

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

PROPERTY ADDRESS: 22 CLOSTER RD Section/Block/Lot: 78.18-2-25

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
(FRONT ANNING ONLY) Roof:	ESTATE GRAY	ASPHALT SHINGLES	OWENS-CORNING
Siding:	BLUE	CEDAR SHAKES	EXISTING-UNKNOWN
Decorative Siding:	N/A	PAINT	NEWBURYPORT BLUE BENJAMIN MOORE HC-155
Soffits & Fascia:	N/A		
Gutters & Leaders:	N/A		
Windows:	N/A		
Trim:	N/A	PAINT	SUPERWHITE OC-152 BENJAMIN MOORE
Shutters:	N/A		
(STORM DOOR) Front Door:	WHITE	ALUMINUM	ANDERSEN 3000 SERIES STORM DOOR
RAILING + BALUSTERS Back Door:	WHITE N/A	COMPOSITE	TREX - SELECT
Garage Door(s):	N/A		
Other Door(s):	N/A		
Lighting:	N/A		
Lighting:	N/A		
Stone or Rock being used on Structure:	N/A		
Stone or Rock being used on walkway(s):	BEDFORD BROWN	PAVERS + BLOCK	KEYSTONE HARDSCAPES
Other:	NEWBURYPORT BLUE	EXTERIOR, CEDAR SHAKES	BENJAMIN MOORE
	SUPERWHITE	EXTERIOR, TRIM + WINDOWS	BENJAMIN MOORE

Name of Municipality: **TOWN OF ORANGETOWN**

Date Submitted: _____

2021 LAND USE BOARD APPLICATION

Please check all that apply:

<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Residential
<input type="checkbox"/> Planning Board	<input checked="" 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: 22 CLUSTER Rd RESTORATION McCullough

Street Address: 22 CLUSTER Rd
PAUSADES, NY 10964

Tax Map Designation:

Section: 78.18 Block: 2 Lot(s): 25
Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the EAST side of CLUSTER Rd, approximately
100 feet SOUTH of the intersection of OAK TREE Rd, in the
Town of Orangetown in the hamlet/village of PAUSADES, NY.

Acreage of Parcel 0.23
School District SOCSD
Ambulance District SOAC
Water District _____

Zoning District R-40
Postal District PAUSADES
Fire District SPARKILL - PAUSADES
Sewer District _____

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

REPAINT EXISTING SIDING. RECONSTRUCT FRONT ENTRY STAIRS + AWNING.
INSTALL GRADE LEVEL DECK AND PATIO IN BACKYARD.

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

Date: 6/4/21

Applicant's Signature: _____

APPLICATION REVIEW FORM

Applicant: JOHN + OLIVIA McCullough Phone # 845-709-7845
Address: 22 CLOSTER Rd PALISADES NY 10964
Street Name & Number (Post Office) City State Zip Code

Property Owner: JOHN + OLIVIA McCullough Phone # 845-709-7845
Address: 22 CLOSTER Rd PALISADES NY 10964
Street Name & Number (Post Office) City State Zip Code

Engineer/Architect/Surveyor: JOHN McCullough Phone # 845-709-7845
Address: 22 CLOSTER Rd PALISADES NY 10964
Street Name & Number (Post Office) City State Zip Code

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

Contact Person: JOHN McCullough Phone # 845-709-7845
Address: 22 CLOSTER Rd PALISADES NY 10964
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:

N/A

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

N/A

FILL IN WHERE APPLICABLE.

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

If **subdivision**: N/A

- 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**: N/A

- 1) Existing square footage _____
- 2) Total square footage _____
- 3) Number of dwelling units _____

N/A If **special permit**, list special permit use and what the property will be used for.

Environmental Constraints: N/A

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. _____

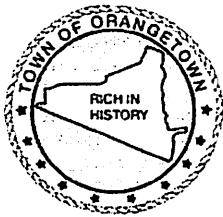
Are there **wetlands** on the site? If yes, please provide the names and type: _____

Project History: N/A

Has this project ever been reviewed before? NB

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.



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

HISTORICAL AREAS BOARD OF REVIEW REFERRAL LETTER

Date: June 3, 2021

Applicant: McCullough

Address: 22 Closter Rd, Palisades, NY, 10964

RE: Application Made at: same

Subject Referral for: Chapter 12 Section 12-4 Paragraph A requires HABR Approval

Section: 78.18 Block: 2 Lot: 25

Dear McCullough:

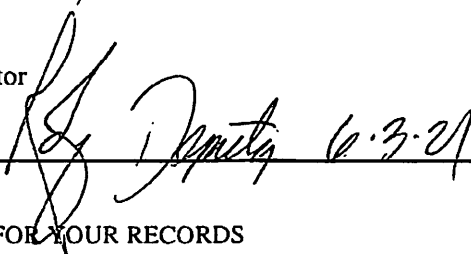
Please be advised that the Building Permit Application, which you submitted on

June 3, 2021, has been referred to appear before the H.A.B.R. I have enclosed a copy of your application, where you will find at the bottom the reason for denial.

The Clerk to the Historical Areas Board of Review, Debbie Arbolino, can assist you in the preparation necessary to appear before the board. Please contact her at 845-359-8410 ext. 4331 or darbolino@orangetown.com

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, Orangetown, NY 10962

Phone: (845) 359-8410 Fax: (845) 359-8526

ZONE: R-40 (CML) **OFFICIAL USE ONLY** **ACREAGE:** .26
Inspector: DM **Date App Received:** 01/03/21 **Received By:** U3
Permit No. 51572 **Date Issued:** _____
CO No. _____ **Date Issued:** _____
Permit Fee: \$420 **Ck#** 115 **Paid By** McCullough
GIS Fee: \$20 **Ck#** 114 **Paid By** _____
Stream Maintenance Fee **Ck #** _____ **Paid By** _____
Additional Fee: _____ **Ck#** _____ **Date Paid** _____ **Paid By** _____
1st 6 mo. Ext.: _____ **Ck #** _____ **Exp. Date:** _____ **Paid By** _____
2nd 6 mo. Ext.: _____ **Ck #** _____ **Exp. Date:** _____ **Paid By** _____

RECEIVED

JUN 3 2021

APPLICANT COMPLETES:

Note: See inside for instructions for completing this application. **TOWN OF ORANGETOWN BUILDING DEPARTMENT**
PAGES 2, 3 and PAGE 4 must be reviewed and PAGES 3 & 4 must signed by BUILDING DEPARTMENT

