

2023-32

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VILLAGE OF FREEPORT, NY

**INC. VILLAGE OF FREEPORT**

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

E-MAIL [BUILDINGDEPT@FREEPORTNY.GOV](mailto:BUILDINGDEPT@FREEPORTNY.GOV)

ROBERT T. KENNEDY  
MAYOR

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

December 12, 2023  
**LETTER OF DENIAL**

Nelson Vintimilla  
66 Independence Ave  
Freeport, NY 11520

RE: **66 Independence Ave, Freeport, NY**  
**Zoning District – Residence A Sec. 55 Blk. 364 , Lot 142**  
**Building Permit Application #20233123**  
**Description– AMENDED – Maintain reconstruction of a 19' x 19' garage due to fire damage.**

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 §210-43. Required yards.**

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

**(2)** Rear and side yard depth: minimum five feet, except for lots which abut canals or navigable waters, a minimum depth of 20 feet measured landwards of the average line of the bulkhead shall be provided; if no bulkhead exists, measured 20 feet landwards of the rear property line. The survey provided for the structure erected under building permit 20230801 indicates the side setback is 2' and the rear setback is 2.5'. You will be seeking a variance of 3' for the side and 2.5' for the rear.

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

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

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

Very truly yours,



Sergio A. Mauras  
Superintendent of Buildings  
Jeff Gallo / Daniela Hernandez  
cc: Village Clerk

SITE PLAN APPROVAL NEEDED  
Yes \_\_\_\_\_ No  X

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VILLAGE OF FREEPORT  
Department of Buildings  
Recommendation

Notice

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X Negative Declaration

Positive Declaration 2023 DEC 14 10 34 AM  
VILLAGE OF FREEPORT NY

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. 20233123

Location: 66 Independence Ave

Applicant: Nelson Vintimilla

Description: AMENDED – Maintain reconstruction of a 19' x 19' garage due to fire damage.

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: December 12, 2023

*Sergio A. Mauras*

Sergio A. Mauras  
Superintendent of Buildings

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

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SEC. 55 BLK. 364 LOT. 142

CLERK'S OFFICE  
VILLAGE OF FREEPORT

BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

In the Matter  
Of  
the Application of

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

Index No.

COMPLY WITH  
ORIGINAL NOTES

The application of Melson Vintumilla  
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)  
66 independence ave.

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  
Sec. 55 Blk. 364 Lot(s) 142  
and that the interest which the applicant has in the property concerned is that of  
Garage

Obtain reason for  
denial from  
Department of  
Buildings.

3. That (the applicant) (the applicant's duly authorized Architect) on or about the  
1 day of 18 2023, 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:  
Plans

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

4. That on or about the 18 day of 12, 2023, the Department of Buildings denied said  
application; upon information and belief that the reason for said denial was as follows:  
set backs of the garage

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

5. That the nature of the improvements now upon said premises is as follows:  
Fit to the fire

Describe fully and  
clearly the use  
desired.

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

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

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

Refer where possible  
to paragraphs and  
section by numbers.

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 \_\_\_\_\_

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:  
M.A.

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.

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

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.

10. That the grounds for this application are as follows: \_\_\_\_\_

Fire Garage

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

H.A.

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: 18 / 12, 20 23.

Nelson VanHorn

BY: Nelson VanHorn

ITS: owner

State of New York )  
County of Nassau ) ss:

The applicant Nelson V named in the foregoing application, being duly sworn, depose and say that I read the foregoing application subscribed by myself 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 me to be true.

Sworn to before me this 14<sup>th</sup> day  
of December, 20 23.

Notary Public Amarilis Ledesma

Nelson VanHorn  
Signature of Applicant

AMARILIS A LEDESMA  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01LE6382087  
Qualified in Nassau County  
Commission Expires October 15, 20 26

**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.

Nov 14, 20 23.  
Date Year

Nelson VanHorn  
Signature

**Affidavit of Owner**

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

State of New York )  
County of Nassau ) ss:

I \_\_\_\_\_ being duly sworn, depose and say:

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

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

Sworn to before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 20 \_\_\_\_\_.

\_\_\_\_\_  
Signature

Notary Public \_\_\_\_\_

# DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 20233123

Filing Date 1/18/23

## Application for Erection of Buildings or Alterations

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

LOCATION OF BUILDING	AT (LOCATION) <u>66 Independence Ave, Freeport</u>	ZONING DISTRICT _____
	BETWEEN <u>North side of Independence</u> AND <u>835 ft of Union St</u>	
	(No.) (Street)	(Cross Street)
	SECTION <u>55</u> BLOCK <u>364</u> LOT <u>142</u> APPROX. LOT SIZE _____ X _____ LOT AREA _____	

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

#### A. TYPE OF IMPROVEMENT

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

#### B. PROPOSED OR EXISTING USE

##### RESIDENTIAL

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

##### NON RESIDENTIAL - Complete Part "E"

- 17  Industrial
- 18  Office, bank, professional
- 19  Stores, mercantile
- 20  Church, other religious
- 21  Hospital, Institutions
- 22  Other - Specify \_\_\_\_\_

#### C. COST

10 TOTAL COST OF IMPROVEMENT \$ 15,000

#### D. DESCRIPTION OF PROJECT

Reconstruction of garage due to a fire on existing foundation.

### II. IDENTIFICATION -- To be completed by all applicants

NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
Owner or lessee <u>Nelson M. Vintimilla</u>	<u>66 Independence Ave, Freeport</u>	<u>347 215 1221</u>
Contractor	_____	_____
Architect or Engineer <u>AD solo horns</u>	<u>280 main street Farmingdale</u>	<u>631 484 3390</u>

### IV. OWNER - CONTRACTOR STATEMENT

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

Workmen's Compensation Certificate No. \_\_\_\_\_ Company \_\_\_\_\_ Exp. Date \_\_\_\_\_

Contractor of Owner Nelson M. Vintimilla  
(Print)  
Address 66 Independence Ave  
Phone 347-215-1221

State of New York

County of Nassau

Nelson M. Vintimilla being duly sworn, says that he is the contractor or

(Print) (He or She)

owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of his knowledge and belief and agrees to conform to all applicable laws of this

jurisdiction. (His or Her)

his knowledge and belief and agrees to conform to all applicable laws of this jurisdiction.

Jazmin Garcia-Reyes  
NOTARY PUBLIC, STATE OF NEW YORK

### V. FLOOD ZONE

IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE?

YES \_\_\_\_\_ NO \_\_\_\_\_

IF YES, WHICH ZONE? \_\_\_\_\_

IS PROJECT TO REPAIR FLOOD DAMAGE?

YES \_\_\_\_\_ NO \_\_\_\_\_

#### PROJECT DESCRIPTION

Total/First Floor Square Feet

Upper Floor Square Feet

617.20  
Appendix B  
Short Environmental Assessment Form

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**Instructions for Completing**

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: <b>Rebuill of garage due to a fire</b>			
Project Location (describe, and attach a location map): <b>66 Independence Ave, Freeport NY 11520</b>			
Brief Description of Proposed Action: <b>Rebuilt a new garage (destroyed by a fire)</b>			
Name of Applicant or Sponsor: <b>Nelson M. Vintimilla</b>		Telephone: <b>347 215 1221</b>	
		E-Mail:	
Address: <b>66 Independence ave</b>			
City/PO: <b>Freeport</b>		State: <b>NY</b>	Zip Code: <b>11520</b>
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
		<b>X</b>	
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
<b>Building Department</b>			<b>X</b>
3.a. Total acreage of the site of the proposed action?		<b>0.11478421</b> acres	
b. Total acreage to be physically disturbed?		<b>0</b> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<b>0</b> 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
		X	
b. Consistent with the adopted comprehensive plan?		X	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
		X	
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	
	X		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	X		
b. Are public transportation service(s) available at or near the site of the proposed action?	X		
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		X	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
		X	
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing potable water: _____	NO	YES	
	X		
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____	NO	YES	
	X		
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	X		
b. Is the proposed action located in an archeological sensitive area?	X		
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	X		
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____	X		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	X		
16. Is the project site located in the 100 year flood plain?	NO	YES	
	X		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
		X	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____			
			X
yard. gutters down pour pour into <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	X	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	X	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	X	
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>Nelson M. Vintimilla</u> Date: <u>Nov 11 / 2022</u>		
Signature: <u>[Signature]</u>		

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

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

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

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

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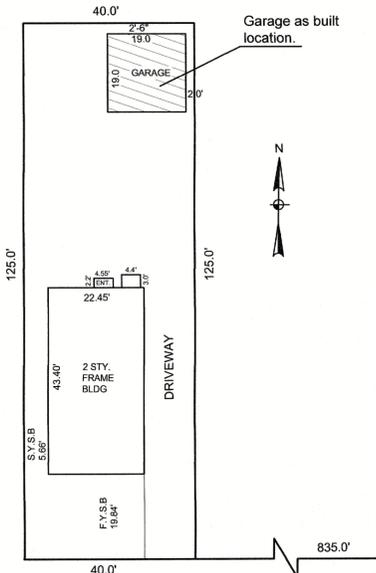
CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY

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

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VILLAGE OF FREEPORT, NY



INDEPENDENCE AVE.

UNION ST.

# SITE PLAN

SCALE = 1:20

## SITE INFORMATION

SEC: 55  
 BLK: 364  
 LOT: 142  
 ADDRESS: 66 INDEPENDENCE AVE.  
 FREEPORT, NY 11520

### DIVISION 1 GENERAL REQUIREMENTS

#### SUMMARY OF WORK

THE SCOPE OF THE WORK SHALL BE AS FOLLOWS:  
 ALL WORK AS SHOWN ON PLANS BUT NOT LIMITED TO THE FOLLOWING:  
 DEMOLITION AS REQUIRED TO EXECUTE THE WORK  
 GRADING AND EXCAVATING OF SITE AS REQUIRED  
 PROVIDE NECESSARY EXCAVATIONS FOR SERVICES INCLUDING COORDINATION  
 AND BACKFILLING AS REQUIRED

#### CONTRACTOR'S USE OF SITE

THE CONTRACTOR SHALL USE THE SITE ONLY FOR THE SOLE USE OF THE WORK TO BE PERFORMED IN CONJUNCTION WITH THIS PROJECT  
 ONLY MATERIALS AND EQUIPMENT USED FOR THIS PROJECT MAY BE STORED AT THE SITE  
 EQUIPMENT THAT IS NO LONGER NEEDED IN THE EXECUTION OF THE PROJECT MAY NOT BE STORED AT THE SITE AND MUST BE REMOVED  
 WITHIN ONE WEEK OF ITS COMPLETED USE OR THE AGREED COMPLETION OF THAT PHASE OF THE WORK.  
 ALL EQUIPMENT AND MATERIALS MUST BE STORED IN SUCH A MANNER AS TO NOT IMPED THE  
 ACCESS TO AND FROM THE SITE BY OTHER CONTRACTORS OR THE CLIENT

#### ALLOWANCES

THE FOLLOWING ALLOWANCE SCHEDULE SHALL BE INCLUDED IN THE BID AND SHALL BE APPLIED TO ALL  
 MATERIALS REQUIRED FOR THE STATE PHASE OF THE JOB. ALL LABOR SHALL BE INCLUDED IN THE CONTRACT SEPARATE  
 AND APART FROM THE MATERIAL ALLOWANCE  
 AT THE CLIENT'S OR ARCHITECT'S DISCRETION, THE ALLOWANCE MAY BE DEDUCTED IN FULL WITH THE  
 MATERIALS BEING SUPPLIED BY THE CLIENT

#### ALTERNATES

CONTRACTOR CAN PROVIDE INFORMATION ON ALTERNATIVE, HOWEVER, ORIGINAL SPECIFIED ITEMS SHALL BE ACCOMPANIED AS PRICE OF JOB  
 ALL ALTERNATES MUST BE SUBMITTED FOR ARCHITECT'S APPROVAL BY MANUFACTURER'S CUT SHEETS

#### PROJECT COORDINATION

GENERAL CONTRACTOR MUST COORDINATE WORK WITH CONTRACTORS HIRED DIRECTLY BY CLIENT  
 WHERE SCHEDULES AND COORDINATION IS REQUIRED, THE GENERAL CONTRACTOR SHALL NOTIFY THE CLIENT TWO WEEKS AHEAD OF TIME WHEN WORK IS  
 NEEDED TO BE PERFORMED BY CLIENT'S CONTRACTOR  
 ALL SUPPLIES AND EQUIPMENT DELIVERED TO THE SITE WHETHER ORDERED BY THE CLIENT OR THE CONTRACTOR SHALL BE STORED BY THE CONTRACTOR  
 IN A SAFE MANNER

#### PROJECT MEETINGS

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PARTS AND SUPPLIES FROM THE TIME THE MATERIALS ARE DELIVERED TO THE SITE  
 CONTRACTOR SHALL MAKE TIME AVAILABLE FOR MEETINGS WITH THE CLIENT AND/OR ARCHITECT AS DEEMED NECESSARY BY THE CLIENT OR ARCHITECT  
 FOR THE TIMELY COMPLETION OF THE JOB  
 GENERAL CONTRACTOR SHALL ACT AS LIAISON BETWEEN CLIENT AND/OR ARCHITECT AND SUB-CONTRACTORS

#### TEMPORARY CONSTRUCTION FACILITIES

AS DEEMED NECESSARY BY THE CLIENT AND/OR ARCHITECT, THE CONTRACTOR SHALL PROVIDE TEMPORARY RESTROOM FACILITIES FOR THE WORKMEN FOR  
 THE DURATION OF THE JOB

#### WARRANTIES AND GUARANTEES

ALL WORK PERFORMED WITHIN THE SCOPE OF THIS JOB SHALL BE WARRANTIED AGAINST ANY DEFECTS IN MATERIAL OR WORKMANSHIP FOR A PERIOD OF  
 ONE YEAR FROM THE TIME OF SUBSTANTIAL COMPLETION OF THE JOB  
 ALL MECHANICAL EQUIPMENT SHALL BE WARRANTIED FOR A FULL YEAR INCLUDING ONE FULL HEATING AND COOLING SEASON  
 ALL MANUFACTURER'S WARRANTIES SHALL BE PROVIDED TO THE CLIENT AT THE COMPLETION OF THE JOB. ALL PAPERWORK FOR THESE WARRANTIES SHALL  
 BE PROVIDED ALONG WITH DELIVERY BILLS  
 ALL MECHANICAL EQUIPMENT FINISHES ON EQUIPMENT FROM DAMAGE  
 CORRECTION OF ANY FAULTY OR DEFECTIVE WORKMANSHIP OR INSTALLATIONS SHALL BE PERFORMED AT THE CONTRACTOR'S EXPENSE

### DIVISION 2 SITEWORK

#### 1. GENERAL CONDITIONS OF THE SITE

THE CONTRACTOR SHALL AT THE END OF EACH WORKDAY, CLEAN UP ALL WASTE MATERIALS AND RUBBISH CAUSED BY HIS OPERATIONS AND SHALL  
 REMOVE THEM FROM THE PROJECT SITE  
 THE CONTRACTOR SHALL ALSO SWEEP AND/OR VACUUM THE WORK AREA AT THE END OF EACH WORKDAY IN ORDER TO REMOVE ANY DUST, CONCRETE,  
 FIREPROOFING, OR OTHER WASTE SO AS TO MAINTAIN THE AREA IN A CLEAN CONDITION

THE CONTRACTOR SHALL MAINTAIN HIS MATERIAL STORAGE AREA, TOOLS, AND CONSTRUCTION EQUIPMENT IN A NEAT AND ORDERLY MANNER  
 AT THE COMPLETION OF THE WORK, ALL TOOLS, EQUIPMENT AND SURPLUS MATERIAL MUST BE REMOVED FROM THE PROJECT SITE  
 THE CONTRACTOR SHALL LEAVE THE COMPLETED PROJECT READY FOR USE AND OCCUPANCY WITHOUT THE NEED FOR FURTHER CLEANUP  
 IF THE CONTRACTOR FAILS TO CLEAN UP AND MAINTAIN THE WORK AREA AS STIPULATED, THE OWNER MAY DO SO AND THE COST THEREOF SHALL BE  
 CHARGED TO THE CONTRACTOR

CONTRACTOR SHALL KEEP MATERIALS SUCH AS PIPE, VALVES, FITTINGS, AND DUCTWORK CLEAN AND FREE OF DEBRIS  
 MATERIALS SHALL BE KEPT IN SHIPPING CONTAINERS OR WRAPPED IN PLASTIC UNTIL NEEDED FOR INSTALLATION  
 PROTECT FACTORY APPLIED FINISHES ON EQUIPMENT FROM DAMAGE  
 CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE PROTECTION FOR ALL OWNER'S EQUIPMENT AND SERVICES. ANY DAMAGE CAUSED BY THE CONTRACTOR  
 DUE TO CONTRACTOR'S OR SUB-CONTRACTOR'S NEGLIGENCE IN PROTECTING SUCH EQUIPMENT SHALL BE RESPONSIBLE FOR THE COST OF REPAIRING  
 OR REPLACEMENT

