

SAFFIOTI RESIDENCE

20 JENNIFER ROSE WAY, WALLKILL, NY 12589

SINGLE-FAMILY RESIDENCE ALTERATION & ADDITION

2020 NEW YORK STATE RESIDENTIAL BUILDING CODE
2020 ENERGY CODE



FREDRIKSEN ARCHITECTURE
45 1/2 HENRY AVENUE
NEWBURGH, NY 12550
(607) 435.5111

ARCHITECTURAL DRAWING INDEX

		NEW ISSUE				REVISED ISSUE				NO CHANGES			
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PROJECT INFORMATION

ZONING INFORMATION:			
SECTION	5		
BLOCK	1		
LOT	14		
ZONE	RR		
	REQUIRED	EXISTING	PROPOSED
LOT AREA	2 ACRES	0.93 ACRES	NO CHANGE
LOT BUILDING COVERAGE	10%	3.7%	4.3%
LOT SURFACE COVERAGE	10%	16.9%	17.6% ^{A,B}
LOT WIDTH	200'	167.6'	NO CHANGE
LOT DEPTH	300'	213.7'	NO CHANGE
HABITABLE FLOOR AREA PER DWELLING UNIT	1,500 SF	2,395 SF	2,918 SF
YARDS:			
FRONT	60'	56.5'	46.2' ^A
1 SIDE	35' ^C	47.0'	42.1'
TOTAL OF 2 SIDES	70' ^C	121.0'	116.1'
REAR	100'	91.4'	98.6' ^A
HEIGHT	35'	17.9'	NO CHANGE

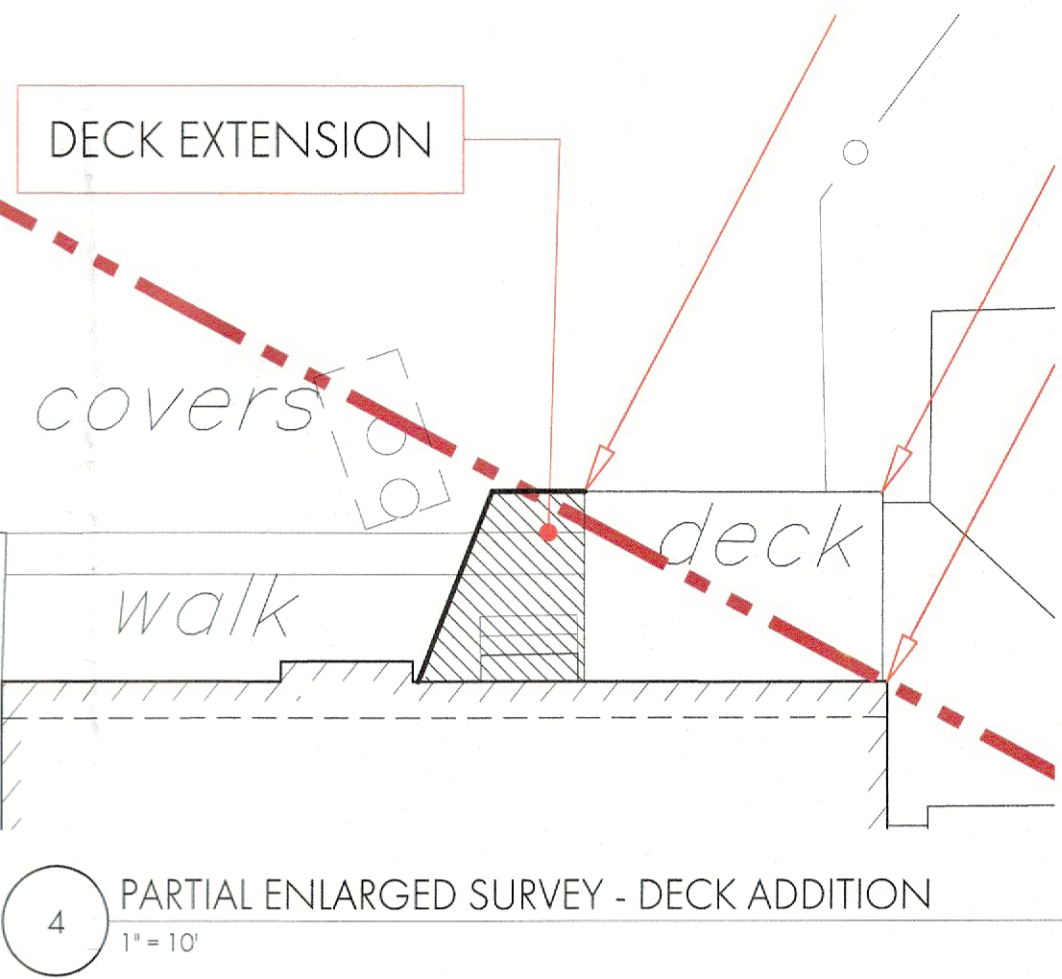
- A FRONT YARD SETBACK AND LOT SURFACE COVERAGE APPROVED BY ZBA SEPTEMBER 25, 2025
B VARIANCE REQUIRED
C SIDE YARD REDUCED BY 15' AS PER 185-18 C(3)

LOT = 40,502 SF
LOT BUILDING COVERAGE
EXISTING: 1,492 SF / 40,502 SF = 0.037 = 3.7%
PROPOSED: 1,754 SF / 40,502 SF = 0.043 = 4.3%

