

12/12/2023

ZONING BOARD OF APPEALS

Town of Orangetown
20 Greenbush Road
Orangeburg, New York 10962
(914) 359-8410 (ex. 4331)
Date: December 12, 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 ✓

Review of Plans: 119 Franklin , LLC, 119 Franklin Avenue, Pearl River, NY
Section 68.20 Block 2 Lot 18; RG zone

This matter is scheduled for:

Chapter 43, RG District, Section 3.11, Column 4 (allows a conditional use of Medical Arts office, instead of a single-family residence, in a RG district, with a proposed accessory use of an apartment on the second floor); however existing Certificate of Occupancy dated 1984 states “Convert One Family Dwelling to Medical Arts Building NO USE OF SECOND FLOOR” . The premises are located at 19 Franklin Avenue, Pearl River, New York and identified on the Orangetown Tax Map as Section 68.20, Block 2, Lot 18 in the RG 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: February 7, 2024

- ☐ 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 February 7, 2024 . Kindly forward your completed review to this office by February 7, 2024

Reviewing Agency_____

Name_____ **date:**_____

Signature:_____

Thank you, Deborah Arbolino

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: _____

Please check all that apply:

<p><input type="checkbox"/> Commercial</p> <p><input checked="" type="checkbox"/> Planning Board</p> <p><input checked="" type="checkbox"/> Zoning Board of Appeals</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Number of Lots</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Special Permit</p> <p><input checked="" type="checkbox"/> Variance</p> <p><input type="checkbox"/> Performance Standards Review</p> <p><input type="checkbox"/> Use Variance</p> <p><input type="checkbox"/> Other (specify): _____</p>	<p><input checked="" type="checkbox"/> Residential</p> <p><input type="checkbox"/> Historical Board</p> <p><input type="checkbox"/> Architectural Board</p> <p><input type="checkbox"/> Consultation</p> <p><input type="checkbox"/> Pre-Preliminary/Sketch</p> <p><input type="checkbox"/> Preliminary</p> <p><input type="checkbox"/> Final</p> <p><input type="checkbox"/> Interpretation</p>
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PERMIT#: BLDC-4322-23

ASSIGNED

INSPECTOR: Ken L

Referred from Planning Board: YES / NO

If yes provide date of Planning Board meeting: _____

Project Name: 119 Franklin Avenue, LLC

Street Address: 119 Franklin Avenue, Pearl River, NY 10965

Tax Map Designation:

Section: 68.20 Block: 2 Lot(s): 18

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

Directional Location:

On the NORTH side of FRANKLIN AVENUE, approximately
0 feet of the intersection of TOWN STREET, in the
Town of Orangetown in the hamlet/village of Pearl River.

<p>Acreage of Parcel <u>0.38</u></p> <p>School District <u>Pearl River</u></p> <p>Ambulance District <u>Pearl River</u></p> <p>Water District <u>Veolia</u></p>	<p>Zoning District <u>RG</u></p> <p>Postal District <u>Pearl River</u></p> <p>Fire District <u>Pearl River</u></p> <p>Sewer District <u>Orangetown</u></p>
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Project Description: *(If additional space required, please attach a narrative summary.)*

Add an apartment (SFR) to an existing Medical Arts (conditional) use in a RG District

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

Date: 11/29/2023 Applicant's Signature: Kinda Appel



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: November 17, 2023 Section: 68.20 Block: 2 Lot: 18

Applicant: 119 Franklin LLC

Address: 119 Franklin Ave, Pearl River, NY

RE: Application Made at: same

Referred For:

Chapter 43, Table 3.11, RG District, Column 4, allows a conditional use of a Medical Arts office, instead of a SFR, in a RG district...with a proposed accessory use of an apartment on the second floor

***NOTE: Existing C/O, dated 1984, states...

"Convert One Family Dwelling to Medical Arts Building NO USE OF SECOND FLOOR"

One variance required


Comments:

Add Apartment (SFR) to an existing Medical Arts (conditional) Use
in a RG District

Dear 119 Franklin LLC:

Please be advised that the Building Permit Application # p23-4322, which you submitted on November 13, 2023, 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

11/17/23




Signature of Director

NOTE: PLEASE KEEP FOR YOUR RECORDS
1-30-2023

CC:

11/17/23
Date
Liz DeCort
Debbie Arbolino

Clerk of Boards Review:
Date: _____ Initials: _____

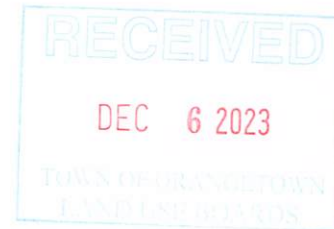
Building Dept. (Accepted By):
Date: _____ Initials: _____

ENTITY DISCLOSURE FORM

TOWN OF ORANGETOWN
Office of Building, Zoning, Planning Administration and Enforcement (OBZPAE)
20 Greenbush Road
Orangeburg, New York 10962
Tel: (845) 359-8410
Website: www.orangetown.com

THIS FORM MUST ACCOMPANY ALL LAND USE APPLICATIONS SUBMITTED BY AN ENTITY AS DEFINED IN CHAPTER 43, ARTICLE 16 OF THE TOWN CODE OF THE TOWN OF ORANGETOWN.

PROJECT NAME: 119 Franklin LLC
PROPERTY ADDRESS: 119 Franklin Avenue, Pearl River, NY 1965
TAX LOT ID: 68.20-2-18
NAME OF APPLICANT: Linda Appel
OWNER OF PROPERTY: 119 Franklin LLC



Land Use Application/Brief Description of Project: Proposed added apartment to existing unfinished 2nd floor of the prior converted residence to a medical accessory use

PART ONE:

1. Pursuant to Section Chapter 43, Article 16 of the Town Code, the disclosure of the names and address of all persons or entities owning any interest or controlling position of any limited liability company, limited liability partnership, general or limited partnership, professional corporation, joint venture, doing business as name or venture, association, business trust, or non-publically traded corporation, (hereinafter referred to as the "Entity") is required when filing a land-use application.
2. Set forth the names of all members, officers, shareholders, directors, partners or other authorized persons of the Entity for the past year from the date of filing of any land-use board application.
3. Attach a copy of all Entity documents filed with the NYS Secretary of State, or in any other State of formation, including:
 - a. All records regarding membership interests in the Entity;
 - b. Records regarding the transfer of membership interests since the date of formation.
4. If a member of the Entity is not a natural person, please provide the name(s) and address(es) for the of the non-natural person member of that Entity, and provide the formation filing documents for such Entity.
5. Provide supplemental sheets if the information does not fit below; (kindly label the supplemental sheets).

PART THREE:

10. Is any person identified in Part TWO currently employed by or hold a paid or unpaid position with a department, agency or land use board of the Town of Orangetown? Please circle: YES ☐ NO ☒
11. Is any person identified in PART TWO the spouse, sibling, parent, child, or grandchild of any individual who is employed by or holds a paid or unpaid position with a department, agency or land use board of the Town of Orangetown? Please circle: YES ☐ NO ☒
12. Does any person identified in PART TWO perform services for or have a contract, or employed by an entity that has a contract to perform services for the Town of Orangetown? Please circle: YES ☐ NO ☒
13. If the answer is "YES" to any of the above, please provide a supplement sheet and list every Board, Department, Office, agency or other position with the Town of Orangetown in which the party has a position, paid or unpaid, or provides services for, and identify the agency, title and date of hire.

PART FOUR:

14. The information contained herein shall be updated with the Clerk of the Boards no later than THIRTY (30) DAYS after any change in information.
15. NOTE: Any person who (a) provides false or fraudulent beneficial ownership information; (b) willfully fails to provide complete or updated information; or (c) during the application process, fails to obtain or maintain credible, legible and updated beneficial ownership information shall be subject to suspension of any pending application by the applicant entity, or a "stop work" order on any work relating to the application, or both, in addition to any other applicable penalties under the Town Code, or State and Federal Statute, or both.

STATE OF NEW YORK)
) ss.:
COUNTY OF ROCKLAND)

I, Linda Appel
Owner, being duly sworn, deposes and says that I am (Title)
an active or qualified member of the 119 Franklin, LLC
a business duly authorized by law to do business in the State of New York, and that the statements made in the foregoing Affidavit are true, accurate and complete. I further understand that Land Use Applications may have a significant impact upon the health, safety and general welfare of the Town of Orangetown and its inhabitants and visitors; and that the Town Board is required to be certain that anyone with an interest or controlling position of an Entity, who applies for any land use approval or permission must have no conflict of interest as that term is described in NYS Town Law, as well as NYS General Municipal Law, and that the disclosure of any officers, directors, members, shareholders, managers, authorized persons, beneficial owners, any other controlling parties with the above entity, and all persons with a membership or voting interest in the entity is required to be made in any land use application or request for any approval from the Town, to be certain no conflict of interest exists and without the disclosure, a full review of any conflict cannot take place.

