

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: 5/3/22

Please check all that apply:

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

PERMIT#: BDR 803-22  
 ASSIGNED  
 INSPECTOR: DOM  
 Referred from Planning Board: YES / NO  
 If yes provide date of Planning Board meeting: \_\_\_\_\_

Project Name: Curley Addition

Street Address: 56 S Naurausbaum Rd  
Pearl River, NY 10965

Tax Map Designation:  
Section: 69.18 Block: 3 Lot(s): 41  
Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

**Directional Location:**

On the front/back side of house, approximately 30 feet corner of the intersection of Naurausbaum St, in the Town of Orangetown in the hamlet/village of Pearl River

Acreage of Parcel <u>0.32</u>	Zoning District <u>R-15</u>
School District <u>Pearl River</u>	Postal District <u>10965</u>
Ambulance District <u>Pearl River</u>	Fire District <u>Pearl River</u>
Water District <u>SM7</u>	Sewer District <u>Orangetown</u>

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

Chapter 43 See attached Single Story Addition

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

Date: 5/3/22 Applicant's Signature: Kelly Rose-Curley

**APPLICATION REVIEW FORM**

**FILL IN WHERE APPLICABLE.**

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

If subdivision: N/A

- 1) Is any variance from the subdivision regulations required? ~~NO~~
- 2) Is any open space being offered?      If so, what amount? ~~NO~~
- 3) Is this a standard or average density subdivision?

If site plan:

- 1) Existing square footage ~~3700~~ 1724
- 2) Total square footage 2342
- 3) Number of dwelling units 1

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

\_\_\_\_\_

\_\_\_\_\_

Environmental Constraints: N/A

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

NO

Are there streams on the site? If yes, please provide the names. \_\_\_\_\_

NO

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

NO

**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.

69.18 / 3 / 41

\_\_\_\_\_

\_\_\_\_\_



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: April 14, 2022

Applicant: Curly P803-22

Address: 56 S Nauraushaun, Pearl River, NY

RE: Application Made at: same

Chapter 43, Table 3.12, Column 1 R-15 District, Column 2 Group M, Column 3 SFR, Column 8 Front Yard 30' with 20.69' proposed, Column 11 Rear Yard 35' w/ 24.52' proposed.  
Two variances required

Section: 69.18 Block: 3 Lot: 41

Dear Curly:

Please be advised that the Building Permit Application, which you submitted on April 22, 2022, 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	69.18-3-38 ✓	Thomas Ryan	68 So Naurashaun Rd, Pearl River, NY 10965
392489	69.18-3-39 ✓	Joseph Colletti	64 So Naurashaun Rd, Pearl River, NY 10965
392489	69.18-3-40 ✓	Daniel J Cooper	60 S Naurashaun Ave, Pearl River, NY 10965
392489	69.18-3-41 ✓	Thomas J Curley	56 S Naurashaun Rd, Pearl River, NY 10965
392489	69.18-3-42 ✓	Michael P Dinat	44 W Naurashaun Av, Pearl River, NY 10965
392489	69.18-3-44 ✓	Thomas E Crowe	35 Sunrise Ln, Pearl River, NY 10965
392489	69.18-3-45 ✓	Brigid Roberts	40 W Naurashaun Av, Pearl River, NY 10965
392489	69.18-3-46 ✓	Ellinor Tiepolt	41 W Naurashaun Ave, Pearl River, NY 10965
392489	69.18-3-47 ✓	Bernard Gallagher	45 W Naurashaun Ave, Pearl River, NY 10965
392489	69.18-3-48 ✓	Darlene E Gibson	51 W Naurashaun Av, Pearl River, NY 10965
392489	69.18-3-49 ✓	Kenneth Sullivan	46 So Naurashaun Rd, Pearl River, NY 10965
392489	69.18-4-43 ✓	James B Callahan	63 S Naurashaun Rd, Pearl River, NY 10965
392489	69.18-4-44 ✓	Michael Tully	57 S Naurashaun Rd, Pearl River, NY 10965
392489	69.18-4-45 ✓	Janet Cahill	53 S Naurashaun Rd, Pearl River, NY 10965
392489	69.18-4-46 ✓	Evelyn M Cahill	45 S Naurashaun Rd, Pearl River, NY 10965
392489	69.18-4-47 ✓	Robert J Collura	41 So Naurashaun Rd, Pearl River, NY 10965

69.18-4-42 Richard + Denise Windram 67 S. Naurashaun Rd., Pearl River, NY 10965

69.18-4-41 Thomas O Dann 71 S. Naurashaun Rd., Pearl River, NY 10965

69.18-3-50 Waltera S Wheatley +  
Christine McWeeney 40 S. Naurashaun Rd., Pearl River, NY 10965

69.18-3-51 Laurie Ann ~~Buck~~ Buckenberger +  
Dennis Gilligan 42 Garrecht Ln., Pearl River, NY 10965

DECISION

**FLOOR AREA RATIO VARIANCE APPROVED AND § 5.227 VARIANCE WITHDRAWN**

To: Frank Ringner  
56 South Nauraushaun Avenue  
Pearl River, New York 10965

ZBA # 11-94  
Date: November 16, 2011

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

ZBA# 11-94: Application of Frank Ringner for variances from Chapter 43 (Zoning) Section 3.12, R-15 District, Group M, Column 4 (Floor Area Ratio: .20 permitted, .26 proposed) for the construction of anew single family residence and from Section 5.227 Detached structures: ( 5' from property line required ; 0.5' from property line existing) for an existing shed. The premises are located at 56 South Nauraushaun Avenue, Pearl River, New York an identified on the Orangetown tax Map as Section 69.18, Block 3, Lot 41; R-15 zoning district.

Heard by the Zoning Board of Appeals of the Town of Orangetown at a meeting held on Wednesday, November 16, 2011 at which time the Board made the determination hereinafter set forth.

Frank Ringner and Robert Hoene, Architect, appeared and testified.

The following documents were presented:

1. Site plan dated 08/16/2008 signed and sealed by Atzl, Scatassa & Zigler, P.C.
2. Architectural plans dated 05/23/2011 signed and sealed by Robert Hoene, Architect.

Mr. Mowerson made a motion to open the Public Hearing which motion was seconded by Ms. Castelli and carried unanimously.

On advice of Dennis Michaels, Deputy Town Attorney, counsel to the Zoning Board of Appeals, Mr. Mowerson moved for a Board determination that the foregoing application is a Type II action exempt from the State Environmental Quality Review Act (SEQRA), pursuant to SEQRA Regulations §617.5 (c) (9), (10), (12) and /or (13); which does not require SEQRA environmental review. The motion was seconded by Ms. Castelli and carried as follows: Mr. Sullivan, aye; Ms. Salomon, aye; Ms. Albanese, aye; Ms. Castelli, aye; and Mr. Mowerson, aye.

Robert Hoene, Architect, testified that the applicant has inherited the house from his family; that the house had radiant heat installed and it cracked the slab that the house was built on; that the proposal is to demolish the existing house and construct a new house; that the lot is substantially smaller than the required 15,000 sq. ft.; that the lot is only 13,000 sq. ft.; that the proposed new house is a two story, four bedroom house; that the proposed floor area ratio is .26; and that the existing old shed can be removed.

