



SHERMAN ENGINEERING & CONSULTING, P.A.
14 NELMAR AVE ST AUGUSTINE FL 32084

FLOWER

10 CHEQUIT AVE

ZBA PERMIT APPLICATION
FOR THE
TOWN OF SHELTER ISLAND



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Denial





TOWN OF SHELTER ISLAND

38 North Ferry Road, P.O. Box 970
Shelter Island, New York 11964
(631) 749-0772

Reed Karen: Senior Building Inspector

NOTICE OF DISAPPROVAL

Town Board Applications:

Date: 03/03/2023

- > ZBA Variances
- > Special Permit
- > Wetlands Permit/Approval

Owner:

Anthony & Anna Marie Flower
714 Yonkers Ave
Yonkers, NY 10704

Applicant:

Sherman Engineering & Consulting
14 Nelmar Ave
St. Augustine, Florida 32084
Email: matt@shermanec.com

Location of Property: 10 Chequit Ave County Tax Map No. 5.-3-2-5 Zone: AA

Please take notice that your application dated 02/07/2023

Requesting a permit to: add new 40 SF stairs and platform at West Side of house, raise existing single-family dwelling to comply with current FEMA flood elevation requirements; enclose existing 132 SF front porch; construct new 196 SF roadside entry steps; remove existing 621 SF water-side deck & walkways; construct new 734 SF water-side deck & stairs, as per plan submitted.

Is returned herewith and disapproved on the following grounds:

Town Zoning Code § 133-7 District AA (Residential) requires a 50' FY Setback for all structures and 30' SY and RY setbacks for Principal Buildings.

- Your proposed 40SF stairs with platform on the West side of the property holds a 2.8' SY setback where 30' is specified, requiring a 27.2' ZBA Area Variance.
- West side stairs and platform also hold an 15.3' front yard setback where 50' is specified, requiring a 34.7' FY ZBA Area Variance.
- Proposed 198 SF Entry Stairs on the Front (North Side) of property are entirely within the FY Setback are, holding a 24.8' FY Setback, requiring a 25.2' (198 SF) ZBA Area Variance.
- Proposed Southside deck holds a 16.5' RY Setback where 30' is specified, requiring a 13.5' RY ZBA Area Variance
- Proposed Southside deck also holds a 26.6' Side Yard Setback where 30' is specified, requiring a 3.4' SY ZBA Area Variance
- Proposed Southside deck stairs holds a 14' RY Setback where 30' is specified, requiring a 16' RY ZBA Area Variance. Note: stairs do not require a SY ZBA Variance because 5' intrusion is allowed for stairs.

(2)

The existing house holds a 6.1' SY Setback where 30' is required, a 16.3 RY Setback where 30' is required, and a 12.3' FY Setback where 50' is required, thus raising the building adds to the bulk non-conformity in all 3 setbacks, requiring the following:

- 37.7' Front Yard ZBA Variance and ZBA Special Permit
- 33.9' Side Yard ZBA Variance and ZBA Special Permit
- 13.7' Rear Yard ZBA Variance and ZBA Special Permit

Town Wetlands Code §129-2 - Permit Required, for an existing structure on a lot with bulkhead shows new construction with expansion upward within footprint, in the Vegetative Buffer as requiring a Wetlands Permit.

- Your existing single- family dwelling holds a 27' setback from Benchmarked Tidal Wetlands, where 100' is required, therefore raising it expands the bulk non-conformity upwards and requires a Wetlands Permit.

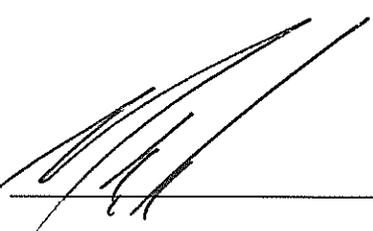
§129-2 further lists Demolition as Permit Required within the Vegetative Buffer, and P within the Adjacent Vegetative Buffer. Therefore:

- Demolition and removal of existing 621 SF Southside Deck and walkways requires a Wetlands Permit.

§129-2 further lists New construction (outside footprint) as not allowed within the Vegetative Buffer, and Permit Required within the Adjacent Vegetative Buffer. Therefore:

- Constructing a new 734 SF water side deck & stairs, expanding towards the wetlands within the Vegetative Buffer, to hold a 16.2' setback, as per plans submitted, is prohibited without Town Wetlands Approval.
- Your proposed 40 SF stairs with platform on the West side of the property is entirely within the Vegetative Buffer is also prohibited and requires Town Wetlands Approval.
- Your proposed 198 SF Entry Stairs on the Front (North Side) of property has 135 SF in the Vegetative Buffer, which is prohibited, and 63 SF in the Adjacent Regulated Area, requiring a Wetlands permit. You will need Town Wetlands approval for both sections.
- Your proposed enclosure of the existing 132 SF covered porch is entirely within the Vegetative Buffer, which requires a Wetlands Permit.

We cannot issue a Building Permit until you have obtained the above described ZBA and Wetlands Approvals. Please Contact the ZBA and Town Board Clerks to apply for these.

Authorized Signature:  _____

Note to Applicant: Any change or deviation to the above referenced application may require further review by the Shelter Island Building Department. **This denial letter is valid for two years from the date of issuance.**

ZBA Application





ZONING BOARD OF APPEALS APPLICATION

TAX MAP NUMBER

700-05-03-2.5

ADDRESS OF THE SUBJECT PROPERTY

10 Chequit Avenue

1. APPLICANT- Applicant must be a party of interest

Applicant is: Owner Attorney Architect
 Builder Contractor
 Other (please specify) _____

NAME Anthony and Ann Marie Flower

COMPANY NAME (if applicable) _____

ADDRESS 10 Chequit Avenue

PHONE [REDACTED]

EMAIL [REDACTED]

2. OWNER(S) –All owners on the current deed (if different from the applicant)

NAME _____

ADDRESS _____

PHONE _____

EMAIL _____

NAME _____

ADDRESS _____

PHONE _____

EMAIL _____

3. Are there any Violation of Notices of Violation outstanding on this property?
YES NO Violation number _____ (If yes, attach copies)

4. Is the property within one mile of an airport or within 500 feet of:

- a. The boundary of any existing or proposed county, state or federal park or other recreation area,
- b. The right-of-way of any existing or proposed county or state parkway, thruway, expressway, road or highway,
- c. Existing or proposed right-of-way of any stream or drainage channel owned by the county or for which the county, state or federally-owned land or
- d. The boundary line of any village or town

YES NO

5. Located in Zone District designated as: AA

6. Previous appeals (please check one):

A previous appeal has been made dated _____ ZBA #(s) _____

A previous appeal has not been made with respect to this denial of the Building Inspector or with respect to this property.

7. Indicate value of project requiring variance/special permit:

\$450,000



ZONING BOARD OF APPEALS AUTHORIZATION FORM

I hereby affirm that to the best of my knowledge the list of property owners presented with this application is accurate and that all statements herein are true. By signing this form I authorize town staff and Zoning Board members to enter onto my property to perform an on-site inspection of the changes I am applying for.

NAME

Anthony Flower

Anna Marie Flower

OWNER'S SIGNATURE

Anthony J. Flower *Anna M. Flower*

DATE

March 3, '23



ZONING BOARD OF APPEALS CERTIFICATION

To be signed by Applicant(s)/Owner

Anthony Flower

Anna Marie Flower, being by me duly sworn, deposes and says:

1. I have an interest in an application for a variance and/or special permit now pending before the Town of Shelter Island Zoning Board of Appeals.
2. I reside at 10 Chequit Avenue Shelter Island, NY
3. The nature of my interest in the aforesaid application is as follows owner
4. It is my understanding that the Shelter Island Town Board has determined that public policy requires a full, frank and complete disclosure of all persons having an interest, direct or indirect, in all applications to the Shelter Island Zoning Board of Appeals and other agencies of Town Government, to insure that no question of conflict of interest or favoritism may arise.
5. To the best of my knowledge, information and belief, there are no other persons, firms or corporations interested in this application, except as hereafter set forth (If either Corporation or Company, etc., list all officers):
none

Sworn to before me this 3 day of March, 2023

[Signature]
Notary Public

JOANNE McINTYRE
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01MC6173700
Qualified in Westchester County
Term Expires 2-13-2024

PRINT NAME Anthony Flower

Anna Marie Flower

APPLICANT'S SIGNATURE [Signature]

[Signature]



TRANSACTIONAL DISCLOSURE FORM (Conflict of Interest Form)

The purpose of this form is to alert the Town if a party of influence has an interest in this application or if someone within the Town who will participate in the decision has an interest.

This form is for:

- An individual A partnership A corporation An association

APPLICANT'S NAME Anthony Flower Anna M. Flower

OWNER'S NAME Anthony Flower Anna M. Flower

Nature of the Application

- Variance Special Permit

Affected parcel (address)

10 Chequit Avenue

Does any officer or employee of the Town of Shelter Island, member of the Zoning Board of Appeals, or his/her spouse, brother, sister, parent, child, grandchild or spouse of any of them have an interest in this application by virtue of being the actual applicant, being the owner of the actual property or having an interest in the corporation, partnership or association making such application?

- Yes No

PRINT NAME Anthony Flower

APPLICANT'S SIGNATURE (if other than owner) _____ DATE _____

PRINT NAME Anthony Flower

Anna Marie Flower

OWNER'S SIGNATURE Anthony Flower Anna M. Flower DATE 3-3-23

Area Variance Answer Sheet

Flower – 10 Chequit Avenue

- (1) Will giving you a variance cause an undesirable change in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance? Why not?**

No. The project is the raising and renovation of the existing single family dwelling. The existing building will be raised in place to comply with current FEMA flood zone regulations. The building will be expanded by enclosing the existing covered porch to create additional interior living space. The work is similar to the recent project at the adjacent property to the east (Murphy, 8 Chequit Avenue). The dwelling at that property was raised so the first floor elevation is approximately 7' above grade in compliance with FEMA requirements at the time. The Flowers house will be raised to just over 9' above grade to comply with current FEMA requirements.

- (2) Can the benefit you seek from this variance be achieved by some other method? What other methods have you considered and why won't they work?**

No. The entire site is in a VE8 flood zone. The only way to comply with FEMA regulations and protect the building from flooding is to raise it. Current regulations require the lowest horizontal structure of the building to be at least 3' above the flood zone elevation (11'). The building structure and framing all have to be above that level which dictates the finished floor and subsequent building elevations.

- (3) How substantial is the variance you request from what the law allows?**

Very substantial. The property is one of the few in the lower Heights that remains with AA zone requirements. While it is not clear why this is the case, it does create additional zoning constraints not imposed on other nearby properties. The small lot size and pre-existing nature of the building results in several significant variances to be required in order to bring the property into flood zone compliance. The attached site plan shows the zoning variances required along with how much of an exemption from the zoning code will be required for each.

(4) Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district? Why or why not?

No. If approved, the resulting site will be consistent with the existing, permitted construction on site. The new work will be compliant with required building, sanitary, and energy conservation codes. If approved, the new building will be more compliant with FEMA regulations and, by extension, pose less of a risk to both the property owners as well as other nearby properties and the general environment.

(5) How did you get yourself into a situation where you need a variance? Was it a self-created problem? (This consideration is relevant to the decision of the board of appeals but does not necessarily preclude the granting of the area variance).

The core of the problem is not self-created in that FEMA regulations have changed over the years in response to changing sea levels and flooding. That being said, the need for a variance is self-created due to the owners' desire to protect their property from significant damage/destruction from flooding.



ZONING BOARD OF APPEALS

Special Permit Answer Sheet

- 1) Is the proposed use the most appropriate use of this land? Yes No
-
- 2) Will the use be detrimental to surrounding property values? Yes No
-
- 3) Will the use cause an overcrowding of land or undue concentration of population? Yes No
-
- 4) Is the site suitable for the location of such use in the town? Yes No
-
- 5) Is the proposal harmonious with the character of the existing and probable development of uses in the vicinity? Yes No
-
- 6) Is the proposed use accessible for fire and other emergency apparatus? Yes No
-
- 7) Is the proposed use unreasonably near a church, school, theater, recreational area or other place of public assembly? Yes No
-
- 8) Will the proposed use interfere with established uses in the neighborhood? Yes No
-
- 9) Are the driveways and sidewalks adequate to assure the public safety and avoidance of traffic congestion? Yes No
-
- 10) Are there adequate facilities for the treatment, removal or discharge of sewage, refuse or other effluent from this use? Yes No
-
- 11) Will the proposed use cause odors, dust, light or noise, and if so, how can the impact be minimized? Yes No
-

12) Will the proposed use impact the aquifer and other important natural resources, and if so, how can they be protected? Is the lot big enough for the proposed use and its reasonable anticipated operation and expansion? Yes No

13) Is there enough off-street parking for employees or visitors and is parking laid out in a convenient and safe way? Yes No

14) What buffers and screening are necessary to protect adjacent properties and land uses?

Typical residential plantings. Screening should be kept to a minimum due to the views of Dering Harbor. The development on the adjacent property to the west is on the far side of the property. The property to the east is a vacant parcel used for boat storage by the Yacht Club, and the parcel directly across Chequit Avenue is vacant and owned by HPOC.



ZONING BOARD OF APPEALS

Owner's Endorsement

State of New York

County of Westchester

SS: Anthony Flower
Anna Marie Flower, being duly sworn, deposes and says:

I reside at 10 Chequit Ave Shelter Island

In the County of Suffolk and the State of New York

and I am the (owner in fee) (officer of the Corporation which is the owner in fee) of the premises described in the foregoing and that I have authorized Matthew Sherman to make the foregoing application as described herein.

Name: Anthony Flower Anna Marie Flower

Name of the Corporation na

Office's Title na

Signature [Handwritten Signature] Anna M. Flower

Sworn to before me, this 3 day of March, 2023.