LOT SURFACE COVERAGE
EXISTING: 6,850 SF / 40,502 SF = 0.169 = 16.9%
APPROVED BY ZBA (11/25/2025): 7,079 SF / 40,502 SF = 0.175 = 17.5%
PROPOSED: 7,115 SF / 40,502 SF = 0.176 = 17.6%

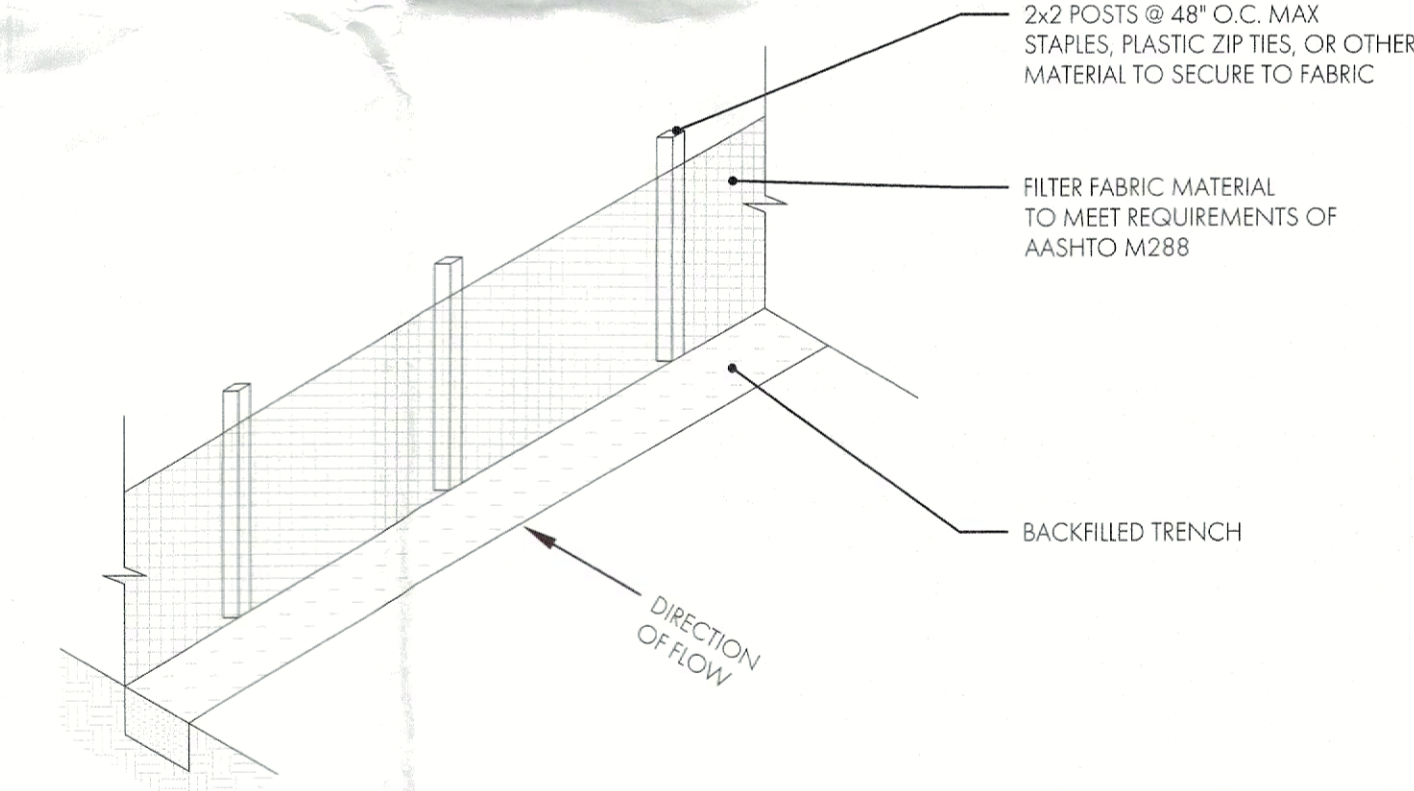
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA								
GROUND SNOW LOAD	WIND SPEED (mph)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN CRITERIA	ICE SHIELD UNDERLAYMENT REQUIRED
			WEATHERING	FROST LINE DEPTH	TERMITES	DECAY		
50 PSF	90/100	C	SEVERE	42"	MODERATE TO HEAVY	SLIGHT TO MODERATE	6	YES IN ALL NEW EAVES
							FLOOD HAZARDS	AIR FREEZING INDEX
							DEC. 5, 1984	1500

ENERGY STATEMENT
TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, I CERTIFY THAT THESE PLANS ARE IN COMPLIANCE WITH THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE.

