Name of Municipality: <u>TOWN OF ORANGETOWN</u> Date Submitted: <u>////2023</u>

Please check a	all that apply:
Planning Board Zoning Board of Appeals	Residential Historical Board Architectural Board
Subdivision Number of Lots Site Plan Conditional Use Special Permit Variance Performance Standards Review Use Variance Other (specify):	Consultation Pre-Preliminary/Sketch Preliminary Final Interpretation PERMIT#: BLDR - 2466-27 ASSIGNED INSPECTOR: Ken L Referred from Planning Board: YES / NO If yes provide date of Planning Board meeting:
Project Name: Buzze Ha/Nolan A	ddition
Street Address: 73 Harding Street Blanuelt NY	
Tax Map Designation: Section: 69.15 Block: Block:	Lot(s): Lot(s):
Directional Location:	
On theside of Huung State ofof the interse Town ofin the hamlet/village of	ection of, approximately
Acreage of Parcel	Zoning District R15 Postal District /5/4444 Fire District Sewer District
Project Description: (If additional space required, One- Story addition u	please attach a narrative summary.) with grage to single family
The undersigned agrees to an extension of the statutory ti	—

APPLICATION REVIEW FORM

Applicant: _	Ann	Nolan		Phone #_	914.	- 548	-6100
		Number (Post Office)			_		
	ner:	Nolan and Daniel Buzz Ling St & Number (Post Office)	cetta		_		
		eyor: Harry					
Address:	4 Regi	NA ROAD R Number (Post Office)	Monsey		NY	- 1	095 <u>2</u>
Attorney:			Phone #				
		& Number (Post Office)			State		Zip Code
Contact Pers	son: <u>Chr</u>	sting Cami	lliesi Phone	# 845	-596-525	57	
Address:	Street Name	& Number (Post Office)	City		State		Zip Code
		GENERAL MU This prop		_AW RE			
IF ANY ITEM PLANNI	I IS CHECKED ING UNDER T	, A REVIEW MUST HE STATE GENER	BE DONE BY TH AL M UNICIPAL	IE ROCKL Law, Sec	AND COUNTY TIONS 239 L,	Commissi M, N, AND	ONER OF NN.
Long	e or County g Path nicipal Bound	lary		State or County S County F			
Referral Agen	cies:						
RC Di NYS D NYS T Adjace	ighway Depar rainage Agen Pept. of Trans Thruway Auth ent Municipali	cy portation prity ty	RC De NYS I	ept. of Heal Dept. of Env	nvironmental Re th vironmental Cor ate Park Comm	nservation	

APPLICATION REVIEW FORM

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

it subdivis	BION:
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 plai	n:
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.
— Environm	ental Constraints:
	entai Constraints.
and net area	
	eams on the site? If yes, please provide the names
Are there we	tlands on the site? If yes, please provide the names and type:
Project H	story:
Has this proje	ect ever been reviewed before?
If so, provide	a narrative, including the list case number, name, date, and the board(s) you appeared
before, and t	he status of any previous approvals.
List tax map this project.	section, block & lot numbers for all other abutting properties in the same ownership as
_	



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: December 9, 2022 1 10/23	
Applicant: Buzzetta / No OW Address: 73 Harding St, Blauvelt, NY	
RE: Application Made at: same	
Chapter 43, Table 3.12, Column 1 R-15 District, Column 2 Side Yard 20' w/ 13.1' proposed, Column 10 Total Side Yar Two variances required	
	*
Section: 69.15 Block: 2	Lot:17
Dear Buzzetta :	
Discoulation of the Delivery Description and	the sector of th
Please be advised that the Building Permit Application, wh	ich you submitted on
November 29, 2022, has been denied. I have enclosed a Xero	ox 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 the	
determination with the Town Clerk.	
The Clerk to the Zoning Board of Appeals, Debbie Arbolin	no, will assist you in the preparation necessary to
appear beføre the board.	
a: //	
Sincerelly,	
10x 1/mmg 12-9:12	
Richard Oliver Deputy Building Inspector	0
The A	12-14-22 1-10.23
- July Jo-	72-17-22 110
Signature of Director	Date
NOTE: PLEASE KEEP FOR YOUR RECORDS	CC: Rosanna Sfraga
/ 12-31-18-CCC	Liz Decort Debbie Arbolino



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

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Dear Buzzetta :	
Please be advised that the Building Permit Application, we be be advised that the Building Permit Application, we be be be advised that the Building Permit Application, we be be advised that the Building Permit Application, we be be advised that the Building Permit Application, we be advised to the Building Permit Application and the Building Permi	erox copy of your application, where you will find
In Accordance with Zoning, Chapter 43 Section 10.32 Building Inspector or Similar administrative office is determination with the Town Clerk.	
The Clerk to the Zoning Board of Appeals, Debbie Arbol	lino, will assist you in the preparation necessary to
Sincerely, 12-9-12	
Richard Oliver	
Deputy Building Inspector	12-14-22
Signature of Director NOTE: PLEASE KEEP FOR YOUR RECORDS 12-31-18-CCC	Date CC: Rosanna Sfraga Liz Decort Debbie Arbolino

PERMIT EXPIRES TWO (2) YEARS FROM DATE OF ISSUANCE. TWO SIX (6) MONTH EXTENSIONS MAY BE GRANTED PRIOR TO EXPIRATION DATE. APPLICATION FOR BUILDING / DEMOLITION PERMIT

