Town of Haverstraw Zoning Board of Appeals LEGAL NOTICE

Please take notice the Town of Haverstraw Zoning Board of Appeals shall hold a Public Hearing to consider the application of Nathan Weber (22 Dunnigan Dr., Pomona) to construct a new 533 sq. ft. elevated Side Yard Deck.

The following Variance(s) required:

1. Side Yard: Required 20' Ft., proposed 9.5' Ft. A 10.5' Ft. Variance is required

Said property being located on the North side of Dunnigan Dr. and West of Riverglen Dr. and located on the Town of Haverstraw Tax Map as Section: 25.16 Block: 01 Lot: 04.

Said Public Hearing shall be held on Wednesday, May 08, 2024 at 7:00 PM in the large meeting room of Haverstraw Town Hall, One Rosman Road, Garnerville.

All interested parties are invited to attend and will be heard by the board.

By Order of the Zoning Board of Appeals of the Town Of Haverstraw

Gregg Lawless, Acting Chairman Christie Tomm Addona, Zoning Board Attorney Annette Hendrie, Chief Clerk April 17, 2024

The Town of Haverstraw

Building Department

1 Rosman Road Garnerville, NY 10993 Phone: 845-942-3710 Fax: 845-786-7647

George T. Behn, Jr. Building Inspector II Erich J. Desch
Deputy Building Inspector

3/20/2024

RE: The variances required to construct a new 533 sq/ft, elevated side yard deck. In the R-15 Zoning District.

Owner: Nathan Weber

Address: 22 Dunnigan Dr. Pomona, NY 10970

Project Name: Weber Renovations

Site Location: 22 Dunnigan Dr. Pomona, NY 10970

SBL: 25.16-1-4

To Whom It May Concern,

The following area variance is required:

 Side Yard Setback: Required, 20', Proposed, 9.5'; a 10.5' Variance is required.

George T. Behn Jr. Building Inspector II

APPLICATION REVIEW FORM Town of Haverstraw Name of Municipality Please check all that apply: Planning Board Municipal Board Zoning Board of Appeals* (Fill out Part II of this form) Historical Board Architectural Board Subdivision # of Lots Pre-preliminary/Sketch Site Plan Preliminary Special Permit Final Conditional Use Zoning Code Amendment Zone Change Variance Project Name: 22 Dunnigan Drive Tax Map Designation: Section 25.16 Block side of Dunningan Location: On the north Riverglen Drive feet west Haverstraw town/village of Street Address: 22 Dunnigan Drive 0.39 Acreage of Parcel **Zoning District** School District North Rockland Haverstraw Fire District Haverstraw Ambulance District Haverstraw Water District Veolia Sewer District Haverstraw Joint Regional Project Description: (If additional space required, please attach a narrative summary.) Construction of a deck.

If subdivisio	n:
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 per	mit, list special permit use and what the property will be used for.
Are there slop	al Constraints: es greater than 25%? If yes, please indicate the amount and show the
Are there slop gross and net	8 03 September 1974 1974 1974
Are there slop gross and net a Are there stre	es greater than 25%? If yes, please indicate the amount and show the area
Are there slop gross and net a Are there strea Are there wet!	es greater than 25%? If yes, please indicate the amount and show the area
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Are there slop gross and net a Are there stree Are there wetl Project Histor If so, p	es greater than 25%? If yes, please indicate the amount and show the area

Contact Inform	ation:						
Applicant:	Tziporah	Uhr	MITTER TO THE TOTAL THE TO	Phone	# 347 8	31	6761
Address 22	Dunnigan	Drive		14	1 109-	0	
	Street Name & N	Jumber	(Post Office)	State	Zip code		
	Nath			Phone	# 347 (ا ما ه	188-8
Address 22	Dunnia			Pamor	VW AI	100	170
	Street Name & N		(Post Office)	State	Zip code	STATE OF THE STATE	
	cct/Surveyor: Paul C			Phone	#(917)418-0	999	
Address 633 Wo	oodmont Lane Sl						
	Street Name & N	umber	(Post Office)	State	Zip code		
Attorney:			and the second s	_Phone	#		
Address							
	Street Name & N	umber	(Post Office)	State	Zip code		
Contact Person:_				Phone	#	mentos.	
Address					***************************************		
	Street Name & No	ımber	(Post Office)	State	Zip code		
		*					
General Municip	al Law Review:					PARTO	
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PLANNING U	HECKED, A REVIEW MUS INDER THE STATE GENEI	RAL MUNICIPAL	HE ROCKFAND COL LAW, SECTIONS 23	JNTY COM 39 L, M, N,	MISSIONER OF AND NN.		
State or 6	County Road		State o	r County	v Park		
Long Pat	h			y Stream	CONTRACTOR CONTRACTOR		
Municipa	al Boundary			Facility			
				•			
List name(s) of fac	cility checked above	-		-		-	
Referral Agencies	s: (Please make sur lication and plans fo	re that the ap	propriate agen	cies as n	eeded received	 ł	
RC Highway Dep			iw.) Division of Envi		al Danassuran		
RC Drainage Age			ept, of Health	Comment	at resources		
VYS Dept. of Tran	9100.80		Dept. of Enviro	nmantal	Conservation		
NYS Thruway Au	-		ides Interstate P				
	ality				101111111111111111111111111111111111111		
	anty						

Applicant's Combined Affidavit and Certification

State of New York)
County of Rockland) ss.:
Town/Village of	Haver straw
Tzipora- Applicant's Na	being duly sworn, deposes and says:
	this matter. I make these statements to induce the Town/Village of , its boards, commissions, officers, employees, and
	ain my application, knowing that the Town/Village will rely upon

- 1. Verification of Facts. All statements contained in this application and in all documents, drawings, writings, and other communications submitted in connection with this application are true.
- 2. Consent to Enter. I hereby give permission to members of said boards and/or supporting staff to visit the property in question at a reasonable time during the day.
- 3. Affidavit Pursuant to General Municipal Law Section 809. All the following statements and the statements contained in the papers submitted herewith are true and the nature and extent of any interests set forth are disclosed to the extent that they are known to the applicant.
- A. I certify that I am the owner, officer, member or agent of owner, of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application for the relief below set forth:
- B. There is no state officer, Rockland County officer or employee or town/village officer or employee nor his or her spouse, brother, sister, parent, child or grandchild, or a spouse of any of these relatives who is the applicant or who has an interest in the person, partnership or association making this application, petition or request, or is an officer, director, partner or employee of the applicant, or that such officer or employee, if this applicant is a corporation, legally or beneficially owns or controls any stock of the applicant in excess of 5% of the total of the corporation if its stock is listed on the New

York or American Stock Exchanges; or is a member or partner of the applicant, if the applicant is an association or a partnership; nor that such town/village officer or employee nor any member of his family in any of the foregoing classes is a party to an agreement with the applicant, express or implied, whereby such officer or employee may receive any payment or other benefit, whether or not for service rendered, which is dependent or contingent upon the favorable approval of this application, petition or request.

	ises there is disclosed herewith the interest of the following officer or employee of tate of New York or the County of Rockland or of the Town/Village of
	have strace in the petition, request or application or in the property
or sul	oject matter to which it relates:
	(if none, so state)
a.	Name and address of officer or employee
b:	Nature of interest
c.	If stockholder, number of shares
d.	If officer or partner, nature of office and name of partnership
e.	If a spouse or brother, sister, parent, child, grandchild or the spouse of any of
these b	plood relatives of such state, county or town/village officer or employee, state name
	dress of such relative and nature of relationship to officer and employee and nature
and ex	tent of office, interest or participation or association having an interest in such
owner	ship or in any business entity sharing in such ownership.
	In the event of corporate or limited liability company ownership: A list of all
	rs, officers and stockholders of each corporation or members of each limited
liabilit	y company owning more than five (5%) percent of any class of stock or more than
	%) percent beneficial interest, must be attached, if any of these are officers or
	vees of the State of New York, or of the County of Rockland, or of the Village of
Montel	
D. I do	hereby depose and say that all the above statements and statements contained in

the papers submitted herewith are true, knowing that a person who knowingly and

intentionally violates this section is guilty of a misdemeanor.

