

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: _____

2021 LAND USE BOARD APPLICATION

Please check all that apply:

<input type="checkbox"/> Planning Board	<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Residential
<input checked="" type="checkbox"/> Zoning Board of Appeals	<input type="checkbox"/> Historical Board	<input type="checkbox"/> Architectural Board
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Consultation	<input type="checkbox"/> Pre-Preliminary/Sketch
<input type="checkbox"/> Number of Lots	<input type="checkbox"/> Preliminary	<input type="checkbox"/> Final
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Interpretation	
<input type="checkbox"/> Conditional Use		
<input type="checkbox"/> Special Permit		
<input checked="" type="checkbox"/> Variance		
<input type="checkbox"/> Performance Standards Review		
<input type="checkbox"/> Use Variance		
<input type="checkbox"/> Other (specify): _____		

PERMIT#: 51878
 ASSIGNED
 INSPECTOR: Dominick

Referred from Planning Board: YES / NO
 If yes provide date of Planning Board meeting: _____

Project Name: Proposed Sun Room and Alterations Kothari / BHARAT

Street Address: 21 SHORN DRIVE
BLAUVELT NY 10913

Tax Map Designation:

Section: T0-10 Block: 1 Lot(s): T4-17
Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the West side of Shorn Drive approximately 121 feet 2 inches of the intersection of Shorn Drive, in the Town of ORANGETOWN in the hamlet/village of Blauvelt.

Acreage of Parcel _____	Zoning District _____
School District _____	Postal District _____
Ambulance District _____	Fire District _____
Water District _____	Sewer District _____

Project Description: (If additional space required, please attach a narrative summary.)

Proposed Sun Room

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.

Date: 10/1/21 Applicant's Signature: [Signature]

APPLICATION REVIEW FORM

FILL IN WHERE APPLICABLE.

(IF THE FOLLOWING DOES NOT APPLY PLEASE MOVE ON TO THE NEXT PAGE)

If subdivision:

- 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? _____

If site plan:

- 1) Existing square footage _____
- 2) Total square footage _____
- 3) Number of dwelling units _____

If special permit, list special permit use and what the property will be used for.

Environmental Constraints:

Are there **slopes greater than 25%**? If yes, please indicate the amount and show the gross and net area _____

Are there **streams** on the site? If yes, please provide the names. _____

Are there **wetlands** on the site? If yes, please provide the names and type: _____

Project History:

Has this project 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 the status of any previous approvals.

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

70-10 - 1 - 74-17



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: September 15, 2021

Applicant: Kothari

Address: 21 Shorn Dr, Blauvelt, NY

RE: Application Made at: same

Chapter 43, Table 3.12, Column 1 R-15 District, Column 2 Group M, Column 3 SFR, Column 4 FAR
20% with 21% proposed
One variance required

Section: 70.10

Block: 1

Lot: 74.17

Dear Kothari:


Please be advised that the Building Permit Application, which you submitted on

September 2, 2021, has been denied. I have enclosed a Xerox copy of your application, where you will find at the bottom the reason for denial.

In Accordance with Zoning, Chapter 43 Section 10.322 the time to appeal a determination of a Building Inspector or Similar administrative office is thirty (30) days from the filing of such a determination with the Town Clerk.

The Clerk to the Zoning Board of Appeals, Debbie Arbolino, will assist you in the preparation necessary to appear before the board.

Sincerely,

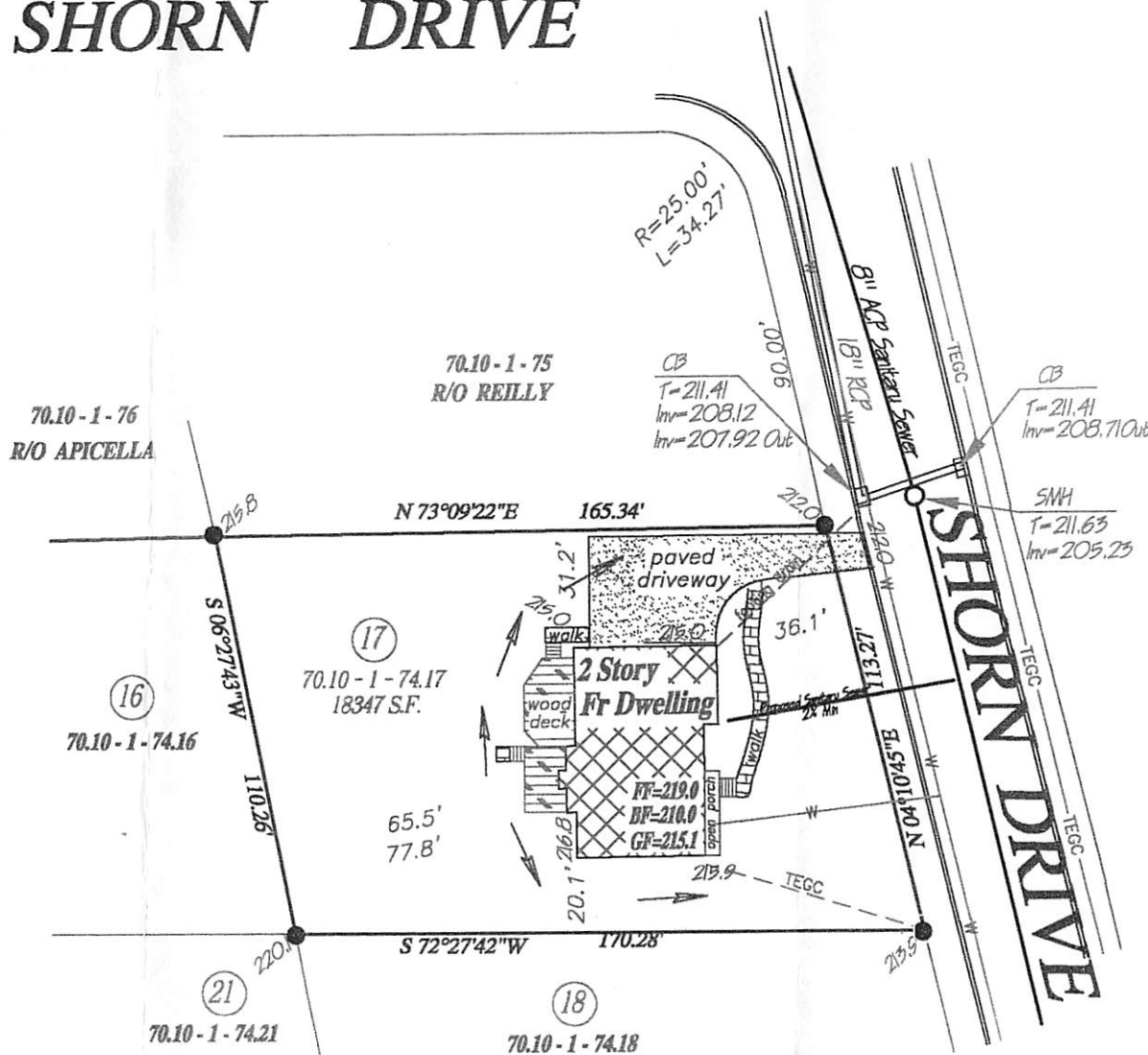

Richard Oliver
Deputy Building Inspector

Signature of Director
NOTE: PLEASE KEEP FOR YOUR RECORDS
12-31-18-CCC

Date
CC: Rosanna Sfraga
Liz Decort
Debbie Arbolino

SWIS	PRINT KEY	NAME	ADDRESS
392489	70.10-1-9	Daniel Marrello	18 Shorn Dr,Blauvelt, NY 10913
392489	70.10-1-10	Ajay Baman	20 Shorn Dr,Blauvelt, NY 10913
392489	70.10-1-11	Salvatore Carbonetto	22 Shorn Dr,Blauvelt, NY 10913
392489	70.10-1-12	Michael Marchman	24 Shorn Dr,Blauvelt, NY 10913
392489	70.10-1-74.1	Daniel Parker	26 Shorn Dr,Blauvelt, NY 10913
392489	70.10-1-74.2	Terence Hudson	28 Shorn Dr,Blauvelt, NY 10913
392489	70.10-1-74.16	Bryan D White	6 Hobbs Dr,Blauvelt, NY 10913
392489	70.10-1-74.17	Bharat M Kothari	21 Shorn Dr,Blauvelt, NY 10913
392489	70.10-1-74.18	Jonathan J Gontaryk	23 Shorn Dr,Blauvelt, NY 10913
392489	70.10-1-74.19	Michael Bottari	25 Shorn Dr,Blauvelt, NY 10913
392489	70.10-1-74.21	Lawrence Davis	4 Hobbs Dr,Blauvelt, NY 10913
392489	70.10-1-75	Michael Reilly	17 Shorn Dr,Blauvelt, NY 10913
392489	70.10-1-76	Daniel Taylor	15 Shorn Dr,Blauvelt, NY 10913

SHORN DRIVE



Reference:
 " S. H. HOMES SECTION II "
 filed in the Rockland County clerk's office 05 - 21 - 2002.
 Map No. 7513 Book 122 Page 45

TAX MAP NO. 70.10 - 1 - 74.17

THIS SURVEY MAP IS BASED ON AN ACTUAL FIELD SURVEY CONDUCTED FOR A SPECIFIC PURPOSE AND IS BASED ON SPECIFIC REQUIREMENTS FOR THIS SPECIFIC TRANSACTION. USE OF THIS MAP FOR SURVEY INSPECTION UPDATES IS STRICTLY PROHIBITED. THIS MAP MAY NOT BE COPIED IN WHOLE OR IN PART. THIS MAP MAY NOT BE USED FOR OTHER PURPOSES OR TRANSACTIONS. THIS MAP MAY NOT BE SOLD, RENTED, LEASED, PHOTOCOPIED, ENLARGED, REDUCED, TRACED OR TRANSFERRED IN ANY OTHER WAY WITHOUT THE PRIOR WRITTEN CONSENT OF ROBERT R. RAHNEFELD WHO'S SIGNATURE & SEAL APPEAR HEREON.