Property Location: 22 CLOSTER RD PALISADES, NY 10964
Section: 78.18 **Block:** 2 **Lot:** 25
Property Owner: JOHN AND OLIVIA MCCULLOUGH
Mailing Address: 22 CLOSTER RD PALISADES, NY 10964
Email: JFMCCULLOUGH16@GMAIL.COM **Phone #:** 845-709-7845
Lessee (Business Name): N/A
Mailing Address: N/A
Email: N/A **Phone #:** N/A
Type of Business / Use: RESIDENCE
Contact Person: JOHN MCCULLOUGH **Relation to Project:** OWNER
Email: JFMCCULLOUGH16@GMAIL.COM **Phone#:** 845-709-7845
Architect/Engineer: JOHN MCCULLOUGH **NYS Lic #** 097173
Address: 22 CLOSTER RD PALISADES NY 10964 **Phone#:** 845-709-7845
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: RESIDENCE
Proposed Project Description: REPAINT EXTERIOR OF HOUSE
REPLACE FRONT ENTRY PORCH, STAIRS AND FRONT ENTRANCE OVERHANG
INSTALL GROUND LEVEL DECK AND REPLACE PATIO IN REAR OF HOUSE
Proposed Square Footage: N/A **Estimated Construction Value (\$):** \$16,000

BUILDING DEPARTMENT COMPLETES BELOW

PLANS REVIEWED: _____

PERMIT REFERRED / DENIED FOR: _____

Chapter 12, Section 12-4 Requires NABR approval.

R. J. DePina 6.3.21

FOR OFFICE USE ONLY
SECTION
BLOCK
LOT
NAME
PERMIT#

IS	PRINT KEY	NAME	ADDRESS
489	78.17-2-21	Tracey Weigel	696 Oak Tree Rd,Palisades, NY 10964
489	78.17-2-22	Palisades Free Library	19 Closter Rd,Palisades, NY 10964
489	78.17-2-23	Teri R Zehentner	21 Closter Rd,Palisades, NY 10964
489	78.17-2-24	Jennifer A Crosby	23 Closter Rd,Palisades, NY 10964
489	78.17-2-25	Diane Donnelly	25 Closter Rd,Palisades, NY 10964
489	78.17-2-26	Charles Hyun Choi	P.O. Box 54,Palisades, NY 10964
489	78.17-2-28	Pierre Relland	685 Oak Tree Rd,Palisades, NY 10964
489	78.18-2-1	Robert P Lewis	194 Hook Mountain Ln,Upper Nyack, NY 10994
489	78.18-2-2	Paul Papay	709 Oak Tree Rd,Palisades, NY 10964
489	78.18-2-3	Paul Papay	709 Oak Tree Rd,Palisades, NY 10964
489	78.18-2-23	Yutaka Matsumoto	32 Closter Rd,Palisades, NY 10964
489	78.18-2-24	Nilsa Barreto	P.O. Box 214,Palisades, NY 10964
489	78.18-2-25	John Mc Cullough	22 Closter Rd,Palisades, NY 10964
489	78.18-2-26	James Adams	P.O. Box 682,Palisades, NY 10964

HC-156

HC-156

Van Deusen Blue

HC-155

HC-155

Newburyport Blue

HC-154

HC-154

Hale Navy

Van Deusen Blue HC-156
Azul de Van Deusen
Bleu Dauphin

Newburyport Blue HC-155
Azul de Newburyport
Bleu d'Antan

Hale Navy HC-154
Azul Marino de Hale
Bleu Marine



United States/Estados Unidos:

For assistance 1-800-6-PAINT-6 Para asistencia

Canada:

For assistance 1-800-361-5898 Pour obtenir de l'aide

Color chip may differ slightly from actual paint. El chip de color puede diferir ligeramente de la pintura real. La couleur des échantillons peut différer légèrement de la peinture en contenant.

COL 5/2019

Printed in the USA. Impreso en EE. UU. Imprimé aux É.-U.

OC-152

OC-152

OC-151

OC-151

OC-150

OC-150

OC-149

OC-149

Super White
Super Blanco
Super Blanc

OC-152

White
Blanco
Blanc

OC-151

Brilliant White
Blanco Brillante
Blanc Brillant

OC-150

Decorator's White
Blanco Decorador
Blanc Décorateur

OC-149



United States/Estados Unidos:
For assistance 1-800-6-PAIN-T-6 Para asistencia

Canada:
For assistance 1-800-361-5898 Pour obtenir de l'aide

Color chip may differ slightly from actual paint.

El chip de color puede diferir ligeramente de la pintura real.
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peinture en contenant.

CCI 09/2015 Made in the U.S.A.



