

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: _____

2020 LAND USE BOARD APPLICATION

Please check all that apply:

<input type="checkbox"/> Commercial	<input type="checkbox"/> Residential
<input type="checkbox"/> Planning Board	<input type="checkbox"/> Historical Board
<input type="checkbox"/> Zoning Board of Appeals	<input type="checkbox"/> Architectural Board
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Consultation
<input type="checkbox"/> Number of Lots	<input type="checkbox"/> Pre-Preliminary/Sketch
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Preliminary
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Final
<input type="checkbox"/> Special Permit	<input type="checkbox"/> Interpretation
<input type="checkbox"/> Variance	
<input type="checkbox"/> Performance Standards Review	
<input type="checkbox"/> Use Variance	
<input type="checkbox"/> Other (specify): _____	

PERMIT#: _____
ASSIGNED _____
INSPECTOR: _____
Referred from Planning Board: YES / NO
If yes provide date of Planning Board meeting: _____

Project Name: Thomas & Maria Eng Sunroom

Street Address: 17 Lombardi Road Pearl River NY 10965

Tax Map Designation:

Section: 69.05 Block: 2 Lot(s): 65
Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the _____ side of _____, approximately _____ feet _____ of the intersection of _____, in the Town of ORANGETOWN in the hamlet/village of _____.

Acreage of Parcel <u>.25</u>	Zoning District _____
School District <u>Pearl River</u>	Postal District <u>Pearl River</u>
Ambulance District <u>Pearl River</u>	Fire District <u>Pearl River</u>
Water District <u>Suez</u>	Sewer District _____

Project Description: *(If additional space required, please attach a narrative summary.)*

Build a three season sunroom

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.

Date: _____ Applicant's Signature: _____

APPLICATION REVIEW FORM

Applicant: Thomas & Maria Eng Phone # (845) 735-8940
Address: 17 Lombardi Road Pearl River NY 10965
Street Name & Number (Post Office) City State Zip Code

Property Owner: Thomas & Maria Eng Phone # (845) 735-8940
Address: 17 Lombardi Road Pearl River NY 10965
Street Name & Number (Post Office) City State Zip Code

Engineer/Architect/Surveyor: _____ Phone # _____
Address: _____
Street Name & Number (Post Office) City State Zip Code

Attorney: _____ Phone # _____
Address: _____
Street Name & Number (Post Office) City State Zip Code

Contact Person: See Above Phone # _____
Address: _____
Street Name & Number (Post Office) City State Zip Code

GENERAL MUNICIPAL LAW REVIEW:

This property is within 500 feet of:
(Check all that apply)

IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 L, M, N, AND NN.

- | | |
|---|---|
| <input type="checkbox"/> State or County Road | <input type="checkbox"/> State or County Park |
| <input type="checkbox"/> Long Path | <input type="checkbox"/> County Stream |
| <input type="checkbox"/> Municipal Boundary | <input type="checkbox"/> County Facility |

List name(s) of facility checked above:

Referral Agencies:

- | | |
|--|--|
| <input type="checkbox"/> RC Highway Department | <input type="checkbox"/> RC Division of Environmental Resources |
| <input type="checkbox"/> RC Drainage Agency | <input type="checkbox"/> RC Dept. of Health |
| <input type="checkbox"/> NYS Dept. of Transportation | <input type="checkbox"/> NYS Dept. of Environmental Conservation |
| <input type="checkbox"/> NYS Thruway Authority | <input type="checkbox"/> Palisades Interstate Park Commission |
| <input type="checkbox"/> Adjacent Municipality _____ | |
| <input type="checkbox"/> Other _____ | |

APPLICATION REVIEW FORM

FILL IN WHERE APPLICABLE.

(IF THE FOLLOWING DOES NOT APPLY PLEASE MOVE ON TO THE NEXT PAGE)

If subdivision:

- 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 permit, list special permit use and what the property will be used for.

Environmental Constraints:

Are there slopes greater than 25%? If yes, please indicate the amount and show the gross and net area _____

Are there streams on the site? If yes, please provide the names. _____

Are there wetlands on the site? If yes, please provide the names and type: _____

1988 variance

Project History:

Has this project ever been reviewed before? yes

If so, provide a narrative, including the list case number, name, date, and the board(s) you appeared before, and the status of any previous approvals.

List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

3WIS	PRINT KEY	NAME	ADDRESS
192489	69.05-2-62	Maureen O'Callaghan	11 Elmendorf Ln, Pearl River, NY 10965
192489	69.05-2-63	Felice Morris	19 Elmendorf Ln, Pearl River, NY 10965
192489	69.05-2-64	Michael Gallucci	25 Elmendorf La, Pearl River, NY 10965
192489	69.05-2-65	Thomas C Eng	17 Lombardi Rd, Pearl River, NY 10965
192489	69.05-2-66	Nicholas Pappas	9 Lombardi Rd, Pearl River, NY 10965
192489	69.05-2-67	Kathleen M O'Donnell	308 White Ave, Pearl River, NY 10965
192489	69.05-2-68	Paul A Afanasewicz	316 White Ave, Pearl River, NY 10965
192489	69.09-1-5	John Koleduk	6 Lombardi Rd, Pearl River, NY 10965
192489	69.09-1-6	James Sullivan	12 Lombardi Rd, Pearl River, NY 10965
192489	69.09-1-7	Cliff Carty	18 Lombardi Rd, Pearl River, NY 10965
192489	69.09-1-8	Christopher Fowler	24 Lombardi Rd, Pearl River, NY 10965
192489	69.09-1-9	Juan A DeJesus	32 Lombardi Rd, Pearl River, NY 10965
192489	69.09-1-29	Brian Mahoney	19 Levere Ct, Pearl River, NY 10965

Eng

13 letters

SWIS	PRINT KEY
392489	69.05-2-62
392489	69.05-2-63
392489	69.05-2-64
392489	69.05-2-65
392489	69.05-2-66
392489	69.05-2-67
392489	69.05-2-68
392489	69.09-1-5
392489	69.09-1-6
392489	69.09-1-7
392489	69.09-1-8
392489	69.09-1-9
392489	69.09-1-29

NAME

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Felice Morris
Michael Gallucci
Thomas C Eng
Nicholas Pappas
Kathleen M O'Donnell
Paul A Afanasewicz
John Koleduk
James Sullivan
Cliff Carty
Christopher Fowler
Juan A DeJesus
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24 Lombardi Rd, Pearl River, NY 10965
32 Lombardi Rd, Pearl River, NY 10965
19 Levere Ct, Pearl River, NY 10965

D E C I S I O N

ZBA #88-98

TO: Morton Marcus, Architect
74 Demarest Mill Road, Nanuet, New York 10954

FROM: ZONING BOARD OF APPEALS, TOWN OF ORANGETOWN

RE: To consider an appeal from a denial by the Inspector and an application by Morton Marcus, Architect, as agent for Thomas Eng, owner, to erect an addition and a deck addition to an existing single family dwelling.

Applicant requests variances from the requirements of the Orangetown Zoning Code, Section 3.12, R-15 zoning district, Group M as follows:

Column 9 - Required side yard width is 20 feet and 18.43 feet is proposed.

Column 10 - Total width both required side yards is 50 feet and 45.76 feet is proposed.

Column 11 - Required rear yard depth is 35 feet and 21.92 feet is proposed.

Premises are located on the northerly side of Lombardi Road approximately 99 feet east of the intersection of Lombardi Road and White Avenue (street address: 17 Lombardi Road) in the hamlet of Pearl River, Town of Orangetown, Rockland County, New York and shown on the Orangetown Tax Map as Section 16, Block 117, Lot 6 and in an R-15 zoning district.

Heard by the Zoning Board of Appeals of the Town of Orangetown at a meeting held on Wednesday evening, November 2, 1988, at which time the Board made the following determination:

Morton Marcus, Architect, Dan Hlavac, Contractor, Thomas Eng and Maria Eng appeared for the application and testified.

They presented the following:

1. A portion of the tax map as a vicinity map.
2. A plot plan based on a survey by Robert Jost dated August 7, 1951.
3. Plans for the proposed addition by Morton Marcus, Architect, dated June 14, 1988, consisting of two sheets.

Mr. Marcus testified that the Engs would like to build an addition to the rear of their house, consisting of a new master bedroom with handicapped bath, and a new deck. Mrs. Eng is confined to a wheelchair, and their present bedroom is upstairs. The proposed new bedroom would be downstairs, and would have a special exit onto the proposed new deck, thereby allowing Mrs. Eng to function completely independently. To further enhance her independence, the deck would be equipped with a ramp leading directly to the driveway. In this way, she would be able to have access to their van without requiring any assistance. A second exit onto the deck is proposed from the dining room, so that the Engs may entertain on the deck and their guests would be able to gain access to the deck without going through the bedroom.

The Board members made a personal inspection of the premises on Sunday, October 30, 1988, and found them to be properly posted and as generally described on the application.

A satisfactory statement, in accordance with the provisions of Section 809 of the General Municipal Law of the State of New York was received.

