

ADDITION TO:
PIERCE RESIDENCE

16 OLD MOUNTAIN ROAD SOUTH
UPPER GRANDVIEW, NY 10960

degenstein
architects
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NY LIC. 13332 CT LIC. 8305

ENERGY CONSERVATION CONSTRUCTION CODE REQUIREMENTS

2018 NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE
AND NYSTRECH ENERGY CODE 2020 (V10 / JULY 2019)

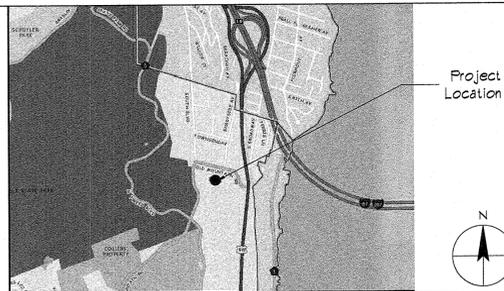
- I. HEATING DEGREE DAYS (TABLE R3013.2) 5400 < HDD63° ≤ 4700 RESIDENTIAL ZONE: 5A
- II. PROJECT TYPE: ADDITION TO EXISTING DWELLING (CHAPTER 4 RESIDENTIAL ENERGY EFFICIENCY)
- III. INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT (TABLE 402.4.3)

COMPONENT	MINIMUM REQUIRED	PROVIDED
FENESTRATION U FACTOR	0.21	0.21*
SKYLIGHT U FACTOR	0.50	NA
GLAZED FENESTRATION	NR	NR
CEILING R VALUE	R-49	R-50.75 + R-25
WOOD FRAME WALL R VALUE	R-21 INT. OR R-20 + R-5 OR R-15 + R-10	R-23 + R-6
MASS WALL R VALUE	R-15 / R-20	NA
FLOOR R VALUE	R-30 (SEE NOTES)	NA
BASEMENT WALL R VALUE	R-15 / R-19	R-23 + R-13
SLAB R VALUE / DEPTH	R-10 / 4"	R-10 / 4"
CRAWL SPACE WALL R VALUE	R-15 / R-19	NA
VAPOR RETARDER (402.4.3.1 + R102.1 IRC) - NOT REQUIRED		
INFILTRATION RATE (402.4.3)		

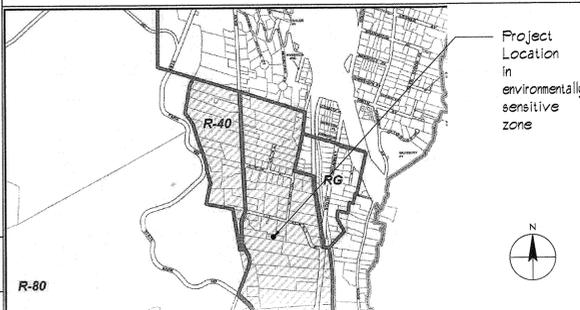
COMPONENT	MAXIMUM RATES	RATES SPECIFIED
WINDOWS	0.3 CFM / SF.	0.3 CFM / SF.
DOORS	0.5 CFM / SF.	0.5 CFM / SF.

* SEE GENERAL NOTE 8

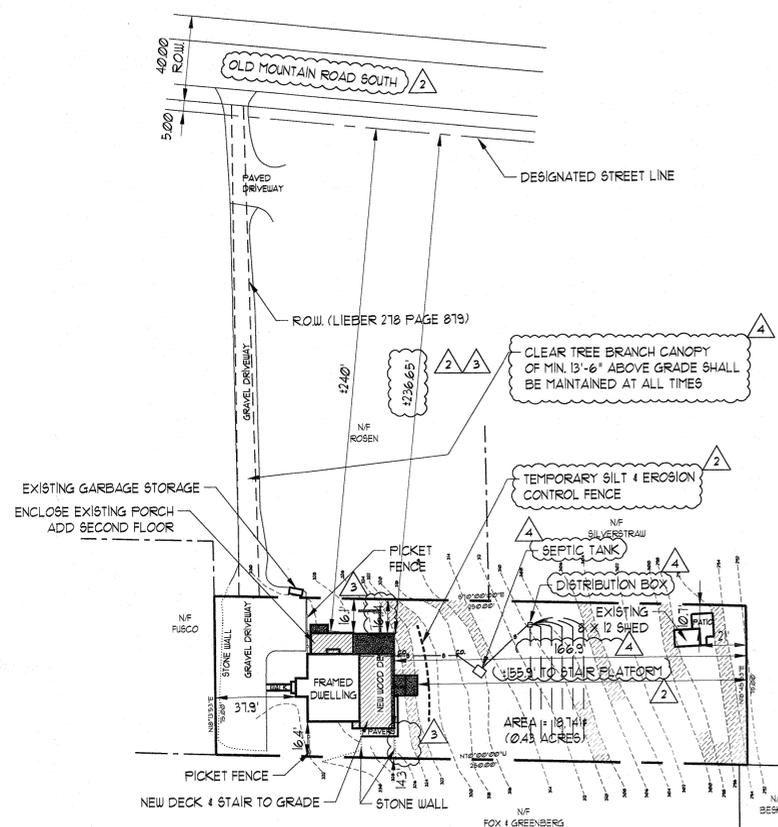
LOCATION MAP



ZONING MAP



SITE PLAN - SEE ENLARGED PLAN A-001



PROPOSED SITE PLAN

1" = 40'

REFERENCE IS MADE TO SURVEY TITLED "LAND SURVEY FOR CHAD PIERCE, UPPER GRANDVIEW TOWN OF ORANGETOWN, ROCKLAND COUNTY, NY" AS PREPARED BY ROBERT E. SORACE, PLS, NEW CITY, NY 10956, DATED MARCH 18, 2024 + FEBRUARY 14, 2025, SCALE: 1" = 30'. SEWAGE DISPOSAL SYSTEM DESIGNED FOR PAUL GATLEY COHEN BY BERNARD T. VAN HOOK, C.E., ENVIRONMENTAL CONSULTANT, 5 EAST GATE ROAD, SUFFERN NY 10980, DATED JAN. 2007

FLOOR AREA TABULATION

COMPONENT	EXISTING	PROPOSED
HOUSE		
BASEMENT	790*	710* a
PATIO UNDER DECK	132*	193* b
FIRST FLOOR	1027*	1037*
1 st FLOOR DECK AREA UNDER UPPERDECK	NA	113*
SECOND FLOOR	184*	992*
SHED	96*	96*
TOTAL	2829*	3281*
ADJUSTED LOT AREA	11,548*	11,548*
F.A.R. ADJUSTED FOR SLOPES	0.16	0.19

- a. VESTIBULE AT REAR DOOR REMOVED
- b. LOWERING CONCRETE SLAB INCREASES COVERED PATIO

DRAWING LIST

A-000	ENERGY CODE REQMTS, LOCATION/ZONING MAPS, ZONING INFORMATION, SITE PLAN + DRAWING LIST
A-010	GENERAL NOTES, DEMOLITION NOTES, BASEMENT FLOOR EXISTING CONDITIONS, DEMOLITION PLANS + LEGEND
A-020	FIRST + SECOND FLOOR EXISTING CONDITIONS + DEMOLITION PLAN
A-030	EXISTING EXTERIOR ELEVATIONS
A-300	BASEMENT / FOUNDATION ALTERATION + ADDITION PLAN + BUILDING SECTION
A-301	FIRST FLOOR ALTERATION + ADDITION PLAN + DECK DETAILS
A-302	SECOND FLOOR ALTERATION + ADDITION PLAN + RESCHECK
A-500	SOUTH + WEST PROPOSED ELEVATIONS
A-501	NORTH + EAST PROPOSED ELEVATIONS
A-700	WALL SECTIONS + DETAILS

ZONING INFORMATION

TOWN OF ORANGETOWN
ZONING YARD + BULK REGULATIONS
TAX MAP SECTION 1105, BLOCK 1, LOT 26
R-22 MEDIUM DENSITY RESIDENCE: USE GROUP 1
CRITICAL ENVIRONMENTAL AREA
PER ART. X, SEC. 501 (g) (1), THIS SITE PLAN REQUIRES
PLANNING BOARD REVIEW + APPROVAL

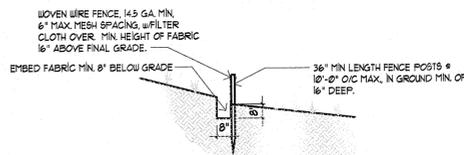
ITEMS	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	22,500*	18,741*	NO CHANGE
ADJUSTED LOT AREA	-	11,548*	NO CHANGE
MAX. F.A.R.	0.20	0.16	0.19
MIN. LOT WIDTH	125'	250'	NO CHANGE
MIN. STREET FRONTAGE	75'	60'	NO CHANGE
MIN. FRONT YARD SETBACK	40'	240' TO DESIG. ST. LINE	16' TO E ^a
MIN. SIDE YARD SETBACK	25'	31.5'	NO CHANGE
TOTAL BOTH SIDE YARD SETBACK	60'	204.5'	193.5'
MIN. REAR YARD SETBACK	45'	14.3'	NO CHANGE
MAX. BUILDING HEIGHT	9' / FT. DIST. FROM E	1-5' / FT FROM E ^a , 6'	NO CHANGE

- a. PRE-EXISTING, NON-CONFORMANCE.
- b. CALCULATED BASED ON STEEP SLOPE REDUCTION.
- c. REQUIRES AN INTERPRETATION UNDER CHAP. 43, SEC. 92, EXPANSION OF NON-CONFORMING BULK "... RECONSTRUCTION OR ENLARGEMENT OF A BUILDING WITH NON-CONFORMING BULK IS PERMITTED IF THE SAME DOES NOT INCREASE THE DEGREE OF NON-CONFORMING BULK...". THE FRONT YARD SETBACK REMAINS UNCHANGED, THE MAX. BUILDING HEIGHT REMAINS UNCHANGED, THE MAXIMUM BUILDING HEIGHT AT THE FRONT YARD SETBACK INCREASES. A VARIANCE MAY BE REQUIRED.
- d. GENERAL NOTE 1 "REQUIRED FRONT YARDS AND MAXIMUM BUILDING HEIGHTS" ARE SUBJECT TO SEC. 5.11 WITH THE DESIGNATED STREET LINE BEING USED AS THE LOT LINE.
- e. AS MARKED ALONG THE SOUTH WALL OF THE BUILDING.

