



RECEIVED

2024 NOV 14 A 10:50

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

INC. VILLAGE OF FREEPORT

Department of Buildings

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

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

ROBERT T. KENNEDY
MAYOR

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

September 26, 2024
LETTER OF DENIAL

David Riemer
691 S Bayview Ave
Freeport, NY 11520

RE: **691 S Bayview Ave, Freeport, NY**
Zoning District – Residence A Sec. 62 Blk. 187, Lot 13
Building Permit Application #20243871
Description – Construct new (4,829.71SF) 3-story house with attached garage, 2 front balconies (42.6 SF each), 2 rear decks (188.94 SF & 189.09 SF) and maintain hot tub.

Dear Sir/Madam:

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

Village Ordinance §210-6A. 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 §210-39. Building height; sky exposure plane.

A. No dwelling shall exceed 35 feet in height nor have more than three stories, and no structure of any kind shall be erected to a height in excess of 40 feet, except that this provision shall not apply to restrict the height of a church spire or belfry or of a monument, flagpole, water tank, elevator bulkhead, or stage tower or home television or radio receiving aerial. No building shall penetrate the sky exposure plane, except for those portions as permitted in § 210-3. No accessory building and/or detached garage shall exceed 15 feet in height if erected with a roof pitched less than six units vertically to 12 units horizontally, and 20 feet in height if erected with a roof pitched six units vertically to 12 units horizontally or steeper.

Village Ordinance §210-40. Lot area; street frontage; lot width.

No building shall be erected on a lot whose area is less than 5,000 square feet the drawings submitted indicates that this property is 3,995 SF, you will be seeking a variance of 1,005 SF and on any lot which has a street frontage of less than 50 feet and on any lot whose width is less than 50 feet at a point between the side lines from the front property line to the rear building line of the proposed structure. The drawings submitted indicates that the street frontage is 43'. You will be seeking a variance of 7'.

Village Ordinance §210-41. Lot coverage; floor area ratio.

The principal building on any lot shall not cover more than 30% of the lot area, and no more than an additional

10% of the total area of the lot may be used for the erection of an accessory building(s) and/or detached garage with the aggregate maximum lot coverage of said accessory building(s) and/or detached garage to be limited to a maximum of 500 square feet, and no more than an additional 5% of the total area of the lot may be used for the erection of an unenclosed porch with the aggregate maximum lot coverage of said porch to be limited to a maximum of 250 square feet. The floor area of the principal building shall not exceed a floor area ratio of 50% of the lot area. The drawings submitted indicates that the lot area is 48.18% when only 30% is permitted. The floor area of the building is 4,892.71 and only 1,997.5 is allowed. You will be seeking a variance of 2,895.21.

Village Ordinance §210-43. Required yards.

A. Yards of the following depths or widths shall be provided for the principal building on the lot:

(1) Front yard depth: minimum 20 feet or the average depth of all residential front yards on the same side of the street within two hundred 200 feet in either direction, whichever is greater, but in no case more than 40 feet. The drawings submitted indicates that the front yard is 7'-8 3/4" including the attached front decks. You will be seeking a variance of 12'-3 1/4".

(2) Rear yard depth: minimum 20 feet or 20% of the lot depth, whichever is greater, with the exception that for lots abutting canals and other navigable bodies of water, the rear yard depth shall equal the average depths of all residential rear yards abutting the water on the same side of the canal or navigable body of water within 200 feet in either direction or 20 feet measured landwards of the average line of the bulkhead, whichever is greater, or, if no bulkhead exists, measured 20 feet landwards of the rear property line, whichever is greater. The drawings submitted indicates that the rear yard is 6'-9 1/8" including the attached rear decks. You will be seeking a variance of 13'-2 7/8".

C. Yards of the following depths or widths shall be provided for accessory buildings, detached garages, accessory structures, barbecue pits, and breezeways on the lot:

(2) Rear yard depth: minimum five feet, except for lots which abut canals or navigable waters, a minimum depth of 20 feet measured landwards of the average line of the bulkhead shall be provided; if no bulkhead exists, measured 20 feet landwards of the rear property line. The drawings submitted indicates that the hot tub is 10" off the bulkhead. You will be seeking a variance of 19'-2" for the hot tub.

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

ONE complete package of the twelve (12) sets should be brought in for the initial appointment with the Clerk's office. Only after this initial appointment should the additional copies be made.

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

If you should have any questions or require any additional information with reference to the Zoning Board of Appeals Application, please call the VILLAGE CLERK'S OFFICE at 377-2202

Very truly yours,



Sergio A. Mauras
Superintendent of Buildings
Daniela Hernandez

SITE PLAN APPROVAL NEEDED: YES

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. 20243871

Location: 691 S Bayview Ave

Applicant: David Riemer

Description: Construct new (4,829.71SF) 3-story house with attached garage, 2 front balconies (42.6 SF each), 2 rear decks (188.94 SF & 189.09 SF) and maintain hot tub.

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

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

REASON(S) FOR DETERMINATION

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

A) _____

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

Dated: September 26, 2024

Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings

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



SEC. 62 BLK. 187 LOT. 13

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

Strike out
inapplicable
phrase

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

Obtain reason for
denial from
Department of
Buildings.

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

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

Describe fully and
clearly the use
desired.

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

Refer where possible
to paragraphs and
section by numbers.

1. That the applicant (resides at) (has its principal office for the conducting of its business at) 6915 Bayview Ave
2. That the premises affected by this application is located at 6915 Bayview Ave ¹¹⁵²⁰ Land Map of Nassau County Sec. 62 Blk. 187 Lot(s) 13 and that the interest which the applicant has in the property concerned is that of owner
3. That (the applicant) (the applicant's duly authorized St) on or about the 16 day of May 2024, 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: Flood Resistant Home, House Survey, Site plans Approval
4. That on or about the 26 day of ~~Sept~~ Sept, 2024, the Department of Buildings denied said application; upon information and belief that the reason for said denial was as follows: Lot Area, ~~Wood~~ Floor Area coverage
5. That the nature of the improvements now upon said premises is as follows: Wood Constn on pile with ~~Wood~~ Breakaway walls Single family
6. That said premises are now being used as follows: Single Family Residence
7. That the applicant seeks authority to make use of said premises as follows: Single Family Residence
8. Upon information and belief that a (permit) (variance) for such use may be granted by this Board by virtue of the following sections of the said Zoning Code of The Village of Freeport or statutes of the State of New York 210-6A 210-39 210-40
210-41 210-43
9. That the following is a statement of other factual information deemed pertinent by the applicant. If the application involves a subdivision of property, describe the existing property: Single Family Residence

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: Fractal Difficult

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

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: 7-11, 2024

BY: _____
ITS: _____

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

State of New York)
County of Nassau) ss:

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

Sworn to before me this 4TH day
of NOV., 2024

Notary Public Peggy M. Lester

Peggy M. Lester
Notary Public, State of New York
No. 01LE6293122
Qualified in Nassau County
Commission Expires Nov. 25, 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.

7-11, 2024
Date Year

David Rieper
Signature

Affidavit of Owner

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

State of New York)
County of Nassau) ss:

I David Rieper being duly sworn, depose and say:

That he/she (the owner of 691 S Bayville Ave) (is the _____ of

deponent _____ the property concerned is correct to the best of the knowledge of

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

Sworn to before me this 4th day
of November, 2024

Notary Public Amarilis Ledesma

David Rieper
Signature

AMARILIS A LEDESMA
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01LE6382087
Qualified in Nassau County
Commission Expires October 15, 2026

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information							
David Riemer							
Name of Action or Project: Riemer Residence							
Project Location (describe, and attach a location map): 691 S Bayview Ave Freeport, NY 11520							
Brief Description of Proposed Action: ... build new house							
Name of Applicant or Sponsor: David Riemer		Telephone: 516-578-0526					
		E-Mail: ljwcpro@gmail.com					
Address: 691 South Bayview Ave							
City/PO: Freeport		State: NY	Zip Code: 11520				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		<u>0.09</u> acres					
b. Total acreage to be physically disturbed?		<u>0.03</u> acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0.09</u> acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)							
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____							
<input type="checkbox"/> Parkland							

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

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>David Riemer</u>	Date: <u>7-28-24</u>	
Signature: _____		

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

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

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

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

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

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y. APPLICATION NO. _____

Filing Date _____

Application for Erection of Buildings or Alterations

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

I. LOCATION OF BUILDING	AT (LOCATION) (No.) <u>691</u> <u>S Bayview Ave</u> (Street) ZONING DISTRICT <u>A</u>
	BETWEEN <u>BRYANT ST</u> (Cross Street) AND <u>NONE</u> (Cross Street)
	SECTION <u>62</u> BLOCK <u>187</u> BY <u>132769</u> APPROX. LOT SIZE <u>43'</u> X <u>78'</u> LOT ANSA <u>3,994.47</u>