4. Reimbursement for Professional Consulting Services. I understand that the Town/Village Board, Planning Board, Zoning Board of Appeals, and other municipal boards, in the review of any application described above, may refer any such application presented to it to such engineering, planning, environmental or other technical consultant as such Board shall deem reasonably necessary to enable it to review such application as required by law. The charges made by such consultants shall be in accord with charges usually made for such services in the metropolitan New York region or pursuant to an existing contractual agreement between the town/village and each such consultant for the cost of such consultant services upon receipt of the bill.

**The following two paragraphs are optional to add if your municipality establishes escrow accounts:

(I agree to establish an escrow account with the Town/Village of House street from which these consultants' fees will be paid. The escrow account will not draw interest, and will be replenished upon notification by the Town/Village. Any additional sums needed to pay the Town's/Village's consultants shall be paid prior to final action on the application. The Town/Village may suspend processing of the application if there is a deficiency in the escrow account.

Permits will not be issued and site plan or subdivision will not be signed until bill is paid in full. Any sums remaining in the escrow account after the consultants have been paid in full will be returned to the applicant. The applicant has the right to examine escrow and payment records upon prior written notice to the Town/Village.)

SWORN to before me this

day of

20 2

Notary Public

ANNETTE HENDRIE NOTARY PUBLIC, STATE OF NEW YORK No. 01HE6434492 Qualified in Orange County My Commission Expires 06/06/2026

Affidavit of Ownership/Owner's Consent

	Haverstraw		ng duly gworn hereby	
			Drive	
in the county of	. S. A. ir	n the state of	New york.	
) owner in		remises located at:	
	eed of said premises reco		land County Clerk's	100 2901
Said premises have been known and designated o section 25 16 b	n in my/its possession sin n the Town of\\s\left[lock\ lot(s)	ace 8/10/22Sai	d premises are also Tax Map as:	
I hereby authorize the w contained in said applica board.	ithin application on my b ition are true, and agree t	echalf, and that the beautiful to be bound by the	he statements of fact ne determination of the	
	Owner Mailing Address		han Weber	Tzi porah
SWORN to before this	yof Spril Hendrie	,20 24	ANNETTE HENDE NOTARY PUBLIC, STATE OF No. 01HE64344 Qualified in Orange (

* If owner is a corporation or LLC, fill in the office held by deponent and name of corporation or LLC, and provide a list of all directors, officers, and stockholders owning more than 5% of any class of stock and all members having greater than 5% beneficial interest.

Notary Public

Page 7 of 12

Owners of Nearby Properties:

That the following are a the premises as to which this a	all of the owners of property pplication is being taken.	(distance) fro		
SECTION/BLOCK/LOT		1555555		
,				
se additional paper if needed)				
WORN to before this				
day of				
Notary Pul	Nic			

PART II*

Application before the Zoning Board of Appeals

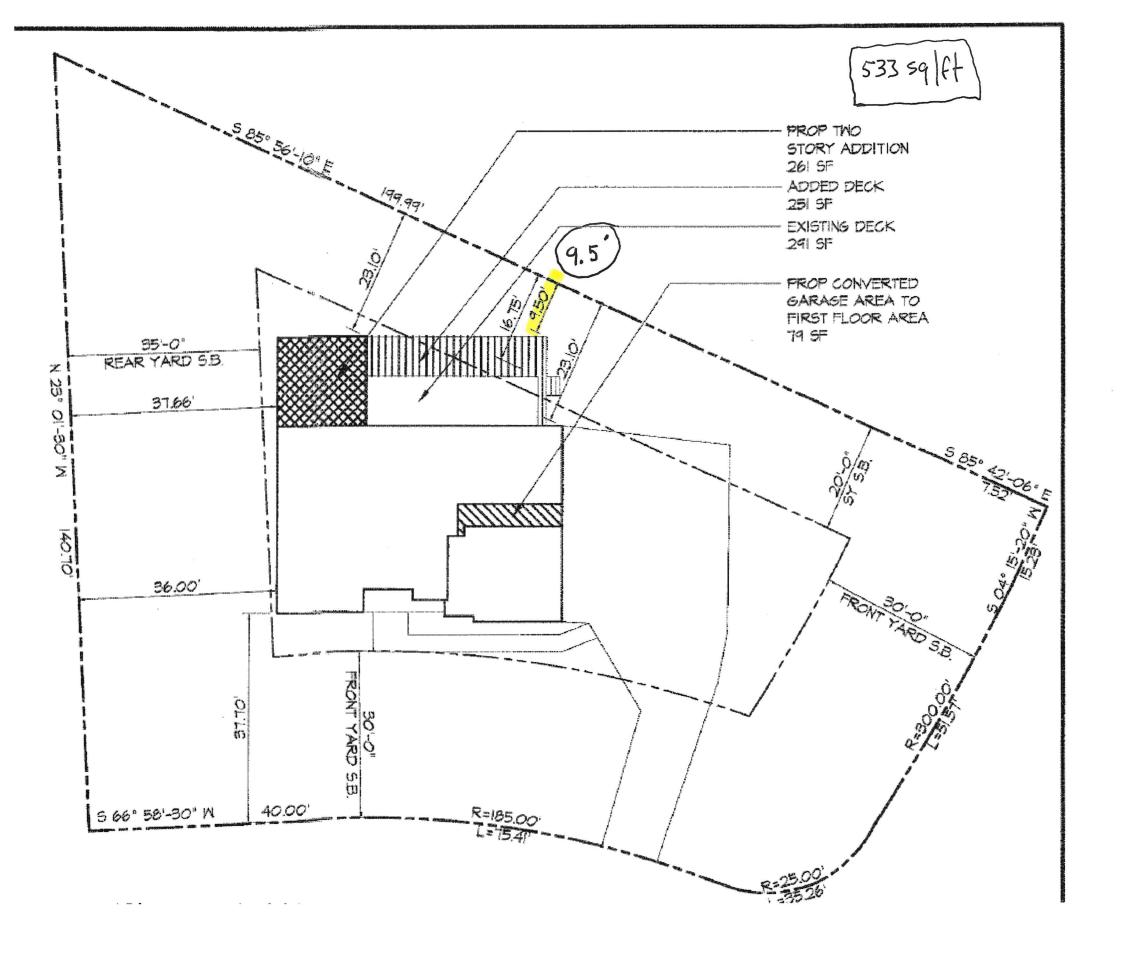
Appli	cation, petition, or request is hereby subm	itted for:	Ť
(×)	Area Variance from the requirement of S	Section 167 - c	1
()			
()	Special permit per the requirements of S		
()	Review of an administrative decision of		7 200 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7
()	An order to issue a Certificate of Occupa	- 1 I	
()	An order to issue a Building Permit;	30000 * 1 *	
()	An interpretation of the Zoning Ordinand	e or Map;	
()	Certification of an existing non-conformation	ing structure or use;	
()	Other (explain)		
	nit construction, maintenance and use of		
	us Appeal: previous appealhas, or X_ has not,	been made with respect to th	is property.
b. S	uch appeal was in the form of:		- proposity.
	An AREA Variance; or	1	
	A USE Variance; or Appeal from decision of Town Offici	-1 0.00	
	Interpretation of the Zoning Ordinand		
	Other	~ or map, or	
c. Ti	ne previous appeal described above was a	ppeal number,	
date	dand was	(Granted	d/Denied).

TO ALL APPLICANTS: Complete all relevant information by the section or sections pertaining to your appeal ONLY. You may also include extra pages to supplement this form with a narrative explanation. At the time of the hearing, you must present written documentation in support of all the statements made in this application. You must also substantiate all financial information supplied.