Certified To:
 JAKLA CONSTRUCTION

[Signature]
Robert R. Rahnefeld, P.L.S.
 N.Y. Lic No. 49459

NOTE:
 IT IS A VIOLATION OF THE STATE EDUCATION LAW SECT 7209 (2) FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. ONLY COPIES OF THIS SURVEY MARKED WITH THE LAND SURVEYOR'S SIGNATURE AND AN ORIGINAL EMBOSSED SEAL ARE A VALID ORIGINAL PRODUCT OF THE LAND SURVEYOR. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES AND PURPOSE INDICATED HEREON. ANY EXTENSION OF USE BEYOND THE PURPOSE AGREED TO BETWEEN THE CLIENT AND THE SURVEYOR EXCEEDS THE SCOPE OF THE ENGAGEMENT AND RENDERS THIS SURVEY MAP NULL & VOID. THIS SURVEY MAP IS SUBJECT TO AN ACCURATE ABSTRACT OF TITLE.

Survey Map
 for
LOT 17 'S.H. HOMES SECTION II'
 BLAUVELT
 TOWN OF ORANGETOWN * ROCKLAND COUNTY
 NEW YORK

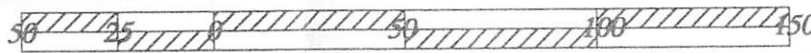
JUNE 3, 2003 SCALE: 1" = 50'

*** Robert R. Rahnefeld ***
*** Land & Boundary Consultant ***
 P.O. BOX 881, PEARL RIVER, N.Y., 10965
 PHONE: (845) 735-9216 FAX 620-0752
 Land Surveyor Land Planner Global Positioning
 Wetland Delineation Subdivision Design EF
 * Arizona * Colorado * Nevada * New Mexico * New Jersey * New York *



Map No. 4417

Legend:
 ● Property Corner Set
 ○ Property Corner Found



RECEIVED

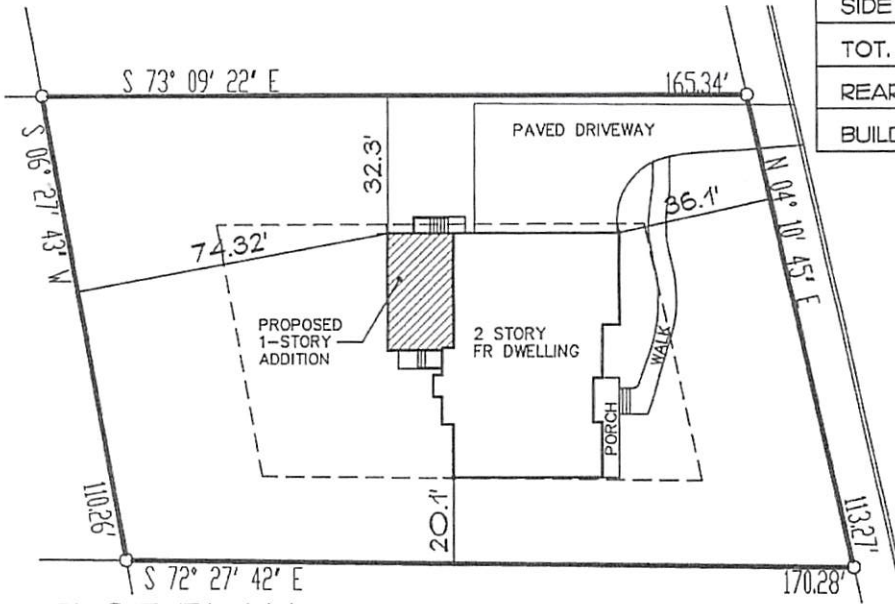
SEP 15 2021

TOWN OF ORANGETOWN
PLANNING DEPARTMENT

INFORMATION TAKEN FROM A SURVEY PREPARED BY
ROBERT R RAHNEFELD, LAND & BOUNDARY CONSULTANT
06-03-2003

ZONING INFORMATION

ZONE R-15	USE ONE FAMILY		
	REQUIRED	EXISTING	PROPOSED
MAX FL. AREA RATIO	.20	.19	.21 *
MIN. LOT AREA	15,000 SF	18,347 SF	NO CHANGE
MIN. LOT WIDTH	100 FT.	113 FT.	NO CHANGE
FRONT YARD	30 FT.	36.1 FT	NO CHANGE
SIDE YARD	20 FT.	20.1 FT	NO CHANGE
TOT. SIDE YARD	50 FT.	51.3 FT	52.4 FT
REAR YARD	35 FT.	77.8 FT	74.32 FT
BUILDING HEIGHT	1 FT	LESS THAN	NO CHANGE



PLOT PLAN

SCALE: 1" = 40'

SHORNE DRIVE

*VARIANCE REQUIRED

ZONING BOARD OF APPEALS
Meeting Of:
NOV 3 2021
Town Of Orangetown

REGISTERED ARCHITECT
JORGE L. LOPEZ
028753
Not Valid for Building Unless Signed and Sealed by Architect
OF NEW YORK