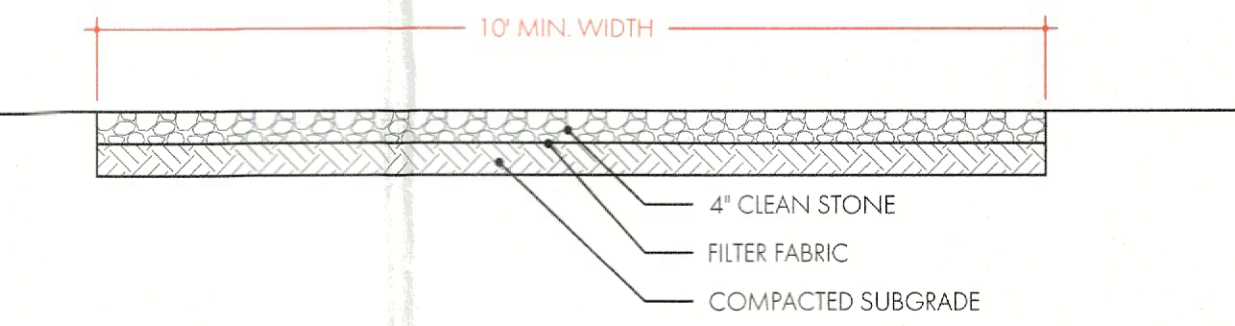


4 PARTIAL ENLARGED SURVEY - DECK ADDITION
1" = 10'

- NOTES
• IN ORDER TO CONTAIN WATER, THE ENDS OF SILT FENCE MUST BE TURNED UPHILL
• LONG PERIMETER RUNS MUST BE LIMITED TO 100' MAX. BREAK UP INTO SMALLER SEGMENTS TO MINIMIZE WATER CONCENTRATIONS
• ATTACH FABRIC TO UPSTREAM SIDE OF POST
• INSTALL POSTS 2' MINIMUM TO GROUND
• REMOVE AND DISPOSE OF SEDIMENT DEPOSITS WHEN THE DEPOSIT APPROACHES THE HEIGHT OF SILT FENCE

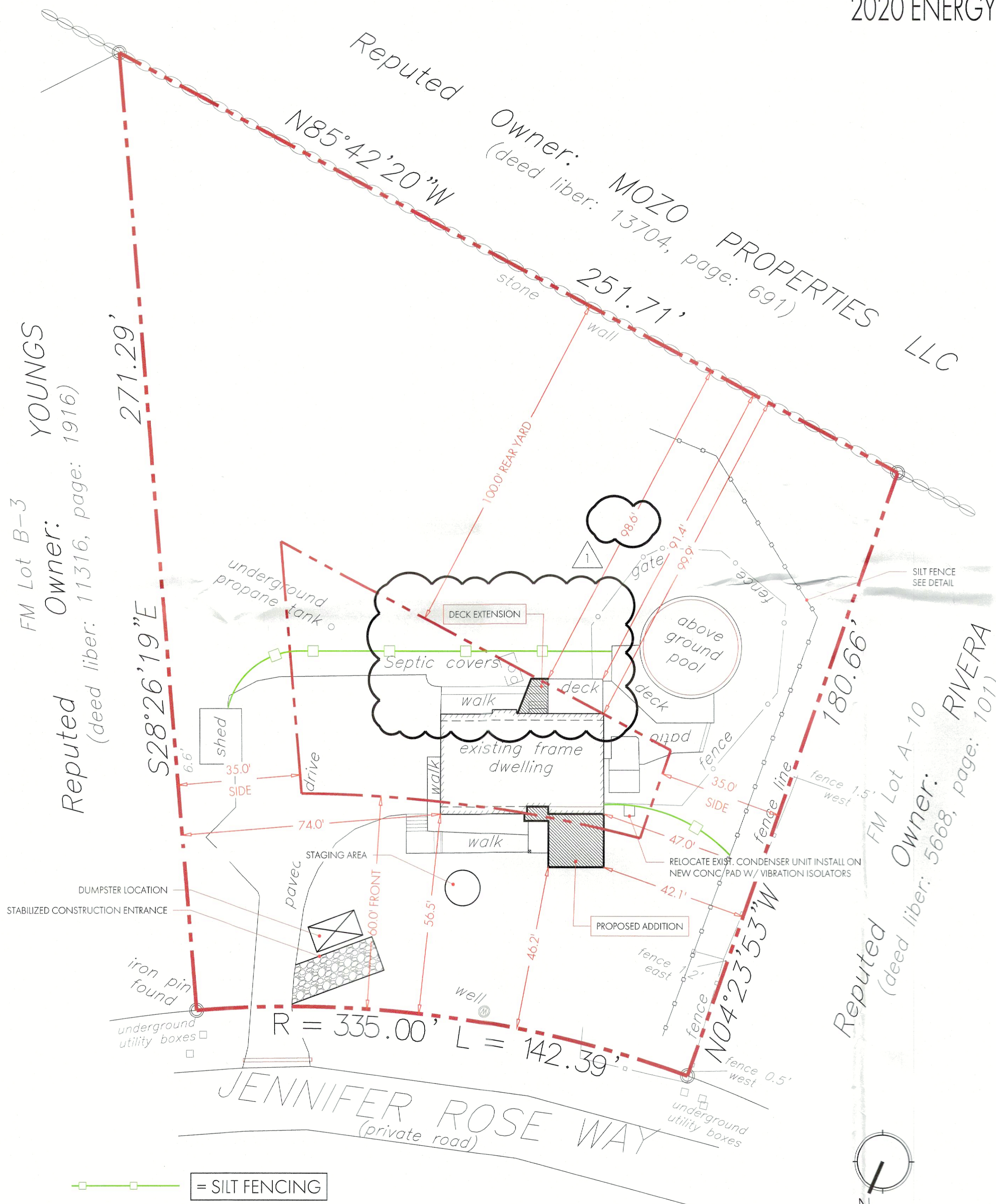


3 SILT FENCE DETAIL
1/2" = 1'-0"



2 STABILIZED CONSTRUCTION ENTRANCE SECTION
1/2" = 1'-0"

1. STONE SIZE - USE 2" CRUSHED STONE OR RECYCLED CONCRETE EQUIVALENT
2. LENGTH - 25' MINIMUM
3. WIDTH - 10' MINIMUM FOR RESIDENTIAL, 25' FOR COMMERCIAL
4. THICKNESS - 4" MINIMUM
5. FILTER CLOTH SHALL BE PLACED OVER WHOLE AREA PRIOR TO PLACING STONE. FABRIC NOT REQUIRED FOR RESIDENTIAL CONSTRUCTION
6. SURFACE WATER - ALL SURFACE WATER FLOWING TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL A MOUNTAIN BERM WITH 5:1 SLOPES SHALL BE PERMITTED



