

LEGEND

EXISTING WATERLINE

EXISTING WATER VALVE

EXISTING FIRE HYDRANT

EXISTING CATCH BASIN

EXISTING SPOT ELEVATION

EXISTING GAS LINE

---- 360 ---- EXISTING 10' CONTOUR

== == EXISTING STORM DRAIN LINE

— S — — S — — EXISTING SEWER LINE

EXISTING STONEWALL

+ 360.0

S SMH EXISTING SEWER MANHOLE

NOTES:

PRIOR TO SEEDING.

- 1. ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICES SHALL BE INSTALLED UNDERGROUND.
- 2. NO BUILDING PERMIT WILL BE ISSUED UNTIL SEWAGE DISPOSAL ARRANGEMENTS HAVE BEEN APPROVED BY THE ROCKLAND COUNTY HEALTH DEPARTMENT AND/OR THE TOWN OF ORANGETOWN.
- 3. LOT DRAINAGE SHOWN ON THIS PLAN SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND AND SHALL NOT BE DISTURBED.
- 4. ANY EXISTING UTILITIES (POLES, HYDRANTS, ETC.) AFFECTED BY CONSTRUCTION OF THIS SITE SHALL BE RELOCATED AT THE DEVELOPERS EXPENSE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.
- 5. NO OPEN BURNING DURING CONSTRUCTION WITHOUT SPECIFIC PERMISSION FROM NEW YORK STATE DEPARTMENT OF HEALTH.
- 6. DATUM: USGS BENCHMARK HEADWALL ROUTE 303 INV.= 94.6
- 7. NO BUILDING PERMIT SHALL BE ISSUED UNTIL RESULTS OF TEST PITS HAVE BEEN SUBMITTED TO THE BUILDING DEPARTMENT.
- 8. DURING THE COURSE OF CONSTRUCTION, ALL STORM DRAIN INLETS SHALL BE PROTECTED WITH A HAY BALE FILTER.
- 9. ALL AREAS DISTURBED BY ONSITE GRADING SHOULD BE LIMED AND FERTILIZED
- 10. THE NEW CORNERS OF ALL LOTS SHALL BE MARKED WITH METAL RODS 3/4" IN DIAMETER, AND AT LEAST 30" IN LENGTH (TO BE INSTALLED AFTER FINAL GRADING). SAID PINS SHOWN THUS
- 11. THIS SITE PLAN IS SUBJECT TO DETAILS OF GRADING, ROADS AND UTILITIES AS SHOWN ON CONSTRUCTION DRAWINGS APPROVED BY THE PLANNING BOARD AND FILED WITH THE TOWN CLERK.
- 12. SIDEWALKS AND CURBS SHALL BE INSTALLED IN ACCORDANCE WITH HIGHWAY DEPARTMENT SPECIFICATIONS.
- 13. TEMPORARY SEDIMENTATION ENTRAPMENT AREAS SHALL BE PROVIDED AS SHOWN TO INTERCEPT AND CLARIFY SILT LADEN RUNOFF FROM THE SITE. THESE MAY BE EXCAVATED OR MAY BE CREATED UTILIZING EARTHEN BERMS, RIP-RAP OR CRUSHED STONE DAMS, HAY BALES, OR CHANNELIZATION SHALL BE CONSTRUCTED TO INSURE THAT ALL SILT LADEN WATERS ARE DIRECTED INTO THE ENTRAPMENT AREAS, WHICH SHALL NOT BE PERMITTED TO FILL IN, BUT SHALL BE CLEANED PERIODICALLY DURING THE COURSE OF CONSTRUCTION. THE COLLECTION SILT SHALL BE DEPOSITED IN AREAS SAFE FROM FURTHER EROSION.
- 14 ALL DISTURBED AREA, EXCEPT ROADWAYS, WHICH WILL REMAIN UNFINISHED FOR MORE THAN THIRTY (30) DAYS SHALL BE TEMPORARILY SEEDED WITH 1/2 LB. OF RYE GRASS OR MULCH WITH 100 LBS. OF STRAW OR HAY PER 1,000 SQUARE FEET. ROADWAYS SHALL BE STABILIZED AS RAPIDLY AS PRACTICABLE BY THE INSTALLATION OF THE BASE COURSE.
- 15. SILT THAT LEAVES THE SITE IN SPITE OF THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY APPROPRIATE MUNICIPAL
- 16. AT THE COMPLETION OF THE PROJECT ALL TEMPORARY SILTATION DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REGRADED, PLANTED, OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLANS.

17. PERMANENT VEGETATION COVER SPECIFICATION:

LAWN AREA - PER 1,000 SQ. FT.

15 LBS. 10-6-4 50% SLOW RELEASE FERTILIZER 70 LBS. GRANULATE LIMESTONE 4 LBS. SEED MIXTURE

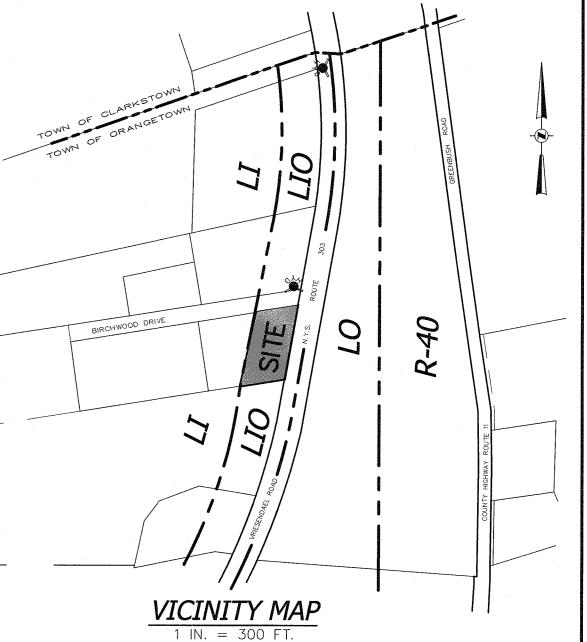
> 40% KENTUCKY BLUE 40% RED FESCUE 20% PERENNIAL RYEGRASS

18. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL FOLLOW UNDERGROUND UTILITY CALL CENTER GUIDELINES.