PROPOSED SUNROOM &
ALTERATIONS FOR
MR. BHARAT KOTHARI
21 SHORN DR
BAULVELT, NY

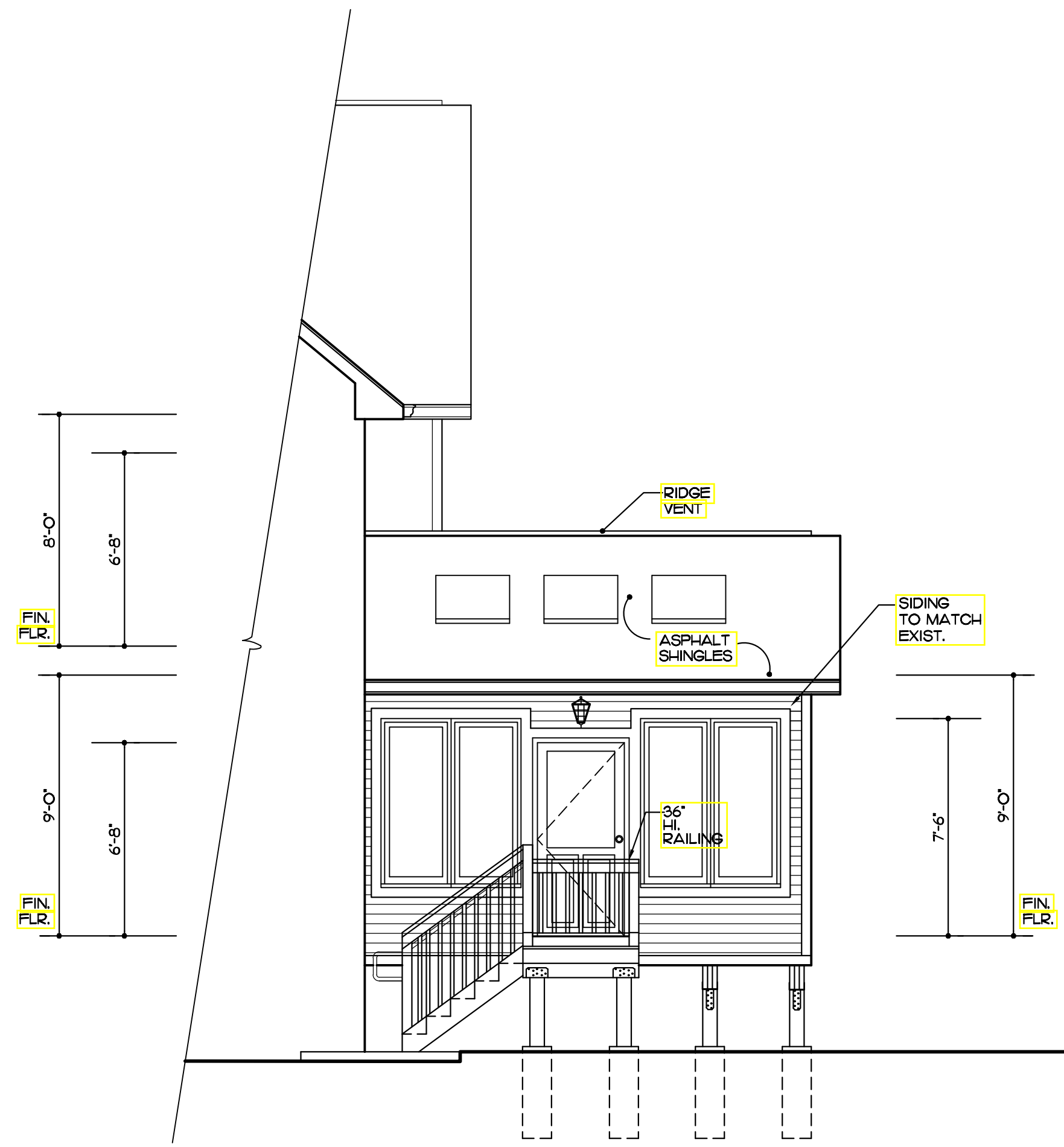


JORGE L. LOPEZ, ARCHITECT, PC

NY 028753

JORGE L. LOPEZ, RA, AIA, PRINCIPAL
Residential & Commercial Architecture

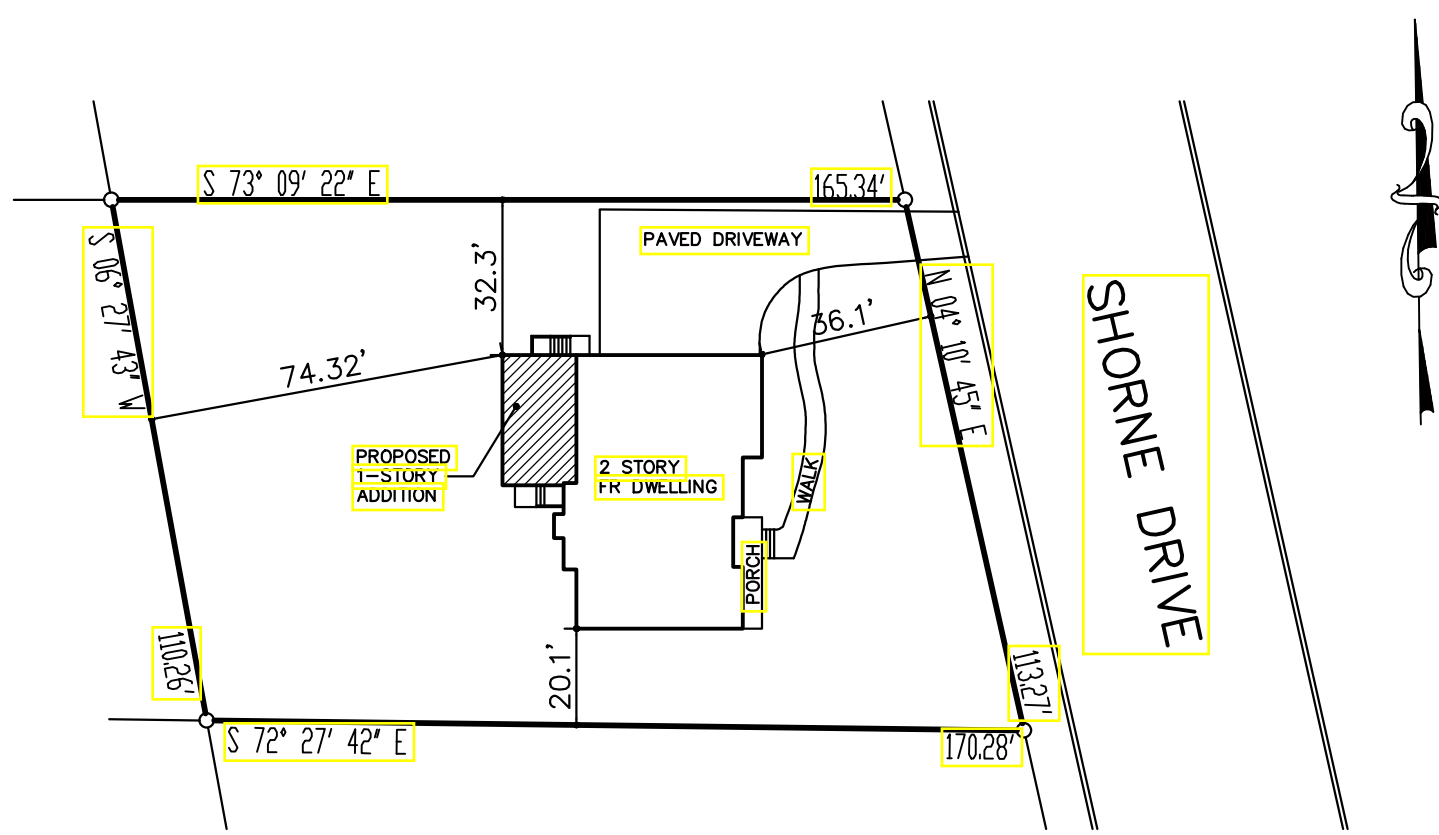
226 N. Main St. . New City, NY 10956 | tel (845) 638-4038 | fax (845) 638-4036 | e-mail jorgelarchitect@optonline.net



