

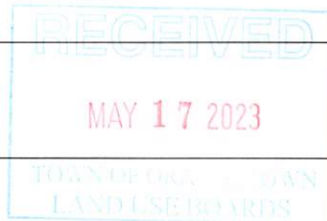
## **Historical Areas Board of Review(HABR)**

Town of Orangetown Building Department  
20 Greenbush Road, Orangeburg, New York 10962

PROPERTY ADDRESS: 2 Justin Court Section/Block/Lot: 80.06/1/4

1. Provide a narrative summary explaining the project and including any facts pertaining to this project which applicant feels would be of interest to the Board;
2. Architectural Plans;
3. It is preferable to the HABR if the Architect would appear at the meeting with the Applicant.
4. Please bring SAMPLES of building materials to the meeting.
5. Materials checklist: (please provide the brand name, type, style, model and color numbers):

	COLOR	MATERIAL	MANUFACTURER
Roof:	Oyster Gray	Asphalt Shingle	GAF
Siding:	BM: SAGE	1/2" x 6' Cedar	Wood Siding
Decorative Siding:	N/A	N/A	N/A
Soffits & Fascia:	BM: Cloud White	Pine	Natural Wood
Gutters & Leaders:	White	Aluminum	Alcoa
Windows:	White	Vinyl Clad	Double Hung & Casement Andersen
Trim:	BM: Cloud White	Painted PVC	Trex
Shutters:	N/A	N/A	N/A
Front Door:	Stained-Cherry	Wood- Existing	Existing door to remain as-is
Back Door:	White	Vinyl Clad	Andersen Sliding
Garage Door(s):	White	Steel	Existing doors to remain as-is
Other Door(s):	BM: Cloud White	Fiberglass	Masonite
Lighting:	Bronze	Metal'Glass	Reuse Existing - see photo
Lighting:	N/A	N/A	N/A
Stone or Rock being used on Structure:	N/A	N/A	N/A
Stone or Rock being used on walkway(s):	Gray	Bluestone	Reuse Existing
Other:			



Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: \_\_\_\_\_

## 2023 LAND USE BOARD APPLICATION

<i>Please check all that apply:</i>	
<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Residential
<input type="checkbox"/> Planning Board	<input checked="" 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#:** BLDR-2561-22

**ASSIGNED**

**INSPECTOR:** Dom

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

**Project Name:** Robert Griffin and Judy Zehentner

**Street Address:** 2 Justin Court

Palisades, New York 10964

**Tax Map Designation:**

Section: 80.06 Block: 1 Lot(s): 4  
Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

**Directional Location:**

On the right side of Fern Road, approximately 500 feet South of the intersection of Justin Court and Fern Road, in the Town of Orangetown in the hamlet/village of Palisades.

**Acreage of Parcel** 0.82 Acres  
**School District** South Orangetown Centi  
**Ambulance District** South Orangetown  
**Water District** Veolia Water

**Zoning District** R-40  
**Postal District** Palisades  
**Fire District** Sparkill  
**Sewer District** Orangetown Sewer District

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

The application consists of three (3) parts. 1) Expanding an existing secondary front entrance to create a mudroom; 2) Expanding an existing rear family room walkout box bay window to create additional family room space. 3) Install a generator

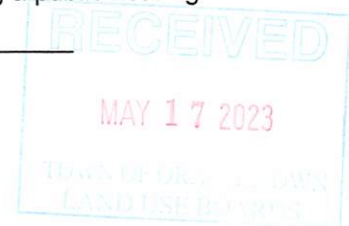
It is important to note all finishes, including roofing, siding, soffits, facias, gutters, leaders, windows, trim, doors and lighting will be matching existing. Colors, materials and manufacturers will not change.

The existing underground leader drains will also be utilized for the relocated leaders. Lastly, no change will be made to the front walkway material.

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

Date: 03/21/2023

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**: N/A

- 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**: N/A

- 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.

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 \_\_\_\_\_

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:** No

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.

80.05-1-25

\_\_\_\_\_  
\_\_\_\_\_

SWIS	PRINT KEY	NAME	ADDRESS
392489	80.05-1-20	Christopher M Andrianos	46 Closter Rd, Palisades, NY 10964
392489	80.05-1-21	James E Graney	P.O. Box 617, Palisades, NY 10964
392489	80.05-1-22	Walter A Scott	P.O. Box 654, Palisades, NY 10964
392489	80.05-1-23	Colin Maki	56 Closter Rd, Palisades, NY 10964
392489	80.05-1-24	Colin Maki	56 Closter Rd, Palisades, NY 10964
392489	80.05-1-25	Enterprises Demento	2 Justin Ct, Palisades, NY 10964
392489	80.05-1-26	Barbara Meyer	P.O. Box 152, Palisades, NY 10964
392489	80.05-1-27	Barbara Meyer	P.O. Box 152, Palisades, NY 10964
392489	80.06-1-1	Hubert Pedroli	42 Closter Rd, Palisades, NY 10964
392489	80.06-1-2	Wayne Garrison	34 Closter Rd, Palisades, NY 10964
392489	80.06-1-3	Joseph Pecorino	1 Justin Ct, Palisades, NY 10964
392489	80.06-1-4	Robert F Griffin	2 Justin Ct, Palisades, NY 10964
392489	80.06-1-5	Michael Hrynenko	P.O. Box 50, Palisades, NY 10964
392489	80.06-1-6	Susan Essman	4 Justin Ct, Palisades, NY 10964
392489	80.06-1-7	Jennifer Mandell	1 Prior Ct, Palisades, NY 10964
392489	80.06-1-8	Thomas Abraham	2 Prior Ct, Palisades, NY 10964
392489	80.06-1-9	Matthew Baranek	8 Chipman Rd, Palisades, NY 10964







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 HISTORICAL AREAS BOARD OF REVIEW**

Date: 5.16.23 Section: 80.06 Block: 1 Lot: 4

Applicant: Zehentner

Address: 2 Justin Court, Palisades, NY

RE: Application Made at: same

Referred For: Chapter 12, Section 12-4(E) Requires HABR approval

Comments:

Family Rm/ Mud Rm Additions

24 KW Generator with Transfer Switch

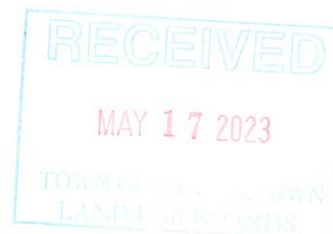
Dear Zehentner:

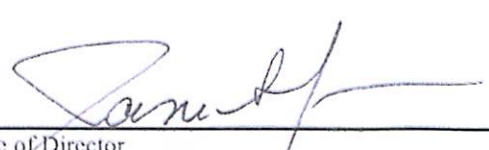
Please be advised that the Building Permit Application # p22-2561, which you submitted on 12.21.22, has been referred to the Historical Areas Board of Review. The Clerk to the Historical Areas Board of Review, Debbie Arbolino, can assist you in the preparation necessary to appear before the board. She can be reached at 845-359-8410 ext. 4331 or [darbolino@orangetown.com](mailto:darbolino@orangetown.com)

Sincerely,

  
Richard Oliver  
Deputy Building Inspector

5/16/23



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

5/10/23  
Date  
Liz DeCort  
Debbie Arbolino

1- Mudroom Door with 2 Sidelights

All clear glass

Exterior finish Benjamin Moore Cloud White





# Existing Exterior light Fixtures.



RECEIVED  
MAY 17 2023  
TOWSON, MARYLAND  
LAND USE BOARDS



BEFORE





After



RECEIVED

MAY 17 2023

THE GREENE GROUP  
LANDSCAPE ARCHITECTS



Before



MAY 17 2023

TOWN OF ORANGE TOWN  
LAND USE BOARD



After



RECEIVED

MAY 17 2023

TOWN OF ORANGE TOWN  
LAND USE BOARD



1. GENERAL NOTES

A. BUILDING DATA:  
USE GROUP R-5, RESIDENTIAL, SINGLE FAMILY DWELLING  
CONSTRUCTION TYPE: 5B-COMBUSTIBLE, UNPROTECTED  
  
DESIGN LOADS (UNLESS NOTED OTHERWISE ON DRAWINGS):  
VERTICAL LOADS:  
ROOF: SNOW LOAD 30 PSF  
FLOORS: LIVE LOAD 10 PSF LIVING AREAS  
LIVE LOAD 30 PSF SLEEPING AREAS  
LIVE LOAD 20 PSF ATTIC STORAGE  
DECKS & BALCONIES: LIVE LOAD 50 PSF

LATERAL LOADS:  
WIND: BASIC WIND SPEED 112 MPH, EXPOSURE "B"  
SEISMIC: DESIGN CATEGORY "C"

APPLICABLE CODES:  
INTERNATIONAL RESIDENTIAL CODE 2021, NEW YORK STATE EDITION  
NATIONAL ELECTRICAL CODE 2020  
NATIONAL STANDARD PLUMBING CODE 2021  
INTERNATIONAL ENERGY CONSERVATION CODE 2019, (ASHRAE 90.1)  
INTERNATIONAL MECHANICAL CODE 2021, NEW YORK STATE EDITION  
INTERNATIONAL FUEL GAS CODE 2021

B. THE ARCHITECT HAS NOT BEEN RETAINED TO PROVIDE CONSTRUCTION ADMINISTRATION. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY DEVIATION AND/OR MODIFICATIONS TO WORK INDICATED, DETAILED, OR SPECIFIED ON THESE DRAWINGS. THE G.C. SHALL BRING TO THE ATTENTION OF THE ARCHITECT ANY PROPOSED MODIFICATIONS AND/OR SUBSTITUTIONS IN WRITING FOR HIS REVIEW AND OWNER APPROVAL.

