

Town Of Orangetown
MEETING ON:
MAR 18 2021
ARCHITECTURE & COMMUNITY
APPEARANCE BRD OF REVIEW

BULK REQUIREMENTS
ONE-FAMILY DETACHED DWELLING ZONE: R-1S

USE	MIN. AREA	MIN. SETBACK	MIN. FRONT SETBACK	MIN. SIDE SETBACK	MIN. REAR SETBACK	MIN. HEIGHT	MIN. LOT COVERAGE	MIN. OPEN SPACE
RESIDENTIAL	1,000 SQ. FT.	10 FT.	10 FT.	5 FT.	10 FT.	10 FT.	10%	10%
COMMERCIAL	2,000 SQ. FT.	15 FT.	15 FT.	10 FT.	15 FT.	15 FT.	15%	15%
INDUSTRIAL	5,000 SQ. FT.	20 FT.	20 FT.	15 FT.	20 FT.	20 FT.	20%	20%

NOTES:

1. THE SEWAGE DISPOSAL FACILITIES SHOWN ARE DESIGNED IN ACCORDANCE WITH THE STANDARDS & REQUIREMENTS PROMULGATED BY THE NEW YORK STATE DEPARTMENT OF HEALTH AND THE ENVIRONMENTAL CONSERVATION FOR RESIDENTIAL USE. THE DESIGN IS BASED ON ACTUAL SOIL AND SITE CONDITIONS FOUND ON THIS EXISTING LOT AT THE DESIGN LOCATION AT THE TIME OF THE DESIGN.
2. THE CONSTRUCTION OF SEWAGE FACILITIES SHALL BE IN CONFORMANCE WITH ALL APPLICABLE REQUIREMENTS OF THE NEW YORK STATE DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONSERVATION.
3. BEFORE SEWAGE TRENCHES ARE INSTALLED, INSPECTED AND APPROVED BY DESIGN ENGINEER AND R.C.D.O.N.

DESIGN:
FOR PROPOSED 3 BEDROOM DWELLING
FLOW = 120 GPD/DAY
DESIGN PERCOLATION RATE = 1.5 MIN/INCH
DESIGNED ABSORPTION FIELD LENGTH = 125 SQ FT / 2.2 FT/TRENCH WITH 18" S.L.P.
TRENCHES TO BE INSTALLED 3 TRENCHES = 30 FT PER TRENCH (120 S.F.)

TEST HOLE # 1 8/14/2020
SOIL LOG:
0" TO 10" SAND
NO GROUND WATER OR ROCK
PERCOLATION RATE 1 1/2 MINUTES



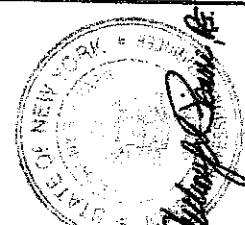
LOT AREA: 30,000 SQUARE FEET
DRA MAP DESIGNATION: 69.29-1-12
PROPOSED SENGEE
JAMIL PEUS
SEPTIC DESIGN
FOR
33 KINSLEY GROVE
TOWN OF ORANGETOWN, ROCKLAND COUNTY
NEW BRASSFIELD
PEARL RIVER, NEW YORK
JULY 28, 2020 SCALE: 1" = 20'
ANTHONY R. CELENTANO P.L.S.
31 REDMAN ROAD
PHILLIPS N.Y. 10988
609.429.5200 FAX 609.429.5974
ANTHONY R. CELENTANO LIC# 50633

WMH DRAWING LIST	
PAGE #	
1	ELEVATIONS
2	FOUNDATION PLAN
3A	FLOOR PLAN
3B	BRACED WALL PLAN
4	CROSS SECTION
5A	PLUMBING PLAN
6A	ELECTRICAL PLAN
7C	FHW HEATING PLAN
8	STD. NOTES & DETAILS

TOTAL AREA	= 1,630 SQ. FT.
USE GROUP	= DETACHED SINGLE FAMILY DWELLING
CONST. TYPE	= WOOD FRAME UNPROTECTED
GROUND SNOW LOAD	= 40 LB/SF
SEISMIC DESIGN CAT.	= C
SOIL SITE CLASS	= D
WIND SPEED (Vult)	= TBD MPH
EXPOSURE CATEGORY	= B
FLOOD ZONE	= NO
NUMBER OF STORIES	= 1
FLOOR LIVE LOAD	= 40 LB/SF
CLIMATE ZONE	5 (6067 HDD)

THIRD PARTY INSPECTION AGENCY

PE / RA



DESIGNED TO THE FOLLOWING:

- 2020 NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE (WHICH INCORPORATES BY REFERENCE)
- 2020 RESIDENTIAL CODE OF NYS
- 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NYS
- 2017 NATIONAL ELECTRICAL CODE

NOTE:

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS A VIOLATION OF SECTION 7209, ARTICLE 145 OF THE NYS EDUCATION LAW.

