

APPLICATION OR APPEAL#: 31-23

APPLICATION TO NEW FAIRFIELD ZONING BOARD OF APPEALS

Please check appropriate box(es) Variance Appeal of Cease & Desist

1) Applicant: MATTHEW CORDONE
Mailing Address: 92 NORTH BROADWAY, IRVINGTON, NY 10533
Phone#: 917 249 8071
Email: Mcordone@mca.pile.net

2) Premises located at: 8 GLENN HOLLY on the (N E W) side of the street
at approx. 40' feet (N E W) from OAK DRIVE (nearest intersecting road).

3) Property Owner Name: BRENDAN DUNLEAVY & JUSTYNA SZYSZKA
Interest in Property: OWNER CONTRACT PURCHASER LEASEE AGENT

4) Tax Assessor Map No.: 39 Block No.: 1 Lot No.: 73A

5) Zone in which property is located: R44 Area of Lot: 2,799

6) Dimensions of Lot: Frontage: 34.61' Average Depth: 97.3'

7) Do you have any Right of Ways or Easements on the property? NO

8) Is the property within 500 feet of Danbury, Sherman or New York State? NO

9) Have any previous applications been filed with ZBA on this property? NO

If so, give dates and application numbers: _____

10) Proposal for which variance is requested: WE RESPECTFULLY REQUEST TO ENLARGE THE SECOND FLOOR BY CHANGING THE ROOF LINE FROM GABLE ROOF TO ~~FLAT~~ FLAT ROOF w/ CANTILEVER
Hardship: THE SECOND FLOOR'S CEILING HEIGHTS ARE COMPROMISED DUE TO GABLE ROOF. THAT ROOF WILL ALLOW FOR A ENERGY CODE COMPLIANT ROOF ASSEMBLY

11) Date of Zoning Commission Denial: July 20, 2023

12) Variance(s) Requested: () USE () DIMENSIONAL

Zoning Regulations (sections): See attached Non-Compliance Letter

Setbacks Requested: Front to: 20' Rear to: 37'
Side to: 14' Side to: 8'

13) Use to be made of property if variance is granted: RESIDENTIAL 3 BEDROOM
NO CHANGE

14) If this Application relates to a Cease and Desist Order then this application must be made within 30 Days of the issue date of that Cease and Desist Order. CEASE & DESIST ORDER DATE: _____

SIGNATURE OF OWNER OR AGENT: [Signature] DATE: 6/30/23

PROPOSAL
AUG 17 2023
ZONING BOARD OF APPEALS
#1

received

**TOWN OF NEW FAIRFIELD
ZONING REPORT**

SUBJECT: VERIFICATION OF NON-COMPLIANCE

FROM: Evan G. White, Zoning Enforcement Officer

DATE: July 20, 2023

PROPERTY OWNER: Mathew Cordone

PROPERTY ADDRESS: 8 Glenn Holly

APPLICANT/AGENT: Mathew Cordone

MAILING ADDRESS: 8 Glenn Holly

ZONING DISTRICT: R-44 MAP: 39 BLOCK: 1 LOT: 73A

Please be advised that the applicant would like to (See Application for Description).

Review of the New Fairfield Zoning Regulations indicated that the above proposal fails to meet the following Zoning Requirements:

Sections:

3.2.5-Minimum Lot Area & Frontage (A+B)

3.2.6-Minimum Building & Structure Setbacks (A+B+C)

3.2.11-Minimum Lot Dimensions

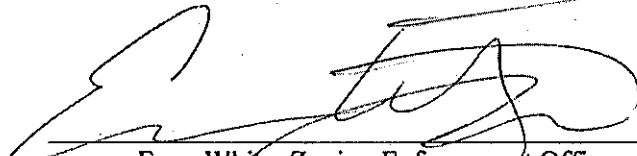
7.1.12-Improved Lots Not In a Validated or Approved Subdivision

7.2.3-Nonconforming Use of Building or Structure; Nonconforming Buildings or Structures (A+B+E)

THE INFORMATION ON THIS REPORT IS TO GUIDE THE APPLICANT/PETITIONER AND THE ZONING BOARD OF APPEALS TO APPLY FOR VARIANCES AND/OR OTHER RELIEF, AND IS BASED ON REPRESENTATIONS MADE BY THE PROPERTY OWNER/APPLICANT.

THE OWNER/APPLICANT SHALL BE RESPONSIBLE FOR ANY DECISION MADE FROM RELIANCE ON THIS FORM AND IT SHALL NOT CREATE LIABILITY ON THE PART OF ANY OFFICER OR THE TOWN OF NEW FAIRFIELD.

IN COMPLEX MATTERS, THE OWNER/APPLICANT MAY WISH TO SECURE THE SERVICES OF AN ATTORNEY.



Evan White, Zoning Enforcement Officer
Town of New Fairfield

MARTINI CORPORA ARCHITECTURAL
 20 North Franklin
 10th Floor
 New York, NY 10038
 Phone: (212) 696-1234
 Fax: (212) 696-1235
 www.martini.com

OWNER:
 PRIME BROKER
 100 WALL STREET
 NEW YORK, NY 10038

CONSULTANTS:

REVISIONS:
 NO. DATE REVISION
 1 12/22/23 REVISIONS COMMENTS

SEAL & SIGNATURE

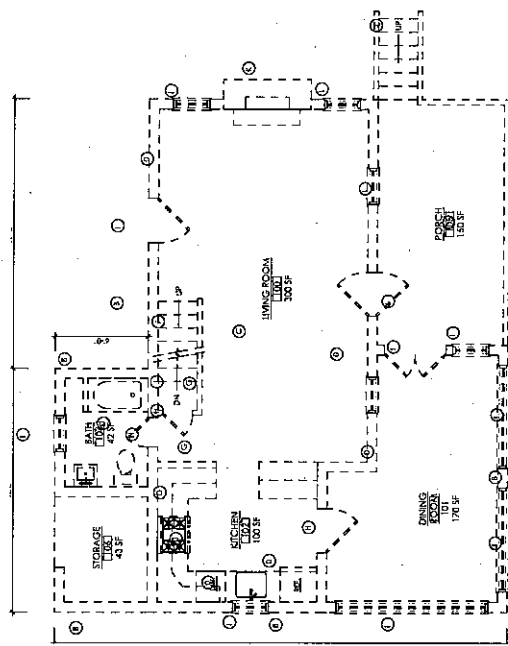
PROJECT:
 PRIME BROKER HOME ALTERNATIVE
 100 WALL STREET
 NEW YORK, NY 10038

DRAWING TITLE:
 DEMOLITION PLANS AND NOTES

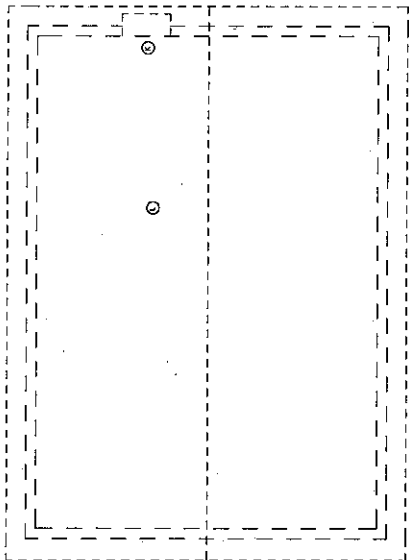
DATE: 06/20/23 **DWG NO.:**
DRAWN BY: MC **D-100.00**
CHECKED BY: SAC
PROJECT NO.: 2104

KEY DEMOLITION NOTES:

- 1 REMOVE AND DISCARD INTERIOR PARTITIONS
- 2 REMOVE AND DISCARD INTERIOR PARTITIONS AND EXTERIOR DOORS
- 3 REMOVE AND DISCARD STAIRS AND SPACERS
- 4 REMOVE AND DISCARD PREFAB AND CONCRETE
- 5 REMOVE AND DISCARD ROOF ASSEMBLY 100'S
- 6 REMOVE AND DISCARD SECOND FLOOR JOIST AND PARTITION ROOF
- 7 REMOVE AND DISCARD CEILING TRUSSES, JOISTS, AND RAFTERS
- 8 REMOVE AND DISCARD ALL PLUMBING, ELECTRICAL, AND MECHANICAL SYSTEMS AND EQUIPMENT
- 9 REMOVE AND DISCARD EXTERIOR WALLS, WINDOW SILLING, AND WALL
- 10 REMOVE AND DISCARD EXTERIOR DOORS, SILLING, AND WALL
- 11 REMOVE AND DISCARD BRUNT FLOOR JOIST AND FLOORING ASSEMBLY
- 12 REMOVE AND DISCARD EXTERIOR CABINETS AND COUNTERTOPS
- 13 REMOVE AND DISCARD BATHROOM, KITCHEN, BENCHES, AND TUBS
- 14 REMOVE AND DISCARD DECK
- 15 REMOVE AND DISCARD ALL EXTERIOR PARTITIONS
- 16 REMOVE AND DISCARD DOORS AND FRAMES
- 17 REMOVE AND DISCARD WINDOWS AND EXTERIOR DOORS
- 18 REMOVE AND DISCARD STAIRS AND SPACERS
- 19 REMOVE AND DISCARD PREFAB AND CONCRETE
- 20 REMOVE AND DISCARD ROOF ASSEMBLY 100'S
- 21 REMOVE AND DISCARD SECOND FLOOR JOIST AND PARTITION ROOF
- 22 REMOVE AND DISCARD CEILING TRUSSES, JOISTS, AND RAFTERS
- 23 REMOVE AND DISCARD ALL PLUMBING, ELECTRICAL, AND MECHANICAL SYSTEMS AND EQUIPMENT

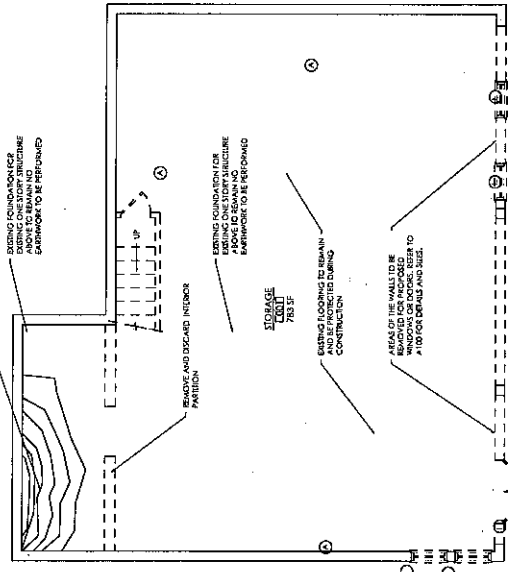


2 DEMOLITION PLAN - FIRST FLOOR
 DATE: 12/22/23

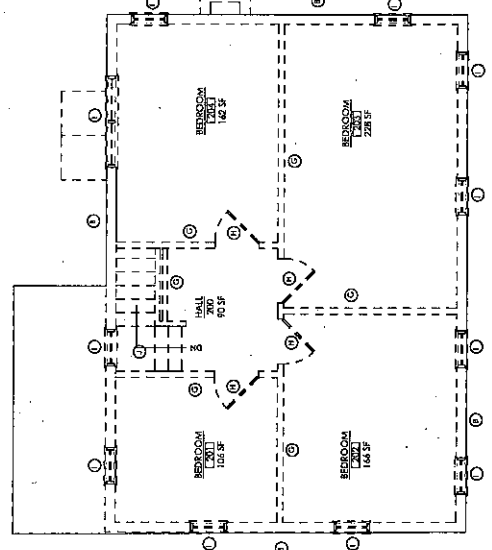


4 DEMOLITION PLAN - ROOF
 DATE: 12/22/23

DEMOLITION NOTES:
 1. ALL WORK SHALL BE DONE CAREFULLY AND SAFELY IN ACCORDANCE WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS.
 2. ALL EXISTING STRUCTURES AND EQUIPMENT TO REMAIN SHALL BE FULLY PROTECTED FROM DAMAGE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR THE PROTECTION OF ALL EXISTING UTILITIES.
 3. ALL UTILITIES SHALL BE LOCATED AND MARKED PRIOR TO THE START OF THE DEMOLITION WORK.
 4. FOUNDATION AND BASEMENT EXTERIOR WALL SHALL REMAIN, PROTECT EXISTING DEMOLITION.
 5. ALL EXISTING STRUCTURES AND EQUIPMENT TO REMAIN SHALL BE FULLY PROTECTED FROM DAMAGE.
 6. THE CONTRACTOR SHALL PROVIDE ERECT AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS, AND ALL TEMPORARY SIGNING AND BRACING AS NECESSARY TO PROTECT THE PUBLIC AND THE PROPERTY OF THE OWNER.
 7. THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS FOR THE PROTECTION OF THE EXISTING UTILITIES.
 8. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.
 9. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE CITY AND STATE REQUIREMENTS.
 10. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE CITY AND STATE REQUIREMENTS.



1 DEMOLITION PLAN - BASEMENT
 DATE: 12/22/23



3 DEMOLITION PLAN - SECOND FLOOR
 DATE: 12/22/23

MATTHEW CORFONE ARCHITECT P.C.
 80 South Bay Road
 Housatonic, NY 10750
 Phone: 914.274.8827
 matthew@matthecorfone.com

OWNERS:
 BRUNDA CHANGRAY
 1214 HART ROAD
 NEW HAVEN, CT 06512

CONSULTANTS:

REVISIONS	NO.	DATE	REVISION
	1	1/28/23	ISSUED COMMENTS

SEAL & SIGNATURE

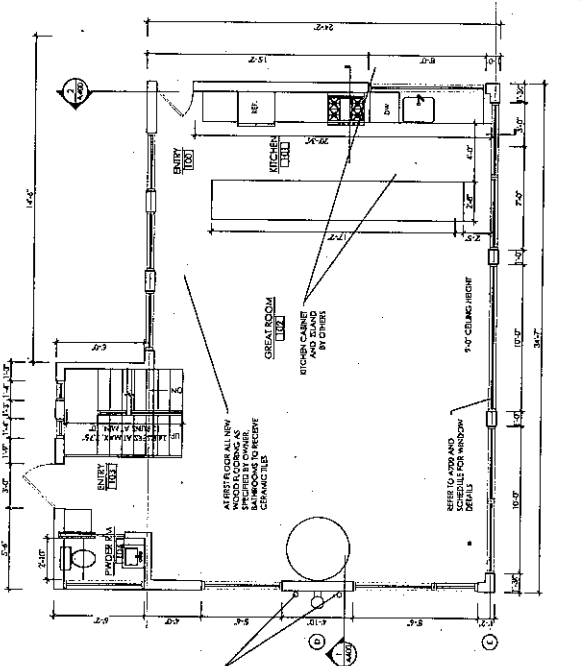
DATE: 01/22/23
DRAWN BY: MC
CHECKED BY: MC
PROJECT: THREE SLOAN HOME ALTERNATION
 NEW HAVEN, CT 06512

DRAWING TITLE:
CONSTRUCTION PLANS AND NOTES

DATE: 01/22/23	DRAWN BY: MC
CHECKED BY: MC	PROJECT NO.: 2104
PROJECT NO.: 2104	DRAWING NO.: A-100.00

CONSTRUCTION NOTES:

- PROTECT ALL WALL DOORS, WINDOWS AND FINISH MATERIALS TO BE BROWN.
- CONTRACTOR SHALL SURVEY AREA OF WORK FOR INDICATION OF EXISTING FOUNDATION AND FOOTING LOCATIONS.
- CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ALL HAZARDOUS MATERIAL AS PER LOCAL AND STATE REGULATIONS.
- A LARGE CONSTRUCTION SIGN SHALL BE PLACED AT THE JOB SITE. THE SIGN SHALL BE APPROVED BY THE ARCHITECT TO CONFIRM LAYOUT OF EXISTING FOUNDATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SIGN'S MAINTENANCE DURING CONSTRUCTION. SIGN AND SIGN WILL NOT BE DESTROYED DURING CONSTRUCTION.
- ALL ELECTRICAL SERVICES ARE TO BE PROTECTED DURING CONSTRUCTION.
- PROTECT ALL EXISTING MATERIALS TO REMAIN AND FINISHES TO BE PROTECTED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING MATERIALS THAT MAY BE DAMAGED BY NEW MATERIALS TO BE INSTALLED. CONTRACTOR SHALL PROTECT ALL EXISTING MATERIALS TO REMAIN AND FINISHES TO BE PROTECTED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING MATERIALS THAT MAY BE DAMAGED BY NEW MATERIALS TO BE INSTALLED. CONTRACTOR SHALL PROTECT ALL EXISTING MATERIALS TO REMAIN AND FINISHES TO BE PROTECTED.
- ALL NEW LIGHT FIXTURES SHALL BE SPECIFIED BY OWNER. CONTRACTOR SHALL PROVIDE ALL NECESSARY ELECTRICAL SERVICES FOR NEW LIGHT FIXTURES.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY ELECTRICAL SERVICES FOR NEW LIGHT FIXTURES.

