

SITE PLAN NOTES

- THIS PLAN IS NOT A SURVEY
- THE INFORMATION ON THIS PLAN IS BASED ON JUNE 27TH, 2024 SURVEY BY ATZL, NASHER & ZIGLER P.C AND NON-INVASIVE OBSERVATIONS OF THE EXISTING PROPERTY
- ALL DIMENSIONS LISTED ARE TO BE VERIFIED IN FIELD

MARYCREST RD

NEIL LN

1

PROPOSED ARCHITECTURAL SITE PLAN

SCALE: 1" = 10'-0"



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Drawing Title

PROPOSED
ARCHITECTURAL SITE
PLAN

Drawing No.

A-010



BATTAGLIA
RESIDENCE

8 Marycrest Road
West Nyack, NY 10994
Twn. of Orangetown
Rockland County

Drawn by DM
Checked by MS/JC/ML
Project No. 44049
Scale AS NOTED
Date 12/09/24

Mechanical
Electrical
Engineer:

Structural
Engineer:



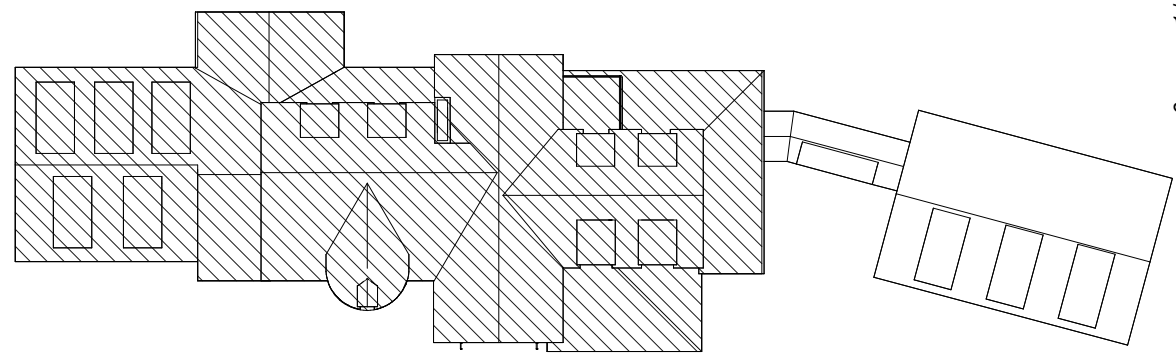
No.	Date	Revisions
1	01-20-25	ISSUED FOR FILING

