

**ZONING BOARD OF APPEALS**

Town of Orangetown  
26 Orangeburg Road  
Orangeburg, New York 10962  
(845) 359-8410 (ex. 4316)

**Date: June 23, 2025**

TO: OBAPAE

NYS Dept of Environmental Conservation  
New York State Dept. of Transportation  
Palisades Interstate Park Commission  
NYS Thruway Authority  
ACOE  
CSX

**Rockland County Drainage  
Rockland County Health  
Rockland County Planning  
Rockland County Highway  
Rockland County Swr Dstrt #1  
Orange and Rockland Utilities  
Veolia**

**This matter is scheduled for: August 6, 2025**

**Review of Plans: Morrissey, 29 Haven Terrace, Pearl River, NY**

**Section 69.18 Block 4 Lot 8 ; R-15 zone**

Chapter 43, R-15 District, Group M, Section 3.12, Column 9(side yard: 20’ required, with 19’.5” proposed), Column 4(floor area ratio: (.20) .166 existing, with 0.268 proposed), Column 8(front yard: (30’) 25’.7” existing non-conforming, 16’.5” proposed), Column 11(rear yard: (35’) 26’ existing non-conforming, 30’ proposed) for an addition, a covered porch, and a deck at an existing single-family residence. The premises are located at 29 Haven Terrace, Pearl River, New York and identified on the Orangetown Tax Map as Section 69.18, Block 4, Lot 8 in the R-15 zoning district.

Please review the information enclosed and provide comments.  
These comments may be mailed, or e-mailed 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: 26 Orangeburg Road, Orangeburg, NY 10962
- Email to Zoning Board: [KBettmann@orangetown.com](mailto:KBettmann@orangetown.com)

**Zoning Board Meeting Date: August 6, 2025**

- ( ) 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, August 6, 2025.**  
**Kindly forward your completed review to this office BEFORE August 6, 2025**  
Reviewing Agency \_\_\_\_\_

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Thank you, **Katlyn Bettmann (EXT. 4316)**

Name of Municipality: TOWN OF ORANGETOWN

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

**LAND USE BOARD APPLICATION**

*Please check all that apply:*

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

PERMIT#: Dom  
 ASSIGNED  
 INSPECTOR: BLDR-7122-25  
 Referred from Planning Board: YES / NO  
 If yes provide date of Planning Board meeting: \_\_\_\_\_

Project Name: Morrissey Residence One-Story Addition

Street Address: 29 Haven Terrace  
Pearl River New York 10965

**Tax Map Designation:**

\* Section: 69.18 Block: 4 Lot(s): 8  
 Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

**Directional Location:**

On the North side of Haven Terrace, approximately 250' feet East of the intersection of Sickletown Rd, in the Town of ORANGETOWN in the hamlet/village of Pearl River.

Acreage of Parcel <u>.22 acres</u>	Zoning District <u>R-15</u>
School District <u>Pearl River Union</u>	Postal District <u>Pearl River</u>
Ambulance District <u>Pearl River</u>	Fire District <u>Pearl River</u>
<input checked="" type="checkbox"/> Water District <u>Vedra</u>	Sewer District <u>Rockland County Sewer District No 1</u>

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

One story addition to allow for elderly parent to move into home.

**RECEIVED**

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

Date: \_\_\_\_\_ Applicant's Signature: \_\_\_\_\_ **MAY 23 2025**

# 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 1670
- 2) Total square footage 2700
- 3) Number of dwelling units 1

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.  
\_\_\_\_\_  
\_\_\_\_\_

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MAY 23 2025

TOWN OF ORANGETOWN  
LAND USE BOARDS



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

26 Orangeburg Road  
Orangeburg, N.Y. 10962

(845)359-8410

Fax: (845) 359-8526

**REFERRAL TO THE ZONING BOARD OF APPEALS**

Date: 5/5/25 Section: 69.18 Block: 4 Lot: 8

Applicant: Ray and Karen Morrissey

Address: 29 Haven Terrace Pearl River NY 10965

RE: Application Made at: same

Referred For:

Chapter 43, Section 3.12 R-15, Col 9 Side Yd. (20') w/ 19'.5" proposed, Col 4 Max floor ratio (.20)  
.166 existing with 0.268 proposed. Col 8 Front yard (30') 25'.7" ENC 16'.5" proposed. Col 11 Rear Yard  
(35') 26' ENC 30' proposed

4 variances required

Comments:

One story Addition, Covered porch, New Deck.

Dear Ray and Karen Morrissey

Please be advised that the Building Permit Application # 7122-25, which you submitted on  
04/09/25, has been referred to the Town of Orangetown Zoning Board of Appeals. The Clerk to  
the Zoning Board of Appeals, Katlyn Bettmann can assist you in the preparation necessary to appear  
before the board. She can be reached at 845-359-8410 ext. 4316 or kbettmann@orangetown.com

