

ZONING BOARD OF APPEALS

Town of Orangetown
20 Greenbush Road
Orangeburg, New York 10962
(914) 359-8410 (ex. 4331)

Date: January 27, 2023

TO: OBAPAE

- | | |
|--|---------------------------|
| Environmental Management and Engineering | ✓Rockland County Drainage |
| ✓Rockland County Sewer District #1 | ✓Rockland County Health |
| New York State Dept. of Transportation | ✓Rockland County Planning |
| Palisades Interstate Park Commission | ✓Rockland County Highway |
| Orange and Rockland Utilities | |
| Orangetown Highway | |

Review of Plans: Dineen Dillion, 19 Buttonwood Place, Blauvelt, NY
Section 69.20 Block 1 Lot 45 R-15 zone

This matter is scheduled for:

Chapter 43, R-15 District, Group M, Section 5.21 (c) & (e) Undersized lot applies: Section 3.12, Column 9 (Side Yard: 15' required, 16' existing, 9.6' proposed) and 10 (Total Side Yard: 30' required, 42' existing, 24.9' proposed) for an addition to an existing single-family residence. The premises are located at 19 Buttonwood Place, Blauvelt, New York and identified on the Orangetown Tax Map as Section 69.20, Block 1, Lot 45 in the R-15 zoning district.

Please review the information enclosed and provide comments. These comments may be mailed , e-mailed or faxed to the Zoning Board Office.

If your Agency does not have any comments at this time, please respond to this office by sending back this sheet.

- US Postal: 20 South Greenbush Road, Orangeburg, NY 10962
- Email to Zoning Board: darbolino@orangetown.com or
- Fax to the Town of Orangetown ZBA @845 359 8526

Zoning Board Meeting Date: March 1, 2023

- () Comments attached
- () No Comments at this time. Please send future correspondence for review.
- () No future correspondence for this site should be sent to this agency. Plans reviewed and this agency does not have any further comments.
- () This project is out of the jurisdiction of this agency and has no further comments.

This project is before the Zoning Board on **Wednesday, March 1, 2023**. Kindly forward your completed review to this office by **March 1, 2023**.

Reviewing Agency _____

Name _____ date: _____

Signature: _____

Thank you, Deborah Arbolino

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: _____

Please check all that apply:

<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Residential
<input checked="" 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 checked="" type="checkbox"/> Special Permit	<input type="checkbox"/> Interpretation
<input type="checkbox"/> Variance	
<input type="checkbox"/> Performance Standards Review	
<input type="checkbox"/> Use Variance	
<input type="checkbox"/> Other (specify): _____	

PERMIT#: BLDR2413-22
 ASSIGNED
 INSPECTOR: Glen

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

Project Name: DILLON

Street Address: 19 BUTTONWOOD PL
Blauvelt, NY 10913

Tax Map Designation: Section: 69.20 Block: 1 Lot(s): 45
Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the SOUTH side of Buttonwood Place, approximately 200 feet EAST of the intersection of Swannekin Rd, in the Town of Blauvelt in the hamlet/village of Blauvelt.

Orangetown Acreage of Parcel .46 Ac Zoning District R15
 School District South Orangetown Postal District Blauvelt
 Ambulance District SOAC Fire District Blauvelt
 Water District Veolia Sewer District municipal Orangetown

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

Rear addition w/garage attached

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

Date: _____ Applicant's 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.



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: JANUARY 23, 2022

Applicant: Dillion

Address: 19 Buttonwood Pl. 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 9
Minimum Side Yd 16' Required (Ch 43 Section 5.21(c,e) Undersized Lot) w/ 9.6' proposed, Column 10,
Minimum Total Side Yard 42' Required (Ch 43 Section 5.21(c,e) Undersized Lot) w/ 24.9' proposed.

TWO Variances required

Section: 69.20

Block: 1

Lot: 45

Dear Dillion:

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

November 14, 2022, has been denied. I have enclosed a Xerox copy of your application, where you will find at the bottom the reason for denial.

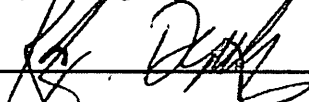
In Accordance with Zoning, Chapter 43 Section 10.322 the time to appeal a determination of a Building Inspector or Similar administrative office is thirty (30) days from the filing of such a determination with the Town Clerk.

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

Sincerely,

 1/23/23

Richard Oberer
Deputy Building Inspector



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

1/25/23

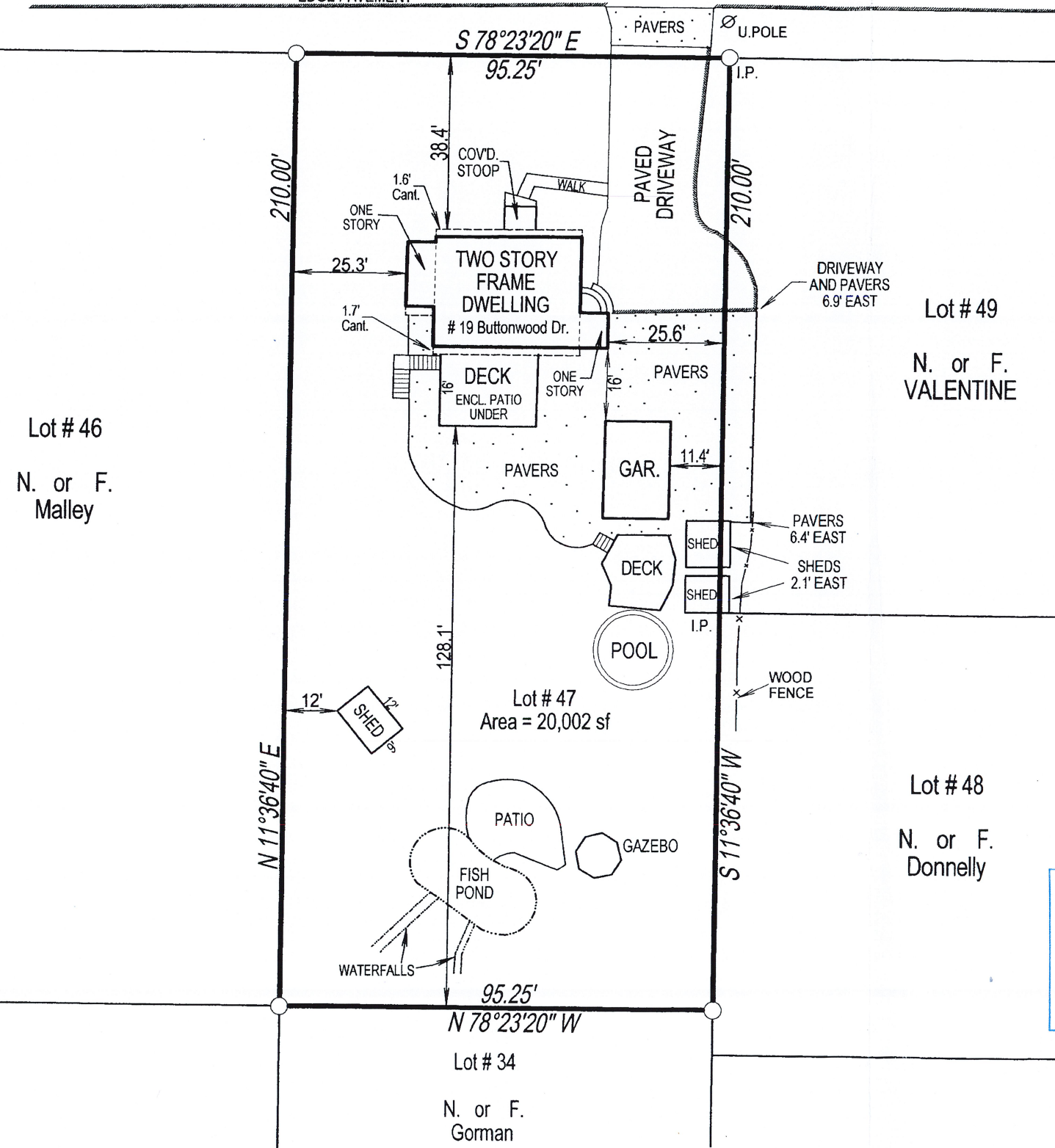
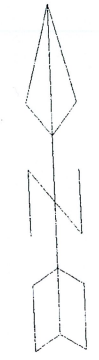
Date
CC: Rosanna Sfraga
Liz Decort
Debbie Arbolino

