



SEC. 55 BLK. 254 LOT. 115

BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

In the Matter
Of
the Application of

The Board of Appeals of the Village of Freeport, New York

Index No.

COMPLY WITH
ORIGINAL NOTES

The application of JOHN ESPOSITO

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~~)

1808 ALICE ST
MERRICK, NY 11566

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 48 HARRIS Land Map of Nassau County

Sec. 55 Blk. 254 Lot(s) 115

and that the interest which the applicant has in the property concerned is that of

OWNER OF 48 HARRIS AVE

3. That (the applicant) (the applicant's duly authorized AGENT) on or about the

14 day of JULY 2025, 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:

DRAWINGS, SURVEY, SHORT ENVIRONMENTAL IMPACT

4. That on or about the 14 day of JULY, 2025, the Department of Buildings denied said application; upon information and belief that the reason for said denial was as follows:

210-6A CONFORMITY REQUIRED
210-21 PERMISSIBLE EXTENSIONS OF USE

Obtain reason for
denial from
Department of
Buildings.

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:
PROPOSED TWO STORY ADDITIONS TO EXISTING
TWO FAMILY DWELLING

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

6. That said premises are now being used as follows:
TWO FAMILY DWELLING

Describe fully and
clearly the use
desired.

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

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

210-6A CONFORMITY REQUIRED
210-21 PERMISSIBLE EXTENSIONS OF USE

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:

H/A

RECEIVED

OCT 02 2025

CLERK'S OFFICE
VILLAGE OF FREEPORT, NY

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.

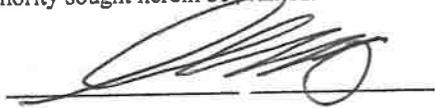
10. That the grounds for this application are as follows: THE NEED FOR MORE BED ROOMS

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

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 proceeding before this Board).

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

Dated: 9-29, 2025.



2401 CAROL PL
N BELLMORE, NY 11710

BY: CHRIS GRAY
ITS: AGENT

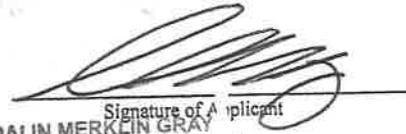
If this verification is made by an officer of a corporation or an Association or by a legal representative of an estate, his name and office should be designated on the first line.

State of New York)
County of Nassau) ss:

The applicant JOHN ESPOSITO named in the foregoing application, being duly sworn, depose and say that HE read the foregoing application subscribed by CHRIS GRAY 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 S to be true.

Sworn to before me this 29 day
of SEPT, 2025.

Notary Public Maralin Merklin-Gray
MARALIN MERKLIN GRAY
Notary Public, State of New York
No. 01ME6120194
Qualified in Nassau County
Commission Expires December 13, 2028


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.

SEPT 29, 2025
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 JOHN ESPOSITO being duly sworn, depose and say:

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

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

Sworn to before me this 29 day
of SEPT, 2025.


Signature

Notary Public 



INC. VILLAGE OF FREEPORT

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A MAURAS
SUPERINTENDENT OF BUILDINGS

LETTER OF DENIAL

September 11, 2025

John Esposito
48 Harris Ave
Freeport, NY 11520

RE: 48 Harris Ave, Freeport, NY
Zoning District: Residence A Sec. 55 Blk. 254 Lot 115
Building Permit Application #BP-25-18
Description: Proposed 442SF first floor addition and 418 SF 2nd floor addition.

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 §210-21. Permissible extensions of use.

A. A nonconforming use and, except as provided in Subsection **B**, a nonconforming building shall not be extended, but the extension of such a use to any portion of a nonconforming building which existed prior to the effective date hereof shall not be deemed an extension of such nonconforming use. No nonconforming use, however, shall be extended to displace a conforming use. You are looking to add 860 SF to a non-conforming 2 family dwelling.

Please be further advised that if you intend to appeal this decision you must file a Zoning Board of Appeals 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 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

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 only, please call the VILLAGE CLERK'S OFFICE at 377-2202.

Very truly yours,



Sergio A. Mauras
Superintendent of Buildings
Daniela Hernandez, Plans Examiner
cc: Village Clerk

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. BP-25-18

Location: 48 Harris Ave

Applicant: John Esposito

Description: Proposed 442SF first floor additions and 418 SF 2nd floor additions.

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

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

REASON(S) FOR DETERMINATION

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

A) _____

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

Dated: August 14, 2025

Sergio A. Mauras

Sergio A. Mauras
Superintendent of Buildings

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

BP-25-18
Building Permit
Application
Status: Active
Submitted On: 7/14/2025

Primary Location
48 HARRIS AVE
Freeport, NEW YORK 11520
Owner
JCLJ REALTY LLC
ALICE ST 1808 MERRICK, NY
11566-4501

Applicant
 Chris Gray
 516-679-4722
 grayarchserv@verizon.net
 2401 Capri Pl
N Bellmore, New York 11710

Instructions

I hereby certify that I have read and accept the above conditions*



Zoning District

 Zoning District*

Res A

Inspector To Be Assigned

 Inspector Name*

Jeff Gallo

Site Plan Description

 Enter The Description of The Project For Site Plan

Assessable

 Is This Assessable



Applicant Information

Applicant is*

Architect

Applicant Contact Number*

516 679-4722

Phone Number*

516 679-4722

Applicant Email Address

grayarchserv@verizon.net

Mailing Address*

City*

State*

Zip Code*

Property Ownership Details

Ownership Details*

Private

First Name of Contact Person*

John Esposito

 Address of Owner*

1808 Alice St
Merrick, NY 11566

Last Name of Contact Person*

Property Owners Contact Number*

516 546-3351

Property Owners Secondary Contact Number*

Email Address of Owner*

516 546-3351

jcljespo@msn.com

Mailing Address*

City*

State*

Zip Code*

Contractor Information

Contractors First Name*

Contractors Last Name*

Name of Company*

Contractors Phone Number* ?

Company Mailing Address Number*

City*

State*

Zip Code*

Email Address*

Type of Improvement

Type of Improvement* ?

Is the Property in a Floodzone?*

Addition

No

Is This Waterfront Property*

No

Detailed Description of Proposed or Maintain Work* ⓘ

Proposed 442 sq ft First Floor Additions and 418 sq ft 2nd Floor Additions

Is This Filing For Zoning Approval Only?* ⓘ

Yes

Document Instructions

Building Permit

🔒 Zoning Approval Required?



🔒 Site Plan Approval Required?



🔒 Conditions of Approval (Permit)

🔒 Conditions of Approval (CO/COC/Temp)

**🔒 Temporary Certificate of Occupancy/Compliance
Expiration Date**

🔒 Inspector To Be Assigned*

Jeff Gallo

Work Proposed

Proposed or Maintain?* ⓘ

Proposed Residential

Who will be completing the work?*

Contractor

Name of Contact for Company* ⓘ

Not selected yet

Describe Proposed Work in Detail* ⓘ

Proposed 2 story additions

Type of Building*

Residential

Existing Use*

Two Family

Proposed Use*

Two Family

Will there be any plumbing work?* ⓘ

Yes

Will there be any electrical work?* ⓘ

Yes

Is there an engineer associated with this work?*

No

Cost

Cost of Improvement*

100000

Electrical ⓘ

10000

Plumbing ⓘ

10000

Heating, Air Conditioning ⓘ

5000

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project:			
Project Location (describe, and attach a location map): 48 HARRIS AVE FREEPORT NY 11520			
Brief Description of Proposed Action: 2 STORY ADDITIONS TO NON CONFORMING 2 FAMILY DWELLING			
Name of Applicant or Sponsor: CHRIS GRAY		Telephone: 516 679 4722	
		E-Mail: CHRIS.GRAY@VERIZON.NET	
Address: 2401 CARR PL			
City/PO: W BELLMORE N		State: NY	Zip Code: 11710
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO YES <input checked="" type="checkbox"/> <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO YES <input checked="" type="checkbox"/> <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		.25 acres	
b. Total acreage to be physically disturbed?		.01 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.25 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

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

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>CHRIS GARY</u>	Date: <u>7-1-25</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:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>



LEFT SIDE/ FRONT



FRONT/ RIGHT SIDE



RIGHT SIDE/ REAR



REAR/ LEFT SIDE



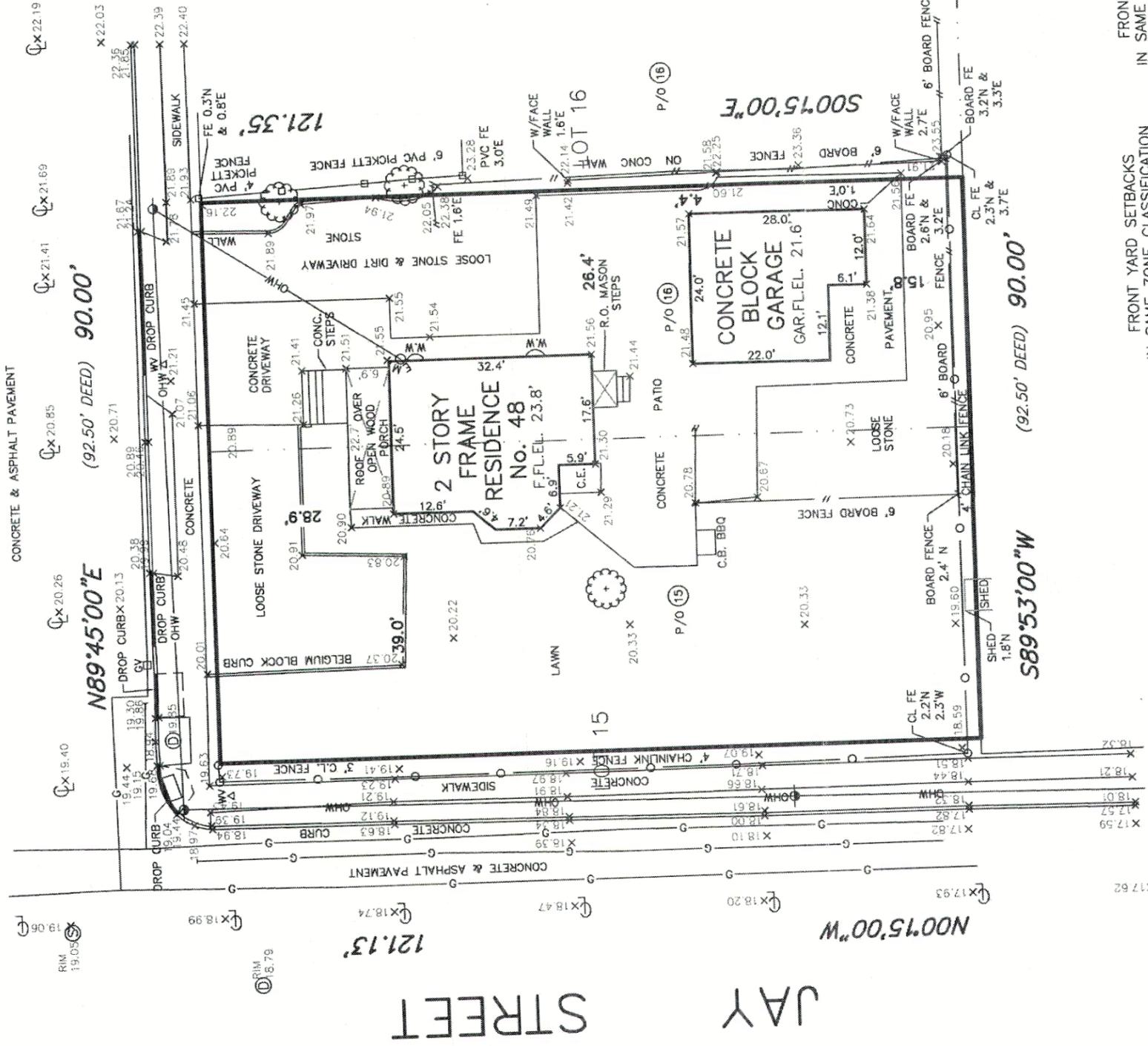
GRAY ARCHITECTURAL
SERVICES, P.C.
2401 CAPRI PL. N. BELLMORE, N.Y. 11710
516 679-4722 FAX 516 679-2698
grayarchserv@verizon.net

JCLJ REALTY LLC
48 HARRIS AVE
FREEPORT, NY 11520

PHOTOS

9-29-25

HARRIS AVENUE



FRONT YARD SETBACKS IN SAME ZONE CLASSIFICATION	
HOUSE #	FRONT SETBACK
164 Jay Street	10.0 Feet
170 Jay Street	13.2 Feet
178 Jay Street	19.8 Feet
45 Harris Avenue	25.0 Feet
206 Jay Street	20.6 Feet
210 Jay Street	20.7 Feet
TOTAL	109.3 Feet
6 houses included = $\frac{109.3}{6}$	
Average Front Yard Setback	
Within 200 Feet = 18.3 Feet	

FRONT YARD SETBACKS IN SAME ZONE CLASSIFICATION	
HOUSE #	FRONT SETBACK
54 Harris Avenue	28.7 Feet
56 Harris Avenue	20.5 Feet
62 Harris Avenue	22.8 Feet
68 Harris Avenue	22.8 Feet
TOTAL	94.8 Feet
4 houses included = $\frac{94.8}{4}$	
Average Front Yard Setback	
Within 200 Feet = 23.7 Feet	

ELEVATIONS REFER TO NAVD88
 AREA OF PROPERTY IS 10,911± Sq. Ft. OR 0.250 Acres
 SURVEY IS SUBJECT TO FACTS PROVIDED BY A RECENT TITLE SEARCH
 UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.
 THIS MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.
 COPIES OF THIS MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY.
 CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

- LEGEND**
- UTILITY POLE
 - ⊕ GAS VALVE
 - ⊕ WATER VALVE
 - ⊕ ELECTRIC METER
 - ⊕ R.O. ROOF OVER
 - CENTERLINE ROAD
 - GAS SERVICE (OR LINE)
 - ⊕ DECIDUOUS TREE
 - ⊕ SANITARY SEWER MANHOLE
 - ⊕ DRAINAGE MANHOLE
 - OVERHEAD WIRE
 - ⊕ WINDOW WELL

PREPARED FOR: JCLJ REALTY LLC
 MAP OF: OAKHURST
 PART OF LOTS 15 & 16
 LOCATED AT: Incorporated Village of FREEPORT
 COUNTY OF: Nassau, New York
 CERTIFIED TO:

TITLE No.: NA
 SCALE: 1" = 20'

SURVEYED ON: January 15, 2025



AK ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 100 NORTH PARK AVENUE
 ROCKVILLE CENTRE, NEW YORK 11570
 Tel:(516) 678-9610 - Fax:(516) 678-0348

Filed Q.C. 12/19/1888
 N.C. Case No. 1170

RALPH ANDERSON
 N.Y. U.C. No. 49462



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



JCLJ REALTY LLC
 48 HARRIS AVE
 VILLAGE OF FREEPORT
 PROPOSED 2 STORY ADDITIONS

DATE 7-1-25 DRAW BY

A1
 OF 3

VILLAGE OF FREEPORT ZONING

SECTION 55
 BLOCK 254
 LOT 115
 DISTRICT RESIDENCE A
 FLOOD ZONE X

PERMITTED USE

DWELLINGS FOR NOT MORE THAN 1 FAMILY
 EXISTING 2 FAMILY

HEIGHT- ESTABLISHED GRADE TO HIGHEST POINT

35' MAXIMUM/ 3 STORIES
 30'-8" PROPOSED

SKY EXPOSURE PLANE- SITE PLAN REVIEW BOARD APPROVAL REQUIRED WITH A MAXIMUM OF 10' HORIZONTAL OR 150 SQ FT AGGREGATE FLOOR AREA

FRONT & REAR- 1 UNIT VERTICAL TO 1 UNIT HORIZONTAL

SIDES- 2 UNITS VERTICAL TO 1 UNIT HORIZONTAL

1,414 SQ FT PROPOSED AGGREGATE FLOOR AREA

LOT AREA AND WIDTH

7,500 SQ FT MINIMUM
 10,911 SQ FT EXISTING

75 FT MINIMUM WIDTH
 90 FT EXISTING

EXISTING LOT IS CONFORMING

LOT COVERAGE-

PRINCIPAL BUILDING 30% MAXIMUM

EXISTING DWELLING 786 SQ FT
 EXISTING FRONT YARD COVERED PORCH 157 SQ FT
 EXISTING REAR YARD COVERED PORCH 24 SQ FT
 PROPOSED LEFT SIDE 2 STY ADDITION 59 SQ FT
 PROPOSED RIGHT SIDE 2 STY ADDITION 383 SQ FT

TOTAL 1,409 SQ FT
 PROPERTY AREA 10,911 SQ FT

PROPOSED BUILDING COVERAGE= 12.9%
 < 30% MAXIMUM ALLOWABLE

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

LOT COVERAGE-

PRINCIPAL BUILDING & ACCESSORY BUILDINGS

40% MAXIMUM- GARAGES 500 SQ FT MAX

EXISTING DWELLING 786 SQ FT
 EXISTING FRONT YARD COVERED PORCH 157 SQ FT
 EXISTING REAR YARD COVERED PORCH 24 SQ FT
 EXISTING DETACHED GARAGE 603 SQ FT
 PROPOSED LEFT SIDE 2 STY ADDITION 59 SQ FT
 PROPOSED RIGHT SIDE 2 STY ADDITION 383 SQ FT

TOTAL 2,012 SQ FT
 PROPERTY AREA 10,911 SQ FT

PROPOSED BUILDING COVERAGE= 18.4%
 < 40% MAXIMUM ALLOWABLE

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

LOT COVERAGE-

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

EXISTING DWELLING 786 SQ FT
 EXISTING FRONT YARD COVERED PORCH 157 SQ FT
 EXISTING REAR YARD COVERED PORCH 24 SQ FT
 PROPOSED LEFT SIDE 2 STY ADDITION 59 SQ FT
 PROPOSED RIGHT SIDE 2 STY ADDITION 383 SQ FT

TOTAL 1,409 SQ FT
 PROPERTY AREA 10,911 SQ FT

PROPOSED BUILDING COVERAGE= 12.9%
 < 35% MAXIMUM ALLOWABLE

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

FLOOR AREA RATIO- 50% MAX

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

EXISTING FIRST FLOOR 786 SQ FT
 EXISTING SECOND FLOOR 786 SQ FT
 PROPOSED FIRST FLOOR 442 SQ FT
 PROPOSED SECOND FLOOR 418 SQ FT

TOTAL 2,432 SQ FT
 PROPERTY AREA 10,911 SQ FT

PROPOSED FLOOR AREA= 22.3% < 50% ALLOWABLE

FRONT YARD

20' MINIMUM OR AVERAGE FRONT YARD SETBACK WITHIN 200' ON EACH SIDE OF PROPERTY WHICH EVER IS GREATER WITH A MAXIMUM OF 40'
 23.7' ON HARRIS AVE
 18.3' ON JAY ST

REAR YARD

20' MINIMUM, NOT LESS THAN 20% OF DEPTH OF LOT WHICH EVER IS GREATER
 20% OF 121.35' = 24.3'

SIDE YARDS

5' MINIMUM, 25% OF LOT WIDTH TOTAL

PERMITTED ENCROACHMENTS

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

OFF STREET PARKING REQUIREMENTS

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

RESIDENTIAL CODE OF NYS

OCCUPANCY CLASSIFICATION R3- ONE FAMILY DWELLING

CONSTRUCTION CLASSIFICATION V6- WOOD FRAME

SITE PLAN REVIEW BOARD

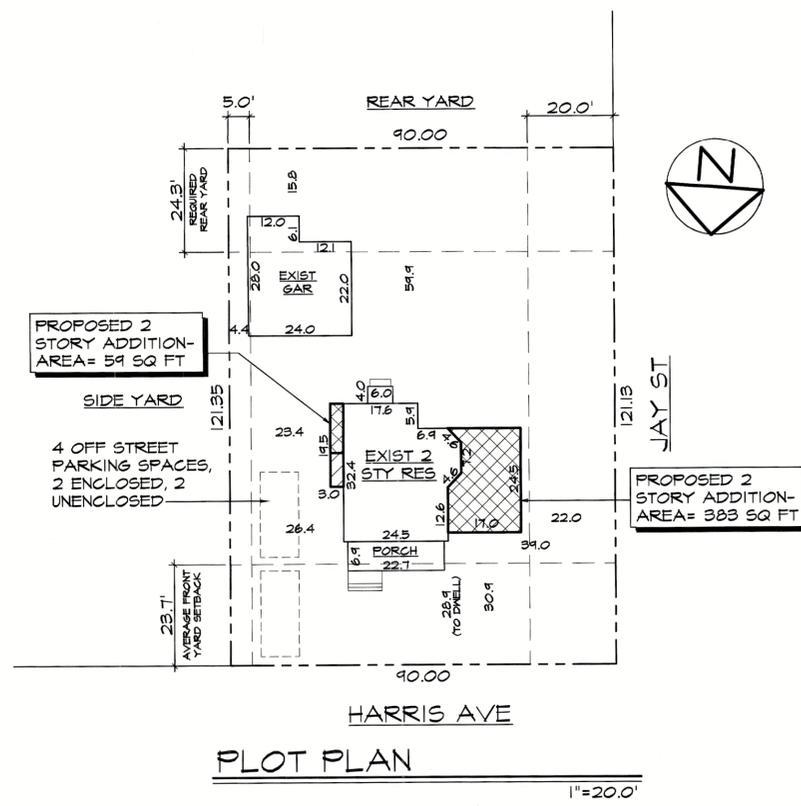
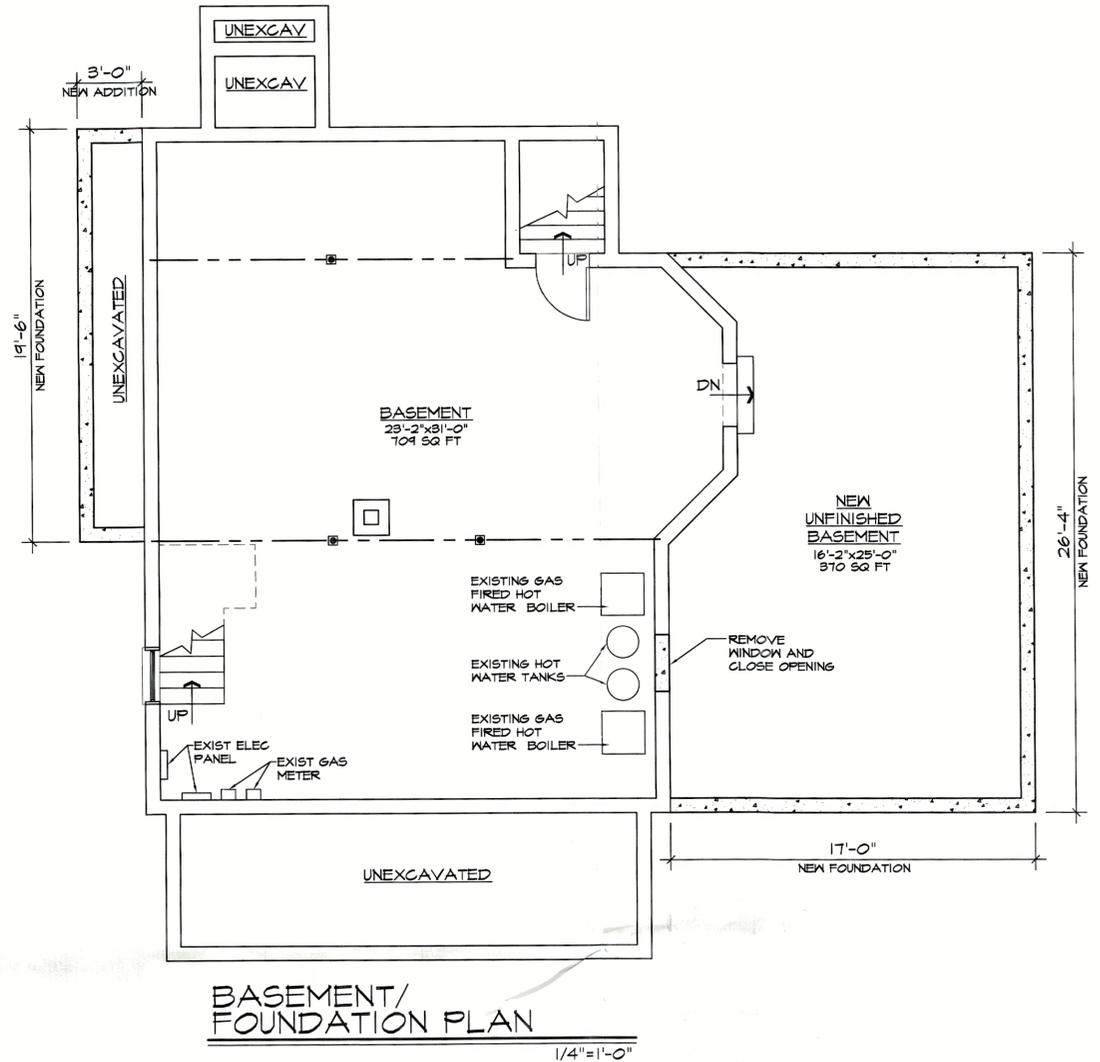
PUBLIC HEARING FOR NEW CONSTRUCTION, INFORMAL HEARING FOR ADDITIONS/ ALTERATIONS, NOT FOR DECKS LESS THAN 5'

VARIANCES REQUIRED

NON CONFORMING USE

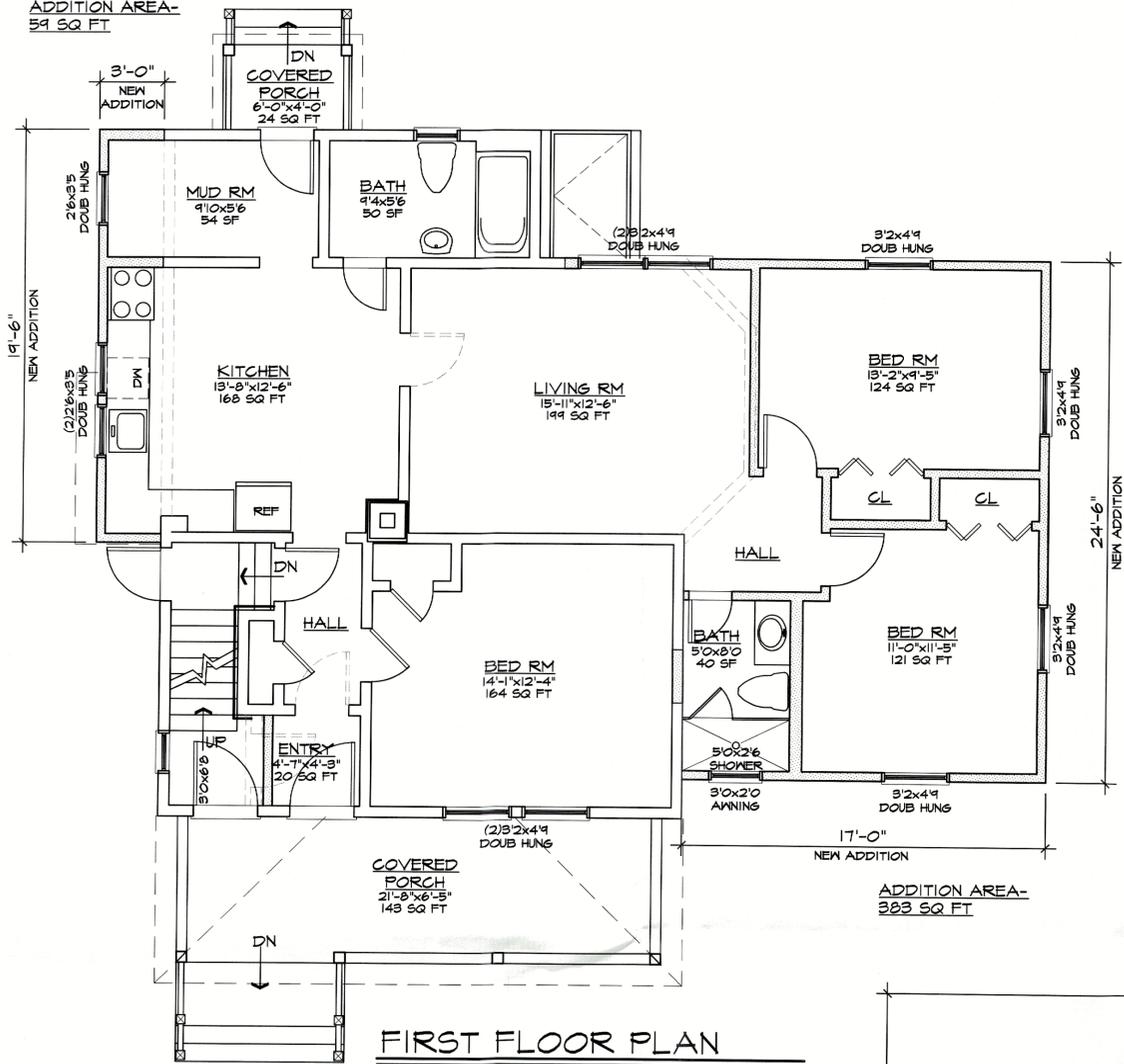
TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

