Application Date: 9/12/2025
Fees Paid: $225.00

SP# 3853

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: 22 Cary Pl ZONING DISTRICT Res A

SECTION 54 BLOCK 320 LOT 110 LOT SIZE: 107 x 75

☐ TENANT **APPLICANT** ☐ LESSEE	**PROPERTY OWNER**
Name: Antonio Semincture	Name: Cristhian Rodriguez
Address: 60 W3rd St	Address: 22 Cary Place
Freeport NY 11520	Freeport NY 11520
Telephone #: 516-407-8169	Telephone #: 347-~~528~~ 582-198

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

Present Land Use: Residential **Proposed Land Use:** Residential

Description of Proposed Work: Widening existing driveway by 14' x 37' asphalt

I request a preliminary meeting: ____ YES X 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.

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

X YES _____ NO

_____ 9/1/25
APPLICANT'S SIGNATURE DATE

Sworn to before me this 5th day of September, 2025.

_____
Notary Public

FREDERICK SOLLER
Notary Public, State of New York
No. 02SO6247748
Qualified in Nassau County
Commission Expires ~~August 29~~, 2027 December 13

****

Property Owner's Consent:

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

_____ 9-7-25
PROPERTY OWNER'S SIGNATURE DATE

Sworn to before me this 7th day of September, 2025

_____
Notary Public

KAMERON JAMES
Notary Public, State of New York
Reg. No. 01JA0030302
Qualified in Nassau County
Commission Expires October 29, 2025

****

FOR VILLAGE USE ONLY

Site Plan Public Hearing Required: ____ YES ____ NO

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

Village Clerk's Signature: _____ Date: _____

Planning Board Signature: _____ Date: _____

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

INC. VILLAGE OF FREEPORT
Department of Buildings
46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520
(516) 377-2242
FAX (516) 3772493

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER
September 3, 2025

RECEIVED
2025 SEP 12 A 10:44
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Cristhian Rodriguez and Iris Rodriguez
22 CARY PL, Freeport, NEW YORK, 11520

RE: **22 CARY PL, Freeport, NEW YORK, 11520**
Zoning District - Res A SBL: 54 320 110
Building Permit Number: DRIV-25-1
Description: Widen existing driveway by 14'X37'

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
ZBA Approval Needed: __ Yes X 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 PermitNumber **DRIV-25-1**

Location:	22 CARY PL, Freeport, NEW YORK, 11520
Applicant:	Cristhian Rodriguez and Iris Rodriguez
Description:	Widening existing driveway by 14'X37'

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

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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: August 22, 2025

Sergio A. Mauras
Superintendent of Buildings

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

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information 22 Cory Pl

Name of Action or Project: Widening existing driveway by 14'x37'

Project Location (describe, and attach a location map): 22 Cory Pl Freeport NY 11520

Brief Description of Proposed Action: Widening existing driveway by 14'x37'

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Name of Applicant or Sponsor: Cristhian Rodriguez	**Telephone:** 347-582-1980
	E-Mail: Cristhian2480@gmail.com
Address: 22 cory Pl	
City/PO: Freeport	**State:** NY **Zip Code:** 11510

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

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

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

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

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

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

Applicant/sponsor name: Cristhian Rodriguez Date: 6/16/25

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?	☐	☒
2. Will the proposed action result in a change in the use or intensity of use of land?	☐	☒
3. Will the proposed action impair the character or quality of the existing community?	☐	☒
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☐	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☐	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☐	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☐	☐
b. public / private wastewater treatment utilities?	☐	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☐	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☐	☐

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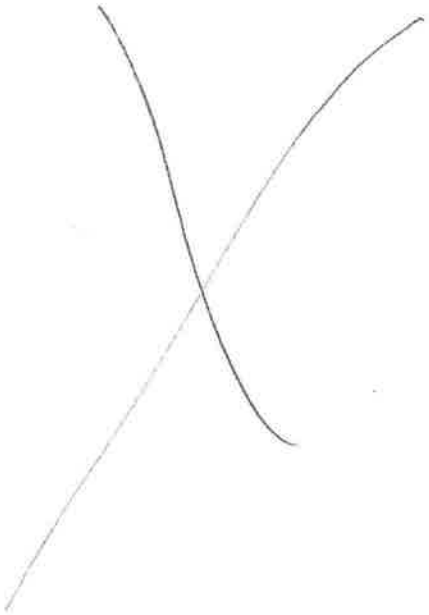
	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☐	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☐	☐

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



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VILLAGE OF FREEPORT, NY

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

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

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

DRAWN MM	CHECKED MM	DATE MAY 2024	DRAWING & JOB NO. 24-449

THE EXISTENCE OF RIGHTS OF WAY AND/OR EASEMENTS OF RECORD IF ANY, NOT SHOWN ARE NOT GUARANTEED.

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Area= 8,010 s.f.

Premises known as:

22 Cary Place, Freeport

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VILLAGE OF FREEPORT, NY

Proposed Driveway – View #1

Proposed Driveway- View #2

Existing Driveway

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ASE OF FREEPORT, NY

North Elevation View

East Elevation View

South Elevation View

West Elevation View

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BROOKLYN, NY

Front View #1

Front View #2

Front View #3

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BOROUGH OF FREEHOLD, NJ

Neighbor's house to the East

Neighbor's house to the West

Neighbor's house across the street

Neighbor's house across the street

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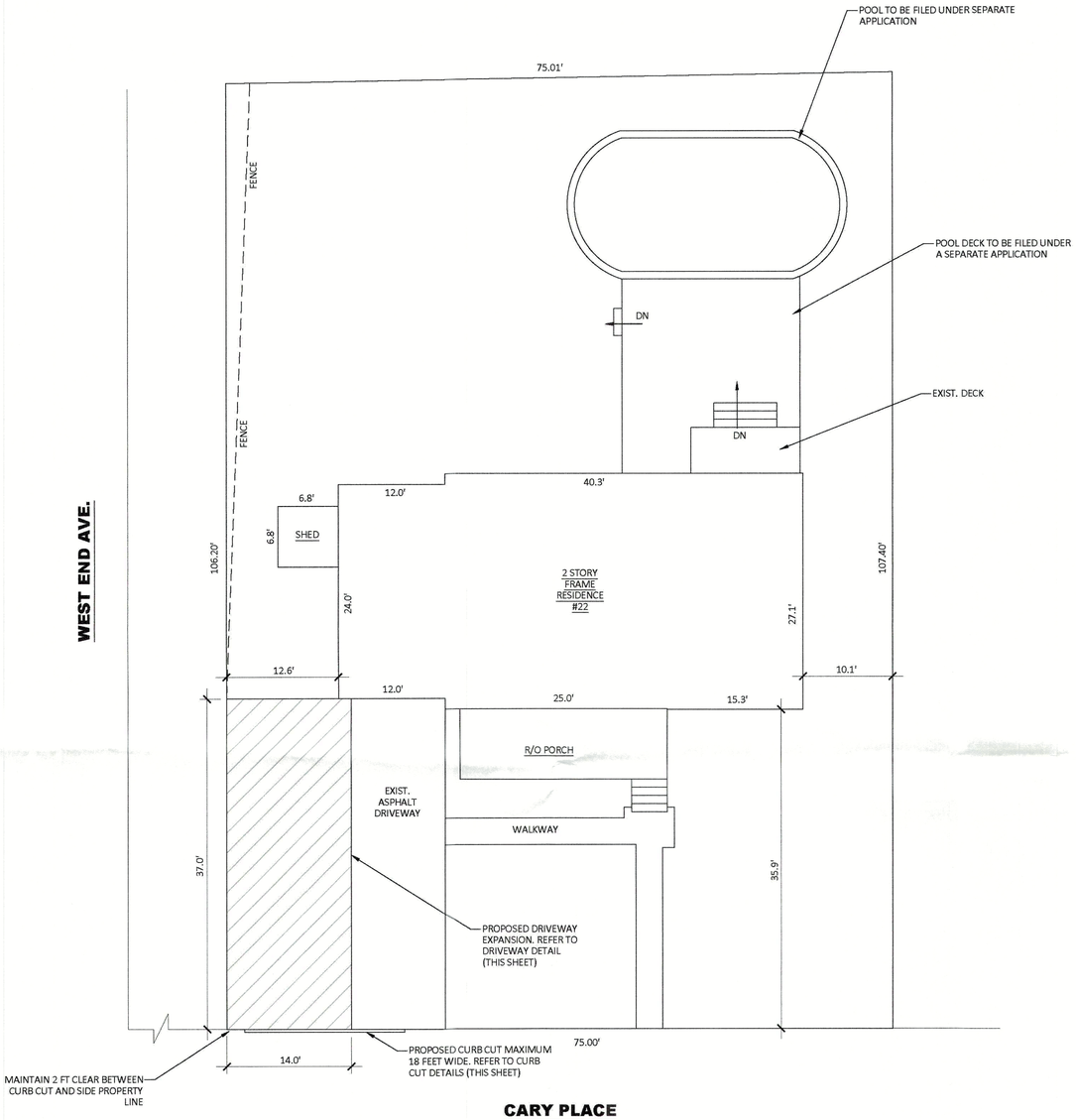
CAGE COUNTY

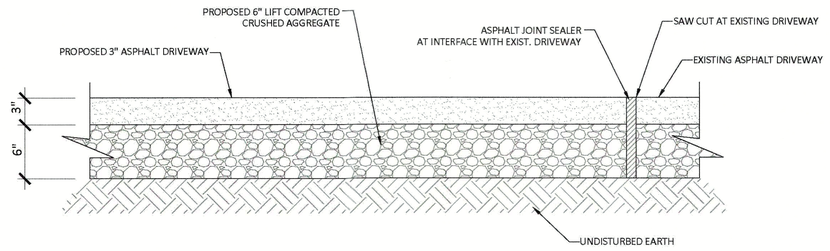


CARY PLACE

N

SITE PLAN

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



DRIVEWAY SECTION

SCALE: NOT TO SCALE

GENERAL NOTES

1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH PROVISIONS OF LOCAL , STATE AND FEDERAL CODES, LAWS, ORDINANCES WHEREVER APPLICABLE.

2. EACH CONTRACTOR SHALL BE HELD TO HAVE VISITED THE SITE AND 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 ENGINEER 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 MANUFACTURERS 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 OWNER AND OTHER TRADES TO FACILITATE JOB SCHEDULING AND COMPLETION.

8. PROPRIETY NAMES IDENTIFYING ITEMS OF WORK ARE USED TO DESIGNATE THE STANDARDS OF CONSTRUCTION. ITEMS OF EQUAL QUALITY MAY BE SUBMITTED FOR THE ENGINEER'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, AN/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 CALLED TO REMAIN BY THE OWNER, SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND REMOVED FROM THE PREMISES.

12. AT THE COMPLETION OF EACH WORKDAY, EACH TRADE SHALL BE RESPONSIBLE FOR CLEANING UP THEIR WORK. RUBBISH REMOVAL SHALL BE DONE IN A DUST INHIBITIVE FASHION AND THE JOB SITE SHALL BE FREE OF ALL DEBRIS AND BROOM CLEANED UPON COMPLETION.

14. ALTERATIONS TO EXISTING WORK SHALL BE PATCHED AND FINISHED, AS NECESSARY, TO MATCH EXISTING CONTINUOUS SURFACES OR NEW FINISHES SHOW.

15. CLEAN ALL FLOORS, WALLS, DOOR, 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 CONTINUOUS SURFACES.

17. FLAME SPREAD OF ALL INTERIOR FINISHES SHALL MEET OR EXCEED CLASS "B" (ASTM-E-84) OF CLASS "II" (RADIANT PANEL TEST) REQUIREMENTS.

18. ALL MECHANICAL AND ELECTRICAL WORK SHALL BE IN FULL CONFORMANCE WITH THE BUILDING CODES OF NY STATE AND ALL OTHER APPLICABLE CODES AND REGULATIONS.

19. PLUMBING WORK SHALL BE INSTALLED BY A PLUMBER LICENSES WITH THE TOWN OF HEMPSTEAD IN ACCORDANCE WITH NY STATE AND NATIONAL PLUMBING CODES.

20. ANY ELECTRICAL WORK SHALL BE INSTALLED BY AN ELECTRICIAN LICENSES IN THE TOWN OF HEMPSTEAD & VILLAGE OF FREEPORT IN ACCORDANCE WITH NY STATE AND NATIONAL ELECTRICAL CODES. A FIRE UNDERWRITER'S LABORATORY CERTIFICATE SHALL BE OBTAINED FOR ALL ELECTRICAL WORK, AND SUPPLIED TO THE OWNER AND ENGINEER.

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 OPERATION WITH MINIMAL INTERRUPTION.

23. SOIL PRESSURE ASSUMED AT 2 TON PER SF (TYPICAL LONG ISLAND SAND AND GRAVEL).

CONCRETE & FRAMING NOTES

1. EXCAVATE FOR ALL FOOTINGS, FOUNDATIONS, WALLS AND SUCH OTHER WORK AS MAY BE NECESSARY TO THE DEPTHS AS SHOWN ON THE DRAWINGS. ALL TRENCHES FOR FOOTINGS, FOUNDATIONS, ETC. SHALL BE LEVEL, SOLID AND PLACED UPON UNDISTURBED SOIL.

2. CONTRACTOR TO VERIFY WITH THE OWNER AND UTILITY PROVIDERS THE LOCATIONS OF ANY UNDERGROUND UTILITIES, TANKS, PIPES OR LINES AND PROVIDE ADEQUATE PROTECTION AS NECESSARY.

3. CONCRETE CONTRACTOR TO SET AND PLACE ALL FORMS WITH STRICT ATTENTION TO DATUM. FLOOR AND GRADE ELEVATIONS.

4. CONTRACTOR SHALL SET ALL NECESSARY SLEEVES, ANCHORS, BOLTS, RECESSES ETC. AS REQUIRED BY OTHER TRADES.

5. ALL FOUNDATIONS SHALL BEAR ON SOLID WITH A MINIMUM SAFE BEARING CAPACITY OF 2 TONS/S.F. GC SHALL VERIFY IN FIELD.

6. CONCRETE HAUNCHES, SLABS AND PIERS SHALL BE POURED MONOLITHICALLY.

7. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI.

8. ALL CONCRETE FLOOR SLABS SHALL BE 4" THICK AND REINFORCED WITH 6"X6"/10X10 GALVANIZED WIRE MESH UNLESS OTHERWISE NOTED ON DRAWINGS. FLOORS TO BE LEVEL UNLESS NOTED OTHERWISE ON DRAWINGS. PROVIDE 1" PREMOLDED EXPANSION JOINTING AT FLOOR SLAB AND FOUNDATION WALL. ALL SLABS TO HAVE TROWEL FINISH.

9. THE CONTRACTOR SHALL BACKFILL WITH CLEAN EARTH. CARE SHALL BE TAKEN TO BRACE WALLS AS REQUIRED TO PREVENT CAVE-INS. BACKFILL TO BE FREE OF WOOD, TRASH, ETC.

10. ALL WORK TO CONFORM TO ACI BUILDING CODE, LOCAL AND STATE CODE.

FRAMING NOTES:

1. ALL WOOD FRAMING TO BE DOUGLAS FIR LARCH CONSTRUCTION GRADE OR BETTER WITH Fb=1000 PSI SINGULAR MEMBERS AND E=1.5X10 PSI, VERIFY SIZES IF OTHER SPECIES OR GRADES ARE USED.

2. ALL PLYWOOD USED STRUCTURALLY SHALL MEET THE PERFORMANCE STANDARDS AND ALL OTHER REQUIREMENTS OF THE APPLICABLE U.S. COMMERCIAL STANDARDS FOR THE TYPE AND SPECIES OF PLYWOOD AND BE SO IDENTIFIED BY AN APPROVED AGENCY.

3. THE ENTIRE WORK SHALL BE ACCURATELY FRAMED, PLUMB, LEVEL AND TRUE. WELL SPIKED, BRACED AND AND ANCHORED TOGETHER TO FORM A RIGID STRUCTURE AND TO INSURE EVEN SETTLEMENT AND SHRINKING THROUGHOUT. UNLESS OTHERWISE NOTES ON THE PLAN, ALL FRAMING MEMBERS TO BE 16" O.C..

4. ALL STRUCTURAL WOOD TO BE KEPT 2" BACK FROM CHIMNEYS PER SECTION R1001.16 & FIG R1003.12

5. ANY HEADERS, BEAMS OR GIRDERS, EXCEEDING 6'-0" SPAN , UNLESS OTHERWISE INDICATED SHALL HAVE A MINIMUM BEARING OF 4" UNLESS OTHERWISE NOTED.

6. THE TOP AND BOTTOM EDGES OF JOISTS MAY BE NOTED NOT TO EXCEED ONE SIXTH THE DEPTH OF THE JOIST AND NOTCHING IS NOT PERMITTED IN THE CENTER ONE THIRD OF THE SPAN.

7. HOLES DRILLED IN JOISTS SHALL NOT BE CLOSER THAN TWO INCHES TO THE TOP OF BOTTOM OF THE JOIST AND THE DIAMETER OF THE HOLE SHALL NOT EXCEED ONE FORTH THE DEPTH OF THE JOIST.

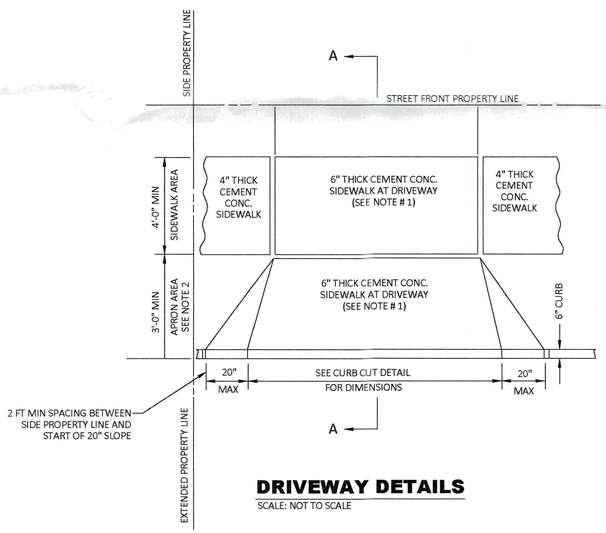
8. ALL WOOD SHEATHING ON EXTERIOR WALLS AND ROOF SHALL BE COVERED WITH ONE LAYER OF 15# MIN. WATERPROOF BUILDING PAPER (OR EQUAL).

9. CONTRACTOR TO PROVIDE ALL HURRICANE STRAPPING AS REQUIRED TO MEET STAT AND LOCAL CODE.

10. CONTRACTOR TO PROVIDE ADEQUATE VENTILATION OF ALL ROOFS AND FLOORS AS NECESSARY.

11. ALL WOOD SHALL BE PRESSURE TREATED.

12. ALL WOOD COLUMNS SHALL BE DOUGLAS FIR LARCH NO. 1 GRADE.

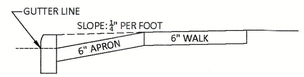


DRIVEWAY DETAILS

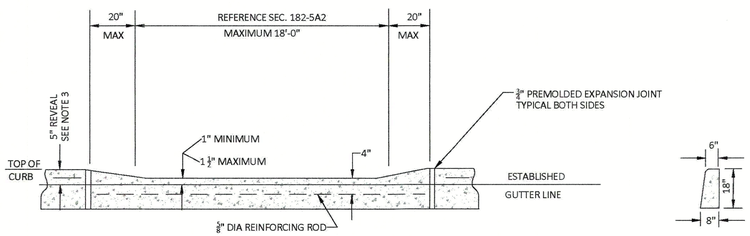
SCALE: NOT TO SCALE

NOTE:

1. RESIDENTIAL DRIVEWAY APRONS & SIDEWALKS MAY BE CONSTRUCTED OF UNREINFORCED CEMENT CONCRETE. COMMERCIAL DRIVEWAY APRONS & SIDEWALK AT DRIVEWAYS MUST BE CONSTRUCTED OF REINFORCED CEMENT CONCRETE. REINFORCING SHALL BE WIRE MES 6" X 12" NO 3 GAUGE.
2. DRIVEWAY CONSTRUCTION IN AREAS WHERE A COMBINATION CURB & SIDEWALK EXISTS SHALL CONFORM TO DETAILS SHOWN FOR APRON AREA.
3. 5" STANDARD EXCEPT 6" IN AREEAS WHERE SANITARY SEWERS HAVE NOT BEEN INSTALLED.
4. CEMENT CONCRETE MIX PROPORTION SHALL BE 1:2:4. 28 DAY STRENGTH 2500 PSI MINIMUM.
5. FOLLOW DETAILS AND SPECIFICATIONS FROM TOWN OF HEMPSTEAD- CURB CUTS, APRON RULES &



SECTION A-A



CURB CUT DETAIL

SCALE: NOT TO SCALE

STATE OF NEW YORK
ANTONIO SEMINATORE JR
LICENSED PROFESSIONAL ENGINEER
101424

TECNICO SERVICES LLC
ANTONIO SEMINATORE, P.E.
EMAIL: TECNICOSERVICESNY@GMAIL.COM
PHONE: 516-902-8169

PROJECT	DATE
22 CARY PL. FREEPORT, NY	5/18/25
TITLE	DRAWING
SITE PLAN & NOTES PROPOSED DRIVEWAY	G-3

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Application Date: 9/18/25
Fees Paid: $225.00

SP# 3854

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: 2 Washington street ZONING DISTRICT Res A

SECTION 54 BLOCK 89 LOT 21 LOT SIZE: _____

☐ TENANT **APPLICANT** ☐ LESSEE	**PROPERTY OWNER**
Name: Marquel Sanders	Name: Marquel Sanders
Address: 2 Washington ST. Freeport NY 11520	Address: 2 Washington ST. Freeport NY 11520
Telephone #: 917-704-9792	Telephone #: 917-704-9792

~~Attorney~~ Executor Name: Heather Sanderson Address: 180 Gloria Blvd Hauppauge 11788
(optional) Phone #: 516 359-0873

Present Land Use: Res 1 fam **Proposed Land Use:** Res - 1 fam.

Description of Proposed Work: Replacement of windows + Rear door, modify front portico, modify / Replace 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

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Marquel Sanders
APPLICANT'S SIGNATURE

10/13/24
DATE

Sworn to before me this 13th day of October, 2024.
Notary Public

HEATHER SANDERSON
Notary Public-State of New York
No. 01SA6133734
Qualified in Suffolk County
Commission Expires September 19, 2025

****

Property Owner's Consent:

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

Marquel Sanders
PROPERTY OWNER'S SIGNATURE

10/13/24
DATE

Sworn to before me this 13th day of October, 2024.
Notary Public

HEATHER SANDERSON
Notary Public-State of New York
No. 01SA6133734
Qualified in Suffolk County
Commission Expires September 19, 2025

****

FOR VILLAGE USE ONLY

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

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

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INC. VILLAGE OF FREEPORT

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

ROBERT T. KENNEDY
MAYOR

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER
August 12, 2025

Marquel Sanders
2 Washington St
Freeport, NY 11520

RE: **2 Washington St Freeport, NY**
Zoning District – Residence A Sec. 54 Blk. 089, Lot 21
Building Permit Application #20243882
Description: Proposed cellar entrance, modify portico and replacement of windows.

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. 20243882

Location: 2 Washington St, Freeport NY 11520
Applicant: Marquel Sanders
Description: Proposed cellar entrance, modify portico and replacement of windows

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: August 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

Name of Action or Project:
Sanders Residence

Project Location (describe, and attach a location map):
2 Washington St Freeport NY 11520

Brief Description of Proposed Action:
siding replacement, Mason rebuild, trimming of existing portico, windows

Name of Applicant or Sponsor:	Telephone: 917 704 9792
Marvel Sanders	E-Mail: Marvel.sanders@yahoo.com

Address:
2 Washington St

City/PO:	State:	Zip Code:
Freeport	NY	11520

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

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

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

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

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

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

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

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

Applicant/sponsor name: Margaret Sanders Date: 07/17/24

Signature: Margaret Sanders

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

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

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

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

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

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

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

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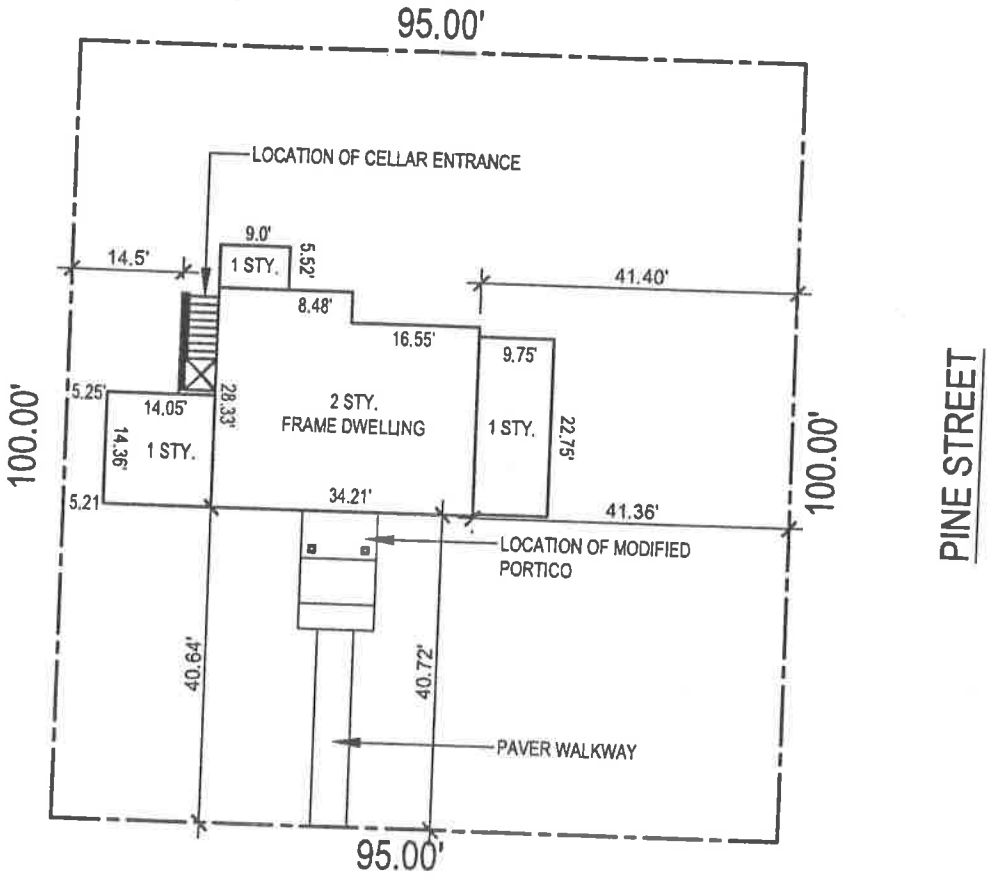

SITE PLAN

SCALE: 1" = 20'-0"

Sanders
2 Washington ST

Front

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Rear/
Left

Sanders
2 Washington ST

Relocated
Cellar
entrance

Top Rail
+
Hand Rail
To Be
Rt. Iron

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Rear/
Right

Sanders
2 Washington ST

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Color Renderings

Front

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VILLAGE OF LAKE GROVE, NY

Front/Left

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Front/Right

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Rear

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Surrounding properties

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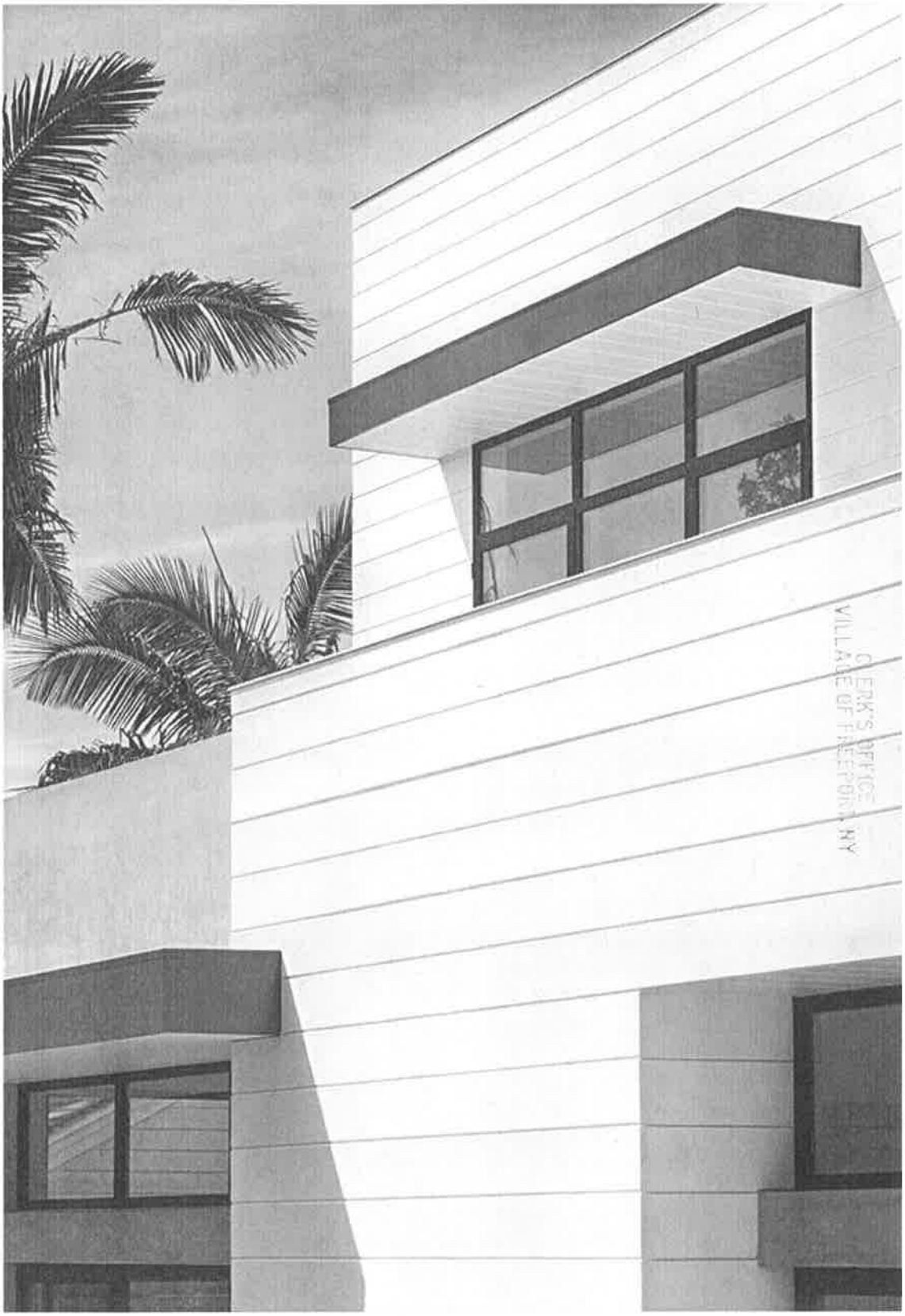
JH Aspyre Collection, Square Channel profile, 9" exposure, installed horizontally with mitered corners, color Arctic White



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Window and Door trim: No trim on this project. Siding butted right up to the exterior window frames
Example:

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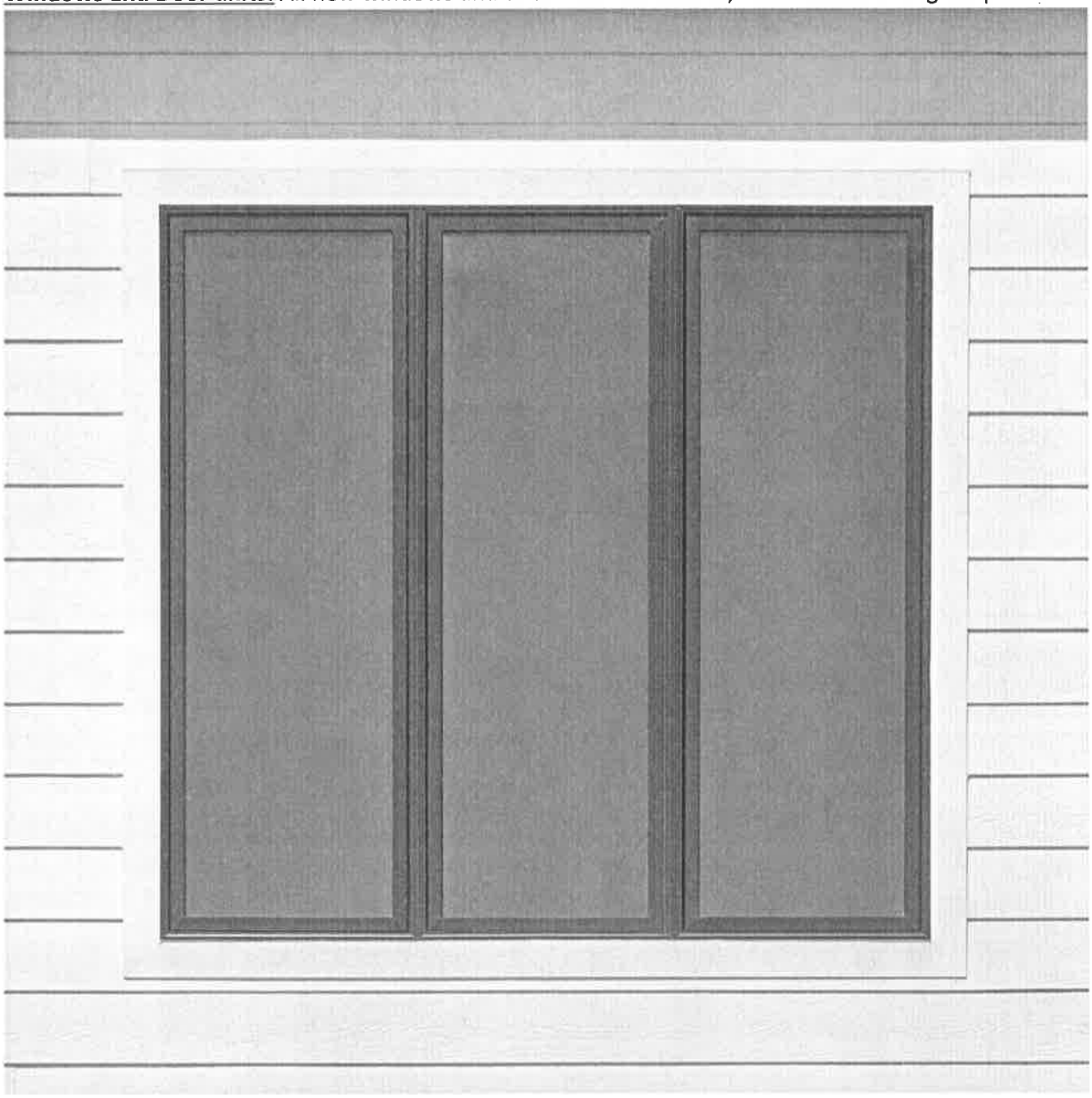
Windows and Door units: All new windows and door Pella Casements, black exterior. No grille pattern



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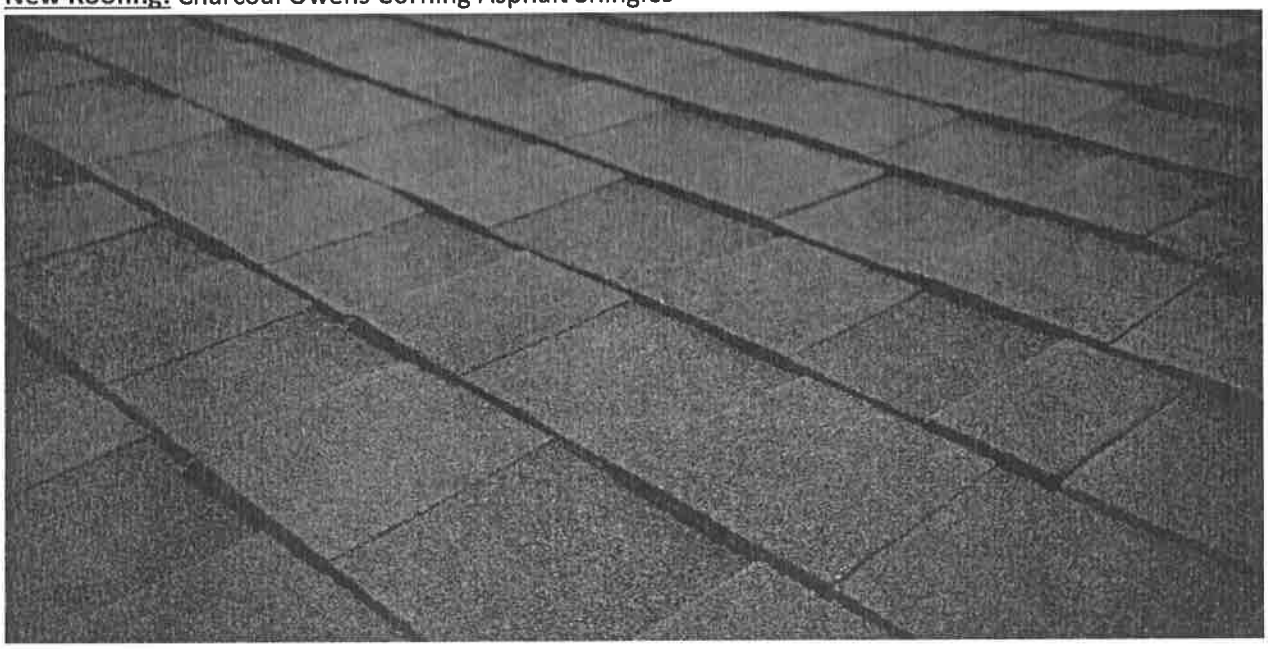
New Roofing: Charcoal Owens Corning Asphalt Shingles



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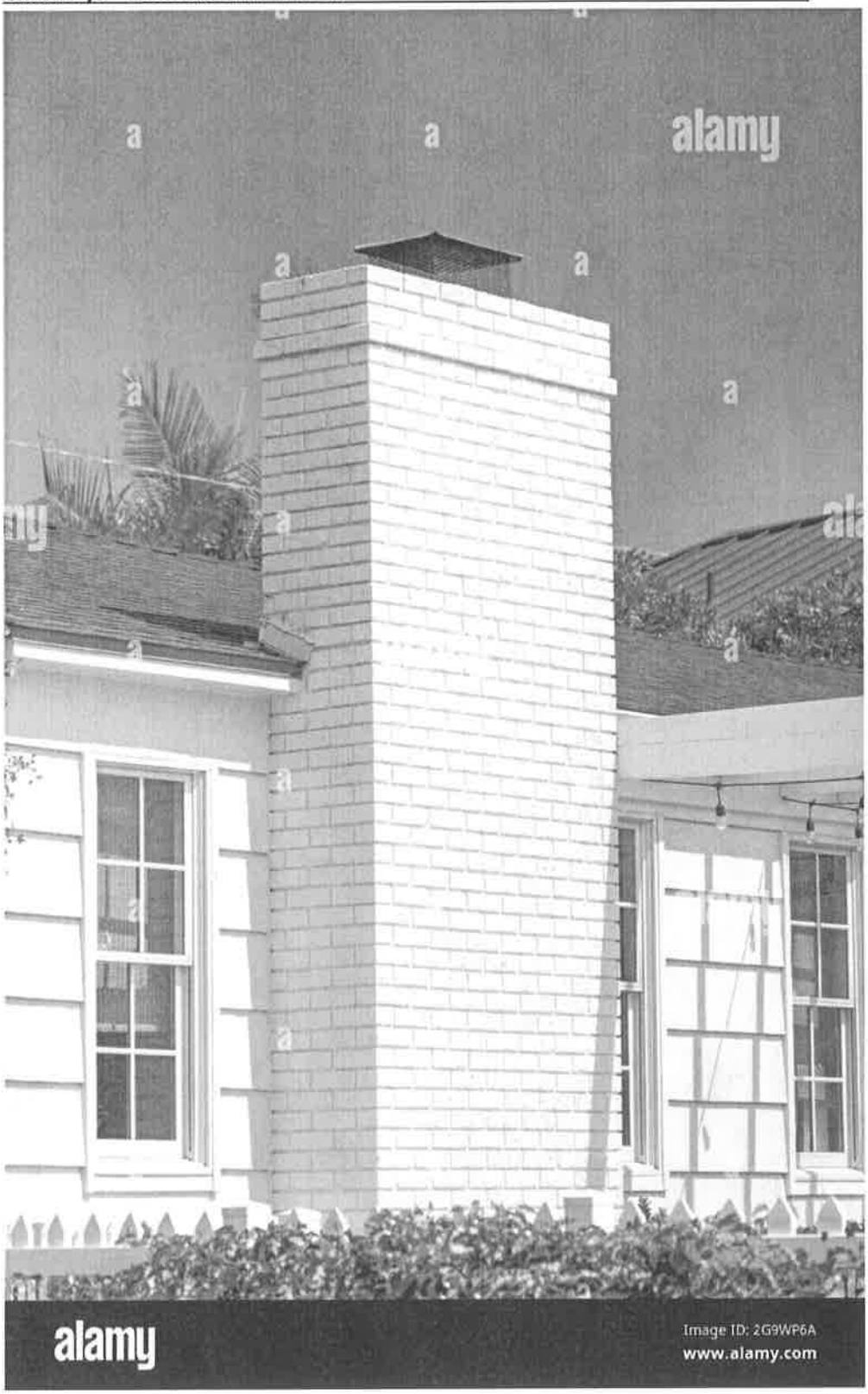
Chimneys – ONE ON LEFT AND RIGHT SIDE OF HOUSE – SECOND LEVEL ONLY: Painted White



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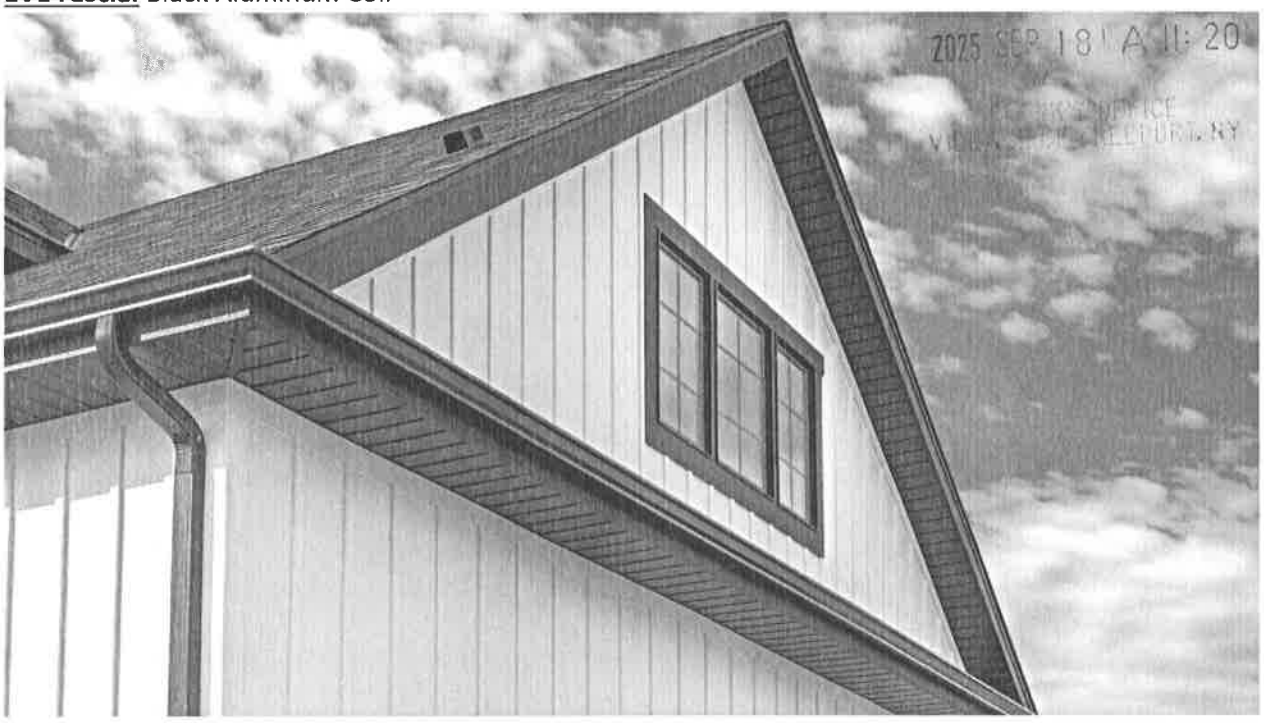
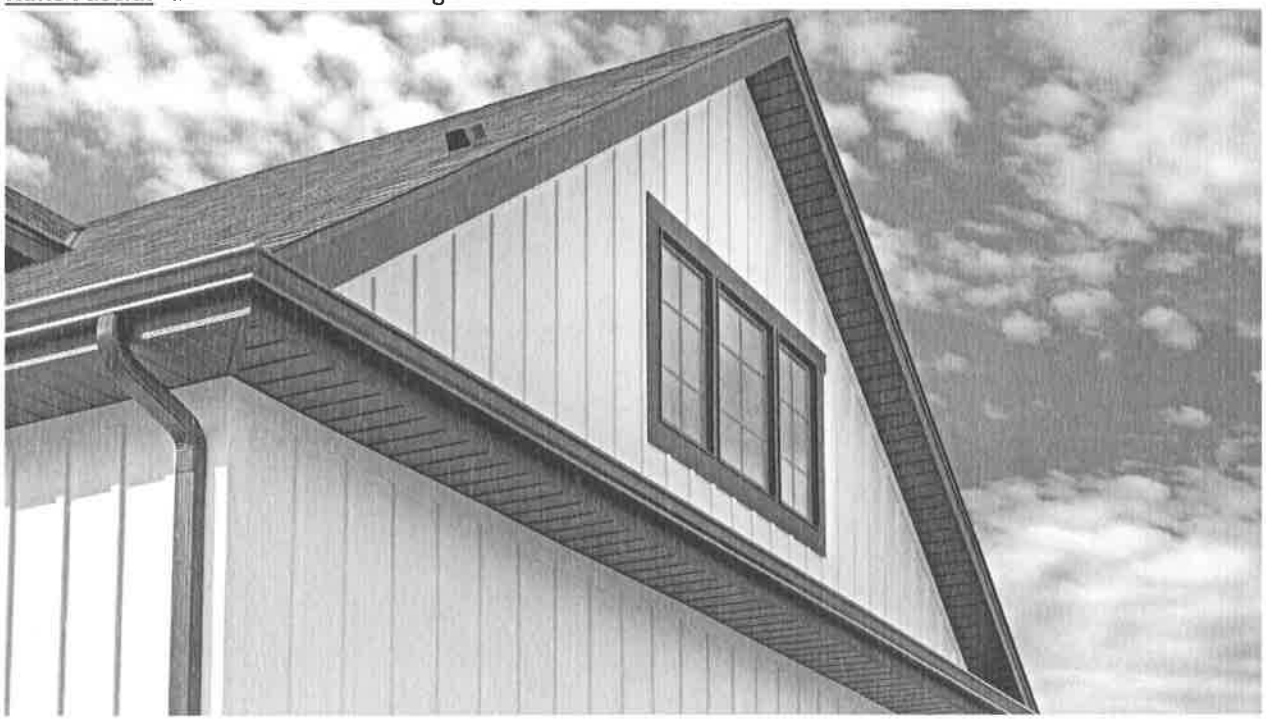
EVE Fascia: Black Aluminum Coil

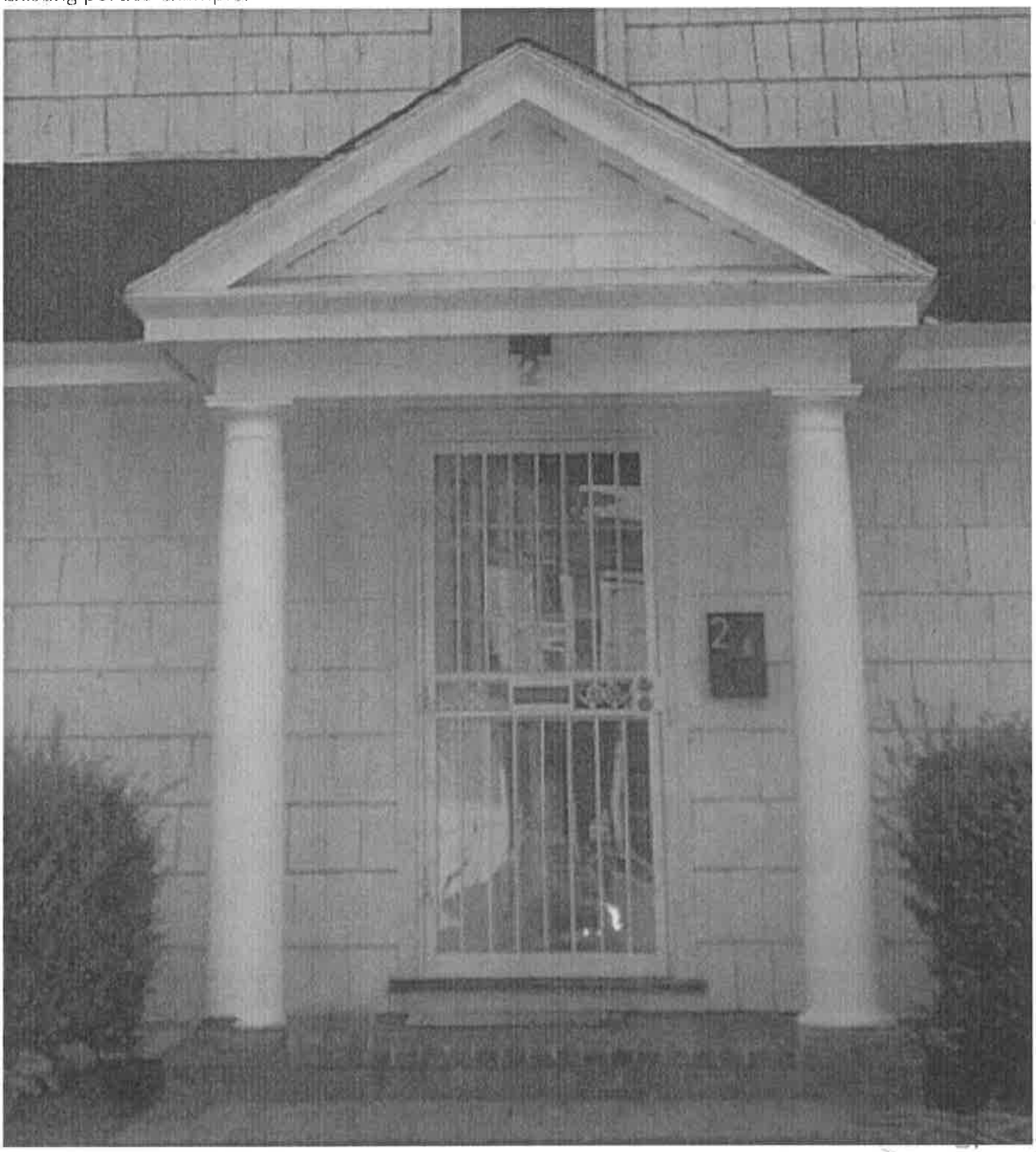


Rake Fascia: James Hardie 8" Midnight black



Portico: White SQUARE HB&G Columns with Black Soffit, Black EVE & Rake Fascia, and Black Asphalt Roof Shingles – match the existing portico but with black accents and white SQUARE columns

Existing portico example:



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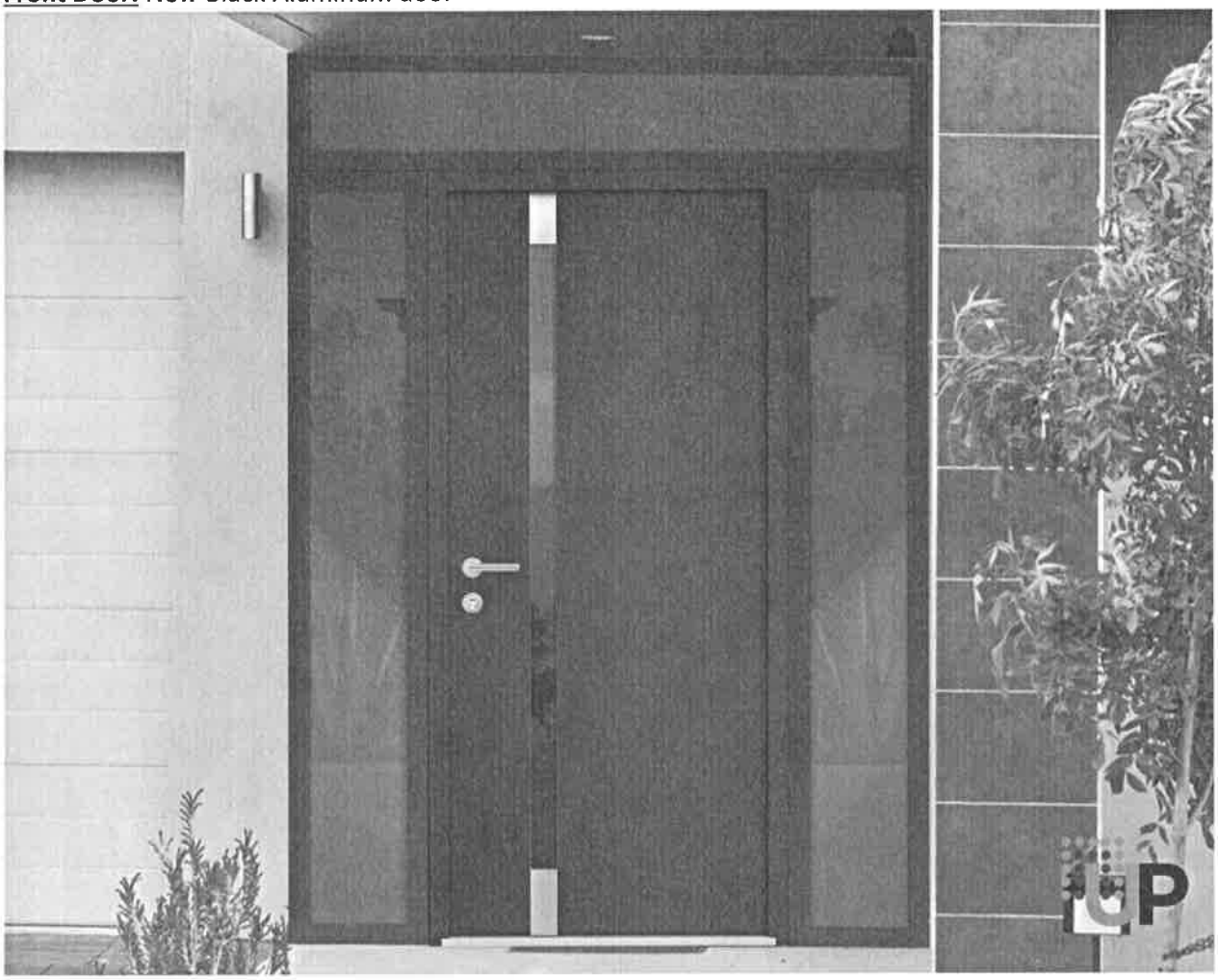
Column example:

Front Door: New Black Aluminum door



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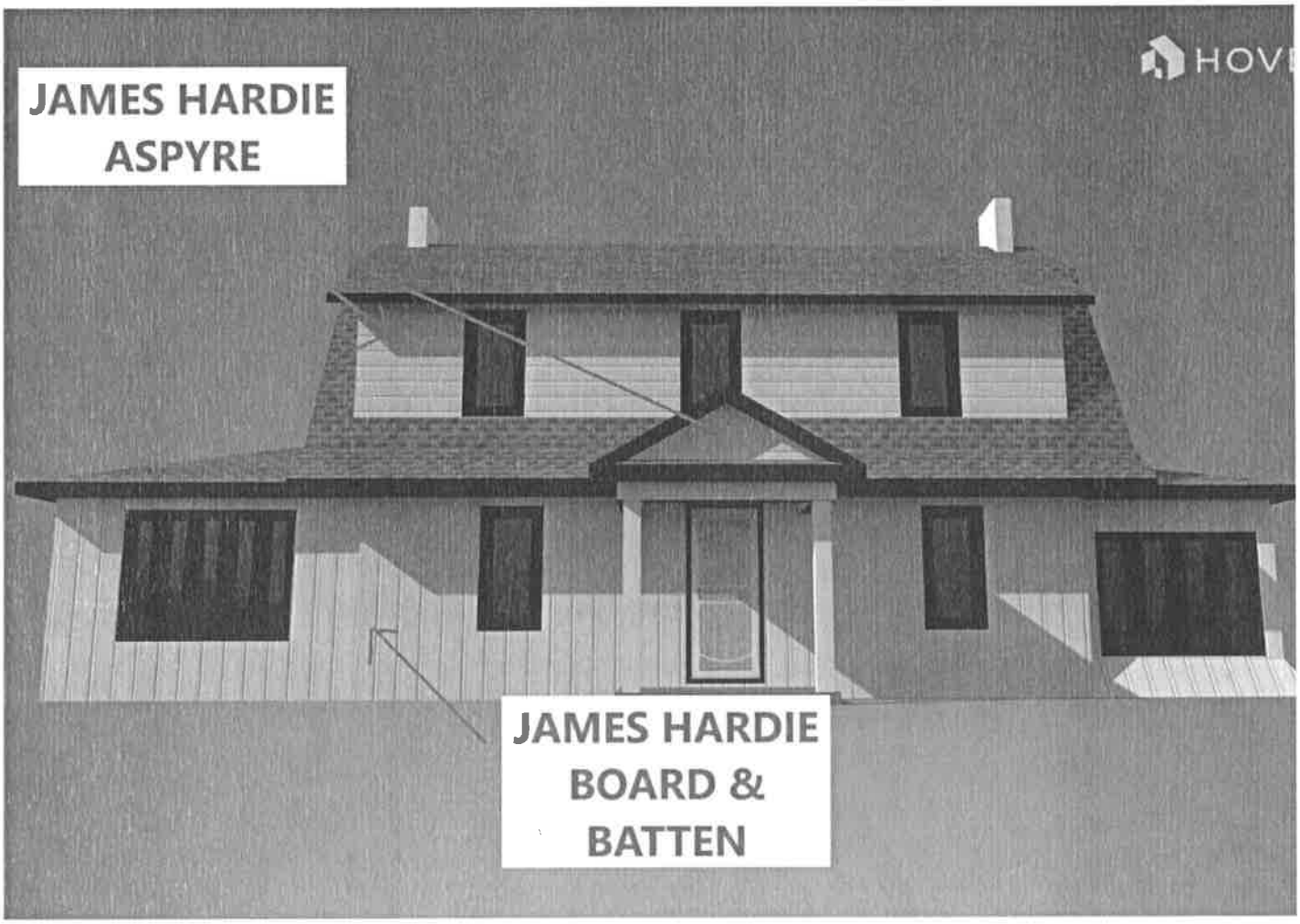

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PROPOSED ALTERATIONS TO:

RESIDENCE

2 WASHINGTON STREET, FREEPORT, N.Y. 11520

DIRECTORY

PROPERTY OWNER

RESIDENCE
2 WASHINGTON STREET,
FREEPORT, N.Y. 11520

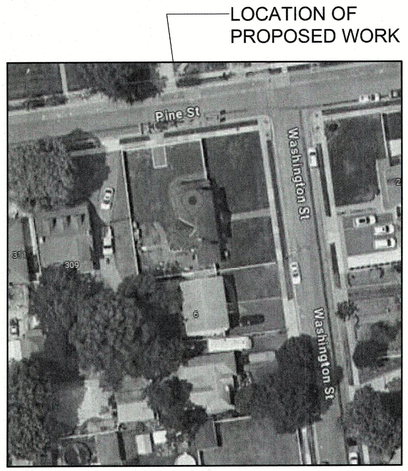
ARCHITECT

RMM DESIGN STUDIO
ARCHITECT: RICH MUESCH
PM: RICH MUESCH
65 BEACHWOOD DRIVE,
BABYLON, NEW YORK 11702
T:631-300-7620
RMUESCH@RMMDESIGNSTUDIO.COM

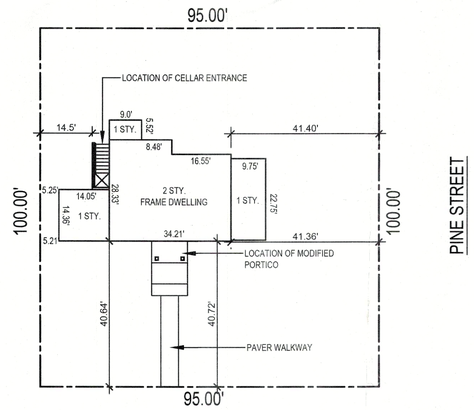
DRAWING INDEX

ARCHITECTURAL DRAWINGS

T-100.00	TITLE SHEET
GN-100.00	GENERAL NOTES SYMBOLS & ABBREVIATIONS
A-100.00	PROPOSED BASEMENT PLAN
A-101.00	PROPOSED FIRST FLOOR PLAN
A-102.00	PROPOSED SECOND FLOOR PLAN
A-200.00	PROPOSED FRONT & REAR ELEVATIONS
A-201.00	PROPOSED RIGHT & LEFT ELEVATIONS



LOCATION MAP



WASHINGTON STREET

SITE PLAN
SCALE: 1" = 20'-0"

RMM
DESIGN STUDIO
65 BEACHWOOD BOULEVARD N.Y. 11702
TEL: 631-300-7620

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND OR THE PROPERTY OF THE ARCHITECT INFRINGEMENTS WILL BE PROSECUTED.

REVISIONS:

#	DATE	DESCRIPTION	BY.

PROJECT:

PROPOSED ADDITION TO:

RESIDENCE

2 WASHINGTON STREET,
FREEPORT, N.Y. 11520

DRAWING TITLE:

TITLE SHEET

SEAL & SIGNATURE

REGISTERED ARCHITECT
RICHARD MUESCH
043901
STATE OF NEW YORK

DATE: 03-13-24
PROJECT # 24012
DRAWING BY: J.P.
CHK BY: R.M.M.
DRAWING # T-100.00

DRAWING FILE LOCATION:

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GENERAL NOTES

1. IN ADDITION TO ANY WRITTEN AGREEMENTS BETWEEN CLIENT/OWNER AND ARCHITECT, ARE HEREBY MADE AN ADMINISTRATIVE PART OF THESE DRAWINGS, AS IF HEREIN WRITTEN IN FULL.
2. ALL DESIGNS/DRAWINGS ARE PENDING APPROVAL OF ALL CONCERNED GOVERNMENTAL AUTHORITIES. NO WORK TO BEGIN UNTIL ALL REQUIRED APPROVALS HAVE BEEN OBTAINED. ARCHITECT ASSUMES NO RESPONSIBILITY FOR DELAYS IN APPROVALS BY THE ABOVE-MENTIONED AUTHORITIES.
3. CONSTRUCTION SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES, RULES AND REGULATIONS. CONTRACTOR TO BE RESPONSIBLE FOR ARRANGING ALL NECESSARY PERMITS AND INSPECTIONS, INCLUDING CERTIFICATE OF OCCUPANCY (C.O.), IF APPLICABLE.
4. NO CHANGES OR SUBSTITUTIONS TO PLANS AND/OR SPECIFICATIONS SHALL BE ALLOWED WITHOUT WRITTEN APPROVAL OF THE ARCHITECT OR OWNER.
5. PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR SHALL INSPECT THE SITE AND VERIFY ALL DIMENSIONS AND CONDITIONS AND SHALL BE LIABLE FOR THE SAME.
6. IF DURING THE COURSE OF CONSTRUCTION A CONDITION EXISTS WHICH DISAGREES WITH THAT AS INDICATED ON THESE PLANS, THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE ARCHITECT. SHOULD HE FAIL TO FOLLOW THIS PROCEDURE AND CONTINUE WITH THE WORK, HE SHALL ASSUME ALL RESPONSIBILITY AND LIABILITY
7. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS AND LARGER SCALE DETAILS SHALL HAVE PRECEDENCE OVER SMALLER SCALE DETAILS/DRAWINGS. DRAWINGS ARE NOT TO BE SCALED.
8. ALL CONSTRUCTION SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REQUIREMENTS FOR ACCESSIBILITY FOR THE PHYSICALLY CHALLENGED OR AS REQUIRED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) AND/OR THE AMERICAN DISABILITIES ACT (ADA).
9. ALL WORK PERFORMED TO COMPANY WITH ANY APPLICABLE ENERGY CONSERVATION CODES.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTION AND MISALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS AND GOOD PRACTICE.
11. CONTRACTOR SHALL DISCONNECT, CAP AND RE-ROUTE ANY EXISTING WATER, SANITARY OR UTILITY LINES IN AREA OF NEW FOUNDATION AND SHALL USE HAND EXCAVATION IN AREAS OF SUSPECTED UNDERGROUND UTILITIES AND SERVICES. IF ANY LINES ARE BROKEN OR DAMAGED, THE CONTRACTOR WILL REPAIR AND REPLACE SAME AT HIS OWN EXPENSE AND ARRANGE FOR PROPER INSPECTION OF HIS WORK.
12. FLASH, CAULK AND SEAL ALL JUNCTIONS OF NEW AND EXISTING ROOFS, WALLS AND PENETRATIONS, TO FORM A WATERTIGHT ASSEMBLY. ALL FLASHING TO BE 16 OUNCE COPPER SHEETING AND EXTEND AT LEAST 8" ABOVE INTERSECTING SURFACES.
13. MATCH ALL EXISTING CONDITIONS AS THEY RELATE TO FINISHES, LIGHTING, COURSING, DIMENSIONS, HEIGHT, ALIGNMENT, ETC. MOVE AND RE-LOCATE ANY PARTITIONS, WIRING, PLUMBING AND DUCTWORK THAT MAY BE CONCEALED IN WALLS OR CEILINGS BEING REVISED, TO PROVIDE A COMPLETE JOB IN ALL RESPECTS.
14. PROVIDE ALL BLOCKING AND SUPPORTS AS REQUIRED FOR FRAMING OF NEW AND EXISTING AREAS. INSTALL AND REMOVE (AFTER COMPLETION) ALL TEMPORARY SUPPORTS, HEADERS AND DUST SCREENS TO ADEQUATELY SUSTAIN ALL LOADS AND PROTECT EXISTING WORK FROM DAMAGES OF ANY KIND, INCLUDING DUST.
15. THE ENTIRE PREMISES, INSIDE AND OUT, SHALL BE CLEANED OF ALL DEBRIS AND EXCESS MATERIALS, TO THE SATISFACTION OF THE CLIENT/OWNER, INCLUDING LABELS AND PROTECTIVE COATINGS ON ALL MATERIALS.
16. REQUEST FOR FINAL PAYMENT MUST BE ACCOMPANIED WITH A WAIVER OF LIENS, SIGNED BY ALL SUB-CONTRACTORS AND MATERIAL SUPPLIERS, IN ADDITION TO THE GENERAL CONTRACTOR.
17. ALL STAIRS TO BE PROVIDED WITH HANDRAILS AS REQUIRED PER CODE. ALL STAIR COMPONENTS TO BE PER CODE AS REQUIRED.
18. ALL ELECTRICAL WORK SHALL CONFORM TO RULES AND REGULATIONS OF THE NATIONAL ELECTRIC CODE AND STATE BOARD OF FIRE UNDERWRITERS. FINAL CERTIFICATE OF APPROVAL MUST BE PRESENTED TO OWNER/CLIENT PRIOR TO FINAL PAYMENT.
19. ALL ELECTRICAL OUTLETS IN "WET" AREAS TO BE GROUND FAULT INTERRUPTER (G.F.I.) TYPE.
20. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY SUPERVISION OR MANAGEMENT OF CONSTRUCTION OR ADMINISTRATION OF CONSTRUCTION CONTRACT, INCLUDING BIDDING PROCEDURES, UNLESS MUTUALLY AGREED TO BY CLIENT/OWNER AND ARCHITECT IN WRITING.
21. THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, SINCE THESE ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S SCHEDULES OR FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.
22. THE ARCHITECT SHALL HAVE AUTHORITY TO REJECT WORK WHICH DOES NOT CONFORM TO THE CONTRACT DOCUMENTS AND WILL HAVE AUTHORITY TO REQUIRE ADDITIONAL INSPECTION OR TESTING OF THE WORK WHENEVER, IN THE ARCHITECT'S REASONABLE OPINION, IT IS NECESSARY OR ADVISABLE FOR THE IMPLEMENTATION OF THE INTENT OF THE CONTRACT DOCUMENTS. THE ARCHITECT'S DECISION ON MATTERS RELATING TO AESTHETIC EFFECT SHALL BE FINAL.
23. THE ARCHITECT AND ARCHITECT'S CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO LEAD, ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB), OR OTHER TOXIC SUBSTANCES.
24. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR PRE-EXISTING VIOLATIONS, CODE/ZONING DEFICIENCIES AND/OR NON-CONFORMING USAGES.
25. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR INFORMATION IN PROPERTY SURVEYS AS PROVIDED BY CLIENT/OWNER OR ANY OTHER TESTS, INSPECTIONS OR REPORTS REQUIRED BY THE ARCHITECT. THE ARCHITECT SHALL BE ENTITLED TO RELY UPON THE ACCURACY AND COMPLETENESS OF SAID SURVEYS, TESTS, INSPECTIONS OR REPORTS.
26. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE AVAILABILITY OF ON-SITE TEMPORARY POWER. IF SAID POWER IS UNAVAILABLE CONTRACTOR SHALL, AT HIS OR HER OWN EXPENSE ARRANGE FOR TEMPORARY POWER, INCLUDING THE USE OF GENERATORS, RECTIFIERS AND ALL OTHER NECESSARY EQUIPMENT AS REQUIRED.
27. UNLESS OTHERWISE NOTED, ALL WALLS/CEILINGS IN WET AREAS USING GYPSUM WALL BOARD ARE TO HAVE WATER-RESISTANT TYPE GYPSUM BOARD.
28. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AS CALLED FOR IN THE CONTRACT DOCUMENTS AND SHALL INCLUDE BUT NOT LIMITED TO HOLLOW METAL DOORS , FRAMES , ETC. THESE DRAWINGS SHALL INDICATE THE KIND OF MATERIAL , SIZE OF MEMBERS , DETAILS OF PIECES WORKED OUT IN DUE REFERENCE OF THEIR POSITION , FRAMING OPENINGS , REINFORCEMENTS AND METHODS OF CONNECTIONS . G.C. SHALL SUBMIT ONE REPRODUCIBLE PAPER SEPIA AND TWO BLUEPRINTS OF EACH DRAWING AND (6) COPIES OF MANUFACTURERS CATALOGUES AND DATA DIRECTLY TO ARCHITECT. SUBMIT SAMPLES OF ALL FLOOR TILES , CARPET ETC. , AS INDICATED ON DRAWINGS. THE REVIEW OF SHOP DRAWINGS AND SAMPLES IS FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT, AND CONTRACT DOCUMENTS , MARKINGS OR COMMENTS SHALL NOT BE CONSTRUED AS RELIEVING THE G.C. FROM COMPLIANCE WITH THE PROJECT PLANS AND SPEC'S NOR DEPARTING THEREFROM. THE G.C. REMAINS RESPONSIBLE FOR DETAILS ACCURACY AND COORDINATION WITH OTHER TRADES.
29. THE CONTRACTOR SHALL NOT MAKE OR CAUSE TO BE MADE , OR PERMIT A SUBCONTRACTOR OR LOCAL REP. OF THE OWNER OR ANY OF IT'S SUBSIDIARIES TO MAKE ANY CHANGE FROM THAT IS INDICATED ON THE CONTRACT DOCUMENTS WITHOUT SPECIFIC AUTHORIZATION OF THE OWNER IN WRITING.
30. THIS CONTRACT SHALL INCLUDE EXCEPT AS HEREINAFTER SPECIFIED AS NOT INCLUDED , ALL LABOR , MATERIALS , AND APPLIANCES FOR THE FABRICATION AND INSTALLATION OF ALL WORK REQUIRED FOR THE COMPLETION OF THE PROJECT AS SHOWN IN THE DRAWINGS , THESE SPECIFICATIONS AND BID DOCUMENTS , THIS INCLUDES THE PREPARATION OF SURFACES FOR THE INSTALLATION OF ITEMS NOT IN THIS CONTRACT , BUT AS NOTED IN THE DRAWINGS AS N.I.C. THE PREPARATION OF THESE SURFACES MUST BE COORDINATED AND IN COOPERATION WITH THE INDIVIDUAL CONTRACTORS AND OWNERS.
31. G.C. SHALL SCHEDULE WORK SO AS NOT TO INTERUPT THE FACILITIES OPERATIONS DURING BUSINESS HOURS , CONNECTION OF TEMPORARY SERVICES AS REQUIRED WILL BE THE G.C.'S RESPONSIBILITY.
32. AT THE END OF EACH WORK DAY THE CONTRACTOR IS RESPONSIBLE FOR THE DAY TO DAY CLEANING AND DISPOSAL OF WASTES OCCURED BY DEMOLITION AND INSTALLATION OF WORK UNDER THIS CONTRACT.
33. ALL NEW MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE MFGS. LATEST SPEC'S AND WITH CODE REQUIREMENTS
34. G.C. SHALL NOT PROCEED WITH ANY WORK WHICH HE EXPECTS ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER. FAILURE TO OBTAIN SUCH AUTHORIZATION SHALL INVALIDATE ANY CLAIMS FOR EXTRA COMPENSATION.
35. G.C. ALONG WITH HIS SUB - CONTRACTORS SHALL PROVIDE CHASE , SLOTS , RECESSES , OPENINGS IN WALLS , FLOORS CEILINGS , AND PARTITIONS AND OTHER STRUCTURAL PARTS NECESSARY FOR THE INSTALLATION OF ALL WORK REQUIRING SAME.
36. THE G.C. SHALL PROVIDE AND COORDINATE ALL CUTTING AND PATCHING FOR SERVICES AS CALLED FOR ON MECHANICAL OR ELECTRICAL DRAWINGS. G.C. SHALL ALSO FURNISH ALL WALL AND / OR CEILING ACCESS DOORS AS REQUIRED.
37. THE G.C. SHALL FURNISH , CONSTRUCT , AND MAINTAIN A FULL HIEGHT DUSTPROOF BARRIER BETWEEN DEMOLITION AND CONSTRUCTION OPERATIONAL SPACE UNTIL PROJECT IS COMPLETED. EXISTING FLOORING TO BE PROVIDED WITH MASONITE FLOOR PANELS FOR EXISTING FLOOR PROTECTION DURING CONSTRUCTION.

TENANT SAFETY NOTES

1. CONSTRUCTION WORK WILL BE CONFINED AS INDICATED ON DRAWINGS AND WILL NOT CREATE DUST, DIRT OR OTHER SUCH INCONVENIENCES TO OTHER TENANTS IN THE BUILDING.
2. CONSTRUCTION OPERATION WILL NOT BLOCK HALLWAYS OR MEANS OF EGRESS FOR TENANTS OF THE BUILDING.
3. CONSTRUCTION OPERATIONS WILL NOT INVOLVE INTERRUPTION OF HEATING, WATER OR ELECTRICAL SERVICES TO OTHER TENANTS OF THE BUILDING.
4. CONSTRUCTION WORK WILL BE CONFINED TO NORMAL WORKING HOURS: 7:00 A.M. TO 6:00 P.M., MONDAYS THROUGH FRIDAYS, EXCEPT LEGAL HOLIDAYS.

DEMOLITION NOTES

(IF APPLICABLE)

1. DEMOLITION WORK SHALL BE DONE IN STRICT CONFORMANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS, INCLUDING ALL PERMITS AND UTILITY CUT-OFFS.
2. PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH THE REGULATIONS OF ANSI/NFPA 241-1975, BUILDING CONSTRUCTION AND DEMOLITION OPERATIONS OR AS REQUIRED BY LOCAL MUNICIPALITY.
3. PROVIDE ALL TEMPORARY BARRICADES, RAILING, LIGHTING, ETC. REQUIRED TO PROTECT THE WORKMEN. OWNER'S/CLIENT'S PERSONNEL AND ALL OTHERS FROM INQUIRY DUE TO THE DEMOLITION WORK. PROVIDE FREE AND SAFE PASSAGE OF PERSONS TO AND FROM AREAS AND FACILITIES WHICH ARE TO REMAIN. PROVIDE WATCHMEN AS REQUIRED.
4. THE CONTRACTOR SHALL AT ALL TIMES PROVIDE PROTECTION AGAINST WEATHER - RAIN, WIND, STORMS, FROST OR HEAT - SO AS TO MAINTAIN ALL WORK, MATERIALS, EQUIPMENT AND FIXTURES FREE FROM DAMAGES. REPAIR ANY DAMAGE TO PROPERTY OF THE OWNER/CLIENT WHICH IS TO REMAIN IN USE, OR THAT OF ANY PERSON, OR PERSONS ON OR OFF THE SITE CAUSED BY THE DEMOLITION WORK WITHOUT ADDITIONAL EXPENSE TO THE OWNER.
5. PERFORM THE DEMOLITION WORK IN SUCH A MANNER AS TO PREVENT FIRES. REMOVE ALL ACCUMULATED DEBRIS PROMPTLY. DISPOSAL BY BURNING WILL NOT BE PERMITTED ON SITE. ALL DEBRIS SHALL BE DISPOSED OF IN A LEGAL WORKMAN-LIKE MANNER.
6. ALL SALVAGEABLE MATERIALS AND EQUIPMENT INCLUDING FIXTURES, FURNISHINGS AND DECOR ITEMS SHALL BE STORED AND PROTECTED FROM DAMAGE UNTIL THE OWNER/CLIENT DETERMINES THE COURSE OF ACTION TO BE TAKEN WITH SAME.
7. PROTECT AND MAINTAIN EXISTING UTILITY LINES WHICH ARE TO REMAIN IN SERVICE IN SUCH A MANNER AS TO AVOID INTERRUPTION OF THESE LINES. CAP ALL UTILITY LINES TERMINATED BY THE DEMOLITION WORK IN A MANNER APPROVED BY THE GOVERNMENTAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
8. ALL EXISTING DUCTWORK, ELECTRICAL EQUIPMENT, ETC. IN AREAS TO BE DEMOLISHED SHALL BE PROTECTED AND RELOCATED AS REQUIRED ACCORDING TO FIELD CONDITIONS.
9. PROVIDE DUST-TIGHT PARTITIONS BETWEEN AREAS WHERE DEMOLITION WORK IS BEING PERFORMED AND AREAS WHICH ARE FINISHED OR IN USE.
10. LEAVE EACH AREA BROOM CLEAN UPON COMPLETION OF WORK EACH DAY.
11. REMOVE ALL INTERIOR FINISHES DOWN TO THE EXPOSED FRAMING THROUGHOUT AND PREPARE THE EXISTING SURFACE FOR APPLICATION OF NEW FINISHES AS SELECTED BY ARCHITECT/OWNER/
12. PROVIDE ALL NECESSARY TEMPORARY SUPPORTS AS MAY BE REQUIRED PRIOR TO THE INSTALLATION OF NEW STRUCTURAL ELEMENTS REQUIRED BY THE DEMOLITION WORK SHOWN HEREON.
13. ANY AND ALL CONDITIONS NOT SHOWN HEREON AND UNCOVERED IN THE FIELD SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY, PRIOR TO ANY ACTION INVOLVING SAME.
14. ALL EXISTING ELEMENTS TO REMAIN SHALL BE PROTECTED DURING DEMOLITION.
15. BUILDINGS, STRUCTURES, OR OTHER FACILITIES TO BE DEMOLISHED SHOULD BE REMOVED TO 3' BELOW FINISHED GRADES. IT IS GOOD PRACTICE TO REMOVE ALL GLASS IN WINDOWS, DOORS, SKYLIGHTS, AND FIXTURES BEFORE COMMENCING ACTUAL DEMOLITION. WHERE CRANES ARE USED FOR DEMOLITION, A SAFETY ZONE SHOULD BE PROVIDED AROUND THE DEMOLITION AREA. ANY USE OF EXPLOSIVES IN DEMOLITION OPERATIONS MUST HAVE THE PRIOR APPROVAL OF APPROPRIATE LOCAL GOVERNMENTAL INDIVIDUALS, TRAINED AND EXPERIENCED IN THE USE OF EXPLOSIVES FOR THIS TYPE OF WORK. UNUSABLE FLOORS, SLABS OR STRUCTURES THAT WILL REMAIN AFTER DEMOLITION MUST BE BROKEN UP TO PERMIT DRAINAGE INFILTRATION. REMAINING BASEMENT OPENINGS SHOULD BE FILLED TO FACILITATE DRAINAGE AND PRECLUDE PONDING AND EROSION.
16. IT IS ESSENTIAL TO MAINTAIN SAFETY AND CLEANLINESS DURING DEMOLITION AND SITE WORK. THROUGHOUT DEMOLITION AND SITE WORK, DUST CONTROL AND OTHER MEASURES TO MINIMIZE AIR AND/OR NOISE POLLUTION AND/OR LITTER SHOULD CONFORM TO APPLICABLE GOVERNMENT STANDARDS. PRECAUTIONS SHOULD BE TAKEN TO PREVENT CONCRETE OR MORTAR WASHINGS, SAND, GRIT, DUST OR ANY OTHER FOREIGN MATERIALS THAT WOULD CAUSE CLOGGING FROM ENTERING SEWERS OR DRAIN LINES. AIR POLLUTION AND NOISE LEVELS SHOULD NOT EXCEED MAXIMUM MEASURED AND ACCEPTED IN ADJACENT NEIGHBORHOODS AND THE COMMUNITY.
17. PUBLIC OR PRIVATE PROPERTY AND ROADS WHICH ARE DAMAGED DURING DEMOLITION SHOULD BE QUICKLY RESTORED TO A CONDITION AT LEAST EQUAL IN BOTH SERVICE FUNCTION AND LIFE EXPECTANCY TO THE FACILITY PROVIDED, FOR THE PROTECTION OF LIFE, HEALTH, AND PROPERTY MUST BE FULLY REPAIRED TO RESTORE OPERATION QUICKLY. WHERE NECESSARY, UNPAVED AREAS SHOULD BE GRADED TO MATCH EXISTING GRADES AT THE CONSTRUCTION AREA BOUNDARIES TO PRECLUDE DRAINAGE PROBLEMS. TEMPORARY SEEDING, MULCHING AND/OR OTHER SOIL STABILIZATION MEASURES SHOULD BE USED TO PROTECT EXPOSED SOIL AREAS. RESTORATION OF GRASS, SHRUBS, OR OTHER PLANTINGS AND REPAIR OF TREE DAMAGE SHOULD BE ACCOMPLISHED IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE.