C. MATERIALS AND EQUIPMENT SPECIFIED HEREIN ARE OF A CERTAIN BRAND OR MANUFACTURER. IT IS INTENDED THAT THESE ITEMS SHALL REPRESENT A CERTAIN HIGH LEVEL OF QUALITY AND ARE TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. THE OWNER MAY USE MATERIALS OR EQUIPMENT OTHER THAN THAT SPECIFIED IF THE SUBSTITUTION MEETS OR EXCEEDS IN ALL ASPECTS THE REQUIREMENTS OF THE SPECIFICATION.

D. PROVIDE ALL TEMPORARY CONSTRUCTION BARRIERS AS REQUIRED DURING CONSTRUCTION TO PROTECT THE PUBLIC AND WORKERS. COMPLY WITH ALL LOCAL ORDINANCES AND REGULATIONS AFFECTING THE WORK.

E. ALL SUB-CONTRACTORS SHALL SUBMIT COMPLETE SHOP DRAWINGS, MANUFACTURER'S BROCHURES, AND SAMPLES OF ALL WORK TO THE OWNER FOR REVIEW AND APPROVAL BEFORE FABRICATION OR ORDERING EQUIPMENT.

F. ALL WORK SHALL CONFORM TO THE 2021 RESIDENTIAL CODE OF NEW YORK STATE AND ITS REGULATIONS, WHICH SHALL TAKE PRECEDENCE OVER ANYTHING NOTED ON THESE DRAWINGS.

G. THE CONTRACTOR SHALL CHECK ALL CONDITIONS AND DIMENSIONS PRIOR TO PROCEEDING WITH WORK. ANY ERRORS, OMISSIONS, OR INCONSISTENCIES ON THESE DRAWINGS AND ACTUAL SITE AND CONSTRUCTION CONDITIONS AND/OR REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING, AND RESOLVED AND DOCUMENTED IN WRITING BEFORE CONTINUING WITH THE WORK IN QUESTION.

H. BEDROOM EGRESS WINDOWS ARE TO HAVE A CLEAR OPENING OF 5.7 SQUARE FEET WITH MIN. CLEAR HEIGHT OF 24" AND A MIN. CLEAR WIDTH OF 20" AND A MAX. SILL HEIGHT OF 44". WINDOWS SHALL BE INSTALLED AND FLASHED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.

I. ALL GLAZING IN DOORS, TUB OR SHOWER ENCLOSURES, AND OTHER HAZARDOUS LOCATIONS TO BE APPROVED SAFETY GLASS.

J. THE G.C. SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK, AND FOR INITIATING MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.

K. ALL SITE WORK, UNLESS NOTED AND DETAILED ON DRAWINGS, IS TO BE ESTABLISHED AND DESIGNED BY OTHERS (THAN THE ARCHITECT), INCLUDING BUT NOT LIMITED TO CURBS, SIDEWALKS, LANDSCAPING, SITE RETAINING WALLS, AND SITE DRAINAGE.

L. THE G.C. SHALL OBTAIN AND PAY FOR ALL REQUIRED BUILDING PERMITS. IF REQUIRED, HE SHALL SUBMIT ADDITIONAL MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS AND/OR SPECIFICATIONS THAT MAY BE REQUIRED BY THE BUILDING INSPECTOR. THE ARCHITECT HAS NOT RETAINED TO DESIGN ELECTRICAL OR MECHANICAL SYSTEMS FOR THIS PROJECT. THESE SERVICES WILL BE PROVIDED AS REQUIRED BY THE OWNER. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OR SUPERVISING THE INSTALLATION OF THESE SYSTEMS.

M. ANY EXISTING OR NEW FINISHES AND/OR EQUIPMENT SOILED OR DAMAGED, INDICATED TO REMAIN, SHALL BE CLEANED, REPAIRED AND/OR REPLACED TO MATCH EXISTING ADJACENT FINISHES.

N. THE G.C. AND ALL SUB-CONTRACTORS SHALL VERIFY THE LOCATION OF ALL UTILITIES, EQUIPMENT, AND AFFECTED DEVICES NECESSARY TO BE REMOVED, RELOCATED OR REPLACED.

O. THE G.C. SHALL USE ONLY PORTIONS OF THE SITE FOR STAGING WORK AS APPROVED BY THE OWNER, AND THE G.C. SHALL RESTORE ANYALL LANDSCAPING DAMAGED TO ITS ORIGINAL CONDITION AT NO COST TO THE OWNER.

P. THE G.C. SHALL SUBMIT BIDS TO THE OWNER FOR WORK WITH SEPARATE COSTS FOR 'ALTERNATES' NOTED ON DRAWINGS AND A TOTAL CONSTRUCTION COST WITH AND WITHOUT ALTERNATES. ALL BIDS SHALL INDICATE THEY MUST BE HONORED FOR A MIN. OF 90 DAYS FROM THE DATE OF SUBMISSION TO THE OWNER.

Q. THE BUILDING SHALL MEET OR EXCEED THE 2019 NEW YORK STATE ENERGY CONSERVATION CODE AND THE 2019 SUPPLEMENT TO THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE.

2. FOUNDATIONS

A. EXCAVATE ALL FOOTINGS AND FOUNDATION WALLS TO ELEVATIONS INDICATED ON DRAWINGS. ALL FOUNDATIONS ARE TO BEAR ON SOIL CAPABLE OF SAFELY SUSTAINING A BEARING PRESSURE OF 2000 PSF WITHOUT EXCESSIVE DEFORMATION. A QUALIFIED SOILS ENGINEER MUST VERIFY THE ALLOWABLE BEARING PRESSURE.

B. ALL EXTERIOR FOOTINGS ARE TO BE A MIN. OF 3'-0" BELOW GRADE. ALL FOOTINGS IN CRAWL SPACE ARE TO BE A MIN. OF 1'-6" BELOW CRAWL SPACE SLAB.

3. CONCRETE

A. ALL CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF NOT LESS THAN 3000 PSI UNLESS OTHERWISE INDICATED ON DRAWINGS. ALL EXTERIOR CONCRETE SHALL HAVE 5-7 AIR-ENTRAPMENT.

4. MASONRY

A. CONCRETE BLOCK SHALL CONFORM TO ASTM-C-90, FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS. USE SOLID UNITS, ASTM-C-145, WHERE REQUIRED. ALL MASONRY SHALL CONFORM TO ACI 530 ASCE 5 TMS 402, OR OTHER APPROVED STRUCTURAL STANDARDS.

B. OPENINGS IN BLOCK WALLS TO HAVE "X" BLOCK LINTELS, ONE FOR EACH 4" OF THICKNESS. USE ONE 3"x3"x5/16" ANGLE FOR EACH 4" OF BRICK OR STONE THICKNESS, UNLESS OTHERWISE NOTED.

5. METALS

A. MISC. STEEL SHALL BE FABRICATED OF ASTM A-36 STEEL TO LENGTHS AND PROFILES DETAILED AND VERIFIED IN FIELD. ALL STEEL SHALL RECEIVE A SHOP COAT OF RED LEAD PRIMER.

B. REINFORCING BARS SHALL CONFORM TO ASTM-A-615, GRADE 60. WELDED WIRE FABRIC TO CONFORM TO ASTM-A-185, UNLESS OTHERWISE NOTED.

