Name of Municipality: <u>TOWN OF ORANGETOWN</u>

2021 LAND USE BOARD APPLICATION

	Pleas	se check all th	et anniv:	
	Commer	cial	at appry. Residential Historical Boa	
	Planning Board			
	✓ Zoning Board of App	eals	Architectural	Board
	Subdivision		Consultation	
	Number of Lots		Pre-Preliminary/Sk	ketch
	Site Plan		Preliminary	
	Conditional Use		Final Interpretation	
	Special Permit			
ł	✓ Variance		PERMIT#: 51539	
	Performance Standards Re	eview	ASSIGNED INSPECTOR: CM	
	Use Variance Other (<i>specify</i>):		INSPECTOR: GP	
	Other (specify).		Referred from Planning Board If yes provide date of Board meeting:	Planning
•	me: WU RESIDENCE			
Street Add	ress: 51 THOEDORE ROOSEVE	ELT DRIVE		
	BLAUVELT NY 10913	-		
Tax map 2	esignation: Section: 70.17 Section:	Block: 2 Block:	Lot(s): <u>18</u>):
Directional	Location:			
On the EAST	THEODORI	E ROOSEVELT	DRIVE	
	side of THEODORI	<u></u>	- E. Washington Church	_, approximately
Four of OD		ne intersection	Of washington Street	, in the
rown of <u>OR</u>	<u>RANGETOWN</u> in the hamle	tivillage of BL	AUVELI NY	-
Acrea	age of Parcel 29, 338 SQFT		Zoning District R-15	
Scho	ol District		Postal District 10913	3
Ambi	ulance District		Fire District	
	r District		Sewer District	
	scription: (If additional space			
GARAGE AD	DITION IN SIDE YARD AND 2 ST	TORY ADDITIO	N IN THE REAR/SIDE YA	RD
The undersion	ed agrees to an extension of the	statutory time t	mit for cohoduling a rub!	hooring
				oneanny.
Jaie	Applicant's Signature:			

APPLICATION REVIEW FORM

FILL IN WHERE APPLICABLE. (IF THE FOLLOWING DOES NOT APPLY PLEASE MOVE ON TO THE NEXT PAGE)

lf subdivis	sion:
1)	Is any variance from the subdivision regulations required?
2)	Is any open space being offered? If so, what amount?
3)	Is this a standard or average density subdivision?
lf site plar	n:
1)	Existing square footage
2)	Total square footage
3)	Number of dwelling units
lf special —	permit, list special permit use and what the property will be used for.
— Environm	ental Constraints:
and net area_	pes greater than 25%? If yes, please indicate the amount and show the gross
	eams on the site? If yes, please provide the names
Are there we t	tlands on the site? If yes, please provide the names and type:
Project Hi	story:
Has this proje	ect ever been reviewed before?No
If so, provide	a narrative, including the list case number, name, date, and the board(s) you appeared
before, and th	ne status of any previous approvals.
List tax map :	section, block & lot numbers for all other abutting properties in the same ownership as
this project.	
<u> </u>	Attached

PAGE # 1	
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∜IS	PRINT KEY	NAME	ADDRESS
:489	70.17-2-10	Fred J Spiegelberg	~48 Theodore Roosevelt Dr.Blauvelt, NY 10913
?489	70.17-2-11	⊸Bryan Farrar	-52 Theodore Roosevelt Dr. Blauvelt, NY 10913
2489	70.17-2-12	Mary V Moynihan	-56 Theodore Roosevelt Dr. Blauvelt, NY 10913
:489	70.17-2-13	Richard P Wernersbach	-60 Theodore Roosevelt Dr. Blauvelt, NY 10913
:489	70.17-2-14	Julie Connor	
?489	70.17-2-16	√ Martin Slane	◆68 Theodore Roosevelt Dr. Blauvelt, NY 10913
:489	70.17-2-17	-Michael Rispoli	55 Theodore Roosevelt Dr. Blauvelt, NY 10913
?489	70.17-2-18	¥ingFeng Wu	51 Theodore Roosevelt Dr. Blauvelt, NY 10913
?489	70.17-2-19	→Daniel Johnson	*47 Theodore Roosevelt Dr. Blauvelt, NY 10913
?489	70.17-2-20	-Roy Nelson	*3 Theodore Roosevelt Dr. Blauvelt, NY 10913
?489	70.17-2-21	*Frank Marino	39 Theodore Roosevelt Dr. Blauvelt, NY 10913
?489	70.17-2-30	Orange & Rockland Utilities	1-Blue Hill Plz Fl 19, Pearl River, NY 10965
?489	70.17-3-32	Kathleen M Halligan	54 Hoffman Ln.Blauvelt, NY 10913
2489	70.17-3-45	-Richard Lucas	Hoffman Ln, Blauvelt, NY 10913
<u>?489</u>	70.17-3-91	Prange & Rockland Utilities	Blue Hill Plz FI 19, Pearl River, NY 10965

.