- ## CONSTRUCTION NOTES

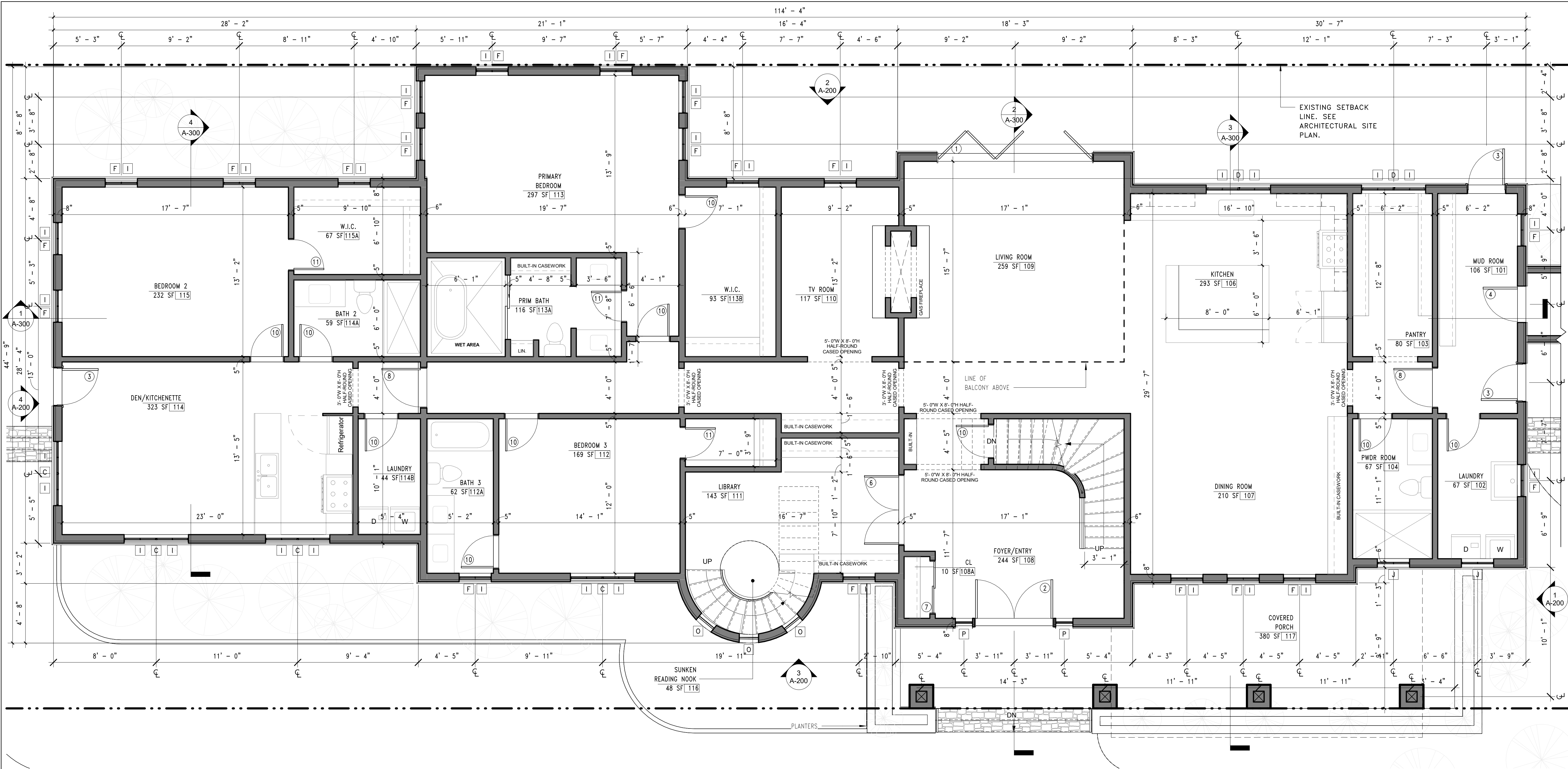


- INTERIOR WALLS TO BE 2X4 DOUGLAS FIR STUDS @ 16" O.C. U.O.N.
- INTERIOR WALLS AT BEDROOMS SHALL RECEIVE SOUND ATTENUATING BATT INSULATION.
- ALL SHEETROCK TO BE 1/2" USG INSTALLED HORIZONTALLY (U.O.N.).
- PROVIDE CEMENT BOARD IN PLACE OF SHEETROCK AT ALL LOCATIONS TO RECEIVE TILE FINISH.
- FURNISH AND INSTALL NEW KITCHEN CABINETS, COUNTERTOPS, BACKSPLASH AS SPECIFIED BY OWNER. GC TO PROVIDE SHOP DRAWINGS AND SAMPLES FOR REVIEW PRIOR TO FABRICATION.
- PROVIDE NEW WINDOWS AS NOTED. SEE WINDOW SCHEDULE / NOTES ON THIS PAGE.
- PROVIDE NEW DOORS, FRAMES AND HARDWARE AS NOTED. SEE DOOR SCHEDULE / NOTES ON THIS PAGE. BATHROOM HARDWARE TO BE PRIVACY, ALL OTHER HARDWARE TO BE PASSAGE.
- ALL NEW DOOR AND WINDOW HEADERS AT LOAD-BEARING WALLS SHALL RECEIVE (2)2X12 HEADER AND (2)2X4 JACK STUD POSTS AT EITHER END WITH MIN. BEARING OF 3" UP TO 6'-0" W, U.O.N.
- PROVIDE NEW TILE + GROUT FLOORING (AS SELECTED BY OWNER) ON THINSET OVER SUBFLOOR AT NEW BATHROOM ROOM. TILE / GROUT COLOR + STYLE TO BE SELECTED BY OWNER. INCLUDE WATERPROOFING MEMBRANE AT NEW FLOOR IN ALL BATHROOMS.
- PROVIDE KERDI SHOWER KIT WATERPROOFING AS MANUFACTURED BY SCHLUTER AT NEW SHOWER. ALL SHOWER WALLS TO RECEIVE TILE FINISH, TO BE SELECTED BY OWNER.
- FURNISH + INSTALL ALL TOILET FIXTURES AS PER MANUFACTURER'S RECOMMENDATIONS.
- PROVIDE PREFABRICATED BATHROOM VANITY, MODEL TO BE SELECTED BY OWNER.
- PROVIDE NEW RADIANT FLOOR HEATING THROUGHOUT AT NEW HABITABLE AREAS.
- NEW HVAC SYSTEM TO BE FILED UNDER SEPARATE PERMIT APPLICATION.
- ALL NEW HEATING/COOLING SYSTEMS SHALL MEET REQUIREMENTS AS PRESCRIBED ON A-350, ENERGY CODE DATA, AS APPLICABLE.

CONSTRUCTION NOTES



KEY PLAN



1

PROPOSED FIRST FLOOR PLAN

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



No.	Date	Revisions
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Drawn by	DM
Checked by	MS/JC/WL
Project No.	44049
Scale	AS NOTED
Date	12/09/24

Mechanical Engineer:	
Structural Engineer:	

BATTAGLIA RESIDENCE

8 Marcy Street
West Nyack, NY 10994
Town of Orangeburg
Rockland County



MICHAEL SHILALE ARCHITECTS, L.L.P.
140 Park Avenue New York, NY 10022 Tel: 645-708-8200
www.shilale.com

PROPOSED FIRST FLOOR PLAN

Drawing No.

A-101

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- ## CONSTRUCTION NOTES



Drawing No.

A-102

B Marycrest Road
West Nyack, NY 10994

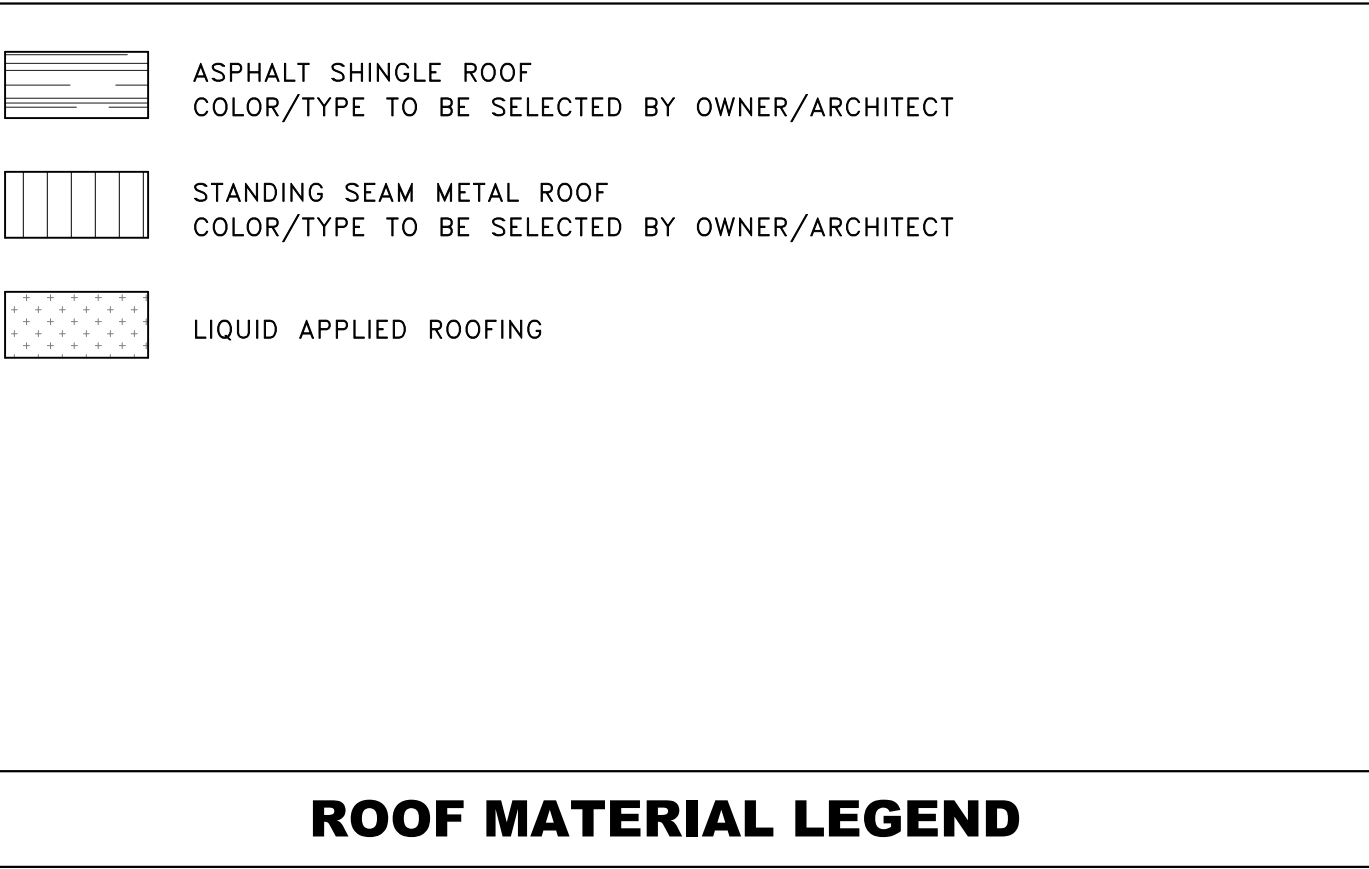
Drawn by	DM
Checked by	MS/JC/ML
Project No.	44049
Scale	AS NOTED
Date	12/09/24