TOWN CLERKS OFFICE  
2011 DEC 12 PM 10 17  
TOWN OF ORANGETOWN

Public Comment:

No public comment.

The Board members made personal inspections of the premises the week before the meeting and found them to be properly posted and as generally described on the application.

A satisfactory statement in accordance with the provisions of Section 809 of the General Municipal Law of New York was received.

Mr. Mowerson made a motion to close the Public Hearing which motion was seconded by Ms. Castelli and carried unanimously.

**FINDINGS OF FACT AND CONCLUSIONS:**

After personal observation of the property, hearing all the testimony and reviewing all the documents submitted, the Board found and concluded that the benefits to the applicant if the variance(s) are granted outweigh the detriment (if any) to the health, safety and welfare of the neighborhood or community by such grant, for the following reasons:

1. The requested floor area ratio variance will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. The applicant has withdrawn the request for the Section 5.227 variance and will remove the existing shed. The lot is undersized by 2,000 sq. ft. and the proposed house is not out of character with the houses in the neighborhood.
2. The requested floor area ratio variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. The applicant has withdrawn the request for the Section 5.227 variance and will remove the existing shed. The lot is undersized by 2,000 sq. ft. and the proposed house is not out of character with the houses in the neighborhood.
3. The benefits sought by the applicant cannot be achieved by other means feasible for the applicant to pursue other than by obtaining variances.
4. The requested floor area ratio variance, although substantial, affords benefits to the applicant that are not outweighed by the detriment, if any, to the health, safety and welfare of the surrounding neighborhood or nearby community. The requested floor area ratio variance seems substantial but when the undersized lot is taken into consideration, it is not an unreasonable request.
5. The applicant purchased the property subject to Orangetown's Zoning Code (Chapter 43) and is proposing a new addition and/or improvements, so the alleged difficulty was self-created, which consideration was relevant to the decision of the Board of Appeals, but did not, by itself, preclude the granting of the area variances.

TOWN CLERKS OFFICE

2011 DEC 12 PM 10 17

TOWN OF ORANGETOWN



DECISION: In view of the foregoing and the testimony and documents presented, the Board: RESOLVED, that the application for the requested floor area ratio variance is APPROVED (the §5.227 variance request is withdrawn); and FURTHER RESOLVED, that such decision and the vote thereon shall become effective and be deemed rendered on the date of adoption by the Board of the minutes of which they are a part.

General Conditions:

(i) The approval of any variance or Special Permit is granted by the Board in accordance with and subject to those facts shown on the plans submitted and, if applicable, as amended at or prior to this hearing, as hereinabove recited or set forth.

(ii) Any approval of a variance or Special Permit by the Board is limited to the specific variance or Special Permit requested but only to the extent such approval is granted herein and subject to those conditions, if any, upon which such approval was conditioned which are hereinbefore set forth.

(iii) The Board gives no approval of any building plans, including, without limitation, the accuracy and structural integrity thereof, of the applicant, but same have been submitted to the Board solely for informational and verification purposes relative to any variances being requested.

(iv) A building permit as well as any other necessary permits must be obtained within a reasonable period of time following the filing of this decision and prior to undertaking any construction contemplated in this decision. To the extent any variance or Special Permit granted herein is subject to any conditions, the building department shall not be obligated to issue any necessary permits where any such condition imposed should, in the sole judgment of the building department, be first complied with as contemplated hereunder. Occupancy will not be made until, and unless, a Certificate of Occupancy is issued by the Office of Building, Zoning and Planning Administration and Enforcement which legally permits such occupancy.

(v) Any foregoing variance or Special Permit will lapse if any contemplated construction of the project or any use for which the variance or Special Permit is granted is not substantially implemented within one year of the date of filing of this decision or that of any other board of the Town of Orangetown granting any required final approval to such project, whichever is later, but in any event within two years of the filing of this decision. Merely obtaining a Building Permit with respect to construction or a Certificate of Occupancy with respect to use does not constitute "substantial implementation" for the purposes hereof.

TOWN CLERKS OFFICE  
2011 DEC 12 PM 10 17  
TOWN OF ORANGETOWN


Ringner  
ZBA#11-94  
Page 4 of 4

The foregoing resolution to approve the application for the requested floor area ratio variance (§5.227 variance request is withdrawn) was presented and moved by Ms. Albanese, seconded by Mr. Mowerson and carried as follows: Ms. Castelli, aye; Mr. Sullivan, aye; Ms. Albanese, aye; Ms. Salomon, aye; and Mr. Mowerson, aye.

The Administrative Aide to the Board is hereby authorized, directed and empowered to sign this decision and file a certified copy thereof in the office of the Town Clerk.

DATED: November 16, 2011

ZONING BOARD OF APPEALS  
TOWN OF ORANGETOWN

By   
Deborah Arbolino  
Administrative Aide

DISTRIBUTION:

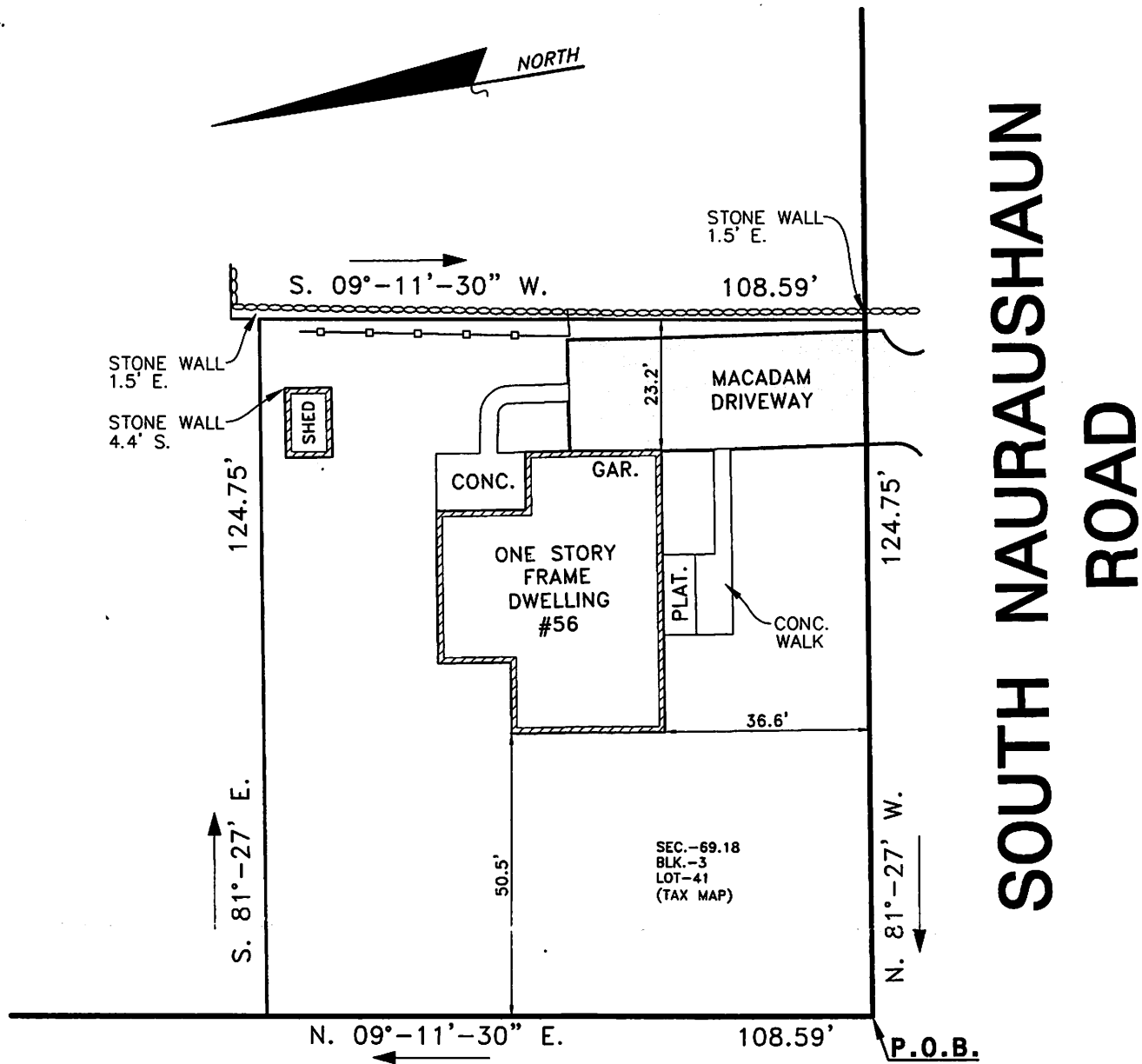
APPLICANT  
ZBA MEMBERS  
SUPERVISOR  
TOWN BOARD MEMBERS  
TOWN ATTORNEY  
DEPUTY TOWN ATTORNEY  
OBZPAE  
BUILDING INSPECTOR -B.vw.