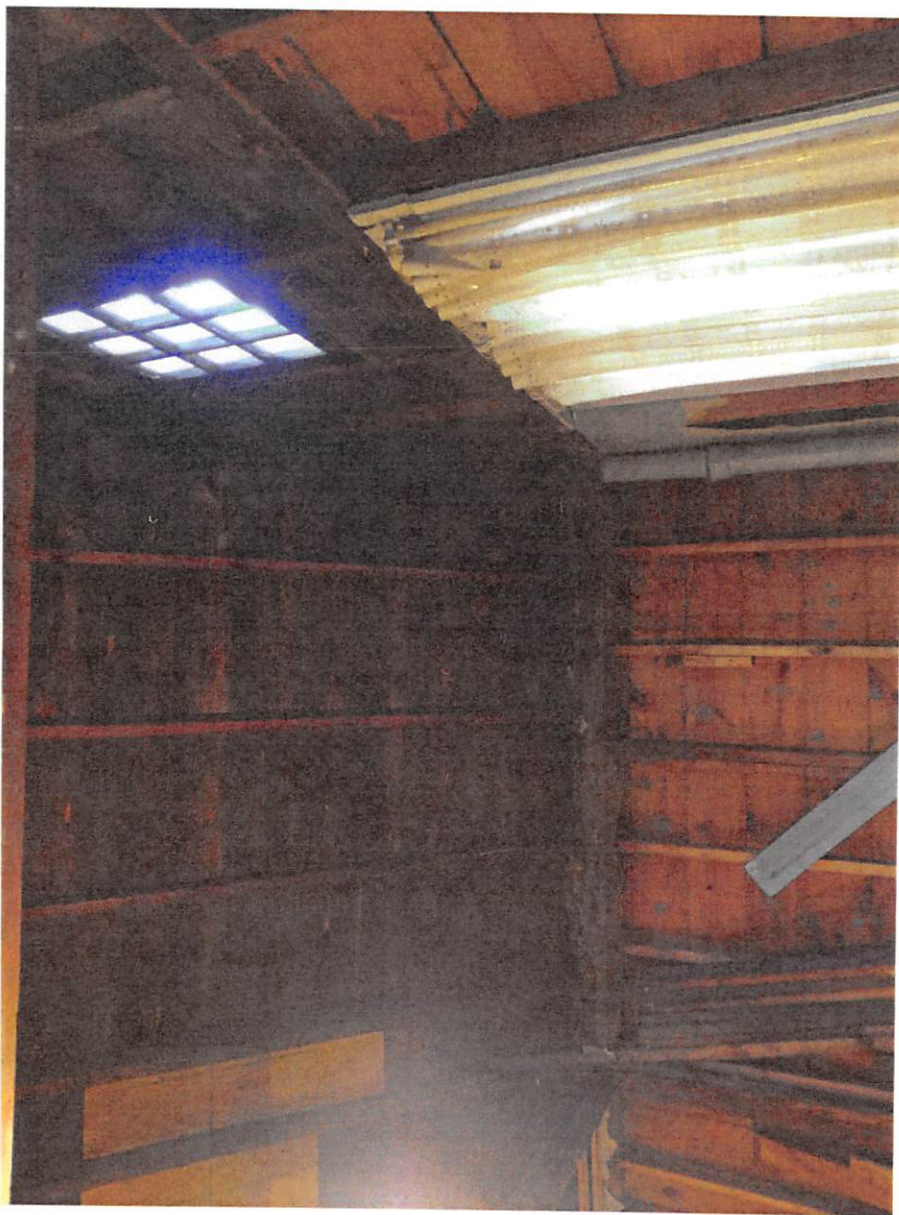


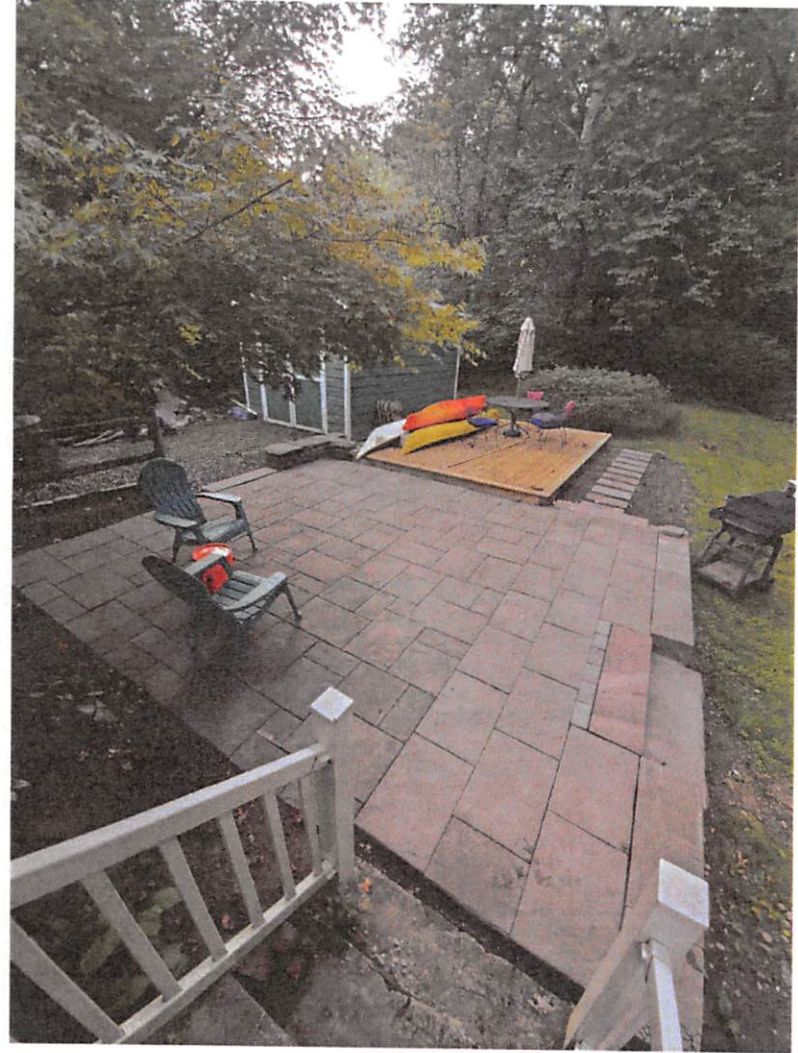
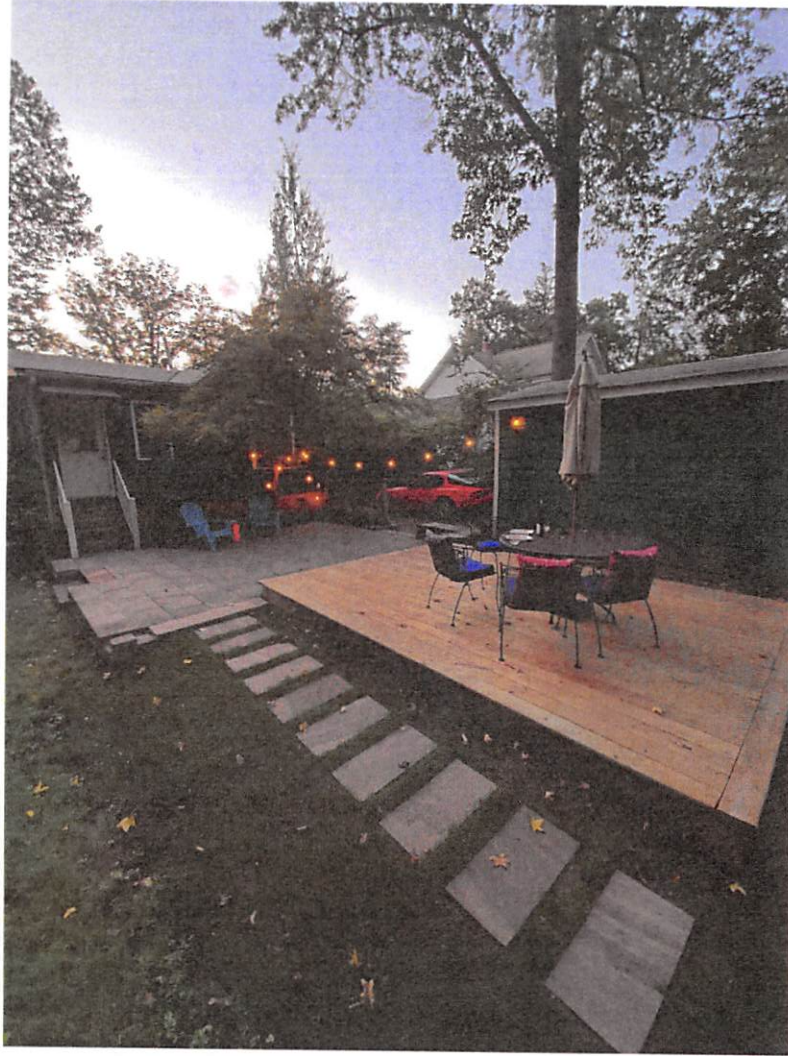
from 1928 to 1933 (both Republican administrations). "Simmy" was known as a kind man who would take in a neighbor's laundry if it began to rain when she was away.