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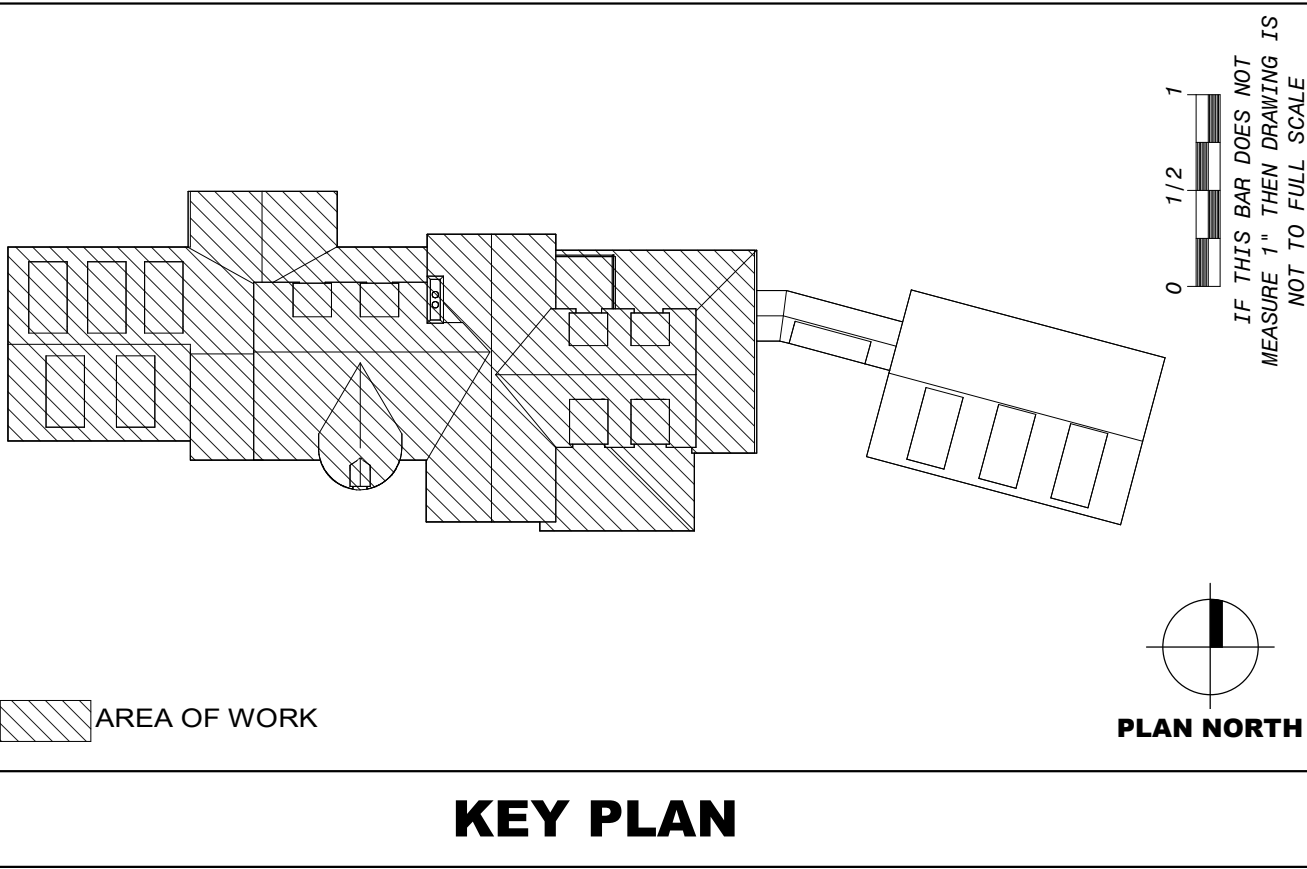


1. ALL NEW ROOFING PRODUCTS PROVIDED AT ASPHALT SHINGLE ROOFS SHALL BE MANUFACTURED BY "GAF" TO QUALIFY FOR MINIMUM OF "GAF SILVER PLEDGE LIMITED WARRANTY". PROVIDE NEW ROOFING PRODUCTS LISTED BELOW THROUGHOUT ENTIRE NEW ROOF AREAS TO MATCH EXISTING. LIST OF ROOFING PRODUCTS BY "GAF" SHALL BE:
- A. ARCHITECTURAL SHINGLES: GAF LIFETIME SHINGLES (COLOR BY OWNER)
- B. SHINGLE RIDGE CAP: TIMBERCREST PREMIUM SBS (COLOR TO MATCH SHINGLES BY OWNER)
- C. SHINGLE STARTER STRIP: GAF STARTER STRIP SHINGLES
- D. ICE & WATER SHIELD: WEATHERWATCH MINERAL SURFACE LEAK BARRIER
- E. DECK PROTECTION: (2) LAYERS GAF SHINGLE MATE UNDERLAYMENT
- F. RIDGE VENT: COBRA EXHAUST VENT
- G. GUTTERS: GAF EVERGUARD WR OFFSET GUTTER (COLOR BY OWNER)
2. PROVIDE NEW GALV. STEEL VENT PIPE FLASHING AT NEW AND EXISTING PLUMBING VENTS.
3. PROVIDE NEW FREE FOAM PVC FASCIA BOARDS THROUGHOUT, AZEK OR EQUAL.
4. PROVIDE NEW ALUMINUM GUTTERS AND LEADERS THROUGHOUT.
5. BASIS OF DESIGN FOR STANDING SEAM METAL ROOF TO BE "UNLTRA-DEK" BY MBCI. COLOR BY ARCHITECT/OWNER.

