

ZONING BOARD OF APPEALS

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

Date: March 13, 2023

TO: OBAPAE

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

- ✓ Rockland County Drainage
- ✓ Rockland County Health
- ✓ Rockland County Planning
- ✓ Rockland County Highway

Town of Clarkstown

Review of Plans: Egan, 21 May Road, Pearl River, NY

Section 68.07 Block 3 Lot 8 R-15 zone

This matter is scheduled for:

Chapter 43, R-15 District, Section 5.21(e) (Under size lot :Building Height: 20' permitted, 23' 8" proposed) addition to an existing single-family residence. The premises are located at 21 May Road, Pearl River, New York and identified on the Orangetown Tax Map as Section 68.07, Block 3, Lot 8 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: April 19, 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 **Tuesday, April 19, 2023**. **Kindly forward your completed review to this office by April 19, 2023.**

Reviewing Agency _____

Name _____ date: _____

Signature: _____

Thank you, Deborah Arbolino

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: 3/13/23

Please check all that apply:

<input type="checkbox"/> Commercial	<input type="checkbox"/> Residential
<input type="checkbox"/> Planning Board	<input type="checkbox"/> Historical Board
<input 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 type="checkbox"/> Variance	
<input type="checkbox"/> Performance Standards Review	
<input type="checkbox"/> Use Variance	
<input type="checkbox"/> Other (specify): _____	

PERMIT#: _____

ASSIGNED _____

INSPECTOR: _____

Referred from Planning Board: YES / NO

If yes provide date of Planning Board meeting: _____

Project Name: Egan

Street Address: 21 May Rd Pearl River

Tax Map Designation:

Section: 68.07 Block: 3 Lot(s): 8

Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the _____ side of use map, approximately _____ feet of the intersection of _____, in the Town of _____ in the hamlet/village of _____.

Acreage of Parcel <u>1/2 acre</u>	Zoning District _____
School District <u>Nanuet</u>	Postal District <u>Pearl River</u>
Ambulance District <u>Nanuet</u>	Fire District <u>Pearl River</u>
Water District <u>Viola</u>	Sewer District <u>Orangetown</u>

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

Expanding existing 2nd floor of home

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

Date: 3/13/23 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. _____

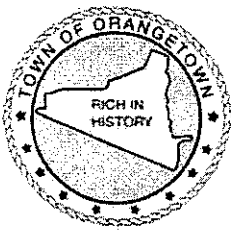
Are there **wetlands** on the site? If yes, please provide the names and type: _____

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.



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

REFERRAL TO THE ZONING BOARD OF APPEALS

Date: 3.7.23 Section: 68.07 Block: 3 Lot: 8

Applicant: Egan

Address: 21 May Rd, Pearl River, NY

RE: Application Made at: same

Referred For:

Chapter 43, Article V, Section 5.21(e) Maximum Height 20' with 23' 8" proposed

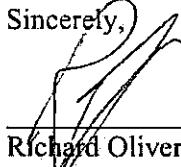
One Variance Required

Comments: Two Story Addition

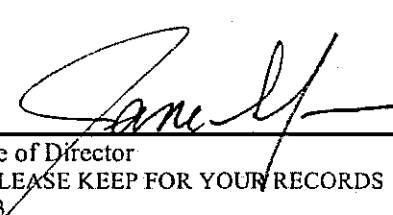
Dear Egan :

Please be advised that the Building Permit Application # p23-2851, which you submitted on 2.27.23, has been referred to the Town of Orangetown Zoning Board of Appeals. The Clerk to the Zoning Board of Appeals, Debbie Arbolino, can assist you in the preparation necessary to appear before the board. She can be reached at 845-359-8410 ext. 4331 or darbolino@orangetown.com.

Sincerely,


Richard Oliver
Deputy Building Inspector

3/7/23


Signature of Director
NOTE: PLEASE KEEP FOR YOUR RECORDS
1-30-2023

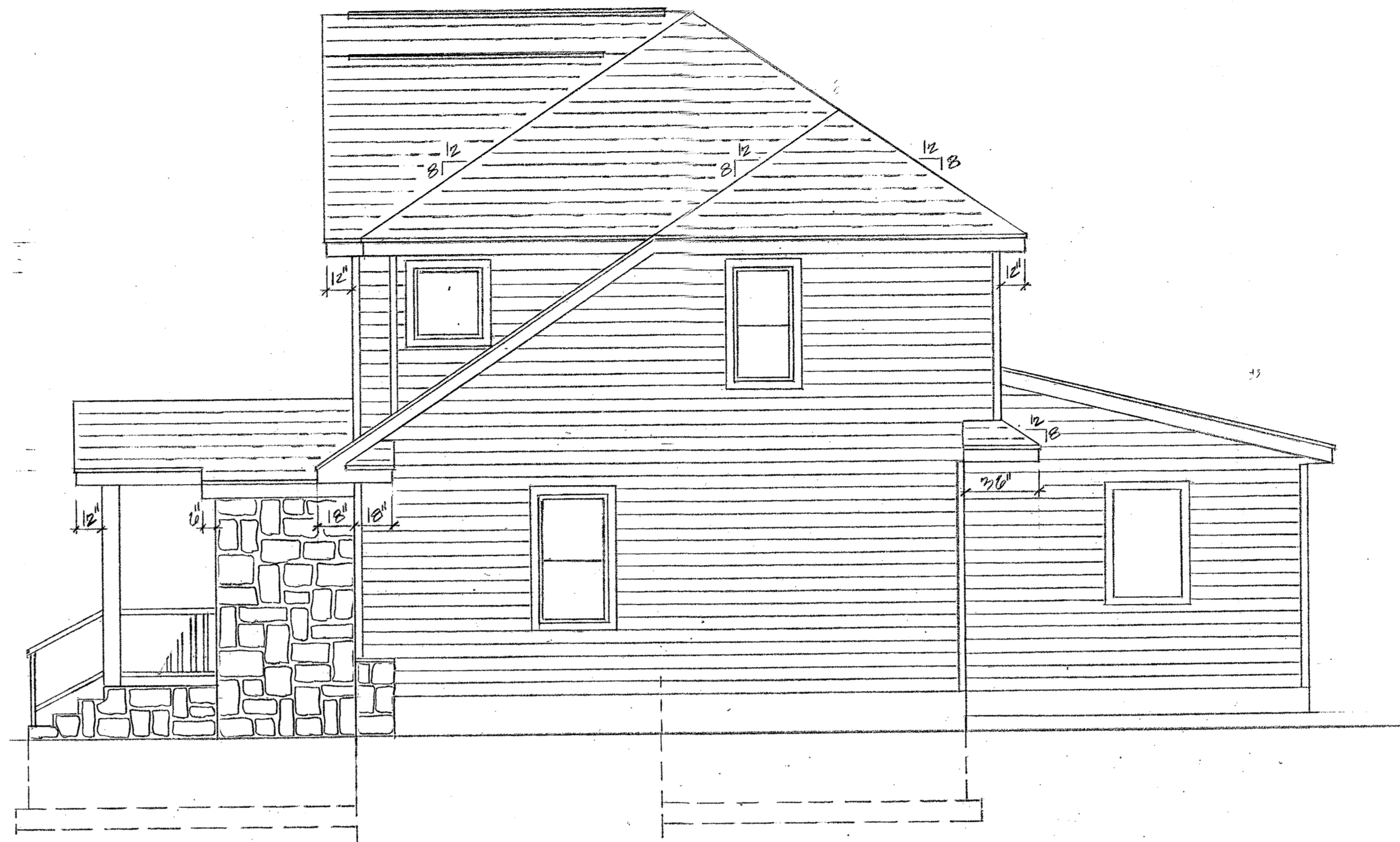
3/9/23
Date
CC: Liz DeCort
Debbie Arbolino