Sincerely,

Domenic Miano  
Assitant building Inspector

**RECEIVED**

**MAY 23 2025**

TOWN OF ORANGETOWN  
LAND USE BOARDS

Signature of Director  
NOTE: PLEASE KEEP FOR YOUR RECORDS  
10-01-2024: emd

5/5/25

Date  
CC: Katlyn Bettmann  
Elizabeth Decort

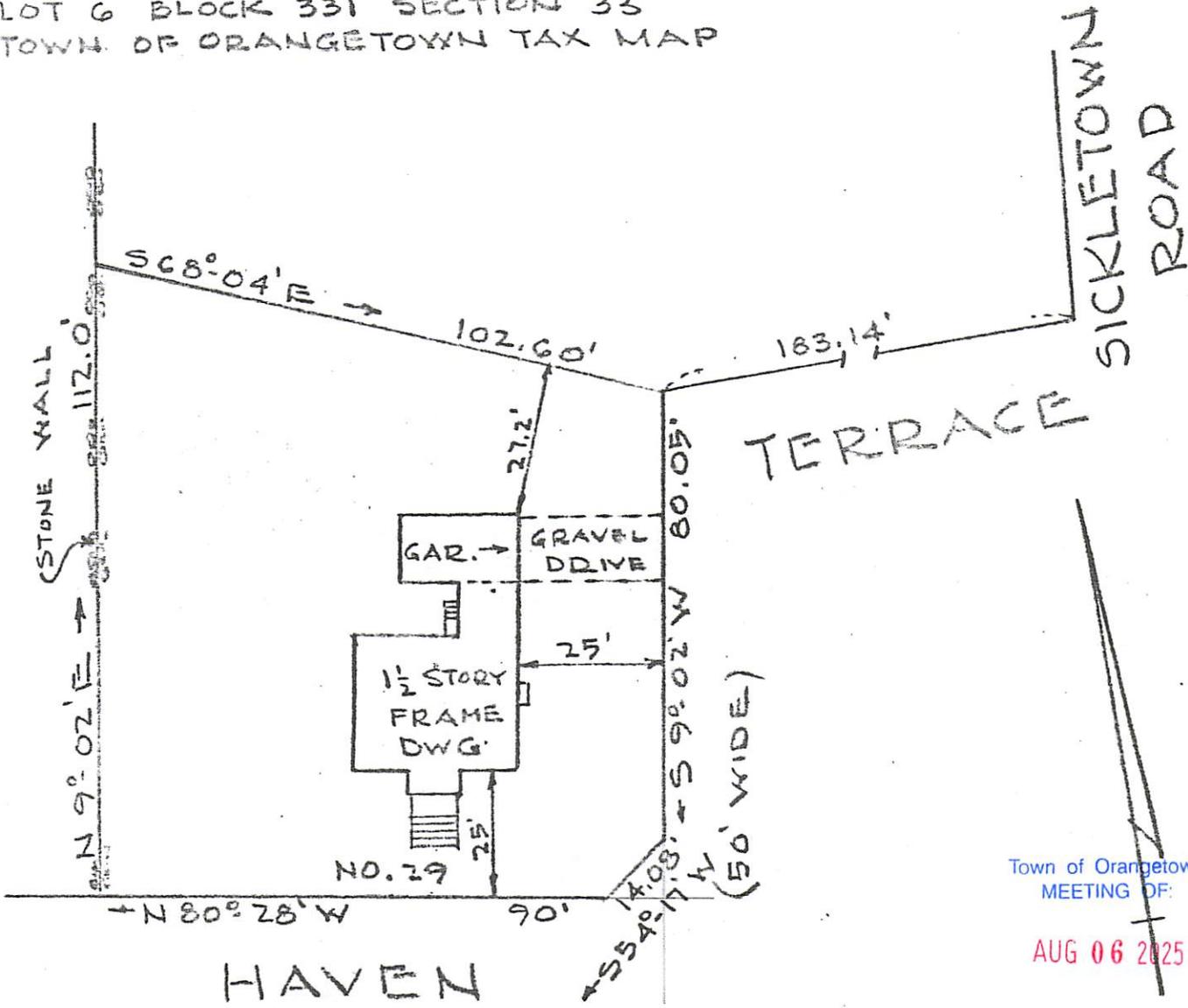
MIS	PRINT KEY	NAME	ADDRESS
12489	69.18-4-8	Raymond Morrisey	29 Haven Terr,Pearl River, NY 10965
12489	69.18-4-9	Zhihua Wu	33 Haven Ter,Pearl River, NY 10965
12489	69.18-4-10	Victor Ortega	39 Haven Ter,Pearl River, NY 10965
12489	69.18-4-11	Jennifer Grogan	40 Haven Ter,Pearl River, NY 10965
12489	69.18-4-14	Charles J White	36 Haven Ter,Pearl River, NY 10965
12489	69.18-4-15	Erin P Madden	32 Haven Ter,Pearl River, NY 10965
12489	69.18-4-16	Robert F Diubaldo	30 Haven Ter,Pearl River, NY 10965

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MAY 23 2025

TOWN OF ORANGETOWN  
LAND USE BOARDS

Map Ref. "MAP OF SUBDIVISION, Filed DEC. 23, 1948 Map No. 2059  
 NORTH SECTION OF JOHN P. BARRERE"  
 LOT 6 BLOCK 331 SECTION 33  
 TOWN OF ORANGETOWN TAX MAP



Town of Orangetown  
 MEETING OF:

AUG 06 2025

ZONING BOARD OF APPEALS

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MAY 23 2025

TOWN OF ORANGETOWN  
 LAND USE BOARDS

MAP OF  
 PROPERTY OF  
**JOHN PARASKEVAS**  
 &  
**ELIZABETH PARASKEVAS**  
 PEARL RIVER

TOWN OF ORANGETOWN  
 ROCKLAND COUNTY, N.Y.

**DONALD J. CAVAN**  
 PROF. ENGR. & LAND SURVEYOR  
 7 VIVIAN COURT  
 FAIR LAWN, NEW JERSEY

Index No. 75-1028

Scale: 1" = 30'

Date: JAN. 1975

The accuracy of this survey is conclusive.  
 Offsets shown hereon, however, should  
 not be used as a basis for construction  
 of fences or other permanent structures.

Certified to: Provident Savings  
 & Loan Ass'n. And To  
 Security Title and Guaranty  
 Co. And To John Paraskevas  
 & Elizabeth Paraskevas  
 As an accurate survey.