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

<p>A. TYPE OF IMPROVEMENT</p> <p>1 <input checked="" type="checkbox"/> New building</p> <p>2 <input type="checkbox"/> Addition/Alteration (if residential, enter number of new housing units added. If non-residential name _____)</p> <p>3 <input type="checkbox"/> Swimming Pool</p> <p>4 <input type="checkbox"/> Repair (replacement)</p> <p>5 <input type="checkbox"/> Bulkhead (New, Repair)</p> <p>6 <input type="checkbox"/> Fence</p> <p>7 <input type="checkbox"/> Moving (relaxation)</p>	<p>B. PROPOSED OR EXISTING USE</p> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>RESIDENTIAL</p> <p>11 <input type="checkbox"/> One Family</p> <p>12 <input type="checkbox"/> Two families</p> <p>13 <input type="checkbox"/> Apartment - Enter No. of Units _____</p> <p>14 <input type="checkbox"/> Transient hotel, motel, or dormitory - Enter No. of Units _____</p> <p>15 <input type="checkbox"/> Garage or Accessory Structure</p> <p>16 <input type="checkbox"/> Other - Specify _____</p> </td> <td style="width: 50%; vertical-align: top;"> <p>NON-RESIDENTIAL - Complete Part "E"</p> <p>17 <input type="checkbox"/> Industrial</p> <p>18 <input type="checkbox"/> Office, bank, professional</p> <p>19 <input type="checkbox"/> Store, mercantile</p> <p>20 <input type="checkbox"/> Church, other religious</p> <p>21 <input type="checkbox"/> Hospital, institutional</p> <p>22 <input type="checkbox"/> Other - Specify _____</p> </td> </tr> </table>	<p>RESIDENTIAL</p> <p>11 <input type="checkbox"/> One Family</p> <p>12 <input type="checkbox"/> Two families</p> <p>13 <input type="checkbox"/> Apartment - Enter No. of Units _____</p> <p>14 <input type="checkbox"/> Transient hotel, motel, or dormitory - Enter No. of Units _____</p> <p>15 <input type="checkbox"/> Garage or Accessory Structure</p> <p>16 <input type="checkbox"/> Other - Specify _____</p>	<p>NON-RESIDENTIAL - Complete Part "E"</p> <p>17 <input type="checkbox"/> Industrial</p> <p>18 <input type="checkbox"/> Office, bank, professional</p> <p>19 <input type="checkbox"/> Store, mercantile</p> <p>20 <input type="checkbox"/> Church, other religious</p> <p>21 <input type="checkbox"/> Hospital, institutional</p> <p>22 <input type="checkbox"/> Other - Specify _____</p>
<p>RESIDENTIAL</p> <p>11 <input type="checkbox"/> One Family</p> <p>12 <input type="checkbox"/> Two families</p> <p>13 <input type="checkbox"/> Apartment - Enter No. of Units _____</p> <p>14 <input type="checkbox"/> Transient hotel, motel, or dormitory - Enter No. of Units _____</p> <p>15 <input type="checkbox"/> Garage or Accessory Structure</p> <p>16 <input type="checkbox"/> Other - Specify _____</p>	<p>NON-RESIDENTIAL - Complete Part "E"</p> <p>17 <input type="checkbox"/> Industrial</p> <p>18 <input type="checkbox"/> Office, bank, professional</p> <p>19 <input type="checkbox"/> Store, mercantile</p> <p>20 <input type="checkbox"/> Church, other religious</p> <p>21 <input type="checkbox"/> Hospital, institutional</p> <p>22 <input type="checkbox"/> Other - Specify _____</p>		

<p>C. COST</p> <p>10 TOTAL COST OF IMPROVEMENT <u>\$ 100,000</u></p>	<p>D. DESCRIPTION OF PROJECT</p> <p><u>NEW HOUSE</u></p> <p>GARAGE = <u>1,626 SF</u></p> <p>HOUSE (LIVING SPACE) = <u>3,199.8 SF</u></p> <p>DECKS = <u>435 SF</u></p>
---	--

III. IDENTIFICATION - To be completed by all applicants

	NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	<u>DAVID RIEMER</u>	<u>691 SOUTH BAYVIEW AVE</u> <u>FREEPORT, NY 11520</u>	<u>516</u> <u>578</u> <u>0526</u>
2. Contractor			
3. Architect or Engineer	<u>RICHARD BOYD</u>	<u>206 N. RICHMOND AVE</u> <u>MASSAPEQUA, NY 11758</u>	<u>631</u> <u>220</u> <u>0969</u>

IV. OWNER - CONTRACTOR STATEMENT

Building permit is issued subject to the provisions of Section 67 of the Workmen's Compensation Law.

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

Contractor
DAVID RIEMER
(Print)
Address 691 SOUTH BAYVIEW AVE
Phone 516-578-0526

State of New York
County of Nassau
David Riemer being duly sworn, says that he is the contractor or owner of the above mentioned building. That the items of the above application also the terms and cost of said building or alteration, is correct to the best of his knowledge and belief and subject to verification to all applicable laws of this jurisdiction.
(His or Her) JENNA PETTAS
NOTARY PUBLIC-STATE OF NEW YORK
No. 01PE6370301
Qualified in Nassau County
My Commission Expires 01-29-2026

Sworn to before me this 16th day of May, 2024
Jenna Pettas
Notary Public, County, N.Y. (Applicant Signature)

V. FLOOD ZONE

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

IS PROJECT TO REPAIR FLOOD DAMAGE?
YES NO

PROJECT DESCRIPTION

Total/First Floor Square Feet	<u>1,626</u> (STORAGE)
Upper Floor Square Feet	<u>3,266</u> (1ST FLOOR)
# of Fixtures	<u>14</u>
# of Floors	<u>3</u>
Occup. Type	<u>RES</u>

VI. VALIDATION (Official Use Only)

<p>Building Permit Number _____</p> <p>Building Permit Issued _____</p> <p>Building Permit Fee \$ _____</p>	<p style="text-align: center;">Approved by: _____</p> <p style="text-align: center;">Superintendent of Buildings</p>
---	--

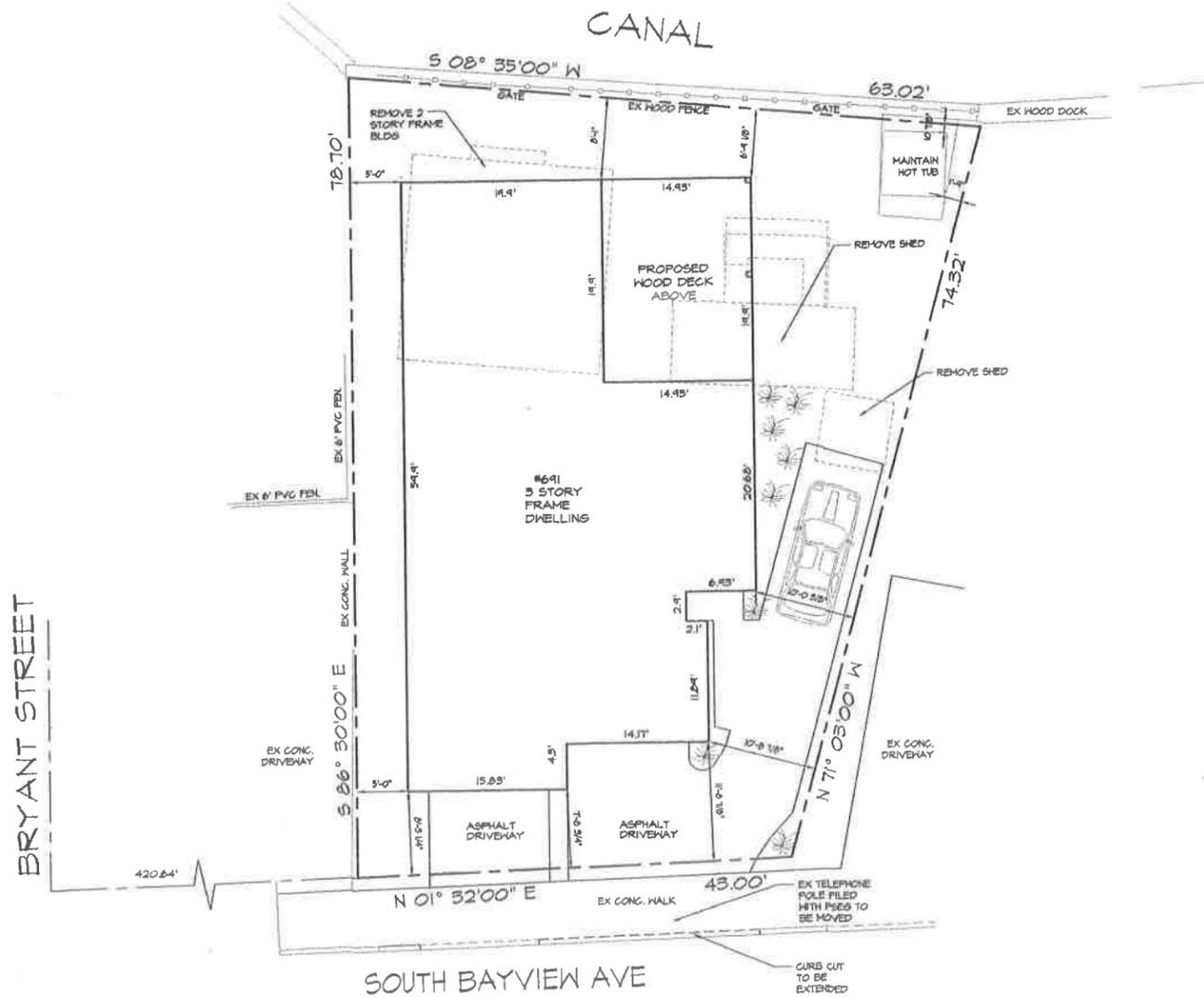
RIEMER RESIDENCE

691 SOUTH BAYVIEW AVE FREEPORT, NEW YORK 11520

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

BUILDING COMPLES WITH APPENDIX J, SECTION A.800.4, SECTION A.8.0, AND STRUCTURAL WIND LOAD PER A.304.2

SECTION A.800.4 STRUCTURAL WIND LOAD PROVISIONS SHALL COMPLY WITH THE WIND PROVISIONS OF THIS CODE AS APPLICABLE EXCEPT WHERE SHOWN OTHERWISE.
 1. DETACHED ONE AND TWO FAMILY DWELLINGS WHERE WIND LOADS AT THE NEW LOCATION ARE NOT HIGHER THAN THOSE AT THE PREVIOUS LOCATION.
 2. STRUCTURAL ELEMENTS WHOSE STRESS IS NOT INCREASED BY MORE THAN 5 PERCENT.
 BUILDING COMPLES