In May 1922 Maud Sneden became Acting Postmistress. During her term of office the post office was located in her house, Bluebell Cottage, two doors from the present post office. In September she married a Mr. Marigels, and she resigned the next October. Duncan Mackenzie served, first as Acting Postmaster and then as Postmaster, from October 1923 to December 1926. Charles Simmons was Acting Postmaster from December 1926 until March 1928, when Walter Simmons became Postmaster again.

He was followed in September 1933 by Clarence Cahill, who stayed in the job, assisted by his wife, until October 1955. The post office occupied one side of the front room in the Country Store and Mrs.

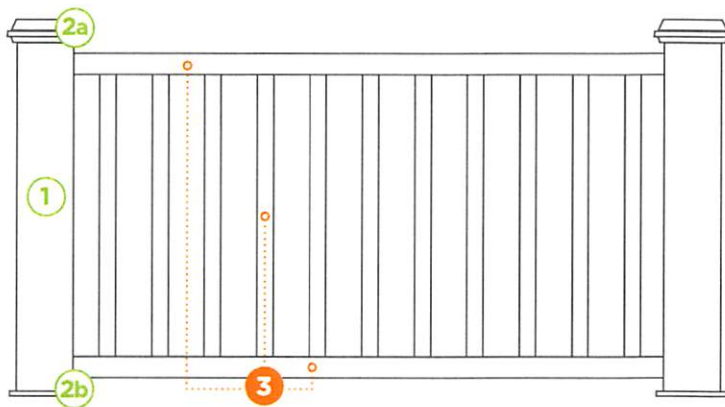
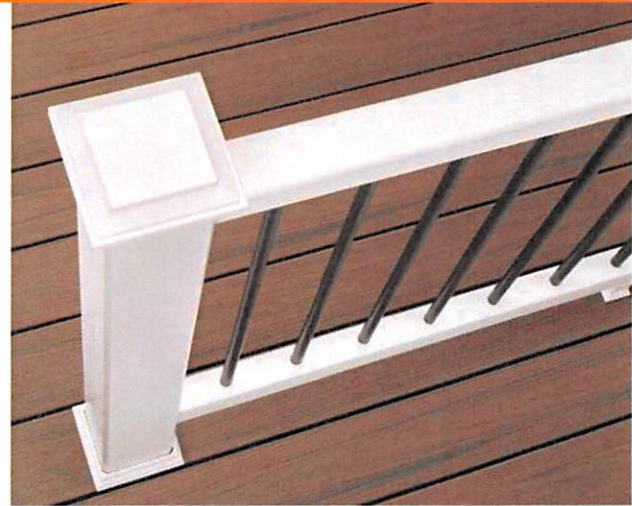




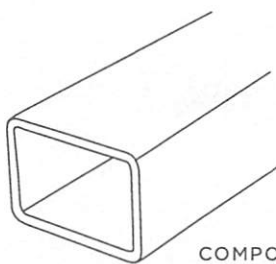


The Standard Look

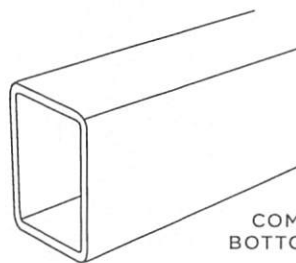
Trex Select rails and balusters come in one neutral colorway—which means choosing your Trex Post Components is the only choice you'll have to make.



- 1 POST SLEEVE
- 2a POST SLEEVE CAP
- 2b POST SLEEVE SKIRT
- 3 RAIL KIT: TOP RAIL, BOTTOM RAIL, INFILL



COMPOSITE
TOP RAIL



COMPOSITE
BOTTOM RAIL



ROUND
ALUMINUM
BALUSTERS

KIT COLORS:



WT

Composite



BK

Aluminum

3

Product Options

STEPS 1, 2A, 2B: PICK A POST STYLE

1

POST SLEEVE

Each 4" x 4" and 6" x 6" post sleeve fits over a 4" x 4" pressure treated post or equivalent post mount.
6" x 6" width only available in Classic White.



Heights

39", 108"

Widths

4" x 4", 6" x 6"

WT

BK

GP

RS

TH

FP

VL

2a

POST SLEEVE CAP

6" x 6" width only available in Classic White.



Profiles

Flat, Pyramid

Widths

4" x 4", 6" x 6"

WT

BK

GP

RS

TH

FP

VL

Opt for post cap light variations, available in both flat and pyramid profiles. Details on page 60.

2b

POST SLEEVE SKIRT

6" x 6" width only available in Classic White.



Widths

4" x 4", 6" x 6"

WT

BK

GP

RS

TH

FP

VL

STEP 3: GO WITH A RAIL KIT

3

RAIL & ROUND ALUMINUM BALUSTER KIT

Use for simplified, pre-designed rail applications.



Heights

36", 42"

Lengths

6', 8'
(67.5", 91.5")

Applications

Horizontal, Stair

WT

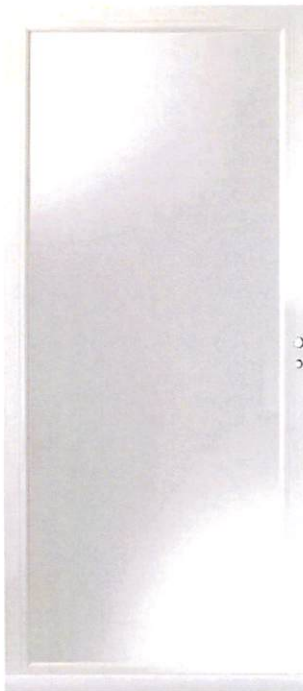
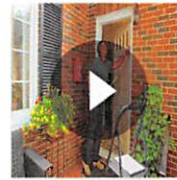
Want an additional surface for drinks, planters and more?
Add a cocktail rail using Transcend or Select deck boards.

Close 

36 in. x 80 in. 3000 Series White Right-Hand Fullview Easy Install Aluminum Storm Door

by **Andersen**

Related Videos & 360° View



Hover Image to Zoom

Product Images



Live Chat

Feedback

SPECIFICATIONS

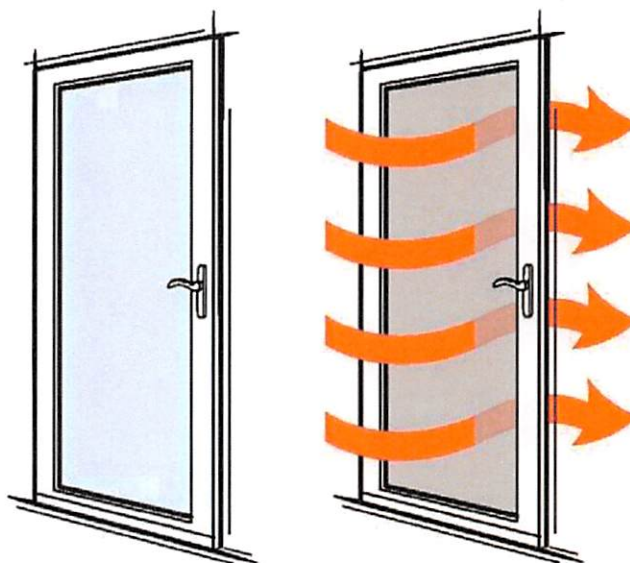


Internet #: 202985063

Product Name: Andersen® - 36 in. x 80 in. 3000 Series White Fullview Easy Install Storm Door