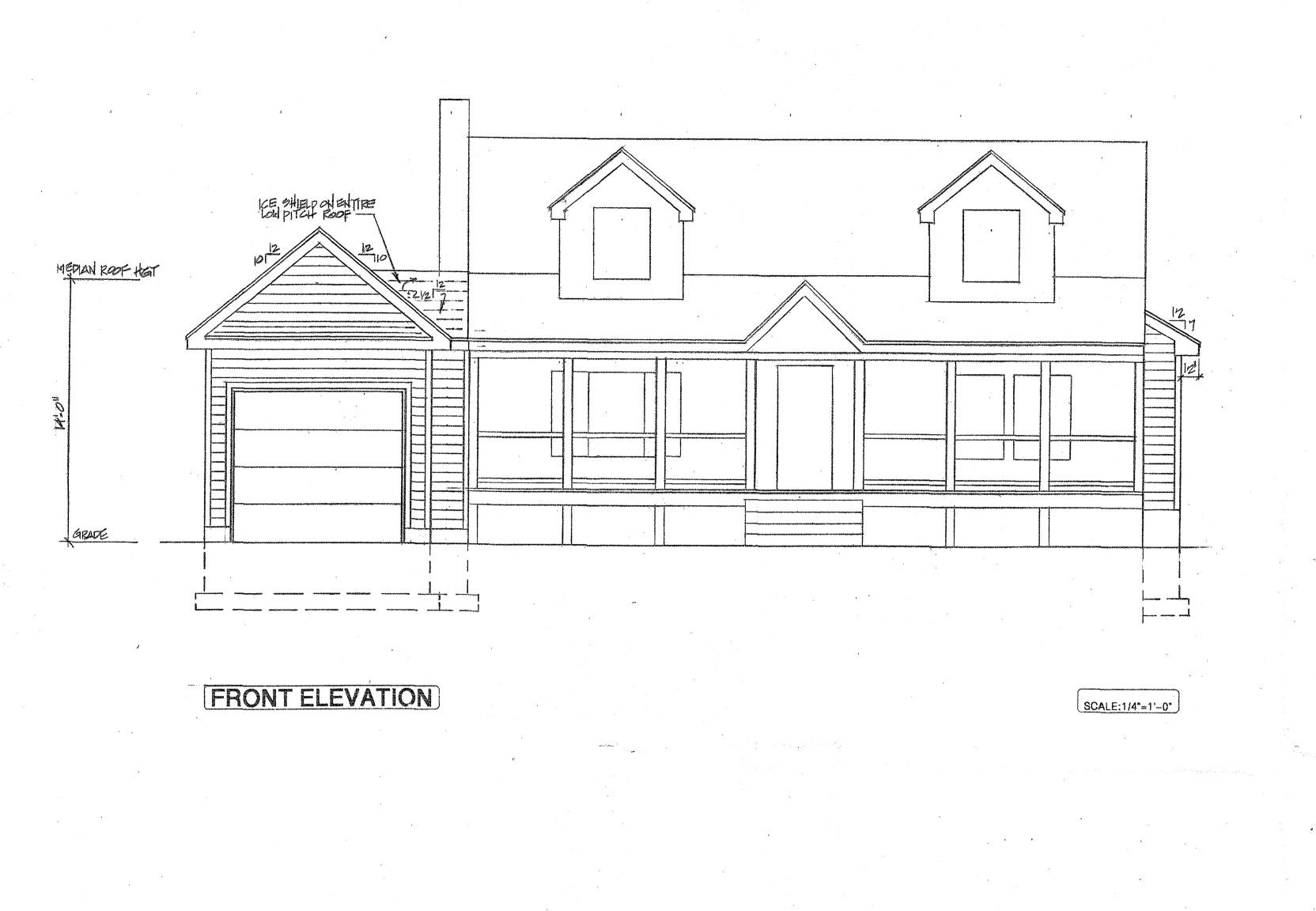
ALL FIGHTION LONG BOT					
TOWN OF	OR	AN	GE	TO	NN

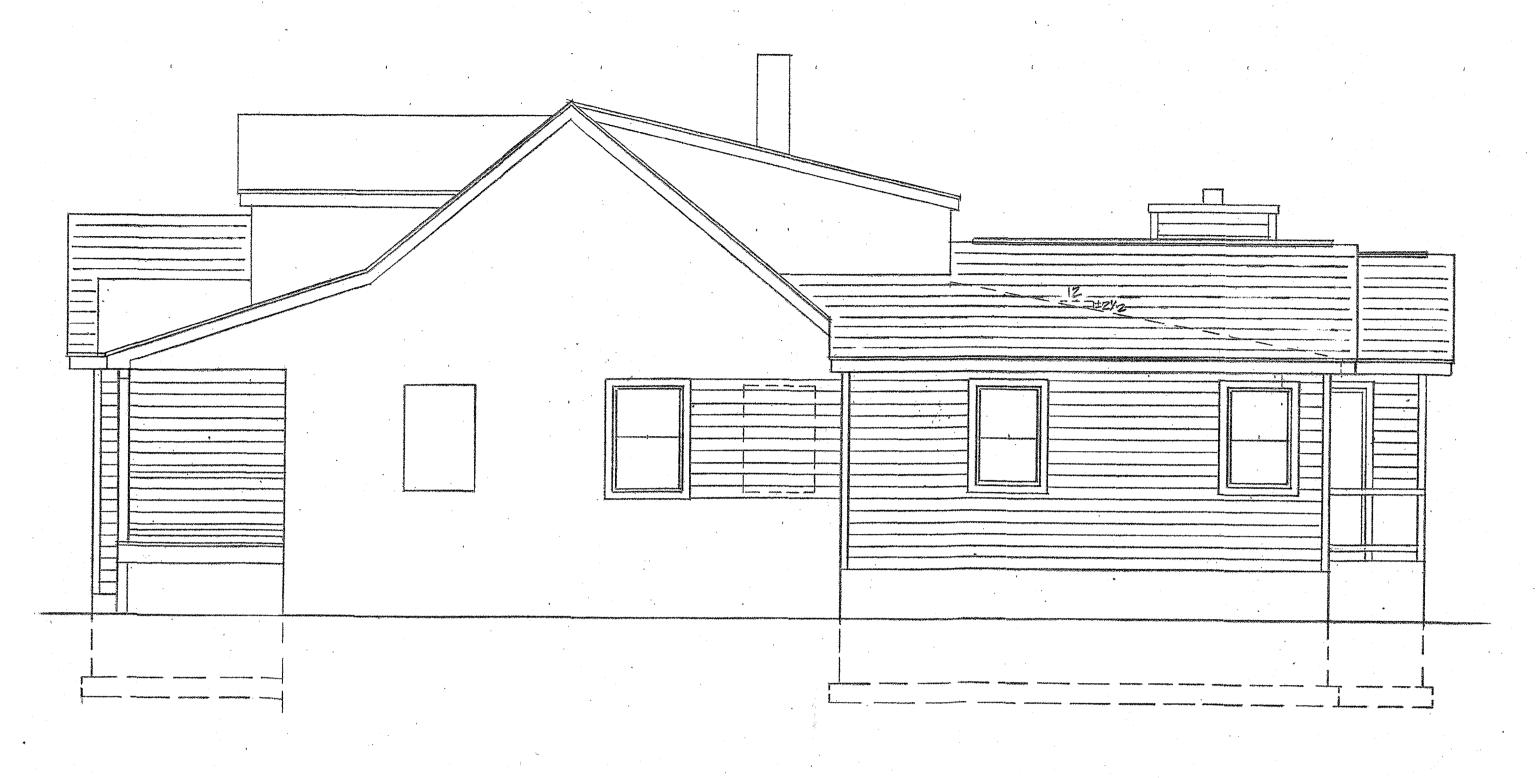
	20 Greenbush Road, Ora	ngeburg, NY 1	0962 Pho	one: (8	45) 359-8410 Fax: (845) 359-8	526
	70NE. R-15	OFFIC	IAL USE ONLY	1	ACREAGE: .46	_
	Inspector: Ken	Date App Re	ceived: 11-79	-22	Received By: 42	_
	Permit No. B	DR-2466-8	Date Issue	d:		
	CO No					
	Permit Feer \$5202	Ck# 7	Paid	By B	uzzetta/Nolan	
2022	Permit Fee: Podu Z	Ck#/	Paid	By	n	
0 20	Stream Maintenance Fee		Paid	Bv		
00	Stream Waintenance Fee	OK #				
NON	Additional Feet	Ck#	Date Paid		Paid By	_
	Additional ree.	_ Ck#	Exp. Date:		Paid By	_
	2" 6 mo. Ext.:	Ck #	Exp. Date:		Paid By Paid By	_
	NOV 2 9 2022					
	TOWN OF ORANGETOWNIOte:	AFF	ICANT COM	PLEI	ng this application.	
	BUILDINGERS DARTAGED AG	F 4 must be re	viewed and PAC	GES 3	& 4 must signed by the appli	cant.
	operty Location: 73 Harding S	treet Blauvelt NY	, 10913			
Pro	operty Location:	Block:	2		Lot _ 1 7	
Se	operty Owner: Ann Nolan, Dan	niel Buzzetta				
Pro	Mailing Address: 73 Hard	ling Steet, Blauvel	t NY, 10913			
	Email: anolan1@gmail.com	m, dbuzzetta@gm	ail.com	F	Phone #: <u>914-548-6100</u>	
١.	ssee (Business Name): not a	pplicable				
Le	Mailing Address:					
	Fmail:				Phone #:	
Tv	pe of Business /Use: single	family home				
Co	ontact Person: Ann Nolan			F	Relation to Project: home owner	
