

TOWN OF NEWBURGH

Crossroads of the Northeast

ZONING BOARD OF APPEALS
OLD TOWN HALL
308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550

APPLICATION

OFFICE OF ZONING BOARD
(845) 566-4901

DATED: 4/7/13

TO: THE ZONING BOARD OF APPEALS
THE TOWN OF NEWBURGH, NEW YORK 12550

I (WE) CAROL SERRAO PRESENTLY
RESIDING AT NUMBER 98 Westwood Dr, Newburgh, NY
TELEPHONE NUMBER (845) 564-3832

HEREBY MAKE APPLICATION TO THE ZONING BOARD OF APPEALS FOR THE FOLLOWING:

- A USE VARIANCE
- AN AREA VARIANCE
- INTERPRETATION OF THE ORDINANCE
- SPECIAL PERMIT

1. LOCATION OF THE PROPERTY:

90-6-14 (TAX MAP DESIGNATION)
13 Windwood Dr. (STREET ADDRESS)
R-1 (ZONING DISTRICT)

2. PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUBSECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

Bulk TABLE Schedule 3

3. IF VARIANCE TO THE ZONING LAW IS REQUESTED:

- a) APPEAL IS MADE FROM DISAPPROVAL BY THE TOWN BUILDING INSPECTOR OR BUILDING PERMIT APPLICATION. SEE ACCOMPANYING NOTICE DATED: 4/4/2013
- b) OR DENIAL (REFERRAL) BY THE PLANNING BOARD OF THE TOWN OF NEWBURGH OF AN APPLICATION TO THE BOARD, SEE ACCOMPANYING NOTICE DATED: _____

4. DESCRIPTION OF VARIANCE SOUGHT: SIDE AND Front yard
as well as Area

5. IF A USE VARIANCE IS REQUESTED: STRICT APPLICATION OF THE ZONING LAW WOULD PRODUCE UNNECESSARY HARDSHIP IN THAT:

- a) UNDER APPLICABLE ZONING REGULATIONS THE APPLICANT IS DEPRIVED OF ALL ECONOMIC USE OR BENEFIT FROM THE PROPERTY IN QUESTION BECAUSE:
UNABLE to purchase land with out VARIANCE
Due to existing size of Home

(ATTACH WITH THIS APPLICATION COMPETENT FINANCIAL EVIDENCE ESTABLISHING SUCH DEPRIVATION)

- b) THE HARDSHIP IS UNIQUE AND DOES NOT APPLY TO A SUBSTANTIAL PORTION OF THE DISTRICT OR NEIGHBORHOOD BECAUSE:

Zoning was changed

- c) THE VARIANCE WOULD NOT ALTER THE ESSENTIAL CHARACTER OF THE NEIGHBORHOOD BECAUSE:

Numerous Homes Have the Same Addition
that I am seeking

d) THE HARDSHIP HAS NOT BEEN SELF-CREATED BECAUSE:
 My family is expanding and I need more room,
 when purchasing home, many other homes had same
 additional, I did not violate the code.
 This is a pre-existing non-conforming house

6. IF AN AREA VARIANCE IS REQUESTED:

a) THE VARIANCE WILL NOT PRODUCE AN UNDESIRABLE
 CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD OR A
 DETRIMENT TO NEARBY PROPERTIES BECAUSE:

Many other properties have similar additions
 in size and look, finished house will look
 similar to others surrounding, it will improve
 the look of home and area

b) THE BENEFIT SOUGHT BY THE APPLICANT CAN NOT BE
 ACHIEVED BY SOME METHOD, FEASIBLE FOR THE APPLICANT
 TO PURSUE, OTHER THAN AN AREA VARIANCE, BECAUSE:

I can't go up and I can't go off the other
 side

c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL
 BECAUSE:

Before zoning changes, I would have been
 within the building's variance of 15 feet
 which is now 30 feet

d) THE PROPOSED VARIANCE WILL NOT HAVE AN ADVERSE
 EFFECT OR IMPACT ON THE PHYSICAL OR ENVIRONMENTAL
 CONDITIONS IN THE NEIGHBORHOOD OR DISTRICT BECAUSE:

No, cause with completion of additional the
 home will look like many others in the
 neighborhood.

e) THE HARDSHIP HAS NOT BEEN SELF-CREATED BECAUSE:

Same as Section 5-D stated above

7. ADDITIONAL REASONS (IF PERTINENT):

Need Extra Room to expand family space for storage.
To enjoy with my family and stay in the
development that we love.