TOWN CLERK  
HIGHWAY DEPARTMENT  
ASSESSOR  
DEPT. of ENVIRONMENTAL  
MGMT. and ENGINEERING  
FILE,ZBA, PB  
CHAIRMAN, ZBA, PB, ACABOR

TOWN OF ORANGETOWN  
2011 DEC 12 AM 10 17  
TOWN CLERKS OFFICE



THIS LOCATION SURVEY WAS PREPARED FOR TITLE PURPOSES ONLY.  
 OFFSET DIMENSIONS ARE NOT TO BE USED FOR CONSTRUCTION.  
 SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



**WEST NAURAUSHAUN  
 AVENUE**

**SURVEY OF PROPERTY  
 56 SOUTH NAURAUSHAUN ROAD  
 LOT 41, BLOCK 3, SECTION 69.18  
 PEARL RIVER, ROCKLAND CO., NY**

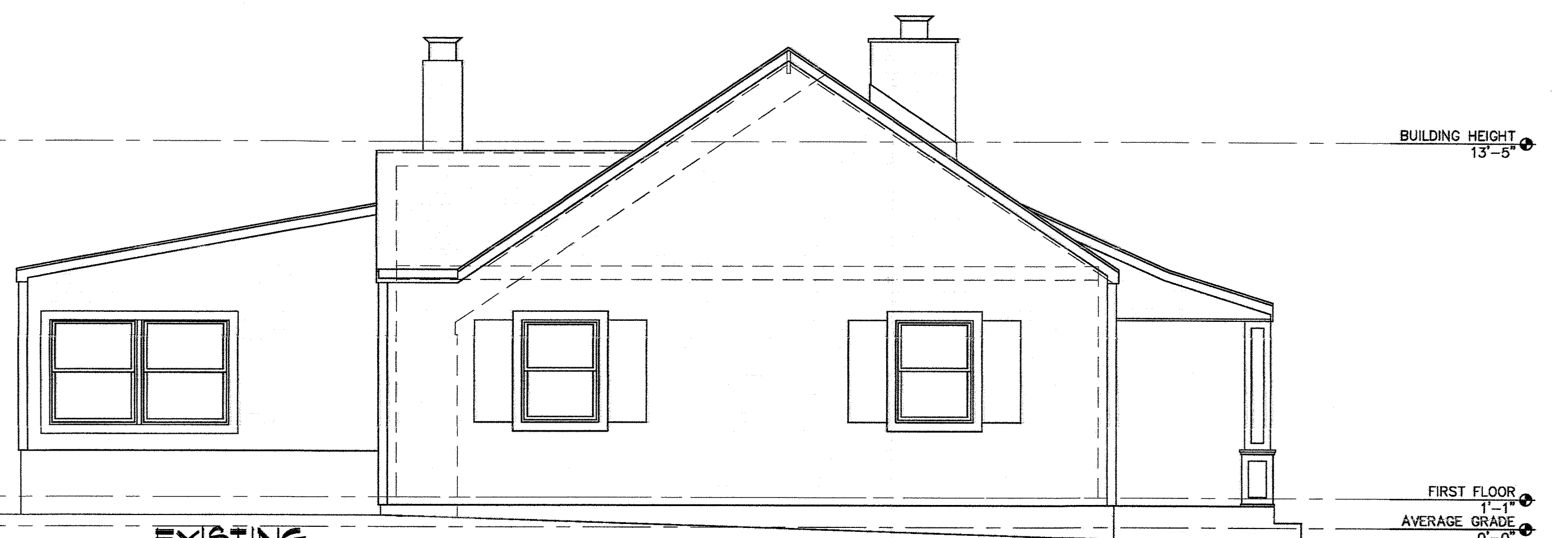
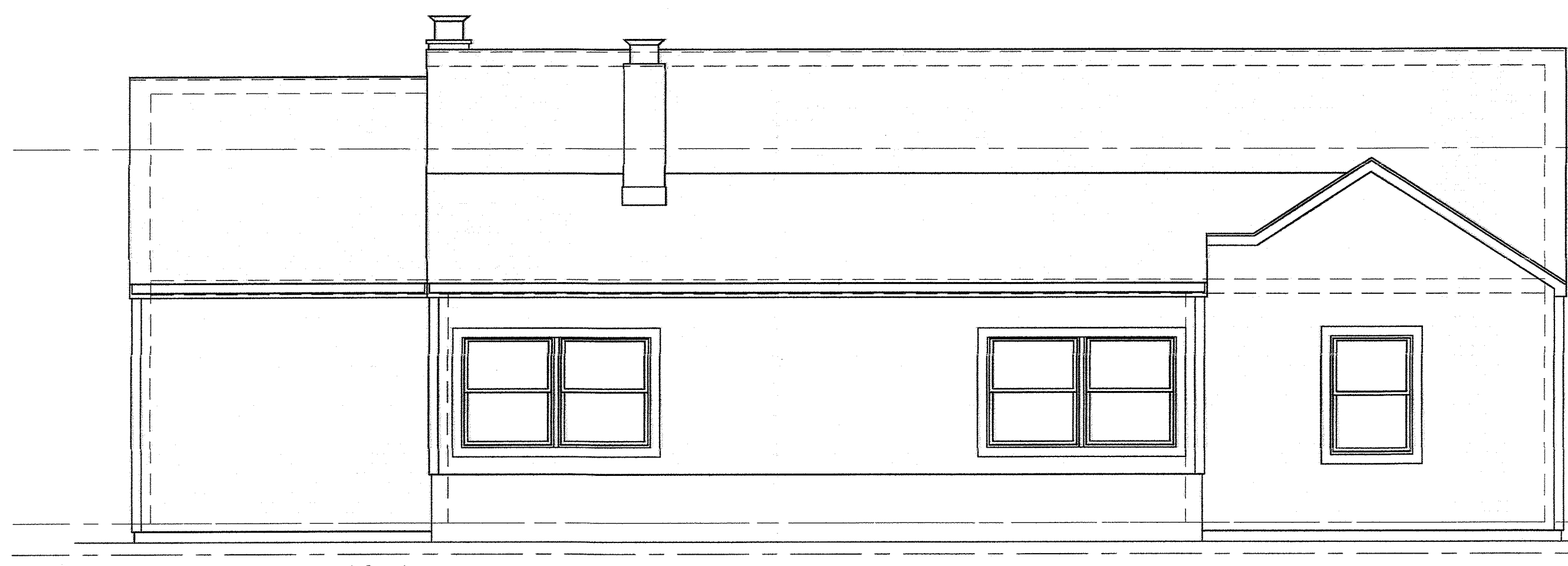
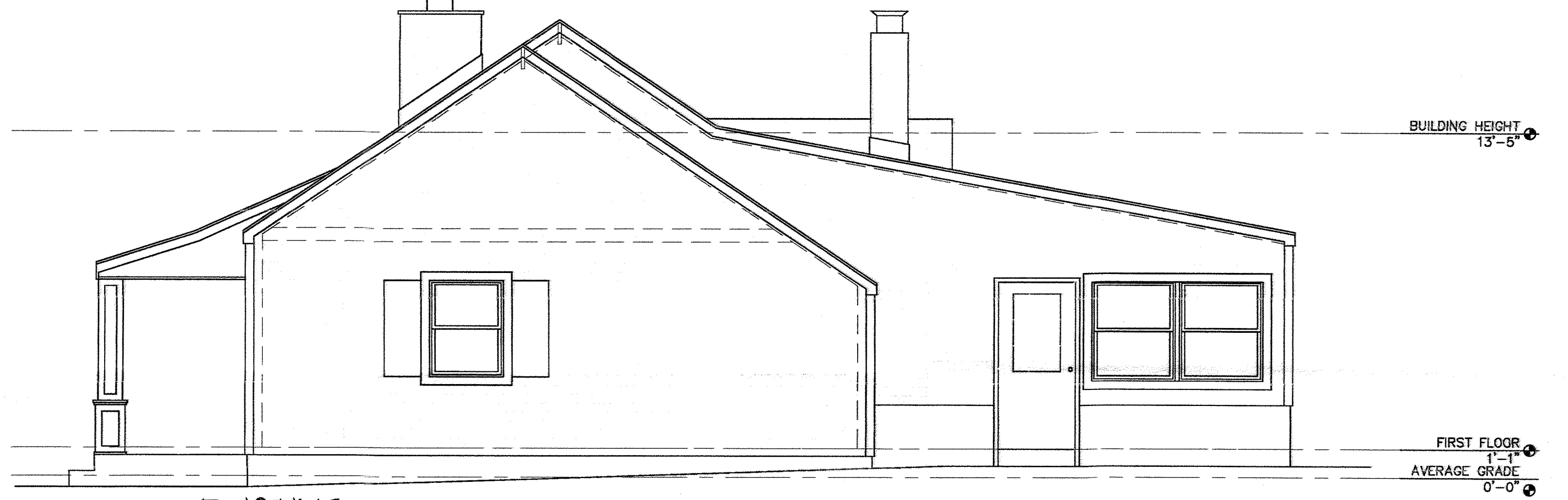
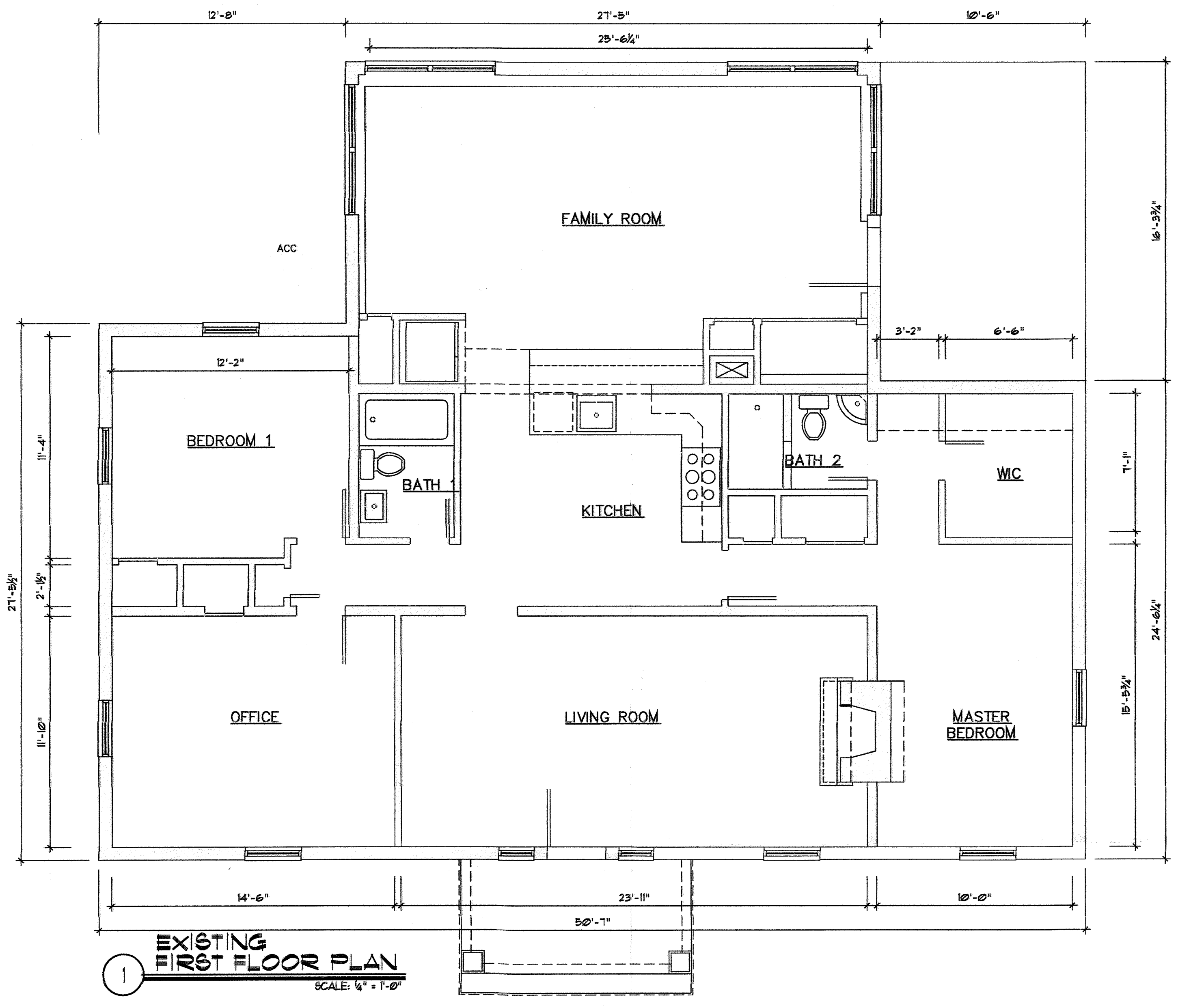
Certified to: Kelly Rose-Curley.