1 PROPOSED SITE PLAN
1" = 20'

INFORMATION TAKEN FROM THE SURVEY PREPARED BY:
HOWARD W. WEEDEN, PLS, PC
52 MAIN STREET, WALDEN, NY 12586
JULY 28, 2025

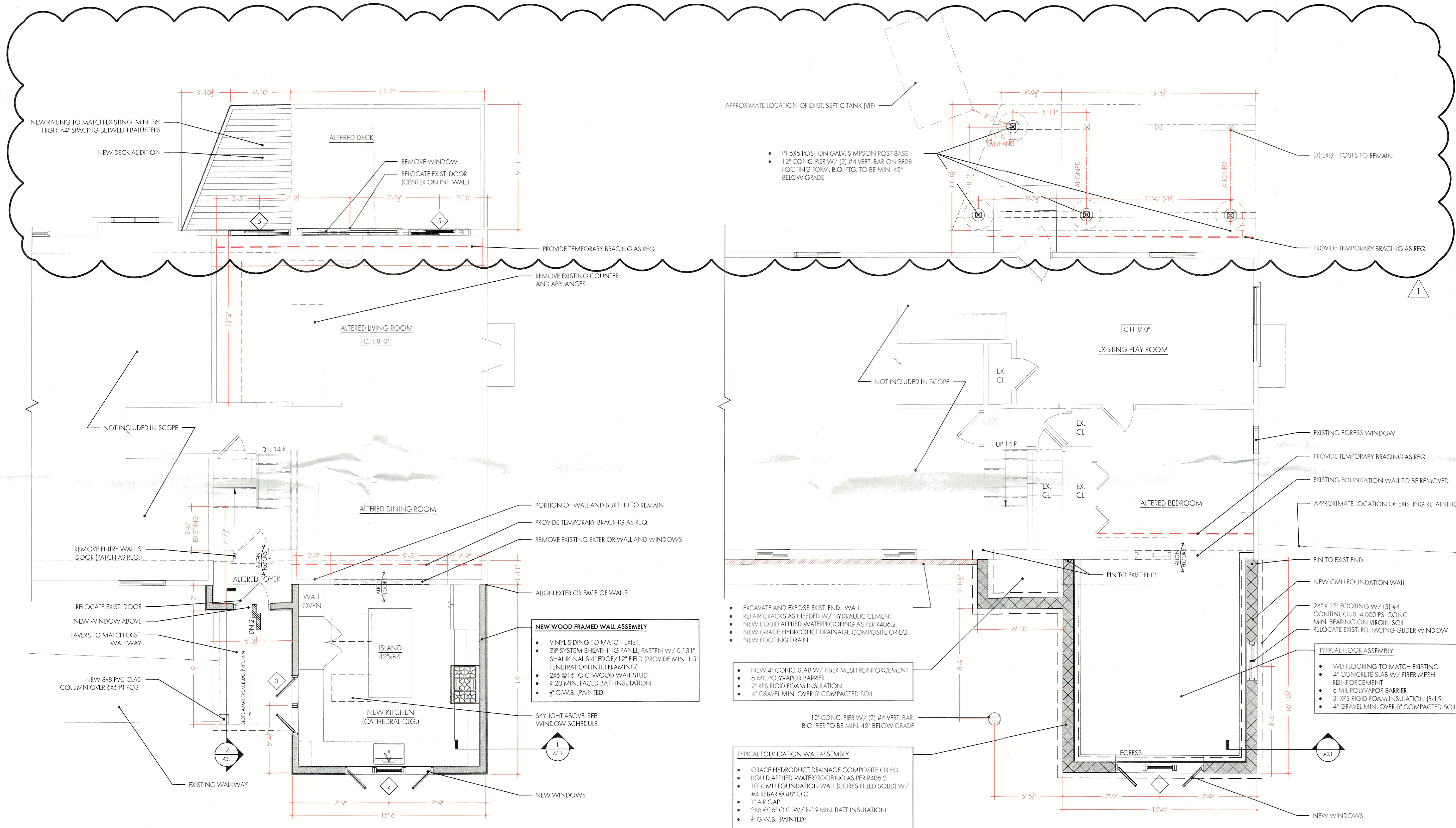
No.	Revision/Issue	Date
	Permit submission for disapproval	8.4.25
	ZBA submission	8.26.25
	PERMIT submission	10.17.25
1	Permit submission for disapproval & ZBA re-submission	11.24.25

PROJECT ARCHITECT: NILS FREDRIKSEN

Project Name and Address
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TITLE SHEET

