

## Historical Areas Board of Review (HABR)

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

PROPERTY ADDRESS: 200 KINGS HIGHWAY Section/Block/Lot: 77.07 / 1 / 35

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
ASPHALT	OYSTER GRAY	ASPHALT	GAF HDZ ARCH. SHINGLE
METAL Roof:	ZINC	STANDING SEAM	DREXEL METALS
Siding:	ARTIC WHITE	FIBERCEMENT	JAMES HARDIE
Decorative Siding:	N/A		
Soffits & Fascia:	WHITE	VINYL	JAMES HARDIE
Gutters & Leaders:	FREEDOM GRAY	METAL	BERGER COMPANY
Windows:	WHITE CLAD	VINYL	ANDERSON COMPANY
Trim:	WHITE	METAL	BERGER COMPANY
Shutters:	N/A		
Front Door:	WALNUT	WOOD	ANDERSON
Back Door:	WALNUT	WOOD	ANDERSON
Garage Door(s):	WHITE	STEEL	CLOPAY
Other Door(s):	WHITE	CLAD VINYL	ANDERSON
Lighting:	BLACK	METAL	BARN LIGHT ELECTRIC COMPANY
Lighting:	BLACK/RUST	ALUMINUM	TROY LIGHTING (DRIVEWAY)
Stone or Rock being used on Structure:	GRAY, MEDIUM	FIELDSTONE	NATURAL
Stone or Rock being used on walkway(s):	N/A		
Other:	NATURAL	WOOD FENCE	3 POST SPLIT RAIL FENCE ALONG KINGS HIGHWAY AND DRIVEWAY

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: 09 SEPT 2021

### 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 checked="" 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#:** 51836

**ASSIGNED**

**INSPECTOR:** MM

Referred from Planning Board:  YES  NO  
 If yes provide date of Planning Board meeting: FBD

Project Name: HAUSER RESIDENCE

Street Address: 200 KINGS HIGHWAY  
TAPPAN NY 10983

**Tax Map Designation:**

Section: 77.07 Block: 1 Lot(s): 35.1  
Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

**Directional Location:**

On the WEST side of KINGS HIGHWAY, approximately 135 feet NORTH of the intersection of OLD MILL LANE, in the Town of Orangetown in the hamlet/village of TAPPAN.

<b>Acreage of Parcel</b> <u>3.01</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>SUEZ</u>	<b>Sewer District</b> <u>ORANGETOWN</u>

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

RESTORE THE EXISTING RESIDENTIAL DWELLINGS (CIRA 1780 AND 1927) WHICH HAVE BEEN ABANDON FOR THE LAST 20+ YEARS. THE RESTORATION WORK WILL INCLUDE ELECTIVE DEMOLITION AND REPLACED WITH NEW WORK.

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

Date: 09 SEPT 2021 Applicant's Signature: [Signature]

**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 4345
- 2) Total square footage 8799
- 3) Number of dwelling units 1

**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. SPARKILL CREEK

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.

N/A  
\_\_\_\_\_  
\_\_\_\_\_



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

**Referral to the Planning Board**

Date: August 20, 2021 Section: 77.07 Block: 1 Lot: 35

Applicant: Joseph Hauser

Address: 200 Kings Highway, Tappan, NY

RE: Application Made at: same

§ 21-7

Land clearing operations.

A.

No parcel of land in the Town of Orangetown capable of development, with the exception of parcels containing an existing one- or two-family residence situated on a lot no greater than twice the minimum lot area permitted in the zoning district in which it is located and not located within the Critical Environmental Area, in accordance with the provisions of the Zoning Code[2] of the Town of Orangetown shall be cleared, graded, filled, excavated, stripped of topsoil, land cover or otherwise disturbed from its natural state until a plan is submitted to and the Planning Board renders its final decision of approval. The plan shall show the area proposed to be disturbed, with existing and proposed final contours; lot clearing and grading limit lines; the location of all existing major trees and proposed trees in the development area as shown by the lot clearing and grading limit lines in accordance with § 21-25 of this chapter; the location of all streams and watercourses; proposed final development of the property; and such other information as may be necessary for the Board to properly consider the application. In addition to any other requirements, the Planning Board will require compliance with all the provisions of Section 4.32(C) of the Zoning Code. The Planning Board may request the advice and assistance of all other departments and agencies of Town government that will or may become involved in the parcel of land by reason of the proposed clearing operation

Comments: Addition to existing dwelling, new driveway and new pool.

Dear Joe Hauser :

Please be advised that the Building Permit Application, which you submitted on August 16, 2021, has been referred to the Orangetown Planning Board. I have enclosed a Xerox copy of your application, where you will find at the bottom the reason for referral. The Clerk to the Planning Board, Cheryl Coopersmith, will assist you in the preparation necessary to appear before the board. She can be reached at 845-359-8410 ext. 4330 or CCoopersmith@orangetown.com

Sincerely,



*Jane Slavin*

*8/20/21*

Signature of Director  
 NOTE: PLEASE KEEP FOR YOUR RECORDS  
 8-12-20-CCC

Date  
 CC: Liz Decort  
 Cheryl Coopersmith

HAUSER RESIDENCE  
200 KINGS HIGHWAY  
TAPPAN, NEW YORK, 10983



CONSULTATION APPEARANCE, OCTOBER 4, 2021

BRIEF PROJECT DESCRIPTION:

Restore the existing residential dwellings (original dwelling circa 1780, addition 1927) which have been abandon for the last 20+years. The restoration work will include selective interior and exterior demolition. The demolished areas will be replaced with new work including the kitchen, garage, pool, driveway and landscaping. A new in-law addition is also planned. All the existing utility services need to be replaced from the street to the house too, i.e., water, sewer, gas, electric and cable.

PLANNED ADDITIONAL RESTORATION DETAIL AND INFORMATION:

The exterior color palates are white and gray with a complimenting natural field stone wainscot.

The horizontal and vertical exterior siding is a fiber cement product manufactured by the James Hardie Company. The finish is Cedarmill and the color is Artic White. The thickness is 0.312" and the exposure is 7".

The windows and doors are manufactured by the Anderson Windows & Doors Company. Their product 400 series number are white vinyl clad with '4 over 4' grilles.

The skylights are manufactured by the Velux Company, white clad vinyl exterior.

The roof asphalt shingles are manufactured by the GAF company, their HDZ architectural series in the Oyster Gray color.

The raised seem metal roof is manufactured by the Drexel Metals Company, product number 100NS and the color is Zinc.

The gutters and downspouts are manufactured by the Berger Company. The gutter is a ½ round style and 5" in size. The downspouts are round and sized to fit the gutter. The color for both the gutters and downspouts is Freedom Gray. The downspouts terminate as shown on the Plot Plan and are located accordingly.

The exterior mechanical equipment is a Daikin High Efficiency Heat Pump, model number RXTQ60TAVJUA and tentatively located by the Bilco door on the Left Side (South Façade).

TAX MAP REFERENCE SECT. 77.07, BLK. 1, LOT 35

REFERENCES:  
A MAP ENTITLED 'OLD MILL PARK' PREPARED BY WILLIAM A. YUDA P.C. AND FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON JUNE 7, 1955 AS MAP NUMBER 2354.

L. 468, P. 353 (PIQ)  
INST. #2007-18071 (PIQ)  
L. 588, P. 198  
L. 863, P. 83  
L. 256, P. 1994  
L. 428, P. 33  
L. 105, P. 730  
L. 1014, P. 296  
INST. #2001-42017  
INST. #2006-12748  
INST. #2009-20744

TREE LIST			TREE LIST		
NO.	DIAMETER	SPECIES	NO.	DIAMETER	SPECIES
T1	12"	YEW	T74	24"	ELM
T2	36"	CHESTNUT	T75	40"	WALNUT
T3	24"	MULBERRY	T76	24"	WALNUT
T4	28"	MAPLE	T77	8"	OAK
T5	16"	TWIN MAPLE	T78	40"	WALNUT
T6	36"	CHERRY	T79	20"	OAK
T7	30"	WALNUT	T80	14"	MAPLE
T8	22"	TULIP	T81	10"	ELM
T9	46"	TULIP	T82	30"	OAK
T10	8"	MAPLE	T83	12"	MAPLE
T11	20"	BIRCH	T84	8"	MAPLE
T12	24"	MAPLE	T85	24"	BEECH
T13	14"	MAPLE	T86	18"	BEECH
T14	28"	ASH	T87	48"	BEECH
T15	16"	ELM	T88	12"	BEECH
T16	26"	ASH	T89	30"	TULIP
T17	24"	LOCUST	T90	24"	BIRCH
T18	16"	MAPLE	T91	50"	BEECH
T19	12"	OAK	T92	36"	BIRCH
T20	40"	LOCUST	T93	30"	BIRCH
T21	28"	MAPLE	T94	10"	BEECH
T22	36"	MAPLE	T95	10"	BEECH
T23	50"	BASSWOOD	T96	56"	ASH
T24	12"	MAPLE	T97	18"	TWIN OAK
T25	18"	MAPLE	T98	36"	BEECH
T26	26"	MAPLE	T99	60"	OAK
T27	40"	OAK	T100	36"	OAK
T28	22"	MAPLE	T101	24"	OAK
T29	60"	TULIP	T102	24"	OAK
T30	28"	MAPLE	T103	18"	MAPLE
T31	10"	MAPLE	T104	10"	MAPLE
T32	20"	MAPLE	T105	14"	MAPLE
T33	40"	TULIP	T106	14"	MAPLE
T34	26"	MAPLE	T107	16"	ELM
T35	18"	MAPLE	T108	28"	BEECH
T36	26"	MAPLE	T109	40"	MAPLE
T37	24"	MAPLE	T110	18"	MAPLE
T38	10"	MAPLE	T111	12"	OAK
T39	44"	TULIP	T112	10"	BIRCH
T40	20"	MAPLE	T113	36"	OAK
T41	50"	TULIP	T114	12"	MAPLE
T42	40"	CHERRY	T115	44"	OAK
T43	8"	OAK	T116	40"	OAK
T44	36"	MAPLE	T117	18"	MAPLE
T45	50"	TULIP	T118	26"	OAK
T46	20"	WALNUT	T119	20"	OAK
T47	22"	MAPLE	T120	30"	WALNUT
T48	12"	ELM	T121	24"	MAPLE
T49	12"	MAPLE	T122	30"	PINE
T50	26"	MAPLE	T123	22"	BEECH
T51	8"	OAK	T124	10"	BEECH
T52	12"	ELM	T125	24"	OAK
T53	6"	MAPLE	T126	16"	BIRCH
T54	28"	WALNUT	T127	24"	MAPLE
T55	16"	CHERRY	T128	10"	BEECH
T56	30"	MAPLE	T129	24"	OAK
T57	14"	MAPLE	T130	60"	OAK
T58	28"	MULBERRY	T131	40"	MAPLE
T59	12"	MAPLE	T132	10"	ELM
T60	10"	MAPLE	T133	40"	CHERRY
T61	16"	MAPLE	T134	40"	OAK
T62	40"	WALNUT	T135	40"	OAK
T63	14"	MAPLE	T136	14"	OAK
T64	18"	LOCUST	T137	20"	CHERRY
T65	16"	LOCUST	T138	10"	TULIP
T66	36"	LOCUST	T139	36"	BIRCH
T67	30"	LOCUST	T140	24"	BIRCH
T68	12"	MAPLE	T141	30"	BIRCH
T69	12"	MAPLE	T142	30"	BIRCH
T70	22"	TULIP	T143	24"	MAPLE
T71	28"	TULIP	T144	20"	BIRCH
T72	24"	CEDAR	T145	20"	BIRCH
T73	20"	CEDAR			



LEGEND		
EXISTING	PROPOSED	ITEMS
---	---	PROPERTY LINE
---	---	BUILDING SETBACK LINE
---	---	SANITARY SEWER
⊙	⊙	SAN SEWER MANHOLE
---	---	SEWER SERVICE
○	○	CLEAN-OUT
---	---	WATER MAIN
---	---	WATER SERVICE
W	W	WATER VALVE
---	---	GAS SERVICE
---	---	GAS VALVE
---	---	DRAIN PIPE
---	---	CATCH BASIN
---	---	ROOF LEADER
---	---	UTILITY POLE
---	---	UNDERGROUND ELECTRIC CABLE
---	---	OVERHEAD ELECTRIC
---	---	10' CONTOUR INTERVAL
---	---	2' CONTOUR INTERVAL
+	+	SPOT GRADE

BULK TABLE									
ZONE: R-10 GROUP M	MINIMUM LOT AREA	LOT WIDTH (FEET)	FRONT YARD (FEET)	SIDE YARD (FEET)	TOTAL SIDE YARD (FEET)	REAR YARD (FEET)	STREET FRONTAGE (FEET)	FLOOR AREA RATIO (FAR)	MAXIMUM BUILDING HEIGHT
REQUIRED	15,000	100	30	20	50	35	75	0.20	30
EXISTING	120,504	155.9	295	50	158	279	155.57	0.04	<30
PROPOSED	120,504	155.9	288	50	102	245	155.57	0.08	<30
VARIANCE:									

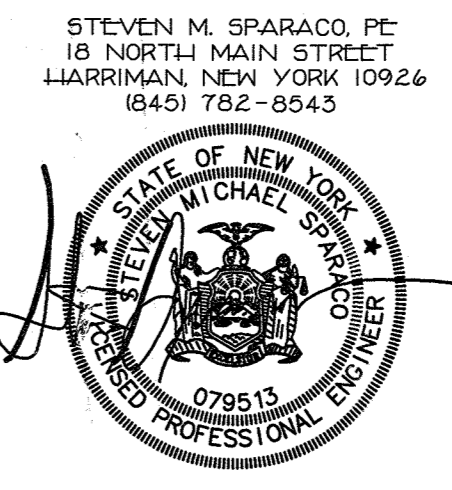
NET LOT AREA CALCULATION:  
50% DEDUCTION FOR 100 YEAR FLOOD PLAIN  
15164 SF. / 50% = 7582 SF.  
50% DEDUCTION FOR SLOPE AREAS OVER 25%  
9502 SF. / 50% = 4751 SF.  
GROSS LOT AREA - TOTAL DEDUCTION = NET LOT AREA  
152,837 SF. - 12,335 SF. = 120,504 SF.

FLOOR AREA RATIO CALCULATIONS:  
GROSS FLOOR AREA / LOT AREA = FAR.  
EXISTING:  
4345 SF. / 120,504 SF. = 0.0361 (0.04)  
PROPOSED:  
8799 SF. / 120,504 SF. = 0.0730 (0.08)

IMPERVIOUS SURFACE:  
EXISTING: 9126 SF.  
PROPOSED: 16078 SF.  
INCREASE: 6952 SF.

AREA OF DISTURBANCE:  
43,084 SF.

PLOT PLAN (SHEET II)  
FOR  
**200 KINGS HIGHWAY**  
LOCATED IN  
TOWN OF ORANGETOWN  
ROCKLAND COUNTY, NEW YORK



**SPARACO & YOUNG BLOOD, PLLC**  
CIVIL ENGINEERING • LAND SURVEYING  
SITE PLANNING

18 NORTH MAIN STREET  
P.O. BOX 818  
HARRIMAN, N.Y. 10926  
TEL: (845) 782-8543  
FAX: (845) 782-5901  
SPARACO.STEVE@GELSNY.COM WYLS1@GMAIL.COM

RECEIVED  
SEP 9 2021  
TOWN OF ORANGETOWN  
LAND USE BOARDS

FILE # YB-6621  
DATE AUG. 5, 2021  
SCALE 1" = 30'

TAX MAP REFERENCE: SECT. 77.07, BLK. I, LOT 35

REFERENCES:
A. MAP ENTITLED "OLD MILL PARK" PREPARED BY WILLIAM A. YUDA, P.C. AND FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON JUNE 7, 1995 AS MAP NUMBER 2354.