WOOD CONSTRUCTION NOTES

(IF APPLICABLE)

1. SHOULD STRUCTURAL DRAWINGS BE INCLUDED WITH THIS PROJECT, ANY AND ALL NOTES INCLUDED WITH STRUCTURAL DRAWINGS SHALL SUPERSEDE THIS SECTION OF NOTES. CONTRACTOR SHALL NOTIFY ARCHITECT SHOULD DISCREPANCIES BETWEEN ANY AND ALL NOTES AND DRAWINGS EXIST.
2. ALL STRUCTURAL FRAMING LUMBER SHALL HAVE MINIMUM EXTREME FIBER BENDING STRESS (FB) OF 1200 POUNDS PER SQUARE INCH (P.S.I.).
3. ALL EXTERIOR LUMBER AND/OR LUMBER IN CONTACT WITH MASONRY/CONCRETE SHALL BE PRESSURE TREATED UNLESS OTHERWISE NOTED.
4. ALL WOOD SUB-FLOORS SHALL BE GLUED AS WELL AS NAILED.
5. ALL WOOD FRAME OPENINGS IN FLOORS, ROOFS, CEILINGS SHALL HAVE MINIMUM DOUBLE "TRIMMER AND HEADER" FRAMING.
6. ALL WOOD FRAME WALL OPENINGS SHALL HAVE MINIMUM DOUBLE STUD POSTS AT EACH END.
7. ALL HANGING WOOD JOISTS AND RAFTERS SHALL BE SUPPORTED WITH SCREWED-IN STEEL JOIST HANGERS.
8. ALL RAFTERS SHALL BE FASTENED AT BEARING PLATE WITH SCREWED-IN STEEL RAFTER TIE-DOWN CLIPS.
9. ALL TOP PLATES IN WOOD FRAME WALLS SHALL BE DOUBLED.
10. ALL ASSEMBLED WOOD/STEEL FLITCH BEAMS SHALL BE BOLTED WITH MINIMUM 3/4" DIAMETER STEEL CARRIAGE BOLTS AT A MAXIMUM OF 16" O.C. STAGGERED. BOLTS SHALL BE LOCATED AT BOTH TOP AND BOTTOM OF BEAM AT EACH END. MAINTAIN EDGE DISTANCE CLEARANCES AS REQUIRED.
11. ALL ROOF AND WALL SHEATHING SHALL BE EXTERIOR GRADE TYPE AND BE MINIMUM 1/2" THICK.
12. MINIMUM HEIGHT CLEARANCE OF 6'8" ON ALL SINGLE AND TWO FAMILY RESIDENTIAL STAIRWAYS TO BE MAINTAINED. FRAMING CONTRACTOR TO COORDINATE WITH STAIR CONTRACTOR AS REQUIRED.
13. ALL WOOD FLOORING, CEILING AND ROOF SYSTEMS SPANNING 10'0" OR GREATER SHALL BE PROVIDED WITH CROSS BRIDGING AT MID-SPAN OR AT NO GREATER THAN 6'0" INTERVALS.
14. ALL BALLOON FRAME WALLS SHALL BE FIRESTOPPED AS REQUIRED.

STRUCTURAL STEEL NOTES

(IF APPLICABLE)

1. SHOULD STRUCTURAL DRAWINGS BE INCLUDED WITH THIS PROJECT, ANY AND ALL NOTES INCLUDED WITH STRUCTURAL DRAWINGS SHALL SUPERSEDE THIS SECTION OF NOTES. CONTRACTOR SHALL NOTIFY ARCHITECT SHOULD DISCREPANCIES BETWEEN ANY AND ALL NOTES AND DRAWINGS EXIST.
2. ALL STRUCTURAL STEEL TO BE A36 STEEL AND SHALL CONFORM TO A.S.T.M. SPECIFICATIONS.
3. ALL STRUCTURAL STEEL FABRICATION AND ERECTION, INCLUDING ALL CONNECTIONS, SHALL CONFORM TO LATEST A.I.S.C. SPECIFICATIONS.
4. ALL SYMMETRICAL SECTIONS DESIGNED FOR ALLOWABLE UNIT STRESS (FB) OF 24,000 P.S.I. (NON-COMPACT SECTIONS DESIGNED FOR 22,000 P.S.I.). ALL OTHER SECTIONS DESIGNED FOR 22,000 P.S.I.
5. ALL FIELD CONNECTIONS SHALL BE A MINIMUM OF 3/4" DIA. BOLTS (A325). SHOP CONNECTIONS TO BE BOLTED OR WELDED.
6. ALL WELDING SHALL CONFORM TO A.I.S.C. AND A.W.S. SPECIFICATIONS.
7. ALL WALL BEARING BEAMS TO BE PROVIDED WITH STANDARD GOVERNMENT ANCHORS AND SUITABLE BEARING PLATES. ALL LINTELS TO HAVE MINIMUM 6" BRICK BEARING.
8. ALL OPEN WEB STEEL JOISTS AND BRIDGING SHALL CONFORM TO THE LATEST A.I.S.C. AND S.J.I.

CONCRETE & MASONRY NOTES

(IF APPLICABLE)

1. SHOULD STRUCTURAL DRAWINGS BE INCLUDED WITH THIS PROJECT, ANY AND ALL NOTES INCLUDED WITH STRUCTURAL DRAWINGS SHALL SUPERSEDE THIS SECTION OF NOTES. CONTRACTOR SHALL NOTIFY ARCHITECT SHOULD DISCREPANIES BETWEEN ANY AND ALL NOTES AND DRAWINGS EXIT.
2. ALL FOOTINGS SHALL REST ON SOLID, UNDISTURBED SOIL HAVING A MINIMUM BEARING CAPACITY OF 2 TONS PER SQUARE FOOT.
3. CONSTRUCTION JOINTS IN CONCRETE SHALL BE VERTICAL. MAXIMUM DISTANCE BETWEEN JOINTS SHALL BE 40'0".
4. WHERE SLABS ARE SUPPORTED ON FILL, THE FILL SHALL BE PROPERLY COMPACTED IN LAYERS.
5. INSTALL PRE-MOULDED EXPANSION JOINTS AROUND PERIPHERY OF SLAB AND AT ALL COLUMN LOCATIONS.
6. INSTALL "DUR-O-WALL TRUSS-TYPE MASONRY REINFORCING 16" O.C. VERTICALLY AND AS PER MANUFACTURER'S SPECIFICATION. IN ALL MASONRY WALLS.
7. USE CONCRETE OF 3,000 P.S.F. ULTIMATE COMPRESSIVE STRESS AT THE END OF 28 DAYS CURING. USE AT LEAST 5-1/2 SACKS OF CEMENT PER CUBIC YARD OF CONCRETE WITH NOT MORE THAN 6-1/2 GALLONS OF WATER PER SACK OF CEMENT. SLUMP SHALL NOT EXCEED 4 INCHES.
8. USE DEFORMED INTERMEDIATE GRADE NEW BILLET STEEL REINFORCING BARS, MEETING ASTM A15 (LATEST) OR RAIL STEEL MEETING ASTM 16 (LATEST) WITH ALLOWABLE WORKING STRESS OF AT LEAST 24 KSI. REINFORCING SHALL BE FREE OF OIL, GREASE, SCALE AND EXCESSIVE RUST. DETAILING, FABRICATION AND ERECTION OF RE-BARS SHALL COMPLY WITH ACI CODES, RULES AND STANDARDS OF GOOD PRACTICE. USE SIZES AND SPACINGS CALLED FOR BY THE DRAWINGS.
9. USE COLD DRAWN WELDED WIRE FABRIC OF 70 KSI ULTIMATE TENSILE STRENGTH MEETING ASTM A82 (LATEST) AND A185 (LATEST). W.W. FABRIC SHALL BE FREE OF OIL, GREASE, SCALE AND EXCESSIVE RUST. DETAILING, FABRICATION AND ERECTION SHALL COMPLY WITH THE CODES, RULES AND STANDARDS OF GOOD PRACTICE OF AMERICAN CONCRETE INSTITUTE AND WIRE REINFORCEMENT INSTITUTE , INC. USE SIZES AND SPACINGS CALLED FOR BY THE DRAWINGS.
10. SUPPORT AND SECURE ALL CONCRETE REINFORCEMENT TO PROVIDE PROPER PLACEMENT AND TO PREVENT DISPLACEMENT DURING CONCRETING.

SYMBOL LEGEND

- SECTION DESIGNATION / SHEET NUMBER
- DETAIL NUMBER / SHEET NUMBER
- ELEVATION NUMBER / SHEET NUMBER
- DOOR/WINDOW NUMBER
- COLUMN LINE / GRID REFERENCE
- INTERIOR ELEVATION INDICATOR
- REVISION NUMBER
- ROOM NUMBER
- WALL/PARTITION TYPE
- LEVEL LINE (DATUM)
- 00.0 SPOT ELEVATION
- APPROVED-TYPE EXIT LIGHT & SIGN
- PROPERTY/BOUNDARY LINES
- CENTER LINES, COLUMN LINES, LEVEL LINES
- BREAK LINE OR MATCH LINE
- X X X FENCE LINE

LIST OF ABBREVIATIONS

A	ARCHITECTURAL DRAWING PREFIX
A.C.	AIR CONDITIONER
&	AND
@	AT
ADJ.	ADJACENT
AB	ANCHOR BOLT
AFF	ABOVE FINISHED FLOOR
A.D.A.	AMERICAN DISABILITIES ACT
ADJUST.	ADJUSTABLE
ALUM	ALUMINUM
ANOD.	ANODIZED
APP'D.	APPROVED
APPROX	APPROXIMATELY
ARCH	ARCHITECTURAL
ASPH.	ASPHALT
∠	ANGLE
AUTO	AUTOMATIC
AWG	AMERICAN WIRE GUAGE
BD	BOARD
BS	BOTH SIDES
BEAR	BEARING
BEL.	BELOW
B.G.	BELOW GRADE
BOT	BOTTOM
BLDG	BUILDING
BET	BETWEEN
BLK	BLOCK
BLK'G	BLOCKING
BO	BOTTOM OF
BM	BEAM
BR	BEDROOM
BSMT.	BASEMENT
B.U.R.	BUILT UP ROOFING
B.Z.A.	BOARD OF ZONING APPEALS
C.C.A.	INDICATING PRESSURE TREATED LUMBER
CEIL	CEILING
CER.	CERAMIC
CLR	CLEAR
CT	CERAMIC TILE
CLOS, CL	CLOSET
CONC	CONCRETE
CONT	CONTINUOUS OR CONTINUE
COND.	CONDITION
C	CHANNEL
CB	CATCH BASIN
CJ	CEILING JOIST
℄	CENTER LINE
CMU	CONCRETE MASONRY UNIT
C.O.D.P.	CLEAN OUT DECK PLATE
COL	COLUMN
CONST.	CONSTRUCTION
C.S.	CRAWL SPACE
CSMT.	CASEMENT
CULV.	CULVERT
C.W.	CASEMENT WINDOW
DBL	DOUBLE
DEMO.	DEMOLITION
DET	DETAIL
D.H.	DOUBLE HUNG
DIA.	DIAMETER OR DIAGONAL
Ø	DIAMETER
DIM	DIMENSION
DN	DOWN
D.O.B.	DEPARTMENT OF BUILDINGS
DWG	DRAWING
DWL	DOWEL
E	ELECTRICAL DRAWING PREFIX
EA	EACH
E	EAST
ELEC	ELECTRIC, ELECTRICAL
ELEV, EL	ELEVATION
EMERG.	EMERGENCY
E.M.T	EMPTY METAL TUBE
EQ	EQUAL
EQUIP.	EQUIPMENT
EST	ESTIMATED
EXIST	EXISTING
EXP. OR EXPAN.	EXPANSION
EXT	EXTERIOR
F.A.R.	FLOOR AREA RATIO
FB	FIBER STRESS
'	FOOT/FEET
FIN	FINISH
F.J.	FLOOR JOIST
FL. OR FLR.	FLOOR
FLEX	FLEXIBLE
FD	FLOOR DRAIN
F.O.	FACE OF OR FRAME OPENING
FT	FOOT, FEET
FOUND.	FOUNDATION
FF	FINISHED FLOOR
FLOUR	FLUORESCENT
F.P.S.C.	FIRE PROOF SELF-CLOSING
FRMG	FRMG FRAMING
FTG.	FOOTING
FV	FIELD VERIFY
GA	GAGE
GC	GENERAL CONTRACTOR
GL	GLASS
GPM	GALLONS PER MINUTE
GYP BD	GYPSUM BOARD
GALV.	GALVANIZED
GR.	GRADE/GROUND
GFI	GROUND FAULT INTERPRETER
H	HIGH
HC	HANDICAPPED
HDR	HEADER
HDW	HARDWARE
HGT OR HT	HEIGHT
HM	HOLLOW METAL
HORIZ.	HORIZONTAL
HW	HOT WATER
HR	HOUR
H.P.	HIGH POINT
HGR	HANGER
H.V.A.C.	HEATING, VENTILATION & AIR CONDITIONING
"	INCH/INCHES
ID	INSIDE DIAMETER
INSUL	INSULATE, INSULATION
INFO	INFORMATION
INT.	INTERIOR
INV.	INVERT
JAN	JANITOR
KD	KNOCK DOWN
KIT.	KITCHEN
KSF	KIPS PER SQUARE FOOT
KSI	KIPS PER SQUARE INCH
LAV	LAVATORY
LBS	POUNDS
LAM	LAMINATE
LL	LIVE LOAD
LP	LOW POINT
LT	LIGHT
M	MECHANICAL DRAWING PREFIX
MAX	MAXIMUM
MECH	MECHANICAL
MIL.	MILLIMETER
MTL	METAL
MIN	MINIMUM
MTD	MOUNTED
MFG	MANUFACTURER
M	MASONRY OPENING
MAT	MATERIAL
MISC	MISCELLANEOUS
NOM	NOMINAL
N.C. N/C	NO CHANGE
N	NORTH
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NO.#	NUMB

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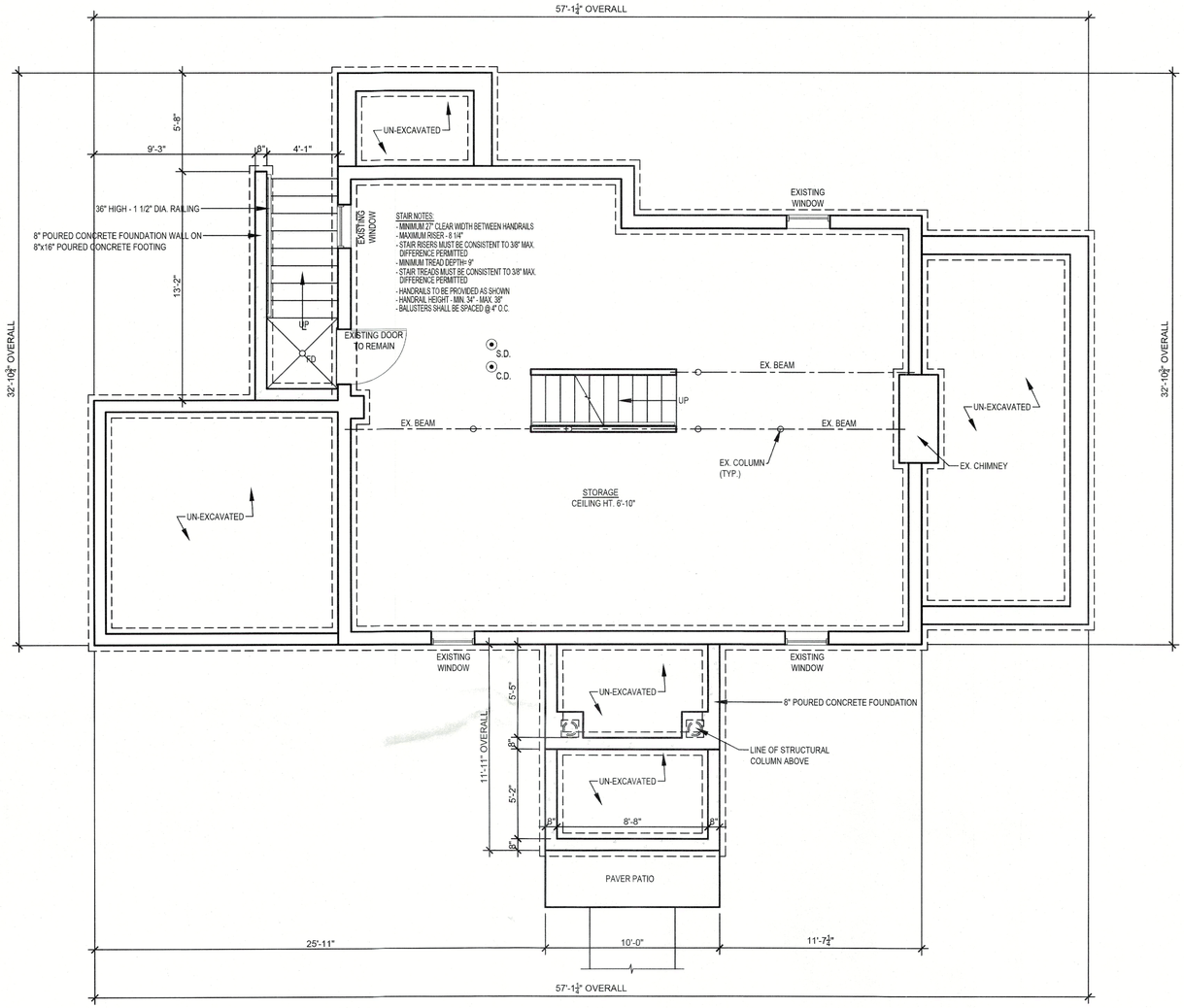
VILLAGE OF FREEPORT, N.Y.



PROPOSED BASEMENT PLAN

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

LEGEND

- NEW PARTITION CONSTRUCTION
- PARTITION TO BE REMOVED
- EXISTING PARTITION TO REMAIN
- INDICATES LOCATION OF SHEAR WALL HOLD-DOWNBY "SIMPSON" OR APPRV'D EQ. (TO BE INSTALLED AS PER N.Y.S. CODE)
- S.D. HARD WIRED, APPV'D TYPE SMOKE DETECTOR
- C.D. HARD WIRED, APPV'D TYPE CARBON MONOXIDE DETECTOR
- E INDICATES EMERGENCY ESCAPE & RESCUE OPENING AS PER R310.1.1 WINDOW & DOOR DESIGN PRESSURE TO BE GREATER THEN 30 PSF

RMM
DESIGN STUDIO
39 BLACKPOOL ROAD, BABYLON, N.Y. 11702
TEL: 917-693-7760

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND OR THE PROPERTY OF THE ARCHITECT INFRINGEMENTS WILL BE PROSECUTED.

REVISIONS:

#	DATE	DESCRIPTION	BY.

PROJECT:

PROPOSED ADDITION TO:

RESIDENCE

2 WASHINGTON STREET, FREEPORT, N.Y. 11520

DRAWING TITLE:

PROPOSED BASEMENT PLAN

SEAL & SIGNATURE

REGISTERED ARCHITECT RICHARD MUESCH 043901 STATE OF NEW YORK

DATE: 03-13-24
PROJECT #: 24012
DRAWING BY: J.P.
CHK BY: R.M.M.
DRAWING #: A-100.00

DRAWING FILE LOCATION:

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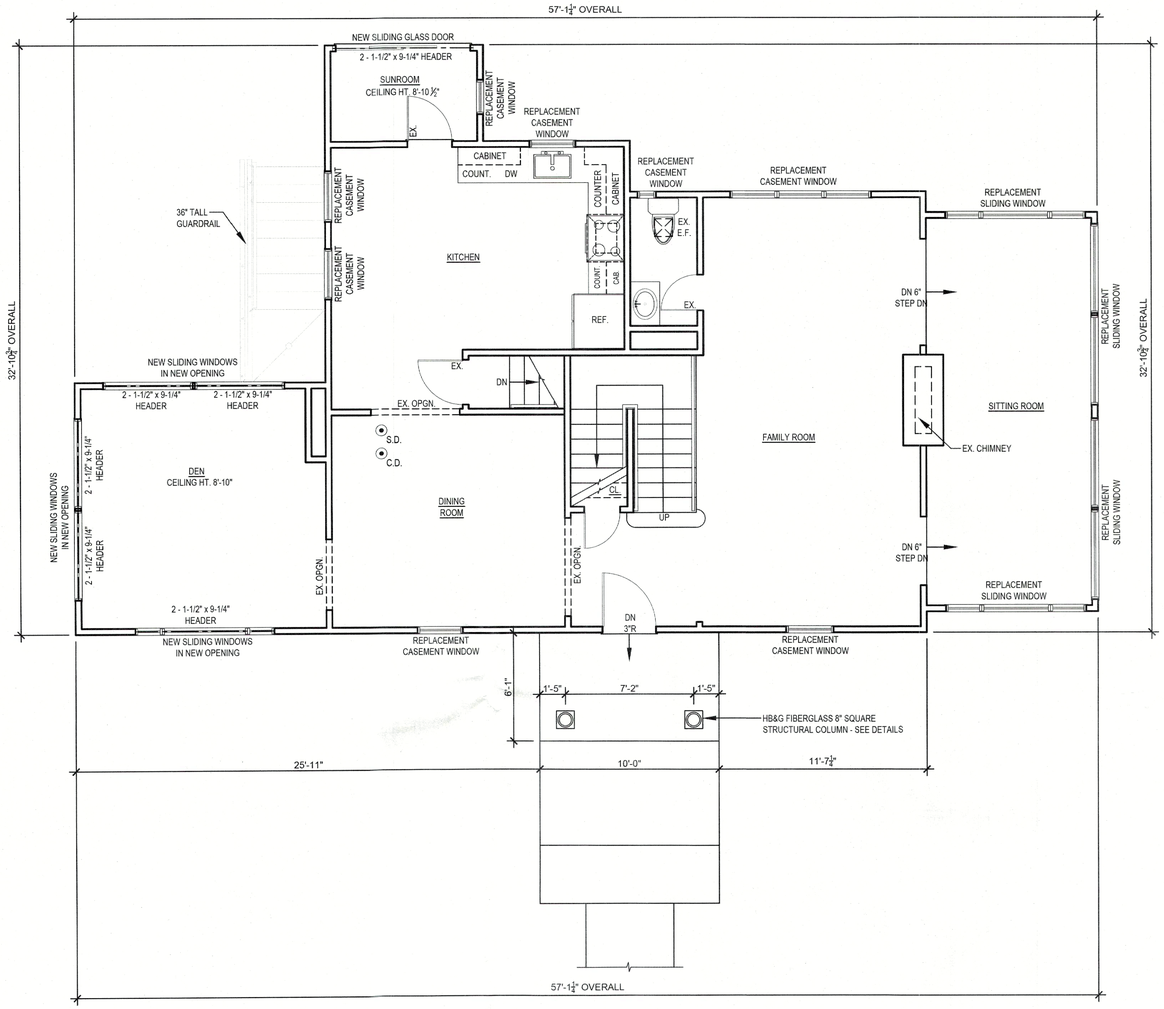
2015 FEB 12 A 11:21
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



FIRST FLOOR PLAN

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

LEGEND

- NEW PARTITION CONSTRUCTION
- PARTITION TO BE REMOVED
- EXISTING PARTITION TO REMAIN
- INDICATES LOCATION OF SHEAR WALL HOLD-DOWNBY "SIMPSON" OR APPRV'D EQ. (TO BE INSTALLED AS PER N.Y.S. CODE)
- S.D. HARD WIRED, APPV'D TYPE SMOKE DETECTOR
- C.D. HARD WIRED, APPV'D TYPE CARBON MONOXIDE DETECTOR
- E INDICATES EMERGENCY ESCAPE & RESCUE OPENING AS PER R310.1.1 WINDOW & DOOR DESIGN PRESSURE TO BE GREATER THEN 30 PSF

RMM
DESIGN STUDIO
25 BRAMFORD ROAD,HICKSVILLE,N.Y. 11801
TEL: 917-402-7360

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND OR THE PROPERTY OF THE ARCHITECT INFRINGEMENTS WILL BE PROSECUTED.

REVISIONS:

#	DATE	DESCRIPTION	BY.

PROJECT:

PROPOSED ADDITION TO:

RESIDENCE

2 WASHINGTON STREET,
FREEPORT, N.Y. 11520

DRAWING TITLE:

PROPOSED FIRST FLOOR PLAN

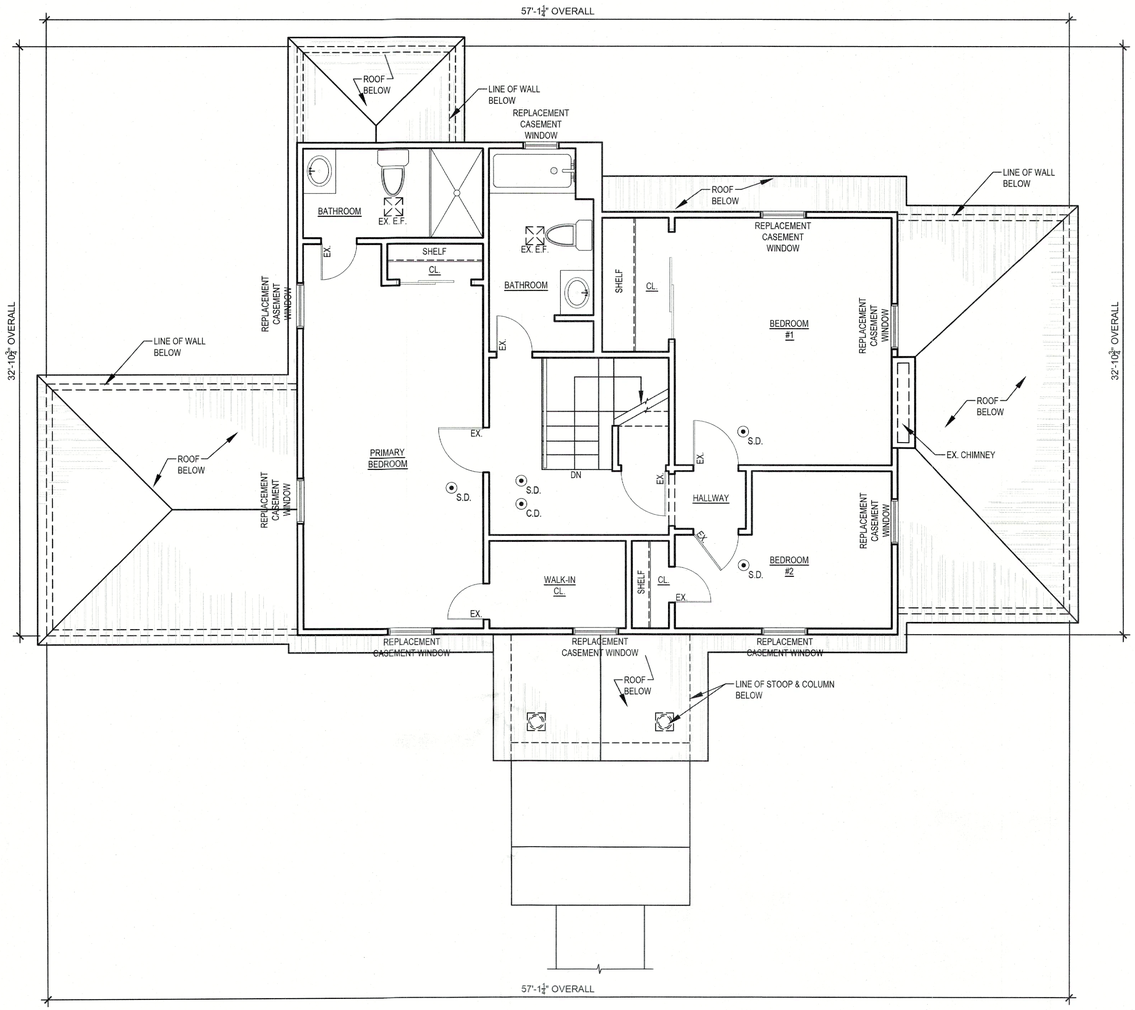
SEAL & SIGNATURE

REGISTERED ARCHITECT RICHARD MUESCH 043901 STATE OF NEW YORK

DATE: 03-13-24
PROJECT # 24012
DRAWING BY: J.P.
CHK BY: R.M.M.
DRAWING # A-101.00

DRAWING FILE LOCATION:

RECEIVED
2025 SEP 19 A 11:21
CLERK'S OFFICE



SECOND FLOOR PLAN

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

LEGEND

- NEW PARTITION CONSTRUCTION
- PARTITION TO BE REMOVED
- EXISTING PARTITION TO REMAIN
- INDICATES LOCATION OF SHEAR WALL HOLD-DOWNBY "SIMPSON" OR APPRV'D EQ. (TO BE INSTALLED AS PER N.Y.S. CODE)
- S.D. HARD WIRED, APPV'D TYPE SMOKE DETECTOR
- C.D. HARD WIRED, APPV'D TYPE CARBON MONOXIDE DETECTOR
- E INDICATES EMERGENCY ESCAPE & RESCUE OPENING AS PER R310.1.1 WINDOW & DOOR DESIGN PRESSURE TO BE GREATER THEN 30 PSF

RMM
DESIGN STUDIO
66 HARRISON BOULEVARD N.Y. 11758
TEL: 347-830-7820

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND OR THE PROPERTY OF THE ARCHITECT INFRINGEMENTS WILL BE PROSECUTED.

REVISIONS:

#	DATE	DESCRIPTION	BY.

PROJECT:

PROPOSED ADDITION TO:

RESIDENCE

2 WASHINGTON STREET,
FREEPORT, N.Y. 11520

DRAWING TITLE:

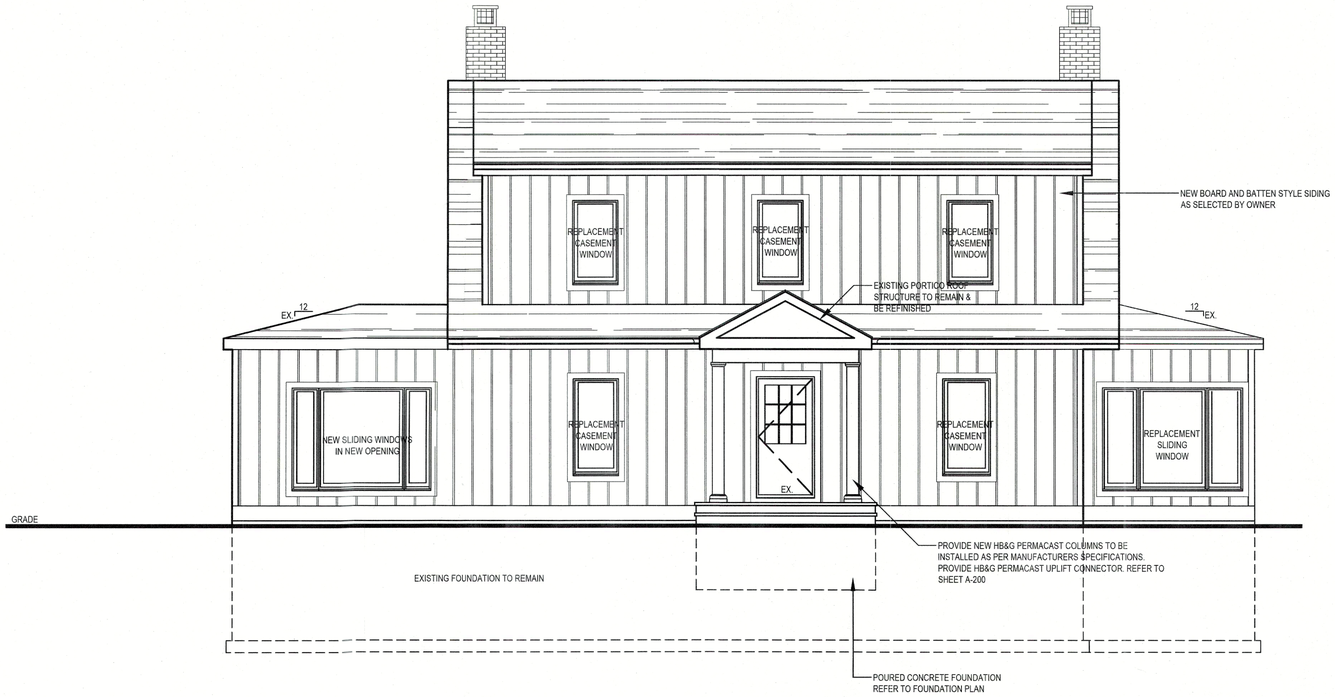
PROPOSED SECOND FLOOR PLAN

SEAL & SIGNATURE

REGISTERED ARCHITECT RICHARD MUSCOLO 043901 STATE OF NEW YORK

DATE: 03-13-24
PROJECT #: 24012
DRAWING BY: J.P.
CHK BY: R.M.M.
DRAWING #: A-102.00

DRAWING FILE LOCATION:



FRONT ELEVATION

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

REAR ELEVATION

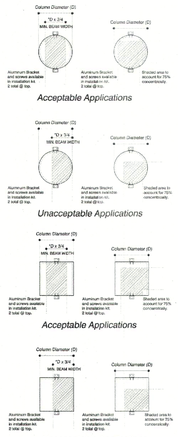
SCALE: 1/4" = 1'-0"

Building Code Compliance

HB&G has updated our product testing to comply with changes to the Building Codes (IBC/IRC) and to the Acceptance Criteria for Fiberglass Columns. The 2 major changes that impacted PermaCast® and PermaLite® were:

- Eccentric Axial Loading – the new maximum allowable load values are based on eccentric (offset) axial load as opposed to concentric (centered) axial loading.
- Increased Safety Factor – the safety factor on the allowable load was increased from 2.5 times to 5 times

Eccentric loading of columns is not recommended by HB&G.



HB&G recommends following the installation instructions included with the product purchased.

HB&G structural products conform to 2018, 2015, 2012, and 2009 IBC/IRC.

Round Tapered PermaCast® Plain and Fluted

Bottom Diameter	Eccentric Loading Avg. Allowable Load (Lbs.)	Eccentric Loading Avg. Ultimate Load (Lbs.)	Concentric Load (Lbs.)
6"*	4580	22900	8000
8"*	4600	23000	10000
10"*	4690	23450	14000
12"*	4800	24000	18000
14"	7800	39000	20000
16"	8250	41250	20000
18"	10000	50000	20000
20"	10000	50000	20000
22"	10000	50000	20000
24"	10000	50000	20000
28"	10000	50000	20000
30"	10000	50000	20000

Square PermaCast® Plain, Fluted, RoughSawn®, and Recessed Panel

6"*	5100	25500	8000
8"*	5150	25750	10000
10"*	5640	28200	14000
12"*	5900	29500	18000
14"	8500	42500	20000
16"	9500	47500	20000

Round No-Taper PermaCast® Plain and Fluted

6"	4580	22900	8000
8"	4500	22950	10000
10"	4670	23350	14000
12"	4750	23750	18000
14"	7000	35000	20000
16"	7000	35000	20000
18"	7000	35000	20000
24"	9000	45000	20000

Craftsman Plain and RoughSawn® PermaCast®

10"x 6"x 66"	9000	45000	10000
10"x 8"x 66"	9000	45000	10000
10.25"x 7.5"x 7'	7000	35000	10000
12"x 8"x 5'	8000	40000	14000
12"x 8"x 6'	8000	40000	14000
12"x 8"x 66"	8000	40000	14000
12"x 10"x 6'	8000	40000	14000
12"x 10"x 10'	8000	40000	14000
14"x 12"x 9'	8000	40000	14000
16"x 9"x 6'	9000	45000	14000
16"x 9"x 8'	9000	45000	14000
16"x 12"x 58"	9000	45000	14000
16"x 12"x 6'	9000	45000	14000
16"x 12"x 8'	9000	45000	14000

Round No-Taper PermaLite®

8"	4000	20000	8000
10"	4000	20000	10000

Square PermaLite® Plain and Recessed Panel

6"	3000	15000	5000
8"	3000	15000	6500
10"	3000	15000	7000
12"	3000	15000	7500

*Covered under ICC ESR-1367 | FL# 3302

Conforms with 2018, 2015, 2012 and 2009 IBC/IRC

Note - Eccentric (off-centre) loading has a 5 times safety factor.
- Eccentric (off-centre) loading of columns is not covered by the warranty.

RigidWrap® cPVC Column Wrap

Size	Structural Load Capacity (Lbs.)
6"	4350
8"	4350
10"	4350
12"	4350

Round Wood Columns

6"	2000
8"	3200
10"	4200
12"	5100

PermaPost®

5" Colonial	1300
8" Colonial	5000
5"-Square	5000
6" Chamfered	5000

Wood Porch Posts

4"	1000
5"	3000
6"	5800

Round Fluted Aluminum Columns

6"	20000
8"	20000
10"	26000
12"	26000

Square Fluted Aluminum Columns

6"	11000
8"	12000
10"	9000
12"	17000

Heritage Square Recessed Panel Aluminum Columns

6"	24000
8"	23000

Legend/Elite Square Aluminum Columns

6"	17000
8"	14000

*Concentric loading

Conforms with 2018, 2015, 2012 and 2009 IBC/IRC

Looking for an Uplift Solution?

Look no further than Perma-Loc® from HB&G

HB&G® Introduces a New Versatile Uplift Anchoring System

The new uplift anchoring system from HB&G® is versatile, easy to install and affordable. The code compliant hardware kits provide the function needed to protect column supported projecting roof lines from wind uplift forces, while solving for common coastal challenges for residential, commercial and municipal installations.

Perma-Loc® Features and Benefits:

- 4,200 lb strength galvanized aircraft cable combined with 316 stainless steel marine-grade attachment hardware for optimal uplift resistance. Exceeds the required capacity for 1,000 lb. uplift.
- Perma-Loc® eliminates the need to split a column, along with all of the labor and material costs associated with splitting and re-joining two column halves.
- All hardware is included for concrete substrate applications.
- Available in three sizes: up to 12', 16', and 20' lengths.
- Extremely cost effective and versatile application that covers the entire spectrum of HB&G load bearing products.
- Patented design accompanied by certified/stamped engineering documentation.
- Florida Department of Business and Professional Regulation approved #37300.

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VILLAGE OF FREEPORT, NY

RMM
DESIGN STUDIO
60 BRANDRETH BOULEVARD N.Y. 11706
TELE 631-432-7160

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND OR THE PROPERTY OF THE ARCHITECT INFRINGEMENTS WILL BE PROSECUTED.

REVISIONS:

#	DATE	DESCRIPTION	BY:

PROJECT:

PROPOSED ADDITION TO:

RESIDENCE

2 WASHINGTON STREET,
FREEPORT, N.Y. 11520

DRAWING TITLE:

PROPOSED FRONT & REAR ELEVATIONS

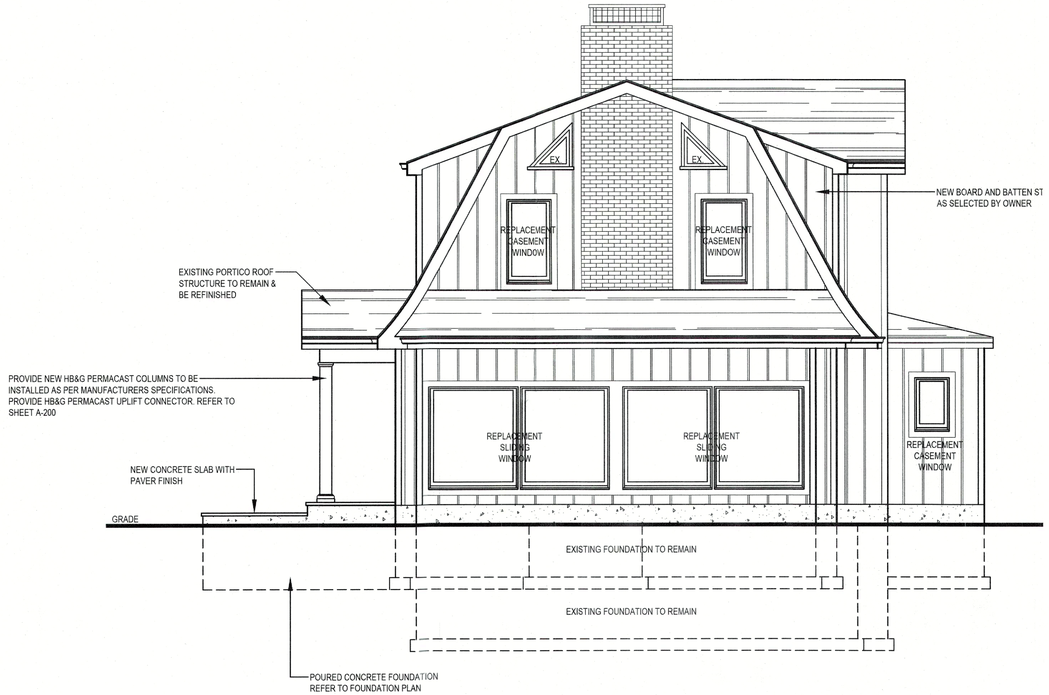
SEAL & SIGNATURE

REGISTERED ARCHITECT RICHARD MUESCH 043901 STATE OF NEW YORK

DATE: 03-13-24
PROJECT #: 24012
DRAWING BY: J.P.
CHK BY: R.M.M.
DRAWING #: A-200.00

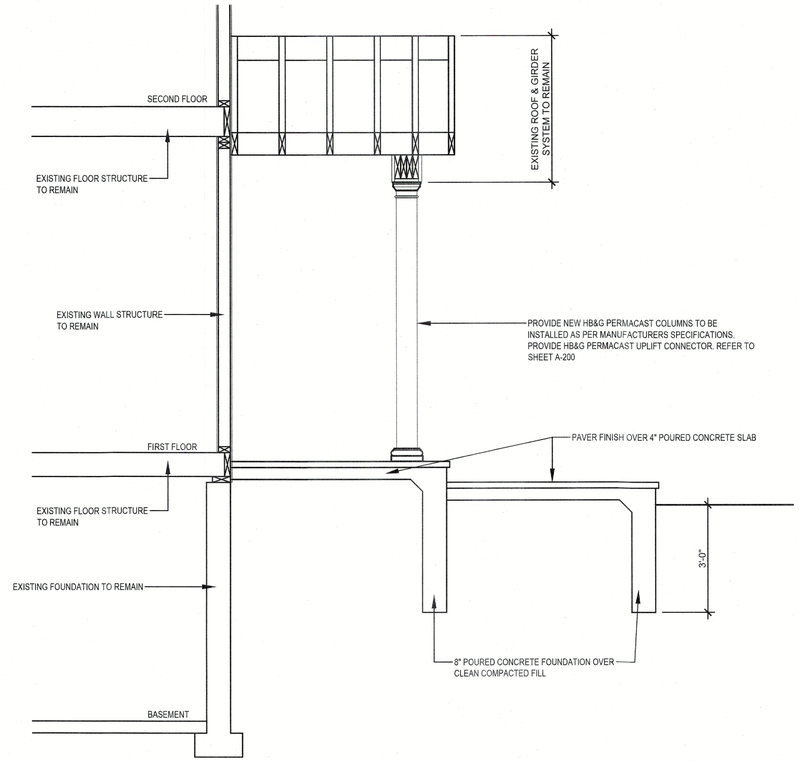
DRAWING FILE LOCATION:

RECEIVED
2025 SEP 10 A 11:21
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



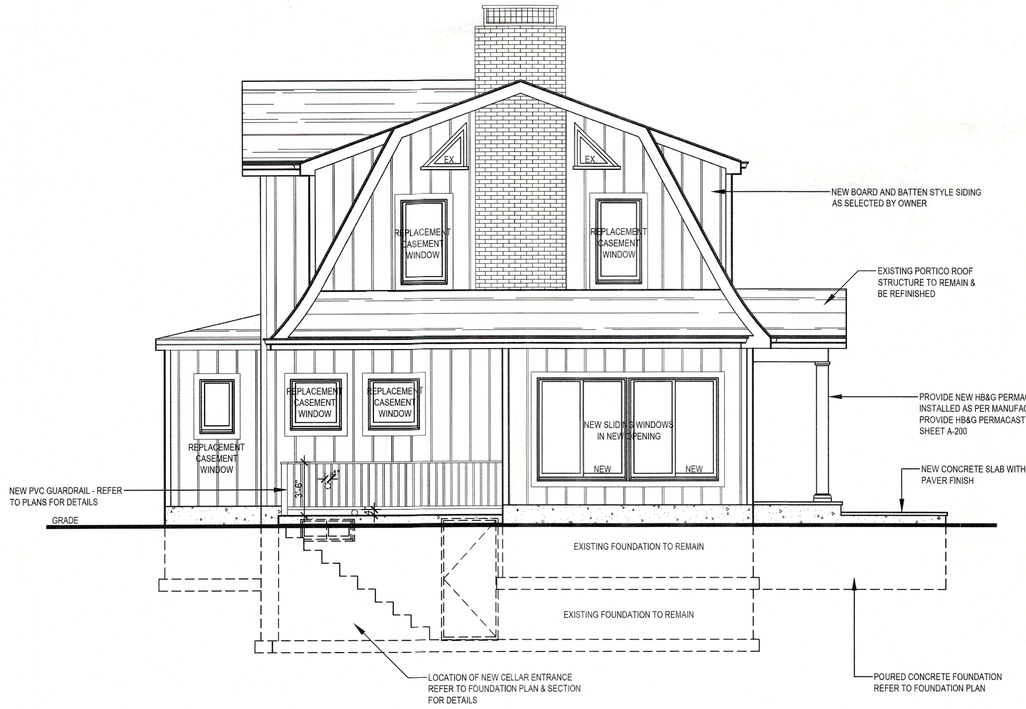
RIGHT SIDE ELEVATION

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



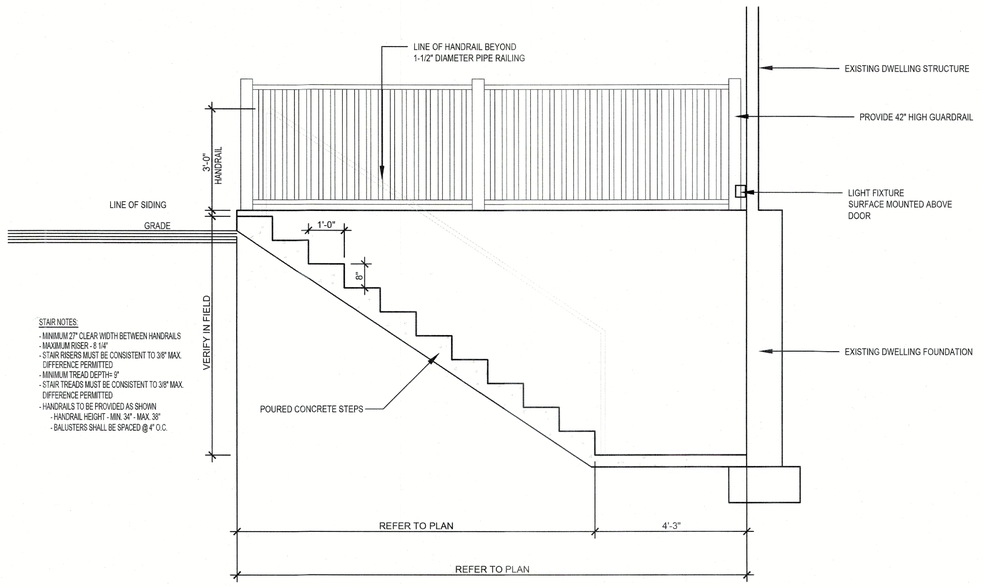
SECTION @ PORTICO

SCALE: 1/2" = 1'-0"



LEFT SIDE ELEVATION

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



SECTION @ CELLAR ENTRANCE

SCALE: 1/2" = 1'-0"

RMM
DESIGN STUDIO
98 BELLMORE ROAD,BELLMORE N.Y. 11710
TEL.# 631-826-7360

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND OR THE PROPERTY OF THE ARCHITECT INFRINGEMENTS WILL BE PROSECUTED.

REVISIONS:

#	DATE	DESCRIPTION	BY

PROJECT:

PROPOSED ADDITION TO:

RESIDENCE

2 WASHINGTON STREET, FREEPORT, N.Y. 11520

DRAWING TITLE:

PROPOSED RIGHT & LEFT SIDE ELEVATIONS

SEAL & SIGNATURE

REGISTERED ARCHITECT RICHARD MUESCH 043901 STATE OF NEW YORK

DATE: 03-13-24

PROJECT #: 24012

DRAWING BY: A-201

CHK BY: R.M.M.

DRAWING #: **A-201.00**

DRAWING FILE LOCATION:

Application Date: 9/18/25
Fees Paid: $225.00

SP# 3855

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: 804 Guy Lombardo Ave **ZONING DISTRICT** Res A

SECTION 62 **BLOCK** 102 **LOT** 796 **LOT SIZE:** 7500 sf

☐ TENANT **APPLICANT** ☐ LESSEE	**PROPERTY OWNER**
Name: Gayle La Cascia	Name: Gayle La Cascia
Address: 804 Guy Lombardo Ave Freeport NY	Address: 804 Guy Lombardo Ave Freeport NY
Telephone #: 516-378-6829	Telephone #: 516-378-6829

~~Attorney~~ Expeditor Name: Heather Sanderson Address: 180 Gloria Blvd Hauppauge NY 11788
(optional) Phone #: 516 359-0873

Present Land Use: Res - 1 Fam **Proposed Land Use:** Res - 1 Fam

Description of Proposed Work: maintain front stoop with stairs (93 sf), brick platform with stairs (448 sf) and asphalt driveway (1762)

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
CLERK'S OFFICE

Gayle R. La Cascia
APPLICANT'S SIGNATURE

9-8-2025
DATE

Sworn to before me this 8th day of September, 2025.

HEATHER SANDERSON
Notary Public-State of New York
No. 01SA6133734
Qualified in Suffolk County
Commission Expires September 19, 2025

Notary Public

****

Property Owner's Consent:

I, Gayle La Cascia am (are) the owner(s) of the subject property and consent to the filing of this application.

Gayle R. La Cascia
PROPERTY OWNER'S SIGNATURE

9-8-2025
DATE

Sworn to before me this 8th day of September, 2025.

HEATHER SANDERSON
Notary Public-State of New York
No. 01SA6133734
Qualified in Suffolk County
Commission Expires September 19, 2025

Notary Public

****

FOR VILLAGE USE ONLY

Site Plan Public Hearing Required: ____ YES ____ NO

Date of Hearing: _____

Date of Decision: _____

_____ Approved _____ Denied

Village Clerk's Signature: _____ Date: _____

Planning Board Signature: _____ Date: _____

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

R IVED
2025 SEP 18 A 11:16
OFFICE
VILLA FREEPORT, NY

INC. VILLAGE OF FREEPORT
Department of Buildings
46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520
(516) 377-2242
FAX (516) 3772493

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER
September 3, 2025

LACASCIA ALFRED and GAYLE
804 GUY LOMBARDO AVE, Freeport, NEW YORK, 11520

RE: **804 GUY LOMBARDO AVE, Freeport, NEW YORK, 11520**
Zoning District - Res A SBL: 62 102 796
Building Permit Number: BP-25-9
Description: Maintain front stoop with stairs 93Sf, brick platform with stairs 448SF and asphalt driveway 1,762.

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
ZBA Approval Needed: __ Yes X No

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

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VILLAGE OFFICE
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 PermitNumber **BP-25-9**

Location:	804 GUY LOMBARDO AVE, Freeport, NEW YORK, 11520
Applicant:	**LACASCIA ALFRED and GAYLE**
Description:	Maintain front stoop with stairs 93Sf, brick platform with stairs 448SF and asphalt driveway 1,762.

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: September 3, 2025

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 CLERK'S OFFICE FREEPORT, NY

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information

Name of Action or Project:
LaCascia

Project Location (describe, and attach a location map):
804 Guy Lombardo Ave., Freeport

Brief Description of Proposed Action:
maintain front stoop w/ stairs, brick platform w/ stairs, asphalt driveway

Name of Applicant or Sponsor:	Telephone: 516 359 0873
Heather Sanderson	E-Mail: Expeditehls@gmail.com

Address:
180 Gloria Blvd.

City/PO:	State:	Zip Code:
Hauppauge	NY	11788

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

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

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

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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☑
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☑	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☑	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑	
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: n/a	☐	☐	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: n/a	☐	☐	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: n/a	☐	☐	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☑	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☐	☑	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☑	☐	

	NO	YES
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☑ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☑	☐
If Yes, a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☑	☐
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	☑	☐

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

Applicant/sponsor/name: Heather Sanderson Date: 9/9/25

Signature: [signature] Title: Expeditor

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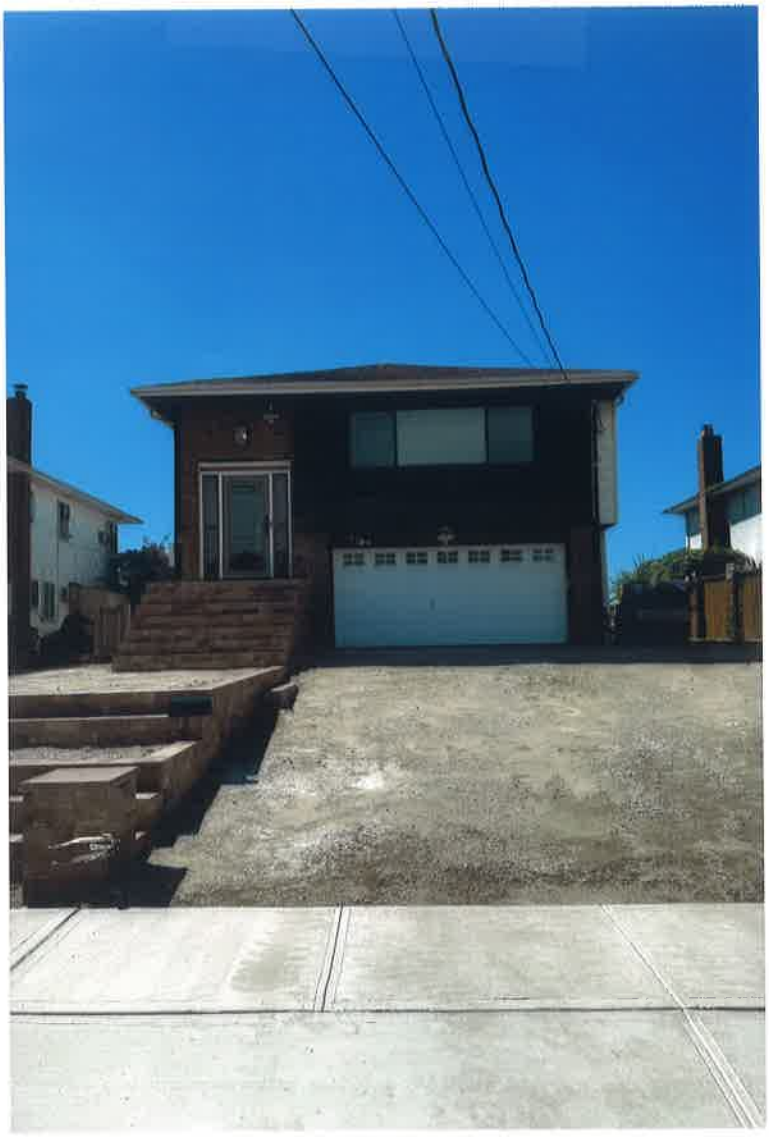
TOWN OF FREEPORT, NY

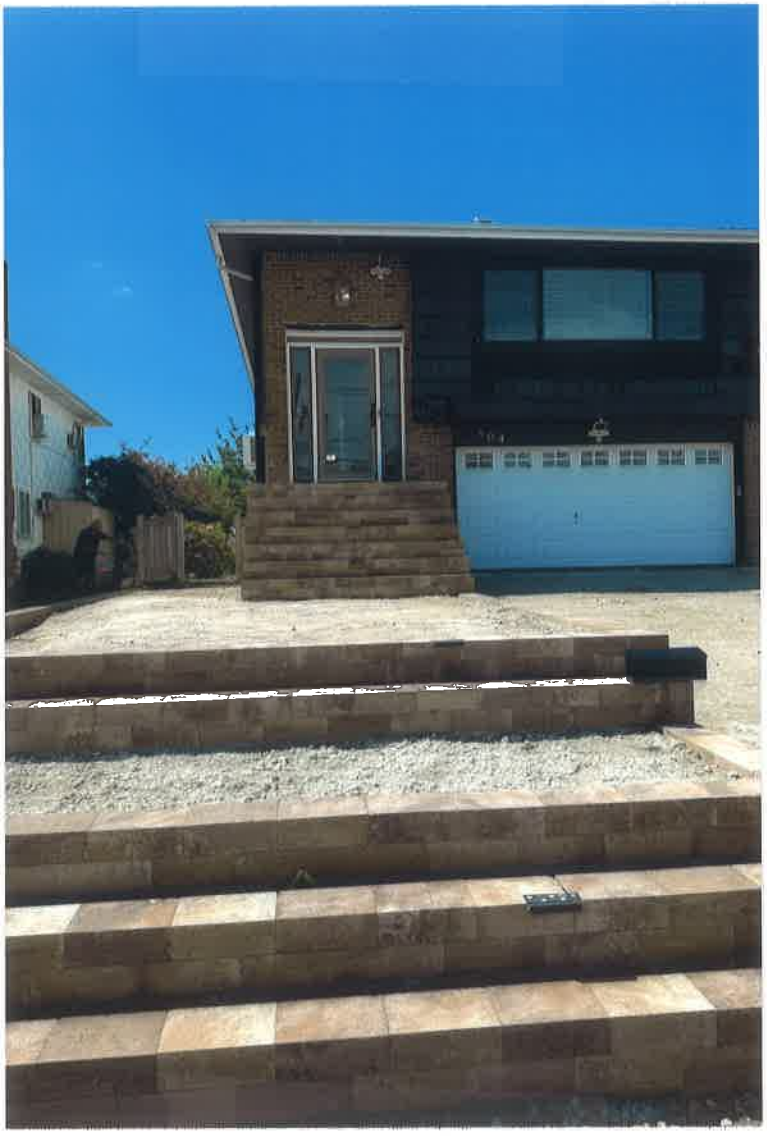
PRINT FORM

LaCascia 804 Guy Lombardo Ave.



Front

Railing To
Be galvanized
Rf. iron



Front

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LaCascia
804 Guy Lombardo Ave

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VILLAGE OF FREEPORT, NY

Rear

Rear

LaBarca

804 Guy Lombardo Ave

Left side

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VILLAGE OF FARMINGDALE, NY

Right side

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surrounding prop.

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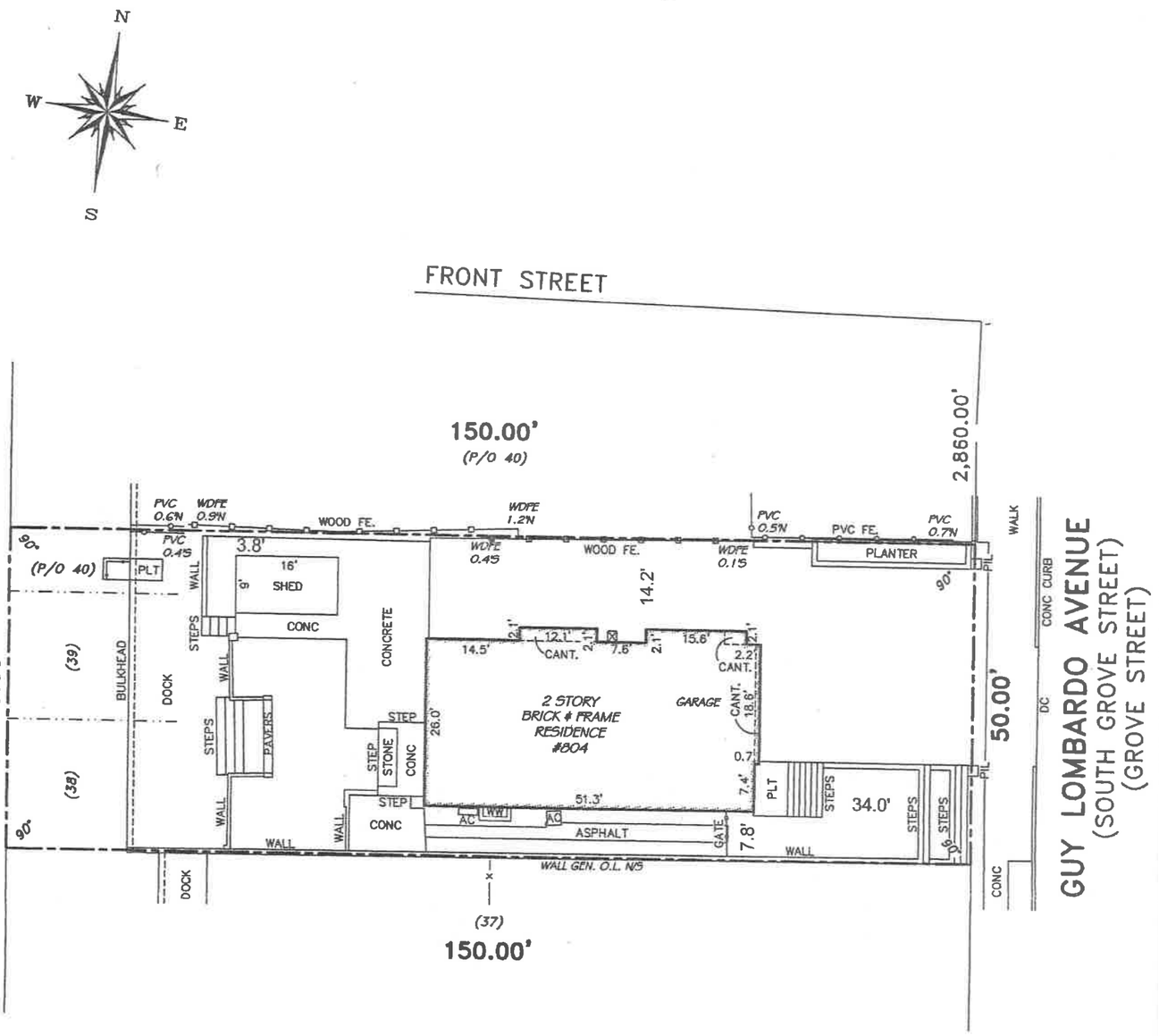
JOB No: 25-1222



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LEGEND

(26) FILED MAP LOT NUMBER

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY NOT BEARING THE LAND SURVEYOR'S INKED OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE VALID COPIES. CERTIFICATION INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

TITLE REPORT NOT PROVIDED FOR THE PREPARATION OF THIS MAPPING. EASEMENTS OR RIGHTS-OF-WAY, IF ANY, NOT SHOWN ARE NOT CERTIFIED.

THE OFFSETS OR DIMENSIONS SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR SPECIFIC PURPOSES AND USES AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES OR ANY OTHER CONSTRUCTION.

UNDERGROUND, OVERHEAD AND GROUND-LEVEL UTILITIES ARE NOT CERTIFIED AS TO EXISTENCE, LOCATION, ACCURACY, TYPE OR USE, ACTIVE OR INACTIVE. VERIFICATION IS MANDATORY WITH MUNICIPAL AGENCIES AND/OR PUBLIC OR PRIVATE UTILITY COMPANIES AND SURFACE MARK-OUT SERVICE PRIOR TO CONSTRUCTION OR EXCAVATION.

SURVEY OF PROPERTY

SITUATED IN

INCORPORATED VILLAGE OF FREEPORT

TOWN OF HEMPSTEAD COUNTY OF NASSAU STATE OF NEW YORK

SCALE: 1"=20'

"MAP OF FREEPORT GABLES, SECTION No. 2"
FILED: 2/28/1928 AS CASE No. 2630
DATE: JULY 18, 2025
REVISED:

NCTM SECTION 62 BLOCK 102 LOT 796

Richard Vento Land Surveying, PLLC
106 Aspinwall Street, Westbury, New York 11590
(516)503-0779 / email: info@rvlandsurveying.com

STATE OF NEW YORK
RICHARD VENTO
051239-01
LICENSED LAND SURVEYOR

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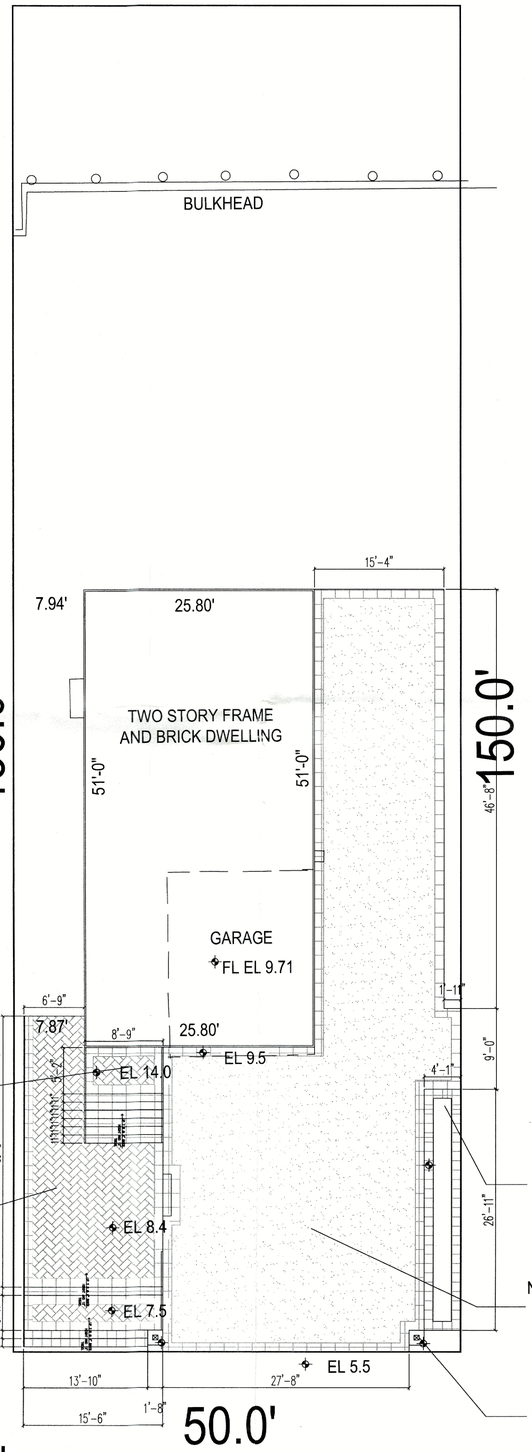
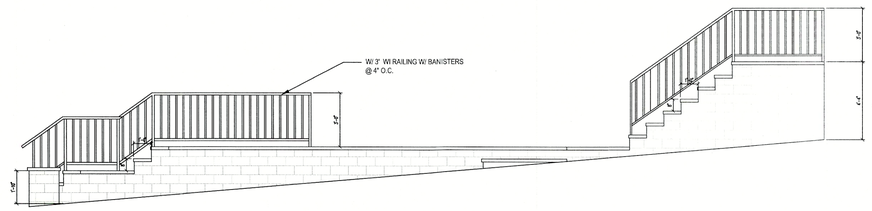
WOODCLEFT BAY
50.0'



1 A-1 SITE PLAN
SCALE 1/8" = 1'

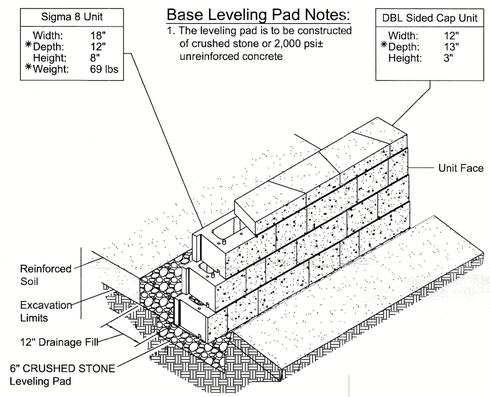


2 A-1 ELEVATION
SCALE 1/4" = 1'

Sigma 8 Unit	
Width:	18"
*Depth:	12"
Height:	8"
*Weight:	69 lbs

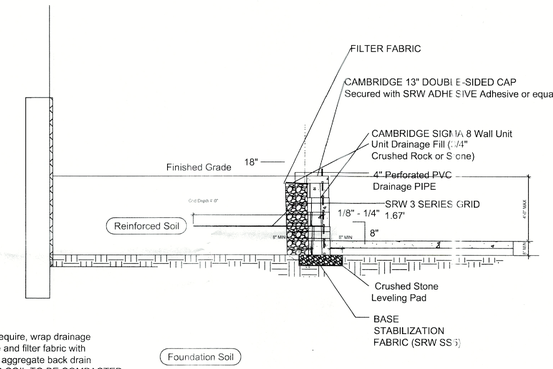
Base Leveling Pad Notes:
1. The leveling pad is to be constructed of crushed stone or 2,000 psi± unreinforced concrete

DBL Sided Cap Unit	
Width:	12"
*Depth:	13"
Height:	3"



Cambridge Sigma 8 Unit/Base Pad Isometric Section View

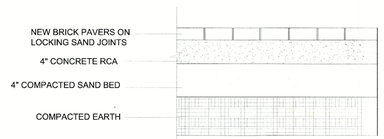
3 A-1 DETAIL
SCALE: 1/2" = 1'-0"



Note:
When site conditions require, wrap drainage PIPE in 3/4" aggregate and filter fabric with drainage composite or aggregate back drain system. REINFORCED SOIL TO BE COMPACTED AT 95%

Typical Reinforced Wall Section
Near Vertical Setback

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



5 A-1 PAVER DETAIL
SCALE: NTS

GUY LOMBARDO AVE

NUMBER	DATE	REVISED BY DESCRIPTION

804 GUY LOMBARDO AVE
FREEPORT, NY 11520

SITE WORK

DRAWINGS PROVIDED BY:
WILLIAM J COOK R.A.
245 ROUTE 109, 2ND FLOOR
WEST BABYLON, NY 11704
516 820-9732
BILLCOOKRA@YAHOO.COM

DATE:
6/16/25

SCALE:

SHEET:
A-1

Application Date: 9/25/25
Fees Paid: 1225.00

SP# 3856

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: 220 Atlantic Ave Freeport **ZONING DISTRICT** Residential AA

SECTION 62 **BLOCK** 119 **LOT** 221 **LOT SIZE:** 91.34 x 79.02'

☐ TENANT **APPLICANT** ☒ LESSEE	**PROPERTY OWNER**
Name: WALTER CARBONE MAURA MASON II CORP	Name: JoAnn Thompson
Address: 351 Atlantic St.	Address: 220 Atlantic Ave
Central Islip NY 11722	FREEPORT NY 11520
Telephone #: 516-456-7300	Telephone #: 516-815-4250

Attorney Name: _____ Address: 220 Atlantic Ave Freeport NY 11520
(optional) Phone #: _____

Present Land Use: Residence **Proposed Land Use:** Residence

Description of Proposed Work: Replace Existing Driveway And Widen By 16'x30' And 25'x38'

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VILLAGE OF FREEPORT, NY

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

WALTER CARBONE
APPLICANT'S SIGNATURE

9-21-25
DATE

Sworn to before me this 22 day of September, 20 25.

JOHN J. CESTARE
Notary Public, State of New York
No. 01CE5068394
Qualified in Nassau County
Commission Expires 11-12-98 5-29-27

John J Cestare
Notary Public

Property Owner's Consent:

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

JoAnn Thompson
PROPERTY OWNER'S SIGNATURE

9/25/25 9-21-25
DATE

Sworn to before me this 21 day of September, 2025.

JOHN J. CESTARE
Notary Public, State of New York
No. 01CE5068394
Qualified in Nassau County
Commission Expires 11-12-98 5-29-27

John J Cestare
Notary Public

FOR VILLAGE USE ONLY

Site Plan Public Hearing Required: ____ YES ____ NO

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

Village Clerk's Signature: _____ Date: _____

Planning Board Signature: _____ Date: _____

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

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VILLAGE OF FREEPORT, NY

INC. VILLAGE OF FREEPORT
Department of Buildings
46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520
(516) 377-2242
FAX (516) 3772493

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER
September 18, 2025

JOANN & DOUGLAS THOMPSON
220 ATLANTIC AVE, Freeport, NEW YORK, 11520

RE: **220 ATLANTIC AVE, Freeport, NEW YORK, 11520**
Zoning District - Res AA SBL: 62 119 221
Building Permit Number: DRIV-25-4
Description: Replace existing driveway and widen by 16' x 30' and 25' x 38'.

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
ZBA Approval Needed: __ Yes X No

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

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VILLAGE OF FREEPORT, NY

Notice

X Negative Declaration **__** Positive Declaration

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

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

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

Project :

Building PermitNumber **DRIV-25-4**

Location:	220 ATLANTIC AVE, Freeport, NEW YORK, 11520
Applicant:	**JOANN & DOUGLAS THOMPSON**
Description:	Replace existing driveway and widen by 16' x 30' and 25' x 38'.

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: September 18, 2025

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.

226 Atlantic Ave
Next To 220 Atlantic Ave

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VILLAGE OF FREEPORT, NY

216 Atlantic Ave

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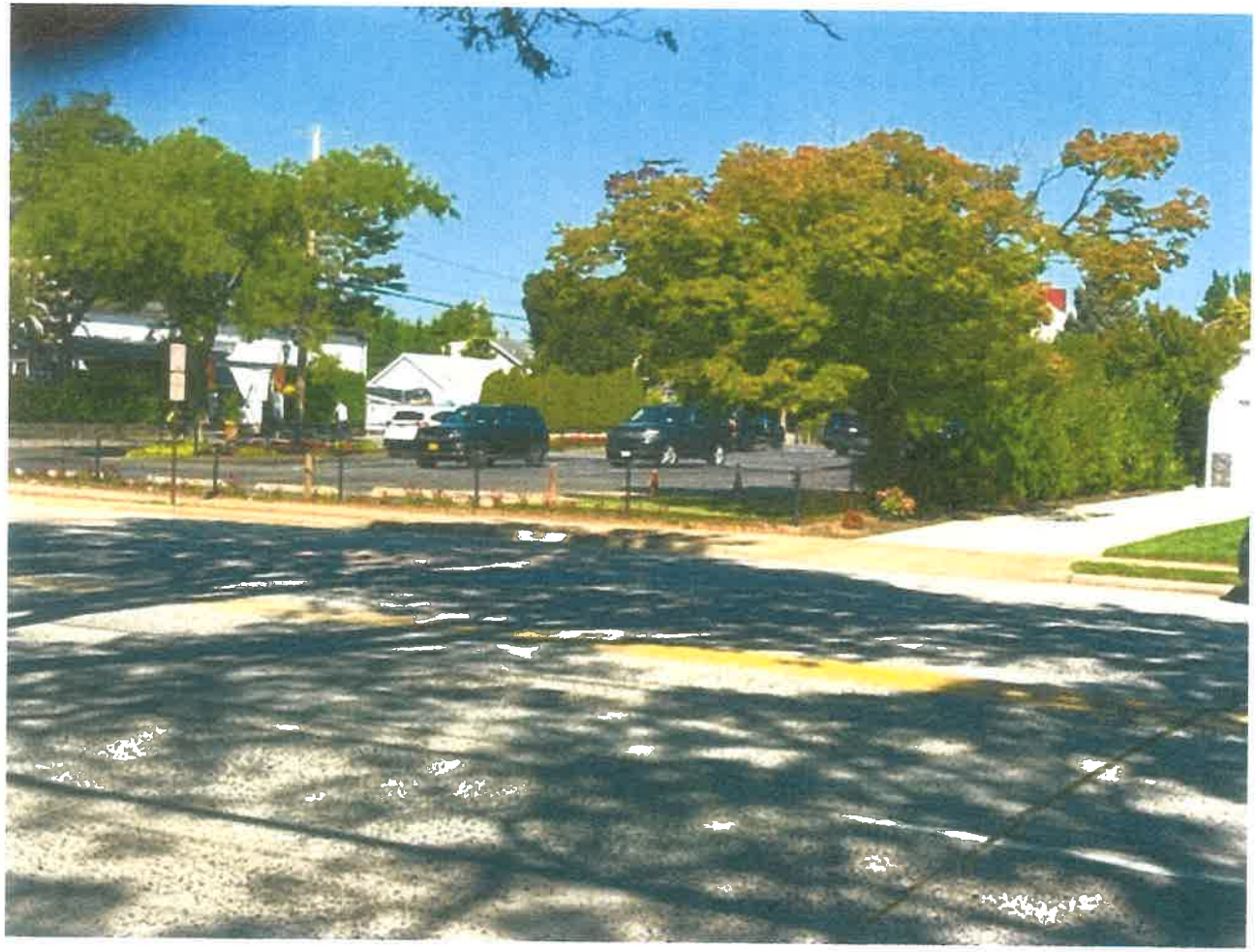
VILLAGE OF FREEPORT, NY



Parking lot
CORNER OF Atlantic Ave
+
MILLER Ave

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220 Atlantic Ave
Subject Location

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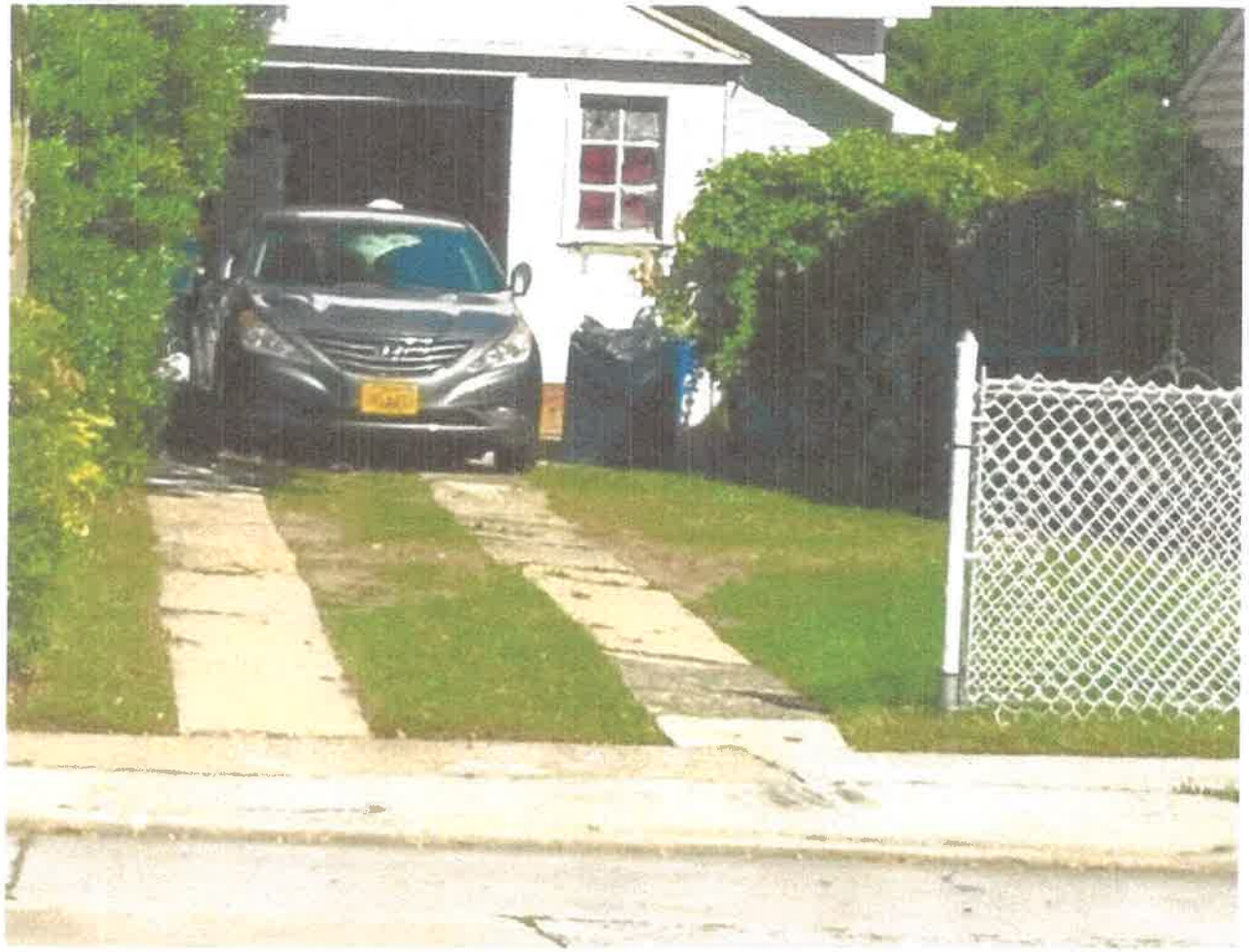
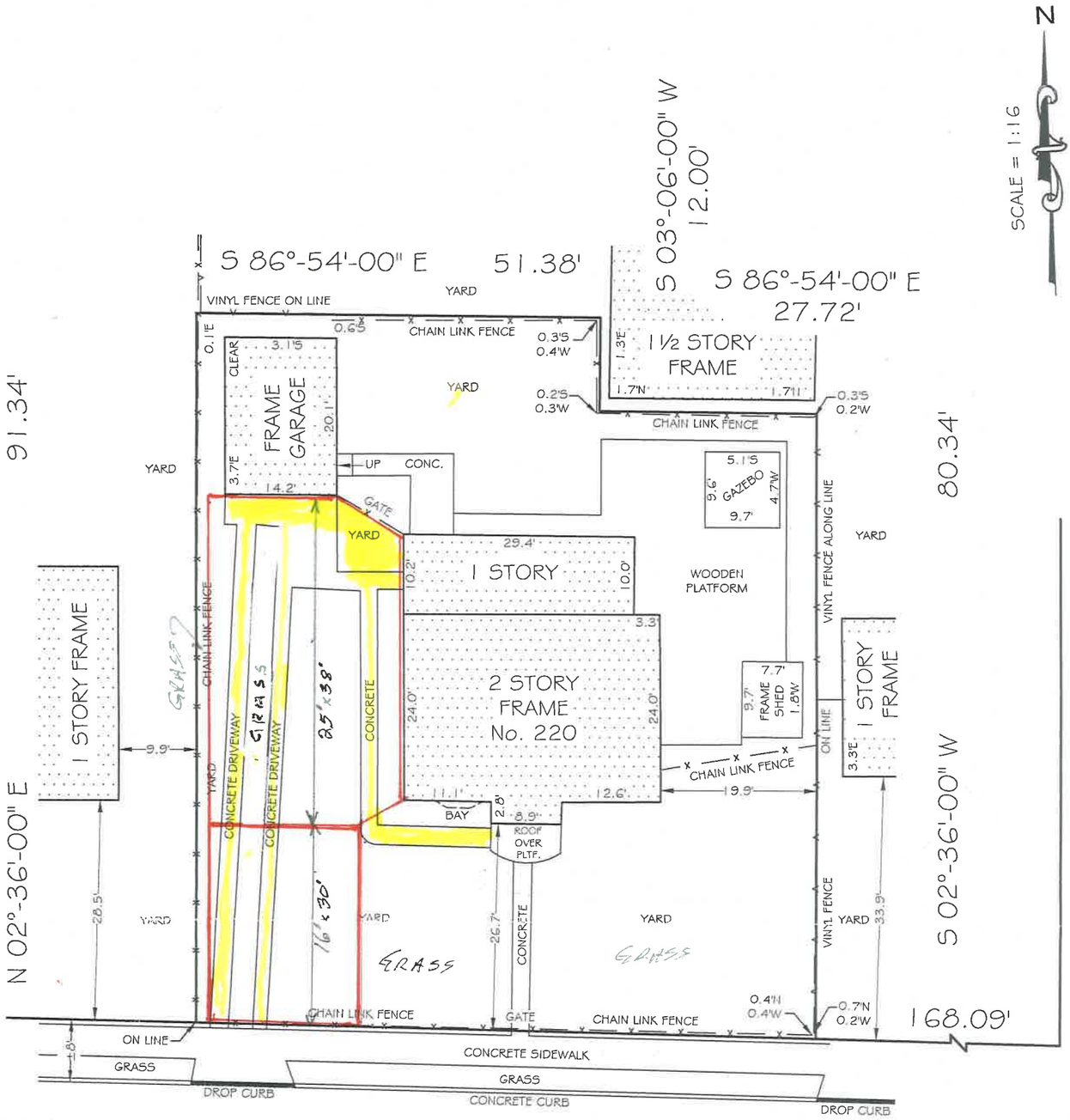
VILLAGE OF FREEPORT, NY



220 Atlantic Ave
Subject location



AREA=6,927.9 Sq. Ft.