[Handwritten Signature]
Notary Public

JOANNE McINTYRE
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01MC6173700
Qualified in Westchester County
Term Expires 2/3/2024

Short Environmental Assessment Form

Part 1 - Project Information

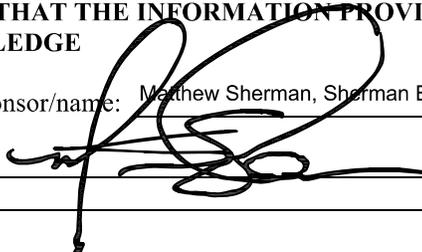
Instructions for Completing

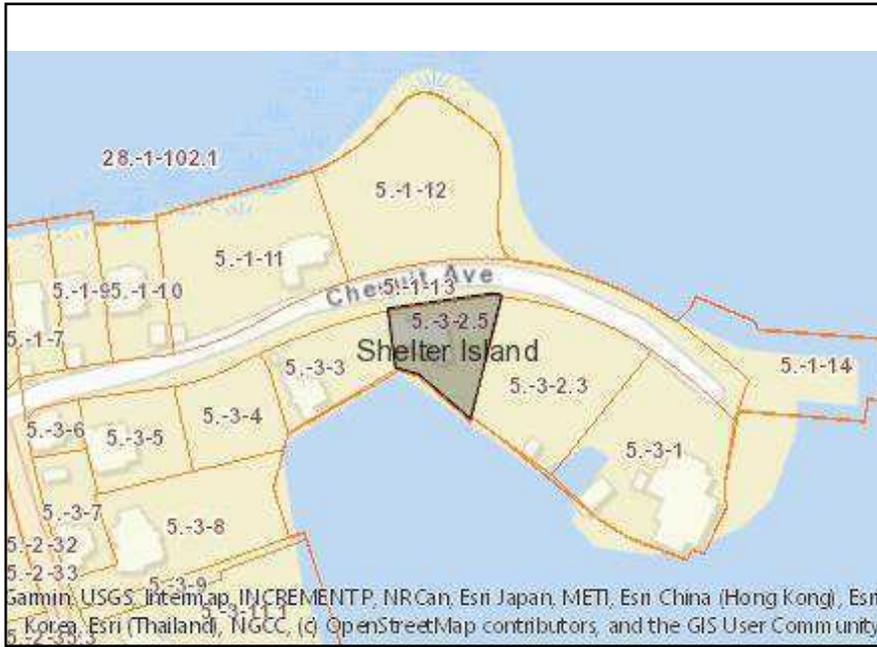
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Flower 10 Chequit Avenue			
Project Location (describe, and attach a location map): 10 Chequit Avenue			
Brief Description of Proposed Action: Raise existing building to comply with FEMA flood zone requirements, add new stairs for access, rebuild existing deck.			
Name of Applicant or Sponsor: Sherman Engineering & Consulting		Telephone: 6321.831.3872	
		E-Mail: matt@shermanec.com	
Address: 14 Nelmar Avenue			
City/PO: St Augustine		State: FL	Zip Code: 32084
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 <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town Wetlands, Town Building			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.3 acres	
b. Total acreage to be physically disturbed?		0.15 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.3 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
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?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? Name:Peconic Bay and Environs, Reason:Protect public health, water, vegetation, & scenic beauty, If Yes, identify: <u>Agency:Suffolk County, Date:7-12-88</u>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the 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	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" 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? 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	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<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 checked="" type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" 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? Northern Long-eared Bat	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Matthew Sherman, Sherman Engineering & Consulting</u> Date: <u>3.8.23</u> Signature:  Title: <u>Sponsor</u>		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Gamin, USGS, Intermap, INCREMENTP, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Part 1 / Question 7 [Critical Environmental Area]	Yes
Part 1 / Question 7 [Critical Environmental Area - Identify]	Name:Peconic Bay and Environs, Reason:Protect public health, water, vegetation, & scenic beauty, Agency:Suffolk County, Date:7-12-88
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Northern Long-eared Bat
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No

Neighboring Property Owners





200 foot Abutters List Report

Shelter Island, NY

March 08, 2023

Subject Property:

Parcel Number: 700-5.-3-2.5
CAMA Number: 700-5.-3-2.5
Property Address: 10 Chequit Ave

Mailing Address: Anthony Flower Anna Marie Flower
714 Yonkers Ave
Yonkers, NY 10704

Abutters:

Parcel Number: 700-28.-1-102.1
CAMA Number: 700-28.-1-102.1
Property Address: Under Water

Mailing Address: State of New York
Albany, NY 12223

Parcel Number: 700-5.-1-11
CAMA Number: 700-5.-1-11
Property Address: 7 Chequit Ave

Mailing Address: Chequit Avenue, LLC
7 E Melrose St
Chevy Chase, MD 20815

Parcel Number: 700-5.-1-12
CAMA Number: 700-5.-1-12
Property Address: 9 Chequit Ave

Mailing Address: S I Hts Property Owners Corp.
P.O. Box 589
Shelter Island Hgts., NY 11965-0589

Parcel Number: 700-5.-1-13
CAMA Number: 700-5.-1-13
Property Address: Chequit Ave

Mailing Address: S I Hts Property Owners Corp.
P.O. Box 589
Shelter Island Hgts., NY 11965-0589

Parcel Number: 700-5.-3-1
CAMA Number: 700-5.-3-1
Property Address: 14 Chequit Ave

Mailing Address: Shelter Island Yacht Club
P.O. Box 546
Shelter Island Hgts., NY 11965-0546

Parcel Number: 700-5.-3-2.3
CAMA Number: 700-5.-3-2.3
Property Address: 12 Chequit Ave

Mailing Address: Shelter Island Yacht Club Development Corp
P.O. Box 546
Shelter Island Hgts., NY 11965-0546

Parcel Number: 700-5.-3-3
CAMA Number: 700-5.-3-3
Property Address: 8 Chequit Ave

Mailing Address: Scott Murphy
P.O. Box 802
Shelter Island Hgts, NY 11965-0802

Parcel Number: 700-5.-3-4
CAMA Number: 700-5.-3-4
Property Address: 6 Chequit Ave

Mailing Address: S I Hts Property Owners Corp.
P.O. Box 589
Shelter Island Hgts., NY 11965-0589

Parcel Number: 700-5.-3-8
CAMA Number: 700-5.-3-8
Property Address: 16 Clinton Ave

Mailing Address: Overbrook Real Property SI LLC
280 Park Ave W Ste 2402
New York, NY 10017



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.



Flower 200' Radius Map

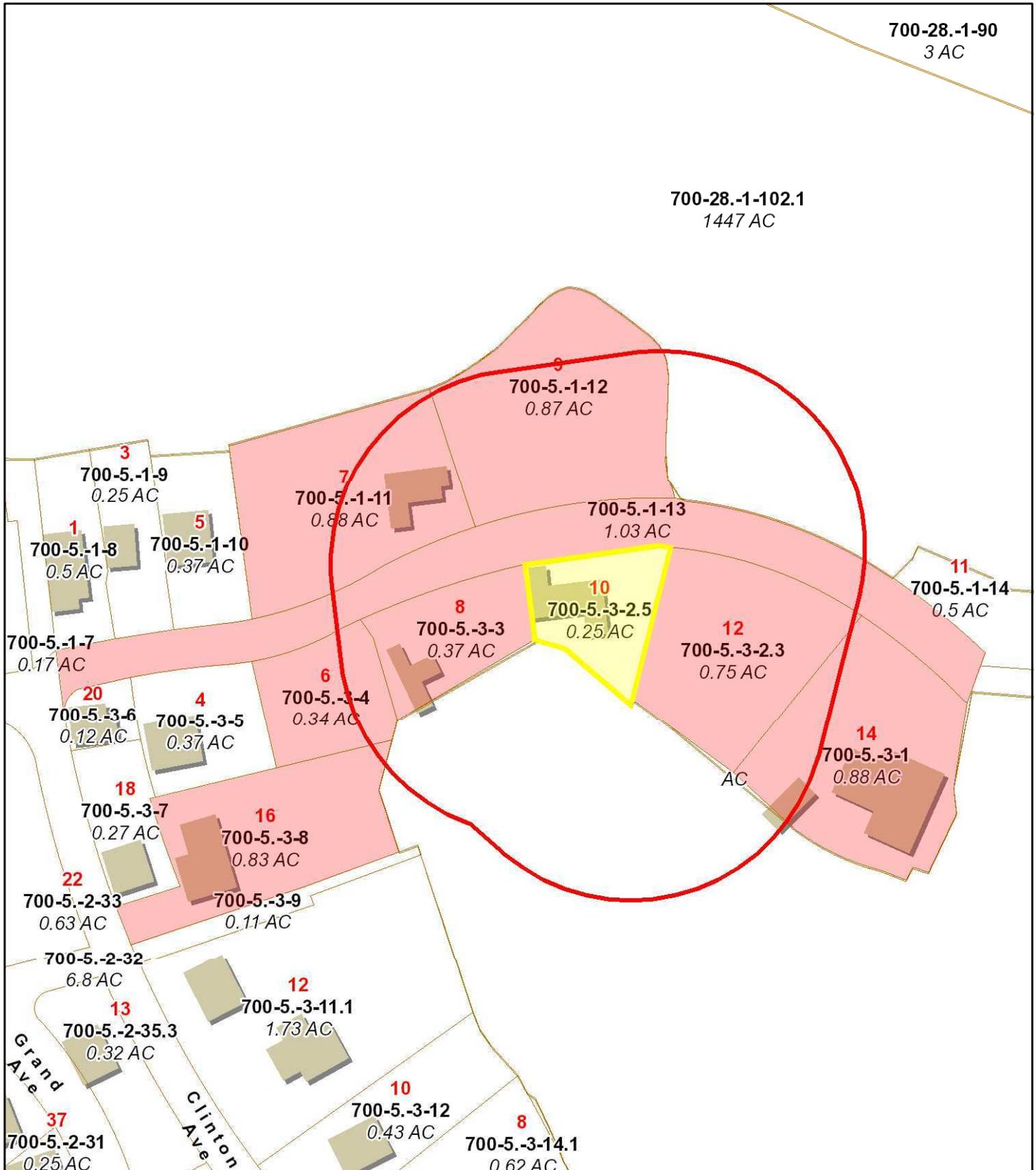
Shelter Island, NY



March 8, 2023

1 inch = 141 Feet

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Deed



CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

11221PG417

THIS INDENTURE, made the *14th* day of January, nineteen hundred and ninety-one

BETWEEN HENRY N. BULL, residing at 1050 Arapahoe Avenue, Boulder, Colorado,

DISTRICT SECTION BLOCK LOT
700 5 0 3 0 2 18448

party of the first part, and ANTHONY J. FLOWER & ANNA MARIE FLOWER, his wife, residing at 1 Lookout Avenue, Bronxville, New York,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being ~~in the~~ at Shelter Island, in the Town of Shelter Island, County of Suffolk and State of New York, more particularly bounded and described as follows:

BEGINNING at a monument set on the southerly side of Chequit Avenue at the northeast corner of land now or formerly of R. Driscoll and the northwesterly corner of the premises herein described;
RUNNING THENCE South 87 degrees 37 minutes 10 seconds East along the southerly line of Chequit Avenue, 139.17 feet to a stake;
THENCE South 70 degrees 00 minutes East and still along the southerly side of Chequit Avenue, 11.85 feet to a pipe and lands now or formerly of Shelter Island Yacht Club Development Corp.;
THENCE South 24 degrees 42 minutes 40 seconds West along said land now or formerly of Shelter Island Yacht Club Development Corp., 166.47 feet to the mean high water line of Dering Harbor;
THENCE northwesterly along said mean high water line of Dering Harbor the following two tie line courses and distances:
1.) North 38 degrees 45 minutes 20 seconds West, 87 feet, more or less; and
2.) North 64 degrees 00 minutes West, 39.0 feet, more or less, to a stake and land now or formerly of R. Driscoll;
THENCE North 3 degrees 28 minutes 40 seconds East along said land now or formerly of R. Driscoll, 77.5 feet to the monument on the south side of Chequit Avenue and the point or place of BEGINNING.

0781
2/2/91
cb



2/18/91

TAX MAP DESIGNATION

Dist. 0700
Sec. 005 00
Blk. 03 00
Lot(s): 002 005

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

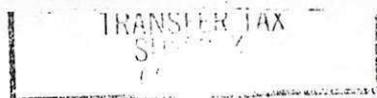
18448



Henry N. Bull (LS)

RECORDED FEB 21 1991

EDWARD P. ROMAINE CLERK OF SUFFOLK COUNTY



Certification of Compliance & Occupancy for existing construction





TOWN OF SHELTER ISLAND

1/4 NORTH FERRY ROAD
SHELTER ISLAND
NEW YORK 11964

THIS IS NOT AN OFFICIAL CERTIFICATE
OF OCCUPANCY OR COMPLIANCE

Elmer Edwards III : Building Inspector

NOT AN OFFICIAL COPY

THIS DOCUMENT DESCRIBES CONDITIONS ON THE
DATE CERTIFICATE WAS ISSUED AND DOES NOT
REFLECT CURRENT CONDITIONS OR IMPLY
COMPLIANCE WITH ZONING OR BUILDING CODES

BUILDING DEPARTMENT

AMENDED CERTIFICATE OF OCCUPANCY

Suffolk County, New York

Date.....September 7, 1990.....

THIS CERTIFIES that the building located on thesouth..... side of

Chequit Avenue..... distant: ± 489.....feet.....east.....

from the intersection ofClinton Avenue..... in the Town of

SHELTER ISLAND, N.Y., and designated as Suffolk County Tax Map #.0700/005/03/02.5

conforms with the application and PERMIT NO.....844.....Date.....December 13, 1974...

is on file in this office and complies with the requirements of the ZONING ORDINANCE of the

Town of Shelter Island, New York.

