Name of Municipality: <u>TOWN OF ORANGETOWN</u> Date Submitted: 2 23 24

	Please check all th	at apply:
	Commercial Planning Board	Residential Historical Board
	Zoning Board of Appeals	Architectural Board
	Subdivision Number of Lots Site Plan Conditional Use Special Permit Variance Performance Standards Review Use Variance Other (specify):	Consultation Pre-Preliminary/Sketch Preliminary Final Interpretation PERMIT#: P24 -4083 ASSIGNED INSPECTOR CHARGE CHINE MIKE Referred from Planning Board: YES / NO If yes provide date of Planning Board meeting:
Project	Name: Mc(o)	
	^	
Street A	Address: 102 Derfuss Lh Blauvest M 1091	3
	p Designation: Section: Section: Block: Donal Location:	2 Lot(s): 64 Lot(s):
On the _	side of	, approximately
Town of		n of, in the
A	Acreage of Parcel, HV	Zoning District
_	The state of the s	1 Ostal District
	Ambulance District	Fire District
v	Vater District	Sewer District
Project	Description: (If additional space required, ple	ease attach a narrative summary.) 2 2 1
The unde	ersigned agrees to an extension of the statutory time	limit for scheduling a public hearing.
Date:	Applicant's Signature:	

APPLICATION REVIEW FORM

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

If 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	:
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.
Are there slo and net area_ Are there stre	pes greater than 25%? If yes, please indicate the amount and show the gross pams on the site? If yes, please provide the names
If so, provide	story: ect ever been reviewed before?no a narrative, including the list case number, name, date, and the board(s) you appeared ne status of any previous approvals.
.;·	
List tax map s this project.	section, block & lot numbers for all other abutting properties in the same ownership as



