

JCL-Architecture

Jennifer Lucas, RA NCARB NYSCEO
25 Lafayette Avenue
Kingston, NY 12401
jen@jcl-architecture.com
C: (845) 616-5065

RECEIVED

JUN 16 2025

TOWN OF ORANGETOWN
LAND USE BOARDS

ZBA Submission Revisions

Town of Orangetown, NY

Town of Orangetown
MEETING OF:

AUG 06 2025

DATE: April 19, 2025

ZONING BOARD OF APPEALS

PROJECT: McQuade Residence
125 East George Avenue
Pearl River, NY 10965
Town of Orangetown

DESCRIPTION OF REVISIONS:

Changes to the overall design and site plan for 125 East George Avenue include:

- FAR Reduced from 41.20% to 35.98%
 - First & Second Floor reduced from 3,272 s.f. to 2,949 s.f.
 - Front Porch reduced from 230 s.f. to 53 s.f.
 - Side Porch reduced from 20 s.f. to 16 s.f.
 - Rear Porch reduced from 316 s.f. to 280 s.f.
- Front Yard Set-Back increased from 21'-10 1/2" to 22'-5"
- Combined Side Yard Set-Back increased from 30'-0" to 32'-7"
- Building Height reduced from 26'-6" to 25'-8"

Thank you for your time and consideration.

Sincerely,



Jennifer Lucas, RA
JCL-Architecture



OFFICE OF BUILDING, ZONING, PLANNING,
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN

26 Orangeburg Road
Orangeburg, N.Y. 10962

RECEIVED

MAY 23 2025

TOWN OF ORANGETOWN
LAND USE BOARDS

(845)359-8410

Fax: (845) 359-8526

REFERRAL TO THE ZONING BOARD OF APPEALS

Date: 5/14/25 Section: 68.12 Block: 4 Lot: 44

Applicant: McQuade

Address: 125 E George Av. Pearl River

RE: Application Made at: Same

Referred For:

Chapter 43, Section 3.12 RG Q,
Col 4 Max FAR .30 w/ .3598 proposed,
Col 8 Required Front Yard 30' / 22'-5" proposed
Section 5.221 (e) Max Building Height 20' / 25'-8" proposed

Three variances needed

Comments:

First and second story additions and new detached garage

Dear McQuade:

Please be advised that the Building Permit Application # 5974-24, which you submitted on 9/26/24, has been referred to the Town of Orangetown Zoning Board of Appeals. The Clerk to the Zoning Board of Appeals, Katlyn Bettmann can assist you in the preparation necessary to appear before the board. She can be reached at 845-359-8410 ext. 4316 or kbettmann@orangetown.com.

Sincerely,

Glenn E. Maier
Assistant Building Inspector

Signature of Director
NOTE: PLEASE KEEP FOR YOUR RECORDS
10-01-2024: emd

5/22/25
Date

CC: Katlyn Bettmann
Elizabeth Decort

JCL-A

JENNIFER C. LUCAS, RA WMBE NYS/CEO
 KINGSTON, NY 12401
 845.616.5065
 jen@jcl-architecture.com

PROJECT:

MCQUADE RESIDENCE

RESIDENTIAL ADDITION & ALTERATION
 125 EAST GEORGE AVENUE
 PEARL RIVER, NY 10965
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY

AOR STAMP



DATE	ISSUE
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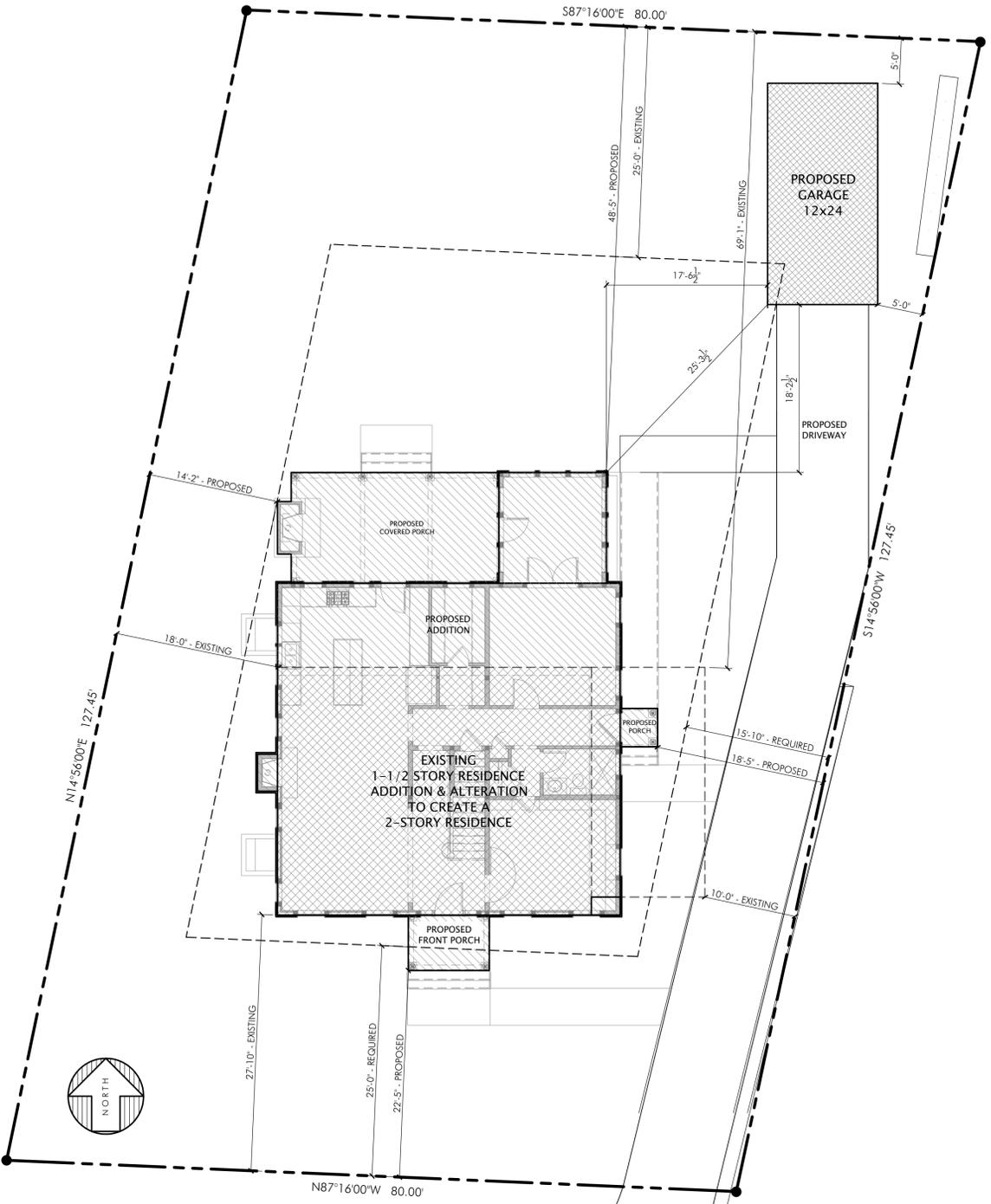
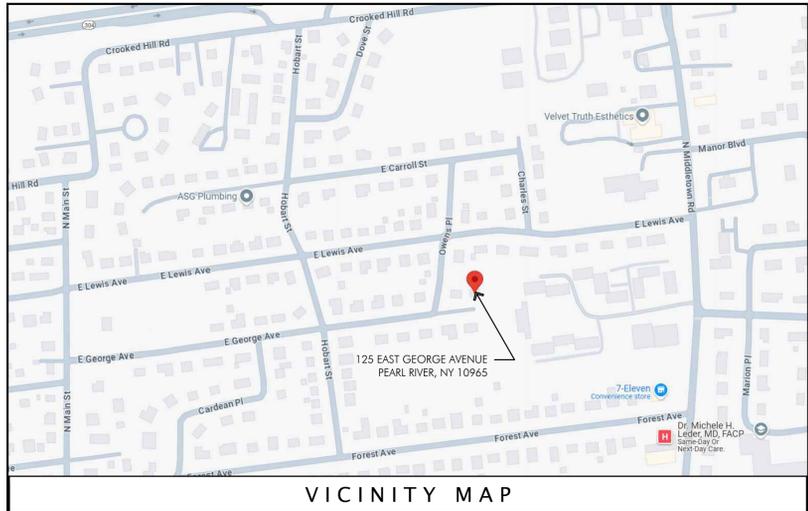
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04.19.25	△	ZBA REVISION

DATE:	04.19.25
DRAWN BY:	JCL
SCALE:	AS NOTED
FLOOR:	AS NOTED
DRAWING TITLE:	PROPOSED PLOT PLAN

SHEET NUMBER:
A-100.00

ZONING ANALYSIS					
TOWN OF ORANGETOWN ZONING DISTRICT: RG GROUP Q, SINGLE FAMILY RESIDENCE CITY WATER - CITY SEWER TAX ID: 68.12.4.44					
REGULATION	REQUIREMENTS CONFORMING LOT	ADDITIONAL BULK REQUIREMENTS NON-CONFORMING LOT PER LOCAL LAW, CHAPTER 43, SECTION 5.21	EXISTING	PROPOSED	VARIANCE REQUIRED
MAX. FLOOR AREA RATIO	30%	---	25.33%	35.98% - 3,586 S.F.	YES
MINIMUM LOT AREA	10,000 S.F. PER DWELLING	---	9,966 S.F.	NO CHANGE	NO
MIN. LOT WIDTH	75'	---	80'-0"	NO CHANGE	NO
MIN. STREET FRONTAGE	50'	---	80'-0"	NO CHANGE	NO
REQUIRED FRONT YARD	25'	---	27'-10"	22'-5"	YES
REQUIRED SIDE YARD	10'	10'	10'-0"	14'-2"	NO
TOTAL SIDE YARD	30'	---	27'-11"	32'-7"	NO
REQUIRED REAR YARD	25'	---	69'-1"	48'-5"	NO
MAX. BLDG. HEIGHT	1 FOOT, 4 INCHES	20'	18'-0"	25'-8"	NO (29'-0" ALLOWED)

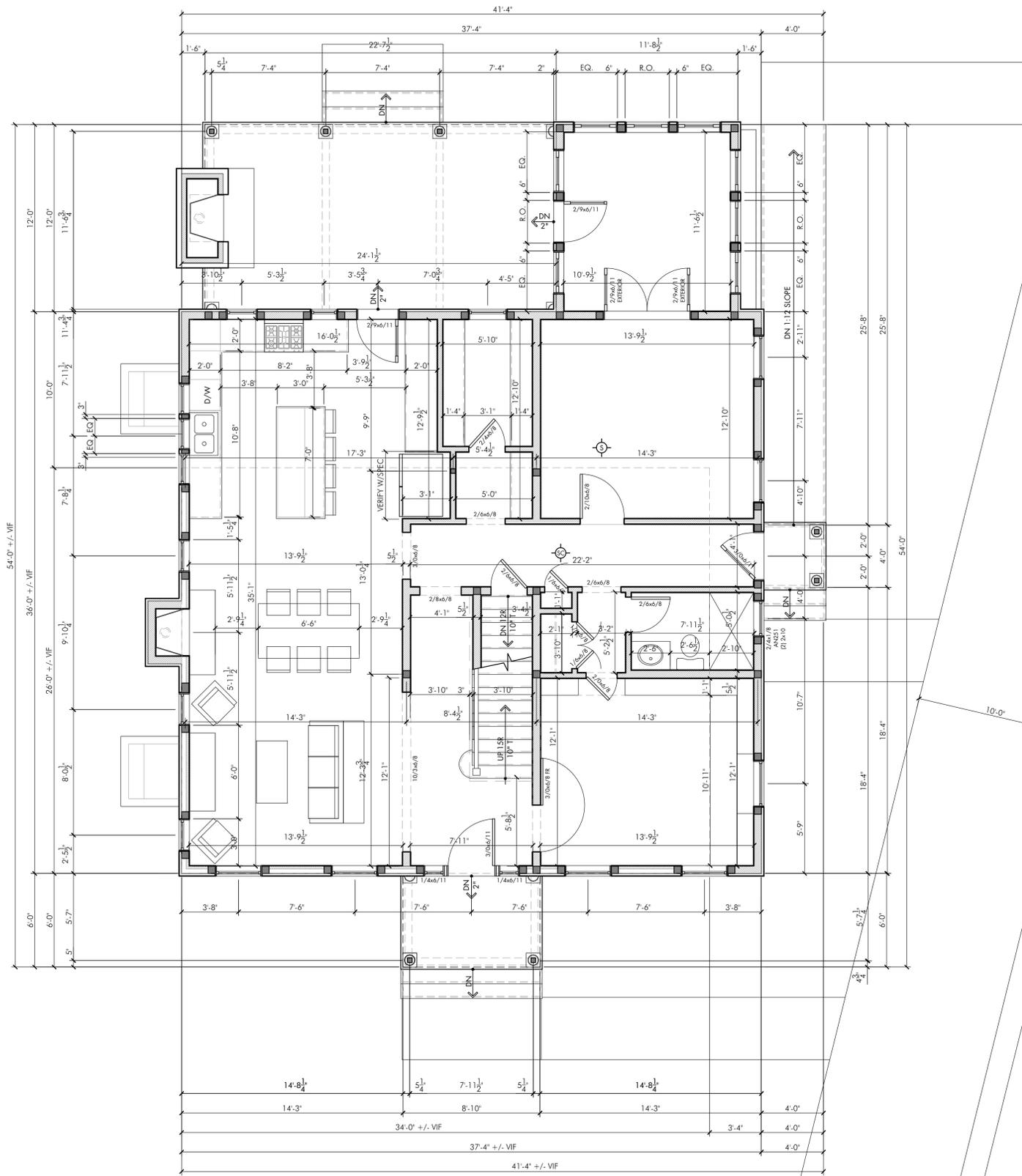
- NOTES:
- SITE PLAN INFORMATION COMPILED FROM THE CERTIFIED SURVEY DATED APRIL 17, 2024, PREPARED BY NEVILLE V. RAMSAY, PROFESSIONAL LAND SURVEYOR, NEW YORK STATE LICENSE NO. 050294-1.
 - LOT AREA IS PRE-EXISTING, NON-CONFORMING WITH 34 S.F. LESS IN LOT AREA.
 - EXISTING LOT WIDTH IS 80', COMPLIES WITH CURRENT REQUIRED MIN. LOT WIDTH, 75'.
 - PER LOCAL LAW, CHAPTER 43 SECTION 5.21(d) For lots subject to regulations in Bulk Table, Group Q, the total width of each required side yard MAY be reduced one foot for each foot the LOT WIDTH IS LESS THAN 75 FEET. However, the minimum width of each required side yard shall remain at 10 feet, except for lots with lot width of less than 45 feet, for which no required side yard shall be less than 7 1/2 feet - NOT APPLICABLE
 - PER LOCAL LAW, CHAPTER 43 SECTION 5.21(e) For all such lots in § 5.21 (a), (b), (c) and (d) above, the height limitation imposed in Bulk Table, Column 12, shall be waived and the maximum building height shall be 20 feet - NOT APPLICABLE



1 PROPOSED PLOT PLAN
 1/8" = 1'-0"

OWENS PLACE

EAST GEORGE AVENUE



1 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

SQUARE FOOTAGE	
EXISTING BUILDING AREA:	
FIRST FLOOR	= 1,180 S.F.
SECOND FLOOR	= 454 S.F.
TOTAL	= 1,634 S.F.
PROPOSED BUILDING AREA:	
FIRST FLOOR	= 1,493 S.F.
SECOND FLOOR	= 1,456 S.F.
FRONT ENTRY	= 53 S.F.
SIDE ENTRY	= 16 S.F.
REAR PORCH	= 280 S.F.
GARAGE	= 288 S.F.
TOTAL BUILDING AREA	= 3,586 S.F.
FAR = 3,586 S.F. / 9,966 S.F. = 35.98%	
EXISTING BASEMENT HEAD HEIGHT IS 6'-10"	
STAIR ONLY COUNTED ONCE	

LEGEND	
	SMOKE DETECTOR - HARDWIRED, W/ BATTERY BACK-UP, CEILING MOUNTED
	SMOKE & CARBON DIOXIDE DETECTOR - HARDWIRED, W/ BATTERY BACK-UP, CEILING MOUNTED
	WALL / ITEM TO BE REMOVED
	EXISTING FOUNDATION WALL
	PROPOSED C.I.P. FOUNDATION WALL
	PROPOSED ICF FOUNDATION WALL
	EXISTING WOOD FRAMED WALL
	NEW WOOD FRAMED WALL