PROJECT ADDRESS

33 KINSLEY GROVE
PEARL RIVER, NY 10965
"ROCKLAND" COUNTY

NOTES:

1. ALL ITEMS NOTED AS "B/P" REFER TO THE BUILDER AND/OR PURCHASER OF THE HOME.
2. B/P SHALL BE RESPONSIBLE TO SUPPLY AND INSTALL ALL MATERIALS ON SITE IN ACCORDANCE WITH MANUFACTURE'S SPECIFICATIONS AND STATE AND LOCAL CODES INCLUDING BUT NOT LIMITED TO THE FOLLOWING ITEMS: ALL PORCHES, DECKS, STAIRS, RAILS AND GUARDS, ALL SUPPORTING STRUCTURE FROM THE BOTTOM OF THE MODULES TO GRADE AND BELOW, ALL PLUMBING PIPING BELOW THE 1ST FLOOR SHEATHING (INCLUDING CLEANOUTS), HOT WATER HEATER, ALL ELECTRICAL SERVICE TO THE PANEL BOX LOCATION, ALL EQUIPMENT REQUIRED FOR HEATING AND COOLING OF THE RESIDENCE NOT INSTALLED BY WMH.
3. B/P SHALL BE RESPONSIBLE TO COMPLETE TO FOLLOWING ITEMS PARTIALLY DONE IN THE FACTORY: INSTALL ALL REMAINING SIDING AND ACCESSORIES, CONNECT PLUMBING VENT THROUGH ROOF, CONNECT PIPING TO HOT WATER HEATER, INSTALL GWB AT MATING LINE, INSTALL ALL WIRING AND BREAKERS TO ELECTRIC PANEL BOX, AND LOCATE ROOF TRUSS TYPE SIGNAGE AT THE ELECTRIC METER (SUPPLIED BY WMH AND INSTALLED ON SITE BY B/P)
4. ALL CUTTING, BORING, AND NOTCHING OF STRUCTURAL MEMBERS SHALL BE DONE IN ACCORDANCE WITH R502.7, R602.6, R802.7 OR AS APPROVED BY A QUALIFIED DESIGN PROFESSIONAL.

NOTES:

1. THE PLANS AND SPECIFICATIONS OF THIS PERMIT PLAN SET ARE DERIVED FROM AND CONSISTENT WITH THE SYSTEMS SET OF PLANS AND SPECIFICATIONS ON FILE WITH THE DEPARTMENT OF STATE, UNDER SYSTEMS NUMBER M0659-2020-056.
2. ENERGY COMPLIANCE IS SHOWN THROUGH THE USE OF RESCHECK SOFTWARE AND IS IN COMPLIANCE WITH CHAPTER 11 OR THE CODE.
3. BLOWER DOOR TESTING SHALL BE PERFORMED ON SITE BY A QUALIFIED HERS RATER IN ACCORDANCE WITH N1102.4.1.2. RATING COMPANY TO BE USED IS GET GREEN HOME IMPROVEMENTS LLC. [914-213-0353]
4. WHOLE HOUSE VENTILATION SYSTEM TO BE DESIGNED, SUPPLIED, AND INSTALLED ON SITE BY B/P WITH A MINIMUM CONTINUOUS FLOW RATE OF PER TABLE M1505.4.3(1). WITH A MINIMUM CONTINUOUS FLOW RATE OF 60cfm.
5. THERE ARE NO LOT LINE SEPARATION REQUIREMENTS FOR THIS DWELLING AS LOCATED ON THIS LOT.

ANTHONY S. PISARRI, P.E.
DESIGN PROFESSIONAL
3 ROSALIND DRIVE
CORTLANDT MANOR, NY 10567
(914) 739-6580

P.F.S. CORPORATION
3RD PARTY INSPECTION AGENCY
1115 OLD BERWICK ROAD
BLOOMSBURG, PA 17815
(570) 784-8396

SEE STANDARD NOTES & DETAILS DWG #8

HOMEOWNER: CATHERINE CAWLEY

SITING: 33 KINSLEY GROVE, PEARL RIVER, NY 10965

BUILDING: WMHCC OF O.C. 642 INTERNATIONAL BLVD ROCK TAVERN, NY 12575

SERIAL No. 20194

PRODUCTION No.