**PARTIAL
RIGHT SIDE ELEVATION**
SCALE: 1/4" = 1'-0"



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

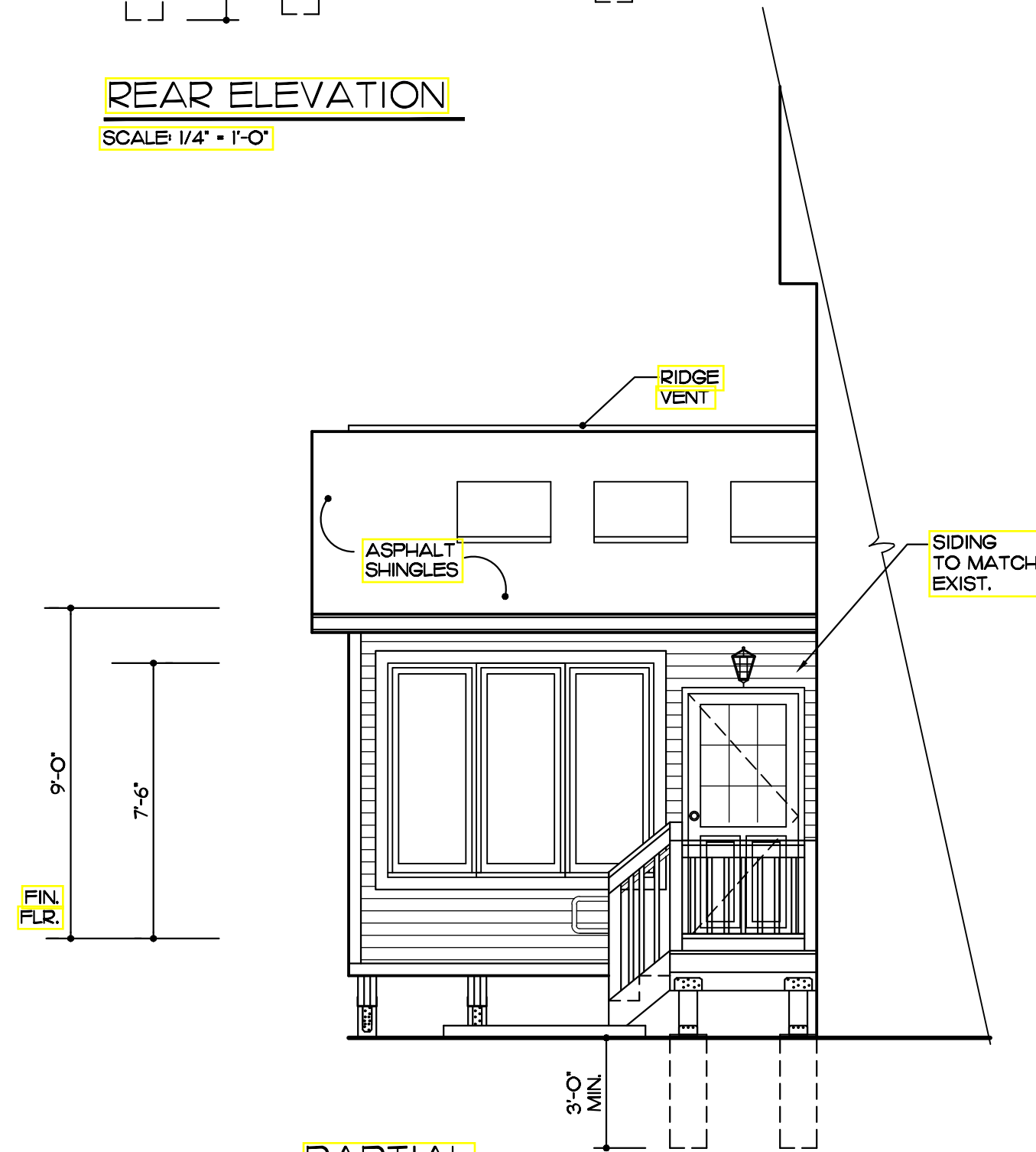


INFORMATION TAKEN FROM A SURVEY PREPARED BY
ROBERT R RAHNEFELD, LAND & BOUNDARY CONSULTANT
06-03-2003

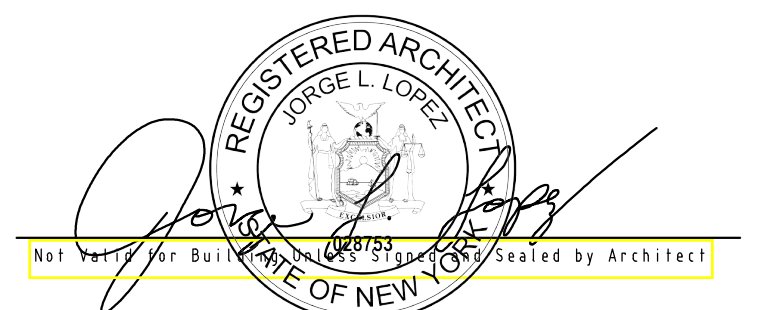
PLOT PLAN
SCALE: 1" = 40'

DOUBLE FRAMING UNDER
PARALLEL PARTITION

DO NOT SCALE PRINTS

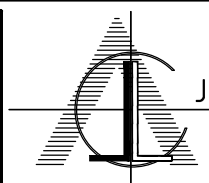


**PARTIAL
LEFT SIDE ELEVATION**
SCALE: 1/4" = 1'-0"



PROPOSED SUN ROOM LAYOUT AND ALTERATIONS FOR
MR. BHARAT KOTHARI
21 SHORN DR.
ORANGETURK, NY 10962

DATE	DRN. BY	CHK
07/27/21	CP	
REV.		



JORGE L. LOPEZ, ARCHITECT, P.C.
JORGE L. LOPEZ, R.A., AIA, PRINCIPAL
Residential & Commercial Architecture

226 N. Main St., New City, NY 10956 | tel (845) 638-4038 | fax (845) 638-4036 | e-mail jorge@architect.com

PROJECT NO.
21-078
SHEET 1 OF 3

A-1

PROJECT SPECIFICATIONS GENERAL NOTES

- ALL WORK PERFORMED SHALL COMPLY WITH BUILDING AND ZONING ORDINANCES OF THE TOWN OF ORANGETOWN, ROCKLAND CITY, NY, THE 2020 RESIDENTIAL CODE OF NEW YORK STATE AND ENERGY CODES, AND ANY OTHER LOCAL, STATE AND FEDERAL APPLICABLE CODES & LAWS.
- CONTRACTORS TO SUPPLY ALL MATERIALS, FIXTURES, EQUIPMENT AND LABOR NECESSARY TO PERFORM & COMPLETE WORK NOTED ON PLANS AND AS OTHERWISE REQUIRED. ALL MATERIALS TO BE NEW AND FREE FROM DEFECTS UNLESS OTHERWISE NOTED. ALL WORK TO BE PERFORMED IN A WORKMANLIKE MANNER ACCEPTABLE TO MODERN PRACTICE. DO NOT SUBSTITUTE MATERIALS, EQUIPMENT OR METHODS WITHOUT WRITTEN APPROVAL FROM THIS OFFICE OF THE OWNER.
- ALL CONTRACTORS TO BE RESPONSIBLE FOR ALL APPLICABLE LAWS AND CODES RELATING TO THEIR TRADE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT AND/OR OWNER.
- CONTRACTOR OR ANY SUBCONTRACTORS PERFORMING ANY WORK ON THIS PROJECT OR UNDER THIS CONTRACT SHALL CARRY LIABILITY & PROPERTY DAMAGE INSURANCE AGAINST ACCIDENTS OF ALL KINDS AND SHALL PROVIDE OWNER WITH CERTIFICATES OF SAID INSURANCE. CONTRACTORS TO CARRY P.U.P. INSURANCE. ARCHITECT IS NOT RESPONSIBLE FOR ANY INJURIES ON PROJECT SITE, NOR IS LIABLE FOR ANY LABOR LAWS OF SECTION 240 & 241.
- CONTRACTOR TO BE RESPONSIBLE FOR CHECKING ALL DIMENSIONS ON PLANS AGAINST FIELD CONDITIONS PRIOR TO CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES TO ARCHITECT.
- ARCHITECT HAS NOT BEEN RETAINED FOR CONSTRUCTION INSPECTION SERVICES AND/OR FOR APPROVAL OF SHOP DRAWINGS. ARCHITECTURAL SUPERVISION IS NOT INCLUDED WITH THESE DRAWINGS. THEREFORE, THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR WORKMANSHIP CODE AND/OR PLAN COMPLIANCE. THE ARCHITECT'S RESPONSIBILITY IS STRICTLY LIMITED TO THESE PLANS AND THESE RELATED SPECIFICATIONS ONLY. ARCHITECT IS NOT RESPONSIBLE FOR ANY EXISTING CONDITIONS AND/OR ANY UNFORESEEN PROBLEMS PRIOR TO NEW CONSTRUCTION. ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY NEW CONSTRUCTION, DEMOLITION OPERATIONS AND METHODS.
- CONTRACTORS TO COMPLY WITH ALL OSHA AND ALL OTHER SAFETY REQUIREMENTS. CONTRACTORS TO FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS. ALL DIMENSIONS & CONDITIONS TO BE FIELD VERIFIED. MATCH ALL EXISTING MATERIALS. DIMENSIONS ARE REASONABLE CORRECT AS THEY MAY APPLY. DIMENSIONS ARE REASONABLE CORRECT WITH A TOLERANCE PLUS OR MINUS OF ONE INCH.
- ALL WORK OF THE VARIOUS TRADES INVOLVED WITH THE CONSTRUCTION OF THIS PROJECT TO BE PERFORMED BY CAPABLE AND REPUTABLE LICENSED CONTRACTORS, LICENSED BY GOVERNING AGENCIES HAVING SAID JURISDICTION.
- GENERAL CONTRACTOR TO USE ADEQUATE NUMBERS OF SKILLED HEALTHY & SOBER PERSONS THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY TRADES AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND THE METHODS NEEDED FOR PROPER PERFORMANCE OF THE WORK IN ACCORDANCE WITH ALL LOCAL, NEW YORK STATE AND FEDERAL CODE REQUIREMENTS.
- PROJECT SITE TO BE LEFT HAZARD FREE AT END OF EACH WORK DAY. PRIOR TO COMPLETION OF EACH TRADE AND PROJECT COMPLETION, REMOVE FROM SITE ALL TOOLS, EXCESS MATERIAL AND DEBRIS RESULTING FROM THIS CONSTRUCTION. REMOVAL OF DEBRIS TO BE IN COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL LAWS. YARD TO BE RAKED AND SEED.
- PRIOR TO SIGNING OF CONTRACTS WITH OWNERS AND CONTRACTORS, CONTRACTORS TO INFORM OWNER OF ANY OPTIONS, EXTRAS AND THEIR RELATED COSTS. CONTRACTORS TO INDICATE TIME & EXPENSE COSTS DUE TO OWNERS' CHANGE ORDERS. CONTRACTORS TO NOTIFY ARCHITECT TWENTY-FOUR (24) HOURS IN ADVANCE OF ANY STRUCTURAL OR CODE RELATED REVISIONS PRIOR TO INSTALLATION. SAID CHANGE ORDERS AND REVISIONS ARE ALSO BILLABLE BY ARCHITECT.
- ALL MANUFACTURED MATERIALS, COMPONENTS, FASTENERS AND/OR ASSEMBLIES, ETC. TO BE HANDLED AND INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS' INSTRUCTIONS AND SPECIFICATIONS. WHERE SPECIFIC MANUFACTURED PRODUCTS ARE INDICATED, NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN NOTICE FROM OWNER AND ARCHITECT PRIOR TO PURCHASE AND/OR INSTALLATION.