STEEP SLOPES LOT AREA ADJUSTMENTS

SLOPES GREATER THAN 25%	2,385* @ 50% + 1,193*
LOT AREA	18,741*
ADJUSTED LOT AREA	(18,741*) - (1,193*) + 11,548*
MAX. ALLOWABLE F.A.R.	20% OF 11,548* + 3,510*
EXISTING F.A.R.	2,829* / 11,548* + 16%
PROPOSED F.A.R.	3,275* / 11,548* + 19%

**SOIL EROSION + SEDIMENT CONTROL PLAN
SILT + EROSION CONTROL FENCE**



- NOTES:**
- WOVEN WIRE FENCING TO BE FASTENED SECURELY TO POSTS WITH WIRE TIES OR STAPLES.
 - FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID-SECTION.
 - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY AT LEAST 6" AND FOLDED.
 - MAINTENANCE SHALL BE PERFORMED AS NECESSARY AND MATERIAL REMOVED WHEN BULGES DEVELOP IN THE SILT FENCE.
 - POSTS: STEEL 1" OR U-SECTION OR 2" HARDWOOD.
 - FENCE: WOVEN WIRE, 14 GA. 6" OPENINGS.
 - FILTER CLOTH: FILTER X MIRAFIL 100X STABILINA OR APPROVED EQUAL.
- SOIL EROSION + SEDIMENT CONTROL PLAN:**
- TEMPORARY SEDIMENT BARRIER SHALL BE INSTALLED DOWNHILL FROM THE DISTURBED AREAS DURING CONSTRUCTION.
 - ALL AREAS DISTURBED BY ON-SITE GRADING THAT WILL NOT BE CONSTRUCTED UPON SHALL BE ESTABLISHED WITH PERMANENT VEGETATIVE COVER.
 - FERTILIZER: 5-10-5 AGRICULTURAL GRADE+ APPLY 20 LB/1000 SQ. FT.
 - SEED: 50% PENNINLAN AND 50% PIERA PERENNIAL RTE. APPLY 1 LB/500 SQ. FT.
 - MULCH: APPLY CHOPPED HAY AS REQUIRED FOR UNIFORM LIGHT COVER.
 - MOISTURE: AS REQUIRED FOR GERMINATION AND GROWTH.
 - EXCAVATED MATERIAL SHALL BE REMOVED FROM SITE DURING CONSTRUCTION TO MINIMIZE SEDIMENT RUN-OFF.

ABBREVIATIONS

A/C ARCHITECT/ENGINEER	ALPH APPROX APPROXIMATE	ARCH ARCHITECTURAL	BLDG BUILDING	BO BOTTOM OF	BSFT BASEMENT	CAB CABINET	CBP CIRCUIT BREAKER PANEL BOARD	CH CEILING HEIGHT	CIRC CIRCULATION	CL CENTER LINE	CONC CONCRETE	CONT CONTINUOUS	COORD COORDINATE	CORR CORRIDOR	CS CAST STONE	CT CERAMIC TILE	CTR COUNTER	DEM DEMOLISH	DN DOWN	DET DETAIL	DWG DRAWING	ELEC ELECTRICAL	ELEV ELEVATION	EMERG EMERGENCY	EQ EQUAL	ER EXISTING TO BE RELOCATED	EX EXISTING	EXT EXTERIOR	FF FINISHED FLOOR	FL FLOORING	FT FOOT, FEET	FIG FOOTING	GALV GALVANIZED	GYPS GYPSUM WALL BOARD	HC HOLLOW CORE	HM HOLLOW METAL	HT HEIGHT	HEAT HEATING	HVAC HEATING/VENTILATING/AIR CONDITIONING	HU HOT WATER	HWD HARDWOOD	INCL INCLUDING	INSUL INSULATION	INT INTERIOR	KITCH KITCHEN	LAV LAVATORY	LVT LUXURY VINYL TILE	MCH MECHANICAL	MIN MINIMUM	MISC MISCCELLANEOUS	MD MOLDING	MOP MASONRY OPENING	MTL METAL	MUL MILLION	NA NOT APPLICABLE	NC NOT IN CONTRACT	NR NOT REQUIRED	NTS NOT TO SCALE	OC ON CENTER(S)	OH OVER HANG / HEAD	OPNG OPENING	OPP OPPOSITE	PERF PERFORATED	PLYD PLYWOOD	PRD (FD) PAINTED	FFD FOUNDS PER SQUARE FOOT	PBS POUNDS PER SQUARE INCH	PVC POLY VINYL CHLORIDE	RADON RADON EXHAUST	REQD REQUIRED	REV (S) (S) REVISED	RAIL RAILING	ROO ROOF	RO ROUGH OPENING	SC SOLID CORE	SDR STORY DRAIN	SF SQUARE FOOT (FEET)	SHT SHEET	SH SIMILAR	STL STEEL	STRUCT STRUCTURAL	SUSP SUSPENDED	SYS SYSTEM	TTR TREAD	T&G TONGUE AND GROOVE	TRIG TRIGRID	UNL UNLESS OTHERWISE NOTED	VCT VINYL COMPOSITION TILE	VERB VERB IN FIELD	VT VINYL TILE	WB WOOD BASE	WC WATER CLOSET	WD WOOD	W/O WITHOUT	WP WATERPROOF (ING)
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PLANNING BOARD

RECEIVED

OCT 10 2025

TOWN OF ORANGETOWN
LAND USE BOARDS

4	3/21/25	ZBA SUBMISSION
3	10/25/24	BUILDING DEPARTMENT COMMENTS
2	9/18/24	ADDITIONAL INFORMATION
1	7/19/24	BUILDING DEPARTMENT COMMENTS
	4/3/24	BUILDING PERMIT SUBMISSION
NO.	DATE	DESCRIPTION

PROJECT TITLE:
**ADDITION TO:
PIERCE RESIDENCE
16 OLD MOUNTAIN ROAD SOUTH
UPPER GRANDVIEW, NEW YORK
10960**

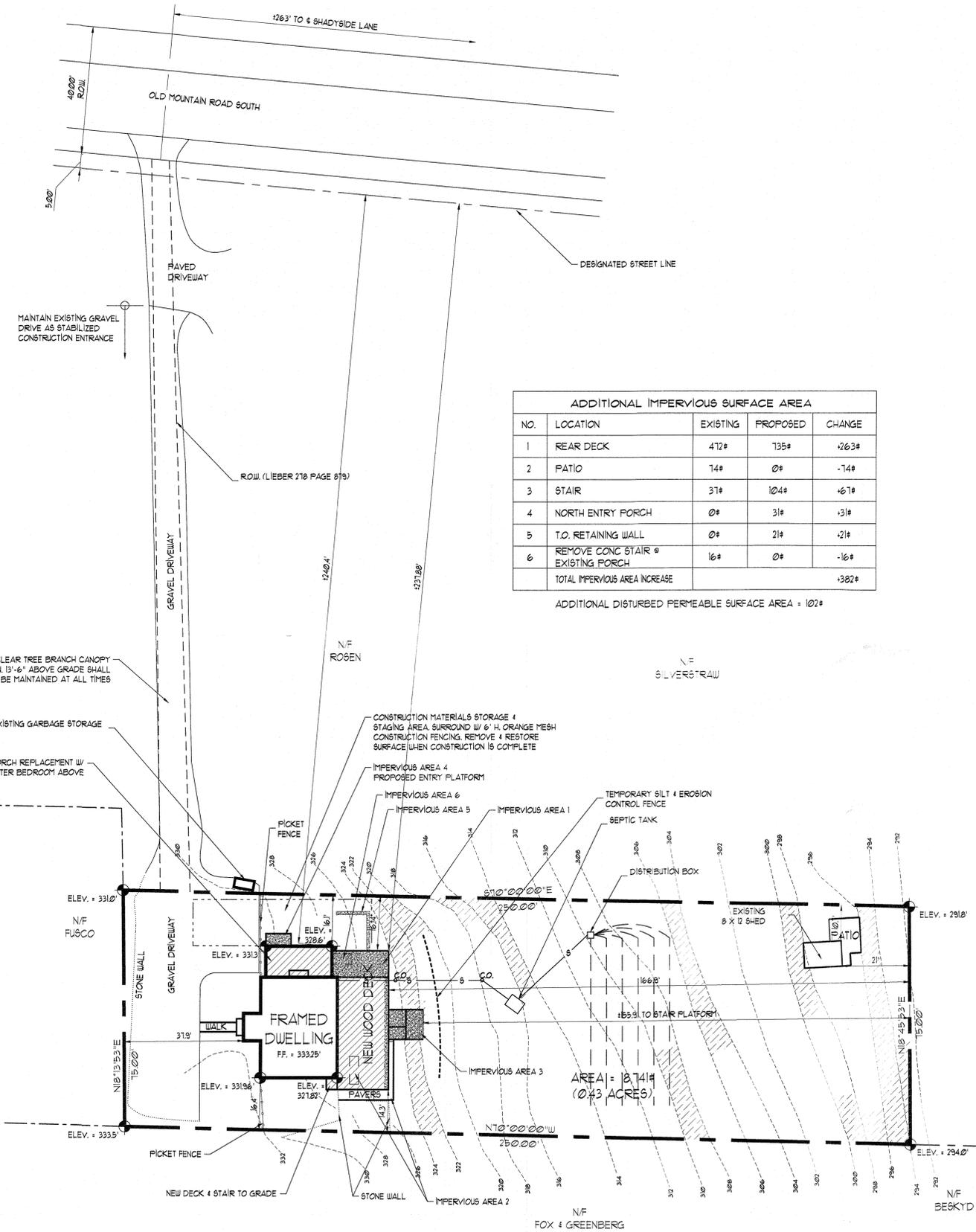
DRAWING TITLE:
**ENERGY CODE REQMTS, LOCATION/
ZONING MAPS, ZONING INFORMATION,
SITE PLAN + DRAWING LIST**

DRAWN BY: IL PROJECT NO.: 2276

CHECKED BY: JD DRAWING NO.: A-000



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ADDITIONAL IMPERVIOUS SURFACE AREA				
NO.	LOCATION	EXISTING	PROPOSED	CHANGE
1	REAR DECK	472#	735#	+263#
2	PATIO	74#	0#	-74#
3	STAIR	37#	104#	+67#
4	NORTH ENTRY PORCH	0#	31#	+31#
5	T.O. RETAINING WALL	0#	21#	+21#
6	REMOVE CONC STAIR @ EXISTING PORCH	16#	0#	-16#
TOTAL IMPERVIOUS AREA INCREASE				+382#

ADDITIONAL DISTURBED PERMEABLE SURFACE AREA = 102#

NOTES:

- ELEVATION DATUM = (NAVD 88) BENCHMARK - 5M RIM ELEVATION 353.44 SHOWN ON FIELD MAP '61/2.
- AT LEAST ONE WEEK PRIOR TO COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES & VEGETATION, A PRECONSTRUCTION MEETING MUST BE HELD W/ THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING, SUPERINTENDENT OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING AND PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY AND OBLIGATION OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.
- THE DRAWINGS AND PROPOSED PROJECT ARE IN COMPLIANCE WITH THE STORMWATER MANAGEMENT PHASE II REGULATIONS.
- NO EXISTING TREES TO BE REMOVED.

DISTRICTS:

FIRE: NYACK JOINT FIRE DISTRICT
SCHOOL: NYACK UNION FREE CENTRAL SCHOOL DISTRICT
WATER: TOWN OF ORANGETOWN
SEWER: TOWN OF ORANGETOWN
AMBULANCE: NYACK

TAX MAP SECTION 1105, BLOCK 1, LOT 26
THIS PLAN IS BEING SUBMITTED AS REQ'D. BY TOWN OF ORANGETOWN
CODE, CH. 43, ART. X, SECT. 520 (g.c.)