REVISION

DATE

CHECK

DATE

STD. REVISION

08/08/18

NEW YORK 1 STORY COVER SHEET

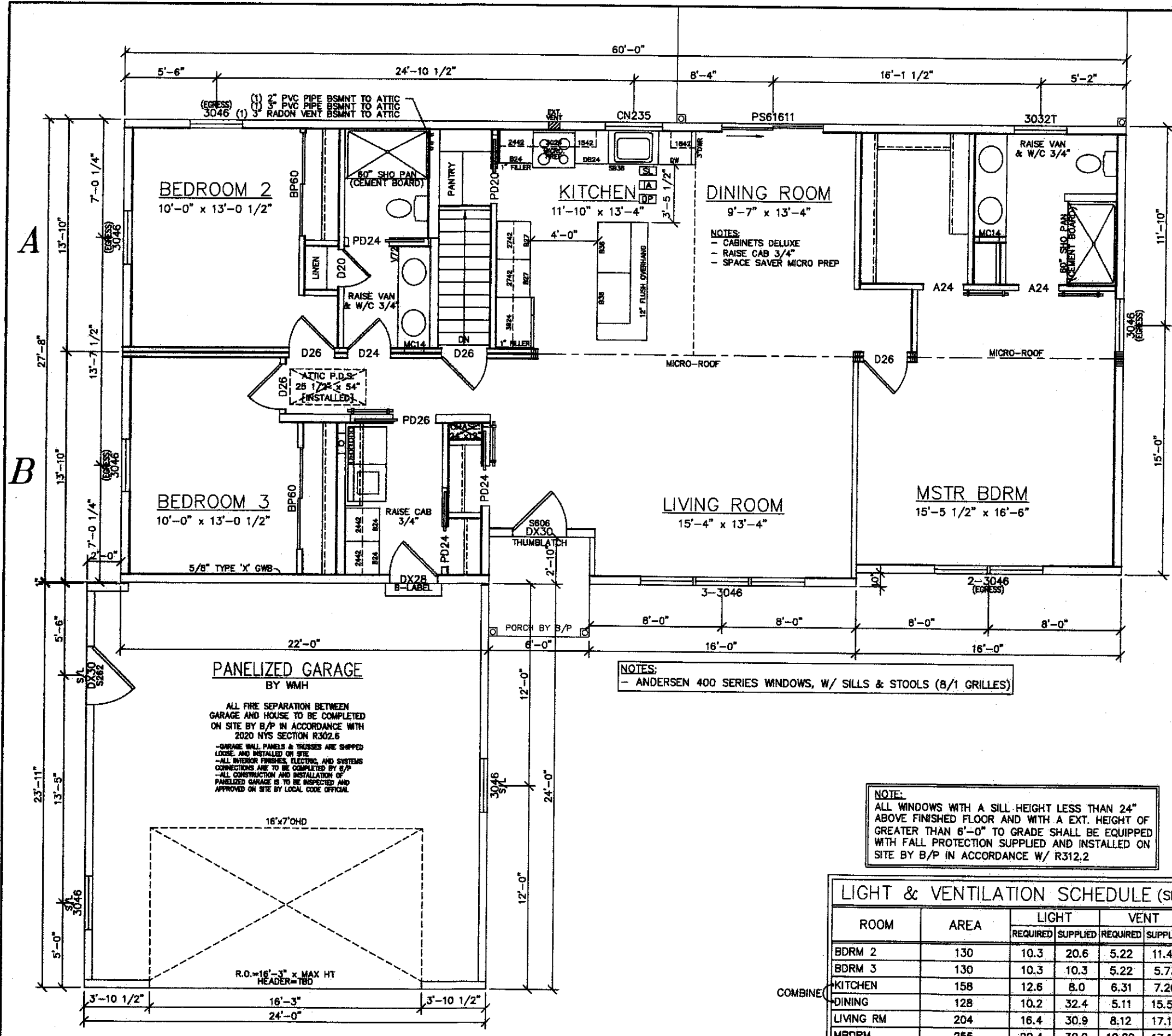
Westchester Modular Homes Inc
30 Reagans Mill Road, Wingdale, New York, 12594
Tel (845)832-9400 Fax (845)832-6698

DATE: 05/2020

SCALE: N/A

0





SEE STANDARD NOTES & DETAILS DWG #8
THIRD PARTY INSPECTION AGENCY



SERIAL No.	20194
PRODUCTION No.	
REVISION	DATE
CHECK	DATE

HOMEOWNER: CATHERINE CANLEY
 SITE: 33 KINSLEY GROVE
 PEARL RIVER, NY 10965

BUILDER: WMHCC OF O.C.
 642 INTERNATIONAL BLVD
 ROCK TAVERN, NY 12575

DATE: 11/05/2020
 SCALE: 1/4" = 1'-0"
 PAGE: 3A

HUDSON CTM-R
FIRST FLOOR PLAN
 Westchester Modular Homes Inc
 30 Reagans Mill Road, Wingdale, New York, 12594
 Tel (845)832-9400 Fax (845)832-6698