PLOT PLAN

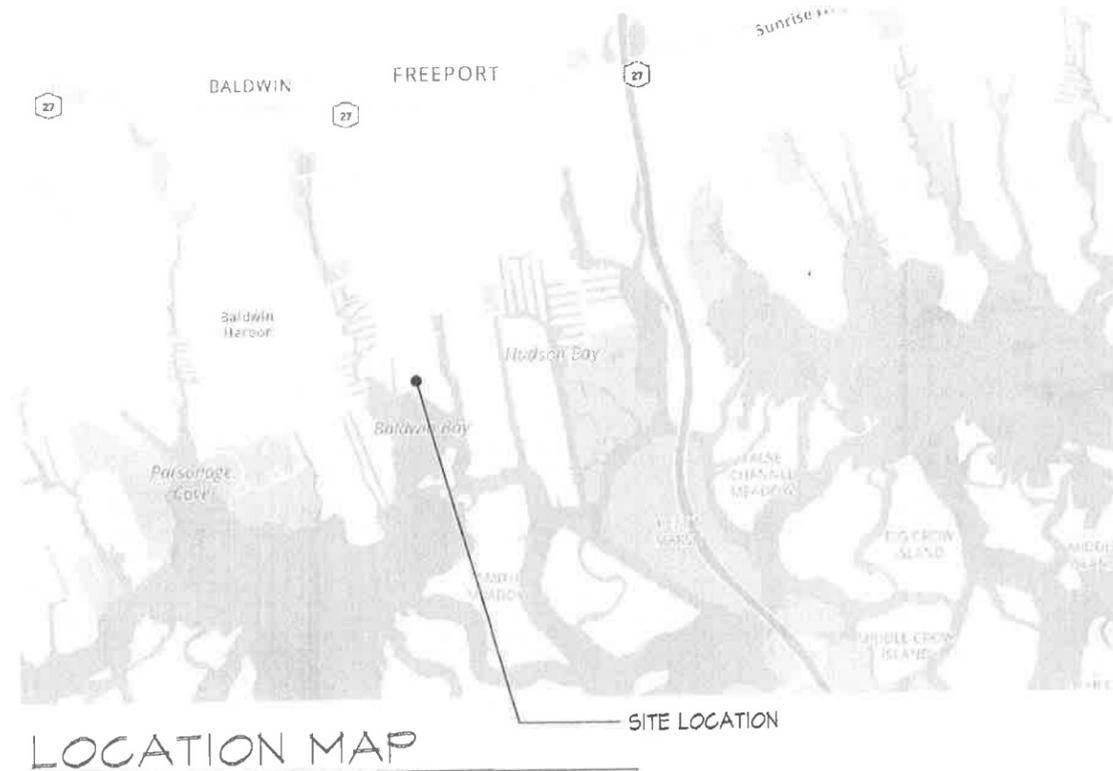
1/8" = 1'-0"

SITE INFORMATION OBTAINED FROM SURVEY PREPARED BY AREK SURVEYING COMPANY BROOKLYN, NY - DATED 7-22-14

PROPERTY AREA = 3,994.47 SQ.FT.

GROUND FLOOR AREA = 1,626 SQ.FT.
 FIRST FLOOR AREA = 1,728.34 SQ.FT.
 SECOND FLOOR AREA = 1,538.37 SQ.FT.

ZONING ANALYSIS		SECTION: 62 BLOCK: 187 LOT: 13 & P.O. 12 (769)	
RESIDENCE ZONE 'A' - SO BAYVIEW AVE, NY			
	REQUIRED	EXISTING	PROPOSED
USES	RESIDENTIAL - SINGLE FAMILY	RESIDENTIAL - SINGLE FAMILY	RESIDENTIAL - SINGLE FAMILY
LOT AREA	5000 SF	3995 SF	NO CHANGE
LOT AREA OCCUPIED	30% x 5000 SF = 1,500 SF	683 sf HOUSE & SHEDS 683 / 3995 = 17.1%	1st FLOOR COVERAGE = 1627SF 2nd FLOOR DECK = 298SF 1627 / 3995 = 40.7% 1627+298=1925 / 3995 = 48.18% (W/ DECK)
BUILDING HEIGHT	3 STORY OR 35' MAX.	21.52' 2 STORY	35'-0" 3 STORY
FRONT YARD	20' FRONT YARD OR AVG DEPTH WITHIN 200'=AVERAGE SETBACK XX'	48.3' EXISTING	7'-8 3/4" GROUND LEVEL ENTRY
SIDE YARD - NORTH SIDE YARD - SOUTH	MIN. 5' SUM OF 2 SIDE YDS EQUAL 25% MIN	4.3' NORTH 30.6' SOUTH	5'-0" NORTH 10'-0 3/8" SOUTH
REAR YARD	20' OR 20% OF LOT DEPTH	7'-0"	8'-1" TO HOUSE 6'-9 1/8" TO 2ND FL DECK



LOCATION MAP

SANDY REPAIR
 RIEMER RESIDENCE
 691 SOUTH BAYVIEW AVE. FREEPORT, NY

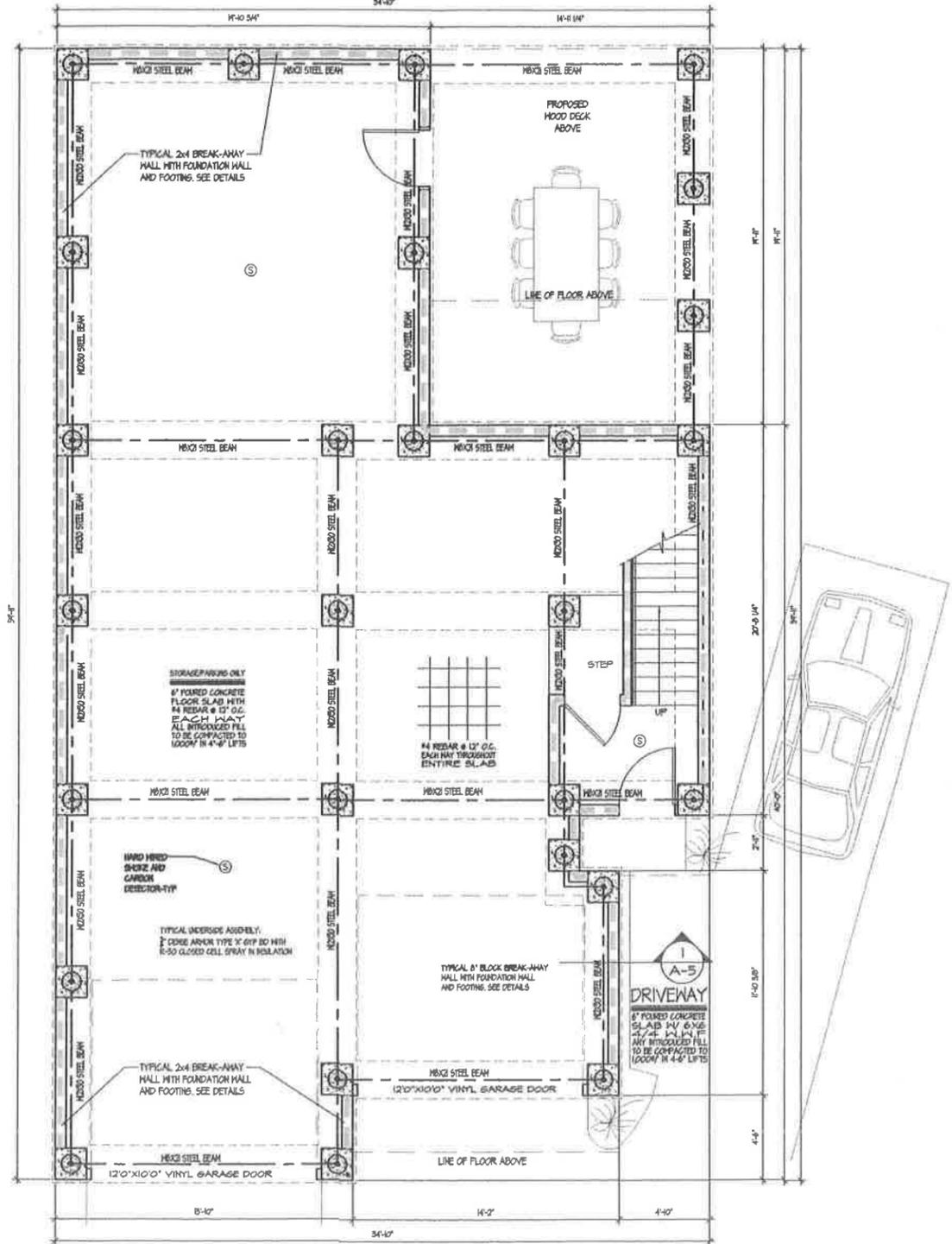
BCNY ARCHITECTURE
 CUSTOM DESIGNED RESIDENCES
 206 RICHMOND AVE MASSAPEQUITT
 SPECIALIZING IN SERVICE CONTRACTS FOR INTERIOR DESIGN
 COMMERCIAL ARCHITECTURE
 EMAIL: BCNARCHITECTURE@GMAIL.COM PHONE: 631-220-0969