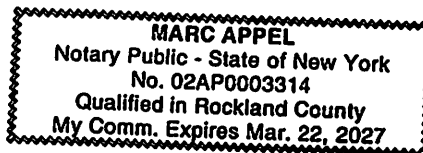
Linda Appel
Signature

Sworn to and subscribed in my presence

This 2nd day of November, 2023

NOTARY PUBLIC

3



SWIS	PRINT KEY	NAME	ADDRESS
392489	68.16-6-44	Asgar Realty Inc	125 E Central Ave, Pearl River, NY 10965
392489	68.20-2-5.1	Tri Bee Ltd	60-70 Dexter Pl, Pearl River, NY 10965
392489	68.20-2-5.2	Tri Bee Ltd	60-70 Dexter Pl, Pearl River, NY 10965
392489	68.20-2-6	130 East Central Corp	60-70 Dexter Pl, Pearl River, NY 10965
392489	68.20-2-7	Tucci Ventures LLC	50 Marycrest Rd, W Nyack, NY 10994
392489	68.20-2-8	144 East Central Avenue LLC	144 E Central Ave, Pearl River, NY 10965
392489	68.20-2-14	Raymond J Wallach	66 Elm St, Pittsfield, MA 01201
392489	68.20-2-15	Joan P Riley	145 Franklin Av, Pearl River, NY 10965
392489	68.20-2-16	David Fernandez	141 Franklin Ave, Pearl River, NY 10965
392489	68.20-2-17	James A Mc Aree	135 Franklin Av, Pearl River, NY 10965
392489	68.20-2-18	119 Franklin LLC	119 Franklin Ave, Pearl River, NY 10965
392489	68.20-2-19.1	United Methodist Church	130 Franklin Av, Pearl River, NY 10965
392489	68.20-2-19.2	Kevin Dempsey	121 Prospect Pl, Pearl River, NY 10965
392489	68.20-2-20	United Methodist Church	130 Franklin Ave, Pearl River, NY 10965
392489	68.20-2-21	Josephine Sanguinetti	21 Villa Dr, Nanuet, NY 10954
392489	68.20-2-22	Karin J Ryan	45 North French Ave, Elmsford, NY 10523
392489	68.20-2-23	Joseph Chiappa	27 Pine Glen Dr, Blauvelt, NY 10913
392489	68.20-2-34	Conor Ainsworth	139 Prospect Pl, Pearl River, NY 10965
392489	68.20-2-35	Brian Madigan	135 Prospect Pl, Pearl River, NY 10965
392489	68.20-2-36	Robert P Gorglione	125 Prospect St, Pearl River, NY 10965
392489	68.20-2-37	Christopher Dalton	10 S Middletown Rd, Pearl River, NY 10965
392489	68.20-2-59	John Nolan	39 S John St, Pearl River, NY 10965
392489	68.20-2-69	Andrew J Vergine	33 S John St, Pearl River, NY 10965
392489	68.20-2-70	David V Fisher	96-100 Franklin Av, Pearl River, NY 10965



JOHN STREET

50' WIDE

SECTION 68.20
BLOCK 2
LOT 5.1

SECTION 68.20
BLOCK 2
LOT 5.2

SECTION 68.20
BLOCK 2
LOT 18
16,411 sq.ft.

SECTION 68.20
BLOCK 2
LOT 17

FRANKLIN AVENUE

60' WIDE

SURVEY NOTES:

- 1, COPIES OF THIS SURVEY NOT HAVING THE EMBOSSED SEAL OF THE LAND SURVEYOR SHALL NOT BE VALID.
- 2, EASEMENTS OR RIGHTS-OF-WAYS ON OR UNDER THESE LANDS AND NOT VISIBLE ARE NOT SHOWN.
- 3, THIS PROPERTY AND SURVEY ARE SUBJECT TO THE FINDINGS OF A CURRENT TITLE REPORT.
- 4, DEED REFERENCE: INSTRU.# 2017-8075

UNAUTHORIZED ALTERATION OR ADDITION
TO ANY PLAN OR MAP BEARING THE SEAL
OF A PROFESSIONAL ENGINEER OR LAND
SURVEYOR IS A VIOLATION OF SECTION
7209 OF THE N.Y. STATE EDUCATION LAW

BOUNDARY SURVEY
FOR

119 FRANKLIN, LLC

SECTION 68.20-BLOCK 2-LOT 18
119 FRANKLIN AVENUE, PEARL RIVER
TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK

PREPARED BY
JAMES G. SCHEUERMANN

LAND SURVEYOR
19 HOYT ROAD
WARWICK, NEW YORK 10990
(845)-987-4347 JGSCHEUERMANN@GMAIL.COM

JAMES G. SCHEUERMANN
N.Y.L.S. #050408

SCALE: 1"=20'

DATE: SEPT. 26, 2023

JOB #3384
DWG #3384



LIST OF DRAWINGS

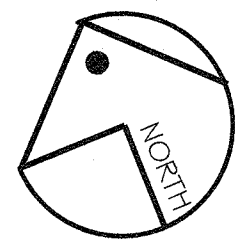
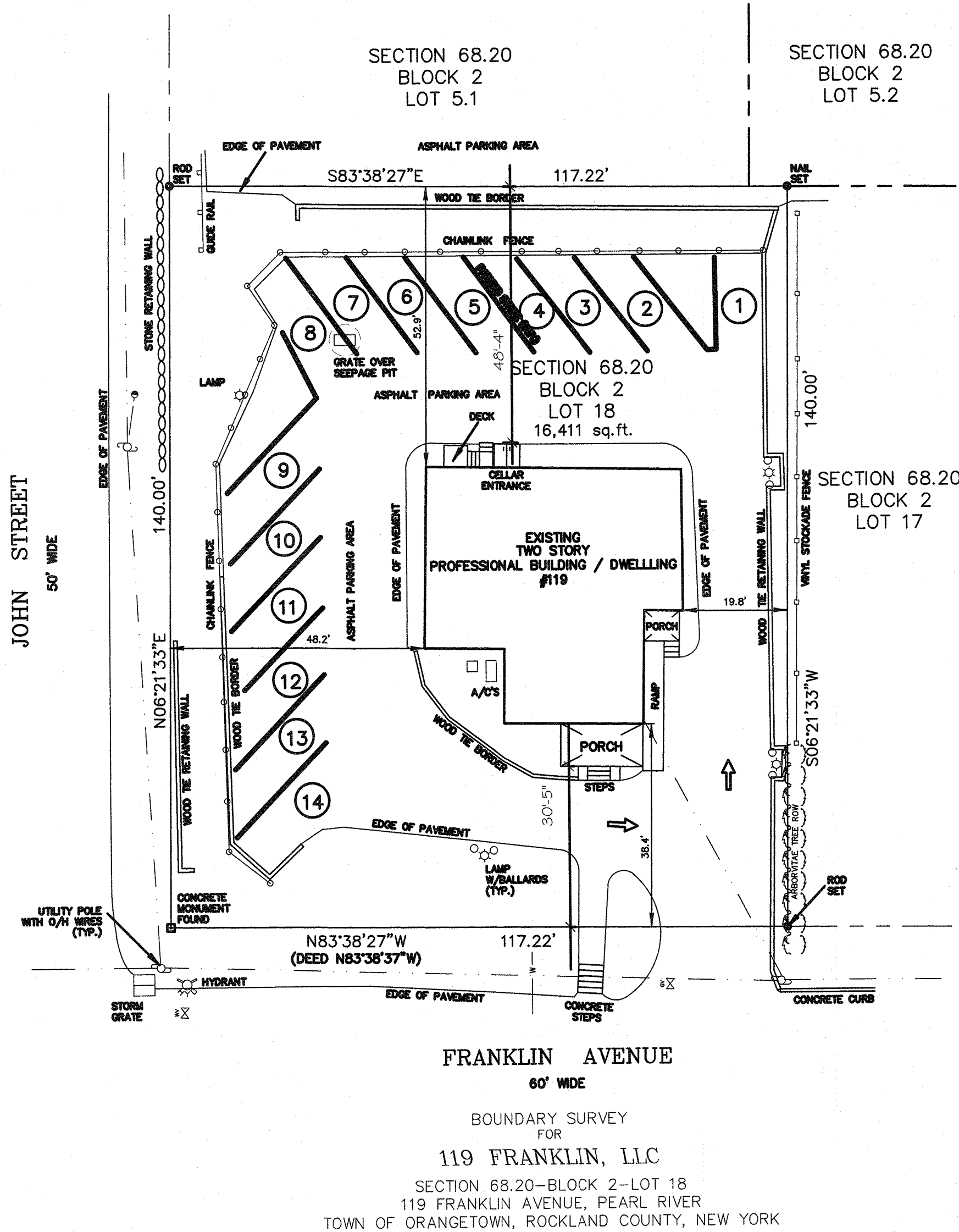
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BULK TABLE

ARCHITECTURAL DRAWINGS
SHEET DESCRIPTION

A-0 SITE LOCATION PLAN, NOTES, LIST OF DRAWINGS
A-1 CODE REVIEW
A-2 AS BUILT FIRST FLOOR / NEW WORK PLAN
A-3 AS BUILT SECOND FLOOR / NEW WORK PLAN
A-4 SCHEDULES
A-5 AS BUILT FIRST FLOOR / NEW WORK ELEC ALLOW. PLAN
A-6 AS BUILT SECOND FLOOR / NEW WORK ELEC ALLOW. PLAN

SITE LOCATION PLAN



EXISTING SITE LOCATION PLAN

THIS SITE PLAN IS BASED ON A SURVEY PROVIDED BY OWNER
BY JAMES G. SCHUEERMANN DATED 9/26/23.
THE DESIGNER SHALL ASSUME NO RESPONSIBILITY
FOR ACCURACY OF ORIGINAL SURVEY. REFER TO
ORIGINAL SURVEY FOR ALL ADDITIONAL INFORMATION.