6. WOOD & PLASTICS

A. ALL ROUGH FRAMING LUMBER, JOISTS, BEAMS, STUDS, ETC., SHALL BE CONSTRUCTION GRADE HEM-FIR OR DOUGLAS FIR, WITH A MIN. FINER STRESS IN BENDING "FB" OF 1150 PSI AND MODULUS OF ELASTICITY "E" OF 1,400,000 PSI UNLESS NOTED OTHERWISE.

B. WHERE REQUIRED, MICRO-LAM LVL, PARALLAM PEL, AND TIMBERSTRAND LSL BEAMS OR HEADERS, AND T.J.L WOOD LJOISTS, SHALL BE AS MANUFACTURED BY "I-LEVEL" (FORMERLY TRUS JOIST MACMILLAN OF BOISE, IDAHO). THESE JOISTS AND/OR BEAMS SHALL BE PROVIDED AND INSTALLED WITH SERIES AND SPACING INDICATED ON THE PLANS, IN STRICT ACCORDANCE WITH "I-LEVEL DESIGN MANUAL" AND "INSTALLATION GUIDE". THE CONTRACTOR MAY SUBSTITUTE JOISTS AND/OR BEAMS OF EQUAL OR GREATER CAPACITY FROM OTHER MANUFACTURERS BY SUBMITTING PRODUCT SPECIFICATIONS FOR REVIEW AND APPROVAL BY THE ARCHITECT.

C. ALL HEADERS OVER NEW DOORS, WINDOWS AND WALL OPENINGS TO BE (3) 2X10 UNLESS OTHERWISE NOTED.

D. JOISTS UNDER PARALLEL BEARING PARTITIONS SHALL BE DOUBLED, OR A BEAM AS NOTED TO SUPPORT THE LOAD SHALL BE PROVIDED.

7. WINDOWS AND DOORS

A. WINDOWS AND DOORS WITH SPECIFIC MODEL NUMBERS ON PLANS REPRESENT "ANDERSEN" 400 SERIES DOOR AND WINDOW SIZES. VERIFY COLORS AND ACCESSORIES WITH OWNER.

B. ALL WINDOW AND DOOR SIZES AND LOCATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO ORDERING.

C. ALL WINDOWS SHALL BE INSTALLED WITH WINDOW HEAD HEIGHT TO MATCH EXISTING WINDOWS ON THE SAME FLOOR U.O.N.

D. ALL WINDOWS AND DOORS SHALL BE INSTALLED AND SUPPORTED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

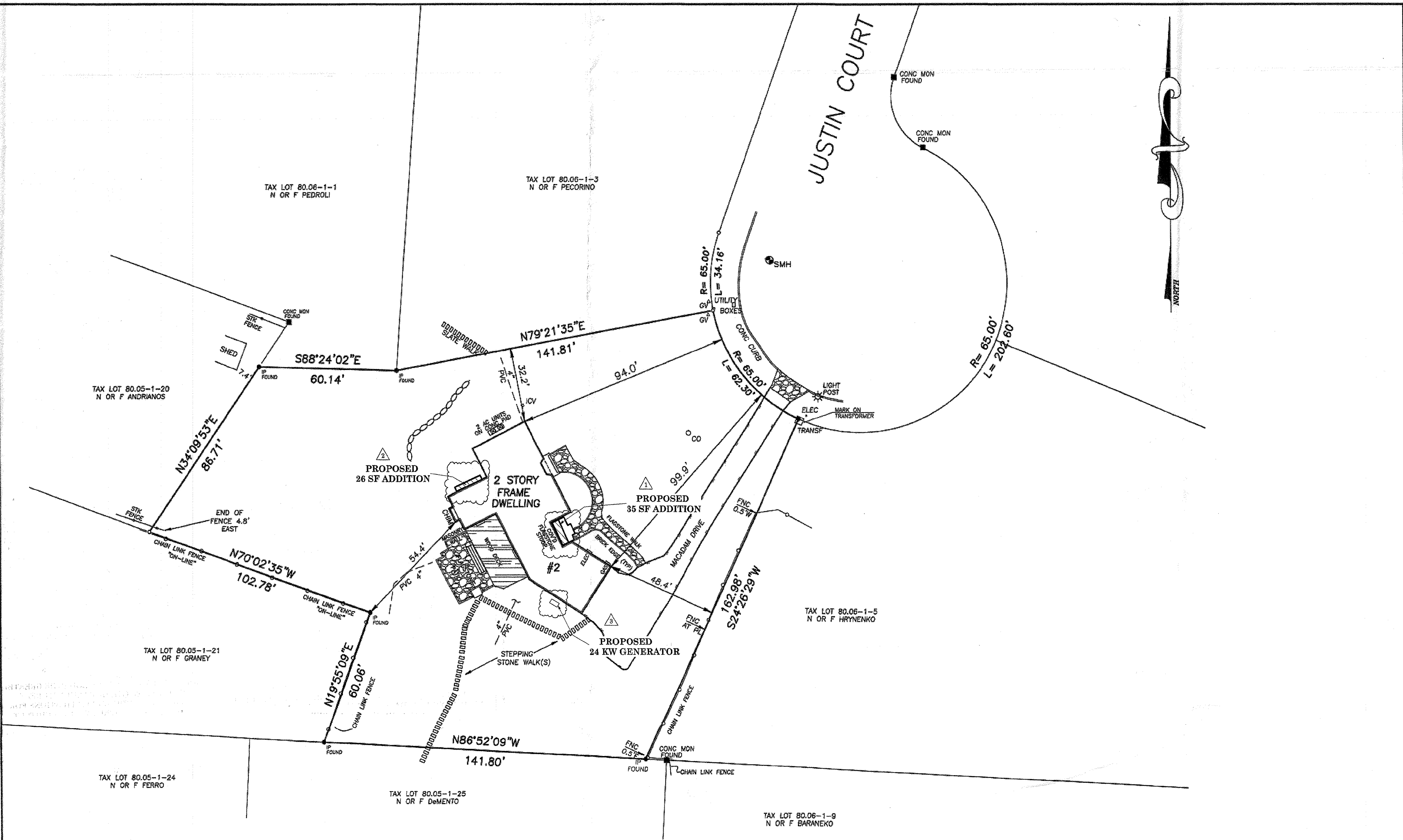
8. MECHANICAL & ELECTRICAL NOTES

A. ALL MECHANICAL WORK AND SYSTEMS SHALL COMPLY WITH ALL STATE, CITY, AND LOCAL CODES AND ORDINANCES GOVERNING WORK OF THIS CHARACTER. ALL WORK SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE 2017, NEW YORK STATE MECHANICAL CODE 2021, INTERNATIONAL FUEL GAS CODE 2021, MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS, AND OTHER REGULATING BODIES.

B. ALL PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE 2021 AND THE NEW YORK STATE PLUMBING CODE 2020. CONTRACTOR SHALL VERIFY ALL CONDITIONS, EQUIPMENT, AND FIXTURE INSTALLATION PRIOR TO PROCEEDING WITH THE WORK. CUTTING OR NOTCHING OF STUDS OF JOISTS SHALL COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE 2021. PLUMBING WORK SHALL BE COORDINATED WITH ALL OTHER TRADES.

C. INTERCONNECTED HARD-WIRED SMOKE DETECTORS AND CO DETECTORS WITH BATTERY BACK-UP SHALL BE INSTALLED - ONE ON EVERY LEVEL. SMOKE DETECTOR ONLY TO BE INSTALLED IN EACH BEDROOM.

D. ALL ELECTRICAL INSTALLATION SHALL MEET THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE 2021, THE NATIONAL ELECTRIC CODE 2020, AND OTHER REGULATING BODIES.