- 19. THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239 L & M OF GENERAL MUNICIPAL LAW.
- 20.AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES AND VEGETATION, A PRECONSTRUCTION MEETING MUST BE HELD WITH THE DEME, SUPERINTENDENT OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING AND PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.
- 21. TREE PROTECTION: A TREE PROTECTION PROGRAM WILL BE IMPLEMENTED IN ORDER TO PROTECT AND PRESERVE BOTH INDIVIDUAL SPECIMEN TREES AND BUFFER AREAS WITH MANY

RETAINING WALLS.

- TREES. STEPS WHICH WILL BE TAKEN TO PRESERVE AND PROTECT EXISTING TREES AREA AS FOLLOWS: A. NO CONSTRUCTION EQUIPMENT SHALL BE PARKED
- UNDER THE TREE CANOPY. B. THERE WILL BE NO EXCAVATION OR STOCKPILING OF
- EARTH UNDERNEATH THE TREES. C. TREE TO BE PRESERVED ARE TO BE MARKED CONSPICUOUSLY
- D. TREES TO BE SAVED WILL BE FENCED AT THE DRIP LINE. E. NO EARTH FILLS GREATER THAN 6 IN. WILL BE MADE BENEATH TREES TO BE PRESERVED.
- F. IN FILL AREAS, TREES WILL BE PRESERVED IN TREE WELLS, OR THROUGH THE USE OF RETAINING WALLS. G. IN CUT AREAS, TREES WILL BE RESERVED WITH
- 22. THE RIGHT TO USE BIRCHWOOD DRIVE FOR INGRESS, EGRESS AND UTILITIES ESTABLISHED BY VIRTUE OF DEED DATED MARCH 29, 1952 AND RECORDED IN THE ROCKLAND COUNTY CLERKS OFFICE IN LIBER 541, PAGE 430 ON APRIL 23, 1952.
- 23. THIS PLAN CONFORMS TO THE REQUIREMENTS OF "PHASE 2" STORMWATER REGULATIONS AS OUTLINED IN THE NEW YORK STATE STORMWATER DESIGN MANUAL FOR THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION. (SEE DRAWING 2 FOR DETAILS).



MODES FIRE HYDRANT LOCATION

PLANNI TRACE

07-07-21

1 05-18-21

REVISION DATE

BULK REQUIREMENTS

			Y
EXISTING ZONE — LIO, GROUP CC ROUTE 303 OVERLAY ZONE	REQUIRED	EXISTING	PROPOSED
MAXIMUM FLOOR AREA RATIO	0.40	0.25	0.28
MINIMUM STREET FRONTAGE	150 FT.	233 FT.	233 FT.
MINIMUM LOT AREA	2 ACRES	0.653 ACRE*	0.653 ACRE*
MINIMUM LOT WIDTH	300 FT.	233 FT.*	233 FT.*
MINIMUM FRONT YARD DEPTH	100 FT.	25.0 FT.*	25.0 FT.*
MINIMUM SIDE YARD	100 FT.	41.8 FT.*	32.0 FT.**
MINIMUM TOTAL BOTH SIDE YARD	200 FT.	139.8 FT≭	130.3 FT.**
MINIMUM REAR YARD	100 FT.	37.0 FT.*	37.0 FT.*
MAXIMUM BUILDING HEIGHT (3"/FT.)	6'-3"	14FT. ALONG *	14FT. ALONG RT. 303
MAXIMUM DEVELOPMENT COVERAGE	75%	62%	62%

*DENOTES VARIANCE GRANTED ON MAY 21, 2003, AS CASE #03-46 **DENOTES VARIANCE REQUIRED

LOT AREA CALCULATION

29,900 SQ. FT./ 0.686 ACRE GROSS

-1,458 SQ. FT. 1/2 AREA WITHIN D.S.L. 28,442 SQ. FT. / 0.653 ACRE NET LOT AREA FOR ZONING

PARKING REQUIREMENTS

MANUFACTURING REQUIRED PROVIDED

1 SPACE PER 2 EMPLOYEES OR 1 SPACE PER 300 S.F. OF GROSS FLOOR AREA

2 EMPLOYEES MAXIMUM ÷ 2

1 SPACE PER 300 S.F. OF GROSS FLOOR AREA

TOTAL

ADDITIONAL VARIANCES GRANTED ON

A) 280a - ACCESS BY PRIVATE RIGHT-OF-WAY B) PARKING - 17 SPACES REQUIRED, 15 SPACES PROVIDED C) PARKING IN FRONT YARD

GRANTED ON JULY 28, 2004, AS PB #04-83.

SITE ADDRESS 624 ROUTE 303

BLAUVELT, NY 10913

SECTION 7209-2)

OWNER & APPLICANT

TAX MAP REFERENCE

TOWN OF ORANGETOWN TAX MAP

SCHOOL DISTRICT: - SOUTH ORANGETOWN

BLAUVELT

SEWER DISTRICT - ORANGETOWN SEWER DISTRICT LIGHTING DISTRICT - TOWN OF ORANGETOWN

SECTION 65.14, BLOCK 1, LOT 7

BROSNA CONSTRUCTION

624 ROUTE 303

DISTRICTS

FIRE DISTRICT

WATER DISTRICT

BLAUVELT, NY 10913

"UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSEI

CENTRAL SCHOOL DIST. No. 1

BLAUVELT FIRE PREVENTION DISTRICT

EDUCATION LAW." "ONLY COPIES FROM THE ORIGINAL TRACING OF THIS SURVEY MAP MARKED WITH THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE "CFRTIFICATION INDICATED HERE ON SIGNIFY THE EDUCATION LAW OF THE STATE OF NEW THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF YORK PROHIBITS ANY PERSON ALTERING
ACCORDANCE WITH THE EXISTING CODE OF
ANYTHING ON THESE DRAWINGS AND/OR THE
ACCOMPANYING SPECIFICATIONS, UNLESS IT IS
UNDER THE DIRECTION OF A LICENSED
PROFESSIONAL ENGINEER. WHERE SUCH
ALTERATIONS ARE MADE, THE PROFESSIONAL
ENGINEER MUST SIGN, SEAL, DATE AND
DESCRIBE THE FULL EXTENT OF THE

ACCORDANCE WITH THE EXISTING CODE OF
PRACTICE FOR LAND SURVEYOR'S ADOPTED
SURVEYORS ASSOCIATION. SAID
CERTIFICATIONS SHALL RUN ONLY TO
THOSE NAMED INDIVIDUALS AND/OR
INSTITUTIONS FOR WHOM THE SURVEY WAS
PREPARED. CERTIFICATIONS ARE NOT DESCRIBE THE FULL EXTENT OF THE PREPARED. CERTIFICATIONS ARE NOT ALTERATION ON THE DRAWINGS AND/OR IN TRANSFERABLE TO ADDITIONAL INDIVIDUALS,

INSTITUTIONS, THEIR SUCCESSORS AND/OR THE SPECIFICTIONS. (NYS EDUCATION LAW ASSIGNS OR SUBSEQUENT OWNERS."

SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE BROSNA CONSTRUCTION TOWN OF ORANGETOWN ROCKLAND COUNTY, NEW YORK

PROJECT:

REVISED SITE PLAN

PLANNING BOARD

PER DIRECTORS COMMENTS 6-29-21

AREA OF ADDITION FOOTPRINT

DESCRIPTION

ATZL, NASHER & ZIGLER P.

ENGINEERS-SURVEYORS-PLANNERS

232 North Main Street

Tel: (845) 634-4694

Fax: (845) 634-5543 E-mail: info@anzny.com Web: www.ANZNY.com

New City, New York 10956

DRAWN BY: CHECKED BY: JRA DATE: APRIL 14, 2021 SCALE: 1 IN. = 20 FT. PROJECT NO: DRAWING NO: 2907

OWNERS APPROVAL FOR FILING

DATE

3,500 S.F.

= 1 SPACE 1 SPACE OFFICE (4 EMPLOYEES) 1 SPACE PER 200 S.F. OF GROSS FLOOR AREA

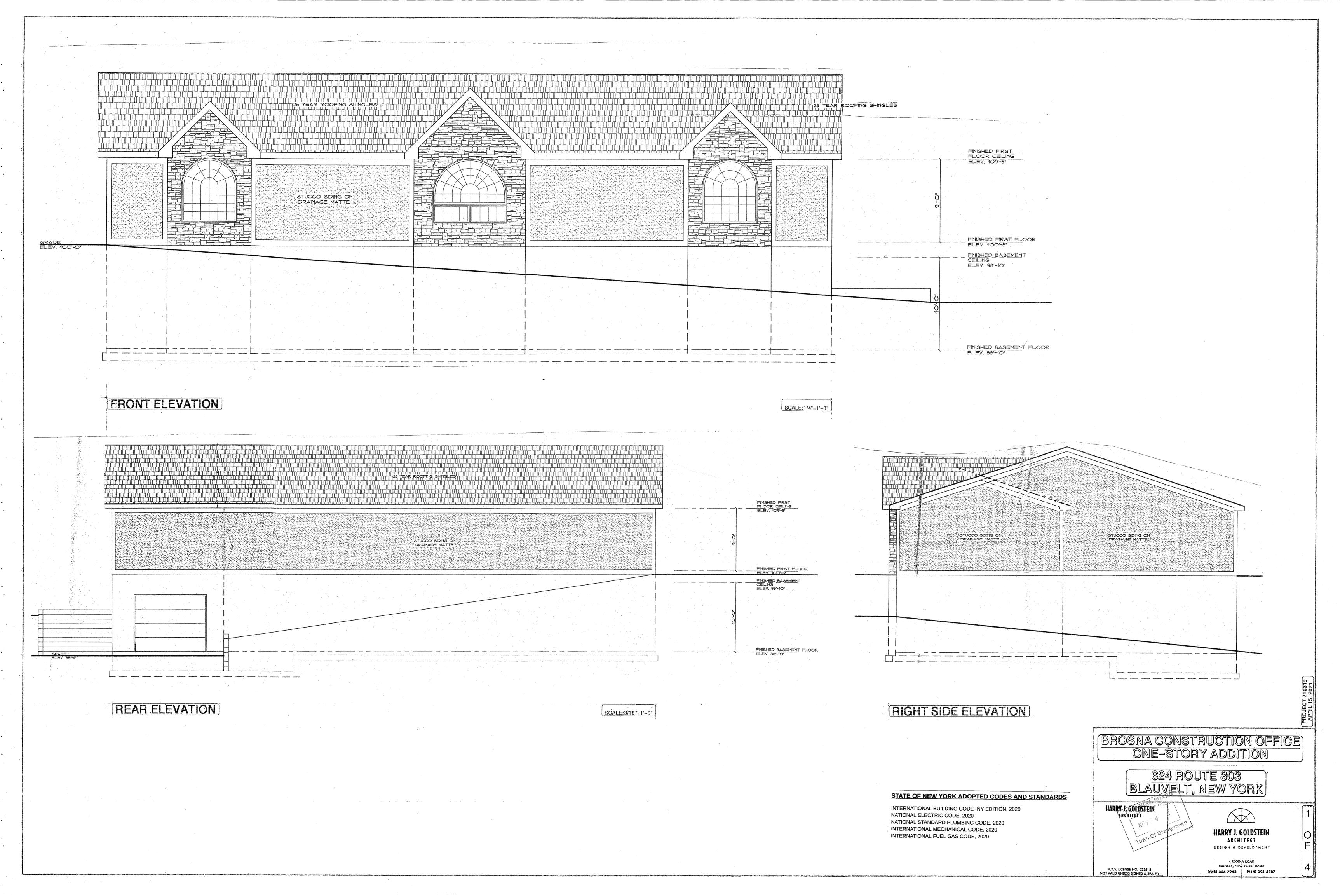
1,800 S.F. ÷ 200 = 9 SPACES 9 SPACES <u>DISPLAY/STORAGE</u> - ACCESSORY USE PER SECT. 11.2 OF ORANGETOWN CODE = 8.3 SPACES 10 SPACES 2.500 S.F. ÷ 300