IS	PRINT KEY	NAME	ADDRESS
489	68.07-3-5	John F O'Connor	39 May Rd,Pearl River, NY 10965
489	68.07-3-6	Louis J Ragno	33 May Rd,Pearl River, NY 10965
489	68.07-3-7	Linda A Hyde	27 May Rd,Pearl River, NY 10965
489	68.07-3-8	Michael M Egan	21 May Rd,Pearl River, NY 10965
489	68.07-3-9	Frank J Borkowski	13 May Rd,Pearl River, NY 10965
489	68.07-3-10	Joan F Maguina	367 Laurel Rd,Pearl River, NY 10965
489	68.07-3-11	Joseph Elicati	375 Laurel Rd,Pearl River, NY 10965
489	68.07-3-12	Thomas F Gavigan	381 Laurel Rd,Pearl River, NY 10965
489	68.07-3-58	Gregory A Colon	4 May Rd,Pearl River, NY 10965
489	68.07-3-60	Christopher Carroll	14 May Rd,Pearl River, NY 10965
489	68.07-3-61	John Ryan	22 May Rd,Pearl River, NY 10965



FRONT ELEVATION

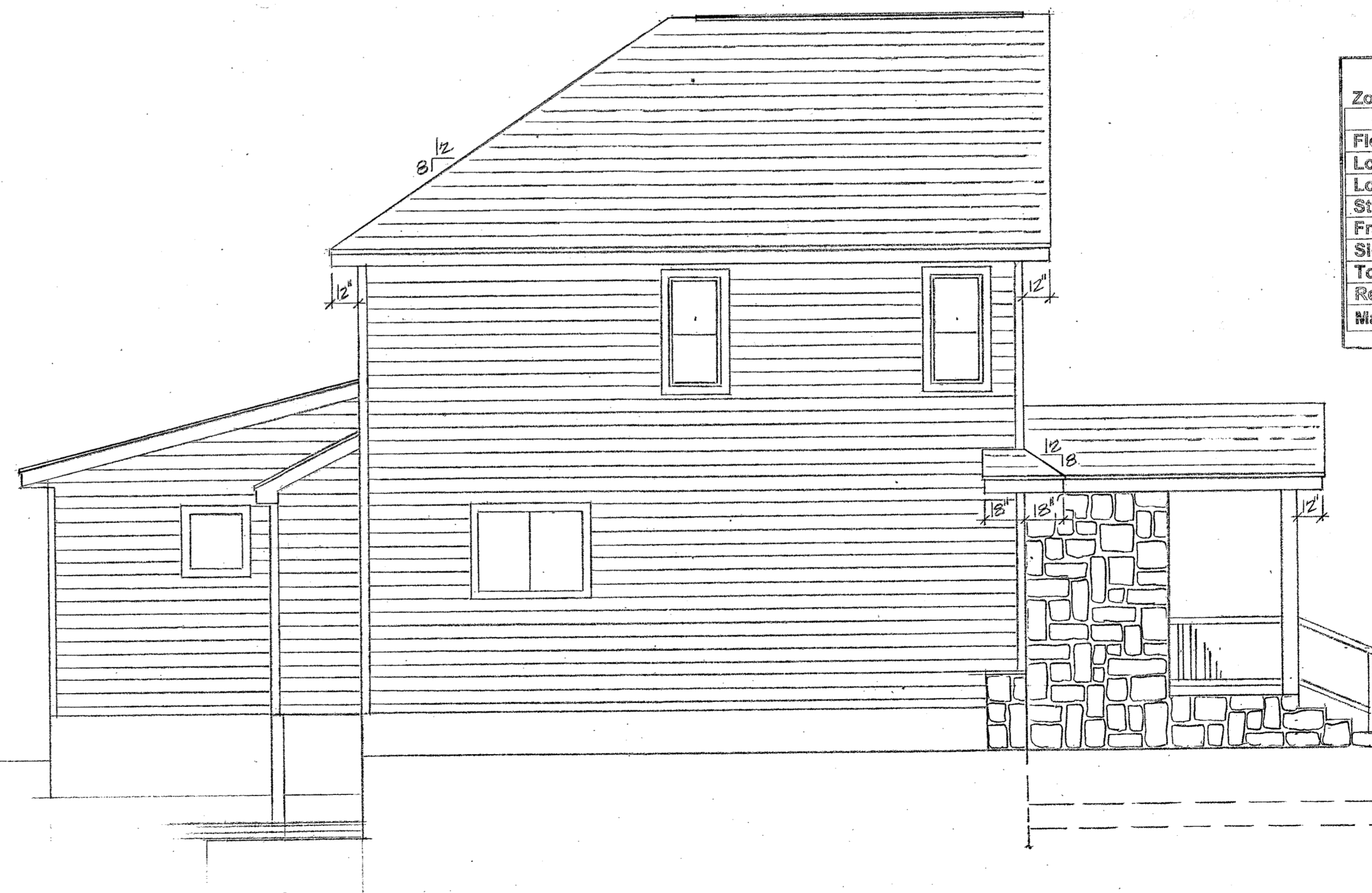
SCALE: 1/4" = 1'-0"