This application seeks a variance	from the provisions of A	article	3
Section(s) \ \(\(\bar{1}\) - 0	. Spe	cifically, the applic	ant seeks a variance
from the requirements from:		•	
Dimension*	Column	Required	Provided
Side Yard Setback		20.0	9.5
			·
		6 W 10 10	
e.g., front yard, side setback, FA	K, etc.		
plury? Nes Describe: Deck is	1 60 m		
Describe: Deck is to shirt to	ation to the zoning code?	no	for a fac
Describe: Deck is to skin to shin. Is the variance substantial in relative to substantial in relative	ation to the zoning code?	no	for a far
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Describe: Descri	duced in the character of ners be created, if this var	the neighborhood,	or a substantial

5. Will the granting of this variance affect the health, safety, or welfare of the neighborhood of community?
Explain: Will not affect the neighborh
6. Will there be any affect on governmental facilities or services if this variance is granted? Describe: Noone else will be affected by the
7. Other factors I/we wish the Board to consider in this case are
B. USE VARIANCE (This section to be completed only for a USE variance. Use additional pages, if needed.)
This property cannot be used for any uses currently permitted in this zone because:
The problem with this property is due to unique circumstances and not to the general conditions of the neighborhood in that:
3. The use requested by this variance will not alter the essential character of the neighborhood in that:
. The amount paid for the entire parcel was:
. The date of purchase of the property was:
. The present value of the entire property is:
The monthly expenses attributed to normal and usual maintenance of the property are:
The annual taxes on the property are:

APPLICATION RÉVIEW FORM 9. The current income from the property is: 10. The amount of mortgages and other encumbrances on the property in question is: a. Date of mortgage: b. Scheduled maturity (payoff) date: c. Present monthly payment amount: d. Current principal balance: e. Current interest rate: 11. Other factors I/we wish the Board to consider in this case are: C. APPEAL OF DECISION OF BUILDING INSPECTOR (This section to be completed for an appeal, only. Use additional pages, if needed.) 1. Name and position of official making the decision: 2. Nature of decision: 3. The decision described above is hereby appealed because: D. INTERPRETATION OF ZONING CODE (This section to be completed for an interpretation, only. Use additional pages, if needed.) 1. Section(s) to be interpreted: 2. An interpretation of the Zoning Code is requested because: [Appform.doc revised September 2013]



22 Dunnigan Dr. Pomona Ny 10970

I. GENERAL REQUIREMENTS

GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO

GENERAL CONTRACTOR SHALL FAMILIARIZE HIMSELS WITH SITE WORKING CONDITIONS, HOU OF LESAL OFERATION AND RELATED PERFORMANCE CRITERIA, GENERAL CONTRACTOR SHALL CONTACT UZZIAH COOPER JR. ARCHITECT RESARDING ANY DEVIATIONS OR FIELD CONDITIONS CONFLICTING WITH THE DRAWINGS.

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH 2020 RESIDENTIAL CODE OF NEW YORK STATE (RCAYS), 2020 ERERGY CONSERVATION CONSTRUCTION CODE (ECCORYS), ALL 2020 CODE OF NEW YORK STATE EDITIONS, ALL TOWN APPLICABLE CODES, ORDINANCES, AND RESILLATIONS OF AUTHORITIES HAVINS JURISDICTION, GENERAL CONTRACTOR SHALL BE OCCUPANCY, INSURANCES, AND BONDS AS REQUIRED.

ANY DESIRED SUBSTITUTION, OR DEVIATIONS FROM CONTRACT DOCUMENTS WILL REGUIRE WRITTEN APPROVAL FROM UZZIAH COOPER JR. ARCHITECT PRIOR TO INSTALLATION.

REMOVE EXISTING CONSTRUCTION AS REQUIRED TO ALLOM INSTALLATION OF NEW MORK SHOWN ON THE DRAWINSS, PATCH AREAS OF DEMOLITION FLUSH AND SMOOTH TO ADJACENT SURFACES, READY FOR A PELICATION OF INISHES.

SHUTDOMS AND INTERRUPTIONS TO NORMAL ACTIVITIES SHALL BE REVIEWED WITH OWNER PRICE TO IMPLEMENTATION. THE 65 SHALL CONTACT AND COORDINATE UTILITY SHUT-DOWNS, RECONNECTS AND UPSRADE WITH THE PROPER PROVIDER IN A TIMELY MANNER.

PROVIDE SHORING, STABILIZATION AND BRACING AS REQUIRED. PROVIDE PROPERTY, SITE AND PERSONAL PROTECTION AS REQUIRED, FOR THE SAFE AND ORDERLY EXECUTION OF THE MORK.

PROVIDE WEATHER PROTECTION IN A TIMELY MANNER TO PROTECT THE SITE, PREMISES, MATERIALS, INSTALLED WORK AND PERSONNEL.

ALL MECHANICAL, ELECTRICAL, AND PLIMBING SYSTEMS AND SERVICES TO BE COMPLETE AND OPERATIONAL. INSTALLATIONS SHALL NOT CONFLICT NITH FIXTURES OR CONSTRUCTION SHOWN MECHANICAL ELECTRICAL AND PLIMBING WORK SHALL BE PERFORMED BY LICENSED TRADESIONAL.

THE SENERAL CONDITIONS FOR THIS PROJECT ARE "THE SENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION AIA DOCUMENT A201, 1997 EDITION", AVAILABLE FROM ARCHITECT.

THE GC SHALL COORDINATE THE WORK OF ALL TRADES.

THE GC SHALL SUBMIT A WRITTEN PROGRESS SCHEDULE AS WELL AS A LISTING OF ALL MAJOR SUBCONTRACTORS WITHIN 2 WEEKS OF AWARD FOR OWNER APPROVAL.

JEMIT MONTHLY APPLICATIONS FOR PAYMENT OR AS INDICATED IN OWNER-CONTRACTOR AGRREMENT IN AIA 6702 FORMAT. PROVIDE UNIT PRICES AND ALLOWANCES AS PER OWNER-CONTRACTOR AGREEMENT.

ILL DELIVERIES, STAGING AND AVAILABLE UTILITIES SHALL BE COORDINATED WITH OWNER

PROVIDE REMOVALS AND PROPER, LEGAL DISPOSAL OF ALL WASTE, LEAVE PROJECT IN

WORK IN HARMONY WITH INDEPENDENT CONTRACTORS HIRED BY THE OWNER

PROVIDE MINIMUM WARRANTY FOR ALL NEW & AFFECTED CONSTRUCTION OF 2 YEARS FROM TIME OF SUBSTANTIAL COMPLETION, PROVIDE OWNER WITH MANUALS AND WARRANTIES

WHERE NO SPECIFICATION IS GIVEN, THE MINIMUM STANDARD FOR INSTALLATION SHALL ACCORDING TO THE NATIONAL ASSOC, OF HOME BUILDERS "RESIDENTIAL CONSTRUCTION PERFORMANCE GUIDELINES" CURRENT EDITION.

THE GC AND EACH OF HIS SUBCONTRACTORS SHALL HAVE A MINIMUM OF 5 YEARS OF RELATED WORK EXPERIENCE ON PROJECTS OF A SIMILAR NATURE.

WHERE CONFLICTS OR POSSIBLE CONTRADICTORY INFORMATION ARE SHOWN, THE BASIS OF THE BIO SHALL BE BASED ON THE MORE EXPENSIVE MEANS.