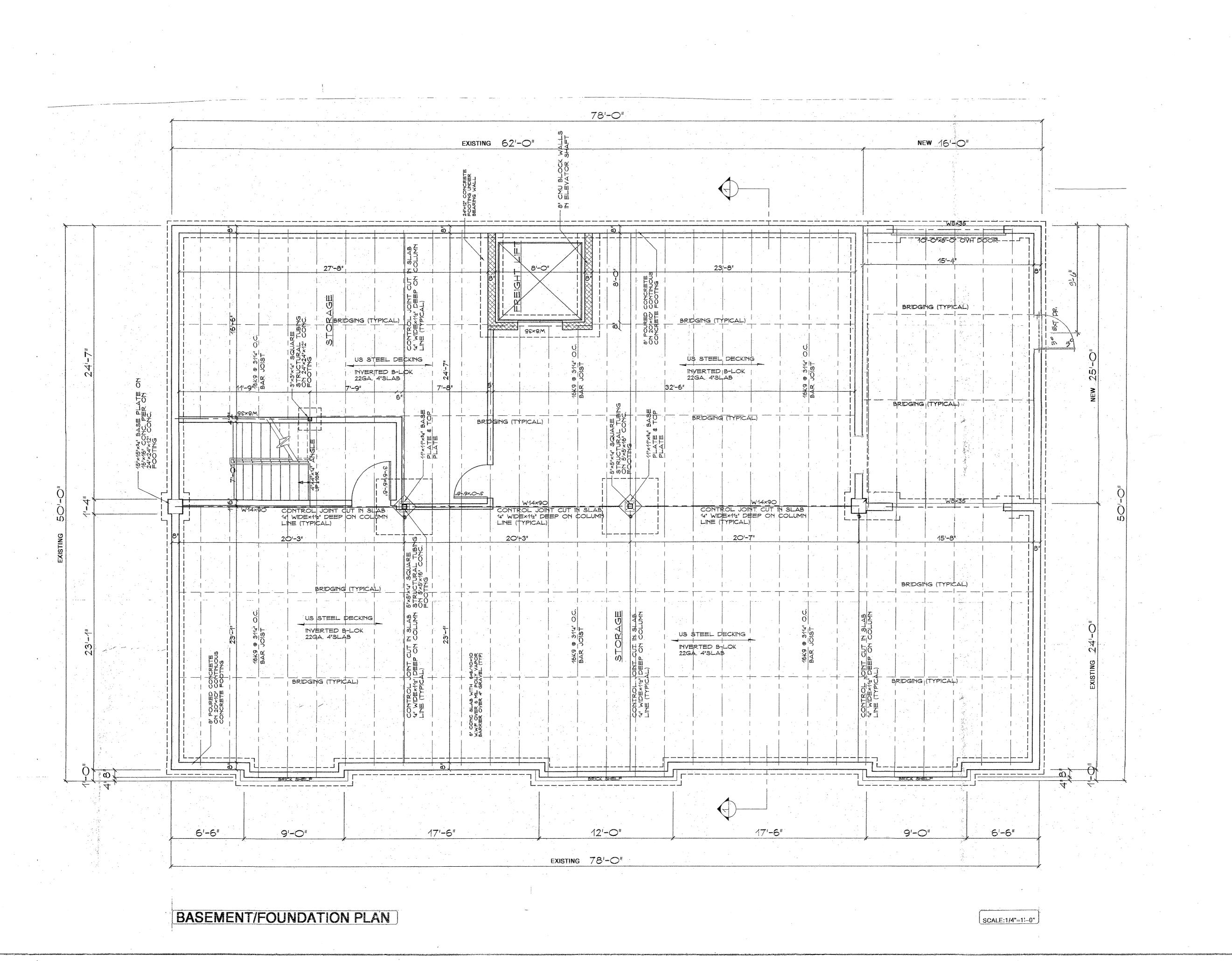
= 18.3 or 19 SPACES 19 SPACES

MAY 21, 2003 AS CASE #03-46

PERFORMANCE STANDARDS CONFORMANCE APPROVED BY THE ZONING BOARD OF APPEALS ON JANUARY 21, 2004, AS CASE #03-101.

CONDITIONAL USE PERMIT REQUIRED FROM THE PLANNING BOARD FOR MANUFACTURING





GENERAL SPECIFICATIONS

GENERAL NOTES

1) ALL WORK PERFORMED SHALL COMPLY WITH THE BUILDING AND ZONING ORDINANCES OF THE VILLAGE OF AIRMONT AND THE NEW YORK

STATE BUILDING AND ENERGY CONSERVATION CONSTRUCTION CODES. 2) THESE PLANS ARE TO BE USED FOR PERMITS AND CONSTRUCTION GUIDE ONLY. THEY ARE NOT INTENDED TO BE USED AS A CONTRACT DOCUMENT, UNLESS OTHERWISE INDICATED BY ARCHITECT.

3) CONTRACTOR OR ANY SUBCONTRACTOR DOING ANY WORK UNDER THIS CONTRACT SHALL CARRY LIABILITY AND PROPERTY DAMAGE INSURANCE AGAINST ACCIDENTS OF ALL KINDS AND SHALL FURNISH OWNER WITH CERTIFICATE OF INSURANCE.

4) CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL DIMENSIONS ON THESE PLANS AGAINST FIELD CONDITIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.

5) ALL DIMENSIONS AND LOCATIONS AS INDICATED ON THE DRAWINGS. SHALL BE CONSIDERED AS REASONABLY CORRECT, BUT IT SHALL BE UNDERSTOOD THAT THEY ARE SUBJECT TO MODIFICATION AS MAY BE NECESSARY OR DESIRABLE AT THE TIME OF INSTALLATION TO MEET ANY UNFORESEEN OR OTHER CONDITION.

6) ARCHITECT AND RELATED CONSULTANTS HAVE NOT BEEN RETAINED FOR CONSTRUCTION INSPECTION SERVICES OR FOR APPROVAL OF SHOP DRAWINGS. ARCHITECT IS ONLY RESPONSIBLE FOR THESE WORKING DRAWINGS AND THEIR RELATED SPECIFICATIONS. IT REMAINS INCUMBENT ON THE CONTRACTOR TO INFORM THE BUILDING DEPARTMENT AND/OR THE ARCHITECT OF ANY DISCREPANCY, CHANGE, OR VARIATION FROM APPROVED PLANS AND OF ANY UNFORESEEN DEVELOPMENT THAT MAY OCCUR DURING THE COURSE OF CONSTRUCTION.

7) ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY EXISTING STRUCTURE OR ANY UNFORESEEN PROBLEMS PRIOR TO NEW CONSTRUCTION, ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY NEW CONSTRUCTION AND/OR DEMOLITION OPERATIONS AND METHODS.

8) CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS. ALL DIMENSIONS AND CONDITIONS SHALL BE FIELD VERIFIED. ARCHITECT SHALL BE INFORMED OF ANY DISCREPANCIES. MATCH ALL EXISTING MATERIALS, DIMENSIONS, AND CONDITIONS AS THEY APPLY.

9) ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO START OF WORK. DO NOT SCALE DIMENSIONS FROM DRAWINGS. WRITTEN DIMENSIONS ARE TO BE FOLLOWED FOR CONSTRUCTION

10) ALL CONSTRUCTION AND MATERIALS SHALL BE NEW, UNLESS OTHERWISE NOTED. ALL MATERIALS SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR, UNLESS OTHERWISE NOTED.

11) ALL WORK OF THE VARIOUS TRADES INVOLVED WITH THE CONSTRUCTION OF THIS PROJECT, IS TO BE PERFORMED BY CAPABLE AND REPUTABLE CONTRACTORS, LICENSED IN THE STATE OF NEW YORK AND AS REQUIRED BY THE LOCAL GOVERNING AGENCY.

12) NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT HAS BEEN SÉCURED AS REQUIRED BY THE APPLICABLE GOVERNING AGENCY OR

13) ALL CONDITIONS AND DIMENSIONS SHALL BE VERIFIED BEFORE THE START OF ANY WORK AND DISCREPANCIES OR VARIATIONS TO APPROVED PLANS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR OWNER BEFORE PROCEEDING.

14) PRIOR TO COMPLETION OF THE WORK, CONTRACTOR SHALL REMOVE FROM THE JOB SITE ALL TOOLS, SURPLUS MATERIALS, EQUIPMENT, SCRAP, DEBRIS, AND WASTE UNLESS OTHERWISE NOTED BY THE OWNER.

15) CONTRACTOR/OWNER IS RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES AND VERIFYING LOCATION OF SAME UTILITY COMPANYS LINES, SERVICES AND OTHER POSSIBLE EQUIPMENT OF UTILITY COMPANY. 16) ALL EXISTING CONDITIONS INDICATED ON THESE PLANS WHICH ARE TO BE REMOVED OR RELOCATED ARE TO BE SO EXECUTED IN A MANNER WHICH WILL NOT DISTURB ADJOINING AREAS OR CONDITIONS WHICH ARE

17) EXTREME CAUTION IS TO BE TAKEN DURING EXCAVATION AND/OR DEMOLITION, CONTRACTOR IS TO OBSERVE ANY VARIATIONS OR UNFORESEEN DISCREPANCIES IN THESE PLANS AND REPORT THEM IMMEDIATELY TO THE ARCHITECT AND THE OWNER.

9) EARTH UNDER CONCRETE SLAB SHALL BE THOROUGHLY COMPACTED

18) ALL FCOTINGS TO REST ON VIRGIN SOIL HAVING A MINIMUM BEARING CAPACITY OF 3,000 P.S.F. AT 3'-0" MINIMUM BELOW THE FINISHED GRADE.

AND CLEANED OF DEBRIS, WATER AND OTHER FOREIGN MATTER. THE SUB-GRADE SHALL BE BROUGHT TO A TRUE PLANE AND COMPACTED TO SOLID BEARING. ALL FILL MATERIAL SHALL BE SOIL OR SOIL-ROCK MIXTURE FREE FROM ORGANIC MATTER AND OTHER OBJECTIONARI F MATERIAL. IT SHALL CONTAIN NO ROCKS OR LUMPS OVER SIX INCHES IN GREATEST DIMENSION AND NOT MORE THAN 15% OF THE ROCKS OR LUMPS SHALL BE LARGER THAN THREE INCHES IN GREATEST DIMENSION.

20) DO NOT BACKFILL UNTIL MAIN FLOOR SYSTEMS, INCLUDING SLABS AND FLOOR DECKING, ARE INSTALLED.

21) BACKFILL AGAINST 8" POURED CONCRETE WALLS SHALL BE A MAXIMUM OF 7'-0" HIGH AND 10" CONCRETE BLOCK WALLS A MAXIMUM OF 6'-0" ABOVE BASEMENT SLAB TO ADJACENT GRADE.

22) TOP 6" OF NEWLY GRADED AREAS IS TO BE TOP SOIL RAKED FREE FROM DEBRIS, STICKS, STONES OVER 2' IN SIZE AND OBJECTIONABLE

23) GENERAL CONTRACTOR OR OWNER SHALL FIELD VERIFY ALL INVERT ELEVATIONS AND SEWER CONDITIONS INDICATED PRIOR TO ANY CONSTRUCTION. ARCHITECT ASSUMES NO RESPONSIBILITY FOR INFORMATION CONTAINED ON SURVEYS IN SEWER DEPARTMENT

24) FOOTING DRAINS ARE TO BE PROVIDED WHERE REQUIRED AND APPROPRIATE. THEY SHALL BE LAID IN GRAVEL BEDS AND PROTECTED AT TOP WITH FILTER FABRIC AND PROVIDE POSITIVE OUTFLOW TO STORM

25) FINISHED GRADE AND DRIVEWAY SHALL PITCH AWAY FROM THE BUILDING SO THAT ALL SURFACE WATER FLOWS AWAY FROM BUILDING.

26) INSTALLATION OF GAS, WATER, AND FELECTRIC METERS SHALL BE IN STRICT ACCORDANCE WITH LOCAL UTILITY COMPANY SPECIFICATIONS.

27) FINISHED GRADE HEIGHT SHALL BE A MINIMUM 8" BELOW ADJACENT FRAMING AND MAXIMUM (IF ANY) AS PER LOCAL CODES.

CONCRETE AND MASONRY

28) NEW POURED CONCRETE TO BE MINIMUM 5000 P.S.I. COMPRESSIVE STRENGTH IN 28 DAYS. 6.0 BAGS OF CEMENT MINIMUM PER CUBIC YARD OF CONCRETE AND MAXIMUM 7 1/4 GALLONS OF WATER PER 94 POUND SACK OF CEMENT. 6 1/4 GALLONS OF WATER PER 94 POUND SACK OF CEMENT FOR AIR ENTRAINED CONCRETE. SUBMIT TESTING REPORTS PERFORMED BY APPROVED TESTING LABORATORY, AS REQUIRED BY LOCAL OFFICIALS.

29) ALL MASONRY OR CONCRETE ANCHORS AND FASTENERS OF ANY KIND ARE TO BE GALVANIZED OR ZINC COATED.

