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

	Commercial	check all that ap	oply:			
			ill that apply: Residential			
	,Planning Board		Historical Board			
	──Planning Board ✓Zoning Board of Appeals	s	Architectural Board			
	Subdivision Number of Lots Site Plan Conditional Use Special Permit Variance Performance Standards Revieu	W AS	Consultation Pre-Preliminary/Sketch Preliminary Final Interpretation ERMIT#: 52087			
	Other (specify):		ferred from Planning Board: YES / NO If yes provide date of Planning Board meeting:			
roject Nam	e: Monzon - Residential Dwelling					
treet Addre	ess: <u>44 Grand Avenue, Tapp</u>	on Now York	10093			
noot Addit		an. New York	10965			
ax Map De		Block: 2	1 ot/e): 36			
ax Map Des	Section: 77.10	Block: 2	Lot(s): 36			
ax Map De:		Block: 2	Lot(s): <u>36</u> Lot(s):			
ax Map Des	Section: 77.10 Section:	Block: 2 Block:	Lot(s): <u>36</u> Lot(s):			
irectional L	Section: 77.10 Section:ocation:side of Grand Avenue	Block:	Lot(s): , appro	ximately		
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rectional Length of the West	Section: 77.10 Section: cocation: side of Grand Avenue feet South of the grown in the hamlet/vil	Block:	Lot(s): , appro	ximately		
the West why of Orang Acrea	Section: 77.10 Section:side of Grand Avenuefeet South of the etown in the hamlet/ville of Parcel 0.22	intersection of Value	Lot(s): , appro	ximately		
own of Orang Acreac Schoo	Section: 77.10 Section:	intersection of Values of Tappan	Lot(s):, appro	ximately , in the 		
irectional Length the West Own of Orange Acreage School	Section: 77.10 Section:side of Grand Avenuefeet South of the etown in the hamlet/ville of Parcel 0.22	intersection of Value of Tappan Zo	Lot(s):, approx Nestern Highway Doning District R-15	ximately , in the 		

APPLICATION REVIEW FORM

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

If subdivis	ion:
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	ı :
1)	Existing square footage
2)	Total square footage
3)	Number of dwelling units
ا f special —	permit, list special permit use and what the property will be used for.
Environme	ental Constraints:
and net area_	pes greater than 25%? If yes, please indicate the amount and show the gross eams on the site? If yes, please provide the names
Are there wet	lands on the site? If yes, please provide the names and type:
Project His	story:
Has this proje	ct ever been reviewed before?
If so, provide	a narrative, including the list case number, name, date, and the board(s) you appeared
before, and th	e status of any previous approvals.
List tax map s this project.	ection, block & lot numbers for all other abutting properties in the same ownership as
-	

Short Environmental Assessment Form Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information	· · · · · · · · · · · · · · · · · · ·		
rart 1 – Froject and Sponsor Information			
Name of Action or Project:		· · · · · · · · · · · · · · · · · · ·	
Monzon - Residential Dwelling			
Project Location (describe, and attach a location map):		<u></u>	
44 Grand Avenue, Tappan, New York 10983			
Brief Description of Proposed Action:			
New Residential Dwelling			
Name of Applicant or Sponsor:	Telephone: 914-393-1773	3	
Abel Monzon	E-Mail: abelmonzon1@g	mail.com	
Address:			
16 William Street			
City/PO:	State:	Zip Code:	
Sparkill	New York	10976	
 Does the proposed action only involve the legislative adoption of a plan, local administrative rule, or regulation? 	ll law, ordinance,	NC	YES
If Yes, attach a narrative description of the intent of the proposed action and the e	nvironmental resources the	at 🔽	1
may be affected in the municipality and proceed to Part 2. If no, continue to ques	tion 2.		1 L
2. Does the proposed action require a permit, approval or funding from any other of Yes, list agency(s) name and permit or approval:	er government Agency?	NC	YES
The second of th] सि
3. a. Total acreage of the site of the proposed action?	acres		-
b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned	122 acres		
or controlled by the applicant or project sponsor?	acres		
4. Check all land uses that occur on, are adjoining or near the proposed action:			
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercia	Residential (suburl	ban)	
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Spec	`	- · · · · ,	
☐ Parkland	· -, /-		

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?		M	
b. Consistent with the adopted comprehensive plan?	一	团	
6 To the proposed action consistent with the production of the constant of the		NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural lands	scape?		図
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental A	rea?	NO	YES
If Yes, identify:		M	
		<u>لم</u>	<u> </u>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
b. Are public transportation services available at or near the site of the proposed action?		릔	H
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the propos	sed		띋
action? 9. Does the proposed action meet or exceed the state energy code requirements?		N N	Ш
If the proposed action will exceed requirements, describe design features and technologies:		NO	YES
er me proposed desion will encode requirements, describe design realures and technologies.			
		ĮДI	
10. Will the proposed action connect to an existing public/private water supply?		NO	YES
If No, describe method for providing potable water:			-/
		Ш	ן ראַזו
11. Will the proposed action connect to existing wastewater utilities?		NO	YES
If No, describe method for providing wastewater treatment:	}	110	123
		П	X
			الحا
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or which is listed on the National or State Register of Historic Places, or that has been determined by the	listrict	NO	YES
Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing of	on the	X	
State Register of Historic Places?			
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for		X	
archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?			
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, conta wetlands or other waterbodies regulated by a federal, state or local agency?	ın	NO NO	YES
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?			井
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:		N N	Ш
, square feet of acres:			
			1 23 2 4