REFERENCE

- BEING LOT #3 AS SHOWN ON A MAP ENTITLED "FERN ACRES" FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE AS MAP #5758 AND REVISED AS SHOWN ON FILED MAP #5846.
- INSTR. ID 2012-14161

LEGEND

- S— SMH —S— SANITARY MANHOLE / PIPE
- E— EDGE OF PAVEMENT
- C— CONCRETE CURB
- G— G—GV— GAS LINE/ VALVE
- W— W—WV— WATER LINE / VALVE
- U— UTILITY POLE
- OH— OVERHEAD WIRES

Griffin Residence			
2 Justin Court, Palisades, NY (Orangetown)			
R-40	Required	Existing	Proposed
A Min. Lot Area (SF)	40,000	35,594	N/C
B Min. Lot Width (Feet)	150	165	N/C
C Min. Street Frontage (Feet)	100	62.3	N/C
D Req'd Front Yard (Feet)	50	62.3	N/C
E Req'd side yard (Feet)	30	32.2	N/C
F Req'd total side yard (Feet)	80	80.90	N/C
G Req'd rear yard (feet)	50	54.4	N/C
H Max. Floor Area Ratio	15%	10.23%	10.41%
I Max. Building Height	8' Foot from Lot Line	30'	N/C

ZONING CALCULATIONS:

MAX. FLOOR AREA RATIO - PROPOSED:  
1ST FLOOR: 2,374 SF + 35 SF ADDITION (MUDROOM) + 26 SF (FAMILY ROOM) = 2,435 SF  
2ND FLOOR: 1,269  
TOTAL : 3,704 / 35,594 SF = 10.41%

REVISIONS

#1	PROPOSED FRONT MUDROOM ADDITION	3/03/23
#2	PROPOSED REAR FAMILY ROOM ADDITION	3/03/23
#3	PROPOSED GENERATOR	3/03/23
#4	WINDOW CHANGES	4/04/23
#5	MASTER BATHROOM UPDATE	4/04/23

PROJECT:  
1ST & 2ND FLOOR ADDITIONS- ALTERATIONS

ROBERT GRIFFIN & JUDY ZEHENTNER  
2 JUSTIN COURT  
PALISADES, NY 10964

ROBERT MURPHY  
ARCHITECT PLLC

NJ LIC. AI 14125 / NY LIC. AI 23097  
1341 HAMBURGH TPKE, SUITE 2-6  
WAYNE, NJ 07470  
(201) 207 5537

DWG. TITLE:  
GENERAL NOTES, SURVEY, & ZONING CALCULATIONS

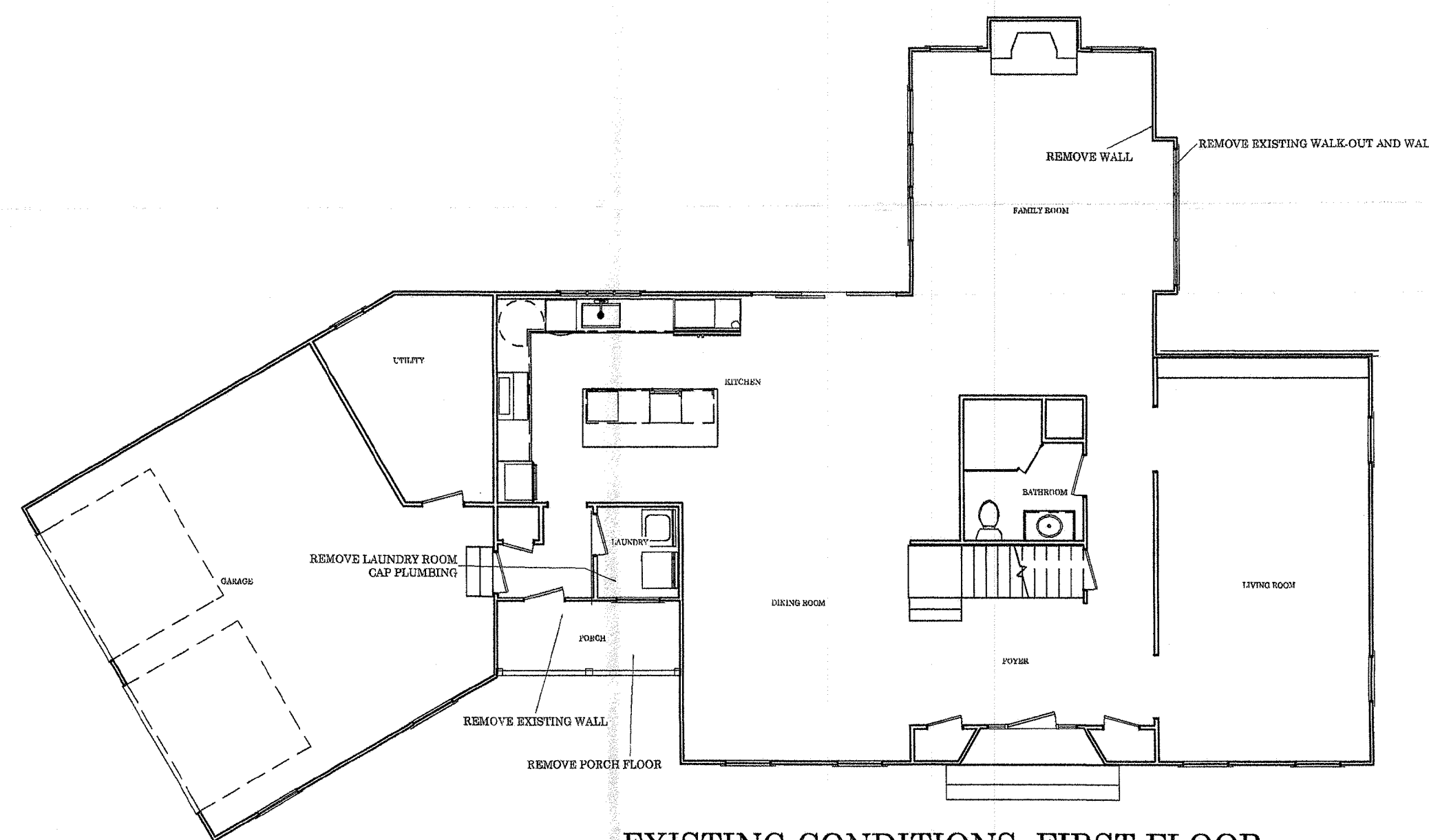
SHEET No.	DRAWN: SR
	DATE: 2/06/23
	SCALE: AS NOTED
1 OF 4	