30) REINFORCING STEEL TO BE DEFORMED BARS ON NEW BILLET STEEL IN ACCORDANCE WITH ASTM DESIGNATION: 615 GRADE 40: LAP LENGTH OF BARS IS TO CONFORM WITH BUILDING CODE REGULATIONS OR TO BE A MINIMUM OF 6", WHICHEVER IS GREATER. ALL WIRE MESH SHALL BE

BROSNA CONSTRUCTION OFFICE ONE-STORY ADDITION

ELECTRICALLY WELDED AND HAVE AN ULTIMATE STRENGTH OF NOT LESS

BLAUVELT, NEW YORK

HARRY J. GOLDSTEIN ARCHITECT

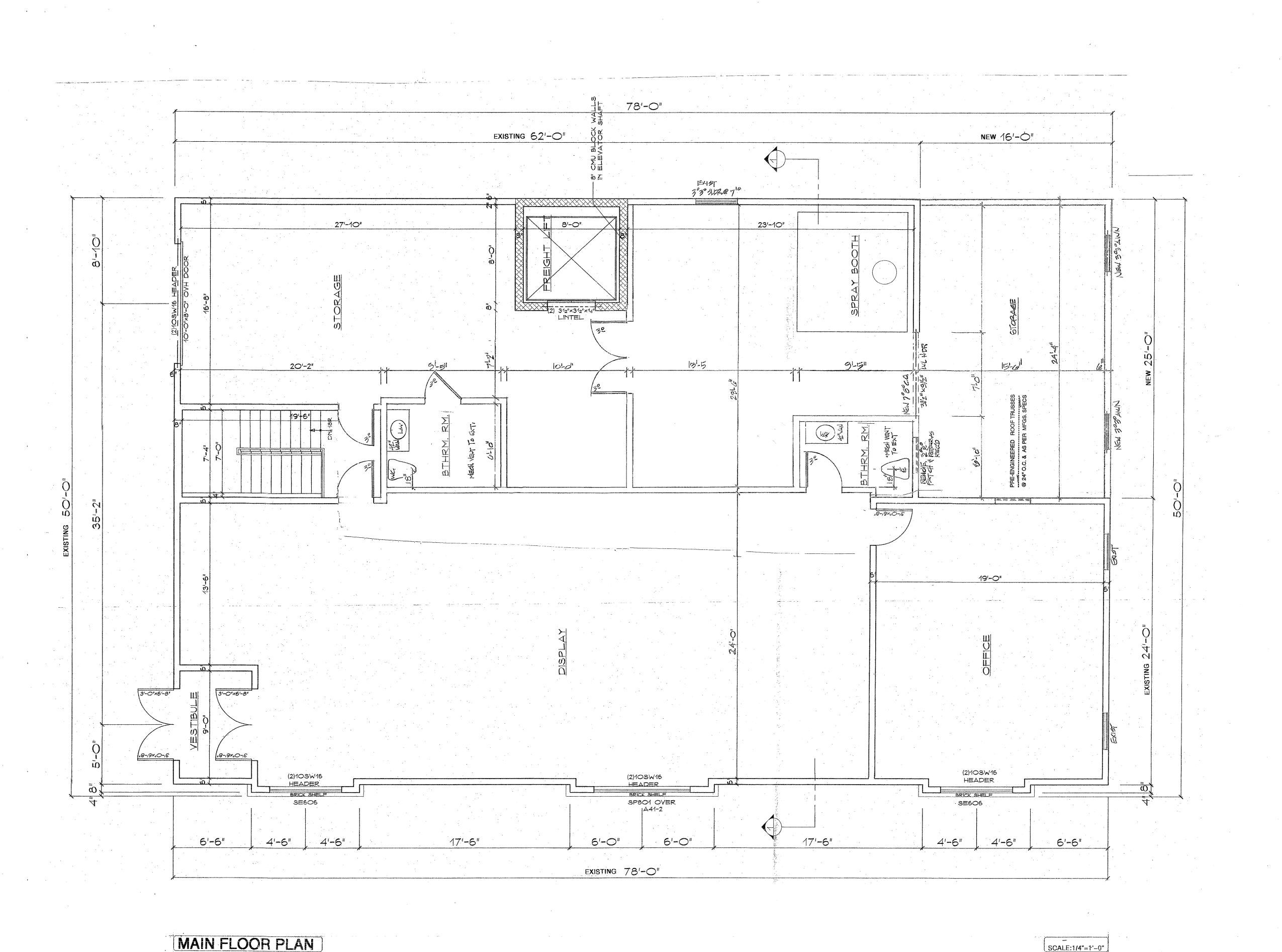
HARRY J. GOLDSTĚIN ARCHITECT

DESIGN & DEVELOPMENT

4 REGINA ROAD MONSEY, NEW YORK 10952 (845) 356-7942 (914) 393-5787

N.Y.S. LICENSE NO. 023518

NOT VALID UNLESS SIGNED & SEALED



GENERAL SPECS. CONTINUED

31) NO FOOTING SHALL BE INSTALLED UNTIL THE BEARING SURFACE HAS BEEN INSPECTED AND APPROVED BY A REPRESENTATIVE OF LOCAL BUILDING AUTHORITIES AND/OR SOIL ENGINEER ENGAGED BY THE OWNER. ALL SLABS POURED ON GRADE ARE TO REST ON UNDISTURBED OR WELL

32) ALL FOUNDATION WALLS SHALL BE MONOLITHIC POURS. NO HORIZONTAL JOINTS SHALL BE PERMITTED. ALL REINFORCING STEEL SHALL BE PLACED AS TO CONFORM WITH AISC AND ACI SPECIFICATIONS. OPTIONAL CONCRETE BLOCK FOUNDATION WALLS MAY BE USED, BLOCK SIZE AS

33) HORIZONTAL CONTROL JOINTS SHALL BE SPACED AT 20'-30' ON CENTER AND VERTICAL EXPANSION JOINTS SHALL BE SPACED AT50'-90' ON CENTER AS PER AMERICAN CONCRETE INSTITUTE SPECIFICATIONS.
REINFORCING BARS ARE RUN THROUGH ALL JOINTS AS TO MAINTAIN
VERTICAL AND HORIZONTAL ALIGNMENT. BARS ON ONE SIDE OF JOINT ARE
TO BE EITHER GREASED OR SHEATHED AS TO ALLOW EXPANSION TO