- L. 468, P. 353 (P10)
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L. 588, P. 198
L. 862, P. 83
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L. 428, P. 33
L. 105, P. 730
L. 1014, P. 296
INST. #2001-42017
INST. #2006-12748
INST. #2009-20744

GENERAL NOTES:

- 1. CONTRACTOR TO VERIFY LOCATION, SIZE AND INVERTS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND HAVE ALL UTILITIES FIELD LOCATED BY RESPECTIVE UTILITY COMPANY AND SHALL ASSUME FULL RESPONSIBILITY AND SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING CONTINUOUS UTILITY SERVICE AND REPAIRS TO ANY DAMAGE.
3. ALL EXISTING OFF-SITE PAVEMENT, FENCES, CURBS, WALKS AND OTHER FACILITIES DESTROYED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST.
4. EXISTING UTILITIES & STRUCTURES THAT ARE TO BE REMOVED AND/OR REPLACED SHALL BE REMOVED AND LEGALLY DISPOSED OF BY THE CONTRACTOR.
5. PROJECT SAFETY AND TRAFFIC MAINTENANCE ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
6. UTILITIES AND UTILITY STRUCTURES WHOSE LOCATIONS ARE UNKNOWN MAY BE AFFECTED BY THE PROPOSED WORK. UPON FINDING SUCH UTILITIES, THE CONTRACTOR'S RESPONSIBILITY SHALL BE TO NOTIFY THE OWNER AND MAINTAIN THE UTILITIES IN WORKING ORDER UNTIL THEIR DISPOSITION IS RESOLVED.
7. CONTRACTOR TO COORDINATE WITH ALL COMPANIES TO ASSURE ADEQUATE SUPPLY AND SCHEDULING OF NEW SERVICE WHERE REQUIRED, TO FIT THE CONSTRUCTION SCHEDULING AND SEQUENCE TO ASSURE NO DAMAGE OR DISTURBANCE TO COMPLETED WORK.
8. ALL NEW UTILITY SERVICE CONNECTIONS, INCLUDING LINES AND EQUIPMENT FOR PROVIDING POWER AND/OR COMMUNICATIONS, ARE TO BE INSTALLED UNDERGROUND.
9. THE EXTENT OF THE CONSTRUCTION AND DISTURBANCE AREAS SHALL BE THE MINIMUM REQUIRED TO PERFORM THE CONTRACT WORK AS MINIMAL EFFECT ON ADJACENT AREAS AS POSSIBLE.
10. ALL NEW STORM DRAINAGE PIPING TO BE SMOOTH BORE CORRUGATED HIGH DENSITY POLYETHYLENE (#DEP) UNLESS OTHERWISE SPECIFIED.
11. ROOF LEADERS WHERE REQUIRED TO BE 4" DIA. SDR 35 PVC PIPE AND MILL OUTLET TO DOWNSPOUTS ADJACENT TO THE PROPOSED BUILDINGS.
12. ALL NEW WATER MAINS AND RELATED APPURTENANCES TO BE SPECIFIED BY ARCHITECT'S MECHANICAL ENGINEER.
13. ALL SANITARY HOUSE CONNECTIONS TO BE 6" DIA. CAST IRON WITH A MINIMUM GRADE OF 2" TO THE FIRST CLEAN OUT OUTSIDE THE BUILDING, BEYOND THE FIRST CLEAN OUT, SDR 35 PVC PIPE MAY BE USED IN LIEU OF CAST IRON.
14. ANY SUBSTITUTIONS TO BE REQUESTED IN WRITING AND APPROVED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.
15. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS WITH REGARDS TO DEMOLITION AND LEGAL DESTRUCTION OF EXISTING STRUCTURES, WALKS AND DRIVEWAYS.
16. ANY EXISTING HOUSE CONNECTION PROPOSED TO BE ABANDONED MUST BE PLUGGED BETWEEN THE EDGE OF THE CURB AND THE CURB LINE WITH A PERMANENT WATER TIGHT PLUG OR CAP ENCASED IN CONCRETE.
17. WHERE FINISHED GRADE ELEVATION AT BUILDING WALL IS LESS THAN 24" BELOW THE FINISHED FLOOR CONSULT WITH ARCHITECT FOR CHANGES IN FOUNDATION AND SILL DESIGN.
18. CONTRACTOR TO OBTAIN AND SUBMIT SHOP DRAWINGS FOR ALL STRUCTURES TO DESIGN ENGINEER FOR REVIEW AND APPROVAL BEFORE MANUFACTURING.
19. RETAINING WALLS SHALL BE LESS THAN 4 FEET IN HEIGHT. RETAINING WALLS MORE THAN 4 FEET IN HEIGHT ARE REQUIRED TO BE DESIGNED BY A CERTIFIED STRUCTURAL ENGINEER.
20. THE EXISTING WELL IS TO BE DECOMMISSIONED IN ACCORDANCE WITH ARTICLE II OF THE ROCKLAND COUNTY SANITARY CODE UNLESS A REVISED LETTER TO THE COUNTY FROM THE ROCKLAND COUNTY DEPARTMENT OF HEALTH IS RECEIVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
21. THIS PLAN IS BASED ON ARCHITECTURAL PLANS BY "ROOM ARCHITECTURE" RECEIVED ON 7/12/21.
22. AN INTERIOR CHECK VALVE SHALL BE PROVIDED ON THE SOIL LINE IF CAST IRON INVERT IS BELOW THE UPSTREAM MANHOLE RIM ELEVATION.
23. THIS PLAN IS BASED ON SURVEY PREPARED BY "SPARACO & YOUNGBLOOD, LLC" DATED MAY 23, 2021.

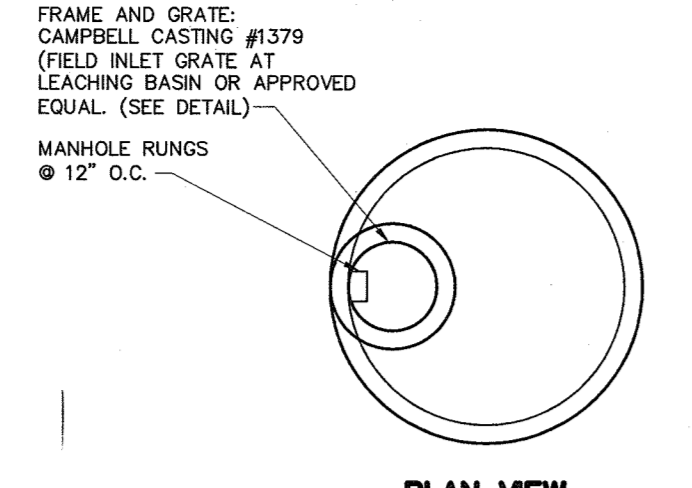
EROSION CONTROL INFORMATION:

EROSION AND SEDIMENT CONTROL PLAN - CONSTRUCTION SEQUENCE:

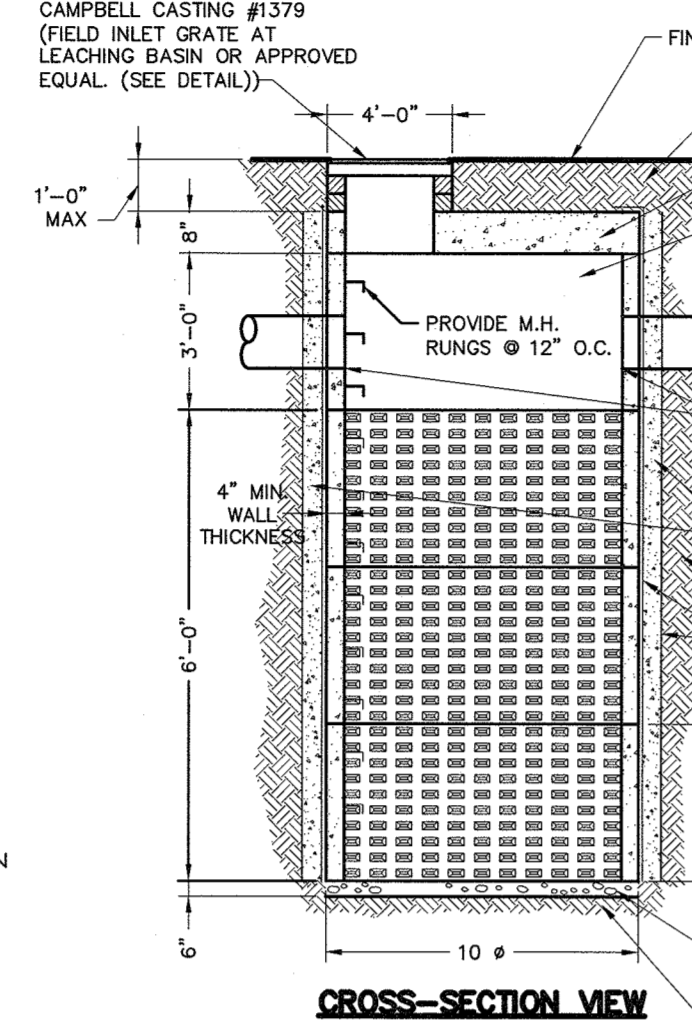
- 1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ANY GRADING OPERATIONS AND INSTALLATION OF PROPOSED STRUCTURES AND/OR UTILITIES.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND/OR STABILIZED.
3. INSTALL STABILIZED CONSTRUCTION ENTRANCE AS INDICATED ON PLAN.
4. INSTALL SILT FENCE DOWN SLOPE OF ALL AREAS TO BE DISTURBED AND DOWN SLOPE OF ALL AREAS DESIGNATED FOR TOPSOIL STOCKPILING.
5. CONSTRUCT BERMS, TEMPORARY SHALES AND PIPES AS NECESSARY TO DIRECT RUNOFF TO TEMPORARY SEDIMENTATION ENTRAPMENT AREAS.
6. CLEAR EXISTING TREES, VEGETATION AND EXISTING STRUCTURES FROM AREAS TO BE FILLED OR EXCAVATED, STRIP AND STOCKPILE TOPSOIL FROM AREAS TO BE DISTURBED, SEED STOCKPILED TOPSOIL WITH TEMPORARY RYE GRASS COVER.
7. PERFORM EXCAVATION AND FILL TO BRING LAND TO DESIRED GRADE. ANY DISTURBED AREAS TO REMAIN BARE SHOULD BE SEEDS WITH TEMPORARY RYE GRASS.
8. INSTALL UNDERGROUND UTILITIES, MANHOLES AND CATCH BASINS, GRATES OF CURB AND FIELD INLETS SHOULD BE LEFT AT ELEVATIONS WHICH PERMIT PROPER COLLECTION OF SURFACE RUNOFF.
9. INSTALL INLET PROTECTION AT CURB AND FIELD INLETS.
10. CONSTRUCT CURBS AND INSTALL BASE AND BINDER COURSES OF PAVED AREAS. RAISE GRATES OF THE CURB AND FIELD INLETS ACCORDINGLY.
11. COMPLETE THE GRADING.
12. INSTALL SURFACE COURSE OF PAVEMENT. RAISE GRATES OF CURBS AND FIELD INLETS TO FINAL ELEVATION.
13. UPON COMPLETION OF CONSTRUCTION ALL DISTURBED AREAS ARE TO BE SEEDS WITH 1/2 LB. OF RYE GRASS PER 1000 SQUARE FEET OR DISTURBED AREA. ALL TEMPORARY DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REGRADED, PLANTED OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLANS.
14. FOR INDIVIDUAL HOUSE & SEPTIC CONSTRUCTION FOLLOW STEPS #1 TO #13 WHERE APPLICABLE.
15. BARE SOIL SHOULD BE SEEDS WITHIN 14 DAYS OF EXPOSURE. WHENEVER CONSTRUCTION IS SUSPENDED OR COMPLETED, AREAS SHOULD BE SEEDS DOWN OR MULCHED IMMEDIATELY. UPON COMPLETION A PERENNIAL MIX NEED TO BE USED TO ENSURE CONTINUAL STABILIZATION.

STANDARD EROSION CONTROL NOTES:

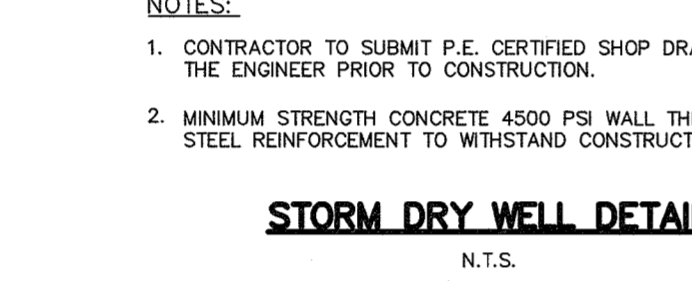
- AN EROSION CONTROL SYSTEM WILL BE UTILIZED BY THE DEVELOPER TO MINIMIZE THE PRODUCTION OF SEDIMENT FROM THE SITE. METHODS TO BE UTILIZED WILL BE THOSE FOUND MOST EFFECTIVE FOR THE SITE AND SHALL INCLUDE ONE OR MORE OF THE FOLLOWING AS APPLICABLE:
1. TEMPORARY SEDIMENTATION ENTRAPMENT AREAS SHALL BE PROVIDED AT KEY LOCATIONS TO INTERCEPT AND CLARIFY SILT LOADS RUNOFF FROM THE SITE. THESE MAY BE EXCAVATED OR MAY BE CREATED UTILIZING EARTHEN BERMS, RIP-RAP, CRUSHED STONE DAMS OR OTHER SUITABLE MATERIALS. DIVERSION SHALES, BERMS OR OTHER CHANNELIZATION SHALL BE CONSTRUCTED TO INSURE THAT ALL SILT LOADED WATERS ARE DIRECTED INTO THE ENTRAPMENT AREAS WHICH SHALL BE CLEANED PERIODICALLY DURING THE COURSE OF CONSTRUCTION. THE COLLECTED SILT SHALL BE DEPOSITED IN AREAS SAFE FROM FURTHER EROSION.
2. ALL DISTURBED AREAS, EXCEPT ROADWAYS WHICH WILL REMAIN UNFINISHED FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY SEEDS WITH 1/2 LB. OF RYE GRASS OR MULCHED WITH 100 LBS. OF STRAW OR HAY PER 1000 SQUARE FEET. ROADWAYS SHALL BE STABILIZED AS RAPIDLY AS PRACTICAL BY INSTALLATION OF THE BASE COURSE.
3. SILT THAT LEAVES THE SITE IN SPITE OF THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY APPROPRIATE MUNICIPAL AUTHORITIES.
4. AT THE COMPLETION OF THE PROJECT, ALL TEMPORARY SILTATION DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REGRADED, PLANTED, OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLANS.
5. PROVIDE INLET PROTECTION TO ALL INLETS ON SITE (SEE DETAIL)