IS	PRINT KEY	NAME	ADDRESS
489	69.20-1-23	Kyle Roe	48 Swannekin Rd,Blauvelt, NY 10913
489	69.20-1-24	Mark Durney	38 Swannekin Rd,Blauvelt, NY 10913
489	69.20-1-25	Ellen O'Hara-Woods	10 Chestnut Oval,Orangeburg, NY 10962
489	69.20-1-26	Michael Scrima	22 Swannekin Rd,Blauvelt, NY 10913
489	69.20-1-27	Alyssa Moloney	14 Swannekin Rd,Blauvelt, NY 10913
489	69.20-1-29	Michelle Fotis	442 Convent Rd,Blauvelt, NY 10913
489	69.20-1-30	Anthony Bevelacqua	458 Convent Rd,Blauvelt, NY 10913
489	69.20-1-31	Ralph DeBlasio	11 Swannekin Rd,Blauvelt, NY 10913
489	69.20-1-32	Tom Gorman	470 Convent Rd,Blauvelt, NY 10913
489	69.20-1-33	Ellen Fotis	478 Convent Rd,Blauvelt, NY 10913
489	69.20-1-34	Christopher Gore	486 Convent Rd,Blauvelt, NY 10913
489	69.20-1-35	Marc Cosimano	492 Convent Rd,Blauvelt, NY 10913
489	69.20-1-36	Mary Mc Keon	500 Convent Rd,Blauvelt, NY 10913
489	69.20-1-41	Charles Maushardt	49 Buttonwood Pl,Blauvelt, NY 10913
489	69.20-1-42	Matthias Reilly	43 Buttonwood Pl,Blauvelt, NY 10913
489	69.20-1-43	Doreen O'Connell	35 Buttonwood Pl,Blauvelt, NY 10913
489	69.20-1-44	Timothy Malley	27 Buttonwood Pl,Blauvelt, NY 10913
489	69.20-1-45	John Dillon	19 Buttonwood Pl,Blauvelt, NY 10913
489	69.20-1-46	Jude Donnelly	19 Swannekin Rd,Blauvelt, NY 10913
489	69.20-1-47	Billy D Valentine	9 Buttonwood Pl,Blauvelt, NY 10913
489	69.20-1-48	Patrick Peterson	10 Buttonwood Pl,Blauvelt, NY 10913
489	69.20-1-49	Paul W Valentine	20 Buttonwood Pl,Blauvelt, NY 10913
489	69.20-1-50	Peter Levy	17624 Blanchard Rd, Monte Serano, CA 95030
489	69.20-1-51	Paige Murray	36 Buttonwood Pl,Blauvelt, NY 10913
489	69.20-1-52	Patrick Shields	44 Buttonwood Pl,Blauvelt, NY 10913
489	69.20-1-60	Lisa A Williams	17 Cobble Pl,Blauvelt, NY 10913
489	69.20-1-61	Christopher Chambers	57 Swannekin Rd,Blauvelt, NY 10913

BUTTONWOOD PLACE

EDGE PAVEMENT

50'



Land Survey For "DILLON"

Blauvelt

Town of Orangetown Rockland County, NY
Scale: 1" = 30' Area = 0.46 Ac.

August 29, 2022

Tax Lot Desig.: Section 69.20 Block 1 Lot 45

Reference: map entitled "BLAUVELT GARDEN ESTATES, SECTION 2", Filed in the Rockland County Clerks Office February 16, 1954 in book 55 page 25 as map # 2272.

Certified to:
* John Dillon
* Dineen Dillon

Certifications indicated hereon signify that this survey was prepared in accordance with the existing code of practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certification shall run only to the person for whom the survey is prepared, and on behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners."

ZONING BOARD OF APPEALS
Meeting Of:
MAR 1 2023
Town Of Orangetown



Robert E. Sorace
Lic. 49162
Robert E. Sorace, PLS
135 South Main Street
New City, NY 10956
845-638-1498

RO 8385

PROPOSED ADDITION

Land Survey
For
"DILLON"

Blauvelt
Town of Orangetown Rockland County, NY
Scale: 1" = 30' Area = 0.46 Ac.

August 29, 2022
November 8, 2022 - Revised
December 5, 2022 - Revised
December 22, 2022 - Revised

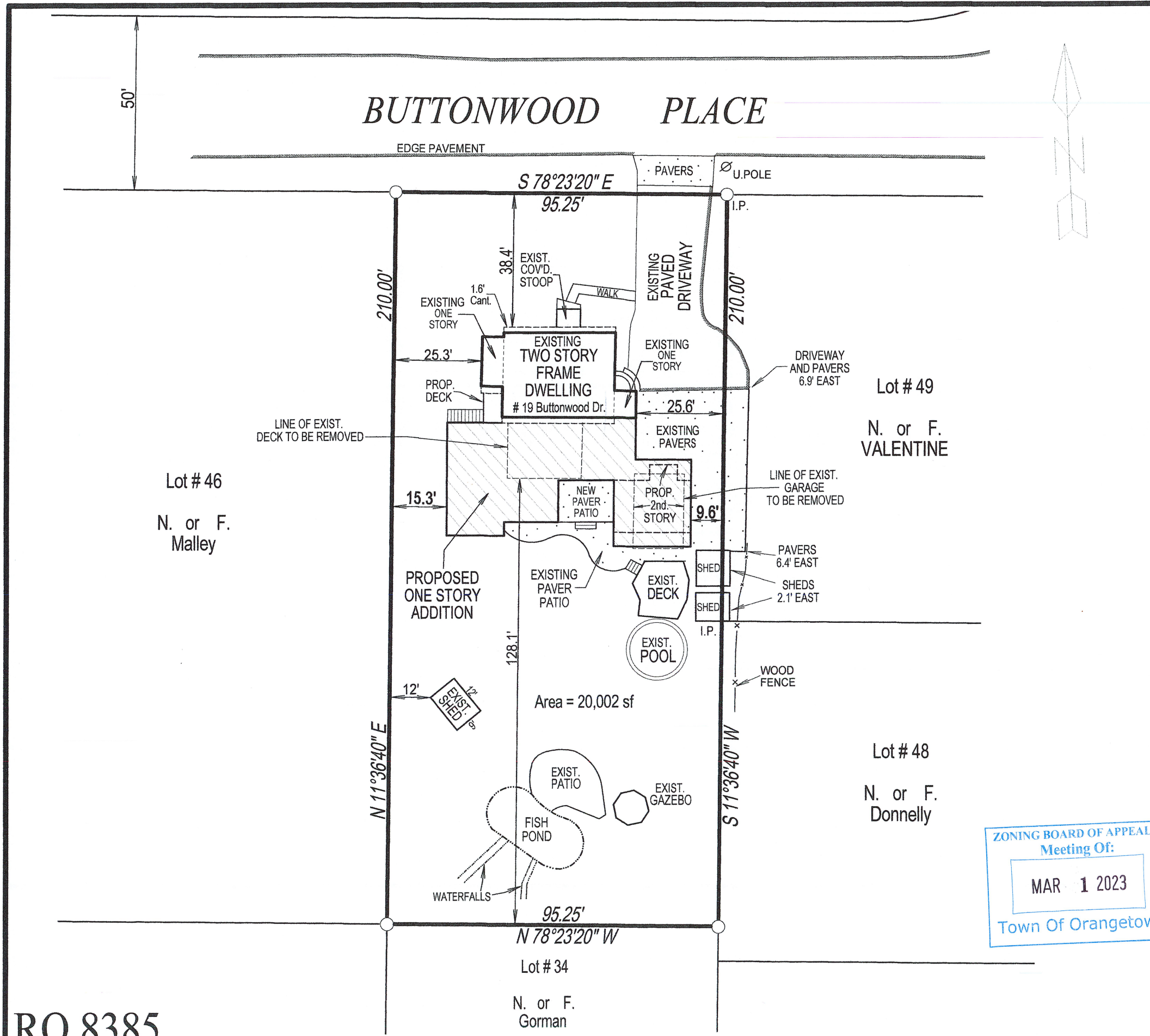
Tax Lot Desig.: Section 69.20 Block 1 Lot 45

Reference: map entitled "BLAUVELT GARDEN ESTATES, SECTION 2", Filed in the Rockland County Clerks Office February 16, 1954 in book 55 page 25 as map # 2272.