CERTIFIED TO:

TOWN OF HEMPSTEAD

NOTES

1. Yellow indicates Existing Concrete.
2. Red indicates Proposed Concrete.
3. Concrete to be 4" thick, 4000 PSI with wire mesh under concrete.

1. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON THEIR BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
2. PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.
3. NO GUARANTEE IS IMPLIED BY THIS MAP AS TO THE EXISTENCE OR NONEXISTENCE OF ANY EASEMENTS OF RECORD THAT WOULD AFFECT SUBJECT PROPERTY, UNLESS SURVEYOR HAS BEEN FURNISHED WITH SUCH INFORMATION BY THE CLIENT.
4. THIS IS TO CERTIFY THAT THERE ARE NO VISIBLE STREAMS NOR NATURAL WATER COURSES IN THE PROPERTY EXCEPT AS SHOWN ON THIS SURVEY.
5. THIS SURVEY IS NOT TO BE UPDATED BY VISUAL INSPECTION.

LEGEND: LIGHT POST | UTILITY POLE | CATCH BASIN | WATER VALVE | GAS VALVE | METER | TRAFFIC SIGN | HYDRANT HYD. | ELECTRIC BOX | TREE PIT | SEWER MANHOLE | ELECTRIC MANHOLE | TELEPHONE MANHOLE | D.W.S. WATER

N NORTH | S SOUTH | E EAST | W WEST | F.E. FIRE ESCAPE | W.W. WINDOW WELL | C.D. CELLAR DOOR | PLTF. PLATFORM | L.A. LOW AREA | A. AREAWAY | CL. CLEAR | RT. RIGHT | EL. ELEVATION | TOP OF CURB EL. | BOT. OF CURB EL. | CENTER OF ROAD EL. | LEGAL GRADE | CALC. CALCULATED | N.T.S. NOT TO SCALE

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATION ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

TOWN OF	HEMPSTEAD
COUNTY	NASSAU
SECTION	62
BLOCK	119
LOT	221
DWG BY	5 BORO MAPPING R.M.

DATE	JOB No.	DESCRIPTION
07/16/25	5BNY-25-14647	AS BUILT SURVEY

STATE OF NEW YORK · VINCENT TEUTONICO · 050307 · LICENSED LAND SURVEYOR

VINCENT TEUTONICO, L.S.
NEW YORK LICENSE 050307

STATEWIDE LAND SURVEYING P.C.
S.P. BY: 5 BORO MAPPING NY
OFFICE (516)-509-4166
CELL (516)-652-9984
EMAIL: 5boromapping@gmail.com

RECEIVED 2025 SEP 25 P 3:06 VILLAGE OF FREEPORT, NY CLERK'S OFFICE

Application Date: 9/25/2025
Fees Paid: $286.00

SP# 3857

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: 487 S Bayview ave, Freeport, New York 11520 ZONING DISTRICT Residence A

SECTION 62 BLOCK 143 LOT 110 LOT SIZE: 23368.79

☐ TENANT **APPLICANT** ☐ LESSEE	**PROPERTY OWNER**
Name: Same as owner	Name: Gurvinder Singh
Address:	Address: 487 S Bayview ave, Freeport New York 11520
Telephone #:	Telephone #: 917-519-0045

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

Present Land Use: Residensid Proposed Land Use: Residensal

Description of Proposed Work: Existing 2nd floor deck to be converted into habitable space. 141.65 sq-Ft and new cellar entrance.

I request a preliminary meeting: ____ YES __X__ 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.

__X__ YES _____ NO

Gurvinder Singh
APPLICANT'S SIGNATURE

09/05/2025 09/17/2025
DATE

Sworn to before me this 17th day of September, 2025

Carolyn Dean
Notary Public

CAROLYN DEAN
Notary Public, State of New York
Reg. No. 01DE5036122
Qualified in Nassau County
Commission Expires November 21, 2026

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

Gurvinder Singh
PROPERTY OWNER'S SIGNATURE

09/17/2025
DATE

Sworn to before me this 17th day of September, 2025

Carolyn Dean
Notary Public

CAROLYN DEAN
Notary Public, State of New York
Reg. No. 01DE5036122
Qualified in Nassau County
Commission Expires November 21, 2026

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2025 SEP 25 P 3:08
VILLAGE OF FREEPORT

FOR VILLAGE USE ONLY

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

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

SUBMISSION CHECKLIST

YES	NO	N/A		
		X	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).
		X	2.	The applicant shall provide photographs of all parcels within a three hundred (300) foot radius of the subject parcel, with identifying comments on said photographs.
			3.	A site plan shall include the following information, plotted as necessary to a scale of not more then twenty (20) feet to one (1) inch:
X			a.	Title of drawing, including name and address of applicant.
X			b.	North point , scale, and date.
X			c.	Boundaries of the project.
		X	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.
		X	e.	Floodplain boundaries as determined by the Federal Emergency Management Agency.
		X	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.
		X	g.	Location of outdoor storage and description of materials to be stored.
		X	h.	Location of all existing or proposed site improvements including street, drains, culverts, retaining walls, fences, docks and easements, whether public or private.
		X	i.	Location and description of all proposed waterfront public access/recreation provisions.
		X	j.	Description of sewage disposal and water supply systems and locations of such facilities.
		X	k.	Location and proposed development of buffer areas and other landscaping; the general landscaping plan and planting schedule.
		X	l.	Location of all parking and loading area, internal circulation pattern, and ingress and egress drives.
		X	m.	Provision for pedestrian and patron access, including public and private sidewalks, walkways and docks.
X			n.	Location, design and size of all signs and lighting facilities.
X			o.	Approximate locations and dimensions of areas proposed for neighborhood parks, playgrounds or other permanent open space.
		X	p.	Building orientation and site design for energy efficiency and visual quality.
		X	q.	Location and design of all energy distribution facilities, including electrical, gas, and solar energy.
		X	r.	Description and location of erosion control measures including proposed location of sediment sink/setting pond and interceptor swales, etc..
		X	s.	Location, supporting design data and copies of computations used as a basis for the design capacities and performance of stormwater management facilities.
		X	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.
X			u.	Estimated project construction schedule.
		X	v.	Record of application for approval status of all necessary permits from federal, state and county officials.
		X	w.	Identification of any federal, state or county permits required for project execution.
		X	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.

Text to Speech

INC. VILLAGE OF FREEPORT
Department of Buildings
46 NORTH OCEAN AVENUE
FREEPORT, NEW YORK 11520
(516) 377-2242
FAX (516) 3772493

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER
August 18, 2025

Gurvinder Singh
487 S BAYVIEW AVE, Freeport, NEW YORK, 11520

RE: **487 S BAYVIEW AVE, Freeport, NEW YORK, 11520**
Zoning District - Res A SBL: 62 143 110
Building Permit Number: BP-25-30
Description: Existing 2nd floor deck to be converted into habitable space 141.65 SqFt, 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
ZBA Approval Needed: __ Yes X 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 PermitNumber **BP-25-30**

Location:	487 S BAYVIEW AVE, Freeport, NEW YORK, 11520
Applicant:	Gurvinder Singh
Description:	Existing 2nd floor deck to be converted into habitable space 141.65 SqFt, 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: August 18, 2025

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information

Name of Action or Project:
Alteration

Project Location (describe, and attach a location map):
487 South Bayview ave . Freeport , NY 11520

Brief Description of Proposed Action:
Interior renovation & 2nd Floor rear extension
Existing 2nd Floor deck to be Converted into Habitable Space 141.65 Sqft. New Cellar entrance

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Name of Applicant or Sponsor:	Telephone: 212-380-1542
Nasis J Khanzada	E-Mail: nasisconsulting@yahoo.com

Address: 181-24 Kingsbridge Ave, Queens, NY 11432

City/PO:	State:	Zip Code:
Queens	NY	11432

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

3.a. Total acreage of the site of the proposed action? 0.556 acres
b. Total acreage to be physically disturbed? 0.005 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.536 acres

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

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

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

Applicant/sponsor name: Vasif Jafarzada Date: 7/10/25

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?	X	
2. Will the proposed action result in a change in the use or intensity of use of land?	X	
3. Will the proposed action impair the character or quality of the existing community?	X	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	X	
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	X	
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	X	
7. Will the proposed action impact existing: a. public / private water supplies?	X	
b. public / private wastewater treatment utilities?	X	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	X	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	X	

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

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

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2025 FEB 25 P 3:15
CLERK'S OFFICE
VILLAGE OF HEMPSTEAD, NY

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

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

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

GENERAL NOTES:

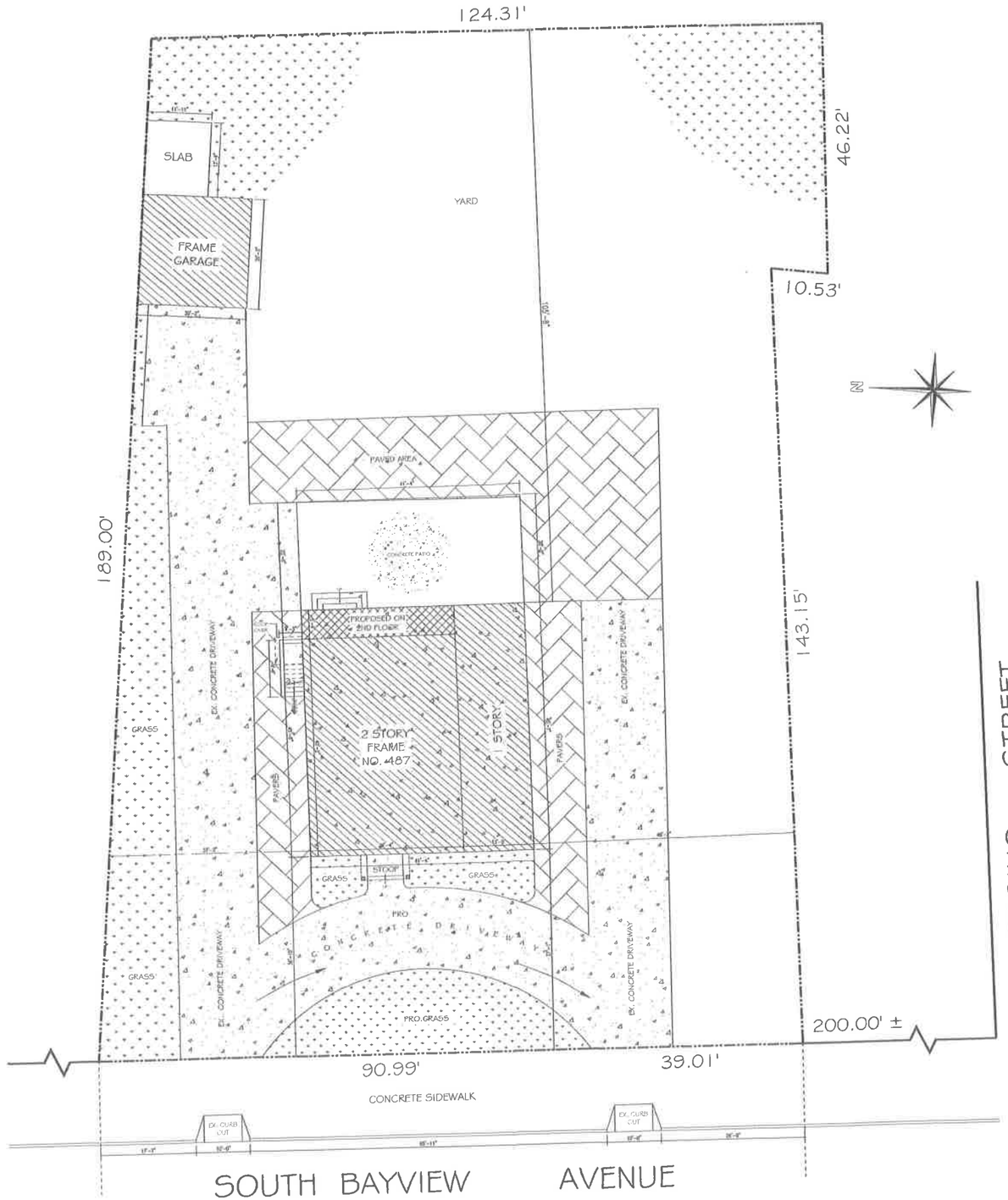
1. THE DESIGNER HAS NOT BEEN RETAINED FOR ANY CONSTRUCTION REVIEW AND/OR INSPECTION. HIS RESPONSIBILITY IS LIMITED TO THE CONTENTS OF THESE PLANS ONLY.
2. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF NYS UNIFORM FIRE PREVENTION AND BUILD NG CODE AND SHALL CONFORM TO ALL THE RECOMMENDATIONS OF NYS BUILDING CODE MANUAL: ALL WORK SHALL ALSO CONFORM TO THE REQUIREMENTS OF ANY OTHER AUTHORITIES HAVING JURISDICTION, THE CONTRACTOR SHALL OBTAIN AND ARRANGE FOR ALL REQUIRED PERMITS, INSPECTIONS, CERTIFICATES, TESTS AND SURVEYS.
3. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE STARTING CONSTRUCTION AND SHALL NOTIFY THE DESIGNER OF ANY AMBIGUITIES OR DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. IF ANY QUESTION ARISE BEFORE OR DURING CONSTRUCTION AS TO THE INTENT OR DETAILS OF THE DRAWINGS, THE CONTRACTOR SHALL CALL DESIGNER FOR CLARIFICATION AND/OR INSTRUCTIONS. IF THE CONTRACTOR FAILS TO FOLLOW THE FOLLOWING PROCEDURE, HE SHALL ASSUME ALL THE RESPONSIBILITY FOR THE CONSEQUENCES OF HIS ACTIONS AND/OR DECISIONS.
4. THE OWNER SHALL ARRANGE FOR SUPERVISION OF THE CONSTRUCTION WORK TO INSURE COMPLIANCE WITH THE CONTRACT DOCUMENTS.
5. ALL LUMBER FOR JOISTS AND RAFTERS SHALL BE HEM-FIR #2 HAVING A MINIMUM REPETITIVE FIBER STRESS OF 850 PSI, MARKED PRIOR TO DELIVERY TO JOB SITE, AND A MINIMUM BEARING OF 4" (UNLESS OTHERWISE NOTED).
6. ALL ELECTRIC WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE NATIONAL ELECTRIC CODE, LATEST EDITION AND ALL APPLICABLE LOCAL CODES. UNDERWRITERS CERTIFICATE SHALL BE OBTAINED AND PRESENTED TO THE OWNER UPON COMPLETION OF ALL ELECTRICAL WORK.
7. ALL PLUMBING WORK SHALL PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE CODE.
8. CAULK AND FINISH ALL WINDOWS AND DOORS AS REQUIRED. INSTALL METAL FLASHING AROUND ALL ROOF PENETRATIONS.
9. PROVIDE AND INSTALL ALL MOLDINGS, SILLS, STOOLS AND TRIM AROUND ALL WINDOWS AND DOORS AS REQUIRED.
10. ALL COLORS AND FINISHES SHALL BE SELECTED BY OWNER.
11. ALL WINDOWS, AS SELECTED BY OWNER, SHALL HAVE HIGH PERFORMANCE INSULATED GLASS.
12. ALL INSULATION WHICH IS CAPABLE OF ABSORBING WATER SHALL BE PROTECTED BY A VAPOR BARRIER LOCATED ON THE WINTER WARM SIDE OF THE INSULATION. INSULATION SHALL BE INSTALLED IN SUCH A MANNER THAT PROVIDES CONTINUITY OF INSULATION AT PLATE LINES, SILL LINES AND CORNER.
13. ALL FOUNDATION SHALL REST ON UNDISTURBED SOIL OF 2 TSF BEARING CAPACITY; CONTRACTOR SHALL HAVE THE LEVEL OF BEARING STRATA VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.
14. ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS AND RECOMMENDATIONS OF ACI-301-84 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (F'c = 3,500 PSI). REINFORCING STEEL SHALL CONFORM TO ASTM A-615 GARDE 60.
15. ALL STEEL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE AISC "SPECIFICATIONS FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS." STEEL SHALL CONFORM TO ASTM A-36 AND A-501.
16. PROVIDE SINGLE STATION SMOKE DETECTING ALARM DEVISE ON EACH FLOOR AS PER NYS BUILDING CODE PART 717.5.
17. RAILINGS AND HANDRAILS, BOTH INTERIOR AND EXTERIOR, SHALL BE DESIGN TO RESIST A LATERAL IMPACT AT TOP EQUIVALENT TO A MINIMUM LINEAR LOAD OF 50 LBS. PER FOOT.
18. STAIRS, DOORS AND EXITS SHALL COMPLY WITH NYS BUILDING CODE PART 713.
19. WINDOWS THAT SERVES AS OPENINGS FOR EMERGENCY EXITS SHALL COMPLY WITH NYS BUILDING CODE PART 714.
20. GLAZING IN DOORS, SHOWER STALLS, FIXED PANELS AND BATH TUB ENCLOSURES SHALL COMPLY WITH NYS BUILDING CODE PART 715.
21. FOAM PLASTIC INSULATION SHALL COMPLY WITH NYS BUILDING CODE PART 719.2.
22. DOUBLE ALL BEAMS AND JOISTS UNDER PARALLEL PARTITIONS AND AROUND OPENINGS IN FLOORS.
23. PLYWOOD SUB FLOOR FOR V.A. OR CARPET SHALL BE INSULATED AS PER A.P.A. PLYWOOD COMMERCIAL/INDUSTRIAL CONSTRUCTION GUIDE - DATED JANUARY 1975 PAGE 30 TABLE 11.
24. CHIMNEY OUTLETS SHALL BE NOT LOWER THAN TOP OF ANY WINDOW WITHIN 20 FEET, NOR LESS THAN 2 FEET ABOVE THE COMBUSTIBLE PART OF THE ROOF OR BUILDING WITHIN 10 FEET.
25. ATTICS TO HAVE ACCESS AND CROSS VENTILATION AS PER NYS BUILDING CODE.
26. EXISTING WINDOWS OF FIRST FLOOR TO BE REPLACED WITH NEW MATCHING WINDOWS.

NOTE

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE NYS- NEW YORK STATE ENERGY CONSERVATION CODE 2020, USING R-4.

LEGEND

- EXISTING BUILDING
- NEW BUILDING
- EX/PRO PAVED AREA
- EX/PRO CONCRETE AREA
- EX/PRO GRASS AREA
- ZONING LOT LINE
- TREE
- LIGHT POLE



SITE PLAN

SCALE: 3/32"=1'-0"

Nasir J. Khanzada L.L.C.
Consulting Engineer

181-24 HILLSIDE AVENUE
QUEENS, N.Y 11432

PHONE NO.: (212) 380-1543
FAX NO.: (718) 989-9200

NOTICE:
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2-IT IS A VIOLATION OF THE NYS EDUCATION LAW FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER ANY ITEM IN THIS DRAWING IN ANY WAY. (NYS EDUCATION LAW SEC. 7209-2)

NOTE:
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2-CONTRACTOR TO VERIFY ALL LOCATIONS, DIMENSIONS AND CONDITIONS AT THE JOB. NOTIFY NASIR J. KHANZADA L.L.C. OF ERRORS, OMISSIONS, DISCREPANCIES OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.

NO.	DATE	DESCRIPTION	BY	CHK'D BY
1	09-19-25	MINOR CHANGES AND DRY WELL	RS	

ZONE:
SECTION 62
BLOCK: 143
LOT: 487

NORTH ARROW

PROJECT LOCATION:
487 SOUTH BAYVIEW AVE
FREEPORT, NY 11520

WORK DESCRIPTION:
INTERIOR RENOVATION AND SECOND FLOOR REAR EXTENSION

SHEET TITLE:
GENERAL NOTES, SITE PLAN AND NOTES

DEPT. OF BLDGS. JOB NUMBER/SCAN CODE:

APPROVAL SEAL & SIGNATURE:

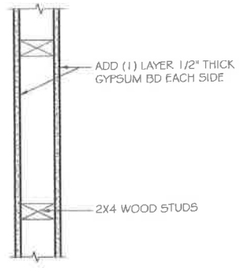
SEAL & SIGNATURE:

LICENSED PROFESSIONAL ENGINEER
NASIR JAVED KHANZADA
No. 070660
STATE OF NEW YORK

INITIAL DATE: 07/02/25
REVISED DATE:
CHK. BY:
SCALE: AS SHOWN

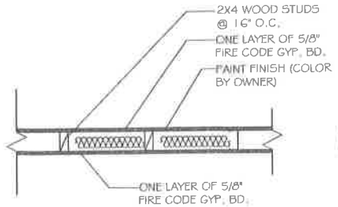
SHEET NO: Z-001.00

1 OF 10



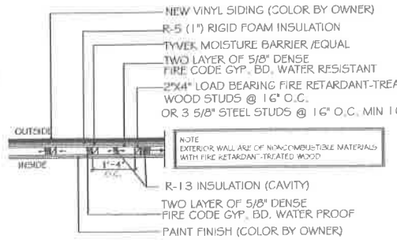
INTERIOR PARTITION WALL DETAIL

SCALE: NTS (NON RATED)



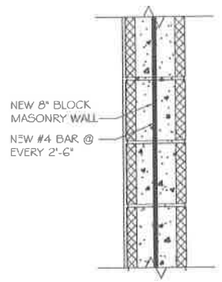
INTERIOR PARTITION WALL DETAIL

SCALE: NTS (ONE HR. RATED WALL)



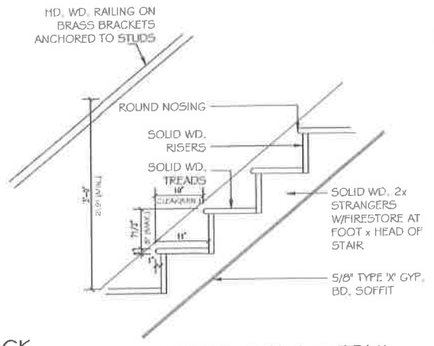
EXTERIOR WALL DETAIL

SCALE: NTS



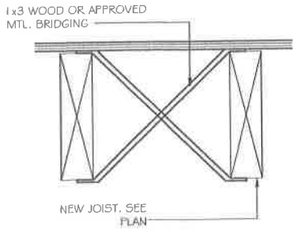
EXTERIOR BLOCK WALL DETAIL

SCALE: NTS



WOOD STAIR DETAIL

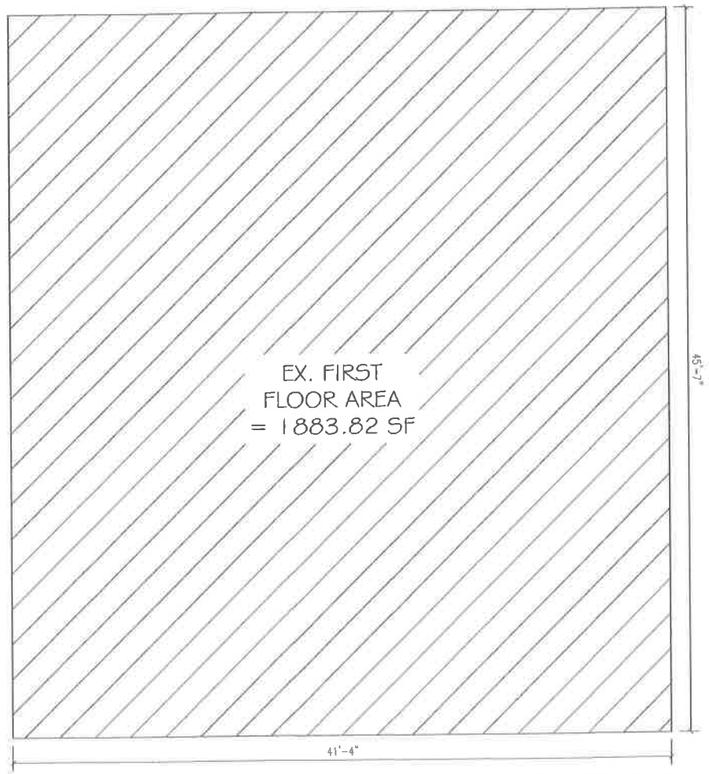
SCALE: NTS



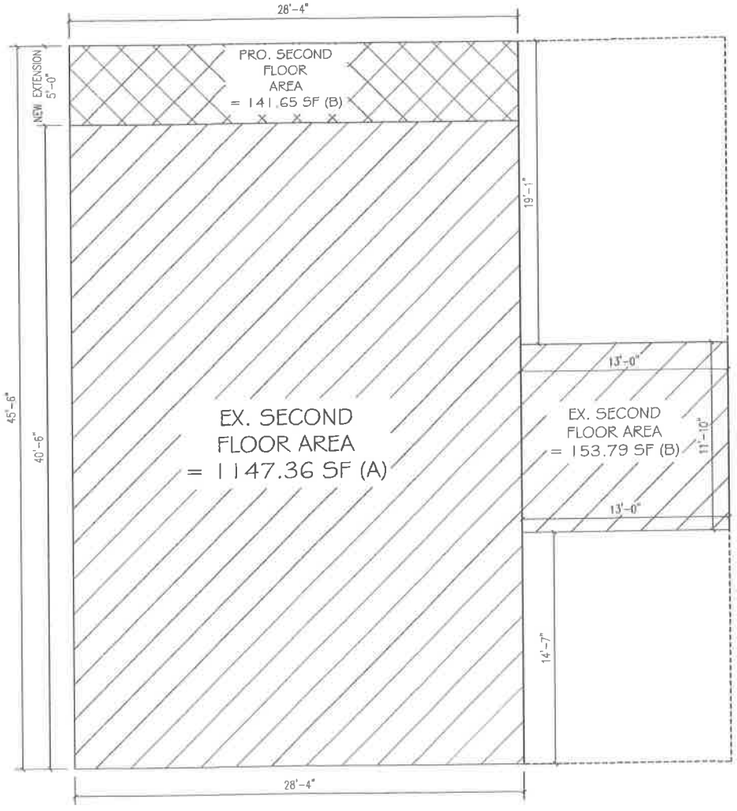
PROVIDE (1) ROW OF BRIDGING FOR EACH 8'-0" OF SPAN BRIDGING TO BE SECURED WITH 2 NAILS

FLOOR JOIST DETAIL

SCALE: NTS



EX. FIRST FLOOR AREA = 41'-4"X 45'-7"= 1883.82 SF.
EX. TOTAL FIRST FLOOR AREA = 1883.82 SF.



EX. SECOND FLOOR AREA (A) = 28'-4"X 40'-7"= 1147.36 SF.
EX. SECOND FLOOR AREA (B) = 13'-0"X 11'X10"= 153.79 SF.

PRO. SECOND FLOOR AREA = 28'-4"X 5'-0" = 141.65 SF.

TOTAL SECOND FLOOR AREA = 1147.36+153.79+141.65
= 1442.80 SF.

ZONING DIAGRAM

SCALE: N.T.S

NOTES

1. ALL DEMOLITION WILL BE PERFORMED BY HANDHELD, NON-MECHANICAL EQUIPMENT ONLY. THEREFORE DEMOLITION SUBMITTAL (DS-1) IS NOT REQUIRED.
2. DURING CONSTRUCTION/DEMOLITION, THE PROPERTY SHALL REMAIN VACANT.
3. TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH ARCC-2020, THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK CITY CHAPTER 5.4.
4. PER LOW CONCRETE TEST CYLINDERS AND TKS FOR CONCRETE DESIGN MIX IS NOT REQUIRED UNDER THIS APPLICATION AS:
   - i. THE TOTAL STRUCTURAL CONCRETE SPECIFIED FOR THE PROJECT IS LESS THAN 50 CY.
   - ii. THE STRUCTURAL DESIGN OF THE CONCRETE IS BASED ON A SPECIFIED COMPRESSIVE STRENGTH, f'_c, NO GREATER THAN 2,500 PSI, REGARDLESS OF THE COMPRESSIVE STRENGTH SPECIFIED IN THE CONSTRUCTION DOCUMENTS OR USED IN THE CONSTRUCTION.
   - iii. THE CONCRETE TO BE PLACED IS SPECIFIED TO HAVE A COMPRESSIVE STRENGTH OF AT LEAST 4,000 PSI.

LEGEND

- NEW 8" BLOCK WALL
- NEW CONCRETE FOOTING
- NEW EXTERIOR WALL (SEE DETAIL C) (Z-002)
- NEW INTERIOR PARTITION WALL (NON RATED)
- NEW INTERIOR PARTITION WALL (1 HR RATED)
- SMOKE/CARBON MONOXIDE DETECTORS (HARD WIRED) ⊕ SD/CO.

Nasir J. Khanzada L.L.C.
Consulting Engineer
181-24 HILLSIDE AVENUE
QUEENS, N.Y 11432
PHONE NO.: (212) 380-1543
FAX NO.: (718) 989-9200

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NO.	DATE	DESCRIPTION	BY	CHK'D BY
1.	04-19-13	REMOVE CHANGING AGENCY WELL	RS	

ZONE:
SECTION 62
BLOCK: 143
LOT: 487

NORTH ARROW

PROJECT LOCATION:
487 SOUTH BAYVIEW AVE
FREEPORT, NY 11520

WORK DESCRIPTION:
INTERIOR RENOVATION AND SECOND FLOOR REAR EXTENSION

SHEET TITLE:
GENERAL NOTES, SITE PLAN AND NOTES

DEPT. OF BLDGS. JOB NUMBER / SCAN CODE:

APPROVAL SEAL & SIGNATURE:

SEAL & SIGNATURE:

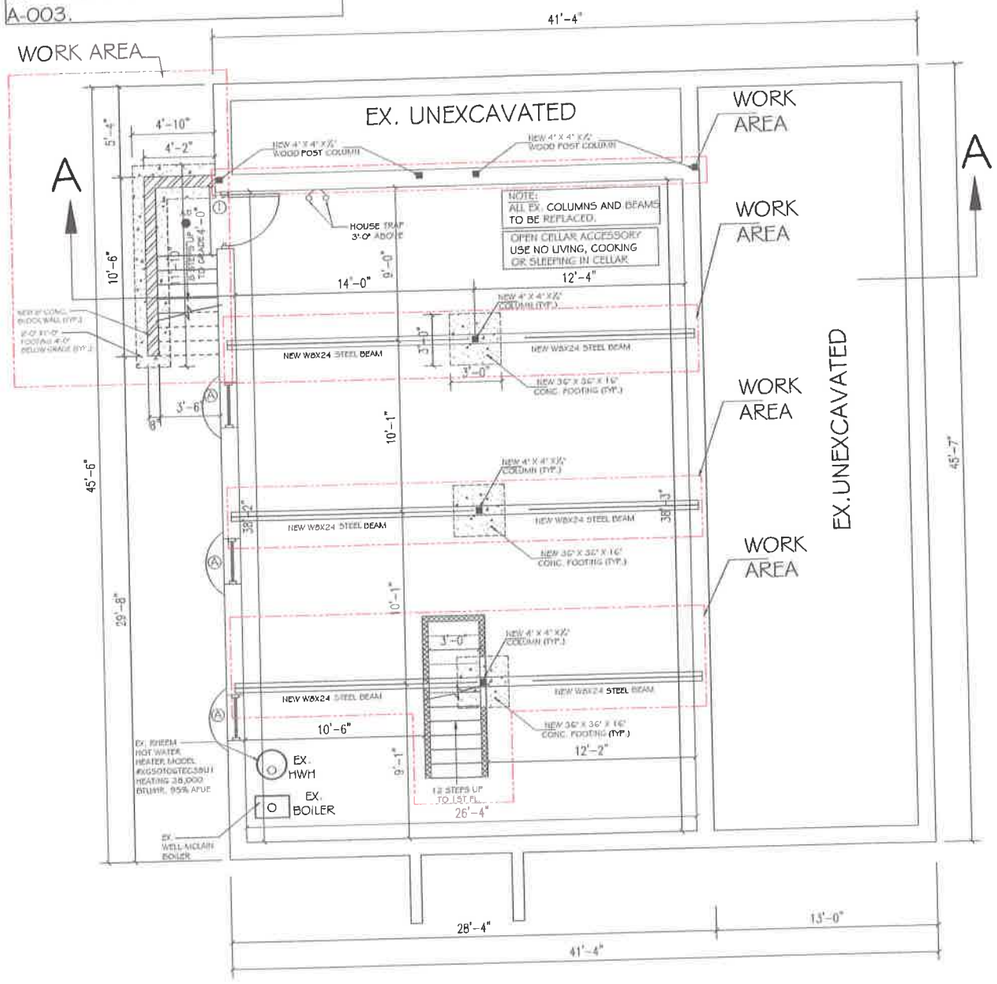
INITIAL DATE: 07/02/25
REVISED DATE:
CHK. BY:
SCALE: AS SHOWN
SHEET NO: Z-002.00

LEGEND

- EXISTING WALL
- TO BE REMOVED
- PRO. WALL
- NEW WORK

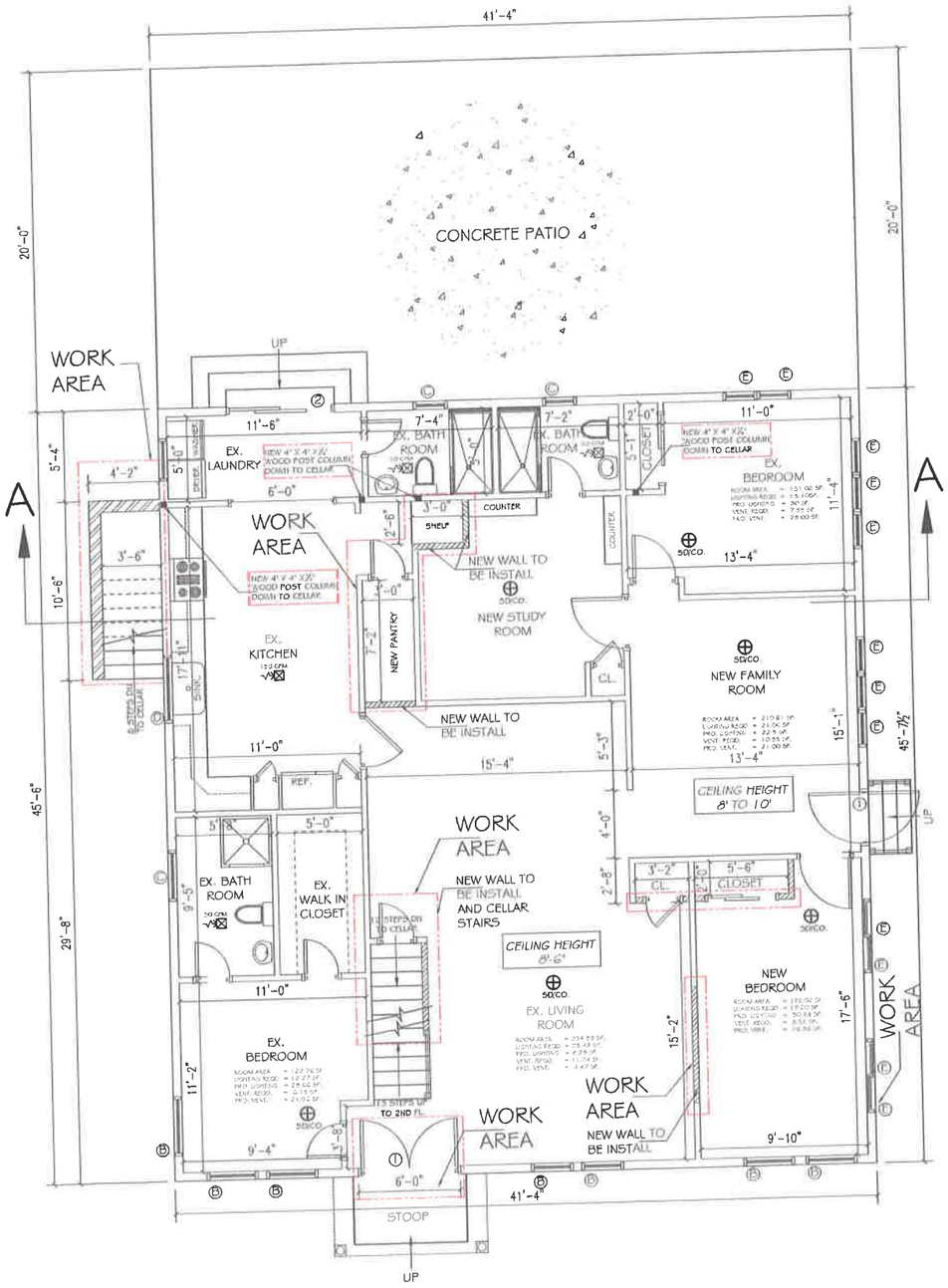
NOTES.
1. ALL WINDOWS TO BE REPLACED WITH NEW WINDOWS.

ALL EXISTING WINDOW AND DOOR TO BE REPLACE. SEE SHEET # A-003.



EX./PRO. CELLAR FLOOR PLAN

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



EX./PRO. FIRST FLOOR PLAN

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

Nasir J. Khanzada L.L.C.
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NO.	DATE	DESCRIPTION	BY	CHK'D BY
1	09-14-23	REVISION COMMENTS AND CITY WELL	RS	

ZONE:
SECTION 62
BLOCK: 143
LOT: 487

NORTH ARROW

PROJECT LOCATION:
487 SOUTH BAYVIEW AVE
FREEPORT, NY 11520

WORK DESCRIPTION:
INTERIOR RENOVATION AND SECOND FLOOR REAR EXTENSION

SHEET TITLE:
EXISTING/PROPOSED CELLAR AND FIRST FLOOR PLAN

DEPT. OF BLDGS. JOB NUMBER / SCAN CODE

APPROVAL SEAL & SIGNATURE:

SEAL & SIGNATURE:

INITIAL DATE: 07/02/25
REVISED DATE:
CHK. BY:
SCALE: AS SHOWN

SHEET NO: A-001.00

4 OF 10

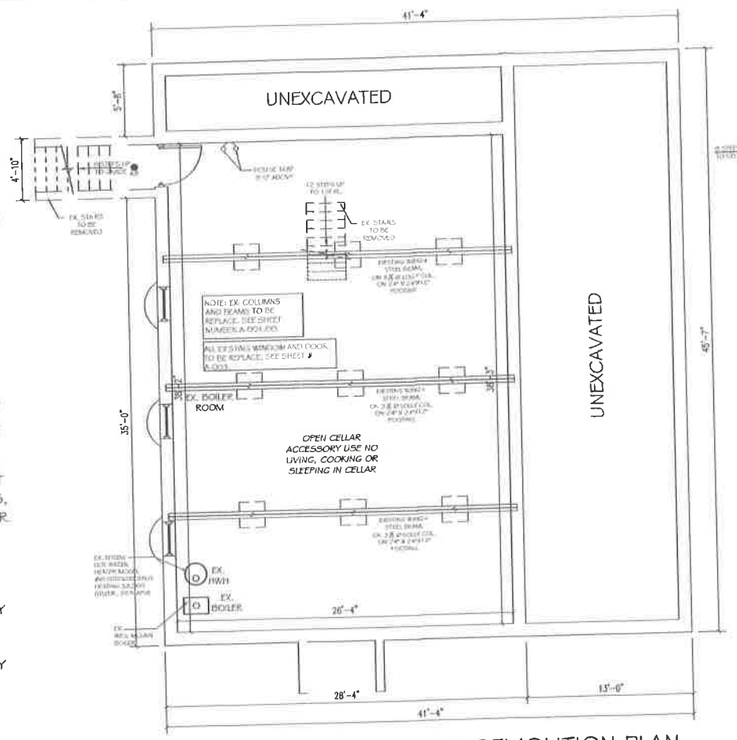
DEMOLITION NOTES:

1. DEMOLITION OPERATIONS SHALL BE CONDUCTED IN ACCORDANCE WITH CURRENT APPROPRIATE OSHA RULES AND 2008 NEW YORK CITY BUILDING CODE SECTION BC 3301.
2. CONTRACTOR SHALL PERFORM ALL OPERATIONS OF DEMOLITION AND REMOVAL INDICATED ON THE DRAWINGS AND AS MAY BE REQUIRED BY THE WORK. ALL WORK SHALL BE DONE CAREFULLY AND NEATLY IN A SYSTEMATIC MANNER.
3. ALL EXISTING SURFACES AND EQUIPMENT TO REMAIN SHALL BE FULLY PROTECTED FROM DAMAGE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DAMAGE AND SHALL MAKE REPAIRS REQUIRED WITHOUT ADDITIONAL COST TO THE OWNER.
4. WHERE A STRUCTURE TO BE DEMOLISHED HAS BEEN PARTIALLY WRECKED OR WEAKENED BY FIRE, FLOOD, EXPLOSION, AGE, OR OTHER CAUSES, IT SHALL BE SHORED OR BRACED TO THE EXTENT NECESSARY TO PERMIT ORDERLY FULL DEMOLITION WITHOUT COLLAPSE.
5. STEEL, REINFORCED CONCRETE AND HEAVY TIMBER CONSTRUCTION SHALL BE DEMOLISHED COLUMN LENGTH-BY-COLUMN LENGTH AND TIER-BY-TIER. ANY STRUCTURAL MEMBER THAT ARE BEING DISMEMBERED SHALL NOT SUPPORT ANY LOAD OTHER THAN ITS OWN WEIGHT, AND SUCH MEMBER SHALL BE CHAINED OR LASHED IN PLACE TO PREVENT ANY UNCONTROLLED SWING OR DROP.
6. NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE ON THE SITE. DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AS THE JOB PROCEEDS. THE SITE SHALL BE LEFT BROOM CLEANED AT THE COMPLETION OF DEMOLITION. DEMOLISHED MATERIALS, UNLESS OTHERWISE NOTED, SHALL BECOME THE PROPERTY OF THE CONTRACTOR.
7. ROOF, THIRD, SECOND AND FIRST FLOORS SHALL BE DEMOLISHED BY USE OF HANDHELD MECHANICAL EQUIPMENT.
8. NO STRUCTURAL ELEMENTS SHALL BE REMOVED UNLESS PORTIONS AFFECTED ARE ADEQUATELY SUPPORTED BY EITHER TEMPORARY SHORING OR NEW STRUCTURAL ELEMENTS AS REQUIRED TO PROTECT THE STABILITY AND INTEGRITY OF THE EXISTING STRUCTURE.
9. NO WALL, CHIMNEY, OR OTHER STRUCTURAL PART SHALL BE LEFT IN SUCH CONDITION THAT IT MAY COLLAPSE OR BE TOPPLED BY WIND, VIBRATION OR ANY OTHER CAUSE.
10. NO SECTION OF WALL WITH A HEIGHT MORE THAN 22 TIMES ITS THICKNESS SHALL BE PERMITTED TO STAND WITHOUT BRACING.
11. WHERE BRICK OR MASONRY CHIMNEYS CANNOT BE SAFELY TOPPLED OR DROPPED, ALL MATERIALS SHALL BE DROPPED DOWN ON THE INSIDE OF SUCH CHIMNEYS.
12. ALL ENCLOSED VERTICAL SHAFTS AND STAIRS SHALL BE MAINTAINED ENCLOSED AT ALL FLOORS EXCEPT THE UPPERMOST FLOOR BEING DEMOLISHED, AND ALL WORK ON THE UPPERMOST FLOOR SHALL BE COMPLETED BEFORE STAIR AND SHAFT ENCLOSURE ON THE FLOOR BELOW ARE DISTURBED. ALL HAND RAILS AND BANISTERS SHALL BE LEFT IN PLACE UNTIL ACTUAL DEMOLITION OF SUCH FLOOR IS IN PROGRESS.
13. ALL ADJOINING PROPERTY AFFECTED BY ANY OPERATIONS OF DEMOLITION SHALL BE PROTECTED PER REQUIREMENTS OF SECTION 3306 OF THE NYC CONSTRUCTION CODE OF 2008.
14. BEFORE COMMENCEMENT OF DEMOLITION ALL WIRING, PLUMBING AND MECHANICAL EQUIPMENT AFFECTED BY REMOVAL OF PARTITIONS SHALL BE REMOVED OR RELOCATED.
15. THE CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF THE WORK. ALL OPENINGS IN ANY WALL OR ROOF SHALL BE PROTECTED FROM ALL FORMS OF WEATHER OR WATER PENETRATION DURING DEMOLITION.
16. THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO PREVENT THE ACCUMULATION OF WATER OR WATER DAMAGE TO ANY FOUNDATIONS ON THE PREMISES OR TO THE ADJOINING PROPERTY.
17. ANY ERRORS, OMISSIONS, OR UNUSUAL CONDITIONS SHALL BE REPORTED TO NASIR J. KHANZADA PE.PC., IMMEDIATELY.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION AND PROTECTION OF THE UTILITIES DURING DEMOLITION.
19. NO MATERIAL SHALL BE DROPPED OR THROWN OUTSIDE THE EXTERIOR WALLS OF THE BUILDING.
20. EGRESS PATHS SHALL BE PROVIDED / MAINTAINED THROUGHOUT DEMOLITION.
21. CONTRACTOR SHALL CONTROL DUST ACCUMULATION BY SPRAYING CONTINUOUS WATER ON THE DEMOLITION STRUCTURE.

LEGEND

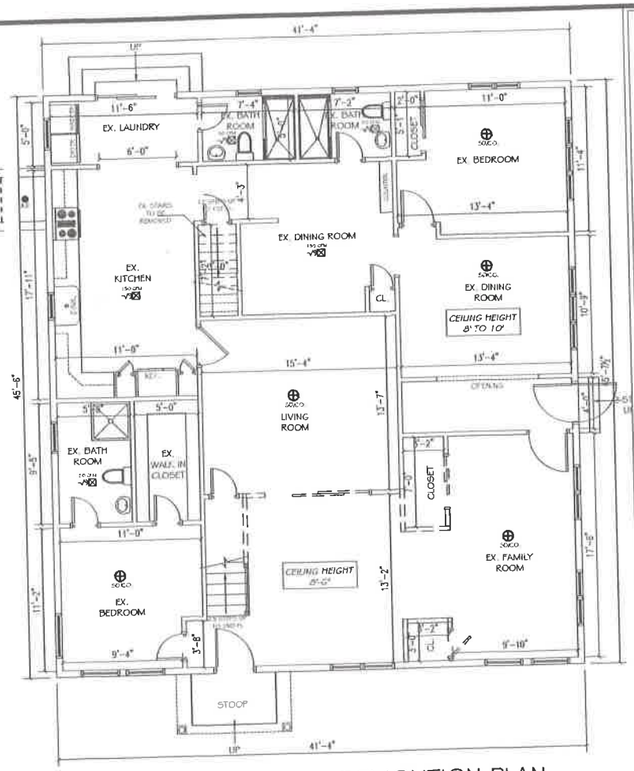
EXISTING WALL TO BE REMOVED

EXISTING WALL TO REMAIN



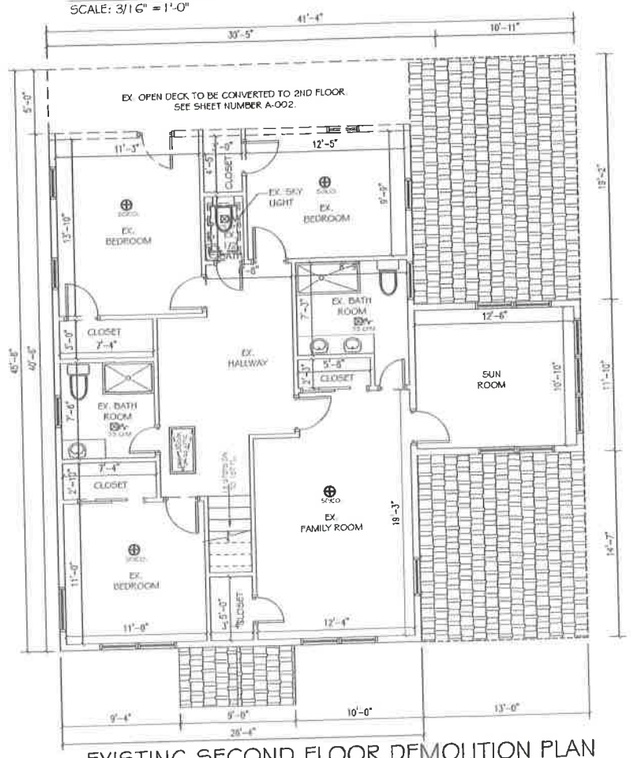
EXISTING CELLAR FLOOR DEMOLITION PLAN

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



EXISTING FIRST FLOOR DEMOLITION PLAN

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



EXISTING SECOND FLOOR DEMOLITION PLAN

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

NOTE: EX. COLUMNS AND BEAMS TO BE REPLACE. SEE SHEET NUMBER A-001.00.

ALL EXISTING WINDOW AND DOOR TO BE REPLACE. SEE SHEET # A-003.

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NO.	DATE	DESCRIPTION	BY	CHK'D BY
1	06-14-25	MINOR CHANGES AS PER DRY WELL	RS	

ZONE:
SECTION 62
BLOCK: 143
LOT: 487

NORTH ARROW

PROJECT LOCATION:
487 SOUTH BAYVIEW AVE
FREEPORT, NY 11520

WORK DESCRIPTION:
INTERIOR RENOVATION AND SECOND FLOOR REAR EXTENSION

SHEET TITLE:
EXISTING CELLAR, FIRST, SECOND FLOOR DEMOLITION PLAN AND NOTES

DEPT. OF BLDGS. JOB NUMBER / SCAN CODE:

APPROVAL SEAL & SIGNATURE:

SEAL & SIGNATURE:
LICENSED PROFESSIONAL ENGINEER NASIR JAMAL KHANZADA No. 074059 STATE OF NEW YORK

INITIAL DATE: 07/02/25
REVISED DATE:
CHK BY:
SCALE: AS SHOWN

SHEET NO.: DM-001.00

3 OF 10

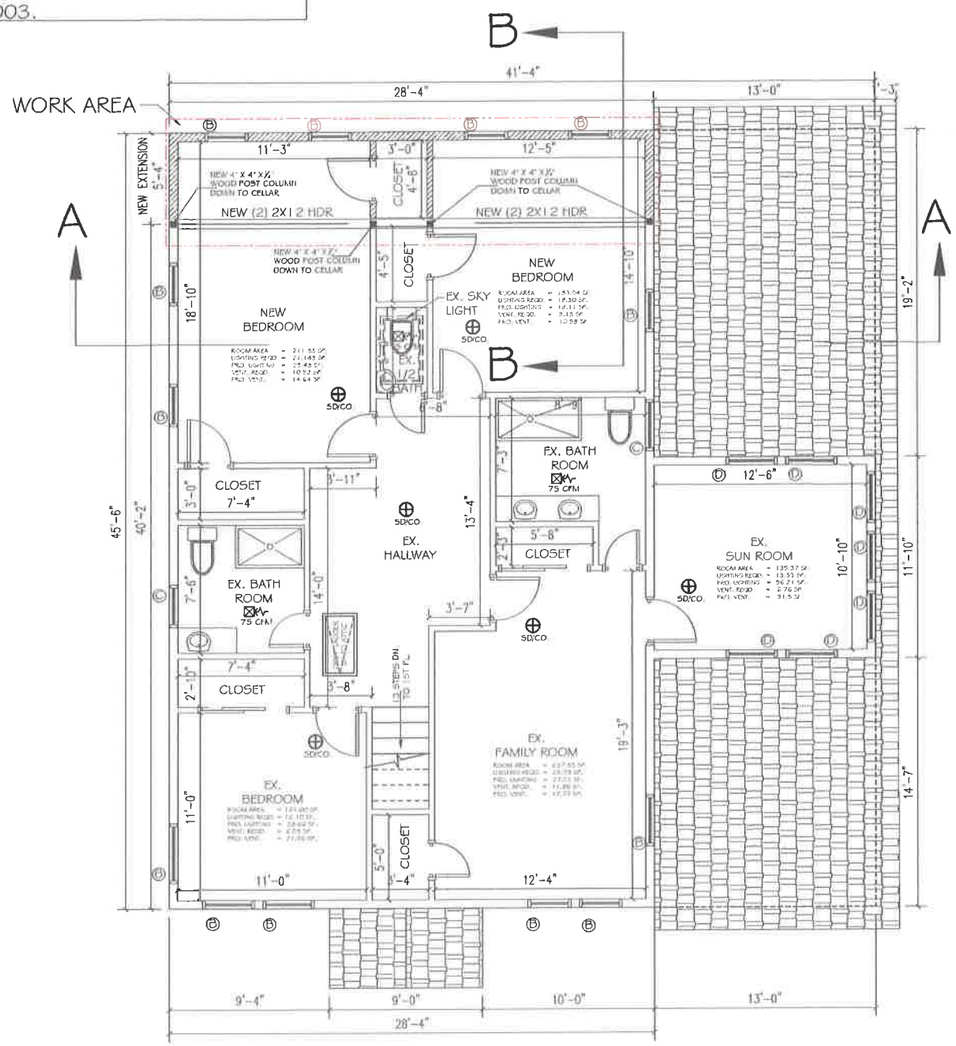
RECEIVED
2025

LEGEND

- EXISTING WALL
- TO BE REMOVED
- PRO. WALL
- NEW WORK

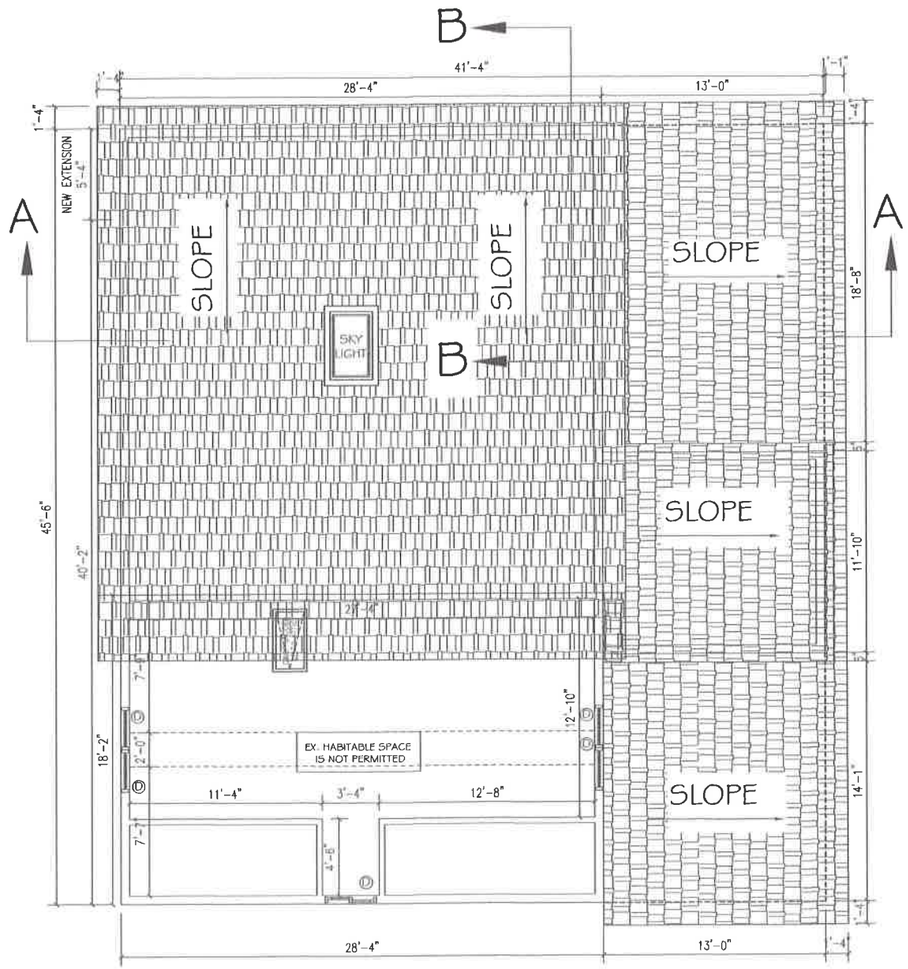
NOTES.
1. ALL WINDOWS TO BE REPLACED WITH NEW WINDOWS.

ALL EXISTING WINDOW AND DOOR TO BE REPLACE. SEE SHEET # A-003.



EX./PRO. SECOND FLOOR PLAN

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



EX./PRO. ATTIC FLOOR PLAN

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

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NO.	DATE	DESCRIPTION	BY	CHK'D BY
1	04-14-25	MINOR CHANGES AS PER DOB WILL	KS	

ZONE:
SECTION 62
BLOCK: 143
LOT: 487

NORTH ARROW

PROJECT LOCATION:
487 SOUTH BAYVIEW AVE
FREEPORT, NY 11520

WORK DESCRIPTION:
INTERIOR RENOVATION AND SECOND FLOOR REAR EXTENSION

SHEET TITLE:
EXISTING/PROPOSED SECOND AND ATTIC FLOOR PLAN

DEPT. OF BLDGS. JOB NUMBER / SCAN CODE:

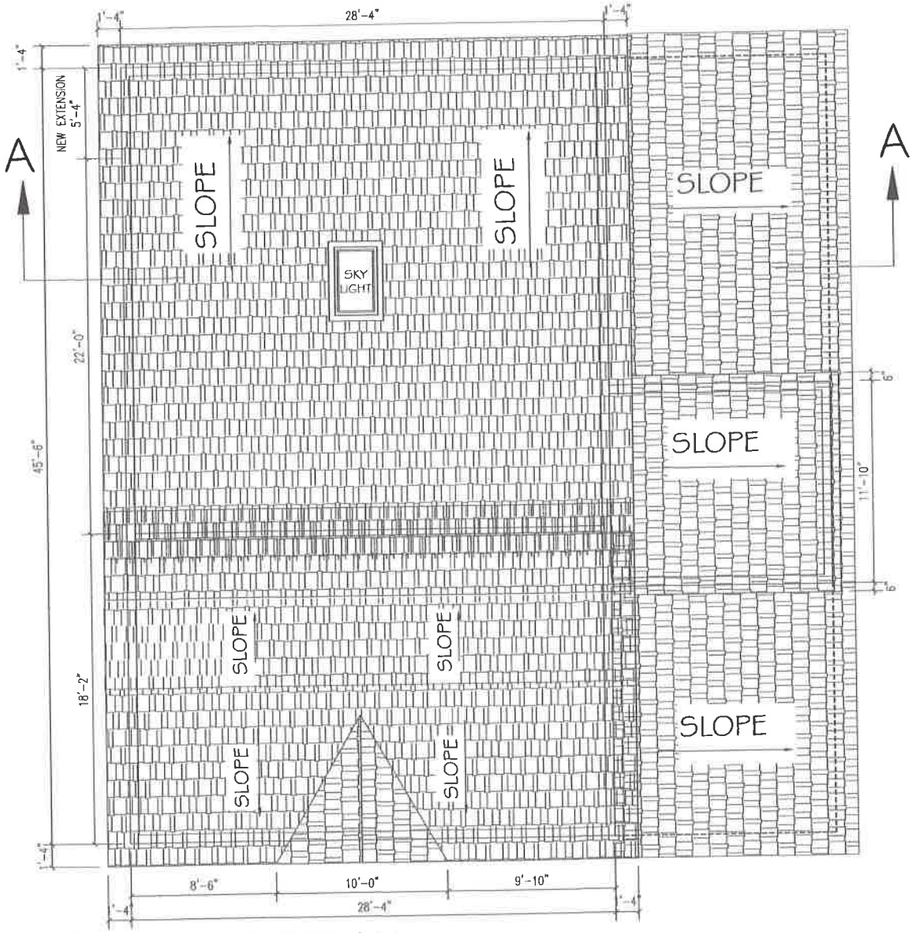
APPROVAL (DAL & SIGNATURE:

SEAL & SIGNATURE:
LICENSED PROFESSIONAL ENGINEER NASIR JAMAL KHANZADA NO. 074869 STATE OF NEW YORK

INITIAL DATE: 07/02/25
REVISED DATE:
CHK BY:
SCALE: AS SHOWN

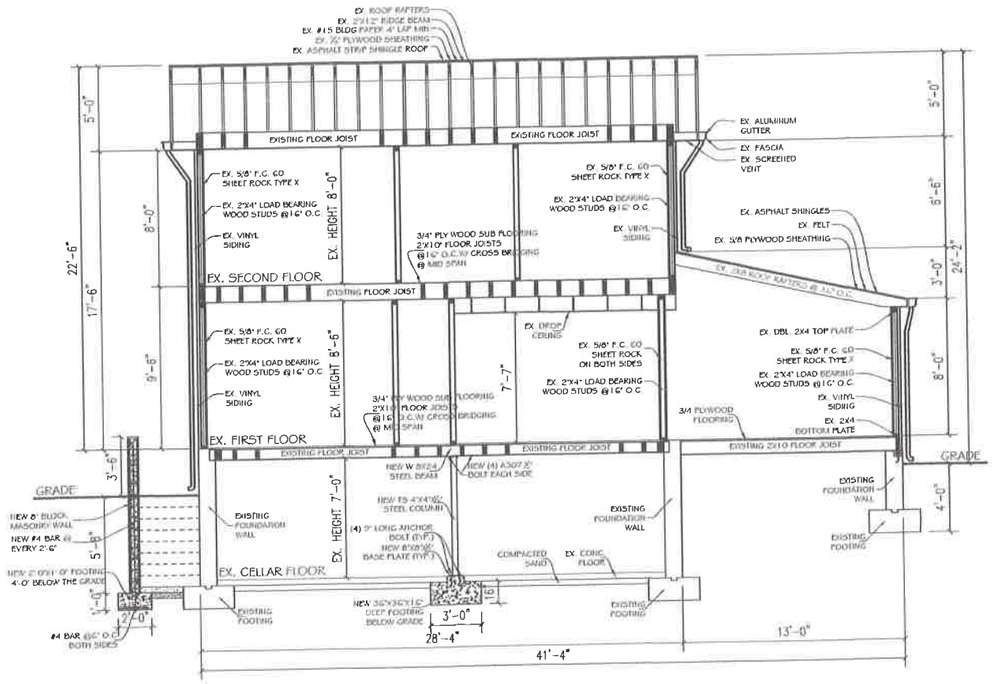
SHEET NO.: A-002.00

5 OF 10



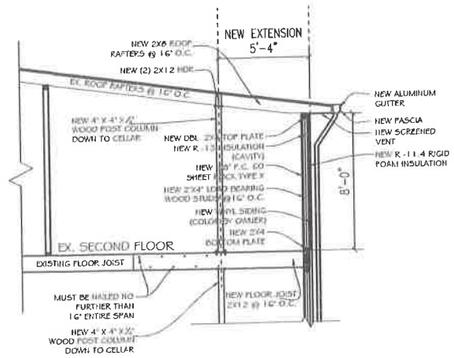
EX./PRO. ROOF PLAN

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



SECTION A-A

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



SECTION B-B

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

WINDOW SCHEDULE

TAG.	MFG.	QTY.	MATERIAL	FIRE RATING	SERIES.	TYP.	ROUGH OPG.	STYLE	SHGC VALUE	COLOR
A	NEW SUN WINDOW	3	VINYL	——	——	VINYL SLIDER	30" X 18"	SLD	——	WHITE
B	NEW SUN WINDOW	20	AL	——	——	SINGLE HUNG	36" X 60"	DH	——	WHITE
C	NEW SUN WINDOW	5	AL	——	——	SINGLE HUNG	33" X 49"	DH	——	WHITE
D	NEW SUN WINDOW	13	AL	——	——	SINGLE HUNG	36" X 36"	DH	——	WHITE
E	NEW SUN WINDOW	12	AL	——	——	SINGLE HUNG	36" X 60"	DH	——	WHITE

ALL THE SIZE ARE APPROX: CONTRACTOR TO INSTALL AS PER FIXTURE SPECIFICATION.
ALL FIRE RATED DOORS ARE TO BE EQUIPPED WITH SELF CLOSING DEVICES.

DOORS SCHEDULE

TAG.	MFG.	QTY.	MODEL NO.	SERIES.	TYP.	ROUGH OPENING.	U VALUE	SHGC VALUE	COLOR
1	NEW SUN WINDOW	3	——	--	DOUBLE DOOR	6'-0" X 6'-8"	——	——	WHITE
2	NEW SUN WINDOW	1	——	--	PATIO SLIDING	6'-2" X 6'-8"	——	——	WHITE

ALL THE SIZE ARE APPROX: CONTRACTOR TO INSTALL AS PER FIXTURE SPECIFICATION.
ALL FIRE RATED DOORS TO BE EQUIPPED WITH CLOSER.
ALL EXTERIOR DOOR MUST BE PROVIDED WITH WEATHER STRIPPING.
MAXIMUM AIR LEAKAGE = 0.3 CFM/SF FOR WINDOW /DOOR PER TABLE R402.4.3

LEGEND

- EXISTING WALL
- TO BE REMOVED
- PRO. WALL
- NEW WORK

NOTES.
1. AIR LEAKAGE PROVIDE FLUSHING, EXPANDABLE FOAM SEALANT,AND CAULKING AT ROUGH OPENING / DOOR JOINTS TO CREATE A CONTINUOUS AIR BARRIER WITH SURROUNDING WALL SYSTEM.
2. DOORS WILL BE FIELD-FITTED WITH WEATHER STRIPPING.

NOTES-
1. AIR LEAKAGE PROVISE FLUSHING, WINDOW DAMS, EXPANDABLE FOAM SEALANT, AND CAULKING AT ROUGH OPENING/ WINDOW FRAME JOINTS TO CREATE A CONTINUOUS AIR BARRIER WITH SURROUNDING WALL SYSTEM.
2. AIR LEAKAGE PROVIDE FLUSHING, EXPANDABLE FOAM SEALANT, AND CAULKING AT ROUGH OPENING/ SKYLIGHT FRAME JOINTS TO CREATE A CONTINUOUS AIR BARRIEA WITH SURROUNDING ROOF SYSTEMS.
3. MANUFACTURER'S AIR INFILTRATION RATES BASED ON 6.24 PSF.(300Pa) STATIC PRESSURE DIFFERENTIAL TESTED PER ASTM E 283.

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NO.	DATE	DESCRIPTION	BY	CHK'D BY
1	04-18-25	MINOR CHANGES AND DRY WALL	RS	

ZONE:
SECTION 62
BLOCK: 143
LOT: 487

NORTH ARROW

PROJECT LOCATION:
487 SOUTH BAYVIEW AVE
FREEPORT, NY 11520

WORK DESCRIPTION:
INTERIOR RENOVATION AND SECOND FLOOR REAR EXTENSION

SHEET TITLE:
EXISTING/PROPOSED ROOF PLAN, SECTION A-A AND DOOR/WINDOW SCHEDULE

DEPT. OF BLDGS. JOB NUMBER / SCAN CODE:

APPROVAL SEAL & SIGNATURE:

SEAL & SIGNATURE:

INITIAL DATE: 07/02/25
REVISED DATE:
CHK. BY:
SCALE: AS SHOWN

SHEET NO.: A-003.00

6 OF 10

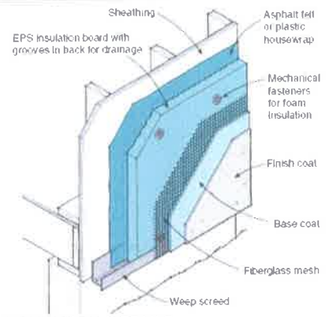
SEE SHEET # A-005 FOR 3D RENDERING.

- EXISTING ROOF: DARK BROWN.
- FACADE: LIGHT GRAY STUCCO
- WINDOW FRAMES: BLACK ALUMINUM WITH BLACK GRID.
- WINDOW TRIM: LIGHT GRAY ALUMINUM.

ALL EXISTING WINDOW AND DOOR TO BE REPLACE. SEE SHEET # A-003.

PRO. FRONT DOOR

PRO. WINDOW



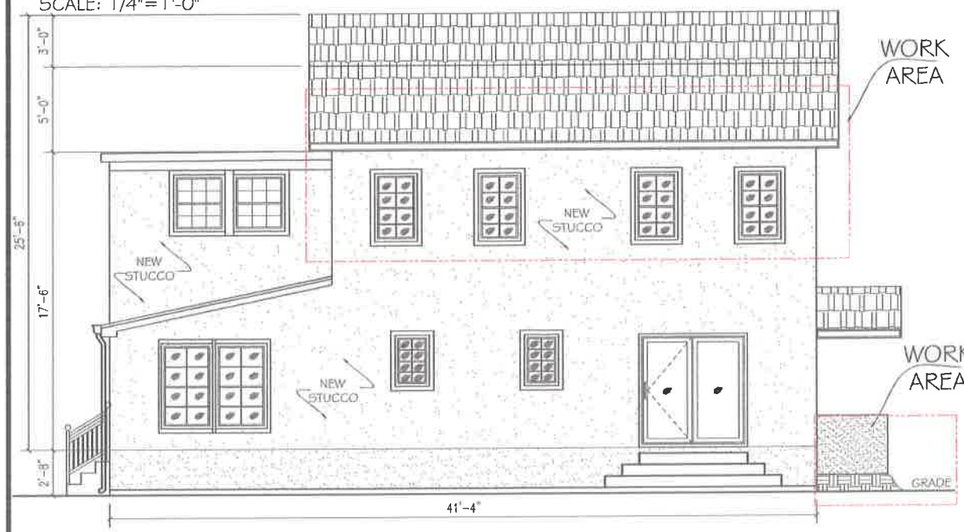
INSULATION DETAILS

EX./PROP. FRONT ELEVATION

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

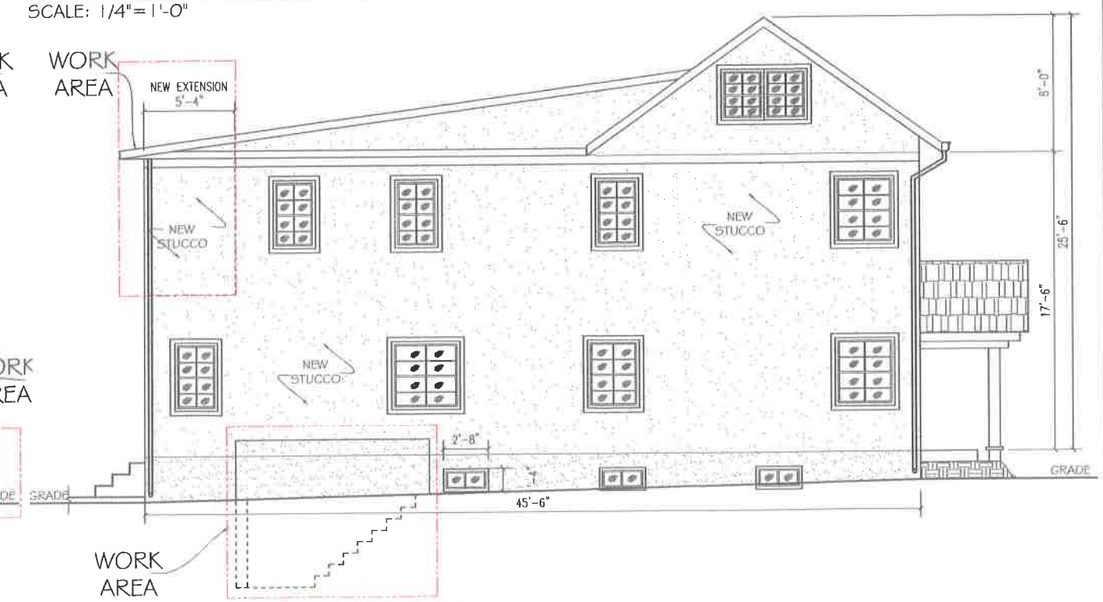
EX./PROP. RIGHT ELEVATION

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



EX./PROP. REAR ELEVATION

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



EX./PROP. LEFT ELEVATION

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

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NO.	DATE	DESCRIPTION	BY	CHK'D BY
1	04-10-25	MINOR CHANGES ADD DRY WELL	RS	

ZONE:
SECTION 62
BLOCK: 143
LOT: 487

NORTH ARROW

PROJECT LOCATION:
487 SOUTH BAYVIEW AVE
FREEPORT, NY 11520

WORK DESCRIPTION:
INTERIOR RENOVATION AND SECOND FLOOR REAR EXTENSION

SHEET TITLE:
EXISTING/PROPOSED FRONT, RIGHT, LEFT AND REAR SIDE ELEVATIONS

DEPT. OF BLDGS. JOB NUMBER / SCAN CODE:

APPROVAL SEAL & SIGNATURE:

SEAL & SIGNATURE:

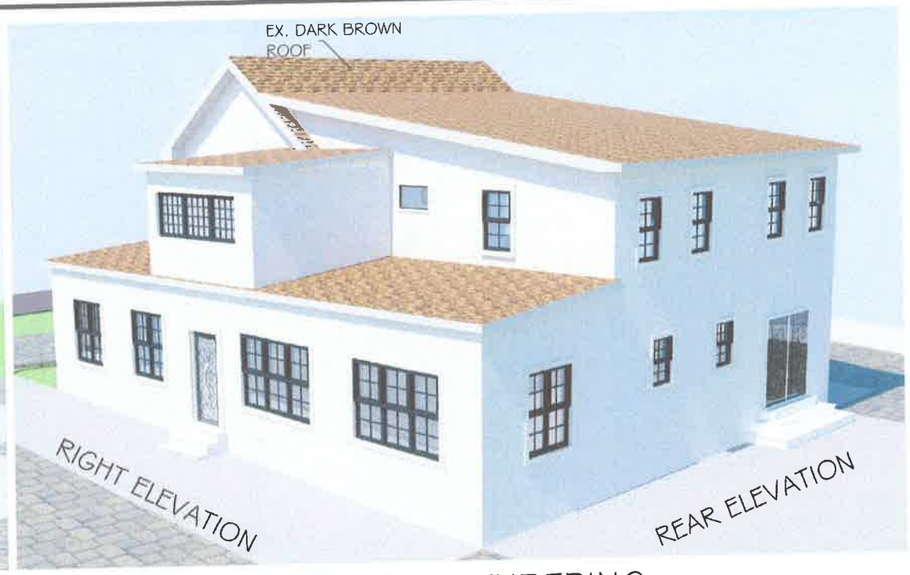
INITIAL DATE: 07/02/25
REVISED DATE:
CHK. BY:
SCALE: AS SHOWN

SHEET NO: A-004.00

7 OF 10

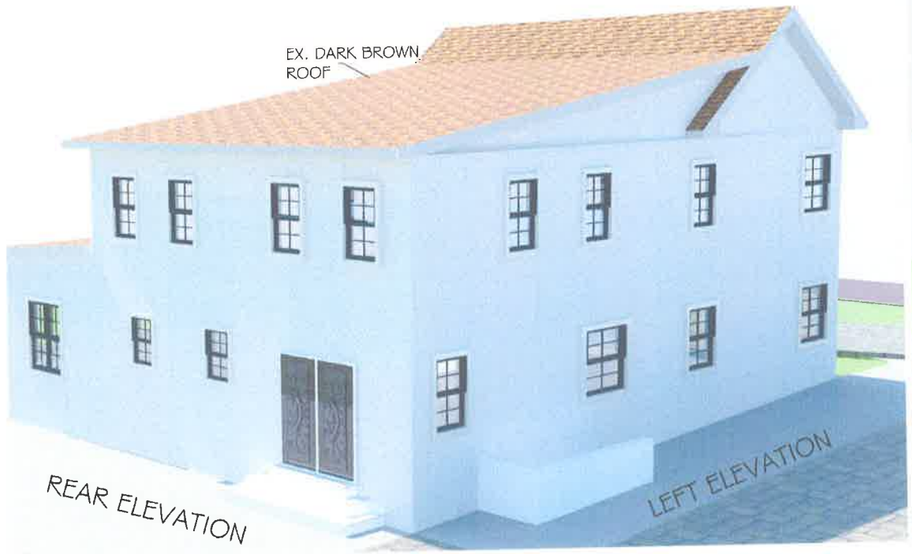
EX./PROP. FRONT/RIGHT RENDERING

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



EX./PROP. RIGHT/REAR RENDERING

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



EX./PROP. REAR/LEFT RENDERING

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

EX./PROP. LEFT/FRONT RENDERING

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

SEE SHEET # A-005 FOR 3D RENDERING.

- EXISTING ROOF: DARK BROWN.
- FACADE: LIGHT GRAY STUCCO
- WINDOW FRAMES: BLACK ALUMINUM WITH BLACK GRID.
- WINDOW TRIM: LIGHT GRAY ALUMINUM.

PRO. FRONT DOOR

PRO. WINDOW

Nasir J. Khanzada L.L.C.
Consulting Engineer

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NOTE:
1-THIS DRAWING IS FOR PROCUREMENT OF BUILDING PERMIT AND SHALL NOT BE CONSTRUED AS A CONTRACT BETWEEN OWNER AND CONTRACTOR, WRITTEN CONTRACT SUPERCEDES CONSTRUCTION DRAWINGS
2-CONTRACTOR TO VERIFY ALL LOCATIONS, DIMENSIONS AND CONDITIONS AT THE JOB, NOTIFY NASIR J. KHANZADA L.L.C. OF ERRORS, OMISSIONS, DISCREPANCIES OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.

