

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: 3/23/21

### 2021 LAND USE BOARD APPLICATION

Please check all that apply:

|   |   |
|---|---|
| <input type="checkbox"/> Commercial                     | <input type="checkbox"/> Residential                |
| <input type="checkbox"/> <b>Planning Board</b>          | <input type="checkbox"/> <b>Historical Board</b>    |
| <input type="checkbox"/> <b>Zoning Board of Appeals</b> | <input type="checkbox"/> <b>Architectural Board</b> |
| <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#:** 51213  
**ASSIGNED**  
**INSPECTOR:** Dom M

Referred from Planning Board: YES / NO  
 If yes provide date of Planning Board meeting: \_\_\_\_\_

**Project Name:** Quevedo Residence Detached Garage

**Street Address:** 66 Conklin Ave  
Tappan, NY 10983

**Tax Map Designation:**  
Section: 457 77.11 Block: 448 1 Lot(s): 8 68  
Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

**Directional Location:**

On the west side of Conklin Ave, approximately 106 feet South of the intersection of Kings Highway, in the Town of Orangetown in the hamlet/village of Tappan.

|  |   |
|--|---|
| <b>Acreage of Parcel</b> <u>.46</u>            | <b>Zoning District</b> <u>R-15</u>            |
| <b>School District</b> <u>South Orangetown</u> | <b>Postal District</b> <u>Tappan</u>          |
| <b>Ambulance District</b> <u>SOAC</u>          | <b>Fire District</b> <u>Tappan</u>            |
| <b>Water District</b> <u>SUE7</u>              | <b>Sewer District</b> <u>South Orangetown</u> |

**Project Description:** (If additional space required, please attach a narrative summary.)  
2 Car garage with storage & work shop area

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

Date: 3/23/21 Applicant's Signature: [Signature]

## Historical Areas Board of Review(HABR)

Town of Orangetown Building Department  
20 Greenbush Road, Orangeburg, New York 10962

PROPERTY ADDRESS: 66 Conklin Ave Tappan Section/Block/Lot: 47 446 2

1. Provide a narrative summary explaining the project and including any facts pertaining to this project which applicant feels would be of interest to the Board;
2. Architectural Plans;
3. It is preferable to the HABR if the Architect would appear at the meeting with the Applicant.
4. Please bring SAMPLES of building materials to the meeting.
5. Materials checklist: (please provide the brand name, type, style, model and color numbers):

|   | COLOR        | MATERIAL    | MANUFACTURER |
|---|--------------|-------------|--------------|
| <input checked="" type="checkbox"/> Roof:           | Brown        | Asphalt     | GAF          |
| <input checked="" type="checkbox"/> Siding:         | Natural Clay | Vinyl       | Wolverine    |
| Decorative Siding:                                  |              |             |              |
| Soffits & Fascia:                                   |              |             |              |
| Gutters & Leaders:                                  |              |             |              |
| <input checked="" type="checkbox"/> Windows:        | White trim   | vinyl/Glass | Anderson     |
| Trim:   |              |             |              |
| Shutters:   |              |             |              |
| Front Door:   |              |             |              |
| Back Door:  |              |             |              |
| <input checked="" type="checkbox"/> Garage Door(s): |              |             |              |
| <del>French</del><br>Other Door(s):                 | white trim   | vinyl/Glass | Anderson     |
| Lighting:   |              |             |              |
| Lighting:   |              |             |              |
| Stone or Rock being used on Structure:              |              |             |              |
| Stone or Rock being used on walkway(s):             |              |             |              |
| Other:  |              |             |              |
|   |              |             |              |

APPLICATION REVIEW FORM

Applicant: James Queredo Phone # 917 273 7287

Address: 66 Conklin Ave Tappan NY 10983

Property Owner: James Queredo Phone # 917 273 7287

Address: 66 Conklin Ave Tappan NY 10983

Engineer/Architect/Surveyor: Harry Goldstein Phone # 845-356-7942

Address: 4 Regina Rd Monsey NY 10952

Attorney: Phone #

Address: Street Name & Number (Post Office) City State Zip Code

Contact Person: James Queredo Phone # 917 273 7287

Address: 66 Conklin Ave Tappan NY 10983

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.

- State or County Road, Long Path, Municipal Boundary, State or County Park, County Stream, County Facility

List name(s) of facility checked above:

Referral Agencies:

- RC Highway Department, RC Drainage Agency, NYS Dept. of Transportation, NYS Thruway Authority, Adjacent Municipality, Other, RC Division of Environmental Resources, RC Dept. of Health, NYS Dept. of Environmental Conservation, Palisades Interstate Park Commission

# 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:  
\_\_\_\_\_  
\_\_\_\_\_

### 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.

HABR # 04-11 Approved  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_



OFFICE OF BUILDING, ZONING, PLANNING,  
ADMINISTRATION AND ENFORCEMENT  
**TOWN OF ORANGETOWN**  
20 Greenbush Road  
Orangeburg, N.Y. 10962

Jane Slavin, R.A.  
Director

(845)359-8410

Fax: (845) 359-8526

**DENIAL TO THE ZONING BOARD OF APPEALS**

Date: March 23, 2021

Applicant: Quenedo

Address: 66 Conklin Ave, Tappan, NY

RE: Application Made at: same

Chapter 43, Section 5.227 Accessory Structures Maximum (Mean) Height 15' with 17'6" proposed.

One Variance Required

Section: 77.11

Block: 1

Lot: 68

Dear Quenedo:

Please be advised that the Building Permit Application, which you submitted on

March 16, 2021, has been denied. I have enclosed a Xerox copy of your application, where you will find at the bottom the reason for denial.

**In Accordance with Zoning, Chapter 43 Section 10.322 the time to appeal a determination of a Building Inspector or Similar administrative office is thirty (30) days from the filing of such a determination with the Town Clerk.**

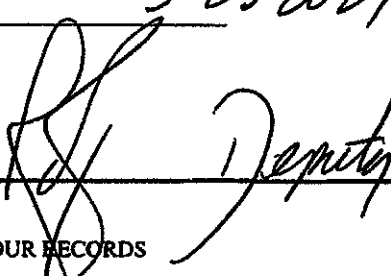
The Clerk to the Zoning Board of Appeals, Debbie Arbolino, will assist you in the preparation necessary to appear before the board.

Sincerely,

  
Richard Oliver  
Deputy Building Inspector

3-23-2021

Signature of Director  
NOTE: PLEASE KEEP FOR YOUR RECORDS  
12-31-18-CCC

  
Date  
CC: Rosanna Sfraga  
Liz Decort  
Debbie Arbolino

3-23-2021

PERMIT EXPIRES TWO (2) YEARS FROM DATE OF ISSUANCE.  
TWO SIX (6) MONTH EXTENSIONS MAY BE GRANTED PRIOR TO EXPIRATION DATE.

**APPLICATION FOR BUILDING / DEMOLITION PERMIT**

**TOWN OF ORANGETOWN**

20 Greenbush Road, Orangetown, NY 10962 Phone: (845) 359-8410 Fax: (845) 359-8526

ZONE: R-75 6M OFFICIAL USE ONLY ACREAGE: .46  
 Inspector: Don Date App Received: 3-16-2021 Received By: CCC  
 Permit No. 51213 Date Issued: \_\_\_\_\_  
 CO No. \_\_\_\_\_ Date Issued: \_\_\_\_\_  
 Permit Fee: \$1,176.- Ck# 1352 Paid By QUEVEDO  
 GIS Fee: 20.- Ck# 1350 Paid By " "  
 Stream Maintenance Fee Ck # \_\_\_\_\_ Paid By \_\_\_\_\_  
 Additional Fee: \_\_\_\_\_ Ck# \_\_\_\_\_ Date Paid \_\_\_\_\_ Paid By \_\_\_\_\_  
 1<sup>st</sup> 6 mo. Ext.: \_\_\_\_\_ Ck # \_\_\_\_\_ Exp. Date: \_\_\_\_\_ Paid By \_\_\_\_\_  
 2<sup>nd</sup> 6 mo. Ext.: \_\_\_\_\_ Ck # \_\_\_\_\_ Exp. Date: \_\_\_\_\_ Paid By \_\_\_\_\_

**APPLICANT COMPLETES:**

Note: See inside for instructions for completing this application,  
PAGES 2, 3 and PAGE 4 must be reviewed and PAGES 3 & 4 must signed by the applicant.