Project number 0048.1	Sheet T1.0
Date 10.17.2025	
Drawn by NF	



2 PARTIAL FIRST FLOOR PLAN
1/4" = 1'-0"

1 PARTIAL BASEMENT/FOUNDATION FLOOR PLAN
1/4" = 1'-0"

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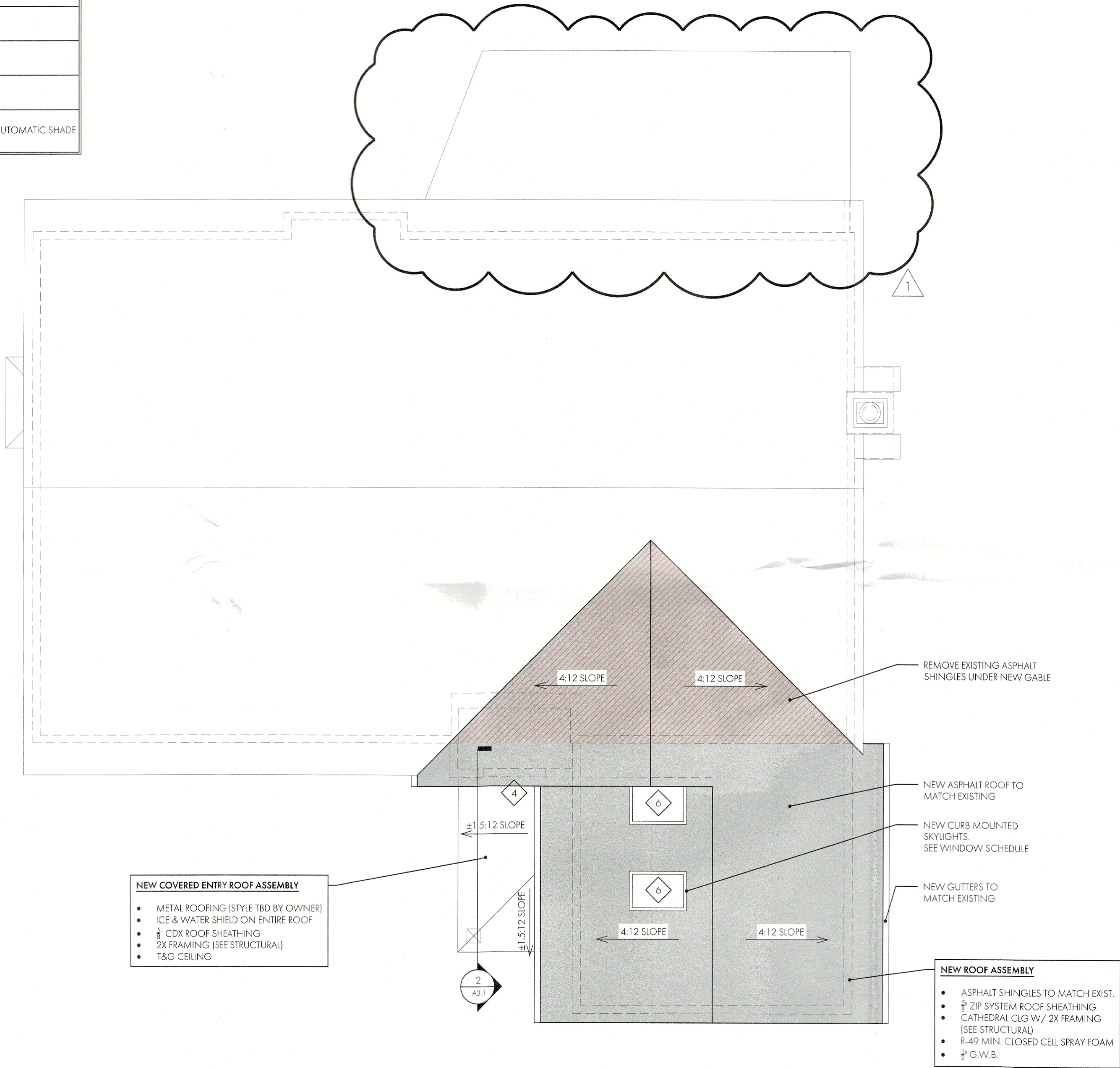
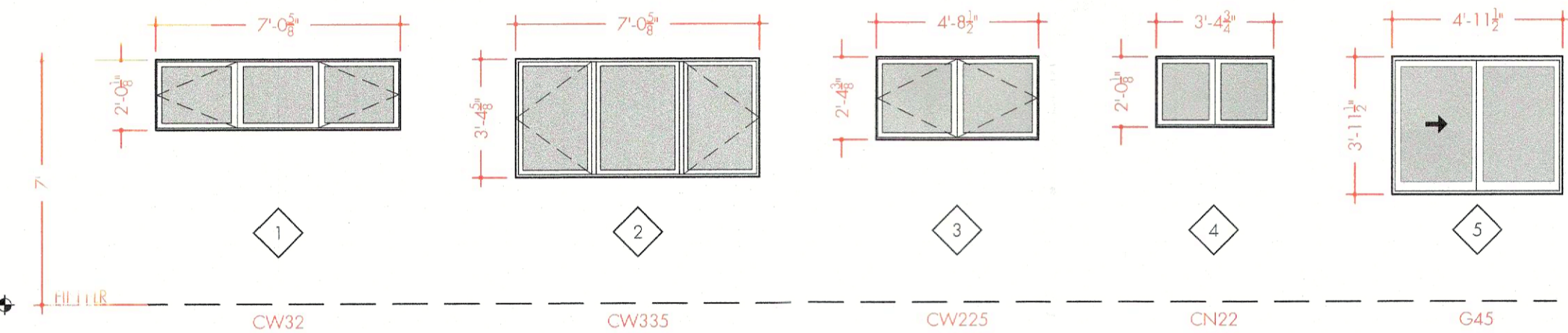
PARTIAL BASEMENT & FIRST FLOOR PLANS