Zone R-15 Bulk Regulations Group M

Item	Required	Existing	Proposed
Lot Area	15,000 sf	20,002 sf	No Change
Lot Width	100 ft.	95.25 ft.	No Change
Street Frontage	75 ft.	95.25 ft.	No Change
Front Yard	30 ft.	38.4 ft.	No Change
Side Yard	** 16 ft.	25.3 ft.	* 9.6 ft.
Total Side Yard	** 42 ft.	50.9 ft.	* 24.9 ft.
Rear Yard	35 ft.	128.1 ft.	111.5 ft.
Max.F.A.R.	0.20	.10	0.15
Max Bldg. Height	20' Per 5.21(e)	20.5 ft.	No Change

* Indicates Variance required
** Indicates Undersized Lot Reduction Chapter 43, Section 5.21 (c)



ZONING BOARD OF APPEALS
Meeting Of:
MAR 1 2023
Town Of Orangetown

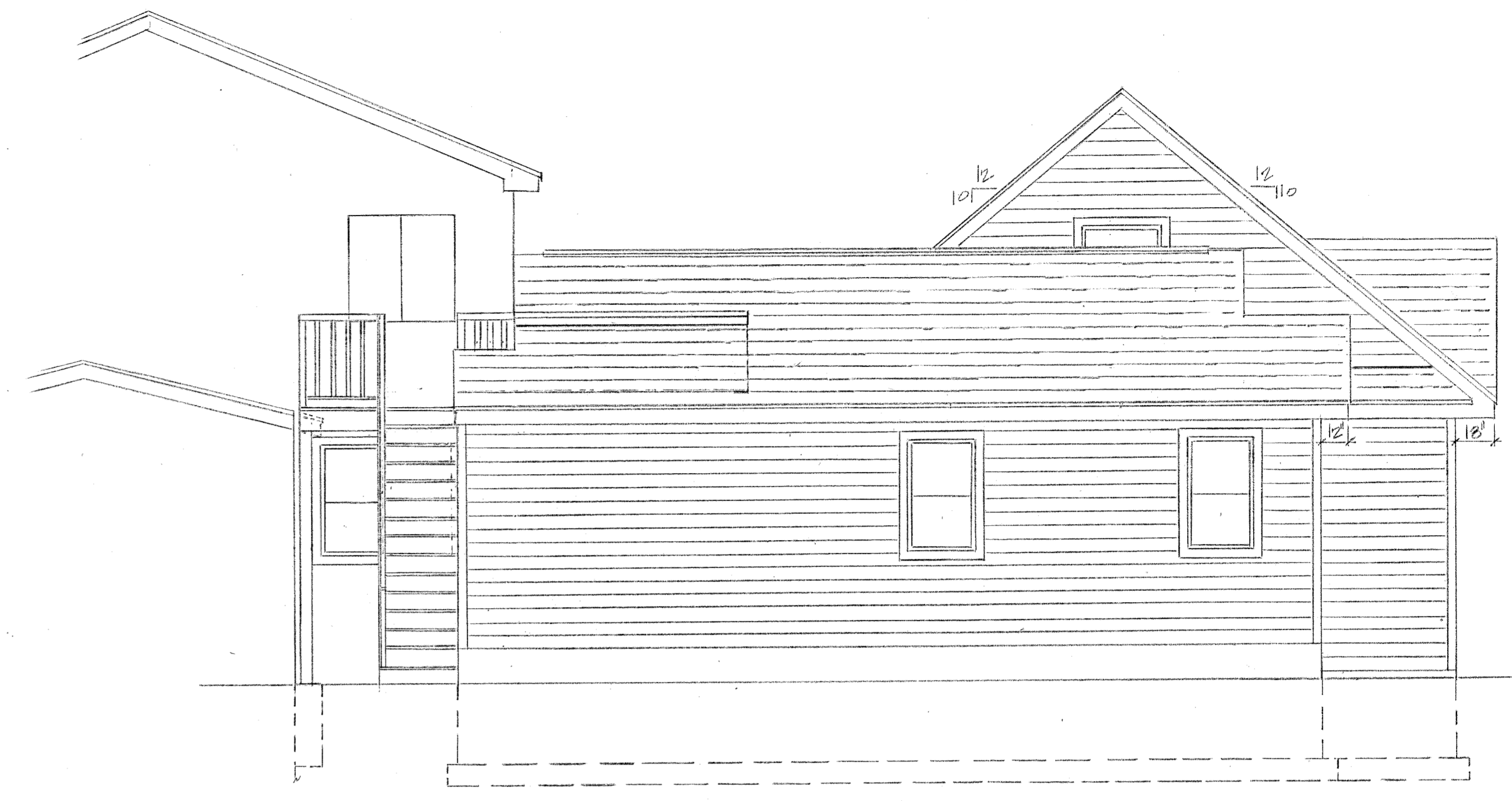
STATE OF NEW YORK
ROBERT E. SORACE
LICENSED LAND SURVEYOR
049162
Robert E. Sorace, PLS
135 South Main Street
New City, NY 10956
845-638-1498
Lic. 49162