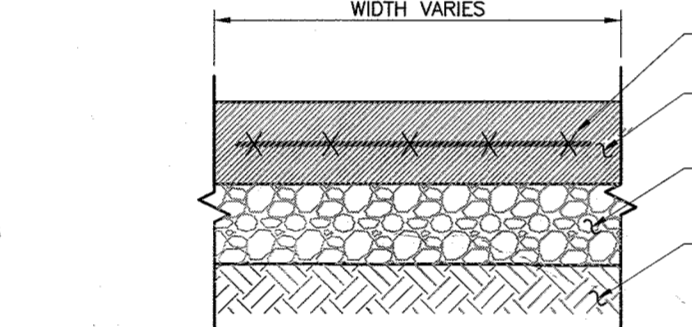
CAMPBELL FOUNDRY GRATE #1



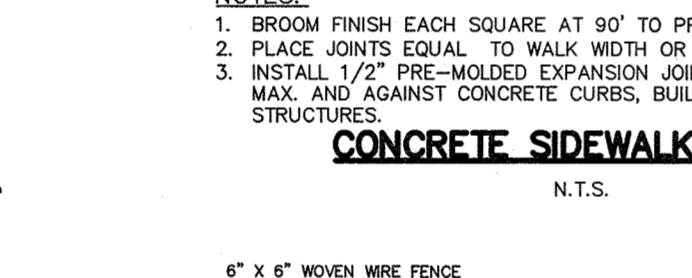
CAMPBELL FOUNDRY GRATE #2



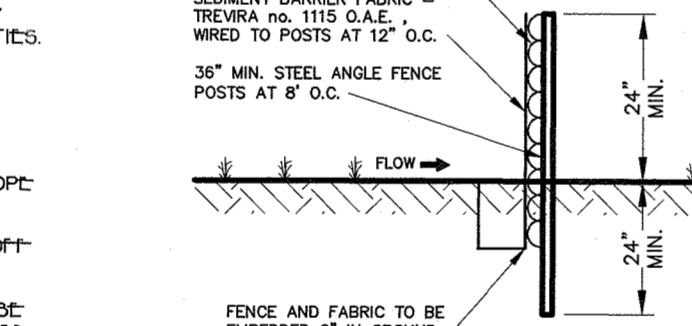
CAMPBELL FOUNDRY FRAME AND COVER DETAIL FOR DRYWELL #3 & #4



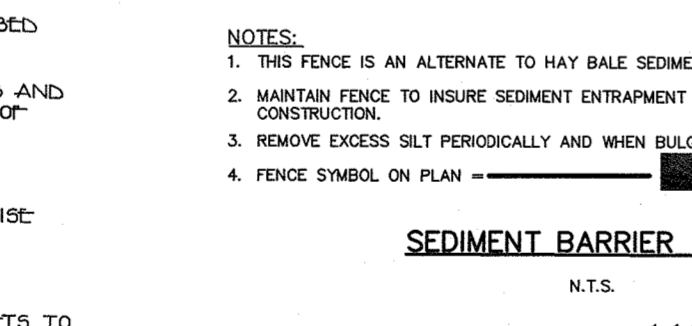
STORM DRY WELL DETAIL



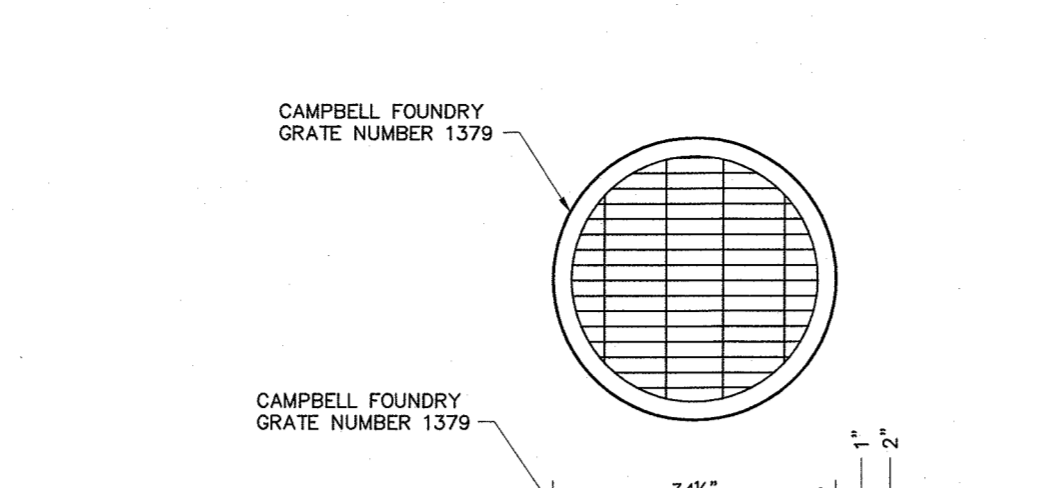
CONCRETE SIDEWALK DETAIL



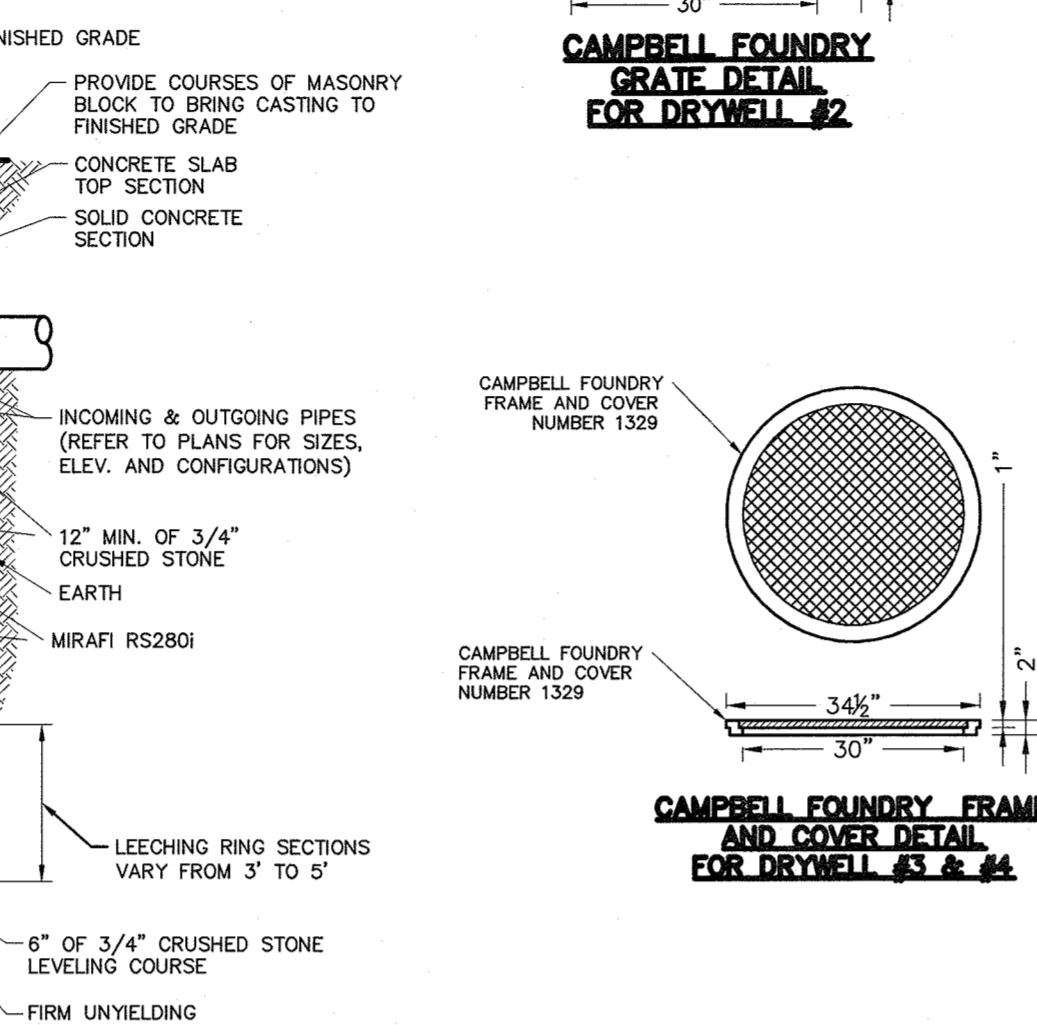
SEDIMENT BARRIER FENCE



CURB DETAIL: CONCRETE



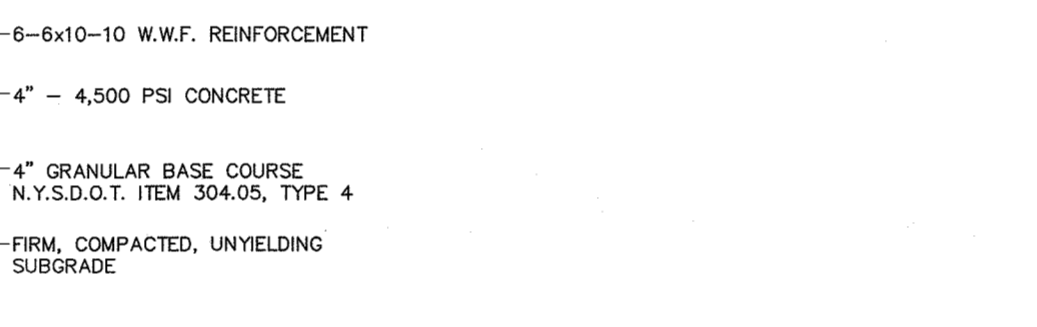
CAMPBELL FOUNDRY GRATE #1



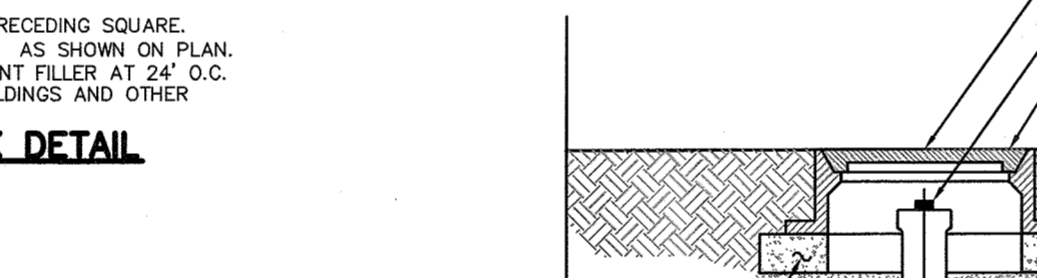
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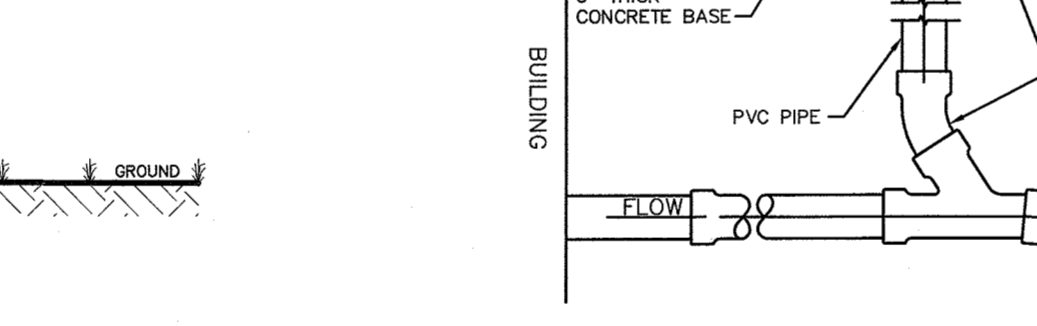
CAMPBELL FOUNDRY FRAME AND COVER DETAIL FOR DRYWELL #3 & #4