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

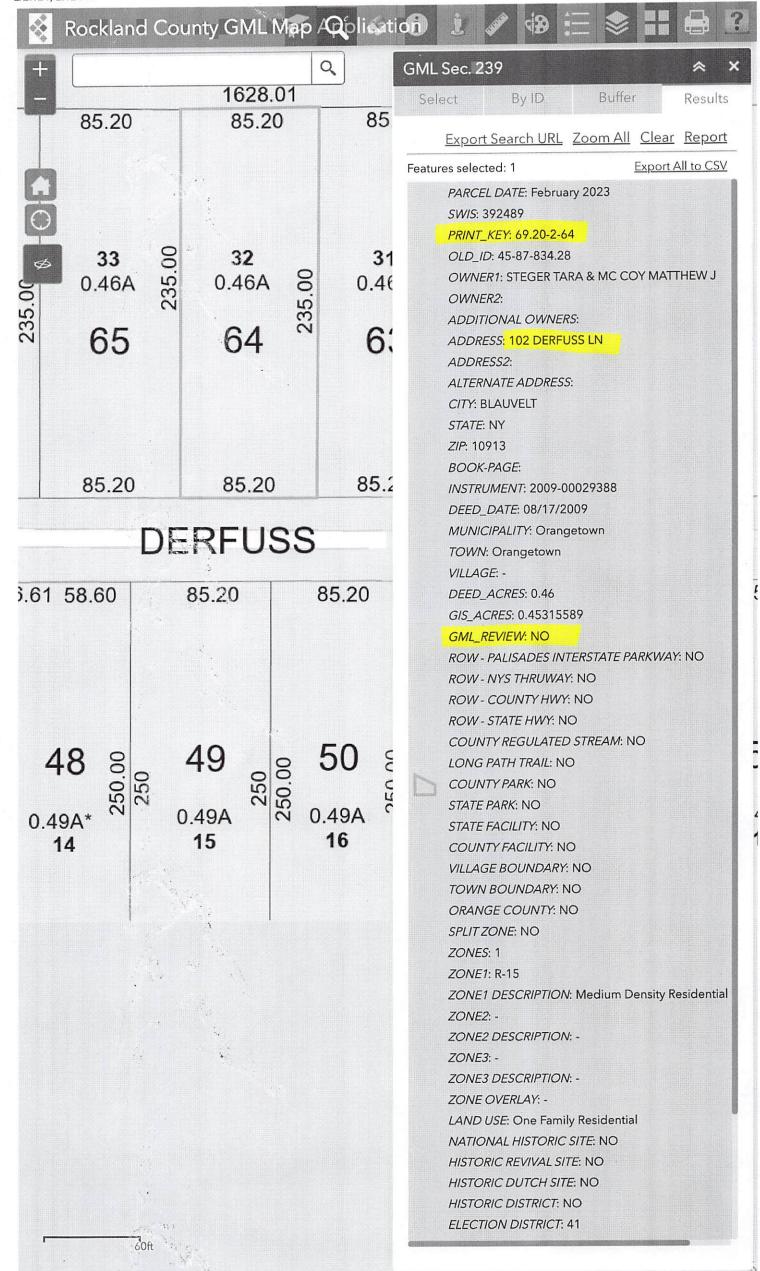
Fax: (845) 359-8526

Debbie Arbolino

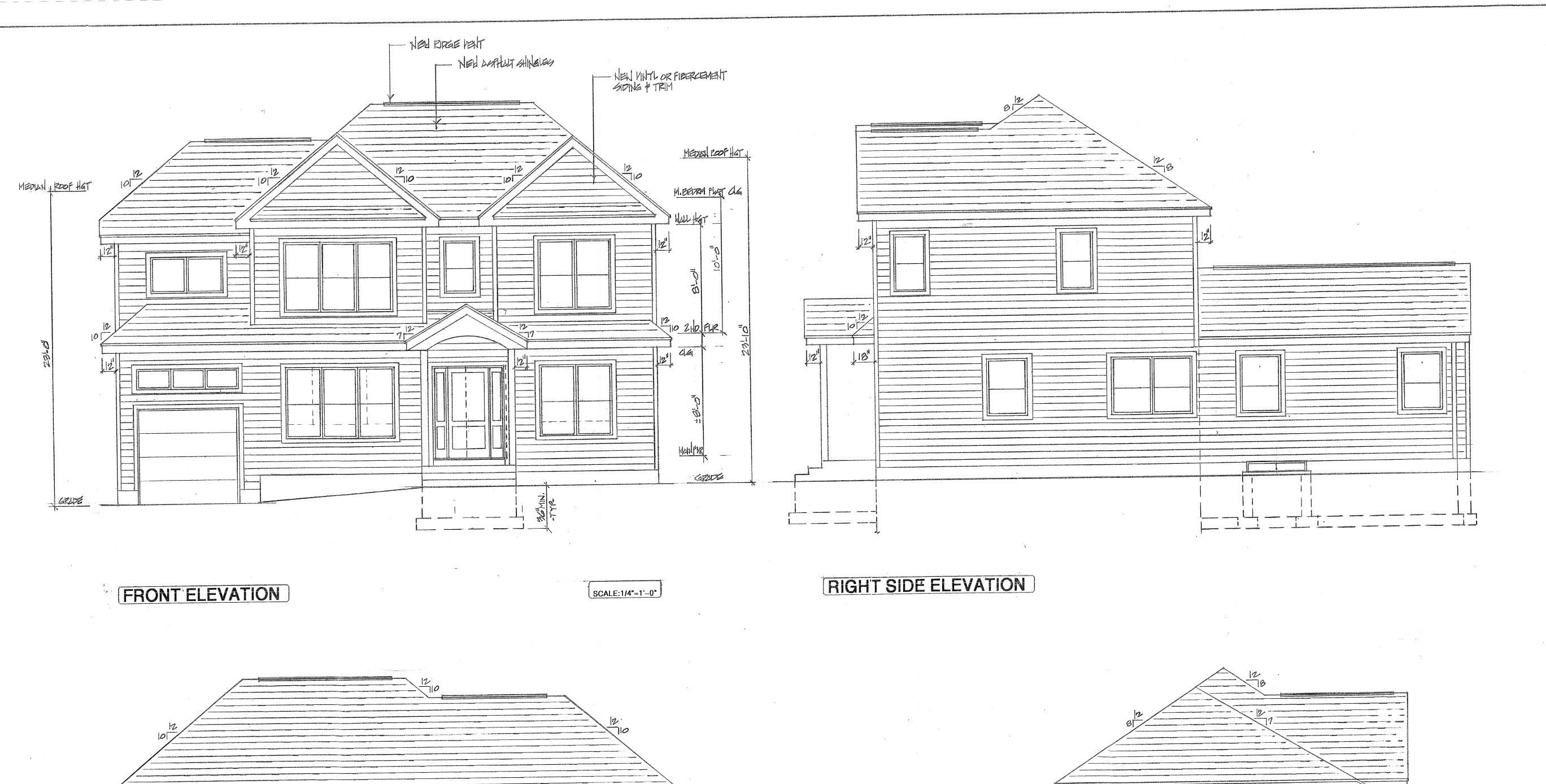
REFERRAL TO THE ZONING BOARD OF APPEALS

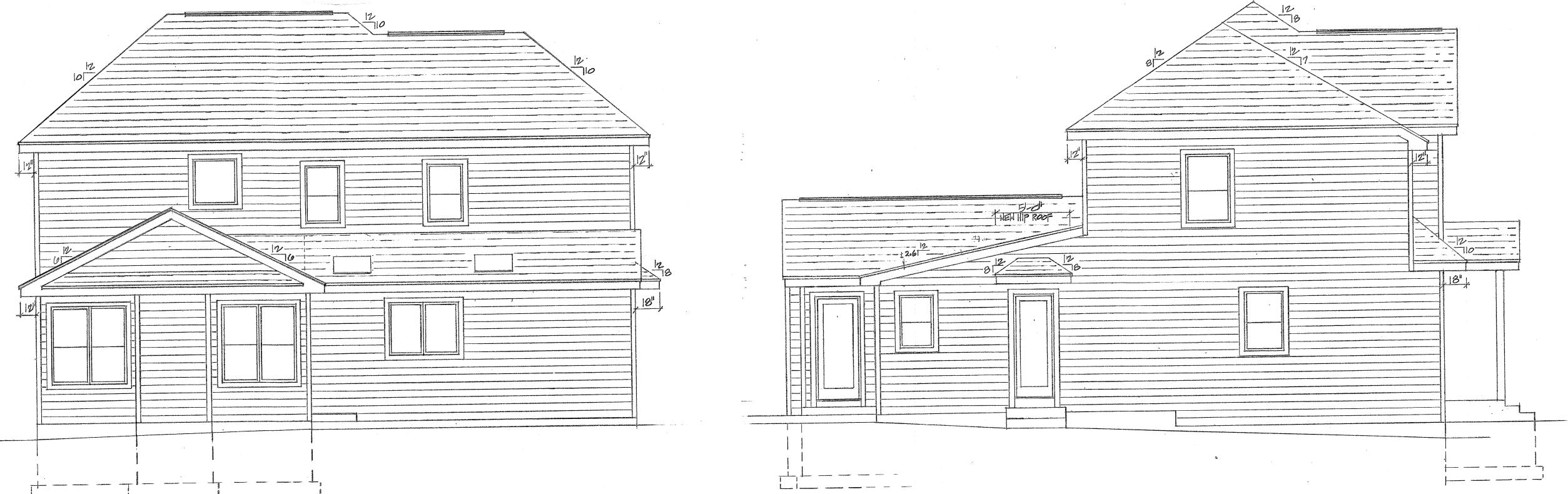
]	Date: Fe	b 21, 2024	4 Section:	69.20	Block:	2	Lot:	64
	Applicant:	11	_			i.e.		
			uss Ln, Bla	uvelt, Ny		2		7
		cation Made						
Referre	ed For:			100				
Chapte	er 43, Sect	ion 5.21(e)	maximum allo	owed height	20' with 23'	10" propos	ed	
One V	ariance re	quired	i					
Comme	ents: Hei	ght Variar	nce		19			8
Feb 12 the Zon	2, 2024 ning Board	has been re of Appeals,	lding Permit ferred to the Debbie Arbo eached at 84	Town of Or olino, can as	angetown Z	he prepara	rd of Appeal	
	Sincerely,	,	, ,			<i>\$</i> -		
- j	Richard O	liver	4/11/1	1,4	_			
]	Deputy Bu	ilding Inspe	ctor		*			
		Tone-	11				2/22/2	y
	Signature NOTE PLI	of Director EASE KEEP F	OR YOUR REC	CORDS		CC:	Date Liz DeCo	ort

NIS	PRINT KEY	NAME	ADDRESS
12489	69.20-2-29	St Catharine's Church	523 Western Hwy,Blauvelt, NY 10913
12489	69.20-2-47	Joseph Paccione	75 Derfuss Ln.Blauvelt, NY 10913
12489	69.20-2-48	Edythe Puff	83 Derfuss Ln,Blauvelt, NY 10913
12489	69.20-2-49	John Barnych	91 Derfuss Ln.Blauvelt, NY 10913
12489	69.20-2-50	Alba R Stewart	97 Derfuss Ln.Blauvelt, NY 10913