CHAD PIERCE, OWNER

PROPOSED SITE PLAN

1" = 20'

1105-1-26 (OLD 65-120-10065)
TOWN OF ORANGETOWN, ROCKLAND COUNTY
ZONE: R-22 MEDIUM DENSITY RESIDENCE
ENVIRONMENTALLY SENSITIVE

REFERENCE IS MADE TO SURVEY TITLED "LAND SURVEY FOR CHAD PIERCE, UPPER GRANDVIEW, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NY", AS PREPARED BY ROBERT E. GORACE, PLS, NEW CITY, NY 10956, DATED MARCH 18, 2024 & FEBRUARY 14, 2025, SCALE: 1" = 30' & SEWAGE DISPOSAL SYSTEM DESIGNED FOR PAUL & GAYLE COHEN BY BERNARD T. VAN HOOK, C.E., ENVIRONMENTAL CONSULTANT, 5 EAST GATE ROAD, SUFFERN, NY 10901, DATED JAN. 2001

THIS PLAN DOES NOT CONFLICT WITH COUNTY OFFICIAL MAP & HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECT. 239 L & M OF THE GENERAL MUNICIPAL LAW

INDICATES EXISTING SLOPE GREATER THAN 25%



3/21/25	ZBA SUBMISSION
NO.	DATE DESCRIPTION

PROJECT TITLE:
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PIERCE RESIDENCE
16 OLD MOUNTAIN ROAD SOUTH
UPPER GRANDVIEW, NEW YORK
10960

DRAWING TITLE:
ENLARGED SITE PLAN

DRAWN BY: IL	PROJECT NO.: 2276
CHECKED BY: JD	

DEALT	DRAWING NO.
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A-001

GENERAL NOTES

- 1 GENERAL
- 1a ALL CONTRACTOR WORK SHALL BE PERFORMED IN A FIRST CLASS WORKMANLIKE MANNER MATCHING & ALIGNING ALL SURFACES WHERE APPLICABLE TO AFFORD A FINISHED, NEAT APPEARANCE. CONTRACTOR SHALL CLEAN ALL SURFACES FREE OF DIRT AND REFUSE CAUSED BY DEBRIS FROM ALL INSTALLATION TECHNIQUES OF THE TRADE. ALL ADJACENT SURFACES TO ITS WORK SHALL BE LEFT AS THEY APPEARED PRIOR TO THE COMMENCEMENT OF THE CONTRACTOR'S WORK TO BE DONE. CONTRACTOR SHALL PROPERLY PROTECT ALL ADJACENT SURFACES DURING THE COURSE OF THE WORK. ALL GLASS AND HARDWARE SHALL BE THOROUGHLY CLEANED IN A MANNER ACCEPTABLE TO THE OWNER.
- 1b THE CONTRACTORS AND ALL SUBCONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE PROJECT THROUGH INSPECTION OF THE SITE AND THE DRAWINGS SO AS TO THOROUGHLY UNDERSTAND THE DRAWINGS, ANY AND ALL DISCREPANCIES AND OMISSIONS SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR OR SUBCONTRACTOR, AS MAY APPLY, TO ENSURE THAT DISCREPANCIES OR OMISSIONS ARE REPORTED AND CLARIFICATION OBTAINED FROM THE ARCHITECT PRIOR TO WORK BEING DONE. ANY WORK THAT PROCEEDS OTHERWISE SHALL BE, IF INCORRECTLY PERFORMED, REPLACED OR REPAIRED WITH THE COST FOR SAME BEING BORNE BY THE CONTRACTOR OR SUBCONTRACTOR.
- 1c WEATHER PROTECT THE WORK SITE & HOME INTERIOR AT ALL TIMES. CLEAN THE WORK SITE DAILY OF DEBRIS THAT MAY BE WIND DRIVEN.
- 1d ALL DIMENSIONS ARE ESTABLISHED FOR FINISHED WALLS AND PARTITIONS UNLESS OTHERWISE NOTED. WALLS SHOWN ALIGNED SHALL BE FINISHED FLUSH & SMOOTH. ALL FINISH WORK SHALL BE STRAIGHT, PLUMB AND WITHOUT DEFECTS TO ACHIEVE A SMOOTH CONDITION.
- 1e ALL WORK SHALL COMPLY WITH THE 2020 NYS RESIDENTIAL CODE, THE FIRE CODE, AND THE 2018 ENERGY CONSERVATION AND CONSTRUCTION CODE, INCLUDING 2020 NYS STRETCH CODE REQMTS.
- 1f CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQ'D PATCHING, AND REFINISHING.
- 1g CONTRACTOR TO CONFORM TO ALL FEDERAL OSHA REQUIREMENTS FOR SAFETY ON & OFF CONSTRUCTION SITE.
- 1h CONTRACTOR SHALL CONFORM TO FEDERAL EPA, STATE DEC & LOCAL ENVIRONMENTAL REGULATIONS IN THE PERFORMANCE OF ALL WORK.
- 1i STAGE WORK & STORAGE OF MATERIALS TO THE SATISFACTION OF THE OWNER & LOCAL AUTHORITIES.
- 1j THE CONTRACTOR SHALL PROVIDE A DUMPSTER & PORT-O-PAN, EACH EMPTIED AS REQ'D.
- 1k FIRE-STOP VENT PENETRATIONS AT EACH FLOOR LEVEL FROM BASEMENT TO ATTIC WITH NON-COMBUSTIBLE MATERIALS.
- 2 SITE
- 2a PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL CONTACT UTILITY COMPANIES TO MARK-OUT & IDENTIFY LOCATIONS OF ALL UNDERGROUND UTILITIES. ALL CODE 193 RULES MUST BE FOLLOWED.
- 2b SOIL BEARING CAPACITY IS ASSUMED TO BE 2500 PSF. ANY DEVIATION FROM THIS SHALL BE REPORTED TO THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.
- 2c PROVIDE CARBON-REDUCED CONCRETE FORMULA FOR ALL CONCRETE MIXES.
- 6 TIMBER NOTES
- 6a ALL FRAMING LUMBER SHALL BE SOUND DOUGLAS FIR-LARCH NO. 2, DRY (19% MAX. MOISTURE CONTENT), FREE OF CHECKS, KNOTS, INSECT INFESTATION OR OTHER DEFECTS, UNFACTORED MIN. F=875 PSI, MIN. E=16000000 PSI. ENGINEERED LUMBER GIRDERS SHALL BE MIN. F=2300 PSI, E = 20000000.
- 6b FIRE-STOP ALL BEARING WALLS @ MID-HEIGHT OF WALL BETWEEN EACH STUD. DOUBLE JOISTS UNDER PARTNS.
- 6c TAPE & ROLL ALL EDGES OF ZIP BOARD W/ HUBER COMPATIBLE PRODUCT.
- 7 THERMAL MOISTURE PROTECTION
- 7a ALL EXTERIOR OPENINGS SHALL BE PROPERLY CAULKED, CLOSED-CELL ICYNENE, FLASHED AND WEATHERSTRIPPED, WHERE APPLICABLE, AND ZIP-TAPED & ROLLED AFTER WINDOW AND DOOR INSTALLATION.
- 7b PROVIDE CONTINUOUS CAULKING BEAD AT ALL SILL PLATES ENCLOSED & ALL PIECES OF EXTERIOR HORIZONTAL LUMBER ASSEMBLIES AND DOORS, WINDOWS & HARDWARE.
- 8 GLAZING IS INSULATED GLASS, LOW-E W/ HEATLOCK BY ANDERSEN, MAX. U = .021.
- 9 FINISHES
- 9a USE LO VOC FINISHES.
- 10 MECHANICAL
- 10a PROVIDE HEAT, SMOKE & CARBON MONOXIDE DETECTION IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
- 10b ALL DUCTS SHALL BE FULLY INSULATED, SEALED BY AEROSEAL PROCESS & TESTED FOR LEAKS & INSTALLED IN CONDITIONED SPACE.
- 10c DUCTWORK CHASES SHALL BE DETERMINED BY MECHANICAL CONTRACTOR & ARCHITECT.
- 10d PROVIDE ONE BALANCED HONEYWELL ERY VENTILATION SYSTEM FOR EACH NEW ZONE.
- 10e IF A FULL SOLAR ARRAY IS CHOSEN, PROVIDE A MITSUBISHI HVAC SYSTEM W/ (2) HYPER HEAT HEAT PUMPS SUPPORTING MULTIPLE DUCTED INDOOR AIR HANDLERS.
- 10f ALL NEW HVAC UNITS WILL BE CONNECTED TO OUTDOOR UNIT W/ INSULATED REFRIGERANT COPPER TUBING LINE RUNNING IN CONCEALED AREAS, PROPERLY CAULKED AT PENETRATIONS.
- 10g PLUMBER SHALL PROVIDE CONDENSATE DRAIN CONNECTED & RUN TO INTERIOR LOCATION W/ OVERFLOW PROTECTION.
- 10h OUTDOOR HEAT PUMPS TO BE SET ON LIFT BRACKETS TO ALLOW FOR DEFROST DRAINAGE.
- 10i LINE SETS TO BE NITROGEN PRESSURE TESTED TO 400 PSI. UNIT WILL BE EVACUATED TO 500 MICRONS TO CREATE A MOISTURE FREE REFRIGERANT ENVIRONMENT.
- 10j 40A REFRIGERANT CHARGE WILL BE ADJUSTED TO FACTORY SPEC.
- 10k PROVIDE DAY / NIGHT THERMOSTAT FOR EACH SYSTEM & ZONE.
- 10l CONTRACTOR SHALL GUARANTEE ANY NEW HEATING INSTALLATION TO PROVIDE WINTER INDOOR TEMPERATURE OF 68°F WHEN OUTDOOR TEMPERATURE IS 0°F WITH A 10 MPH WIND. CONTRACTOR SHALL GUARANTEE ANY NEW COOLING INSTALLATION TO PROVIDE A SUMMER INDOOR TEMPERATURE OF 75°F WHEN OUTSIDE TEMPERATURE IS 95°F. INSTALLATION AND EQUIPMENT SHALL COMPLY WITH NYS ENERGY CONSERVATION CONSTRUCTION CODE AND ASHRAE GUIDELINES FOR HVAC. PROVIDE FOR ALL NEW HABITABLE AND OCCUPIABLE SPACES.
- 10m ALL PLUMBING WORK SHALL BE PERFORMED BY A LOCALLY LICENSED PLUMBER.
- 10n FIXTURES & FITTINGS SHALL COMPLY W/ CURRENT NYS PLUMBING CODE, ENERGY STRETCH CODE & WATERSENSE STANDARDS.
- 10o ALL SUPPLY PIPES SHALL BE INSULATED.
- 10p PROVIDE RECIRCULATION LOOP FOR HOT WATER SUPPLY & A MOTION DETECTOR IN EACH BATHROOM & LAVATORY CONNECTED TO A PUMP AT THE WATER HEATER. DISTANCE FROM WH. TO NEW MASTER LAV. SHALL NOT EXCEED 50'.
- 10q EXTEND EXISTING SECOND FLOOR HVAC TO MASTER BATHROOM & MASTER CLOSET.
- 10r PROVIDE ERY FOR AREAS OF NEW CONSTRUCTION, SIZED ADEQUATELY FOR THE SPACES, INCLUDING NEW CONDITIONED AREAS & NUMBER OF OCCUPANTS. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
- 11 ELECTRICAL
- 11a CONTRACTOR SHALL PROVIDE ALL WIRING, BOXES, OUTLETS, SWITCHES, DETECTORS, BREAKER PANELS, OTHER ELECTRICAL DEVICES AND OTHER FEATURES REQUIRED FOR A COMPLETE INSTALLATION. ALL WORK SHALL BE PERFORMED BY A LOCALLY LICENSED ELECTRICIAN.
- 11b ALL ELECTRICAL WORK SHALL CONFORM TO NFPA 70 (THE NATIONAL ELECTRIC CODE), LATEST EDITION, AND THE LOCAL UTILITY COMPANY, AND SHALL BE SUBJECT TO INSPECTION AND CERTIFICATION BY AN INSPECTION SERVICE ACCEPTABLE TO THE MUNICIPALITY. ELECTRICIAN SHALL PROVIDE UNIT PRICES FOR INSTALLING ADD'L LIGHTING FIXTURES AND ELECTRICAL DEVICES BEYOND THOSE SHOWN ON PLANS. ALL LIGHT FIXTURES MUST BE LED LAMPED.
- 11c ALL WORK SHALL BE PERFORMED BY A ROCKLAND COUNTY LICENSED ELECTRICIAN.
- 11d PROVIDE (2) BACK-UP BATTERY STORAGE UNITS INTERCONNECTED TO EXISTING SOLAR ARRAY & LOCATED AS INDICATED ON DRAWINGS.

