

Village of Centre Island

303 Centre Island Road

Oyster Bay NY, 11771

(516)922-0606

6/11/2020

Mr. & Mrs. Ted Gutierrez

431 Bay Ave/ Centre Island Road

Centre Island, NY 11771

Re: **Application to construct detached studio shed**

NCTM: Section: 28 Block: 58 Lot: 58 Zone: A-2

Notice of Zoning Denial

Dear Resident,

Your most recent application for a building permit has been DENIED for the following reason(s):

- Pursuant to Village of Centre Island Code, section 122-10,C,(2); the maximum permitted lot coverage for all principal and accessory structures built within the A-2 zoning district is 30%.

Proposed Studio/Shed will result in total lot coverage of 50.0%


- Pursuant to Village of Centre Island Code, section 122-8 (A): the minimum required building side/rear yard setback for Class A nonhabitable accessory structures within the A-2 zoning District is 25.0'

Proposed studio/shed shows a rear yard setback of 3.0'

Proposed studio shed shows a North side yard setback of 3.0'

Should you wish to pursue this application as submitted, a variance must be obtained from the Centre Island Board of Zoning Appeals. If you are successful in obtaining the required variance, you will then be required to submit to the Architectural Review Board for approval.

If you have any questions, please contact me at Village Hall or on my cell phone at (516) 659-0010.



Joseph E. Richardson, Building Inspector

**INCORPORATED VILLAGE OF CENTRE ISLAND
APPLICATION TO BOARD OF APPEALS FOR VARIANCE**

1. Applicant(s)/Owner(s) Name: Ted & Carole Gutierrez
2. Address: 431 Bay Ave. Phone #: (516) 313-5221
3. If Applicant is Contract Vendee, list name and current address of property owner(s) and attach owner's consent to the application.

4. Attorney, Engineer, or other Representative _____
Firm/Company Name _____
Address _____ Zip Code _____
Phone # _____ Fax # _____
5. Description of Subject Property:
Address: 431 Bay Ave. Sec. 28 Blk. 58 Lot(s) 58
Zoning District: A-2 Lot area: _____
6. Appellants became the owner of said property on: 2/28/2019
by deed dated _____ recorded in Liber _____ at page _____
7. Has the premises at the subject address ever been the subject of a prior variance application? NA
If yes, state the date of hearing, relief requested and result _____
8. The variance involved relates to: **CHECK ALL THAT APPLY AND INCLUDE APPLICABLE SECTION OF THE ZONING CODE**
- | | | |
|--|---|--|
| <input type="checkbox"/> Use (Section _____) | <input type="checkbox"/> Frontage (Section _____) | <input type="checkbox"/> Side Yard (Section _____) |
| <input type="checkbox"/> Width (Section _____) | <input type="checkbox"/> Height (Section _____) | <input type="checkbox"/> Area (Section _____) |
| <input type="checkbox"/> Front Yard (Section _____) | <input type="checkbox"/> Rear Yard (Section _____) | <input type="checkbox"/> Depth (Section _____) |
| <input type="checkbox"/> Gross Floor Area (Section _____) | <input type="checkbox"/> Principal Building Area (Section _____) | |
| <input checked="" type="checkbox"/> Total Building Area (Section <u>22-7</u>) | <input checked="" type="checkbox"/> Height/Setback Ratio (Section <u>22-8</u>) | |
| <input type="checkbox"/> Flood Zone Regulations (Article VI, Section _____) | | |

Attach the Building Inspector's written denial of building permit/certificate of occupancy.

(IF MORE THAN ONE VARIANCE IS REQUESTED, PLEASE CHECK HERE [] AND LIST THE INFORMATION REQUIRED UNDER # 8 ON AN ADDITIONAL PAGE.)

9. State the zoning requirements, the proposed dimensions, and the differences for which the variance is requested. (Example: The proposed building/addition will be only 35 feet rather than the required 50 feet from side line)

The proposed structure will be only 3 feet from the side line rather than the required 25f. The structure will result in a lot coverage of 50% rather than the required 30%

10. In making its determination, the Board of Zoning Appeals must take into consideration the benefit to the Applicant if the variance is granted weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination, the Board shall also consider the following. Please provide a brief explanation of the 5 items following and be prepared to address each at the time of the hearing: (use an additional page if necessary)

- a. Will an undesirable change be produced in the character of the neighborhood or will a detriment to nearby properties be created by the granting of the area variance?

No

- b. Can the benefit sought in this appeal be achieved by some method feasible other than the requested area variance? Please explain. No. The proposed

structure will replace a dilapidated garage/shear

- c. Is the requested area variance substantial? No

- d. Will the granting of the proposed variance have an adverse effect or impact on the physical or environmental condition of the neighborhood? Please explain. No

Replacement of existing structure.

- e. Was the alleged difficulty necessitating the requested variance self-created by the Appellant? No

The Board of Zoning Appeals may grant only the minimum variance, if any, that it shall deem necessary and adequate at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

11. The section, block, lot, name(s), and mailing addresses of all property owners within 100 feet of property of Appellants(s) are as follows: (Please use an additional page if necessary)

Sec., Blk., Lot

Name

Mailing Address

(Street No.; Street; PO Box; Zip)

28/58/11

Jay Paltenger

423 Locust Ave.

28/58/60

Evan Krypell

430 Bay Ave.

28/58/9

Ina Romano

429 Bay Ave.

44/45/46

Yan Li

Locust Ave.

portions of
43/47 Block 58/sec 28

AFFIRMATION ON SEARCH OF NEIGHBORING PROPERTY OWNERS

deposes and says:

That he/she is over the age of eighteen and resides at

That on the _____ day of _____, 200____, deponent searched the current Village or Town tax roll records and hereby certifies that such records show the above listed current title owners of the above listed properties within 100 feet of the subject premises.

I HAVE READ THE FOREGOING AND UNDERSTAND THAT ANY FALSE STATEMENT MADE THEREIN ARE PUNISHABLE AS A CLASS A MISDEMEANOR PURSUANT TO SECTION 210.45 OF THE PENAL LAW.

Date: _____

Record Search Deponent's Signature

I/We, Ted & Carol Gutierrez the Applicants/Appellants herein, do hereby authorize the members of the Board of Zoning Appeals to inspect our property as it relates to the foregoing variance application during reasonable hours and upon said Board of Zoning Appeals members providing reasonable notice of said inspection. I/We consent to the Board of Zoning Appeals members or the Clerk of the Board of Zoning Appeals to contact me/us at the phone number provided herein to arrange said inspection.

Date

6/25/20

Landowner(s) Signature(s)

Applicant(s)/Appellant(s) Signature(s)

WHEREFORE, in accordance with the foregoing alleged facts Applicant(s) request said Board of Appeals to vary the strict application of the aforesaid provision(s) of said Village's Building Zoning Ordinance, to grant the relief requested and grant such other and further or lesser relief as to this Board seems just and proper.

**I HAVE READ THE FOREGOING APPEAL /APPLICATION AND UNDERSTAND
THAT ANY FALSE STATEMENT MADE THEREIN ARE PUNISHABLE AS A CLASS A
MISDEMEANOR PURSUANT TO SECTION 210.45 OF THE PENAL LAW.**

6/25/20

Date

☞ C. Aron

☞ C. Aron

Applicant(s)/Appellant(s) Signature(s)

[Signature]

(Note: General Municipal Law of the State of New York, Section 809 enacted in 1969 requires the filing of the following completed Disclosure Statement)

DISCLOSURE STATEMENT

Ted & Carme Gutierrez deposes and says:

1. **FOR INDIVIDUAL**

- a. I am over the age of 21 and reside at 431 Bay Ave.
Centre Island, N.Y. 11771
- b. I am the owner of the property designated as Section 28 Block 58 Lot(s) 58
(owner/contract vendee - insert one)
- on the Nassau County Land and Tax Map which forms the subject matter of this application and am fully familiar with all the facts and circumstances hereinafter set forth.

1. **FOR CORPORATION** (Strike out if not applicable)

- a. I am the _____ of the _____ with offices
(Office Held) (Name of Corp.)
- located at: _____
- and am fully familiar with all the facts and circumstances hereinafter set forth.

- b. The corporation was incorporated under the Laws of the State of _____ and
is the _____ of the property designated as Section _____ Block _____ Lot(s) _____
on the Nassau County Land and Tax Map.