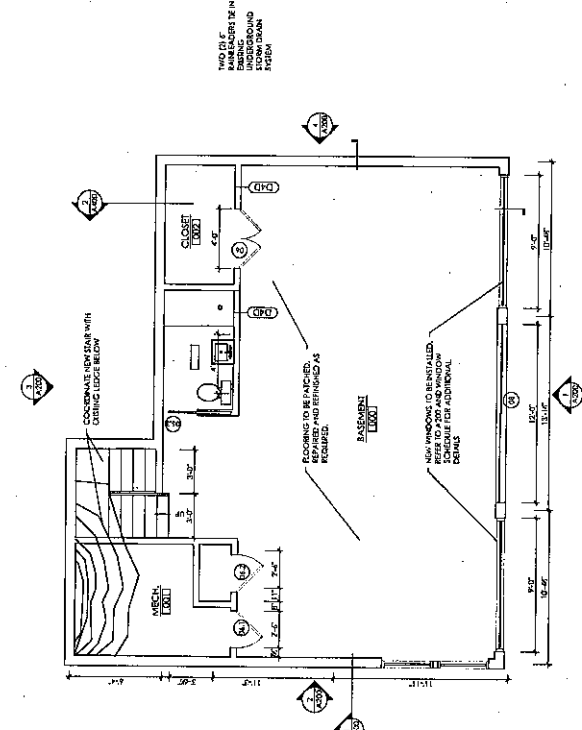


WALL PARTITION LEGEND:

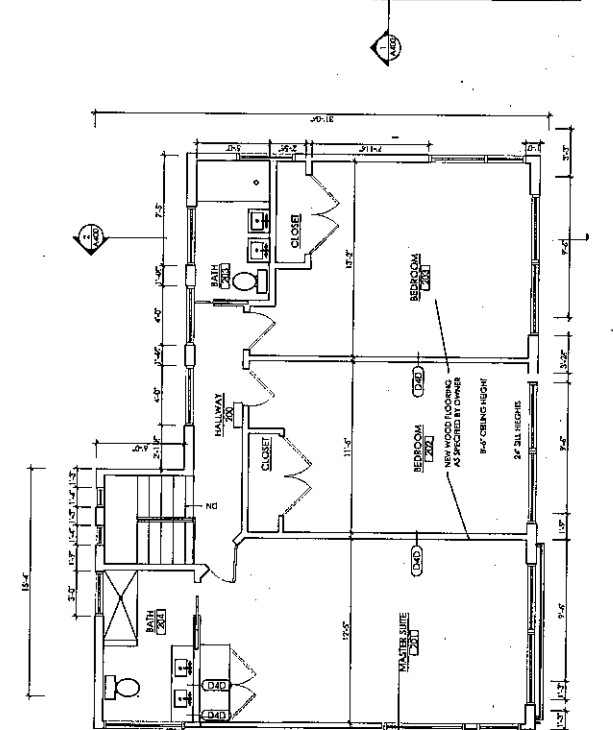
1	1/2\"/>
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1 CONSTRUCTION PLAN - FIRST FLOOR



2 CONSTRUCTION PLAN - ROOF



3 CONSTRUCTION PLAN - SECOND FLOOR

CONSTRUCTION PLAN - ROOF

Notes regarding roof slope and drainage: SLOPE AT LEAST 1/8\"/>

4 CONSTRUCTION PLAN - ROOF



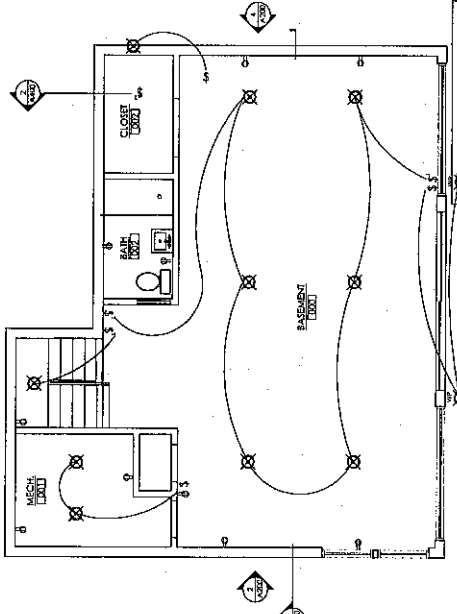
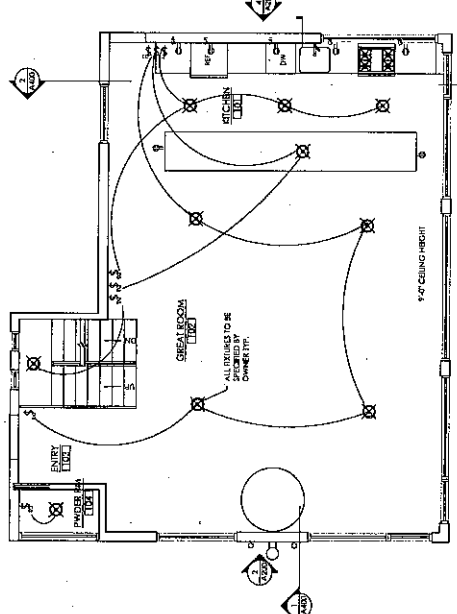
RELECTED CEILING PLANS

REFLECTED CEILING PLAN SYMBOLS

1	NEW SURFACE MOUNTED LIGHT	2	WATERPROOFED LIGHT
3	NEW WALL MOUNTED LIGHT	4	RETRACTABLE LIGHT
5	RETRACTABLE LIGHT	6	RETRACTABLE LIGHT
7	RETRACTABLE LIGHT	8	RETRACTABLE LIGHT
9	RETRACTABLE LIGHT	10	RETRACTABLE LIGHT
11	RETRACTABLE LIGHT	12	RETRACTABLE LIGHT
13	RETRACTABLE LIGHT	14	RETRACTABLE LIGHT
15	RETRACTABLE LIGHT	16	RETRACTABLE LIGHT
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95	RETRACTABLE LIGHT	96	RETRACTABLE LIGHT
97	RETRACTABLE LIGHT	98	RETRACTABLE LIGHT
99	RETRACTABLE LIGHT	100	RETRACTABLE LIGHT

REFLECTED CEILING NOTES:

1. ALL NEW LIGHT FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).
2. ALL NEW LIGHT FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).
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9. ALL NEW LIGHT FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).
10. ALL NEW LIGHT FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).



FINISH SCHEDULE

ROOM #	ROOM NAME	FLOOR MATERIAL	FLOOR FINISH	WALL FINISH	WALL FINISH AT SHOVE/BEH WALLS	FURNITURES	COMMENTS
000	PORCH	CONCRETE OR AS SPECIFIED BY OWNER	N/A	N/A	N/A	N/A	EXISTING CONCRETE TO BE FINISHED AND REPAIRED. PROVIDE A FINE FINISH.
001	MESH	CONCRETE OR AS SPECIFIED BY OWNER	N/A	N/A	N/A	N/A	EXISTING CONCRETE TO BE FINISHED AND REPAIRED. PROVIDE A FINE FINISH.
002	CLOSET	CONCRETE OR AS SPECIFIED BY OWNER	N/A	N/A	N/A	N/A	EXISTING CONCRETE TO BE FINISHED AND REPAIRED. PROVIDE A FINE FINISH.
100	ENTRY	WOOD FLOOR - SPECIFIED BY OWNER	1B0	1B0	1B0	N/A	DAK WALNUT WOOD FLOOR. OR AS SPECIFIED BY OWNER. PROVIDE FINE FINISHING.
101	KITCHEN	WOOD FLOOR - SPECIFIED BY OWNER	1B0	1B0	1B0	N/A	DAK WALNUT WOOD FLOOR. OR AS SPECIFIED BY OWNER. PROVIDE FINE FINISHING.
102	BATH	WOOD FLOOR - SPECIFIED BY OWNER	1B0	1B0	1B0	N/A	DAK WALNUT WOOD FLOOR. OR AS SPECIFIED BY OWNER. PROVIDE FINE FINISHING.
103	HALLWAY	WOOD FLOOR - SPECIFIED BY OWNER	1B0	1B0	1B0	N/A	DAK WALNUT WOOD FLOOR. OR AS SPECIFIED BY OWNER. PROVIDE FINE FINISHING.
200	HALLWAY	WOOD FLOOR - SPECIFIED BY OWNER	1B0	1B0	1B0	N/A	DAK WALNUT WOOD FLOOR. OR AS SPECIFIED BY OWNER. PROVIDE FINE FINISHING.
201	WATER CLOSET	WOOD FLOOR - SPECIFIED BY OWNER	1B0	1B0	1B0	N/A	DAK WALNUT WOOD FLOOR. OR AS SPECIFIED BY OWNER. PROVIDE FINE FINISHING.
202	BEDROOM	WOOD FLOOR - SPECIFIED BY OWNER	1B0	1B0	1B0	N/A	DAK WALNUT WOOD FLOOR. OR AS SPECIFIED BY OWNER. PROVIDE FINE FINISHING.
203	BEDROOM	WOOD FLOOR - SPECIFIED BY OWNER	1B0	1B0	1B0	N/A	DAK WALNUT WOOD FLOOR. OR AS SPECIFIED BY OWNER. PROVIDE FINE FINISHING.
204	BATH	WOOD FLOOR - SPECIFIED BY OWNER	1B0	1B0	1B0	N/A	DAK WALNUT WOOD FLOOR. OR AS SPECIFIED BY OWNER. PROVIDE FINE FINISHING.
205	BEDROOM	WOOD FLOOR - SPECIFIED BY OWNER	1B0	1B0	1B0	N/A	DAK WALNUT WOOD FLOOR. OR AS SPECIFIED BY OWNER. PROVIDE FINE FINISHING.
206	BATH	WOOD FLOOR - SPECIFIED BY OWNER	1B0	1B0	1B0	N/A	DAK WALNUT WOOD FLOOR. OR AS SPECIFIED BY OWNER. PROVIDE FINE FINISHING.