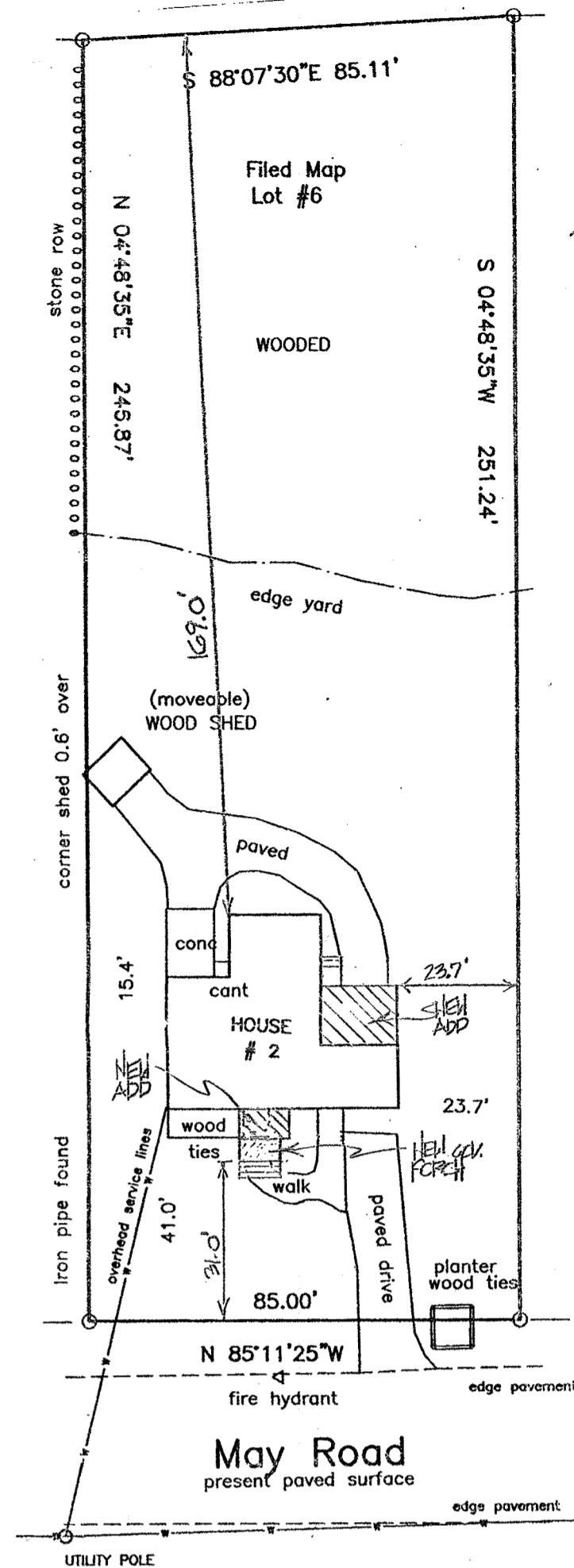
RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



PLOT PLAN

SCALE: 1" = 30'

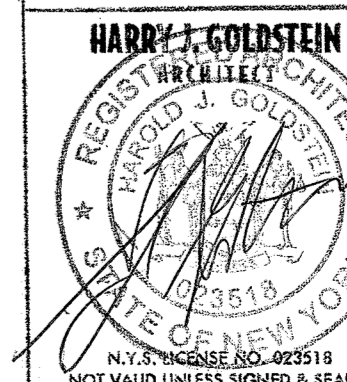
NOTE: THE ABOVE PLOT PLAN OF A PROPOSED TWO-STORY ADDITION IS BASED ON A SURVEY ORIGINALLY DRAWN BY DANIEL J. O'BRIEN, LAND SURVEYOR, ON 03/22/12

Zone: R-15	ZONING BULK REQUIREMENTS		Use: SINGLE-FAMILY RES.	
	Group: M	Required		Existing
Floor area ratio	0.20	0.0% (1,180)	0.115 (2,170)	0.115 (2,170)
Lot area	15,000	21,170	21,170	21,170
Lot width	100	85.0	85.0	85.0
Street frontage	75	85.0	85.0	85.0
Front yard setback	30	41.0	31.0	31.0
Side yard setback	15	15A/23.7	15A/23.7	15A/23.7
Total side yard setback	30	39.1	39.1	39.1
Rear yard setback	35	167.0	167.0	167.0
Maximum building height	1'-0"	0'-5"	0'-9"	0'-9"

ZONING BOARD OF APPEALS
Meeting Of:
APR 19 2023
Town Of Orangetown

EGAN RESIDENCE
TWO-STORY ADDITION

21 MAY ROAD
PEARL RIVER, N.Y.



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

PROJECT 220958
DECEMBER 12, 2022

1 OF 3

GENERAL SPECIFICATIONS

- 1. ALL WORK PERFORMED SHALL COMPLY WITH THE BUILDING AND ZONING ORDINANCES OF THE TOWN OF ORANGETOWN 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 METHODS.
- 8. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS. ALL DIMENSIONS AND CONDITIONS SHALL BE FIELD VERIFIED. ARCHITECT SHALL BE INFORMED OF ANY DISCREPANCIES, MATCH ALL EXISTING MATERIALS, DIMENSIONS, AND CONDITIONS AS THEY APPLY.
- 9. ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO START OF WORK. DO NOT SCALE DIMENSIONS FROM DRAWINGS. WRITTEN DIMENSIONS ARE TO BE FOLLOWED FOR CONSTRUCTION PURPOSES.
- 10. ALL CONSTRUCTION MATERIALS SHALL BE NEW - UNLESS OTHERWISE NOTED. ALL MATERIALS SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR UNLESS OTHERWISE NOTED.
- 11. ALL WORK OF THE VARIOUS TRADES INVOLVED WITH THE CONSTRUCTION OF THIS PROJECT, IS TO BE PERFORMED BY CAPABLE AND REPUTABLE CONTRACTORS, LICENSED IN THE STATE OF NEW YORK AND AS REQUIRED BY THE LOCAL GOVERNING AGENCY.
- 12. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT HAS BEEN SECURED AS REQUIRED BY THE APPLICABLE GOVERNING AGENCY OR AGENCIES.
- 13. 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.
- 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.