- c. The following are the names and residences of each officer, director and shareholder: (Set forth names, residences and relationship to corp.) (Add additional sheet if necessary.)

- d. That the corporate stock of said corporation has not been pledged to any person nor has any agreement been made to pledge the said stock: (except: If any, set forth details.)

1. **FOR PARTNERSHIP** (Strike out if not applicable.)

- a. That I am a _____ of the _____
(Partner, Joint Venturer, etc.) (Name of Partnership)
- and am fully familiar with all the facts and circumstances hereinafter set forth.

- b. That the above partnership was established in _____
(Place)
- on _____ and is the _____ of the property designated as
(Owner or Contract Vendee)
- Section _____ Block _____ Lot(s) _____ on the Nassau County Land and Tax Map.

- c. That the following are the names, addresses and interests, respectively, of all partners (joint venturers, etc.): (Add additional sheet if necessary)

2. That there are no encumbrances or holders of any instruments creating an encumbrance upon the subject property (except: if any set forth details.)

3. That neither deponent nor any other person mentioned in this statement is a Village officer or employee, or is related to a Village officer or employee. (except: if any set forth details.)

4. That no State Officer or employee or local municipal officer or employee in the Nassau County or his spouse or a person by consanguinity related to either of them within the third degree is (are) the Applicant(s) or an officer, director or employee of the Applicant(s), or legally or beneficially owns or controls the corporate stock of the Applicant(s) or is a partner of the Applicant(s) or associated with the Applicant(s) in a joint venture or has an agreement with the Applicant(s), expressed or implied whereby his compensation for services is to be dependent or contingent upon the favorable exercise of discretion in the granting of the application herein. (except: if any set forth details.)

5. That in the event there is any change in the matters set forth herein prior to the public hearing relating to the property affected hereby, deponent(s) will file with the Village a supplemental statement indicating the details of such change within 48 hours of such change.

I HAVE READ THE FOREGOING AND UNDERSTAND THAT ANY FALSE STATEMENT MADE THEREIN ARE PUNISHABLE AS A CLASS A MISDEMEANOR PURSUANT TO SECTION 210.45 OF THE PENAL LAW.

6/25/20

6/25/20
Date

IS C. Arvin

IS C. Arvin
Applicant(s) Signature(s)

[Signature]

CONSENT OF ADJOINING OWNERS

(This page is not required and may be deleted)

We, the undersigned, property owners in the Village of Centre Island adjoining the property of Appellant(s) _____ herein described as Section _____ Block _____ Lot(s) _____, hereby approve(s) the granting of a variance by the Board of Zoning Appeals of said Village so as to permit the use, construction, or alteration of the building or structure or the use of the land sought by Appellant(s):

Name and Address of Person
(Please Print)

ELY SE PATTINGER

Tongfang Han

Signature

Ely Se Pattinger

Tongfang Han

CONSENT OF ADJOINING OWNERS

(This page is not required and may be deleted)

We, the undersigned, property owners in the Village of Centre Island adjoining the property of Appellant(s) Ted & Carole Gutierrez herein described as Section 28 Block 58 Lot(s) 58, hereby approve(s) the granting of a variance by the Board of Zoning Appeals of said Village so as to permit the use, construction, or alteration of the building or structure or the use of the land sought by Appellant(s):

Name and Address of Person
(Please Print)

ELYSE PATTINGER

Evan Krypell

Signature

Elyse Gutierrez

Evan Krypell

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information							
Name of Action or Project: <div style="font-size: 1.2em; font-family: cursive;">Art studio</div>							
Project Location (describe, and attach a location map): <div style="font-size: 1.2em; font-family: cursive;">See attached map</div>							
Brief Description of Proposed Action: <div style="font-size: 1.2em; font-family: cursive;">Replacement of a dilapidated garage/shed (324 sq-ft) with a pre-fabricated artist studio shed (416 sq-ft).</div>							
Name of Applicant or Sponsor: <div style="font-size: 1.2em; font-family: cursive;">Carole & Ted Gutierrez</div>		Telephone: <div style="font-size: 1.2em; font-family: cursive;">(516) 313-5221</div>					
		E-Mail: <div style="font-size: 1.2em; font-family: cursive;">carolefreysz@gmail.com</div>					
Address: <div style="font-size: 1.2em; font-family: cursive;">431 Bay Ave.</div>							
City/PO: <div style="font-size: 1.2em; font-family: cursive;">Centre Island</div>		State: <div style="font-size: 1.2em; font-family: cursive;">NY</div>	Zip Code: <div style="font-size: 1.2em; font-family: cursive;">11771</div>				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		<div style="font-size: 1.2em; font-family: cursive;">.009</div> acres <div style="font-size: 1.2em; font-family: cursive;">(416 sq-ft)</div>					
b. Total acreage to be physically disturbed?		<div style="font-size: 1.2em; font-family: cursive;">.009</div> acres <div style="font-size: 1.2em; font-family: cursive;">(416 sq-ft)</div>					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<div style="font-size: 1.2em; font-family: cursive;">.112</div> acres <div style="font-size: 1.2em; font-family: cursive;">4,900 sq-ft</div>					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"><input type="checkbox"/> Urban</div> <div style="width: 50%;"><input type="checkbox"/> Rural (non-agriculture)</div> <div style="width: 50%;"><input type="checkbox"/> Industrial</div> <div style="width: 50%;"><input type="checkbox"/> Commercial</div> <div style="width: 50%;"><input checked="" type="checkbox"/> Residential (suburban)</div> <div style="width: 50%;"><input type="checkbox"/> Forest</div> <div style="width: 50%;"><input type="checkbox"/> Agriculture</div> <div style="width: 50%;"><input type="checkbox"/> Aquatic</div> <div style="width: 50%;"><input type="checkbox"/> Other (specify): _____</div> <div style="width: 50%;"><input type="checkbox"/> Parkland</div> </div>							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		NO <input checked="" type="checkbox"/>	YES <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"/>
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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ <input type="checkbox"/> NO <input type="checkbox"/> YES		NO <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>

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

Applicant/sponsor name: Ted & Carole Gutierrez Date: 6-25-20

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

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

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

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

PRINT

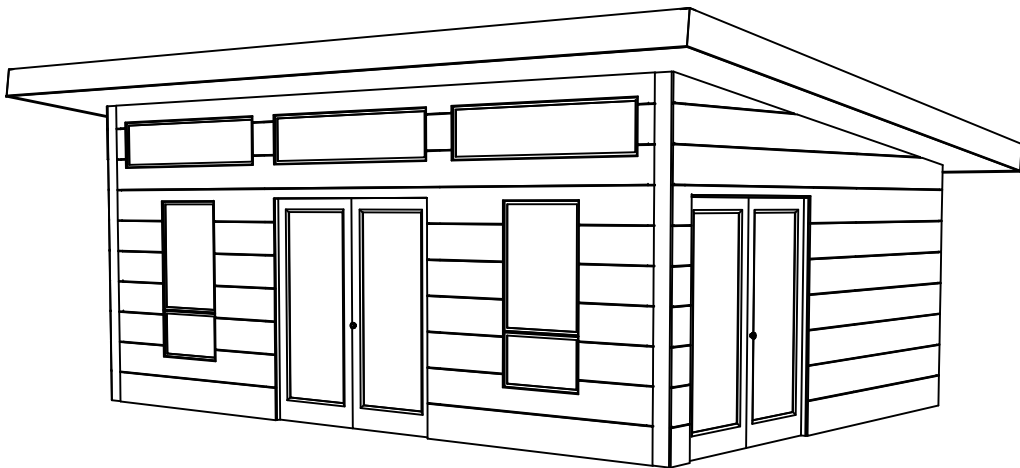
RESET

SEQUENCE OF SHEETS

SHEET #	DESCRIPTION	SHEET #	DESCRIPTION
F-000	COVER	S-003	STRUCTURAL GENERAL NOTES
F-001	SITE PLAN	S-100	FOUNDATION PLAN
F-100	FIRST FLOOR PLAN	S-101	FIRST FLOOR FRAMING PLAN
F-200	BUILDING ELEVATIONS	S-102	ROOF FRAMING PLAN
F-201	BUILDING ELEVATIONS	S-300	BUILDING SECTIONS
F-300	BUILDING SECTIONS	S-301	BUILDING SECTIONS
S-001	STRUCTURAL GENERAL NOTES	E-100	ELECTRICAL PLAN
S-002	STRUCTURAL GENERAL NOTES	-	-