Carl Senno
PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OR ORANGE:

SWORN TO THIS EIGHTH DAY OF APRIL 2013

Andrew J. Zarutskie
NOTARY PUBLIC

ANDREW J. ZARUTSKIE
Notary Public, State of New York
No. 01ZA4502524
Qualified in Orange County
Commission Expires Nov. 30, 2013

NOTE: NYS GML Section 239-m (3) for proposed actions that are within 500 feet of the properties or thresholds listed in the statute the Zoning Board of Appeals is required to send a copy of the complete application to the Orange County Department of Planning to be reviewed prior to Zoning Board of Appeals decision. And also NYS GML Section 239-NN requires notification for any proposed actions, to the Municipal Clerk, within 500 feet of the Border of that adjoining County, Town or City.

TOWN OF NEWBURGH
ZONING BOARD OF APPEALS

PROXY

Carol Serrao, DEPOSES AND SAYS THAT
HE/SHE RESIDES AT 98 Westwood Dr. Newburgh NY
IN THE COUNTY OF Orange AND STATE OF New York
AND THAT HE/SHE IS THE OWNER IN FEE OF _____

13 Windwood Dr. Newburgh NY 12550

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-
TION AND THAT HE/SHE HAS AUTHORIZED Lawrence Lubkeet
TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: APR - 8 2013

Carol Serrao

OWNER'S SIGNATURE

[Signature]

WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS EIGHT DAY OF APRIL 2013

[Signature]

NOTARY PUBLIC

ANDREW J. ZARUTSKIE
Notary Public, State of New York
No. 01ZA4502524
Qualified in Orange County
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617.20
Appendix C
State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR <i>CAROL SERRAO</i>	2. PROJECT NAME
3. PROJECT LOCATION: Municipality <i>13 Windwood Dr.</i> County <i>Orange</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map)	
5. PROPOSED ACTION IS: <input type="checkbox"/> New <input checked="" type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>ADDITION</i>	
7. AMOUNT OF LAND AFFECTED: Initially _____ acres Ultimately <i>16'x36'</i> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <i>Carol Serrao</i>	Date: <i>4/7/13</i>
Signature: <i>Carol Serrao</i>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment



PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? Yes No If yes, coordinate the review process and use the FULL EAF.

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. Yes No

- C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)
- C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:
 - C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:
 - C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:
 - C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:
 - C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:
 - C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:
 - C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)? Yes No If Yes, explain briefly:

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? Yes No If Yes, explain briefly:

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

- Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide, on attachments as necessary, the reasons supporting this determination.

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from responsible officer)

Reset



TOWN OF NEWBURGH

~Crossroads of the Northeast~

**CODE COMPLIANCE DEPARTMENT
308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550**

TELEPHONE 845-564-7801
FAX LINE 845-564-7802

2350-13

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 04/04/2013

Application No. ~~13-0248~~

**To: Carol Serrao
98 Westwood Dr
Newburgh, NY 12550**

**SBL: 90-6-14
ADDRESS: 13 Windwood Dr**

ZONE: R1

PLEASE TAKE NOTICE that your application dated 04/02/2013 for permit to Construct a 16' x 36' side addition on the premises located at 13 Windwood Dr is returned herewith and disapproved on the following grounds:

Bulk table schedule 3 requires a front yard setback of 50', one side yard setback of 30', combined side yard setback of 80' and maximum allowed building coverage of 10%.


Joseph Mattina

**Cc: Town Clerk & Assessor (300')
File**

2350-13

Town of Newburgh Code Compliance

OWNER INFORMATION

BUILT WITH OUT A PERMIT

NO

NAME: CAROL SERRAO

ADDRESS: 98 WESTWOOD DR NEWBURGH NY 12550

PROJECT INFORMATION:

TYPE OF STRUCTURE: ADDITION @ 13 WINDWOOD DR NEWBURGH NY 12550

SBL: 90-6-14 ZONE: R-1

TOWN WATER: TOWN SEWER:

	MINIMUM	EXISTING	PROPOSED	VARIANCE	PERCENTAGE
LOT AREA	N/A				
LOT WIDTH	N/A				
LOT DEPTH	N/A				
FRONT YARD	50'		32.5'	17.5'	35.0%
ONE SIDE YARD	30'		16.1'	13.9'	46.3%
COMBINED SIDE YARDS	80'		48.5'	31.5'	39.3%
MAX. BUILDING HEIGHT	OK				
BUILDING COVERAGE	10%=1312.5		1776 S.F.	463.5 S.F.	35.3%
SURFACE COVERAGE	OK				