COVER SHEET
 SITE PLAN
 ZONING INFORMATION

REVISIONS
 6/12/24 FILED FOR PERM

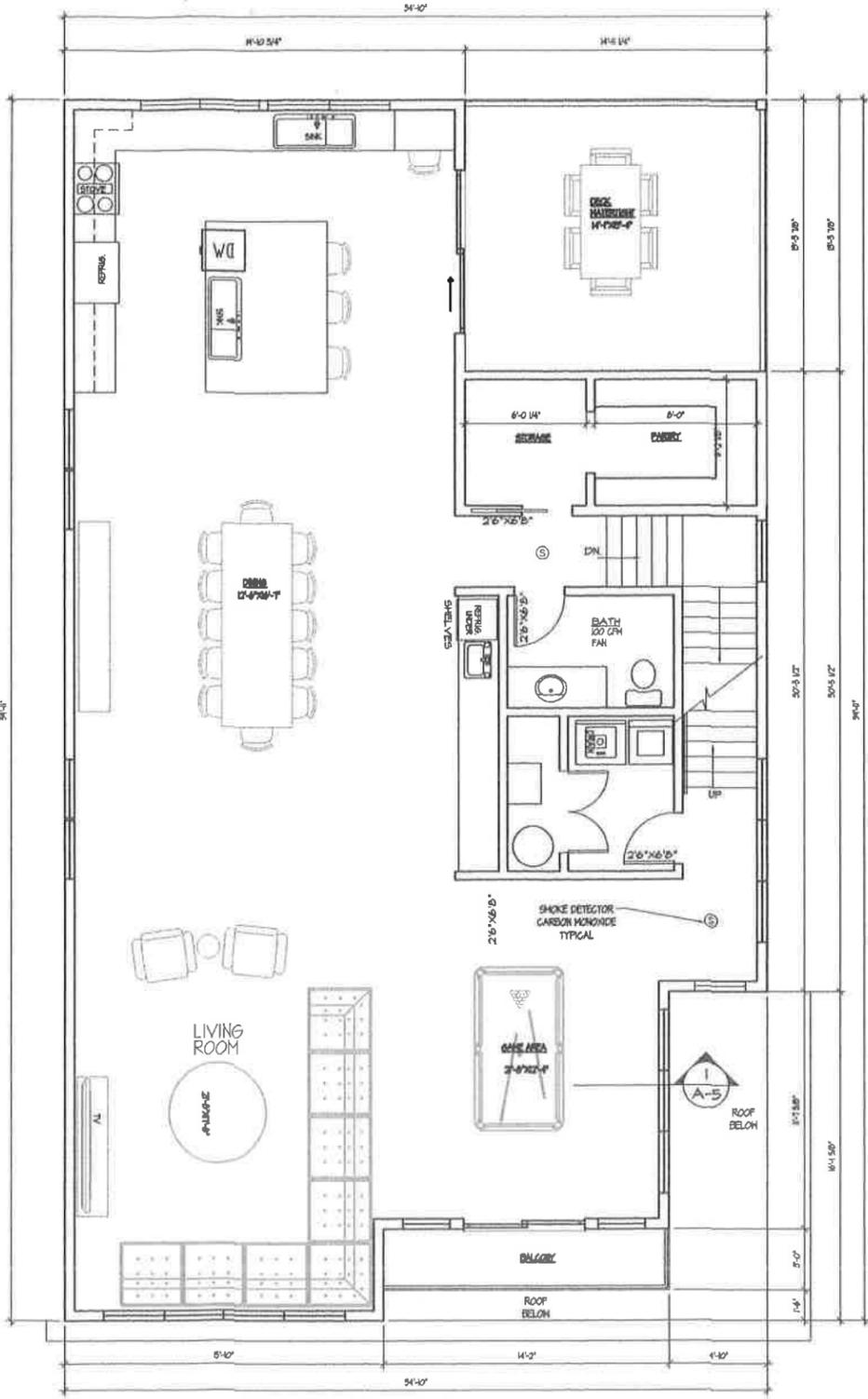
ALL DRAWINGS COPYRIGHT © ALL RIGHTS RESERVED

JOB NO.
 24-43
 SHEET NO.
T-1



LOWER LEVEL/FOUNDATION PLAN
SCALE: = 1/4" = 1'-0"

NOTES:
GARAGE: TO BE 6" BREAK AWAY WALLS
ADDITIONAL SILLS AS REQUIRED TO ALLOW HOUSE TO SIT LEVEL
HOMEOWNER TO INSTALL TRUSS SASH ON THE FRONT OF THE HOUSE
R302.2.2 ENCLOSED AREA BELONG DESIGN FLOOR ELEVATION ENCLOSED AREA, INCLUDING GRAVE SPACES, THAT ARE BELOW THE DESIGN FLOOR ELEVATION SHALL:
1. BE USED SOLELY FOR PARKING OF VEHICLES, INCLUDING ACCESS TO STORAGE;
2. BE PROVIDED WITH FLOOR OPENINGS THAT MEET THE FOLLOWING CRITERIA:
2.1 THERE SHALL BE A MINIMUM OF TWO OPENINGS ON DIFFERENT SIDES OF EACH ENCLOSED AREA, IF A BUILDING HAS MORE THAN ONE ENCLOSED AREA BELOW THE DESIGN FLOOR ELEVATION EACH AREA SHALL HAVE OPENINGS
2.2 THE TOTAL NET AREA OF ALL OPENINGS SHALL BE AT LEAST 1 SQUARE INCH (25.4 MM) FOR EACH SQUARE FOOT (0.093 M²) OF ENCLOSED AREA, OR THE OPENINGS SHALL BE DESIGNED AND THE CONSTRUCTION DOCUMENTS SHALL INCLUDE A STATEMENT THAT THE DESIGN AND INSTALLATION WILL PROVIDE FOR EQUALIZATION OF HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS BY ALLOWING FOR THE AUTOMATIC ENTRY AND EXIT OF FLOODWATERS.
2.3 THE BOTTOM OF EACH OPENING SHALL BE 1 FOOT (305 MM) OR LESS ABOVE THE ADJACENT GROUND LEVEL.
2.4 OPENINGS SHALL BE AT LEAST 3 FEET (914 MM) IN DIAMETER.
2.5 ANY LEVELING SCREENS OR OTHER OPENING CONTROLS SHALL ALLOW THE AUTOMATIC FLOW OF FLOODWATERS INTO AND OUT OF THE ENCLOSED AREA.
2.6 OPENINGS INSTALLED IN DOORS AND WINDOWS, THAT MEET REQUIREMENTS 2.1 THROUGH 2.5, ARE ACCEPTABLE; HOWEVER, DOORS AND WINDOWS WITHOUT INSTALLED OPENINGS DO NOT MEET THE REQUIREMENTS OF THIS SECTION.
R324.1.5 PROTECTION OF MECHANICAL AND ELECTRICAL SYSTEMS, ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS, AND HEATING, VENTILATING, AIR CONDITIONING AND PLUMBING APPLIANCES, PLUMBING FIXTURES, DUCT SYSTEMS, AND OTHER SERVICE EQUIPMENT SHALL BE LOCATED AT OR ABOVE THE DESIGN FLOOR ELEVATION PLUS FREEBOARD AS SPECIFIED IN SECTION R323.1.3.3. IF REPLACED AS PART OF A SUBSTANTIAL IMPROVEMENT, ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS, AND HEATING, VENTILATING, AIR CONDITIONING, AND PLUMBING APPLIANCES, PLUMBING FIXTURES, DUCT SYSTEMS, AND OTHER SERVICE EQUIPMENT SHALL MEET THE REQUIREMENTS OF THIS SECTION. SYSTEMS, FIXTURES, AND EQUIPMENT AND COMPONENTS SHALL NOT BE MOUNTED ON OR PENETRATE THROUGH WALLS INTENDED TO BREAK AWAY UNDER FLOOD LOADS.
EXCEPTION: ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS, AND HEATING, VENTILATING, AIR CONDITIONING AND PLUMBING APPLIANCES, PLUMBING FIXTURES, DUCT SYSTEMS, AND OTHER SERVICE EQUIPMENT ARE PERMITTED TO BE LOCATED BELOW THE DESIGN FLOOR ELEVATION PROVIDED THAT THEY ARE DESIGNED AND INSTALLED TO PREVENT WATER FROM ENTERING OR ACCUMULATING WITHIN THE COMPONENTS AND TO RESIST HYDROSTATIC AND HYDRODYNAMIC LOADS AND STRESSES, INCLUDING THE EFFECTS OF BUOYANCY, DURING THE OCCURRENCE OF FLOODING TO THE DESIGN FLOOR ELEVATION IN COMPLIANCE WITH THE FLOOD-RESISTANT CONSTRUCTION REQUIREMENTS OF THE BUILDING CODE OF NEW YORK STATE. ELECTRICAL WIRING SYSTEMS ARE PERMITTED TO BE LOCATED BELOW THE DESIGN FLOOR ELEVATION PROVIDED THEY CONFORM TO THE PROVISIONS OF THE ELECTRICAL PART OF THIS CODE FOR NET LOCATIONS.
R324.1.6 CONSTRUCTION DOCUMENTS THE CONSTRUCTION DOCUMENTS SHALL INCLUDE DOCUMENTATION THAT IS PREPARED AND SEALED BY A REGISTERED DESIGN PROFESSIONAL THAT THE DESIGN AND METHODS OF CONSTRUCTION TO BE USED MEET THE APPLICABLE CRITERIA OF THIS SECTION.



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

ALL NEW WINDOWS BY ANDERSON 400 SERIES U FACTOR=0.3 AND SHGC=0.32. WINDOWS COMPLY WITH THE CODE AND EGRESS AT THE TIME OF ORIGINAL CONSTRUCTION AND A C.O. HAS ISSUED
ALL POINT LOADS ARE TO BE SOLID BLOCKING DOWN TO FOUNDATION OR BEAMS
NOTE: ALL HEADERS TO BE 2-2X10 UNLESS OTHERWISE NOTED
PROVIDE WOOD TRIMMED RETURNS ON THE INTERIOR WITH MOLDINGS SIMILAR TO EXISTING

DESIGN CALCULATIONS

R301.2.2.1 HEIGHTS OF MATERIALS
AVERAGE DEAD LOADS SHALL NOT EXCEED 15 PSF FOR ROOFSCULING ASSEMBLIES OR 10 PSF FOR FLOOR ASSEMBLIES, EXCEPT AS FURTHER LIMITED BY SECTION R301.2.2.2 DEAD LOADS FOR WALLS ABOVE GRADE SHALL NOT EXCEED:
1. FIFTEEN PSF FOR EXTERIOR LIGHT-FRAME WOOD WALLS.
2. FOURTEEN PSF FOR EXTERIOR LIGHT-FRAME COLD-FORMED STEEL WALLS.
3. TEN PSF FOR INTERIOR LIGHT-FRAME WOOD WALLS.
4. FIVE PSF FOR INTERIOR LIGHT-FRAME COLD-FORMED STEEL WALLS.
5. EIGHT PSF FOR 8-INCH THICK MASONRY WALLS.
6. EIGHT PSF FOR 8-INCH THICK CONCRETE WALLS.
7. 10 PSF FOR 8-INCH THICK CONCRETE WALLS.
EXCEPTION: ROOFCEILING DEAD LOADS NOT EXCEEDING 25 PSF SHALL BE PERMITTED PROVIDED THE WALL BRACKETS MOUNTED IN CHAPTER R301.2.2.2 ARE INCREASED IN ACCORDANCE WITH TABLE R302.10.3(4).