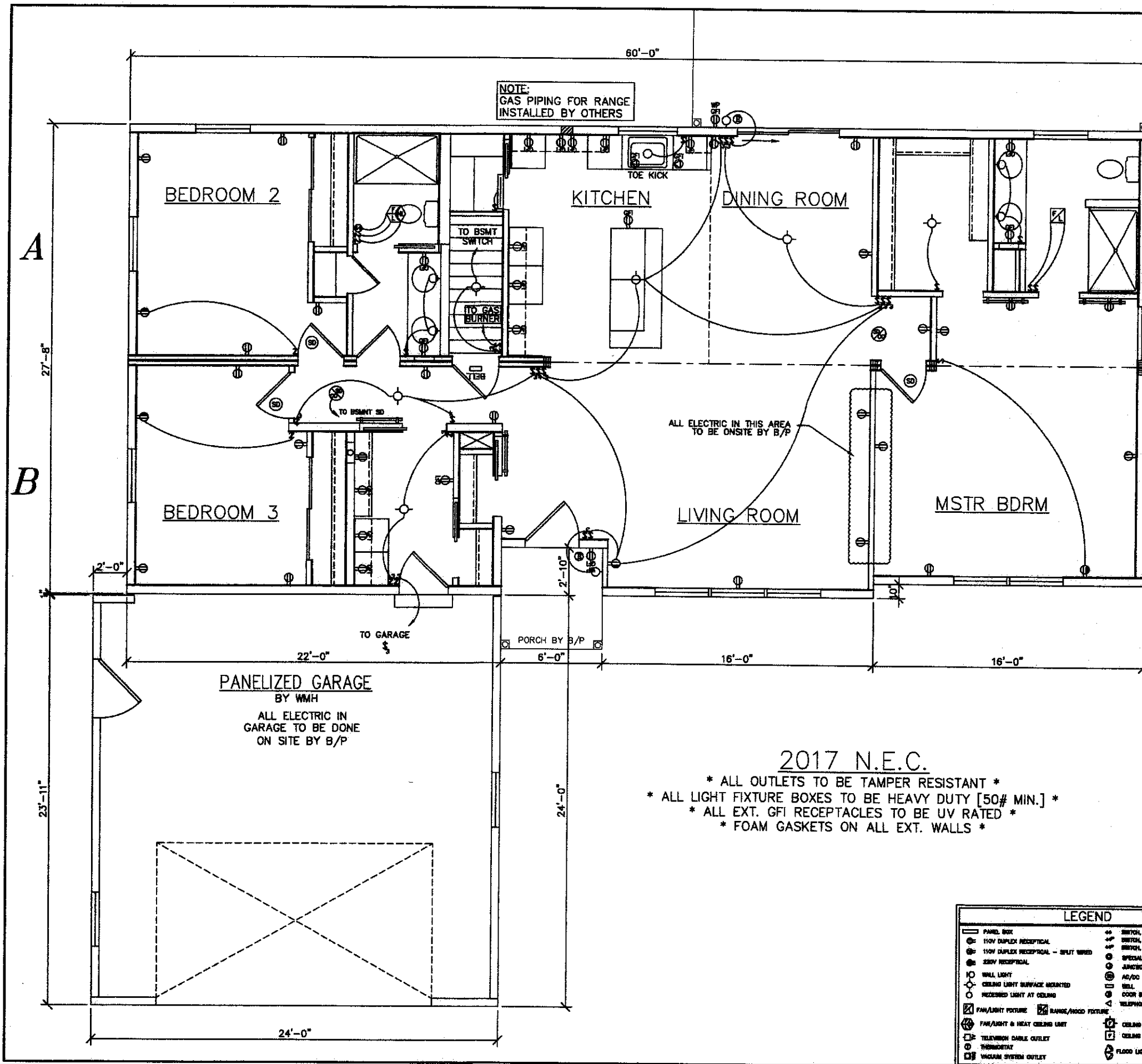
NOTES:
 - ANDERSEN 400 SERIES WINDOWS, W/ SILLS & STOOLS (8/1 GRILLES)

NOTE:
 ALL WINDOWS WITH A SILL HEIGHT LESS THAN 24"
 ABOVE FINISHED FLOOR AND WITH A EXT. HEIGHT OF
 GREATER THAN 6'-0" TO GRADE SHALL BE EQUIPPED
 WITH FALL PROTECTION SUPPLIED AND INSTALLED ON
 SITE BY B/P IN ACCORDANCE W/ R312.2

LIGHT & VENTILATION SCHEDULE (SF)