SCALE: 1"=30' DATE: OCT. 24, 2018

Map Reference : Tax Map.

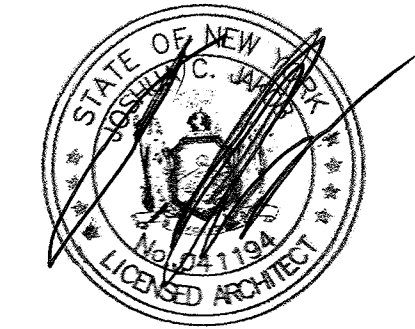
**STEPHEN F. HOPPE, L.S.**  
 LICENSED PROFESSIONAL LAND SURVEYOR  
 111 ROUTE 303  
 TAPPAN, NEW YORK 10983  
 NY LIC. NO. 50539

L.S.

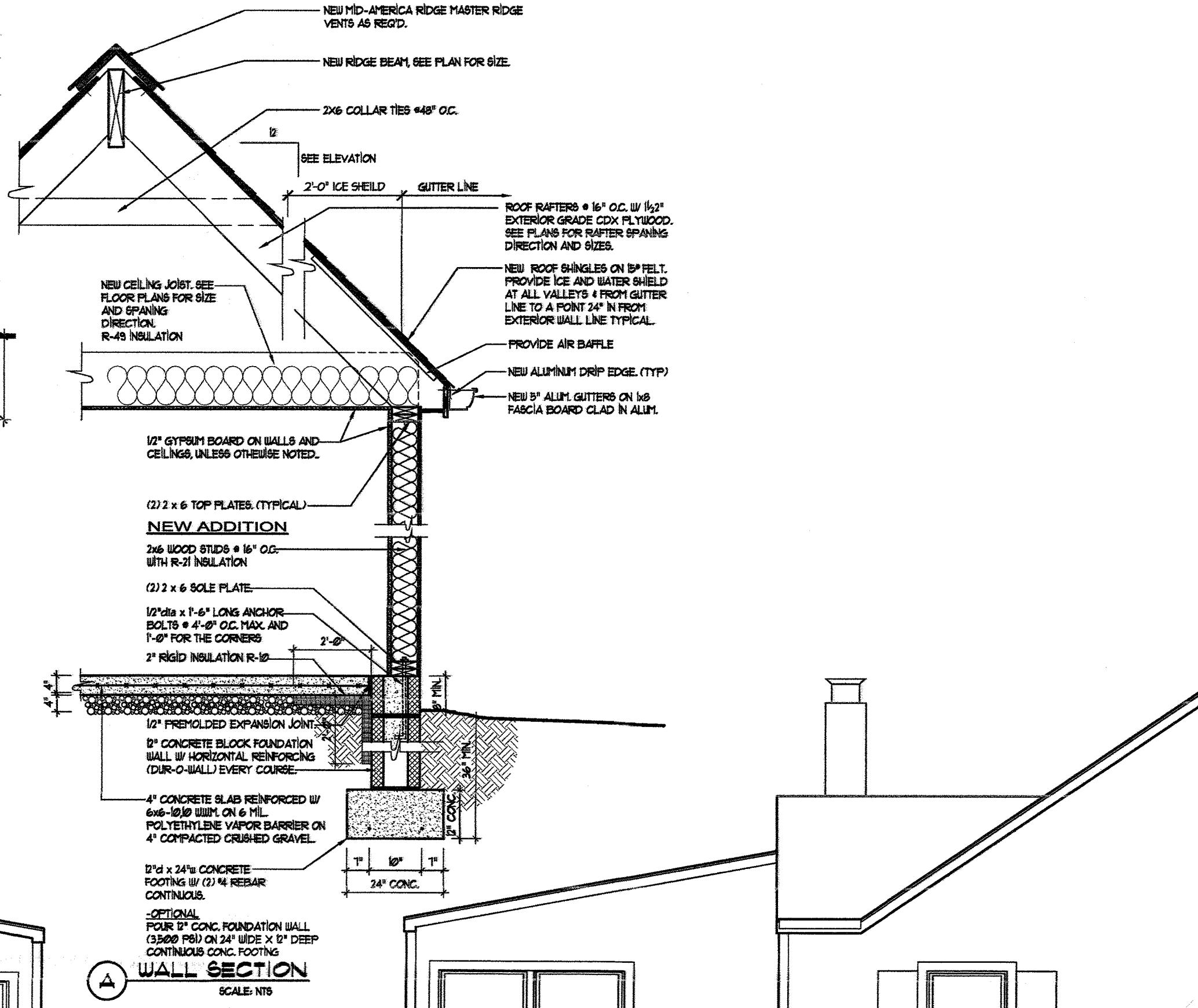
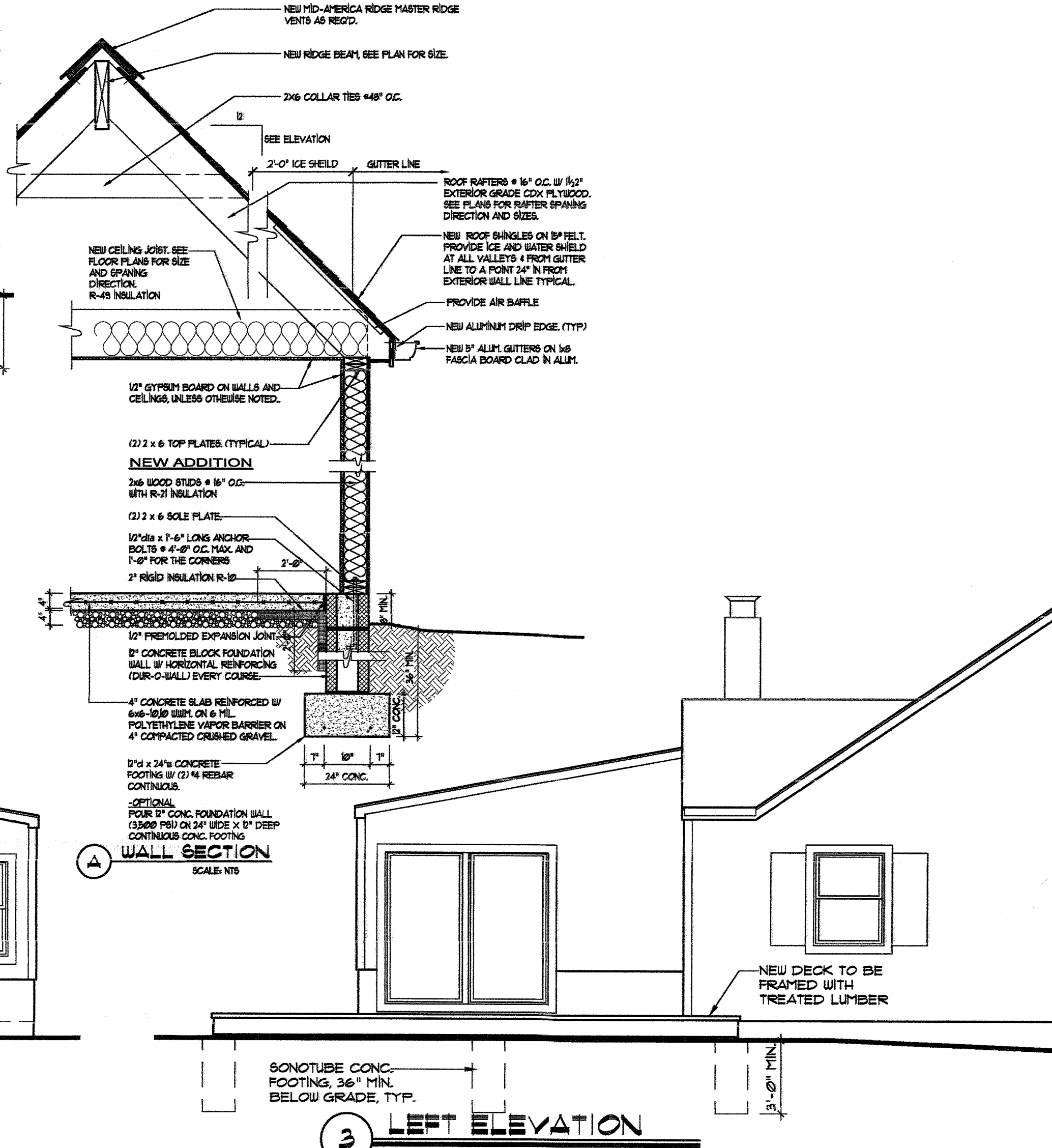
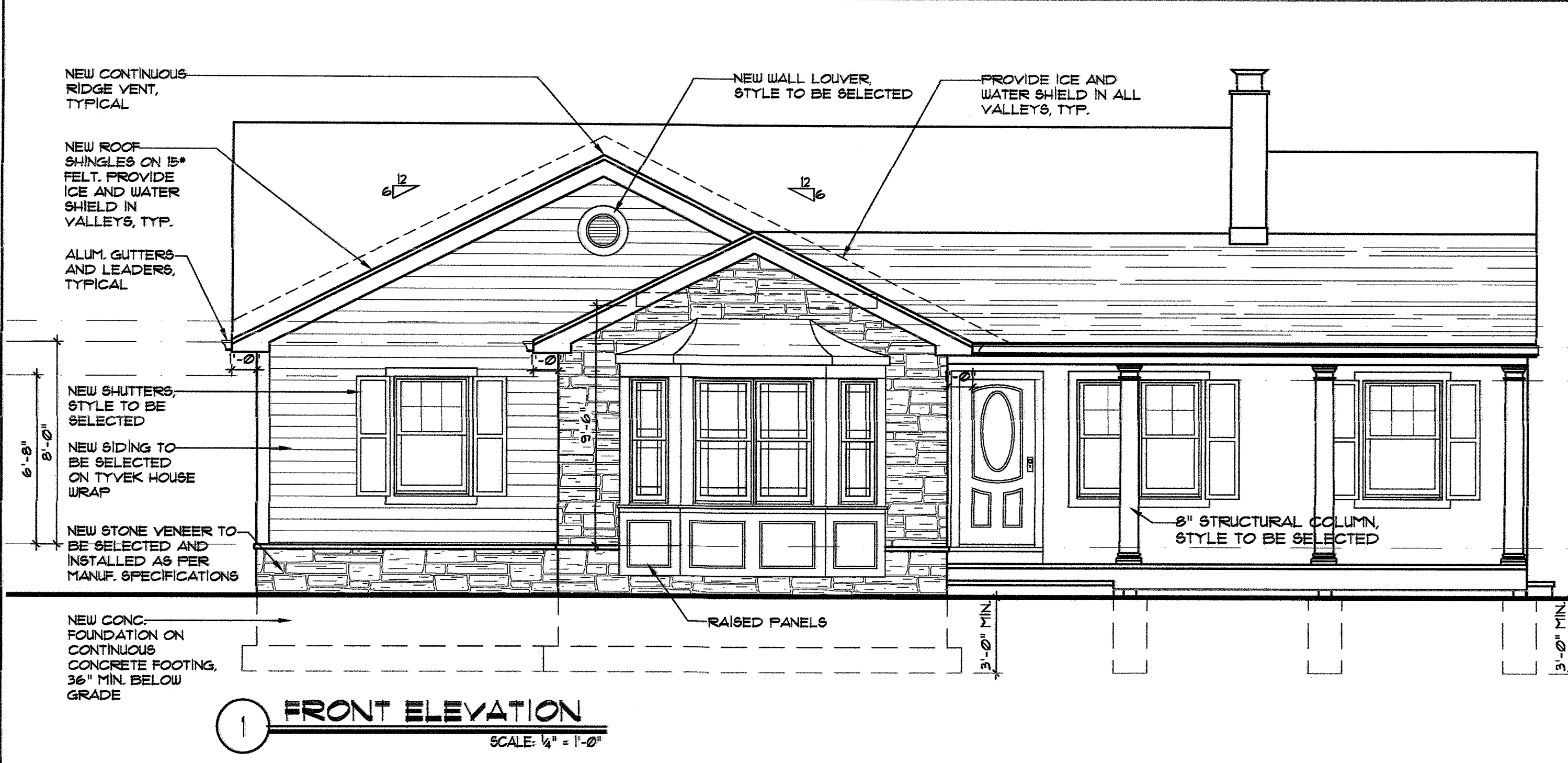