0.	Email: anolan1@gmail.co	om			Phone#: 914-548-6100	
Ar	chitect/Engineer: Harry J. Go	oldstein			NYS Lic #_023518	
	Address: 4 Regina Road,	Monsey, New Yo	rk 10952		Phone#: 914-393-5787	
В	uilder/General Contractor: G	iregg Smith			RC Lic #H-10037	
	Address: 6 Redwood Ct N	Nanuet, NY, 10954	1		Phone#: 845-641-7094	
ы	umber: Total Plumbing Concep	its			RC Lic # <u>P-1184 PH</u>	
	Address: 11 3rd St New	City, NY			Phone#:845-510-4123	
E	ectrician: Mil-Mart Electric				RC Lic #: E-502	`
	Address: 19 Strawberry	Hill Lane W Nyac	ck, NY		Phone#:845-222-5348	
Н	eat/Cooling: Riverside HVAC		••		RC Lic#: P-01739	
	Address: 56 Riverside To	errace Blauvelt, N			Phone#:_845-359-1642	
E	xisting use of structure or la	and:	and came to since	ala famil	v residence	
P	roposed Project Description	1: One story additi	on and garage to sing	gic faiiii	y residence.	
_						
_		240 total living	Estimated Co	onstru	ction Value (\$):	
P	roposed Square Footage: 2,	III DING DEDA	RTMENT COMP			
_				La La I La C	, DELOW	30.
P	LANS REVIEWED:		,			
-	PERMIT REFERRED / DENIE	D.FOR:				
r	Chanter US. Cable 3.12	1 Column 1	= R-15 Austrict	Colum	m 2 > shoupm, ldumn	32SPK
	Poluma 9 Renured D	ide ward 20	W13.1' pup	Word.	Clym 10 Total Dick Yas	0/50
-	W) 47.9 perposed. 2	Variances,	regued.			
-		1	10/11/2			Page 1
	Ke penty, 19/2	8	12/14/0			