OFFICE OF BUILDING, ZONING, PLANNING, ADMINISTRATION AND ENFORCEMENT TOWN OF ORANGETOWN

20 Greenbush Road Orangeburg, N.Y. 10962

Jane Slavin, R.A. Director

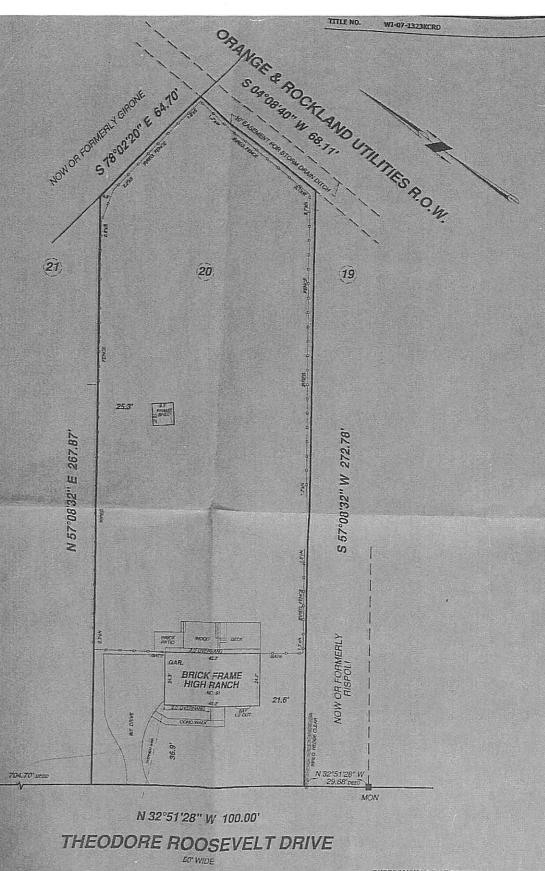
(845)359-8410

Fax: (845) 359-8526

DENIAL TO THE ZONING BOARD OF APPEALS

Date: May 28, 2021	
Applicant: Wu	
Address: 51 Roosevelt Dr, Blauvelt, NY	
RE: Application Made at: same	
Chapter 43, Table 3.12, Column 1 R-15 District, Column 2 Side Yard 20' w/ 9.5' proposed, Column 10 Total Side Yard Two variances required	
Section: 70.17 Block: 2 Dear Wu ::	Lot:18
Discribed in the Control of the Cont	
Please be advised that the Building Permit Application, wh	ich you submitted on
May 25, 2021 , has been denied. I have enclosed a Xero at the bottom the reason for denial.	ox copy of your application, where you will find
In Accordance with Zoning, Chapter 43 Section 10.322	the time to appeal a determination of a
Building Inspector or Similar administrative office is th	
determination with the Town Clerk.	
The Clerk to the Zoning Board of Appeals, Debbie Arbolin appear before the board.	no, will assist you in the preparation necessary to
Sincerely 5/24/2/	
Richard Oliver	
Deputy Building Inspector	1
Alx Depute 3/20/	2/
	D
Signature of Director NOTE: PLEASE KEEP FOR YOUR RECORDS	Date CC: Rosanna Sfraga
12-31-18-CCC	Liz Decort

Debbie Arbolino



SUBDIVISION MAP OF SECTION 2 BLAUVELT KNOLLS FILED 3-25-1963 MAP NO. 3096 LOT 20

KULHANEK & PLAN
LAND SURVEYORS, P.C.

515-431-9358 5718-367-3583 -914-764-9304 -914-764-9304 MATLING ADDRESS P.O. BOX 178 73 WESTCHESTER AV

NOW OR FORMERLY MELUZIO

FAX: 1-800-Z42-6955 EMAIL: KP, LSPC@VEHIZON.HET

R/68360A-20-29-200254

UNAUTHORIZED ALTERATION OR ADDITIONS TO A SUPPLY MAP BEARNAS A LICENSED LANG STORY TO AS SHALL BY A YOUATDON OR SECTION TAIS, SERVINGOUND OF THE REST PRINK STATE EDUCATION LANG. GUARANTEES INDICATE THE HARDON SHALL RING ONLY TO THE PERSON FOR WHOM THE SENTY OF PREPARED, AND OR MICHAEL STREET PRINKED AND OR THE SENTENCE OF THE PERSON HAD SHOWN OF THE SENTENCE OF THE PERSON HAD FOR THE SENTENCE OF THE PERSON HAD FOR THE PERSON HAD FOR THE PERSON HAD THE

THE EXISTENCE OF MONT OF YMAYS AND OR EASEMENTS OF RECORDS. IF ANY, NOT SHOWN ARE NOT GUARANTEED. THE DIMERSION WHATWIN HIRRON, FROM THE STRUNDINGS TO THE PROPERTY UNE. ARE FOR A SPCCEPF PRIFORDED ONLY. THEY ARE AND NOTENCE TO BE USED FOR THE EMECTION OF FRACES, STRUCTURES OF ANY COTTES PRICE OF COPY. THEY COPY OF THE OWNERS OF THE SURVEY OF STRUCTURES OF ANY COPY OF THE OWNERS OF THE SURVEY OF STRUCTURES OF ANY COPY. THE OWNERS OF THE SURVEY OF STRUCTURES OF ANY COPY. THE OWNERS OF THE SURVEY OF STRUCTURES OF ANY COPY.

SECTION	BLOCK	DATE
GUARANTEED TO		10-26-2007
WASHINGTON TITLE	INSURANCE COMPANY	BLAUVELT
SUMMIT MORTGAGE	SANKERS, INC.	ROCKLAND
YINGFENG WU KEZHENG FEI		JOB NO. 07-68350

RECEIVED

JUN 3 2021

TOWN OF ORANGETOWN LAND USE BOARD\$

DEFINITIONS:

- THE WORD "PATCH" MEANS THE CONTRACTOR SHALL PATCH TO ALIGN & MATCH WIEXISTING MATERIAL. (U.O.M.)
- 2. THE WORD "PROVIDE" MEANS THE CONTRACTOR SHALL SUPPLY & INSTALL

GENERAL NOTES:

- ALL WORK INCLUDING MATERIAL STRESSES & METHODS OF CONSTRUCTION SHALL COMPLY WITH THE 2020 NEW YORK STATE RESIDENTIAL CODE AND BUILDING CODE AND ALL LOCAL ORDINANCES GOVERNING THIS CONSTRUCTION
- DO NOT SCALE DRAWINGS DIMENSIONS INDICATED, ANY DISCREPANCIES MUST BE BROUGHT TO THE ARCHITECTS ATTENTION.
- TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THESE DRAWINGS CONFORM TO THE MOST RECENT ADMITION OF THE APPLICASE NEW YORK STATE ENERGY CODE. ALL LOCAL CODES AND GENERALLY ACCIDENTS DAY CODES.
- ALL ELECTRICAL WORK TO BE DONE IN ACCORDANCE WITH ANY AND ALL LOCAL CODES AND GENERALLY ACCEPTED PRACTICES
- CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE APPLICABLE STATE PULLDING COLDES, STATE LABOR LAW AND ALL REGULATIONS OF NEW YORK STATE AND OTHER GOVERNMENT AGENCIES. ALL PERMITS SHALL BE
- PROPERLY DISPLAYED.