CONTRACTOR SHALL PROVIDE SEGREGATED ACCOUNTING RELATED TO ENERGY SAVINGS FOR OWNERS TAX CREDIT PURPOSES. THIS INCLIDES, BUT IS NOT LIMITED TO MINDOWS, ENTERIOR DOORS, INSLATION, ROOF SHEATHING, HYAC SYSTEMS, CAULKING, WEATHERSEALS, HOT WATER PRODUCTION, ENERGY SAVING LAMPS

CONTRACTORS' INPUT AND RECOMMENDATIONS ARE WELCOMED AND ANTICIPATED, CONSTRUCTION ALTERNATIVES WILL SE CONSIDERED IF THEY HAVE MERIT AND CAN ACHIEVE A BETTER RESULT THAN INDICATED HEREIN FOR THE SAME COST AND TIME, SUCH CHAN SHALL NOT TAKE PLACE MITHOUT THE APPROVAL OF THE ARCHITECT AND OWNER,

CONTRACTOR AND HIS SUBCONTRACTORS SHALL MAINTAIN WORKMENS COMPENSATION AND ADEQUATE LIABILITY INSURANCE FOR THE ENTIRE DURATION OF THE FOR JECT PLUS 2 YEARS OWNER HALL BE RESPONDEDLE FOR PROPERTY INSURANCE ON VALUE OF BUILDING PLUS CONSTRUCTION INCLUDING FIRE AND VANDALISM (BUILDERS RISK INSURANCE) DURING THE COURSE OF CONSTRUCTION.

PROVIDE PROTECTION OF ALL TREES AND PLANTING THAT MAY BE AFFECTED BY THE

PROVIDE SILT FENCE AT ADJACENT AREAS TO EXCAVATION & , GRADING AND CONSTRUCTION.

STOCKPILE ALL TOPSOIL AS DIRECTED BY OWNER, REGRADE, AND RE-SEED ALL DISTURBED

ASSURE MINIMUM 1/4" PER 1'-0" POSITIVE DRAINAGE AWAY FROM STRUCTURE.

SOIL SHALL BE EXCAVATED AS REQUIRED, PIELD VERIFY 2 TONISF BEARING CAPACITY, AND BE FREE OF DEBRIS, MASTE, FLOMING MATER, VEGETATION OR OTHER DELETERIOUS MATTER. NOTIFY ARCHITECT OF SUBSTANDARD SOIL COMOTIONS.

SUBSTANDARD SOIL CONDITIONS MUST BE REMOVED TO A DEPTH OF ADEQUATE BEARING OF CLEAN WELL GRADED SAND AND GRAVEL COMPACTED TO 95% DENSITY, PLACED IN 8"
LIFTS WITH EACH LAYER AND BASE EARTH LAYER THOROUGHLY COMPACTED BY MAKING 4
PAGESES WITH A MIRRIADOW BY AND SANDERS OF THE SA

AREAS WITHIN 6' OF EXISTING CONSTRUCTION (WHOSE SOIL HAS NOT BEEN DISTURBED WITHIN 30 YEARS) SHALL BE CONSIDERED BACKFILL AND REQUIRES ADDITIONAL SOIL TAMPING TO DEVONSTRATE 4% COMPACTION AT SOIL BEARING FACE.

PROVIDE CLEAN FILL WHERE REQUIRED TO MATCH ADJACENT GRADES AS REQUIRED., OR AS SHOWN ON THE DRAWINGS. BACKFILLING SHALL BE PERFORMED IN 8" LIFTS AND COMPACTED TO ACHIEVE RECOMMENDED ACI DENSITIES.

LOCATE UNDERGROUND UTILITIES BEFORE EXCAVATION, OBTAIN REQUIRED APPROVALS AND INSPECTIONS

CALL BEFORE YOU DIG, BII, OR EXCAVATE 1-800-462-7462. CONFIRMATION NUMBER MUST BE

TRENCHES SHALL BE BACK FILLED IN 6" LIFTS, BEDDED NITH GRAYEL, COORDINATE WITH ALL TRADES, PLACE SUBGRADE PLASTIC WARNING TAPE ABOVE LINES I' BELOW GRADE.

PO NOT BACKFILL AGAINST FOUNDATION UNTIL CONC/CMU INSTALLATION HAS REACHED .75 % OF ULTIMATE STRENGTH.

GRAVEL FOR DRAINAGE, TO BE CLEAN BANK-RUN I'STONE KEEP EXCAVATION CLEAR OF WATER BY PUMPING OR OTHER APPROVED MEANS.

IOO GAL. DRYWELL TO BE 4' X 4' X 4' OF 2" MIN GRAVEL, NO FINES , TOP 12" BELOW GRADE. FULLY WRAPPED IN FILTER FABRIC WITH 6" PVC INLET AND MARKER STONE, IO' MIN AWAY FROM HOUSE ℓ FROM HOUSE ℓ FROM IO.

1800 GAL DRYNELL TO BE 8' DIAM X 6' HIGH PERFORATED PRECAST CONCRETE W PRECAST CONC. LID, W MANHOLE AND LIFTING RING, WRAP PRECAST DRYNELL IN 12" THICK LAYER OF 2" GRANZLE, A SIDES AND BELON, PROVIDE FILTER FABRIC LAYER SEPARATOR, INFLIENT PIPE MIN 6" PVC, 10" AWAY FROM HOUSE AND PROP. LINES.

550 GAL DRYWELL TO BE PVC INFILTRATOR BY "CULTEC" OR EGUAL MODEL 330 RECHARGER H-20 NITH 418 GALLON CAPACITY GURROUNDED BY 12" LAYER OF L ON ALL SIDES, BOTTOM AND TOP, FULLY MRAPPED IN FILTER FABRIC PED BY 6" PVC INLET. SEE DETAILS

REMOVE, BALL & BURLAP AFFECTED PLANTINGS AND MATER AND MAINTAIN DURING CONSTRUCTION, REPLANT ACCORDING TO OWNERS DIRECTIONS, NEW PLANTINGS AND RELATED GRADING AND TOPSOILD TO BE COORDINATED WITH OWNERS INSTALLER

SUBGRADE SPRINKLER IRRIGATION SYSTEMS TO BE REPAIRED/REPLACED TO PROPER NORKING ORDER NHEN ENCOUNTERED, PROVIDE AGUASTAT AND TIMER PER OWNERS DIRECTION.

- THE DESIGN, MIXING, TRANSPORTING, AND CURING OF ALL STRUCTURAL CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF THE "BUILDING CODE REQUIREMENTS FOR
- REINFORCED CONCRETE", THE ACI.
 STRUCTURAL CONCRETE SHALL POSSESS A 28-DAY COMPRESSIVE STRENGTH OF 3,000

- PSI
 A AGGREGATES SHALL CONFORM TO ASTM C33, THE COARSE COMPONENT EITHER MASHED
 GRAVEL OR CRICKED STONE FINE AGGREGATE SHALL BE CLEAN NATURAL SAND.
 PORTLAND CEMENT SHALL BE IN COMPLIANCE MITH ASTM CIGO, TYPE I
 DEFORMED REINFORCING STEEL SHALL BE IN ACCORDANCE MITH ASTMAGIS, GRADE 60.
 STANDARD DETAILS FOR NOOKS BRIDD, AND DEVELOPMENT LEWSTHS SHALL BE IN
 CONFORMANCE MITH THE "CONCRETE REINFORCING STEEL HANDBOOK", THE CRSI
 ENGINEERING PRACTICE COMMITTEE.
 SMOOTH MIRE FABRIC REINFORCE/BUTT SHALL BE IN COMPLIANCE MITH ASTM AIDS.
 SHETTS ONLY NO ROLLS, PER ACI ASTM ALD
 SHETTS ONLY NO ROLLS, PER ACI ASTM AND POSSESS A 26-DAY
 COMPRESSIVE STERNANT OF \$100 DON-SHRINK, AND POSSESS A 26-DAY
 COMPRESSIVE STERNANT OF \$100 DON-SHRINK, AND POSSESS A 26-DAY

- DIFFERITE ADMINISTRATION OF NEW YORK TO AND ADMINISTRATION OF SELECTION OF NEW YORK OF NEW AND ADJACENT FOOTINGS TO PREVENT INDERMINING. SECURICES INDIFFERENT TO AND ADJACENT FOOTINGS TO PREVENT INDERMINING.
- TELLENCE 3" MIDE POIRS TO AVOID DAMAGE TO STRUCTURE

 IS LABS ON GRADE FOR MALKS OR PATIOS SHALL BE 4" (6" AT DRIVENAYS) AIRBUTRAINED 3000 PSI WITH 666 MAY REINFORCEMENT ON 4" COMPACTED GRAVEL BASE.
 PROVIDE BYFANSION JOINTS AT 5" 0.C., TOOLED FLAG CONTROL JOINTS AT 5" 0.C.,
 FLOAT FINISH INDOOR EXPOSED \$1.405. BROOM FINISH ENTERIOR EXPOSED \$1.406.
 APPLY CURINS COMPOUND. FINISH IN ACCORDANCE WITH ACI 316.