FINDINGS OF FACT:

The Board, after personal observation of the property, hearing all the testimony and reviewing same, found as a fact, that the applicant had presented sufficient practical difficulty to warrant the granting of the variance requested in that there is no other way to accomplish their goal and allow Mrs. Eng to function independently if the addition is relocated. To reduce the size of the deck and eliminate the side yard variance would make it very difficult for Mrs. Eng to maneuver her wheelchair on the deck.

The granting of the variance would be in harmony with the spirit and purpose of the Code. It would not be detrimental to the neighborhood or neighboring properties. Public safety and welfare would be secured and substantial justice done.

This is the minimum variance requested.

DECISION: In view of the foregoing and the testimony before the Board, the application BE and SAME is **HEREBY APPROVED.**

The foregoing variance is granted in accordance with the plot plan submitted and subject to the applicant obtaining the necessary permits from the Building Department.

Approval of the Board is limited to specific approval of the variance requested and granted.

The Board gives no approval to any building plans of the applicant.

The foregoing variance will lapse if the contemplated construction, for which the variance is granted, is not substantially implemented within one year from the filing of this decision.

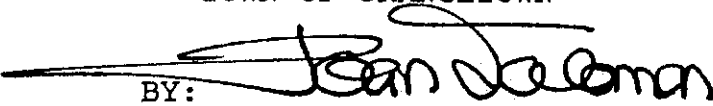
A Building Permit must be obtained prior to undertaking the construction approved in this decision. Occupancy will not be made until a Certificate of Occupancy is issued by the Office of Building, Zoning & Planning Administration & Enforcement.

The foregoing resolution was presented and moved by Mr. Visalli, seconded by Mr. Hodge, and carried as follows: Louis E. Kayser, aye; William H. Mowerson, aye; James L. Crosbie, aye; Martin Hodge, aye; Alfred Visalli, aye.

The Clerk of the Board is hereby authorized, directed and empowered to sign this decision and file a certified copy in the Office of the Town Clerk.

Dated: November 2, 1988

ZONING BOARD OF APPEALS
TOWN OF ORANGETOWN

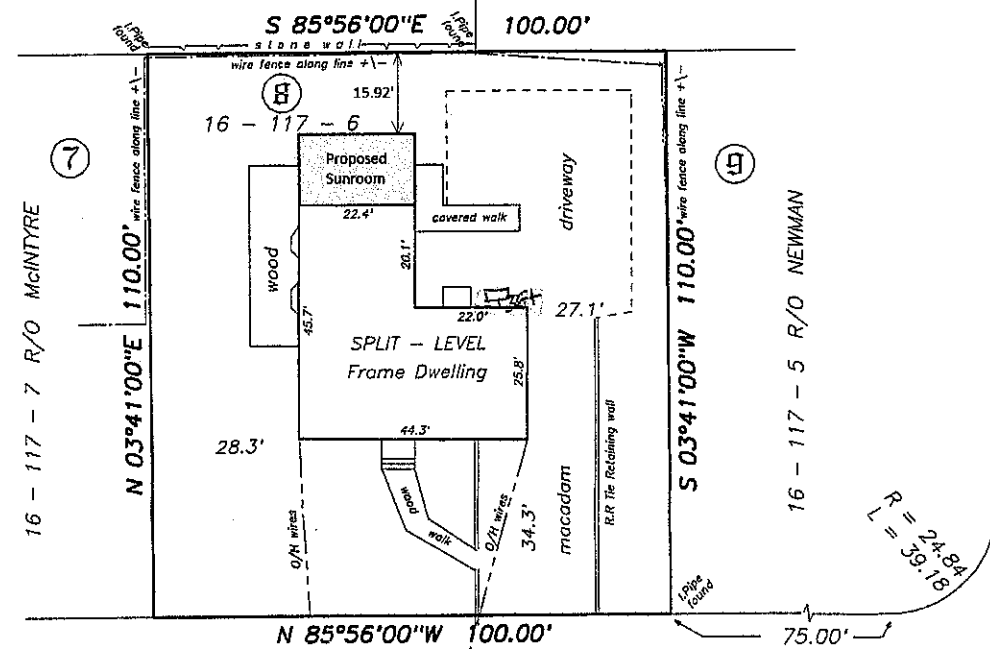
BY: 
Joan Salomon, Chief Clerk

DISTRIBUTION:

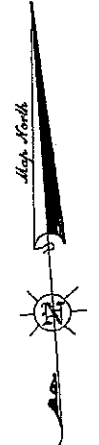
Applicant
ZBA Members
Town Board
Supervisor
Town Clerk
Assessor
Town Attorney
Deputy Town Attorney
OBZPAE file
Sewer Department
Highway Department

Survey No. 3391

16 - 117 - 8 R/O LYNCH (5) (4) 16 - 117 - 4 R/O MORRIS



ELMENDORF 50' WIDE LANE



Reference:

" Brunard Village Inc. Sec 2 "
filed in the Rockland County clerk's office 01/18/1952
Map No. 2179 Book 53 Page 1545
Liber 1073 Page 959

ORANGETOWN TAX MAP NO. 16 - 117 - 6

LOT 8 " SECTION 2 BRUNARD VILLAGE INC. "

Certified To:

THOMAS C. ENG
MARIA E. ENG
CROSSLAND MORTGAGE CORP
CHICAGO TRIPLE INSURANCE COMPANY

Robert R. Rahnfeld, PLS N.Y. Lic No. 49459

NOTE:
UNAUTHORIZED ALTERATION OR ADDITION TO THIS MAP IS A VIOLATION OF
SECT 7209 (2) OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS MAP
NOT HAVING THE EMBOSSED SEAL OF THE LAND SURVEYOR SHALL NOT BE VALID.
CERTIFICATIONS INDICATED HEREON ARE NOT TRANSFERABLE TO ADDITIONAL INDIVIDUALS
INSTITUTIONS THEIR SUCCESSORS AND/OR ASSIGNS OR SUBSEQUENT OWNERS.
THIS SURVEY MAP IS SUBJECT TO AN ACCURATE ABSTRACT OF TITLE

LOMBARDI 50' WIDE ROAD

ZONING BOARD OF APPEALS
Meeting On
DEC 2 2020
Town Of Orangetown

Survey Map
for
THOMAS & MARIA ENG
PEARL RIVER
TOWN OF ORANGETOWN * ROCKLAND CO.
SCALE: 1"=30' NEW YORK MAY 12, 1993
Robert R. Rahnfeld, P.L.S., P.E.
Professional Land Surveyor & Planner
32 So. Middletown Road, Pearl River, New York, 10965 117-3

THIS SURVEY MAP IS BASED ON AN ACTUAL FIELD SURVEY CONDUCTED FOR THIS SPECIFIC TRANSACTION AND SHALL NOT BE USED FOR ANY OTHER PURPOSES UNLESS IT HAS BEEN BROUGHT UP TO DATE BY THE LAND SURVEYOR WHICH PREPARED THE ORIGINAL SURVEY

GENERAL NOTES:

- PER 2020 RCNYS / 2018 IRC R301.2.1.1 SUNROOMS, "SUNROOMS SHALL COMPLY WITH AAMA/NFPA/NSA 2100." CATEGORY IV: A THERMALLY ISOLATED SUNROOM WITH ENCLOSED WALLS. THE SUNROOM IS DESIGNED TO BE HEATED OR COOLED BY A SEPARATE TEMPERATURE CONTROL OR SYSTEM AND IS THERMALLY ISOLATED FROM THE PRIMARY STRUCTURE. THE SUNROOM FENESTRATION COMPLIES WITH ADDITIONAL REQUIREMENTS FOR WATER PENETRATION RESISTANCE, AIR INFILTRATION RESISTANCE AND THERMAL PERFORMANCE. THE SPACE IS NON-HABITABLE AND CONDITIONED.
- ENCLOSURES TO BE INSTALLED BY BETTERLIVING DEALER USING MATERIALS SUPPLIED BY CRAFTBLT MANUFACTURING COMPANY (CBM).
- MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER ENCLOSED STRUCTURES PER ASCE 7-16 AS REFERENCED IN IRC.
- LOCAL DESIGN LOADS:
- GROUND SNOW LOAD - 30 PSF
- WIND SPEED - 120 MPH, EXP B.
- ALLOWABLE STRESS DESIGN PER ALUMINUM DESIGN MANUAL (2015).
- ALLOWABLE DEFLECTION NOT TO EXCEED L/120 PER IRC TABLE R301.7, NOTE c.
- PROVIDE GUARDS ALONG OPEN-SIDED WALKING SURFACES (STAIRS, RAMPS, DECKS & LANDINGS) LOCATED 30-INCHES OR MORE ABOVE GRADE PER IRC R312.1.1, R312.1.2, R312.1.3.
- PROVIDE WINDOW FALL PROTECTION AT OPENINGS OF OPERABLE WINDOWS LOCATED MORE THAN 72-INCHES ABOVE FINISHED GRADE PER IRC R312.2.
- EXISTING CONDITIONS TO BE INSPECTED BY CONTRACTOR AND ALL MATERIALS REPAIRED AND/OR REPLACED AS REQUIRED TO RENDER THEM STRUCTURALLY SOUND AND COMPLETE.
- CONTRACTOR SOLELY RESPONSIBLE FOR MEANS AND METHODS DURING ALL PHASES OF CONSTRUCTION.
- OWNER/CONTRACTOR JOINTLY RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF AUTHORITY HAVING JURISDICTION (A.H.J.).
- ANY DISCREPANCIES OR DEVIATIONS FROM DRAWING(S) REQUIRE REVISED ENGINEERING.
- DRAWINGS APPLY ONLY TO STRUCTURAL / FRAMING ELEMENTS OF PROJECT.
- DRAWINGS NOT TO SCALE. SCALING OF DIMENSIONS OFF DRAWINGS NOT PERMITTED.
- ALUMINUM SHOULD NOT BE USED IN DIRECT CONTACT WITH PRESERVATIVE TREATED WOOD.
- STUDIO ENCLOSURES EXCEEDING 18FTx20FT AND GABLE ENCLOSURES EXCEEDING 18FTx20FT IN SIZE REQUIRE SITE SPECIFIC ENGINEERING DRAWINGS.
- STUDIO / GABLE ENCLOSURES IN HIGH SNOW LOAD (>40 PSF) AND/OR HIGH WIND AREA REQUIRE SITE SPECIFIC ENGINEERING DRAWINGS.