SWIS	PRINT KEY	NAME
392489	69.15-2-17	Daniel Buzzetta
392489	69.15-2-18	Martha A Traynor
392489	69.15-2-19	James L Napolitano
392489	69.15-2-25	Maryellen Smith
392489	69.15-2-26	Patricia A Sheehan
392489	69.16-1-33	Andrew Trozzo
392489	69.16-1-45	Senan J Clancy
392489	69 16-1-46	Michael Echael

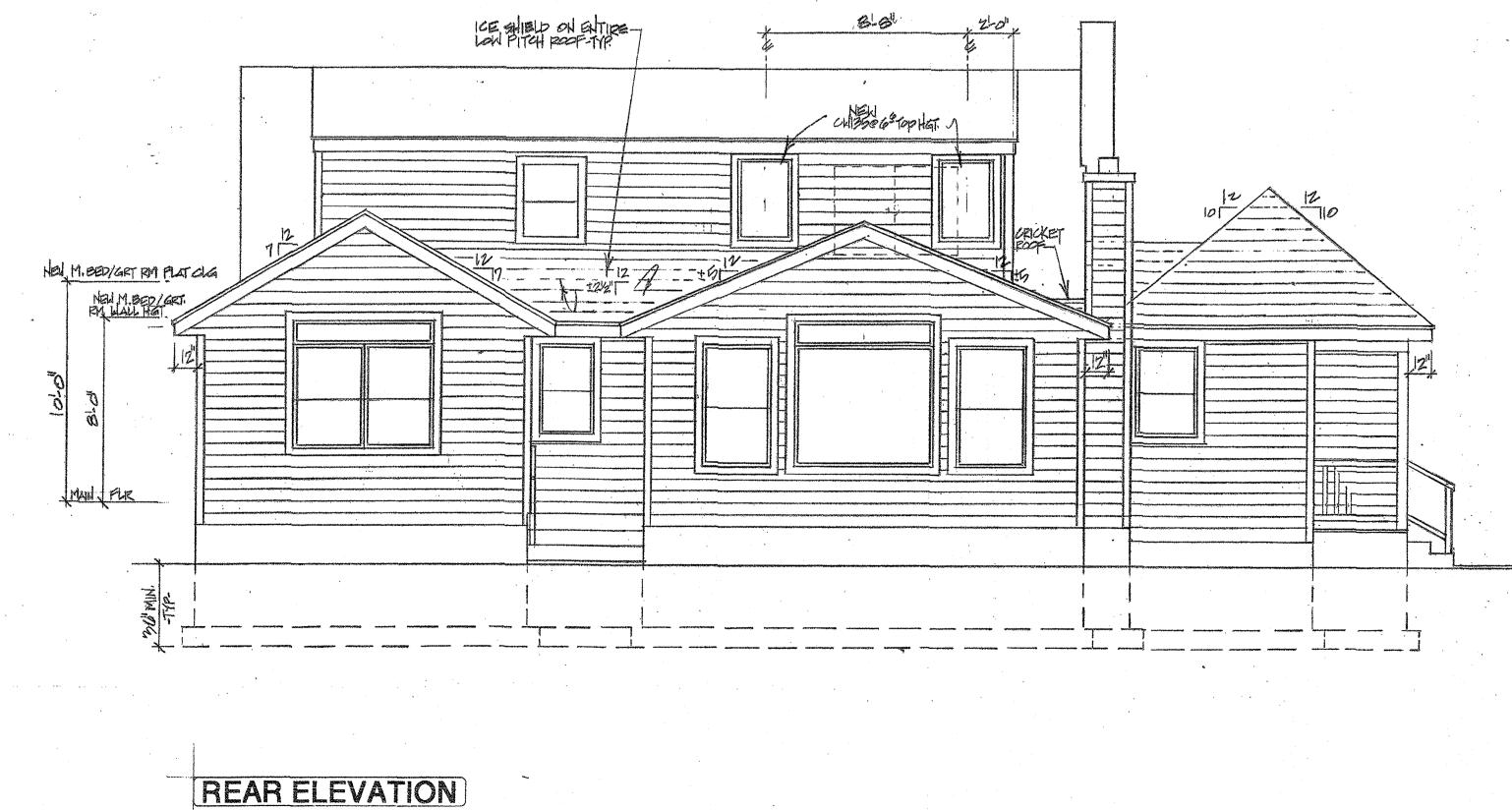
ADDRESS

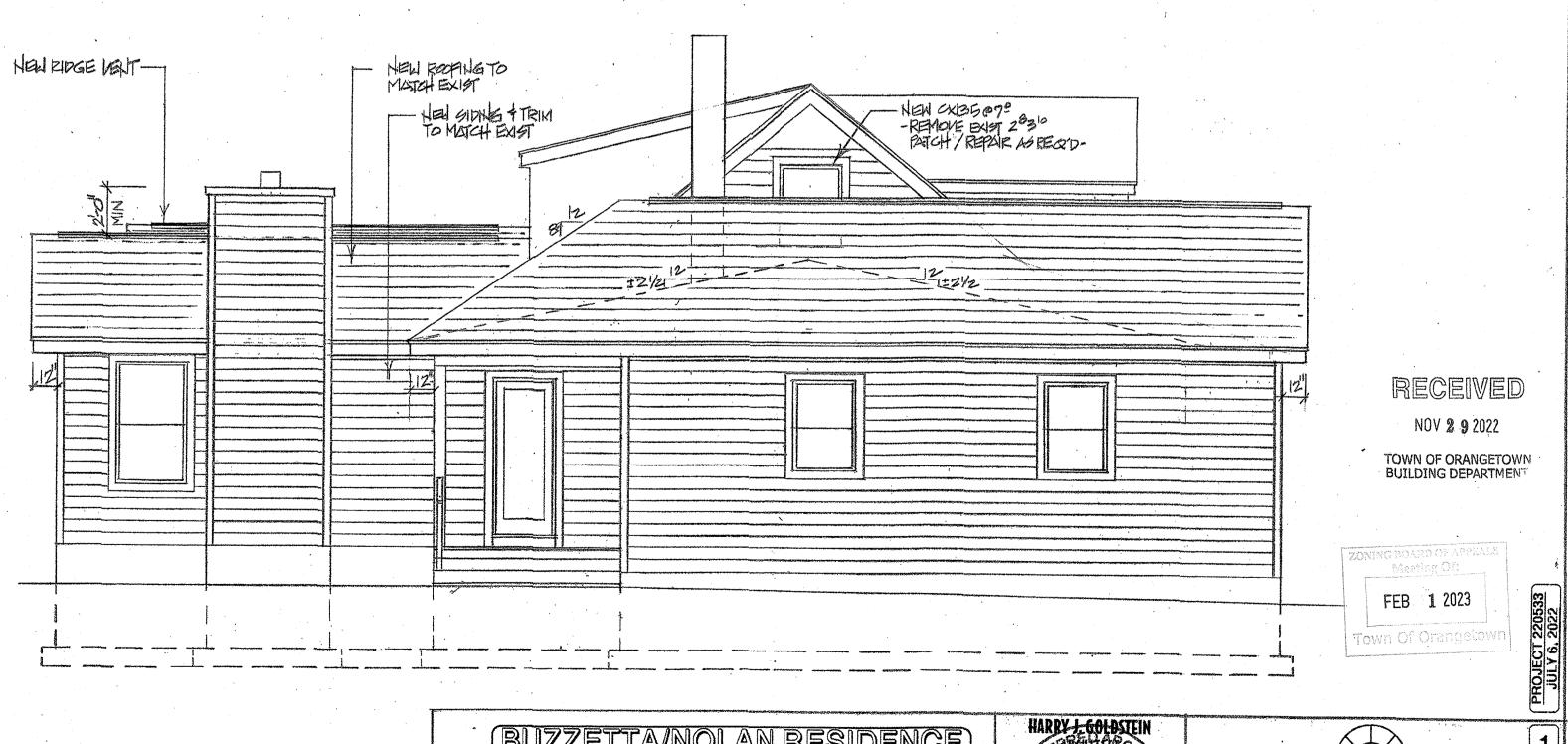
73 Harding St, Blauvelt, NY 10913 81 Harding St, Blauvelt, NY 10913 89 Harding St, Blauvelt, NY 10913 454 Blauvelt Rd, Blauvelt, NY 10913 448 Blauvelt Rd, Blauvelt, NY 10913 438 Blauvelt Rd, Blauvelt, NY 10913 57 Harding St, Blauvelt, NY 10913 65 Harding St, Blauvelt, NY 10913





