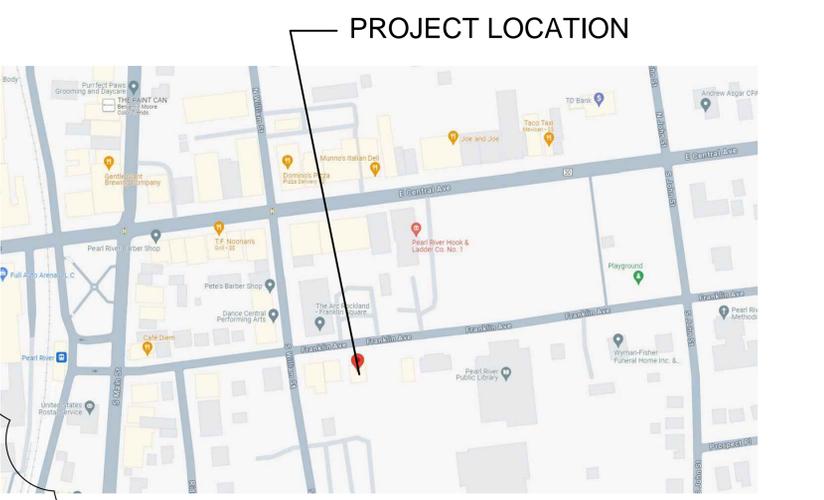


LIST OF DRAWINGS

- ARCHITECTURAL & CIVIL DRAWINGS
SHEET DESCRIPTION
- A-0 TITLE SHEET - SITE PLAN, BULK TABLE, KEY MAP, VICINITY MAP, LIST OF DRAWINGS
 - A-1 EXISTING FIRST AND SECOND FLOOR PLANS
 - A-2 PROPOSED FIRST AND SECOND FLOOR PLANS
 - A-3 PROPOSED GARAGE FOUNDATION, PLAN, ROOF AND SECTION
 - A-4 PROPOSED GARAGE ELEVATIONS

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 and signature, altered by followed by his signature and the date of such alteration, and a graphic description of the alteration.

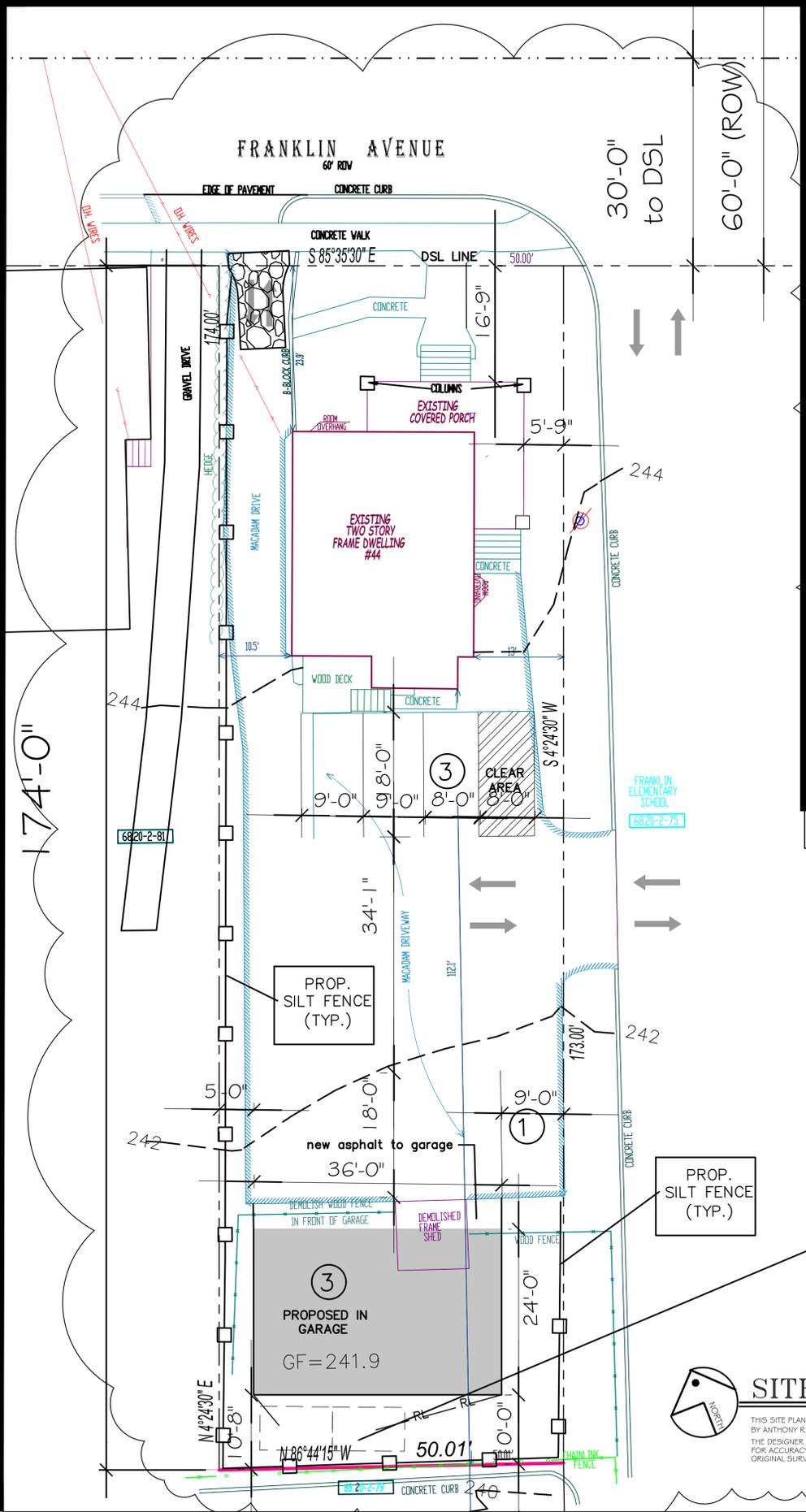
KEY MAP



VICINITY MAP



SITE PLAN



BULK TABLE

SITE DATA ZONING BULK TABLE 44 FRANKLIN STREET - PEARL RIVER NY 10965
TAX MAP - SECTION 68.20, BLOCK 2, LOT 80 - C5 ZONE
EXISTING NON CONFORMING LOT WIDTH