 ALL MATERIALS, ASSEMBLIES, FORMS AND METHODS OF CONSTRUCTION AND
- A ACCEPTABLE PRIOR TO THE EFFECTIVE DATE OF THE CODE

 A ACCEPTED FOR USE LINDER PRESCRIPED CODE TEST METHODS
- ALL INSULATION SHALL BE EITHER KRAFT OR FOIL FACED OR UNFACED
 A 8 MILL POLYETHYLENE
- CONTRACTOR TO CONSULT WITH OWNER PAINTING ALL INTERIOR ROOMS INCLUDING THOSE NOT EFFECTED BY CONSTRUCTION
- 19. CONTRACTOR SHALL CHECK AND VERIFY ALL EXISTING CONDITIONS AND CHECK ALL DIMENSIONS OF THE SILL DAYS IN THE FIELD BEFORE STARTING WORK AND REPORT ANY DISCREPANCIES TO AMOUNTED IS PROOF TO START OF WORK. ARCHITECT TO BE NOTHERED OF DEVARIONS ON CHANGES MADE TO PLANS
- THE CONTRACTOR REAL PROVIDE ALL LABOR, INVESTERL, EQUIPMENT, SUPERVISION, COGREDINATION, BONDS, INSURANCE, PERMITS AND INSPECTIONS AS INCCESSARY FOR THE COMPLETION OF WORTH.
- CONTRACTOR SHALL COORDINATE HISHER WORK WITH THAT OF OTHER CONTRACTORS AND SUPPLIERS.
- CONTRACTOR SHALL NOT OBSTRUCT ACCESS TO STARIS, ENTRANCES OR MEANS OF EGRESS.
- 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING WORK DURING THE COURSE OF CONSTRUCTION MAY DAMAGE RESULTING FROM CONSTRUCTION PROCEDURES SHALL, BE THE RESPONSIBILITY OF THOSE CONTRACTORS CALISINGS SHALD DAMAGE.
- 15. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR INSPECTION OF ALL STRUCTURAL ELEMENTS OF THE CONSTRUCTION, 48 HOURS MINIMUM NOTICE IS REQUIRED.
- CONTRACTOR SHALL NOTIFY THE ARCHITECT AT LEAST FORTY- EIGHT (48) HOURS IN ADVANCE OF WORK WHICH WILL AFFECT THE EXISTING BUILDING SERVICES AND OBTAIN THE ARCHITECTS APPROVAL BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR SHALL MAINTAIN THE SECURITY AND WEATHER TIGHTNESS OF THE EXISTING BUILDING.
- WHODAYS SHALL BE ANDERSEN AND SERVES AND SHALL BE INSTALLED IN STRICT
 ACCORDANCE WITH MAYURACTURERS SPECIFICATIONS AND DETAILS, PROVIDE SOREINS
 AND GRAILS, VERIFY CATALOR KUMBERS WITH FIELD REP. AS MEEDED TO INSURE
 EGRESS REQUIREJECTIS ARE MET. PROVIDE SCREENS AND GRALLS, OWNER TO CONFIRM PROFIL
 AND STALE OF WINDOWS

GENERAL SPECIFICATIONS/NOTES

- 1. ALL LUMBER USED IN CONSTRUCTION SHALL BE DOUGLAS FIR #2, OR SPF #2 MIN F5 = 1200 PSI E = 1.1 X 1000000. ALL STRUCTURAL HEADERS AND GIRDERS SHALL HAVE 4 X 6 OR 6 X 6 POSTS AT EACH END AS REQUIRED BY STUD SIZES.
- 2. ALL EXTERIOR LUMBER SMALL BE EXTERIOR GRADE. ALL EXTERIOR STEEL, JOIST HANGERS, LAG BOLTS, MALS AND SCREWS SHALL BE GALVANIZED. SAMPSON CONNECTORS (HOT DPPED) & SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTUREDS SPECIFICATIONS AND DETAILS.
- 3. ALL EXTERIOR OPENINGS SHALL BE CAULKED, FLASHED AND WEATHER-STRIPPED.
- 4. ALL ELECTRICAL WORK SHALL CONFORM TO NATIONAL FIRE PROTECTION AGENCY (N.F.P.A., NATIONAL ELECTRIC CODE (N.E.C.) AND THE LOCAL UTILITY COMPANY.
- WINDOWS ALTERED TO ACCOMMODATE NEW CONSTRUCTION SHALL BE REPLACED IN ACCORDANCE WITH APPLICABLE CODES REGARDING EMERGENCY ESCAPE, LIGHT AND VENTILATION REQUIREMENTS.
- 8. GALV.HURRICANE STRAPS SHALL BE PROVIDED AT ALL JOISTS/RAFTERS (EXISTING AND NEW) AS REQUIRED.
- 7. A VAPOR BARRIER SHALL BE INSTALLED ON THE WARM SIDE OF ALL CONSTRUCTION.
- 8. INSULATION SHALL BE INSTALLED IN ALL FRAMED WALLS BETWEEN HEATED AND UNHEATED SPACES AS PER LOCAL, STATE, AND ENERGY CONSERVATION CONSTRUCTION CODES. WHERE APPLICABLE CONCRETE SLAB INSULATION SHALL BE 2° STYROFOAM.
- 9. THE WORK "PROVIDE" MEANS THE CONTRACTOR SHALL SUPPLY AND INSTALL.
- 10. ALL NEW CONSTRUCTION SHALL ALIGN AND MATCH EXISTING.
- 11. THE CONTRACTOR IS RESPONSIBLE FOR ACCURATELY REPORTING EXISTING CONDITIONS AS SHOWN ON THE PLANS INCLUDING BUT NOT LIMITED TO:
- STRUCTURAL HEADERS AND ALL STRUCTURAL COMPONENTS FRAMING MEMBERS IN FLOORS, WALLS AND CELLING FOUNDATIONS FOOTINGS AND STRUCTURAL CONNECTORS
- NOTIFY ARCHITECT OF CONDITIONS AND/OR DISCREPANCIES.
- 12. TO THE BEST OF MY KNOWLEDGE AND PROFESSIONAL JUDGMENT THESE DRAWINGS CONFORM TO THE FOLLOWING CODES
 NEW YORK, STATE BUILDING CODE INTERNATIONAL BUILDING CODE 2015