RIGHT SIDE ELEVATION





LEFT SIDE ELEVATION

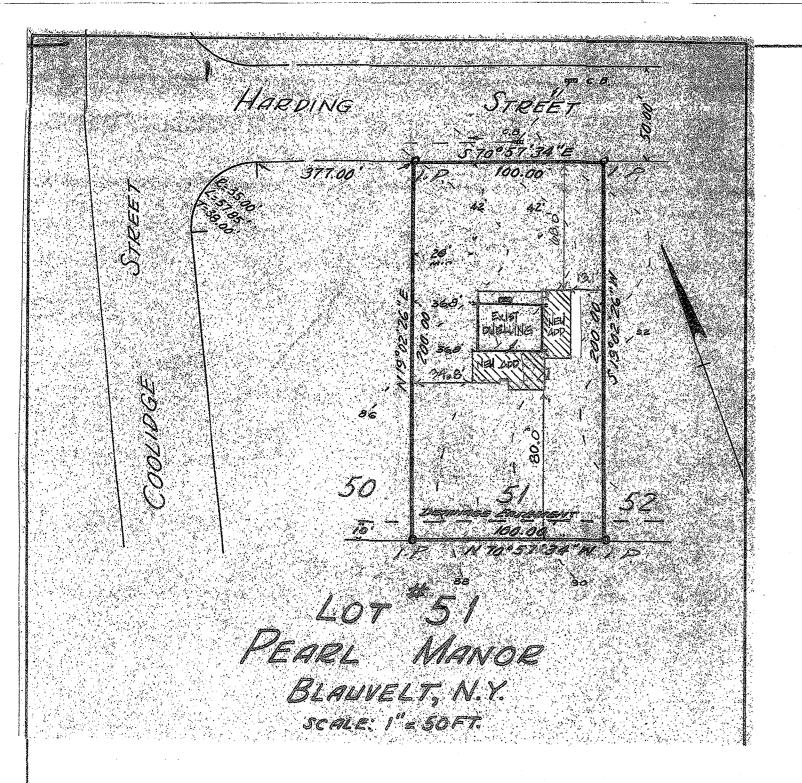
BUZZETTA/NOLAN RESIDENCE
ONE-STORY ADDITION

73 HARDING STREET



HARRY J. GOLDSTEIN
ARCHITECT
DESIGN & DEVELOPMENT

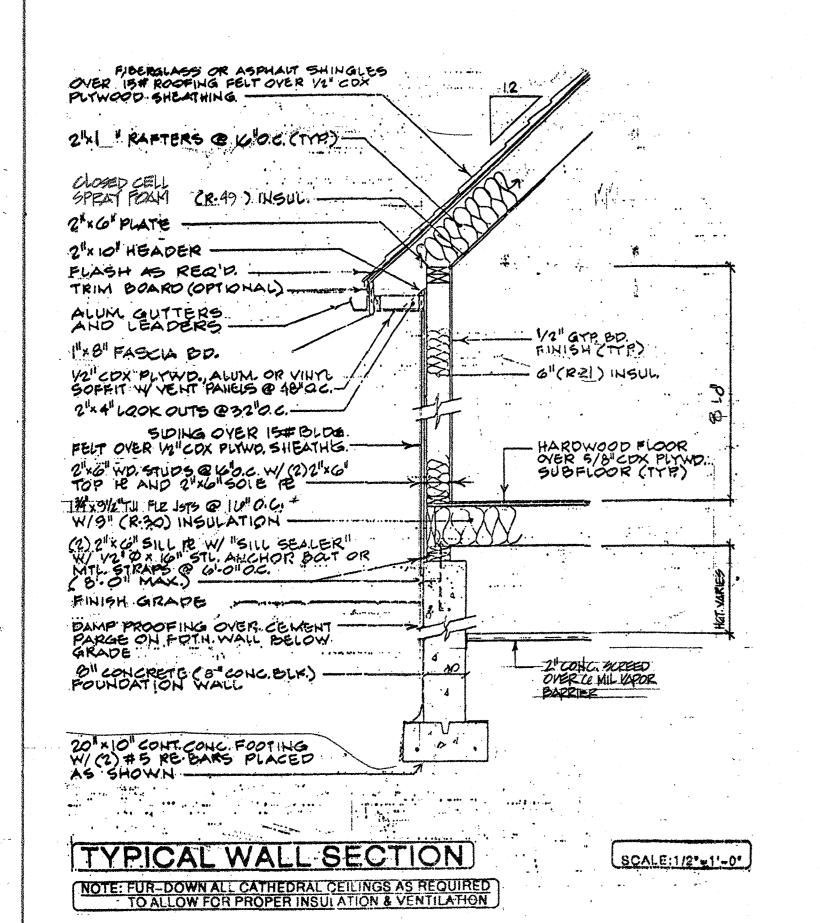
4REGINA ROAD MONSEY, NEW YORK 10952 (845) 356-7942 (914) 393-5787

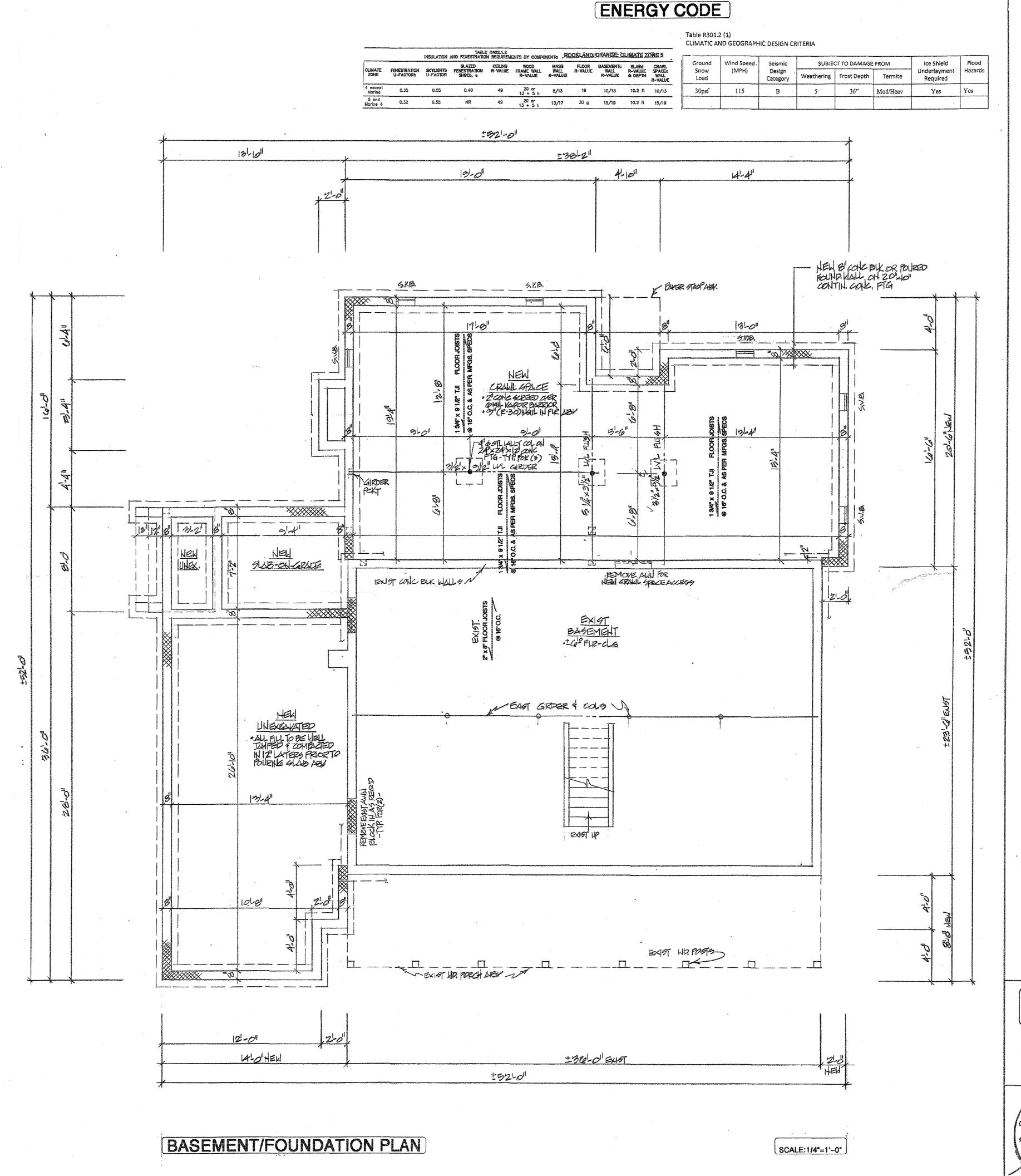


PLOT PLAN

NOTE: THE ABOVE PLOT PLAN OF A PROPOSED ONE-STORY ADDITION IS BASED ON A SURVEY ORIGINALLY DRAWN BY ROCKLAND BERGEN LAND SURVEYORS, ON 10/25/55

Zone: A-15	Group: M Use: SNYLE-FAMILY RES				
	Required	Existing	Proposed		
Floor area ratio	0.20	0.09 (1,767)	0.147 (2,940)		
Lot area	15,000	20,000	20,000		
Lot width	100	100	100		
Street frontage	75	100	100		
Front yard setback	30	69.0	68.0		
Side yard setback	20	27.1	* 13.1		
Total side yard setback	50	63.9	* 47.9		
Rear yard setback	35	100.0	80.0		
Maximum building height	1'	0'-3"	0'-3"		





GENERAL SPECIFICATIONS

1. ALL WORK PERFORMED SHALL COMPLY WITH THE BUILDING AND ZONING ORDINANCES OF THE TOWN OF CEANGE TOWN AND THE N.Y.S. BUILDING AND ENERGY CODES. 2. THESE PLANS ARE TO BE USED FOR PERMITS & CONSTRUCTION GUIDE ONLY. IT IS 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 OR THE ARCHITECT OF ANY DISCREPANCY OR CHANGE ON 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 DEMOLITIONS OPERATIONS AND 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. S. 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 PURPOSES.

