

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: _____

2021 LAND USE BOARD APPLICATION

Please check all that apply:

<input type="checkbox"/> Commercial <input type="checkbox"/> Planning Board <input checked="" type="checkbox"/> Zoning Board of Appeals <input type="checkbox"/> Subdivision <input type="checkbox"/> Number of Lots <input type="checkbox"/> Site Plan <input type="checkbox"/> Conditional Use <input type="checkbox"/> Special Permit <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Performance Standards Review <input type="checkbox"/> Use Variance <input type="checkbox"/> Other (specify): _____	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Historical Board <input type="checkbox"/> Architectural Board <input type="checkbox"/> Consultation <input type="checkbox"/> Pre-Preliminary/Sketch <input type="checkbox"/> Preliminary <input type="checkbox"/> Final <input type="checkbox"/> Interpretation
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PERMIT#: 51180
 ASSIGNED
 INSPECTOR: DOM
 Referred from Planning Board: YES / NO
 If yes provide date of Planning Board meeting: _____

Project Name: Taraboulos - Foster

Street Address: 6 Lexington Road Tappan NY 10983

Tax Map Designation:
 Section: 77.11 Block: 3 Lot(s): 13
 Section: _____ Block: _____ Lot(s): _____

Directional Location:
 On the West side of Lexington Road, approximately
42 feet of the intersection of Washington Street, in the
 Town of ORANGETOWN in the hamlet/village of Tappan NY.

Acreage of Parcel <u>.202</u>	Zoning District <u>R-15</u>
School District _____	Postal District <u>10983</u>
Ambulance District _____	Fire District _____
Water District _____	Sewer District _____

Project Description: (If additional space required, please attach a narrative summary.)
Dormer addition to second floor of existing single family residence

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
 Date: _____ Applicant's Signature: _____

APPLICATION REVIEW FORM

Applicant: John Ferraro RA NCARB Phone # 845-624-0758

Address: 37 Maple Avenue New City NY 10956
Street Name & Number (Post Office) City State Zip Code

Property Owner: Taraboulos - Foster Phone # 914-803-2848

Address: 6 Lexington Road Tappan NY 10983
Street Name & Number (Post Office) City State Zip Code

Engineer/Architect/Surveyor: Same as applicant 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: Same as applicant 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:

Project History:

Has this project ever been reviewed before? ^{No} _____

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.

Attached



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: May 5, 2021

Applicant: Foster

Address: 6 Lexington Rd, Tappan, NY

RE: Application Made at: same

Chapter 43, Table 3.12, Column 1 R-15 District, Column 2 Group M , Column 3 SFR, Column 11 Rear
Yard 35' w/ 13' proposed.
One variance required

Section: 77.11 Block: 3 Lot: 13

Dear Foster:

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

March 8, 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

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




Date
CC: Rosanna Sfraga
Liz Decort
Debbie Arbolino

**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, Orangeburg, NY 10962 Phone: (845) 359-8410 Fax: (845) 359-8526

ZONE: <u>R-15</u> <u>60ML</u> OFFICIAL USE ONLY		ACREAGE: <u>.205</u>
Inspector: <u>Dora</u>	Date App Received: <u>3-8-2021</u>	Received By: <u>[Signature]</u>
Permit No. <u>51180</u>		Date Issued: _____
CO No. _____		Date Issued: _____
Permit Fee: <u>492.5</u>	Ck# <u>652</u>	Paid By <u>Faraboulos</u>
GIS Fee: <u>20.5</u>	Ck# <u>003274</u>	Paid By " "
Stream Maintenance Fee	Ck # _____	Paid By _____
Additional Fee: _____	Ck# _____	Date Paid _____ Paid By _____
1 st 6 mo. Ext.: _____	Ck # _____	Exp. Date: _____ Paid By _____
2 nd 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: 6 LEXINGTON ROAD TAPPAN, NEW YORK 10983

Section: 77.11 Block: 3 Lot: 13

Property Owner: TARABOULOS/ FOSTER

Mailing Address: SAME

Email: taraboulos.m@gmail.com Phone #: 914-703-2848

Lessee (Business Name): _____

Mailing Address: _____

Email: _____ Phone #: _____

Type of Business /Use: _____

Contact Person: JOHN FERRARO RA Relation to Project: ARCHITECT

Email: JAFPC2@GMAIL.COM Phone#: 845-624-0758

Architect/Engineer: JAFPC ARCHITECT NYS Lic # 023507-1

Address: 37 MAPLE AVENUE NEW CITY NY 10956 Phone#: 845-624-0758

Builder/General Contractor: RELIHAN BUILDERS INC RC Lic # 11-04833

Address: 215 WASHINGTON STREET TAPPAN NY 10983 Phone#: 845-629-9729

Plumber: SUNSHINE PLUMBING AND HEATING (RALPH SPANO) RC Lic # P-746

Address: 11 CONKLIN AVE TAPPAN, NY 10983 Phone#: _____

Electrician: RUCHARD PARKER ELECT CO.(JAMES LARINI) RC Lic # E-18061

Address: PO BOX 198 SLOATSBURGH NY 10974 Phone#: _____

Heat/Cooling: _____ RC Lic#: _____

Address: _____ Phone#: _____

Existing use of structure or land: SINGLE FAMILY TO REMAIN

Proposed Project Description: DORMER ADDITION TO SECOND FLOOR FOR ADDITIONAL CLOSET AND BATH. ADD BATH IN BASEMENT.

Proposed Square Footage: 144 Estimated Construction Value (\$): 20,000.00

BUILDING DEPARTMENT COMPLETES BELOW

PLANS REVIEWED: _____

PERMIT REFERRED / DENIED FOR:

Chapter 43, Table 3.14, Col 1 R-15, Col 2 Group M, Col 3 SAR
col 11 Rear Yard 35' w/ 13' proposed.

[Handwritten Signature]
Ref Deputy 5.5.21

FOR OFFICE USE ONLY SECTION 77.11 BLOCK 3 LOT 13 NAME FOSTER PERMIT# 51180

APPLICATION FOR BUILDING/DEMOLITION PERMIT

APPLICANT MUST COMPLETE OR APPLICATION WILL NOT BE ACCEPTED

ZONING BULK REQUIREMENTS			
Zone: R-15	Group: M	Use: SINGLE FAMILY	
	Required	Existing	Proposed
Floor area ratio	20%	18	19.5%
Lot area	15,000	8800	NO CHANGE
Lot width	100	104.73	NO CHANGE
Street frontage	75	104.73	NO CHANGE
Front yard setback	30	24.6/42.9	NO CHANGE
Side yard setback	20	24.5	NO CHANGE
Total side yard setback	50	NA	NA CORNER LOT
Rear yard setback	35	6.9	EXISTING NON CONF.
Maximum building height	15	15	NO CHANGE

Number of stories: 2 Construction Type: VB Occupancy Class: R-3
 Zoning Chart Information Completed by: JOHN FERRARO RA NCARB

- Sewage: (circle one) Town County Private
- How many kitchens on the property? 1
- 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: TAPPAN
 Town / Village of TAPPAN

I, JOHN FERRARO RA, 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

 37 MAPLE AVENUE
 NEW CITY NY 10956

SWORN to before me this 8th day of MARCH, 20 21

Witness: Joanne Castaldo
 (If not witnessed by Building Department personnel, Notary signature is required.) Joanne Castaldo, Notary Public

JOANNE CASTALDO
 Notary Public, State of New York
 No. 01CA6250934

OFFICIAL USE ONLY:	
Checked by: _____	Date: _____
Permit Granted for: _____	

Signature: _____ Date: _____	
Director, OBZPAE	

Qualified in Rockland County
 Commission Expires Nov. 7, 2023

SWIS	PRINT KEY	NAME	ADDRESS
392489	77.11-2-61	William J Hickey Sr	256 Washington St, Tappan, NY 10983
392489	77.11-2-62	Michael Abruzzo	7 Campbell Av, Tappan, NY 10983
392489	77.11-2-63	Suzanne N Loubriel	6 Campbell Ave, Tappan, NY 10983
392489	77.11-3-12	Elena Ordonez	237 Washington St, Tappan, NY 10983
392489	77.11-3-13 ATR	Jack E Foster	6 Lexington Rd, Tappan, NY 10983
392489	77.11-3-14	Cecilia Vertiz	253 Washington St, Tappan, NY 10983
392489	77.11-3-44	Nicholas Christie-Blick	15 Lexington Rd, Tappan, NY 10983
392489	77.11-3-45	Nicholas Schenck	9 Lexington Rd, Tappan, NY 10983
392489	77.11-3-46	Anthony Maurer	12 Lexington Rd, Tappan, NY 10983
392489	77.11-3-47	Michael Ryan	20 Lexington Rd, Tappan, NY 10983

TAKABOULOS

TITLE NUMBER: SA99359-ROS

BEARING BASIS:
NORTH ORIENTATION IS BASED ON DATUM ESTABLISHED FROM FILED MAP OR DEED OF RECORD.

DEED OF RECORD:
BEING LIBER 768 PAGE 987, FILED WITH OFFICE OF THE ROCKLAND COUNTY CLERK.

TAX LOT DESIGNATION:
SECTION 77.11, BLOCK 3, LOT 13, AS SHOWN ON THE TOWN OF ORANGETOWN TAX MAPS.

GENERAL MAP NOTES:

1. THIS SURVEY IS SUBJECT TO ANY RECORDED AND/OR UN-RECORDED COVENANTS, RESTRICTIONS, EASEMENTS, RIGHT-OF-WAYS, AND AGREEMENTS, IF ANY.
2. UNLESS ILLUSTRATED AND NOTED BY A POINT OF REFERENCE, UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON.
3. ALL BUILDING AND IMPROVEMENT OFFSETS SHOWN ARE AT RIGHT ANGLES TO PROPERTY LINES.
4. ALL HEDGES AND GROUND COVER ON THE SITE MAY NOT BE SHOWN ON THIS SURVEY.