FINAL CLEAN-UP - UPON COMPLETION OF THE WORK COVERED BY THE CONTRACT, THE CONTRACTOR SHALL LEAVE THE PROJECT READY FOR USE AND  
 OCCUPANCY WITHOUT THE NEED FOR FURTHER CLEANUP

#### 2. SITE DEMOLITION AND REMOVALS

PRIOR TO DEMOLITION, MARK OFF ALL UNDERGROUND EXISTING SERVICES  
 DEMOLISH AND REMOVE ALL EXISTING STRUCTURES OR PARTS THEREOF AS REQUIRED  
 ALL DEBRIS SHALL BE REMOVED FROM THE SITE  
 UPON COMPLETION OF DEMOLITION, AFFECTED SOIL SHALL BE FREE FROM ALL DEBRIS AND PARTICULATE CAUSED BY THIS DEMOLITION

#### 3. CLEARING

PROVIDE CLEARING OF TREES AS NEEDED TO EXECUTE PROJECT  
 ALL DEBRIS FROM TREE REMOVAL SHALL BE REMOVED FROM THE SITE  
 CONFIRM ALL TRIMMINGS AND TRIMMINGS WITH CLIENT

#### 4. EARTHWORK AND GRADING

UNIFORMLY GRADE AREAS TO A SMOOTH, FREE FROM IRREGULAR SURFACE CHANGES  
 PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING ADJACENT GRADES AND NEW GRADES  
 PROVIDE GRADING TO ALLOW FOR POSITIVE DRAINAGE AWAY FROM NEW AND EXISTING AFFECTED STRUCTURES  
 CUT OUT SOFT SPOTS, FILL LOW SPOTS, AND TRIM HIGH SPOTS TO CONFORM TO AN EVEN SMOOTH SURFACE

#### 5. FOUNDATION DRAINAGE

PROVIDE FRENCH DRAINS AS INDICATED ON PLANS OR WHERE SUBSURFACE WATER IS DISCOVERED. NOTIFY ARCHITECT OF CONDITIONS PRIOR TO  
 CONTINUATION OF WORK

#### 6. UTILITIES

EXCAVATE TRENCHES TO NECESSARY SLOPES, LINES, DEPTHS, AND INVERT ELEVATIONS  
 CONTRACTOR SHALL VERIFY ALL STARTING AND ENDING POINT ELEVATIONS AND NOTIFY OWNER OR ARCHITECT PRIOR TO INSTALLATION SHOULD DRAINAGE  
 NOT DISCHARGE BY GRAVITY BEYOND BUILDING PERIMETER. EXCAVATE TRENCHES TO ALLOW INSTALLATION OF TOP OF PIPES BELOW FROST LINE  
 EXCAVATE TRENCHES TO UNIFORM WIDTHS TO PROVIDE A WORKING CLEARANCE ON EACH SIDE OF PIPE OR CONDUIT  
 EXCAVATE TRENCH WALLS VERTICALLY FROM TRENCH BOTTOM TO 12 INCHES HIGHER THAN TOP OF PIPE  
 CLEARANCE - 12 INCHES EACH SIDE OF PIPE OR CONDUIT  
 TRENCH BOTTOMS SHALL BE EXCAVATED TO PROVIDE UNIFORM BEARING AND SUPPORT OF PIPES AND CONDUITS

### DIVISION 3 CONCRETE

#### 1. CONCRETE

ALL FOOTINGS SHALL BE POURED ON UNDISTURBED SOIL  
 ALL FOOTINGS SHALL BE KEVED AT TOP TO ALLOW FOR POSITIVE ATTACHMENT OF FOOTINGS TO FOUNDATION WALLS  
 ALL FOOTINGS SHALL BE POURED 3'-0" BELOW FINISHED GRADE

#### 2. REBARS

PROVIDE STEEL REBARS @ 2'-0" BELOW TOP OF WALLS TALLER THAN 8'-0"  
 ALL FOOTINGS SHALL HAVE (3) #5 STEEL REBARS (A36) RUNNING THROUGHOUT THEIR LENGTH  
 ALL REBARS SHALL BE SET 1-1/2" UP FROM BOTTOM OF FOOTINGS  
 OVERLAP REBARS AT CORNERS  
 WHERE REBARS ARE NOT CONTINUOUS, OVERLAP 12" AND WIRE TOGETHER  
 ALL CONCRETE SHALL BE 3000 PSI CONCRETE

#### 3. ANCHOR BOLTS

PROVIDE 1/2" Ø STEEL ANCHOR BOLTS AT 6'-0" O.C. AND MAXIMUM 12" FROM CORNERS  
 PROVIDE 1/2" Ø STEEL ANCHOR BOLTS AT MINIMUM 2 PER SILL

#### 4. PIERS

ALL PIERS SHALL HAVE (3) #6 STEEL REBARS IN EACH DIRECTION  
 ALL PIERS 2' X 2' SHALL BE 12" DEEP  
 ALL PIERS LARGER THAN 2' X 2' SHALL BE 18" DEEP  
 ALL PIERS IN CELLAR SHALL BE POURED 50 TOP OF PIER IS BELOW SLAB ON GRADE  
 ALL PIERS OUTSIDE FOUNDATION WALLS SHALL BE POURED 3'-0" BELOW FINISHED GRADE

### DIVISION 4 MASONRY

#### 1. UNIT MASONRY

ALL BRICK SHALL BE SET LEVEL AND EVENLY SPACED  
 CUT BRICKS SHALL BE MACHINE CUT FOR SMOOTH EVEN EDGES

#### 2. MORTAR

MORTAR SHALL BE PD# 55  
 MORTAR SHALL BE SMOOTH AND TROWELED, WITH FINGER GROOVE DETAIL

### DIVISION 5 METAL

#### 1. STRUCTURAL STEEL

ALL STEEL BOLTS FOR STRUCTURAL CONNECTIONS SHALL BE 5/8" Ø A325 BOLTS AS PER TYPICAL AISC SPECIFICATIONS AND DETAILS  
 ALL STEEL COLUMNS (INDICATED BY ROUND COLUMNS ON PLANS) SHALL BE 3-1/2" DIAMETER WITH 1/2" X 4" WIDE W/ 4" BEARING OF EACH SIDE REQUIRED,  
 DRILLED FOR BOLTS AS REQUIRED  
 ALL STEEL COLUMNS EXTENDING MORE THAN ONE FLOOR SHALL BE BRACED TO FLOOR JOIST AT EACH FLOOR LEVEL BY PROVIDING A 4" X 8" PLATE WELDED  
 TO THE SIDE OF THE COLUMN DRILLED TO ACCEPT LAG BOLTS TO BLOCKING  
 ALL STRUCTURAL STEEL SHALL BE PRE-PRIMED

#### 2. LINTELS

ALL LINTELS SHALL BE GALVANIZED (DIPPED) AFTER FABRICATION TO ENSURE COVERAGE ON ALL EDGES

#### 3. FASTENERS

PROVIDE CORRUGATED ZINC PLATED STRAPS @ 16" O.C. INTERVALS THROUGHOUT ENTIRE BRICK WALLS

### DIVISION 6 WOOD PLATES AND PLASTIC

#### 1. FRAMING LUMBER

ALL FRAMING LUMBER SHALL BE DOUGLAS FIR GRADE 2 OR BETTER  
 ALL LUMBER SHALL BE INSTALLED PLUMB AND LEVEL  
 ALL LUMBER SHALL BE FREE FROM CHECKS AND CRACKS AND SHALL NOT BE WARPED AS TO AFFECT STRUCTURAL  
 INTEGRITY OR AESTHETIC QUALITIES  
 AS INDICATED ON PLANS, ALL EXTERIOR WALLS SHALL BE FRAMED @ 16" O.C. WITH FIREBLOCKING AT MID-SPAN  
 ALL INTERIOR WALLS SHALL BE FRAMED AT 16" O.C. WITH FIREBLOCKING AT MID-SPAN  
 ALL WALLS SHALL HAVE DOUBLE PLATES AT TOP AND SINGLE PLATES AT BOTTOM  
 ALL WINDOW AND DOOR HEADERS UNLESS SPECIFIED OTHERWISE SHALL BE SIZED PER CHART

#### ALL HEADERS SHALL HAVE BEARING AS PER CHART

ALL WINDOW SILLS SHALL BE FRAMED WITH DOUBLE FRAMING MEMBERS  
 ALL INTERSECTING WALL AND CORNER PLATES SHALL BE LAPPED  
 ALL DOUBLE MEMBERS SHALL BE NAILED @ 16" O.C. WITH 16D NAILS ALTERNATING TOP AND BOTTOM AND EACH  
 SIDE  
 ALL SILL PLATES IN CONTACT WITH CONCRETE SHALL BE CCA TREATED

### 2. FLOOR JOISTS

#### A. TRUSS JOISTS

ALL FLOOR JOISTS SPECIFIED TO BE TJIS SHALL BE MANUFACTURED BY TRUSS JOIST MACMILLAN  
 ALL FLOOR JOISTS SHALL BE BRIDGED AT MID-SPAN WITH SOLID BLOCKING  
 ALL TRUSS JOISTS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS  
 BRACE AND BLOCK ALL JOISTS PER MANUFACTURER'S SPECIFICATIONS AT ALL POINTS OF BEARING  
 PROVIDE RIM JOISTS BY MACMILLAN WHERE NEEDED  
 WHERE NECESSARY, PROVIDE ALL JOIST HANGERS PER MANUFACTURER'S SPECIFICATIONS

#### B. LUMBER FRAMING

ALL FLOOR JOISTS SHALL BE INSTALLED SO CROWN IS ON TOP SIDE  
 ALL FLOOR JOISTS SHALL BE BRIDGED AT MID-SPAN WITH SOLID BLOCKING  
 PROVIDE RIM JOISTS WHERE TYPICAL  
 WHERE JOISTS ARE FLUSH WITH HEADERS, PROVIDE JOISTS HANGERS

### 3. LVL MEMBERS

ALL LVLS SHALL BE GRADES LISTED ON PLAN  
 ALL LVLS SHALL BE INSTALLED 2.0" BY MICRO-LAM  
 ALL LVLS SHALL BE KEPT DRY WHILE IN STORAGE AS WELL AS IN PLACE. CONTRACTOR SHALL ENDEAVOR TO  
 MAINTAIN COVERAGE OF LVLS THROUGHOUT FRAMING TO PREVENT DELAMINATION

### 4. SIMPSON STRONG TIES

PROVIDE ALL NECESSARY STRAPPING AND HANGERS PER CODE SECTION R301.2.1.1  
 ALL METAL HANGERS, ETC., SHALL BE BY SIMPSON  
 ALL RAFTERS SHALL BE TIED TO ALL PLATES

ALL TEE CONNECTIONS IN FLOOR SHALL HAVE JOIST HANGERS  
 ALL BEAM-CONCRETE CONNECTIONS SHALL BE PLACED WITH GLB TYPE BEAM SEATS-SET INTO CONCRETE WALLS  
 USE ONLY MANUFACTURER'S RECOMMENDED NAILS  
 USE LCB TYPE COLUMN BASES WHERE WOOD POSTS ATTACH TO CONCRETE  
 USE ALL HANGERS PER MANUFACTURER'S SPECIFICATIONS  
 USE TYPE HCP HIP CORNER PLATES AT ALL HIP-RAFTERS AT PLATES  
 USE TYPE HRC HIP RIDGE CONNECTORS AT TOP OF HIP RAFTERS

### DIVISION 7 THERMAL AND MOISTURE PROTECTION

#### 1. ADHESIVE SHEET MEMBRANE

PROVIDE 3 MIL VAPOR BARRIER TO FOUNDATION TO BE UNDERGROUND AS WELL AS FOUNDATION AREAS WHERE  
 BRICK IS TO BE APPLIED (FROM BRICK LEDGE UP TO SILL PLAY (WHERE APPLICABLE))

#### 2. FLUID APPLIED MEMBRANES

PROVIDE ROLLED TAR ON ALL FOUNDATIONS UNDER GRADE

#### 3. INSULATION

ALL INSULATION PER CODE  
 ALL INSULATION SHALL BE IN WIDTHS TO MATCH FRAMING BAYS  
 INSULATE ALL INTERIOR WALLS FOR SOUND AT ALL BATH AND POWDER ROOMS, NOT TO BE FACED BAYS

#### 4. BUILT UP ASPHALT ROOFING

ALL ROOFING SHALL BE AS SPECIFIED ON PLANS. CONFIRM COLOR WITH CLIENT  
 PROVIDE ICE SHIELD AROUND ENTIRE ROOF PERIMETER, INSTALL PER MANUFACTURER'S SPECIFICATIONS

#### 5. FLAT ROLL ROOFING

PROVIDE FLAT ASPHALT ROLL ROOFING IN AREAS AS SHOWN ON ROOF PLAN IN COLOR TO MATCH SHINGLE ROOF  
 INSTALL ROOF AND FLASH TO ASPHALT ROOF TO SHOW MINIMAL FLASHING

#### 6. SHEET VINYL FLASHING

PROVIDE VINYL COATED FLASHING ON ALL REQUIRED AREAS TO ENSURE A WATERTIGHT EXTERIOR UNLESS  
 SPECIFIED TO BE COPPER

### DIVISION 8 DOORS AND WINDOWS

#### 1. WINDOWS

ALL WINDOWS SHALL BE PER WINDOW SCHEDULE  
 ALL WINDOWS SHALL BE INSTALLED PLUMB AND LEVEL TO ENSURE PROPER OPERATION  
 ALL OPERABLE WINDOWS SHALL HAVE SCREENS INCLUDED  
 ALL WINDOWS SHALL HAVE LOW E GLASS  
 ALL WINDOWS SHALL BE ORDERED WITH JAMB THICKNESS TO MATCH REQUIRED WALL PLACEMENTS

#### 2. WINDOW SCHEDULE

SEE PLANS FOR SCHEDULE

#### 3. FRONT DOOR (IF BEING REPLACED)

TO BE SELECTED, PROVIDE INSTALLATION OF DOOR AND LOCKSET INCLUDING MORTISING LOCKSETS IF NEEDED

#### 4. INTERIOR DOORS

ALL INTERIOR DOORS SHALL BE SIZED PER PLAN  
 ALL INTERIOR DOORS SHALL BE SOLID CORE  
 ALL DOORS SHALL BE PREHUNG WITH 3 HINGES PER DOOR

### DIVISION 9

#### 1. GYPSUM WALL BOARD

ALL WALLBOARD SHALL BE SET PERPENDICULAR TO WALL FRAMING  
 USE 1/2" THICKNESS WALLBOARD THROUGHOUT NEW WORK AREAS  
 ALL WALLBOARD SHALL BE SET TO WITHIN AN 1/8" DIFFERENTIAL FROM FACE TO FACE OF ADJACENT SHEETS  
 WHEREVER POSSIBLE SET BOARDS SO BEVELED SIDES ARE ADJACENT

#### 2. MOISTURE RESISTANT WALLBOARD

PROVIDE MOISTURE RESISTANT WALLBOARD ON ALL UN-TILED WALLS IN BATHROOM AND LAUNDRY ROOMS  
 PROVIDE MOISTURE RESISTANT WALLBOARD ON ALL WORK IN CELLARS

#### 3. DUROCK

PROVIDE 1/2" DUROCK WALLBOARD UNDER ALL AREAS TO BE TILED

#### 4. FIRE RESISTIVE WALLBOARD

PROVIDE 1/2" TYPE "X" 1 HOUR RATED WALLBOARD ON ALL SURFACES WHERE SPECIFIED ON PLANS

#### 5. TAPE AND SPACKLE

TAPE AND SPACKLE ALL WALLS AND CEILINGS WITH 3 COATS, AND PREPARE SO AS TO BE READY FOR PAINT  
 THE TERM READY FOR PAINT IMPLIES THAT ALL FINISH SANDING IS COMPLETE AND THAT PAINT CAN BE DIRECTLY  
 APPLIED TO COMPLETED WALLS  
 PROVIDE METAL CORNER BEADS ON ALL OUTSIDE CORNERS  
 ON CORNERS WHERE WOODWORKING IS TO BE APPLIED, OMIT CORNER BEADS, CONFIRM LOCATIONS WITH  
 ARCHITECT

#### 6. TILE

WHERE INDICATED ON PLAN, PROVIDE INSTALLATION OF TILE FLOORS  
 ALL TILE SHALL BE SET ON 1-1/4" CONCRETE SETTING BED WITH WIRE MESH, ON 30# FELT PAPER  
 PROVIDE ALL GROUT IN COLOR AS SELECTED BY ARCHITECT  
 VERIFY ALL TILE SPACING AND CENTERING WITH ARCHITECT PRIOR TO SETTING  
 WHERE PENETRATIONS ARE REQUIRED THROUGH TILES, DRILL HOLES, DO NOT CUT TILES AND NOTCH SIDES OF  
 CUT TILES AROUND PIPES