10. ALL CONSTRUCTION & MATERIALS SHALL BE NEW - UNLESS OTHERWISE NOTED. ALL MATERIALS SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR, UNLESS OTHERWISE 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 SECURED AS REQUIRED BY THE APPLICABLE GOVERNING AGENCY OR AGENCIES. 13. ALL CONDITIONS AND DIMENSIONS SHALL BE VERIFIED SEFORE START OF ANY WORK AND DISCREPANCIES OR VARIATIONS TO APPROVED PLAN ARE TO BE BROUGHT TO THE ATTENTION OF THE 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 EXCEPT AS OTHERWISE NOTED BY THE OWNER.

15. CONTRACTOR/OWNER IS RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES AND VERIFYING LOCATION OF SAME UTILITY COMPANIES LINES, SERVICES AND OTHER POSSIBLE EQUIPMENT OF UTILITY COMPANY. 16. ALL EXISTING CONDITIONS INDICATED ON THE PLANS TO BE REMOVED OR RELOCATED ARE TO BE SO EXECUTED IN A MANNER THAT WILL NOT DISTURB ADJOINING AREAS OR CONDITIONS WHICH ARE TO REMAIN. 17. EXTREME CAUTION IS TO BE TAKEN DURING EXCAVATION AND/OR DEMOLITION. CONTRACTOR TO OBSERVE ANY VARIATIONS OR UNFORESEEN DISCREPANCIES IN THE PLANS AND REPORTED IMMEDIATELY TO THE OWNER.. 18. ALL FOOTINGS TO REST ON VIRGIN SOIL HAVING A MINIMUM BEARING CAPACITY OF 3,000 P.S.I. AT 3' 0" MINIMUM BELOW THE FINISHED GRADE.

19. EARTH UNDER CONCRETE SLAB BE THOROUGHLY COMPACTED AND CLEANED OF DEBRIS, WATER AND OTHER MATTER. THE SUB-GRADE SHALL DROUGHT TO A TRUE PLANE & COMPACTED TO SOLID BEARING. ALL FILL MATERIAL SHALL BE SOIL OR SOIL-ROCK MIX. TURE FREE FROM ORGANIC MATTER AND OTHER OBJECTIONABLE MATERIAL. IT SHALL CONTAIN NO ROCKS OR LUMPS OVER SUITICHES IN GREATEST DIMENSION AND NOT MORE THAN 15% OF THE ROCKS OR LUMPS SHALL BE LARGER THAN 3" IN GREATEST DIMENSION. 20. DO NOT BACKFILL UNTIL MAIN FLOOR SYSTEMS, INCLUDING SLABS AND FLOOR DECKING, ARE INSTALLED. 21. BACKFILL AGAINST 3" POURED CONCRETE WALLS SHALL BE A MAXIMUM OF 7" 0" AND 10" CONCRETE BLOCK WALLS MAXIMUM 6 0" ABOVE 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 MATERIAL. 28. GENERAL CONTRACTOR OR OWNER SHALL FIELD VERIFY ALL INVERT ELEVATIONS AND SEWER CONDITIONS INDICATED PRIOR TO CONSTRUCTION. ARCHITECT ASSUMES NO RESPONSIBILITY FOR INFORMATION CONTAINED IN SURVEYS ON SEWER DEPT, RECORDS.

24. FOOTING DRAINS TO BE PROVIDED WHERE REQUIRED AND APPROPRIATE THEY SHALL IBE LAID IN GRAVEL BED AND PROTECTED AT TOP WITH FILTER FABRIC AND PROVIDE POSITIVE OUTFLOW TO STORM DRAIN OR DRY WELL. 25. FINISHED GRADE AND DRIVEWAY SHALL PITCH AWAY FROM THE BUILDING, SO THAT ALL SURFACE WATER FLOWS AWAY FROM IT. 3. INSTALLATION OF GAS METERS SHALL BE IN STRICT ACCORDANCE WITH LOCAL UTILI-Y COMPANY SPECIFICATIONS. 7. INSTALLATION OF ELECTRIC METERS SHALL BE PERFORMED IN STRICT ACCORDANCE 1TH LOCAL UTILITY COMPANY SPECIFICATIONS.

1. FINISHED GRADE HEIGHT SHALL BE MINIMUM 8" RELOW ADJACENT FRAMING AND MAXIUM (IF ANY) AS PER LOCAL CODES. . NEW POURED CONCRETE TO BE MINIMUM 3000 P.S.I. COMPRESSIVE STRENGTH IN 28 IVS. 6.0 BAGS OF CEMENT MIN. PER CUBIC YARD OF CONCRETE AND MAXIMUM 7 1/4 ALLONS OF WATER PER 94 B SACK OF CEMENT. 6 1/4 GALLONS OF WATER PER 94 DUND SACK OF CEMENT FOR AIR ENTRAINED CONCRETE. SUBMIT TESTING REPORTS IRFORMED BY APPROVED TESTING LABORATORY, AS REQUIRED BY LOCAL OFFICIALS.

CONCRETE DESIGN, MATERIALS, AND METHODS OF CONSTRUCTION SHALL COMPLY ITH THE APPLICABLE STANDARD 3:8 RATIO OF THE AMERICAN CONCRETE INSTITUTE. ALL VC COATED.

, BLOCK FOUNDATION WALLS TO BE REINFORCED HORIZONTALLY WITH DUR-O-WAL /ERY SECOND COURSE AND VERTICALLY WITH (4) # 5 RE-BARS EVERY FOUR FEET LOCK SHALL BE FILLED SOLID WITH CONCRETE AROUND REINFORCING BARS.) TOP DURSE OF BLOCK SHALL BE FILLED SOLID WITH CONCRETE AND 5/8" DIAMETER ANCHOR DUTS SHALL BE PLACED 4" - 0" TO 6" - 0" O.C.

STATE OF NEW YORK ADOPTED CODES AND STANDARDS

INTERNATIONAL RESIDENTIAL CODE- NY EDITION, 2020 NATIONAL ELECTRIC CODE, 2020

NATIONAL STANDARD PLUMBING CODE, 2020 INTERNATIONAL ENERGY CONSERVATION CODE, 2020 (RESIDENTIAL) INTERNATIONAL MECHANICAL CODE, 2020

INTERNATIONAL FUEL GAS CODE, 2020 TOWN OF ORANGETOWN BUILDING DEPARTMENT 2020 RESIDENTIAL PRESCRIPTIVE PACKAGE

NOTE: TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, PLANS ARE IN COMPLIANCE WITH THE 2020 IECC & NYS ENERGY CODE