SITE NOTES

- CONTRACTOR AND/OR OWNER ARE RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES TO VERIFY LOCATIONS OF ALL UTILITY LINES, SERVICES AND EQUIPMENT PRIOR TO START OF WORK.
- ALL EXISTING CONDITIONS AS INDICATED ON THESE PLANS TO BE REMOVED TO BE EXERCISED IN A MANNER THAT DOES NOT DISTURB ADJACENT AREAS AND CONDITIONS THAT ARE TO REMAIN. IN THE EVENT THESE EXISTING AREAS ARE DISTURBED, ITS THE CONTRACTORS RESPONSIBILITY TO REPAIR OR REPLACE AFFECTED AREAS TO A LIKE NEW CONDITION, AS REQUIRED.
- EXTREME CAUTION IS TO BE TAKEN DURING EXCAVATION AND/OR DEMOLITION. OBSERVE ANY VARIATIONS AND/OR ANY UNFORESEEN DISCREPANCIES WITH THE PLANS, AND REPORT THESE IMMEDIATELY TO THE ARCHITECT AND OWNER.
- CONTRACTOR AND/OR EXCAVATING CONTRACTOR TO BE RESPONSIBLE FOR SHORING, BRACING AND ALL TEMPORARY SUPPORTS OF EMBANKMENTS AND EXCAVATIONS AS PER LOCAL AND OSHA REGULATIONS. PROVIDE SILT FENCING AND OTHER EROSION CONTROL AS REQUIRED.
- PREPARATION OF SITE TO INCLUDE PROTECTION OF ALL ROADS, CURBS, TREES, AND OTHER CONDITIONS NOT TO BE REMOVED, TO PREVENT EROSION AND TO MAINTAIN ALL TIES.
- EXCAVATED SOIL AND TOPSOIL TO BE USED FOR REGRADING. TOP 4 INCHES OF NEWLY GRADED AREAS TO BE TOP SOIL, RAKED FREE OF DEBRIS AND STONES OVER 2" IN SIZE. THESE AREAS TO RECEIVE SEED AND MULCH AND/OR OTHER METHODS TO PREVENT EROSION.
- ALL FOOTINGS TO REST ON VIRGIN SOIL, HAVING A MINIMUM BEARING CAPACITY OF 2 TONS PSF AT A MIN OF 3'-4" FEET BELOW FINISH GRADE. A SOIL ENGINEER MAY BE RETAINED AT OWNERS EXPENSE TO PERFORM SOIL BEARING AND/OR SOIL COMPACTION TESTS. OBSERVE SITE EXCAVATION AND BACKFILLING PROCEDURES.
- FOOTING DRAINS TO BE PROVIDED WHERE REQUIRED. THEY SHALL BE LAID IN AN APPROVED MANNER SUCH AS GRAVEL BED & COVERED WITH FILTER FABRIC. SAID DRAINS TO HAVE A POSITIVE OUTFALL TO STORM DRAINAGE OR DRAINAGE.
- FINISHED GRADE AND DRIVEWAY TO PITCH AWAY FROM BUILDING SO THAT SURFACE WATER FLOWS AWAY FROM IT. PROVIDE GUTTERS & LEADERS AS REQUIRED BY CODE AND CONNECT TO STORM DRAINAGE SYSTEM AS REQUIRED.
- CONTRACTORS SHALL KEEP SITE CLEAN AND HAZARD FREE. TO INSURE PUBLIC SAFETY AT ALL TIMES.
- EARTH UNDER CONCRETE SLABS TO BE THOROUGHLY COMPACTED AND FREE OF DEBRIS, WATER AND OTHER MATTER. SUBGRADE TO BE BROUGHT TO A TRUE PLANE OF 95% DENSE COMPACTED SUBGRADE SLABS TO REST ON 6 MIL VAPOR BARRIER & 4" OF 3/4" GRAVEL BASE.

DOUBLE FRAMING UNDER PARALLEL PARTITION

CONCRETE NOTES

- CONCRETE DESIGN MATERIALS AND METHODS OF PLACEMENT TO COMPLY WITH THE ACI STANDARD 318 AS IT APPLIES. ALL ANCHORS AND FASTENERS TO BE GALVANIZED OR ZINC COATED.
- ALL POURED CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI, WITH THE EXCEPTION OF FORMERS, CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER. AND GARAGE SLABS WHICH SHOULD BE 3500 PSI UNLESS OTHERWISE NOTED. AT 28 DAYS CURED TIME. CONCRETE FOR FOOTING TO BE 124 STONE CONCRETE. SLABS TO BE A MINIMUM OF 4 INCHES THICK OF 124 CONCRETE. REINFORCING TO BE 10# WELDED WIRE MESH. SLABS TO BE ON A 6 MIL VAPOR BARRIER OVER A MINIMUM OF 4" THICK GRAVEL BASE.
- FOUNDATION WALLS TO BE 6" POURED CONCRETE OR 10" CMU. UP TO UNDERSIDE OF SLAB WITH REINFORCING AS INDICATED. WALLS ABOVE SLAB TO BE 6" CMU'S. ALL CONC. MASS UNIT WALLS TO RECEIVE 1/4" VERTICAL REBAR'S 32" O.C. FILLED SOLID W/CONC. AND 1/4" O-WALL TIES AT EVERY COURSE.
- WALL OPENINGS TO RECEIVE REINFORCED CONCRETE LINTELS. LINTELS TO BE A MINIMUM OF (2) #4 REBAR'S FOR UP TO 4 FOOT WIDE OPENINGS. (4) #6 REBAR'S FOR UP TO 10 FOOT WIDE OPENINGS.

MASONRY NOTES

- ALL MORTAR USED SHALL BE TYPE 'M' MORTAR ASTM C 270 MORTAR MIX USING 1 PART OF PORTLAND CEMENT TYPE 1 AND OVER 4 TO 1 HYDRATED LIME TYPE S. A 2" CUBE OF MORTAR SHALL HAVE A MINIMUM BREAKING STRENGTH OF 1800 PSI AT 28 DAY CURE TIME.
- ALL HORIZONTAL REINFORCING SHALL BE #3 GAUGE HOT DIPPED GALVANIZED LADDER TYPE FOR CAVITY WALL. OF 1". REINFORCING SHALL BE SPACED 16" O.C.
- CONCRETE MASONRY UNITS SHALL BE NORMAL WEIGHT, TYPE 1, MOISTURE CONTROLLED, MANUFACTURED TO CONFORM TO C-33, C-400-150, C-426, C-595, C-616, C-989.

REINFORCING STEEL

- ALL REINFORCING STEEL, MANUFACTURED AS ROUND RODS WITH THE NECESSARY GRADES AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND THE METHODS NEEDED FOR PROPER PERFORMANCE OF THE WORK IN ACCORDANCE WITH ALL LOCAL, NEW YORK STATE AND FEDERAL CODE REQUIREMENTS.
- ALL STRUCTURAL STEEL TO BE 36#S. THE LATEST AISC EDITION. ALL STEEL MEMBERS TO BE PRIMED PRIOR TO DELIVERY.

LINTEL SCHEDULE

STEEL ANGLE	CLEAR MASONRY OPENING	WEEP HOLES
5" X 3-1/2" X 5/8"	M.O. < 4'-0"	12" O.C.
5" X 3-1/2" X 5/8"	4'-0" < M.O. < 7'-0"	12" O.C.
5" X 3-1/2" X 1/2"	7'-0" < M.O. < 10'-0"	12" O.C.

CARPENTRY NOTES

- CARPENTRY TO INCLUDE ALL WOOD FRAMING SILLS, WEALEERS, JOISTS, STUDS, HEADERS, TRIMMERS, BEAMS, GIRDERS, PLATES, RAFTERS, BLOCKS, BRACING, SHEATHING, DECKING AS INDICATED ON PLANS. CARPENTER SHALL ALSO INSTALL EXTERIOR WINDOWS & DOORS.
- ALL FRAMING MEMBERS INSTALLED ON THIS PROJECT TO BE GOOD GRADE SOLID DRY MATERIAL. FRAMING MEMBERS TO BE FREE FROM ROT, LARGE AND LOOSE KNOTS, SHAKES AND OTHER IMPERFECTIONS WHEREBY THE STRENGTH MAY BE IMPAIRED.
- FRAMING MEMBERS TO BE OF THE SIZE AND TYPE INDICATED ON PLANS. PLATES (P), LEADERS, BEAMS, GIRDERS, CEILING JOISTS, RAFTERS TO BE A MINIMUM OF 1 1/2" (MAX 19% MOISTURE W/BER STRESS) (400PSI). STUDS MAY BE GRADE-PIE-FIR (MAX 15% MOISTURE W/BER STRESS) OR 150PSI. UNLESS OTHERWISE NOTED. FLOOR JOISTS TO BE OF THE 1 1/2" (MAX 19% MOISTURE W/BER STRESS) OR 150PSI. (LAMINATED VENEER LUMBER) OR EQUAL. GIRDERS TO BE LVL TYPE. CALCULATED DESIGN LOADS (100PSF DEAD LOAD/ALL SPANS) ROOF: 30 PSF (50PSF) FLOORS: 40 PSF (50PSF) ATTIC: 20 PSF (30PSF) DECK: 40 PSF (50PSF)
- FLOOR TRUSSES (PT'S ETC.) AND LVL'S TO BE INSTALLED IN STRICT COMPLIANCE W/ MANUFACTURERS SPECIFICATIONS. CONTRACTORS SHALL NOT CUT ANY FRAMING MEMBERS WITHOUT FOLLOWING MFG. SPECIFICATIONS. NYS CODES AND/OR ARCHITECTS APPROVAL. ROOF TRUSSES TO BE DESIGNED AND ENGINEERED BY MANUFACTURER. MFG. TO SUBMIT SHOP DRAWINGS TO THIS OFFICE AND/OR LOCAL BUILDING DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION.
- STEEL FRAMING MAY BE SUBSTITUTED FOR WOOD FRAMING LUMBER, 14 GAGE STUDS ETC. TO BE USED FOR STRUCTURAL MEMBERS, AND 20 GAGE STUDS MAY BE USED FOR NONBEARING WALLS.
- SEATHING SUBFLOOR TO BE 1/2" EXTERIOR GRADE OSB OR PLYWOOD GLEED AND NAILED TO JOISTS. WALLS TO BE 1/2" EXTERIOR GRADE OSB OR PLYWOOD. ROOF TO BE 1/2" (5/8" IF TRUSSES 12" O.C.) EXTERIOR GRADE PLYWOOD. WALL AND ROOF SEATHING TO BE APPLIED HORIZONTALLY WITH VERTICAL JOINTS STAGGERED AT 4 FEET, UNLESS OTHERWISE NOTED.
- INSTALL SIMPSON STRONGTIE H25 HURRICANE TIE 1/2" GA. UPLIFT ULTIMATE 2400 LBS. ALLOWABLE LOADS 620 LBS. FASTENED TO RAFTER (5) 1/4" OD TO PLATES (5) 1/4" OD NAILS (TYP).
- MINIMUM BEARING FOR JOIST FRAMING TO BE 1 1/2" ON WOOD AND 3" FOR CONC./MASONRY. BLOCK AT ENDS AND BRIDGING AT 9".