DEMOLITION NOTES

THE DEMOLITION INFORMATION IS GENERAL AND DOES NOT EXHAUSTIVELY INDICATE ALL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION NECESSARY TO ACCOMPLISH THE INTENT OF THE DRAWINGS AND THE SCOPE OF THE WORK WHETHER OR NOT SPECIFICALLY SHOWN ON THE PLANS. THE CONTRACTOR SHALL PROVIDE NECESSARY DEMOLITION PERMIT FROM THE MUNICIPALITY.

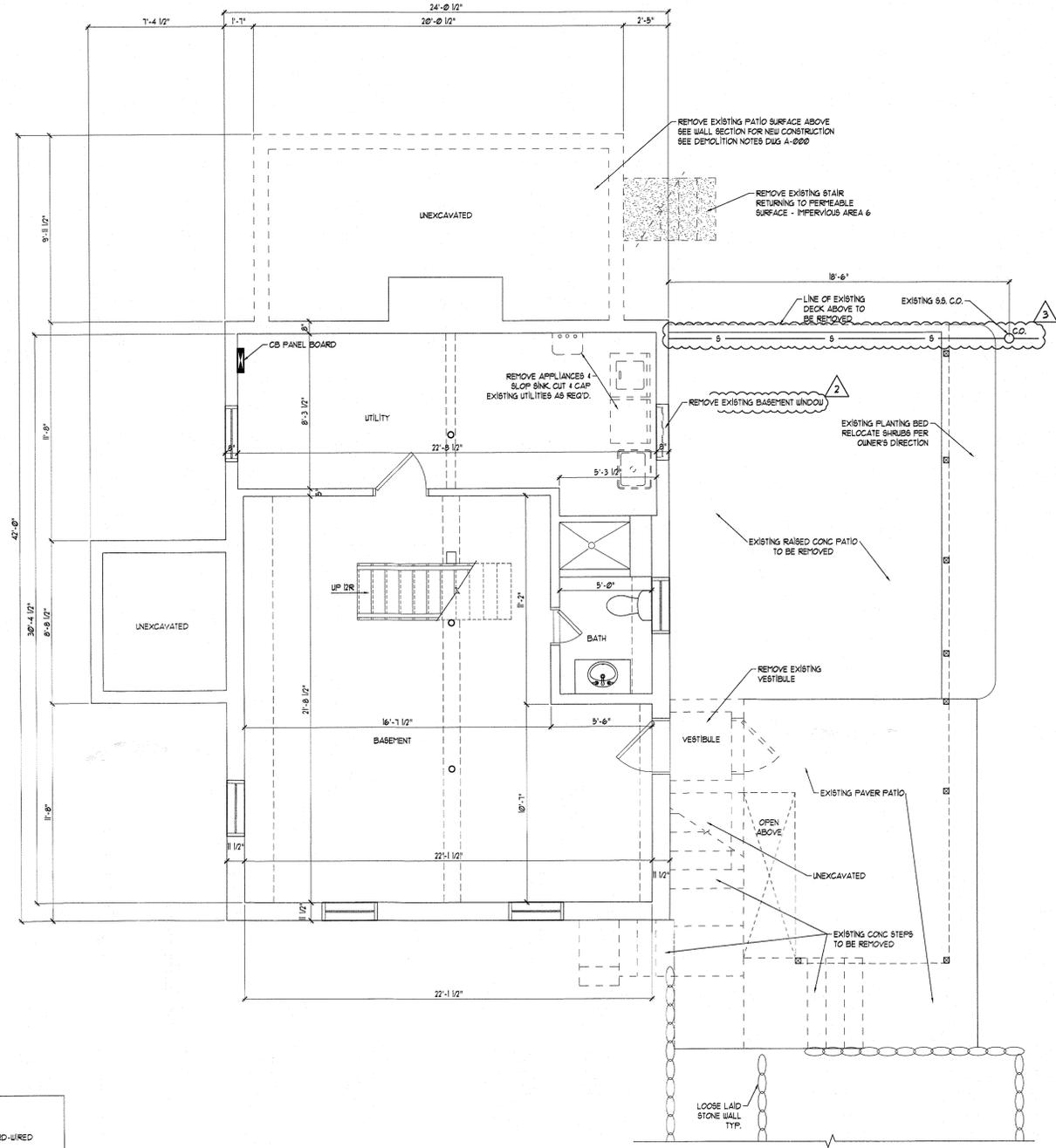
PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL INSPECT ALL AREAS OF THE PROJECT SO AS TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS, THE NATURE AND SCOPE OF THE WORK AND THE DIFFICULTIES THAT ATTEND ITS EXECUTION. REFER TO DRAWINGS AND ACTUAL FIELD CONDITIONS TO DETERMINE A MORE COMPLETE SCOPE AND PARTICULARS OF DEMOLITION REQUIREMENTS.

REPORT ALL DISCREPANCIES BETWEEN DRAWINGS AND ASSUMED EXISTING CONDITIONS TO THE ARCHITECT IMMEDIATELY UPON OBSERVATION.

THE CONTRACTOR SHALL FURNISH ALL LABOR MATERIALS AND EQUIPMENT AS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS SHOWN ON DRAWINGS TO BE REMOVED.

ALL DEMOLITION DEBRIS SHALL BE REMOVED FROM THE PREMISES DAILY, AT A MINIMUM, RETURNED TO THE OWNER OR AS OTHERWISE DIRECTED. REMOVAL FROM SITE SHALL BE SOURCED PER LOCAL, STATE & FEDERAL REQUIREMENTS.

REMOVE ALL FOOTINGS, FOUNDATIONS & SLAB AT NEW ADDITION WHERE DEEMED UNSAFE. CONTRACTOR TO EXPOSE FOOTING, FOUNDATION & SLAB. CONFER W/ OWNER & ARCHITECT. REMOVE ANY UNSAFE CONSTRUCTION & REPLACE W/ NEW CODE-COMPLIANT CONSTRUCTION. DO NOT FURTHER REDUCE NORTHERLY SIDE YARD BLDG. SETBACK FROM PROPERTY LINE.



LEGEND

	EXISTING TO BE REMOVED		SMOKE DETECTOR, HARD-WIRED
	EXISTING TO REMAIN		SMOKE & CARBON MONOXIDE DETECTOR, HARD-WIRED
	NEW PARTITION		135° RATE OF RISE HEAT DETECTOR
	DOOR TAG		CEILING LIGHT FIXTURE
	WINDOW TAG E = EGRESS		WALL MOUNTED LIGHT FIXTURE
	SINGLE POLE LIGHT SWITCH		FREEZE-PROOF HOSE BIB
	3-WAY LIGHT SWITCH		LOW-SOBE COMBINATION EXHAUST FAN & LIGHT FIXTURE 30 CFM W/ AUTO-CLOSE
	PILOT LIGHT SWITCH		SANITARY SEWER LINE
	DUPLEX RECEPTACLE		
	GFI DUPLEX RECEPTACLE		
	20A DEDICATED CIRCUIT		

EXISTING BASEMENT PLAN
SCALE: 1/4" = 1'-0" GROSS FLOOR AREA = 922#

degenstein
architects
planners

407 Newtown Ave Norwalk CT 06851
(203) 354 - 3874
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NY LIC. 13332 CT LIC. 8305

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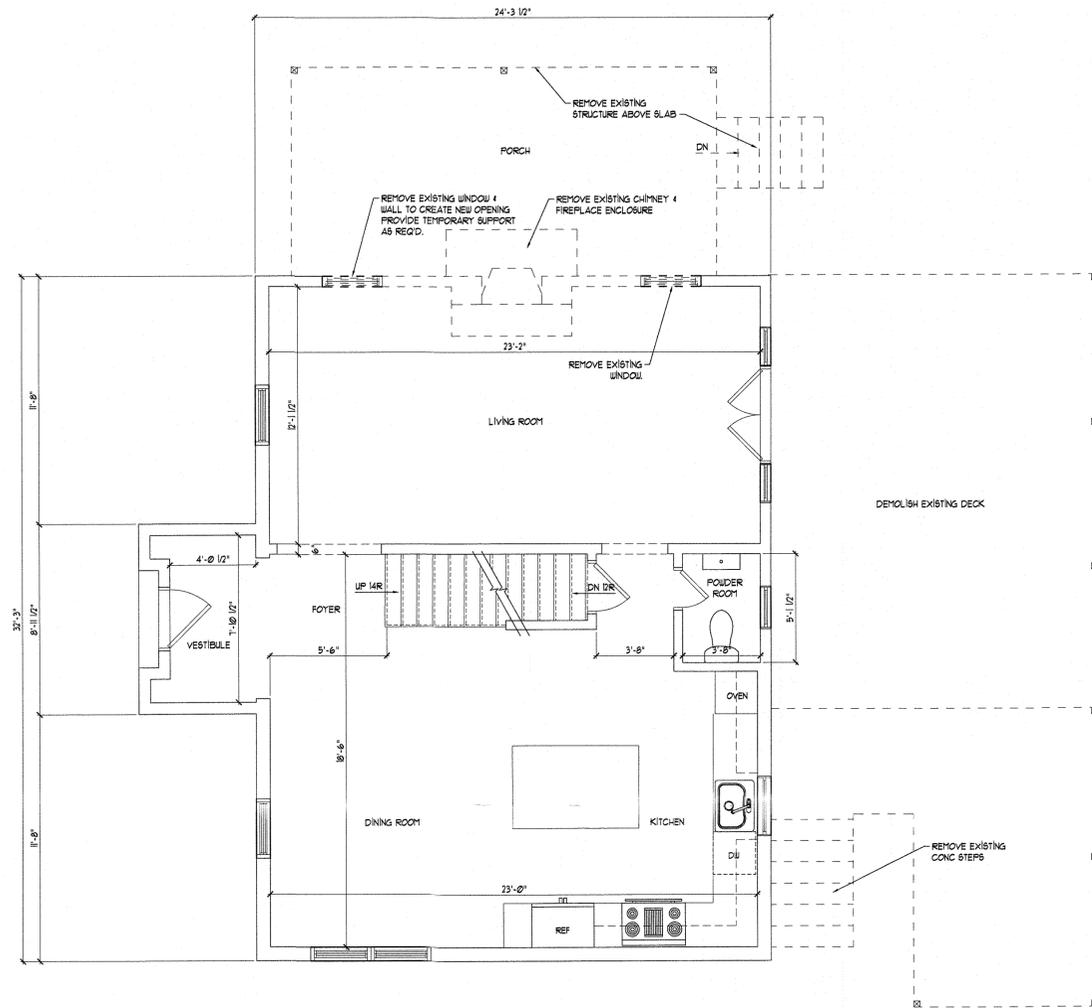
NO.	DATE	DESCRIPTION
3	3/21/25	ZBA SUBMISSION
2	9/18/24	ADDITIONAL INFORMATION
1	7/19/24	BUILDING DEPARTMENT COMMENTS
	4/3/24	BUILDING PERMIT SUBMISSION