NOTE

- LELEVATION NOTES ARE "TYPICAL" AND APPLY TO ALL ELEVATIONS WHEN APPLICABLE.
- 2. PROVIDE CONT. ALUM. FLASHING AT ALL VALLEYS,
- 3. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FROM THE BLEMENTS DURING DEMOLITIONS.
- HVAC/WATER HEATER
- THE CONTRACTOR SHALL CONFIRM EXISTING HVAC CAPACITY AND RECOMMEND ADJUSTMENTS AND SIZING
 OF EXISTING EQUIPMENT TO PROVIDE ADDITION WITH HEAT AND AC. PROVIDE ESTIMATE FOR NEW HVAC SYSTEM
- 2. CONTRACTOR SHALL CONFIRM ADEQUACY OF EXIST'S WATER HEATER. PROVIDE NEW WATER HEATER IF REQU

WU RESIDENCE

51 THEODORE ROOSEVELT DRIVE BLAUVELT NY 10913

SECTION: 70.17 BLOCK: 2 LOT: 18

- 18. ODYTRACTOR SHALL PATCH AND REPAR ALL SURFACES OPENED FOR THE INSTALLATION OF THE WORK AND REPAIR ALL EMBTING AREA TO REMAIN, DAMAGED DURNER IT DE PERFORMANCE OF THE WORK, PATCH SHALL, ALDIN AND MATCH EXISTING
- CONTRACTOR SHALL PREPARE FLOOR AREAS WITH SUBSTRATE APPROPRIATE TO FINISH SELECTED BY OWNER(S).
- 20. THE CONTRACTOR SHALL CADER 10% ATTIC STOCK OF ALL FNISKED MATERIALS FOR FOR FUTURE REPLACEMENT IF NECESSARY.
- 21. ALL EXISTING CONSTRUCTION TO REMAIN SHALL BE PROTECTED DURING
- 22. PENETRATION IN OPENINGS OF WALL PARTITIONS OR FLOORS FOR PIPES SLEEVES ELECTRIC DEVICES, ETC. SMALL BEPACKED SEALED OR OTHERWISE SOLATED TO MAINTAIN THE REQUIRED STIC RATHOL.
- 23. VAPOR BARRIER TOWARDS WINTER WARM SIDE OF ASSEMBLY
- ALL NEW AND DISTURBED FINISHES TO RECEIVE ONE PRIME COAT AND TWO FINISH COATS OF PAINT WHERE APPLICABLE.
- 25. ALL WINDOWS AND DOORS SHALL SE CAULKED ON EXTERIOR BUILDING

ELECTRICAL NOTES:

- 1 CONTRACTOR SHALL MEASURE LOADS IN EXISTING PAYEL AND ADJUST AS NECESSARY FOR PROPER BALANCING.
- 2 CONTRACTOR SHALL REMOVE EXISTING LIGHT FIXTURES, RECEPTACLES, AND/OR SWITCHES AS REQUIRED, MODIFY EXISTING CIRCUITY AS INCESSARY TO CONNECT TO NEW LIGHT FORURES, RECEPTACLES AND/OR SWITCHES SHOWN ON DRAWNO PROPERLY TERMINATE UNISED CIRCUITY A INEAREST LIGHTON FOR THE CIRCUITY FOR A THE CONTRACT OF THE DIRECTIX. DREE CIRCUITY FOR FITTING USE AND THE DIRECTIX. DREE CIRCUITY FOR
- 3 CONTRACTOR SHALL RELOCATE LIGHT FIXTURES, RECEPTACLES, AND/OR SWITCHES DESIGNATED FOR RELOCATION, MODIFY EXISTING CIRCUITRY AS NECESSARY TO REINSTALL
- 4 CONTRACTOR SHALLRELOGATE/REMOVE ELECTRICAL CIRCUITRY FOUND IN WALLS DESIGNATED FOR REMOVAL.
- 5 CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING, PATCHING AND PAINTING ASSOCIATED WITH ALL ELECTRICAL WORK
- 6 ALL ELECTRICAL GROUTRY SHALL BE CONCEALED IN WALLS, CEILINGS AND FLOORS. IF SAME IS REPOSSIBLE, ADVISED THE OWNER AND AWAIT APPROVALIALITHORIZATION FOR SURPACE MOUNTING, SUCH EXPOSED CIRCUITRY SHALL BE RUIN IS SURFACE WETA.
- 7 CONTRACTOR SHALL PROVIDE TYPEWRITTEN SCHEDULES OF ALL CIRCUITRY IN ELECTRICAL PANEL. SCHEDULES SHALL MATCH THE LOA SHOWN IN THE PROJECT PANEL SCHEDULE INCLIDED WITH THESE DRAWNINGS, ALL SPARE PANEL SPACES SHALL BE FULLY PROTECTED
- 8 ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE LATEST EDITION, AND THE NEW YORK STATE UNIFICAM FIRE PREVENTION AND BULDING CONSTRUCTION CODE. THIS INCLUDES ALL TERMINATED ELECTRIC.
- 9 CONTRACTOR SHALL OBTAIN, PAY FOR AND COMPLY WITH ALL REQUIRED PERMITS. CONTRACTOR SHALL ARRANGE FOR ALL INSPECTIONS AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATES TO OWNER PRIOR TO COMPLETION OF PROJECT.
- 10 CONTRACTOR SHALL PROVIDE AND INSTALL ALL BOXES, PITTINGS, CONNECTORS, COVER PLATES, AND OTHER MISCELLANEOUS ITEMS, NOT NECESSARILY DETAILED ON THESE DRAWINGS TO RENDER THE ELECTRICAL INSTALLATION COMPLETE AND OPERATIVE AND IN COMPLIANCE WITH APPLICABLE CODES.
- 11 ALL WIRING SHALL BE COPPER CONDUCTOR MINIMUM SIZE #12 AWG. UNLESS OTHERWISE NOTED.
- 12 CONTRACTOR SHALL FIELD VERIFY LOCATION OF EXISTING EQUIPMENT AND NOTE CONDITIONS AND AREAS WHERE WORK WILL OCCUR IN FIELD
- CONTRACTOR SHALL COORDINATE LOCATION OF LIGHT FIXTURES AND ELECTRICAL EQUIPMENT WITH OTHER TRADES TO AVOID CONFLICTS.
- 14 CONTRACTOR SHALL SEAL AROUND ALL CONDUIT PENETRATIONS THROUGH WALLS, FLOORS AND CELLING AT BETWEEN BASEMENT AND
- 15 CONTRACTOR SHALL COORDINATE WITH ALL OTHER TRADES TO AVO CONFLICTS OF EQUIPMENT INSTALLATION, CONTRACTOR SHALL YERR EXACT LOCATIONS OF ALL EQUIPMENT CONNECTIONS, WIRING DEVICE
- 16 CONTRACTOR SHALL GUARANTEE ALL WORKJANSHIP AND MATERIAL INSTALLED UNDER THIS CONTRACT FREE FROM DEFECTS FOR A PERIOD OF ONE (1) YEAR FROM OATE OF SUBSTANTIAL COMPLETION AND ACCEPTANCE SY THE GUNIZER AND AGREES TO REPLACE DEFECTIVE WORK AT NO ADDITIONAL COST TO OWNER DURING THE GUIDANTEE PERIOD.
- FINAL LOCATIONS AND ELEVATIONS OF ALL LIGHT FIXTURES, RECEPTACLES, SWITCHES, PHONE JACKS, AND CABLE OUTLETS SHALL BE DIRECTED IN THE FIELD.