PROJECT NOTES:

- [103.1, 103.2] CONSTRUCTION DRAWINGS AND DOCUMENTATION DEMONSTRATE ENERGY CODE COMPLIANCE FOR THE BUILDING ENVELOPE. THERMAL ENVELOPE REPRESENTED ON CONSTRUCTION DOCUMENTS.
- [303.1] ALL INSTALLED INSULATION IS LABELED OR THE INSTALLED R-VALUES PROVIDED.
- [303.2] WALL INSULATION IS INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
- [303.1.1.1, 303.2] CEILING INSULATION INSTALLED PER MANUFACTURER'S INSTRUCTIONS. BLOWN INSULATION MARKED EVERY 300 SQ. FT.
- [303.1.3] U-FACTORS OF FENESTRATION PRODUCTS ARE DETERMINED IN ACCORDANCE WITH THE NFRC TEST PROCEDURE OR TAKEN FROM THE DEFAULT TABLE.
- [402.4.1.1] AIR BARRIER AND THERMAL BARRIER INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
- [402.4.3] FENESTRATION THAT IS NOT SITE BUILT IS LISTED AND LABELED AS MEETING AAMA/WDMA/CSA 101/I.S.2/A440 OR HAS INFILTRATION RATES PER NFRC 400 THAT DO NOT EXCEED CODE LIMITS.
- [402.4.5] IC-RATED RECESSED LIGHTING FIXTURES SEALED AT HOUSING/INTERIOR FINISH AND LABELED TO INDICATE ≤2.0 CFM LEAKAGE AT 75 PA.
- [402.4.1.2] BLOWER DOOR TEST @ 50 PA. ≤5 ACH IN CLIMATE ZONES 1-2, AND ≤3 ACH IN CLIMATE ZONES 3-8.
- [401.3] COMPLIANCE CERTIFICATE POSTED.
- [103.1, 103.2, 403.7] CONSTRUCTION DRAWINGS AND DOCUMENTATION DEMONSTRATE ENERGY CODE COMPLIANCE FOR LIGHTING AND MECHANICAL SYSTEMS. SYSTEMS SERVING MULTIPLE DWELLING UNITS MUST DEMONSTRATE COMPLIANCE WITH THE IECC COMMERCIAL PROVISIONS.
- [302.1, 403.7] HEATING AND COOLING EQUIPMENT IS SIZED PER ACCA MANUAL S BASED ON LOADS CALCULATED PER ACCA MANUAL J OR OTHER METHODS APPROVED BY THE CODE OFFICIAL.
- [403.3.5] BUILDING CAVITIES ARE NOT USED AS DUCTS OR PLENUMS.
- [403.1.1] PROGRAMMABLE THERMOSTATS INSTALLED FOR CONTROL OF PRIMARY HEATING AND COOLING SYSTEMS AND INITIALLY SET BY MANUFACTURER TO CODE SPECIFICATIONS.
- [403.6.1] ALL MECHANICAL VENTILATION SYSTEM FANS NOT PART OF TESTED AND LISTED HVAC EQUIPMENT MEET EFFICACY AND AIR FLOW LIMITS.
- [303.3] MANUFACTURER MANUALS FOR MECHANICAL AND WATER HEATING SYSTEMS HAVE BEEN PROVIDED.
- [404.1] 75% OF LAMPS IN PERMANENT FIXTURES OR 75% OF PERMANENT FIXTURES HAVE HIGH EFFICACY LAMPS. DOES NOT APPLY TO LOW-VOLTAGE LIGHTING.



PROJECT DESCRIPTION:

416 SQ FT OF NEW CONSTRUCTION (STAND ALONE STRUCTURE)

16'-0 x 26'-0 ACCESSORY BUILDING (ART STUDIO)

OCCUPANCY GROUP: U

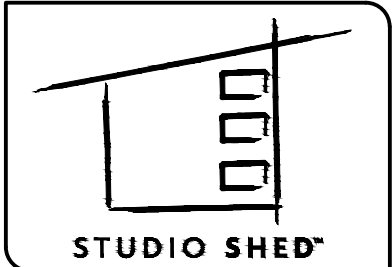
CONSTRUCTION TYPE: V-B

SPRINKLERS IN EXISTING SINGLE FAMILY UNIT: NO

FIRE SPRINKLERS: NO

THIS PROJECT SHALL COMPLY WITH THE 2018 INTERNATIONAL CODES, WHICH ADOPTS THE 2018 UMC, 2018 UMP AND THE 2017 NEC.

PLANS PREPARED BY SHEY ELLERBRUCH | (720)839-6594 | SELLERBRUCH@STUDIOSHED.COM



1500 CHERRY STREET
LOUISVILLE, CO 80027

Ph: 888.900.3933
WWW.STUDIOSHED.COM

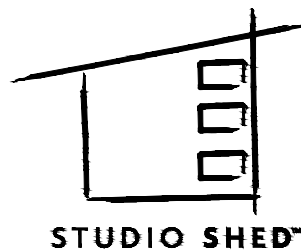
ISSUE DATE

REVISIONS

16'x26' ACCESSORY BUILDING	TED AND CAROLE GUTIERREZ	431 BAY AVENUE
TYPE OF CONSTRUCTION	NAME	OYSTER BAY, NY 11771
		ADDRESS

18x24
SHEET SIZE

F-000



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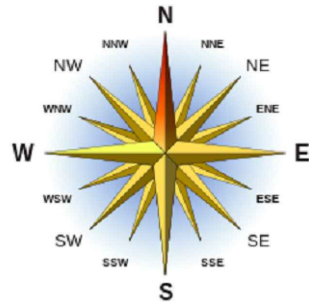
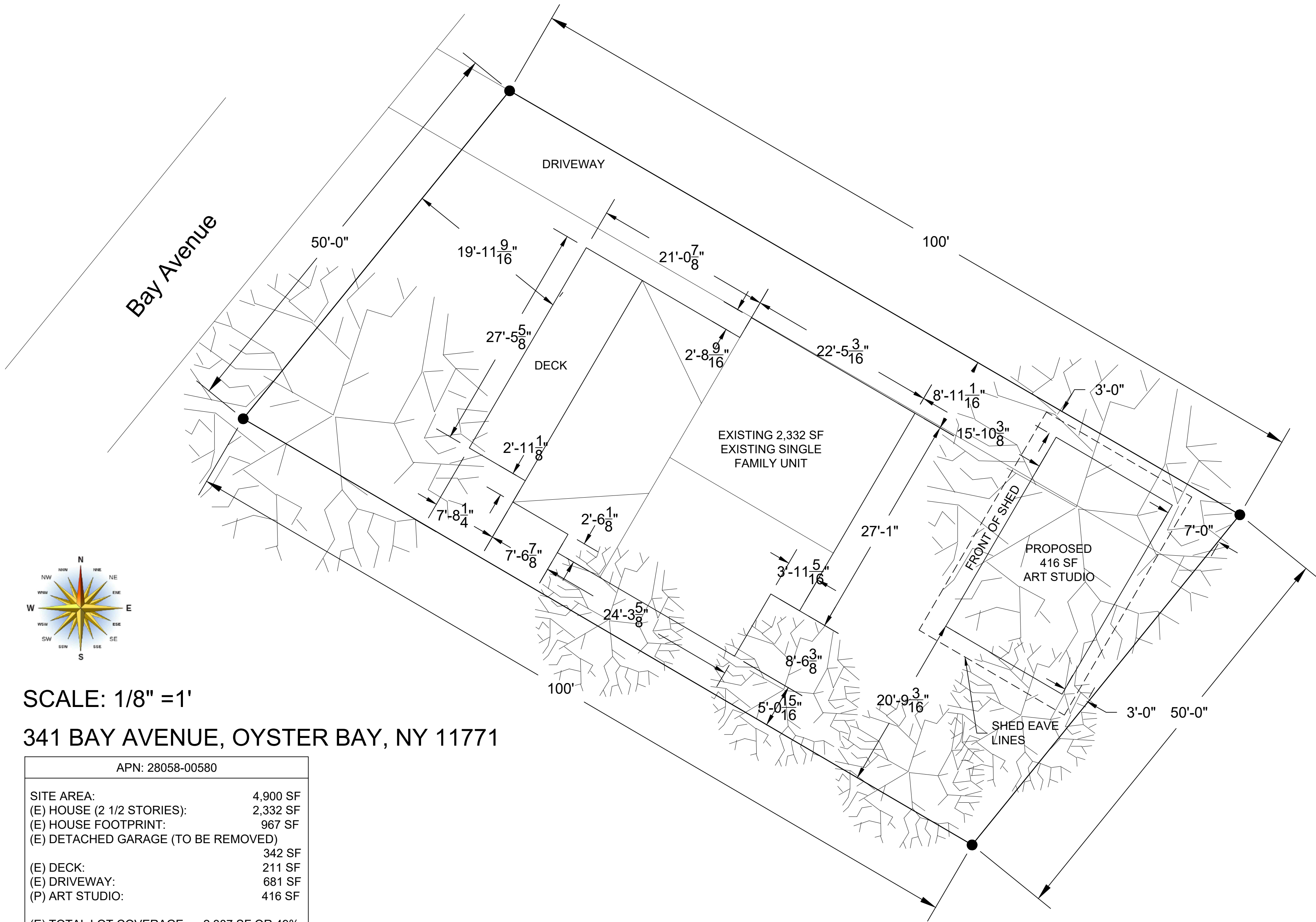
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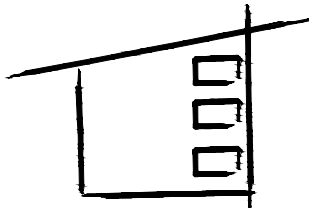
18x24
SHEET SIZE

