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 12, 2022
AMENDED LETTER OF DENIAL

Rachel Lazarus
c/o Columbia Equipment
72 Albany Avenue
Freeport, NY 11520

RE: 118 Albany Avenue, Freeport, NY
Zoning District Industrial– Sec. 62 Blk. D Lot 147-150
Building Permit Application # 20201864
Construct a new elevated 4 story, 28,032 sq. ft. commercial building

Dear Sir/Madam:

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

Village Ordinance §210-6A. Conformity required. No building or land shall hereafter be used or occupied and no building or part thereof shall be erected, moved or altered unless in conformity with the regulations herein specified for the district in which it is located.

Village Ordinance §210.172(A)9- Parking required. The following number of parking spaces shall be required and maintained for each building, lot or combination thereof which is hereafter lawfully erected, enlarged, altered, maintained and/or used for any of the following purposes: Industrial and manufacturing establishments: At least one (1) parking space for every four (4) workers or for every four hundred (400) sq. ft.of floor area whichever is greater. The application submitted proposes a shell building totaling 28,032 sq.ft. This would require seventy-five (75) total parking spaces. The application provides fourteen (14) total parking spaces leaving a deficiency of sixty-one (61) parking spaces. This application received a variance on 8/19/21. This approval allowed parking for fourteen (14) spaces when forty-nine (49) were required creating a thirty-five (35) space relief. This application will require a variance for an additional twenty-six (26) less parking spaces for a total relief of sixty-one (61) spaces.

Village Ordinance §210-139. Building Height. All buildings & structures shall be limited to 50 ft. in height. The application submitted proposes a building 53 ft. in height. A variance is required to have a building 3 ft. in height greater than permitted.

RE: **118 Albany Avenue, Freeport, NY**

Please be further advised that if you intend to appeal this decision, you must make application to the Zoning Board of Appeals within sixty (60) days of the date of this letter. For your convenience, enclosed please find an application, together with an instruction sheet for filing, which includes the current fee schedule. The completed applications, together with the required documentation and fee, are to be submitted to the Village Clerk's Office.

If you should have any questions or require additional information with reference to the Zoning Board Application, please contact the Village Clerk's Office at 377-2300. In the event that you do not make application within the allotted sixty (60) days, this Letter of Denial will expire and the Building Permit Application in conjunction with same will be cancelled.

Very truly yours,

Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings
Jonathan Smith, Building Inspector

/cd
encl.
c: Village Clerk
Robert Bennett P.E.

SITE PLAN 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 Permit App. # 20201864

Location: 118 Albany Avenue, Freeport, New York 11520

Applicant: Rachel Lazarus

Description: Construct a new elevated four-story, 28,032 sq. ft. commercial building

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

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

REASON(S) FOR DETERMINATION

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

A)

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

DATED: May 12, 2022 - Amended

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.

SEC. 62 BLK. D LOT. 147-150

BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

In the Matter
Of
the Application of

To The Board of Appeals of the Village of Freeport, New York — Index No.

COMPLY WITH ORIGINAL NOTES

The application of Rachel Lazarus

respectfully states and alleges:

1 That the applicant (resides at) (has its principal office for the conducting of its business at) 72 Albany Avenue; Freeport, NY 11520

Strike out inapplicable phrase

2 That the premises affected by this application is located at 118 Albany Ave.; Freeport NY **Land Map of Nassau County** Sec. 62 Blk. D Lot(s) 147-150 and that the interest which the applicant has in the property concerned is that of owner

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

3. That (the applicant) (~~the applicant's duly authorized~~ Rachel Lazarus) on or about the 10th day of Octohr 2020, filed in the office of the Department of Buildings of the Village of Freeport, New York, an application for a Building Permit. Documents filed with said application were as follows: constructed new elevated 4 story (28,032 SF) commercial building

4. That on or about the 18th day of April, 2022, the Department of Buildings denied said application; upon information and belief that the reason for said denial was as follows:

Obtain reason for denial from Department of Buildings.

210-6A District non compliance
210-172(A)9 Parking Required 210-39 Height

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

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

6. That said premises are now being used as follows: vacant lot; commercial storage

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

7. That the applicant seeks authority to make use of said premises as follows: new 4 story (3 story plus ongrade parking and entry

Describe fully and clearly the use desired.

8. Upon information and belief that a (~~permit~~) (variance) for such use may be granted by this Board by virtue of the following sections of the said Zoning Code of The Village of Freeport or statutes of the State of New York Village ordinances 210-6A and 210-172(A)9 210-39 Height

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

9. That the following is a statement of other factual information deemed pertinent by the applicant. If the application involves a subdivision of property, describe the existing property: Applicant intends to use new building for trade school whose operator requires additional useful area at least 25,000 ft². Actual parking use aligns more with neorby Industrial B (1 space per 1000 SF) which was previously granted (as opposed to written 1 space per 400 SF)

Refer where possible to paragraphs and section by numbers.

REVISED 2/2017

If more space is needed annex statement on separate sheet and refer to it here with following words: "See annexed statement which is made a part hereof." Save opinions for the hearing.

10. That the grounds for this application are as follows: benefit for the local community, for training local youth for construction trades

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

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

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

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

Dated: May 2, 2022.

Rachel Lazarus

BY: Rachel Zay

ITS: owner

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

State of New York)
County of Nassau) ss:

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

Sworn to before me this 2nd day of May, 2022

Notary Public Sandra Echevarria

Rachel Zay
Signature of Applicant

SANDRA ECHEVARRIA
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01EC6208952
Qualified in Nassau County
Commission Expires July 13, 2025

Notice
Conflict of Interest

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

May 2, 2022.
Date Year

Rachel Zay
Signature

Affidavit of Owner
To be completed only if the owner is not the applicant. OWNER IS APPLICANT THIS SECTION N/A

State of New York)
County of Nassau) ss:

I _____ being duly sworn, depose and say:

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

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

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

_____
Signature

Notary Public _____

RECEIVED
MAY 16 2022
CLERK'S OFFICE
VILLAGE OF 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:
Columbia Equipment c/o Rachel Lazarus.

Project Location (describe, and attach a location map):
118 Albany Avenue, Freeport, NY

Brief Description of Proposed Action:
Proposed 4 Story Building with grade Level parking (Shell only)

Name of Applicant or Sponsor:
Rachel Lazarus
c/o Columbia Equipment.

Telephone: 516-442-3340

E-Mail: rachel@columbiaequipment.com

Address:
72 Albany Ave.

City/PO:
Freeport

State:
NY

Zip Code:
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 government Agency? If Yes, list agency(s) name and permit or approval: Village of Freeport	☐	☒

3. a. Total acreage of the site of the proposed action? <1 acres
   b. Total acreage to be physically disturbed? <1 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <1 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ 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?	☐	☒	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☒

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☒	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☒	☐
b. Are public transportation services available at or near the site of the proposed action?	☒	☐
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☒	☐

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies:	☐	☒

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____	☐	☒

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____	☐	☒

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☒	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☒	☐

	NO	YES
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 plan?	☐	☒
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☒	☐
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: Drywells + Catch basins		
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: Rachel Lazarus c/o Columbia Equipment Date:

Signature: XX Title:

PRINT FORM

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO: 20201864

Filing Date 10/29/20

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) 118 (No.) Albany Ave (Street) ZONING DISTRICT INDUSTRIAL

BETWEEN Troy Place (Cross Street) AND Niagara Avenue (Cross Street)

SECTION 62 BLOCK D LOT ~~147~~ 147 APPROX. LOT SIZE 100 x 122 (irreg) LOT AREA 33645 ft²

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

A. TYPE OF IMPROVEMENT

1 [X] New building
2 [ ] Addition-Alteration (If residential, enter number of new housing units added. If none-state none _____
3 [ ] Swimming Pool
4 [ ] Repair (replacement)
5 [ ] Bulkhead (New, Repair)
6 [ ] Fence
7 [ ] Moving (relocation)

B. PROPOSED OR EXISTING USE

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

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

C. COST

10 TOTAL COST OF IMPROVEMENT $ 1,720,000

D. DESCRIPTION OF PROJECT

Proposed 4 - Story Building With Grade Level Parking (SHELL ONLY) (28,032 ft²)

III. IDENTIFICATION – To be completed by all applicants

	NAME	MAILING ADDRESS – Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	Rachel Lazarus c/o Columbia Equipment	72 Albany Ave. Freeport, NY 11520	516-442-3340
2. Contractor	Columbia Equipment	72 Albany Ave Freeport, NY 11520	516 442 3340
3. Architect or Engineer	Robert Bennett, PE	8 W. Merrick Rd, Ste 219 Freeport, NY 11520	516 867-2036

IV. OWNER - CONTRACTOR STATEMENT

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

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

Contractor or Owner Rachael Lazarus c/o (Print) Columbia Equipment

Address 72 Albany Ave, Freeport, NY 11520

Phone 516-442-3340

State of New York

County of Nassau

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

Sworn to before me this 27th day of May, 2020

Notary Public, County, N.Y.

Sandra Echevarria
Notary Public, State of New York
No. 01EC6208952
Qualified in Queens County
Commission Expires July 13, 2021

xx Rachel Lazarus (Applicant Signature)

V. FLOOD ZONE

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

IF YES, WHICH ZONE? AE 8

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

PROJECT DESCRIPTION

Total/First Flr Square Feet	~~8600~~ 22232
Upper Flrs Square Feet	8600 (2nd) 8600 (3rd)
# of Fixtures	30
# of Floors	3
Occup. Type	IND.

VI. VALIDATION (Official Use Only)

Building Permit Number _____

Building Permit Issued _____

Building Permit Fee $ _____

Approved by: _____

Superintendent of Buildings

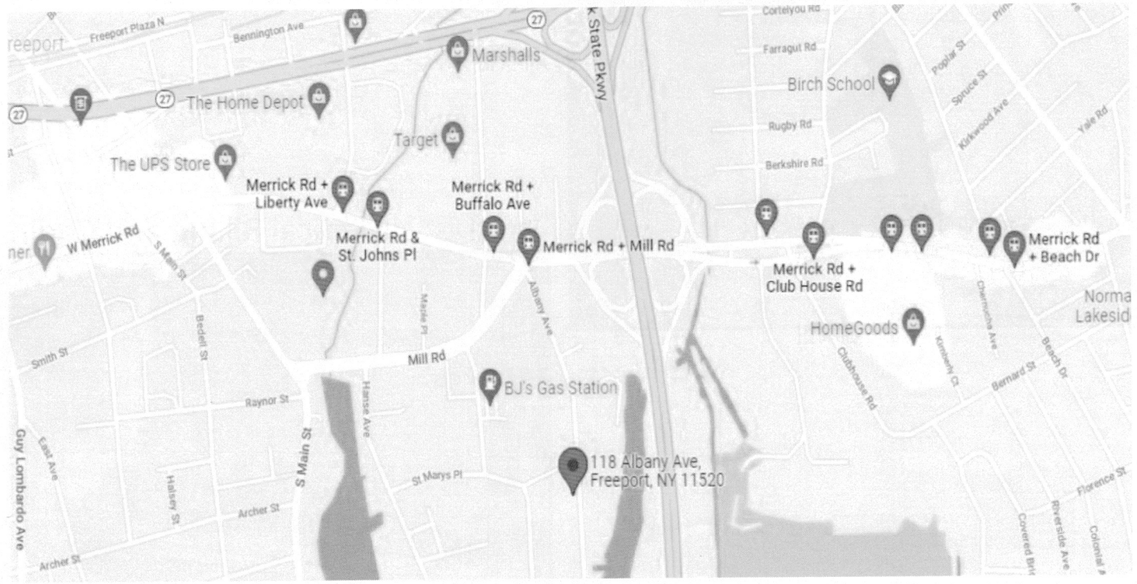
Currently project is in the pre construction phase, already granted approval by the Village of Freeport. The 25,900+ square foot facility will provide students with technical & career education. Labor shortages have increased demand for specific/technical trades. Our vision is to create a pipeline that will enable students to learn technical trades and assist with employment into labor unions.

The next steps involve Village of Freeport Site Plan approval, Nassau County Fire Marshall approval, and Village of Freeport review for Building Permit.

Local Transportation Options:

- Bus access to 118 Albany Ave, Freeport
- 2 minute walk to N19 Bus line
- 15 minute walk to Freeport station (Babylon line)

RECEIVED
Freeport
MAY 16 2022
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY



118 Albany Avenue Freeport, NY 11520

Preconstruction Design For Training Center

Located in Freeport

Projected Completion Spring 2023

3 Full Open Floors 8600 Sq Ft per Floor

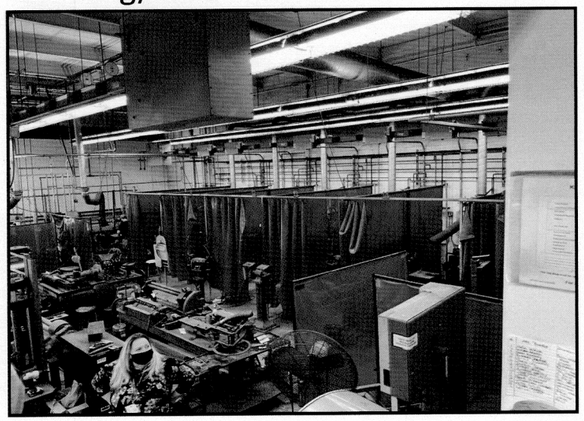


118 Albany Avenue Freeport, NY 11520

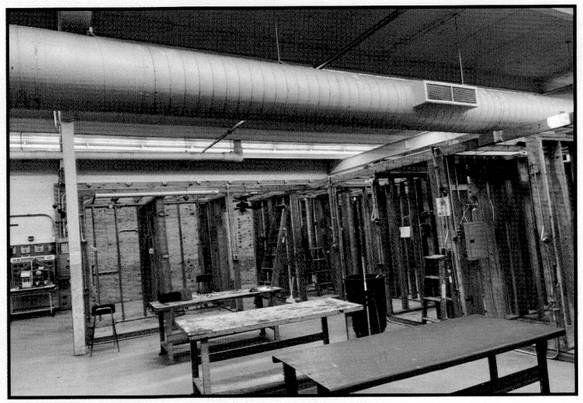
Open floor for construction trades training

Will custom build for ideal classroom setup

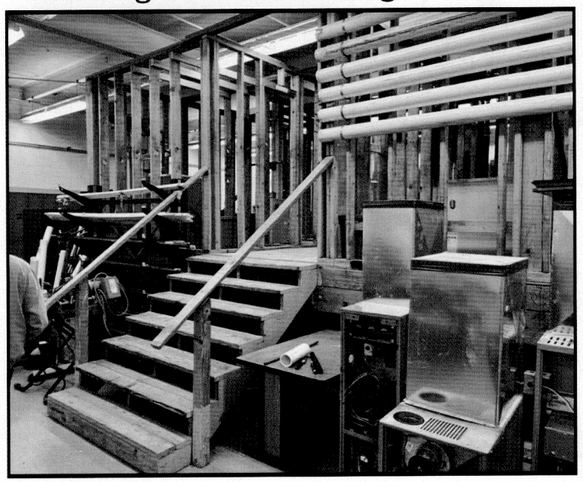
Welding/Steel Fabrication Classroom



Electrical Training Course



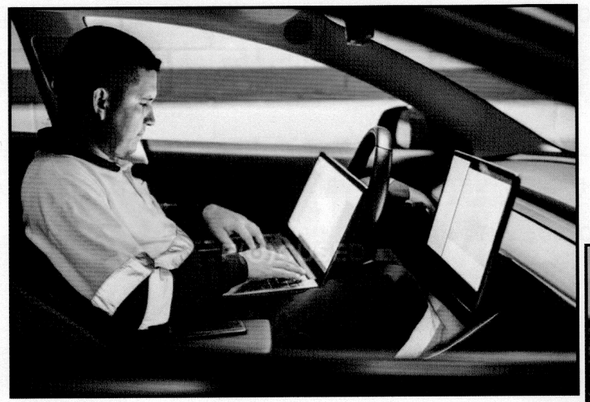
Plumbing Technician Program



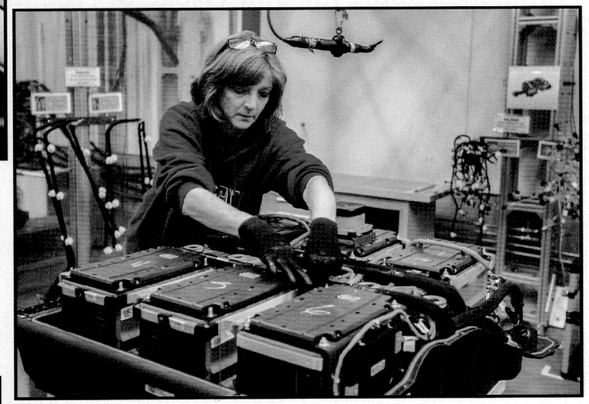
Building will have high performance 3 phase power

Set up for high speed Wifi and Data

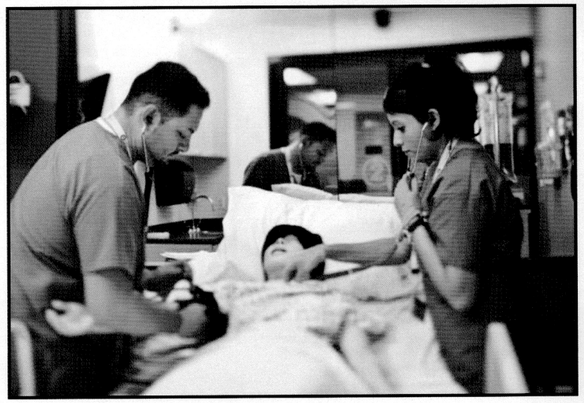
Automotive Technology Certification



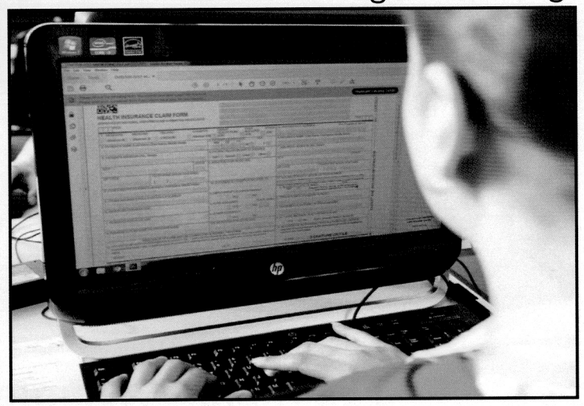
Powertrain Battery Technology



Clinical Medical Training Program



Medical Billing and Coding



PROPOSED THREE-STORY BUILDING W/ GRADE LEVEL PARKING

COLUMBIA EQUIPMENT COMPANY

118 ALBANY AVENUE, FREEPORT N.Y 11520

GENERAL PROJECT NOTES

1. ELECTRICAL WORK TO CONFORM TO THE NATIONAL ELECTRIC CODE AND ANY APPLICABLE LOCAL CODES. PROVIDE MINIMUM OF ONE SMOKE DETECTOR, AND ADDITIONAL FIRE SAFETY EQUIPMENT AS REQUIRED BY ALL APPLICABLE CODES.
2. CONSTRUCTION TO CONFORM TO ALL CODES HAVING JURISDICTION.
3. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
4. THE ENGINEERING SERVICES ON THIS PROJECT ARE TERMINATED WITH THE PREPARATION OF THESE PLANS. THE ENGINEER, ROBERT A. BENNETT, HAS NOT BEEN RETAINED FOR CONSTRUCTION ADMINISTRATION, FIELD SUPERVISION OR INSPECTION.
5. ALL MATERIALS ARE TO BE INSTALLED PER THE MANUFACTURERS INSTRUCTIONS.
6. WRITTEN DIMENSIONS ON THESE DRAWINGS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS.
7. COPYRIGHT 2018. REPRODUCTION OF THESE PLANS, IN ANY FORM WITHOUT THE WRITTEN CONSENT OF THE ENGINEER IS PROHIBITED. DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. ANY USE OF THESE PLANS FOR ANY PURPOSE, OTHER THAN THAT SPECIFICALLY AUTHORIZED BY THE ENGINEER, IS ILLEGAL, AND MAY SUBJECT THE USER THEREOF TO THE PAYMENT OF FULL COMMISSIONS.
8. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED TESTS, CERTIFICATES, PERMITS, TEST HOLES, SOIL BEARING CAPACITY VERIFICATION, AND OTHER TESTS AND REPORTS AND PHOTOGRAPHS AS INDICATED ON THE DRAWINGS.
9. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO COMMENCING WORK.
10. THE CONTRACTOR SHALL REMOVE ALL WASTES RESULTING FROM HIS OPERATIONS.
11. THE CONTRACTOR SHALL MAINTAIN N.Y.S. COMPENSATION INSURANCE AS REQUIRED BY NEW YORK STATE LAW.
12. THE WORK IS TO BE SCHEDULED AND EXISTING AREAS PROTECTED FROM WEATHER DAMAGE DURING CONSTRUCTION.
13. IT IS THE RESPONSIBILITY OF THE OWNER, CONTRACTOR, AND SUB-CONTRACTORS (NOT THE ARCHITECT) TO DETERMINE THE EXTENT AND WORK TO BE PERFORMED REGARDING EXISTING AND/OR PROPOSED MECHANICAL AND ELECTRICAL SYSTEMS IN ACCORDANCE WITH ALL APPLICABLE CODES.
14. ALL EXITS SHALL BE READILY ACCESSIBLE AND UNOBSTRUCTED AT ALL TIMES.
15. EXIT LIGHTING SHALL BE ON CIRCUITS THAT ARE SEPARATE FROM ANY OTHER CIRCUITS, TAKEN OFF AHEAD OF THE MAIN DISCONNECT. LOCATION OF EVERY EXIT ON EVERY FLOOR AS APPLICABLE, SHALL BE CLEARLY INDICATED BY LIGHTED EXIT SIGNS.
16. ALL MATERIALS INCORPORATED INTO THE WORK SHALL BE NEW.
17. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE SUBMITTING SHOP DRAWINGS.
18. IN CASE OF DISAGREEMENT BETWEEN ARCHITECTURAL AND STRUCTURAL PLANS, THE ARCHITECTURAL REQUIREMENTS SHALL GOVERN.
19. THE CONTRACTOR SHALL SUBMIT CHECKED SHOP DRAWINGS FOR REVIEW. NO DETAILS SHALL BE CHECKED BEFORE THE FRAMING PLANS HAVE BEEN SUBMITTED FOR REVIEW.
20. SHOULD UNFORESEEN CONDITIONS OR OTHER CAUSES NECESSITATE CONSTRUCTION DETAILS NOT IN ACCORDANCE WITH THESE PLANS, CONTRACTOR SHALL NOTIFY THE PROPER AUTHORITIES AND SUBMIT HIS DETAILS SHOWING THE PROPOSED METHOD TO ACCOMPLISH THE REQUIRED RESULT.
21. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND VERIFY THE SIZE AND LOCATION OF ALL OPENINGS, SLEEVES, CHASES, CONDUITS, DEPRESSED AREAS, FLOOR FINISHES, FILLS, ANCHORS, HANGERS, CURBS AND OTHER MISCELLANEOUS ITEMS BEFORE PLACING CONCRETE.
22. NO NOTE OR DETAIL OR LACK THEREOF SHALL BE CONSTRUED AS RELIEVING THE CONTRACTOR FROM EXECUTING ALL WORK IN ACCORDANCE WITH THE GOVERNING BUILDING CODES.
23. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR FIELD SUPERVISION, NOR JOB SITE SAFETY. PERIODIC SITE VISITS DO NOT CONSTITUTE SUPERVISION.
24. THE CONTRACTOR IS RESPONSIBLE FOR 'METHODS AND MEANS OF CONSTRUCTION'.
25. CONTRACTOR SHALL COMPLY WITH THE N.Y.S. BUILDING CODE FOR SAFETY OF PUBLIC AND PRIVATE PROPERTY DURING CONSTRUCTION OPERATIONS & O.S.H.A.
26. CONTRACTOR SHALL PROVIDE, AND BE RESPONSIBLE FOR, ALL NECESSARY SHORING AND BRACING AS REQUIRED FOR THE SAFE INSTALLATION OF HIS WORK.

ABBREVIATIONS

2/A-2	DETAIL NUMBER/DRAWING NUMBER	H.	HIGH
A.F.F.	ABOVE FINISHED FLOOR	MAT.	MATERIAL
ALUM.	ALUMINUM	MAX.	MAXIMUM
C.J.	CONTROL JOINT	MIN.	MINIMUM
CMU	CONCRETE MASONRY UNIT	MTL.	METAL
CONC.	CONCRETE	N.I.C.	NOT IN CONTRACT
CONT.	CONTINUOUS	O.C.	ON CENTER
DWG.	DRAWING	O.R.	OWNER'S REPRESENTATIVE
D.O.	DITTO	FOUND.	POURED
E.J.	EXPANSION JOINT	F.V.	FLOOD VENT
EQ.	EQUAL	PT.	PAINT
EX.	EXISTING	REQ'D.	REQUIRED
EXP.	EXPOSED	SF	SQUARE FEET
ETR	EXISTING TO REMAIN	THRES.	THRESHOLD
ELEC.	ELECTRIC	TYP.	TYPICAL
FIN	FINISH	U.O.N.	UNLESS OTHERWISE NOTED
FND.	FOUNDATION	V.I.F.	VERIFY IN FIELD
GALV.	GALVANIZED	VERT.	VERTICAL
HORIZ.	HORIZONTAL	W/	WITH

SITE + BUILDING DATA

ZONING	INDUSTRIAL ZONE
OCCUPANCY CLASS	BUSINESS/EDUCATIONAL
CONSTRUCTION CLASS	IIB
FIRE PROTECTION	-
FIRE ALARM	-
SECTION	62
BLOCK	D
LOT	147
LOT AREA	12,355 SQ.FT.
LOT AREA OCCUPIED	8,600 SQ.FT.
LOT COVERAGE	69.6%
TOTAL BLDG. AREA	28,032 SQ.FT.
(FIRST FLOOR)	2,232 SQ.FT.
(SECOND FLOOR)	8,600 SQ. FT.
(THIRD FLOOR)	8,600 SQ. FT.
(FOURTH FLOOR)	8,600 SQ. FT.

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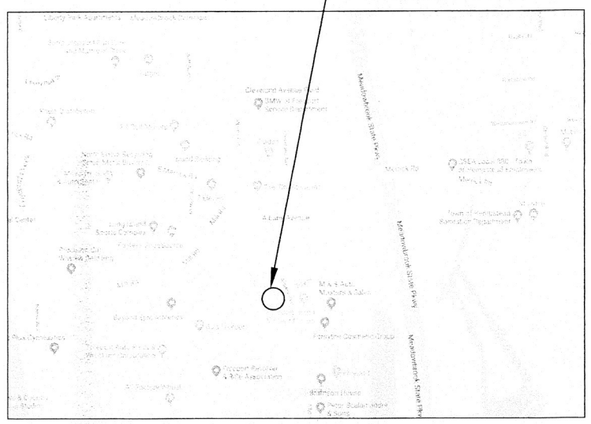
LIST OF DRAWINGS

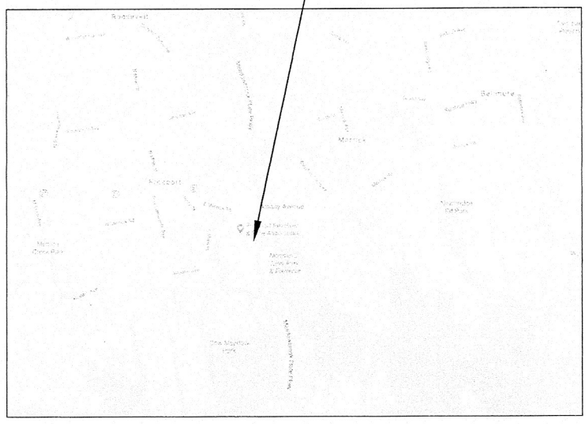
SHEET	DRAWING NUMBER	DRAWING TITLE
1	T1	TITLE PAGE
2	G1	SITE PLAN
3	F1	FOUNDATION PLAN
4	F2	FOUNDATION DETAILS
5	F3	FOUNDATION DETAILS
6	A1	FIRST FLOOR PLAN
7	A2	SECOND FLOOR PLAN
8	A3	THIRD FLOOR PLAN
9	A4	FOURTH FLOOR PLAN
10	A5	ELEVATIONS
11	A6	SECTIONS
12	A7	SECTION
13	A8	WALL DETAILS
14	S0	STRUCTURAL NOTES
15	S1	SECOND FLOOR FRAMING PLAN
16	S2	THIRD FLOOR FRAMING PLAN
17	S3	FOURTH FLOOR FRAMING PLAN
18	S4	ROOF FRAMING PLAN
19	S5	FRAMING DETAILS

PROJECT SITE



LOCATION MAP

PROJECT SITE



VICINITY MAP

ZONING INFORMATION

TM# 62 D 168-174 — FEMA FLOOD ZONE: AE 8 — DESIGN FLOOD ELEVATION (BFE 8+4): 12.0'

REQUIREMENT	PERMITTED	EXISTING	PROPOSED	REMARKS
ZONING DISTRICT	INDUSTRIAL	INDUSTRIAL	INDUSTRIAL	-
LOT SIZE	12,355 SF	12,355 SF	12,355 SF	OK
USE	INDUSTRIAL	VACANT	INDUSTRIAL	OK
HEIGHT	50 FT	-	53 FT	VARIANCE REQUIRED (3 FEET)
LOT COVERAGE (% OF LOT AREA)	100% - 25' FRONT YARD SETBACK (2,500 S.F.)	0%	89.8%	OK
FRONT YARD	25 FT	-	25 FT	OK
LOADING DOCK SETBACK	60 FT	-	61.42 FT	OK
TOTAL BUILDING AREA	100% LOT AREA - 25' FRONT YARD SETBACK (2,500 S.F.)	-	29,032 SF	OK
PARKING SPACES	20 (1 SPACE/1000 SF = 24)	-	14	VARIANCE REQUIRED (15 SPACES)

BASED ON VARIANCE DECISION OF USE OF 1000 SF/PARKING SPACE APPLIED FOR UNDER THIS APPLICATION

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Date: 7/22/22
Drawn: F.J.P.
Checked: R.A.B.

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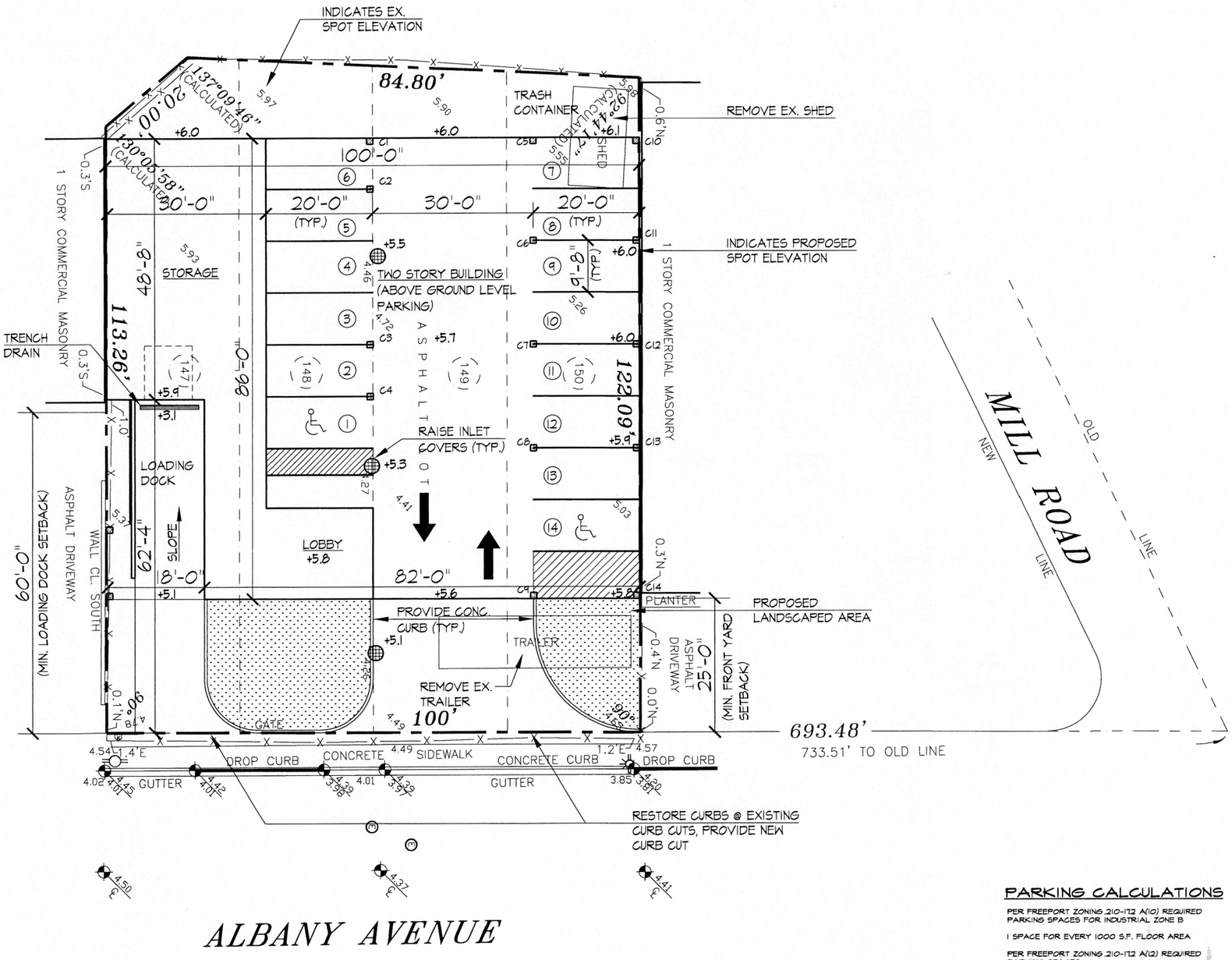

1 SITE PLAN

SCALE: 1" = 10'-0"

PARKING CALCULATIONS

PER FREEPORT ZONING 210-172 A(10) REQUIRED PARKING SPACES FOR INDUSTRIAL ZONE B

1 SPACE FOR EVERY 1000 S.F. FLOOR AREA

PER FREEPORT ZONING 210-172 A(12) REQUIRED PARKING SPACES

TOTAL BUILDING AREA = 29,032 S.F.

INDUSTRIAL USE = 29,032 S.F.
29 SPACES REQUIRED

TOTAL SPACES REQUIRED: 29

TOTAL SPACES PROVIDED: 14

RELIEF REQUIRED: 15 SPACES

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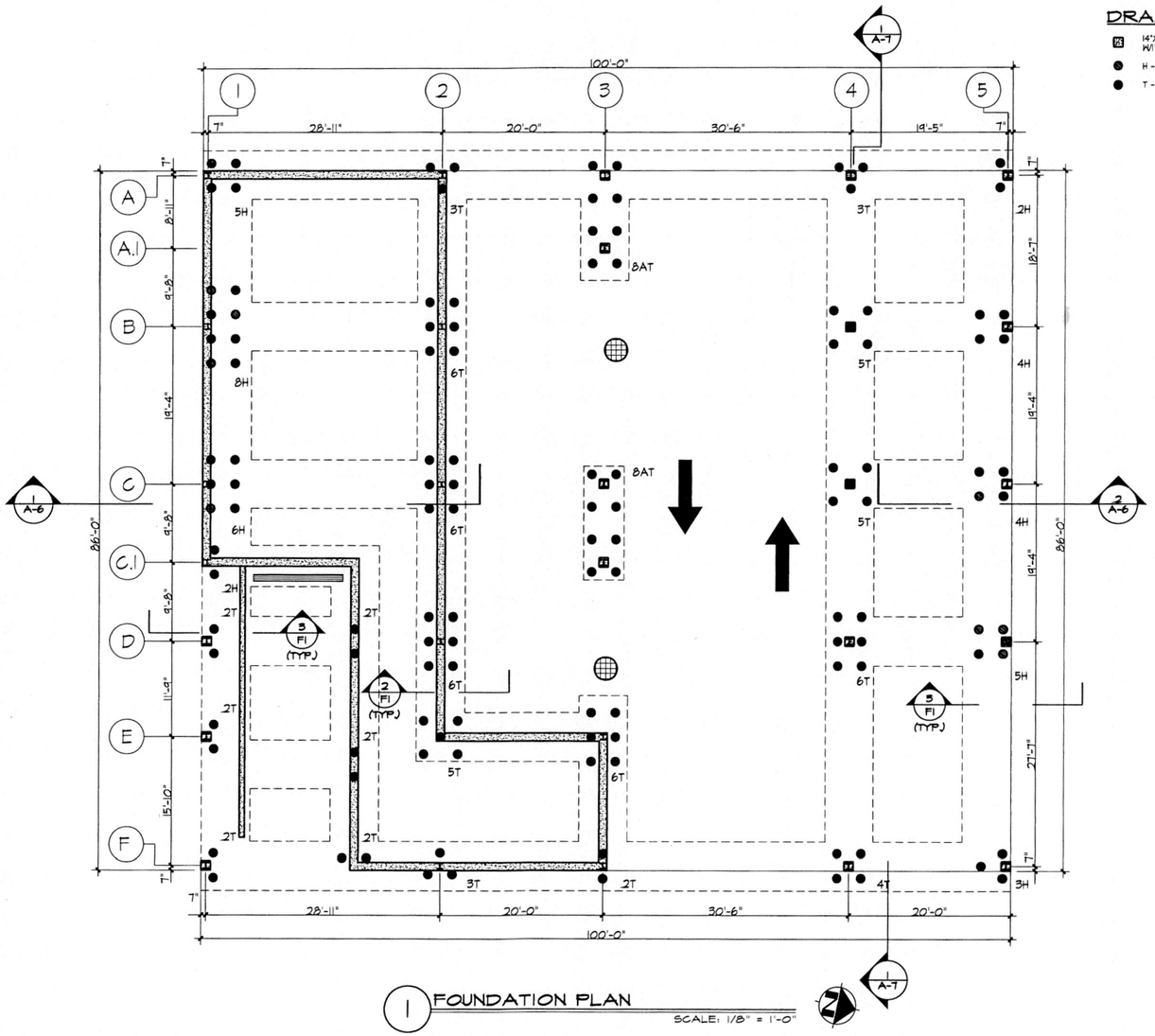
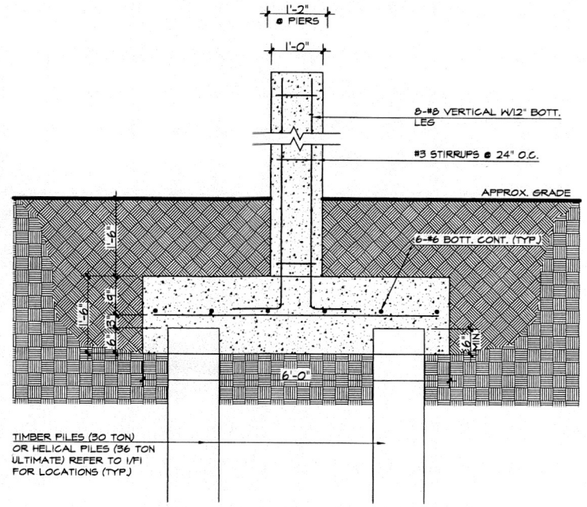


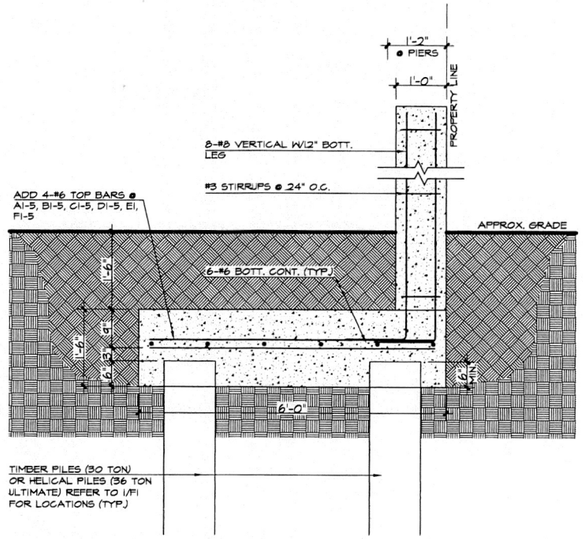
1 FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

DRAWING LEGEND

- 14"X14" CONCRETE PIER W/1" CHAMFERED CORNERS
- H - HELICAL PILE, REFER TO DWG. F.2
- T - TIMBER PILE, REFER TO DWG. F.2