12489	69.20-2-51	David Alexander	105 Derfuss Ln.Blauvelt, NY 10913
12489	69.20-2-52	Sean Lynskey	111 Derfuss Ln,Blauvelt, NY 10913
12489	69.20-2-60	Jennifer A Mulvey	130 Derfuss Ln.Blauvelt, NY 10913
12489	69.20-2-61	Keith Bradbury	122 Derfuss Ln, Blauvelt, NY 10913
32489	69.20-2-62	Ellen Sullivan	116 Derfuss Ln,Blauvelt, NY 10913
12489	69.20-2-63	Richard Stadnick	108 Derfuss Ln, Blauvelt, NY 10913
)2489	69.20-2-64	Matthew Mc Coy	102 Derfuss Ln, Blauvelt, NY 10913
12489	69.20-2-65	Joel Jameson	94 Derfuss Ln.Blauvelt, NY 10913
12489	69.20-2-66	Timothy P Connolly	86 Derfuss Ln.Blauvelt, NY 10913
12489	69.20-2-67	Leonard Fiore	78 Derfuss Ln,Blauvelt, NY 10913
)2489	69.20-2-68	Asher David Collins	70 Derfuss Ln, Blauvelt, NY 10913









REAR ELEVATION

LEFT SIDE ELEVATION

STATE OF NEW YORK ADOPTED CODES AND STANDARDS

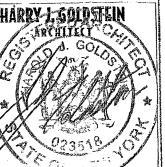
INTERNATIONAL RESIDENTIAL CODE- NY EDITION, 2020 NATIONAL ELECTRIC CODE, 2020 NATIONAL STANDARD PLUMBING CODE, 2020 INTERNATIONAL ENERGY CONSERVATION CODE, 2020 (RESIDENTIAL)
INTERNATIONAL MECHANICAL CODE, 2020

9TRETCH INTERNATIONAL MECHANICAL CODE, 2020 INTERNATIONAL FUEL GAS CODE, 2020 2020 RESIDENTIAL PRESCRIPTIVE PACKAGE

NOTE: TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, PLANS ARE IN COMPLIANCE WITH THE 2020 IECC & NYS ENERGY CODE