SCALE: 1"=20'-0"

GENERAL NOTE:

1. Code Compliance & Building Standards: All work and materials shall conform and comply with all local codes, ordinances and the following authorities as applicable:

2020 NYS BUILDING CODE
2020 NYS Energy Conservation Construction Code and Stretch Code as applicable
2020 NYS FIRE BUILDING CODE
2020 NYS FUEL GAS BUILDING CODE
2020 NYS Existing Building Code
2017 National Electric Code
National Fire Underwriter Code

2. Contractor to consider all dimensions approximate pending field verification, prior to construction, consult architect as required.

3. Contractor to furnish and provide all labor materials and equipment required to fully complete the job as shown on these documents. Except where specifically agreed on by owner, job shall be ready for occupancy in a good workmanship manner with all work done as shown or reasonable intended on documents. It shall include but not limited to:

- A. Building permit
B. Certificate of Insurance
C. Demolition as required
D. Excavation
E. Masonry
F. Carpentry
G. Roofing and Flashing
H. Siding
I. Caulking/Sealant
J. Gutters and leaders
K. Insulation
L. Gypsum board and taping
M. Painting and Finishing
N. Trim work
O. Heating
P. Electrical
Q. Plumbing

4. Contractor shall furnish and install interior paint and exterior paint as specified.

5. All framing lumber to be #2 Douglas Fir or better.
All new work and materials unless otherwise specified shall match existing construction.

6. All materials shall be installed in strict accordance with manufacturers specifications.

7. All windows are to be "ANDERSEN Windows" as shown on the drawings. Pricing to include grilles and screens. Contractor to also include interior extension jambs for 4/6" stud walls additional extensions required shall be field installed and casing to match existing house trim. Contractor to also include hand lift hardware. Contractor to consult owner for window finish.

8. Heating contractor shall provide a complete system that meets energy star requirements and NYS State Codes.

9. Electrical contractor shall provide a complete system as per plans that meets energy star requirements and NYS State Codes.

10. Plumbing contractor shall provide a complete system and connect to existing system.

11. Energy Code Compliance shall be Prescriptive as attached.

NYS ENERGY CODE AND STRETCH ADOPTED CODE COMPLIANCE - SEE RES CHECK FOR COMPLIANCE REPORT CLIMATE ZONE 5 - PRESCRIPTIVE REQUIREMENTS

ENVELOPE COMPONENT	R VALUE REQUIRED	R VALUE PROVIDED
INTERIOR WALL	R-2.1 or R-20 + R-5a or R-13 + R-10a	R-21 Spray Foam
ROOF/CEILING	R-49	R-49 Spray Foam
FLOOR	R-30	N/A
FOUNDATION WALL	R-13.1	N/A
SLAB EDGE INSULATION	R-10.47' down	N/A
CRAWLSPACE	R-15.1	N/A
GLAZING	U-.27 Energy Star Compliant SHGC .44	Windows Existing to remain
SKYLIGHTS	U-.50	N/A
EXTERIOR DOORS	U-.27 Energy Star Compliant	Doors Existing to remain
PENETRATION	U-.27	U-.27

HVAC EQUIPMENT:

EQUIPMENT SIZING: Heating and cooling equipment shall be sized in accordance with ACCA Manual S, based on building loads calculated in accordance with ACCA Manual J or other approved heating and cooling calculation methodologies. New heating and cooling equipment shall have an efficiency rating equal to or greater than the minimum required by federal law for the geographic location where the equipment is installed.

MECHANICAL VENTILATION: The building shall be provided with ventilation as per N1103.6 that complies with the requirements of Section N1103.6 or with other approved means of ventilation. Outdoor air intakes and exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating. Fans used to provide whole-house mechanical ventilation shall meet the efficacy requirements of Table N1103.6.1.

I hereby state to the best of my professional knowledge and abilities that the proposed building design represented in these documents is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the requirements of the Current New York State Energy Conservation Construction Code and adopted stretch code. The signature and seal on such documents attests to the above statement.

KARL ACKERMANN, AIA

TABLE N103.6 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (in pounds per square foot)

USE	LIVE LOAD
Uninhabitable attics without storage ^a	10
Uninhabitable attics with limited storage ^a	20
Habitable attics and attics served with fixed stairs	30
Basement (storeroom) and deck ^a	40
Fire escapes	40
Guards and handrails ^a	200 ^b
Guards in full compliance ^a	50 ^b
Passenger vehicle garages ^a	50 ^b
Rooms other than sleeping rooms	40
Sleeping rooms	30
Stairs	40 ^b

For 10' x 10' square foot = 0.017744, 1 square foot = 0.017744, 1 square = 0.017744.
^a Storage areas shall be limited to a maximum of 100 pounds per square foot (psf) for areas less than 100 square feet.
^b Uninhabitable attics without storage on those where the clear height between joists and where is not more than 42 inches, or where there are not less than three (3) square feet of light in the attic, shall be limited to 10 pounds per square foot (psf). The live load shall not be increased to more than 30 pounds per square foot (psf) for areas less than 100 square feet.
^c Uninhabitable attics with limited storage on those where the clear height between joists and where is not more than 42 inches, or where there are not less than three (3) square feet of light in the attic, shall be limited to 10 pounds per square foot (psf). The live load shall not be increased to more than 30 pounds per square foot (psf) for areas less than 100 square feet.
^d Storage areas shall be limited to a maximum of 100 pounds per square foot (psf) for areas less than 100 square feet.
^e Storage areas shall be limited to a maximum of 100 pounds per square foot (psf) for areas less than 100 square feet.
^f Storage areas shall be limited to a maximum of 100 pounds per square foot (psf) for areas less than 100 square feet.
^g Storage areas shall be limited to a maximum of 100 pounds per square foot (psf) for areas less than 100 square feet.
^h Storage areas shall be limited to a maximum of 100 pounds per square foot (psf) for areas less than 100 square feet.
ⁱ Storage areas shall be limited to a maximum of 100 pounds per square foot (psf) for areas less than 100 square feet.
^j Storage areas shall be limited to a maximum of 100 pounds per square foot (psf) for areas less than 100 square feet.
^k Storage areas shall be limited to a maximum of 100 pounds per square foot (psf) for areas less than 100 square feet.
^l Storage areas shall be limited to a maximum of 100 pounds per square foot (psf) for areas less than 100 square feet.
^m Storage areas shall be limited to a maximum of 100 pounds per square foot (psf) for areas less than 100 square feet.
ⁿ Storage areas shall be limited to a maximum of 100 pounds per square foot (psf) for areas less than 100 square feet.
^o Storage areas shall be limited to a maximum of 100 pounds per square foot (psf) for areas less than 100 square feet.
^p Storage areas shall be limited to a maximum of 100 pounds per square foot (psf) for areas less than 100 square feet.
^q Storage areas shall be limited to a maximum of 100 pounds per square foot (psf) for areas less than 100 square feet.
^r Storage areas shall be limited to a maximum of 100 pounds per square foot (psf) for areas less than 100 square feet.
^s Storage areas shall be limited to a maximum of 100 pounds per square foot (psf) for areas less than 100 square feet.
^t Storage areas shall be limited to a maximum of 100 pounds per square foot (psf) for areas less than 100 square feet.
^u Storage areas shall be limited to a maximum of 100 pounds per square foot (psf) for areas less than 100 square feet.
^v Storage areas shall be limited to a maximum of 100 pounds per square foot (psf) for areas less than 100 square feet.
^w Storage areas shall be limited to a maximum of 100 pounds per square foot (psf) for areas less than 100 square feet.
^x Storage areas shall be limited to a maximum of 100 pounds per square foot (psf) for areas less than 100 square feet.
^y Storage areas shall be limited to a maximum of 100 pounds per square foot (psf) for areas less than 100 square feet.
^z Storage areas shall be limited to a maximum of 100 pounds per square foot (psf) for areas less than 100 square feet.

BULK TABLE & ZONING

SITE DATA
ZONING BULK TABLE

REQUIRED	EXISTING	PROPOSED
LOT REQUIRED 10,000 S.F.	16,552 S.F.	16,552 S.F.
FAR - .30 (30 %)	EXISTING FAR - 3,082 / 16,411 S.F. = .1878 (18.78 %)	PROPOSED FAR - 3,082 / 16,441 S.F. = .1878 (18.78 %)
FRONT YARD SET BACK: 25'-0"	EXISTING 30'-5"	EXISTING 30'-5"
SIDE YARD SET BACK: 10'-0"	EXISTING 19'-8"	EXISTING 19'-8"
COMBINED SIDE YARD SETBACK - 30'-0" REQUIRED	EXISTING 67'-11"	EXISTING 67'-11"
REAR YARD SET BACK: 25'-0"	EXISTING 48'-4"	EXISTING 48'-4"
LOT WIDTH: 75'-0"	117.22'	117.22'
STREET FRONTAGE: 50'-0"	117.22'	117.22'
HEIGHT 1'-0" PER 1'-4"	EXISTING NO CHANGE	EXISTING NO CHANGE
PRINCIPAL BUILDING COVERAGE	2,158 S.F. / 16,411 S.F. = .1315 (13.15%)	2,158 S.F. / 16,411 S.F. = .1315 (13.15%)
PRINCIPAL LAND COVERAGE	11,690 S.F. / 16,411 S.F. = .7123 (71.23%)	

EXISTING F.A.R. DATA

EXISTING FIRST FLOOR (EXISTING COMMERCIAL) 1,870 S.F.
EXISTING PORCHES 162 S.F.
SECOND FLOOR (UNFINISHED SPACE) 1,050 S.F.