#### 7. WOOD FLOORS

PROVIDE WOOD FLOORS IN AREAS AS INDICATED ON PLANS  
 OAK SHALL BE RED OAK IN GRADE 1 (NOT SELECT) AND SHALL BE 2-1/4" WIDTH UNLESS SPECIFIED OTHERWISE  
 INSTALL ALL OAK ON RESIN PAPER PER MANUFACTURER'S SPECIFICATIONS  
 VERIFY FLOORING DIRECTIONS WITH ARCHITECT PRIOR TO INSTALLATION

### DIVISION 10 SPECIALTIES

#### 1. BATHROOM TRIM

PROVIDE ALL INSTALLATION OF BATHROOM ACCESSORIES AS PROVIDED BY CLIENT, INCLUDING BUT NOT LIMITED  
 TO THE FOLLOWING:  
 TOWEL BARS, TOILET PAPER HOLDERS, SOAP AND TOOTHBRUSH DISHES, MEDICINE CABINETS, SPECIALTY  
 MIRRORS, AND DECORATIVE SHELVES

### DIVISION 11 MECHANICAL

#### 1. PLUMBING FIXTURES

PROVIDE INSTALLATION OF ALL FIXTURES AS SUPPLIED BY CLIENT

#### 2. PLUMBING

ALL PLUMBING SHALL BE TO CODE  
 CONTRACTOR TO SUPPLY ALL NECESSARY CERTIFICATES AND FILING

#### 3. MECHANICAL INSULATION

INSULATE ALL PIPES (TYPICAL)

#### 4. HEATING PLANT

HEATING CONTRACTOR TO SUPPLY HEATING PLANT TO MAINTAIN 72 DEGREES AT OUTSIDE TEMPERATURES TO 10 DEGREES F.  
 PROVIDE DIRECT VENT BOILER W/ ON DEMAND WATER HEATER AND STORAGE TANK

#### 5. AIR CONDITIONING

PROVIDE COOLING TO MAINTAIN 68 DEGREE TEMPERATURES AT OUTSIDE TEMPERATURES TO 95 DEGREES F.  
 CONTRACTOR TO SUPPLY SHOP DRAWINGS FOR SYSTEMS AND DUCTWORK

### DIVISION 12 ELECTRICAL

#### 1. ELECTRICAL SERVICE

PROVIDE ALL NECESSARY CIRCUITS AND BREAKERS FOR NEW WORK, IF NEW PANEL IS REQUIRED OR SPECIFIED ON PLANS, PROVIDE SQUARE  
 BRAND CIRCUITS AND BREAKER PANEL

#### 2. DEVICES

ALL DEVICES SHALL BE DECORA SWITCHES, OUTLETS, AND PLATES IN COLORS TO BE SELECTED - PRICE IN COLOR OTHER THAN WHITE

#### 3. LIGHTING FIXTURES

SUPPLIED BY CLIENT, INSTALLED BY ELECTRICAL CONTRACTOR (INCLUDE INSTALLATIONS IN BID)

#### 4. FIRE ALARM

ALL REQUIRED SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN ALL SLEEPING ROOMS, OUTSIDE OF  
 EACH SLEEPING AREA, WITHIN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY, INCLUDING  
 BASEMENT/CELLARS.

### COMPLIANCE STATEMENT

ALL WORK REPRESENTED ON THESE PAGES COMPLIES WITH THE 2020 RESIDENTIAL CODE

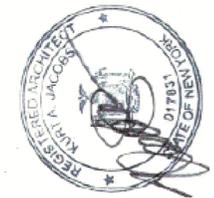
VINTIMILLA RESIDENCE  
 66 INDEPENDENCE AVENUE  
 FREEPORT NY 11520

PROJECT SHOWN:  
 DETACHED GARAGE  
 RECONSTRUCTION DUE FIRE

ad  
 design  
 group  
 corp.



280 MAIN STREET SUITE 23  
 FARMINGDALE NY 11735  
 (631) 468-3390 FAX: (631) 586-3345  
 www.adsolutions.com



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REVISIONS	No	DATE	DESCRIPTION	AS BUILT LOCATION

DATE	10-18-22
SCALE	AS NOTED
DRAWN BY	DH
REVISD BY	AMC
SHEET NUMBER	A-1



REC'D  
RECEIVED  
NOV 28 2023  
VILL. CLERK OF BLDG  
VILL. ENGINEER

**INC. VILLAGE OF FREEPORT**

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

E-MAIL [BUILDINGDEPT@FREEPORTNY.GOV](mailto:BUILDINGDEPT@FREEPORTNY.GOV)

ROBERT T. KENNEDY  
MAYOR

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

November 28, 2023  
**AMENDED LETTER OF DENIAL**

Walter Ellis  
300 Archer St  
Freeport, NY 11520

RE: **300 Archer St, Freeport, NY**  
**Zoning District – Res. A Sec. 62 Blk. 129, Lot 15**  
**Building Permit Application #20233461**  
**Description– Maintain Cabana with chimney 18 x 20 sq.ft**

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 §210-43. Required Yards.**

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

(2)Rear yard depth: minimum five feet, except for lots which abut canals or navigable waters, a minimum depth of 20 feet measured landwards of the average line of the bulkhead shall be provided; if no bulkhead exists, measured 20 feet landwards of the rear property line. According to plans that you have submitted indicates that you have a 3.7' rear setback and you will be seeking a variance of 1.3'

RE: 300 Archer St, Freeport, NY

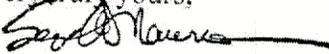
Please be further advised that if you intend to appeal this decision you must file an application within sixty (60) days of the date of this letter. For your convenience, we have enclosed the instructions, application, Building Department letters/documents, the Environmental Assessment form, and the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

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

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

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

Very truly yours,



Sergio A. Mauras  
Superintendent of Buildings  
Danila Hernandez, Plans Examiner

c: Village Clerk

SITE PLAN APPROVAL NEEDED

Yes  X  No  \_\_\_\_\_

RECEIVED  
NOV 23 2002  
CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY

VILLAGE OF FREEPORT  
Department of Buildings  
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. 20233461

Location: 300 Archer St, Freeport, NY

Applicant: Walter Ellis

Description: Maintain Cabana with chimney 18 x 20 sq.ft

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: November 28, 2023

*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.



Nov 28 2023

SEC. 62 BLK. 129 LOT. 15

BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

In the Matter Of the Application of

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

Index No.

COMPLY WITH ORIGINAL NOTES

The application of 300 Archer St 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) 300 Archer Street

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 300 Archer St Land Map of Nassau County Sec. 62 Blk. 129 Lot(s) 15 and that the interest which the applicant has in the property concerned is that of Owner

3. That (the applicant) (the applicant's duly authorized) on or about the 12 day of September 20 23, 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:

Obtain reason for denial from Department of Buildings.

4. That on or about the 5th day of October, 20 23, the Department of Buildings denied said application; upon information and belief that the reason for said denial was as follows: Village Ordinance § 210-6A. Conformity Required Village Ordinance § 210-43. Required yards.

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: Cabana with chimney 18 x 20 sq. ft.

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

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

Describe fully and clearly the use desired.

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

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

Refer where possible to paragraphs and section by numbers.

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

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: Maintain 18x20 foot cabana for recreational purposes

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

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

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

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

Dated: NOVEMBER 28, 2023. WALTER ELLIS

BY: Walter Ellis

ITS: OWNER

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

State of New York )  
County of Nassau ) ss:

The applicant WALTER ELLIS named in the foregoing application, being duly sworn, depose and say that I've read the foregoing application subscribed by \_\_\_\_\_ 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 \_\_\_\_\_ to be true.

Sworn to before me this 27<sup>th</sup> day  
of November, 20 23.

Notary Public Amarilis Ledesma

Walter Ellis  
Signature of Applicant

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

**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.

\_\_\_\_\_, 20\_\_\_\_\_  
Date Year

\_\_\_\_\_  
Signature

**Affidavit of Owner**

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

State of New York )  
County of Nassau ) ss:

I \_\_\_\_\_ being duly sworn, depose and say:

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

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

Sworn to before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Signature

Notary Public \_\_\_\_\_

# DEPARTMENT OF BUILDINGS

2023 3461

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO.

Filing Date

9/12/2023

## Application for Erection of Buildings or Alterations

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

I. LOCATION OF BUILDING	AT (LOCATION) <u>300 ARCHER STREET</u> ZONING DISTRICT _____
	BETWEEN _____ AND _____ (Cross Street)
	SECTION <u>62</u> BLOCK <u>129</u> LOT <u>15</u> APPROX. LOT SIZE <u>127</u> x <u>84</u> LOT AREA _____

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

<p><b>A. TYPE OF IMPROVEMENT</b></p> <p>1 <input checked="" type="checkbox"/> New building</p> <p>2 <input type="checkbox"/> Addition-Alteration (If residential, enter number of new housing units added. If none-state none)</p> <p>3 <input type="checkbox"/> Swimming Pool</p> <p>4 <input type="checkbox"/> Repair (Replacement)</p> <p>5 <input type="checkbox"/> Bulkhead (New, Repair)</p> <p>6 <input type="checkbox"/> Fence</p> <p>7 <input type="checkbox"/> Moving (relocation)</p>	<p><b>B. PROPOSED OR EXISTING USE</b></p> <p><b>RESIDENTIAL</b></p> <p>11 <input checked="" type="checkbox"/> One Family</p> <p>12 <input type="checkbox"/> Two families</p> <p>13 <input type="checkbox"/> Apartment - Enter No. of Units _____</p> <p>14 <input type="checkbox"/> Transient hotel, motel, or dormitory - Enter No. of Units _____</p> <p>15 <input type="checkbox"/> Garage or Accessory Structure</p> <p>16 <input type="checkbox"/> Other - Specify _____</p> <p><b>NON RESIDENTIAL - Complete Part "E"</b></p> <p>17 <input type="checkbox"/> Industrial</p> <p>18 <input type="checkbox"/> Office, bank, professional</p> <p>19 <input type="checkbox"/> Stores, mercantile</p> <p>20 <input type="checkbox"/> Church, other religious</p> <p>21 <input type="checkbox"/> Hospital, institutional</p> <p>22 <input type="checkbox"/> Other - Specify _____</p>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p><b>C. COST</b></p> <p>10 TOTAL COST OF IMPROVEMENT \$ <u>15,000</u></p>	<p><b>D. DESCRIPTION OF PROJECT</b> <u>MAINTAIN.</u></p> <p><u>18 x 20 Cabana with Chimney</u></p>
----------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------

**III. IDENTIFICATION** - To be completed by all applicants

	NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	<u>WALTER ELLIS</u>	<u>300 ARCHER ST. FREEPORT NY 11520</u>	<u>917-805-4085</u>
2. Contractor			
3. Architect or Engineer	<u>ROBERT R. FISENNE</u>		<u>516-322-9383</u>

<p><b>IV. OWNER - CONTRACTOR STATEMENT</b></p> <p>Building permit is issued subject to the provisions of Section 67 of the Workmen's Compensation Law.</p> <p>Workmen's Compensation Certificate No. _____ Company _____ Exp. Date _____</p> <p>Contractor or Owner _____ (Print)</p> <p>Address _____</p> <p>Phone _____</p> <p>State of New York <b>FREEPORT BUILDING DEPT</b></p> <p>County of Nassau <u>Walter Ellis</u> being duly sworn, says that <u>he</u> is the contractor or owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of <u>his</u> knowledge and belief and to conform to all applicable laws of this jurisdiction.</p> <p>Sworn to before me this <u>12</u> day of <u>September</u> 20<u>23</u></p> <p><u>Mehessna C. Little</u> Notary Public, County, N.Y.</p> <p><u>Walter Ellis</u> (Applicant Signature)</p>	<p><b>V. FLOOD ZONE</b></p> <p>IS PROJECT LOCATED WITHIN A DESIGNATED FLOOD HAZARD ZONE? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p>IF YES, WHICH ZONE? _____</p> <p>IS PROJECT TO REPAIR FLOOD DAMAGE? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/></p> <p><b>PROJECT DESCRIPTION</b></p> <p>Total/First Flr Square Feet <input type="text"/></p> <p>Upper Flrs Square Feet <input type="text"/></p> <p># of Fixtures <input type="text"/></p> <p># of Floors <input type="text"/></p> <p>Occup. Type <input type="text"/></p>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

**VI. VALIDATION (Official Use Only)**

<p>Building Permit Number _____</p> <p>Building Permit Issued _____</p> <p>Building Permit Fee \$ _____</p>	<p>Approved by: _____</p> <p>Superintendent of Buildings</p>
-------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------

109 2023

617.20  
Appendix B  
Short Environmental Assessment Form

NOV 28.2023

**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.

<b>Part 1 - Project and Sponsor Information</b>			
18 x 20 FOOT CABANA WITH CHIMMENEY			
Name of Action or Project:			
Project Location (describe, and attach a location map):			
300 ARCHER STREET			
Brief Description of Proposed Action:			
MAINTAIN 18' x 20' CABANA			
Name of Applicant or Sponsor:		Telephone: 917-805-4085	
WALTER ELLIS + ALIDA ELLIS		E-Mail: KKCELLIS@GMAIL.COM	
Address:			
300 ARCHER ST.			
City/PO:		State:	Zip Code:
FREEPORT		NY	11520
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			
			NO YES
			✓
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?			
If Yes, list agency(s) name and permit or approval:			
			NO YES
			✓
3.a. Total acreage of the site of the proposed action?		_____ acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing potable water: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?	<input 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 checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<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"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>WALTER ELLIS</u>		Date: <u>9-9-23</u>
Signature: <u>L. V. [unclear]</u>		

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

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

NOV 28 2023  
RECEIVED

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

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

NOV 20 2023

<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**

- 1 ALL LUMBER TO BE DOUGLAS FIR LARCH NO. 2 OR EQUAL, WITH A MINIMUM FIBER STRESS OF 1000 PSI AND A MODULUS OF ELASTICITY OF 1,600,000, UNLESS OTHERWISE NOTED
- 2 ALL ENGINEERED STRUCTURAL WOOD MEMBERS, INCLUDING ENGINEERED BEAMS AND JOISTS, TO BE MANUFACTURED BY TRUSS JOIST MacMILLAN OR APPROVED EQUAL, AND INSTALLED AS PER MANUFACTURER'S SPECS.
- 3 PROVIDE METAL STRAP AND CLIPS AT ALL CONNECTIONS IN ACCORDANCE WITH AFPA WFCM-95
- 4 GC TO INSTALL ALUM GUTTERS AND LEADERS IN LOCATIONS SPECIFIED BY OWNER - COLOT AS PER OWNER.

R301.2.1.1 - WIND LIMITATION DESIGN CRITERIA  
CONSTRUCTION IN REGIONS WHERE BASIC WIND SPEEDS EQUAL OR EXCEED 110 MILES PER HOUR ARE DESIGNED IN ACCORDANCE WITH THE AMERICAN FOREST AND PAPER ASSOCIATION WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS WFCM-95 (PRESCRIPTIVE DESIGN METHOD)

R301.2.2 - SEISMIC PROVISIONS  
PROJECT LIES WITHIN SEISMIC ZONE B OR C AND AS A ONE OR TWO FAMILY RESIDENCE IS EXEMPT FROM SEISMIC REQUIREMENTS OF THIS CODE.

R323.1 - PROTECTION AGAINST DECAY  
AREAS SUBJECT TO DECAY DAMAGE REQUIRE THE USE OF AN APPROVED SPECIES AND GRADE OF LUMBER OR PRESSURE PRESERVATIVE TREATED IN ACCORDANCE WITH APWA. THESE AREAS INCLUDE ALL WOOD SILLS OR PLATES THAT REST ON CONCRETE, SILLS AND SLEEPERS ON A CONCRETE SLAB, ENDS OF WOOD GIRDERS ENTERING EXTERIOR FOUNDATION WALLS. ALL WOOD IN CONTACT WITH THE GROUND SHALL BE PRESSURE TREATED.

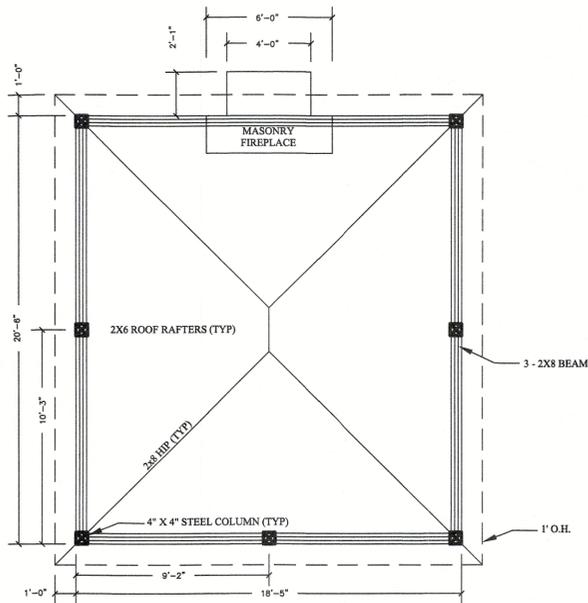
R401.4.1 - GEOTECHNICAL EVALUATION  
UNLESS OTHERWISE NOTED ON THE DRAWINGS, ALL FOOTINGS SHALL BEAR ON SOLID, UNDISTURBED SOIL WITH A MINIMUM BEARING CAPACITY OF 4000 POUNDS PER SQUARE FOOT

R403.1.4 - MINIMUM FOOTING DEPTH  
ALL EXTERIOR FOOTINGS AND FOUNDATION SYSTEMS SHALL EXTEND BELOW THE FROST LINE TO A MINIMUM OF 3'-0" BELOW GRADE.