MCCOY RESIDENCE TWO-STORY ADDITION

102 Derfuss Lane BLAUVELT, NEW YORK

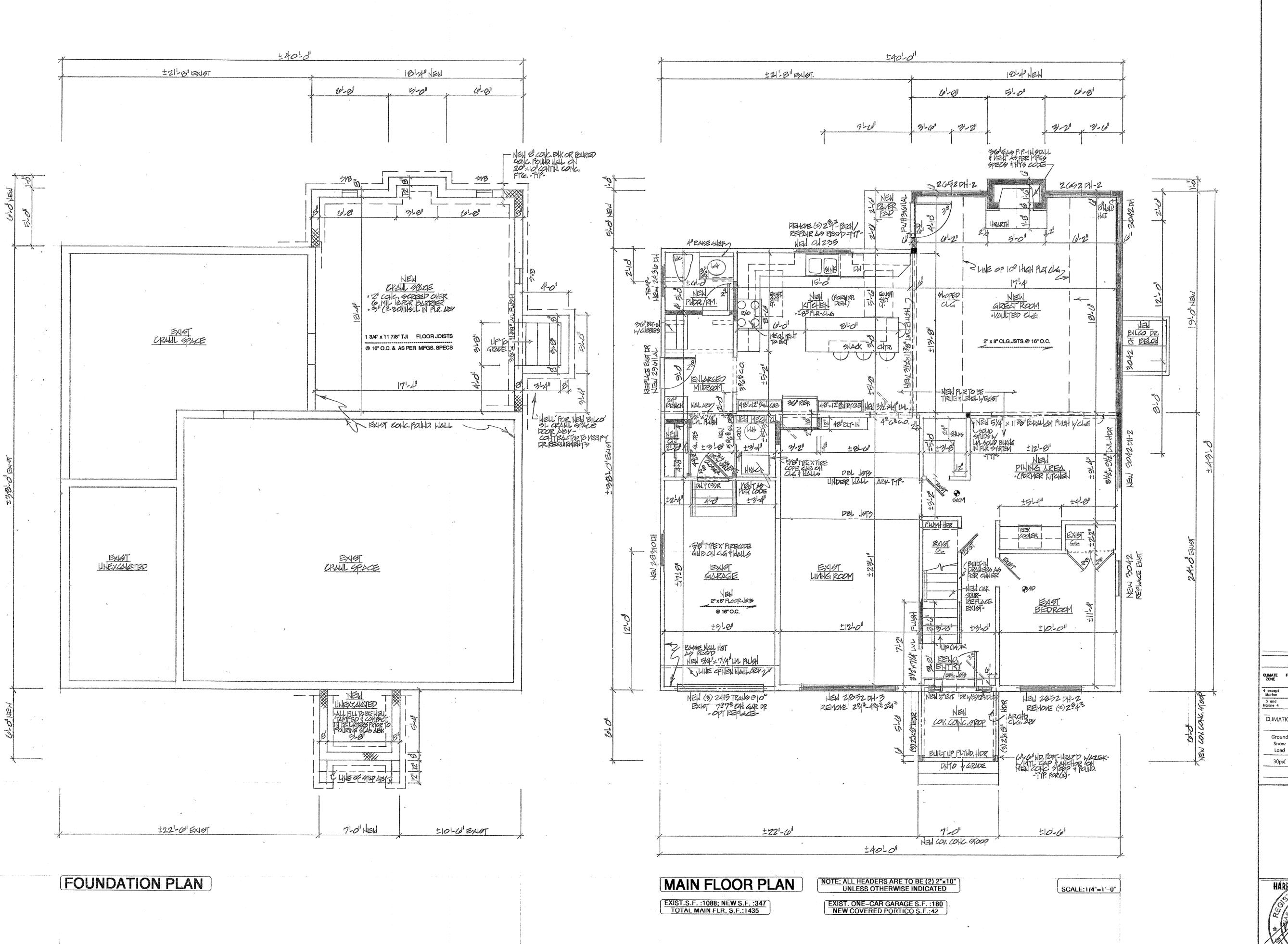


HARRY J. GOLDSTEIN ARCHITECT DESIGN & DEVELOPMENT PROJECT 231050 NOVEMBER 8, 2023

MONSEY, NEW YORK 10952 (845) 356-7942 (914) 393-5787

MAR 2 0 2024 ZONING BOARD OF APPEAU

Town of Orangetown MEETING OF:



GENERAL SPECIFICATIONS

1. ALL WORK PERFORMED SHALL COMPLY WITH THE BUILDING AND ZONING ORDINANCES OF THE TOWN OF PRANCISCOMM AND THE N.Y.S. BUILDING AND ENERGY CODES. 2. THESE PLANS ARE TO BE USED FOR PERMITS & CONSTRUCTION GUIDE ONLY. IT IS NOT INTENDED TO BE USED AS A CONTRACT DOCUMENT, UNLESS OTHERWISE INDICATED BY

3. CONTRACTOR OR ANY SUBCONTRACTOR DOING ANY WORK UNDER THIS CONTRACT SHALL CARRY LIABILITY AND PROPERTY DAMAGE INSURANCE AGAINST ACCIDENTS OF ALL KINDS AND SHALL FURNISH OWNER WITH CERTIFICATE OF INSURANCE. 4. CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL DIMENSIONS ON THESE PLANS AGAINST FIELD CONDITIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.