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
☐Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional		
☐ Wetland ☐ Urban ☑ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or	NO	YES
Federal government as threatened or endangered?	K	
16. Is the project site located in the 100-year flood plan?	NO	YES
	X	
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO,	YES
If Yes,		
a. Will storm water discharges flow to adjacent properties?		
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	区	
	•	: •
10 December		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	1	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste	NO	YES
management facility?	INC	1155
If Yes, describe:	LXI	
	44	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or	NO	YES
completed) for hazardous waste? If Yes, describe:		
It ites, describe:	X	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BE MY KNOWLEDGE		
Applicant/sponsor/name: Abel monzon Date: 9/29/2	£23	
Applicant/sponsor/name: Abel Monzon Signature:		



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: September 21,2023 Section: 77.10 Block: 2 Lot: 36
Applicant: Monzon
Address: 40-44 Grand Ave, Tappan, NY
RE: Application Made at: same
Referred For:
Chapter 43, Table 3.12, R-15 District Column 4, Max FAR 20% with 26.6% proposed (original proposed 21%)
One Variance required
Comments: New House
FAR correction
Dear Monzon :
Please be advised that the Building Permit Application #, which you submitted on 10.19.21, 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.
Sincerefy, Richard Oliver Deputy Building Inspector



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

20 Greenbush Road Orangeburg, N.Y. 10962

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REFERRAL TO THE ZONING BOARD OF APPEALS

	Date: September 21,2023 Sec	ction: _	77.10	Block:	2	Lot:	36	
	Applicant: Monzon							
	Address: 40-44 Grand	Ave, 1	Гаррап, N	Υ				
	RE: Application Made at: Sa	ame						
Refer	red For:							
Chap	oter 43, Table 3.12, R-15 Distr mn 4, Max FAR 20% with 26.6		posed (origi	nal proposed	l 21%)			
One	Variance required							
	·							
Comn	nents: New House							
	FAR correction		-					
Please	Monzon :			· #	2087	_, whi ch you	submitted	d on
10.19	, nas occir iciciica	to the	Town of Or	angetown Zo	oning Boa	rd of Appeal	s. The Cl	erk to
before	oning Board of Appeals, Debbe the board. She can be reached	d ai 84:	5uno, can as 5-359-8410	sist you in tr ext. 4331 or	ie prepara darbolino	tion necessar	y to appea n.com.	ır
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	Richard Oliver Deputy Building Inspector	1		_				
	<i>V</i>							

LOT AREA AND LOT WIDTH VARIANCES APPROVED

To: Donald Brenner (Monzon) 4 Independence Avenue Tappan, New York 10983 ZBA #22-08 Date: February 2, 2022 Permit #52087

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

ZBA#22-08: Application of Abel Monzon for variances from Zoning Code (Chapter 43) of the Town of Orangetown Code, R-15 District, Group M, Section 3.12, Columns 5 (Lot Area: 15,000 sq. ft required, 9,572 proposed) and 6 (Lot Width: 100' required, 75' proposed) for the merger of two lots into one lot and the construction of a new single-family residence. The property is located at 40 & 44 Grand Avenue, Tappan, New York and is identified on the Orangetown Tax Map as Section 77.10, Block 2, Lots 36 & 44.1 in the R-15 zoning district.

Heard by the Zoning Board of Appeals of the Town of Orangetown at a meeting held on Wednesday, February 2, 2022 at which time the Board made the determination hereinafter set forth.

Donald Brenner, Attorney appeared and testified.

The following documents were presented:

- 1. Plans labeled "Site Plan Proposed Dwelling for Abel Monzon" dated August 6, 2021 signed and sealed by Robert Sorace PLS.. (1 page).
- 2. Planning Board Decision #21-46 dated July 28, 2021.
- 3. A letter dated January 12, 2022 from the Rockland County Department of Planning signed by Douglas J. Schuetz, Acting Commissioner of Planning.
- 4. A letter dated January 31, 2022 from Rockland County Health Center for Environmental Health signed by Elizabeth Mello, P.E., Senior Public Health Engineer.
- 5. A letter dated January 31, 2022 from Rockland County Sewer District No. 1 signed by Joseph LaFiandra, Engineer II.

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

On advice of Denise Sullivan, Deputy Town Attorney, counsel to the Zoning Board of Appeals, Mr. Sullivan moved for a Board determination that the foregoing application is a Type II action exempt from the State Environmental Quality Review Act (SEQRA), pursuant to SEQRA Regulations §617.5 (c) (11), (12), (16) and/or (17); which does not require SEQRA environmental review. The motion was seconded by Ms. Castelli and carried as follows: Mr. Bosco, aye; Mr. Sullivan, aye; Mr. Quinn, aye; and Ms. Castelli, aye. Mr. Bonomolo and Mr. Valentine were absent.