ZONE.....AA..... OCCUPANCY.....one-family dwelling.....

This certificate issued toHenry N. Bull.....
OWNER

of the aforesaid building. AddressChequit Avenue.....
.....Shelter Island Heights NY.....

By ~~Elmer Edwards III~~ of the Town Board, Town of Shelter Island

No.....849a.....

~~Elmer Edwards III~~
BUILDING INSPECTOR

THIS IS NOT AN OFFICIAL CERTIFICATE
OF OCCUPANCY OR COMPLIANCE

TOWN OF SHELTER ISLAND

**38 N. FERRY ROAD PO BOX 970
SHELTER ISLAND, NY 11964**

(631) 749-0772

**THIS IS NOT AN OFFICIAL CERTIFICATE
OF OCCUPANCY OR COMPLIANCE**

*** Certificate of Occupancy ***

CERTIFICATE NUMBER : 2011-0212

Date Issued: 8/6/2013

**This certificate is hereby granted to: Flower Anthony
Flower Anna Marie
Yonkers, NY 10704**

Grid Number: 5.-3-2-5

Property Location : 10 Chequit Ave

Permit Type: ROOF/SIDING

Zone: AA-RES

For :

Re-roof existing dwelling.

**NOT AN OFFICIAL COPY
THIS DOCUMENT DESCRIBES CONDITIONS ON THE
DATE CERTIFICATE WAS ISSUED AND DOES NOT
REFLECT CURRENT CONDITIONS OR IMPLY
COMPLIANCE WITH ZONING OR BUILDING CODES**

In accordance with PERMIT # 2011-0212

APPLICATION # 212

Issued by the Town of Shelter Island, Dated 8/6/2013

New York State Uniform Fire Prevention and Building Code



Building Inspector, Town of Shelter Island

TOWN OF SHELTER ISLAND

**38 N. FERRY ROAD PO BOX 970
SHELTER ISLAND, NY 11964**

(631) 749-0772

**THIS IS NOT AN OFFICIAL CERTIFICATE
OF OCCUPANCY OR COMPLIANCE**

*** Certificate of Occupancy ***

CERTIFICATE NUMBER : 2013-0146

Date Issued: 8/6/2013

**This certificate is hereby granted to: Flower Anthony
Flower Anna Marie
Yonkers, NY 10704**

**Grid Number: 5.-3-2-5
Property Location : 10 Chequit Ave
Permit Type: DECK
Zone: AA-RES**

For :

Replace existing decking with new timber tech decking. @10'x12'.

**NOT AN OFFICIAL COPY
THIS DOCUMENT DESCRIBES CONDITIONS ON THE
DATE CERTIFICATE WAS ISSUED AND DOES NOT
REFLECT CURRENT CONDITIONS OR IMPLY
COMPLIANCE WITH ZONING OR BUILDING CODES**

In accordance with PERMIT # 2013-0146

APPLICATION # 146

Issued by the Town of Shelter Island, Dated 8/6/2013

New York State Uniform Fire Prevention and Building Code



Building Inspector, Town of Shelter Island

Survey Site Plan Building Plans



MAP OF PROPERTY SITUATE

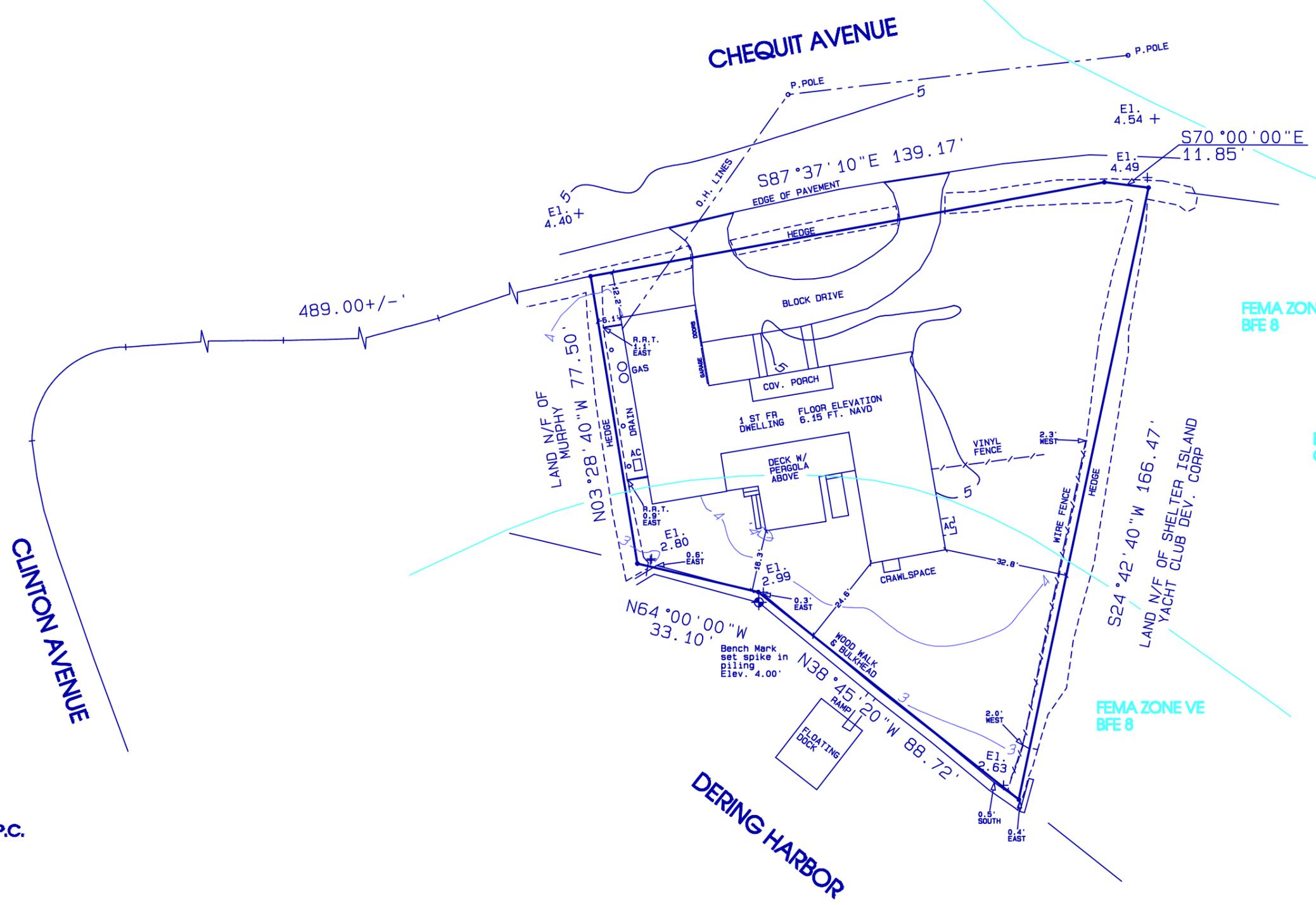
**TOWN OF SHELTER ISLAND
SUFFOLK COUNTY, N.Y.**

SCALE: 1"=30'
TAX MAP REF: 0700-05-03-2.5
LOT AREA: 14,817.25 SQ FT
OR 0.34 ACRE
VERTICAL DATUM: NAVD 88

CERTIFIED TO:
ANTHONY J. FLOWER



LOT AREA	14,817.25 SQ FT
LOT COVERAGE	PERMITTED: 3,704.3 SQ FT 25%
EXISTING:	3,282.1 SQ FT
PROPOSED:	N/A
TOTAL LOT COVERAGE	PERMITTED: 5,926.9 SQ FT 40%
EXISTING:	4,413.3 SQ FT
PROPOSED:	N/A



FEMA ZONE AE
BFE 8

FEMA PANEL 36103CO 178H
COMMUNITY ID 360809

FEMA ZONE VE
BFE 8

REVISED NOVEMBER 5, 2022
ENGINEERS NOTE
REVISED JULY 15, 2022
TOPOGRAPHY
SURVEYED MAY 25, 2022
JAMES P. WALSH LAND SURVEYOR P.C.
MONTAUK, N.Y.


James P. Walsh L.S.

Note: Proposed project includes lifting existing dwelling in place.
No new footprint expansion. All new work to be within existing roof line.
No clearing, grading or excavation proposed

EASEMENTS, RIGHT OF WAYS, WETLANDS,
UTILITIES AND OR SANITARY FACILITIES NOT
VISIBLE AT THE TIME OF SURVEY HAVE NOT
BEEN SHOWN, LOCATED AND/OR GUARANTEED

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 copy. Guarantees or certifications indicated hereon shall run only to the person for whom the survey is prepared and on his behalf to the title company, government agency and lending institution. Guarantees or certifications are not transferable to additional institutions or subsequent owners.

PROPERTY OF FLOWER
 10 CHEQUIT AVENUE
 SHELTER ISLAND, NY
 SCTM # 700-05-3-2.5
 TOTAL LOT AREA = 14,817sf

RAISE EXISTING SINGLE FAMILY RESIDENCE
 TO COMPLY WITH FEMA FLOOD ZONE REQUIREMENTS
 ATTACHED GARAGE AND COVERED PORCH TO BE
 CONVERTED TO LIVING SPACE
 NEW FRONT AND SIDE STAIRS
 NEW WATER SIDE DECK AND STAIRS

TOWN ZONING USE DISTRICT AA, NSPOD

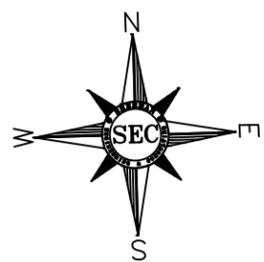
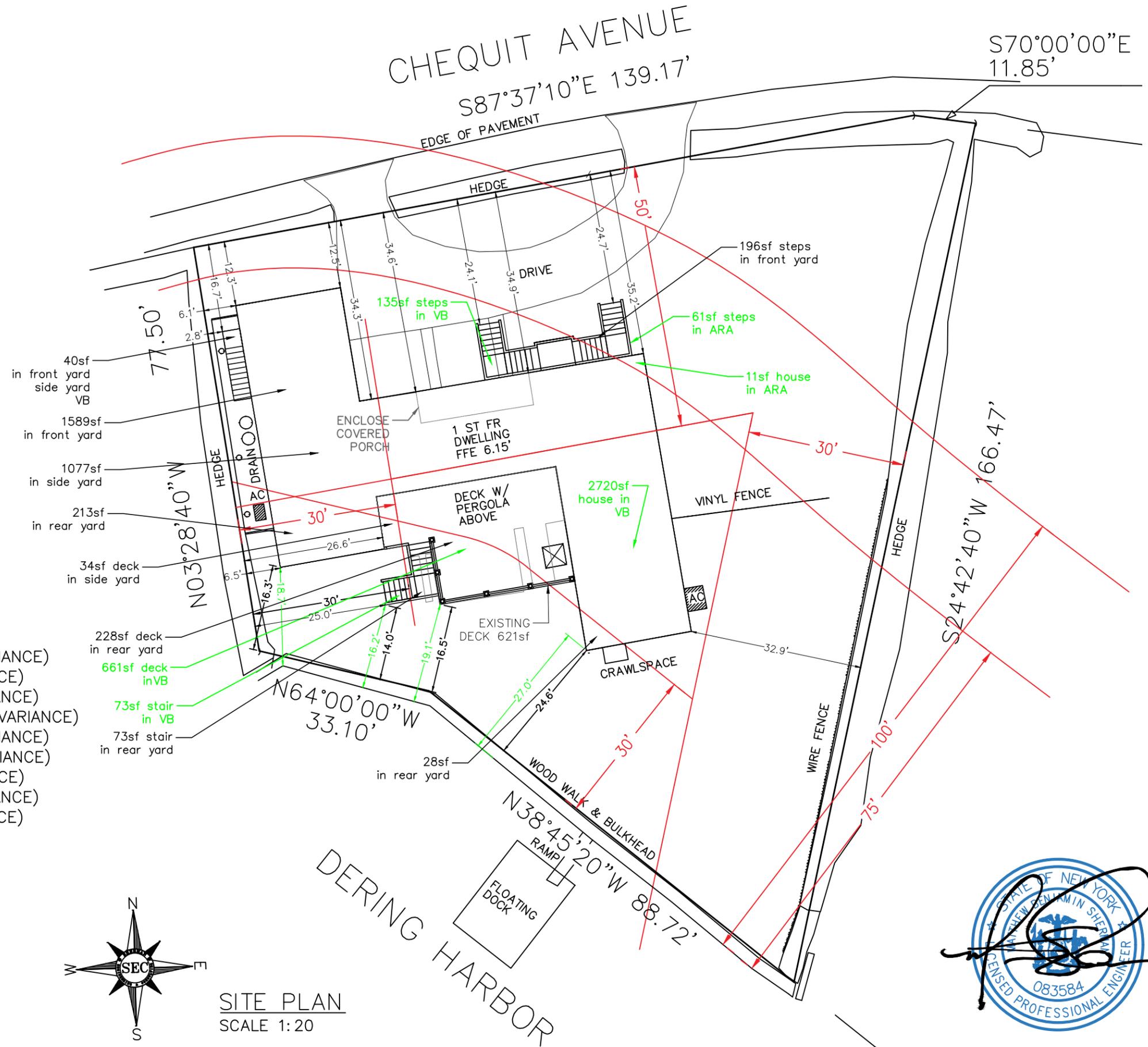
TOWN CODE 129 – WETLANDS

REMOVE 621sf EXISITING DECK FROM VB
 NEW 661sf DECK AND 73 STAIRS IN VB
 ENCLOSE 131sf OF COVERED PORCH IN VB
 NEW 135sf FRONT STAIR IN VB
 NEW 61sf FRONT STAIR IN ARA
 NEW 40sf SIDE STAIR IN VB