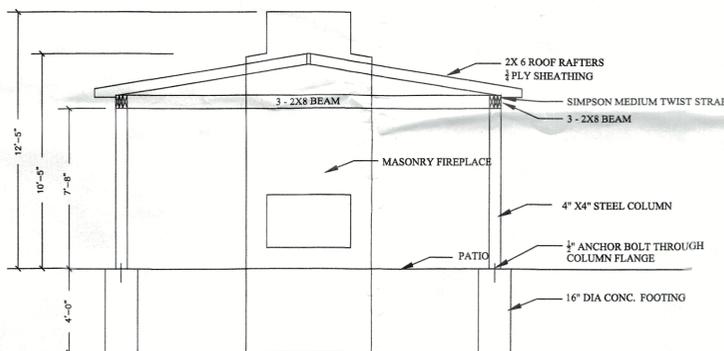
R403.1.6 - FOUNDATION ANCHORAGE  
STEEL COLUMNS SHALL BE ANCHORED TO THE FOUNDATION WITH ANCHOR BOLTS

**ELECTRICAL NOTES**

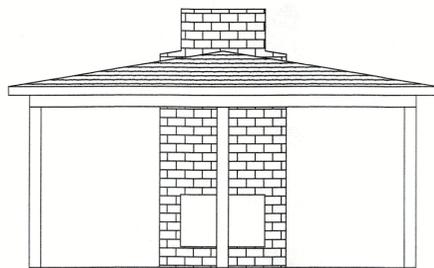
- 1 ALL ELECTRICAL WORK TO BE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE NEW YORK BUREAU OF FIRE UNDERWRITERS, THE NATIONAL ELECTRICAL CODE, AND ALL OTHER STATE AND LOCAL CODES AND REQUIREMENTS.
- 2 THE CONTRACTOR IS TO PROVIDE A NY BOARD OF FIRE UNDERWRITERS CERTIFICATE TO THE OWNER UPON COMPLETION OF THE WORK.
- 3 G.F.I. CIRCUITS AND OUTLETS TO BE PROVIDED AS REQUIRED BY CODE.



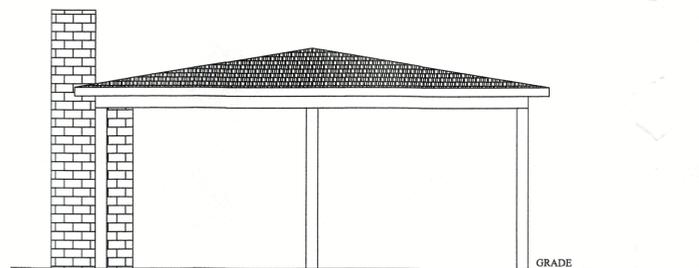
**FRAMING PLAN**  
1/4" = 1'



**TYPICAL SECTION**  
1/4" = 1'



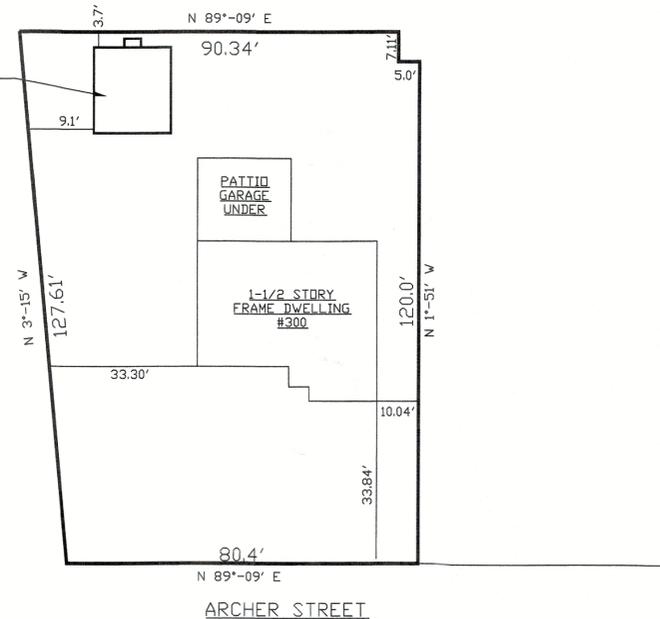
**SOUTH ELEVATION**  
1/4" = 1'



**WEST ELEVATION**  
1/4" = 1'

PROPOSED 18' X 20' PAVILLION

Roosevelt Avenue



**PLOT PLAN**  
1" = 20'

THESE PLANS SHOWING THE PROPOSED RESIDENTIAL BUILDING ALTERATION AND ADDITION HAVE BEEN PREPARED UNDER THE SUPERVISION OF THE UNDERSIGNED.

Revision/Issue	Date



R.R.F.  
ROBERT R FISENNE PE #072997

Project Name and Address  
**PROPOSED PAVILLION**  
300 ARCHER STREET  
FREEPORT, N.Y.  
sec 62, blk 129, lot 15

Project 0243432  
Date 9/08/2023  
Scale AS NOTED

Sheet  
**A.1**

FNAME

REVDATE

USER



**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](mailto:BUILDINGDEPT@FREEPORTNY.GOV)

SERGIO A. MAURAS  
SUPERINTENDENT OF BUILDINGS

December 13, 2023

**AMENDED LETTER OF DENIAL**

Harry Ramdas  
428 Roosevelt Ave  
Freeport , NY 11520

RE: **428 Roosevelt Ave Freeport, NY**  
**Zoning District – Res A Sec. 62 Blk. 156, Lot 756**  
**Building Permit Application #20180686**

**Description– Construct rear deck after removal of south porch, reconstruct existing upper level rear deck in mid portion and rebuild rear deck at grade. Maintain existing 200.1 sf 2<sup>nd</sup> story 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 §210-43. Required yards.**

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

**(2)** Rear yard depth: minimum 20 feet or 20% of the lot depth, whichever is greater, with the exception that for lots abutting canals and other navigable bodies of water, the rear yard depth shall equal the average depths of all residential rear yards abutting the water on the same side of the canal or navigable body of water within 200 feet in either direction or 20 feet measured landwards of the average line of the bulkhead, whichever is greater, or, if no bulkhead exists, measured 20 feet landwards of the rear property line, whichever is greater. The plans that you have submitted indicates that you have a roof over of 5ft setback.

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

**(2)** Rear yard depth: minimum five feet, except for lots which abut canals or navigable waters, a minimum depth of 20 feet measured landwards of the average line of the bulkhead shall be provided; if no bulkhead exists, measured 20 feet landwards of the rear property line. The plans that you have submitted indicates that you have 5ft setback from the bulkhead to the rear deck.

**RE: 428 Roosevelt Ave. Freeport, NY**

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

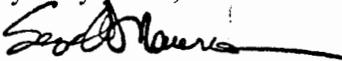
The principal building on any lot shall not cover more than 30% of the lot area, and no more than an additional 10% of the total area of the lot may be used for the erection of an accessory building(s) and/or detached garage with the aggregate maximum lot coverage of said accessory building(s) and/or detached garage to be limited to a maximum of 500 square feet, and no more than an additional 5% of the total area of the lot may be used for the erection of an unenclosed porch with the aggregate maximum lot coverage of said porch to be limited to a maximum of 250 square feet. The floor area of the principal building shall not exceed a floor area ratio of 50% of the lot area. According to the plans that you have submitted indicates that you have a 57.9% of the lot area. You will be seeking a variance of 7.9%.

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

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

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

Very truly yours,



Sergio A. Mauras  
Superintendent of Buildings  
Daniela Hernandez,

cc: Village Clerk

SITE PLAN APPROVAL NEEDED

Yes   X   No

VILLAGE OF FREEPORT  
Department of Buildings  
Recommendation

Notice

X Negative Declaration

Positive Declaration

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

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

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

Project :

Building Permit App. 20180686

Location: 428 Roosevelt Ave, Freeport, NY

Applicant: Harry Ramdas

Description: Construct rear deck after removal of south porch, reconstruct existing upper level rear deck in mid portion and rebuild rear deck at grade. Maintain existing 200.1 sf 2<sup>nd</sup> story addition.

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: December 13, 2023

*Sergio A. Mauras*

Sergio A. Mauras  
Superintendent of Buildings

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



SEC. 62 BLK. 156 LOT. 756

BOARD OF APPEALS OF THE VILLAGE OF FREEPORT

In the Matter  
Of  
the Application of

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

Index No.

COMPLY WITH  
ORIGINAL NOTES

The application of Jenny Ramdas  
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~~)  
428 Roosevelt Ave, Freeport, NY

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 428 Roosevelt Ave, Freeport, NY **Land Map of Nassau County**  
**Sec. 62 Blk. 156 Lot(s) 756**  
and that the interest which the applicant has in the property concerned is that of owner

Obtain reason for  
denial from  
Department of  
Buildings.

3. That (the applicant) (the applicant's duly authorized \_\_\_\_\_) on or about the  
11<sup>th</sup> day of Dec. 2018, 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:

Plans for proposed roof over deck, enclosed porch,  
maintain 6' fence + piers, maintain 2nd story enclosed porch.

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

4. That on or about the 5<sup>th</sup> day of July, 2023, the Department of Buildings denied said  
application; upon information and belief that the reason for said denial was as follows: 210-1710  
fences and enclosures; 210-43 required yards

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

5. That the nature of the improvements now upon said premises is as follows: single family  
partial 2 story residence

Describe fully and  
clearly the use  
desired.

6. That said premises are now being used as follows: single family residence

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

7. That the applicant seeks authority to make use of said premises as follows: maintain  
existing single family use

Refer where possible  
to paragraphs and  
section by numbers.

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 maintain 6' tubular fence with brick pierce  
front yard 37 LF (4' height permitted) and maintain 5' rear  
roof over setback with 20' rear setback required.

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: maintain  
reinforce, existing conditions No SUBDIVISION

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

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

10. That the grounds for this application are as follows: existing conditions have been in place for several years and no disturbance, negative effect to local neighborhood

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: 8-18-2023, 2023

BY: Jenny Ramos  
ITS: OWNER

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

State of New York )  
County of Nassau ) ss:

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

Sworn to before me this 18 day  
of August, 2023

Notary Public [Signature]

[Signature]  
Signature of Applicant

JOSEPH VIVANI  
Notary Public, State of New York  
No. 01VI6423770  
Qualified in Nassau County  
Commission Expires October 18, 2025

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**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.

8-18, 2023  
Date Year

[Signature]  
Signature

**Affidavit of Owner**

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

State of New York )  
County of Nassau ) ss:

I \_\_\_\_\_ being duly sworn, depose and say:

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

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

Sworn to before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 20 \_\_\_\_\_.

[Signature]  
Signature

Notary Public \_\_\_\_\_

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Appendix B  
Short Environmental Assessment Form

Instructions for Completing

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

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

**Part 1 - Project and Sponsor Information**

Name of Action or Project:

**KAMOAS RESIDENCE**

Project Location (describe, and attach a location map):

**428 ROOSEVELT AVE FREEPORT NY 11520**

Brief Description of Proposed Action:

**ENCLOSED POOF OVER POOR DECK, ENCLOSED PORCH  
LEGALIZE FENCE, PIERS, 2ND STORY UNHEATED PORCH ENCL.**

Name of Applicant or Sponsor:

**James A Prisco AIA**

Telephone:

E-Mail:

Address:

**1100 Franklin Ave**

**Garden City, NY 11530**

City/PO:

**516-747-8200**

State:

Zip Code:

1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?

NO YES

If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.

✓

2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:

NO YES

✓

3.a. Total acreage of the site of the proposed action?

**.15** acres

b. Total acreage to be physically disturbed?

**.15** acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?

**.15** acres

4. Check all land uses that occur on, adjoining and near the proposed action.

- Urban
- Rural (non-agriculture)
- Industrial
- Commercial
- Residential (suburban)
- Forest
- Agriculture
- Aquatic
- Other (specify):
- Parkland

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

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Freeport

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: JAMES A. PRISCO ARCHITECT Date: 12/7/2018  
 Signature: [Signature]

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

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

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

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

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<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)

3485

# DEPARTMENT OF BUILDINGS

OF THE VILLAGE OF FREEPORT, N.Y.

APPLICATION NO. 20180686

Filing Date 12/11/18

## Application for Erection of Buildings or Alterations

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

I. LOCATION OF BUILDING	AT (LOCATION) <u>413 ROOSEVELT AVE</u>	ZONING DISTRICT <u>R5A</u>
	(No.) (Street)	
	BETWEEN <u>HAMILTON ST</u> & <u>ADAMS ST</u>	
	(Cross Street) (Cross Street)	
SECTION <u>02</u>	BLOCK <u>154</u>	LOT <u>159</u>
	APPROX. LOT SIZE <u>65 x 100</u>	LOT AREA <u>6500</u>

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

A. TYPE OF IMPROVEMENT		B. PROPOSED OR EXISTING USE	
1     New building		RESIDENTIAL	NON RESIDENTIAL - Complete Part "E"
2   <input checked="" type="checkbox"/> Addition-Alteration (If residential, enter number of new housing units added. If none-state none <u>NONE</u> )		11   <input checked="" type="checkbox"/> One Family	17     Industrial
3     Swimming Pool		12     Two families	18     Office, bank, professional
4     Repair (replacement)		13     Apartment - Enter No. of Units _____	19     Stores, mercantile
5     Bulkhead (New, Repair)		14     Transient hotel, motel, or dormitory - Enter No. of Units _____	20     Church, other religious
6     Fence		15     Garage or Accessory Structure	21     Hospital, institutional
7     Moving (relocation)		16     Other - Specify _____	22     Other - Specify _____
C. COST		D. DESCRIPTION OF PROJECT	
10 TOTAL COST OF IMPROVEMENT	\$ <u>50,000</u>	<u>PROPOSED DECK OVER REAR DECK, ENCLOSED PORCH, LEGALIZE FENCE, PIERS 2ND STORY UNHEATED PORCH ENCLOSED</u>	

### III. IDENTIFICATION - To be completed by all applicants

	NAME	MAILING ADDRESS - Number, street, city and state, Zip	TEL. NO.
1. Owner or Lessee	<u>HARIN RAMDAS</u>	<u>413 ROOSEVELT AVE FREEPORT NY 11520</u>	<u>CALL 823 4712</u>
2. Contractor			
3. Architect or Engineer	<u>JAMES A. PRUSO ARCHITECT</u>	<u>1100 FRANKLIN AVE GARDEN CITY NY 11530</u>	<u>747 8100</u>

### IV. OWNER - CONTRACTOR STATEMENT

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

Workmen's Compensation Certificate No. \_\_\_\_\_ Company \_\_\_\_\_ Exp. Date \_\_\_\_\_

Contractor or Owner \_\_\_\_\_ (Print)

Address \_\_\_\_\_

Phone \_\_\_\_\_

State of New York  
County of Nassau  
JAMES A PRUSO being duly sworn, says that His (He or She) owner of the above mentioned building. That the items of the above application also the estimated cost of said building or alteration, is correct to the best of His (His or Her) knowledge and belief and agrees to conform to all applicable laws of this

MARILYNN DOWD

### V. FLOOD ZONE

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

IS PROJECT TO REPAIR FLOOD DAMAGE?  
YES \_\_\_\_\_ NO

PROJECT DESCRIPTION  
Total/First Flr Square Feet 1840  
Upper Flrs Square Feet 1291