PROJECT TITLE:
**ADDITION TO:
PIERCE RESIDENCE**
76 OLD MOUNTAIN ROAD SOUTH
UPPER GRANDVIEW, NEW YORK
10960

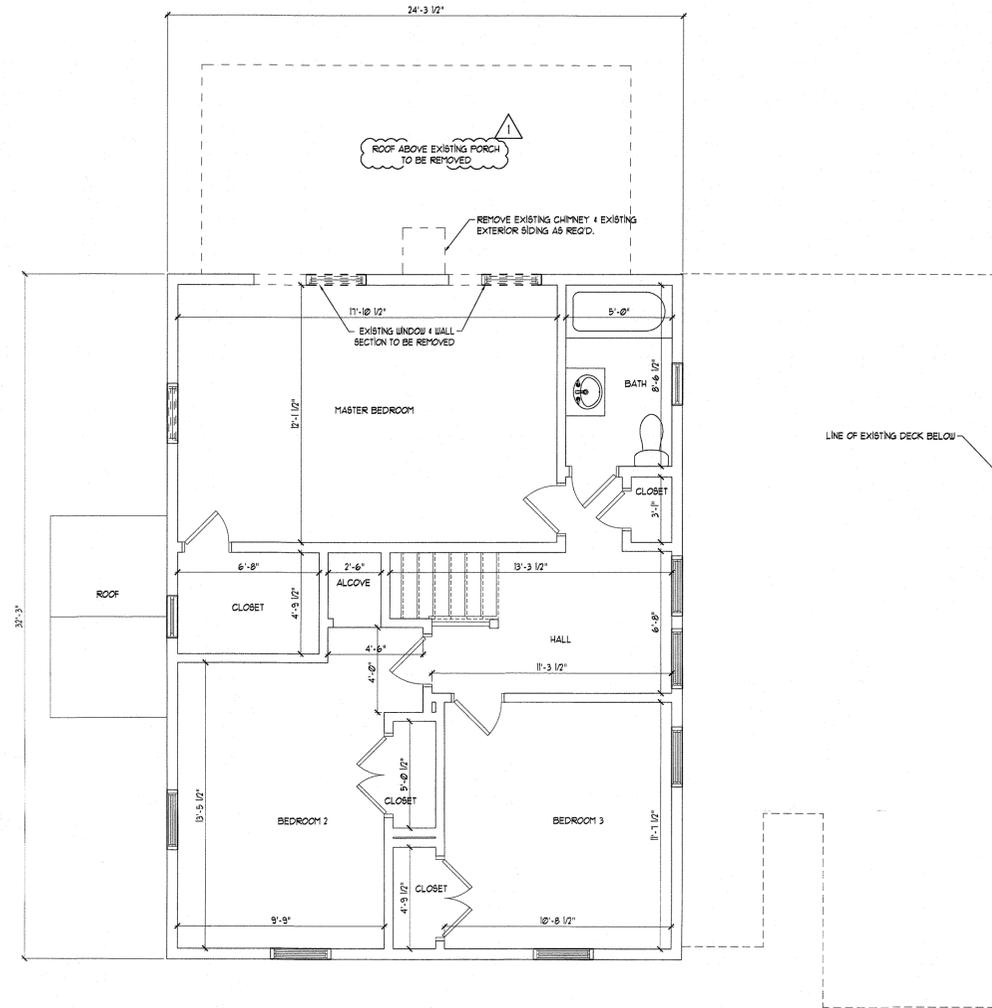
DRAWING TITLE:
**BASEMENT FLOOR
EXISTING CONDITIONS &
DEMOLITION PLANS
GENERAL NOTES &
DEMOLITION NOTES & LEGEND**

DRAWN BY: IL	PROJECT NO.: 2276
CHECKED BY: JD	
DATE: 3/21/25	DRAWING NO.: A-010

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1 EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" GROSS FLOOR AREA = 1,021#



2 EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0" GROSS FLOOR AREA = 784#



NO.	DATE	DESCRIPTION
1	3/21/25	ZBA SUBMISSION
	4/3/24	BUILDING PERMIT SUBMISSION

PROJECT TITLE:
ADDITION TO:
PIERCE RESIDENCE
76 OLD MOUNTAIN ROAD SOUTH
UPPER GRANDVIEW, NEW YORK
10960

DRAWING TITLE:
FIRST & SECOND FLOORS
EXISTING CONDITIONS &
DEMOLITION PLANS

DRAWN BY: IL PROJECT NO: 2276

CHECKED BY: JD

SEAL DRAWING NO:

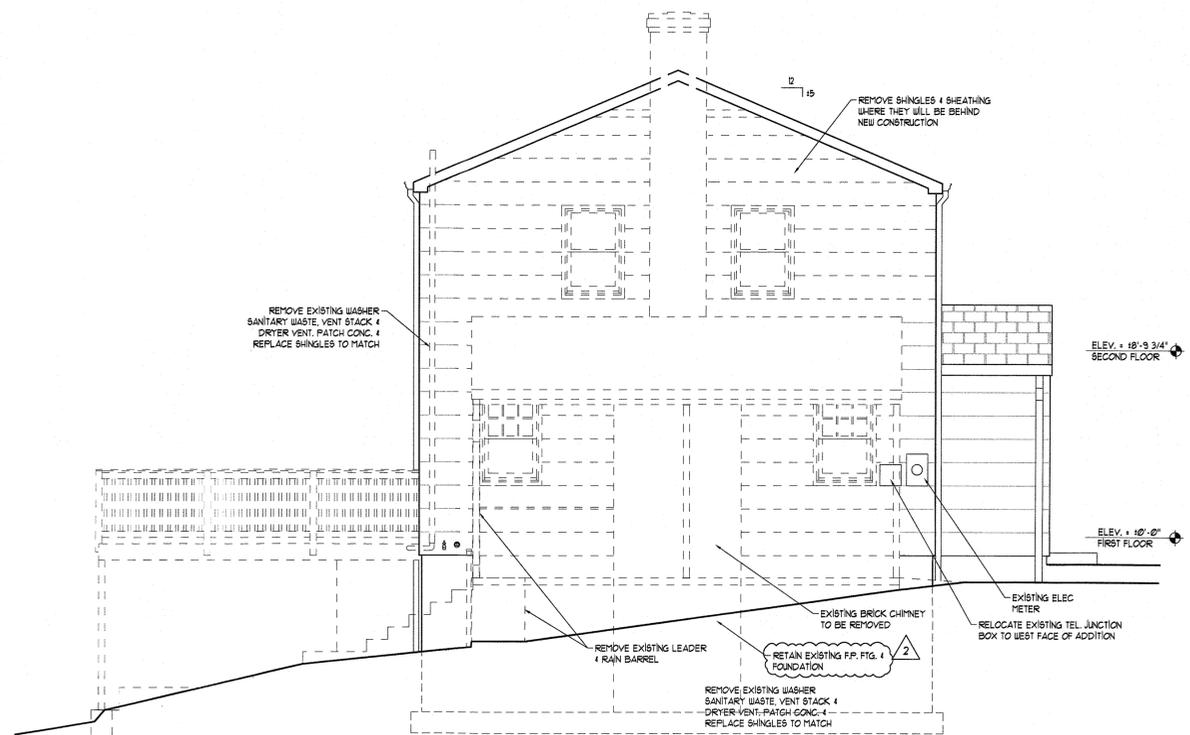


A-020

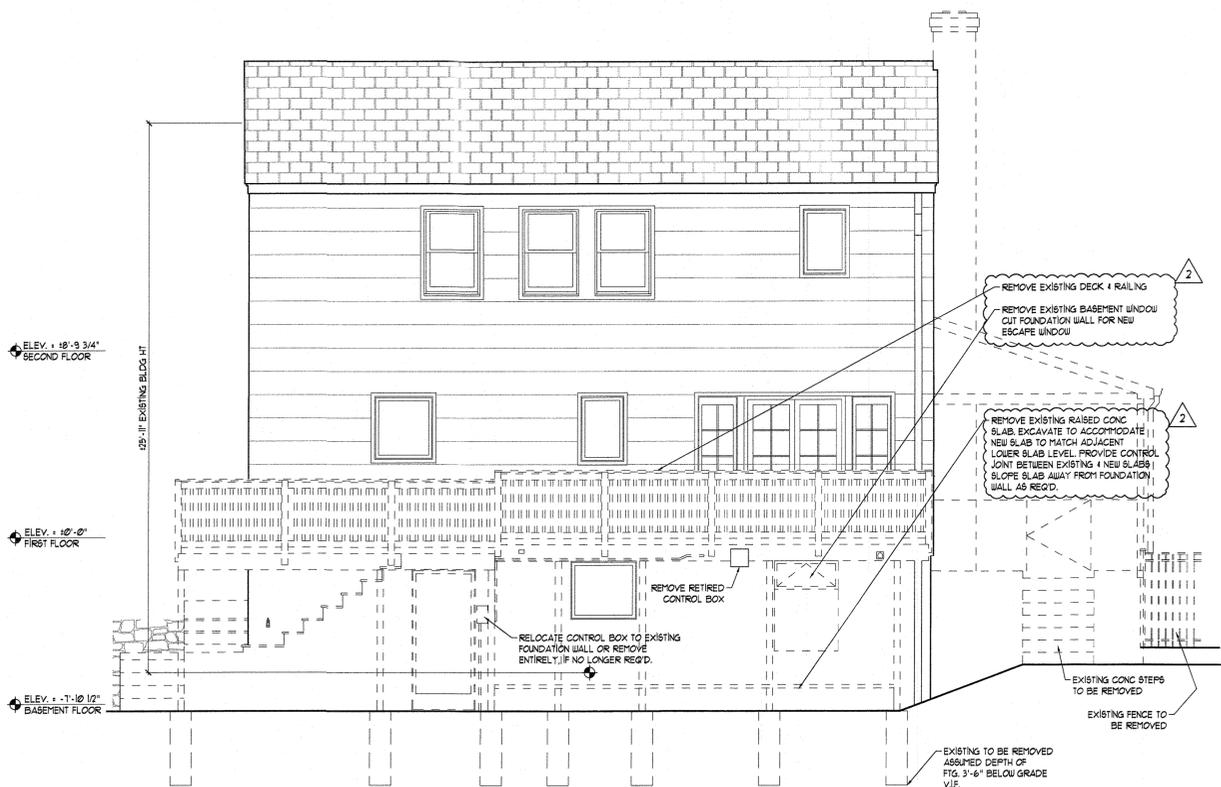
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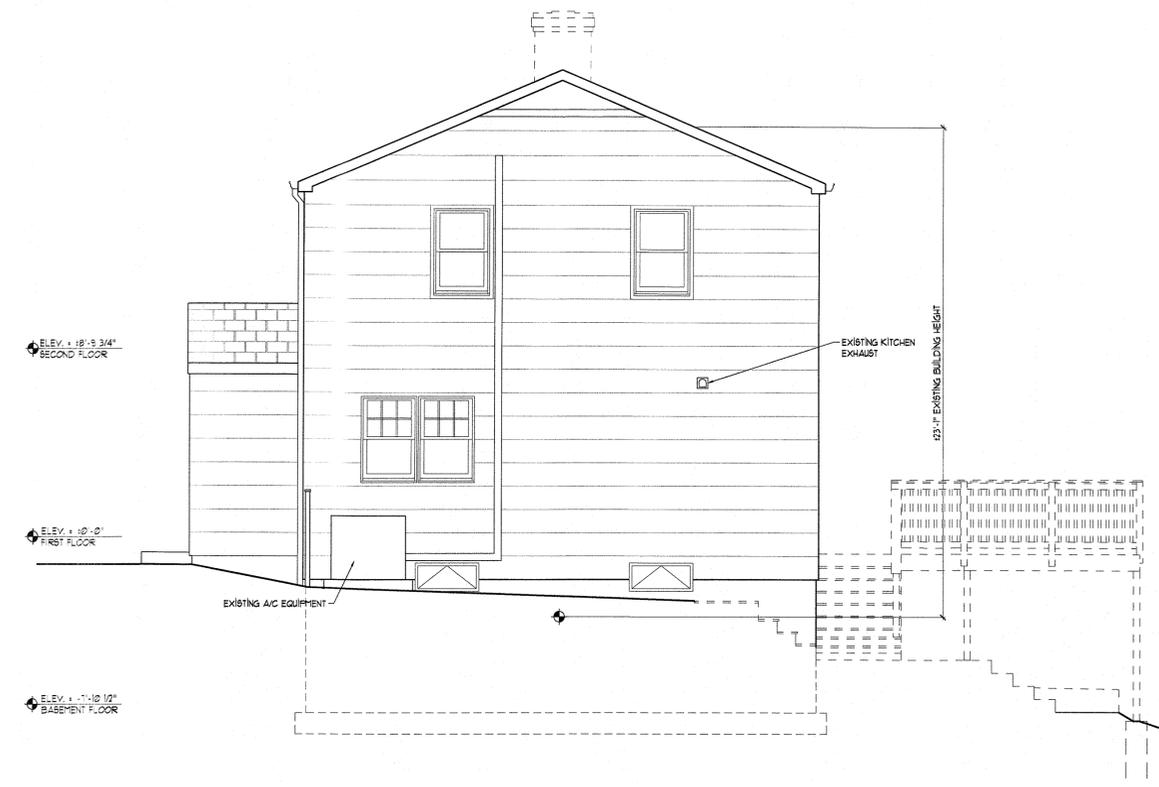
1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