INCREASING DEGREE OF NON-CONFORMITY - 185-19-C-1 _____ YES / NO
 2 OR MORE FRONT YARDS FOR THIS PROPERTY _____ YES / NO
 CORNER LOT - 185-17-A _____ YES / NO

ACCESSORY STRUCTURE:

GREATER THEN 1000 S.F. OR BY FORMULA - 185-15-A-4 _____ YES / NO
 FRONT YARD - 185-15-A _____ YES / NO
 STORAGE OF MORE THEN 4 VEHICLES _____ YES / NO
 HEIGHT MAX. 15 FEET - 185-15-A-1 _____ YES / NO
 10% MAXIMUM YARD COVERAGE - 185-15-A-3 _____ YES / NO

NOTES: **ADDING A 16' X 36' SIDE YARD ADDITION. NOW AN R-1 ZONE ORIGINALLY ZONE R-3**

VARIANCE(S) REQUIRED:

- 1 BULK TABLE SCHEDULE 3 REQUIRES A FRONT YARD SET BACK OF 50'
- 2 BULK TABLE SCHEDULE 3 REQUIRES ONE SIDE YARD OF 30' MINIMUM
- 3 BULK TABLE SCHEDULE 3 REQUIRES COMBINED SIDE YARDS OF 80' MINIMUM.
- 4 BULK TABLE SCHEDULE 3 ALLOWS A MAXIMUM OF 10% BUILDING LOT COVERAGE.

REVIEWED BY: JOSEPH MATTINA

DATE: 4-Apr-13

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE

THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE

TYPE IN BLACK INK:

NAME(S) OF PARTY(S) TO DOCUMENT

Ricky Serrao
Carol Serrao
TO
Carol Serrao

SECTION 90 BLOCK 6 LOT 14



RECORD AND RETURN TO:
(name and address)

Sanford R. Altman
P.O.B 367
Walden, Ny 12586

Jaw - original 9/13
[Signature]

THIS IS PAGE ONE OF THE RECORDING

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH
RECORDED INSTRUMENT ONLY

DO NOT WRITE BELOW THIS LINE

INSTRUMENT TYPE: DEED MORTGAGE SATISFACTION ASSIGNMENT OTHER

PROPERTY LOCATION

- 2089 BLOOMING GROVE (TN)
- 2001 WASHINGTONVILLE (VLG)
- 2003 SO. BLOOMING GROVE (VLG)
- 2289 CHESTER (TN)
- 2201 CHESTER (VLG)
- 2489 CORNWALL (TN)
- 2401 CORNWALL (VLG)
- 2600 CRAWFORD (TN)
- 2800 DEERPARK (TN)
- 3089 GOSHEN (TN)
- 3001 GOSHEN (VLG)
- 3003 FLORIDA (VLG)
- 3005 CHESTER (VLG)
- 3200 GREENVILLE (TN)
- 3489 HAMPTONBURGH (TN)
- 3401 MAYBROOK (VLG)
- 3689 HIGHLANDS (TN)
- 3601 HIGHLAND FALLS (VLG)
- 3889 MINISINK (TN)
- 3801 UNIONVILLE (VLG)
- 4089 MONROE (TN)
- 4001 MONROE (VLG)
- 4003 HARRIMAN (VLG)
- 4005 KIRYAS JOEL (VLG)
- 4289 MONTGOMERY (TN)
- 4201 MAYBROOK (VLG)
- 4203 MONTGOMERY (VLG)
- 4205 WALDEN (VLG)
- 4489 MOUNT HOPE (TN)
- 4401 OTISVILLE (VLG)
- 4600 NEWBURGH (TN)
- 4800 NEW WINDSOR (TN)
- 5089 TUXEDO (TN)
- 5001 TUXEDO PARK (VLG)
- 5200 WALLKILL (TN)
- 5489 WARWICK (TN)
- 5401 FLORIDA (VLG)
- 5403 GREENWOOD LAKE (VLG)
- 5405 WARWICK (VLG)
- 5600 WAWAYANDA (TN)
- 5889 WOODBURY (TN)
- 5801 HARRIMAN (VLG)
- 5809 WOODBURY (VLG)
- CITIES**
- 0900 MIDDLETOWN
- 1100 NEWBURGH
- 1300 PORT JERVIS
- 9999 HOLD