REQUIRED	EXISTING	PROPOSED
LOT REQUIRED 2,500 S.F.	EXISTING 8,675, 11 S.F.	NO CHANGE
FAR - 1.00 (100 %)	EXISTING FAR - 1,585 / 8,675.11 = .1827 (18.27 %)	PROPOSED FAR - 2,449 / 8,675.11 = .2823 (28.23 %)
FRONT YARD SET BACK: 0 / 45'-0"	EXISTING 16.75'	EXISTING 16.75'
SIDE YARD SET BACK: 0 / 12'	EXISTING 5.75'	EXISTING 5.75'
COMBINED SIDE YARD SETBACK - 0 / 25'	EXISTING 15.75'	EXISTING 15.75'
REAR YARD SET BACK: 25'-0"	EXISTING 112.10'	PROPOSED 10'-0"
LOT WIDTH: 25'-0"	EXISTING 50.0'	EXISTING 50.0'
STREET FRONTAGE: 25'-0"	EXISTING 50.0'	EXISTING 50.0'
HEIGHT 1'-0" PER 1'-4" GREATER THAN 22'	EXISTING	EXISTING
SIDE YARD SET BACKS ACCESSORY USE	NONE	PROPOSED 5'-0" AND 9'-0" - COMBINED 14'-0"
REAR YARD SET BACK ACCESSORY USE	NONE	PROPOSED 10'-0"

EXISTING F.A.R. DATA	PROPOSED F.A.R. DATA	144 E Central Avenue - SF/Parking Analysis - C5 Zone
EXISTING FIRST FLOOR 870 S.F.	EXISTING FIRST FLOOR 870 S.F.	Principal Structure
EXISTING PORCH 265 S.F.	EXISTING PORCH 265 S.F.	870 s.f. - First Floor
EXISTING SECOND FLOOR 450 S.F.	EXISTING SECOND FLOOR 450 S.F.	500 s.f. - Second Floor (area 7'-0" a.f.f. or greater)
EXISTING TOTAL S.F. 1,585 S.F.	EXISTING TOTAL S.F. 2,449 S.F.	1,370 total s.f.
EXISTING FAR - 1,585 / 8,675.11 = .1827 (18.27 %)	PROPOSED FAR - 2,449 / 8,675.11 = .2823 (28.23 %)	Proposed uses
		330 s.f. Professional Office Space / 200 s.f. per car = 2 cars
		1 bed room apartment - 2 cars 7 cars provided and 1 ada parking space which is not compliant. (7 total provided)

SITE PLAN

THIS SITE PLAN IS BASED ON A SURVEY PROVIDED BY OWNER BY ANTHONY R. CELENTANO P.L.S. DATED FEBRUARY 23, 2023. THE DESIGNER SHALL ASSUME NO RESPONSIBILITY FOR ACCURACY OF ORIGINAL SURVEY. REFER TO ORIGINAL SURVEY FOR ALL ADDITIONAL INFORMATION.



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3512 Whittier Court
Mahwah, NJ 07430
Paul Gdanski
Paul Gdanski, PE
NYS Lic. No. 075890

Proposed Alterations / Adjusted Use and Proposed Garage For Bluehill Construction, Inc.
44 Franklin Avenue, Pearl River New York 10965

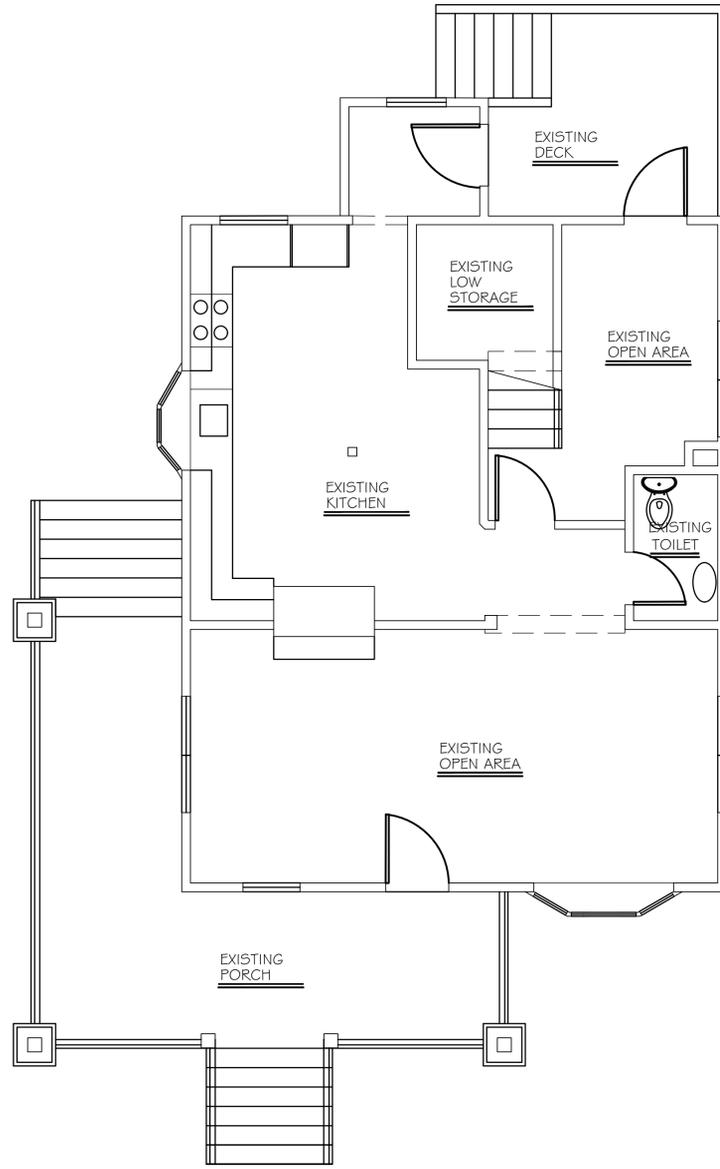
Title Sheet Site Plan

Issue Date: 6/15/23

Revisions	
1	Submission - 7/17/23
2	REV. 1 - 8/29/23
3	REV. 2 - 3/22/24
4	REV. 3 - 6/19/25