EXISTING TOTAL S.F. 3,082 S.F.
EXISTING FAR - 3,082 / 16,552 S.F. = .1862 (18.62 %)

PROPOSED F.A.R. DATA

EXISTING FIRST FLOOR (EXISTING COMMERCIAL) 1,870 S.F.
EXISTING PORCHES 162 S.F.
SECOND FLOOR (APARTMENT) 1,050 S.F.

PROPOSED TOTAL S.F. 3,082 S.F.
PROPOSED FAR - 3,082 / 16,552 S.F. = .1862 (18.62 %)

144 E Central Avenue - SF/Parking Analysis - RG Zone

Principal Structure

1,870 s.f. - First Floor (COMMERCIAL)
1,050 s.f. - Second Floor (APARTMENT)
2,920 total s.f.

Proposed uses

1,870 s.f. Professional Office Space
/ 200 s.f. per car = 10 cars

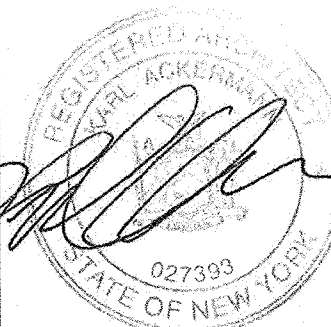
Apartment - 3 bed room apartment - 2 cars

12 cars provided and 1 ada parking space which is van compliant. (13 required - 14 total provided)

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Building Renovations for
119 Franklin Avenue
119 Franklin Avenue, Pearl River, New York, 10965
SBL: 68.20-2-18

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DEC 8 2023

FEB 7 2024

ZONING BOARD OF APPEALS

NY CODE REVIEW

CHAPTER 3 - OCCUPANCY CLASSIFICATION AND USE

SECTION 302 - OCCUPANCY CLASSIFICATION AND USE DESIGNATION

SECTION 304 -BUSINESS GROUP B
B - Business

SECTION 310 - RESIDENTIAL GROUP R
R- Residential (R-3)

310.4 Residential Group R-3.
Residential Group R-3 occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4 or I, including:

Buildings that do not contain more than two dwelling units

CHAPTER4 - SPECIAL DETAILED REQUIREMENTS
BASED ON OCCUPANCY AND USE

SECTION 420 - Group R-3

420.1 General.
Occupancies in Group R-3 shall comply with the provisions of Sections 420.1 through 420.10 and other applicable provisions of this code.

420.2 Separation walls.
Walls separating dwelling units in the same building, walls separating sleeping units in the same building and walls separating dwelling or sleeping units from other occupancies contiguous to them in the same building shall be constructed as fire partitions in accordance with Section 708.

420.3 Horizontal separation.
Floor assemblies separating dwelling units in the same buildings, floor assemblies separating sleeping units in the same building and floor assemblies separating dwelling or sleeping units from other occupancies contiguous to them in the same building shall be constructed as horizontal assemblies in accordance with Section 711.

[F]420.4 Automatic sprinkler system.
Group R occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.2.8.

420.5 Fire alarm systems and smoke alarms.
Single- or multiple-station smoke alarms shall be provided in Group R-3 in accordance with Section 907.2.10.

CHAPTER5 - GENERAL BUILDING HEIGHTS AND AREAS

SECTION 504
BUILDING HEIGHT AND NUMBER OF STORIES

TABLE 504.3 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE
B - S - Type VB - 40 feet
R - S - Type VB - 50 feet

504.4 Number of stories.
The maximum number of stories of a building shall not exceed the limits specified in Table 504.4.

R-3 - S - Type VB - 4 stories with note H.
H. New Group R occupancies are required to be protected by an automatic sprinkler system in accordance with Section 903.2.8.

SECTION 506 - BUILDING AREA
TABLE 506.2
B - S1 - 36,000 s.f.
R-3 - 5M - 21,000 s.f.

SECTION 508
MIXED USE AND OCCUPANCY

508.1 General.
Each portion of a building shall be individually classified in accordance with Section 302.1. Where a building contains more than one occupancy group, the building or portion thereof shall comply with the applicable provisions of Section 508.2, 508.3 or 508.4, or a combination of these sections.

Exceptions:

1. Occupancies separated in accordance with Section 510.

508.2.4 Separation of occupancies.
No separation is required between accessory occupancies and the main occupancy.

Exceptions:

1. N/A
2. Group R-3 dwelling units and sleeping units shall be separated from other dwelling or sleeping units and from accessory occupancies contiguous to them in accordance with the requirements of Section 420.

TABLE 508.4 REQUIRED SEPARATION OF OCCUPANCIES (HOURS)

B / R-3 - 1 Hr - with sprinklers as per section 420.

CHAPTER6
TYPES OF CONSTRUCTION

TYPE VB - with sprinklers added throughout.
Primary Frame - 0 Hours
Bearing walls 0 Hours
Exterior - 0 Hours
Interior - 0 Hours
Non Bearing walls and partitions Exterior - 0 Hours
Non Bearing walls and partitions Interior - 0 Hours
Floor Construction - 0 Hours
Roof Construction - 0 Hours

CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES

711.1 General.
Horizontal assemblies shall comply with Section 711.2. Nonfire-resistance-rated floor and roof assemblies shall comply with Section 711.3.

711.2 Horizontal assemblies.
Horizontal assemblies shall comply with Sections 711.2.1 through 711.2.6.

711.2.1 Materials.
Assemblies shall be of materials permitted by the building type of construction.

711.2.2 Continuity.
Assemblies shall be continuous without vertical openings, except as permitted by this section and Section 712.

711.2.3 Supporting construction.
The supporting construction shall be protected to afford the required fire-resistance rating of the horizontal assembly supported.

Exception: In buildings of Type VB construction, the construction supporting the horizontal assembly is not required to be fire-resistance rated at the following:

1. n/a
2. Horizontal assemblies at the separations of dwelling units and sleeping units as required by Section 420.3.

3. n/a

711.2.4 Fire-resistance rating.
The fire-resistance rating of horizontal assemblies shall comply with Sections 711.2.4.1 through 711.2.4.6 but shall be not less than that required by the building type of construction.

711.2.4.1 Separating mixed occupancies.
Where the horizontal assembly separates mixed occupancies, the assembly shall have a fire-resistance rating of not less than that required by Section 508.4 based on the occupancies being separated.

711.2.4.2 Separating fire areas.
Where the horizontal assembly separates a single occupancy into different fire areas, the assembly shall have a fire-resistance rating of not less than that required by Section 707.3.10.

711.2.4.3 Dwelling units and sleeping units.
Horizontal assemblies serving as dwelling or sleeping unit separations in accordance with Section 420.3 shall be not less than 1-hour fire-resistance-rated construction.

Exception: Horizontal assemblies separating dwelling units and sleeping units shall be not less than 1/2-hour fire-resistance-rated construction in a building of Types IIB, IIIB and VB construction, where the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

CHAPTER 9 - FIRE PROTECTION AND LIFE SAFETY SYSTEMS

901.6.3 Fire alarm systems.
Fire alarm systems required by the provisions of Section 907.2 of this code and Sections 907.2 and 907.9 of the Fire Code of New York State shall be monitored by an approved supervising station in accordance with Section 907.6.6 of this code.

Exceptions:

1. Single- and multiple-station smoke alarms required by Section 907.2.10.

SECTION 903 - AUTOMATIC SPRINKLER SYSTEMS

903.2.8 Group R.
An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.

[F]903.2.8.1 Group R-3.
An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be permitted in Group R-3 occupancies.

903.3.1.3 NFPA 13D sprinkler systems.
Automatic sprinkler systems installed in Group R-3, Condition 1 shall be permitted to be installed throughout in accordance with NFPA 13D.

SECTION 906
PORTABLE FIRE EXTINGUISHERS

906.1 Where required.
Portable fire extinguishers shall be installed in all of the following locations:

Exceptions:

4. On each floor of structures under construction, except Group R-3 occupancies, in accordance with Section 3315.1 of the Fire Code of New York State.

SECTION 907
FIRE ALARM AND DETECTION SYSTEMS

907.2.2 Group B.
A manual fire alarm system shall be installed in Group B occupancies where one of the following conditions exists:

1. The combined Group B occupant load of all floors is 500 or more.

2. The Group B occupant load is more than 100 persons above or below the lowest level of exit discharge.

3. The fire area contains an ambulatory care facility.

Exception: Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 and the occupant notification appliances will activate throughout the notification zones upon sprinkler water flow.

907.2.10 Single- and multiple-station smoke alarms.
Listed single- and multiple-station smoke alarms complying with UL 217 shall be installed in accordance with Sections 907.2.10.1 through 907.2.10.7 and NFPA 72.

907.2.10.2 Groups R-2, R-3, R-4 and I-1.
Single- or multiple-station smoke alarms shall be installed and maintained in Groups R-2, R-3, R-4 and I-1 regardless of occupant load at all of the following locations:

1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.

2. In each room used for sleeping purposes.

3. In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

907.2.10.3 Installation near cooking appliances.
Smoke alarms shall not be installed in the following locations unless this would prevent placement of a smoke alarm in a location required by Section 907.2.10.1 or 907.2.10.2:

1. Ionization smoke alarms shall not be installed less than 20 feet (6096 mm) horizontally from a permanently installed cooking appliance.