Project Number	0048.1	Sheet	A1.1
Date	10.17.2025		
Drawn By	NF		

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WINDOW SCHEDULE													
MARK	QUANTITY	MODEL	TYPE	MATERIAL	MANUFACTURER	SIZE R.O.		INTERIOR COLOR	EXTERIOR COLOR	HARDWARE	U-FACTOR	CLEAR OPENING	NOTES
						WIDTH	HEIGHT						
1	1	CW32	TRIPLE CASEMENT	WOOD/VINYL	ANDERSEN - 400 SERIES	7'-1 1/8"	2'-0 5/8"	WHITE	WHITE	TBD	0.24	4.4 SF 2'-3 3/4" WIDTH	
2	1	CW335	TRIPLE CASEMENT	WOOD/VINYL	ANDERSEN - 400 SERIES	7'-1 1/8"	3'-5 5/16"	WHITE	WHITE	TBD	0.24	6.8 SF 2'-1 3/8" WIDTH	
3	1	CW225	FRENCH CASEMENT	WOOD/VINYL	ANDERSEN - 400 SERIES	4'-9"	2'-4 7/8"	WHITE	WHITE	TBD	0.24	10.4 SF 4'-7 1/2" WIDTH	
4	1	CN22	FIXED	WOOD/VINYL	ANDERSEN - 400 SERIES	3'-5 1/4"	2'-0 5/8"	WHITE	WHITE	TBD	0.24	N/A	
5	2	G54	GLIDING	WOOD/VINYL	ANDERSEN - 400 SERIES	5'-0"	4'-0"	WHITE	WHITE	TBD	0.24	9.0 SF 2'-4" WIDTH	
6	2	FCM2234	FIXED	WOOD/VINYL	VELUX - FIXED CURB MOUNTED	2'-1 1/2"	3'-0 1/2" (OUTSIDE CURB)			TBD	0.43	N/A	PROVIDE AUTOMATIC SHADE

- NOTES:
- * MEETS OR EXCEEDS EGRESS REQUIREMENTS OF 5.7 SQ. FT. (SECTION R310.2.1)
 - ALL WINDOWS IN MASONRY WALLS TO HAVE A DOUBLE P.T. WOOD BUCK TO CREATE R.O.
 - TEMPERED GLASS LOCATIONS TO MEET THE REQUIREMENTS OF SECTION R308.4. ALL GLAZING WITHIN 18" AFF TO BE TEMPERED
 - ALL WINDOWS TO HAVE METAL WINDOW PAN FLASHING & METAL HEAD FLASHING
 - ALL GLASS TO BE DOUBLE PANE, LOW-E W/ ARGON
 - ALL OPERABLE WINDOWS TO HAVE SCREENS
 - OPERABLE WINDOWS TO PROVIDE OPENING CONTROL DEVICES WHERE REQUIRED BY R312.2
 - PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION
 - VERIFY ALL R.O. W/ APPROVED SHOP DRAWINGS
 - OWNER TO DETERMINE FINAL HARDWARE STYLE AND FINISH