 12. OBSERVE MIMIMA REBAR CONCRETE COVER FEB ACI STANDARDS.

 13. CONCRETE SHALL POSSESS A MAXIMM SLIMP OF 35".
- PROVIDE ADEQUATE MEATHER PROTECTION FROM EXCESS COLD. HEAT OR WIND PER
- A C.I. GIDELINES AND PER ASTIC CL. SCHOOL EXCESS COLD, HEAT OR NIND PER AC.I. GIDELINES AND PER ASTIC CL. SCHOOL EXCESS COLD HEAT OR NIND PER ACI. GLORDINATE WITH RELATED TRADES FOR EMBEDS, SLEEVES, OPENINGS, CHASES AND RELATED FORMING REGULIDEMENTS.
- RELATED FORMINS REQUIREMENTS.

 16. VERIFY CONCRETE HAS NOT EXCEEDED MAXIMUM ALLOWABLE MOISTURE CONTENT BY PRESCRIBED MOISTURE TESTINS PER FLOORINS MANUFACTURER DIRECTION.

 17. BOTTOM OF CONCRETE FOOTINGS TO BE MIN. 12" BELOW LOCAL FROSTLINE AND BEAR ON
- 2 TON PSF MIN. INDISTURBED SOIL. IF FIELD CONDITIONS ARE NOT SUFFICIENT, NOTIFY ARCHITECT BEFORE PROCEEDING, DO NOT STEP MORE THAN TWO FEET HORIZONTAL TO ONE FOOT VERTICAL

COMPLY WITH PUBLICATIONS OF THE BRICK INSTITUTE OF AMERICA (BIA) FOR ALL MASONRY MORE, MASONRY WORK SHALL NOT PROCEED WHERE MEATHER CONDITIONS ARE, OR ARE EXPECTED TO PRODUCE AMBIENT TEMPERATURES BELOW 40°F MITHOUT PROPER TENTING/HEATING OR OTHER MEANS OF PROTECTION.

CONCRETE MASONRY UNITS TO BE SOLID FILLED AT TOP COURSE, PROVIDE HORIZONTA CONCRETE MASONRY WINTS TO BE SOLID FILLED AT TOP COURSE. PROVIDE HORIZONTAL TRUBS REINFORCING EVERY OTHER COURSE. LOAD BEARING WINTS (ASTIN C-40, OR, U-1), FILLED SOLID WITH GROUT FOR FILL. HT. AT BEARINS POINTS-LY: BOTH SIDES OF SUPERIMPOSED LOAD. AROUT SHALL BE LEAN WITH 8 IT O'S SLAP HER USING ONL AS FOUNDATION WALLS, GROUT ENTIRE TOP COURSE AND BOTTOM COURSE FILL. PROVIDE FILLY REQUIRED ON OTHER BOTH WITH STEMBERS OF THE STEEL ATTAINED AND FLOOR JOISTS ARE INSTALLED, RIANING BOND PATTERN UNLESS NOTED OTHERWISE.

USE TYPE M MORTAR FOR BELOW GRADE MASONRY, TYPE N ELSEWHERE, MORTAR SHALL BE SUFFICIENTLY PLASTIC. AND MASONRY WITS SAHLL BE PLACED TO FORM A TIGHT JOINT OF APPROX.3/6" OR TO MATCH EXISTING.

PRECAST CONCRETE UNITS TO BE FABRICATED PER ASTM C 1864, WITH ALL REQUIRED STANLESS STEEL STRAPS, RINS OR OTHER ANCHORAGE DEVICES, COLOR TO BE NATURAL DUPF. SLOPE HORIZONTAL SURFACES AT LEAST 11.2. PROVIDE DRIPS ON PROJE ELEMENTS. PROVIDE FULL TOOLED MORTAR JOINTS.

EXTEND CHIMNEY WITH MATCHING BRICK (NOTE TEXTURE AND COLOR), PROVIDE ANCHORS WHERE REQ., USE TYPE IN MORTAR, PROVIDE MORTAR WASH AT TOP, EXTEND FLUES TO NEW

BRICKNORK SHALL MATCH EXISTING PATTERN (UN.O.) WITH TYPE SM STANDARD BRICKS PROVIDE 2' X 2' MOCKUP FOR APPROVAL OF EACH BRICK TYPE. PROVIDE SPECIAL SH. WHERE REQUIRED TO PREVENT CUT SURFACES FROM EXPOSURE. PROVIDE SPECIAL SHA AND MEEPHOLES WHERE REQUIRED.

BRICK VENEER TO BE ANCHORED TO WALL FRAMING AT 16" HORIZ, 16" VERTICALLY MAXIMUM. FASTEN ALL ANCHORS SECURELY TO STUDS.

PROVIDE LINTELS PER SCHEDULE MINIMUM A" REARING AT BOTH ENDS

THIN BRICK VENEER SYSTEM BY: "AMBRICO" (800 248 8280) F7-WALL SYSTEM WITH THIN BRILLS YELEK STSTEM BY ANDREW (BLO 248 2200) EFFALL SYSTEM MITH SALVANIZED 21 X 4" EZ-MALT MASTIC AND 12" SEVERE MEATHERING BRICK FROM "SLID SERV CORP" AND AND GROUT FROM "AMBRICO MORTAR MIX". SUBMIT SAMPLE BRICK AND 2 X 2" MOCKUP FOR APPROVINGM "AMBRICO MORTAR MIX". SUBMIT SAMPLE BRICK AND 2 X 2" MOCKUP FOR APPROVINGM "AND 14" SEVER MIX".

FLAGSTONE AND SLATE PAVERS TO BE $1\,$ 1/2* TH, TO MATCH EX, ON 2* STONE-DUST SETTING BEDS, FILTER FABRIC ON 4" THICK BED OF 3/4" GRAVEL SUB-BASE ON COMPACTED SOIL.

BRICK TO BE 2 1/4 TH SET ON 2° STONE DUST ON FILTER FABRIC, ON 4° THICK BED OF 3/4° GRAYEL SUB BASE ON COMPACTED SOIL. PROVIDE 6° X 16 GA SPIKED RETAINING EDGING AT BRICKS RUNNING PARALLEL TO PATH.

MASONRY CHIMNEY AND FIREPLACES: WHERE SHOWN ON THE PLANS, SHALL BE BRICK OR

STONE WHERE EXPOSED AND LAID IN A FULL BED OF CEMENT MORTAR WITH WELL TOOLED JOINTS, FILIES TO BE FIRE CLAY SUZE SHOWN ON THE FLANS, PROVIDE CAST IRON DAMPER, AS PIT AND CLEAN-OUT DOORS, PROVIDE FOR PROPER CLEARANCES WITH CONSTRUCTION, FIRE STOP AT ALL CLEARANCES WITH HON-COMPUSTIBLE MATERIAL. CONTRACTOR SHALL ENSURE PROPER CLEARANCES OF CHIMNEY AND FIREPLACE PER NYS

PRE FAB CHIMNEY AND FIREFLACE. INSTALLATION OF PREFAB FLIES AND FIREFLACES SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATION. INSTALL FIRESTORS AS REGUIRED BY CODE. FIREFLACE SHALL BE METAL PREFAB WITH COMPATIBLE FLIE AND SHALL BE LL LISTED. NOTE 2° CLEARANCE WHERE REQUIRED TO COMBUSTIBLE FLIE AND SHALL BE LL LISTED.