2 TYPICAL SECTION THRU PILE CAP/GRADE BEAM
SCALE: 3/4" = 1'-0"



3 TYPICAL SECTION THRU PROPERTY LINE
PILE CAP/GRADE BEAM
SCALE: 3/4" = 1'-0"

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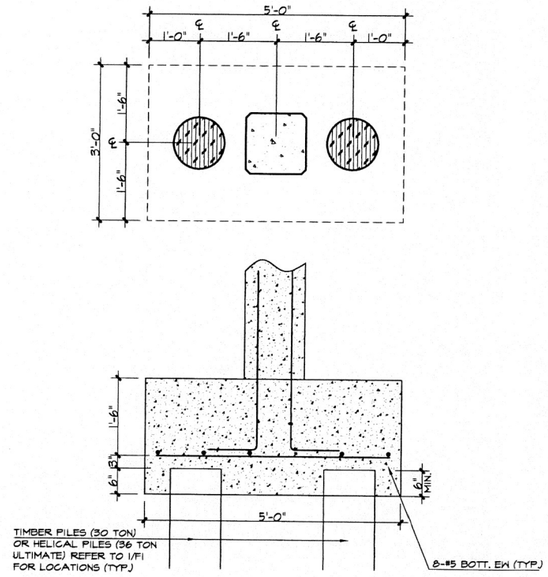
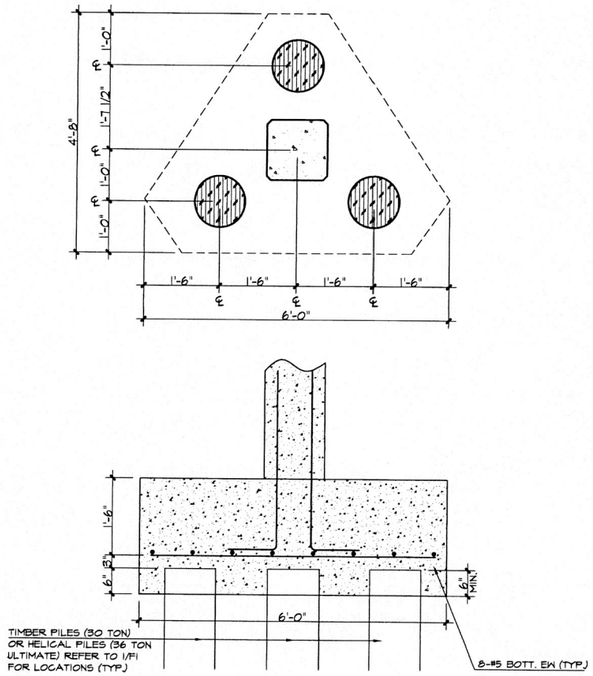
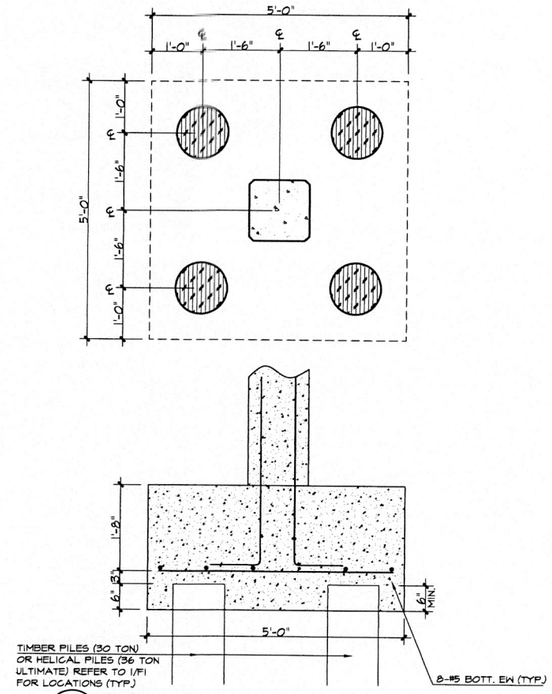


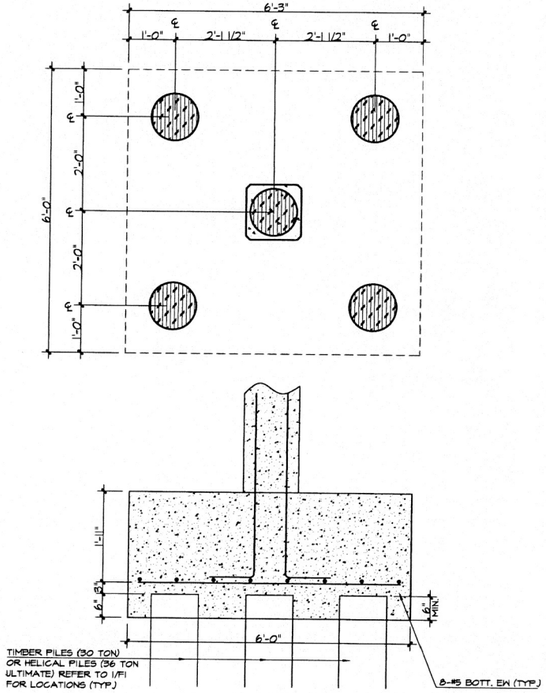
1 PILE CAP DETAIL 2T/2H
SCALE: 3/4" = 1'-0"



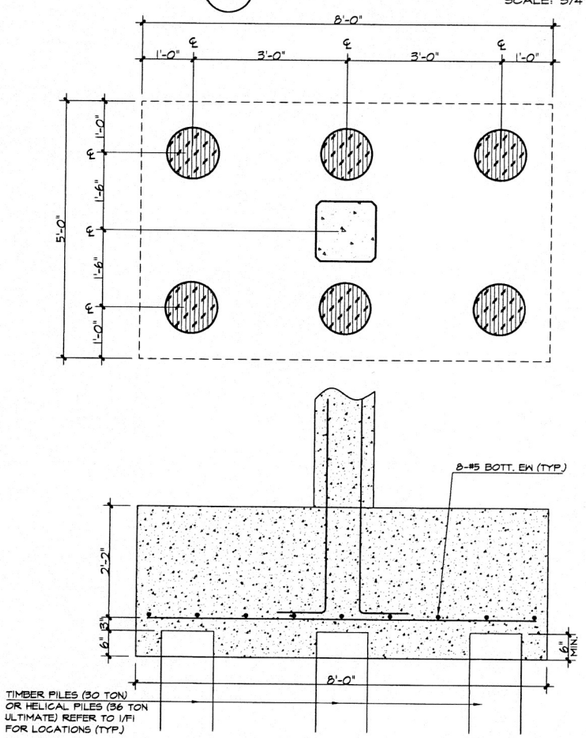
2 PILE CAP DETAIL 3T/3H
SCALE: 3/4" = 1'-0"



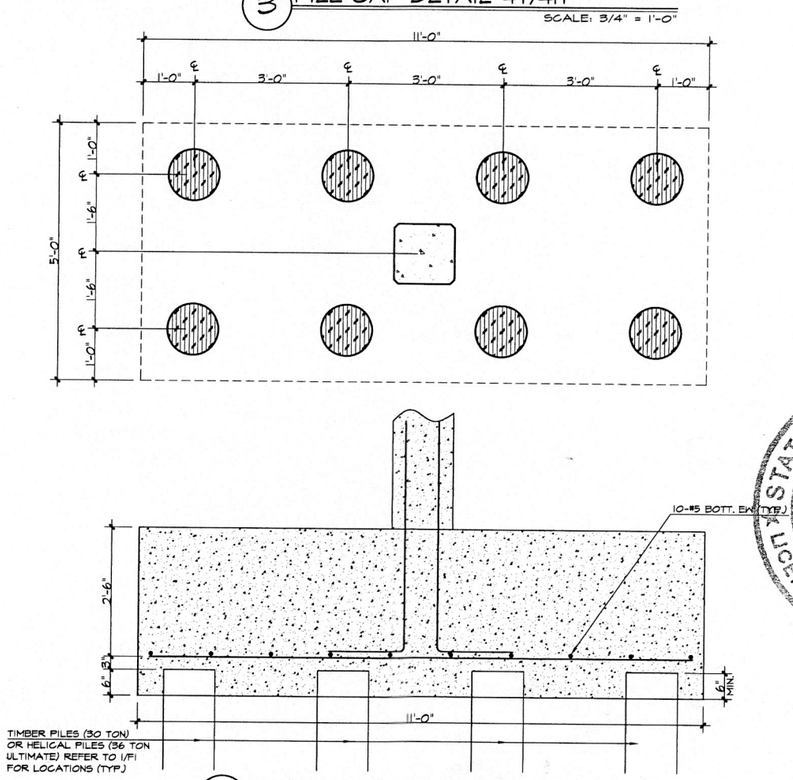
3 PILE CAP DETAIL 4T/4H
SCALE: 3/4" = 1'-0"



4 PILE CAP DETAIL 5T/5H
SCALE: 3/4" = 1'-0"



5 PILE CAP DETAIL 6T/6H
SCALE: 3/4" = 1'-0"



6 PILE CAP DETAIL 8T/8H
SCALE: 3/4" = 1'-0"

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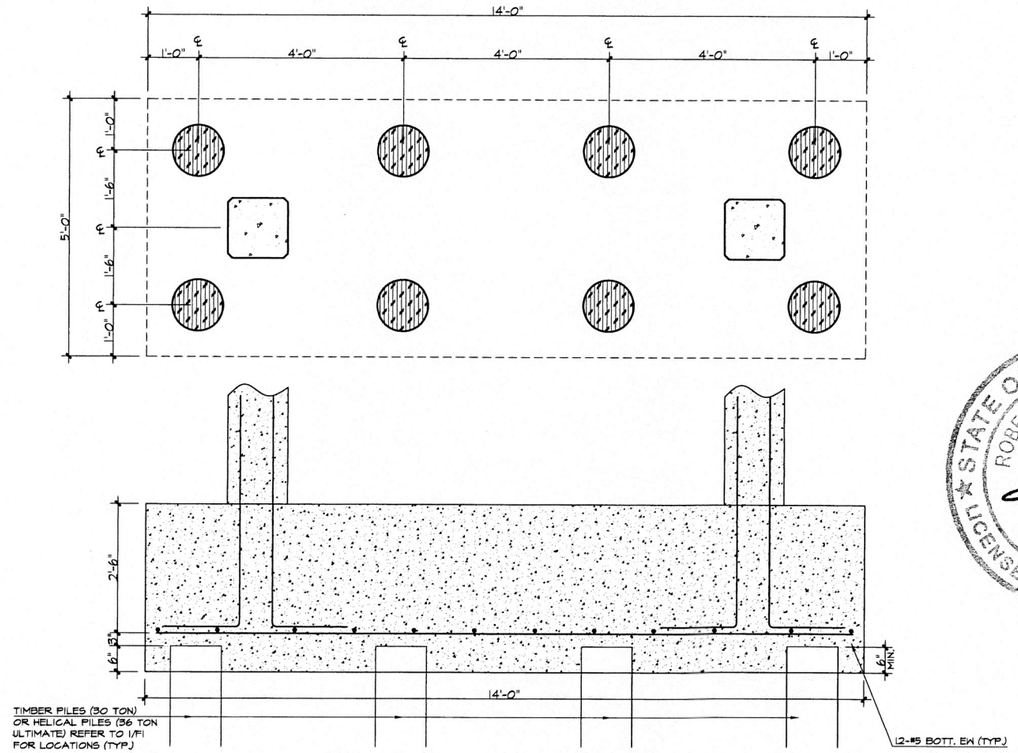
TIMBER PILES SPECIFICATIONS

1. TIMBER PILES SHALL BE USED AS NOTED BELOW AND WHERE INDICATED ON THE DRAWINGS AND SPECIFICATIONS. ALL LOCATIONS AND DIMENSIONS SHALL REMAIN AS DESIGNATED. TIMBER PILES SHALL BE SOUTHERN PINE AND MEET THE REQUIREMENTS OF ASTM D-25. PILES SHALL BE TREATED WITH WATER BORNE SALTS (CCA) TO AWPA STANDARD OF (2.5 POUNDS PER CUBIC FOOT). MINIMUM TIP DIAMETER FOR ROUND PILES SHALL BE 8".
2. PILES SHALL BE LOCATED AT CENTERLINE OF FOUNDATION WALLS AS NOTED. PILE LOCATIONS NOT DIMENSIONED SHALL BE EQUI-DISTANT BETWEEN SPANS.
3. PILES SHALL BE DRIVEN TO A BEARING CAPACITY OF 30 TONS.
4. INSTALLATION AND CAPACITIES OF PILES SHALL BE WITNESSED BY A REPRESENTATIVE OF THE ENGINEER PRESENT DURING THE INSTALLATION AT ALL TIMES. A CERTIFIED PILE LOG SHALL BE PROVIDED BY A LICENSED PROFESSIONAL ENGINEER AT THE CONCLUSION OF THE PILE INSTALLATION.
5. STRAIGHTNESS/PLUMB: A STRAIGHT LINE FROM THE CENTER OF THE BUTT TO THE CENTER OF THE TIP HALL LIE ENTIRELY WITHIN THE PILE.

HELICAL STEEL PILES SPECIFICATIONS

1. CONTRACTOR TO PROVIDE ALL REQUIRED SUPERVISION, LABOR, MATERIAL, TOOLS, AND EQUIPMENT FOR INSTALLATION OF HELICAL STEEL ANCHOR PIERS AS INDICATED ON DRAWINGS. RELATED WORK INCLUDES EXCAVATION, BACKFILLING, TEMPORARY PROTECTION AND SHORING, AND REINFORCED CONCRETE WORK.
2. ALL PIER INSTALLATION OPERATIONS SHALL BE SUPERVISED BY A LICENSED ENGINEER PROVIDING CONTROLLED INSPECTION. THE INSPECTOR SHALL KEEP A COMPLETE RECORD OF PIER INSTALLATION OPERATIONS AND A PIER INSTALLATION RECORD SHALL BE FILED WITH THE APPROPRIATE BUILDING DEPT. NO CONCRETE FOR PILE CAPS SHALL BE PLACED UNTIL THE PIER INSTALLATION RECORD IS APPROVED BY THE BUILDING DEPT.
3. THE CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS PREPARED, SIGNED AND SEALED BY A NY PROFESSIONAL ENGINEER FOR ALL PIER WORK.
4. MATERIALS
   A. EACH HELICAL PIER SHALL CONSIST OF 2.87Δ DIAMETER SCHEDULE 80 GALVANIZED STEEL SHAFT ANCHOR HELICAL LEAD AND EXTENSION SECTIONS AS MANUFACTURED BY* MACLEAN DIXIE, IDEAL, CHANCE, PIER TECH, OR OTHER PRE-APPROVED ALTERNATE.
   B. THE FOUNDATION LEAD SECTION CONSISTS OF 2.87Δ DIAMETER*SHAFT WITH *3 HELICAL FORMED PLATES WELDED TO IT. THE SHAFT SHALL BE SOLID STEEL WITH ASTM 153 HOT, DIPPED GALVANIZED COATING. THE HELIX SIZES SHALL BE 10Δ/12? 14Δ DIAMETER
   C. ALL FOUNDATION ANCHORS SHALL HAVE A MINIMUM TOTAL INSTALLATION DEPTH OF 20' BELOW EXISTING GRADE AND MINIMUM INSTALLATION TORQUE OF *8,000 FT. LBS.
   D. ALL BOLTS SHALL BE SAE J429, GRADE 5. TO OF SHAFT STEEL CAPS SHALL BE 6Δ X 6Δ X 3/4Δ AND *BE EITHER BOLTED OR WELDED TO SHAFT. ALL WELDING SHALL BE DONE BY CERTIFIED WELDERS IN ACCORDANCE WITH ASW D1.1. ALL MATERIAL SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A153. A TORQUE INDICATOR* SHALL BE USED FOR ALL* INSTALLATIONS.



1 PILE CAP DETAIL 8AT/8AH
SCALE: 3/4" = 1'-0"

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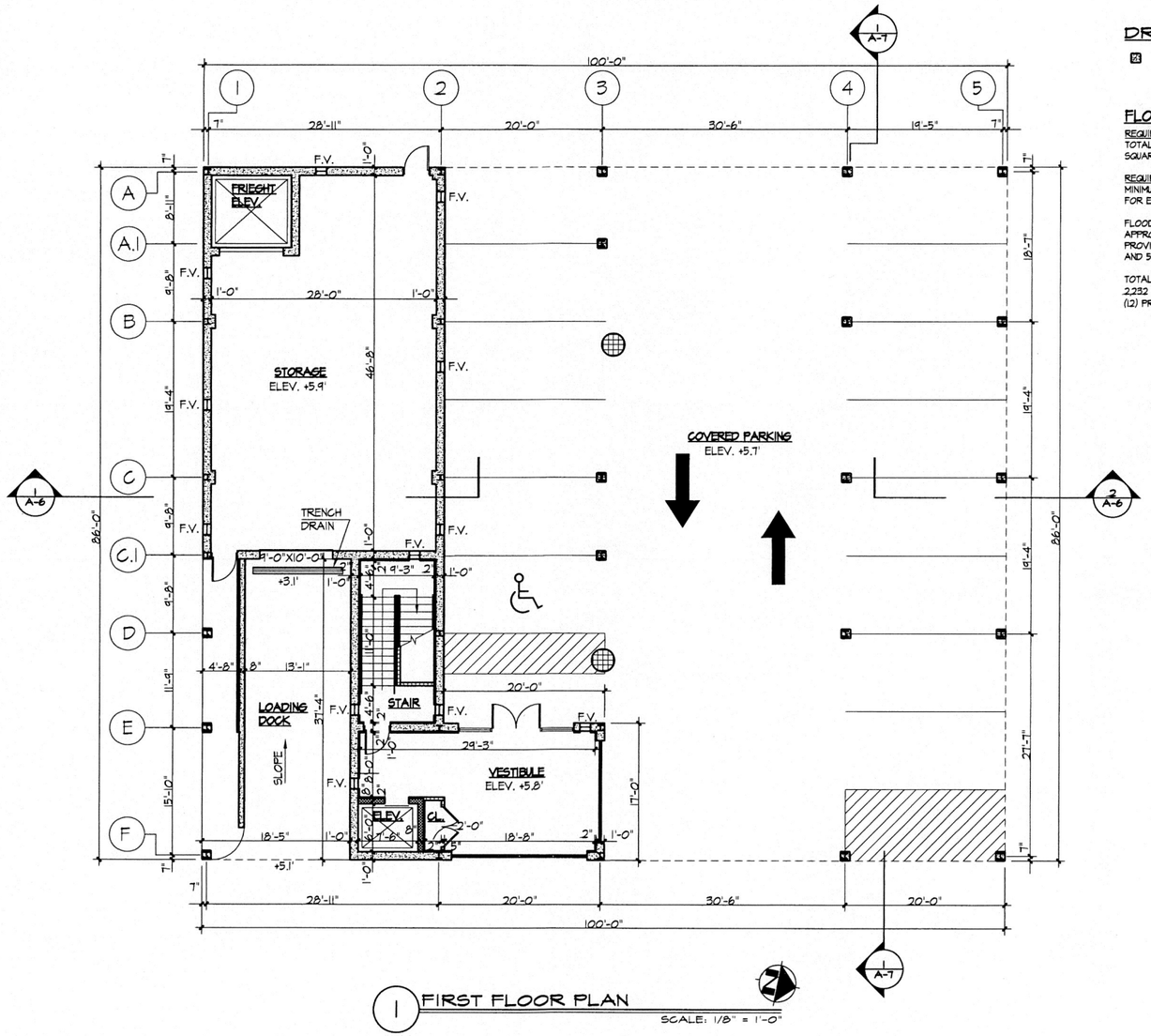

1 FIRST FLOOR PLAN

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

DRAWING LEGEND

[2A] 14"X14" CONCRETE PIER W/1" CHAMFERED CORNERS

FLOOD VENT CALCULATIONS:

REQUIREMENT PER R324.2.2
TOTAL OPENING NET AREA = 1 SQUARE INCH FOR EACH SQUARE FOOT OF ENCLOSED AREA.

REQUIREMENT PER R408.2
MINIMUM NET AREA OF VENTILATION OPENINGS = 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER-FLOOR SPACE AREA.

FLOOD VENTS SHALL BE "SMART VENT" MODEL NO. 1540-510 OR APPROVED EQUAL. EACH VENT IS ICC-ES CERTIFIED TO PROVIDE FLOOD VENTING FOR 200 SQUARE FEET OF AREA AND 51 SQUARE INCHES OF FREE AIR FOR NATURAL VENTILATION

TOTAL NET ENCLOSED AREA = 2,232 SQ. FT.
2,232 S.F. / 200 SQ. FT. = (12) FLOOD VENTS REQUIRED,
(12) PROVIDED

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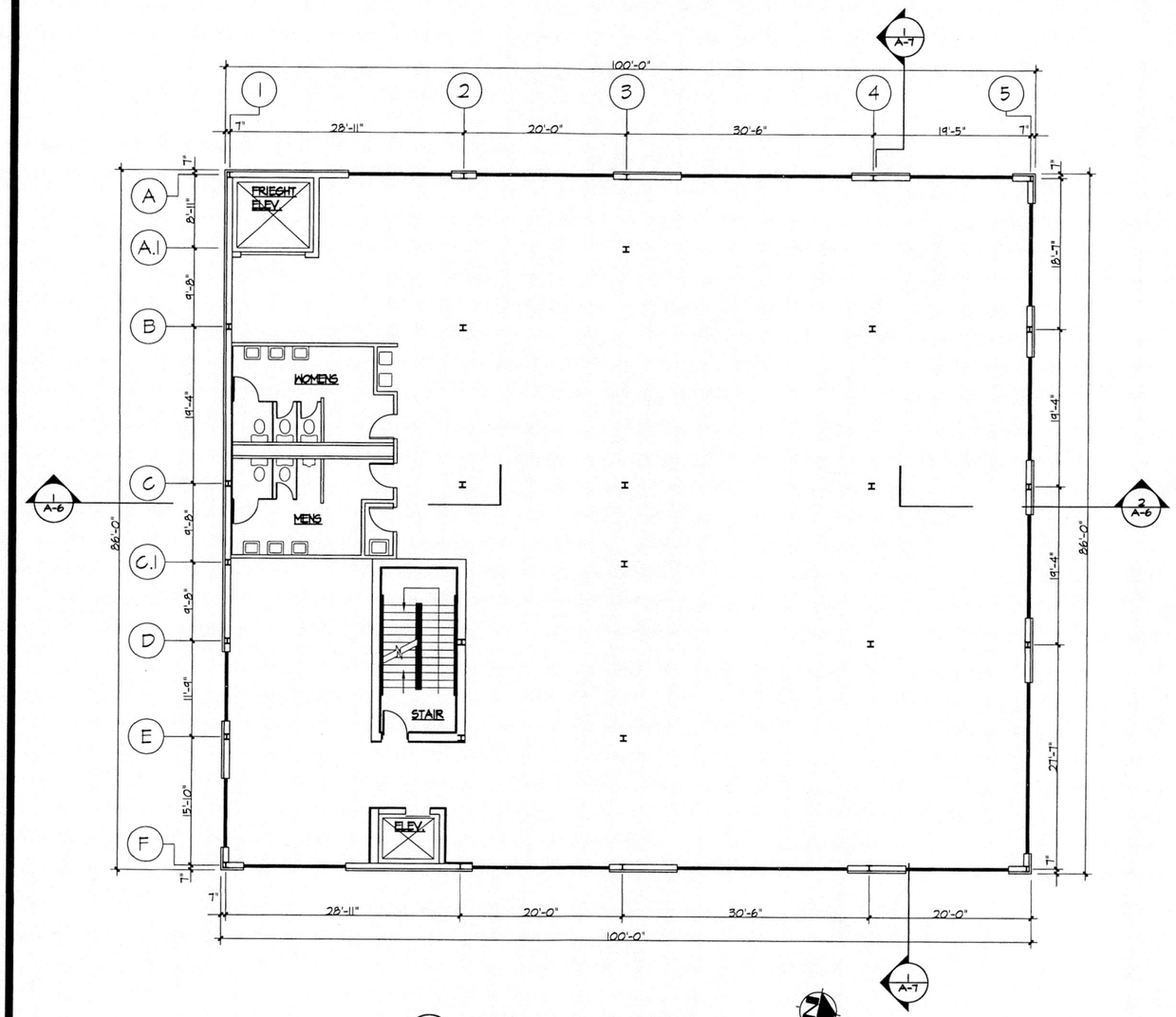


1 SECOND FLOOR PLAN

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

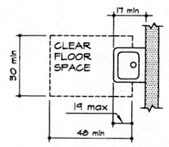
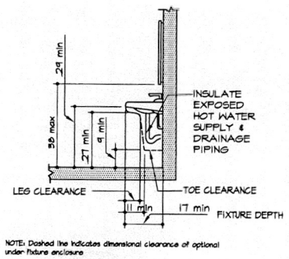


Fig. B4.20.3.2
Clear Floor Space at Lavatories and Sinks



NOTE: Dashed line indicates dimensional clearance of optional under fixture enclosure

Fig. B4.20.3.1
Leg Clearances

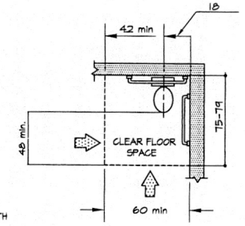


Fig. B4.17.2
Clear Floor Space at Water Closets

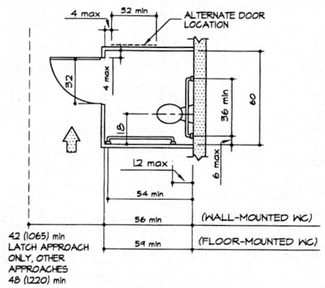


Fig. B4.18.3.1
Wheelchair Accessible Toilet Stalls-
Door Swing Out

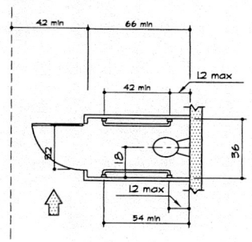


Fig. B4.18.4
Ambulatory Accessible Stall

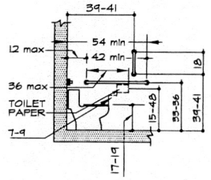


Fig. B4.17.3
Water Closet
Side View

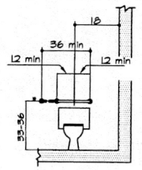
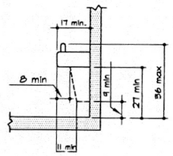
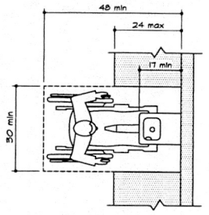


Fig. B4.17.4
Water Closet
Front View



NOTE Equipment permitted within dashed lines if mounted below apron.

(a) Spout Height and Leg Clearance



(b) Clear Floor Space

Fig. B4.15.2.1
Cantilevered Drinking Fountains and Water Coolers

2 PROVISIONS FOR THE PHYSICALLY DISABLED BATHROOM DETAILS

NTS

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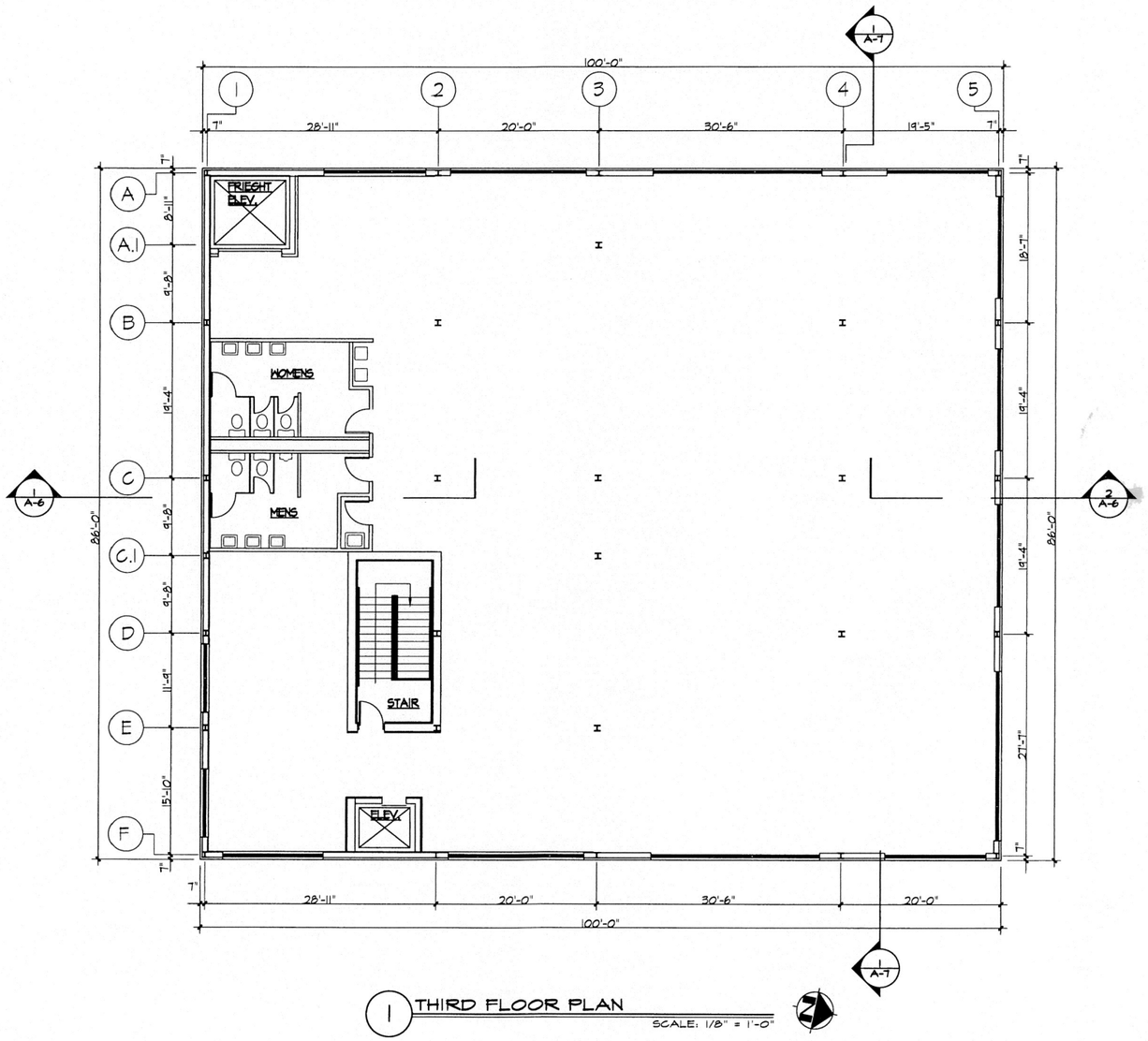
A2



1 THIRD FLOOR PLAN

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

Date	Revision

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RABCO ENGINEERING PC.

• Engineering • Inspection • Construction Management

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ROBERT A. BENNETT
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Project #: 1911
Date: 1/22/22
Drawn:
Checked: R.A.B.

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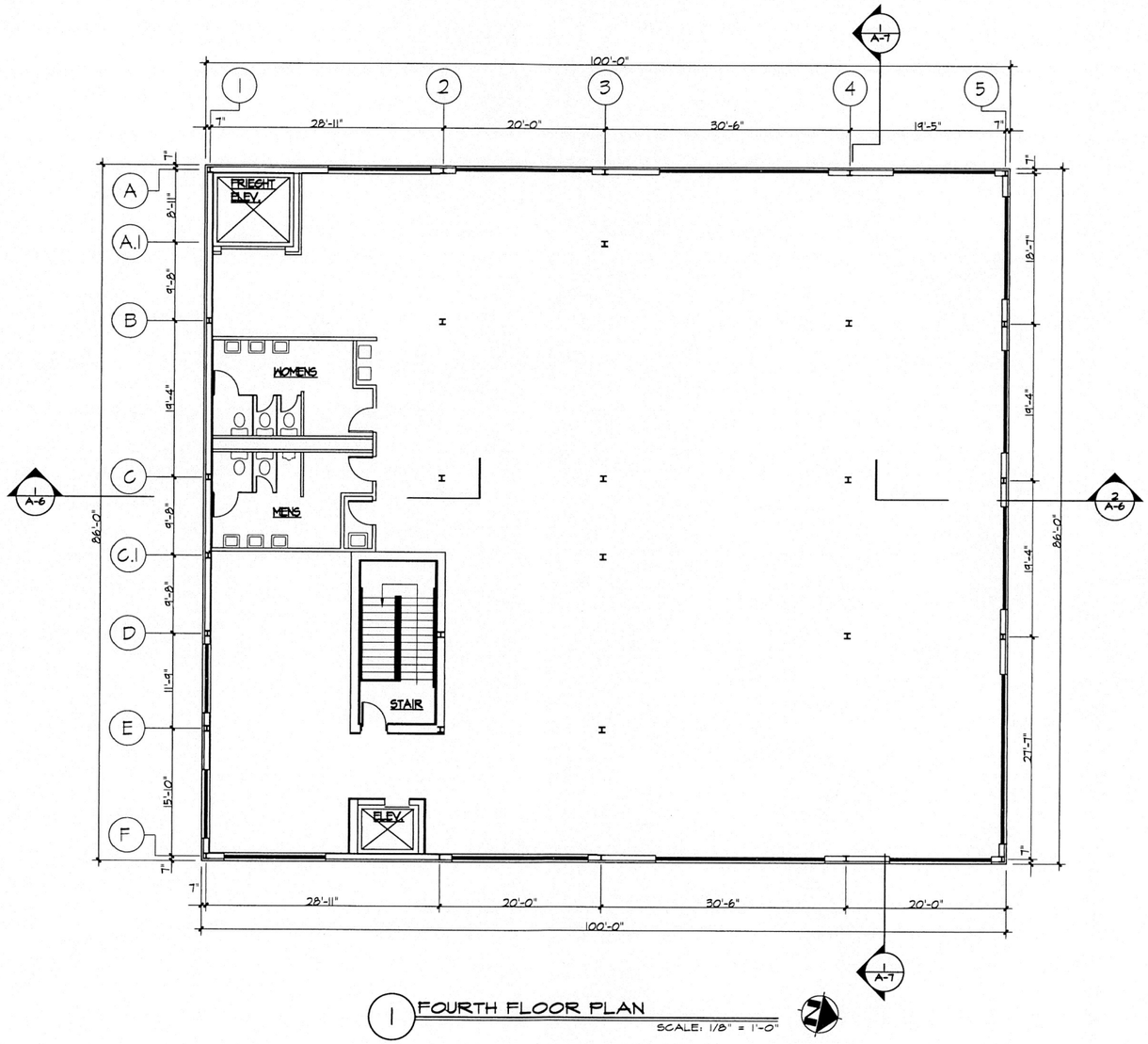
A3



1 FOURTH FLOOR PLAN

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

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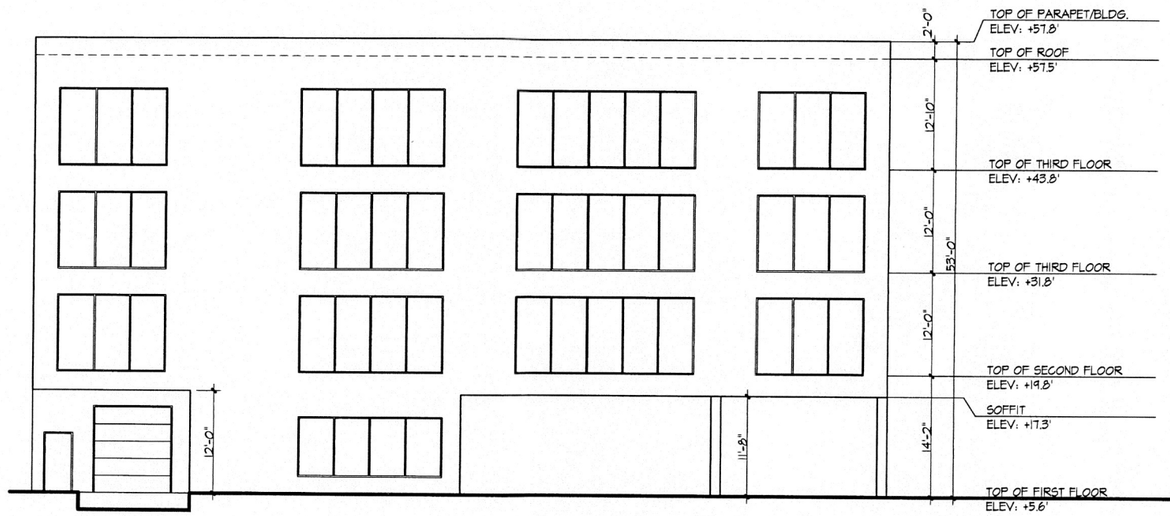
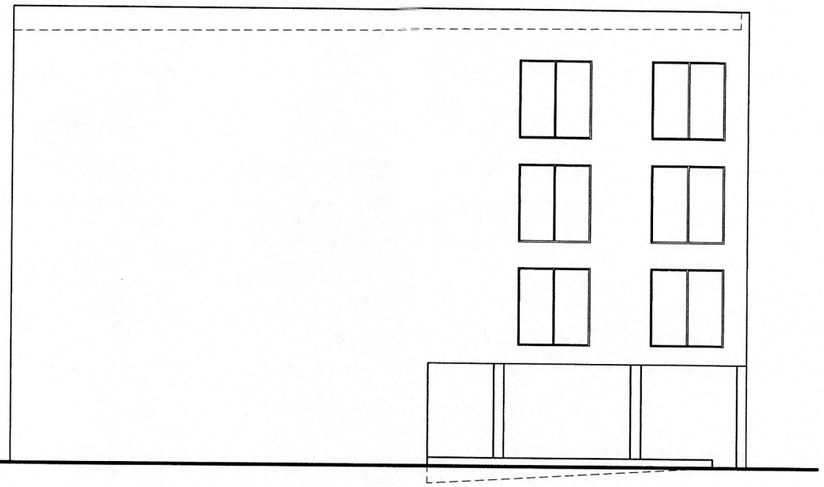
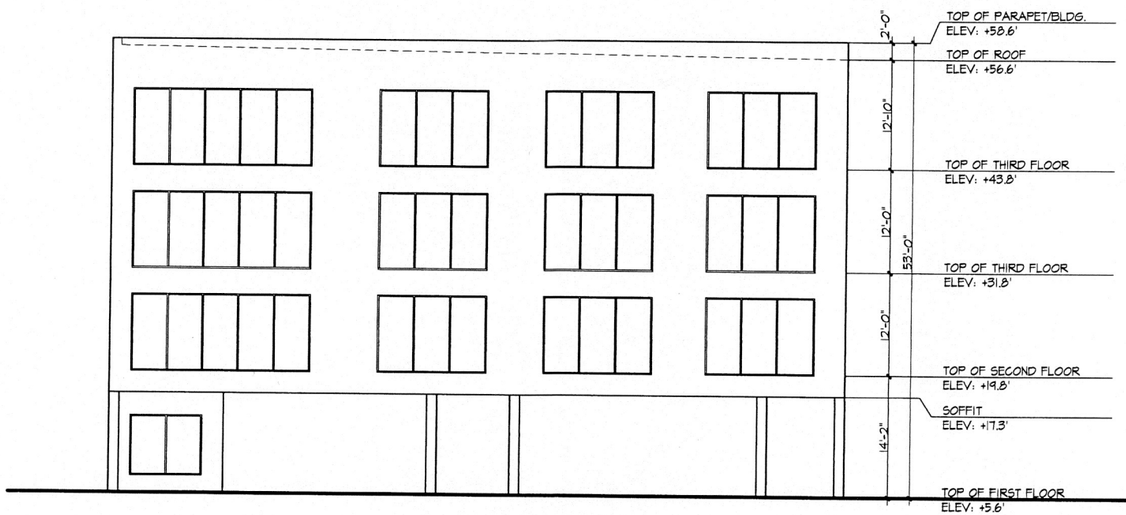


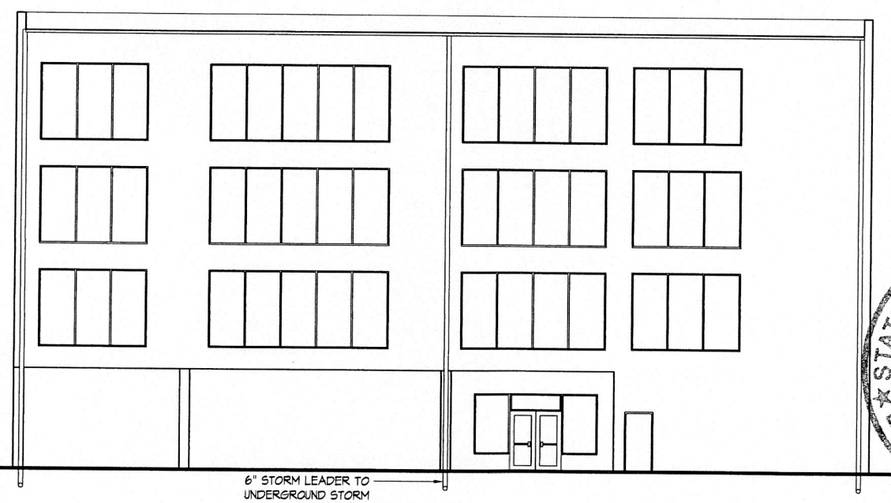
1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"