MAP REFERENCES:

"SUBDIVISION OF PROPERTY OF TAPPAN VILLAGE" FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON MARCH 15, 1951 IN BOOK 53 AT PAGE 1507 AS MAP NUMBER 2141.



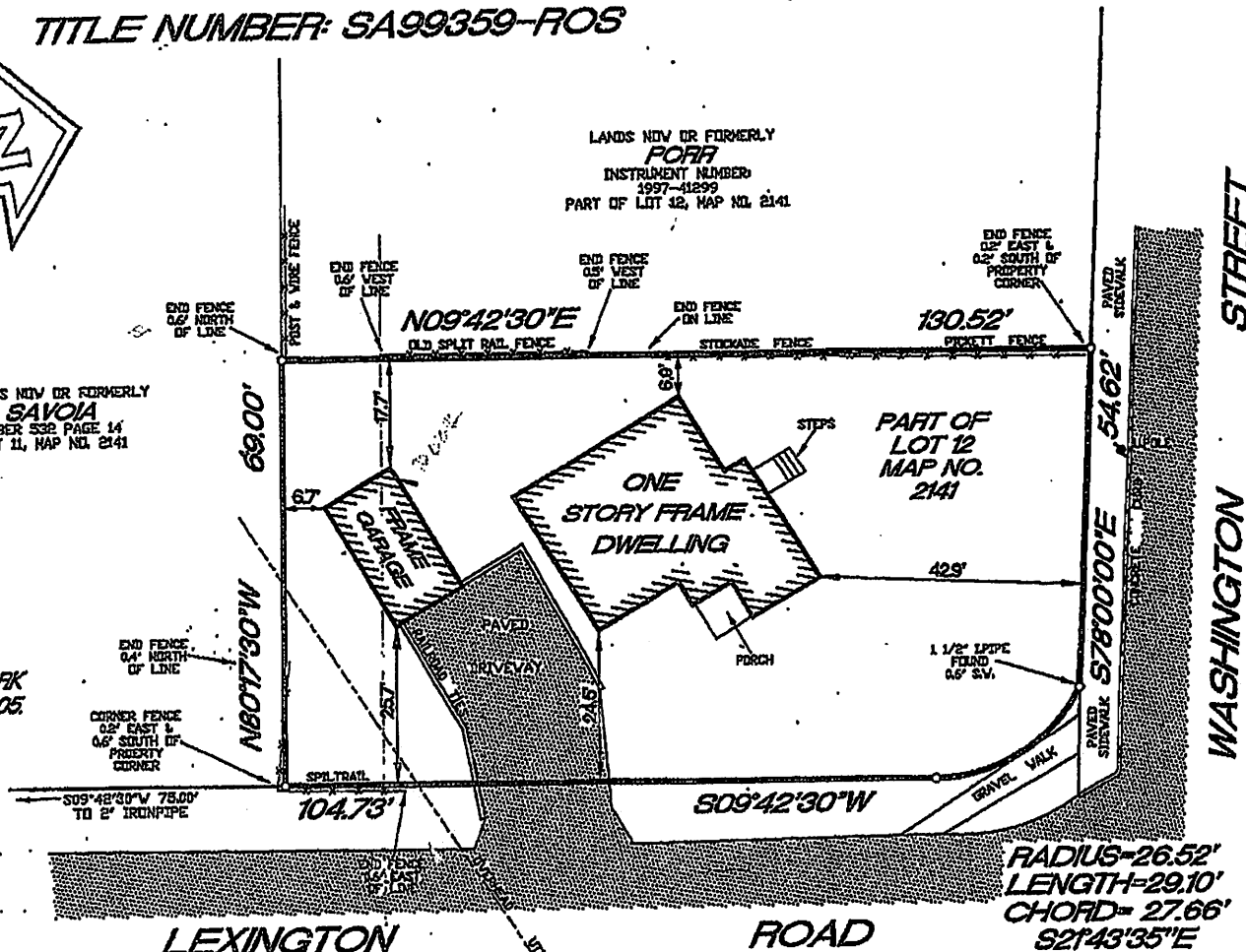
LANDS NOW OR FORMERLY
FORA
INSTRUMENT NUMBER
1997-41299
PART OF LOT 42, MAP NO. 2141

LANDS NOW OR FORMERLY
SAVOIA
LIBER 532 PAGE 14
LOT 11, MAP NO. 2141

LAND SURVEY PREPARED FOR
MURRAY
LOCATED IN THE TOWN OF ORANGETOWN
ROCKLAND COUNTY NEW YORK
SCALE: 1" = 20'
JUNE 9, 2005.



REVISIONS:



CERTIFICATION:

I, ANTHONY A. SORACE, P.L.S., DO HEREBY CERTIFY IN MY PROFESSIONAL OPINION, ONLY TO PARTIES LISTED BELOW THAT THIS SURVEY IS THE RESULT OF AN ACTUAL FIELD SURVEY COMPLETED ON JUNE 9, 2005 AND COMPLIES WITH EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF LAND SURVEYORS. THIS CERTIFICATION DOES NOT RUN WITH TITLE TO THE LAND AND IS NOT TRANSFERABLE TO ADDITIONAL LENDING INSTITUTIONS OR SUBSEQUENT OWNERS.

- STEPHEN A. and KERRY A. MURRAY
- STEWART TITLE INSURANCE COMPANY
- STATEWIDE ABSTRACT CORPORATION
- N.J. LEADERS CORP. ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR.

SURVEYOR

Anthony A. Sorace
ANTHONY A. SORACE, P.L.S., LIC. NO. 50187

SURVEY IS VOID WITHOUT MY RAISED IMPRESSION SEAL.

LOT AREA = 0.202 ACRES

(845) 436-0187
ANTHONY A. SORACE, P.L.S.
PROFESSIONAL LAND SURVEYOR
ROCKDAVEN, NEW YORK - 12570
© 2005 BY ANTHONY A. SORACE, P.L.S.

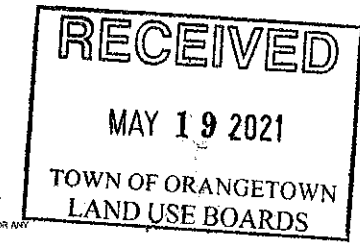
THE ALTERATION OF THIS SURVEY MAP BY ANYONE OTHER THAN THE ORIGINAL PREPARED BY OR READING, CHANGING AND USE BY THE GENERAL PUBLIC, WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR, IS A VIOLATION OF SECTION 7208, SUB-DIVISION 5, OF THE NEW YORK STATE ENGINEERING LAW.

SURVEY No. 0542

TARABOULOS/FOSTER RESIDENCE

6 LEXINGTON ROAD TAPPAN, NEW YORK 10983

SECTION: 77.11 BLOCK: 3 LOT: 13



DEFINITIONS:

1. THE WORD "PATCH" MEANS THE CONTRACTOR SHALL PATCH TO ALIGN & MATCH W/ EXISTING MATERIAL. (U.O.N.)
2. THE WORD "PROVIDE" MEANS THE CONTRACTOR SHALL SUPPLY & INSTALL.

GENERAL NOTES:

1. ALL WORK INCLUDING MATERIAL STRESSES & METHODS OF CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND ALL LOCAL ORDINANCES GOVERNING THIS CONSTRUCTION.
2. DO NOT SCALE DRAWING DIMENSIONS INDICATED. ANY DISCREPANCIES MUST BE BROUGHT TO THE ARCHITECT'S ATTENTION.
3. TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THESE DRAWINGS CONFORM TO THE MOST RECENT EDITION OF THE APPLICABLE NEW YORK STATE ENERGY CODE, ALL LOCAL CODES AND GENERALLY ACCEPTED PRACTICES.
4. ALL ELECTRICAL WORK TO BE DONE IN ACCORDANCE WITH ANY AND ALL LOCAL CODES AND GENERALLY ACCEPTED PRACTICES.
5. THE CHARACTER AND SCOPE OF WORK ARE ILLUSTRATED BY THE DRAWINGS. TO INTERPRET AND EXPLAIN THE DRAWINGS, OTHER INFORMATION DEEMED NECESSARY BY JOHN ANTHONY FERRARO P.C., ARCHITECT WILL BE FURNISHED TO THE CONTRACTOR WHEN AND AS REQUIRED BY THE WORK, AND IT IS TO BE UNDERSTOOD THAT THE SAID ADDITIONAL DRAWINGS ARE TO BE OF EQUAL FORCE WITH THE DRAWINGS AND SHALL BE CONSIDERED AS FORMING PART OF THESE NOTES TO WHICH THEY RELATE.
6. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE APPLICABLE STATE BUILDING CODES, STATE LABOR LAW AND ALL REGULATIONS OF NEW YORK STATE AND OTHER GOVERNMENT AGENCIES. ALL PERMITS SHALL BE PROPERLY DISPLAYED.
7. ALL MATERIALS, ASSEMBLIES, FORMS AND METHODS OF CONSTRUCTION AND SERVICES EQUIPMENT SHALL MEET THE FOLLOWING REQUIREMENTS:
 - A. ACCEPTABLE PRIOR TO THE EFFECTIVE DATE OF THE CODE
 - B. ACCEPTED FOR USE UNDER PRESCRIBED CODE TEST METHODS.
8. ALL INSULATION SHALL BE EITHER XPS/RT OR FOIL FACED OR UNFACED 8 MIL POLYETHYLENE
9. CONTRACTOR TO CONSULT WITH OWNER PAINTING ALL INTERIOR ROOMS INCLUDING THOSE NOT EFFECTED BY CONSTRUCTION
10. CONTRACTOR SHALL CHECK AND VERIFY ALL EXISTING CONDITIONS AND CHECK ALL DIMENSIONS OF THE BUILDING IN THE FIELD BEFORE STARTING WORK AND REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO START OF WORK. ARCHITECT TO BE NOTIFIED OF DEVIATIONS OR CHANGES MADE TO PLANS
11. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIAL, EQUIPMENT, SUPERVISION, COORDINATION, BONDS, INSURANCE, PERMITS AND INSPECTIONS AS NECESSARY FOR THE COMPLETION OF WORK.
12. CONTRACTOR SHALL COORDINATE HISHER WORK WITH THAT OF OTHER CONTRACTORS AND SUPPLIERS.
13. CONTRACTOR SHALL NOT OBSTRUCT ACCESS TO STAIRS, ENTRANCES OR MEANS OF EGRESS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING WORK DURING THE COURSE OF CONSTRUCTION ANY DAMAGE RESULTING FROM CONSTRUCTION PROCEDURES SHALL BE THE RESPONSIBILITY OF THOSE CONTRACTORS CAUSING SUCH DAMAGE.
15. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR INSPECTION OF ALL STRUCTURAL ELEMENTS OF THE CONSTRUCTION, 48 HOURS MINIMUM NOTICE IS REQUIRED.
16. CONTRACTOR SHALL NOTIFY THE ARCHITECT AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE OF WORK WHICH WILL AFFECT THE EXISTING BUILDING SERVICES AND OBTAIN THE ARCHITECT'S APPROVAL BEFORE PROCEEDING WITH THE WORK.
17. CONTRACTOR SHALL MAINTAIN THE SECURITY AND WEATHER TIGHTNESS OF THE EXISTING BUILDING.
18. WINDOWS SHALL BE ANDERSEN 400 SERIES AND SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND DETAILS. PROVIDE SCREENS AND GRILLS. VERIFY CATALOG NUMBERS WITH PELLA REP. AS NEEDED TO INSURE EGRESS REQUIREMENTS ARE MET. PROVIDE SCREENS AND GRILLS. OWNER TO CONFIRM PROFILE AND STYLE OF WINDOWS