MATTHEW CORBONE ARCHITECT PLLC
92 North Broadway
Rochester, NY 14604
PHONE: 716.255.1020
FAX: 716.255.1021
mcorbone@comcast.net

OWNERS:
REGAN TRAVEL
8 EIGHT MILE ROAD
NEW HAVEN, CT 06477

CONSULTANTS

REVISIONS	NO.	DATE	REVISION
1	1/2/22		WELANS COMMENTS

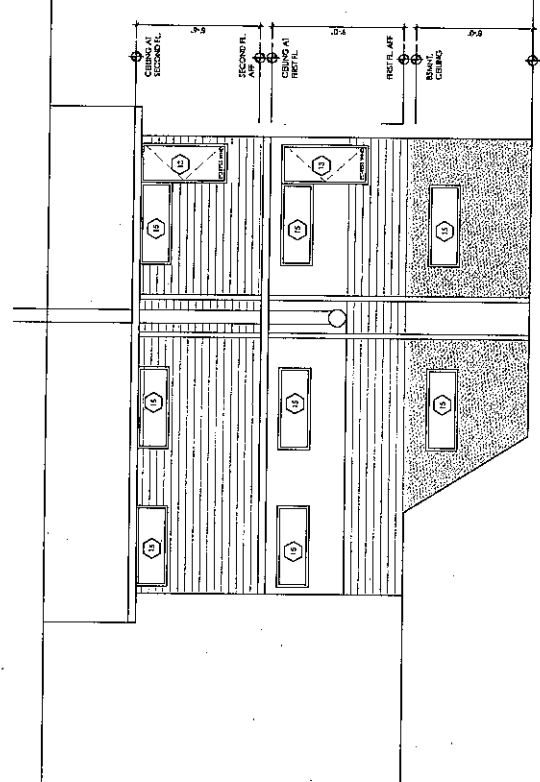
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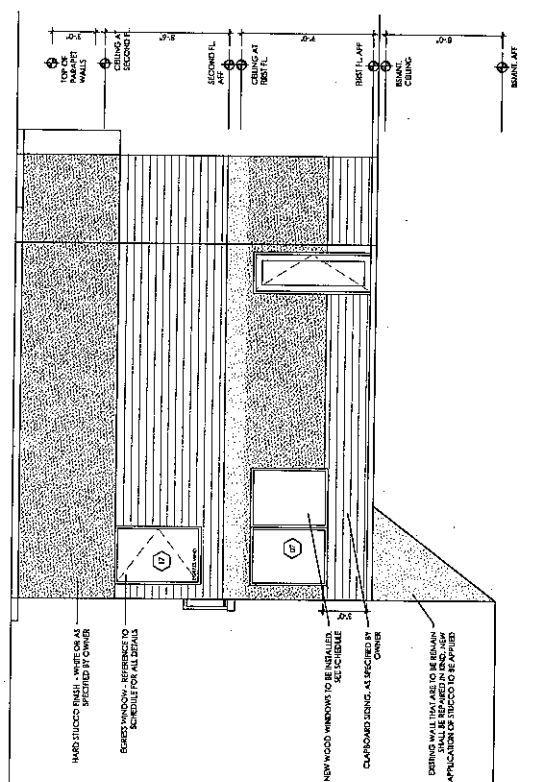
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THREE SEASON HOME AT BRANCH
NEW HAVEN, CT 06472

DRAWING TITLE:
ELEVATIONS AND NOTES

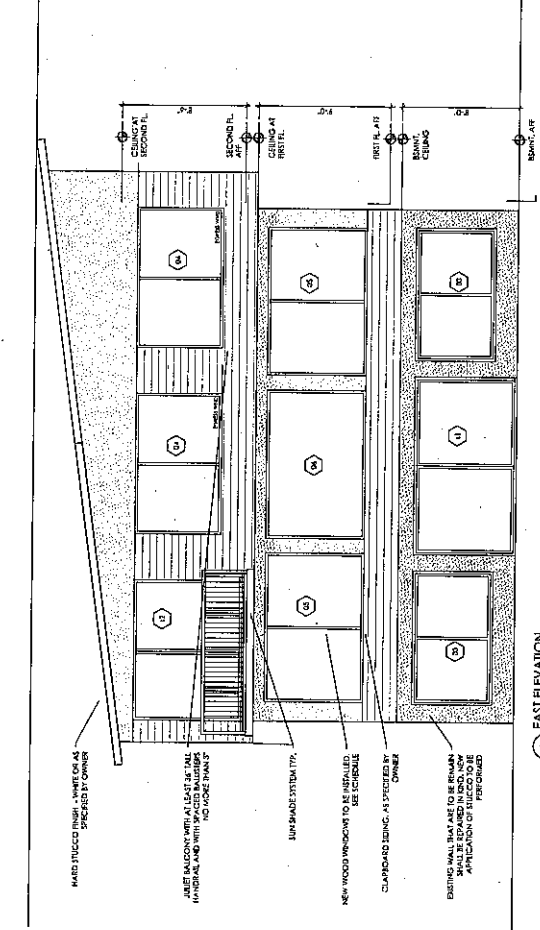
DATE: 5/1/22
DRAWN BY: MC
CHECKED BY: MC
PROJECT NO.: 2019
DWG NO.: A-200.00



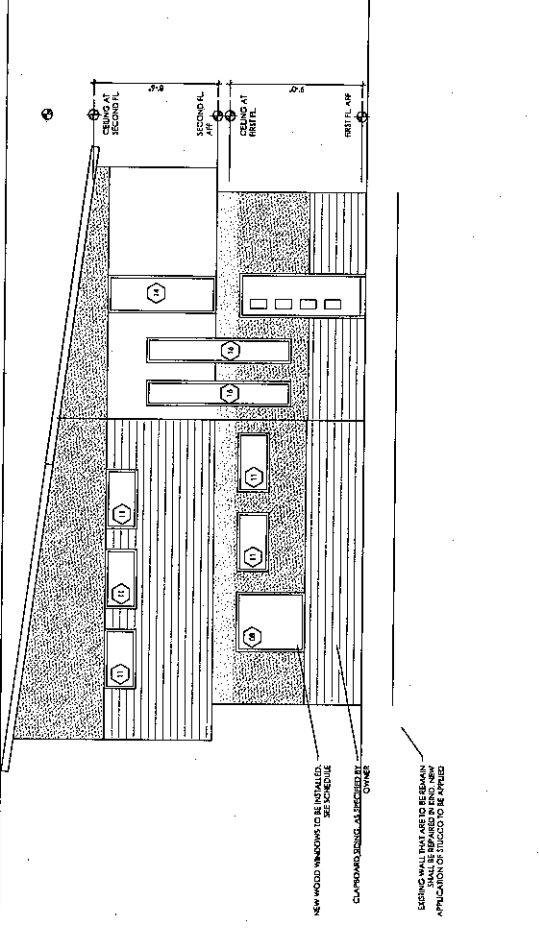
2 SOUTH ELEVATION
SCALE: 1/8\"/>



4 NORTH ELEVATION
SCALE: 1/8\"/>



1 EAST ELEVATION
SCALE: 1/8\"/>



3 WEST ELEVATION
SCALE: 1/8\"/>

MATTHEW CORDONE
 ARCHITECT PLLC
 72 NORTH BROADWAY
 NEW YORK, NY 10038
 PHONE: 212.774.6827
 FAX: 212.774.6828
 mat@cordone.com