Property Location: 66 Conklin Ave Tappan NY 10983  
Section: 72.11 Block: 1 Lot: 68

Property Owner: James Quevedo  
Mailing Address: 66 Conklin Ave Tappan, NY 10983  
Email: jimelway@verizon.net Phone #: 917 273-7287

Lessee (Business Name): \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Email: \_\_\_\_\_ Phone #: \_\_\_\_\_

Type of Business /Use: \_\_\_\_\_  
Contact Person: James Quevedo Relation to Project: Home owner  
Email: jimelway@verizon.net Phone#: 917 273 7287

Architect/Engineer: Harry J Goldstein NYS Lic # 023518  
Address: 4 Regina Rd Monsey, NY 10952 Phone#: 356-7942 /c 914 393-5787

Builder/General Contractor: \_\_\_\_\_ RC Lic # \_\_\_\_\_  
Address: \_\_\_\_\_ Phone#: \_\_\_\_\_

Plumber: \_\_\_\_\_ RC Lic # \_\_\_\_\_  
Address: \_\_\_\_\_ Phone#: \_\_\_\_\_

Electrician: \_\_\_\_\_ RC Lic # \_\_\_\_\_  
Address: \_\_\_\_\_ Phone#: \_\_\_\_\_

Heat/Cooling: \_\_\_\_\_ RC Lic#: \_\_\_\_\_  
Address: \_\_\_\_\_ Phone#: \_\_\_\_\_

Existing use of structure or land: 2 Car Garage  
Proposed Project Description: 2 Car Garage with workshop and storage area

Proposed Square Footage: 960 Estimated Construction Value (\$): 57,600

**BUILDING DEPARTMENT COMPLETES BELOW**

PLANS REVIEWED: \_\_\_\_\_

PERMIT REFERRED / DENIED FOR:  
Chapter 43, Section 5.227 Necessary Structures  
Mahogany (Mean) Height 11' w/ 17'6" proposed.  
1 Variance Required

RF Deputy 3.23.2021

FOR OFFICE  
USE ONLY

SECTION

BLOCK

LOT

NAME

PERMIT#

**APPLICATION FOR BUILDING/DEMOLITION PERMIT**

**APPLICANT MUST COMPLETE OR APPLICATION WILL NOT BE ACCEPTED**

| ZONING BULK REQUIREMENTS |          |          |          |
|--------------------------|----------|----------|----------|
| Zone:                    | Group:   | Use:     |          |
|                          | Required | Existing | Proposed |
| Floor area ratio         |          |          |          |
| Lot area                 |          |          |          |
| Lot width                |          |          |          |
| Street frontage          |          |          |          |
| Front yard setback       |          |          |          |
| Side yard setback        |          |          |          |
| Total side yard setback  |          |          |          |
| Rear yard setback        |          |          |          |
| Maximum building height  |          |          |          |

Number of stories: \_\_\_\_\_ Construction Type: \_\_\_\_\_ Occupancy Class: \_\_\_\_\_

Zoning Chart Information Completed by: \_\_\_\_\_

- Sewage: (circle one) Town County Private
- How many kitchens on the property? NA
- Are there any renters, tenants, lessees or boarders at this property? YES NO
- Are there any other building permits on this property? YES NO
- Is the property in a flood plain? YES NO

**AFFIDAVIT**

State of New York  
 County of Rockland) SS.:  
 Town / Village of Orangetown)

I, James Quevedo being duly sworn, deposes and says that he/she is the (circle one) owner, lessee, engineer, surveyor, architect, builder, or agent of the owner) in fee of the premises to which this application applies; that he/she (the applicant) is duly authorized to make this application and that the statements contained in the papers submitted herein are true to the best of his/her knowledge and belief, and that the work will be performed in the manner set forth in the application and in the plans and specifications filed therewith, and in accordance with the State Uniform Building Code and all other applicable laws, ordinances and regulations of the municipality. I also declare that the structure or area described in this application will not be occupied or used until I have obtained a Certificate of Occupancy or Certificate of Compliance.

Signature and Mailing Address

James Quevedo  
 \_\_\_\_\_  
66 Conklin Ave  
 \_\_\_\_\_  
Tappan, NY 10983  
 \_\_\_\_\_

SWORN to before me this 15 day of April, 2021

Witness: [Signature]  
 (If not witnessed by Building Department personnel, Notary signature is required.) \_\_\_\_\_, Notary Public

| OFFICIAL USE ONLY:        |             |
|---------------------------|-------------|
| Checked by: _____         | Date: _____ |
| Permit Granted for: _____ |             |
| _____                     |             |
| _____                     |             |
| _____                     |             |
| Signature: _____          | Date: _____ |
| Director, OBZPAE          |             |

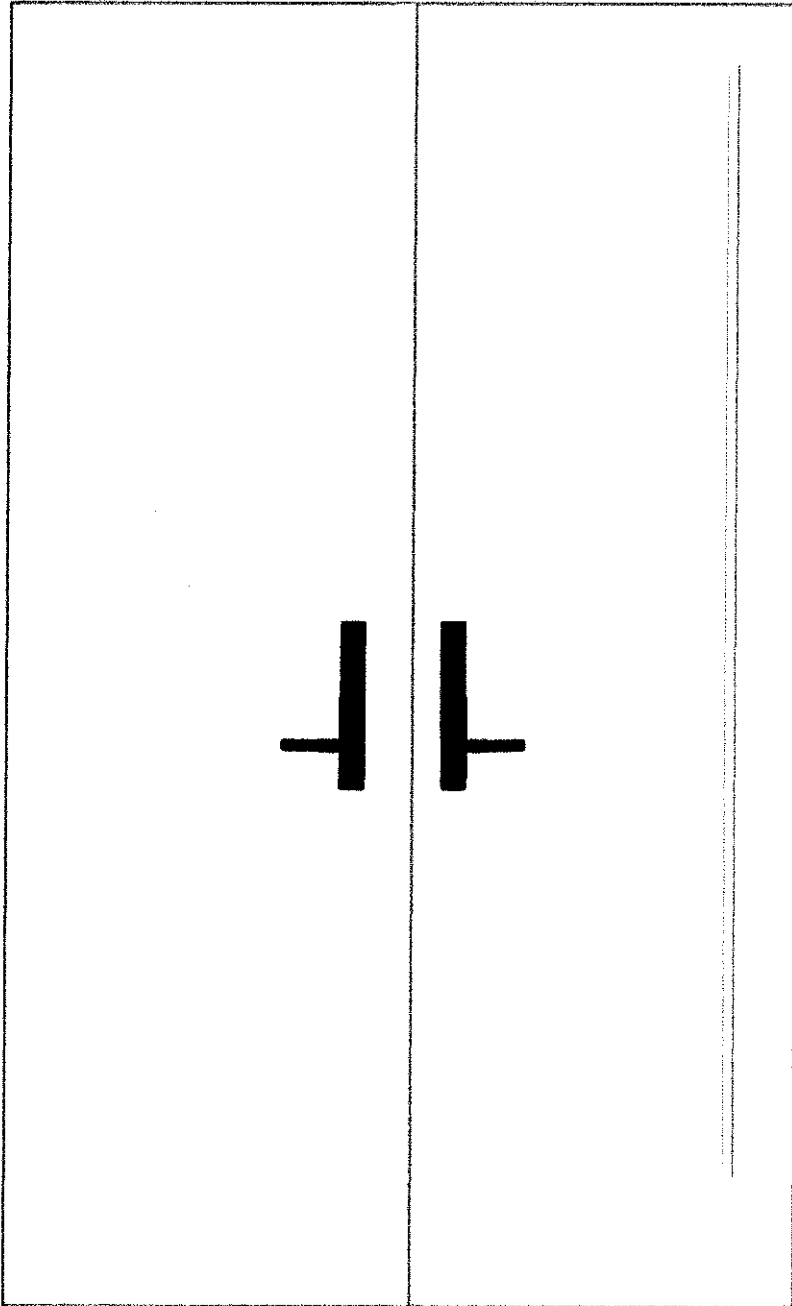
| SWIS   | PRINT KEY    | NAME           | ADDRESS                          |
|--------|--------------|----------------|----------------------------------|
| 392489 | 77.11-1-22   | Ark F Pang     | 121 Kings Hwy, Tappan, NY 10983  |
| 392489 | 77.11-1-64   | Anne R Joyce   | 8 Yorktown Ct, Tappan, NY 10983  |
| 392489 | 77.11-1-65   | Jose Mills     | 12 Yorktown Ct, Tappan, NY 10983 |
| 392489 | 77.11-1-66   | John Maloney   | 52 Conklin Av, Tappan, NY 10983  |
| 392489 | 77.11-1-67   | Andrew Varga   | 56 Conklin Av, Tappan, NY 10983  |
| 392489 | 77.11-1-68   | James Quevedo  | 66 Conklin Av, Tappan, NY 10983  |
| 392489 | 77.11-1-69   | Casey A Sand   | 109 Kings Hwy, Tappan, NY 10983  |
| 392489 | 77.11-1-70   | Ralph G Werner | 101 Kings Hwy, Tappan, NY 10983  |
| 392489 | 77.11-1-71.1 | Mark Solonick  | 93 Kings Hwy, Tappan, NY 10983   |
| 392489 | 77.11-1-71.2 | Jose Barbosa   | 97 Kings Hwy, Tappan, NY 10983   |
| 392489 | 77.11-1-72   | Brian Cutil    | 89 Kings Hwy, Tappan, NY 10983   |