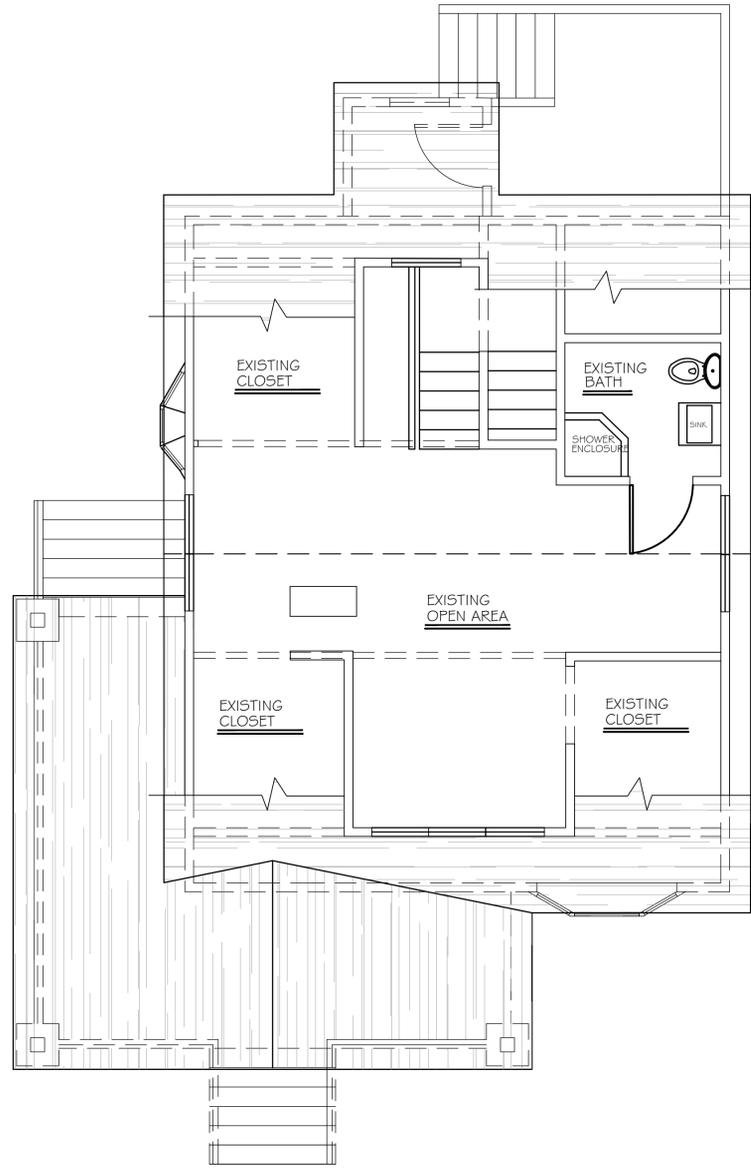
Sheet No. A-0

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Residential & Commercial Architecture and Green Design
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NYS LISC: 027393 - Registered through Date April 30, 2026
NJ LISC: 51A0154200 © Copyright 2024



EXISTING
FIRST FLOOR PLAN

SCALE: 3/16"= 1'-0"



EXISTING
SECOND FLOOR PLAN

SCALE: 3/16"= 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 his item the seal and the alteration shall be followed by his signature and the date of such alteration, and a specific description of the alteration.

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NJ LISC: 21A0164200



Proposed Alterations / Adjusted Use
and Proposed Garage
For
Bluehill Construction, Inc.
44 Franklin Avenue, Pearl River New York 10865

Existing First and
Second Floor Plans

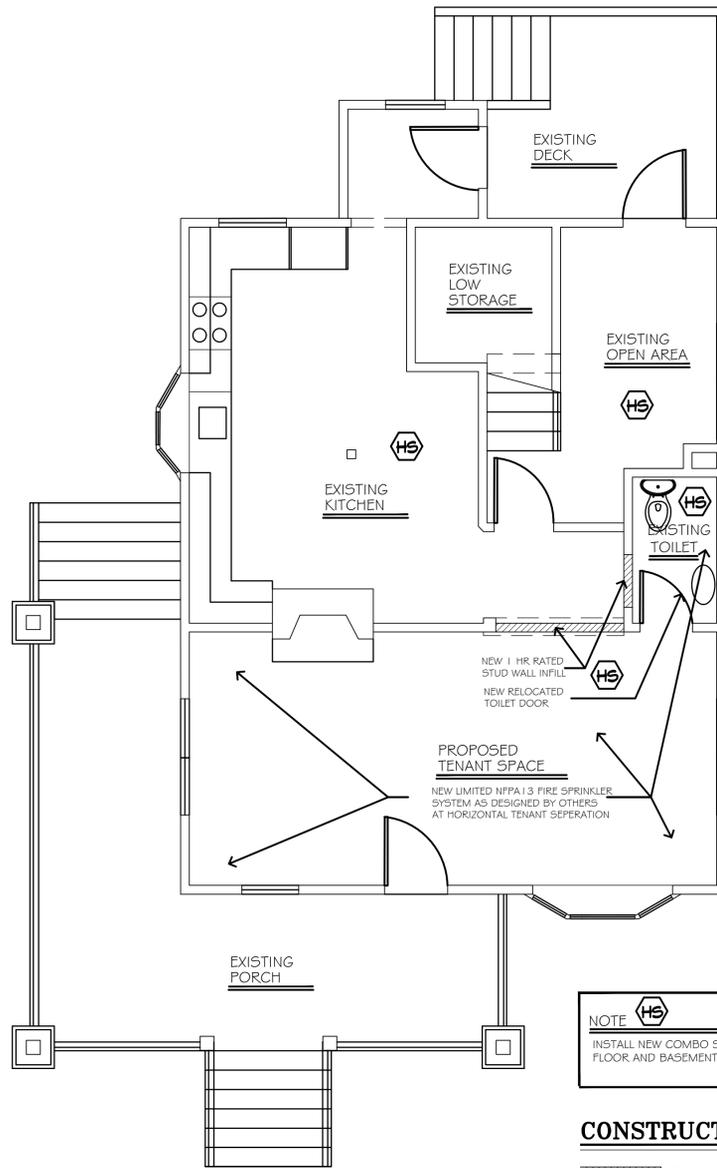
Issue Date: 6/15/23	
Revisions	
1	Submission - 7/17/23
2	REV. 1 - 8/29/23
3	REV. 2 - 3/22/24
4	REV. 3 - 6/19/25

Sheet No.
A-1

GENERAL NOTE: (SEE SPECIFICATIONS)

1. All work and materials shall conform to all local, county and New York State Codes.
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	J. Gutters and leaders
B. Certificate of Insurance	K. Insulation
C. Demolition as required	L. Gypsum board and taping
D. Excavation	M. Painting and Finishing
E. Masonry	N. Trim work
F. Carpentry	O. N/A
G. Roofing and Flashing	P. Electrical
H. Siding	Q. N/A
I. Caulking/Sealant	
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 200 SERIES 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. Electrical contractor shall provide a complete system as per plans that meets energy star requirements and NYS State Codes. See spec and electrical allowance plans.