COMN CFEKRS OFFICE 10WN OF ORANGETOWN

Monzon ZBA#22-08 Page 2 of 5

Permit #52087

Donald Brenner testified that the property was in front of the Planning Board in July 2021 to merge the two very undersized lots into a lot that is still a little undersized; that the contract purchaser would like to build a house that only requires variances for lot area and lot width; that it would be a nice house that would benefit the neighborhood; that the requested variances are not substantial and there would be no adverse effect by the granting of the variances; that they received final subdivision approval with the condition that they apply and get the lot width and lot area variances; that they will revise the bulk table and remove the floor area ratio request; and this application will be returning to the Planning Board or site plan review.

Public Comment:

Michael Dempsey, 36 Grant Avenue, Tappan, testified that his neighbor Joe and he both have water issues in their property; that ground water is an issue; that he already gets water in his basement; that when this house is built it will be worse; that his house is very close to his property line and the new house will only be ten feet from the property line; that the house should have to be twenty feet away and he questioned why the rules changed.

Dan Sullivan and Mike Bosco tried explaining pre-existing non-conforming lots to the audience and stated that the requirement for any development is 0% net run-off at the time of development.

Joe Grunski, 48 Grand Avenue, Tappan, testified that he validates every thing Mr. Dempsey said; that he has the same concerns; that there is a serious water issue and the house is too large and will cause more water problems.

Lucy Omar, 45 Grand Avenue, Tappan, testified that she supports her neighbors, that the neighborhood is made up of little quaint houses; that the water problem will be worse; that this large house will affect the quality of the neighborhood; that the size of the house is not conforming with the neighborhood.

Wayne Gavioli, Attorney for the property owner, testified, after complaining about being sworn in; that the neighbors are complaining about an existing situation; that the zoning board must do a balancing act to grant area variances; that if the variances are not granted it would be a taking of land; that there is no indication that these variances will exacerbate these conditions; and that the board has no choice but to grant the variances.

Donald Brenner, Attorney for the contract purchaser, testified that every time a new house is built in a neighborhood it brings up the value of the existing houses.

Denise Sullivan, Deputy Town Attorney, stated that the Planning Board Decision #21-46 states that "When the applicant comes back to the Office of Building, Planning, Zoning, Administration and Enforcement for development of the lot, the applicant shall make an application to the Planning Board for Site Plan Review, o include drainage of the site, as well as obtain the required variances at the Zoning Board of Appeals."; so the water issues will be addressed at that time.

TOWN OF ORANGETOWN

Monzon ZBA#22-08 Page 3 of 5

Permit#52087

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

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

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

FINDINGS OF FACT AND CONCLUSIONS:

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

- 1. The requested lot area and lot width variances will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. The Board acknowledged that two undersized lots were merged and noted that this lot, although still undersized, conforms with the neighborhood.
- 2. The requested lot area and lot width variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. The Board acknowledged that two undersized lots were merged and noted that this lot, although still undersized, conforms with the neighborhood.
- 3. The benefits sought by the applicant cannot be achieved by other means feasible for the applicant to pursue other than by obtaining variances.
- 4. The requested lot area and lot width variances although somewhat substantial, and affords benefits to the applicant that are not outweighed by the detriment, if any, to the health, safety and welfare of the surrounding neighborhood or nearby community. The Board acknowledged that two undersized lots were merged and noted that this lot, although still undersized, conforms with the neighborhood.
- 5. The applicant purchased the property subject to Orangetown's Zoning Code (Chapter 43) and is proposing a new addition and/or improvements, so the alleged difficulty was self-created, which consideration was relevant to the decision of the Board of Appeals, but did not, by itself, preclude the granting of the area variance.

TOWN CLERK'S OFFICE 10WN CLERK'S OFFICE

Monzon ZBA#22-08 Page 4 of 5

Permit#52087

DECISION: In view of the foregoing and the testimony and documents presented, the Board RESOLVED that the application for the requested lot area and lot width variances are APPROVED; and FURTHER RESOLVED, that such decision and the vote thereon shall become effective and be deemed rendered on the date of adoption by the Board of the minutes of which they are a part.

General Conditions:

- (i) The approval of any variance or Special Permit is granted by the Board in accordance with and subject to those facts shown on the plans submitted and, if applicable, as amended at or prior to this hearing, as hereinabove recited or set forth.
- (ii) Any approval of a variance or Special Permit by the Board is limited to the specific variance or Special Permit requested but only to the extent such approval is granted herein and subject to those conditions, if any, upon which such approval was conditioned which are hereinbefore set forth.
- (iii) The Board gives no approval of any building plans, including, without limitation, the accuracy and structural integrity thereof, of the applicant, but same have been submitted to the Board solely for informational and verification purposes relative to any variances being requested.
- (iv) A building permit as well as any other necessary permits must be obtained within a reasonable period of time following the filing of this decision and prior to undertaking any construction contemplated in this decision. To the extent any variance or Special Permit granted herein is subject to any conditions, the building department shall not be obligated to issue any necessary permits where any such condition imposed should, in the sole judgment of the building department, be first complied with as contemplated hereunder. Occupancy will not be made until, and unless, a Certificate of Occupancy is issued by the Office of Building, Zoning and Planning Administration and Enforcement which legally permits such occupancy.
- (v) Any foregoing variance or Special Permit will lapse if any contemplated construction of the project or any use for which the variance or Special Permit is granted is not substantially implemented within one year of the date of filing of this decision or that of any other board of the Town of Orangetown granting any required final approval to such project, whichever is later, but in any event within two years of the filing of this decision. Merely obtaining a Building Permit with respect to construction or a Certificate of Occupancy with respect to use does not constitute "substantial implementation" for the purposes hereof.