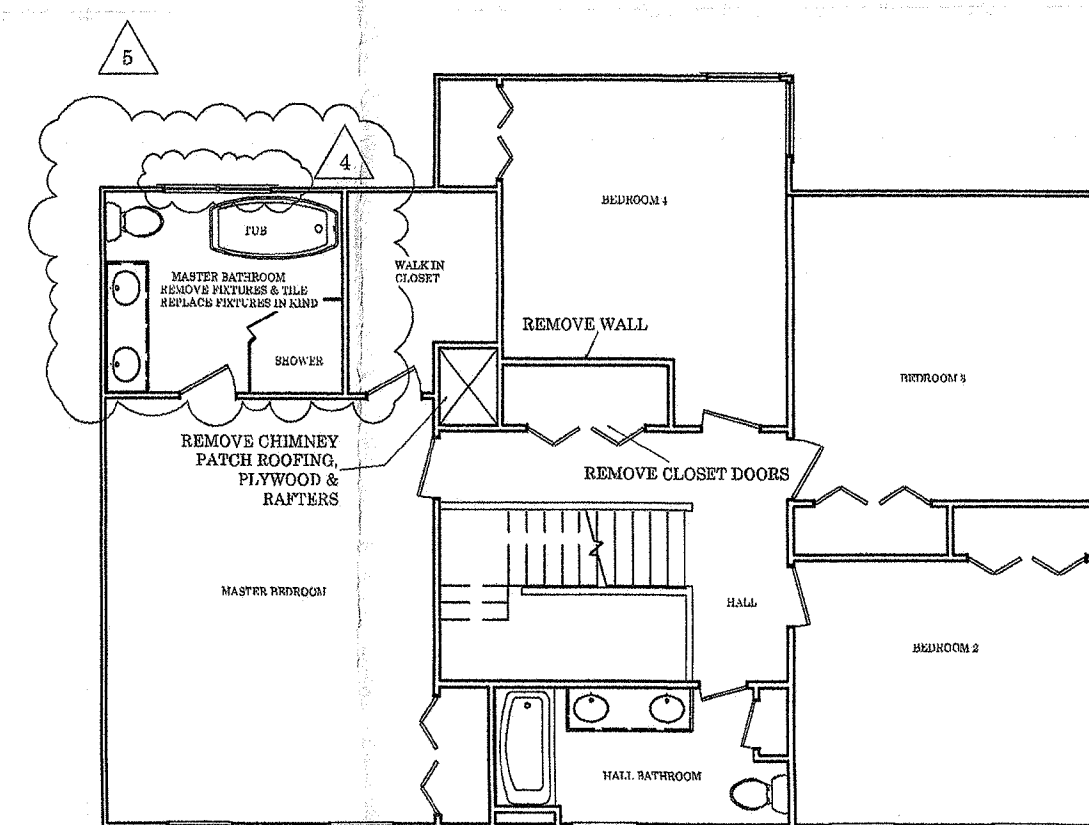
RECEIVED  
MAY 17 2023

Form 131-521 (Revised 1/22)  
JUN 13 2023  
ROCKLAND COUNTY

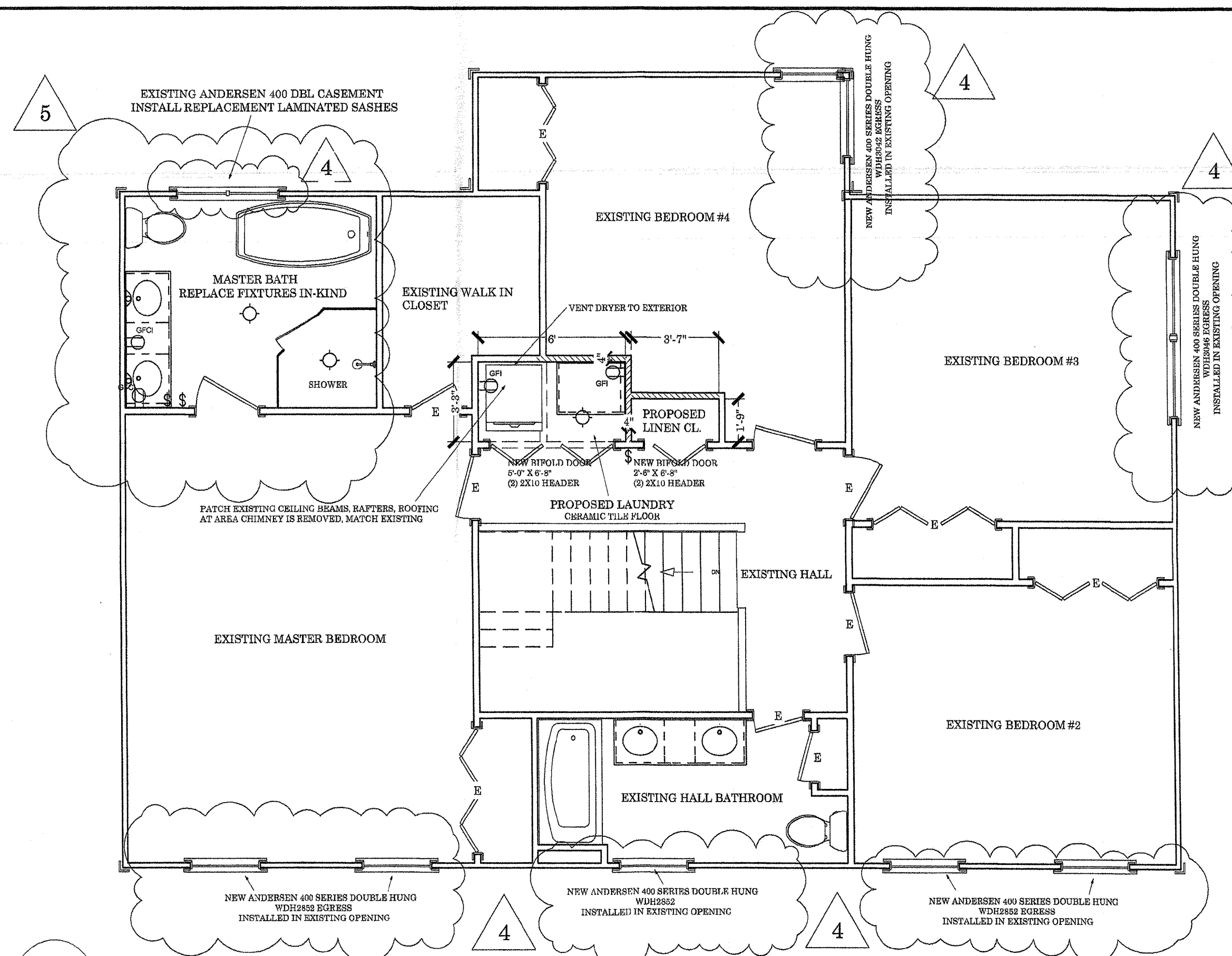




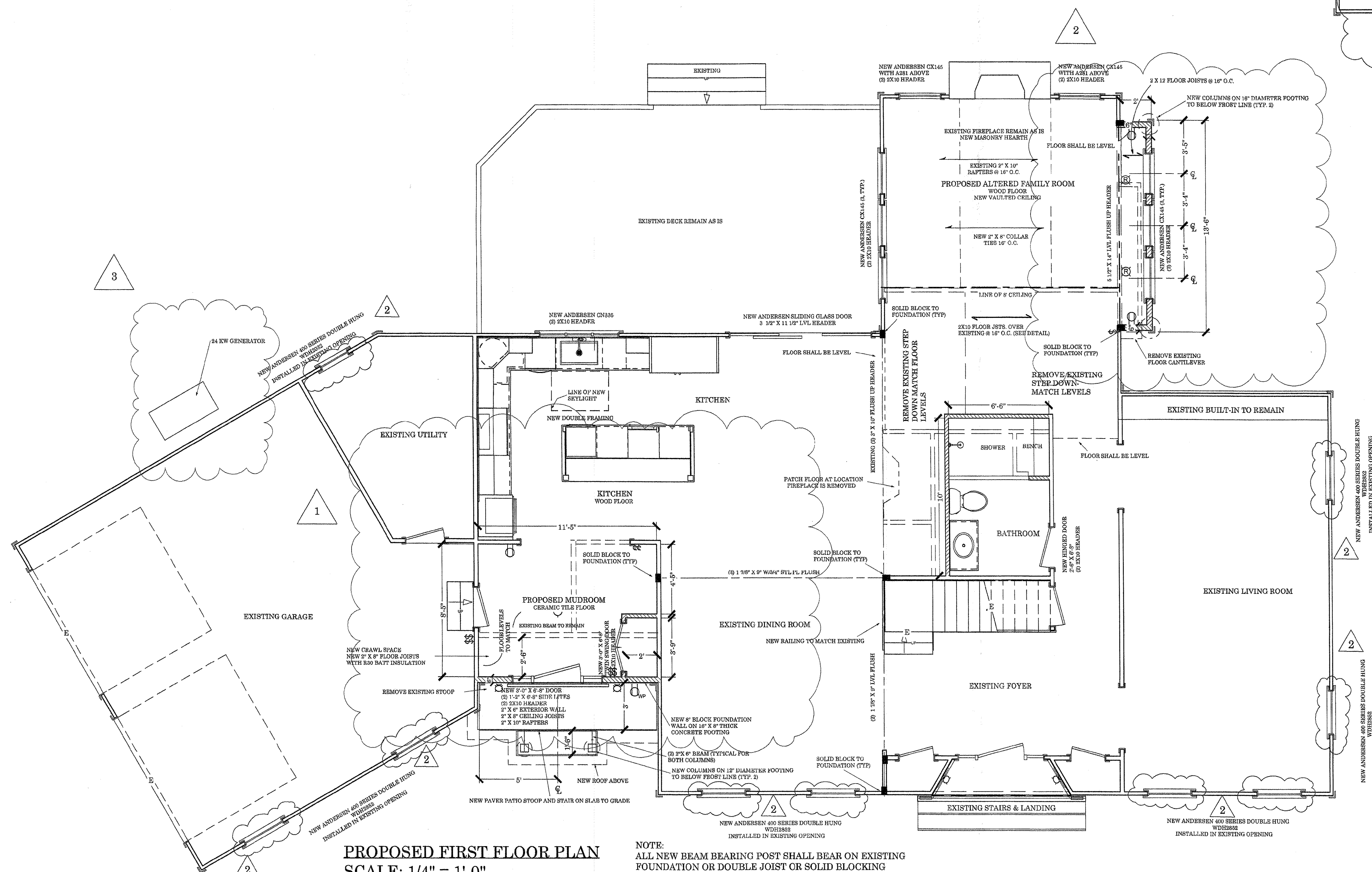
**EXISTING CONDITIONS: FIRST FLOOR**  
SCALE: 1/8" = 1'-0"