- GENERAL NOTES**
- DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD.
 - INSTALL NEW SMOKE & C.O. DETECTORS AS SHOWN IN PLAN.
 - ALL INTERIOR G/W/B SURFACES TO BE PRIMED & PAINTED, LOW VOC. COLOR TO BE SELECTED BY OWNER.
 - ALL NEW EXTERIOR WALLS TO BE 2x6 WOOD STUDS @ 16" o.c. CONSTRUCTION, INSULATED PER CODE. ALL NEW INTERIOR WALLS TO BE 2x4 WOOD STUDS @ 16" o.c. UNLESS OTHERWISE NOTED.
 - ALL WINDOW & DOOR HEADERS TO BE (2) 1-3/4" x 9-1/4" 1.9E ML, U.O.N.
 - ALL SECOND FLOOR WINDOWS TO HAVE CHILD FALL PROTECTION DEVICES.
 - ALL EXTERIOR DOORS & WINDOWS, TO HAVE A .27 U-FACTOR OR LOWER PER CODE.
 - ALL EXTERIOR DOOR & WINDOW FINISHES, INCLUDING HARDWARE, TO BE SELECTED BY OWNER.
 - ALL EXTERIOR OPERABLE DOORS TO HAVE SCREENS, TO BE SELECTED BY OWNER.
 - VERIFY ALL R.O. DIMENSIONS WITH MANUFACTURER PRIOR TO INSTALLATION.
 - ALL DOORS & WINDOWS TO BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 - CAP FLASHING AT ALL EXTERIOR DOOR TRIM. SEAL UNIT TO BUILDING AS REQUIRED.
 - INTERIOR WOOD DOORS TO BE SOLID CORE & SELECTED BY OWNER.
 - ALL NEW WOOD STAIRS TO HAVE 2x12 STRINGERS @ 16" o.c., TYP. WITH: RISER=8.25" MAX., TREAD=9" MIN.
 - HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS. HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE 34 INCHES.
 - THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND COORDINATE WITH APPLIANCES AND PLUMBING FIXTURES PRIOR TO THE OWNER PLACING THE ORDER.
 - FINAL KITCHEN DESIGN BY OTHERS.
 - PROVIDE & INSTALL A PASSIVE RADON REDUCTION SYSTEM & SUMP PUMP IN BASEMENT.
 - ALL WORK SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES.
 - SITE SECURITY, SAFETY AND CLEANLINESS SHALL BE MAINTAINED AT ALL TIMES.
 - CONTRACTOR SHALL LEAVE PREMISES BROOM CLEAN AT CLOSE OF JOB. REMOVE ALL VISIBLE MANUFACTURERS' LABELS FROM WINDOWS, CABINETS, APPLIANCES, ETC. REMOVE ALL LITTER AND DEBRIS FROM SITE. DRAG DRIVEWAY WITH MAGNET TO REMOVE ALL NAILS.
 - PROTECT ALL TREES FROM UNNECESSARY DAMAGE.
 - WORK AREA TO BE NEAT AND FREE OF GARBAGE & DEBRIS AT THE END OF EACH WORK DAY.

JCL-A
 JENNIFER C. LUCAS, RA WMBE NYS/CEO
 KINGSTON, NY 12401
 845.616.5065
 jennjcl-architecture.com

PROJECT:
MCQUADE RESIDENCE
 RESIDENTIAL ADDITION & ALTERATION
 125 EAST GEORGE AVENUE
 PEARL RIVER, NY 10965
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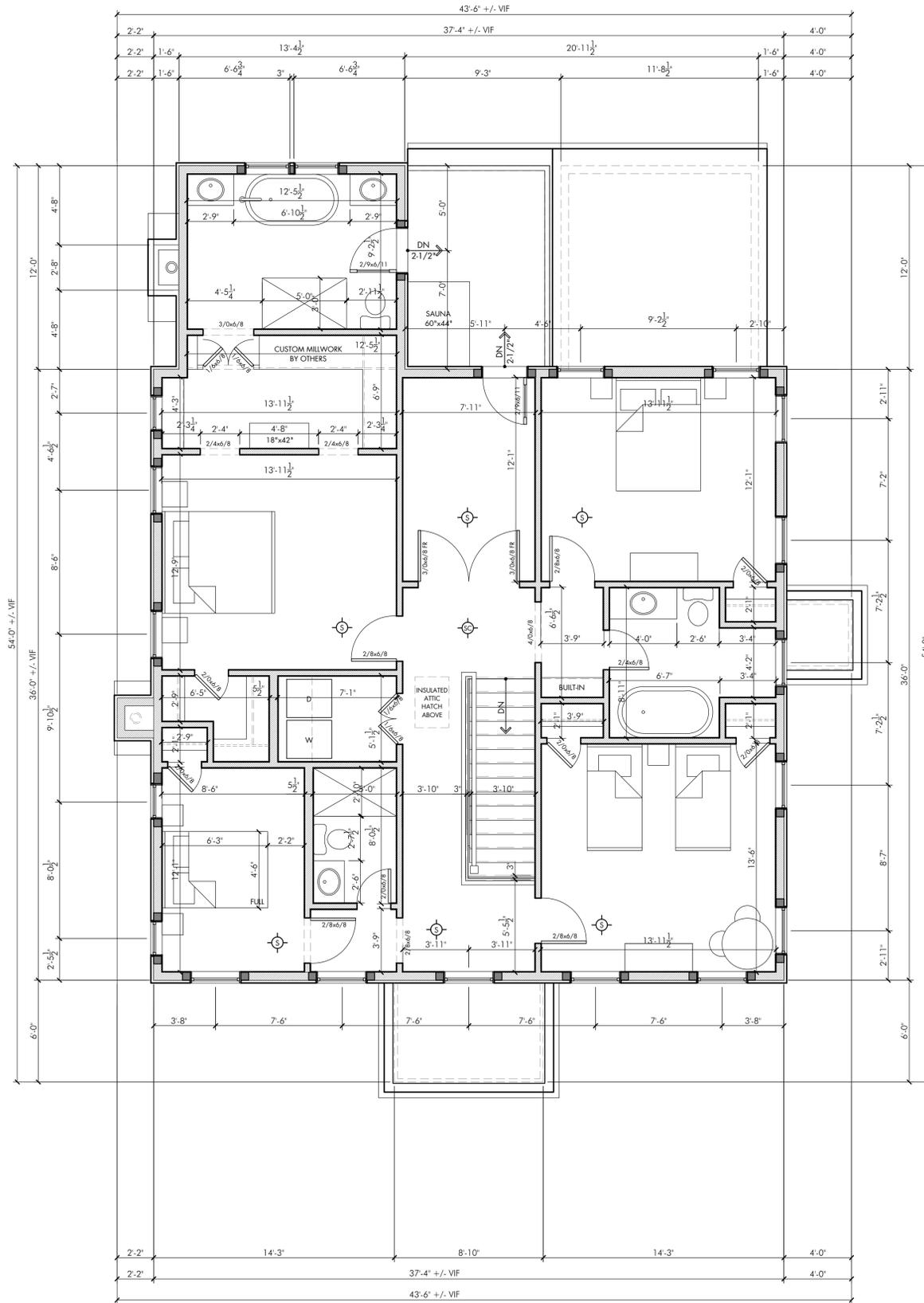


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04.19.25	△	ZBA REVISION

DATE: 04.19.25
 DRAWN BY: JCL
 SCALE: 1/4" = 1'-0"
 FLOOR: AS NOTED
 DRAWING TITLE: PROPOSED PLANS

SHEET NUMBER:
A-106.00



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

SQUARE FOOTAGE	
EXISTING BUILDING AREA:	
FIRST FLOOR	= 1,180 S.F.
SECOND FLOOR	= 454 S.F.
TOTAL	= 1,634 S.F.
PROPOSED BUILDING AREA:	
FIRST FLOOR	= 1,493 S.F.
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FRONT ENTRY	= 53 S.F.
SIDE ENTRY	= 16 S.F.
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TOTAL BUILDING AREA	= 3,586 S.F.
FAR = 3,586 S.F. / 9,966 S.F. = 35.98%	
EXISTING BASEMENT HEAD HEIGHT IS 6'-10" STAIR ONLY COUNTED ONCE	

LEGEND	
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MCQUADE RESIDENCE
 RESIDENTIAL ADDITION & ALTERATION
 125 EAST GEORGE AVENUE
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 TOWN OF ORANGETOWN
 ROCKLAND COUNTY



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 DRAWING TITLE: PROPOSED PLANS

SHEET NUMBER:
A-107.00

JCL-A

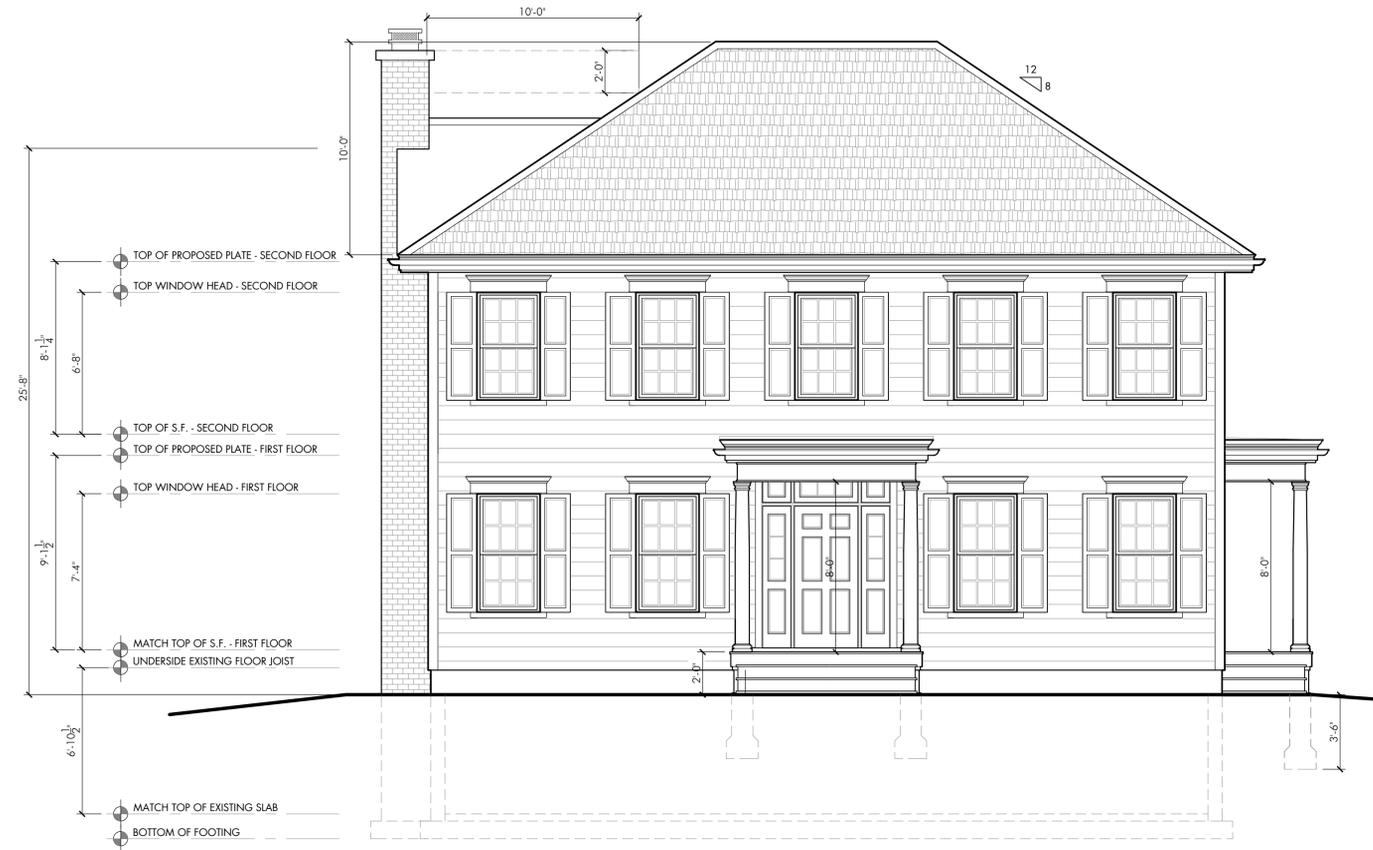
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MCQUADE RESIDENCE

RESIDENTIAL ADDITION & ALTERATION
 125 EAST GEORGE AVENUE
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 TOWN OF ORANGETOWN
 ROCKLAND COUNTY

AOR STAMP



1 PROPOSED FRONT ELEVATION
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DATE:	04.19.25
DRAWN BY:	JCL
SCALE:	1/4" = 1'-0"
FLOOR:	AS NOTED
DRAWING TITLE:	PROPOSED ELEVATIONS
SHEET NUMBER:	

A-109.00 △



RAMSAY LAND SURVEYING, P.C.
PROFESSIONAL LAND SURVEYORS – PLANNERS

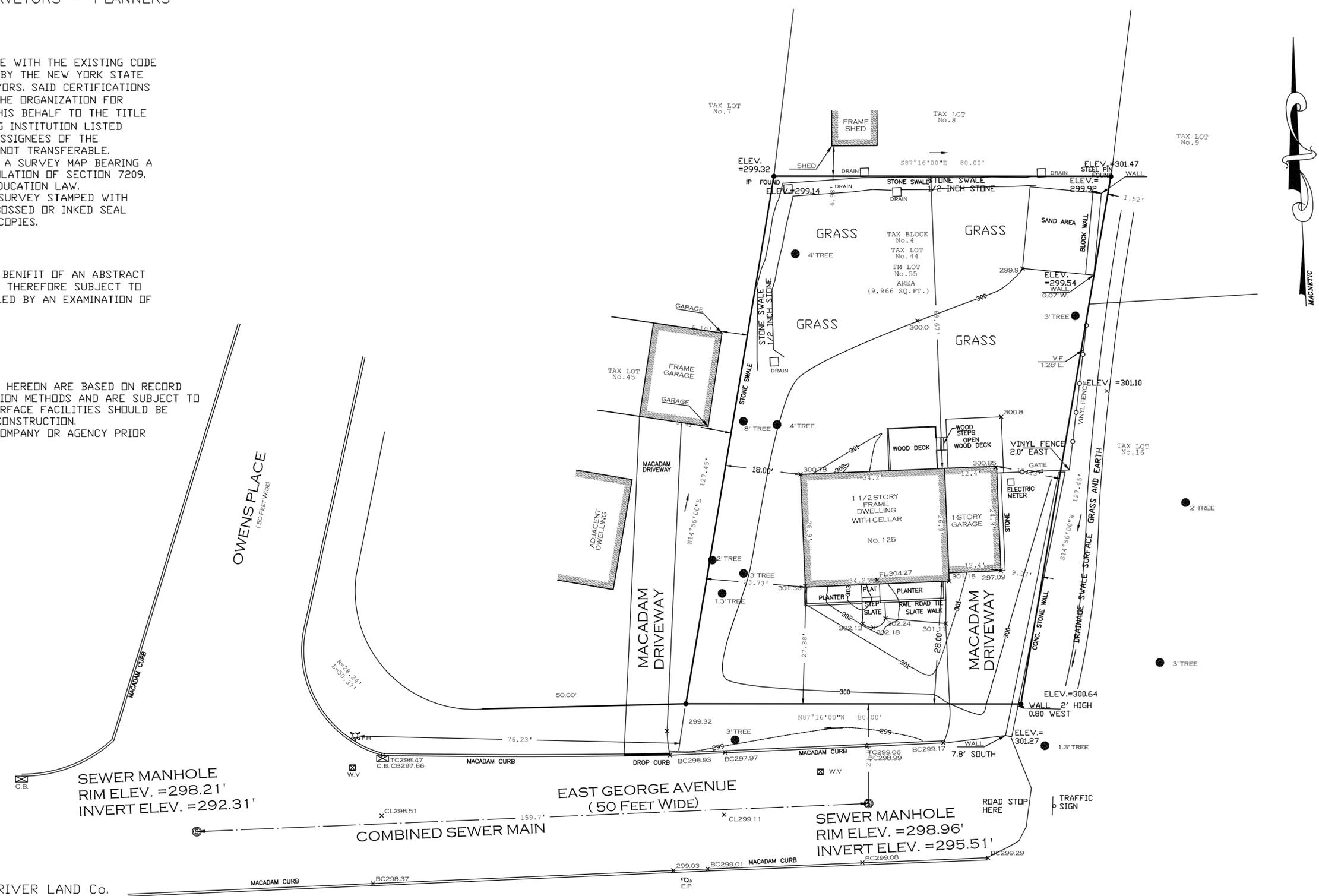
TITLE No. XXXXXXXXXXXX

NOTE I:
THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON AND OR THE ORGANIZATION FOR WHOM THIS SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENT AGENCY AND LENDING INSTITUTION LISTED HEREON AND TO THE SUCCESSORS AND OR ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBSECTION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY STAMPED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED OR INKED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

NOTE II:
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE OR A FULL TITLE REPORT AND IS THEREFORE SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH DOCUMENTS.