ROOM	AREA	LIGHT		VENT	
		REQUIRED	SUPPLIED	REQUIRED	SUPPLIED
BDRM 2	130	10.3	20.6	5.22	11.46
BDRM 3	130	10.3	10.3	5.22	5.73
KITCHEN	158	12.6	8.0	6.31	7.20
DINING	128	10.2	32.4	5.11	15.56
LIVING RM	204	16.4	30.9	8.12	17.19
MBDRM	255	20.4	30.9	10.20	17.19

COMBINED

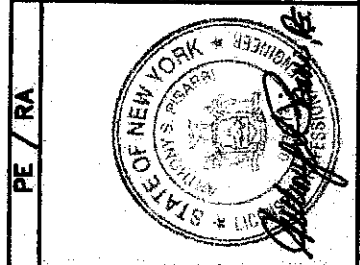


2017 N.E.C.

- * ALL OUTLETS TO BE TAMPER RESISTANT *
- * ALL LIGHT FIXTURE BOXES TO BE HEAVY DUTY [50# MIN.] *
- * ALL EXT. GFI RECEPTACLES TO BE UV RATED *
- * FOAM GASKETS ON ALL EXT. WALLS *

LEGEND	
	PANEL BOX
	110V DUPLEX RECEPTACLE
	110V DUPLEX RECEPTACLE - SPLIT WIRING
	220V RECEPTACLE
	WALL LIGHT
	CEILING LIGHT SURFACE MOUNTED
	RECESSED LIGHT AT CEILING
	FAN/LIGHT FIXTURE
	FAN/LIGHT & HEAT CEILING UNIT
	TELEVISION CABLE OUTLET
	THERMOSTAT
	VACUUM SYSTEM OUTLET
	SWITCH, SINGLE POLE
	SWITCH, THREE WAY
	SWITCH, FOUR WAY
	SPECIAL PURPOSE CONNECTION
	JUNCTION BOX
	AD/DC SMOKE DETECTOR
	BELL
	DOOR BELL BUTTON
	TELEPHONE OUTLET
	CEILING FAN & LIGHT
	CEILING FAN
	FLOOD LIGHT