**EXISTING CONDITIONS: SECOND FLOOR**  
SCALE: 1/8" = 1'-0"

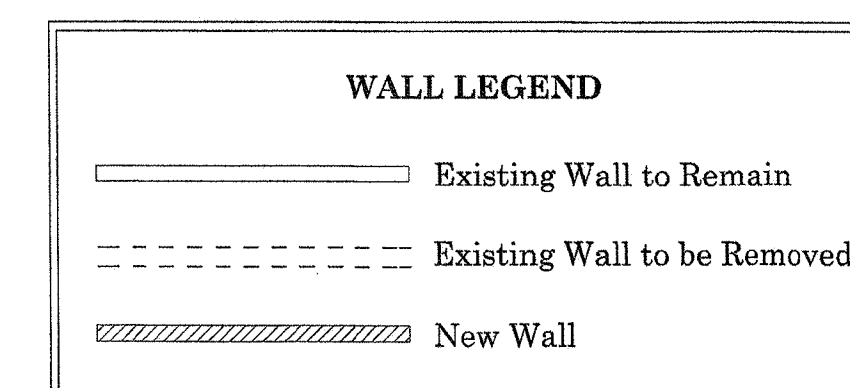


**PROPOSED SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



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

NOTE:  
ALL NEW BEAM BEARING POST SHALL BEAR ON EXISTING  
FOUNDATION OR DOUBLE JOIST OR SOLID BLOCKING  
BETWEEN JOISTS



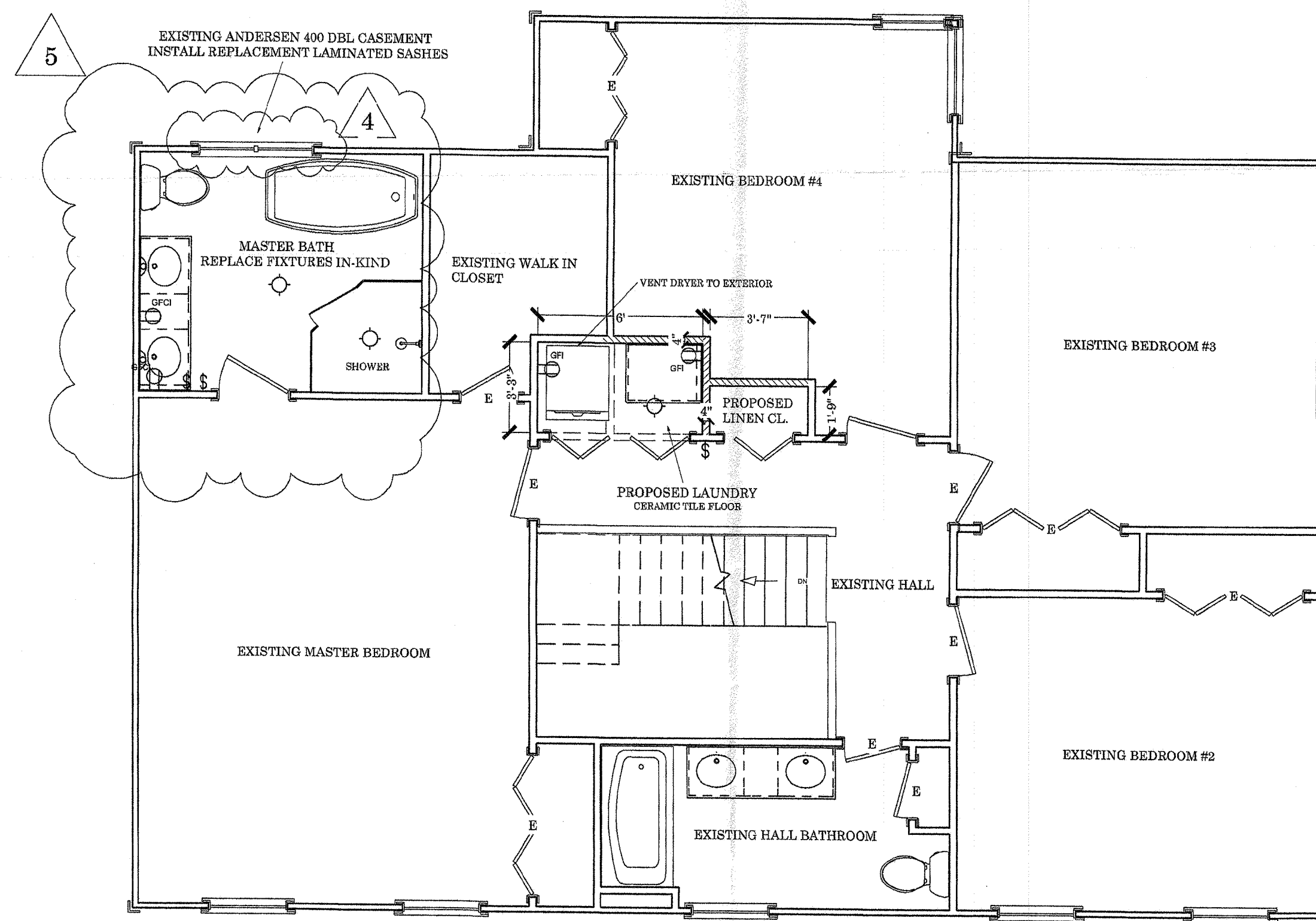
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**PROJECT:**  
  
1ST & 2ND FLOOR ADDITIONS-  
ALTERATIONS  
  
ROBERT GRIFFIN & JUDY  
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PALISADES, NY 10964

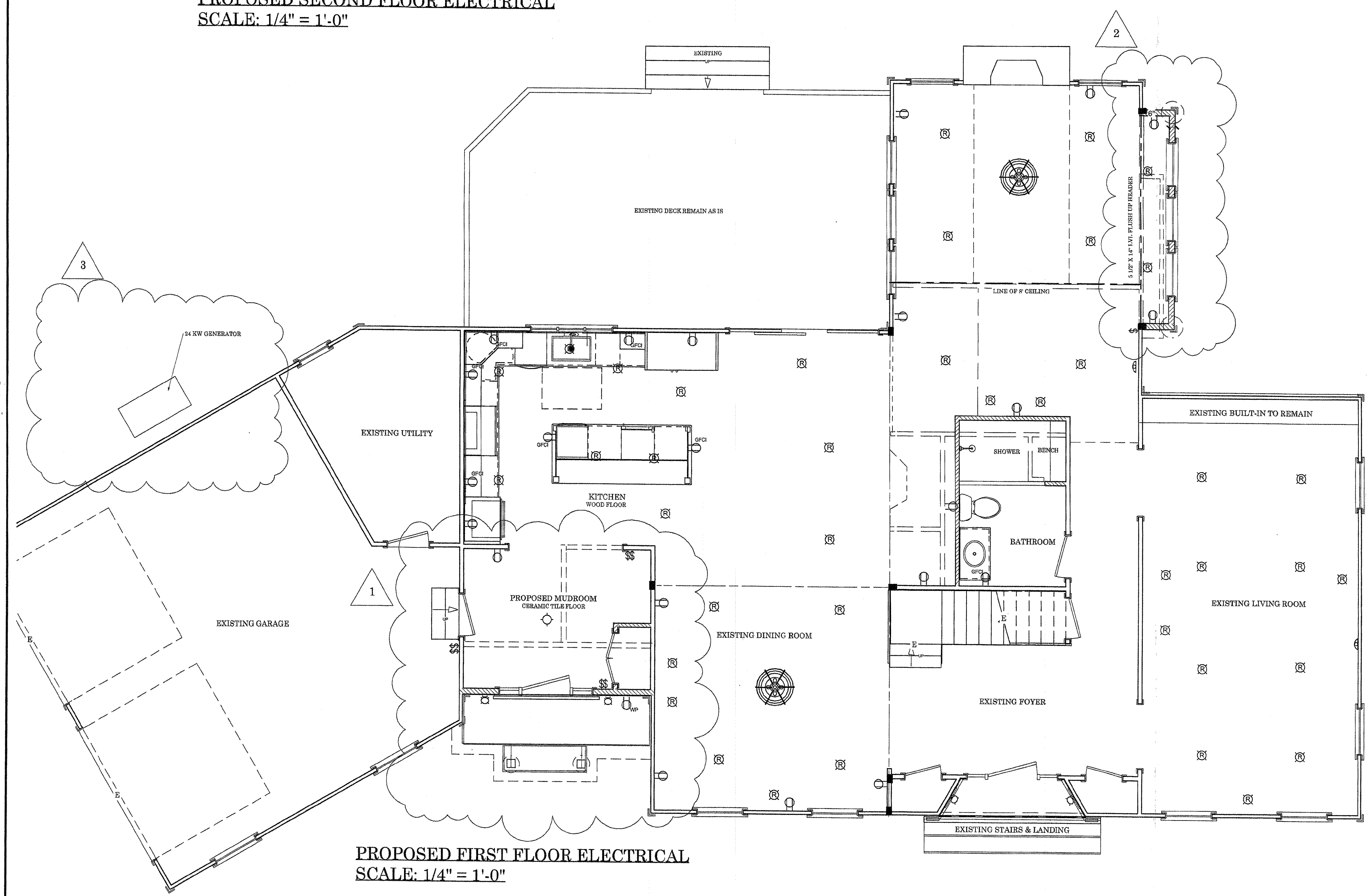
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(201) 207 5537