NO. PAGES 3 CROSS REF. _____
CERT. COPY _____ ADD'L X-REF. _____
MAP# _____ PGS. _____

PAYMENT TYPE: CHECK
CASH _____
CHARGE _____
NO FEE _____

Taxable
CONSIDERATION \$ 0
TAX EXEMPT _____
Taxable
MORTGAGE AMT. \$ _____

MORTGAGE TAX TYPE:

- (A) COMMERCIAL/FULL 1%
- (B) 1 OR 2 FAMILY
- (C) UNDER \$10,000
- (E) EXEMPT
- (F) 3 TO 6 UNITS
- (I) NAT.PERSON/CR. UNION
- (J) NAT.PER-CR.UN/1 OR 2
- (K) CONDO

Donna L. Benson

DONNA L. BENSON
ORANGE COUNTY CLERK

Received From Jacobowitz

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

THIS INDENTURE, made the 17th day of February, two thousand twelve

BETWEEN **Ricky Serrao and Carol Serrao**, who resides at 98 Westwood Drive,
Newburgh NY 12550, party of the first part,

and

Carol Serrao, who resides at 98 Westwood Drive, Newburgh NY
12550, party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten and No/100
(\$10.00) Dollars lawful money of the United States, and other good and 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 Town of Newburgh, County of Orange and State of
New York, described as follows:

See Schedule "A" attached.

Property: 13 Windwood Drive, T/O Newburgh
SBL: 90-6-14

BEING the same premises conveyed by Debbie M. Zimmerman, as Trustee of the
Taureillo Family Irrevocable Trust to Ricky Serrao and Carol Serrao by deed dated June
28th, 2011 and recorded in the Orange County Clerk's Office in Liber 13198 of Deeds at
Page 1259.

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;