NO.	DATE	DESCRIPTION
1	3/2/25	ZBA SUBMISSION
2	9/8/24	ADDITIONAL INFORMATION
3	4/3/24	BUILDING PERMIT SUBMISSION

PROJECT TITLE:
ADDITION TO:
PIERCE RESIDENCE
16 OLD MOUNTAIN ROAD SOUTH
UPPER GRANDVIEW, NEW YORK
10960

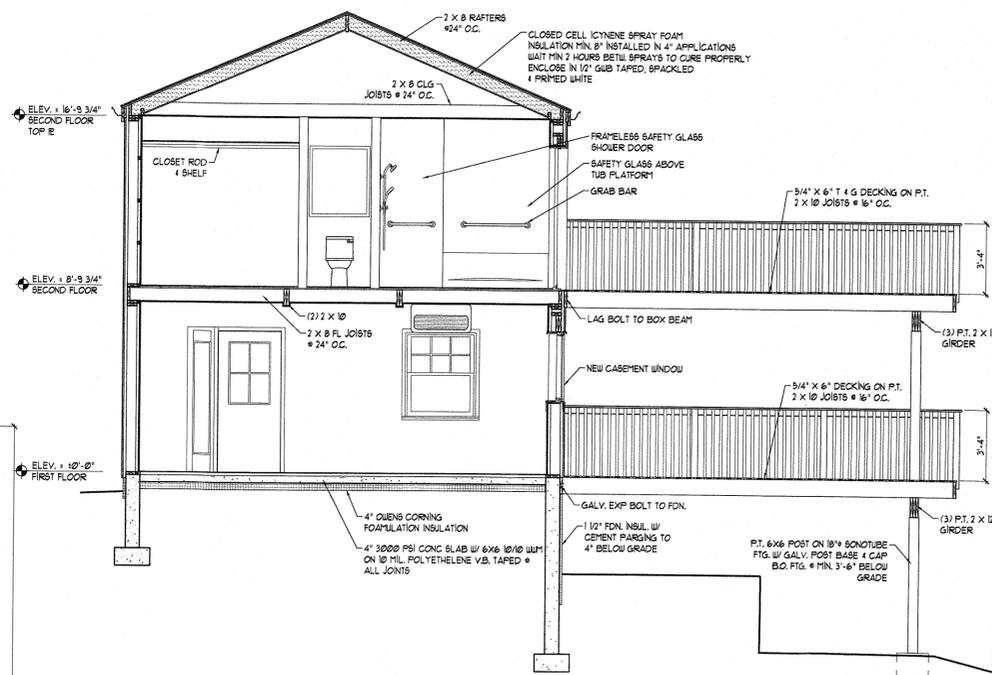
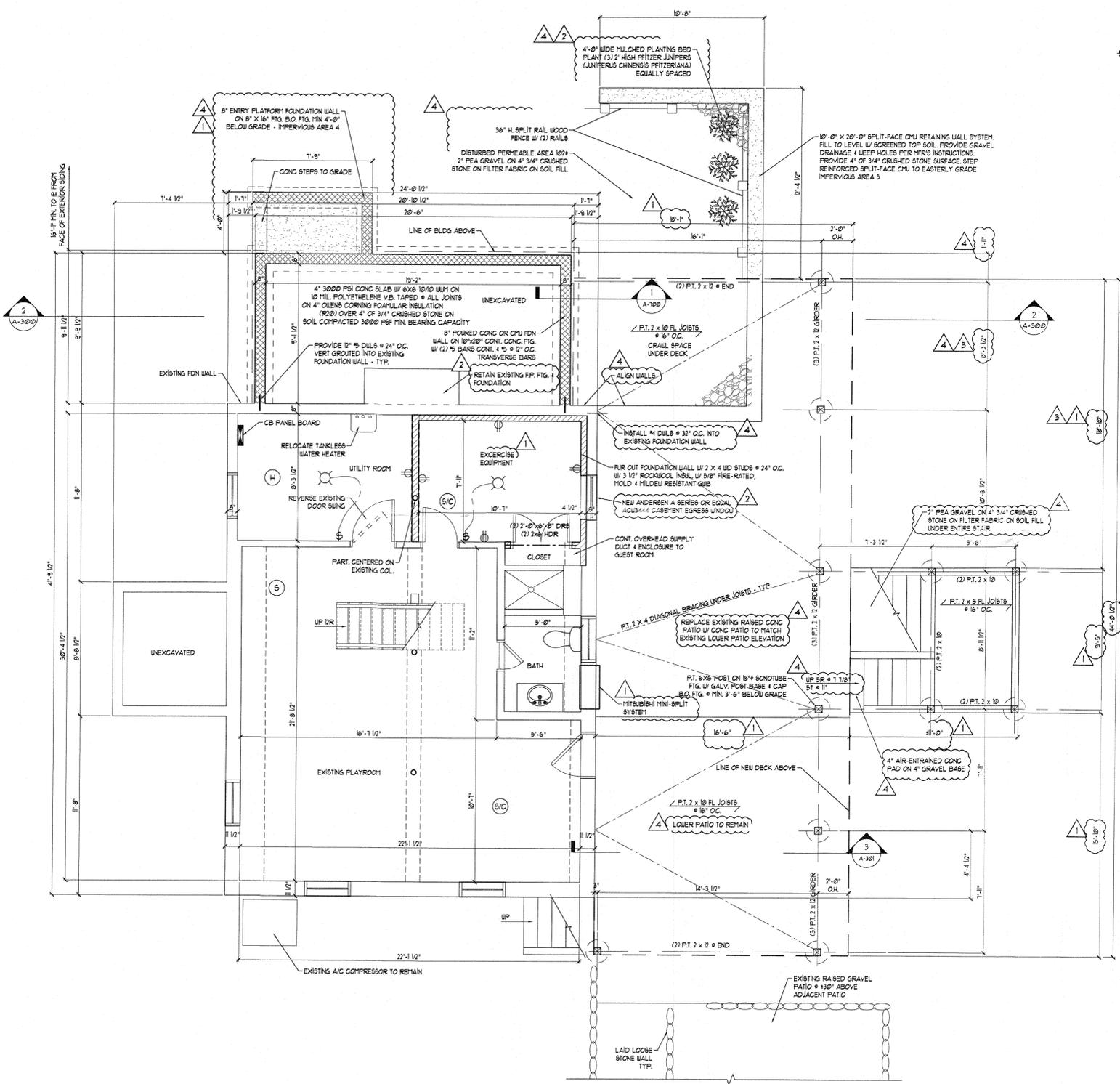
DRAWING TITLE:
EXISTING ELEVATIONS &
EXTERIOR DEMOLITION

DRAWN BY: IL PROJECT NO.: 2276
CHECKED BY: JD

DRAWING NO.: A-030



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NO.	DATE	DESCRIPTION
4	3/21/25	ZBA SUBMISSION
3	10/25/24	BUILDING DEPARTMENT COMMENTS
2	9/18/24	ADDITIONAL INFORMATION
1	7/19/24	BUILDING DEPARTMENT COMMENTS
	4/3/24	BUILDING PERMIT SUBMISSION