*Donald J. Cavan*  
 N. J. Lic. No. 1245 G  
 N. Y. Lic. No. 37713

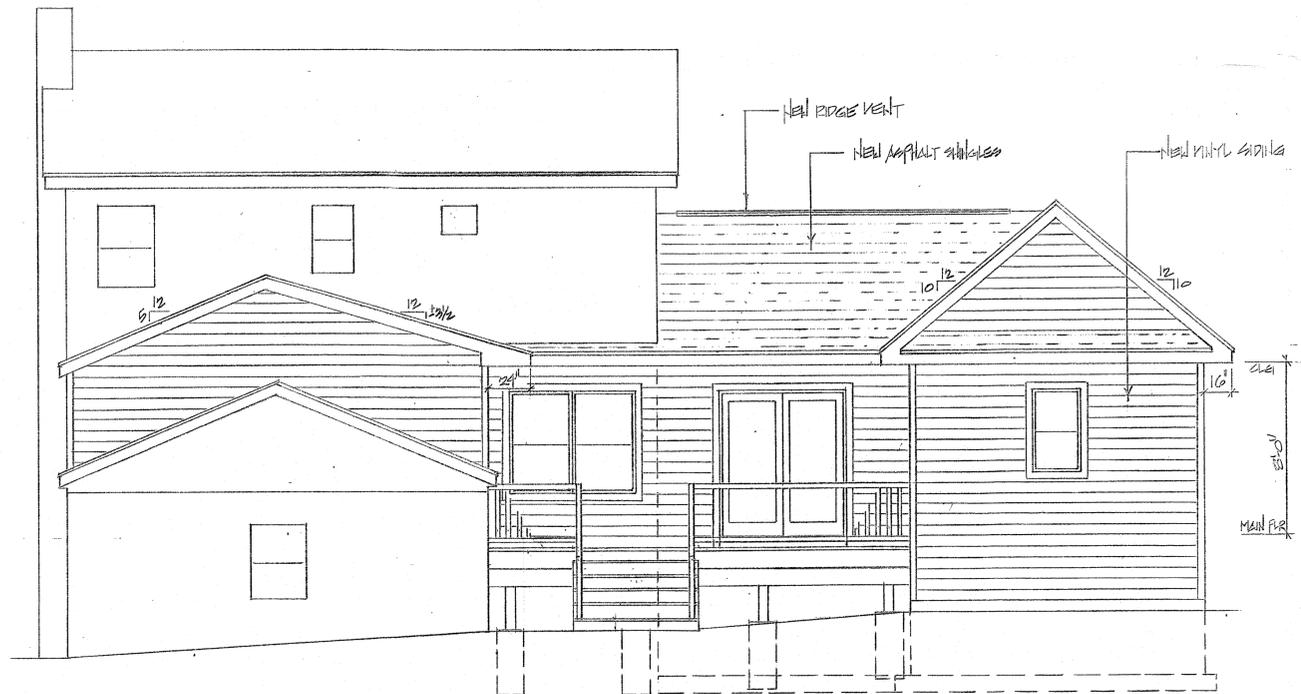


**FRONT ELEVATION**

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



**LEFT SIDE ELEVATION**



**REAR ELEVATION**



Town of Orangetown  
MEETING OF:  
AUG 06 2025  
ZONING BOARD OF APPEALS

**MORRISSEY RESIDENCE  
ONE-STORY ADDITION**  
**29 HAVEN TERRACE  
PEARL RIVER, N.Y.**

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)  
NYS TRENCH ENERGY CODE-2020  
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



**HARRY J. GOLDSTEIN  
ARCHITECT**  
DESIGN & DEVELOPMENT  
4 REGINA ROAD  
MONKSTON, NEW YORK 10952  
(845) 356-7942 (914) 393-5747

PROJECT 2-10887  
JANUARY 9, 2025  
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# GENERAL SPECIFICATIONS

- GENERAL NOTES**
1. ALL WORK PERFORMED SHALL COMPLY WITH THE BUILDING AND ZONING ORDINANCES OF THE TOWN OF ORANGETOWN, AND THE N.Y.S. BUILDING AND ENERGY CODES.
  2. THESE PLANS ARE TO BE USED FOR PERMITS & CONSTRUCTION GUIDE ONLY. IT IS NOT INTENDED TO BE USED AS A CONTRACT DOCUMENT, UNLESS OTHERWISE INDICATED BY ARCHITECT.
  3. CONTRACTOR OR ANY SUBCONTRACTOR DOING ANY WORK UNDER THIS CONTRACT SHALL CARRY LIABILITY AND PROPERTY DAMAGE INSURANCE AGAINST ACCIDENTS OF ALL KINDS AND SHALL FURNISH OWNER WITH CERTIFICATE OF INSURANCE.
  4. CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL DIMENSIONS ON THESE PLANS AGAINST FIELD CONDITIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
  5. ALL DIMENSIONS AND LOCATIONS AS INDICATED ON THE DRAWINGS SHALL BE CONSIDERED AS REASONABLY CORRECT, BUT IT SHALL BE UNDERSTOOD THAT THEY ARE SUBJECT TO MODIFICATION AS MAY BE NECESSARY OR DESIRABLE AT THE TIME OF INSTALLATION TO MEET ANY UNFORESEEN OR OTHER CONDITION.
  6. ARCHITECT AND RELATED CONSULTANTS HAVE NOT BEEN RETAINED FOR CONSTRUCTION INSPECTION SERVICES OR FOR APPROVAL OF SHOP DRAWINGS. ARCHITECT IS ONLY RESPONSIBLE FOR THESE WORKING DRAWINGS AND THEIR RELATED SPECIFICATIONS. IT REMAINS INCUMBENT ON THE CONTRACTOR TO INFORM THE BUILDING DEPARTMENT OR THE ARCHITECT OF ANY DISCREPANCY OR CHANGE ON APPROVED PLANS AND OF ANY UNFORESEEN DEVELOPMENT THAT MAY OCCUR DURING THE COURSE OF CONSTRUCTION.
  7. ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY EXISTING STRUCTURE OR ANY UNFORESEEN PROBLEMS PRIOR TO NEW CONSTRUCTION. ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY NEW CONSTRUCTION AND/OR DEMOLITION OPERATIONS AND METHODS.
  8. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS, ALL DIMENSIONS AND CONDITIONS SHALL BE FIELD VERIFIED. ARCHITECT SHALL BE INFORMED OF ANY DISCREPANCIES, MATCH ALL EXISTING MATERIALS, DIMENSIONS, AND CONDITIONS AS THEY APPLY.
  9. ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO START OF WORK. DO NOT SCALE DIMENSIONS FROM DRAWINGS. WRITTEN DIMENSIONS ARE TO BE FOLLOWED FOR CONSTRUCTION PURPOSES.
  10. ALL CONSTRUCTION & MATERIALS SHALL BE NEW - UNLESS OTHERWISE NOTED. ALL MATERIALS SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR, UNLESS OTHERWISE NOTED.
  11. ALL WORK OF THE VARIOUS TRADERS 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 ORDINANCES.
  13. ALL CONDITIONS AND DIMENSIONS SHALL BE VERIFIED BEFORE START OF ANY WORK AND DISCREPANCIES OR VARIATIONS TO APPROVED PLANS ARE TO BE BROUGHT TO THE ATTENTION OF THE OWNER BEFORE PROCEEDING.
  14. PRIOR TO COMPLETION OF THE WORK, CONTRACTOR SHALL REMOVE FROM THE JOB SITE ALL TOOLS, SURPLUS MATERIALS, EQUIPMENT, SCRAP, DEBRIS, AND WASTE EXCEPT AS OTHERWISE NOTED BY THE OWNER.