FRAMING NOTES:

- FRAMING SHAPES AND SIZES SHOWN ON APPROVED FRAMING DRAWINGS / FASTENER TABLES REPRESENT MINIMUM DIMENSIONS TO RESIST COMBINED WIND AND ALLOWABLE GROUND SNOW LOADS (SEE TABULATED VALUES).
- EXTRUDED FRAMING SECTIONS TO USE 6063-T6 ALUMINUM ALLOY / TEMPER (OR BETTER) PER MANUFACTURE.
- ALL STRUCTURAL COLUMNS TO BE CONTINUOUS FROM FLOOR TO ROOF.
- ALL STRUCTURAL BEAMS TO BE CONTINUOUS BETWEEN SUPPORTS.
- END BEARING OF FRAMING MEMBER(S) TO BE UNIFORM ACROSS FULL CROSS SECTION.
- BUILTUP FRAMING MEMBERS TO BE MECHANICALLY CONNECTED IN FIELD TO ACT AS A SINGLE MEMBER (MIN. 2#8SDS @6" o.c. PLY).
- BARRIER MEMBRANE(S)/COATINGS TO BE INSTALLED TO PROTECT ALUMINUM MEMBERS FROM GALVANIC ACTION BY OTHER METALS AND TO PREVENT CORROSION FROM CONTACT WITH CONCRETE, WOOD TREATMENTS AND OTHER MATERIALS.
- MAXIMUM MEMBER LENGTH / HEIGHT NOT TO EXCEED DIMENSIONS SHOWN & TABULATED VALUES.
- MULLION SPACING NOT TO EXCEED THE LESSOR OF 7.5FT OR ONE HALF THE WALL DIMENSION.
- WALL HEIGHT NOT TO EXCEED 98-3/4" (ALUMINUM ENCLOSURES) OR 111-3/4" (VINYL ENCLOSURES).

FASTENER NOTES:

- FASTENER SIZES AND QUANTITIES SHOWN ON APPROVED CONNECTION DRAWINGS REPRESENT MINIMUM INSTALLATION TO RESIST COMBINED SNOW AND WIND LOADING IN TABLES.
- USE FASTENERS THAT COMPLY WITH BUILDING CODES.
- USE FASTENERS THAT RESIST CORROSION BY ACQ-C, ACQ-D AND CA-B OR OTHER TREATED LUMBER (WHERE APPLICABLE) AND/OR GALVANIC ACTION WHEN FASTENED THROUGH DISSIMILAR MATERIALS.
- HOT-DIPPED GALVANIZED COATED FASTENERS TO CONFORM TO ASTM A153 OR BETTER.
- HOT-DIPPED GALVANIZED COATED CONNECTORS TO CONFORM TO ASTM A653 (CLASS G-185) OR BETTER.
- STAINLESS STEEL FASTENERS AND CONNECTORS TO BE USED IN HIGHLY CORROSIVE ENVIRONMENTS AS REQUIRED BY BUILDING CODES. MOST COMMONLY AVAILABLE ELECTROPLATED GALVANIZED FASTENERS DO NOT HAVE A SUFFICIENT COATING OF ZINC AND ARE NOT RECOMMENDED.
- NEVER MIX GALVANIZED STEEL WITH STAINLESS STEEL IN THE SAME CONNECTION.
- FASTENERS IN LUMBER (0.5 ≤ G ≤ 0.6) TO BE INSTALLED INTO PRE-DRILLED HOLES WITH DIAMETER NOT EXCEEDING FASTENER SHANK MIN DIAMETER (0.133" DIA FOR #10 WOOD SCREWS, 0.150" DIA FOR #12 WOOD SCREWS, 0.171" DIA FOR #14 WOOD SCREWS / 0.25" DIA. LAGS) PER FASTENER MANUFACTURER'S INSTRUCTIONS.
- MINIMUM SPACING BETWEEN FASTENERS TO BE 2.5xNOMINAL FASTENER DIAMETER.
- MINIMUM SPACING FROM FASTENER TO EDGE OF PART TO BE 1.5xNOMINAL FASTENER DIAMETER.
- ALL OVERDRIVEN FASTENERS TO BE REPLACED IN NEW HOLES.
- BOLT HOLES TO BE 1/32-INCH TO 1/16-INCH DIAMETER LARGER THAN THE BOLTS.
- BOLTS TO MEET OR EXCEED ASTM A 307 OR SAE J429 GRADES 1 OR 2, OR BETTER.
- BOLT TO EXTEND THROUGH THE FULL THICKNESS OF THE MEMBERS.
- BOLTS TO BE USED WITH WASHERS NOT LESS THAN A STANDARD CUT WASHER UNDER THE HEAD AND NUT MEETING ANSI B18.22.1.
- FASTENER QUANTITY / SPACING DESIGNATION 2x6 IN TABLES REQUIRES 2 ROWS OF 6 FASTENERS, OF TYPE SHOWN IN TABLE.
- FOR CONNECTIONS TO MASONRY/SOLID CMU, REPLACE LAGS WITH SAME DIAMETER HILTI ADHESIVE ANCHORS / TAPCONS / NAIL ANCHORS. INSTALL PER MANUFACTURER INSTRUCTIONS.
- MASONRY VENEER IS NON-STRUCTURAL. DRILL THRU VENEER AND ATTACH LAGS DIRECTLY TO STRUCTURAL FRAMING.

WINDOWS & DOORS NOTES:

- WINDOW AND DOOR UNIT DESIGN PRESSURE (DP) RATINGS TO SATISFY ALL CODE REQUIREMENTS.
- WINDOW AND DOOR UNITS IN CONDITIONED SPACES TO COMPLY WITH ENERGY RATINGS PER CODE.
- GLAZING USED IN DOORS AND WINDOWS TO BE TEMPERED OR, IF INSTALLED IN HAZARDOUS LOCATIONS, TO CONFORM TO CODE GLAZING REQUIREMENTS (IRC R308).

CBM ROOF / WALL PANEL NOTES:

- TYPES, SIZES AND ATTACHMENTS OF STRUCTURAL PANELS SHOWN ON APPROVED LAYOUT DRAWINGS TO BE SELECTED TO RESIST COMBINED SNOW AND WIND LOADING (SEE TABULATED VALUES) USING PUBLISHED EVALUATION REPORT AND/OR CBM RECOMMENDATIONS.
- PANELS TO USE 3004 H374 ALUMINUM ALLOY / TEMPER (OR BETTER).
- PANELS/PANEL CORES TO BE CONTINUOUS BETWEEN SUPPORTS.
- PANELS TO BE INSTALLED WITH CONTINUOUS CBM SILICONE SEALANT (MIN 1.5" WIDTH) ON ALL CONTACT SURFACES.
- ALL CONTACT SURFACES TO BE PROPERLY CLEANED PER MANUFACTURER, PRIOR TO APPLYING SEALANT.
- ALL PANELS TO BE MECHANICALLY ANCHORED PER APPROVED DRAWINGS AND TABLES.
- ALL PANELS TO BE INSTALLED WITH AL H-STIFFENERS ALONG ADJOINING EDGES.
- ALL PANELS TO BE ATTACHED TO H-STIFFENERS (MIN #8 SDS TEK @ 6"OC) OR AS REQUIRED TO ACHIEVE FIRE RATINGS.
- PANELS TO BE USED ONLY IN ONE STORY ENCLOSURES OF CONSTRUCTION TYPE VB, AS PERMITTED BY CODE.
- PANELS TO BE USED ONLY IN ENCLOSURES WHERE CLASS B OR CLASS II INTERIOR FINISHES ARE PERMITTED BY CODE.
- PANEL OVERHANG AT ROOM PERIMETERS NOT TO EXCEED 12-INCHES.

