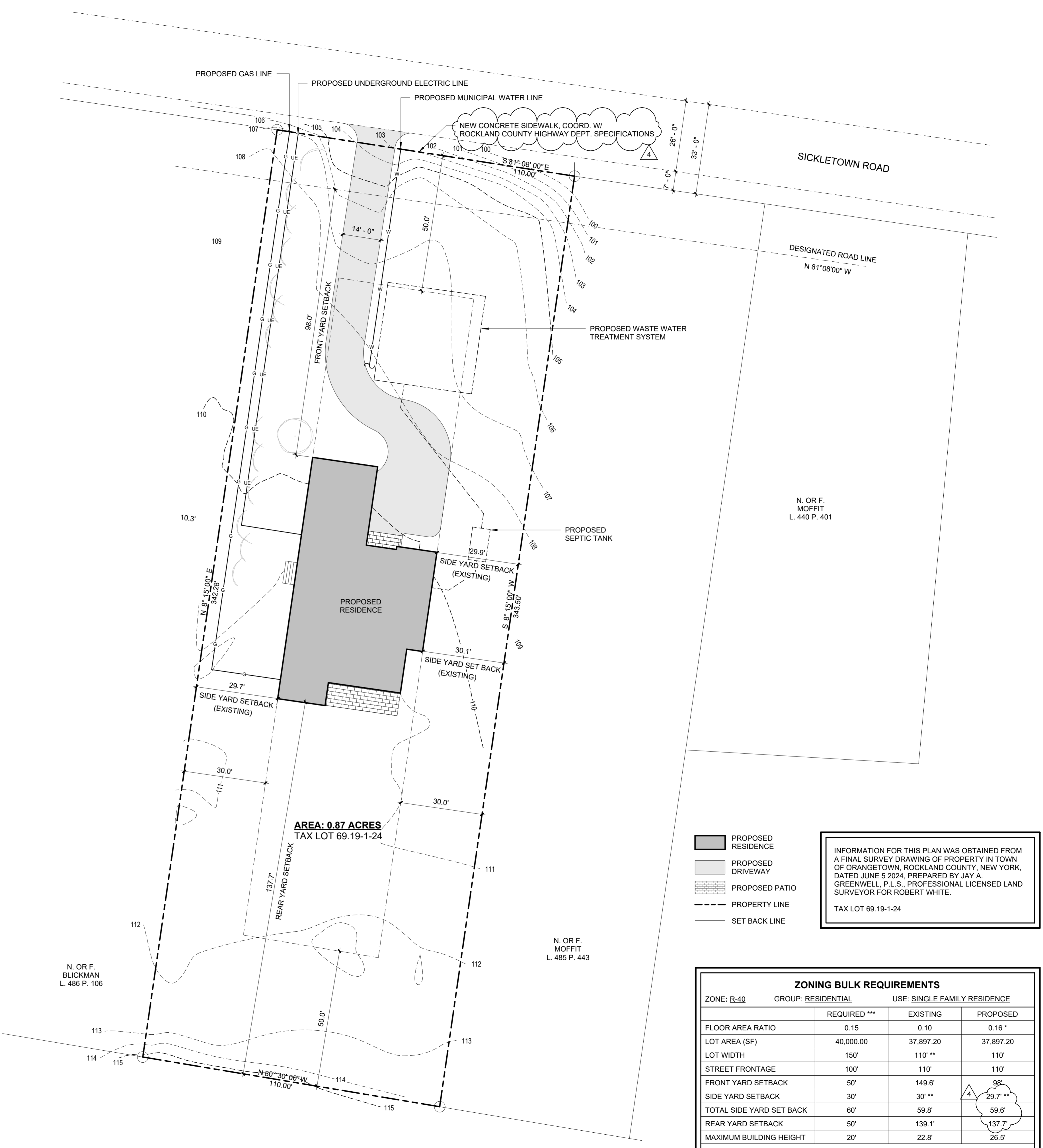


ITEM/LOCATION	MANUFACTURER	SERIES	MODEL #	COLOR	REMARKS
FIBER CEMENT SIDING	JAMES HARDIE	HARDIE SHINGLE SIDING, STRAIGHT EDGE PANEL	HARDIE ZONE H25 SELECT CEDAR MILL	PEARL GRAY	COORDINATE WITH TRIM AND FLASH AS REQUIRED. SEAL ALL CUT ENDS. 4" TO 1" EXPOSURE. COURSE OUT W/ ACTUAL FIELD CONDITIONS. WOVEN CORNERS W/ PREFORMED METAL CORNER FLASHING COLOR MATCH. APPROVED RAINSCREEN DRAINABLE WRB/AMB W/ VENTILATION CONFIRM CLIMATE ZONE SYSTEM TYPE (HZ)
FIBER CEMENT SIDING	JAMES HARDIE	HARDIE BOARD & BATTEN SIDING	HARDIE ZONE H25 SELECT CEDAR MILL OR SMOOTH	RICH ESPRESSO	COORDINATE WITH TRIM AND FLASH AS REQUIRED. SEAL ALL CUT ENDS. 16" O.C. BATTEN SPACING. COURSE OUT W/ ACTUAL FIELD CONDITIONS. CORNER BOARD TRIM COLOR MATCH. APPROVED RAINSCREEN DRAINABLE WRB/AMB W/ VENTILATION CONFIRM CLIMATE ZONE SYSTEM TYPE (HZ)
NATURAL STONE VENEER	CHAMPLAIN STONE	WOOD CREEK GRANITE	3/4" - 1-1/4" THK.	GRAY	LATICRETE MVIS SYSTEM IN SQUARE AND RECTANGULAR PATTERN W/ GROUT JOINTS. PROVIDE FLASHING. APPROVED RAINSCREEN DRAINABLE WRB/AMB W/ VENTILATION.
TRIM	VERSATEX	PVC TRIMBOARD PVC PANEL	1/2" - 1" AND 3/4" THICKNESS	WOOD GRAIN TIMBER RIDGE WHITE UNPAINTED	SCARF JOINTS, RABBETED JOINTS, MITER CORNERS. SCREW AND FILL FASTENER HEADS FLUSH. PLUG COLOR TO MATCH. PVC BEAD BOARD SOFFIT PANELS WOOD FINISH OR WHITE COLOR MATCH TRIM.
WINDOWS	ANDERSEN	A-SERIES/ 100-SERIES	SEE PLANS & ELEVATIONS	WHITE (EXTERIOR) WOOD OR WHITE PRE-FINISHED OR PRIMED (INTERIOR)	INSULATED LOW-E GLAZING. TEMPERED SAFETY GLAZING AS REQ'D. COORD. COLORS, FINISH, HARDWARE AND TINT W/ OWNER. EXTERIOR COLORS - MAIN HOUSE (WHITE, MATCH TRIM) GARAGE (DARK BRONZE, MATCH TRIM).
ROOFING	BRAVA	CEDAR SHAKE	5" TO 7" EXPOSURE	AGED CEDAR	50 YR. WARRANTY. STARTER COURSE, PERIMETER EAVE FLASHING SELF-ADHERED "GRACE" ICE & WATER SHIELD LEAK BARRIER, COBRA OR PROMASTER RIDGE VENT, METAL DRIP EDGE, APPROVED ROOFING UNDERLAYMENT, CLASS-A FIRE RATED, SOLID TILE AT STARTER COURSE AND VALLES.