2. Ionization smoke alarms with an alarm-silencing switch shall not be installed less than 10 feet (3048 mm) horizontally from a permanently installed cooking appliance.

3. Photoelectric smoke alarms shall not be installed less than 6 feet (1829 mm) horizontally from a permanently installed cooking appliance.

907.2.10.5 Interconnection.
Where more than one smoke alarm is required to be installed within an individual dwelling unit or sleeping unit in Group R or I-1 occupancies, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

907.2.10.7 Smoke detection system.
Smoke detectors listed in accordance with UL 268 and provided as part of the building fire alarm system shall be an acceptable alternative to single- and multiple-station smoke alarms and shall comply with the following:

1. The fire alarm system shall comply with all applicable requirements in Section 907.

2. Activation of a smoke detector in a dwelling unit or sleeping unit shall initiate alarm notification in the dwelling unit or sleeping unit in accordance with Section 907.5.2.

3. Activation of a smoke detector in a dwelling unit or sleeping unit shall not activate alarm notification appliances outside of the dwelling unit or sleeping unit, provided that a supervisory signal is generated and monitored in accordance with Section 907.6.6.

CHAPTER 13 -ENERGY EFFICIENCY

1301.1 Scope.
This chapter governs the design and construction of buildings for energy efficiency.

1301.1.1 Criteria.
Buildings shall be designed and constructed in accordance with the Energy Conservation Construction Code of New York State and the existing building code.

It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way, if an item bearing the seal of an architect is altered, the altering architect shall affix to his item the seal of his firm, and shall indicate the date of such alteration, and a specific description of the alteration.

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NYS LISC: 027393 - Registered through Date April 30, 2026
NJ LISC: 21M0163420 © Copyright 2023

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FIRST FLOOR GENERAL NOTES

CONTRACTOR TO REMOVE ALL CEILING GRIDS AND LIGHTING AND DISCARD AND EXPOSE FLOOR JOISTS ABOVE.

CONTRACTOR TO PROVIDE ALL PLUMBING ADJUSTMENTS AND MECHANICAL FOR APARTMENT ABOVE BEFORE CLOSING UP CAVITY.

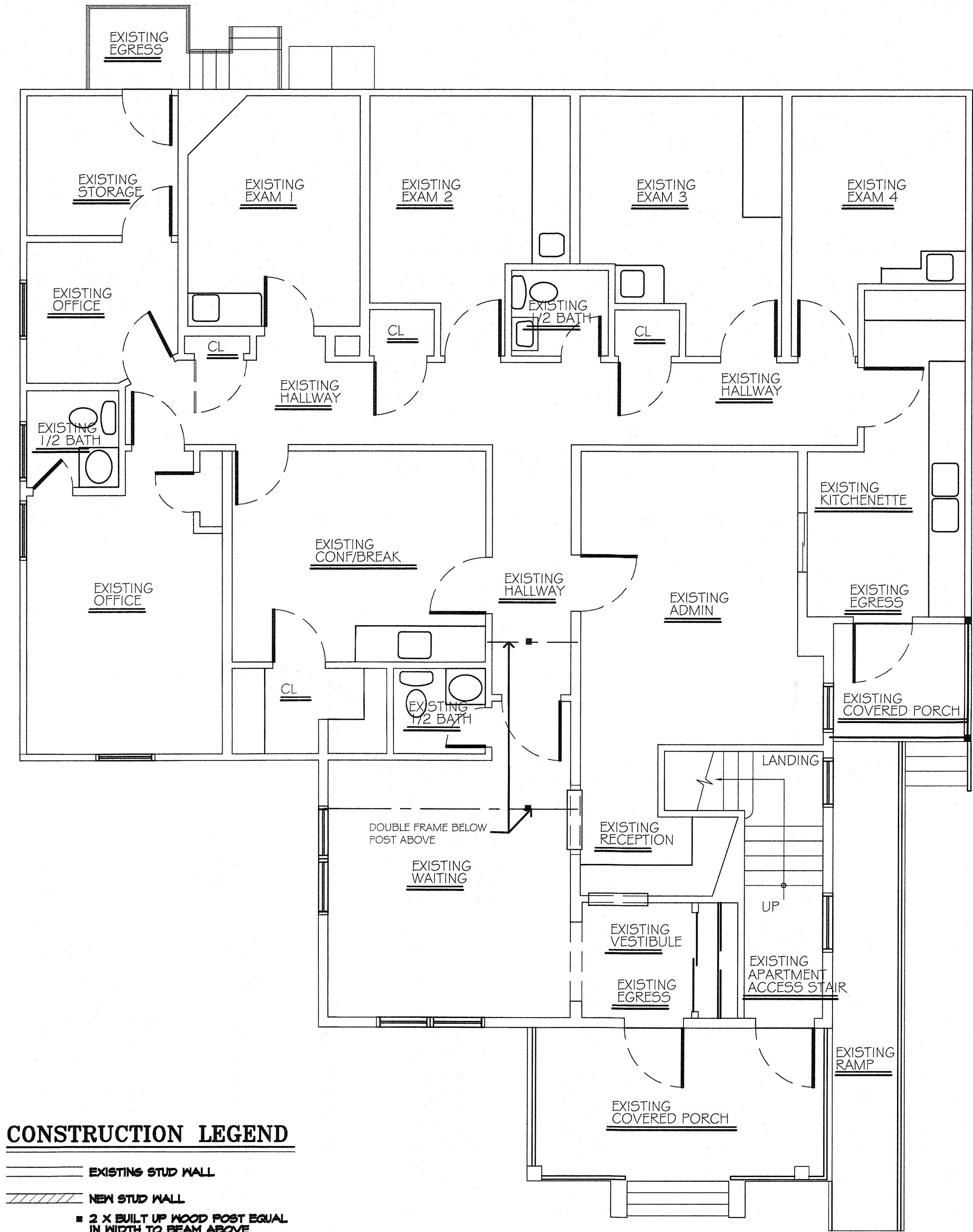
CONTRACTOR TO PROVIDE ALL NEW LIGHTING IN EACH ROOM - SEE ALLOWANCE PLAN. SHALLOW SURFACE LED TYPE WITH BACK BOXES.

CONTRACTOR TO PROVIDE UPGRADES FOR NEW FIRE ALARM SYSTEM IN THE COMMERCIAL SPACE WITH PULL STATIONS AS DESIGNED BY OTHERS. SYSTEM SHALL BE CONNECTED TO CENTRAL STATION.

CONTRACTOR TO COORDINATE ALL NEW FIRE SPRINKLER SYSTEM THROUGHT AS DESIGNED BY OTHERS AND PROVIDE SOFFITS AS REQUIRED.

CONTRACTOR TO PROVIDE NEW FIRE RATED 1/2" TYPE X GYPSUM AT CEILING TO PROVIDE A 1 HOUR UL RATED ASSEMBLY. CONTRACTOR TO INSTALL 1" OR 1 1/2" HAT CHANNEL DEPENDING ON SPRINKLER DESIGN TO SUPPORT NEW GYPSUM CEILINGS. PROVIDE NEW MINERAL WOOL INSULATION IN CEILING CAVITY BELOW SECOND FLOOR FOR SOUND.

ALL AREAS BELOW EXISTING ROOFING ABOVE EXPOSED SHALL HAVE UPGRADED INSULATION TO EXTENT POSSIBLE OR ALTERNATE SPRAY FOAM TO PROTECT NEW SPRINKLER PIPING AND MEET THE EXISTING BUILDING CODE.



CONSTRUCTION LEGEND

- EXISTING STUD WALL
- NEW STUD WALL
- 2 X BUILT UP WOOD POST EQUAL IN WIDTH TO BEAM ABOVE

AS-BUILT FIRST FLOOR W/ NEW WORK AS NOTED

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

5 1/2" x 14" PARALAM DROPPED HEADER

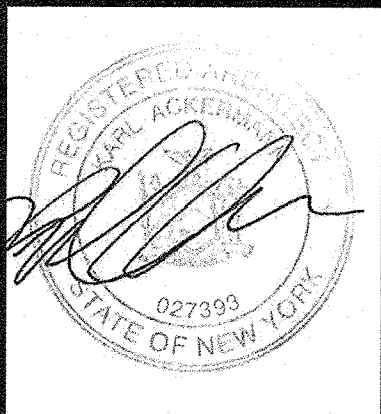
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Fixtures & Fittings Schedule - Base Bid Allowances	
(Final Selections by Owner)	
(2) Kohler - K-11076-4 - Archer Widespread Sink Faucets with 8-Inch Centers	
(1) Kohler - K-2355 - Archer Undermount Sink - White - w/ shut offs and new hoses.	
(2) Vanities are Selected by Owner provide allowance for vanities and marble tops. One Vanity is narrow depth at master.	
Shower	
(1) Archer® 36" x 36" alcove shower base, center drain K-9336-0	
(1) Revel® Pivot shower door, 70" H x 27-5/16" G - 31-1/8" W, with 5/16" thick Crystal Clear glass 707501-L-SHF	
(1) Rite-Temp® shower trim kit, 2.5 gpm TS27404-4-CP Pressure-balancing valve body and cartridge kit with PEX expansion connections - K-6304-UX-NA	
Tub	
(1) Kohler - Archer 72" Alcove Soaking Tub with Left Drain and Comfort Depth Model: K-1125-LA-O - 6'-0" alcove tub w/ glass doors Sliding shower door, 74" H x 56-5/8" - 59-5/8" W, with 1/4" thick Crystal Clear glass K-706009-L-SHF	
(1) Rite-Temp® bath and shower trim kit, 2.5 gpm K-TS27403-4-CP w/ Rite-Temp® Pressure-balancing valve body and cartridge kit with PEX expansion connections - K-6304-UX-NA	
Toilet	
(2) Kohler - K-3465 Pincer Toilet - White w/ New Flange and seal, seat, bolts and water supply hose. Allowance for Kohler Pincer Series Toilet Paper Holder	
General	
Allowance for (2) Kohler Pincer Series towel rings (2) robe hooks and (2) towel bars.	

