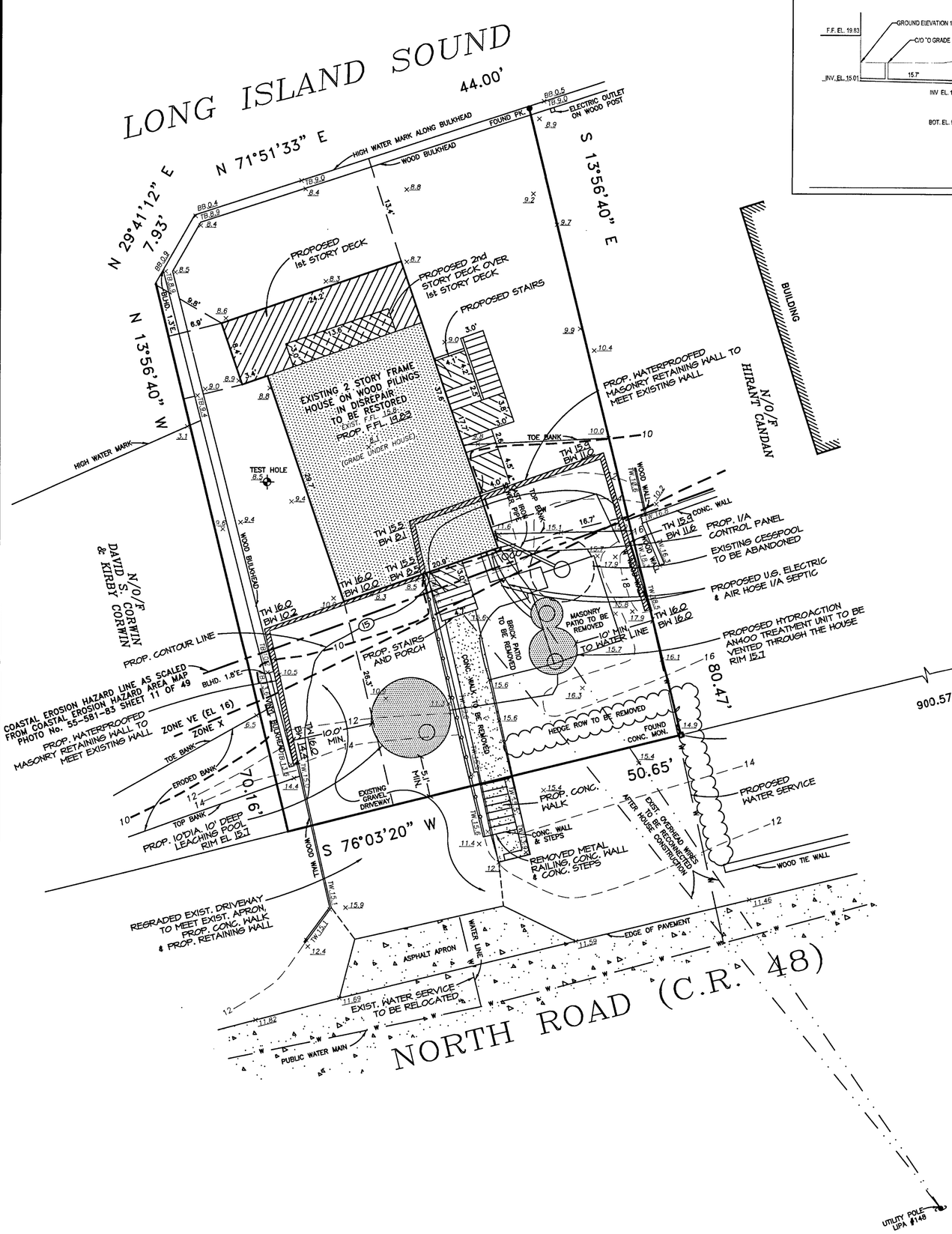
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OCT 30 2024
Zoning Board of Appeals

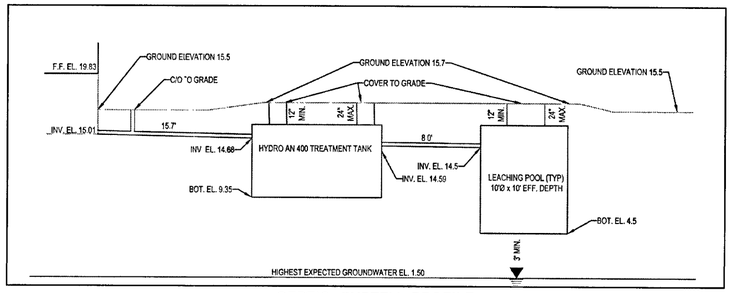
7907

# SURVEY OF PROPERTY
*SITUATE*
## ARSHAMOMAQUE
## TOWN OF SOUTHOLD
## SUFFOLK COUNTY, NEW YORK
## S.C. TAX No. 1000-44-01-17

SCALE 1"=10'
OCTOBER 12, 2023
MAY 25, 2024 UPDATE SURVEY NYSDEC NOTICE DATED 04/18/2024

TOTAL LOT AREA = 3,940 sq. ft.
0.090 ac.



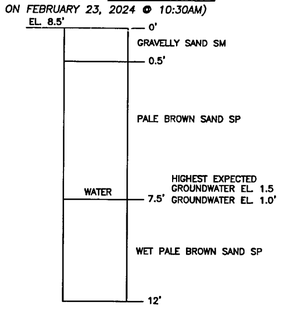




SEPTIC SYSTEM PROFILE
NOT TO SCALE

*NOTES:*

1. ELEVATIONS ARE REFERENCED TO N.A.V.D. 1988 DATUM
   EXISTING ELEVATIONS ARE SHOWN THUS: X.X
   EXISTING CONTOURS ARE SHOWN THUS: XX— — — —XX
   F.F.L. – FIRST FLOOR
   TB – TOP OF BULKHEAD
   BB – BOTTOM OF BULKHEAD
   TW – TOP OF WALL
   BW – BOTTOM OF WALL
2. FLOOD ZONE INFORMATION TAKEN FROM:
   FLOOD INSURANCE RATE MAP No. 36103C0158 H & 36103C0159 H
   ZONE VE: COASTAL FLOOD WITH VELOCITY HAZARD (WAVE ACTION); BASE FLOOD ELEVATIONS DETERMINED
   ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
3. BUILDABLE LOT AREA (LOT AREA LANDWARD OF COASTAL EROSION HAZARD LINE) IS 1,264 sq.ft.
4. THE FOOTPRINT AREA OF THE HOUSE IS 800 sq. ft. AND IS 20.3% OF TOTAL LOT AREA.
5. EXISTING LOT COVERAGE BETWEEN 10' CONTOUR LINE AND HIGH WATER MARK (2,498 sq. ft.) IS 800 sq. ft. OR 32.0%.
6. PROPOSED LOT COVERAGE BETWEEN 10' CONTOUR LINE AND HIGH WATER MARK (2,498 sq. ft.) IS 880 sq. ft. OR 35.2%.
7. SITE PLAN & SEPTIC INFORMATION TAKEN FROM SITE PLAN BY ISLANDWIDE ENGINEERING & LAND SURVEYING DATED 05/15/24.

*TEST HOLE DATA*
*(TEST HOLE DUG BY ROY K. REISSIG, PE ON FEBRUARY 23, 2024 @ 10:30AM)*




RECEIVED
OCT 30 2024
ZONING BOARD OF APPEALS

FINAL MAP
REVIEWED BY ZBA
DECISION# 7907
DATED: 6/20/2024

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE.

THE EXISTENCE OF RIGHT OF WAYS AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN ARE NOT GUARANTEED.

PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR TITLE SURVEYS AS ESTABLISHED BY THE L.I.A.L.S. AND APPROVED AND ADOPTED FOR SUCH USE BY THE NEW YORK STATE LAND TITLE ASSOCIATION

STATE OF NEW YORK · NATHAN TAFT CORWIN III · LICENSED LAND SURVEYOR · 050467

N.Y.S. Lic. No. 50467

**Nathan Taft Corwin III**
**Land Surveyor**

Successor To: Stanley J. Isaksen, Jr. L.S.
Joseph A. Ingegno L.S.