F-001



SCALE: 1/8" = 1'
341 BAY AVENUE, OYSTER BAY, NY 11771

APN: 28058-00580	
SITE AREA:	4,900 SF
(E) HOUSE (2 1/2 STORIES):	2,332 SF
(E) HOUSE FOOTPRINT:	967 SF
(E) DETACHED GARAGE (TO BE REMOVED)	342 SF
(E) DECK:	211 SF
(E) DRIVEWAY:	681 SF
(P) ART STUDIO:	416 SF
(E) TOTAL LOT COVERAGE:	2,387 SF OR 49%
(P) TOTAL LOT COVERAGE:	2,461 SF OR 50%
(E) FLOOR AREA RATIO :	19.7%
(P) FLOOR AREA RATIO :	28%
LEGAL DESCRIPTION: SECTION 28 BLOCK 58 LOTS 58 & 59	



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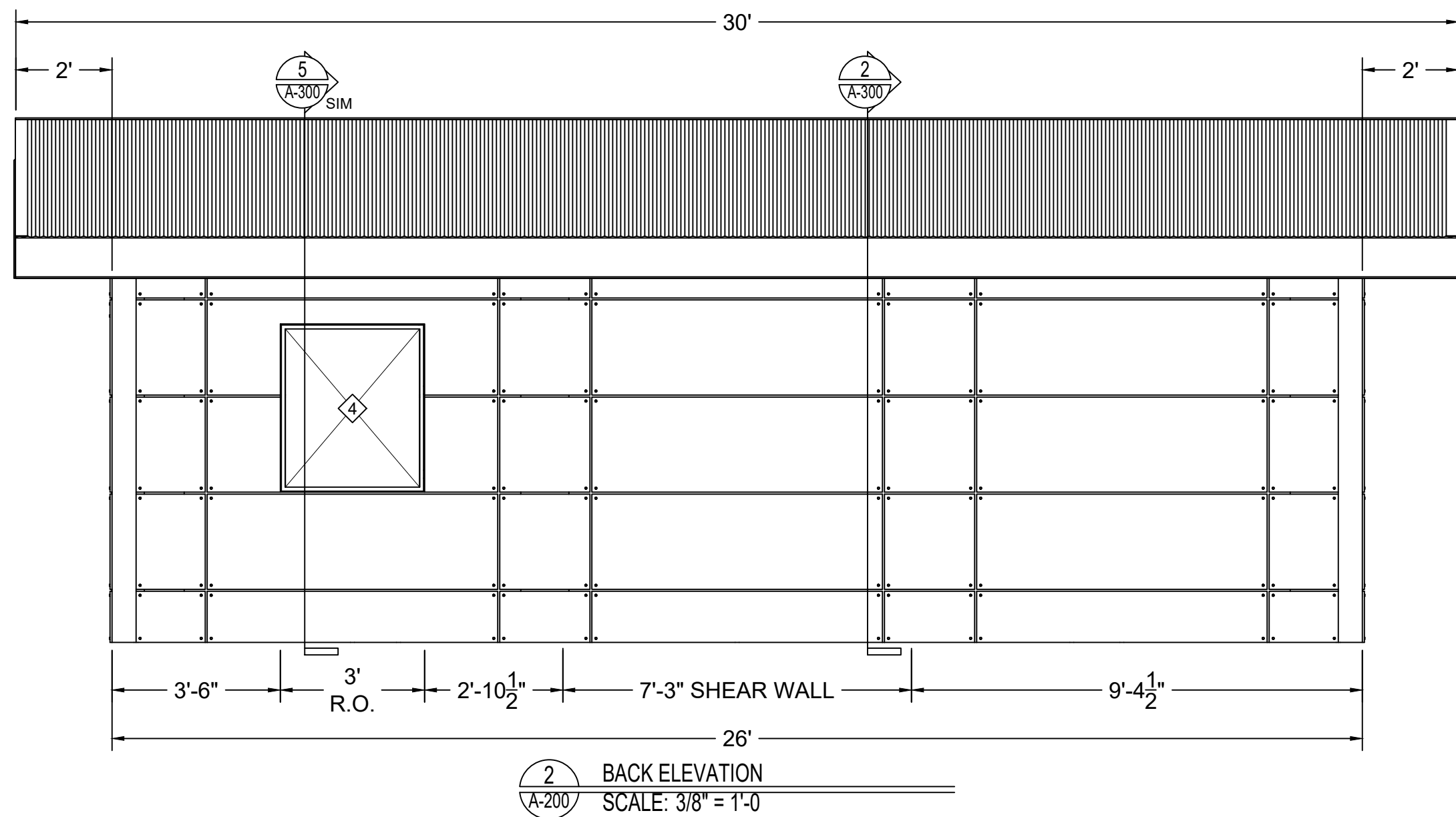
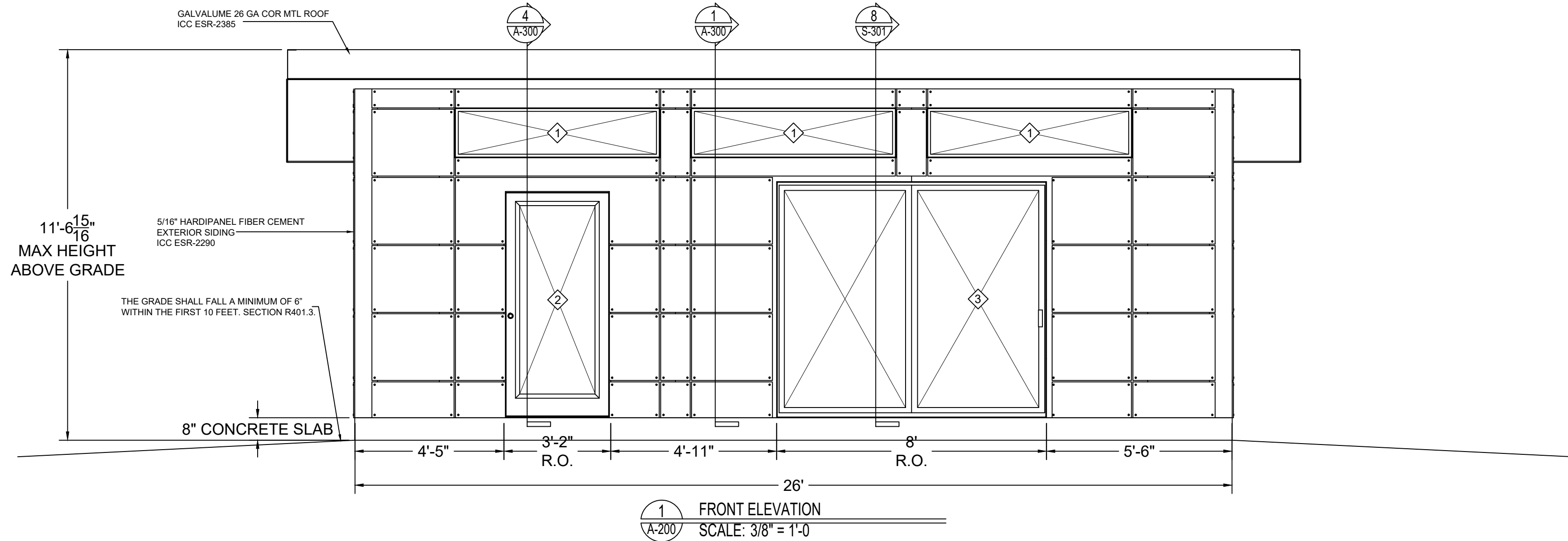
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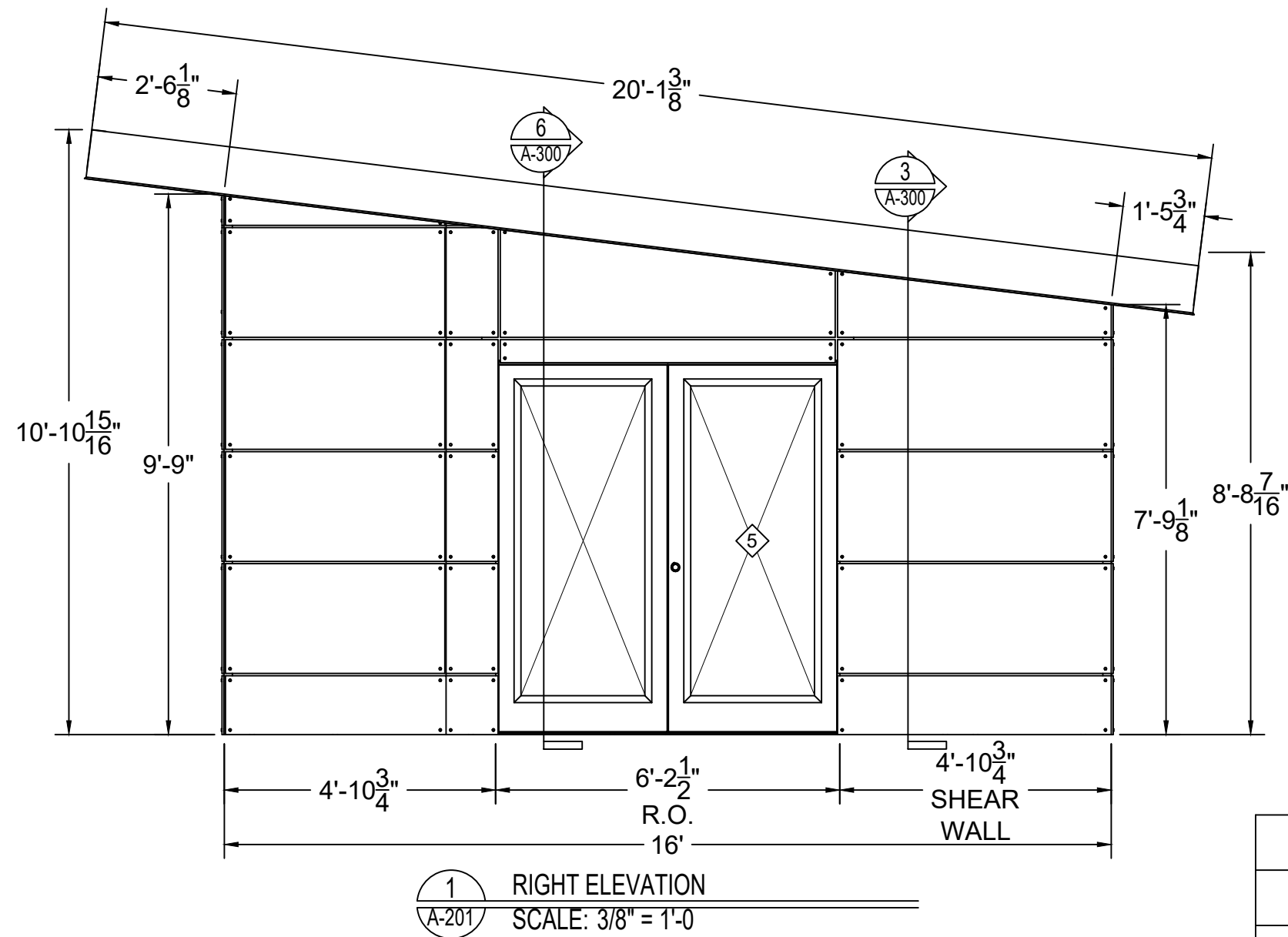
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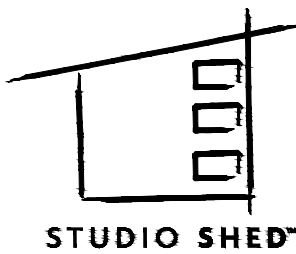
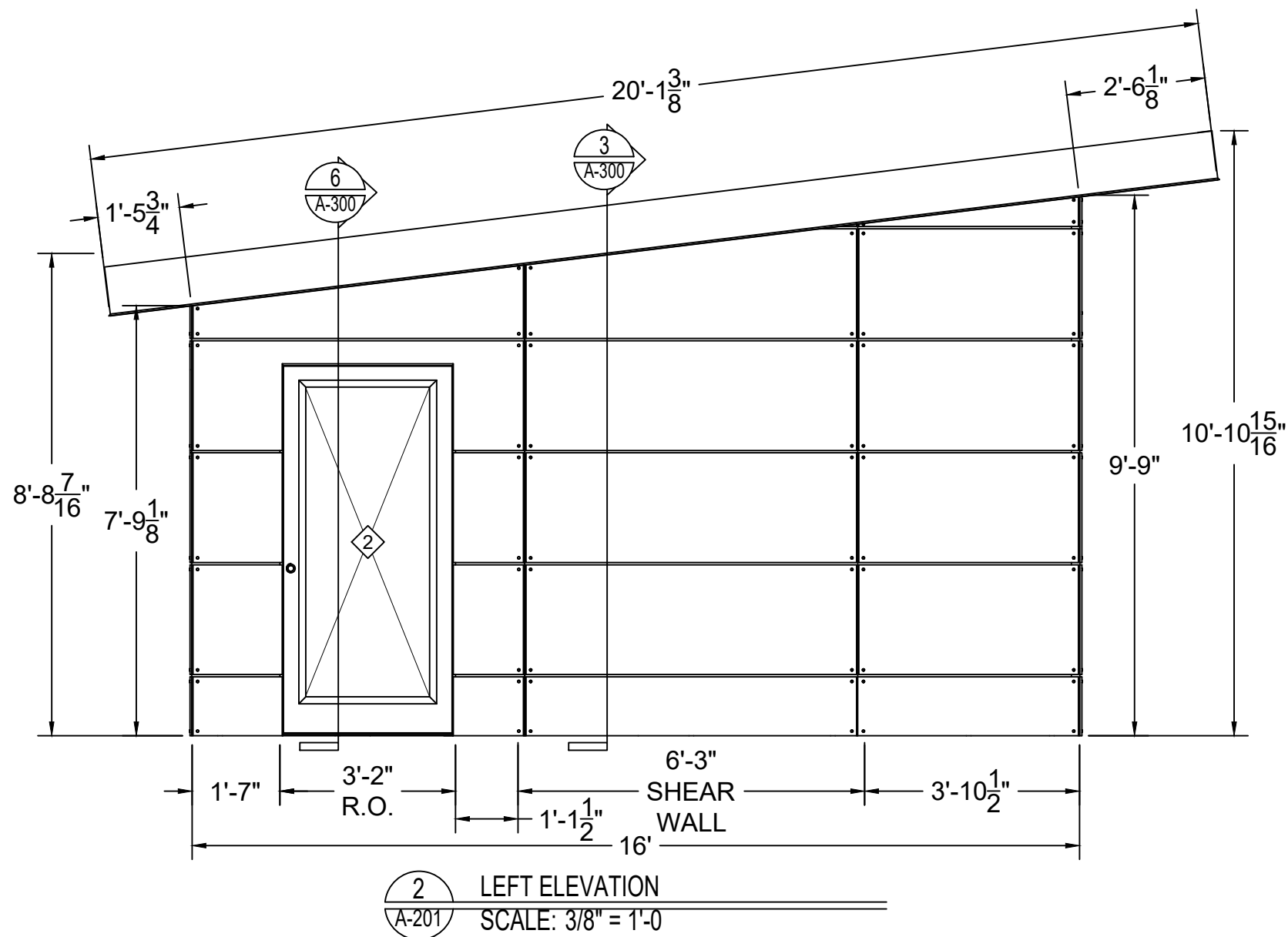
F-200