NOTE III:
LOCATION OF SUBSURFACE UTILITIES SHOWN HEREON ARE BASED ON RECORD INFORMATION AND / OR ELECTRONIC DETECTION METHODS AND ARE SUBJECT TO THE ACURACY THEREOF. LOCATION OF SUBSURFACE FACILITIES SHOULD BE VERIFIED PRIOR TO EXCAVATION AND /OR CONSTRUCTION. CONSULT WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY PRIOR TO DESIGNING IMPROVEMENTS.

NOTE IV:



SURVEY OF LOT 55
ARBOR ESTATES INC.
PEARL RIVER, N. Y.
REF. : SUBDIVISION MAP OF PEARL RIVER LAND Co.
FILED IN
ROCKLAND COUNTY CLERK'S OFFICE, NEW CITY, N. Y.
AND KNOWN AS MAP No. 2184.

SCALE 1" = 16'

DESIGNATED AS LOT 55 AS SHOWN ON A CERTAIN MAP ENTITLED,
" MAP OF THE CITY OF PEARL RIVER, ROCKLAND COUNTY, NEW YORK."

FILED IN THE OFFICE OF THE CLERK OF ROCKLAND COUNTY,
DIVISION OF LAND RECORDS (FORMERLY REGISTER'S OFFICE)
MAP NUMBER 2184.

BLOCK No. 4
LOT No. 44

CERTIFIED TO :- ORANGE COUNTY
BUILDING DEPARTMENT

DATE OF SURVEY : APRIL 1, 2024
MAP DRAFTED : APRIL 17, 2024

RAMSAY LAND SURVEYING, P.C.
PROFESSIONAL LAND SURVEYORS – PLANNERS
3024 RADCLIFF AVENUE
BRONX, NEW YORK 10469
MOBILE # 917 544 8174
PHONE : 718 884 0238
EMAIL :
NVRECLANDSURY@YAHOO.COM



TOPOGRAPHICAL SURVEY
OF
125 EAST GEORGE AVENUE
IN THE CITY OF
PEARL RIVER
ROCKLAND COUNTY
STATE OF NEW YORK.

NEVILLE V. RAMSAY, PROFESSIONAL LAND SURVEYOR
NEW YORK STATE LICENCE No. 050294-1

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: FEB 05 2025
1/31/25

TOWN OF ORANGETOWN
LAND USE BOARDS

Please check all that apply:

<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Residential
<input checked="" type="checkbox"/> Planning Board	<input type="checkbox"/> Historical Board
<input checked="" 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 checked="" type="checkbox"/> Variance	
<input type="checkbox"/> Performance Standards Review	
<input type="checkbox"/> Use Variance	
<input type="checkbox"/> Other (specify): _____	

PERMIT#: BDR-5974-24
 ASSIGNED
 INSPECTOR: Mike

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

Project Name: McQuade Residence

Street Address: 105 E. George Ave. Pearl River, NY 10965

Tax Map Designation:

Section: 68.12 Block: 4 Lot(s): 44
Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the North side of E. George Ave., approximately
200 feet east of the intersection of Owens Place, in the
Town of Pearl River in the hamlet/village of Orangetown.

Acreage of Parcel <u>0.23</u>	Zoning District <u>RB</u>
School District <u>Pearl River</u>	Postal District <u>10965</u>
Ambulance District <u>Pearl River Alumni Ambulance</u>	Fire District <u>Pearl River Fire District 12</u>
Water District <u>Veolia</u>	Sewer District <u>Municipal</u>

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

single family home renovation; removing attached garage, repurposing ~10ft to extend living space, adding ~10ft off the back, adding full 2nd floor. New detached garage. Variances required - floor area ratio + front yard setback.

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

Date: 1/31/25 Applicant's Signature: Jon McQuade

RECEIVED

APPLICATION REVIEW FORM

FEB 05 2025

TOWN OF ORANGETOWN
LAND USE BOARDS

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.



OFFICE OF BUILDING, ZONING, PLANNING,
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN

26 Orangeburg Road
Orangeburg, N.Y. 10962

RECEIVED

FEB 05 2025

TOWN OF ORANGETOWN
LAND USE BOARDS
Fax: (845) 359-8526

Jane Slavin, R.A.
Director

(845)359-8410

REFERRAL TO THE ZONING BOARD OF APPEALS

Date: 11.7.24 Section: 68.12 Block: 4 Lot: 44

Applicant: McQuade

Address: 125 E George Ave, Pearl River, NY

RE: Application Made at: same

Referred For:

Chapter 43, Section 3.12 RG District, Group Q, Col. 4 Max FAR 30% w/ 41.20% proposed, Col 8 Min Front Yrd 25' w/ 21' 10.5" proposed,

Ch 43, Section 5.21(d) & (e) Undersized Lot NOT APPLIED

2 variances required

Comments:

Home renovation, remove attached garage

2nd floor addition, new detached garage

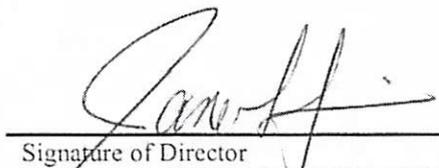
Dear McQuade:

Please be advised that the Building Permit Application # 5974-24, which you submitted on 9.26.24, has been referred to the Town of Orangetown Zoning Board of Appeals. The Clerk to the Zoning Board of Appeals, Katlyn Bettmann can assist you in the preparation necessary to appear before the board. She can be reached at 845-359-8410 ext. 4316 or kbettmann@orangetown.com

Sincerely,


Richard Oliver
Deputy Building Inspector

11/14/24



Signature of Director
NOTE: PLEASE KEEP FOR YOUR RECORDS
10-01-2024: emd

11/14/24

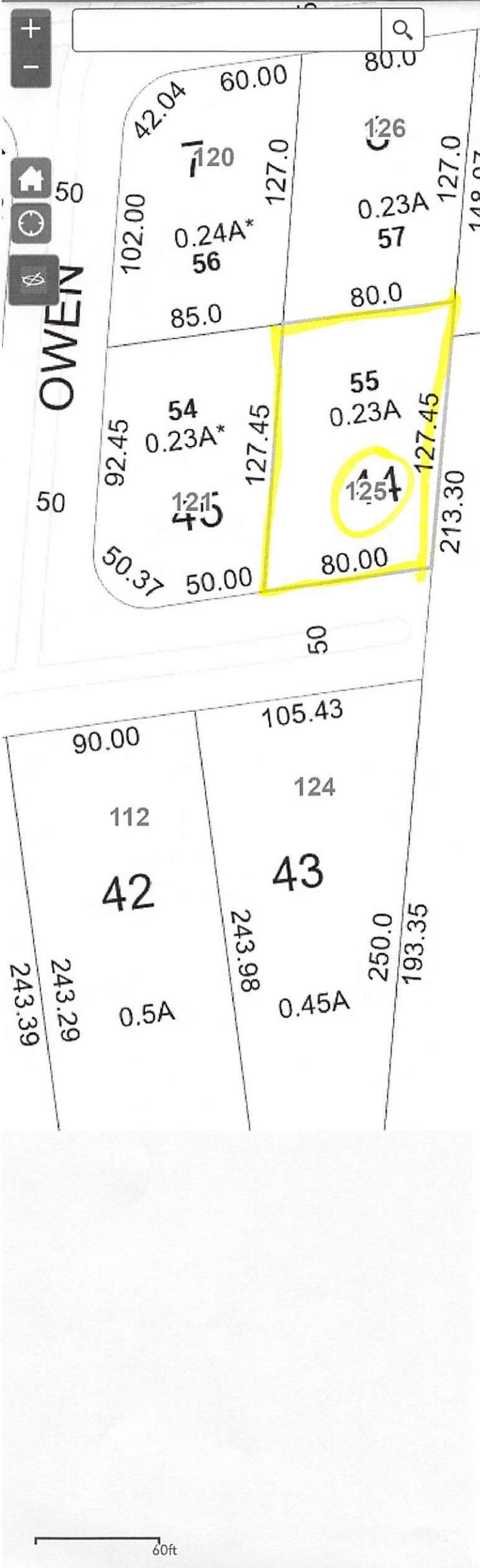
Date
CC: Katlyn Bettmann
Elizabeth Decort

RECEIVED

FEB 05 2025

TOWN OF ORANGETOWN
LAND USE BOARDS

SWIS	PRINT KEY	NAME	ADDRESS
392489	68.12-3-32	Christina Hennessy	4 Charles St,Pearl River, NY 10965
392489	68.12-3-33	Lenora Dolan	7 Charles St,Pearl River, NY 10965
392489	68.12-3-34	Basil & Lorriane Siragusa	11 Charles St,Pearl River, NY 10965
392489	68.12-3-49	Roy D Lugris	111 E Lewis Av,Pearl River, NY 10965
392489	68.12-3-50	Thomas M Healy	117 E Lewis Ave,Pearl River, NY 10965
392489	68.12-3-51	Sharyn De Gregory	123 E Lewis Av,Pearl River, NY 10965
392489	68.12-3-52	Christopher Nubla	129 E Lewis Ave,Pearl River, NY 10965
392489	68.12-4-4	Keith Schofield	100 E Lewis Av,Pearl River, NY 10965
392489	68.12-4-5	Michael Mc Mahon	106 E Lewis Ave,Pearl River, NY 10965
392489	68.12-4-6	Thomas Iula	114 E Lewis Ave,Pearl River, NY 10965
392489	68.12-4-7	John Feger	120 E Lewis Ave,Pearl River, NY 10965
392489	68.12-4-8	Granville W Waterman	126 E Lewis Ave,Pearl River, NY 10965
392489	68.12-4-9	David Allen	132 E Lewis Ave,Pearl River, NY 10965
392489	68.12-4-10	Andrew Duggan	140 E Lewis Ave,Pearl River, NY 10965
392489	68.12-4-11	Daniel E Rogoski	146 E Lewis Ave,Pearl River, NY 10965
392489	68.12-4-41	Marc Finnegan	104 E George Av,Pearl River, NY 10965
392489	68.12-4-42	Gary Healy	112 E George Av,Pearl River, NY 10965
392489	68.12-4-43	Danny P H Huang	124 E George Ave,Pearl River, NY 10965
392489	68.12-4-44	Timothy Mc Quade	4112 Mattie St,Austin, TX 78723
392489	68.12-4-45	Wesley Swanson	121 E George Ave,Pearl River, NY 10965
392489	68.12-4-46	Redmond P Burke Jr	109 E George Ave,Pearl River, NY 10965
392489	68.12-4-47	Frank Shine	101 E George Av,Pearl River, NY 10965
392489	68.12-4-16./2211	Patricia A Peneno	221 N Middletown Rd Unit A,Pearl River, NY 10965
392489	68.12-4-16./2212	Jessie Haddican	221 N Middletown Rd Unit B,Pearl River, NY 10965
392489	68.12-4-16./2213	Patricia A Peneno	221 N Middletown Rd Unit C,Pearl River, NY 10965
392489	68.12-4-16./2231	Thomas K Connolly	223 N Middletown Rd Unit A,Pearl River, NY 10965
392489	68.12-4-16./2232	Peter Cusack	21 Michael Roberts Ct,Pearl River, NY 10965
392489	68.12-4-16./2233	Zartaj Dewan	223 N Middletown Rd Unit C,Pearl River, NY 10965
392489	68.12-4-16./2234	Brian P Conlan	148 Bromleigh Rd,Garden City, NY 11530
392489	68.12-4-16./2235	Craig Mc Kee	30 Griffith Pl,Pearl River, NY 10965
392489	68.12-4-16./2236	Maryanne E Condlin	15 George Ave,Pearl River, NY 10965
392489	68.12-4-16./2237	Kristen M Mandarino	223 N Middletown Rd Unit G,Pearl River, NY 10965
392489	68.12-4-16./2238	Anne Marie Mc Elhatton	223 N Middletown Rd Unit H,Pearl River, NY 10965
392489	68.12-4-16./2250	Paige Zannetti	225 N Middletown Rd Unit A,Pearl River, NY 10965
392489	68.12-4-16./2251	Kaitlyn Mc Cue	225 N Middletown Rd Unit B,Pearl River, NY 10965
392489	68.12-4-16./2252	Patricia A Maher	24 S Nauraushaun Ave,Pearl River, NY 10965
392489	68.12-4-16./2253	Mukundja Tripathi	49 Sunset Rd,Blauvelt, NY 10913
392489	68.12-4-16./2254	John G Maher	225 N Middletown Rd Unit E,Pearl River, NY 10965
392489	68.12-4-16./2255	Anmarie Koch	225 N Middletown Rd Unit F,Pearl River, NY 10965
392489	68.12-4-16./2256	James Rooney	225 N Middletown Rd Unit G,Pearl River, NY 10965
392489	68.12-4-16./2257	Katherine A Bunis	225 N Middletown Rd Unit H,Pearl River, NY 10965
392489	68.12-4-16./2258	Laurie Child	225 N Middletown Rd Unit I,Pearl River, NY 10965
392489	68.12-4-16./2259	Mary Nanry	225 N Middletown Rd Unit J,Pearl River, NY 10965
392489	68.12-4-16./2271	Steven Catherwood	227 N Middletown Rd Unit A,Pearl River, NY 10965
392489	68.12-4-16./2272	Anthony Mitru	227 N Middletown Rd Unit B,Pearl River, NY 10965
392489	68.12-4-16./2273	James Agostino	227 N Middletown Rd Unit C,Pearl River, NY 10965
392489	68.12-4-16./2274	Mariusz Czymczuk	227 N Middletown Rd Unit D,Pearl River, NY 10965
392489	68.12-4-16./2275	John Sestak	227 N Middletown Rd Unit E,Pearl River, NY 10965
392489	68.12-4-16./2276	227 N Middletown Rd LLC	141 Ridge St,Pearl River, NY 10965
392489	68.12-4-16./2277	Eleanor Reilly	227 N Middletown Rd Unit G,Pearl River, NY 10965
392489	68.12-4-16./2278	Peter Vaughan	101 Orchid Dr,Pearl River, NY 10965
392489	68.12-4-16./2291	Patricia A Peneno	221 N Middletown Rd Unit C,Pearl River, NY 10965
392489	68.12-4-16./2292	Niall Kenny	229 N Middletown Rd Unit B,Pearl River, NY 10965
392489	68.12-4-16./2293	Mary Finnegan	229 N Middletown Rd Unit C,Pearl River, NY 10965
392489	68.12-4-16./2294	Thomas G Mc Hugh	624 Shelton Rd,Ridgewood, NJ 07450
392489	68.12-4-16./2295	Susan Koppel	229 N Middletown Rd Unit E,Pearl River, NY 10965
392489	68.12-4-16./2296	Cristina M Soreco	229 N Middletown Rd Unit F,Pearl River, NY 10965
392489	68.12-4-16./2297	Cezary Kulesza	87 Autumn Way,Montvale, NJ 07645
392489	68.12-4-16./2298	Jennifer A Novelo	229 N Middletown Rd Unit H,Pearl River, NY 10965
392489	68.12-4-16./2311	Wojciech Dominik	21 Buchanan St,Pearl River, NY 10965



GML Sec. 239

Select By ID Buffer Results

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Features selected: 1 [Export All to CSV](#)