ROOFING	ENGLERT	A1000 SERIES	1-1/2" SNAP LOCK	PREWEATHERED GALVALUME ULTRA-COOL	25 YR. WARRANTY. 24 GA. STEEL RIBS 16" O.C. WIDE SMOOTH PANEL WITHOUT STIFFENED RIBS. 24 GA. S.S. FLAT ANCHOR CLIPS, SNOW GAUDES/BARS, METAL DRIP EDGE & FLASHING, ASTM E88 CLASS-A FIRE RATING.
GUTTERS & LEADERS	SUNRISE HALF ROUND	HALF ROUND GUTTER ROUND DOWNSPOUT	6" .033" ALUM. 4" .024" ALUM.	GALVANIZED	SLOPE AS REQ'D INSTALL W/ HEAVY DUTY BRACKETS, HANGERS, FASTENERS, CROSSBARS, ELBOWS AND END CAPS. TIE INTO STORM SYSTEM.
INTERIOR DOOR	SIMPSON	INTERIOR PANEL DOORS	STILE & RAIL PANEL	STYLE, SPECIES & FINISH SELECTED BY OWNER	FINISH PER OWNER'S REQ'S. STAINED AND POLYURETHANE W/ PAINTED WOOD CASING (PAINTED OR STAINED DOORS AND/OR CASING).
BARN DOOR	SIMPSON	SHAKER STICKING	498256	SPECIES & FINISH SELECTED BY OWNER	1-3/4" THK. SLIDING BARN DOOR W/ EXPOSED TRACK W/ PULL, HANDLE & RECESSED CUP, PRIVACY LATCH, V-GROOVE, CONFIRM W/ OWNER.
EXTERIOR FRONT & SIDE DOOR	SIMPSON	EXTERIOR PANEL DOORS	CRAFTSMAN	STAINED OR PAINTED	1-3/4" THK. 6 LITE PANEL PLANK FLUSH - GLAZED W/ LOW-E CLEAR TEMPERED SAFETY GLAZING. DETAILED STICKING, V-GROOVE, CONFIRM W/ OWNER. FRENCH DOOR (ENTRY) SINGLE DOOR (SIDE).
EXTERIOR DOOR	THERMA TRU	FIBER-CLASSIC MAHOGANY COLLECTION	FCM8042XJ-SDL	NATURAL OAK (MATCH GARAGE O.H. DOOR)	1-3/4" THK. 1 LITE PANEL PLANK FLUSH - GLAZED W/ LOW-E CLEAR TEMPERED SAFETY GLAZING. DETAILED STICKING, V-GROOVE, CONFIRM W/ OWNER.
EXTERIOR PATIO DOOR	ANDERSEN	A-SERIES	SEE PLANS & ELEVATIONS	MATCH RICH ESPRESSO WOOD OR WHITE PRE-FINISHED OR PRIMED (INTERIOR)	INSULATED LOW-E GLAZING. TEMPERED SAFETY GLAZING. COORD. COLORS, FINISH, HARDWARE AND TINT W/ OWNER.
INTERIOR GARAGE DOOR	REEB	SHAKER (FIRE RATED)	RF245 (ADA)	PAINTED	22 GAUGE 90-MIN. FIRE-RATED STEEL EDGE, 18 GAUGE THERMALLY-BROKEN METAL SPLIT FRAME AND ALUM. THRESHOLD. SPRING HINGES TO BE SELF-CLOSING/SELF-CLOSING LATCHING, CONFIRM W/ OWNER.
GARAGE DOOR	CLOPAY	CANYON RIDGE CARRIAGE HOUSE	DESIGN 21, REC13	CLEAR CYPRESS W/ DARK FINISH	CLEAR INSULATED TEMPERED SAFETY GLAZING. 5-LAYER COMPOSITE CLADDING/OVERLAY. LIFT MASTER BELT DRIVE AUTOMATIC DOOR OPERATOR W/ SAFETY DEVICES, SAFETY BRACKET, COORD. COLOR, FINISH AND DECORATIVE HARDWARE W/ OWNER (R-20.4).