**DWG. TITLE:**  
  
EXISTING CONDITIONS, PROPOSED  
1ST FLOOR ALTERATIONS &  
ADDITIONS, PROPOSED 2ND FLOOR  
ALTERATIONS, & WALL LEGEND

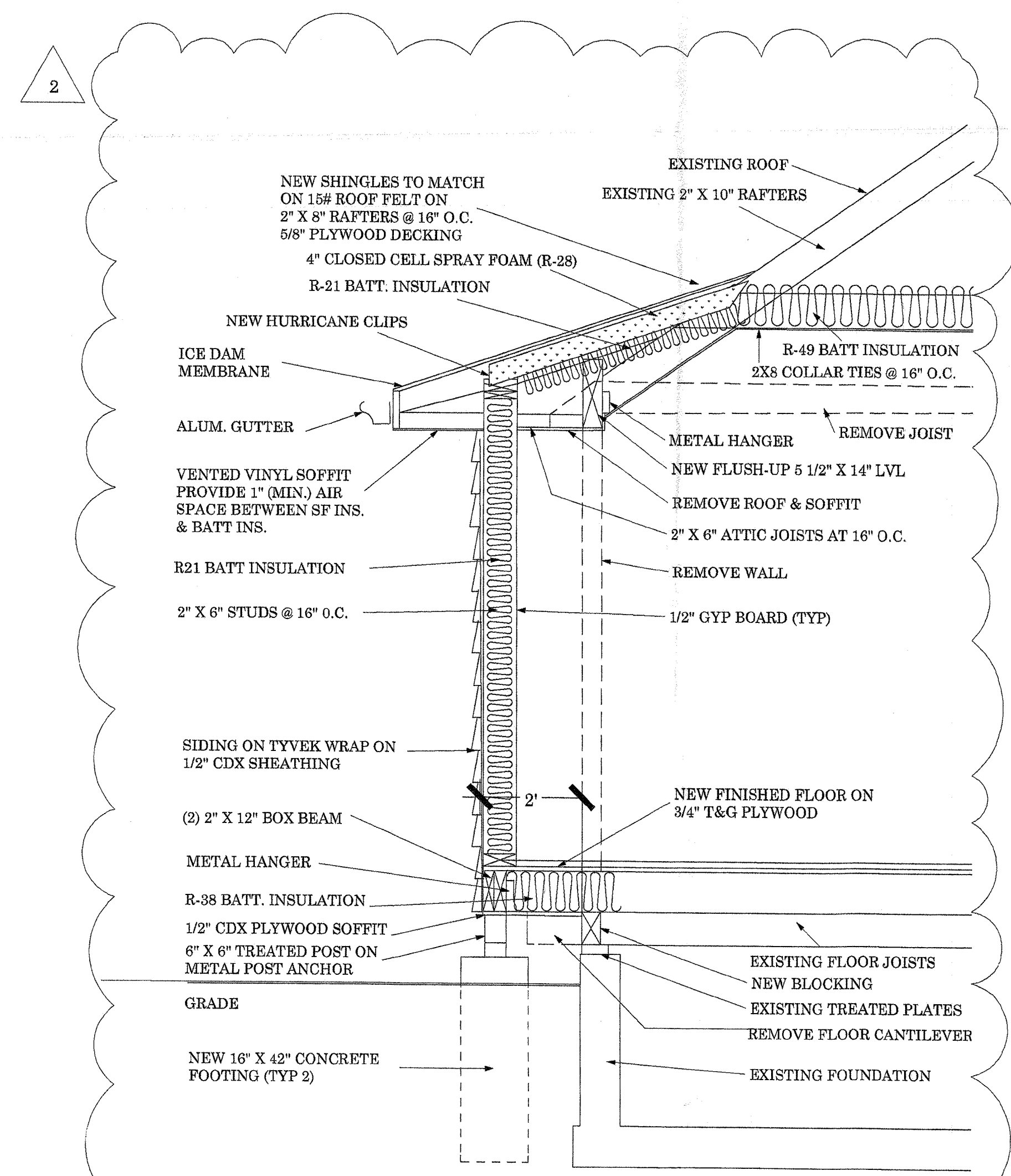
<b>SHEET No.</b>  <b>A2</b>	<b>DRAWN: SR</b>
	<b>DATE: 2/06/23</b>
	<b>SCALE: AS NOTED</b>
	<b>2 OF 4</b>



**PROPOSED SECOND FLOOR ELECTRICAL**  
SCALE: 1/4" = 1'-0"



**PROPOSED FIRST FLOOR ELECTRICAL**  
SCALE: 1/4" = 1'-0"



**WALL SECTION AT FAMILY ROOM**  
SCALE: 1/2" = 1'-0"

ELECTRICAL LEGEND	
	CEILING MOUNTED RECESSED LIGHT FIXTURE
	CEILING MOUNTED SURFACE LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	110V DUPLEX RECEPTACLE
	110V GFCI RECEPTACLE
	SINGLE POLE SWITCH
	3-WAY SWITCH
	CEILING MOUNTED VENTILATION FAN
	CEILING MOUNTED SMOKE DETECTOR
E	DENOTES "EXISTING"

REVISIONS		
#1	PROPOSED FRONT MUDROOM ADDITION	3/03/23
#2	PROPOSED REAR FAMILY ROOM ADDITION	3/03/23
#3	PROPOSED GENERATOR	3/03/23
#4	WINDOW CHANGES	4/04/23
#5	MASTER BATHROOM UPDATE	4/04/23