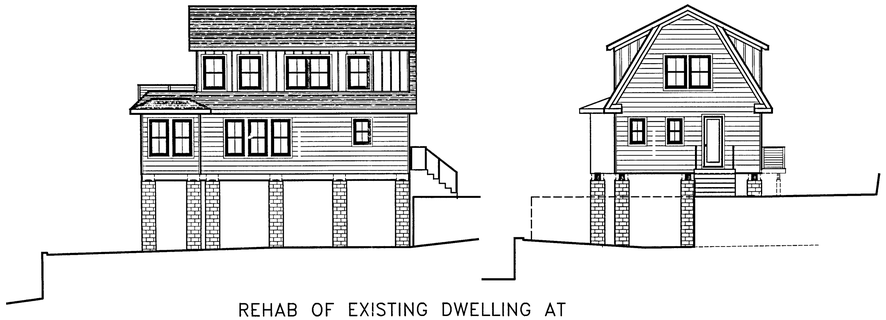
*Title Surveys — Subdivisions — Site Plans — Construction Layout*

PHONE (631)727-2090
Fax (631)727-1727

*OFFICES LOCATED AT*
1586 Main Road
Jamesport, New York 11947

*MAILING ADDRESS*
P.O. Box 16
Jamesport, New York 11947

E-Mail: NCorwin3@aol.com



REHAB OF EXISTING DWELLING AT

# 55915 COUNTY ROAD 48

**SOUTHOLD, NEW YORK**
**TOWN OF EAST SHOUTHOLD, SUFFOLK COUNTY**

## ENERGY CODE COMPLIANCE STATEMENT

I THE HEREBY UNDERSIGNED NEW YORK STATE REGISTERED DESIGN PROFESSIONAL STATES THAT TO THE EST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS AND/OR SPECIFICATIONS ARE IN COMPLIANCE WITH THE 2020 NYSECCC ( CHAPTER 11 )WITH THE 2020 NYSECCC SUPPLEMENT.

## APPLICABLE CODE AND STANDARDS

2020 BUILDING CODE OF NY STATE
2020 RESIDENTIAL CODE OF NY STATE
2020 EXISTING BUILDING CODE OF NY STATE
2020 ENERGY CONSERVATION CODE OF NY STATE
2020 PLUMBING CODE OF NY STATE
2020 MECHANICAL CODE OF NY STATE
NFPA 70: NATIONAL ELECTRIC CODE (NEC), 2014 EDITION
2018 A.F.P.A. / W.F.C.M.

# PROJECT INFORMATION

7907
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SEP 27 2024
ZONING BOARD OF APPEALS

### CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA (TABLE 301.2(1))

| GROUND SNOW LOAD | WIND DESIGN | | | | SEISMIC DESIGN CATEGORY f | SUBJECT TO DAMAGE FROM | | | WINTER DESIGN TEMP e | ICE SHIELD UNDERLAYMENT REQUIRED h | FLOOD G HAZARDS | AIR FREEZING INDEX i | MEAN ANNUAL TEMP j |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | SPEED (MPH) d | TOPOGRAPHIC EFFECTS k | SPECIAL WIND REGION l | WIND-BORNE DEBRIS ZONE m | | WEATHERING a | FROST LINE DEPTH b | TERMITE c | | | | | |
| 20 PSF | 130 MPH | NO | NO | 1M.I.C.M.H.W.L. | C | SEVERE | 36" | MOD. TO HEAVY | 11° | REQUIRED | FEMA NFIP | <1500 | 52.9° |

| WIND EXPOSURE CATEGORY: | MANUAL J DESIGN CRITERIA | | | | | | |
|---|---|---|---|---|---|---|---|
| ELEVATION | LATITUDE | WINTER HEATING | SUMMER COOLING | ALTITUDE CORRECTION FACTOR | INDOOR DESIGN TEMPERATURE | DESIGN TEMPERATURE COOLING | HEATING TEMPERATURE DIFFERENCE |
| | 40' N | 12.5 DEG | 84 DEG | 1 | 70' | 75' (db 63' wb ) | 57.5 |
| COOLING TEMPERATURE DIFFERENCE | WIND VELOCITY HEATING | WIND VELOCITY COOLING | COINCIDENT WET BULB | DAILY RANGE | WINTER HUMIDITY | SUMMER HUMIDITY | |
| 9 | 15 | 7.5 | 71.5 | M | 30% | 45–55% | |

FINAL MAP
REVIEWED BY ZBA
DECISION# 7907
DATED: 6/20/2024

OWNER: Mr & Ms Masotto

PROJECT DESCRIPTION: SINGLE FAMILY RESIDENCE

APPLICABLE CODE: PLANS ARE IN COMPLIANCE WITH 2020 RESIDENTIAL BUILDING CODE OF NY STATE ( PUBLICATION DATE 11–2019 )

CONSTRUCTION CLASSIFICATION: WOOD FRAMED

OCCUPANCY: SINGLE FAMILY RESIDENCE

FIRE HAZARD: LOW

FIRE SPRINKLER SYSTEM: N/A

## MATERIAL INDEX

- EARTH
- COMPACTED GRANULAR MATERIAL
- CONCRETE
- CONCRETE BLOCK
- STEEL
- ALUMINUM
- FINISH WOOD
- ROUGH WOOD
- BATT INSULATION
- RIGID INSULATION
- SAND

## SYMBOL INDEX

- DETAIL NUMBER / SHEET NUMBER
- SECTION NUMBER / SHEET NUMBER
- ELEVATION MARK
- DOOR MARK
- WINDOW MARK
- REVISION MARK
- ROOM MARK
- INTERIOR ELEVATION MARK (M1, M15, A4.2, M6, M10)
- ENLARGED PLAN MARK
- PARTITION TYPE
- KEYNOTE SYMBOL
- COLUMN CALLOUT
- PROPERTY LINE / LEASING LINE
- 0.00 SPOT ELEVATION

## WOOD NOTES

1. ALL LUMBER SHALL BE DOUGLAS FIR LARCH NO.1
2. ALL WOOD CONSTRUCTION SHALL COMPLY WITH THE NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION AND THE WOOD FRAME CONSTRUCTION MANUAL – 2018 EDITIONS.
3. ALL WOOD EXPOSED TO WEATHER SHALL BE A.C.Q. TREATED IN ACCORDANCE AWPA STANDARDS.
4. ALL WOOD CONNECTORS SHALL BE "SIMPSON", OR APPROVED EQUAL.
5. MEMBERS DESIGNATED AS "MICRO-LAM" SHALL BE MANUFACTURED IN ACCORDANCE WITH "GEORGIA PACIFIC" STANDARDS. DESIGN STRESSES ARE AS FOLLOWS: FB=2,800PSI, FV=285PSI, 2,000,000 PSI.

## PROJECT S.F.

EXISTING FIRST FLOOR AREA – 817 S.F.
EXISTING SECOND FLOOR AREA – 625 S.F.
PROPOSED SIDE DECK & STEPS – 106 S.F.

## ELECTRICAL NOTES

1. A minimum of one wall-switch-controlled lighting outlet is required in every habitable room, hallway, stairway, attached garage, and outdoor entrance. Exception: In habitable rooms other than kitchens and bathrooms one or more receptacles controlled by a wall switch are permitted in lieu of lighting outlets.
2. In every kitchen, family room, dining room, den, breakfast room, living room, parlor, sunroom, bedroom, recreation room, and similar rooms, receptacle outlets must be installed so that no point along the floor line is farther than 12 ft, measured horizontally, from an outlet, including any wall space 2 ft or more wide and the wall space occupied by sliding panels in exterior walls.
3. A minimum of two #12 wire 20-A small appliance circuits are required to serve only small appliance outlets, including refrigeration equipment, in the kitchen, pantry, dining room, breakfast room, and family room. Both circuits must extend to the kitchen; the other rooms may be served by one or both of them. No other outlets may be connected to these circuits, except a receptacle installed solely for an electric clock. In kitchen and dining areas, receptacle outlets must be installed at each and every counter space wider than 12 in.
4. A minimum of one #12 wire 20-A circuit must be provided to supply the laundry receptacle(s), and it may have no other outlets.
5. At least one receptacle outlet must be installed in the bathroom near the basin and must be provided with ground fault circuit interrupter protection.
6. Code requires sufficient 15– and 20–A circuits to supply three watts of power for every square foot of floor space, not including garage and open porch areas. Minimum code suggestion is one circuit per 600 sq ft; one circuit per 500 sq ft is desirable.
7. A minimum of one exterior receptacle outlet is required (two are desirable) and must be provided with ground fault circuit interrupter protection.
8. A minimum of one receptacle outlet is required in basement and garage, in addition to the one in the laundry. In attached garages it must be provided with ground fault circuit interrupter protection.
9. Many building codes require a smoke detector in the hallway outside bedrooms or above the stairway leading to upper floor bedrooms.
10. Disconnect switches are required.