TOWN CODE 133 – ZONING

RAISE EXISTING HOUSE 12.3' FRONT YARD (37.7' VARIANCE)
 6.1' SIDE YARD (33.9' VARIANCE)
 16.3' REAR YARD (13.7' VARIANCE)
 NEW SIDE STAIR 2.8' FROM SIDE YARD (27.2' VARIANCE)
 NEW SIDE STAIR 16.7' FRONT YARD (27.2' VARIANCE)
 NEW FRONT STAIR 24.1' FRONT YARD (27.2' VARIANCE)
 NEW REAR DECK 26.6' SIDE YARD (3.4' VARIANCE)
 NEW REAR DECK 16.5' REAR YARD (13.5' VARIANCE)
 NEW REAR DECK STAIR 14.0' REAR YARD (16' VARIANCE)

PROPOSED SITE PLAN BASED ON SITE SURVEY
 JAMES P. WALSH
 DATED MAY 25, 2022
 LAST REVISED NOVEMBER 5, 2022



SITE PLAN
 SCALE 1:20

SHERMAN ENGINEERING & CONSULTING P.A. 14 NELMAR AVENUE ST AUGUSTINE, FL 32084 631.831.3872	
REV DATE 1 3.4.23 2 3.8.23	COMMENT BD COMMENTS ISSUED FOR ZBA APP.
PROPOSED CONSTRUCTION FLOWER 10 CHEQUIT AVE SHELTER ISLAND HTS, NY	
JOB# BA1901 DATE: 12.19.22 SCALE: AS NOTED	DRAWING NUMBER C.1
DRAWING: DENIAL DRAWING	
CHECKED BY: SEPC DRAWN BY: MBS	



CODE COMPLIANCE

ALL DRAWING HAVE BEEN PRODUCED, EVALUATED AND PREPARED USING THE MOST CURRENT INTERNATIONAL BUILDING CODE, THE MOST CURRENT NEW YORK STATE UNIFORM CODE SUPPLEMENT, THE MOST CURRENT NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE SUPPLEMENT ALL ASSOCIATED WITH STANDARDS REFERENCED THEREIN

ENERGY CODE COMPLIANCE

- ENERGY CODE NOTES AND SPECIFICATIONS ARE BASED ON THE MOST RECENT INTERNATIONAL RESIDENTIAL BUILDING CODE CHAPTER 11 ENERGY EFFICIENCY AND THE 2020 NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE SUPPLEMENT.
- ALL PROJECTS IN NASSAU AND SUFFOLK COUNTIES LIE IN CLIMATE ZONE 4A.
- INTERIOR DESIGN TEMPERATURES FOR LOAD CALCULATIONS SHALL BE 72° FOR HEATING AND 75° FOR COOLING
- UNLESS SUPERCEDED BY CALCULATIONS BASED ON ENERGY PERFORMANCE SOFTWARE, ALL INSULATION VALUES FOR COMPONENTS SHALL CONFORM TO VALUES INDICATED FOR CLIMATE ZONE 4 IN TABLE N1102.1.2 ON SHEET T-4.
- IN LIEU OF THE PRESCRIPTIVE COMPONENT METHOD, APPROVED PERFORMANCE ANALYSIS SOFTWARE WILL BE ACCEPTABLE TO PROVE BUILDING ENERGY EFFICIENCY COMPLIANCE. COMPLIANCE SOFTWARE TOOLS SHALL GENERATE A REPORT THAT DOCUMENTS THAT THE PROPOSED DESIGN COMPLIES WITH THIS SECTION, AND SHALL BE SUBMITTED WITH THE APPLICATIONS FOR THE BUILDING PERMIT. (INCLUDED ON THIS SHEET IF APPLICABLE).
- AS PER N1102.2, WHERE R-49 INSULATION IS REQUIRED IN ATTIC CEILING SPACES, INSTALLING R-38 OVER 100% OF THE CEILING AREA REQUIRING INSULATION SHALL BE DEEMED TO SATISFY THE REQUIREMENT FOR R-49 INSULATION WHEREVER FULL HEIGHT OF UNCOMPRESSED R-38 INSULATION EXTENDS OVER THE WALL TOP PLATE AT EAVES.
- AS PER N1102.22, WHERE INSULATION VALUES ABOVE R-30 ARE REQUIRED IN CEILINGS WITHOUT ATTIC SPACES AND THE ASSEMBLY DOES NOT ALLOW SUFFICIENT SPACE FOR THE REQUIRED INSULATION, THE MINIMUM REQUIRED INSULATION FOR SUCH ROOF/CEILING ASSEMBLIES SHALL BE R-30. THIS IS LIMITED TO 500 SQUARE FEET OR 20% MAX OF THE TOTAL INSULATE CEILING AREA, WHICHEVER IS LESS.
- THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AS AIR LEAKAGE RATE NOT EXCEEDING THREE AIR CHANGES PER HOUR IN CLIMATE ZONE 4. TESTING TO COMPLY WITH THE REQUIREMENTS OF THIS SECTION.

GENERAL LIFTING DWELLING NOTES:

- CONTRACTOR TO VERIFY AND COORDINATE NEW FOUNDATION DIMENSIONS WITH THE EXISTING DIMENSIONS OF DWELLING PRIOR TO FORMWORK.
- CONTRACTOR TO VERIFY AND COORDINATE NEW FIRST FLOOR ELEVATION WITH BENCHMARK SET BY SURVEYOR. (THE ELEVATION OF BENCHMARK IS NOT NECESSARILY THE ELEVATION OF THE NEW FIRST FLOOR. THE CONTRACTOR MUST CONFIRM THIS IN THE FIELD PRIOR TO ANY WORK PERFORMED)
- HOUSE MOVING/RAISING EQUIPMENT SHALL NOT DISRUPT THE LOAD CARRYING CAPACITY OF THE ADJACENT SOILS NOR DISRUPT ADJACENT BUILDINGS.
- ALL MECHANICAL EQUIPMENT INCLUDING BUT NOT LIMITED TO: ELECTRICAL, HEATING, COOLING AND DUCTWORK, SHALL BE A MINIMUM OF BASE FLOOD ELEVATION PLUS 4'-0" OF FREEBOARD.
- CONTRACTOR TO EXTEND DRAINAGE LEADERS TO GRADE (OR TO PIPING LEADING TO DRYWELLS, WHEN APPLICABLE)
- CONSIDERATION SHALL BE TAKEN BY CONTRACTOR AND TRADE CONTRACTORS FOR THE RELOCATION, REPOSITIONING, OR REPAIR OF WATER SERVICE, ELECTRICAL SERVICE, GAS SERVICE, SANITARY SERVICE, ETC. ALL RELOCATIONS AND "CLEARANCE/ DISTANCES" FROM EACH UTILITY SHALL BE VERIFIED BY LICENSED TRADE CONTRACTOR AND BE EXECUTED AS SUCH AND SHALL COMPLY WITH ALL NYS CODE REQUIREMENTS. IN ADDITION ALL UTILITIES SHALL BE INSULATED AS PER CODE AND MUNICIPALITY REQUIREMENTS.

CONTROLLED INSPECTION REQUIREMENTS:

(TO BE SUPPLIED BY HOMEOWNER AND OR CONTRACTOR)

- CONTRACTOR AND OR HOMEOWNER MUST RETAIN A THIRD PARTY LICENSED ENGINEER (SPECIAL INSPECTOR) TO INSPECT ALL STRUCTURAL COMPONENTS INDICATED ON PLANS INCLUDING BUT NOT LIMITED TO REBAR SPACING, REBAR COVER, FORMS, CONCRETE STRENGTH SPECIFIED, CONCRETE POURING DISTRIBUTION, CONCRETE ULTIMATE STRENGTH, ALL FRAMING SPECIFIED, ALL BOLTS SPECIFIED & ALL STEEL CONNECTIONS SPECIFIED. GABY TCHILINGUIRIAN ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION SUPERVISION AND OR INSPECTIONS OF ANY KIND. (ALL PHOTOS MUST BE SUBMITTED)
- A FINAL PILE LOG MUST BE PROVIDED TO THE ARCHITECT AT THE COMPLETION OF THE PROJECT BY A N.Y.S. LICENSED PROFESSIONAL PRESENT ON SITE DURING INSTALLATION TO CERTIFY THAT ALL PILE WERE INSTALLED AS PER PLANS WITH A SAFETY FACTOR OF 2. (PILE CONTRACTORS RESPONSIBILITY)
- CONFIRMATION SHALL BE PROVIDED BY THE CONTRACTOR CERTIFYING THAT THE CONCRETE INSTALLED IS 4,000 P.S.I. STRENGTH.
- FINAL SIGN-OFF LETTER IS REQUIRED BY THE GENERAL CONTRACTOR FOR BUILDING DEPARTMENT SUBMISSION STATING THAT ALL COMPLETE CONSTRUCTION MEETS APPROVED PLANS AND THE MIN. REQUIREMENTS OF THE NYS APPLICABLE CODES AND LAWS.
- FINAL INSPECTION REPORTS MUST BE SUBMITTED TO THE ARCHITECT FOR APPLICANTS FILE.

PILE INSTALLATION NOTES:

- ALL PILES HELICAL PILES AND RELATED MATERIAL AND ACCESSORIES SHALL BE AS MANUFACTURED BY TH A.B. CHANCE COMPANY, CENTRALIA, MO. 65240 OR ARCHITECT APPROVED EQUAL.
- EXISTING RESIDENCE SHALL BE TEMPORARILY SHORED AND SUPPORTED UNDER THE DIRECT SUPV OF A NYSPE, AND THE CONTRACTOR SHALL NOTIFY THE DOB IN WRITING AT LEAST 48 HRS IN ADVANCE PRIOR TO COMMENCING ANY WORK IN ACCORDANCE WITH LOCAL BUILDING DEPARTMENT AND ITS JURISDICTION.
- PILE CONTRACTOR SHALL INSTALL (2) TEST PILES UNDER THE DIRECTION OF A NYSPE TO VERIFY SOIL CONDITIONS, TORQUE AND EXTENSION DEPTH REQUIREMENTS. NOTE THAT ALL PILES MUST BE ICC APPROVED, FOS OF 2.0 WRT TO TORQUE CORRELATION AND PILE WORKING LOAD. (OR APPROVED EQUAL)

FOUNDATION LEGEND:

- HP NEW 13.75 TON WORKING LOAD (27.5 TON ULTIMATE LOAD w/ A 2.0 FOS) HELICAL PILE w/ 8" / 10" / 12" HELIX w/ LEAD EXT MODEL # 150H-810-12-57 (7" LEAD). EXTENSIONS S/B 5', 7' OR 10' DEPENDING ON AVAILABLE VERT CLEARANCE. TERMINATION PLATE S/B MODEL NCB 6-6-2 S/B MIN 3" COVER FROM REINF STEEL PER MFG REQS (SEE DETAILS). LAST 7" EXTENSION S/B P-28 (2-8") PIPE EXTENSION
- HD NEW FIRST FLOOR HOLD DOWN CONN BY SIMPSON (HDU5-SDS2.5) w/ 8" DIA SS316 THRD ROD & HILTI HY150 EPOXY (9" EMB) & 14-SDS-2"x2-1/2" SCREWS IAW MFG INSTL REQS.

CONTRACTOR NOTES:

- ALL DIMENSIONS MUST BE FIELD VERIFIED PRIOR TO STARTING CONSTRUCTION. ARCHITECT OF RECORD (AOR) MUST BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK. FAILURE TO DO SO SHALL RESULT IN CONTRACTOR ACCEPTING ALL FINANCIAL LIABILITIES ASSOCIATED WITH THIS PROJECT FOR ANY AND ALL CHANGES AS REQUIRED BY THE OWNER.
- CONTRACTOR MAY SECURE NEW PLATFORM LEDGERS TO EXIST RIM JOIST WITH NEW 1/2" DIA X 6" LG HD GALV LAG BOLTS 16" OC STAGGERED (DOUBLED @ ENDS) w/ FLAT & LK WASHERS IN LIEU OF FDN WALL ATTCHMNT IF REQD.
- CONTRACTOR SHALL INSTALL GIRDERS IN BEAM POCKETS @ FDN WALL & LINE BEAM POCKET w/ 16 OZ COPPER TERMITE SHIELD AS REQ.
- PLUMBING CONTRACTOR TO ELEVATE & EXTEND EXIST 4" SEWER PIPE w/ NEW BFPD, 3/4" WATER & GAS ABOVE THE BFE FOR NEW FEMA COMPLIANT UTILITIES AS REQ (VIF LOCATION).

LIFTING PROCEDURE NOTES:

- LIFTING PROCEDURE, MEANS AND METHODS SHALL BE ENGINEERED AND DESIGNED BY OTHER QUALIFIED DESIGN PROFESSIONAL RETAINED BY LIFTING CONTACTOR APPOINTED BY THE PROPERTY OWNER. THIS PORTION OF THE ENGINEERING IS "NOT" BY GABY TCHILINGUIRIAN ARCHITECT
- ALL NEW/EXISTING BEAMS, FRAMING, ETC. IN CRAWL SPACE, GARAGE ETC. SHALL BE BRACED Laterally BEFORE, DURING AND AFTER LIFTING PROCEDURE.
- CRIBBING/JACK LOCATIONS SHALL BE COORDINATED WITH THE FOUNDATION PLAN.
- IF CRIBBAGE LOCATIONS FOR LIFTING PROCEDURE CONFLICTS WITH THE FOUNDATION LAYOUT - CONSULT ARCHITECT IMMEDIATELY PRIOR TO LIFTING THE HOUSE

SITE WORK:

- CONTRACTOR RESPONSIBLE TO ASSURE THAT ALL EXISTING AND PROPOSED GRADING BE SELF CONTAINED AND DRAINED ON TO EXISTING PROPERTY WITH THE MIN. NYS GUIDELINES.
- CONTRACTOR RESPONSIBLE TO BACKFILL ALL EXISTING CRAWLSPACES, DEPRESSED LOCATIONS AND MAKE READY TO ACCOMMODATE NEW FOUNDATION SYSTEM PROPOSED.
- CONTRACTOR RESPONSIBLE FOR ALL DISCONNECTS OF WATER, ELECTRIC AND PLUMBING PRIOR TO ANY DEMOLITION AND OR CONSTRUCTION
- CONTRACTOR RESPONSIBLE TO PROTECT AND SAFEGUARD ADJACENT PROPERTY W/ SILT FENCE, HAYBURN OR NATURAL GRADING TO NOT PERMIT RUNOFF OR DEBRIS TO DISTURB ADJACENT PROPERTY.
- ALL UTILITIES TO BE MARKED OUT AND LOCATIONS VERIFIED PRIOR TO ANY EXCAVATION OR DEMOLITION. ALL NEW FOOTINGS/FOUNDATIONS TO BE CONSTRUCTED W/ MIN. DISTANCES TO UTILITY LINES AS PER NYS CODE.