NO.	DATE	DESCRIPTION	BY	CHK'D BY
1.	05-16-25	MINOR CHANGES AS PER DOB WEB.	RS	

ZONE:
SECTION 62
BLOCK: 143
LOT: 487

NORTH ARROW:

PROJECT LOCATION:
487 SOUTH BAYVIEW AVE
FREEPORT, NY 11520

WORK DESCRIPTION:
INTERIOR RENOVATION AND SECOND FLOOR REAR EXTENSION

SHEET TITLE:
EXISTING/PROPOSED FRONT, RIGHT, LEFT AND REAR SIDE RENDERING

DEPT. OF BLDGS. JOB NUMBER / SCAN CODE:

APPROVAL SEAL & SIGNATURE:

SEAL & SIGNATURE:
LICENSED PROFESSIONAL ENGINEER
NASIR JAMAL KHANZADA
No. 072869
STATE OF NEW YORK

INITIAL DATE: 07/02/25
REVISED DATE:
CHK. BY:
SCALE: AS SHOWN

SHEET NO: A-005.00

8 OF 10

EX. FRONT IMAGE

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

EX. RIGHT IMAGE

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

EX. REAR IMAGE

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

EX. LEFT IMAGE

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

Nasir J. Khanzada L.L.C.
Consulting Engineer

181-24 HILLSIDE AVENUE
QUEENS, N.Y 11432

PHONE NO.: (212) 380-1543
FAX NO.: (718) 989-9200

NOTICE:
1-THIS DRAWING IS SOLE PROPERTY OF NASIR J. KHANZADA L.L.C. AND SHALL NOT BE ALTERED IN ANY WAY WITHOUT WRITTEN PERMISSION OF ARCHITECT OR ENGINEER OF RECORD.
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NO.	DATE	DESCRIPTION	BY	CHK'D BY
1	09-16-25	MINOR CHANGES ADD DRY WELL	RH	

ZONE:
SECTION 62
BLOCK: 143
LOT: 487

NORTH ARROW

PROJECT LOCATION:
487 SOUTH BAYVIEW AVE
FREEPORT, NY 11520

WORK DESCRIPTION:
INTERIOR RENOVATION
AND SECOND FLOOR
REAR EXTENSION

SHEET TITLE:
EXISTING/PROPOSED FRONT, RIGHT, LEFT AND REAR SIDE IMAGES

DEPT. OF BLDGS. JOB NUMBER / SCAN CODE:

APPROVAL SEAL & SIGNATURE:

SEAL & SIGNATURE:

LICENSED PROFESSIONAL ENGINEER
NASIR JAMIL KHANZADA
No. 074869
STATE OF NEW YORK

INITIAL DATE:
07/02/25

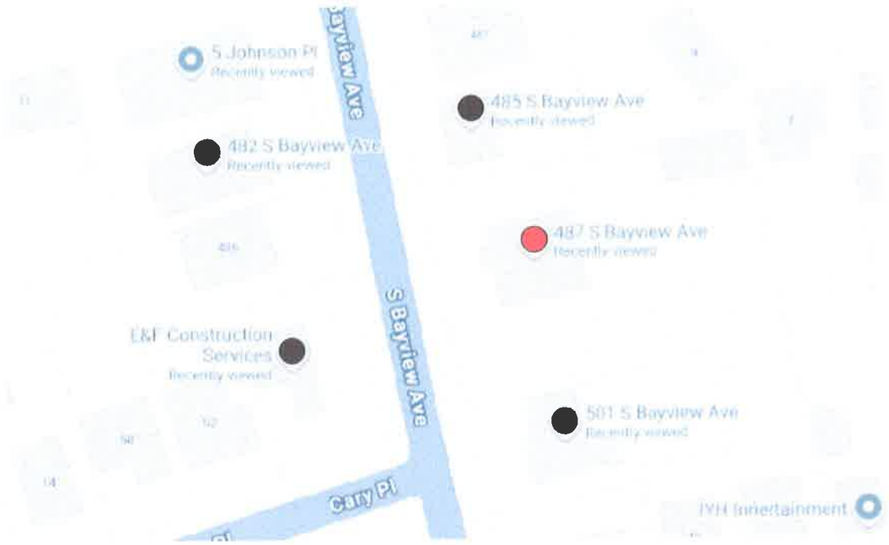
REVISED DATE:

CHK. BY:

SCALE:
AS SHOWN

SHEET NO.:
A-006.00

9 OF 10



487 S BAYVIEW AVE

482 S BAYVIEW AVE

485 S BAYVIEW AVE

490 S BAYVIEW AVE

501 S BAYVIEW AVE

Nasir J. Khanzada L.L.C.
Consulting Engineer

181-24 HILLSIDE AVENUE
QUEENS, N.Y 11432

PHONE NO.: (212) 380-1543
FAX NO.: (718) 989-9200

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2-CONTRACTOR TO VERIFY ALL LOCATIONS, DIMENSIONS AND CONDITIONS AT THE JOB SITE BY NASIR J. KHANZADA L.L.C. OF ERRORS, OMISSIONS, DISCREPANCIES OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.

NO.	DATE	DESCRIPTION	BY	CHK'D BY
1	09-14-23	MINOR CHANGES AND CITY WILL	RS	

ZONE:
SECTION 62
BLOCK: 143
LOT: 487

NORTH ARROW

PROJECT LOCATION:
487 SOUTH BAYVIEW **AVE**
FREEPORT, NY 11520

WORK DESCRIPTION:
INTERIOR RENOVATION
AND SECOND FLOOR
REAR EXTENSION

SHEET TITLE:
NEIGHBORS PROPERTY
IMAGES

DEPT. OF BLDGS. JOB NUMBER / SCAN CODE:

APPROVAL SEAL & SIGNATURE:

SEAL & SIGNATURE:

LICENSED PROFESSIONAL ENGINEER
NASIR J. KHANZADA
No. 074869
STATE OF NEW YORK

INITIAL DATE:
07/02/25

REVISED DATE:

CHK. BY:

SCALE:
AS SHOWN

SHEET NO:
A-007.00

10 OF 10

Application Date: 7/28/25
Fees Paid: $265.00

SP# 3848

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: 411 GUY LOMBARDO AVE **ZONING DISTRICT** RES-A

SECTION 62 **BLOCK** 88 **LOT** 50 **LOT SIZE:** _____

☐ TENANT **APPLICANT** ☐ LESSEE	**PROPERTY OWNER**
Name: MARCELO KOHAN	Name: NUSRAL SHOVA
Address: 2963 HOLIDAY PARK DR. MERRICK NY. 11566	Address: 411 GUY LOMBARDO AVE FREEPORT, NY. 11520
Telephone #: 516-378-2178	Telephone #: 347-975-2525

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

Present Land Use: RESIDENTIAL **Proposed Land Use:** RESIDENTIAL

Description of Proposed Work: PROPOSED 40' WIDE BY 4' HIGH OPEN METAL FENCE W/ 3 OPEN METAL GATES

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VILLAGE OF FREEPORT, NY

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

APPLICANT'S SIGNATURE **DATE** 7/28/25

Sworn to before me this 25 day of 25 TH July, 20 25

PARMANAND SHIVPAL
Notary Public - State of New York
NO. 01SH6004437
Qualified in Queens County
My Commission Expires 3-23-2026

Notary Public

Property Owner's Consent:

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

PROPERTY OWNER'S SIGNATURE **DATE** 07/25/25

Sworn to before me this 25 day of July, 20 25

PARMANAND SHIVPAL
Notary Public - State of New York
NO. 01SH6004437
Qualified in Queens County
My Commission Expires 3-23-2026

Notary Public

FOR VILLAGE USE ONLY

Site Plan Public Hearing Required: ____ YES ____ NO

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

Village Clerk's Signature: _____

Planning Board Signature: _____ Date: _____

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

INC. VILLAGE OF FREEPORT

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

ROBERT T. KENNEDY
MAYOR

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER
July 25, 2025

Nusral Shova
411 Guy Lombardo Ave
Freeport, NY 11520

RE: **411 Guy Lombardo Ave, Freeport, NY**
Zoning District – Residence A Sec. 62 Blk. 88 Lot 50
Building Permit Application #20243997
Description: Proposed 40' by 4' H open metal fence with 2 double gates and 1 walkthrough gate.

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. 20243997

Location: 411 Guy Lombardo Ave, Freeport, NY 11520

Applicant: Nusral Shova

Description: Proposed 40' by 4' H open metal fence with 2 double gates and 1 walkthrough gate.

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: July 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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617.20
Appendix B
Short Environmental Assessment Form

OCT 25 2024

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:
FENCE

Project Location (describe, and attach a location map):
411 Guy LAMBARDO AVE FREEPORT NY 11502

Brief Description of Proposed Action:
BUILDING A 76 FT LONG BY 4 FT H OPEN METAL FENCE with 2 13 Ft GATE At the FRONT OF MY HOUSE. the REASON FOR this is to KEEP MY NEPHEW AND NIECE who ARE Autistic KIDS INSIDE the GATE.

Name of Applicant or Sponsor:	Telephone: 347 975-2525
NUSRAT SHOVA	E-Mail: NSHIVPAL@GMAIL.COM

Address:
411 Guy LOMBARDO AVE FREEPORT NY 11520

City/PO:	State:	Zip Code:
	NY	11520

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

3.a. Total acreage of the site of the proposed action? 0.17 acres
b. Total acreage to be physically disturbed? 0.17 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.17 acres

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

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?			✓
b. Consistent with the adopted comprehensive plan? OCT 25 2024			
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?			✓
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	✓		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	✓		
b. Are public transportation service(s) available at or near the site of the proposed action?	✓		
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?			✓
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____			✓
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? ☑ NO ☐ YES] If No, describe method for providing potable water: _____	✓		
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? ☐ NO ☐ YES] If No, describe method for providing wastewater treatment: _____	✓		
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	✓		
b. Is the proposed action located in an archeological sensitive area?	✓		
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	✓		
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	✓		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☐ Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	✓		
16. Is the project site located in the 100 year flood plain?	✓		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☐ NO ☐ YES	✓		
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☐ YES _____			

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

OCT 25 2024

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

Applicant/sponsor name: NUSRAT SHOVA Date: 10/9/2024

Signature: Nusrat Shova

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

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

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

OCT 25 2024

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

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VILLAGE OF FREEPORT, NY

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

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

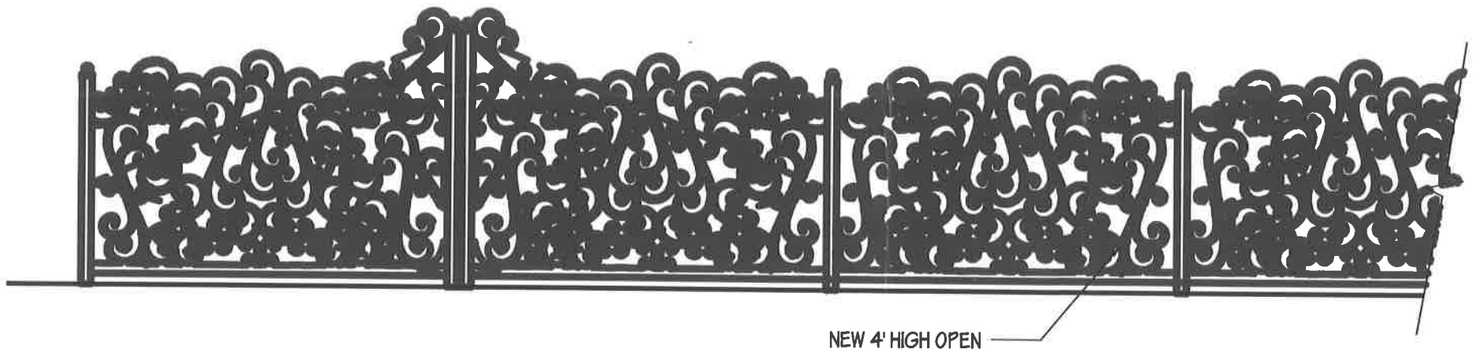
MUSRAT SHOVA Name of Lead Agency	10/9/2024 Date
MUSRAT SHOVA Print or Type Name of Responsible Officer in Lead Agency	OWNER Title of Responsible Officer
MUSRAT SHOVA Signature of Responsible Officer in Lead Agency	MUSRAT SHOVA Signature of Preparer (if different from Responsible Officer)

411 GUY LOMBARDO AVE, FREEPORT, NY 11520

411 Guy Lombardo

2025

REGISTERED ARCHITECT
MARCELO KOHAN
34560
STATE OF NEW YORK



Partial Fence Elevation 'A'

NTS

Partial Fence Elevation 'B'

NTS

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VILLAGE OF FREEPORT, NY

Delargent Design Architecture, PC
Marcelo Kohan, R.A., AIA
Phone: 516.378.2178
Email: mak@delargentdesign.com

SHOVA'S RESIDENCE
411 Guy Lombardo Ave.
Freeport, NY

FENCE ELEVATION

Date: 7/15/25

F-1

SHOVA'S RESIDENCE

411 Guy Lombardo Ave., Freeport, NY 11520

ZONING CALCULATIONS
EXISTING SINGLE FAMILY RESIDENCE

	LOT AREA =	12,000 S.F.
SEC. 210-39	MAX. BLDG. HEIGHT; SKY EXPOSURE PLANE ACTUAL BLDG. HEIGHT =	(3) STORIES; 35' (2) STORIES; + - 26'-6" < 35' OK
SEC. 210-40	MIN. LOT AREA; STREET FRONTAGE; LOT WIDTH ACTUAL LOT AREA; STREET FRONTAGE; LOT WIDTH	5,000 S.F. ; 50' 12,000 S.F. ; 75' OK
SEC. 210-41	MAX. LOT COVERAGE; FLOOR AREA RATIO ACTUAL LOT COVERAGE = MAX. FLOOR AREA OF MAIN BUILDING = ACTUAL FLOOR AREA = ACTUAL FLOOR AREA RATIO =	30% + 10% FOR ACCESSORY BLDG. 2,017 SF + 212 (SHED) = 2,229 SF = 18.6% < 30% OK 50% OF LOT AREA = 6,000 S.F. 1,924 SF (1ST FL) + 1,097 SF (2ND FL) = 3,021 SF 3,021 SF x 100 / 12,000 = 25.2% < 50%OK
SEC. 210-42	MINIMUM FLOOR AREA = ACTUAL FLOOR AREA =	800 SF PER DWELLING UNIT 3,021 S.F. > 800 S.F. OK
SEC. 210-43	MINIMUM REQUIRED YARDS = ACTUAL FRONT YARD = ACTUAL REAR YARD = ACTUAL SIDE YARDS = 8'-10" + 9'-7" =	F.Y. = 20'; R.Y. = 20% MIN OF LOT DEPTH (30'); S.Y. = 5' EA MIN. (25% LOT WIDTH MIN) 60'-8" (EXIST.) OK 54'-9" (EXIST.) OK 18'-5" (EXIST.) OK

ZONING DATA

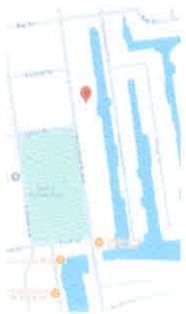
ZONE	RES. DISTRICT 'A'
TOWN	VILLAGE OF FREEPORT
SECTION	62
BLOCK	88
LOT (s)	50
HOUSE#	411

SCOPE OF WORK
- NEW 4' HIGH FENCE AT FRONT OF PROPERTY.

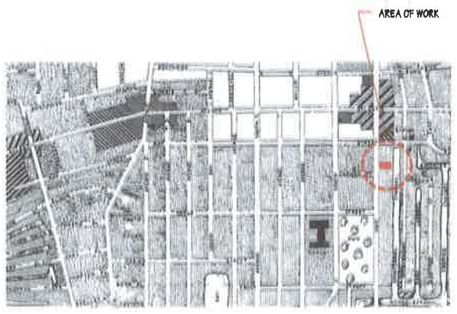
NOTE:
THERE'S NO CHANGE IN THE BUILDING'S BULK OR USE UNDER THIS APPLICATION

SITE PLAN NOTE:
EXISTING SITE AND RESIDENCE'S DIMENSIONS ARE BASED ON SURVEY PREPARED BY: "PRECISION SURVEYS", ON SURVEY DATED 11/8/24

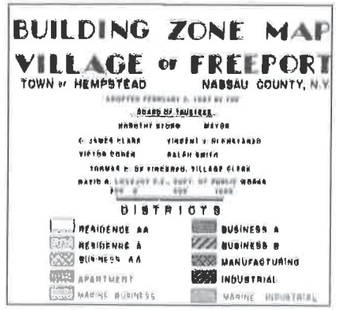
Front View
Not To Scale



Block Diagram
Not To Scale



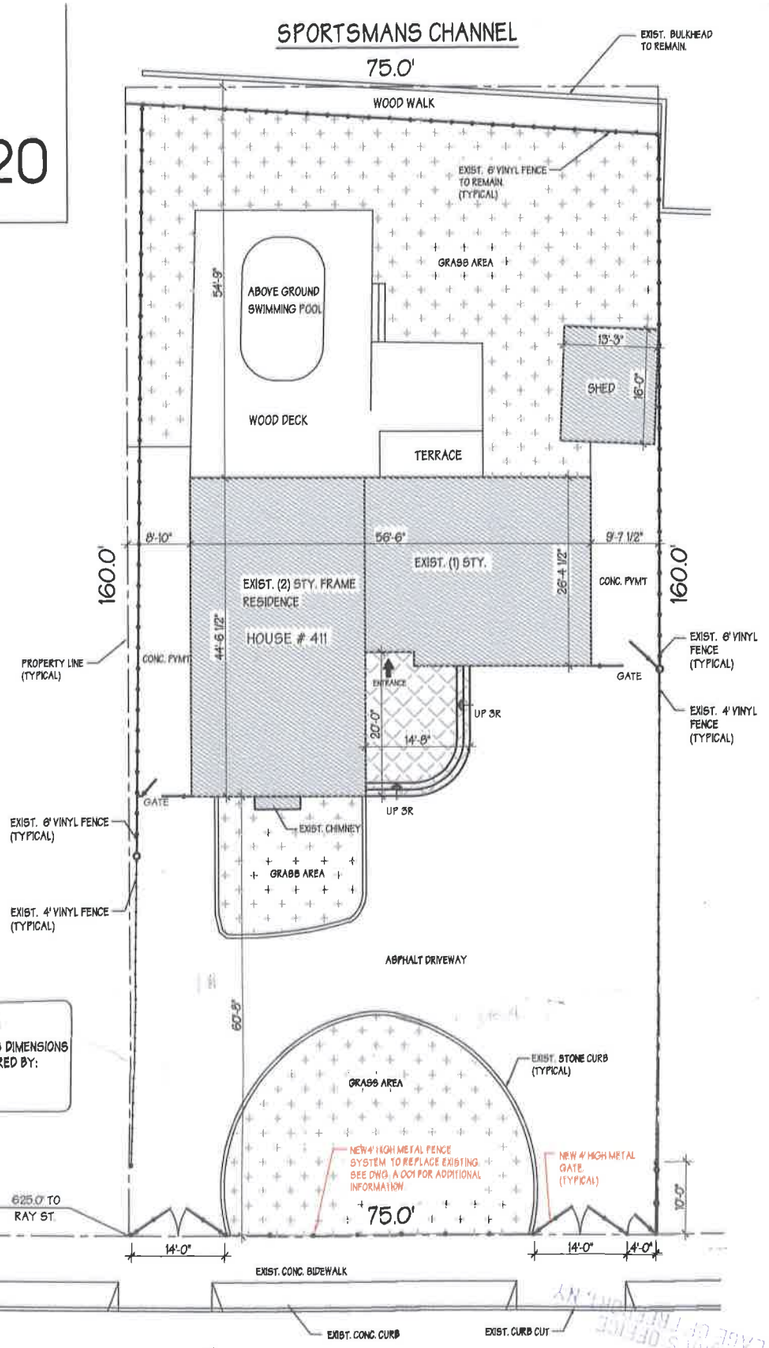
Zoning Map
Not To Scale



Drawing Index

ARCHITECTURAL

A-001	SITE PLAN / ZONING INFORMATION
A-002	PROPOSED FENCE PLAN, SECTION, ELEVATION AND DETAILS / PROPOSED CONCRETE PLATFORM PLAN AND DETAIL



Site Plan
Scale: 1" = 10'

Delargent Design Architecture, PC
2963 Holiday Park Drive
Merrick, New York, 11566
Phone: 516.378.2178
Email: mak@delargentdesign.com

SEAL

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DOB APPROVAL

PROJECT INFORMATION

Shova's Residence
411 Guy LombardoAve.,
Freeport, NY, 11520

SECTION: 62
BLOCK: 88
TAX LOT(s): 50

SUBMISSIONS

No.	DATE	DESCRIPTION
	12/12/24	FOR DOB FILING
	7/15/25	FOR SITE PLAN REVIEW

KEY PLAN

PROJECT NO:	2426
CAD DWG FILE:	
DATE:	07/15/2025
DRAWN BY:	MAK
SHEET TITLE	Plot Plan / Zoning Information
SHEET NUMBER	A-001.00
PAGE NO.	1 of 2
DOB JOB NUMBER	

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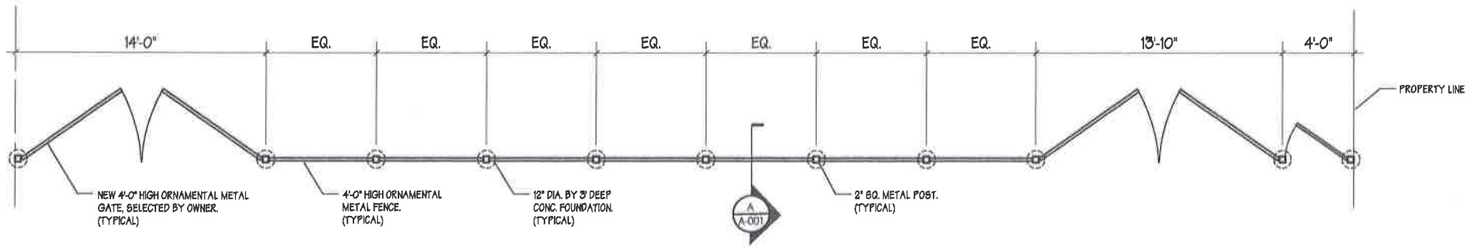
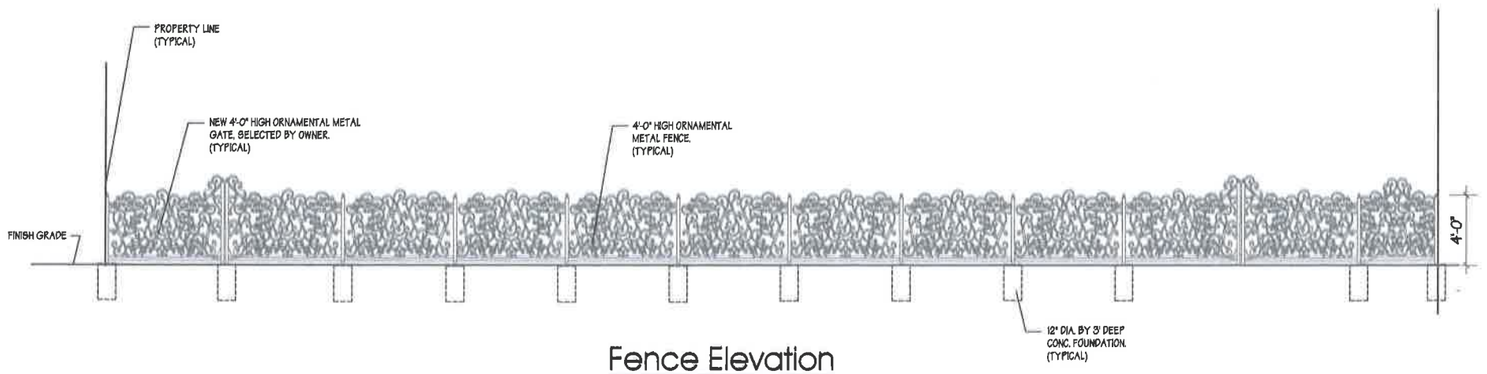


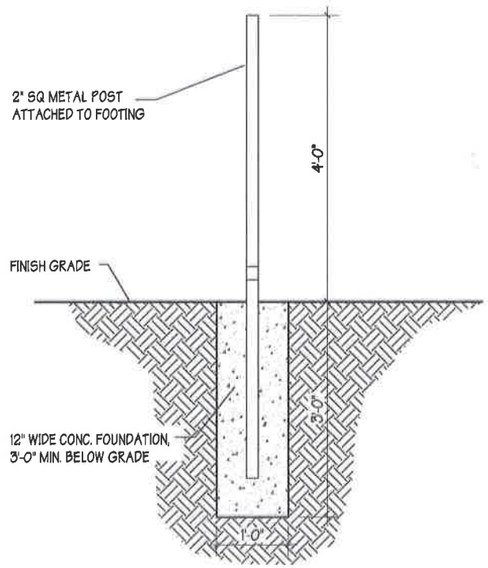
Wrought Iron Fence Plan

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



Fence Elevation

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



A — Section at Railing

Scale: 1" = 1'-0"

Delargent Design Architecture, PC
2963 Holiday Park Drive
Merrick, New York, 11566
Phone: 516.378.2178
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DOB APPROVAL

PROJECT INFORMATION

Shova's Residence
411 Guy LombardoAve.,
Freeport, NY, 11520

SECTION: 62
BLOCK: 88
TAX LOT(s): 50

SUBMISSIONS

No.	DATE	DESCRIPTION
	12/12/24	FOR DOB FILING
	7/15/25	FOR SITE PLAN REVIEW

KEY PLAN

PROJECT NO: 2426
CAD DWG FILE:
DATE: 12/5/24
DRAWN BY: MAK

SHEET TITLE

Fence Plan / Section / Elevation

SHEET NUMBER	PAGE NO.
A-002.00	2 of 2

DOB JOB NUMBER

SHOVA'S RESIDENCE

411 Guy Lombardo Ave., Freeport, NY 11520

ZONING CALCULATIONS
EXISTING SINGLE FAMILY RESIDENCE

	LOT AREA =	12,000 S.F.
SEC. 210-39	MAX. BLDG. HEIGHT; SKY EXPOSURE PLANE ACTUAL BLDG. HEIGHT =	(3) STORIES; 35' (2) STORIES; + - 26'-6" < 35' OK
SEC. 210-40	MIN. LOT AREA; STREET FRONTAGE; LOT WIDTH ACTUAL LOT AREA; STREET FRONTAGE; LOT WIDTH	5,000 S.F. ; 50' 12,000 S.F. ; 75' OK
SEC. 210-41	MAX. LOT COVERAGE; FLOOR AREA RATIO ACTUAL LOT COVERAGE = MAX. FLOOR AREA OF MAIN BUILDING = ACTUAL FLOOR AREA = ACTUAL FLOOR AREA RATIO =	30% + 10% FOR ACCESSORY BLDG. 2,017 SF + 212 (SHED) = 2,229 SF = 18.6% < 30% OK 50% OF LOT AREA = 6,000 S.F. 1,924 SF (1ST FL) + 1,097 SF (2ND FL) = 3,021 SF 3,021 SF x 100 / 12,000 = 25.2% < 50%OK
SEC. 210-42	MINIMUM FLOOR AREA = ACTUAL FLOOR AREA =	800 SF PER DWELLING UNIT 3,021 S.F. > 800 S.F. OK
SEC. 210-43	MINIMUM REQUIRED YARDS = ACTUAL FRONT YARD = ACTUAL REAR YARD = ACTUAL SIDE YARDS = 8'-10" + 9'-7" =	F.Y. = 20'; R.Y. = 20% MIN OF LOT DEPTH (30'); S.Y. = 5' EA MIN. (25% LOT WIDTH MIN.) 60'-8" (EXIST.) OK 54'-9" (EXIST.) OK 18'-5" (EXIST.) OK

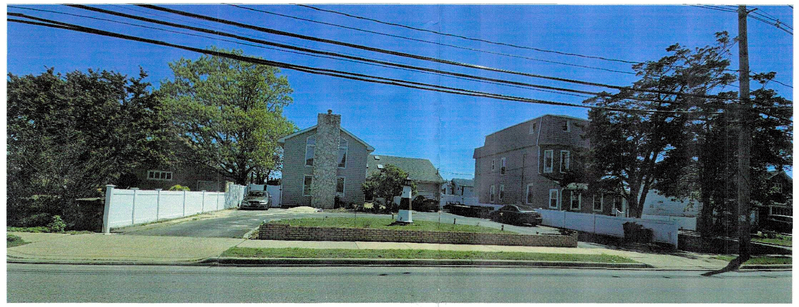
ZONING DATA

ZONE	RES. DISTRICT 'A'
TOWN	VILLAGE OF FREEPORT
SECTION	62
BLOCK	88
LOT (s)	50
HOUSE#	411

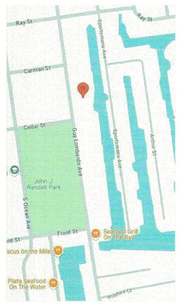
SCOPE OF WORK
- NEW 4' HIGH FENCE AT FRONT OF PROPERTY.

NOTE:
THERE'S NO CHANGE IN THE BUILDING'S BULK OR USE UNDER THIS APPLICATION

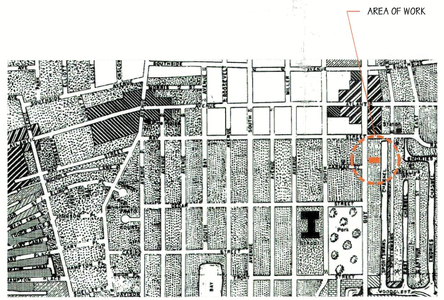
SITE PLAN NOTE:
EXISTING SITE AND RESIDENCE'S DIMENSIONS ARE BASED ON SURVEY PREPARED BY: "PRECISION SURVEYS", ON SURVEY DATED 11/8/24



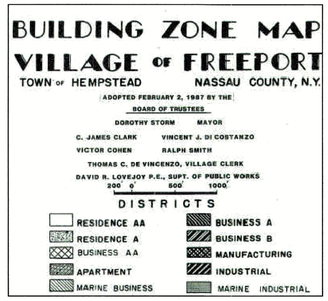
Front View
Not To Scale



Block Diagram
Not To Scale



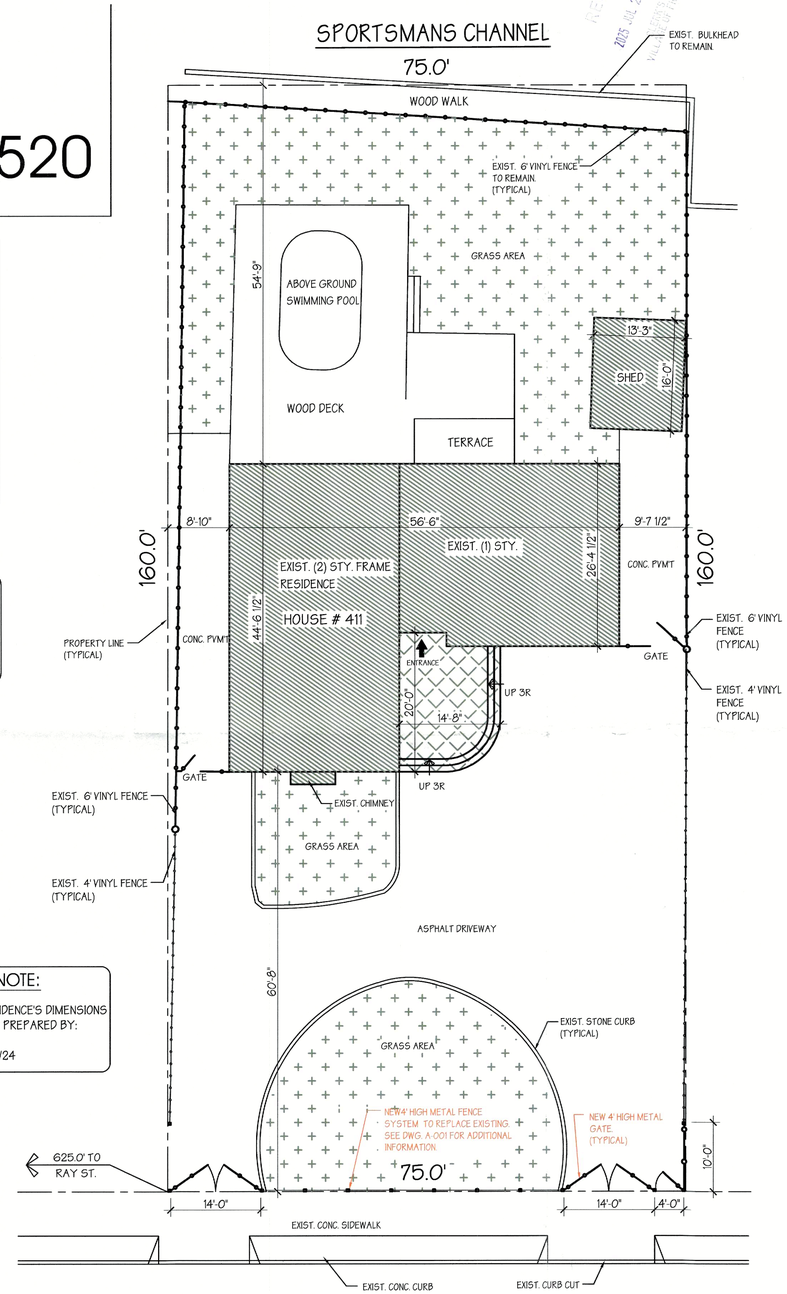
Zoning Map
Not To Scale



Drawing Index

ARCHITECTURAL

A-001	SITE PLAN / ZONING INFORMATION
A-002	PROPOSED FENCE PLAN, SECTION, ELEVATION AND DETAILS / PROPOSED CONCRETE PLATFORM PLAN AND DETAIL.



Site Plan
Scale: 1" = 10'

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VILLAGE CLERK
FREEPORT, NY

Delargent Design Architecture, PC
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SUBMISSIONS

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	12/12/24	FOR DOB FILING
	7/15/25	FOR SITE PLAN REVIEW

KEY PLAN

PROJECT NO:	2426
CAD DWG FILE:	
DATE:	07/15/2025
DRAWN BY:	MAK

SHEET TITLE
Plot Plan / Zoning Information

SHEET NUMBER	PAGE NO.
A-001.00	1 of 2

DOB JOB NUMBER

7/15/2025 5:25:50 PM

411 GUY LOMBARDO AVE, FREEPORT, NY

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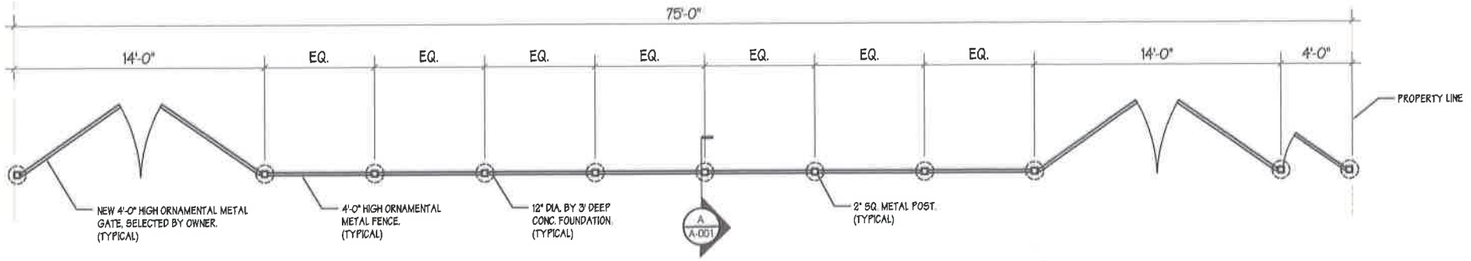
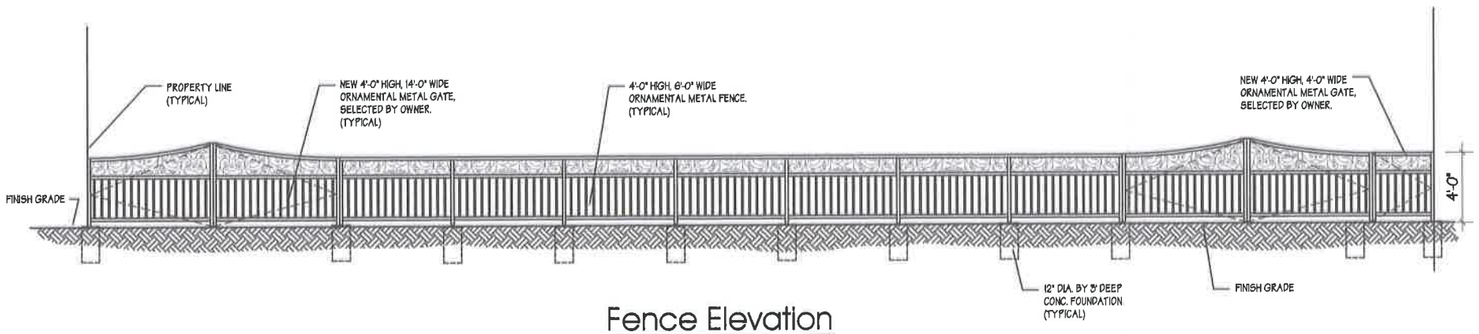


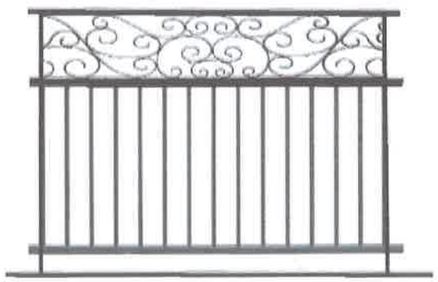
Wrought Iron Fence Plan

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



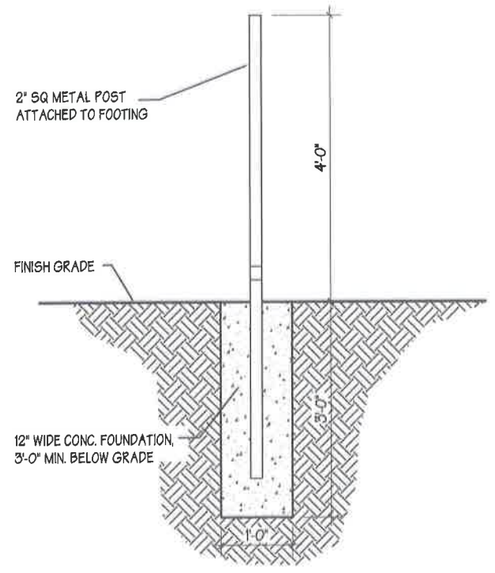
Fence Elevation

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



Typical Fence Section

Scale: NTS



A — Section at Railing

Scale: 1" = 1'-0"

VILLAGE OF FREEPORT, NY
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SECTION: 62
BLOCK: 88
TAX LOT(s): 50

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	7/15/25	FOR SITE PLAN REVIEW
	9/25/25	FOR SITE PLAN REVIEW

KEY PLAN

PROJECT NO: 2426
CAD DWG FILE:
DATE: 12/5/24
DRAWN BY: MAK

SHEET TITLE
Fence Plan / Section / Elevation

SHEET NUMBER	PAGE NO.
A-002.00	2 of 2

DOB JOB NUMBER

Kennard Singh
70 S Bayview Avenue
Freeport, NY 11520

September 19, 2025

Village of Freeport
Site Plan Review Board
Re: SP-3811

This letter is being sent in reference to the above-mentioned Building Permit that was issued on April 11, 2025.

At this time, I'm requesting a modification of the agreed plan as follows:

The approved plan includes the construction of a storage area.

- During the site plan hearing, I stated that I may not have enough time to construct the storage due to my daughter's wedding, which was less than a month away.
  - Modified plan indicating that the storage was removed.

- Rails Agreed upon were not installed
  - Due to the time frame and cost, I was not able to get the wrought iron rails made and installed before May 12th, 2025.
  - Since I had no option to return to the site plan with an updated rails request, I had no other option but to install a different rail.

I would love to meet with the site plan committee to re-present a modified plan and elevation drawing of what the completed job should look like.

I appreciate your response.

Sincerely,

Kennard Singh

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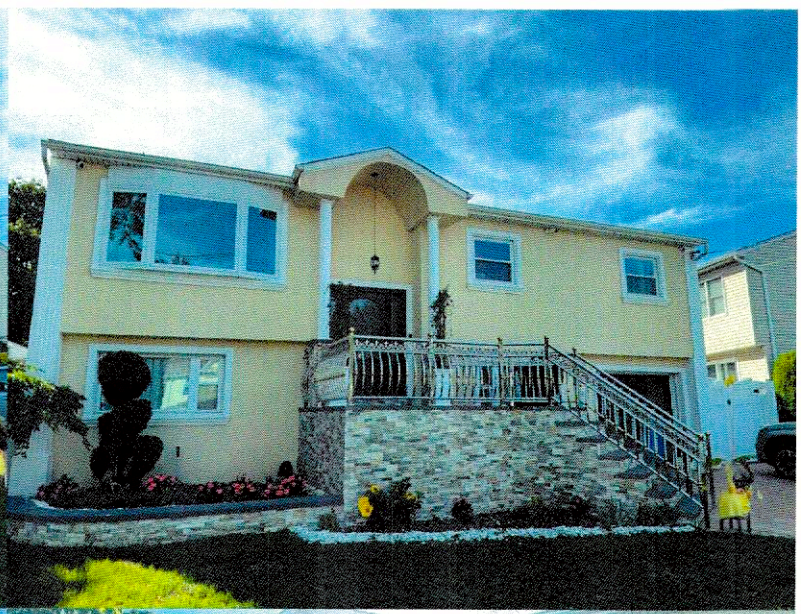

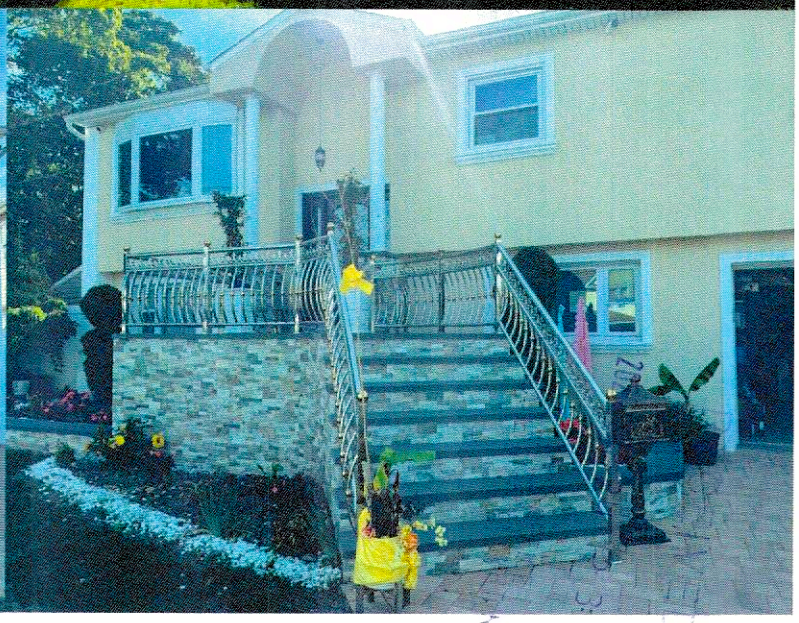

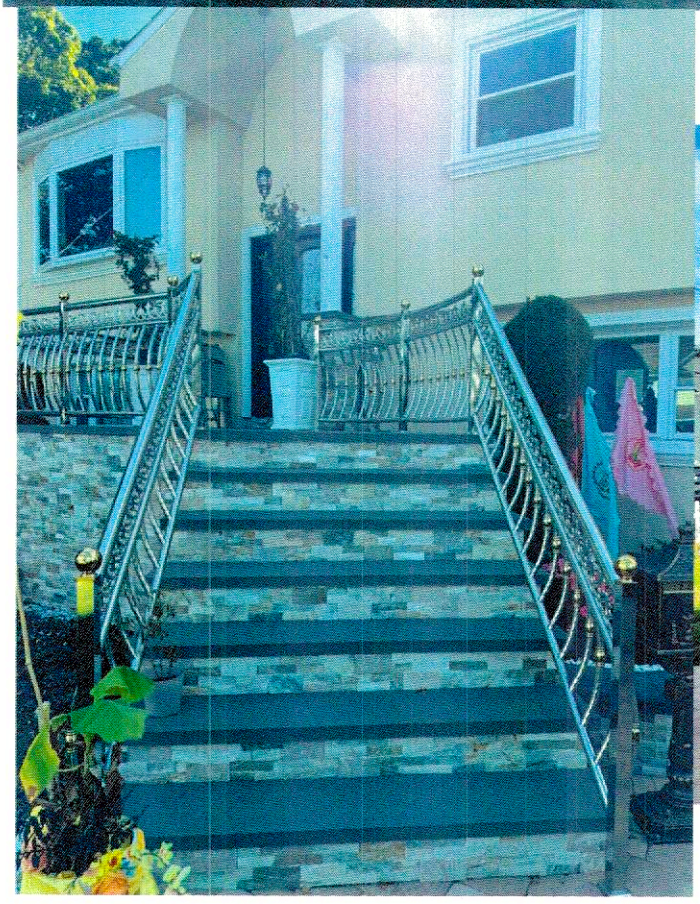

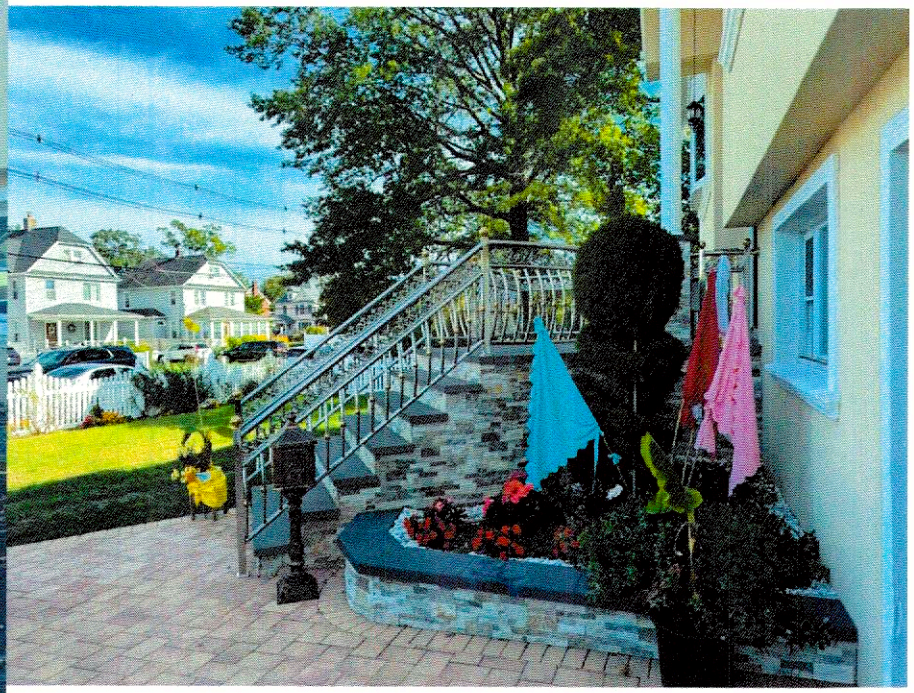

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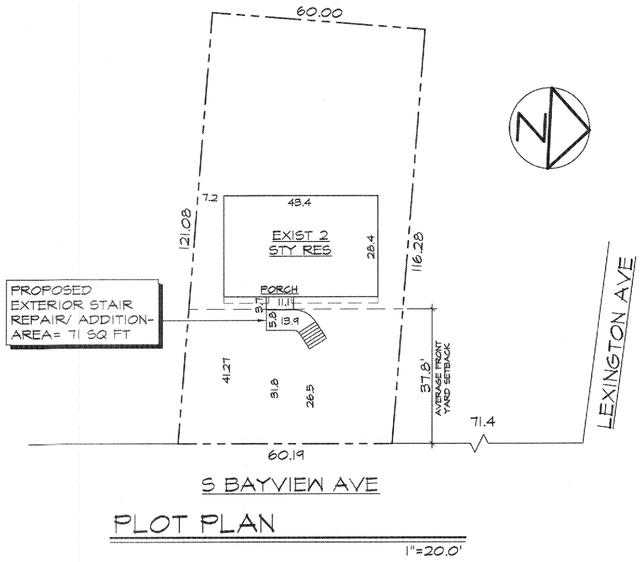
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

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

GROUND SNOW LOAD	20 PSF
WIND DESIGN	
SPEED	130 MPH
TOPOGRAPHIC EFFECTS	YES
SPECIAL WIND REGION	NO
WINDBORNE DEBRIS ZONE	NO
SEISMIC DESIGN CATEGORY	B ZONE
SUBJECT TO DAMAGE FROM:	
WEATHERING	SEVERE
FROST LINE DEPTH	3'
TERMITE	MODERATE TO HEAVY
WINTER DESIGN TEMP	11°
ICE SHIELD UNDERLAYMENT REQ'D	YES
FLOOD HAZARDS	NO
AIR FREEZING INDEX	452
MEAN ANNUAL TEMP	52.7



S BAYVIEW AVE

PLOT PLAN

1"=20.0'

TABLE R301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS

UNIHABITABLE ATTICS WITHOUT STORAGE- NOT MORE THAT 42"	10 PSF
UNIHABITABLE ATTICS WITH LIMITED STORAGE	20 PSF
HABITABLE ATTICS WITH FIXED STAIRS	30 PSF
EXTERIOR BALCONIES AND DECKS	40 PSF
GUARDS AND HANDRAILS	200 PSF
GUARDS INFILL COMPONETS	50 PSF
PASSENGER VEHICLE GARAGES	50 PSF
ROOMS OTHER THAN SLEEPING ROOMS	40 PSF
SLEEPING ROOMS	30 PSF
STAIRS	40 PSF

TABLE R301.6 MINIMUM ROOF LIVE LOADS OF HORIZONTAL PROJECTION

USE GROUND SNOW LOAD	20 PSF

TABLE R301.7 DEFLECTION

RAFTERS HAVING SLOPES GREATER THAN 3:12 WITH FINISHED CEILING NOT ATTACHED TO RAFTERS	L/180
INTERIOR WALLS AND PARTITIONS	H/180
CEILINGS WITH BRITTLE FINISHES (PLASTER AND STUCCO)	L/360
CEILINGS WITH FLEXIBLE FINISHES (GYPSUM BOARD)	L/240
ALL OTHER STRUCTURAL MEMBERS	L/240
EXTERIOR WALLS- WIND LOADS WITH PLASTER OR STUCCO FINISHES	H/360
EXTERIOR WALLS- WIND LOADS WITH OTHER BRITTLE FINISHES	H/240
EXTERIOR WALLS- WIND LOADS WITH FLEXIBLE FINISHES	H/180
LINTELS SUPPORTING MASONRY VENEER WALLS	L/600

VILLAGE OF FREEPORT ZONING
SECTION 54
BLOCK 84
LOT 209
DISTRICT RESIDENCE A

PERMITTED USE
DWELLINGS FOR NOT MORE THAN 1 FAMILY

HEIGHT- ESTABLISHED GRADE TO HIGHEST POINT
35' MAXIMUM/ 3 STORIES
4'-8" PROPOSED

LOT AREA AND WIDTH
7,500 SQ FT MINIMUM
7,121 SQ FT EXISTING
75 FT MINIMUM WIDTH
60.19 FT EXISTING
EXISTING LOT IS NONCONFORMING

LOT COVERAGE-
PRINCIPAL BUILDING 30% MAXIMUM

EXISTING DWELLING	1,298 SQ FT
EXISTING COVERED PORCH	28 SQ FT
PROPOSED STAIR PLATFORM ADDITION	71 SQ FT
TOTAL	1,397 SQ FT
PROPERTY AREA	7,121 SQ FT

PROPOSED BUILDING COVERAGE= 19.6%
< 30% MAXIMUM ALLOWABLE

LOT COVERAGE EXCLUSIVE OF CHIMNEYS, CORNICES, OPEN STEPS, DECKS < 18" ABOVE ESTABLISHED GRADE, BASEMENT ENTRIES

LOT COVERAGE-
PRINCIPAL BUILDING & COVERED PORCH 35% MAXIMUM- PORCHES 250 SQ FT MAX

EXISTING DWELLING	1,298 SQ FT
EXISTING COVERED PORCH	28 SQ FT
PROPOSED STAIR PLATFORM ADDITION	71 SQ FT
TOTAL	1,397 SQ FT
PROPERTY AREA	7,121 SQ FT

PROPOSED BUILDING COVERAGE= 19.6%
< 35% MAXIMUM ALLOWABLE

FLOOR AREA RATIO- 50% MAX
GROSS FLOOR AREA OF PRINCIPAL BUILDING INCLUDING ATTACHED GARAGES, NOT INCLUDING UNENCLOSED PORCHES, BASEMENTS, UNHEATED SPACES, SPACE < 7' CLG

EXISTING FIRST FLOOR	1,233 SQ FT
EXISTING SECOND FLOOR	1,300 SQ FT
TOTAL	2,533 SQ FT
PROPERTY AREA	7,121 SQ FT

EXISTING FLOOR AREA= 35.6%
< 50% ALLOWABLE

FRONT YARD
20' MINIMUM OR AVERAGE FRONT YARD SETBACK WITHIN 200' ON EACH SIDE OF PROPERTY IS 37.8', WHICH EVER IS GREATER WITH A MAXIMUM OF 40'

REAR YARD
20' MINIMUM, NOT LESS THAN 20% OF DEPTH OF LOT WHICH EVER IS GREATER

SIDE YARDS
5' MINIMUM, 25% OF LOT WIDTH TOTAL
25% OF 60'= 15' TOTAL

PERMITTED ENCROACHMENTS
WINDOW SILLS 6', CORNICES 2', CHIMNEYS 2' FOR A MAXIMUM LENGTH OF 10'

OFF STREET PARKING REQUIREMENTS
ONE FAMILY DWELLING 2 MINIMUM
PARKING WITHIN SIDE YARD PERMITTED (9' x 20' MINIMUM PER SPACE)
2 CARS PROVIDED

GENERAL NOTES/ 2020 RESIDENTIAL CODE OF NYS

1- TO THE BEST OF CHRIS GRAY'S KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, SUCH PLANS ARE IN COMPLIANCE WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE, 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE, THE 2018 WOOD FRAME CONSTRUCTION MANUAL, NFPA TO STANDARD, NATIONAL ELECTRIC CODE, AND LOCAL ZONING CODE

2- THESE CONSTRUCTION DOCUMENTS ARE PREPARED FOR THE PROJECT ADDRESS LISTED ON THE DRAWINGS AND ARE NOT TO BE USED AT A DIFFERENT LOCATION WITHOUT WRITTEN CONSENT OF THE ARCHITECT. UNAUTHORIZED USE WILL ALSO BE SUBJECT TO THE ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990

3- NO WORK IS TO COMMENCE UNTIL A PERMIT HAS BEEN OBTAINED FROM THE BUILDING DEPARTMENT. ARCHITECT WILL NOT BE HELD RESPONSIBLE FOR OWNER NOT OBTAINING BUILDING PERMIT OR ADDITIONAL WORK COMPLETED WITHOUT THE KNOWLEDGE OF THE BUILDING DEPARTMENT AFTER CERTIFICATE OF OCCUPANCY ISSUANCE

4- CONTRACTOR TO VERIFY EXISTING CONDITIONS AT JOB SITE BEFORE COMMENCING WITH THE WORK OR ORDERING MATERIALS AND TO REPORT ANY DISCREPANCIES IN WRITING TO THE ARCHITECT BEFORE PROCEEDING FORWARD.

5- DRAWINGS ARE NOT TO BE SCALED, USE DIMENSIONS ONLY. LARGE SCALE DETAILS TAKE PRECEDENCE OVER SMALLER SCALED DRAWINGS. DIMENSIONS NOTED ARE MEASURED FROM FINISHED SURFACES. PROVIDE EXACT DIMENSION CLEAR SHOWN WHEN "HOLD" IS INDICATED.

6- THE CONTRACTOR SHALL NOT MAKE DEVIATIONS FROM DESIGN DRAWINGS WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT. ARCHITECT SHALL NOT BE REQUIRED TO APPROVE UNAUTHORIZED STRUCTURAL AND OR SPATIAL CHANGES DURING OR POST CONSTRUCTION.

7- IT IS THE RESPONSIBILITY OF THE LOCAL MUNICIPALITY TO PROVIDE BUILDING INSPECTIONS AT PROGRESSIVE STAGES OF CONSTRUCTION. IT SHALL BE CONSTRUED THAT ONCE THE FINAL INSPECTION IS COMPLETED, THE PROJECT IS IN COMPLETE CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS PREPARED BY THE ARCHITECT.

8- IF THE WORD CERTIFY IS USED IN ANY OF ITS FORMS HEREIN AND/OR ON ACCOMPANYING DOCUMENTS RELATING TO THIS PROJECT CREATED BY THE ARCHITECT, IT IS AN EXPRESSION OF PROFESSIONAL OPINION ONLY AND SHALL NOT BE CONSTRUED OR UNDERSTOOD TO BE A STATEMENT OF FACT, A WARRANTY, OR A GUARANTEE OF ANY KIND, EXPRESSED OR IMPLIED.

9- SHOP DRAWINGS MUST CONFORM TO THE ARCHITECTURAL DRAWINGS AND BE APPROVED BY ARCHITECT FOR COMPLIANCE WITH DESIGN INTENT.

10- PROPOSED WORK IS BASED ON SURVEY PREPARED BY LICENSED SURVEYOR AND SUPPLIED BY OWNER. ARCHITECT IS NOT RESPONSIBLE FOR SURVEY ERRORS. OWNER OR CONTRACTOR IS TO HIRE SURVEYOR TO STAKE OUT WORK IF NECESSARY.

11- THE CONSTRUCTION OF BUILDINGS AND STRUCTURES SHALL RESULT IN A SYSTEM THAT PROVIDES A COMPLETE LOAD PATH CAPABLE OF TRANSFERRING ALL LOADS FROM THEIR POINT OF ORIGIN THROUGH THE LOAD-RESISTING ELEMENTS TO THE FOUNDATION. CONTRACTOR TO INSPECT THE EXISTING FRAMING FOR STRUCTURAL INTEGRITY.

12- R311.7.5 STAIR TREADS AND RISERS- THE MAXIMUM RISER HEIGHT SHALL BE 8¼" AND THE MINIMUM TREAD DEPTH SHALL BE 9". THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE.

13- R311.7.2 HEADROOM- THE HEADROOM IN STAIRWAYS SHALL NOT BE LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF STAIRWAY.

14- R311.7.8 HANDRAILS- HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH FLIGHT OF STAIRS WITH 4 OR MORE RISERS.
HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISHED SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34" AND NOT MORE THAN 38".
HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS.
HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1½" BETWEEN THE WALL AND HANDRAILS.

15- R311.7.8.3 HANDRAIL GRIP SIZE- TYPE 1. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1¼" AND NOT GREATER THAN 2". IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER OF NOT LESS THAN 4" AND NOT GREATER THAN 6¼" AND A CROSS SECTION OF NOT MORE THAN 2¼".

16- R312.1 GUARDS REQUIRED- SHALL BE PROVIDED FOR THOSE PORTIONS OF OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS, AND LANDINGS, THAT ARE LOCATED MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD.
REQUIRED GUARDS AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES, OR LANDINGS, SHALL BE NOT LESS THAN 36" IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR LINE CONNECTING THE NOSINGS.
GUARDS ON OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT OF NOT LESS THAN 34" MEASURED VERTICALLY FROM A LINE CONNECTING THE NOSINGS.

17- R312.1.3 GUARD OPENING LIMITATIONS- REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER. THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF STAIR, FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW THE PASSAGE OF A SPHERE 6" IN DIAMETER

18- R401.4 SOIL TESTS- IN AREAS LIKELY TO HAVE EXPANSIVE, COMPRESSIVE, SHIFTING OR OTHER UNKNOWN SOIL CHARACTERISTICS, A SOIL TEST SHALL BE PERFORMED TO DETERMINE THE SOIL'S CHARACTERISTICS AT A PARTICULAR LOCATION. THIS TEST SHALL BE MADE BY AN APPROVED AGENCY USING AN APPROVED METHOD. HIRED BY OWNER OR GENERAL CONTRACTOR.

19- R402.2 CONCRETE- POURED CONCRETE SHALL HAVE AN ULTIMATE COMPRESSIVE STRENGTH OF 3,000 PSI MINIMUM AT 28 DAYS. PORCHES, CARPORT SLABS AND STEPS EXPOSED TO WEATHER, AND GARAGE FLOOR SLABS SHALL BE 3,500 PSI. CONTROLLED STONE OR GRAVEL CONCRETE, AIR ENTRAINED WHERE EXPOSED. POURED CONCRETE FOOTINGS TO BEAR ON UNDISTURBED VIRGIN SOIL WITH A MINIMUM OF 3,000 PSF BEARING CAPACITY AT A DEPTH BELOW THE FROST LINE WITHIN THE GROUND.

20- CONCRETE MASONRY UNITS SHALL BE OF NORMAL WEIGHT CONCRETE. ALL WALLS SHALL BE BONDED WITH HORIZONTAL GALVANIZED REINFORCEMENT AT EVERY OTHER COURSE VERTICALLY.

21- R405.1 FOUNDATION DRAINAGE- DRAINS SHALL BE PROVIDED AROUND ALL FOUNDATIONS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES LOCATED BELOW GRADE. DRAINAGE TILES, GRAVEL OR CRUSHED STONE DRAINS, OR PERFORATED PIPE SHALL BE INSTALLED AT OR BELOW THE AREA TO BE PROTECTED AND SHALL DISCHARGE BY GRAVITY OR MECHANICAL MEANS INTO AN APPROVED DRAINAGE SYSTEM.

22- R406.1 FOUNDATION DAMPROOFING- FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES LOCATED BELOW GRADE SHALL BE DAMPROOFED FROM THE TOP OF THE FOOTING TO THE FINISHED GRADE.

23- R703.8 FLASHING- APPROVED CORROSION RESISTIVE FLASHING SHALL BE APPLIED SHINGLE FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH.

24- PLUMBING AND HEATING WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE PLUMBING CODE OF NEW YORK STATE BY A LICENSED PLUMBER

25- ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND NEW YORK STATE RESIDENTIAL CODE BY A LICENSED ELECTRICIAN

26- ALL MATERIALS AND CONSTRUCTION TO BE INCORPORATED INTO THE WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST ADDITION OF THE 'AMERICAN SOCIETY FOR TESTING AND MATERIALS' (ASTM) SPECIFICATIONS WHERE APPLICABLE AND SHALL CONFORM TO THE STANDARDS AND RECOMMENDATIONS OF THE VARIOUS TRADE INSTITUTES. ALL MATERIALS USED IN CONNECTION WITH THIS PROJECT MUST BE NEW UNLESS SPECIFIED OTHERWISE.

27- STRUCTURAL LUMBER CALCULATIONS ARE BASED ON HEM FIR NO. 2 WITH A FIBER STRESS OF 850 PSI AND A MODULUS OF ELASTICITY OF 1,300 KSI. LUMBER TO BE CLEAN WITH NO SPLITS, CHECKS, AND SHAKES.

28- LAMINATED VENEER LUMBER CALCULATIONS ARE BASED ON A FIBER STRESS OF 2,600 PSI AND A MODULUS OF ELASTICITY OF 1,900 KSI. REFER TO MANUFACTURERS MANUALS FOR MULTIPLE MEMBER CONNECTIONS AND PROPER USE.

29- STRUCTURAL STEEL CALCULATIONS ARE BASED ON A36 STEEL WITH A FIBER STRESS OF 21.6 KSI AND A MODULUS OF ELASTICITY OF 29,000 KSI.

THE ARCHITECT WILL HAVE NEITHER CONTROL OVER, CHARGE OF, NOR BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, OR QUALITY OF WORK, NOR FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK PERFORMED. THE ARCHITECT WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO PERFORM THE WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONSTRUCTION AND CONTRACT DOCUMENTS. THE ARCHITECT WILL NOT HAVE CONTROL OVER, CHARGE OF, NOR RESPONSIBILITY FOR ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS OR ENTITIES PERFORMING PORTIONS OF THE WORK. THIS PLAN IS APPROVED ONLY FOR THE WORK INDICATED ON THE CORRESPONDING BUILDING PERMIT APPLICATION. EXISTING CONDITIONS REFLECTED HEREIN ARE NOT TO BE RELIED UPON, OR TO BE CONSIDERED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES. THIS DRAWING IS THE SOLE PROPERTY OF CHRIS GRAY, ARCHITECT, AND SHALL NOT BE ALTERED IN ANY WAY WITHOUT WRITTEN PERMISSION BY SAME. UNAUTHORIZED ALTERATION TO THESE PLANS IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 147. COPIES OF THESE PLANS NOT BEARING THE INKED SEAL SHALL NOT BE CONSIDERED TO BE LEGAL AND/ OR VALID COPIES.

GRAY ARCHITECTURAL SERVICES, P.C.
2401 CAPRI PL N. BELLMORE, N.Y. 11710
PHONE 516 679-4722 FAX 516 679-2698
grayarchserv@verizon.net grayarchserv.com
Chris Gray 27536 Registered through 8-31-2026

REGISTERED ARCHITECT CHRISTOPHER L GRAY STATE OF NEW YORK

SINGH RESIDENCE
70 S BAYVIEW AVE
FREEPORT, NY 11520

VILLAGE OF FREEPORT

PROPOSED EXTERIOR STAIR PLATFORM REPAIR/ ADDITION

DATE	DRAW BY
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3-28-25	
4-9-25	
9-19-25	

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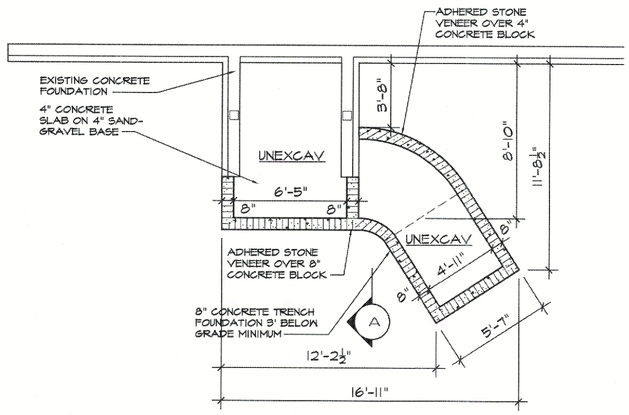
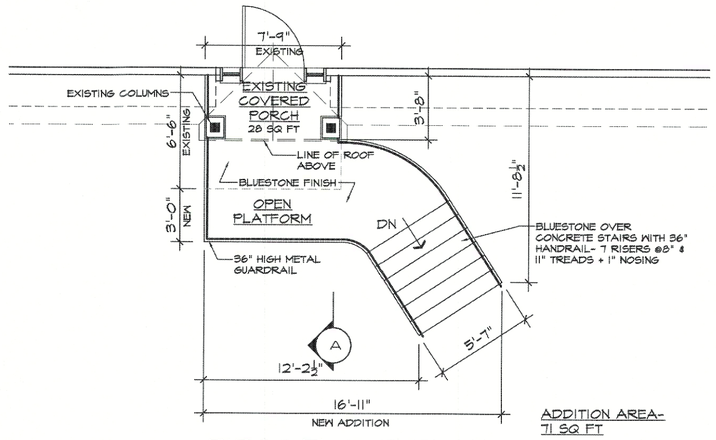
VILLAGE OF FREEPORT, NY

FINISH NOTES

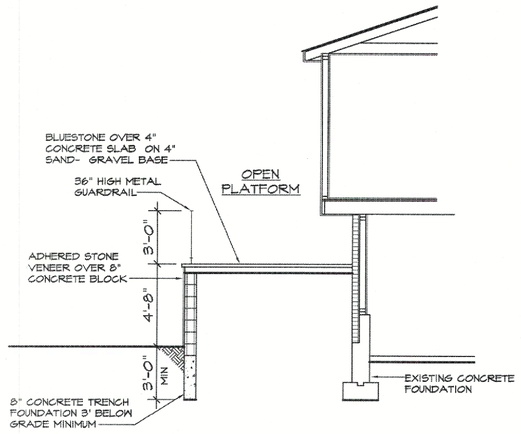
1- CONTRACTOR TO COORDINATE FINISHES AND COLORS WITH OWNER
2- FINISH MATERIALS TO BE APPLIED AS PER THE MANUFACTURERS GUIDELINES



FOUNDATION PLAN
1/4"=1'-0"



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



SECTION 'A-A'
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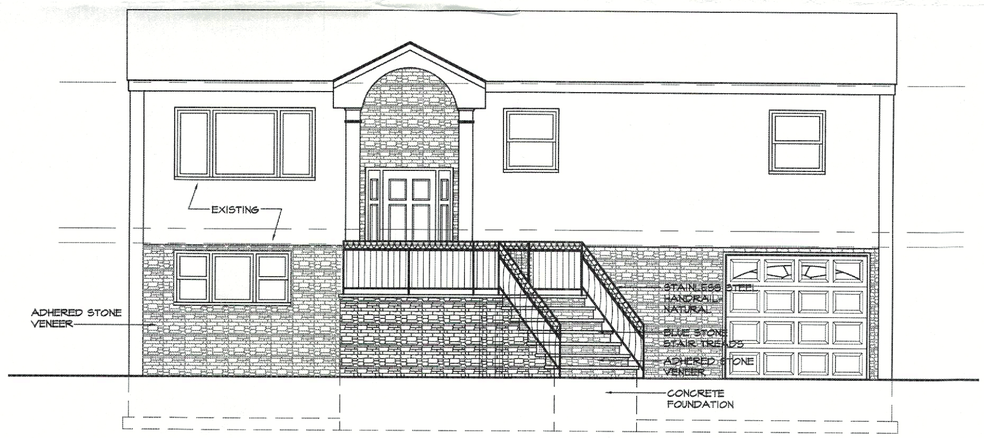
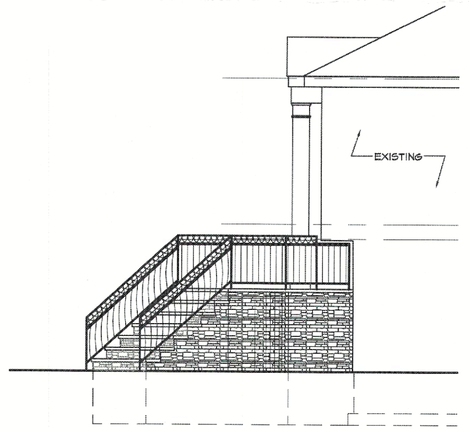


FRONT ELEVATION
1/4"=1'-0"



RIGHT SIDE ELEVATION
1/4"=1'-0"

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VILLAGE OF FREEPORT
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~~4-14-25~~	

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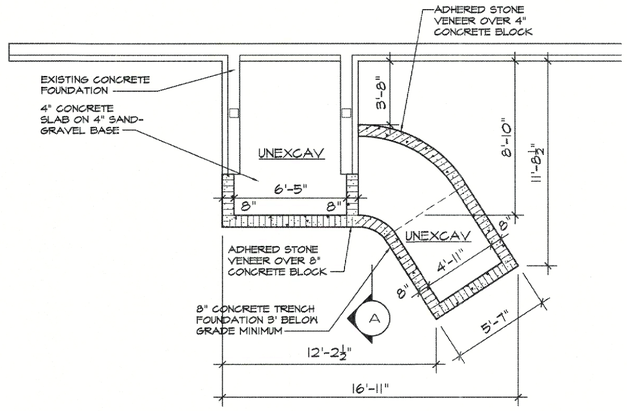

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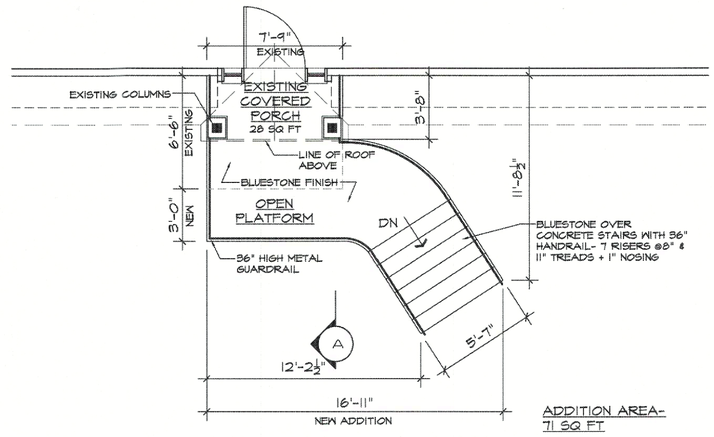

FIRST FLOOR PLAN

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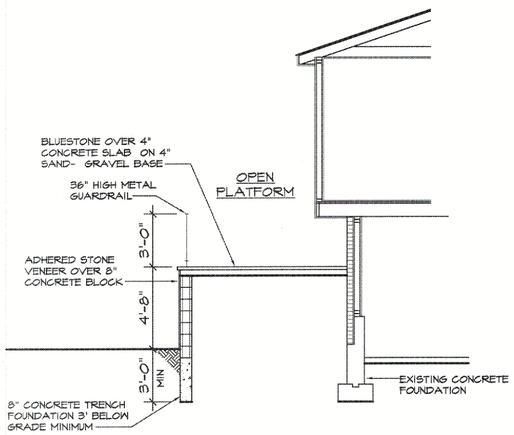
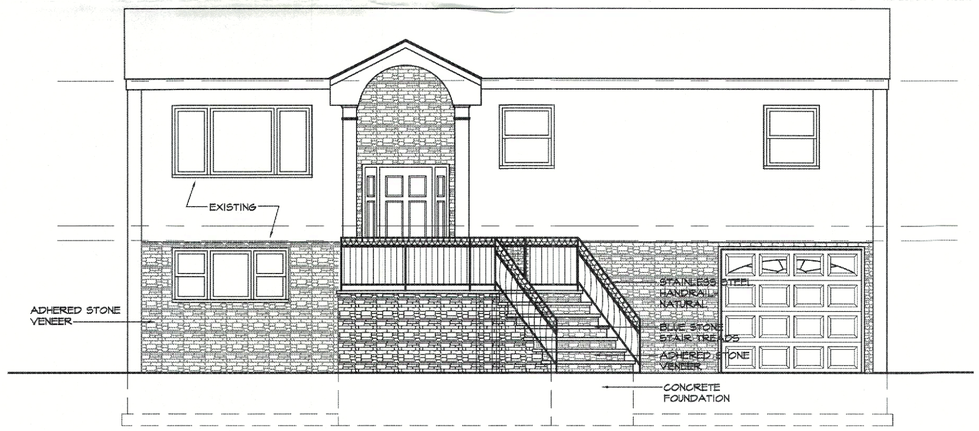


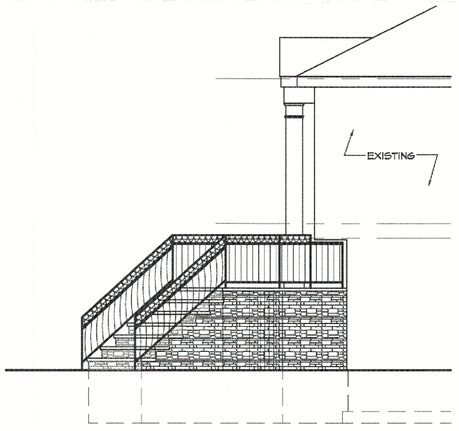
SECTION 'A-A'

1/4"=1'-0"



FRONT ELEVATION

1/4"=1'-0"



RIGHT SIDE ELEVATION

1/4"=1'-0"

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VILLAGE OF FREEPORT

PROPOSED EXTERIOR STAIR PLATFORM REPAIR/ ADDITION

DATE
11-29-24
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4-14-25

DRAW BY

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OF 2

Application Date: 7/2/25
Fees Paid: $325.00

SP# 3841

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: 691 S. BAYVIEW AVE **ZONING DISTRICT** RESIDENCE A

SECTION 62 **BLOCK** 187 **LOT** 13 **LOT SIZE:** 3995

☐ TENANT **APPLICANT** ☐ LESSEE	**PROPERTY OWNER**
Name: DAVID RIEMER	Name: DAVID RIEMER
Address: 691 S BAYVIEW AVE FREEPORT, NY 11520	Address: 691 S BAYVIEW AVE FREEPORT, NY 11520
Telephone #: 516-578-0526	Telephone #: 516-578-0526

Attorney Name: WILLIAM F. CHIMERI, ESQ Address: 113 N SUNRISE HWY 2ND FL WEST
(optional) Phone #: 516-238-7145 FREEPORT, NY 11520

Present Land Use: RESIDENTIAL **Proposed Land Use:** RESIDENTIAL

Description of Proposed Work: NEW FLOOD RESISTANT DWELLING
CONSTRUCT NEW (3,743 sf) 3 STORY HOUSE WITH ATTACHED GARAGE,
1 REAR DECK (180 sf), 1 REAR BALCONY (52.5 sf)

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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David Riemer 5-19-25
APPLICANT'S SIGNATURE DATE

ANGELLA ADAMSON
Notary Public - State of New York
NO. 01AD6136962
Qualified in Nassau County
My Commission Expires Nov 14, 2025

Sworn to before me this 19 day of MAY, 2025.
Notary Public

****

Property Owner's Consent:

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

David Riemer 5-19-25
PROPERTY OWNER'S SIGNATURE DATE

ANGELLA ADAMSON
Notary Public - State of New York
NO. 01AD6136962
Qualified in Nassau County
My Commission Expires Nov 14, 2025

Sworn to before me this 19 day of MAY, 2025.
Notary Public

****

FOR VILLAGE USE ONLY

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

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

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INC. VILLAGE OF FREEPORT

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

ROBERT T. KENNEDY
MAYOR

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER
June 30, 2025

David Riemer
691 S Bayview Ave
Freeport, NY 11520

RE: **691 S Bayview Ave, Freeport, NY**
Zoning District – Residence A Sec. 62 Blk. 187 , Lot 13
Building Permit Application #20243871
Description – Construct new (3,743 SF) 3-story house with attached garage, 1 rear deck (180 SF), 1 rear balcony (52.5 SF).

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: **YES**

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. 20243871

Location: 691 S Bayview Ave

Applicant: David Riemer

Description: Construct new (3,743 SF) 3-story house with attached garage, 1 rear deck (180 SF), 1 rear balcony (52.5 SF)

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

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

REASON(S) FOR DETERMINATION

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

A)

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

Dated: June 30, 2025

Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings

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

617.20
Appendix B
Short Environmental Assessment Form

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Instructions for Completing

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

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

Part 1 - Project and Sponsor Information

RIEMER RESIDENCE

Name of Action or Project:
NEW HOUSE FOR DAVID RIEMER

Project Location (describe, and attach a location map): EAST SIDE OF S BAYVIEW AVE SOUTH OF BRYANT ST

Brief Description of Proposed Action:
DEMOLISH EXISTING HOUSE AND BUILD A NEW HOUSE

Name of Applicant or Sponsor:	Telephone: 516-578-0526
DAVID RIEMER	E-Mail: LINCPRO@gmail.com

Address: 691 S. BAYVIEW AVE

City/PO:	State:	Zip Code:
FREEPORT, NY 11520	NY	11520

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

3.a. Total acreage of the site of the proposed action? 0.09 acres
b. Total acreage to be physically disturbed? 0.03 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.09 acres

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

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?		X	
b. Consistent with the adopted comprehensive plan?		X	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?			X
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify:		X	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		X	
b. Are public transportation service(s) available at or near the site of the proposed action?		X	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		X	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: WILL COMPLY WITH THE 2020 ENERGY CODE			X
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? ☐ NO ☒ YES] If No, describe method for providing potable water:			X
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? ☐ NO ☒ YES] If No, describe method for providing wastewater treatment:			X
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?		X	
b. Is the proposed action located in an archeological sensitive area?		X	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		X	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:		X	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☑ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☑ Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?		X	
16. Is the project site located in the 100 year flood plain?			X
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☒ NO ☐ YES			
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☐ YES			

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

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

Applicant/sponsor name: David Rocco Date: 5/29/25

Signature: David Rocco

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

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	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	NO	
2. Will the proposed action result in a change in the use or intensity of use of land?	NO	
3. Will the proposed action impair the character or quality of the existing community?	NO	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	NO	
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?	NO	
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?	NO	
7. Will the proposed action impact existing: a. public / private water supplies?	NO	
b. public / private wastewater treatment utilities?	NO	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	NO	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	NO	

	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?	NO	
11. Will the proposed action create a hazard to environmental resources or human health?	NO	

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

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

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

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

INCORPORATED VILLAGE OF FREEPORT
ZONING BOARD OF APPEALS DECISION

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DATE: May 15, 2025

APPROVAL in part, DENIAL/MODIFICATION in part

Building Department Permit Application #20243871

Chairman, regarding Application #2024-23 for the premises located at 691 South Bayview Avenue, Freeport, the Applicant comes before this Board seeking a variance from Village Ordinances §210-6A, 210-39A, 210-40, 210-41, and 210-43A(1), (2) and C(2) seeking approval to construct a new 3,743 square foot 3-story house with attached garage, 1 rear deck, 180 square feet, 1 rear balcony, 52.5 square feet, and maintain hot tub.

I, Jennifer Carey move that this Board make the following findings of fact:

A public hearing was held on December 12, 2024 wherein applicant David Riemer was represented by architect Steven Christiansen. The original application called for a 4,829.71 square foot house with 2 front balconies of 42.6 square feet each, plus 2 rear decks of 188.94 and 189.09 square feet, creating a higher lot coverage, floor area ratio, and smaller setbacks that those ultimately before the Board. Mr. Christiansen explained that Mr. Riemer is looking to build a house for his future family. He explained that pretty much everything was compliant, and other people in the neighborhood have maxed out their lots more than Mr. Riemer. When asked about 12 foot ceiling height in the garage, Mr. Christiansen explained that he wants everything stored off the ground. There will be breakway walls. Mr. Riemer is currently living in the 683 square foot residence on the property. When asked about the hot tub on the property, Mr. Christiansen said it is 11 inches from the bulkhead. Mr. Riemer said it had been there since he moved in 2014.

The attorney for the Board asked for examples of similar properties that are seeking variances for as many items as the applicant is. A couple of examples were provided which were not quite comparable to the applicant's proposal. Mr. Christiansen asked for an adjournment to come back with examples of similarly situated properties in the neighborhood which required similar variances in terms of number and magnitude.

During the adjournment, the plans for the proposed house were amended to what is being approved in this decision. The size of the house was reduced significantly, decreasing lot coverage and floor area ratio. Setbacks were increased as well.