FIREPLACES SHALL HAVE TEMPERED GLASS FIRE DOORS AND CLOSABLE COMBUSTION AN INTAKE DUCTS AND COMPLY WITH N.Y.S. ENERGY CODE.

DAMPROOFING: FOUNDATION WALL SHALL BE DAMPROOFED WITH (2) COATS OF ASPHALT WATERPROOFING OVER \$\frac{1}{2}\$ CEMENT PARSE (BLOCK WALL) OR CEMENT WASH (POURED WALL) PROVIDE 4* FEBRORATED PIPE POOTING DRAIN LAID IN 16* D 5*TONE WITH LAYED OF SALT HAY AND FILTER FABRIC OVER DRAIN TO OUTLOW ABOVE GROUND OR STONE DRYVELL.

BUILDING AND ENERGY CODES.

OUTLINE SPECIFICATIONS

- I. THE DESIGN, FABRICATION, TRANSPORTATION, AND ERECTION OF ALL STRUCTURAL STEEL HALL BE IN CONFORMANCE WITH THE "STEEL CONSTRUCTION MANUAL", THE AISC. 2. WELDING OF STRUCTURAL STEEL SHALL BE IN CONFORMANCE WITH THE "STRUCTURAL
- WELDING CODE", THE ANG: DI.I3. WELDING ELECTRODES SHALL BE ETOXX FOR SMAN.
- AND LOW HYDROGEN.

 3. WELDING ELECTRODES SHALL BE ETOXX FOR SMAN, AND LOW HYDROGEN FOR FIELD.
- MELDING.

 5 STRUCTURAL STEEL FOR HOT ROLLED PLATES ANGLES CHANNELS SHALL BE ASTM A36.

 STRUCTURAL STEEL FOR M SECTION BEAMS SHALL BE 50 KSI A-492.

 5 STRUCTURAL STEEL PIEPS SHALL BE IN COPPLIANCE HITH ASTM ASOL WHERE USED FOR COLLINGS, THE CENTER VOID SHALL BE ENTIRELY GROUT FILLED SOLID.

 5 STRUCTURAL TUBING SHALL BE IN CONFORMANCE WITH ASTM ASOL GRADE B.

 5 STRUCTURAL SHOULTS SHALL BE MANERACTURED TO ASTM ASOT, GRADE B.

 8. ALL STRUCTURAL STEEL RECEIVE SHEFACE FREPARATION IN ACCORDANCE WITH SSPECEPS FOR POWER TOOL CLEANING.
- PRIMING PAINT FOR STRUCTURAL STEEL SHALL BE "4-55 VERSARE PRIMER" AS MANUFACTURED BY THE TNEMEC CO
- IO, STEEL RAILINGS TO BE FABRICATED FER ASTM ASOO! ASTM ASS FROM \$" BAR-STOCK AT BALUSTERS, 2"-SG. TUBE, MELELS, 2" SHAPED HANDRAILINGS, BALL CAPS AT NEMELS PROVIDE PORY GROUT SLEEVE ANCHORGE WITH 6" MIN, EMBEDIENT, RAILINGS MUST TAND 200#/LF AS GUARDRAILS, 50#/LF AS HANDRAILS
- ALLIMINAM RALINGS MADE OF EXTRICTED BAR OR TUBE PER ASTM B221, ALLOY 6063-TS/TB2, STAINLESS STEEL TUBING PER ASTM ASSA, SUBMIT 2" X 2" MINIMM SAPPLE FOR APPROVAL OF EACH, FINSH CLEAR ANDIOIC AMA 6071.

 [1] LIGHT GAUSE METAL, FRAMING SHALL BE IN ACCORDANCE WITH AMERICAN IRON AND STEEL INSTITUTE PUBLICATIONS.
- ROVIDE 1/2" TH STEEL STIFFENER PLATES AT POINT LOADS, PROVIDE 1/2" TH STEEL BEARING AND BASEPLATES AT COLUMN LOCATIONS, BEAM POCKETS AT FOUNDATION

6. WOOD AND PLASTICS

- THE DESIGN, TRANSPORTATION AND ERECTION OF ALL STRUCTURAL LUMBER SHALL BE IN CONFORMANCE WITH THE "TIMBER CONSTRUCTION MANUAL", THE AITC AND "MANUAL FOR WOOD FRAME CONSTRUCTION" PER AMERICAN FOREST AND PAPER ASSOC, LATES
- EDITION.

 ALL STRUCTURAL LIMBER SHALL SE MACHINE RATED FOR THE FOLLOWING PROPERTIES.
 F(3) = (350 PSI F(V) = T5 PSI E = (350,000 PS) F(T) = 8/15 PSI
 F(C) = 9.25 PSI(PERSPEN) F(C) = 8/25 PSI(PERSPEN)
 ALL LIMBERS SHALL BE KILN DRIED TO MANIMAM MOISTURE CONTENT OF 15%.
 SILLS, NAILERS AND LEDGERS MAY BE CONSTRUCTION GRADE.
 THE DESIGN, TRANSPORTATION, AND ERECTION OF ALL DETYMOLOGY SHALL BE (IN ACCORDANCE WITH PROVISIONS OF THE AMERICAN PLYMODO SASOCIATION.

- ACCORDANCE MITH PROVISIONS OF THE AMERICAN PLYMODOD ASSOCIATION, 5. PLYMODO FOR FLOORS AND WALLS SHALL BE "STRUCTURAL I INT-DPPA".

 1. PLYMODO FOR FLOORS SHALL BE "STRUCTURAL I EXT-DPPA".

 3. DISTRARTER HANGERS SHALL BE 18 ORGE GALVANIZED STEEL UND BY TECO OR SIMPSON, USE COMPATIBLE NAILS AS RECOMENCED BY MANUF.

 1. NAILING SCHEDULES SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE ON THE CONSTRUCTION DOCUMENTS:
- PLYWOOD OVER JOISTS 6" O/C; MIN 16D NAILS
 PLYWOOD OVER WALL STUDS 6" O/C @ INTERIOR MEMBERS; MIN 16D FLYWOOD OVER WALL STIDDS - 6" O/C 0" INITISHOR MEMBERS; MIN IBU NAILS 4" O/C 0" PAREL EDGES, MIN IBU NAILS 4" O/C 0" PAREL EDGES, MIN IBU NAILS 1" ON EATHER, IN CONTACT WITH THE FOUNDATION OR WITHIN 10" OF EARTH PAREL BY EAC-PRESIDENT REALTD PRESERVATIVE. PRESERVE TREATED SHALL BE CACREDAKE MITH THE REQUIREMENTS OF THE ARTERICAL MOOD PRESERVEST 455CC, PASTEURS INSEPPLESSING TREATED WOOD SHALL BE STAINLESS STEEL OR GALVANZED 6-165
- PLYMOOD SHEATHING SHALL BE 5/6" THICK RADIANT BARRIER CDX AT ROOFS 1/2" THICK CDX AT WALLS INDICATED, AND 3/4" THICK CDX AT FLOORS, ALL PLYMOOD SHALL BE APA RATEO AND INSTALLED IN STAGSEED PATTERN. CONSTRUCTION ADDESN'E FOR EXTERIOR USE SHALL BE IG GA. FRAMES WITH IB GA. STEEL FACE DOOR. ALL PLYMOOD SUBPLOORING TO BE FER APA AFG-CI.