FOOTING/FOUNDATION NOTES:

- PROVISIONS OF IRC CHAPTER 4 SHALL CONTROL CONSTRUCTION OF FOUNDATIONS.
- IN LIEU OF A COMPLETE GEOTECHNICAL EVALUATION, THE LOAD-BEARING VALUES IN TABLE R401.4.1 (SEE BELOW) SHALL BE ASSUMED PER IRC R401.4.1.
- REQUIRED MINIMUM FOOTING DIAMETERS/DIMENSIONS FOR CLAY, SANDY CLAY, SILTY CLAY, CLAYEY SILT, SILT AND SANDY SILT (CL, ML, MH AND CH) WITH PRESUMPTIVE LOAD-BEARING* = 1,500 PSF:
FOOTING A (IN) = 28 DIA OR 25 X 25 SQUARE
FOOTING B (IN) = 22 DIA OR 20 X 20 SQUARE
FOOTING C (IN) = 18 DIA
- REQUIRED MINIMUM FOOTING DIAMETERS/DIMENSIONS FOR SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL AND CLAYEY GRAVEL (SW, SP, SM, SC, GM, & GC) WITH PRESUMPTIVE LOAD-BEARING* = 2,000 PSF:
FOOTING A (IN) = 26 DIA OR 24 X 24 SQUARE
FOOTING B (IN) = 20 DIA OR 18 X 18 SQUARE
FOOTING C (IN) = 16 DIA
- REQUIRED MINIMUM FOOTING DIAMETERS/DIMENSIONS FOR SANDY GRAVEL AND/OR GRAVEL (GW AND GP) WITH PRESUMPTIVE LOAD-BEARING* = 3,000 PSF:
FOOTING A (IN) = 20 DIA OR 18 X 18 SQUARE
FOOTING B (IN) = 16 DIA
FOOTING C (IN) = 14 DIA

NOTE: * PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS FROM IRC TABLE R401.4.1. CLASS OF MATERIAL TO BE FIELD VERIFIED AT JOBSITE (BY OTHERS)

- CONSTRUCT CONCRETE FOOTING PER IRC R403 OR ACI 332.
- MINIMUM SIZES FOR CONCRETE FOOTINGS TO BE 12-INCHES OR PER IRC R403.1.1, TABLES R403.1 & FIGURE R403.1(1) / FIGURE R403.1.3, AS APPLICABLE.
- MINIMUM DEPTH FOR CONCRETE FOOTINGS TO BE 12-INCHES BELOW UNDISTURBED GROUND SURFACE AND SHALL CONFORM TO IRC R403.1.4.1 PER IRC R403.1.4.
- FOOTINGS TO BE SUPPORTED ON UNDISTURBED NATURAL SOILS OR ENGINEERED FILL PER IRC R403.1. WHEN QUESTIONABLE SOILS, UNDERPINNING / SLOPING / UNSTABLE CONDITIONS, OR LOADING OF ADJACENT STRUCTURES EXIST PER IRC R401.4 & R403.1.7, CONSULT A GEOTECHNICAL ENGINEER.
- PROTECT FOOTING EXCAVATIONS FROM WEATHER INCLUDING PRECIPITATION / FREEZING.
- UNDER NO CIRCUMSTANCES SHALL NEW FOOTING EXCAVATIONS EXTEND BELOW DEPTH OF ADJACENT EXISTING FOOTINGS.
- PROTECT FOUNDATION WALLS, PIERS AND OTHER PERMANENT SUPPORTS OF BUILDINGS & STRUCTURES FROM FROST PER IRC R403.1.4.1.
- MINIMUM CONCRETE COMPRESSIVE STRENGTH FOR FOOTINGS TO BE 3,000 PSI AT 28 DAYS OR PER IRC R402.2 & TABLE R402.2. MATERIALS FOR CONCRETE SHALL COMPLY WITH IRC R608.5.1.
- FOOTING AND STEM WALL REINFORCEMENT SHALL COMPLY WITH IRC R403.1.3.5.1 THROUGH R403.1.3.5.4, AS APPLICABLE.
- MASONRY SYSTEMS SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 1,500 PSI PER IRC 402.4.

ABBREVIATIONS:

CBM = CRAFT-BILT MANUFACTURING COMPANY
 O = DOOR, M = MULLION, W = WINDOW, P = PANEL,
 HC = HONEYCOMB PANELS, EPS = POLYSTYRENE PANELS,
 AL = ALUMINUM, H = THERMALLY-BROKEN ALUMINUM H-STIFFENER,
 PT = PRESSURE-PRESERVATIVE TREATED OR APPROVED DECAY RESISTANT,
 IN = INCHES, FT = FEET, MPH = MILES PER HOUR, PSF = POUNDS / SQ FOOT, PPF = POUNDS PER LINEAR FOOT
 IRC = INTERNATIONAL RESIDENTIAL CODE, IBC = INTERNATIONAL BUILDING CODE,
 SPECS = SPECIFICATIONS, MAX = MAXIMUM, MIN = MINIMUM, DIA = DIAMETER,
 SDS = SELF DRILLING SCREW, OC = ON CENTER, ASCE = AMERICAN SOCIETY FOR CIVIL ENGINEERING,
 NDS = NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION.

DECK NOTES:

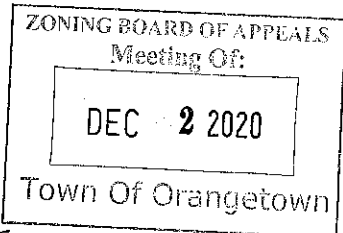
- CONSTRUCT WOOD-FRAMED DECKS PER IRC R507.
- LUMBER SPECIES / SIZES SHOWN ON APPROVED DECK DRAWINGS REPRESENT MINIMUM REQUIREMENTS TO SAFELY SUPPORT LOADING FROM: GROUND SNOW LOAD, LIVE LOAD = 40 PSF (MAX.) AND DEAD LOAD (10 PSF).
- INSTALLED LUMBER SPECIES/SIZES TO EXCEED THE FOLLOWING MINIMUM PROPERTIES:

GRADE / SPECIES / SIZE: NO. 2 SOUTHERN PINE	2"x6"	2"x8"	2"x10"	2"x12"
BENDING STRESS F _b (PSI):	1,000	925	800	750
TENSION PARALLEL TO GRAIN F _t (PSI):	600	550	475	450
SHEAR PARALLEL TO GRAIN F _v (PSI):	175	175	175	175
COMPRESSION PERPENDICULAR TO GRAIN F _{cp} (PSI):	565	565	565	565
COMPRESSION PARALLEL TO GRAIN F _{cd} (PSI):	1,400	1,350	1,300	1,250
MODULUS OF ELASTICITY E (PSI):	1,400,000			

 REF: 2018 NDS DESIGN VALUES FOR WOOD CONSTRUCTION TABLE 4B (VISUALLY GRADED SOUTHERN PINE)
 ALL LUMBER EXPOSED TO WEATHER / WATER / CONCRETE / MASONRY / FUNGUS / TERMITES OR ANY TYPE OF DECAY TO BE PRESERVATIVE-TREATED / WOLMANIZED AND/OR PROTECTED PER IRC 317 AND INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
 ELEVATED DECKS (30" OR MORE ABOVE GRADE) TO BE INSTALLED WITH BRACING TO RESIST LATERAL LOADS PER CODE.
 INSTALL A 6-MIL (0.006 INCH) POLYETHYLENE (OR APPROVED) VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6-INCHES BELOW FLOORING IF REQUIRED BY CODE / IRC R408.1.
 BLOCKING, NAILED BOTH SIDES, TO BE PROVIDED BETWEEN ADJACENT JOISTS AT 8FT O.C. (MAX).
 USE METAL FASTENERS AND CONNECTORS PER IRC R317.3 AND TABLE R507.2.3.
 USE FLASHING PER IRC R507.2.4.
 ATTACH DECK LEDGER TO BAND JOIST PER IRC R507.9.
 PLACE LAG SCREWS OR BOLTS IN DECK LEDGERS AND BAND JOISTS PER IRC R507.9.1.3 & TABLE 507.9.1.3(1) & 507.9.1.3(2) & FIGURES 507.9.1.3(1) & 507.9.1.3(2).
 INSTALL LATERAL LOAD CONNECTIONS FOR DECK USING HOLD-DOWN TENSION DEVICES AT 2 LOCATIONS (MIN) PER IRC R507.9.2 & FIGURE 507.9.2(1) OR 507.9.2(2).
 CONTRACTOR TO VERIFY JOIST HANGERS SATISFY LOCAL CODE(S) AND ARE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
 FINAL GRADE SHALL FALL 6" (MIN) WITHIN FIRST 10 FT. AWAY FROM HOUSE / DECK / ENCLOSURE PER IRC R401.3.