GENERAL SPECIFICATIONS/NOTES:

1. ALL LUMBER USED IN CONSTRUCTION SHALL BE DOUGLAS FIR #2, OR SFF #2 MIN Fb = 1200 PSI - E = 1.1 X 1000000. ALL STRUCTURAL HEADERS AND GIRDERS SHALL HAVE 4 X 6 OR 4 X 6 POSTS AT EACH END AS REQUIRED BY STUD SIZES.
2. ALL EXTERIOR LUMBER SHALL BE EXTERIOR GRADE. ALL EXTERIOR STEEL, JOIST HANGERS, LAG BOLTS, NAILS AND SCREWS SHALL BE GALVANIZED. SIMPSON CONNECTORS (HOT DIPPED) & SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND DETAILS.
3. ALL EXTERIOR OPENINGS SHALL BE CAULKED, FLASHED AND WEATHER-STRIPPED.
4. ALL ELECTRICAL WORK SHALL CONFORM TO NATIONAL FIRE PROTECTION AGENCY (N.F.P.A., NATIONAL ELECTRIC CODE (N.E.C.) AND THE LOCAL UTILITY COMPANY.
5. WINDOWS ALTERED TO ACCOMMODATE NEW CONSTRUCTION SHALL BE REPLACED IN ACCORDANCE WITH APPLICABLE CODES REGARDING EMERGENCY ESCAPE, LIGHT AND VENTILATION REQUIREMENTS.
6. GALV. HURRICANE STRAPS SHALL BE PROVIDED AT ALL JOISTS/RADERS (EXISTING AND NEW) AS REQUIRED.
7. A VAPOR BARRIER SHALL BE INSTALLED ON THE WARM SIDE OF ALL CONSTRUCTION.
8. INSULATION SHALL BE INSTALLED IN ALL FRAMED WALLS BETWEEN HEATED AND UNHEATED SPACES AS PER LOCAL STATE AND ENERGY CONSERVATION CONSTRUCTION CODES. WHERE APPLICABLE CONCRETE SLAB INSULATION SHALL BE 2" STYROFOAM.
9. THE WORD "PROVIDE" MEANS THE CONTRACTOR SHALL SUPPLY AND INSTALL.
10. ALL NEW CONSTRUCTION SHALL ALIGN AND MATCH EXISTING.
11. THE CONTRACTOR IS RESPONSIBLE FOR ACCURATELY REPORTING EXISTING CONDITIONS AS SHOWN ON THE PLANS INCLUDING BUT NOT LIMITED TO:

STRUCTURAL HEADERS AND ALL STRUCTURAL COMPONENTS FRAMING MEMBERS IN FLOORS, WALLS AND CEILING FOUNDATIONS, FOOTINGS AND STRUCTURAL CONNECTORS
NOTIFY ARCHITECT OF CONDITIONS AND/OR DISCREPANCIES.

12. TO THE BEST OF MY KNOWLEDGE AND PROFESSIONAL JUDGMENT THESE DRAWINGS CONFORM TO THE FOLLOWING CODES:
NEW YORK STATE BUILDING CODE INTERNATIONAL BUILDING CODE 2015

NOTES:

1. ELEVATION NOTES ARE "TYPICAL" AND APPLY TO ALL ELEVATIONS WHEN APPLICABLE.
2. PROVIDE CONT. ALUM. FLASHING AT ALL VALLEYS.
3. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FROM THE ELEMENTS DURING DEMOLITIONS.

HVAC WATER HEATER

1. THE CONTRACTOR SHALL CONFIRM EXISTING HVAC CAPACITY AND RECOMMEND ADJUSTMENTS AND SIZING OF EXISTING EQUIPMENT TO PROVIDE ADDITION WITH HEAT AND AC. PROVIDE ESTIMATE FOR NEW HVAC SYSTEM
2. CONTRACTOR SHALL CONFIRM ADEQUACY OF EXISTG WATER HEATER. PROVIDE NEW WATER HEATER IF REQD.

18. CONTRACTOR SHALL PATCH AND REPAIR ALL SURFACES OPENED FOR THE INSTALLATION OF THE WORK AND REPAIR ALL EXISTING AREAS TO REMAIN, DAMAGED DURING THE PERFORMANCE OF THE WORK. PATCH SHALL ALIGN AND MATCH EXISTING.
19. CONTRACTOR SHALL PREPARE FLOOR AREAS WITH SUBSTRATE APPROPRIATE TO FINISH SELECTED BY OWNER(S).
20. THE CONTRACTOR SHALL ORDER 10% ATTC STOCK OF ALL FINISHED MATERIALS FOR FUR FUTURE REPLACEMENT IF NECESSARY.
21. ALL EXISTING CONSTRUCTION TO REMAIN SHALL BE PROTECTED DURING DEMOLITION AS SPECIFIED BY THE ARCHITECT.
22. PENETRATION IN OPENINGS OF WALL PARTITIONS OR FLOORS FOR PIPES SLEEVES, ELECTRIC DEVICES, ETC. SHALL BE PACKED SEALED OR OTHERWISE ISOLATED TO MAINTAIN THE REQUIRED RTC RATING.
23. VAPOR BARRIER TOWARDS WINTER WARM SIDE OF ASSEMBLY.
24. ALL NEW AND DISTURBED FINISHES TO RECEIVE ONE PRIME COAT AND TWO FINISH COATS OF PAINT WHERE APPLICABLE.
25. ALL WINDOWS AND DOORS SHALL BE CAULKED ON EXTERIOR BUILDING.

ELECTRICAL NOTES:

1. CONTRACTOR SHALL MEASURE LOADS IN EXISTING PANEL AND ADJUST AS NECESSARY FOR PROPER BALANCING.
2. CONTRACTOR SHALL REMOVE EXISTING LIGHT FIXTURES, RECEPTACLES, AND/OR SWITCHES AS REQUIRED. MODIFY EXISTING CIRCUITRY AS NECESSARY TO CONNECT TO NEW LIGHT FIXTURES, RECEPTACLES AND/OR SWITCHES SHOWN ON DRAWING PROPERLY TERMINATE UNUSED CIRCUITRY AT NEAREST JUNCTION POINT OR BACK AT ELECTRICAL PANEL IF FED DIRECTLY. LABEL CIRCUITRY FOR FUTURE USE.
3. CONTRACTOR SHALL RELOCATE LIGHT FIXTURES, RECEPTACLES, AND/OR SWITCHES DESIGNATED FOR RELOCATION. MODIFY EXISTING CIRCUITRY AS NECESSARY TO REINSTALL LIGHT FIXTURE, RECEPTACLE AND/OR SWITCHES IN LOCATIONS SHOWN ON DRAWING.
4. CONTRACTOR SHALL REMOVE EXISTING ELECTRICAL CIRCUITRY FOUND IN WALLS DESIGNATED FOR REMOVAL.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING, PATCHING AND PAINTING ASSOCIATED WITH ALL ELECTRICAL WORK.
6. ALL ELECTRICAL CIRCUITRY SHALL BE CONCEALED IN WALLS, CEILINGS AND FLOORS. IF SAME IS IMPOSSIBLE, ADVISE THE OWNER AND Awaiting APPROVAL/ AUTHORIZATION FOR SURFACE MOUNTING. SUCH EXPOSED CIRCUITRY SHALL BE RUN IN SURFACE METAL RACEWAY.
7. CONTRACTOR SHALL PROVIDE TYPEWRITTEN SCHEDULES OF ALL CIRCUITRY IN ELECTRICAL PANEL. SCHEDULES SHALL MATCH THE LOADS SHOWN IN THE PROJECT PANEL SCHEDULE INCLUDED WITH THESE DRAWINGS. ALL SPARE PANEL SPACES SHALL BE FULLY PROTECTED WITH METAL BLANKS.
8. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE LATEST EDITION, AND THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CONSTRUCTION CODE. THIS INCLUDES ALL TERMINATED ELECTRIC.
9. CONTRACTOR SHALL OBTAIN PAY FOR AND COMPLY WITH ALL REQUIRED PERMITS. CONTRACTOR SHALL ARRANGE FOR ALL INSPECTIONS AND SUBMIT COPIES OF ACCEPTANCE CERTIFICATES TO OWNER PRIOR TO COMPLETION OF PROJECT.
10. CONTRACTOR SHALL PROVIDE AND INSTALL ALL BOXES, FITTINGS, CONNECTORS, COVER PLATES, AND OTHER MISCELLANEOUS ITEMS, NOT NECESSARILY DETAILED ON THESE DRAWINGS TO RENDER THE ELECTRICAL INSTALLATION COMPLETE AND OPERATIVE AND IN COMPLIANCE WITH APPLICABLE CODES.
11. ALL WIRING SHALL BE COPPER CONDUCTOR MINIMUM SIZE #12 AWG. UNLESS OTHERWISE NOTED.
12. CONTRACTOR SHALL FIELD VERIFY LOCATION OF EXISTING EQUIPMENT AND NOTE CONDITIONS AND AREAS WHERE WORK WILL OCCUR IN FIELD.
13. CONTRACTOR SHALL COORDINATE LOCATION OF LIGHT FIXTURES AND ELECTRICAL EQUIPMENT WITH OTHER TRADES TO AVOID CONFLICTS.
14. CONTRACTOR SHALL SEAL AROUND ALL CONDUIT PENETRATIONS THROUGH WALLS, FLOORS AND CEILING AT BETWEEN BASEMENT AND AREA OF NEW CONSTRUCTION WITH AN INTUMESCENT STOP MATERIAL.
15. CONTRACTOR SHALL COORDINATE WITH ALL OTHER TRADES TO AVOID CONFLICTS OF EQUIPMENT INSTALLATION. CONTRACTOR SHALL VERIFY EXACT LOCATIONS OF ALL EQUIPMENT CONNECTIONS, WIRING DEVICES AND LIGHTING WITH ARCHITECT PRIOR TO INSTALLATION.
16. CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND MATERIAL INSTALLED UNDER THIS CONTRACT FREE FROM DEFECTS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF SUBSTANTIAL COMPLETION AND ACCEPTANCE BY THE OWNER AND AGREES TO REPLACE DEFECTIVE WORK AT NO ADDITIONAL COST TO OWNER DURING THE GUARANTEE PERIOD.
17. FINAL LOCATIONS AND ELEVATIONS OF ALL LIGHT FIXTURES, RECEPTACLES, SWITCHES, PHONE JACKS, AND CABLE OUTLETS SHALL BE DIRECTED IN THE FIELD.