MOMN CLERK'S OFFICE
TOWN OF ORANGETOWN

Monzon ZBA#22-08 Page 5 of 5

Permit #52087

The foregoing resolution to approve the application for the requested lot area and lot width variances are APPROVED; with the specific condition that revised plans be submitted without the requested floor area ratio, which was NOT GRANTED; was presented and moved by Mr. Sullivan, seconded by Mr. Quinn and carried as follows: Mr. Bosco, aye; Mr. Sullivan, aye; Ms. Castelli, aye; and Mr. Quinn, aye. Mr. Bonomolo and Mr. Valentine were absent.

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

DATED: February 2, 2022

ZONING BOARD OF APPEALS TOWN OF ORANGETOWN

Deborah Arbolino Administrative Aide

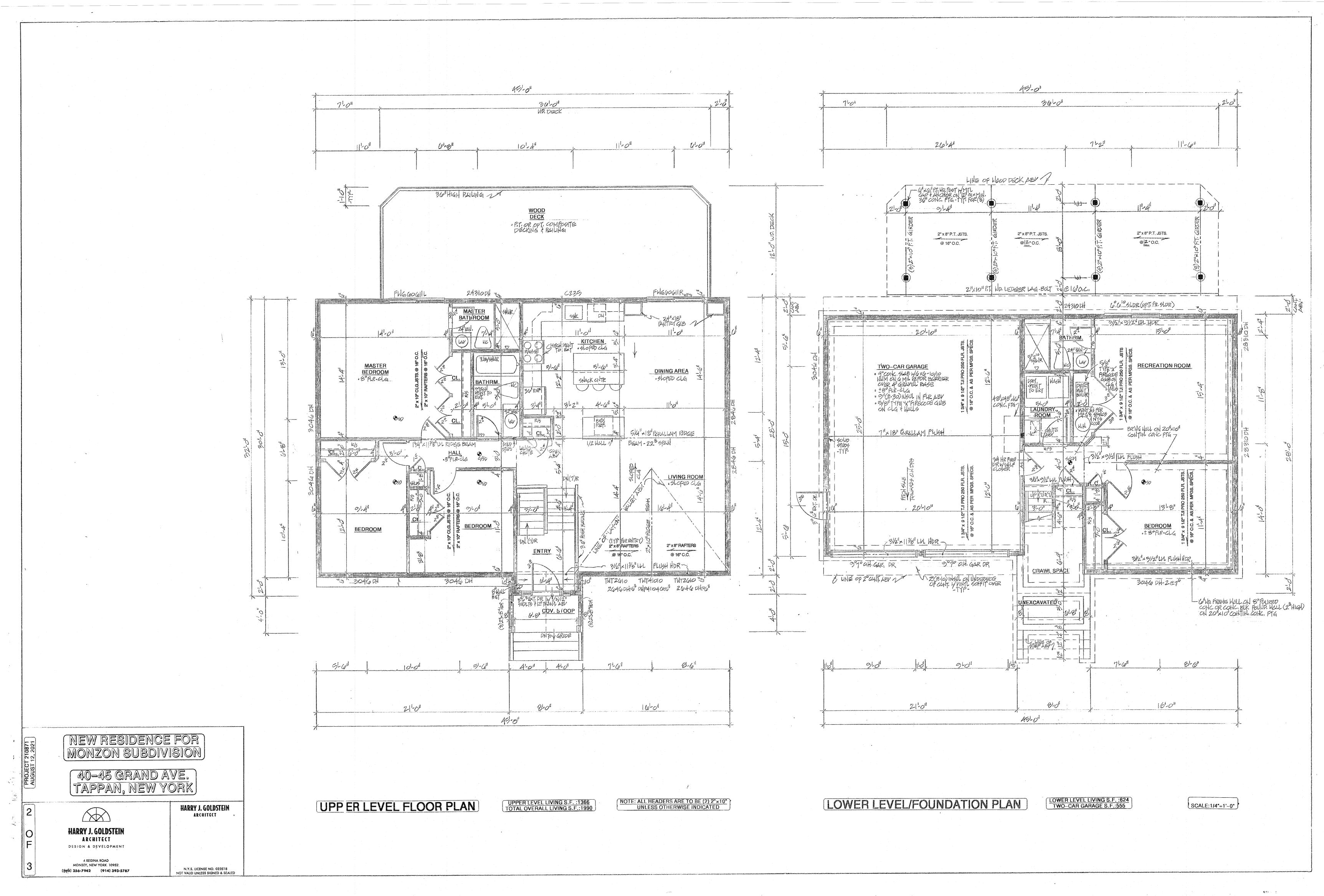
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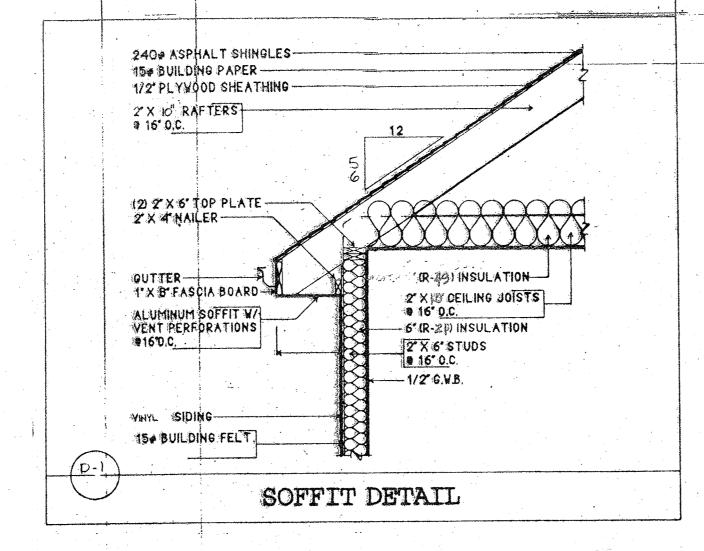
APPLICANT
ZBA MEMBERS
SUPERVISOR
TOWN BOARD MEMBERS
TOWN ATTORNEY
DEPUTY TOWN ATTORNEY
OBZPAE
BUILDING INSPECTOR-Dom M.