5. ALL DIMENSIONS AND LOCATIONS AS INDICATED ON THE DRAWINGS SHALL BE CONSID-ERED AS REASONABLY CORRECT, BUT IT SHALL BE UNDERSTOOD THAT THEY ARE SUB-JECT TO MODIFICATION AS MAY BE NECESSARY OR DESIRABLE AT THE TIME OF INSTALLA-TION TO MEET ANY UNFORESEEN OR OTHER CONDITION.

6. ARCHITECT AND RELATED CONSULTANTS HAVE NOT BEEN RETAINED FOR CONSTRUC-TION INSPECTION SERVICES OR FOR APPROVAL OF SHOP DRAWINGS. ARCHITECT IS ONLY RESPONSIBLE FOR THESE WORKING DRAWINGS AND THEIR RELATED SPECIFICATIONS. IT REMAINS INCUMBENT ON THE CONTRACTOR TO INFORM THE BUILDING DEPARTMENT OR THE ARCHITECT OF ANY DISCREPANCY OR CHANGE ON APPROVED PLANS AND OF ANY UNFORESEEN DEVELOPMENT THAT MAY OCCUR DURING THE COURSE OF CONSTRUCTION 7. ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY EXISTING STRUCTURE OR ANY UNFORESEEN PROBLEMS PRIOR TO NEW CONSTRUCTION. ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY NEW CONSTRUCTION AND/OR DEMOLITIONS OPERATIONS AND

8. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS, ALL DIMENSIONS AND CONDITIONS SHALL BE FIELD VERIFIED. ARCHITECT SHALL BE INFORMED OF ANY DISCREPANCIES. MATCH ALL EXISTING MATERIALS, DIMENSIONS, AND CONDITIONS AS

9. ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO START OF WORK. TO 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

11. ALL WORK OF THE VARIOUS TRADES INVOLVED WITH THE CONSTRUCTION OF THIS PROJECT, IS TO BE PERFORMED BY CAPABLE AND REPUTABLE CONTRACTORS, LICENSED IN THE STATE OF NEW YORK AND AS REQUIRED BY THE LOCAL GOVERNING AGENCY. 12. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT HAS BEEN SECURED AS REQUIRED BY THE APPLICABLE GOVERNING AGENCY OR AGENCIES. 13. ALL CONDITIONS AND DIMENSIONS SHALL BE VERIFIED BEFORE START OF ANY WORK AND DISCREPANCIES OR VARIATIONS TO APPROVED PLAN ARE TO BE BROUGHT TO THE ATTENTION OF THE OWNER BEFORE PROCEEDING.

14. PRIOR TO COMPLETION OF THE WORK, CONTRACTOR SHALL REMOVE FROM THE JOB SITE ALL TOOLS, SURPLUS MATERIALS, EQUIPMENT, SCRAP, DEBRIS, AND WASTE EXCEPT AS OTHERWISE NOTED BY THE OWNER.

15. CONTRACTOR/OWNER IS RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES AND VERIFYING LOCATION OF SAME UTILITY COMPANIES LINES, SERVICES AND OTHER POSSIBLE EQUIPMENT OF UTILITY COMPANY.

16. ALL EXISTING CONDITIONS INDICATED ON THE PLANS TO BE REMOVED OR RELOCATED ARE TO BE SO EXECUTED IN A MANNER THAT WILL NOT DISTURB ADJOINING AREAS OR CONDITIONS WHICH ARE TO REMAIN. 17. EXTREME CAUTION IS TO BE TAKEN DURING EXCAVATION AND/OR DEMOLITION. CONTRACTOR TO OBSERVE ANY VARIATIONS OR UNFORESEEN DISCREPANCIES IN THE PLANS

AND REPORTED IMMEDIATELY TO THE OWNER. 18. ALL FOOTINGS TO REST ON VIRGIN SOIL HAVING A MINIMUM BEARING CAPACITY OF

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-ROCK MIX-TURE 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

20. DO NOT BACKFILL UNTIL MAIN FLOOR SYSTEMS, INCLUDING SLABS AND FLOOR DECK-

21. BACKFILL AGAINST 8" 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 RAKED FREE FROM DEBRIS, STICKS, STONES OVER 2" IN SIZE AND OBJECTIONABLE MATERIAL.

SEWER 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 POSITIVE OUTFLOW TO STORM DRAIN OR DRY WELL. 25. FINISHED GRADE AND DRIVEWAY SHALL PITCH AWAY FROM THE BUILDING. SO THAT ALL SURFACE WATER ELOWS AMAY COOM IT 26. INSTALLATION OF GAS METERS SHALL BE IN STRICT ACCORDANCE WITH LOCAL UTILI-

27. INSTALLATION OF ELECTRIC METERS SHALL BE PERFORMED IN STRICT ACCORDANCE

28. FINISHED GRADE HEIGHT SHALL BE MINIMUM 8" BELOW ADJACENT FRAMING AND MAXIMUM (IF ANY) AS PER LOCAL CODES. CONCRETE AND MASONRY

29. NEW POURED CONCRETE TO BE MINIMUM 3000 P.S.I. COMPRESSIVE STRENGTH IN 28 DAYS. 6.0 BAGS OF CEMENT MIN. PER CUBIC YARD OF CONCRETE AND MAXIMUM 7 143 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. 30. 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.