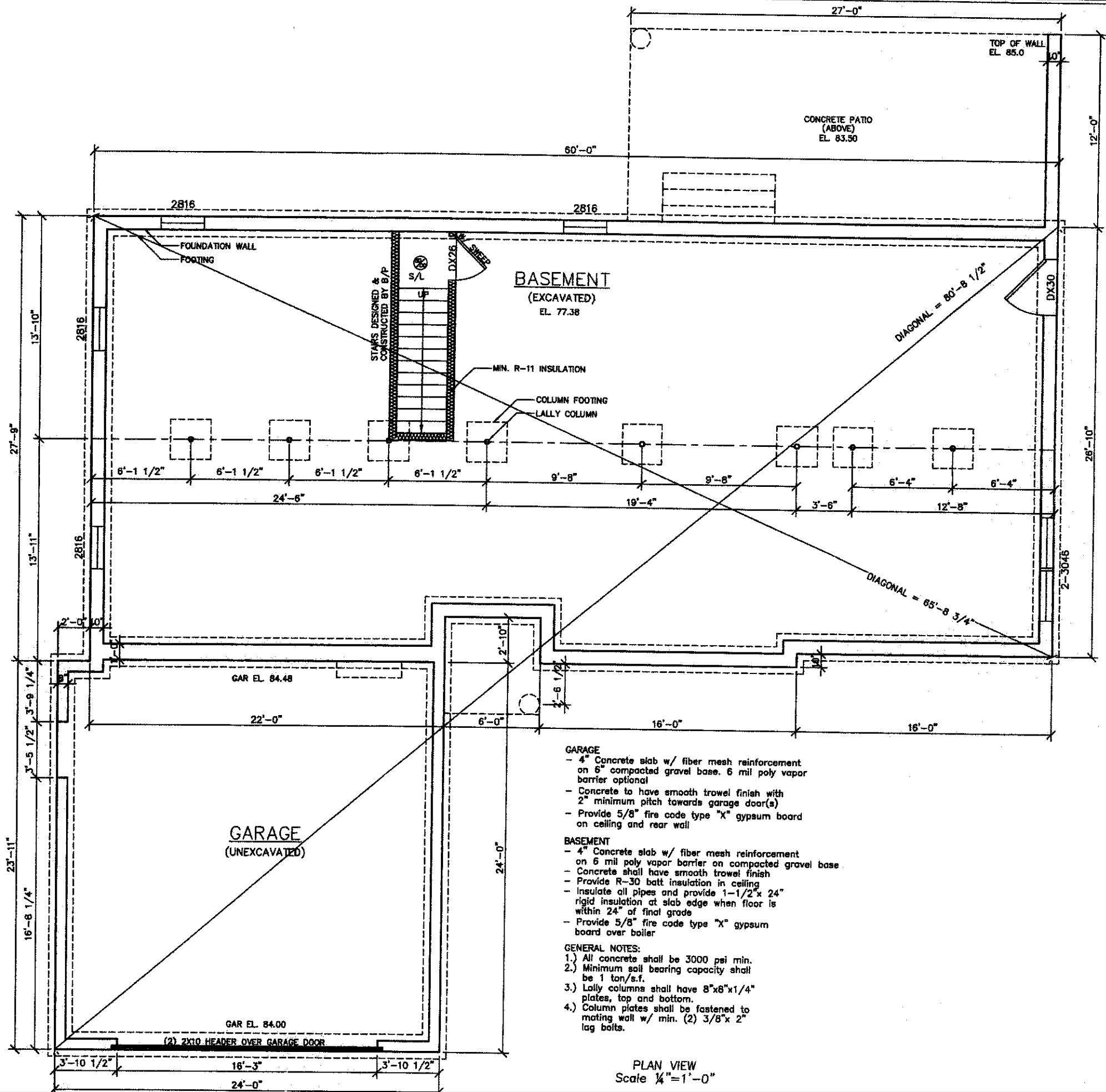
SEE STANDARD NOTES & DETAILS DWG #8
THIRD PARTY INSPECTION AGENCY



SERIAL No.	20194
PRODUCTION No.	
REVISION	DATE
CHECK	DATE

HOMEOWNER: CATHERINE CAWLEY
 SITE: 33 KINSLEY GROVE, PEARL RIVER, NY 10865
 BUILDER: WMHCC OF O.C., 642 INTERNATIONAL BLVD, ROCK TAVERN, NY 12575
HUDSON CTM-R
1st.FL ELECTRICAL PLAN
 Westchester Modular Homes Inc
 30 Reagans Mill Road, Wingdale, New York, 12594
 Tel (845)832-9400 Fax (845)832-6698

USE GROUP: DETACHED SINGLE FAMILY DWELLING
 CONST. TYPE: WOOD FRAME UNPROTECTED
 DATE: 1/05/2020
 SCALE: 1/4" = 1'-0"
 PAGE: 6A

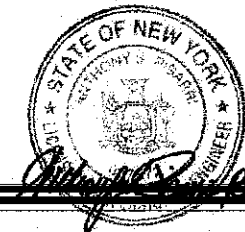


- GARAGE**
- 4" Concrete slab w/ fiber mesh reinforcement on 6" compacted gravel base. 6 mil poly vapor barrier optional
 - Concrete to have smooth trowel finish with 2" minimum pitch towards garage door(s)
 - Provide 5/8" fire code type "X" gypsum board on ceiling and rear wall

- BASEMENT**
- 4" Concrete slab w/ fiber mesh reinforcement on 6 mil poly vapor barrier on compacted gravel base
 - Concrete shall have smooth trowel finish
 - Provide R-30 batt insulation in ceiling
 - Insulate all pipes and provide 1-1/2" x 24" rigid insulation at slab edge when floor is within 24" of final grade
 - Provide 5/8" fire code type "X" gypsum board over boiler

- GENERAL NOTES:**
- 1.) All concrete shall be 3000 psi min.
 - 2.) Minimum soil bearing capacity shall be 1 ton/s.f.
 - 3.) Lally columns shall have 8"x8"x1/4" plates, top and bottom.
 - 4.) Column plates shall be fastened to mating wall w/ min. (2) 3/8"x 2" lag bolts.

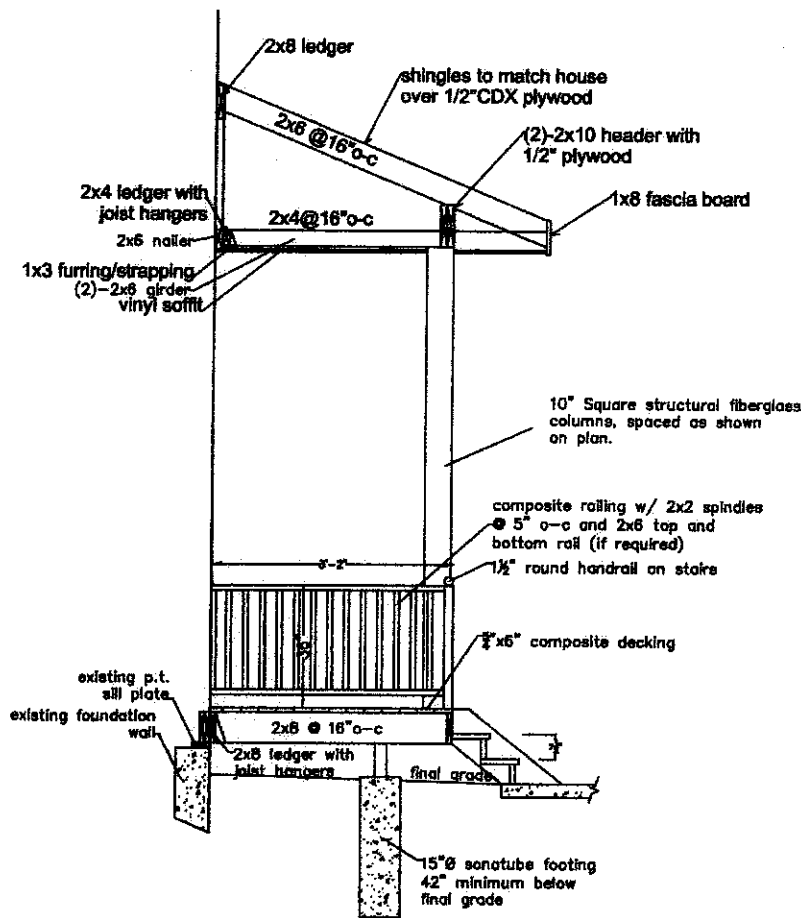
PLAN VIEW
Scale 1/4" = 1'-0"