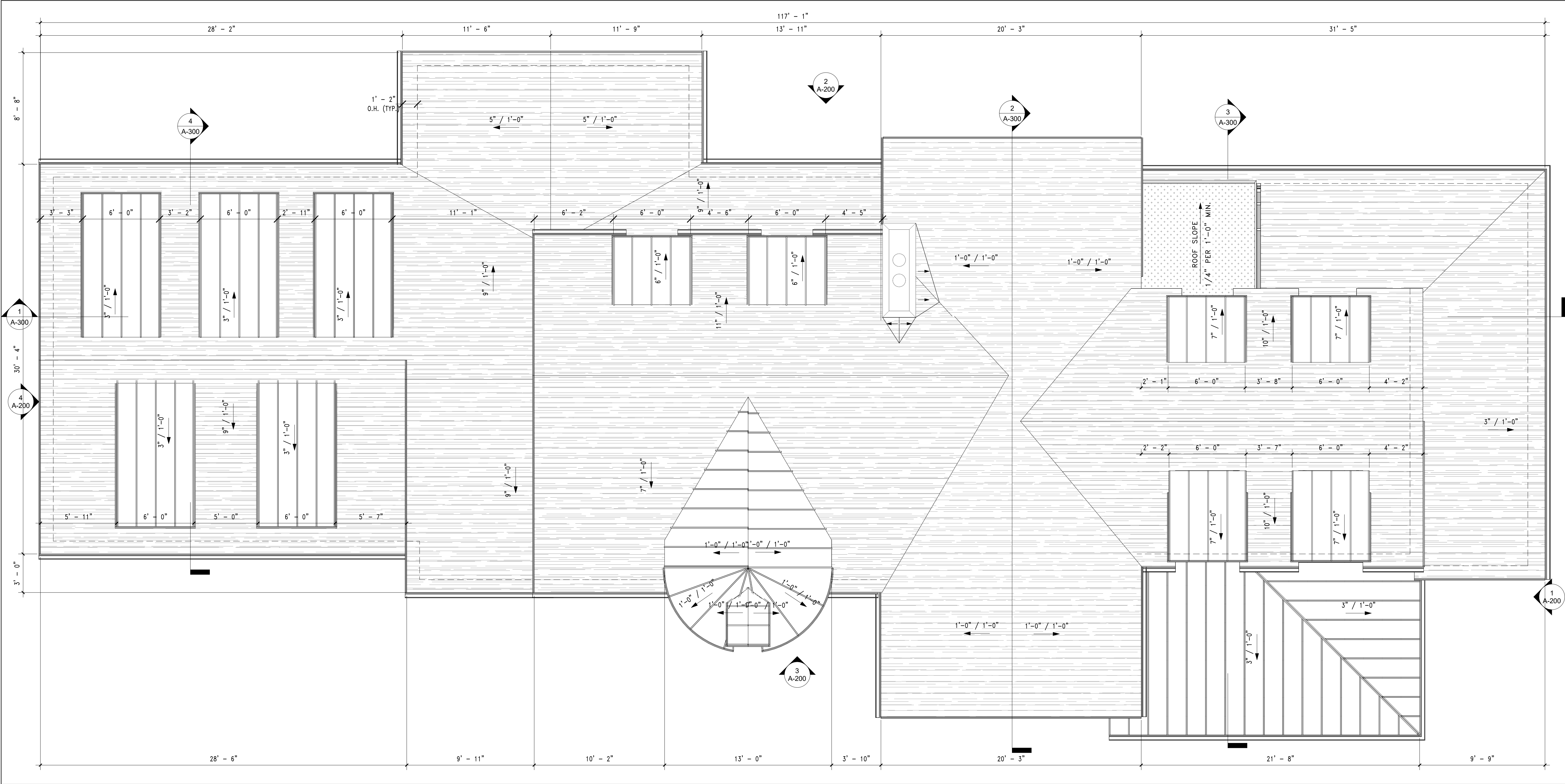
ROOF CONSTRUCTION NOTES



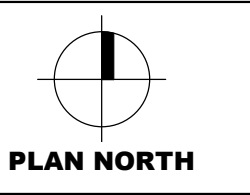
ROOF MATERIAL LEGEND



KEY PLAN



1 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"



No.	Date	Revisions
1	01-20-25	ISSUED FOR FILING



Drawn by	DM
Checked by	MS/JC/ML
Project No.	44049
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Date	12/09/24

Mechanical Electrical Engineer:	Structural Engineer:
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BATTAGLIA RESIDENCE	Town of Orangeburg Rockland County
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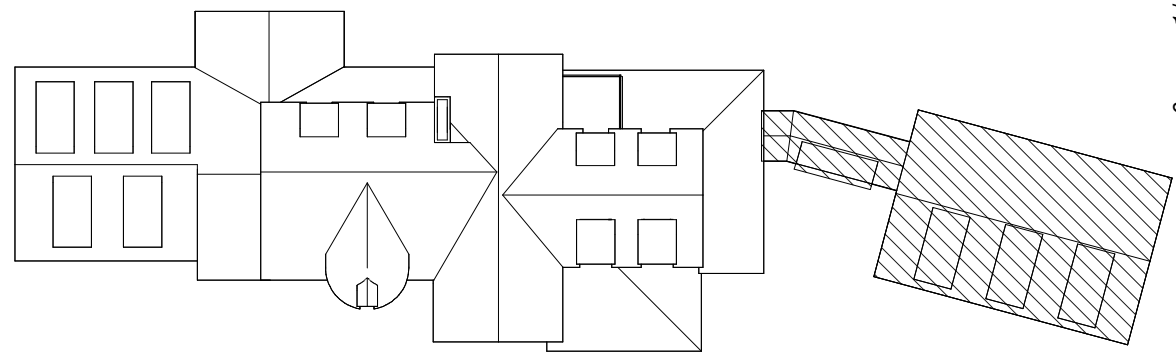