STORM DRY WELL DETAIL



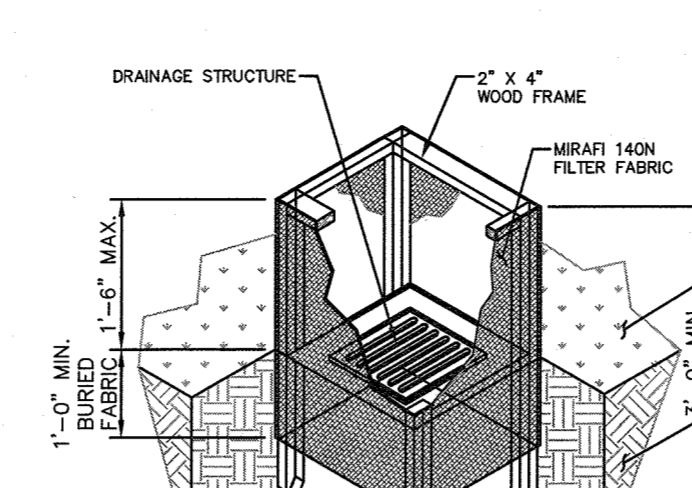
CONCRETE SIDEWALK DETAIL



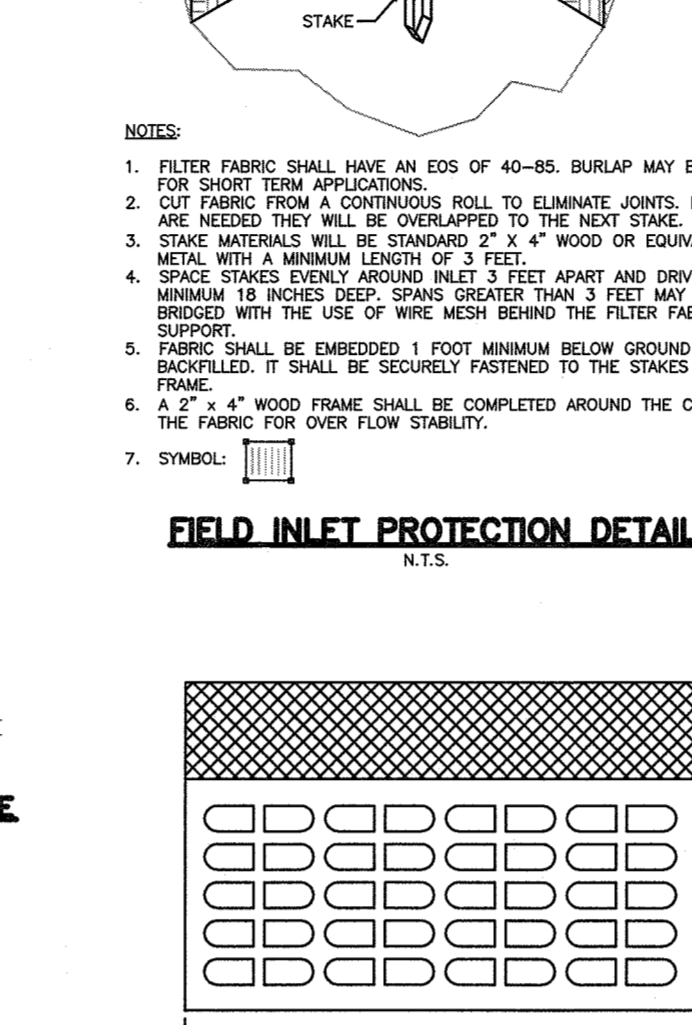
SEDIMENT BARRIER FENCE



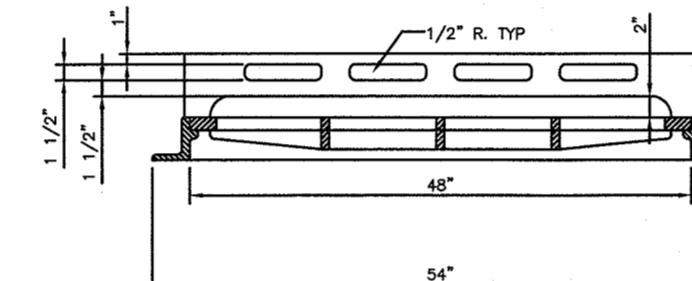
CURB DETAIL: CONCRETE



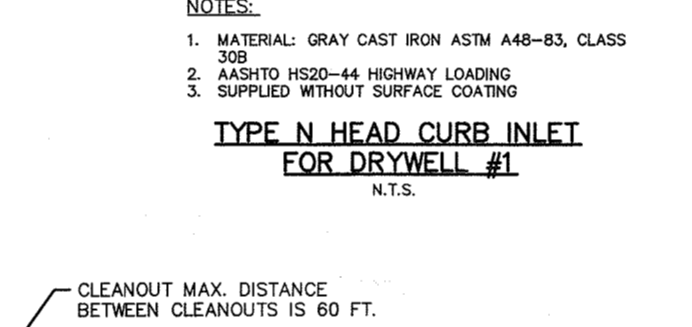
FIELD INLET PROTECTION DETAIL



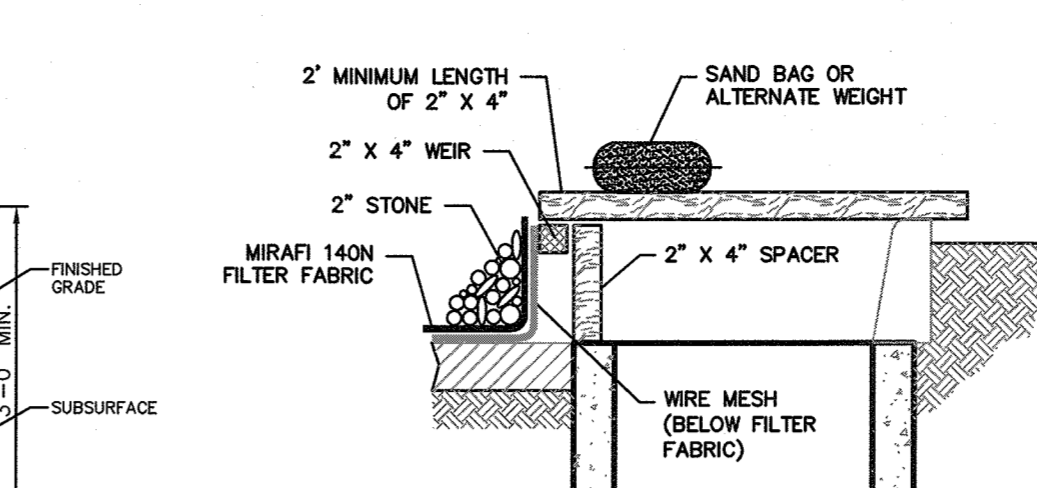
TYPE N HEAD CURB INLET FOR DRYWELL #1



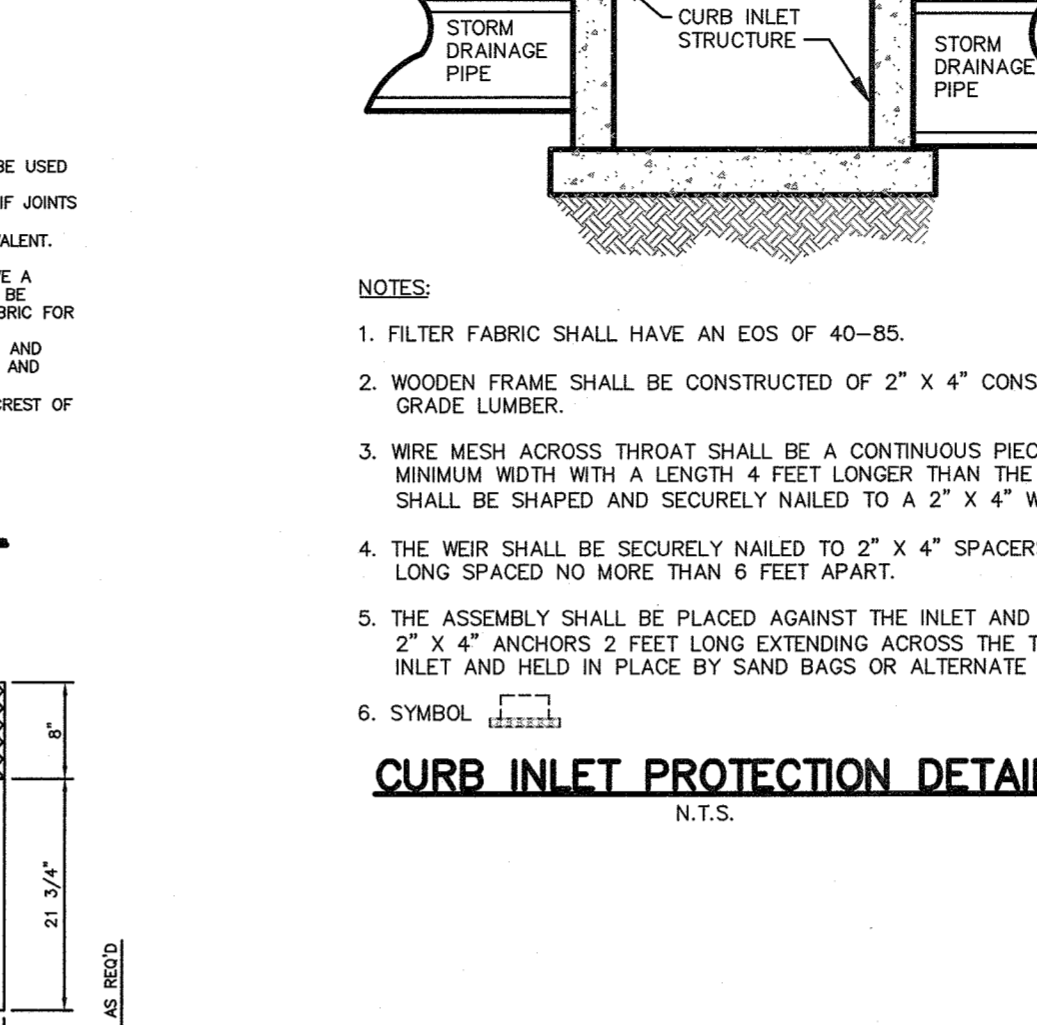
CLEANOUT DETAIL: TRAFFIC BEARING



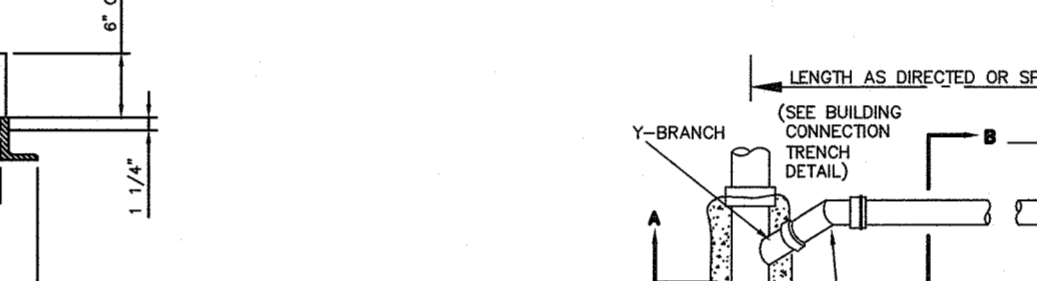
FOUNDATION UNDERDRAIN DETAIL



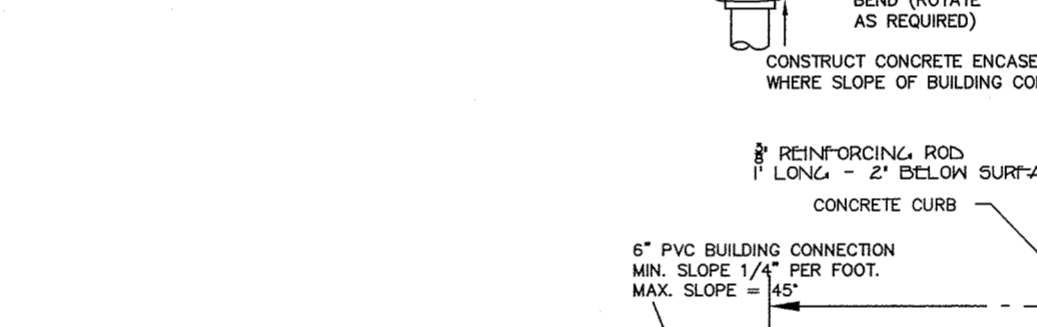
CURB INLET PROTECTION DETAIL



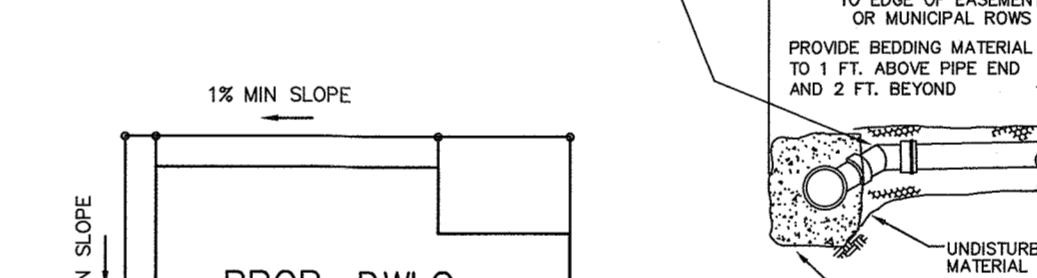
BUILDING CONNECTION ELEVATION



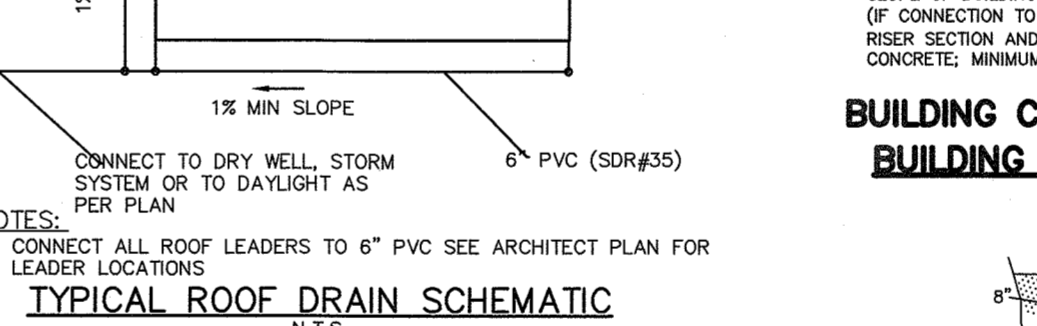
BUILDING CONNECTION DETAIL



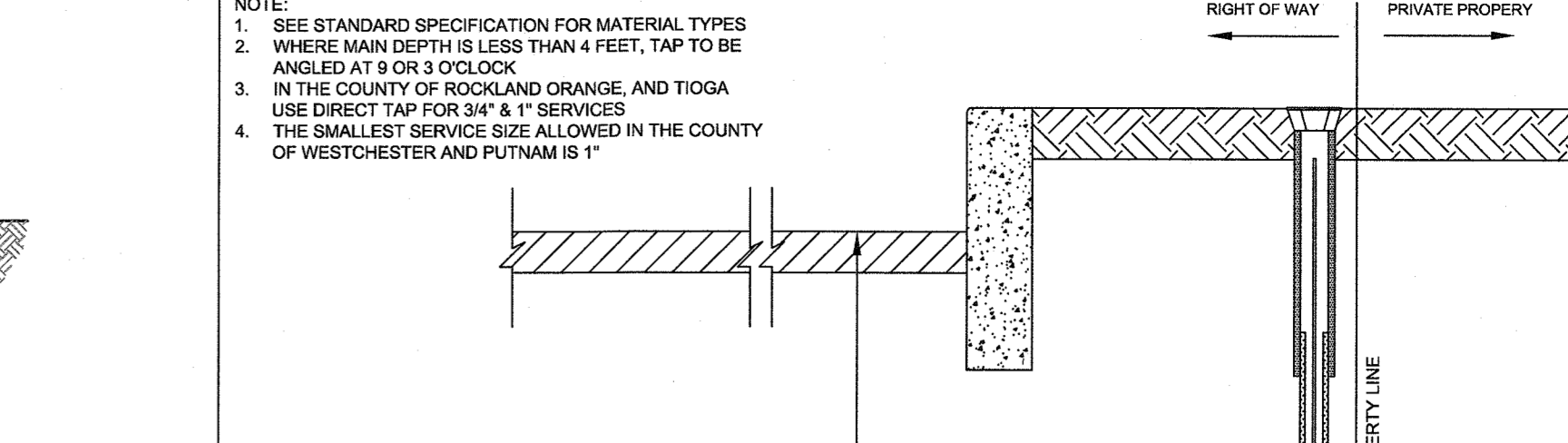
BUILDING CONNECTION TRENCH DETAIL



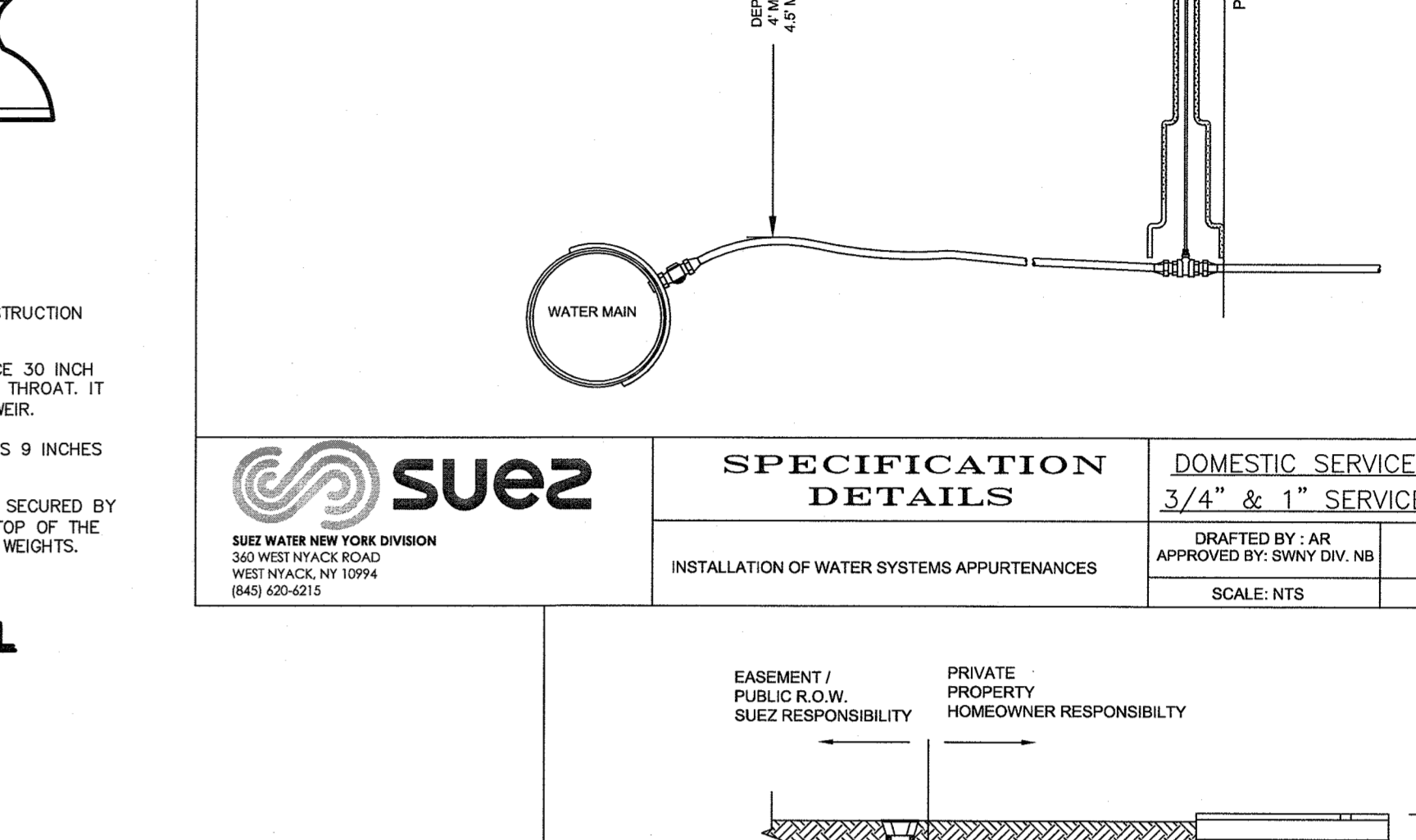
TYPICAL ROOF DRAIN SCHEMATIC



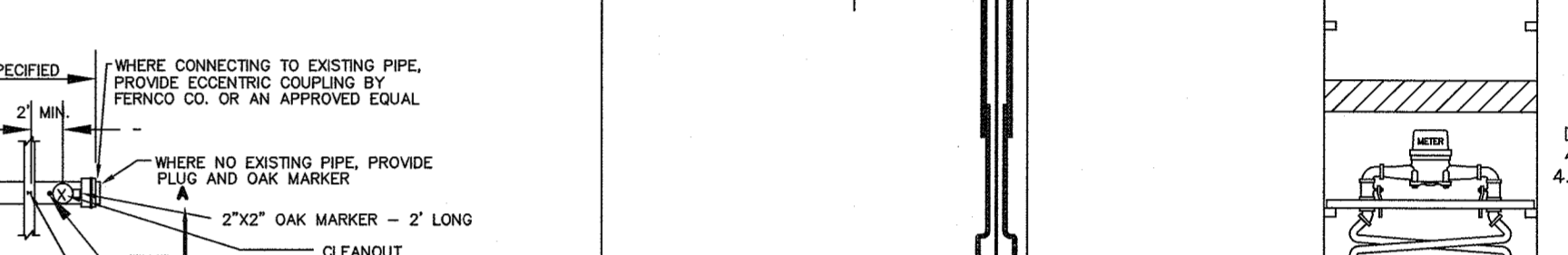
STABILIZED CONSTRUCTION ENTRANCE RESIDENTIAL



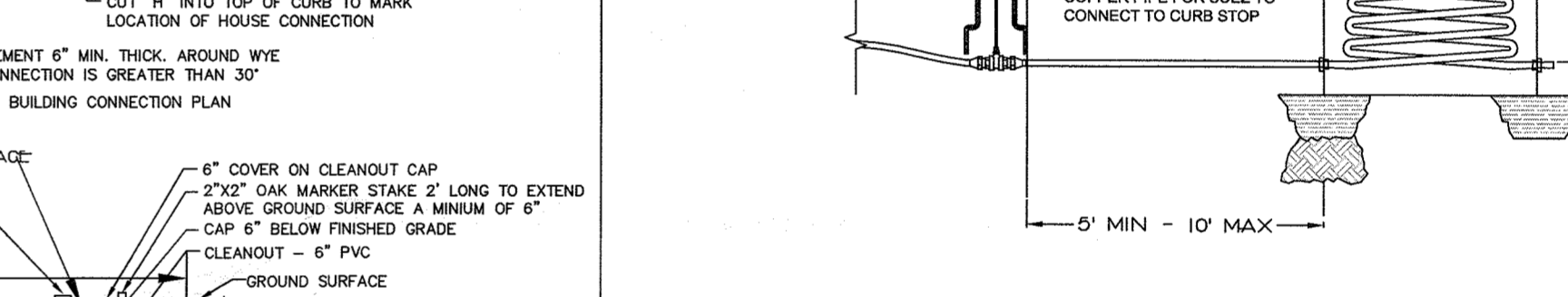