The hearing resumed on April 17, 2025 wherein attorney William Chimeri represented applicant. He had pre-marked 21 exhibits to submit as a package, most of which were Nassau County land records for the surrounding properties. Mr. Chimeri explained that Mr. Riemer had lived at the property since 2014 and plans to continue living there if the variances are granted. The property is an irregularly shaped parcel. He explained that after the December meeting, the applicant went back to the drawing board, and submitted new plans with smaller variances to keep in line with the character of the neighborhood.

Mr. Chimeri counts 17 waterfront homes on South Bayview Avenue in Freeport, and looked at the county records for all properties, and found that all 17 are substandard in one or more ways with respect to the Village code. He presented issues with lot size, floor area ratio, lot coverage, sky exposure plane, lot

depth, front yard setbacks, side yard setbacks, and rear yard setbacks. He explained that seven of the properties have a floor area ratio that exceeds the code, and five of those have a higher percentage than the applicant is seeking. He explains that many houses don't meet the 50 foot width requirement, and many of those houses were built in the early 2000s.

Additionally, regarding floor area ratio, Mr. Chimeri explained that they disagree with how the floor area ratio is calculated in the code. His position is that the first floor should not count, although it is counted under the code. He explained that the space is not conditioned, and technically, walls are not required at all. The property must be elevated, but it could be on columns. Mr. Chimeri opined that it is nicer aesthetics for the neighborhood to have walls, but that if those walls will act to be a stumbling block with the Board in regard to floor area ratio, then they can be removed.

Regarding a method other than a variance to achieve the applicant's goals, Mr. Chimeri explained that it is impossible to build a new house on the lot without some variances; the neighboring houses show this. He explained that it was downsized to meet the Board's request, and now fits in with the neighborhood.

In terms of the substantial nature of the variance, Mr. Chimeri explained that it is not just numbers, but circumstances in the neighborhood as a whole which should be considered. Given that all houses have some variances, Mr. Chimeri posits that the variances requested are not substantial. The floor area ratio, without including the first floor is 57% when 50% is permitted. The street frontage is 43 feet where 50 is required.

Mr. Chimeri explained that the proposed structure will meet all safety and environmental codes and regulations and will be more green friendly. He also provided the negative SEQRA declaration from the building department.

Finally, regarding a self-created difficulty, Mr. Chimeri argues that the difficulty is not self-created because the property is what it is, the lot size can't be increased. It can't be extended, and it is in conformity with 16 other properties on the block.

So on balance, Mr. Chimeri concluded that when weighing the five factors for variances, the variances should be granted.

Mr. Christiansen explained that the project was made smaller by bringing in all of the sides of the house. The house is now technically only a 2,400 square foot two bedroom house. The third floor does not cover the entire second floor. The balconies in the front of the house were removed as well.

Mr. Chimeri explained how he made his calculations as to floor area ratio, setbacks, etc.

Regarding all variances requested except for that for the rear yard setback for the hot tub, the Board has determined:

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1. On balance, the benefit to the applicant by the granting of this variance is not outweighed by the detriment to the health, safety and welfare of the neighborhood or community if such variance were to be granted. The Board has determined:

a. that an undesirable change will not be produced in the character of the neighborhood and a detriment to nearby properties will not be created by the granting of the area variance;

b. that the benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an area variance;

c. that the requested area variance is insubstantial;

d. that the proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and

e. that the alleged difficulty was not self-created.

2. Regarding the rear yard setback required to keep the hot tub, the Board has determined that that there could be an undesirable change in the character of the neighborhood should the hot tub be able to remain in its current location. As a waterfront property, the code limits structures close to the bulkhead in part to preserve sight views. The hot tub may be moved to a space farther from the bulkhead. The requested variance is substantial and self-created. Therefore, the request for a variance in its current location is DENIED. Should Mr. Riemer wish to move the hot tub, the Board would grant a lesser variance which could perhaps meet his needs, and would approve a MODIFIED variance of a 14-foot rear setback to accommodate the hot tub and balance the need to preserve the views on the canal.

3. The Board, as lead agency has determined that this action is a Type II action and under SEQRA and no further review is required.

I further move that this application be granted subject to the following conditions:

1. Applicant/Owner must comply with all the Rules and Regulations of the Village of Freeport.

2. Applicant must obtain the required permits from the Building Department.

3. This application for variance(s) is being granted on the basis of the specific use proposed. If anything in this application is to change, the applicant must return to the Board for further review.

4. As the hot tub is a semi-portable structure, any variance given for the hot tub only applies to the hot tub, and would not apply to other accessory structures such as sheds, gazebos, etc.

Second by: Charles Hawkins

The Clerk polled the Board:

Deputy Carey	In Favor
Member Mineo	Excused
Member Jackson	Recused
Member Hawkins	In Favor
Alternate Rodriguez	Excused
Chairperson Rhoden	In Favor

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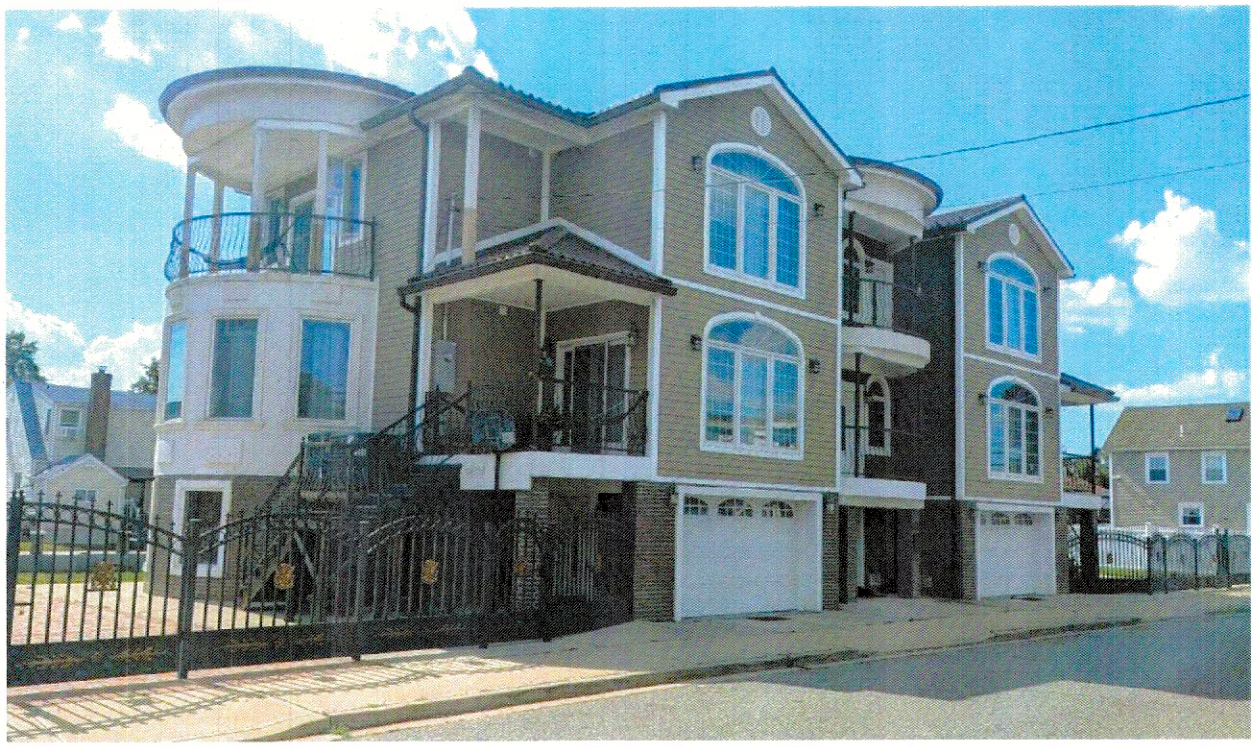
Subject Property

691 South Bayview Ave



670 South Bayview Ave.

679 South Bayview Ave

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707 South Bayview Ave

699 South Bayview Ave.

76 Stirling Ave

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293 Branch Ave

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259 Branch Ave

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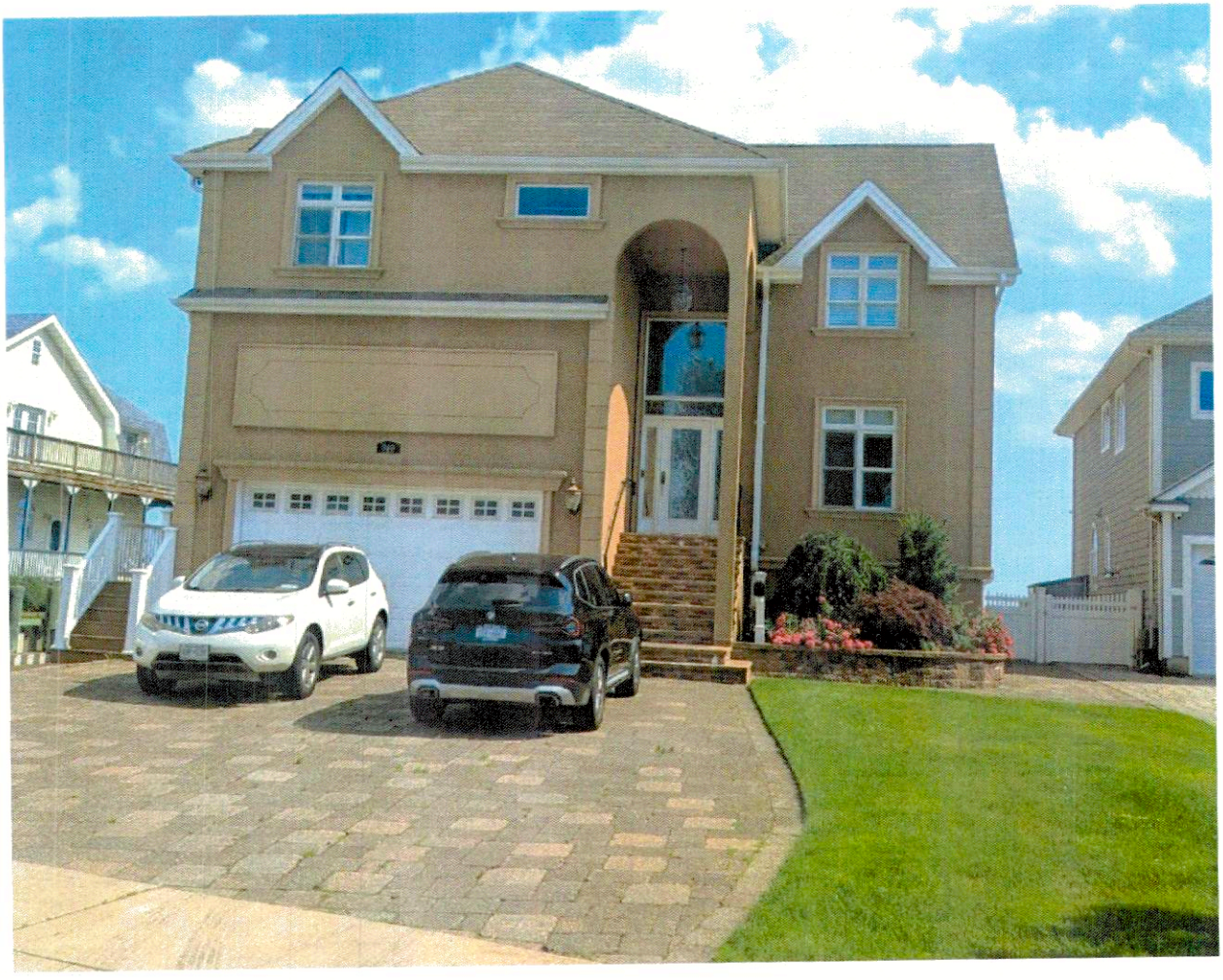

740 South Bayview Ave

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BC NY Architecture
Custom Designed Residences
206 North Richmond Ave
Massapequa, NY 11758
631-220-0969

27 June 2025

Village of Freeport
Department of Buildings
1 Washington St
Hempstead, NY 11550-4923

Re: David Riemer
691 South Bayview Ave
Freeport, NY 11520
SBL:
Construction Certification

To Whom It May Concern:

I, Richard Boyd, an Architect licensed to practice in the State of New York (License Number 020770) certify that I have inspected the bulkhead construction at the above referenced location on June 27, 2025. The existing bulkhead is good condition. It is constructed of vinyl sheathing with CCA double wales and CCA piles with tie rods and deadmen.

If you have any questions or require additional information, please feel free to call.

Sincerely,

Richard Boyd, RA

REGISTERED ARCHITECT
RICHARD D. BOYD
NO. 020770
STATE OF NEW YORK

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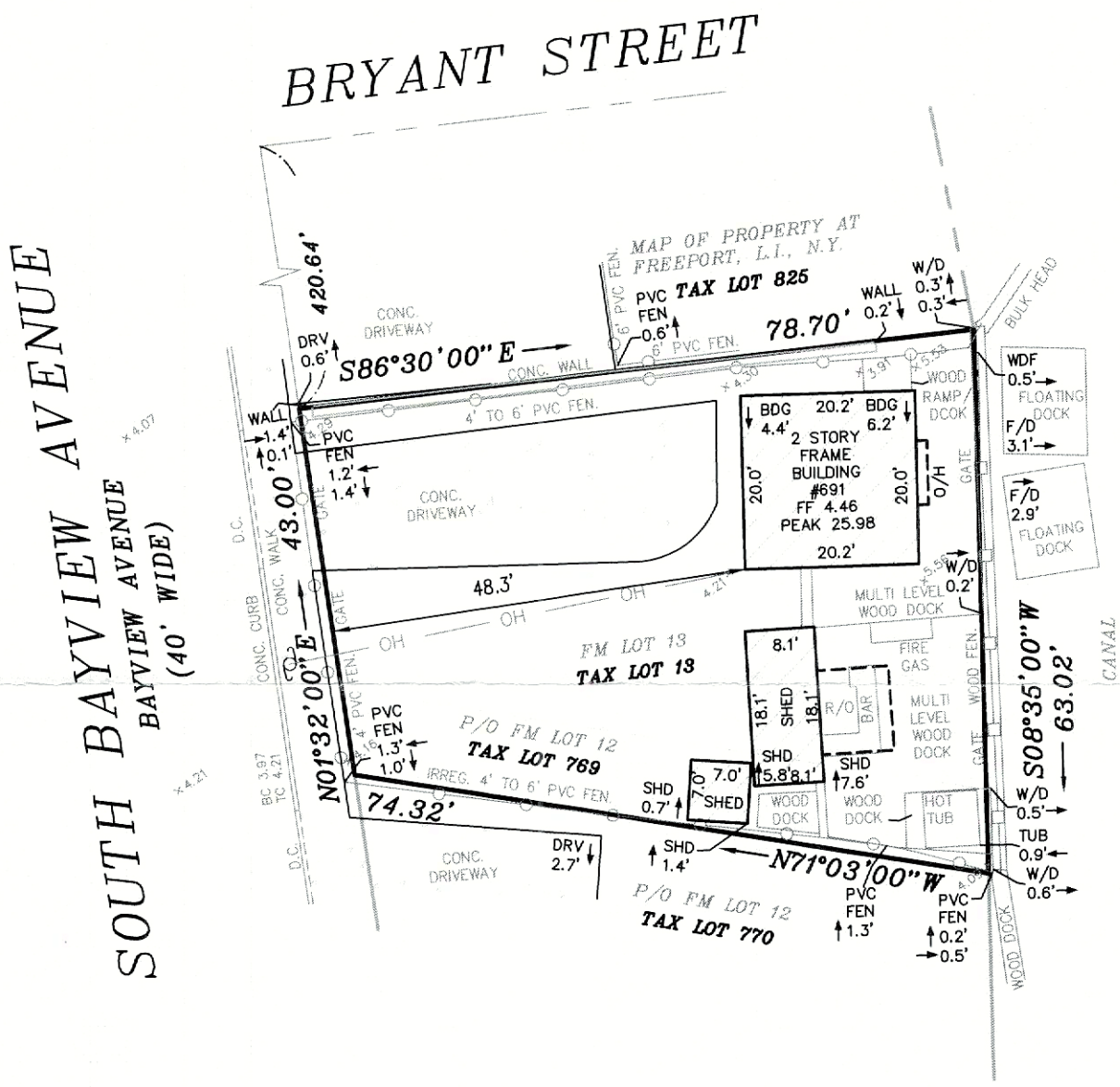
SYMBOL LEGEND

MONUMENT FND	MANHOLE	TEST HOLE
I.P. / I.B. FND	"A"-INLET	TREE
I.P. / I.B. SET	"B"-INLET	SHRUB
SPOT ELEVATIONS	YARD INLET	BOLLARD
UTILITY POLE	YARD INLET	WETLAND FLAG
GUY WIRE	ELECTRIC METER	CANT. CANTILEVER
UTILITY POLE W/LIGHT	GAS METER	FE. FENCE
LIGHT POLE	WATER METER	MAS. MASONRY
SIGN	GAS VALVE	PLAT. PLATFORM
PVC FENCE (PVC)	WATER VALVE	W.W. WINDOW WELL
STOCKADE FENCE (STK)	O/H OVERHANG	B/W BAY WINDOW
CHAIN LINK FENCE (CLF)	R/O ROOF OVER	C/E CELLAR ENTRANCE
WIRE FENCE	D.C. DEPRESSED CURB	A/C UNIT
FIRE HYDRANT	G.O.L. GENERALLY ON LINE	STAKE
CROSS CUT	R.O.W. RIGHT OF WAY	
O/L ON LINE		

BEARINGS SHOWN HEREON ARE
BASED ON LIBER 13904 PAGE 570



GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

SCAN ME

* ALL ELEVATIONS REFER TO NAVD88' DATUM

LOT AREA
3,994.47 S.F.
0.09 AC.

STATE OF NEW YORK
JASON D LEADINGHAM
050736
LICENSED LAND SURVEYOR

SCALICE
land surveying

mjslandsurvey.com P:631-957-2400
1 South Bay Avenue, Islip, NY 11751

DR.: MC	CREW.: TR	SCALE: 1" = 20'	TAX MAP NO. 62-187-13 AND 769
DATE SURVEYED: 01/04/2024		JOB No. N23-5460	

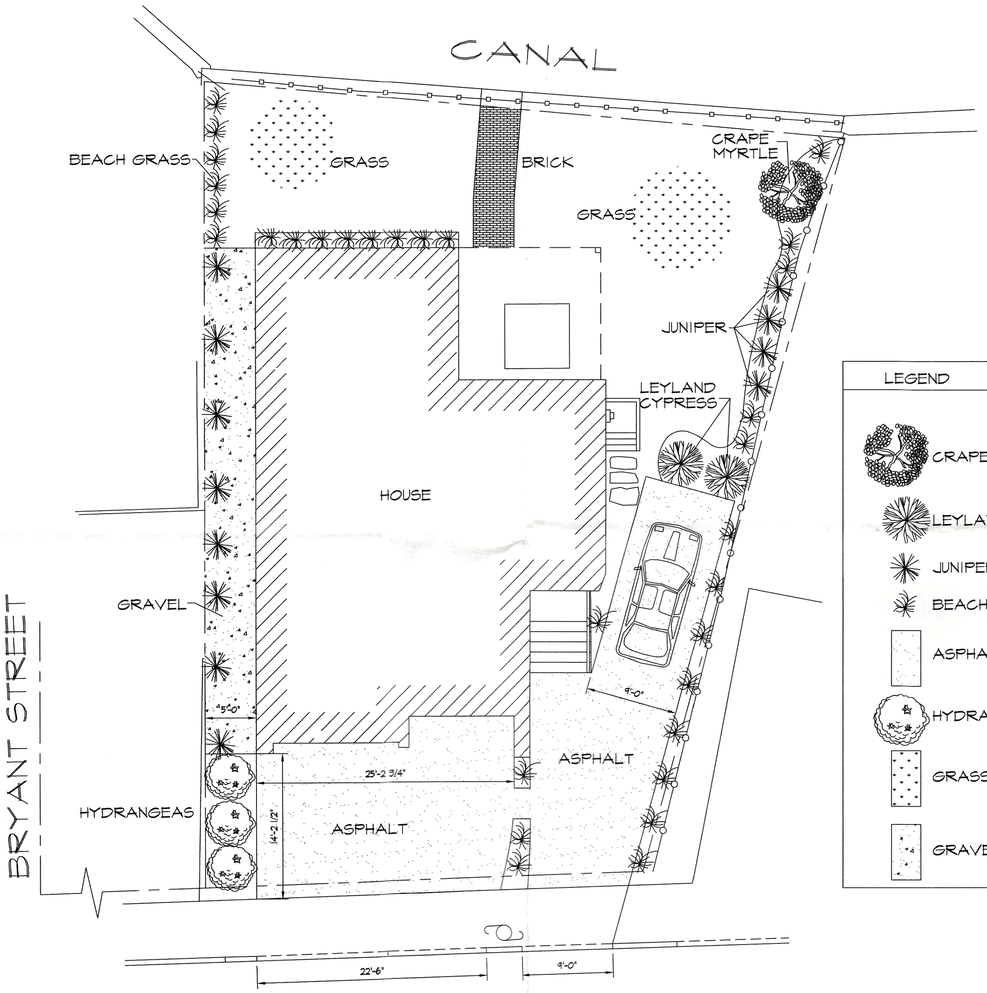
SURVEY OF PROPERTY

691 SOUTH BAYVIEW AVENUE,
FREEPORT, NEW YORK 11520
LOT 13 AND P/O LOT 12
MAP OF
SOUTH BAY VIEW POINT
FILE DATE: 07/21/1908 MAP NO. 145, CASE NO. 1343
SITUATE
INCORPORATED VILLAGE OF FREEPORT
TOWN OF HEMPSTEAD
NASSAU COUNTY, NEW YORK

(1) UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF NEW YORK STATE EDUCATION LAW. (2) ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE, TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION. (3) CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP. (4) THE CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE. (5) THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS SURVEY. (6) THE OFFSET (OR DIMENSIONS) SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS PLANTING AREAS, ADDITIONS TO BUILDINGS, AND ANY OTHER TYPE OF CONSTRUCTION. (7) PROPERTY CORNER MONUMENTS WERE NOT SET AS PART OF THIS SURVEY. (8) THIS SURVEY WAS PERFORMED WITH A SPECTRA FOCUS 30 ROBOTIC TOTAL STATION. (9) THE EXISTENCE OF RIGHTS OF WAY AND/OR EASEMENTS OF RECORD IF ANY, NOT SHOWN ARE NOT GUARANTEED. (10) IF THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, THE EXISTENCE OF ANY COVENANTS, RESTRICTIONS, EASEMENTS AND/OR RIGHTS OF WAY OF RECORD, IF ANY, MAY NOT BE SHOWN OR ADDRESSED AND ARE NOT GUARANTEED.

RIEMER RESIDENCE

691 SOUTH BAYVIEW AVE FREEPORT, NEW YORK 11520



PLOT PLAN 1/8"=1'-0"

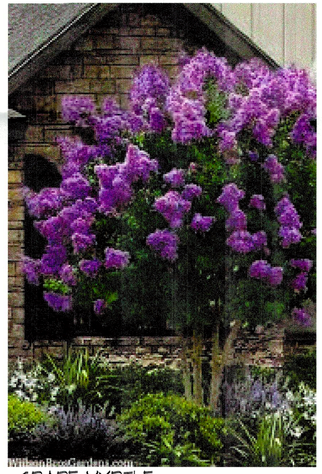
SITE INFORMATION OBTAINED FROM SURVEY PREPARED BY SCALICE LAND SURVEYING 1/4/24

LEGEND

- CRAPE MYRTLE
- LEYLAND CYPRESS
- JUNIPER HOOK
- BEACH GRASS
- ASPHALT
- HYDRANGEAS
- GRASS
- GRAVEL

LEYLAND CYPRESS

HYDRANGEA



CRAPE MYRTLE

JUNIPER HOOK

BEACH GRASS

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NEW HOME FOR:
RIEMER RESIDENCE
691 SOUTH BAYVIEW AVE. FREEPORT, NY

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206 RICHMOND AVE MASSAPEQUA, NY 11758
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COMMERCIAL ARCHITECTURE & INTERIOR DESIGN
EMAIL: BCNYARCHITECTURE@ GMAIL.COM Phone: 631-220-0969

LANDSCAPE PLAN

REVISIONS

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RIEMER RESIDENCE
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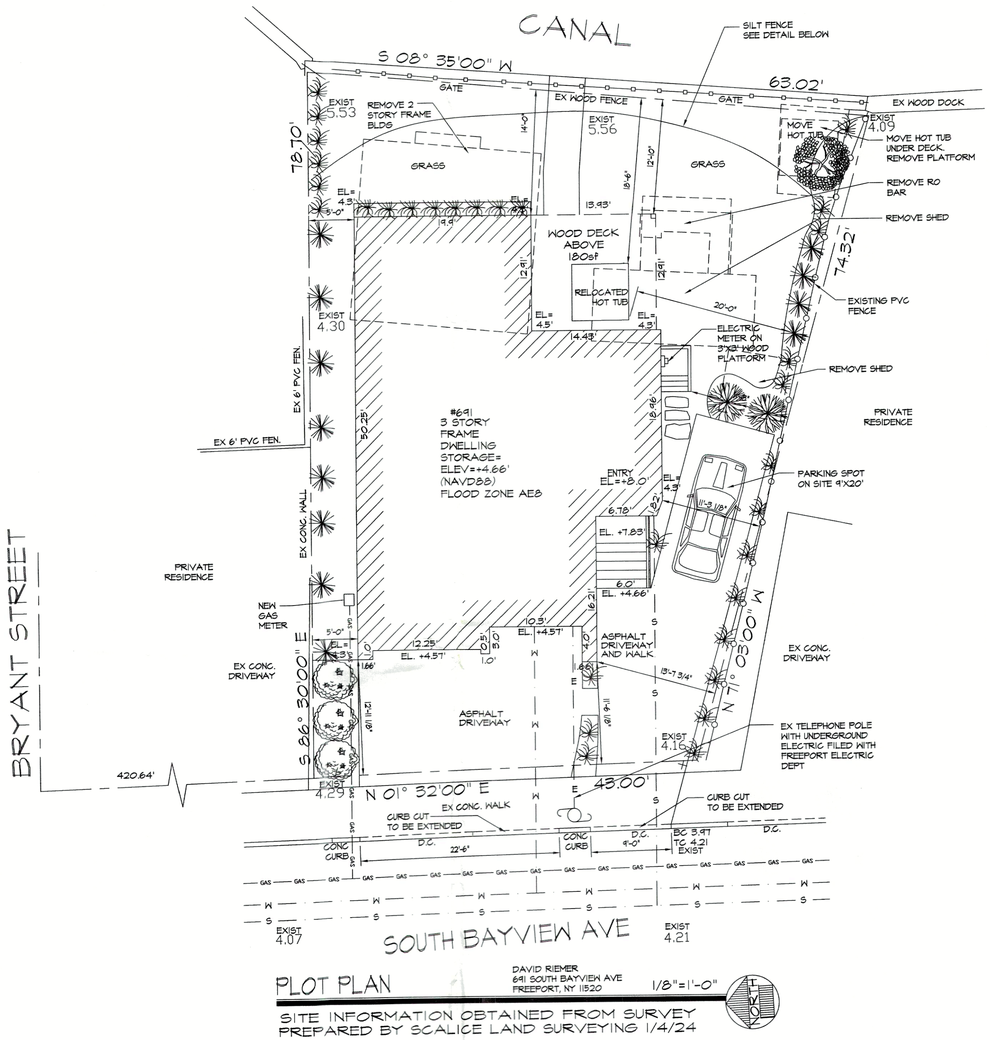


PLOT PLAN

DAVID RIEMER
641 SOUTH BAYVIEW AVE
FREEPORT, NY 11520

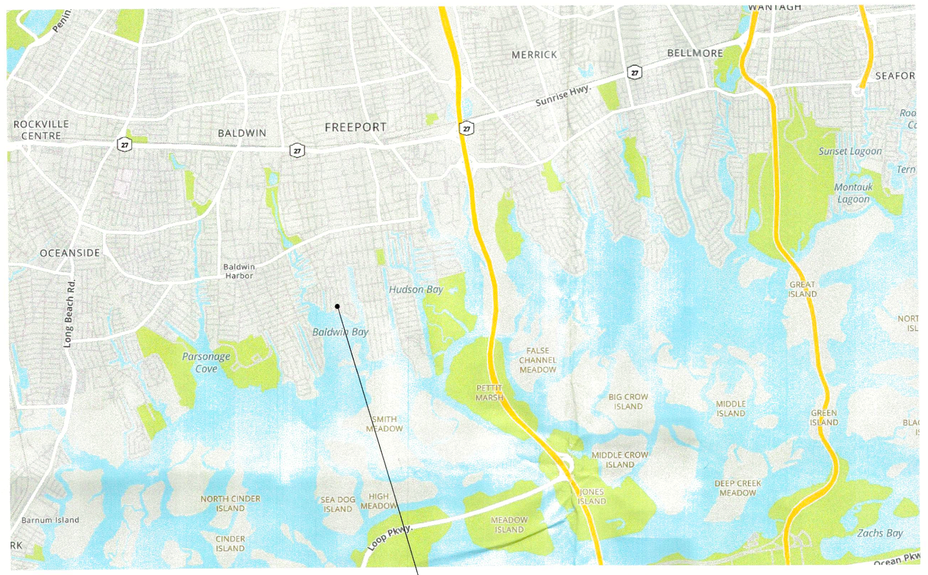
1/8"=1'-0"

SITE INFORMATION OBTAINED FROM SURVEY PREPARED BY SCALICE LAND SURVEYING 1/4/24

THIS PROJECT CONFORMS TO THE following codes:
2020 RESIDENTIAL CODE OF NEW YORK STATE,
2020 uniform code Supplement 2018 WFCM,
2020 ENERGY CONSERVATION CODE OF NEW YORK STATE

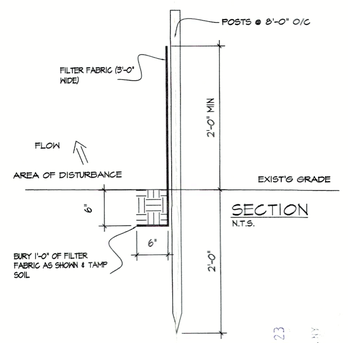
BUILDING COMPLIES WITH APPENDIX J, SECTION AJ808 & SECTION AJ30, AND STRUCTURAL WIND LOAD PER AJ3004.2

SECTION AJ3004 STRUCTURAL:
AJ3004.2 WIND LOADS. BUILDINGS SHALL COMPLY WITH THE WIND PROVISIONS OF THIS CODE AS APPLICABLE.
EXCEPTIONS:
1. DETACHED ONE AND TWO FAMILY DWELLINGS WHERE WIND LOADS AT THE NEW LOCATION ARE NOT HIGHER THAN THOSE AT THE PREVIOUS LOCATION.
2. STRUCTURAL ELEMENTS WHOSE STRESS IS NOT INCREASED BY MORE THAN 5 PERCENT.
BUILDING COMPLIES



LOCATION MAP

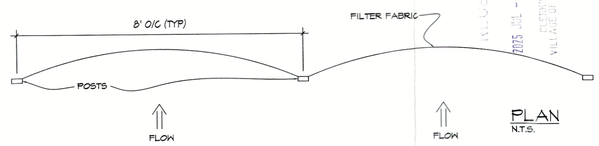
SILT FENCE



SECTION
N.T.S.

SILT FENCE NOTES:
1. PLACE SILT FENCE AT LOCATIONS AS SHOWN
2. THE SLOPE OF THE LAND FOR AT LEAST 50 FEET ADJACENT TO ANY SILT FENCE SHALL NOT EXCEED 5%.
3. SILT FENCE SHALL BE INSTALLED SO WATER CANNOT BYPASS THE FENCE AROUND THE SIDES.
4. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY.
5. SILT FENCE SHALL REMAIN IN PLACE FOR THE DURATION OF THE PROJECT UNLESS OTHERWISE DIRECTED BY THE GOVERNING AGENCY.
6. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX (6) INCHES AND FOLDED.

SILT FENCE



PLAN
N.T.S.

ZONING ANALYSIS
RESIDENCE ZONE ' A ' - SO BAYVIEW AVE, NY

SECTION: 62
BLOCK: 187
LOT: 13 & P.O. 12 (769)

	REQUIRED	EXISTING	PROPOSED
USES	RESIDENTIAL - SINGLE FAMILY	RESIDENTIAL - SINGLE FAMILY	RESIDENTIAL - SINGLE FAMILY
LOT AREA	5000 SF	3995 SF	NO CHANGE
LOT AREA OCCUPIED	30% x 4000 SF = 1,200 SF	683 sf HOUSE & SHEDS 683 / 3995 = 17.1%	1st FLOOR COVERAGE = 1,387 SF 1st FLOOR W/ 180 sf DECK = 1,567 SF 1387 / 4000 = 35% ** 1567 / 4000 = 39.2% (WITH COVERED DECK)
BUILDING HEIGHT	3 STORY OR 35' MAX.	21.52' 2 STORY	35'-0" 3 STORY
FRONT YARD	20' FRONT YARD OR AVG DEPTH WITHIN 200'=AVERAGE SETBACK XX'	48.3' EXISTING	11'-6" TO GARAGE
SIDE YARD - NORTH SIDE YARD - SOUTH	MIN. 5' SUM OF 2 SIDE YDS EQUAL 25% MIN	4.3' NORTH 30.6' SOUTH	5'-0" NORTH 11'- 3" SOUTH **
REAR YARD	20' OR 20% OF LOT DEPTH	7'-0"	14'-0" TO HOUSE **
F.A.R.			2nd FLOOR - 1387sf 3rd FLOOR 904sf 2291 / 4000 = 57%

NEW HOME FOR:
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691 SOUTH BAYVIEW AVE. FREEPORT, NY

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EMAIL: BCNYARCHITECTURE@ GMAIL.COM Phone: 631-220-0969

COVER SHEET,
SITE PLAN,
ZONING INFORMATION

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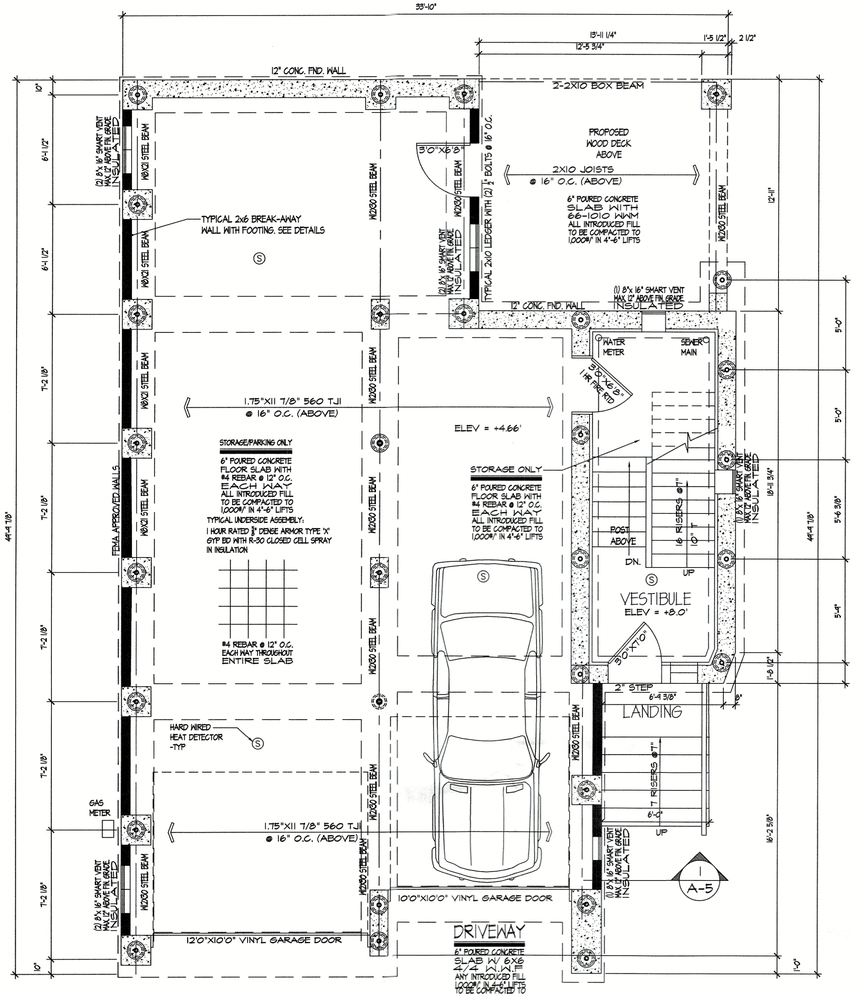
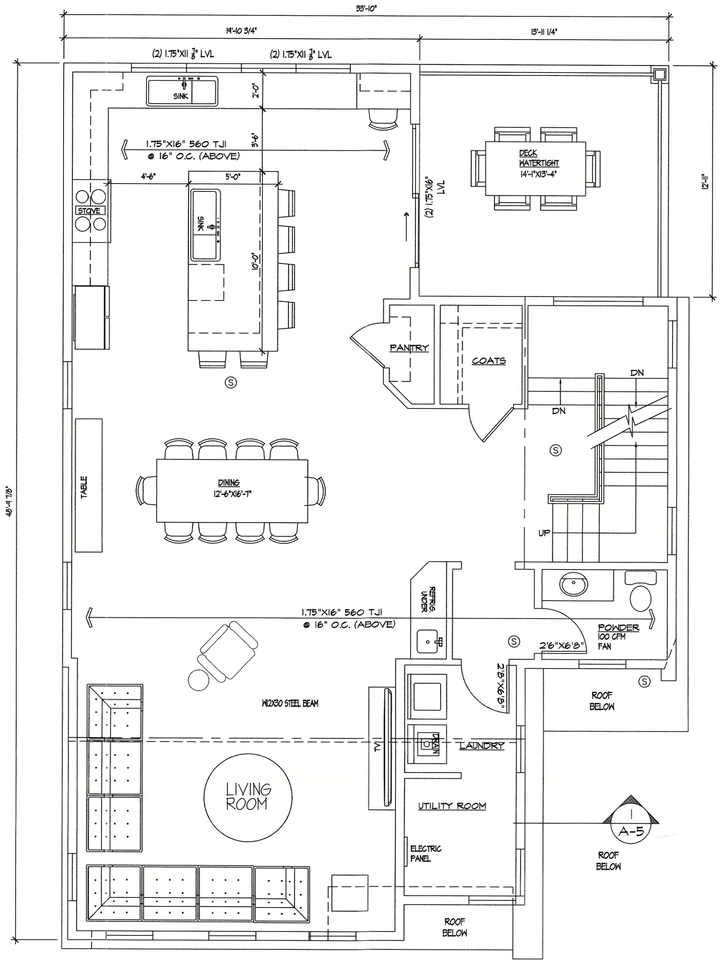


LOWER LEVEL/FOUNDATION PLAN

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

NOTES:
GARAGE: 1,379 SF.... 6.9 SMART VENTS REQUIRED AND 9 PROVIDED
ALL SMART VENTS ARE INSULATED



SECOND FLOOR PLAN

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

BREAK AWAY WALL

SCALE: = 1/4" = 1'-0"
STUDS TO BE 2X6 INSTEAD OF THE INDICATED 2X4'S

LEGEND

- 24" WIDE FTG WITH PILE AND CONC PIER
- WALLS
- BREAK AWAY WALLS
- 3'0"X6'8" NEW DOORS

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VILLAGE OF FREEPORT, NY

BC NY ARCHITECTURE
CUSTOM DESIGNED RESIDENCES
206 RICHMOND AVE MASSAPEQUA, NY 11758
SPECIALIZING IN FULL SERVICE COMMERCIAL, ARCHITECTURE AND INTERIOR DESIGN
SCHEMES OF ALL SITE PLAN APPROVALS & VARIANCES FOR NASSAU COUNTY
EMAIL: BCNYARCHITECTURE@GMAIL.COM PHONE: 631-220-0969

NEW HOME FOR:
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691 SOUTH BAYVIEW AVE. FREEPORT, NY

LOWER LEVEL PLAN
SECOND FLOOR PLAN
AND DETAIL

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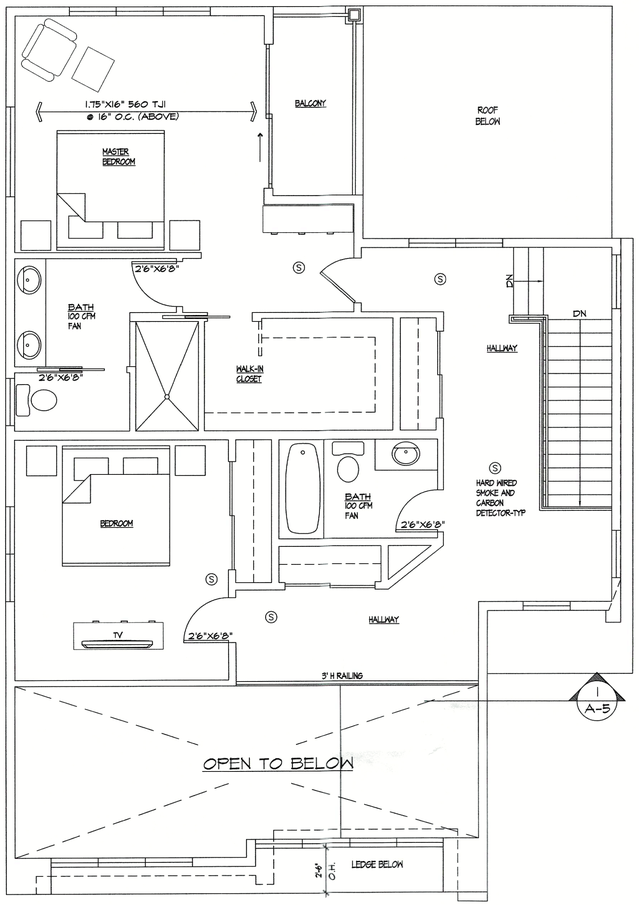
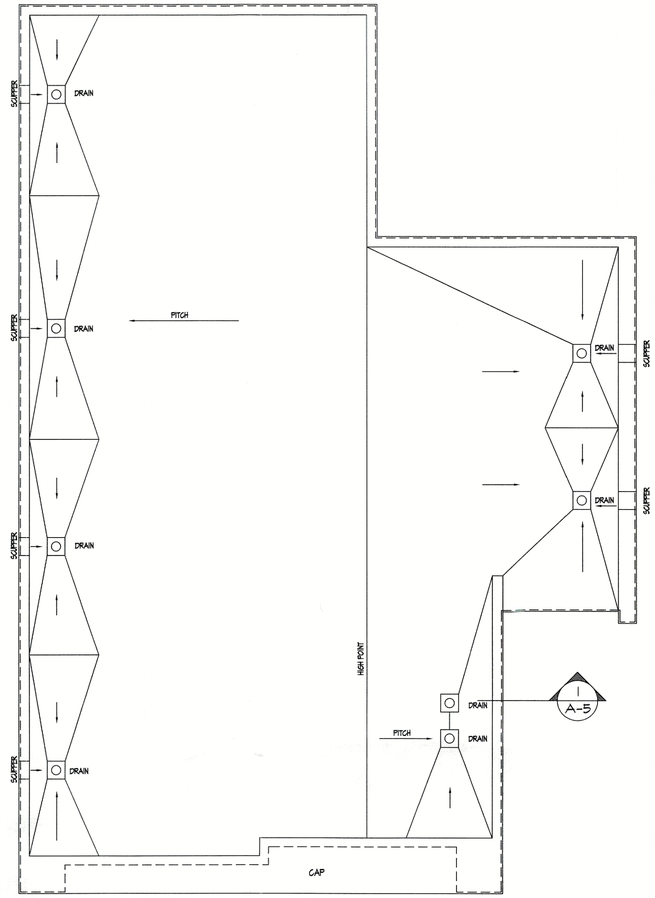


THIRD FLOOR PLAN

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



ROOF PLAN

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

LEGEND

- 24" WIDE FTG WITH PILE AND CONC PIER
- WALLS
- BREAK AWAY WALLS
- NEW DOORS (3'0"X6'8")

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CUSTOM DESIGNED RESIDENCES
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EMAIL: BCNYARCHITECTURE@GMAIL.COM Phone: 631-220-0969

NEW HOME FOR:
RIEMER RESIDENCE
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THIRD FLOOR PLAN,
ROOF PLAN

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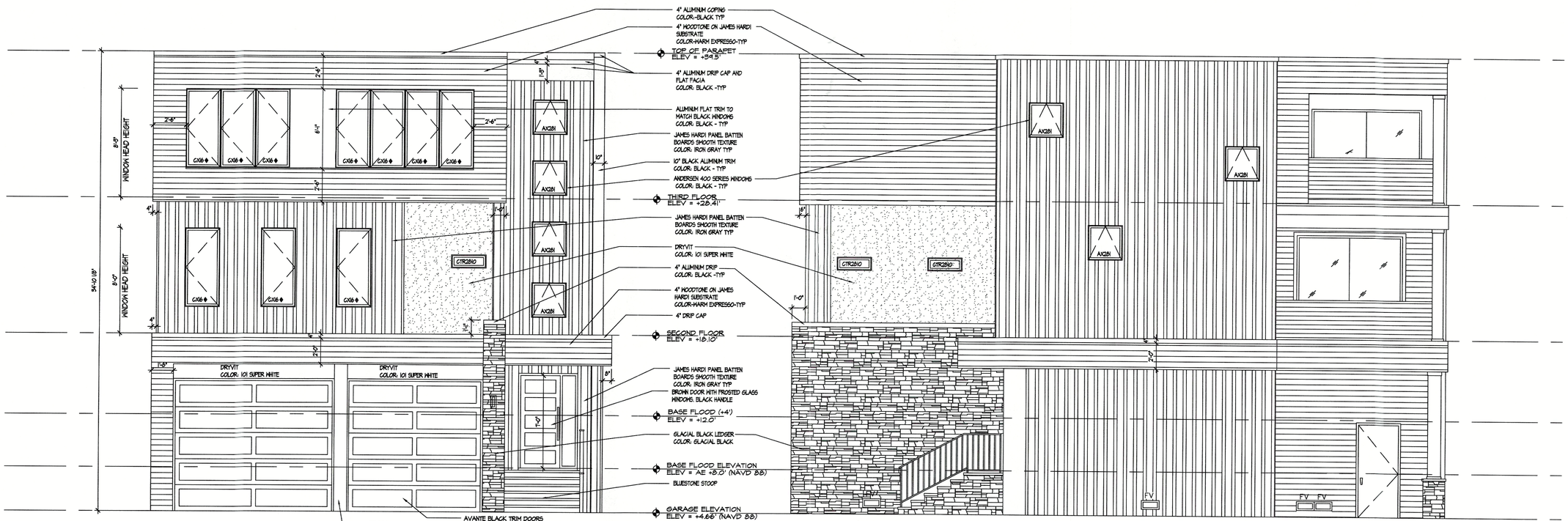
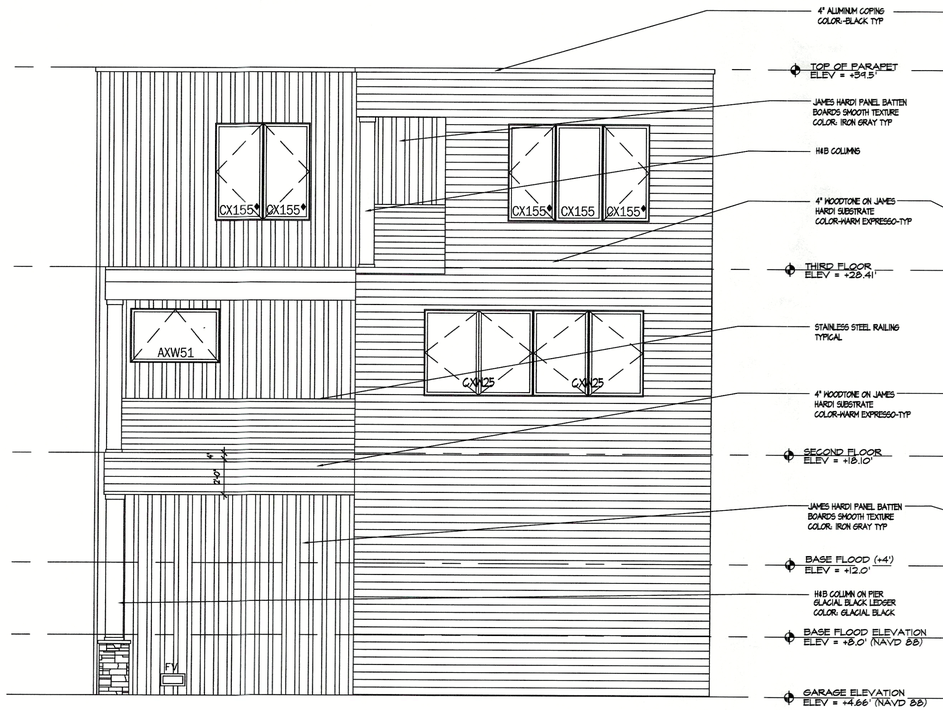


FRONT ELEVATION

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

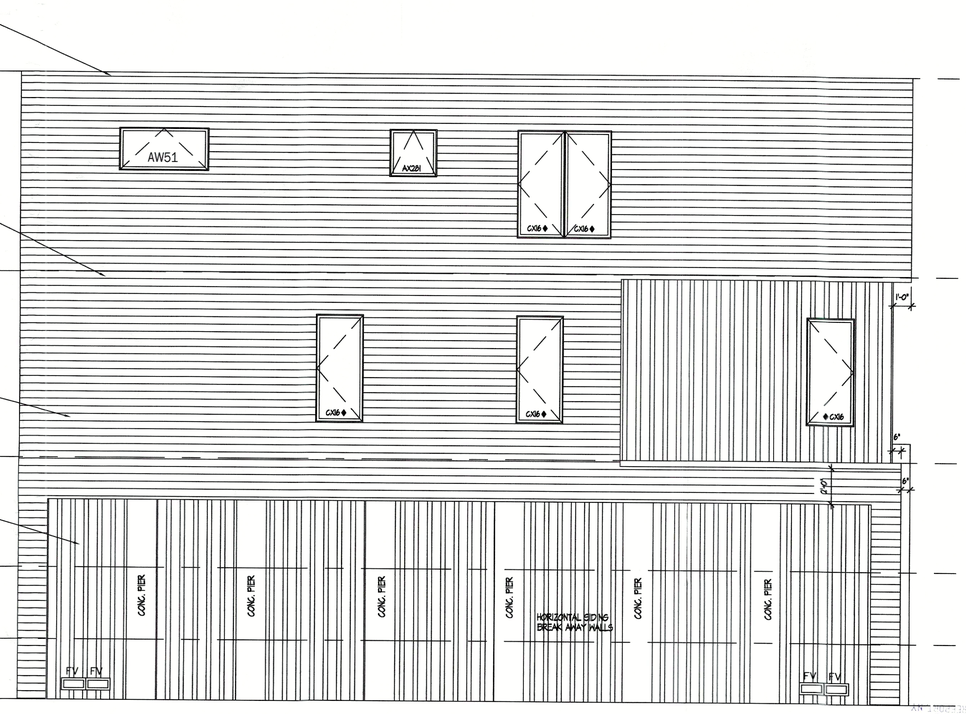
SIDE ELEVATION

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



REAR ELEVATION

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



SIDE ELEVATION

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

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RIEMER RESIDENCE

691 SOUTH BAYVIEW AVE FREEPORT, NEW YORK 11520

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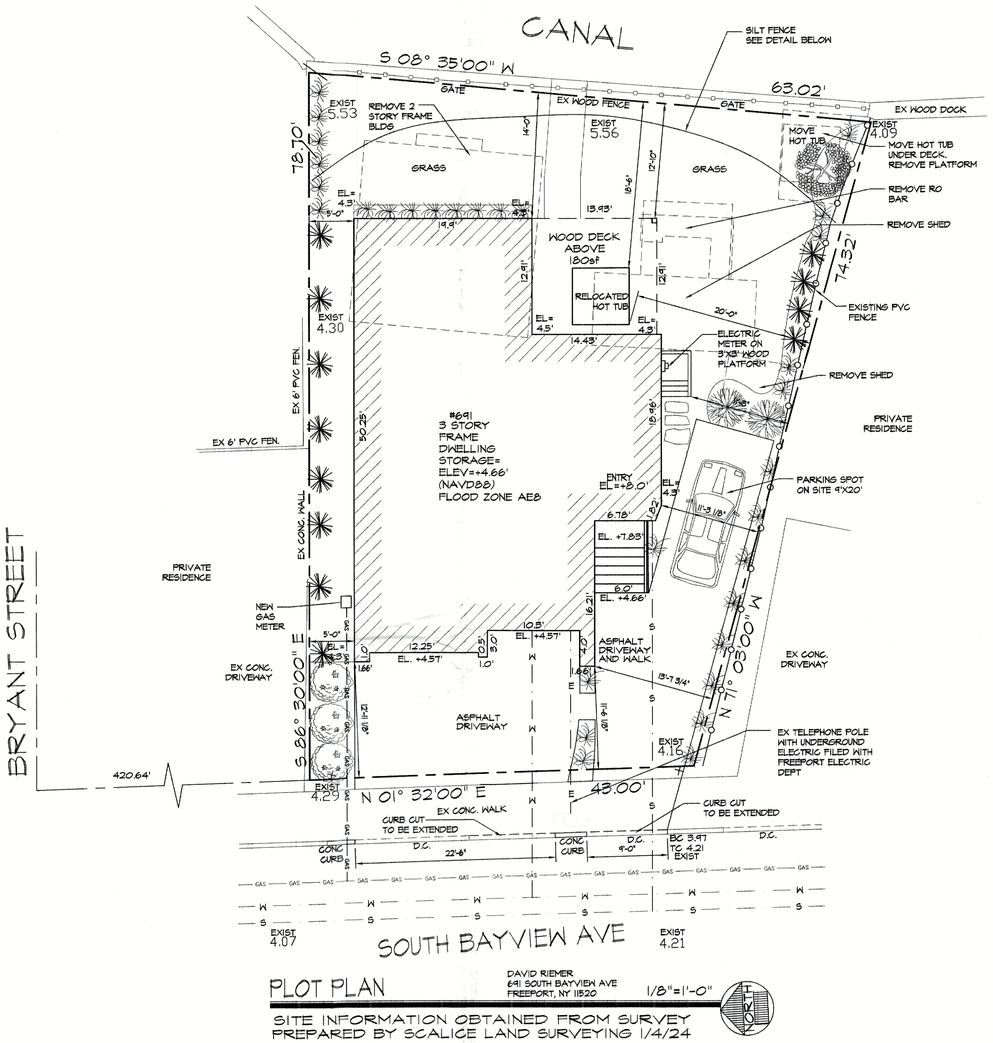


PLOT PLAN

DAVID RIEMER
691 SOUTH BAYVIEW AVE
FREEPORT, NY 11520

1/8"=1'-0"

SITE INFORMATION OBTAINED FROM SURVEY PREPARED BY SCALICE LAND SURVEYING 1/4/24

ZONING ANALYSIS

RESIDENCE ZONE ' A ' - SO BAYVIEW AVE, NY

SECTION: 62
BLOCK: 187
LOT: 13 & P.O. 12 (769)

	REQUIRED	EXISTING	PROPOSED
USES	RESIDENTIAL - SINGLE FAMILY	RESIDENTIAL - SINGLE FAMILY	RESIDENTIAL - SINGLE FAMILY
LOT AREA	5000 SF	3995 SF	NO CHANGE
LOT AREA OCCUPIED	30% x 4000 SF = 1,200 SF	683 sf HOUSE & SHEDS 683 / 3995 = 17.1%	1st FLOOR COVERAGE = 1,387 SF 1st FLOOR W/ 180 sf DECK = 1,567 SF 1387 / 4000 = 35% ** 1567 / 4000 = 39.2% (WITH COVERED DECK)
BUILDING HEIGHT	3 STORY OR 35' MAX.	21.52' 2 STORY	35'-0" 3 STORY
FRONT YARD	20' FRONT YARD OR AVG DEPTH WITHIN 200'=AVERAGE SETBACK XX'	48.3' EXISTING	11'-6" TO GARAGE
SIDE YARD - NORTH SIDE YARD - SOUTH	MIN. 5' SUM OF 2 SIDE YDS EQUAL 25% MIN	4.3' NORTH 30.6' SOUTH	5'-0" NORTH 11'- 3" SOUTH **
REAR YARD	20' OR 20% OF LOT DEPTH	7'-0"	14'-0" TO HOUSE **
F.A.R.			2nd FLOOR - 1387sf 3rd FLOOR 904sf 2291 / 4000 = 57%

THIS PROJECT CONFORMS TO THE FOLLOWING CODES:
2020 RESIDENTIAL CODE OF NEW YORK STATE,
2020 UNIFORM CODE SUPPLEMENT 2018 WFCM,
2020 ENERGY CONSERVATION CODE OF NEW YORK STATE

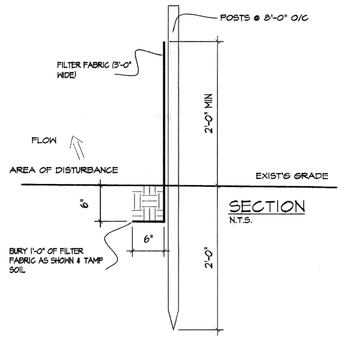
BUILDING COMPLIES WITH APPENDIX J, SECTION AJ608 & SECTION AJ10, AND STRUCTURAL WIND LOAD PER AJ3004.2

SECTION AJ3004 STRUCTURAL.
AJ3004.2 WIND LOADS. BUILDINGS SHALL COMPLY WITH THE WIND PROVISIONS OF THIS CODE AS APPLICABLE.
EXCEPTIONS:
1. DETACHED ONE AND TWO FAMILY DWELLINGS WHERE WIND LOADS AT THE NEW LOCATION ARE NOT HIGHER THAN THOSE AT THE PREVIOUS LOCATION.
2. STRUCTURAL ELEMENTS WHOSE STRESS IS NOT INCREASED BY MORE THAN 5 PERCENT.

BUILDING COMPLIES

LOCATION MAP

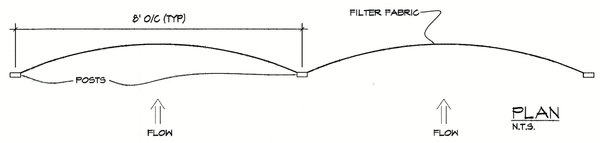
SILT FENCE



SILT FENCE NOTES:
1. PLACE SILT FENCE AT LOCATIONS AS SHOWN
2. THE SLOPE OF THE LAND FOR AT LEAST 50 FEET ADJACENT TO ANY SILT FENCE SHALL NOT EXCEED 5%.
3. SILT FENCE SHALL BE INSTALLED SO WATER CANNOT BYPASS THE FENCE AROUND THE SIDES.
4. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY.
5. SILT FENCE SHALL REMAIN IN PLACE FOR THE DURATION OF THE PROJECT UNLESS OTHERWISE DIRECTED BY THE GOVERNING AGENCY.
6. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX (6) INCHES AND FOLDED.

SECTION
N.T.S.

SILT FENCE



PLAN
N.T.S.

NEW HOME FOR
RIEMER RESIDENCE
691 SOUTH BAYVIEW AVE. FREEPORT, NY

BC NY ARCHITECTURE
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2206 RICHMOND AVE MASSAPEQUA NY 11758
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PH: (516) 314-4144 FAX: (516) 520-5167
EMAIL: BCNYARCHITECTURE@GMAIL.COM PHONE: 631-220-0989

REGISTERED ARCHITECT
RICHARD D. BOYD
No. 020770
STATE OF NEW YORK

COVER SHEET,
SITE PLAN,
ZONING INFORMATION

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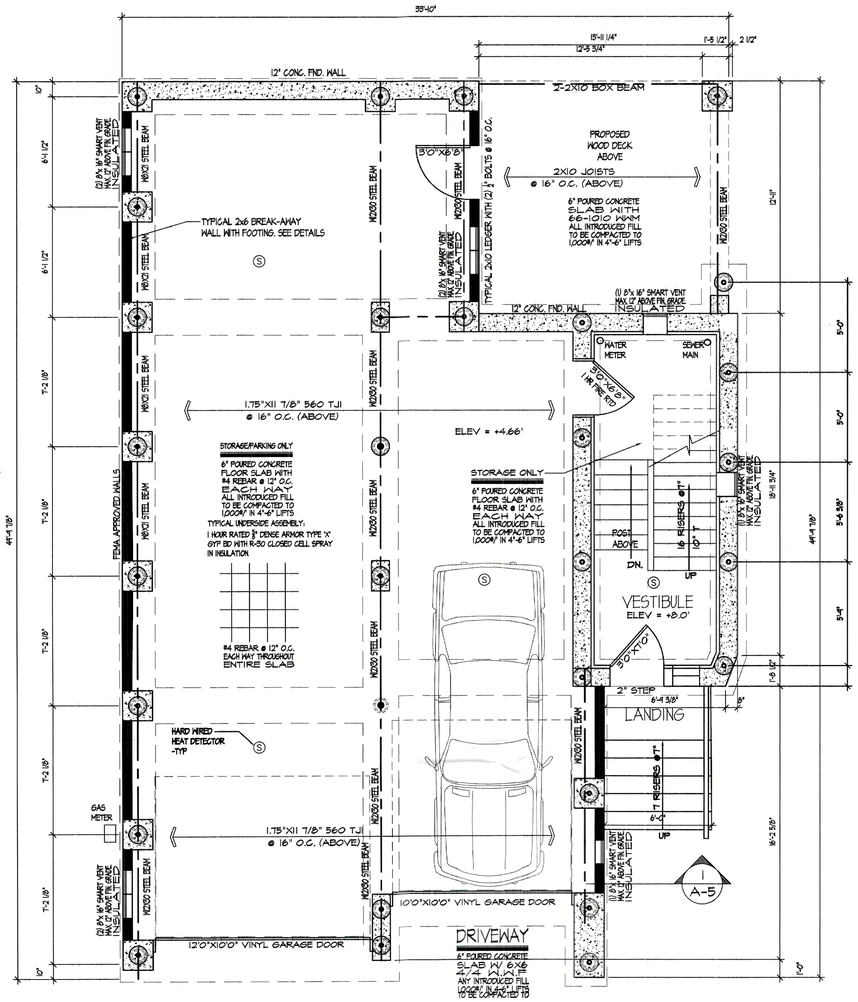
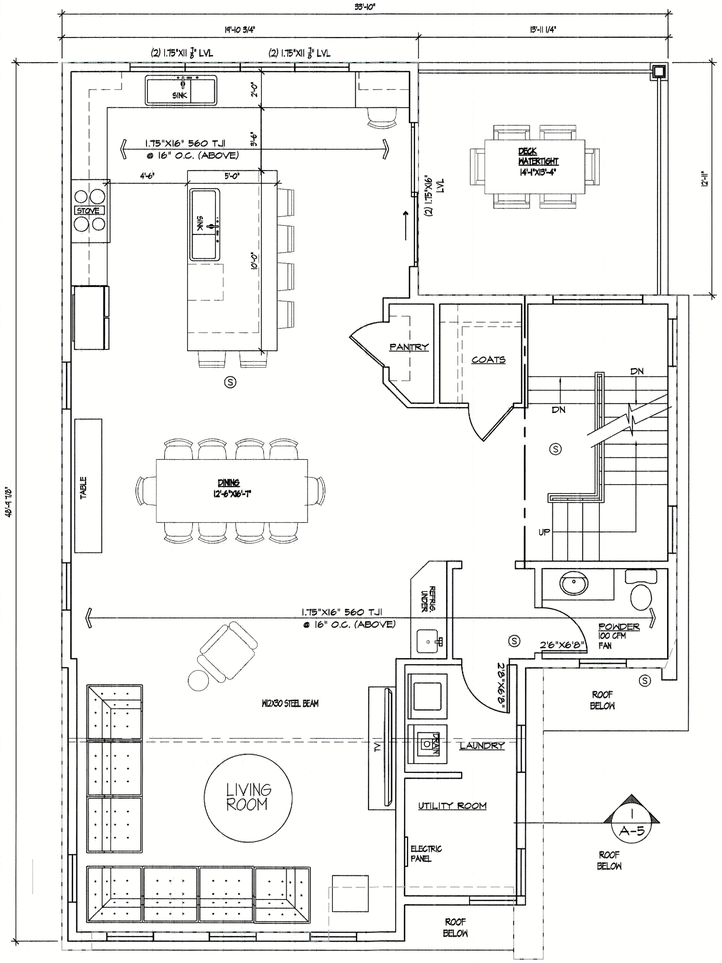


LOWER LEVEL/FOUNDATION PLAN

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

NOTES:
GARAGE: 1,379 SF.... 6.9 SMART VENTS REQUIRED AND 9 PROVIDED
ALL SMART VENTS ARE INSULATED



SECOND FLOOR PLAN

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

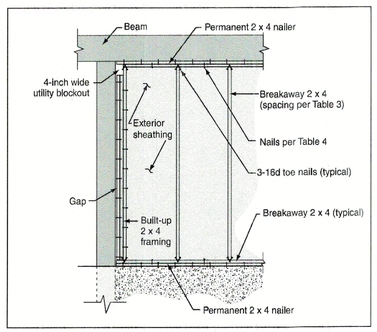


Figure 16. Typical wood-framed breakaway wall construction (simplified method)

BREAK AWAY WALL

SCALE: = 1/4" = 1'-0"
STUDS TO BE 2X6 INSTEAD OF THE INDICATED 2X4'S

LEGEND

- 24" WIDE FTG WITH PILE AND CONC PIER
- WALLS
- BREAK AWAY WALLS
- 3'0"X6'8" NEW DOORS

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REGISTERED ARCHITECT
RICHARD D. BIVONA
NO. 020770
STATE OF NEW YORK

NEW HOME FOR
RIEMER RESIDENCE
691 SOUTH BAYVIEW AVE. FREEPORT, NY

LOWER LEVEL PLAN
SECOND FLOOR PLAN
AND DETAIL

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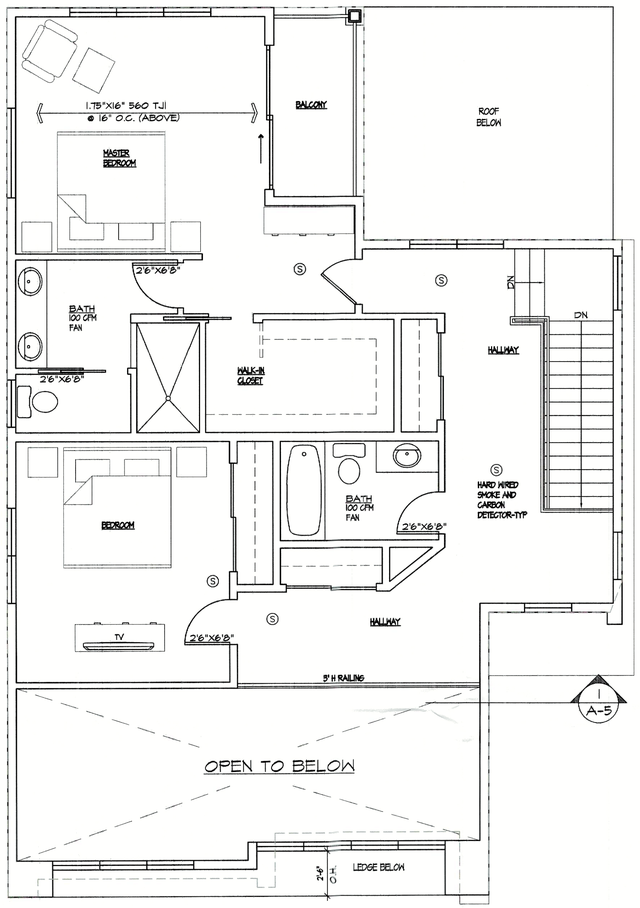
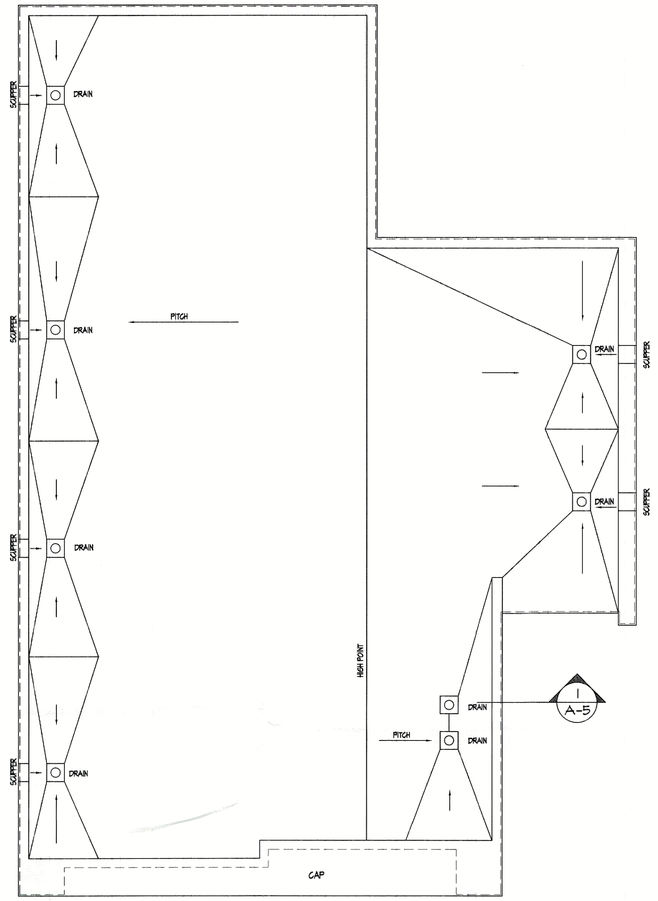


THIRD FLOOR PLAN
SCALE: = 1/4" = 1'-0"



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

LEGEND

- 24" WIDE FTG WITH PILE AND CONC PIER
- WALLS
- BREAK AWAY WALLS
- 3'0"X6'8" NEW DOORS

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CUSTOM DESIGNED RESIDENCES
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REGISTERED ARCHITECT
RICHARD D. BOYD
No. 020770
STATE OF NEW YORK

NEW HOME FOR
RIEMER RESIDENCE
691 SOUTH BAYVIEW AVE. FREEPORT, NY

THIRD FLOOR PLAN,
ROOF PLAN

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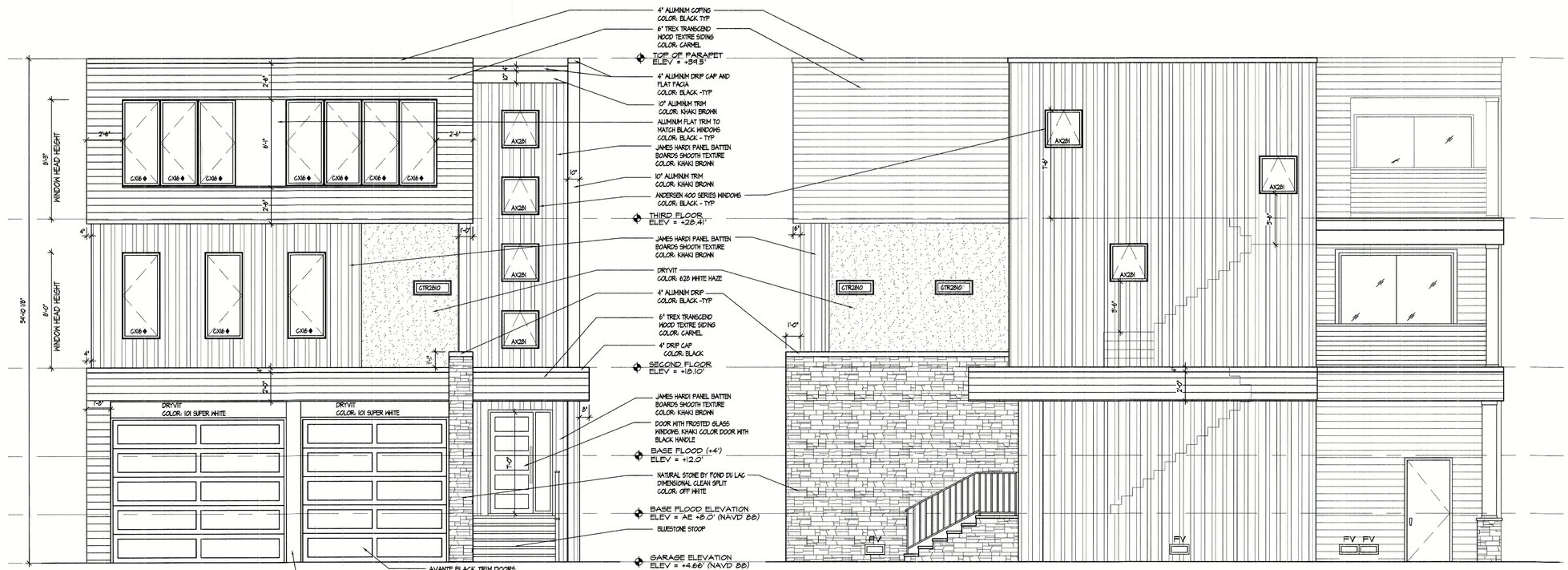
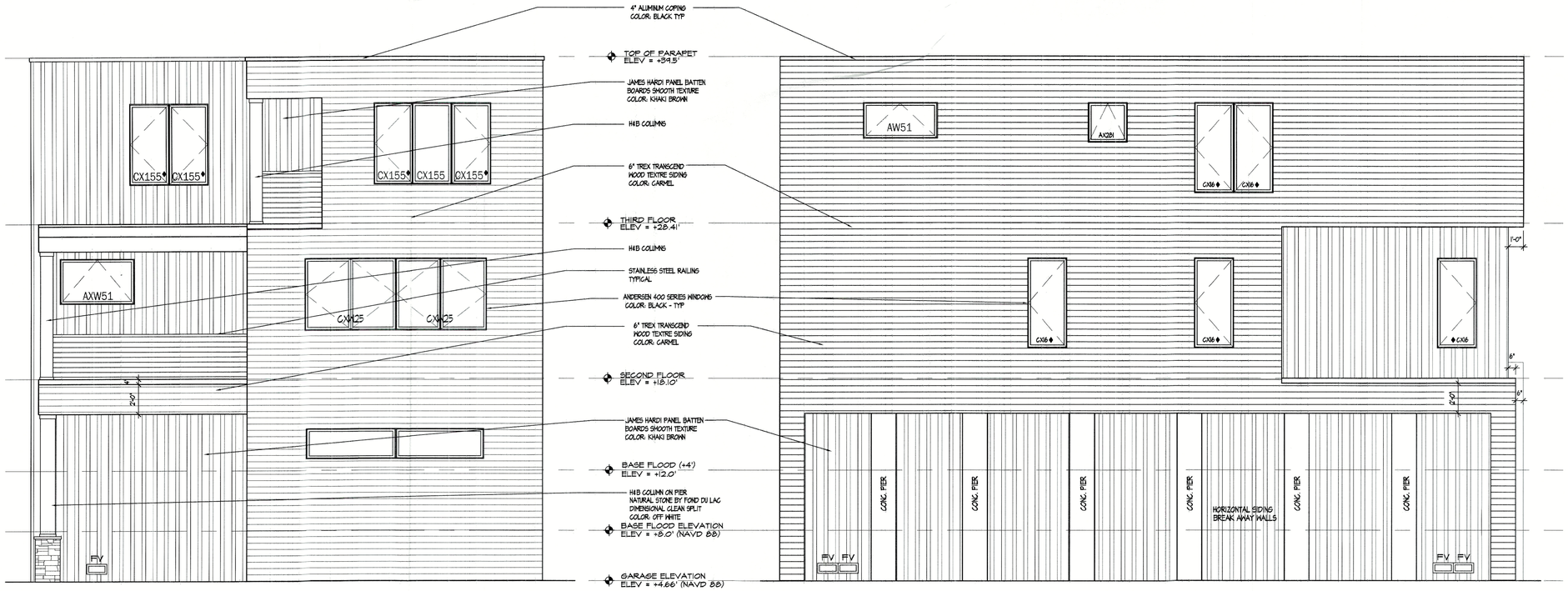


FRONT ELEVATION

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

SIDE ELEVATION

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



REAR ELEVATION

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

SIDE ELEVATION

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

EXTERIOR MATERIAL LIST:

SIDING:
JAMES HARDI BOARD AND BATTEN
SMOOTH TEXTURE
COLOR: KHAKI BROWN

SIDING:
6" TREX TRANSCEND
WOOD TEXTURE SIDING
COLOR: CARMEL

SIDING:
EIFS STUCCO
COLOR: #628 WHITE HAZE

STONE: NATURAL STONE FOND DU LAC
DIMENSIONAL CLEAN SPLIT
COLOR: OFF WHITE

PARAPET CAPS:
ALUMINUM
COLOR: BLACK

WINDOWS:
ANDERSEN 400 SERIES
COLOR: BLACK FRAME

GARAGE DOORS:
CLOPAY - AVANTE
COLOR: ALUMINUM BLACK FRAME WITH
WHITE FROSTED ACRYLIC GLASS

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691 SOUTH BAYVIEW AVE. FREEPORT, NY

BG NY ARCHITECTURE
CUSTOM DESIGNED RESIDENCES
206 RICHMOND AVE MASSAPEQUA, NY 11758
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PHONE: 631-220-0999 FAX: 631-220-0999
EMAIL: BGNYARCHITECTURE@GMAIL.COM PHONE: 631-220-0999

REGISTERED ARCHITECT
RICHARD D. BOYD
No. 020770
STATE OF NEW YORK

ELEVATIONS

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Application Date: 7/2/25
Fees Paid: $ 450.00

SP# 3842

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: 92 EVANS AVE ZONING DISTRICT RES A

SECTION 55 BLOCK 396 LOT 370 LOT SIZE: 50x125

☐ TENANT **APPLICANT** ☐ LESSEE	**PROPERTY OWNER**
Name: CHRIS GRAY	Name: PETER PEKICH
Address: 2401 CAPRI PL N BELLMORE, NY 11710	Address: 139 OAKLAND AVE W HEMPSTEAD, NY 11552
Telephone #: 516 679-4722	Telephone #: 631 383-5112

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

Present Land Use: VACANT **Proposed Land Use:** 1 FAMILY DWELLING

Description of Proposed Work: PROPOSED ONE FAMILY DWELLING

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

_____ 7-1-25
APPLICANT'S SIGNATURE DATE

Sworn to before me this 1 day of JULY, 2025
Maralin Merklin-Gray
Notary Public

MARALIN MERKLIN GRAY
Notary Public, State of New York
No. 01ME6120194
Qualified In Nassau County
Commission Expires December 13, 2028

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****

Property Owner's Consent:

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

_____ 7-1-25
PROPERTY OWNER'S SIGNATURE DATE

Sworn to before me this 1 day of JULY, 2025
_____
Notary Public

CHRISTOPHER L. GRAY
Notary Public, State of New York
No. 01GR6108433
Qualified In Nassau County
Commission Expires April 19, 2023

****

FOR VILLAGE USE ONLY

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

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

INC. VILLAGE OF FREEPORT

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

ROBERT T. KENNEDY
MAYOR

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER
June 12, 2025

Peter Pekich
92 Evans Ave
Freeport, NY 11520

RE: **92 Evans Ave, Freeport, NY 11520**
Zoning District – Residence A Sec. 55 Blk. 396, Lot 370
Building Permit Application #20254236
Description: Proposed 2,648 Sf two story 1 family dwelling.

Dear Sir/Madam

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

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

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

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

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OF FREEPORT, NY

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings
/Daniela Hernandez
cc: Village Clerk
ZBA Approval Needed: **NO**

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

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

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

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

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

Project:

Building Permit App. 20254236

Location: 92 Evans Ave, Freeport NY 11520
Applicant: Peter Pekich
Description: Proposed 2,648 Sf two story 1 family dwelling.