INTERIOR ENGINEERED LUMBER / LAMINATED VENEER LUMBER (LVL) NOTES:

- CONTRACTOR: ALL LVL JOISTS ARE RATED FOR "DRY-USE / INTERIOR" APPLICATIONS ONLY.
- ENGINEERED WOOD PRODUCTS TO CONFORM TO IRC 502.
 - LVL JOISTS TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
 - LVL MODULUS OF ELASTICITY 2.0 E RATED (MIN.)
 - LVL JOISTS NOT TO BE INSTALLED IN DIRECT CONTACT WITH CONCRETE OR MASONRY CONSTRUCTION.
 - LVL-JOIST BEARING AT SUPPORTS TO BE SIZED PER MANUFACTURER'S INSTRUCTIONS BUT NOT LESS THAN 3 INCHES FULL CONTACT. THE BEARING SURFACE MUST BE SOLID AND CONTINUOUS OVER THE WHOLE SURFACE.
 - LVL JOISTS TO BE RESTRAINED AGAINST ROTATION AT ENDS AND SUPPORTS, PER MANUFACTURER'S INSTRUCTIONS.
 - LVL-JOIST TOP (OR COMPRESSION EDGE) TO BE LATERALLY SUPPORTED BY PERPENDICULAR FRAMING OR BRACING AT 24-INCHES ON-CENTER OR CLOSER, PER MANUFACTURER'S INSTRUCTIONS.
 - EXTERIOR-RATED LVLs TO BE SUBSTITUTED PER MANUFACTURER'S RECOMMENDATION FOR APPLICATIONS WHERE LVL IS NOT PROTECTED FROM WEATHER.



PROJECT DRAWING LIST

- SHEET 1 OF 5 - GABLE ENCLOSURE PROJECT NOTES
- SHEET 2 OF 5 - GABLE ENCLOSURE WALLS / LAYOUT
- SHEET 3 OF 5 - DECK FRAMING PLAN
- SHEET 4 OF 5 - TYPICAL VINYL GABLE ENCLOSURE CONNECTION DETAILS
- SHEET 5 OF 5 - VINYL GABLE ENCLOSURE STRUCTURAL FRAMING



PROJECT:
 ENG
 7 LOMBARDI ROAD
 PEARL RIVER, NY 10966

DRAWN BY: LYF
 SCALE: N.T.S.

CONTRACTOR:
 HENDO CONTRACTING INC.
 19 THIRD ST
 NEW CITY NY 10956-4921

DWG NO.: SHEET 1 OF 5
 Eng-Gbl-Encl-14' X 22'-v
 REV: R1 DATE: 9/2/20

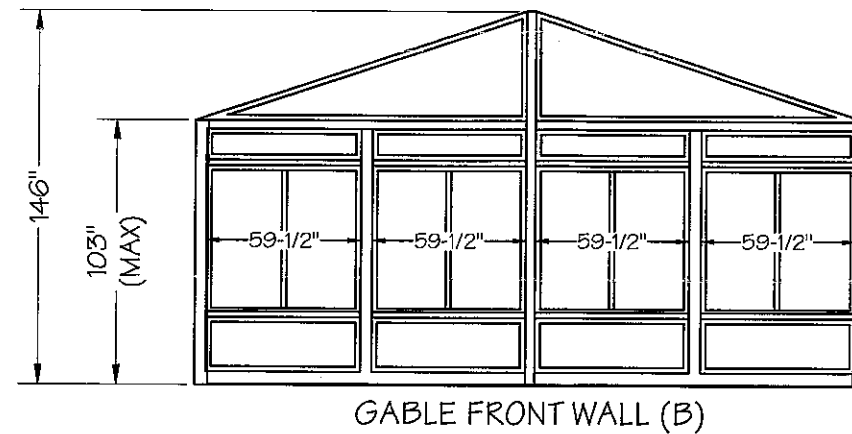
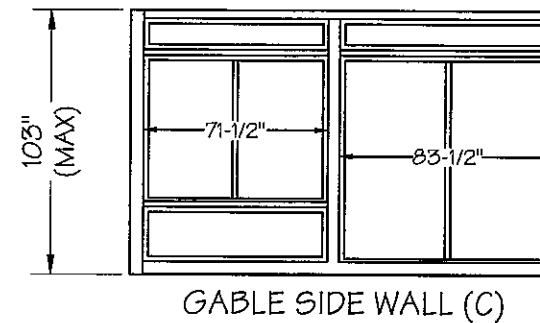
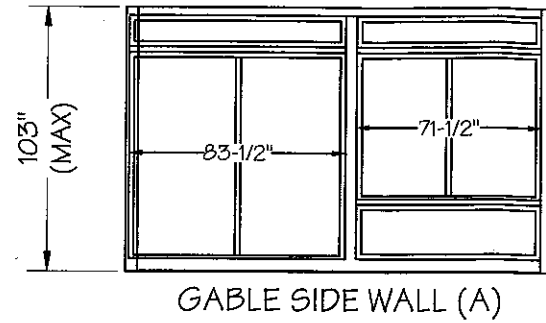
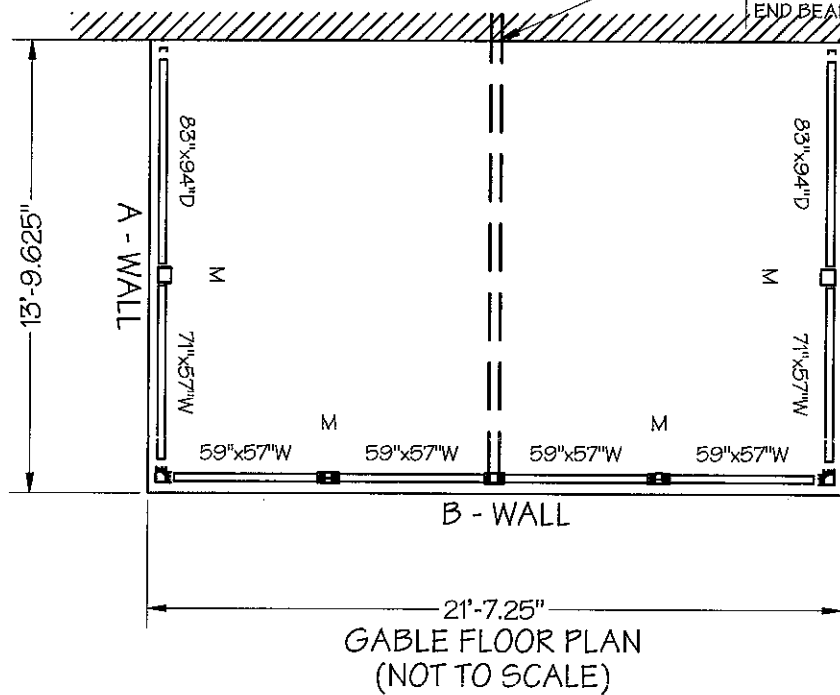
VINYL GABLE
 ENCLOSURE
 PROJECT NOTES

LAYOUT PLANS

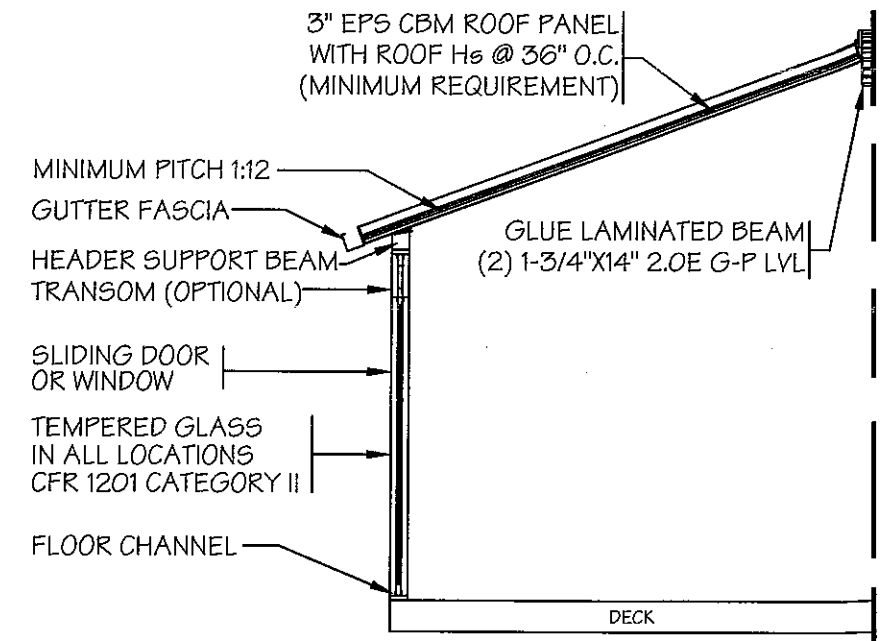
EXISTING BUILDING

TIE-IN TO EXISTING HOUSE BY CONTRACTOR.
 FULL SUPPORT REQ'D CONTINUOUS TO FOUNDATION.
 EXISTING STRUCTURE MUST SAFELY SUPPORT (OR BE
 UPGRADED TO SUPPORT) NEW SUPERIMPOSED LOADS OF:
 3400 LBS - GRAVITY LOAD & 1500 LBS - UPLIFT LOAD
 1000 LBS - LATERAL LOAD (BY OTHERS)
 END BEARING PER MANUF. (MIN. 4") (BY OTHERS)