PRIVATE DRIVEWAY PAVEMENT



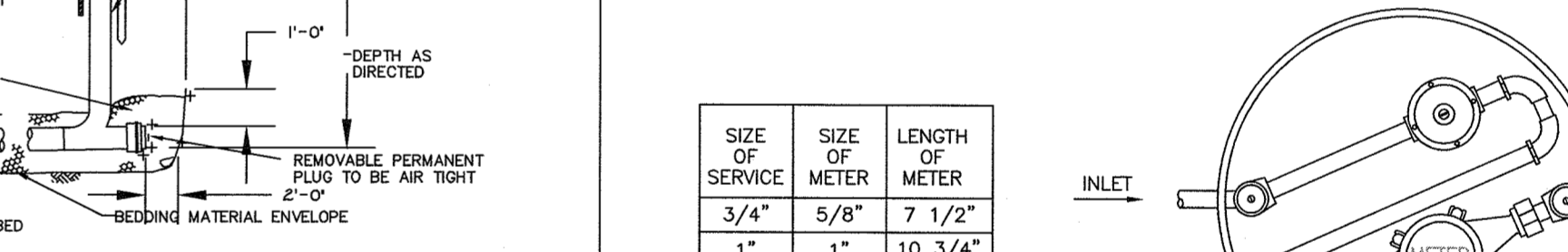
PLOT PLAN NOTES & DETAILS (SHEET 2) FOR 200 KINGS HIGHWAY



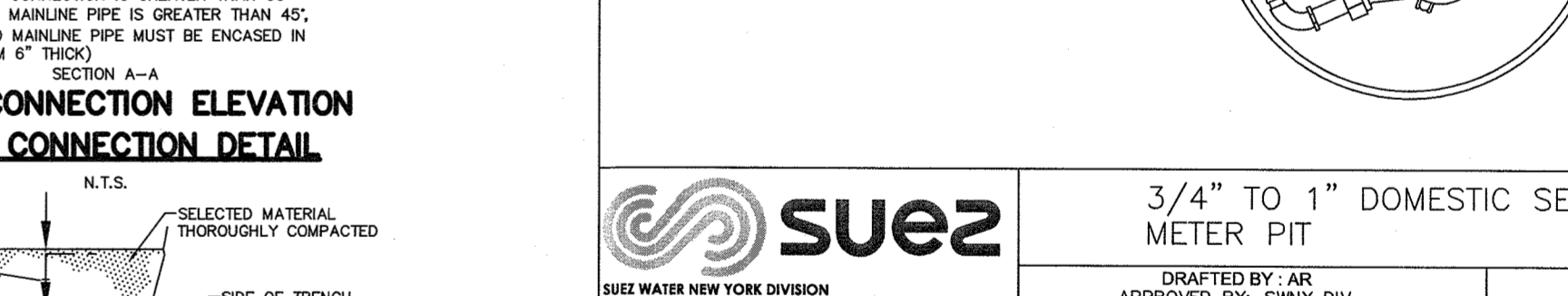
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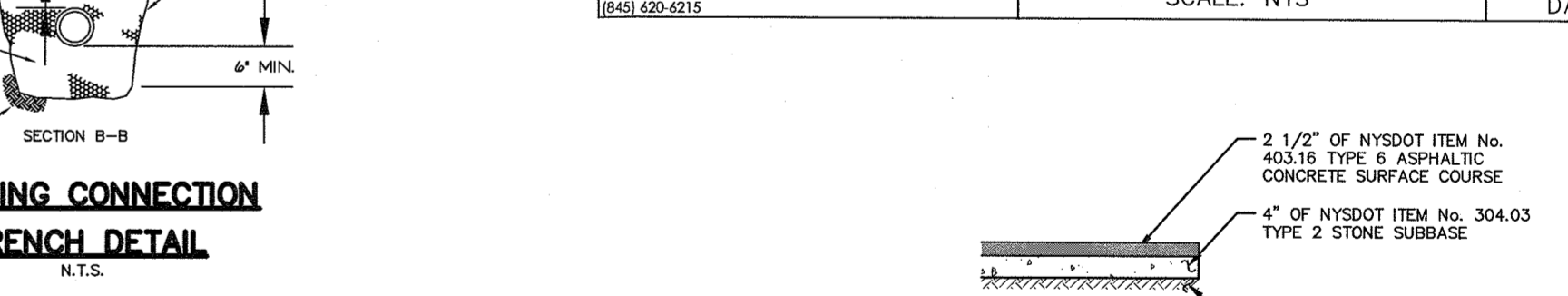
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3/4\"/>



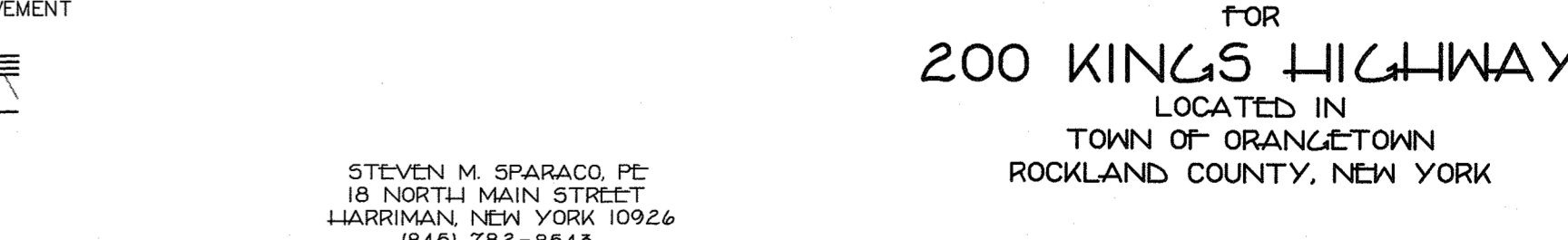
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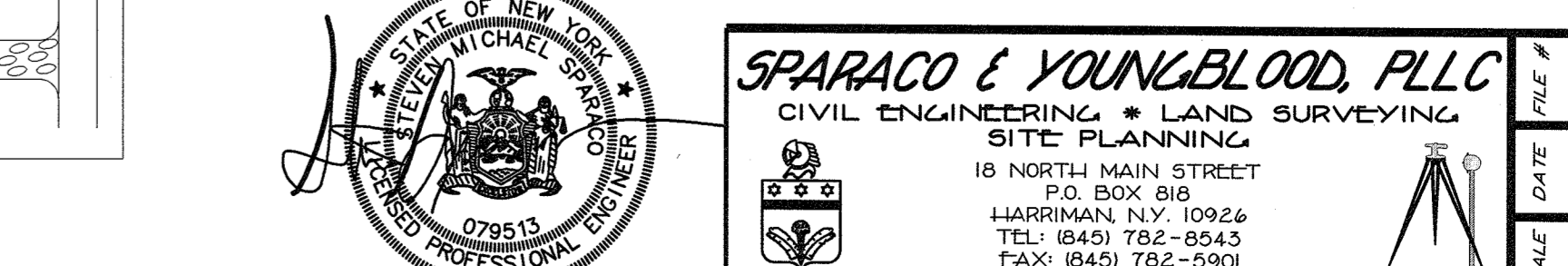
3/4\"/>



3/4\"/>



3/4\"/>



3/4\"/>

Suez logo and contact information: SUEZ WATER NEW YORK DIVISION, 360 WEST HYACK ROAD, WEST HYACK, NY 10994. (845) 620-6213

Table with 2 columns: SPECIFICATION DETAILS and DOMESTIC SERVICE CONNECTION. Installation of water systems appurtenances. 3/4\"/>

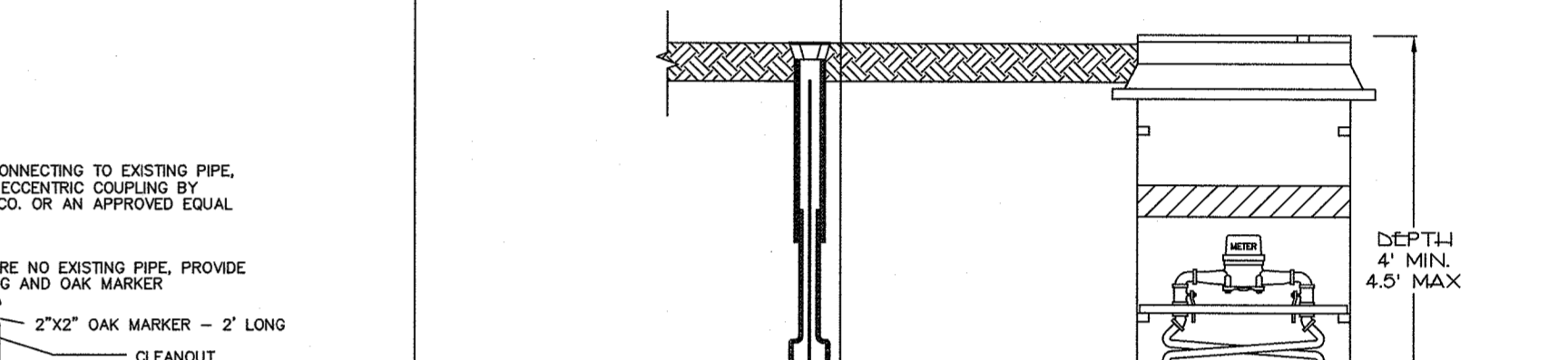


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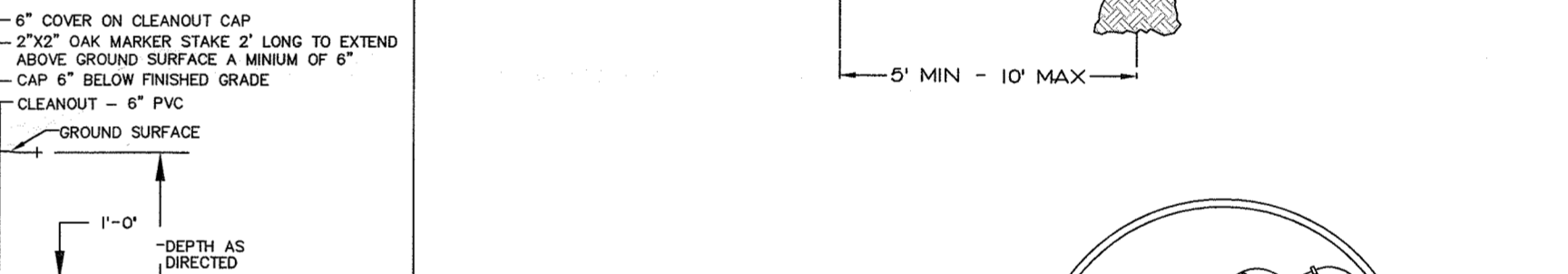


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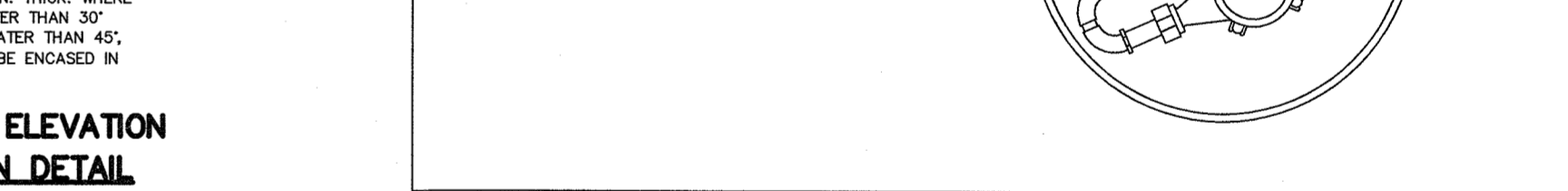