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

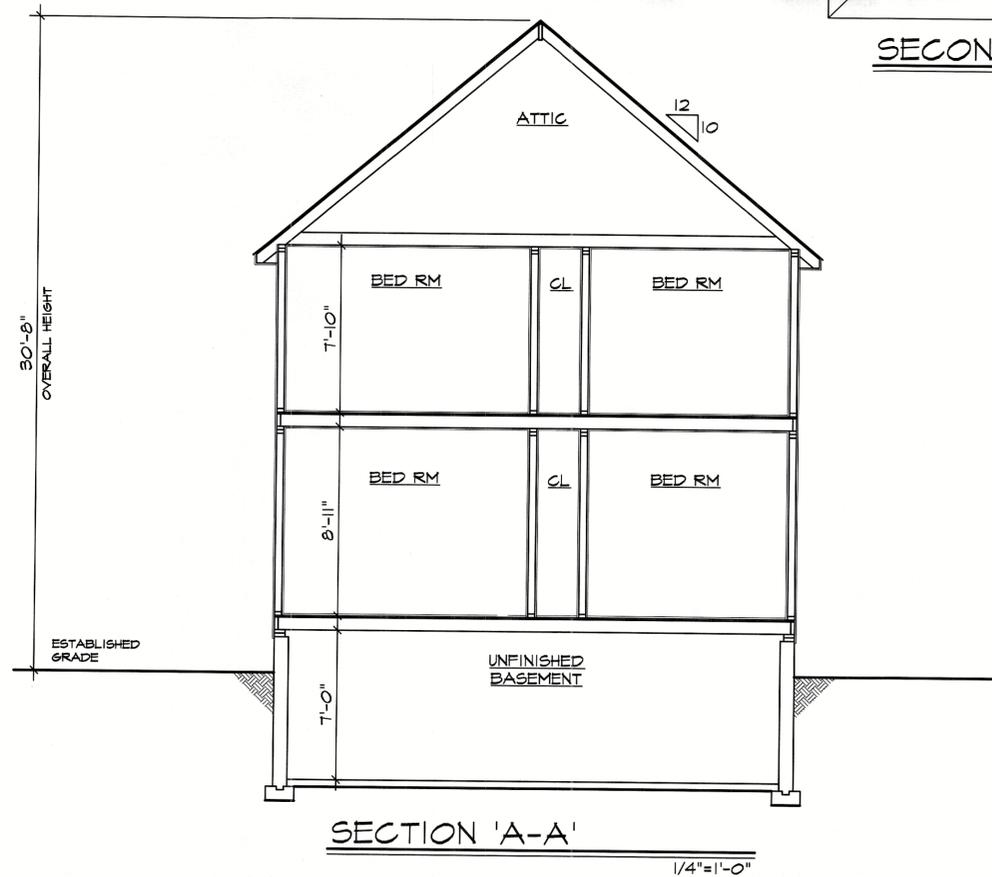
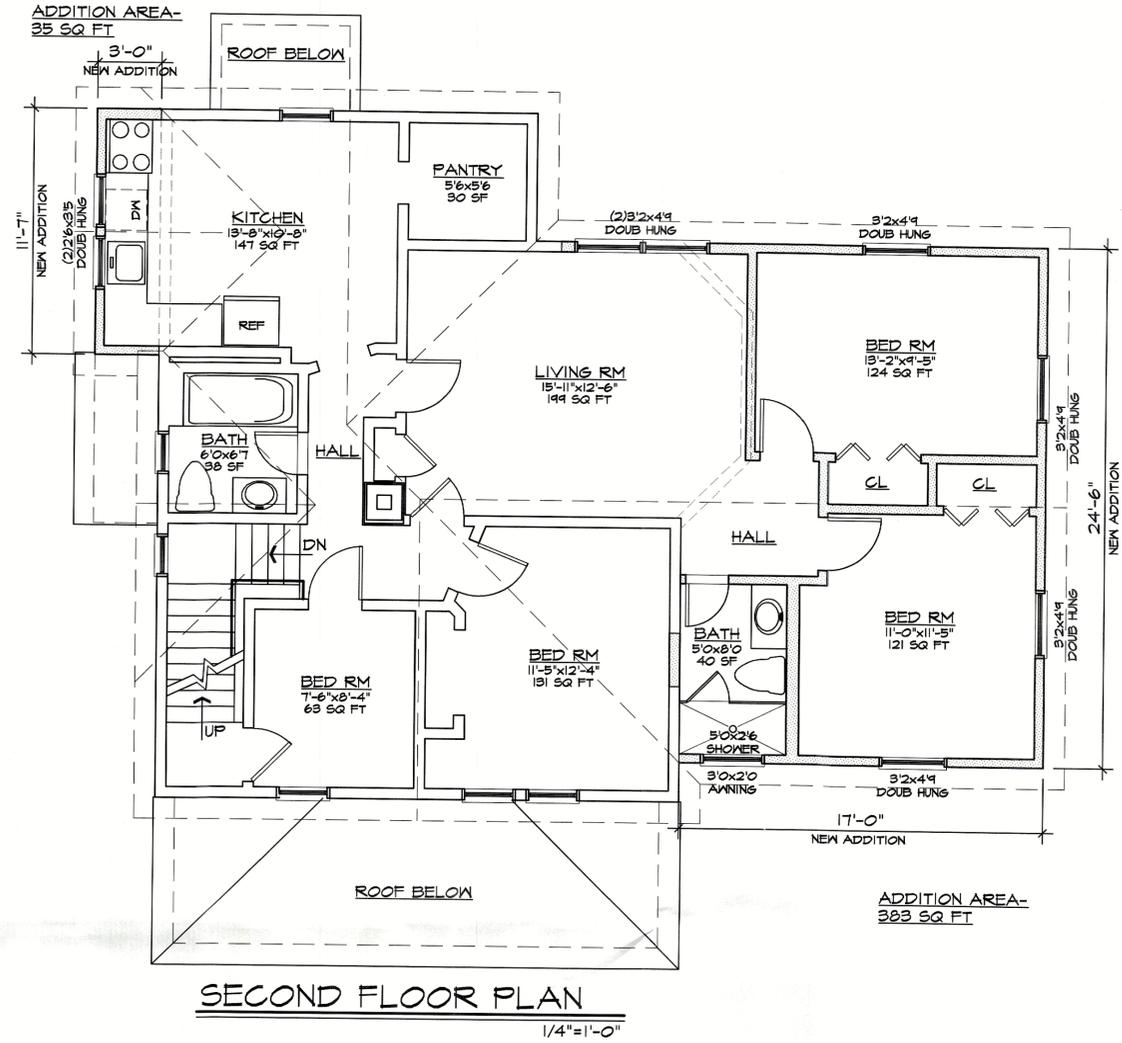


PLANS SHOWN ARE DESIGN DRAWINGS REQUIRING BOARD OF ZONING APPEALS APPROVAL- THESE PLANS ARE NOT FOR CONSTRUCTION

ADDITION AREA-
59 SQ FT



ADDITION AREA-
35 SQ FT



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



JCLJ REALTY LLC
 48 HARRIS AVE
 FREEPORT, NY 11520
 VILLAGE OF FREEPORT
 PROPOSED 2 STORY ADDITIONS

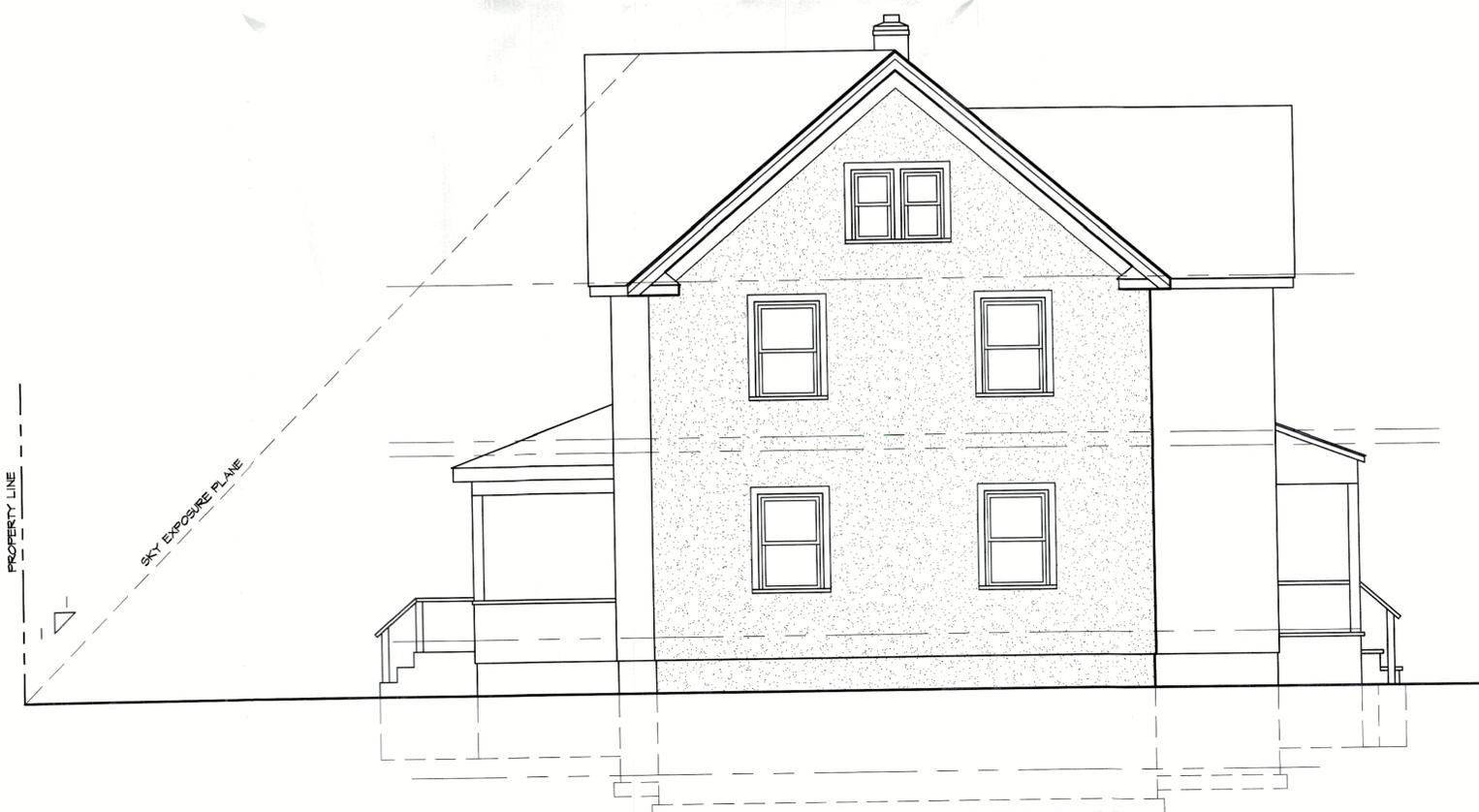
DATE: 7-1-25
 DRAW BY: [Signature]



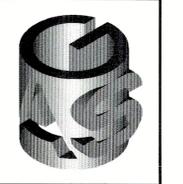
FRONT ELEVATION
1/4"=1'-0"



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



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



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 48 HARRIS AVE
 FREEPORT, NY 11520
 VILLAGE OF FREEPORT
 PROPOSED 2 STORY ADDITIONS

DATE 7-1-25
 DRAW BY
A3
 OF 3



SEC. 62 BLK. 88 LOT. 1

BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

In the Matter
Of
the Application of

120 Sportsman Ave, Freeport NY 11520
To The Board of Appeals of the Village of Freeport, New York

Index No. _____

COMPLY WITH ORIGINAL NOTES

The application of Ocean Builders Corp
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)
90 Concourse East, Brightwaters NY
11718

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 Land Map of Nassau County
120 Sportsman Ave Sec. 62 Blk. 88 Lot(s) 1
and that the interest which the applicant has in the property concerned is that of Erection Single Family Dwelling 3 Story

RECEIVED
2025 OCT -3 A 11:56
PLANNING DEPT
VILLAGE OF FREEPORT NY

3. That (the applicant) (the ~~applicant's~~ ~~duly~~ ~~authorized~~ Mark Seglerson) on or about the 1 day of May 2025, 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:

Application for Erection of Building /
Short Environment Assessment form

Obtain reason for denial from Department of Buildings.

4. That on or about the 21 day of July, 2025, the Department of Buildings denied said application; upon information and belief that the reason for said denial was as follows:
lot area, Street Frontage, lot width
210-6A 210-40 210-41 210-43A

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:
Vacant land to be used as a Single Family Dwelling 3 Stories

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

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

Describe fully and clearly the use desired.

7. That the applicant seeks authority to make use of said premises as follows: to Erect Single Family Dwelling 3 Story

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 210-6A 210-40 210-41 210-43A

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:
Single + Separate

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: Requested Set Back Relaxations seem to conform to existing property back in Neighborhood

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

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: July 22nd, 20 25.

[Signature]

BY: Mark Sogliano/Comm Bu Bldg Coop
ITS: President

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.
MARIE JAFFARY
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 011JA6298
Qualified in Suffolk County
Commission Expires November 2025

State of New York)
County of Nassau) ss:

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

Sworn to before me this 22 day
of July, 20 25.
Notary Public [Signature]

[Signature]
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.

July 22nd, 20 25.
Date Year

[Signature]
Signature

Affidavit of Owner

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

North Carolina
State of ~~New York~~)
County of ~~Nassau~~) ss: Mecklenburg

I Joseph Camilleri being duly sworn, depose and say:
That he (the owner of "Joseph Camilleri") (is the OWNER of
120 Sportsman Ave the property concerned is correct to the best of the knowledge of
deponent [Signature].)

That the owner "Joseph Camilleri" consents to the granting of the authority sought in the above application.

Sworn to before me this 24th day
of September 20 25.

Notary Public [Signature]

[Signature]
Signature



REVISED 2/2017

MAJIN'S ADDRESS

Mr Joseph Camilleri
2600 Kirkholm Dr
MATTHEWS, NC 28105

2600 Kirkholm Drive
Matthews, NC 28105



INC. VILLAGE OF FREEPORT

Department of Buildings

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

ROBERT T. KENNEDY
MAYOR

E-MAIL BUILDINGDEPT@FREEPORTNY.GOV

SERGIO A. MAURAS
SUPERINTENDENT OF BUILDINGS

LETTER OF DENIAL

September 15, 2025

Ocean Builders Corp
120 Sportsmans Ave
Freeport, NY 11520

RE: 120 Sportsmans Ave Freeport, NY 11520

Zoning District – Residence A Sec. 62 Blk. 088. Lot 1

Building Permit Application #20254210

Description: Erection of 2,434 sf 3-story 1-family dwelling.

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

No building shall be erected on a lot whose area is less than 5,000 square feet 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. According to the plans, the lot is 3,750 square feet and you will be seeking a variance of 1,250 square feet.

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. According to the plans the lot coverage is 44.93% when only 30% is permitted. You will be seeking a variance of 14.93%. The floor area of the principal building shall not exceed a floor area ratio of 50% of the lot area. According to the plans submitted the building covers 64.91% of the lot area. You will be seeking a variance of 14.91%

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 200 feet in either direction, whichever is greater, but in no case more than 40 feet. According to plans submitted the front yard with the portico is 8.3 feet. You will be seeking a variance of 11.7 feet.

(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. According to the plans submitted the rear setback is 3 feet away from the property line. You will be seeking a variance of 17 feet.

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

Sergio A. Mauras

Superintendent of Buildings

Daniela Hernandez/ Plans examiner

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. 20254210

Location: 120 Sportsmans Ave, Freeport NY 11520

Applicant: Ocean Builders Corp

Description: Erection of 2,434 sf 3-story 1-family dwelling.

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

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

REASON(S) FOR DETERMINATION

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

A) _____

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

Dated: September 15, 2025

Sergio A. Mauras
Sergio A. Mauras
Superintendent of Buildings

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

DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 20254210
 Filing Date 5/1/25

Application for Erection of Buildings or Alterations

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

I. LOCATION OF BUILDING

AT (LOCATION) 120 SPORTSMANS AVE ZONING DISTRICT RES A
(No.) (Street)

BETWEEN RAY STREET AND _____
(Cross Street) (Cross Street)

SECTION 62 BLOCK 88 LOT 1 ZPRDX. DT SIZE 75 X 50 LOT AREA 3750

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

A. TYPE OF IMPROVEMENT

1 New Building
 2 Addition-Alteration (if residential, enter number of new housing units added. If none-state none)
 3 Swimming Pool
 4 Repair (replacement)
 5 Sashhood (New, Repair)
 6 Fence
 7 Moving (relocation)

B. PROPOSED OR EXISTING USE

RESIDENTIAL

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

NON RESIDENTIAL - Complete Part "E"

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

C. COST

10 TOTAL COST OF IMPROVEMENT \$ 275K-Hour

D. DESCRIPTION OF PROJECT

Extension of 2434 sq ft
Single Family Residential
Dwelling

III. IDENTIFICATION - To be completed by all applicants:

	NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	<u>Ocean Builders Corp</u>	<u>90 CONCOURSE EAST BRIGHTWATER NY 11718</u>	<u>631-767-1212</u>
2. Contractor	<u>JB BENSON CONSTRUCTION INC</u>	<u>365 WOODLAND DRIVE BRIGHTWATERS NY 11718</u>	<u>316 641-6000</u>
3. Architect or Engineer	<u>CHARLES S BRUDI</u>	<u>30 BETHESDA LANE SAYVILLE NY 11782</u>	<u>631-244-9338</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. 353546 Company NYSIF Exp. Date 5/15/16

Contractor or Owner JB BENSON CONST INC
 (Print)
 Address 365 WOODLAND DRIVE
 Phone BRIGHTWATERS NY 11718

State of New York
 County of Nassau
MARK SAGLIOLCA being duly sworn, says that HE is the contractor or owner of the above mentioned building. That the terms of the above application also the estimated cost of said building or alteration, is correct to the best of His knowledge and belief and agrees to conform to all applicable laws of this jurisdiction.
(His or Her)

Sworn to before me this 26th day of April, 2025

Mark Sagliolca
 Notary Public, County, N.Y.

MSB
 (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 1236

Upper Flr Square Feet 1198

of Fixtures 11

of Floors 2

Occup. Type Single FAM

VI. VALIDATION (Official Use Only)

Building Permit Number _____

Building Permit Issued _____

Building Permit Fee \$ _____

Approved by: _____

Superintendent of Buildings

MARIE JAFFARY
 NOTARY PUBLIC, STATE OF NEW YORK
 Registration No. 01JA6250950
 Qualified in Suffolk County
 Commission Expires November 07, 2027

617.20
 Appendix B
 Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information							
Name of Action or Project: <i>Ocean Builders Corp</i>							
Project Location (describe, and attach a location map): <i>Erection of New Single Family Dwelling 3 Story</i>							
Project Location (describe, and attach a location map): <i>120 Sportsmans Ave, Freeport NY 11520</i>							
Brief Description of Proposed Action: <i>Erection of 4 Bed 2.5 Bth New Single Family Dwelling 3 Story</i>							
Name of Applicant or Sponsor: <i>Ocean Builders</i>		Telephone: <i>631-767-1212</i>					
		E-Mail: <i>VF@WestGATE.NY.COM</i>					
Address: <i>90 Concourse East</i>							
City/PO: <i>BRIGHTWATERS NY 11718</i>		State: <i>NY</i>	Zip Code: <i>11718</i>				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><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%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><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?		<i>.09</i> acres					
b. Total acreage to be physically disturbed?		<i>.05</i> acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>.09</i> 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?	NO	YES	N/A
	<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?		YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	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?		YES	
	<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: _____		YES	
	<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 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 checked="" type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____		YES	
	<input type="checkbox"/>	<input type="checkbox"/>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Ocean Builders</u> By: <u>MARK SAG</u> Date: <u>4/26/25</u>		
Signature: _____		

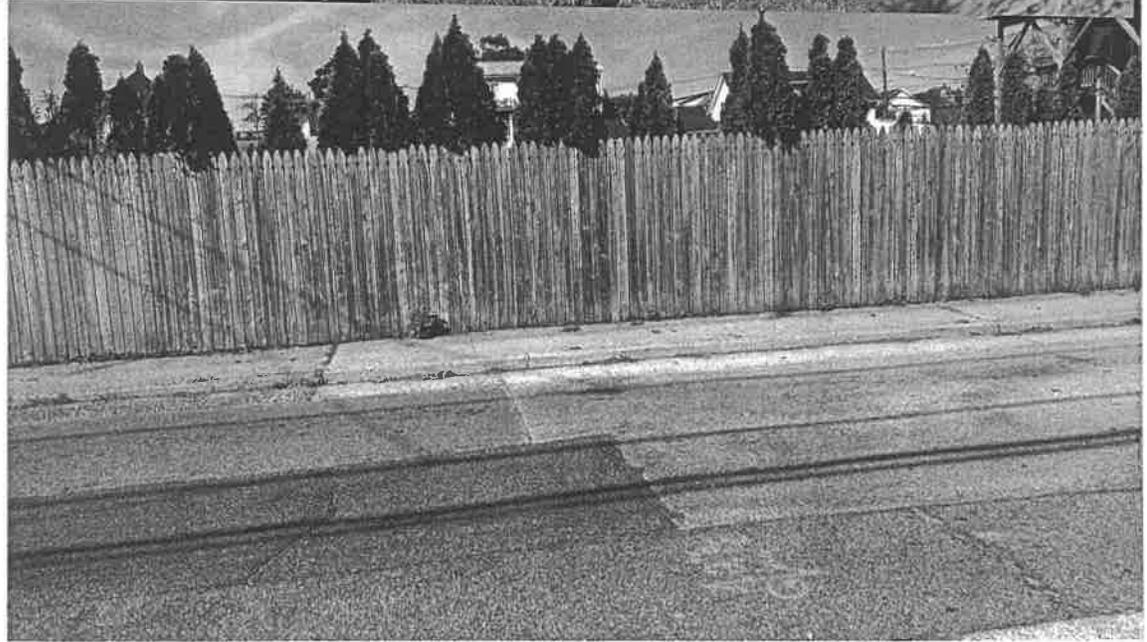
Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions 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 checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

MAY 1 2025	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

<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)



GENERAL NOTES

- THE MECHANICAL SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTERS 12-24 OF THE 2020 N.Y.S. CODE.
- THE PLUMBING SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTERS 25-32 OF THE 2020 N.Y.S. CODE.
- ELECTRICAL EQUIPMENT AND WIRING SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTERS 33-42 OF THE 2020 N.Y.S. CODE.
- EXTERIOR WINDOWS AND GLASS DOORS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R613.5. ALL GLAZING IS TO COMPLY WITH SECTION R308.
- IN ACCORDANCE WITH SECTION R306, ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH A MEANS TO ILLUMINATE THE STAIRS, INCLUDING LANDINGS AND TREADS.
- IN ACCORDANCE WITH SECTION R807.1, AN ATTIC ACCESS OPENING SHALL BE PROVIDED TO ATTIC AREAS THAT EXCEED 30 S.F. AND HAVE A VERTICAL HEIGHT OF 30" OR GREATER. THE ROUGH-FRAMED OPENING SHALL NOT BE LESS THAN 22"x30" AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION.
- IN ALL FRAMED WALLS, FLOORS AND ROOF/CEILINGS COMPRISING ELEMENTS OF THE BUILDING THERMAL ENVELOPE, A MOISTURE VAPOR RETARDER SHALL BE INSTALLED ON THE WARM-IN-WINTER SIDE OF THE INSULATION IN ACCORDANCE WITH SECTION R318.
- WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450 IN ACCORDANCE WITH SECTION R315.
- INSULATION SHALL HAVE A FLAME-SPREAD INDEX OF NOT GREATER THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450 IN ACCORDANCE WITH SECTION R316.
- INTERIOR WALL COVERING SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R702 AND EXTERIOR WALL COVERING SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R703.
- ASPHALT SHINGLES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R905.2.
- IN ACCORDANCE WITH SECTION R321, APPROVED NUMBERS OR ADDRESSES SHALL BE PROVIDED FOR ALL NEW BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
- STAIRWAYS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R311.5 AND HANDRAILS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION R311.5.6.

WIND UPLIFT DESIGN

WOOD FRAME CONSTRUCTION MANUAL FOR ONE & TWO FAMILY DWELLINGS (2018 EDITION)

- SECTION 3.2.1.7 SILL PLATE TO FOUNDATION -TABLE 3.2.1.7
- SECTION 3.2.2.3 WALL ASSEMBLY TO FOUNDATION -TABLE 3.40
- SECTION 3.2.2.2 WALL ASSEMBLY TO WALL ASSEMBLY -TABLE 3.4.3.4B
- SECTION 3.2.3.1 HOLDDOWNS -TABLE 3.3.17F
- SECTION 3.2.3.4 HEADER AND/OR GIRDER TO STUD -TABLE 3.7
- SECTION 3.2.2.1 ROOF ASSEMBLY TO WALL ASSEMBLY -TABLE 3.4.3.4B
- SECTION 3.2.3.1 RIDGE STRAPS -TABLE 3.6.3.6A

TABLE R507.8 DECK POST HEIGHT

DECK POST SIZE	MAXIMUM HEIGHT*
4"x4"	8'
4"x6"	8'
6"x6"	14'

TABLE 3.4B UPLIFT STRAP CONNECTION REQUIREMENTS (ROOF-TO-WALL, WALL-TO-WALL, AND WALL-TO-FOUNDATION) (PRESCRIPTIVE ALTERNATE TO TABLE 3.4)
TABLE TAKEN FROM WOOD FRAME CONSTRUCTION MANUAL FOR ONE & TWO FAMILY DWELLINGS (2018 EDITION)

DEAD LOAD ASSUMPTION: ROOF / CEILING ASSEMBLY DL = 15 psf										
THREE SECOND GUST WIND SPEED (mph)	110	115	120	130	140	150	160	170	180	195
FRAMING SPACING (in.)	NUMBER OF 8d COMMON NAILS OR 10d BOX NAILS IN EA. END OF 1"x20 GAUGE STRAP 1,2,3,4									
12	1	1	1	1	1	2	2	2	2	3
16	1	1	1	1	2	2	2	2	3	3
20	1	1	1	2	2	2	2	3	3	4
24	1	1	2	2	2	2	3	3	4	4
28	1	1	2	2	2	3	3	4	4	5
32	1	1	2	2	2	3	3	4	4	5
36	1	1	2	2	2	3	3	4	4	5
16	1	1	1	2	2	2	2	3	3	4
20	1	1	1	2	2	2	2	3	3	4
24	1	1	2	2	2	2	3	3	4	4
28	1	2	2	2	2	3	3	4	4	5
32	1	2	2	2	2	3	3	4	4	5
36	2	2	2	2	3	3	4	4	5	6
19.2	1	1	1	2	2	2	2	3	3	4
24	1	2	2	2	2	2	3	3	4	4
28	2	2	2	2	2	3	3	4	4	5
32	2	2	2	2	2	3	3	4	4	5
36	2	2	2	2	2	3	3	4	4	5
24	1	2	2	2	2	2	3	3	4	4
28	2	2	2	2	2	3	3	4	4	5
32	2	2	2	2	2	3	3	4	4	5
36	2	2	2	2	2	3	3	4	4	5

- PRESCRIPTIVE LIMITS ARE BASED ON ASSUMPTIONS IN TABLE 3.4.
- TABULATED UPLIFT CONNECTION REQUIREMENTS ASSUME A BUILDING LOCATED IN EXPOSURE B.
- TABULATED UPLIFT CONNECTION REQUIREMENTS ASSUME A ROOF AND CEILING ASSEMBLY DEAD LOAD OF 9 PSF (0.60 x 15 psf = 9 psf). IF A CEILING ASSEMBLY IS NOT PRESENT OR IF THE CEILING ASSEMBLY IS NOT CONNECTED TO THE ROOF ASSEMBLY, THE TABULATED NUMBER OF NAILS SHALL BE INCREASED BY 1 NAIL AT EACH END OF THE STRAP.
- MINIMUM ASTM A653 GRADE 33 STEEL STRAP.

BUILDING PLAN REVIEW NOTE:

BUILDING PLANS EXAMINER SHALL REVIEW THE ENCLOSED DOCUMENT FOR MINIMUM ACCEPTABLE PLAN SUBMITTAL REQUIREMENTS OF THE VILLAGE OF FREEPORT AS SPECIFIED IN THE BUILDING AND / OR 2020 RESIDENTIAL CODE OF THE STATE OF NEW YORK. THIS REVIEW DOES NOT GUARANTEE COMPLIANCE WITH THAT CODE. THE SEAL AND SIGNATURE OF THE DESIGN PROFESSIONAL HAS BEEN INTERPRETED AS AN ATTESTATION THAT, TO THE BEST OF THE LICENSEE'S BELIEF AND INFORMATION, THE WORK IN THE DOCUMENTS IS:

- ACCURATE,
- CONFORMS WITH GOVERNING CODES APPLICABLE AT THE TIME OF SUBMISSION,
- CONFORMS WITH REASONABLE STANDARDS OF PRACTICE AND WITH VIEW TO THE SAFEGUARDING OF LIFE, HEALTH, PROPERTY AND PUBLIC WELFARE,
- IS THE RESPONSIBILITY OF THE LICENSEE.

TABLE R301.2.1.2 WIND-BORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS a,b,c

FASTENER TYPE	FASTENER SPACING		
	PANEL SPAN < 4 FEET	4 FEET < PANEL SPAN < 6 FEET	6 FEET < PANEL SPAN < 8 FEET
2 1/2" #6 WOOD SCREWS	16"	12"	9"
2 1/2" #8 WOOD SCREWS	16"	16"	12"

FOR SI: 1 INCH = 25.4 mm, 1 FOOT = 304.8 mm, 1 POUND = 0.454 kg, 1 MILE PER HOUR = .44M/S

- THIS TABLE IS BASED ON A MAXIMUM WIND SPEED (3 SECONDS GUST) OF 130 MPH AND MEAN ROOF HEIGHT OF 33 FEET OR LESS.
- FASTENERS SHALL BE INSTALLED AT OPPOSING ENDS OF THE WOOD STRUCTURAL PANEL.
- WHERE SCREWS ARE ATTACHED TO MASONRY OR MASONRY/STUCCO, THEY SHALL BE ATTACHED UTILIZING VIBRATION-RESISTENT ANCHORS HAVING A MINIMUM ULTIMATE WITHDRAWAL CAPACITY OF 490 POUNDS.