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

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

REASON(S) FOR DETERMINATION

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

A)

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

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Dated: June 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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Freeport, NY

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:
PEKICH RESIDENCE

Project Location (describe, and attach a location map):
92 ELMMS AVE FREEPORT, NY 11520

Brief Description of Proposed Action:
PROPOSED 1 FAMILY DWELLING

Name of Applicant or Sponsor:
CHRIS GRAY

Telephone: 516 679 4722

E-Mail: GRAYARCH@VERIZON.NET

Address:
2401 CARR PL

City/PO:
N BELLMORE

State:
NY

Zip Code:
11710

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

3.a. Total acreage of the site of the proposed action? .14 acres
b. Total acreage to be physically disturbed? .03 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .14 acres

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

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

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

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

Applicant/sponsor name: Chris Gray Date: 5-2-25

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?	☐	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☐	☐
3. Will the proposed action impair the character or quality of the existing community?	☐	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☐	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☐	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☐	☐
7. Will the proposed action impact existing: a. public / private water supplies?	☐	☐
b. public / private wastewater treatment utilities?	☐	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☐	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☐	☐

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

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

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

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

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

96 EVANS AVE

SUBJECT PARCEL-
VACANT

88 EVANS AVE

34 WALLACE ST

99 EVANS AVE

97 EVANS AVE

GRAY ARCHITECTURAL SERVICES, P.C.
2401 CAPRI PL. N. BELLMORE, N.Y. 11710
516 679-4722 FAX 516 679-2698
grayarchserv@verizon.net

92 EVANS AVE
FREEPORT, NY 11520

PHOTOS

1

6-25-25

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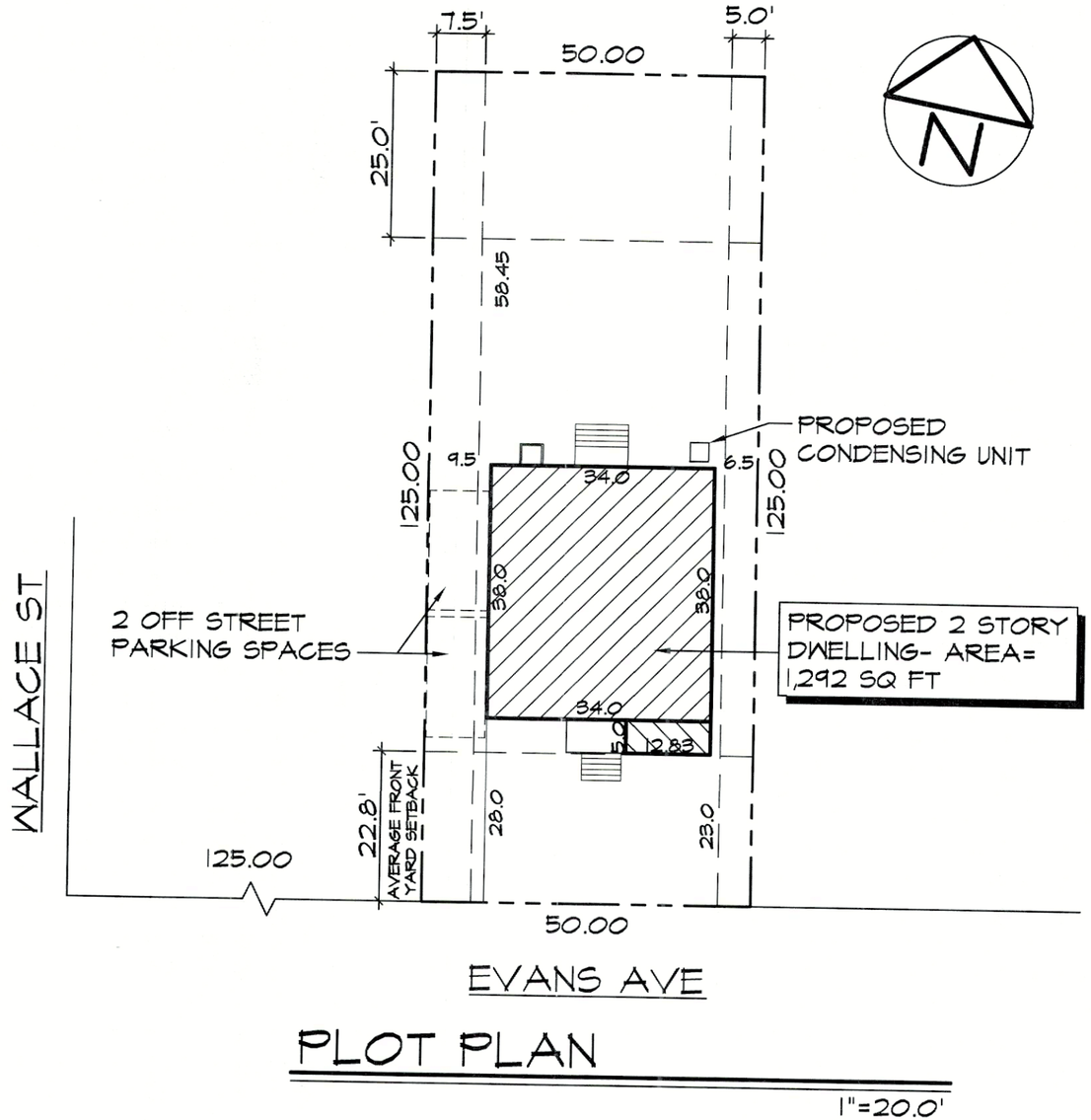
92 EVANS AVE
FREEPORT, NY 11520

RENDERING

6-25-25



PLOT PLAN

1"=20.0'

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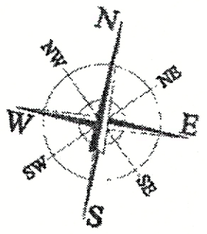
VILLAGE OF FREEPORT, NY

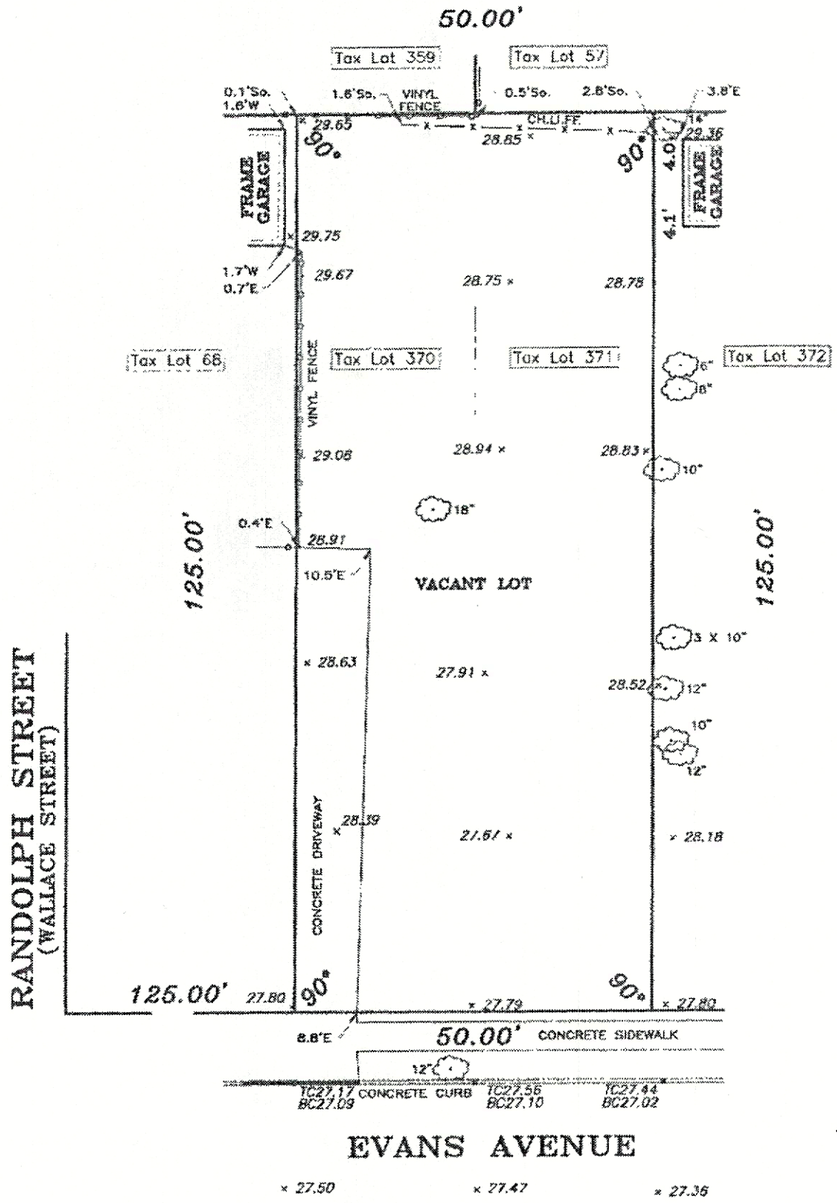
GRAY ARCHITECTURAL SERVICES, P.C.
2401 CAPRI PL. N. BELLMORE, N.Y. 11710
516 679-4722 FAX 516 679-2698
grayarchserv@verizon.net

92 EVANS AVE
FREEPORT, NY 11520

PLOT PLAN
4-1-25

JOB No.: 24-54962E





AVERAGE FRONT YARD SETBACK CALCULATION		
EVANS AVENUE		
BLOCK:	LOTS:	
396	67	24.5'
	68	24.8'
	372, 373 & 374	19.0'
	68.3/3 =	22.8'

LEGEND:

5" TREE WITH SIZE

NOTES: 1) ELEVATIONS AND ESTABLISHED GRADES SHOWN HEREON REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

TOTAL AREA OF THE PARCEL= 6,250.00 SQ.FT.= 0.143 ACRE

TOPOGRAPHICAL SURVEY

LOTS 370 & 371
"MAP OF FREEPORT MANOR"
FILED 8/12/1904 AS MAP #248, CASE #1686

LOCATED AT:

INCORPORATED VILLAGE OF FREEPORT, TOWN OF HEMPSTEAD, COUNTY AND STATE OF NEW YORK

TAX DESIGNATION:

SECTION: 55, BLOCK: 396, LOTS: 370, 371

SURVEYED ON: *APRIL 29, 2024*

DRAWN BY: *ZS* | ***CHECKED BY:*** *AT*

STATE OF NEW YORK * ALEXANDER TSUKERMAN * 050189 LICENSED LAND SURVEYOR

ALEXANDER TSUKERMAN N.Y.S.-L.S. № 050189

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

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

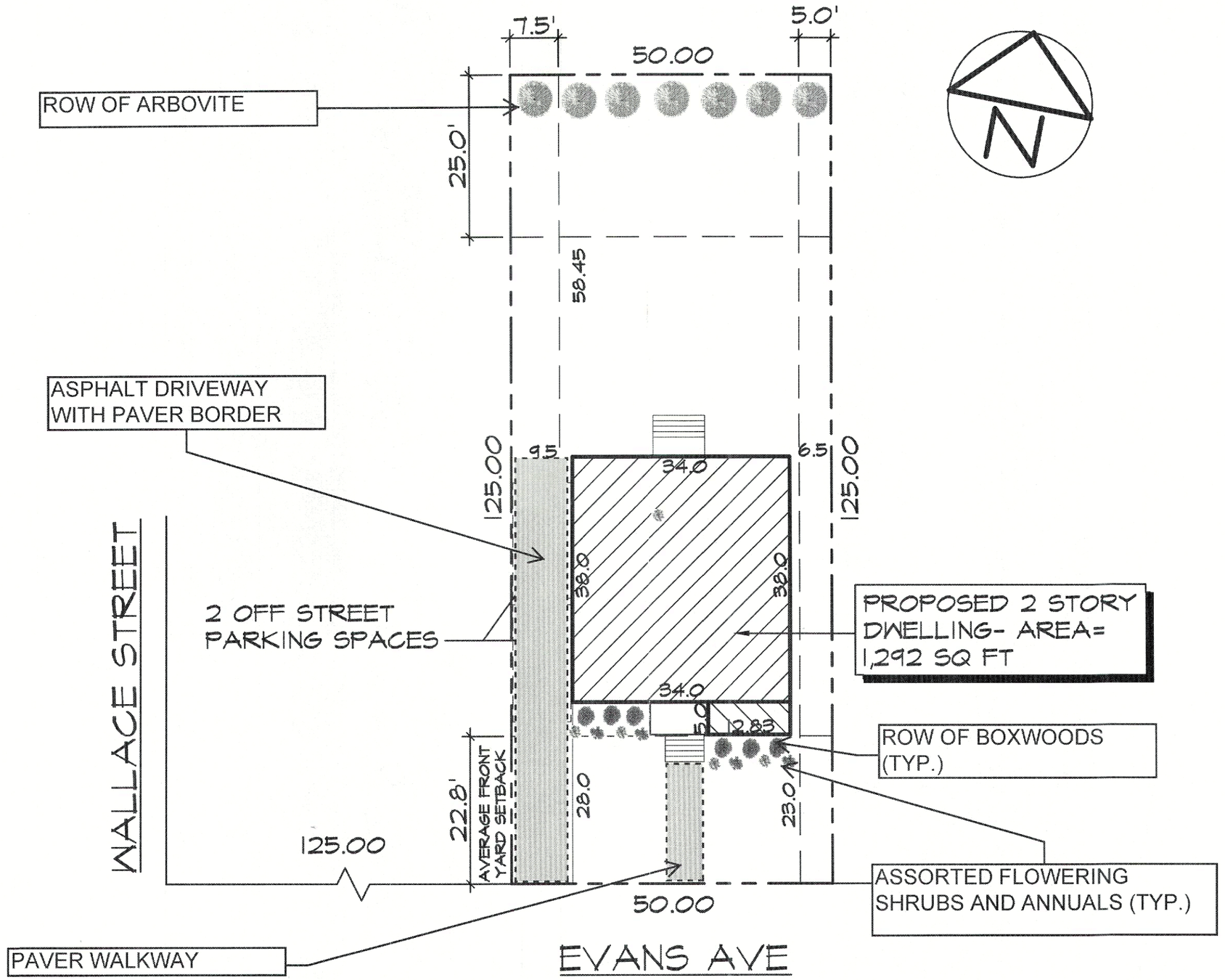
UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.
COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

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

20 0 20 40 60

Scale 1" = 20'

LEONARD J. STRANDBERG AND ASSOCIATES,
CONSULTING ENGINEERS AND LAND SURVEYORS, P.C.
32 SMITH STREET, FREEPORT, NY 11520
*516-378-2064 * 212-213-4090 * FAX 516-378-6649*
EMAIL: INFO@LJSPC.COM



LANDSCAPE PLAN

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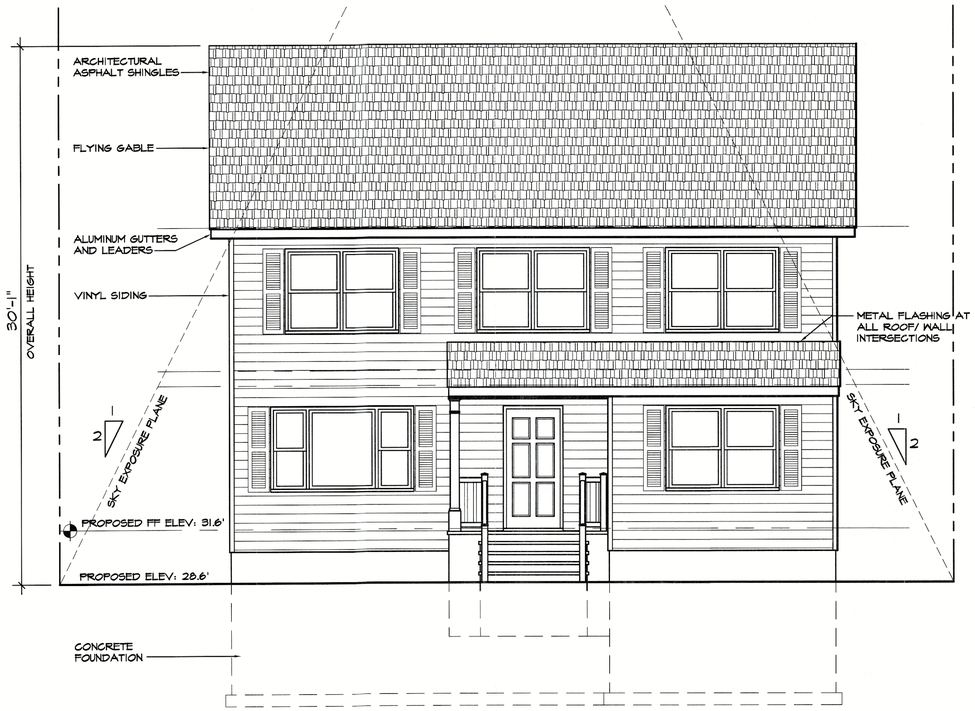


FRONT ELEVATION

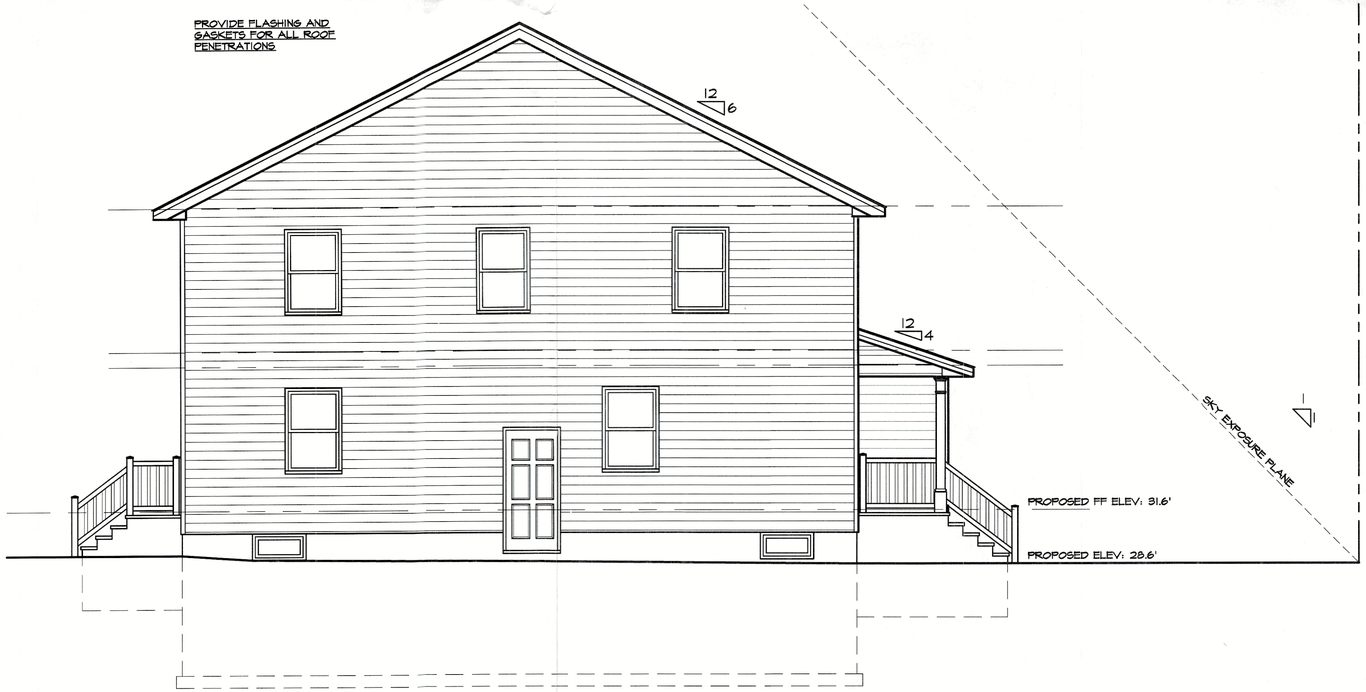
1/4"=1'-0"

EXTERIOR FINISHES

ROOF SHINGLES	ARCHITECTURAL ASPHALT	PEWTER GRAY
SIDING	VINYL DUTCHLAP 4½" EXPOSURE	MIDNIGHT BLUE
FASCIA TRIM	ALUMINUM	WHITE
GUTTERS & LEADERS	ALUMINUM	WHITE
WINDOWS	VINYL	WHITE
HANDRAIL/GUARDRAIL	PVC	WHITE

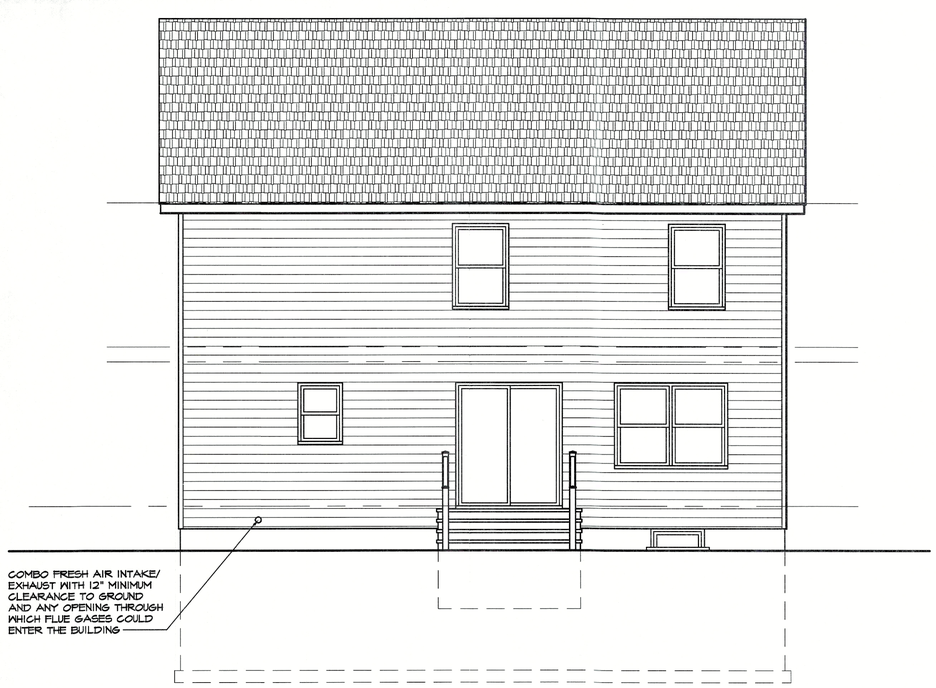
RIGHT SIDE ELEVATION

1/4"=1'-0"



LEFT SIDE ELEVATION

1/4"=1'-0"



REAR ELEVATION

1/4"=1'-0"

GRAY ARCHITECTURAL SERVICES, P.C.
2401 CAPRI PL N. BELLMORE, N.Y. 11710
PHONE 516 679-4722 FAX 516 679-2698
grayarchserv@verizon.net grayarchserv.com
Chris Gray 27536 Registered through 8-31-2026

REGISTERED ARCHITECT CHRISTOPHER T. GRAY 027536 STATE OF NEW YORK

CLERKS OFFICE VILLAGE OF FREEPORT, NY 2025 JUN 27 P 3:55 $95.00

PEKICH RESIDENCE
92 EVANS AVE
FREEPORT, NY 11520

VILLAGE OF FREEPORT

PROPOSED 1 FAMILY DWELLING

DATE 4-1-25

DRAW BY VB

A5

OF 5

GRAY ARCHITECTURAL SERVICES, P.C.
2401 Capri Pl. N. Bellmore, N.Y. 11710
516 679-4722 Fax 516 679-2698
grayarchserv@verizon.net

July 25, 2025

Village of Freeport
Village Clerk
46 N Ocean Ave
Freeport, NY 11520

Re: SP-3842
Pekich Residence
92 Evans Ave
Freeport, NY 11520

Lisa DeBourg,

Enclosed find revised rendering with changes as discussed. Elevations with revised colors. Cut sheet of exterior light fixture.

If you have any questions. feel free to give me a call.

Chris Gray

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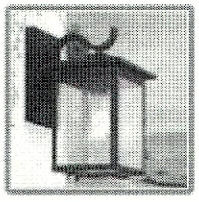
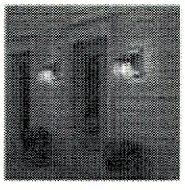
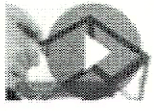
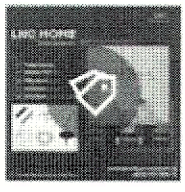
Matte Black Outdoor Sconce for Entryway Porch Patio Gazebo Pergola, 1-Light Rust-Proof Wall Light with Seedy Glass Shade

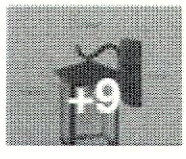
★★★★☆ (19) ⌄ Questions & Answers (4)

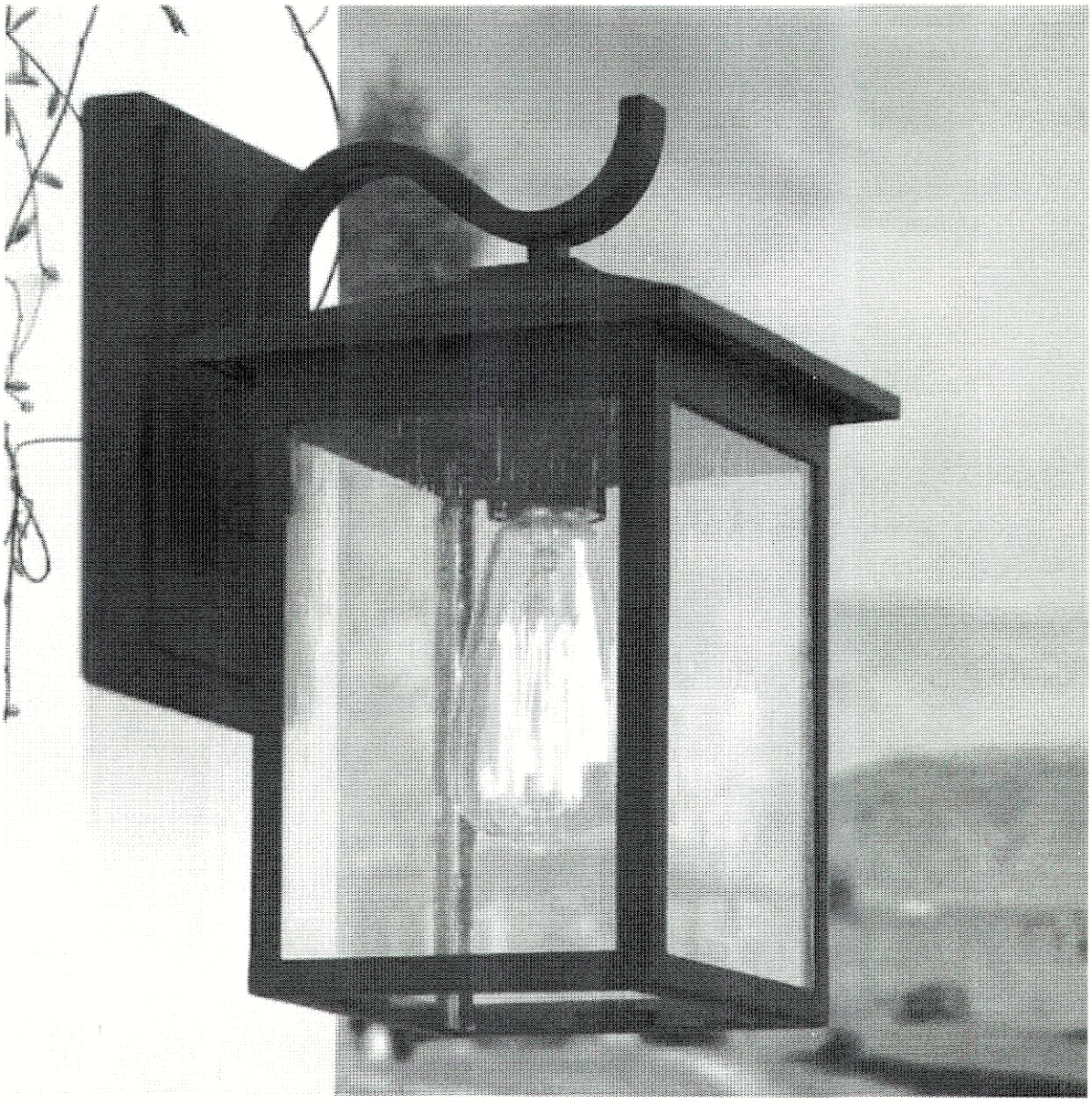












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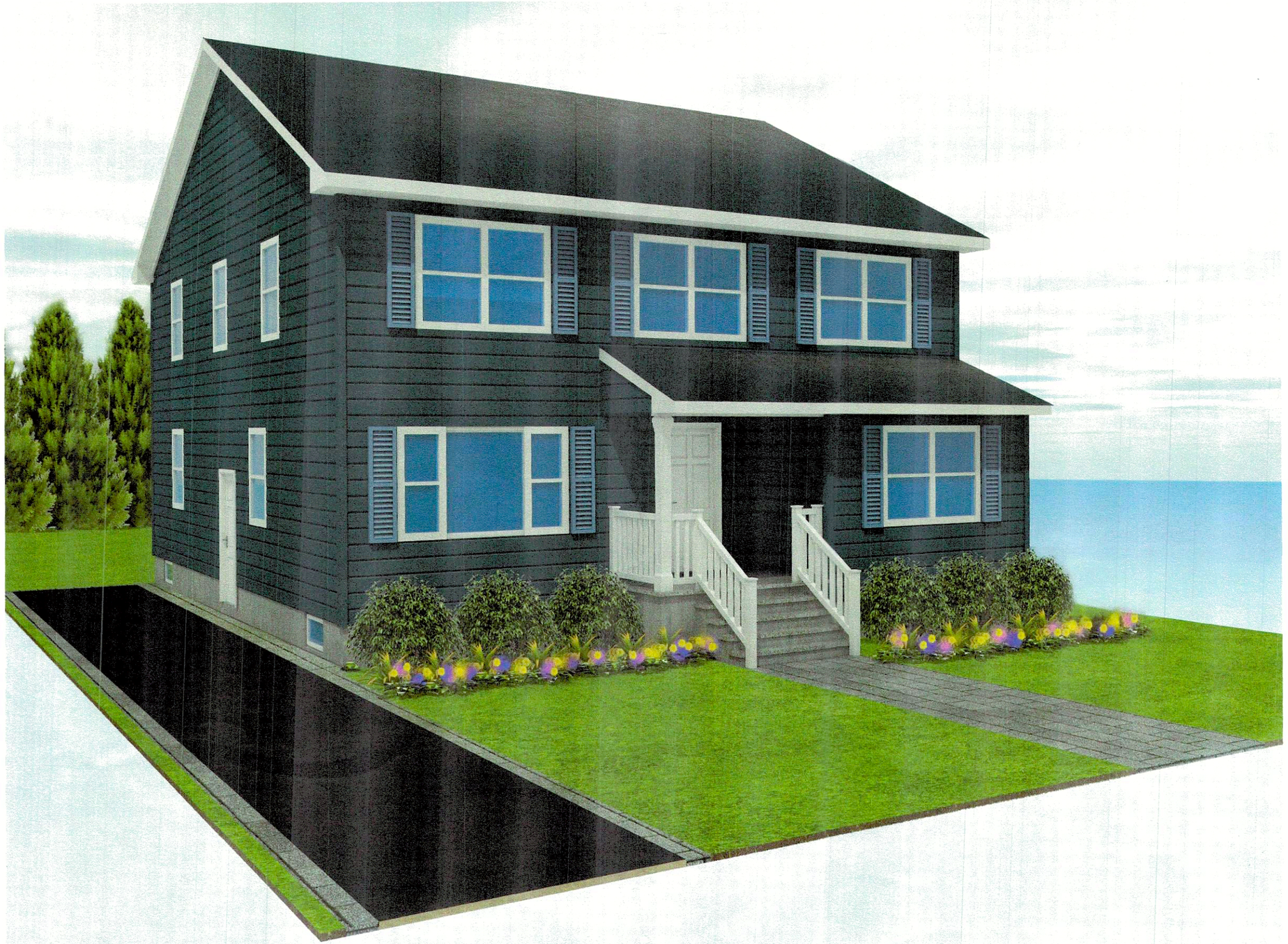

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GRAY ARCHITECTURAL SERVICES, P.C.
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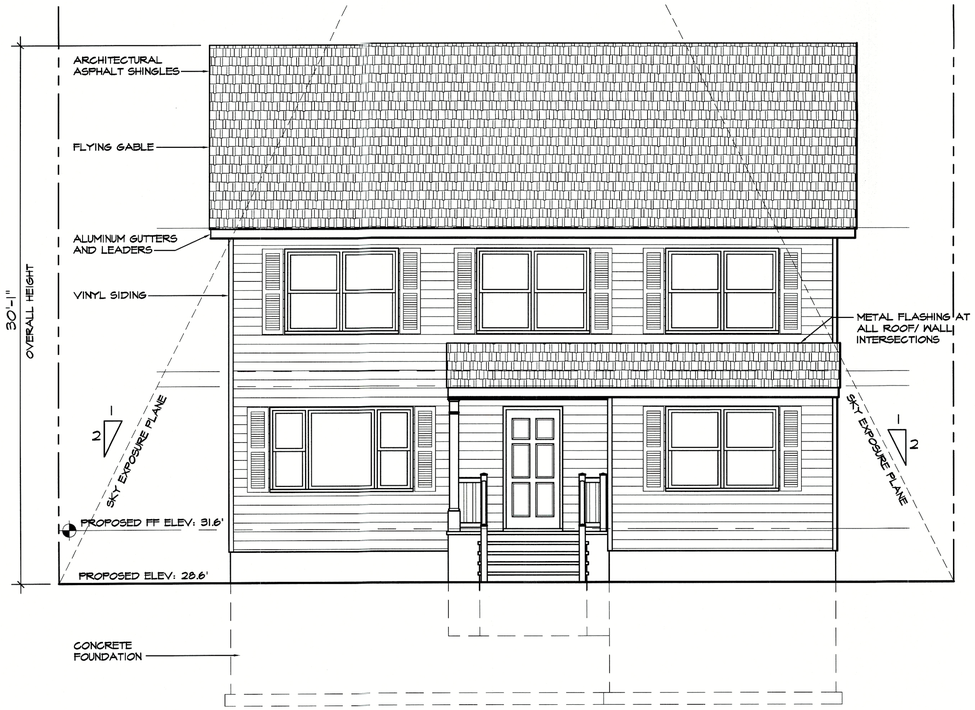
516 679-4722 FAX 516 679-2698
grayarchserv@verizon.net

92 EVANS AVE
FREEPORT, NY 11520

RENDERING

6-25-25
7-25-25



FRONT ELEVATION

1/4"=1'-0"

EXTERIOR FINISHES		
ROOF SHINGLES	ARCHITECTURAL ASPHALT	PEWTER GRAY MIDNIGHT BLUE
SIDING	VINYL DUTCHLAP 4½" EXPOSURE	BLUE GRAY
SHUTTERS	VINYL	WHITE
FASCIA TRIM	ALUMINUM	WHITE
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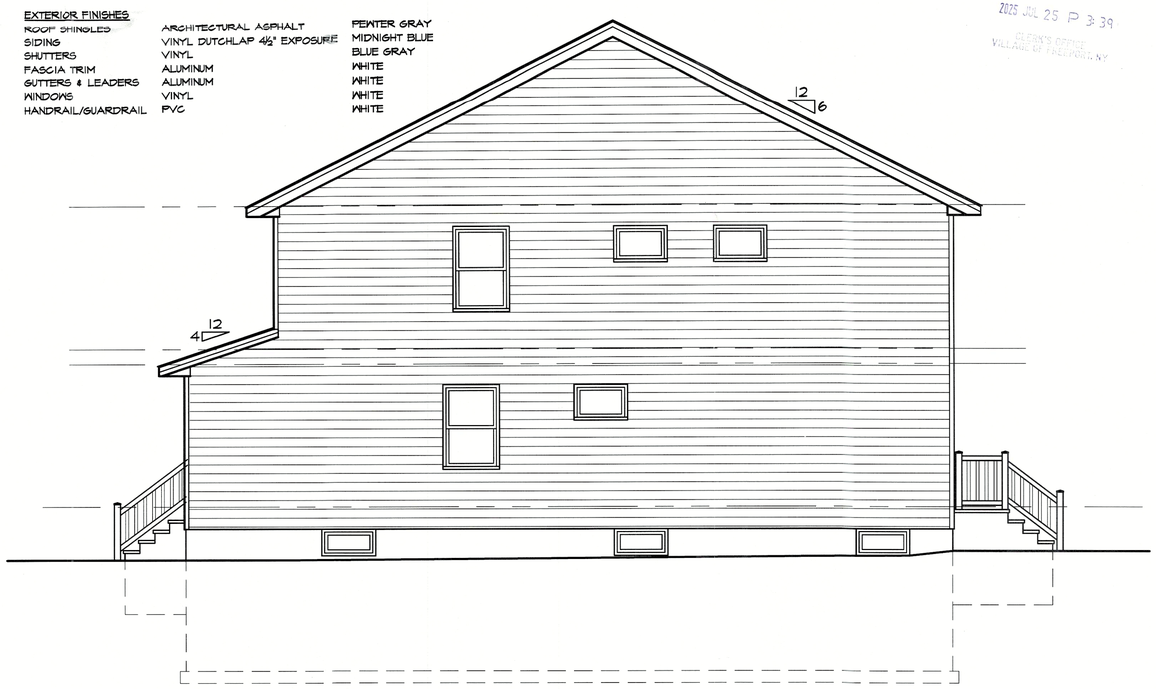
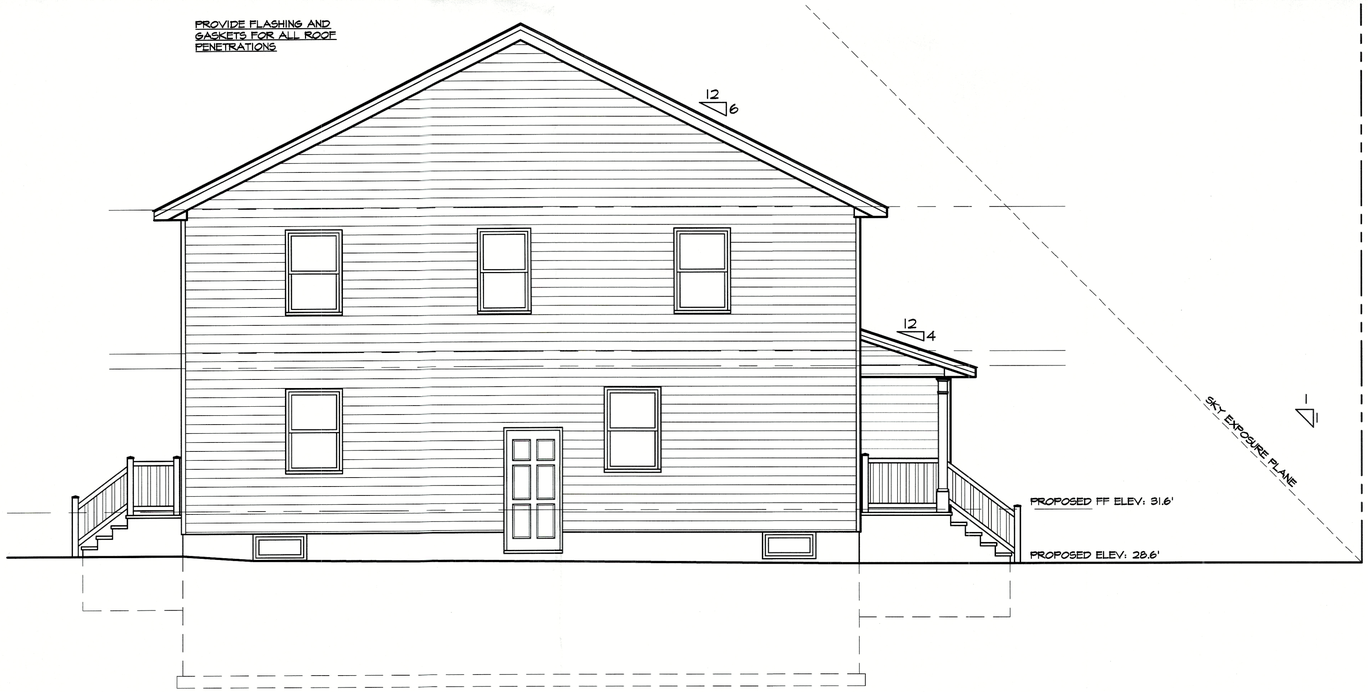


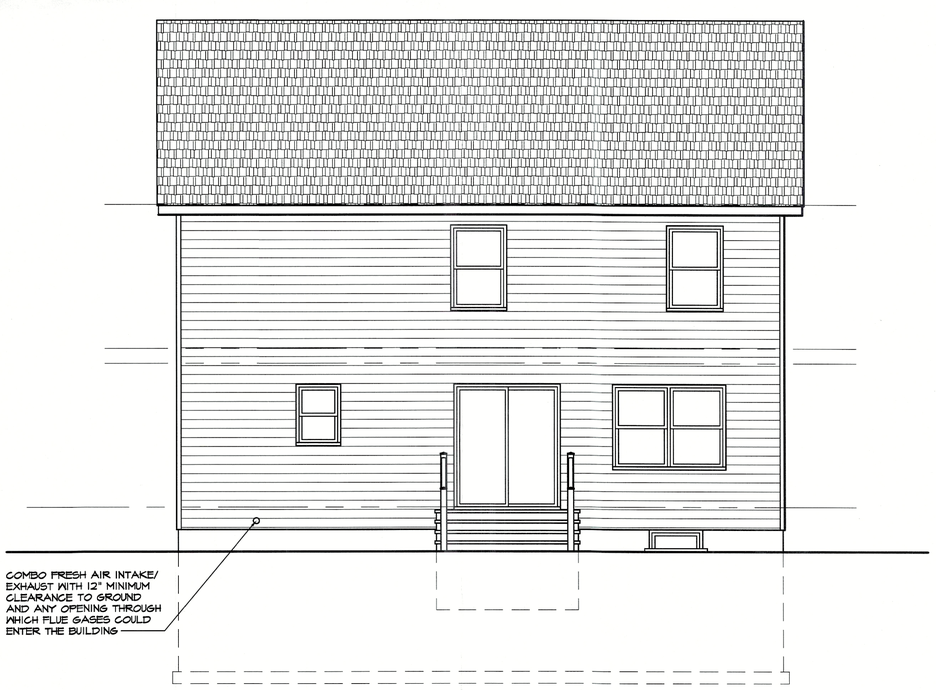
RIGHT SIDE ELEVATION

1/4"=1'-0"



LEFT SIDE ELEVATION

1/4"=1'-0"



REAR ELEVATION

1/4"=1'-0"

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PHONE 516 679-4722 FAX 516 679-2698
grayarchserv@verizon.net grayarchserv.com
Chris Gray 27536 Registered through 8-31-2026

PEKICH RESIDENCE
92 EVANS AVE
FREEPORT, NY 11520

VILLAGE OF FREEPORT
PROPOSED 1 FAMILY DWELLING

DATE	DRAW BY
4-1-25 7-25-25	VB

A5
OF 5

Application Date: 7/8/25
Fees Paid: $175.00

SP# 3844

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: 132 W. Sunrise Hwy ZONING DISTRICT BusinessB

SECTION 55 BLOCK 168 LOT 4 LOT SIZE: _____

☐ TENANT **APPLICANT** ☐ LESSEE	**PROPERTY OWNER**
Name: Nelya Mushiyeva	Name: Nelya Mushiyeva
Address: 132 W. Sunrise Hwy Freeport NY 11520	Address: 100-26 218th St Queens Village NY 11429
Telephone #: (347) 327-8636	Telephone #: (347) 327-8636

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

Present Land Use: Retail Space Commercial **Proposed Land Use:** Business Retail space.

Description of Proposed Work: Propose 98"x64" windows & Advertisement.

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.

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_____ YES ✓ NO

Nelya Mushiyeva
APPLICANT'S SIGNATURE

7/8/25
DATE

Sworn to before me this 8th day of July, 2025
Carolyn Dean
Notary Public

CAROLYN DEAN
Notary Public, State of New York
Reg. No. 01DE5036122
Qualified in Nassau County
Commission Expires November 21, 2026

****

Property Owner's Consent:

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

Nelya Mushiyeva
PROPERTY OWNER'S SIGNATURE

7/8/25
DATE

Sworn to before me this 8th day of July, 2025
Carolyn Dean
Notary Public

CAROLYN DEAN
Notary Public, State of New York
Reg. No. 01DE5036122
Qualified in Nassau County
Commission Expires November 21, 2026

****

FOR VILLAGE USE ONLY

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

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

INC. VILLAGE OF FREEPORT

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

ROBERT T. KENNEDY
MAYOR

SERGIO A MAURAS
SUPERINTENDENT OF BUILDINGS

May 07, 2025
SITE PLAN LETTER

Freeport Rx Inc
132 W Sunrise Hwy
Freeport, NY 11520

RE: **132 W Sunrise Hwy, Freeport, NY**
Zoning District – Business B Sec. 55 Blk. 168, Lot 4
Building Permit Application #20254217
Description– Proposed 98" x 64" windows advertisement.

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, approval from the Site Plan Review Board will be required.

For your convenience, we have enclosed the Site Plan Review Board Application together with the instruction sheet and other relevant documents. Please call the **Village Clerk's office at 516-377-3632** to make an appointment to review the completed Site Plan Review Board application. Changes or additional information may be required for the application; *therefore, only one complete packet of the 12 sets should be brought in for the initial appointment with the Village Clerk's office.* ***Only after this appointment should the additional copies be made.***

Please be further advised that your Site Plan Review Board application must submitted within sixty (60) days of the date of this letter. In the event that you do not file said 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 have any questions or require additional information with reference to the **Site Plan Review Board Application,** please call the **VILLAGE CLERK'S OFFICE** at 377-3632.

Sincerely,

Sergio A Mauras
Superintendent of Buildings
/Daniela Hernandez

cc: Village Clerk
ZBA Approval Needed: **NO**

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2025 JUL -8 P 3:40
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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. 20254217

Location: 132 W Sunrise Hwy, Freeport, NY 11520
Applicant: Freeport Rx Inc
Description: Proposed 98" x 64" windows advertisement.

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, 2024

Sergio A. Mauras
Sergio A. Mauras
Superintendent of Buildings

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VILLAGE OF FREEPORT, NY

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

85-168-4

Business B Zone.
+20254217

DEPARTMENT OF BUILDING
OF THE VILLAGE OF FREEPORT
APPLICATION FOR ERECTION OF SIGN

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VILLAGE OF FREEPORT, NY

APPLICATION#: _____ PERMIT#: _____

☑ NEW APPLICATION ☐ APPROVED

☐ RENEWAL ☐ DENIED

APPLICATION IS HEREBY MADE PURSUANT TO VILLAGE OF FREEPORT ORDINANCES FOR APPROVAL OF PLANS AND SPECIFICATIONS OF THE SIGN STRUCTURE HEREIN DESCRIBED, TO BE ERECTED, HUNG AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AFORESAID ORDINANCE, THE BUILDING CODE, AND ANY OTHER ORDINANCE OR LAW APPLICABLE THERETO. SIGN PERMIT NUMBER WILL BE PLACED IN THE LOWER RIGHT CORNER OF SIGN.

DATE: 3-27-25

ADDRESS OF PREMISES: 132 W Sunrise highway

☑ WALL SIGN ☐ GROUND SIGN ☐ CANOPY RENEWAL PERIOD: Windows ~~&~~ Stickers

NAME OF PROPERTY OWNER: Menachem Moshiyev PHONE#: 347-722-4443

NAME OF APPLICANT: Freeport Rx inc PHONE#: _____

EMAIL ADDRESS: Freeportrxinc@gmail.com

WIDTH OF BUILDING (FRONTAGE): _____ LENGTH OF BUILDING (DEPTH): _____

HEIGHT OF BUILDING: _____ SETBACK OF NEAREST BUILDING: _____

EXACT LOCATION OF SIGN: windows

STREET SIGN FRONTS ON: _____

WIDTH OF SIGN: _____ HEIGHT OF SIGN: _____ DEPTH OF SIGN: _____

PROJECTION FROM BUILDING: _____ SETBACK OF SIGN: _____

IS SIGN TO BE ILLUMINATED? ☐ YES ☑ NO (IF YES, GIVE NAME, ADDRESS, AND PHONE NUMBER OF THE FREEPORT LICENSED ELECTRICIAN PERFORMING THE WORK)

NAME OF ELECTRICIAN: _____ ADDRESS: _____

SIGN HANGER'S NAME: _____ ADDRESS: _____

SIGN HANGER'S PHONE#: _____ EMAIL: _____

APPROVAL IS HEREBY GIVEN TO THE FOREGOING APPLICATION AND PERMISSION IS GRANTED FOR THE HANGING OF THE SIGN DESCRIBED HEREIN. THIS PERMIT IS REVOCABLE IN CASE OF ANY NON-COMPLIANCE WITH PROVISIONS OF AFORESAID ORDINANCES. PERMIT EXPIRES THREE (3) YEARS, PROVIDED THA SUCH A SIGN CONTINUES TO BE MAINTAINED IN COMPLIANCE WITH THE ORDINANCES OF THE INCORPORATED VILLAGE OF FREEPORT IN FORCE AT THE TIME OF RENEWAL

DATED: FREEPORT, NY _____, 20_____

_____
SUPERINTENDENT OF BUILDINGS

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2025 JUL
VILLAGE

ARMACY
Tel: 646-352-0150
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VILLAGE OF FREEPORT, NY
132
FREE DELIVERY
ATM FAX
OTC
network
FREE DELIVERY
MEDICARE/MEDICAID
DIABETIC CARE
BLOOD PRESSURE CHECK
SURGICAL
VACCINATIONS
BABY NEEDS
BLOOD PRESSURE CHECK

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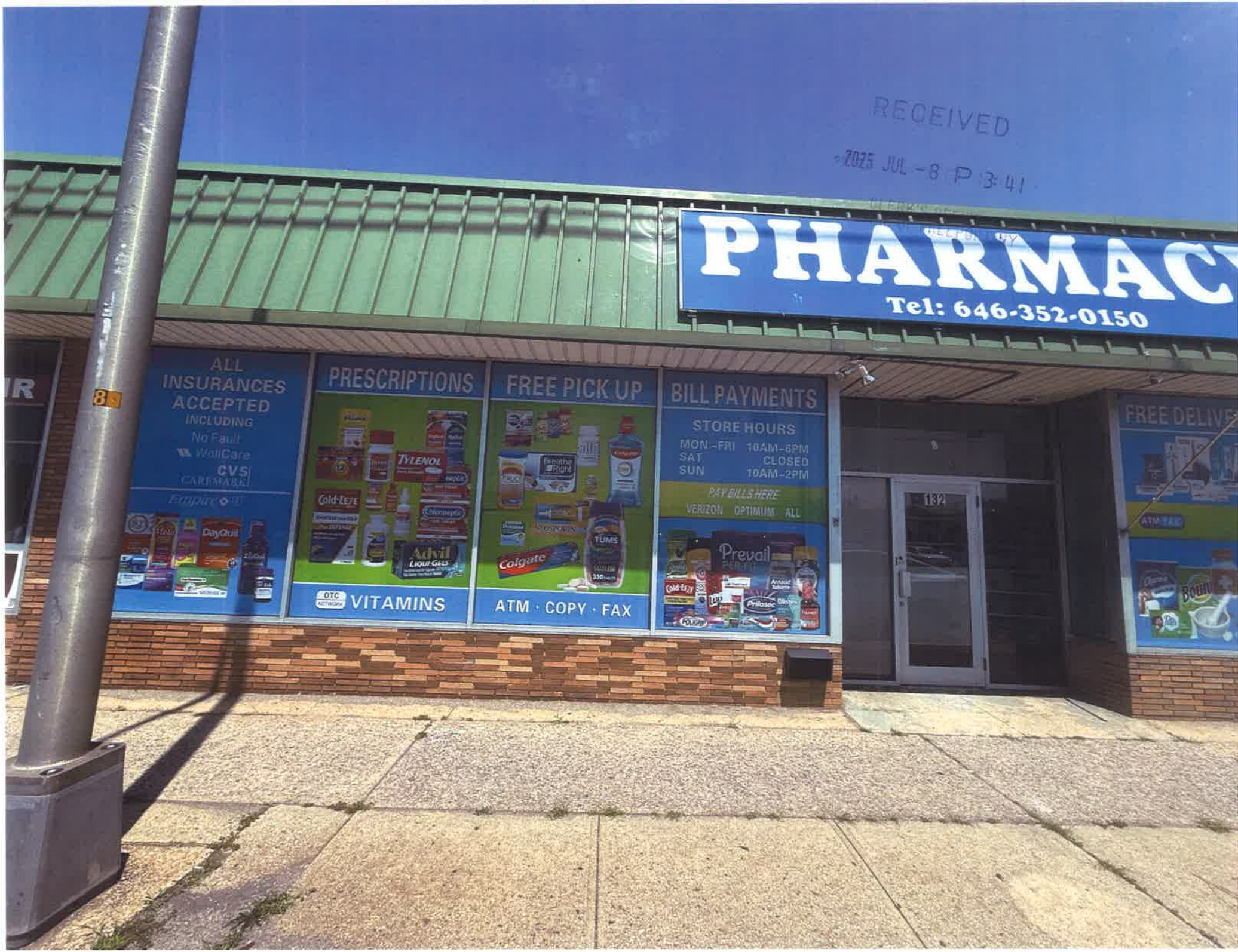

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VILLAGE OF FREEPORT, NY
MIKITA
DOORS & WINDOWS
516.867.4100
DOORS • WINDOWS • ROOFING • SIDING
1 HR PARKING
9:00 AM
10:00 PM
WINDOW
PAVERS
DOORS
REPAIRS

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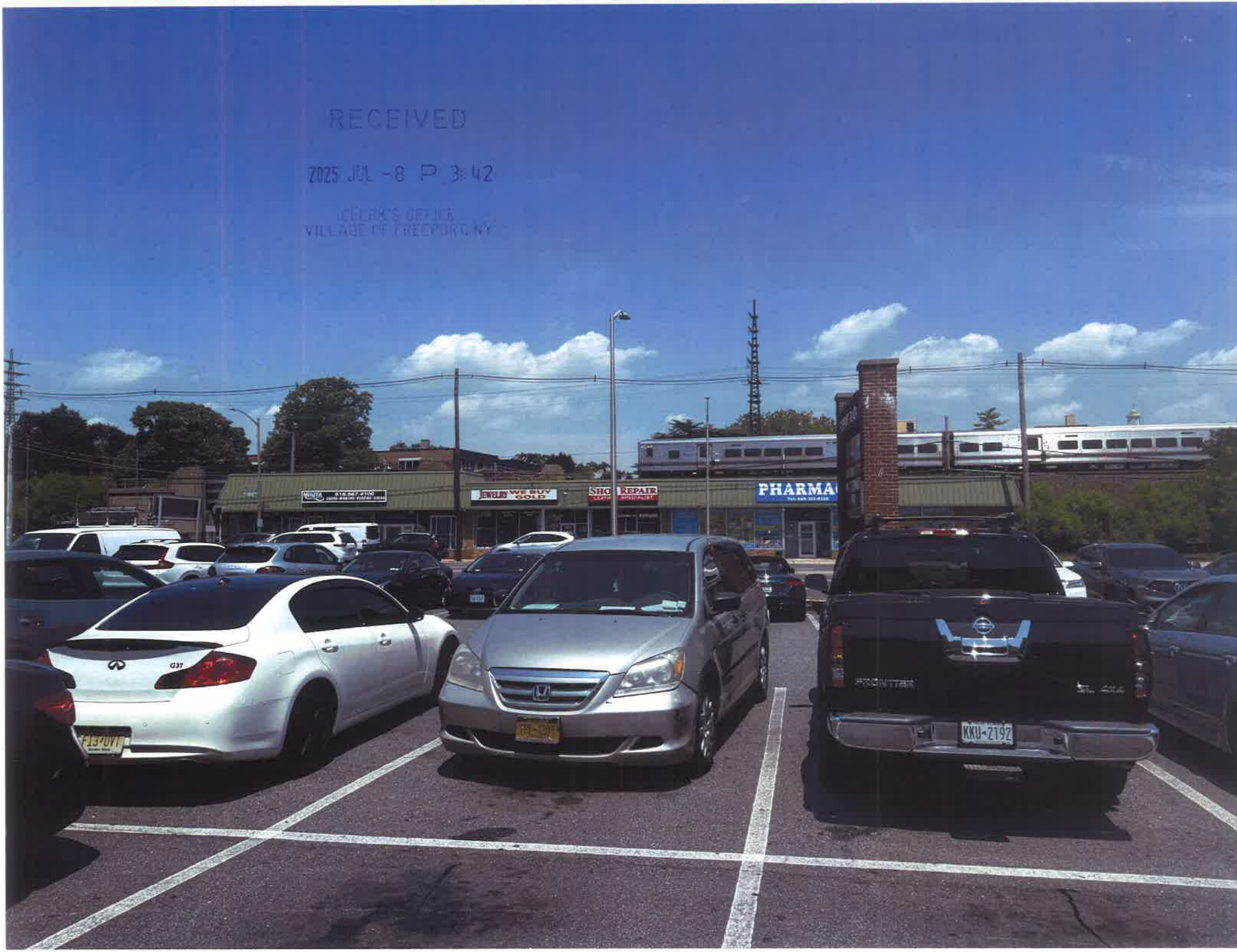
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JEWELRY WE BUY GOLD
PHARMA
FRONTIER
KKU-2792

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VILLAGE OF FREEPORT, NY
IHOP
IHOP RESTAURANT
Welcome
OPEN

ARMED FORCES
CAREER CENTER
STAND WITH THE
FEW WHO PROTECT
OUR COUNTRY
YOU HAVE A
CALLING
GIVE BACK TO THE
COUNTRY
THAT'S GIVEN YOU SO MUCH
ACHIEVE YOUR
DREAMS
THE MILITARY
PREPARES YOU
FROM LINGUISTICS
TO INTELLIGENCE
COOL JOBS

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CLERK'S OFFICE
FREEPORT, NY
ARMED FORCES
CAREER CENTER
DISCOVER
THE PATH FROM WHERE YOU ARE TO
WHO YOU WANT TO BE
STAND WITH THE
FEW WHO PROTECT
OUR COUNTRY
YOU HAVE A
CALLING
WE HAVE AN
ANSWER
COUNTRY

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PROPERTY SITUATED
AT OCEANSIDE

LEGEND

LONG ISLAND RAILROAD

SUNRISE HIGHWAY

SO. BERGEN PLACE

WINDOW STORE
AREA=1156.1 SQ.FT.

LAW OFFICE
AREA=689.02 SQ.FT.

TAX OFFICE
AREA=590.9 SQ.FT.

207.57'

209.60'

29.06'

N
E
W
So.

SURVEYED
JULY 21, 2023

LOCATION SURVEY

STATEWIDE
LAND
SURVEYING P.C.
TEL: 718-980-5600
SWLANDSURVEYING@GMAIL.COM

STATE OF NEW YORK
LICENSED LAND SURVEYOR
VINCENT TEUTONICO
050077

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATION ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

BLOCK 168
LOT 4
SECTION 55
COUNTY FREEPORT
DWG BY VMT.

JOB No. 34184

Application Date: 9/2/2025
Fees Paid: $500.00

SP# 3852

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: 249 N Merrick Rd ZONING DISTRICT Business AA

SECTION 42 BLOCK 125 LOT 31 LOT SIZE: 14,912

☐ TENANT **APPLICANT** ☐ LESSEE	**PROPERTY OWNER**
Name: Mark Anthony Munister	Name: ARTHUR T. MOTT REAL ESTATE LLC
Address: 1563 Belmore Ave Bellmore, NY 11710	Address: 249 WEST MERRICK ROAD FREEPORT, NY 11520
Telephone #: 5164091906	Telephone #: (516) 486-1010

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

Present Land Use: existing 2½ story frame & brick building business-offices **Proposed Land Use:** frame & brick building for business offices

Description of Proposed Work: proposed 2nd floor addition, 1st floor interior alterations

I request a preliminary meeting: X YES ☒ NO

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

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

☒ YES X NO

_____ 7/22/25
APPLICANT'S SIGNATURE **DATE**

Sworn to before me this 25 day of July, 2025
Ashley Rachel Rose
Notary Public

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

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VILLAGE OF FREEPORT, NY

Property Owner's Consent:

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

Tyler A.T. Mott 07/18/2025
PROPERTY OWNER'S SIGNATURE **DATE**

Sworn to before me this 18th day of July, 2025
Dominga B Vinas
Notary Public

DOMINGA B VINAS
NOTARY PUBLIC
No. VI6052734
Comm Exp. Dec. 26, 20 26
NASSAU COUNTY, NEW YORK

FOR VILLAGE USE ONLY

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

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

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VILLAGE OF FREEPORT, NY

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

ROBERT T. KENNEDY
MAYOR

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

SITE PLAN LETTER
September 2, 2025

Arthur T Mott Real State
249 W Merrick Rd
Freeport, NY 11520

RE: **249 W Merrick Rd, Freeport, NY 11520**
Zoning District – Business AA Sec. 62 Blk. 125, Lot 31
Building Permit Application #20254265
Description: Proposed 394 SF 2nd floor addition 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

Sergio A. Mauras
Superintendent of Buildings
/Daniela Hernandez
cc: Village Clerk
ZBA Approval Needed: **NO**

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

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VILLAGE OF FREEPORT, NY

Notice

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

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

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

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

Project:

Building Permit App. 20254265

Location: 249 W Merrick Rd, Freeport NY 11520
Applicant: Arthur T Mott Real State
Description: Proposed 394 SF 2nd floor addition and interior alterations.

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

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

REASON(S) FOR DETERMINATION

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

A)

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

Dated: September 2, 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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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 20254265

Filing Date 6/16/25

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) 249 W Merrick Rd. (No.) (Street) ZONING DISTRICT Business AA

BETWEEN Merrick Road (Cross Street) AND Elm Place (Cross Street)

SECTION 62 BLOCK 125 LOT 31 APPROX. LOT SIZE 148 x 100 LOT AREA 14,192

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

A. TYPE OF IMPROVEMENT

1 ☐ New building
2 ☒ Addition-Alteration (If residential, enter number of new housing units added. If none-state none _____)
3 ☐ Swimming Pool
4 ☐ Repair (replacement)
5 ☐ Sidewalk (New, Repair)
6 ☐ Fence
7 ☐ Moving (relocation)

B. PROPOSED OR EXISTING USE

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

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

JUN 16 2025

C. COST

10 TOTAL COST OF IMPROVEMENT $ 120,000

D. DESCRIPTION OF PROJECT

- proposed 2nd Floor addition, proposed 1st floor interior alterations

III. IDENTIFICATION – To be completed by all applicants

	NAME	MAILING ADDRESS – Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	Tyler Mott	249 West Merrick Road, Freeport NY 11520	704-366-1997
2. Contractor	TQJ construction inc	1650 Bridge Street Merrick NY 11566	5169036124
3. Architect or Engineer	Mark Anthony Architects	1563 Bellmore Ave, Bellmore, NY 11710	516-404-1900

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. 698216 Company AVATION RISK Partners Exp. Date 4/26/26

Contractor or Owner TQJ CONSTRUCTION (Print)

Address 1650 Bridge St Merrick NY

Phone 5169036124

tomsphrek

State of New York

County of Nassau

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

Sworn to before me this 30 day of May 2025

Rachel Lowe
Notary Public, County, N.Y.

Tyler A.T. Mott
(Applicant Signature)

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

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	2477
Upper Flrs Square Feet	1357
# of Fixtures	6
# of Floors	2
Occup. Type	Commercial offices

VI. VALIDATION (Official Use Only)

Building Permit Number _____

Building Permit Issued _____

Building Permit Fee $ _____

Approved by:

Superintendent of Buildings

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VILLAGE OF FREEPORT, NY

617.20
Appendix B
Short Environmental Assessment Form

JUN 16 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:
Mott Property (offices)

Project Location (describe, and attach a location map):
249 West Merrick Road, Freeport, NY 11520 - South of Merrick Road - East of Elm Place

Brief Description of Proposed Action:
proposed 2nd fl. addition
proposed 1st floor interior alterations

Name of Applicant or Sponsor:	Telephone: 516-409-1900
Mark Anthony Architects	E-Mail: info@markitex.com

Address: 1563 Bellmore Ave, Bellmore, NY 11710

City/PO:	State:	Zip Code:
Bellmore	New York	11710

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

3.a. Total acreage of the site of the proposed action? .342 acres
b. Total acreage to be physically disturbed? 0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .342 acres

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

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

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

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

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

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

Applicant/sponsor name: mark anthony munisteri Date: 5/30/2025

Signature: _____

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

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VILLAGE OF FREEPORT

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

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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

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

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

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

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

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

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SCALE 1"=30'
15 0 15 30

MAP ■
GENERAL DIRECTION □
MAGNETIC □

N 2002 E S W

MERRICK ROAD
FORMERLY FULTON STREET

LEGEND

- SEWER MANHOLE
- CLEAN OUT
- CATCHBASIN
- WATER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- HIGH PRESSURE HYDRANT
- GAS MANHOLE
- GAS VALVE
- MONITORING WELL
- UNKNOWN MANHOLE
- UNKNOWN VALVE
- ELECTRIC MANHOLE
- ELECTRIC MANHOLE
- ELECTRIC BOX
- TELEPHONE MANHOLE
- SUBWAY MANHOLE
- TRAFFIC BOX
- TRAFFIC BOX (ON POLE)
- FIRE CALL BOX
- TRAFFIC LIGHT
- PEDESTRIAN CONTROL DEVICE
- ALUMINUM LIGHT POLE
- CAST IRON LIGHT POLE
- WOOD UTILITY POLE
- TRAFFIC SIGN
- CONCRETE CURB
- STEEL FACED CURB
- BLUESTONE CURB
- CROP CURB
- METAL FENCE
- WOODEN FENCE
- POST & RAIL
- TREE WITH DIAMETER
- EXISTING GRADE

ELM PLACE
FORMERLY ROOSEVELT PLACE

N87°16'21"W 65.61' (65.60' TAX)
N89°17'05"W 34.42' (34.45' DEED) (34.44' TAX)
148.66'
S02°30'E
N02°33'W
151.07' (151.12' DEED)
S87°33'E DEED
S86°35'20"E 100.37'

1½ STORY FRAME
1 STORY FRAME
#249 2½ STORY BRICK & FRAME W/BASEMENT
1 STORY
ROOF OVER OPEN PORCH
LAWN
DRIVEWAY
ASPHALT
CONCRETE WALK
CONCRETE
R.O.
PROPOSED DRAIN ELEV. 19.3±
PROPOSED DRAIN ELEV. 19.2±
19'± TO BACK OF WALK
LEAD LINE 40.4'
C.O.
D.C.
C.B.
C.L.F.
P.E. 0.3±

ELEVATIONS IN N.C. DATUM
EASEMENTS, IF ANY, NOT SHOWN.

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249WMERRICK

L.S.T. = LANDSCAPE TIE

CERTIFIED TO:
DANA MAHAN

REVISED PROPOSED DRAINS ADDED 05/21/02

BARRY M. FAHRER
NEW YORK STATE
LICENSED LAND SURVEYOR
No. 49851
BARRY M. FAHRER L.S. P.C.
484 SUNRISE HIGHWAY EAST
(NEWTON BOULEVARD)
FREEPORT NEW YORK 11520
(516) 623-2049
FAX (516) 623-0168

STATE OF NEW YORK

JOB No. 20020330
TITLE No.
SECTION No. 62
TAX BLOCK No. 125
LOT No. 31
DATE SURVEYED 05/14/02
FREEPORT
COUNTY OF: NASSAU

COPY

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West

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East

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VILLAGE OF FREEPORT, NY

North

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Rear
South

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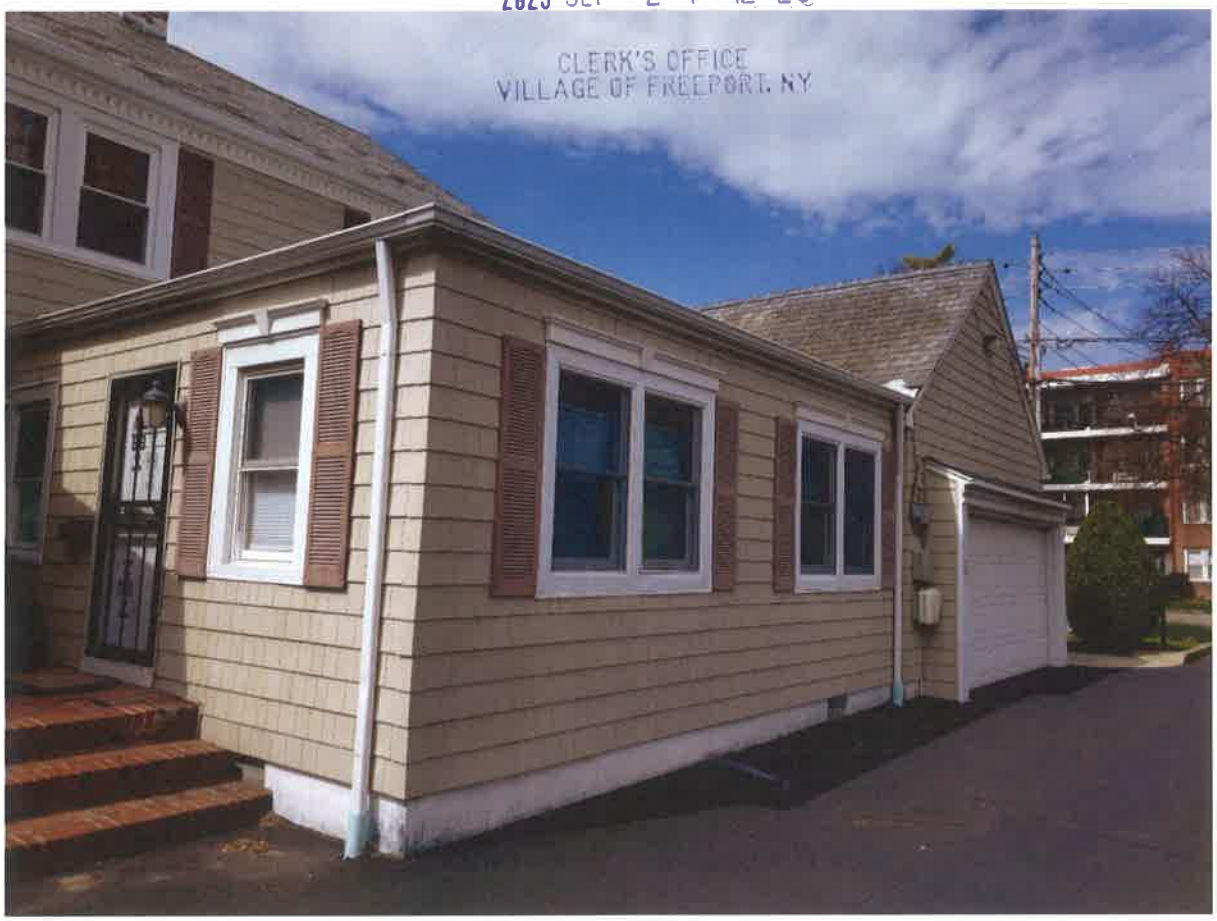

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MOTT PROJECT

SIDING: COLOR/ MATERIAL: Tan

FASCIA : COLOR/ MATERIAL: Tan

ROOFING: COLOR: - Grey to match existing

WINDOWS/ DOORS: MAKE/ MODEL/ COLOR: - Aluminum 2000A Series 1" insolated Glass White Frames

WINDOW TRIM: COLOR/ MATERIAL: White - Aluminum

CORNER TRIM: COLOR/ MATERIAL: White

GUTTERS/ LEADERS: COLOR/ White

existing **STAIRS:** Wood

existing **RAILINGS COLOR/MATERIAL:** Wood

ADDITIONAL QUESTIONS:

1) **IS ALL OF THE SIDING BEING REDONE? OR WILL IT JUST BE DONE TO MATCH WHAT IS EXISTING?**
2) **ANYTHING ELSE ABOUT THE FAÇADE CHANGING?** NO

231 W MERRICK ROAD FREEPORT, NY 11520

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VILLAGE OF FREEPORT, NY

223 WEST MERRICK ROAD FREEPORT, NY 11520

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25 ELM PLACE (BLUE HOUSE)

23 ELM PLACE (WHITE HOUSE RED ROOF)

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SIDE ELEVATION East

0 5' 10' 15' SCALE: 1/4" = 1'-0"

FRONT ELEVATION

0 5' 10' 15' SCALE: 1/4" = 1'-0"

North

REAR ELEVATION

0 5' 10' 15' SCALE: 1/4" = 1'-0"

South

ALL DIMENSIONS ARE TO BE FIELD VERIFIED

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ISSUED FOR
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- FOR BIDDING PURPOSES
- FOR BUILDING DEPT.
- FOR CONSTRUCTION
- AS BUILT DRAWINGS

REVISIONS PLOTTED: 7/17/2025

NO.	DATE	DESCRIPTION
1.	07.17.25	RESUBMISSION TO D.O.B.

PROJECT NO.	2025044
DATE	05.09.2025
SCALE	AS NOTED
DRAWN BY	M.A.M.

MARK ANTHONY
ARCHITECTS & PLANNERS
ARCHITECTURE • DESIGN
(516) 409 - 1900
1563 BELLMORE AVE.
N.BELLMORE, NY 11710

SEAL:

LIC # 031737-1
MARK ANTHONY MUNISTERI, R.A.
1563 BELLMORE AVE. BELLMORE NY, 11710

DRAWING:

SECOND FLOOR PLAN

PROJECT:

MOTT RESIDENCE

249 WEST MERRICK ROAD
FREEPORT, NY 11520

D.O.B. I.D.#

DRAWING No.

A3.0

MOTT - OFFICE SPACE
249 WEST MERRICK ROAD
FREEPORT, NY 11520

ARCHITECTURAL PLOT PLAN — SCALE: 1/8" = 1'-0"

SECTION: 62	BLOCK: 125	LOT: 31		ZONE: BUSINESS AA	
AREAS (S.F.)	**EXISTING**	**TO BE REMOVED**	**TO BE MAINTAINED**	**PROPOSED**	**TOTAL**
TOTAL LOT:	14,912 S.F.				
FIRST FLOOR:	2,477 S.F.	------	------	INT. ALTERATIONS	2,477 S.F.
SECOND FLOOR:	1,359 S.F.	------	------	394 S.F.	1,753 S.F.
UNFINISHED ATTIC:	907 S.F.	------	------	------	907 S.F.
ATTACHED GARAGE:	382 S.F.	-21 S.F.	------	------	361 S.F.
GARAGE CONVERSION:	------	------	------	21 S.F.	21 S.F.

BUILDING FOOTPRINT
2,477 S.F.
8 S.F.
------
361 S.F.
21 S.F.
TOTAL:
2,867 S.F.

ZONING — VILLAGE OF FREEPORT

ZONING DISTRICT: BUSINESS AA			MAP DISTRICT:		
ZONING ITEM	**REQUIRED**		**EXISTING**	**PROPOSED**	
LOT SIZE	5,000 S.F.	MIN.	14,912 S.F.		
LOT COVERAGE (BUILDING)	30%	MAX	19.22%	NO CHANGE	✓
HEIGHT	50'	MAX	EXISTING	28.15'	✓
FRONT YARD SETBACK	20'	AVERAGE ON BLOCK	24.30'	NO CHANGE	✓
SIDE YARD	5'	MIN.	23.7'	NO CHANGE	✓
REAR YARD	30.21'	20% OF LOT DEPTH	47.63'	NO CHANGE	✓

§ 210-172REQUIRED PARKING SPACES.
(12) ALL NONRESIDENTIAL BUILDINGS IN ANY ZONING DISTRICT EXCEPT AS OTHERWISE REQUIRED IN THIS SECTION: AT LEAST ONE PARKING SPACE FOR EACH 400 SQUARE FEET OF THE FLOOR AREA OF THE BUILDING OR STRUCTURE PLUS PARKING SPACE FOR TWO CARS FOR EACH INDIVIDUAL STORE, SHOP OR BUSINESS IN THE BUILDING OR STRUCTURE.

PARKING CALCULATION		TOTAL PARKING SPACES REQUIRED	TOTAL EXISTING PARKING SPACES
AT LEAST ONE PARKING SPACE FOR EACH 400 SQUARE FEET OF THE FLOOR AREA OF THE BUILDING OR STRUCTURE.	FIRST FLOOR AREA: 2,498 S.F SECOND FLOOR AREA: 1,753 S.F TOTAL AREA: 4,251 S.F 4,251 / 400 = 10.6275 PARKING SPACES	13	14
PARKING SPACE FOR TWO CARS FOR EACH INDIVIDUAL STORE, SHOP OR BUSINESS IN THE BUILDING OR STRUCTURE.	INDIVIDUAL BUSINESSES IN THE BUILDING: 1 = 2 PARKING SPACES REQUIRED		

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

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

CLIENT RESPONSIBILITY

- PLUMBING APPLICATION (IF REQUIRED)
TO BE FILED BY LICENSED PLUMBER

- ELECTRICAL APPLICATION (IF REQUIRED)
TO BE FILED BY LICENSED ELECTRICIAN

- C of O / C of C - CLOSE OUT AND INSPECTIONS (BY OTHERS)

PLOT PLAN INFORMATION AS PER:

SURVEY DRAWN : JULY 7, 2021

PETER J. BRABAZON PLS, P.C.
PROFESSIONAL LAND SURVEYORS
PETER J. BRABAZON (SURVEYOR)

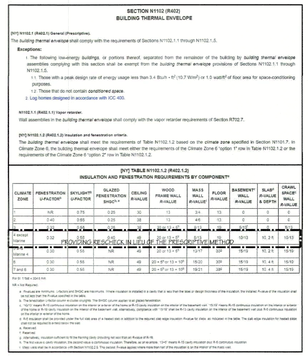
430 WEST OLD COUNTRY ROAD
HICKSVILLE, NY 11801
TEL: (516) 822-5111

FEMA FLOOD ZONE (- - - -)

ELEVATIONS IN NAVD88

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

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


SECTION N1102 (R402)
BUILDING THERMAL ENVELOPE

[NY] N1102.1 (R402.1) General (Prescriptive).
The building thermal envelope shall comply with the requirements of Sections N1102.1.1 through N1102.1.5.
Exceptions:
1. The following low-energy buildings, or portions thereof, separated from the remainder of the building by building thermal envelope assemblies complying with this section shall be exempt from the building thermal envelope provisions of Sections N1102.1.1 through N1102.1.5.
1.1. Those with a peak design rate of energy usage less than 3.4 Btu/h - ft²(10.7 W/m²) or 1.0 watt/ft² of floor area for space-conditioning purposes.
1.2. Those that do not contain conditioned space.
2. Log homes designed in accordance with ICC 400.

N1102.1.1 (R402.1.1) Vapor retarder.
Wall assemblies in the building thermal envelope shall comply with the vapor retarder requirements of Section R702.7.

[NY] N1102.1.2 (R402.1.2) Insulation and fenestration criteria.
The building thermal envelope shall meet the requirements of Table N1102.1.2 based on the climate zone specified in Section N1101.7, to Climate Zone 6. the building thermal envelope shall meet either the requirements of the Climate Zone 6 "option 1" row in Table N1102.1.2 or the requirements of the Climate Zone 6 "option 2" row in Table N1102.1.2.

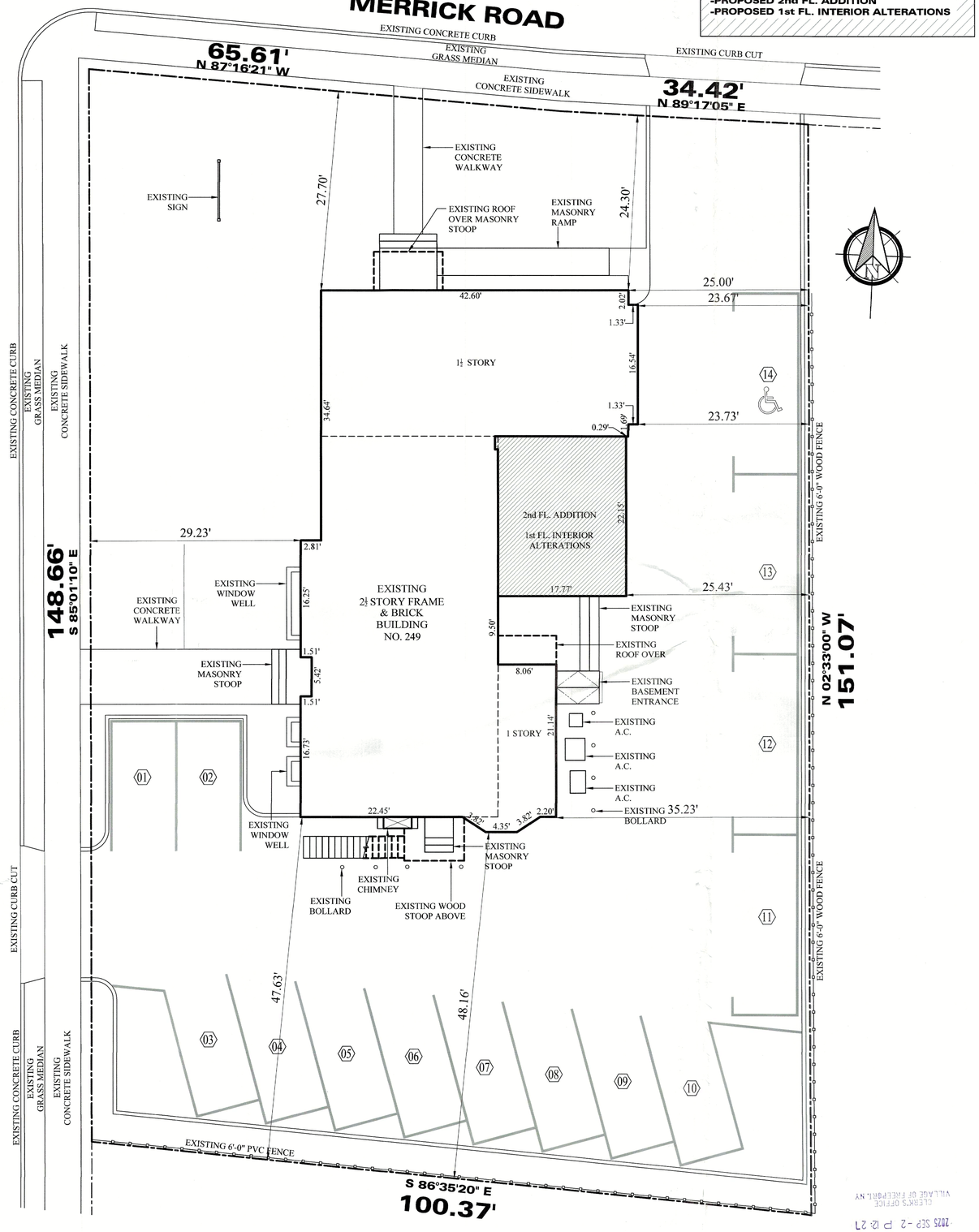
[NY] TABLE N1102.1.2 (R402.1.2)
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT[a]

CLIMATE ZONE	FENESTRATION U-FACTOR[b]	SKYLIGHT[b] U-FACTOR	GLAZED FENESTRATION SHGC[b,e]	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE[i]	FLOOR R-VALUE	BASEMENT[c] WALL R-VALUE	SLAB[d] R-VALUE & DEPTH	CRAWL SPACE[c] WALL R-VALUE
1	NR	0.75	0.25	30	13	3/4	13	0	0	0
2	0.40	0.65	0.25	38	13	4/6	13	0	0	0
3 except Marine	0.35	0.60	NR	49	20 or 13+5[h]	13/17	30[g]	15/19	10/13	15/19
4 Marine	0.35	0.60	NR	49	20 or 13+5[h]	13/17	30[g]	15/19	10/13	15/19
5 and 6	0.32	0.55	NR	49	20 or 13+5[h]	19/21	38[g]	15/19	10, 4 ft	15/19

For SI: 1 foot = 304.8 mm.
NR = Not Required.
a. Product ratings - Windows and SHGC and maximum. Where insulation is installed in a cavity that is less than the label or design thickness of the insulation, the installed R-value of the insulation shall not be less than the R-value specified in the table.
b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
c. The first value in the basement wall and crawl space wall R-value column is for the interior of the basement wall. 15/19 means R-15 continuous insulation on the interior of the basement wall or R-19 cavity insulation on the interior of the basement wall. 15/19 shall be R-15 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior of the basement wall.
d. R-5 insulation shall be provided under the full slab area of a heated slab in addition to the required slab edge insulation R-value for slabs. As an insulation in the table. The full slab insulation for heated slabs shall not be required to extend beyond the wall.
e. Reserved.
f. Reserved.
g. Alternatively, insulation sufficient to fill the framing cavity, providing not less than an R-value of R-19.
h. "13+5" means R-13 cavity insulation on the interior of the 2x6 wall or R-20 cavity insulation on the interior of the 2x6" means R-20 cavity insulation and R-5 continuous insulation.
i. Mass walls shall be in accordance with Section N1102.2.5. Thus exclude, the wall layers indicated less than half of the insulation is on the interior of the mass wall.