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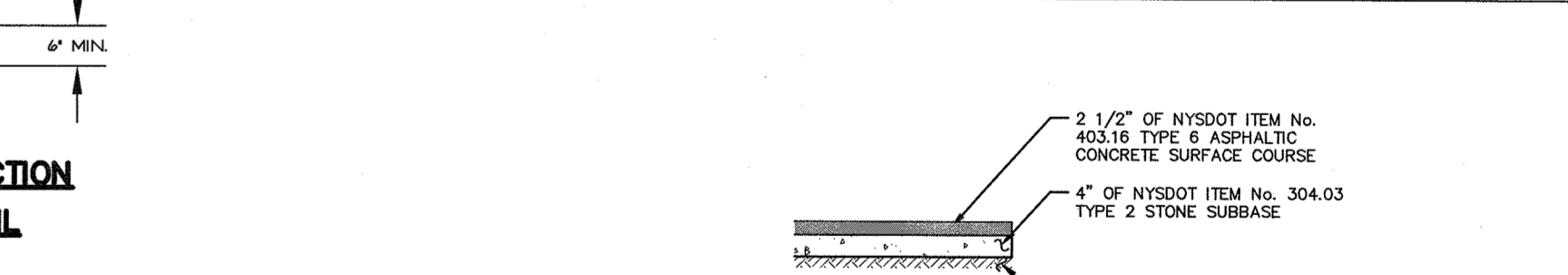


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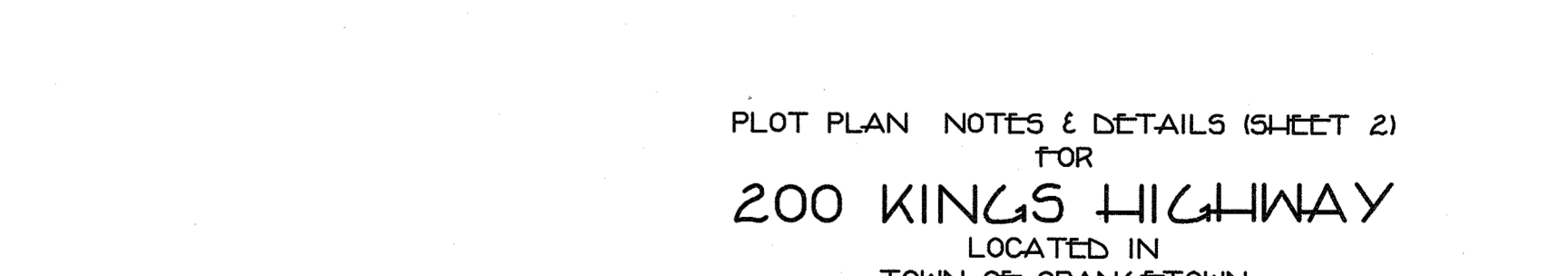
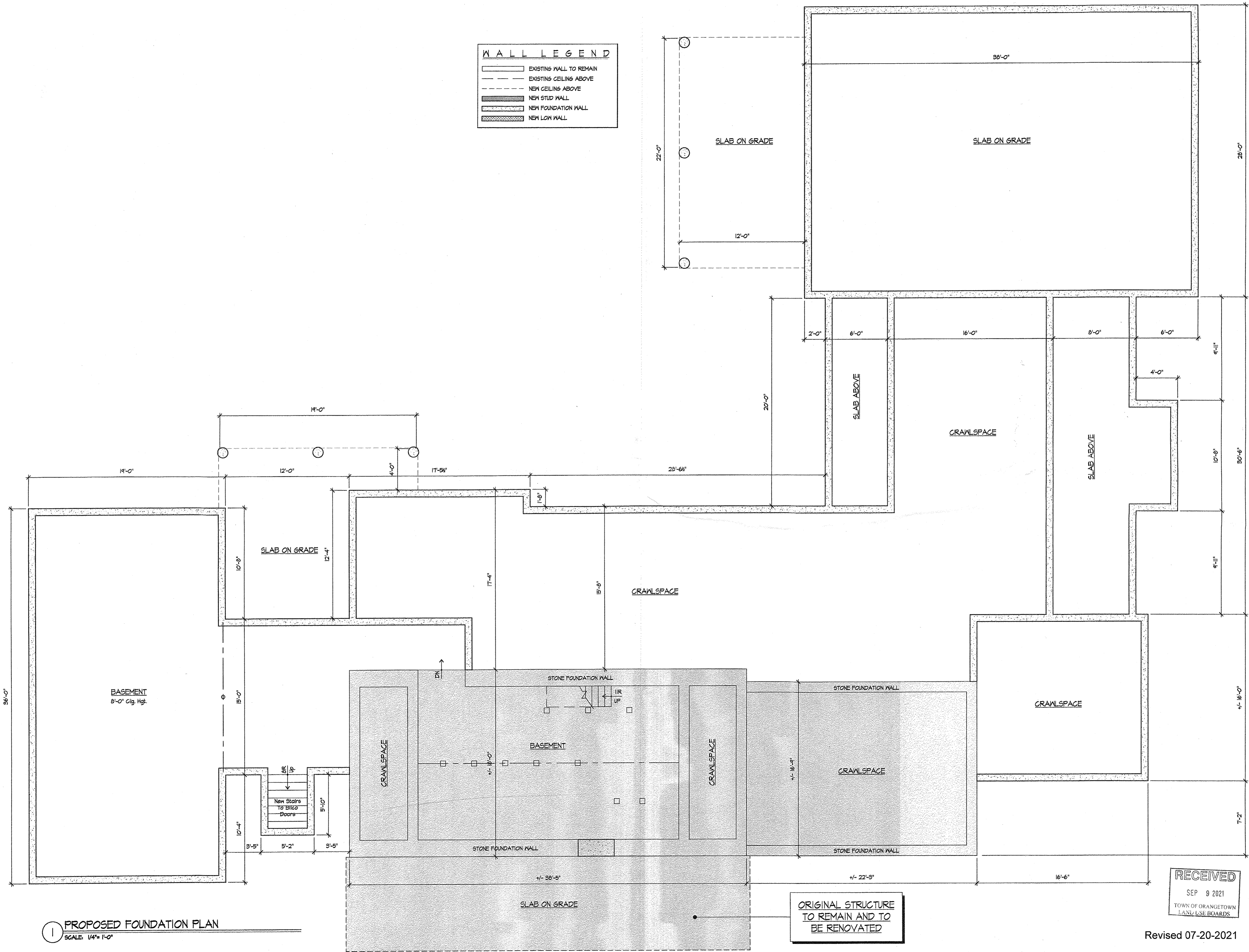


Table with 2 columns: SIZE OF SERVICE and LENGTH OF METER. 3/4\"/>

SPARACO & YOUNGBLOOD, PLLC logo and contact information: CIVIL ENGINEERING & LAND SURVEYING, 515 NORTH MAIN STREET, P.O. BOX 610, HARRIMAN, N.Y. 10926. TEL: (845) 782-8543, FAX: (845) 782-8543

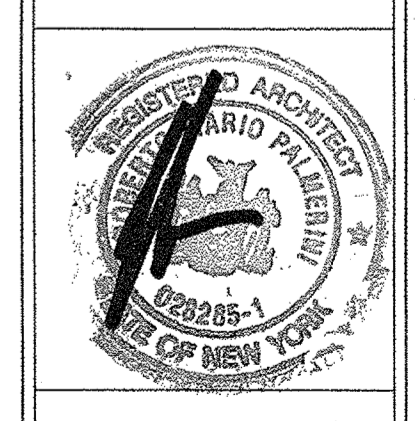


**NOTE:** Within dimensions on this drawing shall have precedence. DO NOT SCALE dimensions directly off of drawings. All dimensions shall be verified and be responsible for all dimensions and conditions on the job and ROAM ARCHITECTURE, PLLC shall be notified of any variations from the dimensions and conditions shown on this drawing.

RECORD OF ISSUES	
ISSUE	DESCRIPTION

House Renovation And Additions For:  
**HAUSER RESIDENCE**  
200 KINGS HIGHWAY  
TAPPAN, NEW YORK 10983

**FOUNDATION PLAN**  
**DESIGN SCHEME #7**



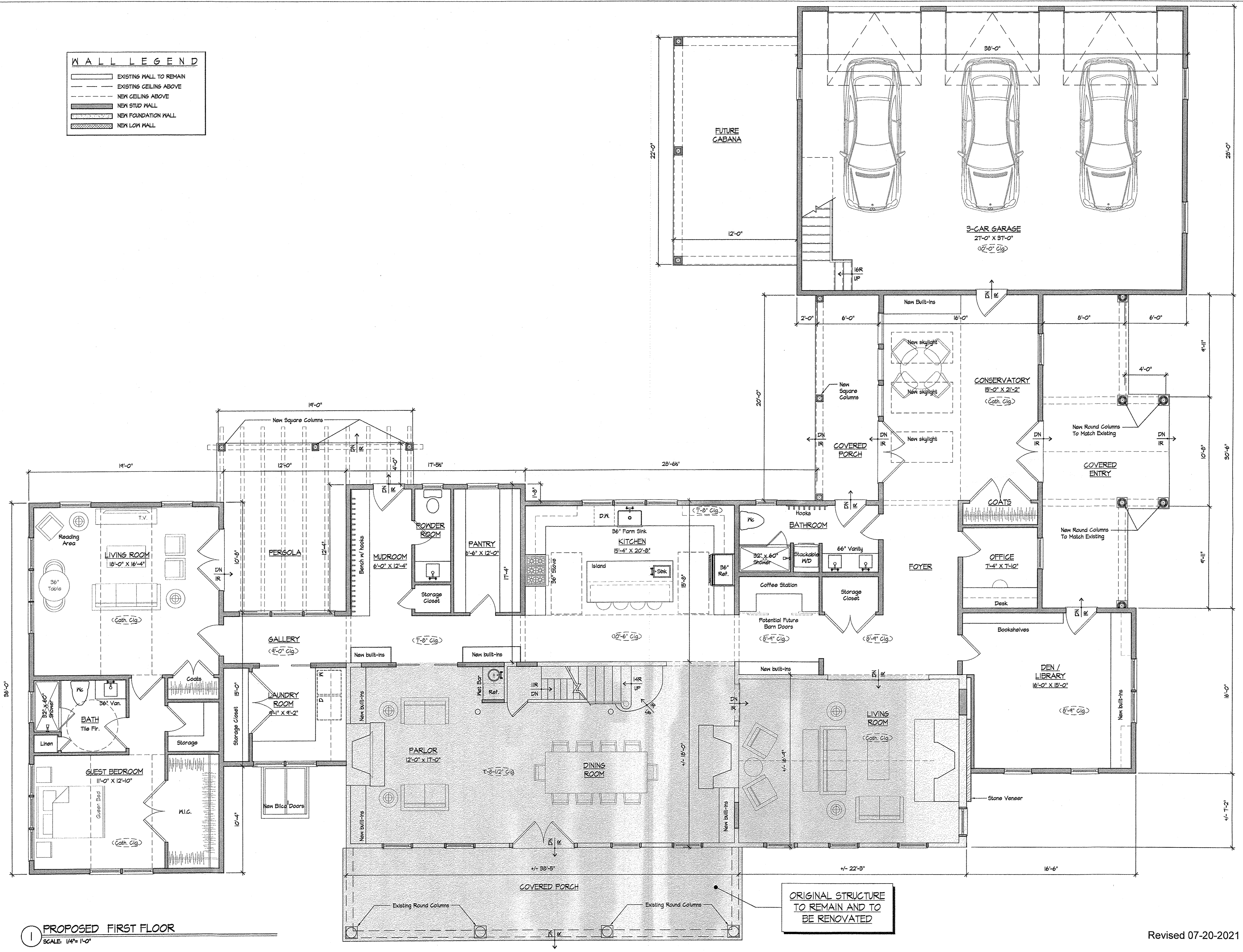
DATE: 07-08-2021  
DRAWN BY: RP  
SCALE: AS NOTED  
JOB NO.: 2021.06

**SK-7.0**

Revised 07-20-2021



WALL LEGEND	
	EXISTING WALL TO REMAIN
	EXISTING CEILING ABOVE
	NEW CEILING ABOVE
	NEW STUD WALL
	NEW FOUNDATION WALL
	NEW LOW WALL



**1 PROPOSED FIRST FLOOR**  
SCALE: 1/4" = 1'-0"

**ORIGINAL STRUCTURE  
TO REMAIN AND TO  
BE RENOVATED**

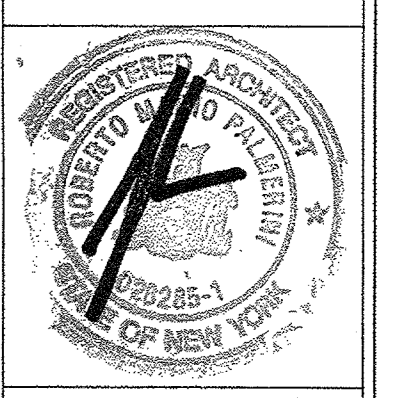
Revised 07-20-2021

NOTE: Written dimensions on this drawing shall have precedence. DO NOT SCALE dimensions directly off of this drawing. Contractor shall verify and be responsible for all dimensions and conditions on the drawing. Variations from the dimensions and conditions shown on the drawing shall be noted and approved by the architect.

RECORD OF ISSUES	
ISSUE	DESCRIPTION

House Renovation And Additions For:  
**HAUSER RESIDENCE**  
200 KINGS HIGHWAY  
TAPPAN, NEW YORK 10983