PLUMBING - ELECTRICAL:

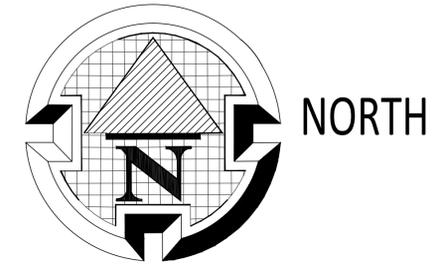
- LICENSED PLUMBER AND ELECTRICIAN RESPONSIBLE TO OBTAIN APPROPRIATE PERMITS FROM MUNICIPALITY AND ARE RESPONSIBLE TO FOLLOW ALL ELECTRIC/ PLUMBING CODES AND COORDINATE ALL INSPECTIONS FROM THE BUILDING DEPARTMENTS FOR REQUIRED SIGN-OFFS. ARCHITECT NOT RESPONSIBLE FOR COORDINATION AND OR DESIGN.
- PLUMBER TO INSTALL BACKFLOW PREVENTION/VALVE AS PER NYS P CODES

LEGEND OF MATERIALS:

- EXISTING WORK TO BE REMOVED
- EXISTING WORK TO REMAIN
- 4,000 P.S.I. CONCRETE
- INTERIOR WALLS BELOW BFE:**
ALL STUDS BELOW BFE SHALL BE 3" MIN. TREATED 2x4 WD. STUDS OR CORROSION RESISTANT Z-CHANNELS 16" O.C. WITH NON-PAPER FACED 1/2" GYP. ON EACH SIDE, AND R-15 CLOSED CELL SPRAY FOAM INSULATION
- INTERIOR WALLS ABOVE BFE:**
2x4 WD. STUDS 16" O.C. 1/2" GYP. ON EACH SIDE, SOUND INSULATION BETWEEN SLEEPING AND LIVING ROOMS
- EXTERIOR WALLS ABOVE BFE:**
2x4 WD. STUDS 16" O.C. 1/2" GYP. ON INTERIOR, R-13 INSULATION BET. BUILD. 1/2" CDX SHEATHING, 15 POUND BUILDING PAPER & VINYL ON EXTERIOR
- NEW NYS APPROVED HARD WIRED SMOKE DETECTOR
- NEW NYS APPROVED CARBON MONOXIDE DETECTOR
- NEW (1) HOUR FIRE RATED WALLS (SEE PLANS) FOR LOCATIONS
- NEW FLOOD VENTS (SEE SHEET A-6 AND FOUNDATION PLAN)

THE PRODUCTION OF THESE DOCUMENTS HAVE BEEN GENERATED USING THE 2020 NEW YORK STATE RESIDENTIAL CODE

EFFECTIVE AS OF MAY 12TH, 2020



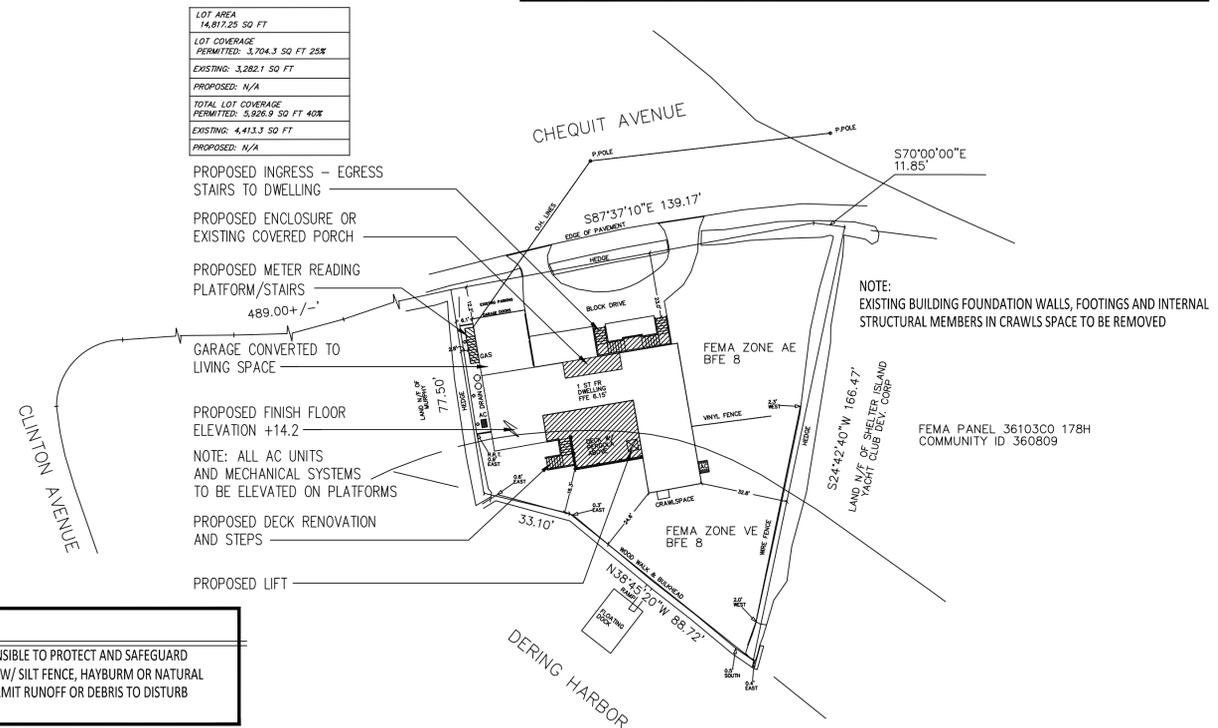
SCOPE OF WORK: BUILDING FINISH FLOOR TO BE BROUGHT TO COMPLY WITH FEMA COMPLIANCE - INTERIOR/EXTERIOR ALTERATIONS.

ELEVATIONS REFER TO NAVD88 PROPERTY LIES IN A FEMA - AE FLOOD ZONE WITH VE BFE 8 PROPOSED ELEVATION +14.2 O.K.

MAP OF PROPERTY
HARBOR VIEW ACRES
FILED AUGUST 18, 1964 AS MAP NO. 4128
SITUATE
TOWN OF SHELTER ISLAND
SUFFOLK COUNTY, N.Y.
SCALE: 1"=30'
TAX MAP REF: 0700-05-03-20.5
LOT AREA: 14,817.25 SQ FT
OR 0.34 ACRE
VERTICAL DATUM: NAVD 88

UTILITY NOTE:

G.C. TO VERIFY LOCATION OF ALL BELOW GROUND UTILITY LINES PRIOR TO THE DEMOLITION OF ANY BELOW GRADE EXCAVATIONS INCLUDING BUT NOT LIMITED TO GAS, ELECTRIC, SPRINKLER AND WATER LINES.



ELEVATIONS REFER TO NAVD88 PROPERTY LIES IN A FEMA - AE FLOOD ZONE WITH VE BFE 8 PROPOSED ELEVATION +14.2

NOTE:

CONTRACTOR RESPONSIBLE TO PROTECT AND SAFEGUARD ADJACENT PROPERTY W/ SILT FENCE, HAYBURN OR NATURAL GRADING TO NOT PERMIT RUNOFF OR DEBRIS TO DISTURB ADJACENT PROPERTY.

NOTE:

ANY MECHANICALS MUST BE LOCATED AT BASE ELEVATION PLUS 4FT. INCLUDING RAISING A/C UNITS ON PLATFORM AND WILL REQUIRE SEPARATE APPLICATIONS

DE-WATERING SOIL NOTE:

IT HAS BEEN VERIFIED THAT WATER IS PRESENT DUE TO THE SOIL BORING INVESTIGATION. GENERAL CONTRACTOR RESPONSIBLE TO TAKE THE APPROPRIATE MEASURES TO PROPERLY SELF CONTAIN (AS PER LOCAL MUNICIPALITY LAWS & NYS LAWS), DE-WATER & PREPARE FORM WORK TO ACCOMMODATE PROPOSED PILES & FOUNDATION SYSTEMS.

- PROPERTY OWNER / CONTRACTOR MUST HAVE LICENSED SURVEYOR STAKE OUT PROPERTY TO ASSURE PROPOSED ELEVATION & EXISTING SET BACKS ARE ACCURATE AND ALL IF ANY EXTENSIONS MEET ZONING SETBACKS OF EXISTING HOME. IF ANY ISSUES OR INCONSISTENCIES ARE FOUND ALL WORK SHALL STOP AND ARCHITECT BE NOTIFIED IMMEDIATELY.
- HOUSE SHALL BE TEMPORARILY JACKED AND LIFTED TO CONDUCT PROPOSED FOUNDATION WORK AS SHOWN ON DRAWING. ARCHITECT NOT RESPONSIBLE FOR THE TEMPORARY SHORING, JACKING OR BRACING MEANS OR METHODS. GENERAL CONTRACTOR & ELEVATING COMPANY RETAINED BY HOMEOWNER RESPONSIBLE TO OBTAIN ALL PERMITS AND SITE SAFETY THROUGH THE LOCAL BUILDING DEPARTMENT AND N.Y.S. CODES AND BY-LAWS.

PLOT PLAN

ZONING COMPUTATIONS:

ZONING DISTRICT: AA LOT AREA: 14,817.25 S.F. TAX MAP REFERENCE: 0700-05-03020.5
 LOT COVERAGE PERMITTED: 3,704.3 - 25% EXISTING COVERAGE: 3,282.1 - 22%
 PROPOSED COVERAGE : STAIRS INGRESS - EGRESS - DECKS: 3,700.00 : 24% O.K.
 TOTAL LOT COVERAGE: 5,926.9 - 40% EXISTING : 4,413.3 : 29% PROPOSED 417.9 TOTAL: 4,831.2 - 32% O.K.
 FRONT YARD EXISTING 12.2' - PROPOSED TO STEPS 23.0'
 SIDE YARD EXISTING 6.1'/32.8' - PROPOSED TO STEPS 2.8' / 32.8' PROPOSED HEIGHT 23'-0"

Gaby Tchilinguirian R.A. Architect
42-06A Bell Blvd. Suite 253
Bayside NY 11361
Office: 1-516-297-6917
Email: NYarchitectGT@gmail.com
Web: NYarchitectGT.com

PROJECT LOCATION
THE FLOWER ELEVATION PROJECT
10 CHEQUIT AVENUE
SHELTER ISLAND NY

CHECKED & APPROVED BY:
GABY TCHILINGUIRIAN R.A.
DRAWN BY:
GABY TCHILINGUIRIAN R.A.
SHEET TITLE:
TITLE SHEET
Date: AUGUST 2022



GABY TCHILINGUIRIAN AIA, NCARB

DRAWING NUMBER:

A-1

SEAL AND SIGNATURE

SEE DETAIL 1/A-8 FOR PIER AND GRADE BEAM DETAIL

NOTE: INSTALL FRAME FEMA COMPLIANT BREAKAWAY WALLS BETWEEN ALL P.C. PIERS AS SHOWN INSTALL ACCESS DOORS AS SHOWN

NOTE: ALL STEEL GIRDERS SHALL BE W10x22 UNLESS OTHERWISE NOTED

TOP OF SLAB NOTE:

CONTRACTOR TO HOLD THE MIN. FIRST FLOOR PROPOSED ELEVATION AS PER PLANS. TOP OF PROPOSED SLAB TO BE A MIN OF 2" ABOVE THE HIGHEST ADJACENT GRADE AT THE PERIMETER OF THE PROPERTY. CONTRACTOR TO CONTACT ARCHITECT SHOULD ANY ELEVATION DIFFER FROM ELEVATION CERTIFICATE. CONTRACTOR TO VERIFY ALL ELEVATION HEIGHTS PRIOR TO ANY COMMENCEMENT OF WORK PERFORMED AND SATISFY A TOP OF NEW FOUNDATION SURVEY BY ENGINEER PRIOR TO SETTING THE EXISTING BUILDING DOWN TO THE NEW FOUNDATION SYSTEM/ELEVATION.