TABLE R301.7 ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS

STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
RAFTERS HAVING SLOPES GREATER THAN 3/12 WITH NO FINISHED CEILING ATTACHED TO RAFTERS	L/180
INTERIOR WALLS AND PARTITIONS	H/180
FLOORS AND PLASTERED CEILINGS	L/360
ALL OTHER STRUCTURAL MEMBERS	L/240
EXTERIOR WALLS WITH PLASTER OR STUCCO FINISH	H/360
EXTERIOR WALLS - WIND LOADS WITH BRITTLE FINISHES	L/240
EXTERIOR WALLS - WIND LOADS WITH FLEXIBLE FINISHES	L/120

NOTE: L = SPAN LENGTH, H = SPAN HEIGHT
 * THE WIND LOAD SHALL BE PERMITTED TO BE TAKEN AS 0.7 TIMES THE COMPONENT AND CLADDING LOADS FOR THE PURPOSE OF THE DETERMINING DEFLECTION LIMITS HEREIN
 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 SUNROOM ADDITIONS OR PATIO COVERS, NOT SUPPORTING EDGE OF GLASS OR SANDWICH PANELS, THE TOTAL LOAD DEFLECTION SHALL NOT EXCEED L/60 FOR SANDWICH PANELS USED IN ROOFS OR WALLS OF SUNROOM ADDITIONS OR PATIO COVERS, THE TOTAL LOAD DEFLECTION SHALL NOT EXCEED L/20

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

USE	LIVE LOAD
ATTICS WITH LIMITED STORAGE ^{a,b}	20
ATTICS WITHOUT STORAGE ^b	10
ATTICS WITHOUT STORAGE WITH STAIRS	30
EXTERIOR BALCONIES AND DECKS	40
FIRE ESCAPES	40
GUARDRAILS AND HANDRAILS	200
GUARDRAILS IN-FILL COMPONENTS ^c	50
PASSENGER VEHICLE GARAGES ^d	50 ^e
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40 ^c

FOR 10-MINUTE REFER TO THE 2020 N.Y.S. CODE

TABLE R402.2 MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE

TYPE OR LOCATIONS OF CONCRETE CONSTRUCTION	MINIMUM SPECIFIED COMPRESSIVE STRENGTH (F _c) ^a		
	WEATHERING POTENTIAL ^b		
	NEGLECTIBLE	MODERATE	SEVERE
BASEMENT WALLS, FOUNDATIONS AND OTHER CONCRETE NOT EXPOSED TO THE WEATHER	2,500	2,500	2,500 ^c
BASEMENT SLABS AND INTERIOR SLABS ON GRADE, EXCEPT GARAGE FLOOR SLABS	2,500	2,500	2,500 ^c
BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE WORK EXPOSED TO WEATHER	2,500	3,000 ^d	3,000 ^d
PORCHES, CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER, AND GARAGE FLOOR SLABS	2,500	3,000 ^{d,e}	3,500 ^{d,e}

FOR SI: 1 POUND PER SQUARE INCH = 6.895 kPa
 a AT 28 DAYS (PSI)
 b SEE TABLE R301.2(1) FOR WEATHERING POTENTIAL
 c CONCRETE IN THESE LOCATIONS THAT MAY BE SUBJECT TO FREEZING AND THAWING DURING CONSTRUCTION SHALL BE AIR-ENTRAINED CONCRETE IN ACCORDANCE WITH FOOTNOTE D
 d CONCRETE SHALL BE AIR-ENTRAINED. TOTAL AIR CONTENT (PERCENT BY VOLUME OF CONCRETE) SHALL NOT BE LESS THAN 5 PERCENT OR MORE THAN 7 PERCENT
 e SEE SECTION R402.2 FOR MINIMUM CEMENT CONTENT

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

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM WEATHERING	FROST LINE DEPTH	TERRACE TO HEAVY	WINTER DESIGN TEMP	ICE SHEED PROTECTIVE MEAS. REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPEED ¹ MPH	TOPOGRAPHIC EFFECTS ²	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE									
0 psf	120 VULT	NO	NO	NO	B	SEVERE	3 FEET	MODERATE TO HEAVY	BELOW 0	YES	CALL PLANS EXAMINER	500	51
ELEVATION	LATITUDE	WINTER HEATING	SUMMER COOLING	ALTITUDE CORRECTION FACTOR	INDOOR DESIGN TEMPERATURE	DESIGN TEMPERATURE DIFFERENCE	HEATING TEMPERATURE DIFFERENCE						
100 FT	41 DEG N	33°F	80°F	1.0	73°F	73°F	55°F						
COOLING TEMPERATURE DIFFERENCE	WIND VELOCITY HEATING	WIND VELOCITY COOLING	CONVIDENT WET BULB	DAILY RANGE	WINTER HUMIDITY	WINTER HUMIDITY							
11°F	15 MPH	13 MPH	72°F	MEDIUM (M)	50%	32 OR 34 RATE							

TABLE 3.1 NAILING SCHEDULE

TABLE TAKEN FROM WOOD FRAME CONSTRUCTION MANUAL FOR ONE & TWO FAMILY DWELLINGS (2018 EDITION)

Joint Description	Number of Common Nails	Number of Box Nails	Nail Spacing
ROOF FRAMING			
Rafter to Top Plate (Toe-nailed)	(see Table 3.4A)	(see Table 3.4A)	per rafter
Ceiling Joist to Top Plate (Toe-nailed)	(see Table 3.4A)	(see Table 3.4A)	per joist
Ceiling Joist to Parallel Rafter (Face-nailed)	(see Table 3.9A)	(see Table 3.9A)	each lap
Ceiling Joist Laps over Partitions (Face-nailed)	(see Table 3.9A)	(see Table 3.9A)	each lap
Collar Tie to Rafter (Face-nailed)	(see Table 3.6)	(see Table 3.6)	per tie
Blocking to Rafter (Toe-nailed)	2-8d	2-10d	each end
Rim Board to Rafter (End-nailed)	2-16d	3-16d	each end
WALL FRAMING			
Top Plate to Top Plate (Face-nailed)	2-16d ¹	2-16d ¹	per foot
Top Plates at Intersections (Face-nailed)	4-16d	5-16d	joints - each side
Stud to Stud (Face-nailed)	2-16d	2-16d	24" o.c.
Header to Header (Face-nailed)	16d	16d	16" o.c. along edges
Top or Bottom Plate to Stud (End-nailed)	(see Table 3.5A)	(see Table 3.5A)	per stud
Bottom Plate to Floor Joist, Bandjoist, Endjoist or Blocking (Face-nailed)	2-16d ^{1,2}	2-16d ^{1,2}	per foot
FLOOR FRAMING			
Joist to Sill, Top Plate or Girder (Toe-nailed)	4-8d	4-10d	per joist
Bridging to Joist (Toe-nailed)	2-8d	2-10d	each end
Blocking to Joist (Toe-nailed)	2-8d	2-10d	each end
Blocking to Sill or Top Plate (Toe-nailed)	3-16d	4-16d	each block
Ledger Strip to Beam (Face-nailed)	3-16d	4-16d	each joist
Joist on Ledger to Beam (Toe-nailed)	3-8d	3-10d	per joist
Band Joist to Joist (End-nailed)	3-16d	4-16d	per joist
Band Joist to Sill or Top Plate (Toe-nailed)	2-16d ¹	3-16d	per foot
ROOF SHEATHING			
Wood Structural Panels	8d	10d	(see Table 3.10)
Diagonal Board Sheathing 1"x6" or 1"x8"	2-8d	2-10d	per support
1"x10" or wider	3-8d	3-10d	per support
CEILING SHEATHING			
Gypsum Wallboard	5d coolers	5d coolers	7" edge / 10" field
WALL SHEATHING			
Wood Structural Panels	8d	10d	(see Table 3.11)
Structural Fiberboard Panels 1/2"	11 ga. galv. roofing nail (0.120"x1-1/2" long x 7/16" head)	-	3" edge / 6" field
25/32"	11 ga. galv. roofing nail (0.120"x1-3/4" long x 3/8" head)	-	3" edge / 6" field
Gypsum Wallboard Hardboard	5d coolers	5d coolers	7" edge / 10" field
Particleboard Panels	8d	8d	(see Table 3.11)
Diagonal Board Sheathing 1"x6" or 1"x8"	2-8d	2-10d	per support
1"x10" or wider	3-8d	3-10d	per support
FLOOR SHEATHING			
Wood Structural Panels 1" or less	8d	10d	6" edge / 12" field
Diagonal Board Sheathing greater than 1"	10d	16d	6" edge / 12" field
1"x6" or 1"x8"	2-8d	2-10d	per support
1"x10" or wider	3-8d	3-10d	per support

- Nailing requirements are based on wall sheathing nailed 6 inches on-center at the panel edge. Alternative nailing schedules shall be used where wall sheathing nailing is reduced. For example, if wall sheathing is nailed 3 inches on-center at the panel edge to obtain higher shear capacities, nailing requirements for structural members shall be doubled, or alternate connectors shall be used to maintain the load path.
- When wall sheathing is continuous over connected members, the tabulated number of nails shall be permitted to be reduced to 1-16d nail per foot.

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

USE	LIVE LOAD
UNINHABITABLE ATTICS WITHOUT STORAGE	10
UNINHABITABLE ATTICS WITH LIMITED STORAGE ^a	20
HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS	30
BALCONIES (EXTERIOR) AND DECKS	40
FIRE ESCAPES	40
GUARD AND HANDRAILS	200 ^b
GUARD IN-FILL COMPONENTS ^c	50 ^b
PASSENGER VEHICLES GARAGES ^d	50 ^a
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40 ^e

INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH INDOOR TEMPERATURE OF NOT LESS THAN 68 DEGREES FAHRENHEIT AT A POINT 3 FEET ABOVE THE FLOOR ON THE DESIGN HEATING DAY. SYSTEM DESIGN SHALL BE BASED ON MAX 72 DEGREES HEATING, MINIMUM 75 DEGREES COOLING DEGREE DAYS (NY LAGUARDIA) 4811, WINTER DESIGN TEMP IS, DRY DULB 89, WET DULB 75 (2015 IPC APPDX D) ALSO AS PER NYSBC 2020 CHAPTER 16 SECTION 1609 AND ASCE 7 2016 - WIND EXPOSURE CATEGORY AND SURFACE ROUGHNESS IS B. USE C FOR BOTH SOUTH SHORE AND FIRE ISLAND.

TOWN OF SMITHTOWN IS WITHIN A HURRICANE PRONE REGION



IT IS A VIOLATION OF NYS LAW FOR ANYONE EXCEPT THE LICENSED ARCHITECT TO ALTER THESE PLANS IN ANYWAY

CHARLES J. BRUDI, R.A.
 30 BETHESDA LANE
 SAYVILLE, N.Y. 11782
 TEL: (631) 244-9338
 E-MAIL: cbrudi24@aol.com

CODE TABLES & NAILING SCHEDULE
PROPOSED NEW DWELLING AT
 SPORTSMAN AVENUE, FREEPORT, N.Y. 11520

Date	Revision / Issue
03/21/25	ISSUED FOR REVIEW
04/17/25	ISSUED FOR PERMIT REVIEW
06/19/25	REV. AS PER OWNER
07/14/25	REV. AS PER TOWN
Drawn By:	M. MONTALBANO
Project #	25-027
Scale	AS NOTED
Date:	03-08-25
Sheet #	N-1

NAILING AND STRAPPING

(REQUIRED FOR ALL NEW CONSTRUCTION AND/OR NEW ADDITIONS)

NOTE:

ALL STRAPPING TO BE 1/4"x20 GAUGE STEEL OR 'SIMPSON' EQUIVALENT - CS20 (COILED STRAP)
ALL COIL STRAPPING TO HAVE MINIMUM 12" BEARING ON WALL STUDS (ALL STRAPPING SHALL BE INSTALLED AS PER MANUF. SPECIFICATIONS)
ALL STRAPPING TO BE SPACED AT 16" O.C.
ALL TABLES REFER TO 2018 W.F.C.M.

AT RAFTER TO RIDGE CONNECTION

FOR RIDGE STRAP - 4-8d COMMON NAILS OR 4-10d BOX NAILS IN EA. END OF STRAP. - TABLE 3.6A

FOR ALT. COLLAR TIE - 4-10d COMMON NAILS OR 4-12d BOX NAILS IN EA. END. - TABLE 3.6A

NOTE:

COORDINATE w TABLE 3.4B SHT. N-1 FOR ALL STRAP CONNECTION REQUIREMENTS

AT RAFTER TO TOP PLATE TO STUD CONNECTION

FOR STRAP - (SEE TABLE 3.4B SHT. N-1) AT EACH END OF STRAP

FOR ALTERNATE - 14-10d NAILS AT EA. STRAP, "SIMPSON" MTS 12 AS PER MANUF'S REQTS. (TWO STRAPS TOTAL) (MEETS OR EXCEEDS UPLIFT REQTS OF TABLE 3.4)

NOTE:

FOR CATHEDRAL CEILING AT SLOPING RAFTERS OR JOIST TO HEADER CONNECTIONS PROVIDE "SIMPSON" "LSSU210" ADJUSTABLE HANGER.

AT STUD TO FLOOR ASSEMBLY TO STUD CONNECTION

(ONLY APPLICABLE FOR TWO-STORY CONFIGURATIONS)

FOR STRAP - (SEE TABLE 3.4B SHT. N-1) AT EACH END OF STRAP

FOR ALTERNATE - 14-10d NAILS AT EA. STRAP, "SIMPSON" MTS 16 AS PER MANUF'S REQTS. (TWO STRAPS TOTAL) (MEETS OR EXCEEDS UPLIFT REQTS OF TABLE 3.4)

FOR SECOND - STRAPPING TO OVERLAP FLR. ADDITIONS FIRST & SECOND FLOOR STUDS BY MIN. 12"

NOTE:

ALL CLIPS & STRAPS CAN BE MOUNTED FROM EITHER ALL EXTERIOR OR ALL INTERIOR, BUT NOT A COMBINATION OF BOTH.

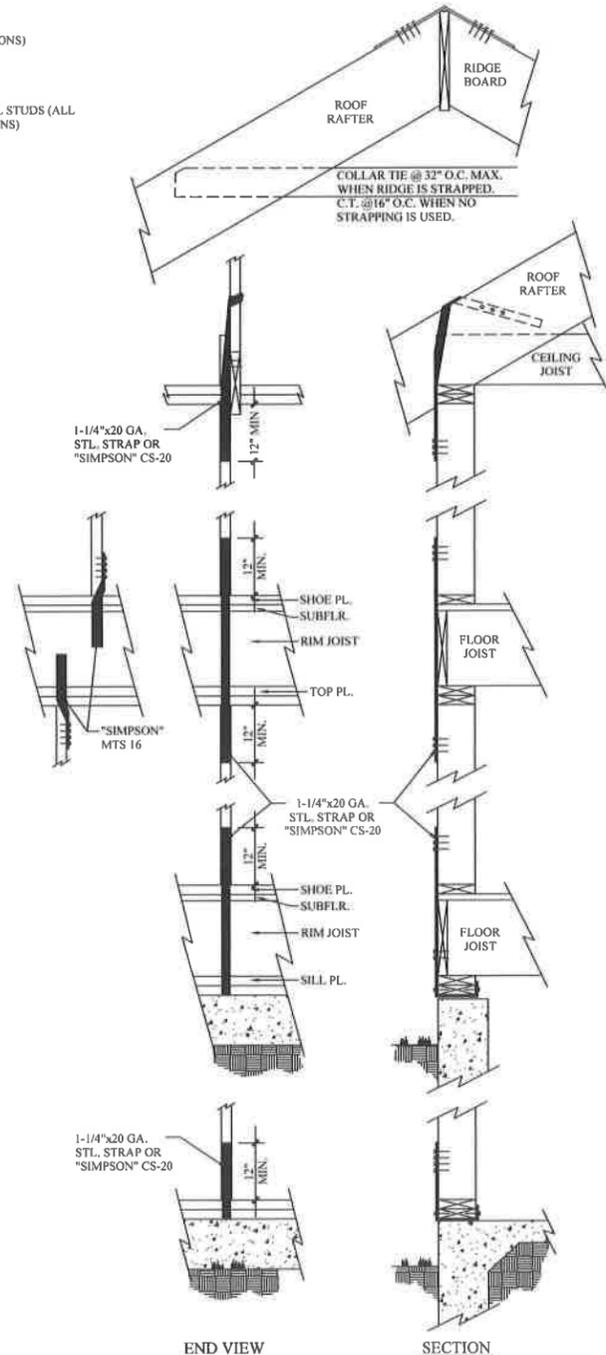
AT STUD TO FLOOR ASSEMBLY TO SILL PLATE CONNECTION

FOR STRAP - (SEE TABLE 3.4B SHT. N-1) AT EACH END OF STRAP

AT STUD TO FLOOR ASSEMBLY TO SILL PLATE CONNECTION

(SLAB ON GRADE AND/OR GARAGE WALL APPLICATIONS)

FOR STRAP - (SEE TABLE 3.4B SHT. N-1) AT EACH END OF STRAP



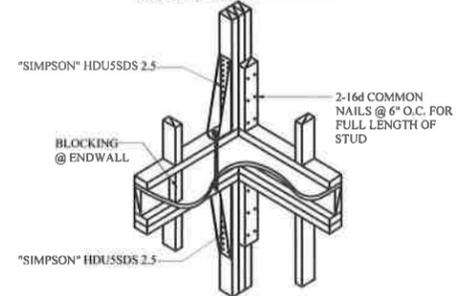
END VIEW

SECTION

HOLD DOWN CONNECTIONS

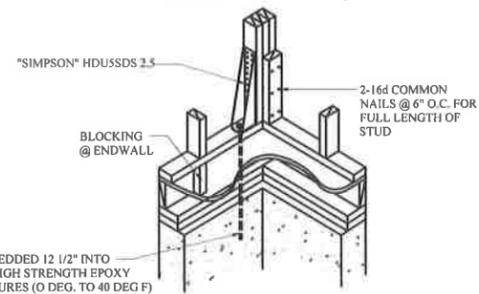
(REQUIRED AT EACH BUILDING CORNER & O.H. GARAGE DOOR JAMBS) (SEE FLOOR PLANS FOR LOCATIONS) TABLE 3.17F

SECOND FLOOR ATTACHMENT (REQUIRED FOR ALL NEW CONSTRUCTION AND SECOND FLOOR ADDITIONS)



ALL STRAPPING, ANCHORS, HOLD DOWNS, & ADHESIVES TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.

FIRST FLOOR ATTACHMENT (REQUIRED FOR ALL NEW CONSTRUCTION AND FIRST FLOOR ADDITIONS)

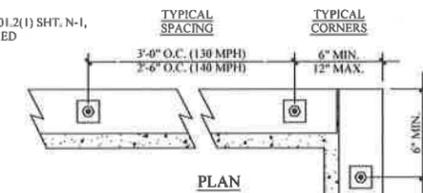


7/8" DIA. THREADED ROD EMBEDDED 12 1/2" INTO CONCRETE W/ 'SIMPSON' ET (HIGH STRENGTH EPOXY ADHESIVE) & FOR TEMPERATURES (0 DEG. TO 40 DEG F) USE 'SIMPSON' AT (HIGH STRENGTH ACRYLIC ADHESIVE)

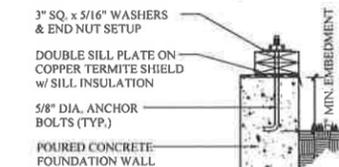
ANCHOR BOLT SPECIFICATION

(REQUIRED FOR ALL NEW CONSTRUCTION AND/OR NEW ADDITIONS) TABLES 3.2B, 3.2C, 3.3A

NOTE: SEE TABLE R301.2(1) SHT. N-1, FOR WIND SPEED



PLAN



SECTION

NOTE:

- 1.) USE 5/8" DIA. ANCHOR BOLTS W/ MINIMUM 7" EMBEDMENT INTO CONCRETE W/ 3" SQUARE x 5/16" WASHERS AND END NUT SETUP.
- 2.) ANCHOR NOTED HEREIN ARE NOT TO BE USED FOR OR REPLACED BY HOLD DOWNS FOR SHEAR WALLS.
- 3.) ONE ANCHOR BOLT IS TO BE LOCATED BETWEEN 6" MINIMUM TO 12" MAXIMUM FROM ENDS AND CORNERS.

SPLICING OF TOP PLATE

(REQUIRED FOR ALL NEW CONSTRUCTION AND/OR NEW ADDITIONS) TABLE 3.21

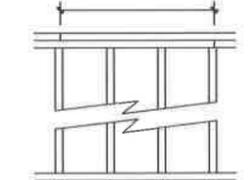
TOP PLATE SPLICE REQUIREMENTS ONE STORY SLAB-ON-GRADE

Building Dimension (ft.)	Minimum Splice Length (ft.) ^{1,2,3}
12'-0"	3'-0"
16'-0"	4'-0"
20'-0"	5'-0"
24'-0"	6'-0"
28'-0"	7'-0"
32'-0"	8'-0"
36'-0"	9'-0"
40'-0"	11'-0"
50'-0"	13'-0"
60'-0"	16'-0"
70'-0"	19'-0"
80'-0"	22'-0"

TOP PLATE SPLICE REQUIREMENTS ALL OTHER CASES

Building Dimension (ft.)	Minimum Splice Length (ft.) ^{1,2,3}
12'-0"	2'-0"
16'-0"	3'-0"
20'-0"	4'-0"
24'-0"	4'-0"
28'-0"	5'-0"
32'-0"	6'-0"
36'-0"	7'-0"
40'-0"	8'-0"
50'-0"	10'-0"
60'-0"	12'-0"
70'-0"	14'-0"
80'-0"	16'-0"

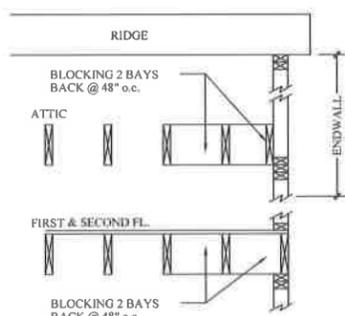
TOP PLATE SPLICE LENGTH



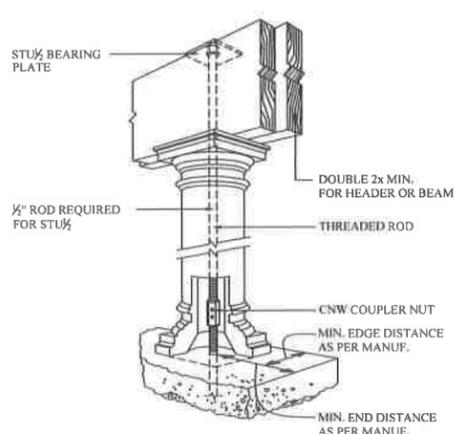
- 1.) TABULATED SPLICE LENGTHS ASSUME TOP PLATE-TO-TOP PLATE CONNECTION USING 2-14d NAILS PER FOOT. FOR SHORTER SPLICE LENGTHS, THE NAIL SPACING SHALL BE REDUCED IN ORDER TO PROVIDE AN EQUIVALENT NUMBER OF NAILS.
- 2.) TABULATED SPLICE LENGTHS ASSUME A BUILDING LOCATED IN EXPOSURE B OR C.
- 3.) TOP PLATES SHALL BE A MINIMUM OF STUD GRADE MATERIAL.

FLOOR & ROOF DIAPHRAGM BRACING

(REQUIRED FOR ALL NEW CONSTRUCTION AND/OR NEW ADDITIONS) SECTION 3.3.5 & 3.5.5



EXCEPTION: WHEN AN ATTIC FLOOR OR CEILING DIAPHRAGM IS USED TO BRACE THE GABLE ENDWALL OR WHEN A HIP ROOF SYSTEM IS USED, ADDITIONAL ROOF DIAPHRAGM BLOCKING IS NOT REQUIRED.



HOLLOW COLUMN DETAIL

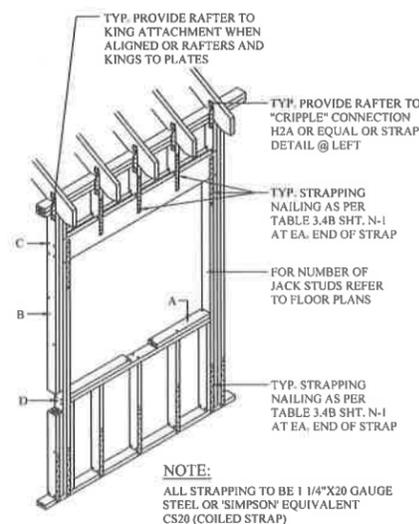
NAILING & STRAPPING AT EXTERIOR WINDOW / DOOR HEADERS

(REQUIRED FOR ALL NEW CONSTRUCTION AND/OR NEW ADDITIONS)

NAILING SCHEDULE 'B' : (2018 W.F.C.M.)

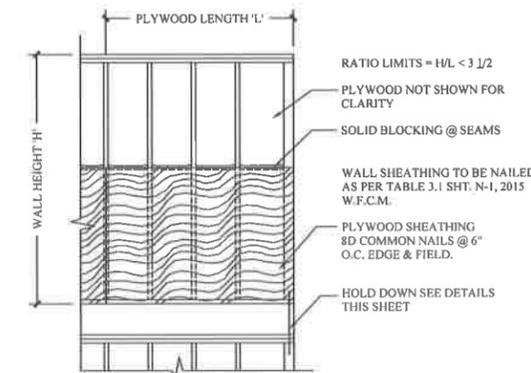
Notation	A	B	C	D
2'-0"	(1) 2x4	1	1	1
4'-0"	(1) 2x4	2	2	2
6'-0"	(2) 2x4 OR (1) 2x6	3	3	3
8'-0"	(2) 2x4 OR (1) 2x6	3	4	4
10'-0"	(2) 2x6	4	5	5
12'-0"	(2) 2x6	5	6	6

- Notations:
- A. NUMBER OF SILL STUDS ON THE FLAT (DOES NOT APPLY TO DOORS)
 - B. NUMBER OF FULL HEIGHT KING STUDS AT EACH SIDE OF HEADER
 - C. NUMBER OF 16d NAILS END-NAILED THROUGH ADJACENT KING STUD TO END OF HEADER AT EACH SIDE
 - D. NUMBER OF 16d NAILS END-NAILED THROUGH ADJACENT JACK STUDS TO END OF SILL(S) AT EACH SIDE (DOES NOT APPLY TO DOORS)



NOTE:

ALL STRAPPING TO BE 1/4"x20 GAUGE STEEL OR 'SIMPSON' EQUIVALENT CS20 (COILED STRAP)



NOTE:

1. SHEATHING AS PART OF SHEAR WALL SEGMENT WHERE NOTED ON FLOOR PLAN, SHALL BE CONTINUOUS FROM SILL TO TOP PLATE OR ADEQUATELY BLOCKED AT JOINTS.
2. HOLD DOWNS REQUIRED AT ALL CORNERS OF STRUCTURE SEE DETAILS THIS SHEET.
3. REFER TO NAILING AND STRAPPING DETAILS THIS SHEET TO FOR A CONTINUOUS LOAD PATH.

SHEARWALL SEG. DETAIL (TYP)



IT IS A VIOLATION OF NYS LAW FOR ANYONE EXCEPT THE LICENSED ARCHITECT TO ALTER THESE PLANS IN ANYWAY

CHARLES J. BRUDI, R.A.
30 BETHESDA LANE
SAYVILLE, N.Y. 11782
TEL.: (631) 244-9338
E-MAIL: cbrudi24@aol.com

STRAPPING & MISC. DETAILS

PROPOSED NEW DWELLING AT
SPORTSMAN AVENUE, FREEPORT, N.Y. 11520

Project Name & Address
TM#: 62-88-1 & 2

Date	Revision / Issue
03/21/25	ISSUED FOR REVIEW
04/17/25	ISSUED FOR PERMIT REVIEW
06/19/25	REV. AS PER OWNER
07/14/25	REV. AS PER TOWN

Drawn By: **M. MONTALBANO**

Project #: 25-027

Scale: AS NOTED

Date: 03-08-25

Sheet #

N-2

Table 3.4A Rafter and/or Ceiling Joist to Top Plate Lateral and Shear Connection Requirements Exposure B (Prescriptive Alternative to Table 3.4)

Table with columns for Wind Speed (90-195 mph) and Rafter/Ceiling Joist Spacing (12, 16, 24 in.). Rows show required number of nails for different wall heights (8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30 in.).

1 Prescriptive limits are based on assumptions in Table 3.4. 2 When ceiling joists are installed parallel to rafters, the sum of the toenails in the rafter and ceiling joist shall equal or exceed the tabulated number of nails required. 3 To avoid splitting, no more than 2 toenails shall be installed in each side of a rafter or ceiling joist when fastened to a 2x4 top plate or 3 toenails in each side when fastened to a 2x6 top plate. 4 Where top plate to ridge heights exceed 10', they shall be adjusted as follows:

Table with columns for Wall Height (10', 15', 20') and Adjustment Factor (1.00, 1.15, 1.26, 1.40, 1.50).

Table 3.4A Rafter and/or Ceiling Joist to Top Plate Lateral and Shear Connection Requirements Exposure C (Prescriptive Alternative to Table 3.4)

Table with columns for Wind Speed (90-195 mph) and Rafter/Ceiling Joist Spacing (12, 16, 24 in.). Rows show required number of nails for different wall heights (8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30 in.).

1 Prescriptive limits are based on assumptions in Table 3.4. 2 When ceiling joists are installed parallel to rafters, the sum of the toenails in the rafter and ceiling joist shall equal or exceed the tabulated number of nails required. 3 To avoid splitting, no more than 2 toenails shall be installed in each side of a rafter or ceiling joist when fastened to a 2x4 top plate or 3 toenails in each side when fastened to a 2x6 top plate. 4 Where top plate to ridge heights exceed 10', they shall be adjusted as follows:

Table with columns for Wall Height (10', 15', 20') and Adjustment Factor (1.00, 1.15, 1.25, 1.40, 1.50).

Table 3.5A Top and Bottom Plate to Stud Lateral Connections for Wind Loads Exposure B (Prescriptive Alternative to Table 3.5)

Table with columns for Wind Speed (90-195 mph) and Stud Spacing (12, 16, 24 in.). Rows show required number of nails for different wall heights (8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30 in.).

1 Prescriptive limits are based on assumptions in Table 3.5.

Table 3.5A Top and Bottom Plate to Stud Lateral Connections for Wind Loads Exposure C (Prescriptive Alternative to Table 3.5)

Table with columns for Wind Speed (90-195 mph) and Stud Spacing (12, 16, 24 in.). Rows show required number of nails for different wall heights (8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30 in.).

1 Prescriptive limits are based on assumptions in Table 3.5.

Table A-3.6 Ridge Tension Strap Connection Requirements for Wind Exposure B (Prescriptive Alternative to Table 3.6) Dead Load Assumptions: Roof Assembly DL = 10 psf

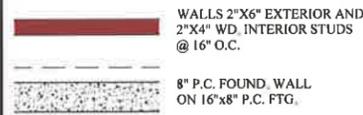
Table with columns for Wind Speed (90-195 mph) and Roof Pitch (12:12, 16:12, 20:12, 24:12, 30:12, 36:12, 48:12, 60:12, 72:12, 96:12, 120:12, 144:12, 168:12, 192:12). Rows show required number of nails for different rafter spacings (12, 16, 19.2, 24, 30, 36, 48, 60, 72, 96, 120, 144, 168, 192 in.).

1 Tabulated connection requirements shall be permitted to be multiplied by 0.70 for framing not located within 3 feet of building corners. 2 Tabulated connection requirements are based on total uplift minus the roof assembly dead load of 6 psf (0.5 x 10 psf + 6 psf). 3 Tabulated connection requirements are based on a 12 inch ridge strap spacing. For different ridge strap spacing, multiply the tabulated values by the appropriate multiplier below. 4 When the tabulated connection requirements are adjusted for the ridge strap spacing and the number of required nails exceeds 7, Table A-3.6 does not apply. Use loads from Table 3.6. 5 When the tabulated number of nails required in each end of the strap is equal to 1 and the framing is attached in accordance with Table 3.1, the ridge strap and additional nailing is not required. 6 When a collar tie is used in lieu of a ridge strap, the number of 10d common nails required in each end of the collar tie need not exceed the tabulated number of 10d common nails in a steel strap, or the number of 12d box nails in each end of the collar tie need not exceed the tabulated number of 10d box nails in a steel strap. 7 1-1/4" 20 gage ridge strap shall be of ASTM A551 grade 33 steel or equivalent. 8 For jack rafter uplift connections, use a roof span equal to twice the jack rafter length. The jack rafter length includes the overhang length and the jack span.