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

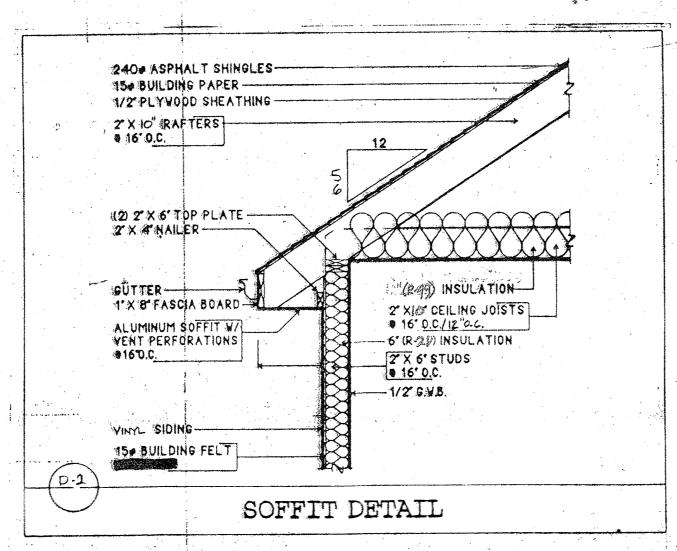
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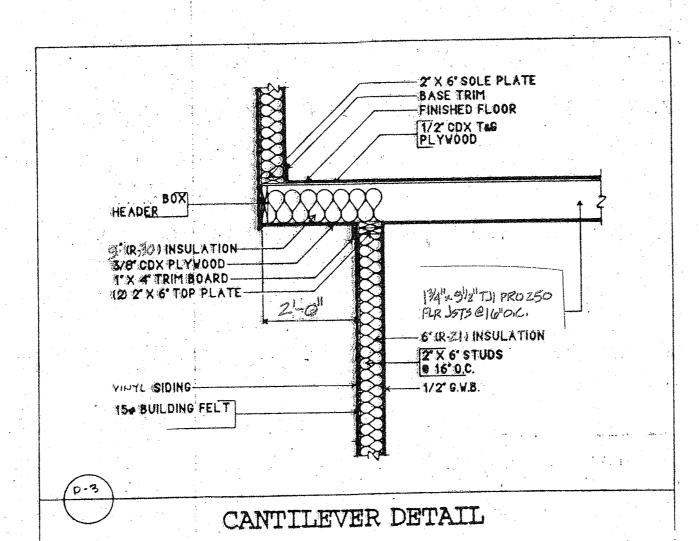