- NOTE**
15. CONTRACTOR/OWNER IS RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES AND VERIFYING LOCATION OF SAME. UTILITY COMPANIES LINES, SERVICES AND OTHER POSSIBLE EQUIPMENT OF UTILITY COMPANY.
  16. ALL EXISTING CONDITIONS INDICATED ON THE PLANS TO BE REMOVED OR RELOCATED ARE TO BE SO EXCLUDED IN A MANNER THAT WILL NOT DISTURB ADJACENT AREAS OR CONDITIONS WHICH ARE TO REMAIN.
  17. EXTREME CAUTION IS TO BE TAKEN DURING EXCAVATION AND/OR DEMOLITION. CONTRACTOR TO OBSERVE ANY VARIATIONS OR UNFORESEEN DISCREPANCIES IN THE PLANS AND REPORT IMMEDIATELY TO THE OWNER.
  18. ALL FOOTINGS TO REST ON VIRGIN SOIL HAVING A MINIMUM BEARING CAPACITY OF 3,000 P.S.F. AT 2' 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-ROCK MIXTURE FREE FROM ORGANIC MATTER AND OTHER OBJECTIONABLE MATERIAL. IT SHALL CONTAIN NO ROCKS OR LUMPS OVER SIX INCHES IN GREATEST DIMENSION AND NOT MORE THAN 15% OF THE ROCKS OR LUMPS SHALL BE LARGER THAN 3" IN GREATEST DIMENSION.
  20. DO NOT BACKFILL UNLESS MAIN FLOOR SYSTEMS, INCLUDING SLABS AND FLOOR DECK, ARE INSTALLED.
  21. BACKFILL ADJACENT TO FINISHED CONCRETE WALLS SHALL BE A MAXIMUM OF 7' 0" AND 10" CONCRETE BLOCK WALLS MAXIMUM 2' ADJACENT GRADE.
  22. TOP 6" OF NEWLY GRADED AREAS IS TO BE TOP SOIL, RAKED FREE FROM DEBRIS, STICKS, STONES OVER 2" IN SIZE AND OBJECTIONABLE MATERIAL.
  23. GENERAL CONTRACTOR OR OWNER SHALL FIELD VERIFY ALL INVERT ELEVATIONS AND SEWER CONDITIONS INDICATED PRIOR TO CONSTRUCTION. ARCHITECT ASSUMES NO RESPONSIBILITY FOR INFORMATION CONTAINED IN SURVEYS OR SEWER DEPT. RECORDS.
  24. FOOTING DRAINS TO BE PROVIDED WHERE REQUIRED AND APPROPRIATE THEY SHALL BE Laid IN GRAVEL BED PROTECTED BY TOP WITH FILTER FABRIC AND PROVIDE POSITIVE OUTFLOW TO STORM DRAIN OR DRY WELL.
  25. FINISHED GRADE AND DRIVEWAY SHALL PITCH AWAY FROM THE BUILDING, SO THAT ALL SURFACE WATER FLOWS AWAY FROM IT.
  26. INSTALLATION OF GAS METER SHALL BE IN STRICT ACCORDANCE WITH LOCAL UTILITY COMPANY SPECIFICATIONS.
  27. INSTALLATION OF ELECTRIC METERS SHALL BE PERFORMED IN STRICT ACCORDANCE WITH LOCAL UTILITY COMPANY SPECIFICATIONS.
  28. FINISHED GRADE HEIGHT SHALL BE MINIMUM 6" BELOW ADJACENT FRAMING AND MAXIMUM (IF ANY) AS PER LOCAL CODES.

# ENERGY CODE

TABLE 100.1.1  
IRRADIATION AND FENESTRATION REQUIREMENTS BY COMPONENTS, ROCKLAND/CORRANGE, CLIMATE ZONE 5

CLIMATE ZONE	FENESTRATION U-FACTOR	OPACITY U-FACTOR	GLAZED FENESTRATION U-FACTOR	CEILING U-FACTOR	WOOD FLOOR U-FACTOR	MASS FLOOR U-FACTOR	BASEMENTS U-FACTOR	SLAB U-FACTOR	GRAVEL U-FACTOR
4 except Marine 4	0.35	0.25	0.40	40	30 or 13' x 5' h	6/13	10	10/13	10.2 R
5 and Marine 4	0.27	0.25	0.30	40	13' x 5' h	13/17	30 g	15/19	10.2 R