PARCEL DATE: June 2024
 PRINT_KEY: 68.12-4-44
 OLD ID: 40-12-76.6
 SWIS: 392489
 MUNICIPALITY: ORANGETOWN
 TOWN: ORANGETOWN
 VILLAGE: N/A
 ADDRESS: 125 E GEORGE AV
 ADDRESS 2:
 ALTERNATE ADDRESS:
 CITY: PEARL RIVER
 STATE: NY
 ZIP: 10965
 OWNER: TIMOTHY MCQUADE
 ADDITIONAL OWNERS: LORI MCQUADE
 DATE OF DEED: 08/03/2020
 BOOK-PAGE: N/A
 INSTRUMENT: 2020-00021587
 DEED_ACRES: 0.23
 GIS CALCULATED ACRES: 0.22709179
 REQUIRES GML_REVIEW: NO
 ROW - PALISADES INTERSTATE PARKWAY: NO
 ROW - NYS THRUWAY: NO
 COUNTY PARK: NO
 ROW COUNTY HWY: NO
 ROW NYS HWY: NO
 COUNTY REGULATED STREAMS: NO
 LONG PATH HIKING TRAIL: NO
 NYS PARK: NO
 NYS FACILITY: NO
 COUNTY FACILITY: NO
 VILLAGE BOUNDARY: NO
 TOWN BOUNDARY: NO
 ORANGE COUNTY BOUNDARY: NO
 X LONGITUDE: -74.0156214
 Y LATITUDE: 41.06741095
 SUBDIVISION MAP: 2184



RAMSAY LAND SURVEYING, P.C.
PROFESSIONAL LAND SURVEYORS - PLANNERS

TITLE No. XXXXXXXXXX

NOTE I:

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON AND OR THE ORGANIZATION FOR WHOM THIS SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENT AGENCY AND LENDING INSTITUTION LISTED HEREON AND TO THE SUCCESSORS AND OR ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBSECTION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY STAMPED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED OR INKED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

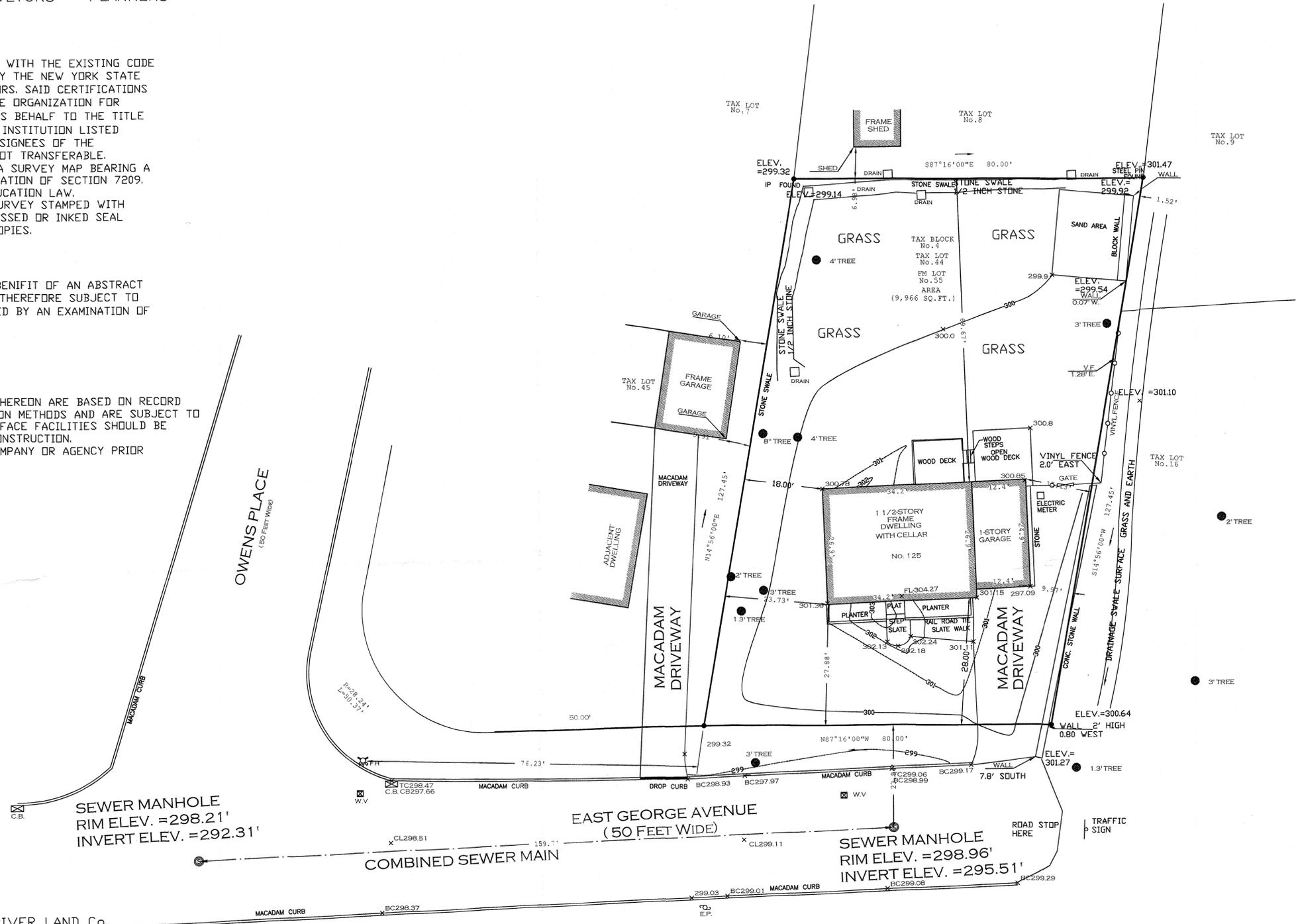
NOTE II:

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE OR A FULL TITLE REPORT AND IS THEREFORE SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH DOCUMENTS.

NOTE III:

LOCATION OF SUBSURFACE UTILITIES SHOWN HEREON ARE BASED ON RECORD INFORMATION AND / OR ELECTRONIC DETECTION METHODS AND ARE SUBJECT TO THE ACURACY THEREOF. LOCATION OF SUBSURFACE FACILITIES SHOULD BE VERIFIED PRIOR TO EXCAVATION AND /OR CONSTRUCTION. CONSULT WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY PRIOR TO DESIGNING IMPROVEMENTS.

NOTE IV:



SURVEY OF LOT 55
ARBOR ESTATES INC.
PEARL RIVER, N. Y.
REF. : SUBDIVISION MAP OF PEARL RIVER LAND Co.
FILED IN
ROCKLAND COUNTY CLERK'S OFFICE, NEW CITY, N. Y.
AND KNOWN AS MAP No. 2184.

SCALE 1" = 16'

DESIGNATED AS LOT 55 AS SHOWN ON A CERTAIN MAP ENTITLED,
" MAP OF THE CITY OF PEARL RIVER, ROCKLAND COUNTY, NEW YORK."

FILED IN THE OFFICE OF THE CLERK OF ROCKLAND COUNTY,
DIVISION OF LAND RECORDS (FORMERLY REGISTER'S OFFICE)
MAP NUMBER 2184.

CERTIFIED TO : ORANGE COUNTY
BUILDING DEPARTMENT

DATE OF SURVEY : APRIL 1, 2024
MAP DRAFTED : APRIL 17, 2024

BLOCK No. 4
LOT No. 44



RAMSAY LAND SURVEYING, P.C.
PROFESSIONAL LAND SURVEYORS - PLANNERS

3024 RADCLIFF AVENUE
BRONX, NEW YORK 10469
MOBILE # 917 544 8174
PHONE : 718 884 0238
EMAIL :
NVRECLANDSURY@YAHOO.COM



NEVILLE V. RAMSAY, PROFESSIONAL LAND SURVEYOR
NEW YORK STATE LICENCE No. 050294-1

RECEIVED

FEB 07 2025

TOWN OF ORANGETOWN
LAND USE BOARD

TOPOGRAPHICAL SURVEY
OF
125 EAST GEORGE AVENUE
IN THE CITY OF
PEARL RIVER
ROCKLAND COUNTY
STATE OF NEW YORK.

MCQUADE RESIDENCE

RESIDENTIAL ADDITION & ALTERATION

125 EAST GEORGE AVENUE
PEARL RIVER, NY 10965
TOWN OF ORANGETOWN
ROCKLAND COUNTY

JCL-A

JENNIFER C. LUCAS, RA WMBE NYS/CEO
KINGSTON, NY 12401
845.616.5065
jen@jcl-architecture.com

PROJECT:

MCQUADE
RESIDENCE

RESIDENTIAL ADDITION & ALTERATION
125 EAST GEORGE AVENUE
PEARL RIVER, NY 10965
TOWN OF ORANGETOWN
ROCKLAND COUNTY

AOR STAMP



N.Y.S. RESIDENTIAL BUILDING CODE DATA

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA TABLE R301.2(1)													
GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPEED (MPH)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITES					
30	115	NO	YES	NO	B	SEVERE	36"	MODERATE TO HEAVY	10	YES	NO	1500	53

MANUAL J DESIGN CRITERIA (n)							
ELEVATION	LATITUDE	WINTER HEATING	SUMMER COOLING	ALTITUDE CORRECTION FACTOR	INDOOR DESIGN TEMPERATURE	DESIGN TEMPERATURE COOLING	HEATING TEMPERATURE DIFFERENCE
---	---	---	---	---	---	---	---
COOLING TEMPERATURE DIFFERENCE	WIND VELOCITY HEATING	WIND VELOCITY COOLING	COINCIDENT WET BULB	DAILY RANGE	WINTER HUMIDITY	SUMMER HUMIDITY	---
---	---	---	---	---	---	---	---

NOTES:
n. THE JURISDICTION SHALL FILL IN THESE SECTIONS OF THE TABLE TO ESTABLISH DESIGN CRITERIA USING TABLE 1A OR 1B FROM THE ACCA MANUAL J OR ESTABLISHED CRITERIA DETERMINED BY THE JURISDICTION.

NYSTRETCH CODE & ENERGY CONSERVATION CODE DATA

NYStretch Code 2020 TABLE R402.1.2 RESIDENTIAL INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT PROJECT IS IN CLIMATE ZONE 5										
CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
4	.27	.50	0.40	49	21 INT. OR 20+5 OR 13+10	15/20	30	15/19	10, 4 ft	15/19
5	.27	.50	NR	49	21 INT. OR 20+5 OR 13+10	15/20	30	15/19	10, 4 ft	15/19
6	.27	.50	NR	49	20+5 OR 13+10	15/20	30	15/19	10, 4 ft	15/19

TO THE BEST OF THIS ARCHITECT'S KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT THESE DRAWINGS ARE IN CONFORMANCE WITH THE 2020 ENERGY CONSERVATION CODE OF NYS & NYSTRETCH CODE 2020.

PER R503.1.1 BUILDING ENVELOPE: EXISTING CEILING, WALL OR FLOOR CAVITIES EXPOSED DURING CONSTRUCTION (DO NOT NEED TO COMPLY WITH NEW CONSTRUCTION STANDARDS) PROVIDED THAT THESE CAVITIES ARE FILLED WITH INSULATION.

*PER SECTION R402.2.2 CEILINGS WITHOUT ATTIC SPACES: Where Section R402.1.2 requires insulation R-values greater than R-38 in the ceiling and the design of the roof/ceiling assembly does not allow sufficient space for the required insulation, the minimum required insulation R-value for such roof/ceiling assemblies shall be R-38. Insulation shall extend over the top of the wall plate to the outer edge of such plate and shall not be compressed. This reduction of insulation from the requirements of Section R402.1.2 shall be limited to 500 square feet (46 m²) or 20 percent of the total insulated ceiling area, whichever is less. This reduction shall not apply to the U-factor alternative approach in Section R402.1.4 and the Total UA alternative in Section R402.1.5.

GENERAL NOTES

- DO NOT SCALE DRAWINGS.
- ALL MATERIALS AND METHODS OF CONSTRUCTION NOT SPECIFICALLY ADDRESSED IN THESE DRAWINGS AND SPECIFICATIONS SHALL COMPLY WITH THE MINIMUM STANDARDS OF 2020 RESIDENTIAL CODE OF NYS, THE NYSTRETCH CODE 2020 AND ALL LOCAL CODES.
- CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL FROM THE SITE OF ALL CONSTRUCTION DEBRIS TO A LEGAL OFF-SITE WASTE FACILITY.
- CONTRACTOR SHALL HOLD THE OWNER AND ARCHITECT HARMLESS AGAINST ANY AND ALL CLAIMS ARISING FROM WORK DONE BY THE CONTRACTOR ON THE SITE.
- WHERE THERE IS NO SPECIFIC PRODUCT SPECIFIED, THE CONTRACTOR SHALL PROVIDE PRODUCTS THAT MEET THE INDUSTRY STANDARD AND ARE COMPATIBLE WITH ALL ADJACENT AND ASSOCIATED CONSTRUCTION. WHERE THERE IS AESTHETIC IMPACT, THE CONTRACTOR SHALL SUBMIT THE PROPOSED PRODUCT FOR OWNER AND ARCHITECT APPROVAL.
- ARCHITECT CONSTRUCTION ADMINISTRATION IS NOT INCLUDED WITH THESE DRAWINGS AND THEREFORE ARCHITECT IS NOT RESPONSIBLE FOR WORKMANSHIP, CODE OR PLAN COMPLIANCE DURING CONSTRUCTION.
- ALL DIMENSIONS SHALL BE VERIFIED IN FIELD BY CONTRACTOR WITH ALL DISCREPANCIES REPORTED TO THE ARCHITECT.
- DO NOT CHANGE SIZE NOR SPACING OF STRUCTURAL ELEMENTS.
- DETAILS SHOWN ARE TYPICAL; SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
- THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.
- THE OWNER OR OWNER'S AGENT SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL REQUIRED PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONCRETE CONSTRUCTION SHALL CONFORM TO ACI-301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" AND ASSOCIATED ACI SPECIFICATIONS. COLD WEATHER CONCRETE SHALL CONFORM TO ACI RECOMMENDED PROCEDURES FOR COLD WEATHER CONCRETING.
- ALL STRUCTURAL CONCRETE SHALL HAVE A MINIMUM FIELD CURED, 28 DAY COMPRESSIVE STRENGTH OF 3500 PSI
- REINFORCING FOR CONCRETE SHALL BE DEFORMED STEEL BARS IN ACCORDANCE WITH ASTM SPECIFICATION A-615, GRADE 40. LAYOUT AND SPACING OF REINFORCING SHALL BE AS SHOWN ON THE PLANS. PROVIDE A MINIMUM OF 2" COVER FOR ALL REINFORCING STEEL IN WALLS AND PIER AND 3" IN FOOTINGS. WELDING OF REINFORCING BARS SHALL NOT BE PERMITTED.
- REINFORCING FOR CONCRETE SLABS SHALL BE WELDED WIRE FABRIC (WWF) IN ACCORDANCE WITH ASTM SPECIFICATIONS A-185. WWF SHALL BE INSTALLED IN THE TOP HALF OF ALL SLABS ON GRADE AND AS SHOWN IN THE DRAWINGS FOR ALL ELEVATED SLABS. PROVIDE STEEL CHAIRS FOR WWF TO MAINTAIN PROPER ELEVATION.
- PROVIDE CORNER REINFORCING BARS AT ALL INTERIOR AND EXTERIOR CORNERS TO MATCH HORIZONTAL REIN. SIZE AND SPACING. LAP ALL CORNER BARS 40 X BAR DIAMETER OR MINIMUM OF 20" AND TIE WITH WIRE TIES.
- ALL LVLS (LAMINATED VENEER LUMBER) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:
Fb = 2800 PSI
Fv = 285 PSI
E = 2,000,000 PSI
Fl = 1850 PSI
- INSTALLATION OF LVLS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED PROCEDURES. DO NOT DRILL OR CUT ANY STRUCTURAL HEADER OR BEAM WITHOUT APPROVAL.
- LAMINATE MULTIPLE-PLY LVLS WITH 1/2" DIA. CARRIAGE BOLTS, TWO ROWS, 16" ON CENTER.
- ALL STRUCTURAL WOOD FRAMING TO BE #1 OR BETTER SPRUCE-PINE-FIR, DOUG-FIR OR SOUTHERN YELLOW PINE, UNLESS OTHERWISE NOTED. S.S. = STRUCTURALLY SELECT
- PROVIDE SOLID BLOCKING OR BRIDGING AT ALL FLOOR JOIST SPANS GREATER THAN 10'-0"
- BRACE BUILDING UNTIL ALL STRUCTURAL ELEMENTS NEEDED FOR STABILITY ARE INSTALLED. THESE ELEMENTS ARE AS FOLLOWS: JOISTS, PRECAST PLANKS, LOAD BEARING WALLS, AND COLUMNS.
- EACH CONTRACTOR SHALL COOPERATE WITH THE OWNER'S REPRESENTATIVE, AND COORDINATE HIS WORK WITH THE WORK OF OTHERS.
- COORDINATE THIS WORK WITH ELECTRICAL, PLUMBING & HVAC WORK DESIGNED BY OTHERS.