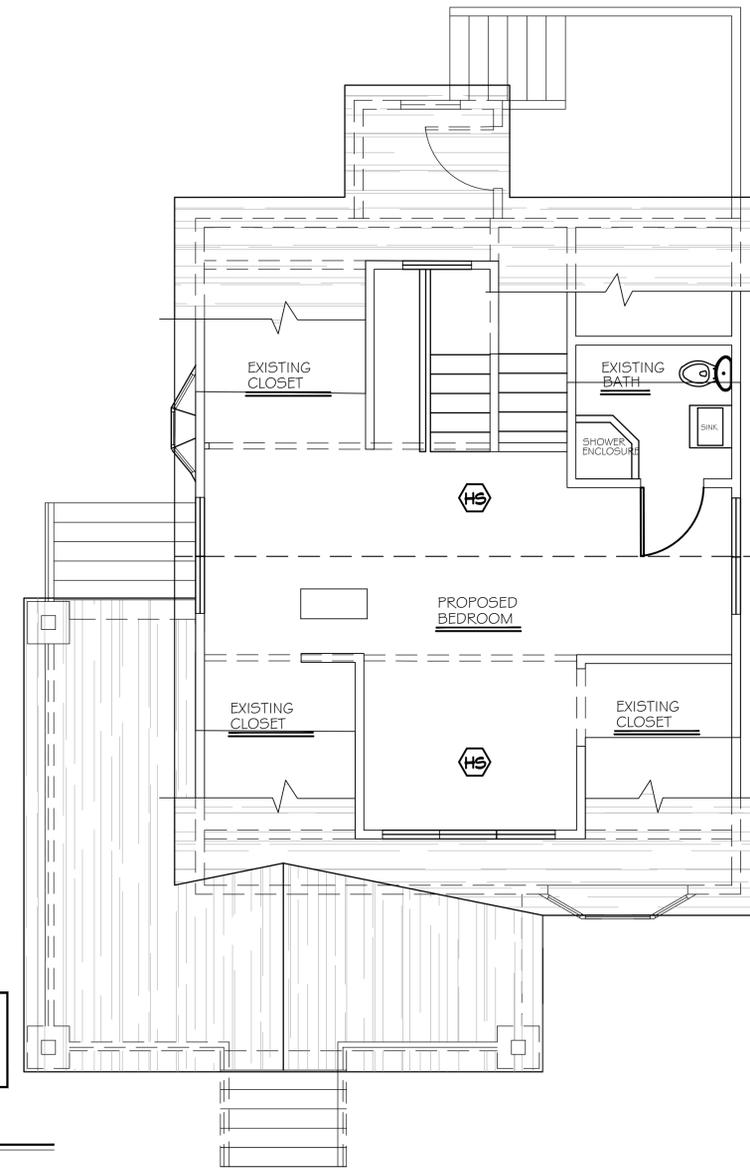
NOTE
INSTALL NEW COMBO SMOKE DETECTORS ON EACH FLOOR AND BASEMENT AS PER CODE

CONSTRUCTION LEGEND

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

PROPOSED FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"



PROPOSED SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

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Karl E. Ackermann, AIA Architect PLLC
Architect

NYS LISC: 027393 - Registered through Date April 30, 2026
NJ LISC: 21A0154200

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Proposed Alterations / Adjusted Use
and Proposed Garage

For
Bluehill Construction, Inc.
44 Franklin Avenue, Pearl River New York 10865

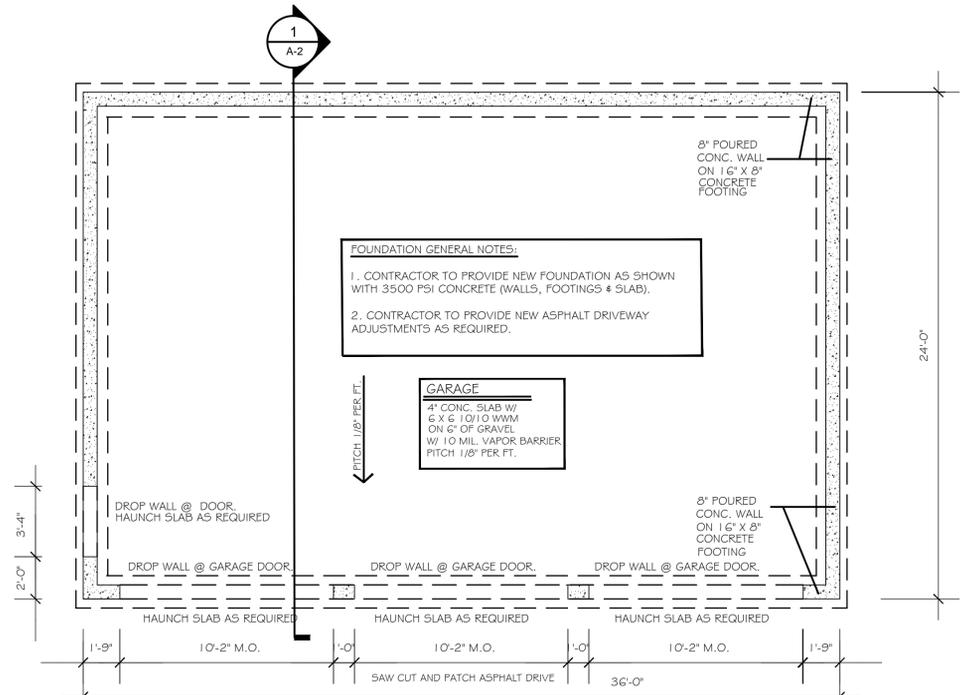
Proposed First and
Second Floor Plans

Issue Date: 6/15/23

Revisions	
1	Submission - 7/17/23
2	REV. 1 - 8/29/23
3	REV. 2 - 3/22/24
4	REV. 3 - 6/19/25

Sheet No.