BLAUVELT, NEW YORK



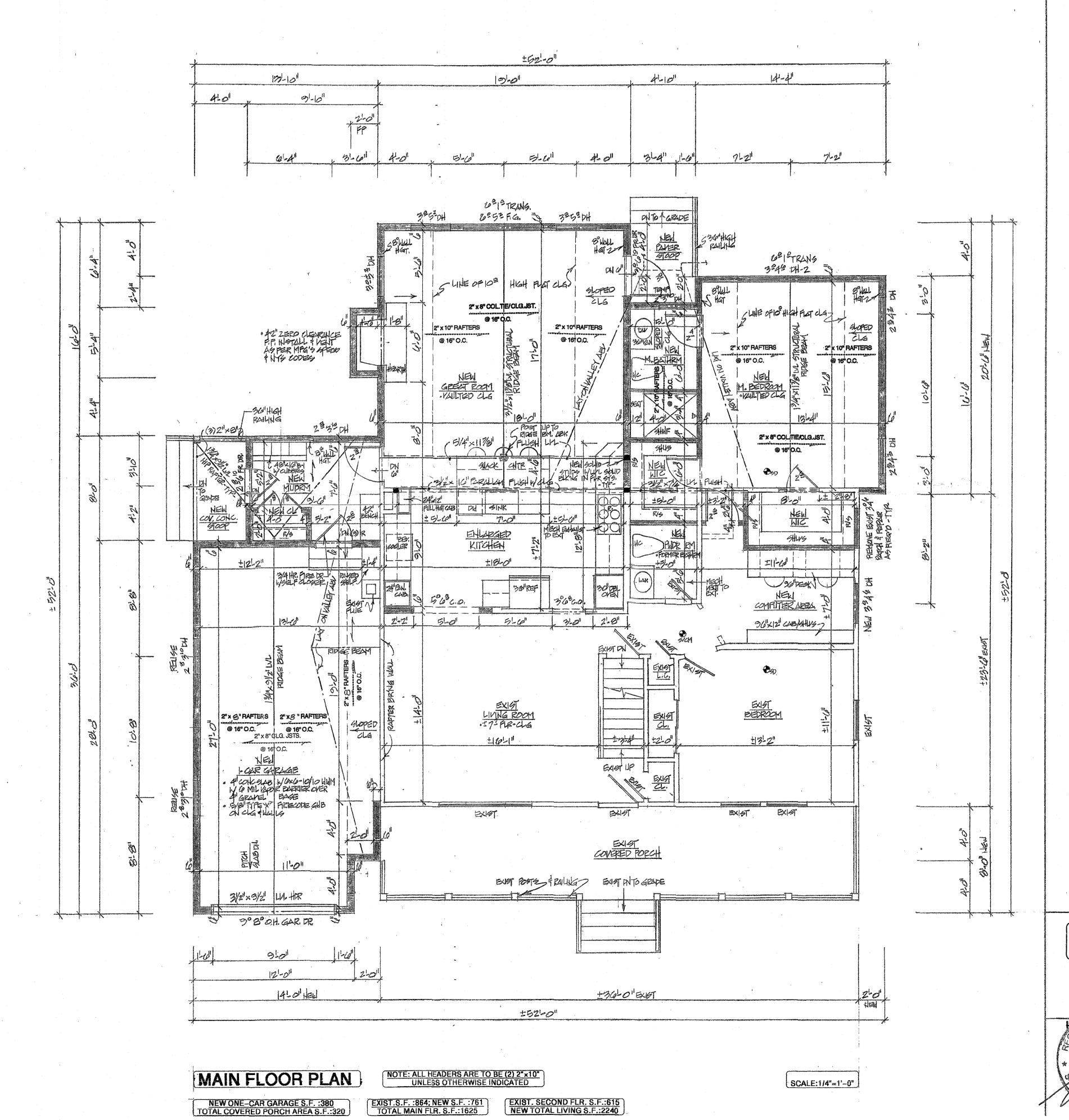
HARRY J. GOLDSTEIN ARCHITECT DESIGN & DEVELOPMENT

RECEIVED

NOV 2 9 2022

4REGINA ROAD MONSEY, NEW YORK 10952

(845) 356-7942 (914) 393-5787



GENERAL SPECS. CONTINUED

ALL LUMBER MATERIALS USED IN THE BUILDING SHALL BE GOOD, SOUND, DRY MATERIAL SPREE FROM ROT LARGE AND LOUSE KNOWS, SHAKES, AND OTHER IMPERFECTIONS HEREBY THE STRENGTH MAY BE IMPAIRED AND OF SIZES INDICATED ON DRAWINGS. TUDS, SILLS, FOS'S LINTELS AND ROFTERS SHALL BE HEM-FIR (19% MAXIMUM GRADE COPT IF NOTED COMPRISE HERE MAFTER IN THIS SPECIFICATION OR ON THE DRAW-GS. THE MIN. UNIT STRESS FOR MEM-FIR SHALL BE:

FIBER STRESS (FB) = 1500 PSI

HORIZONTAL SHEAR (FV) = 95 PSI

MODULUS OR ELASTICITY (E) = 1,400,000 PSI

HERE INDICATED ON THE DRAWINGS WITH THE NOTATION FB=1500 ONLY DOUGLAS FIR-IRCH-NORTH (19% MAXIMUM CSTURE) NO. 1 CRATE SHALL BE USED WITH THE FOLLOWING N. UNIT STRESSES: N. UNIT STRESSER:

F BER ETFESS (F3) = 0.00 PSI
HORIZON ALI SHRIDI PL = 35 PS;
MCDULUS 10 FFLASTICITY (B) = 0.000, CO PSI
NLOULATED DESIG. (AADS ADD 10 PSI DEAD LOWER ALL SPANS):

ROOF 00 PS. LIVE LOAD (40)
FLOORS 40 PS. LIVE LOAD (50)
ATTIC 20 PS. LIVE LOAD (30)
DED (C 50) 2. LIVE LOAD (70)

L ALL SILL PLATED A CONTACT WITH CONCALTE OR MASONRY WALLS, SLABS, ETC. HALL BE PRESENT TRIBUTED LUNBER (UNLESS OTHERWISE NOTED). SILL SEAL SHALL SOWENS CORPORE SILL DEALER (OR APPROVED EQUAL). TERMITE SHIELD SHALL BE STALLED WHERE SECURED BY SIVE CONDITIONS AND BUILDING CODES.

LINTERIOR SUBFLOOR SMALL BE \$14" TONGUE AND GROOVE SHEATHING GLUED AND AILED (OVER PLETABRICATED FLOOR TRUSSES) OR TWO LAYERS OF 12" PLYWOOD LAID ERPENDICULAS TO EACH OTHER WITH BUILDING PAPER BETWEEN LAYERS; GLUED AND AILED TO FUNDA 14.51E. EXTERIOR SHEALL BE 1/2" EXTERIOR GRADE PLIED HORIZONYALLY WITH VERY CALL DANCE STAGGERED 410". ROOF SHEATHING HALL BE 1/2" EX ESTONOR DE PUNDACO DUBBS OTHERWISE NOTED. EXTERIOR MALLE FRALL BE 2" X 8" WOOD SRAWING, INTERIOR PARTITIONS SHALL BE X 4" WOOD FRAMING, STUDS SHALL BE PLACED AT 16" ON CENTER (UNLESS OTHERWISE DTED) AND FELENCE LUCKING STULD-HEIGHT AS REQUIRED, STUDS AT CABLE ENDS NDER CATHERING SOLL, NECK SHALL NO. FILME BHT. FROM SOLE PLATE TO ROOF AND HALL RECEIVE SOLL, NECK SAT & DIMENS AND SHALL RECEIVE SOLL, NECK SAT & DIMENS AND PARTI-ONS SHALL RECEIVE BLOCKING AT & DIMENSION. HEADERS CIVER & LECORRS, WARE DRIS, ARE DITHER OPENINGS UNDER 6'0" SHALL BE 12" X 10" (UNLESS DITHERWISE NOTED). HEADER OPENINGS 6'0" TO 8'0" SHALL RECEIVE 12" X 10" CR (2, 8" LUDI HEADERS E EXTENCE WALLS, UNLESS OTHERWISE NOTED. ALL EXTER OF DEDIS SHALL BE FRAMED WITH PRESSURE TREATED LUMBER (UNLESS THERWISE ACTED). THE ATTEMPT OF THE PROPERTY OF THE PR