WALL SECTIONS



ASSEMBLY DETAILS



TYPICAL GABLE SECTION
 NOT TO SCALE

FOR NOTES SEE SHEET 1 - PROJECT NOTES



PROJECT:
 ENG
 17 LOMBARDI ROAD
 PEARL RIVER, NY 10965

DRAWN BY: LYF

SCALE: 1" = 75"

CONTRACTOR:
 HENDO CONTRACTING INC.
 19 THIRD ST
 NEW CITY NY 10956-4921

DWG NO.: SHEET 2 OF 5

Eng-Gbl-Encl-14' X 22'-v

REV: R1 DATE: 9/2/20

VINYL
 GABLE ENCLOSURE
 GENERAL LAYOUT

2X10 LEDGER, SECURED TO STRUCTURAL STUDS IN HOUSE (PRE-DRILL HOLES) w/ (2) 1/2"x5" S.S. or HOT DIP. GALV. LAGS w/ WASHERS, @ 16" o.c. (3" MIN. EMBED.) JOIST HANGERS TO BE SIZED AND INSTALLED PER MANUFACTURER. EXISTING STRUCTURE MUST SAFELY SUPPORT (OR BE UPGRADED TO SUPPORT) NEW SUPERIMPOSED LOADS OF: 350 PLF - GRAVITY LOAD & 1000 LBS - LATERAL LOAD (BY OTHERS).

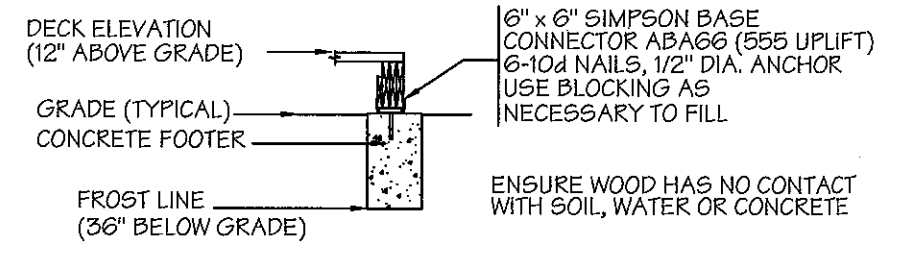
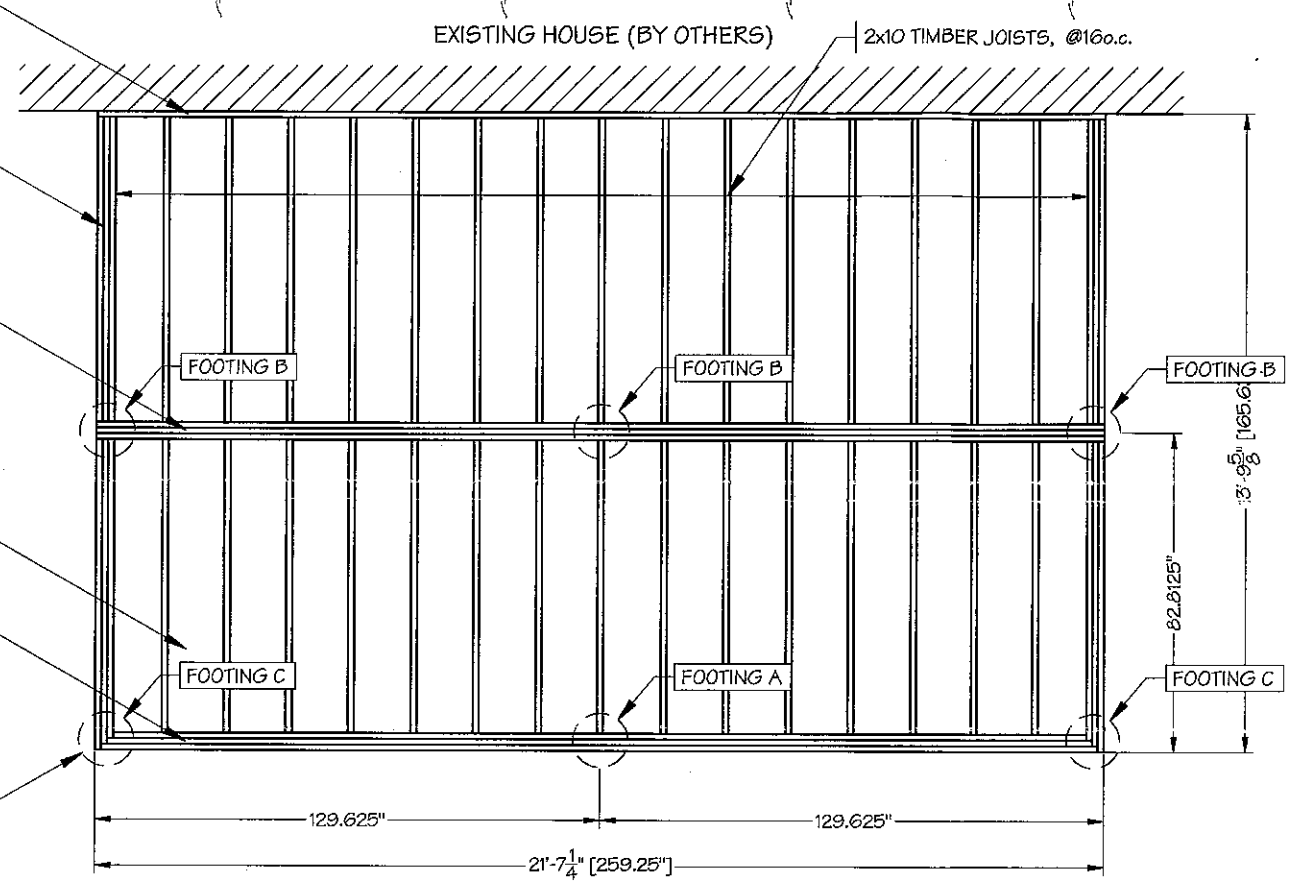
(3) 2X10 TIMBER JOISTS NAILED @12" WITH 10d NAILS

(3) 2X10 TIMBER JOISTS NAILED @12" WITH 10d NAILS

3/4" PLYWOOD DECKING SUBFLOOR ATTACH DECKING TO TOP EDGES OF ALL JOISTS w/ 8d NAILS @ 6"oc (SHEET PERIMETER) AND @ 12"oc (SHEET INTERIORS)

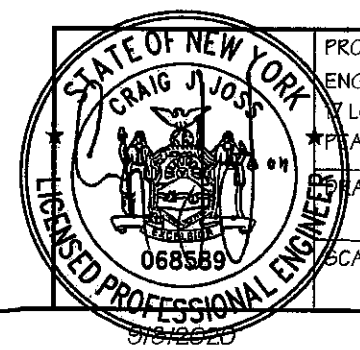
(3) 2X10 TIMBER JOISTS NAILED @ 12" WITH 10d NAILS. JOIST HANGERS SIZED AND INSTALLED PER MANUF.

CONCRETE FOOTING, SEE SHEET 1 FOR SIZES



FOOTING DETAIL

FOR NOTES SEE SHEET 1 - PROJECT NOTES



PROJECT:
ENG
7 LOMBARDI ROAD
PEARL RIVER, NY 10965
DRAWN BY: LYF
SCALE: 1/4" = 1'-0"

CONTRACTOR:
HENDO CONTRACTING INC.
19 THIRD ST
NEW CITY NY 10956-4921
DWG NO.: SHEET 3 OF 5
Eng-Gbl-Deck-14' x 22'-v
REV: R1 DATE: 9/2/20