OWNERS:
 BERKMAN DANAYAT
 4 CITY HILL ROAD
 NEW HAVEN, CT 06511

CONSULTANTS:

REVISIONS	NO.	DATE	REVISION
	1	1/28/23	WEAVERS COMMENTS

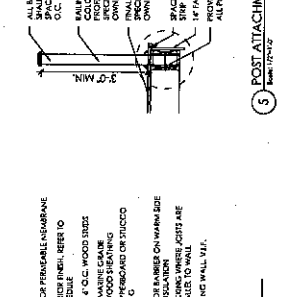
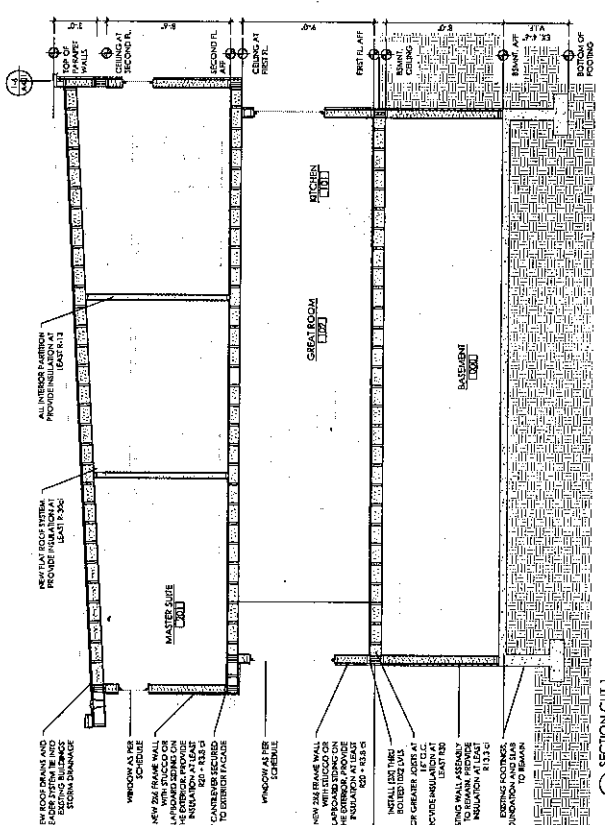
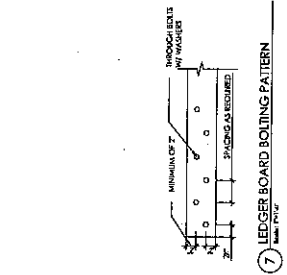
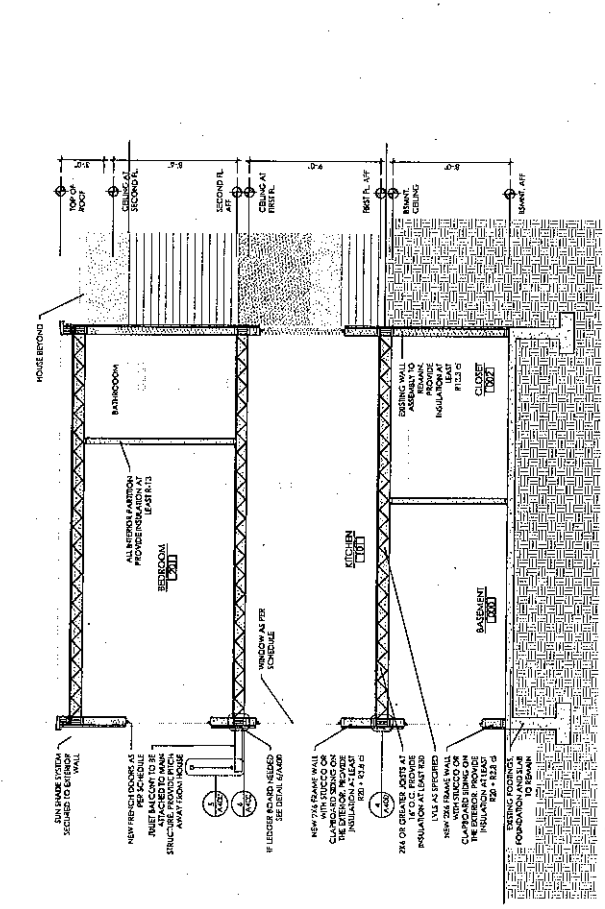
SEAL: E. SERRAVALLO

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PROJECT:
 THREE SECOND FLOOR ALTERNATION
 4 CITY HILL ROAD
 NEW HAVEN, CT 06511

DRAWING TITLE:
 DETAILS


DATE: 1/28/23
DWG NO.: A-400.00
DRAWN BY: JAC
CHECKED BY: HVC
PROJECT NO.: 2024



SECTION	NO.	DATE	REVISION
1	1	1/28/23	SECTION CUT 1
2	1	1/28/23	SECTION CUT 2
3	1	1/28/23	FLAT ROOF DETAIL
4	1	1/28/23	BETWEEN FLOORS DETAIL
5	1	1/28/23	POST ATTACHMENT DETAIL
6	1	1/28/23	DETAIL AT LEDGER BOARD
7	1	1/28/23	LEDGER BOARD BOLTING PATTERN
8	1	1/28/23	WOOD STAIR DETAIL
9	1	1/28/23	RAILING SECTION

REVISIONS	NO.	DATE	REVISION
1	1/25/23	1/25/23	WEATHERS COMMENTS

SEAL & SIGNATURE



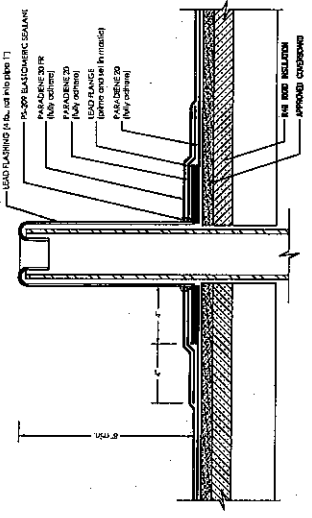
PREPARED BY: [Blank]
CHECKED BY: [Blank]
PROJECT NO.: 2024

DRAWING TITLED: ROOF DETAILS

DATE: 5/4/2022 **DWG NO.:** A-401.00

DRAWN BY: MC **CHECKED BY:** HVC

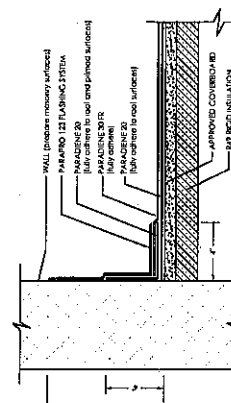
PROJECT NO.: 2024



NOTES:

- WHERE PRIMER IS INDICATED TO MAINTAIN PROPER ADHESION, USE PA-1125 OR PA-917 IS PRIMER, PA-1021 PLASTIC CEMENT, PA-828 FLASHING CEMENT, SFT CEMENT, OR PS-715 NS ELASTOMERIC SEALANT IS REQUIRED WHERE MASTIC IS INDICATED.
- REQUIREMENTS AND RECOMMENDATIONS DETAILED IN CURRENT SPLAST SPECIFICATIONS SHALL APPLY IN ADDITION TO THE ABOVE DRAWING.

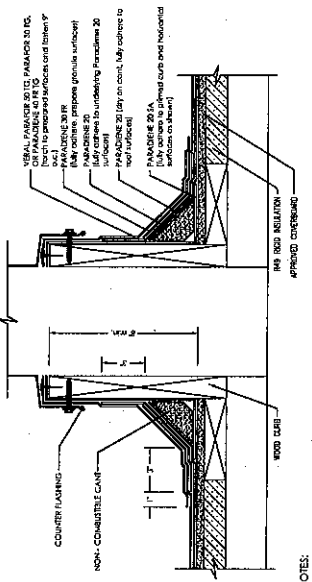
4 FLASHING DETAIL PENETRATION
Sheet 109-112



NOTE: BEFORE APPLICATION OF PARAPRO FLASHING MEMBRANE, PRO PASTE SHOULD BE USED TO FILL VOIDS WHERE ROOFING MEMBRANE TERMINATE AT PENETRATIONS.