PLUMBING NOTES:

- ALL PLUMBING WORK SHALL BE INSTALLED IN ACCORDANCE WITH NEW YORK FIRE PREVENTION AND BUILDING CONSTRUCTION GODE, APPLICABLE ENERGY CONSERVATION CONSTRUCTION CODE, ALL LOCAL CODES AND GENERALLY ACCEPTED PRACTICES.
- CONTRACTOR SHALL PROVIDE ALL FIXTURES, PIPING, VALVES, ACCESS DOORS, HANCERS, FITTINGS AND MISCELLANEOUS COMPONENTS NOT NECESSARILY DETAILED ON THESE DRAWINGS TO RENDER THE MECHANICAL SYSTEMS COMPLETE, OPERABLE, AND IN ACCORDANCE WITH APPLICABLE
- 3. CONTRACTOR SHALL COORDINATE LOCATIONS OF ALL PIPING AN
- CONTRACTOR SHALL SEAL AROUND ALL PIPE PENETRATIONS THROUGH FIRE RATED WALLS, FLOORS AND CEILINGS WITH AN INTUNESCENT FIRE STOP MATERIAL TO AMAINTAIN FIRE AND SMOLE RATINOS.
- CONTRACTOR SHALL PITCH ALL SANITARY PIPING (3") AND UNDER A MINIMUM OP 16" PER POOT, SANITARY PIPING (4") AND ABOVE MAY BE PITCHED A MINIMUM DE 16" DE POOT.
- CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND MATERIAL INSTALLED UNDER THIS CONTRACT FREE FROM DEFECTS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF SUBSTAINAL COMPLETION AND ACCEPTANCE BY THE OWNER AND AGREES TO REPLACE DEFECTIVE WORK AT NO ADDITIONAL COST TO OWNER DURING THE
- 7. CONTRACTOR SHALL COORDINATE FINAL LOCATIONS OF ALL PIPING IN FINISHED AREAS WITH GENERAL CONTRACTOR TO ENSURE
- CONTRACTOR SHALL NOT DRILL OR OUT ANY STRUCTURAL MEMBERS WITHOUT PERMISSION OF ARCHITECT.
- 8. CONTRACTOR SHALL INSTALL AIR CHAM
- 11. ALL EQUIPMENT SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS
- CONTRACTOR SHALL PAY FOR ALL PERMITS AND INSPECTION FEES REQUIRED BY LOCAL AUTHORITY HAVING JURISDICTION.
- ALL CONTROL WIRING SMALL BE IN ACCORDANCE WITH N.E.C. ELECTRICAL CODE AND ALL LOCAL CODES. ALL CONDUCTORS SHALL BE COPPER WITH THEN INSULATION 120WI-MINIMUM CONDUCTOR SIZE #12, 24V-MINIMUM CONDUCTOR SIZE #18.
- CONTRACTOR SHALL FELD VERIFY LOCATIONS OF ALL EXISTING PIPING & EQUIPMENT AND NOTE AREAS WHERE WORK WILL OCCUR.
- 15. CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATION, TRENCHING, BACKFILL, COMPACTION AND RESURFACING TO MATCH EXISTING ASSOCIATED WITH PLUMBING
- CONTRACTOR IS RESPONSIBLE FOR ALL CUTTING, PATCHING AND PAINTING ASSOCIATED WITH PLUMBING WORK.
- 17. CONTRACTOR SHALL LOCATE ALL PIPING ON THE WARM SIDE OF BUILDING
- 18. PLUMBING & ELECTRICAL CONTRACTOR SHALL CODEDINATE NEW TRENCHING TO ALLOW FOR THE INSTALLATION OR NEW PLUMBING & HOW ELECTRICAL WORK IN THE SHAME TRENCH WHEREVER POSSIBLE. RELOCATION OF INSTALLED COUNTRICH TO USE TO LAKE OF COORDINATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTORS AND SHALL NOT INCLUDE ADDITIONAL COST TO OWNER.