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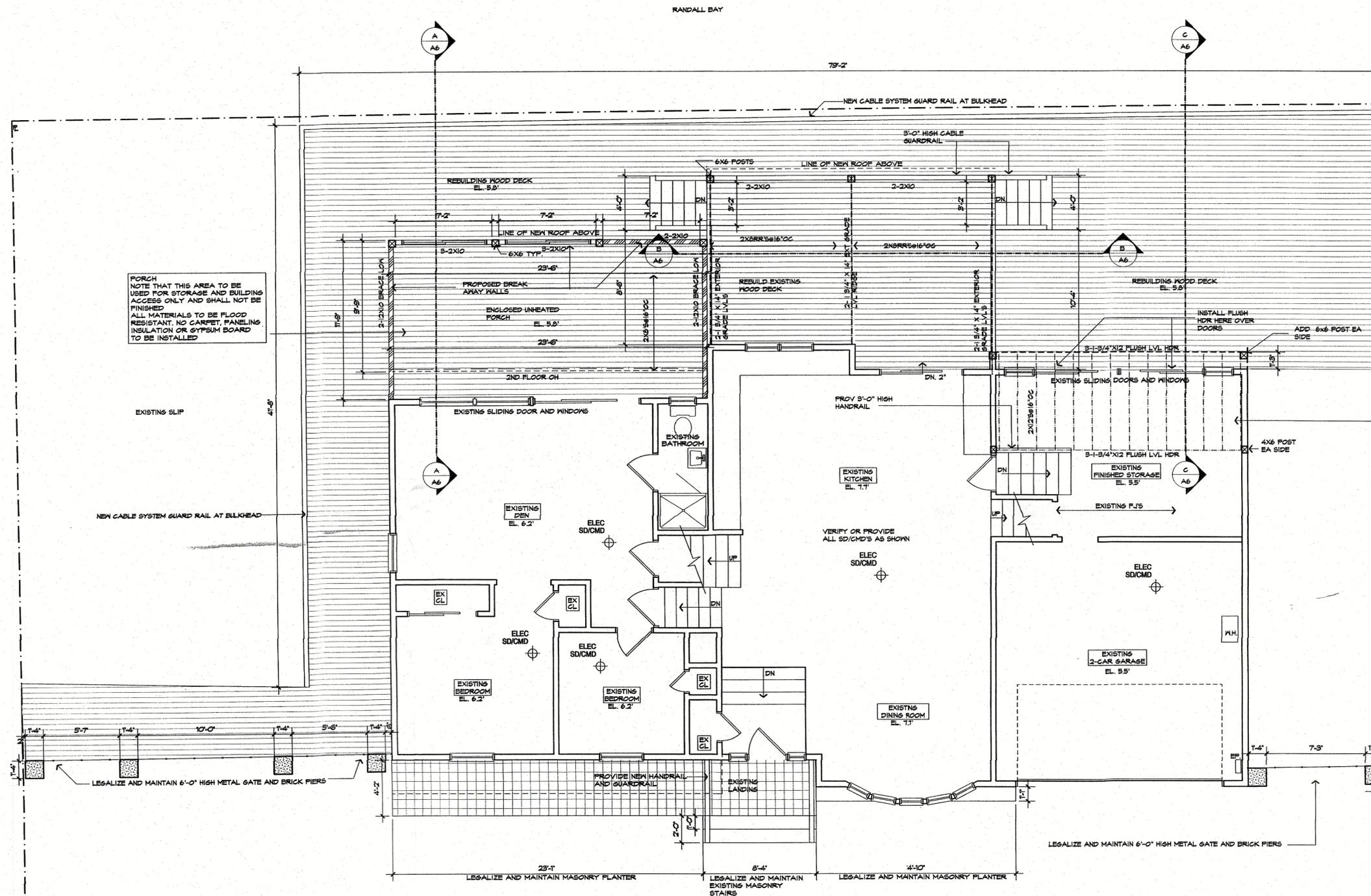
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**NOTES & SPECIFICATIONS**

**CONCRETE**  
 THE WORK SHALL INCLUDE AS SHOWN ON DRAWINGS THE FOLLOWING - FOOTINGS, FOUNDATION WALLS, PILE CAPS, GRADE BEAMS, LEDGES, STAIRS, STEPS, STOPS, DOOR PLATFORMS, AC CONDENSER SLABS, HOUSE TRAP PIT, GARAGE STEPS, EXPANSION JOINTS, VAPOR BARRIERS, ANCHOR BOLTS, BASE PLATE INSTALLATION, REINFORCING PATCHING AND POINTING UP EXPOSED WORK.  
 WHEN REQUIRED AN APPROVED STREET OPENING CONTR SHALL BE HIRED BY THE GC TO MAKE ROAD OPENINGS AND REPAIRS FOR SERVICE CONNECTIONS.  
 CONCRETE TO BE 4000 P.S.I. AT 28 DAYS. ALL SLABS ON GRADE TO HAVE 6X6 10/10 HWY ASTM A-195 SET 1" MIN, 1 3/4" MAX FROM TOP. SIDEWALKS TO MEET SPECS OF LOCAL AUTHORITIES. MAKE PROVISIONS FOR ANCHOR BOLTS, SLEEVES & ALL OTHER INSERTS IN CONCRETE REQUIRED BY OTHER TRADES.  
 CONCRETE WORK TO INCLUDE SIDEWALKS AND REPLACEMENT OF ALL CURBS, SIDEWALKS & DRIVEWAYS DAMAGED DURING CONSTRUCTION BY G.C. SUB CONTRACTORS OR DELIVERY TRUCKS. G.C. TO TAKE TEST CORE CYLINDERS AT PLACEMENT OF CONCRETE. G.C. TO PROVIDE LAB TEST FOR CONCRETE COMPRESSION.  
 LAB TESTS SHALL BE MADE AT 7 & 28 DAYS SLUMP TESTS SHALL BE MADE FOR EVERY TRUCK LOAD OF CEMENT DELIVERED TO THE SITE.  
 LAB TESTS SHALL BE MADE FOR EA 50 YD OF CONCRETE WITH A MINIMUM OF 1 PER FOUR.  
 ALL TESTING TO BE SUPERVISED BY THE OWNERS AGENT, CONST MANAGER OR ENGINEER.  
 ALL CONCRETE WORK AND TESTING TO MEET ACI 318 & ACI 308 & ASTM C-31.  
 CONCRETE CONTRACTOR SHALL BE FAMILIAR WITH ALL ACI REQUIREMENTS FOR CONCRETE AND REINFORCING OWNER TO PAY FOR ALL CONCRETE TESTING.  
 NO CONC TO BE PLACED DURING TEMPS OF 40F AND FALLING OR FREEZING.  
 CONCRETE SHALL BE DESIGNED AS PER ACI-618-54 TO PRODUCE THE STRENGTH SPECIFIED.  
 DO NOT ADD WATER ON SITE TO MOVE CONCRETE. CONC CONTR SHALL KEEP A LOG BOOK SHOWING DESIGN MIXES AND SLUMPS.  
 NO ADDITIVES SHALL BE PLACED IN CONCRETE IF THE CONCRETE TESTS DO NOT MEET THE REQUIRED COMPRESSION SPECS THAN THE CONC CONTR SHALL REMOVE ALL IN PLACE CONCRETE FROM THE SITE AT HIS EXPENSE.  
 NOTIFY OTHER TRADES PRIOR TO PLACING CONCRETE FOR THEIR INSTALLATION OF SLEEVES, INSERTS, ANCHOR BOLTS ETC.  
 CONCRETE SHALL CONSIST OF PORTLAND CEMENT, FINE AGGREGATE, COURSE AGGREGATE AND WATER. MECHANICALLY VIBRATE ALL CONCRETE IN WALLS AND GRADE BEAMS.  
 PROVIDE KEYS IN CONSTRUCTION JOINTS.  
 SLUMPS REQUIRED -  
 FOOTINGS 3"  
 BEAMS AND WALLS 4"  
 SLABS 5"

**EXCAVATION**  
 LICENSED SURVEYOR TO PROVIDE STAKE OUT & TO VERIFY ALL DIMENSIONS AND ELEVATIONS AND BENCHMARKS.  
 SURVEYOR TO PROVIDE ELEVATION CERTIFICATE AT END OF ALL WORK.  
 EXCAVATE TO DEPTHS REQUIRED TO PLACE FOOTINGS.  
 ENGAGE THE SERVICES OF A SOILS TESTING LAB AND ENGINEER TO VERIFY SOIL BEARING VALUES AT FOOTING LOCATIONS. LAB SHALL PROVIDE A REP. ON SITE DURING CONSTRUCTION. AT END OF WORK RE SHALL CERTIFY IN WRITING THAT MATERIAL ON WHICH FOOTINGS BEAR IS EQUAL TO OR GREATER THAN 2 TON/SF BEARING.  
 PROVIDE 1 TEST PER 5000 SF AREA OF FILL.  
 BACKFILL W/ L.I. SAND AND GRAVEL. POROUS FILL TO BE MASHED GRAVEL, CRUSHED STONE 1/4" TO 3/4" DIA MATERIAL. ALL FOOTINGS TO BEAR ON LEVEL UNDISTURBED SOIL. REMOVE ALL CLAY IF FOUND. BACK FILL SHALL OCCUR AFTER CONCRETE HAS ATTAINED FULL DESIGN STRENGTH.  
 FINISHED GRADE TO ELEVATIONS AS SHOWN ON SITE PLAN.



PORCH THAT THIS AREA TO BE USED FOR STORAGE AND BUILDING ACCESS ONLY AND SHALL NOT BE FINISHED. ALL MATERIALS TO BE FLOOD RESISTANT. NO CARPET, PANELING, INSULATION OR GYPSUM BOARD TO BE INSTALLED.

GRAVEL SPACE NOTE THAT THIS AREA TO BE USED FOR STORAGE AND BUILDING ACCESS ONLY AND SHALL NOT BE FINISHED. ALL MATERIALS TO BE FLOOD RESISTANT. NO CARPET, PANELING, INSULATION OR GYPSUM BOARD TO BE INSTALLED.

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

KEY TO WALL TYPES	
	NEW 2X4@16"OC
	EXISTING STUD WALLS TO REMAIN
	EXISTING WALLS REMOVED
	PROPOSED BREAK AWAY WALLS

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DATE	REVISION
9/26/13	REVISED CD'S FOR FILING
8/21/13	CD'S FOR FILING
7/11/13	

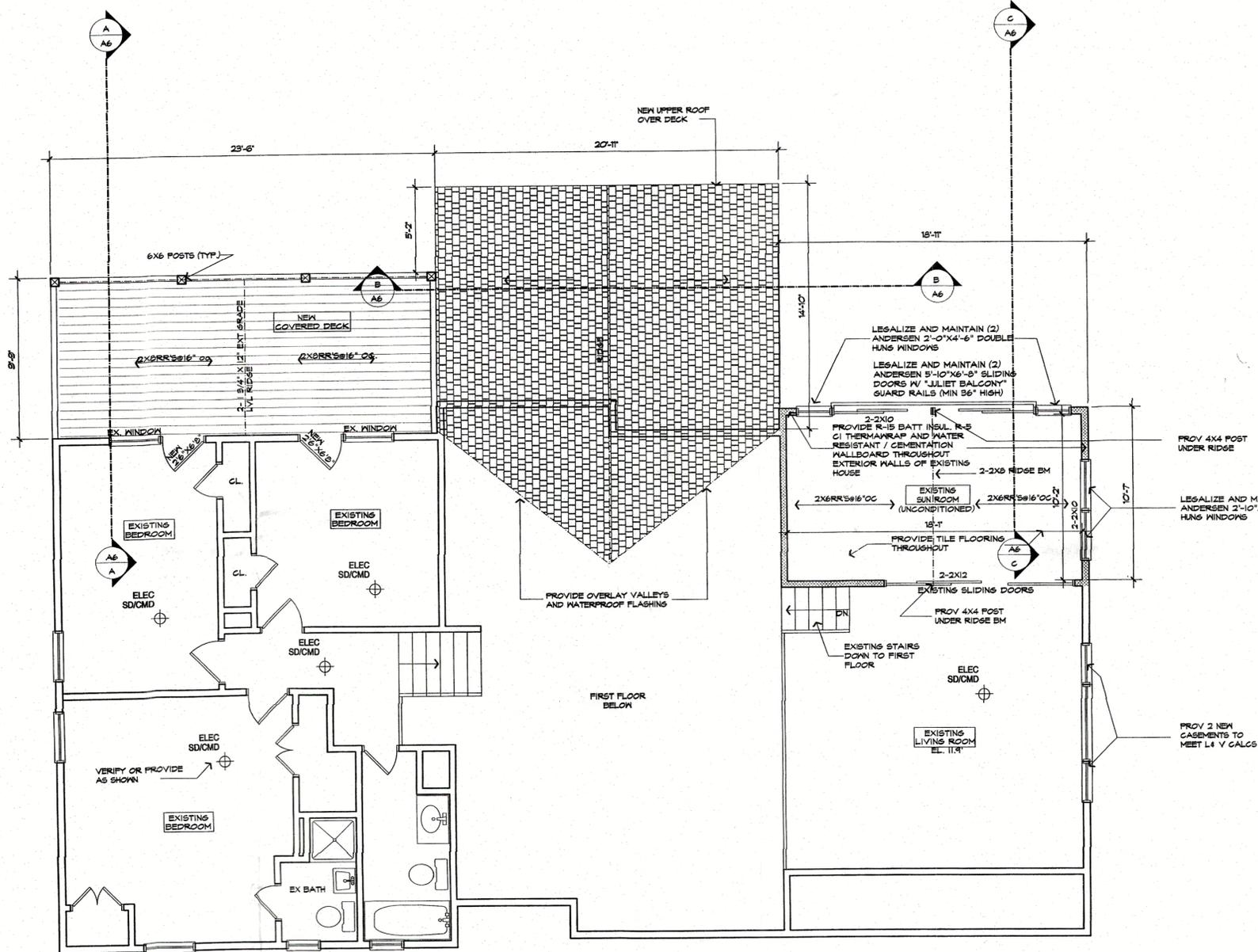
**RANDAS RESIDENCE**  
 428 ROOSEVELT AVE.  
 FREEPORT, NY 11520

DATE	JOB NUMBER	DRAWN BY
5/16/13	2013-14	RR

**JAMES A. PRISCO A.I.A.**

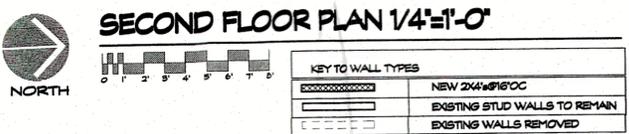
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 EMAIL JPRISCOARCHITECTS@AOL.COM  
 1100 FRANKLIN AVE, GARDEN CITY NY 11530

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 JAMES A PRISCO ARCHITECT



**LIGHT & VENT CALC'S.**

ROOM	SIZE (S.F.)	LIGHT REQUIRED (8% ROOM AREA)	LIGHT PROVIDED	VENT REQUIRED (4% ROOM AREA)	VENT PROVIDED
LIVING RM	305 SF	24.4 SF S.F.	38 SF	12.2 SF	14 SF
SUNROOM	184 SF	14.72 SF	106 SF	7.36 SF	53 SF



**NAILING SCHEDULE**

JOINT DESCRIPTION	NUMBER OF NAILS	NAIL SPACING
<b>ROOF FRAMING</b>		
RAFTER TO TOP PLATE (TOE -NAILED)	3-8D	PER RAFTER
CEILING JOIST TO TOP PLATE (TOE NAILED)	3-8D	PER JOIST
CEILING JOIST TO PARALLEL RAFTER (FACE NAILED)	6-16D	EACH LAP
CEILING JOIST LAPS OVER PARTITIONS (FACE NAILED)	6-16D	EACH LAP
COLLAR TIE TO RAFTER (FACE -NAILED)	5-10D	PER TIE END
BLOCKING TO RAFTER (TOE -NAILED)	2-8D	EACH END
RM BOARD TO RAFTER (END -NAILED)	2-16D	EACH END
<b>WALL FRAMING</b>		
TOP PLATE TO TOP PLATE (FACE NAILED)	2-16D,	PER FOOT
TOP P LATES AT INTERSECTIONS (FACE -NAILED)	4-16D	JOISTS, EACH SIDE
STUD TO STUD (FACE -NAILED)	2-16D	24" O.C.
HEADER TO HEADER (FACE -NAILED)	16D	16" O.C. ALONG EDGES
TOP OR BOTTOM PLATE TO STUD (END -NAILED)	2-16D	PER 2x4 STUD
	3-16D	PER 2x6 STUD
	4-16D	PER 2x8 STUD
	2-16D	PER FOOT
<b>BOTTOM PLATE TO FLOOR JOIST, BAND JOIST, END JOIST OR BLOCKING (FACE -NAILED)</b>		
JOIST TO JOIST (TOE -NAILED)	2-8D	PER JOIST
BRIDGING TO JOIST (TOE -NAILED)	2-8D	EACH END
BLOCKING TO JOIST (TOE -NAILED)	3-8D	EACH END
BLO CSNG TO SILL OR TOP PLATE (TOE -NAILED)	3-16D	EACH BLOCK
LEDGER STRIP TO BEAM (FACE-NAILED)	3-16D	EACH JOIST
JOIST ON LEDGER TO BEAM (TOE -NAILED)	3-8D	PER JOIST
BAND JOIST TO JOIST (END -NAILED)	3-16D	PER JOIST
BAND JOIST TO SILL OR TOP PLATE (TOE -NAILED)	2-16D	PER FOOT
<b>ROOF SHEATHING</b>		
STRUCTURAL PANELS	8D	SEE TABLE 3.9
DIAGONAL BOARD SHEATHING		
T X 6' OR T X 8'	2-8D	PER SUPPORT
T X 10' OR WIDER	3-8D	PER SUPPORT
<b>CEILING SHEATHING</b>		
GYPSUM WALLBOARD	5D COOLER	5' EDGE/10' FIELD
WALL SHEATHING		
STRUCTURAL PANELS	8D	SEE TABLE 3.9
FIBERBOARD PANELS		
7/8"	6D	3' EDGE/6' FIELD
25/32"	8D	3' EDGE/6' FIELD
GYPSUM WALLBOARD	5D COOLERS	7' EDGE/10' FIELD
HARDBOARD	8D	SEE TABLE 3.9
PARTICLEBOARD PANELS	8D	SEE TABLE 3.9
DIAGONAL BOARD SHEATHING		
T X 6' OR T X 8'	2-8D	PER SUPPORT
T X 10' OR WIDER	3-8D	PER SUPPORT
<b>FLOOR SHEATHING</b>		
STRUCTURAL PANELS	8D	6' EDGE/12' FIELD
T OR LESS	10D	6' EDGE/6' FIELD
GREATER THAN T		
DIAGONAL BOARD SHEATHING		
T X 6' OR T X 8'	2-8D	PER SUPPORT
T X 10' OR WIDER	3-8D	PER SUPPORT

- NAILING REQUIREMENTS ARE BASED ON WALL SHEATHING NAILED 6" ON CENTER AT THE PANEL EDGE. IF WALL SHEATHING IS NAILED 3" ON CENTER AT THE PANEL EDGE, TO OBTAIN HIGHER SHEAR CAPACITIES, NAILING REQUIREMENTS FOR STRUCTURAL MEMBERS SHALL BE DOUBLED, OR ALTERNATE CONNECTORS, SUCH AS SHEAR PLATES, 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.