Table 3.9A Rafter/Ceiling Joist Heel Joint Connection Requirements (Prescriptive Alternative to Table 3.9)

Table with columns for Roof Live Load (20, 30, 50, 70 psf) and Roof Span (12, 24, 36, 48, 60, 72, 84, 96, 108, 120, 132, 144, 156, 168, 180, 192, 204, 216, 228, 240, 252, 264, 276, 288, 300, 312, 324, 336, 348, 360, 372, 384, 396, 408, 420, 432, 444, 456, 468, 480, 492, 504, 516, 528, 540, 552, 564, 576, 588, 600, 612, 624, 636, 648, 660, 672, 684, 696, 708, 720, 732, 744, 756, 768, 780, 792, 804, 816, 828, 840, 852, 864, 876, 888, 900, 912, 924, 936, 948, 960, 972, 984, 996, 1008, 1020, 1032, 1044, 1056, 1068, 1080, 1092, 1104, 1116, 1128, 1140, 1152, 1164, 1176, 1188, 1200, 1212, 1224, 1236, 1248, 1260, 1272, 1284, 1296, 1308, 1320, 1332, 1344, 1356, 1368, 1380, 1392, 1404, 1416, 1428, 1440, 1452, 1464, 1476, 1488, 1500, 1512, 1524, 1536, 1548, 1560, 1572, 1584, 1596, 1608, 1620, 1632, 1644, 1656, 1668, 1680, 1692, 1704, 1716, 1728, 1740, 1752, 1764, 1776, 1788, 1800, 1812, 1824, 1836, 1848, 1860, 1872, 1884, 1896, 1908, 1920, 1932, 1944, 1956, 1968, 1980, 1992, 2004, 2016, 2028, 2040, 2052, 2064, 2076, 2088, 2100, 2112, 2124, 2136, 2148, 2160, 2172, 2184, 2196, 2208, 2220, 2232, 2244, 2256, 2268, 2280, 2292, 2304, 2316, 2328, 2340, 2352, 2364, 2376, 2388, 2400, 2412, 2424, 2436, 2448, 2460, 2472, 2484, 2496, 2508, 2520, 2532, 2544, 2556, 2568, 2580, 2592, 2604, 2616, 2628, 2640, 2652, 2664, 2676, 2688, 2700, 2712, 2724, 2736, 2748, 2760, 2772, 2784, 2796, 2808, 2820, 2832, 2844, 2856, 2868, 2880, 2892, 2904, 2916, 2928, 2940, 2952, 2964, 2976, 2988, 3000, 3012, 3024, 3036, 3048, 3060, 3072, 3084, 3096, 3108, 3120, 3132, 3144, 3156, 3168, 3180, 3192, 3204, 3216, 3228, 3240, 3252, 3264, 3276, 3288, 3300, 3312, 3324, 3336, 3348, 3360, 3372, 3384, 3396, 3408, 3420, 3432, 3444, 3456, 3468, 3480, 3492, 3504, 3516, 3528, 3540, 3552, 3564, 3576, 3588, 3600, 3612, 3624, 3636, 3648, 3660, 3672, 3684, 3696, 3708, 3720, 3732, 3744, 3756, 3768, 3780, 3792, 3804, 3816, 3828, 3840, 3852, 3864, 3876, 3888, 3900, 3912, 3924, 3936, 3948, 3960, 3972, 3984, 3996, 4008, 4020, 4032, 4044, 4056, 4068, 4080, 4092, 4104, 4116, 4128, 4140, 4152, 4164, 4176, 4188, 4200, 4212, 4224, 4236, 4248, 4260, 4272, 4284, 4296, 4308, 4320, 4332, 4344, 4356, 4368, 4380, 4392, 4404, 4416, 4428, 4440, 4452, 4464, 4476, 4488, 4500, 4512, 4524, 4536, 4548, 4560, 4572, 4584, 4596, 4608, 4620, 4632, 4644, 4656, 4668, 4680, 4692, 4704, 4716, 4728, 4740, 4752, 4764, 4776, 4788, 4800, 4812, 4824, 4836, 4848, 4860, 4872, 4884, 4896, 4908, 4920, 4932, 4944, 4956, 4968, 4980, 4992, 5004, 5016, 5028, 5040, 5052, 5064, 5076, 5088, 5100, 5112, 5124, 5136, 5148, 5160, 5172, 5184, 5196, 5208, 5220, 5232, 5244, 5256, 5268, 5280, 5292, 5304, 5316, 5328, 5340, 5352, 5364, 5376, 5388, 5400, 5412, 5424, 5436, 5448, 5460, 5472, 5484, 5496, 5508, 5520, 5532, 5544, 5556, 5568, 5580, 5592, 5604, 5616, 5628, 5640, 5652, 5664, 5676, 5688, 5700, 5712, 5724, 5736, 5748, 5760, 5772, 5784, 5796, 5808, 5820, 5832, 5844, 5856, 5868, 5880, 5892, 5904, 5916, 5928, 5940, 5952, 5964, 5976, 5988, 6000, 6012, 6024, 6036, 6048, 6060, 6072, 6084, 6096, 6108, 6120, 6132, 6144, 6156, 6168, 6180, 6192, 6204, 6216, 6228, 6240, 6252, 6264, 6276, 6288, 6300, 6312, 6324, 6336, 6348, 6360, 6372, 6384, 6396, 6408, 6420, 6432, 6444, 6456, 6468, 6480, 6492, 6504, 6516, 6528, 6540, 6552, 6564, 6576, 6588, 6600, 6612, 6624, 6636, 6648, 6660, 6672, 6684, 6696, 6708, 6720, 6732, 6744, 6756, 6768, 6780, 6792, 6804, 6816, 6828, 6840, 6852, 6864, 6876, 6888, 6900, 6912, 6924, 6936, 6948, 6960, 6972, 6984, 6996, 7008, 7020, 7032, 7044, 7056, 7068, 7080, 7092, 7104, 7116, 7128, 7140, 7152, 7164, 7176, 7188, 7200, 7212, 7224, 7236, 7248, 7260, 7272, 7284, 7296, 7308, 7320, 7332, 7344, 7356, 7368, 7380, 7392, 7404, 7416, 7428, 7440, 7452, 7464, 7476, 7488, 7500, 7512, 7524, 7536, 7548, 7560, 7572, 7584, 7596, 7608, 7620, 7632, 7644, 7656, 7668, 7680, 7692, 7704, 7716, 7728, 7740, 7752, 7764, 7776, 7788, 7800, 7812, 7824, 7836, 7848, 7860, 7872, 7884, 7896, 7908, 7920, 7932, 7944, 7956, 7968, 7980, 7992, 8004, 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11724, 11736, 11748, 11760, 11772, 11784, 11796, 11808, 11820, 11832, 11844, 11856, 11868, 11880, 11892, 11904, 11916, 11928, 11940, 11952, 11964, 11976, 11988, 12000, 12012, 12024, 12036, 12048, 12060, 12072, 12084, 12096, 12108, 12120, 12132, 12144, 12156, 12168, 12180, 12192, 12204, 12216, 12228, 12240, 12252, 12264, 12276, 12288, 12300, 12312, 12324, 12336, 12348, 12360, 12372, 12384, 12396, 12408, 12420, 12432, 12444, 12456, 12468, 12480, 12492, 12504, 12516, 12528, 12540, 12552, 12564, 12576, 12588, 12600, 12612, 12624, 12636, 12648, 12660, 12672, 12684, 12696, 12708, 12720, 12732, 12744, 12756, 12768, 12780, 12792, 12804, 12816, 12828, 12840, 12852, 12864, 12876, 12888, 12900, 12912, 12924, 12936, 12948, 12960, 12972, 12984, 12996, 13008, 13020, 13032, 13044, 13056, 13068, 13080, 13092, 13104, 13116, 13128, 13140, 13152, 13164, 13176, 13188, 13200, 13212, 13224, 13236, 13248, 13260, 13272, 13284, 13296, 13308, 13320, 13332, 13344, 13356, 13368, 13380, 13392, 13404, 13416, 13428, 13440, 13452, 13464, 13476, 13488, 13500, 13512, 13524, 13536, 13548, 13560, 13572, 13584, 13596, 13608, 13620, 13632, 13644, 13656, 13668, 13680, 13692, 13704, 13716, 13728, 13740, 13752, 13764, 13776, 13788, 13800, 13812, 13824, 13836, 13848, 13860, 13872, 13884, 13896, 13908, 13920, 13932, 13944, 13956, 13968, 13980, 13992, 14004, 14016, 14028, 14040, 14052, 14064, 14076, 14088, 14100, 14112, 14124, 14136, 14148, 14160, 14172, 14184, 14196, 14208, 14220, 14232, 14244, 14256, 14268, 14280, 14292, 14304, 14316, 14328, 14340, 14352, 14364, 14376, 14388, 14400, 14412, 14424, 14436, 14448, 14460, 14472, 14484, 14496, 14508, 14520, 14532, 14544, 14556, 14568, 14580, 14592, 14604, 14616, 14628, 14640, 14652, 14664, 14676, 14688, 14700, 14712, 14724, 14736, 14748, 14760, 14772, 14784, 14796, 14808, 14820, 14832, 14844, 14856, 14868, 14880, 14892, 14904, 14916, 14928, 14940, 14952, 14964, 14976, 14988, 15000, 15012, 15024, 15036, 15048, 15060, 15072, 15084, 15096, 15108, 15120, 15132, 15144, 15156, 15168, 15180, 15192, 15204, 15216, 15228, 15240, 15252, 15264, 15276, 15288, 15300, 15312, 15324, 15336, 15348, 15360, 15372, 15384, 15396, 15408, 15420, 15432, 15444, 15456, 15468, 15480, 15492, 15504, 15516, 15528, 15540, 15552, 15564, 15576, 15588, 15600, 15612, 15624, 15636, 15648, 15660, 15672, 15684, 15696, 15708, 15720, 15732, 15744, 15756, 15768, 15780, 15792, 15804, 15816, 15828, 15840, 15852, 15864, 15876, 15888, 15900, 15912, 15924, 15936, 15948, 15960, 15972, 15984, 15996, 16008, 16020, 16032, 16044, 16056, 16068, 16080, 16092, 16104, 16116, 16128, 16140, 16152, 16164, 16176, 16188, 16200, 16212, 16224, 16236, 16248, 16260, 16272, 16284, 16296, 16308, 16320, 16332, 16344, 16356, 16368, 16380, 16392, 16404, 16416, 16428, 16440, 16452, 16464, 16476, 16488, 16500, 16512, 16524, 16536, 16548, 16560, 16572, 16584, 16596, 16608, 16620, 16632, 16644, 16656, 16668, 16680, 16692, 16704, 16716, 16728, 16740, 16752, 16764, 16776, 16788, 16800, 16812, 16824, 16836, 16848, 16860, 16872, 16884, 16896, 16908, 16920, 16932, 16944, 16956, 16968, 16980, 16992, 17004, 17016, 17028, 17040, 17052, 17064, 17076, 17088, 17100, 17112, 17124, 17136, 17148, 17160, 17172, 17184, 17196, 17208, 17220, 17232, 17244, 17256, 17268, 17280, 17292, 17304, 17316, 17328, 17340, 17352, 17364, 17376, 17388, 17400, 17412, 17424, 17436, 17448, 17460, 17472, 17484, 17496, 17508, 17520, 17532, 17544, 17556, 17568, 17580, 17592, 17604, 17616, 17628, 17640, 17652, 17664, 17676, 17688, 17700, 17712, 17724, 17736, 17748, 17760, 17772, 17784, 17796, 17808, 17820, 17832, 17844, 17856, 17868, 17880, 17892, 17904, 17916, 17928, 17940, 17952, 17964, 17976, 17988, 18000, 18012, 18024, 18036, 18048, 18060, 18072, 18084, 18096, 18108, 18120, 18132, 18144,

WALL LEGEND



NOTES:

- 1.) PROVIDE "SIMPSON B SERIES" JOIST HANGERS AT ALL APPLICABLE LOCATIONS.
- 2.) ALL BUILT UP MICROLAM HEADERS TO BE BOLTED OR NAILED AS PER MANUFACTURER'S REQUIREMENTS.
- 3.) DOUBLE ALL FLOOR JOISTS UNDER PARALLEL WALLS.
- 4.) ALL HEADERS NOT INDICATED TO BE MIN. (2) 2"x8" DOUG. FIR. LARCH # 2.
- 5.) DOUBLE ALL JOISTS AROUND ALL STAIR, FLOOR, CEILING & ROOF OPENINGS. (TYP.)
- 6.) ALL CATHEDRAL CEILINGS TO RECEIVE 5 1/2" R=21 BATT INSULATION WITH "RAFTER-R-MATE" BY OWENS CORNING TO ALLOW FOR ADEQUATE VENTING
- 7.) ALL POSTS TO RECEIVE SOLID WOOD BLOCKING TO FOUNDATION WALL OR GIRDER BELOW
- 8.) ALL CONNECTORS/CONNECTIONS IN CONTACT WITH ACQ (P.T.) LUMBER MUST BE APPROVED BY MANUFACTURER AND MUST HAVE A FINISH WITH EXTRA CORROSION RESISTANCE, EITHER STAINLESS STEEL, HOT-DIP GALVANIZED (HDG) OR ZMAX PROTECTION.

NOTE: ALL WINDOWS TO BE HIGH PERFORMANCE INSULATING GLASS WINDOWS AS MANUFACTURED BY "ANDERSEN 400 SERIES" OR EQUAL. DP30 SERIES.

VENT NOTES: CHAPTER 31 OF THE 2020 N.Y.S. RBC

P3101.1: GENERAL.
THIS CHAPTER SHALL GOVERN THE SELECTION AND INSTALLATION OF PIPING, TUBING AND FITTINGS FOR VENT SYSTEMS. THIS CHAPTER SHALL CONTROL THE MINIMUM DIAMETER OF VENT PIPES, CIRCUIT VENTS, BRANCH VENTS AND INDIVIDUAL VENTS, AND THE SIZE AND LENGTH OF VENTS AND VARIOUS ASPECTS OF VENT STACKS AND STACK VENTS. ADDITIONALLY, THIS CHAPTER REGULATES VENT GRADES AND CONNECTIONS, HEIGHT ABOVE FIXTURES AND RELIEF VENTS FOR STACKS AND FIXTURE TRAPS, AND THE VENTING OF SUMPS AND SEWERS.

P3103.2: FROST CLOSURE.
WHERE THE 97.5% VALUE FOR OUTSIDE DESIGN TEMPERATURE IS 0°F OR LESS, VENT EXTENSIONS THROUGH A ROOF OR WALL SHALL BE NOT LESS THAN 3 INCHES IN DIAMETER. ANY INCREASE IN THE SIZE OF THE VENT SHALL BE MADE NOT LESS THAN 1 FOOT INSIDE THE THERMAL ENVELOPE OF THE BUILDING.

HOUSE TRAP NOTE:

P3201.4: BUILDING TRAPS.
AS PER THIS SECTION IF BUILDING TRAPS ARE REMOVED, NEW ONES SHALL BE PROHIBITED

MANUFACTURER'S MANUALS, ENERGY EFFICIENCY:

MAINTENANCE INSTRUCTIONS SHALL BE FURNISHED FOR EQUIPMENT AND SYSTEMS THAT REQUIRE PREVENTIVE MAINTENANCE. REQUIRED REGULAR MAINTENANCE ACTIONS SHALL BE CLEARLY STATED AND INCORPORATED ON A READILY ACCESSIBLE LABEL. THE LABEL SHALL INCLUDE THE TITLE OR PUBLICATION NUMBER FOR THE OPERATION AND MAINTENANCE MANUAL FOR THAT PARTICULAR MODEL AND TYPE OF PRODUCT IN ACCORDANCE WITH SECTION R303.3 AND OF THE 2020 N.Y.S. RBC

TABLE R301.5
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS
(IN PONDS PER SQUARE FOOT)

USE	LIVE LOAD
UNINHABITABLE ATTICS WITHOUT STORAGE	10
UNINHABITABLE ATTICS WITH LIMITED STORAGE	20
HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS	30
BALCONIES (EXTERIOR) AND DECKS	40
FIRE ESCAPES	40
GUARD AND HANDRAILS	200
GUARD IN-FILL COMPONENTS	50
PASSENGER VEHICLES GARAGES	50
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40

FOR SUB-NOTES REFER TO THE 2020 NYS R.B.C.

EMERGENCY ESCAPE AND RESCUE OPENINGS NOTES: SECTION R310 OF THE 2020 N.Y.S. RBC

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. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.

R310.2: EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE MINIMUM DIMENSIONS AS SPECIFIED IN THIS SECTION.

R310.2.1: MINIMUM OPENING AREA.
EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET. 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 AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES.

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 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.

RESIDENTIAL ENERGY EFFICIENCY NOTES: CHAPTER 4 OF THE 2020 NYS R.B.C.

R401.2: COMPLIANCE.
- PROJECTS SHALL COMPLY WITH SECTION R405 AND THE PROVISIONS OF SECTIONS R401 THROUGH R404 Labeled "MANDATORY".

R402.4: AIR LEAKAGE.
- THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH SECTIONS R402.4.1 THROUGH R402.4.4.

R403.1: CONTROLS.
- AT LEAST ONE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM.

R403.1.2: HEAT PUMP SUPPLEMENTARY HEAT.
- HEAT PUMPS HAVING SUPPLEMENTARY ELECTRIC-RESISTANCE HEAT SHALL HAVE CONTROLS THAT, EXCEPT DURING DEFROST, PREVENT SUPPLEMENTAL HEAT OPERATION WHEN THE HEAT PUMP COMPRESSOR CAN MEET THE HEATING LOAD.

R403.5.1: HEATED WATER CIRCULATION AND TEMPERATURE MAINTENANCE SYSTEMS.
- HEATED WATER CIRCULATION SYSTEMS SHALL BE IN ACCORDANCE WITH SECTION R403.5.1.1. HEAT TRACE TEMPERATURE MAINTENANCE SYSTEMS SHALL BE IN ACCORDANCE WITH SECTION R403.5.1.2.

R403.5.1.2: AUTOMATIC CONTROLS, TEMPERATURE SENSORS AND PUMPS SHALL BE ACCESSIBLE. MANUAL CONTROLS SHALL BE READILY ACCESSIBLE.

R403.5.3: HOT WATER PIPE INSULATION.
- HOT WATER PIPE SHALL BE INSULATED WITH A MINIMUM THERMAL RESISTANCE OF R-3.

R403.9: SNOW AND ICE MELTING SYSTEM CONTROLS.
- SNOW AND ICE MELTING SYSTEMS, SUPPLIED THROUGH ENERGY SERVICE TO THE BUILDING, SHALL INCLUDE AUTOMATIC CONTROLS CAPABLE OF SHUTTING OFF THE SYSTEM WHEN THE PAVEMENTS TEMPERATURE IS ABOVE 50°F, AND NO PRECIPITATION IS FALLING AND AN AUTOMATIC OR MANUAL CONTROL THAT WILL ALLOW SHUTOFF WHEN THE OUTDOOR TEMPERATURE IS ABOVE 40°.

R404.1: LIGHTING EQUIPMENT.
- NOT LESS THAN 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS OR NOT LESS THAN 75% OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS.

R402.4.5: RECESSED LIGHTING.
- RECESSED LUMINAIRES INSTALLED IN THE BUILDING ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM WHEN TESTED IN ACCORDANCE WITH ASTM E 283 AT A 1.57 PSF PRESSURE DIFFERENTIAL. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.

NOTE: CLEARANCES FROM FLAMMABLE MATERIALS ARE TO COMPLY WITH THE REQUIREMENTS IN THE 2020 NYS FIRE CODE AND MANUFACTURER'S RECOMMENDATIONS TO THE BUILDING INSPECTOR'S SATISFACTION.

RESIDENTIAL ENERGY EFFICIENCY NOTES: CHAPTER 5 OF THE 2020 NYS R.B.C.

R501.1: SCOPE.
- THE PROVISIONS OF THIS CHAPTER SHALL CONTROL THE ALTERATION, REPAIR, ADDITION AND CHANGE OF OCCUPANCY OF EXISTING BUILDINGS AND STRUCTURES.

501.1.1: ADDITIONS, ALTERATIONS, OR REPAIR: GENERAL.
- ADDITIONS, ALTERATIONS, OR REPAIRS TO AN EXISTING BUILDING, BUILDING SYSTEM OR PORTION THEREOF SHALL COMPLY WITH SECTIONS R502, R503 OR 504. UNALTERED PORTIONS OF THE EXISTING BUILDING OR BUILDING SUPPLY SYSTEM SHALL NOT BE REQUIRED TO COMPLY WITH THIS CODE.

R501.1: EXISTING BUILDINGS.
- EXCEPT AS SPECIFIED IN THIS CHAPTER, THIS CODE SHALL NOT BE USED TO REQUIRE THE REMOVAL, ALTERATION OR ABANDONMENT OF, NOR PREVENT THE CONTINUED USE AND MAINTENANCE OF, AN EXISTING BUILDING OR BUILDING SYSTEM LAWFULLY IN EXISTENCE AT THE SAME TIME OF ADOPTION OF THIS CODE.

R503.1: GENERAL.
- ALTERATIONS TO ANY BUILDING OR STRUCTURE SHALL COMPLY WITH THE REQUIREMENTS OF THE CODE FOR NEW CONSTRUCTION. ALTERATIONS SHALL BE SUCH THAT THE EXISTING BUILDING OR STRUCTURE IS NO LESS CONFORMING WITH THE PROVISIONS OF THIS CHAPTER THAN THE EXISTING BUILDING OR STRUCTURE WAS PRIOR TO THE ALTERATION.

PRESSURE TREATED WOOD NOTE:

AS PER RESIDENTIAL CODE SECTION R319; PROVIDE PRESSURE TREATED LUMBER FOR ALL MEMBERS OF WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHEN CLOSER THAN 18" OR WOOD GIRDERS WHEN CLOSER THAN 12" TO THE EXPOSED GROUND IN CRAWLSPACES OR UNEXCAVATED AREA LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION

PILE FOUNDATION:

1. ALL PILES SHALL BE PRESSURE TREATED TIMBER IN ACCORDANCE WITH A W.P.A.C.-1 FOUNDATION MARINE 1.0 CCA-C. PILES SHALL BE DRIVEN TO A MIN. RATED CAPACITY OF 5 TONS(10,000lbs). PILES SHALL HAVE A MIN BUTT DIAM OF 8". LENGTH TO BE DETERMINED BY F.E.M.A. MIN. ELEVATIONS & SOIL CONDITIONS A MINIMUM PENETRATION OF -5.0' MSL IS REQUIRED INTO VIRGIN SOIL. THE PILE TIP SHALL REACH AN ELEVATION OF -5.0 MSL AS A MIN WHEN IN F.E.M.A FLOOD ZONES.

2. ALL PILE HANDLING, SETTING AND DRIVING SHALL CONFORM TO THE N.Y.S.D.O.T. CODE REQUIREMENTS. DAMAGED PILES SHALL BE REPAIRED OR REMOVED AS PER INSTRUCTIONS OF RESIDENT ENGINEER.

3. PILES SHALL BE DRIVEN TO WITHIN 8" OF DESIGN LOCATIONS. PILES OUT OF TOLERANCE SHALL REQUIRE REMEDIAL ACTION AS PER THE RESIDENT ENGINEER.

4. ALL PILE AND DECK HARDWARE SHALL BE HOT DIPPED GALVANIZED. ANY DAMAGED AREAS SHALL BE REPAIRED TO THE SATISFACTION OF THE RESIDENT ENGINEER. ALL STEEL CONNECTORS SHALL BE GRADE 2 OR EQUAL.

5. GIRDERS AND CROSS BRACING TO BE BOLTED WITH MIN (2) 3/4" DIAM GALV. CARRIAGE BOLTS. IF REQUIRED SEE FLOOD RESISTANCE NOTE #1

PILE SPECIFICATIONS:

1. PILES TO BE TREATED SOUTHERN PINE, PRESSURE TREATED TO A RETENTION OF NOT LESS THAN 1.0lbs PER CUBIC FOOT OF WOOD.
2. ALL PILES TO HAVE A MINIMUM OF ONE TON SAFE BEARING CAPACITY. PILES ARE TO MEET THE REQUIREMENTS OF A.S.T.M. 25-70 WITH A MIN TIP DIAMETER OF 8"
3. PILES ARE TO BE DRIVEN AS FRICTION PILES TO THE REQUIRED RESISTANCE OF MINIMUM 6'-0" BELOW GROUND WATER LEVEL.
4. PILE LENGTH SHALL BE MINIMUM 16'-0"

MODEL#	LENGTH	FASTNERS (TOTAL)	ALLOWABLE LOADS (133&160)	CODE REF.
TS9	9"	8-16d	530	170
TS12	11-5/8"	10-16d	665	170
TS18	17-3/4"	14-16d	930	170
TS22	21-5/8"	18-16d	1215	170

1. INSTALL HALF OF THE FASTNERS ON EACH END OF STRAP TO ACHIEVE FULL LOADS
2. LOADS HAVE BEEN INCREASED 33% AND 60% FOR EARTHQUAKE OR WIND LOADING. NO FURTHER INCREASE ALLOWED. REDUCE WHERE OTHER LOADS GOVERN.
3. 16d SINKERS (9GAx3-1/4") MAY BE SUBSTITUTED FOR THE SPECIFIED 16d COMMONS AT .84 OF THE TABLE LOADS

TWIST STRAP NOTES:

TWIST STRAPS PROVIDE A TENSION CONNECTION BETWEEN TWO WOOD MEMBERS. AND EQUAL NUMBER OF RIGHT AND LEFT HAND UNITS ARE SUPPLIED IN EACH CARTON.
MATERIAL: 16 GAUGE
FINISH: GALVANIZED. SOME PRODUCTS AVAILABLE IN STAINLESS STEEL AND Z-MAX
INSTALLATION: USE ALL SPECIFIED FASTNERS. SEE GENERAL NOTES. TS SHOULD BE INSTALLED IN PAIRS TO REDUCE ECCENTRICITY

PILE LEGEND

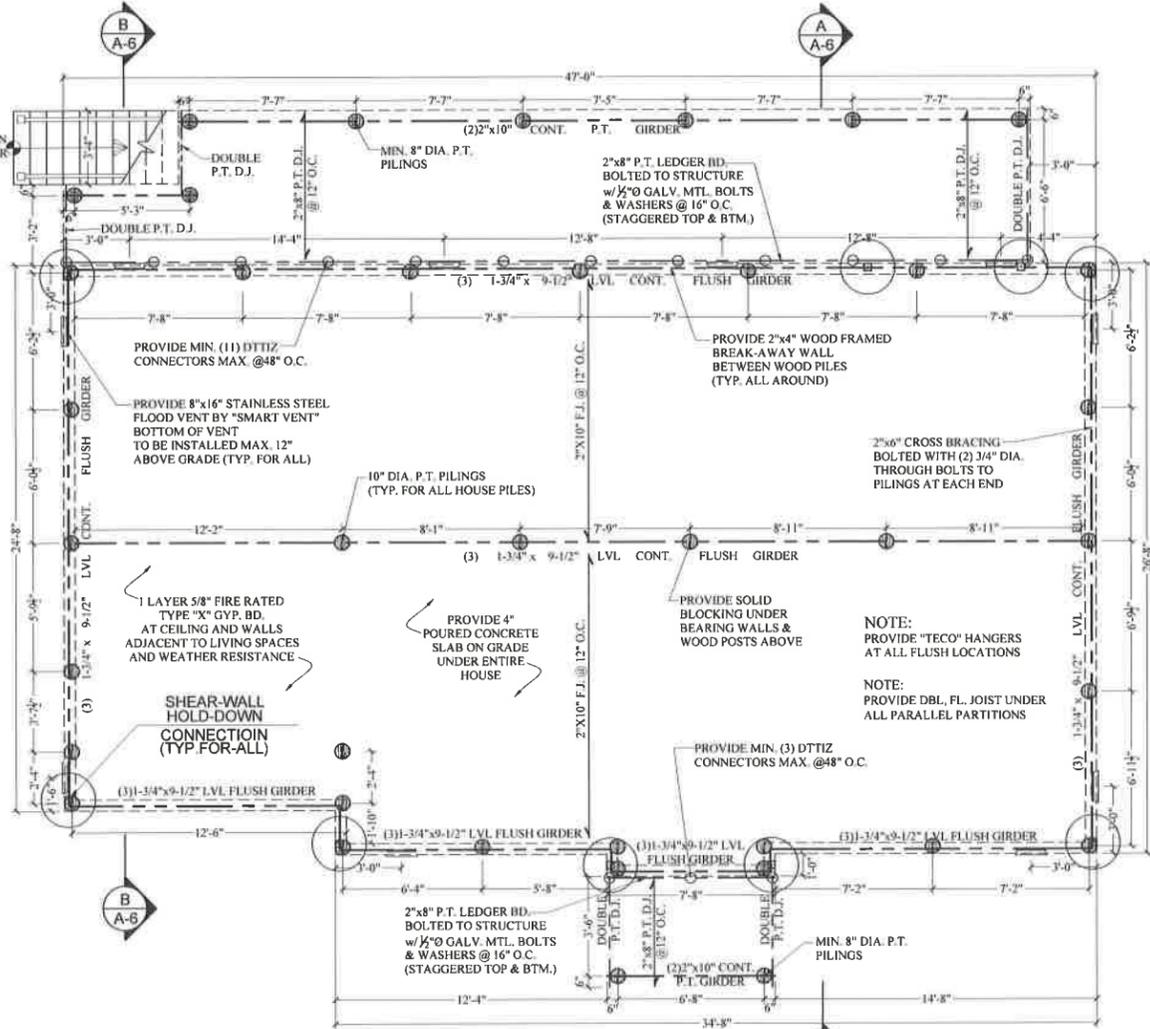
(34) 8" DIA. PRESSURE TREATED PILE MIN. 1.0 CCA TREATMENT MIN. 20 FEET LONG

VENTS CALCULATIONS (8"x16")

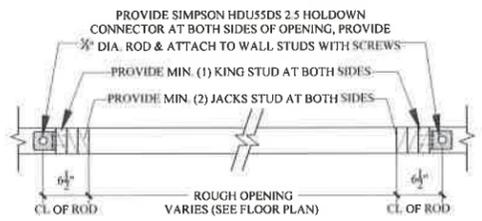
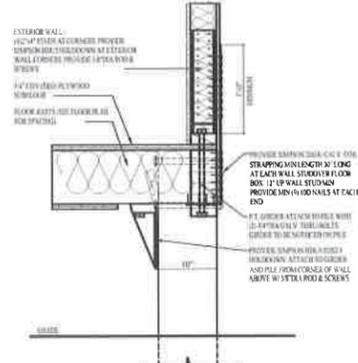
SMART VENT MODEL # 1540-510 COVERS 200 S.F. FLR. AREA FOR FLOOD COVERAGE AND 100 S.F. FOR AIR VENTILATION.
1,236 S.F./200 = 6.2 VENTS FOR FLOOD.
PROVIDED = 10 VENTS FOR CRAWL SPACE

MECHANICAL VENTILATION NOTE:

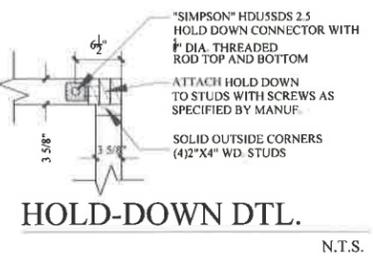
WHERE LOCAL EXHAUST AND WHOLE-HOUSE MECHANICAL VENTILATION IS PROVIDED, THE EQUIPMENT SHALL BE DESIGNED AND INSTALLED AS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS AND AS PER SECTION M1507 OF THE 2020 N.Y.S. RBC



FOUNDATION PLAN



HOLD-DOWN DTL. AT 6' OPENINGS OR GREATER



IT IS A VIOLATION OF NYS LAW FOR ANYONE EXCEPT THE LICENSED ARCHITECT TO ALTER THESE PLANS IN ANYWAY

CHARLES J. BRUDI, R.A.
30 BETHESDA LANE
SAYVILLE, N.Y. 11782
TEL.: (631) 244-9538
E-MAIL: cbrudi24@aol.com

FOUNDATION PLAN AND DETAILS

Proposed New Dwelling At
SPORTSMAN AVENUE, FREEPORT, N.Y. 11520

TM#: 62-88-1 & 2

Date	Revision / Issue
03/21/25	ISSUED FOR REVIEW
04/17/25	ISSUED FOR PERMIT REVIEW
06/19/25	REV. AS PER OWNER
07/14/25	REV. AS PER TOWN

Drawn By: **M. MONTALBANO**

Project #: **25-027**

Scale: **AS NOTED**

Date: **03-08-25**

Sheet #: **A-1**

WALL LEGEND

- WALLS 2"x6" EXTERIOR AND 2"x4" WD. INTERIOR STUDS @ 16" O.C.
- 8" P.C. FOUND. WALL ON 16"x8" P.C. FTG.

NOTES:

- PROVIDE "SIMPSON B SERIES" JOIST HANGERS AT ALL APPLICABLE LOCATIONS.
- ALL BUILT UP MICROLAM HEADERS TO BE BOLTED OR NAILED AS PER MANUFACTURER'S REQUIREMENTS.
- DOUBLE ALL FLOOR JOISTS UNDER PARALLEL WALLS.
- ALL HEADERS NOT INDICATED TO BE MIN. (2) 2"x8" DOUG. FIR. LARCH # 2.
- DOUBLE ALL JOISTS AROUND ALL STAIR, FLOOR, CEILING & ROOF OPENINGS. (TYP.)
- ALL CATHEDRAL CEILINGS TO RECEIVE 5 1/2" R=21 BATT INSULATION WITH "RAFTER-R-MATE" BY OWENS CORNING TO ALLOW FOR ADEQUATE VENTING
- ALL POSTS TO RECEIVE SOLID WOOD BLOCKING TO FOUNDATION WALL OR GIRDER BELOW
- ALL CONNECTORS/CONNECTIONS IN CONTACT WITH ACQ (P.T.) LUMBER MUST BE APPROVED BY MANUFACTURER AND MUST HAVE A FINISH WITH EXTRA CORROSION RESISTANCE, EITHER STAINLESS STEEL, HOT-DIP GALVANIZED (HDG) OR ZMAX PROTECTION.

NOTE: ALL WINDOWS TO BE HIGH PERFORMANCE INSULATING GLASS WINDOWS AS MANUFACTURED BY "ANDERSEN 400 SERIES" OR EQUAL, DP30 SERIES.

TABLE P3201.7
SIZE OF TRAPS FOR PLUMBING FIXTURES

PLUMBING FIXTURE	TRAP SIZE MINIMUM (INCHES)
BATH TUB (WITH OR WITHOUT SHOWER HEAD AND/OR WHIRLPOOL ATTACHMENTS)	1-1/2
BIDET	1-1/4
CLOTHES WASHER STANDPIPE	2
DISHWASHER (ON SEPARATE TRAP)	1-1/2
FLOOR DRAIN	2
KITCHEN SINK ONE OR TWO TRAPS, WITH OR WITHOUT DISHWASHER AND FOOD WASTE DISPOSER	1-1/2
LAUNDRY TUB (ONE OR MORE COMPARTMENTS)	1-1/2
LAVATORY	1-1/4
SHOWER (BASED ON THE TOTAL FLOW RATE THROUGH SHOWERHEADS AND BODY SPRAYS) FLOW RATE:	
5.7 GPM AND LESS	1-1/2
MORE THAN 5.7 GPM UP TO 12.3 GPM	2
MORE THAN 12.3 GPM UP TO 25.8 GPM	3
MORE THAN 25.8 GPM UP TO 55.6 GPM	4

FOR SI: 1 INCH = 25.4 MM

RESIDENTIAL ENERGY EFFICIENCY NOTES: CHAPTER 5 OF THE 2020 NYS R.B.C.