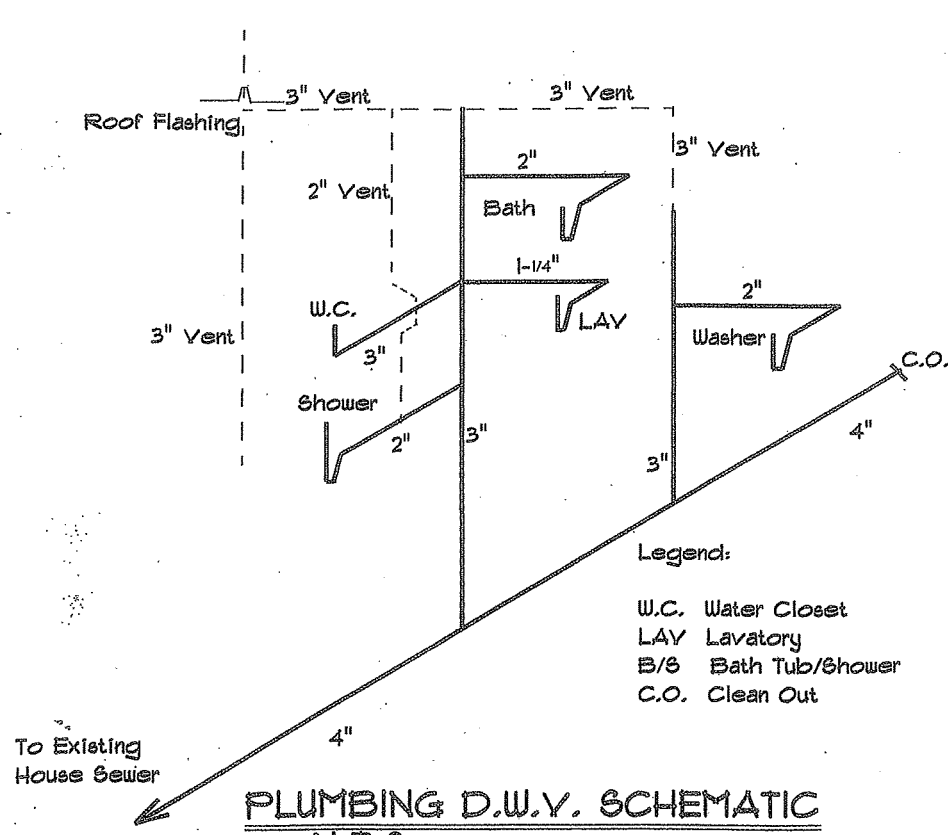
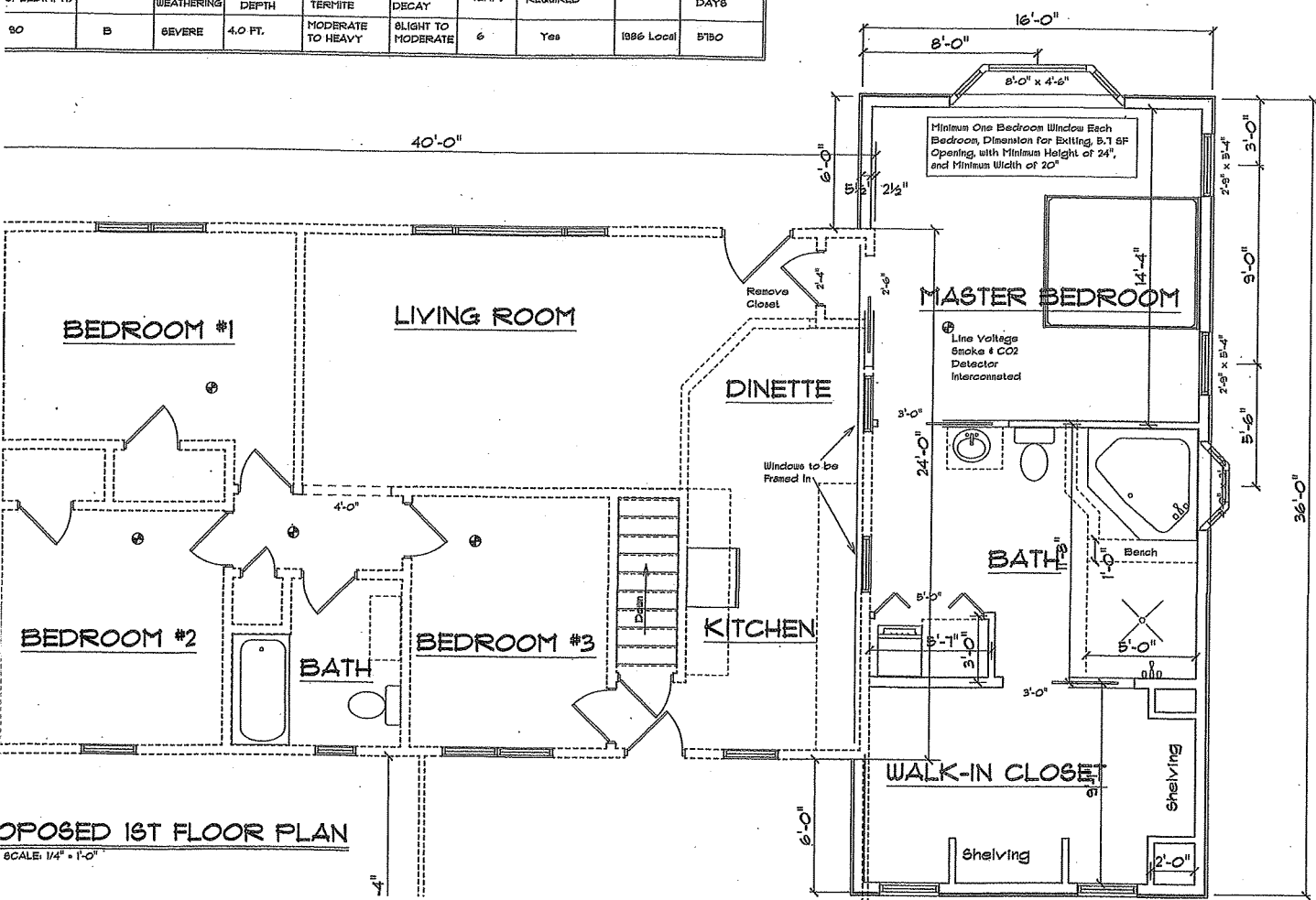
TOGETHER with the appurtenances and all the estate and rights of the party of the first
part in and to said premises;