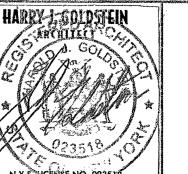
31. BLOCK FOUNDATION WALLS TO BE REINFORCED HORIZONTALLY WITH DUR-O-WAL EVERY SECOND COURSE AND VERTICALLY WITH (4) # 5 RE-BARS EVERY FOUR FEET (BLOCK SHALL BE FILLED SOLID WITH CONCRETE AROUND REINFORCING BARS.) TOP COURSE OF BLOCK SHALL BE FILLED SOLID WITH CONCRETE AND 5/8" DIAMETER ANCHOR BOLTS SHALL BE PLACED 4' - 0" TO 6' - 0" O.C.

ENERGY CODE

		INSULATION	AND FENESTE	RATION REQUIREME	INTS BY COMPON	ENTa PRE	KKLANDI	WHANGE: C	LIMAIL	ONE 5:	
CLIMATE ZONE	FENESTRATION U-FACTORB	SKYLIGHTE U-FACTOR		ION R-VALUE	WOOD , FRAME WALL R-VALUE	MASS WALL R-VALUEI	FLOOR R-VALUE	BASEMENTO WALL R-VALUE	SLABd R-VALUE & DEPTH	CRAWL SPACEC WALL R-VALUE	
4 except Marine	0.35	0.55	0.40	49	20 or 13 + 5 h	8/13	19	10/13	10.2 ft	10/13	
5 and Marine 4	0.32	0,55	NR	49	20 or 13 + 5 h	13/17	30 g	15/19	10.2 11	15/19	
CLIMAT	TIC AND GEO	GRAPHIC	DESIGN CF	RITERIA	• .				-		
Grou		, ,	Seismic	SUBJECT TO DAMAGE FROM			ice Shield Flood		ood		
Load	, ,,,,,	,	Design Category	Weathering	Frost Depth	Teri	mite	Underlayme Required	1	Hazards	
30ps	sf 11	15	В	5	36"	Mod/I	Ieav	Yes	Ye	s	

MCCOY RESIDENCE TWO-STORY ADDITION

102 DERFUSS LANE BLAUVELT, NEW YORK





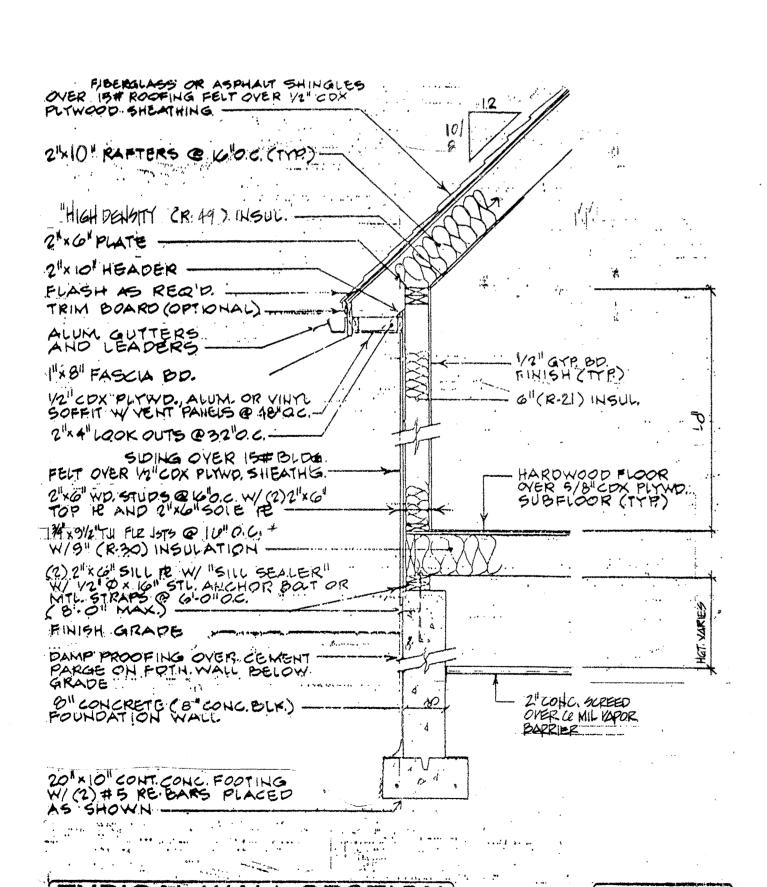
4 REGINA ROAD MONSEY, NEW YORK 10952 (845) 356-7942 (914) 393-5787