WINDOW AND DOOR SCHEDULE							
NO.	SIZE (WIDTH x HEIGHT)	FRAME	QTY	LOCATION	DESCRIPTION	U-FACTOR	SHGC
1	6'-1" x 1'-5 3/4"	VINYL	3	FRONT ELEVATION	FIXED, DOUBLE PANE, LOW-E	.33	.33
2	3'-2" x 6'-8 3/4"	FIBERGLASS	2	FRONT AND LEFT ELEVATION	OPERABLE AWNING, DOUBLE PANE, LOW-E	.27	.18
3	8'-0" x 7'-0"	FIBERGLASS	1	FRONT ELEVATION	96" DOOR OPENING, LHO, DOUBLE PANE, LOW- E, TEMPERED	.27	.18
4	3'-0" x 3'-6"	VINYL	1	BACK ELEVATION	CASEMENT, DOUBLE PANE, LOW-E	.33	.27
5	6'-2 1/2" x 6'-8 3/4"	FIBERGLASS	2	FRONT AND RIGHT ELEVATION	72" OUTSWING, LHO, DOUBLE PANE, LOW- E, TEMPERED	.27	.18

MIN FINISHED CEILING HEIGHT: 7'-9"
MAX FINISHED CEILING HEIGHT: 9'-9"
AVERAGE FINISHED CEILING HEIGHT: 8'-9"