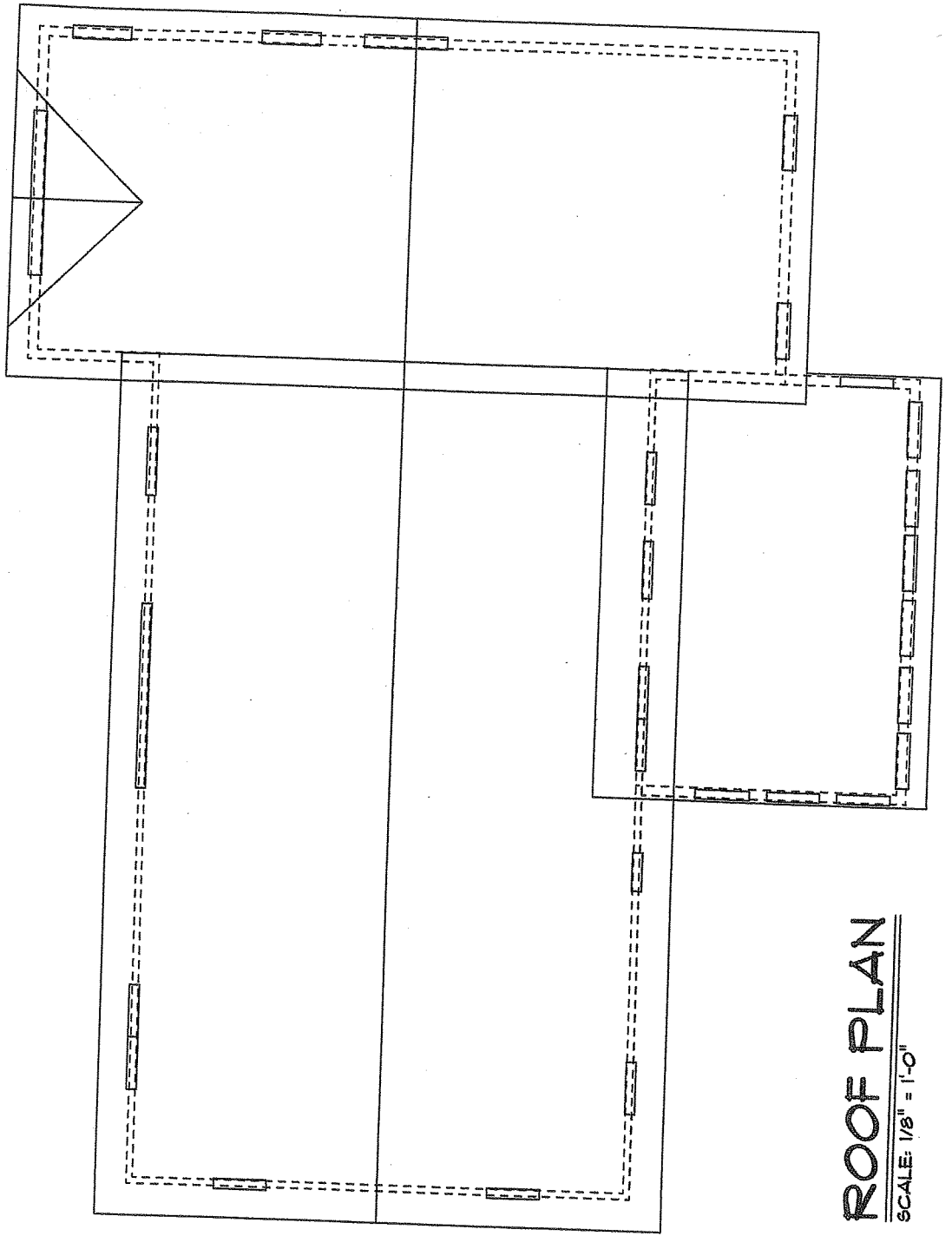
TO HAVE AND TO HOLD the premises herein granted unto the party of the second
part the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or
suffered anything whereby and said premises have been encumbered in any way
whatever, except as aforesaid.

CLIMATE AND GEOGRAPHICAL DESIGN CRITERIA

WIND SPEED(MPH)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP.	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS	HEATING DEGREE DAYS
		WEATHERING	FROST LINE DEPTH	TERMITE	DECAY				
90	B	SEVERE	4.0 FT.	MODERATE TO HEAVY	SLIGHT TO MODERATE	6	Yes	1996 Local	5150





ROOF PLAN

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

C.O.