- NOTE:**
- 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 ADJACENT 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 REPORT IMMEDIATELY TO THE OWNER.
 - 18. ALL FOOTINGS TO REST ON VIRGIN SOIL HAVING A MINIMUM BEARING CAPACITY OF 3,000 P.S.F. AT 2' 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 & COMPACT TO 90% 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.
 - 20. DO NOT BACKFILL UNTIL MAIN FLOOR SYSTEMS, INCLUDING SLABS AND FLOOR DECKING ARE INSTALLED.
 - 21. BACKFILL AGAINST 8" POURED CONCRETE WALLS SHALL BE A MAXIMUM OF 7" OF 10" CONCRETE BLOCK WALLS MAXIMUM 6" ABOVE 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.
 - 23. 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.
 - 24. FOOTING DRAINS TO BE PROVIDED WHERE REQUIRED AND APPROPRIATE THEY SHALL BE LAD 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.
 - 26. INSTALLATION OF GAS METERS SHALL BE IN STRICT ACCORDANCE WITH LOCAL UTILITY COMPANY SPECIFICATIONS.
 - 27. INSTALLATION OF ELECTRIC METERS SHALL BE ACCORDANCE IN STRICT ACCORDANCE WITH LOCAL UTILITY COMPANY SPECIFICATIONS.
 - 28. FINISHED GRADE HEIGHT SHALL BE MINIMUM 8" BELOW ADJACENT FRAMING AND MAXIMUM 4" ANY AS PER LOCAL CODES.
- CONCRETE AND MASONRY**
- 29. NEW POURED CONCRETE TO BE MINIMUM 3000 P.S.I. COMPRESSIVE STRENGTH IN 28 DAYS. 40 BAGS OF CEMENT MIN. PER CUBIC YARD OF CONCRETE AND MAXIMUM 7 1/2 GALLONS OF WATER PER BAG OF CEMENT. 4 1/2 GAL. GALLONS OF WATER PER 50 POUND BAG OF CEMENT FOR AIR ENTRAINED CONCRETE. SUBMIT TESTING REPORTS PERFORMED BY APPROVED TESTING LABORATORY, AS REQUIRED BY LOCAL OFFICIALS.
 - 30. CONCRETE DESIGN, MATERIALS, AND METHODS OF CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE STANDARD 38 RATIO OF THE AMERICAN CONCRETE INSTITUTE. ALL MASONRY OR CONCRETE ANCHORS AND FASTENERS OF ANY KIND, TO BE GALVANIZED OR ZINC COATED.
 - 31. BLOCK FOUNDATION WALLS TO BE REINFORCED HORIZONTALLY WITH DUR-O-WAL 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 5/8" DIAMETER ANCHOR BOLTS SHALL BE PLACED 4" TO 6" O.C.