SECOND FLOOR GENERAL NOTES	
CONTRACTOR TO REMOVE ALL EXISTING INSULATION THAT IS ALREADY EXPOSED DISCARD.	
CONTRACTOR TO PROVIDE ALL PLUMBING ADJUSTMENTS AND MECHANICAL FOR APARTMENT ABOVE BEFORE CLOSING UP CAVITY.	
CONTRACTOR TO PROVIDE ALL NEW LIGHTING IN EACH ROOM - SEE ALLOWANCE PLAN, SHALLOW SURFACE LED TYPE WITH BACK BOXES.	
CONTRACTOR TO PROVIDE UPGRADES FOR NEW SMOKE AND CARBON MONOXIDE DETECTORS AS PER CODE.	
CONTRACTOR TO COORDINATE ALL NEW FIRE SPRINKLER SYSTEM THROUGHT AS DESIGNED BY OTHERS AND PROVIDE SOFFITS AS REQUIRED.	

MASTER BED ROOM
CONTRACTOR TO FURNISH AND INSTALL NEW GYPSUM ON ALL WALLS AND CEILINGS AND R-21 SPRAY FOAM INSULATION IN ALL EXISTING EXTERIOR WALLS. R-49 SPRAY FOAM AT CEILING JOISTS AND FLAT ROOF SECTIONS.
CONTRACTOR TO FURNISH AND INSTALL NEW WOOD BASE AND WINDOW TRIM AS SELECTED BY OWNER.
ALL CLOSETS SHELVEING BY GC SEE SPEC. PROVIDE TRIM MATCHING BEDROOM
SEE ELECTRICAL ALLOWANCE PLANS FOR SUGGESTED LIGHTING.

MASTER BATH
CONTRACTOR TO FURNISH AND INSTALL NEW GYPSUM ON ALL WALLS AND CEILINGS AND R-21 SPRAY FOAM INSULATION IN ALL EXISTING EXTERIOR WALLS. R-49 SPRAY FOAM AT CEILING JOISTS AND FLAT ROOF SECTIONS.
CONTRACTOR TO FURNISH AND INSTALL WINDOW TRIM AS SELECTED BY OWNER.
CONTRACTOR TO FURNISH AND INSTALL CERAMIC TILE FLOOR W/ MEMBRANE COATING.
PROVIDE TILE BACKER BOARD & MEMBRANE COATING ON WALLS OF SHOWER BEHIND TILE AREAS. PROVIDE SCHULTER DRAIN AND TILE WATERPROOFING SYSTEM W/ GLASS DOOR SYSTEM IF SELECTED BY OWNER.
CONTRACTOR TO FURNISH AND INSTALL CUSTOM SHOWER, TOILET AND VANITY AS REQD. WITH ALL PLUMBING DRAIN,VENT,SHUTOFFS AND ACCESSORIES.
CONTRACTOR TO INSTALL NEW EXHAUST FAN W/ HEAT AND LIGHT. PROVIDE NEW SWITCH AND CIRCUIT AS REQUIRED. SEE SPECIFICATIONS. EXHAUST MUST HAVE AUTOMATIC OR GRAVITY DAMPER
CONTRACTOR TO FURNISH GREEN BOARD ALL WALLS & CLG. AND TILE BACKER BOARD BEHIND TILE AREAS ON WALLS & FLOORS.
SEE ELECTRICAL ALLOWANCE PLANS FOR SUGGESTED LIGHTING.
PROVIDE BELOW VANITY ELECTRIC KICK SPACE HEATER

KITCHEN
CONTRACTOR TO FURNISH AND INSTALL NEW GYPSUM ON ALL WALLS AND CEILINGS AND R-21 SPRAY FOAM INSULATION IN ALL EXISTING EXTERIOR WALLS. R-49 SPRAY FOAM AT CEILING JOISTS AND FLAT ROOF SECTIONS.
CONTRACTOR TO FURNISH AND INSTALL NEW WOOD BASE AND WINDOW TRIM AS SELECTED BY OWNER.
CONTRACTOR TO FURNISH AND INSTALL NEW KITCHEN CABINETS AND COUNTERTOP AND BACKSPLASH AS SHOWN ON PLANS. CONTRACTOR TO COORDINATE WITH OWNERS SELECTIONS.
FURNISH AND INSTALL GYPSUM BOARD AS REQD. CONTRACTOR TO COORDINATE W/ NEW ELECTRICAL ALLOWANCE PLANS.
CONTRACTOR TO FURNISH AND INSTALL NEW SINKS WITH DRAIN & VENT AND ALL ACCESSORIES AND DISHWASHER AS SELECTED BY OWNER.
CONTRACTOR TO FURNISH AND INSTALL NEW WATER LINE CONNECTION W/ VACUUM BREAKER FOR REFRIGERATOR ICE MAKER. APPLIANCES ARE BY OWNER.
CONTRACTOR TO INSTALL NEW EXHAUST HOOD/FAN SEE ELECTRICAL ALLOWANCE PLAN. EXHAST MUST HAVE AUTOMATIC OR GRAVITY DAMPER
PROVIDE NEW HARDWOOD OR TILE FLOORING AS DIRECTED BY OWNER
SEE ELECTRICAL ALLOWANCE PLANS FOR SUGGESTED LIGHTING.

LIVING ROOM / DINING
CONTRACTOR TO FURNISH AND INSTALL NEW GYPSUM ON ALL WALLS AND CEILINGS AND R-21 SPRAY FOAM INSULATION IN ALL EXISTING EXTERIOR WALLS. R-49 SPRAY FOAM AT CEILING JOISTS AND FLAT ROOF SECTIONS.
CONTRACTOR TO FURNISH AND INSTALL NEW WOOD BASE AND WINDOW TRIM AS SELECTED BY OWNER.
SEE ELECTRICAL ALLOWANCE PLANS FOR SUGGESTED LIGHTING.

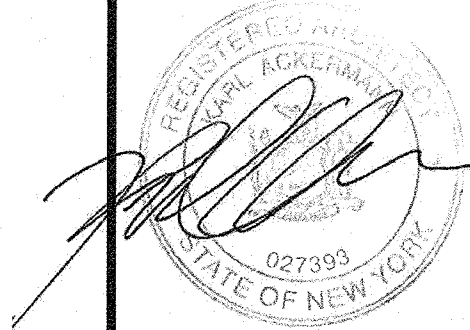
CONSTRUCTION LEGEND
<div></div> EXISTING STUD WALL
<div></div> NEW STUD WALL
<div></div> 2 X BUILT UP WOOD POST EQUAL IN WIDTH TO BEAM ABOVE

PROPOSED SECOND FLOOR AS-BUILT W/ NEW WORK

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

LAUNDRY - STACKABLE UNITS
CONTRACTOR TO FURNISH AND INSTALL NEW GYPSUM ON ALL WALLS AND CEILINGS AND R-21 SPRAY FOAM INSULATION IN ALL EXISTING EXTERIOR WALLS. R-49 SPRAY FOAM AT CEILING JOISTS AND FLAT ROOF SECTIONS.
CONTRACTOR TO FURNISH AND INSTALL CERAMIC TILE FLOOR W/ MEMBRANE COATING.
CONTRACTOR TO FURNISH AND INSTALL HARD DUCTED DRYER VENT TO EXTERIOR EXHAUST MUST HAVE AUTOMATIC OR GRAVITY DAMPER AS PER CODE. CONTRACTOR TO FURNISH AND INSTALL DRAIN AND VENT LINES.
CONTRACTOR TO FURNISH AND INSTALL SOUND BATT INSULATION AROUND CLOSET.
Additional Accessones / Plumbing Scope; Contractor to furnish and install new laundry recessed box hot & cold water supply shut off valves and drainage connections including hoses. Contractor to furnish and install washing machine watta's hammer arrestors on supply hot & cold water lines. Contractor to furnish and install Watts A2C-0004640 A2c-m-l surface mount washing machine water shut off valve and sensors including a metal pan below the washer. Provide automatic shut off valves. See electrical allowance plans.
Contractor to provide all shut offs as required by code and outlet for washer/dryer as selected by owner.
BATH/SHOWER ROOM - TYPICAL
CONTRACTOR TO FURNISH AND INSTALL NEW GYPSUM ON ALL WALLS AND CEILINGS AND R-21 SPRAY FOAM INSULATION IN ALL EXISTING EXTERIOR WALLS. R-49 SPRAY FOAM AT CEILING JOISTS AND FLAT ROOF SECTIONS.
CONTRACTOR TO FURNISH AND INSTALL CERAMIC TILE FLOOR W/ MEMBRANE COATING.
PROVIDE TILE BACKER BOARD & MEMBRAN COATING ON WALLS OF SHOWER BEHIND TILE AREAS. PROVIDE SCHULTER DRAIN AND TILE WATERPROOFING SYSTEM OR ALTERNATE SHOW BASE RECEPTOR.
CONTRACTOR TO FURNISH AND INSTALL NEW TUB, TOILET AND VANITY AS REQD. WITH ALL PLUMBING DRAIN,VENT,SHUTOFFS AND ACCESSORIES.
CONTRACTOR TO INSTALL NEW EXHAUST FAN W/ HEAT AND LIGHT. PROVIDE NEW SWITCH AND CIRCUIT AS REQUIRED. SEE SPECIFICATIONS. EXHAST MUST HAVE AUTOMATIC OR GRAVITY DAMPER.
CONTRACTOR TO FURNISH GREEN BOARD ALL WALLS & CLG. AND TILE BACKER BOARD BEHIND TILE AREAS ON WALLS & FLOORS.
SEE ELECTRICAL ALLOWANCE PLANS FOR SUGGESTED LIGHTING.
PROVIDE BELOW VANITY ELECTRIC KICK SPACE HEATER
BED ROOMS
CONTRACTOR TO FURNISH AND INSTALL NEW GYPSUM ON ALL WALLS AND CEILINGS AND R-21 SPRAY FOAM INSULATION IN ALL EXISTING EXTERIOR WALLS. R-49 SPRAY FOAM AT CEILING JOISTS AND FLAT ROOF SECTIONS.
CONTRACTOR TO FURNISH AND INSTALL NEW WOOD BASE AND WINDOW TRIM AS SELECTED BY OWNER. SEE FINISH SCHEDULE.
ALL CLOSETS SHELVEING BY GC SEE SPEC. PROVIDE TRIM MATCHING BEDROOM
SEE ELECTRICAL ALLOWANCE PLANS FOR SUGGESTED LIGHTING.