GENERAL

1. Do Not Scale Drawings.
2. All materials and methods of construction not specifically addressed in these drawings and specifications shall comply with the minimum standards of the Building Code of New York State, Town of Newburgh and the NYS Board of Fire Underwriters.
3. The contractor is required to notify and apply to various regulatory agencies for the issuance of all permits required for the construction. The contractor shall arrange for all inspections of construction work-in-progress as required by the Town of Milan for the issuance of a Certificate of Occupancy.
4. It is understood that the contractors will be working with existing conditions, that the contract documents do not attempt to show each and every condition that will be encountered. Contract documents are intended to establish typical details and procedures, it is understood that adjustments and variations will result from existing conditions and that good workmanship and attention to detail are required throughout.
5. The proposed use will be classified as: "R-3", Residential occupancy.
6. Maintain building security and weather tightness at work site during the course of the project.

General Notes:

The contractor shall obtain and pay for all necessary permits, licenses and legal fees required to complete all work as shown on the drawings unless otherwise specified.

The contractor shall be responsible for posting a Building Permit on the site and providing coverage for routine inspections and a Certificate of Occupancy.

All materials shall be installed per the manufactures specifications and instructions. Substitutions for structural materials specified may be made only if approved and certified by the Engineer.

Anything not specifically shown on the drawings, but which is reasonably implied, shall be furnished as though set forth in the drawings.

All written notes and dimensions shall take precedence over any drawn figures. Do not scale prints. Any questions or discrepancies regarding the drawings or dimensions shall be reported to the Engineer for interpretation before proceeding.

The Engineer has not been retained to provide periodic job inspections or job administration, and shall not be responsible for changes made in the field without written or graphic authorization.

Subcontractors not covered by the Contractor's insurance shall obtain all insurance required by the contract.

The Contractor shall perform all work in a professional workmanship manner, guaranteeing all work and materials against defects for a period of one year.

The Contractor is responsible for laying out his own work, or employ at his expense a competent person to do all necessary layout, measuring and leveling.

The contractor shall be responsible for complying with all applicable Codes and Standards, including but not limited to: The New York State Building Code, Occupational Safety and Health Act, National Electric Code, etc.

FRAMING NOTES:

All framing lumber shall be as specified on the drawings, No 2 kiln dried No. 2 Spruce Fir, No. 2 Hem-Fir or otherwise as specified. Load bearing dimensional lumber shall be identified by a grade mark on the lumber.

Use lumber without defects affecting strength, durability, and appearance of applied finishes.

Lumber in contact with concrete or masonry shall be pressure preservative treated.

Double all joists under parallel partitions. Double rim joists which run parallel to floor joists.

Provide blocking, wood or metal bridging for joists at a minimum of 8 foot intervals, midspan, or whichever is less, to provide lateral restraint.

Headers shall be 2 - 2x10's with 2x6 Nailer unless noted otherwise.

Minimum posts under each end of headers and beams called out in plans shall be (2) 2x6 unless noted otherwise.

Provide fireblocking to stop draft openings at joist supports between stories, and per Section 602.8 of the NYC Building Code.

Provide galvanized joist hangers for all joists bearing on the face of a flush beam or girder.

Use framing anchors to tie diaphragm to walls above and below floors.

Sheathing to lap rim joists and walls to form a continuous connection between the walls, floor diaphragm and roof.

Use metal connectors at Truss/Rafter-wall junctions to strengthen connection.

All fastening and nailing to conform to Table 602.3(1) of the NYC Building Code.

Minimum bearing for joists shall not be less than 1.5 inches on Wood or Steel, and not be less than 3.0 inches on Concrete or Masonry.

Joist framing from opposite sides over a bearing support shall overlap a minimum of 3 inches and nailed together with a minimum of 4 10d nails.

Decks where supported by the exterior wall shall be positively anchored to the primary structure by bolting.

Structural Members shall be notched or drilled in accordance with Figures 502.8 and 602.6(1) per the NYC Building Code.

Unauthorized alteration or addition to a plan bearing a licensed engineer's seal is a violation of Section 1209, subdivision 2 of the New York State Education Law

Larry & Heather Lubkert Residence 13 Windwood Drive Town Of Newburgh, Orange County, N.Y.		
Plan and Details for Addition To Existing Residence	Date: March 31, 2013	
	Revisions:	
David Rider, P.E., PLLC 11 Woodward Road Poughkeepsie, New York 12603 (914)204-0980	Date: March 18, 2013	
	Scale: As Shown	
	Project No.:	Sheet 3 of 4
	13-03-18	

SERRAO
 13 WINDWOOD DR
 (90-6-14)

SECTION 89

SECTION 89