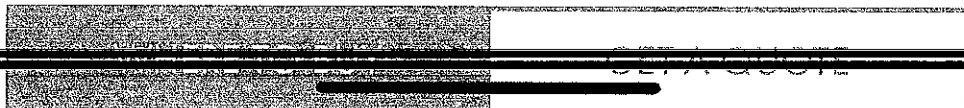
Siding & Roof will match  
existing house material pictured  
above.

ANDERSON  
400 Series Frenchwood® Hinged Patio Door

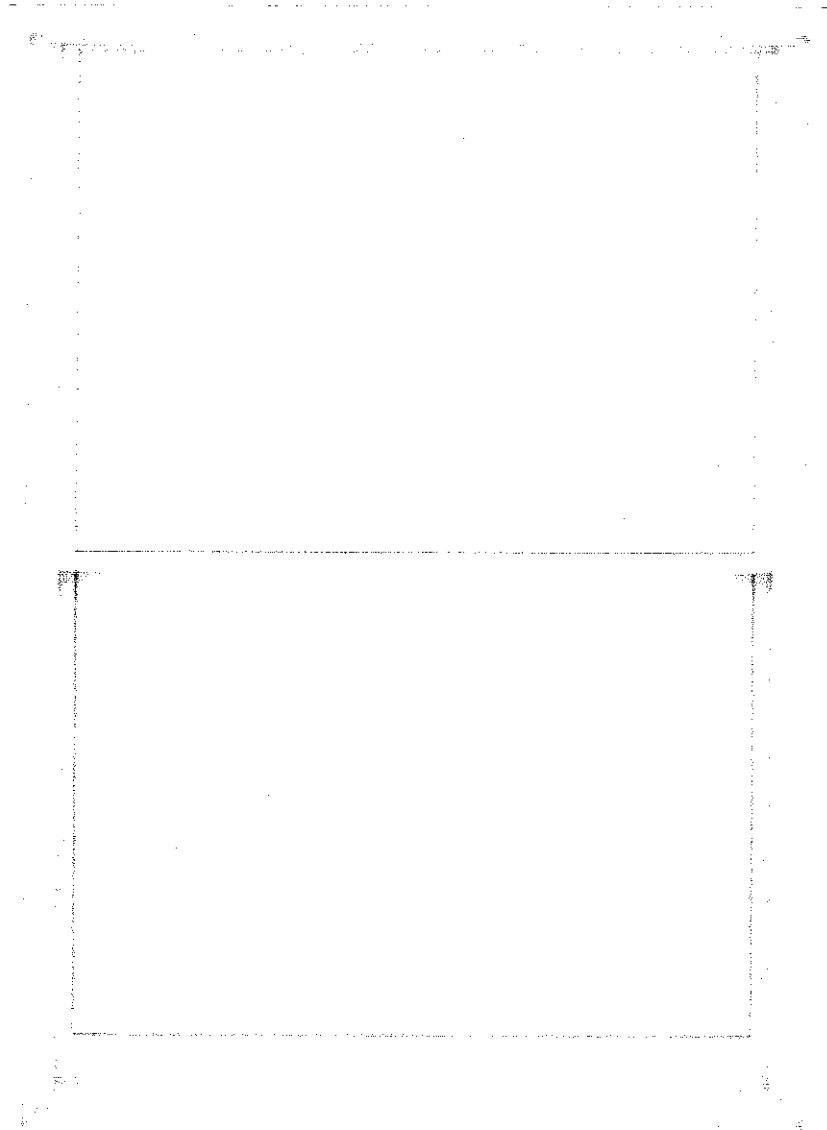


INTERIOR

EXTERIOR

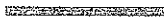


Anderson  
400 Series Double-Hung Window

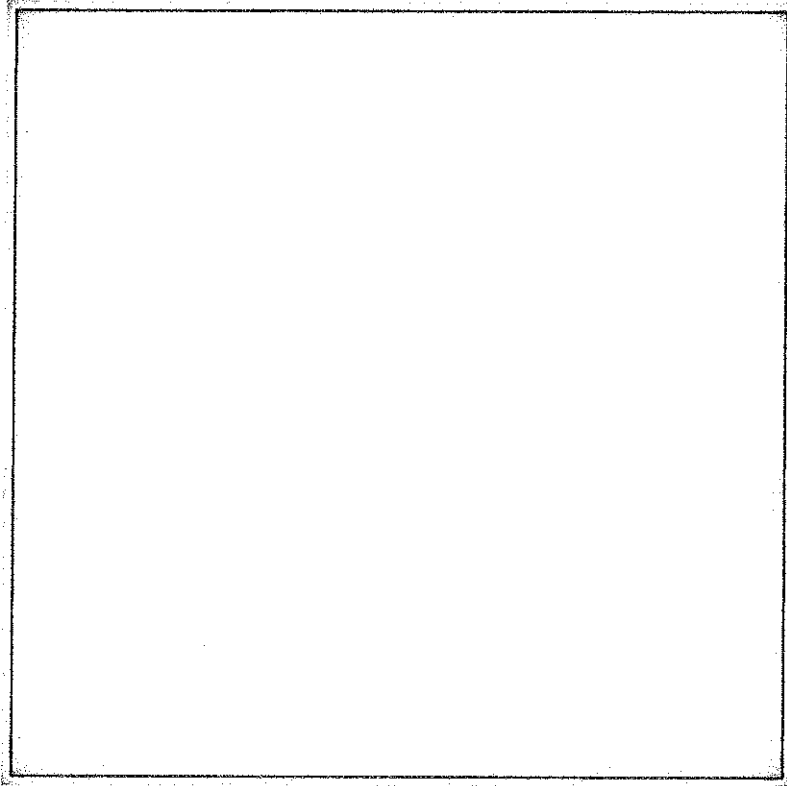


INTERIOR

EXTERIOR

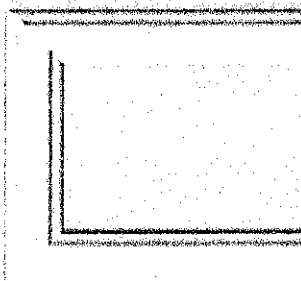
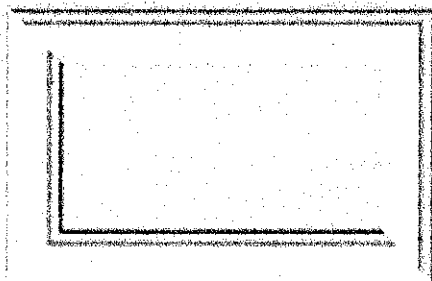
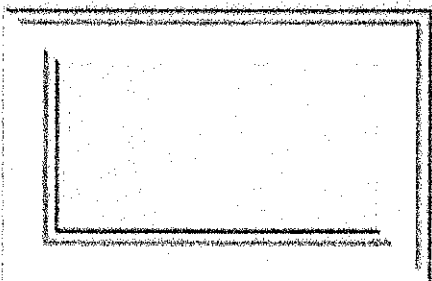
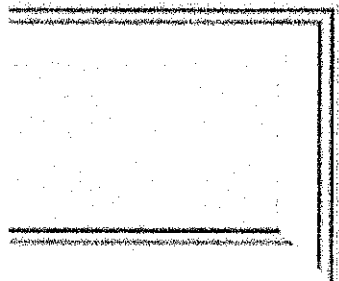
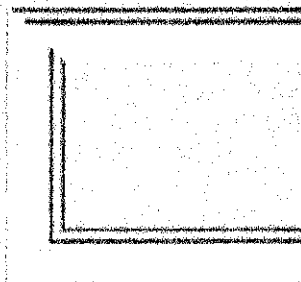
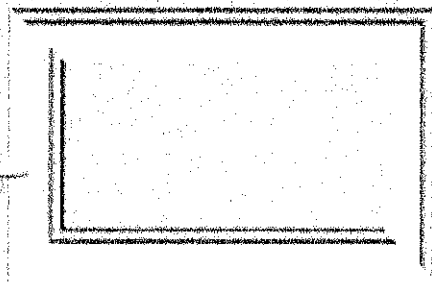
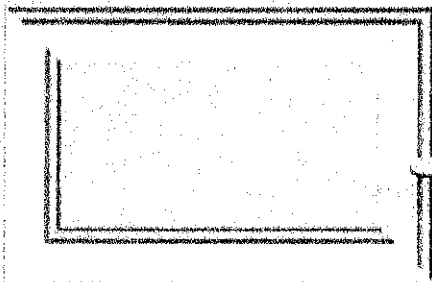
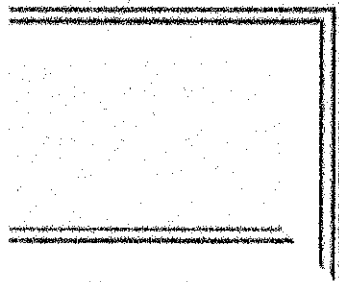
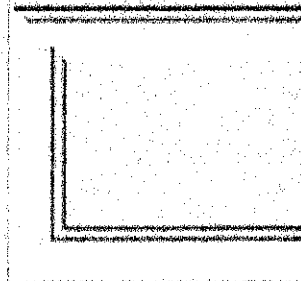
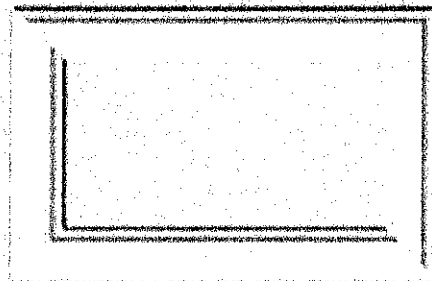
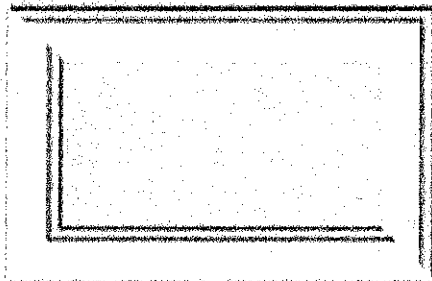
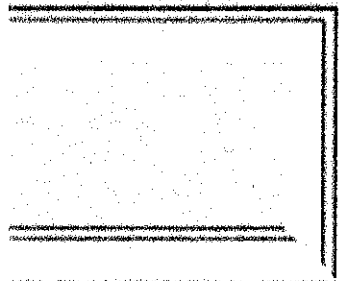
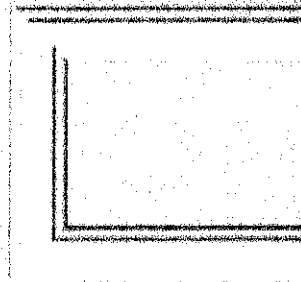
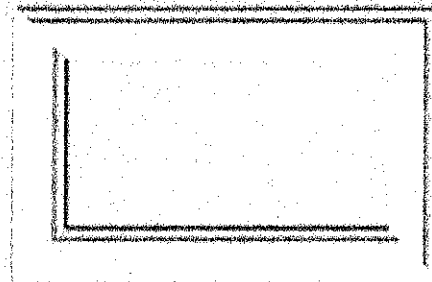
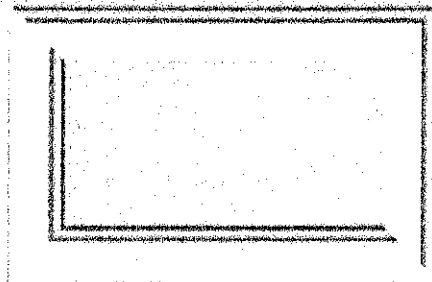
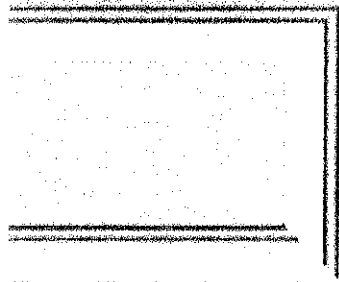
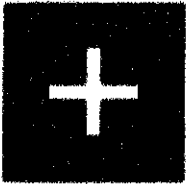


Anderson  
400 Series Picture Window



INTERIOR

EXTERIOR



DECISION

APPROVED WITH CONDITIONS

TO: Deirdre O'Boy  
66 Conklin Avenue  
Tappan, New York 10983

HABR # 04-11  
July 13, 2004

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#04-11: Application of Deirdre O'Boy for review of an above-ground pool at an existing single family residence located at 66 Conklin Avenue,, in the Town of Orangetown, hamlet of Tappan, New York. Chapter 12, Historic Areas Board of Review. Tax Numbers: 77.11 / 1 / 68; R-15 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday July 13, 2004 at which time the Board made the following determination:

Deirdre O'Boy appeared and testified.