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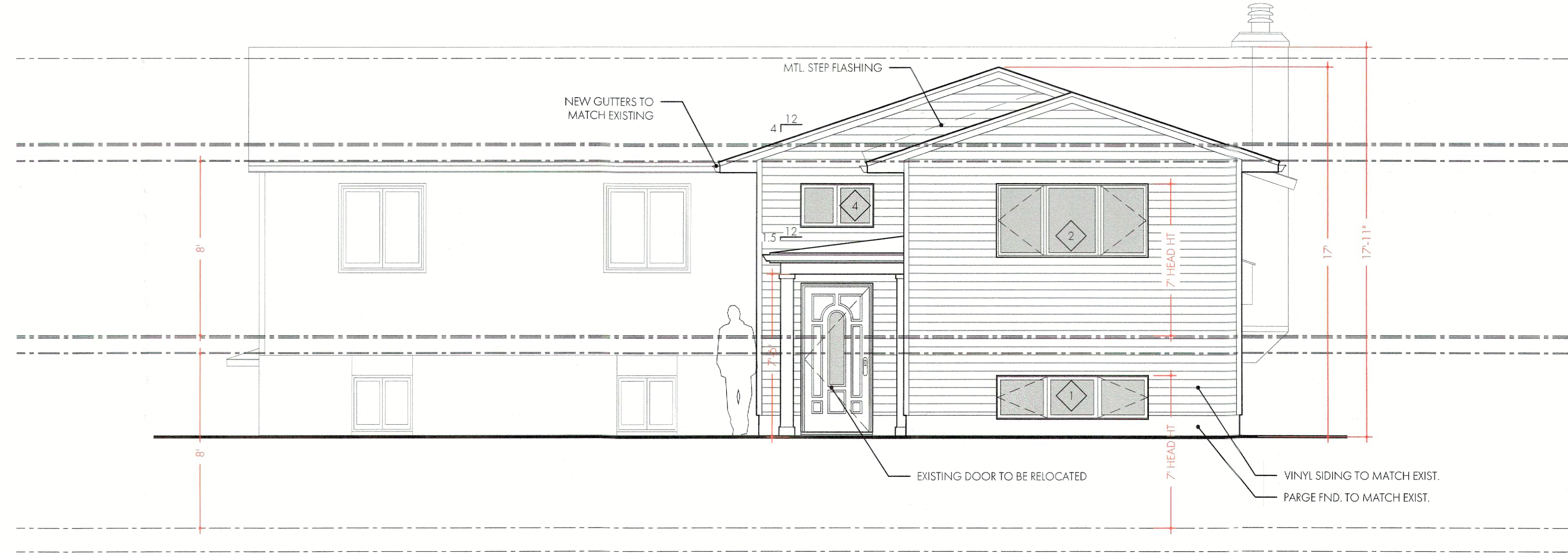
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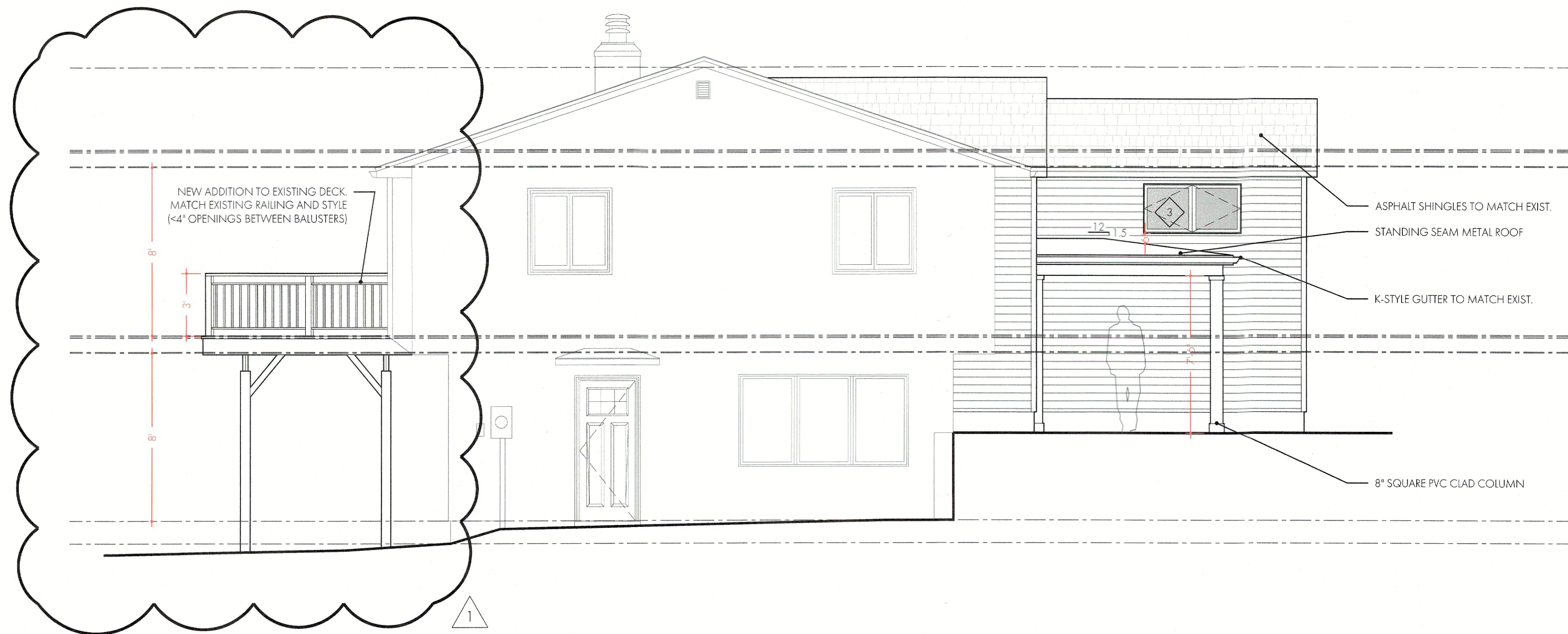
ROOF PLAN & WINDOW SCHEDULE

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1 NORTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