DRING OF ASSESSMENT OF SELECTION OF SELECTIO I. FASCIA BOLITES LIVEL DE SCIVIL DE ATTILIES DEGRES ANGLE OR SO DEGRES ANGLE. ISOIA BOARDS SHULL DE COMMON TINE WRAPTED IN ALUMINUM, UNLESS OTHERWISE ALUMINON CUTTERS AND LEADERS SHALL BE PROVIDED AS REQUIRED. SPLASH OCKS SHALL BE FROUGHT AT CUTLETS UNLESS DITHER PROVISIONS FOR WATER DISTRIBUTION ARE ASSUMED. WATER LILET TO MAKEY FROM STRUCTURE SO AS NOT CONTRIBUTE TO ASSUME A STRUCTURE SO AS NOT

DOORS AND WINDOWS

42. WINDOWS SHALL BE SIZE, TYPE AND MFG. AS INDICATED ON PLANS, WITH SCREENS AND HARDWARE PROVIDED. GLAZING LESS THAN 18" ABOVE FLOOR 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 6" - 10", UNLESS OTHERWISE NOTED. 43. EXTERIOR COORS TO BE OF THE MANUFACTURER, TYPE, SIZE, AND STYLE AS INDICATED ON THE DRAWINGS. ANY MANUFACTURERS OPTIONS SHALL BE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR UNLESS OTHERWISE INDICATED ON THE DRAWINGS. ALL DOORS SHALL SE &: — S" HEIGHT UNLESS OTHERWISE NOTED. PROVIDE WEATHER STRIP SADDLE ON ALL EXTERIOR DOORS. PROVIDE ALUMINUM SADDLE ON ALL INTERIOR PERSONNEL GARAGE DOORS.

44. ALL PLUMEING WORK SHALL BE IN ACCORDANCE WITH LOCAL HEALTH DEPARTMENT REQUIREMENTS AND SHALL BE SUSJECT TO THE APPROVAL OF THE PLUMBING INSPECTOR. PLUMBING WORK SHALL BE PROVIDED BY CONTRACTOR. BATHROOM FIXTURES SHALL BE KOHLER, AMERICAN STANDARD, OR APPROVED EQUAL. OWNER SHALL SELECT FIXTURES AND COLORS. PLUMBING FIXTURES TO BE MANUFACTURED BY CORFOLIAL.

ELECTRICAL 45. ALL ELECTRICAL WORK SHALL CONFORM COMPLETELY TO THE REQUIREMENTS OF THE CLES. ETC.. SHALL BE INSTALLED AS REQUIRED ACCORDING TO KITCHEN AND/OR BATH LAYOUTS AND CODE REQUIREMENTS.

HEATING / VENTILATING / AIR CONDITIONING 46. ALL HEATING AND AIR CONDITIONING WORK SHALL CONFORM COMPLETELY TO THE REQUIREMENTS OF THE LOCAL AND STATE BUILDING CODES. THE HEATING AND AIR CONDITIONING SYSTEM SHALL MEET ALL REQUIREMENTS OF THE NEW JERSEY STATE ENERGY CONSERVATION COMSTRUCTION CODE AS THEY APPLY. THERMAL 1NO DISTURE PROTECTION

47. APPLY SOUNDLY ON DAILARD OFING HE WATERPROOFING ON ALL BACKFILL FACES OF WALLS BELOW EARTH GRADE. 48, PROVIDE 16.8 BUILDING FELT, "TYVEK", "TYPAR", OR EQUAL, BEHIND ALL SIDING, WINDOW, AND DOOR CASINGS, NAIL TRIMS, FTD 49, ALL EXTERIOR OPENINGS SHALL BE PROPERLY FLASHED, CAULKED, WEATHER STRIPPED OF CHACKLINGS FOR PEALY SEALED. 50. ALL EXTERIOR WILLS AND ROCES BY LEE INSULATED AS INDICATED ON PLANS AND AS PER CODES. INSULATION SHALL BE FOIL OR KRAFT FACED FIBERGLASS BATT INSULATION. RIDGE VENTS SHALL BE INSTALLED IN CATHEDRAL CEILINGS AS REQUIRED.

51. ALL GYPSUL/ SOARC SHALL ET SORE A ELLIN CEILINGS AND/OR NAILED TO WALLS, TO RECENTE THREE HOLDS OF SPANDUS, PRICHED TO RECEIVE TWO COATS OF PAINT, AND ONE COAT OF PRIMER, COLORS BY OWNER. BATHROOMS SHALL RECEIVE WATERPROOF SHEETROOM STALL RECEIVE WATERPROOF SHEETROOM STALL RECEIVE WATERPROOF SHEETROOMS AND THE SHEET AND THE SOME AREAS.

162. FLOORING, TRIM, CLOSET SHELVING, CABINETRY, APPLIANCES, FIXTURES, HARDWARE, ETC., SHALL BE SELECTED BY OWNER AND INSTALLED BY BUILDER IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. 53. ATERICE DOCAS SIZED IS INDICATED ON DRAWINGS, STYLE AND TYPE BY DWNER/CONTRACTOR 54. GERARIO TIES OR MARSILE FLOORS IN THE AREA INDICATED ON PLANS SHALL BE INSTALLED IN A "MUD" BASE. 55. OAK HARDWARE FLOORS SHALL BE INSTALLED MINIMUM 3 DAYS AFTER DELIVERY AND BUILDING TO SELIVER, SOL OAK FLOORS TO RECEIVE TWO COATS OF POLYURETHANE, GYM SEAL OR EQUAL.

56, ST., SS TO STARS INDICATED ON DRAWINGS WITH A MINIMUM OF 9" TREAD, AND A MAXIMUM RISE OF ST. MATERIAL AND STYLE BY OWNER, UNLESS OTHERWISE INDICATED, AND SHALL BE INSTALLED AS PST STATE AND LOCAL CODES. ALL RAILINGS TO BE 36" HIGH (MINIMUM). STYLE AND MATERIAL TO BE SELECTED BY OWNER, AND SHALL CONFORM TO PALL STATE AND LOCAL CODES. (6" SPHERE MAXIMUM OPENING). ALL EXPOSED WOOD AND TRIM TO BE SELECT ONE COAT OF STAR ALL OPTIONAL TWO COATS POLYURETHANE.

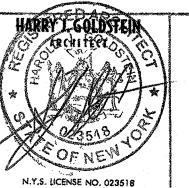
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(BUZZETTA/NOLAN RESIDENCE) ONE-STORY ADDITION

> 73 HARDING STREET BLAUVELT, NEW YORK





HARRY J. GOLDSTEIN ARCHITECT DESIGN & DEVELOPMENT

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