NOTE:

ALL HORIZONTAL SUPPORTS TO HAVE A MIN OF 6" SOLID BEARING EACH SIDE

HEADERS FOR DOORS & WINDOWS:

ALL OPENINGS 3'-0" TO 5'-0" TO HAVE (2) 2x 10 HEADERS

ALL OPENINGS 5'-0" TO 9'-0" TO HAVE (3) 2x10 HEADERS

ALL OTHER OPENING AS SPECIFIED ON PLAN

THESE CONSTRUCTION DOCUMENTS/DETAILS
AND SPECIFICATIONS ARE PROPERTY OJ
DINI ANTHONY FERRARO PC ARCHITECT (JAFPC).
JAFPC SHALL RETAIN ALL COMMON LAW, STATUTORY
AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT.
THESE CONSTRUCTION DOCUMENTS SHALL NOT BE
SHARED
COPIED OR REPRODUCED WITHOUT WRITTEN APPROVAL

DEMOLITION NOTES:

- 1. CONTRACTOR SHALL SE RESPONSISLE FOR ANY NECESSARY SHORING & BRACING FOR
- CONTRACTOR SHALL SE RESPONSIBLE FOR REMOVING AND LEGALLY DISPOSING OF DEBRIS FROM THE SITE.
- CONTRACTOR SHALL PROVIDE ALL NECESS ARY BARRIERS AN PROTECTIVE DEVICES FOR PUBLIC SAFETY DURING
- 4. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL EXISTING CONSTRUCTION TO REMAIN FROM ANY DAMAGE
- DURING DEMOLITION AND CONSTRUCTION PROCEDURES.
- 6. ALL OSHA REGULATIONS ARE TO BE STRICTLY ADHERED TO, ANY
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE NEW YORK STATE.
- AUTHORITIES HAVINGLURISDICTION OVER THE WORK.

 8. DEMOLITION WORK SHALL COUPLY WITH THE NEW YORK STATE REQUIREMENTS IN ADDITION TO THE ANSI A10.8 SAPETY REQUIREMENTS FOR DEMOLITION.
- 9. THE CONTRACTOR SHALL VISIT THE SITE AND CAREFULLY EXAMINE WORK OF THIS SECTION SO AS TO BECOME FAMILIAR
- 10. THE DRAWINGS MAY NOT SHOW ALL REMOVALS REQUIRED, CONTRACT INCLUDES ALL WORK NECESSARY TO PRODUCE THE FINAL ARRANGSMENT AS SHOWN, LEAVING NO EXSTITING WORK WHICH IS NO LONGER NEEDED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ENTIRE EDUCUTION OF APACE: NOLUDING WALLS, CELLINGS, ALL FINSHES, EQUIPMENT LYGHTING AND WINNS, LOURDON KAID HAVE CEMPINENT AND ILLUMING UNIES AS REQUIRED.
- BEFORE STARTING ANY WORK RELATING TO EXETING UTILITIES: ELECTRICAL, SANITARY, WATER, HEAT, GAS, ETC., THAT
 WILL TEMPORARY, DISCONTINUE OR DERIVET EXERCISES TO THE EXERTING BULDING, NOTHY THE OWNER A ARCHITECT
 SCHEMYLTON HOURS IN SANIMACE AND CERTAIN APPROVAD, PRIOR OF GESCHNINGTHE WORK.
- 12. CONTRACTOR SHALL SUPPLY NECESSARY PROTECTION AGAINST DIRT AND DAMAGE AND SHALL BE RESPONSIBLE FOR
- GRISERAL CONTRACTOR SMALL KEEP JOB SITE FREE OF ALL MATERIALS AND RECOMMERAN AND CONTROL. THE CONSTRUCTION AREA TO JOB SITE AND NET TRATING AREAS CONTROL THE PROJECT AT ALL TIMES GRISERAL CONTRACTOR TO BE RESPONSIBLE FOR CALLIFUR AND CORTION FOR ALL TRACES WHETHER OR NOT UNDER HIS JURISDICH TO THE PROPERTY OF THE PROPER
- CONTRACTOR SMALL RESTORE AT HIS SOLE EXPENSE, ALL AREAS DANAGED DURING CONSTRUCTION.
- 15. ALL DEMOLITION IS TO BE DONE WITH REASONABLE CARE SD AS TO MINIMIZE DAMAGE TO EXISTING REMAINING SUFFACES. THE GENERAL CONTRACTOR SHALL PROVIDE TENFORMAY DOORS AND PARTITIONS AS INCCESSARY TO PROTECT
- 16. CONTRACTOR SHALL FOLLOW BUILDING REGULATIONS AND PERFORM WORK AT THE HOURS DESIGNATED BY LOCAL
- 17 All ITEMS SPECIFICALLY DESCRIPTION FOR DELICE OUT ONLASED IN THE COURSE OF MARK SECONDARY MADE THE
- DEMOUSH PREMISSS AS SHOWN ON THE DRAWINGS NOLLIDING ALL WALL, WOOD, TRIM, PIPING, PLUMSING FOTURES, LIGHT FIXTURES, LIGHT TRACK, AND SHELVING UNLESS OTHERWISE NOTED (U.O.N.).
- 19. ALL EXISTING PROTRICIONS MATERIALS A PLIMBING LINES NOT SHOWN TO REMAIN ON THE DRAWINGS SHALL BE REMOVED If BEHIND THE PAPER OF THE FINISHED SUPERIOR. FROMDS ACCESS PANELS AS RECARRED LOCATIONISM AND SIZE(S) TO SEAPPROVED PRIOR TO INSTALLATION, ALL ASAPHONED PLUMINGS LINES SHALL BE CAPPED AS TO ANY DRAW TO THE PROPERTY OF THE
- CODE TO AVOID EMITTANCE OF NOXIOUS GASES.
- REMOVE AND DISCARD ALL FLOOR COVERINGS, OFFIAME THE FLOOR FIGURES, WITHER, MILEVAYATS, R.C. LLOW.
 REMOVE AND DISCARD ALL FLOOR COVERINGS, OFFIAME THE, FLO, SO THAT NEW FLOORING OAN BE PROPERLY INSTALLED FLUSH WITH ADJACENT SUPFACES. THIS SHALL INC. LUCE REMOVAL OF ADJESSIVES AND SETTING SERS, (LO. IN)
- 22. EXECUTE THE WORK IN A CAREFUL AND ORDERLY MANNER, WITH THE LEAST POSSIBLE DISTURBANCE TO THE BUILDING.
- CONTRACTOR SHALL VERIEFY BEFORE REMOVAL OF ANY PARTITION THAT THE PARTITION IS NOT A BEARING WALL.
 ALL CONCERNS AS IT RELATES TO THE STRUCTURE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE THE WALL BREMOVED.