12. ENGINEERED LUMBER BY TRUS-JOIST MCMILLAN INSTALLED PER MANUFACTURERS

DO NOT CUT HOLES IN DIMENSIONAL LUMBER FRAMING EXCEEDING 1/5 OF DEPTH AITH OUT CONTACTING ARCH. FOR REINFORCEMENT INSTRUCTIONS, DO NOT CUT HOLES OR NOTCHES WITHIN 2' OF FOR PO BOTTOM OF MEMBER HOLES AND NOTCHES IN ENGINEERED FRAMING SHALL BE IN ACCORDANCE WITH MANUF. RECOMMENDATIONS.

INSTALL PRESSURE TREATED SILL PLATES AT TOP OF FOUNDATION WALL ANOHO WITH 1/2 DIA, 8" LONG ANCHOR BOLTS AT 6" O.C. MAX. OVER SILL SEAL. PROVIDE METAL TERMITE DIA, 8" LONG ANCHOR BOLTS AT I CROSS BRIDGE JOISTS AT MIDSFAN OR 8' O.C., CORNER BRACE AS REQ. PROVIDE SOLID BLOCKING IN FLOOR CONSTRUCTION BELOW POSTS.

FIRESTOP PENETRATIONS AND FIRE BLOCK ALL WALLS AND CEILING/MALL INTERSECTIONS AND WHERE REQUIRED BY CODE.

PROVIDE DOUBLE JOISTS AND HEADERS AT FLOOR OPENINGS AND BELOW PARALLEL PARTITIONS.

MINIMUM BEARING SHALL BE 4" ON MAGONRY AND I 1/2" ON WID OR STL FOR DIM LUMBER, AND AS RECOMMENDED BY ENGINEERED LUMBER MANUF. PRE-FAB WOOD TRUSSES SHALL COMPLY WITH THE TRUSS PLATE INSTITUTES "NATIONAL

DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION', SUBMIT SHOP DRAWINGS FOR APPROVAL. PROVIDE DOUBLED JOISTS BELOW INTERIOR PARTITIONS RUNNING PARALLEL WITH THE

FINISH CARPENTRY TO COMPLY WITH AMERICAN WOODWORK INSTITUTES "ARCHITECTURAL MOODWORK QUALITY STANDARDS"-PREMIUM QUALITY LEVEL. MOLDING FROFILES AS NOTED IN FINISH SCHEDULE, USE CLEAR POPLAR OR PINE. ALLOW WOOD TO SEASON ON SITE. SCARF JOINTS.

EXPOSED ENDS OF POSTS, BEAMS OR RAFTERS TO BE COATED MITH MATER REPELLA PRESERVATIVE CONTAINING 3-1070-2-PROPHYNL CARBANATE COMBINED WITH INSECT CONTAINING CHLOROPYTICOS AS ITS ACTIVE INSECTIENT.

7. THERMAL AND MOISTURE PROTECTION

BUILDING WRAP BY "TYVEK" OR EQUAL, TAPE ALL SEAMS, FLASH ALL WINDOWS, DOORS AND PENETRATIONS WITH METAL PREFORMED FLASHING, SEAL, PROVIDE END DAMG WHERE REQUIRED.

BATT, INSULATION TO BE FIBERGLASS BATTS W WITH VAPOR BARRIER R-20 WALLS, R-44 CEILINGS/ROOF OR FLOORS/CEILING W/UNHEATED SPACES BELOW, VAPOR BARRIER TO WARM SIDE, FIRE-RETARDANT WHERE REQUIRED.

RIGID INSULATION TO BE POLYISOCYANIRATE: 2" AT SLAB EDGE AND FOUNDATION PERIMETER, 24" DOWN AND 24" IN:

'CERTASPRAY', SPRAY POLYURETHANE FOAM INSULATION SHALL BE CLOSED CELL TYPE BY CERTAINTEED IN MAXIMUM THICKNESS, INSTALLED PER MANUFACTURER DIRECTIONS.

VAPOR BARRIER TO BE 6 MIL POLYETHELENE, OVERLAP AND TAPE SEAMS.

FLASH ALL ADJOINING SURFACES AND PENETRATIONS WITH METAL FLASHING AND SEAL.
PROVIDE SIMILAR DRIP EIGES, SECURE TO ADJACENT SURFACES WITH FASTENERS TO RESIST
REQUIRED WIND LOADS, FARELATE, FASTEN AND SEAL PER S.M.A.C.N.A. STANDARDS, PROVIDE
BUILT UP METAL-FLASHED CRICKETS AS REQUIRED.

PROVIDE THROUGH-WALL AND FLOOR FIRE-TOPPING FOR PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES PER ASIM E $814\,$ BY TREMCO OR 3M FIRE PRODUCTS.

WOOD SIDING TO BE REBUTTED AND REJOINTED RED CEDAR SIDING, T' EXPOSURE, FULLY BACK-PRIMED, USE NO I. BLIR LABEL ONLY, INSTALL PER CEDAR SHAKE AND SHINGLE BUREAU

PREMIUM VINYL SIDING BY "ALCOA", MAGTIC SERIES, CEDAR SHAKE PATTERN CD-TOP, INSTALL FOR ASTI POSCH 3.06 MIN. THICKNESS, NITH MATCHING FACTORY FINISHED POLYESTER-COATED ALMINIMM TRINI ONLY MERGE GALLED FOR IN THE DRAWINGS, PROVIDE SAMPLES IN TEXTURE SELECTED IN STANDARD COLOR RANSE FOR APPROVAL, ISE MANY FROM MAIN LIBERTS TO REDUCE THE MARKET OF SEAMS, OWILLIAP SHOLD BY CRIENTED MAY FROM MAIN APPROACH TO

WOOD TRIM TOP BE SELECT PINE OR POPLAR, FULLY BACK PRIMED, PROVIDE CAP FLASHING AT WINDOW HEADS AND SILLS, TRIM BOARDS, MATERTABLES, TRANSITIONS BETWEEN SHINGLE

PROVIDE PRE FINISHED ALUM, SUTTERS AND LEADERS WITH SPLASH BLOCKS OR CONNECTIONS TO DRYMELL'S (V.I.F.) PROVIDE ALUMINUM DRIP EDGE AT THE EDGE OF ASPHALT SHINGLE ROOF PROVIDE SCREEN BASKETS AND SCREENED GUTTER COVERS, PROVIDE CORRUGATED HDPE BOOT AT GRADE TO JOIN SUBGRADE PIFING.

PROVIDE RIDGE VENT, CAVITY BAFFLES AND EAVE VENTS. 😓 MIN. VENT TO SF RATIO.

ASPHALT LAMINATED ROOF SHINSLE BY "TIMBERLINE", 40 YEAR, 3 TAB ARCH, ASPHALT ON 30% ROOF FELT AT 5LOPES 3:12 AND OVER, USE ICE & WATER SHIELD AT BOTTOM 36" PROM GUTTER AND AT VALLEYS, BELOW 312 USE ICE & WATER SHIELD PREQUENCY TO BE INSTALLED FROM EDGE OF EAVE TO A POINT NOT LESS THAN 24" BEYOND INTERIOR FACE OF EXTERIOR WALL. PROVIDE SHINSLES SAMPLE, INSTALL FOR ARMA, RESIDENTIAL ASPHALT ROOF

COPPER STANDING SEAM ROOPING TO BE 16 OZ. WITH LOCKING SEAMS SPACED 16" O.C. INSTALLED IN ACCORDANCE WITH COPPER DEVELOPMENT ASSOC, STANDARDS, PROVIDE ALL RECESSARY LOGARE PIECES, BRACKETS, CLIPS AND UNDERLAYMENTS AS REQ. PROVIDE SEPARATOR MEMBRANE TO PREVENT GALVANIC ACTION WITH NON-COMPATIBLE METALS

MINDOMS ARE PELLA MINDOMS, VINYL CLAD (MATCH EXISTING) V.I.F., INSIL., LOM E (30 U MAX) GLAZING MITH SCREENS, EXTENSION, LAMBG AS REQUE, MOTE DIFFERENT MALL THK. S). FINISH AS SELECTED BY OWNER OR AS REQUIRED TO MATCH EXISTING, MINDOM HARDMARE FINISH AS SELECTED BY OWNER, TEMPERED GLASS WHERE REQUIRED BY CODE, REVOIDE MINDOM ORDER-LIST FOR REVIEW DEFORE PURCHASE. ALL MINDOWS TO BE MEATHER STRIPPED, FLASHED AND CALLKED,

HARDWARE AS MANIFACTURED BY, HINGES-"STANLEY", LOCKSETS AND LATCHEETS- "YALE", SELF-CLODING HINGES-"BOMMER", SLIDING DOOR SETS 4 POCKET SLIDERS-"HAGER", MEATHERSTRIPING 4 THRESHOLDS-"PENKO", DOOR STOPS 4 BIPOLD DOOR SETS- "STANLEY", FINISH AS SELECTED OR AS REQUIRED TO MATCH EXISTING, HARDWARE FUNCTIONS PER BUILDERS HARDWARE FUNCTIONS PER BUILDERS HARDWARE MANDWARE MAY CONTROL TO ASSOCIATION STRANDARDS.