PROJECT 231050 NOVEMBER 8, 2023

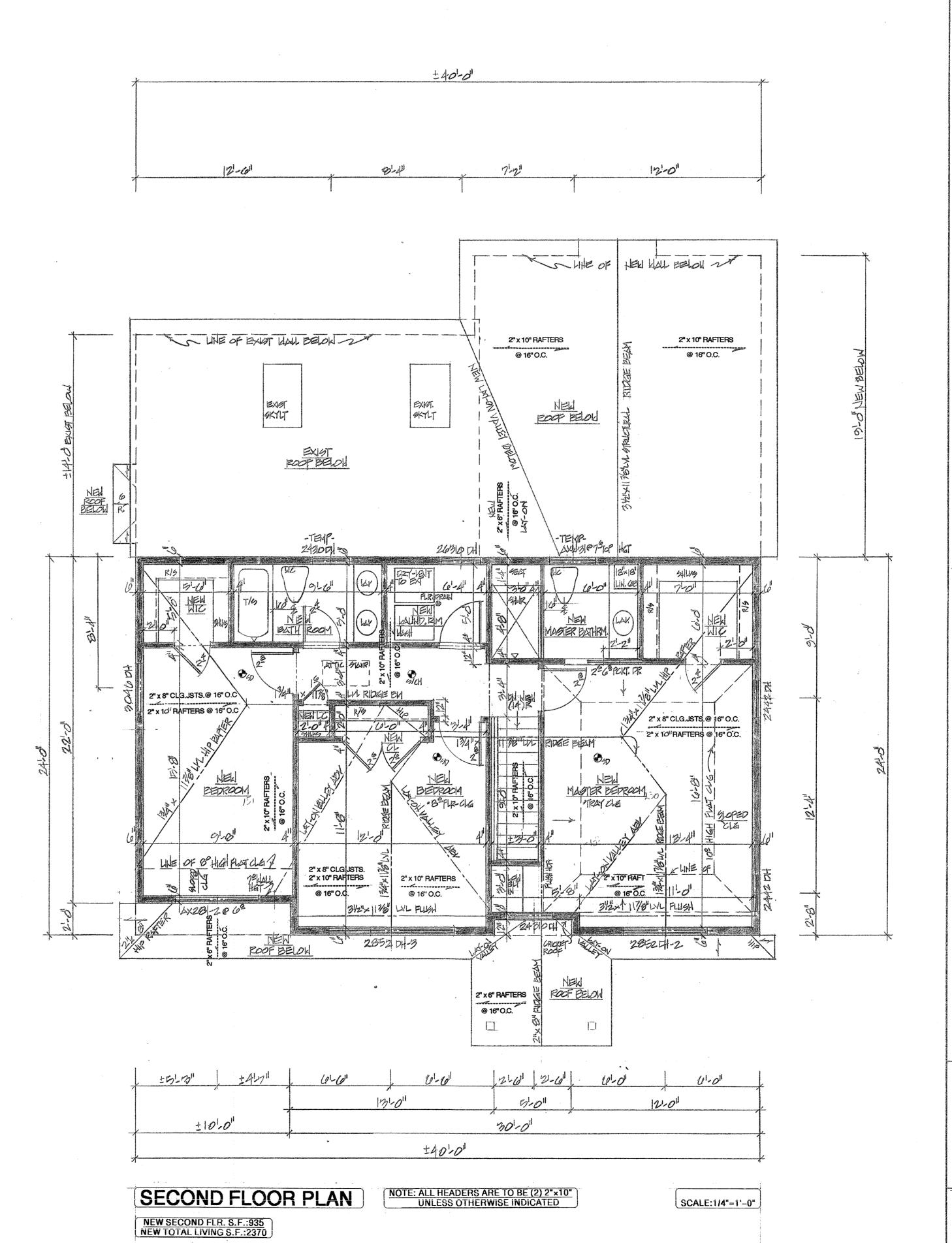
BULK REGULATIONS

ZONING BULK REQUIREMENTS								
Zone: R-15 Group: M Use: SINGLE-FAI								
	Required	Existing	Proposed					
Floor area ratio	0.20	0.063 (1,268)	0.130 (2,592)					
Lot area	15.000	20,022	20,022					
Lot width	100	85,20	85.20					
Street frontage	75	85.20	85,20					
Front yard setback	30	44.60	37.60					
Side yard setback	15	19.6/25.0	19.6/25.0					
Total side yard setback	30	44.6	44.6					
Rear yard setback	35	151,9	151.9					
Maximum building height	20	15-10"	23-10"					

NOTE: CHAPTER 43, SECTION 5.21 UNDERGIZED LOTS APPLIED



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



GENERAL SPECS. CONTINUED

32. ALL LUMBER MATERIALS USED IN THE BUILDING SHALL BE GOOD, SOUND, DRY MATERI-AL, FREE FROM ROT, LARGE AND LOOSE KNOTS, SHAKES, AND OTHER IMPERFECTIONS WHEREBY THE STRENGTH MAY BE IMPAIRED AND OF SIZES INDICATED ON DRAWINGS. STUDS, SILLS, POSTS, LINTELS AND RAFTERS SHALL BE 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:

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

MIN. UNIT STRESSES:

FIBER STRESS (FB) = 1500 PSI
HORIZONTAL SHEAR (FV) = 95 PSI
MODULUS OR ELASTICITY (E) = 1,800,000 PSI

CALCULATED DESIGN LOADS (ADD 10 PSI DEAD LOAD ALL SPANS): ATED DESIGN LOADS (ADD 10 PS) DEAD 1
ROOF 30 PS; LIVE LOAD (40)
FLOORS 40 PS; LIVE LOAD (50)
ATTIC 20 PS; LIVE LOAD (30)
DECKS 60 PS; LIVE LOAD (70)

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.