- ALL MATERIALS PRIOR TO APPLICATION OF PARAPRO FLASHING.
- SPECIFIC BUILDING CODES OR ORDINANCES MAY BE REQUIRED FOR COMPLIANCE WITH PARAPRO.
- PARAPRO CANNOT BE APPLIED IN THE ABOVE CONFIGURATION OVER MEMBRANES OR OTHER MATERIALS CONTAINING UNCOVERED, SOLVENT-BASED ADHESIVES. IN SUCH CASES, MEMBRANES TO BE COVERED WITH PARAPRO MUST BE PROPERLY PREPARED AND REPAIRS TO BE COVERED WITH PARAPRO MUST BE MADE.
- CONTACT SPLAST FOR INFORMATION, ON PA-1125 OR PA-917 NS ELASTOMERIC SEALANT, CONTACT SPLAST FOR INFORMATION, ON PS-715 NS ELASTOMERIC CUTTING, FOLDING, AND LAPPING TECHNIQUES.
- REQUIREMENTS AND RECOMMENDATIONS DETAILED IN CURRENT SPLAST SPECIFICATIONS AND THE PARAPRO 121 FLASHING SYSTEM INSTALLER'S GUIDE SHALL APPLY IN ADDITION TO THE ABOVE DRAWING.

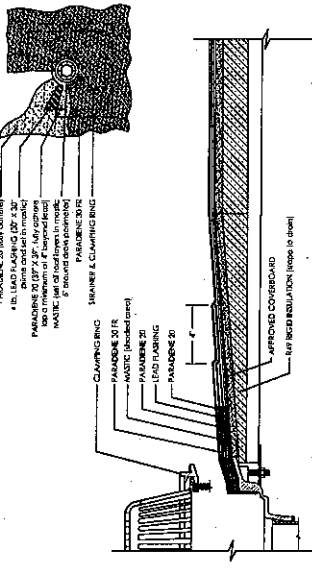
7 WALL W/ SELF-TERMINATING FLASHING
Sheet 109-117



NOTES:

- PREPARE GRANULE SURFACES UNDER FLASHING BY TORCH PREPARATION. WHERE PRIMER IS INDICATED TO MAINTAIN PROPER ADHESION, USE PA-1125 OR PA-917 IS PRIMER FOR ALL OTHER FLASHING SYSTEMS AND STRIPPING PLY APPLICATIONS. USE PA-1021 PLASTIC CEMENT, PA-828 FLASHING CEMENT, SFT CEMENT, OR PS-715 NS ELASTOMERIC SEALANT IS REQUIRED WHERE MASTIC IS INDICATED.
- THE CARPENTRY AND METAL WORK SHOWN DETAILS SHOP FABRICATION AND JOB-SITE ASSEMBLY. THESE COMPONENTS SHOULD BE DESIGNED/FABRICATED/INSTALLED ACCORDING TO GENERALLY ACCEPTED INDUSTRY PRACTICES, STANDARDS, AND APPROVALS.
- TO ELECTROLYTIC REACTION SHOULD BE PHYSICALLY SEPARATED.
- REQUIREMENTS AND RECOMMENDATIONS DETAILED IN CURRENT SPLAST SPECIFICATIONS SHALL APPLY IN ADDITION TO THE ABOVE DRAWING.

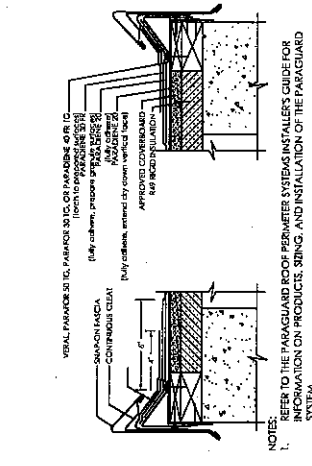
3 FLASHING DETAIL AT CURB
Sheet 109-112



NOTES:

- WHERE PRIMER IS INDICATED TO MAINTAIN PROPER ADHESION, USE PA-1125 OR PA-917 IS PRIMER. CONTACT SPLAST FOR SPECIFIC REQUIREMENTS.
- ROOF DRAIN COMPONENTS AND INSTALLATION GUIDELINES ARE SUPPLIED BY THE DRAIN MANUFACTURER. REQUIREMENTS AND RECOMMENDATIONS DETAILED IN THE CURRENT SPLAST SPECIFICATIONS SHALL APPLY IN ADDITION TO THE ABOVE DRAWING.
- PA-1021 PLASTIC CEMENT, PA-828 FLASHING CEMENT, SFT CEMENT, OR PS-715 NS ELASTOMERIC SEALANT IS REQUIRED WHERE MASTIC IS INDICATED.

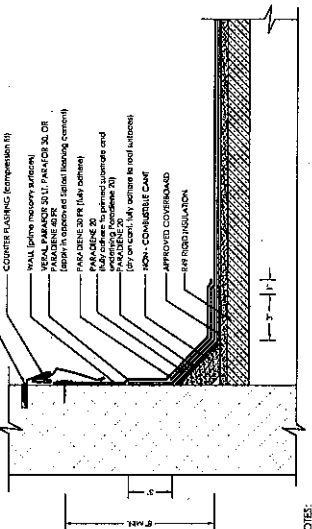
6 FLASHING DETAIL AT ROOF DRAIN
Sheet 109-117



NOTES:

- APPLY GRANULE SURFACED FLASHING SHEET IN PA-828 FLASHING CEMENT OR SFT CEMENT. SFT CEMENT IS REQUIRED FOR VERTICAL FLASHING SHEET.
- REFER TO PARAGUARD ROOF PERIMETER SYSTEMS INSTALLER'S GUIDE FOR INFORMATION ON PRODUCTS, SING, AND INSTALLATION OF THE PARAGUARD SYSTEM.
- WHERE PRIMER IS INDICATED TO MAINTAIN PROPER ADHESION, USE PA-1125 OR PA-917 IS PRIMER. CONTACT SPLAST FOR SPECIFIC REQUIREMENTS.
- PREPARE GRANULE SURFACES UNDER FLASHING BY TORCH PREPARATION.
- THE CARPENTRY AND METAL WORK SHOWN DETAILS SHOP FABRICATION AND JOB-SITE ASSEMBLY AND SHOULD BE DESIGNED/FABRICATED/INSTALLED ACCORDING TO GENERALLY ACCEPTED INDUSTRY PRACTICES, STANDARDS, AND APPROVALS.
- TO ELECTROLYTIC REACTION SHOULD BE PHYSICALLY SEPARATED.
- REQUIREMENTS AND RECOMMENDATIONS DETAILED IN CURRENT SPLAST SPECIFICATIONS SHALL APPLY IN ADDITION TO THE ABOVE DRAWING.

2 DETAIL AT RAISED DRIP EDGE
Sheet 109-112



NOTES:

- APPLY GRANULE SURFACED FLASHING SHEET IN PA-828 FLASHING CEMENT OR SFT CEMENT. SFT CEMENT IS REQUIRED FOR VERTICAL FLASHING SHEET.
- REFER TO PARAGUARD ROOF PERIMETER SYSTEMS INSTALLER'S GUIDE FOR INFORMATION ON PRODUCTS, SING, AND INSTALLATION OF THE PARAGUARD SYSTEM.
- WHERE PRIMER IS INDICATED TO MAINTAIN PROPER ADHESION, USE PA-1125 OR PA-917 IS PRIMER. CONTACT SPLAST FOR SPECIFIC REQUIREMENTS.
- PREPARE GRANULE SURFACES UNDER FLASHING BY TORCH PREPARATION.
- THE CARPENTRY AND METAL WORK SHOWN DETAILS SHOP FABRICATION AND JOB-SITE ASSEMBLY AND SHOULD BE DESIGNED/FABRICATED/INSTALLED ACCORDING TO GENERALLY ACCEPTED INDUSTRY PRACTICES, STANDARDS, AND APPROVALS.
- TO ELECTROLYTIC REACTION SHOULD BE PHYSICALLY SEPARATED.
- REQUIREMENTS AND RECOMMENDATIONS DETAILED IN CURRENT SPLAST SPECIFICATIONS SHALL APPLY IN ADDITION TO THE ABOVE DRAWING.