EXIST. FLR. PLAN & ELEVATIONS

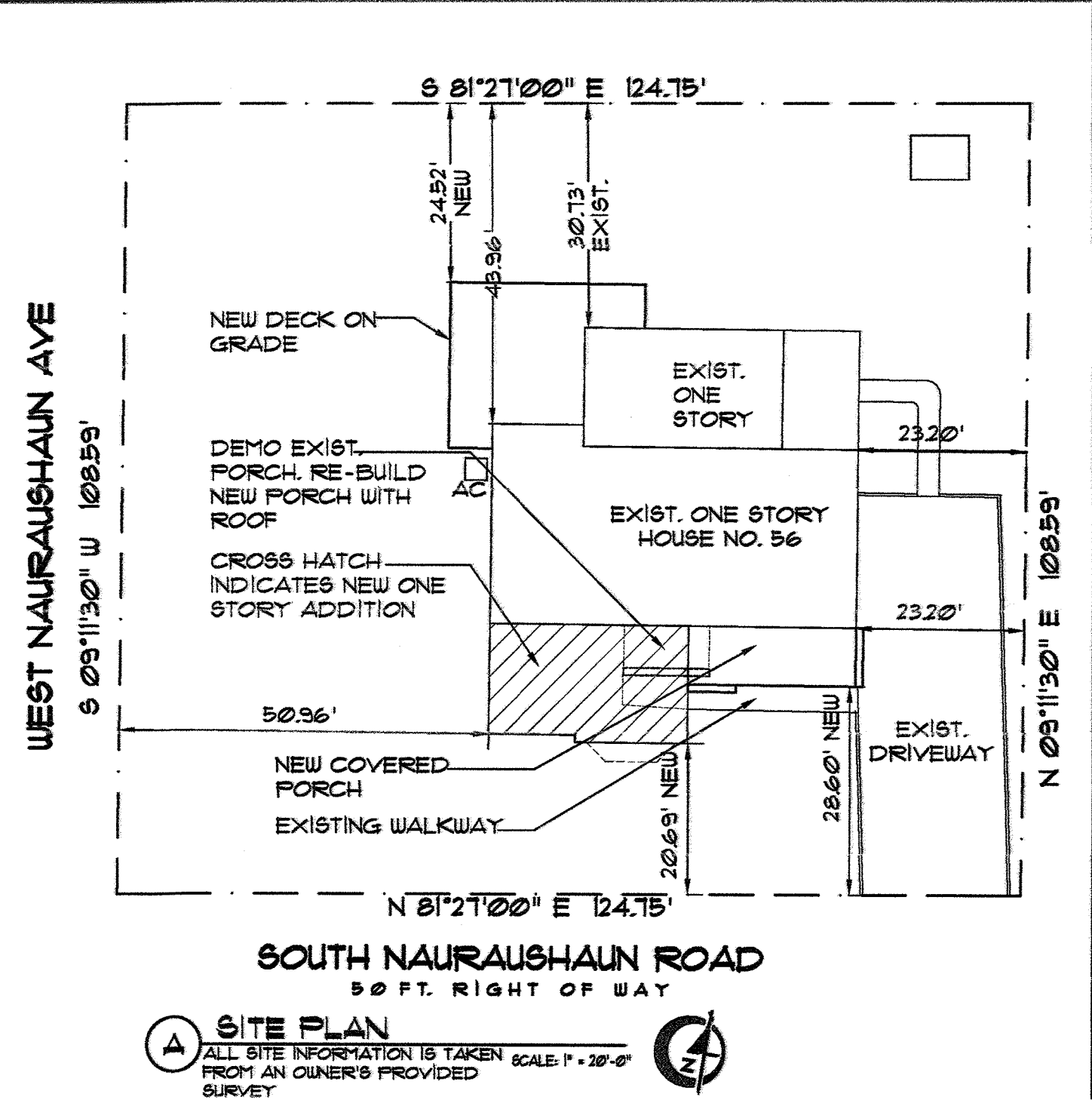
DRAWING NO.		PROJECT SITE		CHECKED: JJ
EX1.0		56 SOUTH NAURAUSHAUN ROAD PEARL RIVER, NEW YORK		DRAWN: FN
				DATE: 3-31-2021
1	ISSUED FOR PERMIT	01-11-2022		
NO.	REVISION	DATE		







ZONING INFORMATION	REQUIRED	EXISTING	PROPOSED
R-15 ZONE			
56 S. NAURAUSHAUN ROAD			
PEARL RIVER, NEW YORK			
MAX. FLOOR AREA	20% (2,709 s.f.)	12.73% (1,724 s.f.)	17.29% (2,342 s.f.)
MIN. LOT AREA	15,000 s.f.	13,545 s.f.	no change
MINIMUM LOT WIDTH	100 ft.	108.59 ft.	no change
MINIMUM STREET FRONTAGE	75 ft.	108.59 ft.	no change
MIN. FRONT YARD	30 ft.	30.77 ft.	20.69 ft. *
MIN. SIDE YARD	20 ft.	23.20 ft.	23.20 ft.
MIN. TOTAL SIDE YARD	n/a	n/a	n/a
REAR YARD SETBACK	35 ft.	30.73 ft.	24.52 ft. *
MAX. BUILDING HEIGHT	1 foot / ft. = 23.20 ft.	13.50 ft.	no change



- GENERAL:**
- THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTIONS WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THESE SPECIFICATIONS ARE GENERAL IN FORM. THE CONTRACTOR(S) IN APPLYING THEM ASSUME(S) COMPLETE RESPONSIBILITY FOR THEIR USE, SUBSTITUTIONS, CHANGES AND OMISSIONS.
  - 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 MODIFICATIONS AS MAY BE NECESSARY OR DESIRABLE AT THE TIME OF INSTALLATION FROM TO MEET ANY UNFORESEEN OR OTHER CONDITIONS. CONTRACTOR SHALL NOT SCALE DIMENSIONS FROM THE DRAWINGS.
  - THE CONTRACTOR SHALL SUPPLY MATERIALS, FIXTURES, APPLIANCES AND LABOR NECESSARY TO COMPLETE ALL WORK NOTED ON PLANS AND AS OTHERWISE REQUIRED. ALL MATERIALS SHALL BE NEW AND FREE FROM ANY DEFECTS. ALL WORK SHALL BE PERFORMED IN A COMPETENT, WORKMANLIKE MANNER ACCEPTABLE WITH MODERN PRACTICE. MATERIALS, WORKMANSHIP AND INSTALLATION SHALL BE IN STRICT COMPLIANCE WITH NOT ONLY THE MANUFACTURERS' PRINTED INSTRUCTIONS, BUT ALSO THE STANDARDS OF RECOGNIZED AGENCIES OR ASSOCIATIONS. PROVIDE TEMPORARY PROTECTION OF MATERIALS AND EQUIPMENTS.
  - THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AT THE SITE, PRIOR TO COMMENCING WITH THE WORK, AND SHALL BE RESPONSIBLE FOR SAME. IF THERE IS ANY VARIATION FROM THESE DRAWINGS, HE IS DIRECTED TO NOTIFY THE OWNER AND/OR THE ARCHITECT. IT IS INTENDED THAT THE CONTRACTOR PROVIDE A COMPLETE JOB, ANY OMISSIONS IN THESE DOCUMENTS ARE NOT TO BE CONSTRUED AS REMOVING SUCH ITEMS FROM THE RESPONSIBILITIES OF THE CONTRACTOR.
  - ALL CONTRACTORS SHALL HAVE AND MAINTAIN CONTRACTORS' LIABILITY PROPERTY DAMAGE INSURANCE AND WORKMAN'S COMPENSATION INSURANCE. ALL PHASES OF CONSTRUCTION SHALL COMPLY WITH LOCAL, STATE AND FEDERAL SAFETY LAWS. GENERAL CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES, FURNISHING, FIXTURES AND MATERIAL FROM DAMAGE DUE TO THIS CONSTRUCTION, BUILD ALL NECESSARY BARRICADES AND FURNISH NECESSARY LIGHTING AND DANGER WARNINGS. CONTRACTOR SHALL, IF APPLICABLE, PROTECT EXISTING STRUCTURE FROM DAMAGE DURING CONSTRUCTION AND ENSURE STRUCTURAL INTEGRITY.