MISCELLANEOUS TREES AND BRUSH IN AND ON PROJECT SITE AS DIRECTED BY THE ARCHITECT

- 24. PROVIDE TEMPORARY SUPPORT BEFORE REMOVING ANY BEARING PARTITIONS.
- 25. OONTRACTOR SHALL RELOCATE ALL FLUMBING TO ACCOMPODATE NEW BATHROOM LAYOUT NIGLIDING BUT NOT LIMITED TO CLEAN OUTS, STANDS, VENTS, SUPPLY 8 RELIAN LINES.

 35. CONTRACTOR TO PROVIDE ALL SERVICES AND LASOR AND ECCUPLENT FOR THE REMOVAL OF DEBTE, CARBAGE OR
 - ZONING BOARD OF APPEALS

SEP **1** 2021

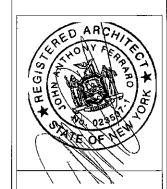
Meeting Of:

Town Of Orangetown

Town Of Orangetown

John Anthony Regrato PC A R C H I T E C T

37 Maple Avenue
New City, New York 10956
Tel: 845-624-0758
EMAIL: JAFPC2@GMAIL.COM
www.johnferraroarchitect.com



FOR ZONING BOARD APPLICATION ONLY

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WU RESIDENCE

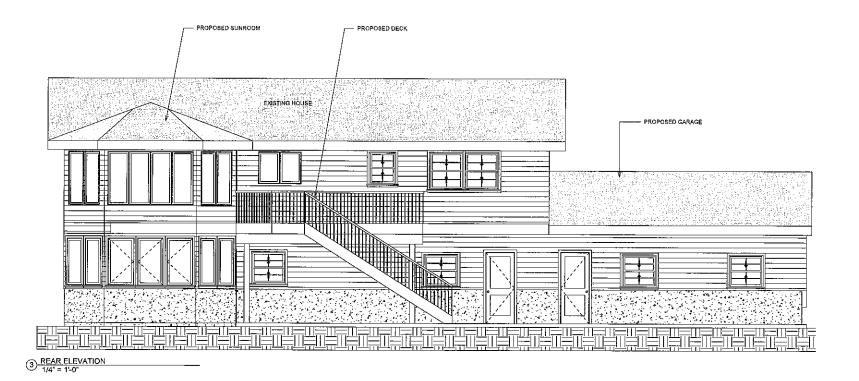
51 THEODORE DR. BLAUVELT NEW YORK 10913

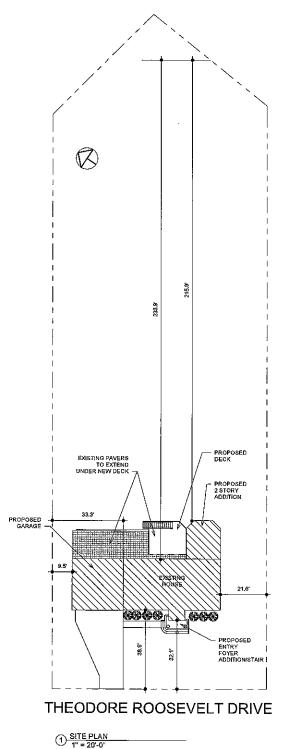
TITLE SHEET/NOTES

Project number WU
Date 5-1-21
Drawn by Author
Checked by Checker

A-1







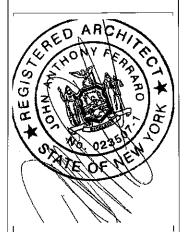
THIS SITE PLAN WAS TAKEN FROM A SURVEY PREPARED BY:

KUHLANEK & PLAN LAND SURVEYORS, P.C.
73 WESTCHESTER AVENUE POUND RIDGE , NEW YORK 10954
914-964-0304
DATED MARCH 25, 1963



John Anthony Ferraro PC
ARCHITECT

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FOR ZONING BOARD APPLICATION ONLY