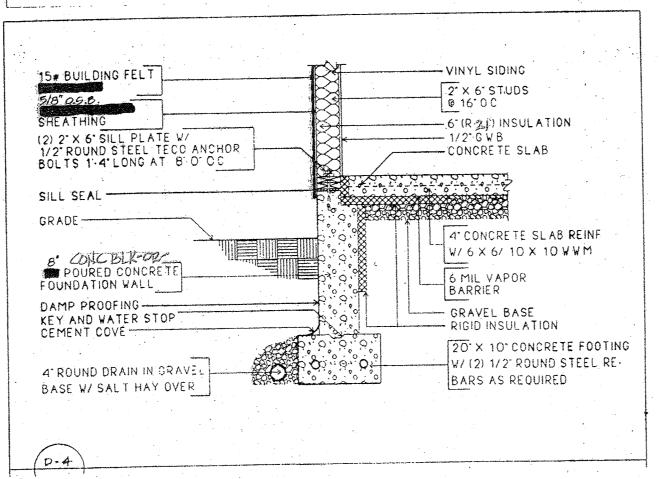




CALANTANIA SERVICE SER







GENERAL OPECIFICATIONS

1. ALL WORK PERFORMED SHALL COMPLY WITH THE BUILDING AND ZONING ORDINANCES OF THE TOWN OF COMPLY AND THE N.Y.S. BUILDING AND ENERGY CODES. 2. THESE PLANS ARE TO BE USED FOR PERMITS & CONSTRUCTION GUIDE ONLY. IT IS NOT NTENDED TO BE USED AS A CONTRACT DOCUMENT, UNLESS OTHERWISE INDICATED BY IRCHITECT. 9. CONTRACTOR OR ANY SUBCONTRACTOR DOING ANY WORK UNDER THIS CONTRACT SHALL CARRY LIGHLITY AND PROPERTY DAMAGE INSURANCE AGAINST ACCIDENTS OF ALL KINDS AND SHALL FURNISH OWNER WITH CERTIFICATE OF INSURANCE. A CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL DIMENSIONS ON THESE PLANS AGAINST FIELD CONDITIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREP. JANCIES 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. 8. ARCHITECT AND RELATED CONSULTANTS HAVE NOT BEEN RETAINED FOR CONSTRUCTION INSPECTION SERVICES OR FOR APPROVAL OF SHOP DRAWINGS. ARCHITECT IS DNLY RESPONSIBLE FOR THESE WORKING DRAWINGS AND THEIR RELATED SPECIFICATIONS. IT REMAINS ENCUMBENT 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. 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 P. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS. ALL DIMENSIONS AND CONDITIONS SHALL BE FIELD VERIFIED. ARCHITECT SHALL BE INFORMED OF ANY DISCREPANOIES. MATCH ALL EXISTING MATERIALS, DIMENSIONS, AND CONDITIONS AS THEY APPLY. B. ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE PIELD 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. 33. 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.

44. 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. SITE HOTES 15. CONTRACTOR/OWNER IS RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES AND VERIFYING LOCATION OF SAME UTILITY COMPANIES LINES, SERVICES AND OTHER POSSI-16. ALL EXISTING CONDITIONS INDICATED ON THE PLANS TO BE REMOVED OR RELOCATED TARE TO BE SO EXECUTED IN A MANNER THAT WILL NOT DISTURB ADJOINING AREAS OR

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... 78. ALL FOOTINGS TO REST ON VIRGIN SOIL HAVING A MINIMUM BEARING CAPACITY OF B,000 P.S.I. AT 2' 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 BOCK 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 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 DECK

21. BACKFILL AGAINST & 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 BAKED FREE FROM DEBRIS. STICKS, STONES OVER 2" IN SIZE AND OBJECTIONABLE MATERIAL. GENERAL CONTRACTOR OR OWNER SHALL FIELD VERIFY ALL INVERT ELEVATIONS AND BEWER 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 BE LAID IN GRAVEL BED AND PROTECTED AT TOP WITH FILTER FABRIC AND PROVIDE POSI-TIVE 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. 6. INSTALLATION OF GAS METERS SHALL BE IN STRICT ACCORDANCE WITH LOCAL UTILI-TY COMPANY SPECIFICATIONS 7. INSTALLATION OF ELECTRIC METERS SHALL BE PERFORMED IN STRICT ACCORDANCE

28 FINISHED GRADE HEIGHT SHALL BE MINIMUM 8" BELOW ADJACENT FRAMING AND MAXI-CONCRETE AND MASONRY

29. NEW POURED CONCRETE TO BE MINIMUM 3000 P.S.I. COMPRESSIVE STRENGTH IN 28 DAYS. 8.0 BAGS OF CEMENT MIN. RER CUBIC YARD OF CONCRETE AND MAXIMUM 7 1/4 GALLONS OF WATER PER 94LB SACK OF CEMENT. 6-1/4 GALLONS OF WATER PER 94 POUND SACK OF CEMENT FOR AIR ENTRAINED CONCRETE. SUBMIT TESTING REPORTS PERFORMED BY APPROVED TESTING LABORATORY. AS REQUIRED BY LOCAL OFFICIALS. DO. CONCRETE DESIGN, MATERIALS, AND METHODS OF CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE STANDARD 3:8 RATIO OF THE AMERICAN CONCRETE INSTITUTE. ALL MASONRY OR CONCRETE ANCHORS AND FASTNERS OF ANY KIND, TO BE GALVANIZED OR ZINC COATED. 31. BLOCK FOUNDATION WALLS TO BE REINFORCED HORIZONTALLY WITH DUR-O-WALEVERY SECOND COURSE AND VERTICALLY WITH (4) # 5 RE-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" - 0" TO 6" - 0" O.C.

S2. ALL LUMBER MATERIALS USED IN THE BUILDING SHALL BE GOOD, SOUND, DRY MATERIAL, FREE FROM BOT, LARGE AND LOOSE KNOTS, SHAKES, AND OTHER IMPERECTIONS WHEREBY THE STRENGTH MAY BE IMPAIRED AND OF SIZES INDICATED ON DRAWINGS. STUDS, SILLS, POSTS, LINTELS AND RAFTERS SHALL BE HEM-FIR (19% MAXIMUM GRADE EXCEPT IF NOTED OTHERWISE HEREINAFTER IN THIS SPECIFICATION OR ON THE DRAWINGS. THE MIN. UNIT STRESS FOR HEM-FIR SHALL BE:

#IBER'STRESS (FB) 1500 PS!