WINDOWS & DOORS

- WINDOWS AND SLIDING DOORS TO BE OF THE SIZE, TYPE AS NOTED ON PLANS AS MANUFACTURED BY 'ANDERSEN', 'PELLA' OR EQUAL, PROVIDED WITH NECESSARY HARDWARE, SCREENS GRILLES AS SHOWN AND HIGH PERFORMANCE INSULATED GLAZING. HEADS ABOVE FLOOR TO BE SIX FEET NINE INCHES UNLESS NOTED OTHERWISE.
- DOORS TO BE OF THE SIZE AND TYPE AS NOTED ON PLANS AS MANUFACTURED BY 'THERM-TRU' OR EQUAL. CONTRACTOR TO PROVIDE STANDARD LOCKSETS AS MFG. BY 'Kwik-Set' OR EQUAL. ALL EXTERIOR DOORS TO BE PROVIDED WITH A SADDLE AND SEAL AS PER MFG. ENERGY CODES.
- GLAZING LESS THAN 18" ABOVE FLOOR TO BE TEMPERED. OPTIONS TO BE DISCUSSED WITH BUILDER & OWNERS PRIOR TO ORDERING. ARCHITECT IS NOT RESPONSIBLE FOR ANY MATERIAL ORDERS.
- OVER-HEAD GARAGE DOORS TO BE OF THE SIZE INDICATED ON PLANS.
- PASSAGE DOOR & FRAME FROM GARAGE TO LIVING AREA SHALL HAVE A 1" LABEL, WITH AN ALUMINUM SADDLE AND A SELF-CLOSING HINGE.
- INTERIOR DOORS TO BE OF THE WIDTH INDICATED ON PLANS WITH A STANDARD HEIGHT OF 6'-8" (OPTIONAL 6'-7" IF PERMITTED). SAID DOORS TO BE 6-PANEL TYPE AS MANUFACTURED BY 'MASONITE' OR EQUAL.

ROOFING & SIDING

- MATERIAL FOR ROOFS TO BE 25 YEAR WARRANTED ASPHALT SHINGLES MANUFACTURED BY 'OWENS CORNING' OR EQUAL, OVER A 1/2" ROOFING FELT. COLORS TO BE SELECTED BY OWNER FROM BUILDERS SELECTION.
- APPROPRIATE FLASHING TO BE PROVIDED AS REQUIRED. 'W/ GRACE' OR EQUAL ICE & WATER SHIELD TO BE INSTALLED AS PER MFG. SPECIFICATIONS. LINER ROOFING AT ALL ROOF JOINTS INCLUDING BUT NOT LIMITED TO VALLEYS, ROOF JOINTS & INTERSECTIONS, EXTENDED FROM THE EAVES EDGE TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.
- SOINGS TO BE AS INDICATED ON PLANS AND TO BE INSTALLED IN STRICT COMPLIANCE WITH MANUFACTURERS SPECIFICATIONS.

THERMAL & MOISTURE PROTECTION

- ALL EXTERIOR OPENINGS TO BE PROPERLY FLASHED, CALKED OR OTHERWISE SEALED IN ACCORDANCE WITH THE IBC. INSULATION SHALL BE OF THE 2-INCHES INDICATED ON PLANS WITH A VAPOR BARRIER FACING TOWARD THE HEATED SIDE OF DWELLING.
- FOUNDATION WALLS TO RECEIVE DAMPROOFING AS MANUFACTURED BY 'TUB-WALL', 'TUFF-N-DRY' OR EQUAL AND INSTALLED BY DEALER, INSTALLED IN AN APPROVED MANNER BY INDUSTRY STANDARDS.

ELECTRICAL

- ALL ELECTRICAL WORK PERFORMED SHALL BE APPROVED BY THE LOCAL AGENCY HAVING JURISDICTION AND CONFORM TO THE LATEST EDITION OF THE 'NATIONAL ELECTRIC CODE' AND LOCAL UTILITY COMPANY.
- ELECTRICAL CONTRACTOR TO PROVIDE ADEQUATE SERVICE CIRCUITS, OUTLETS, FIXTURES AND EQUIPMENT AS REQUIRED BY CODES AND APPLIANCES INDICATED ON PLANS.
- ELECTRICAL CONTRACTOR TO PROVIDE FIXTURE BOXES AND RELATED SWITCHES AS PER PLAN OR CONTRACT W/ OWNERS. INSTALL SMOKE DETECTORS AS REQUIRED BY NEC AND N.Y.S. CODES.