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WU RESIDENCE

51 THEODORE DR. BLAUVELT NEW YORK 10913

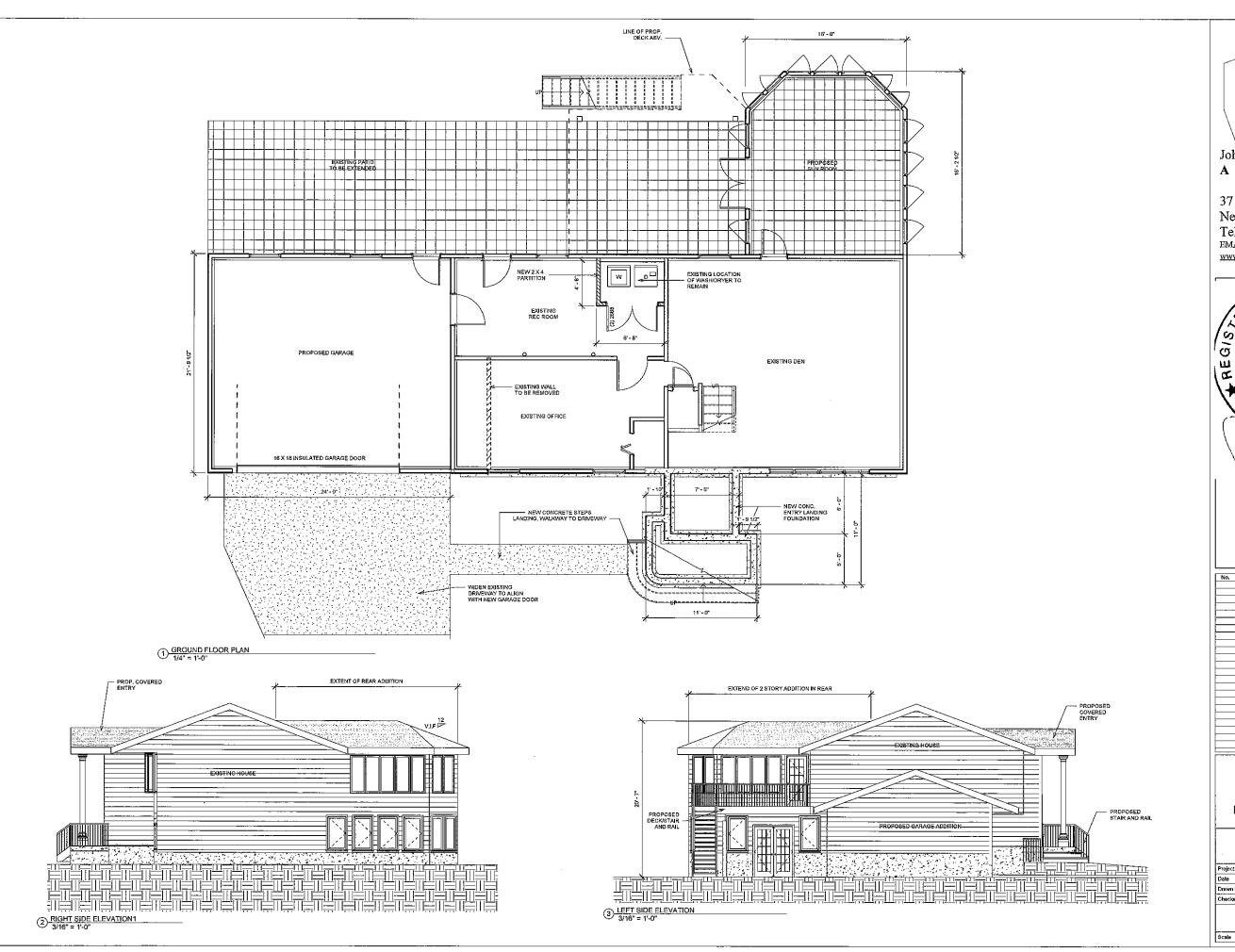
SITE PLAN/ELEVATIONS

Project number	W
Date	5-1-2
Drawn by	JI
Checked by	J:

A-2

As indicated

3/24/2021 8:49:16





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FOR ZONING BOARD APPLICATION ONLY

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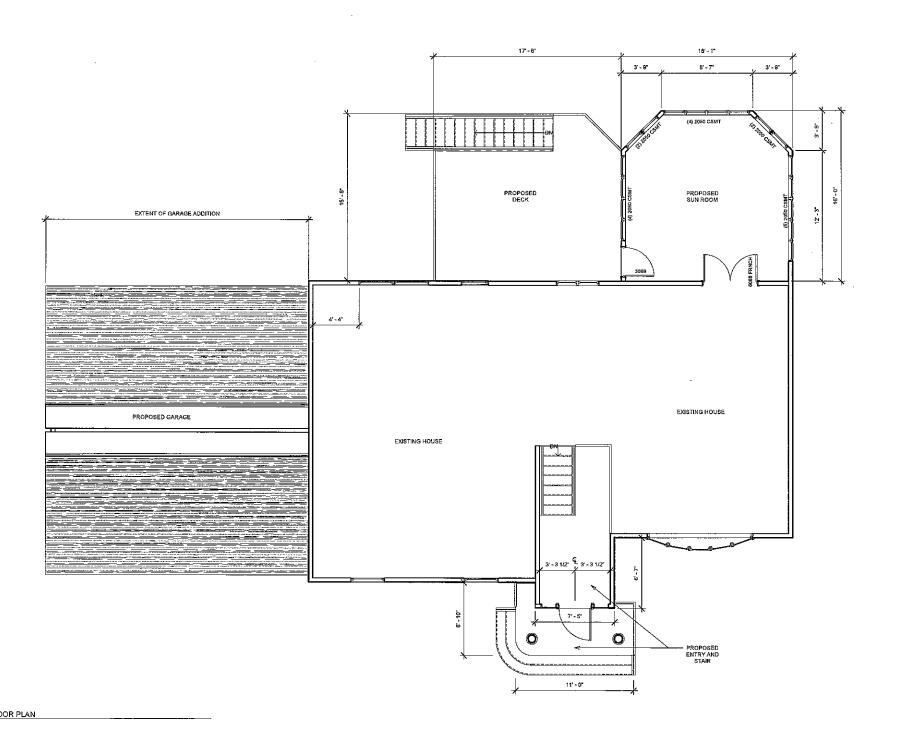
51 THEODORE DR. BLAUVELT NEW YORK 10913

PROPOSED GROUND FLOOR PLAN/ELEV.

Project number	WU
Date	5-1-21
Drawn by	JF
Checked by	JF

A-3

As indicated



John Anthony Ferrara PC

John Anthony Regrato PC
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FOR ZONING BOARD APPLICATION ONLY

No.	Description	Date
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WU RESIDENCE

51 THEODORE DR. BLAUVELT NEW YORK 10913

SECOND FLOOR PLAN

 Project number
 WU

 Date
 5-1-21

 Drawn by
 JF

 Checked by
 JF

A-4

1/4" = 1'-0"