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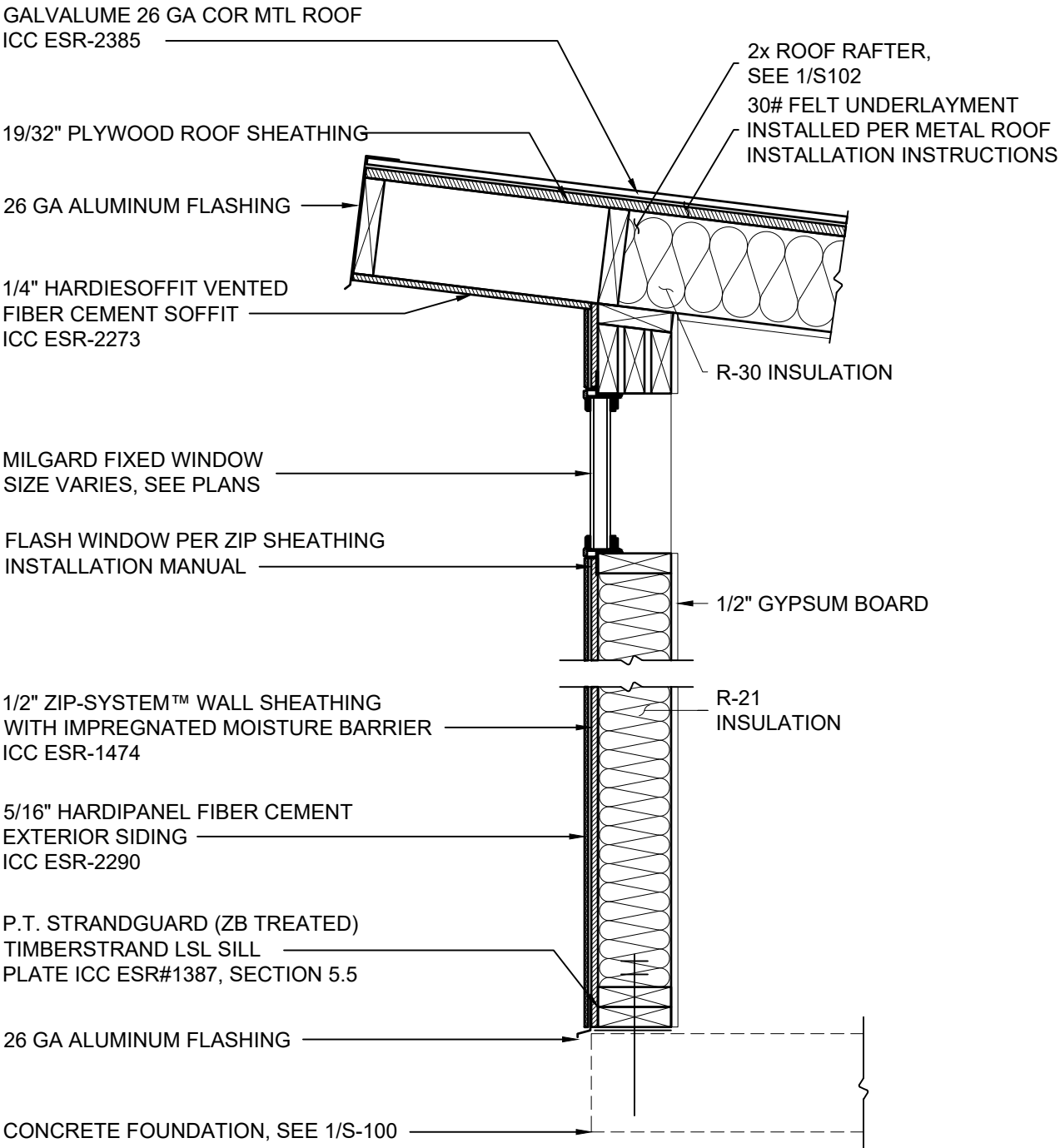
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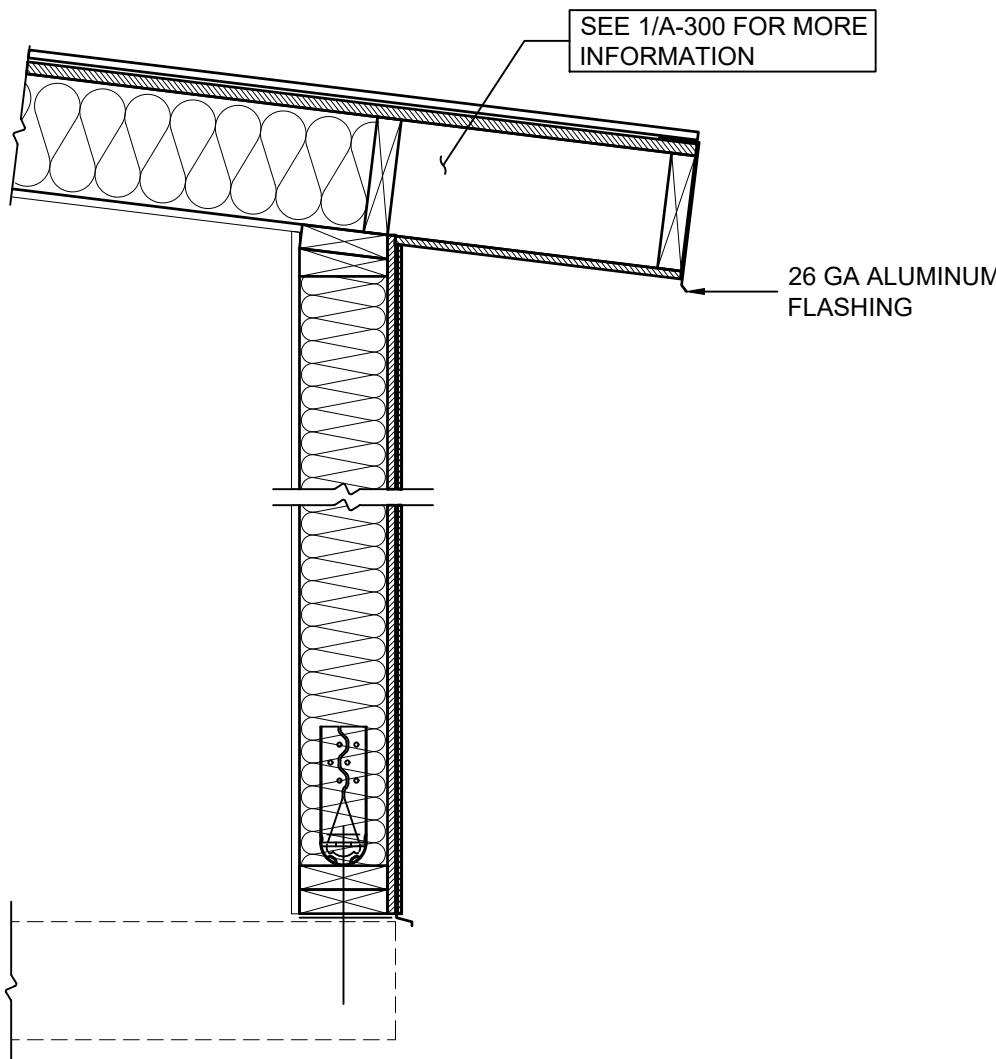
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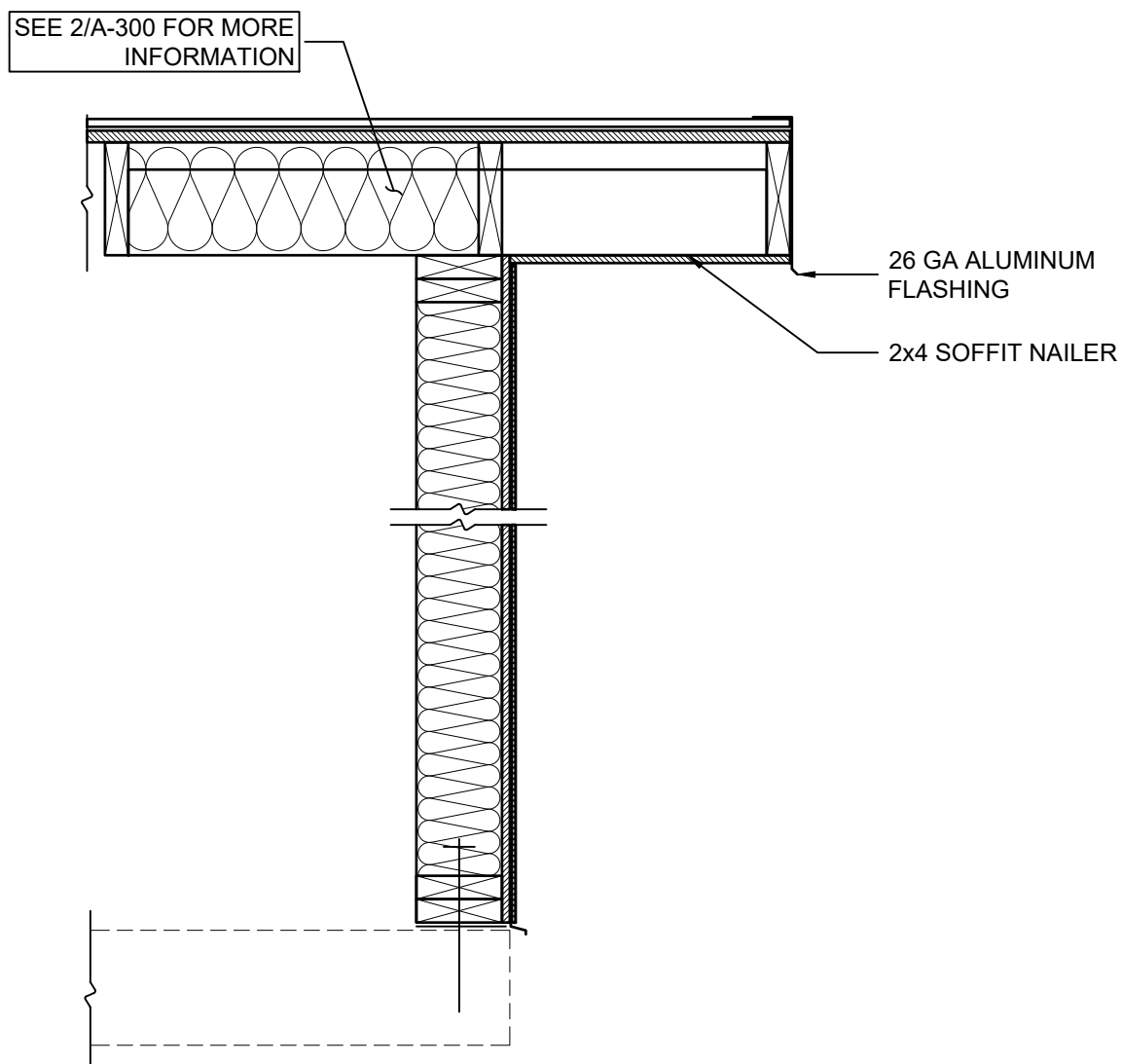
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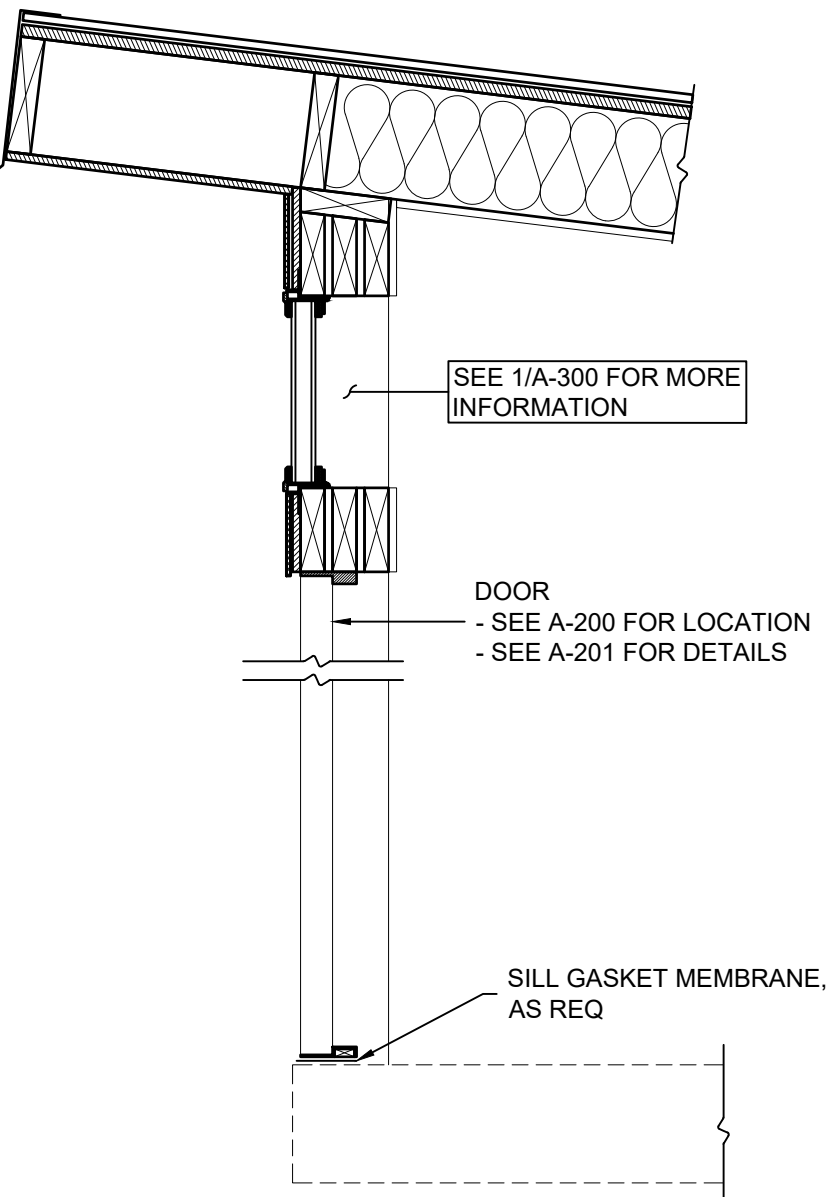
1 FRONT WALL SECTION
A-300 SCALE: 1" = 1'-0