PROPOSED ROOF PLAN	Drawing No. A-103
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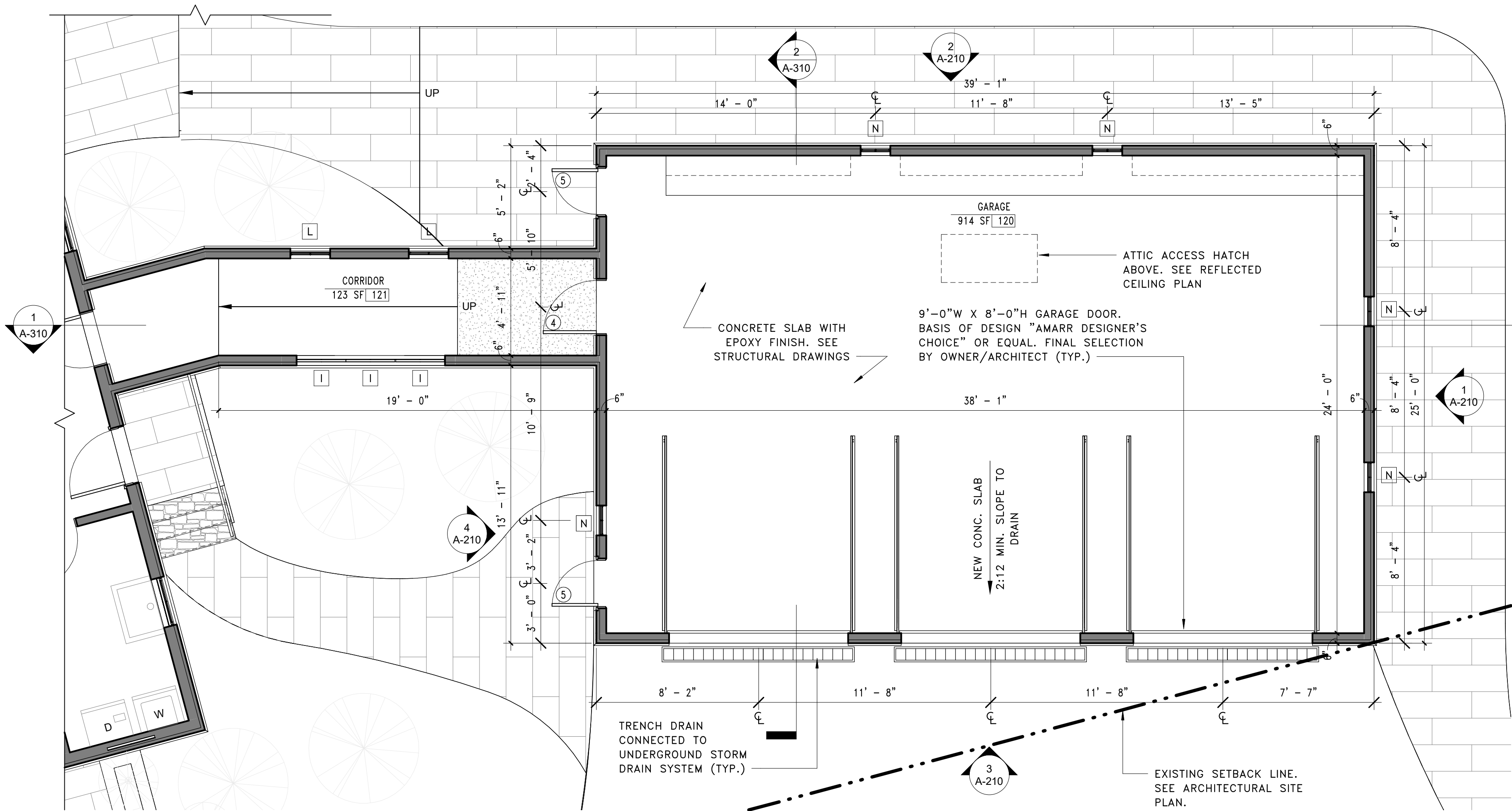
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3. ALL SHEETROCK TO BE 1/2" USG INSTALLED HORIZONTALLY (U.O.N.).
4. PROVIDE CEMENT BOARD IN PLACE OF SHEETROCK AT ALL LOCATIONS TO RECEIVE TILE FINISH.
5. FURNISH AND INSTALL NEW KITCHEN CABINETS, COUNTERTOPS, BACKSPLASH AS SPECIFIED BY OWNER. GC TO PROVIDE SHOP DRAWINGS AND SAMPLES FOR REVIEW PRIOR TO FABRICATION.
6. PROVIDE NEW WINDOWS AS NOTED. SEE WINDOW SCHEDULE / NOTES ON THIS PAGE.
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15. ALL NEW HEATING/COOLING SYSTEMS SHALL MEET REQUIREMENTS AS PRESCRIBED ON A-350, ENERGY CODE DATA, AS APPLICABLE.

CONSTRUCTION NOTES

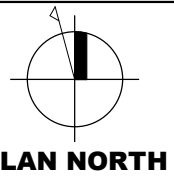


KEY PLAN



1 PROPOSED GARAGE FLOOR PLAN

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



PROPOSED GARAGE FLOOR PLAN

Drawing No.

A-110

BATTAGLIA RESIDENCE

8 Margaret Road
West Nyack, NY 10994
Town of Orangeburg
Rockland County

Drawn by DM
Checked by MS/JC/VL
Project No. 44049
Scale AS NOTED
Date 12/09/24

Mechanical
Electrical
Engineer:

Structural
Engineer:



No. 1
Date 01-20-25
Issued for Filing

Revisions

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- ## ROOF CONSTRUCTION NOTES



Drawing No.

A-111



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Date	12/09/24


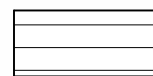
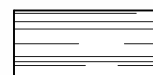

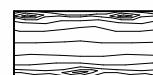
Mechanical & Electrical Engineer:	
Structural Engineer:	