ALIGNMENT NOTE:

CONTRACTOR TO RETAIN A LAND SURVEYOR TO STAKE OUT THE EXISTING BUILDING FOOTPRINT & IS RESPONSIBLE TO VERIFY AND ALIGN THE NEW FOUNDATION WALLS & OR POURED CONCRETE PIERS BENEATH THE EXISTING PERIMETER WALLS/FOOTPRINT OF THE DWELLING TO MEET A FLUSH AND CONTINUOUS SURFACE ON THE EXTERIOR OF THE BUILDING. (TYPICAL FOR ALL SIDES OF THE DWELLING) NOTE: FOUNDATION TO ALIGN WITH EXTERIOR FACE OF FRAMING/SHEATHING ABOVE NOT COSMETIC SIDING AND OR FINISHES (VERIFY IN FIELD)

NEW STEEL AT PERIMETER AND INTERIOR AS SPECIFIED NO SUBSTITUTION PERMITTED

NOTE: INSTALL FRAME FEMA COMPLIANT BREAKAWAY WALLS BETWEEN ALL P.C. PIERS AS SHOWN INSTALL ACCESS DOORS AS SHOWN SEE DETAIL 2/A-8

PROVIDE PERMITTED FOOTING BENEATH BREAKAWAY WALLS (TYPICAL)

REMOVE CHIMNEY INFILL FLOOR WITH 2x8 FLOOR JOISTS AS REQUIRED TO MAKE READY

NEW 5" CONCRETE SLAB REINFORCED WITH 6x6 - W2.9xW2.9 WWF. TYPICAL THROUGHOUT 1-1 / A-7

NOTE: GENERAL CONTRACTOR/HOME LIFTER TO VERIFY ALL EXISTING PLATE TO WALL/SILL CONNECTIONS PRIOR TO CUTTING EXISTING ANCHOR BOLTS TO ASSURE WALL

NOTE: ALL STEEL W SECTION TO BE ASSUMED NEW UNLESS OTHERWISE NOTED AND GALVANIZED 50KSI TYPE

INSTALL BASE PLATES (TYP) ALL STEEL TO CONCRETE CONNECTIONS W/ MIN. 6" BEARING

BELOW BFE MATERIALS

ALL FURRING BELOW BFE NEEDS TO BE ERRECTED OR INSTALLED WITH 3" MIN. TREATED 2x4 WD. STUDS OR CORROSION RESISTANT Z-CHANNELS 16" O.C. WITH NON-PAPER FACED 1/2" GYP. ON EACH SIDE, AND R-15 CLOSED CELL SPRAY FOAM INSULATION

ONCE FINAL ELEVATION OF BUILDING HAS BEEN SET ONTO NEW FOUNDATION SYSTEM, CONTRACTOR TO VERIFY PROPOSED STAIRS PRIOR TO ANY ORDERING OF STAIR MATERIAL AND/OR INSTALL. ONCE HOME IS ELEVATED, IF PROPOSED STAIR CANNOT BE INSTALLED AS PER PLANS, CONTRACTOR TO STOP ALL WORK AND NOTIFY PROPERTY OWNER AND ARCHITECT FOR ALTERNATE LOCATION/OPTION.

NOTE: ALL MATERIALS BELOW THE (BFE) BASE FLOOD ELEVATION, SHALL COMPLY WITH THE FEMA (TECHNICAL BULLETIN 2), FLOOD DAMAGE RESISTANT MATERIALS REQUIREMENTS AND TABULAR CHART

UTILITY NOTE:

G.C. TO VERIFY LOCATION OF ALL BELOW GROUND UTILITY LINES PRIOR TO THE DEMOLITION OF ANY BELOW GRADE EXCAVATIONS INCLUDING BUT NOT LIMITED TO GAS, ELECTRIC, SPRINKLER AND WATER LINES.

FLOOR JOIST NOTE:

ONCE HOME IS ELEVATED, CONTRACTOR TO VERIFY THAT ALL EXISTING FLOOR JOISTS CONDITIONS ARE ACCURATE AS PER PLANS SUBMITTED. SHOULD ANY INCONSISTENCIES ARISE, CONTRACTOR TO STOP WORK AND NOTIFY ARCHITECT IMMEDIATELY FOR RESOLUTION AND OR CLARIFICATION

DE-WATERING SOIL NOTE:

IT HAS BEEN VERIFIED THAT WATER IS PRESENT DUE TO THE SOIL BORING INVESTIGATION. GENERAL CONTRACTOR RESPONSIBLE TO TAKE THE APPROPRIATE MEASURES TO PROPERLY SELF CONTAIN (AS PER LOCAL MUNICIPALITY LAWS & NYS LAWS), DE-WATER & PREPARE FORM WORK TO ACCOMMODATE PROPOSED PILES & FOUNDATION SYSTEMS.

FOUNDATION NOTES:

1) PROPERTY OWNER / CONTRACTOR MUST HAVE LICENSED SURVEYOR STAKE OUT PROPERTY TO ASSURE PROPOSED ELEVATION & EXISTING SET BACKS ARE ACCURATE AND ALL IF ANY EXTENSIONS MEET ZONING SETBACKS OF EXISTING HOME. IF ANY ISSUES OR INCONSISTENCIES ARE FOUND ALL WORK SHALL STOP AND ARCHITECT BE NOTIFIED IMMEDIATELY.

2) HOUSE SHALL BE TEMPORARILY JACKED AND LIFTED TO CONDUCT PROPOSED FOUNDATION WORK AS SHOWN ON DRAWING. ARCHITECT NOT RESPONSIBLE FOR THE TEMPORARY SHORING, JACKING OR BRACING MEANS OR METHODS. GENERAL CONTRACTOR & ELEVATING COMPANY RETAINED BY HOMEOWNER RESPONSIBLE TO OBTAIN ALL PERMITS AND SITE SAFETY THROUGH THE LOCAL BUILDING DEPARTMENT AND N.Y.S. CODES AND BY-LAWS.

NOTE: BOTTOM OF NEW FOUNDATIONS FOOTINGS TO BEAR 95% COMPACTED FILL OR SOIL CLASS SP 8-65 (2 TON SOIL BEARING CAPACITY)

INSTALL 2" R-10 INSULATION 2'-0" BELOW GRADE AND 2'-0" HORIZONTALLY AT ALL PERIMETERS OF CONDITIONED SPACES

NOTE: INSTALL FRAME FEMA COMPLIANT BREAKAWAY WALLS BETWEEN ALL P.C. PIERS AS SHOWN INSTALL ACCESS DOORS AS SHOWN

NEW 5" CONCRETE SLAB REINFORCED WITH 6x6 - W2.9xW2.9 WWF. TYPICAL THROUGHOUT

NOTE:

ALL EXTERIOR LUMBER TO BE PRESSURE TREATED TYPE
ALL FASTENERS FOR PRESSURE TREATED WOOD ARE TO BE HOT DIPPED GALVANIZED OR STAINLESS STEEL AS PER R319.3.

STAIR COMPLIANCE:

NEW STAIR SHALL COMPLY WITH SECTION R311.5 OF THE RESIDENTIAL BUILDING CODE OF NYS
MAX. RISE 8 1/4" (8" MAX BETWEEN SMALLEST AND LARGEST RISERS)
MIN. TREAD 9 1/2" FROM NOSING TO NOSING (8" MAX. BETWEEN SMALLEST AND LARGEST TREAD)
NOSING 3/4" MIN. 1 1/4" MAX.

NEW INSULATED FLOOD VENTS (TYP) INSTALL (1) PER 200 S.F. EACH SEE DETAIL

NOTE: ALL DOORS BELOW THE BFE SHALL BE NON-CORROSIVE TYPE

NOTE: INSTALL FRAME FEMA COMPLIANT BREAKAWAY WALLS BETWEEN ALL P.C. PIERS AS SHOWN INSTALL ACCESS DOORS AS SHOWN SEE DETAIL 2 / A-8

LOCATE IN FIELD AND COORDINATE W/ FOUNDATION POUR PLUMBING CONTRACTOR TO ELEVATE & EXTEND EXIST. WATER & GAS ABOVE THE BFE FOR NEW FEMA COMPLIANT UTILITIES AS SHOWN (VIF LOCATION). SLEEVE WATER PIPING INSIDE SCH40 PVC & FILLED W/ SPRAY FOAM (CONTRACTOR MAY SUBSTITUTE HEAT TRACE WIRING IN LIEU OF PIPE INSULATION AS REQ)
FINAL LOCATION TO BE VERIFIED IN FIELD

CONTRACTOR REQUIRED TO VERIFY WITH MUNICIPALITY IF EXISTING WATER & SANITARY SYSTEMS ARE TO BE MAINTAINED, MODIFIED AND OR INSTALLED NEW

CUSTOM FIT DOUBLE GARAGE DOORS

1 GROUND FOUNDATION PLAN

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

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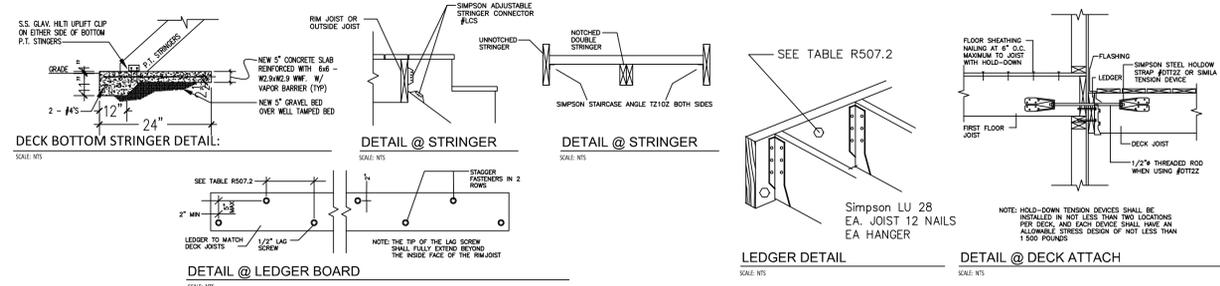
PROJECT LOCATION
THE FLOWER ELEVATION PROJECT
10 CHEQUIT AVENUE
SHELTER ISLAND NY

CHECKED & APPROVED BY:
GABY TCHILINGUIRIAN R.A.
DRAWN BY:
GABY TCHILINGUIRIAN R.A.
SHEET TITLE:
GROUND FOUNDATION PLAN
Date: AUGUST 2022

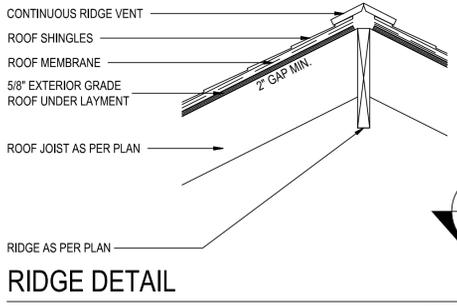
GABY TCHILINGUIRIAN AIA, NCARB
Professional Seal and Signature

DRAWING NUMBER:

A-2



DECK AND STAIR CONNECTION DETAILS



RIDGE DETAIL

REPAIR EXISTING GUTTERS AND EXTEND EXISTING LEADERS TO GRADE AS REQUIRED

NOTE: CONTRACTOR RESPONSIBLE TO STRUCTURALLY SECURE ALL ROOF AREAS, WALLS, AND FLOOR FRAMING PRIOR TO BUILDING ELEVATION.

NOTE: POST DOWN TO EXISTING CEILING BELOW - SISTER CEILING BEAM AT POST LOCATION TO RECEIVE POST LOADING AS REQUIRED (V.I.F.)

NEW COSMETIC ROOF OVERLAY

REMOVE EXISTING CHIMNEY AND PATCH AS REQUIRED TO MATCH EXISTING ROOF AND FINISHES

NOTE: CONTRACTOR RESPONSIBLE TO STRUCTURALLY SECURE ALL ROOF AREAS, WALLS, AND FLOOR FRAMING PRIOR TO BUILDING ELEVATION.

NEW COSMETIC ROOF OVERLAY

NOTE: DOUBLE UP CEILING BEAMS BELOW POSTS TYPICAL FOR ALL NEW OVERLAY ROOF POSTING

NOTE: CONTRACTOR RESPONSIBLE TO STRUCTURALLY SECURE ALL ROOF AREAS, WALLS, AND FLOOR FRAMING PRIOR TO BUILDING ELEVATION.

R905.1.2 - ICE BARRIERS: (TYPICAL FOR ALL EDGING) PROVIDE AN ICE BARRIER CONSISTING OF A SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET FROM EDGE OF EAVE TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. ON ROOFS WITH SLOPE EQUAL TO OR GREATER THAN 8 ON 12, THE ICE BARRIER SHALL ALSO BE APPLIED NOT LESS THAN 36" MEASURED ALONG THE ROOF SLOPE FROM THE EAVE EDGE OF THE BUILDING

