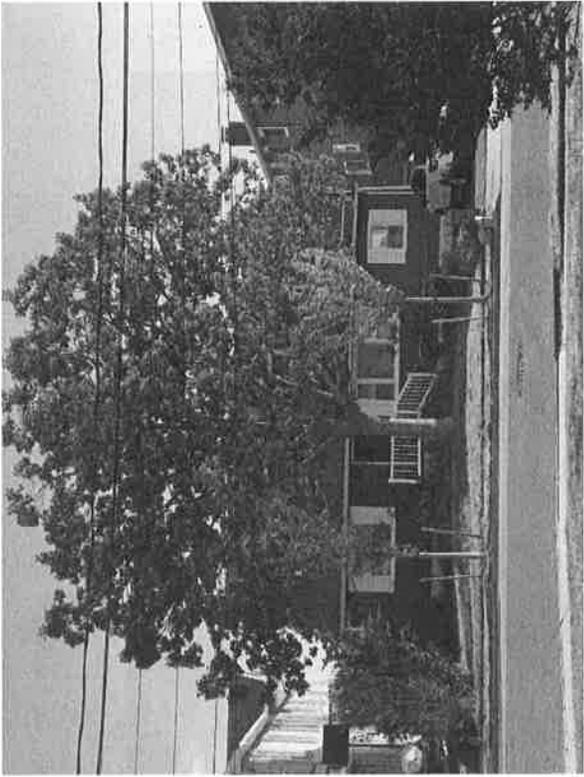
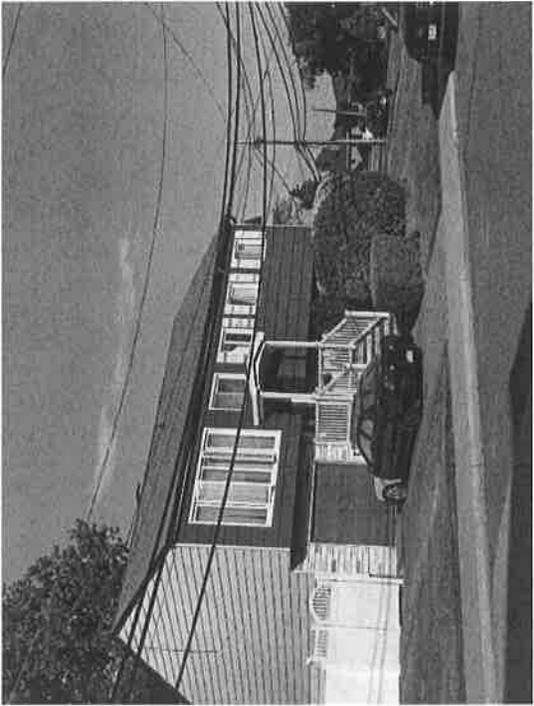
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