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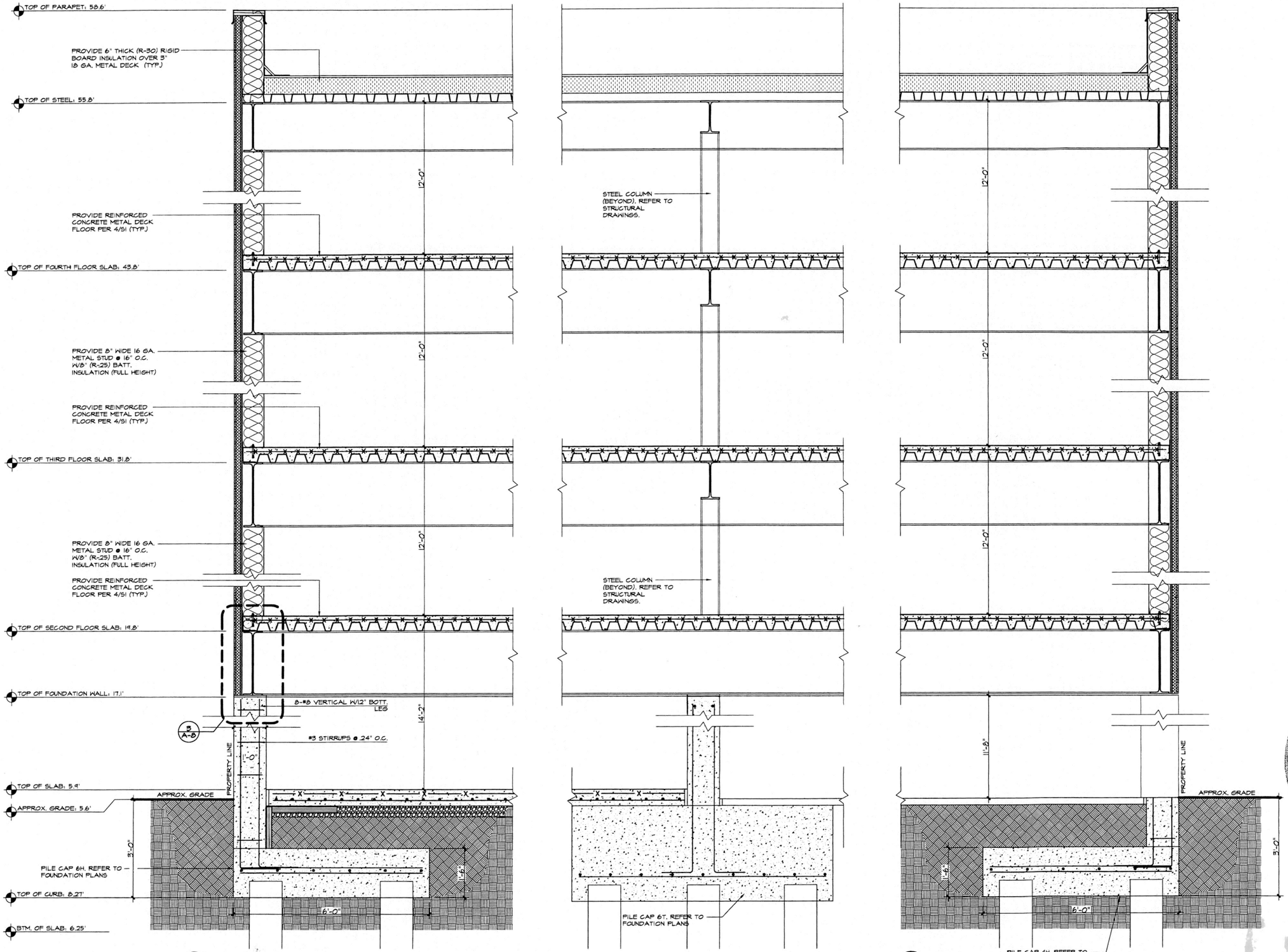

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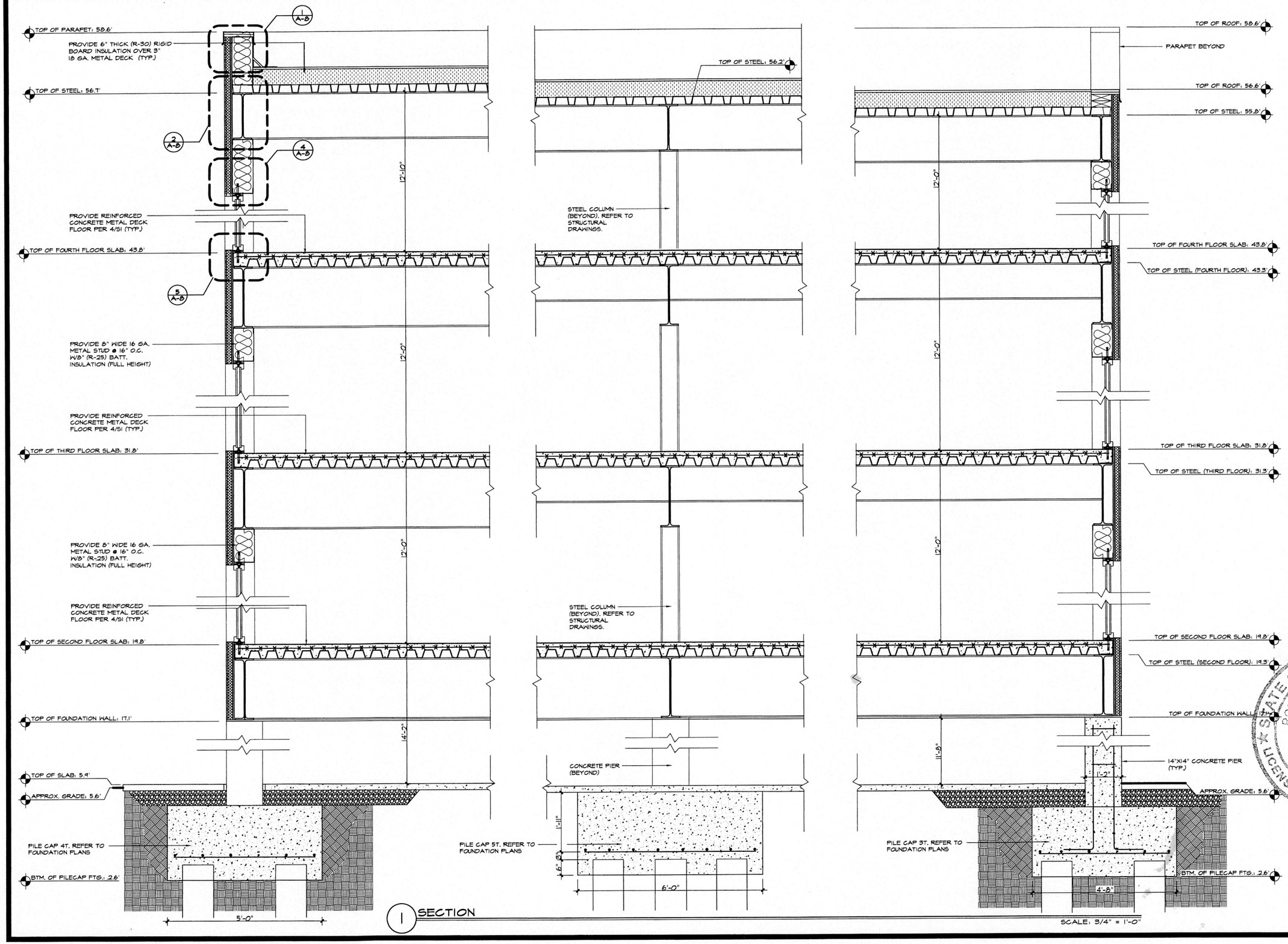

1 SECTION

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

Date	Revision

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A7

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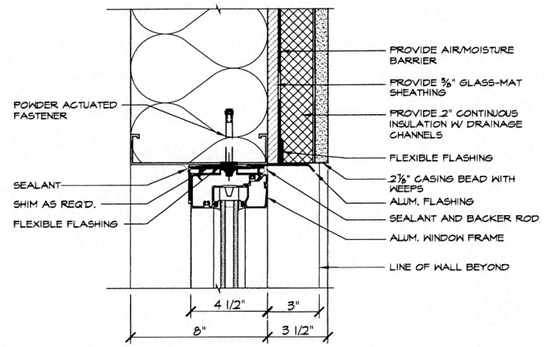
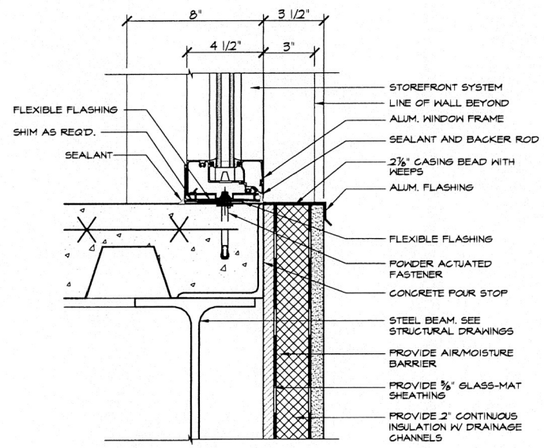


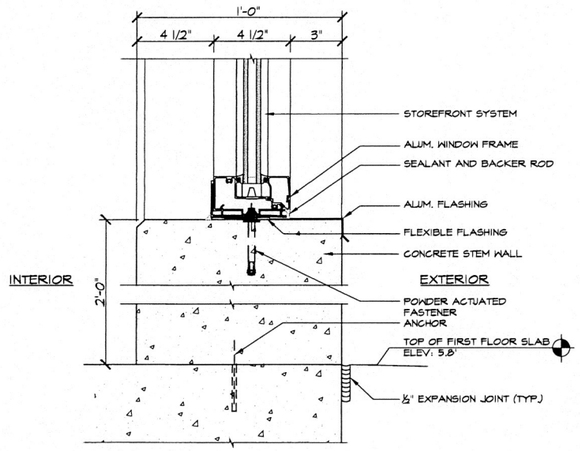
4 WALL SECTION AT WINDOW HEAD

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



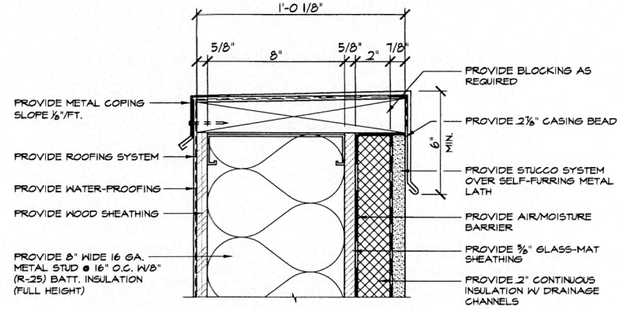
5 WALL SECTION AT WINDOW BASE

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



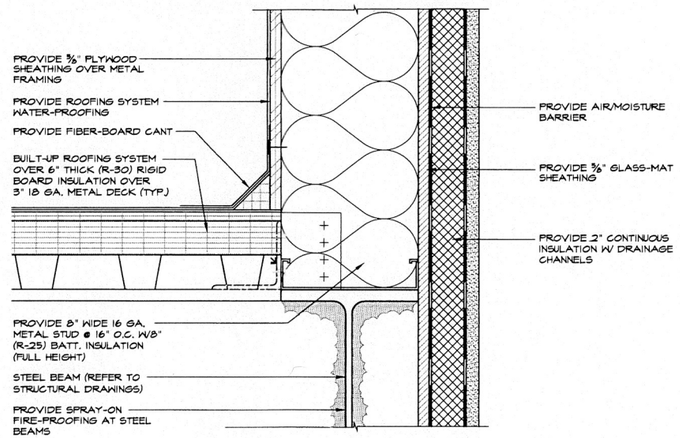
6 WALL SECTION AT WINDOW SILL (VESTIBULE)

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



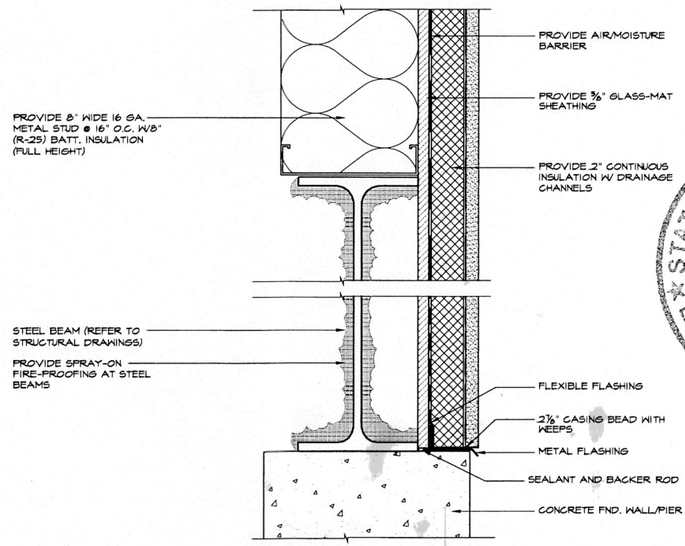
1 PARAPET SECTION

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



2 WALL SECTION AT ROOF

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



3 WALL SECTION AT CONCRETE PIER

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

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Project #	1911
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A8

GENERAL:
THE STRUCTURAL DESIGN OF THE BUILDING SHALL BE IN ACCORDANCE WITH THE 2020 N.Y.S. BUILDING CODE CHAPTERS 16 THROUGH 23, INCLUDING CONNECTION DESIGN. ALL CONSTRUCTION SHALL COMPLY WITH THE BUILDING CODE OF NEW YORK STATE.

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE SUBMITTING SHOP DRAWINGS

2. IN CASE OF DISAGREEMENT BETWEEN ARCHITECTURAL AND STRUCTURAL PLANS, THE ARCHITECTURAL REQUIREMENTS SHALL GOVERN.

3. THE CONTRACTOR SHALL SUBMIT CHECKED SHOP DRAWINGS FOR REVIEW. NO DETAILS SHALL BE CHECKED BEFORE THE FRAMING PLANS HAVE BEEN SUBMITTED FOR REVIEW.

4. SHOULD UNFORESEEN CONDITIONS OR OTHER CAUSES NECESSITATE CONSTRUCTION DETAILS NOT IN ACCORDANCE WITH THESE PLANS, CONTRACTOR SHALL NOTIFY THE PROPER AUTHORITIES AND SUBMIT HIS DETAILS SHOWING THE PROPOSED METHOD TO ACCOMPLISH THE REQUIRED RESULT.

5. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND VERIFY THE SIZE AND LOCATION OF ALL OPENINGS, SLEEVES, CHASES, CONDUITS, DEPRESSED AREAS, FLOOR FINISHES, FILLS, ANCHORS, HANGERS, CURBS AND OTHER MISCELLANEOUS ITEMS BEFORE PLACING CONCRETE.

6. NO NOTE OR DETAIL OR LACK THEREOF SHALL BE CONSTRUED AS RELIEVING THE CONTRACTOR FROM EXECUTING ALL WORK IN ACCORDANCE WITH THE GOVERNING BUILDING CODES.

7. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR FIELD SUPERVISION, NOR JOB SITE SAFETY. PERIODIC SITE VISITS DO NOT CONSTITUTE SUPERVISION.

8. THE CONTRACTOR IS RESPONSIBLE FOR "METHODS AND MEANS OF CONSTRUCTION".

9. CONTRACTOR SHALL COMPLY WITH THE N.Y.S. BUILDING CODE FOR SAFETY OF PUBLIC AND PRIVATE PROPERTY DURING CONSTRUCTION OPERATIONS + O.S.H.A.

10. CONTRACTOR SHALL PROVIDE, AND BE RESPONSIBLE FOR, ALL NECESSARY SHORING AND BRACING AS REQUIRED FOR THE SAFE INSTALLATION OF HIS WORK.

11. COMPLY W/ O.S.H.A.

CONCRETE:
PER 2020 N.Y.S. BUILDING CODE SECTION 1904.2.2 WEATHERING IS SEVERE

1. ALL CONCRETE WORK, INCLUDING BUT NOT LIMITED TO MIXES, AGGREGATES, DESIGN STRENGTH, AIR ENTRAINMENT, PLACEMENT, DURABILITY FORM WORK, SEISMIC, QUALITY, TESTING AND REINFORCEMENT, SHALL BE IN ACCORDANCE WITH THE N.Y.S. BUILDING CODE CHAPTER 19 AND LOCAL BUILDING CODES. NOTE THAT CHAPTER 19 HAS N.Y.S. AMENDMENTS TO ACI-318. IF THERE SHOULD BE ANY CONFLICT BETWEEN THESE CODES, THE LOCAL BUILDING CODES SHALL TAKE PRECEDENCE.

2. CONCRETE (F'C) SHALL BE AS FOLLOWS: (@28 DAYS)
A) FOUNDATION: 4000 PSI STONE (AIR ENTRAINED) PER TABLE: 1904.2.2(2)
B) SLAB ON GRADE: 3500 PSI STONE PER TABLE: 1904.2.2(2)
C) WATER CEMENT RATIO PER TABLE 1904-2-2(1)

3. ALL REINFORCING STEEL SHALL CONFORM TO THE CURRENT REQUIREMENTS OF A.S.T.M. A-615-60 EXCEPT AS FOLLOWS: WELDED STEEL WIRE FABRIC - A.S.T.M. A185 AND N.Y.S. BUILDING CODE SECTION 1907.

4. IN ORDER TO MAINTAIN THE LATERAL STABILITY OF THE SOIL FOR ALL ISOLATED FOUNDATION PIERS AND PROPER BEDDING OF BOTTOM OF FOOTING OR PIERS, THE GENERAL METHOD SHOWING THE EXTENT OF PIT AND GENERAL EXCAVATION SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER OF RECORD.

5. ALL FOOTINGS SHALL BEAR ON 1 1/4 TON PER SQUARE FOOT (PER CHAPTER 1804 OF BCNY) CAPACITY MATERIAL AND SHALL BE CERTIFIED BY SOILS ENGINEER/TESTING LAB. ALL CERTIFICATIONS SHALL BE PER CHAPTER 17 OF BCNY SOILS INVESTIGATION SHALL COMPLY WITH SECTION 1802 OF BCNY (SEE SOILS REPORT)

6. FOOTINGS AT DIFFERENT LEVELS SHALL BE STEPPED, SO THAT THE CLEAR DISTANCE BETWEEN ADJACENT BOTTOM EDGES SHALL NOT EXCEED A SLOPE OF ONE VERTICAL TO TWO HORIZONTAL. PER SECTION 1805.1 OF BCNY

7. VERTICAL CONSTRUCTION JOINTS IN WALLS OR GRADE BEAMS SHALL BE LOCATED WITHIN THE MIDDLE THIRD OF SPAN, PREFERABLY IN BAYS HAVING NO OPENINGS. HORIZONTAL CONSTRUCTION JOINTS IN WALLS SHALL BE AVOIDED.

8. BACKFILL SHALL NOT BE PLACED AGAINST FOUNDATION WALLS OR GRADE BEAMS UNTIL THE CONCRETE IS OF SUFFICIENT STRENGTH AND UNTIL THESE WALLS ARE PROPERLY BRACED, TOP AND BOTTOM, BY HORIZONTAL FLOOR SLABS OR BY ADEQUATE TEMPORARY BRACING. TRUCKS, BULL-DOZERS OR OTHER HEAVY EQUIPMENT SHALL BE OPERATED WITH CAUTION IN SUCH MANNER AS TO CAUSE NO DAMAGE TO THESE WALLS. PER SECT 1803 OF BCNY

9. SUBMIT COMPLETE SHOP DRAWING DETAILS AND SETTING PLANS FOR REVIEW FOR OUTSIDE WALLS. CONTRACTOR SHALL FURNISH STRIP ELEVATIONS SHOWING ALL OPENINGS, LEDGES, SHELVES, AND OTHER PERTINENT DATA IN ADDITION TO THE REQUIRED REINFORCEMENT.

10. ALL STRUCTURAL MEMBERS SHALL BE POURED FOR THEIR FULL DEPTH IN ONE OPERATION. ALL CONSTRUCTION JOINTS, SUCH AS DAY'S, POUR JOINTS, SHALL BE LOCATED IN THE MIDDLE THIRD OF SPAN. MAIN REINFORCEMENT TO RUN THRU THE JOINT. IF NO STEEL IS PROVIDED IN TOP OF SLAB WHERE JOINT OCCURS, PROVIDE #3@18" IN LENGTH @ 12"O.C. DOWELS.

11. MINIMUM STEEL PROTECTION: 3/4" FOR SLABS, 1" FOR INTERIOR FACE OF WALLS, 1-1/2" FOR BEAMS AND GIRDERS, 2" FOR COLUMNS AND EXTERIOR FACE OF WALLS, 3" FOR FOOTINGS, PIERS AND PEDESTALS. PER TABLE 1907.7.1 OF BCNY

12. CONTRACTOR SHALL INSTALL ALL SLEEVES, INSERTS, ETC. AND PROVIDE ALL NECESSARY RECESSES REQUIRED BY OTHER TRADES AS SPECIFIED IN N.Y.S. BUILDING CODE SECTION 1906.3.

13. ALL ELECTRICAL AND OTHER CONDUITS WHICH ARE EMBEDDED IN SLABS ARE TO BE DISTRIBUTED SO THAT THEY INTERFERE AS LITTLE AS POSSIBLE WITH THE REINFORCING STEEL, AND SHALL BE LOCATED BELOW THE TOP LAYER OF REINFORCEMENT.

14. ALL BARS MARKED CONT. (CONTINUOUS) SHALL BE LAPPED 48 DIAMETERS AT SPLICES AND CORNERS AND SHALL BE HOOKED AT OBSTRUCTIONS, UNLESS OTHERWISE SHOWN ON DRAWINGS. SEE ALSO N.Y.S. BUILDING CODE SECTION 1907

15. SLABS ON GRADE SHALL BE POURED IN AN ALTERNATE LANE SEQUENCE WITH 1000 SQ. FT. MAX. AREA. CONSTRUCTION JOINTS SHALL OCCUR AT COLUMN CENTER LINES UNLESS NOTED. PROVIDE CONTROL JOINTS AT ALL COLUMN CENTER LINES UNLESS NOTED.

16. CONSTRUCTION JOINTS IN FOUNDATION WALLS SHALL BE NO MORE THAN 60'-0" APART.

17. OWNER SHALL HIRE TESTING LAB. TO TAKE TEST CYLINDERS. PER CHAPTER 17 BCNY, THREE TEST CYLINDERS SHALL BE TAKEN FOR EACH DAYS POUR AND FOR EACH 50 YARDS OF EACH CONCRETE TYPE. ONE TESTED @ 7 DAYS, TWO @ 28 DAYS. RESULTS FORWARDED TO THE ARCHITECT/ENGINEER. DESIGN MIX TO BE PREPARED BY TESTING LAB AND SUBMITTED TO ARCHITECT/ ENGINEER FOR REVIEW. AS SPECIFIED IN N.Y.S. BUILDING CODE SECTION 1905.6.

18. DESIGN MIX TO COMPLY W/ TABLE 1904.2.2(1), 1904.2.2(2), 1904.2.3, 1904.3 + 1904.4.1

DUTIES:
1. THE DUTIES OF THE ENGINEER OF RECORD AND HIS EMPLOYEES SHALL TERMINATE WITH THE COMPLETION AND DELIVERY OF WORKING DRAWINGS. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR SUPERVISION OF CONSTRUCTION OF THE PROJECT, NOR JOB SITE SAFETY, NOR DOES THE ENGINEER OF RECORD HAVE AUTHORITY TO ACT ON BEHALF OF THE OWNER OR THE CONTRACTOR UNLESS NOTED OTHERWISE IN WRITING.

2. THE ENGINEER OF RECORD SHALL NOT BE RESPONSIBLE FOR THE ACTS OF NEGLIGENCE OF OMISSIONS OF THE CONTRACTOR OR ANY SUB-CONTRACTOR OR ANY OF THE CONTRACTOR'S OR SUB-CONTRACTOR'S EMPLOYEES OR AGENTS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK.

3. JOB SITE SAFETY IS THE RESPONSIBILTY OF THE G.C.

METAL DECK:
1. DECK UNITS SHALL BE THE SIZE INDICATED ON DRAWINGS AND SHALL BE IN LENGTHS TO SPAN OVER THREE OR MORE SUPPORTS.

2. ALL DECK UNITS SHALL COMPLY WITH THE REQUIREMENTS OF THE STEEL DECK INSTITUTE.

3. THE METAL DECK SHALL BE FASTENED TO THE STEEL FRAMEWORK AT ENDS AND INTERMEDIATE SUPPORTS BY PUDDLE WELDS NOT LESS THAN 5/8" DIAMETER SPACED NOT MORE THAN 12"O.C. SIDE LAPS TO BE JOINED WITH METAL SCREWS AT 3'-0"O.C. DECK MANUFACTURER RECOMMENDATIONS SHALL GOVERN IF MORE STRINGENT AND APPROVED BY THE ENGINEER OF RECORD. SEE DIAPHRAM WELDING DWG A-6.

4. SHOP DRAWINGS SHALL INDICATE DECK TYPE, GAUGE, AND ALL NECESSARY DETAILS REQUIRED.

5. SEE ROOF CONNECTION NOTES DRAWING A-13.

6. DECK DIAPHRAM CONNECTION USE 36/4 + 1 SIDELAP (SCREWED) AND WELD ALL CELLS @ 10'-0" + CONT. < @ PERIMETER OF BUILDING

STRUCTURAL STEEL:
STRUCTURAL STEEL, COLD FORMED STEEL, STEEL JOISTS AND STEEL STORAGE RACKS SHALL BE IN ACCORDANCE WITH N.Y.S. BUILDING CODE CHAPTER 22.

STEEL: THE DESIGN, FABRICATION + ERECTION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH AISC

SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS ALLOWABLE STRESS DESIGN PER SECTION 2204.1 OF B.C.N.Y. SEE DRAWINGS A8 FOR ADDITIONAL WIND + SEISMIC DESIGN INFORMATION.

AISC - ALLOWABLE STRESS DESIGN

A22 - TYPE OF CONSTRUCTION IS TYPE 2, SIMPLE FRAMING WITH ORDINARY MOMENT CONNECTIONS

A7 - ALL END CONNECTIONS SHALL BE FULL STRENGTH CONNECTIONS CAPABLE OF RESISTING THE MAX. UNIFORM LOAD ON THE SPECIFIC BEAM AND SPAN PER AISC STEEL CONSTRUCTION MANUAL. ALLOWABLE STRESS DESIGN, NINTH EDITION PAGES 2-36 THRU 2-140. USE 2K'S SHEAR CONNECTIONS PER PART 4 OF THE ABOVE REFERENCED CODE.

ALL BOLTS TO BE ASTM A325 TC BEARING TYPE

1. THE CONTRACTOR SHALL FILE WITH THE OWNER AND ENGINEER AN AFFIDAVIT FROM THE MANUFACTURERS OF STRUCTURAL STEEL, CERTIFYING THAT THE STEEL MEETS THE MINIMUM REQUIREMENTS FOR STRUCTURAL STEEL AS DEFINED IN THE A.I.S.C. SPECIFICATIONS, LATEST EDITION + BCNY CHAPTER 22.

2. THE STRUCTURAL STEEL FRAMING AND DETAILING SHALL CONFORM TO THE REQUIREMENTS OF THE A.I.S.C. SPECIFICATIONS FOR DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, LATEST EDITION.

3. ALL STRUCTURAL STEEL SHALL BE A.S.T.M.A - A992-50 (FY 50 KSI)

4. ALL SHOP CONNECTIONS SHALL BE WELDED OR BOLTED. BOLTS TO BE 3/4" DIAMETER A.S.T.M. A-325 AND MEET A.I.S.C. SPECIFICATIONS. WELDS TO BE E70XX AND MEET A.I.S.C. SPECIFICATIONS.

5. ALL WELDING TO BE DONE BY LICENSED WELDERS. PER SECTION 2208 OF BCNY.

6. ALL STEEL DETAILS SHALL BE DESIGNED TO CONFORM TO ARCHITECTURAL REQUIREMENTS.

7. ALL HUNG LINTELS SHALL BE PROVIDED WITH VERTICAL AND HORIZONTAL ADJUSTMENT.

8. ALL FIELD CONNECTIONS MAY BE BOLTED USING A.I.S.C. A325-TC BOLTS EXCEPT WHERE WELDED CONNECTIONS ARE REQUIRED. PER SECTION 2209 OF BCNY.

9. TOPS OF COLUMNS SHALL BE 1" BELOW TOP OF HIGHEST BEAM FRAMING INTO COLUMN UNLESS BEAMS RUN OVER TOPS OF COLUMNS AND AS DETAILS REQUIRE.

10. ALL END CONNECTIONS SHALL BE FULL STRENGTH CONNECTIONS CAPABLE OF RESISTING THE MAX. UNIFORM LOAD ON THE SPECIFIC BEAM AND SPAN. USE (2) K'S SHEAR CONNECTIONS.

11. COMPLY WITH O.S.H.A. STANDARDS.

STRUCTURAL WOOD:
STRUCTURAL WOOD SPECIFICATIONS, DESIGN METHODS, QUALITY AND STANDARDS, CONSTRUCTION REQUIREMENTS, SEISMIC AND LATERAL LOADS SHALL BE IN ACCORDANCE WITH THE N.Y.S. BUILDING CODE CHAPTER 23

ROOF FRAMING PLAN
1. ROOF DECK SHALL BE 3" DEEP, 20 GAUGE, GALV., WIDE RIB METAL DECK.

2. TOP OF JOIST ELEVATION VARIES - SEE PLAN.

3. TOP OF STEEL SUPPORTING DECK SHALL BE 0" BELOW TOP OF JOISTS.

4. PROVIDE JOIST BRIDGING AS PER STEEL JOIST INSTITUTE.

5. PROVIDE 1 ROW OF ADDITIONAL BOTTOM CHORD BRIDGING AT THE FIRST JOIST PANEL POINT FOR WIND UPLIFT PER THE STEEL JOIST INSTITUTE.

6. FOR SPANS 40'-0" OR GREATER CENTER ROW BRIDGING TO BE CROSS. BRIDGING BOLTED.

CONCRETE TESTING:
1. THREE TEST CYLINDERS SHALL BE TAKEN FOR EACH DAYS POUR AND FOR EACH 50 YARDS OF EACH CONCRETE TYPE ONE TESTES AT 7 DAYS, 2 AT 28 DAYS. RESULTS FORWARDED TO THE ARCHITECT/ ENGINEER FOR REVIEW AND AS SPECIFIED IN N.Y.S. BUILDING CODE SECTION 1906.5. ALL TESTING + INSPECTIONS SHALL BE PER CHAPTER 17 OF BCNY + AS SHOWN ON DRAWING A8.

MASONRY NOTES:
MASONRY AND CONCRETE BLOCK IS TO BE DESIGNED AND SPECIFIED IN ACCORDANCE WITH THE N.Y.S. BUILDING CODE CHAPTER 21 MASONRY DESIGNED PER WORKING STRESS METHOD PER SECTION 2103, 2104, 2105, 2106 + 2107 OF BCNY.

1. MORTAR SHALL BE PORTLAND CEMENT TYPE 'S'. TYPE 'N' FOR BRICK VENEER.

2. PROVIDE LADDER TYPE 'DUROWALL' EACH SECOND COURSE WITH PINTLE + SEISMICLIP + WIRE. FOR VENEER AT 16" O.C. W/SEISMIC WIRE. (HOT DIPPED GALV.)

3. PROVIDE MASONRY TIES AT 32" O.C. AT ALL COLUMNS AND BEAMS IN MASONRY WALLS. MASONRY ANCHORS SHALL HAVE A MINIMUM CAPACITY OF 200 POUNDS PER FOOT AS PER THE NEW YORK STAT BUILDING CODE.

4. GROUT TO BE FC-2000 PSI PEA ASTMC476.

5. ALL MASONRY CONSTRUCTION SHALL COMPLY WITH THE BUILDING CODE OF NEW YORK STATE AND ACI 530-99/ ASCE 5-99/ TMS 402-99 LATEST REVISION.

6. CONTRACTOR SHLL PROVIDE AND ACCEPT FULL AND SOLE RESPONSIBILITY FOR ALL TEMPORARY BRACING AND SHORING OF MASONRY.

7. ALL MASONRY WORK SHALL CONSIST OF MASONRY UNITS OF CONCRETE BLOCK AND BRICK ERECTED PLUMB AND TRUE WITH NEATLY TOOLED JOINTS.

8. PROVIDE VERTICAL MASONRY CONTROL JOINTS WITH A SPACING OF APPROX. 20'-0" FOR ALL MASONRY WALLS, INTERIOR AND EXTERIOR. LOCATION OF CONTROL JOINTS SHALL BE APPROVED BY THE ARCHITECT. CONTROL JOINTS ARE TO LINE UP WITH FOUNDATION CONSTRUCTION JOINTS WHEREVER PRACTICAL.

9. MASONRY CONSTRUCTION SHALL BE INSPECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW YORK STATE BUILDING CODE AND AS NOTED ON THE DRAWINGS.

10. FOR VERTICAL REINFORCING SEE PLANS AND DETAILS. MIN. SPLICE
- HOOK VERTICAL BARS INTO BOND BEAMS. PER SECTION 2108.9.2.11 OF BCNY.

11. MASONRY SHALL BE LOAD BEARING HOLLOW BLOCK CONFORMING TO ASTM C90 W/ A MIN. COMP. STRENGTH OF F'M-1900 PSI PER TABLE 2105.2.2.1.2 OF BCNY

12. SEE DETAILS FOR BOND BEAMS

13. FILL TOP COURSE SOLID

14. TYP. EXTERIOR WALL REINFORCING: #5 @ 40" O.C. W/ (2) #5 ADD'L @ M.O.

15. TYPICAL INTERIOR WALL REINFORCING: #4 @ 48" O.C.

Date	Revision

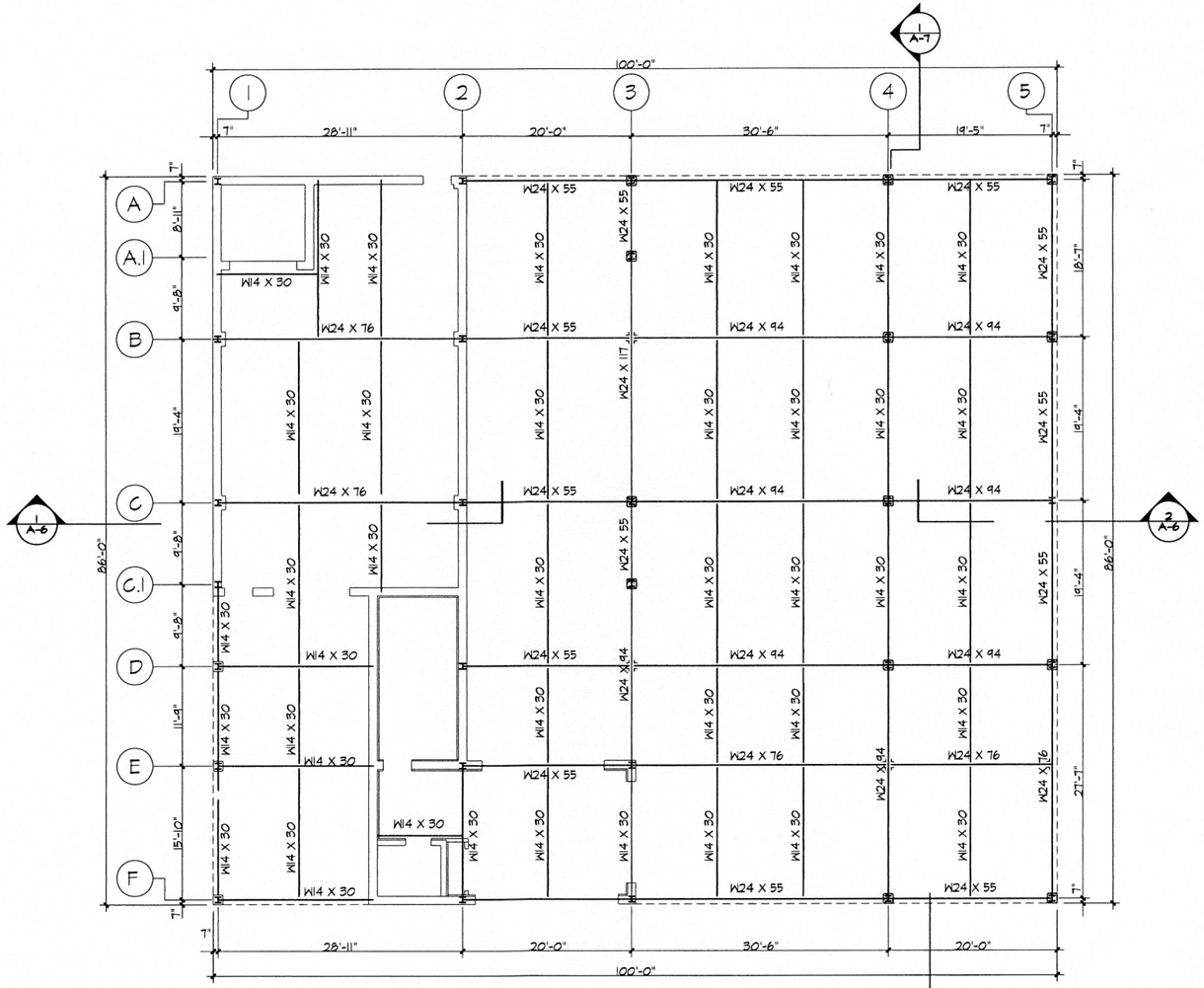
ENGINEER:
RABCO ENGINEERING P.C.
• Engineering • Inspection • Construction Management
Robert A. Bennett, P.E.
Principal
Tel: 516-867-2036 8 W. Merrick Rd. Suite 219
Fax: 516-867-2037 Freeport, New York 11520
Email: robert@rabcoengineering.com

Project Name (and Street Address)
COLUMBIA EQUIPMENT COMPANY
118 ALBANY AVENUE
FREEPORT, NEW YORK 11520

STATE OF NEW YORK
ROBERT A. BENNETT
LICENSED PROFESSIONAL ENGINEER

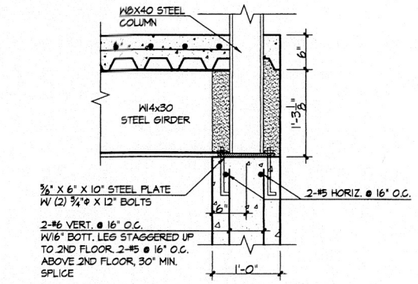
Project No. 0191T
Date 3/22/22
Drawn P.J.P.
Checked R.A.B.

Sheet
S0

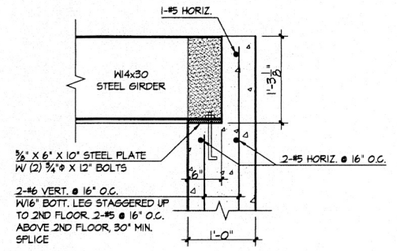


NOTE:
VERIFY FUTURE ELEVATOR DIMENSIONS AT 2 ELEVATOR LOCATIONS.

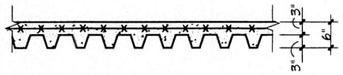
1 SECOND FLOOR FRAMING PLAN
SCALE: 1/8" = 1'-0"



2 BEAM POCKET DETAIL
SCALE: 1" = 1'-0"



3 BEAM POCKET DETAIL
SCALE: 1" = 1'-0"



DECK= 3" DEEP, 18 GA., GALV. COMP. METAL DECK
CONC: 6" F'C 4000 PSI CONC.
REINFORCING 6x6xW4.0xW4.0 WWF

NOTE:
PROVIDE CONTROL JOINTS @ 20' O.C. MAX. AND AT COLUMN LOCATIONS.

4 TYP. FLOOR CONSTUCTION DETAIL
SCALE: 3/4" = 1'-0"

Date	Revision

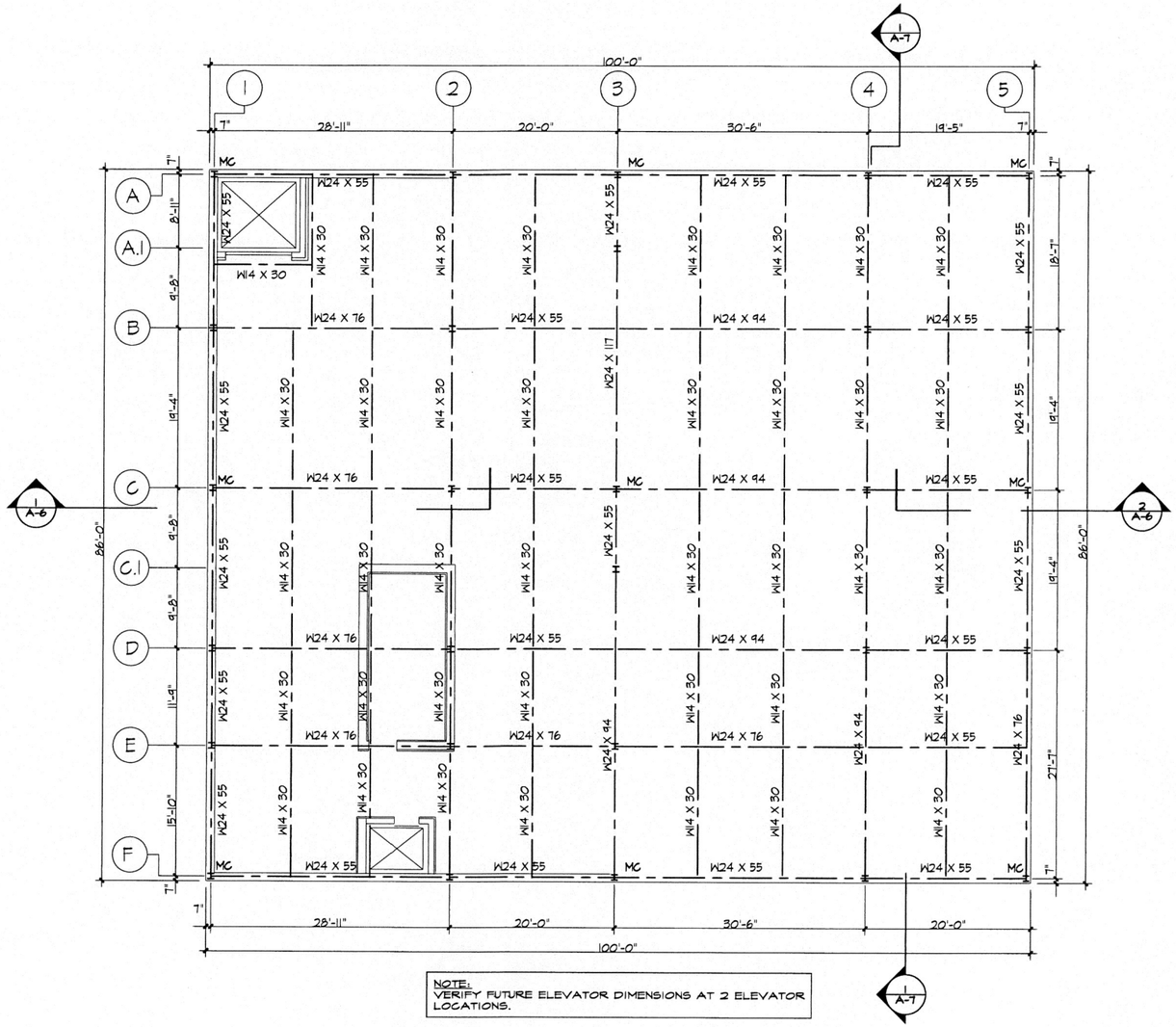
ENGINEER:
RABCO ENGINEERING PC.
• Engineering • Inspection • Construction Management
Robert A. Bennett, P.E.
Principal
Tel: 516-867-2036
Fax: 516-867-2037
8 W. Merrick Rd. Suite 219
Freeport, New York 11520
Email: robert@rabcoengineering.com

Project Name and Address
COLUMBIA EQUIPMENT COMPANY
118 ALBANY AVENUE
FREEPORT, NEW YORK 11520

STATE OF NEW YORK
ROBERT A. BENNETT
LICENSED PROFESSIONAL ENGINEER

Project # 0991
Date 1/22/22
Drawn F.J.P.
Checked R.A.B.