- R501.1: SCOPE.**
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- R503.1: GENERAL.**
- ALTERATIONS TO ANY BUILDING OR STRUCTURE SHALL COMPLY WITH THE REQUIREMENTS OF THE CODE FOR NEW CONSTRUCTION. ALTERATIONS SHALL BE SUCH THAT THE EXISTING BUILDING OR STRUCTURE IS NO LESS CONFORMING WITH THE PROVISIONS OF THIS CHAPTER THAN THE EXISTING BUILDING OR STRUCTURE WAS PRIOR TO THE ALTERATION.

LIGHTING & VENT NOTE:

AS PER THE 2020 N.Y.S. RBC SECTION 303, ALL HABITABLE ROOMS SHALL BE PROVIDED WITH A MIN. OF 4% NATURAL OR MECHANICAL VENTILATION & A MIN. OF 8% NATURAL OR ARTIFICIAL LIGHT.

EMERGENCY ESCAPE AND RESCUE OPENINGS NOTES: SECTION R310 OF THE 2020 N.Y.S. RBC

- 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. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.
- R310.2: EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE MINIMUM DIMENSIONS AS SPECIFIED IN THIS SECTION.**
- R310.2.1: MINIMUM OPENING AREA.**
EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET. THE 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 AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES.
- 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 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.

NOTE: CLEARANCES FROM FLAMMABLE MATERIALS ARE TO COMPLY WITH THE REQUIREMENTS IN THE 2020 NYS FIRE CODE AND MANUFACTURER'S RECOMMENDATIONS TO THE BUILDING INSPECTOR'S SATISFACTION.

RESIDENTIAL ENERGY EFFICIENCY NOTES: CHAPTER 4 OF THE 2020 NYS R.B.C.

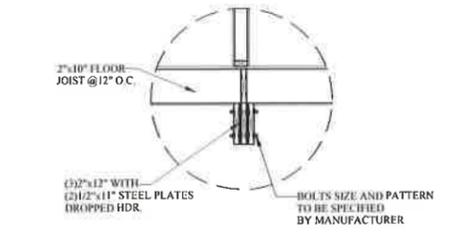
- R401.2: COMPLIANCE.**
- PROJECTS SHALL COMPLY WITH SECTION R405 AND THE PROVISIONS OF SECTIONS R401 THROUGH R404 LABELED "MANDATORY".
- R402.4: AIR LEAKAGE.**
- THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH SECTIONS R402.4.1 THROUGH R402.4.4.
- R403.1: CONTROLS.**
- AT LEAST ONE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM.
- R403.1.2: HEAT PUMP SUPPLEMENTARY HEAT.**
- HEAT PUMPS HAVING SUPPLEMENTARY ELECTRIC-RESISTANCE HEAT SHALL HAVE CONTROLS THAT, EXCEPT DURING DEFROST, PREVENT SUPPLEMENTAL HEAT OPERATION WHEN THE HEAT PUMP COMPRESSOR CAN MEET THE HEATING LOAD.
- R403.5.1: HEATED WATER CIRCULATION AND TEMPERATURE MAINTENANCE SYSTEMS.**
- HEATED WATER CIRCULATION SYSTEMS SHALL BE IN ACCORDANCE WITH SECTION R403.5.1.1. HEAT TRACE TEMPERATURE MAINTENANCE SYSTEMS SHALL BE IN ACCORDANCE WITH SECTION R-3.
- R403.5.1.2: AUTOMATIC CONTROLS, TEMPERATURE SENSORS AND PUMPS SHALL BE ACCESSIBLE.** MANUAL CONTROLS SHALL BE READILY ACCESSIBLE.
- R403.5.3: HOT WATER PIPE INSULATION.**
- HOT WATER PIPE SHALL BE INSULATED WITH A MINIMUM THERMAL RESISTANCE OF R-3.
- R403.9: SNOW AND ICE MELTING SYSTEM CONTROLS.**
- SNOW AND ICE MELTING SYSTEMS, SUPPLIED THROUGH ENERGY SERVICE TO THE BUILDING, SHALL INCLUDE AUTOMATIC CONTROLS CAPABLE OF SHUTTING OFF THE SYSTEM WHEN THE PAVEMENTS TEMPERATURE IS ABOVE 50°F, AND NO PRECIPITATION IS FALLING AND AN AUTOMATIC OR MANUAL CONTROL THAT WILL ALLOW SHUTOFF WHEN THE OUTDOOR TEMPERATURE IS ABOVE 40°.
- R404.1: LIGHTING EQUIPMENT.**
- NOT LESS THAN 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS OR NOT LESS THAN 75% OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS.
- R402.4.5: RECESSED LIGHTING.**
- RECESSED LUMINAIRES INSTALLED IN THE BUILDING ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM WHEN TESTED IN ACCORDANCE WITH ASTM E 283 AT A 1.57 PSF PRESSURE DIFFERENTIAL. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CALK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.

VENT NOTES: CHAPTER 31 OF THE 2020 N.Y.S. RBC

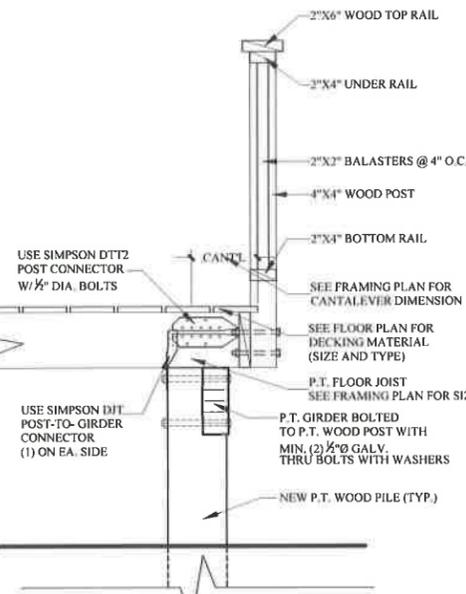
- P3101.1: GENERAL.**
THIS CHAPTER SHALL GOVERN THE SELECTION AND INSTALLATION OF PIPING, TUBING AND FITTINGS FOR VENT SYSTEMS. THIS CHAPTER SHALL CONTROL THE MINIMUM DIAMETER OF VENT PIPES, CIRCUIT VENTS, BRANCH VENTS AND INDIVIDUAL VENTS, AND THE SIZE AND LENGTH OF VENTS AND VENTILATION ASPECTS OF VENT STACKS AND STACK VENTS. ADDITIONALLY, THIS CHAPTER REGULATES VENT GRADES AND CONNECTIONS, HEIGHT ABOVE FIXTURES AND RELIEF VENTS FOR STACKS AND FIXTURE TRAPS, AND THE VENTING OF PUMPS AND SEWERS.
- P3102.3: FROST CLOSURE.**
WHERE THE 97.5% VALUE FOR OUTSIDE DESIGN TEMPERATURE IS 0°F OR LESS, VENT EXTENSIONS THROUGH A ROOF OR WALL SHALL BE NOT LESS THAN 3 INCHES IN DIAMETER. ANY INCREASE IN THE SIZE OF THE VENT SHALL BE MADE NOT LESS THAN 1 FOOT INSIDE THE THERMAL ENVELOPE OF THE BUILDING.

HOUSE TRAP NOTE:

P3201.4: BUILDING TRAPS.
- AS PER THIS SECTION IF BUILDING TRAPS ARE REMOVED, NEW ONES SHALL BE PROHIBITED



DETAIL 2 DTL.
N.T.S.



RAILING/DECK DTL.
N.T.S.

SMOKE ALARMS NOTES: SECTION R314 OF THE 2020 N.Y.S. RBC

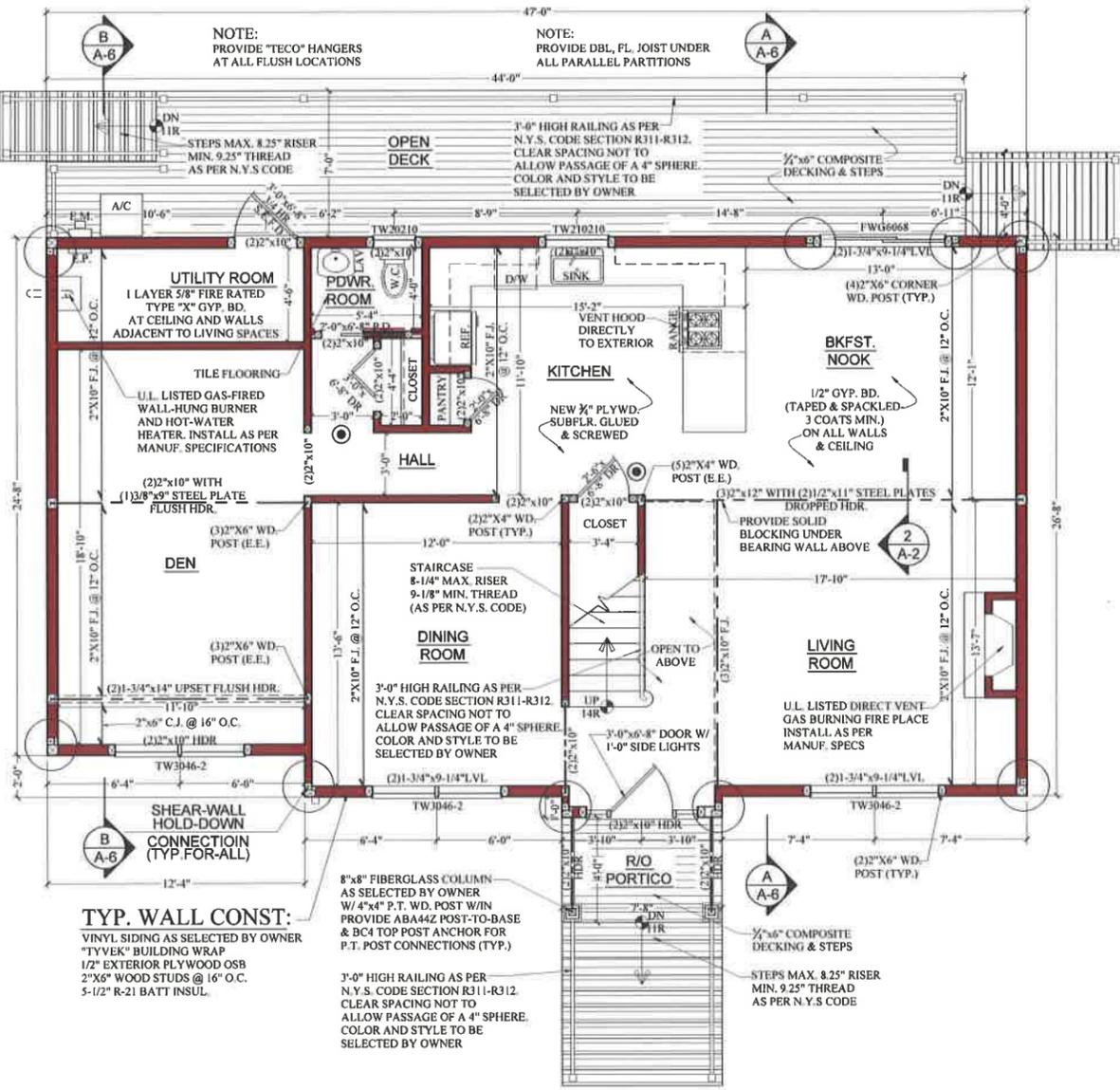
- R314.1: GENERAL.**
SMOKE ALARMS SHALL COMPLY WITH NFPA 72 AND SECTION R314.
- R314.1.1: LISTINGS.**
SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND UL 2034.
- R314.3: LOCATIONS.**
SMOKE ALARMS SHALL BE PROVIDED IN THE LOCATIONS DETERMINED PURSUANT TO SECTION R314.1.

CARBON MONOXIDE DETECTION SYSTEMS NOTES: SECTION 915 OF THE 2020 N.Y.S. RBC

- 915.1: GENERAL.**
CARBON MONOXIDE ALARMS AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN BUILDINGS AS REQUIRED IN ACCORDANCE WITH SECTION 915.2. AND IN ACCORDANCE WITH THE PROVISIONS OF NFPA 720.
- 915.2.3: REQUIRED LOCATIONS.**
CARBON MONOXIDE ALARMS AND DETECTORS SHALL BE PROVIDED IN THE LOCATIONS DETERMINED PURSUANT TO SECTION 915.2.3.

MECHANICAL VENTILATION NOTE:

WHERE LOCAL EXHAUST AND WHOLE-HOUSE MECHANICAL VENTILATION IS PROVIDED, THE EQUIPMENT SHALL BE DESIGNED AND INSTALLED AS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS AND AS PER SECTION M1507 OF THE 2020 N.Y.S. RBC



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

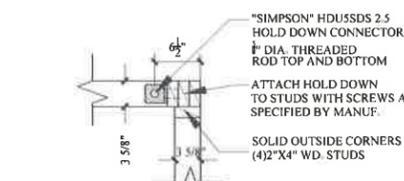
⊙ DENOTES HARD WIRED SMOKE & CARBON MONOXIDE DETECTOR, INSTALL AS PER SECTION R314 OF THE 2020 N.Y.S. RESIDENTIAL BUILDING CODE. MAINTAIN A MIN. DISTANCE OF 3' FROM ANY BATHROOM DOORS

TYP. WALL CONST:

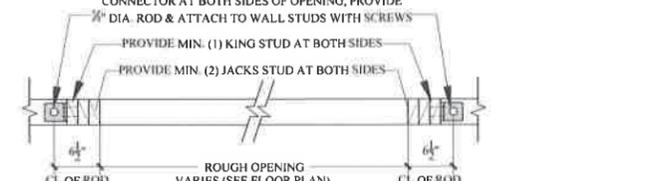
- VINYL SIDING AS SELECTED BY OWNER
- "TYVEK" BUILDING WRAP
- 1/2" EXTERIOR PLYWOOD OSB
- 2"x6" WOOD STUDS @ 16" O.C.
- 5-1/2" R-21 BATT INSUL.

LIGHT & VENT CALCULATIONS

SPACE	SQ.FT.	REQUIRED		PROVIDED	
		8% LIGHT	4% VENT	LIGHT	VENT
MASTER BEDROOM	224 S.F.	17.92 S.F.	8.96 S.F.	28.13 S.F.	15.73 S.F.
BEDROOM #2	143 S.F.	11.44 S.F.	5.72 S.F.	28.13 S.F.	15.73 S.F.
BEDROOM #3	170 S.F.	13.6 S.F.	6.8 S.F.	28.13 S.F.	15.73 S.F.
BEDROOM #4	132 S.F.	10.56 S.F.	5.28 S.F.	28.13 S.F.	15.73 S.F.



HOLD-DOWN DTL.
N.T.S.



HOLD-DOWN DTL. AT 6' OPENINGS OR GREATER
N.T.S.



IT IS A VIOLATION OF NYS LAW FOR ANYONE EXCEPT THE LICENSED ARCHITECT TO ALTER THESE PLANS IN ANYWAY

CHARLES J. BRUDI, R.A.
30 BETHESDA LANE
SAYVILLE, N.Y. 11782
TEL.: (631) 244-9338
E-MAIL: cbrudi24@aol.com

FIRST FLOOR PLAN AND DETAILS
PROPOSED NEW DWELLING AT
SPORTSMAN AVENUE, FREEPORT, N.Y. 11520

Date	Revision / Issue
03/21/25	ISSUED FOR REVIEW
04/17/25	ISSUED FOR PERMIT REVIEW
06/19/25	REV. AS PER OWNER
07/14/25	REV. AS PER TOWN
Drawn By:	M. MONTALBANO
Project #	25-027
Scale	AS NOTED
Date	03-08-25
Sheet #	A-2

WALL LEGEND

- WALLS 2"x6" EXTERIOR AND 2"x4" WD. INTERIOR STUDS @ 16" O.C.
- 8" P.C. FOUND. WALL ON 16"x8" P.C. FTG.

NOTES:

- PROVIDE "SIMPSON B SERIES" JOIST HANGERS AT ALL APPLICABLE LOCATIONS.
- ALL BUILT UP MICROLAM HEADERS TO BE BOLTED OR NAILED AS PER MANUFACTURER'S REQUIREMENTS.
- DOUBLE ALL FLOOR JOISTS UNDER PARALLEL WALLS.
- ALL HEADERS NOT INDICATED TO BE MIN. (2) 2"x8" DOUG. FIR. LARCH # 2.
- DOUBLE ALL JOISTS AROUND ALL STAIR, FLOOR, CEILING & ROOF OPENINGS. (TYP.)
- ALL CATHEDRAL CEILINGS TO RECEIVE 5 1/2" R=21 BATT INSULATION WITH "RAFTER-R-MATE" BY OWENS CORNING TO ALLOW FOR ADEQUATE VENTING
- ALL POSTS TO RECEIVE SOLID WOOD BLOCKING TO FOUNDATION WALL OR GIRDER BELOW
- ALL CONNECTORS/CONNECTIONS IN CONTACT WITH ACQ (P.T.) LUMBER MUST BE APPROVED BY MANUFACTURER AND MUST HAVE A FINISH WITH EXTRA CORROSION RESISTANCE, EITHER STAINLESS STEEL, HOT-DIP GALVANIZED (HDG) OR ZMAX PROTECTION.

NOTE: ALL WINDOWS TO BE HIGH PERFORMANCE INSULATING GLASS WINDOWS AS MANUFACTURED BY "ANDERSEN 400 SERIES" OR EQUAL. DP30 SERIES.

TABLE P3201.7
SIZE OF TRAPS FOR PLUMBING FIXTURES

PLUMBING FIXTURE	TRAP SIZE MINIMUM (INCHES)
BATH TUB (WITH OR WITHOUT SHOWER HEAD AND/OR WHIRLPOOL ATTACHMENTS)	1-1/2
BIDET	1-1/4
CLOTHES WASHER STANDPIPE	2
DISHWASHER (ON SEPARATE TRAP)	1-1/2
FLOOR DRAIN	2
KITCHEN SINK (ONE OR TWO TRAPS, WITH OR WITHOUT DISHWASHER AND FOOD WASTE DISPOSER)	1-1/2
LAUNDRY TUB (ONE OR MORE COMPARTMENTS)	1-1/2
LAVATORY	1-1/4
SHOWER (BASED ON THE TOTAL FLOW RATE THROUGH SHOWERHEADS AND BODY SPRAYS) FLOW RATE:	
5.7 GPM AND LESS	1-1/2
MORE THAN 5.7 GPM UP TO 12.3 GPM	2
MORE THAN 12.3 GPM UP TO 25.8 GPM	3
MORE THAN 25.8 GPM UP TO 55.6 GPM	4

FOR SI: 1 INCH = 25.4 MM

**RESIDENTIAL ENERGY EFFICIENCY NOTES:
CHAPTER 5 OF THE 2020 NYS R.B.C.**

- R501.1: SCOPE.**
- THE PROVISIONS OF THIS CHAPTER SHALL CONTROL THE ALTERATION, REPAIR, ADDITION AND CHANGE OF OCCUPANCY OF EXISTING BUILDINGS AND STRUCTURES.
- 501.1.1: ADDITIONS, ALTERATIONS, OR REPAIR: GENERAL.**
- ADDITIONS, ALTERATIONS, OR REPAIRS TO AN EXISTING BUILDING, BUILDING SYSTEM OR PORTION THEREOF SHALL COMPLY WITH SECTIONS R502, R503 OR 504. UNALTERED PORTIONS OF THE EXISTING BUILDING OR BUILDING SUPPLY SYSTEM SHALL NOT BE REQUIRED TO COMPLY WITH THIS CODE.
- R501.1: EXISTING BUILDINGS.**
- EXCEPT AS SPECIFIED IN THIS CHAPTER, THIS CODE SHALL NOT BE USED TO REQUIRE THE REMOVAL, ALTERATION OR ABANDONMENT OF, NOR PREVENT THE CONTINUED USE AND MAINTENANCE OF, AN EXISTING BUILDING OR BUILDING SYSTEM LAWFULLY IN EXISTENCE AT THE SAME TIME OF ADOPTION OF THIS CODE.
- R503.1: GENERAL.**
- ALTERATIONS TO ANY BUILDING OR STRUCTURE SHALL COMPLY WITH THE REQUIREMENTS OF THE CODE FOR NEW CONSTRUCTION. ALTERATIONS SHALL BE SUCH THAT THE EXISTING BUILDING OR STRUCTURE IS NO LESS CONFORMING WITH THE PROVISIONS OF THIS CHAPTER THAN THE EXISTING BUILDING OR STRUCTURE WAS PRIOR TO THE ALTERATION.

LIGHTING & VENT NOTE:

AS PER THE 2020 N.Y.S. R.B.C SECTION 303, ALL HABITABLE ROOMS SHALL BE PROVIDED WITH A MIN. OF 4% NATURAL OR MECHANICAL VENTILATION & A MIN. OF 8% NATURAL OR ARTIFICIAL LIGHT.

**RESIDENTIAL ENERGY EFFICIENCY NOTES:
CHAPTER 4 OF THE 2020 NYS R.B.C.**

- R401.2: COMPLIANCE.**
- PROJECTS SHALL COMPLY WITH SECTION R405 AND THE PROVISIONS OF SECTIONS R401 THROUGH R404 LABELED "MANDATORY".
- R402.4: AIR LEAKAGE.**
- THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH SECTIONS R402.4.1 THROUGH R402.4.4.
- R403.1: CONTROLS.**
- AT LEAST ONE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM.
- R403.1.2: HEAT PUMP SUPPLEMENTARY HEAT.**
- HEAT PUMPS HAVING SUPPLEMENTARY ELECTRIC-RESISTANCE HEAT SHALL HAVE CONTROLS THAT, EXCEPT DURING DEFROST, PREVENT SUPPLEMENTAL HEAT OPERATION WHEN THE HEAT PUMP COMPRESSOR CAN MEET THE HEATING LOAD.
- R403.5.1: HEATED WATER CIRCULATION AND TEMPERATURE MAINTENANCE SYSTEMS.**
- HEATED WATER CIRCULATION SYSTEMS SHALL BE IN ACCORDANCE WITH SECTION R403.5.1.1. HEAT TRACE TEMPERATURE MAINTENANCE SYSTEMS SHALL BE IN ACCORDANCE WITH SECTION R403.5.1.2. AUTOMATIC CONTROLS, TEMPERATURE SENSORS AND PUMPS SHALL BE ACCESSIBLE. MANUAL CONTROLS SHALL BE READILY ACCESSIBLE.
- R403.5.3: HOT WATER PIPE INSULATION.**
- HOT WATER PIPE SHALL BE INSULATED WITH A MINIMUM THERMAL RESISTANCE OF R-3.
- R403.9: SNOW AND ICE MELTING SYSTEM CONTROLS.**
- SNOW AND ICE MELTING SYSTEMS, SUPPLIED THROUGH ENERGY SERVICE TO THE BUILDING, SHALL INCLUDE AUTOMATIC CONTROLS CAPABLE OF SHUTTING OFF THE SYSTEM WHEN THE PAVEMENTS TEMPERATURE IS ABOVE 50°F, AND NO PRECIPITATION IS FALLING AND AN AUTOMATIC OR MANUAL CONTROL THAT WILL ALLOW SHUTOFF WHEN THE OUTDOOR TEMPERATURE IS ABOVE 40°F.
- R404.1: LIGHTING EQUIPMENT.**
- NOT LESS THAN 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS OR NOT LESS THAN 75% OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS.
- R402.4.5: RECESSED LIGHTING.**
- RECESSED LUMINAIRES INSTALLED IN THE BUILDING ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM WHEN TESTED IN ACCORDANCE WITH ASTM E 283 AT A 1.57 PSF PRESSURE DIFFERENTIAL. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.

VENT NOTES: CHAPTER 31 OF THE 2020 N.Y.S. R.B.C

- P3101.1: GENERAL.**
THIS CHAPTER SHALL GOVERN THE SELECTION AND INSTALLATION OF PIPING, TUBING AND FITTINGS FOR VENT SYSTEMS. THIS CHAPTER SHALL CONTROL THE MINIMUM DIAMETER OF VENT PIPES, CIRCUIT VENTS, BRANCH VENTS AND INDIVIDUAL VENTS, AND THE SIZE AND LENGTH OF VENTS AND VARIOUS ASPECTS OF VENT STACKS AND STACK VENTS. ADDITIONALLY, THIS CHAPTER REGULATES VENT GRADES AND CONNECTIONS, HEIGHT ABOVE FIXTURES AND RELIEF VENTS FOR STACKS AND FIXTURE TRAPS, AND THE VENTING OF SUMPS AND SEWERS.
- P3103.2: FROST CLOSURE.**
WHERE THE 97.5% VALUE FOR OUTSIDE DESIGN TEMPERATURE IS 0°F OR LESS, VENT EXTENSIONS THROUGH A ROOF OR WALL SHALL BE NOT LESS THAN 3 INCHES IN DIAMETER. ANY INCREASE IN THE SIZE OF THE VENT SHALL BE MADE NOT LESS THAN 1 FOOT INSIDE THE THERMAL ENVELOPE OF THE BUILDING.

HOUSE TRAP NOTE:

- P3201.4: BUILDING TRAPS.**
- AS PER THIS SECTION IF BUILDING TRAPS ARE REMOVED, NEW ONES SHALL BE PROHIBITED

NOTE: CLEARANCES FROM FLAMMABLE MATERIALS ARE TO COMPLY WITH THE REQUIREMENTS IN THE 2020 NYS FIRE CODE AND MANUFACTURER'S RECOMMENDATIONS TO THE BUILDING INSPECTOR'S SATISFACTION.

**EMERGENCY ESCAPE AND RESCUE OPENINGS NOTES:
SECTION R310 OF THE 2020 N.Y.S. R.B.C**

- 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. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.
- R310.2: EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE MINIMUM DIMENSIONS AS SPECIFIED IN THIS SECTION.**
- R310.2.1: MINIMUM OPENING AREA.**
EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET. THE 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 AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES.
- 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 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.

**SMOKE ALARMS NOTES:
SECTION R314 OF THE 2020 N.Y.S. R.B.C**

- 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.
- R314.3: LOCATIONS.**
SMOKE ALARMS SHALL BE PROVIDED IN THE LOCATIONS DETERMINED PURSUANT TO SECTION R314.3.

**CARBON MONOXIDE DETECTION SYSTEMS NOTES:
SECTION 915 OF THE 2020 N.Y.S. R.B.C**

- 915.1: GENERAL.**
CARBON MONOXIDE ALARMS AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN BUILDINGS AS REQUIRED IN ACCORDANCE WITH SECTION 915.2. AND IN ACCORDANCE WITH THE PROVISIONS OF NFPA 720.
- 915.2.3: REQUIRED LOCATIONS.**
CARBON MONOXIDE ALARMS AND DETECTORS SHALL BE PROVIDED IN THE LOCATIONS DETERMINED PURSUANT TO SECTION 915.2.3.

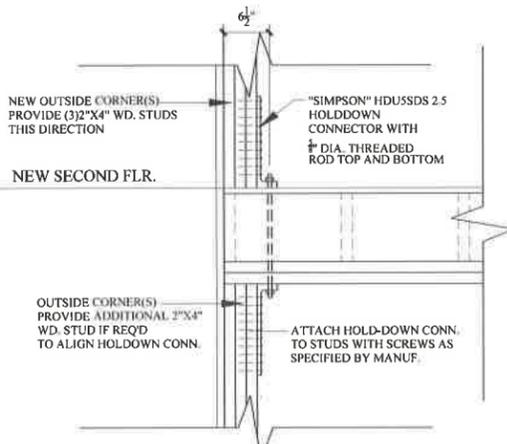
MECHANICAL VENTILATION NOTE:

WHERE LOCAL EXHAUST AND WHOLE-HOUSE MECHANICAL VENTILATING IS PROVIDED, THE EQUIPMENT SHALL BE DESIGNED AND INSTALLED AS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS AND AS PER SECTION M1507 OF THE 2020 N.Y.S. R.B.C

TABLE R301.5
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS
(IN PONDS PER SQUARE FOOT)

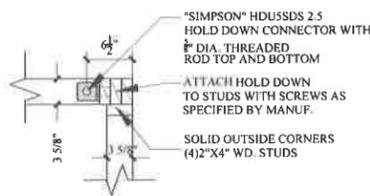
USE	LIVE LOAD
UNINHABITABLE ATTICS WITHOUT STORAGE	10
UNINHABITABLE ATTICS WITH LIMITED STORAGE	20
HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS	30
BALCONIES (EXTERIOR) AND DECKS	40
FIRE ESCAPES	40
GUARD AND HANDRAILS	200
GUARD IN-FILL COMPONENTS	50
PASSENGER VEHICLES GARAGES	50
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40

FOR SUB-NOTES REFER TO THE 2020 NYS R.B.C.



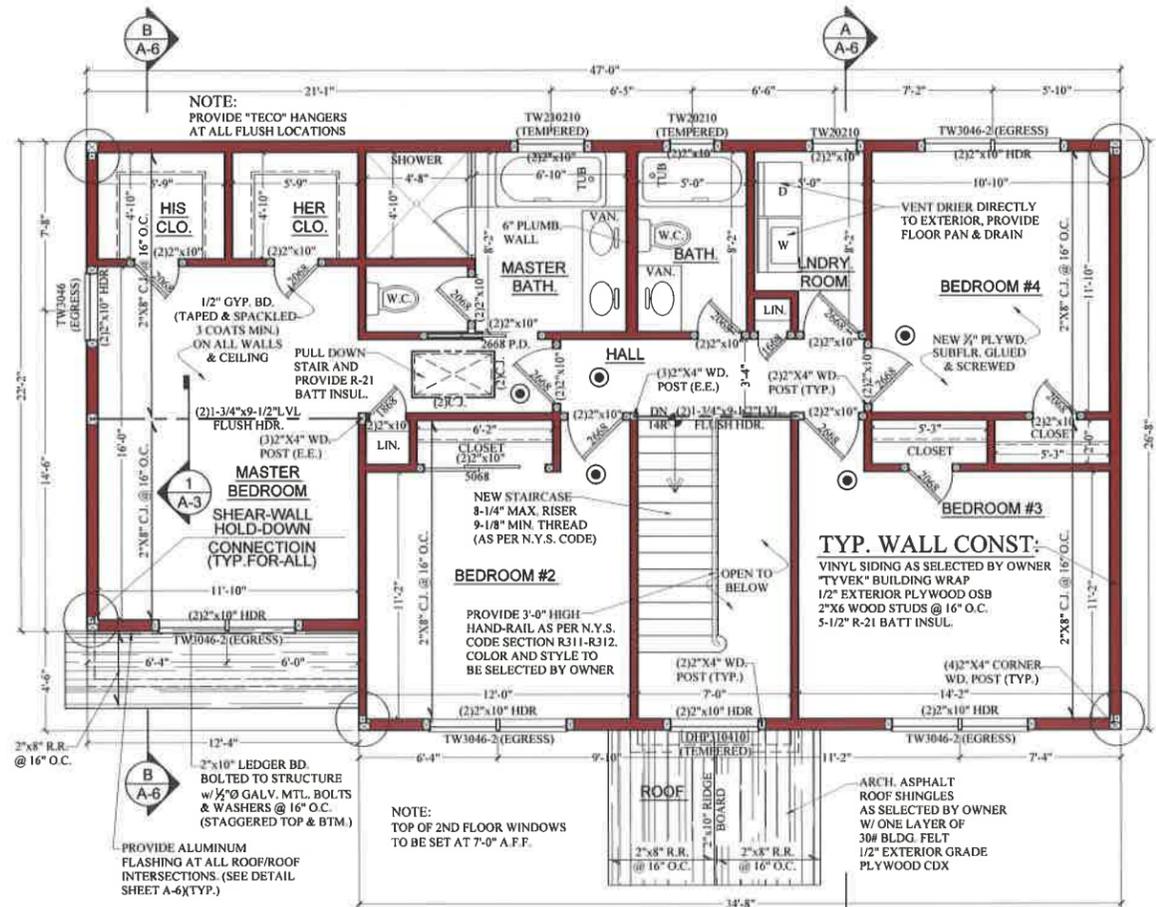
HOLD-DOWN DTL.