## ARCHITECT'S STATEMENT

## CONSTRUCTION NOTES

1. THE A.I.A. GENERAL CONDITIONS ( A.I.A. DOC. A201) ARE HEREBY MADE AN ADMINISTRATIVE PART OF THESE DRAWINGS, AS IF HEREIN WRITTEN IN FULL.
2. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
3. LARGER SCALE DETAILS SHALL HAVE PRECEDENCE OVER SMALLER SCALE DRAWINGS. IT IS THE INTENTION OF THE DRAWINGS TO PROVIDE FOR A COMPLETE JOB IN ALL RESPECTS AND NO EXTRAS WILL BE ALLOWED FOR MATERIALS AND/OR LABOR REQUIRED TO COMPLETE THE WORK, AS EDITIONED.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS & CONDITIONS ON THE JOB AND THE ARCHITECT'S OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS. PROVIDE DIMENSIONS SUBJECT TO ACTUAL FIELD CONDITIONS AND NO CREDITS OR EXTRAS WILL BE ALLOWED FOR DISCREPANCIES UP TO 2"–0" IN ANY MEASUREMENT.
5. CONSTRUCTION SHALL COMPLY WITH ALL FEDERAL,STATE AND LOCAL CODES, ORDINANCES, RULES AND REGULATIONS. CONTRACTOR SHALL ARRANGE FOR ALL NECESSARY PERMITS AND INSPECTIONS INCLUDING THE OCCUPANCY CERTIFICATE.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTION AND MISALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS AND GOOD PRACTICE.
7. CONTRACTOR SHALL DISCONNECT, CAP AND REROUTE ANY EXISTING WATER SANITARY OR UTILITY LINES IN AREA OF NEW FOUNDATIONS AND SHALL USE HAND EXCAVATION IN AREAS OF SUSPECTED UNDER GROUND UTILITIES AND SERVICES. IF ANY LINES ARE BROKEN OR DAMAGED, THE CONTRACTOR WILL REPAIR AND REPLACE SAME AT HIS OWN EXPENSE AND ARRANGE FOR PROPER INSPECTION OF HIS WORK.
8. THE INSTALLATION OF ALL MATERIALS AND PRODUCTS SHALL MEET ALL LOCAL FIRE DEPARTMENT'S REQUIREMENTS AND REGULATIONS, PROOF OF WHICH SHALL BE FURNISHED TO THE FIRE MARSHALL PRIOR TO THE INSTALLATION OF SUCH MATERIALS AND PRODUCTS.
9. MATCH ALL EXISTING CONDITIONS AS THEY RELATE TO FINISHES, LIGHTING COURSING, DIMENSIONS, HEIGHT, ALIGNMENT, ETC. MOVE AND RELOCATE ANY PARTITIONS, WIRING PLUMBING AND DUCTWORK THAT MAY BE CONCEALED IN WALLS OR CEILINGS BEING REVISED, TO PROVIDE A COMPLETE JOB IN ALL RESPECTS.
10. PROVIDE ALL BLOCKING AND SUPPORTS AS REQUIRED FOR FRAMING OF NEW AND EXISTING AREAS. INSTALL AND REMOVE ( AFTER COMPLETION ) ALL TEMPORARY SUPPORTS , HEADERS AND DUST SCREENS TO ADEQUATELY SUSTAIN ALL LOADS AND PROTECT EXISTING WORK FROM DAMAGES OF ANY KIND, INCLUDING DUST.
11. FLASH, CAULK AND SEAL ALL JUNCTIONS OF NEW AND EXISTING ROOFS, WALLS AND PENETRATIONS, TO TO FORM A WATER TIGHT ASSEMBLY. ALL FLASHING TO BE 16 OUNCE COPPER SHEATHING AND EXTEND AT LEAST 8" ABOVE INTERSECTING SURFACES.
12. ALL ELECTRIC WORK SHALL CONFORM TO RULES AND REGULATIONS OF THE NATIONAL ELECTRIC CODE AND N.Y. STATE BOARD OF FIRE UNDERWRITERS. THE FINAL CERTIFICATE OF APPROVAL MUST BE PRESENTED TO THE OWNER PRIOR TO FINAL PAYMENT.
13. THE ENTIRE PREMISES, INSIDE AND OUT, SHALL BE CLEANED OF ALL DEBRIS AND EXCESS MATERIALS, TO THE SATISFACTION OF THE OWNER, INCLUDING LABELS AND PROTECTIVE COATINGS ON ALL MATERIALS.
14. REQUEST FOR FINAL PAYMENT MUST BE ACCOMPANIED WITH A WAIVER OF LIENS, SIGNED BY ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS, IN ADDITION TO THE GENERAL CONTRACTOR.

# GENERAL NOTES

NOTE:

NOTE:

NO WORK TO BE STARTED UNTIL EVIDENCE OF WORKERS' COMPENSATION INSURANCE AND DISABILITY BENEFITS COVERAGE IS FILED AS REQUIRED BY SECTION 57 AND 220 SUBD.8 OF THE WORKERS' COMPENSATION LAW OF THE STATE OF NEW YORK

ALL WINDOWS SHALL HAVE GLAZED OPENINGS PROTECTED FROM WIND-BORNE DEBRIS MEETING THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E 1996 AND ASTM E 1886 REFERENCED THEREIN. IF PROTECTIVE PLYWOOD PANELS ARE BEING USED FOR WINDOW PROTECTIVE, ALL PANELS SHALL BE MARKED AND STORED ON SITE. REFER TO SHEET T–5 OF CONSTRUCTION DRAWINGS FOR ADDITIONAL SPEC'S & DETAILS

SEPTIC SYSTEM AND DRY-WELLS SHALL BE CERTIFIED BY OWNER'S R.S./P.E. UPON COMPLETION OF THE WORK

A FINAL SURVEY MUST BE SUBMITTED AT COMPLETION OF JOB

ELECTRICAL UNDERWRITERS CERTIFICATE MUST BE SUBMITTED AT COMPLETION OF JOB.

NO FOOTINGS PLACED OR DRY WELLS COVERED UNTIL APPROVED BY INSPECTOR FOUNDATION SURVEY SHALL BE SUBMITTED AND APPROVED BY THE BUILDING INSPECTOR PRIOR TO FRAMING

DRILLING AND NOTCHING OF EXTERIOR WALLS AND BEARING PARTITIONS SHALL COMPLY WITH SECTION R602.6. DRILLING AND NOTCHING OF TOP PLATE SHALL COMPLY WITH SECTION R602.6.1.

THE MAXIMUM WATER CONSUMPTION FLOW RATE AND QUANTITIES FOR ALL PLUMBING FIXTURES AND FIXTURE FITTINGS SHALL BE IN ACCORDANCE WITH TABLE P2903.2.

BATHTUBS WITH SHOWER HEADS AND SHOWER COMPARTMENT FLOORS AND WALLS SHALL BE FINISHED WITH A NONABSORBENT SURFACE EXTENDING TO A HEIGHT OF NOT LESS THAN 6'–0" ABOVE THE FLOOR

SHOWER AND TUB/SHOWER COMBINATIONS SHALL BE EQUIPPED WITH CONTROL VALVES OF THE PRESSURE BALANCE, THE THERMOSTATIC MIXING OR THE COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPES WITH HIGH LIMINT STOPS.