Sheet
S1



NOTE:
VERIFY FUTURE ELEVATOR DIMENSIONS AT 2 ELEVATOR LOCATIONS.

1 THIRD FLOOR FRAMING PLAN
SCALE: 1/8" = 1'-0"

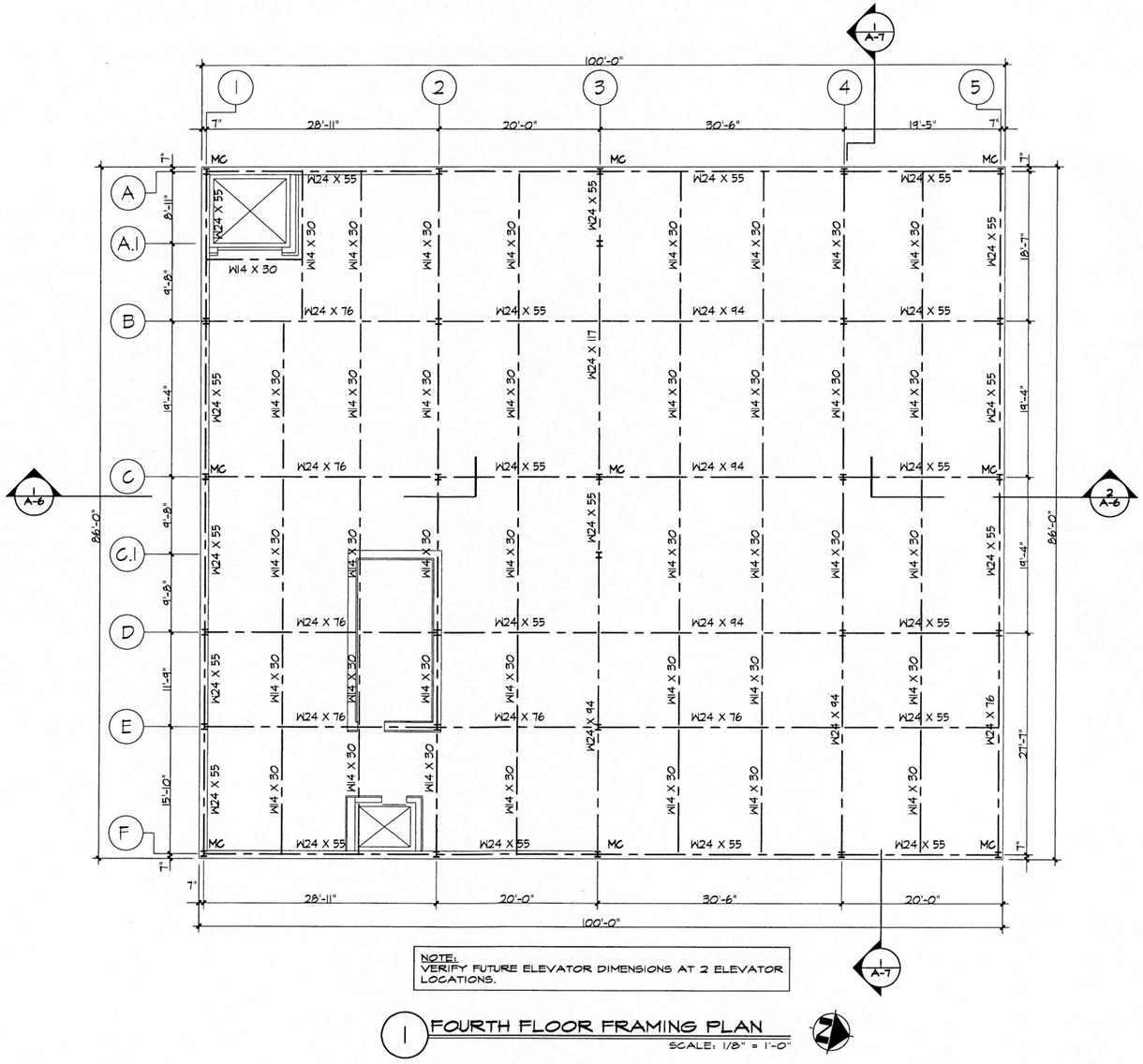
Date	Revision

ENGINEER:
RABCO ENGINEERING PC.
• Engineering • Inspection • Construction Management
Robert A. Bennett, P.E.
Principal
Tel: 516-867-2036
Fax: 516-867-2037
8 W. Merrick Rd. Suite 219
Freeport, New York 11520
Email: robert@rabcoengineering.com

Project Name and Address
COLUMBIA EQUIPMENT COMPANY
118 ALBANY AVENUE
FREEPORT, NEW YORK 11520

Project # 1911
Date 1/22/22
Drawn F.J.P.
Checked R.A.B.

Sheet
S2



NOTE:
VERIFY FUTURE ELEVATOR DIMENSIONS AT 2 ELEVATOR LOCATIONS.

1 FOURTH FLOOR FRAMING PLAN

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

Date	Revision

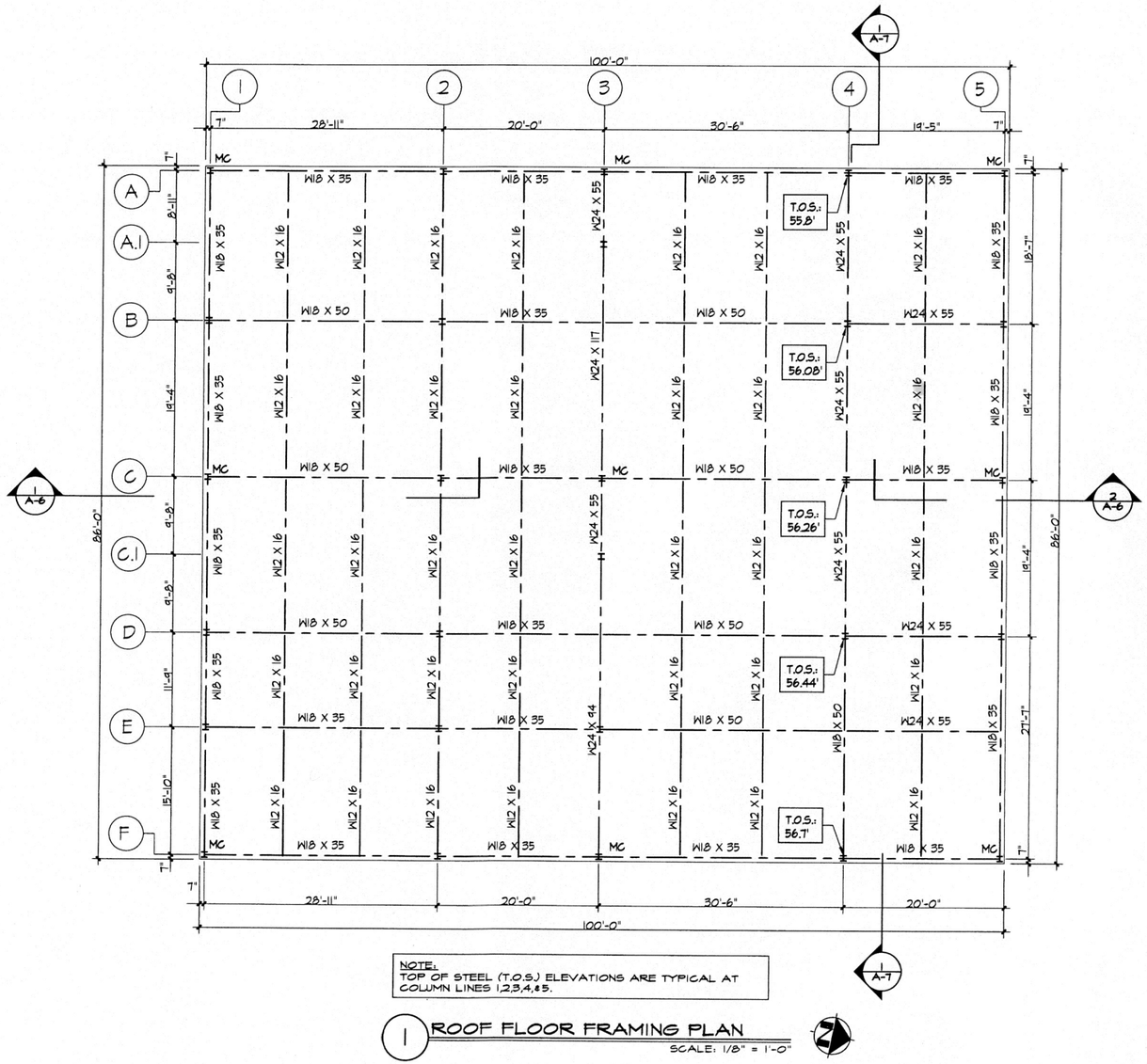
ENGINEER:
RABCO ENGINEERING PC.
- Engineering - Inspection - Construction Management -
Robert A. Bennett, P.E.
President
Tel: 516-867-2036
Fax: 516-867-2037
8 W. Merrick Rd. Suite 219
Freeport, New York 11520
Email: robert@rabcoengineering.com

Project Name and Address
COLUMBIA EQUIPMENT COMPANY
118 ALBANY AVENUE
FREEPORT, NEW YORK 11520

STATE OF NEW YORK
ROBERT A. BENNETT
LICENSED PROFESSIONAL ENGINEER

Project #	1911
Date	1/22/22
Drawn	F.J.P.
Checked	R.A.B.

Sheet
S3



1 ROOF FLOOR FRAMING PLAN

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

Date	Revision

ENGINEER:
RABCO ENGINEERING P.C.
• Engineering • Inspection • Construction Management •

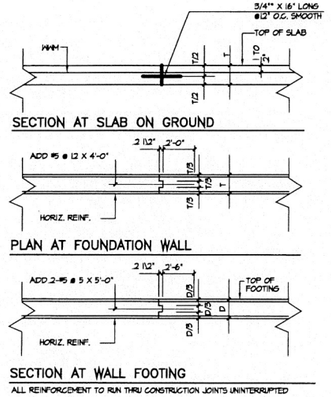
Robert A. Bennett, P.E.
Principal
Tel: 516-867-2036
Fax: 516-867-2037
8 W. Merrick Rd. Suite 219
Freeport, New York 11520
Email: robert@rabcoengineering.com

Project Name and Address
COLUMBIA EQUIPMENT COMPANY
118 ALBANY AVENUE
FREEPORT, NEW YORK 11520

STATE OF NEW YORK
ROBERT A. BENNETT
LICENSED PROFESSIONAL ENGINEER
093951

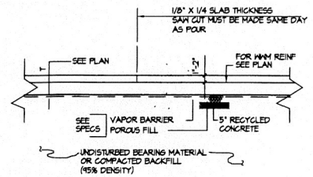
Project #: 1911
Date: 11/23/22
Drawn: F.J.P.
Checked: R.A.B.

Sheet
S4



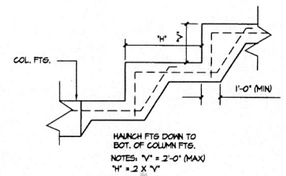
TYP. CONSTR. JOINT DETAILS

N.T.S.



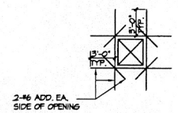
TYP. SLAB ON GROUND DETAIL

N.T.S.



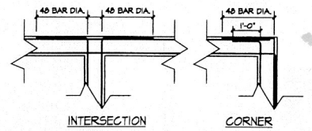
TYPICAL STEPPED FOOTING

N.T.S.



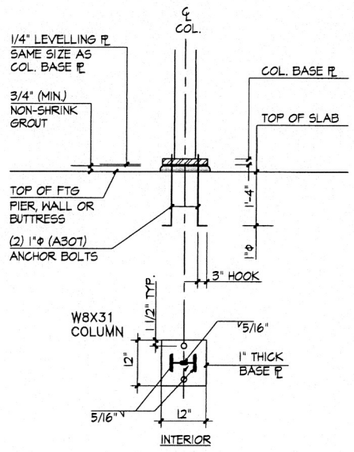
DETAIL OF ADDITIONAL REINF. AT WALL OPENING

N.T.S.



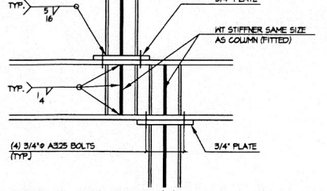
TYPICAL WALL DETAILS

N.T.S.



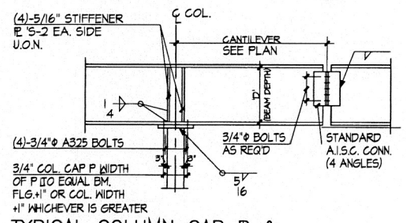
TYPICAL COLUMN BASE DETAIL

N.T.S.



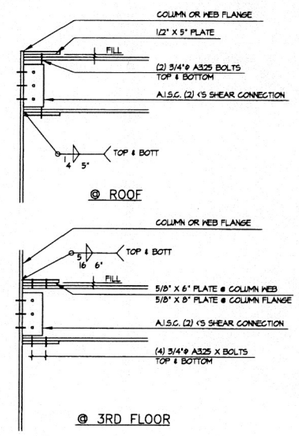
DETAIL @ COLUMN OFFSET

N.T.S.



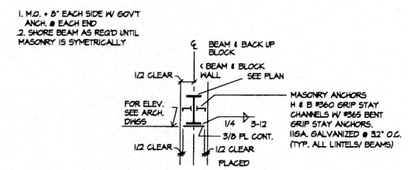
TYPICAL COLUMN CAP ℙ & CANTILEVER BEAM DETAIL

N.T.S.



TYPICAL MOMENT CONNECTION SHOWN M.C. ON PLAN

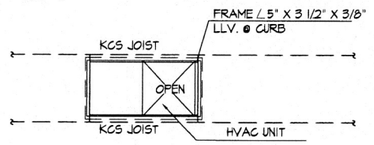
N.T.S.



DETAIL @ LOOSE LINTEL

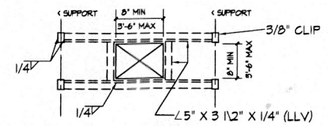
N.T.S.

NOTE: PROVIDE BOLTED CONNECTION FROM UNIT TO CURB & CURB TO FRAME PER B.C.N.Y.
SDG= B



PLAN AT H.V.A.C.

N.T.S.



TYPICAL ROOF OPENING

N.T.S.

DESIGN INFORMATION

BASED ON 2020 NEW YORK STATE BUILDING CODE

SEISMIC DESIGN DATA

(PER BUILDING CODE SECTION 1613)

- OCCUPANCY CATEGORY = II LOW HAZARD STORAGE GROUP S-2
- SEISMIC IMPORTANCE FACTOR Ie = 1.00
- ANALYSIS PROCEDURE = EQUIVALENT LATERAL FORCE PROCEDURE
- SITE CLASS = E
- PLAN STRUCTURAL IRREGULARITIES = NO
- VERTICAL STRUCTURAL IRREGULARITIES = NO
- RESPONSE MODIFICATION FACTOR RW = 2; Ct = 0.028
- DEFLECTION AMPLIFICATION FACTOR Cd = 1.75
- TYPE OF LATERAL SYSTEM: BEARING WALL SYSTEM
- 0.2 SPECTRAL RESPONSE ACCELERATION Ss = 0.2126
- 1.0 SPECTRAL RESPONSE ACCELERATION Sl = 0.0627
- DAMPED DESIGN SPECTRAL RESPONSE ACCELERATION (SHORT PERIOD) Sds = 0.227
- DAMPED DESIGN SPECTRAL RESPONSE ACCELERATION (1-second PERIOD) Sdl = 0.100
- SEISMIC DESIGN CATEGORY = B

WIND DESIGN LOADS

(PER BUILDING CODE SECTION 1609)

- BASIC WIND SPEED 3s = 130 MPH
- IMPORTANCE FACTOR Iw = 1.00
- EXPOSURE CATEGORY = B
- GUST EFFECTIVE FACTOR G = 0.85
- INTERNAL PRESSURE COEFFICIENT GCpi = ± 0.18
- MWFRS DESIGN LOAD: 33 PSF (ASCE 7-05 METHOD 2)
- VERTICAL SURFACE WIND PRESSURES (COMPONENTS & CLADDING)
  - EFFECTIVE WIND AREA = 50 SQ. FT. (ASSUMED)
  - INTERIOR ZONE (ZONE 4): +28 PSF / -31 PSF
  - EXTERIOR ZONE (ZONE 5): +28 PSF / -35 PSF

SNOW DESIGN LOADS

(PER BUILDING CODE SECTION 1608)

- GROUND SNOW LOAD Pg = 30 PSF
- FLAT ROOF SNOW LOAD Pf = NA
- SNOW EXPOSURE FACTOR Ce = 0.9
- SNOW IMPORTANCE FACTOR Is = 1.00
- SNOW THERMAL FACTOR Ct = 1.00

LIVE DESIGN LOADS

(PER BUILDING CODE SECTION 1607)

OCCUPANCY OR USE	PSF
STORAGE (LIGHT)	125
ALL OTHER AREAS EXCEPT STAIRS	125

*DOES NOT INCLUDE DRIFTING SNOW: COORDINATE W/SNOW

Date	Revision

ENGINEER:
RABCO ENGINEERING P.C.
• Engineering • Inspection • Construction Management
Robert A. Bennett, P.E.
President
Tel: 516-867-3036
Fax: 516-867-2037
8 W. Merrick Rd, Suite 219
Freeport, New York 11520
Email: robert@rabcoengineering.com

Project Name and Address
COLUMBIA EQUIPMENT COMPANY
118 ALBANY AVENUE
FREEPORT, NEW YORK 11520

Project # 1911
Date 1/27/22
Drawn F.J.P.
Checked R.A.B.

Sheet
S5

RESOLUTION NO. 10490-22

WHEREAS, the **Village of Freeport, Board of Zoning Appeals,** has presented to the NASSAU COUNTY PLANNING COMMISSION for its review, pursuant to General Municipal Law, an application by **Columbia Equipment** for **height** and **parking variances** to construct a four-story office building/professional training center for property located in **Freeport** and described as **Section 62**; **Block D; Lot(s) 147 - 150**; and

WHEREAS, the staff of the NASSAU COUNTY PLANNING COMMISSION has inspected the subject property in the field, has reviewed the request of the applicant and considered existing ordinances and zoning; and

WHEREAS, information regarding the subject application was received on **5/19/22**; and

WHEREAS, the applicant is requesting height and parking variances to construct a four-story office building/professional training center (three stories over surface parking) consisting of 28,032 square feet. A maximum height of 50 feet is permitted with 53 feet proposed. Regarding parking, a minimum number of 75 spaces are required with 14 spaces proposed. The subject property is located within the Ind. A zoning district; and

WHEREAS, the essentially rectangle-shaped 33,645 square foot subject property is located on the west side of Albany Ave. across from Niagara Ave. The site is essentially an open storage yard. The subject property is located in an older industrial area surrounded by light industrial, warehouse and office uses. To the west of the subject property and fronting on Mill Rd. is BJ's Wholesale Club. The applicant proposes to construct a four-story office building/professional training facility consisting of 28,032 square feet with surface parking below the three floors of offices and classrooms. Albany Ave. and the surrounding streets were observed to heavily parked. On-street parking in the area is generally unregulated but is constrained as curb-cuts serving many of the uses along Albany Ave. take up a large portion of the sites' frontages; and

WHEREAS, an application by the applicant was before the Nassau County Planning Commission on two previous occasions, Jan. 28, 2021 and May 27, 2021, for a smaller building (three stories and 19,432 square feet) where a substantial parking variance was required (14 spaces provided and 49 spaces required). The Planning Commission requested a parking study. One was provided and the Commission recommended Local Determination at the May 27th Commission meeting. The current application shows a building that is four stories and is about 30 percent larger with the same number of parking spaces being provided; and

NOW THEREFORE BE IT RESOLVED, that after due deliberation and consideration, the NASSAU COUNTY PLANNING COMMISSION finds:

- The proposed project results in a substantial parking shortfall where 75 parking spaces are required with only 14 spaces provided. The Planning Commission expressed its concerns regarding a parking shortfall when a much smaller building was initially proposed. The current project is 30 percent larger than the initial building with no increase in the number of parking spaces.
- On-street parking is heavily utilized and is constrained as curb-cuts serving many of the buildings are wide and take up a large percentage of the sites' frontages thereby precluding on-street parking along significant portions of Albany Ave. and surrounding streets.

STATE OF NEW YORK)
) SS:
COUNTY OF NASSAU)

I, William Nimmo, Deputy Commissioner of the NASSAU COUNTY DEPARTMENT OF PUBLIC WORKS, Division of Planning, do hereby certify that I have compared the proceeding with the original resolution passed by the PLANNING COMMISSION of Nassau County, New York on 6/23/22

on file in my office and recorded in the record of proceeding of the PLANNING COMMISSION of the County of Nassau and do certify the same to be a correct transcript therefrom and the whole said original.

I further certify that the Resolution herein above-mentioned was passed by the concurring affirmative vote of the PLANNING COMMISSION of the County of Nassau.

IN WITNESS WHEREOF, I have hereunto set my hand,
This 23rd day of JUNE
In the year two thousand and twenty-two

William Nimmo
Deputy Commissioner
Division of Planning, Department of Public Works

AND BE IT FURTHER RESOLVED, that the NASSAU COUNTY PLANNING COMMISSION hereby recommends **DISAPPROVAL** of the aforementioned as provided by law.

WHEREAS, **pursuant to Section 239-m of the General Municipal Law, the referring, municipality within thirty (30) days after final action, shall file a report with the NASSAU COUNTY PLANNING COMMISSION, and if said action is contrary to this recommendation, set forth the reasons for such contrary action.**

The resolution herein was, in accordance with all applicable laws, duly considered moved and adopted by the following vote:

Marty Glennon, Chair	excused
Jeffrey Greenfield, 1st Vice Chair –	aye
Leonard Shapiro, 2nd Vice Chair-	aye
Neal Lewis, 3rd Vice Chair-	aye
Ronald Ellerbe -	not participating/not voting
Murray Forman -	aye
Khandan Kalaty -	aye
Reid Sakowich -	aye
Lisa Warren-	aye

The Chair declared the resolution duly adopted.

Resolution of the NASSAU COUNTY PLANNING COMMISSION **adopted: 6/23/22**

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 10, 2022
LETTER OF DENIAL

Michael Portoles
449 Nassau Avenue
Freeport, NY 11520

RE: 449 Nassau Ave., Freeport, NY
Zoning District: Residence A Sec.62 Blk. 183 Lot. 206
Building Permit Application #20212468
Description: Abandon first floor, construct new 763 sq. ft. 1st & 2nd floor side additions, new 1,920 sq. ft. 3rd story addition & 458.62 sq. ft. rear 2nd & 3rd floor decks

Dear Sir/Madam:

Your application has been reviewed by the Building Department and it has been determined that the above captioned building permit application must be denied for the following reason(s):

1) Village Ordinance §210-6A. Conformity required: No building or land shall hereafter be used or occupied and no building or part thereof shall be erected, moved or altered unless in conformity with the regulations herein specified for the district in which it is located. The proposed plan that you have submitted indicates that the property will not be in conformity.

2) Village Ordinance §210-39A – Sky exposure. No building shall penetrate the sky exposure plane. The application as submitted shows a residential structure which penetrates the side yard sky exposure plane. A variance will be required to penetrate the sky exposure plane.

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JUN 9 2022
CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

Please be further advised that if you intend to appeal this decision you must file an application within sixty (60) days of the date of this letter. For your convenience, we have enclosed the instructions, application, Building Department letters/documents, the Environmental Assessment form, and the Negative Declaration page pertaining to your building application. Please call the **Village Clerk's Office at 516-377-2202** to make an appointment, during normal business hours, to review the completed application. Changes or additional information may be required for the application; therefore, only **ONE** complete package of the twelve (12) sets should be brought in for the initial appointment with the Clerk's office. **Only after this initial appointment should the additional copies be made**.

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

RE: 449 Nassau Avenue, Freeport, NY

cancelled. Subsequently, a new Building Permit Application and filing fees will be required.

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

Very truly yours,

Sergio A. Mauras
Superintendent of Buildings
Jonathan Smith, Building Inspector

Enclosure
cc: Village Clerk
Robert Alweis, P.E.

SITE PLAN APPROVAL NEEDED
Yes: X No:_____

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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

VILLAGE OF FREEPORT
Department of Buildings
Recommendation

Notice

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

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

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

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

Project :

Building Permit App. 20212468

Applicant : Michael Portoles

Location: 449 Nassau Avenue, Freeport, NY

Description: Abandon first floor, construct new 763 sq. ft. 1st & 2nd floor side additions, new 1,920 sq. ft. 3rd story addition & 458.62 sq. ft. rear 2nd & 3rd floor decks

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)

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CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

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

Dated: May 10, 2022

Sergio A. Mauras
Superintendent of Buildings

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

RECEIVED

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Freeport Building Dept.
Freeport, NY

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

Michael portoles

Name of Action or Project:

Project Location (describe, and attach a location map):
449 NASSAU AVE FREEPORT, NY 11

Brief Description of Proposed Action:
Abandon first floor, construct new 763 sq ft 1st + 2nd floor side additions, new 1920 sq ft 3rd story addition + 458.62 sq ft rear 2nd + 3rd floor decks

Name of Applicant or Sponsor:	Telephone: 516-587-2609
Michael Fortoles	E-Mail: michaelportoles@gmail.com
Address: 449 NASSAU AVE	
City/PO: Freeport	State: NY / Zip Code:

	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: Building Dept	☐	☒

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

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4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ 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?	☐	☐	☑

Freeport Building Dept.
Freeport, NY

	NO	YES
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?	NO	YES
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?	NO	YES
If the proposed action will exceed requirements, describe design features and technologies: New spray foam insulation, High efficiency HVAC system, LED lighting, high efficiency windows	☐	☑
10. Will the proposed action connect to an existing public/private water supply?	NO	YES
If No, describe method for providing potable water:	☐	☑
11. Will the proposed action connect to existing wastewater utilities?	NO	YES
If No, describe method for providing wastewater treatment:	☐	☑
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: Miller channel			

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

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☑ Suburban

Freeport Building Dept.
Freeport, NY

	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 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: Michael Portoles Date: 9/29/21

Signature: Title: owner

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PRINT FORM

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 20212468

Filing Date 10/6/21

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) 449 (No.) NASSAU AVE (Street) ZONING DISTRICT A

BETWEEN Suffolk St (Cross Street) AND Plo 106 (Cross Street)

SECTION 62 BLOCK 183 LOT 206, 207, 208 APPROX. LOT SIZE 90 x 115 LOT AREA

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

A. TYPE OF IMPROVEMENT

1 [ ] New building
2 [X] Addition-Alteration (If residential, enter number of new housing units added. If none-state none _____
3 [ ] Swimming Pool
4 [ ] Repair (replacement)
5 [ ] Bulkhead (New, Repair)
6 [ ] Fence
7 [ ] Moving (relocation)

B. PROPOSED OR EXISTING USE

RESIDENTIAL

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

Freeport Building Dept. Freeport, NY

NON RESIDENTIAL - Complete Part "E"

17 [ ] Industrial
18 [ ] Office, bank, professional
19 [ ] Stores, mercantile
20 [ ] Church, other religious
21 [ ] Hospital, Institutional
22 [ ] Other - Specify

C. COST

10 TOTAL COST OF IMPROVEMENT $ 275,000.00

D. DESCRIPTION OF PROJECT

Convert lower level to garage, limited storage & building access, add 3rd FL, interior alteration to 1st Flr & 2nd Flr

III. IDENTIFICATION – To be completed by all applicants

	NAME	MAILING ADDRESS – Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	Michael Portoles	449 NASSAU AVE	516-587-2609
2. Contractor	Tanem Construction	82 Garden St Garden City, N.Y. 11530	516-992-6692
3. Architect or Engineer	Robert Alweis, P.E	1 Catherine PL Bellmore, NY 11710	516-679-4731

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. 961321 Company NYSIF Exp. Date 12/31/2021

Contractor or Owner Tanem Construction (Print)

Address 82 Garden St Garden City

Phone 516-992-6692

State of New York

County of Nassau

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

Sworn to before me this 18th day of June, 2021

ROBERT F. ALWEIS
Notary Public, State of New York
No. 01AL6057028
Qualified in Nassau County
Term Expires April 9, 2023

Notary Public, County, N.Y.

(Applicant Signature)

V. FLOOD ZONE

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

IS PROJECT TO REPAIR FLOOD DAMAGE?
YES _____ NO _____

PROJECT DESCRIPTION

Total/First Flr Square Feet	1965
Upper Flrs Square Feet	1965 x 2
# of Fixtures	17
# of Floors	3
Occup. Type	1 Family

VI. VALIDATION (Official Use Only)

Building Permit Number _____

Building Permit Issued _____

Building Permit Fee $ _____

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VILLAGE OF FREEPORT, NY

Approved by: _____

Superintendent of Buildings

SEC. 62 BLK. 183 LOT. 206
207
208
380

BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

In the Matter
Of
the Application of

To The Board of Appeals of the Village of Freeport, New York — Index No.

COMPLY WITH ORIGINAL NOTES

The application of Michael Portales

respectfully states and alleges:

Strike out inapplicable phrase

1. That the applicant (resides at) ~~(has its principal office for the conducting of its business at)~~ 499 Nassau Ave, Freeport, NY, 11520

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

2. That the premises affected by this application is located at 499 Nassau Ave — Land Map of Nassau County Sec. 62 Blk. 183 Lot(s) 206-208, 380
and that the interest which the applicant has in the property concerned is that of Owner

3. That (the applicant) ~~(the applicant's duly authorized~~ _____) on or about the 02 day of June 2022, filed in the office of the Department of Buildings of the Village of Freeport, New York, an application for a Building Permit. Documents filed with said application were as follows:
Construct new 3 story side addition, rear yard deck, + interior alteration

Obtain reason for denial from Department of Buildings.

4. That on or about the 10 day of May, 2022 the Department of Buildings denied said application; upon information and belief that the reason for said denial was as follows:
Village Ordinance 210-6A Conformity required
Village Ordinance 210-39A Sky Exposure

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

5. That the nature of the improvements now upon said premises is as follows: Abandon 1st floor, Construct new 763sq ft 1st + 2nd floor side additions, new 1920 sq ft 3rd story addition + 458.62 sq ft rear 2nd + 3rd floor deck

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

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

Describe fully and clearly the use desired.

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

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

8. Upon information and belief that a ~~(permit)~~ (variance) for such use may be granted by this Board by virtue of the following sections of the said Zoning Code of The Village of Freeport or statutes of the State of New York, Village Ordinance 210-6A Conformity required
Village Ordinance 210-39A Sky Exposure

Refer where possible to paragraphs and section by numbers.

9. That the following is a statement of other factual information deemed pertinent by the applicant. If the application involves a subdivision of property, describe the existing property:
N/A

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If more space is needed annex statement on separate sheet and refer to it here with following words: "See annexed statement which is made a part hereof." Save opinions for the hearing.

10. That the grounds for this application are as follows: A variance is required to penetrate sky exposure plain

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

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

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

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

Dated: June 2, 2022.

BY: Michael Portoles

ITS: Owner

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

State of New York)
County of Nassau) ss:

The applicant Robert Alweis P.E. P.C named in the foregoing application, being duly sworn, depose and say that he read the foregoing application subscribed by Michael Portoles and know the contents thereof; and that the same is true to his own knowledge except as to the matters therein stated to be alleged on information and belief, and that as to those matters he believes to be true.

Sworn to before me this 3 day of June, 2022.

Ronald L. DiRusso
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01DI6080861
Qualified in Nassau County
Commission Expires 09/23/2022

Notary Public

Signature of Applicant

Notice
Conflict of Interest

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

June 2, 2022
Date Year

Signature

Affidavit of Owner
To be completed only if the owner is not the applicant.

State of New York)
County of Nassau) ss:

I _____ being duly sworn, depose and say:

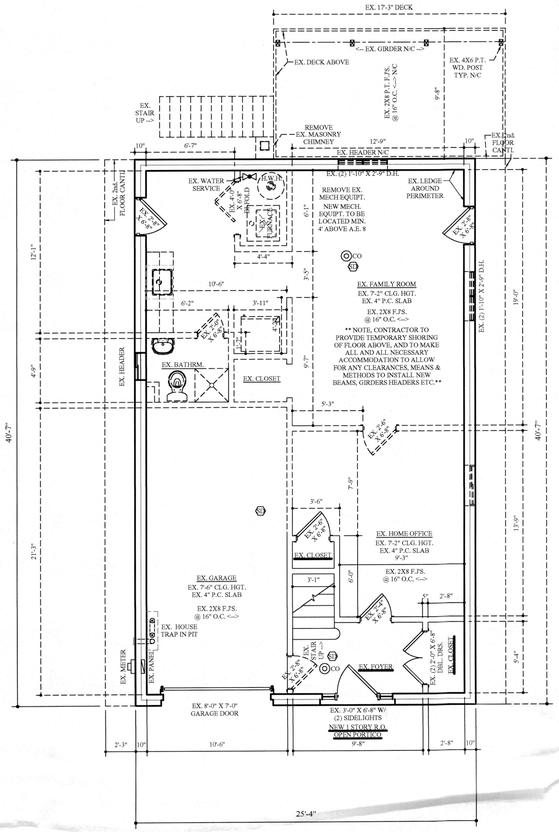
That he/she (the owner of _____) (is the _____ of _____ the property concerned is correct to the best of the knowledge of deponent _____.)

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

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

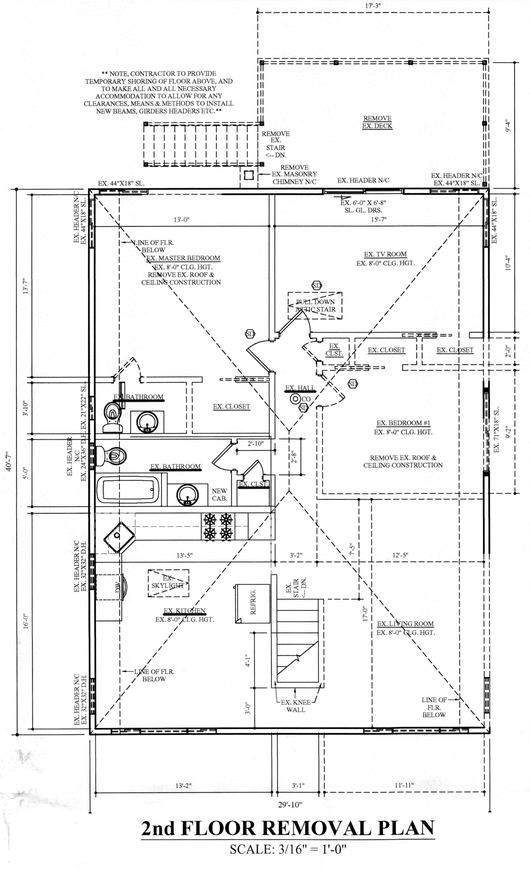
Signature

Notary Public _____



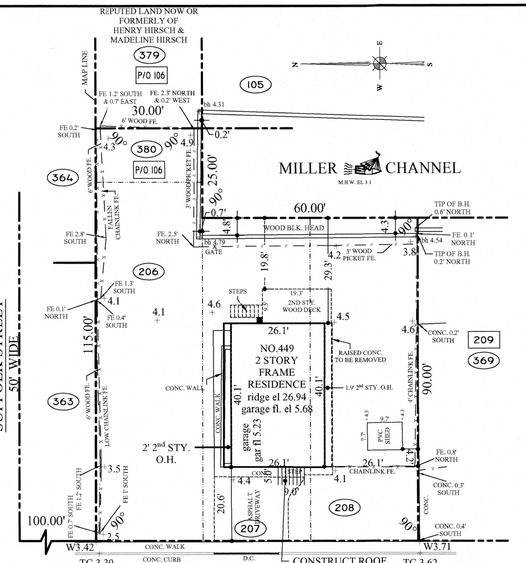
1st. FLOOR REMOVAL PLAN

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



2nd FLOOR REMOVAL PLAN

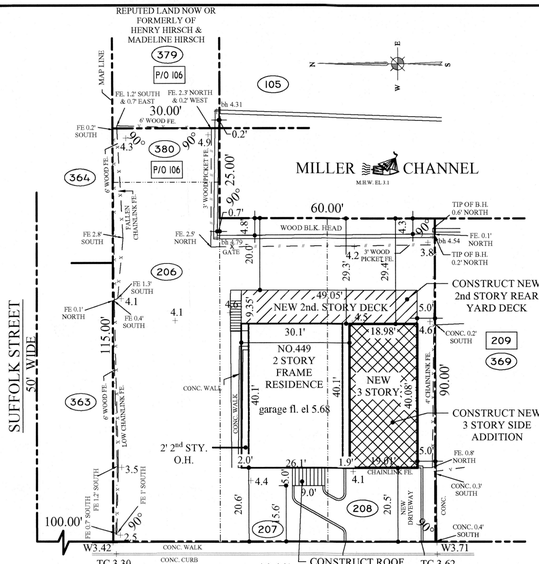
SCALE: 3/16" = 1'-0"



REMOVAL PLOT PLAN

SCALE: 1" = 20'

SPRINKLER DESIGN & PLANS BY OTHERS

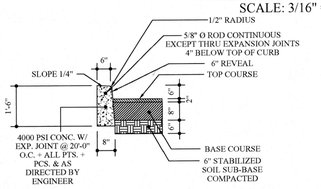


PROPOSED PLOT PLAN

SCALE: 1" = 20'

SITE PLAN DEVELOPED FROM FERRANTELLO LAND SURVEYING P.C. 30 EAST MALL PLAINVIEW, NEW YORK DATED : 1/20/2021

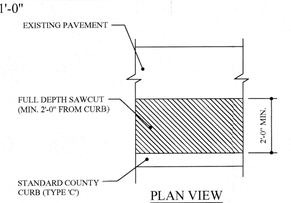
LOT COVERAGE			
LOT SIZE	8850.00		
EX. HOUSE	1199.75		
NEW 3 STORY ADDITION	763.42		
NEW REAR YARD DECK	458.74		
NEW PORTICO	45.0		
TOTAL BLDG AREA	2,466.91		
LOT OCCUPIED =	2,466.91 / 8,850.00	X 100.0% =	27.87
MAX. LOT COVERAGE PERMITTED PRINCIPAL BUILDING			
LOT SIZE	8850.00	X 30.0% =	2655.00 S.F.
MAX. LOT COVERAGE PERMITTED ACCESSORY STRUCTURE			
LOT SIZE	8850.000	X 10.0% =	885.00 S.F. (max. 500 s.f.)
NEW DECK			458.740
FLOOR AREA RATIO (F.A.R.)			
LOT SIZE	8850.000	X 0.50 =	4,425.00 MAX.
3rd. FLOOR	793.34		
2nd FLOOR	1963.17		
TOTAL SQ.FT.	2,756.51 PROVIDED		



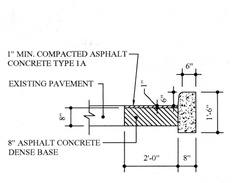
NOTES:
1.) TOP COURSE: 1 1/2" MIN. COMPACTED N.Y.S. TYPE A ASPHALT CONCRETE WEARING COURSE.
2.) BASE COURSE: 8" THICK ASPHALT DENSE BASE.
3.) CONCRETE CONCRETE SHALL HAVE AN AVERAGE COMPRESSIVE STRENGTH OF 4000 P.S.I. IN 28 DAYS

CONC. CURB & PAVEMENT DETAIL

SCALE: 3/8" = 1'-0"



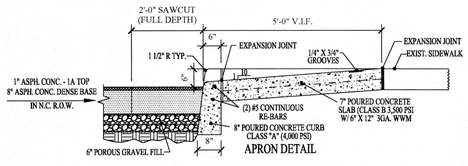
PLAN VIEW



SECTION

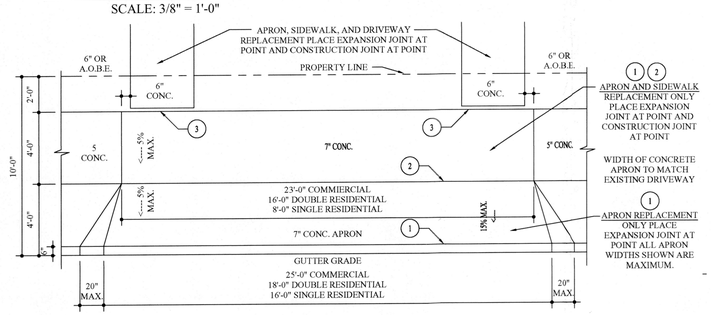
PAVEMENT RESTORATION DETAIL

SCALE: 3/8" = 1'-0"



CURB CUT DETAIL

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



TYPICAL REPLACEMENT FOR CONCRETE DRIVEWAY APRONS

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



SKY EXPOSURE PLANE

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

SYMBOL LEGEND

N = NEW, E = EXISTING,

- = PROPERTY LINE
- = UTILITY POLE
- = LOT #
- = DRAINAGE MANHOLE
- = SANITARY SEWER MANHOLE
- = CATCH BASIN
- = GAS VALVE
- = WATER VALVE
- = CENTERLINE ROAD
- C.D. = CELLAR DOOR
- G.B.C. = GRANITE BLOCK CURB
- C.C. = CONCRETE CURB
- S.W. = SIDEWALK
- A.O. = AWNING OVER
- O.H.W. = OVER HEADWIRE
- L.S.T. = LANDSCAPE TIES
- R.O. = ROOF OVER
- (G) = GATE
- W.O.F. = WIRE ON FENCE
- V = VINYL FENCE
- X = METAL FENCE
- // = WOOD FENCE
- = POST & RAIL FENCE

ABBREVIATIONS

ACT	ACOUSTICAL CEILING TILE
AFF	ABOVE FINISH FLOOR
AFG	ABOVE FINISH GRADE
ALUM	ALUMINUM
B.B.C.	BELGIUM BLOCK CURB
BD	BOARD
BLKG	BLOCKING
B.O.C.	BOTTOM OF PILE CAP
BUR	BUILT UP ROOF
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CO.	CUT-OFF
C.O.	CLEAN OUT
CONC	CONCRETE
CONST.	CONSTRUCTION
DEMO.	DEMOLISH
DTL	DETAIL
DR	DOOR
ELEC	ELECTRICAL
ELEV	ELEVATION
EX.	EXISTING
EXT	EXTERIOR
FIN FL	FINISH FLOOR
FRP	FIBERGLASS REINFORCED PANEL
F.P.S.C.	FIRE PROOF SELF CLOSING
GA	GAUGE
GL	GLASS
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
HDR	HEADER
HORIZ	HORIZONTAL
HVAC	HEATING VENTING & & AIR CONDITIONING
INS	INSULATION
INT	INTERIOR
LH	LEFT HAND
MDF	MEDIUM DENSITY FIBER
MECH	MECHANICAL
MFR	MANUFACTURED
MTL	METAL
N	NEW
NIC	NOT IN CONTRACT
NL	NIGHT LIGHT
OPH	OPPOSITE HAND
P.A.	POINT ABOVE
PLAM	PLASTIC LAMINATE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PTD	PAINTED
PWD	PLYWOOD
RBM	RIDGE BEAM
REF	REFERENCE
RH	RIGHT HAND
RTU	ROOF TOP UNIT
SB.	SETBACK
SCHD	SCHEDULE
SIM	SIMILAR CONDITION
SPEC	SPECIFICATION
SST	STAINLESS STEEL
STCO	STUCCO
STL	STEEL
SYN	SYNTHETIC
TOB	TOP OF BEAM
T.O.C.	TOP OF PILE CAP
TOJ	TOP OF JOIST
TOS	TOP OF STEEL
TYP	TYPICAL ALL LOCATIONS
VERT	VERTICAL
VCT	VINYL COMPOSITE TILE
WD	WOOD

No.	Description	Date
	ISSUED FOR FILING	02/17/21
	ISSUED FOR BIDDING ONLY	06/18/21
	REVISED AS PER BLDG. DEPT. COMMENTS, ADDED SKY EXPOSURE PLANE, REVISED F.A.R., & CUT REAR DECK BACK	12/02/21

NO OVERSIGHT, ERROR, OR OMISSION ON THE PART OF THE ENGINEER OR HIS REPRESENTATIVE SHALL LEGALIZE THE ERECTING, CONSTRUCTION, ALTERATION, REMOVAL, USE, OR OCCUPANCY OF A BUILDING OR STRUCTURE THAT DOES NOT CONFORM TO THE PROVISIONS OF THE BUILDING CODE AND THE BUILDING ZONE ORDINANCE.

