

LIST OF DRAWINGS

REVISION #2	05/2019	RELEASED FOR PERMITS ON 07/12/2019
REVISION #1	03/2019	
ARCHITECTURAL		
●	T-100	LIST OF DRAWINGS, BUILDING DATA, ZONING ANALYSIS, SITE PLANS
●	A-100	FLOOR PLAN AND ELEVATIONS
●	A-200	BUILDING SECTION AND WINDOW ELEVATIONS

SCOPE OF WORK

DEMOLITION OF EXISTING SHED ROOF THAT IS CURRENTLY IN VERY POOR CONDITION AND BUILDING A 1 STORY EXTENSION ABOVE EXISTING SHED WALLS.

BUILDING DATA

ADDRESS: 1071 ROUTE 9W, UPPER GRANDVIEW, NY 10960
 SECTION: 71.09
 BLOCK: 1
 LOT: 10
 ZONING GROUP: I
 ZONING DISTRICT: R-22
 SCHOOL DISTRICT: NYACK UNION FREE SCHOOL DISTRICT
 FIRE DISTRICT: NYACK JOINT FIRE DISTRICT
 AMBULANCE: NYACK
 SEWER: TOWN OF ORANGETOWN
 LIGHTING: TOWN OF ORANGETOWN
 WATER: SUEZ

EXISTING USE: POOL EQUIPMENT ROOM
 PROPOSED USE: WORKSHOP

OCCUPANCY GROUP: R-5 (RESIDENTIAL)
 CONSTRUCTION CLASS: 5B - NON SPRINKLERED

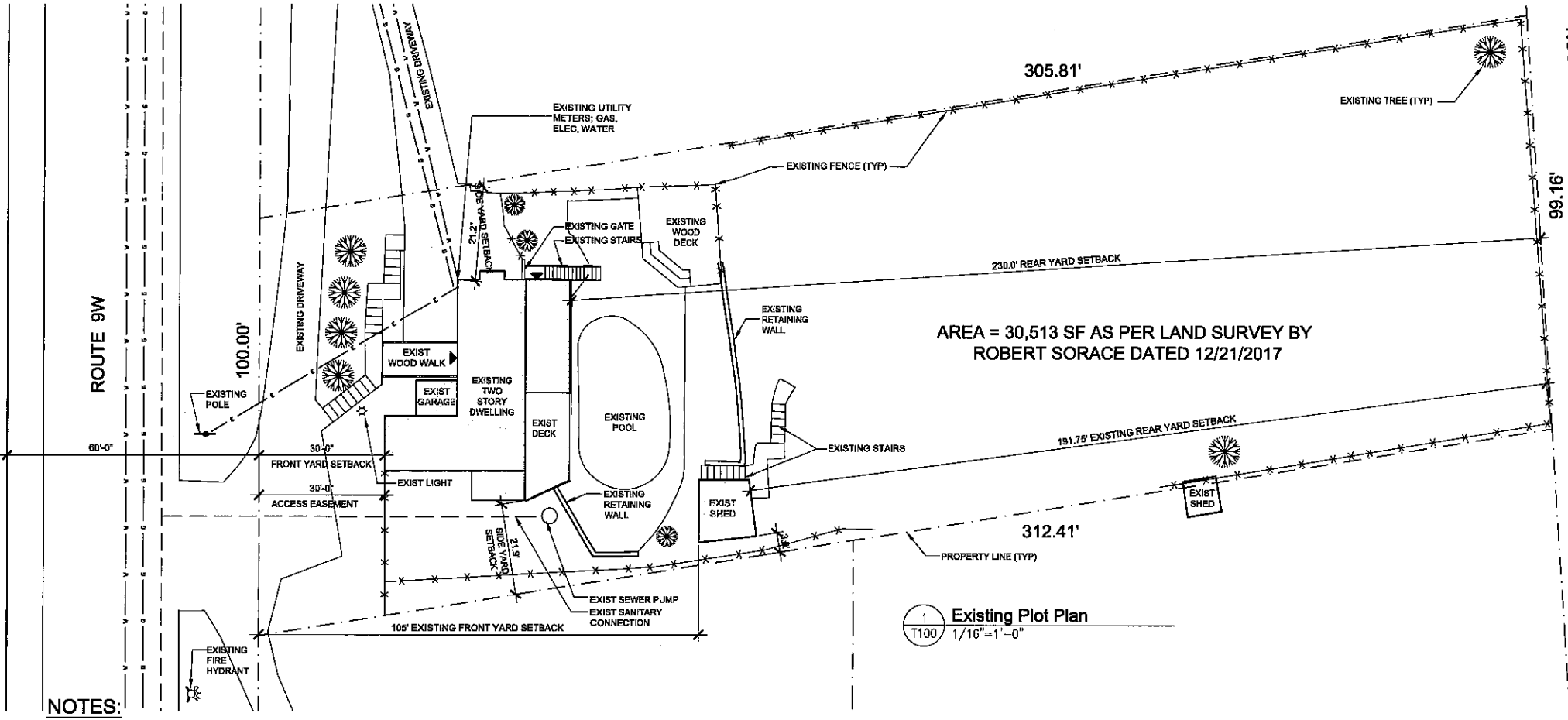
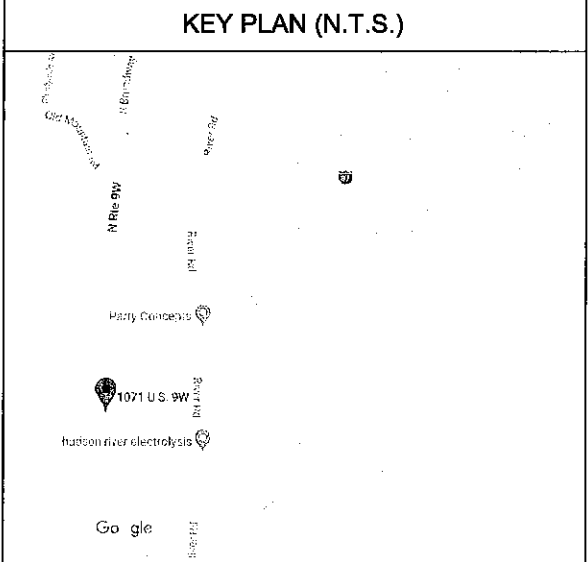
NUMBER OF STORIES: 1 + FOUNDATIONS
 EXISTING SHED FLOOR AREA: 185 SF
 PROPOSED SHED FLOOR AREA: 193 SF