■ DIMENSIONS

Assembled Depth (in.)	2.25 in
Assembled Height (in.)	80.875 in
Assembled Width (in.)	36.375 in
Door Size (WxH) in.	36 x 80
Door Thickness (in.)	1.5 in
Fits Opening Height (in.)	80 to 80 7/8
Fits Opening Width (in.)	35 7/8 to 36 3/8



■ DETAILS

Bottom Door Sweep	Double	Handleset Finish	No Handleset
Color Family	White	Included	Screen
Color/Finish	White	Material	Aluminum
Door Handing	Right-Hand/Outswing	Product Weight (lb.)	56
Door Type	Storm	Returnable	90-Day
Features	Easy Install	Type of Weatherstripping	Dual
Finish Type	Painted	View Type	Full-view

■ WARRANTY/CERTIFICATIONS

Manufacturer Warranty	Limited Lifetime Structural Warranty; 5 year component warranty
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Hover Image to Zoom

Close 

Oil Rubbed Bronze Traditional Handle Set

by Andersen

Product Images



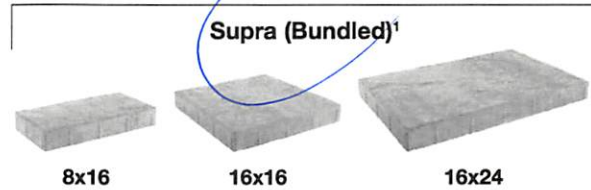
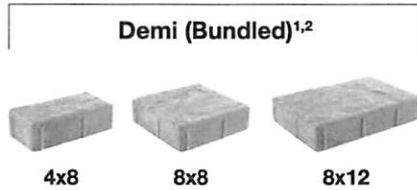
 Feedback



60 MM PAVERS

PANORAMA™ Demi & Supra

Combines the look of natural stone with the ease of installation that interlocking pavers offer.



DIMENSIONS

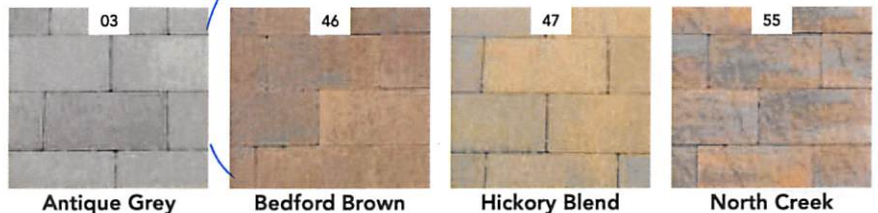
Product	Width (in.)	Length (in.)	Height (in.)	Millimeter (Thickness)	Layers/ Cube	Sq. Ft./ Cube	Pieces/ Cube	Weight/ Cube (lbs.)	Bands/ Cube	Sq. Ft./ Band	Weight/ Band (lbs.)	Pieces/ Band	Pieces/ Sq. Ft.	Part #
Bundled	4x8	4	8	2 ¾	60	103	80	2,881	Combined Cube. No Bands.				2.33	36778
	8x8	8	8	2 ¾			80							
	8x12	8	12	2 ¾			80							
Bundled	8x16	8	16	2 ¾	60	103	20	2,881	Combined Cube. No Bands. Not intended for vehicular applications.				0.58	36878
	16x16	16	16	2 ¾			20							
	16x24	16	24	2 ¾			20							

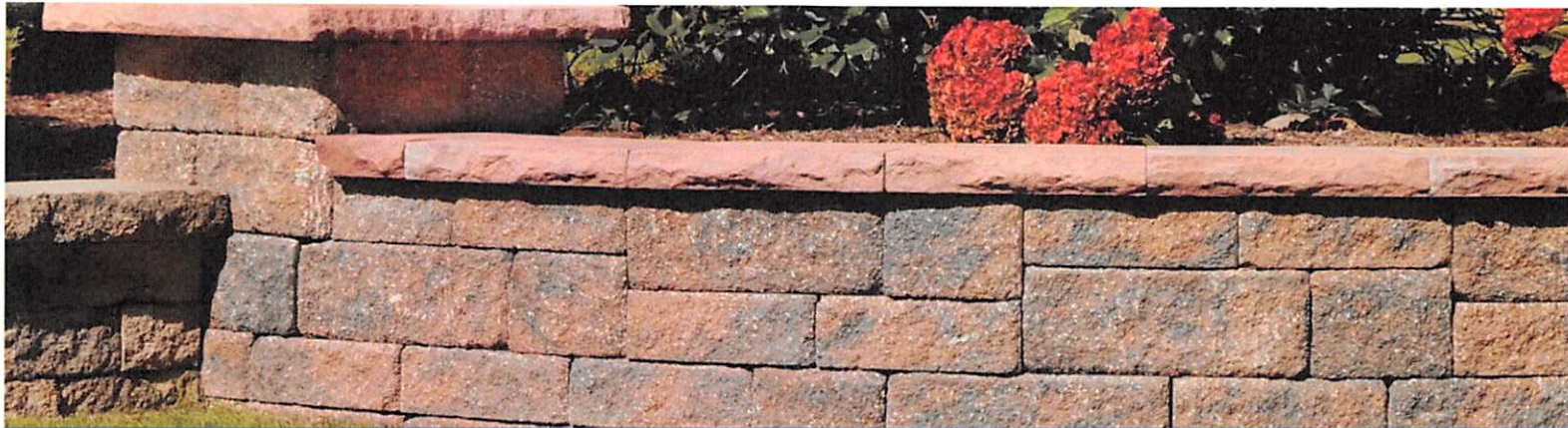
NOTE: Available in standard finish only.

PRODUCT DETAILS

- Compressive strength - The average compressive strength shall not be less than 8000 PSI.
- Resistance to Freeze Thaw Cycle - Dry weight loss not to be greater than 1% of weight when subjected to 50 cycles of freezing and thawing.
- Absorption - The average absorption of test samples shall not be greater than 5%.
- Made according to ASTM C936 specifications.

AVAILABLE COLORS





RETAINING WALL

VERSA-LOK® MOSAIC®

The VERSA-LOK® Mosaic Retaining Wall System represents the ultimate combination of aesthetics and performance in segmental retaining walls. The Mosaic system utilizes units of varying heights and widths to achieve a random-like pattern that closely resembles natural stone walls. Mosaic retaining walls consist of three units: Standard, Accent & Cobble.