ANY DEVIATION FROM ANY STRUCTURAL MEMBERS AS INDICATED ON THESE PLANS SUCH AS HDRS., TRIMMERS, I-BEAMS, PARALLAMS, MICROLAMS, TRUSSES, FLR. JSTS., CEILING BEAMS, ROOF RAFTERS, RIDGE BEAMS, STRUCTURAL HIPS, STL. COLS., WOOD POSTS, LEDGER BRDS., ETC.,SHALL BE REPORTED TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF ANY PHYSICAL WORK.

CONTRACTOR SHALL CHECK AND VERIFY ALL CONDITIONS AT THE CONSTRUCTION SITE BEFORE BEGINNING ANY PHYSICAL WORK. HE SHALL FAMILIARIZE HIMSELF WITH THE INTENT TO THESE PLANS, SPECIFICATIONS AND ALL OTHER INFORMATION INCLUDING GOVERNING CODES, LAWS, ORDINANCE, ZONING AND REGULATION.

THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS & DIMENSIONS BEFORE STARTING CONSTRUCTION & SHALL NOTIFY THE ENGINEER OF ANY AMBIGUITIES OR DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. IF ANY QUESTIONS ARISE BEFORE OR DURING CONSTRUCTION AS TO THE INTENT OR DETAILS OF THE DRAWINGS, THE CONTRACTOR SHALL CALL THE DESIGNER FOR CLARIFICATION AND/OR INSTRUCTIONS.IF THE CONTRACTOR FAILS TO FOLLOW THE ABOVE PROCEDURE HE SHALL ASSUME THE RESPONSIBILITY FOR THE CONSEQUENCES OF HIS ACTIONS AND/OR DECISIONS. ALL DIMENSIONS ARE +/- & MUST BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION BY CONTRACTOR

THESE PLANS DOES NOT RELIEVE THE CONTRACTOR OR THEIR SUB-CONTRACTOR OF RESPONSIBILITY FOR FULL COMPLIANCE WITH THE CONTRACT REQUIREMENTS; FOR THE CORRECTNESS OF DIMENSIONS; CLEARANCES AND MATERIAL QUANTITIES, FOR PROPER DESIGN & DETAIL; FOR FABRICATION AND CONSTRUCT TECHNIQUES; FOR PROPER COORDINATION WITH OTHER TRADES AND FOR PROVIDING ALL DEVICES REQUIRED FOR SAFE AND SATISFACTORY CONSTRUCTION & OPERATIONS.

A.E. 8

PROPERTY INFORMATION

SECTION: 62
BLOCK: 183
LOT: 206, 207, 208 + 380
ZONE: "A"

THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.
DIAL 811

OWNER:

PORTOLES RESIDENCE
449 NASSAU AVENUE
FREEPORT, N.Y.

ENGINEER:

ROBERT F. ALWEIS, P.E., P.C., CONSULTING ENGINEER
1 CATHERINE PLACE,
BELLMORE, N.Y., 11710
Tel: (516) 679-4731
Fax: (516) 679-4736
Email:
ralweis@alweisengineering.com

CONSTRUCT NEW 3 STORY SIDE ADDITION, REAR YARD DECK, & INTERIOR ALT.

THESE PLANS ARE THE PROPERTY TO "ROBERT F. ALWEIS P.E.PC."& SHALL NOT BE REPRODUCED COPIED OR REPLICATED IN ANY FORM UNLESS SPECIFICALLY AUTHORIZED BY "ROBERT F. ALWEIS ,PE.PC"

THESE PLANS ARE PROTECTED UNDER THE COPY RIGHT ACT TITLE 17 OF THE UNITED STATES CODE AMENDED ON DECEMBER 1st. 1990

ALL WORK SHALL COMPLY WITH THE 2020 N.Y.S. RESIDENTIAL CODE

THE GENERAL CONTRACTOR OR OWNER / CLIENT CAN VIEW OR LOOK UP ANY NEW YORK STATE BUILDING CODE REFERENCES OR SECTION NUMBERS EITHER MENTIONED ON THESE PLANS OR NOT, CAN GO TO THE FOLLOWING WEB STIE: HTTPS://UP.CODES/CODES/NEW_YORK

EDUCATION LAW ARTICLE 145 PROFESSIONAL ENGINEERING & LAND SURVEYING, SECTION 7209; IT IS A VIOLATION OF THIS LAW FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY.

RECEIVED
JUN – 9 2022
BUILDING DEPT.
VILLAGE OF FREEPORT, NY

SEAL

Date:	02/17/21
Project #	0000
Drawn by:	J.W.
Checked by:	R.A.
Scale:	as noted
Sheet #	**SP-1**
Page #	OF

SECTION R317 PROTECTION OF WOOD AN WOOD-BASED PRODUCTS AGAINST DECAY

R317.1 LOCATION REQUIRED.
PROTECTION OF WOOD AND WOOD-BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE.
PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1.
1. WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHEN CLOSER THAN 18 INCHES (457 MM) OR WOOD GIRDERS WHEN CLOSER THAN 12 INCHES (305MM) TO THE EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED AREA LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION.
2. WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8 INCHES (203 MM) FROM THE EXPOSED GROUND.
3. SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER.
4. THE ENDS OF WOOD GIRDERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS HAVING CLEARANCES OF LESS THAN 1/2 INCH (12.7 MM) ON TOPS, SIDES AND ENDS.
5. WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6 INCHES (152 MM) FROM THE GROUND OR LESS THAN 2 INCHES (51MM) MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS, AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER.
6. WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE WEATHER, SUCH AS CONCRETE OR MASONRY SLABS, UNLESS SEPARATED FROM SUCH FLOORS OR ROOFS BY AN IMPERVIOUS MOISTURE BARRIER.
7. WOOD FURRING STRIPS OR OTHER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY WALLS OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN THE WALL AND THE FURRING STRIPS OR FRAMING MEMBERS.

R317.1.1 FIELD TREATMENT.
FIELD CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATIVE TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4.

R317.1.2 GROUND CONTACT.
ALL WOOD IN CONTACT WITH THE GROUND, EMBEDDED IN CONCRETE IN DIRECT CONTACT WITH THE GROUND OR EMBEDDED IN CONCRETE EXPOSED TO THE WEATHER THAT SUPPORTS PERMANENT STRUCTURES INTENDED FOR HUMAN OCCUPANCY SHALL BE APPROVED PRESSURE PRESERVATIVE TREATED WOOD SUITABLE FOR GROUND CONTACT USE, EXCEPT THAT UNTREATED WOOD USED ENTIRELY BELOW GROUNDWATER LEVEL OR CONTINUOUSLY SUBMERGED IN FRESH WATER SHALL NOT BE REQUIRED TO BE PRESSURE PRESERVATIVE TREATED.

R317.1.4 WOOD COLUMNS.
WOOD COLUMNS SHALL BE APPROVED WOOD OF NATURAL DECAY RESISTANCE OR APPROVED PRESSURE PRESERVATIVE TREATED WOOD.
EXCEPTIONS:
1. COLUMNS EXPOSED TO THE WEATHER OR IN BASEMENTS WHERE SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS PROJECTING 1 INCH (25.4 MM) ABOVE A CONCRETE FLOOR OR 6 INCHES (152 MM) ABOVE EXPOSED EARTH AND THE EARTH IS COVERED BY AN APPROVED IMPERVIOUS MOISTURE BARRIER.
2. COLUMNS IN ENCLOSED CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING WHEN SUPPORTED BY A CONCRETE PIER OR METAL PEDESTAL AT A HEIGHT MORE THAN 8 INCHES (203MM) FROM EXPOSED EARTH AND THE EARTH IS COVERED BY AN IMPERVIOUS MOISTURE BARRIER.
3. DECK POSTS SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS PROJECTING NOT LESS THAN 1 INCH (25 MM) ABOVE A CONCRETE FLOOR OR 6" ABOVE EXPOSED EARTH.

R3179.1.5 EXPOSED GLUED-LAMINATED TIMBERS.
THE PORTIONS OF GLUED-LAMINATED TIMBERS THAT FORM THE STRUCTURAL SUPPORTS OF A BUILDING OR OTHER STRUCTURE AND ARE EXPOSED TO WEATHER AND NOT PROPERLY PROTECTED BY A ROOF, EAVE OR SIMILAR COVERING SHALL BE PRESSURE TREATED WITH PRESERVATIVE, OR BE MANUFACTURED FROM NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.

R317.2 QUALITY MARK.
LUMBER AND PLYWOOD REQUIRED TO BE PRESSURE PRESERVATIVE TREATED IN ACCORDANCE WITH SECTION R318.1 SHALL BEAR THE QUALITY MARK OF AN APPROVED INSPECTION AGENCY THAT MAINTAINS CONTINUING SUPERVISION, TESTING AND INSPECTION OVER THE QUALITY OF THE PRODUCT AND THAT HAS BEEN APPROVED BY AN ACCREDITATION BODY THAT COMPLIES WITH THE REQUIREMENTS OF THE AMERICAN LUMBER STANDARD COMMITTEE TREATED WOOD PROGRAM.

R317.2.1 REQUIRED INFORMATION.
THE REQUIRED QUALITY MARK ON EACH PIECE OF PRESSURE-PRESERVATIVE-TREATED LUMBER OR PLYWOOD SHALL CONTAIN THE FOLLOWING INFORMATION:
1. IDENTIFICATION OF THE TREATING PLANT.
2. TYPE OF PRESERVATIVE.
3. THE MINIMUM PRESERVATIVE RETENTION.
4. END USE FOR WHICH THE PRODUCT WAS TREATED.
5. STANDARD TO WHICH THE PRODUCT WAS TREATED.
6. IDENTITY OF THE APPROVED INSPECTION AGENCY.
7. THE DESIGNATION "DRY," IF APPLICABLE.
EXCEPTION:
QUALITY MARKS ON LUMBER LESS THAN 1 INCH (25.4 MM) NOMINAL THICKNESS, OR LUMBER LESS THAN NOMINAL 1 INCH BY 5 INCHES (25.4 MM BY 127 MM) OR 2 INCHES BY 4 INCHES (51 MM BY 102 MM) OR LUMBER 36 INCHES (914 MM) OR LESS IN LENGTH SHALL BE APPLIED BY STAMPING THE FACES OF EXTERIOR PIECES OR BY END LABELING NOT LESS THAN 25 PERCENT OF THE PIECES OF A BUNDLED UNIT.

R317.3 FASTENERS FOR PRESSURE-PRESERVATIVE AND FIRE-RETARDANT-TREATED WOOD
FASTENERS, INCLUDING NUTS AND WASHERS, IN CONTACT WITH PRESSURE TREATED WOOD, AND FIRE RETARDANT TREATED WOOD SHALL BE IN ACCORDANCE WITH THIS SECTION. THE COATING WEIGHTS FOR ZINC COATED FASTENERS SHALL BE IN ACCORDANCE WITH ASTM A 153. STAINLESS STEEL DRIVEN FASTENERS SHALL BE IN ACCORDANCE WITH THE MATERIAL REQUIREMENTS OF ASTM F 1667.

R317.3.1 FASTENERS FOR PRESSURE PRESERVATIVE WOOD
FASTENERS, INCLUDING NUTS AND WASHERS, FOR PRESERVATIVE TREAT WOOD SHALL BE OF HOT-DIPPED, ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. COATING TYPES AND WEIGHTS FOR CONNECTORS IN CONTACT WITH PRESERVATIVE TREATED WOOD SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. IN ABSENCE MANUFACTURER'S RECOMMENDATIONS, MINIMUM OF ASTM A 653 TYPE G185 ZINC COATING GALVANIZED STEEL, OR EQUIVALENT, SHALL BE USED
EXCEPTIONS:
1. 1/2 INCH DIAMETER (12.7 MM) GREATER STEEL BOLTS.
2. FASTENERS OTHER THAN NAILS AND TIMBER RIVETS SHALL BE PERMITTED TO BE OF MECHANICALLY DEPOSITED ZINC COATED STEEL WITH COATING WEIGHTS IN ACCORDANCE WITH ASTM B 695, CLASS 55, MINIMUM.
3. PLAIN CARBON STEEL FASTENERS AN SBX/DOT AND ZINC BORATE PRESERVATIVE TREATED WOOD IN AN INTERIOR, DRY ENVIRONMENT SHALL BE PERMITTED.

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 OPENING 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 A PUBLIC WAY.
EXCEPTION: STORM SHELTERS AND BASEMENTS USED ONLY TO HOUSE MECHANICAL EQUIPMENT NOT EXCEEDING A TOTAL FLOOR AREA OF 200 SQUARE FEET (18.58 M).
R310.1.1 OPERATIONAL CONSTRAINTS AND OPENING CONTROL DEVICES.
EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE. WINDOW OPENING CONTROL DEVICES COMPLYING WITH ASTM F 2090 SHALL BE PERMITTED TO BE USED FOR WINDOWS SERVING AS A REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING.
R310.2 EMERGENCY ESCAPE AND RESCUE OPENINGS.
EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE MINIMUM DIMENSIONS AS SPECIFIED IN THIS SECTION.
R310.2.1 MINIMUM OPENING AREA.
EMERGENCY AND RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (0.530 M). 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: GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5 SQUARE FEET (0.465 M).
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.
R310.2.3 WINDOW WELLS.
THE HORIZONTAL AREA OF THE WINDOW WELL SHALL BE NOT LESS THAN 9 SQUARE FEET (0.9 M), WITH A HORIZONTAL PROJECTION AND WIDTH OF NOT LESS THAN 36 INCHES (914 MM). THE AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED.
EXCEPTION: THE LADDER OR STEPS REQUIRED BY SECTION R310.2.3.1 SHALL BE PERMITTED TO ENCROACH NOT MORE THAN 6 INCHES (152 MM) INTO THE REQUIRED DIMENSIONS OF THE WINDOW WELL.
R310.2.3.1 LADDER AND STEPS.
WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES (1118 MM) SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION. LADDERS OR STEPS REQUIRED BY THIS SECTION SHALL NOT BE REQUIRED TO COMPLY WITH SECTIONS R311.7 AND R311.8. LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF NOT LESS THAN 12 INCHES (305 MM), SHALL PROJECT NOT LESS THAN 3 INCHES (76 MM) FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18 INCHES (457 MM) ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL.
R310.2.3.2 DRAINAGE.
WINDOW WELLS SHALL BE DESIGNED FOR PROPER DRAINAGE BY CONNECTING TO THE BUILDING'S FOUNDATION DRAINAGE SYSTEM REQUIRED BY SECTION R405.1 OR BY AN APPROVED ALTERNATIVE METHOD.
EXCEPTION: A DRAINAGE SYSTEM FOR WINDOW WELLS IS NOT REQUIRED WHERE THE FOUNDATION IS ON WELL-DRAINED SOIL OR SAND-GRAVEL MIXTURE SOILS IN ACCORDANCE WITH THE UNITED SOIL CLASSIFICATION SYSTEM, GROUP I SOILS, AS DETAILED IN TABLE R405.1.

M1305.1 APPLIANCE ACCESS
M1305.1 APPLIANCE ACCESS FOR INSPECTION SERVICE, REPAIR AND REPLACEMENT. APPLIANCES SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIR AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION, OTHER APPLIANCES, OR ANY OTHER PIPING OR DUCTS NOT CONNECTED TO THE APPLIANCE BEING INSPECTED, SERVICED, REPAIRED OR REPLACED. A LEVEL WORKING SPACE NOT LESS THAN 30 INCHES DEEP AND 30 INCHES WIDE (762 MM BY 762 MM) SHALL BE PROVIDED IN FRONT OF THE CONTROL SIDE TO SERVICE AN APPLIANCE.
M1305.1.1 FURNACES AND AIR HANDLERS.
FURNACES AND AIR HANDLERS WITHIN COMPARTMENTS OR ALCOVES SHALL HAVE A MINIMUM WORKING SPACE CLEARANCE OF 3 INCHES (76 MM) ALONG THE SIDES, BACK AND TOP WITH A TOTAL WIDTH OF THE ENCLOSING SPACE BEING NOT LESS THAN 12 INCHES (305 MM) WIDER THAN THE FURNACE OR AIR HANDLER. FURNACES HAVING A FIREBOX OPEN TO THE ATMOSPHERE SHALL HAVE NOT LESS THAN A 6-INCH (152 MM) WORKING SPACE ALONG THE FRONT COMBUSTION CHAMBER SIDE. COMBUSTION AIR OPENINGS AT THE REAR OR SIDE OF THE COMPARTMENT SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 17.
EXCEPTION: THIS SECTION SHALL NOT APPLY TO REPLACEMENT APPLIANCES INSTALLED IN EXISTING COMPARTMENTS AND ALCOVES WHERE THE WORKING SPACE CLEARANCES ARE IN ACCORDANCE WITH THE EQUIPMENT OR APPLIANCE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

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402.2.3 ACCESS HATCHES AND DOORS (MANDATORY).
R402.2.4 ACCESS HATCHES AND DOORS. ACCESS DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES SUCH AS ATTICS AND CRAWL SPACES SHALL BE WEATHER STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES. ACCESS SHALL BE PROVIDED TO ALL EQUIPMENT THAT PREVENTS DAMAGING OR COMPRESSING THE INSULATION. A WOOD FRAMED OR EQUIVALENT BAFFLE OR RETAINER IS REQUIRED TO BE PROVIDED WHEN LOOSE-FILL INSULATION IS INSTALLED, THE PURPOSE OF WHICH IS TO PREVENT THE LOOSE-FILL INSULATION FROM SPILLING INTO THE LIVING SPACE WHEN THE ATTIC ACCESS IS OPENED, AND TO PROVIDE A PERMANENT MEANS OF MAINTAINING THE INSTALLED R-VALUE OF THE LOOSE-FILL INSULATION.

SECTION R807 ATTIC ACCESS
R807.1 ATTIC ACCESS.
BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREAS THAT HAVE A VERTICAL HEIGHT OF 30 INCHES (762 MM) OR GREATER OVER AN AREA OF NOT LESS THAN 30 SQUARE FEET (2.8 M). THE VERTICAL HEIGHT SHALL BE MEASURED FROM THE TOP OF THE CEILING FRAMING MEMBERS TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS. THE ROUGH-FRAMED OPENING SHALL BE NOT LESS THAN 22 INCHES BY 30 INCHES (559 MM BY 762 MM) AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. WHERE LOCATED IN A WALL, THE OPENING SHALL BE NOT LESS THAN 22 INCHES WIDE BY 30 INCHES HIGH (559 MM WIDE BY 762 MM HIGH). WHERE THE ACCESS IS LOCATED IN A CEILING, MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE 30 INCHES (762 MM) AT SOME POINT ABOVE THE ACCESS MEASURED VERTICALLY FROM THE BOTTOM OF CEILING FRAMING MEMBERS. SEE SECTION M1305.1.3 FOR ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT IS LOCATED IN ATTICS.

GENERAL NOTES:
CONTRACTOR SHALL CHECK AND VERIFY ALL CONDITIONS AT THE CONSTRUCTION SITE BEFORE BEGINNING ANY PHYSICAL WORK. HE SHALL FAMILIARIZE HIMSELF WITH THE INTENT TO THESE PLANS, SPECIFICATIONS AND ALL OTHER INFORMATION INCLUDING GOVERNING CODES, LAWS, ORDINANCE, ZONING AND REGULATION.

ALL WORK SHALL CONFORM TO THE NEW YORK STATE BUILDING CONSTRUCTION CODE, N.Y.S. ENERGY CONSERVATION CONSTRUCTION CODE AND ALL LOCAL, RULES, REGULATIONS AND ZONING LAWS.

IF, DURING THE COURSE OF CONSTRUCTION, A CONDITION EXISTS WHICH DISAGREES OR CONFLICTS WITH WHAT IS INDICATED ON THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE ENGINEER. SHOULD THE CONTRACTOR FAIL TO FOLLOW THIS PROCEDURE, AND CONTINUE WITH THE WORK, HE SHALL ASSUME ALL RESPONSIBILITY AND LIABILITY ARISING THERE OF.

THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED BY THE ENGINEER AND TO THE BEST OF HIS KNOWLEDGE AND BELIEF MEET THE REQUIREMENTS OF THE N.Y.S. ENERGY CONSERVATION CONSTRUCTION CODE.

CONTRACTOR SHALL EXERCISE GOOD JUDGEMENT IN ORDER TO MINIMIZE DAMAGE TO ANY EXISTING AREAS AND CONDITIONS. EXISTING WORK DAMAGED AS A RESULT OF NEW CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION, AT NO ADDITIONAL COST TO THE OWNER.

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS.

THE ENGINEER HAS NOT BEEN RETAINED FOR ON SITE INSPECTION OR OBSERVATION OF CONSTRUCTION.

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER WHETHER THE PROJECT FOR WHICH THEY ARE MADE EXECUTED OR NOT. THEY ARE NOT TO BE USED ON ANY OTHER PROJECTS OR SITES OR EXTENSIONS AND EXPANSIONS TO THIS PROJECT EXCEPT BY WRITTEN AGREEMENT ALONG WITH APPROPRIATE COMPENSATION TO THIS ENGINEER.

WHERE JOIST HANGERS OR STEEL FRAME CARRIERS ARE USED AND WHERE TECO TYPE CONNECTORS OR GUSSET ARE CALLED FOR THESE DRAWINGS, ONLY FASTENERS RECOMMENDED BY THE MANUFACTURER ARE TO BE USED.

DUE TO COMPLETION OF CONSTRUCTION PRIOR TO THESE DRAWINGS, INSPECTOR TO VERIFY IN FIELD ALL SIZES OF ANY STRUCTURAL MEMBERS SUCH AS HDRS., TRIMMERS, CEILING BEAMS, ROOF RAFTERS, RIDGE BEAMS, HIPS & VALLEYS, POSTS, LEDGER BOARDS, FOUNDATIONS, FOOTINGS, ETC.

PROVIDE A STORM DRAINAGE SYSTEM FOR ALL ROOFS AND PAVED AREAS.

THIS ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION MEANS METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES EMPLOYED BY ANY CONTRACTOR IN THE PERFORMANCE OF THEIR WORK, AND SHALL NOT BE RESPONSIBLE FOR THE FAILURE OF ANY CONTRACTOR WITH THE OWNER, AND IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.

THESE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER SITE LOCATION OTHER THAN THAT INTENDED BY THE PARTY NAMED ON THESE DRAWINGS FOR ONE PLOT LOCATION, WITHOUT REVIEW AND WRITTEN PERMISSION FROM THE ENGINEER.

THESE DRAWINGS ARE PREPARED FOR THE SOLE USE TO CONSTRUCT ONLY ONE BUILDING AT THE FOLLOWING LOCATION.

N1102.2 (R402.2)
SPECIFIC INSULATION REQUIREMENTS (PRESCRIPTIVE).
IN ADDITION TO THE REQUIREMENTS OF SECTION N1102.1, INSULATION SHALL MEET THE SPECIFIC REQUIREMENTS OF SECTIONS N1102.2.1 THROUGH N1102.2.13.
N1102.2.1 (R402.2.1) CEILINGS WITH ATTIC SPACES.
WHERE SECTION R1102.1.2 WOULD REQUIRE R-38 INSULATION IN THE CEILING, INSTALLING R-30 OVER 100 PERCENT OF THE CEILING AREA REQUIRING INSULATION SHALL BE DEEMED TO SATISFY THE REQUIREMENT FOR R-38. WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-30 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. SIMILARLY, WHERE SECTION R1102.1.2 WOULD REQUIRE R-49 INSULATION IN THE CEILING, INSTALLING R-38 OVER 100 PERCENT OF THE CEILING AREA REQUIRING INSULATION SHALL BE DEEMED TO SATISFY THE REQUIREMENT FOR R-49 INSULATION WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-38 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. THIS REDUCTION SHALL NOT APPLY TO THE U-FACTOR ALTERNATIVE APPROACH IN SECTION R1102.1.4 AND THE TOTAL UA ALTERNATIVE IN SECTION R1102.1.5.
N1102.2.2 (R402.2.2) CEILINGS WITHOUT ATTIC SPACES.
WHERE SECTION N1102.1.2 WOULD REQUIRE INSULATION LEVELS ABOVE R-30 AND THE DESIGN OF THE ROOF/CEILING ASSEMBLY DOES NOT ALLOW SUFFICIENT SPACE FOR THE REQUIRED INSULATION, THE MINIMUM REQUIRED INSULATION FOR SUCH ROOF/CEILING ASSEMBLIES SHALL BE R-30. THIS REDUCTION OF INSULATION FROM THE REQUIREMENTS OF SECTION N1102.1.2 SHALL BE LIMITED TO 500 SQUARE FEET (46 M) OR 20 PERCENT OF THE TOTAL INSULATED CEILING AREA, WHICHEVER IS LESS. THIS REDUCTION SHALL NOT APPLY TO THE U-FACTOR ALTERNATIVE APPROACH IN SECTION N1102.1.4 AND THE TOTAL UA ALTERNATIVE IN SECTION N1102.1.5.
N1102.2.3 (R402.2.3) EAVE BAFFLE.
FOR AIR-PERMEABLE INSULATIONS IN VENTED ATTICS, A BAFFLE SHALL BE INSTALLED ADJACENT TO SOFFIT AND EAVE VENTS. BAFFLES SHALL MAINTAIN AN OPENING EQUAL OR GREATER THAN THE SIZE OF THE VENT. THE BAFFLE SHALL EXTEND OVER THE TOP OF THE ATTIC INSULATION. THE BAFFLE SHALL BE PERMITTED TO BE ANY SOLID MATERIAL.

SECTION G2438 (613) CLOTHES DRYERS:
G2438.1 (613.1) GENERAL. CLOTHES DRYERS SHALL BE TESTED IN ACCORDANCE WITH ANSI Z21.5.1 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

R314.1 GENERAL. SMOKE ALARMS SHALL COMPLY WITH NFPA 72 AND SECTION R314.
R314.1.1 LISTINGS.
SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND UL 2034.
R314.2 WHERE REQUIRED.
SMOKE ALARMS SHALL BE PROVIDED IN ACCORDANCE WITH THIS SECTION.
R314.2.1 NEW CONSTRUCTION.
SMOKE ALARMS SHALL BE PROVIDED IN DWELLING UNITS.
R314.2.2 ALTERATIONS, REPAIRS AND ADDITIONS.
WHERE ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, OR WHERE ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED IN EXISTING DWELLINGS, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS.
EXCEPTIONS:
1. WORK INVOLVING THE EXTERIOR SURFACES OF DWELLINGS, SUCH AS THE REPLACEMENT OF ROOFING OR SIDING, THE ADDITION OR REPLACEMENT OF WINDOWS OR DOORS, OR THE ADDITION OF A PORCH OR DECK, ARE EXEMPT FROM THE REQUIREMENTS OF THIS SECTION.
2. INSTALLATION, ALTERATION OR REPAIRS OF PLUMBING OR MECHANICAL SYSTEMS ARE EXEMPT FROM THE REQUIREMENTS OF THIS SECTION.
R314.3 LOCATION.
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 FEET (914 MM) 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 SECTION R314.3.
R314.3.1 INSTALLATION NEAR COOKING APPLIANCES.
SMOKE ALARMS SHALL NOT BE INSTALLED IN THE FOLLOWING LOCATIONS UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM IN A LOCATION REQUIRED BY SECTION R314.3.
1. IONIZATION SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 20 FEET (6096 MM) HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
2. IONIZATION SMOKE ALARMS WITH AN ALARM-SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10 FEET (3048 MM) HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
3. PHOTOELECTRIC SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 6 FEET (1828 MM) HORIZONTALLY
R315.1 GENERAL.
CARBON MONOXIDE ALARMS SHALL COMPLY WITH SECTION R315.
R315.1.1 LISTINGS.
CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034. COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 AND UL 217.
R315.2 WHERE REQUIRED.
CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R315.2.1 AND R315.2.2.
R315.2.1 NEW CONSTRUCTION.
FOR NEW CONSTRUCTION, CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN DWELLING UNITS WHERE EITHER OR BOTH OF THE FOLLOWING CONDITIONS EXIST.
1. THE DWELLING UNIT CONTAINS A FUEL-FIRED APPLIANCE.
2. T H E DWELLING UNIT HAS AN ATTACHED GARAGE WITH AN OPENING THAT COMMUNICATES WITH THE DWELLING UNIT.
R315.2.2 ALTERATIONS, REPAIRS AND ADDITIONS.
WHERE ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, OR WHERE ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED IN EXISTING DWELLINGS, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH CARBON MONOXIDE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS.
EXCEPTIONS:
1. WORK INVOLVING THE EXTERIOR SURFACES OF DWELLINGS, SUCH AS THE REPLACEMENT OF ROOFING OR SIDING, OR THE ADDITION OR REPLACEMENT OF WINDOWS OR DOORS, OR THE ADDITION OF A PORCH OR DECK, IS EXEMPT FROM THE REQUIREMENTS OF THIS SECTION.
2. INSTALLATION, ALTERATION OR REPAIRS OF PLUMBING OR MECHANICAL SYSTEMS ARE EXEMPT FROM THE REQUIREMENTS OF THIS SECTION.
R315.3 LOCATION.
CARBON MONOXIDE ALARMS IN DWELLING UNITS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.

STRUCTURAL STEEL NOTES:
1. ALL STRUCTURAL STEEL FABRICATION AND ERECTION TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ASTM SPECS FOR A992 GRADE 50 AND THE AISC MANUAL.
2. ALL CONNECTIONS TO BE 3/4"Ø BOLTS OR GREATER AS REQUIRED OR WELDED CONNECTION, U.N.
3. ALL BEAMS CONNECTED TO COLUMNS, BEAMS CARRYING OR OVER COLUMNS, MOMENT SPLICES SHALL BE HIGH STRENGTH BOLTED A325 (S.C.) OR AS INDICATED ON PLANS.
4. ALL CONNECTIONS TO BE IN COMPLIANCE WITH A.I.S.C. STANDARDS AND TO SATISFY BEAM END REACTIONS.
5. STEEL COLUMN PROTECTION TO COMPLY W/ SECTION R407.2. ALL SURFACES (INSIDE AND OUTSIDE) OF STEEL COLUMNS SHALL BE GIVEN A SHOP COAT OF RUST INHIBITIVE PAINT, EXCEPT FOR CORROSION-RESISTANT STEEL AND STEEL TREATED WITH COATINGS TO PROVIDE CORROSION RESISTANCE.
6. ALL WELDING TO BE PERFORMED BY LICENSED WELDERS AND TO MEET THE REQUIREMENTS OF THE A.W.S. AND THE LOCAL BUILDING CODE.
7. SPECIAL PRECAUTIONS TO BE TAKEN DURING STEEL ERECTION TO ENSURE STABILITY UNTIL STRUCTURE IS COMPLETED.
8. SHOP DRAWINGS MUST BE APPROVED BY THE ENGINEER PRIOR TO FABRICATION.
9. FITTED STIFFENERS SHALL BE PROVIDED IN BEAMS OVER AND UNDER ALL COLUMNS.
10. WHERE INSPECTION AND TESTING SHALL BE REQUIRED, SAME SHALL BE THE RESPONSIBILITY OF THE OWNER.

CONSTRUCTION NOTES:
CONCRETE FOOTINGS ARE TO REST ON FIRM VIRGIN SOIL. FOOTINGS ARE DESIGNED ASSUMING A MINIMUM OF (1) TON PER SQ FT. SOIL BEARING CAPACITY, SUBJECT TO TEST, INSPECTION AND VERIFICATION.

CONCRETE IS TO BE 3500 LBS. PER SQ. INCH. COMPRESSIVE STRENGTH AT 28 DAYS. ALL WORK TO BE IN ACCORDANCE WITH A.C.I. STANDARDS

STRUCTURAL STEEL TO BE Fy=50 KSI FABRICATED AND ERECTED ACCORDING TO THE A.I.S.C. CODE.

STRUCTURAL LUMBER TO BE MINIMUM fb 850 IN BENDING fb UNDER NORMAL LOADING. H

Date: 12-06-2012
Page: 1 of 5
Number: 008-3

P28 Series 2-7/8"(Schedule 40) Helical Steel Pipe Piles

New MacLean-Dixie 2-7/8" "Strength Squared™"Helical Steel Pipe Piles for Compression and Tension Applications (Patent Pending)

Awarded ESR3032 by ICC-ES for AC358 Acceptance Criteria for Helical Foundation Systems and Devices



P28 Series 2-7/8" (O.D.) Schedule 40 Steel Pipe Pile	
Torque Capacity (ft-lbs)	7,500 ft-lbs
Ultimate Mechanical Axial Shaft Capacity	70 KIP
Ultimate Tension/Compression Geotechnical Capacity (pounds-force)	60/60 KIP (30/30 tons)
Pipe Pile O.D. (inches)	2-7/8"
Pipe Pile Wall thickness (inches)	Schedule 40 (.203" wall)
Pipe Material	ASTM A500 Grade B
Helix Material	AISI Grade 1011/1018 HSLA 55
Coupling Material	AISI 8620 ASTM A-958 SC1045
RCS lead option for combo pile	1-1/2" RCS

ISO9001:2008 Certificate # QSR-938

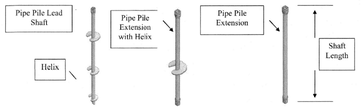
MacLean Dixie HFS
11411 Addison Avenue • Franklin Park, IL 60131
T: (847) 455-0014 F: (847) 455-0029 • www.macleandixie.com
Building Solid Foundations

Date: 12-06-2012
Page: 2 of 5
Number: 008-3

P28 Series 2-7/8"(Schedule 40) Helical Steel Pipe Piles

Features and Benefits:

- For Tension and Compression loads
- For new foundation construction or repair
- Installed with no vibration
- Available for immediate use --- no concrete or grout to cure
- No spoils
- Square engagement coupling system – no bolts in shear during installation – no elongated or torn bolt holes and no bent bolts during installation
- Improved productivity. Bolt holes align for faster assembly – just insert next extension and add bolt. No alignment issues when in tight quarters.
- Greater torque capacity for size – best pipe pile performance value
- Best used in dense soils where higher torque requirements compared to pipe piles
- Can also used with D6 or D7, 1-1/2" RCS leads as combo piles where additional overturning resistance is required
- Helical piles/anchors may be removed
- Contributes to "Green" environment
- Available standard hot dip galvanized ASTM A-123 or black (not coated)
- ICC AC358 Acceptance Criteria for Helical Foundation Systems and Devices Tests:
  - Full scale Compression Load Test in sand and clay
  - Full scale Tension Load Test in sand and clay
  - Full scale Lateral Load Test
  - Shaft Torsion
  - Helix Torsion
  - Coupling Rigidity
  - Helix Capacity
  - Bracket Capacity



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Date: 12-06-2012
Page: 3 of 5
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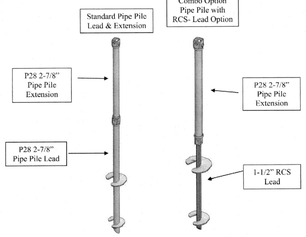
P28 Series 2-7/8"(Schedule 40) Helical Steel Pipe Piles

Combo Piles

The MacLeanDixie Strength Squared© coupling system is a versatile system that provides additional flexibility and economic value by combining the benefits of a RCS (Round Corner Square) lead with the column strength of the pipe pile.
The MacLeanDixie D6 or D7 series 1-1/2" RCS lead can be used to replace the P28 lead. The 1-1/2" RCS lead will facilitate advancing into a tough soil strata with less torque than the pipe pile lead. The P28, 2-7/8" pipe extensions are then used to provide greater compression and lateral capacity.



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Date: 12-06-2012
Page: 4 of 5
Number: 008-3

P28 Series 2-7/8"(Schedule 40) Helical Steel Pipe Piles

MacLean-Dixie "Strength Squared™" coupling system (Patent pending)



2-bolt Cross Connection



Pipe pile and coupling system remains undamaged during installation

Conventional Pipe Piles - Elongated/torn holes with round pipe pile coupling & bolts in shear.



MacLean Dixie HFS
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T: (847) 455-0014 F: (847) 455-0029 • www.macleandixie.com
Building Solid Foundations

SAMPLE JOB NOTES
HELICAL PILE SPECIFICATIONS

1) ALL PILES SHALL BE PATENTED HELICAL PILES AND APPURTENANCES AS MANUFACTURED BY MACLEAN DIXIE AND FURNISHED EXCLUSIVELY BY PREMIUM TECHNICAL SERVICES (1-800-282-7453). ALL HELICAL PILES ARE TO BE INSTALLED BY A FACTORY CERTIFIED INSTALLER, OTHERWISE A CERTIFIED TECHNICIAN FROM PREMIUM TECHNICAL SERVICES MUST BE ON SITE AT ALL TIMES TO WITNESS PILE INSTALLATION. **ALL HELICAL PILES MUST BE ICC APPROVED AND BE IN ACCORDANCE W/ NYC D.O.B. 2014 CODE.**
A. MANUFACTURER TO HAVE IN EFFECT INDUSTRY RECOGNIZED WRITTEN QUALITY CONTROL FOR ALL MATERIALS AND MANUFACTURING
B. ALL WELDING TO BE PERFORMED BY WELDERS CERTIFIED UNDER SECTION 5 OF THE AWS CODE D1.1.

2) HELICAL PILE LEAD SECTIONS SHALL BE MODEL **150-1214-S7** WITH A **1.50"** ROUND CORNER SQUARED SHAFT AND A **12"** AND **14"** DIAMETER HELIX. LEAD SECTIONS SHALL BE **7'** LONG. ALL HELIX PILE EXTENSIONS SHALL BE **P28 – 2-7/8" SCH 40 (MIN. 6700 FT-LB TORQUE RATING)** PIPE SHAFT 5, 7 OR 10' LONG DEPENDING ON VERTICAL CLEARANCE. **ALL PILES SHALL INCORPORATE THE PATENTED MACLEAN-DIXIE SQUARE CONNECTIONS.**

3) HELICAL PILES, EXTENSIONS AND APPURTENANCES SHALL BE HOT-DIPPED GALVANIZED STEEL IN ACCORDANCE WITH ASTM A153 (LATEST REVISION) AND **ESR-3032**.