ZONING ANALYSIS

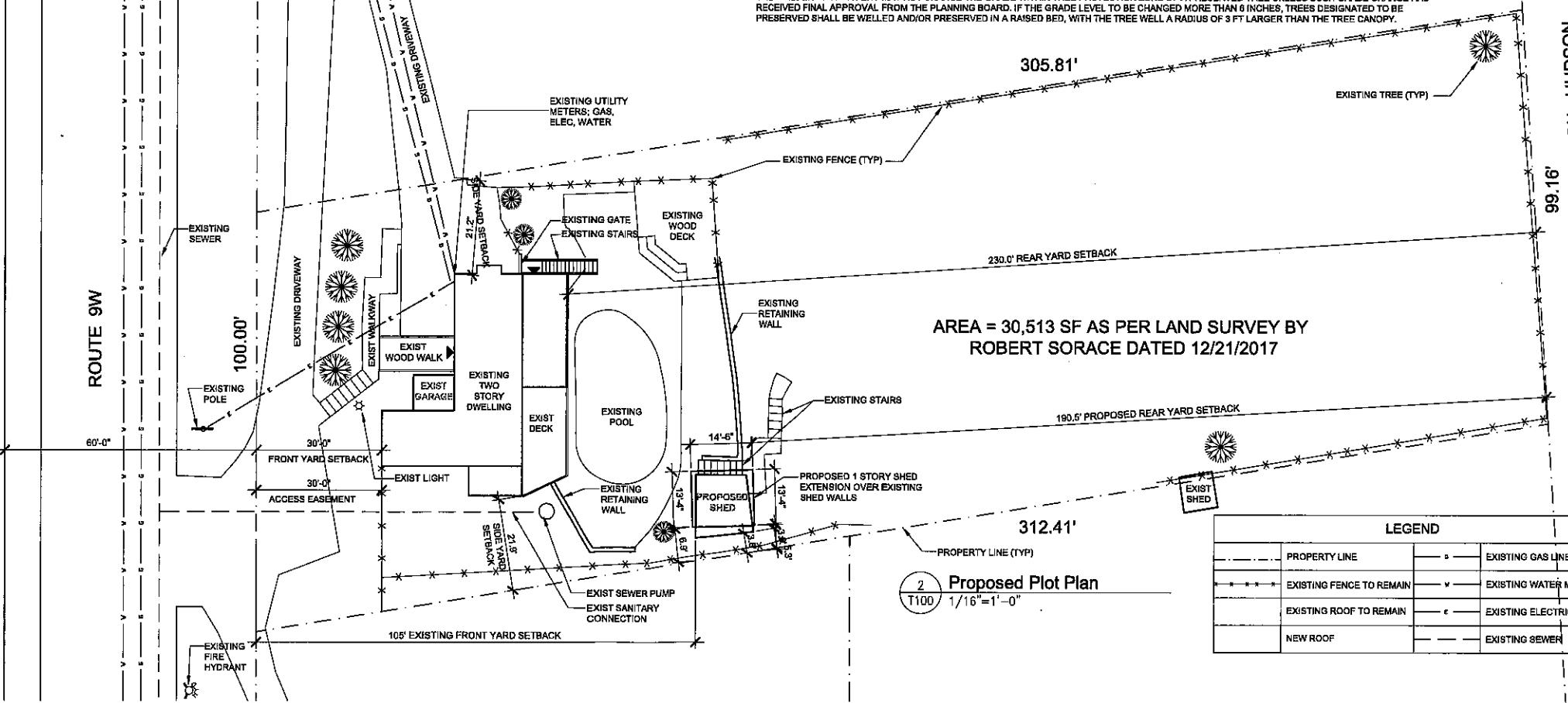
As per Zoning Code Section 5.227

BULK REQUIREMENT	REQUIRED / ALLOWED	EXISTING	PROPOSED
LOT AREA	22,600 SF MIN	30,513 SF	30,513 SF
LOT WIDTH	125 FT MIN	100 FT	100 FT
SHED FLOOR AREA	30% OF REQUIRED SIDE YARD - 1,588 SF MAX	185 SF	193 SF
FRONT YARD (ROUTE 9W)	25 FT MIN	105 FT	104 FT
SIDE YARD	5 FT MIN	3.8 FT *	3.8 FT *
REAR YARD	5 FT MIN	191.75 FT	190.5 FT
BUILDING HEIGHT	15 FT MAX	1 FT SEE DWG A-100	14'-2" SEE DWG A-100

* EXISTING NON-COMPLIANT



- ### NOTES:
- AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES AND VEGETATION, A PRE-CONSTRUCTION MEETING MUST BE HELD WITH 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 OF THE PROPERTY OWNER TO ARRANGE SUCH A MEETING.
 - ADDITIONAL CERTIFICATION, BY AN APPROPRIATE LICENSED OR CERTIFIED DESIGN PROFESSIONAL SHALL BE REQUIRED FOR ALL MATTERS BEFORE THE PLANNING BOARD INDICATING THAT THE PROJECT AND DRAWINGS ARE IN COMPLIANCE WITH THE STORMWATER MANAGEMENT PHASE II REGULATIONS.
 - THE TOTAL AMOUNT OF NEW IMPERVIOUS AREA ADDED IS 0 SF. NO DISTURBANCE PROPOSED TO THE EXISTING SITE.
 - ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE SHALL BE INSTALLED UNDERGROUND.
 - ALL OUTDOOR CONSTRUCTION ACTIVITIES, INCLUDING SITE CLEARING OPERATIONS IF APPLICABLE, SHALL TAKE PLACE BETWEEN THE HOURS OF 7.00 AM AND 7.00 PM MONDAY THROUGH SATURDAY. NO SUCH ACTIVITIES SHALL TAKE PLACE ON SUNDAY OR A LEGAL HOLIDAY. THE SAME CRITERIA SHALL APPLY TO INDOOR CONSTRUCTION ACTIVITIES, EXCEPT THAT SUCH ACTIVITIES MAY TAKE PLACE BETWEEN THE HOURS OF 7.00 AM AND 10.00 PM. THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 236.4M OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK.