It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in this drawing, or to add to or delete from this drawing, or to alter the original architect's seal, or to alter the seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration.



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119 Franklin Avenue
 119 Franklin Avenue, Pearl River New York, 10965
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DOOR SCHEDULE

⑤ Plan Symbol

ALL INTERIOR DOORS ARE 1 3/4" THICK SOLID
HARDWOOD AS SELECTED BY OWNER

KEY	TYPE	DOOR SIZE	MANUFACTURE	HARDWARE SET	DOOR COLOR	EXTERIOR CASING	EXTERIOR CASING COLOR	INTERIOR CASING	INTERIOR CASING COLOR	INTERIOR CASING/SILLS	EXTENSION JAMBS	SCREEN DOOR	REMARKS
1	FRONT ENTRY SYSTEM	2'-10"x6'-8"	TBD / THERMATRU	LOCKSET	WHITE	4"	WHITE	4"	WHITE	MATCH	AS REQ'D.	N/A	INSULATED / AS SELECTED BY OWNER
2	SWING DOOR	2'-0"x6'-8"	SIMPSON - 2 PANEL	PASSAGE	WHITE	4"	WHITE	4"	WHITE	MATCH	AS REQ'D.	N/A	SOLID SIMPSON - 2 PANEL W/ TRACKS
3	SWING DOOR	2'-8"x6'-8"	SIMPSON - 2 PANEL	PASSAGE	WHITE	4"	WHITE	4"	WHITE	MATCH	AS REQ'D.	N/A	SOLID SIMPSON - 2 PANEL
4	SWING DOOR	2'-4"x6'-8"	SIMPSON - 2 PANEL	PASSAGE	WHITE	4"	WHITE	4"	WHITE	MATCH	AS REQ'D.	N/A	SOLID SIMPSON - 2 PANEL W/ TRACKS
5	SWING DOOR	2'-4"x6'-8"	SIMPSON - 2 PANEL	PRIVACY	WHITE	4"	WHITE	4"	WHITE	MATCH	AS REQ'D.	N/A	SOLID SIMPSON - 2 PANEL W/ TRACKS
6	SWING DOOR	2'-4"x6'-8"	SIMPSON - 2 PANEL	PRIVACY	WHITE	4"	WHITE	4"	WHITE	MATCH	AS REQ'D.	N/A	SOLID SIMPSON - 2 PANEL W/ TRACKS
7	SWING DOOR	2'-10"x6'-8"	SIMPSON - 2 PANEL	PASSAGE	WHITE	4"	WHITE	4"	WHITE	MATCH	AS REQ'D.	N/A	SOLID SIMPSON - 2 PANEL W/ TRACKS
8	SWING DOOR	2'-8"x6'-8"	SIMPSON - 2 PANEL	PRIVACY	WHITE	4"	WHITE	4"	WHITE	MATCH	AS REQ'D.	N/A	SOLID SIMPSON - 2 PANEL
9	POCKET DOOR	2'-4"x6'-8"	SIMPSON - 2 PANEL	PRIVACY	WHITE	4"	WHITE	4"	WHITE	MATCH	AS REQ'D.	N/A	SOLID SIMPSON - 2 PANEL W/ POCKET DOOR SYSTEM JOHNSON HARDWARE
10	POCKET DOOR	2'-4"x6'-8"	SIMPSON - 2 PANEL	PRIVACY	WHITE	4"	WHITE	4"	WHITE	MATCH	AS REQ'D.	N/A	SOLID SIMPSON - 2 PANEL W/ POCKET DOOR SYSTEM JOHNSON HARDWARE
11	SLIDING DOORS	(2) 2'-0"x6'-8"	SIMPSON - 2 PANEL	SLD	WHITE	4"	WHITE	4"	WHITE	MATCH	AS REQ'D.	N/A	SOLID SIMPSON - 2 PANEL DOORS W/ TRACK SYSTEM
12	SLIDING DOORS	(2) 2'-0"x6'-8"	SIMPSON - 2 PANEL	SLD	WHITE	4"	WHITE	4"	WHITE	MATCH	AS REQ'D.	N/A	SOLID SIMPSON - 2 PANEL DOORS W/ TRACK SYSTEM
13	SWING DOOR	2'-8"x6'-8"	SIMPSON - 2 PANEL	PASSAGE	WHITE	4"	WHITE	4"	WHITE	MATCH	AS REQ'D.	N/A	SOLID SIMPSON - 2 PANEL
14	SLIDING DOORS	(2) 2'-0"x6'-8"	SIMPSON - 2 PANEL	SLD	WHITE	4"	WHITE	4"	WHITE	MATCH	AS REQ'D.	N/A	SOLID SIMPSON - 2 PANEL DOORS W/ TRACK SYSTEM