The applicant presented the following:

1. Site plan based on survey by Thomas A. Donovan, PLS.
2. Pool specs by millennium.

Deirdre O'Boy testified that she would like to install a 21' round 4' deep above ground pool in the fenced in rear portion of her yard; that she does not plan to have a deck on the pool; that she is going to use a ladder that would be removed when the pool is not in use because she has three small children; and that the pump for the pool would be placed right next to the pool and installed according to code.

**PUBLIC COMMENT:**

No public comment.

**FINDINGS OF FACT:**

The Board, after personal observation of the property, hearing all the testimony and reviewing same, found as fact, that:

1. The application for the above ground pool as presented would not adversely affect the Historic District and the surrounding area. The pool would be constructed inside an existing fence.

TOWN CLERKS OFFICE

04 JUL 23 PM 12:22

TOWN OF ORANGETOWN

O'Boy  
HABR # 04-11  
Page 2 of 2

DECISION: In view of the foregoing and the testimony before the Board, the application is APPROVED as submitted and presented with the following conditions:

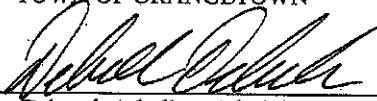
- 1 A building permit must be obtained prior to undertaking the construction approved in this decision.

The foregoing resolution was presented and moved by Margaret Raso, seconded by Scott Wheatley, and carried as follows; Caroline Tapley, aye; Margaret Raso, aye; Thano Schoppel, absent; Ralph DeLorenzo, aye; William Walther, absent; Scott Wheatley, aye and Ronald Krumm, absent.

The Administrative Aid to the Board is hear by authorized, directed and empowered to sign this decision and file a certified copy thereof in the office of the Town Clerk.