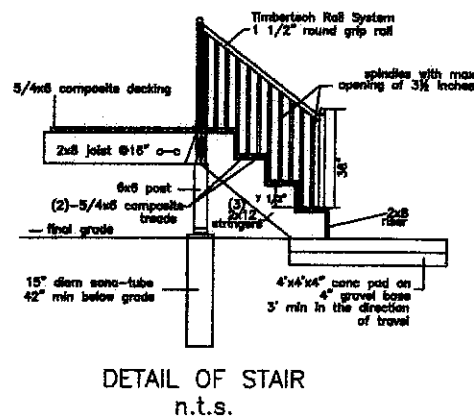
PROPOSED FOUNDATION PLAN FOR
Catherine Cawley - 33 Kinsley Grove
Pearl River, New York 10965

SHEET	2021-01-01
SCALE	AS NOTED
FILE	P:\2021\BIBBOS\CAWLEY
DATE	1/4/2021

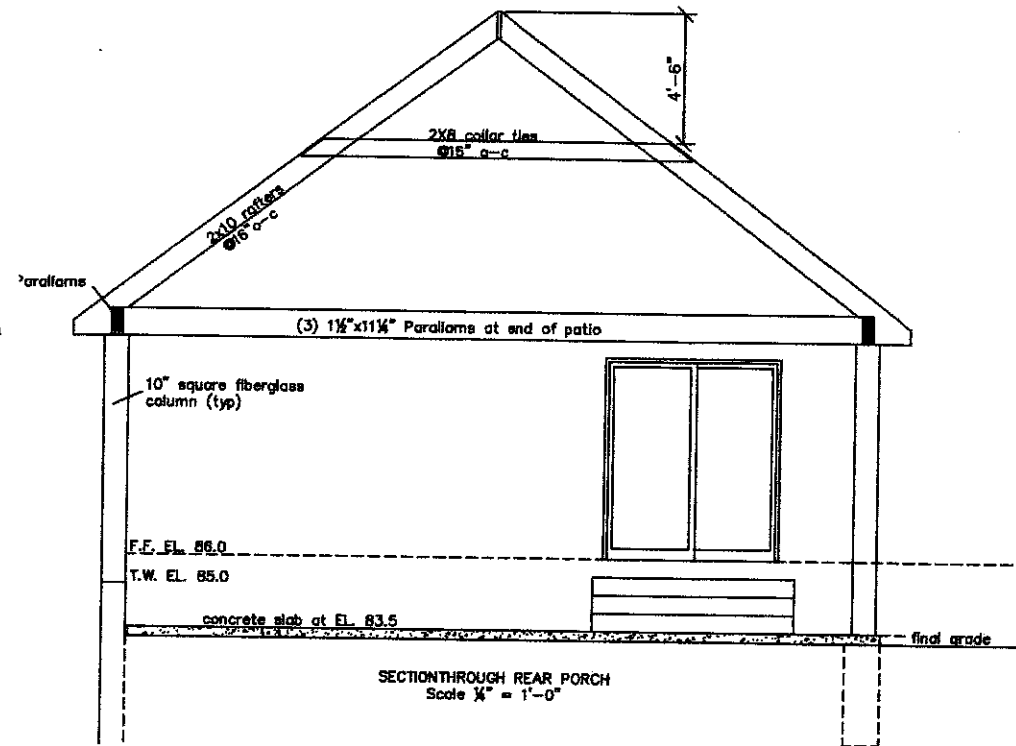
ANTHONY S. PISARRI, P.E., P.C.
CONSULTING ENGINEER
3 Rosalind Drive, Cortlandt Manor, N.Y. 10567



SECTION THROUGH FRONT PORCH FRAMING
n.t.s.