 - THE TREE PROTECTION AND PRESERVATION GUIDELINES ADOPTED PURSUANT TO SECTION 21-24 OF THE LAND DEVELOPMENT REGULATIONS OF THE TOWN OF ORANGETOWN WILL BE IMPLEMENTED IN ORDER TO PROTECT AND PRESERVE BOTH INDIVIDUAL SPECIMEN TREES AND BUFFER AREA WITH MANY TREES. STEPS WILL BE TAKEN TO RESERVE AND PROTECT EXISTING TREES TO REMAIN ARE AS FOLLOWS:
 - NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY.
 - THERE WILL BE NO EXCAVATION OR STOCKPILING OF EARTH UNDERNEATH THE TREES.
 - THE TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES AT A 5 TO 10 FOOT HEIGHT.
 - THE TREE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED WILL BE ESTABLISHED BY ONE OF THE FOLLOWING METHODS:
 - 1 FT PER RADIUS FROM TRUNK PER INCH DBH.
 - DRIP LINE OF THE TREE CANOPY. THE METHOD CHOSEN SHOULD BE BASED ON PROVIDING THE MAX PROTECTION POSSIBLE. A BARRIER OF SNOW FENCE OR EQUAL IS TO BE PLACED AND MAINTAINED ONE YARD BEYOND THE ESTABLISHED TREE PROTECTION ZONE. IF IT IS AGREED THAT THE TREE PROTECTION ZONE OF A SELECTED TREE MUST BE VIOLATED, ONE OF THE FOLLOWING METHODS MUST BE EMPLOYED TO MITIGATE THE IMPACT:
 - LIGHT TO HEAVY IMPACTS: MIN OF 8 INCHES OF WOOD CHIPS INSTALLED IN THE AREA TO BE PROTECTED. CHIPS SHALL BE REMOVED UPON COMPLETION OF WORK.
 - LIGHT IMPACTS ONLY: INSTALLATION OF 3" PLYWOOD OR BOARDS, OR EQUAL OVER THE AREA TO BE PROTECTED.
 - THE BUILDER OR ITS AGENT MAY NOT CHANGE THE GRADE WITHIN TREE PROTECTION ZONE OF A PRESERVED TREE UNLESS SUCH GRADE CHANGE HAS RECEIVED FINAL APPROVAL FROM THE PLANNING BOARD. IF THE GRADE LEVEL TO BE CHANGED MORE THAN 6 INCHES, TREES DESIGNATED TO BE PRESERVED SHALL BE WELLED AND/OR PRESERVED IN A RAISED BED, WITH THE TREE WELL A RADIUS OF 3 FT LARGER THAN THE TREE CANOPY.