4) ALL PILE INSTALLATION OPERATIONS SHALL BE SUPERVISED BY A LICENSED ENGINEER. THE INSPECTOR SHALL KEEP A COMPLETE RECORD OF THE PILE INSTALLATION OPERATION.

5) HELICAL PILES SHALL BE INSTALLED TO A MINIMUM DEPTH OF **12'** BELOW GRADE AND A MINIMUM TORQUE OF **4000** FT-LBS. AND A MINIMUM CARRYING CAPACITY OF **10 TONS** WORKING LOAD (DESIGN) SUBJECT TO THE FOLLOWING PROVISIONS:

A) IF THE MINIMUM TORQUE REQUIREMENT HAS NOT BEEN SATISFIED AT THE MINIMUM DEPTH LEVEL, THE CONTRACTOR SHALL HAVE THE FOLLOWING OPTIONS:

a) INSTALL THE PILE DEEPER USING ADDITIONAL EXTENSIONS UNTIL THE SPECIFIED TORQUE LEVEL IS OBTAINED.
b) REMOVE THE EXISTING PILE AND INSTALL A PILE WITH LARGER AND/OR MORE HELICES. THE REVISED PILE SHALL BE INSTALLED BEYOND THE TERMINATION DEPTH OF THE ORIGINAL PILE, AS DIRECTED ENGINEER.
c) ADD ADDITIONAL PILES AS RECOMMENDED BY ENGINEER.

B) IF THE MAXIMUM TORQUE RATING OF THE PILE AND/OR INSTALLING UNIT HAS BEEN REACHED PRIOR TO SATISFYING THE MINIMUM DEPTH REQUIREMENT, THE CONTRACTOR SHALL HAVE , a) THE OPTION TO INCREASE THE TERMINAL TORQUE TO A MAXIMUM OF **5500** FT. LBS., b)AFTER CONSULTING WITH THE ENGINEER OF RECORD, THE CONTRACTOR MAY REDUCE THE SIZE OF THE HELIX AS REQUIRED TO ACHIEVE THE MINIMUM DEPTH WHILE STILL ACHIEVING THE MINIMUM TORQUE.

6) HELICAL PILES SHOULD BE INSTALLED AS SHOWN ON THE ENGINEER'S PLAN. ALL CHANGES IN PILE LOCATION MUST BE APPROVED BY THE ENGINEER.

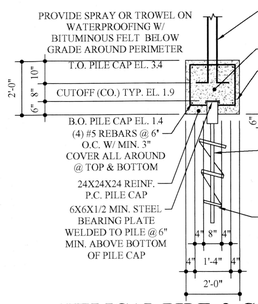
7) IF UNDERGROUND OBSTRUCTIONS ARE ENCOUNTERED DURING INSTALLATION, THE CONTRACTOR SHALL HAVE THE OPTION OF REMOVING THE OBSTRUCTION IF POSSIBLE OR RELOCATING THE PILE WITH THE ENGINEER'S APPROVAL. THE LATTER OPTION MAY REQUIRE THE RELOCATION OF ADJACENT PILES.

8) A) THE HELICAL PILE SHALL BE CONNECTED TO THE STRUCTURE USING A PTS APPROVED STEEL BRACKET OR SLAB-SUPPORTING CHANNEL AS THE CASE MAY BE- AS SHOWN ON ENGINEER'S PLAN. THESE CONNECTION DEVICES SHALL BE CAPABLE OF SAFELY TRANSFERRING THE STRUCTURAL LOADS TO THE HELICAL PILE.
B) THE HELICAL PILE SHALL BE CONNECTED TO THE STRUCTURE USING A PTS APPROVED FOUNDATION BRACKET GIVEN THE FOLLOWING PROVISIONS:
a) PILE SHALL BE INSTALLED A MINIMUM OF 2 DEGREES FROM PLUMB AND A MAXIMUM OF 5 DEGREES FROM PLUMB.
b) FOOTING SHOULD BE NOTCHED FLUSH WITH THE FACE OF THE WALL AT THE INSTALLATION LOCATION
c) NOTCH SHOULD EXTEND 4 INCHES ON EITHER SIDE OF THE FOUNDATION BRACKET LOCATION
d) BOTTOM OF FOOTING SHOULD BE CLEAN, SOUND CONCRETE
e) NON-SHRINK GROUT SHALL BE APPLIED TO THE BOTTOM OF THE FOUNDATION BRACKET TO ENSURE A FLUSH CONNECTION
f) FOUNDATION BRACKET SHALL BE ATTACHED TO THE STRUCTURE USING 8" x 5/8" ANCHOR BOLTS
g) APPLY 50% OF THE DESIGN LOAD USING A JACK WITH GUAGES TO PROPERLY SEAT THE PILES (DO NOT EXCEED DESIGN LOAD OF THE PILES)

9) WRITTEN INSTALLATION RECORDS SHALL BE OBTAINED FOR EACH HELICAL PILE. THESE RECORDS SHALL INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
a) PROJECT NAME AND/OR LOCATION
b) NAME OF CONTRACTOR'S FOREMAN OR REPRESENTATIVE WHO WITNESSED THE INSTALLATION.
c) DATE AND TIME OF INSTALLATION.
d) LOCATION AND REFERENCE NUMBER OF EACH PILE.
e) DESCRIPTION OF LEAD SECTION AND EXTENSIONS INSTALLED.
f) OVERALL DEPTH OF INSTALLATIONS REFERENCED FROM BOTTOM OF GRADE BEAM OR FOOTING.
g) TORQUE READING FOR THE LAST THREE FEET OF INSTALLATION IF PRACTICAL. IN LIEU OF THIS REQUIREMENT, THE TERMINAL TORQUE SHALL BE RECORDED AS A MINIMUM.
h) MAKE AND MODEL OF THE EQUIPMENT USED FOR INSTALLATION
i) THE INSTALLATION SPEED (RPM) OF THE HELICAL PILE
j) ABRUPT CHANGES IN INSTALLATION TORQUE
k) ANY OTHER RELEVANT INFORMATION RELATING TO THE INSTALLATION.

10) THE INSTALLER MUST PROVIDE A N.Y.S. LICENSED PROFESSIONAL ENGINEER CERTIFIED PILE LOG

PREMIUM TECHNICAL SERVICES
13 ROCKWOOD AVE
MASSAPEQUA, NY 11758

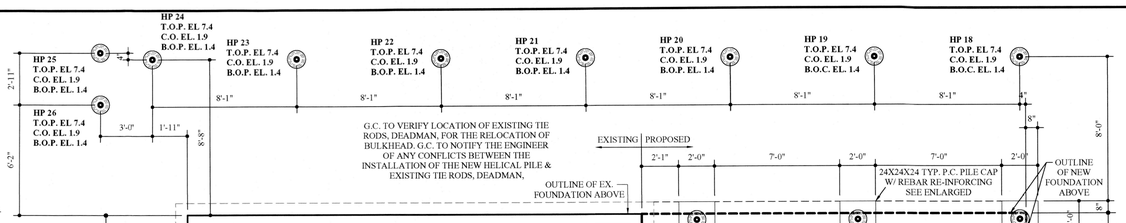


HELICAL PILE & CAP DETAIL

SCALE: 3/8" = 1'-0"

HELICAL SCREW PILE SPECIFICATION:

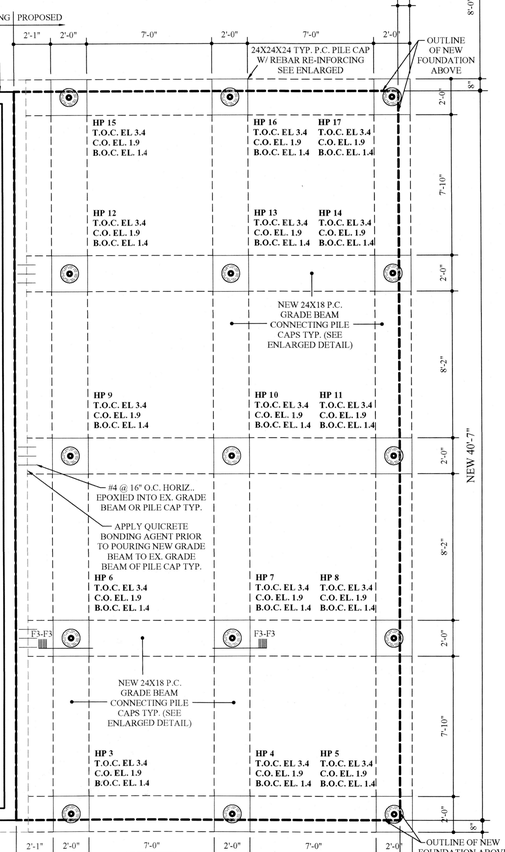
1. ALL WORK AS DESCRIBED HEREIN SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE SAFETY CODES IN EFFECT AT THE TIME OF INSTALLATION
2. HELICAL PIERS AS SPECIFIED SHALL CONFORM TO EITHER THE SBCI-STANDARD BUILDING CODE, BOCA NATIONAL CODE, OR ICBO-UNIFORM BUILDING CODE. AN OFFICIAL EVALUATION REPORT WITH ASSIGNED NUMBER SHALL BE PRESENTED UPON REQUEST TO THE OWNER AND/OR THEIR REPRESENTATIVE. SBCCI-959418; BOCA-RR94-27; ICBO-ER-5110.
3. THE HELICAL LEAD SECTIONS AND EXTENSION SECTIONS SHALL BE SOLID STEEL, ROUND CORNERED SQUARE SHAFT, OR ROUND STEEL PIPE SHAFT, OR COMPOSITE STEEL AND GROUT SHAFT CONFIGURED WITH ONE OR MORE HELICAL BEARING PLATES WELDED TO THE SHAFT.
4. ALL PIERS MUST BE CORROSION PROTECTED BY HOT DIP GALVANIZATION.
5. INSTALLATION UNITS SHALL CONSIST OF A ROTARY TYPE TORQUE MOTOR WITH FORWARD AND REVERSE CAPABILITIES. THESE UNITS ARE TYPICALLY POWERED.
6. INSTALLATION UNITS SHALL BE CAPABLE OF DEVELOPING THE MINIMUM TORQUE AS REQ'D.5 7. INSTALLATION UNITS SHALL BE CAPABLE OF POSITIONING THE HELICAL PIER AT THE PROPER INSTALLATION ANGLE. THIS ANGLE MAY VARY BETWEEN VERTICAL AND 5 DEGREES DEPENDING UPON APPLICATION AND TYPE OF LOAD TRANSFER DEVICE SPECIFIED OR REQUIRED.
8. INSTALLATION TORQUE SHALL BE MONITORED THROUGHOUT THE INSTALLATION PROCESS.
9. HELICAL PIERS SHALL BE INSTALLED TO THE MINIMUM TORQUE VALUE REQUIRED TO PROVIDE THE LOAD CAPACITIES SHOWN ON THE PLANS.
10. THE APPROPRIATE STEEL NEW CONSTRUCTION LOAD TRANSFER DEVICE SHALL BE USED.
11. APPROPRIATE HELICAL PIER SELECTION WILL CONSIDER DESIGN LOAD PLUS SAFETY FACTOR, SOIL PARAMETERS AND THE INSTALLATION TORQUE VS. CAPACITY EQUATION AS PER THE MANUFACTURERS RECOMMENDATIONS.
12. DESIGN OF HELICAL SCREW PILES AND ANCHORS SHALL BE PERFORMED BY AN ENTITY AS REQUIRED IN ACCORDANCE WITH EXISTING LOCAL CODE REQUIREMENTS OR ESTABLISHED LOCAL PRACTICES. THIS DESIGN WORK MAY BE PERFORMED BY A LICENSED PROFESSIONAL ENGINEER, A CERTIFIED A.B. CHANCE DEALER, OR DESIGNER DEPENDING ON LOCAL REQUIREMENTS OR PRACTICES.



G.C. TO VERIFY LOCATION OF EXISTING TIE RODS, DEADMAN, FOR THE RELOCATION OF BULKHEAD. G.C. TO NOTIFY THE ENGINEER OF ANY CONFLICTS BETWEEN THE INSTALLATION OF THE NEW HELICAL PILE & EXISTING TIE RODS, DEADMAN,

OUTLINE OF EX. FOUNDATION ABOVE

EXISTING | PROPOSED



** NOTE, CONTRACTOR MUST CONSULT ENGINEER PRIOR TO MAKING ANY CHANGES TO THE APPROVED BUILDING DEPARTMENT PLANS. **

** NOTE, ALL DIMENSION ARE TO BE VERIFIED IN FIELD (V.I.F.) ANY AND ALL DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY. **

IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND HIS/HER SUB-CONTRACTORS TO ABIDE BY THE RULES SET FORTH BY THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) IN REGULATIONS (STANDARDS - 29 CFR), STANDARD 1926 AND THERE SUB-PARTS.

THE ENGINEER HAS NOT BEEN RETAINED FOR FIELD SUPERVISION, MONITORING & CONTROLLED INSPECTIONS

#4 @ 16" O.C. HORIZ.. EPOXIED INTO EX. GRADE BEAM OR PILE CAP TYP.

APPLY QUICRETE BONDING AGENT PRIOR TO POURING NEW GRADE BEAM TO EX. GRADE BEAM OF PILE CAP TYP.

** NOTE, ALL DIMENSION ARE TO BE VERIFIED IN FIELD (V.I.F.) ANY AND ALL DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY. **

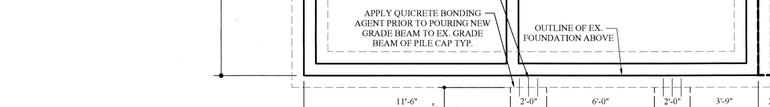
** NOTE, CONTRACTOR MUST CONSULT ENGINEER PRIOR TO MAKING ANY CHANGES TO THE APPROVED BUILDING DEPARTMENT PLANS. **

ELEVATION
T.O.P. = TOP OF PIER
T.O.C. = TOP OF CAP
C.O. = CUT OFF
B.O.C. = BOTTOM OF CAP
B.O.P. = BOTTOM OF PIER

#4 @ 16" O.C. HORIZ.. EPOXIED INTO EX. GRADE BEAM OR PILE CAP TYP.

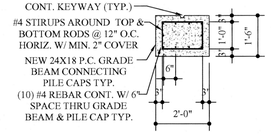
APPLY QUICRETE BONDING AGENT PRIOR TO POURING NEW GRADE BEAM TO EX. GRADE BEAM OF PILE CAP TYP.

OUTLINE OF EX. FOUNDATION ABOVE



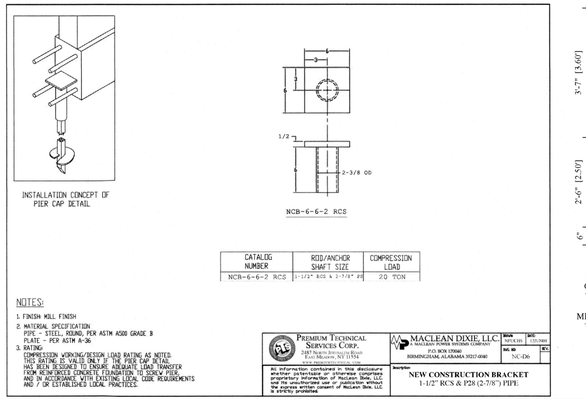
NEW PILE PLAN

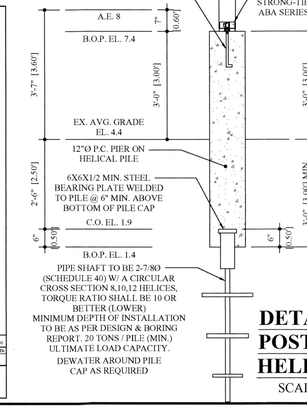
SCALE: 1/4" = 1'-0"



GRADE BEAM DETAIL

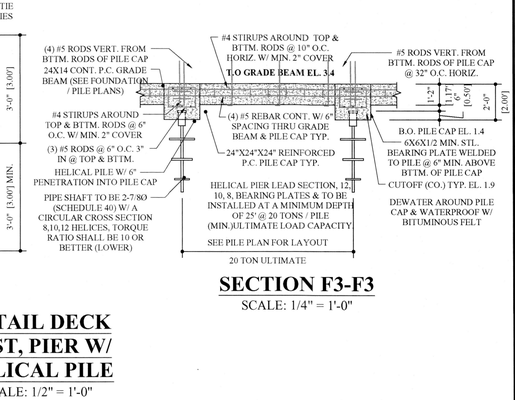
SCALE: 3/8" = 1'-0"





DETAIL DECK POST, PIER W/ HELICAL PILE

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



SECTION F3-F3

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

No.	Description	Date
	ISSUED FOR FILING	02/17/21
	ISSUED FOR BIDDING ONLY	06/18/21
	REVISED AS PER BLDG. DEPT. COMMENTS, ADDED SKY EXPOSURE PLANE, REVISED F.A.R., & CUT REAR DECK BACK	12/02/21

NO OVERSIGHT, ERROR, OR OMISSION ON THE PART OF THE ENGINEER OR HIS REPRESENTATIVE SHALL LEGALIZE THE ERECTING, CONSTRUCTION, ALTERATION, REMOVAL, USE, OR OCCUPANCY OF A BUILDING OR STRUCTURE THAT DOES NOT CONFORM TO THE PROVISIONS OF THE BUILDING CODE AND THE BUILDING ZONE ORDINANCE.

ANY DEVIATION FROM ANY STRUCTURAL MEMBERS AS INDICATED ON THESE PLANS SUCH AS HDRS., TRIMMERS, I-BEAMS, PARALLAMS, MICROLAMS, TRUSSES, FLR. JSTS., CEILING BEAMS, ROOF RAFTERS, RIDGE BEAMS, STRUCTURAL HIPS, STL. COLS., WOOD POSTS, LEDGER BRDS., ETC. SHALL BE REPORTED TO THE ENGINEER PRIOR TO THE COMENCEMENT OF ANY PHYSICAL WORK.

CONTRACTOR SHALL CHECK AND VERIFY ALL CONDITIONS AT THE CONSTRUCTION SITE BEFORE BEGINNING ANY PHYSICAL WORK. HE SHALL FAMILIARIZE HIMSELF WITH THE INTENT TO THESE PLANS, SPECIFICATIONS AND ALL OTHER INFORMATION INCLUDING GOVERNING CODES, LAWS, ORDINANCE, ZONING AND REGULATION.

THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS & DIMENSIONS BEFORE STARTING CONSTRUCTION & SHALL NOTIFY THE ENGINEER OF ANY AMBIGUITIES OR DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. IF ANY QUESTIONS ARISE BEFORE OR DURING CONSTRUCTION AS TO THE INTENT OR DETAILS OF THE DRAWINGS, THE CONTRACTOR SHALL CALL THE DESIGNER FOR CLARIFICATION AND OR INSTRUCTIONS.IF THE CONTRACTOR FAILS TO FOLLOW THE ABOVE PROCEDURE HE SHALL ASSUME THE RESPONSIBILITY FOR THE CONSEQUENCES OF HIS ACTIONS AND/OR DECISIONS. ALL DIMENSIONS ARE +/- & MUST BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION BY CONTRACTOR

THESE PLANS DOES NOT RELIEVE THE CONTRACTOR OR THEIR SUB-CONTRACTOR OF RESPONSIBILITY FOR FULL COMPLIANCE WITH THE CONTRACT REQUIREMENTS; FOR THE CORRECTNESS OF DIMENSIONS; CLEARANCES AND MATERIAL QUANTITIES; FOR PROPER DESIGN DETAIL; FOR FABRICATION AND CONSTRUCT TECHNIQUES; FOR PROPER COORDINATION WITH OTHER TRADES AND FOR PROVIDING ALL DEVICES REQUIRED FOR SAFE AND SATISFACTORY CONSTRUCTION & OPERATIONS.

A.E. 8

PROPERTY INFORMATION

SECTION: 62
BLOCK: 183
LOT: 206, 207, 208 + 380
ZONE: "A"

THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.
DIAL 811

OWNER:

PORTOLES RESIDENCE
449 NASSAU AVENUE
FREEPORT, N.Y.

ENGINEER:
ROBERT F. ALWEIS, P.E., P.C., CONSULTING ENGINEER
1 CATHERINE PLACE,
BELLMORE, N.Y., 11710
Tel: (516) 679-4731
Fax: (516) 679-4736
Email:
ralweis@alweisengineering.com

CONSTRUCT NEW 3 STORY SIDE ADDITION, REAR YARD DECK, & INTERIOR ALT.

THESE PLANS ARE THE PROPERTY TO "ROBERT F. ALWEIS P.E.PC."& SHALL NOT BE REPRODUCED COPIED OR REPLICATED IN ANY FORM UNLESS SPECIFICALLY AUTHORIZED BY "ROBERT F. ALWEIS .PE.PC"

THESE PLANS ARE PROTECTED UNDER THE COPY RIGHT ACT TITLE 17 OF THE UNITED STATES CODE AMENDED ON DECEMBER 1st. 1990

ALL WORK SHALL COMPLY WITH THE 2020 N.Y.S. RESIDENTIAL CODE

THE GENERAL CONTRACTOR OR OWNER / CLIENT CAN VIEW OR LOOK UP ANY NEW YORK STATE BUILDING CODE REFERENCES OR SECTION NUMBERS EITHER MENTIONED ON THESE PLANS OR NOT, CAN GO TO THE FOLLOWING WEB SITE:
HTTPS://UP.CODES/CODES/NEW_YORK

EDUCATION LAW ARTICLE 145
PROFESSIONAL ENGINEERING & LAND SURVEYING, SECTION 7209; IT IS A VIOLATION OF THIS LAW FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY.

SEAL

Date: 02/17/21
Project #: 0000
Drawn by: J.W.
Checked by: R.A.
Scale: as noted

Sheet #
A-1

Page # OF

TRI-STATE DRILLING TECHNOLOGIES, INC.

94 Gardiners Avenue #388, Levittown, New York 11756

SOIL BORING REPORT LOG

DATE:	11/26/21	SHEET 1 OF 1
CLIENT:	Portoles Residence	LOCATION ID#
Project Location:	449 Nassau Ave., Freeport, N.Y.	B-1
Remarks:	Proposed Improvements	PROJECT #21126

DRILLING CONTRACTOR: **TSDT, Inc.** | Logged : PR | DRILLER: PR

EQUIPMENT	SOIL SAMPLER	HAMMER WEIGHT	HAMMER FALL	Standard Penetration Test		DRILL RIG DRILL METHOD
		140 lbs.	30-Inches	Auger		
TYPE:	STD	Auto	HSA	3 ¼"		Mobile Track
SIZE:	2-inch					

Surface Elevation: N/A

WATER LEVEL (In Open Borehole): 3.5 feet Surface Material: Soil

DEPTH	SAMPLE	BLOW COUNTS	CLASS OF MATERIAL	MOISTURE	STRATA	SOIL – ROCK DESCRIPTION - CLASSIFICATION
0	S-1	6 5 7		Dry		Brown f-m SAND -SILT-GRAVEL fill (SM)
	S-2	6 7 6		↓ Wet		↓ Brown f-m SAND -SILT-GRAVEL fill (SM) To 4 feet
5	S-3	6 5 3				↓ Brown-Gray Loose ORGANIC SILT-PEAT (PT) to 20 feet
	S-4	2 2 1				
10	S-5	1 1 2				
15	S-6	2 2 1				
	S-7	1 1 2				
20	S-8	2 3 6	3	↓		↓ Brown f-m SAND some Gravel (SP)
	S-9	8 11 10				
25	S-10	11 15 13	9			↓ Brown f-m SAND & GRAVEL (SP)
30						

See Page 2

Date: 01-26-21 — 449 Nassau Ave., Freeport, NY (Continues from Boring B-1)

SHEET 2 OF 2 — LOCATION ID: B-1

DEPTH	SAMPLE	BLOW COUNTS	CLASS OF MATERIAL	MOISTURE	STRATA	SOIL – ROCK DESCRIPTION – CLASSIFICATION
30	S-11	14 8 11	7	Wet		Brown f-m SAND & GRAVEL (SP)
35	S-12	14 10 13	11	↓		↓ Brown f-m SAND & GRAVEL (SP) End of Boring @ 37 Feet
40						
45						
50						
55						
60						
65						
70						
75						

TRI-STATE DRILLING TECHNOLOGIES, INC.

94 Gardiners Avenue #388, Levittown, New York 11756

SOIL BORING REPORT LOG

DATE:	11/26/21	SHEET 1 OF 1
CLIENT:	Portoles Residence	LOCATION ID#
Project Location:	449 Nassau Ave., Freeport, N.Y.	B-2
Remarks:	Proposed Improvements	PROJECT #21126

DRILLING CONTRACTOR: **TSDT, Inc.** | Logged : PR | DRILLER: PR

EQUIPMENT	SOIL SAMPLER	HAMMER WEIGHT	HAMMER FALL	Standard Penetration Test		DRILL RIG DRILL METHOD
		140 lbs.	30-Inches	Auger		
TYPE:	STD	Auto	HSA	3 ¼"		Mobile Track
SIZE:	2-inch					

Surface Elevation: NA

WATER LEVEL (In Open Borehole): 3.7 feet Surface Material: Soil

DEPTH	SAMPLE	BLOW COUNTS	CLASS OF MATERIAL	MOISTURE	STRATA	SOIL – ROCK DESCRIPTION - CLASSIFICATION
0	S-1	5 8 9	7	Dry		Dark Brown f-m SAND -SILT-GRAVEL fill (SM)
	S-2	8 7 6	3	↓ Wet		↓ Brown f-m SAND -SILT- GRAVEL fill (SM) To 4 feet
5	S-3	3 3 2	1			↓ Brown-Gray Loose ORGANIC SILT-PEAT (PT) to 19 feet
	S-4	2 2 1	1			
10	S-5	2 1 1	2			
15	S-6	1 2 1	0			
	S-7	1 2 2	3			
20	S-8	5 8 7	9			↓ Brown f-m SAND some Gravel (SP)
	S-9	12 13	10			
25	S-10	14 11	11			↓ Brown f-m SAND & GRAVEL (SP)
30						

See Page 2

Date: 01-26-21 — 449 Nassau Ave., Freeport, NY (Continues from Boring B-2)

SHEET 2 OF 2 — LOCATION ID: B-2

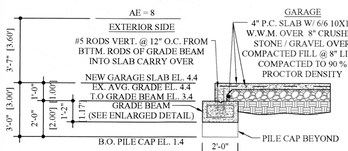
DEPTH	SAMPLE	BLOW COUNTS	CLASS OF MATERIAL	MOISTURE	STRATA	SOIL – ROCK DESCRIPTION – CLASSIFICATION
30	S-11	11 15 13	10	Wet		Brown f-m SAND & GRAVEL (SP)
35	S-12	9 12 15	12	↓		↓ Brown f-m SAND & GRAVEL (SP) End of Boring @ 37 Feet
40						
45						
50						
55						
60						
65						
70						
75						



NOTE: ALL CONCRETE TO BE 3,500 P.S.I. 28 DAY STRENGTH

P.C. SLAB DETAIL

SCALE: 3/8" = 1'-0"

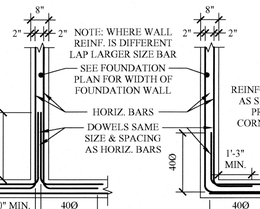


SECTION F2-F2

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

FOUNDATION & CONCRETE NOTES:

1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD.
2. MINIMUM PROTECTION FOR MAIN REINFORCEMENT TO BE 4" FOR CONCRETE POURED AGAINST EARTH; ALL OTHERS TO BE 2".
3. CONTRACTOR TO PROVIDE PROPER SLEEVES IN FOUNDATION WALLS AND SLABS TO ACCOMMODATE ANY PIPES PASSING THROUGH FOUNDATION WALL.
4. STRUCTURAL DRAWINGS TO BE USED IN CONJUNCTION WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
5. ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL WITH A MINIMUM BEARING VALUE OF 1 TON. PER SQ. FT. TO BE VERIFIED IN FIELD BY AUTHORITIES HAVING JURISDICTION OVER SAME.
6. ALL ELEVATIONS OF FOOTINGS INDICATED ARE SUBJECT TO CHANGE UPON INSPECTION OF SOIL CONDITION DURING EXCAVATION OF THE SITE.
7. BOTTOM OF EXTERIOR FOOTINGS TO BE 3'-0" MINIMUM BELOW GRADE.
8. CONCRETE TO BE AS FOLLOWS:
   A. FOOTINGS, FOUNDATION WALLS: F' C = 3,500. PSI. STONE CONCRETE.
   B. STRUCTURALLY SUPPORTED SLAB AND SLAB ON GRADE TO BE 3,500. PSI.STONE
9. FOUNDATION CONCRETE TEST CYLINDERS AND INSPECTION OF REINFORCEMENT AND POURING OF CONCRETE TO BE TAKEN AND TESTED AS REQUIRED BY LOCAL AUTHORITIES.
10. ALL REINFORCING BARS TO BE A615 GRADE 60 NEW BILLET STEEL.
11. ALL REINFORCING BARS TO BE LAPPED A MINIMUM OF 40 DIAMETER AT SPLICES AND CORNERS.
12. MINIMUM PROTECTION FOR MAIN REINFORCEMENT TO BE 3" FOR CONCRETE POURED AGAINST EARTH; ALL OTHERS TO BE 2".
13. WIRE FABRIC TO BE ELECTRICALLY WELDING AND TO HAVE AN ULTIMATE TENSILE STRENGTH OF 70,000. PSI..
14. CONTRACTOR TO PROVIDE PROPER SLEEVES IN FOUNDATION WALLS AND SLAB TO ACCOMMODATE ANT PIPES PASSING THROUGH.
15. CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD.
16. STRUCTURAL DRAWINGS TO BE USED IN CONJUNCTION WITH THE ARCHITECTURAL AND MECHANICAL DRAWINGS.

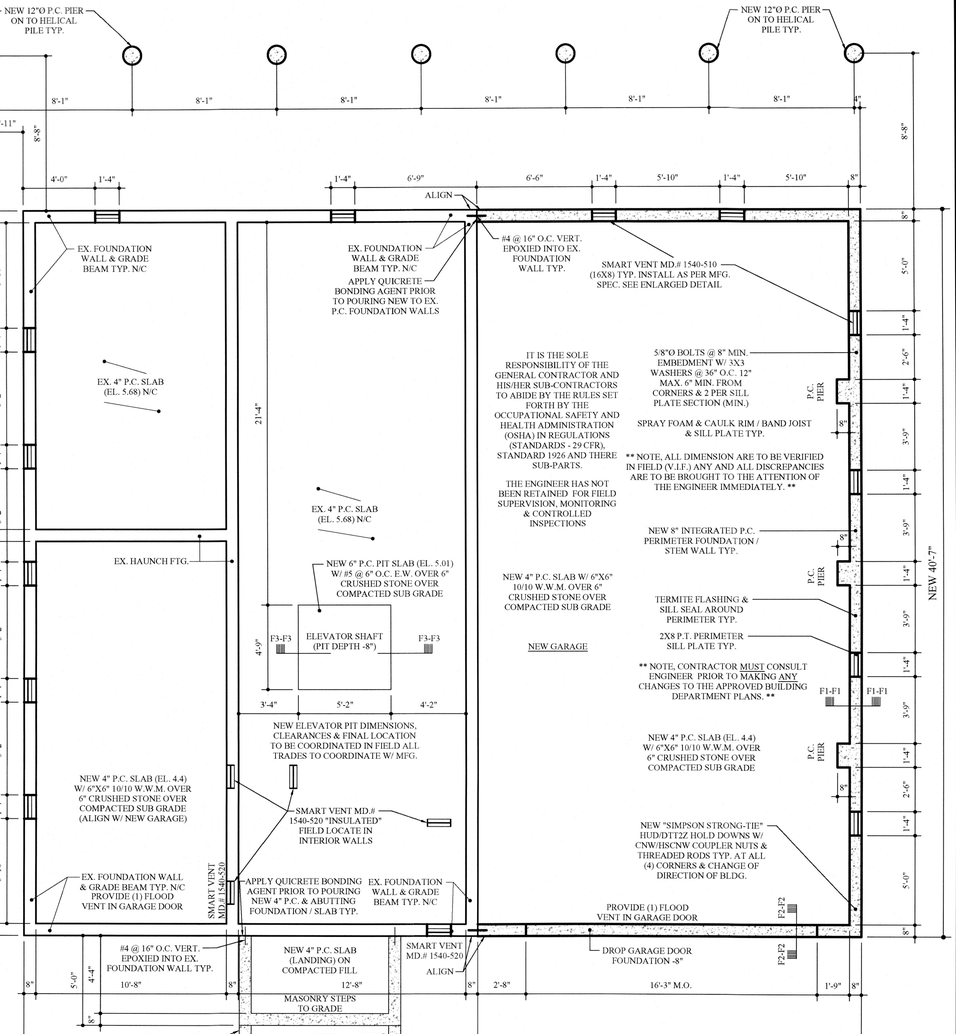


FOUNDATION REBAR DETAIL

SCALE: 3/8" = 1'-0"

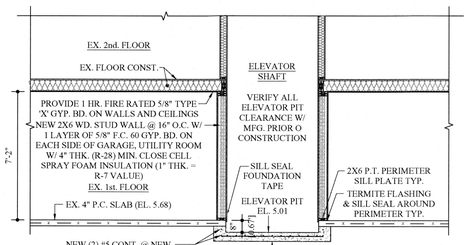
SECTION F1-F1

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



NEW / EX. FOUNDATION PLAN

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



SECTION F3-F3

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

R322.2.2 ENCLOSED AREA BELOW DESIGN FLOOD ELEVATION.
ENCLOSED AREAS, INCLUDING CRAWL SPACES, THAT ARE BELOW THE DESIGN FLOOD ELEVATION SHALL:
1. BE USED SOLELY FOR PARKING OF VEHICLES, BUILDING ACCESS OR STORAGE.
2. BE PROVIDED WITH FLOOD OPENINGS THAT MEET THE FOLLOWING CRITERIA AND ARE INSTALLED IN ACCORDANCE WITH SECTION R322.2.2.1:
   2.1. THE TOTAL NET AREA OF ALL OPENINGS SHALL BE NOT LESS THAN 1 SQUARE INCH (645MM2) FOR EACH SQUARE FOOT (0.093 M2) OF ENCLOSED AREA WHERE THE ENCLOSED AREA IS MEASURED THE EXTERIOR ENCLOSED WALLS, OR THE OPENINGS SHALL BE DESIGNED AS ENGINEERED OPENING AND THE CONSTRUCTION DOCUMENTS SHALL INCLUDE A STATEMENT BY A REGISTER DESIGN PROFESSIONAL THAT THE DESIGN OF THE OPENINGS WILL PROVIDE FOR EQUALIZATION OF HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS BY ALLOWING FOR THE AUTOMATIC ENTRY AND EXIT OF FLOODWATERS AS SPECIFIED IN SECTION 2.6.2.2 OF ASCE 24
2.2 OPENINGS SHALL NOT BE LESS THAN 3 INCHES (76mm) IN ANY DIRECTION IN ANY PLAN OF THE WALL
2.3 THE PRESENCE OF LOUVERS, BLADES, SCREENS AND FACEPLATES OR OTHER COVERS AND DEVICES SHALL ALLOW AUTOMATIC FLOW OF FLOODWATER INTO AND OUT OF THE ENCLOSED AREAS AND SHALL BE ACCOUNTED FOR IN THE DETERMINATION OF THE NET OPEN AREA.
R322.2.2.1 INSTALLATION OF OPENING
THE WALLS OF ENCLOSED AREAS SHALL HAVE OPENING INSTALL SUCH THAT:
1. THERE SHALL BE NOT LESS THAN TWO OPENINGS ON DIFFERENT SIDES OF EACH ENCLOSED AREA; IF A BUILDING HAS MORE THAN ONE ENCLOSED AREA BELOW THE DESIGN FLOOD ELEVATION, EACH AREA SHALL HAVE OPENINGS.
2. THE BOTTOM OF EACH OPENING SHALL BE NOT MORE THAN 1 FOOT (305 mm) ABOVE THE HIGHER OF THE FINAL INTERIOR GRADE OR FLOOR AND THE FINISHED EXTERIOR GRADE IMMEDIATELY UNDER EACH OPENING.
3.. OPENINGS SHALL BE PERMITTED TO BE INSTALL IN DOORS AND WINDOW; DOORS AND WINDOWS WITHOUT INSTALL OPENING DO NOT MEET THE REQUIREMENTS OF THIS SECTION.

REQUIRED FLOOD VENTS (NEW ADDITION)

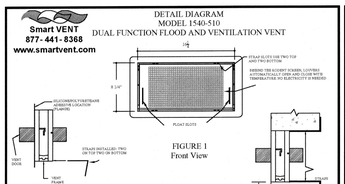
N.Y.S. RES. BLDG. CODE SEC. 324.2.2	867 SQ.FT.	6.773	7
	128 SQ. IN.		MIN. FLOOD VENTS REQ'D.

REQUIRED FLOOD VENTS (EX. SPACE)

N.Y.S. RES. BLDG. CODE SEC. 324.2.2	1025 SQ.FT.	8.008	9
	128 SQ. IN.		MIN. FLOOD VENTS REQ'D.

DETAIL DIAGRAM
MODEL 1540-510
DUAL FUNCTION FLOOD AND VENTILATION VENT

Smart VENT 877- 441- 8368 www.smartvent.com



INSTALLATION INSTRUCTIONS & DETAILS
MODEL 1540-510
DUAL FUNCTION FLOOD AND VENTILATION VENT
REV. 5-15-09

Smart VENT 877- 441- 8368 www.smartvent.com

INSTALLATION INSTRUCTIONS

1. Remove vent door from vent frame. (Turn upside down, rotate bottom of door outward and slide out)
2. Prepare a CLEAN 16 29" wide by 8.25" high rough opening (approx. 1 block wide X 1 block high) for each vent. Ensure the bottom of the rough opening is no more than 12" above the finished grade.
3. Apply a bead of silicone or polyurethane adhesive around the back of the flange on the vent frame. (FIG. 2)
4. Bend the 4 steel straps to the thickness of the wall measuring from the end with the teeth (see STRAP DETAIL)
5. Insert the top straps into the top two strap slots about two clicks.
6. Insert the vent frame in the cut opening. The bent strap ends go in then up behind the inside of the wall.
7. Push the frame tight against the face of the wall. Ensure the frame is flush and square in the opening. (FIG. 2)
8. Reach through the vent opening and click the two straps in while holding the front of the vent against the wall face. The sharp point of the straps should not extend past the front of the vent face. Install the two remaining bottom straps and click into place.
9. Re-check that frame is square and shim are clear of debris, and caulk.
10. Install the door into frame by grasping the bottom of door (with float pins down) and door (small screen in front). Slide door into frame and rotate until it is latched.
11. To open the door insert two credit cards into the float slots as shown in the diagram. This will unlatch the door for removal and cleaning.

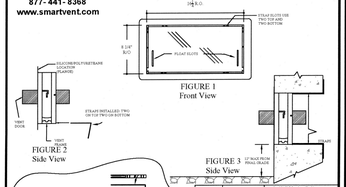
DETAILED SPECIFICATIONS:

MATERIAL STAINLESS STEEL
OPERATION: AUTOMATIC NON-POWERED ACTIVATION AND OPERATION
VENT HOUSING CLOSES AND LOCKED UNTIL ACTIVATED
OPERATION AND AUTOMATIC LOUVERS FULLY OPEN AT 7V DEG. FULLY CLOSED AT 39 DEG. NO POWER REQUIRED
INSTALLATION:
FASTENERS: SELECT 304 OR 316 STAINLESS STEEL SCREWS SUPPLIED
HYDROSTATIC VENTS MEET OR EXCEED THE 1997 UBC SECTION 2312(H) 2 AIR VENTS ALLOWS FOR REDUCED HYDRATION.
REQUIREMENTS FOR FOUNDATION WALLS OF 2 S GREATER THAN 2 FEET WHERE THERE ARE LESS THAN TWO OPPOSING WALLS OF EQUAL STANDARD
COLORS: POWDER COATED WHITE, BRONZE, BRICK, AND BLACK (UNAVAILABLE)

MEETS THE REQUIREMENTS FOR ENGINEERED OPENINGS AS SET FORTH BY:
FEMA, NFIP, ICC, & ASCE
SUPPORTIVE DOCUMENTS, TR 1-08, 0437R-10 SCCV5, ASCE 24-05
ICC EVALUATION # ESR-2674

DETAIL DIAGRAM
MODEL 1540-520
FLOOD VENT INSULATED
FLOODVENT INSULATED

Smart VENT 877- 441- 8368 www.smartvent.com



INSTALLATION INSTRUCTIONS & DETAILS
MODEL 1540-520
FLOODVENT INSULATED
REV. 5-15-09

Smart VENT 877- 441- 8368 www.smartvent.com

INSTALLATION INSTRUCTIONS

1. Remove vent door from vent frame. (Turn upside down, rotate bottom of door outward and slide out)
2. Prepare a CLEAN 16 29" wide by 8.25" high rough opening (approx. 1 block wide X 1 block high) for each vent. Ensure the bottom of the rough opening is no more than 12" above the finished grade.
3. Apply a bead of silicone or polyurethane caulk around the back of the flange on the vent frame. (FIG. 2)
4. Bend the 4 steel straps to the thickness of the wall measuring from the end with the teeth (see STRAP DETAIL)
5. Insert the top straps into the top two strap slots about two clicks.
6. Insert the vent frame in the cut opening. The bent strap ends go in then up behind the inside of the wall.
7. Push the frame tight against the face of the wall. Ensure the frame is flush and square in the opening. (FIG. 2)
8. Reach through the vent opening and click the two straps in while holding the front of the vent against the wall face. The sharp point of the straps should not extend past the front of the vent face. Install the two remaining bottom straps and click into place.
9. Re-check that frame is square and shim are clear of debris, and caulk.
10. Install the door into frame by grasping the bottom of door (with float pins down) and door (with marks back). Slide door into frame and rotate until it is latched.
11. To open the door insert two credit cards into the float slots as shown in the diagram. This will unlatch the door for removal and cleaning.