MINIMUM UNIFORM DISTRIBUTED LIVE LOADS (TABLE R301.5) IN POUNDS PER SQUARE FOOT

USE	LIVE LOAD
UNINHABITABLE ATTICS WITHOUT STORAGE ^B	10 PSF
UNINHABITABLE ATTICS WITH LIMITED STORAGE ^{B,C}	20 PSF
HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS	30 PSF
BALCONIES (EXTERIOR) AND DECKS ^E	40 PSF
FIRE ESCAPES	40 PSF
GUARD AND HANDRAILS ^D	200 PSI
GUARD INFILL COMPONENTS ^F	50 PSI
PASSENGER VEHICLE GARAGES ^A	50 PSF ^A
ROOMS OTHER THAN SLEEPING ROOMS	40 PSF
SLEEPING ROOMS	30 PSF
STAIRS	40 PSF ^C

FOR 50 LBS PER SQUARE FOOT=0.0478 KN/M²; 1 SQ INCH=6.45 MM²; 1 POUND=4.45 N.
A. ELEVATED GARAGE FLOORS SHALL BE CAPABLE OF SUPPORTING A 2000-POUND LOAD APPLIED OVER A 30-SQUARE-INCH AREA.
B. UNINHABITABLE ATTICS WITHOUT STORAGE ARE THOSE WHERE THE CLEAR HEIGHT BETWEEN JOISTS AND RAFTERS IS NOT MORE THAN 42" OR WHERE THERE ARE TWO OR MORE ADJACENT TRUSSES WITH HEB CONFIGURATIONS CAPABLE OF ACCOMMODATING AN ASSUMED RECTANGLE 42" IN HEIGHT BY 24" IN WIDTH OR GREATER WITH THE PLANE OF TRUSSES THE LIVE LOAD NEED NOT BE APPLIED TO ANY ONE LIVE LOAD REQUIREMENT.
C. DIVISIONAL STAIR TREADS SHALL BE DESIGNED FOR THE UNIFORM LIVE LOAD REQUIREMENT.
D. A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP OF THE DECK SHALL BE 200 LBS.
E. SEE SECTION R307.1 FOR DECKS ATTACHED TO EXTERIOR WALLS.
F. GUARD INFILL COMPONENTS (ALL THOSE EXCEPT THE HANDRAIL, BALUSTERS AND PANEL FILLS) SHALL BE DESIGNED TO WITHSTAND A HORIZONTAL APPLIED NORMAL LOAD OF 50 POUNDS ON AN AREA EQUAL TO 1 SQUARE FOOT. THIS LOAD NEED NOT BE APPLIED TO ACT CONCURRENTLY WITH WITH ANY OTHER LIVE LOAD REQUIREMENT.
G. UNINHABITABLE ATTICS WITH LIMITED STORAGE ARE THOSE WHERE THE CLEAR HEIGHT BETWEEN JOISTS AND RAFTERS IS NOT GREATER THAN 42" OR WHERE THERE ARE TWO OR MORE ADJACENT TRUSSES WITH HEB CONFIGURATIONS CAPABLE OF ACCOMMODATING AN ASSUMED RECTANGLE 42" IN HEIGHT BY 24" IN WIDTH OR GREATER WITHIN THE PLANE OF THE TRUSSES. THE LIVE LOAD NEED ONLY BE APPLIED TO THOSE PORTIONS OF THE JOISTS OR TRUSSES BOTTOM CHORDS WHERE ALL OF THE FOLLOWING CONDITIONS ARE MET:
1. THE ATTIC AREA IS ACCESSIBLE FROM AN OPENING NOT LESS THAN 20" IN WIDTH BY 30" IN LENGTH THAT IS LOCATED WHERE THE CLEAR HEIGHT IN THE ATTIC AREA IS NOT LESS THAN 42" IN HEIGHT.
2. THE SLOPE OF THE JOIST OR TRUSS BOTTOM CHORD IS NOT GREATER THAN 10% UNIFORM.
3. REQUIRED INSULATION DEPTH IS LESS THAN THE JOIST OR TRUSS BOTTOM CHORD MEMBER DEPTH.
4. THE SPACING OF THE JOIST OR TRUSS BOTTOM CHORDS SHALL BE DESIGNED FOR A UNIFORM PERMITTED CONCURRENT LIVE LOAD OF NOT LESS THAN 10 LBS PER SQUARE FOOT.
H. GAZING USED IN HANDRAIL ASSEMBLIES AND GUARDS SHALL BE DESIGNED WITH A SAFETY FACTOR OF 4. THE SAFETY FACTOR SHALL BE APPLIED TO EACH OF THE CONCENTRATED LOADS APPLIED TO THE TOP OF THE RAIL AND TO THE LOAD ON THE INFILL COMPONENTS. THESE LOADS SHALL BE DETERMINED INDEPENDENT OF ONE ANOTHER AND LOADS ARE ASSUMED NOT TO OCCUR WITH ANY OTHER LIVE LOAD.

WINDOW EGRESS SCHEDULE (ALL SLEEPING ROOMS)

FLOOR	REQUIRED CLEAR OPENING AS A SECOND MEANS OF EGRESS
FIRST	5.0 SQ FT MINIMUM
SECOND	5.7 SQ FT MINIMUM

1. PROVIDE AT LEAST (1) WINDOW (OR DOOR) IN EACH HABITABLE SPACE FOR EMERGENCY ESCAPE IN CONFORMANCE WITH N.Y.S. CODE SECTION R310 MIN OPENINGS OF 5.7 SQ FT ON SECOND FLOOR AND 5.0 SQ FT AT GRADE LEVEL. MINIMUM CLEAR HEIGHT 2' AND MINIMUM CLEAR WIDTH OF 20" (OPERATION NOT NEED FOR TOOLS) BOTTOM OF OPENING = 64" MAXIMUM AT 1'.
2. ALL WINDOWS MUST BE ANDERSON "LOW E" OR APPROVED EQUAL

ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS^{B,C} (TABLE R301.7)

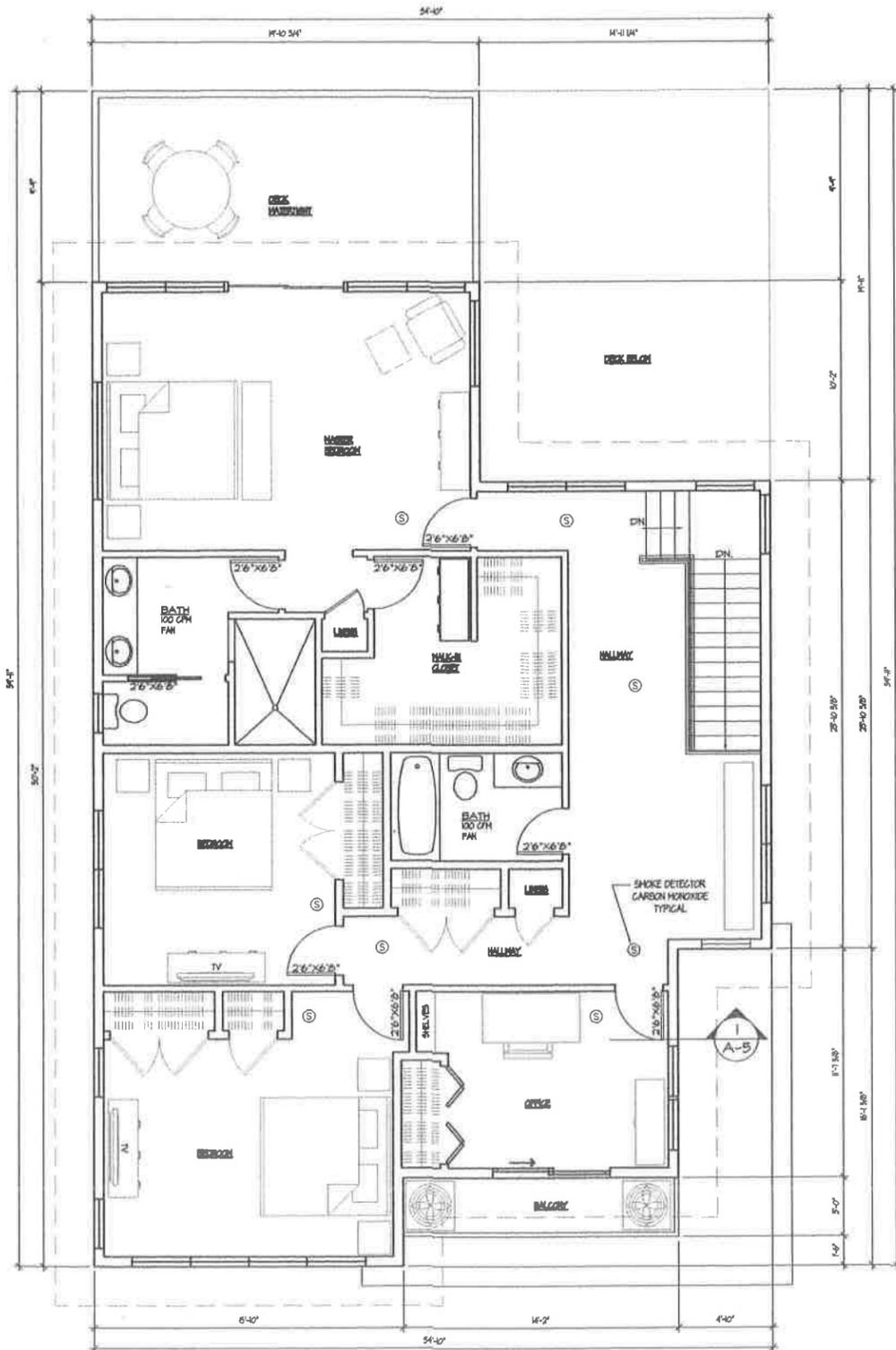
STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
RAFTERS HAVING SLOPES GREATER THAN 5/12 WITH FINISHED CEILINGS NOT ATTACHED TO RAFTERS	L/180
INTERIOR WALLS AND PARTITIONS	H/180
FLOORS	L/360
CEILINGS WITH BRITTLE FINISHES (INCLUDING PLASTER AND STUCCO)	L/360
CEILINGS WITH FLEXIBLE FINISHES (INCLUDING GYPSUM BOARD)	L/240
ALL OTHER STRUCTURAL MEMBERS	L/240
EXTERIOR WALLS-WIND LOADS ^A WITH PLASTER OR STUCCO FINISH	H/360
EXTERIOR WALLS-WIND LOADS ^A WITH OTHER BRITTLE FINISH	H/240
EXTERIOR WALLS-WIND LOADS ^A WITH FLEXIBLE FINISHES	H/120
LINTELS SUPPORTING MASONRY VENEER WALLS ^A	L/600