REVERSIBLE WATER OPENINGS AND OUTLETS SHALL BE PROTECTED BY AIR GAP, ATMOSPHERIC-TYPE VACUUM BREAKER, PRESSURE TYPE VACUUM BREAKER OR HOSE CONNECTION BACK-FLOW PREVENTER.

SEPERATE SHUT-OFF VALVES WILL BE PROVIDED FOR EACH BATHROOM & KITCHEN

ALL CONNECTIONS TO THE POTABLE WATER SHALL CONFORM TO SECTION P2902.4.1 THRU P2902.4.5

A SOIL OR WASTE PIPE, OR BUILDING DRAIN PASSING UNDER A FOOTING OR THROUGH A FOUNDATION WALL SHALL BE PROVIDED WITH A RELIEVING ARCH; OR THERE SHALL BE BUILT INTO THE MASONRY WALL A PIPE SLEEVE TWO PIPE SIZES GREATER THAN THE PIPE PASSING THROUGHT.

PIPING SHALL BE INSTALLED IN TRENCHES SO THAT THE PIPING RESTS ON SOLID AND CONTINUOUS BEARING

DRAIN, WASTE AND VENTING PIPING AND FITTING MATERIALS SHALL COMPLY WITH TABLE P3002.1

BUILDING SEWER PIPING AND FITTING MATERIAL SHALL COMPLY WITH TABLE P3002.2

THE WATER SUPPLY FOR DISHWASHERS SHALL BE PROTECTED BY AN AIR GAP OR INTEGRAL BACK FLOW PREVENTER

THE DISCHARGE FROM CLOTHES WASHING MACHINES SHALL BE THROUGH AN AIR BREAK

THE ENTIRE PLUMBING SYSTEM SHALL BE TESTED IN ACCORDANCE WITH SECTION P2503 OF THE CODE

ALL HEATING, VENTILATING AND AIR CONDITIONING SYSTEMS AND WORK SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTER 13 THRU 24 OF THE 2015 INTERNATIONAL RESIDENTIAL CODE. ALL LOCAL RULES AND REGULATIONS AND AS SPECIFIED BY THE LATEST EDITION OF THE NATIONAL FIRE PROTECTION ASSOCIATION.

ALL MECHANICAL SYSTEMS, EQUIPMENT, APPLIANCES, ETC. MUST BE LISTED AND LABELED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS, LISTING/LABEL AND THE CODE

ALL FUEL, GAS SPACE HEATING APPLIANCES IN RESIDENTIAL BUILDINGS SHALL BE EQUIPPED WITH A FLAME SAFEGUARD DEVICE, WHICH WILL SHUT OFF THE FUEL SUPPLY TO THE BURNER WHEN THE FLAME OR PILOT LIGHT IS EXTINGUISHED

ALL EQUIPMENT SHALL PERFORM IN ACCORDANCE WITH TABLE N1103.1 OF THE CODE

ALL HVAC PIPING SHALL BE INSULATED IN ACCORDANCE WITH TABLE N1103.5

DOMESTIC HOT WATER HEATING EQUIPMENT SHALL BE SUBJECT TO THE MINIMUM FEDERAL STANDARDS

THE MINIMUM LOAD FOR UNDER GROUND SERVICE CONDUCTORS AND SERVICE DEVICES THAT SERVE 100 % OF THE DWELLING UNIT LOAD SHALL BE COMPUTED IN ACCORDANCE WITH TABLE E3502.2

WRING METHODS SHALL BE IN ACCORDANCE WITH TABLE E3701.2. ALLOWABLE APPLICATIONS FOR WIRING METHODS SHALL BE IN ACCORDANCE WITH TABLE 3701.4. GENERAL INSTALLATION AND SUPPORT REQUIREMENTS FOR WIRING METHODS SHALL BE IN ACCORDANCE WITH TABLE E3702.1

## CONSTRUCTION NOTES

| | |
|---|---|
| T–1 | PROJECT INFORMATION |
| ARCHITECTURALS | |
| | |
| A–1 | EXISTING FLOOR PLANS |
| A–2 | PROPOSED FLOOR PLANS |
| A–3 | PILE PLAN |
| A–4 | ROOF PLAN |
| A–5 | ELEVATIONS |
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| | |
| N.Y. STATE CODE | |
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| | |


CHARLES W. KUEHN
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P.O. BOX 641
NORTHPORT, NEW YORK 11768
(631) 262 – 8540 FAX: (631) 262 – 8541

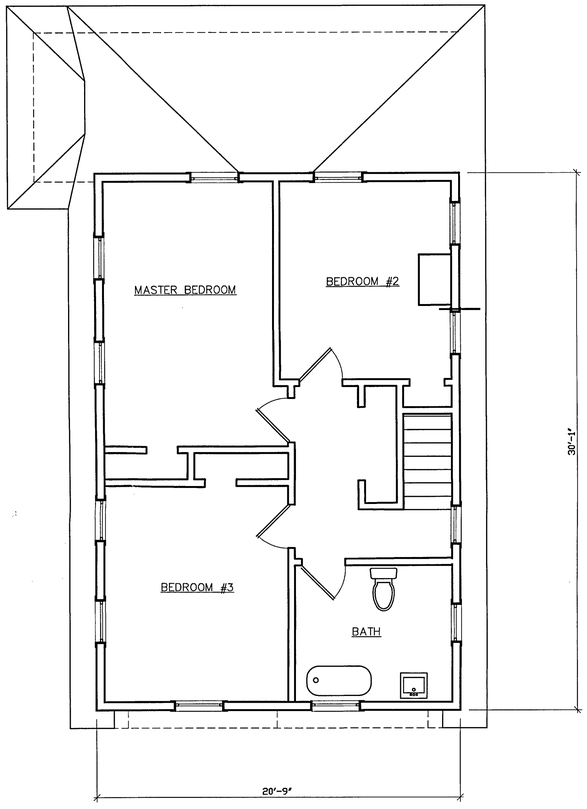

CHARLES WILLIAM KUEHN
No. 021150
STATE OF NEW YORK

| # | date | note |
|---|---|---|
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project
REFURBISH EXISTING DWELLING AT
55915 COUNTY ROAD 48
SOUTHOLD, NY

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checked by:
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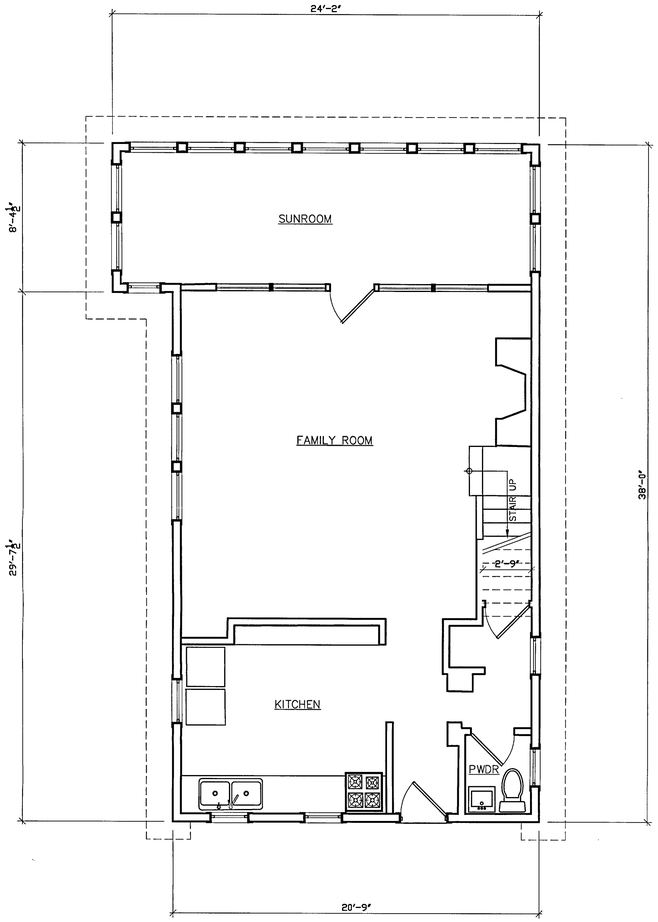
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EXISTING
SECOND FLOOR PLAN

1/4" = 1'-0"

SECOND FLOOR AREA – 625 S.F.