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

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



ALL DIMENSIONS ARE TO BE FIELD VERIFIED

SCOPE OF WORK

APPLICATION FOR:
-PROPOSED 2nd FL. ADDITION
-PROPOSED 1st FL. INTERIOR ALTERATIONS

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- FOR BIDDING PURPOSES
- FOR BUILDING DEPT.
- FOR CONSTRUCTION
- AS BUILT DRAWINGS

REVISIONS — PLOTTED: 7/17/2025

NO.	DATE	DESCRIPTION
1.	07.17.25	RESUBMISSION TO D.O.B.

PROJECT NO.	2025044
DATE	05.09.2025
SCALE	AS NOTED
DRAWN BY	M.A.M.

MARK ANTHONY ARCHITECTS & PLANNERS
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1563 BELLMORE AVE.
N.BELLMORE, NY 11710

SEAL:
REGISTERED ARCHITECT MARK ANTHONY 027373 STATE OF NEW YORK
LIC # 027373-1
MARK ANTHONY MANGHERI, R.A.
1563 BELLMORE AVE. BELLMORE NY, 11710

DRAWING:
ZONING & PLOT PLAN

PROJECT:
MOTT RESIDENCE
249 WEST MERRICK ROAD
FREEPORT, NY 11520

D.O.B. I.D.#

DRAWING No.
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PROJECT INFORMATION

BUILDING OWNER: .....

BUSINESS OWNER: .....

CURRENT TENANT/ CLIENT: .....

ZONING CLASSIFICATION: ..... BUSINESS AA

SECTION: 62 - BLOCK: 125 - LOT: 31

MUNICIPALITY: ..... INC. VILLAGE OF FREEPORT

PROJECT DESCRIPTION: ..... PARTIAL 2ND STORY ADDITION AND INTERIOR ALTERATIONS

FIRE HAZARD: ..... LOW

FIRE SPRINKLER SYSTEM: ..... NO

CODE ANALYSIS

1. OCCUPANCY CLASSIFICATION: ..... BUSINESS (B) (304.1)
2. CONSTRUCTION CLASSIFICATION: ..... CLASS II-B (602.2)
3. WORK CLASSIFICATION: ..... ALTERATION LEVEL 2 (603 EBC)

4. FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) (2020 B.C.N.Y.S. TABLE 601)

BUILDING ELEMENT	TYPE I		TYPE II		TYPE III		TYPE IV	TYPE V	
	A	B	A	B	A	B	HT	A	B
PRIMARY STRUCTURAL FRAME	3[a, b]	2[a, b]	1[b]	0	1[b]	0	HT	1[b]	0
BEARING WALLS EXTERIOR[e, f]	3	2	1	0	2	2	2	1	0
BEARING WALLS INTERIOR	3[a]	2[a]	1	0	1	0	1/HT	1	0
NON BEARING WALLS & PARTITIONS EXTERIOR	SEE TABLE 602								
NON BEARING WALLS & PARTITIONS INTERIOR[d]	0	0	0	0	0	0	SEE SECTION 2304.11.2	0	0
FLOOR CONSTRUCTION AND ASSOCIATED MEMBERS (SEE SECTION 202)	2	2	1	0	1	0	HT	1	0
ROOF CONSTRUCTION AND ASSOCIATED MEMBERS (SEE SECTION 202)	1 1/2[b]	1[b,c]	1[b,c]	0[c]	1[b,c]	0	HT	1[b,c]	0

5. FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (2020 B.C.N.Y.S. TABLE 602)

FIRE SEPARATION DISTANCE = X (Feet)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP H[e]	OCCUPANCY GROUP F-1, M, S-1[f]	OCCUPANCY, GROUP A, B, E, F-2, I, R[1], S-2, U[f]
X<5[c]	ALL	3	2	1
5 ≤ X<10	IA Others	3 2	2 1	1 1
10 ≤ X<30	IA, IB IIB, VB Others	2 1 1	1 0 1	1[c] 0 1[c]
X ≥ 30	ALL	0	0	0

6. FIRE PROTECTION SYSTEMS
   A. SPRINKLER SYSTEM (2020 B.C.N.Y.S. SECTION 903): REQUIRED: NO PROVIDED: NO
   B. STANDPIPE SYSTEM (2020 B.C.N.Y.S. SECTION 905): REQUIRED: NO PROVIDED: NO
   C. PORTABLE FIRE EXTINGUISHER (2020 B.C.N.Y.S. 906) : REQUIRED: YES PROVIDED: YES
   D. FIRE ALARM & DETECTION SYSTEMS (2020 B.C.N.Y.S. 907.2.2): REQUIRED: NO PROVIDED: NO

7. MEANS OF EGRESS SIZING (TABLE BASED ON 2020 B.C.N.Y.S. SECTION 1005)

OCCUPANCY	WITHOUT SPRINKLER SYSTEM		WITH SPRINKLER SYSTEM	
	STAIRWAYS (INCHES PER OCCUPANT)	OTHER EGRESS COMPONENTS (INCHES PER OCCUPANT)	STAIRWAYS (INCHES PER OCCUPANT)	OTHER EGRESS COMPONENTS (INCHES PER OCCUPANT)
OTHER THAN GROUP H, & I-2	0.3	0.5	0.2	0.15

OCCUPANT LOAD: 25

REQUIRED EXIT WIDTH: 25 PERSONS x 0.2" = 5.0" REQUIRED
(7) SWING DOORS 252"
TOTAL = 72" (EXISTING + PROVIDED)
ALLOWABLE= 252 / 0.2= 1260 PERSONS > 25 PERSONS ACTUAL.

8. MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS PER STORY (2020 B.C.N.Y.S. TABLE 1006.3.2)

OCCUPANT LOAD PER STORY	MIN.# OF EXITS OR ACCESS TO EXITS FROM STORY
1-500	2
501-1,000	3
MORE THAN 1,000	4

REQUIRED EXITS = 2
TOTAL NUMBER OF EXITS
(EXISTING + PROVIDED) = 7

9. MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES
(BASED ON 2020 B.C.N.Y.S. TABLE 2902.1)

CLASSIFICATION	FIXTURE	CODE		REQUIRED		PROVIDED	
		MALE	FEMALE	MALE	FEMALE	MALE	FEMALE
BUSINESS	WATER CLOSET	1 PER 25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50		1	1	2	2
	LAVATORIES	1 PER 40 FOR THE FIRST 80 AND 1 PER 80 FOR THE REMAINDER EXCEEDING 80		1	1	2	2
TOTAL OCCUPANCY IS 25, 25/2 =12.5 MALE AND 12.5 FEMALE							
ALL MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES DETERMINED ACCORDING TO CHAPTER 29 OF THE BCNYS							

10. VENTILATION AREA REQUIRED (2020 B.C.N.Y.S. 1204.2)
THE OPENABLE AREA OF THE OPENINGS TO THE OUTDOORS SHALL BE NOT LESS THAN 4% OF THE FLOOR AREA BEING VENTILATED.

11. LIGHT (2020 B.C.N.Y.S. SECTION 1204)
THE MINIMUM NET GLAZED AREA SHALL NOT BE LESS THAN 8% OF THE FLOOR AREA OF THE ROOM SERVED
NATURAL LIGHT (2020 B.C.N.Y.S. 1204.2)..... EXISTING GLAZING TO REMAIN
ARTIFICIAL LIGHT (2020 B.C.N.Y.S. 1204.3)..... LIGHTING TO REMAIN

12. MINIMUM CEILING HEIGHTS (2020 B.C.N.Y.S. 1207.2)
OCCUPIABLE SPACES, HABITABLE SPACES AND CORRIDORS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-6" ABOVE THE FINISHED FLOOR. BATHROOMS, TOILET ROOMS, KITCHENS, STORAGE ROOMS AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-0" ABOVE THE FINISHED FLOOR

13. EXIT ACCESS TRAVEL DISTANCE (2020 B.C.N.Y.S. TABLE 1017.2)

OCCUPANCY	WITHOUT SPRINKLER SYSTEM (Feet)	WITH SPRINKLER SYSTEM (Feet)
A, E, F-1, M, R, S-1	200[a]	250[b]
I-1	NOT PERMITTED	250[b]
B	200	300[c]
F-2, S-2, U	300	400[c]
H-1	NOT PERMITTED	75[d]
H-2	NOT PERMITTED	100[d]
H-3	NOT PERMITTED	150[d]
H-4	NOT PERMITTED	175[d]
H-5	NOT PERMITTED	200[c]
I-2, I-3	NOT PERMITTED	200[c]
I-4	150	200[c]

MAX. TRAVEL DISTANCE TO EXITS:
47.30'
200' PERMITTED IN BUILDINGS WITHOUT SPRINKLER SYSTEM

14. TOTAL OCCUPANT LOAD = 25 OCCUPANTS

* ALL USE AREAS DETERMINED ACCORDING TO CHAPTER 3 OF THE BCNYS
* ALL OCCUPANT LOAD FACTORS DETERMINED ACCORDING TO CHAPTER 10 OF THE BCNYS2020

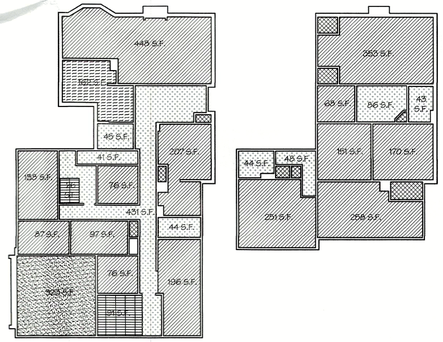
FIRST FLOOR BUSINESS (B)

LEGEND	SPACE / USE	OCCUPANCY	OCCUPANCY PER S.F.	AREA (S.F.)	MAX. # OF OCCUPANTS
	OFFICES & RECEPTION (BUSINESS AREAS)	B	150 GROSS	1,249 S.F.	8.33
	ACCESSORY STORAGE AREAS, MECHANICAL EQUIP. ROOM	ACCESSORY TO B	300 GROSS	19 S.F.	0.06
	EGRESS/ ACCESS AISLE HALLS/ VESTIBULES/ STAIRS/ BATHROOMS	INCIDENTAL TO B	N/A	561 S.F.	0.00
	WAITING AREAS	ACCESSORY TO B	15 GROSS	117 S.F.	7.80
	BREAK ROOM (ANCILLARY)	ANCILLARY TO B	N/A	162 S.F.	0.00
	PRIVATE GARAGE	ANCILLARY TO B	N/A	323 S.F.	0.00
			FIRE CODE BUILDING SUB TOTAL		16.19 OCC

SECOND FLOOR BUSINESS (B)

LEGEND	SPACE / USE	OCCUPANCY	OCCUPANCY PER S.F.	AREA (S.F.)	MAX. # OF OCCUPANTS
	OFFICES & RECEPTION (BUSINESS AREAS)	B	150 GROSS	1,251 S.F.	8.34
	ACCESSORY STORAGE AREAS, MECHANICAL EQUIP. ROOM	ACCESSORY TO B	300 GROSS	78 S.F.	0.26
	EGRESS/ ACCESS AISLE HALLS/ VESTIBULE/ STAIRS/ BATHROOMS	INCIDENTAL TO B	N/A	221 S.F.	0.00
			FIRE CODE BUILDING SUB TOTAL		8.60 OCC

TOTAL OCCUPANCY = 25 OCC



OCCUPANCY CALCULATION DIAGRAMS
N.T.S.

EXISTING RATED PARTITION NOTES:

1. ALL EXISTING RATED PARTITIONS ARE TO BE FIELD VERIFIED AS FOLLOWS:
   a. G.C. SHALL CALL FOR INSPECTION WITH TOWN BUILDING INSPECTOR
   b. G.C. SHALL TEMPORARILY REMOVE AND STORE CEILING TILES OR OTHER MATERIALS SO AS TO GAIN FULL VIEWING ACCESS TO DEMISING PARTITIONS ABOVE CEILING ON BOTH SIDES FOR INSPECTOR
   c. G.C. TO FIELD VERIFY WITH INSPECTOR ON SITE ALL DEMISING PARTITIONS AND UPGRADE IF REQUIRED
2. ALL STUDS AND GYPSUM BOARD SHALL EXTEND FULLY TO DECK ABOVE, VERIFY AND EXTEND AS REQUIRED. ALL JOINTS ARE TO BE TAPED AND SPACKLED.
3. ALL GAPS AT DECK OR OTHERWISE SHALL BE FULLY CLOSED WITH FIRE STOPPING MATERIAL.
4. ALL DAMAGED AREAS OF PARTITION ARE TO BE REPAIRED, ALL HOLES CLOSED SO AS TO MAINTAIN RATING.
5. ALL SUPPLY DUCTS OR OPENINGS FOR RETURN AIR SHALL HAVE A FUSIBLE LINK FIRE DAMPER WITH THE PROPER RATING IF NOT PRESENT
6. ALL PIPE OR OTHER SIMILAR SMALL PENETRATIONS ARE TO BE FULLY FIRESTOPPED.
   PARTITION SHALL BE SMOKE TIGHT.
7. OTHER UNFORESEEN CONDITIONS MAY BE UNCOVERED AND WILL BE SUBJECT TO REVIEW BY THE LOCAL OFFICIALS AND INSPECTOR. REPORT SAME TO ARCHITECT.

DEMOLITION NOTES:

1. DEMOLITION WORK SHALL BE DONE IN STRICT CONFORMANCE WITH LOCAL AND STATE REGULATIONS. INCLUDING ALL PERMITS AND UTILITY CUT-OFFS.
2. PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH THE REGULATIONS OF ANSI/NFPA 241-1975, BUILDING CONSTRUCTION AND DEMOLITION OPERATIONS.
3. PROVIDE ALL TEMPORARY BARRICADES, RAILINGS, LIGHTING ETC. REQUIRED TO PROTECT THE WORKMEN, OWNER'S PERSONNEL AND OTHERS FROM INJURY DUE TO THE DEMOLITION WORK. PROVIDE FREE AND SAFE PASSAGE OF PERSONS TO AND FROM AREAS AND FACILITIES WHICH ARE TO REMAIN.
4. PERFORM THE DEMOLITION WORK IN SUCH A MANNER AS TO PREVENT FIRES. REMOVE ALL ACCUMULATED DEBRIS PROMPTLY. DISPOSAL BY BURNING WILL NOT BE PERMITTED ON SITE. ALL DEBRIS SHALL BE DISPOSED OF IN A LEGAL, WORKMAN-LIKE MANNER.
5. ALL SALVAGEABLE MATERIALS AND EQUIPMENT INCLUDING FIXTURES, FURNISHINGS AND DECOR ITEMS SHALL BE STORED AND PROTECTED FROM DAMAGE UNTIL THE OWNER DETERMINES THE COURSE OF ACTION TO BE TAKEN WITH SAME.
6. PROTECT AND MAINTAIN EXISTING UTILITY LINES WHICH ARE TO REMAIN IN SERVICE IN SUCH A MANNER AS TO AVOID INTERRUPTION OF THESE LINES. CAP ALL UTILITY LINES TERMINATED BY THE DEMOLITION WORK IN A MANNER APPROVED BY THE GOVERNMENTAL AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION.
7. REMOVE EXISTING PARTITIONS, DOORS, FRAMES AND ASSOCIATED HARDWARE AS INDICATED. ALL AREAS AND FINISHES ADJACENT TO ITEMS REMOVED TO BE PATCHED AND REPAIRED AND PREPARED FOR RE-FINISHEING AS REQUIRED. DOORS, FRAMES AND ASSOCIATED HARDWARE REMOVED SHALL BE RETURNED TO BUILDING OWNER FOR RE-USE OR DISPOSAL.
8. REMOVE ELECTRICAL OUTLETS, WIRING AND ALL EXISTING DUCTWORK, ELECTRICAL EQUIPMENT, ETC. IN AREAS TO BE DEMOLISHED SHALL BE PROTECTED AND RELOCATED AS REQUIRED ACCORDING TO FIELD CONDITIONS.
9. HVAC DIFFUSERS AND DUCTWORK TO REMAIN. SEE LANDLORDS ENGINEERING DRAWINGS. FOR DETAILS AND COMMENTS.
10. PROVIDE DUST-TIGHT PARTITIONS BETWEEN AREAS WHERE DEMOLITION WORK IS BEING PERFORMED AND AREAS WHICH ARE FINISHED OR IN USE.
11. LEAVE EACH AREA BROOM CLEAN UPON COMPLETION OF WORK EACH DAY.
12. REMOVE ALL INTERIOR FINISHES THROUGHOUT, AND PREPARE THE EXISTING SURFACE FOR APPLICATION OF NEW FINISHES AS SELECTED BY ARCHITECT/OWNER.
13. PARTITIONS SHOWN DOTTED ARE FOR SCHEMATIC PURPOSES ONLY. FIELD VERIFY EXISTING CONDITIONS AND REMOVE AS REQUIRED TO ALLOW FOR NEW WORK AS OUTLINED ON DRAWINGS.
14. THE CONTRACTOR SHALL AT ALL TIMES PROVIDE PROTECTION AGAINST WEATHER -RAIN, WIND, STORMS, FROST OR HEAT - SO AS TO MAINTAIN ALL WORK, MATERIALS, EQUIPMENT AND FIXTURES FREE FROM DAMAGES. REPAIR ANY DAMAGE TO PROPERTY OF THE OWNER WHICH IS TO REMAIN IN USE, OR THAT OF ANY PERSON, OR PERSONS ON OR OFF THE SITE CAUSED BY THE DEMOLITION WORK WITHOUT ADDITIONAL EXPENSE TO THE OWNER.
15. REMOVE INDICATED PLUMBING FIXTURES AND ASSOCIATED PIPING AS REQUIRED. ALL SUPPLY, WASTE AND VENT LINES TO BE CAPPED OFF AS REQUIRED BELOW THE SURFACE OF THE FINISHED FLOOR.
16. ALL CEILING FINISHES, HVAC DEVICES, DIFFUSERS AND DUCTWORK, EXIST SIGNAGE AND SPRINKLER DEVICES AND PIPING TO REMAIN. ANY ITEMS DAMAGED BY THE DEMOLITION WORK SHALL BE PATCHED AND REPAIRED AS REQUIRED.

CONSTRUCTION NOTES:

1. VERIFY THAT ALL EXISTING DEMISING WALLS EXTEND TO DECK ABOVE. IF DEFICIENT, RUN NEW WALL ABOVE TO ACHIEVE PROPER FIRE RATED SEPARATION. (ALL PARTITIONS TO BE SMOKE TIGHT)
   -TWO HOUR FOR TENANT DEMISING WALL
   -TWO HOUR FOR CORRIDOR DEMISING WALL
   MINIMUM CONSTRUCTION
   ONE HOUR PARTITION
   3 5/8" METAL STUDS WITH ONE LAYER OF 5/8" TYPE 'X' GYP. BD. EACH SIDE
   TWO HOURS PARTITION
   3 5/8" METAL STUDS WITH TWO LAYERS OF 5/8" TYPE 'X' GYP. BD. EACH SIDE
2. ALL EXISTING DEMISING PARTITIONS TO BE FIRE STOPPED AS REQUIRED BY THE BUILDING CODE OF NEW YORK STATE.
3. ALL EXISTING DEMISING PARTITIONS TO BE REPAIRED AND PATCHED AS REQUIRED. ALL PARTITIONS TO BE SMOKE TIGHT.
4. PROVIDE OPENINGS IN FIRE RATED PARTITIONS ABOVE CEILING FOR HVAC SUPPLY AND RETURN AIR OPENINGS AS REQUIRED. FIRE / SMOKE DAMPERS WHERE REQUIRED.
5. ALL INTERIOR WALLS TO BE 4" THICKNESS, AS SHOWN, UNLESS NOTED OTHERWISE.
6. ALL DOORS TO BE LOCATED 6" FROM NEAREST ADJACENT WALL OR IN THE CENTER OF WALL THEY ARE LOCATED IN, UNLESS NOTED OTHERWISE.
7. ALL EXISTING WALLS TO BE REPAIRED AND PATCHED AS REQUIRED READY FOR PAINT.
8. ALL EXPOSED COLUMNS TO BE ENCLOSED IN GYP. BOARD AS REQUIRED.
9. PATCH EXISTING COLUMN ENCLOSURES AS REQUIRED.
10. G.C. SHALL PROVIDE RECESSED MOUNTED FIRE EXTINGUISHERS CABINETS AS REQUIRED BY LOCAL CODES. USE TYPE ABC/SR 10 LB. ABC UL RATED, FM APPROVED COMMERCIAL GRADE FIRE EXTINGUISHER W/ METAL VALVE, PRESSURE GAGE, INSTRUCTIONS, SAFETY PIN & BREAKABLE TYPE SEAL. USE LARSEN'S OCCULT SERIES RECESSED CABINET WITH VERTICAL DUO DOOR, STAINLESS STEEL FINISH. MOUNT PER ANSI & ADA REQUIREMENTS. REVIEW LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.
11. THE ENTIRE PREMISES, INSIDE AND OUT, SHALL BE CLEANED OF ALL DEBRIS AND EXCESS MATERIALS, TO THE SATISFACTION OF THE OWNER, INCLUDING LABELS AND PROTECTIVE COATINGS ON ALL MATERIALS.
12. WHERE PIPES, WIRES, CONDUITS, DUCTS, ETC., PIERCE FIRE PROTECTION OF INDIVIDUALLY ENCASED STRUCTURAL MEMBERS, SUCH PENETRATION SHALL NOT EXCEED 2 PERCENT OF ANY ONE FACE SUCH PROTECTION AND SHALL BE CLOSED OFF WITH CLOSE FITTING METAL ESCUTCHEONS OR PLATES.
13. ALL STRUCTURAL STEEL EXISTING OR NEW TO BE FIREPROOFED AS PER THE BUILDING CODE OF NEW YORK STATE.
14. PATCH ALL FIREPROOFING DAMAGED BY THE INSTALLATION, ALTERATION OR REMOVAL OF DUCTS, PIPES , CONDUITS BOXES CEILINGS, PARTITIONS ETC... TO MAINTAIN SAME RATING AS EXISTING FIREPROOFING.
15. FIRE STOPPING: CONCEALED SPACES WITHIN PARTITIONS, WALLS, FLOORS, ROOFS, STAIRS, FURRING PIPE SPACES, COLUMN ENCLOSURES, ETC., SHALL BE FIRE STOPPED (EXCEPT WHERE CONCEALED SPACE IS SPRINKLED OR IS CONSTRUCTED AS A SHAFT) AS FOLLOWS:
   a. WITH NON-COMBUSTIBLE MATERIAL THAT CAN BE SHAPED AS ACCEPTED BY A.S.T.M. E-814 "THROUGH PENETRATION FIRE STOP SYSTEM.
   b. NON-COMBUSTIBLE FIRE STOPPING MAY BE MASONRY SET IN MORTAR, CONCRETE 3/4" MORTAR OR PLASTER ON NON-COMBUSTIBLE LATH. PLASTER BOARD AT LEAST 5/8" THICK. SHEET METAL OF AT LEAST NO. 14 U.S. std. GAGE THICK, SOLID WEB METAL STRUCTURAL MEMBERS. 1/4" MINIMUM FIREPROOF CEMENT BOARD OF EQUIVALENT MATERIALS, MINERAL, SLAG, OR ROCKWOOL WHEN COMPACTED INTO CONFINED SPACE
   c. MINERAL FIBER SAFING INSULATION SHALL BE USED AS FIRE STOPS. U.S. GYPSUM THERMAFIBER SAFING INSULATION OR APPROVED EQUAL.
16. CONDUITS IN FIRE-RATED PARTITIONS SHALL NOT EXCEED 3/4 INCH DIAMETER. OUTLETS IN SUCH PARTITIONS WILL BE BACKED UP WITH APPROVED MATERIALS.
17. PENETRATION OF OPENINGS IN WALLS, PARTITIONS OR FLOORS FOR PIPE SLEEVES, ELECTRIC DEVICES, ETC., SHALL BE PACKED SEALED.
18. LOCATION OF EVERY EXIT ON EVERY FLOOR SHALL BE CLEARLY INDICATED BY EXIT SIGN PLACED, IF REQUIRED, AT AN ANGLE WITH THE EXIT OPENING. INSTALL DIRECTIONAL SIGNS TO SERVE AS GUIDE FROM ALL PORTIONS OF THE CORRIDOR OR FLOOR. ALL EXIT SIGNS SHALL CONFORM WITH SECTION 1003.2.10 OF THE BUILDING CODE OF NEW YORK STATE.
19. EXIT SIGNS LETTERS SHALL BE RED, THE BACKGROUND SHALL BE WHITE. LETTERS SHALL BE BLOCK LETTERING, NOT LESS THAN 6" HIGH WITH THE PRINCIPAL STROKES OF THE LETTERS NOT LESS THAN 3/4". THE WORD "EXIT" SHALL HAVE LETTERS HAVING A WIDTH OF LESS THAN 2 INCHES WIDE EXCEPT THE LETTER "I", AND A MINIMUM SPACING BETWEEN LETTERS SHALL NOT BE LESS THAN 0.375 INCHES(9.5MM). SIGNS LARGER THAN THE MINIMUM ESTABLISHED IN THIS SECTION SHALL HAVE LETTER WIDTHS, STROKES AND SPACING IN PROPORTION TO THEIR HEIGHT.
20. ALL EXITS SHALL BE KEPT READILY ACCESSIBLE AND UNOBSTRUCTED AT ALL TIMES.
21. EXIT DOORS SHALL BE READILY OPERABLE AT ALL TIMES FROM THE SIDE WHICH EGRESS IS TO BE MADE. DOORS OPENING INTO INTERIOR ENCLOSED STAIR SHALL NOT BE LOCKED FROM EITHER SIDE EXCEPT THAT DOORS MAY BE LOCKED TO PREVENT ACCESS TO THE STAIR FROM THE OUTDOORS AT THE STREET LEVEL.

REFLECTED CEILING NOTES:

1. THIS DRAWING IS FOR LOCATION ONLY. REFER TO CIRCUITING DWGS FOR SPECIFICS: BY OTHERS.
2. PROVIDE CUT-OUTS IN CEILING TILES AS REQUIRED FOR WORK OF ALL TRADES.
3. MULTIPLE ADJACENT SWITCHES SHALL BE GANGED UNDER ONE SINGLE COVER PLATE.
4. COORDINATE STARING POINTS OF CEILING GRIDS WITH ALL TRADES, INCLUDING BUT NOT LIMITED TO MECHANICAL AND ELECTRICAL CONTRACTORS. NOTE CHANGES IN FIELDS, MATERIALS AND CHANGES IN HEIGHTS.
5. CEILINGS SHALL BE LEVELED WITH THE EXCLUSIVE USE OF A LASER. A DATUM LINE SHALL BE SET FROM THE HIGH POINT OF THE EXISTING DATUM LINE ABOVE THE FLOOR SLAB.
6. ALL LIGHTING FIXTURES TO BE LOCATED IN CENTER OF ACOUSTICAL TILE, U.O.N.
7. ALL DIMENSIONS FOR LIGHT FIXTURES ARE TAKEN FROM THE CENTERLINE, U.O.N.
8. ALL SPRINKLER HEADS AND SMOKE DETECTORS TO BE CENTER LINE OF CEILING TILE. DRAWINGS FOR EXTENT OF NEW DEVICES BY OTHERS.
9. THERMOSTATS ARE TO BE LOCATED CENTERED ABOVE LIGHT SWITCHES @ 54" A.F.F. WHERE REQUIRED.
10. LOCATIONS OF NEW SUPPLY OR RETURN DIFFUSERS, SMOKE DETECTORS, AND SPRINKLER LOCATIONS BY OTHERS.
11. REFER TO SPECIFICATIONS SHEETS WITHIN THIS SET OF DOCUMENTS FOR ACOUSTICAL CEILING TILE AND CEILING GRID MATERIALS AND SPECIFICATIONS.
12. SPECIFICATIONS AND LOCATIONS OF ALL LIFE SAFETY EQUIPMENT, INCLUDING BUT NOT LIMITED TO EXIT SIGNS, EMERGENCY LIGHTING STROBES, HORNS ENUNCIATORS, SMOKE DETECTORS, ETC. IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS AND CODES BY OTHERS.
13. CEILING HEIGHT SHALL MATCH EXISTING CEILING.

GENERAL NOTES:

THE ARCHITECT OF RECORD HAS BEEN RETAINED ONLY FOR THE PURPOSE OF FILING THE PLANS TO OBTAIN A PERMIT AND HAS NOT BEEN RETAINED FOR ANY SUPERVISION OR OBSERVATION OF THE WORK, AND HIS RESPONSIBILITY IS LIMITED TO THE ACCURACY OF THE PLANS. THESE DRAWINGS ARE FOR BUILDING DEPT. USE ONLY.

NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER THOSE SCALED.

ANY OMISSIONS OR CHANGES IN THESE DRAWINGS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ALL CONSTRUCTION AND/OR INSTALLATIONS BY THE CONTRACTOR.

THE CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD.

THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITY PIPING PRIOR TO THE PROPOSED CONSTRUCTION EXCAVATION.

THE CONTRACTOR SHALL BRACE, SHORE, REINFORCE, AND/OR UNDERPIN ALL NEIGHBORING STRUCTURES AS REQUIRED FOR SAFE OPERATION.

ALL LABOR, MATERIALS, AND CONSTRUCTION SHALL COMPLY WITH ALL RULES, REGULATIONS, CODES, AND LOCAL AUTHORITIES HAVING JURISDICTION OVER THE WORK DESIGN CRITERIA:
2020 BUILDING CODE OF NEW YORK STATE
2020 ENERGY CONSERVATION CODE OF NEW YORK STATE

DOUBLE STUDS AT ALL OPENINGS IN THE EXTERIOR AND BEARINGS WALLS, DOUBLE ALL JOISTS, HEADERS AND TRIMMERS AROUND ALL OPENINGS AND UNDER ALL PARTITIONS. USE TEED HANGERS OR CONNECTORS WHERE REQUIRED (OR APPROVED EQUAL).

ALL HEADERS TO BE MIN. (2) 2 X 10 UNLESS OTHERWISE NOTED.

ALL GLAZING SHALL BE INSULATED, HIGH-PERFORMANCE GLASS (U0=.33), UNLESS OTHERWISE NOTED. PROVIDE MIN. 1" X 2 1/2" (ACTUAL SIZE) MITERED CROSS BRIDGING MAX. 8'-0" O.C. FOR FLOOR JOINTS OR EQUIVALENT METAL BRIDGING.

ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN AND INSPECTED BY THE BOARD OF FIRE UNDERWRITERS AS PER THE NEC.

SINGLE STATION SMOKE & CARBON MONOXIDE DETECTING DEVICE TO BE INSTALLED ADJACENT TO SLEEPING AREAS ON EACH FLOOR LEVEL AND SHALL BE LOCATED ON OR NEAR CEILING.

ALL PLUMBING TO BE INSTALLED BY A LICENSED PLUMBER IN ACCORDANCE WITH THE NYS BUILDING CONSTRUCTION CODE.

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ALL DIMENSIONS ARE TO BE FIELD VERIFIED

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

REVISIONS PLOTTED: 7/17/2025

NO.	DATE	DESCRIPTION
1.	07.17.25	RESUBMISSION TO D.O.B.

PROJECT NO.	2025044
DATE	05.09.2025
SCALE	AS NOTED
DRAWN BY	M.A.M.

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DRAWING:
CODE COMPLIANCE & NOTES

PROJECT:
MOTT RESIDENCE
249 WEST MERRICK ROAD
FREEPORT, NY 11520

D.O.B. I.D#

DRAWING No.
Z1.0

GENERAL NOTES

THE ARCHITECT OF RECORD HAS BEEN RETAINED ONLY FOR THE PURPOSE OF FILING THE PLANS TO OBTAIN A PERMIT AND HAS NOT BEEN RETAINED FOR ANY SUPERVISION OR OBSERVATION OF THE WORK, AND HIS RESPONSIBILITY IS LIMITED TO THE ACCURACY OF THE PLANS. THESE DRAWINGS ARE FOR BUILDING DEPT. USE ONLY.

NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER THOSE SCALED.

ANY OMISSIONS OR CHANGES IN THESE DRAWINGS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ALL CONSTRUCTION AND/OR INSTALLATIONS BY THE CONTRACTOR.

THE CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD.

THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITY PIPING PRIOR TO THE PROPOSED CONSTRUCTION EXCAVATION.

THE CONTRACTOR SHALL BRACE, SHORE, REINFORCE, AND/OR UNDERPIN ALL NEIGHBORING STRUCTURES AS REQUIRED FOR SAFE OPERATION.

ALL SITE DEVELOPMENT INCLUDING RETAINING WALLS, SIDEWALKS, PLANTINGS, ETC. BY OTHERS.

ALL LABOR, MATERIALS, AND CONSTRUCTION SHALL COMPLY WITH ALL RULES, REGULATIONS, CODES, AND LOCAL AUTHORITIES HAVING JURISDICTION OVER THE WORK DESIGN CRITERIA:

BUILDING CODE OF NEW YORK STATE (2020)
RESIDENTIAL CODE OF NEW YORK STATE (2020)
EXISTING BUILDING CODE OF NEW YORK STATE (2020)
PLUMBING CODE OF NEW YORK STATE (2020)
FIRE CODE OF NEW YORK STATE (2020)
ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK (2020)
WOOD FRAME CONSTRUCTION MANUEL FOR ONE-AND TWO FAMILY DWELLINGS (2018)
FUEL GAS CODE OF NEW YORK STATE (2020)
PROPERTY MAINTENANCE CODE OF NEW YORK STATE (2020)
NFPA 70: NATIONAL ELECTRIC CODE (NEC) 2017
MECHANICAL CODE OF NEW YORK STATE (2020)

ALL LUMBER TO BE AMERICAN STANDARD SIZES. ALL STRUCTURAL * DOUGLAS FIR-LARCH LUMBER #2.

A MINIMUM OF ONE 5/8" ANCHOR BOLT SHALL BE PROVIDED WITHIN 6" - 12" OF EACH END PLATE, AND HAVE A MINIMUM EMBEDMENT OF 7" IN CONC. FOUNDATIONS AND SLABS ON GRADE OR 7 " IN MASONRY BLOCK FOUNDATIONS WHEN RESISTING LATERAL AND SHEAR LOADS ONLY. ALSO 3" SQUARE WASHERS SHALL BE USED ON ALL ANCHOR BOLTS WITH THE ANCHOR BOLTS SPACING NOT TO EXCEED THE REQUIREMENTS SPECIFIED IN TABLE TABLE 3.2C.
(WFCM 2018, SECTION 3.2.1.7 AND TABLE 3.2B AND 3.2C)

LUMBER TO BE GRADE MARKED PRIOR TO DELIVERY TO SITE, SUBJECT TO INSPECTION.

DOUBLE STUDS AT ALL OPENINGS IN THE EXTERIOR AND BEARINGS WALLS, DOUBLE ALL JOISTS, HEADERS AND TRIMMERS AROUND ALL OPENINGS AND UNDER ALL PARTITIONS. USE TECO HANGERS OR CONNECTORS WHERE REQUIRED (OR APPROVED EQUAL).

ALL HEADERS TO BE MIN. (2) 2 X 10 UNLESS OTHERWISE NOTED.

ALL GLAZING SHALL BE INSULATED, HIGH-PERFORMANCE GLASS (U0=.33), UNLESS OTHERWISE NOTED. PROVIDE MIN. 1" X 2 1/2" (ACTUAL SIZE) MITERED CROSS BRIDGING MAX. 8'-0" O.C. FOR FLOOR JOINTS OR EQUIVALENT METAL BRIDGING.

ALL INTERIOR PARTITIONS TO BE 2 X 4 WOOD STUDS, @ 16" O.C. WITH GYPSUM BOARD BOTH SIDES. DOUBLE-UP FLOOR JOISTS UNDER PARTITIONS RUNNING PARALLEL.

GYPSUM BOARD TO BE 1/2" TAPERED EDGE "SHEET ROCK", TAPED AND SPACKLED (3 COATS), OR EQUAL, UNLESS OTHERWISE NOTED ON DRAWINGS.

PROVIDE FLASHING AT ALL ROOF, WALL, OR OTHER INTERSECTIONS, OVER HEADS OF ALL OPENINGS AND UNDER SILLS OF ALL WINDOWS AND DOORS. CAULK ALL JOINTS EXPOSED TO WEATHER.

ROOF COVERING SHALL BE CLASSIFIED AS TYPE A OR B.
ALL STRUCTURAL STEEL SHALL BE MIN. 36,000 PSI.

ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN AND INSPECTED BY THE BOARD OF FIRE UNDERWRITERS AS PER THE NEC.

SINGLE STATION SMOKE & CARBON MONOXIDE DETECTING DEVICE TO BE INSTALLED ADJACENT TO SLEEPING AREAS ON EACH FLOOR LEVEL AND SHALL BE LOCATED ON OR NEAR CEILING.

ALL PLUMBING TO BE INSTALLED BY A LICENSED PLUMBER IN ACCORDANCE WITH THE APPLICABLE RESIDENTIAL CODE OF NEW YORK STATE, PLUMBING CODE OF NEW YORK STATE. (2020)

CURBS, CURB CUTS, AND PAVING MUST CONFORM WITH ALL REGULATIONS AND REQUIREMENTS OF THE DEPARTMENT OF PUBLIC WORKS.

DRAWING LEGEND

SYMBOL	DESCRIPTION
	EXISTING PARTITION TO REMAIN
	EXISTING ABOVE / BEYOND
	EXISTING WINDOW TO REMAIN
	EXISTING DOOR TO REMAIN
EXISTING (3) 2 x 10	EXISTING HEADER - SIZE AS SPECIFIED
	EXISTING WALL / WINDOW / DOOR TO BE DEMOLISHED
	PROPOSED PARTITION
TW2046 (2) 2 x 8	PROPOSED WINDOWS - SIZE AS SPECIFIED
2'-6"	PROPOSED DOOR - SIZE AS SPECIFIED
(2) 1¾" x 11⅞" LVL	PROPOSED HEADER - SIZE AS SPECIFIED
	PROPOSED FOUNDATION WALL
	INSULATION - TYPE AS SPECIFIED
	PROPOSED CLOSET
⊕	COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR
⊖	SMOKE DETECTOR

TABLE R403.1(1)
MINIMUM WIDTH OF CONCRETE OR MASONRY FOOTINGS (INCHES)

8" SOLID CONCRETE OR MASONRY, OR FULLY GROUTED MASONRY	LOAD-BEARING VALUE OF SOIL (PSF)			
	1,500	2,000	3,000	≥ 4,000
1 STORY	16"	X	X	X

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

CLASS OF MATERIAL	LOAD-BEARING PRESSURE (POUNDS PER SQUARE FOOT)
CLAY, SANDY CLAY, SILTY CLAY, CLAYEY SILT, SILT AND SANDY SILT (CI, ML, MH and CH)	1,500

TABLE R402.2
MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE

TYPE OR LOCATIONS OF CONCRETE CONSTRUCTION	MIN. SPECIFIED COMPRESSIVE STRENGTH OF CONC. (f'_c)		
	WEATHERING POTENTIAL (SEE TABLE 301.2(1))		
	NEGLIGIBLE	MODERATE	SEVERE
BASEMENT WALLS, FOUNDATIONS & OTHER CONCRETE NOT EXPOSED TO THE WEATHER	X	X	2,500[c]
BASEMENT (CELLAR) SLABS AND INTERIOR SLABS ON GRADE, EXCEPT GARAGE FLOOR SLAB	X	X	2,500[c]
BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS AND OTHER VERTICAL CONC. WORK EXPOSED TO THE WEATHER	X	X	3,000[d]
PORCHES, CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER, AND GARAGE FLOOR SLABS	X	X	3,500[d,e]

FOR SI: 1 POUND PER SQUARE INCH = 6.895 kPa.

(a) AT 28 DAYS PSI

(b) SEE TABLE R301.2(1) FOR WEATHERING POTENTIAL

(c) CONC. IN THESE LOCATIONS THAT MAY BE SUBJECT TO FREEZING AND THAWING DURING CONSTRUCTION SHALL BE AIR-ENTRAINED CONCRETE IN ACCORDANCE WITH FOOTNOTE (d)

(d) CONCRETE SHALL BE AIR-ENTRAINED. TOTAL AIR CONTENT (PERCENT BY VOLUME OF CONCRETE) SHALL NOT BE LESS THAN 5% OR MORE THAN 7%

(e) SEE SECTION R402.2 FOR MINIMUM CEMENT CONTENT

TABLE 3.2B (WFCM 2018)
BOTTOM PLATE TO FOUNDATION CONNECTIONS (ANCHOR BOLTS) RESISTING LATERAL & SHEAR LOADS FROM WIND-EXPOSURE B

BOTTOM PLATE TO FOUNDATION ANCHOR BOLT CONNECTION RESISTING	FOUNDATION SUPPORTING	MAXIMUM ANCHOR BOLT SPACING (in.) [1,2,3,4]	FOR EXPOSURES B & C AND ALL WIND SPEEDS
LATERAL AND SHEAR LOADS	1 - 3 STORIES	1/2" ANCHOR BOLTS	31
	1 - 3 STORIES	5/8" ANCHOR BOLTS	48

[1] PRESCRIPTIVE LIMITS ARE BASED ON ASSUMPTIONS IN TABLE 3.2

[2] WHEN ANCHOR BOLTS ARE USED TO RESIST UPLIFT, LATERAL, AND SHEAR LOADS, THE MAXIMUM ANCHOR BOLT SPACING SHALL NOT EXCEED THE LESSER OF THE TABULATED VALUES FOR UPLIFT LOADS (TABLE 3.2C) OR LATERAL AND SHEAR LOADS (TABLE 3.2B) FOR OTHER ANCHOR BOLT LIMITATIONS SEE SECTION 3.2

[3] TABULATED ANCHOR BOLT SPACING FOR LATERAL AND SHEAR LOADS ASSUME WALLS ARE SHEATHED IN ACCORDANCE WITH SECTION 3.4.4.2. FOR OTHER WALL SHEATHING TYPES THE TABULATED ANCHOR BOLT SPACING SHALL BE MULTIPLIED BY THE APPROPRIATE SHEATHING TYPE ADJUSTMENT FACTOR IN TABLE 3.17D, BUT IN NO CASE SHALL ANCHOR BOLT SPACING EXCEED 6 FEET ON CENTER.

[4] FOR THREE SECOND GUST WIND SPEEDS GREATER THAN 110 MPH, WITH A TABULATED LATERAL VALUE FROM TABLE 3.5 GREATER THAN 262 plf, LATERAL CONNECTIONS SHALL BE DETERMINED USING THE LOADS FROM TABLE 3.5

TABLE 3.2C (WFCM 2018)
SILL OR BOTTOM PLATE TO FOUNDATION CONNECTIONS (ANCHOR BOLTS) RESISTING UPLIFT LOADS FROM WIND-EXPOSURE B

700-YR. 3 SECOND GUST WIND SPEED (MPH)			90	95	100	105	110	115	120	130	140	150	160	170	180	195
BOTTOM PLATE TO FOUNDATION ANCHOR BOLT CONNECTION RESISTING	PLATE SIZE	FOUNDATION SUPPORTING	MAXIMUM ANCHOR BOLT SPACING (in.) [1,2]													
UPLIFT LOADS	2 x 4	1 - 3 STORIES	8 'END ZONES	72	72	72	72	72	72	71	57	43	35	30	27	24	22
		1 - 3 STORIES	INTERIOR ZONES	72	72	72	72	72	72	72	66	50	41	35	31	28	26
	2 x 6	1 - 3 STORIES	8 'END ZONES	72	72	72	72	72	72	72	68	51	42	36	32	29	26
		1 - 3 STORIES	INTERIOR ZONES	72	72	72	72	72	72	72	72	60	49	42	37	34	31

[1] PRESCRIPTIVE LIMITS ARE BASED ON ASSUMPTIONS IN TABLE 3.2

[2] WHEN ANCHOR BOLTS ARE USED TO RESIST UPLIFT, LATRAL, AND SHEAR LOADS, THE MAXIMUM ANCHOR BOLT SPACING SHALL NOT EXCEED THE LESSER OF THE TABULATED VALUES FOR UPLIFT LOADS (TABLE 3.2C) OR LATERAL AND SHEAR LOADS (TABLE 3.2B) FOR OTHER ANCHOR BOLT LIMITATIONS SEE SECTION 3.2.1.7 and 3.2.2.3

TABLE R703.3(1)
WEATHER RESISTANT SIDING ATTACHED AND MIN. THICKNESS

SIDING MATERIAL	NOMINAL THICKNESS (INCHES)	JOINT TREATMENT	SHEATHING PAPER REQUIRED	WOOD OR WOOD STRUCTURAL PANEL SHEATHING	FIBERBOARD SHEATHING INTO STUD	GYPSUM SHEATHING INTO STUD	DIRECT TO STUDS	NUMBER OR SPACING OF FASTENERS
VINYL SIDING*	0.035	LAP	NO	0.120 NAIL 1½" STAPLE-1¾"	0.120 NAIL 2" STAPLE-2½"	0.120 NAIL 2" STAPLE-2½"	NOT ALLOWED	SAME AS STUD SPACING

*VINYL SIDING SHALL COMPLY WITH ASTM D3679

TABLE R702.3.5
MINIMUM THICKNESS AND APPLICATION OF GYPSUM BOARD

THICKNESS OF GYPSUM BOARD (INCHES)	APPLICATION	ORIENTATION OF GYPSUM BOARD TO FRAMING	MAX. SPACING OF FRAMING MEMBERS	MAX. SPACING OF FASTENERS		SIZE OF NAILS FOR APPLICATION TO WOOD FRAMING
				NAILS	SCREWS	
1/2	CEILING	EITHER DIRECTION	16	7	12	13 GAGE, 1⅜" LONG, 19/64" HEAD; 0.098 DIAMETER, 1½" LONG, ANNULAR-RINGED;5d COOLER NAIL, 0.086 DIAMETER, 15/64" LONG, 15/64" HEAD; OR GYPSUM BOARD NAIL,0.0915 DIAMETER, 1⅜" LONG, 9/32" HEAD.
	WALL	EITHER DIRECTION	16	8	16	

CODE R702.3.1 RCNYS-GYPSUM BOARD
ALL GYPSUM BOARD MATERIALS AND ACCESSORIES SHALL CONFORM TO ASTM C22, C475, C514, C1002, C1047, C1177, C1178, C1278, C1396, C1658 OR C1766 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS SECTION. ADHESIVES FOR THE INSTALLATION OF GYPSUM BOARD AND GYPSUM PANEL PRODUCTS SHALL CONFORM TO ASTM C557.

LUMBER SPECIFICATION:

* DOUG - FIR LUMBER #2 WITH FB 875 OR EQUAL

* DESIGN LOADS TAKEN AS PER WESTERN WOOD PRODUCTS ASSOCIATION IN ACCORDANCE WITH ASTM STANDARDS

* SOLID POST UNDER FULL WIDTH OF GIRDER @ EACH END

* SOLID POST DOWN TO FOUNDATION OR GIRDER BELOW UNDER ALL GIRDER POSTS.

- ALL HEADERS @ DOOR OPENINGS TO BE 2 x 10 UNLESS NOTED OTHERWISE

- ALL LAMINATED GIRDERS TO BE 2.0E G-P LAM LVL.

- ALL LAMINATED GIRDERS ARE CALLED OUT AS NOMINAL SIZE CONTRACTOR TO USE:
- 1 3/4" x 9 1/2" FOR 2 x 10 LVL
- 1 3/4" x 11 7/8" FOR 2 x 12 LVL

- ALL LUMBER THAT COMES IN CONTACT WITH CONCRETE TO BE A.C.Q.

FASTENERS, HANGERS AND TIE-DOWN CONNECTORS THAT COME IN CONTACT WITH A.C.Q. TREATED LUMBER MUST BE DESIGNED FOR SUCH USE (CHECK MANUFACTURERS SPECIFICTAIONS)

ALL FASTENERS IN DIRECT CONTACT WITH A.C.Q. OR WOLMANIZED LUMBER MUST BE "ZMAX/HDG" GALVANIZED OR STAINLESS STEEL

TABLE R301.5 ALSO NOTED SECTION R301.5
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS
(IN POUNDS PER SQUARE FOOT)

USE	LIVE LOAD	DEAD LOAD: R301.4
UNINHABITABLE ATTICS WITHOUT STORAGE (b)	10	THE ACTUAL WEIGHTS OF MATERIALS AND CONSTRUCTION SHALL BE USED FOR DETERMINING DEAD LOAD WITH CONSIDERATION FOR THE DEAD LOAD OF FIXED SERVICE EQUIPMENT.
UNINHABITABLE ATTICS WITH LIMITED STORAGE (b)(g)	20	
HABITABLE ATTICS AND SERVED WITH FIXED STAIRS	30	
EXTERIOR BALCONIES AND DECKS (e)	40	
FIRE ESCAPES	40	
GUARD RAILS AND HANDRAILS (d)	200 (h)	
GUARD RAILS IN-FILL COMPONENTS (f)	50 (h)	
PASSENGER VECHICLE GARAGES (a)	50 (a)	
ROOMS OTHER THAN SLEEPING ROOM	40	
SLEEPING ROOMS	30	
STAIRS	40 (c)	

FOR SI: 1 POUND PER SQUARE FOOT = 0.0479 kN/m², 1 SQUARE INCH = 645 mm, 1 POUND = 4.45 N.

(a) (b) (c) (d)(e) (f) (g) (h) SEE (RCNYS 2020)

TABLE R301.7 ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS (b) (c)

STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
RAFTERS HAVING SLOPES GREATER THAN 3/12 WITH FINISHED CEILING NOT ATTACHED TO RAFTERS	L/180
INTERIOR WALLS AND PARTITIONS	H/180
FLOORS	L/360
CEILINGS WITH BRITTLE FINISHES (INCLUDING PLASTER AND STUCCO)	L/360
CEILINGS WITH FLEXIBLE FINISHES (INCLUDING GYPSUM BOARD)	L/240
ALL OTHER STRUCTURAL MEMBERS	L/240
EXTERIOR WALLS - WIND LOADS[a] WITH PLASTER OR STUCCO FINISHES	H/360
EXTERIOR WALLS - WIND LOADS[a] WITH OTHER BRITTLE FINISHES	H/240
EXTERIOR WALLS - WIND LOADS[a] WITH FLEXIBLE FINISHES	L/120[d]
LINTELS SUPPORTING MASONRY VENEER WALLS[e]	L/600

L = SPAN LENGTH, H = SPAN HEIGHT

(a) FOR THE PURPOSE OF THE DETERMINING DEFLECTION LIMITS HEREIN, THE WIND LOAD SHALL BE PERMITTED TO BE TAKEN AS 0.7 TIMES THE COMPONENT AND CLADDING (ASD) LOADS OBTAINED FROM TABLE R301.2(2)

(b) FOR CANTILEVER MEMBERS, L SHALL BE TAKEN AS TWICE THE LENGTH OF THE CANTILVER

(c) FOR ALUMINUM STRUCTURAL MEMBERS OR PANELS USED IN ROOFS OR WALLS OF SUNROOM ADDITIONS OR PATIO COVERS, NOT SUPPORTING EDGE OF GLASS, THE TOTAL LOAD DEFLECTION SHALL NOT EXCEED L/175 FOR EACH GLASS LITE OR L/60 FOR THE ENTIRE LENGTH OF THE MEMBER, WHICHEVER IS MORE STRINGENT. FOR SANDWICH PANELS USED IN ROOFS OR WALLS OF SUNROOM ADDITIONS OR PATIO COVERS, THE TOAL LOAD DEFLECTION SHALL NOT EXCEED L/120

(d) DEFLECTION FOR EXTERIOR WALLS WITH INTERIOR GYPSUM BOARD FINISH SHALL BE LIMITED TO AN ALLOWABLE DEFLECTION OF H/180

(e) REFER TO SECTION R703.8.2

SECTION R301.2.2.2 WEIGHTS OF MATERIALS

USE	DEAD LOAD	
EXTERIOR LIGHT FRAME WOOD WALLS	15 psf	
EXTERIOR LIGHT FRAME COLD-FORMED STEEL WALLS	14 psf	
INTERIOR LIGHT FRAME WOOD WALLS	10 psf	
INTERIOR LIGHT FRAME COLD-FORMED STEEL WALLS	5 psf	
8" THICK MASONRY WALLS	80 psf	
6" THICK CONCRETE WALLS	85 psf	
SIP WALLS	10 psf	

EXCEPTIONS:

1) ROOF AND CEILING DEAD LOADS NOT EXCEEDING 25 psf SHALL BE PERMITTED PROVIDED THE WALL BRACING AMOUNTS IN SECTION R602.10.3 ARE INCREASED IN ACCORDANCE WITH TABLE R602.10.3(4)

2) LIGHT-FRAME WALLS WITH STONE OR MASONRY VENEER SHALL BE PERMITTED IN ACCORDANCE WITH THE PROVISIONS OF SECTIONS R702.1 AND R703

3) FIREPLACES AND CHIMNEYS SHALL BE PERMITTED IN ACCORDANCE WITH CHAPTER 10

TABLE R301.2.1.3
EQUIVALENT BASIC WIND SPEEDS

V_{ULT}	110	115	120	130	140	150	160	170	180	190	200
V_{ASD}	85	89	93	101	108	116	124	132	139	147	155

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- AS BUILT DRAWINGS

REVISIONS PLOTTED: 7/17/2025

NO.	DATE	DESCRIPTION
1.	07.17.25	RESUBMISSION TO D.O.B.

PROJECT NO.	2025044
DATE	05.09.2025
SCALE	AS NOTED
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GENERAL NOTES

PROJECT:

MOTT RESIDENCE

249 WEST MERRICK ROAD
FREEPORT, NY 11520

D.O.B. I.D#

DRAWING No.

T1.0

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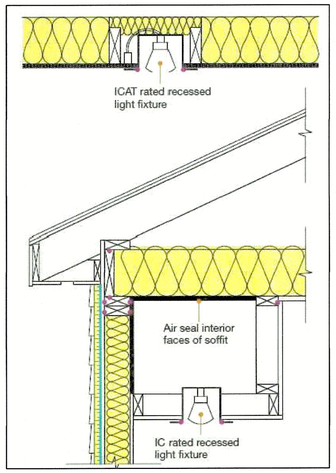

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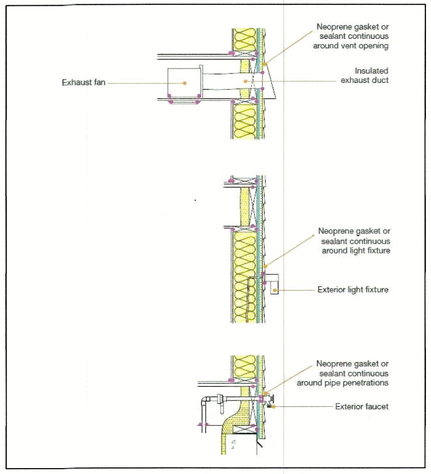
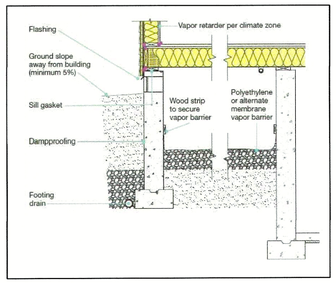


EXTERIOR WALL



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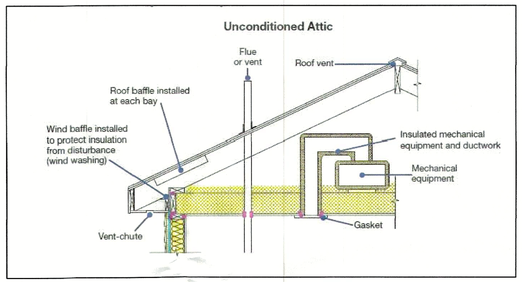
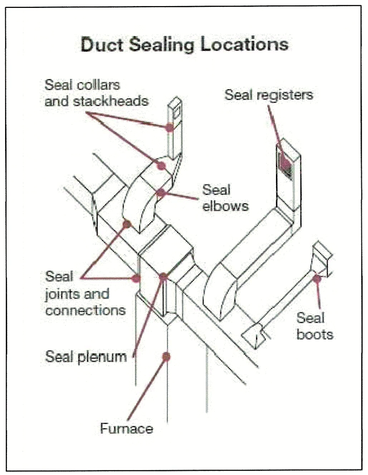


VENTED ATTIC SPACE



DUCT SEALING

HVAC EQUIPMENT BY OTHERS

(RCNYS 2020) R303 - LIGHT, VENTILATION AND HEATING

R303.10 REQUIRED HEATING. WHERE THE WINTER DESIGN TEMPERATURE IN TABLE R301.2(1) IS BELOW 60°F (16°C), EVERY DWELLING UNIT INTENDED TO BE OCCUPIED BETWEEN SEPTEMBER 15 AND MAY 15 SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF NOT LESS THAN 68°F (20°C) AT A POINT 3 FEET (914 mm) ABOVE THE FLOOR AT 2 FEET (610 mm) FROM EXTERIOR WALLS IN HABITABLE ROOMS AT THE DESIGN TEMPERATURE. THE INSTALLATION OF ONE OR MORE PORTABLE SPACE HEATERS SHALL NOT BE USED TO ACHIEVE COMPLIANCE WITH THIS SECTION. EXCEPTIONS: OWNER-OCCUPIED ONE-FAMILY DWELLINGS SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL.

M1305.1.2 APPLIANCES IN ATTICS. ATTICS CONTAINING APPLIANCES SHALL BE PROVIDED WITH AN OPENING AND A CLEAR AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE, BUT NOT LESS THAN 30 INCHES (762 mm) HIGH AND 22 INCHES (559 mm) WIDE AND NOT MORE THAN 20 FEET (6096 mm) LONG MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING TO THE APPLIANCE. THE PASSAGEWAY SHALL HAVE CONTINUOUS SOLID FLOORING IN ACCORDANCE WITH CHAPTER 5 NOT LESS THAN 24 INCHES (610 mm) WIDE. A LEVEL SERVICE SPACE NOT LESS THAN 30 INCHES (762 mm) DEEP AND 30 INCHES (762 mm) WIDE SHALL BE PRESENT ALONG ALL SIDES OF THE APPLIANCE WHERE ACCESS IS REQUIRED. THE CLEAR ACCESS OPENING DIMENSIONS SHALL BE NOT LESS THAN 20 INCHES BY 30 INCHES (508 mm BY 762 mm), AND LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE.

[NY] C106.2.6.1 HVAC System certification.

A *registered design professional* shall provide to the building official a written certification that (1) all required HVAC system inspections, HVAC system calibrations, and overall HVAC equipment functionality tests have been performed and (2) in the professional opinion of the *registered design professional*, the HVAC system is operating as designed. The *registered design professional* shall retain copies of the inspection, calibration, and test reports, and shall provide such reports to the building official, if requested. In the case of a building that is subject to the New York City Construction Codes, all required HVAC system inspections, HVAC system calibrations, and overall HVAC equipment functionality tests shall be special or progress inspections and shall be performed by approved agencies.

SECTION N1103 (R403) SYSTEMS

N1103.1 (R403.1) Controls (Mandatory).

Not less than one thermostat shall be provided for each separate heating and cooling system.

N1103.1.1 (R403.1.1) Programmable thermostat.

The thermostat controlling the primary heating or cooling system of the dwelling unit shall be capable of controlling the heating and cooling system on a daily schedule to maintain different temperature set points at different times of the day. This thermostat shall include the capability to set back or temporarily operate the system to maintain zone temperatures of not less than 55°F (13°C) to not greater than 85°F (29°C). The thermostat shall be programmed initially by the manufacturer with a heating temperature setpoint of not greater than 70°F (21°C) and a cooling temperature setpoint of not less than 78°F (26°C).

N1103.1.2 (R403.1.2) Heat pump supplementary heat (Mandatory).

Heat pumps having supplementary electric-resistance heat shall have controls that, except during defrost, prevent supplemental heat operation when the heat pump compressor can meet the heating load.

N1103.2 (R403.2) Hot water boiler outdoor temperature setback.

Hot water boilers that supply heat to the *building* through one- or two-pipe heating systems shall have an outdoor setback control that decreases the boiler water temperature based on the outdoor temperature.

N1103.3 (R403.3) Ducts.

Ducts and air handlers shall be installed in accordance with Sections N1103.3.1 through N1103.3.8.

N1103.3.1 (R403.3.1) Insulation (Prescriptive).

Supply and return ducts in attics shall be insulated to an *R*-value of not less than R-8 for ducts 3 inches (76 mm) in diameter and larger and not less than R-6 for ducts smaller than 3 inches (76 mm) in diameter. Supply and return ducts in other portions of the *building* shall be insulated to not less than R-6 for ducts 3 inches (76 mm) in diameter and to not less than R-4.2 for ducts smaller than 3 inches (76.2 mm) in diameter.

Exception: Ducts or portions thereof located completely inside the *building thermal envelope*.

[NY] N1103.3.2 (R403.3.2) Sealing (Mandatory).

Ducts, air handlers and filter boxes shall be sealed. Joints and seams shall comply with Section M1601.4.1.

Exceptions:

1. Air-impermeable spray foam products shall be permitted to be applied without additional joint seals.
2. For ducts having a static pressure classification of less than 2 inches of water column (500 Pa), additional closure systems shall not be required for continuously welded joints and seams, and locking-type joints and seams of other than the snap-lock and button-lock types.

N1103.3.2.1 (R403.3.2.1) Sealed air handler.

Air handlers shall have a manufacturer's designation for an air leakage of not greater than 2 percent of the design airflow rate when tested in accordance with ASHRAE 193.

N1103.3.3 (R403.3.3) Duct testing (Mandatory).

Ducts shall be pressure tested to determine air leakage by one of the following methods:

1. Rough-in test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the system, including the manufacturer's air handler enclosure if installed at the time of the test. Registers shall be taped or otherwise sealed during the test.
2. Postconstruction test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the entire system, including the manufacturer's air handler enclosure. Registers shall be taped or otherwise sealed during the test.

Exceptions:

1. A duct air-leakage test shall not be required where the ducts and air handlers are located entirely within the *building thermal envelope*.
2. A duct air-leakage test shall not be required for ducts serving heat or energy recovery ventilators that are not integrated with ducts serving heating or cooling systems.

A written report of the results of the test shall be signed by the party conducting the test and provided to the *building official*.

N1103.3.4 (R403.3.4) Duct leakage (Prescriptive).

The total leakage of the ducts, where measured in accordance with Section R403.3.3, shall be as follows:

1. Rough-in test: The total leakage shall be less than or equal to 4 cubic feet per minute (113.3 L/min) per 100 square feet (9.29 m^2) of conditioned floor area where the air handler is installed at the time of the test. Where the air handler is not installed at the time of the test, the total leakage shall be less than or equal to 3 cubic feet per minute (85 L/min) per 100 square feet (9.29 m^2) of conditioned floor area.
2. Postconstruction test: Total leakage shall be less than or equal to 4 cubic feet per minute (113.3 L/min) per 100 square feet (9.29 m^2) of conditioned floor area.

N1103.3.5 (R403.3.5) Building cavities (Mandatory).

Building framing cavities shall not be used as ducts or plenums.

[NY] N1103.3.6 (R403.3.6) Ducts buried within ceiling insulation.

Where supply and return air ducts are partially or completely buried in ceiling insulation, such ducts shall comply with all of the following:

1. The supply and return duct shall have an insulation *R*-value not less than R-8.
2. At all points along each duct, the sum of the ceiling insulation *R*-values against and above the top of the duct, and against and below the bottom of the duct shall be not less than R-19, excluding the *R*-value of the duct insulation.

N1103.3.6.1 (R403.3.6.1) Effective *R*-value of deeply buried ducts.

Where using a simulated energy performance analysis, sections of ducts that are installed in accordance with Section N1103.3.6, located directly on, or within 5.5 inches (140 mm) of the ceiling, surrounded with blown-in attic insulation having an *R*-value of R-30 or greater and located such that the top of the duct is not less than 3.5 inches (89 mm) below the top of the insulation, shall be considered as having an effective duct insulation *R*-value of R-25.

N1103.3.7 (R403.3.7) Ducts located in conditioned space.

For ducts to be considered as inside a *conditioned space*, such ducts shall comply with either of the following:

1. The duct system is located completely within the *continuous air barrier* and within the *building thermal envelope*.
2. The ducts are buried within ceiling insulation in accordance with Section N1103.3.6 and all of the following conditions exist:
   2.1. The air handler is located completely within the *continuous air barrier* and within the *building thermal envelope*.
   2.2. The duct leakage, as measured either by a rough-in test of the ducts or a post-construction total system leakage test to outside the *building thermal envelope* in accordance with Section N1103.3.4, is less than or equal to 1.5 cubic feet per minute (42.5 L/min) per 100 square feet (9.29 m^2) of conditioned floor area served by the duct system.
   2.3. The ceiling insulation *R*-value installed against and above the insulated duct is greater than or equal to the proposed ceiling insulation *R*-value, less the *R*-value of the insulation on the duct.

N1103.4 (R403.4) Mechanical system piping insulation (Mandatory).

Mechanical system piping capable of carrying fluids greater than 105°F (41°C) or less than 55°F (13°C) shall be insulated to an *R*-value of not less than R-3.

N1103.4.1 (R403.4.1) Protection of piping insulation.

Piping insulation exposed to weather shall be protected from damage, including that caused by sunlight, moisture, equipment maintenance and wind. The protection shall provide shielding from solar radiation that can cause degradation of the material. Adhesive tape shall be prohibited.

N1103.5 (R403.5) Service hot water systems.

Energy conservation measures for service hot water systems shall be in accordance with Sections N1103.5.1 through N1103.5.4.

N1103.5.1 (R403.5.1) Heated water circulation and temperature maintenance systems (Mandatory).

Heated water circulation systems shall be in accordance with Section N1103.5.1.1. Heat trace temperature maintenance systems shall be in accordance with Section N1103.5.1.2. Automatic controls, temperature sensors and pumps shall be *accessible*. Manual controls shall be readily *accessible*.

TABLE R402.4.1.1
AIR BARRIER AND INSULATION INSTALLATION[a]

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous *air barrier* shall be installed in the building envelope. The exterior thermal envelope contains a continuous *air barrier*. Breaks or joints in the *air barrier* shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
Ceiling/attic	The *air barrier* in any dropped ceiling or soffit shall be aligned with the insulation and any gaps in the *air barrier* shall be sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the *air barrier*.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of *exterior walls* shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance *R-value*, of not less than R-3 per inch. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the *air barrier*.
Windows, skylights and doors	The space between framing and skylights, and the jambs of windows and doors, shall be sealed.	—
Rim joists	Rim joists shall include the *air barrier*.	Rim joists shall be insulated.
Floors, including cantilevered floors and floors above garages	The *air barrier* shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking. Alternatively, floor framing cavity insulation shall be in contact with the top side of sheathing, or *continuous insulation* installed on the underside of floor framing, and shall extend from the bottom to the top of all perimeter floor framing members.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Crawl space insulation, where provided instead of floor insulation, shall be permanently attached to the walls.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	—
Narrow cavities	—	Batts to be installed in narrow cavities shall be cut to fit or narrow cavities shall be filled with insulation that on installation readily conforms to the available cavity space.
Garage separation	*Air* sealing shall be provided between the garage and conditioned spaces.	—
Recessed lighting	Recessed light fixtures installed in the *building thermal envelope* shall be sealed to the finished surface.	Recessed light fixtures installed in the *building thermal envelope* shall be air tight and IC rated.
Plumbing and wiring	—	In *exterior walls*, batt insulation shall be cut neatly to fit around wiring and plumbing, or insulation, that on installation readily conforms to available space, shall extend behind piping and wiring.
Shower/tub on *exterior wall*	The *air barrier* installed at *exterior walls* adjacent to showers and tubs shall separate the wall from the shower or tub.	*Exterior walls* adjacent to showers and tubs shall be insulated.
Electrical/phone box on *exterior walls*	The *air barrier* shall be installed behind electrical and communication boxes. Alternatively, air-sealed boxes shall be installed.	—
HVAC register boots	HVAC supply and return register boots that penetrate *building thermal envelope* shall be sealed to the subfloor, wall covering or ceiling penetrated by the boot.	—
Concealed sprinklers	Where required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	—

a. Inspection of log walls shall be in accordance with the provisions of ICC 400.

R403.7 Equipment sizing and efficiency rating (Mandatory).

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

[NY] TABLE R402.1.4
EQUIVALENT *U*-FACTORS[a]

CLIMATE ZONE	FENESTRATION *U*-FACTOR	SKYLIGHT *U*-FACTOR	CEILING *U*-FACTOR	FRAME WALL *U*-FACTOR	MASS WALL *U*-FACTOR[b]	FLOOR *U*-FACTOR	BASEMENT WALL *U*-FACTOR	CRAWL SPACE WALL *U*-FACTOR
4	0.32	0.55	0.026	0.060	0.099	0.047	0.059	0.065
5	0.30	0.55	0.026	0.060	0.082	0.033	0.060	0.055
6	0.30	0.55	0.026	0.045	0.060	0.033	0.050	0.055

a. Nonfenestration *U*-factors shall be obtained from measurement, calculation or an approved source.
b. Mass walls shall be in accordance with Section R402.2.5. Where more than half the insulation is on the interior, the mass wall *U*-factors shall not exceed 0.087 in Climate Zone 4 except Marine, 0.065 in Climate Zone 5 and Marine 4, and 0.057 in Climate Zone 6.
c. In warm-humid locations as defined by Figure R301.1 and Table R301.1, the basement wall *U*-factor shall not exceed 0.360.

SECTION N1102 (R402) BUILDING THERMAL ENVELOPE

[NY] N1102.1 (R402.1) General (Prescriptive).

The *building thermal envelope* shall comply with the requirements of Sections N1102.1.1 through N1102.1.5.

Exceptions:

1. The following low-energy *buildings*, or portions thereof, separated from the remainder of the building by *building thermal envelope* assemblies complying with this section shall be exempt from the *building thermal envelope* provisions of Sections N1102.1.1 through N1102.1.5.
   1.1. Those with a peak design rate of energy usage less than 3.4 Btu/h • ft^2 (10.7 W/m^2) or 1.0 watt/ft^2 of floor area for space-conditioning purposes.
   1.2. Those that do not contain *conditioned space*.
2. Log homes designed in accordance with ICC 400.

N1102.1.1 (R402.1.1) Vapor retarder.

Wall assemblies in the *building thermal envelope* shall comply with the vapor retarder requirements of Section R702.7.

[NY] N1102.1.2 (R402.1.2) Insulation and fenestration criteria.

The *building thermal envelope* shall meet the requirements of Table N1102.1.2 based on the *climate zone* specified in Section N1101.7. In Climate Zone 6, the building thermal envelope shall meet either the requirements of the Climate Zone 6 "option 1" row in Table N1102.1.2 or the requirements of the Climate Zone 6 "option 2" row in Table N1102.1.2.

[NY] TABLE N1102.1.2 (R402.1.2)
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT[a]

CLIMATE ZONE	FENESTRATION *U*-FACTOR[b]	SKYLIGHT[b] *U*-FACTOR	GLAZED FENESTRATION SHGC[b, e]	CEILING *R*-VALUE	WOOD FRAME WALL *R*-VALUE	MASS WALL *R*-VALUE[i]	FLOOR *R*-VALUE	BASEMENT[c] WALL *R*-VALUE	SLAB[d] *R*-VALUE & DEPTH	CRAWL SPACE[c] WALL *R*-VALUE
1	NR	0.75	0.25	30	13	3/4	13	0	0	0
2	0.40	0.65	0.25	38	13	4/6	13	0	0	0
3	0.35	0.65	0.25	38	20 or 13 + 5[h]	8/13	19	5/13[f]	0	5/13
4 except Marine 4	0.32	0.55	0.40	49	20 or 13 + 5[h]	8/13	19	10/13	10, 2 ft	10/13
Marine 4	0.30	0.55	NR	49	20 or 13 + 5[h]	13/17	30[g]	15/19	10, 2 ft	15/19
5	0.30	0.55	NR	49	20 + 5[h] or 13 + 10[h]	15/20	30[g]	15/19	10, 4 ft	15/19
7 and 8	0.30	0.55	NR	49	20 + 5[h] or 13 + 10[h]	19/21	38[g]	15/19	10, 4 ft	15/19

For SI: 1 foot = 304.8 mm.
NR = Not Required.

a. *R*-values are minimums. *U*-factors and SHGC are maximums. Where insulation is installed in a cavity that is less than the label or design thickness of the insulation, the installed *R*-value of the insulation shall be not less than the *R*-value specified in the table.
b. The fenestration *U*-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
c. "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation on the interior of the basement wall. "15/19" means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation on the interior of the basement wall. Alternatively, compliance with "15/19" shall be R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home.
d. R-5 insulation shall be provided under the full slab area of a heated slab in addition to the required slab edge insulation *R*-value for slabs, as indicated in the table. The slab edge insulation for heated slabs shall not be required to extend below the slab.
e. Reserved.
f. Reserved.
g. Alternatively, insulation sufficient to fill the framing cavity providing not less than an *R*-value of *R*-19.
h. The first value is cavity insulation; the second value is continuous insulation. Therefore, as an example, "13+5" means R-13 cavity insulation plus R-5 continuous insulation.
i. Mass walls shall be in accordance with Section N1102.2.5. The second *R*-value applies where more than half of the insulation is on the interior of the mass wall.

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SCALE	AS NOTED
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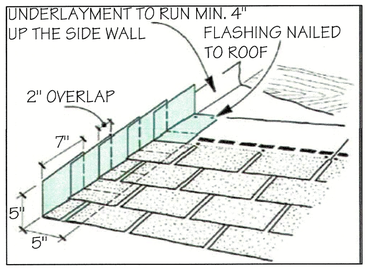
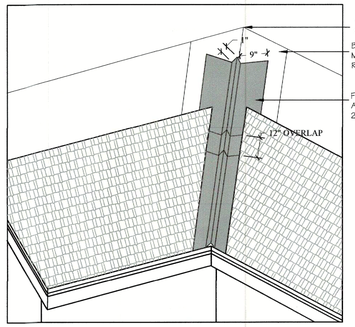


STEP FLASHING DETAIL



VALLEY FLASHING DETAIL

CONTRACTOR TO PROVIDE FLASHING AT ALL GABLE VALLEYS (LAYOVER AND TRUE VALLEY)

CONTRACTOR TO VERIFY THAT ANY 1 STORY ROOFS DO NOT INTERFERE WITH 2nd STORY WINDOWS

CONTRACTOR TO PROVIDE GALVANIZED FRAMING CONNECTION AT ALL TRUE VALLEY AND HIP CONNECTIONS

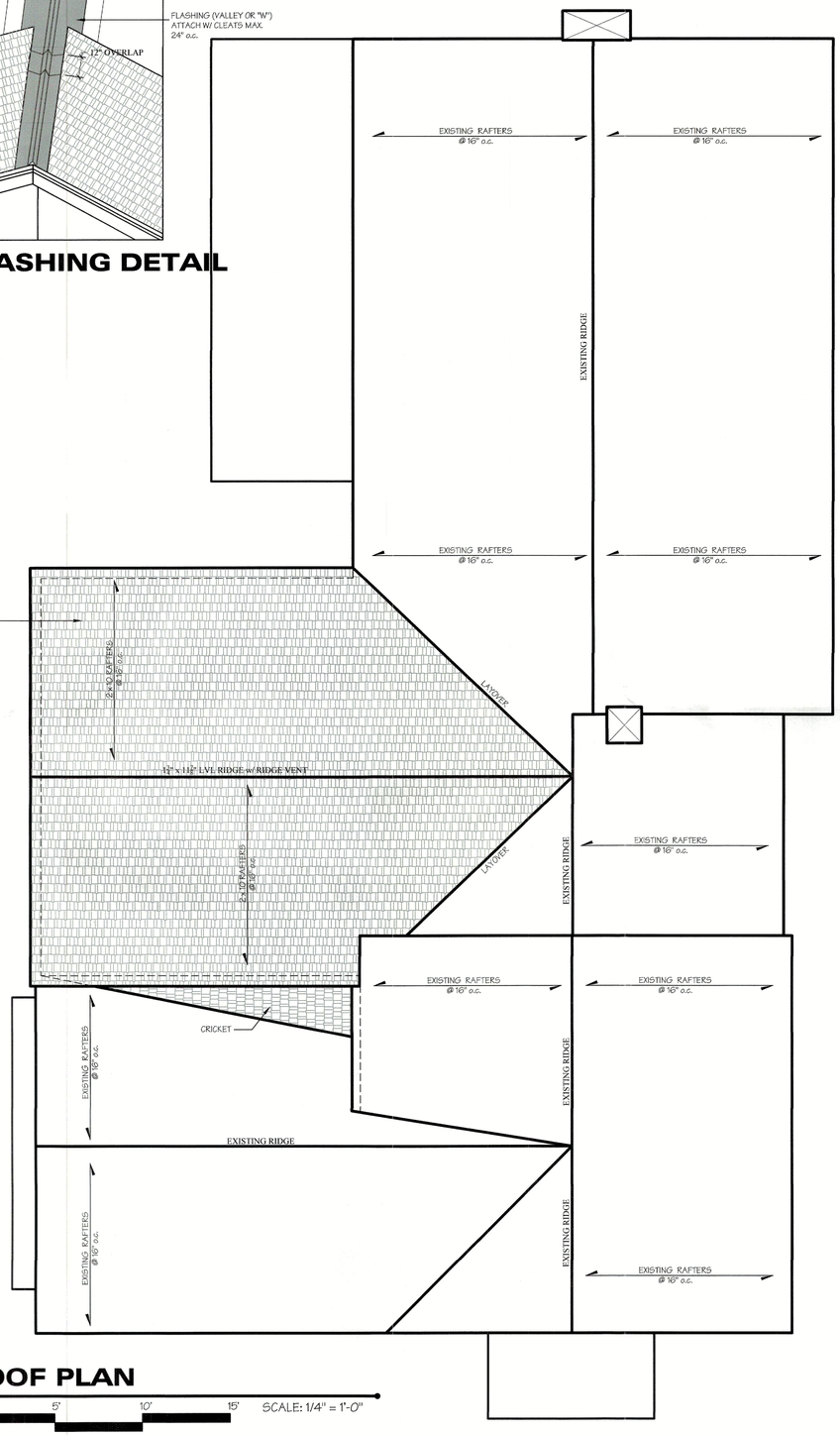
CONTRACTOR TO INSTALL STEP FLASHING WHERE ROOFING MEETS WALL (TYP.)

CONTRACTOR TO INSTALL BAFFLES AT CATHEDRAL AREAS FOR VENTING

CONTRACTOR TO VENT CONCEALED RAFTER SPACE ABOVE INSULATION TO THE EXTERIOR

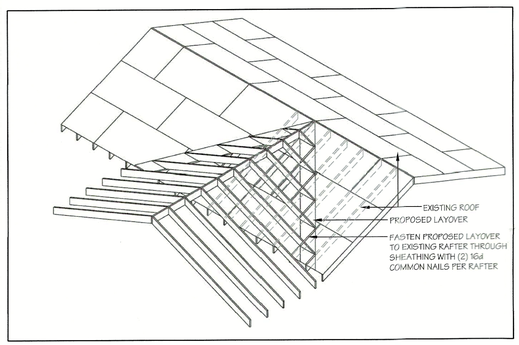
ASPHALT DIMENSIONAL ROOF SHINGLES OVER 15# BLDG FELT OVER 1/2" CDX PLYWOOD SHEATHING. PROVIDE ICE AND WATER SHIELD TO 4'-0" IN FROM EAVES & @ ALL VALLEYS (TYP.)

SNOW AND ICE SHIELD SHOULD EXTEND FROM ROOF EDGE AT EAVES TO A POINT NO LESS THAN 24" OF EXTERIOR WALL LINE.