EXT. DOORS ARE BASED ON "MORGAN" EXTERIOR GRADE | 9/4" PINE 1000 SERIES, WITH ADJOINING SIDELIGHTS AS SHOWN. WITH FRAME. (OR AS NOTED ON DRAWINGS).

INTERIOR DOORS ARE BASED ON "MORGAN" INT. GRADE I 3/8" ____ PANEL PINE 1000 SERIES WITH FRAME. (OR AS NOTED ON DRAWINGS)

UNLESS NOTED OTHERNISË ALL GYPSUM MALLBOARD TO BE 1/2 TYPE X. USE MR. (GREENBOARD) TYPE X AT ALL MALLS ADJACIENT TO PLUMBING FINTIRES, SCREMED AND GLUED PER LEVEL, 5 GYPSUM ASSOLIATION STANDARDS. USE MOLD RESISTANT AT ALL SUBGRADE LEVELS AND NON-CONDITIONED SPACES (MOLD-TOUSH BY USE O'R EQUAL).

PROVIDE CORNER BEADS, CASING BEADS AND TRIM AS REQUIRED TAPE AND SPACKLE ALL JOINTS, 3 COATS, FEATHERED.

STUCCO PORTLAND CEMENT PLASTER TO BE 3 COAT ON EXPANDED DIAMOND LATH, PROVIDE CONTROL JOINTS AT 20' MAX AND AT FLOOR LEVEL JANCTURE. ALIGN WITH NEARBY WINDOW OR DOOR EDGE, PROVIDE SCREEDS, CORNER BEADS, AND ACESSORIES FOR COMPLETE INSTALLATION PER PORTLAND CEMENT ASSOCIATION STANDARDS.

WOOD FLOOR TO BE 3/4"X 2 1/4" T &G OAK TO MATCH EXISTIG (SEE FIN. SCHED.)W/ BLDG FELT ND CAVITY INSUL WHERE REQ. ALLOW WOOD FLOOR MATERIAL TO SEASON ON SITE PER IANUF, GUIDELINES, ALLOW GAP AT EDGES FOR EXPANSION PER MANUFACTURERS

CERAMIC TILE TO BE THINSET METHOD ACCORDING TO CERAMIC TILE INSTITUTE STANDARDS, PROVIDE COVE, BULLHOSED AND SPECIAL SHAPED TILE, GROUT AND SPECIAL SHE GROUT AS RECOMMENDED BY TILE MANY, COLOR TO BE SELECTED. SEAL, GROUT, PROVIDE MARBLE SADDLES AT FL. TILE USE MUDBET TILING APPLICATION FOR SHOWER ENCL TO DRAIN MY FULLY SONDED FOR CLINER-PAN BELOW.

USE 1/2" CEMENT BACKER BOARD BEHIND CER, TILE AT TUB/SHINR SURROUNDS.

PROVIDE WATERPROOF VINYL MEMBRANE (OR EQUAL) BELOW CER. & MARBLE FLOOR THE TURN

PAINT SHALL BE "PRATT AND LAMBERT" EXTERIOR LATEX, FLAT-9IDING SATIN-FOR TRIM AND DOORS, INTERIOR SIMB. ISSSHELL LUSTER- HALLS SATIN-TRIM AND DOORS, FREE ALL SIRFACES PER MANF, INSTRUCTIONS PRIME AND PAINT ALL SCHEDULED SURFACES 2 GOATS MIN. COLORS TO BE SELECTED, PROVIDE 2' X 2' MOCK FOR APPROVAL OF EACH COLOR. APPLY PAINT WITHIN AREAS LIGHTED AT A MINIMM IGO.

PROVIDE 10% ATTIC STOCK TILE & PAINT FOR FUTURE OWNER USE.

O. SPECIALTIES

TOILET ACCESSORIES PROVIDED BY OWNER, INSTALLED BY GC. PROVIDE BLOCKING AND

ISSUE DATE PROJECT NO: 04-26-23 UZ SCALE: SHEET NO: AS NOTED DRAWING NO:

STORY ADDITION

ADDED DECK

- EXISTING DECK 291 SF

PROP CONVERTED GARAGE AREA TO FIRST FLOOR AREA

EXISTING ADDED TOTAL PRO

340

261

261

-79

CLASS: 5B

NO CHANGE

NO CHANGE

NOCHANGE

NO CHANGE

NO CHANGE

22 10

9.50

15.21%

2597.0

25.69%

4387

1856

3507

1561

352

NO

NO

NO

YES

NO

NO

#23-11

1 OF .

1311

1595

1300

431

178.00

217.47

33.50

68.40

23.10

16.75

36.00

2083

22.68%

3873

12.20%

17,074 MINIMUM LOT AREA: 15,000 SF

REQUIRED EXISTING PROPOSED VARIANCE

17,074 NO CHANGE

T-001

BUILDING DEPARTMENT NOTES PLOT PLAN NOTES / ZONING

PROPOSED ADDITION FOR:

22 DUNNIGAN DRIVE

MR. & MRS. WEBER

POMONA NY, 10970

USE GROUP:

5 85' 56'-10" E

REAR YARD S.B.

5 66° 58'-30'

PLOT PLAN

SCALE : 1" = 20'-0'

SURVEY INFO TAKEN FROM JOSEPH T.

NGINEERS, SURVEYORS & PLANNERS ANUET N.Y. DATED: 04-28-92

VOLUME (CF)

ATTIC (SF)

ZONING SCHEDULE

SECTION-BLOCK-LOT

ZONE: R-15

LOT AREA (SF)

LOT FRONTAGE

FRONT YARD S.B. (1)

FRONT YARD S.B. (2)

SIDE YARDS B. TO DECK

IMPERVIOUS COVERAGE

IMPERV. COVERAGE (SF)

BUILDING DEPARTMENT NOTES

CONSTRUCTION TYPE: 5B UNPROTECTED

SIDE YARD S B

REAR YARDS B

BUILDING COV

BUILDING COV. (SF

HEIGHT

CRITERIA

LOT WIDTH

ACTUAL LOT AREA (SF):

FIRST FLOOR AREA (SF)

SECOND FLOOR AREA (SF

TOTAL LIVING AREA (SF)

25.16-1-4

USE GROUP: R-3

15,000

100

351

201

25%

4268.5

35%

5975.90

THIS PROJECT INVOLVES A PROPOSED TWO STORY ADDITION TO AN

EXISTING 2 STORY FRAME DWELLING, ALSO THE CONVERSION OF AN

EXISTING PARTIAL GARAGE AREA INTO LIVING AREA.

BASEMENT AREA (SF)

GARAGE AREA (SF)

Uzziah Cooper 403 E 32ND St. Paterson NI 07504 (845) 821-1472 UzziahCooperRA@hotmail.com

04-26-23 INITIAL DESIGN DATE SUBMISSIONS / REVISIONS