Dated: July 13, 2004

HISTORIC AREAS BOARD OF REVIEW  
TOWN OF ORANGETOWN

BY:   
Deborah Arbolino, Administrative Aide

DISTRIBUTION:

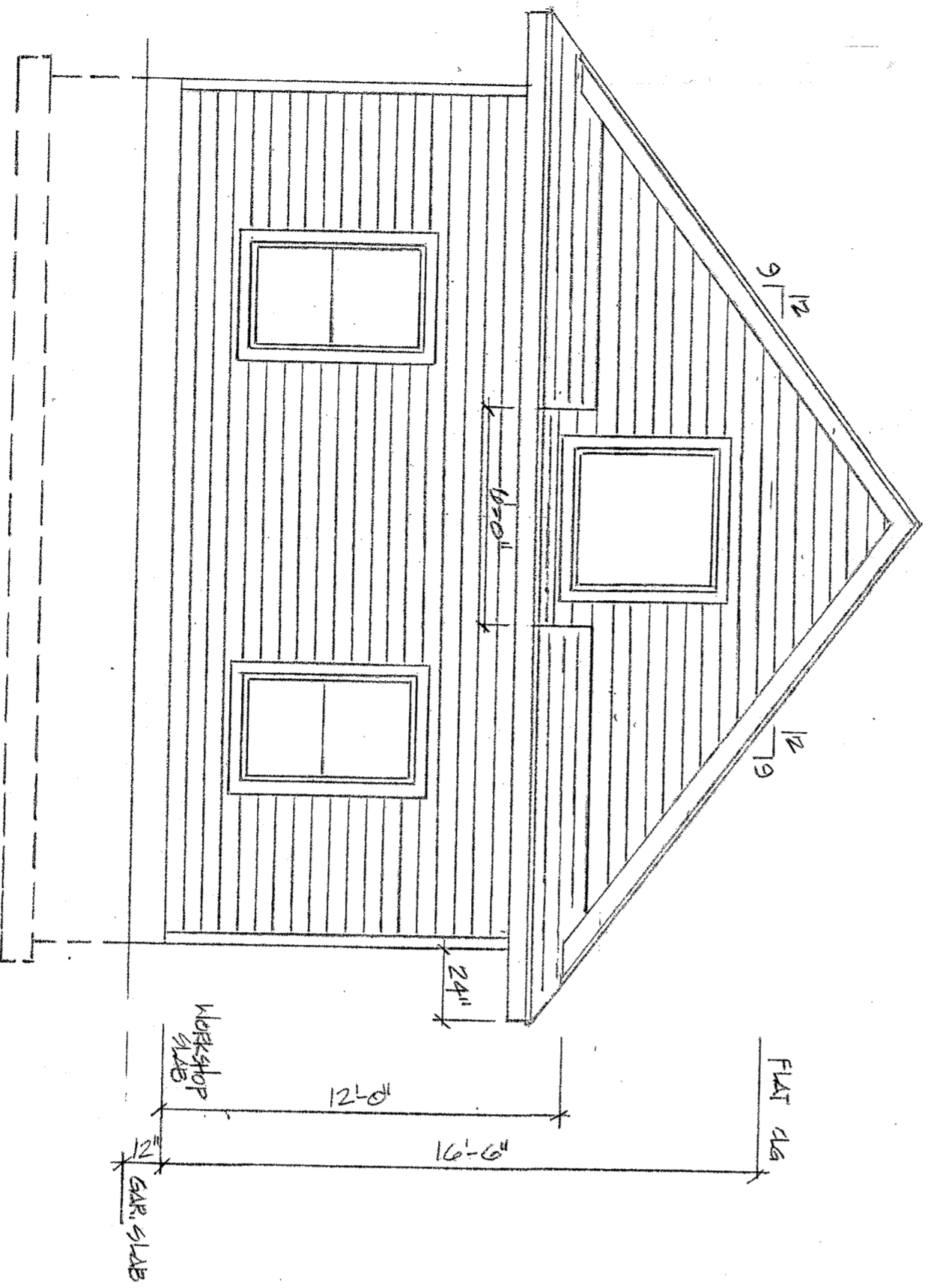
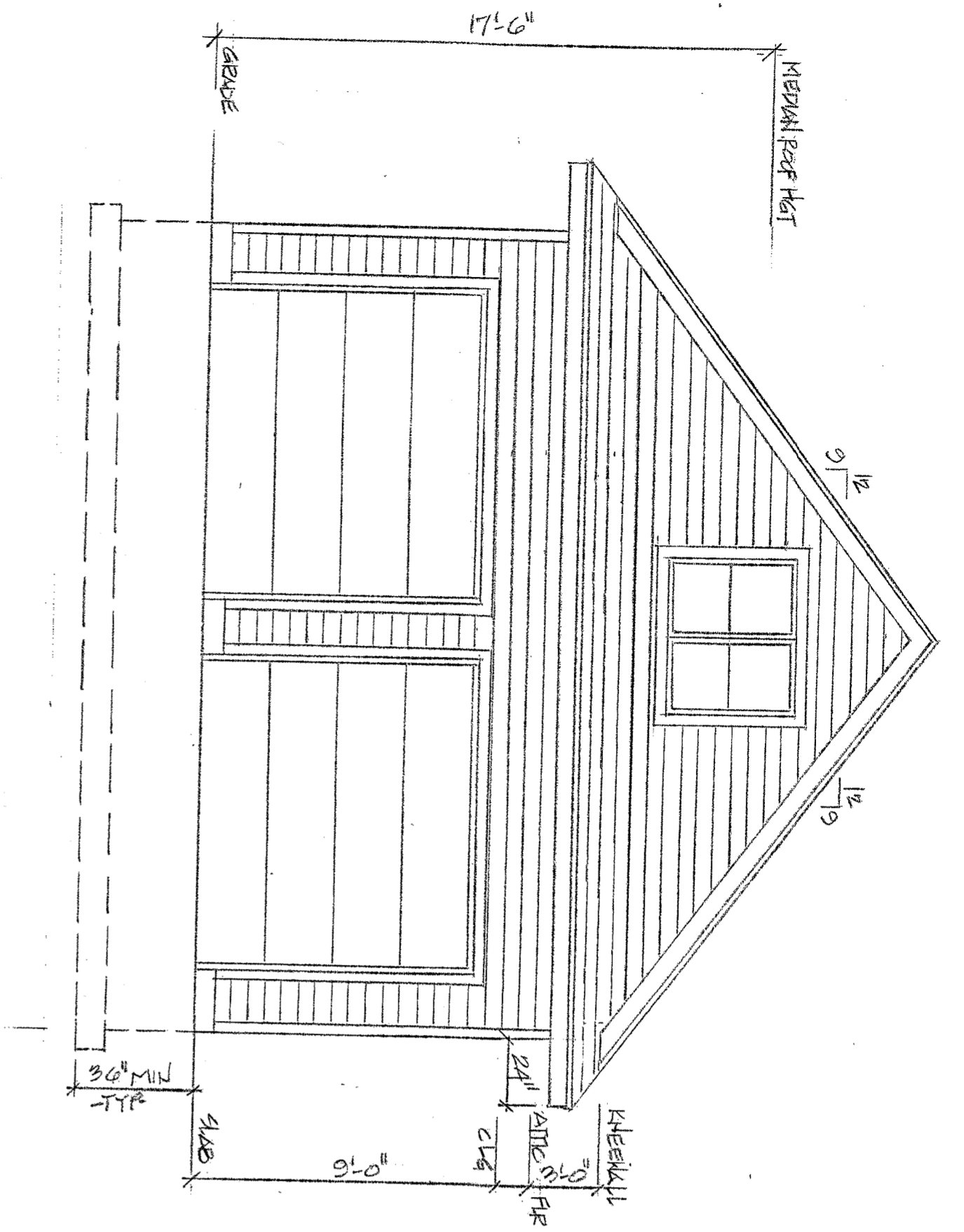
APPLICANT  
TOWN BOARD MEMBERS  
HABR MEMBERS  
SUPERVISOR  
TOWN ATTORNEY  
DEPUTY TOWN ATTORNEY  
OBZPAE  
BUILDING INSPECTOR-J.P.