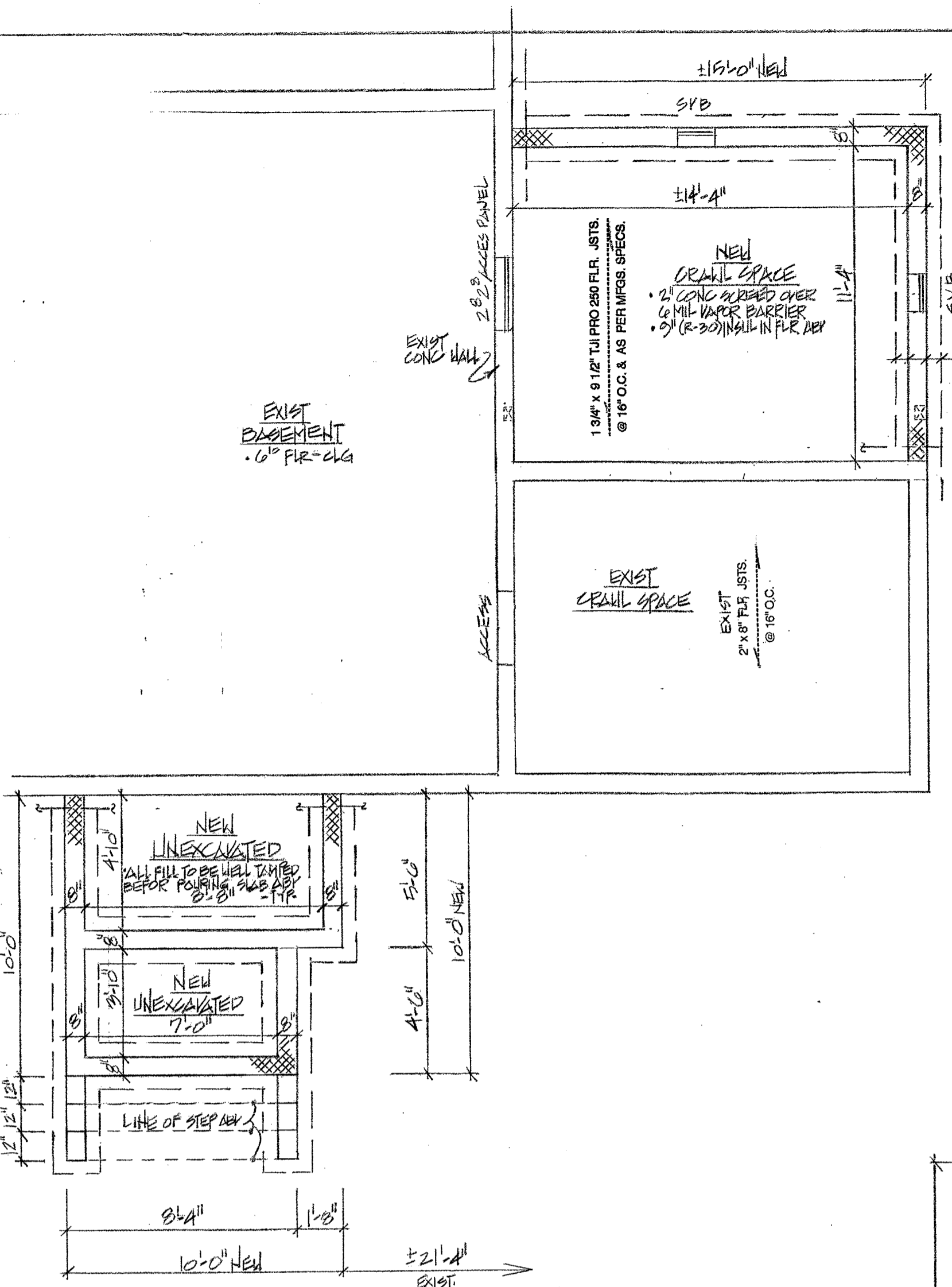
ENERGY CODE

TABLE R301.2
INSULATION AND PENETRATION REQUIREMENTS BY COMPONENT - MODERATE AND WARM CLIMATE ZONES

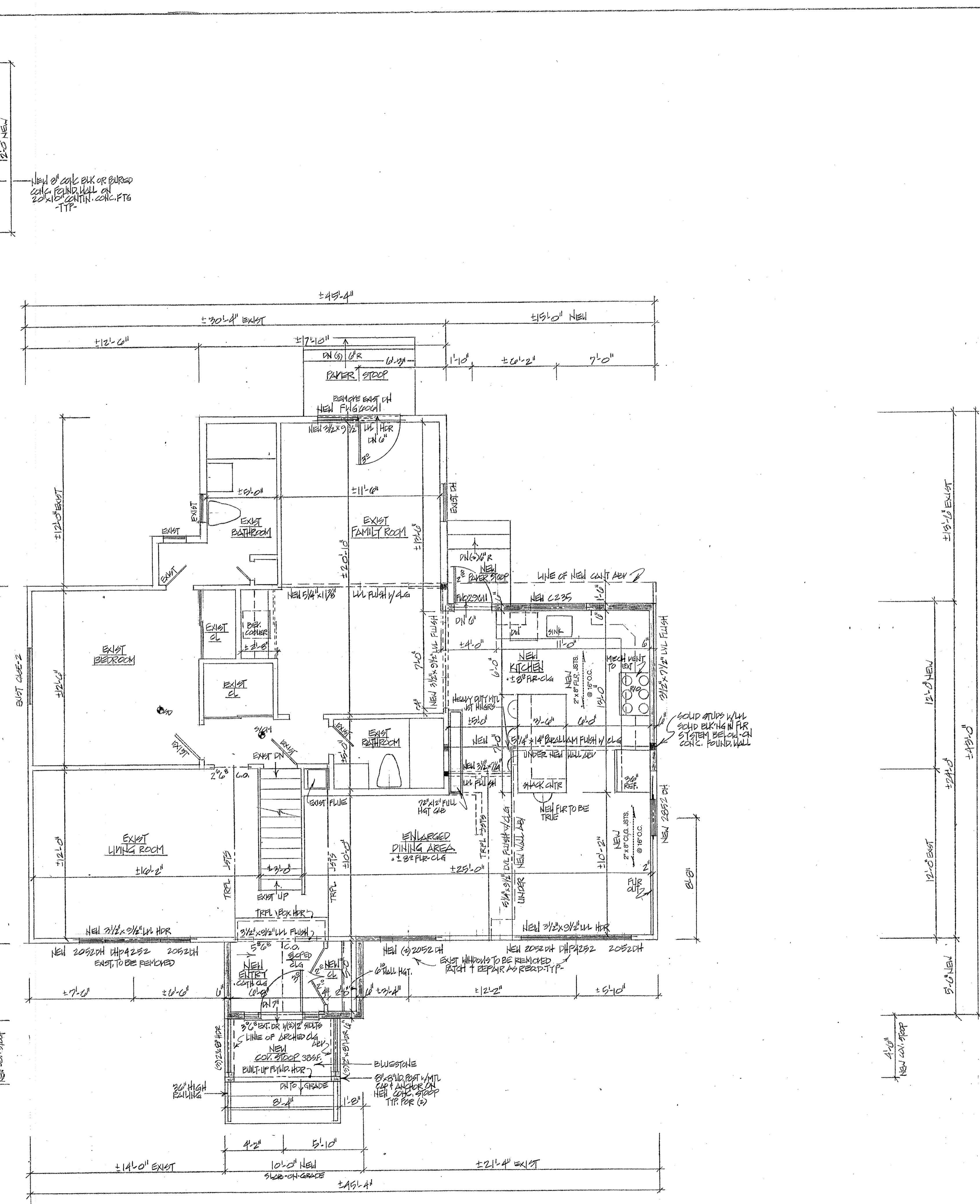
CLIMATE ZONE	FENESTRATION U-FACTOR	BRIGHTNESS COEFFICIENT	GLAZED FENESTRATION U-FACTOR	CEILING U-FACTOR	WOOD FRAME WALL U-FACTOR	MASS WALL U-FACTOR	FLOOR U-FACTOR	BASEMENTS U-FACTOR	SLAB U-FACTOR	CRACK SPACE U-FACTOR
4 except Marine	0.35	0.55	0.40	49	20 5/8"	8/13	10	10/13	10.2	10/13
5 and Marine 4	0.32	0.55	NR	40	20 5/8"	13/17	30 0	15/18	10.2	15/18