EXISTING
FIRST FLOOR PLAN

1/4" = 1'-0"

FIRST FLOOR AREA – 800 S.F.

7907

RECEIVED
SEP 27 2024
ZONING BOARD OF APPEALS

FINAL MAP
REVIEWED BY ZBA
DECISION# 7907
DATED: 6/20/2024

CHARLES W. KUEHN
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P.O. BOX 641
NORTHPORT, NEW YORK 11768
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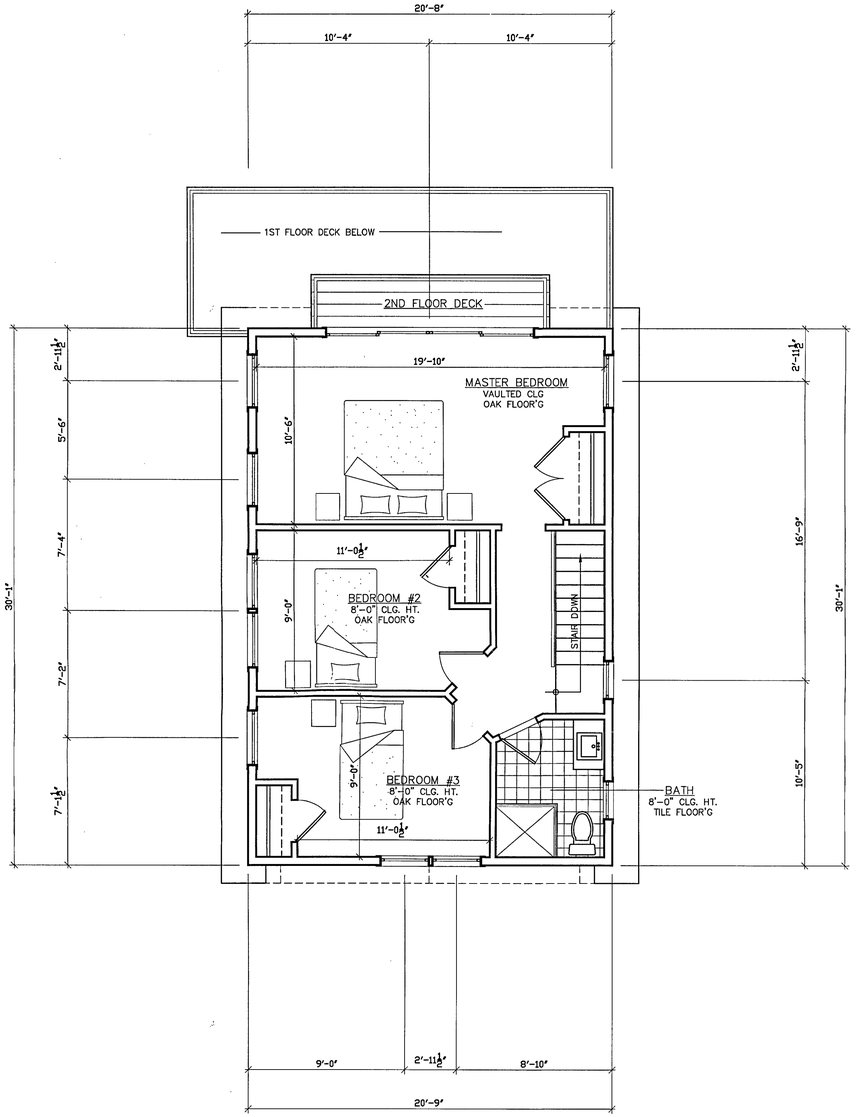
CHARLES WILLIAM KUEHN
LICENSED ARCHITECT
No. 021190
STATE OF NEW YORK

| # | date | note | by |
|---|---|---|---|
| | 10-31-23 | REVISED PER FINAL SURVEY | |

project
REFURBISH EXISTING
DWELLING AT
55015 COUNTY ROAD 48
SOUTHOLD, NY

date: DECEMBER 2022
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drawn by: C.W.Kuehn
checked by:
project no: 22071

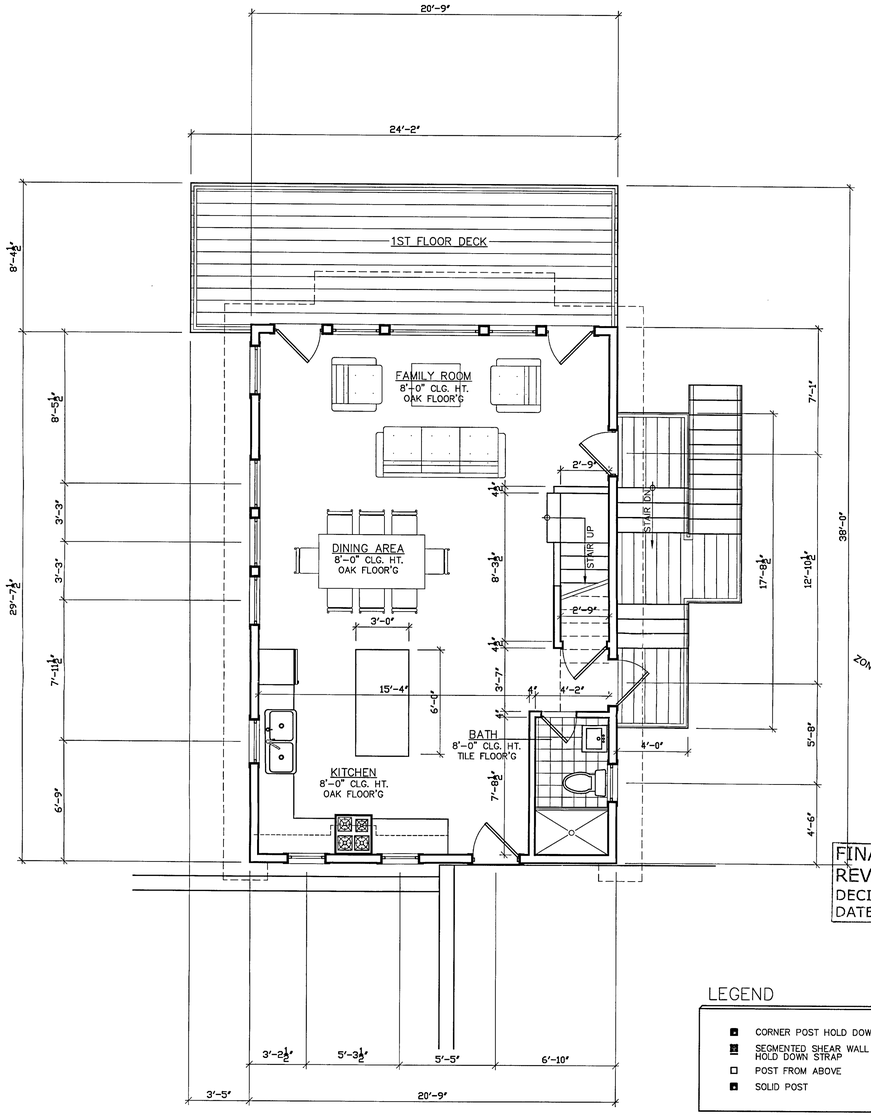
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drawing title EXISTING FLOOR PLANS




## PROPOSED
## SECOND FLOOR PLAN

1/4" = 1'-0"

SECOND FLOOR AREA – 625 S.F.
SECOND FLOOR DECK – 186 S.F.




## PROPOSED
## FIRST FLOOR PLAN

1/4" = 1'-0"

FIRST FLOOR AREA – 800 S.F.