13'-9.625" X 21'-7.25"
DECK FRAMING PLAN
FOR GABLE ENCLOSURE

TYPICAL FRONT WALL CONNECTION DETAILS

VINYL GABLE FASTENER TABLES

TYPICAL SIDE WALL CONNECTION DETAILS

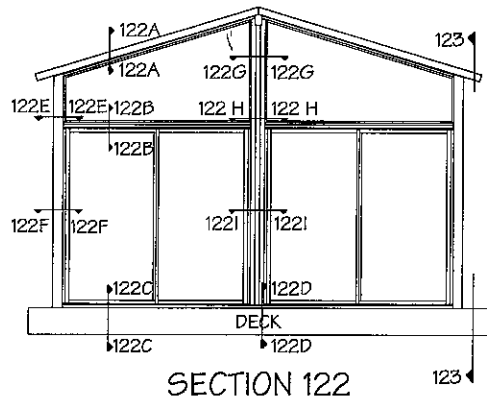
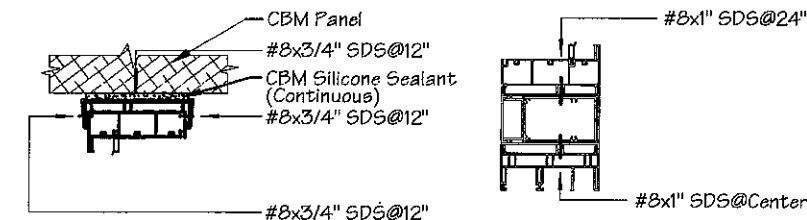
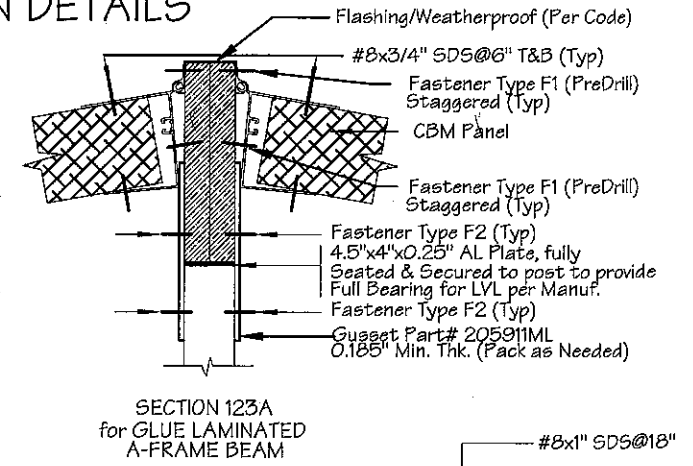
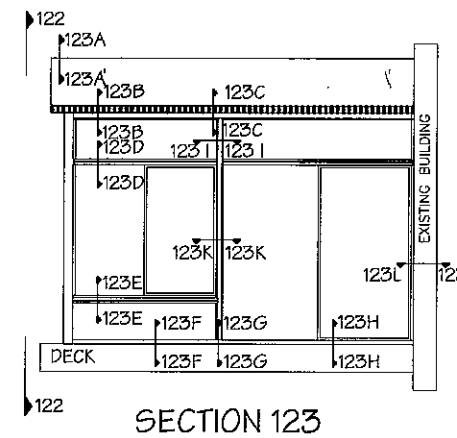
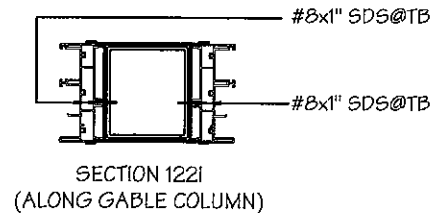
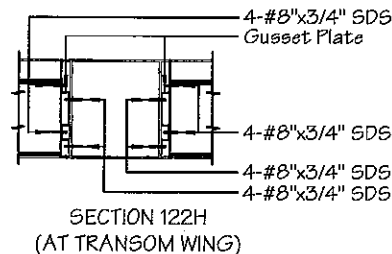
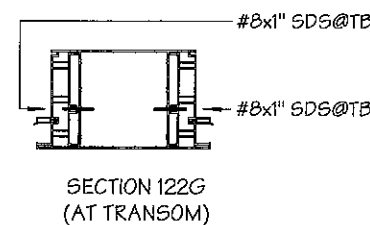
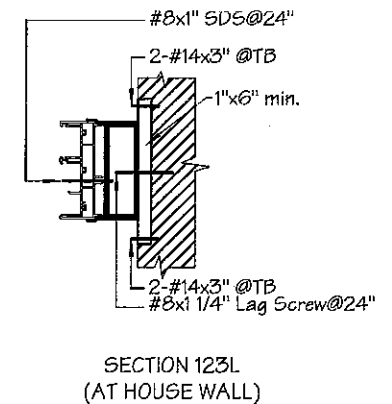
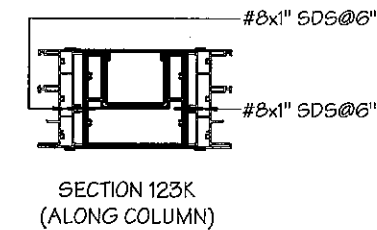
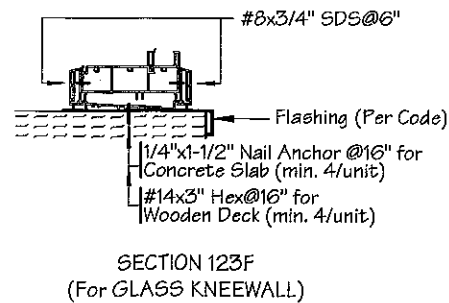
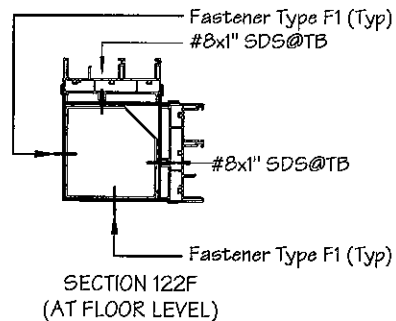
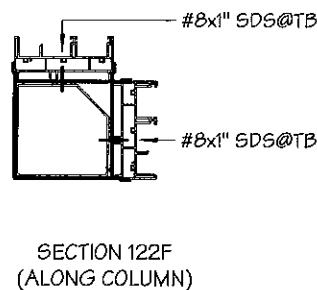
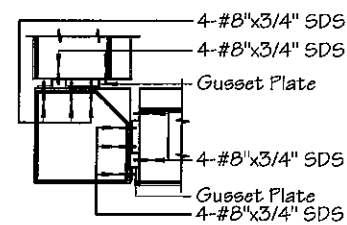
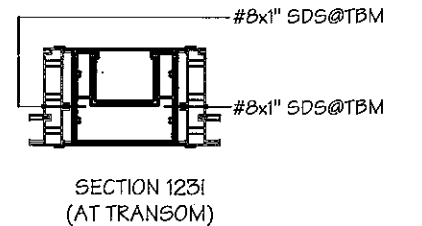
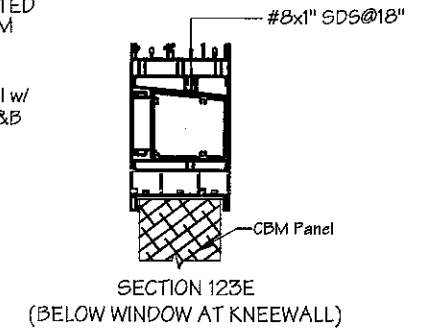
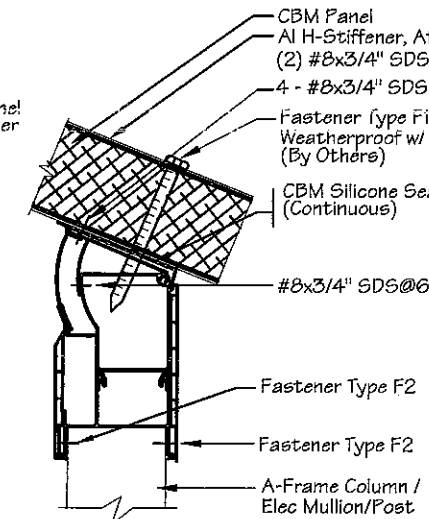
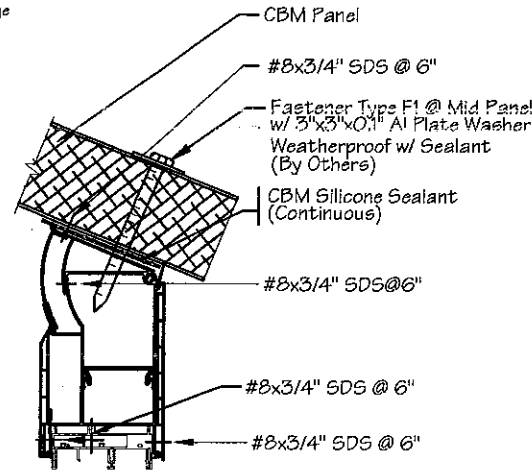
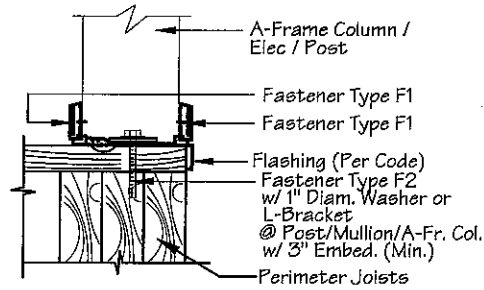
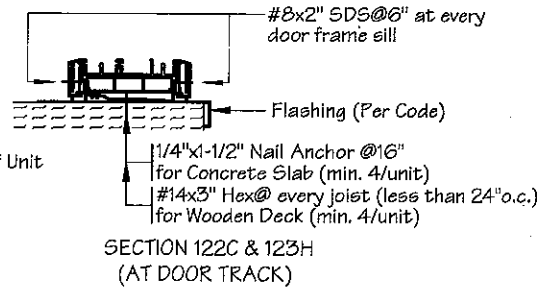