TOWN CLERK  
HIGHWAY DEPARTMENT  
TOWN HISTORIAN  
DEPT. OF ENVIRONMENTAL  
ENGINEERING  
HABR, PB, FILE  
PB, ZBA, ACABOR CHAIRMAN

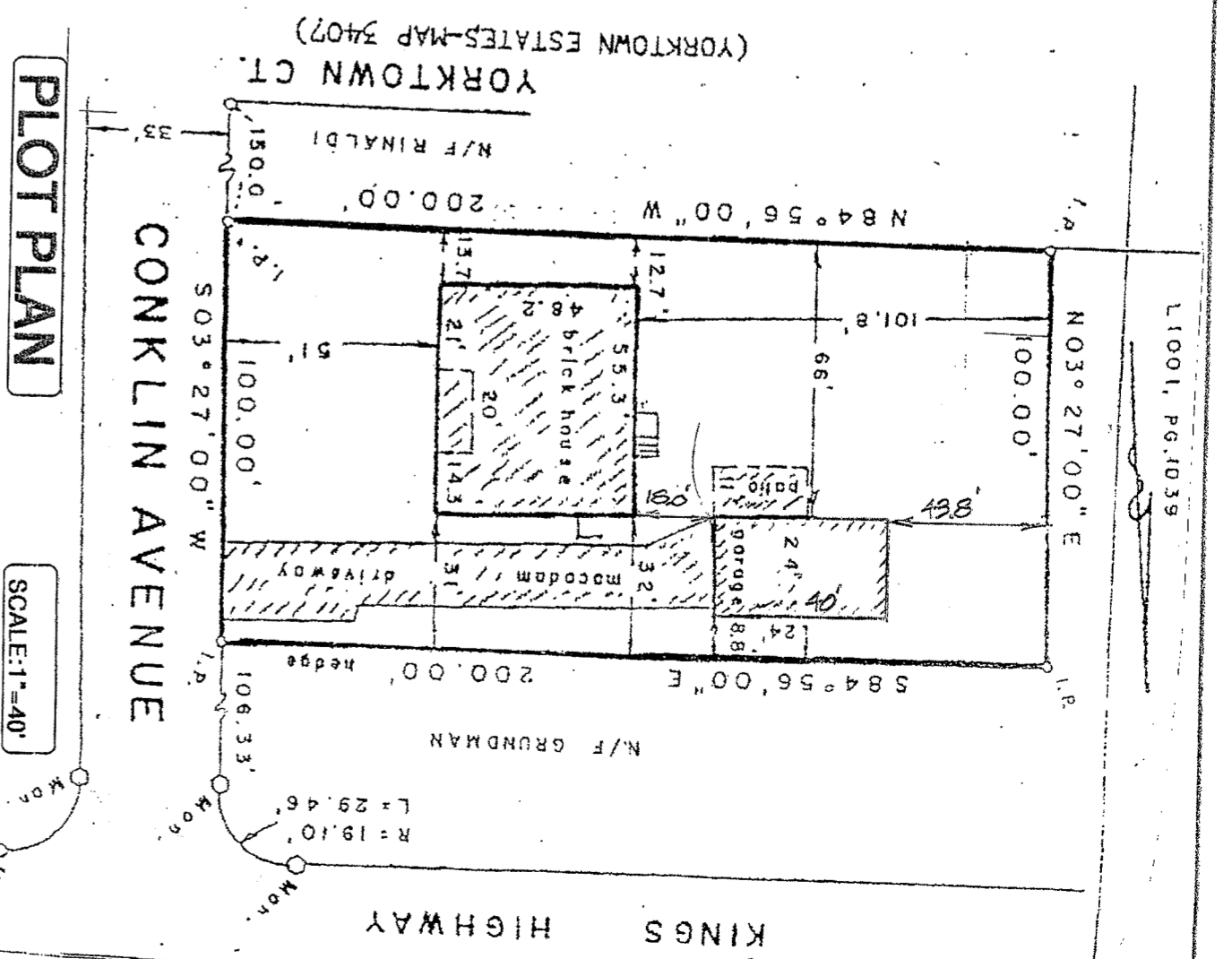
TOWN CLERK'S OFFICE

04 JUL 23 PM 2:22

TOWN OF ORANGETOWN

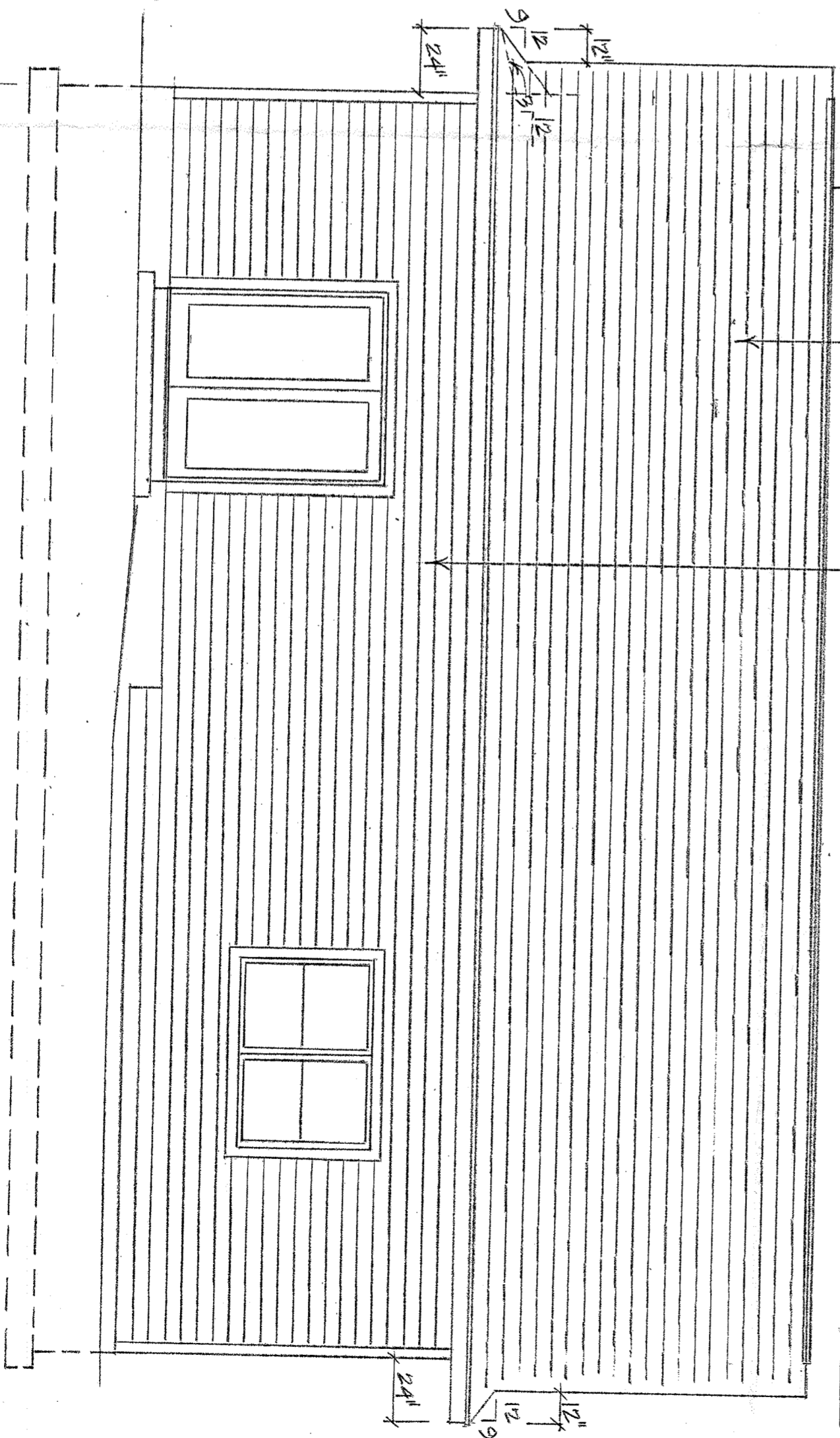


EXISTING FLOOR AREA RATIO:  
 0.180 (3,194 SQUARE FEET)  
 PROPOSED FLOOR AREA RATIO:  
 0.181 (3,826 SQUARE FEET)  
 EXISTING LOT SIZE: 20,000 S.F.