RELEASE DATES

- 08.25.24 CLIENT REVIEW
- 08.27.24 CLIENT REVIEW
- 09.02.24 CLIENT REVIEW
- 09.12.24 CLIENT REVIEW
- 09.16.24 CLIENT REVIEW
- 09.18.24 PERMIT & CONSTRUCTION
- 10.21.24 PERMIT & CONSTRUCTION

DESIGN DATA

- STRUCTURAL DESIGN HAS BEEN PERFORMED IN ACCORDANCE WITH THE FOLLOWING CODES AND STANDARDS:
 - A) TITLE 19, NYCRR, 2020 RESIDENTIAL CODE OF NYS
 - B) ACI 530-05, 530.1-05, BUILDING CODE REQUIREMENTS AND SPECIFICATION FOR MASONRY STRUCTURES
 - C) ACI 318-05, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
 - D) AISC, STEEL CONSTRUCTION MANUAL, 13TH ED.
- LIVE LOADS:
 - FIRST FLOOR LOAD: 40 PSF
 - SECOND FLOOR LOAD: 30 PSF
 - ATTIC FLOOR LOAD: 20 PSF
 - ROOF SNOW LOAD: 30 PSF
- DEAD LOADS:
 - FIRST FLOOR LOAD: 15 PSF
 - SECOND FLOOR LOAD: 15 PSF
 - ATTIC FLOOR LOAD: 15 PSF
 - ROOF SNOW LOAD: 15 PSF
- SOIL BEARING CAPACITY: 1500 PSF

ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR	MIL	MILLIMETER
ALUM	ALUMINUM	MIN.	MINIMUM
AMP	AMPERE	M.L.	MICROLAM
APPROX	APPROXIMATELY	MR GWB	MOISTURE RESISTANT GWB
C.H.	CEILING HEIGHT	N.I.C.	NOT IN CONTRACT
C.I.P.	CAST IN PLACE	N.T.S.	NOT TO SCALE
CL	CLOSET	O.C.	ON CENTER
CMU	CONCRETE MASONRY UNIT	OSB	ORIENTED STRAND BOARD
CONC.	CONCRETE	PLY	PLYWOOD
CT	CERAMIC TILE	POLY	POLYURETHANE
DF	DOUGLAS FIR	P.O.S.	POINT OF SUPPORT
DN	DOWN	PREP	PREPARE
D.W.	DISHWASHER	PSF	POUNDS PER SQUARE FOOT
ELEC	ELECTRIC / ELECTRICAL	PSI	POUNDS PER SQUARE INCH
EQ.	EQUAL	PT	PRESSURE TREATED
EQ.	EQUAL	REQ.	REQUIRED
EXG	EXISTING	R.O.B.	RUN OF BANK
FL	FLOOR	SF	SQUARE FEET
FT	FEET	SPF	SPRUCE-PINE-FIR
GALV.	GALVANIZED	TBD	TO BE DETERMINED
GWB	GYPSON WALL BOARD	T&G	TONGUE & GROOVE
HB	HOSE BIB - FROST FREE	THRU	THROUGH
HM	HOLLOW METAL	TRU	TYPICAL
INSUL	INSULATION	V.C.B.	VINYL COVE BASE
INT. ELEV.	INTERIOR ELEVATION	V.S.F.	VINYL SHEET FLOORING
LVL	LAMINATED VENEER LUMBER	V.I.F.	VERIFY IN FIELD
MARB	MARBLE	W/	WITH
MAX	MAXIMUM	WD	WOOD
MECH.	MECHANICAL	W.W.M.	WOVEN WIRE MESH

DRAWING INDEX

- T-100.00 DRAWING INDEX, CODE DATA & GENERAL INFO
- A-100.00 PLOT PLAN & ZONING ANALYSIS
- A-101.00 EXISTING PLANS
- A-102.00 EXISTING PLANS
- A-103.00 EXISTING PLANS
- A-104.00 EXISTING ELEVATION & BUILDING SECTION
- A-105.00 PROPOSED BASEMENT / FOUNDATION PLAN
- A-106.00 PROPOSED FIRST FLOOR PLAN
- A-107.00 PROPOSED SECOND FLOOR PLAN
- A-108.00 PROPOSED ROOF PLAN
- A-109.00 PROPOSED EXTERIOR ELEVATIONS
- A-110.00 PROPOSED EXTERIOR ELEVATIONS
- A-111.00 PROPOSED BUILDING SECTION
- A-112.00 PROPOSED WALL SECTION & SCHEDULES
- A-113.00 PROPOSED DETAILS

SYMBOLS

	WALL TAG		WINDOW TAG
	DOOR TAG		KEYED NOTE
	ALIGN OBJECT / FINISH		ELEVATION REFERENCE
	0'-0" FLOOR LEVEL		ENLARGED PLANS/ DETAILS REFERENCE
	BUILDING SECTION REFERENCE		

DATE	ISSUE
08.25.24	CLIENT REVIEW
08.27.24	CLIENT REVIEW
09.02.24	CLIENT REVIEW
09.12.24	CLIENT REVIEW
09.14.24	CLIENT REVIEW
06.16.24	CLIENT REVIEW
09.18.24	PERMIT & CONSTRUCTION
10.21.24	PERMIT & CONSTRUCTION

DATE	NO.	REVISION
10.21.24	1	BUILDING DEPT. COMMENTS
10.29.24	2	BUILDING DEPT. COMMENTS

DATE:	10.29.24
DRAWN BY:	JCL
SCALE:	1/4" = 1'-0"
FLOOR:	AS NOTED
DRAWING TITLE:	COVER SHEET

SHEET NUMBER:	T-100.00
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PROJECT:

MCQUADE RESIDENCE

RESIDENTIAL ADDITION & ALTERATION
 125 EAST GEORGE AVENUE
 PEARL RIVER, NY 10965
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY

AOR STAMP



DATE	ISSUE
08.25.24	CLIENT REVIEW
08.27.24	CLIENT REVIEW
09.02.24	CLIENT REVIEW
09.12.24	CLIENT REVIEW
09.14.24	CLIENT REVIEW
06.16.24	CLIENT REVIEW
09.18.24	PERMIT & CONSTRUCTION
10.21.24	PERMIT & CONSTRUCTION

DATE	NO.	REVISION
10.21.24	1	BUILDING DEPT. COMMENTS
10.29.24	2	BUILDING DEPT. COMMENTS
11.08.24	3	BUILDING DEPT. COMMENTS
02.11.25	4	ZBA APPLICATION COMMENT

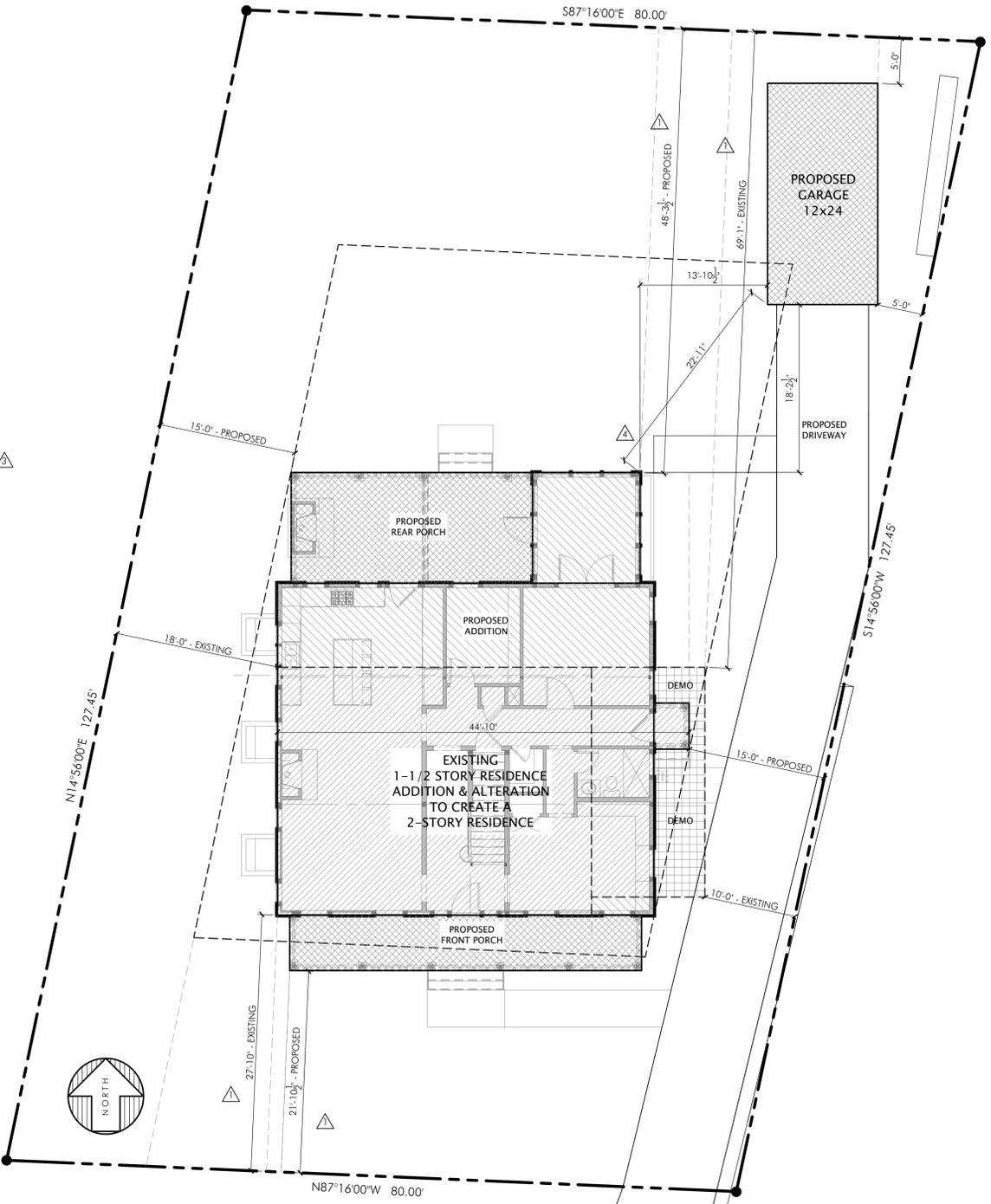
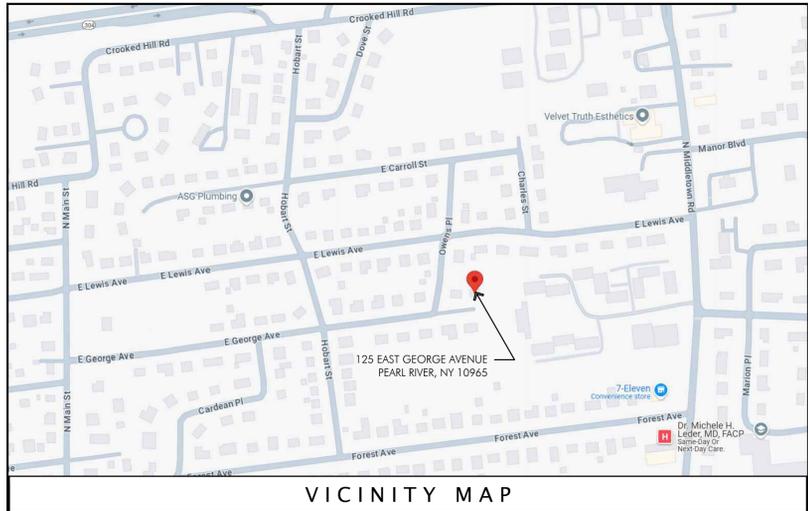
DATE: 02.11.25
 DRAWN BY: JCL
 SCALE: AS NOTED
 FLOOR: AS NOTED
 DRAWING TITLE: PROPOSED PLOT PLAN

SHEET NUMBER:

A-100.00

ZONING ANALYSIS					
TOWN OF ORANGETOWN ZONING DISTRICT: RG GROUP Q, SINGLE FAMILY RESIDENCE CITY WATER - CITY SEWER TAX ID: 68.12.4.44					
REGULATION	REQUIREMENTS CONFORMING LOT	ADDITIONAL BULK REQUIREMENTS NON-CONFORMING LOT PER LOCAL LAW, CHAPTER 43, SECTION 5.21	EXISTING	PROPOSED	VARIANCE REQUIRED
MAX. FLOOR AREA RATIO	30%	---	25.33%	41.20%	YES
MINIMUM LOT AREA	10,000 S.F. PER DWELLING	---	9,966 S.F.	NO CHANGE	NO
MIN. LOT WIDTH	75	---	80'-0"	NO CHANGE	NO
MIN. STREET FRONTAGE	50'	---	80'-0"	NO CHANGE	NO
REQUIRED FRONT YARD	25'	---	27'-10"	21'-10 1/2"	YES
REQUIRED SIDE YARD	10'	10'	10'-0"	13'-6"	NO
TOTAL SIDE YARD	30'	---	27'-11"	30'-0"	NO
REQUIRED REAR YARD	25'	---	69'-4"	48'-3 1/2"	NO
MAX. BLDG. HEIGHT	1 FOOT, 4 INCHES	20'	18'-0"	26'-6"	NO (29'-0" ALLOWED)

- NOTES:
- SITE PLAN INFORMATION COMPILED FROM THE CERTIFIED SURVEY DATED APRIL 17, 2024, PREPARED BY NEVILLE V. RAMSAY, PROFESSIONAL LAND SURVEYOR, NEW YORK STATE LICENSE NO. 050294-1.
 - LOT AREA IS PRE-EXISTING, NON-CONFORMING WITH 34 S.F. LESS IN LOT AREA.
 - EXISTING LOT WIDTH IS 80', COMPLIES WITH CURRENT REQUIRED MIN. LOT WIDTH, 75'.
 - PER LOCAL LAW, CHAPTER 43 SECTION 5.21(d) For lots subject to regulations in Bulk Table, Group Q, the total width of each required side yard MAY be reduced one foot for each foot the LOT WIDTH IS LESS THAN 75 FEET. However, the minimum width of each required side yard shall remain at 10 feet, except for lots with lot width of less than 45 feet, for which no required side yard shall be less than 7 1/2 feet - NOT APPLICABLE
 - PER LOCAL LAW, CHAPTER 43 SECTION 5.21(e) For all such lots in § 5.21 (a), (b), (c) and (d) above, the height limitation imposed in Bulk Table, Column 12, shall be waived and the maximum building height shall be 20 feet - NOT APPLICABLE