PROJECT:  
1ST & 2ND FLOOR ADDITIONS-  
ALTERATIONS

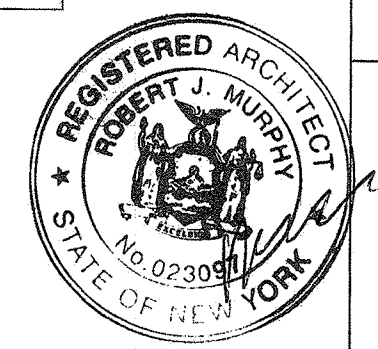
ROBERT GRIFFIN & JUDY  
ZEHENTNER  
2 JUSTIN COURT  
PALISADES, NY 10964

ROBERT MURPHY  
ARCHITECT PLLC

NJ LIC. AI 14125 / NY LIC. AI 23097  
1341 HAMBURGH TPKE. SUITE 2-6  
WAYNE, NJ 07470  
(201) 207 5537

DWG. TITLE:  
PROPOSED 1ST FLOOR  
ELECTRICAL, PROPOSED 2ND  
FLOOR ELECTRICAL, LEGEND,  
TYPICAL WALL SECTION,

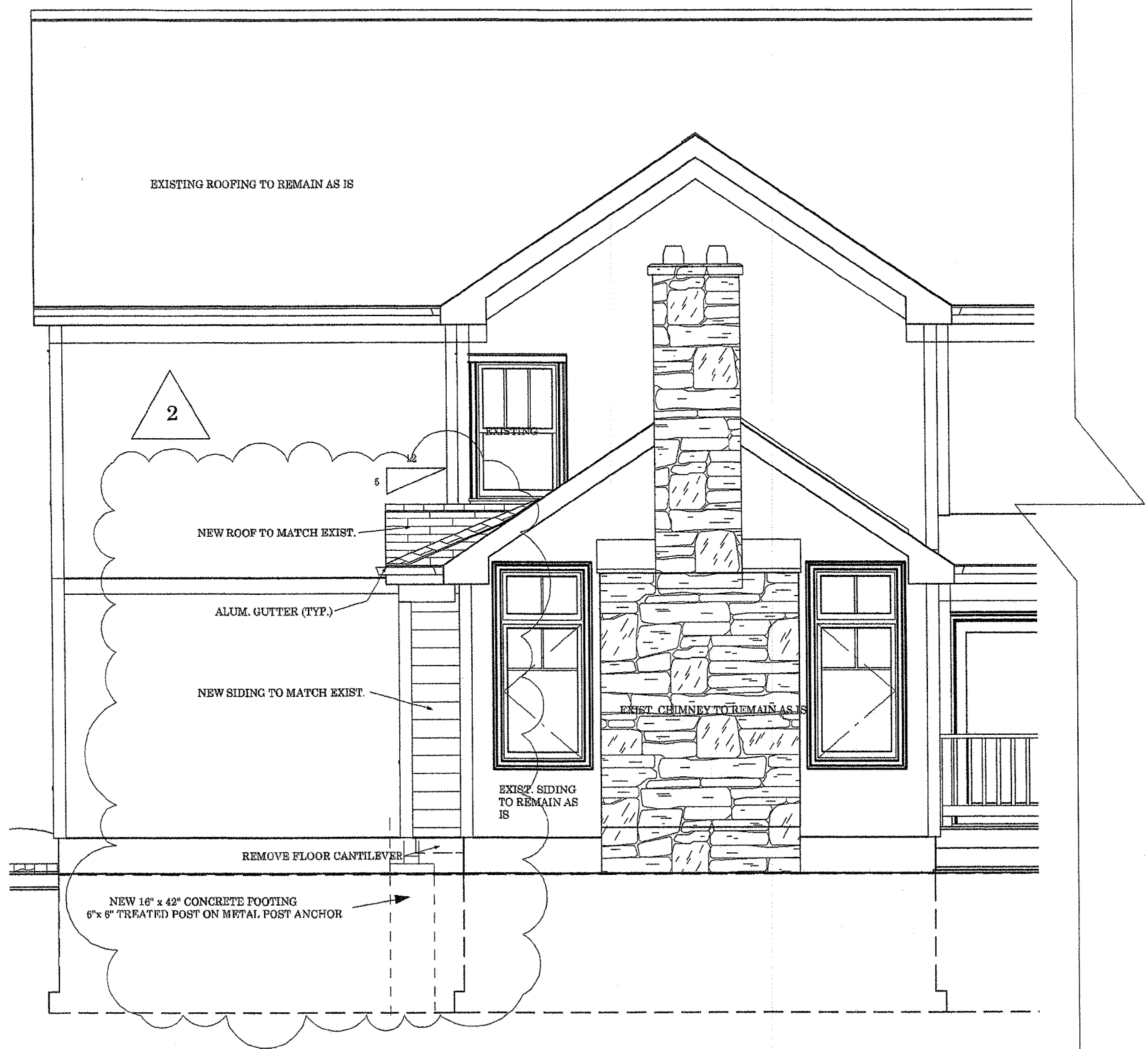
SHEET No.	DRAWN: SR
A3	DATE: 2/06/23
	SCALE: AS NOTED
	3 OF 4







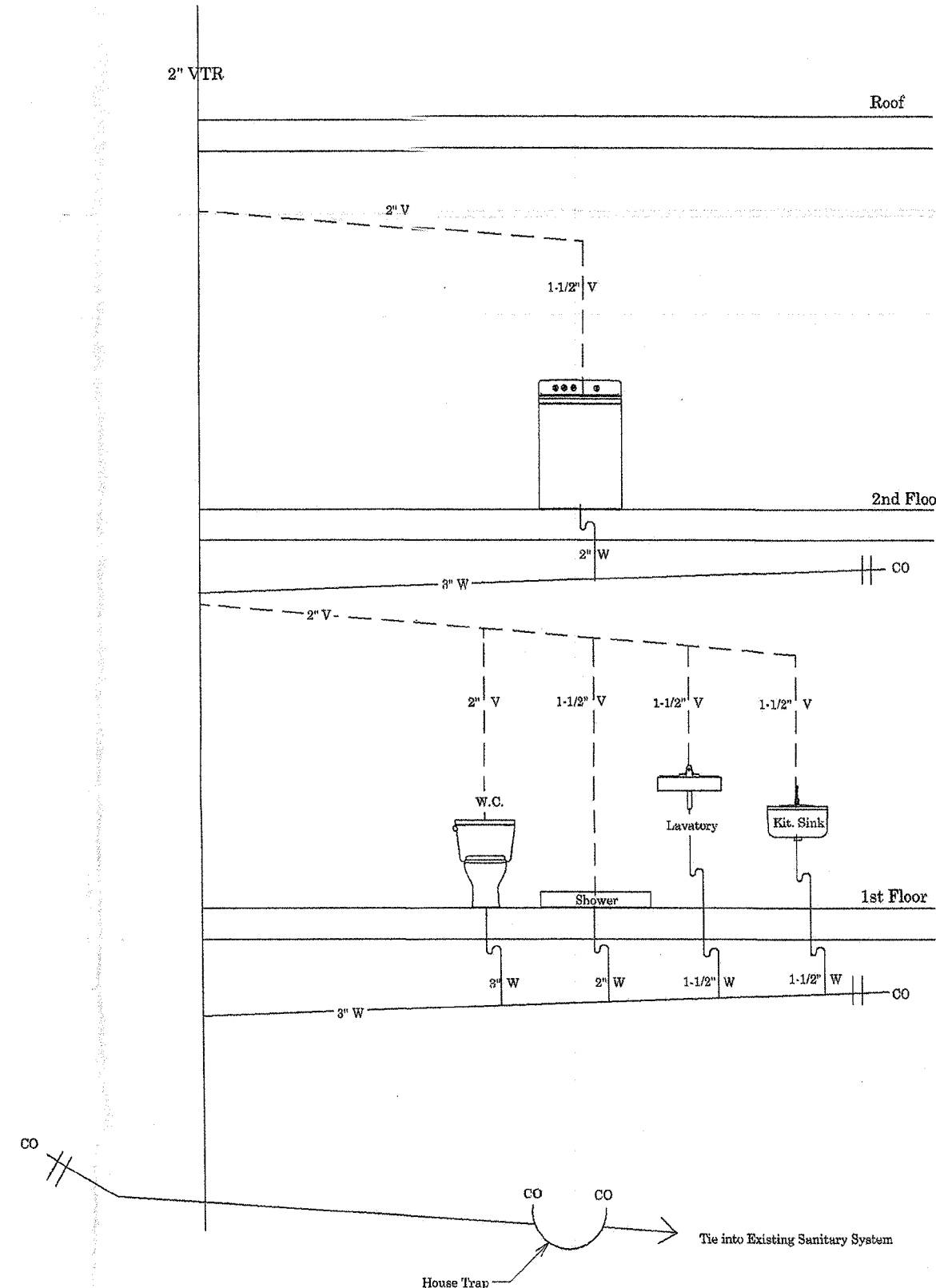
ELEVATION #1: FAMILY ROOM (NORTH SIDE)  
SCALE: 1/4" = 1'-0"



ELEVATION #1: FAMILY ROOM (WEST SIDE)  
SCALE: 1/4" = 1'-0"



ELEVATION #1: FRONT MUDROOM ADDITION (EAST SIDE)  
SCALE: 1/4" = 1'-0"



PLUMBING RISER DIAGRAM  
SCALE: N.T.S.

REVISIONS		
#1	PROPOSED FRONT MUDROOM ADDITION	3/03/23
#2	PROPOSED REAR FAMILY ROOM ADDITION	3/03/23
#3	PROPOSED GENERATOR	3/03/23
#4	WINDOW CHANGES	4/04/23
#5	MASTER BATHROOM UPDATE	4/04/23

PROJECT:  
1ST & 2ND FLOOR ADDITIONS-  
ALTERATIONS  
  
ROBERT GRIFFIN & JUDY  
ZEHENTNER  
2 JUSTIN COURT  
PALISADES, NY 10964

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NJ LIC. AI 14125 / NY LIC. AI 23097  
1341 HAMBURGH TPKE, SUITE 2-6  
WAYNE, NJ 07470  
(201) 207 5537

DWG. TITLE:  
EXTERIOR ELEVATIONS  
RISER DIAGRAM

SHEET No.	DRAWN: SR
A4	DATE: 2/06/23
	SCALE: AS NOTED
	4 OF 4

ROOF: GAF SHINGLES IN OYSTER GRAY TO MATCH EXISTING  
SIDING: 1/2" X 6" CEDAR SIDING TO MATCH EXISTING IN BENJAMIN MOORE DRY SAGE  
WINDOWS: ANDERSEN 400 SERIES WHITE EXTERIOR WITH PVC TRIM IN BENJAMIN MOORE CLOUD WHITE FINISH TO MATCH EXISTING  
GUTTERS & LEADERS: ALUMINUM IN WHITE TO MATCH EXISTING TIE INTO EXISTING LEADER DRAINS