PROJECT TITLE:
ADDITION TO:
PIERCE RESIDENCE
16 OLD MOUNTAIN ROAD SOUTH
UPPER GRANDVIEW, NEW YORK
10960

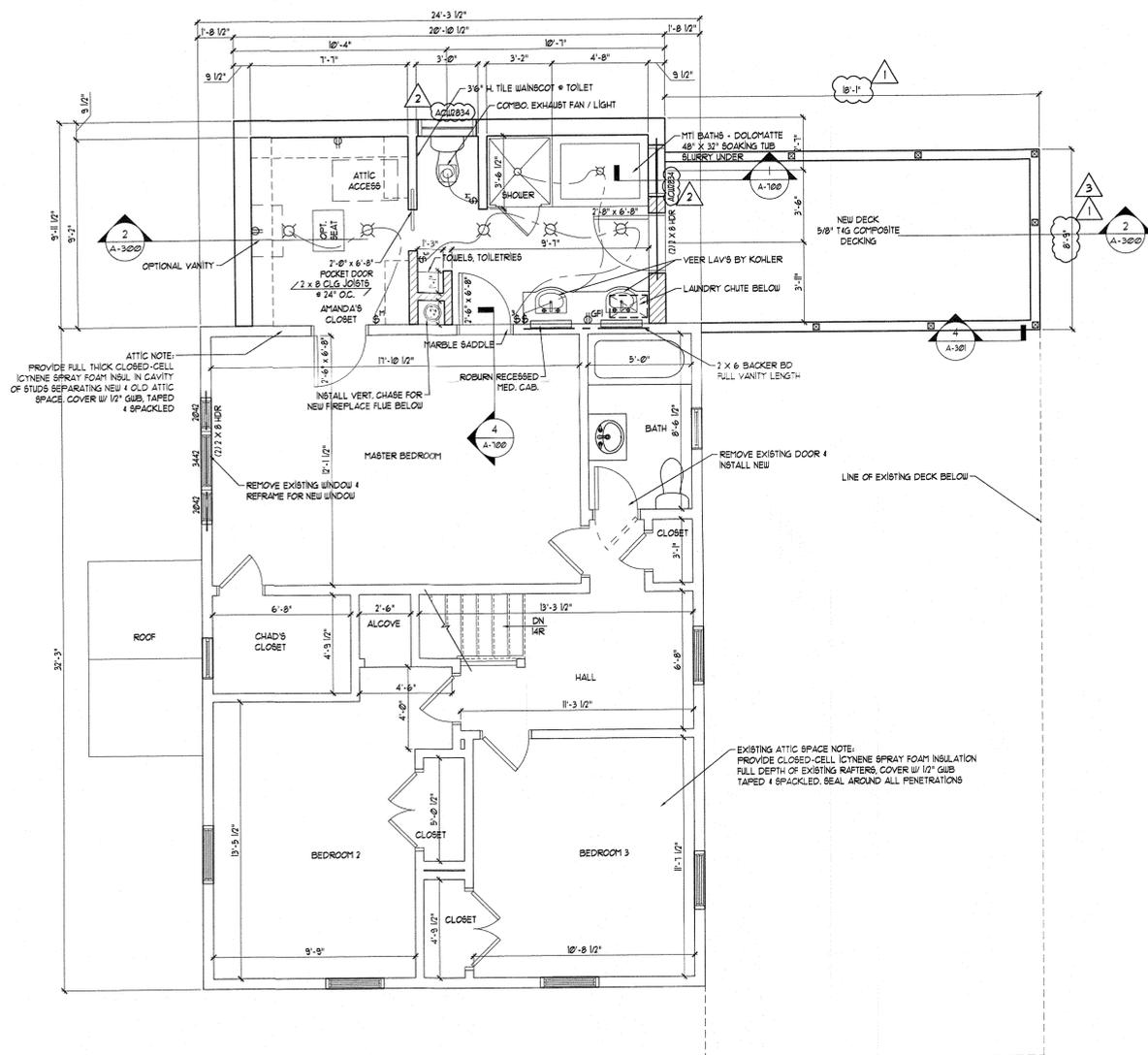
DRAWING TITLE:
BASEMENT / FOUNDATION ALTERATION & ADDITION PLAN & BUILDING SECTION

DRAWN BY: IL	PROJECT NO. 2276
CHECKED BY: JD	DRAWING NO. A-300

REGISTERED ARCHITECT
STATE OF NEW YORK
13332



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1 SECOND FLOOR ALTERATION & ADDITION PLAN
SCALE: 1/4" = 1'-0"



NO.	DATE	DESCRIPTION
3	3/21/25	ZBA SUBMISSION
3	10/29/24	BUILDING DEPARTMENT COMMENTS
1	7/19/24	BUILDING DEPARTMENT COMMENTS
	4/3/24	BUILDING PERMIT SUBMISSION

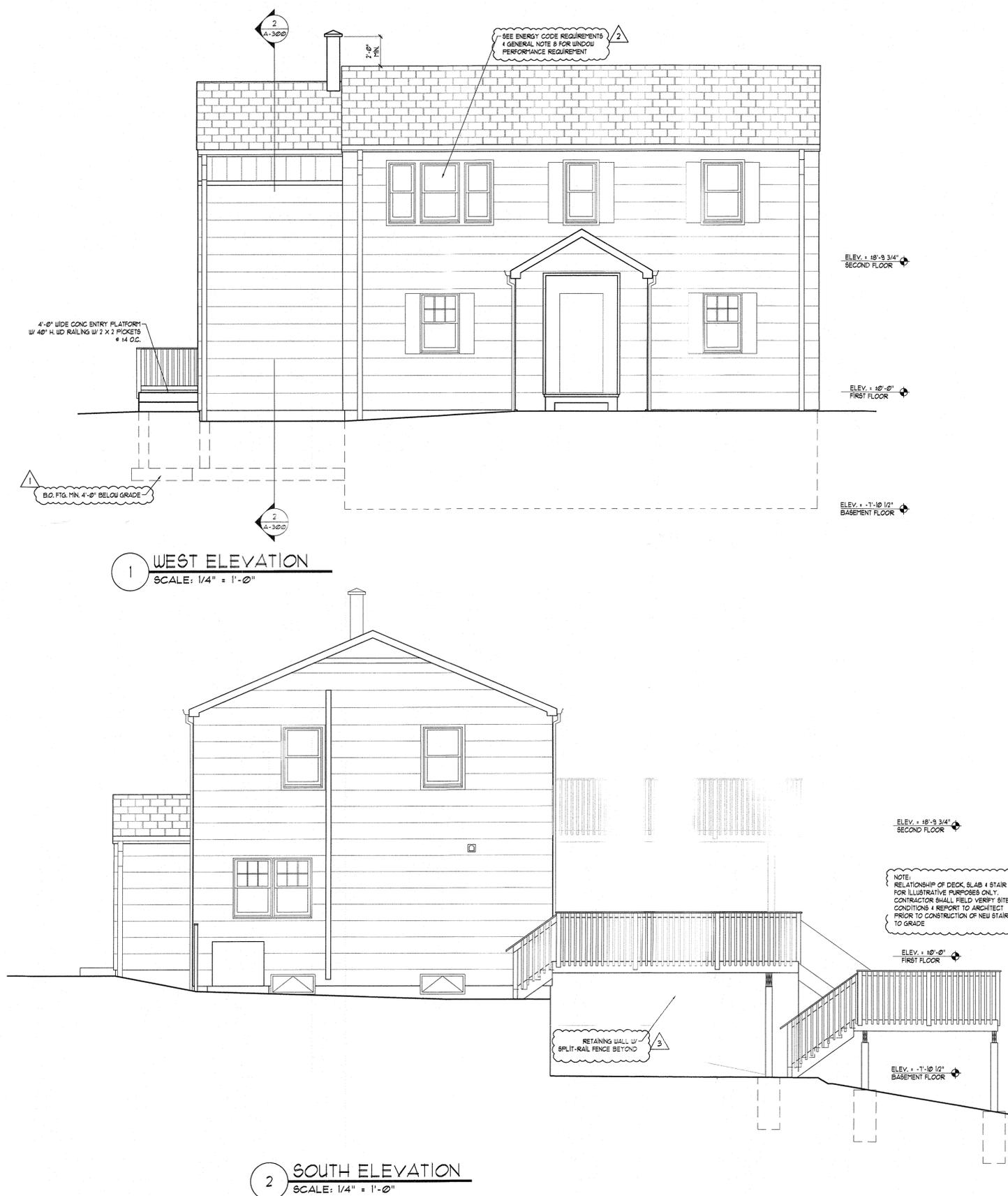
PROJECT TITLE:
ADDITION TO:
PIERCE RESIDENCE
76 OLD MOUNTAIN ROAD SOUTH
UPPER GRANDVIEW, NEW YORK
10960

DRAWING TITLE:
**SECOND FLOOR
ALTERATION & ADDITION
PLANS & RESCHECK**

DRAWN BY: IL PROJECT NO.: 2276
CHECKED BY: JD

SEAL: REGISTERED ARCHITECT
JAN DEGENSHEIN
13332
STATE OF NEW YORK
DRAWING NO.: **A-302**

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

2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

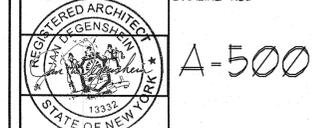
NO.	DATE	DESCRIPTION
3	3/21/25	ZBA SUBMISSION
2	9/18/24	ADDITIONAL INFORMATION
1	1/19/24	BUILDING DEPARTMENT COMMENTS
	4/3/24	BUILDING PERMIT SUBMISSION

PROJECT TITLE:
ADDITION TO:
PIERCE RESIDENCE
16 OLD MOUNTAIN ROAD SOUTH
UPPER GRANDVIEW, NEW YORK
10960

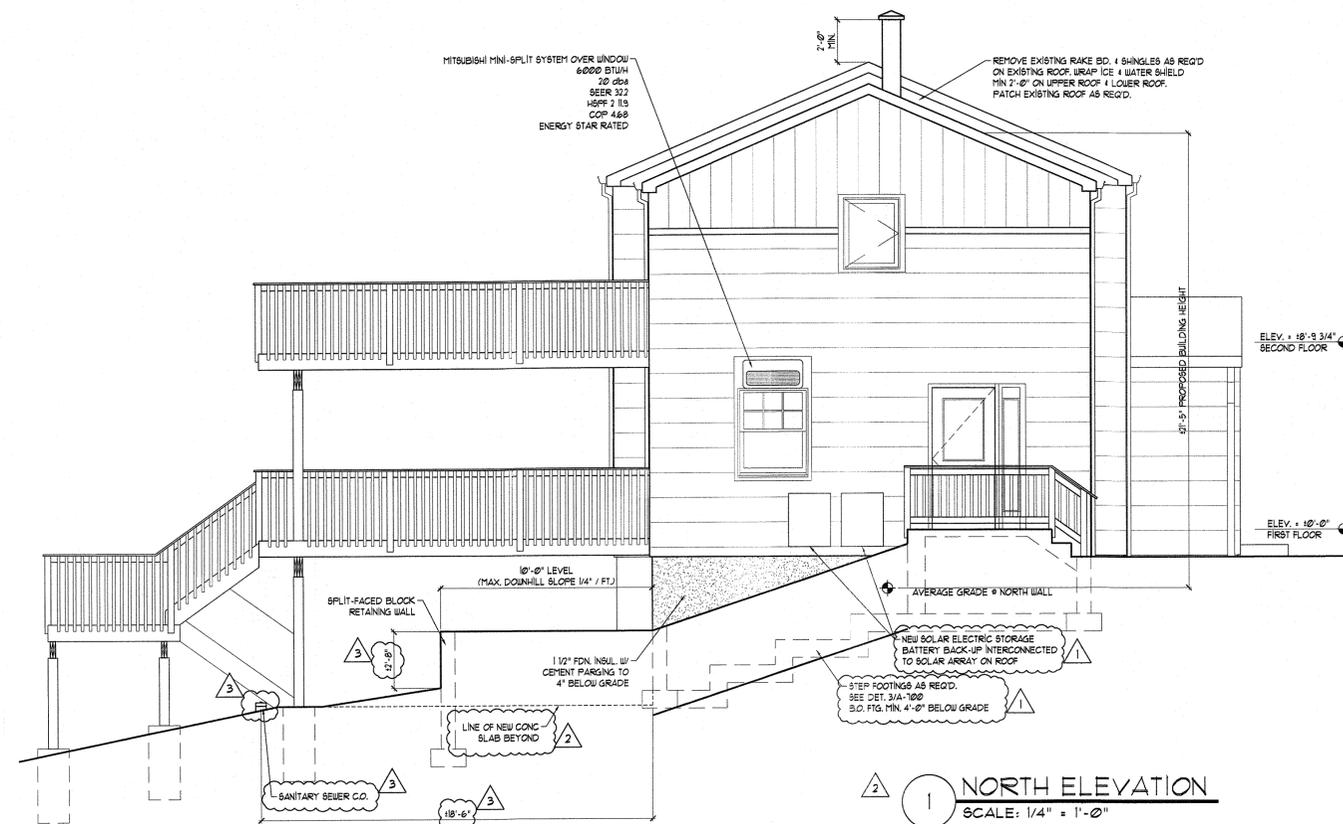
DRAWING TITLE:
SOUTH & WEST
PROPOSED ELEVATIONS