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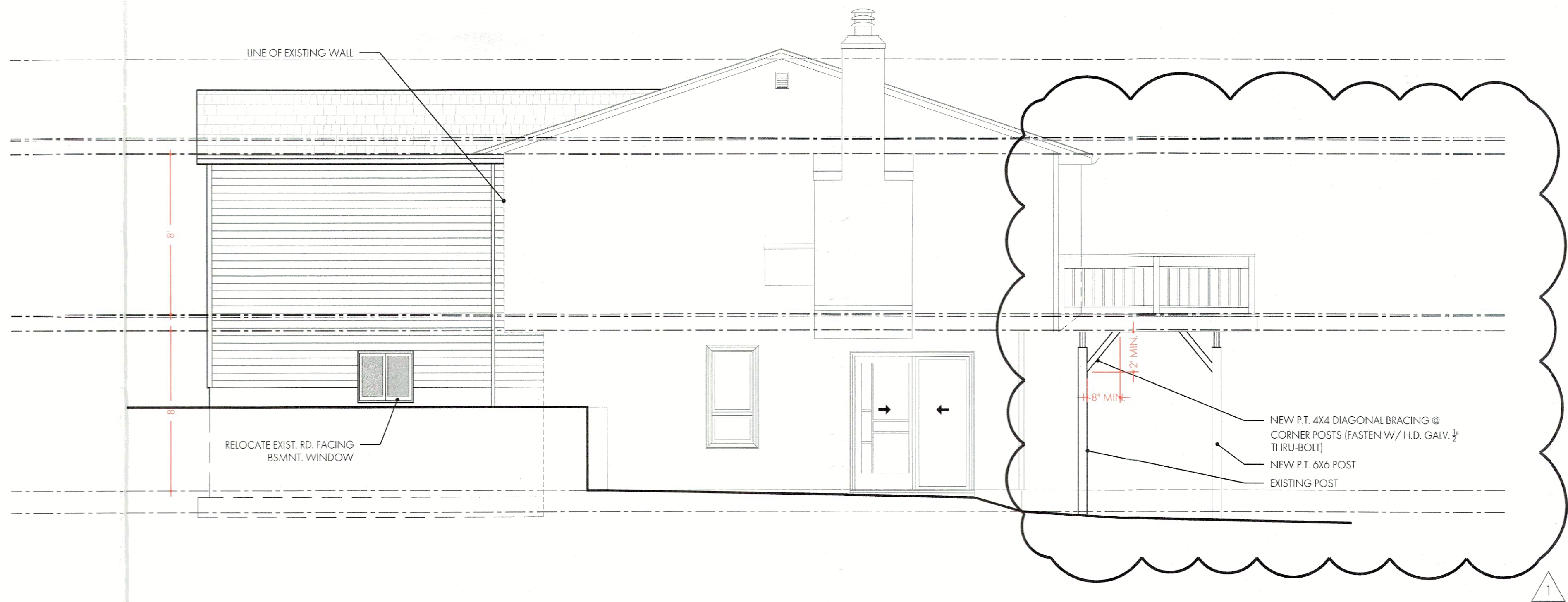
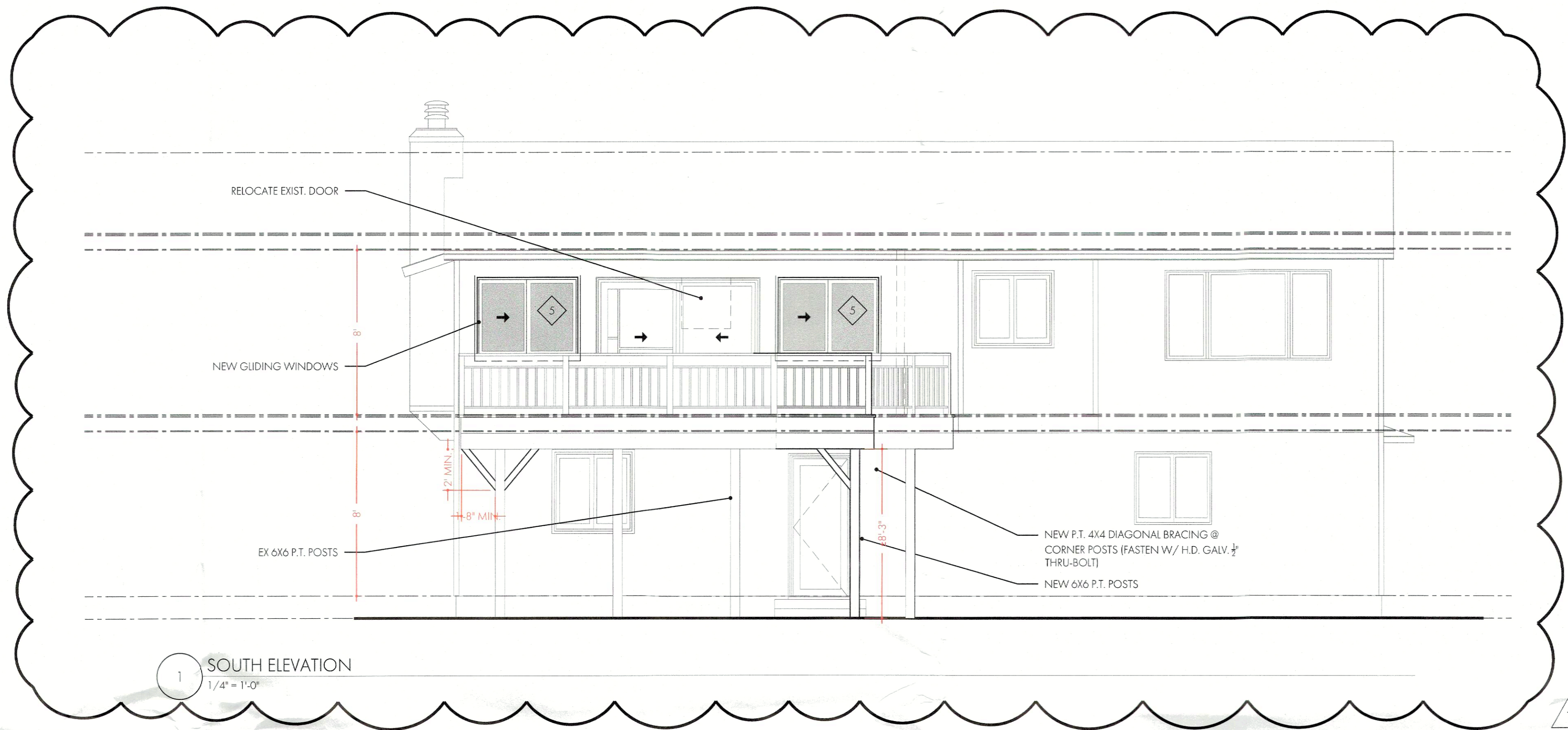
NORTH & EAST ELEVATIONS

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SOUTH & WEST ELEVATIONS

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