DETAIL SPECIFICATIONS:
MATERIAL STAINLESS STEEL
OPERATION: AUTOMATICALLY POWERED ACTIVATION AND OPERATION
INSTALLATION:
FASTENERS: SELECT 304 OR 316 STAINLESS STEEL STRAPS SUPPLIED
HYDROSTATIC VENTS MEET OR EXCEED THE 1997 UBC SECTION 2312(H) 2 AIR VENTS ALLOWS FOR REDUCED HYDRATION.
REQUIREMENTS FOR FOUNDATION WALLS OF 2 S GREATER THAN 2 FEET WHERE THERE ARE LESS THAN TWO OPPOSING WALLS OF EQUAL STANDARD
COLORS STAINLESS (STANDARD)
OUTSIDE POWDER COATED WHITE, WHILE, GRAY, AND BLACK (UNAVAILABLE)

MEETS THE REQUIREMENTS FOR ENGINEERED OPENINGS AS SET FORTH BY:
FEMA, NFIP, ICC, & ASCE
SUPPORTIVE DOCUMENTS, TR 1-08, 0437R-10 SCCV5, ASCE 24-05
ICC EVALUATION # ESR-2674

No.	Description	Date
	ISSUED FOR FILING	02/17/21
	ISSUED FOR BIDDING ONLY	06/18/21
	REVISED AS PER BLDG. DEPT. COMMENTS, ADDED SKY EXPOSURE PLANE, REVISED F.A.R., & CUT REAR DECK BACK	12/02/21

NO OVERSIGHT, ERROR, OR OMISSION ON THE PART OF THE ENGINEER OR HIS REPRESENTATIVE SHALL LEGALIZE THE ERECTING, CONSTRUCTION, ALTERATION, REMOVAL, USE, OR OCCUPANCY OF A BUILDING OR STRUCTURE THAT DOES NOT CONFORM TO THE PROVISIONS OF THE BUILDING CODE AND THE BUILDING ZONE ORDINANCE.

ANY DEVIATION FROM ANY STRUCTURAL MEMBERS AS INDICATED ON THESE PLANS SUCH AS HDRS., TRIMMERS, I-BEAMS, PARALLAMS, MICROLAMS, TRUSSES, FLR. JSTS., CEILING BEAMS, ROOF RAFTERS, RIDGE BEAMS, STRUCTURAL HIPS, STL. COLS., WOOD POSTS, LEDGER BRDS., ETC, SHALL BE REPORTED TO THE ENGINEER PRIOR TO THE COMENCEMENT OF ANY PHYSICAL WORK.

CONTRACTOR SHALL CHECK AND VERIFY ALL CONDITIONS AT THE CONSTRUCTION SITE BEFORE BEGINNING ANY PHYSICAL WORK. HE SHALL FAMILIARIZE HIMSELF WITH THE INTENT TO THESE PLANS, SPECIFICATIONS AND ALL OTHER INFORMATION INCLUDING GOVERNING CODES, LAWS, ORDINANCE, ZONING AND REGULATION.

THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS & DIMENSIONS BEFORE STARTING CONSTRUCTION & SHALL NOTIFY THE ENGINEER OF ANY AMBIGUITIES OR DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. IF ANY QUESTIONS ARISE BEFORE OR DURING CONSTRUCTION AS TO THE INTENT OR DETAILS OF THE DRAWINGS, THE CONTRACTOR SHALL CALL THE DESIGNER FOR CLARIFICATION AND/OR INSTRUCTIONS.IF THE CONTRACTOR FAILS TO FOLLOW THE ABOVE PROCEDURE HE SHALL ASSUME THE RESPONSIBILITY FOR THE CONSEQUENCES OF HIS ACTIONS AND/OR DECISIONS. ALL DIMENSIONS ARE +/- & MUST BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION BY CONTRACTOR

THESE PLANS DOES NOT RELIEVE THE CONTRACTOR OR THEIR SUB-CONTRACTOR OF RESPONSIBILITY FOR FULL COMPLIANCE WITH THE CONTRACT REQUIREMENTS; FOR THE CORRECTNESS OF DIMENSIONS; CLEARANCES AND MATERIAL QUANTITIES; FOR PROPER DESIGN & DETAIL; FOR FABRICATION AND CONSTRUCT TECHNIQUES; FOR PROPER COORDINATION WITH OTHER TRADES AND FOR PROVIDING ALL DEVICES REQUIRED FOR SAFE AND SATISFACTORY CONSTRUCTION & OPERATIONS.

A.E. 8

PROPERTY INFORMATION

SECTION: 62
BLOCK: 183
LOT: 206, 207, 208 + 380
ZONE: "A"

THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.
DIAL 811

OWNER:

PORTOLES RESIDENCE
449 NASSAU AVENUE
FREEPORT, N.Y.

ENGINEER:
ROBERT F. ALWEIS, P.E., P.C., CONSULTING ENGINEER
1 CATHERINE PLACE,
BELLMORE, N.Y., 11710
Tel: (516) 679-4731
Fax: (516) 679-4736
Email:
ralweis@alweisengineering.com

CONSTRUCT NEW 3 STORY SIDE ADDITION, REAR YARD DECK, & INTERIOR ALT.

THESE PLANS ARE THE PROPERTY TO "ROBERT F. ALWEIS P.E.PC."& SHALL NOT BE REPRODUCED COPIED OR REPLICATED IN ANY FORM UNLESS SPECIFICALLY AUTHORIZED BY "ROBERT F. ALWEIS .PE.PC".

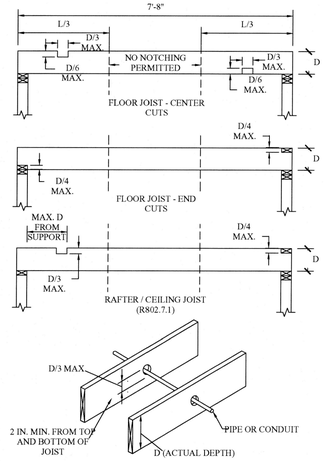
THESE PLANS ARE PROTECTED UNDER THE COPY RIGHT ACT TITLE 17 OF THE UNITED STATES CODE AMENDED ON DECEMBER 1st. 1990

ALL WORK SHALL COMPLY WITH THE 2020 N.Y.S. RESIDENTIAL CODE

THE GENERAL CONTRACTOR OR OWNER / CLIENT CAN VIEW OR LOOK UP ANY NEW YORK STATE BUILDING CODE REFERENCES OR SECTION

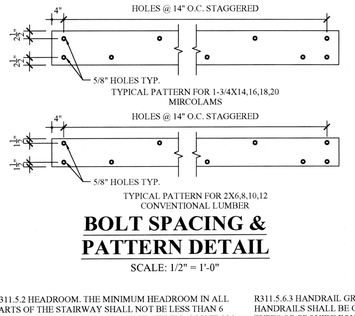
FOR CONVENTIONAL FRAMING

R502.8 DRILLING AND NOTCHING. STRUCTURAL FLOOR MEMBERS SHALL NOT BE CUT, BORED OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN THIS SECTION. SEE FIGURE R502.8.



FOR SI: 1 INCH = 25.4 MM.

FIGURE R502.8 CUTTING, NOTCHING AND DRILLING
TOP PREVIOUS SECTION NEXT SECTION TO VIEW THE NEXT SUBSECTION PLEASE SELECT THE NEXT SECTION OPTION.



BOLT SPACING & PATTERN DETAIL

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

R311.5.2 HEADROOM. THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6 FEET 8 INCHES (2036 MM) MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM.

R311.5.3.1 RISER HEIGHT. THE MAXIMUM RISER HEIGHT SHALL BE 81/4 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).

R311.5.3.2 TREAD DEPTH. THE MINIMUM TREAD DEPTH SHALL BE 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). WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 10 INCHES (254 MM) MEASURED AS ABOVE AT A POINT 12 INCHES (305 MM) FROM THE SIDE WHERE THE TREADS ARE NARROWER. WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 6 INCHES (152 MM) AT ANY POINT. WITHIN ANY FLIGHT OF STAIRS, THE LARGEST WINDER TREAD DEPTH AT THE 12 INCH (305 MM) WALK LINE SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH (9.5 MM).

R311.5.6 HANDRAILS. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS.

R311.5.6.1 HEIGHT. HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES (864 MM) AND NOT MORE THAN 38 INCHES (965 MM).

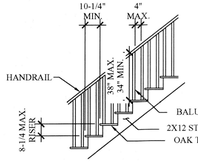
R311.5.6.2 CONTINUITY. HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 11/2 INCH (38 MM) BETWEEN THE WALL AND THE HANDRAILS.

EXCEPTIONS:
1. HANDRAILS SHALL BE PERMITTED TO BE INTERRUPTED BY A NEWEL POST AT THE TURN.
2. THE USE OF A VOLUTE, TURNOUT, STARTING EASING OR STARTING NEWEL SHALL BE ALLOWED OVER THE LOWEST TREAD.

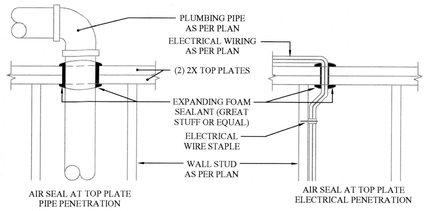
R312.1 GUARDS. PORCHES, BALCONIES, RAMPS OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES (762 MM) ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 36 INCHES (914 MM) IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES (762 MM) ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34 INCHES (864 MM) IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS.

R311.5.6.3 HANDRAIL GRIP SIZE. ALL REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY.
1. TYPE I. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 11/4 INCHES (32 MM) AND NOT GREATER THAN 2 INCHES (51 MM). IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES (102 MM) AND NOT GREATER THAN 61/4 INCHES (160 MM) WITH A MAXIMUM CROSS SECTION OF DIMENSION OF 21/4 INCHES (57 MM).
2. TYPE II. HANDRAILS WITH A PERIMETER GREATER THAN 61/4 INCHES (160 MM) SHALL PROVIDE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4 INCH (19 MM) MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF AT LEAST 5/16 INCH (8 MM) WITHIN 7/8 INCH (22 MM) BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST 3/8 INCH (10 MM) TO A LEVEL THAT IS NOT LESS THAN 13/4 INCHES (45 MM) BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 1.1/4 INCHES (32 MM) TO A MAXIMUM OF 23/4 INCHES (70 MM). EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH (0.25 MM).

R312.2 GUARD OPENING LIMITATIONS. REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES (102MM) OR MORE IN DIAMETER.



1607.7.1.1 CONCENTRATED LOAD. HANDRAIL ASSEMBLIES AND GUARDS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS (0.89 KN), APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP, AND HAVE ATTACHMENT DEVICES AND SUPPORTING STRUCTURE TO TRANSFER THIS LOADING TO APPROPRIATE STRUCTURAL ELEMENTS OF THE BUILDING. THIS LOAD NEED NOT BE ASSUMED TO ACT CONCURRENTLY WITH THE LOADS SPECIFIED IN THE PRECEDING PARAGRAPH.

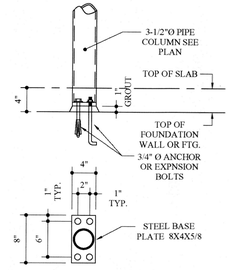


TYP. PENETRATION SEALING DETAIL

SCALE: 1" = 1'-0"

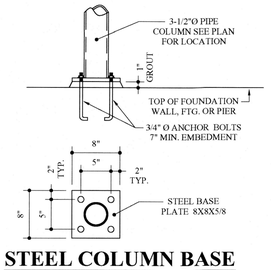
STRUCTURAL STEEL NOTES:

1. ALL STRUCTURAL STEEL FABRICATION AND ERECTION TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE ASTM SPECS FOR A992 GRADE 50 AND THE AISC MANUAL.
2. ALL CONNECTIONS TO BE 3/4"Ø BOLTS OR GREATER AS REQUIRED OR WELDED CONNECTION, U.N.
3. ALL BEAMS CONNECTED TO COLUMNS, BEAMS CARRYING OR OVER COLUMNS, MOMENT SPLICES SHALL BE HIGH STRENGTH BOLTED A325 (S.C.) OR AS INDICATED ON PLANS.
4. ALL CONNECTIONS TO BE IN COMPLIANCE WITH A.I.S.C. STANDARDS AND TO SATISFY BEAM END REACTIONS.
5. STEEL COLUMN PROTECTION TO COMPLY W/ SECTION R407.2. ALL SURFACES (INSIDE AND OUTSIDE) OF STEEL COLUMNS SHALL BE GIVEN A SHOP COAT OF RUST INHIBITIVE PAINT, EXCEPT FOR CORROSION-RESISTANT STEEL AND STEEL TREATED WITH COATINGS TO PROVIDE CORROSION RESISTANCE.
6. ALL WELDING TO BE PERFORMED BY LICENSED WELDERS AND TO MEET THE REQUIREMENTS OF THE A.W.S. AND THE LOCAL BUILDING CODE.
7. SPECIAL PRECAUTIONS TO BE TAKEN DURING STEEL ERECTION TO ENSURE STABILITY UNTIL STRUCTURE IS COMPLETED.
8. SHOP DRAWINGS MUST BE APPROVED BY THE ENGINEER PRIOR TO FABRICATION.
9. FITTED STIFFENERS SHALL BE PROVIDED IN BEAMS OVER AND UNDER ALL COLUMNS.
10. WHERE INSPECTION AND TESTING SHALL BE REQUIRED, SAME SHALL BE THE RESPONSIBILITY OF THE OWNER.



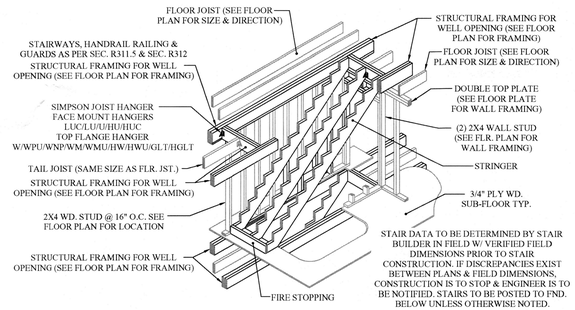
STEEL COLUMN BASE PLATE DETAIL (BP2)

SCALE: 1" = 1'-0"



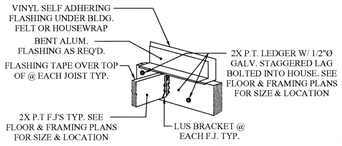
STEEL COLUMN BASE PLATE DETAIL (BP1)

SCALE: 1" = 1'-0"



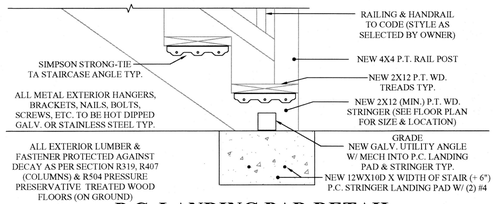
TYPICAL STAIR WELL FRAMING DETAIL

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



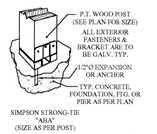
LEDGER W/ FLASHING DETAIL

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



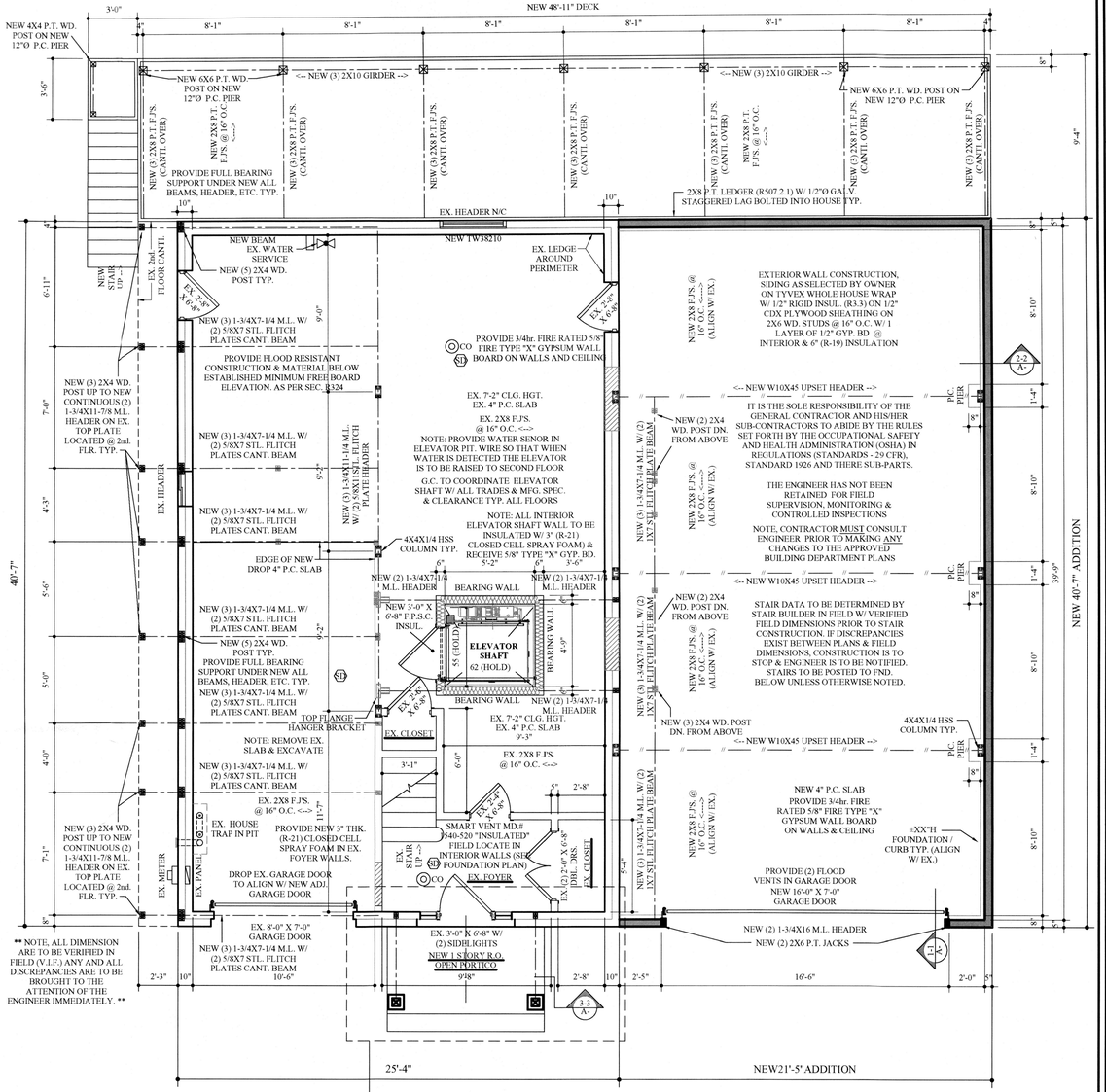
P.C. LANDING PAD DETAIL

SCALE: 1" = 1'-0"



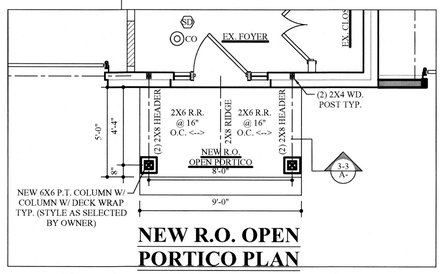
POST BRACKET DETAIL

SCALE: 1" =1'-0"



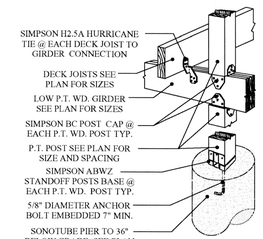
NEW 1st. FLOOR PLAN

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



NEW R.O. OPEN PORTICO PLAN

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



P.C. PIER DETAIL

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

No.	Description	Date
	ISSUED FOR FILING	02/17/21
	ISSUED FOR BIDDING ONLY	06/18/21
	REVISED AS PER BLDG. DEPT. COMMENTS, ADDED SKY EXPOSURE PLANE, REVISED F.A.R., & CUT REAR DECK BACK	12/02/21

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A.E. 8

PROPERTY INFORMATION

SECTION: 62
BLOCK: 183
LOT: 206, 207, 208 + 380
ZONE: "A"

THE STATE OF NEW YORK REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTHS SURFACE ANYWHERE IN THE STATE.
DIAL 811

OWNER:

PORTOLES RESIDENCE
449 NASSAU AVENUE
FREEPORT, N.Y.

ENGINEER:
ROBERT F. ALWEIS, P.E., P.C., CONSULTING ENGINEER
1 CATHERINE PLACE,
BELLMORE, N.Y., 11710
Tel: (516) 679-4731
Fax: (516) 679-4736
Email:
ralweis@alweisengineering.com

CONSTRUCT NEW 3 STORY SIDE ADDITION, REAR YARD DECK, & INTERIOR ALT.

THESE PLANS ARE THE PROPERTY TO "ROBERT F. ALWEIS P.E.PC." & SHALL NOT BE REPRODUCED COPIED OR REPLICATED IN ANY FORM UNLESS SPECIFICALLY AUTHORIZED BY "ROBERT F. ALWEIS ,PE.PC"

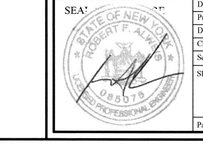
THESE PLANS ARE PROTECTED UNDER THE COPY RIGHT ACT TITLE 17 OF THE UNITED STATES CODE AMENDED ON DECEMBER 1st. 1990

ALL WORK SHALL COMPLY WITH THE 2020 N.Y.S. RESIDENTIAL CODE

THE GENERAL CONTRACTOR OR OWNER / CLIENT CAN VIEW OR LOOK UP ANY NEW YORK STATE BUILDING CODE REFERENCES OR SECTION NUMBERS EITHER MENTIONED ON THESE PLANS OR NOT, CAN GO TO THE FOLLOWING WEB STIE:
HTTPS://UP.CODES/CODES/NEW_YORK

EDUCATION LAW ARTICLE 145
PROFESSIONAL ENGINEERING & LAND SURVEYING, SECTION 7209; IT IS A VIOLATION OF THIS LAW FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY.

SEAL:



Date:	02/17/21
Project #	0000
Drawn by:	J.W.
Checked by:	R.A.
Scale:	as noted
Sheet #	**A-3**
Page #	OF

R802.7.1.2 CEILING JOIST TAPER CUT

TAPER CUTS AT THE ENDS OF THE CEILING JOIST SHALL NOT EXCEED ONE-FOURTH THE DEPTH OF THE MEMBER IN ACCORDANCE WITH FIGURE R802.7.1.2.

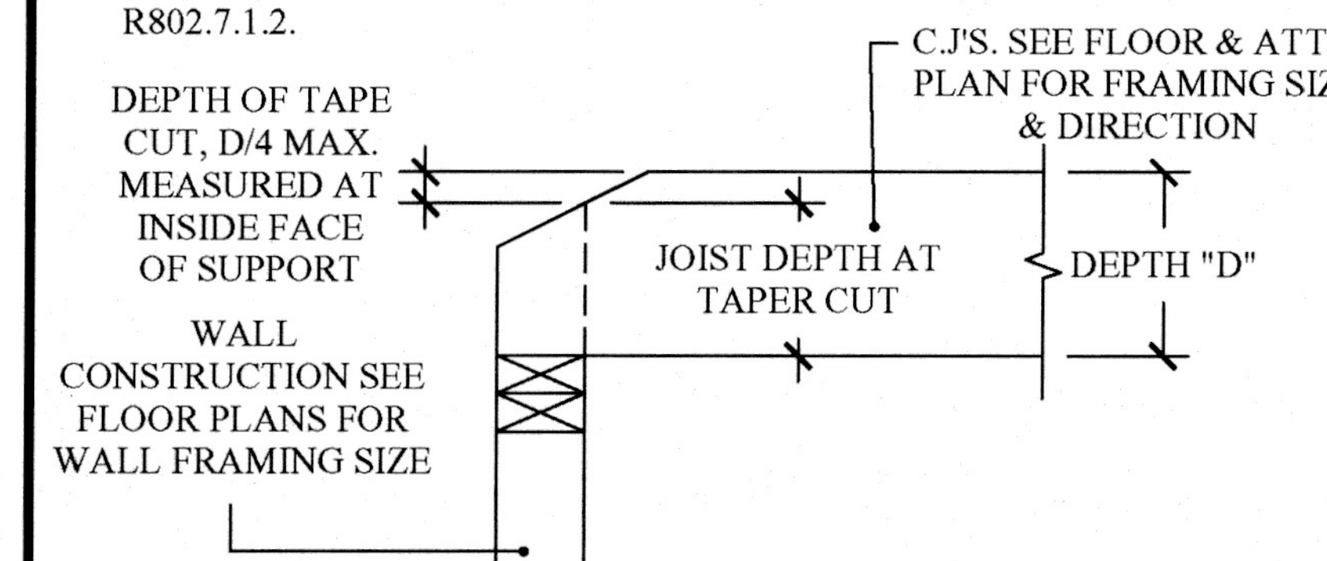
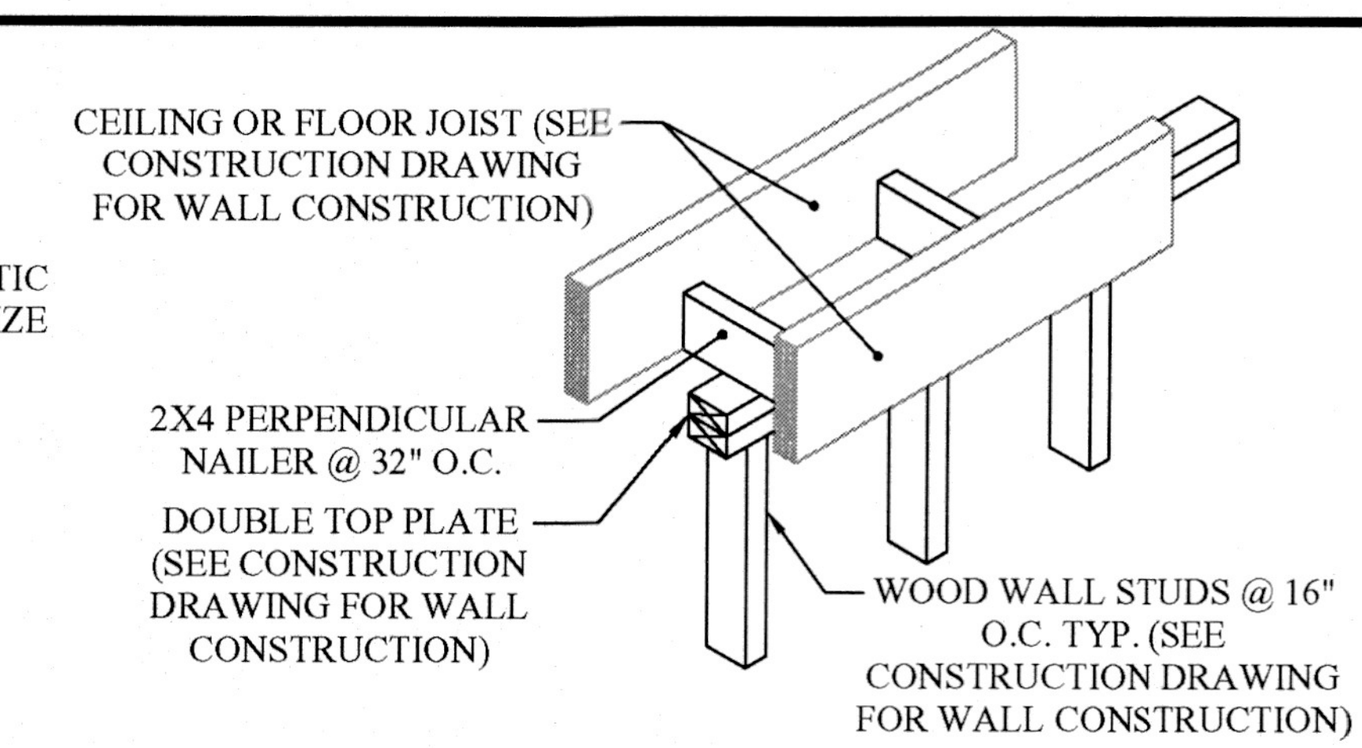


FIGURE R802.7.1.2 CEILING JOIST TAPER CUT

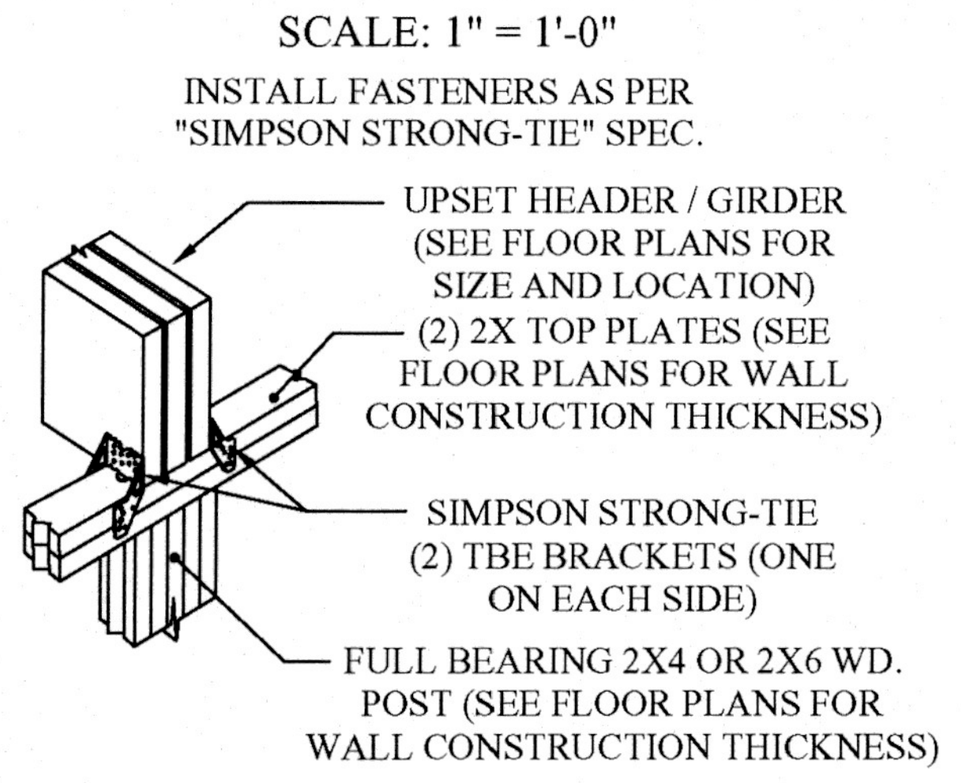
C.J. TAPER CUT DETAIL

SCALE: 1" = 1'-0"



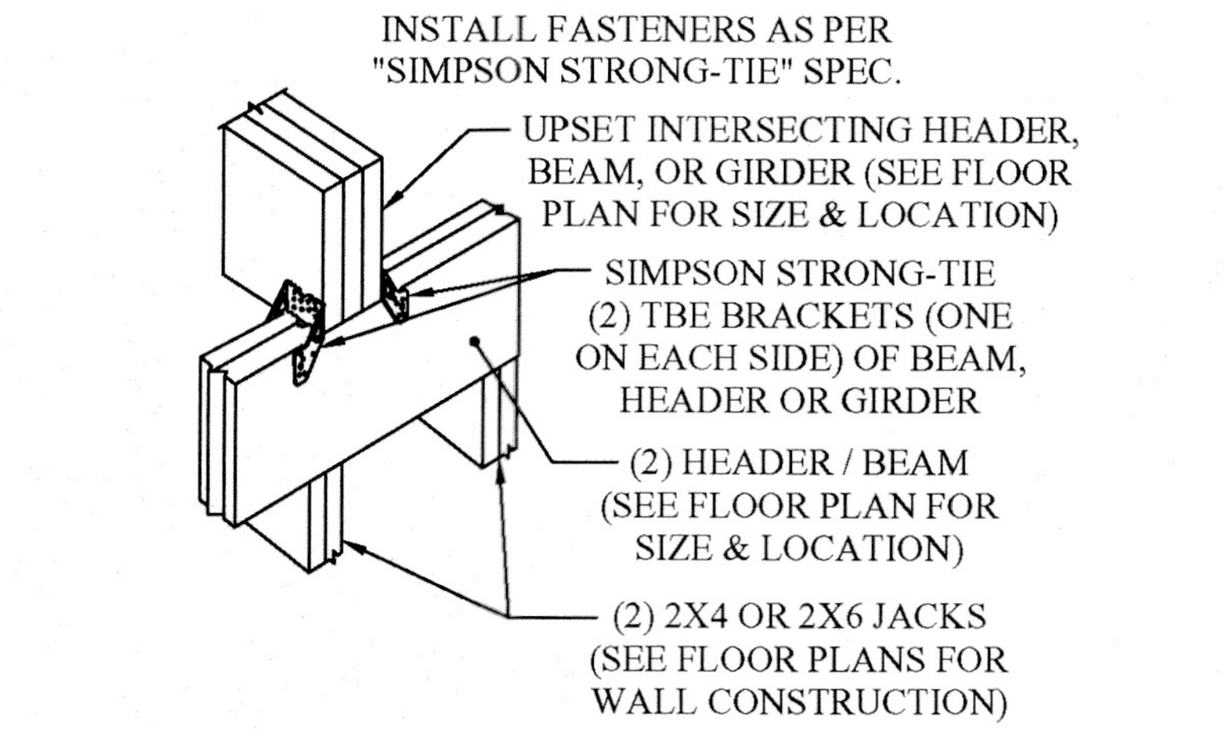
PERPENDICULAR BLOCKING DETAIL

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



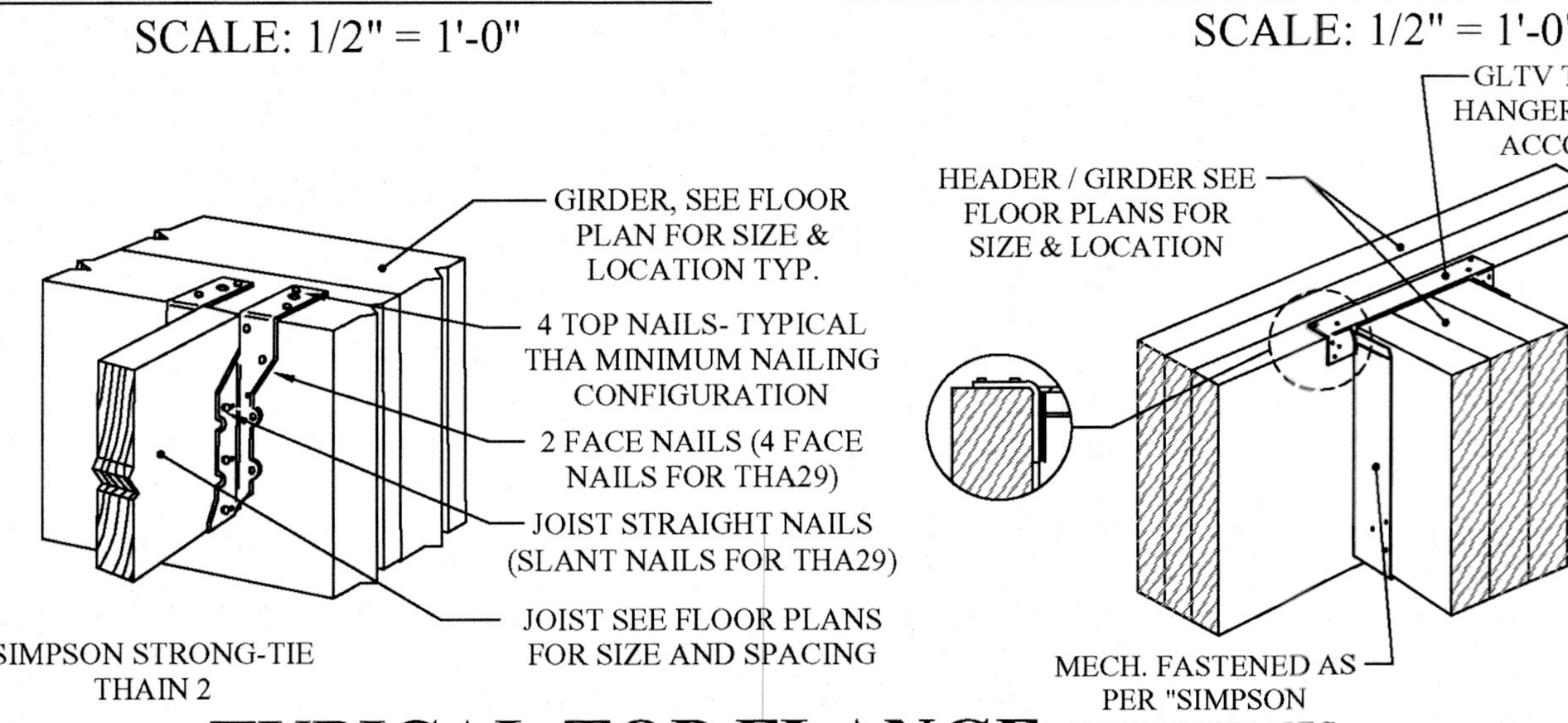
TYPICAL UPSET HEADER / GIRDER END POST CONNECTION DETAIL

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



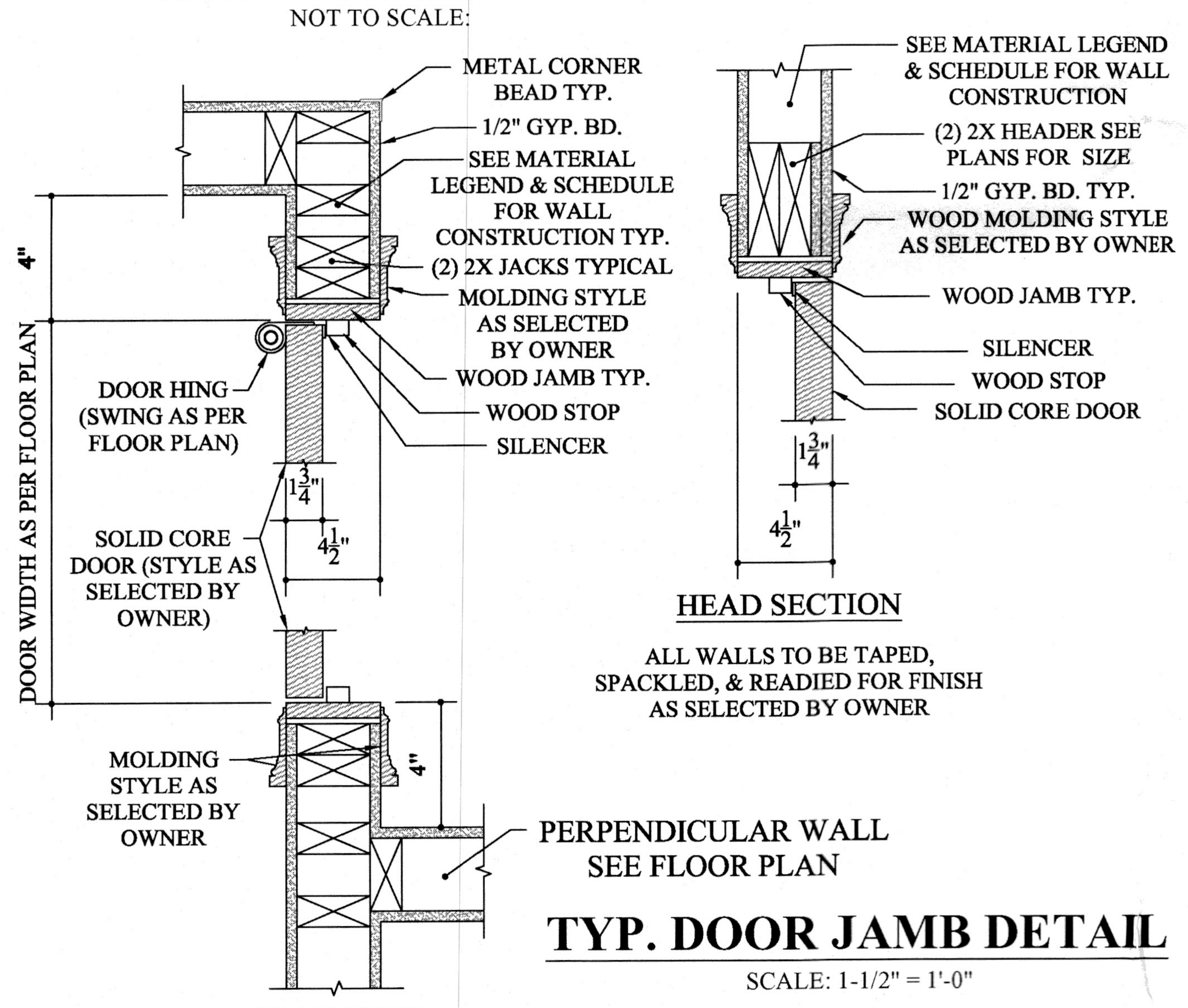
TYPICAL UPSET HEADER / GIRDER TO PERPENDICULAR HEADER CONNECTION DETAIL

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



TYPICAL TOP FLANGE HANGER DETAILS

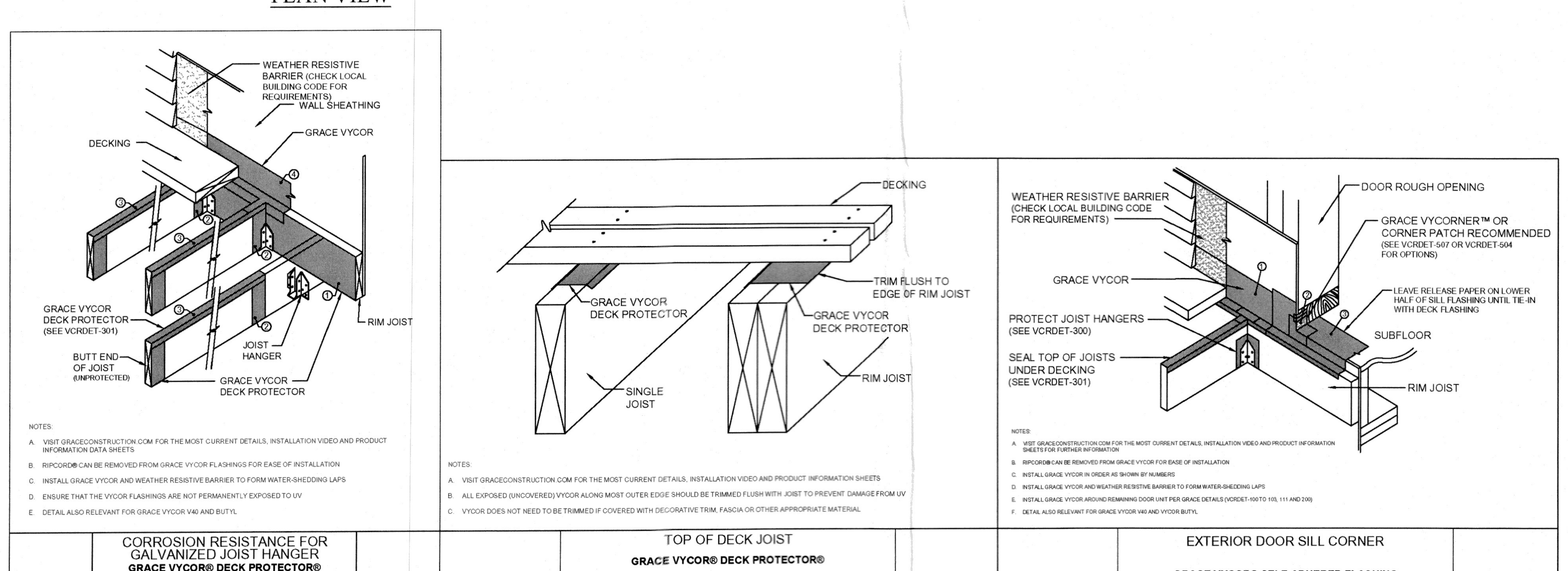
NOT TO SCALE:



ALL WALLS TO BE TAPED, SPACKLED, & READIED FOR FINISH AS SELECTED BY OWNER

TYP. DOOR JAMB DETAIL

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



FLASHING DETAILS

NOT TO SCALE

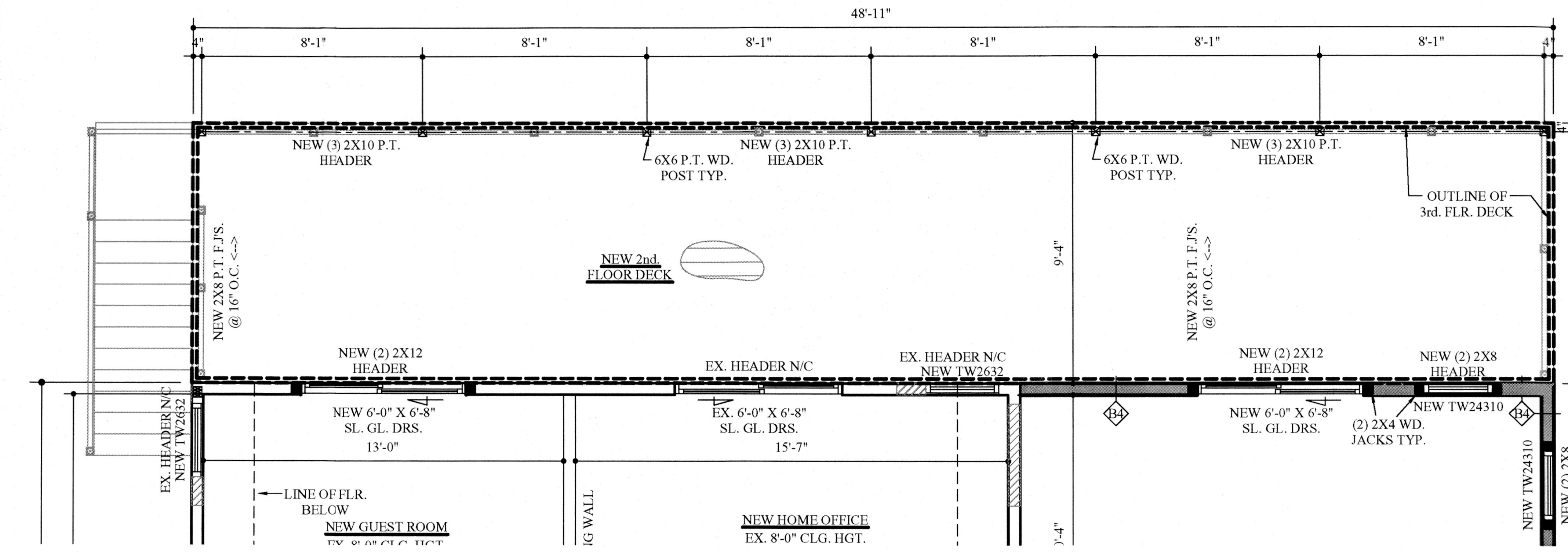
MATERIAL LEGEND

- EXISTING PARTITION
- EXISTING PARTITION TO BE REMOVED
- NEW CONCRETE FOUNDATION WALL SEE FOUNDATION PLAN
- EXISTING OPENING TO BE FILLED IN W/ MATCHING MATERIAL
- INTERIOR WALL TYPE A4 & A6 — NEW 2X4 WD. STUD WALL @ 16" O.C. W/ 1 LAYER OF 1/2" GYP. BD. ON EACH SIDE. A-6 = 2X6 @ 16" O.C. WALL CONST.
- INTERIOR WALL TYPE A1 — NEW 2X4 WD. STUD WALL @ 16" O.C. W/ 1 LAYER OF 5/8" F.C. 60 GYP. BD. ON EACH SIDE OF GARAGE, UTILITY ROOM W/ 3-1/2" (R-15) BATT. INSULATION
- EXTERIOR WALL TYPE B4 & B6 — NEW SIDING AS SELECTED BY OWNER ON HOUSE WRAP ON 1/2" RIGID INSUL. (R3.3) ON 1/2" CDX PLYWD. SHEATHING ON 2X6 @ 16" O.C. W/ 2" THK. (R-14) CLOSED CELL SPRAY FOAM & 3-1/2" (R-15 INSUL.) W/ 1 LAYER OF 1/2" GYP. BD @ INTERIOR B4 = 2X4 & 3" (R-21) CLOSED CELL SPRAY FOAM REST TYP.
- PLUMBING CHASE WALL TYPE C — NEW 2X6 WD. STUD WALL @ 16" O.C. W/ 1 LAYER 1/2" GP. BD. ON DRY SIDE & 1/2" CEMENT BOARD OR 1/2" GREEN BOARD ON WET SIDE. (DEPENDING ON WALL FINISH) COORDINATE W/ OWNER
- WET WALLS TYPE D — NEW 2X4 WD. STUD WALL @ 16" O.C. W/ 1 LAYER 1/2" GYP. BD. ON DRY SIDE & 1/2" CEMENT BOARD ON WET SIDE. (BATH ROOM SHOWER WALLS)
- FOUNDATION WALL FURRING OVER TYPE "MF" — NEW 1/2" GYP. BD. ON2X4 @ 16" O.C.. FILL CAVITY W/2 CLOSED CELL SPRAY FOAM (R=14)

SYMBOL LEGEND

- EXTERIOR LIGHT FIXTURE
- CHANDELIER LIGHT
- PENDENT LIGHT
- LIGHT OVER VANITY
- CEILING LIGHT
- RECCESSED LIGHT
- JUNCTION BOX
- DEDICATED DUPLEX RECEPTACLE
- GROUND FAULT INTERRUPT RECEPTACLE
- DUPLEX RECEPTACLE
- TELEPHONE / CABLE T.V. OUTLET
- SINGLE SWITCH
- 3 WAY SWITCH
- DIMMER SWITCH
- EXHAUST FAN
- EXHAUST FAN W/ LIGHT
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR

NOTE:
ALL SMOKE & CARBON MONOXIDE DETECTORS ARE TO BE HARDWIRED AND INTERCONNECTED

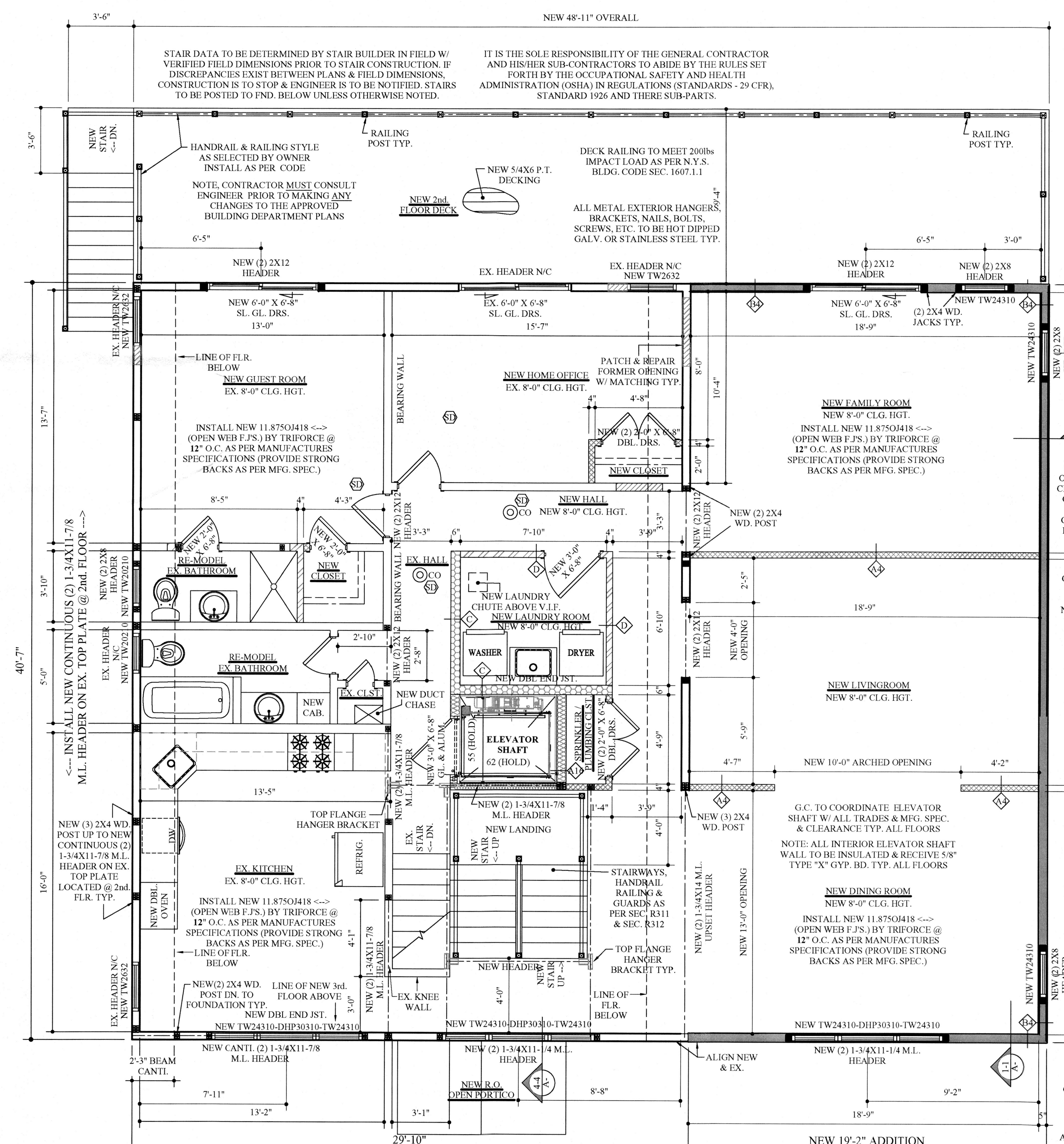


NEW 3rd. FLOOR DECK FRAMING PLAN

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

STAIR DATA TO BE DETERMINED BY STAIR BUILDER IN FIELD W/ VERIFIED FIELD DIMENSIONS PRIOR TO STAIR CONSTRUCTION. IF DISCREPANCIES EXIST BETWEEN PLANS & FIELD DIMENSIONS, CONSTRUCTION IS TO STOP & ENGINEER IS TO BE NOTIFIED. STAIRS TO BE POSTED TO FND. BELOW UNLESS OTHERWISE NOTED.

IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND HIS/HER SUB-CONTRACTORS TO ABIDE BY THE RULES SET FORTH BY THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) IN REGULATIONS (STANDARDS - 29 CFR), STANDARD 1926 AND THERE SUB-PARTS.



NEW 2nd FLOOR PLAN

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

THE ENGINEER HAS NOT BEEN RETAINED FOR FIELD SUPERVISION, MONITORING & CONTROLLED INSPECTIONS

CONTRACTOR MUST **CONSULT ENGINEER** PRIOR TO MAKING **ANY** CHANGES TO THE APPROVED BUILDING DEPARTMENT PLANS.

ALL DIMENSION ARE TO BE VERIFIED IN FIELD (V.I.F.) ANY AND ALL DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE **ENGINEER IMMEDIATELY**.

"SIMPSON STRONG-TIE" HDU/DTT2Z CORNER HOLD DOWN @ ALL CORNERS & CHANGE IN DIRECTION TYP. (SEE ENLARGE DETAIL)

ALL EXTERIOR LUMBER & FASTENER PROTECTED AGAINST DECAY AS PER SECTION R319, R407 (COLUMNS) & R504 PRESSURE PRESERVATIVE TREATED WOOD FLOORS (ON GROUND)

ALL GLAZING TO CONFORM TO SECTION "R308.4 HAZARDOUS LOCATION" OF THE N.Y.S. RES. BLDG. CODE

EXHAUST FAN (MIN. 50 CFM) VENTED TO EXTERIOR AS PER CODE AS PER TABLE M1507.4

CLOTHES DRYER EXHAUST AS PER G2437.5 (613.6) & G2437.5.1 (613.6.1)

NOTE: ALL WINDOW SPECIFIED ARE "ANDERSEN" AND MODEL NUMBERS SHOW. IT IS THE OWNER / CONTRACTORS RESPONSIBILITY IF THE MANUFACTURER IS CHANGED TO USE THE SAME SIZE WINDOW AND NOTIFY THE ENGINEER PRIOR TO ORDERING.

ALL WINDOW & DOOR ROUGH OPENINGS SIZES, LOCATIONS, STYLE ARE TO BE CONFIRMED WITH HOME OWNER AND MANUFACTURER SPECIFICATION ONLY PRIOR TO ORDERING.

No.	Description	Date
	ISSUED FOR FILING	02/17/21
	ISSUED FOR BIDDING ONLY	06/18/21
	REVISED AS PER BLDG. DEPT. COMMENTS, ADDED SKY EXPOSURE PLANE, REVISED F.A.R., & CUT REAR DECK BACK	12/02/21

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A.E. 8

PROPERTY INFORMATION

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BLOCK: 183
LOT: 206, 207, 208 + 380
ZONE: "A"

STOP - CALL BEFORE YOU DIG!
DIAL 811

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OWNER:

PORTOLES RESIDENCE
449 NASSAU AVENUE
FREEPORT, N.Y.

ENGINEER:

ROBERT F. ALWEIS, P.E., P.C., CONSULTING ENGINEER
1 CATHERINE PLACE,
BELLMORE, N.Y., 11710
Tel: (516) 679-4731
Fax: (516) 679-4736
Email:
ralweis@alweisengineering.com

CONSTRUCT NEW 3 STORY SIDE ADDITION, REAR YARD DECK, & INTERIOR ALT.

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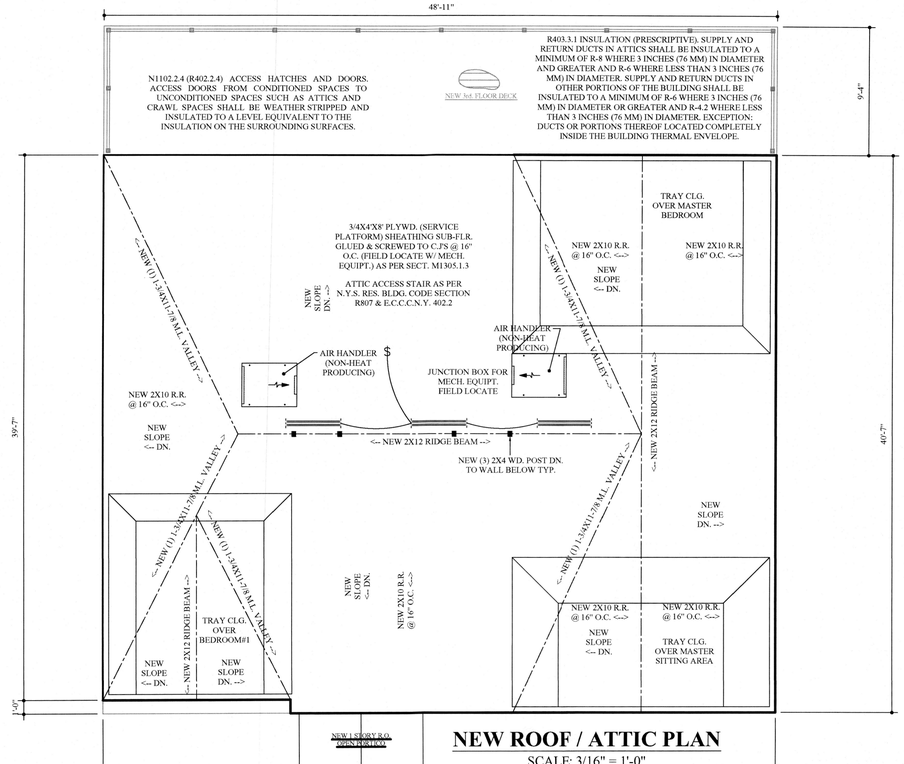
SEAL

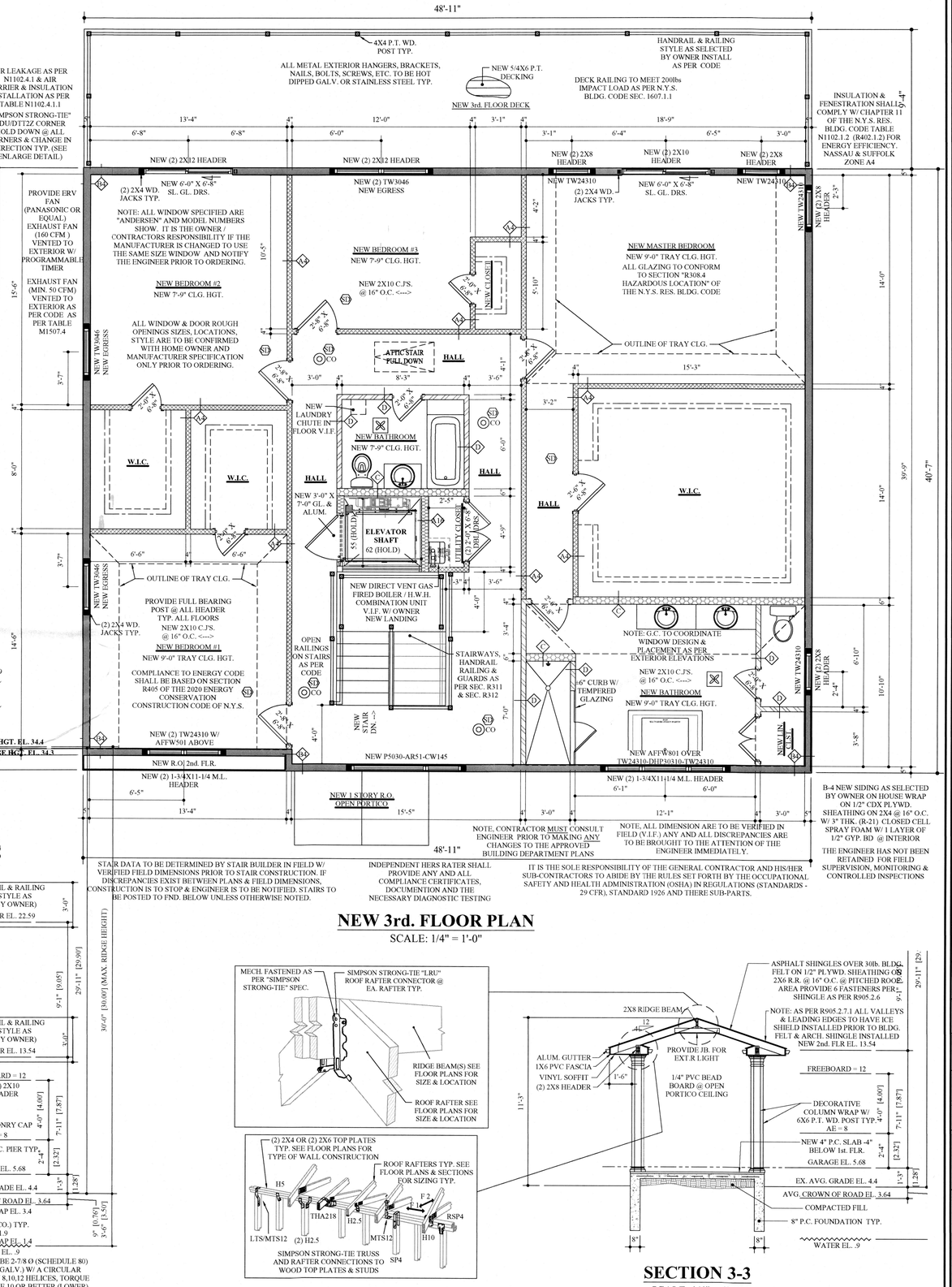
STATE OF NEW YORK · ROBERT F. ALWEIS · 085075 · LICENSED PROFESSIONAL ENGINEER

Date:	02/17/21
Project #	0000
Drawn by:	J.W.
Checked by:	R.A.
Scale:	as noted
Sheet #	A-4
Page #	OF



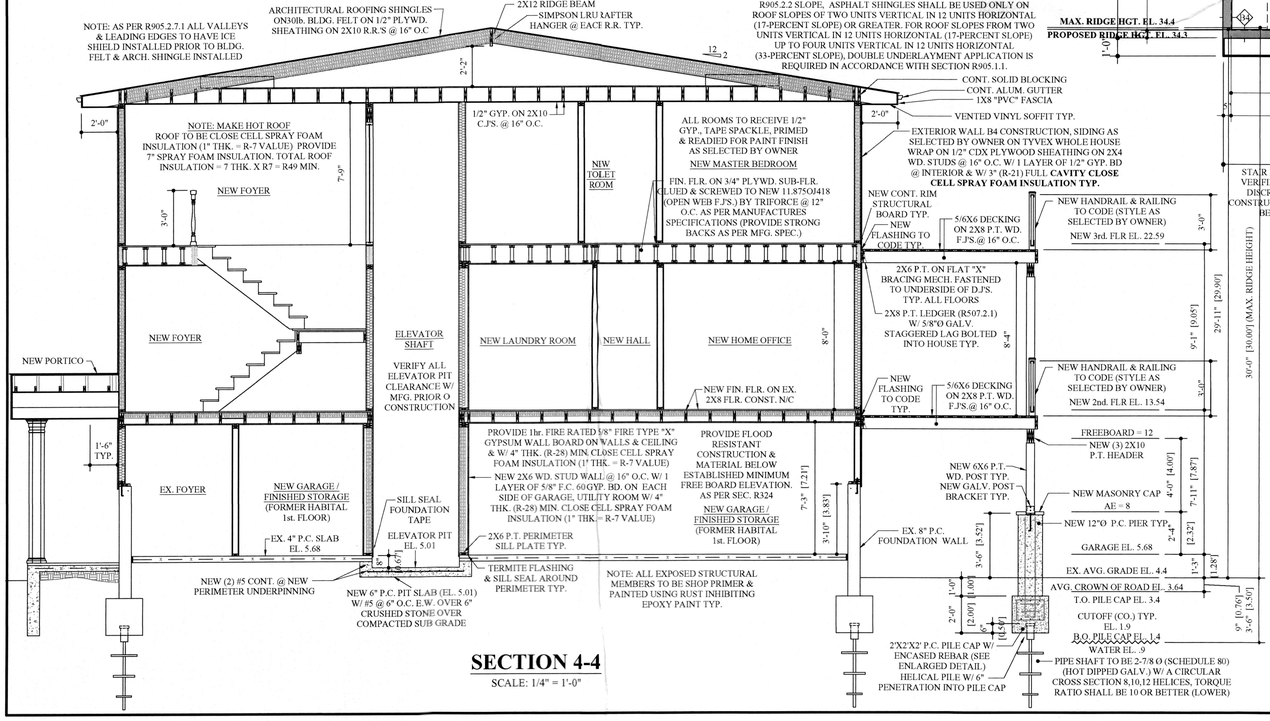
NEW ROOF / ATTIC PLAN

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



NEW 3rd. FLOOR PLAN

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



SECTION 4-4

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

SECTION 3-3

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

No.	Description	Date
	ISSUED FOR FILING	02/17/21
	ISSUED FOR BIDDING ONLY	06/18/21
	REVISED AS PER BLDG. DEPT. COMMENTS, ADDED SKY EXPOSURE PLANE, REVISED F.A.R., & CUT REAR DECK BACK	12/02/21

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A.E. 8

PROPERTY INFORMATION

SECTION: 62
BLOCK: 183
LOT: 206, 207, 208 + 380
ZONE: "A"

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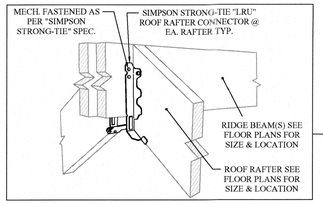
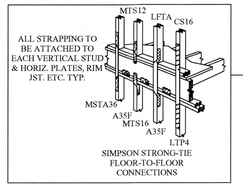
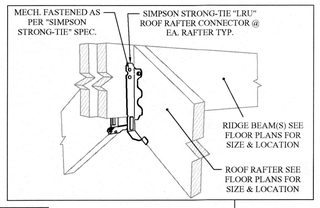
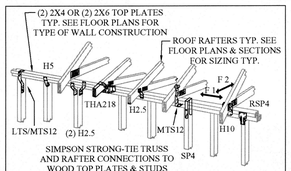
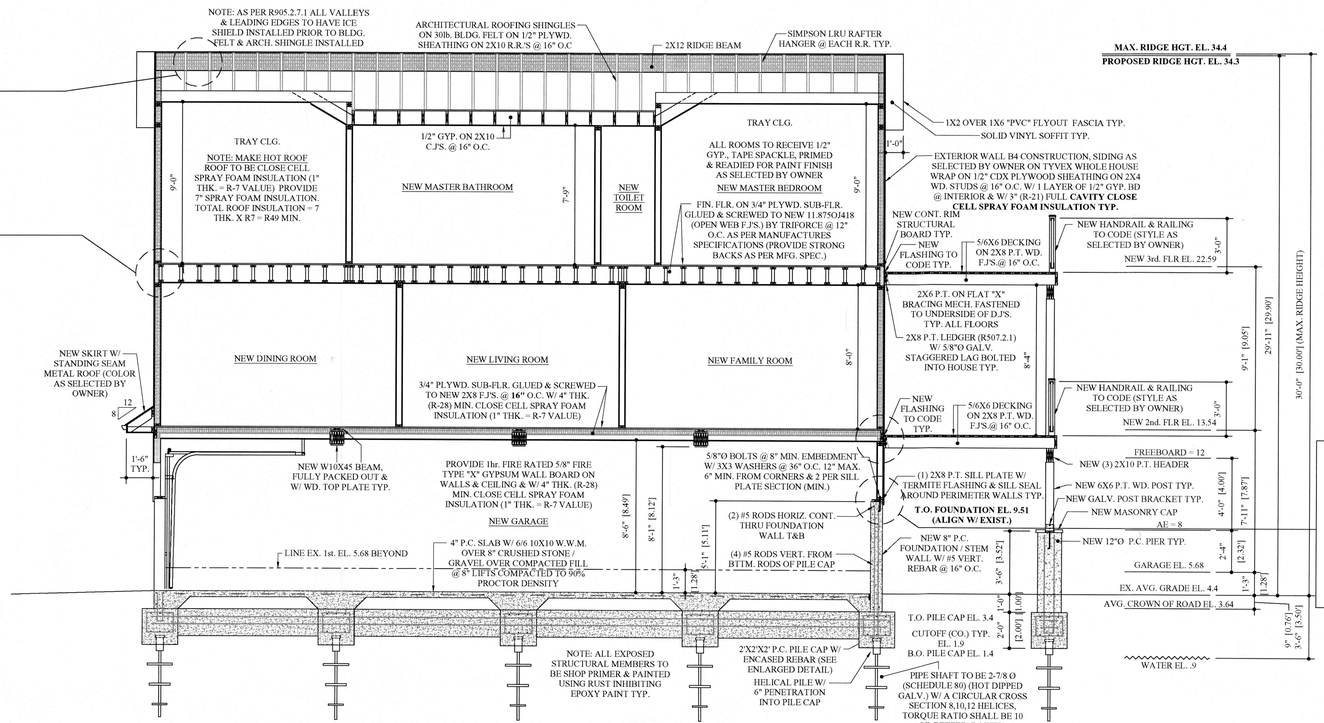




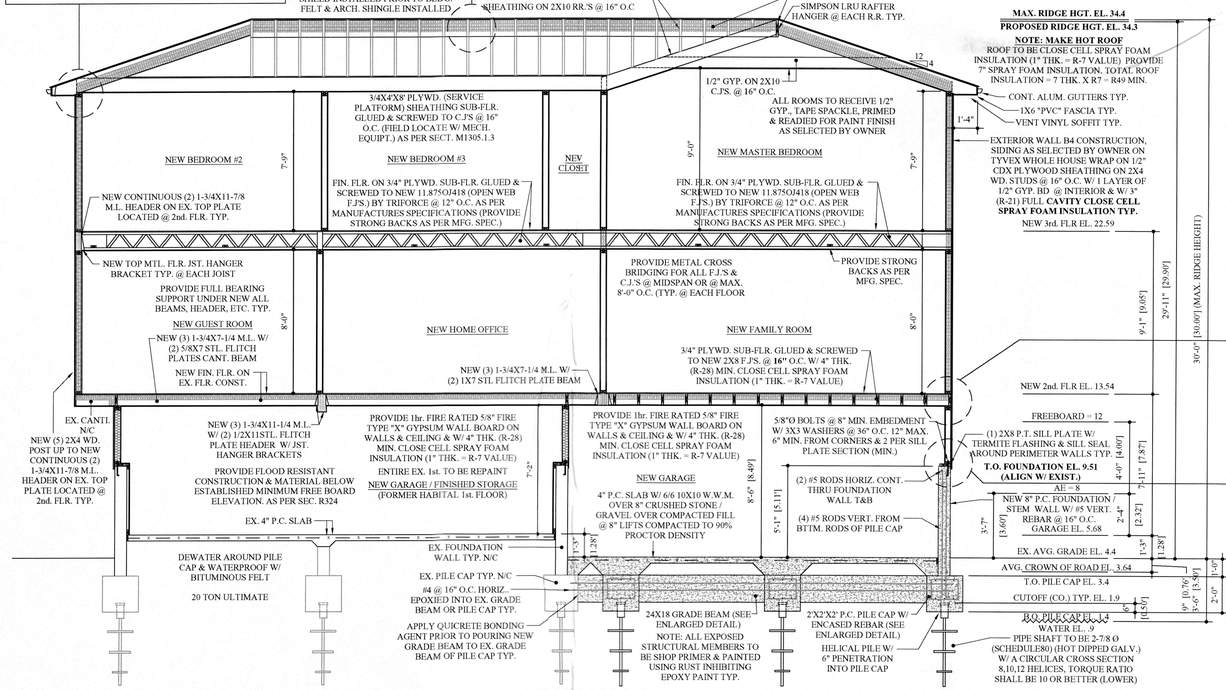






SECTION 1-1

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



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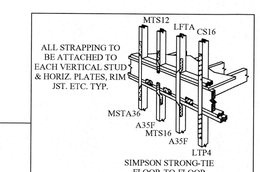
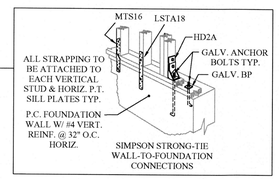
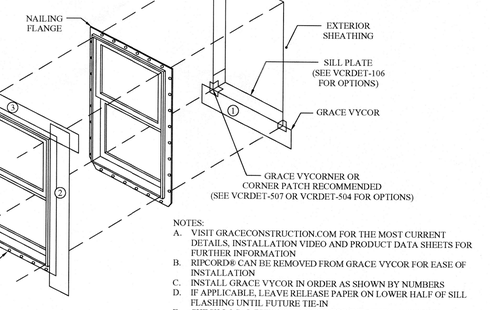






FLANGED WINDOW - OPTION 1

LOW EXPOSURE

GRACE VYCOR® SELF-ADHERED FLASHING

NOTES:

A. VISIT GRACECONSTRUCTION.COM FOR THE MOST CURRENT DETAILS, INSTALLATION VIDEO AND PRODUCT DATA SHEETS FOR FURTHER INFORMATION
B. RIPCORD® CAN BE REMOVED FROM GRACE VYCOR FOR EASE OF INSTALLATION
C. INSTALL GRACE VYCOR IN ORDER AS SHOWN BY NUMBERS
D. IF APPLICABLE, 1 LEAVE RELEASE PAPER ON LOWER HALF OF SILL FLASHING UNTIL FUTURE TIE-IN
E. CHECK LOCAL BUILDING CODES FOR WEATHER RESISTIVE BARRIER REQUIREMENTS AND INSTALL GRACE VYCOR WITH WEATHER RESISTIVE BARRIER TO FORM WATER-SHEDDING LAPS
F. DETAIL ALSO RELEVANT FOR GRACE VYCOR V40 AND VYCOR BUTYL

C.H.D. - CORNER HOLD DOWN

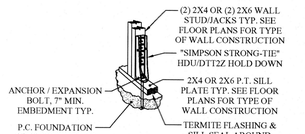
PROVIDE CORNER HOLD DOWNS AT ALL CORNERS, WALL JOGS, & FRAMED OPENINGS 6'-0" & GREATER. USE SIMPSON # HDU14-SDS 2.5.

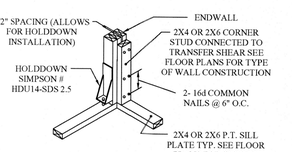
ALL EXTERIOR WALLS W/SOLID FILL ARE COMPRISED OF THE FOLLOWING TYPES OF SHEAR WALLS, AS PER THE 2001 W.F.C.M., AS DESIGNATED BELOW AS A,B,C.

A- PERFORATED SHEAR WALL SEGMENT: ALL SECTIONS OF SHEAR WALLS WITH FULL HEIGHT SHEATHING AS PER ASPECT RATIO LIMITS OF TABLE 3.17D OF THE 2001 WFCM.

B- PERFORATED SHEARWALL: A SHEAR WALL COMPOSED OF SHEAR WALL SEGMENTS WITH OVERTURNING RESTRAINT PROVIDED AT EACH END OF THE SHEAR WALL, BUT WHICH DOES NOT REQUIRE SPECIAL CONNECTIONS FOR FORCE TRANSFER AT WALL OPENINGS PER THE 2001 W.F.C.M.

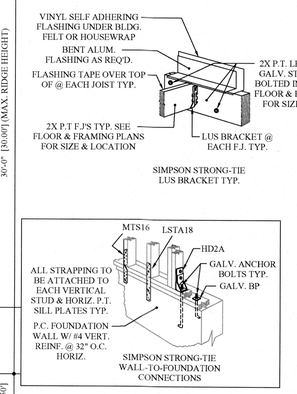
C- SHEARWALL SEGMENT: THE VERTICAL SECTION OF A SHEAR WALL WITHOUT OPENINGS THAT FORMS A STRUCTURAL UNIT COMPOSED OF SHEATHING, FRAMING MEMBERS, AND PERIMETER MEMBERS WHICH ACT AS DEEP, THIN VERTICAL CANTILEVER BEAM DESIGNED TO RESIST LATERAL FORCES PARALLEL TO THE PLANE OF THE WALL, AND WHICH MEETS THE ASPECT RATIO LIMITS OF TABLE 3.17D OF THE 2001 W.F.C.M.





CORNER HOLD DOWN DETAIL

NOT TO SCALE:



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A.E. 8

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LOT: 206, 207, 208 + 380
ZONE: "A"

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Checked by:	R.A.
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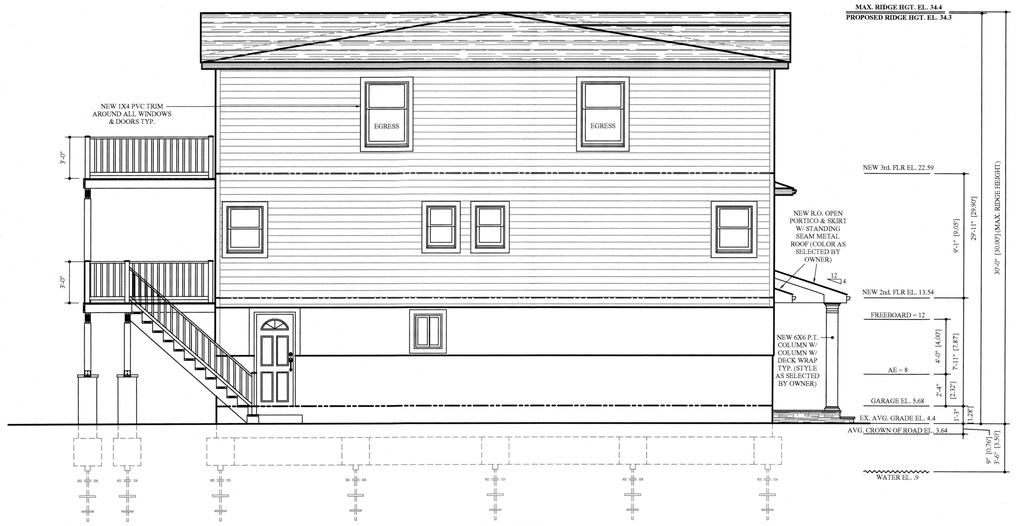


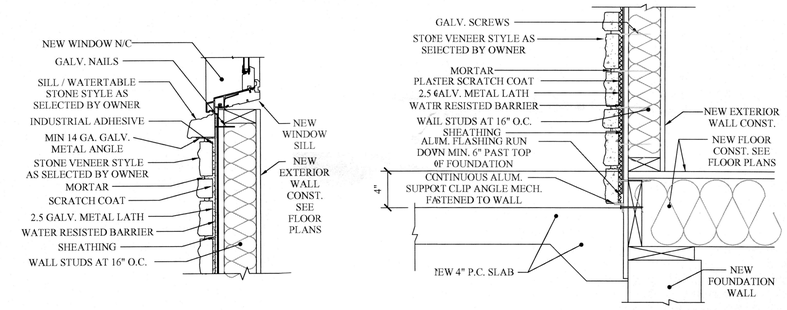
SIDE ELEVATION (NORTH)

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



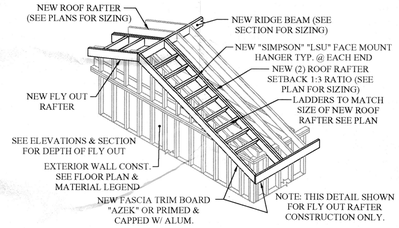
FRONT ELEVATION (WEST)
NASSAU STREET

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



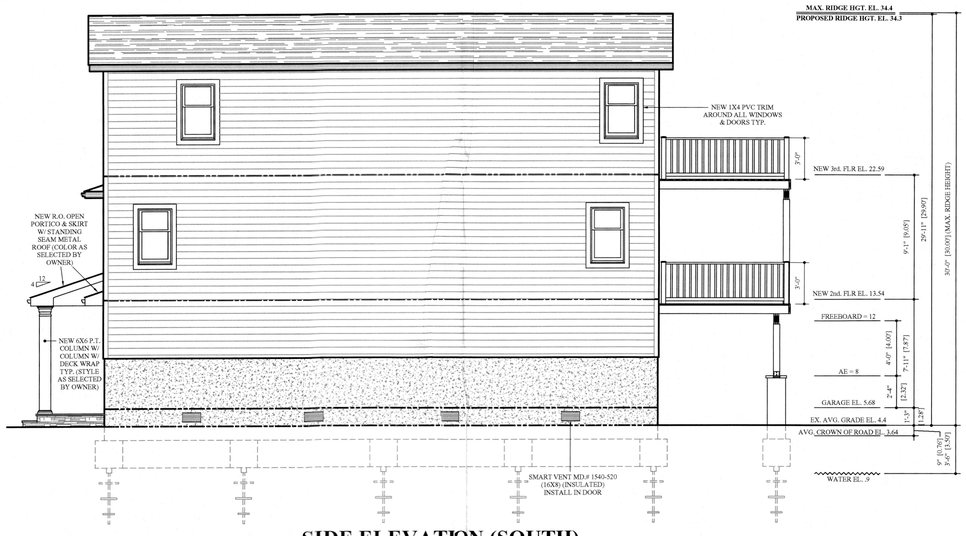
TYPICAL STONE DETAIL

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



GABLE FLYOUT DETAIL

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



SIDE ELEVATION (SOUTH)

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



REAR ELEVATION (EAST)

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

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JUN - 9 2022

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A.E. 8

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