BATTAGLIA
RESIDENCE

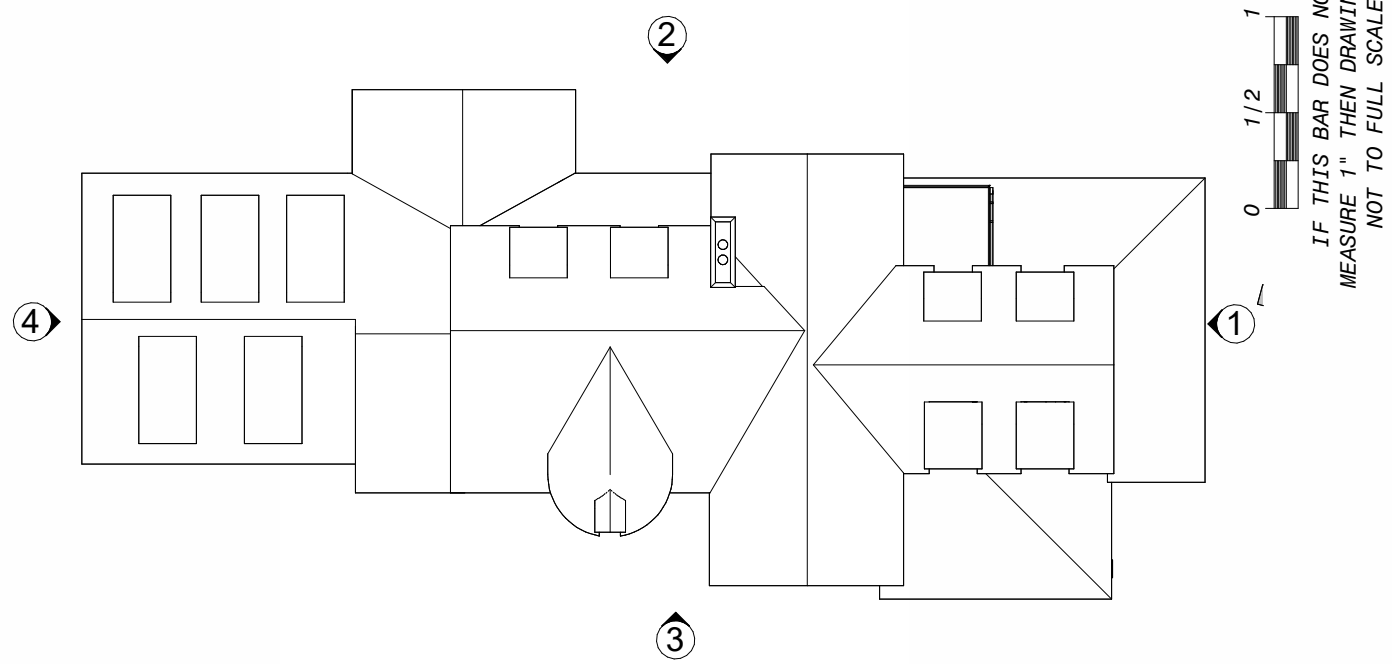
B Marycrest Road
West Nyack, NY 10994

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2. PROVIDE ALUMINUM GUTTERS AND LEADERS THROUGHOUT. COLOR AS PROFILE TO BE SPECIFIED BY OWNER. COORDINATE DOWNSPOUT LOCATIONS W/ EXISTING SITE DRAINAGE.
3. PROVIDE PVC TRIM AT ALL NEW FASCIA LOCATIONS, EAVES, WINDOW, DOORS AS SHOWN ON ELEVATIONS (U.O.N.)
4. PROVIDE VENTED PVC SOFFITS AT ALL NEW ROOF OVERHANGS, TYPICAL.
5. PROVIDE NEW SIDING, CLADDING, AND THINSET THROUGHOUT AS SPECIFIED HEREIN. REFER TO LEGEND.
6. VERIFY ALL CONDITIONS IN FIELD. G.C. SHALL NOTIFY ARCHITECT OF ANY DEVIATIONS AND OR FIELD CONDITIONS IMPACTING THE PROPOSED SCOPE OF WORK.

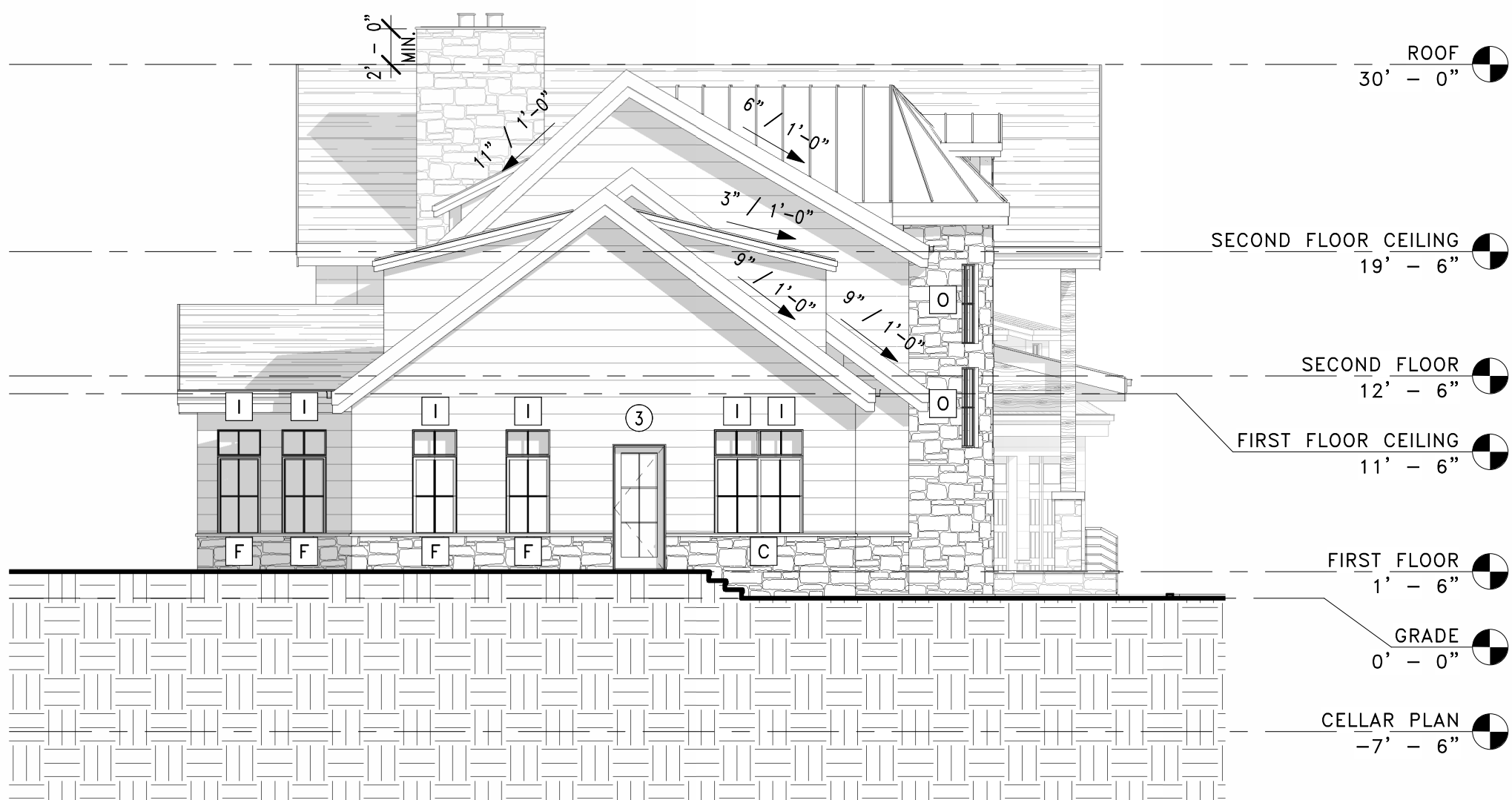
EXTERIOR SCOPE OF WORK

-  THINSET STONE VENEER
COLOR/TYPE TO BE SELECTED BY OWNER/ARCHITECT
-  WIDE-PROFILE VINYL SIDING
COLOR/TYPE TO BE SELECTED BY OWNER/ARCHITECT
-  ASPHALT SHINGLE ROOF
COLOR/TYPE TO BE SELECTED BY OWNER/ARCHITECT
-  STANDING SEAM METAL ROOF
COLOR/TYPE TO BE SELECTED BY OWNER/ARCHITECT
-  EXPOSED TREATED LUMBER
STAIN COLOR/SPECIES TO BE SELECTED BY OWNER/ARCHITECT

MATERIAL LEGEND



KEY PLAN



4 PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"

Revisions	
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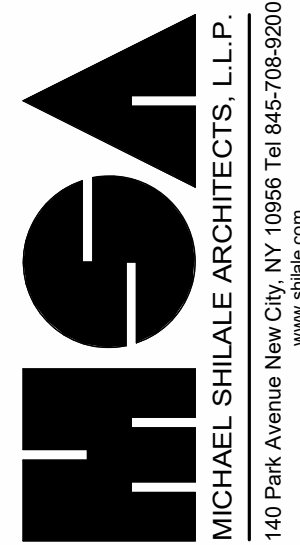


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Mechanical Electrical Engineer:	Structural Engineer:
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BATTAGLIA RESIDENCE

8 Margaret Road
West Nyack, NY 10994
Twp. of Orangetown
Rockland County



MICHAEL SHILALE ARCHITECTS, L.L.P.
140 Park Avenue New York, NY 10022
Tel: 645-708-8200
www.shilale.com