NOTE: L = SPAN LENGTH, H = SPAN HEIGHT
A. FOR THE PURPOSE OF THE DETERMINING DEFLECTION LIMITS HEREIN THE WIND LOAD SHALL BE PERMITTED TO BE TAKEN AS 0.1 TIMES THE COMPONENT AND GLAZING (GAS) LOADS OBTAINED FROM TABLE R301.2(2).
B. FOR CANTILEVER MEMBERS, L SHALL BE TAKEN AS TWICE THE LENGTH OF THE CANTILEVER.
C. FOR ALUMINUM STRUCTURAL MEMBERS OR PANELS USED IN ROOFS OR WALLS OF GARAGES, ACCESSORIES OR PATIO COVERS, NOT SUPPORTING EDGE OF GLASS, GARAGEHOOD PANELS, THE TOTAL LOAD DEFLECTION SHALL NOT EXCEED L/60 FOR CONTINUOUS ALUMINUM STRUCTURAL MEMBERS SUPPORTING EDGE OF GLASS. THE TOTAL LOAD DEFLECTION SHALL NOT EXCEED L/36 FOR EACH GLASS LINE OR LOAD FOR THE ENTIRE LENGTH OF THE MEMBER, PROVIDED IS MORE SPACED FOR GARAGEHOOD PANELS USED IN ROOFS OR WALLS OR BROOM ADDITIONS OR PATIO COVERS. THE TOTAL LOAD DEFLECTION SHALL NOT EXCEED L/60 DEFLECTION FOR EXTERIOR WALLS WITH INTERIOR EXTERIOR WALLS SHALL BE LIMITED TO AN ALLOWABLE DEFLECTION OF 1/16".
SEE SECTION R301.2.2.2

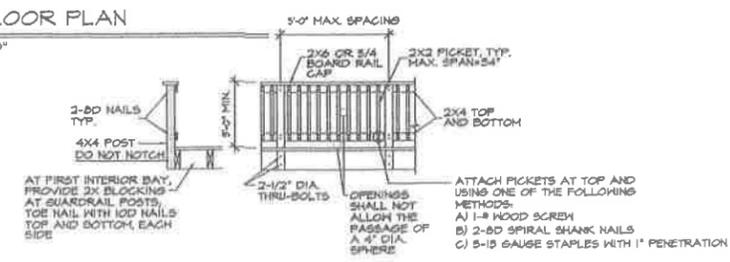
LEGEND

- 24" WIDE FTG WITH PILE AND CONC PIER
- PILE WITH CONC PIER
- WALLS
- BREAK AWAY WALLS
- NEW DOORS

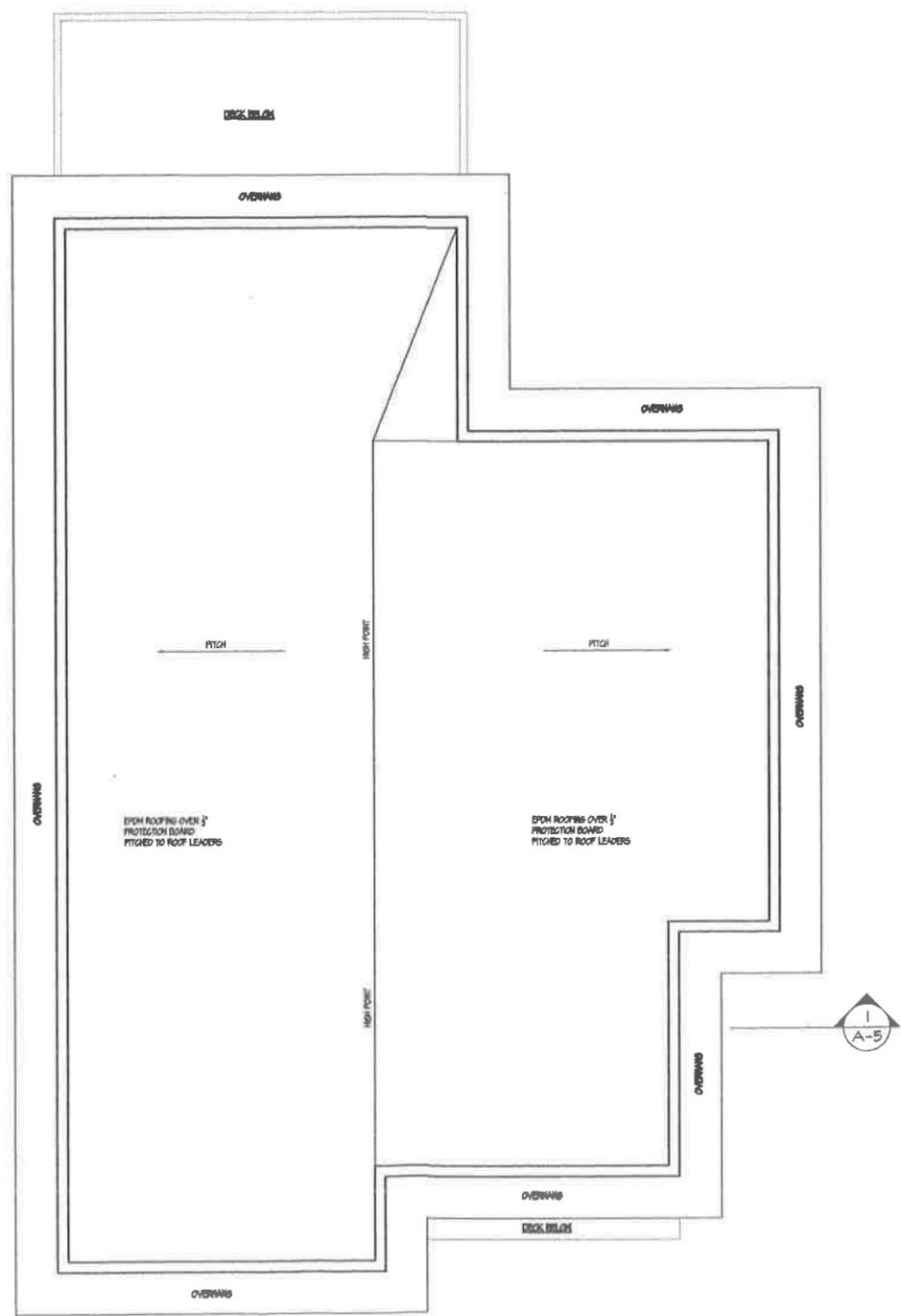
SANDY REPAIR
 RIEMER RESIDENCE
 691 SOUTH BAYVIEW AVE. FREEPORT, NY
 CUSTOM ARCHITECTURES
 BOSTON DESIGNED RESIDENCES
 SPECIALTY WOODWORK, INTERIORS AND EXTERIORS DESIGN
 COMMERCIAL ARCHITECTURE & INTERIOR DESIGN
 EMAIL: BCNYARCHITECTURES@GMAIL.COM PHONE: 631-220-0569
 LOWER LEVEL PLAN
 FIRST FLOOR PLAN
 REVISIONS: 6/12/24 FILED FOR PERMIT
 JOB NO: 24-43
 SHEET NO: A-2
 ALL DRAWINGS COPYRIGHT © ALL RIGHTS RESERVED



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



TYPICAL RAILING DETAIL



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

LEGEND	
	24" WIDE FTG WITH PILE AND CONC PIER
	PILE WITH CONC PIER
	WALLS
	BREAK AWAY WALLS
	NEW DOORS

SANDY REPAIR
RIEMER RESIDENCE
 691 SOUTH BAYVIEW AVE. FREEPORT, NY

BC NY ARCHITECTURE
 CUSTOM DESIGNED RESIDENCES
 SPECIALIZING IN ARCHITECTURAL INTERIOR DESIGN
 COMMERCIAL ARCHITECTURE & INTERIOR DESIGN
 EMAIL: BCNYARCHITECTURE@GMAIL.COM PHONE: 631-220-0969

SECOND FLOOR PLAN
ROOF PLAN

REVISIONS
6/12/24 FILED FOR PERMIT

ALL DRAWINGS COPYRIGHT © ALL RIGHTS RESERVED

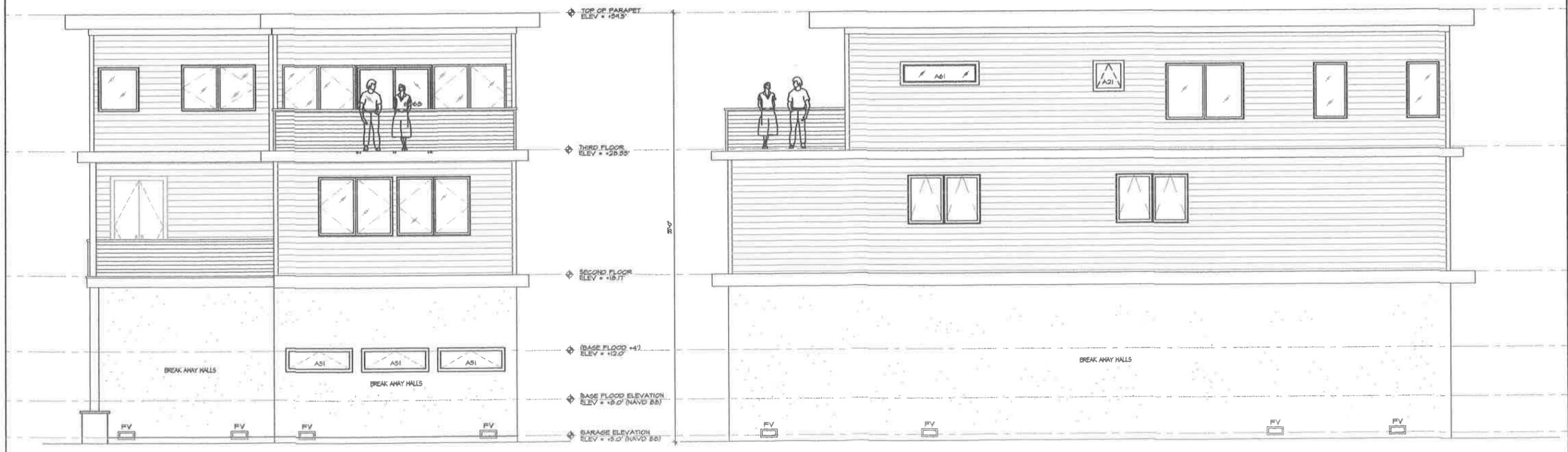
JOB NO:
24-43
SHEET NO.