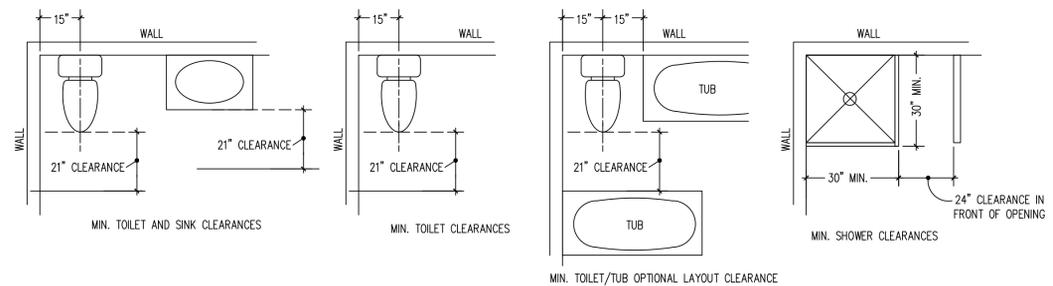


FIGURE R307.1 MINIMUM FIXTURE CLEARANCES

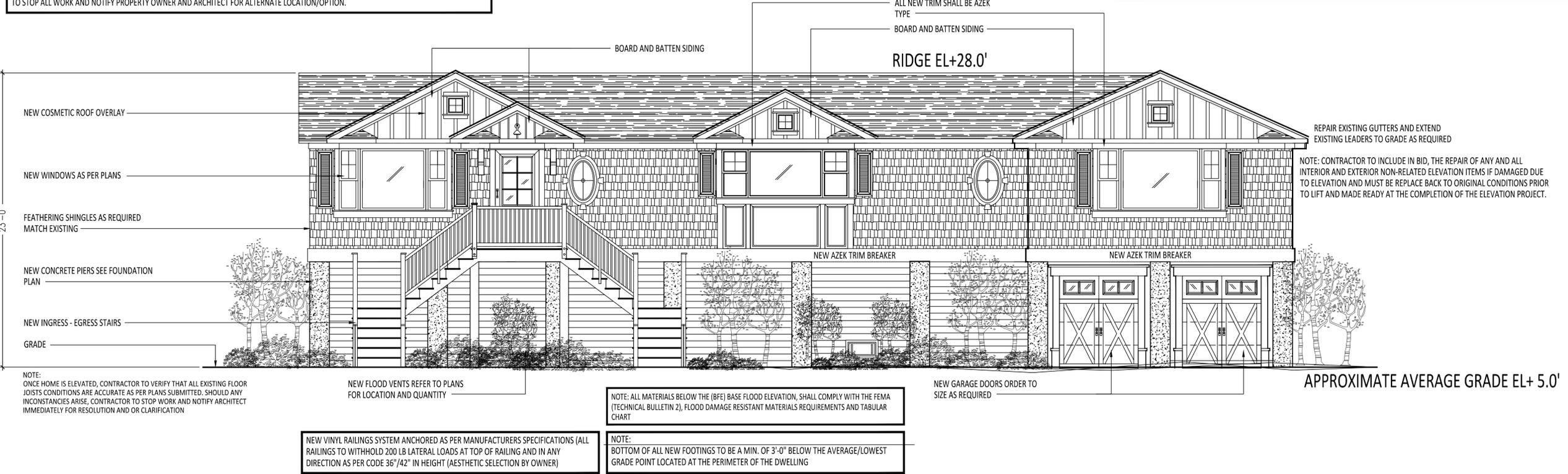
WHEN APPLICABLE

NTS

1 ELEVATED - RENOVATED FIRST FLOOR PLAN

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

ONCE FINAL ELEVATION OF BUILDING HAS BEEN SET ONTO NEW FOUNDATION SYSTEM, CONTRACTOR TO VERIFY PROPOSED STAIRS PRIOR TO ANY ORDERING OF STAIR MATERIAL AND/OR INSTALL. ONCE HOME IS ELEVATED, IF PROPOSED STAIR CANNOT BE INSTALLED AS PER PLANS, CONTRACTOR TO STOP ALL WORK AND NOTIFY PROPERTY OWNER AND ARCHITECT FOR ALTERNATE LOCATION/OPTION.



ALIGNMENT NOTE:
 CONTRACTOR TO RETAIN A LAND SURVEYOR TO STAKE OUT THE EXISTING BUILDING FOOTPRINT & IS RESPONSIBLE TO VERIFY AND ALIGN THE NEW FOUNDATION WALLS & OR Poured CONCRETE PIERS BENEATH THE EXISTING PERIMETER WALLS/FOOTPRINT OF THE DWELLING TO MEET A FLUSH AND CONTINUOUS SURFACE ON THE EXTERIOR OF THE BUILDING. (TYPICAL FOR ALL SIDES OF THE DWELLING) NOTE: FOUNDATION TO ALIGN WITH EXTERIOR FACE OF FRAMING/ SHEATHING ABOVE NOT COSMETIC SIDING AND OR FINISHES (VERIFY IN FIELD)

NOTE:
 ONCE HOME IS ELEVATED, CONTRACTOR TO VERIFY THAT ALL EXISTING FLOOR JOISTS CONDITIONS ARE ACCURATE AS PER PLANS SUBMITTED. SHOULD ANY INCONSISTENCIES ARISE, CONTRACTOR TO STOP WORK AND NOTIFY ARCHITECT IMMEDIATELY FOR RESOLUTION AND OR CLARIFICATION

NEW VINYL RAILINGS SYSTEM ANCHORED AS PER MANUFACTURERS SPECIFICATIONS (ALL RAILINGS TO WITHHOLD 200 LB LATERAL LOADS AT TOP OF RAILING AND IN ANY DIRECTION AS PER CODE 36"/42" IN HEIGHT (AESTHETIC SELECTION BY OWNER)

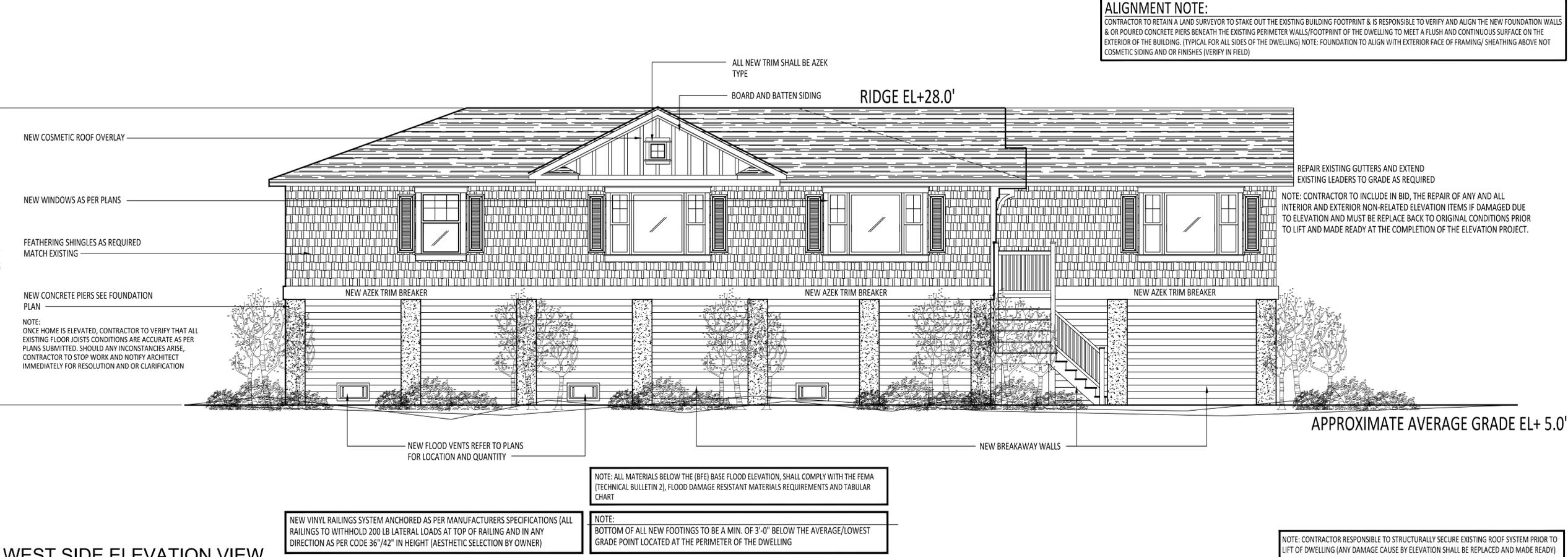
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NOTE:
 BOTTOM OF ALL NEW FOOTINGS TO BE A MIN. OF 3'-0" BELOW THE AVERAGE/LOWEST GRADE POINT LOCATED AT THE PERIMETER OF THE DWELLING

NOTE: CONTRACTOR RESPONSIBLE TO STRUCTURALLY SECURE EXISTING ROOF SYSTEM PRIOR TO LIFT OF DWELLING (ANY DAMAGE CAUSE BY ELEVATION SHALL BE REPLACED AND MADE READY)

1 FRONT SOUTH ELEVATION VIEW

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



ALIGNMENT NOTE:
 CONTRACTOR TO RETAIN A LAND SURVEYOR TO STAKE OUT THE EXISTING BUILDING FOOTPRINT & IS RESPONSIBLE TO VERIFY AND ALIGN THE NEW FOUNDATION WALLS & OR Poured CONCRETE PIERS BENEATH THE EXISTING PERIMETER WALLS/FOOTPRINT OF THE DWELLING TO MEET A FLUSH AND CONTINUOUS SURFACE ON THE EXTERIOR OF THE BUILDING. (TYPICAL FOR ALL SIDES OF THE DWELLING) NOTE: FOUNDATION TO ALIGN WITH EXTERIOR FACE OF FRAMING/ SHEATHING ABOVE NOT COSMETIC SIDING AND OR FINISHES (VERIFY IN FIELD)

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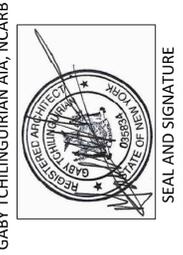
2 WEST SIDE ELEVATION VIEW

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

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PROJECT LOCATION
 THE FLOWER ELEVATION PROJECT
 10 CHEQUIT AVENUE
 SHELTER ISLAND NY

CHECKED & APPROVED BY:
 GABY TCHILINGUIRIAN R.A.
DRAWN BY:
 GABY TCHILINGUIRIAN R.A.
SHEET TITLE:
 PROPOSED ELEVATIONS
Date: AUGUST 2022



DRAWING NUMBER:
A-5

REPAIR ADJUST EXISTING TRELLIS SYSTEM

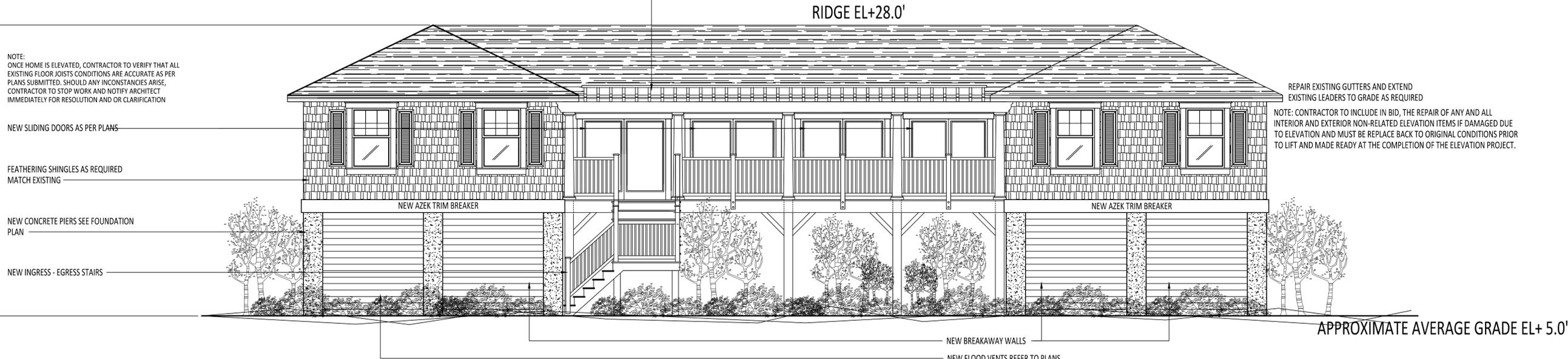
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NEW SLIDING DOORS AS PER PLANS

FEATHERING SHINGLES AS REQUIRED
MATCH EXISTING

NEW CONCRETE PIERS SEE FOUNDATION
PLAN

NEW INGRESS - EGRESS STAIRS



ALIGNMENT NOTE:

CONTRACTOR TO RETAIN A LAND SURVEYOR TO STAKE OUT THE EXISTING BUILDING FOOTPRINT & IS RESPONSIBLE TO VERIFY AND ALIGN THE NEW FOUNDATION WALLS & OR Poured CONCRETE PIERS BENEATH THE EXISTING PERIMETER WALLS/FOOTPRINT OF THE DWELLING TO MEET A FLUSH AND CONTINUOUS SURFACE ON THE EXTERIOR OF THE BUILDING. (TYPICAL FOR ALL SIDES OF THE DWELLING) NOTE: FOUNDATION TO ALIGN WITH EXTERIOR FACE OF FRAMING/ SHEATHING ABOVE NOT COSMETIC SIDING AND OR FINISHES (VERIFY IN FIELD)

REPAIR EXISTING GUTTERS AND EXTEND EXISTING LEADERS TO GRADE AS REQUIRED

NOTE: CONTRACTOR TO INCLUDE IN BID, THE REPAIR OF ANY AND ALL INTERIOR AND EXTERIOR NON-RELATED ELEVATION ITEMS IF DAMAGED DUE TO ELEVATION AND MUST BE REPLACE BACK TO ORIGINAL CONDITIONS PRIOR TO LIFT AND MADE READY AT THE COMPLETION OF THE ELEVATION PROJECT.