NOTE:

ALL HORIZONTAL SUPPORTS TO HAVE A MIN OF 6" SOLID BEARING EACH SIDE

HEADERS FOR DOORS & WINDOWS:

ALL OPENINGS 3'-0" TO 5'-0" TO HAVE (2) 2x10 HEADERS

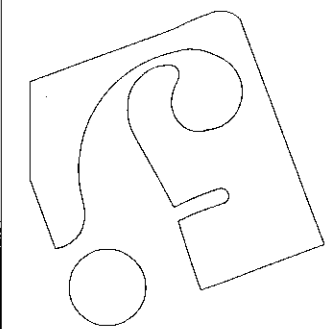
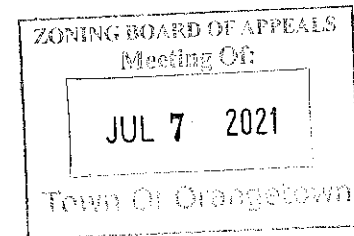
ALL OPENINGS 5'-0" TO 9'-0" TO HAVE (3) 2x10 HEADERS

ALL OTHER OPENING AS SPECIFIED ON PLAN

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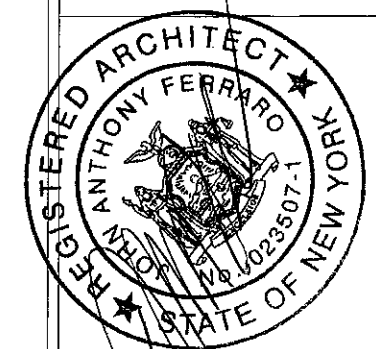
DEMOLITION NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY SHORING & BRACING FOR COMPLETION OF WORK.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND LEGALLY DISPOSING OF DEBRIS FROM THE SITE.
3. CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRIERS AND PROTECTIVE DEVICES FOR PUBLIC SAFETY DURING DEMOLITION AND CONSTRUCTION PROCEDURES.
4. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL EXISTING CONSTRUCTION TO REMAIN FROM ANY DAMAGE DURING DEMOLITION AND CONSTRUCTION PROCEDURES.
5. CONTRACTOR SHALL PATCH AND REPAIR ALL INTERIOR AND EXTERIOR FINISHES AS REQUIRED TO MATCH EXISTING.
6. ALL OSHA REGULATIONS ARE TO BE STRICTLY ADHERED TO. ANY FINES ARE TO BE PAID BY THE CONTRACTOR AND NOT THE OWNER.
7. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE NEW YORK STATE AND MODEL BUILDING CODES, REFERENCE STANDARDS AND ALL FEDERAL, STATE, AND MUNICIPAL AUTHORITIES HAVING JURISDICTION OVER THE WORK.
8. DEMOLITION WORK SHALL COMPLY WITH THE NEW YORK STATE REQUIREMENTS IN ADDITION TO THE ANSI A10.6 SAFETY REQUIREMENTS FOR DEMOLITION.
9. THE CONTRACTOR SHALL VISIT THE SITE AND CAREFULLY EXAMINE WORK OF THIS SECTION SO AS TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND NATURE AND SCOPE OF WORK AND DIFFICULTIES THAT ATTEND ITS EXECUTION.
10. THE DRAWINGS MAY NOT SHOW ALL REMOVALS REQUIRED. CONTRACTOR INCLUDES ALL WORK NECESSARY TO PRODUCE THE FINAL ARRANGEMENT AS SHOWN, LEAVING NO EXISTING WORK WHICH IS NO LONGER NEEDED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ENTIRE DEMOLITION OF SPACE, INCLUDING WALLS, CEILINGS, ALL FINISHES, EQUIPMENT, LIGHTING AND WIRING, DUCTWORK AND HVAC EQUIPMENT AND PLUMBING LINES AS REQUIRED.
11. BEFORE STARTING ANY WORK RELATING TO EXISTING UTILITIES ELECTRICAL, SANITARY, WATER, HEAT, GAS, ETC., THAT WILL TEMPORARILY DISCONTINUE OR DISRUPT SERVICES TO THE EXISTING BUILDING, NOTIFY THE OWNER & ARCHITECT SEVENTY-TWO HOURS IN ADVANCE AND OBTAIN APPROVAL PRIOR TO BEGINNING THE WORK.
12. CONTRACTOR SHALL PROVIDE NECESSARY PROTECTION AGAINST DIRT AND DAMAGE AND SHALL BE RESPONSIBLE FOR KEEPING THE ACCESS SPACE CLEAN AND FREE OF MATERIALS AT ALL TIMES.
13. GENERAL CONTRACTOR SHALL KEEP JOB SITE FREE OF ALL MATERIALS AND BROOM CLEAN AND CONTROL THE CONSTRUCTION AREA TO JOB SITE AND INFILTRATING AREAS OUTSIDE THE PROJECT AT ALL TIMES. GENERAL CONTRACTOR TO BE RESPONSIBLE FOR CLEAN UP AND CARTING FOR ALL TRADES WHETHER OR NOT UNDER HIS JURISDICTION.
14. CONTRACTOR SHALL RESTORE AT HIS SOLE EXPENSE, ALL AREAS DAMAGED DURING CONSTRUCTION.
15. ALL DEMOLITION IS TO BE DONE WITH REASONABLE CARE SO AS TO MINIMIZE DAMAGE TO EXISTING REMAINING SURFACES. THE GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY DOORS AND PARTITIONS AS NECESSARY TO PROTECT ADJACENT AREAS.
16. CONTRACTOR SHALL FOLLOW BUILDING REGULATIONS AND PERFORM WORK AT THE HOURS DESIGNATED BY LOCAL ORDINANCES. FOR THE PARTICULAR PHASE OF WORK BEING DONE.
17. ALL ITEMS SPECIFICALLY DESIGNATED FOR REUSE BUT DAMAGED IN THE COURSE OF WORK PERFORMED UNDER THE GENERAL CONTRACT OR OTHERWISE RENDERED UNUSABLE MATERIAL SHALL BE REPLACED AT NO EXPENSE TO THE OWNER.
18. DEMOLISH PREMISES AS SHOWN ON THE DRAWINGS INCLUDING ALL WALL, WOOD, TRIM, PIPING, PLUMBING FIXTURES, LIGHT FIXTURES, LIGHT TRACK, AND SHELVING UNLESS OTHERWISE NOTED (U.O.N.).
19. ALL EXISTING PROTRUDING MATERIALS & PLUMBING LINES NOT SHOWN TO REMAIN ON THE DRAWINGS SHALL BE REMOVED & BEHIND THE PLANE OF THE FINISHED SURFACE. PROVIDE ACCESS PANELS AS REQUIRED (LOCATION(S) AND SIZE(S) TO BE APPROVED PRIOR TO INSTALLATION. ALL ABANDONED PLUMBING LINES SHALL BE CAPPED AS PER CODE TO AVOID EMITTANCE OF NOXIOUS GASES.
20. THE GENERAL CONTRACTOR SHALL REMOVE ALL SURFACE MOUNTED BOXES, WIRES, RACEWAYS, ETC. U.O.N.
21. REMOVE AND DISCARD ALL FLOOR COVERINGS, CERAMIC TILE, ETC., SO THAT NEW FLOORING CAN BE PROPERLY INSTALLED FLUSH WITH ADJACENT SURFACES. THIS SHALL INCLUDE REMOVAL OF ADHESIVES AND SETTING BEDS (U.O.N.)
22. EXECUTE THE WORK IN A CAREFUL AND ORDERLY MANNER, WITH THE LEAST POSSIBLE DISTURBANCE TO THE BUILDING. VEHICULAR ACCESS TO THE SITE SHALL BE MAINTAINED.
23. CONTRACTOR SHALL VERIFY BEFORE REMOVAL OF ANY PARTITION THAT THE PARTITION IS NOT A BEARING WALL. ALL CONCERNS AS IT RELATES TO THE STRUCTURE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE THE WALL IS REMOVED.
24. PROVIDE TEMPORARY SUPPORT BEFORE REMOVING ANY BEARING PARTITIONS.
25. CONTRACTOR SHALL RELOCATE ALL PLUMBING TO ACCOMMODATE NEW BATHROOM LAYOUT INCLUDING BUT NOT LIMITED TO CLEAN OUTS, STACKS, VENTS, SUPPLY & RETURN LINES.
26. CONTRACTOR TO PROVIDE ALL SERVICES AND LABOR AND EQUIPMENT FOR THE REMOVAL OF DEBRIS, GARBAGE OR MISCELLANEOUS TREES AND BRUSH IN AND ON PROJECT SITE AS DIRECTED BY THE ARCHITECT.