PROPOSED BUILDING ELEVATIONS

A-200

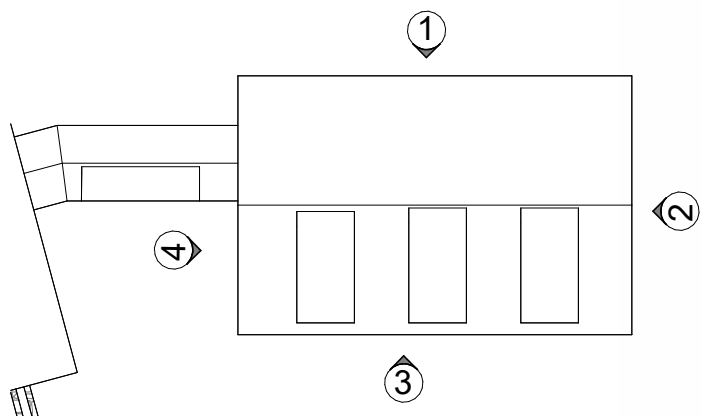
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EXTERIOR SCOPE OF WORK

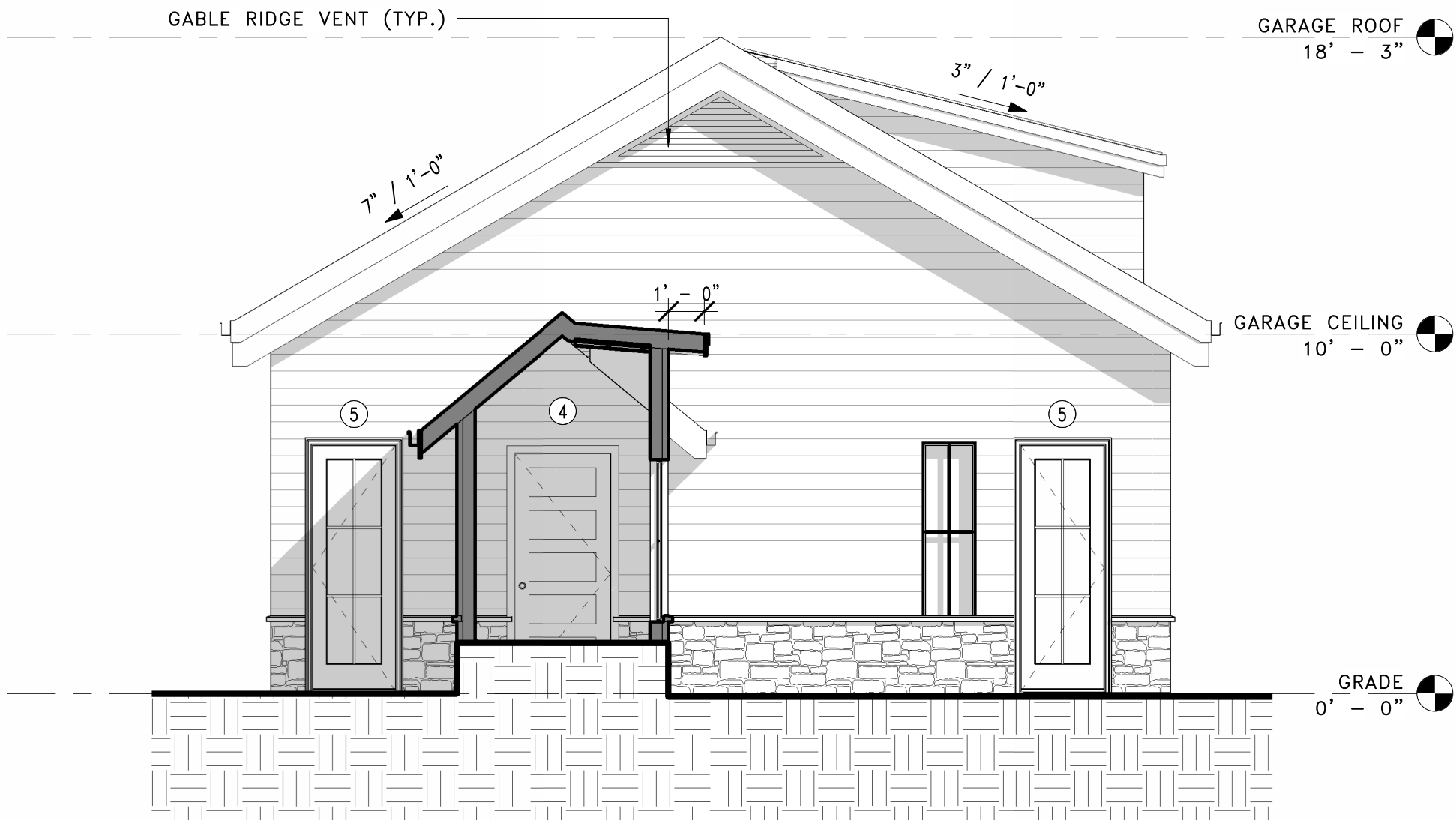
- THINSET STONE VENEER
COLOR/TYPE TO BE SELECTED BY OWNER/ARCHITECT
- WIDE-PROFILE VINYL SIDING
COLOR/TYPE TO BE SELECTED BY OWNER/ARCHITECT
- ASPHALT SHINGLE ROOF
COLOR/TYPE TO BE SELECTED BY OWNER/ARCHITECT
- STANDING SEAM METAL ROOF
COLOR/TYPE TO BE SELECTED BY OWNER/ARCHITECT
- EXPOSED TREATED LUMBER
STAIN COLOR/SPECIES TO BE SELECTED BY OWNER/ARCHITECT