HORIZONTAL SHEAR (FV) 95 PS!

WHERE INDICATED ON THE DRAWINGS WITH THE NOTATION FB-1500 ONLY DOUGLAS FIRLARCH-NORTH (19% MAX. MOISTURE) NO. 1 GRADE SHALL BE USED WITH THE FOLLOWING

LARCH-NORTH (19% MAX. MOISTURE) NO. 1 GRADE SHALL BE USED WITH THE FOLLOWING MIN. UNIT STRESSES: FIBER STRESS (FB)

HORIZONTAL SHEAR (FV) MODULUS OR ELASTICITY (E) = 1,800,000 PSI
OALCULATED DESIGN LOADS (ADD 10 PSI DEAD LOAD ALL SPANS):

33. 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). TERMITE SHIELD SHALL BE INSTALLED WHERE REQUIRED BY SITE CONDITIONS AND BUILDING CODES. \$4. DOUBLE JOISTS SHALL BE INSTALLED UNDER ALL PARTITIONS RUNNING PARALLEL MITH SPANS AND AROUND ALL FLOOR OPENINGS. DOUBLE STUDS SHALL BE INSTALLED JARDUND ALL WALL OPENINGS. ONE ROW OF SOLID BRIDGING AT MID-HEIGHT WITHIN ALL INTERIOR BEARING WALLS, DOUBLE FRAMING AROUND ALL SKYLIGHTS. ROOF AND FLOOR TRUSSES (TJI) AND L.V.L. (MICRO-LAM) TO BE INSTALLED IN STRICT COMPLIANCE WITH MANJUFACTURERS SPECIFICATIONS. FLOOR JOISTS SHALL RECEIVE CROSSBRIDGING AT 7'-0' MAXIMIM SPACING. O.C. MAXIMUM SPACING.

35. INTERIOR SUBFLOOR SHALL BE 3/4" TONGUE AND GROOVE SHEATHING GLUED AND NAILED (OVER PREFABRICATED FLOOR TRUSSES) OR TWO LAYERS OF 1/2" PLYWOOD LAID PERPENDICULAR TO EACH OTHER, WITH BUILDING PAPER BETWEEN LAYERS; GLUED AND NAILED TO FLOOR JOISTS. EXTERIOR SHEATHING SHALL BE 1/2" EXTERIOR GRADE 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 6" 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 CATHEDRAL CEILINGS SHALL RUN FULL HEIGHT FROM SOLE PLATE TO ROOF AND SHALL RECEIVE SOLID BLOCKING AT 8° O' ABOVE FLOOR. ALL BEARING WALLS AND PARTITIONS SHALL RECEIVE BLOCKING AT MID-HEIGHT. 37. HEALERS OVER ALL DOORS, WINDOWS, AND OTHER OPENINGS UNDER 6' 0' SHALL BE (2) 2' X 10' (UNLESS OTHERWISE NOTED). HEADER OPENINGS 6' 0' TO 8' 0' SHALL RECEIVE (3) 2' X 10' OR (2) 2' X 12' HEADERS IN EXTERIOR WALLS, UNLESS OTHERWISE NOTED.

38. 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, 200,000 PSI; AND SHALL BE SOUTHERN YELLOW PINE OR APPROVED EQUAL. GAL-VANIZED HEAVY DUTY POST BASES SHALL BE PROVIDED AT BASE OF ALL WOOD COLUMNS. DECK JOISTS SHALL RECEIVE DIAGONAL CROSS BRACE OR DIAGONAL DECKING. 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 6" SPHERE OPENING, AS PER 39. ROOFING MATERIAL SHALL BE MINIMUM 20 YEAR FIBERGLASS SHINGLES (OWENS CORNING OR APPROVED EQUAL) OVER 15LB ROOFING FELT. VALLEY FLASHING AND OTHER APPROPRIATE FLASHING SHALL BE PROVIDED AS REQUIRED. ICE AND WATER

SHIFLD SHALL BE INSTALLED AS REQUIRED. 40. 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 41. ALUMINUM GUTTERS AND LEADERS SHALL BE PROVIDED AS REQUIRED. SPLASH BLOCKS SHALL BE PROVIDED AT OUTLETS UNLESS OTHER PROVISIONS FOR WATER DISPERSION ARE PROVIDED. ALL WATER MUST DRAIN AWAY FROM STRUCTURE SO AS NOT

TO CONTRIBUTE TO GROUND WATER SEEPAGE AT FOUNDATION

GENERAL SPECS.CONTINUED

ENERGY CODE SPECS.

DOORS AND WINDOWS

42. WINDOWS SHALL BE SIZE, TYPE AND MFQ. 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 S' - 10", UNLESS

43. EXTERIOR DOORS TO BE OF THE MANUFACTURER, TYPE, SIZE, AND STYLE AS INDICATED ON THE DRAWINGS. ANY MANUFACTURERS OF TIONS SHALL BE THE RESPONSIBILITY OF THE OWNERCONTRACTOR UNLESS OTHERWISE INDICATED ON THE DRAWINGS. ALL DOORS SHALL BE S - 28 HEIGHT UNLESS OTHERWISE NOTED. PROVIDE WEATHER STIPE SADDLE ON ALL EXTERIOR DOORS. PROVIDE ALUMINUM SADDLE ON ALL INTERIOR PERSONNEL GARAGE DOORS.