RO 8385



FRONT ELEVATION

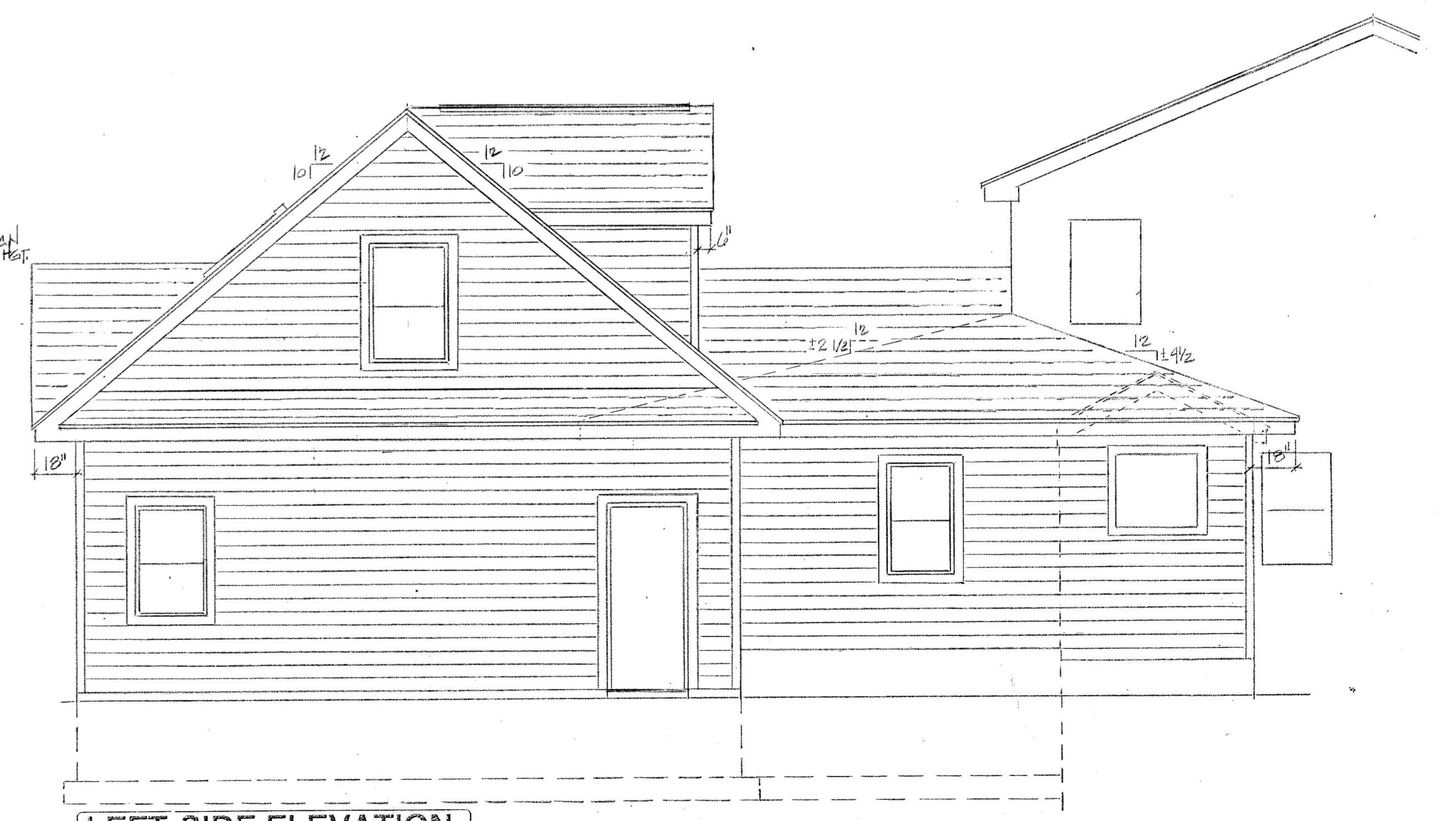
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

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
 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

**DILLON RESIDENCE
 TWO-STORY ADDITION**
**19 BUTTWOOD PLACE
 BLAUVELT, NEW YORK**

PROJECT 20887
 OCTOBER 11, 2022

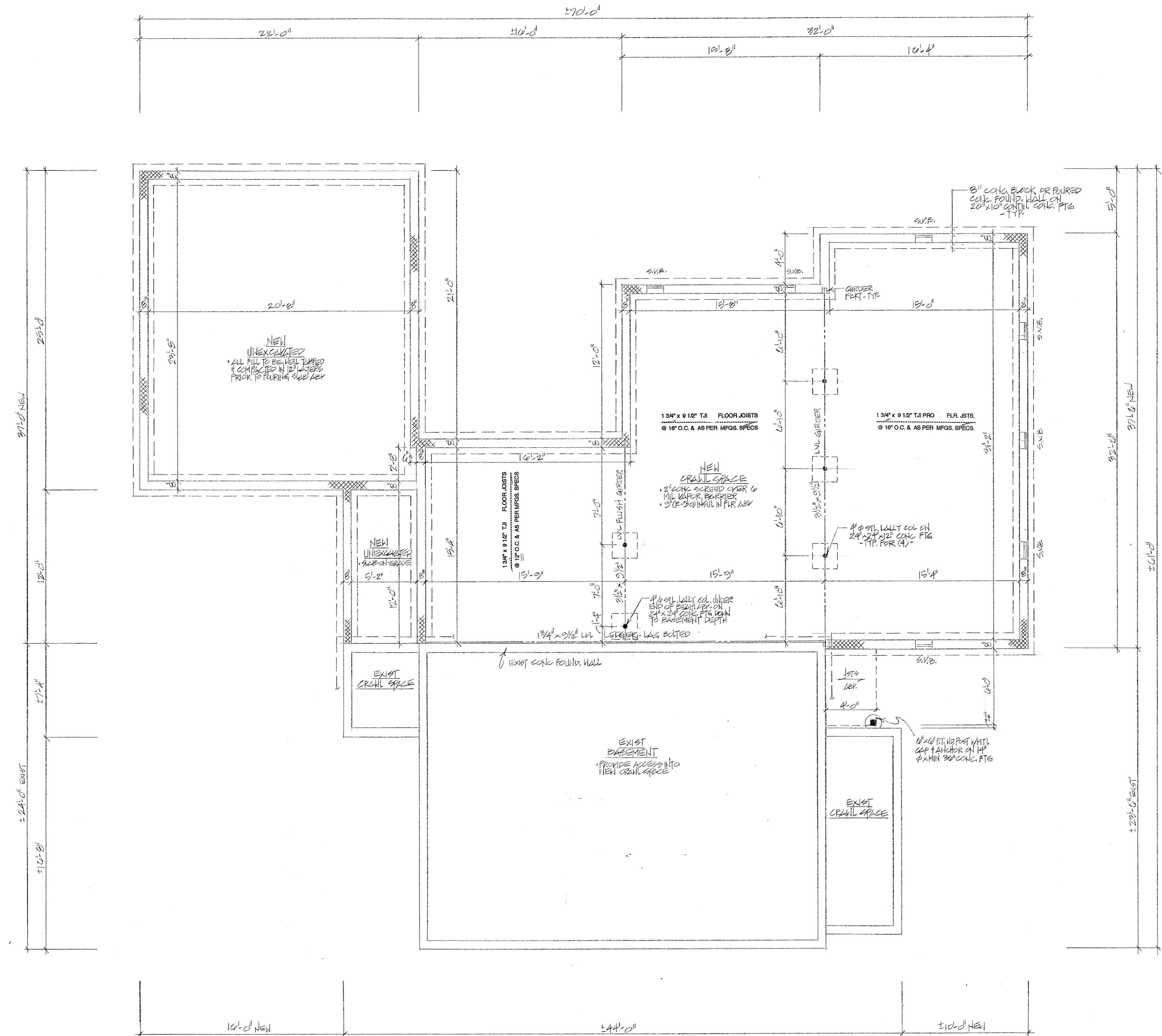
HARRY J. GOLDSTEIN
 ARCHITECT

N.Y.S. LICENSE NO. 023518
 NOT VALID UNLESS SIGNED & SEALED

**HARRY J. GOLDSTEIN
 ARCHITECT**
 DESIGN & DEVELOPMENT
 4 REGINA ROAD
 MONSEY, NEW YORK 10952
 (845) 356-7942 (914) 393-5787