N.T.S.



HOLD-DOWN DTL.

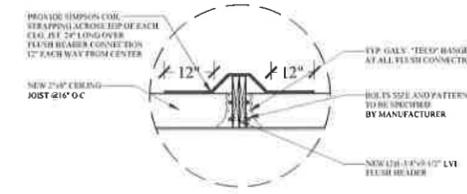
N.T.S.



SECOND FLOOR PLAN

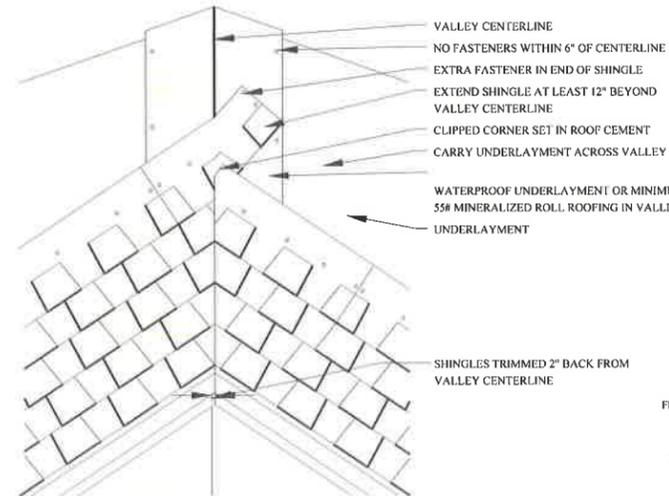
SCALE: 1/4"=1'-0"

- DENOTES HARD WIRED SMOKE & CARBON MONOXIDE DETECTOR, INSTALL AS PER SECTION R314 OF THE 2020 N.Y.S. RESIDENTIAL BUILDING CODE. MAINTAIN A MIN. DISTANCE OF 3' FROM ANY BATHROOM DOORS



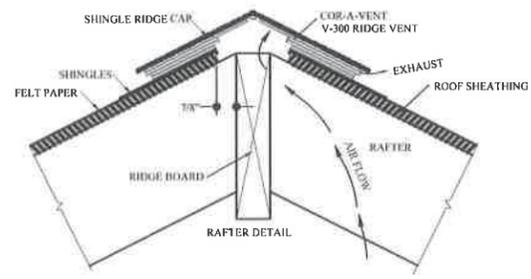
DETAIL 1 DTL.

N.T.S.



TYP. CLOSED-CUT VALLEY CONST. DTL.

N.T.S.



TYP. COR-A-VENT V-300 DTL.

N.T.S.



IT IS A VIOLATION OF NYS LAW FOR ANYONE EXCEPT THE LICENSED ARCHITECT TO ALTER THESE PLANS IN ANYWAY

CHARLES J. BRUDI, R.A.
30 BETHESDA LANE
SAYVILLE, N.Y. 11782
TEL: (631) 244-9338
E-MAIL: cbrudi24@aol.com

SECOND FLOOR PLAN AND DETAILS

Drawing

Date	Revision / Issue
03/21/25	ISSUED FOR REVIEW
04/17/25	ISSUED FOR PERMIT REVIEW
06/19/25	REV. AS PER OWNER
07/14/25	REV. AS PER TOWN

Drawn By: M. MONTALBANO

Project # 25-027

Scale AS NOTED

Date 03-08-25

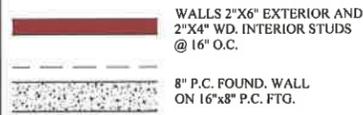
Sheet #

A-3

PROPOSED NEW DWELLING AT
SPORTSMAN AVENUE, FREEPORT, N.Y. 11520

Project Name & Address
T/M#: 62-88-1 & 2

WALL LEGEND



NOTES:

- 1.) PROVIDE "SIMPSON B SERIES" JOIST HANGERS AT ALL APPLICABLE LOCATIONS.
- 2.) ALL BUILT UP MICROLAM HEADERS TO BE BOLTED OR NAILED AS PER MANUFACTURER'S REQUIREMENTS.
- 3.) DOUBLE ALL FLOOR JOISTS UNDER PARALLEL WALLS.
- 4.) ALL HEADERS NOT INDICATED TO BE MIN. (2) 2"x8" DOUG. FIR. LARCH # 2.
- 5.) DOUBLE ALL JOISTS AROUND ALL STAIR, FLOOR, CEILING & ROOF OPENINGS. (TYP.)
- 6.) ALL CATHEDRAL CEILINGS TO RECEIVE 5 1/2" R=21 BATT INSULATION WITH "RAFTER-R-MATE" BY OWENS CORNING TO ALLOW FOR ADEQUATE VENTING
- 7.) ALL POSTS TO RECEIVE SOLID WOOD BLOCKING TO FOUNDATION WALL OR GIRDER BELOW
- 8.) ALL CONNECTORS/CONNECTIONS IN CONTACT WITH ACQ (P.T.) LUMBER MUST BE APPROVED BY MANUFACTURER AND MUST HAVE A FINISH WITH EXTRA CORROSION RESISTANCE, EITHER STAINLESS STEEL, HOT-DIP GALVANIZED (HDG) OR ZMAX PROTECTION.

NOTE:
ALL WINDOWS TO BE HIGH PERFORMANCE INSULATING GLASS WINDOWS AS MANUFACTURED BY "ANDERSEN 400 SERIES" OR EQUAL, DP30 SERIES.

TABLE R301.5
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (IN PONDS PER SQUARE FOOT)

USE	LIVE LOAD
UNINHABITABLE ATTICS WITHOUT STORAGE ²	10
UNINHABITABLE ATTICS WITH LIMITED STORAGE ²	20
HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS	30
BALCONIES (EXTERIOR) AND DECK ³	40
FIRE ESCAPES	40
GUARD AND HANDRAIL ³	20 ^d
GUARD IN-FILL COMPONENTS	50 ^a
PASSENGER VEHICLES GARAGES	50 ^a
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40 ^c

FOR SUB-NOTES REFER TO THE 2020 NYS R.B.C.

RESIDENTIAL ENERGY EFFICIENCY NOTES:
CHAPTER 5 OF THE 2020 NYS R.B.C.

R501.1: SCOPE.
- THE PROVISIONS OF THIS CHAPTER SHALL CONTROL THE ALTERATION, REPAIR, ADDITION AND CHANGE OF OCCUPANCY OF EXISTING BUILDINGS AND STRUCTURES.

501.1.1: ADDITIONS, ALTERATIONS, OR REPAIR: GENERAL.
- ADDITIONS, ALTERATIONS, OR REPAIRS TO AN EXISTING BUILDING, BUILDING SYSTEM OR PORTION THEREOF SHALL COMPLY WITH SECTIONS R502, R503 OR 504. UNALTERED PORTIONS OF THE EXISTING BUILDING OR BUILDING SUPPLY SYSTEM SHALL NOT BE REQUIRED TO COMPLY WITH THIS CODE.

R501.1: EXISTING BUILDINGS.
- EXCEPT AS SPECIFIED IN THIS CHAPTER, THIS CODE SHALL NOT BE USED TO REQUIRE THE REMOVAL, ALTERATION OR ABANDONMENT OF, NOR PREVENT THE CONTINUED USE AND MAINTENANCE OF, AN EXISTING BUILDING OR BUILDING SYSTEM LAWFULLY IN EXISTENCE AT THE SAME TIME OF ADOPTION OF THIS CODE.

R503.1: GENERAL.
- ALTERATIONS TO ANY BUILDING OR STRUCTURE SHALL COMPLY WITH THE REQUIREMENTS OF THE CODE FOR NEW CONSTRUCTION. ALTERATIONS SHALL BE SUCH THAT THE EXISTING BUILDING OR STRUCTURE IS NO LESS CONFORMING WITH THE PROVISIONS OF THIS CHAPTER THAN THE EXISTING BUILDING OR STRUCTURE WAS PRIOR TO THE ALTERATION.

LIGHTING & VENT NOTE:

AS PER THE 2020 N.Y.S. R.B.C SECTION 303, ALL HABITABLE ROOMS SHALL BE PROVIDED WITH A MIN. OF 4% NATURAL OR MECHANICAL VENTILATION & A MIN. OF 8% NATURAL OR ARTIFICIAL LIGHT.

RESIDENTIAL ENERGY EFFICIENCY NOTES:
CHAPTER 4 OF THE 2020 NYS R.B.C.

R401.2: COMPLIANCE.
- PROJECTS SHALL COMPLY WITH SECTION R405 AND THE PROVISIONS OF SECTIONS R401 THROUGH R404 LABELED "MANDATORY".

R402.4: AIR LEAKAGE.
- THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH SECTIONS R402.4.1 THROUGH R402.4.4.

R403.1: CONTROLS.
- AT LEAST ONE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM.

R403.1.2: HEAT PUMP SUPPLEMENTARY HEAT.
- HEAT PUMPS HAVING SUPPLEMENTARY ELECTRIC-RESISTANCE HEAT SHALL HAVE CONTROLS THAT, EXCEPT DURING DEFROST, PREVENT SUPPLEMENTAL HEAT OPERATION WHEN THE HEAT PUMP COMPRESSOR CAN MEET THE HEATING LOAD.

R403.5.1: HEATED WATER CIRCULATION AND TEMPERATURE MAINTENANCE SYSTEMS.
- HEATED WATER CIRCULATION SYSTEMS SHALL BE IN ACCORDANCE WITH SECTION R403.5.1.1. HEAT TRACE TEMPERATURE MAINTENANCE SYSTEMS SHALL BE IN ACCORDANCE WITH SECTION

R403.5.1.2: AUTOMATIC CONTROLS, TEMPERATURE SENSORS AND PUMPS SHALL BE ACCESSIBLE. MANUAL CONTROLS SHALL BE READILY ACCESSIBLE.

R403.5.3: HOT WATER PIPE INSULATION.
- HOT WATER PIPE SHALL BE INSULATED WITH A MINIMUM THERMAL RESISTANCE OF R-3.

R403.9: SNOW AND ICE MELTING SYSTEM CONTROLS.
- SNOW AND ICE MELTING SYSTEMS, SUPPLIED THROUGH ENERGY SERVICE TO THE BUILDING, SHALL INCLUDE AUTOMATIC CONTROLS CAPABLE OF SHUTTING OFF THE SYSTEM WHEN THE PAVEMENTS TEMPERATURE IS ABOVE 50°F, AND NO PRECIPITATION IS FALLING AND AN AUTOMATIC OR MANUAL CONTROL THAT WILL ALLOW SHUTOFF WHEN THE OUTDOOR TEMPERATURE IS ABOVE 40°.

R404.1: LIGHTING EQUIPMENT.
- NOT LESS THAN 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICACY LAMPS OR NOT LESS THAN 75% OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS.

R402.4.5: RECESSED LIGHTING.
- RECESSED LUMINAIRES INSTALLED IN THE BUILDING ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM WHEN TESTED IN ACCORDANCE WITH ASTM E 283 AT A 1.57 PSF PRESSURE DIFFERENTIAL. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.

VENT NOTES: CHAPTER 31 OF THE 2020 N.Y.S. RBC

P3101.1: GENERAL.
THIS CHAPTER SHALL GOVERN THE SELECTION AND INSTALLATION OF PIPING, TUBING AND FITTINGS FOR VENT SYSTEMS. THIS CHAPTER SHALL CONTROL THE MINIMUM DIAMETER OF VENT PIPES, CIRCUIT VENTS, BRANCH VENTS AND INDIVIDUAL VENTS, AND THE SIZE AND LENGTH OF VENTS AND VARIOUS ASPECTS OF VENT STACKS AND STACK VENTS. ADDITIONALLY, THIS CHAPTER REGULATES VENT GRADES AND CONNECTIONS, HEIGHT ABOVE FIXTURES AND RELIEF VENTS FOR STACKS AND FIXTURE TRAPS, AND THE VENTING OF SUMPS AND SEWERS.

P3103.2: FROST CLOSURE.
WHERE THE 97.5% VALUE FOR OUTSIDE DESIGN TEMPERATURE IS 0°F OR LESS, VENT EXTENSIONS THROUGH A ROOF OR WALL SHALL BE NOT LESS THAN 3 INCHES IN DIAMETER. ANY INCREASE IN THE SIZE OF THE VENT SHALL BE MADE NOT LESS THAN 1 FOOT INSIDE THE THERMAL ENVELOPE OF THE BUILDING.

MECHANICAL VENTILATION NOTE:

WHERE LOCAL EXHAUST AND WHOLE-HOUSE MECHANICAL VENTILATING IS PROVIDED, THE EQUIPMENT SHALL BE DESIGNED AND INSTALLED AS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS AND AS PER SECTION M1.507 OF THE 2020 N.Y.S. RBC.

REQUIREMENTS FOR ROOF COVERING NOTES:
SECTION R905 OF THE 2020 N.Y.S. RBC

R905.1: ROOF COVERING APPLICATION.
ROOF COVERINGS SHALL BE APPLIED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THIS SECTION AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. UNLESS OTHERWISE SPECIFIED IN THIS SECTION, ROOF COVERINGS SHALL BE INSTALLED TO RESIST THE COMPONENT AND CLADDING LOADS SPECIFIED IN TABLE R301.2(2), ADJUSTED FOR HEIGHT AND EXPOSURE IN ACCORDANCE WITH TABLE R301.2(3).

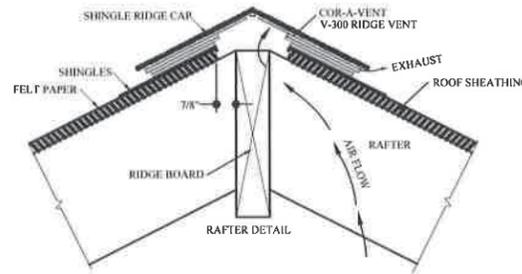
R905.1.2: ICE BARRIERS.
IN AREAS WHERE THERE HAS BEEN A HISTORY OF ICE FORMING ALONG THE EAVES CAUSING A BACK-UP OF WATER AS DESIGNATED IN TABLE R301.2(1), AN ICE BARRIER SHALL BE INSTALLED FOR ASPHALT SHINGLES, METAL ROOF SHINGLES, MINERAL-SURFACED ROLL ROOFING, SLATE AND SLATE-TYPE SHINGLES, WOOD SHINGLES AND WOOD SHAKES. THE ICE BARRIER SHALL CONSIST OF NOT FEWER THAN TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER, OR A SELF-ADHERING POLYMER-MODIFIED BITUMEN SHEET SHALL BE USED IN PLACE OF NORMAL UNDERLAYMENT AND EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT NOT LESS THAN 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. ON ROOFS WITH SLOPE EQUAL TO OR GREATER THAN 8 UNITS VERTICALLY AND 12 UNITS HORIZONTALLY, THE ICE BARRIER SHALL ALSO BE APPLIED NOT LESS THAN 36" ALONG THE ROOF SLOPE FROM THE EAVE EDGE OF THE BUILDING.

EXCEPTION:
DETACHED ACCESSORY STRUCTURES NOT CONTAINING CONDITIONED FLOOR AREA.

TABLE P3201.7.
SIZE OF TRAPS FOR PLUMBING FIXTURES

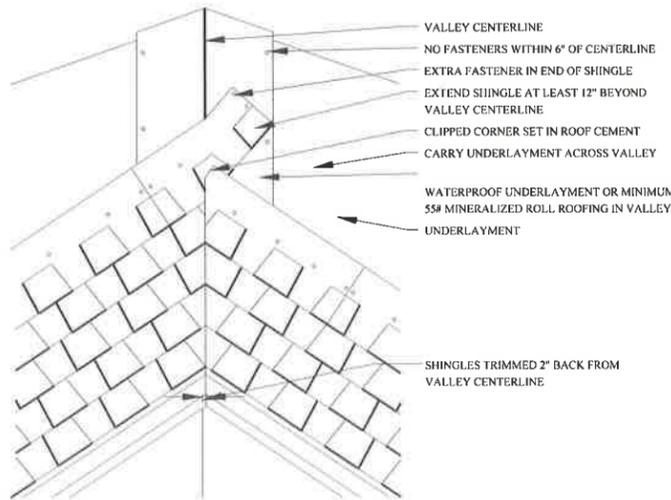
PLUMBING FIXTURE	TRAP SIZE MINIMUM (INCHES)
BATHTUB (WITH OR WITHOUT SHOWER HEAD AND/OR WHIRLPOOL ATTACHMENTS)	1-1/2
BIDET	1-1/4
CLOTHES WASHER STANDPIPE	2
DISH WASHER (ON SEPARATE TRAP)	1-1/2
FLOOR DRAIN	2
KITCHEN SINK 90NE OR TWO TRAPS, WITH OR WITHOUT DISHWASHER AND FOOD WASTE DISPOSER	1-1/2
LAUNDRY TUB (ONE OR MORE COMPARTMENTS)	1-1/2
LAVATORY	1-1/4
SHOWER (BASED ON THE TOTAL FLOW RATE THROUGH SHOWERHEADS AND BODY SPRAYS) FLOW RATE: 5.7 GPM AND LESS MORE THAN 5.7 GPM UP TO 12.3 GPM MORE THAN 12.3 GPM UP TO 25.8 GPM MORE THAN 25.8 GPM UP TO 55.6 GPM	1-1/2 2 3 4

FOR SI: 1 INCH = 25.4 MM



TYP. COR-A-VENT V-300 DTL.

N.T.S.

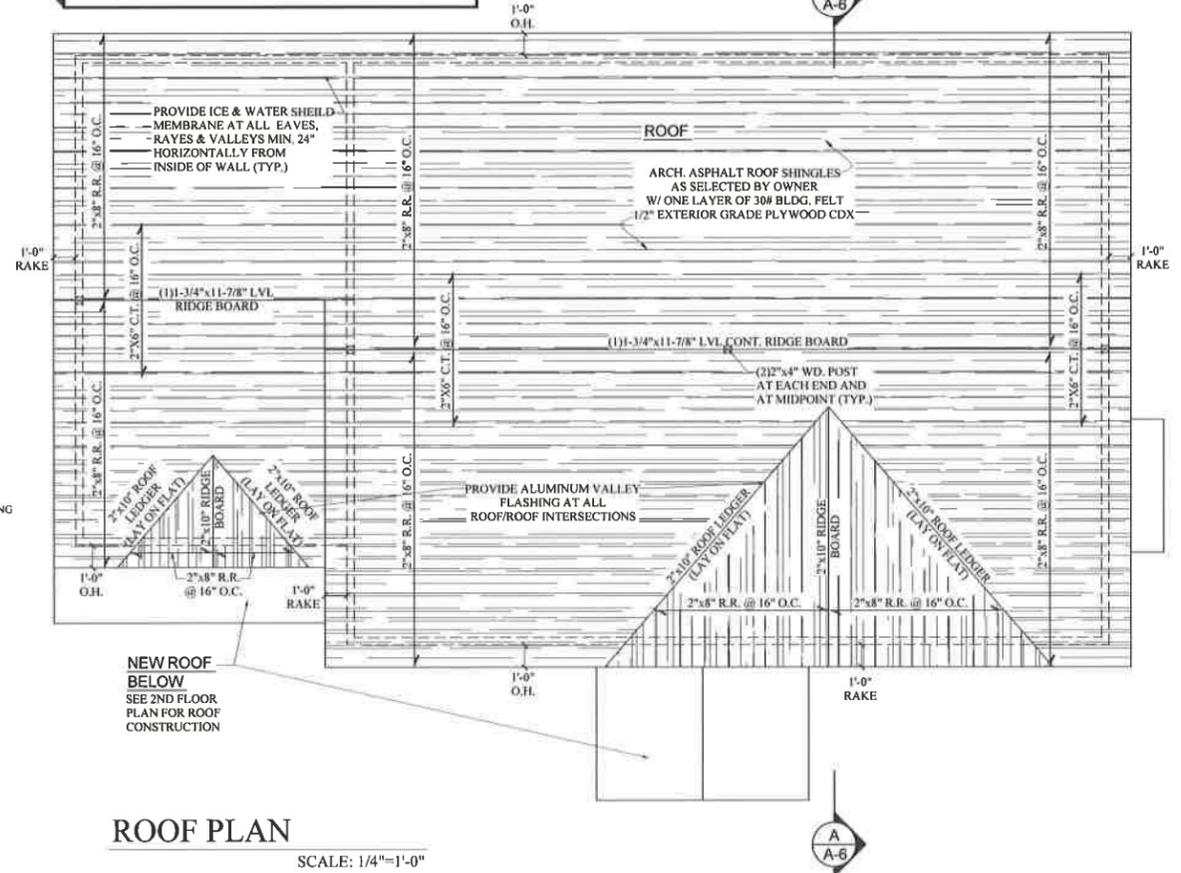


TYP. CLOSED-CUT VALLEY CONST. DTL.

N.T.S.

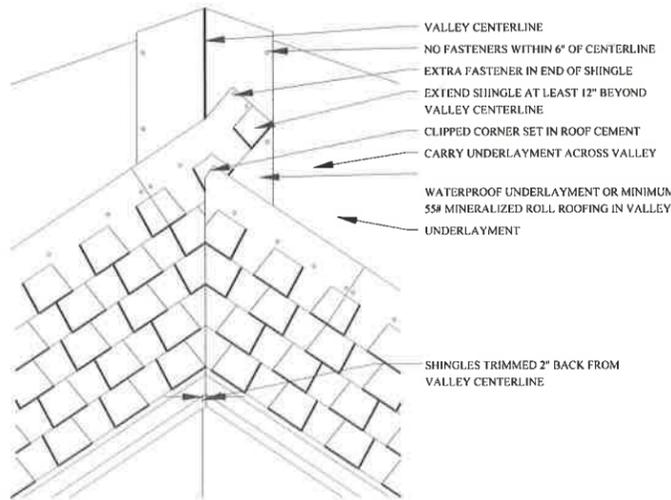
NOTE:
MAINTAIN UPLIFT CONNECTIONS AT RAFTER ENDS AT NAILING PAD. TYPICAL FOR ALL FALSE VALLEY CONNECTIONS. ALSO MAINTAIN VENTILATION.

NOTE:
ALL NEW RIDGE BEAMS HAVE BEEN DESIGNED USING TJI DESIGN CHART DATA LOAD TABLES.



ROOF PLAN

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



SANITARY RISER DIAGRAM

N.T.S.



IT IS A VIOLATION OF NYS LAW FOR ANYONE EXCEPT THE LICENSED ARCHITECT TO ALTER THESE PLANS IN ANYWAY

CHARLES J. BRUDI, R.A.

30 BETHESDA LANE
SAVILLIE, N.Y. 11782
TEL.: (631) 244-9338
E-MAIL: cbrudi24@aol.com

ROOF PLAN AND DETAILS

PROPOSED NEW DWELLING AT
SPORTSMAN AVENUE, FREEPORT, N.Y. 11520

Project Name & Address
TIN#: 62-88-1 & 2

Date	Revision / Issue
03/21/25	ISSUED FOR REVIEW
04/17/25	ISSUED FOR PERMIT REVIEW
06/19/25	REV. AS PER OWNER
07/14/25	REV. AS PER TOWN

Drawn By:
M. MONTALBANO

Project #
25-027

Scale
AS NOTED

Date
03-08-25

Sheet #

A-4

ELECTRICAL LEGEND

-  1x4 FLOURESCENT LIGHT FIXTURE
-  CEILING FAN
-  CLOSET LIGHT CONNECTED TO DOOR SWITCH
-  BATHROOM VANITY LIGHT
-  CEILING FIXTURE DOWN LIGHT
-  RECESSED INCANDESCENT DOWN LIGHT
-  THREE WAY SWITCH
-  SINGLE POLE SWITCH
-  MCFM EXHAUST FAN, VEN TO EXTERIOR
-  220V DUPLEX RECEPTACLE w/ GROUND FAULT INTERRUPTER
-  CEILING MOUNTED RECEPTACLE
-  DUPLEX RECEPTACLE
-  EXTERIOR WALL MOUNTED FIXTURE, FIXTURE TO BE WATER PROTECTED, OWNER TO SELECT MANUF.

MANUFACTURER'S MANUALS, ENERGY EFFICIENCY:

MAINTENANCE INSTRUCTIONS SHALL BE FURNISHED FOR EQUIPMENT AND SYSTEMS THAT REQUIRE PREVENTIVE MAINTENANCE. REQUIRED REGULAR MAINTENANCE ACTIONS SHALL BE CLEARLY STATED AND INCORPORATED ON A READILY ACCESSIBLE LABEL. THE LABEL SHALL INCLUDE THE TITLE OR PUBLICATION NUMBER FOR THE OPERATION AND MAINTENANCE MANUAL FOR THAT PARTICULAR MODEL AND TYPE OF PRODUCT IN ACCORDANCE WITH SECTION R303.3 AND OF THE 2020 N.Y.S. RBC

MECHANICAL VENTILATION NOTE:

WHERE LOCAL EXHAUST AND WHOLE-HOUSE MECHANICAL VENTILATING IS PROVIDED, THE EQUIPMENT SHALL BE DESIGNED AND INSTALLED AS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS AND AS PER SECTION M1507 OF THE 2020 N.Y.S. RBC

RESIDENTIAL ENERGY EFFICIENCY NOTES: CHAPTER 5 OF THE 2020 NYS R.B.C.

R501.1: SCOPE.
THE PROVISIONS OF THIS CHAPTER SHALL CONTROL THE ALTERATION, REPAIR, ADDITION AND CHANGE OF OCCUPANCY OF EXISTING BUILDINGS AND STRUCTURES.

501.1.1: ADDITIONS, ALTERATIONS, OR REPAIR: GENERAL.
- ADDITIONS, ALTERATIONS, OR REPAIRS TO AN EXISTING BUILDING, BUILDING SYSTEM OR PORTION THEREOF SHALL COMPLY WITH SECTIONS R502, R503 OR 504. UNALTERED PORTIONS OF THE EXISTING BUILDING OR BUILDING SUPPLY SYSTEM SHALL NOT BE REQUIRED TO COMPLY WITH THIS CODE.

R501.1: EXISTING BUILDINGS.
- EXCEPT AS SPECIFIED IN THIS CHAPTER, THIS CODE SHALL NOT BE USED TO REQUIRE THE REMOVAL, ALTERATION OR ABANDONMENT OF, NOR PREVENT THE CONTINUED USE AND MAINTENANCE OF, AN EXISTING BUILDING OR BUILDING SYSTEM LAWFULLY IN EXISTENCE AT THE SAME TIME OF ADOPTION OF THIS CODE.

R503.1: GENERAL.
- ALTERATIONS TO ANY BUILDING OR STRUCTURE SHALL COMPLY WITH THE REQUIREMENTS OF THE CODE FOR NEW CONSTRUCTION. ALTERATIONS SHALL BE SUCH THAT THE EXISTING BUILDING OR STRUCTURE IS NO LESS CONFORMING WITH THE PROVISIONS OF THIS CHAPTER THAN THE EXISTING BUILDING OR STRUCTURE WAS PRIOR TO THE ALTERATION.

SMOKE ALARMS NOTES: SECTION R314 OF THE 2020 N.Y.S. RBC

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.

R314.3: LOCATIONS.
SMOKE ALARMS SHALL BE PROVIDED IN THE LOCATIONS DETERMINED PURSUANT TO SECTION R314.1.

CARBON MONOXIDE DETECTION SYSTEMS NOTES: SECTION 915 OF THE 2020 N.Y.S. RBC

915.1: GENERAL.
CARBON MONOXIDE ALARMS AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN BUILDINGS AS REQUIRED IN ACCORDANCE WITH SECTION 915.2. AND IN ACCORDANCE WITH THE PROVISIONS OF NFPA 720.

915.2.3: REQUIRED LOCATIONS.
CARBON MONOXIDE ALARMS AND DETECTORS SHALL BE PROVIDED IN THE LOCATIONS DETERMINED PURSUANT TO SECTION 915.2.3.

RESIDENTIAL ENERGY EFFICIENCY NOTES: CHAPTER 4 OF THE 2020 NYS R.B.C.

R401.2: COMPLIANCE.
- PROJECTS SHALL COMPLY WITH SECTION R405 AND THE PROVISIONS OF SECTIONS R401 THROUGH R404 LABELED "MANDATORY".

R402.4: AIR LEAKAGE.
- THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH SECTIONS R402.4.1 THROUGH R402.4.4.

R403.1: CONTROLS.
- AT LEAST ONE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM.

R403.1.2: HEAT PUMP SUPPLEMENTARY HEAT.
- HEAT PUMPS HAVING SUPPLEMENTARY ELECTRIC-RESISTANCE HEAT SHALL HAVE CONTROLS THAT, EXCEPT DURING DEFROST, PREVENT SUPPLEMENTAL HEAT OPERATION WHEN THE HEAT PUMP COMPRESSOR CAN MEET THE HEATING LOAD.

R403.5.1: HEATED WATER CIRCULATION AND TEMPERATURE MAINTENANCE SYSTEMS.
- HEATED WATER CIRCULATION SYSTEMS SHALL BE IN ACCORDANCE WITH SECTION R403.5.1.1. HEAT TRACE TEMPERATURE MAINTENANCE SYSTEMS SHALL BE IN ACCORDANCE WITH SECTION

R403.5.1.2: AUTOMATIC CONTROLS, TEMPERATURE SENSORS AND PUMPS
SHALL BE ACCESSIBLE. MANUAL CONTROLS SHALL BE READILY ACCESSIBLE.