BRAND NAMES OR SPECIFIC PRODUCT SYSTEMS ARE INDICATED FOR THE PURPOSE OF ILLUSTRATING THE TYPE OF PRODUCT AND DEGREE OF QUALITY DESIRED AND FOR ESTABLISHING A BASIS OF DESIGN. SUCH IDENTIFICATION IN NO WAY PRECLUDES THE CONTRACTOR FROM USING PRODUCTS OF OTHER MANUFACTURERS WHICH CAN BE SHOWN IN ADVANCE TO BE OF LIKE AND KIND OR OF EQUAL QUALITY. ALL SELECTIONS SHALL BE COORDINATED AND CONFIRMED BY THE OWNER.



INFORMATION FOR THIS PLAN WAS OBTAINED FROM A FINAL SURVEY DRAWING OF PROPERTY IN TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK, DATED JUNE 5 2024, PREPARED BY JAY A. GREENWELL, P.L.S., PROFESSIONAL LICENSED LAND SURVEYOR FOR ROBERT WHITE.

TAX LOT 69.19-1-24

ZONING BULK REQUIREMENTS			
ZONE: R-40	GROUP: RESIDENTIAL		USE: SINGLE FAMILY RESIDENCE
	REQUIRED ***	EXISTING	PROPOSED
FLOOR AREA RATIO	0.15	0.10	0.16 *
LOT AREA (SF)	40,000.00	37,897.20	37,897.20
LOT WIDTH	150'	110' **	110'
STREET FRONTAGE	100'	110'	110'
FRONT YARD SETBACK	50'	149.6'	98'
SIDE YARD SETBACK	30'	30' **	29.7' **
TOTAL SIDE YARD SET BACK	60'	59.8'	59.6'
REAR YARD SETBACK	50'	139.1'	137.7'
MAXIMUM BUILDING HEIGHT	20'	22.8'	26.5'

NUMBER OF STORIES: 2 CONSTRUCTION TYPE: 5B OCCUPANCY CLASS: R-2
 ZONING CHART COMPLETED BY: LAN ASSOCIATES E.P.A.S. ON 6/10/2024

1 Plot Plan
 G1.02 1" = 20'-0"

NORTH

NY Certificate of Authorization
 Eng'g. No. 0018887
 Date 11/8/24
 Checked JD
 Drawn FC/JM

JAMES M. DIANA, R.A.
 Title REGISTERED ARCHITECT License No. 30306
 Exp. 6/31/2027

- Revisions:
- 1 6/10/24 BLDG. DEPT. COMMENTS.
 - 2 8/29/24 PLANNING DEPT. COMMENTS.
 - 3 9/12/24 ZBA COMMENTS.
 - 4 10/31/24 ZBA COMMENTS.

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PLOT PLAN & NOTES
 NEW SINGLE-FAMILY RESIDENCE
 MR. & MRS. WHITE
 7 SICKLETOWN ROAD
 PEARL RIVER, NY 10965

Job No. 4.1695.01
 File No. 4169501BIM

G1.02