A-2



FOUNDATION LEGEND

NEW CONCRETE FOUNDATION WALL

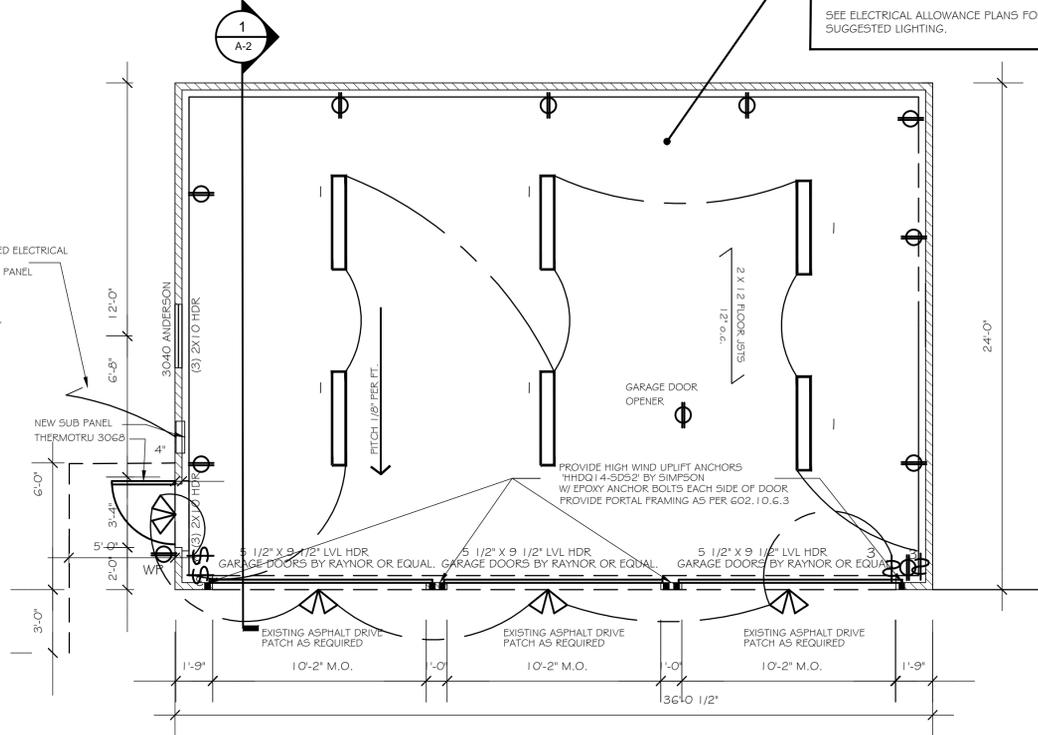
GARAGE FOUNDATION PLAN

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

GARAGE

CONTRACTOR TO FURNISH AND INSTALL OPTIONAL NEW FIRE RATED 5/8" TYP X GYPSUM ON ALL WALLS AND CEILINGS AND R-21 SPRAY FOAM INSULATION IN ALL EXTERIOR WALLS.

SEE ELECTRICAL ALLOWANCE PLANS FOR SUGGESTED LIGHTING.