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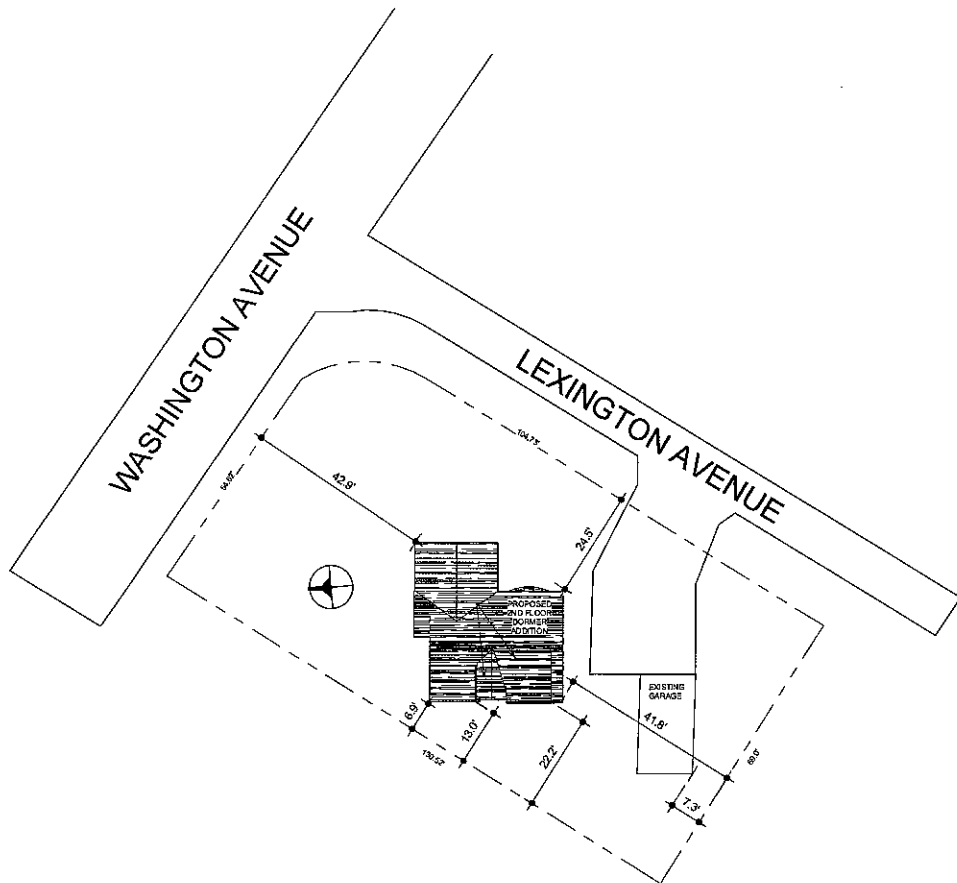
No.	Description	Date

TARABOULOS/FOSTER
FOSTER/TARABOULOS
6 LEXINGTON ROAD
TAPPAN NY 10983

TITLE SHEET/NOTES

Project number	TF
Date	3-1-21
Drawn by	JF
Checked by	JF

A-1

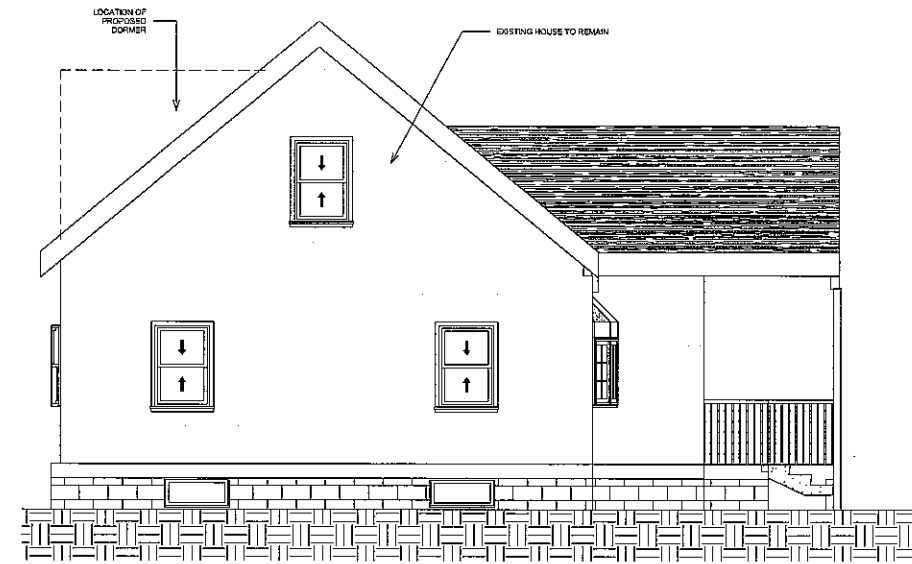


1 SITE PLAN
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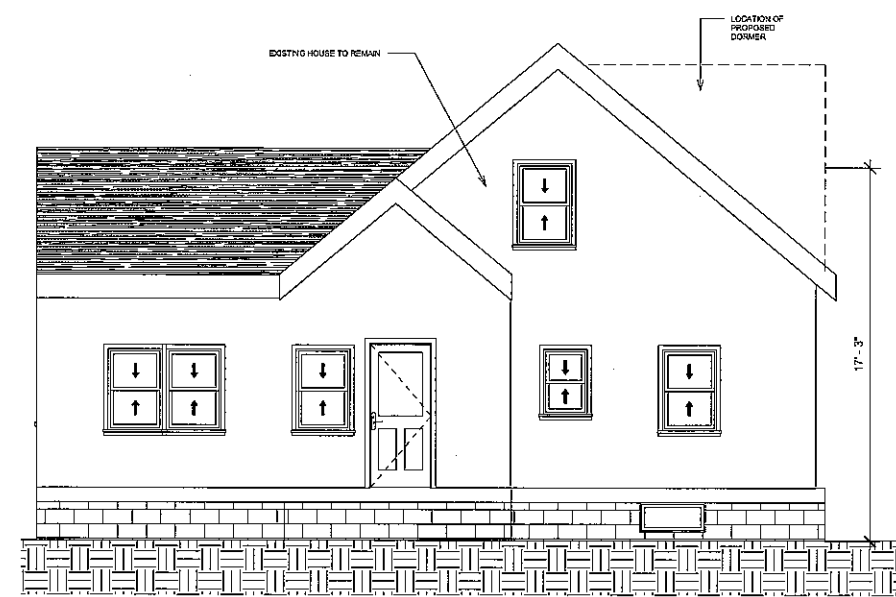
ZONING ANALYSIS				
PROPERTY ADDRESS: 6 LEXINGTON ROAD TAPPAN NY 10983				
SECTION: 77.11 BLOCK: 3 LOT: 13 R-15 GROUP M USE: SINGLE FAMILY				
ZONING TABLE 43(alt):13	REQ'D (FT)	EXISTING (FT)	PROPOSED (FT)	
MAX F.A.R.	.20	18%	19.5%	
MIN LOT AREA	15,000 SQFT	8,800 SQFT	NO CHANGE	EXISTING NON CONFORMANCE
MIN LOT WIDTH	100 FT	130.52 FT	NO CHANGE	
MIN STREET FRONTAGE	75 FT	104.73/54.62 FT	NO CHANGE	
REQ'D FRONT YARD	30 FT	24.5 / 42.9 FT	NO CHANGE	CORNER LOT
REQ'D SIDE YARD	20 FT	41.8 FT	NO CHANGE	
TOTAL SIDE YARD	60 FT	NA	NA	CORNER LOT
REAR	35 FT	6.9 FT	13.0	VARIANCE REQUIRED
MAX BLDG. HGHT	24.5 FT	17.25 FT	20.5'	

THIS SURVEY IS TAKEN FROM A SURVEY PREPARED BY:

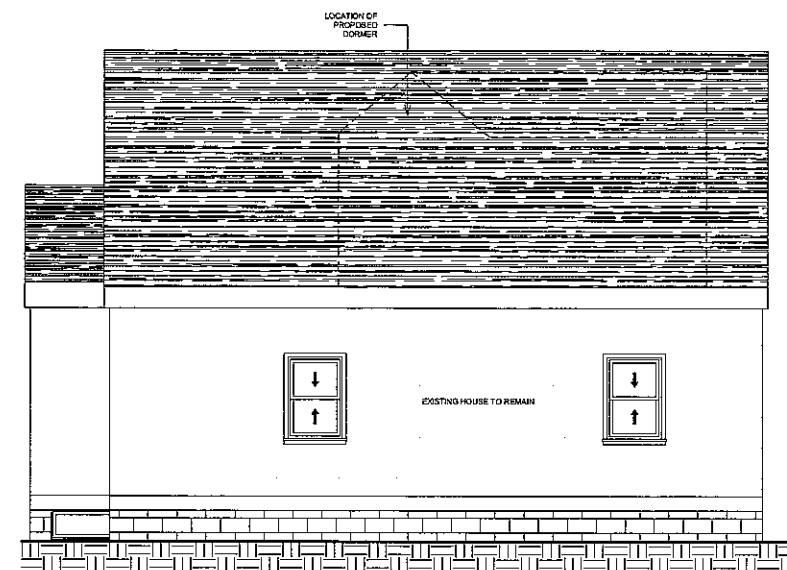
ANTHONY SORACE PLS
PROFESSIONAL LAND SURVEYORS
ROCK TAVERN NEW YORK 12575
845-496-3367
DATED: JUNE 9 2005