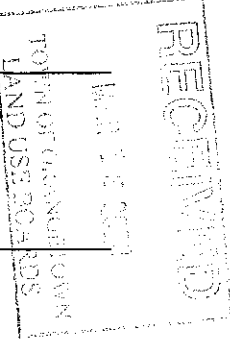
LEGEND

---	PROPERTY LINE	---	EXISTING GAS LINE
---	EXISTING FENCE TO REMAIN	---	EXISTING WATER MAIN
---	EXISTING ROOF TO REMAIN	---	EXISTING ELECTRIC LINE
---	NEW ROOF	---	EXISTING SEWER

DESIGN CONSULTANTS:
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 DESIGN CONSULTANTS
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 Phone: (732) 543 0770
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STRUCTURAL ENGINEER OF RECORD:
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 JOSEPH E. KEIL
 10 OAKBOURNE COURT
 BORDENTOWN, NJ
 609-298-6954



3	12/12/2019	Response to Planning Board Comments	
2	05/2019	Revised Site Submittal	
1	03/2019	Main House Elevation	
No.	Date	Description	Rev.#
DRAWING ISSUE			
Drawn By:	AK		
Checked By:	SR		
Approved By:	AK		
Scale:	AS NOTED		
Date Created:	01-25-2019		
Project No.:	19-16		
Project:	1071 ROUTE 9W UPPER GRANDVIEW, NY 10960		

Drawing Title:
 LIST OF DRAWINGS
 SCOPE OF WORK & BUILDING DATA
 KEY PLAN AND ZONING ANALYSIS
 SITE PLANS

Drawing No.:
T-100



N.Y.S. ROUTE 9W
AKA. BROADWAY

40' WIDE ACCESS
EASEMENT
L. 723 P. 795

N. or F.
POGSON

S 86°20'00" E

AREA = 30,513 sf

N. or F.
VILLAGE OF GRANDVIEW-ON-HUDSON

N 86°20'00" W

30' WIDE ACCESS
EASEMENT
L. 723 p. 795

N. or F.
RODRIGUEZ

N. or F.
SCHACHT

Title # PNT18191RO

- Certified to:
- * Aysen F. Karayal
 - * Necip Onur Karayal
 - * Pro National Title Agency, LLC
 - * First American Title Insurance Company
 - * Luxury Mortgage Corp., ISAOA

Land Survey
For
"KARAYAL"
Upper Grandview

Town of Orangetown
Scale: 1" = 30'

Rockland County, NY
Area = 0.71 Ac.

December 21, 2017

"Certifications indicated hereon signify that this survey was prepared in accordance with the existing code of practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certification shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners."

RO 85146

Tax Lot Designation
Sect. 71.09 Blk. 1 Lot 10



Robert E. Sorace
Lic. 49162

Robert E. Sorace, PLS
135 South Main Street
New City, NY 10956
(845) 638-1498