CONSTRUCTION LEGEND

NEW STUD WALL

2 X BUILT UP WOOD POST EQUAL IN WIDTH TO BEAM ABOVE

GARAGE FLOOR PLAN

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

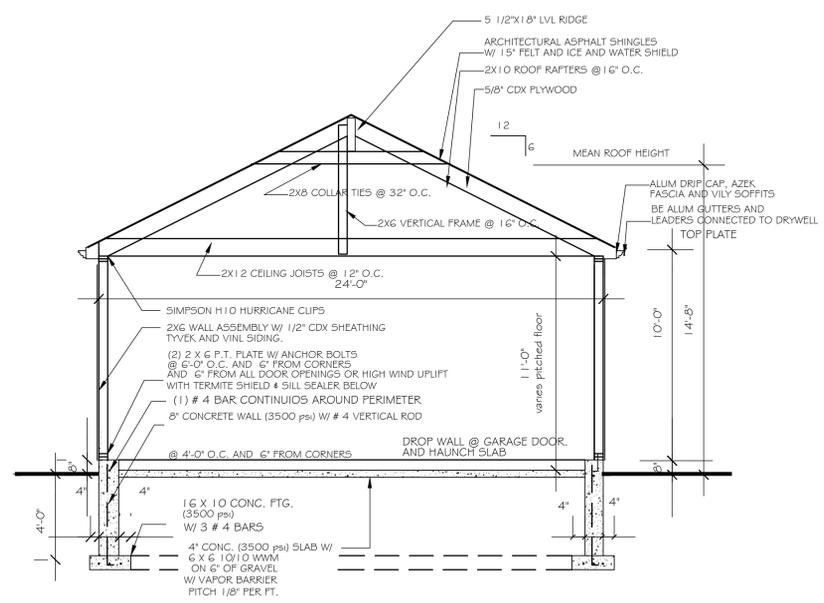
Electrical Fixture Schedule

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

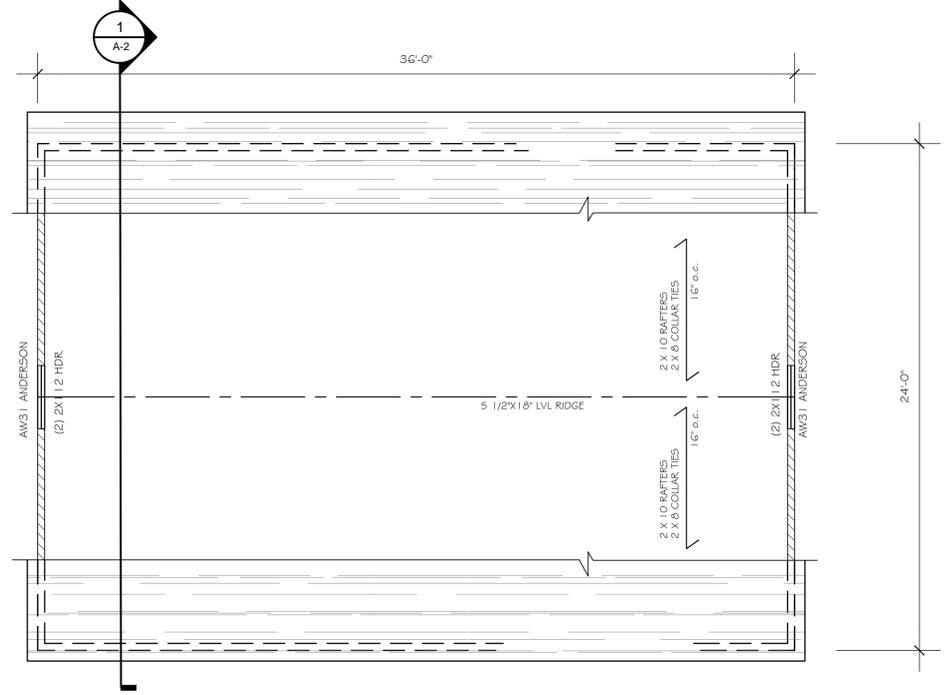
NOTE: ALL SWITCHES AND OUTLETS AS CIRCLED, UNLESS A.F.F.

Symbol	Fixture Type
—	GARAGE - LED STRIP LIGHT
⊕	WALL SWITCH
⊕ ³	3 WAY SWITCH
⊕	EQUIP. RECEPTACLE



GARAGE SCHEMATIC SECTION

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



CONSTRUCTION LEGEND

NEW STUD WALL

2 X BUILT UP WOOD POST EQUAL IN WIDTH TO BEAM ABOVE

GARAGE ATTIC PLAN

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

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Proposed Alterations / Adjusted Use and Proposed Garage For Bluehill Construction, Inc.

44 Franklin Avenue, Pearl River New York 10665

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Residential & Commercial Architecture and Green Design
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Proposed Garage Plans and Section

Issue Date: 6/15/23

Revisions

1	Submission - 7/17/23
2	REV. 1 - 8/29/23
3	REV. 2 - 3/22/24
4	REV. 3 - 6/19/25

Sheet No.

A-3

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1. All work and materials shall conform to all local, county and New York State Codes.
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- | | |
|-----------------------------|----------------------------|
| A. Building permit | J. Gutters and leaders |
| B. Certificate of Insurance | K. Insulation |
| C. Demolition as required | L. Gypsum board and taping |
| D. Excavation | M. Painting and Finishing |
| E. Masonry | N. Trim work |
| F. Carpentry | O. N/A |
| G. Roofing and Flashing | P. Electrical |
| H. Siding | Q. N/A |
| I. Caulking/Sealant | |

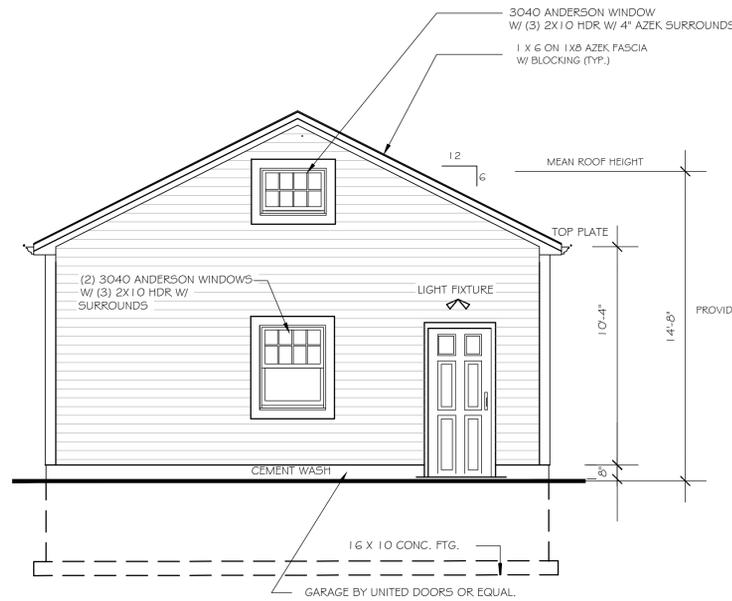
4. Contractor shall furnish and install interior paint and exterior paint as specified.

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.

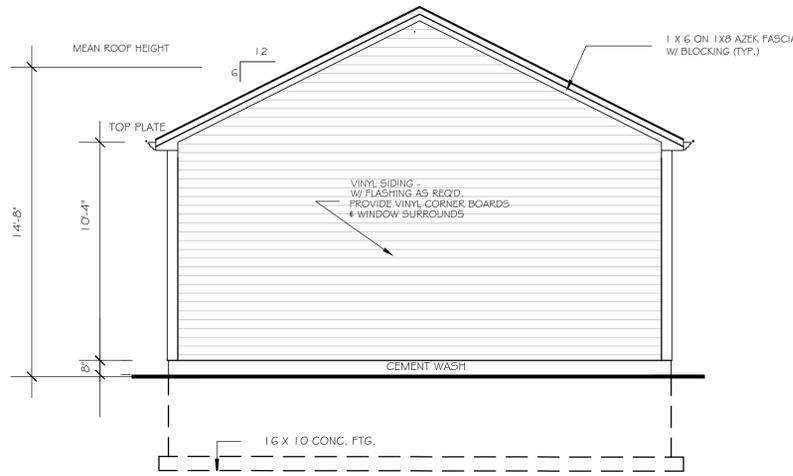
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8. Electrical contractor shall provide a complete system as per plans that meets energy star requirements and NYS State Codes. See spec and electrical allowance plans.