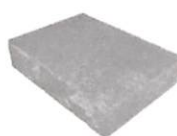
Standard



Accent



Cobble



C-Cap



Versa-Tuff
Snap Off Pins
2 required per unit

DIMENSIONS

Product	Height (in.)	Width (in.)	Depth (in.)	Weight (lbs.)	Sq. Face Ft./ Cube	Units/ Cube	Weight/ Cube (lbs.)	Part # Standard	Part # Weathered
Standard (Branchville)	6	16	12	82	32	48	3,950	VST	VST_T
Standard (Montgomery)	6	16	12	82	30	45	3,703	VST	VST_T
Accent	4	12	12	37	32	96	3,550	VAC	VAC_T
Cobble	6	8	12	38	30	90	3,420	VCO	VCO_T
C-Cap (Branchville)	3 5/8	16	12	57	19.2	48	2,740	VCC	VCC_T
C-Cap (Montgomery)	3 5/8	16	12	57	18	45	2,569	VCC	VCC_T
Snap Off Pins	6.8" Long • 0.48" Diameter • Glass-reinforced nylon								

NOTE: Available in standard and weathered finishes.

PRODUCT DETAILS

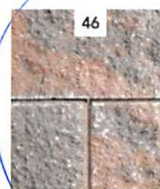
- The Mosaic system provides design flexibility, durability, and ease of installation. Mosaic Walls are quickly and economically assembled without mortar and do not require concrete footings. VERSA-LOK's unique hole-to-slot pinning system interlocks units and aids in alignment.
- One Standard, one Cobble, and two Accent units are arranged in ten inch high by 24 inch wide panels. There are four different panel configurations that can be arranged in any order to form a random appearance
- All VERSA-LOK retaining wall units are made to ASTM C1372 standard specifications of segmental retaining wall units.



AVAILABLE COLORS



Antique Grey



Bedford Brown



Butternut

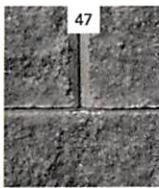


Hickory Blend



North Creek

Limited Availability:



Raven Black
(C-Cap Only)



Brown Flash



Red Flash

GENERAL NOTES:

- SCALE 3/8" = 1'-0"
- THE HOMEOWNERS ARE FILING A PERMIT FOR AN EXISTING FRONT ENTRY, FREE-STANDING DECK IN THE FRONT OF 22 CLOSTER RD PALISADES, NY..
- THE DECK WAS BUILT IN APPROXIMATELY 2020
- ALL WORK RELATING TO THE DECK NOTED IN THIS DRAWING CONFORMS TO THE 2018 INTERNATIONAL RESIDENTIAL BUILDING CODE AT THE TIME OF CONSTRUCTION, INCLUDING THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE, STATE ENERGY CONSERVATION CONSTRUCTION CODE AND OTHER APPLICABLE BUILDING CODES.
- LIVE LOAD = 40 PSF DEAD LOAD = 10 PSF
- DECK MEASURES 5'-0" x 7'-6" IN THE MAXIMUM LENGTH AND MAXIMUM WIDTH
- TOTAL DECK SQUARE FOOTAGE = 37.50 SF

DECKING

- DECKING IS 5/8" PRESSURE TREATED DECKING, SECURED WITH COATED DECK SCREWS AT EACH JOIST

JOISTS

- DECK JOISTS ARE PRESSURE TREATED 2x6 @ 12" O.C.
- JOISTS ARE SECURED TO UNDERLYING BEAM BY GALV. NAILS

BEAMS

- DECK BEAMS ARE PRESSURE TREATED DOUBLE 'BUILT UP' 2x8 FASTENED WITH GALV. LAG SCREWS BY SIMPSON STRONG-TIE

POSTS

- POSTS ARE PRESSURE TREATED 4x4
- POSTS ARE FASTENED TO BEAMS WITH GALV. POST-BEAM CONNECTORS
- POSTS ARE SET ON GALV. 4x4 POST BASES
- POST BASES SECURED TO FOOTINGS w/GALV. J-BOLTS EMBEDDED INTO CONCRETE FOOTING
- CROSS BRACING PRESSURE TREATED 2x4's ON ALL SIDES

FOOTINGS

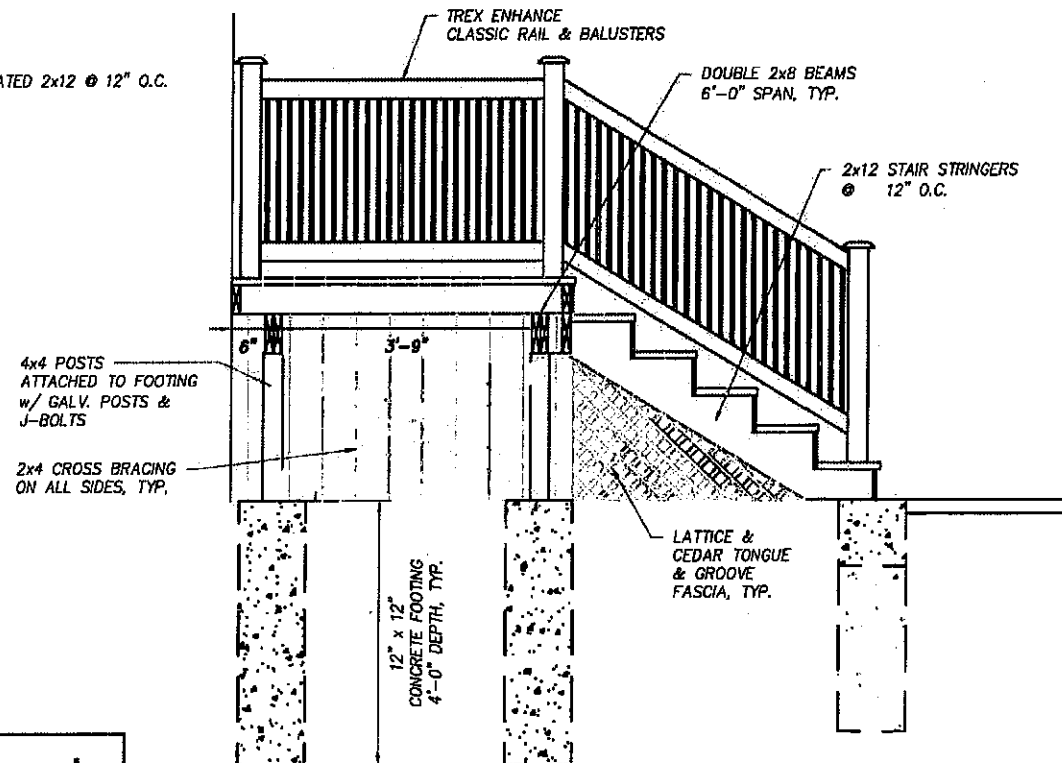
- FOOTINGS EXTEND FROM 3'-6" TO 4'-0" BELOW GRADE
- 12" x 12" CONCRETE FOOTINGS
- QUIKRETE 5,000 PSI CONCRETE