GENERAL SPECIFICATIONS

- GENERAL NOTES**
- ALL WORK PERFORMED SHALL COMPLY WITH THE BUILDING AND ZONING ORDINANCES OF THE TOWN OF CANTON AND THE N.Y.S. BUILDING AND ENERGY CODES.
 - THESE PLANS ARE TO BE USED FOR PERMITS AND CONSTRUCTION GUIDE ONLY. IT IS NOT INTENDED TO BE USED AS A CONTRACT DOCUMENT, UNLESS OTHERWISE INDICATED BY ARCHITECT.
 - 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.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL DIMENSIONS ON THESE PLANS AGAINST FIELD CONDITIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
 - 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 ON DESIRABLE AT THE TIME OF INSTALLATION TO MEET ANY UNDERLIER OR OTHER CONDITION.
 - 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 INCUMBERT ON THE CONTRACTOR TO NOTIFY 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.
 - 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 METHODS.
 - 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.
 - 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.
 - CONSTRUCTION & MATERIALS SHALL BE NEW - UNLESS OTHERWISE NOTED. ALL MATERIALS SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR, UNLESS OTHERWISE NOTED.
 - 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.
 - NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT HAS BEEN SECURED AS REQUIRED BY THE APPLICABLE GOVERNING AGENCY OR AGENCIES.
 - ALL CONDITIONS AND DIMENSIONS SHALL BE VERIFIED BEFORE START OF ANY WORK AND DISCREPANCIES OR VARIATIONS TO APPROVED PLAN ARE TO BE BROUGHT TO THE ATTENTION OF THE OWNER BEFORE PROCEEDING.
 - 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.
- NOTE NOTES**
- 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.
 - 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.
 - 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.
 - ALL FOOTINGS TO REST ON VIRGIN SOIL HAVING A MINIMUM BEARING CAPACITY OF 3000 P.S.F. AT 2' OF MINIMUM BELOW THE FINISHED GRADE.
 - EARTH UNDER CONCRETE SLABS 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 MIXTURE FREE FROM ORGANIC MATTER AND OTHER OBJECTIONABLE MATERIAL. IT SHALL CONTAIN NO ROCKS OR LUMPS OVER SIX INCHES IN GREATEST DIMENSION AND NOT MORE THAN 1% OF THE ROCKS OR LUMPS SHALL BE LARGER THAN 3" IN GREATEST DIMENSION.
 - DO NOT BACKFILL UNTIL MAIN FLOOR SYSTEMS, INCLUDING SLABS AND FLOOR DECKING, ARE INSTALLED.
 - BACKFILL AGAINST 8" POURED CONCRETE WALLS SHALL BE A MAXIMUM OF 7" OF 10" CONCRETE BLOCK WALLS MAXIMUM 6" ABOVE SLAB TO ADJACENT GRADE.
 - TOP 8" OF NEWLY GRADED AREAS IS TO BE TOP SOIL, RAKED FREE FROM DEBRIS, STICKS, STONES OVER 2" IN SIZE AND OBJECTIONABLE MATERIAL.
 - 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 OR SEWER DEPT. RECORDS.
 - FOOTING DRAINS TO BE PROVIDED WHERE REQUIRED AND APPROPRIATE THEY SHALL BE Laid IN CHANNELS, BEING PROTECTED AT TOP WITH FILTER FABRIC AND PROVIDE POSITIVE OUTFLOW TO STORM DRAIN OR DRY WELL.
 - FINISHED GRADE AND DRIVEWAY SHALL PITCH AWAY FROM THE BUILDING, SO THAT ALL SURFACE WATER FLOWS AWAY FROM IT.
 - INSTALLATION OF GAS METERS SHALL BE IN STRICT ACCORDANCE WITH LOCAL UTILITY COMPANY SPECIFICATIONS.
 - INSTALLATION OF ELECTRIC METERS SHALL BE PERFORMED IN STRICT ACCORDANCE WITH LOCAL UTILITY COMPANY SPECIFICATIONS.
 - FINISHED GRADE HEIGHT SHALL BE MINIMUM 8" BELOW ADJACENT FRAMING AND MAXIMUM (IF ANY) AS PER LOCAL CODES.
- CONCRETE AND MASONRY**
- NEW POURED CONCRETE TO BE MINIMUM 3000 P.S.F. COMPRESSIVE STRENGTH IN 28 DAYS. 40 BAGS OF CEMENT PER CUBIC YARD OF CONCRETE AND MAXIMUM 7 1/2 GALLONS OF WATER PER BAGS BACK OF CEMENT. 8 1/4 GALLONS OF WATER PER 34 POUND BAG OF CEMENT FOR AIR ENTRAINMENT CONCRETE. SUBMIT TESTING REPORTS PERFORMED BY APPROVED TESTING LABORATORY, AS REQUIRED BY LOCAL OFFICIALS.
 - CONCRETE DESIGN, MATERIALS, AND METHODS OF CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE STANDARD & RATIO OF THE AMERICAN CONCRETE INSTITUTE. ALL MASONRY OR CONCRETE ANCHORS AND FASTENERS OF ANY KIND, TO BE GALVANIZED OR ZINC COATED.
 - BLOCK FOUNDATION WALLS TO BE REINFORCED HORIZONTALLY WITH DURAL-ORAL EVERY SECOND COURSE AND VERTICALLY WITH #4 # 8 BARS EVERY FOUR FEET BLOCK SHALL BE FILLED SOLID WITH CONCRETE AROUND REINFORCING BARS. TOP COURSE OF BLOCK SHALL BE FILLED SOLID WITH CONCRETE AND 3/4" DIAMETER ANCHOR BOLTS SHALL BE PLACED 4" - 9" TO 6" - 0" O.C.



BASEMENT/FOUNDATION PLAN

ENERGY CODE

TABLE R301.2
INSULATION AND PENETRATION REQUIREMENTS BY COMPONENT: ROCKLAND/ORANGE: CLIMATE ZONE 3

CLIMATE ZONE	WIND PENETRATION U-FACTOR	GLAZED PENETRATION U-FACTOR	CEILING U-FACTOR	WOOD FLOOR U-FACTOR	MASS FLOOR U-FACTOR	FLOOR U-FACTOR	BASEMENTS U-FACTOR	SLAB U-FACTOR	CRACK U-FACTOR
1 except	0.32	0.55	0.40	49	20 ft ² 13 x 5 ft	8/13	19	10/13	10/13
2 except	0.32	0.55	NR	49	12 x 5 ft	13/17	30 g	15/19	15/19
3 except	0.32	0.55	NR	49	12 x 5 ft	13/17	30 g	15/19	15/19

Table R301.2 (1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

Ground Snow Load	Wind Speed (MPH)	Seismic Design Category	SUBJECT TO DAMAGE FROM			Ice Shield Underlayment Required	Flood Hazards
			Weathering	Frost Depth	Termites		
30psf	115	B	5	36"	Mod/Heav	Yes	Yes

DILLON RESIDENCE
TWO-STORY ADDITION
19 BUTTONWOOD PLACE
BLAUVELT, NEW YORK

HARRY J. GOLDSTEIN
ARCHITECT

HARRY J. GOLDSTEIN
ARCHITECT
DESIGN & DEVELOPMENT

4 REGINA ROAD
MONSEY, NEW YORK 10952
(845) 336-7942 (914) 393-5787

PROJECT 220857
OCTOBER 11, 2022

2
OF
4

GENERAL SPECS. CONTINUED

- FRAMING**
- 32. ALL LUMBER MATERIALS USED IN THE BUILDING SHALL BE GOOD, SOUND, DRY MATERIAL, FREE FROM ROT, LARGE AND LOOSE KNOTS, SHAKES, AND OTHER IMPERFECTIONS WHEREBY THE STRENGTH MAY BE IMPAIRED AND OF SIZES INDICATED ON DRAWINGS. STUDS, SILLS, POSTS, LINTELS AND RAFTERS SHALL BE HEAVY, TYP. MANUFACTURING GRADE EXCEPT IF NOTED OTHERWISE HEREINAFTER IN THIS SPECIFICATION OR ON THE DRAWINGS. THE MIN. UNIT STRESS FOR WOOD SHALL BE:
 - FLOOR STRESS (F₁) = 1500 PSI
 - HORIZONTAL SHEAR (F_v) = 90 PSI
 - MODULUS OF ELASTICITY (E) = 1,400,000 PSI
 - WHERE INDICATED ON THE DRAWINGS WITH THE NOTATION FB-160 ONLY DOUGLAS FIR-LARCH-NORTH (1.5% MAX. MOISTURE) NO. 1 GRADE SHALL BE USED WITH THE FOLLOWING MIN. UNIT STRESSES:
 - FLOOR STRESS (F₁) = 1500 PSI
 - HORIZONTAL SHEAR (F_v) = 95 PSI
 - MODULUS OF ELASTICITY (E) = 1,400,000 PSI
 - CALCULATED DESIGN LOADS (DO NOT EXCEED) TO BE USED FOR ALL SPANS:
 - ROOF: 30 PSI LIVE LOAD (40)
 - FLOOR: 40 PSI LIVE LOAD (50)
 - ATTIC: 20 PSI LIVE LOAD (30)
 - DECK: 60 PSI LIVE LOAD (70)