LEGEND

- CORNER POST HOLD DOWN BRACKET
- SEGMENTED SHEAR WALL HOLD DOWN STRAP
- POST FROM ABOVE
- SOLID POST

NOTE

- INDICATES MIN. 50 CFM FAN VENTED TO OUTSIDE AIR
- S.D. INDICATES INTERCONNECTED SMOKE DETECTOR
- CO ALARM INDICATES CARBON MONOXIDE ALARM

7907
RECEIVED
SEP 27 2024
ZONING BOARD OF APPEALS

FINAL MAP
REVIEWED BY ZBA
DECISION# 7907
DATED: 6/20/2024

CHARLES W. KUEHN
ARCHITECT
P.O. BOX 641
NORTHPORT, NEW YORK 11768
(631) 262 – 8540 FAX: (631) 262 – 8541

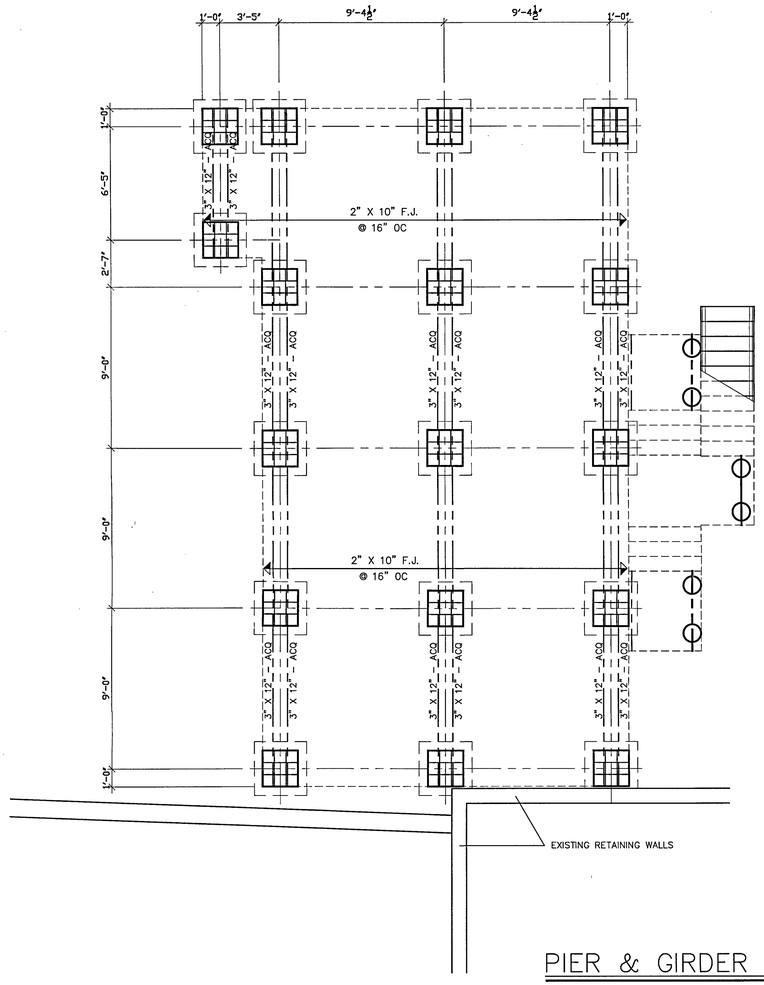
REGISTERED ARCHITECT
CHARLES WILLIAM KUEHN
No. 026111
STATE OF NEW YORK

# | date | note | by
10-31-23 REVISED PER FINAL SURVEY

project
REFURBISH EXISTING DWELLING AT
55015 COUNTY ROAD 48
SOUTHOLD, NY

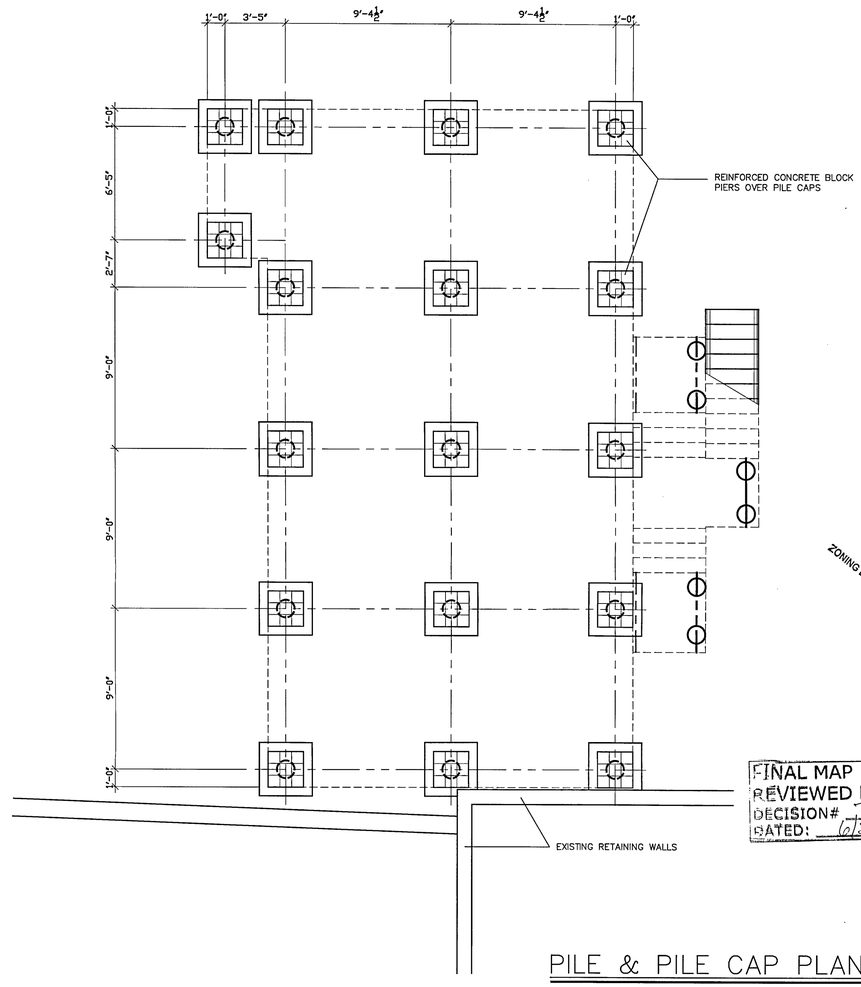
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drawn by: C.W.Kuehn
checked by:
project no: 22071

sheet # A–2
drawing title PROPOSED FLOOR PLANS




## PIER & GIRDER PLAN

1/4" = 1'-0"




## PILE & PILE CAP PLAN

1/4" = 1'-0"

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FINAL MAP
REVIEWED BY ZBA
DECISION# 7907
DATED: 6/20/2024

CHARLES W. KUEHN
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REGISTERED ARCHITECT
CHARLES WILLIAM KUEHN
No. 021190
STATE OF NEW YORK

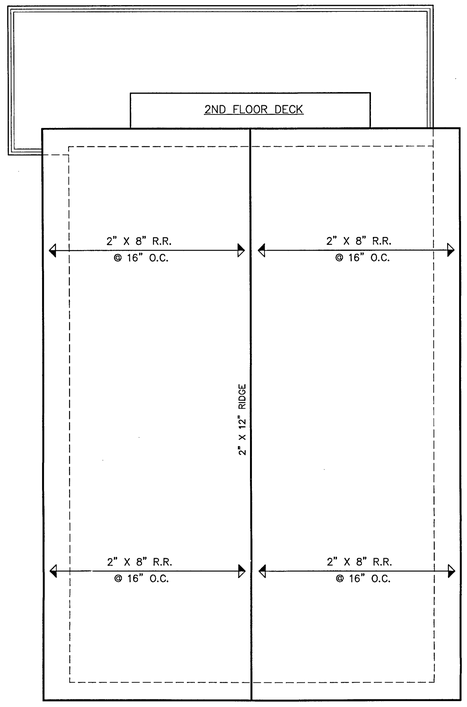
| # | date | note |
|---|---|---|
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by

project
REFURBISH EXISTING DWELLING AT
55915 COUNTY ROAD 48
SOUTHOLD, NY

date: DECEMBER 2022
scale: 1/4" = 1'-0"
drawn by: C.W.Kuehn
checked by:
project no: 22071

sheet # A-3
drawing title ROOF/PILE PLANS



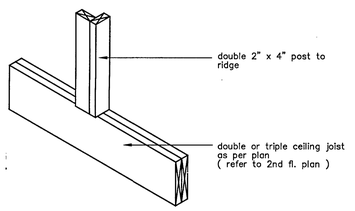

## ROOF PLAN

1/4" = 1'-0"