RAILING

- RAILING HEIGHT IS 3'-0"
- 4x4 POSTS SECURED WITH 1/2" x 5" EXTERIOR LAG SCREWS
- 3/4" RND BALUSTERS AT 3-3/4" SPACING

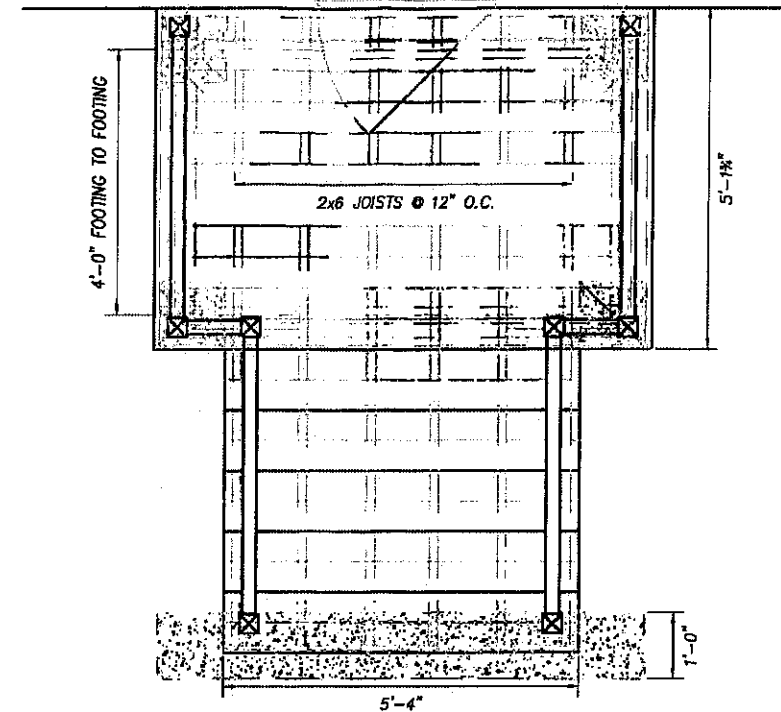
STAIRS

- STAIR TREAD DEPTH = 11"
- STAIR RISER DEPTH = 6-3/4"
- STAIR JOISTS ARE MADE FROM PRESSURE TREATED 2x12 @ 12" O.C.



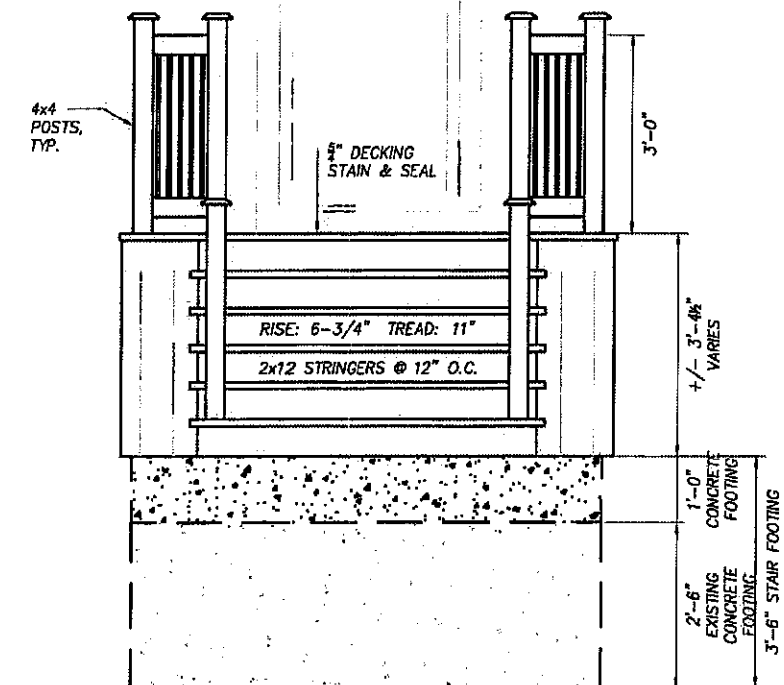
FRONT ENTRY DECK SIDE ELEVATION

3/8" = 1'-0"



FRONT ENTRY DECK PLAN

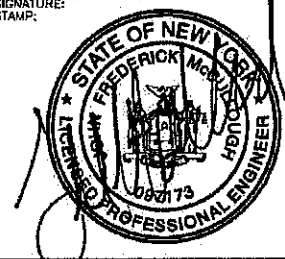
3/8" = 1'-0"



FRONT ENTRY DECK ELEVATION

3/8" = 1'-0"

ALTERED ON:	AFFIXED ON:
SIGNATURE: STAMP:	SIGNATURE: STAMP:



22 CLOSTER RD RENOVATIONS
JOHN & OLIVIA McCULLOUGH

TITLE OF PROJECT
22 CLOSTER RD

LOCATION OF PROJECT
TOWN OF ORANGETOWN, NEW YORK
PALISADES, NY 10964

REVISIONS				DESIGNED BY:	J. McCULLOUGH	TITLE OF DRAWING	DATE:
6				DESIGN CHK BY:		FRONT ENTRY	11/16/2020
5				DRAWN BY:	J. McCULLOUGH	22 CLOSTER RD	DRAWING NUMBER:
4				DRAWING CHK BY:		TOWN OF ORANGETOWN	ENTRY-1
3				SUPERVISOR:		PALISADES, NY 10964	REVISION:
2							0
1							
REV	DATE	BY	CHK BY	DESCRIPTION			

- GENERAL NOTES:
- SCALE 1/4" = 1'-0"
 - THE HOMEOWNERS ARE FILING A PERMIT FOR AN EXISTING FREE-STANDING, GRADE LEVEL DECK IN THE REAR OF 22 CLOSTER RD PALISADES, NY..
 - THE DECK WAS BUILT IN APPROXIMATELY 2018
 - ALL WORK RELATING TO THE DECK NOTED IN THIS DRAWING CONFORMS TO THE 2015 INTERNATIONAL RESIDENTIAL BUILDING CODE AT THE TIME OF CONSTRUCTION, INCLUDING THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE, STATE ENERGY CONSERVATION CONSTRUCTION CODE AND OTHER APPLICABLE BUILDING CODES.
 - LIVE LOAD = 40 PSF DEAD LOAD = 10 PSF
 - DECK MEASURES 12'-0" x 16'-0" IN THE MAXIMUM LENGTH AND MAXIMUM WIDTH
 - TOTAL DECK SQUARE FOOTAGE = 192 SF