5 BASE WALL FLASHING DETAIL
Sheet 109-117

MATTHEW CARPONC ARCHITECT P.L.L.C.
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CONSULTANTS:

REVISIONS

NO.	DATE	REVISION	WELLANDS COMMENTS
1	1/22/23		

SEAL & SIGNATURE

PROJECTING: TISH

CHECKED BY: A/C

DRAWN BY: A/C

INVO NO: A-700.00

TRAINING TITLE: SCHEDULES, WINDOW AND DOOR DETAILS

PROJECT: THE BRONX ONE ALTERNATIVE PARTIAL CT 8017

DATE: 1/22/23

THE BRONX ONE ALTERNATIVE PARTIAL CT 8017

PROJECTING: TISH

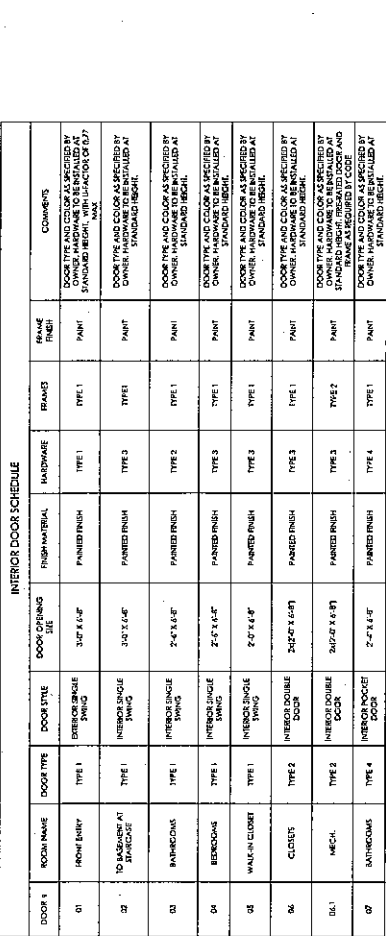
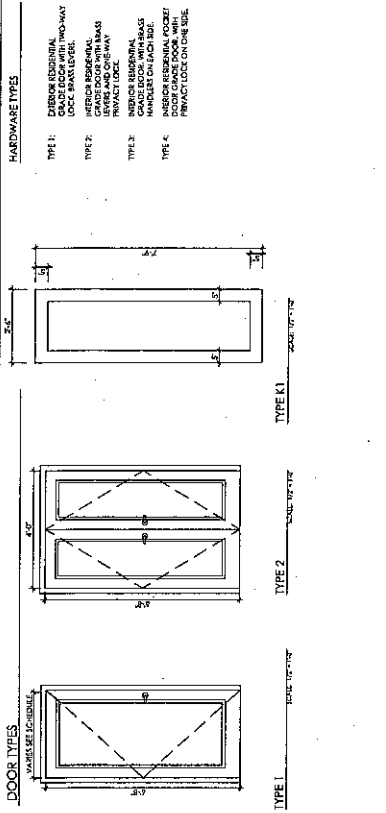
CHECKED BY: A/C

DRAWN BY: A/C

INVO NO: A-700.00

TRAINING TITLE: SCHEDULES, WINDOW AND DOOR DETAILS

PROJECT: THE BRONX ONE ALTERNATIVE PARTIAL CT 8017

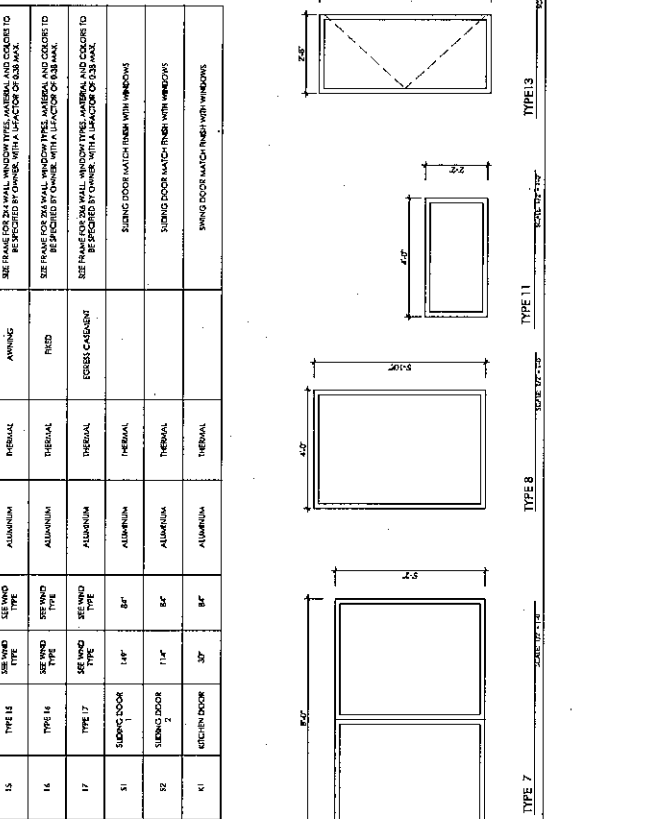


INTERIOR DOOR SCHEDULE

ROOM NAME	DOOR TYPE	DOOR STYLE	DOOR OPENING SIZE	HARDWARE	FINISH MATERIAL	FRAMES	FRAME FINISH	COMMENTS
01 HIGH BURY	TYPE 1	INTERIOR SINGLE SWING	3'-0" x 6'-0"	TYPE 1	PAINTED FINISH	TYPE 1	PAINT	DOOR TYPE AND COLOR AS SPECIFIED BY OWNER. HARDWARE TO BE INSTALLED AT STANDARD HEIGHT. WITH A LEAF OF 6.5' MAX.
02 TO BASKETBALL STAIRCASE	TYPE 1	INTERIOR SINGLE SWING	3'-0" x 6'-0"	TYPE 3	PAINTED FINISH	TYPE 1	PAINT	DOOR TYPE AND COLOR AS SPECIFIED BY OWNER. HARDWARE TO BE INSTALLED AT STANDARD HEIGHT.
03 BATHROOMS	TYPE 1	INTERIOR SINGLE SWING	2'-6" x 6'-0"	TYPE 2	PAINTED FINISH	TYPE 1	PAINT	DOOR TYPE AND COLOR AS SPECIFIED BY OWNER. HARDWARE TO BE INSTALLED AT STANDARD HEIGHT.
04 BENCHMARKS	TYPE 1	INTERIOR SINGLE SWING	2'-6" x 6'-0"	TYPE 3	PAINTED FINISH	TYPE 1	PAINT	DOOR TYPE AND COLOR AS SPECIFIED BY OWNER. HARDWARE TO BE INSTALLED AT STANDARD HEIGHT.
05 WALK-IN CLOSET	TYPE 1	INTERIOR SINGLE SWING	2'-0" x 6'-0"	TYPE 3	PAINTED FINISH	TYPE 1	PAINT	DOOR TYPE AND COLOR AS SPECIFIED BY OWNER. HARDWARE TO BE INSTALLED AT STANDARD HEIGHT.
06 CLOSETS	TYPE 2	INTERIOR DOUBLE DOOR	2'-0" x 6'-0"	TYPE 3	PAINTED FINISH	TYPE 1	PAINT	DOOR TYPE AND COLOR AS SPECIFIED BY OWNER. HARDWARE TO BE INSTALLED AT STANDARD HEIGHT.
06.1 MECH.	TYPE 2	INTERIOR DOUBLE DOOR	2'-0" x 6'-0"	TYPE 3	PAINTED FINISH	TYPE 2	PAINT	DOOR TYPE AND COLOR AS SPECIFIED BY OWNER. HARDWARE TO BE INSTALLED AT STANDARD HEIGHT.
07 BATHROOMS	TYPE 4	INTERIOR POCKET DOOR	2'-0" x 6'-0"	TYPE 4	PAINTED FINISH	TYPE 1	PAINT	DOOR TYPE AND COLOR AS SPECIFIED BY OWNER. HARDWARE TO BE INSTALLED AT STANDARD HEIGHT.