A-3



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

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



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

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

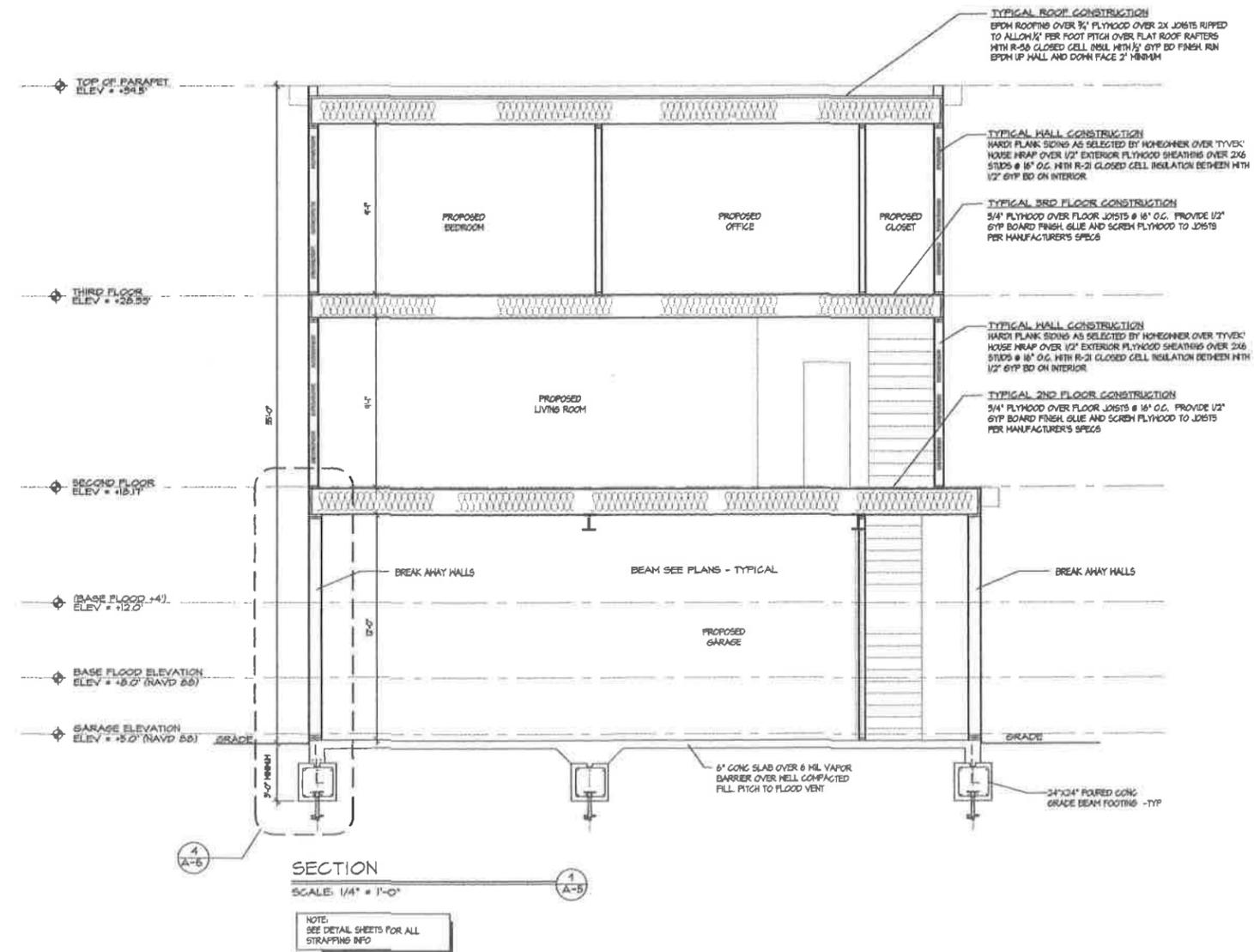
SANDY REPAIR
RIEMER RESIDENCE
691 SOUTH BAYVIEW AVE. FREEPORT, NY

BCNY ARCHITECTURE
CUSTOM DESIGNED RESIDENCES
SPECIALTY INTERIORS
SOUTH BAYVIEW AVE. FREEPORT, NY 11520
PHONE: 516-220-0959
EMAIL: BCNYARCHITECTURE@GMAIL.COM

ELEVATIONS

REVISED 6/12/24 FILED FOR PERMIT
JOB NO. 24-43
SHEET NO. A-4
ALL DRAWINGS COPYRIGHT © ALL RIGHTS RESERVED

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
GENERAL REQUIREMENTS	A CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE. THE EXTERIOR THERMAL ENVELOPE CONTAINS A CONTINUOUS AIR BARRIER. BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED.	AIR-PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL.
CEILING/ATTIC	THE AIR BARRIER IN ANY DROPPED CEILING OR SOFFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SHALL BE SEALED. ACCESS OPENINGS, DROP DOWN STAIRS OR KNEE WALL DOORS TO UNCONDITIONED ATTIC SPACES SHALL BE SEALED.	THE INSULATION IN ANY DROPPED CEILING/SOFFIT SHALL BE ALIGNED WITH THE AIR BARRIER.
HALLS	THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED. THE JUNCTION OF THE TOP PLATE AND THE TOP OF EXTERIOR WALLS SHALL BE SEALED. KNEE WALLS SHALL BE SEALED.	CAVITIES WITH CORNERS AND HEADERS OF FRAME WALLS SHALL BE INSULATED BY COMPLETELY FILLING THE CAVITY WITH A MATERIAL HAVING A THERMAL RESISTANCE, R-VALUE, OF NOT LESS THAN R-5 PER INCH. EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER.
WINDOWS, SKYLIGHTS AND DOORS	THE SPACE BETWEEN FRAMING AND SKYLIGHTS, AND THE JAMBS OF WINDOWS AND DOORS, SHALL BE SEALED.	
RIM JOISTS	RIM JOISTS SHALL INCLUDE THE AIR BARRIER.	RIM JOISTS SHALL BE INSULATED.
FLOORS, INCLUDING CANTILEVERED FLOORS ABOVE GARAGES	THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION.	FLOOR FRAMING CAVITY INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF SUBFLOOR DECKING. ALTERNATIVELY, FLOOR FRAMING CAVITY INSULATION SHALL BE IN CONTACT WITH THE TOP SIDE OF SHEATHING, OR CONTINUOUS INSULATION INSTALLED ON THE UNDERSIDE OF FLOOR FRAMING, AND SHALL EXTEND FROM THE BOTTOM TO THE TOP OF ALL PERIMETER FLOOR FRAMING MEMBERS.
CRANE SPACE WALLS	EXPOSED EARTH IN UNVENTED CRANE SPACES SHALL BE COVERED WITH A CLASS 1 VAPOR RETARDER WITH OVERLAPPING JOINTS TAPED.	CRANE SPACE INSULATION, WHERE PROVIDED INSTEAD OF FLOOR INSULATION, SHALL BE PERMANENTLY ATTACHED TO THE WALLS.
SHAFTS, PENETRATIONS	DUCT SHAFTS, UTILITY PENETRATIONS, AND FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED.	
NARROW CAVITIES		BATTS TO BE INSTALLED IN NARROW CAVITIES SHALL BE CUT TO FIT OR NARROW CAVITIES SHALL BE FILLED WITH INSULATION THAT ON INSTALLATION READILY CONFORMS TO THE AVAILABLE CAVITY SPACE.
GARAGE SEPARATION	AIR SEALING SHALL BE PROVIDED BETWEEN THE GARAGE AND CONDITIONED SPACES.	
RECESSED LIGHTING	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE FINISHED SURFACE.	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT AND IC RATED.
PLUMBING AND FIRING		IN EXTERIOR WALLS, BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND FIRING AND PLUMBING, OR INSULATION THAT ON INSTALLATION READILY CONFORMS TO AVAILABLE SPACE, SHALL EXTEND BEHIND PIPING AND FIRING.
SHOWERS/TUBS ON EXTERIOR HALL	THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPARATE THE HALL FROM THE SHOWER OR TUB.	EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED.
ELECTRICAL/PHONE BOX ON EXTERIOR WALLS	THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL AND COMMUNICATION BOXES. ALTERNATIVELY, AIR-SEALED BOXES SHALL BE INSTALLED.	
HVAC REGISTER BOOTS	HVAC SUPPLY AND RETURN REGISTER BOOTS AND PENETRATE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR, WALL COVERING OR CEILING PENETRATED BY THE BOOT.	
CONCEALED SPRINKLERS	WHERE REQUIRED TO BE SEALED, CONCEALED FIRE SPRINKLERS SHALL ONLY BE SEALED IN A MANNER THAT IS RECOMMENDED BY THE MANUFACTURER. CALKING OR OTHER ADHESIVE SEALANTS SHALL NOT BE USED TO FILL VOIDS BETWEEN FIRE SPRINKLER COVER PLATES AND WALLS OR CEILINGS.	



SECTION
 SCALE: 1/4" = 1'-0"
 NOTE:
 SEE DETAIL SHEETS FOR ALL STRAPPING INFO

GENERAL NOTES AND SPECIFICATIONS

REINFORCING:

1. ALL REINFORCING BARS ARE TO BE THE DIAMETER SHOWN, DEFORMED HYDROGRADE GRADE BILLET STEEL, HAVING A DESIGN STRENGTH OF 30000 P.S.I.
2. TYPICAL COVER FOR ALL REINFORCING SHALL BE THREE TIMES UNLESS OTHERWISE NOTED ON DRAWINGS.
3. ALL BARS TO BE CONTINUOUS UNLESS SPECIFIC LENGTHS ARE SHOWN. ALL SPLICES TO BE FORTY BAR DIAMETERS MINIMUM.
4. SPLICES FOR BOTTOM STEEL IN BEAMS TO BE LOCATED OVER A FLE SPLICES FOR TOP STEEL TO BE LOCATED BETWEEN PILES.
5. HELDED WIRE FABRIC (H.W.F.) IS TO BE 6"x6" SPACED, #4 #4 GAGE HIGH SHALL CONSIST OF COLD DRAWN MEMBERS HAVING AN ULTIMATE STRENGTH OF NOT LESS THAN 10000 P.S.I. HELDED WIRE FABRIC IS TO BE PLACED AS SHOWN ON THE PLAN.
6. ALL REINFORCING IS TO BE SECURELY FASTENED TO RESIST MOVEMENT DURING CONCRETE PLACEMENT. USE EPOXY REBAR IF WATER IS ENCOUNTERED.
7. SUPPLY 40 DEGREE BENT #5 BARS - 18" LEGS - AT ALL CORNERS. MINIMUM 5 PER CORNER. CENTER IN GRADE BEAMS, TOP, MIDDLE AND BOTTOM. PROVIDE MIN. 2 AT HATCH BEAMS TO GRADE B/S, TOP & BOTTOM W/ 2 BEAM SEAT AT SAME LOCATION. IF ANY WATER IS ENCOUNTERED, EPOXY REBAR TO BE USED.