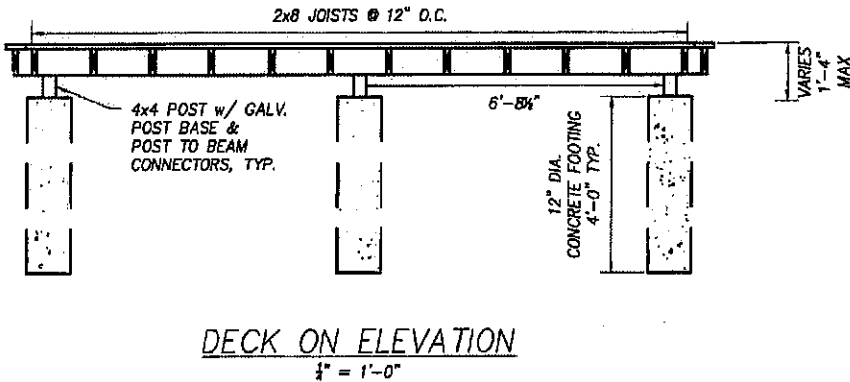
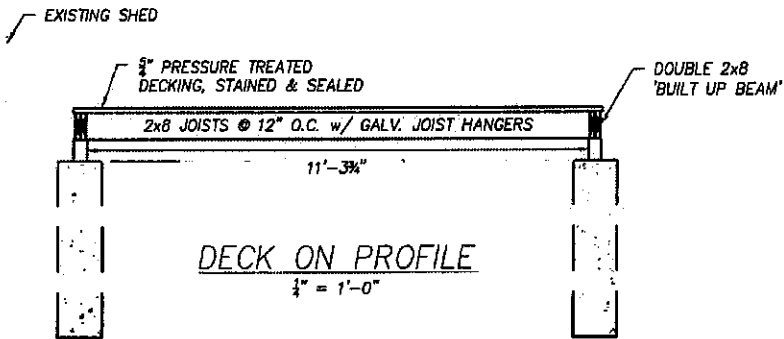
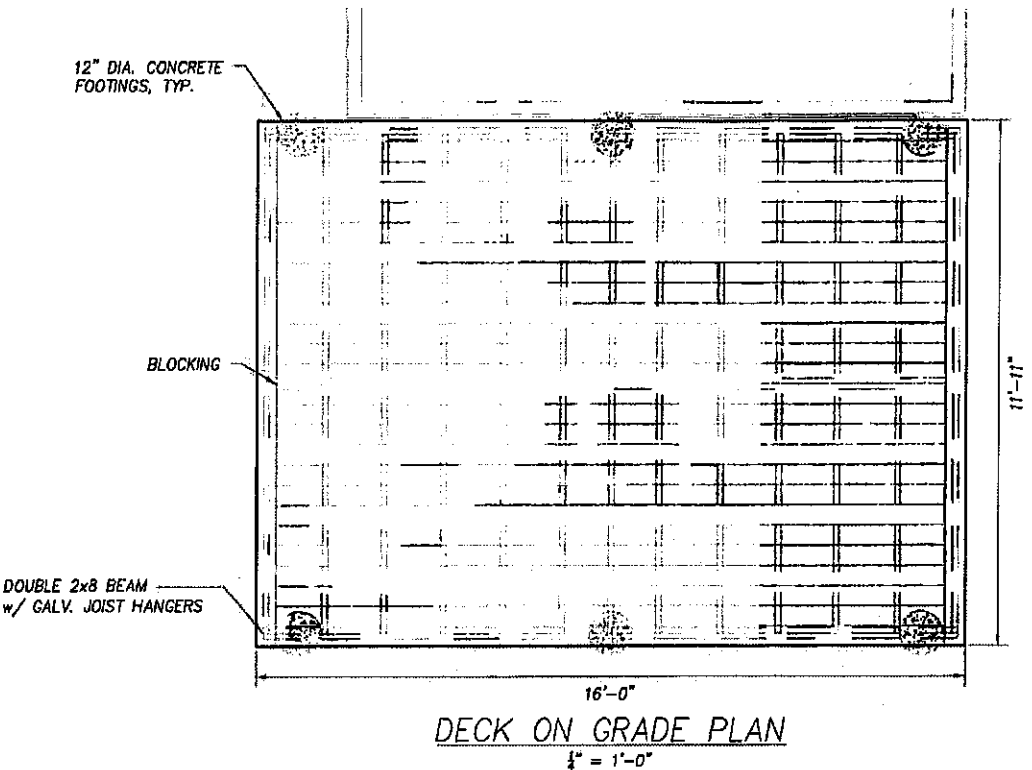
- DECKING
- DECKING IS 5/8" PRESSURE TREATED DECKING, SECURED WITH COATED DECK SCREWS AT EACH JOIST

- JOISTS
- DECK JOISTS ARE PRESSURE TREATED 2x8 @ 12" O.C.
 - JOISTS ARE SECURED TO BUILT UP BEAM BY GALV. JOIST HANGERS & STRUCTURAL SCREWS MADE BY SIMPSON STRONG-TIE

- BEAMS
- DECK BEAMS ARE PRESSURE TREATED DOUBLE 'BUILT UP' 2x8 FASTENED WITH GALV. LAG SCREWS BY SIMPSON STRONG-TIE

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- FOOTINGS
- FOOTINGS EXTEND 4'-0" BELOW GRADE
 - 12" DIA. CONCRETE FOOTINGS
 - QUIKRETE 5,000 PSI CONCRETE



ALTERED ON:

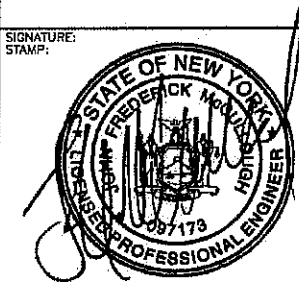
AFFIXED ON:

SIGNATURE:

SIGNATURE:

STAMP:

STAMP:



22 CLOSTER RD RENOVATIONS
JOHN & OLIVIA McCULLOUGH

TITLE OF PROJECT
22 CLOSTER RD

CONTRACT NUMBER

LOCATION OF PROJECT
TOWN OF ORANGETOWN, NEW YORK
PALISADES, NY 10964

REVISIONS

REV	DATE	BY	CHK BY	DESCRIPTION
6				
5				
4				
3				
2				
1				

DESIGNED BY: J. McCULLOUGH

DESIGN CHK BY:

DRAWN BY: J. McCULLOUGH

DRAWING CHK BY:

SUPERVISOR:

TITLE OF DRAWING
DECK ON GRADE
22 CLOSTER RD
TOWN OF ORANGETOWN
PALISADES, NY 10964

DATE:
11/16/2020

DRAWING NUMBER:
FR-1.0

REVISION:
0