34. DOUBLE JOISTS SHALL BE INSTALLED UNDER ALL PARTITIONS RUNNING PARALLEL WITH SPANS AND AROUND ALL FLOOR OPENINGS. DOUBLE STUDS SHALL BE INSTALLED AROUND ALL WALL OPENINGS. ONE ROW OF SOLID BRIDGING AT MID-HEIGHT WITHIN ALL INTERIOR BEARING WALLS, DOUBLE FRAMB AROUND ALL SKYLIGHTS'. ROOF AND FLOOR TRUSSES (TJI) AND L.Y.L. (MICRO-LAM) TO BE INSTALLED IN STRICT COMPLIANCE WITH MAN-UFACTURER'S SPECIFICATIONS. FLOOR JOISTS SHALL RECEIVE CROSSBRIDGING AT 7" -0" 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.

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' 0" ABOVE FLOOR. ALL BEARING WALLS AND PARTITIONS SHALL RECEIVE BLOCKING AT MID-HEIGHT.

137. HEADERS 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. GALVANIZED 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 SHIELD 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 FOLINDATION DOORS AND WINDOWS

42. WINDOWS SHALL BE SIZE, TYPE AND MFG. 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 6" - 10", UNLESS

43. EXTERIOR DOORS TO BE OF THE MANUFACTURER, TYPE, SIZE, AND STYLE AS INDICATED ON THE DRAWINGS. ANY MANUFACTURERS OPTIONS SHALL BE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR UNLESS OTHERWISE INDICATED ON THE DRAWINGS. ALL DOORS SHALL BE 6' - 8" HEIGHT UNLESS OTHERWISE NOTED. PROVIDE WEATHER STRIFT SADDLE ON ALL EXTERIOR DOORS. PROVIDE ALUMINUM SADDLE ON ALL INTERIOR PER-SONNEL GARAGE DOORS.

44. ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH LOCAL HEALTH DEPARTMENT REQUIREMENTS AND SHALL BE SUBJECT TO THE APPROVAL OF THE PLUMBING INSPECTOR. PLUMBING WORK SHALL BE PROVIDED BY CONTRACTOR. BATHROOM FIXTURES SHALL BE KOHLER, AMERICAN STANDARD, OR APPROVED EQUAL. OWNER SHALL SELECT FIXTURES FIND COLORS. PLUMBING FIXTURES TO BE MANUFACTURED BY_____ ELECTRICAL

45. 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 LAYOUTS AND CODE REQUIREMENTS.

HEATING / VENTILATING / AIR CONDITIONING

46. ALL HEATING AND AIR CONDITIONING WORK SHALL CONFORM COMPLETELY TO THE REQUIREMENTS OF THE LOCAL AND STATE BUILDING CODES. THE HEATING AND AIR CON DITIONING SYSTEM SHALL MEET ALL REQUIREMENTS OF THE NEW JERSEY STATE ENERGY CONSERVATION CONSTRUCTION CODE AS THEY APPLY.

THERMAL AND MOISTURE PROTECTION

47. APPLY FOUNDATION DAMPROOFING OR WATERPROOFING ON ALL BACKFILL FACES OF WALLS BELOW EARTH GRADE. 148. PROVIDE 15LB BUILDING FELT, "TYVEK", "TYPAR", OR EQUAL, BEHIND ALL SIDING, WINDOW, AND DOOR CASINGS, NAIL TRIMS, ETC.

49. ALL EXTERIOR OPENINGS SHALL BE PROPERLY FLASHED, CAULKED, WEATHEF STRIPPED OR OTHERWISE PROPERLY SEALED

50. ALL EXTERIOR WALLS AND ROOFS SHALL BE INSULATED AS INDICATED ON PLANS AND AS PER CODES. INSULATION SHALL BE FOIL OR KRAFT FACED FIBERGLASS BATT INSULA TION. 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 IN BATH AND SHOWER AREAS.

52. FLOORING, TRIM, CLOSET SHELVING, CABINETRY, APPLIANCES, FIXTURES, HARDWARE ETC., SHALL BE SELECTED BY OWNER AND INSTALLED BY BUILDER IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

'53. INTERIOR DOORS SIZED AS INDICATED ON DRAWINGS, STYLE AND TYPE B' OWNER/CONTRACTOR. 54. CERAMIC TILE OR MARBLE FLOORS IN THE AREA INDICATED ON PLANS SHALL BE INSTALLED IN A "MUD" BASE.

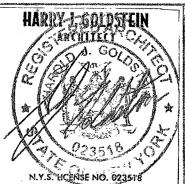
55. OAK HARDWARE FLOORS SHALL BE INSTALLED MINIMUM 3 DAYS AFTER DELIVERY AND BUILDING TO BE HEATED. OAK FLOORS TO RECEIVE TWO COATS OF POLYURETHANE, GYN SEAL OR EQUAL.

56. STAIRS TO BE AS INDICATED ON DRAWINGS WITH A MINIMUM OF 9" TREAD, AND A MAXI MUM RISE OF 8". MATERIAL 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.

PROJECT 231050 NOVEMBER 8, 2023

MCCOY RESIDENCE TWO-STORY ADDITION

102 DERFUSS LANE BLAUVELT, NEW YORK





4REGINA ROAD MONSEY, NEW YORK 10952

(845) 356-7942 (914) 393-5787