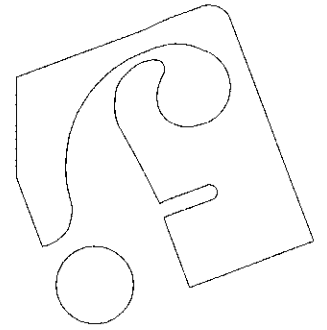
3 EXISTING LEFT SIDE ELEVATION
1/4" = 1'-0"



4 EXISTING RIGHT SIDE ELEVATION
1/4" = 1'-0"



5 EXISTING REAR ELEVATION
1/4" = 1'-0"



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No.	Description	Date

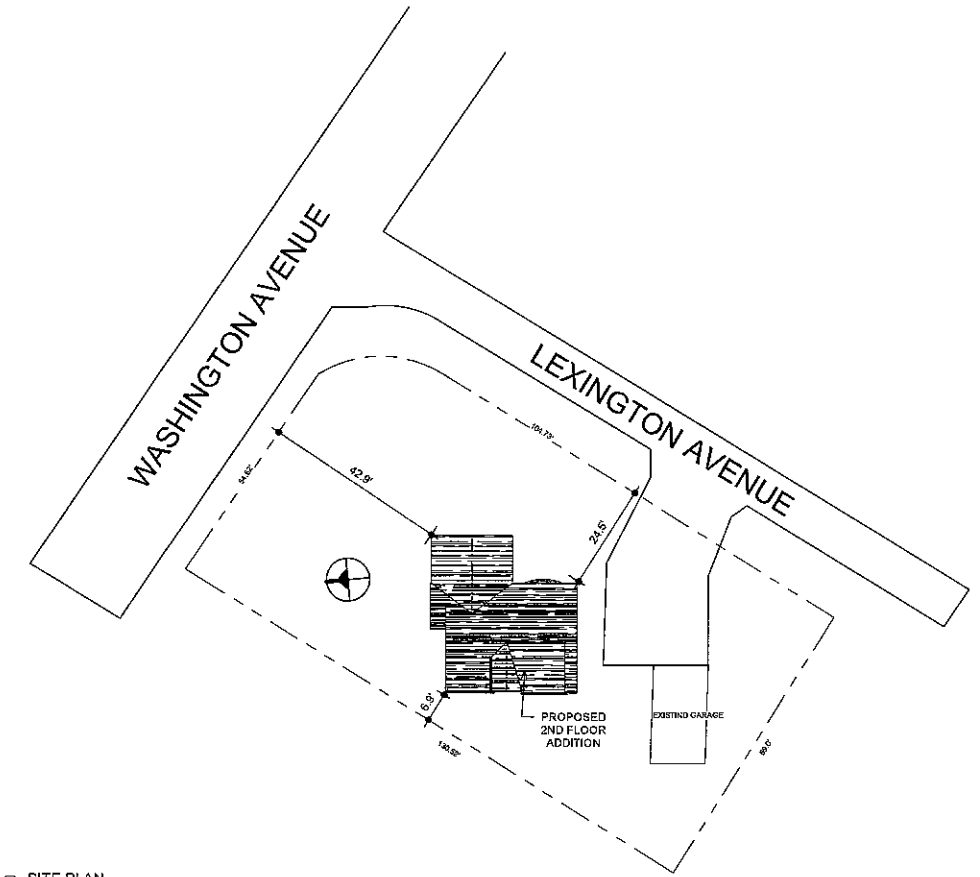
TARABOULOS/FOSTER
FOSTER/TARABOULOS
6 LEXINGTON ROAD
TAPPAN NY 10983

ZONING/SITE/ EXISTING ELEVATIONS

Project number TF
Date 3-1-21
Drawn by JF
Checked by JF

A-2

Scale As indicated

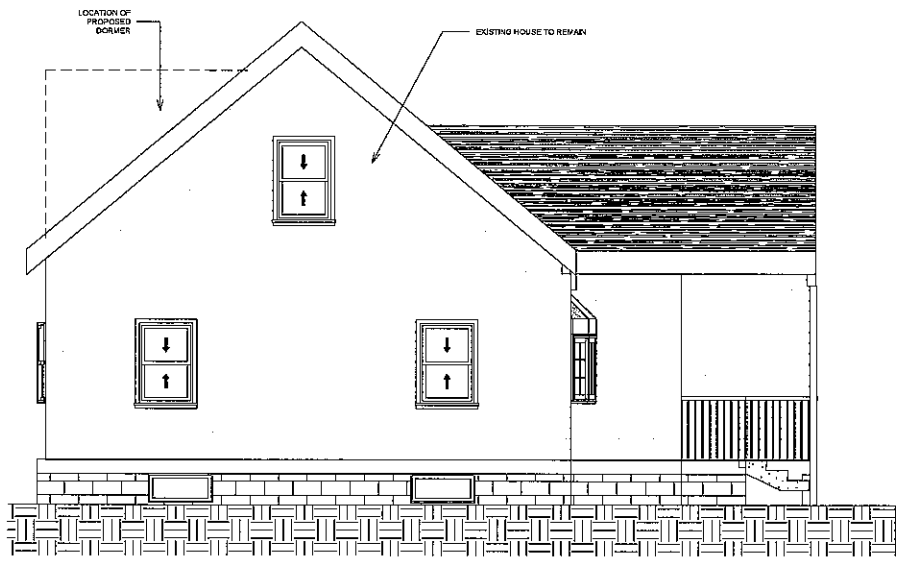


① SITE PLAN
1" = 20'-0"

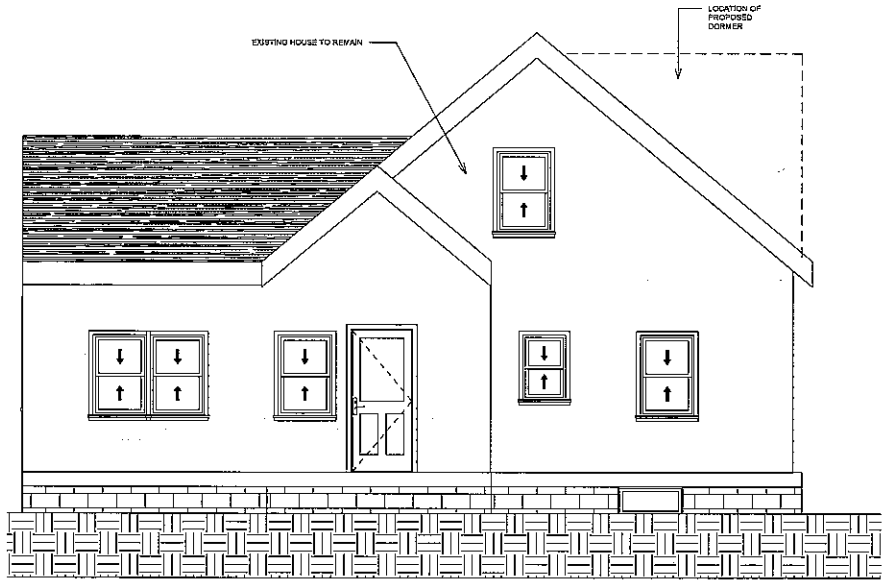
ZONING ANALYSIS				
PROPERTY ADDRESS: 6 LEXINGTON ROAD TAPPAN NY 10983				
SECTION: 77.11 BLOCK: 3 LOT: 13 R-15 GROUP M USE: SINGLE FAMILY				
ZONING TABLE 43/art:13	REQ'D (FT)	EXISTING (FT)	PROPOSED (FT)	
MAX F.A.R.	.20	18%	19.5%	
MIN. LOT AREA	15,000 SQFT	8,800 SQFT	NO CHANGE	EXISTING NON CONFORMANCE
MIN LOT WIDTH	100 FT	104.73 FT	NO CHANGE	
MIN. STREET FRONTAGE	75 FT	104.73 FT	NO CHANGE	
REQ'D FRONT YARD	30 FT	24.6 / 42.9 FT	NO CHANGE	CORNER LOT
REQ'D SIDE YARD	20 FT	24.5 FT	NO CHANGE	
TOTAL SIDE YARD	50 FT	NA	NA	CORNER LOT
REAR	35 FT	6.9 FT	NO CHANGE	CORNER LOT
MAX BLDG. HGHT	16FT	19 FT	NO CHANGE	

THIS SURVEY IS TAKEN FROM A SURVEY PREPARED BY:

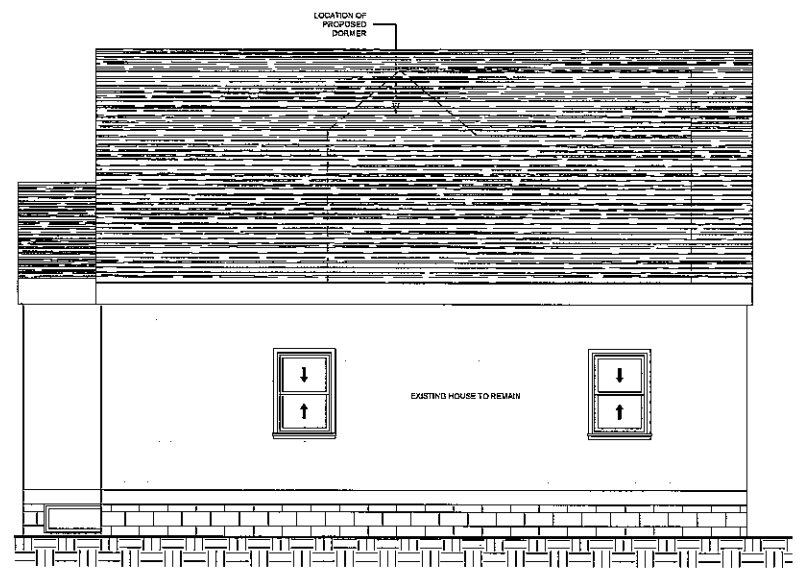
 ANTHONY SORACE PLS
 PROFESSIONAL LAND SURVEYORS
 ROCK TAVERN NEW YORK 12575
 845-496-3367
 DATED: JUNE 9 2005