- 33. ALL SILL PLATES IN CONTACT WITH CONCRETE OR MASONRY WALLS, SLABS, ETC. SHALL BE PRESURE TREATED LUMBER UNLESS OTHERWISE NOTED. SILL SEAL SHALL BE OWENS CORNING SILL SEALER (OR APPROVED EQUAL). TERMITES SHALL BE INSTALLED WHERE REQUIRED BY STATE CONDITIONS AND BUILDING CODES.
- 34. DOUBLE JOISTS SHALL BE INSTALLED UNDER ALL PARTITIONS RUNNING PARALLEL WITH SPANS AND AROUND ALL FLOOR OPENINGS. DOUBLE STUDS SHALL BE INSTALLED AROUND ALL WALL OPENINGS. ONE ROW OF DOUBLE BRIGGS AT MID-HEIGHT WITHIN ALL INTERIOR BEARING WALLS, DOUBLE FRAMING AROUND ALL SKYLIGHTS. ROOF AND FLOOR TRUSSES AND LVL (WOOD) SHALL BE INSTALLED IN STRICT COMPLIANCE WITH MANUFACTURER'S SPECIFICATIONS. FLOOR JOISTS SHALL RECEIVE CROSSBRACING AT 7'-0" MAXIMUM SPACING.

- 35. INTERIOR SHEATHING SHALL BE 5/8" TONGUE AND GROOVE SHEATHING GLEUED AND NAILLED OVER PREFABRICATED FLOOR TRUSSES OR TWO LAYERS OF 1/2" PLYWOOD LAD PERPENDICULAR TO EACH OTHER, WITH BUILDING PAPER BETWEEN LAYERS GLEUED AND NAILLED TO FLOOR JOISTS. EXTERIOR SHEATHING SHALL BE 1/2" PLYWOOD LAD APPLIED HORIZONTALLY WITH VERTICAL JOINTS STAGGERED 4'-0". ROOF SHEATHING SHALL BE 1/2" EXTERIOR GRADE PLYWOOD UNLESS OTHERWISE NOTED.

- 36. EXTERIOR WALLS SHALL BE 2" X 4" WOOD FRAMING. INTERIOR PARTITIONS SHALL BE 2" X 4" WOOD FRAMING. STUDS SHALL BE PLACED AT 16" ON CENTER UNLESS OTHERWISE NOTED AND RECEIVE BLOCKING AT MID-HEIGHT AS REQUIRED. STUDS AT CABLE CHASE UNDER CATHEDRAL CEILINGS SHALL RUN FULL HEIGHT FROM SOLE PLATE TO ROOF AND SHALL RECEIVE SOLO BLOCKING AT 4' ABOVE FLOOR. ALL BEARING WALLS AND PARTITIONS SHALL RECEIVE BLOCKING AT MID-HEIGHT.
- 37. HEADERS OVER ALL DOORS, WINDOWS, AND OTHER OPENINGS UNDER 6" SHALL BE 2" X 10" UNLESS OTHERWISE NOTED. HEADERS OVER 6" TO 8" SHALL BE 2" X 12" OR 2" X 10" OR 2" X 12" HEADERS IN EXTERIOR WALLS, UNLESS OTHERWISE NOTED.

- 38. ALL EXTERIOR DECK SHALL BE FRAMED WITH PRESSURE TREATED LUMBER UNLESS OTHERWISE NOTED. LUNDS SHALL HAVE THE FOLLOWING MINIMAL STRESSES: F 1000 PSI AND E 1,000,000 PSI; AND SHALL BE SOUTHERN YELLOW PINE OR APPROVED EQUAL. GALVANIZED HEAVY DUTY POST BARS SHALL BE PROVIDED AT BASE OF ALL WOOD COLUMNS. JOISTS SHALL RECEIVE CROSSBRACING, CROSS BRACE OR DAMPING. DECKING AND RAILS TO BE NON-TOXIC LUMBER, I.E. DOUGLAS FIR, CEDAR, OR EQUAL. RAILINGS TO BE CONSTRUCTED AT 36" HEIGHT AND WITH MAXIMUM 4" SPACING OPENING, AS PER CODES.
- 39. ROOFING MATERIAL SHALL BE MINIMUM 30 YEAR FIBERGLASS SHINGLES (OWENS CORNING OR APPROVED EQUAL) OVER 1/2" ROOFING FELT. VALLEY FLASHING AND OTHER APPROPRIATE FLASHING SHALL BE PROVIDED AS REQUIRED. ICE AND WATER SHIELD SHALL BE INSTALLED AS REQUIRED.

- 40. FASCIA BOARDS SHALL BE SCANTIED AT A 45 DEGREE ANGLE OR 90 DEGREE ANGLE. FASCIA BOARDS SHALL BE COMMON PINE WRAPPED IN ALUMINUM, UNLESS OTHERWISE NOTED.
- 41. ALUMINUM GUTTERS AND LEADERS SHALL BE PROVIDED AS REQUIRED. FLASHING REGION ARE PROVIDED. ALL WATER MUST DRAIN AWAY FROM STRUCTURE 90 AS NOT TO CONTRIBUTE TO EXCESSIVE WATER EXPOSURE AT FOUNDATION.

- 42. WINDOWS SHALL BE SIZE, TYPE AND MFG. AS INDICATED ON PLANS, WITH SCREENS AND HARDWARE PROVIDED. GLASSING LESS THAN 18" ABOVE FLOOR SHALL BE TEMPERED. OPTIONS SUCH AS GLAZING, COLORES, ETC. SHALL BE SELECTED BY OWNER AND/OR BUILDER PRIOR TO CONSTRUCTION. HEAD HEIGHT SHALL BE 8" - 10" UNLESS OTHERWISE NOTED.
- 43. EXTERIOR DOORS TO BE OF THE MANUFACTURER, TYPE, SIZE AND STYLE AS INDICATED ON THE DRAWINGS. ANY MANUFACTURER OPTIONS SHALL BE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR UNLESS OTHERWISE INDICATED ON THE DRAWINGS. ALL DOORS SHALL BE 2" - 6" HEIGHT UNLESS OTHERWISE NOTED. PROVIDE WEATHER STRIP SADDLE ON ALL EXTERIOR DOORS. PROVIDE ALUMINUM SADDLE ON ALL INTERIOR PER SONNEL GARAGE DOORS.

- 44. 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. BATHROOM FIXTURES SHALL BE KOKER, AMERICAN STANDARD, OR APPROVED EQUAL. OWNER SHALL SELECT FIXTURES AND COLORS. PLUMBING FIXTURES TO BE MANUFACTURED BY OR EQUAL.

- 45. ALL ELECTRICAL WORK SHALL CONFORM COMPLETELY TO THE REQUIREMENTS OF THE N.Y.S.P.U. AND LOCAL UTILITY COMPANY. GROUND FAULT INTERRUPTERS, DUPLEX RECEPTS, CIRC, ETC., SHALL BE INSTALLED AS REQUIRED ACCORDING TO KITCHEN AND/OR BATH LAYOUTS AND CODE REQUIREMENTS.

- 46. HEATING, VENTILATING, AIR CONDITIONING
- 47. 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 CONSTRUCTION CODE AS THEY APPLY.

- 48. THERMAL AND MOISTURE PROTECTION
- 49. PROVIDE 15.8 BUILDING FELT, TYVEK, TYPAR, OR EQUAL, BEHIND ALL SIDING, W/ DOWN AND DOOR CASINGS, NAIL TRIMS, ETC.
- 50. ALL EXTERIOR OPENINGS SHALL BE PROPERLY FLASHED, CAULKED, WEATHER STRIPPED OR OTHERWISE PROPERLY SEALED.