34) CONCRETE MASONRY UNITS SHALL BE HOLLOW LOAD BEARING BLOCK AS PER ASTM C90-1966 WITH A MINIMUM COMPRESSIVE STRENGTH OF 1500 P.S.L. MORTAR SHALL COMPLY WITH ASTM C270-1964, TYPE 'S' OR TYPE 'N', PROPORTIONED 1 PART OF PORTLAND CEMENT, 1 PART OF HYDRATED LIME OR LIME PUTTY, AND 6 PARTS OF AGGREGATE. PROVIDE "DUR-O-WALL" METAL TRUSS WALL TIES AT EVERY OTHER BLOCK COURSE. PROVIDE CORNER PIECES AND OVERLAP JOINTS AND TIES AS PER MANUFACTURER'S SPECIFICATIONS. FABRIC FLASH ALL MASONRY LINTELS AND WEEP AT MINIMUM OF 32" O.C., ALL WALLS OR PILASTER SUPPORTING STEEL AT BEARING PLATES SHALL BE GROUTED SOLID FOR A MINIMUM OF FOUR COURSES IN DEPTH AND FOR A MINIMUM WIDTH OF 32".

STEEL AND METALS

35) ALL STRUCTURAL STEEL SHALL COMPLY WITH ALL PROVISIONS OF THE LOCAL AND STATE BUILDING CODES. ALL STRUCTURAL STEEL SHALL COMPLY WITH THE AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS AND THE AISC SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM 325 BOLTS. ALL BOLTED CONNECTIONS SHALL BE FRICTION TYPE CONNECTIONS. ALL STEEL SHALL CONFORM TO ASTM A 36.

36) ALL STEEL LINTELS SHALL HAVE A MINIMUM BEARING OF 6" AT EACH END. BEARING POINTS SHALL HAVE GROUT FILLED BLOCK FOR A MINIMUM OF THREE COURSES BELOW LINTEL. ALL STEEL LINTELS SHALL BE SHOP PRIMED WITH TWO COATS OF RUST INHIBITING PRIMER.

37) ALL STEEL MEMBERS SHALL BE PAINTED WITH SHOP COAT AND FIELD COAT OF CORROSION RESISTANT PAINT.

38) ALL SILL PLATES IN CONTACT WITH CONCRETE OR MASONRY WALLS, SLABS, ETC. SHALL BE PRESSURE-TREATED LUMBER (UNLESS OTHERWISE NOTED). SILL SEAL SHALL BE OWENS CORNING SILL SEALER (OR APPROVED EQUAL). TERMITE SHIELD SHALL BE INSTALLED WHERE REQUIRED BY SITE CONDITIONS AND BUILDING CODES.

39) ROOF SHEATHING SHALL BE 1/2" CDX PLYWOOD SHEATHING.

40) FASCIA BOARDS SHALL BE SCARFED PERPENDICULAR TO FLAT SOFFITS. FASCIA BOARDS SHALL BE COMMON PINE WRAPPED IN ALUMINUM, UNLESS OTHERWISE NOTED.

41) WOOD TRUSS MANUFACTURER TO SIZE CHORDS, MEMBERS, FASTENERS, ETC. AND SET SPACING OF ALL PRE-ENGINEERED ROOF TRUSSES AS PER DEAD LOAD OF 20 PSF AND LIVE LOAD OF 40 PSF AND AS PER NEW YORK STATE UNIFORM BUILDING CODES. CONTRACTOR TO INSTALL WOOD TRUSSES AS PER MANUFACTURER'S SPECIFICATIONS AND

THERMAL AND MOISTURE PROTECTION

42) ROOFING MATERIAL SHALL BE MINIMUM 20 YEAR FIBERGLASS OR ASPHALT SHINGLES OVER 15 LB ROOFING FELT. VALLEY FLASHING AND OTHER APPROPRIATE FLASHING SHALL BE PROVIDED AS REQUIRED. ICE AND WATER SHIELDS SHALL BE INSTALLED AS REQUIRED.

43) ADEQUATE ROOF VENTILATION SHALL BE PROVIDED THROUGH THE USE OF CONTINUOUS RIDGE VENTING, GABLE VENTS, SHED ROOF VENTS, AND MECHANICAL VENTING IN CONJUNCTION WITH SOFFIT VENTING.

44) ALUMINUM GUTTERS AND LEADERS SHALL BE PROVIDED AS REQUIRED. SPLASH BLOCKS SHALL BE PROVIDED AT OUTLETS UNLESS OTHER PROVISIONS FOR WATER DISPERSION WILL BE PROVIDED. ALL WATER MUST DRAIN AWAY FROM STRUCTURE SO AS NOT TO CONTRIBUTE TO GROUND WATER SEEPAGE INTO FOUNDATION.

45) FOUNDATION DAMPPROOFING OR WATERPROOFING SHALL BE APPLIED ONTO ALL BACKFILL FACES OF WALLS BELOW EARTH GRADE.

46) 15 LB BUILDING FELT, 'TYVEK', 'TYPAR', OR EQUAL SHALL BE PROVIDED BEHING ALL SIDING, WINDOW AND DOOR CASINGS, NAIL TRIMS, ETC..

47) ALL EXTERIOR OPENINGS SHALL BE PROPERLY FLASHED, CAULKED, WEATHER-STRIPPED OR OTHERWISE PROPERLY SEALED.

DOORS AND WINDOWS

48) WINDOWS SHALL BE SIZE, TYPE, AND MANUFACTURER AS INDICATED ON DRAWINGS, WITH SCREENS AND HARDWARE PROVIDED. GLAZING LESS THAN 18" ABOVE STANDING SURFACES SHALL BE TEMPERED. OPTIONS SUCH AS GLAZING, GRILLES, COLORS, ETC., SHALL BE SELECTED BY OWNER AND/OR BUILDER PRIOR TO CONSTRUCTION. HEAD HEIGHT SHALL BE 7'-0" UNLESS OTHERWISE NOTED. WINDOWS SHALL BE INSTALLED AS

49) EXTERIOR DOORS SHALL BE SIZE, TYPE, AND MANUFACTURER AS INDICATED ON DRAWINGS. ANY MANUFACTURER'S OPTIONS SHALL BE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR UNLESS OTHERWISE INDICATED ON DRAWINGS. ALL DOORS SHALL BE 7'-0" HEIGHT UNLESS OTHERWISE NOTED. PROVIDE WEATHER STRIP SADDLE ON EXT. DOORS.