DRAWN BY: JL PROJECT NO.: 2216

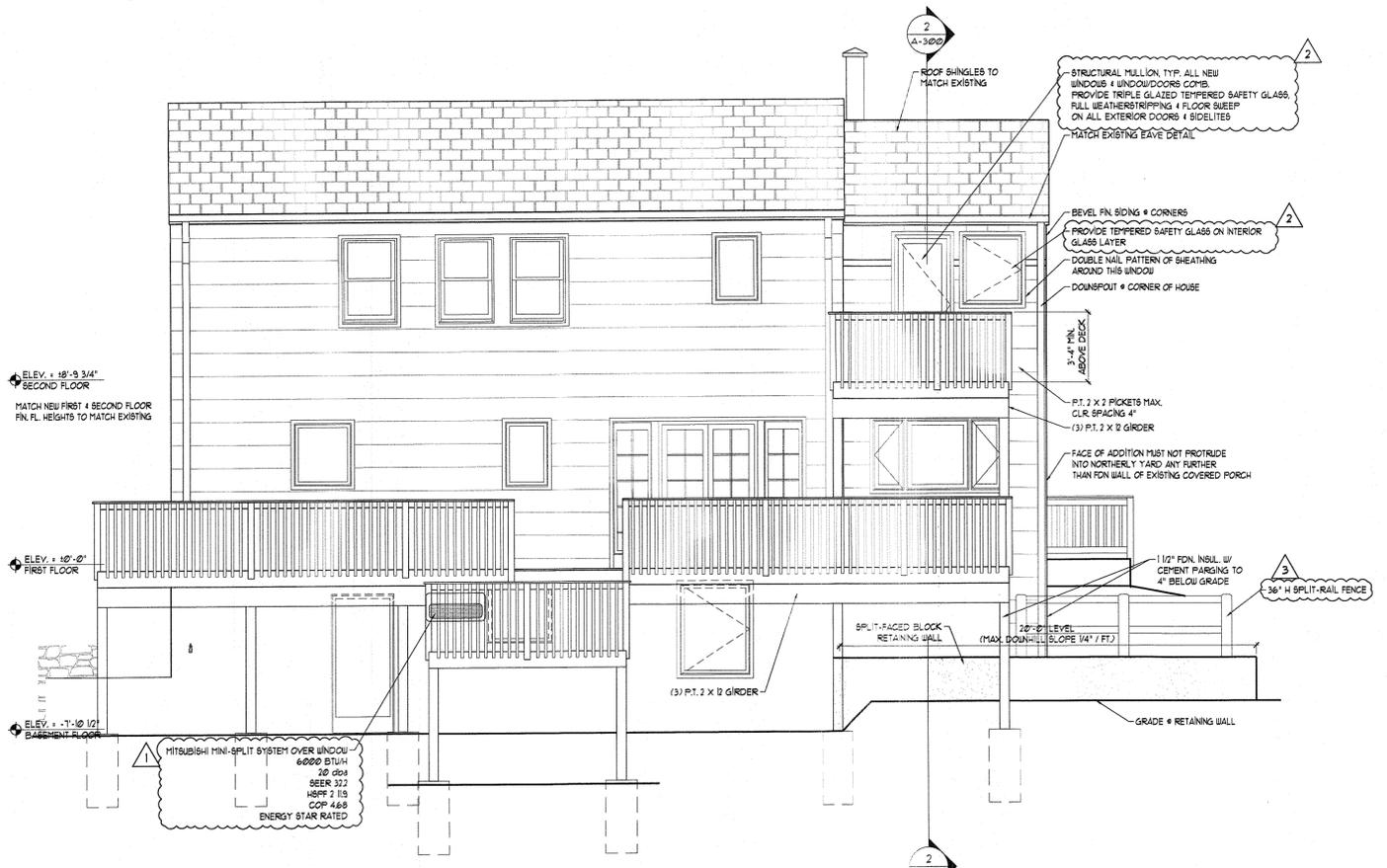
CHECKED BY: JD DRAWING NO.:



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



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

NO.	DATE	DESCRIPTION
3	3/21/25	ZBA SUBMISSION
2	9/18/24	ADDITIONAL INFORMATION
1	1/19/24	BUILDING DEPARTMENT COMMENTS
	4/3/24	BUILDING PERMIT SUBMISSION

PROJECT TITLE:
ADDITION TO:
PIERCE RESIDENCE
16 OLD MOUNTAIN ROAD SOUTH
UPPER GRANDVIEW, NEW YORK
10960

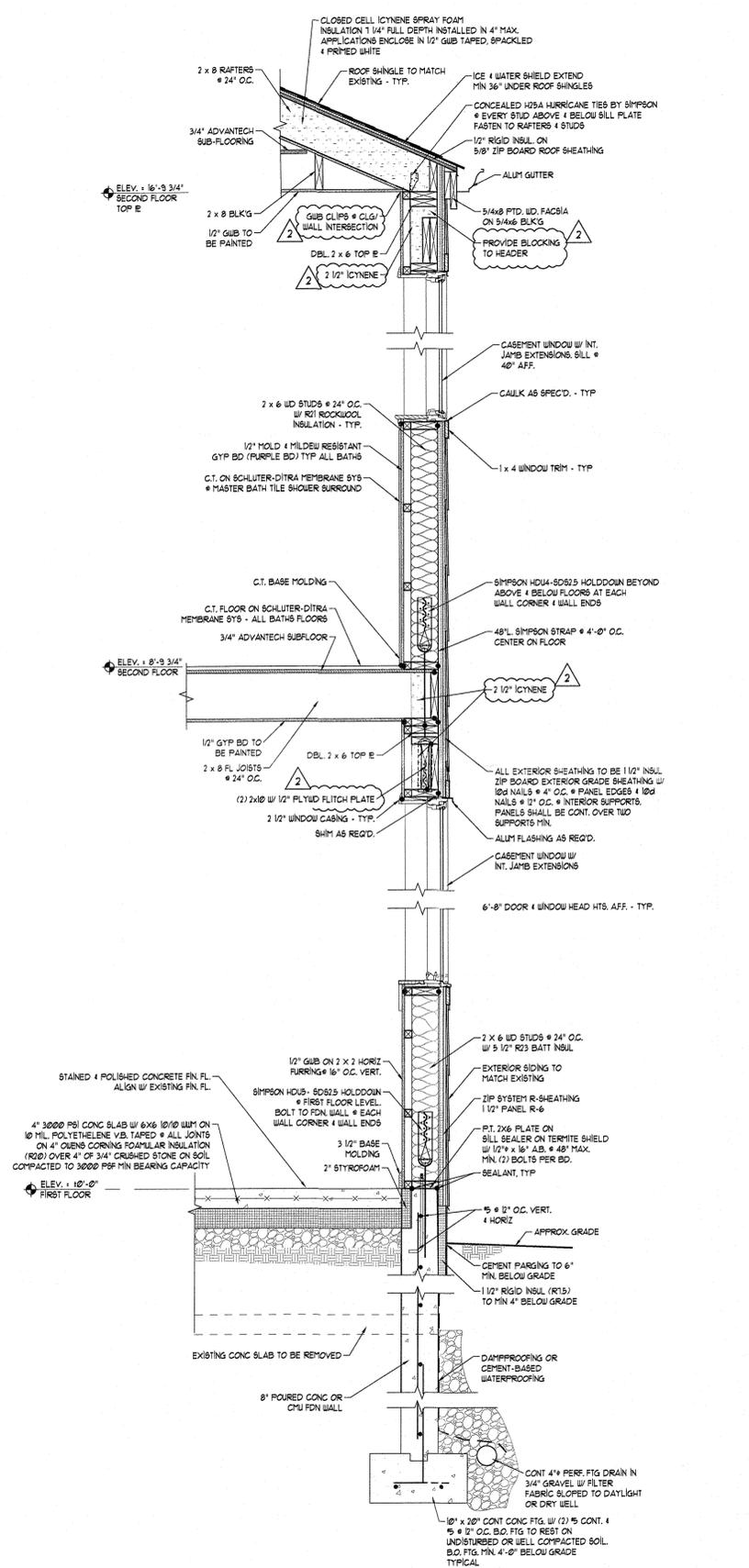
DRAWING TITLE:
**NORTH & EAST
PROPOSED ELEVATIONS**

DRAWN BY: IL	PROJECT NO.:
CHECKED BY: JD	2276

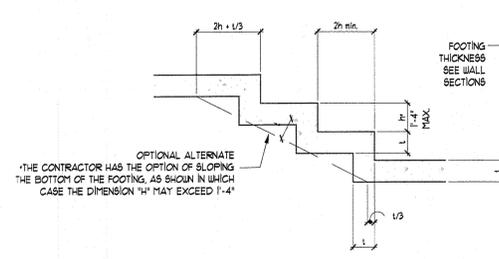
DEGENSHEIN ARCHITECTS
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A-501

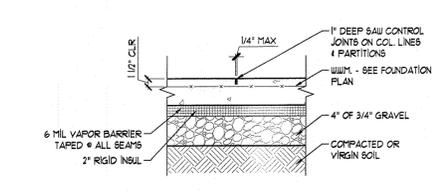
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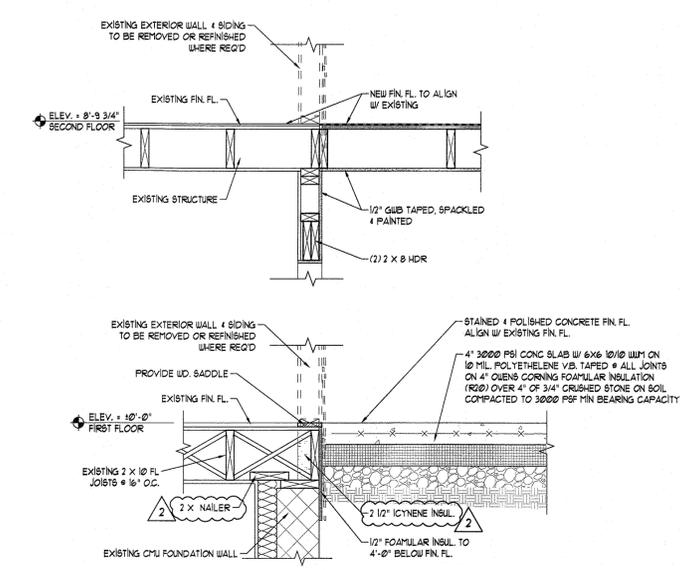
1 WALL SECTION
SCALE: 3/4" = 1'-0"



3 STEP FOOTING DETAIL
SCALE: 1/4" = 1'-0"



2 TYP. SLAB DETAIL
SCALE: 3/4" = 1'-0"



4 DETAIL
SCALE: 3/4" = 1'-0"

NO.	DATE	DESCRIPTION
1	3/21/25	ZBA SUBMISSION
2	9/18/24	ADDITIONAL INFORMATION
3	4/3/24	BUILDING PERMIT SUBMISSION

PROJECT TITLE:
**ADDITION TO:
PIERCE RESIDENCE
16 OLD MOUNTAIN ROAD SOUTH
UPPER GRANDVIEW, NEW YORK
10960**

DRAWING TITLE:
**WALL SECTIONS
& DETAILS**

DRAWN BY: IL	PROJECT NO: 2276
CHECKED BY: JD	DRAWING NO: A-700