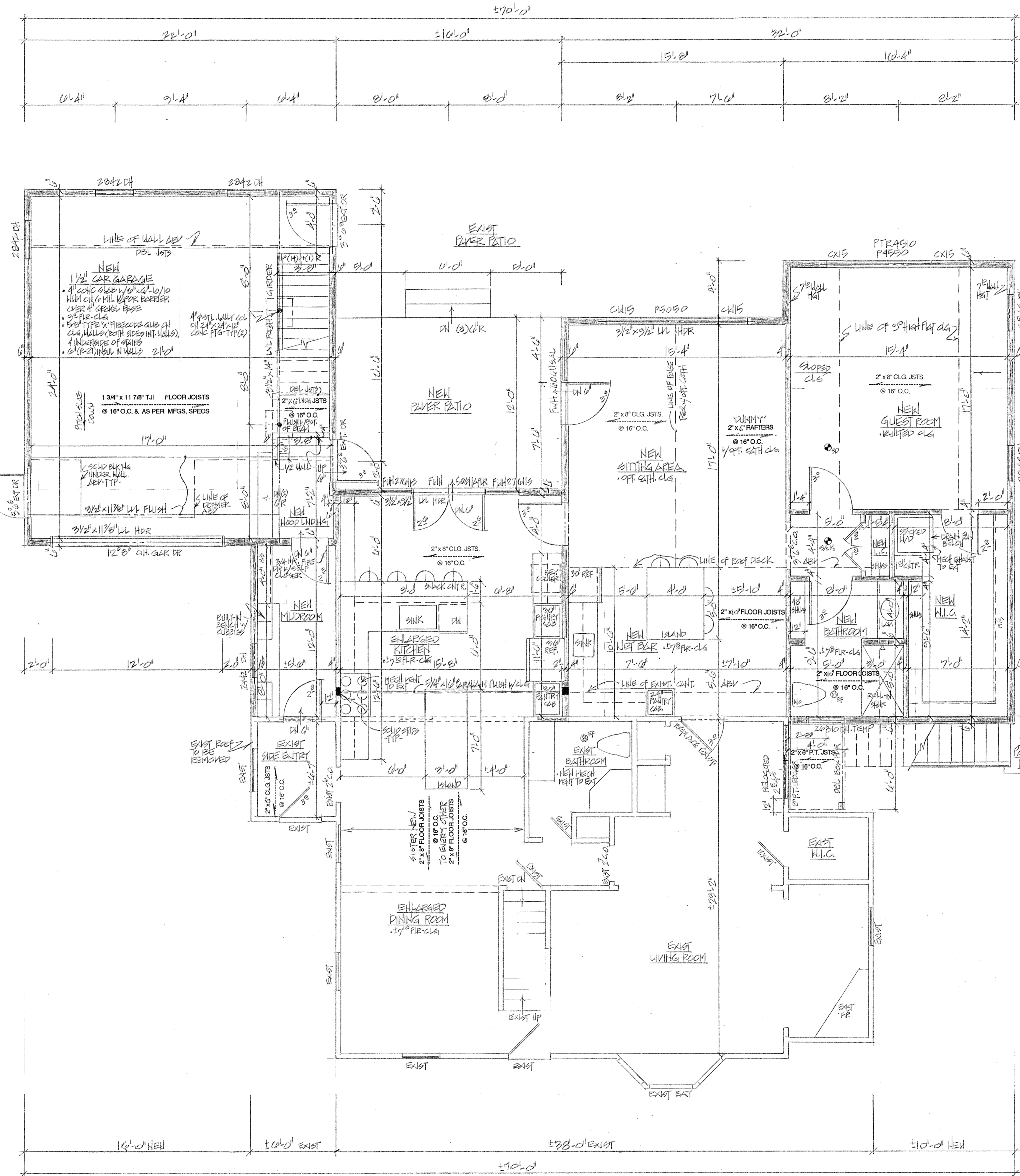
- 51. ALL EXTERIOR WALLS AND ROOFS SHALL BE INSULATED AS INDICATED ON PLANS AND AS PER CODES. INSULATION SHALL BE POL. OR KRAFT FACED FIBERGLASS BATT INSULATION. ROOF VENTS SHALL BE INSTALLED IN CATHEDRAL CEILINGS AS REQUIRED.

- 52. INTERIOR
- 53. ALL GYPSUM BOARD SHALL BE SCREWED ON CEILINGS AND/OR NAILED TO WALLS. IT RECEIVE THREE COATS OF SPACKLE, FINISHED TO RECEIVE TWO COATS OF PAINT. ONE COAT OF PRIMER, COLORS BY OWNER. BATHROOMS SHALL RECEIVE WATERPROOF SHEETROCK BEHIND T.E. AREAS, AND WOODS/BOARD OR APPROVED EQUAL BEHIND T.E. IN BATH AND SHOWER AREAS.

- 54. FLOORING, TRIM, CLOSET SHELVING, CABINETS, BY APPLIANCES, FIXTURES, HARDWARE ETC. SHALL BE SELECTED BY OWNER AND INSTALLED BY BUILDER IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- 55. INTERIOR DOORS SIZED AS INDICATED ON DRAWINGS, STYLE AND TYPE BY OWNER/CONTRACTOR.

- 56. CERAMIC TILE OR MARBLE FLOORS IN THE AREA INDICATED ON PLANS SHALL BE INSTALLED IN A "MUD" BASE.
- 57. OAK HARDWARE FLOORS SHALL BE INSTALLED MINIMUM 3 DAYS AFTER DELIVERY AND BUILDING TO BE HEATED. OAK FLOORS TO RECEIVE TWO COATS OF POLYURETHANE, OYL SEAL OR EQUAL.

- 58. STAIRS TO BE AS INDICATED ON DRAWINGS WITH A MINIMUM OF 9" TREAD, AND A MAXI MINUM RISE OF 8". MATERIAL AND STYLE BY OWNER UNLESS OTHERWISE INDICATED. SHALL BE INSTALLED AS PER STATE AND LOCAL CODES. ALL RAILINGS TO BE 38" HIGH (MINIMUM). STYLE AND MATERIAL TO BE SELECTED BY OWNER AND SHALL CONFORM TO ALL STATE AND LOCAL CODES. IF SPINDS MAXIMUM SPACING. ALL EXPOSED WOOD AND TRIM TO RECEIVE ONE COAT OF STAIN AND OPTIONAL TWO COATS POLYURETHANE.