MATERIAL LEGEND



0 1/2 1
IF THIS BAR DOES NOT
MEASURE 1" THEN DRAWING IS
NOT TO FULL SCALE

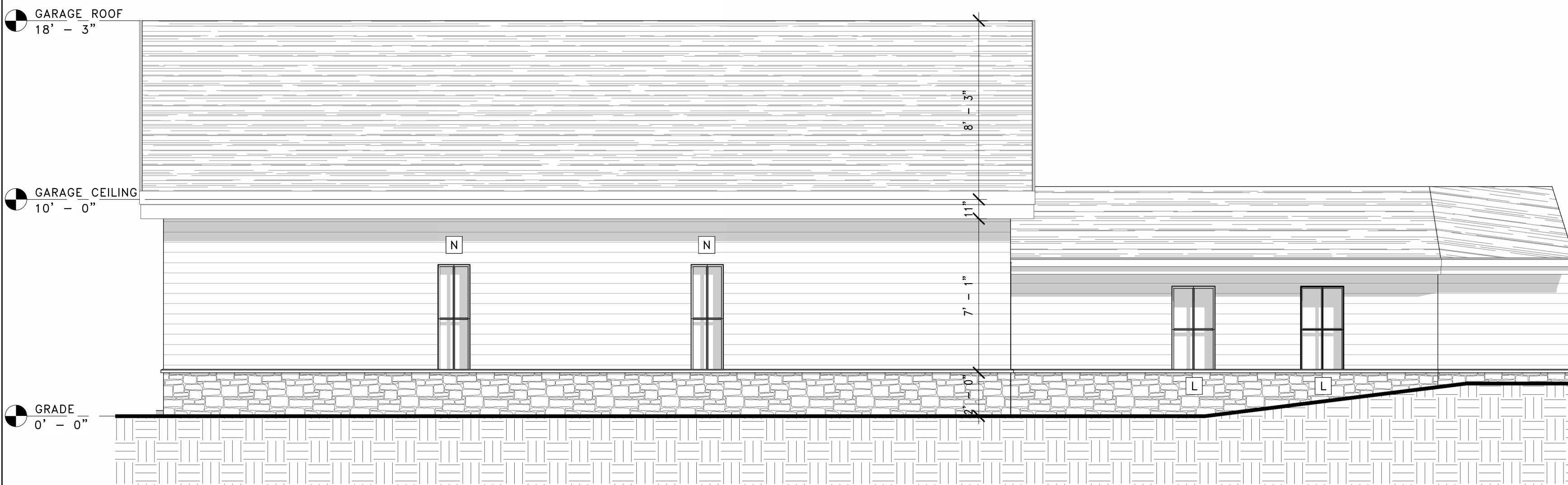
KEY PLAN



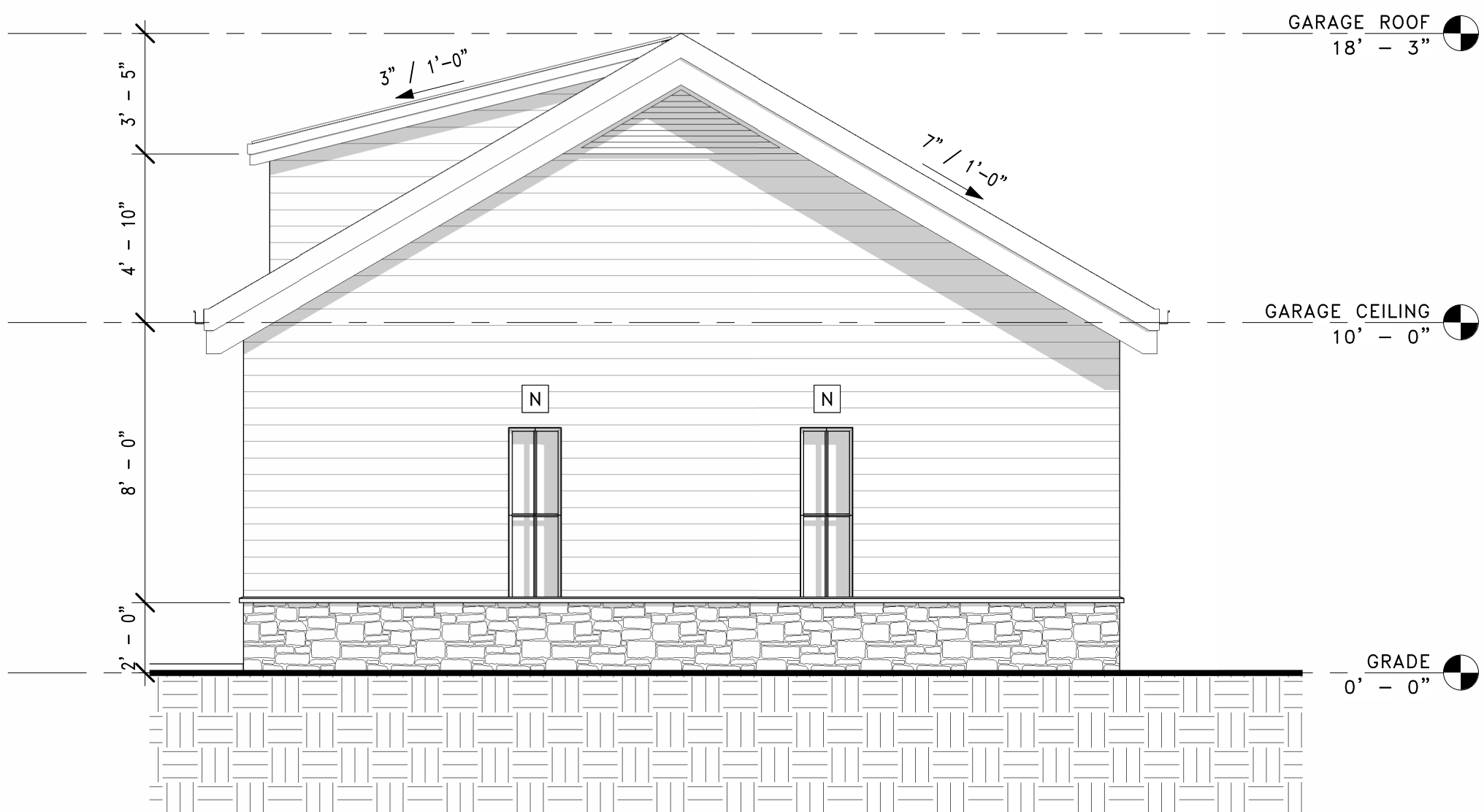
4 GARAGE WEST ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

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Mechanical Electrical Engineer:	Structural Engineer:
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BATTAGLIA
RESIDENCE

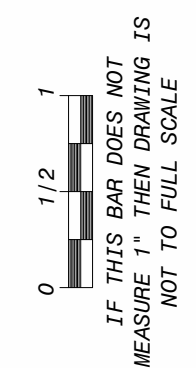
8 Margaret Road
West Nyack, NY 10994
Town of Orangeburg
Rockland County



PROPOSED GARAGE
ELEVATIONS

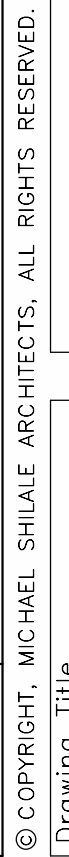
Drawing No.
A-210

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1

Mechanical & Electrical Engineer;	
Structural Engineer;	

[illegible]

2

8 Marycrest Road
West Nyack, NY 10994

Drawing No.

A-900



1 **SOUTHWEST PERSPECTIVE VIEW**
SCALE: N.T.S



2 **SOUTHEAST PERSPECTIVE VIEW**
SCALE: N.T.S



3 **SOUTH PERSPECTIVE VIEW**
SCALE: N.T.S



4 **NORTH-EAST PERSPECTIVE VIEW**
SCALE: N.T.S

0 1/2 1
IF THIS BAR DOES NOT
MEASURE 1", THEN DRAWING IS
NOT TO FULL SCALE

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RESIDENCE

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Tel: 645-708-8200
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EXTERIOR
PERSPECTIVE VIEWS

Drawing No.
A-901

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