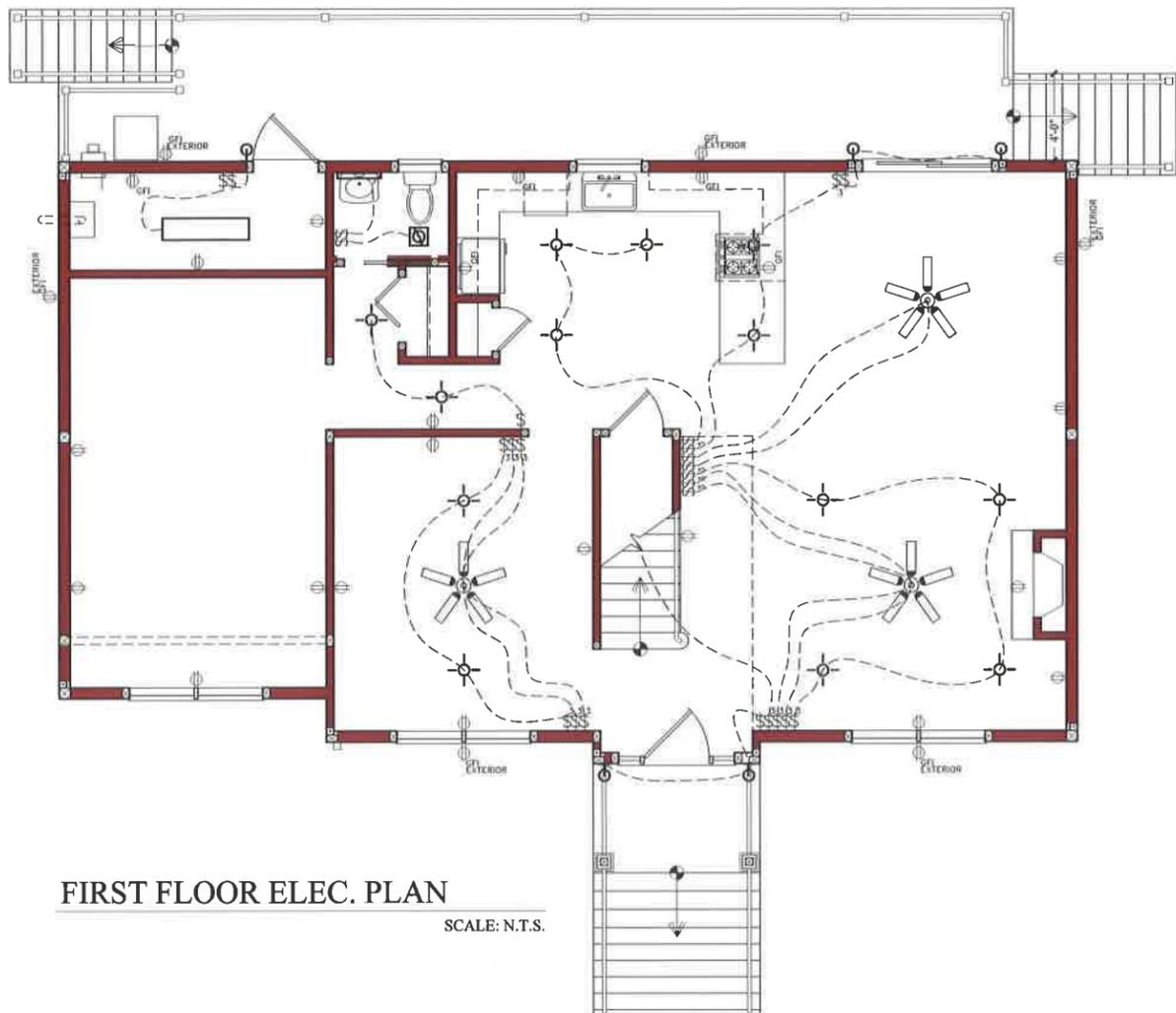
R403.5.3: HOT WATER PIPE INSULATION.
- HOT WATER PIPE SHALL BE INSULATED WITH A MINIMUM THERMAL RESISTANCE OF R-3.

R403.9: SNOW AND ICE MELTING SYSTEM CONTROLS.
- SNOW AND ICE MELTING SYSTEMS, SUPPLIED THROUGH ENERGY SERVICE TO THE BUILDING, SHALL INCLUDE AUTOMATIC CONTROLS CAPABLE OF SHUTTING OFF THE SYSTEM WHEN THE PAVEMENTS TEMPERATURE IS ABOVE 50°F, AND NO PRECIPITATION IS FALLING AND AN AUTOMATIC OR MANUAL CONTROL THAT WILL ALLOW SHUTOFF WHEN THE OUTDOOR TEMPERATURE IS ABOVE 40°.

R404.1: LIGHTING EQUIPMENT.
-NOT LESS THAN 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS OR NOT LESS THAN 75% OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS.

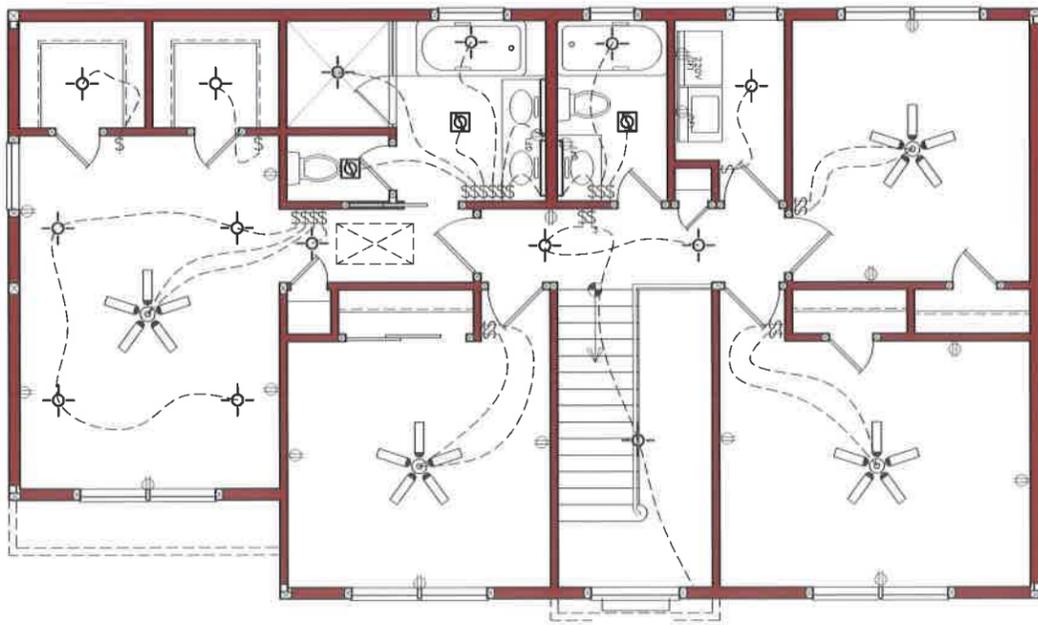
R402.4.5: RECESSED LIGHTING.
- RECESSED LUMINAIRES INSTALLED IN THE BUILDING ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM WHEN TESTED IN ACCORDANCE WITH ASTM E 283 AT A 1.57 PSF PRESSURE DIFFERENTIAL. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.

NOTE:
CLEARANCES FROM FLAMMABLE MATERIALS ARE TO COMPLY WITH THE REQUIREMENTS IN THE 2020 NYS FIRE CODE AND MANUFACTURER'S RECOMMENDATIONS TO THE BUILDING INSPECTOR'S SATISFACTION.



FIRST FLOOR ELEC. PLAN

SCALE: N.T.S.



SECOND FLOOR ELEC. PLAN

SCALE: N.T.S.



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CHARLES J. BRUDI, R.A.
30 BETHESDA LANE
SAYVILLE, N.Y. 11782
TEL.: (631) 244-9338
E-MAIL: cbrudi24@aol.com

FIRST AND SECOND ELEC. FLOOR PLAN
Project Name & Address
TM#: 62-88-1 & 2
PROPOSED NEW DWELLING AT
SPORTSMAN AVENUE, FREEPORT, N.Y. 11520

Date	Revision / Issue
03/21/25	ISSUED FOR REVIEW
04/17/25	ISSUED FOR PERMIT REVIEW
06/19/25	REV. AS PER OWNER
07/14/25	REV. AS PER TOWN

Drawn By:
M. MONTALBANO

Project #
25-027

Scale
AS NOTED

Date
03-08-25

Sheet #
A-5

RESIDENTIAL ENERGY EFFICIENCY NOTES:
CHAPTER 4 OF THE 2020 NYS R.B.C.

R401.2: COMPLIANCE.
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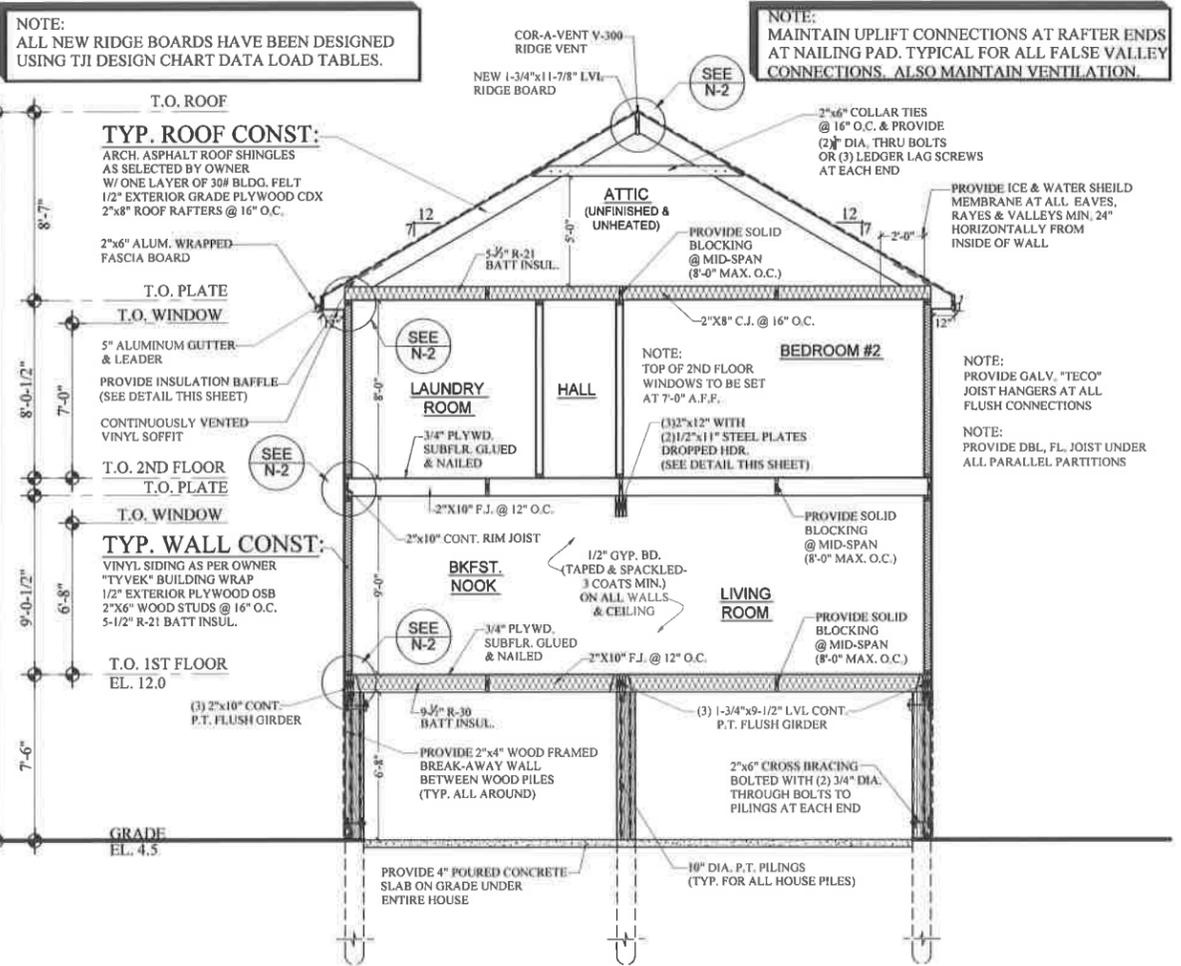
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EXCEPTION.
DETACHED ACCESSORY STRUCTURES NOT CONTAINING CONDITIONED FLOOR AREA.

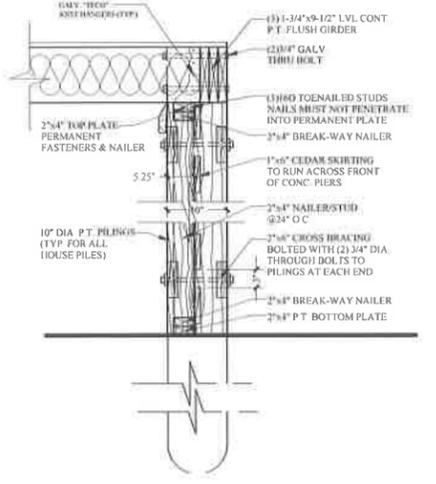


BUILDING SECTION A-A
SCALE: 1/4"=1'-0"

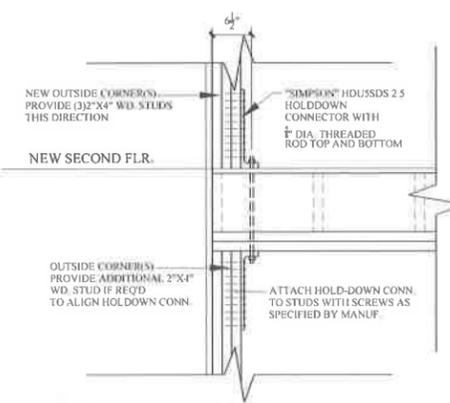
TABLE R301.5
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS
(IN PONDS PER SQUARE FOOT)

USE	LIVE LOAD
UNINHABITABLE ATTICS WITHOUT STORAGE ^a	10
UNINHABITABLE ATTICS WITH LIMITED STORAGE ^b	20
HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS	30
BALCONIES (EXTERIOR) AND DECKS	40
FIRE ESCAPES	40
GUARD AND HANDRAILS ^c	200 ^b
GUARD IN-FILL COMPONENTS ^c	50 ^a
PASSENGER VEHICLES GARAGES ^c	50 ^a
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40 ^c

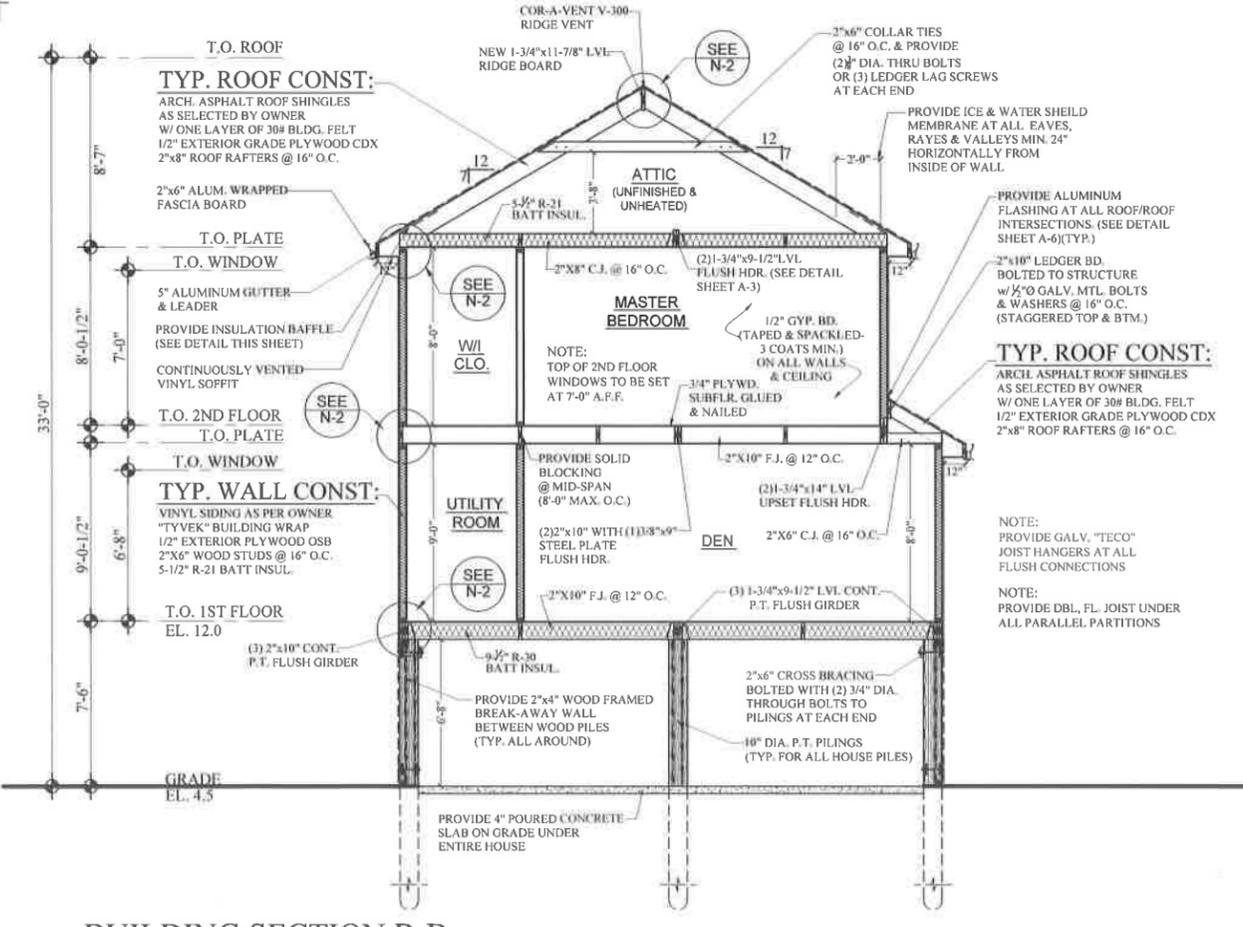
FOR SUB-NOTES REFER TO THE 2020 NYS R.B.C.



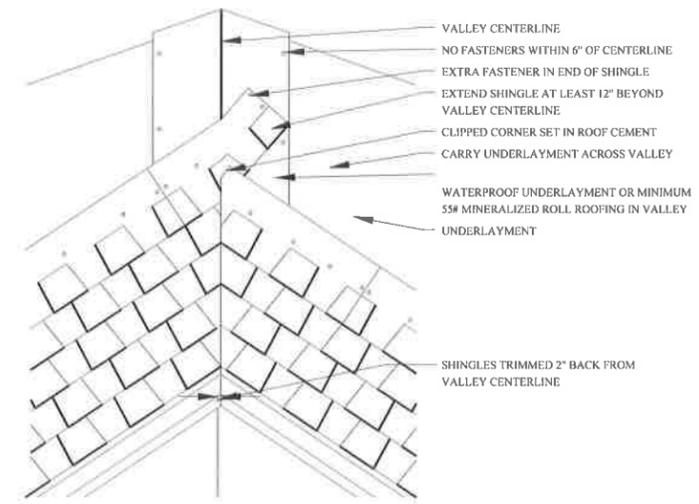
BREAKAWAY WALL DTL.
N.T.S.



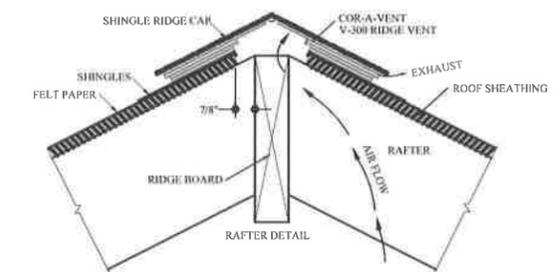
HOLD-DOWN DTL.
N.T.S.



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



TYP. CLOSED-CUT VALLEY CONST. DTL
N.T.S.



TYP. COR-A-VENT V-300 DTL.
N.T.S.



IT IS A VIOLATION OF NYS LAW FOR ANYONE EXCEPT THE LICENSED ARCHITECT TO ALTER THESE PLANS IN ANYWAY

CHARLES J. BRUDI, R.A.
30 BETHESDA LANE
SAYVILLE, N.Y. 11782
TEL.: (631) 244-9338
E-MAIL: cbrudi24@aol.com

BUILDING SECTIONS AND DETAILS

PROPOSED NEW DWELLING AT
SPORTSMAN AVENUE, FREEPORT, N.Y. 11520

Project Name & Address
TY# #: 62-88-1 & 2

Date	Revision / Issue
03/21/25	ISSUED FOR REVIEW
04/17/25	ISSUED FOR PERMIT REVIEW
06/19/25	REV. AS PER OWNER
07/14/25	REV. AS PER TOWN

Drawn By:
M. MONTALBANO

Project #
25-027

Scale
AS NOTED

Date
03-08-25

Sheet #

A-6

EMERGENCY ESCAPE AND RESCUE OPENINGS NOTES: SECTION R310 OF THE 2020 N.Y.S. RBC

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. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.

R310.2: EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE MINIMUM DIMENSIONS AS SPECIFIED IN THIS SECTION.

R310.2.1: MINIMUM OPENING AREA.
 EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET. THE 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 AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES.

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 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.

NATURAL GAS NOTES AS PER THE 2020 N.Y.S. RBC, FGC

- FGC 403.4.1: - GAS PIPING MATERIALS: CAST IRON SHALL NOT BE USED.
- FGC 404.6: NATURAL GAS FIRED APPLIANCES. - UNDERGROUND PENETRATIONS OF FOUNDATION WALLS ARE PROHIBITED.
- FGC 404.7: PROTECTION AGAINST PHYSICAL DAMAGE. - PIPING OTHER THAN BLACK OR GALVANIZED STEEL INSTALLED THROUGH HOLES IN WOOD STRUCTURAL ELEMENTS SHALL BE PROTECTED BY SHIELD PLATES IN COMPLIANCE WITH SECTION 404.7.1.
- FGC 404.11: PROTECTION AGAINST CORROSION. - METALLIC PIPING OR TUBING EXPOSED TO CORROSIVE ACTION, SUCH AS SOIL CONDITION OR MOISTURE, SHALL BE PROTECTED IN AN APPROVED MANNER. ZINC COATINGS (GALVANIZING) SHALL NOT BE DEEMED ADEQUATE PROTECTION FOR GAS PIPING UNDERGROUND.
- FGC 404.15: GAS OUTLETS CLOSURES.
- FGC 406: GAS PIPING PRESSURE TEST TO BE CARRIED OUT AS PER THIS SECTION.
- FGC 406.5.2: IN CASE OF LEAKAGE OR OTHER DEFECTS, THE AFFECTED PORTION OF THE PIPING SYSTEM SHALL BE REPAIRED AND RETESTED IN ACCORDANCE WITH THIS SECTION.

GAS DRIPS AND SLOPPED PIPING NOTES: SECTION G2419 OF THE 2020 N.Y.S. RBC

- G2419.1: SLOPES. - PIPING FOR OTHER THAN DRY GAS CONDITIONS SHALL BE SLOPED NOT LESS THAN 1/4" IN 15 FEET TO PREVENT TRAPS.
- G2419.2: DRIPS. - WHERE WET GAS EXISTS, A DRIP SHELL BE PROVIDED AT ANY POINT IN THE LINE OF PIPE WHERE CONDENSATE COULD COLLECT. A DRIP SHALL ALSO BE PROVIDED AT THE OUTLET OF THE METER AND SHALL BE INSTALLED SO AS TO CONSTITUTE A TRAP WHEREIN AN ACCUMULATION OF CONDENSATE WILL SHUT OFF THE FLOW OF GAS BEFORE THE CONDENSATE WILL RUN BACK INTO THE METER.
- G2419.3: LOCATION OF DRIPS. - DRIPS SHALL BE PROVIDED WITH READY ACCESS TO PERMIT CLEANING OR EMPTYING. A DRIP SHALL NOT BE LOCATED WHERE THE CONDENSATE IS SUBJECT TO FREEZING.
- G2419.4: SEDIMENT TRAP. - WHERE A SEDIMENT TRAP IS NOT INCORPORATED AS PART OF THE APPLIANCE, A SEDIMENT TRAP SHALL BE INSTALLED DOWNSTREAM OF THE APPLIANCE SHUT OFF VALVE AS CLOSE TO THE INLET OF THE APPLIANCE AS PRACTICAL. THE SEDIMENT TRAP SHALL BE EITHER A TEE FITTING HAVING A CAPPED NIPPLE OF ANY LENGTH INSTALLED VERTICALLY IN THE BOTTOMMOST OPENING OF THE TEE OR OTHER DEVICE APPROVED AS AN EFFECTIVE SEDIMENT TRAP. ILLUMINATING APPLIANCES, RANGES, CLOTHES DRYERS, DECORATIVE VENTED APPLIANCES FOR INSTALLATION IN VENTED FIREPLACES, GAS FIREPLACES AND OUTDOOR GRILLS NEED NOT TO BE EQUIPPED.

REQUIREMENTS FOR ROOF COVERING NOTES: SECTION R905 OF THE 2020 N.Y.S. RBC

- R905.1: ROOF COVERING APPLICATION. - ROOF COVERINGS SHALL BE APPLIED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THIS SECTION AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. UNLESS OTHERWISE SPECIFIED IN THIS SECTION, ROOF COVERINGS SHALL BE INSTALLED TO RESIST THE COMPONENT AND CLADDING LOADS SPECIFIED IN TABLE R301.2(2), ADJUSTED FOR HEIGHT AND EXPOSURE IN ACCORDANCE WITH TABLE R301.2(3).
- R905.1.2: ICE BARRIERS. - IN AREAS WHERE THERE HAS BEEN A HISTORY OF ICE FORMING ALONG THE EAVES CAUSING A BACK-UP OF WATER AS DESIGNATED IN TABLE R301.2(1), AN ICE BARRIER SHALL BE INSTALLED FOR ASPHALT SHINGLES, METAL ROOF SHINGLES, MINERAL-SURFACED ROLL ROOFING, SLATE AND SLATE-TYPE SHINGLES, WOOD SHINGLES AND WOOD SHAKES. THE ICE BARRIER SHALL CONSIST OF NOT FEWER THAN TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER, OR A SELF-ADHERING POLYMER-MODIFIED BITUMEN SHEET SHALL BE USED IN PLACE OF NORMAL UNDERLAYMENT AND EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT NOT LESS THAN 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING, ON ROOFS WITH SLOPE EQUAL TO OR GREATER THAN 8 UNITS VERTICALLY AND 12 UNITS HORIZONTALLY, THE ICE BARRIER SHALL ALSO BE APPLIED NOT LESS THAN 36" ALONG THE ROOF SLOPE FROM THE EAVE EDGE OF THE BUILDING.
- EXCEPTION. - DETACHED ACCESSORY STRUCTURES NOT CONTAINING CONDITIONED FLOOR AREA.

LIGHTING & VENT NOTE:

AS PER THE 2020 N.Y.S. RBC SECTION 303, ALL HABITABLE ROOMS SHALL BE PROVIDED WITH A MIN. OF 4% NATURAL OR MECHANICAL VENTILATION & A MIN. OF 8% NATURAL OR ARTIFICIAL LIGHT.

MANUFACTURER'S MANUALS, ENERGY EFFICIENCY:

MAINTENANCE INSTRUCTIONS SHALL BE FURNISHED FOR EQUIPMENT AND SYSTEMS THAT REQUIRE PREVENTIVE MAINTENANCE, REQUIRED REGULAR MAINTENANCE ACTIONS SHALL BE CLEARLY STATED AND INCORPORATED ON A READILY ACCESSIBLE LABEL. THE LABEL SHALL INCLUDE THE TITLE OR PUBLICATION NUMBER FOR THE OPERATION AND MAINTENANCE MANUAL FOR THAT PARTICULAR MODEL AND TYPE OF PRODUCT IN ACCORDANCE WITH SECTION R303.3 AND OF THE 2020 N.Y.S. RBC.

VENT NOTES: CHAPTER 31 OF THE 2020 N.Y.S. RBC

P3101.1: GENERAL.
 THIS CHAPTER SHALL GOVERN THE SELECTION AND INSTALLATION OF PIPING, TUBING AND FITTINGS FOR VENT SYSTEMS. THIS CHAPTER SHALL CONTROL THE MINIMUM DIAMETER OF VENT PIPES, CIRCUIT VENTS, BRANCH VENTS AND INDIVIDUAL VENTS, AND THE SIZE AND LENGTH OF VENTS AND VARIOUS ASPECTS OF VENT STACKS AND STACK VENTS. ADDITIONALLY, THIS CHAPTER REGULATES VENT GRADES AND CONNECTIONS, HEIGHT ABOVE FIXTURES AND RELIEF VENTS FOR STACKS AND FIXTURE TRAPS, AND THE VENTING OF SUMPS AND SEWERS.

P3103.2: FROST CLOSURE.
 WHERE THE 97.5% VALUE FOR OUTSIDE DESIGN TEMPERATURE IS 0°F OR LESS, VENT EXTENSIONS THROUGH A ROOF OR WALL SHALL BE NOT LESS THAN 3 INCHES IN DIAMETER. ANY INCREASE IN THE SIZE OF THE VENT SHALL BE MADE NOT LESS THAN 1 FOOT INSIDE THE THERMAL ENVELOPE OF THE BUILDING.

HOUSE TRAP NOTE:

P3201.4: BUILDING TRAPS.
 - AS PER THIS SECTION IF BUILDING TRAPS ARE REMOVED, NEW ONES SHALL BE PROHIBITED

SMOKE ALARMS NOTES: SECTION R314 OF THE 2020 N.Y.S. RBC

- 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.
- R314.3: LOCATIONS. SMOKE ALARMS SHALL BE PROVIDED IN THE LOCATIONS DETERMINED PURSUANT TO SECTION R314.3.

CARBON MONOXIDE DETECTION SYSTEMS NOTES: SECTION 915 OF THE 2020 N.Y.S. RBC

- 915.1: GENERAL. CARBON MONOXIDE ALARMS AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN BUILDINGS AS REQUIRED IN ACCORDANCE WITH SECTION 915.2. AND IN ACCORDANCE WITH THE PROVISIONS OF NFPA 720.
- 915.2.3: REQUIRED LOCATIONS. CARBON MONOXIDE ALARMS AND DETECTORS SHALL BE PROVIDED IN THE LOCATIONS DETERMINED PURSUANT TO SECTION 915.2.3.

MECHANICAL VENTILATION NOTE:

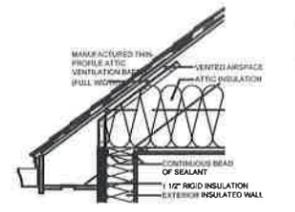
WHERE LOCAL EXHAUST AND WHOLE-HOUSE MECHANICAL VENTILATION IS PROVIDED, THE EQUIPMENT SHALL BE DESIGNED AND INSTALLED AS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS AND AS PER SECTION M1507 OF THE 2020 N.Y.S. RBC

CLOTHES DRYER EXHAUST NOTES: SECTION M1502 OF THE 2020 N.Y.S. RBC

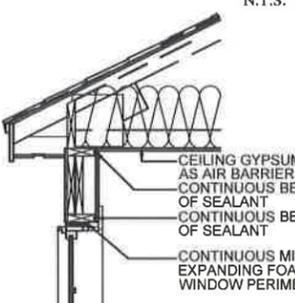
- M1502.1: GENERAL. CLOTHES DRYERS SHALL BE EXHAUSTED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND IN PURSUANT WITH THIS SECTION.
- M1502.3: DUCT TERMINATION. EXHAUST DUCTS SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING. EXHAUST DUCT TERMINATIONS SHALL BE IN ACCORDANCE WITH THE DRYER MANUFACTURER'S INSTALLATION INSTRUCTIONS. IF THE MANUFACTURER'S INSTRUCTIONS DO NOT SPECIFY A TERMINATION LOCATION, THE EXHAUST DUCT SHALL TERMINATE NOT LESS THAN 3 FEET IN ANY DIRECTION FROM OPENINGS INTO BUILDINGS. EXHAUST DUCT TERMINATIONS SHALL BE EQUIPPED WITH A BACKDRAFT DAMPER. SCREENS SHALL NOT BE INSTALLED AT THE DUCT TERMINATION.

RESIDENTIAL ENERGY EFFICIENCY NOTES: CHAPTER 5 OF THE 2020 N.Y.S. R.B.C.

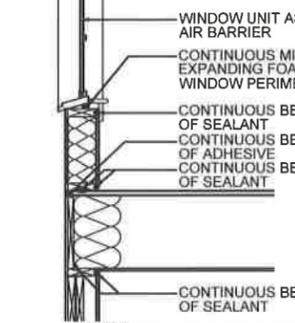
- R501.1: SCOPE. - THE PROVISIONS OF THIS CHAPTER SHALL CONTROL THE ALTERATION, REPAIR, ADDITION AND CHANGE OF OCCUPANCY OF EXISTING BUILDINGS AND STRUCTURES.
 - R501.1.1: ADDITIONS, ALTERATIONS, OR REPAIR: GENERAL. - ADDITIONS, ALTERATIONS, OR REPAIRS TO AN EXISTING BUILDING, OR PORTION THEREOF, SHALL COMPLY WITH SECTIONS R502, R503 OR 504. UNALTERED PORTIONS OF THE EXISTING BUILDING OR BUILDING SUPPLY SYSTEM SHALL NOT BE REQUIRED TO COMPLY WITH THIS CODE.
 - R501.1.2: EXISTING BUILDINGS. - EXCEPT AS SPECIFIED IN THIS CHAPTER, THIS CODE SHALL NOT BE USED TO REQUIRE THE REMOVAL, ALTERATION OR ABANDONMENT OF, NOR PREVENT THE CONTINUED USE AND MAINTENANCE OF, AN EXISTING BUILDING OR BUILDING SYSTEM LAWFULLY IN EXISTENCE AT THE SAME TIME OF ADOPTION OF THIS CODE.
- R503.1: GENERAL. - ALTERATIONS TO ANY BUILDING OR STRUCTURE SHALL COMPLY WITH THE REQUIREMENTS OF THE CODE FOR NEW CONSTRUCTION. ALTERATIONS SHALL BE SUCH THAT THE EXISTING BUILDING OR STRUCTURE IS NO LESS CONFORMING WITH THE PROVISIONS OF THIS CHAPTER THAN THE EXISTING BUILDING OR STRUCTURE WAS PRIOR TO THE ALTERATION.