**NOTES & SPECIFICATIONS**

**FRAMING & ROUGH CARPENTRY**  
 CONCEALED SPACES WITHIN WALL, PARTITION, FLOOR, ATTIC OR CORNICHE CONSTRUCTION SHALL BE FIRE STOPPED TO PREVENT PASSAGE OF FLAME, SMOKE, FUMES & HOT GASES. ALL WOOD SILLS IN CONTACT WITH MASONRY TO BE ANCO PRESSURE TREATED LUMBER. STUDS TO BE DOUG-FIR EXTREME FIBER STRESS NOT LESS THAN 1200 F.S.I. EXTERIOR SHEATHING NAILED 6D AT 8" O.C. ALL GAP PLATES DOUBLED & NAILED 16D AT 12" O.C. WALL SHEATHING TO BE 1/2" DOUGLAS FIR EXT. GRADE FLND. COVER ALL ROOF SHEATHING WITH 15LB GELB RAFTER WITH WALL SHEATHING WITH 15LB FOR HEADERS OVER 5'-0" LONG USE DOUBLE JACK STUDS. CORNERS TO BE MIN 3-2X4S NAILED @ 24" O.C. HEADERS TO BE 2-2X6S UNLESS NOTED. MIN BEARING FOR ALL JOISTS, HEADERS & STUDS TO BE 3" ALL LUMBER TO BE DOUG FIR KILN OR AIR DRIED WITH MOISTURE CONTENT LESS THAN 19%. PROVIDE HURRICANE CLIPS AT ALL RAFTER & CEILING JOIST CONNECTIONS TO TOP PLATES. ALL NAILS LAGS, BOLTS AND CONNECTORS TO BE HOT DIP GALVANIZED. PROVIDE 2x4 STUDS FOR FASTENING OF GRAB BARS & MISC. HARDWARE. INSTALL ALL WOOD DOORS WITH UNIFORM CLEARANCES AROUND JAMB HENRY & THRESHOLD. DO NOT MOUNT DOORS WITH DEFECTIVE FACES. ALL DOORS TO BE FITTED WITH FINISH HARDWARE. ALL NEW WALLS ARE SHOWN ON PLAN DARKER. PROVIDE 2 X 4S @ 16" O.C. WITH 1/2" GYPSUM BOARD EACH SIDE UNLESS NOTED. PROVIDE DOUBLE ROOF RAFTERS ALL SIDES OF SKYLIGHTS. PROVIDE CONTINUITY AT PLATE LINES, SILL LINES AND CORNERS. PROVIDE THE FOLLOWING HEADERS UNLESS NOTED OTHERWISE.

SPAN	SIZE
2'-0"	1x10 @ 4
4'-0"	1x12 @ 4
6'-0"	1x12 @ 4
8'-0"	1x12 @ 4
10'-0"	1x12 @ 4

**FINISH CARPENTRY**  
 PROVIDE ALL REQUIRED MOLDINGS, TRIM, FILLERS, CAPS AS REQUIRED FOR A COMPLETE FINISHED JOB. PROVIDE IN BASE BID.

**SEALANTS & CAULKING**  
 THRU OUT THE WORK SEAL AND CAULK JOINTS AS REQUIRED TO PROVIDE A POSITIVE BARRIER AGAINST THE PASSAGE OF MOISTURE AND AIR. VERIFY THE SHELF LIFE OF MATERIALS TO BE USED FOR SEALANTS. DISCARD EXPIRED MATERIALS. USE SILICONE EXTERIOR GRADE CAULK AROUND ALL WINDOWS, DOORS AND WALL PENETRATIONS. PROVIDE A TIGHT, STRAIGHT CONSISTENT CAULK BEAD. CAULK AROUND ALL PLUMBING FIXTURES AS REQUIRED WITH A SIMILAR COLOR CAULKING. PROV INTERIOR GRADE PAINTABLE CAULK AS REQUIRED AROUND ALL TRIM AND MOLDINGS PRIOR TO PAINTING. PROVIDE A COMPLETE WATERTIGHT EXTERIOR.

**SHORING**  
 1. ALL SHORING SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR & SUBCONTRACTORS.  
 2. PROVIDE ADEQUATE STRUCTURAL SHORING MEMBERS FOR ALL ROOF RAFTERS, CEILING JOISTS, FLOOR JOISTS, FLOORS AND MASONRY WALLS WHILE INSTALLING STEEL LINTELS AND GIRDERS.  
 3. PROTECT ALL ADJACENT AREAS FROM POTENTIAL DEBRIS ARISING FROM THE WORK.  
 4. THE S.C. IS TO PROVIDE A LOGISTICAL METHOD FOR ALL SHORING DURING CONSTRUCTION AND HOLD HARMLESS THE ARCHITECT FOR ANY METHODS EMPLOYED BY THE S.C. AT HIS OWN DISCRETION.  
 5. USE SHORING MEMBERS ADEQUATE TO SUPPORT THE LOADS FOR A SUSTAINED PERIOD OF TIME DURING CONSTRUCTION.  
 6. PROVIDE ALL SIDEWALK BARRIERS AS REQUIRED TO MAINTAINING SEPARATION FROM PEDESTRIAN TRAFFIC.  
 7. OBTAIN SIDEWALK FENCE PERMIT AND POST BOND WITH THE MUNICIPALITY IF REQUIRED.

**SITE WORK**  
 DEMOLISH & REMOVE FROM SITE ALL EXISTING CONCRETE WALKS & DRIVEWAYS PAVING, FOUNDATIONS, TANKS, DEBRIS, AND OTHER MATERIALS IN THE AREA OF NEW CONSTRUCTION AS REQUIRED TO DO THE WORK. PROVIDE SHORING AS REQUIRED TO PREVENT COLLAPSE OF ADJACENT MATERIALS OR STRUCTURES. EXCAVATE, BACKFILL, COMPACT AND GRADE THE SITE TO THE ELEVATIONS SHOWN ON THE DRAININGS. PROVIDE OR PROPER DRAINAGE ON SITE AND AWAY FROM BUILDINGS. PROVIDE CLEAN BACKFILL FREE FROM ROCKS OR DEBRIS. STOCKPILE ALL TOPSOIL ON SITE. ESTABLISH ALL LINES, ELEVATIONS AND BENCHMARKS. VERIFY ALL GIVEN DATA ON DRAWINGS. NOTIFY GAS & ELECTRIC COMPANIES PRIOR TO EXCAVATION. PROTECT ALL UTILITIES ON SITE. IF UTILITY IS DAMAGED REPLACE AT NO COST TO OWNER. BACKFILL SHALL NOT OCCUR UNTIL CONCRETE HAS ATTAINED FULL DESIGN STRENGTH.  
**SITE UTILITIES**  
 VERIFY THE CONDITION OF ALL EXISTING SITE UTILITY CONNECTIONS TO INCLUDE WATER, WASTE AND ELECTRIC. VERIFY THAT ALL UTILITIES ARE DISCONNECTED PRIOR TO ANY WORK. CONTACT ALL UTILITY COMPANIES BEFORE CONSTRUCTION TO ARRANGE FOR TEMPORARY SERVICES THAT WILL BE REQUIRED DURING CONSTRUCTION. VERIFY ALL UTILITIES LOCATIONS ON SITE. PROVIDE ALL LOAD CALCULATION DATA THAT MAY BE REQUIRED FOR NEW SERVICE APPLICATIONS.

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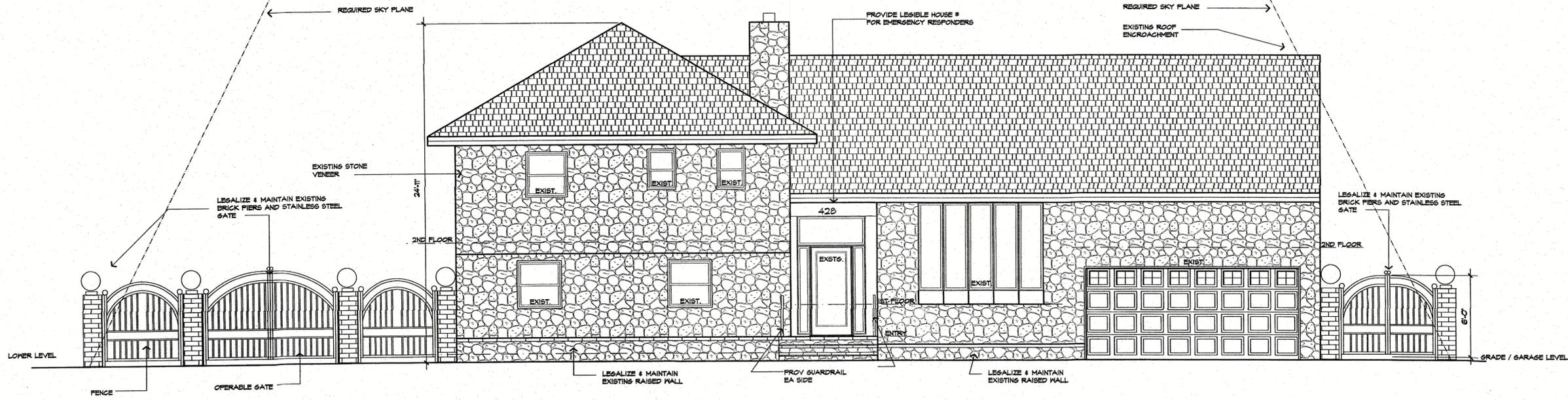
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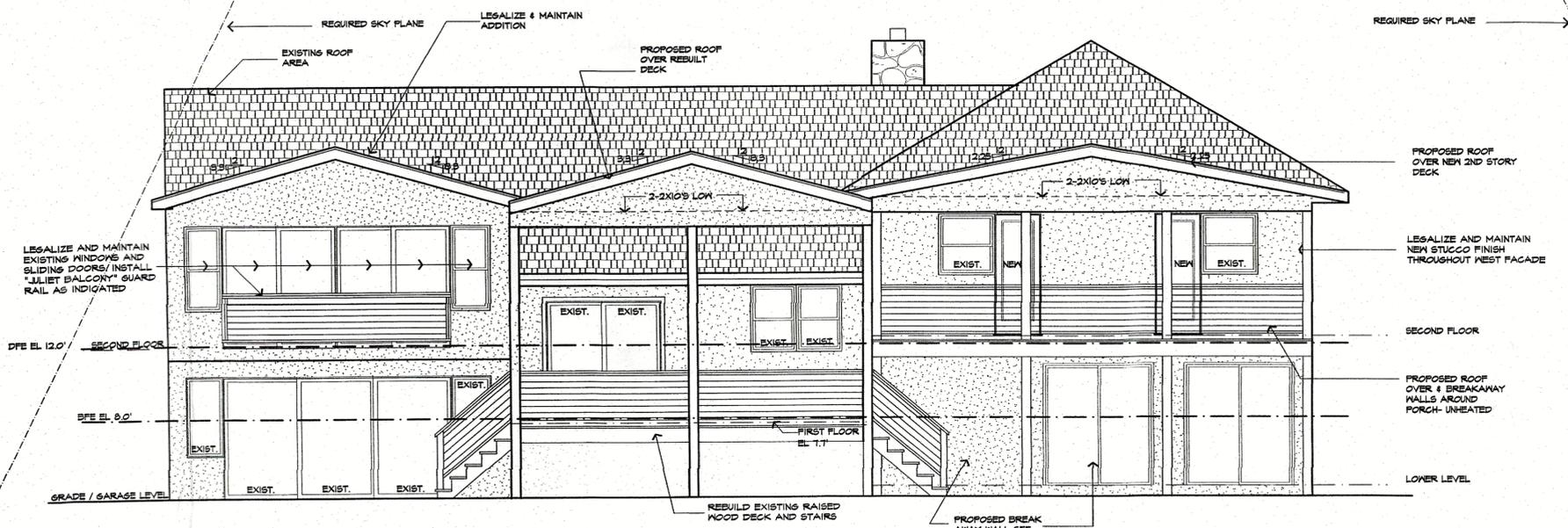
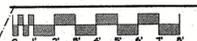
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**EAST ELEVATION 1/4"=1'-0"**



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



**HURRICANE SHUTTERS**  
 PROVIDE PRE CUT PLYWOOD PANELS TO FIT ALL NEW DOORS & WINDOWS. PLYWOOD TO BE MINIMUM 1/2" THICK. USE CDX TYPE PLYWOOD ONLY. ALL SHUTTERS TO BE LABELED TO CORRESPOND TO APPROPRIATE LOCATIONS. MOUNTING HARDWARE TO BE PRE SORTED AND STORED ON PREMISES. FOLLOW TABLE 301.2.1.2 OF THE RESIDENTIAL CODE OF NY STATE FOR WIND BORNE DEBRIS PROTECTION FASTENINGS. STORE ALL SHUTTERS IN A WEATHERPROOFED DRY LOCATION ON THE PROPERTY. NO SHUTTER TO BE WIDER THAN 8' IN ANY DIRECTION.

**NOTE:**  
 PROVIDE NEW YORK STATE APPROVED IMPACT RESISTANT WINDOWS AND DOORS FOR NEW WORK OR PROVIDE 1/2" MIN. THICK PLYWOOD STORM PANELS FOR ALL NEW WINDOWS & PROVIDE ON SITE STORAGE AREA.

**NOTES & SPECIFICATIONS**

**ELECTRICAL**  
 ALL WORK SHALL COMPLY WITH THE N.E.C. & LOCAL UTILITY CO. ALL WIRING SHALL BE #12 AWG OR HEAVIER. CONVENIENCE OUTLETS SHALL BE 16" ABOVE FLOOR UNLESS NOTED. SWITCHES & COUNTERTOP RECEPT. SHALL BE 44" ABOVE FLOOR. PROVIDE SFCI IN KITCHEN & BATHROOMS. ALL OUTLETS, SWITCHES & COVER PLATES TO BE WHITE. PROVIDE LIGHTS AT ALL STAIRS AND EXITS.

**GUTTERS & DOWNSPOUTS**  
 ALL GUTTERS TO BE AS MANUF. BY ALCOA BUILDING PRODUCTS, 0.82" GAUGE 4" WIDE. USE SEAMLESS GUTTERS. USE ALCOA GUTTERSEAL. GUTTERSEAL HANGERS AND DOWNSPOUTS. BEFORE STARTING WORK VERIFY GOVERNING DIMENSIONS AT BUILDING. EXAMINE, CLEAN AND REPAIR IF NECESSARY AND ADJOINING WORK ON WHICH THIS WORK IS IN ANY WAY DEPENDENT FOR ITS PROPER INSTALLATION. GUTTERS AND DOWNSPOUTS SHALL BE INSTALLED IN ACCORDANCE WITH ALCOA GUTTERS SYSTEM INSTALLATION PLANNER LATEST EDITION. GUTTERS SHALL BE INSTALLED BY USING ALCOA HANGERS SO THAT MOVEMENT IS NOT RESTRICTED.