1 PROPOSED PLOT PLAN
 1/8" = 1'-0"

OWENS PLACE

EAST GEORGE AVENUE

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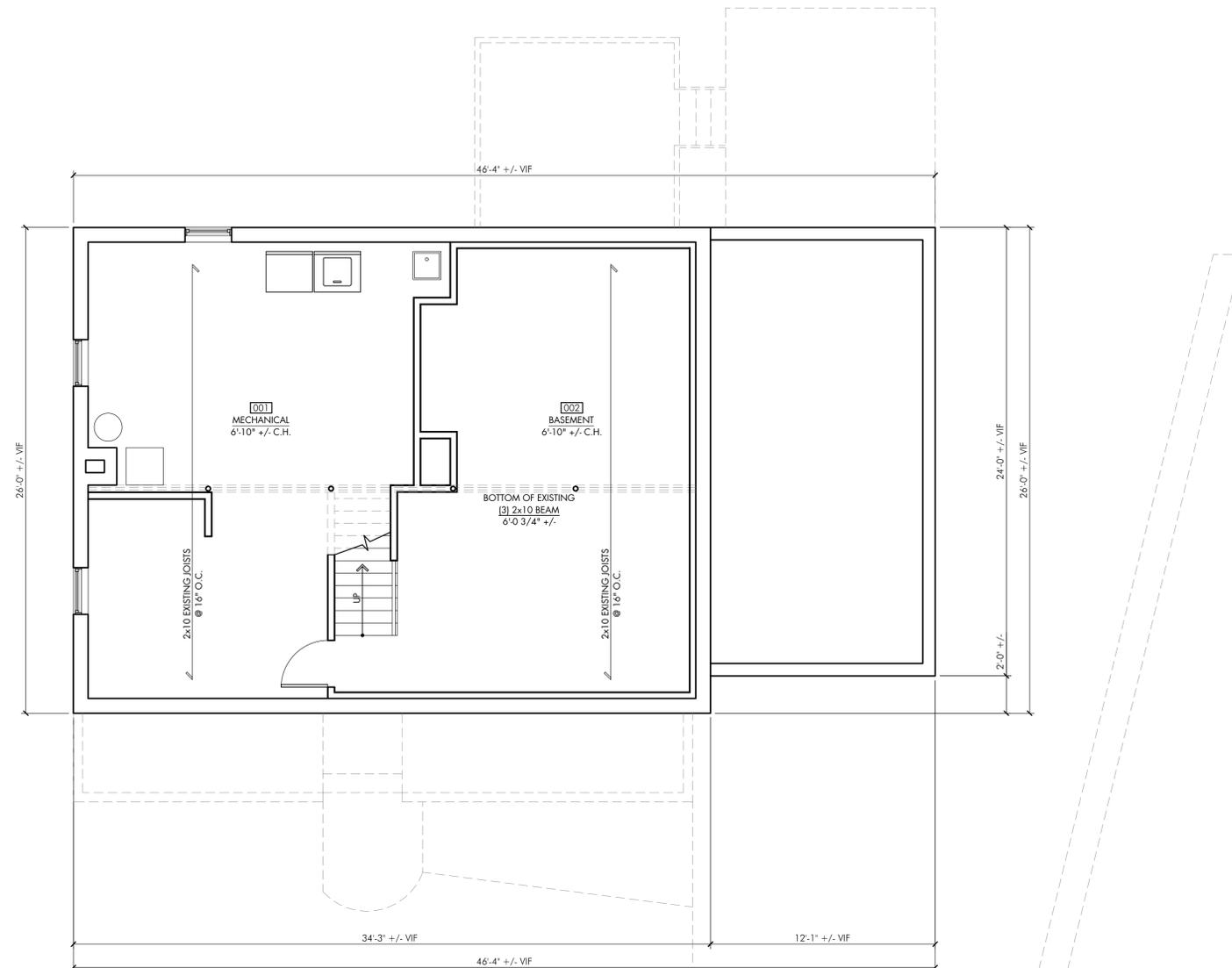


LEGEND

	SMOKE DETECTOR - HARDWIRED, W/ BATTERY BACKUP, CEILING MOUNTED
	SMOKE & CARBON DIOXIDE DETECTOR - HARDWIRED, W/ BATTERY BACKUP, CEILING MOUNTED
	WALL / ITEM TO BE REMOVED
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	PROPOSED C.I.P. FOUNDATION WALL
	PROPOSED ICF FOUNDATION WALL
	EXISTING WOOD FRAMED WALL
	NEW WOOD FRAMED WALL

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1 EXISTING BASEMENT PLAN
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DRAWN BY:	JCL
SCALE:	1/4" = 1'-0"
FLOOR:	AS NOTED
DRAWING TITLE:	EXISTING PLANS

SHEET NUMBER:
A-101.00

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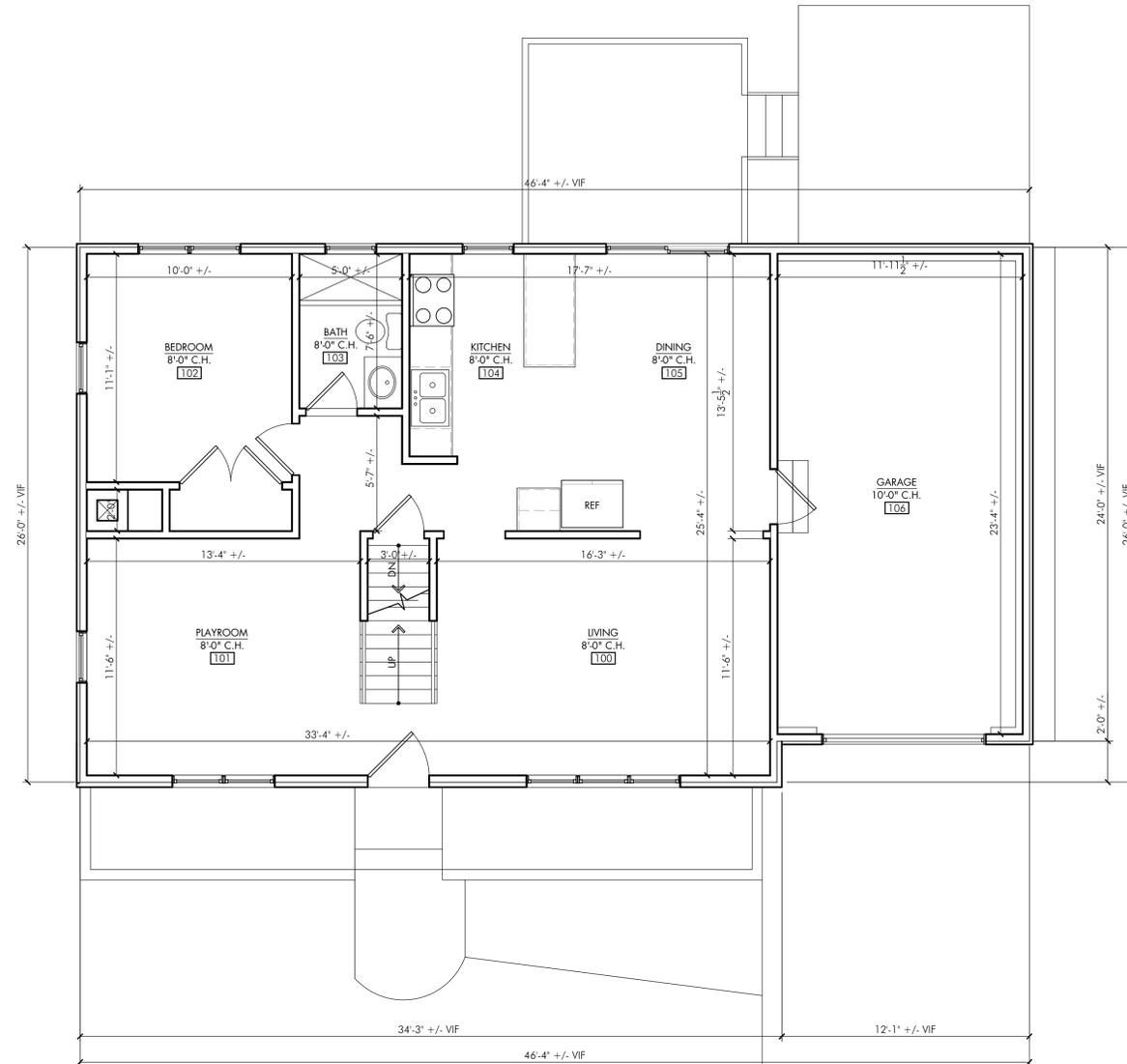


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1 EXISTING FIRST FLOOR PLAN
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DATE	NO.	REVISION
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DATE:	10.21.24
DRAWN BY:	JCL
SCALE:	1/4" = 1'-0"
FLOOR:	AS NOTED
DRAWING TITLE:	EXISTING PLANS

SHEET NUMBER:
A-102.00

JCL-A

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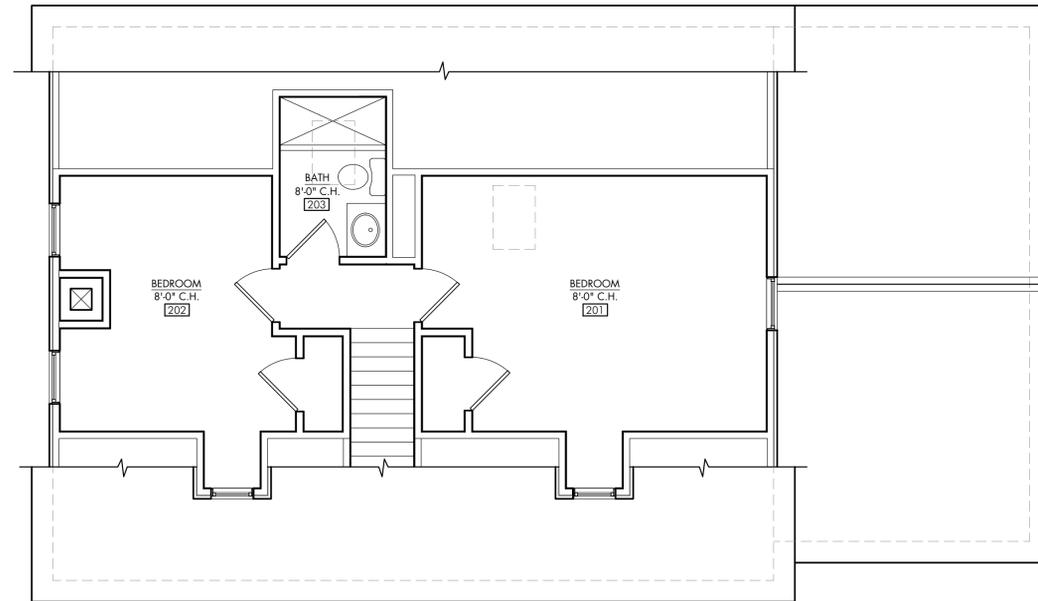


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1 EXISTING SECOND FLOOR PLAN
 1/4" = 1'-0"



1 EXISTING ROOF PLAN
 1/4" = 1'-0"

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DATE:	10.21.24
DRAWN BY:	JCL
SCALE:	1/4" = 1'-0"
FLOOR:	AS NOTED
DRAWING TITLE:	EXISTING PLANS

SHEET NUMBER:

A-103.00

JCL-A

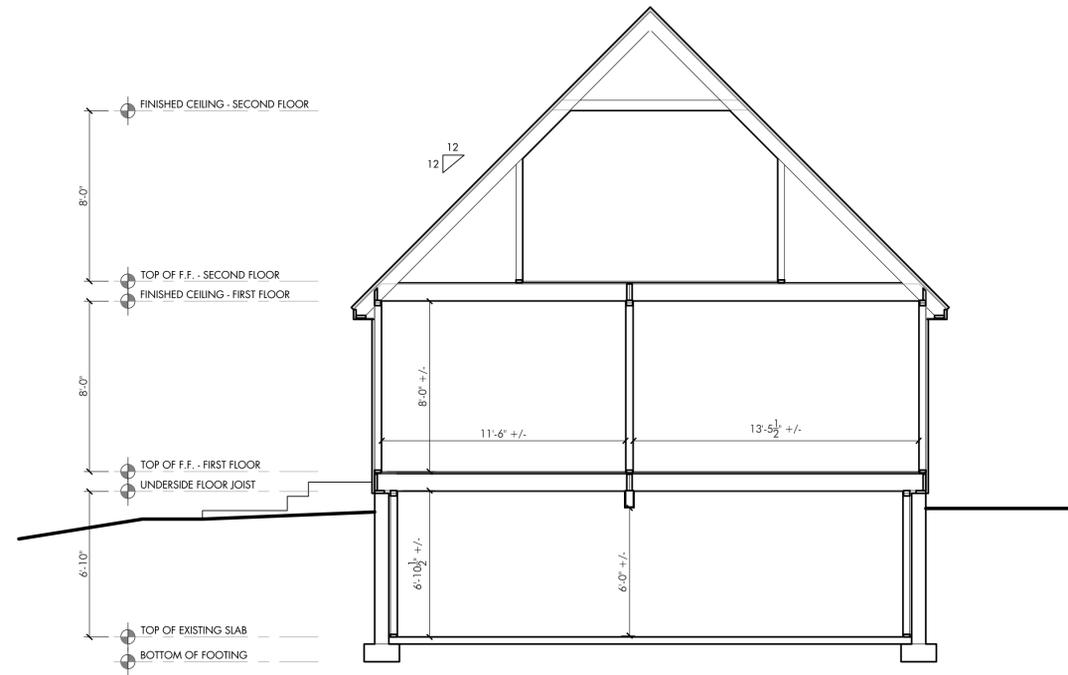
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 ROCKLAND COUNTY

AOR STAMP



1 EXISTING BUILDING SECTION
 1/4" = 1'-0"



2 EXISTING FRONT ELEVATION
 1/4" = 1'-0"

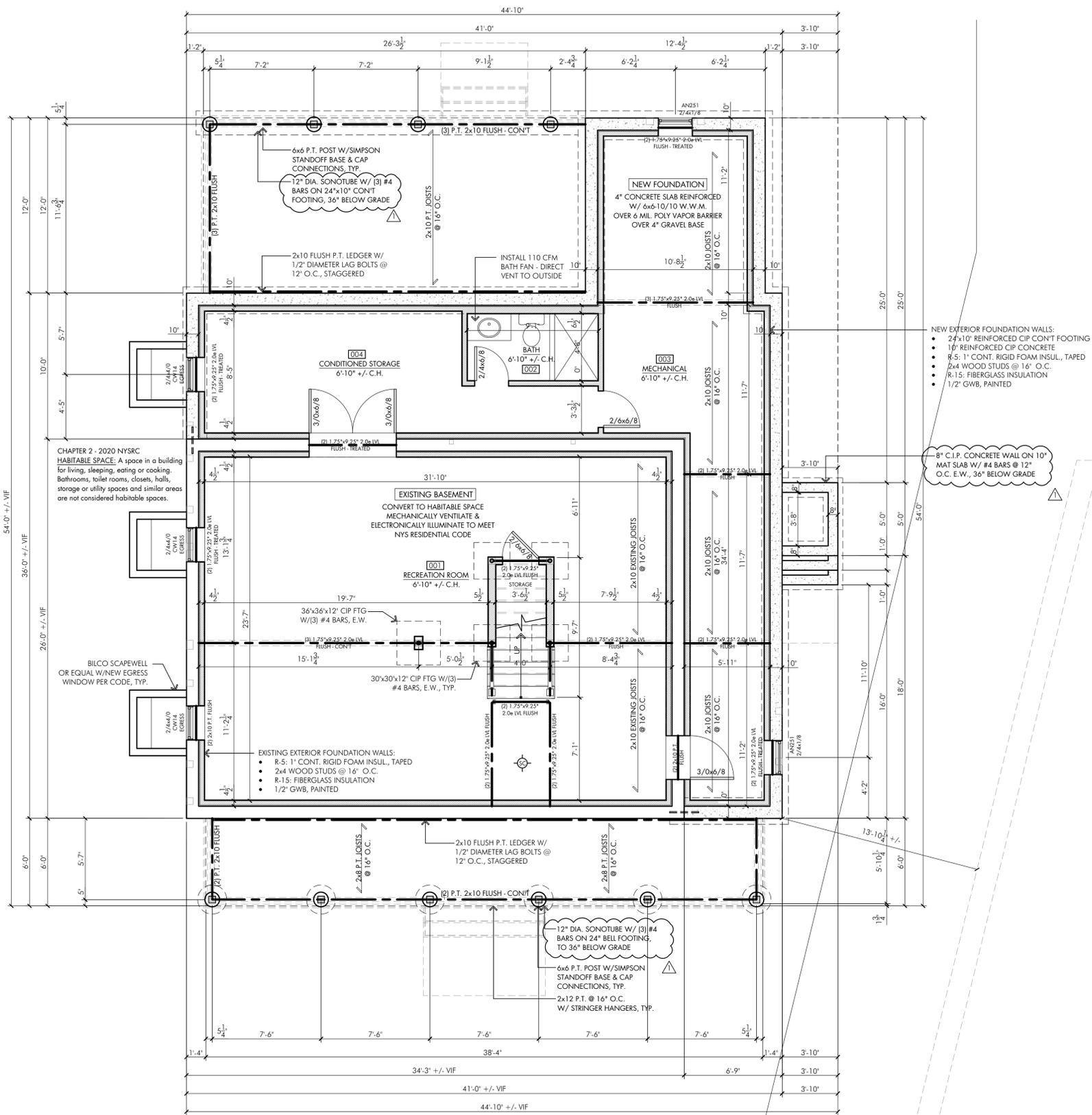
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FLOOR:	AS NOTED
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SHEET NUMBER:

A-104.00



1 PROPOSED BASEMENT PLAN
1/4" = 1'-0"

LEGEND	
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	SMOKE & CARBON DIOXIDE DETECTOR - HARDWIRED, W/ BATTERY BACKUP, CEILING MOUNTED
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- NEW EXTERIOR FOUNDATION WALLS:
- 24"x10" REINFORCED CIP CONT' FOOTING
 - 1" REINFORCED CIP CONCRETE
 - R-5: 1" CONT. RIGID FOAM INSUL., TAPED
 - 2x4 WOOD STUDS @ 16" O.C.
 - R-15: FIBERGLASS INSULATION
 - 1/2" G.W.B., PAINTED

8" C.I.P. CONCRETE WALL ON 10" MAT SLAB W/ #4 BARS @ 12" O.C. E.W., 36" BELOW GRADE

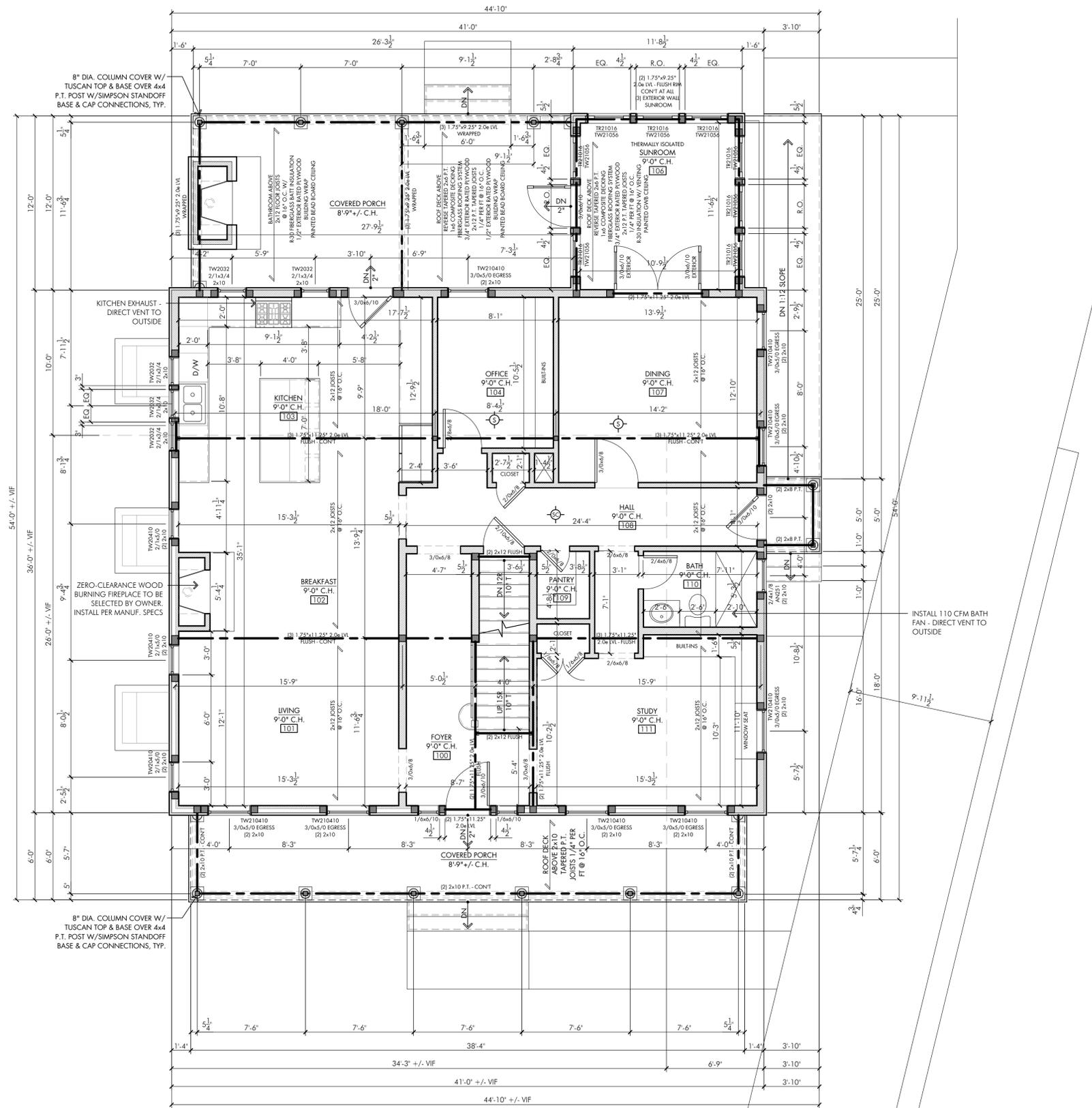


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DRAWING TITLE: PROPOSED PLANS

SHEET NUMBER:
A-105.00



1 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

LEGEND	
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	EXISTING FOUNDATION WALL
	PROPOSED C.I.P. FOUNDATION WALL
	PROPOSED ICF FOUNDATION WALL
	EXISTING WOOD FRAMED WALL
	NEW WOOD FRAMED WALL

- ### GENERAL NOTES
- DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD.
 - INSTALL NEW SMOKE & C.O. DETECTORS AS SHOWN IN PLAN.
 - ALL INTERIOR G.W.B. SURFACES TO BE PRIMED & PAINTED, LOW VOC. COLOR TO BE SELECTED BY OWNER.
 - ALL NEW EXTERIOR WALLS TO BE 2x6 WOOD STUDS @ 16" o.c. CONSTRUCTION, INSULATED PER CODE. ALL NEW INTERIOR WALLS TO BE 2x4 WOOD STUDS @ 16" o.c. UNLESS OTHERWISE NOTED.
 - ALL WINDOW & DOOR HEADERS TO BE (2) 1-3/4" x 9-1/4" 1.9E ML U.O.N.
 - ALL SECOND FLOOR WINDOWS TO HAVE CHILD FALL PROTECTION DEVICES.
 - ALL EXTERIOR DOORS & WINDOWS, TO HAVE A .27 UFACTOR OR LOWER PER CODE.
 - ALL EXTERIOR DOOR & WINDOW FINISHES, INCLUDING HARDWARE, TO BE SELECTED BY OWNER.
 - ALL EXTERIOR OPERABLE DOORS TO HAVE SCREENS, TO BE SELECTED BY OWNER.
 - VERIFY ALL R.O. DIMENSIONS WITH MANUFACTURER PRIOR TO INSTALLATION.
 - ALL DOORS & WINDOWS TO BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 - CAP FLASHING AT ALL EXTERIOR DOOR TRIM. SEAL UNIT TO BUILDING AS REQUIRED.
 - INTERIOR WOOD DOORS TO BE SOLID CORE & SELECTED BY OWNER.
 - ALL NEW WOOD STAIRS TO HAVE 2x12 STRINGERS @ 16" o.c., TYP. WITH: RISER=8.25" MAX., TREAD=9" MIN.
 - HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS. HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE 34 INCHES.
 - THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND COORDINATE WITH APPLIANCES AND PLUMBING FIXTURES PRIOR TO THE OWNER PLACING THE ORDER.
 - FINAL KITCHEN DESIGN BY OTHERS.
 - PROVIDE & INSTALL A PASSIVE RADON REDUCTION SYSTEM & SUMP PUMP IN BASEMENT.
 - ALL WORK SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES.
 - SITE SECURITY, SAFETY AND CLEANLINESS SHALL BE MAINTAINED AT ALL TIMES.
 - CONTRACTOR SHALL LEAVE PREMISES BROOM CLEAN AT CLOSE OF JOB. REMOVE ALL VISIBLE MANUFACTURERS' LABELS FROM WINDOWS, CABINETS, APPLIANCES, ETC. REMOVE ALL LITTER AND DEBRIS FROM SITE. DRAG DRIVEWAY WITH MAGNET TO REMOVE ALL NAILS.
 - PROTECT ALL TREES FROM UNNECESSARY DAMAGE.
 - WORK AREA TO BE NEAT AND FREE OF GARBAGE & DEBRIS AT THE END OF EACH WORK DAY.

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PROJECT:
MCQUADE RESIDENCE
RESIDENTIAL ADDITION & ALTERATION
125 EAST GEORGE AVENUE
PEARL RIVER, NY 10965
TOWN OF ORANGETOWN
ROCKLAND COUNTY



DATE	ISSUE
08.25.24	CLIENT REVIEW
08.27.24	CLIENT REVIEW
09.02.24	CLIENT REVIEW
09.12.24	CLIENT REVIEW
09.14.24	CLIENT REVIEW
06.16.24	CLIENT REVIEW
09.18.24	PERMIT & CONSTRUCTION
10.21.24	PERMIT & CONSTRUCTION

DATE	NO.	REVISION
10.21.24	1	BUILDING DEPT. COMMENTS

DATE: 10.21.24
DRAWN BY: JCL
SCALE: 1/4" = 1'-0"
FLOOR: AS NOTED
DRAWING TITLE: PROPOSED PLANS

SHEET NUMBER:
A-106.00

PROJECT:

MCQUADE RESIDENCE

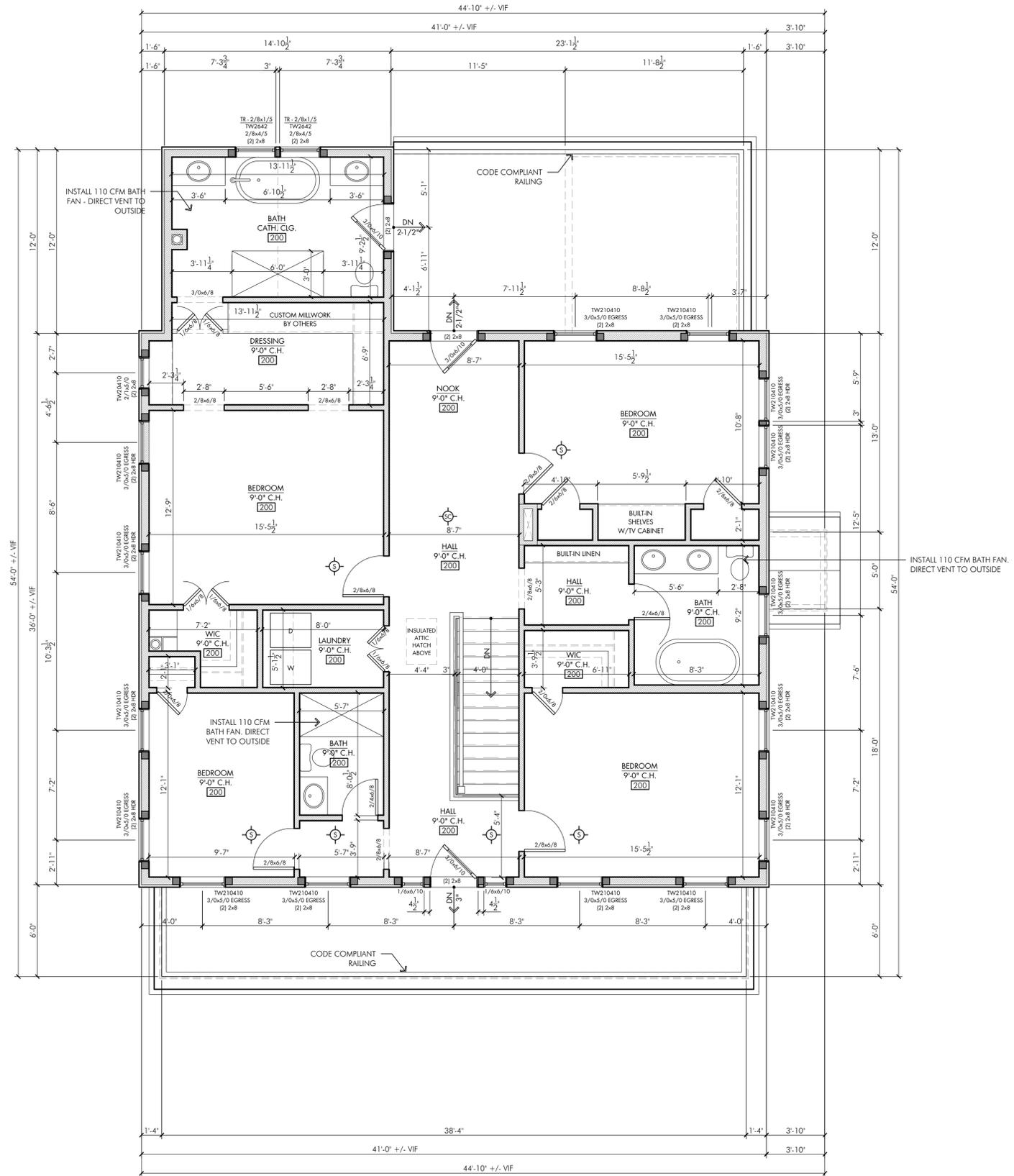
RESIDENTIAL ADDITION & ALTERATION
 125 EAST GEORGE AVENUE
 PEARL RIVER, NY 10965
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY

AOR STAMP



LEGEND	
	SMOKE DETECTOR - HARDWIRED, W/ BATTERY BACKUP, CEILING MOUNTED
	SMOKE & CARBON DIOXIDE DETECTOR - HARDWIRED, W/ BATTERY BACKUP, CEILING MOUNTED
	WALL / ITEM TO BE REMOVED
	EXISTING FOUNDATION WALL
	PROPOSED C.I.P. FOUNDATION WALL
	PROPOSED ICF FOUNDATION WALL
	EXISTING WOOD FRAMED WALL
	NEW WOOD FRAMED WALL

GENERAL NOTES	
1.	DIMENSIONS ARE FROM THE FACE OF STUD TO FACE OF STUD.
2.	INSTALL NEW SMOKE & C.O. DETECTORS AS SHOWN IN PLAN.
3.	ALL INTERIOR G.W.B. SURFACES TO BE PRIMED & PAINTED, LOW VOC. COLOR TO BE SELECTED BY OWNER.
4.	ALL NEW EXTERIOR WALLS TO BE 2x6 WOOD STUDS @ 16" o.c. CONSTRUCTION, INSULATED PER CODE. ALL NEW INTERIOR WALLS TO BE 2x4 WOOD STUDS @ 16" o.c. UNLESS OTHERWISE NOTED.
5.	ALL WINDOW & DOOR HEADERS TO BE (2) 1-3/4" x 9-1/4" 1.9E ML, U.O.N.
6.	ALL SECOND FLOOR WINDOWS TO HAVE CHILD FALL PROTECTION DEVICES.
7.	ALL EXTERIOR DOORS & WINDOWS, TO HAVE A .27 UFACTOR OR LOWER PER CODE.
8.	ALL EXTERIOR DOOR & WINDOW FINISHES, INCLUDING HARDWARE, TO BE SELECTED BY OWNER.
9.	ALL EXTERIOR OPERABLE DOORS TO HAVE SCREENS, TO BE SELECTED BY OWNER.
10.	VERIFY ALL R.O. DIMENSIONS WITH MANUFACTURER PRIOR TO INSTALLATION.
11.	ALL DOORS & WINDOWS TO BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
12.	CAP FLASHING AT ALL EXTERIOR DOOR TRIM. SEAL UNIT TO BUILDING AS REQUIRED.
13.	INTERIOR WOOD DOORS TO BE SOLID CORE & SELECTED BY OWNER.
14.	ALL NEW WOOD STAIRS TO HAVE 2x12 STRINGERS @ 16" o.c., TYP. WITH: RISER=8.25" MAX., TREAD=9" MIN.
15.	HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS. HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE 34 INCHES.
16.	THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND COORDINATE WITH APPLIANCES AND PLUMBING FIXTURES PRIOR TO THE OWNER PLACING THE ORDER.
17.	FINAL KITCHEN DESIGN BY OTHERS.
18.	PROVIDE & INSTALL A PASSIVE RADON REDUCTION SYSTEM & SUMP PUMP IN BASEMENT.
19.	ALL WORK SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES.
20.	SITE SECURITY, SAFETY AND CLEANLINESS SHALL BE MAINTAINED AT ALL TIMES.
21.	CONTRACTOR SHALL LEAVE PREMISES BROOM CLEAN AT CLOSE OF JOB. REMOVE ALL VISIBLE MANUFACTURERS' LABELS FROM WINDOWS, CABINETS, APPLIANCES, ETC. REMOVE ALL LITTER AND DEBRIS FROM SITE. DRAG DRIVEWAY WITH MAGNET TO REMOVE ALL NAILS.
22.	PROTECT ALL TREES FROM UNNECESSARY DAMAGE.
23.	WORK AREA TO BE NEAT AND FREE OF GARBAGE & DEBRIS AT THE END OF EACH WORK DAY.