TABLE 1B - FASTENERS FOR 120 MPH WIND, EXPOSURE B, 40 PSF SNOW**

Detail	ID	Type	Fastener Quantity / Spacing (in)				
			Room Width (B-Wall)				
			10'	12'	14'	16'	18'
123A	F1	3/8" x 3" Lag Screw	1@12"	1@12"	1@12"	1@12"	1@12"
123A	F2	1/2" x 3" Lag Screw	2x2	2x2	2x2	2x2	2x3
123B	F1*	1/4" Lag+3x3x0.1" Washer	-	-	-	-	-
123C	F1*	1/4" Lag Screw thru Al H's	1@36"	1@36"	1@36"	1@36"	2@36"
123C	F2	#8x3/4" SDS@Mullion/H	2x3	2x3	2x3	2x3	2x3
123C	F1*	#8x3/4" SDS@3x3 Post	1x4	1x4	1x5	2x3	2x3
122D	F1	#8x3/4" SDS@Mul/Post	2x3	2x3	2x3	2x3	2x3
122D	F1	#10x3/4" SDS@A-Fr Col	2x4	2x4	2x5	2x5	2x6
122D	F1	#10 SDS+Brkt@A-Fr Col	4x2	4x2	4x2	4x2	4x2
122D	F2	1/4" Lag+Washer@Post	1x3	1x3	1x3	1x3	1x3
122D	F2	1/4" Lag+Wash@A-Fr Col	2x3	2x3	2x3	2x4	2x4
122D	F2	1/4" Lag+Brkt@A-Fr Col	2-2x1	2-2x1	2-2x1	2-2x1	2-3x1
122F	F1	#8x3/4" SDS@Post	2x3	2x3	2x4	2x4	2x5



SECTION 122B
(SECTION 123D)



FOR NOTES SEE SHEET 1 - PROJECT NOTES

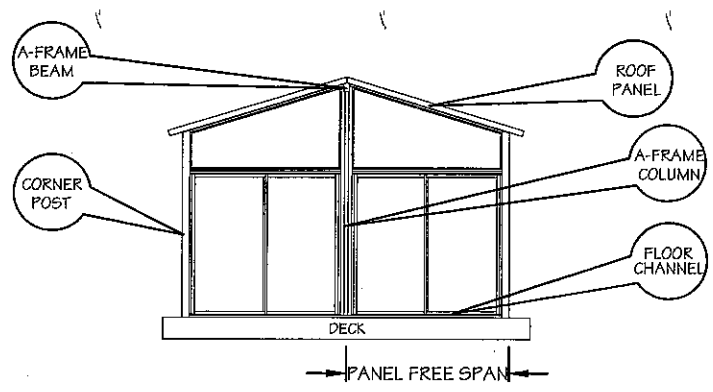


PROJECT:
ENG
7 LOMBARDI ROAD
PEARL RIVER, NY 10965
DRAWN BY: LYP
SCALE: N.T.S.

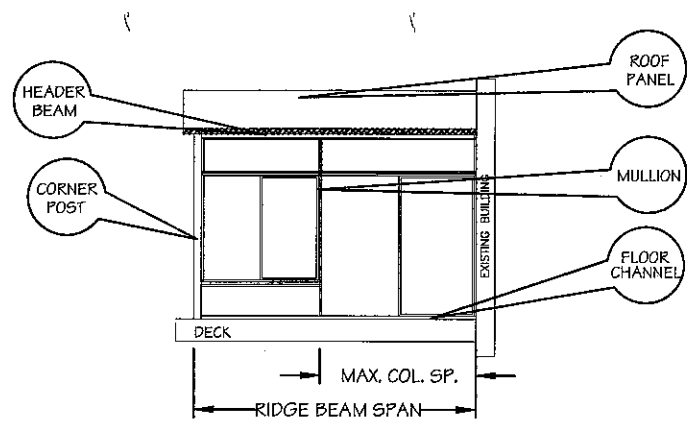
CONTRACTOR:
HENDO CONTRACTING INC.
19 THIRD ST
NEW CITY NY 10956-4921
DWG NO.: SHEET 4 OF 5
Vinyl-Gbl-Conn
REV: R1 DATE: 9/2/2020

VINYL
GABLE ENCLOSURE
CONNECTION DETAILS
120 MPH - EXP B
& 30 PSF SNOW

TYPICAL GABLE ENCLOSURE

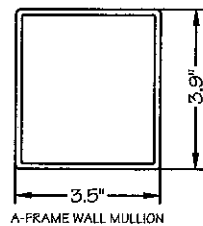


FRONT VIEW

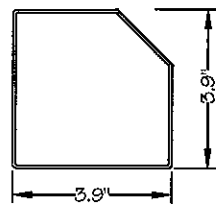


SIDE VIEW

A-FRAME WALL MULLIONS / CORNER

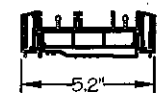


A-FRAME WALL MULLION

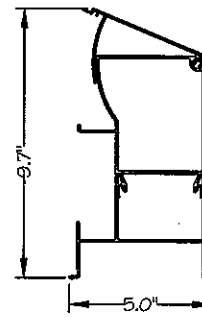


A-FRAME CORNER

FLOOR / HEADER / RIDGE BEAM OPTIONS

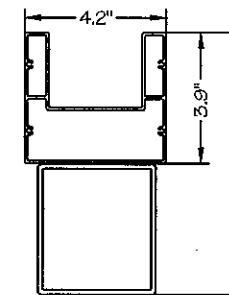


A-FRAME FLOOR CHANNEL



A-FRAME WALL HEADER

A-FRAME COLUMNS



AF COL - 3.9 x 3.5 (MAX HT 8.5 FT)

MULLION SPACING (FT)	MAX. ALLOWABLE GROUND SNOW LOAD (PSF)					
	PANEL FREE SPAN (FT)					
	6'	7'	8'	9'	10'	11'
5'	100	100	100	100	100	100
5.5'	100	100	100	100	100	100
6'	100	100	100	100	100	100
6.5'	100	100	100	100	100	100
7'	100	100	100	100	100	100
7.5'	100	100	100	100	100	100

AF WALL CORNER (MAX HT 8.5 FT - CORNER)

MULLION SPACING (FT)	MAX. ALLOWABLE GROUND SNOW LOAD (PSF)					
	PANEL FREE SPAN (FT)					
	6'	7'	8'	9'	10'	11'
5'	100	100	100	100	100	100
5.5'	100	100	100	100	100	100
6'	100	100	100	100	100	100
6.5'	100	100	100	100	100	74
7'	100	100	84	84	84	49
7.5'	92	77	87	60	52	-

AF FLOOR CHANNEL

MULLION SPACING (FT)	MAX. ALLOWABLE GROUND SNOW LOAD (PSF)					
	PANEL FREE SPAN (FT)					
	6'	7'	8'	9'	10'	11'
5'	100	100	100	100	100	100
5.5'	100	100	100	100	100	100
6'	100	100	100	100	100	100
6.5'	100	100	100	100	100	100
7'	100	100	100	100	100	100
7.5'	100	100	100	100	100	100

AF WALL HEADER + ARM (MAX SPAN 7.5 FT)

MULLION SPACING (FT)	MAX. ALLOWABLE GROUND SNOW LOAD (PSF)					
	PANEL FREE SPAN (FT)					
	6'	7'	8'	9'	10'	11'
5'	100	100	100	100	100	100
5.5'	100	100	100	100	100	100
6'	100	100	100	100	100	94
6.5'	100	100	100	100	96	85
7'	100	90	100	90	82	75
7.5'	100	87	88	78	71	65

AF COL - 3x3 + ELECTRICAL (MAX HT 12 FT)

RIDGE BEAM SPAN (FT)	MAX. ALLOWABLE GROUND SNOW LOAD (PSF)					
	PANEL FREE SPAN (FT)					
	6'	7'	8'	9'	10'	11'
8'	100	100	100	100	100	100
10'	100	100	100	100	100	100
12'	100	100	100	100	100	100
14'	100	100	100	100	100	100
16'	100	100	100	100	100	100
18'	100	100	100	100	100	100

AF WALL CORNER (MAX HT 9.25 FT - CORNER)

FOR NOTES SEE SHEET 1 - PROJECT NOTES



PROJECT:
ENG
17 LOMBARDI ROAD
PEARL RIVER, NY 10965

DRAWN BY: LYF

SCALE: N.T.S.

CONTRACTOR:
HENDO CONTRACTING INC.
19 THIRD ST
NEW CITY NY 10956-4921

DWG NO.: SHEET 5 OF 5

Vinyl Encl AF 115B Mul, Col, Beam 16

REV: R1 DATE: 9/2/2020

VINYL
GABLE ENCLOSURE
STRUCTURAL FRAMING
UPTO 120MPH - EXP B