**MORRISSEY RESIDENCE  
ONE-STORY ADDITION**

**29 HAVEN TERRACE  
PEARL RIVER, N.Y.**

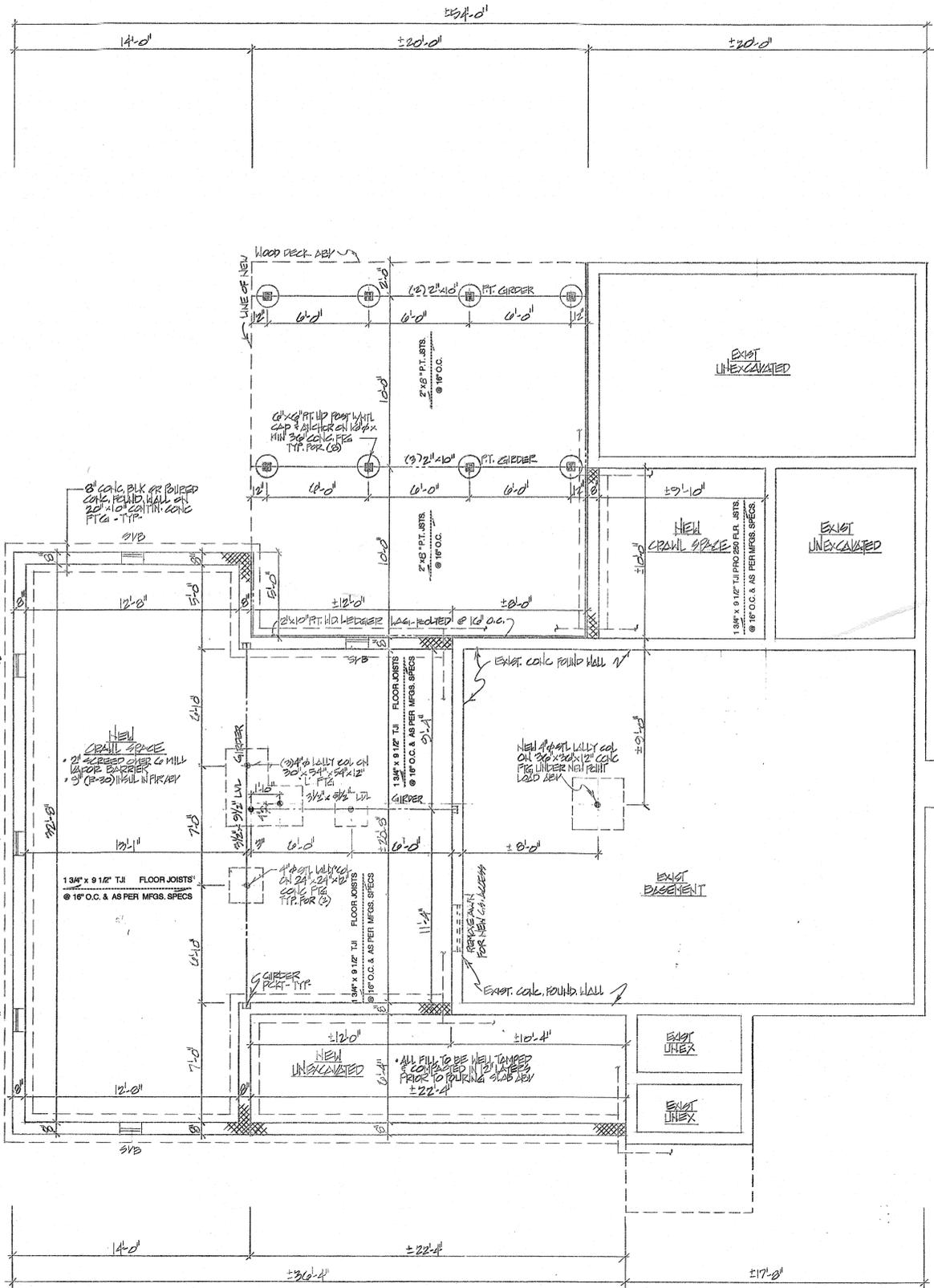
**HARRY J. GOLDSTEIN  
REGISTERED ARCHITECT  
STATE OF NEW YORK**

**HARRY J. GOLDSTEIN  
ARCHITECT  
DESIGN & DEVELOPMENT**

4 REGINA ROAD  
MONSEY, NEW YORK 10952  
(914) 336-7942 (914) 393-5787

PROJECT 210827  
JANUARY 9, 2005

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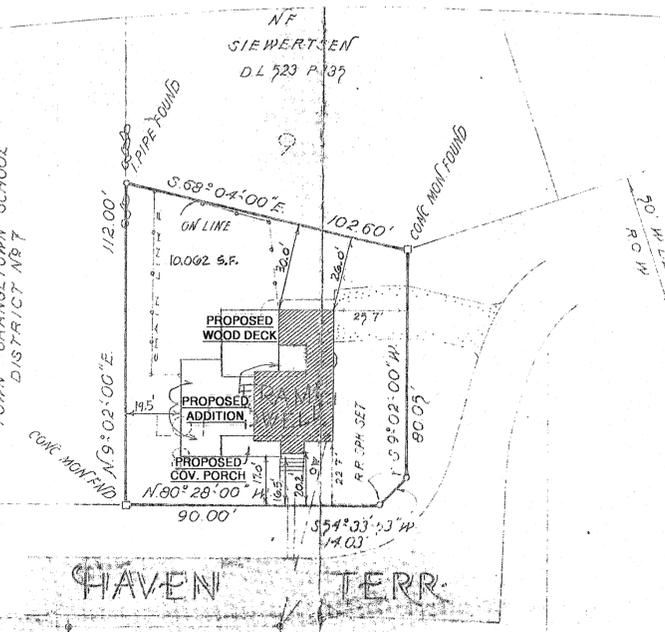
**BASEMENT/FOUNDATION PLAN**

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

**ZONING BULK REQUIREMENTS**

Zone: R-15  
Group: A  
Use: SINGLE FAMILY RES.