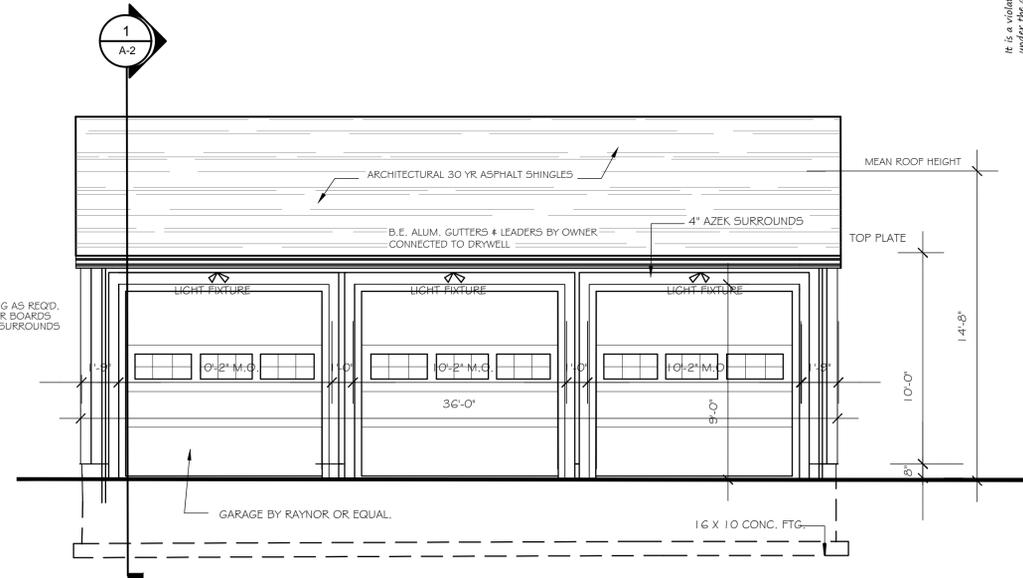
GARAGE SIDE (EAST) ELEVATION

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



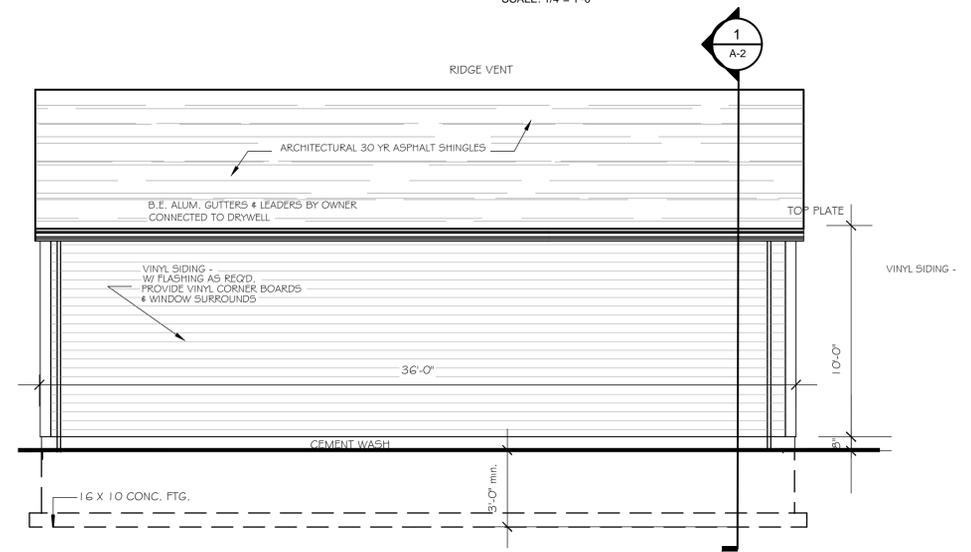
GARAGE SIDE (WEST) ELEVATION

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



GARAGE FRONT (NORTH) ELEVATION

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



GARAGE REAR (SOUTH) ELEVATION

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

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Proposed Alterations / Adjusted Use
and Proposed Garage
For
Bluehill Construction, Inc.
44 Franklin Avenue, Pearl River New York 10865

Proposed Garage
Elevations

Issue Date: 6/15/23

Revisions

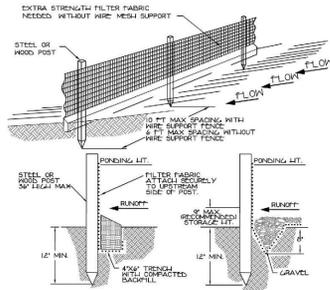
1	Submission - 7/17/23
2	REV. 1 - 8/29/23
3	REV. 2 - 3/22/24
4	REV. 3 - 6/19/25

Sheet No.

A-4

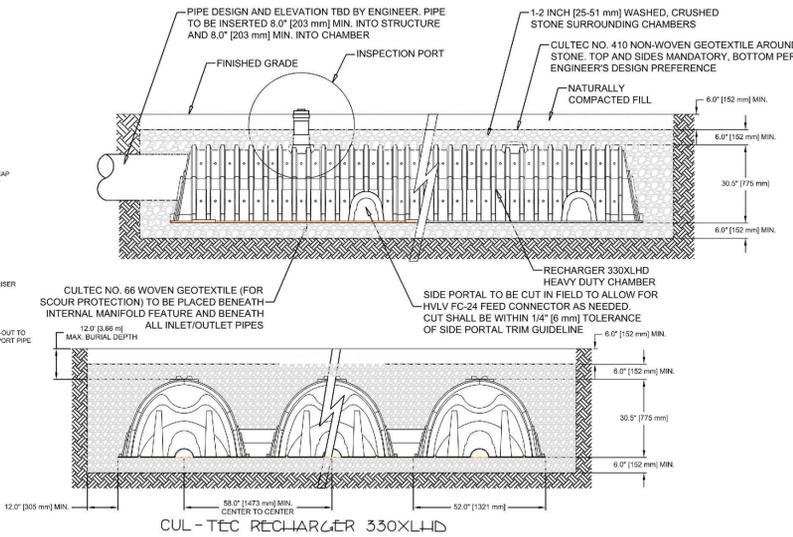
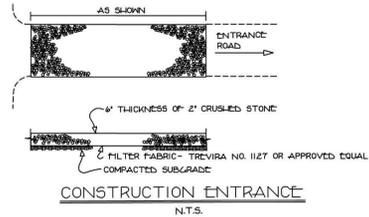
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NJ LISC: 21A0154200

REFERENCES:
ALL BOUNDARY INFORMATION IS REFERENCED FROM A SURVEY PREPARED BY ANTHONY R. CELENTANO, PLS DATED FEBRUARY 23, 2023, PROVIDED BY THE HOMEOWNER.