INSUL. DETAIL
N.T.S.



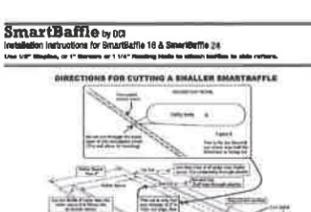
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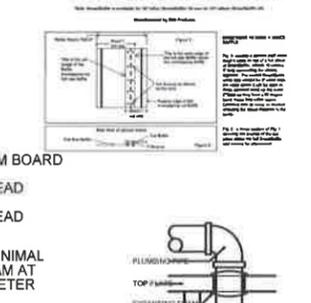
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RESIDENTIAL ENERGY EFFICIENCY NOTES: CHAPTER 4 OF THE 2020 NYS R.B.C.

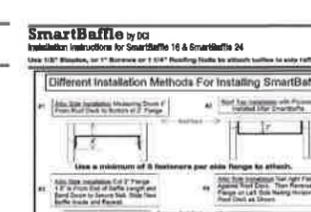
- R401.2: COMPLIANCE. - PROJECTS SHALL COMPLY WITH SECTION R405 AND THE PROVISIONS OF SECTIONS R401 THROUGH R404 LABELED "MANDATORY".
- R402.4: AIR LEAKAGE. - THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH SECTIONS R402.4.1 THROUGH R402.4.4.
- R403.1: CONTROLS. - AT LEAST ONE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM.
 - R403.1.2: HEAT PUMP SUPPLEMENTARY HEAT. - HEAT PUMPS HAVING SUPPLEMENTARY ELECTRIC-RESISTANCE HEAT SHALL HAVE CONTROLS THAT, EXCEPT DURING DEFROST, PREVENT SUPPLEMENTAL HEAT OPERATION WHEN THE HEAT PUMP COMPRESSOR CAN MEET THE HEATING LOAD.
 - R403.1.3: HEATED WATER CIRCULATION AND TEMPERATURE MAINTENANCE SYSTEMS. - HEATED WATER CIRCULATION SYSTEMS SHALL BE IN ACCORDANCE WITH SECTION R403.5.1.1. HEAT TRACE TEMPERATURE MAINTENANCE SYSTEMS SHALL BE IN ACCORDANCE WITH SECTION R403.5.1.2.
 - R403.5.1.2: AUTOMATIC CONTROLS, TEMPERATURE SENSORS AND PUMPS SHALL BE ACCESSIBLE. MANUAL CONTROLS SHALL BE READILY ACCESSIBLE.
 - R403.5.3: HOT WATER PIPE INSULATION. - HOT WATER PIPE SHALL BE INSULATED WITH A MINIMUM THERMAL RESISTANCE OF R-3.
 - R403.9: SNOW AND ICE MELTING SYSTEM CONTROLS. - SNOW AND ICE MELTING SYSTEMS, SUPPLIED THROUGH ENERGY SERVICE TO THE BUILDING, SHALL INCLUDE AUTOMATIC CONTROLS CAPABLE OF SHUTTING OFF THE SYSTEM WHEN THE PAVEMENTS TEMPERATURE IS ABOVE 50°F, AND NO PRECIPITATION IS FALLING AND AN AUTOMATIC OR MANUAL CONTROL THAT WILL ALLOW SHUTOFF WHEN THE OUTDOOR TEMPERATURE IS ABOVE 40°.
 - R404.1: LIGHTING EQUIPMENT. - NOT LESS THAN 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS LAMPS OR NOT LESS THAN 75% OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS.
 - R404.1.5: RECESSED LIGHTING. - RECESSED LUMINAIRES INSTALLED IN THE BUILDING ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM WHEN TESTED IN ACCORDANCE WITH ASTM E 283 AT A 1.57 PSF PRESSURE DIFFERENTIAL. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.



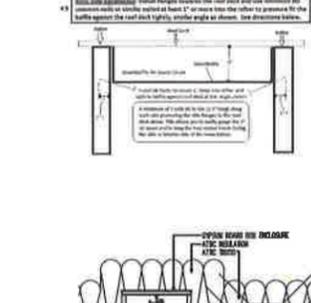
SmartBaffle by DD
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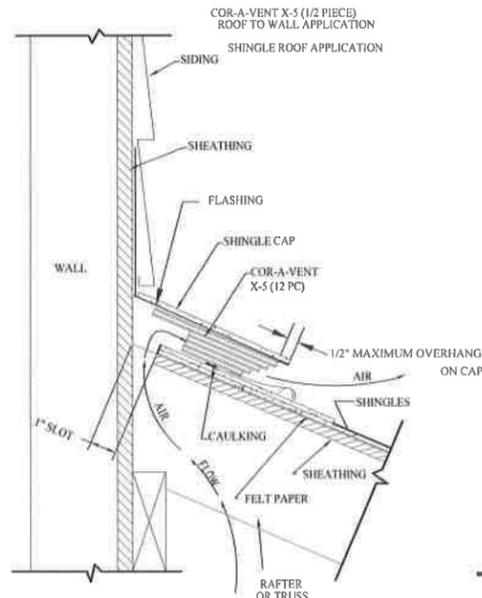
TECHNICAL BULLETIN BUILDING INSULATION COMPRESSED R-VALUE CHART

When compressed to less than their labeled thickness, glass fiber insulation will experience a reduction in R-value. The chart below indicates the compressed R value of standard batts by insulation products when installed in framing cavities with a depth that is less than the labeled thickness of the insulation.

NOMINAL LUMBER SIZE	CAVITY DEPTH	INSULATION R-VALUES WHEN COMPRESSED IN FRAMING CAVITY*
1x4	1 1/2"	4.9
1x6	1 3/4"	4.4
2x4	3 1/2"	4.2
1x8	1 3/4"	3.8
2x6	5 1/2"	3.7
2x8	5 1/2"	3.3
2x10	5 1/2"	2.7
2x12	5 1/2"	2.2
2x14	5 1/2"	2.1
2x16	5 1/2"	2.1
2x18	5 1/2"	2.1
2x20	5 1/2"	2.1
2x22	5 1/2"	2.1
2x24	5 1/2"	2.1
2x26	5 1/2"	2.1
2x28	5 1/2"	2.1
2x30	5 1/2"	2.1
2x32	5 1/2"	2.1
2x34	5 1/2"	2.1
2x36	5 1/2"	2.1
2x38	5 1/2"	2.1
2x40	5 1/2"	2.1
2x42	5 1/2"	2.1
2x44	5 1/2"	2.1
2x46	5 1/2"	2.1
2x48	5 1/2"	2.1
2x50	5 1/2"	2.1
2x52	5 1/2"	2.1
2x54	5 1/2"	2.1
2x56	5 1/2"	2.1
2x58	5 1/2"	2.1
2x60	5 1/2"	2.1
2x62	5 1/2"	2.1
2x64	5 1/2"	2.1
2x66	5 1/2"	2.1
2x68	5 1/2"	2.1
2x70	5 1/2"	2.1
2x72	5 1/2"	2.1
2x74	5 1/2"	2.1
2x76	5 1/2"	2.1
2x78	5 1/2"	2.1
2x80	5 1/2"	2.1
2x82	5 1/2"	2.1
2x84	5 1/2"	2.1
2x86	5 1/2"	2.1
2x88	5 1/2"	2.1
2x90	5 1/2"	2.1
2x92	5 1/2"	2.1
2x94	5 1/2"	2.1
2x96	5 1/2"	2.1
2x98	5 1/2"	2.1
2x100	5 1/2"	2.1
2x102	5 1/2"	2.1
2x104	5 1/2"	2.1
2x106	5 1/2"	2.1
2x108	5 1/2"	2.1
2x110	5 1/2"	2.1
2x112	5 1/2"	2.1
2x114	5 1/2"	2.1
2x116	5 1/2"	2.1
2x118	5 1/2"	2.1
2x120	5 1/2"	2.1
2x122	5 1/2"	2.1
2x124	5 1/2"	2.1
2x126	5 1/2"	2.1
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2x134	5 1/2"	2.1
2x136	5 1/2"	2.1
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2x140	5 1/2"	2.1
2x142	5 1/2"	2.1
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2x188	5 1/2"	2.1
2x190	5 1/2"	2.1
2x192	5 1/2"	2.1
2x194	5 1/2"	2.1
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2x202	5 1/2"	2.1
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2x206	5 1/2"	2.1
2x208	5 1/2"	2.1
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2x214	5 1/2"	2.1
2x216	5 1/2"	2.1
2x218	5 1/2"	2.1
2x220	5 1/2"	2.1
2x222	5 1/2"	2.1
2x224	5 1/2"	2.1
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2x228	5 1/2"	2.1
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2x236	5 1/2"	2.1
2x238	5 1/2"	2.1
2x240	5 1/2"	2.1
2x242	5 1/2"	2.1
2x244	5 1/2"	2.1
2x246	5 1/2"	2.1
2x248	5 1/2"	2.1
2x250	5 1/2"	2.1
2x252	5 1/2"	2.1
2x254	5 1/2"	2.1
2x256	5 1/2"	2.1
2x258	5 1/2"	2.1
2x260	5 1/2"	2.1
2x262	5 1/2"	2.1
2x264	5 1/2"	2.1
2x266	5 1/2"	2.1
2x268	5 1/2"	2.1
2x270	5 1/2"	2.1
2x272	5 1/2"	2.1
2x274	5 1/2"	2.1
2x276	5 1/2"	2.1
2x278	5 1/2"	2.1
2x280	5 1/2"	2.1
2x282	5 1/2"	2.1
2x284	5 1/2"	2.1
2x286	5 1/2"	2.1
2x288	5 1/2"	2.1
2x290	5 1/2"	2.1
2x292	5 1/2"	2.1
2x294	5 1/2"	2.1
2x296	5 1/2"	2.1
2x298	5 1/2"	2.1
2x300	5 1/2"	2.1
2x302	5 1/2"	2.1
2x304	5 1/2"	2.1
2x306	5 1/2"	2.1
2x308	5 1/2"	2.1
2x310	5 1/2"	2.1
2x312	5 1/2"	2.1
2x314	5 1/2"	2.1
2x316	5 1/2"	2.1
2x318	5 1/2"	2.1
2x320	5 1/2"	2.1
2x322	5 1/2"	2.1
2x324	5 1/2"	2.1
2x326	5 1/2"	2.1
2x328	5 1/2"	2.1
2x330	5 1/2"	2.1
2x332	5 1/2"	2.1
2x334	5 1/2"	2.1
2x336	5 1/2"	2.1
2x338	5 1/2"	2.1
2x340	5 1/2"	2.1
2x342	5 1/2"	2.1
2x344	5 1/2"	2.1
2x346	5 1/2"	2.1
2x348	5 1/2"	2.1
2x350	5 1/2"	2.1
2x352	5 1/2"	2.1
2x354	5 1/2"	2.1
2x356	5 1/2"	2.1
2x358	5 1/2"	2.1
2x360	5 1/2"	2.1
2x362	5 1/2"	2.1
2x364	5 1/2"	2.1
2x366	5 1/2"	2.1

ELEVATION LEGEND

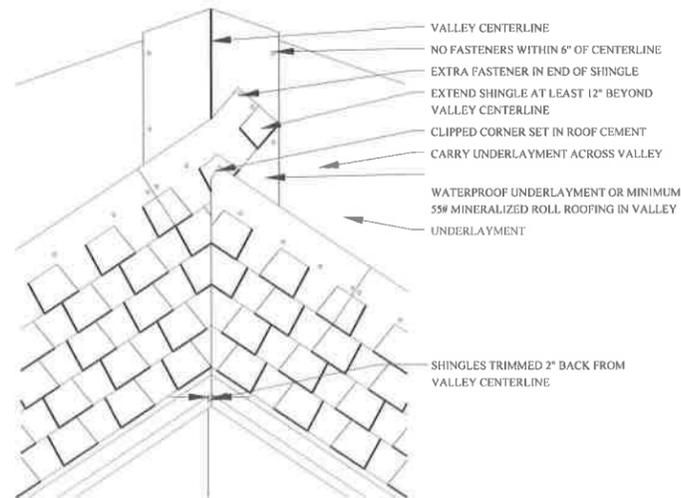
- 1 VINYL SIDING COLOR AND STYLE AS SELECTED BY THE OWNER
- 2 30 YEAR ASPHALT ROOF SHINGLE COLOR AND STYLE TO BE SELECTED BY OWNER.
- 3 CONTINUOUSLY VENTED VINYL SOFFIT.
- 4 COR-A-VENT V-300 RIDGE VENT
- 5 2"x6" ALUMINUM WRAPPED FASCIA BOARD.
- 6 5" SEAMLESS ALUMINUM GUTTERS AND LEADERS DOWN TO NEW CONCRETE SPLASH BLOCKS AT GRADE. (NOT SHOWN FOR CLARITY)
- 7 PROVIDE ICE & WATER SHIELD MEMBRANE AT ALL EAVES, RAYES & VALLEYS
- 8 4" CORNER VINYL TRIM BOARD COLOR AND STYLE TO BE SELECTED BY OWNER.
- 9 ALL WINDOWS TO BE HIGH PERFORMANCE INSULATING GLASS VINYL WINDOWS AS MANUFACTURED BY "ANDERSEN 400 SERIES" OR EQUAL. DP30 SERIES.
- 10 PROVIDE ALUMINUM FLASHING AT ALL ROOF/WALL INTERSECTIONS.
- 11 PROVIDE ALUMINUM FLASHING AT ALL ROOF/ROOF INTERSECTIONS.
- 12 LOUVERED ATTIC VENT
- 13 3/4"x6" COMPOSITE DECKING
- 14 STEPS TO GRADE AS PER N.Y.S. CODE. (MAX 8.25" RISER)
- 15 8" DIA. PRESSURE TREATED PILE MIN. 1.0 CCA TREATMENT MIN. 20 FEET LONG
- 16 8"x8" FIBERGLASS COLUMN W/ 4"x4" P.T. WD. POST W/IN (TYP.)
- 17 3'-0" HIGH RAILING AS PER N.Y.S. CODE. MAX. 4" CLEAR SPACING. COLOR AND STYLE TO BE SELECTED BY OWNER
- 18 PROVIDE 8"x16" STAINLESS STEEL FLOOD VENT BY "SMART VENT" BOTTOM OF VENT TO BE INSTALLED MAX. 12" ABOVE GRADE (TYP. FOR ALL)
- 19 PROVIDE 2"x4" WOOD FRAMED BREAK-AWAY WALL (TYP. ALL AROUND)
- 20 3-1/2" WINDOW AND DOOR VINYL TRIM BOARD COLOR AND STYLE TO BE SELECTED BY OWNER.
- 21 2"x6" CROSS BRACING BOLTED WITH (2) 3/4" DIA. THROUGH BOLTS TO PILING AT EACH END
- 22 NEW APPLIED GABLE ROOF (SEE SHEET A-3 FOR FRAMING SIZES)



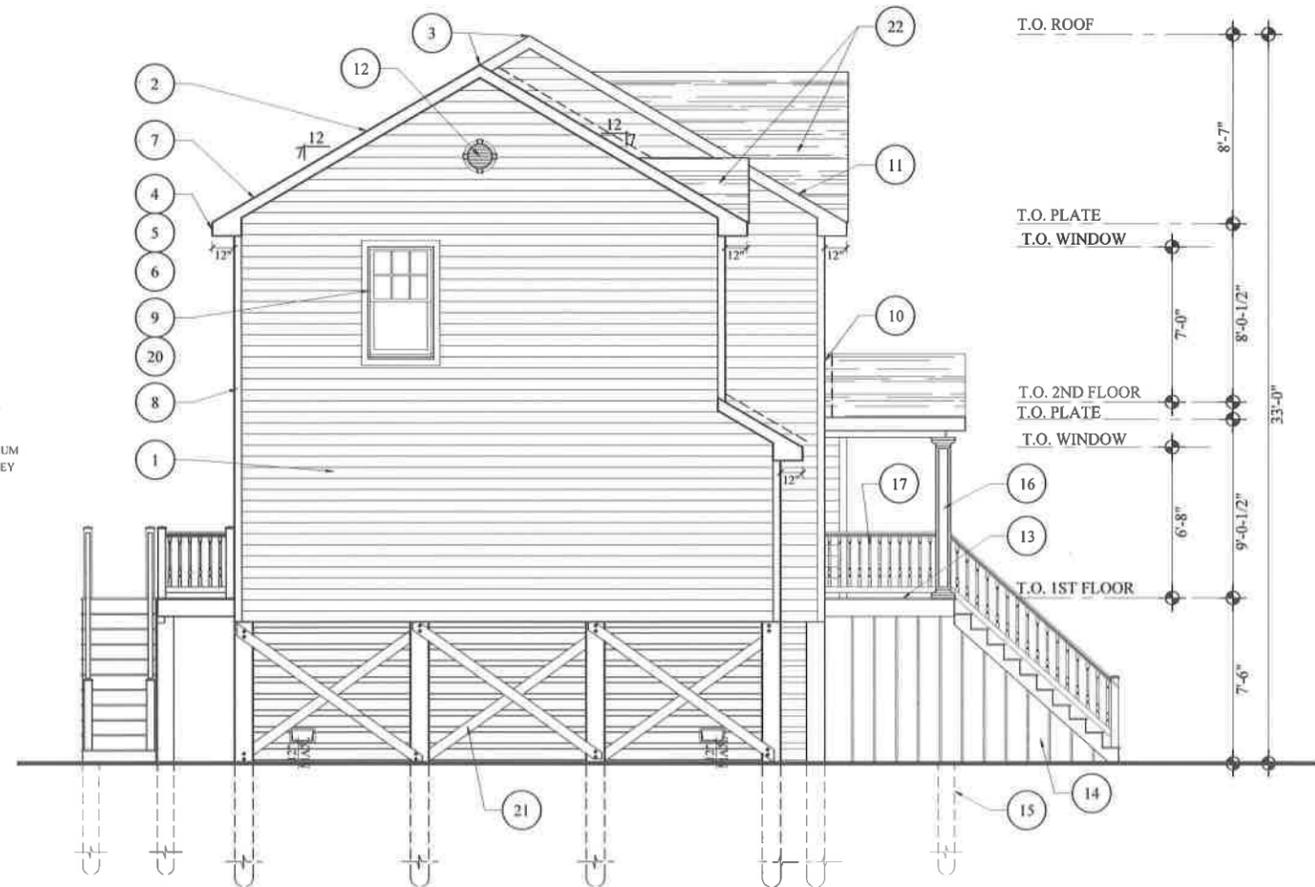
COR-A-VENT-X-5 DTL.
N.T.S.



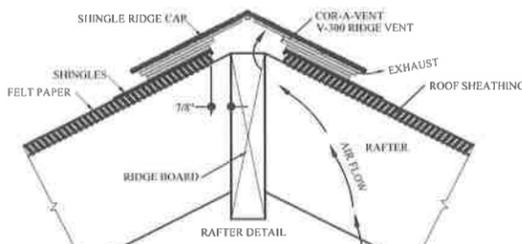
FRONT ELEVATION
SCALE: 1/4"=1'-0"



TYP. CLOSED-CUT VALLEY CONST. DTL.
N.T.S.



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



TYP. COR-A-VENT V-300 DTL.
N.T.S.



IT IS A VIOLATION OF NYS LAW FOR ANYONE EXCEPT THE LICENSED ARCHITECT TO ALTER THESE PLANS IN ANYWAY

CHARLES J. BRUDI, R.A.

30 BETHESDA LANE
SAYVILLE, N.Y. 11782
TEL.: (631) 244-9338
E-MAIL: cbrudi24@aol.com

ELEVATIONS AND LEGEND

Project Name & Address
TM#: 62-88-1 & 2
PROPOSED NEW DWELLING AT
SPORTSMAN AVENUE, FREEPORT, N.Y. 11520

Date	Revision / Issue
03/21/25	ISSUED FOR REVIEW
04/17/25	ISSUED FOR PERMIT REVIEW
06/19/25	REV. AS PER OWNER
07/14/25	REV. AS PER TOWN

Drawn By:
M. MONTALBANO

Project #
25-027

Scale
AS NOTED

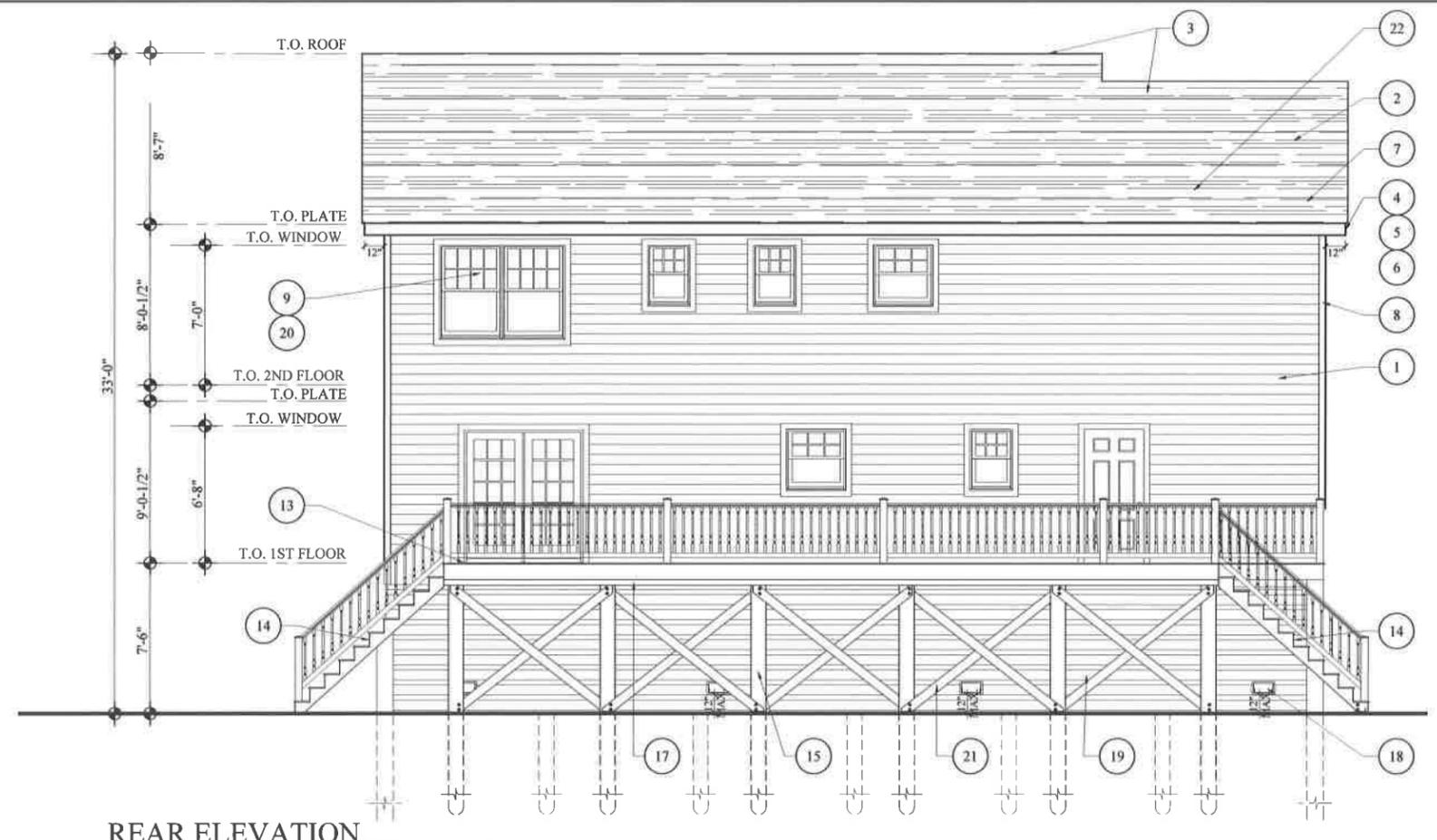
Date
03-08-25

Sheet #

A-8

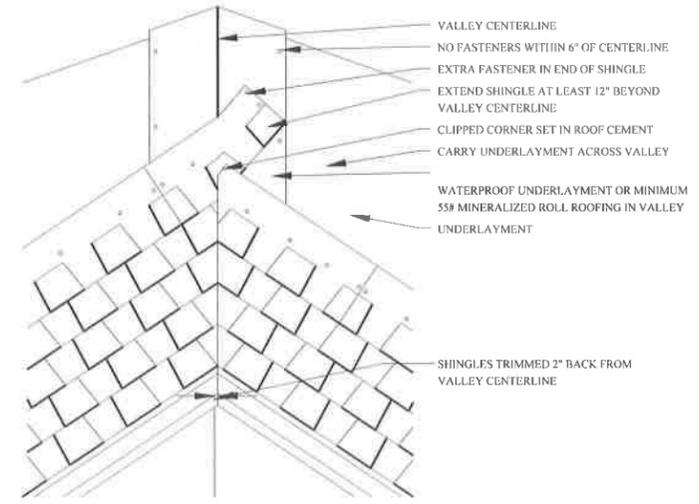
ELEVATION LEGEND

- 1 VINYL SIDING COLOR AND STYLE AS SELECTED BY THE OWNER
- 2 30 YEAR ASPHALT ROOF SHINGLE
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- 3 CONTINUOUSLY VENTED VINYL SOFFIT.
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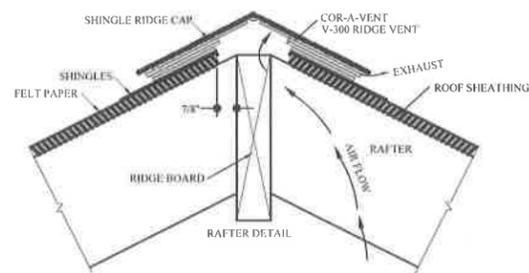
REAR ELEVATION

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



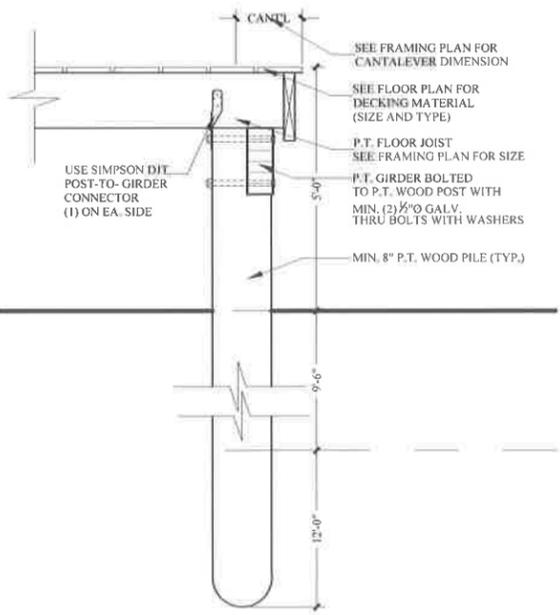
TYP. CLOSED-CUT VALLEY CONST. DTL

N.T.S.



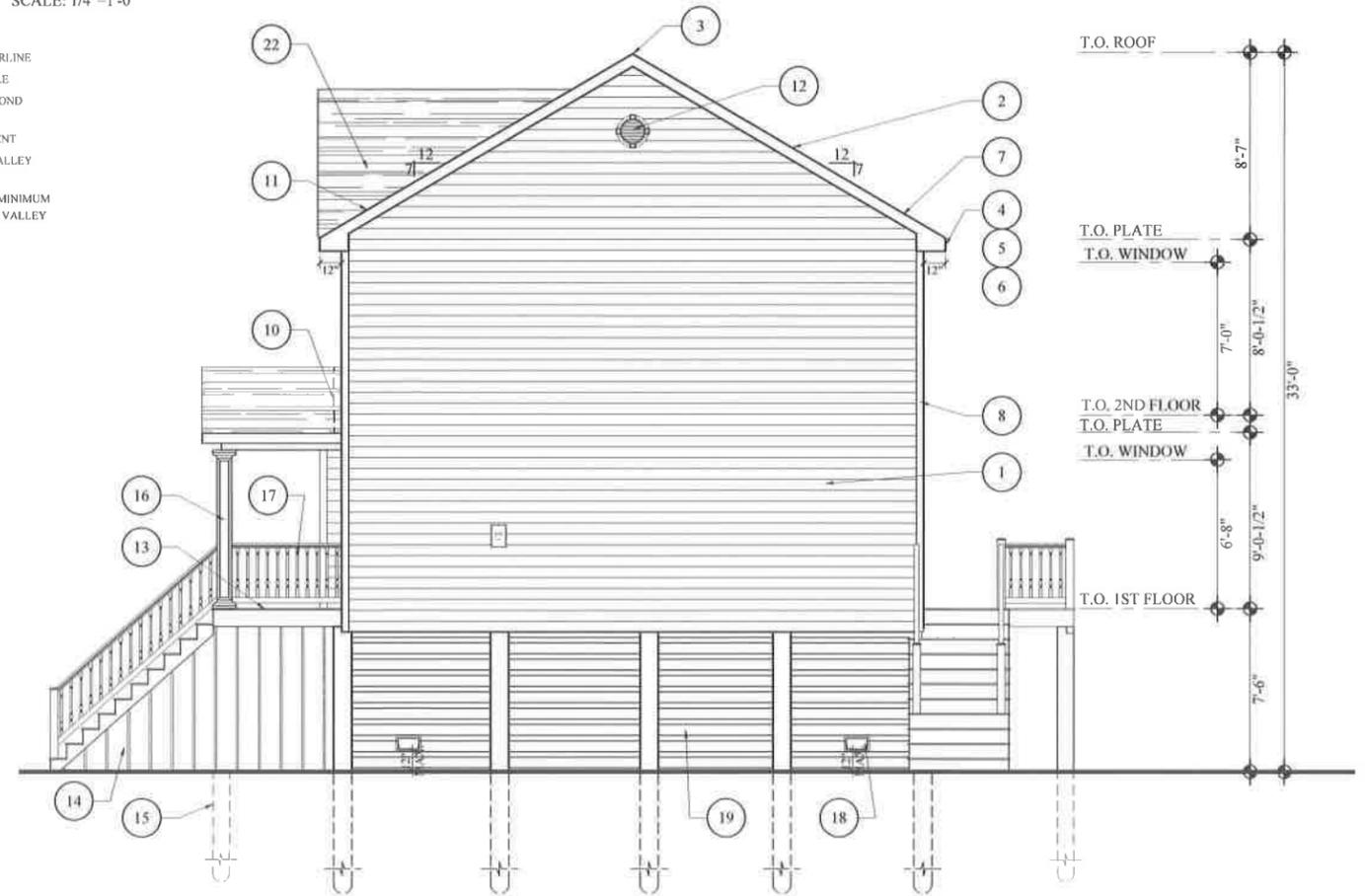
TYP. COR-A-VENT V-300 DTL

N.T.S.



GRADE BEAM-HELICAL PILE DTL

N.T.S.



RIGHT SIDE ELEVATION

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



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Drawn By:
M. MONTALBANO

Project #
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Scale
AS NOTED

Date
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Sheet #

A-9