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



BASEMENT/FOUNDATION PLAN



MAIN FLOOR PLAN

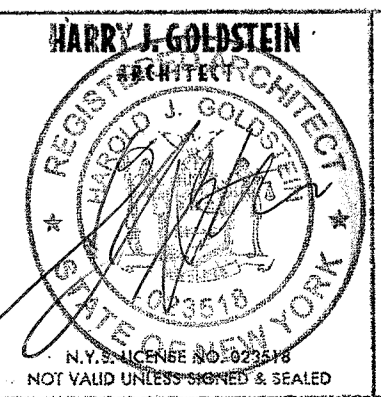
NOTE: ALL HEADERS ARE TO BE (2) 2"x10" UNLESS OTHERWISE INDICATED

EXIST. S.F. :1180; NEW S.F. :235 TOTAL MAIN FLR. S.F.:1415

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

**EGAN RESIDENCE
TWO-STORY ADDITION**

**21 MAY ROAD
PEARL RIVER, N.Y.**



HARRY J. GOLDSTEIN
ARCHITECT
DESIGN & DEVELOPMENT

4 REGINA ROAD
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GENERAL SPECS. CONTINUED

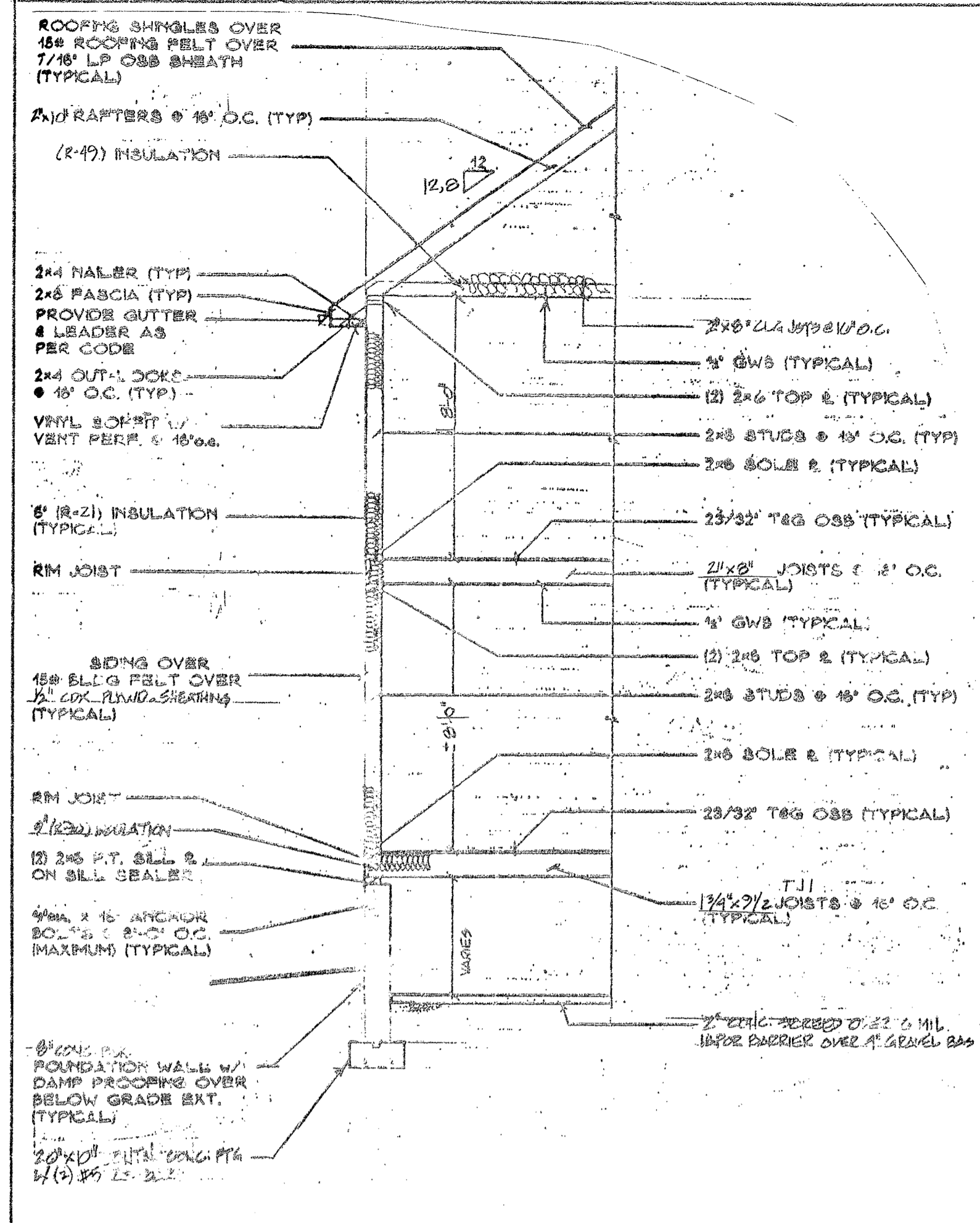
- FRAMING**
- ALL LUMBER MATERIALS USED IN THE BUILDING SHALL BE GOOD, SOUND, DRY MATERIAL, FREE FROM ROT, LAMBS, KNOTS, SHAKES, AND OTHER IMPURITIES WHICH WEAKEN THE STRENGTH. STUDS, POISTS, LINTELS AND RAFTERS SHALL BE HEAVY-FIR (10% MAXIMUM GRADE EXCEPT AS NOTED OTHERWISE HEREIN) IN THIS SPECIFICATION OR ON THE DRAWINGS. THE MIN. UNIT STRESS FOR HEAVY-FIR SHALL BE:
 FIBER STRESS (F_b) = 1500 PSI
 HORIZONTAL SHEAR (F_v) = 95 PSI
 MODULAR OR ELASTICITY (E) = 1,400,000 PSI
 WHERE INDICATED ON THE DRAWINGS WITH THE NOTATION FB-1500 ONLY DOUGLAS FIR LARCH (WITH 10% MAX. MOISTURE, NO. 1 GRADE) SHALL BE USED WITH THE FOLLOWING MIN. UNIT STRESSES:
 FIBER STRESS (F_b) = 1600 PSI
 HORIZONTAL SHEAR (F_v) = 95 PSI
 MODULAR OR ELASTICITY (E) = 1,800,000 PSI
 CALCULATED DESIGN LOADS (ADD TO PSI DEAD LOAD ALL SPANS):
 ROOF 40 PSI LIVE LOAD (L₀)
 FLOORS 40 PSI LIVE LOAD (L₀)
 ATTIC 30 PSI LIVE LOAD (L₀)
 DECKS 60 PSI LIVE LOAD (L₀)
 - ALL SILL PLATES IN CONTACT WITH CONCRETE OR MASONRY WALLS, SLABS, ETC. SHALL BE PRESSURE TREATED LUMBER (UNLESS OTHERWISE NOTED). SILL SEAL SHALL BE OWENS CORNING SILL SEALER OR APPROVED EQUAL. TERMITES SHALL BE INSTALLED WHERE REQUIRED BY SITE CONDITIONS AND BUILDING CODES.
 - 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 SOLID BRIDGING AT MID-HEIGHT WITHIN ALL INTERIOR BEARING WALLS, DOUBLE FRAMING AROUND ALL SLOTTED, ROOF AND FLOOR TRUSSES (TJ) AND L.V.L. (MICRO-LAM) TO BE INSTALLED IN STRICT COMPLIANCE WITH MANUFACTURER'S SPECIFICATIONS. FLOOR JOISTS SHALL RECEIVE CROSSBRIDGING AT 7'-0" O.C. MAXIMUM SPACING.