**FIRST FLOOR PLAN  
DESIGN SCHEME #7**

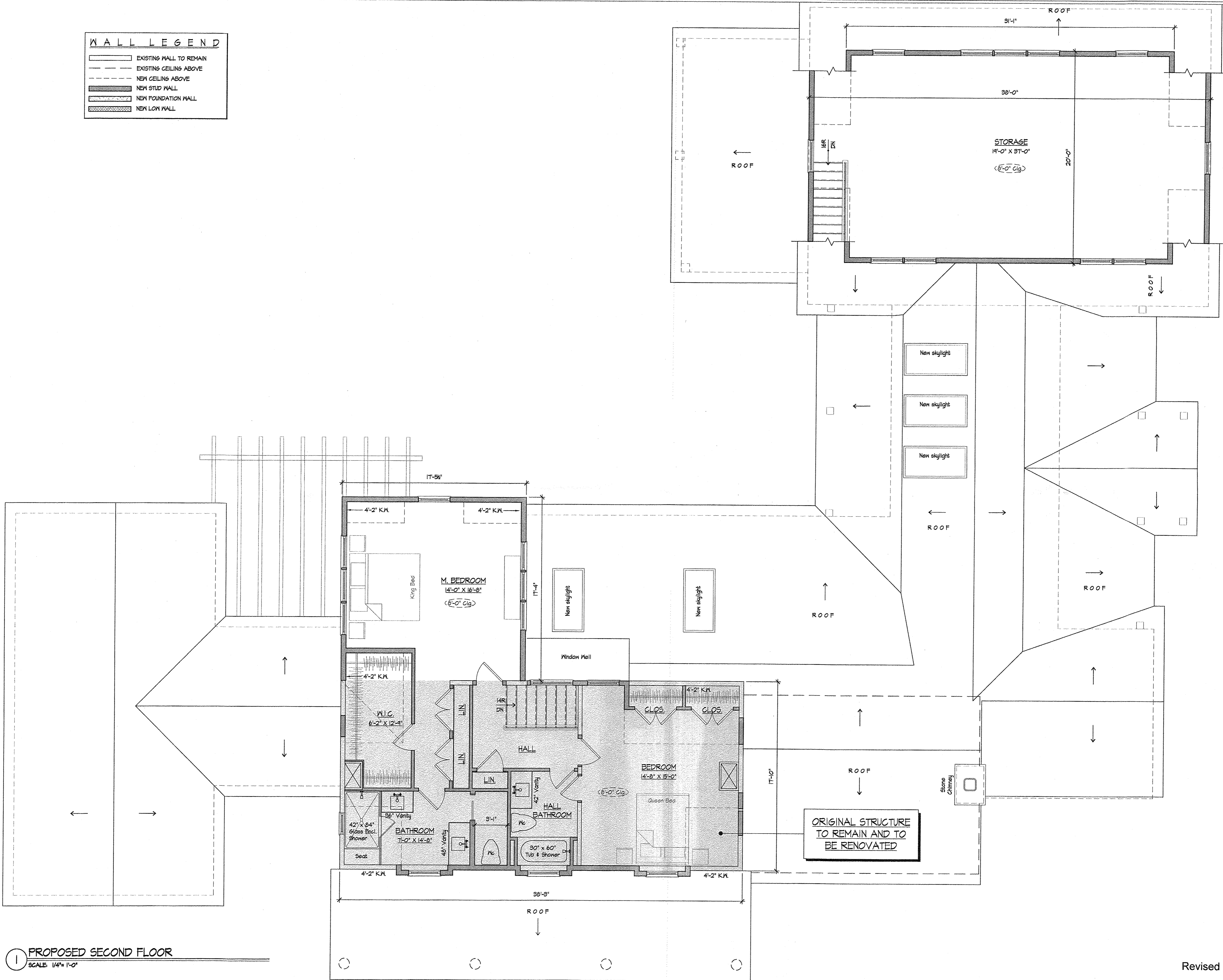


DATE: 07-08-2021  
DRAWN BY: RP  
SCALE: AS NOTED  
JOB NO.: 2021.06

**SK-7.1**

**WALL LEGEND**

	EXISTING WALL TO REMAIN
	EXISTING CEILING ABOVE
	NEW CEILING ABOVE
	NEW STUD WALL
	NEW FOUNDATION WALL
	NEW LOW WALL



**1 PROPOSED SECOND FLOOR**  
SCALE: 1/4" = 1'-0"

Revised 07-20-2021

**ROAM**  
ARCHITECTURE  
181 OLD TAPPAN RD. TAPPAN, NY 10983  
t. 845.267.8479 www.roamarch.com

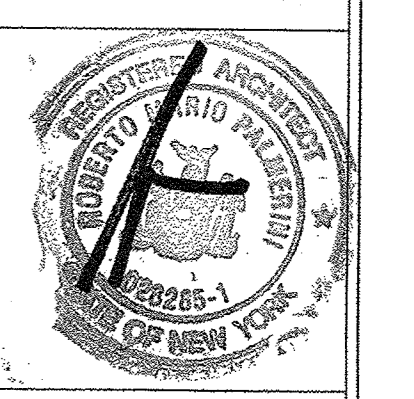
NOTE: All dimensions on this drawing shall have precedence. DO NOT SCALE dimensions directly off of this drawing. Contractor shall verify and be responsible for all dimensions on the site. ROAM ARCHITECTURE, PLLC shall be notified of any variations from the dimensions and conditions shown on this drawing.

**RECORD OF ISSUES**

ISSUE	DATE	DESCRIPTION

House Renovation And Additions For:  
**HAUSER RESIDENCE**  
200 KINGS HIGHWAY  
TAPPAN, NEW YORK 10983

**SECOND FLOOR PLAN**  
**DESIGN SCHEME #7**

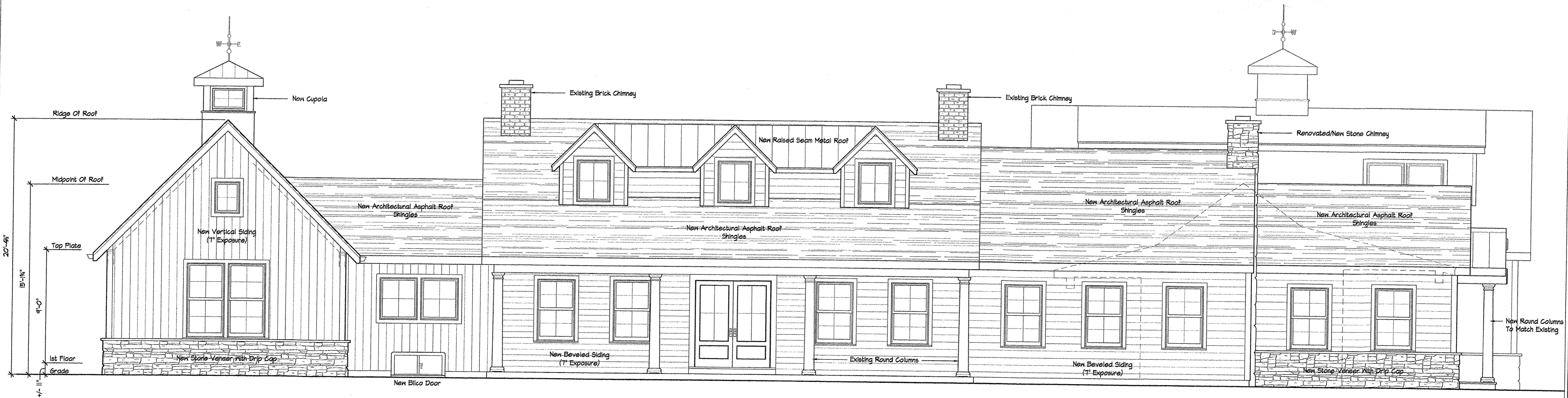


DATE: 07-08-2021  
DRAWN BY: RP  
SCALE: 1/4" = 1'-0"  
JOB NO.: 2021.06

**SK-7.2**



1 EXTERIOR ELEVATION - FRONT  
SCALE: 1/4" = 1'-0"  
EAST FACADE



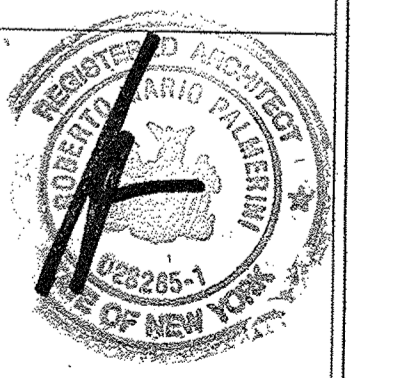
2 EXTERIOR ELEVATION - LEFT SIDE  
SCALE: 1/4" = 1'-0"  
SOUTH FACADE

NOTE: Dimensions on this drawing shall have precedence. DO NOT SCALE dimensions directly off of this drawing. Contractor shall verify and be responsible for all dimensions and conditions on the ground prior to construction. PLLC shall be notified of any variations from the dimensions and conditions shown on this drawing.

RECORD OF ISSUES	
ISSUE	DESCRIPTION

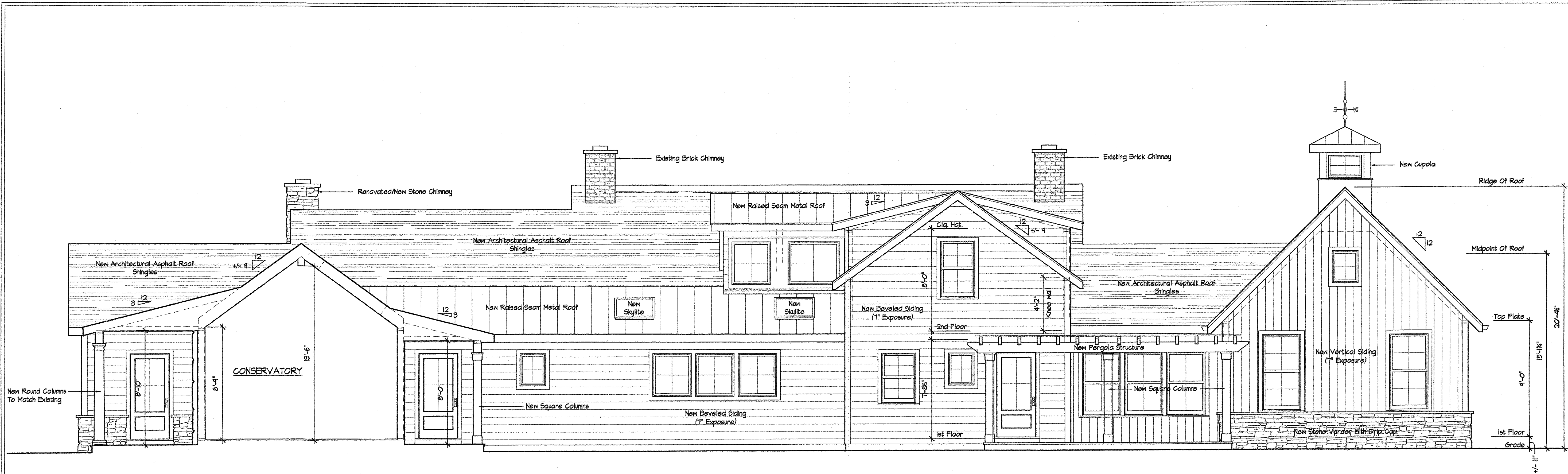
House Renovation And Additions For:  
**HAUSER RESIDENCE**  
200 KINGS HIGHWAY  
TAPPAN, NEW YORK 10983

EXTERIOR ELEVATIONS  
DESIGN SCHEME #7



DATE: 07-08-2021  
DRAWN BY: RP  
SCALE: 1/4" = 1'-0"  
JOB NO.: 2021.06

**SK-7.3**



1 EXTERIOR ELEVATION - RIGHT SIDE  
 SCALE: 1/4" = 1'-0"  
 NORTH FACADE



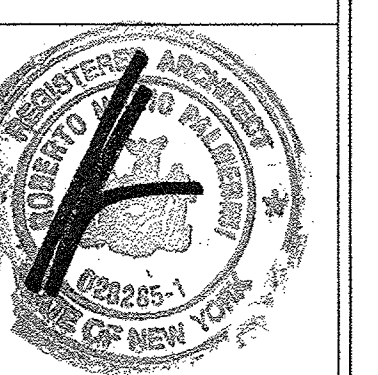
2 EXTERIOR ELEVATION - REAR  
 SCALE: 1/4" = 1'-0"  
 WEST FACADE

NOTE: Dimensions on this drawing shall have precedence. DO NOT SCALE dimensions directly off of this drawing. Contractor shall verify and be responsible for all dimensions. ROAM ARCHITECTURE, PLLC shall be notified of any variations from the dimensions and conditions shown on the drawing.

RECORD OF ISSUES	
ISSUE	DESCRIPTION

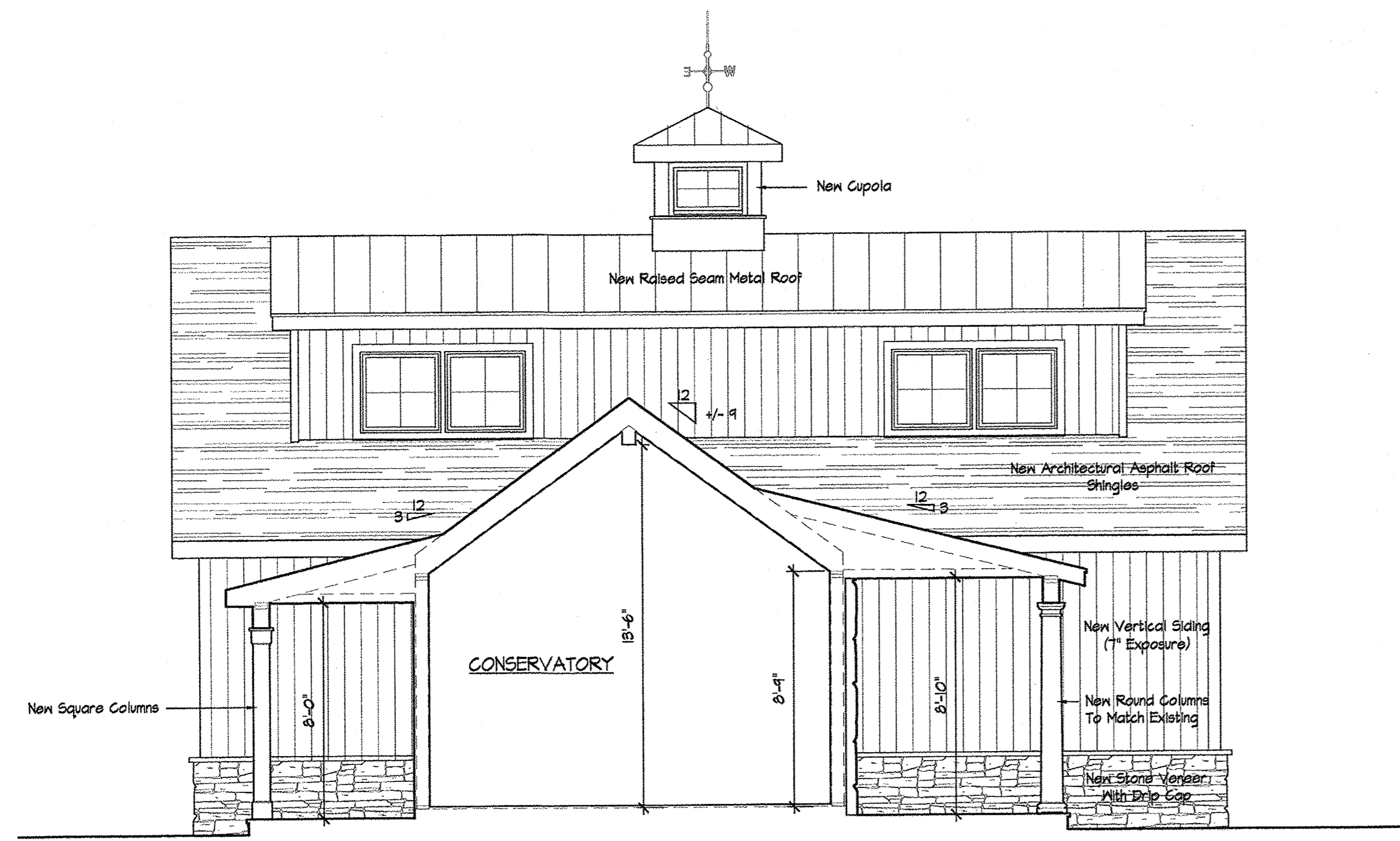
House Renovation And Additions For:  
**HAUSER RESIDENCE**  
 200 KINGS HIGHWAY  
 TAPPAN, NEW YORK 10983