FINISH SCHEDULE

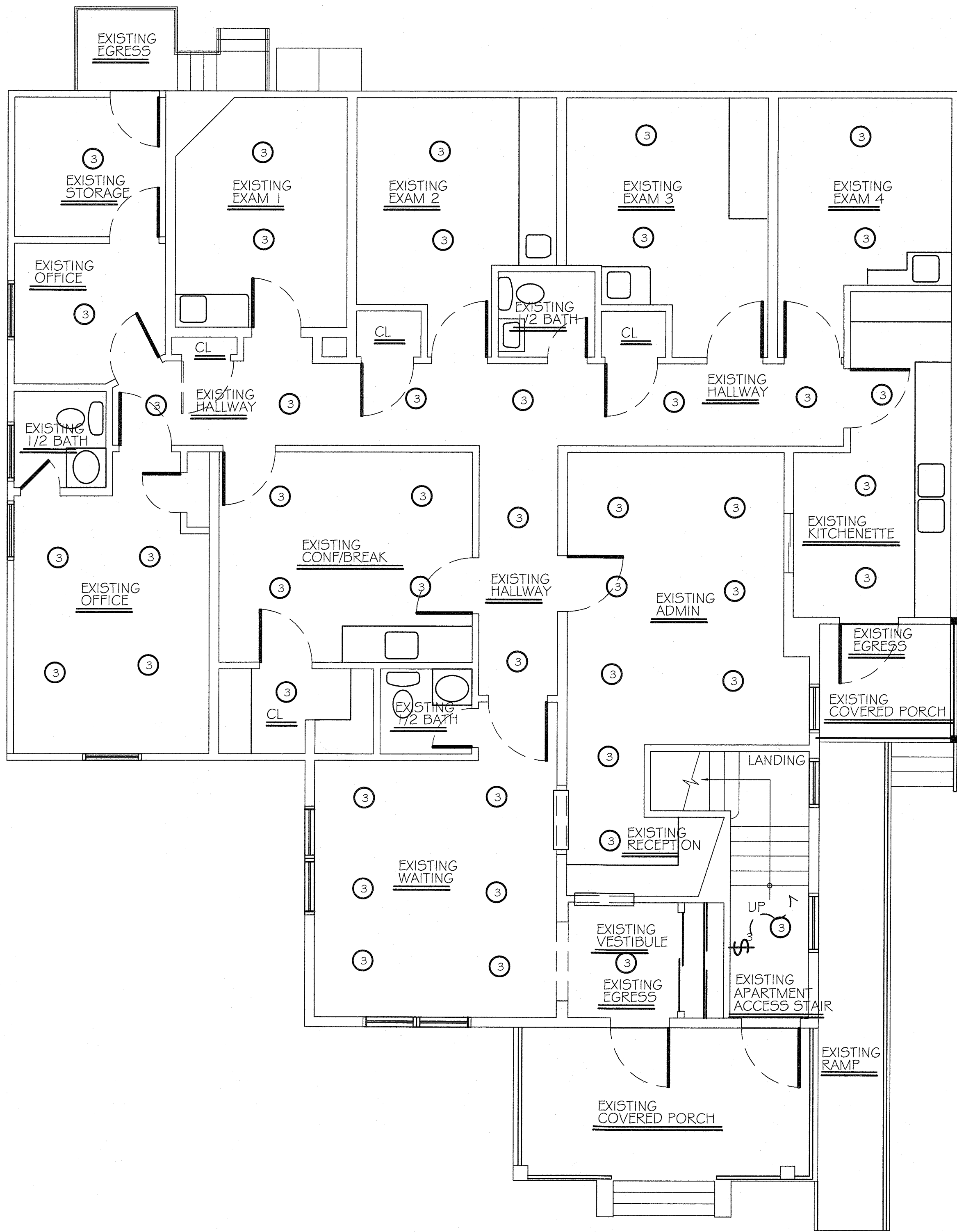
	ROOM NAME	FLOORING	BASE	WALLS	CEILING	CEILING HEIGHT	REMARKS
-	STAIRS	WOOD	WOOD	PAINT	PAINT	8'-0"	FINAL SELECTIONS BY OWNER
-	HALLWAY	WOOD	WOOD	PAINT	PAINT	8'-0"	FINAL SELECTIONS BY OWNER
-	LIN	WOOD	WOOD	PAINT	PAINT	8'-0"	FINAL SELECTIONS BY OWNER
-	BATH	TILE	WOOD	PAINT	PAINT	8'-0"	FINAL SELECTIONS BY OWNER - TILE UP 4'-0" ON WALLS- FULL HEIGHT AT SHOWER
-	FAMILY ROOM	WOOD	WOOD	PAINT	PAINT	8'-0"	FINAL SELECTIONS BY OWNER
-	KITCHEN	WOOD	WOOD	PAINT	PAINT	8'-0"	FINAL SELECTIONS BY OWNER
-	LAUNDRY	TILE	WOOD	PAINT	PAINT	8'-0"	FINAL SELECTIONS BY OWNER - TILE UP 4'-0" ON WALLS
-	MASTER BED ROOM	WOOD	WOOD	PAINT	PAINT	8'-0"	FINAL SELECTIONS BY OWNER
-	CL	WOOD	WOOD	PAINT	PAINT	8'-0"	FINAL SELECTIONS BY OWNER
-	CL	WOOD	WOOD	PAINT	PAINT	8'-0"	FINAL SELECTIONS BY OWNER
-	1/2 BATH	TILE	WOOD	PAINT	PAINT	8'-0"	FINAL SELECTIONS BY OWNER - TILE UP 4'-0" ON WALLS
-	SHOWER ROOM	TILE	WOOD	PAINT	PAINT	8'-0"	FINAL SELECTIONS BY OWNER - TILE UP 4'-0" ON WALLS - FULL HEIGHT AT SHOWER
-	BED ROOM 2	WOOD	WOOD	PAINT	PAINT	8'-0"	FINAL SELECTIONS BY OWNER
-	CL	WOOD	WOOD	PAINT	PAINT	8'-0"	FINAL SELECTIONS BY OWNER
-	BED ROOM 3	WOOD	WOOD	PAINT	PAINT	8'-0"	FINAL SELECTIONS BY OWNER
-	CL	WOOD	WOOD	PAINT	PAINT	8'-0"	FINAL SELECTIONS BY OWNER

ELECTRICAL SERVICE - COMERCIAL
EXISTING ELECTRICAL SERVICE TO REMAIN.
ALL ELECTRICAL FIXTURES TO BE ENERGY STAR RATED, IF AS REPLACED.
CONTRACTOR TO PROVIDE NEW CIRCUITS AS REQUIRED. ALL BED ROOM CIRCUITS MUST HAVE ARC FAULT BREAKERS.
CONTRACTOR TO COORDINATE ALL NEW UTILITIES WITH UTILITY COMPANIES, IF REQUIRED.
ALL INTERIOR POWER OUTLETS TO REMAIN EXISTING ALONG WITH SWITCH LOCATIONS. ADJUST SWITCH DEVICES FOR NEW LED LIGHTS. MATCH TWO WAY AND THREE WAY AS REQUIRED.
ALL EXTERIOR LIGHTING AND POWER TO REMAIN AS EXISTING.

NOTE
OWNER/ELECTRICAL CONTRACTOR TO FURNISH AND INSTALL ALL NEW WIRING, SWITCHES AND DEVICES AS REQUIRED FOR NEW WORK.

NOTE
EXISTING MEP SYSTEMS TO REMAIN

NOTE
INSTALL NEW SMOKE DETECTION AND FIRE PROTECTION - SEE CODE REVIEW AND DESIGN BY OTHERS



AS-BUILT FIRST FLOOR W/ NEW WORK
ELECTRICAL ALLOWANCE PLAN

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

It is a violation of the law for any person, unless acting under the direction of a licensed architect to alter an item in any way. If an item bearing the seal of an architect is altered, the altering architect shall affix to the item the seal and the notation "altered by followed by his signature and the date of such alteration, and a specific description of the alteration."

Building Renovations for
119 Franklin Avenue
119 Franklin Avenue, Pearl River New York, 10965
SBL: 68.20-2-18

Issue Date:
Revisions

1	As-Built 10/09/23
2	
3	
4	

Sheet No.
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NYS LISC: 027393 - Registered through Date April 30, 2026
NJ LISC: 21A0165400
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PROVIDE GFI OUTLET BELOW ALL KITCHEN SINKS W/
SHUT OFF SWITCH. FOR FUTURE GARBAGE
DISPOSAL OR OTHER OWNER SELECTED USE.

OWNER/ELECTRICAL CONTRACTOR TO FURNISH AND
INSTALL ALL NEW WIRING, SWITCHES AND DEVICES.

OWNER/MECHANICAL CONTRACTOR IS RESPONSIBLE
FOR SELECTION OF HVAC SYSTEM AND FINAL
LOCATIONS.

INSTALL NEW SMOKE DETECTION AND FIRE PROTECTION - SEE CODE REVIEW AND DESIGN BY OTHERS

SEE CONSTRUCTION PLAN FOR ADDITIONAL NOTES
FOR BATHROOM AND KITCHEN.

EXISTING
ROOF BELOW

EXISTING
ROOF BELOW

BELOW SINK



















STOVE & HOOD

FAMILY ROOM

EXISTING
ROOF BELOW

CONTRACTOR TO FURNISH AND INSTALL
ATTIC AIR HANDLERS ABOVE BEDROOMS
AND INSTALL IN MANNER TO SAVE MAX.
ATTIC STORAGE. DUCTWORK TO BE RUN
ALONG PERIMETERS AS REQ'D.

NOTE: FINAL LOCATION OF ALL FIXTURES TO BE LOCATED IN FIELD WITH OWNER
NOTE: ALL OUTLETS, PHONE AND CABLE JACKS TO BE MOUNTED 18" A.F.F. UNLESS NOTED
NOTE: ALL SWITCHES AND OUTLETS AT COUNTERS (+/-)48" A.F.F.

Symbol	Fixture Type
	5" RECESSED WET RATED LED DOWNLIGHT IC RATED LIGHTS MUST BE USED IN CONTACT WITH INSULATION PROVIDE SEALED FIXTURE OR - 4 GANG BACK BOX REQUIRED
	SURFACE MOUNTED LIGHT (NOTE: P.C. = PULL CHAIN IF SHOWN) SEE FOUNDATION PLAN FOR LOCATIONS OR CONNECT TO EXIST. CIRCUIT
	5" RECESSED LED DOWNLIGHT - PHILLIPS - 4 GANG BACK BOX REQUIRED IC RATED LIGHTS MUST BE USED IN CONTACT WITH INSULATION PROVIDE SEALED FIXTURE
	CHANDALIER FIXTURE OR PENDANT - H.D. BACK BOX AND BRACE BAR
	SURFACE MOUNTED LIGHT - 4 GANG BACK BOX REQUIRED
	WALL SWITCH
	3 WAY SWITCH
	DUPLEX RECEPTACLE
	1/2 SWITCHED DUPLEX RECEPTACLE
	COUNTERTOP HT. DUPLEX RECEPTACLE
	GFI GROUND FAULT INTERRUPTER SEE PLANS FOR HEIGHT
	WPO WEATHER PROTECTED OUTLET + GFI
	TV CABLE TELEVISION RECEPTACLE
	TELEPHONE RECEPTACLE
	HARD WIRED INTERCONNECTED COMBO SMOKE/CO DETECTOR
	EXHAUST FAN W/ HEAT LAMP & LIGHT W/ MOISTURE SENSOR. EXHAUST MUST HAVE AUTOMATIC OR GRAVITY DAMPER
	VANITY STRIP LIGHT ABOVE MIRROR
	CEILING PADDLE FAN W/ HD BACK BOX

CONSTRUCTION LEGEND

AS-BUILT SECOND FLOOR W/ NEW WORK ELECTRICAL ALLOWANCE PLAN

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

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Residential & Commercial Architecture and Green Design
New York & New Jersey Licensed Architect



**Building Renovations for
1119 Franklin Avenue**
1119 Franklin Avenue, Pearl River New York, 10965
SBL: 68.20-2-18

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