	Required	Existing	Proposed
Floor area ratio	0.20	0.166 (1,610)	* 0.268 (2,700)
Lot area	15,000	10,062	10,062
Lot width	100	100	100
Street frontage	75	100	100
Front yard setback	30	20.2/15.7	* 16.5/15.7
Side yard setback	20	45.5	* 19.5
Total side yard setback	50	NA	NA
Rear yard setback	35	26.0	* 26.0/30.0 DECK
Maximum building height	1'-0"	1'-2"	1 1/2"

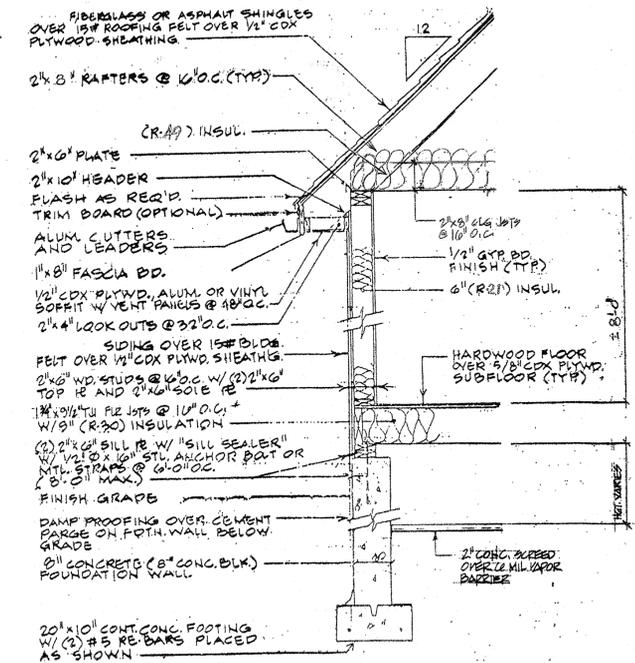
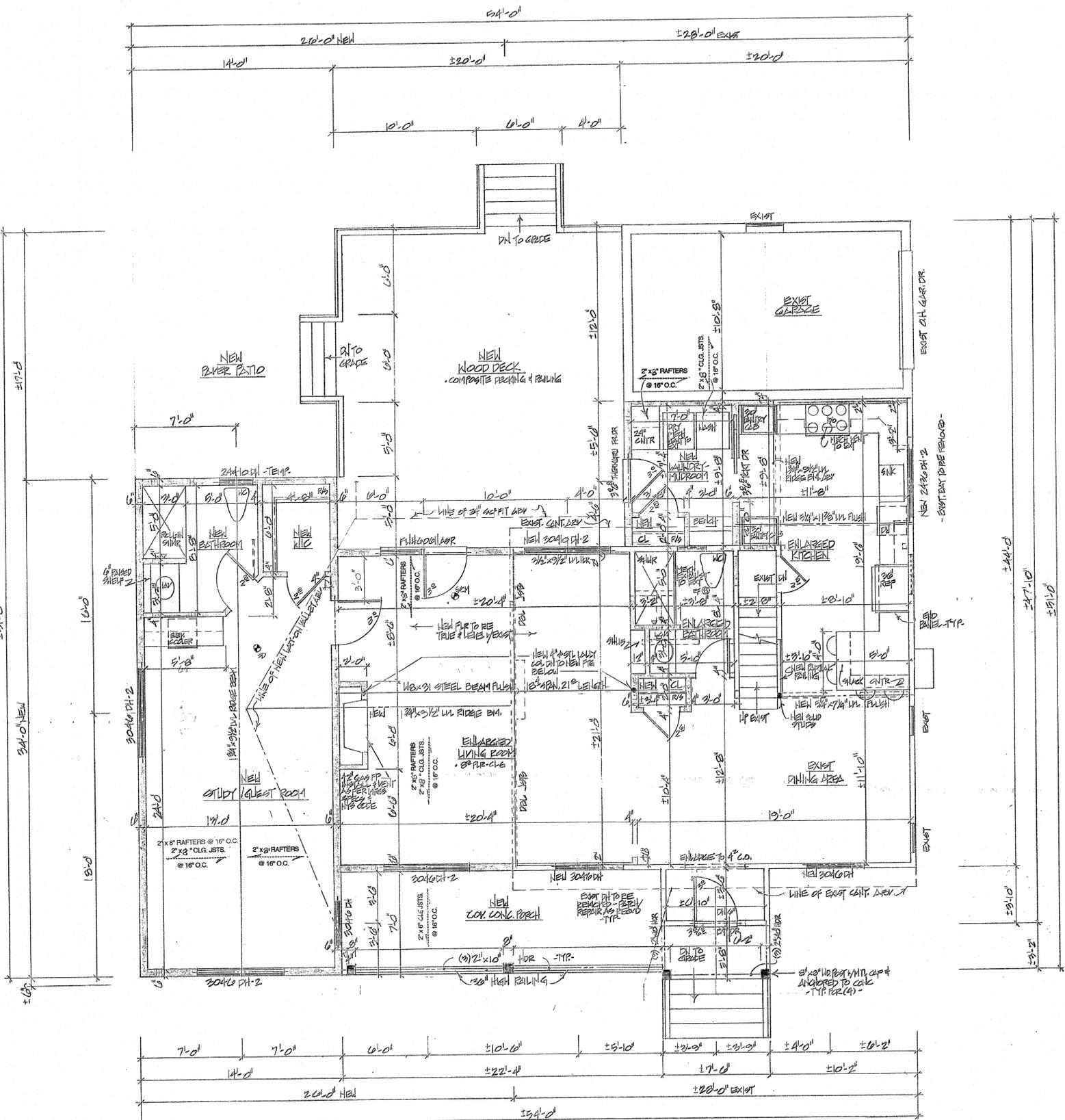


**PLOT PLAN**

NOTE: THE ABOVE PLOT PLAN OF A PROPOSED ONE-STORY ADDITION IS BASED ON A SURVEY ORIGINALLY DRAWN BY JEFFREY W. DONNELLY LAND SURVEYOR, ON 1/28/2003

SCALE: 1" = 30'