**PLOT PLAN**

SCALE: 1"=40'



PROJECT 210213  
 MARCH 12, 2021

QUEVEDO RESIDENCE  
 DETACHED GARAGE

66 CONKLIN AVENUE  
 TAPPAN, NEW YORK



**HARRY J. GOLDSTEIN**  
 ARCHITECT  
 DESIGN & DEVELOPMENT  
 4 RESINA ROAD  
 MONSIEUR, NEW YORK 10952  
 (845) 358-7942 (914) 393-5787



**STATE OF NEW YORK ADOPTED CODES AND STANDARDS**

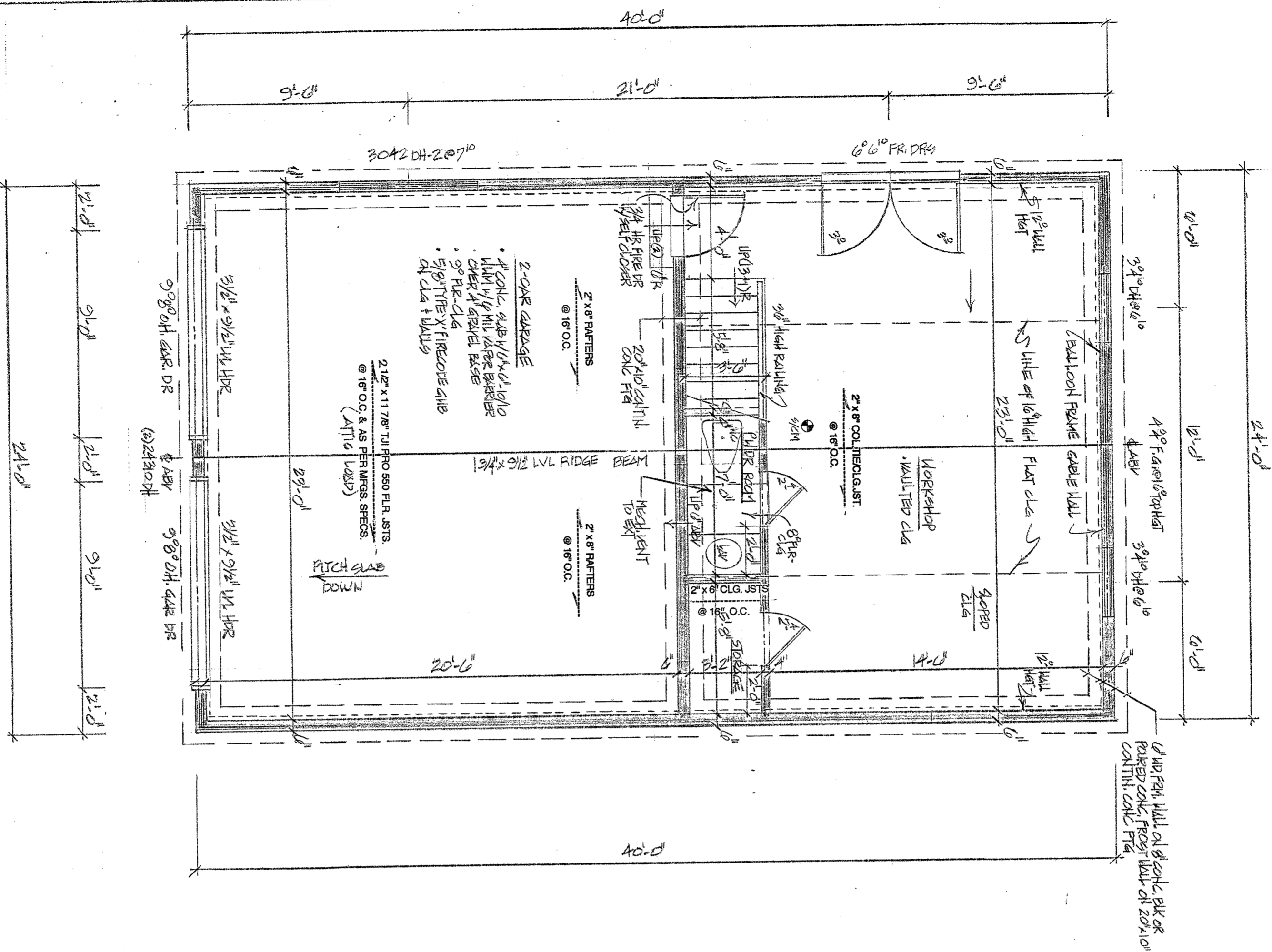
INTERNATIONAL RESIDENTIAL CODE-ANY ED. 2020  
 NATIONAL ELECTRICAL CODE 2020  
 NATIONAL STANDARD PLUMBING CODE 2020  
 INTERNATIONAL ENERGY CONSERVATION CODE 2020 (RESIDENTIAL)  
 INTERNATIONAL MECHANICAL CODE 2020  
 INTERNATIONAL FUEL GAS CODE 2020  
 2020 RESIDENTIAL PRESCRIPTIVE PACKAGE

NOTE: TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, PLANS ARE IN COMPLIANCE WITH THE 2020 IECC & NYS ENERGY CODE