NOTE:
PROVIDE STEEL CONNECTORS @ INTERSECTION
OF VALLEYS, RIDGES, & DOUBLE ROOF RAFTERS

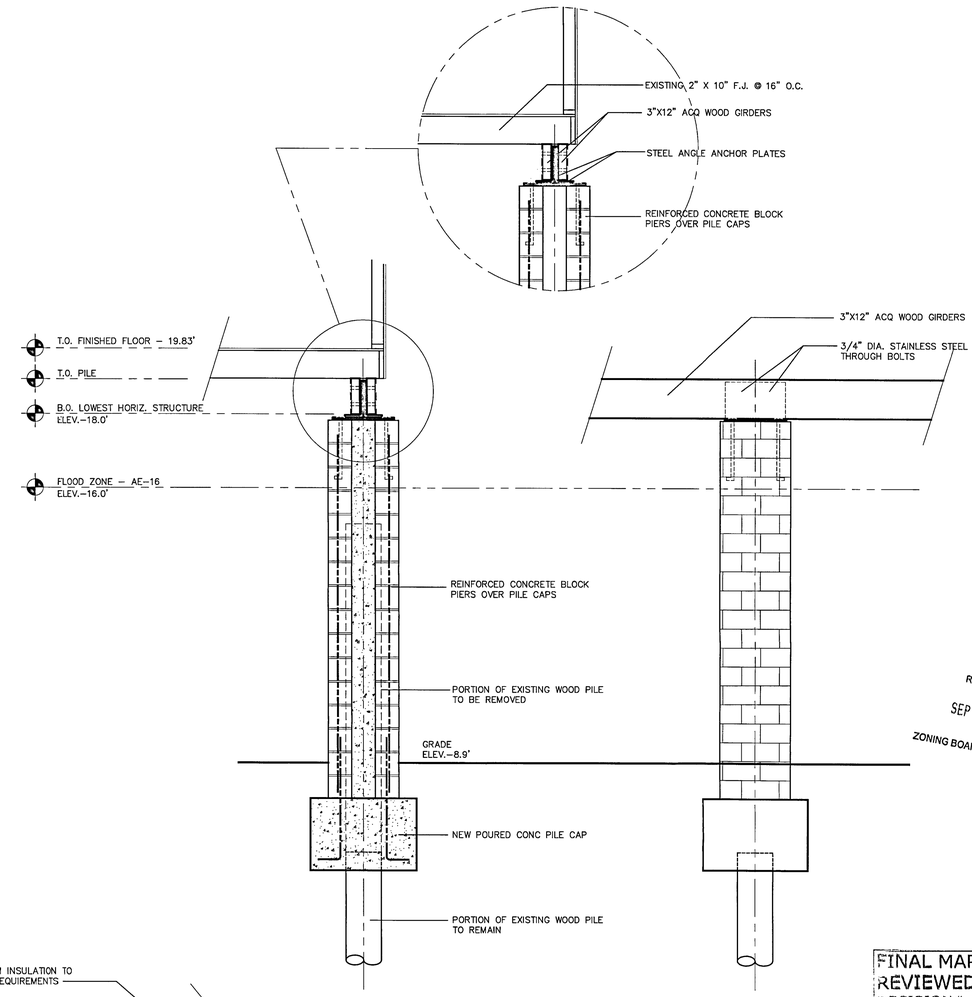
HATCHED AREA INDICATES ONE
ROOF BUILT OVER ANOTHER–
ROOF UNDER TO BE BUILT FIRST

ALL RIDGES TO HAVE RIDGE VENTS




## RIDGE / HIP POST DETAIL

SCALE: NOT TO SCALE

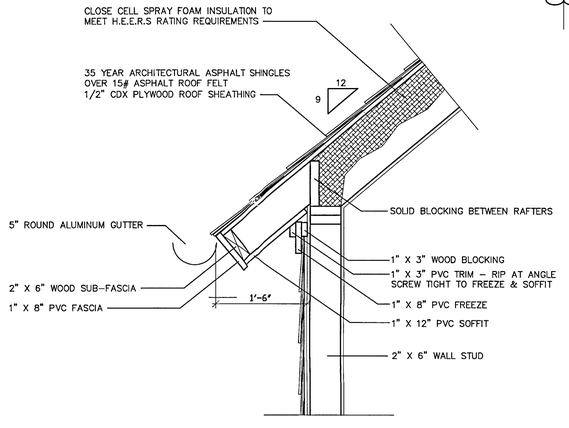



## PILE & PIER SECTION

1/4" = 1'-0"

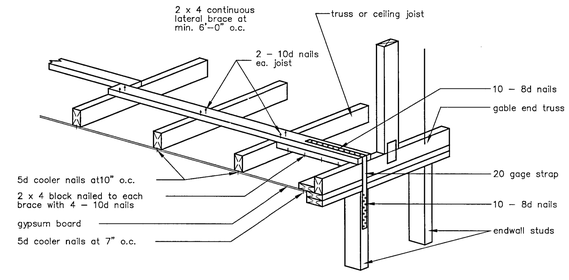
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## EVE DETAIL –9:12 PITCH

1" = 1'-0"




## CEILING BRACING @ GABLE ENDWALL

SCALE: NOT TO SCALE

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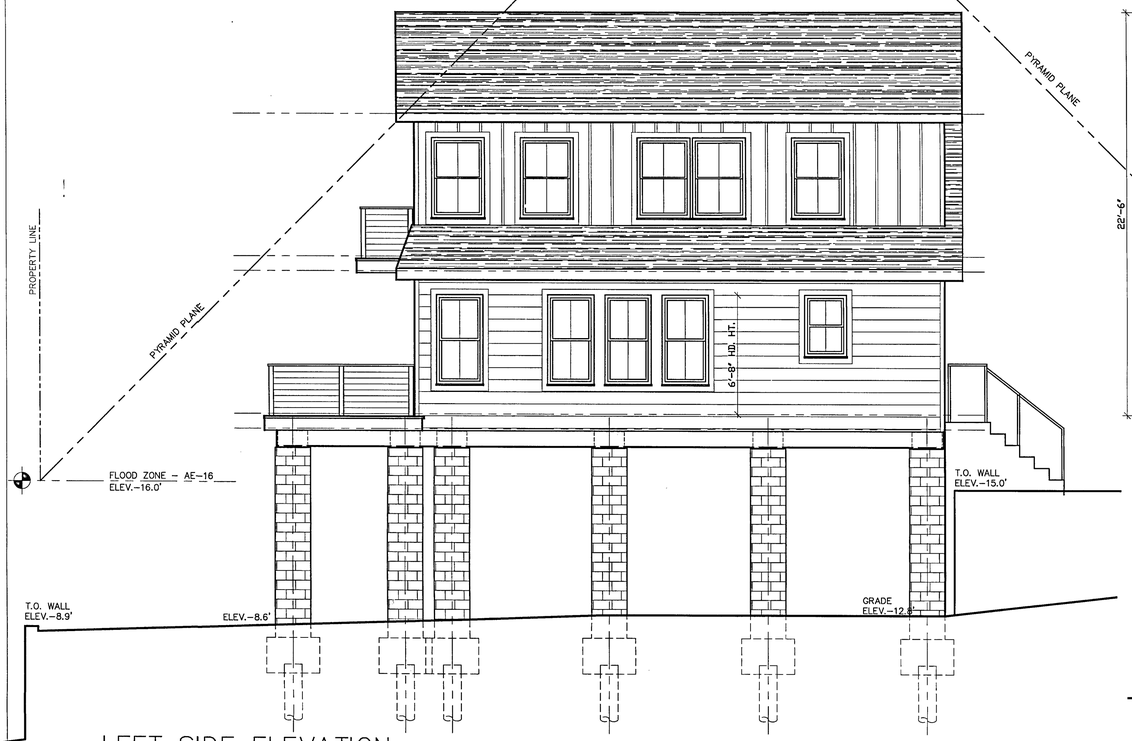
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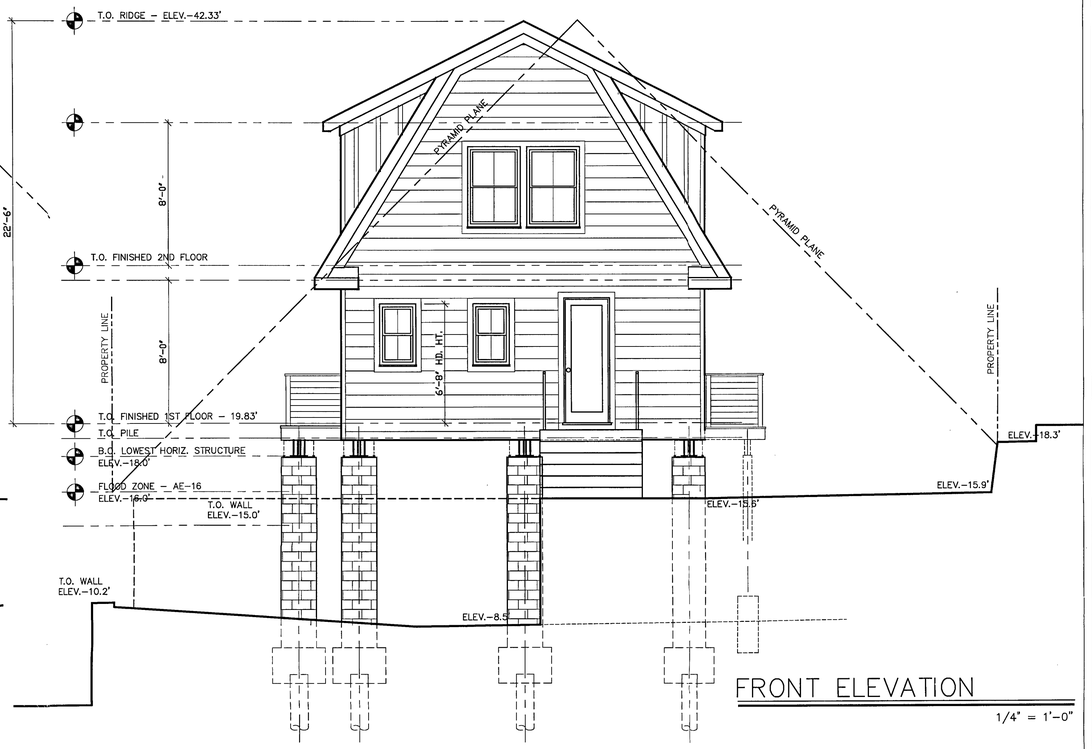
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project no: 22071