NOTE: ALL MATERIALS BELOW THE (BFE) BASE FLOOD ELEVATION, SHALL COMPLY WITH THE FEMA (TECHNICAL BULLETIN 2), FLOOD DAMAGE RESISTANT MATERIALS REQUIREMENTS AND TABULAR CHART

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NOTE:
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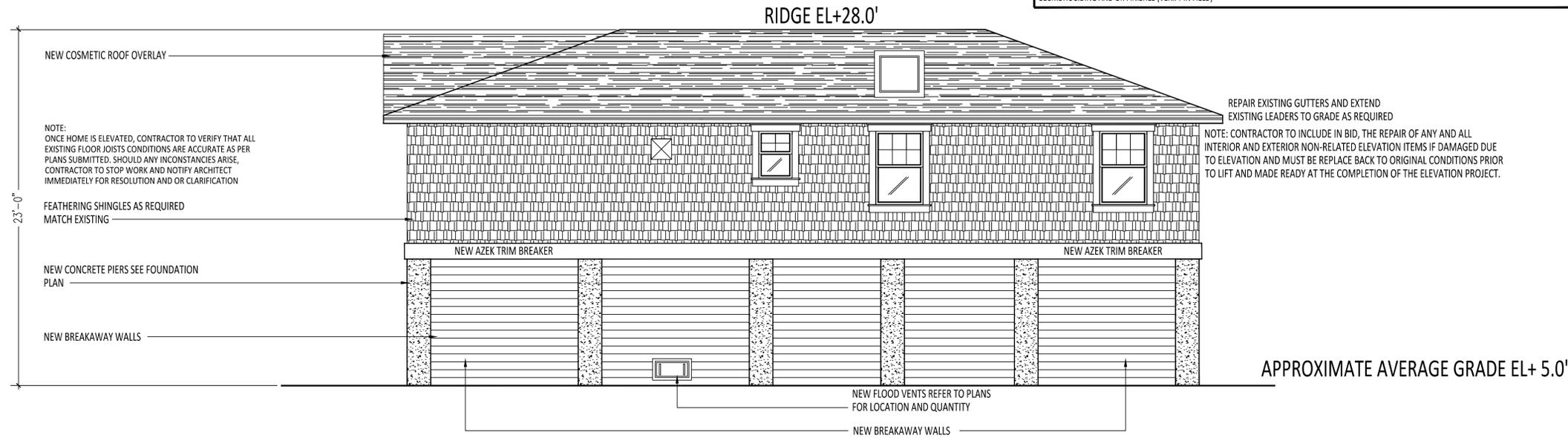
NOTE: CONTRACTOR RESPONSIBLE TO STRUCTURALLY SECURE EXISTING ROOF SYSTEM PRIOR TO LIFT OF DWELLING (ANY DAMAGE CAUSE BY ELEVATION SHALL BE REPLACED AND MADE READY)

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

1 REAR NORTH ELEVATION VIEW

ALIGNMENT NOTE:

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NEW COSMETIC ROOF OVERLAY

NOTE:
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FEATHERING SHINGLES AS REQUIRED
MATCH EXISTING

NEW CONCRETE PIERS SEE FOUNDATION
PLAN

NEW BREAKAWAY WALLS

REPAIR EXISTING GUTTERS AND EXTEND EXISTING LEADERS TO GRADE AS REQUIRED

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

2 EAST SIDE ELEVATION VIEW

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PROJECT LOCATION
THE FLOWER ELEVATION PROJECT
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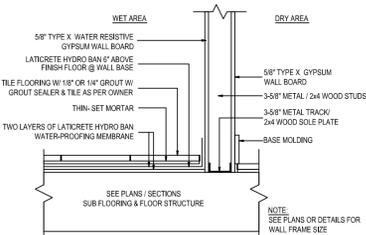
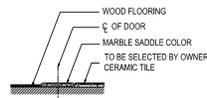
CHECKED & APPROVED BY:
GABY TCHILINGUIRIAN R.A.
DRAWN BY:
GABY TCHILINGUIRIAN R.A.
SHEET TITLE:
PROPOSED ELEVATIONS
Date: AUGUST 2022



DRAWING NUMBER:
A-6

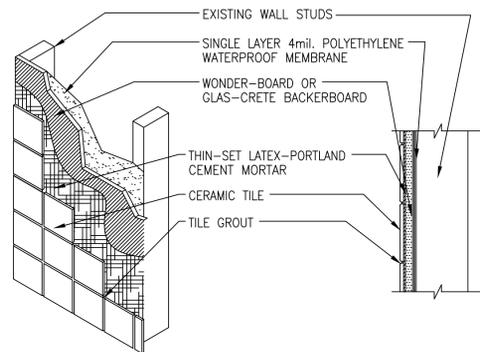
**CERAMIC TILE TO WOOD
WHEN APPLICABLE**

NTS



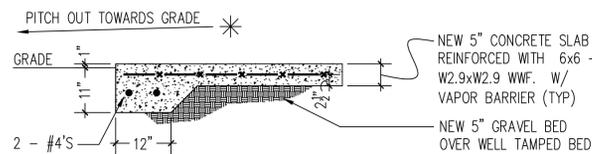
**WATERPROOFING DETAIL
WHEN APPLICABLE**

NTS



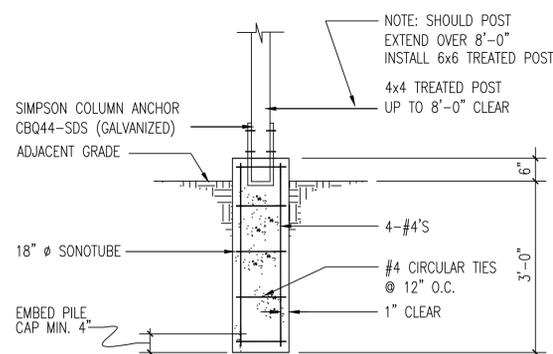
**KITCHEN/BATH TILE WALL (NON RATED)
WHEN APPLICABLE**

NTS



END SLAB CONNECTION

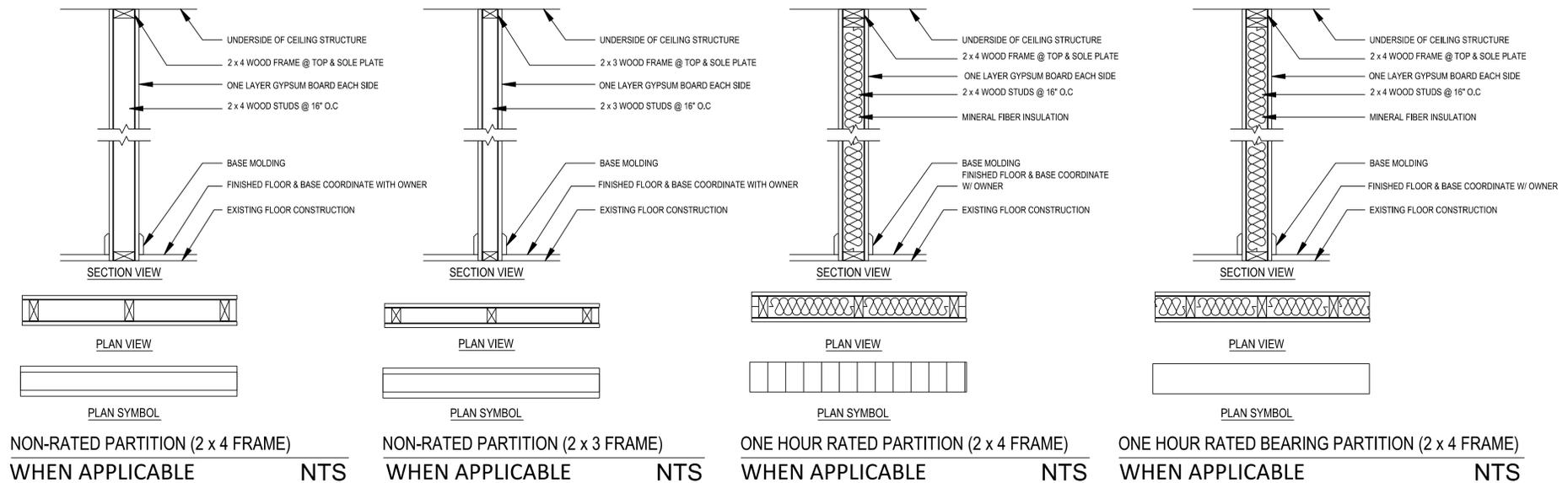
SECTION 1-1



STAIR - FTG DETAIL

SECTION 2-2

N.T.S.

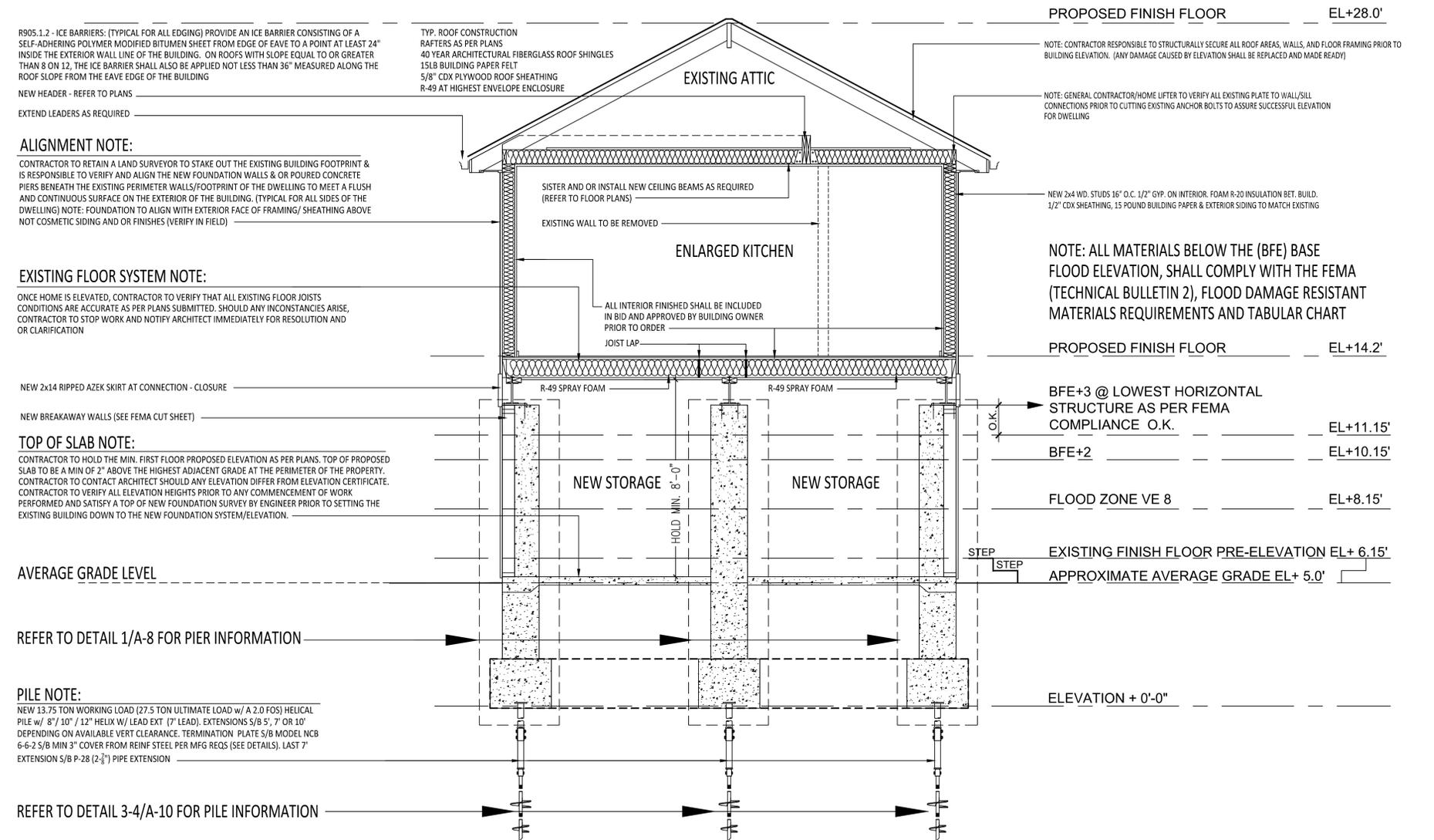


NON-RATED PARTITION (2 x 4 FRAME)
WHEN APPLICABLE NTS

NON-RATED PARTITION (2 x 3 FRAME)
WHEN APPLICABLE NTS

ONE HOUR RATED PARTITION (2 x 4 FRAME)
WHEN APPLICABLE NTS

ONE HOUR RATED BEARING PARTITION (2 x 4 FRAME)
WHEN APPLICABLE NTS



1 BUILDING CROSS SECTION A-A

SCALE: 3/8" - 1'-0"

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PROJECT LOCATION
THE FLOWER ELEVATION PROJECT
10 CHEQUIT AVENUE
SHELTER ISLAND NY

CHECKED & APPROVED BY:
GABY TCHILINGUIRIAN R.A.
DRAWN BY:
GABY TCHILINGUIRIAN R.A.
SHEET TITLE:
PROPOSED SECTION AND DETAILS
Date: AUGUST 2022

GABY TCHILINGUIRIAN AIA, NCARB
Professional Engineer Seal
SEAL AND SIGNATURE

DRAWING NUMBER:
A-7

NYSDEC Approval



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Permits, Region 1
SUNY @ Stony Brook, 50 Circle Road, Stony Brook, NY 11790
P: (631) 444-0365 | F: (631) 444-0360
www.dec.ny.gov

LETTER OF NO JURISDICTION TIDAL WETLANDS ACT

11/22/2022

Anthony Flower
714 Yonkers Ave
Yonkers, NY 10704

Re: **Application #1-4732-01159/00001**
Flower Property
10 Chequit Ave, Shelter Island Heights, NY 11965
SCTM #700-5-3-20.5

Dear Applicant:

Based on the information you submitted the Department of Environmental Conservation has determined that the portion of the above property landward of the functional bulkhead greater than 100 feet in length, as shown on the survey prepared by James P. Walsh, Licensed Land Surveyor, last revised 11/05/2022, which was constructed prior to August 20, 1977 as evidenced on Tidal Wetland Map #722-550 and Infrared Image 1974_0691, is beyond the jurisdiction of the Article 25 Tidal Wetlands Act. Therefore, in accordance with the current Tidal Wetlands Land Use Regulations (6NYCRR Part 661), no permit is required to conduct regulated activities landward of that bulkhead.

Be advised, no construction, sedimentation, or disturbance of any kind may take place seaward of the tidal wetlands jurisdictional boundary, as indicated above, without a permit. It is your responsibility to ensure that all precautions are taken to prevent any sedimentation or disturbance within Article 25 jurisdiction which may result from your project. Such precautions may include maintaining adequate work area between the jurisdictional boundary and your project (i.e. a 15' wide construction area) or erecting a temporary fence, barrier, or hay bale berm.

This letter shall remain valid unless site conditions change.

Please note that this letter does not relieve you of the responsibility of obtaining any necessary permits or approvals from other agencies or local municipalities.

Sincerely,



Susan Ackerman
Regional Permit Administrator

cc:

BMHP
File
Sherman Engineering & Co



Department of
Environmental
Conservation