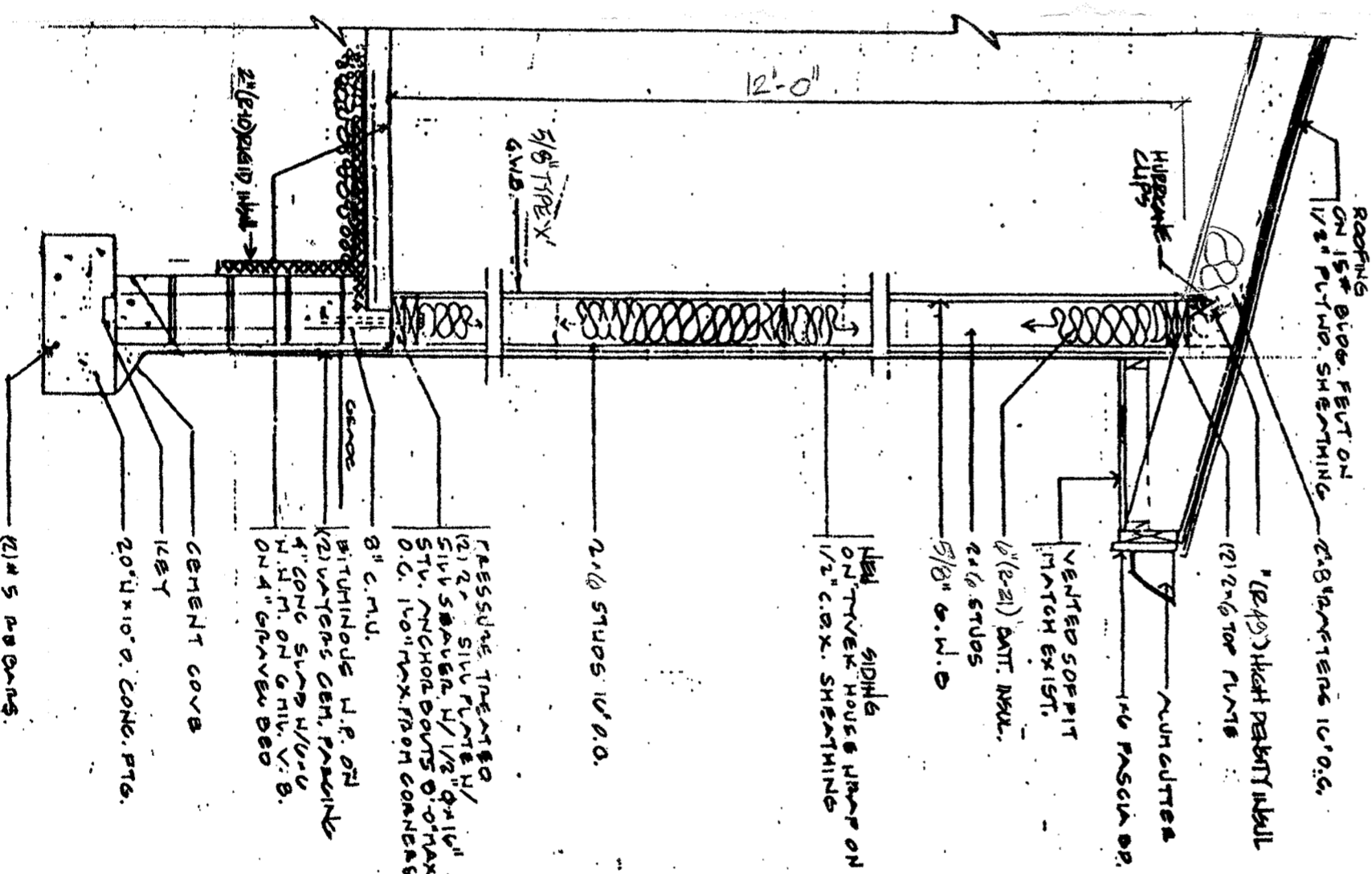
**GENERAL NOTES**

- ALL WORK PERFORMED SHALL COMPLY WITH THE BUILDING AND ZONING ORDINANCES OF THE TOWN OF TAPPAN, NY AND THE N.Y.S. BUILDING AND ENERGY CODES.
- ALL ELECTRICAL WORK PERFORMED SHALL BE APPROVED BY THE NATIONAL BOARD OF FIRE UNDERWRITERS AND LOCAL UTILITY COMPANIES.
- ALL BUILDING WORK AND SEWER/HOOKUP AND/OR SEPTIC SYSTEMS SHALL BE IN ACCORDANCE WITH LOCAL HEALTH DEPARTMENT REQUIREMENTS AND SHALL BE SUBJECT TO THE APPROVAL OF THE PLUMBING INSPECTOR.
- CONTRACTOR OR ANY SUBCONTRACTOR DOING ANY WORK UNDER THIS CONTRACT SHALL CARRY LIABILITY AND PROPERTY DAMAGE INSURANCE AGAINST ACCIDENTS OF ALL KINDS AND SHALL FURNISH OWNERS WITH CERTIFICATE OF INSURANCE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL DIMENSIONS ON THESE PLANS AGAINST FIELD CONDITIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ARCHITECT. ALL DIMENSIONS AND COORDINATES AS INDICATED ON THE DRAWINGS ARE THE ARCHITECT'S INTENT AND SHALL BE CONSIDERED FINAL UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND COORDINATES AT THE TIME OF INSTALLATION TO MEET ANY UNRESOLVED ON OTHER CONDITIONS.
- ARCHITECT AND RELATED CONSULTANTS HAVE NOT BEEN RETAINED FOR CONSTRUCTION INSPECTION SERVICES OR FOR APPROVAL OF SHOP DRAWINGS. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY EXISTING STRUCTURE OR ANY UNDERPINNING PROVIDED PRIOR TO NEW CONSTRUCTION. ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY NEW CONSTRUCTION AND/OR DEMOLITION OPERATIONS AND METHODS.
- ALL FOOTINGS TO REST ON VIBRANT SOIL, HAVING A MINIMUM BEARING CAPACITY OF TWO TONS PER SQUARE FOOT BELOW THE FINISHED GRADE.
- EARTH UNDER CONCRETE SLAB SHALL BE THOROUGHLY COMPACTED AND CLEARED OF DEBRIS, WATER AND OTHER MATTER. THE SUBGRADE SHALL BE BROUGHT TO A TRUE PLANE AND COMPACTED TO SOLID BEARING.
- ALL POURED CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AFTER 28 DAYS.
- BACKFILL AGAINST 8" POURED CONCRETE WALLS SHALL BE A MAXIMUM OF 7" 0" AND 10" CONCRETE BLOCK WALLS MAXIMUM 6" 0" ABOVE SLAB TO ADJACENT GRADE.
- FOOTING DRAINS SHALL BE PROVIDED WHERE REQUIRED. THEY SHALL BE LAID IN APPROVED MANNER AND PROTECTED AT TOP WITH BUILDING PAPER AND PROVIDE POSITIVE DRAINAGE TO STORM DRAIN OR DRY WELL.
- FINISHED GRADE AND DRIVEWAY SHALL FITCH AWAY FROM THE BUILDING SO THAT ALL SURFACE WATER FLOWS AWAY FROM IT.
- ALL LUMBER MATERIALS USED IN THE BUILDING SHALL BE GOOD SOUND DRY MATERIAL FREE FROM ROT, LARVAE AND LOOSE AND OF THE SIZES INDICATED ON DRAWINGS. STUDS, SILL POSTS, UNITS AND RAFTERS SHALL BE HEAVY (19% MAX. MOISTURE CONTENT) ALLOWING 75% N.C. 1 GRADE AND 25% N.C. 2 GRADE EXCEPT IF NOTED OTHERWISE HEREINAFTER IN THIS SPECIFICATION OR ON THE DRAWINGS. THE MIN. UNIT STRESS FOR HEAVY LUMBER SHALL BE:  
 FIBER STRESS (F<sub>b</sub>) : 1,800 PSI  
 MODULUS OF ELASTICITY (E) : 1,800,000 PSI  
 WHERE INDICATED ON THE DRAWINGS WITH THE NOTATION B - 1,500 ONLY, DOUBLE AS PER LARCH-NORTH (19% MAX. MOISTURE) NO. 1 GRADE SHALL BE USED WITH THE FOLLOWING MIN. UNIT STRESSES:  
 FIBER STRESS (F<sub>b</sub>) : 1,500 PSI  
 MODULUS OF ELASTICITY (E) : 1,800,000 PSI  
 CALCULATED DESIGN LOADS (AND 10 PSF DEAD LOAD - ALL SPANS)  
 FLOOR : 40 PSF LIVE LOAD (L<sub>1</sub>)  
 ROOF : 20 PSF LIVE LOAD (L<sub>2</sub>)  
 ATTIC : 20 PSF LIVE LOAD (L<sub>2</sub>)  
 DECK : 60 PSF LIVE LOAD (L<sub>2</sub>)
- DOUBLE JOISTS UNDER ALL PARTITIONS RUNNING PARALLEL WITH SPANS AND AROUND ALL FLOOR OPENINGS. DOUBLE STUDS AROUND ALL WALL OPENINGS. ONE ROW OF SOLID BRIDGING AT MID-HEIGHT OF ALL INTERIOR BEARING WALLS. DOUBLE FRAMING AROUND ALL SWELCHERS, ROOF AND FLOOR JOISTS (CROWN) TO BE INSTALLED IN STRONG CONNECTION WITH THE MANUFACTURER'S SPECIFICATIONS.
- ALL GYPSUM BOARD SHALL BE SCREWED ON CEILING AND/OR WALLED TO WALLS. TO RECEIVE THREE COATS OF SPACKLE, FINISHED TO RECEIVE TWO COATS OF PAINT.
- FLOORING, TRIM, CABINETRY, COUNTERTOP, APPLIANCES, FIXTURES, HARDWARE, ETC. SHALL BE SELECTED BY OWNER AND INSTALLED BY BUILDER IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- WINDOWS SHALL BE SIZE, TYPE AND WGS AS INDICATED ON PLANS WITH SOBBING AND FINISHES AS NOTED. ALL WINDOWS SHALL BE OPERABLE UNLESS OTHERWISE NOTED. ALL WINDOWS SHALL BE SELECTED BY OWNER AND/OR BUILDER PRIOR TO CONSTRUCTION.
- ALL EXTERIOR OPENINGS SHALL BE PROPERLY FLASHED, CAULKED, WEATHER STRIPPED OR OTHERWISE SEALED.
- ALL DOORS SHALL BE 8" HIGH UNLESS OTHERWISE NOTED. PROVIDE WEATHER STRIP SCHEDULE ON ALL EXTERIOR DOORS.
- GUTTERS AND DOWNSPOUTS SHALL BE INSTALLED AS REQUIRED.

**MAIN FLOOR/FOUNDATION PLAN**



**TYPICAL WALL SECTION**



**QUEVEDO RESIDENCE  
 DETACHED GARAGE**

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