ROOF PLAN

0 5' 10' 15' SCALE: 1/4" = 1'-0"



LAYOVER FRAMING DETAIL

50 cfm MECHANICAL VENT / DIRECTLY TO OUTSIDE AIR (AT BATHROOM AREAS)

NOTE:
CLOTHES DRYER EXHAUST TO BE INSTALLED AS PER (RCNYS 2020) SECTION M1502

- DRYER TO HAVE INDEPENDENT VENT TO OUTSIDE AIR AND INSTALLED AS PER MANUFACTURERS SPECIFICATIONS

- 3.5" STEEL LALLY COLUMN TO BE TREATED WITH RUST-INHIBITIVE PAINT ON ALL SIDES (INSIDE AND OUTSIDE)
- (2) 2 x 4 WOOD POST
- (2) 2 x 6 WOOD POST
- POST ON FLOOR ABOVE

*ALL EXTERIOR WOOD POSTS ARE TO BE A.C.Q. TREATED LUMBER

**WOOD POSTS TO SUPPORT FULL WIDTH OF GIRDER (i.e.: (3) LVL GIRDER POSTED WITH (4) 2 x 4 POST

ALL NEW WORK DOES CONFORM TO THE REQUIREMENTS FOR AN ADDITION UNDER SECTION AJ501 AND AJ601 (RCNYS 2020)

AT LEAST ONE WALL-SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED TO PROVIDE ILLUMINATION ON THE EXTERIOR SIDE OF EACH OUTDOOR EGRESS DOOR HAVING GRADE LEVEL EGRESS (TYP.)

DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS

- ALL LAMINATED GIRDERS TO BE 2.0E G-P LAM LVL.

LUMBER SPECIFICATION:
* DOUG - FIR LUMBER #2 WITH FB 875 OR EQUAL

* DESIGN LOADS TAKEN AS PER WESTERN WOOD PRODUCTS ASSOCIATION IN ACCORDANCE WITH ASTM STANDARDS

* SOLID POST UNDER FULL WIDTH OF GIRDER @ EACH END

* SOLID POST DOWN TO FOUNDATION OR GIRDER BELOW UNDER ALL GIRDER POSTS.

HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS (RCNYS 2020 R311.7.8)

* RAILING TO BE 3'-0" IN HEIGHT AND HAVE A TYPE 1 HANDRAIL AS PER CODE R312.1.2 (RCNYS 2020)

ALL MEANS OF EGRESS, STAIRWAYS AND RAILINGS MUST CONFORM TO R311 AND 312 (RCNYS 2020)

(RCNYS 2020) R311 MEANS OF EGRESS
R311.7.5.1 RISERS.
THE RISER HEIGHT SHALL BE NOT MORE THAN 8¼ INCHES (209 MM). THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM). RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE NOSING OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES (0.51 RAD) FROM THE VERTICAL. AT OPEN RISERS, OPENINGS LOCATED MORE THAN 30 INCHES (762 MM), AS MEASURED VERTICALLY, TO THE FLOOR OR GRADE BELOW SHALL NOT PERMIT THE PASSAGE OF A 4-INCH-DIAMETER (102 MM) SPHERE.
EXCEPTIONS:
1. THE OPENING BETWEEN ADJACENT TREADS IS NOT LIMITED ON SPIRAL STAIRWAYS.
2. THE RISER HEIGHT OF SPIRAL STAIRWAYS SHALL BE IN ACCORDANCE WITH SECTION R311.7.10.1.

(RCNYS 2020) R311 MEANS OF EGRESS
R311.7.5.2 TREADS.
THE TREAD DEPTH SHALL BE NOT LESS THAN 9 INCHES (229 MM). THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM).

(RCNYS 2020) R315 CARBON MONOXIDE ALARMS
R315.1 GENERAL.
CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 915 OF THE FIRE CODE OF NEW YORK STATE.

(FCNYS 2020) CARBON MONOXIDE DETECTION

915.3 DETECTION LOCATIONS. CARBON MONOXIDE DETECTION SHALL BE INSTALLED IN THE LOCATIONS SPECIFIED IN SECTIONS 915.3 THROUGH 915.3.3 PLUS ANY ADDITIONAL LOCATIONS AS REQUIRED BY THE MANUFACTURER OF THE CARBON MONOXIDE DETECTION DEVICE. ALL CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN LOCATIONS THAT AVOID DEAD AIR SPACES, TURBULENT AIR SPACES, FRESH AIR RETURNS, OPEN WINDOWS, HVAC DUCTS, CLOSED DOORS, AND OTHER SUCH OBSTRUCTIONS THAT COULD PREVENT CARBON MONOXIDE FROM REACHING THE DETECTOR. WHERE THERE IS A CONFLICT BETWEEN THE LOCATION REQUIREMENTS SPECIFIED BY THIS CODE AND THE LOCATION REQUIREMENTS SPECIFIED BY THE MANUFACTURER OF THE CARBON MONOXIDE DETECTION DEVICE, THE MORE RESTRICTIVE SHALL GOVERN. (EXCEPTION: SEE CODE SECTION)

915.3.1.3 DWELLING UNITS AND SLEEPING UNITS THAT CONTAIN A FUEL-BURNING APPLIANCE. CARBON MONOXIDE DETECTION SHALL BE INSTALLED OUTSIDE OF SLEEPING AREAS AND WITHIN 10 FEET (3048 mm) OF THE ENTRANCE TO THE SLEEPING AREAS IN DWELLING UNITS AND SLEEPING UNITS THAT CONTAIN A FUEL-BURNING APPLIANCE. (EXCEPTION: SEE CODE SECTION)

915.4.1.1 POWER SOURCE. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE, AND WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THAT REQUIRED FOR OVERCURRENT PROTECTION.
EXCEPTION:
1. CARBON MONOXIDE ALARMS POWERED BY A 10-YEAR BATTERY SHALL BE AN ACCEPTABLE ALTERNATIVE IN RESIDENTIAL BUILDINGS AND COMMERCIAL BUILDINGS WITHOUT COMMERCIAL POWER, AND
1.1. EXISTING RESIDENTIAL BUILDINGS AND COMMERCIAL BUILDINGS UNLESS OTHERWISE REQUIRED BY THE UNIFORM CODE.
2. CARBON MONOXIDE ALARMS INSTALLED IN ACCORDANCE WITH AN EARLIER VERSION OF THE UNIFORM CODE MAY BE CORD-TYPE OR DIRECT PLUG WHEN PERMITTED BY SUCH CODE.

915.5.3 INTERCONNECTION OF MULTIPLE CARBON MONOXIDE NOTIFICATION APPLIANCES. WHEN MORE THAN ONE CARBON MONOXIDE ALARM IS INSTALLED IN A DWELLING UNIT, SLEEPING AREA, OCCUPIABLE SPACE, OR HVAC ZONE, ALL SUCH ALARMS SHALL BE INTERCONNECTED IN SUCH MANNER THAT THE ACTIVATION OF ONE ALARM OR DETECTOR SHALL ACTIVATE ALL CARBON MONOXIDE NOTIFICATION APPLIANCES THROUGHOUT THE INDIVIDUAL DWELLING UNIT, SLEEPING AREA, OCCUPIABLE SPACE, OR HVAC ZONE. INTERCONNECTION OF ALARMS SHALL COMPLY WITH NFPA 720 SECTIONS 9.6.4.1 THROUGH 9.6.4.5 AND 9.6.7. (EXCEPTION: SEE CODE SECTION)

(RCNYS 2020) R310 EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 - EMERGENCY ESCAPE AND RESCUE OPENING REQUIRED.
BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE REQUIRED IN EACH SLEEPING ROOM. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO PUBLIC WAY (EXCEPTION: SEE CODE SECTION)
R310.2.1 - MINIMUM OPENING AREA.
EMERGENCY AND ESCAPE RESCUE OPENING SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (0.530 m2). THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OPENING SHALL BE NOT LESS THAN 24 INCHES (610 mm) AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES (508 mm) (EXCEPTION: SEE CODE SECTION)
R310.2.2 - WINDOW SILL HEIGHT.
WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1118 mm) ABOVE THE FLOOR; WHERE THE SILL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2.3
R310.2.5 - REPLACEMENT WINDOWS.
REPLACEMENT WINDOWS INSTALLED IN BUILDINGS MEETING THE SCOPE OF THIS CODE SHALL BE EXEMPT FROM THE MAXIMUM SILL HEIGHT REQUIREMENTS OF SECTION R310.2.2 AND THE REQUIREMENTS OF SECTION R310.2.1, PROVIDED THAT THE REPLACEMENT WINDOW MEETS THE FOLLOWING CONDITIONS:
1: THE REPLACEMENT WINDOW IS THE MANUFACTURER'S LARGEST STANDARD SIZE WINDOW THAT WILL FIT WITHIN THE EXISTING FRAME OR EXISTING ROUGH OPENING. THE REPLACEMENT WINDOW IS OF THE SAME OPERATING STYLE AS THE EXISTING WINDOW OR A STYLE THAT PROVIDES FOR AN EQUAL OR GREATER OPENING AREA THAN THE EXISTING WINDOW.
2: THE REPLACEMENT WINDOW IS NOT PART OF A CHANGE OF OCCUPANCY.
R310.5 - DWELLING ADDITIONS.
WHERE DWELLING ADDITIONS CONTAIN SLEEPING ROOMS, AND EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE PROVIDED IN EACH NEW SLEEPING ROOM. WHERE DWELLING ADDITIONS HAVE BASEMENTS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE PROVIDED IN THE NEW BASEMENT. (EXCEPTIONS)
1: AN EMERGENCY ESCAPE AND RESCUE OPENING IS NOT REQUIRED IN A NEW BASEMENT THAT CONTAINS A SLEEPING ROOM WITH AN EMERGENCY ESCAPE AND RESCUE OPENING.
2: AN EMERGENCY ESCAPE AND RESCUE OPENING IS NOT REQUIRED IN A NEW BASEMENT WHERE THERE IS AN EMERGENCY AND RESCUE OPENING IN AN EXISTING BASEMENT THAT IS ACCESSIBLE FROM THE NEW BASEMENT

(RCNYS 2020) R303 LIGHT, VENTILATION AND HEATING
R303.7 INTERIOR STAIRWAY ILLUMINATION.
INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS OF NOT LESS THAN 1 FOOT-CANDLE (11 LUX) AS MEASURED AT THE CENTER OF TREADS AND LANDINGS. THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHT SOURCE WHERE THE STAIRWAY HAS SIX OR MORE RISERS.

(RCNYS 2020) R311 MEANS OF EGRESS
R311.1 - MEANS OF EGRESS.
DWELLINGS SHALL BE PROVIDED WITH A MEANS OF EGRESS IN ACCORDANCE WITH THIS SECTION. THE MEANS OF EGRESS SHALL PROVIDE A CONTINUOUS AND UNOBSTRUCTED PATH OF VERTICAL AND HORIZONTAL EGRESS TRAVEL FROM ALL PORTIONS OF THE DWELLING TO THE REQUIRED EGRESS DOOR WITHOUT REQUIRING TRAVEL THROUGH A GARAGE. THE REQUIRED EGRESS DOOR SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.

(RCNYS 2020) R303 - LIGHT, VENTILATION AND HEATING
R303.4 MECHANICAL VENTILATION.
WHERE THE AIR INFILTRATION RATE OF A DWELLING UNIT IS 5 AIR EXCHANGES PER HOUR OR LESS WHERE TESTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 INCH W.C. (50 Pa) IN ACCORDANCE WITH SECTION N1102.4.1.2, THE DWELLING UNIT SHALL BE PROVIDED WITH A WHOLE-HOUSE MECHANICAL VENTILATION IN ACCORDANCE WITH SECTION M1505.4

(RCNYS 2020) R303 - LIGHT, VENTILATION AND HEATING
R303.10 REQUIRED HEATING.
WHERE THE WINTER DESIGN TEMPERATURE IN TABLE R301.2(1) IS BELOW 60°F (16°C), EVERY DWELLING UNIT INTENDED TO BE OCCUPIED BETWEEN SEPTEMBER 15 AND MAY 15 SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF NOT LESS THAN 68°F (20°C) AT A POINT 3 FEET (914 mm) ABOVE THE FLOOR AT 2 FEET (610 mm) FROM EXTERIOR WALLS IN HABITABLE ROOMS AT THE DESIGN TEMPERATURE. THE INSTALLATION OF ONE OR MORE PORTABLE SPACE HEATERS SHALL NOT BE USED TO ACHIEVE COMPLIANCE WITH THIS SECTION.
EXCEPTIONS: OWNER-OCCUPIED ONE-FAMILY DWELLINGS SUBJECT TO THE APPROVAL OF THE BUILDING OFFICIAL.

(RCNYS 2020) R302 FIRE-RESISTANT CONSTRUCTION
R302.7 UNDER STAIR PROTECTION.
ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON ENCLOSED SIDE WITH ½ INCH (12.7 mm) GYPSUM BOARD.

(RCNYS 2020) R314 SMOKE ALARMS AND HEAT DETECTION

* SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

1. IN EACH SLEEPING ROOM.

2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.

3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS AND NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

4. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3' HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION

WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT IN ACCORDANCE WITH SECTION R314.3, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM.
EXCEPTION: SMOKE ALARMS AND ALARMS INSTALLED TO SATISFY SECTION R314.4.1 SHALL NOT BE REQUIRED TO BE INTERCONNECTED TO EXISTING SMOKE ALARMS WHERE SUCH EXISTING SMOKE ALARMS ARE NOT INTERCONNECTED OR WHERE SUCH NEW SMOKE ALARM OR ALARM IS NOT CAPABLE OF BEING INTERCONNECTED TO THE EXISTING SMOKE ALARMS.

* ALL SMOKE DETECTORS TO BE INTERCONNECTED

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ROOF PLAN

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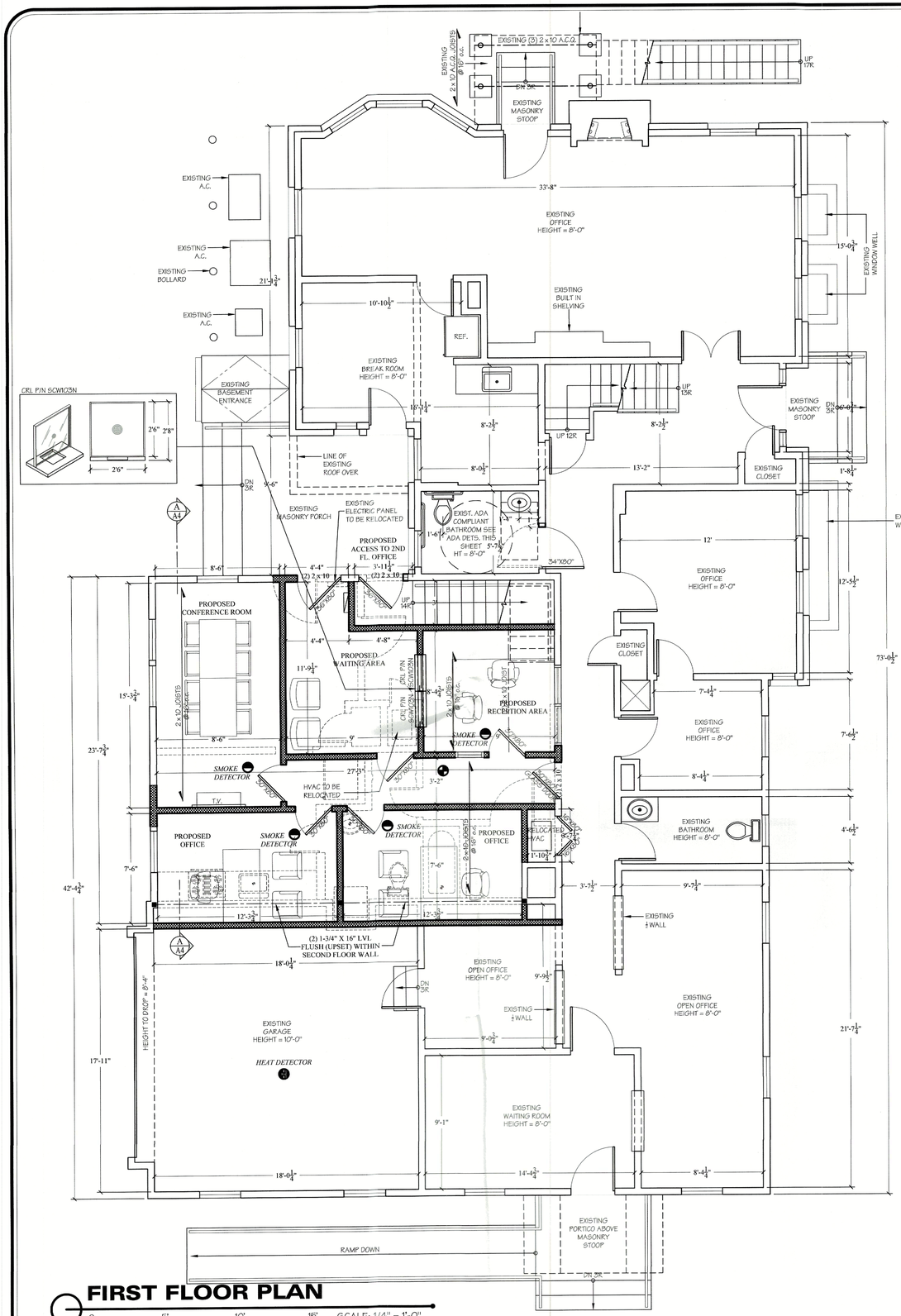
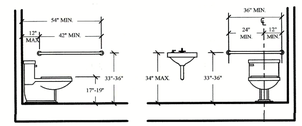
DRAWING No.

A1.0



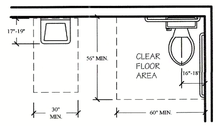
FIRST FLOOR PLAN

0 5' 10' 15' SCALE: 1/4" = 1'-0"



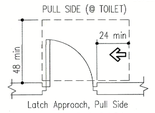
REQ'D ADA BATHRM FIXTURE HT ELEVS.

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



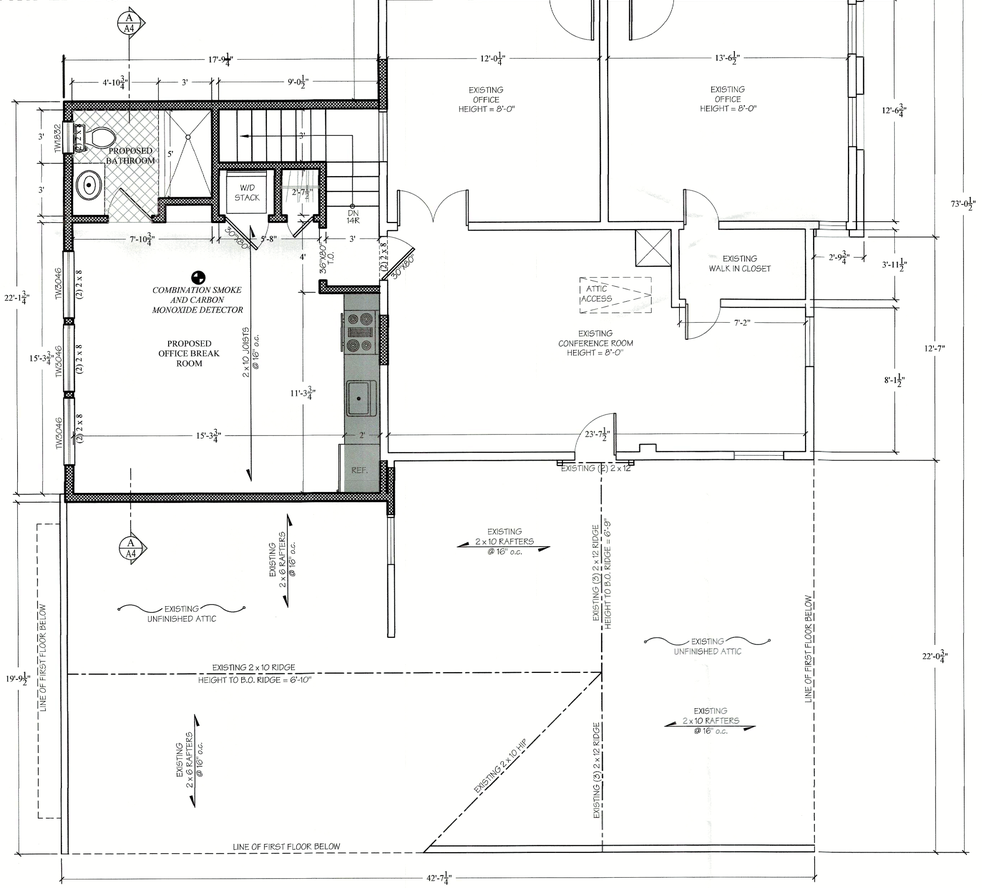
ADA BATHRM REQ'D CLEARANCE PLAN

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



404.2.3.2(G)

ADA DOOR SWING COMPLIANCE



SECOND FLOOR PLAN

0 5' 10' 15' SCALE: 1/4" = 1'-0"

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FOR BIDDING PURPOSES
FOR BUILDING DEPT.
FOR CONSTRUCTION
AS BUILT DRAWINGS

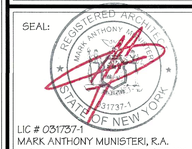
REVISIONS PLOTTED: 7/17/2025

NO.	DATE	DESCRIPTION
1.	07.17.25	RESUBMISSION TO D.O.B.

PROJECT NO.	2025044
DATE	05.09.2025
SCALE	AS NOTED
DRAWN BY	M.A.M.

MARK ANTHONY ARCHITECTS & PLANNERS
ARCHITECTURE • DESIGN
(516) 409 - 1900
1563 BELLMORE AVE.
N.BELLMORE, NY 11710

SEAL:



LIC # 031737-1
MARK ANTHONY MUNISTERI, R.A.
1563 BELLMORE AVE. BELLMORE NY, 11710

DRAWING:

FLOOR PLANS

PROJECT:

MOTT RESIDENCE

249 WEST MERRICK ROAD
FREEPORT, NY 11520

D.O.B. I.D#

DRAWING No.

A2.0

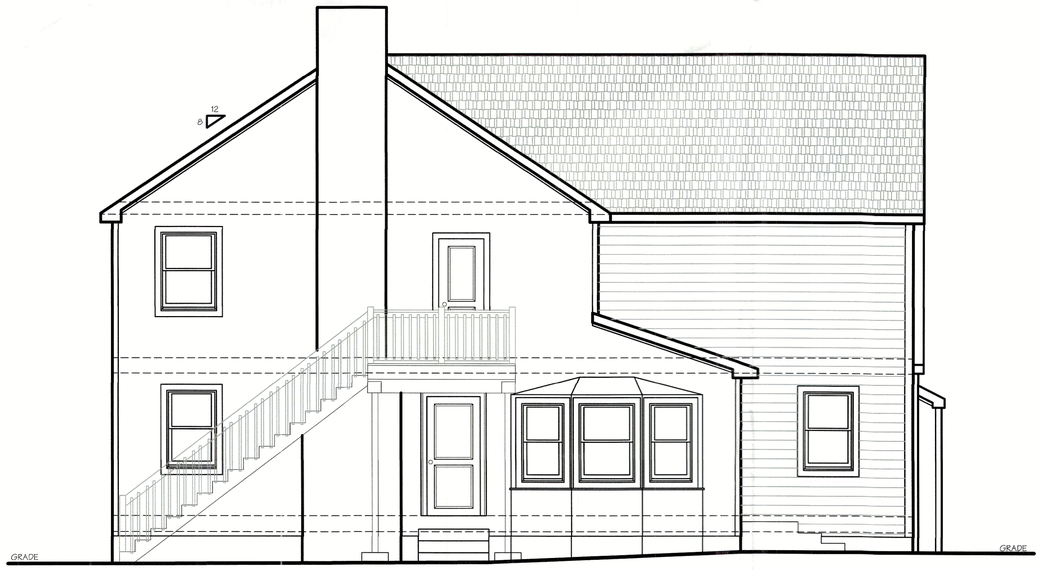
X:\Drawings\MOTT 2025044\DWG\FINAL\MOTT (07.17.25).dwg

SIDE ELEVATION

0 5' 10' 15' SCALE: 1/4" = 1'-0"

FRONT ELEVATION

0 5' 10' 15' SCALE: 1/4" = 1'-0"



REAR ELEVATION

0 5' 10' 15' SCALE: 1/4" = 1'-0"

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LIC # 037374
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DRAWING:

SECOND FLOOR PLAN

PROJECT:

MOTT RESIDENCE

249 WEST MERRICK ROAD
FREEPORT, NY 11520

D.O.B. I.D#

DRAWING No.

A3.0

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NAILING SCHEDULE FOR STRUCTURAL MEMBERS (2018 WFCM: TABLE 3.1)

JOINT DESCRIPTION	NUMBER OF COMMON NAILS	NUMBER OF BOX NAILS	NAIL SPACING
ROOF FRAMING			
RAFTER TO TOP PLATE (TOE-NAILED)	SEE TABLE 3.4A	SEE TABLE 3.4A	PER RAFTER
CEILING JOIST TO TOP PLATE (TOE-NAILED)	SEE TABLE 3.4A	SEE TABLE 3.4A	PER JOIST
CEILING JOIST TO PARALLEL RAFTER (FACE-NAILED)	SEE TABLE 3.9A	SEE TABLE 3.9A	EACH LAP
CEILING JOIST LAPS OVER PARTITIONS (FACE-NAILED)	SEE TABLE 3.9A	SEE TABLE 3.9A	EACH LAP
COLLAR TIE TO RAFTER (FACE-NAILED)	SEE TABLE 3.6	SEE TABLE 3.6	PER TIE
BLOCKING TO RAFTER (TOE-NAILED)	2 - 8d	2 - 10d	EACH END
RIM BOARD TO RAFTER (END-NAILED)	2 - 16d	3 - 16d	EACH END
WALL FRAMING			
TOP PLATE TO TOP PLATE (FACE-NAILED)	2 - 16d [1]	2 - 16d [1]	PER FOOT
TOP PLATES AT INTERSECTIONS (FACE-NAILED)	4 - 16d	5 - 16d	JOINTS-EACH SIDE
STUD TO STUD (FACE-NAILED)	2 - 16d	2 - 16d	24" o.c.
HEADER TO HEADER (FACE-NAILED)	16d	16d	16" o.c. ALONG EDGES
TOP OR BOTTOM PLATE TO STUD (END-NAILED)	SEE TABLE 3.5A	SEE TABLE 3.5A	PER STUD
BOTTOM PLATE TO FLOOR JOIST, BAND JOIST, END JOIST OR BLOCKING (FACE NAILED	2 - 16d [1,2]	2 - 16d [1,2]	PER FOOT
FLOOR FRAMING			
JOIST TO SILL, TOP PLATE OR GIRDER (TOE-NAILED)	4 - 8d	4 - 10d	PER JOIST
BRIDGING TO JOIST (TOE-NAILED)	2 - 8d	2 - 10d	EACH END
BLOCKING TO JOIST (TOE-NAILED)	2 - 8d	2 - 10d	EACH END
BLOCKING TO SILL OR TOP PLATE (TOE-NAILED)	3 - 16d	4 - 16d	EACH BLOCK
LEDGER STRIP TO BEAM (FACE-NAILED)	3 - 16d	4 - 16d	EACH JOIST
JOIST ON LEDGER TO BEAM (TOE-NAILED)	3 - 8d	3 - 10d	PER JOIST
BAND JOIST TO JOIST (END-NAILED)	3 - 16d	4 - 16d	PER JOIST
BAND JOIST TO SILL OR TOP PLATE (TOE-NAILED)	2 - 16d [1]	3 - 16d	PER FOOT
ROOF SHEATHING			
WOOD STRUCTURAL PANELS	8d	10d	SEE TABLE 3.10
DIAGONAL BOARD SHEATHING 1" x 6" OR 1" x 8"	2 - 8d	2 - 10d	PER SUPPORT
DIAGONAL BOARD SHEATHING 1" x 10" OR WIDER	3 - 8d	3 - 10d	PER SUPPORT
CEILING SHEATHING			
GYPSUM WALLBOARD	5d COOLERS	5d COOLERS	7" EDGE / 10" FIELD
WALL SHEATHING			
WOOD STRUCTURAL PANELS	8d	10d	SEE TABLE 3.11
STRUCTURAL FIBERBOARD PANELS 1/2"	11 ga. galv. roofing nail (.120"x1 3/4"LONG x 7/16" HEAD)	-----	3" EDGE / 6" FIELD
STRUCTURAL FIBERBOARD PANELS 25/32"	11 ga. galv. roofing nail (.120"x1 3/4"LONG x 7/16" HEAD)	-----	3" EDGE / 6" FIELD
GYPSUM WALLBOARD	5d COOLERS	5d COOLERS	7" EDGE / 10" FIELD
HARDBOARD	8d	8d	SEE TABLE 3.11
PARTICLEBOARD PANELS	8d	8d	SEE MANUFACTURER
DIAGONAL BOARD SHEATHING 1" x 6" OR 1" x 8"	2 - 8d	2 - 10d	PER SUPPORT
DIAGONAL BOARD SHEATHING 1" x 10" OR WIDER	3 - 8d	3 - 10d	PER SUPPORT
FLOOR SHEATHING			
WOOD STRUCTURAL PANELS 1" OR LESS	8d	10d	6" EDGE / 12" FIELD
WOOD STRUCTURAL PANELS GREATER THAN 1"	10d	16d	6" EDGE / 12" FIELD
DIAGONAL BOARD SHEATHING 1" x 6" OR 1" x 8"	2 - 8d	2 - 10d	PER SUPPORT
DIAGONAL BOARD SHEATHING 1" x 10" OR WIDER	3 - 8d	3 - 10d	PER SUPPORT

[1] NAILING REQUIREMENTS ARE BASED ON WALL SHEATHING NAILED 6" ON-CENTER AT THE PANEL EDGE. ALTERNATIVE NAILING SCHEDULES SHALL BE USED WHERE WALL SHEATHING NAILING IS REDUCED. FOR EXAMPLE, IF WALL SHEATHING IS NAILED 3" ON-CENTER AT THE PANEL EDGE TO OBTAIN HIGHER SHEAR CAPACITIES, NAILING REQUIREMENTS FOR STRUCTURAL MEMBERS SHALL BE DOUBLED, OR ALTERNATE CONNECTORS SHALL BE USED TO MAINTAIN THE LOAD PATH.

[2] WHEN WALL SHEATHING IS CONTINUOUS OVER CONNECTED MEMBERS, THE TABULATED NUMBER OF NAILS SHALL BE PERMITTED TO BE REDUCED TO 1-16d NAIL PER FOOT

Table 3.4A Rafter and/or Ceiling Joist to Top Plate Lateral and Shear Connection Requirements — **Exposure B**

(Prescriptive Alternative to Table 3.4)

700-yr. Wind Speed 3-second gust (mph)		110	115	120	130	140	150	160	170	180	195
Rafter/Ceiling Joist Spacing (in.)	Wall Height (ft.)	Number of 8d Common Nails or 10d Box Nails (Toenailed) Required in Each Rafter and/or Ceiling Joist to Top Plate Connection [1,2,3,4]									
12	8	2	2	2	2	3	3	3	3	3	3
	10	2	2	2	2	3	3	3	3	3	3
16	8	2	2	2	3	3	3	3	3	3	3
	10	2	2	2	3	3	3	3	3	3	4
24	8	3	3	3	4	5	5	5	5	5	5
	10	3	3	3	4	5	5	5	5	5	6

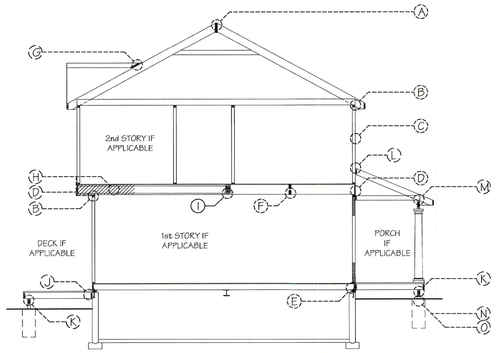
1 Prescriptive limits are based on assumptions in Table 3.4.

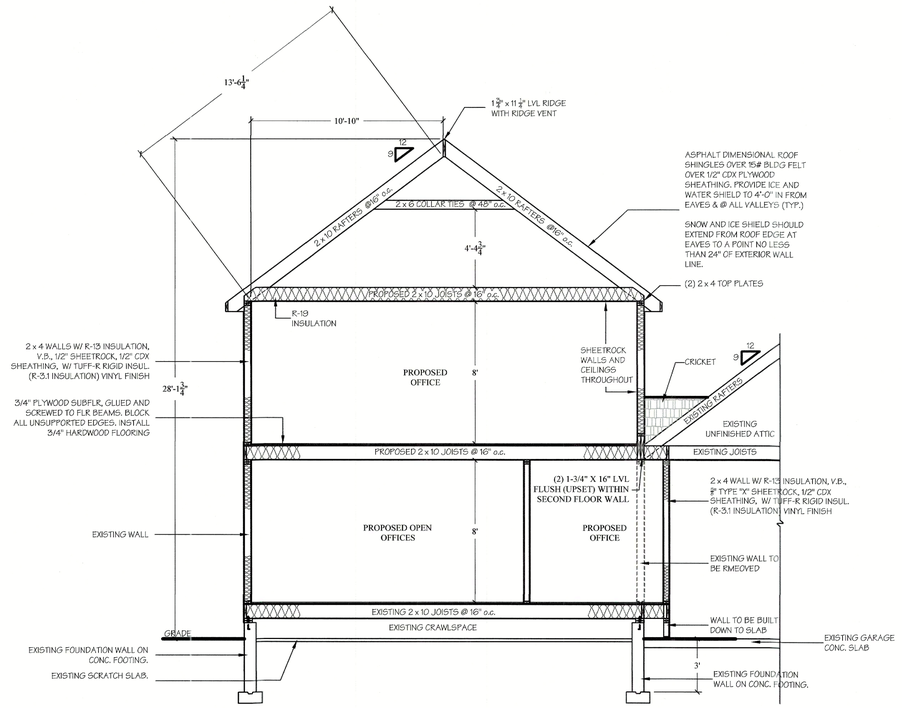
2 When ceiling joists are installed parallel to rafters, the sum of the toenails in the rafter and ceiling joist shall equal or exceed the tabulated number of nails required.

3 To avoid splitting, no more than 2 toenails shall be installed in each side of a rafter or ceiling joist when fastened to a 2x4 top plate or 3 toenails in each side when fastened to a 2x6 top plate.

4 Where top plate-to-ridge heights exceed 10', they shall be adjusted as follows:

Wall Height	8'	10'
Top Plate to Ridge Height (ft)	Adjustment Factor	
10'	1.00	1.00
15'	1.15	1.25
20'	1.40	1.50





CROSS SECTION 'A'

0 5' 10' 15' SCALE: 1/4" = 1'-0"

AIR SEALING DETAILS TO FOLLOW THE REQUIREMENTS OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.

TYP. CONNECTOR DIAGRAM

DETAIL SHEET A5 N.T.S.

NOTE: THE MECHANICAL SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTERS 12/24 OF THE RCNYS 2020

NOTE: THE PLUMBING SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTERS 25/33 OF THE RCNYS 2020

NOTE: THE ELECTRICAL SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTERS 34/42 OF THE RCNYS 2020

CONTRACTOR TO VERIFY THAT WOOD SHEATHING TO BE A MIN. OF 6" FROM GRADE (AS PER RCNYS 2020 SECTION R317)

NOTE: ROOF COVERINGS TO BE INSTALLED AS PER (RCNYS 2020) SECTION R905

NOTE: ALL LUMBER THAT COMES IN CONTACT WITH MASONRY (CONCRETE) TO BE A.C.Q. LUMBER

DOUBLE JOIST UNDER ALL PARALLEL PARTITIONS

HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS (RCNYS 2020 SECTION R311.7.8)

ALL MEANS OF EGRESS, STAIRWAYS AND RAILINGS MUST CONFORM TO RCNYS 2020 SECTIONS R311 AND 312

CONTRACTOR TO VENT CONCEALED RAFTER SPACE ABOVE INSULATION TO THE EXTERIOR

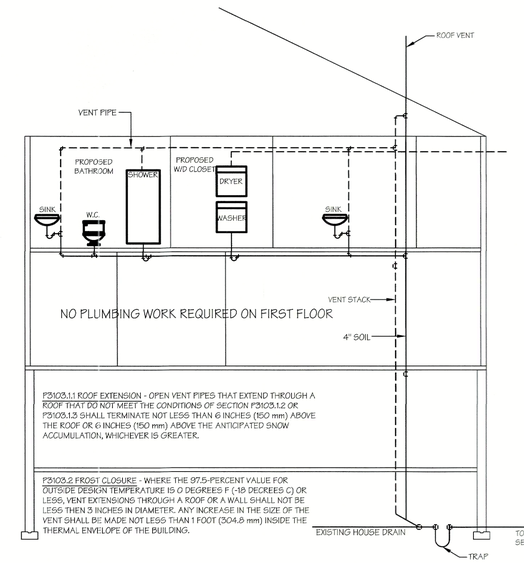
PROVIDE 2" X 6" COLLAR TIES 32" o.c. @ ALL ROOFS. SET TOP OF TIES IN UPPER 1/3 OF THE DISTANCE BETWEEN B.O. RIDGE AND T.O. CEILING JOISTS.

CORROSION- RESISTIVE FLASHING TO BE PROVIDED UNDER AND AT THE ENDS OF MASONRY, WOOD, OR METAL COPINGS AND SILLS. ALL MATERIALS IN CONTRACT WITH PRESSURE TREATED LUMBER (STRAP, TECO, NAILS, FLASHING) SHALL BE APPROVED FOR SUCH USE. (RCNYS 2020 SECTION R703.4)

SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION SO AS TO NOT CREATE A HAZARD. LOTS SHALL BE GRADED SO AS TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE AWAY FROM FOUNDATION WALL SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10'

(AS PER RC 2020 SECTION R406)
EXCEPT WHERE REQUIRED BY SECTION R406.2 TO BE WATERPROOFED, FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE INTERIOR SPACES AND FLOORS BELOW GRADE SHALL BE DAMPPROOFED FROM THE HIGHER OF (a) THE TOP OF THE FOOTING OR (b) 6 INCHES (152 mm) BELOW THE TOP OF THE BASEMENT FLOOR, TO THE FINISHED GRADE. MASONRY WALLS SHALL HAVE NOT LESS THAN 3/8 INCH (9.5 mm) PORTLAND CEMENT PARGING APPLIED TO THE EXTERIOR OF THE WALL. THE PARGING SHALL BE DAMPPROOFED IN ACCORDANCE WITH ONE OF THE FOLLOWING.
1: BITUMINOUS COATING
2: THREE POUNDS PER SQUARE YARD (1.63 kg/m²) OF ACRYLIC MODIFIED CEMENT.
3: ONE-EIGHTH-INCH (3.2 mm) COAT OF SURFACE-BONDING CEMENT COMPLYING WITH ASTM C 887.
4: ANY MATERIAL PERMITTED FOR WATERPROOFING IN SECTION R406.2
5: OTHER APPROVED METHODS OR MATERIALS.
(EXCEPTION)
1: PARGING OF UNIT MASONRY WALLS IS NOT REQUIRED WHERE A MATERIAL IS APPROVED FOR DIRECT APPLICATION TO THE MASONRY

CONCRETE WALLS SHALL BE DAMPPROOFED BY APPLYING ANY ONE OF THE LISTED DAMPPROOFING MATERIALS OR ANY ONE OF THE WATERPROOFING MATERIALS LISTED IN SECTION R406.2 TO THE EXTERIOR OF WALL



PLUMBING RISER DIAGRAM

N.T.S.

FIXTURE	BRANCH HOT WATER	BRANCH COLD WATER	SOIL OR WASTE CONNECTION	VENT CONNECTION
WATER CLOSET		3/4"	3" X 4"	
SINK	3/4"	3/4"	2"	1 1/2"
BATHTUB	3/4"	3/4"	1 1/2"	1 1/4"
SHOWER	3/4"	3/4"	2"	1 1/2"
WASHER	3/4"	3/4"	1 1/2"	1 1/4"

TABLE P3201.7
SIZE OF TRAPS AND TRAP ARMS FOR PLUMBING FIXTURES

PLUMBING FIXTURE	TRAP SIZE MINIMUM (INCHES)
BATHTUB (WITH OR WITHOUT SHOWER HEAD AND/OR WHIRLPOOL ATTACHMENTS)	1 1/2
BIDET	1 1/4
CLOTHES WASHER STANDPIPE	2
DISHWASHER (ON SEPARATE TRAP)	1 1/2
FLOOR DRAIN	2
KITCHEN SINK (ONE OR TWO TRAPS, WITH OR WITHOUT DISHWASHER AND GARBAGE GRINDER)	1 1/2
LAUNDRY TUB (ONE OR MORE COMPARTMENTS)	1 1/2
LAVATORY	1 1/4
SHOWER NOTE a	
5.7 GPM AND LESS	1 1/2
MORE THAN 5.7 GPM UP TO 12.3 GPM	2
MORE THAN 12.3 GPM UP TO 25.8 GPM	3
MORE THAN 25.8 GPM UP TO 55.6 GPM	4
WATER CLOSET	NOTE b

FOR SI: 1 inch = 25.4 mm.
(a) BASED ON TOTAL FLOW RATE THROUGH SHOWERHEADS AND BODYSPRAYS
(b) CONSULT FIXTURE STANDARDS FOR TRAP DIMENSION OF SPECIFIC BOWLS

ALL DIMENSIONS ARE TO BE FIELD VERIFIED

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REGISTERED ARCHITECT MARK ANTHONY SCHNEIDER 037737 STATE OF NEW YORK

LIC # 037737-1
MARK ANTHONY MUNISTERI, R.A.
1563 BELLMORE AVE. BELLMORE NY, 11710

DRAWING:
CROSS SECTION & DETAILS

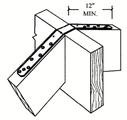
PROJECT:
MOTT RESIDENCE

249 WEST MERRICK ROAD
FREEPORT, NY 11520

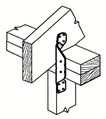
D.O.B. I.D#

DRAWING No.
A4.0

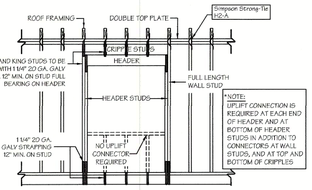
PROJECT INCLUDING STRAPPING
DESIGNED AS PER WFCM 2018



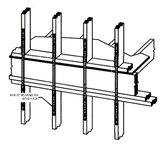
A RIDGE STRAP
SIMPSON STRONG - TIE
LSTA30 (20 GAUGE) @ 16" o.c.



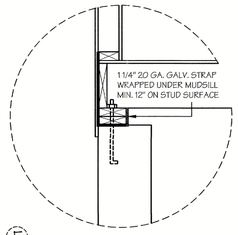
B RAFTER TO DOUBLE TOP PLATE
SIMPSON STRONG - TIE H2-A
INSTALL @ 16" o.c.



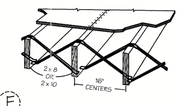
C TYPICAL FRAMING AND UPLIFT CONNECTIONS FOR OPENINGS



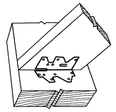
D FLOOR TO FLOOR CONNECTIONS
SIMPSON STRONG - TIE
C520 - INSTALL @ 16" o.c.



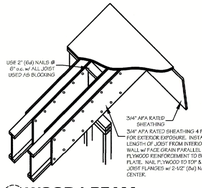
E MUDSILL STRAP



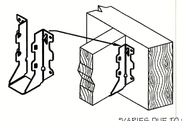
F JOIST TO JOIST
SIMPSON STRONG - TIE
LTB4C - INSTALL AS SHOWN



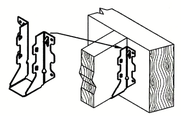
G NAILER TO LAYOVER RAFTER CONNECTION
SIMPSON STRONG - TIE
A35 FRAMING ANCHOR



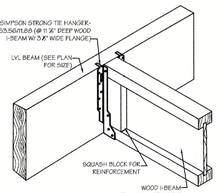
H WOOD I-BEAM CANTILEVER DETAIL



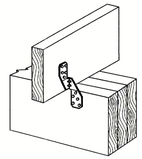
I FACE MOUNT HANGER
*VARIES DUE TO SIZE AND IF WOOD I BEAM FLOOR JOISTS ARE USED
SIMPSON STRONG - TIE
LUS26, LUS28, LUS26-2, LU328-C, LUS210, LUS210-2



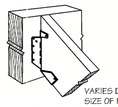
J FACE MOUNT HANGER
* VARIES DUE TO SIZE OF A.C.Q. JOIST
SIMPSON STRONG - TIE
LUS28-Z



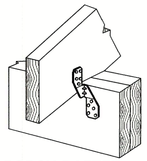
J1 FACE MOUNT WOOD I-BEAM HANGER
*VARIES DUE TO SIZE OF WOOD I BEAM FLOOR JOISTS



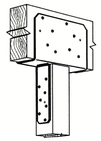
K JOIST TO GIRDER STRAP
SIMPSON STRONG - TIE @ 16" o.c.
H2.5A & H2.5AZ



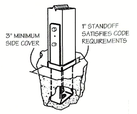
L ADJUSTABLE HANGER
SIMPSON STRONG - TIE
LSSU28 @ 16" o.c.



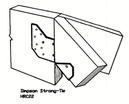
M PORCH RAFTER TO GIRDER STRAP
SIMPSON STRONG - TIE
H2.5A & H2.5AZ @16" o.c.



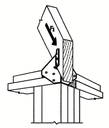
N POST TO GIRDER
SIMPSON STRONG - TIE CCQ3



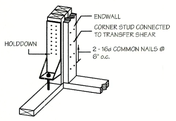
O POST TO CONC. FOOTING
SIMPSON STRONG - TIE CB544
TYPICAL INSTALLATION



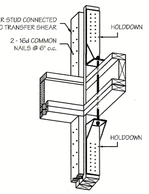
HIP CORNER PLATE
SIMPSON STRONG - TIE
HRC22



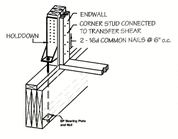
HIP CORNER PLATE
SIMPSON STRONG - TIE
HCP2 - 2X MEMBER SIZE
HCP2 - 4X MEMBER SIZE



SHEAR WALL HOLD DOWN - 4 STUDS
1st FLOOR



SHEAR WALL HOLD DOWN - 4 STUDS
2nd FLOOR

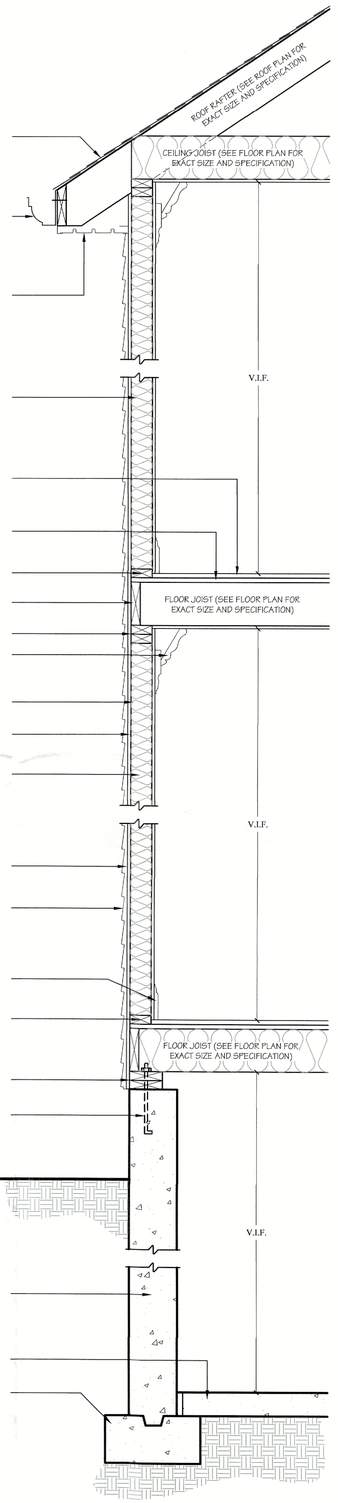


SHEAR WALL HOLD DOWN @ GIRDER
AT CANTILEVER

SHEAR WALL HOLD DOWN

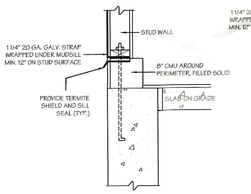
3.4.4.2.3 HOLD-DOWNS
AS PER (WFCM 2018)

HOLD-DOWNS WITH A CAPACITY IN ACCORDANCE WITH TABLE 3.17F, DIVIDED BY THE APPROPRIATE LENGTH ADJUSTMENT FACTOR IN TABLE 3.17D, ARE REQUIRED AT THE END OF EACH SHEAR WALL SEGMENT OR AT EACH END OF A PERFORATED SHEAR WALL. WHERE FULL HEIGHT SHEAR WALL SEGMENTS MEET AT A CORNER, A SINGLE HOLD-DOWN SHALL BE PERMITTED TO BE USED TO RESIST THE OVERTURNING FORCES IN BOTH DIRECTIONS WHEN THE CORNER FRAMING IN THE ADJOINING WALLS IS FASTENED TOGETHER TO TRANSFER THE UPLIFT LOAD (SEE FIGURES 3.2a-b). MIN. 4" o.c. 8d COMMON NAIL SPACING AT PANEL EDGES FOR SHEAR, ALL HORIZONTAL SHEATHING SEAMS TO BE BLOCKED SOLID.

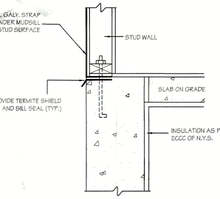


TYPICAL WALL SECTION

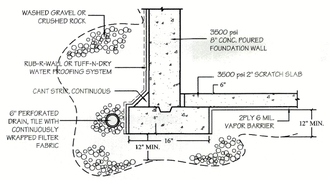
STONE INSTALLATION OVER STUD FRAMING



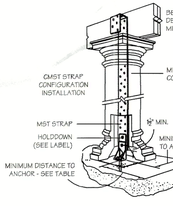
TERMITE SHIELD



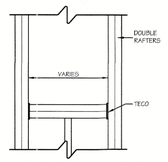
TERMITE SHIELD



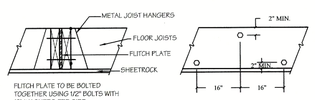
FOUNDATION WATERPROOFING DETAIL



COLUMN STRAPPING DETAIL

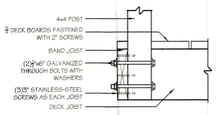


SKYLIGHT FRAMING DETAIL

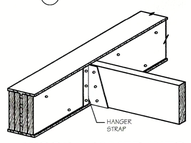


FLITCH PLATE TO BE BOLTED TOGETHER USING 1/2" BOLTS WITH (2) WASHERS PER SIDE STAGGERED AT 16" o.c.

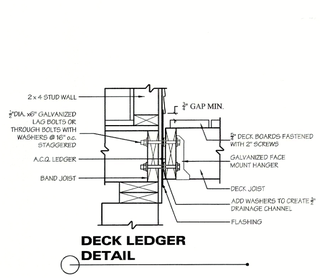
FLITCH BEAM/FLUSH HEADER DETAIL



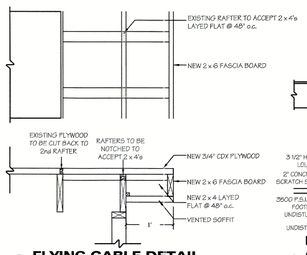
RAILING TO DECK JOIST DETAIL



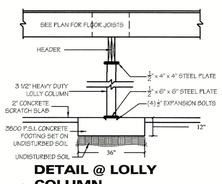
WOOD FRAMED INTO STEEL BEAM



DECK LEDGER DETAIL



FLYING GABLE DETAIL



DETAIL @ LOLLY COLUMN

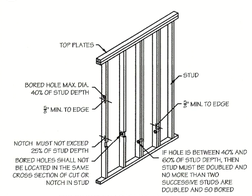


FIGURE R602.6(1) NOTCHING AND BORED HOLE LIMITATIONS FOR EXTERIOR WALLS AND BEARING WALLS.

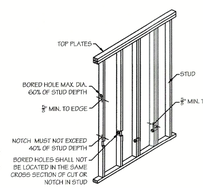


FIGURE R602.6(2) NOTCHING AND BORED HOLE LIMITATIONS FOR INTERIOR NONBEARING WALLS

STUD NOTCHING AND BORING DETAILS

R602.6.1 DRILLING AND NOTCHING OF TOP PLATE.

WHEN PIPING OR DUCTWORK IS PLACED IN OR PARTLY IN AN EXTERIOR WALL OR INTERIOR LOAD-BEARING WALL, NECESSITATING CUTTING, DRILLING OR NOTCHING OF THE TOP PLATE BY MORE THAN 50 PERCENT OF ITS WIDTH, A GALVANIZED METAL TIE OF NOT LESS THAN 0.054 INCH THICK (1.37 MM) (16 GA) AND 1½2 INCHES (38 MM) WIDE SHALL BE FASTENED ACROSS AND TO THE PLATE AT EACH SIDE OF THE OPENING WITH NOT LESS THAN FOUR 10D NAILS AT EACH SIDE OR EQUIVALENT, SEE FIGURE R602.6.1.

EXCEPTION: WHEN THE ENTIRE SIDE OF THE WALL WITH THE NOTCH OR CUT IS COVERED BY WOOD STRUCTURAL PANEL SHEATHING.

R602.6 DRILLING AND NOTCHING—STUDS.

DRILLING AND NOTCHING OF STUDS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

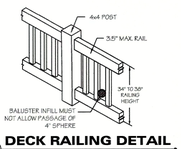
1. NOTCHING. ANY STUD IN AN EXTERIOR WALL OR BEARING PARTITION MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25 PERCENT OF ITS WIDTH. STUDS IN NONBEARING PARTITIONS MAY BE NOTCHED TO A DEPTH NOT TO EXCEED 40 PERCENT OF A SINGLE STUD WIDTH.

2. DRILLING. ANY STUD MAY BE BORED OR DRILLED, PROVIDED THAT THE DIAMETER OF THE RESULTING HOLE IS NO MORE THAN 60 PERCENT OF THE STUD WIDTH, THE EDGE OF THE HOLE IS NO MORE THAN 5/8 INCH (16 MM) TO THE EDGE OF THE STUD, AND THE HOLE IS NOT LOCATED IN THE SAME SECTION AS A CUT OR NOTCH. STUDS LOCATED IN EXTERIOR WALLS OR BEARING PARTITIONS DRILLED OVER 40 PERCENT AND UP TO 60 PERCENT SHALL ALSO BE DOUBLED WITH NO MORE THAN TWO SUCCESSIVE DOUBLED STUDS BORED. SEE FIGURES R602.6(1) AND R602.6(2). FOR BORED HOLES FOR ELECTRICAL WIRING, SEE TABLE E3702.1.

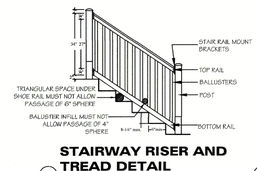
EXCEPTION: USE OF APPROVED STUD SHOES IS PERMITTED WHEN THEY ARE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

FIGURE R602.6.1 TOP PLATE FRAMING TO ACCOMMODATE PIPING

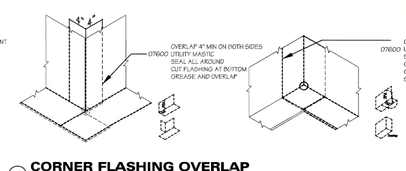
STAIRWAY STRINGER DETAIL



DECK RAILING DETAIL



STAIRWAY RISER AND TREAD DETAIL



CORNER FLASHING OVERLAP

ALL DIMENSIONS ARE TO BE FIELD VERIFIED

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ISSUED FOR

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

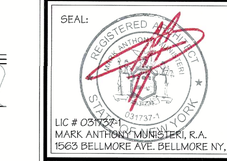
REVISIONS — PLOTTED: 7/17/2025

NO.	DATE	DESCRIPTION
1.	07.17.25	RESUBMISSION TO D.O.B.

PROJECT NO.	2025044
DATE	05.09.2025
SCALE	AS NOTED
DRAWN BY	M.A.M.

MARK ANTHONY ARCHITECTS & PLANNERS ARCHITECTURE • DESIGN
(516) 409 - 1900
1563 BELLMORE AVE.
N.BELLMORE, NY 11710

SEAL:



LIC # 031737-1
MARK ANTHONY MUSTERI, R.A.
1563 BELLMORE AVE. BELLMORE NY, 11710

DRAWING:
DETAILS

PROJECT:
MOTT RESIDENCE
249 WEST MERRICK ROAD
FREEPORT, NY 11520

D.O.B. I.D#

DRAWING No.
A5.0

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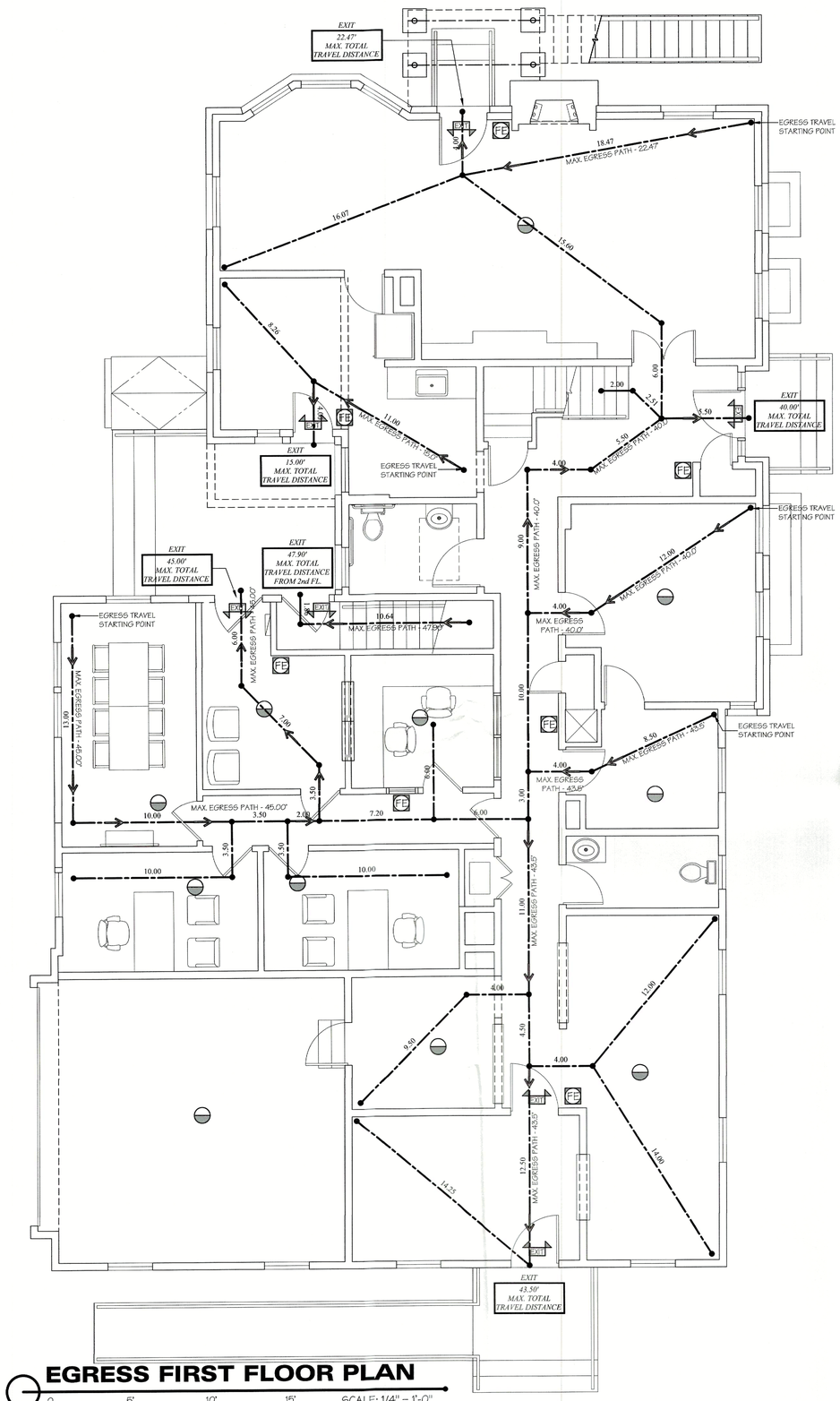


EGRESS FIRST FLOOR PLAN

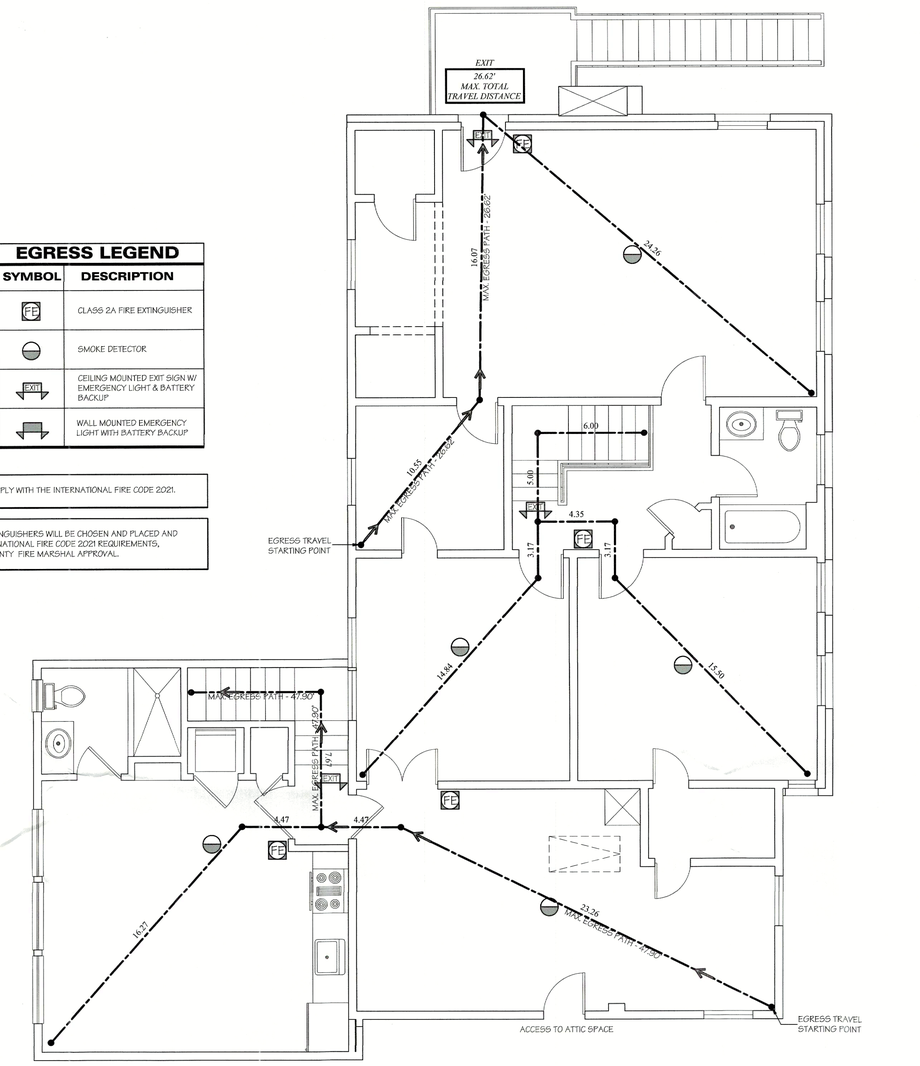
0 5' 10' 15' SCALE: 1/4" = 1'-0"

EGRESS LEGEND

SYMBOL	DESCRIPTION
FE	CLASS 2A FIRE EXTINGUISHER
	SMOKE DETECTOR
EXIT	CEILING MOUNTED EXIT SIGN W/ EMERGENCY LIGHT & BATTERY BACKUP
	WALL MOUNTED EMERGENCY LIGHT WITH BATTERY BACKUP

ALL CONSTRUCTION TO COMPLY WITH THE INTERNATIONAL FIRE CODE 2021.

ANY HAND HELD FIRE EXTINGUISHERS WILL BE CHOSEN AND PLACED AND ACCORDING TO THE INTERNATIONAL FIRE CODE 2021 REQUIREMENTS, AND AS PER NASSAU COUNTY FIRE MARSHAL APPROVAL.



EGRESS SECODN FLOOR PLAN

0 5' 10' 15' SCALE: 1/4" = 1'-0"

SECTION 1011 - EXIST SIGNS

GRAPHICS

1011.5.1 (BCNYS2020)

EVERY EXIT SIGN AND DIRECTIONAL EXIT SIGN SHALL HAVE PLAINLY LEGIBLE LETTERS NOT LESS THAN 6" (152 mm) HIGH WITH THE PRINCIPLE STROKES OF THE LETTERS NOT LESS THANK .75" (19.1mm) WIDE. THE WORD "EXIT" SHALL HAVE LETTERS HAVING A WIDTH NOT LESS THAN 2" (51mm) WIDE EXCEPT THE LETTER "I", AND THE MINIMUM SPACING BETWEEN LETTERS SHALL NOT BE LESS THAN 0.375" (9.5mm) SIGNS LARGER THAN THE MINIMUM ESTABLISHED IN THIS SECTION SHALL HAVE LETTER WIDTHS, STROKES AND SPACING IN PROPORTION TO THEIR HEIGHT.
THE WORD "EXIT" SHALL BE IN HIGH CONTRAST WITH THE BACKGROUND AND SHALL BE CLEARLY DISCERNIBLE WHEN THE EXIT SIGN ILLUMINATION MEANS IS OR IS NOT ENERGIZED. IF AN ARROW IS PROVIDED AS PART OF THE EXIT SIGN, THE CONSTRUCTION SHALL BE SUCH THAT THE ARROW DIRECTION CANNOT BE READILY CHANGED.

EXIT SIGN ILLUMINATION

THE FACE OF AN EXIT SIGN ILLUMINATED FROM AN EXTERNAL SOURCE SHALL HAVE AN INTESITY OF NOT LESS THAN 5 FOOT-CANDLES (54 lux)

POWER SOURCE

1015.3 (CBNYS2020)

EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS, THE SIGN ILLUMINATION MEANS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR.THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECION 2702

FIRE ALARM SYSTEM

SMOKE DETECTOR LOCATIONS PROVIDED FOR DESIGN REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR CODE COMPLIANCE AND QUANTITIES REQUIRED

THE CONTRACTOR SHALL UPGRADE THE EXISTING FIRE ALARM SYSTEM AS REQUIRED. THE CONTRACTOR SHALL SECURE ALL APPROVALS FROM THE NASSAU COUNTY FIRE MARSHAL'S OFFICE AND LOCAL MUNICIPALITY FOR A FULL SYSTEM, INCLUSIVE OF BUT NOT LIMITED TO, SMOKE DETECTORS, SIRENS, GONGS, STROBES, PULL STATIONS, AND ALL ASSOCIATED WIRING INCLUDING INTERCONNECTING WIRING TO BUILDING SYSTEM. COORDINATE WITH BUILDING MANAGER. NOTE: ONLY SMOKE DETECTORS LOCATIONS ARE SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL PROVIDE ALL OTHER EQUIPMENT REQUIRED FOR A COMPLETE SYSTEM.

ALL DIMENSIONS ARE TO BE FIELD VERIFIED

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PRELIMINARY DRAWING
FOR OWNERS REVIEW
FOR BIDDING PURPOSES
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FOR CONSTRUCTION
AS BUILT DRAWINGS

REVISIONS PLOTTED: 7/17/2025

NO.	DATE	DESCRIPTION
1.	07.17.25	RESUBMISSION TO D.O.B.

PROJECT NO.	2025044
DATE	05.09.2025
SCALE	AS NOTED
DRAWN BY	M.A.M.

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EGRESS PLANS

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DRAWING No.
A6.0

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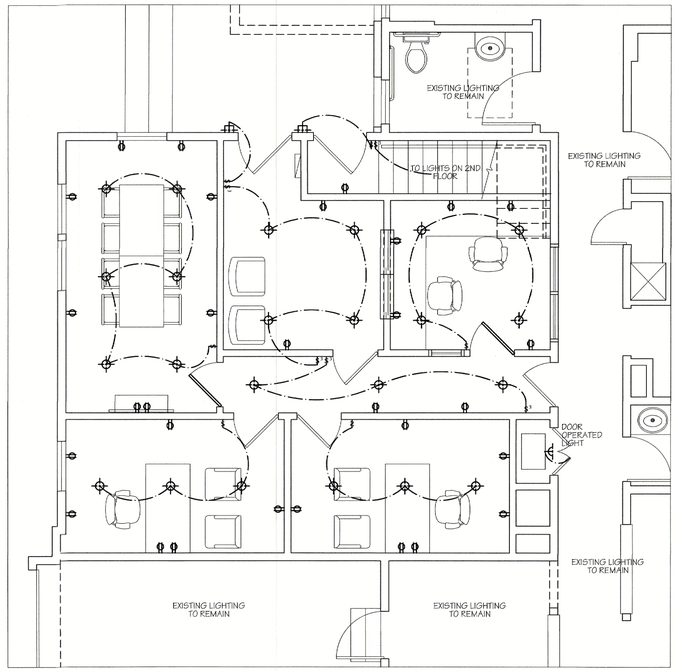
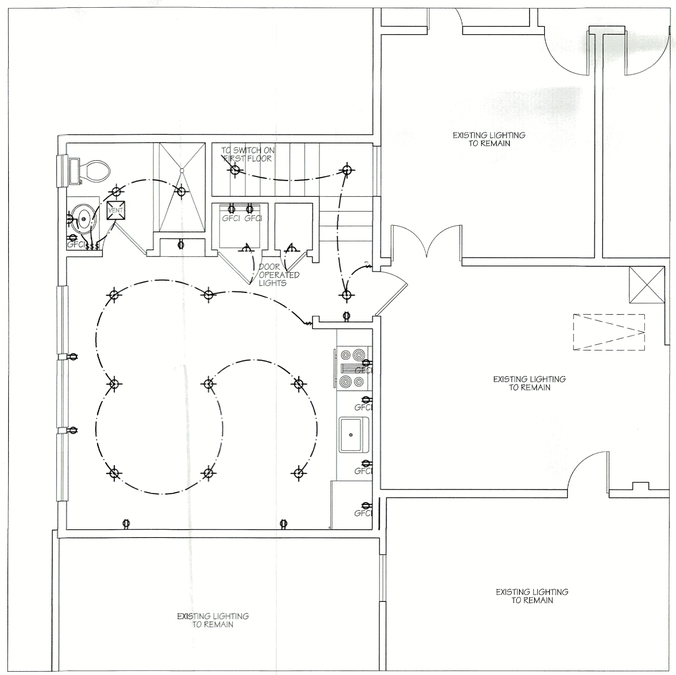


FIRST FLOOR LIGHTING PLAN

SCALE: N.T.S



SECOND FLOOR LIGHTING PLAN

SCALE: N.T.S

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	CIRCUIT LAYOUT
	SCONCE (WALL MOUNTED) EXTERIOR
	SCONCE (WALL MOUNTED) INTERIOR
	RECESSED "HI-HAT" LIGHTING
	CLOSET DOOR OPERATED LIGHT
	(EXTERIOR) MOTION LIGHT
	50 cfm MECHANICAL VENT/DIRECTLY TO OUTSIDE AIR (AT BATHROOM AREAS)
	DUPLEX CONVENIENCE RECEPTACLE OUTLETS
	DOUBLE DUPLEX CONVENIENCE RECEPTACLE OUTLETS
GFCI	GFCI DUPLEX CONVENIENCE RECEPTACLE OUTLETS
$	SINGLE SWITCH
$3	THREE WAY SWITCH
$4	FOUR WAY SWITCH
$5	FIVE WAY SWITCH
PROVIDE TELEPHONE, DATA, AND CABLE T.V. RECEPTACLES AND WIRING AS PER OWNER REQUEST.	
OUTLETS TO BE INSTALLED AS PER CODE	
HVAC BY OTHERS	

RECEPTACLE NOTES:

E3901.2.1 SPACING. RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET (1829 MM) FROM A RECEPTACLE OUTLET.

E3901.2.2 WALL SPACE. AS USED IN THIS SECTION, A WALL SPACE SHALL INCLUDE THE FOLLOWING:
1. ANY SPACE THAT IS 2 FEET (610mm) OR MORE IN WIDTH, INCLUDING SPACE MEASURED AROUND CORNERS, AND THAT IS UNBROKEN ALONG THE FLOOR LINE BY DOORWAYS AND SIMILAR OPENINGS, FIREPLACES, AND FIXED CABINETS THAT DO NOT HAVE COUNTERTOPS OR SIMILAR WORK SURFACES.

2. THE SPACE OCCUPIED BY FIXED PANELS IN EXTERIOR WALLS, EXCLUDING SLIDING PANELS.

3. THE SPACE CREATED BY FIXED ROOM DIVIDERS SUCH AS RAILINGS AND FREESTANDING BAR-TYPE COUNTERS.

E3901.2.3 FLOOR RECEPTACLES. RECEPTACLE OUTLETS IN FLOORS SHALL NOT BE COUNTED AS PART OF THE REQUIRED NUMBER OF RECEPTACLE OUTLETS EXCEPT WHERE LOCATED WITHIN 18 INCHES (457mm) OF THE WALL.

E3901.2.4 COUNTERTOP AND SIMILAR WORK SURFACE RECEPTACLES OUTLETS. RECEPTACLES INSTALLED FOR COUNTERTOP AND SIMILAR WORK SURFACES AS SPECIFIED IN SECTION E3901.4 SHALL NOT BE CONSIDERED AS THE RECEPTACLES REQUIRED BY SECTION E3901.2.

E3901.3 SMALL APPLIANCE RECEPTACLES. IN THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, OR SIMILAR AREA OF A DWELLING UNIT, THE TWO OR MORE 20-AMPERE SMALL-APPLIANCE BRANCH CIRCUITS REQUIRED BY SECTION E3703.2, SHALL SERVE ALL WALL AND FLOOR RECEPTACLE OUTLETS COVERED BY SECTIONS E3901.2 AND E3901.4 AND THOSE RECEPTACLE OUTLETS PROVIDED FOR REFRIGERATION APPLIANCES. (EXCEPTIONS: SEE CODE SECTION)

E3901.3.1 OTHER OUTLETS PROHIBITED. THE TWO OR MORE SMALL-APPLIANCE BRANCH CIRCUITS SPECIFIED IN SECTION E3901.3 SHALL SERVE NO OTHER OUTLETS.

E3901.4 COUNTERTOP AND WORK SURFACE RECEPTACLES. IN KITCHENS PANTRIES, BREAKFAST ROOMS, DINING ROOMS AND SIMILAR AREAS OF DWELLING UNITS, RECEPTACLE OUTLETS FOR COUNTERTOP AND WORK SURFACES SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS E3901.4.1 THROUGH E3901.4.5 (SEE FIGURE E3901.4)

E3901.4.1 WALL COUNTERTOP SPACE. A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH WALL COUNTERTOP AND WORK SURFACE THAT IS 12 INCHES (305mm) OR WIDER. RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24 INCHES (610mm), MEASURED HORIZONTALLY, FROM A RECEPTACLE OUTLET IN THAT SPACE. (EXCEPTION: SEE CODE SECTION)

E3901.4.2 ISLAND COUNTERTOP SPACES. AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH ISLAND COUNTERTOP SPACE WITH A LONG DIMENSION OF 24 INCHES (610 MM) OR GREATER AND A SHORT DIMENSION OF 12 INCHES (305 MM) OR GREATER.

E3901.4.3 PENINSULAR COUNTERTOP SPACE. AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH PENINSULAR COUNTERTOP LONG DIMENSION SPACE HAVING LONG DIMENSION OF 24 INCHES (610mm) OR GREATER AND A SHORT DIMENSION OF 12 INCHES (305mm) OR GREATER. A PENINSULAR COUNTERTOP IS MEASURED FROM THE CONNECTED PERPENDICULAR WALL.

E3901.4.5 RECEPTACLE OUTLET LOCATION. RECEPTACLE OUTLETS SHALL BE LOCATED NOT MORE THAN 20 INCHES (508mm) ABOVE THE COUNTERTOP OR WORK SURFACE. RECEPTACLE OUTLET ASSEMBLIES INSTALLED IN COUNTERTOPS AND WORK SURFACES SHALL BE LISTED FOR USE IN COUNTERTOPS OR WORK SURFACES. RECEPTACLE OUTLETS RENDERED NOT READILY ACCESSIBLE BY APPLIANCES FASTENED IN PLACE, APPLIANCE GARAGES, SINKS OR RANGETOPS AS ADDRESSED IN THE EXCEPTION TO SECTION E3901.4.1, OR APPLIANCES OCCUPYING DEDICATED SPACE SHALL NOT BE CONSIDERED AS THESE REQUIRED OUTLETS.

E3901.5 APPLIANCE RECEPTACLE OUTLETS. APPLIANCE RECEPTACLE OUTLETS INSTALLED FOR SPECIFIC APPLIANCES, SUCH AS LAUNDRY EQUIPMENT, SHALL BE INSTALLED WITHIN 6 FEET (1829mm) OF THE INTENDED LOCATION OF THE APPLIANCE.

E3901.6 BATHROOM. AT LEAST ONE WALL RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOMS AND SUCH OUTLET SHALL BE LOCATED WITHIN 36 INCHES (914mm) OF THE OUTSIDE EDGE OF EACH LAVATORY BASIN. THE RECEPTACLE OUTLET SHALL BE LOCATED ON A WALL OR PARTITION THAT IS ADJACENT TO THE LAVATORY BASIN LOCATION, LOCATED ON THE COUNTERTOP, OR INSTALLED ON THE SIDE OR FACE OF THE BASIN CABINET. THE RECEPTACLE SHALL BE LOCATED NOT MORE THAN 12 INCHES (305mm) BELOW THE TOP OF THE BASIN OR BASIN COUNTERTOP.
RECEPTACLE OUTLET ASSEMBLIES INSTALLED IN COUNTERTOPS SHALL BE LISTED FOR THE APPLICATION.

E3901.7 OUTDOOR OUTLETS. NOT LESS THAN ONE RECEPTACLE OUTLET THAT IS READILY ACCESSIBLE FROM GRADE LEVEL AND LOCATED NOT MORE THAN 6 FEET, 6 INCHES (1981mm) ABOVE GRADE, SHALL BE INSTALLED OUTDOORS AT THE FRONT AND BACK OF EACH DWELLING UNIT HAVING DIRECT ACCESS TO GRADE LEVEL. BALCONIES, DECKS, AND PORCHES THAT ARE ACCESSIBLE FROM INSIDE OF THE DWELLING UNIT SHALL HAVE AT LEAST ONE RECEPTACLE OUTLET ACCESSIBLE FROM THE PERIMETER OF THE BALCONY, DECK, OR PORCH. THE RECEPTACLE SHALL BE LOCATED NOT MORE THAN 6 FEET, 6 INCHES (1981mm) ABOVE THE BALCONY, DECK, OR PORCH SURFACE.

E3901.8 LAUNDRY AREAS. NOT LESS THAN ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN AREAS DESIGNATED FOR THE INSTALLATION OF LAUNDRY EQUIPMENT.

E3901.9 BASEMENTS, GARAGES AND ACCESSORY BUILDINGS. NOT LESS THAN ONE RECEPTACLE OUTLET, IN ADDITION TO ANY PROVIDED FOR SPECIFIC EQUIPMENT, SHALL BE INSTALLED IN EACH SEPARATE UNFINISHED PORTION OF A BASEMENT; IN EACH VEHICLE VEHICLE BAY NOT MORE THAN 5.5 FEET (1676 mm) ABOVE THE FLOOR IN ATTACHED GARAGES; IN EACH VEHICLE BAY NOT MORE THAN 5.5 FEE (1676 mm) ABOVE THE FLOOR IN DETACHED GARAGES THAT ARE PROVIDED WITH ELECTRIC POWER AND IN ACCESSORY BUILDINGS THAT ARE PROVIDED WITH ELECTRIC POWER.

E3901.10 HALLWAYS. HALLWAYS OF 10 FEET (3048mm) OR MORE IN LENGTH SHALL HAVE AT LEAST ONE RECEPTACLE OUTLET. THE HALL LENGTH SHALL BE CONSIDERED THE LENGTH MEASURED ALONG THE CENTERLINE OF THE HALL WITHOUT PASSING THROUGH A DOORWAY.

E3901.11 FOYERS. FOYERS THAT ARE NOT PART OF A HALLWAY IN ACCORDANCE WITH SECTION E3901.10 AND THAT HAVE AN AREA THAT IS GREATER THAN 60 FT^2 (5.57m^2) SHALL HAVE A RECEPTACLE(S) LOCATED IN EACH WALL SPACE THAT IS 3 FEET (914mm) OR MORE IN WIDTH. DOORWAYS, DOOR-SIDE WINDOWS THAT EXTEND TO THE FLOOR, AND SIMILAR OPENINGS SHALL NOT BE CONSIDERED AS WALL SPACE.

E3901.12 HVAC OUTLET. A 125-VOLT, SINGLE-PHASE, 15- OR 20-AMPERE-RATED RECEPTACLE OUTLET SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVICING OF HEATING, AIR-CONDITIONING AND REFRIGERATION EQUIPMENT. THE RECEPTACLE SHALL BE LOCATED ON THE SAME LEVEL AND WITHIN 25 FEET (7620mm) OF THE HEATING, AIR-CONDITIONING AND REFRIGERATION EQUIPMENT. THE RECEPTACLE OUTLET SHALL NOT BE CONNECTED TO THE LOAD SIDE OF THE HVAC EQUIPMENT DISCONNECTING MEANS. (EXCEPTION: SEE CODE SECTION)

ALL DIMENSIONS ARE TO BE FIELD VERIFIED

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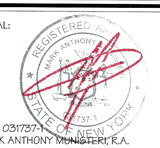

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