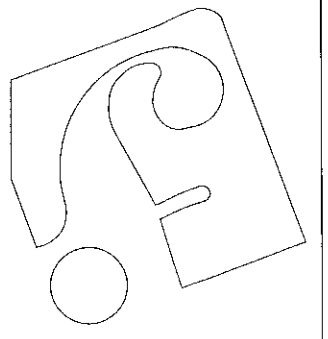
③ EXISTING LEFT SIDE ELEVATION
1/4" = 1'-0"



④ EXISTING RIGHT SIDE ELEVATION
1/4" = 1'-0"

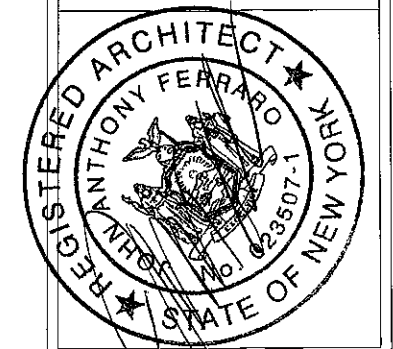


⑤ EXISTING REAR ELEVATION
1/4" = 1'-0"



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No.	Description	Date

TARABOULOS/FOSTER
 FOSTER/TARABOULOS
 6 LEXINGTON ROAD
 TAPPAN NY 10983

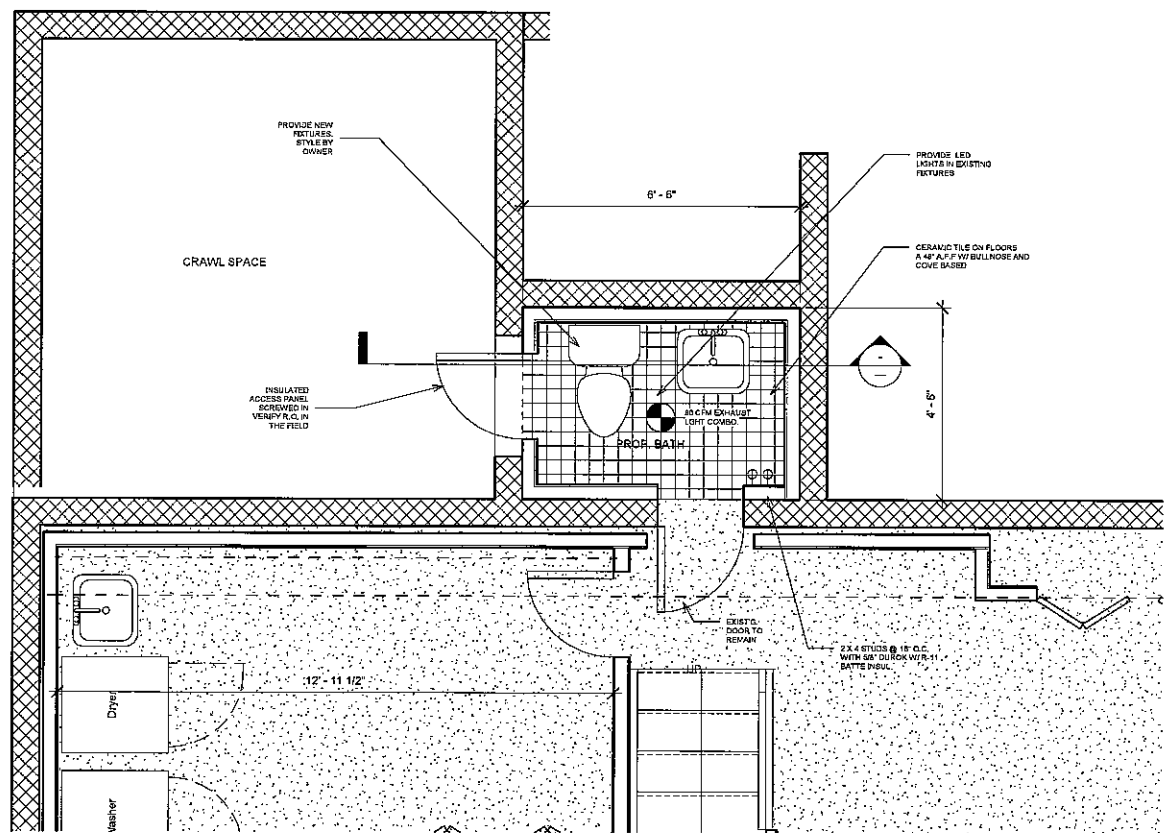
ZONING/SITE/ EXISTING ELEVATIONS

Project number	TF
Date	3-1-21
Drawn by	JF
Checked by	JF

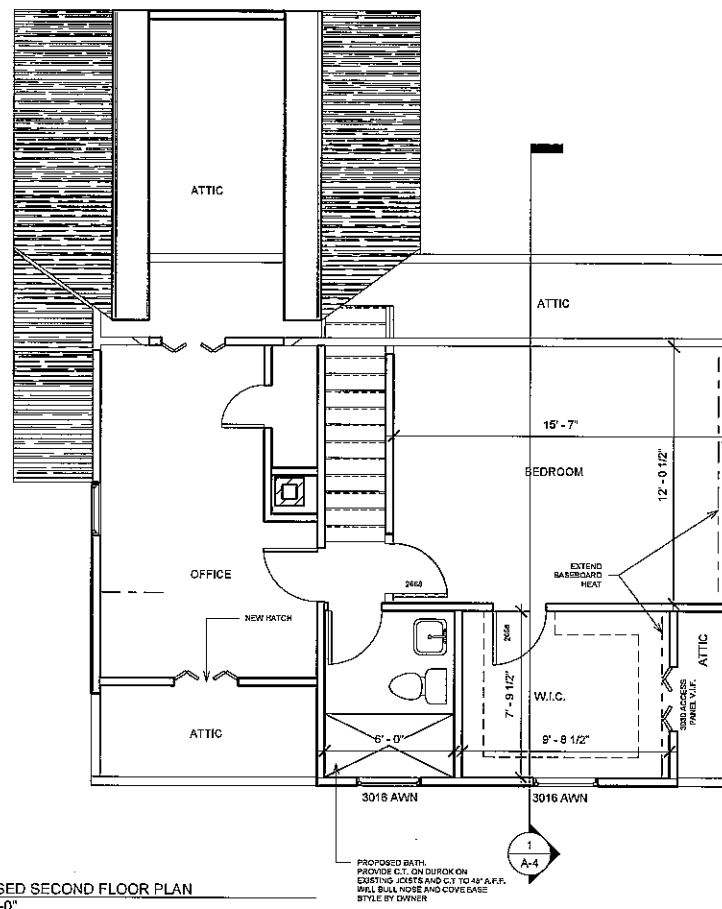
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Scale As indicated

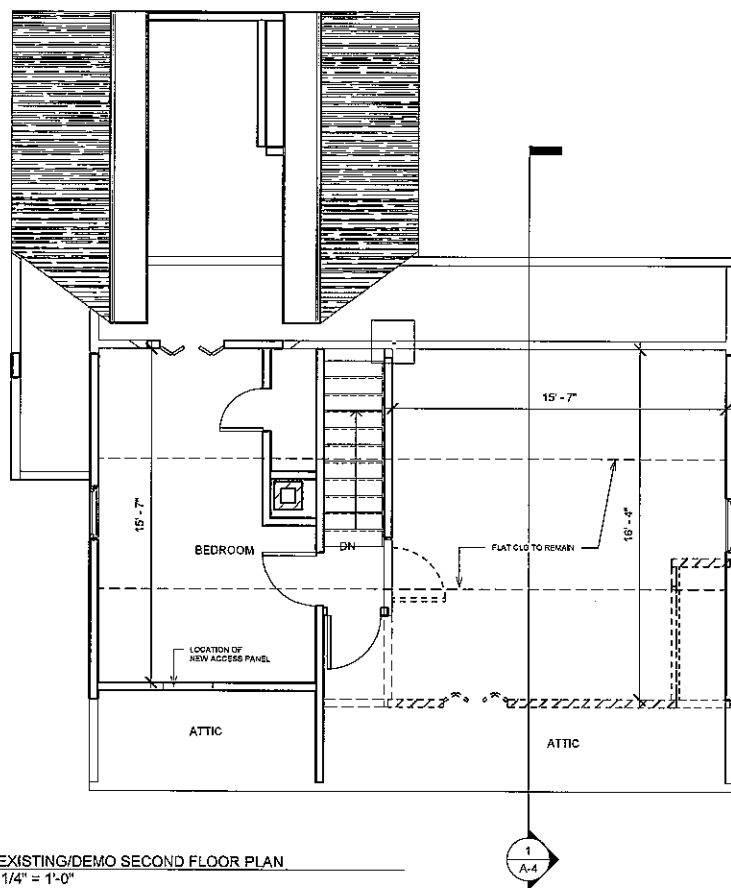
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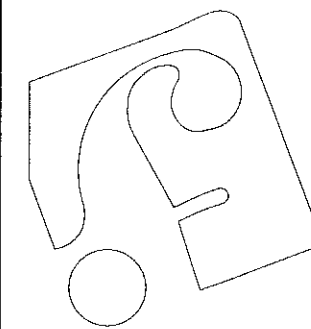
1 PROPOSED BASEMENT BATHROOM
1/2" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"