 - INTERIOR SUBFLOOR SHALL BE 3/4" TONGUE AND GROOVE SHEATHING GLEUED AND NAILED OVER PREFABRICATED FLOOR TRUSSES ON TWO LAYERS OF 1/2" PLYWOOD AND PERPENDICULAR TO EACH OTHER, WITH BUILDING PAPER BETWEEN LAYERS, GLEUED AND NAILED TO FLOOR JOISTS. EXTERIOR SHEATHING SHALL BE 1/2" EXTERIOR GRADE APPLIED HORIZONTALLY WITH VERTICAL JOINTS STAGGERED 4". ROOF SHEATHING SHALL BE 1/2" EXTERIOR GRADE PLYWOOD, UNLESS OTHERWISE NOTED.
 - 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 ENDS UNDER CEILING CEILING SHALL RUN FULL HEIGHT FROM SOLE PLATE TO ROOF AND SHALL RECEIVE SOLID BLOCKING AT 8" ABOVE FLOOR. ALL BEARING WALLS AND PARTITIONS SHALL RECEIVE BLOCKING AT MID-HEIGHT.
 - HEADERS OVER ALL DOORS, WINDOWS, AND OTHER OPENINGS UNDER 6" SHALL BE (2" X 10" OR (2" X 12" HEADERS (UNLESS OTHERWISE NOTED). HEADER OPENINGS 6" TO 8" SHALL RECEIVE (2" X 10" OR (2" X 12" HEADERS (UNLESS OTHERWISE NOTED).
 - ALL EXTERIOR DECKS SHALL BE FRAMED WITH PRESSURE TREATED LUMBER (UNLESS OTHERWISE NOTED). LUMBER SHALL HAVE THE FOLLOWING MINIMAL STRESS: F 1000 PSI AND E 1,400,000 PSI AND SHALL BE SLOTTED BELOW JOIST OR APPROVED EQUAL. GALVANIZED HEAVY DUTY POST BASES SHALL BE PROVIDED AT BASE OF ALL WOOD COLUMNS. DECK JOISTS SHALL RECEIVE DIAGONAL CROSS BRACE OR DIAGONAL BRACING. DECKING AND HAILS TO BE NON-TOXIC LUMBER, I.E. DOUGLAS FIR, CEDAR, OR EQUAL. HAILINGS TO BE CONSTRUCTED TO 36" HEIGHT AND WITH MAXIMUM 6" SPHERE OPENING, AS PER CODES.
 - ROOFING MATERIAL SHALL BE MINIMUM 20 YEAR FIBERGLASS SHINGLES (OWENS CORNING OR APPROVED EQUAL) OVER 15# ROOFING FELT. VALLEY FLASHING AND OTHER APPROPRIATE FLASHING SHALL BE PROVIDED AS REQUIRED. ICE AND WATER SHIELD SHALL BE INSTALLED AS REQUIRED.
 - FASCIA BOARDS SHALL BE SCARFED AT A 45 DEGREE ANGLE OR 90 DEGREE ANGLE. FASCIA BOARDS SHALL BE COMMON PINE WRAPPED IN ALUMINUM, UNLESS OTHERWISE NOTED.
 - ALUMINUM GUTTERS AND LEADERS SHALL BE PROVIDED AS REQUIRED. SPLASH BLOCKS SHALL BE PROVIDED AT OUTLETS UNLESS OTHERWISE PROVIDED FOR WATER DISCHARGE. ALL WATER MUST DRAIN AWAY FROM STRUCTURE SO AS NOT TO CAUSE DAMAGE TO FOUNDATION.