sheet # A–4
drawing title ROOF/PILE PLANS



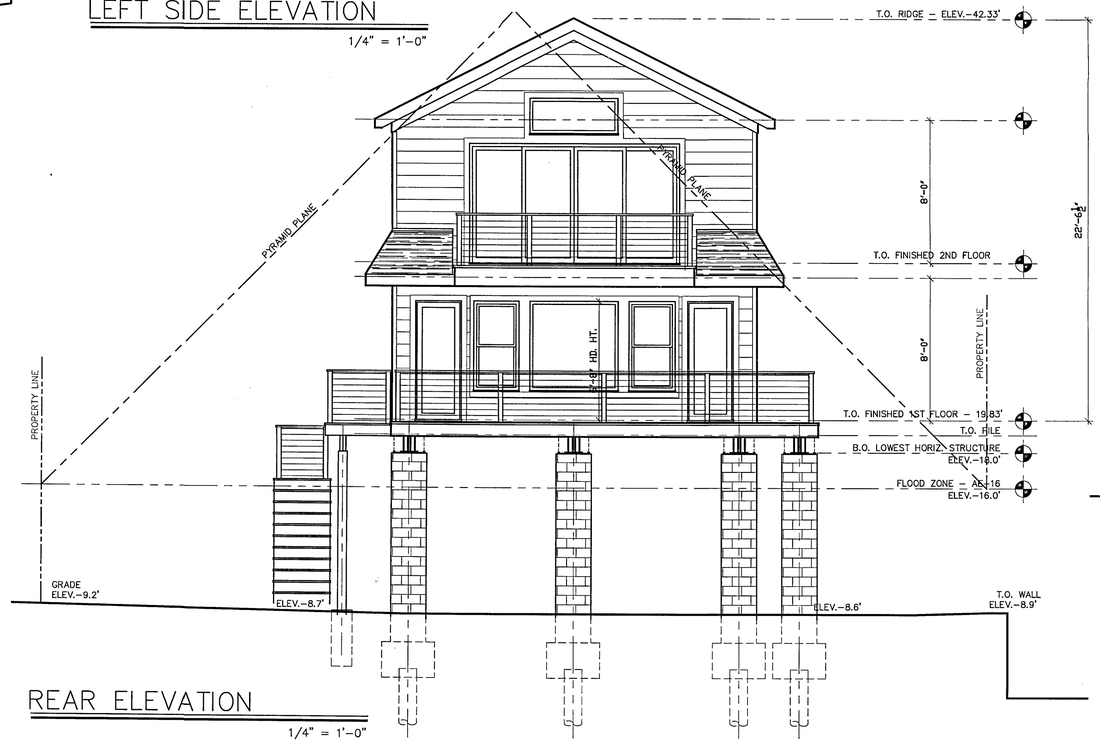

## LEFT SIDE ELEVATION

1/4" = 1'-0"



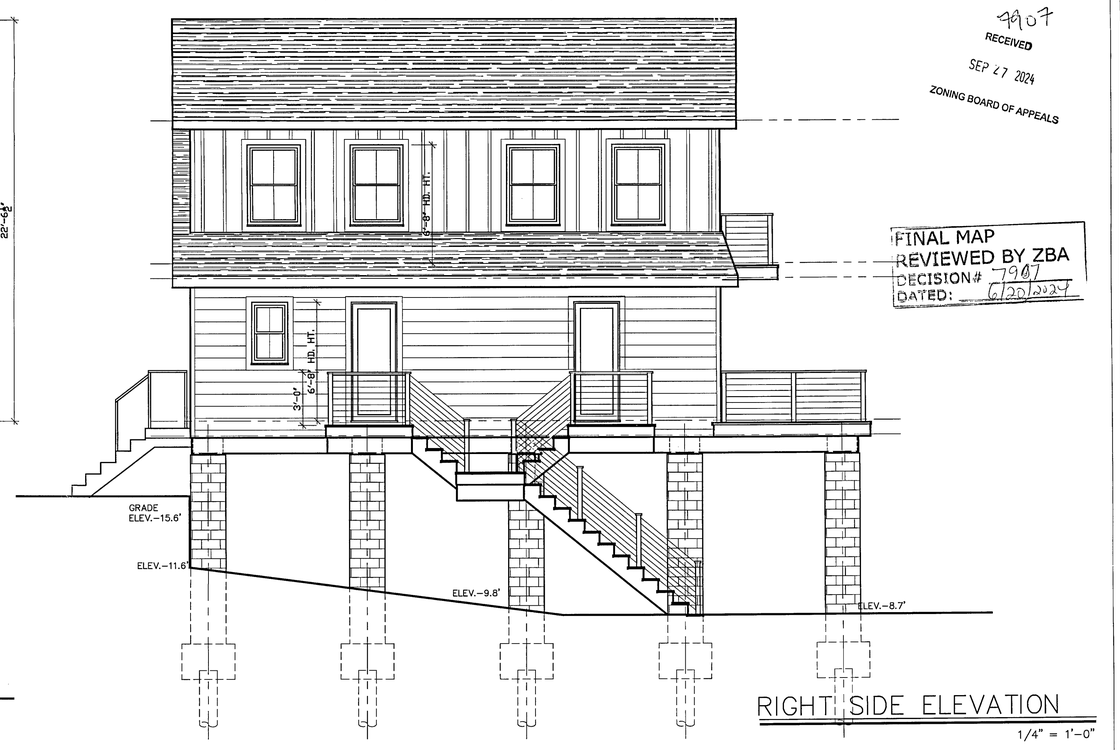

## FRONT ELEVATION

1/4" = 1'-0"




## REAR ELEVATION

1/4" = 1'-0"




## RIGHT SIDE ELEVATION

1/4" = 1'-0"

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sheet # A–5
drawing title ELEVATIONS