WINDOW SCHEDULE

WINDOW #	WINDOW TYPE	WIDTH	HEIGHT	MATERIAL	GLAZE	ACTION	COMMENTS
03	TYPE 3	SEE WND TYPE	SEE WND TYPE	ALUMINUM	THERMAL	SLUR	SEE FRAME FOR 2X4 WALL WINDOW TYPES. MATERIAL AND COLORS TO BE SPECIFIED BY OWNER. WITH A LEAF OF 6.5' MAX.
04	TYPE 4	SEE WND TYPE	SEE WND TYPE	ALUMINUM	THERMAL	SLUR	SEE FRAME FOR 2X4 WALL WINDOW TYPES. MATERIAL AND COLORS TO BE SPECIFIED BY OWNER. WITH A LEAF OF 6.5' MAX.
05	TYPE 5	SEE WND TYPE	SEE WND TYPE	ALUMINUM	THERMAL	SLUR	SEE FRAME FOR 2X4 WALL WINDOW TYPES. MATERIAL AND COLORS TO BE SPECIFIED BY OWNER. WITH A LEAF OF 6.5' MAX.
06	TYPE 6	SEE WND TYPE	SEE WND TYPE	ALUMINUM	THERMAL	FIXED	SEE FRAME FOR 2X4 WALL WINDOW TYPES. MATERIAL AND COLORS TO BE SPECIFIED BY OWNER. WITH A LEAF OF 6.5' MAX.
07	TYPE 7	SEE WND TYPE	SEE WND TYPE	ALUMINUM	THERMAL	SLUR	SEE FRAME FOR 2X4 WALL WINDOW TYPES. MATERIAL AND COLORS TO BE SPECIFIED BY OWNER. WITH A LEAF OF 6.5' MAX.
08	TYPE 8	SEE WND TYPE	SEE WND TYPE	ALUMINUM	THERMAL	FIXED	SEE FRAME FOR 2X4 WALL WINDOW TYPES. MATERIAL AND COLORS TO BE SPECIFIED BY OWNER. WITH A LEAF OF 6.5' MAX.
11	TYPE 11	SEE WND TYPE	SEE WND TYPE	ALUMINUM	THERMAL	AWNING	SEE FRAME FOR 2X4 WALL WINDOW TYPES. MATERIAL AND COLORS TO BE SPECIFIED BY OWNER. WITH A LEAF OF 6.5' MAX.
13	TYPE 13	SEE WND TYPE	SEE WND TYPE	ALUMINUM	THERMAL	EGRESS CASEMENT	SEE FRAME FOR 2X4 WALL WINDOW TYPES. MATERIAL AND COLORS TO BE SPECIFIED BY OWNER. WITH A LEAF OF 6.5' MAX.
14	TYPE 14	SEE WND TYPE	SEE WND TYPE	ALUMINUM	THERMAL	FIXED	SEE FRAME FOR 2X4 WALL WINDOW TYPES. MATERIAL AND COLORS TO BE SPECIFIED BY OWNER. WITH A LEAF OF 6.5' MAX.
15	TYPE 15	SEE WND TYPE	SEE WND TYPE	ALUMINUM	THERMAL	AWNING	SEE FRAME FOR 2X4 WALL WINDOW TYPES. MATERIAL AND COLORS TO BE SPECIFIED BY OWNER. WITH A LEAF OF 6.5' MAX.
16	TYPE 16	SEE WND TYPE	SEE WND TYPE	ALUMINUM	THERMAL	FIXED	SEE FRAME FOR 2X4 WALL WINDOW TYPES. MATERIAL AND COLORS TO BE SPECIFIED BY OWNER. WITH A LEAF OF 6.5' MAX.
17	TYPE 17	SEE WND TYPE	SEE WND TYPE	ALUMINUM	THERMAL	EGRESS CASEMENT	SEE FRAME FOR 2X4 WALL WINDOW TYPES. MATERIAL AND COLORS TO BE SPECIFIED BY OWNER. WITH A LEAF OF 6.5' MAX.
51	SLURING DOOR	1'-0"	8'-0"	ALUMINUM	THERMAL	SLURING DOOR MATCH FINISH WITH WINDOWS	
52	SLURING DOOR	1'-0"	8'-0"	ALUMINUM	THERMAL	SLURING DOOR MATCH FINISH WITH WINDOWS	
61	KITCHEN DOOR	3'-0"	8'-0"	ALUMINUM	THERMAL	SLURING DOOR MATCH FINISH WITH WINDOWS	



WINDOW SCHEDULE

WINDOW #	WINDOW TYPE	WIDTH	HEIGHT	MATERIAL	GLAZE	ACTION	COMMENTS
03	TYPE 3	SEE WND TYPE	SEE WND TYPE	ALUMINUM	THERMAL	SLUR	SEE FRAME FOR 2X4 WALL WINDOW TYPES. MATERIAL AND COLORS TO BE SPECIFIED BY OWNER. WITH A LEAF OF 6.5' MAX.
04	TYPE 4	SEE WND TYPE	SEE WND TYPE	ALUMINUM	THERMAL	SLUR	SEE FRAME FOR 2X4 WALL WINDOW TYPES. MATERIAL AND COLORS TO BE SPECIFIED BY OWNER. WITH A LEAF OF 6.5' MAX.
05	TYPE 5	SEE WND TYPE	SEE WND TYPE	ALUMINUM	THERMAL	SLUR	SEE FRAME FOR 2X4 WALL WINDOW TYPES. MATERIAL AND COLORS TO BE SPECIFIED BY OWNER. WITH A LEAF OF 6.5' MAX.
06	TYPE 6	SEE WND TYPE	SEE WND TYPE	ALUMINUM	THERMAL	FIXED	SEE FRAME FOR 2X4 WALL WINDOW TYPES. MATERIAL AND COLORS TO BE SPECIFIED BY OWNER. WITH A LEAF OF 6.5' MAX.
07	TYPE 7	SEE WND TYPE	SEE WND TYPE	ALUMINUM	THERMAL	SLUR	SEE FRAME FOR 2X4 WALL WINDOW TYPES. MATERIAL AND COLORS TO BE SPECIFIED BY OWNER. WITH A LEAF OF 6.5' MAX.
08	TYPE 8	SEE WND TYPE	SEE WND TYPE	ALUMINUM	THERMAL	FIXED	SEE FRAME FOR 2X4 WALL WINDOW TYPES. MATERIAL AND COLORS TO BE SPECIFIED BY OWNER. WITH A LEAF OF 6.5' MAX.
11	TYPE 11	SEE WND TYPE	SEE WND TYPE	ALUMINUM	THERMAL	AWNING	SEE FRAME FOR 2X4 WALL WINDOW TYPES. MATERIAL AND COLORS TO BE SPECIFIED BY OWNER. WITH A LEAF OF 6.5' MAX.
13	TYPE 13	SEE WND TYPE	SEE WND TYPE	ALUMINUM	THERMAL	EGRESS CASEMENT	SEE FRAME FOR 2X4 WALL WINDOW TYPES. MATERIAL AND COLORS TO BE SPECIFIED BY OWNER. WITH A LEAF OF 6.5' MAX.
14	TYPE 14	SEE WND TYPE	SEE WND TYPE	ALUMINUM	THERMAL	FIXED	SEE FRAME FOR 2X4 WALL WINDOW TYPES. MATERIAL AND COLORS TO BE SPECIFIED BY OWNER. WITH A LEAF OF 6.5' MAX.
15	TYPE 15	SEE WND TYPE	SEE WND TYPE	ALUMINUM	THERMAL	AWNING	SEE FRAME FOR 2X4 WALL WINDOW TYPES. MATERIAL AND COLORS TO BE SPECIFIED BY OWNER. WITH A LEAF OF 6.5' MAX.
16	TYPE 16	SEE WND TYPE	SEE WND TYPE	ALUMINUM	THERMAL	FIXED	SEE FRAME FOR 2X4 WALL WINDOW TYPES. MATERIAL AND COLORS TO BE SPECIFIED BY OWNER. WITH A LEAF OF 6.5' MAX.
17	TYPE 17	SEE WND TYPE	SEE WND TYPE	ALUMINUM	THERMAL	EGRESS CASEMENT	SEE FRAME FOR 2X4 WALL WINDOW TYPES. MATERIAL AND COLORS TO BE SPECIFIED BY OWNER. WITH A LEAF OF 6.5' MAX.
51	SLURING DOOR	1'-0"	8'-0"	ALUMINUM	THERMAL	SLURING DOOR MATCH FINISH WITH WINDOWS	
52	SLURING DOOR	1'-0"	8'-0"	ALUMINUM	THERMAL	SLURING DOOR MATCH FINISH WITH WINDOWS	
61	KITCHEN DOOR	3'-0"	8'-0"	ALUMINUM	THERMAL	SLURING DOOR MATCH FINISH WITH WINDOWS	