NOTE:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. SEDIMENT ACCUMULATED SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE TO EROSION OF SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

SILT FENCE
N.T.S.

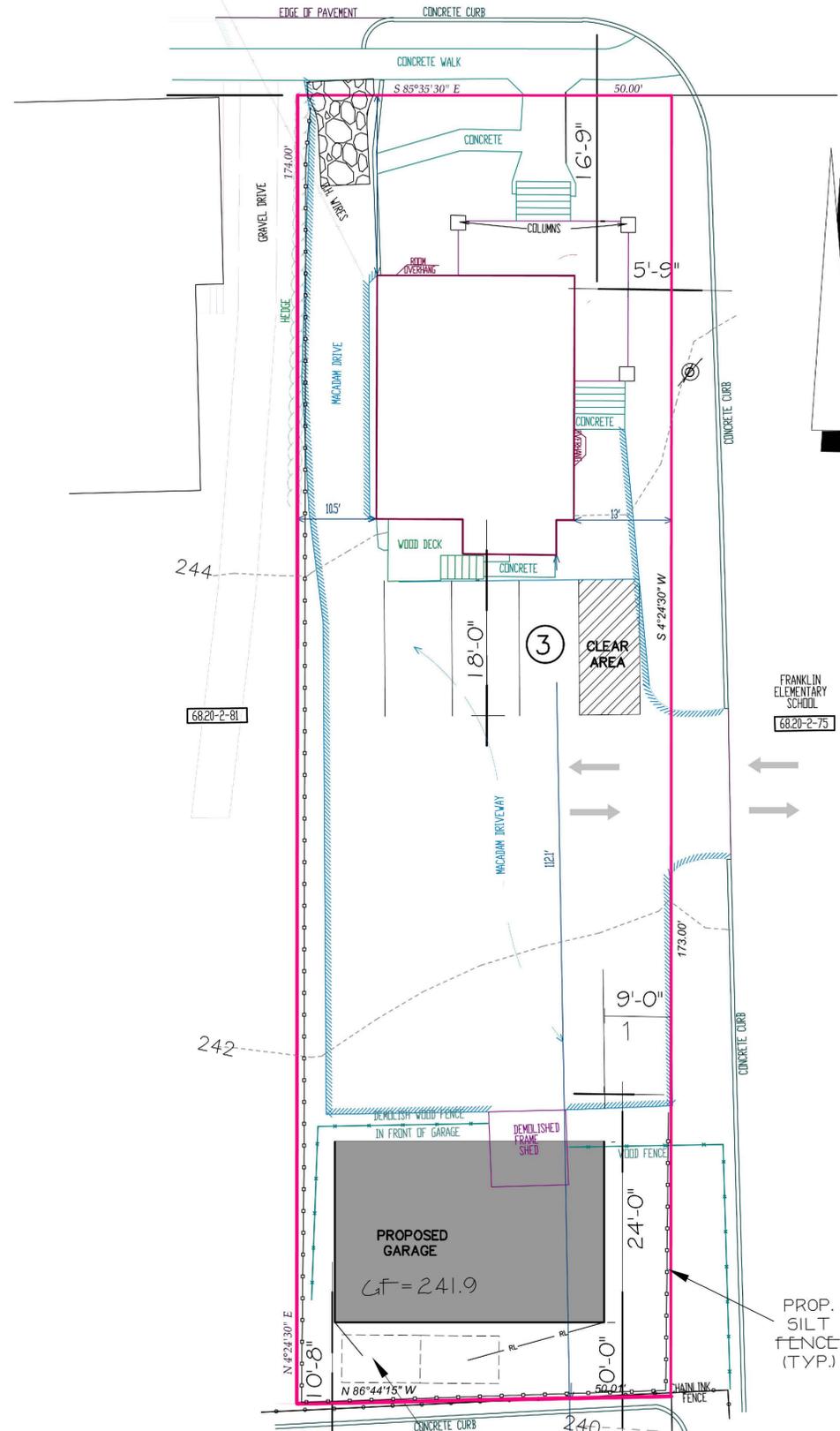
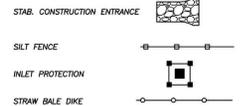


UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS MAP NOT HAVING THE SEAL OF THE SURVEYOR OR ENGINEER SHALL NOT BE VALID.
CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
USE OF UNSEALED THIS DOCUMENT IN ANY COURT TRANSACTION OR FILING WITH ANY STATE OR FEDERAL AGENCY IS AN UNLAWFUL VIOLATION OF FEDERAL LAW.

UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE AND INVERT OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.



LEGEND FOR EROSION CONTROL DURING CONSTRUCTION



NOTES:
1. SET PIT IN 17.5% SLOPE OVERALL EXCAVATION, BACKFILL WITH ALL CLEAN STONE.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR RETURNING SEASONAL HIGH WATER TABLE. NO CUL-TEC UNIT AND/OR STONE SHALL BE SET BELOW SEASONAL HIGH WATER, AND ENGINEER MUST BE CONTACTED IN WRITING SHOULD WATER BE ENCOUNTERED.

CUL-TEC UNIT MAINTENANCE NOTES
1. CUL-TEC UNITS SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS ON WHICH THEY ARE SITUATED.
2. SAID OWNERS SHALL INSPECT CUL-TEC UNITS ON A TWICE YEARLY BASIS AND REMOVE ANY ACCUMULATED SEDIMENT (IF AFTER ANY SIGNIFICANT STORM).
3. IF EVIDENCE PERSISTS THAT THE CUL-TEC UNITS ARE NOT FUNCTIONING PROPERLY (I.E. WATER BACKING-UP IN SYSTEM, ETC.) THE OWNERS SHALL INSPECT THE UNIT AS SOON AS REASONABLY POSSIBLE AND MAKE NECESSARY REPAIRS TO ENSURE PROPER FUNCTION OF THE SYSTEM.

DRAINAGE PLAN FOR
BLUEHILL CONSTRUCTION INC.
HAMLET OF PEARL RIVER
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK
2/23/25 REVISE
1/7/24 REVISE

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244 FRANKLIN
11/14/23
1"=10'