A4. ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH LOCAL HEALTH DEPARTMENT BEQUIREMENTS 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

5. ALL ELECTRICAL WORK SHALL CONFORM COMPLETELY TO THE REQUIREMENTS OF THE N.Y.S.P.U. AND LOCAL UTILITY COMPANY. GROUND FAULT INTERRUPTS, DUPLEX RECEPTA-CLES, ETC., SHALL BE INSTALLED AS REQUIRED ACCORDING TO KITCHEN AND/OR BATH HEATING / VENTILATING / AIR CONDITIONING

6. 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 YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE AS THEY APPLY.

HERMAL AND MOISTURE PROTECTION 7. APPLY FOUNDATION DAMPROOFING OR WATERPROOFING ON ALL BACKFILL FACES OF WALLS BELOW EARTH GRADE. IB. PROVIDE 15LB BUILDING FELT, "TYVEK", "TYPAR", OR EQUAL, BEHIND ALL SIDING, WINDOW, AND DOOR DASINGS, NAIL TRIMS, ETC.

9. ALL EXTERIOR OPENINGS SHALL BE PROPERLY FLASHED, CAULKED, WEATHER PED OR OTHERWISE PROPERLY SEALED. ALL EXTERIOR WALLS AND ROOFS SHALL BE INSULATED AS INDICATED ON PLANS AND NO. BLE EXTENSION THAT SHALL BE FOIL OR KRAFT FACED FIBERGLASS BATT INSULATION. RIDGE VENTS SHALL BE INSTALLED IN CATHEDRAL CEILINGS AS REQUIRED.

51. ALL GYPSUM BOARD SHALL BE SCREWED ON CEILINGS AND/OR NAILED TO WALLS. TO 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 WONDERBOARD OR APPROVED EQUAL BEHIND TILE

1. 2. FLOORING, TRIM, CLOSET SHELVING, CABINETRY, APPLIANCES, FIXTURES, HARDWARE, ETC., SHALL BE SELECTED BY OWNER AND INSTALLED BY BUILDER IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. 3, INTERIOR DOORS SIZED AS INDICATED ON DRAWINGS, STYLE AND TYPE BY

54. CERAMIC TILE OR MARBLE FLOORS IN THE AREA INDICATED ON PLANS SHALL BE 55. OAK HARDWARE FLOORS SHALL BE INSTALLED MINIMUM 3 DAYS AFTER DELIVERY AND BUILDING TO BE HEATED. OAK FLOORS TO RECEIVE TWO COATS OF POLYURETHANE, GYM SEAL OR EQUAL.

58. STAIRS TO BE AS INDICATED ON DRAWINGS WITH A MINIMUM OF 3" TREAD, AND A MAXIMUM RISE OF 5". IMATERIAL AND STYLE BY OWNER, UNLESS OTHERWISE INDICATED, AND SHALL BE INSTALLED AS PER STATE AND LOCAL CODES. ALL RAILINGS TO BE 36" HIGH 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.

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT										
LIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT ^b U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL #-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	Basement ^c Wall <i>R</i> -Value	SLAB ^d <i>R</i> -VALUE & DEPTH	CRAWL SPACE ^C WALL #-VALUE
4	0.40	0.60	NR		15	5 .	19	10/13	10, 2 ft	10/13
	0.35	0.60	NR	49.	21 or 15+5 ^f	13	30°	10/13	10, 2 ft	10/13
	0.35	0.60	NR	ra sigle i depoi sepera con ser a	21 or 15+5 ^t	15	30°	10 / 13	10, 4 ft	10/13
SI: 1 foot = 304.8 mzn. ROCKLAND/ORANGE: CLIMATE ZONE 5										
R-values are minimums. U-factors and SHGC are maximums. R-19 insulation shall be permitted to be compressed into a 2 x 6 cavity. The forestroion (Lifettor column excludes skylights. The SHGC column applies to all glazed fenestration.										

c. The first R-value applies to continuous insulation, the second to framing cavity insulation; either insulation meets the requirement. d. R-5 shall be added to the required slab edge R-values for heated slabs.
e. Or insulation sufficient to fill the framing cavity, R-19 minimum. where structural sheathing is used. If structural sheathing covers more than 25 percent of exterior, structural sheathing shall be supplemented with insulated sheathing of at least R-2. f. "15+5" means R-15 cavity insulation plus R-5 insulated sheathing. If structural sheathing covers 25 percent or less of the exterior, R-5 sheathing is not required

TABLE R402.1.2
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENTS PROCKLANDICHANGE: CLIMATE ZONE SE CLIMATE FENESTRATION SKYLIGHTD FENESTRATION R-VALUE FRAME WALL R-VALUE 4 except 0.35 0.55 0.40 49 20 or 8/13 19 10/13 10.2 ft 10/13 Morine 0.32 0.55 NR 49 20 or 13/17 30 g 15/19 10.2 ft 15/19

HARRY J. GOLDSTEIN ARCHITECT

 \mathcal{M} HARRY J. GOLDSTEIN ARCHITECT DESIGN & DEVELOPMENT

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