50) FIRE DOORS ARE TO BE HUNG ON STEEL BALL BEARING HINGES. FIRE DOORS MUST CLOSE AND LATCH AT THE TIME OF FIRE. LABELED AUTOMATIC LATCHES AND DOOR CLOSERS SHALL BE SELF-OPERATED OR CONTROLLED BY FAILSAFE DEVICES THAT ACTIVATE IN A FIRE SITUATION. PAIRS OF DOORS REQUIRE COORDINATORS WITH ASTRAGALS TO ENSURE BOTH DOORS CLOSE. GASKETING TO SEAL THE HEAD AND JAMBS SHALL BE PROVIDED WHERE SMOKE CONTROL IS REQUIREDSUCH AS KITCHEN.

51) ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH LOCAL HEALTH DEPARTMENT REQUIREMENTS AND SHALL BE SUBJECT TO THE APPROVAL OF THE PLUMBING INSPECTOR. PLUMBING WORK SHALL BE PROVIDED BY CONTRACTOR, OWNER SHALL SELECT FIXTURES AND COLORS. ALL FIXTURES SHALL BE INSTALLED AS PER MANUFACTURER'S

52) ALL ELECTRICAL WORK SHALL CONFORM COMPLETELY TO THE REQUIREMENTS OF THE N.Y.S.P.U. AND LOCAL UTILITY COMPANY. GROUND FAULT INTERRUPTS, DUPLEX RECEPTACLES, ETC., SHALL BE INSTALLED AS REQUIRED ACCORDING TO KITCHEN AND/OR BATHROOM LAYOUTS AND CODE REQUIREMENTS. ALL ELECTRICAL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE ELECTRICAL INSPECTOR.

(BROSNA CONSTRUCTION OFFICE) ONE-STORY ADDITION

> 624 ROUTE 303 BLAUVELT, NEW YORK

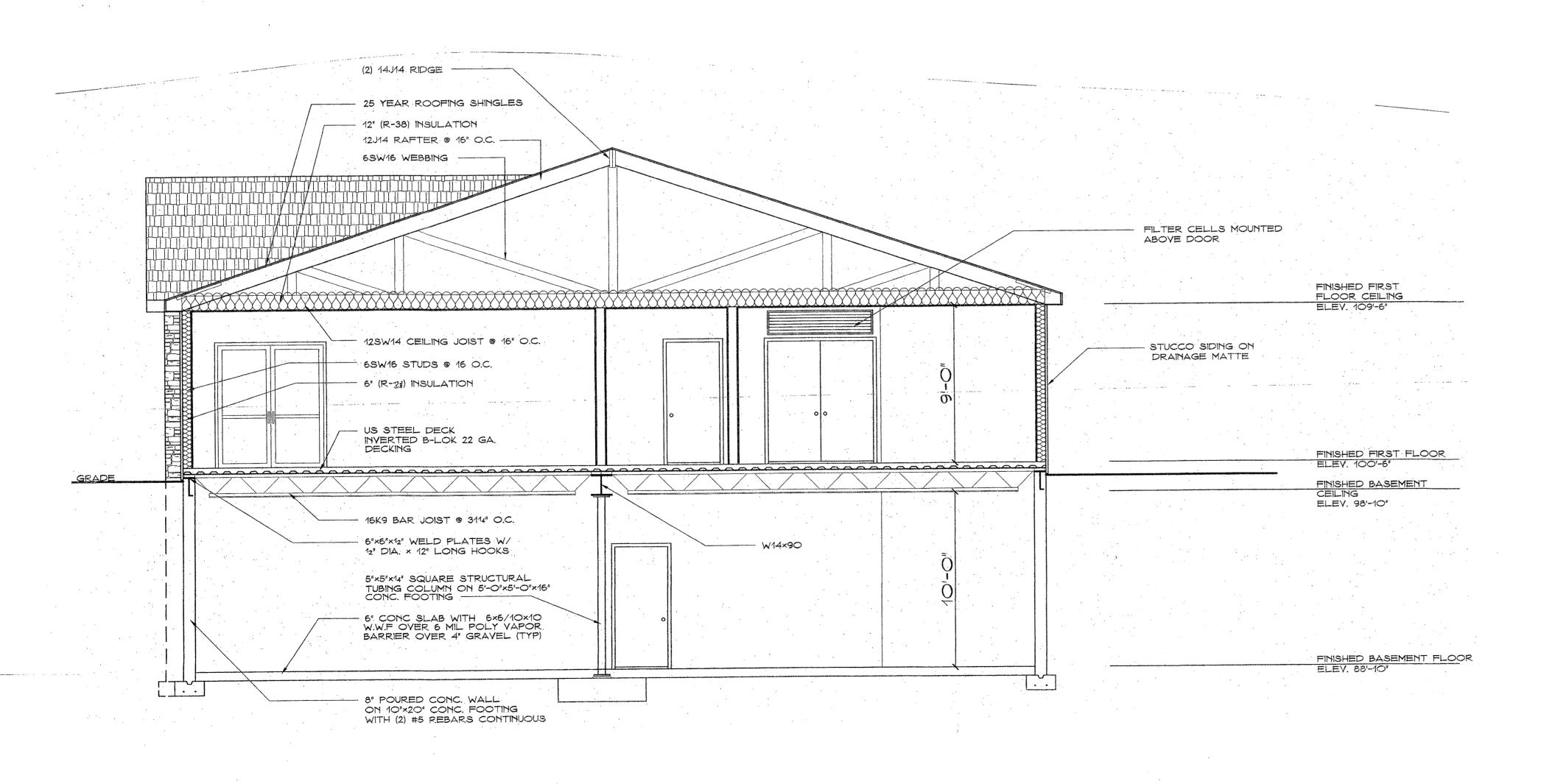
HARRY J. GOLDSTEIN

HARRY J. GOLDSTEIN ARCHITECT

DESIGN & DEVELOPMENT

4 REGINA ROAD MONSEY, NEW YORK 10952 (部外) 356-7942 (914) 393-5787

N:Y.S. LICENSE NO. 023518 NOT VALID UNIESS SIGNED & SEATE



BUILDING SECTION 1-1

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

BROSNA CONSTR. OFFICE
ONE-STORY ADDITION

624 ROUTE 303
BLAUVELT, NEW YORK

HARRY J. GOLDSTEIN
ARCHITECT

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[1914] 393-5787

ARCHITECT