- DOORS AND WINDOWS**
- WINDOWS SHALL BE SIZE, TYPE AND MFG. AS INDICATED ON PLANS, WITH SCREENS AND HARDWARE PROVIDED. GLAZING LESS THAN 1" ABOVE FLOOR SHALL BE TEMPERED. OPTIONS SUCH AS GLAZING, SHIELDS, COLORS, ETC., SHALL BE SELECTED BY OWNER AND/OR BUILDER PRIOR TO CONSTRUCTION. HEAD HEIGHT SHALL BE 6'-10" UNLESS OTHERWISE NOTED.
 - 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 4'-8" HIGH UNLESS OTHERWISE NOTED. PROVIDE WEATHER STRIP SADDLE ON ALL EXTERIOR DOORS. PROVIDE ALUMINUM SADDLE ON ALL INTERIOR PERSONNEL GARAGE DOORS.

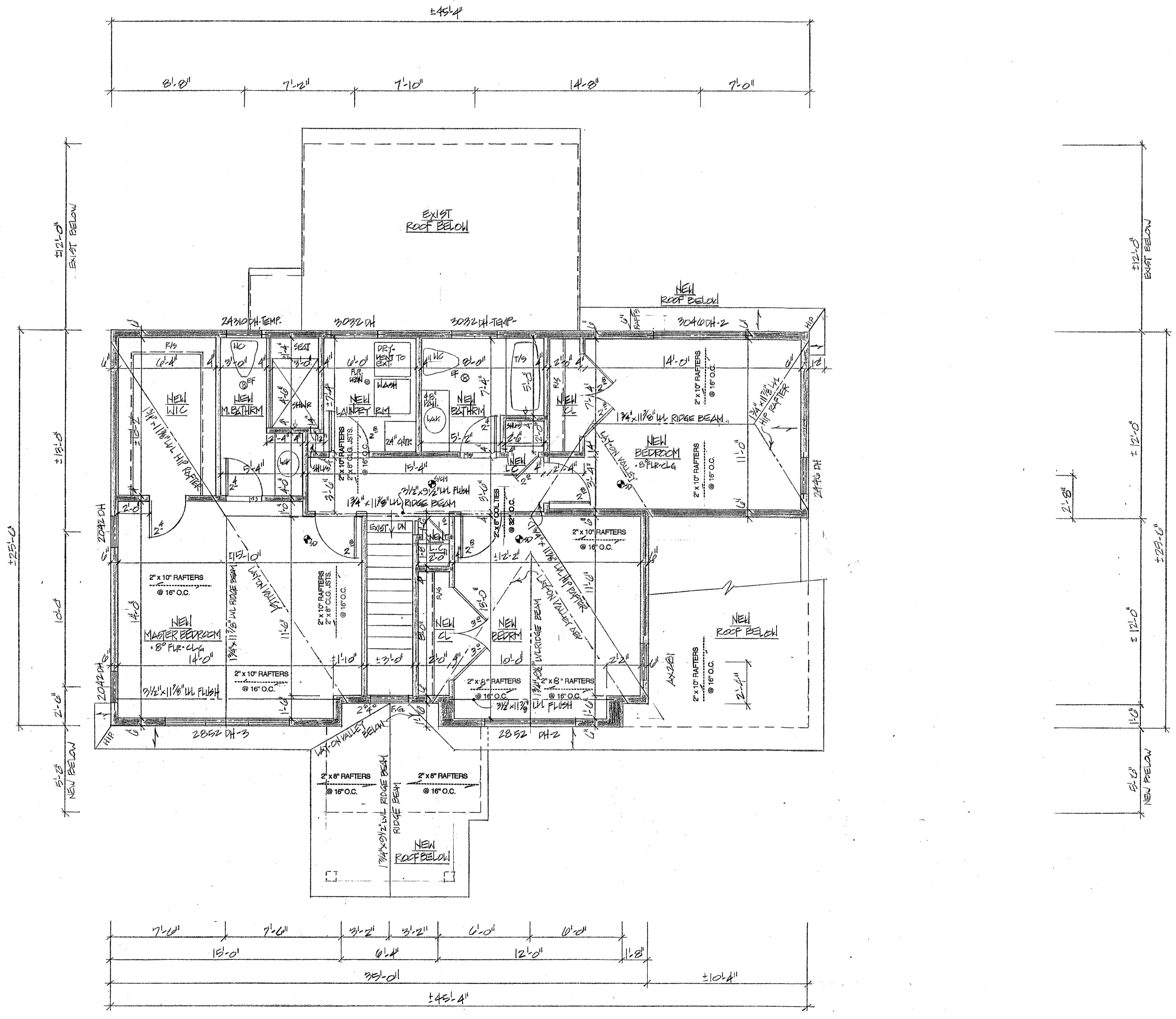
- PLUMBING**
- ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH LOCAL HEALTH DEPARTMENT REQUIREMENTS AND SHALL BE SUBJECT TO THE APPROVAL OF THE PLUMBING INSPECTOR. PLUMBING WORK SHALL BE PROVIDED BY CONTRACTOR. BATHROOM FIXTURES SHALL BE KOHLER, AMERICAN STANDARD, OR APPROVED EQUAL. OWNER SHALL SELECT FIXTURES AND COLORS. PLUMBING FIXTURES TO BE MANUFACTURED BY (OR EQUAL).
- ELECTRICAL**
- 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, ETC. SHALL BE INSTALLED AS REQUIRED ACCORDING TO KITCHEN AND/OR BATH LAYOUTS AND CODE REQUIREMENTS.
- HEATING / VENTILATING / AIR CONDITIONING**
- 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.
- THERMAL AND MOISTURE PROTECTION**
- APPLY FOUNDATION DAMPROOFING OR WATERPROOFING ON ALL BACKFILL FACES OF WALLS BELOW EARTH GRADE.
 - PROVIDE 15# BUILDING FELT, "TYVEK", "TYFAR", OR EQUAL, BEHIND ALL SIDING, WINDOW AND DOOR CASINGS, MAIL TRIMS, ETC.
 - ALL EXTERIOR OPENINGS SHALL BE PROPERLY FLASHED, CAULKED, WEATHER STRIPPED OR OTHERWISE PROPERLY SEALED.
 - ALL EXTERIOR WALLS AND ROOFS SHALL BE INSULATED AS INDICATED ON PLANS AND AS PER CODES. INSULATION SHALL BE POLY OR XPS FIBERGLASS BATT INSULATION. RIDGE VENTS SHALL BE INSTALLED IN CATHEDRAL CEILING AS REQUIRED.

- INTERIOR**
- ALL DRYWALL BOARD SHALL BE SCREWED ON CEILING AND/OR NAILED TO WALLS. IT RECEIVE THREE COATS OF SPACKLE, FINISHED TO RECEIVE TWO COATS OF PAINT, AND ONE COAT OF PRIMER, COLORS BY OWNER. BATHROOMS SHALL RECEIVE WATERPROOF SHEETROCK BEHIND TILE AREAS, AND WOODERBOARD OR APPROVED EQUAL BEHIND TILE IN BATH AND SHOWER AREAS.
 - FLOORING, TRIM, CLOSET SHELVING, CABINETRY, APPLIANCES, FIXTURES, HARDWARE ETC., SHALL BE SELECTED BY OWNER AND INSTALLED BY BUILDER IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - INTERIOR DOORS SIZED AS INDICATED ON DRAWINGS, STYLE AND TYPE BY OWNER/CONTRACTOR.
 - CERAMIC TILE OR MARBLE FLOORS IN THE AREA INDICATED ON PLANS SHALL BE INSTALLED IN A "MUD" BASE.
 - OAK HARDWARE FLOORS SHALL BE INSTALLED MINIMUM 3 DAYS AFTER DELIVERY AND BUILDING TO BE HEATED. OAK FLOORS TO RECEIVE TWO COATS OF POLYURETHANE, GYI SEAL OR EQUAL.
 - STAIRS TO BE AS INDICATED ON DRAWINGS WITH A MINIMUM OF 1/4" TREAD, AND A MAXIMUM RISE OF 7" MATERIAL AND STYLE BY OWNER, UNLESS OTHERWISE INDICATED. ALL HANDING TO BE 30" MINIMUM. STYLE AND MATERIAL TO BE SELECTED BY OWNER, AND SHALL CONFORM TO ALL STATE AND LOCAL CODES. 6" SPHERE MAXIMUM OPENING. ALL EXPOSED WOOD AND TRIM TO RECEIVE ONE COAT OF STAIN AND OPTIONAL TWO COATS POLYURETHANE.

- STATE OF NEW YORK ADOPTED CODES AND STANDARDS**
- INTERNATIONAL RESIDENTIAL CODE-NY ED, 2020
 - NATIONAL ELECTRICAL 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



BUILDING SECTION



SECOND FLOOR PLAN NOTE: ALL HEADERS ARE TO BE (2) 2" X 10" UNLESS OTHERWISE INDICATED NEW SECOND FLR. S.F.: 370 NEW TOTAL LIVING S.F.: 2385 SCALE: 1/4" = 1'-0"

**EGAN RESIDENCE
TWO-STORY ADDITION**
**21 MAY ROAD
PEARL RIVER, N.Y.**

HARRY J. GOLDSTEIN ARCHITECT
DESIGN & DEVELOPMENT
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PROJECT 22098B
DECEMBER 12, 2022

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