MAIN FLOOR PLAN **SCALE: 1/4" = 1'-0"**

DILLON RESIDENCE
TWO-STORY ADDITION
19 BUTTWOOD PLACE
BLAUVELT, NEW YORK

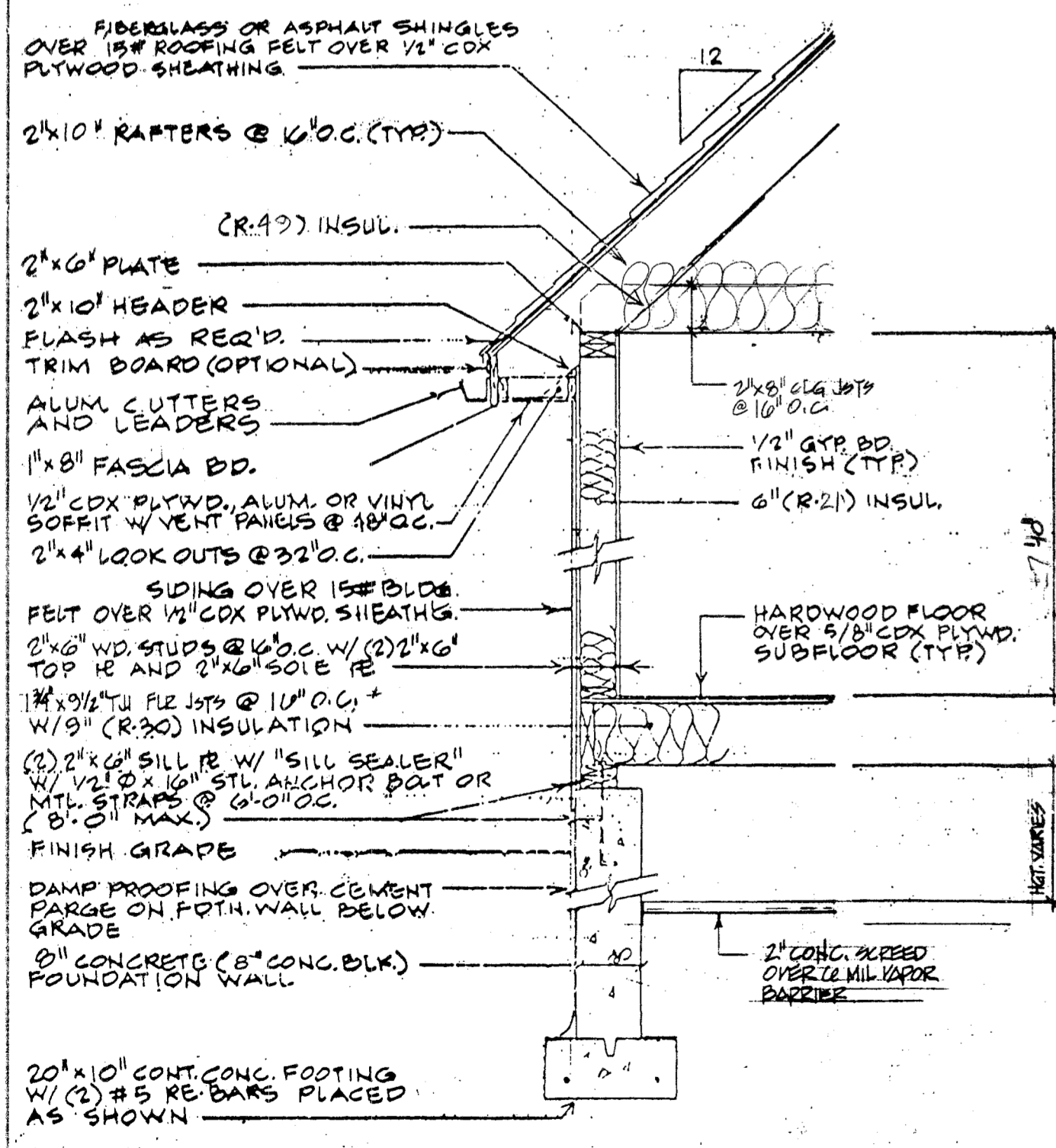
HARRY J. GOLDSTEIN
 ARCHITECT

HARRY J. GOLDSTEIN
 ARCHITECT
 DESIGN & DEVELOPMENT

4 REGINA ROAD
 MONSEY, NEW YORK 10952
 N.Y.S. LICENSE NO. 029518 (845) 356-7942 (914) 394-5787
 NOT VALID UNLESS SIGNED & SEALED

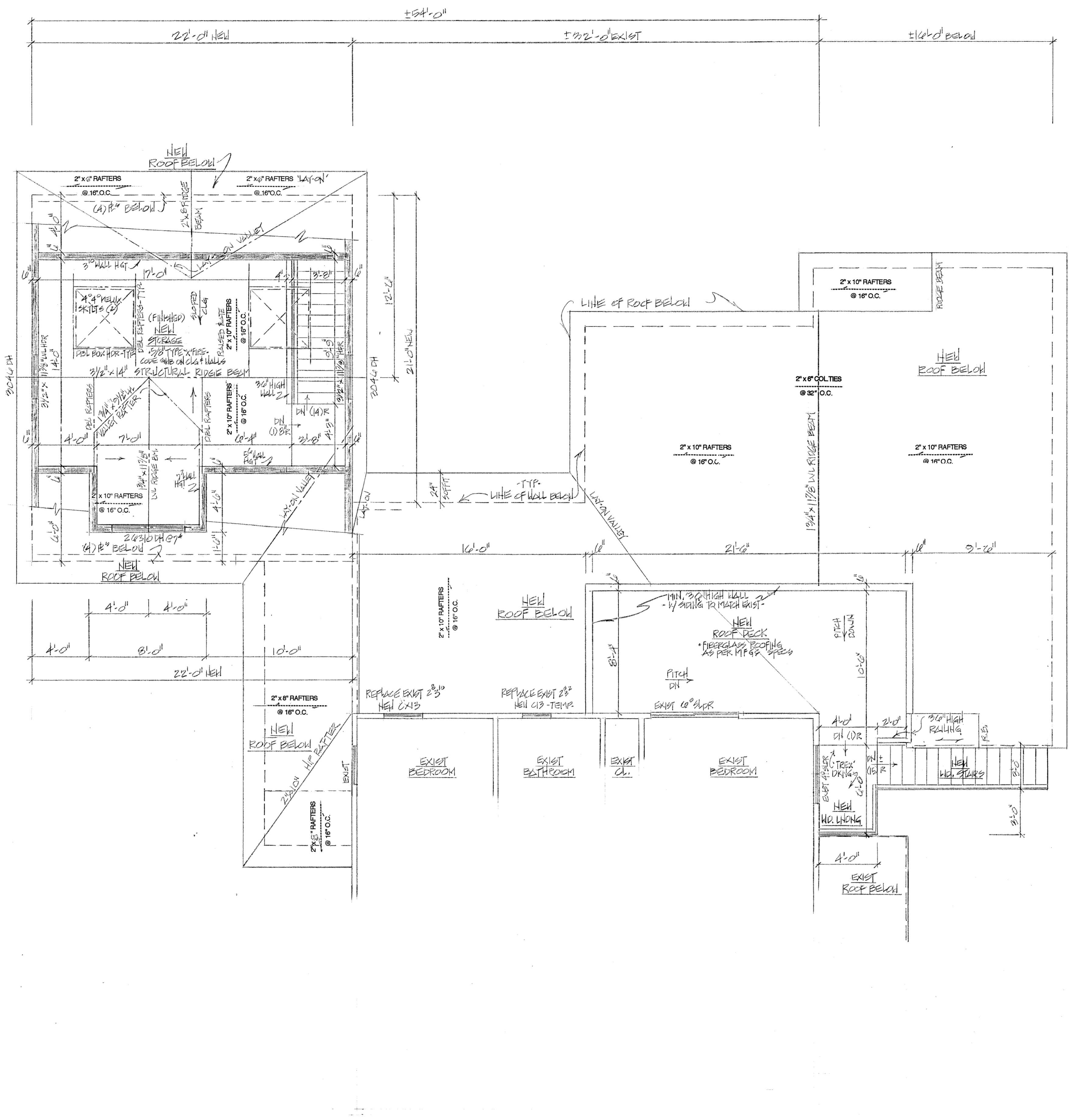
PROJECT 22087
 OCTOBER 11, 2022

3
 O
 F
 4



TYPICAL WALL SECTION

SCALE: 1/2" = 1'-0"



SECOND FLOOR/ROOF PLAN

NOTE: ALL HEADERS ARE TO BE (2) 2"x10" UNLESS OTHERWISE INDICATED

NEW FINISHED STORAGE S.F.: 320
EXIST. SECOND FLOOR LIV. S.F.: 360

NEW OVERALL TOTAL LIVING S.F.: 3075

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

**DILLON RESIDENCE
TWO-STORY ADDITION**

**19 BUTTONWOOD PLACE
BLAUVELT, NEW YORK**

HARRY J. GOLDSTEIN
ARCHITECT

HARRY J. GOLDSTEIN
ARCHITECT
DESIGN & DEVELOPMENT

4 REGINA ROAD
MONSEY, NEW YORK 10952

N.Y.S. LICENSE NO. 023518
NOT VALID UNLESS SIGNED & SEALED

PROJECT 220857
OCTOBER 11, 2022

4
O
F
4