**DECK NOTES**  
 1) ALL METHODS, MATERIALS AND CONSTRUCTION SHALL MEET NEW YORK STATE CODE.  
 2) ALL CONCRETE TO BE 3000 PSI MIN. AND TO BE 3'-0" BELOW GRADE ON VIRGIN SOIL.  
 3) ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE TO BE PRESSURE TREATED.  
 4) ALL FRAMING LUMBER FB1500 PSI MIN. FOR DOUGLAS OR HEM FIR.  
 5) HANDRAIL SHALL RESIST A LATERAL IMPACT AT TOP OF 50 LB/FT. BALLUSTERS SHALL HAVE NO SPACE LARGER THAN 4" WIDE.  
 6) ALL TECO, NAILS, AND BOLTS TO BE GALVANIZED.  
 7) MINIMUM BEARING FOR JOISTS TO BE 3 1/2".

**SEALANTS & CALKING**  
 THRU OUT THE WORK SEAL AND CALK JOINTS AS REQUIRED TO PROVIDE A POSITIVE BARRIER AGAINST THE PASSAGE OF MOISTURE AND AIR. VERIFY THE SHELF LIFE OF MATERIALS TO BE USED FOR SEALANTS. DISCARD EXPIRED MATERIALS. USE SILICONE EXTERIOR GRADE CALK AROUND ALL WINDOWS, DOORS AND WALL PENETRATIONS. PROVIDE A TIGHT, STRAIGHT CONSISTENT CALK BEAD. CALK AROUND ALL PLUMBING FIXTURES AS REQUIRED WITH A SIMILAR COLOR CALKING. PROV INTERIOR GRADE PAINTABLE CALK AS REQUIRED AROUND ALL TRIM AND HOLDINGS PRIOR TO PAINTING. PROVIDE A COMPLETE WATER-TIGHT EXTERIOR.

**STAIRS AND HANDRAILS**  
 ALL WORK TO MEET NYS RC 5 831.5 & 5 832. PROVIDE STAIRS AND HANDRAILS AS SHOWN ON THE DRAWINGS ALL AS PER NY STATE BUILDING CODE. PROV 1-1/2" HANDRAILS.  
 ALL WOOD PRESSURE TREATED.  
 MIN WIDTH FOR TREADS SHALL BE 4" PLUS 1/8" NOSING. TREADS SHALL BE LEVEL AND UNIFORM IN WIDTH WITH NO VARIATION EXCEEDING 1/8" IN ANY ONE RUN OF STAIRS IN HEIGHT OF RISER OR WIDTH OF TREADS. MAX RISER HEIGHT SHALL BE 8 1/4". MINIMUM CLEAR HEADROOM SHALL BE NOT LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SURFACE OF THE TREAD. THE SURFACE OF HANDRAILS SHALL BE NOT LESS THAN 34" OR MORE THAN 38" IN HEIGHT ABOVE THE FLOOR OR TREAD LEVEL. STAIR FABRICATOR SHALL BE RESPONSIBLE FOR FIELD MEASURING PRIOR TO FABRICATION. STAIR SHALL BE CLOSED STRINGER SOLID RAIL TYPE.  
 MINIMUM STAIR WIDTH TO BE 36"  
 ALL STAIRS TO BE ILLUMINATED  
 GUARDS SHALL NOT ALLOW PASSAGE OF A SPHERE OF 4 3/4"  
 ALL RISERS TO BE CLOSED TYPE

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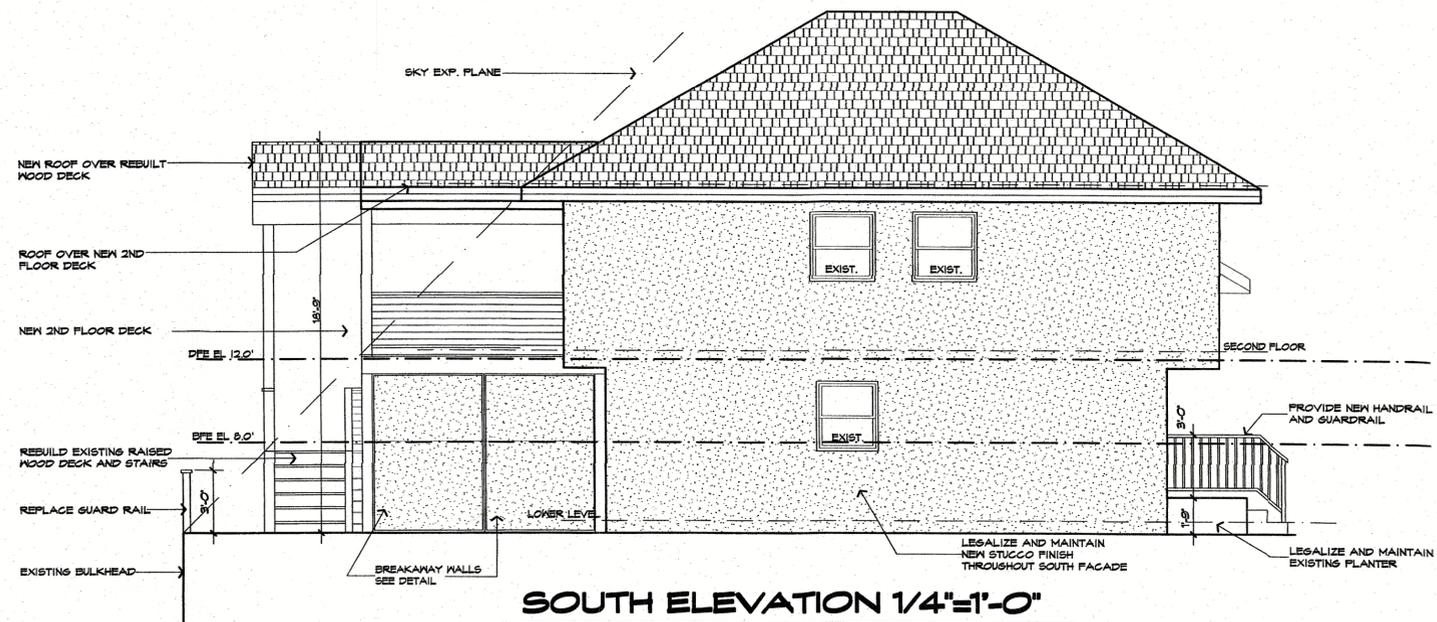
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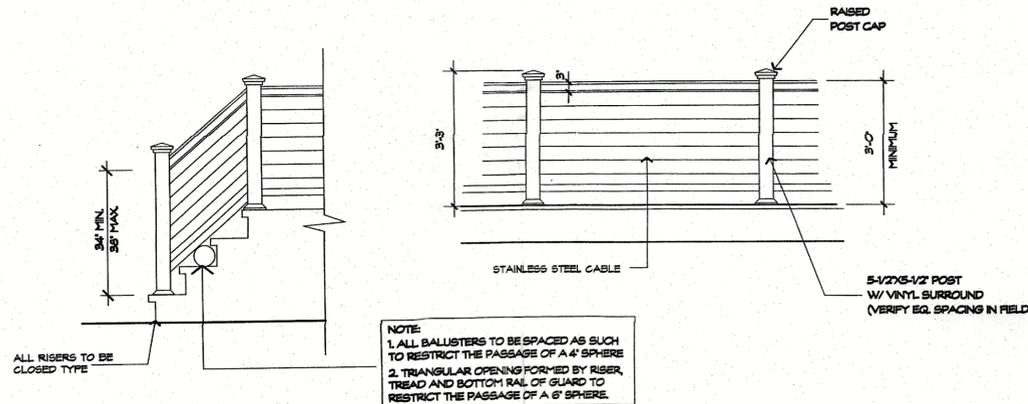
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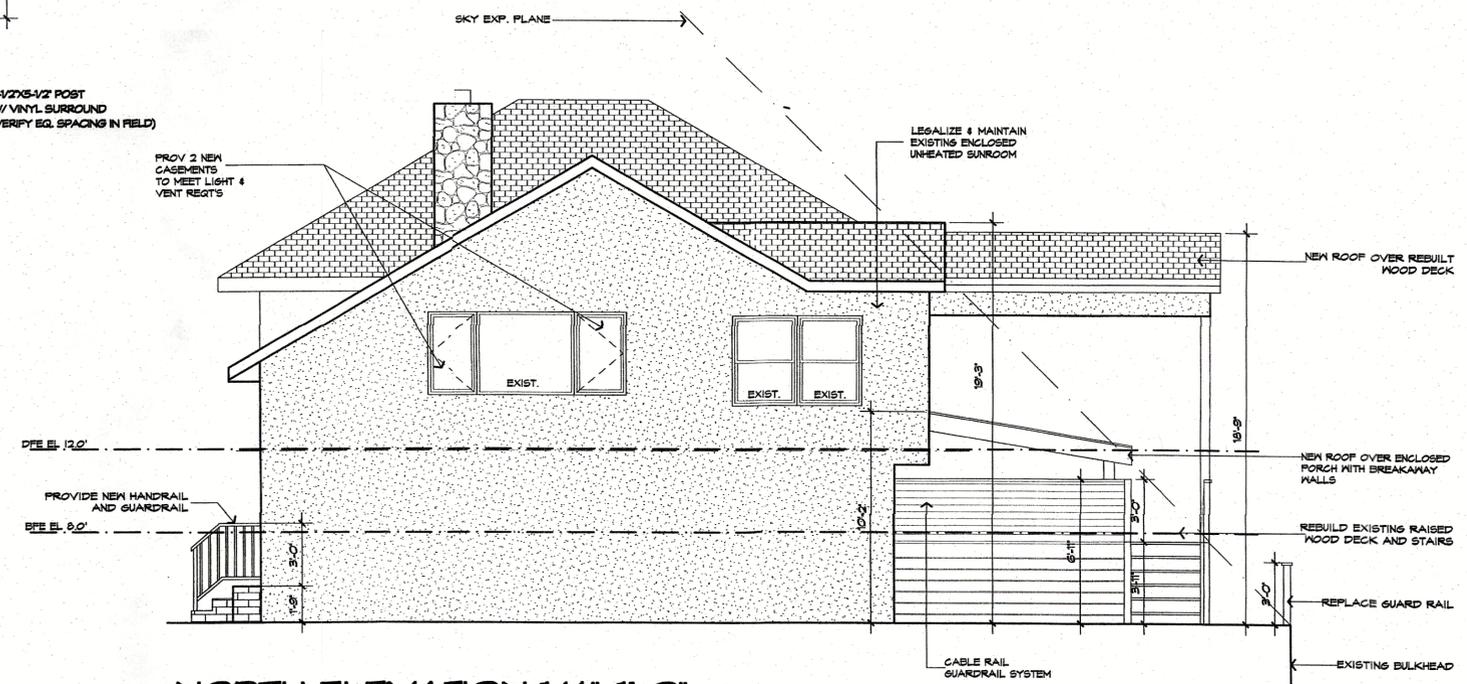
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**SOUTH ELEVATION 1/4"=1'-0"**



**HANDRAIL DETAIL 1/2"=1'-0"**



**NORTH ELEVATION 1/4"=1'-0"**

**NOTES & SPECIFICATIONS**

**NEW YORK STATE ENERGY CONSERVATION**  
 ALL WORK SHALL MEET THE ENERGY CONSERVATION CONSTRUCTION CODE OF NY STATE, DATED 2010.  
 ALL WINDOWS TO HAVE AN INFILTRATION RATING EQUAL TO OR LESS THAN 5% OF THE OPERABLE BASH. HOT WATER HEATER TO BE EQUIPPED WITH CONTROLS TO LIMIT HEATING WATER TEMP. TO 140 DEGREES F. ALL HEATING EQUIPMENT SHALL MEET EFFICIENCY STANDARDS OF NY STATE CODE E 509.2 A 4 B. THERMOSTATS SHALL MEET A MINIMUM REQUIRED RANGE OF 45-75 ALL HEATING OR COOLING PIPES AND DUCTS TO BE INSULATED. ALL CONSTRUCTION AND MATERIALS SHALL MEET THE REQUIREMENTS OF THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE. ENTRANCE DOORS TO HAVE A STORM DOOR OR A CERTIFIED U VALUE OF .40 OR LESS.  
 SEAL ALL THRU WALL PENETRATIONS WITH AIR TIGHT CAULKING TO INCLUDE ELECTRICAL CONDUITS, ELEC SERVICES, AG LINES, ELEC BOXES, EXTERIOR LIGHT BOXES, FAN HOUSINGS, DRYER EXHAUSTS ETC.  
 PROVIDE RATED AIR TIGHT HI HATS THRU ALL INSULATED CEILINGS AND CATHEDRAL CEILINGS  
 PROVIDE SILL SEALER AT ALL SILL PLATES  
 PROVIDE MINIMAL EXPANDABLE FOAM AROUND ALL REPLACEMENT WINDOWS  
 SEAL ALL FLOOR PENETRATIONS FOR PLUMBING & DUCTWORK, ETC.  
 PROVIDE VAPOR BARRIER ON THE CONDITIONED SIDE OF ALL INSULATION (WARM SIDE)  
 ALL WINDOWS TO HAVE NFRC RATING LABELS  
 ALL T STAYS TO BE PROGRAMMABLE  
 PROVIDE R-8 INSULATION ON ALL DUCTS IN CRAWL SPACES OR ATTICS OR UN CONDITIONED SPACES  
 PROVIDE R-5 INSULATION ON ALL DUCTS IN CONDITIONED SPACES  
 SEAL ALL DUCTS WITH UL APPROVED DUCT TAPE, MASTIC OR FIBER EMBEDDED TAPES ONLY  
 PROVIDE COLD WATER SUPPLY TO WATER CLOSETS ONLY  
 INSULATION  
 ALL NEW EXTERIOR WALLS, FLOORS, ROOF & CEILINGS SHALL BE INSULATED WITH FIBERGLASS BLANKET TYPE INSULATION WITH FOIL FACE OR KRAFT FACE VAPOR BARRIER. ALL INSULATION AS MANUF. BY OWENS/CORNING. PROVIDE BATT INSULATION AROUND ALL BATHROOM WALLS. PROVIDE VENTING IN CRAWL SPACES & ATTIC. ALL CATHEDRAL CEILINGS TO HAVE 'C' (CATHEDRAL) TYPE INSULATION

CONST.	LOCATION	THICK.	TYPE
2X4	WALLS	-3 1/2"	R-15
2X6	CLS/FLR	-6 1/2"	R-25
2X6	CLS/FLR	-6 1/2"	R-25
2X12	CLS/FLR	-1 1/4"	R-30
2X12	CLS/FLR	-1 1/4"	R-30

INSULATE ALL EXPOSED WATER SUPPLY PIPING.

**CERAMIC TILE**  
 PROVIDE COMPLETE INSTALLATION OF CERAMIC TILE FLOORS, COVE BASES, WALLS & MARBLE BACKLASH WHERE SHOWN ON DRAWINGS. CERAMIC TILE AS MANUF. BY AMERICAN CLEAN OR APPROVED EQUAL. GROUT AND TILE COLORS TO BE SELECTED BY OWNER. PROVIDE ALLOWANCE IN BASE BID FOR ALL TILE WORK SHOWN ON DRAWINGS SO THAT OWNER HAS THE OPTION TO UPGRADE TILE TO THIN SET METHOD FOR WALLS, FULL MUD BASE BED FOR FLOORS. LAYOUT TILE SO AS TO MINIMIZE SMALL PIECES. SPONGE AND WASH TILE THOROUGHLY.  
 ALL TILEWORK TO BE LEVEL & PLUMB  
 USE 1/8" GROUT JOINT VERIFY W/ OWNER  
 PROV ACRYLIC GROUT W/ SEALER INCLUDED IN GROUT

**GYPSUM WALLBOARD**  
 APPLICATION SHALL BE TAPE JOINT SYSTEM. FINISH JOINT, NAIL DIMPLES CORNERS & EDGES SHALL RECEIVE 3 COATS CEMENT & TAPE. ALLOW 24 HOURS TO DRY BETWEEN ALL JOINTS. CONCALED METAL CORNER BEADS TO BE USED ON ALL EXTERIOR CORNERS AND AROUND ALL OPENINGS. USE 1/2" THICK GYPSUM WALLBOARD. USE MOISTURE RESISTANT WALLBOARD IN BATHROOM, 5/8" TYPE X IN GARAGE. USE 'WONDERBOARD' BEHIND ALL TILE WALLS. MANUFACTURER TO BE U.S. GYPSUM OR GOLD BOND. PROVIDE HUMITEK MOLD & MOISTURE RESISTANT DRYWALL PANELS 5/8" THICK IN GARAGE, KITCHEN, LAUNDRY & ALL BATHS