PLUMBING NOTES

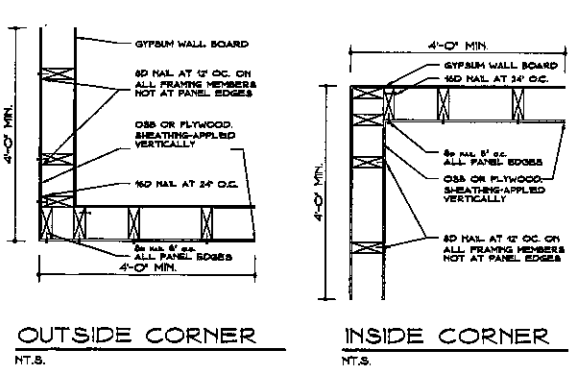
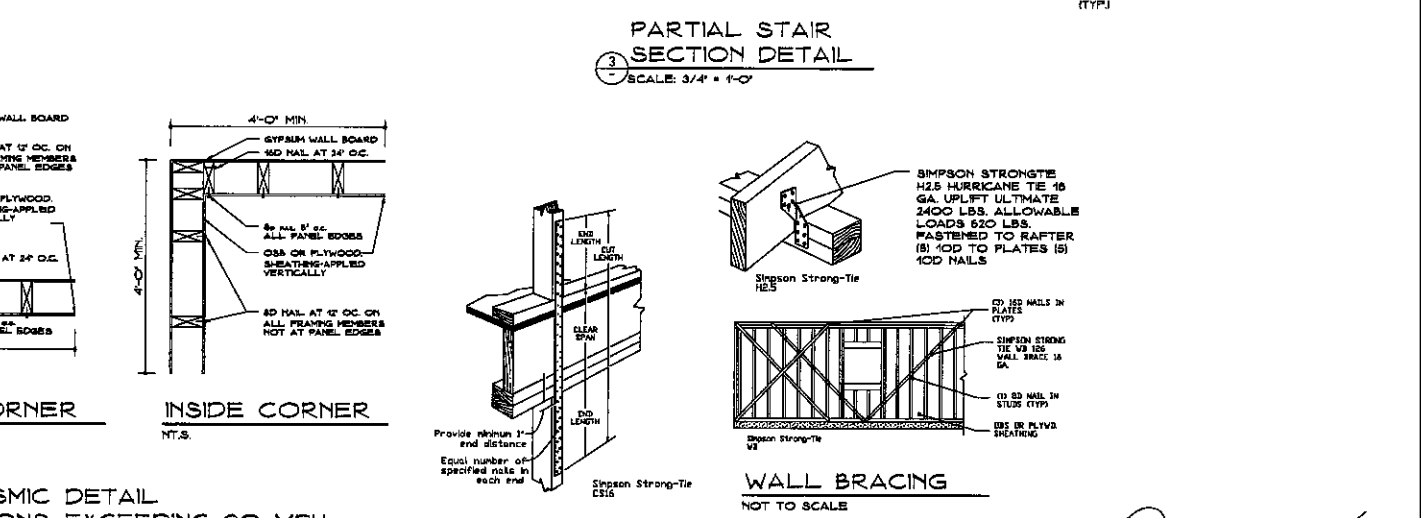
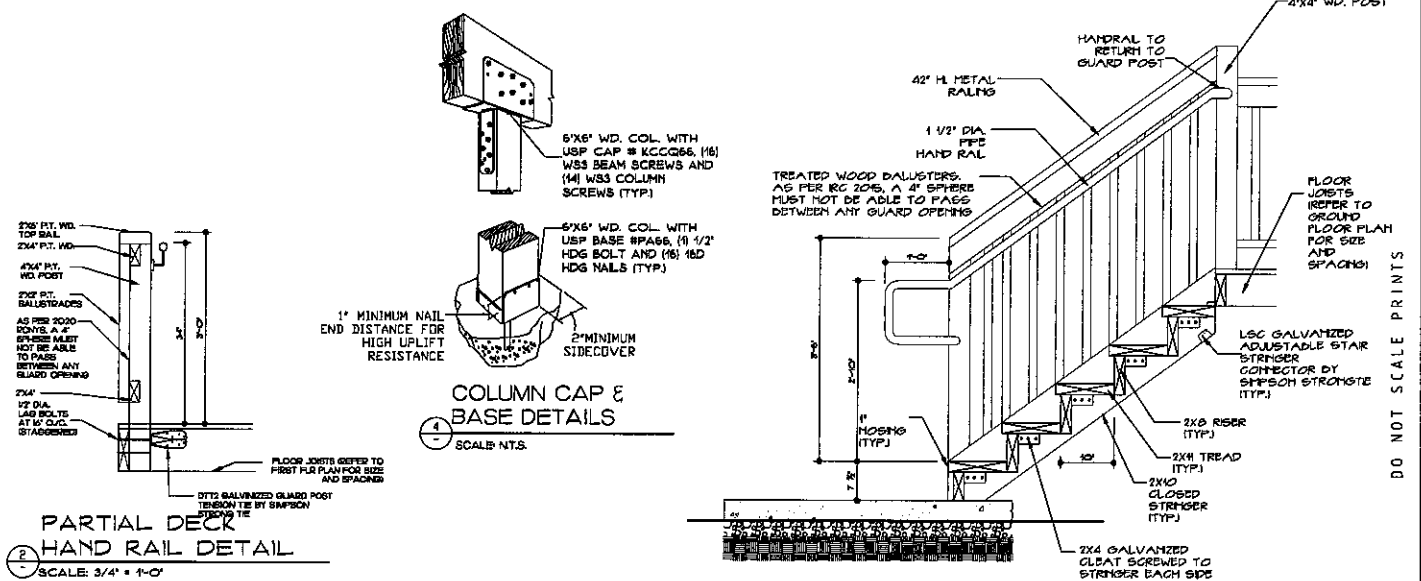
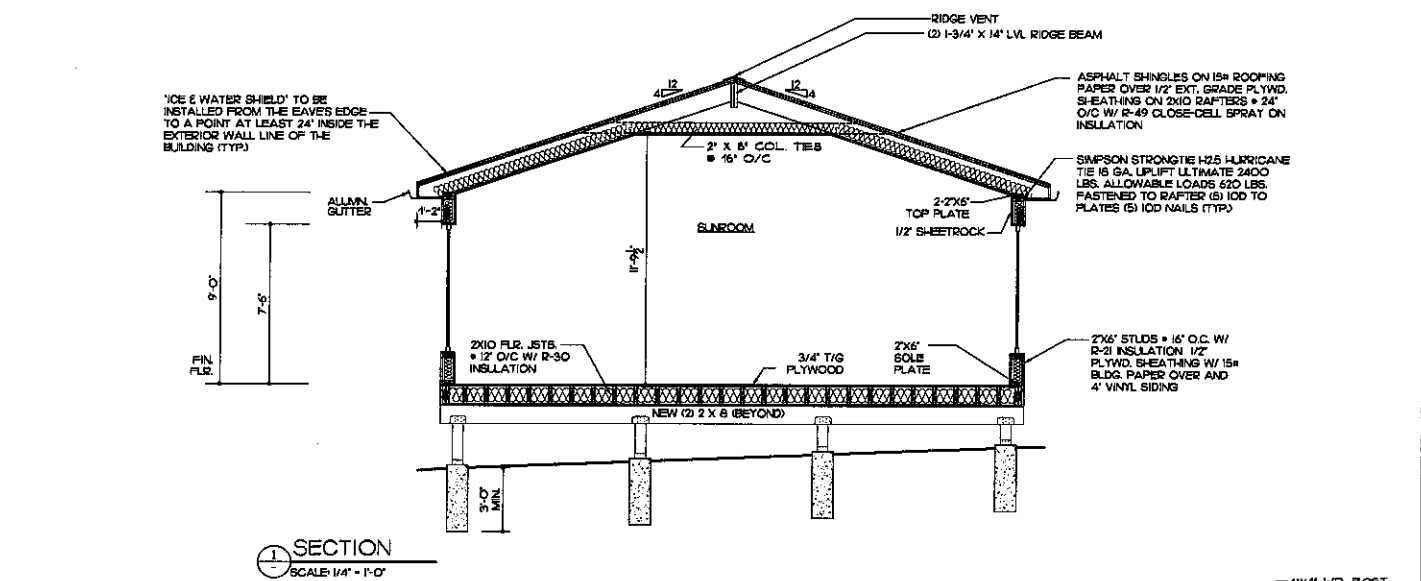
- ALL PLUMBING WORK PERFORMED SHALL BE APPROVED BY LOCAL BOARD OF HEALTH OR BUILDING DEPT. AND IT SHALL CONFORM TO THE LATEST EDITION OF THE N.Y.S.C.

INTERIOR NOTES

- ALL GYPSUM WALL BOARD TO BE SCREWED AND TO RECEIVE (3) THREE COATS OF SPACKLE. FINISH TO RECEIVE (2) COATS OF PAINT OVER ONE COAT OF PRIMER. COLORS MAY BE SELECTED BY OWNER.
- FLOORING, TRIM, CABINETS, APPLIANCES, FIXTURES & ETC. SHALL BE SELECTED BY OWNERS WITH BUILDERS APPROVAL. BUILDER TO INSTALL SAID ITEMS IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND PROVEN CONSTRUCTION METHODS.

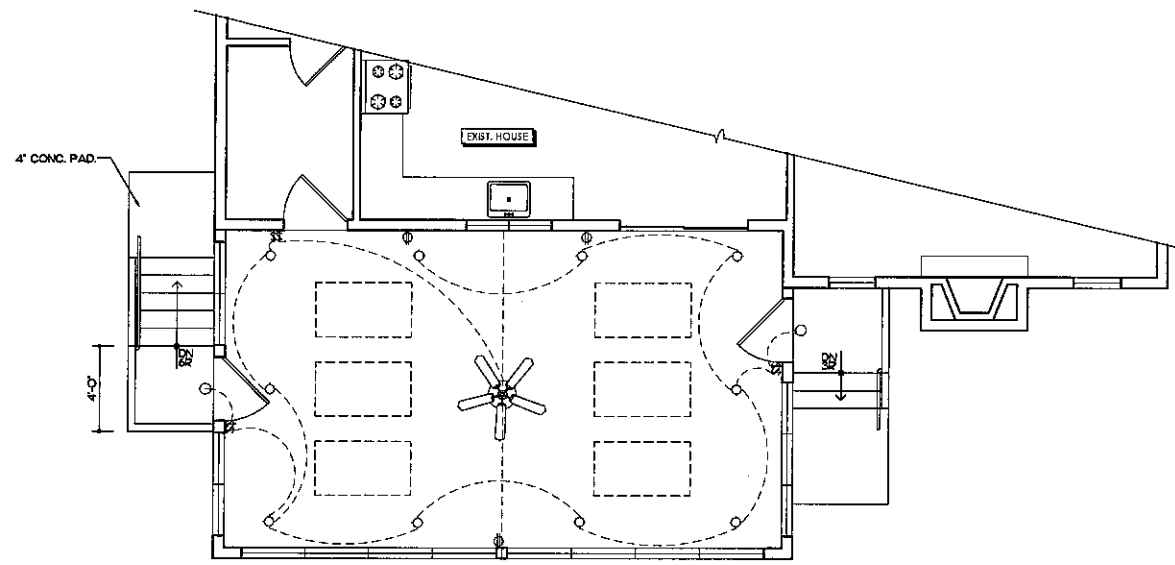
PART FOUR - ENERGY CONSERVATION

2020 CHAPTER 11 & CHAPTER 4 OF 2020 EBCOMES AND ASHRAE 90.1-2016, AS AMENDED BY 19 AND/OR PART 140 SIMPLIFIED PRESCRIPTIVE REQUIREMENTS FOR DETACHED ONE AND TWO FAMILY DWELLINGS AND TYPE 1-2, 1-4 OR TOWNHOUSE RESIDENTIAL BUILDINGS. NOTE BUILDER AND/OR GENERAL CONTRACTOR TO COMPLY WITH ALL THE REQUIREMENTS OF THESE CHAPTERS AND ENERGY CODES. SECTION 1401