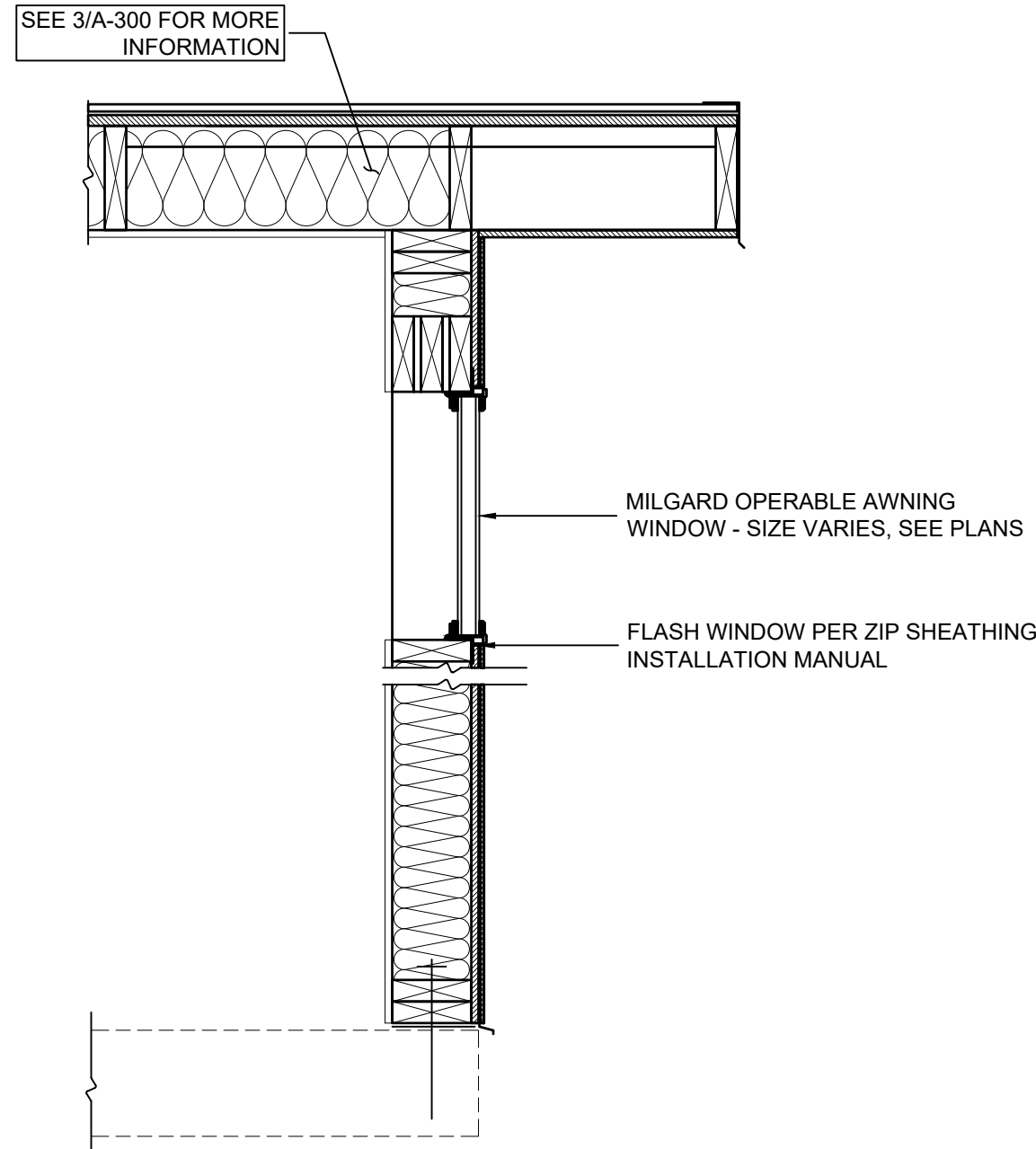
2 BACK WALL SECTION
A-300 SCALE: 1" = 1'-0



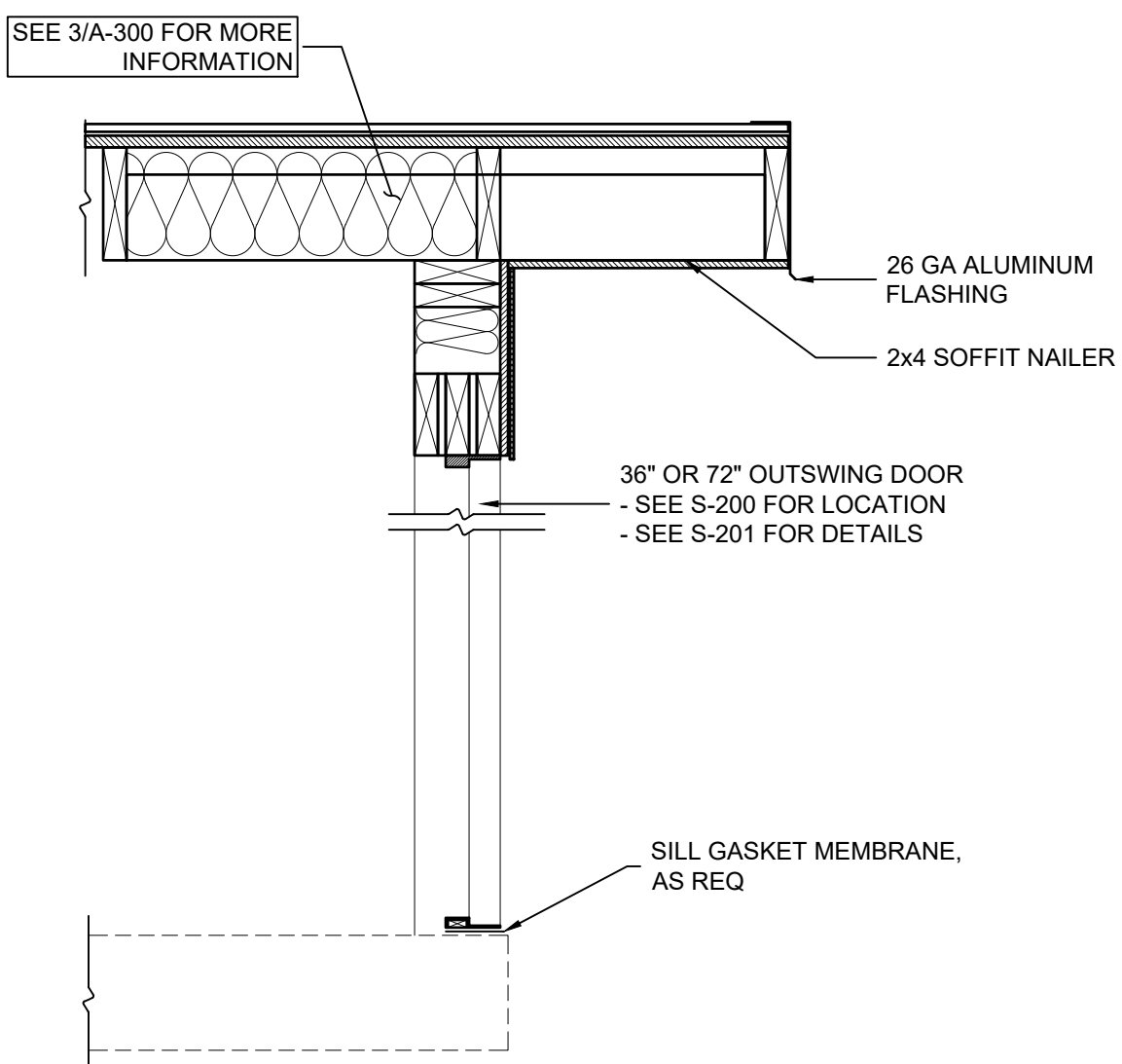
3 RAKE WALL SECTION
A-300 SCALE: 1" = 1'-0



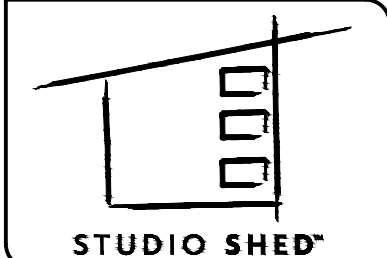
4 FRONT WALL SECTION AT DOOR
A-300 SCALE: 1" = 1'-0



5 TYP WALL SECTION @ WINDOW
A-300 SCALE: 1" = 1'-0



6 TYP WALL SECTION @ DOOR
A-300 SCALE: 1" = 1'-0



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