EXTERIOR ELEVATIONS  
 DESIGN SCHEME #7

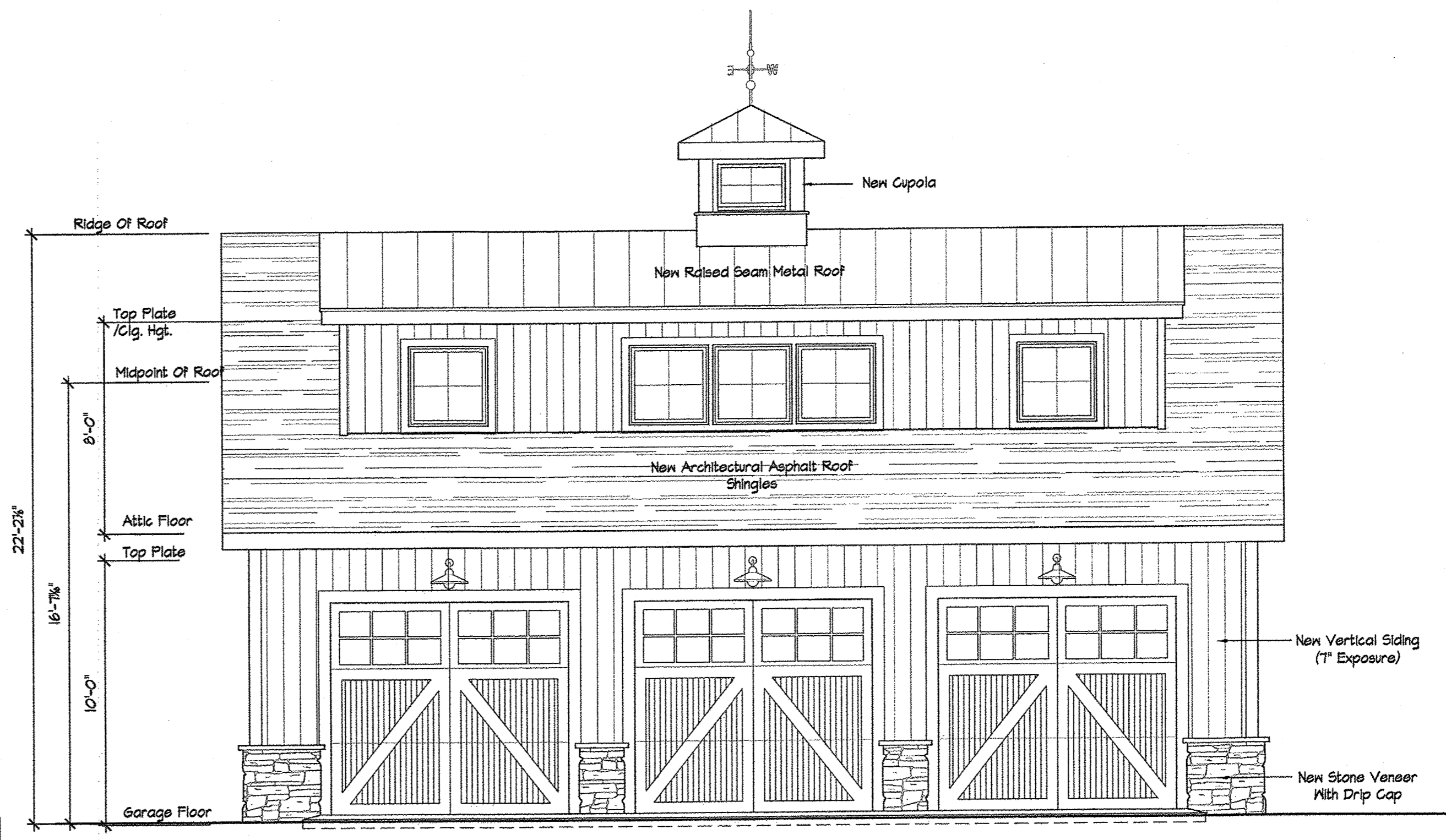


DATE: 07-08-2021  
 DRAWN BY: RP  
 SCALE: 1/4"=1'-0"  
 JOB NO.: 2021.06

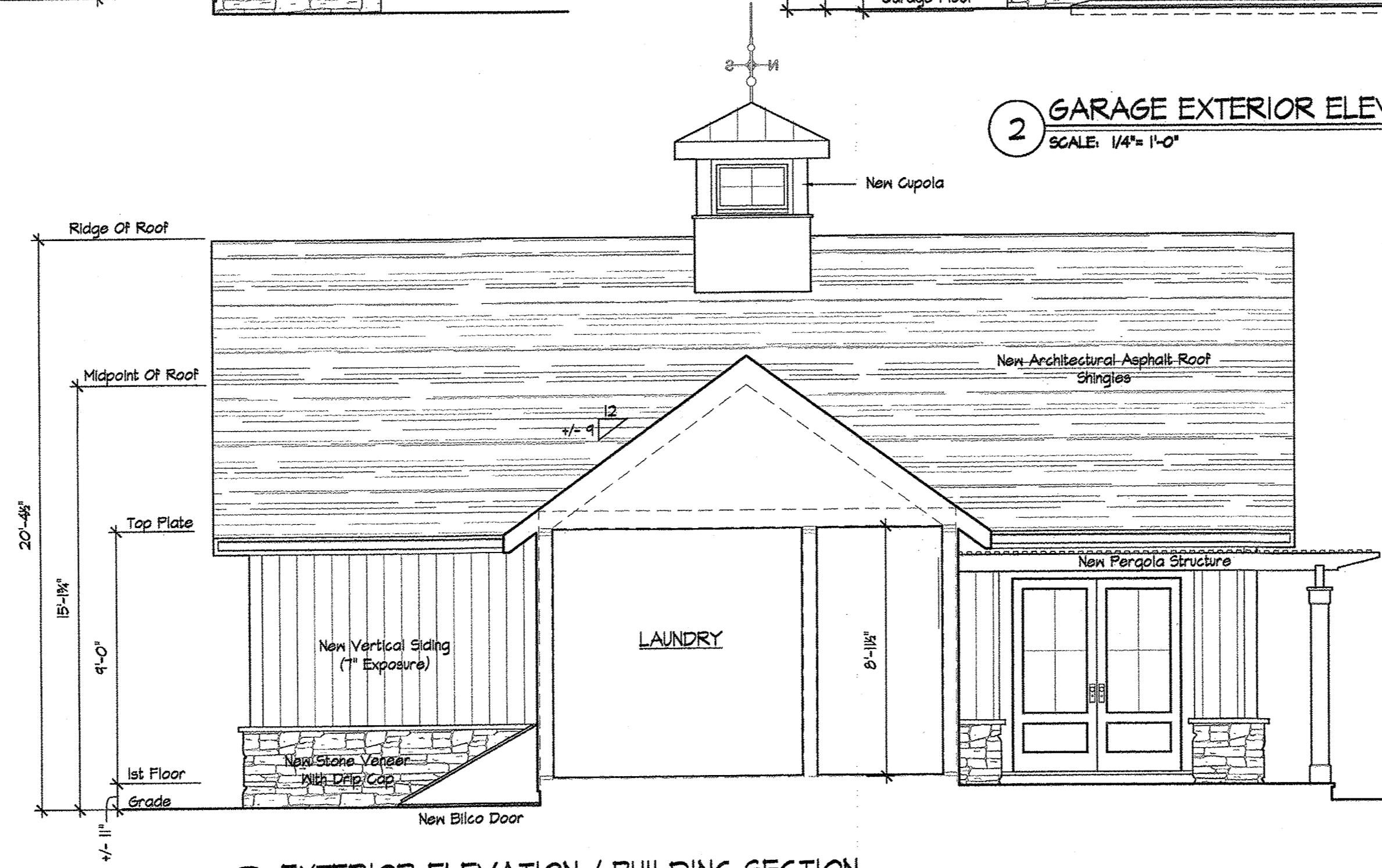
**SK-7.4**



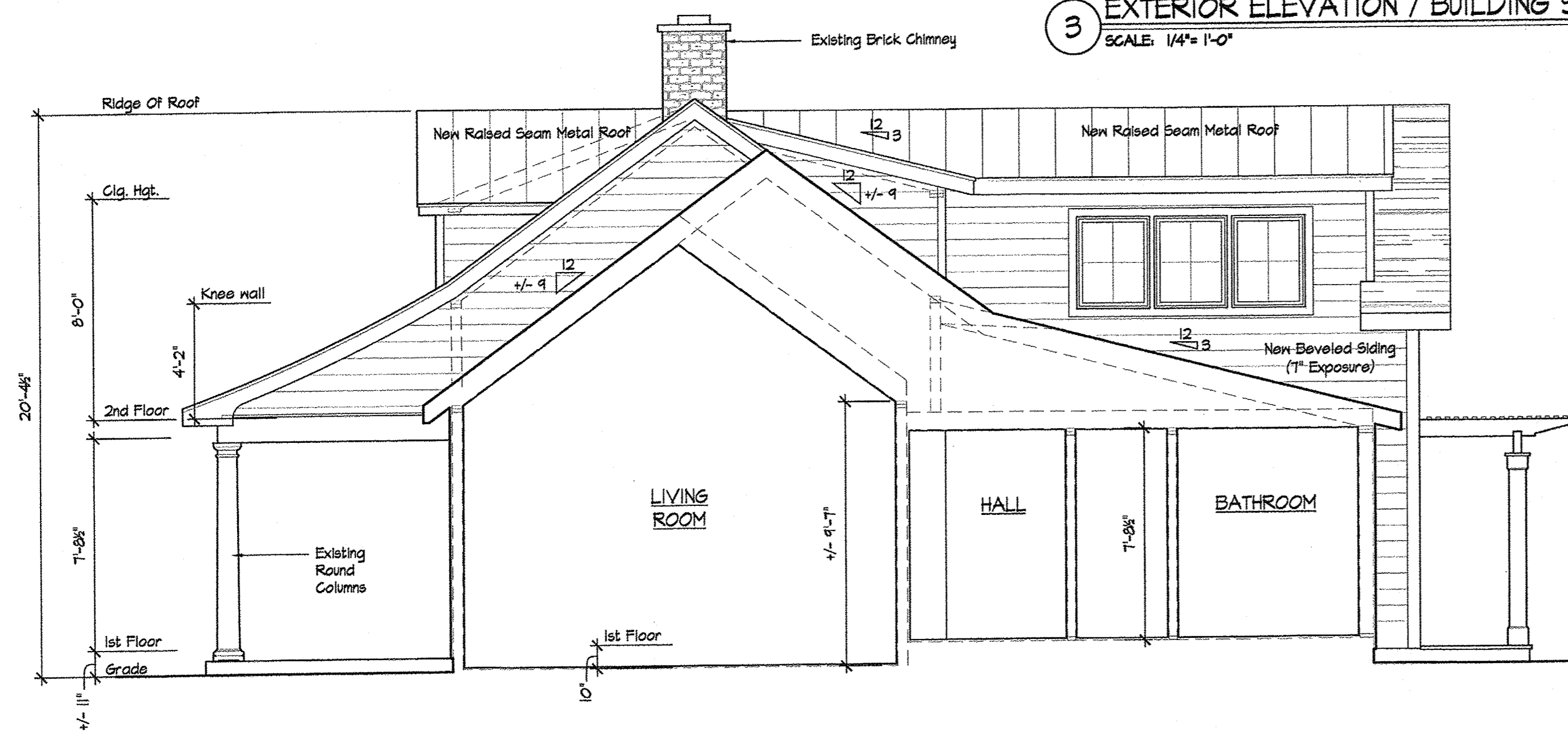
1 GARAGE EXTERIOR ELEVATION - LEFT SIDE  
SCALE: 1/4" = 1'-0" SOUTH FACADE



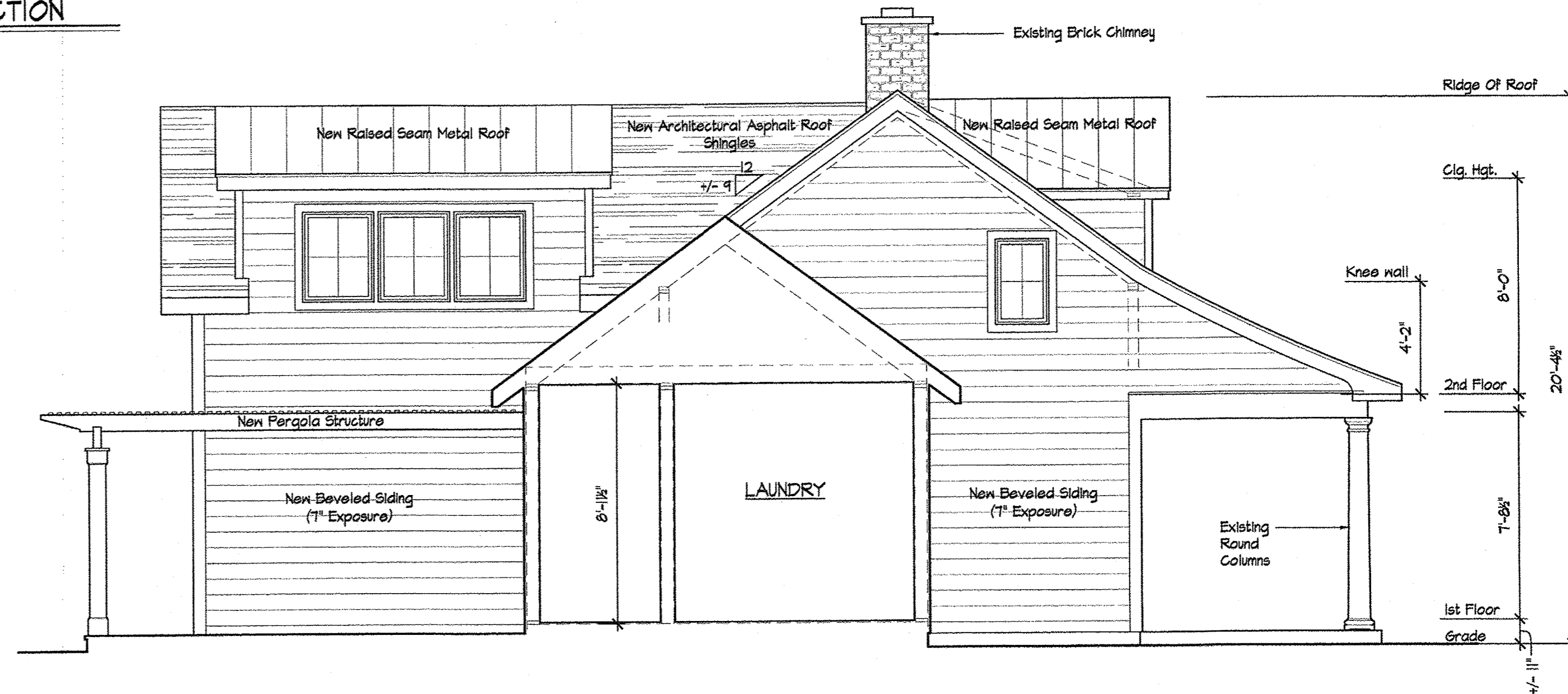
2 GARAGE EXTERIOR ELEVATION - RIGHT SIDE  
SCALE: 1/4" = 1'-0" NORTH FACADE



3 EXTERIOR ELEVATION / BUILDING SECTION  
SCALE: 1/4" = 1'-0"



4 EXTERIOR ELEVATION / BUILDING SECTION  
SCALE: 1/4" = 1'-0"



5 EXTERIOR ELEVATION / BUILDING SECTION  
SCALE: 1/4" = 1'-0"

Revised 07-20-2021

NOTE: Dimensions on this drawing shall have precedence. DO NOT SCALE dimensions directly off of this drawing. Contractor shall verify and be responsible for all dimensions and conditions on the site. P.L.C. shall be notified of any variations from the dimensions and conditions shown on this drawing.

ISSUE	DATE	DESCRIPTION

House Renovation And Additions For:  
**HAUSER RESIDENCE**  
200 KINGS HIGHWAY  
TAPPAN, NEW YORK 10983

EXTERIOR ELEVATIONS  
DESIGN SCHEME #7



DATE: 07-08-2021  
DRAWN BY: RP  
SCALE: 1/4" = 1'-0"  
JOB NO.: 2021.06

SK-7.5

**ROAM** ARCHITECTURE  
181 OLD TAPPAN RD. TAPPAN, NY 10983  
t. 845.267.8479 www.roamarch.com