- BY SUBMITTING A BID, THE CONTRACTOR ASSERTS THAT THE WORK SITE AND THESE DOCUMENTS HAVE BEEN THOROUGHLY EXAMINED AND THE WORK SCOPE IS FULLY UNDERSTOOD. ALL QUESTIONS REGARDING THE WORK SCOPE SHALL BE ANSWERED PRIOR TO STARTING WORK.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR THIS PROJECT AND SHALL BE REIMBURSED BY THE OWNER UPON PROOF OF PAYMENT AND RECEIPT OF PERMITS. CONTRACTOR SHALL OBTAIN FINAL APPROVALS AND CERTIFICATE OF OCCUPANCY UPON COMPLETION OF WORK AND SHALL FORWARD SAME TO THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION BETWEEN TRADES INVOLVING STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND ANY OTHER WORK RELATED TO INSURE PROPER COORDINATION IN THE RESIDENCE SO AS TO CAUSE THE LEAST POSSIBLE INCONVENIENCE AND DISTURBANCE TO THE OWNER. MECHANICAL AND ELECTRICAL WORK SHALL BE CONFINED TO THE SPACE AND LOCATIONS ALLOWED. IF THERE IS ANY CHANGE FROM THESE DRAWINGS, THE OWNER AND/OR ARCHITECT MUST BE NOTIFIED.
- ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKERS IN THEIR APPROPRIATE TRADES. CONTRACTOR SHALL KEEP SUFFICIENT MANPOWER ON THE JOB AT ALL TIMES TO PERFORM THE WORK IN THE MOST EXPEDITIOUS MANNER CONSISTENT WITH GOOD WORKMANSHIP, SOUND BUSINESS PRACTICE, AND IN THE BEST INTEREST OF THE OWNER. ALL WORKMANSHIP AND MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF OWNER'S ACCEPTANCE. WORK PERFORMED OVER ANY SURFACE CONSTITUTES ACCEPTANCE OF THAT SURFACE FOR THE SPECIFIED QUALITY OF THE WORK BEING PERFORMED THEREON. ALL WORK AND MATERIALS MUST CONFORM TO ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES.
- PATCH AND REPAIR EXISTING AREAS AND/OR SURFACES DISTURBED BY CONSTRUCTION ACTIVITIES, IF APPLICABLE. WHEN EXTERIOR OPENINGS ARE MADE IN EXISTING WORK, THEY SHALL BE COVERED WITH WATER-TIGHT PROTECTION AT THE END OF THE DAYS' WORK. MAINTAIN PREMISES FREE FROM ACCUMULATIONS OF WASTE, DEBRIS, AND RUBBISH CAUSED BY OPERATIONS.

- UPON COMPLETION OF THE WORK, REMOVE ALL PAINT AND VARNISH SPOTS FROM FLOOR, GLASS, TILE, ETC., AND LEAVE ALL DOORS AND SASH FREE TO MOVE PROPERLY. ALL HARDWARE SHALL BE IN PERFECT OPERATION. REMOVE FROM PREMISES ALL RUBBISH AND ACCUMULATED MATERIALS OF WHATEVER NATURE, EXCEPT AS INDICATED BY OWNER. FLOORS SHALL BE LEFT IN CLEAN, ORDERLY CONDITIONS ACCEPTABLE TO THE OWNER AND READY FOR OCCUPANCY.
- DO NOT DISTURB PORTIONS OF PROPERTY OUTSIDE BUILDING AREA EXCEPT AS APPROVED. DO NOT STORE BUILDING MATERIALS, DO NOT DUMP OR DEPOSIT EXCAVATED MATERIALS, REFUSE, AND OTHER OBJECTS RESULTING FROM DEMOLITION OR CONSTRUCTION WORK WITHIN THESE AREAS. NO VEHICLES OR PERSONS CONCERNED WITH WORK PERMITTED TO PASS OVER THESE AREAS EXCEPT AFTER OBTAINING EXPRESS PERMISSION.
- EXCAVATE ALL EARTH, BOULDERS, LOOSE AND SOFT ROCK AS SHOWN ON PLANS. ALL FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH. EARTH SHALL BE CAPABLE OF SUPPORTING TWO TONS PSF. EXCAVATE FOR FOUNDATION WALLS, AREAS, DRIVEWAYS, ETC., AND SUCH OTHER WORK AS MAY BE NECESSARY TO THE DEPTHS SHOWN ON THE DRAWINGS. ALL TRENCHES FOR FOUNDATIONS, FOOTINGS, ETC., MUST HAVE SOLID LEVEL AND UNDISTURBED BOTTOMS. STACK ALL TOPSOIL IN A NEAT PILE WHEN DIRECTED BY OWNER.

LOCATION	PERFORMANCE REQUIRED	PERFORMANCE PROVIDED
CEILING	R-44	R-44
WALL	R-21	R-21
FLOOR	R-30	NOT APPLICABLE
GLAZING	U-35	U-35
BASEMENT WALL	R-15	NOT APPLICABLE
SLAB EDGE (ON GRADE)	R-10	R-10
CRANL SPACE	R-15	NOT APPLICABLE

ground snow load 30 lbs/ sq. ft.	wind design				subject to damage from				ice barrier underlayment temp. underlayment	flood hazards NO	air freezing index 1000	mean annual temp. 44°
	speed (mph) 112 to 120 mph	topographic effects	spectral wind region	wind-borne debris zone strips as per drawing	seismic design category	heating severe	frost line depth 3'-0"	damage moderate to heavy				

TABLE R301.6

ROOF SLOPE	tributary loaded area in square feet for any structural member		
	0 to 200	201 to 600	over 600
Flat or rise less than 4" per foot (1:3)	20	16	12
Rise 4" per foot (1:3) to less than 12" per foot (1:1)	16	14	12
Rise 12" per foot (1:1) and greater	12	12	12

Rafters having slope greater than a 3/12 with no finished ceiling attached to rafters L/180

**BUILDING CODE:**  
CURRENT 2020 INTERNATIONAL RESIDENTIAL CODE AND 2020 INTERNATIONAL BUILDING CODE OF NEW YORK STATE

**CURRENT 2020 ENERGY CONSERVATION CODE OF NEW YORK STATE**

**USE GROUP:**  
R-5 RESIDENTIAL: SINGLE FAMILY

**CONSTRUCTION CLASSIFICATION:**  
VB COMBUSTIBLE, UNPROTECTED.

**STRUCTURAL DESIGN LOADING:**

ROOF: 30 LBS/SF LL + 10 LBS/SF DL = 40 PSF.  
CEILING: 10 LBS/SF LL + 10 LBS/SF DL = 20 PSF.  
FIRST FLOOR: 40 LBS/SF LL + 10 LBS/SF DL = 50 PSF.  
SECOND FLOOR: 40 LBS/SF LL + 10 LBS/SF DL = 50 PSF.  
DECK: 30 LBS/SF LL + 35 LBS/SF DL = 65 PSF.  
STAIRS: 40 LBS/SF LL + 10 LBS/SF DL = 50 PSF.  
ATTIC: 20 LBS/SF LL + 10 LBS/SF DL = 30 PSF.  
EXTERIOR BALCONIES: 60 LBS/SF LL + 10 LBS/SF DL = 70 PSF.  
GUARDRAIL & HANDRAILS: 200 LBS/SF LL + 20 LBS/SF DL = 220 PSF.  
ROOMS OTHER THAN SLEEPING RM: 40 LBS/SF LL + 10 LBS/SF DL = 50 PSF.  
SLEEPING ROOMS: 30 LBS/SF LL + 20 LBS/SF DL = 50 PSF.

**GENERAL NOTES & ELEVATIONS**

DRAWING NO.	PROJECT SITE	CHECKED: JJ
A1.0	ONE STORY ADDITION AT 56 SOUTH NAURAUSHAUN ROAD PEARL RIVER, NEW YORK	DRAWN: FN
		DATE: 3-31-2021
1	ISSUED FOR PERMIT	01-11-2022
NO.	REVISION	DATE