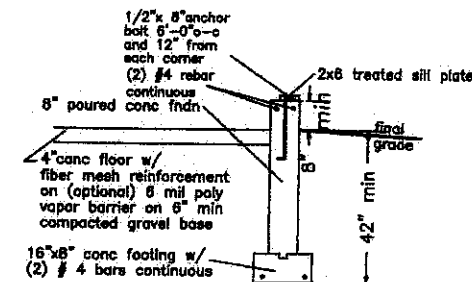


DETAIL OF STAIR
n.t.s.

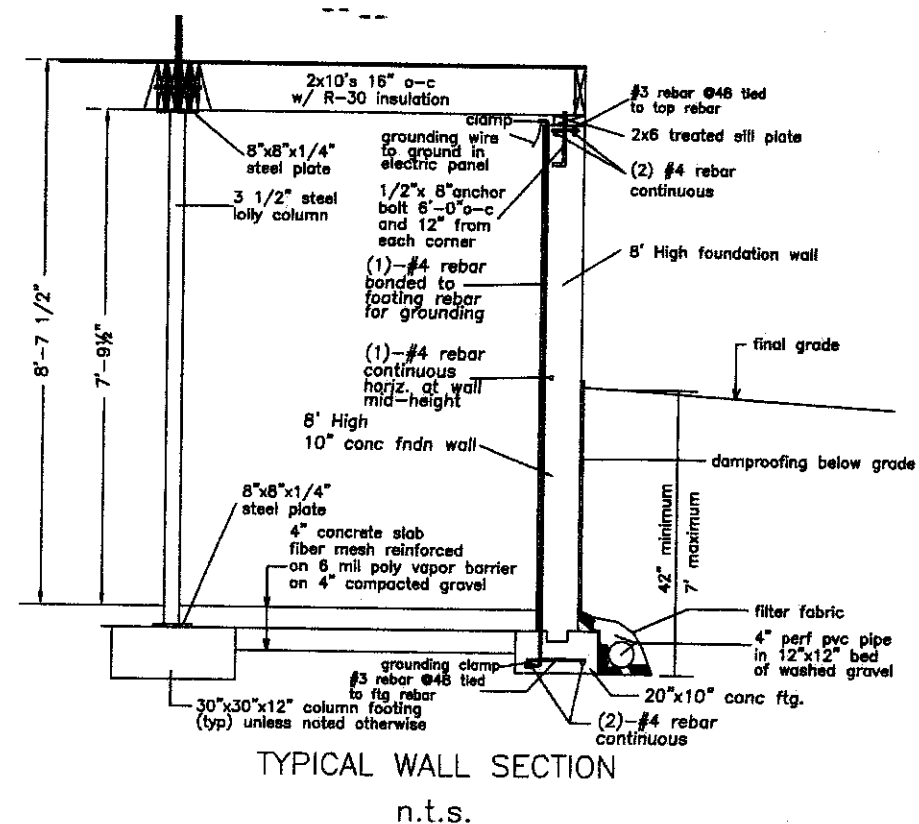


SECTION THROUGH REAR PORCH
Scale 1/4" = 1'-0"

- GARAGE**
- 4" Concrete slab w/ fiber mesh reinforcement on 6" compacted gravel base. 6 mil poly vapor barrier optional
 - Concrete to have smooth trowel finish with 2" minimum pitch towards garage door(s)
 - Provide 5/8" fire code type "X" gypsum board on ceiling and rear wall
- BASEMENT**
- 4" Concrete slab w/ fiber mesh reinforcement on 6 mil poly vapor barrier on compacted gravel base
 - Concrete shall have smooth trowel finish
 - Provide R-30 batt insulation in ceiling
 - Insulate all pipes and provide 1-1/2" x 24" rigid insulation at slab edge when floor is within 24" of final grade
 - Provide 5/8" fire code type "X" gypsum board over boiler



GARAGE WALL SECTION
n.t.s.



TYPICAL WALL SECTION
n.t.s.

- LUMBER NOTES:**
- 1.) Number of risers to be determined by final grade in field.
 - 2.) (2)-2x8 girder may rest directly on footing as grade requires.
 - 3.) Metal flashing to extend 2" min. below top of foundation.
 - 4.) All lumber shall be pressure treated.

PROPOSED DETAILS FOR
Catherine Cawley - 33 Kinsley Grove
Pearl River, New York 10965

SHEET 2021-01-02
SCALE AS NOTED
FILE D:\21K\WHDCY\CAWLEY
DATE 1/4/2021

ANTHONY S. PISARRI, P.E., P.C.
CONSULTING ENGINEER
3 Rosalind Drive, Cortlandt Manor, N.Y. 10567