- FRAMING**
33. ALL LUMBER MATERIALS USED IN THE BUILDING SHALL BE GOOD, SOUND, DRY MATERIAL, FREE FROM ROT, LARVAE AND LOOSE KNOTS, SHAKES, AND OTHER IMPERFECTIONS WHEREBY THE STRENGTH MAY BE IMPAIRED AND OF GRADINGS INDICATED ON DRAWINGS. STUDS, GILLS, POSTS, LINTELS AND RAFTERS SHALL BE HEM-FIR (19% MAXIMUM GRADE EXCEPT AS NOTED OTHERWISE HEREINAFTER IN THIS SPECIFICATION OR ON THE DRAWINGS. THE MAX. UNIT STRESS FOR HEM-FIR SHALL BE:
- |                                    |               |
|------------------------------------|---------------|
| FIBER STRESS (F <sub>b</sub> )     | 1500 PSI      |
| HORIZONTAL SHEAR (F <sub>v</sub> ) | 95 PSI        |
| MODULUS OF ELASTICITY (E)          | 1,000,000 PSI |
- WHERE INDICATED ON THE DRAWINGS WITH THE NOTATION FB-1500 ONLY DOUGLAS FIR-LARCH-NORTH (19% MAX. MOISTURE) NO. 1 GRADE SHALL BE USED WITH THE FOLLOWING MAX. UNIT STRESSES:
- |                                    |               |
|------------------------------------|---------------|
| FIBER STRESS (F <sub>b</sub> )     | 1500 PSI      |
| HORIZONTAL SHEAR (F <sub>v</sub> ) | 95 PSI        |
| MODULUS OF ELASTICITY (E)          | 1,000,000 PSI |
- CALCULATED DESIGN LOADS (AND 10% DEAD LOAD ALL SPANS):
- |       |                                    |
|-------|------------------------------------|
| ROOF  | 30 PSF LIVE LOAD (L <sub>0</sub> ) |
| FLOOR | 40 PSF LIVE LOAD (L <sub>0</sub> ) |
| ATTIC | 20 PSF LIVE LOAD (L <sub>0</sub> ) |
| DECK  | 80 PSF LIVE LOAD (L <sub>0</sub> ) |
34. ALL SILL PLATES IN CONTACT WITH CONCRETE OR MASONRY WALLS, SLABS, ETC. SHALL BE PRESSURE TREATED LUMBER (UNLESS OTHERWISE NOTED). SILL SEAL SHALL BE OWENS CORNING SILL SEALER (OR APPROVED EQUAL). TERMITES SHIELD SHALL BE INSTALLED WHERE REQUIRED BY SITE CONDITIONS AND BUILDING CODES.
35. 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 BRICKS AT MID-HEIGHT WITHIN ALL INTERIOR BEARING WALLS. DOUBLE FRAMING AROUND ALL SKYLIGHTS, ROOF AND FLOOR TRUSSES (T<sub>1</sub> AND L<sub>1</sub>), MICROCLAM) TO BE INSTALLED IN STRICT COMPLIANCE WITH MANUFACTURER'S SPECIFICATIONS. FLOOR JOISTS SHALL RECEIVE CROSSBRIDGING AT 7'-0" O.C. MAXIMUM SPACING.
36. INTERIOR SUBFLOOR SHALL BE 3/4" TONGUE AND GROOVE SHEATHING GLED AND NAILED OVER PREFABRICATED FLOOR TRUSSES OR TWO LAYERS OF 1/2" PLYWOOD LAID PERPENDICULAR TO EACH OTHER WITH BUILDING PAPER BETWEEN LAYERS. WITHIN ALL INTERIOR BEARING WALLS, DOUBLE FRAMING SHALL BE 1/2" EXTERIOR GRADE APPLIED HORIZONTALLY WITH VERTICAL JOISTS TAGGED 4". ROOF SHEATHING SHALL BE 1/2" EXTERIOR GRADE PLYWOOD, UNLESS OTHERWISE NOTED.
37. EXTERIOR WALLS SHALL BE 2" X 4" WOOD FRAMING. INTERIOR PARTITIONS SHALL BE 2" X 4" WOOD FRAMING. STUDS SHALL BE PLACED AT 16" ON CENTER UNLESS OTHERWISE NOTED AND RECEIVE BLOCKING AT MID-HEIGHT AS REQUIRED. STUDS AT CORNERS UNDER CATHEDRAL CEILING SHALL RUN FULL HEIGHT FROM SOLE PLATE TO ROOF AND SHALL RECEIVE SOLID BLOCKING AT 8" ABOVE FLOOR. ALL BEARING WALLS AND PARTITIONS SHALL RECEIVE BLOCKING AT MID-HEIGHT.
38. HEADERS OVER ALL DOORS, WINDOWS, AND OTHER OPENINGS UNDER 6" SHALL BE 2" X 12" (UNLESS OTHERWISE NOTED). HEADERS OVER 6" TO 8" SHALL RECEIVE 2" X 4" OR 2" X 6" HEADERS IN EXTERIOR WALLS, UNLESS OTHERWISE NOTED.
39. ALL EXTERIOR DECKS SHALL BE FRAMED WITH PRESSURE TREATED LUMBER (UNLESS OTHERWISE NOTED). LUMBER SHALL HAVE THE FOLLOWING MINIMUM STRENGTH: 1000 PSI AND E 1,000,000 PSI AND SHALL BE SCOTCHBROOK YELLOW PINE OR APPROVED EQUAL. GALVANIZED HEAVY DUTY POST BARS SHALL BE PROVIDED AT BASE OF ALL WOOD COLUMNS. JOIST JOISTS SHALL RECEIVE DIAGONAL CROSS BRACE OR DIAGONAL BRACING. FLOORING 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" SPACING OPENING, AS PER CODES.
40. ROOFING MATERIAL SHALL BE MINIMUM 30 YEAR FIBERGLASS SHINGLES (OWENS CORNING OR APPROVED EQUAL) OVER 1/2" ROOFING FELT. VALLEY FLASHING AND OTHER APPROPRIATE FLASHING SHALL BE PROVIDED AS REQUIRED. ICE AND WATER SHIELD SHALL BE INSTALLED AS REQUIRED.