**PAINTING**  
 PAINT ALL NEW & EXISTING GYPSUM BOARD & WOOD SURFACES. CORRECT ALL MINOR SURFACE DEFECTS AS REQUIRED. OWNER TO MAKE ALL COLOR SELECTIONS. IT IS THE INTENT OF THESE SPECS TO REQUIRE COMPLETE FINISHING ON ALL SURFACES. THE FOLLOWING IS A LIST INCLUDED FOR THE CONVENIENCE OF THE PAINTER AS AN INDICATION OF PAINTS REQUIRED INTERIOR:  
 LIGHTLY SANDED WOOD SURFACES TO INCLUDE FRAMES, TRIM, BASE MOLDINGS. 1 COAT QUICK DRYING ENAMEL UNDERCOATER. FINISH- 2 COATS ALKYD FLAT ENAMEL. CEILING- GYPSUM BOARD SEALER. 2 COATS LATEX FLAT CEILING PAINT. GYPSUM BOARD WALLS- 2 COATS SEMI-GLOSS LATEX. ALL PAINTS AS MANUF. BY BENJAMIN MOORE.  
 ALL PAINTS, PRIMERS TO MEET GREEN SEAL 6-II ENVIRONMENTAL

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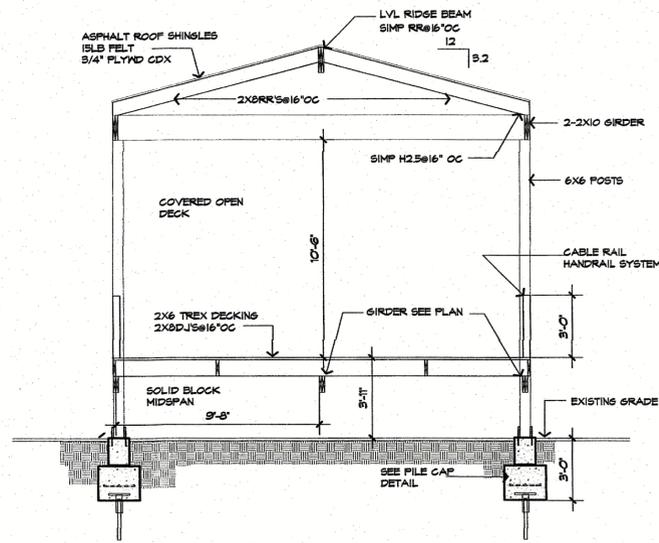
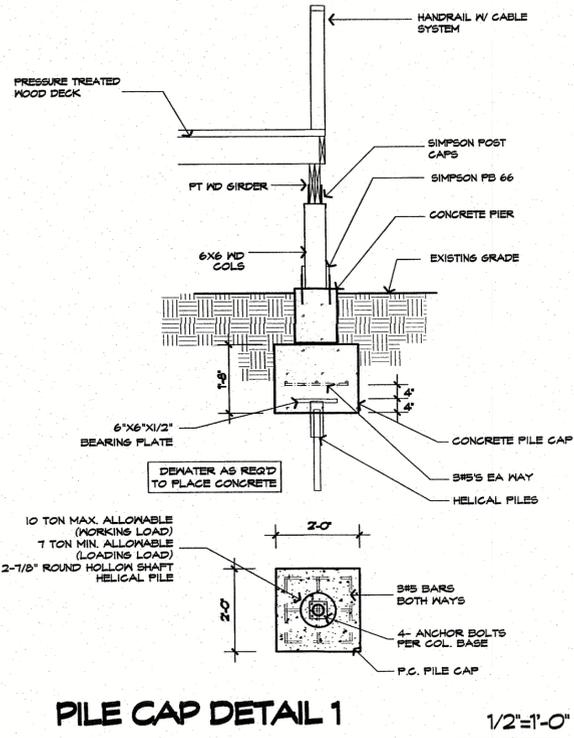
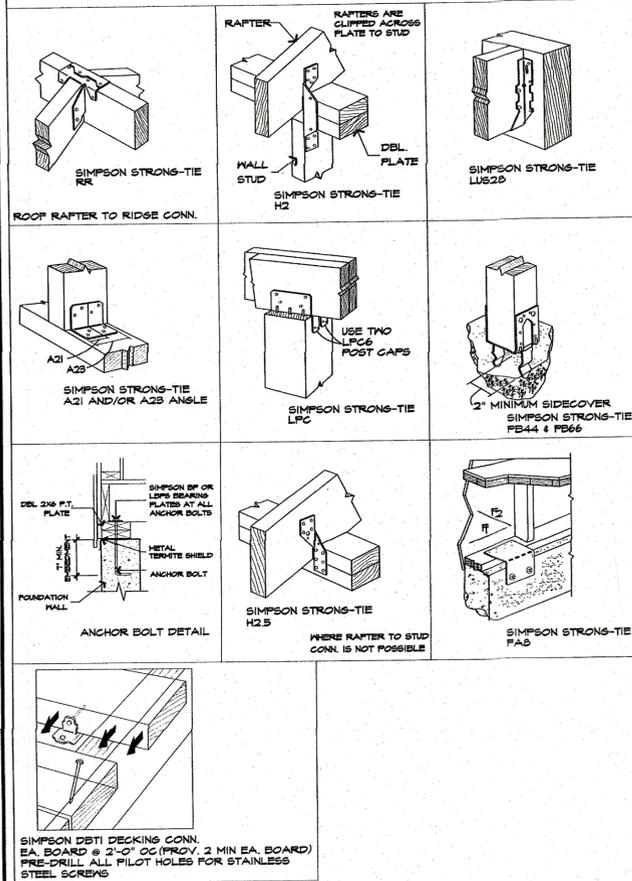
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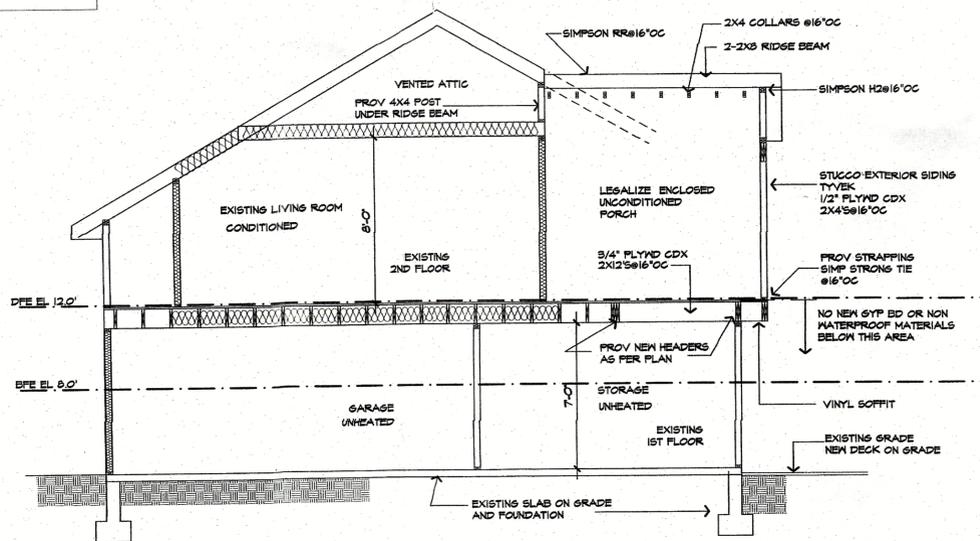
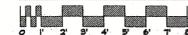
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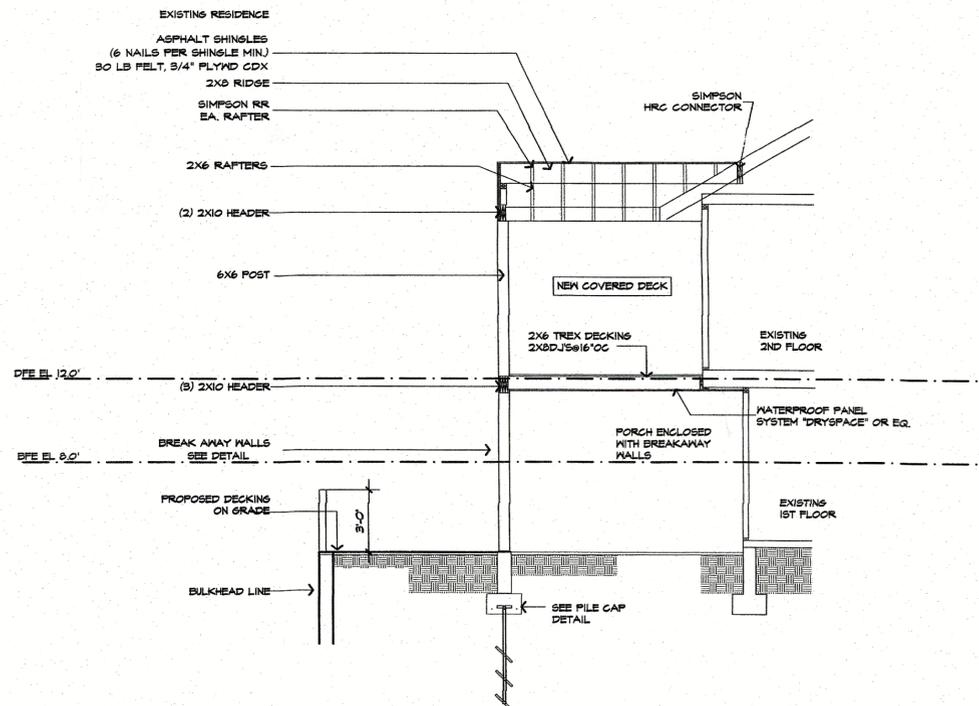
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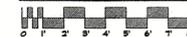
**SECTION B-B 1/4"=1'-0"**



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



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



**NOTES & SPECIFICATIONS**

**HELICAL FILES**  
1) ALL FILES SHALL BE PATENTED HELICAL FILES AND AFFURTENANCES AS FURNISHED EXCLUSIVELY BY PREMIUM TECHNICAL SERVICES. ALL HELICAL FILES ARE TO BE INSTALLED BY A FACTORY CERTIFIED INSTALLER, OTHERWISE A CERTIFIED TECHNICIAN FROM PREMIUM TECHNICAL SERVICES MUST BE ON SITE AT ALL TIMES TO WITNESS FILE INSTALLATION.  
2) HELICAL FILE LEAD SECTIONS SHALL BE ROUND HOLLOW SHAFT AND 2 1/2" DIAMETER HELIX. LEAD SECTIONS SHALL BE 7' LONG. HELIX FILE EXTENSION MAY BE 5', 7' OR 10' LONG DEPENDING ON VERTICAL CLEARANCE.  
3) HELICAL FILES, EXTENSIONS AND AFFURTENANCES SHALL BE HOT-DIPPED GALVANIZED STEEL IN ACCORDANCE WITH ASTM A153.  
4) ALL FILE INSTALLATION OPERATIONS SHALL BE SUPERVISED BY A LICENSED ENGINEER. THE INSPECTOR SHALL KEEP A COMPLETE RECORD OF THE FILE INSTALLATION OPERATION. THE FILE SUBCONTRACTOR SHALL FILE A FILE LOG WITH THE MUNICIPALITY. THE FILE LOG SHALL BE SEALED BY A LICENSED ENGINEER.  
5) HELICAL FILES SHALL BE INSTALLED TO A MINIMUM DEPTH OF 12' AND A MINIMUM TORQUE OF 5000 FT. LBS. SUBJECT TO THE FOLLOWING PROVISIONS:  
A) IF THE MINIMUM TORQUE REQUIREMENT HAS NOT BEEN SATISFIED AT THE MINIMUM DEPTH LEVEL, THE CONTRACTOR SHALL HAVE THE FOLLOWING OPTIONS:  
1) INSTALL THE FILE DEEPER USING ADDITIONAL EXTENSIONS UNTIL THE SPECIFIED TORQUE LEVEL IS OBTAINED.  
2) REMOVE THE EXISTING FILE AND INSTALL A FILE WITH A LARGER AND/OR MORE HELICES. THE REVISED FILE SHALL BE INSTALLED BEYOND THE TERMINATION DEPTH OF THE ORIGINAL FILE, AS DIRECTED BY THE ENGINEER.  
3) ADD ADDITIONAL FILES AS RECOMMENDED BY ENGINEER.  
B) IF THE MAXIMUM TORQUE RATING OF THE FILE AND/OR INSTALLATION UNIT HAS BEEN REACHED PRIOR TO SATISFYING THE MINIMUM DEPTH REQUIREMENT, THE CONTRACTOR SHALL INCREASE THE TERMINAL TORQUE TO A MAXIMUM OF 5500 FT. LBS. (5000 FT. LBS. WITH HAND HELD INSTALLATION EQUIPMENT).  
6) HELICAL FILES SHOULD BE INSTALLED AS SHOWN ON THE DRAWINGS. ANY CHANGES IN FILE LOCATION MUST BE APPROVED BY THE ARCHITECT PRIOR TO PLACEMENT.  
7) IF UNDERGROUND OBSTRUCTIONS ARE ENCOUNTERED DURING INSTALLATION, THE CONTRACTOR SHALL HAVE THE OPTION OF REMOVING THE OBSTRUCTION IF POSSIBLE OR RELOCATING THE FILE WITH THE ENGINEER'S APPROVAL. THE LATTER OPTION MAY REQUIRE THE RELOCATION OF ADJACENT FILES.  
8) THE HELICAL FILE SHALL BE CONNECTED TO THE STRUCTURE USING A P.T.S. APPROVED STEEL BRACKET OR SLAB SUPPORTING CHANNEL, AS THE CASE MAY BE AS SHOWN ON ENGINEER'S PLAN. THESE CONNECTION DEVICES SHALL BE CAPABLE OF SAFELY TRANSFERRING THE STRUCTURAL LOADS TO THE HELICAL FILE.  
9) WRITTEN INSTALLATION RECORDS SHALL BE OBTAINED FOR EACH HELICAL FILE. THESE RECORDS SHALL INCLUDE:  
A) PROJECT NAME AND/OR LOCATION.  
B) NAME OF CONTRACTOR'S FOREMAN OR REPRESENTATIVE WHO WITNESSED THE INSTALLATION.  
C) DATE AND TIME OF INSTALLATION.  
D) LOCATION AND REFERENCE NUMBER OF EACH FILE.  
E) DESCRIPTION OF LEAD SECTION AND EXTENSIONS INSTALLED.  
F) OVERALL DEPTH OF INSTALLATIONS REFERENCED FROM BOTTOM OF GRADE BEAM OR FOOTING.  
G) TORQUE READINGS FOR THE LAST THREE FEET OF INSTALLATION IF PRACTICAL IN LIEU OF THIS REQUIREMENT, THE TERMINAL TORQUE SHALL BE RECORDED AS A MINIMUM.  
H) ANY OTHER RELEVANT INFORMATION RELATING TO THE INSTALLATION.

**SITE UTILITIES**  
VERIFY THE CONDITION OF ALL EXISTING SITE UTILITY CONNECTIONS TO INCLUDE WATER, WASTE AND ELECTRIC. VERIFY THAT ALL UTILITIES ARE DISCONNECTED PRIOR TO ANY WORK. CONTACT ALL UTILITY COMPANIES BEFORE CONSTRUCTION TO ARRANGE FOR TEMPORARY SERVICES THAT WILL BE REQUIRED DURING CONSTRUCTION. VERIFY ALL UTILITIES LOCATIONS ON SITE. PROVIDE ALL LOAD CALCULATION DATA THAT MAY BE REQUIRED FOR NEW SERVICE APPLICATION. IF UTILITY IS DAMAGED DURING CONSTRUCTION REPLACE AT NO COST TO OWNER.

**ROOFING**  
CONTRACTOR SHALL EXAMINE ALL ROOF DECKS TO WHICH HIS WORK IS TO BE APPLIED & NOTIFY ARCHITECT IN WRITING PRIOR TO COMMENCING WORK OF ANY DEFECTS. FOLLOW ALL MANUF. SPECS. ON INSTALLATION. PROVIDE A 5 YEAR GUARANTEE PRIOR TO FINAL PAYMENT. SHINGLES TO BE AS MANUF. BY SAF-TIMBERLINE ULTRA. 110 MPH WIND COVERAGE. COLOR SELECTED BY OWNER. USE ALUM. FLASHING & VALLEYS AS REQUIRED. USE FLASHING COMPOUND AROUND ALL ROOF PENETRATIONS. REPAIR ALL WATER DAMAGED SHEATHING AND LEVEL ALL EXISTING MARLED SURFACES OF ROOF WITH 5/8" FLYWOOD CDX AS REQUIRED. ROOFING SHINGLES TO BE CLASS A, B, OR C FIRE RESISTIVE. PROV. CBS" ALUM. GUTTERS AND LEADERS AT ALL VALLEYS, HIPS, RIDGES, EAVES, RAKES & DRIP EDGES. PROV. TIMBERLINE ULTRA LIFETIME WARRANTY, 110 MPH WIND COVERAGE.

DATE	REVISION
1/26/18	REVISED CD'S FOR FILING
8/21/18	CD'S FOR FILING
7/11/18	CD'S FOR FILING

**RAMDAS RESIDENCE**  
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**SECTIONS & DETAILS**

DATE	JOB NUMBER	DRAWN BY
5/16/18	2018-14	RR

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STATE OF NEW YORK  
1983

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NOV 26 2018  
CLERK'S OFFICE  
VILLAGE OF FREEPORT, NY

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