3 EXISTING/DEMO SECOND FLOOR PLAN
1/4" = 1'-0"



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TARABOULOS/FOSTER
FOSTER/TARABOULOS
6 LEXINGTON ROAD
TAPPAN NY 10983

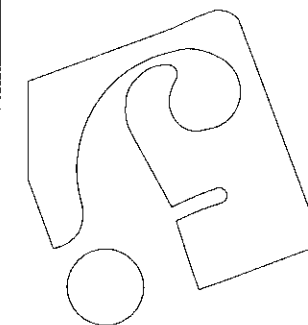
EXIST/PROP. FLOOR PLANS

Project number	TF
Date	3-1-21
Drawn by	JF
Checked by	JF

A-3

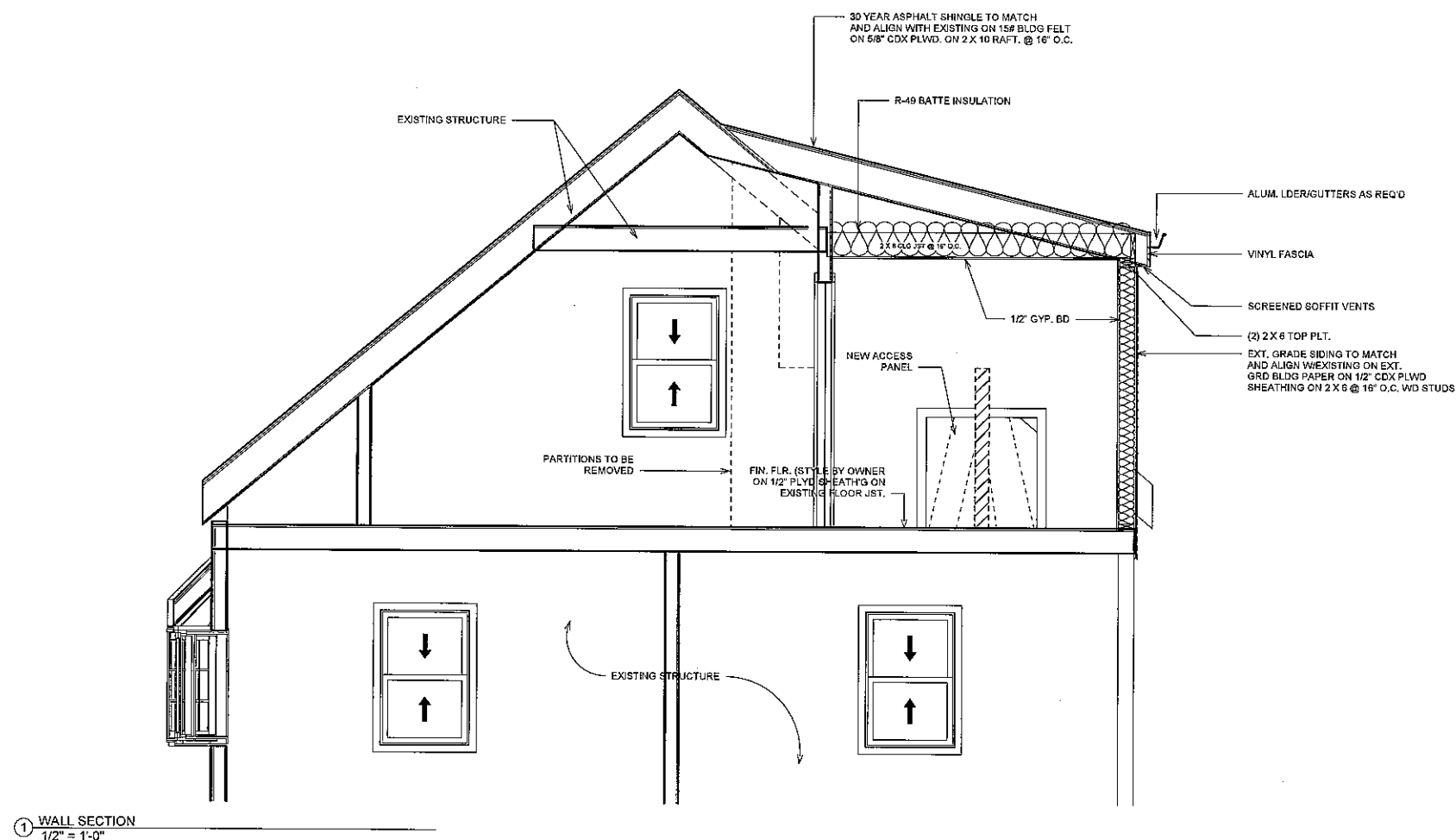
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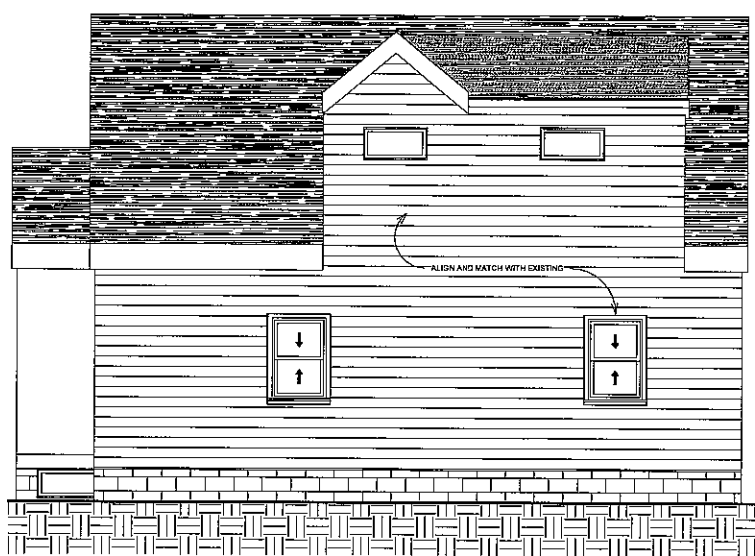


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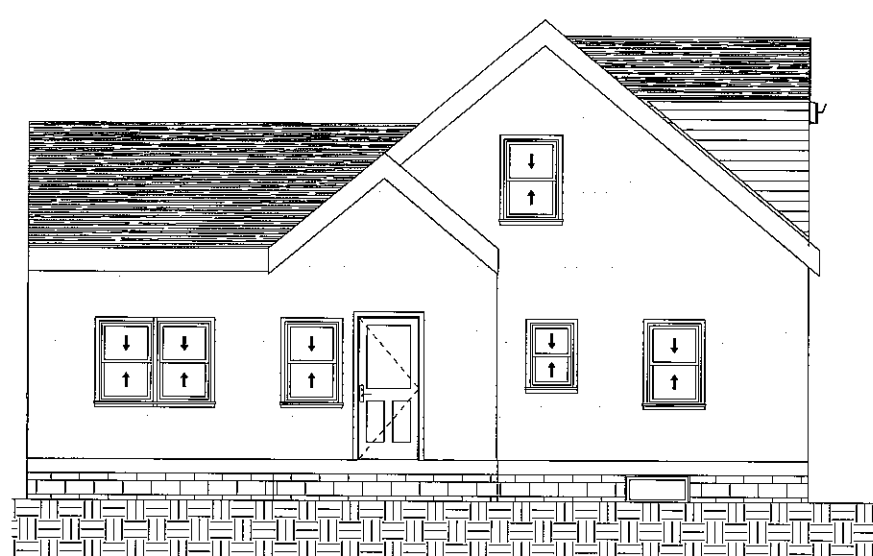
37 Maple Avenue
New City, New York 10956
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johnferraroarchitect.com



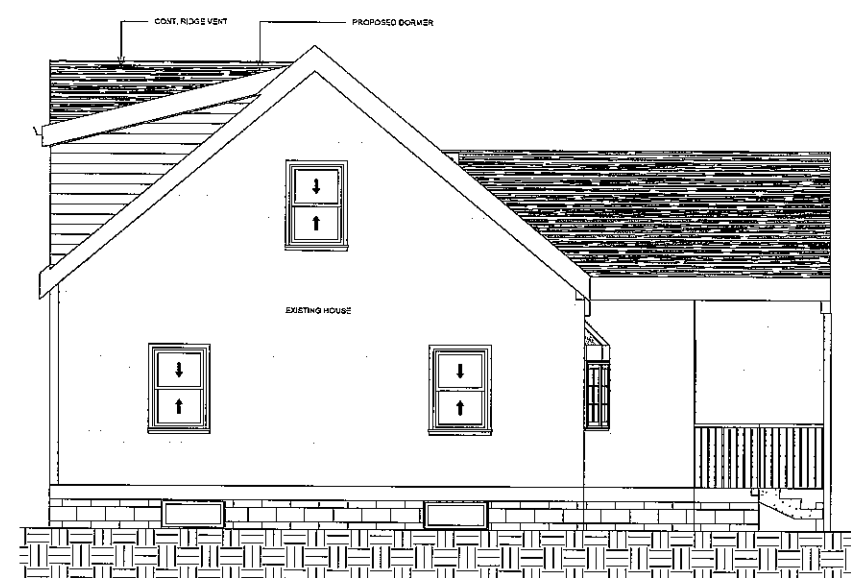
① WALL SECTION
1/2" = 1'-0"



② PROPOSED REAR ELEVATION
1/4" = 1'-0"



③ PROPOSED RIGHT SIDE ELEVATION
1/4" = 1'-0"



④ PROPOSED LEFT SIDE ELEVATION
1/4" = 1'-0"



No.	Description	Date

TARABOULOS/FOSTER
FOSTER/TARABOULOS
6 LEXINGTON ROAD
TAPPAN NY 10983

**EXISTING/ PROP
SECTION/ELEVATIONS**

Project number	TF
Date	3-1-21
Drawn by	JF
Checked by	JF

A-4

Scale As indicated