41. ALUMINUM GUTTERS AND LEADERS SHALL BE PROVIDED AS REQUIRED. SPLASH BLOCKS SHALL BE PROVIDED AT OUTLETS UNLESS OTHER PROVISIONS FOR WATER DISPOSITION ARE PROVIDED. ALL WATER MUST DRAIN AWAY FROM STRUCTURE SO AS NOT TO CONTRIBUTE TO GROUND WATER SEEPAGE AT FOUNDATION.
42. FASCIA BOARDS SHALL BE SCAPED AT A 45 DEGREE ANGLE OR 90 DEGREE ANGLE UNLESS OTHERWISE NOTED.
43. WINDOWS SHALL BE SIZE, TYPE AND MFG. AS INDICATED ON PLANS, WITH SCREENS AND HARDWARE PROVIDED. GLAZING LESS THAN 18" ABOVE FLOOR SHALL BE THERMOPLASTIC GLAZING. GLAZING COLOURS, ETC. SHALL BE SELECTED BY OWNER AND/OR BUILDER PRIOR TO CONSTRUCTION. HEAD HEIGHT SHALL BE 6'-0" UNLESS OTHERWISE NOTED.
44. EXTERIOR DOORS TO BE OF THE MANUFACTURER, TYPE, SIZE, AND STYLE AS INDICATED ON THE DRAWINGS. ANY MANUFACTURER'S OPTIONS SHALL BE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR UNLESS OTHERWISE INDICATED ON THE DRAWINGS. ALL DOORS SHALL BE 6'-0" HEIGHT UNLESS OTHERWISE NOTED. PROVIDE WEATHER STRIP STRIP ON ALL EXTERIOR DOORS. PROVIDE ALUMINUM SADDLE ON ALL INTERIOR PERSONNEL GARAGE DOORS.
- PLUMBING**
45. 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. ALL BATHROOM FIXTURES SHALL BE KOHLER, AMERICAN STANDARD, OR APPROVED EQUAL. OWNER SHALL SELECT FIXTURES AND COLORS. PLUMBING FIXTURES TO BE MANUFACTURED BY:
- ELECTRICAL**
46. ALL ELECTRICAL WORK SHALL CONFORM COMPLETELY TO THE REQUIREMENTS OF THE N.E.C. AND LOCAL UTILITY COMPANY. GROUND FAULT INTERRUPTERS, DUPLEX RECEPTACLES, ETC. SHALL BE INSTALLED AS REQUIRED ACCORDING TO KITCHEN AND/OR BATH LAYOUTS AND CODE REQUIREMENTS.
- HEATING / VENTILATING / AIR CONDITIONING**
47. 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.
- THERMAL AND MOISTURE PROTECTION**
48. APPLY FOUNDATION DAMPROOFING OR WATERPROOFING ON ALL BACKFILL FACES OF WALLS BELOW EARTH GRADE.
49. PROVIDE 15# BUILDING FELT (TYP.), "TYPAR," OR EQUAL, BEHIND ALL BLDG. WINDOW AND DOOR CHAMBERS, HALL TRIMS, ETC.
50. ALL EXTERIOR OPENINGS SHALL BE PROPERLY FLASHED, CAULKED, WEATHER STRIPPED OR OTHERWISE PROPERLY SEALED.
51. ALL EXTERIOR WALLS AND ROOFS SHALL BE INSULATED AS INDICATED ON PLANS AND AS PER CODES. INSULATION SHALL BE POLYURETHANE FOAM OR FIBERGLASS BATT INSULATION. RIDGE VENTS SHALL BE INSTALLED IN CATHEDRAL CEILING AS REQUIRED.
- INTERIOR**
52. ALL GYPSUM BOARD SHALL BE SCREWED ON CEILING 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 THE AREAS, AND WATERBOARD OR APPROVED EQUAL BEHIND TILE IN BATH AND SHOWER AREAS.
53. FLOORING, TRIM, CLOSET SHELVING, CABINETRY, APPLIANCES, FIXTURES, ETC. SHALL BE SELECTED BY OWNER AND INSTALLED BY BUILDER IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
54. INTERIOR DOORS SIZED AS INDICATED ON DRAWINGS, STYLE AND TYPE BY OWNER/CONTRACTOR.
55. CERAMIC TILE OR MARBLE FLOORS IN THE AREA INDICATED ON PLANS SHALL BE INSTALLED IN A "MUD" BASE.
56. OAK HARDWARE FLOORS SHALL BE INSTALLED MINIMUM 3 DAYS AFTER DELIVERY AND BLDG. TO BE HEATED. OAK FLOORING TO RECEIVE TWO COATS OF POLYURETHANE, OVM SEAL OR EQUAL.
57. STAIRS TO BE AS INDICATED ON DRAWINGS WITH A MINIMUM OF 9" HEAD, AND A MAXIMUM 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 DESIGN TO BE SELECTED BY OWNER AND SHALL CONFORM TO ALL STATE AND LOCAL CODES. (8" SPHERE MAXIMUM OPENING). ALL EXPOSED WOOD AND TRIM TO RECEIVE ONE COAT OF STAIN AND OPTIONAL TWO COATS POLYURETHANE.



TYPICAL WALL SECTION SCALE: 1/2" = 1'-0"

MAIN FLOOR PLAN EXIST. S.F.: 740; NEW S.F.: 845 TOTAL MAIN FLR. S.F.: 1585 EXIST. SECOND FLR. S.F.: 690 NEW TOTAL LIVING S.F.: 2275 EXIST. ONE - CAR GARAGE S.F.: 240 NEW COVERED PORCH S.F.: 185 SCALE: 1/4" = 1'-0"

NOTE: ALL HEADERS ARE TO BE (2) 2" X 10" UNLESS OTHERWISE INDICATED

MORRISSEY RESIDENCE ONE-STORY ADDITION 29 HAVEN TERRACE PEARL RIVER, N.Y.

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