PILES:

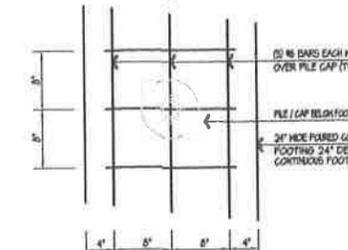
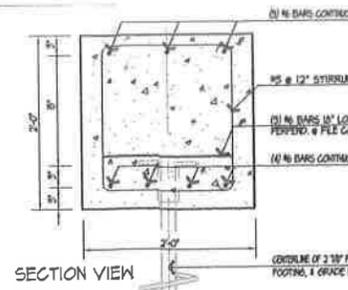
8. PILES ARE TO BE 2 7/8" DIA. GALVANIZED STEEL HELICAL PILES APPROX. 18" DIA. IF CAP HEIGHT EXCEEDS OR HELDED PILE TO BE 3 1/2" DIA. - PILE AND CAP SIZE TO BE VERIFIED BY LICENSED PILE CONTRACTOR AND ENGINEER.
9. ALL PILES ARE TO HAVE A SAFETY FACTOR OF (2) TWO (2) FOR ULTIMATE. PILES ARE TO BE DRIVEN TO MINIMUM DESIGN TORQUE SPECIFIED ON PLAN.

CONCRETE:

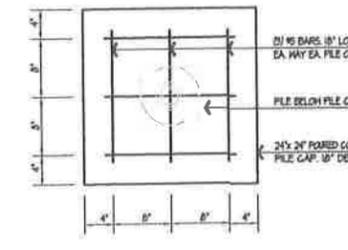
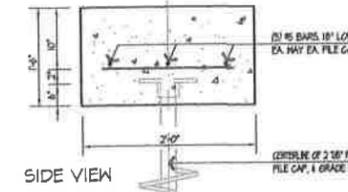
10. CONCRETE IS TO HAVE A MINIMUM STRENGTH OF 3500 P.S.I. AT 28 DAYS.
11. SLAB AND HATCH BEAMS ARE TO BE POURED MONOLITHICALLY.

GENERAL:

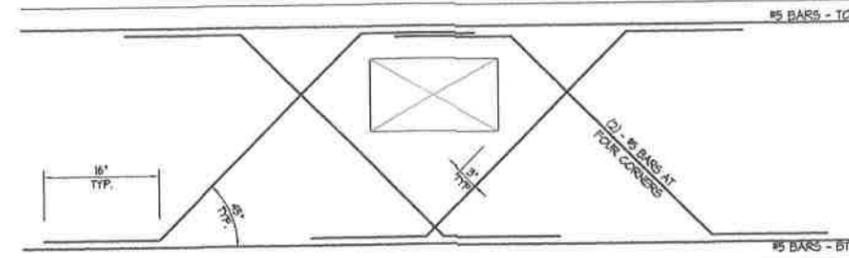
12. INSTALLATION OF PILES AND REINFORCING STEEL ARE TO BE INSPECTED AND CERTIFIED BY LICENSED PILE ENGINEER.
13. NO CONCRETE TO BE POURED UNTIL THE PILE LOG IS SUBMITTED AND APPROVED AND UNTIL FORMWORK AND STEEL WORK IS APPROVED.



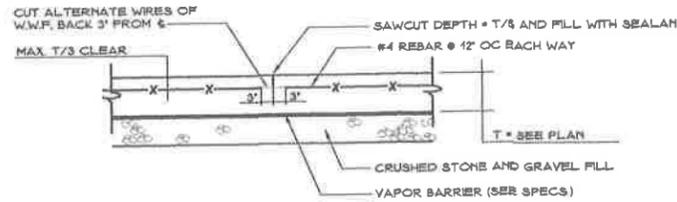
DETAIL - PILE CAP FOOTING PLAN 1
CONTINUOUS FTG 1'-1'-0" A-6
ALL PILES TO BE 2 7/8" DIA



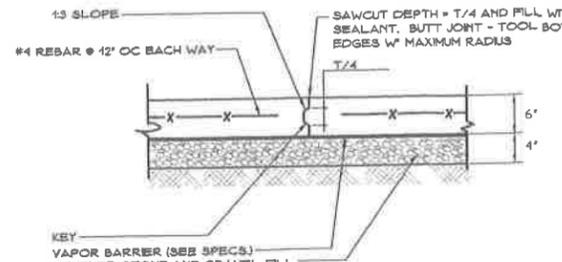
DETAIL - PILE CAP PLAN 2
NTS 1'-1'-0" A-6



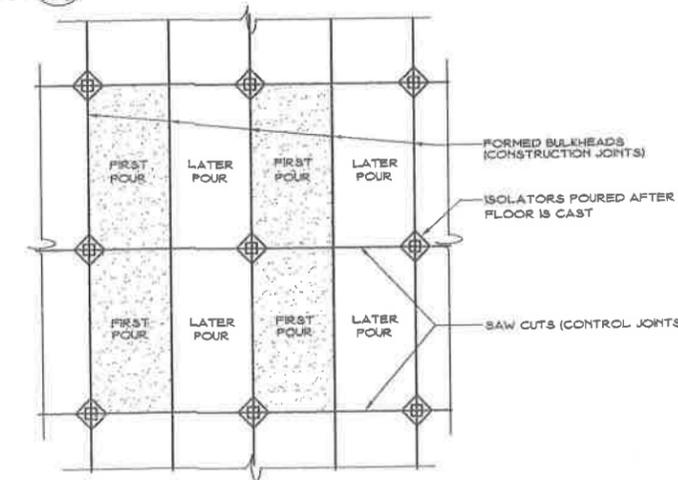
DETAIL - GRADE BEAM OPENINGS 1'-1'-0" 3 A-6



TYPICAL CONTROL JOINT DETAIL
NOT TO SCALE



TYP. CONSTRUCTION JOINT DETAIL
NOT TO SCALE



NOTE:

1. PROVIDE CONTINUOUS GALVANIZED METAL JOINT.
2. CONSTRUCTION JOINTS SHALL BE LOCATED ON COLUMN CENTERLINES UNLESS OTHERWISE INDICATED ON DRAWINGS.
3. PROVIDE ISOLATION JOINTS FOR COLUMNS, FOOTINGS AND OTHER POINTS OF RESTRAINT.
4. INSERT EXPANSION JOINT FILLERS FULL DEPTH OF THE JOINT BEFORE OR DURING CONCRETING OPERATIONS.
5. CONSTRUCTION JOINTS SHALL BE LOCATED NOT LESS THAN 8'-0" FROM ANY OTHER JOINT TO WHICH THEY ARE PARALLEL.
6. PROVIDE CONTROL JOINTS SPACED AT 15 TO 20 FOOT INTERVALS IN BOTH DIRECTIONS. IF COLUMNS ARE LOCATED FARTHER APART THAN 20'-0", PROVIDE INTERMEDIATE JOINTS. THE RESULTING SLAB PANELS SHOULD BE APPROXIMATELY SQUARE. ELONGATED AND L-SHAPED PANELS SHOULD BE AVOIDED. SAW CUT WITHIN 24 HOURS.
7. CONCRETE SHOULD NOT BE PLACED ON THE SUBGRADE FASTER THAN IT CAN BE SPREAD, STRAIGHTENED AND BULL FLOATED.

SLAB ON GRADE PLACING SEQUENCE

NOT TO SCALE

RAISED FIRST FLOOR
ELEV = +16'-5" (+16.41')

SIMPSON ZMAX ANCHOR
STAINLESS EVERY JST

SIMPSON ANCHOR

OPEN

#6 VERTICAL
8 TOTAL PER PIER

#5 @ 12" HORIZONTAL
STIRRUPS

6" POURED CONCRETE
FLOOR SLAB WITH #4
REBAR @ 12" O.C.
EACH WAY ALL
INTRODUCED FILL TO
BE COMPACTED TO
1,000#/IN 4"-6" LIFTS

GRADE

(4) #6 TOP

#5 @ 12" HORIZONTAL
STIRRUPS

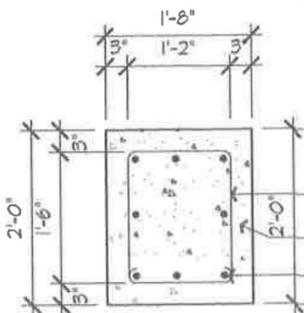
(4) #6 BOTTOM

HELICAL PILE

SECTION

SCALE: = 1" = 1'-0"

4
A-6



PIER PLAN

SCALE: = 1" = 1'-0"

SANDY REPAIR
RIEMER RESIDENCE
691 SOUTH BAYVIEW AVE. FREEPORT, NY

BCNY ARCHITECTURE
CUSTOM DESIGNED RESIDENCES
208 TRINITY PLACE, SAUGERTOWN, NY 11789
PHONE: 845-220-0965
COMMERCIAL ARCHITECTURE & INTERIOR DESIGN
EMAIL: BCNYARCHITECTURE@GMAIL.COM PHONE: 845-220-0965

DETAILS

REVISIONS
6/12/24 FILED FOR PERMIT

JOB NO.
24-43

SHEET NO.

A-6

ALL DRAWINGS COPYRIGHT © ALL RIGHTS RESERVED