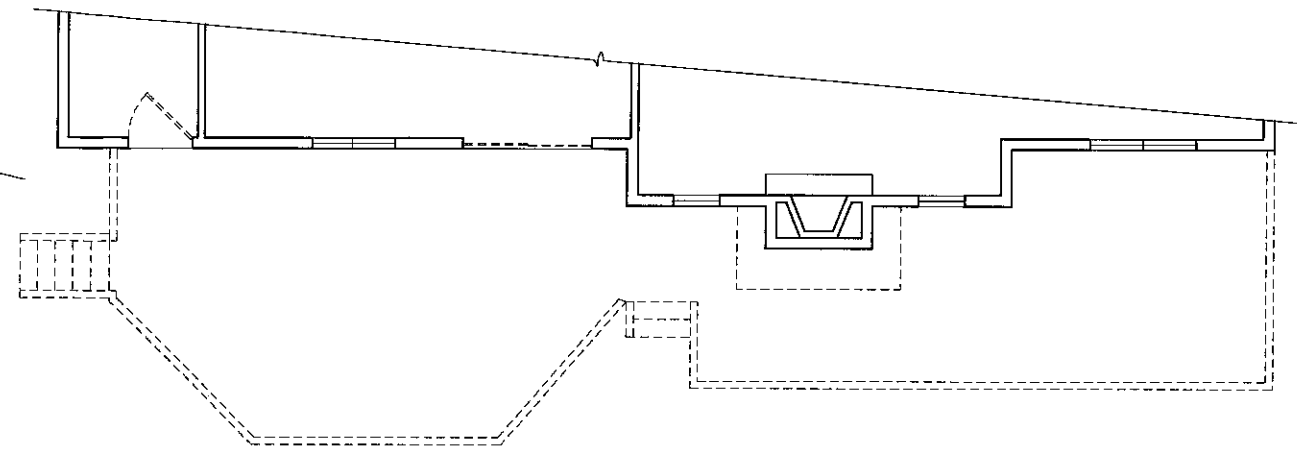


ZONE D SEISMIC DETAIL & WIND REGIONS EXCEEDING 90 MPH NOT TO SCALE

Signature: Jorge L. Lopez
 Not a valid Building Official Signature and Sealed by Architect

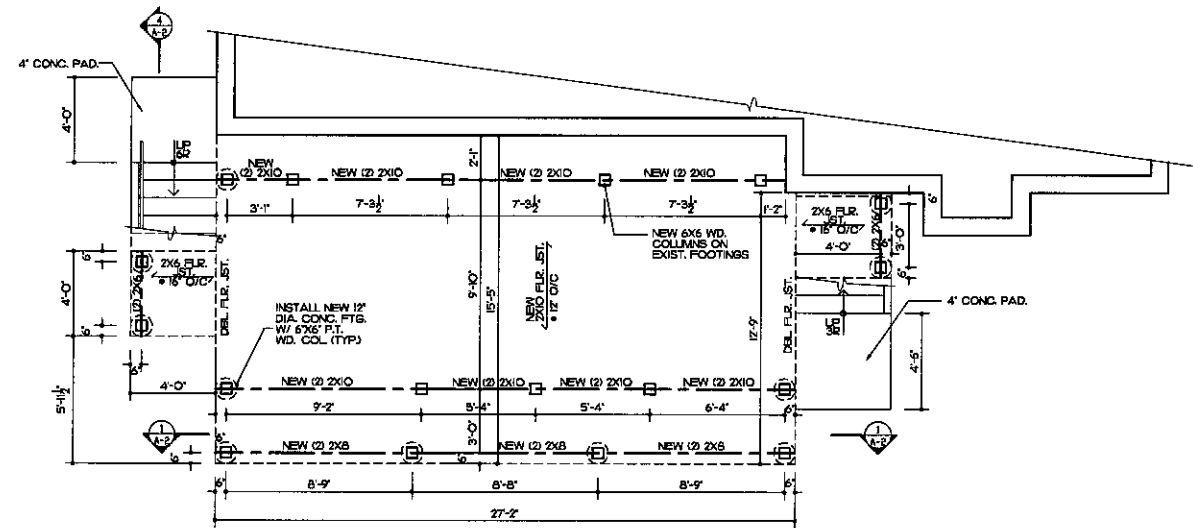


PARTIAL PROPOSED
FIRST FLOOR ELECTRICAL PLAN
SCALE 1/4" = 1'-0"

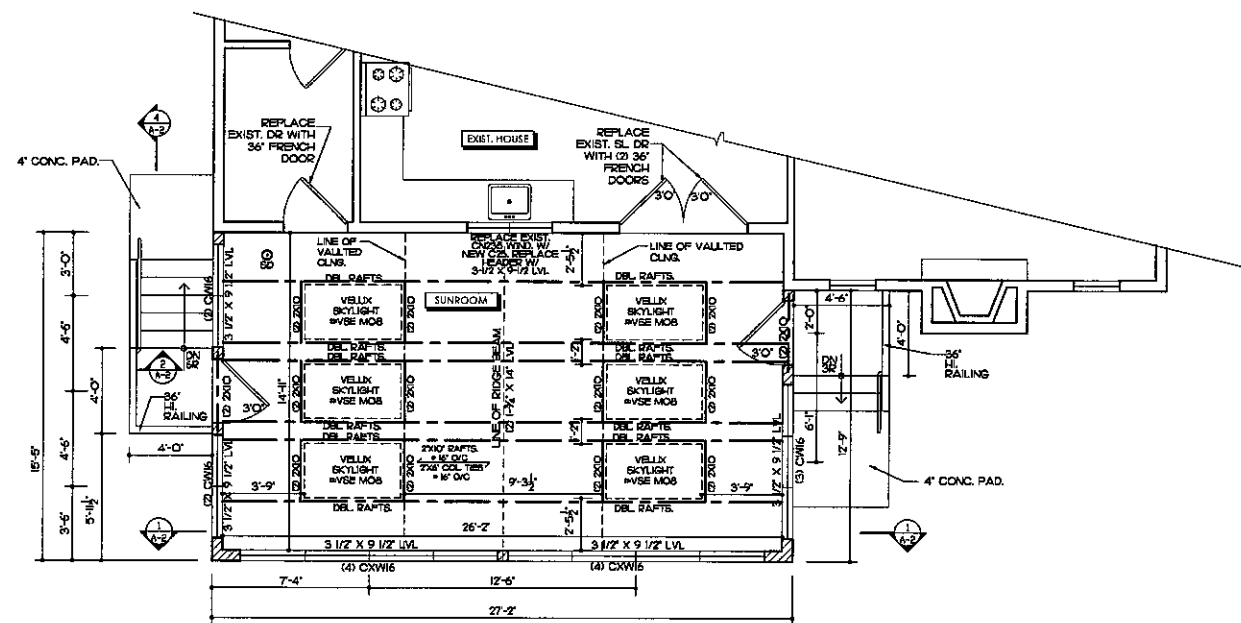


PARTIAL
FIRST FLOOR DEMOLITION PLAN
SCALE 1/4" = 1'-0"

LEGEND	
	NEW WD. STUDS @ 16" O.C. EXTERIOR - 2X4 / INTERIOR - 2X6 W/ 1/2" GYP. BD.
	FOUNDATION WALL
	EXISTING WALL
	WALL TO BE REMOVED
	LIGHT FIXTURE
	LIGHT SWITCH
	ELECTRIC OUTLET
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	HEAT DETECTOR
	NEW 6X6 WD. COLUMNS ON EXIST. FOOTINGS
	INSTALL NEW 12" DIA. CONC. FTG. 36" BELOW GRADE W/ 6"X6" P.T. COL. (TYP.)



PARTIAL PROPOSED
GROUND FLOOR PLAN
SCALE 1/4" = 1'-0"



PARTIAL PROPOSED
FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

DOUBLE FRAMING UNDER
PARALLEL PARTITION

DO NOT SCALE PRINTS

Jorge L. Lopez
Architect

PROPOSED SUN ROOM LAYOUT AND ALTERATIONS FOR
MR. BHARAT KOTHARI
21 SHORN DR.
ORANGEBURG, NY 10962

DATE	REV.	BY	CHK.
02/27/21	EP		

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PROJECT NO
21-078
SHEET 3 OF 3

A-3