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

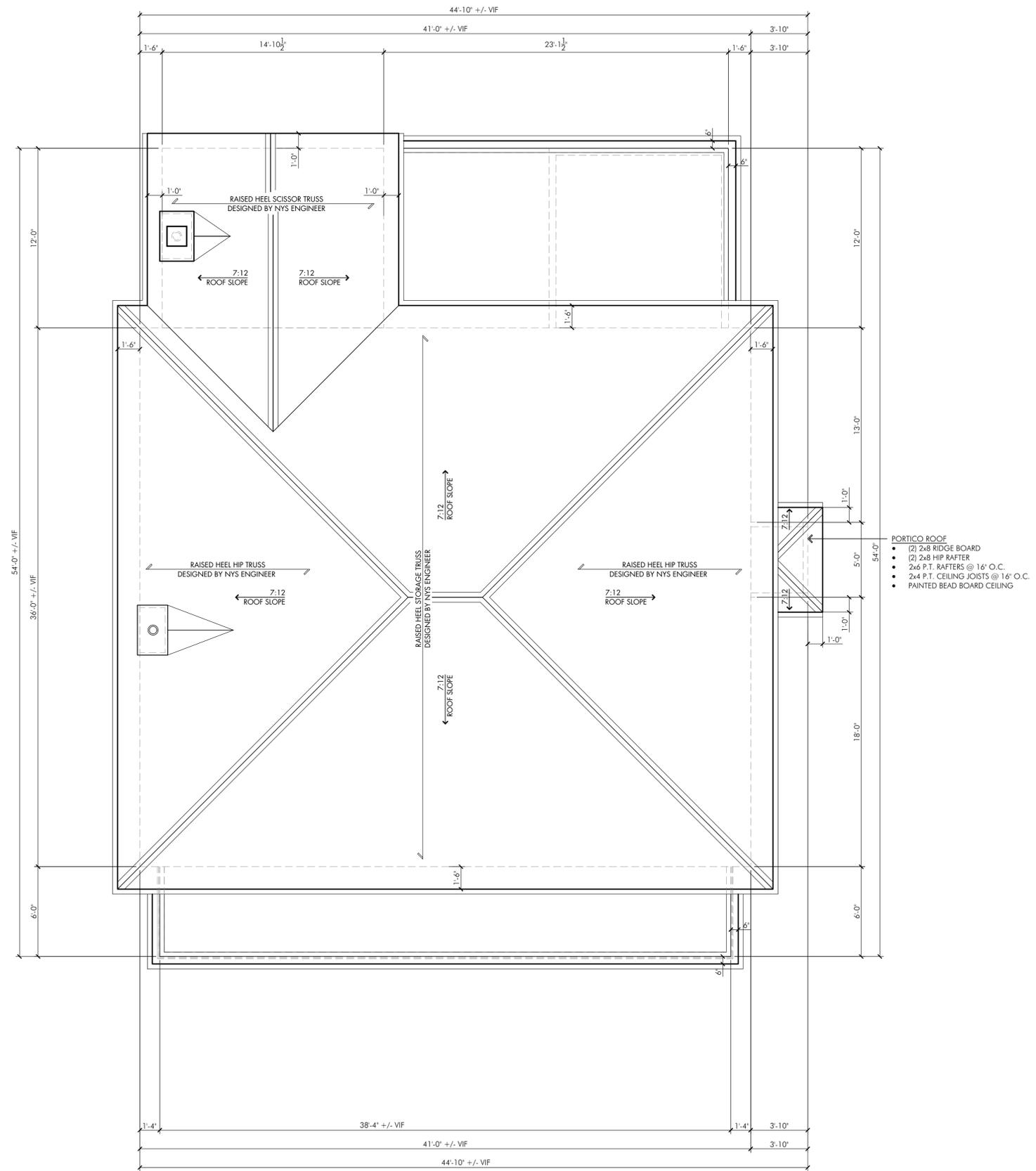
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09.18.24	PERMIT & CONSTRUCTION
10.21.24	PERMIT & CONSTRUCTION

DATE	NO.	REVISION
10.21.24	1	BUILDING DEPT. COMMENTS

DATE:	10.21.24
DRAWN BY:	JCL
SCALE:	1/4" = 1'-0"
FLOOR:	AS NOTED
DRAWING TITLE:	PROPOSED PLANS

SHEET NUMBER:

A-107.00



1 PROPOSED ROOF PLAN
1/4" = 1'-0"

LEGEND	
	SMOKE DETECTOR - HARDWIRED, W/ BATTERY BACKUP, CEILING MOUNTED
	SMOKE & CARBON DIOXIDE DETECTOR - HARDWIRED, W/ BATTERY BACKUP, CEILING MOUNTED
	WALL / ITEM TO BE REMOVED
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PROJECT:
MCQUADE RESIDENCE
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DATE	NO.	REVISION
10.21.24	1	BUILDING DEPT. COMMENTS

DATE: 10.21.24
 DRAWN BY: JCL
 SCALE: 1/4" = 1'-0"
 FLOOR: AS NOTED
 DRAWING TITLE: PROPOSED PLANS

SHEET NUMBER:
A-108.00

JCL-A

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 PEARL RIVER, NY 10965
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY

AOR STAMP



1 PROPOSED FRONT ELEVATION
 1/4" = 1'-0"



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

DATE	ISSUE
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DATE	NO.	REVISION
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DATE:	10.21.24
DRAWN BY:	JCL
SCALE:	1/4" = 1'-0"
FLOOR:	AS NOTED
DRAWING TITLE:	PROPOSED ELEVATIONS

SHEET NUMBER:

A-109.00

JCL-A

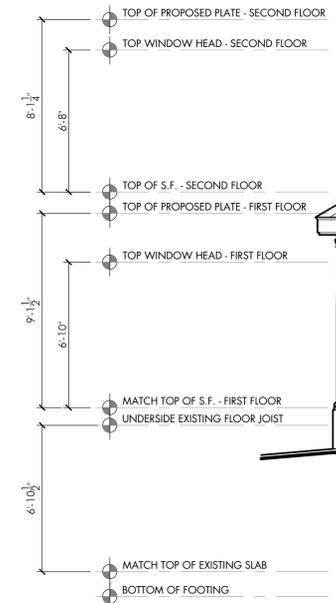
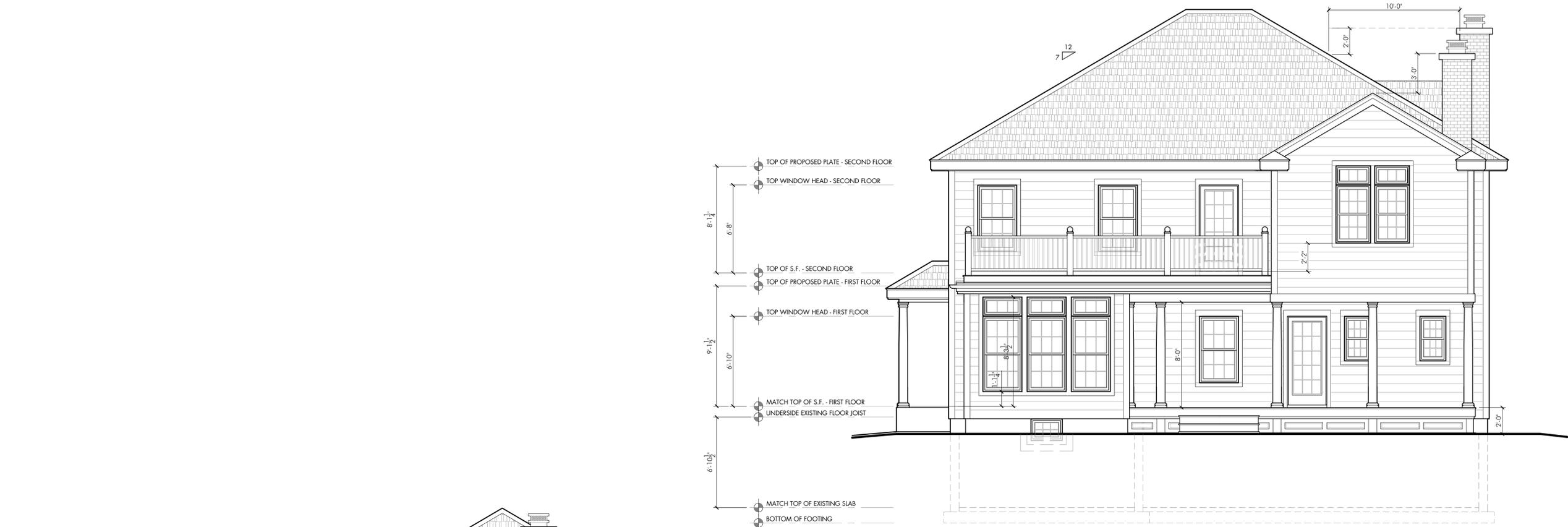
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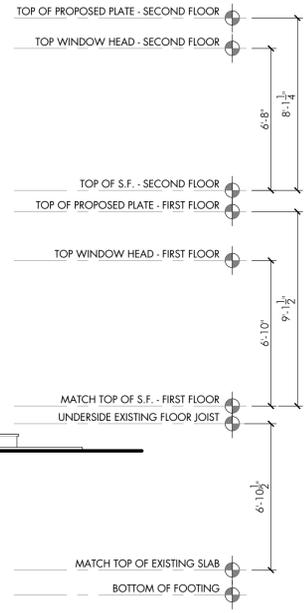
MCQUADE
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RESIDENTIAL ADDITION & ALTERATION
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 ROCKLAND COUNTY

AOR STAMP



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



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

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10.21.24	PERMIT & CONSTRUCTION

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10.21.24	1	BUILDING DEPT. COMMENTS

DATE:	10.21.24
DRAWN BY:	JCL
SCALE:	1/4" = 1'-0"
FLOOR:	AS NOTED
DRAWING TITLE:	PROPOSED ELEVATIONS

SHEET NUMBER:
A-110.00

JCL-A

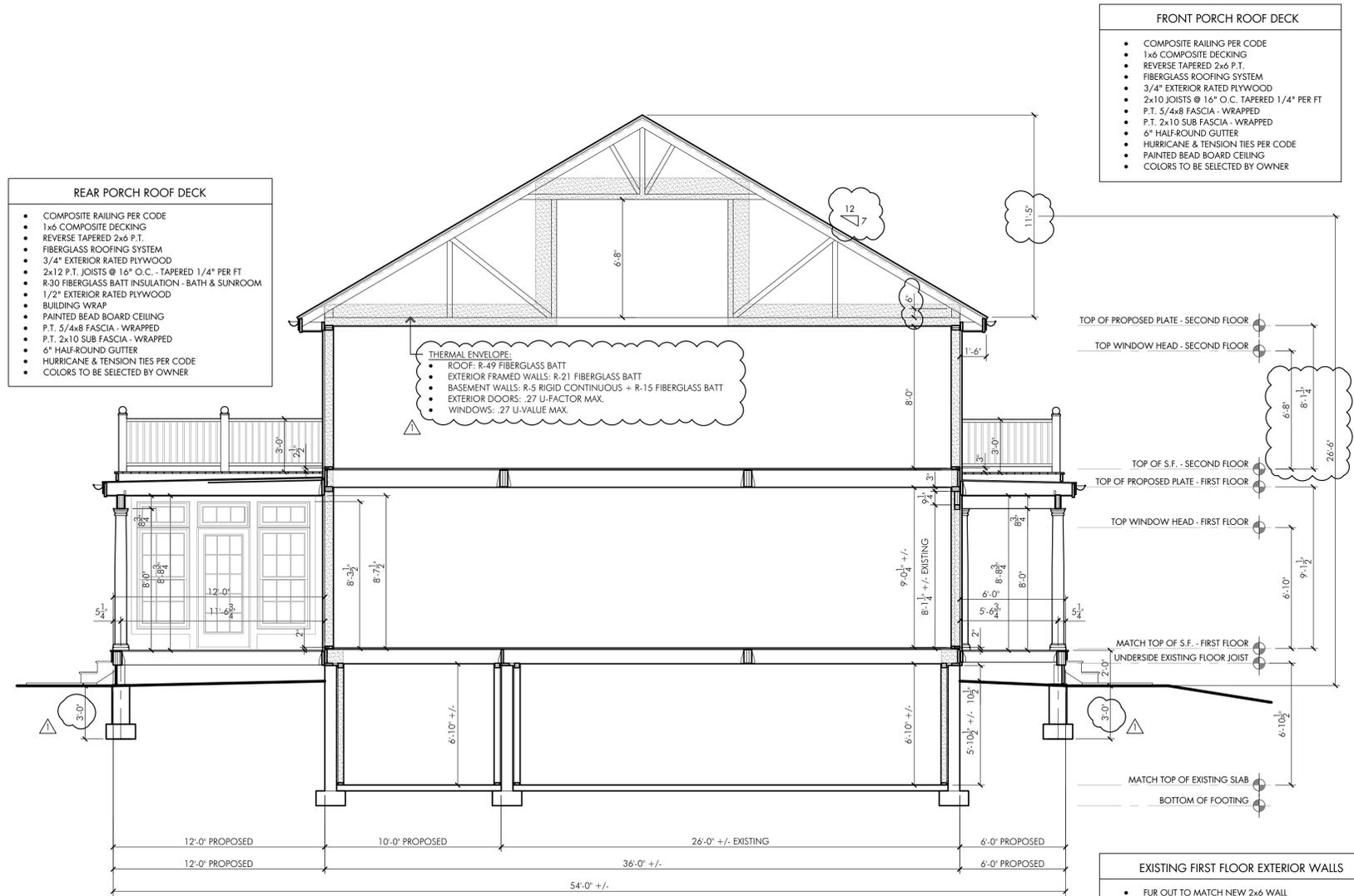
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125 EAST GEORGE AVENUE
PEARL RIVER, NY 10965
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ROCKLAND COUNTY

AOR STAMP



- REAR PORCH ROOF DECK**
- COMPOSITE RAILING PER CODE
 - 1x6 COMPOSITE DECKING
 - REVERSE TAPERED 2x6 P.T.
 - FIBERGLASS ROOFING SYSTEM
 - 3/4" EXTERIOR RATED PLYWOOD
 - 2x12 P.T. JOISTS @ 16" O.C. - TAPERED 1/4" PER FT
 - R-30 FIBERGLASS BATT INSULATION - BATH & SUNROOM
 - 1/2" EXTERIOR RATED PLYWOOD
 - BUILDING WRAP
 - PAINTED BEAD BOARD CEILING
 - P.T. 5/4x8 FASCIA - WRAPPED
 - P.T. 2x10 SLUB FASCIA - WRAPPED
 - 6" HALF-ROUND GUTTER
 - HURRICANE & TENSION TIES PER CODE
 - COLORS TO BE SELECTED BY OWNER

- FRONT PORCH ROOF DECK**
- COMPOSITE RAILING PER CODE
 - 1x6 COMPOSITE DECKING
 - REVERSE TAPERED 2x6 P.T.
 - FIBERGLASS ROOFING SYSTEM
 - 3/4" EXTERIOR RATED PLYWOOD
 - 2x10 JOISTS @ 16" O.C. TAPERED 1/4" PER FT
 - P.T. 5/4x8 FASCIA - WRAPPED
 - P.T. 2x10 SUB FASCIA - WRAPPED
 - 6" HALF-ROUND GUTTER
 - HURRICANE & TENSION TIES PER CODE
 - PAINTED BEAD BOARD CEILING
 - COLORS TO BE SELECTED BY OWNER

- THERMAL ENVELOPE:**
- ROOF: R-49 FIBERGLASS BATT
 - EXTERIOR FRAMED WALLS: R-21 FIBERGLASS BATT
 - BASEMENT WALLS: R-5 RIGID CONTINUOUS + R-15 FIBERGLASS BATT
 - EXTERIOR DOORS: .27 U-VALUE MAX.
 - WINDOWS: .27 U-VALUE MAX.

- EXISTING FIRST FLOOR EXTERIOR WALLS**
- FUR OUT TO MATCH NEW 2x6 WALL
 - ADD CONT. (2) 9-1/4" 2.0e LVL TOP OF EXISTING PLATE
 - ADD NEW (2) 2x6 TOP PLATE
 - ADD R-21 FIBERGLASS BATT INSULATION
 - 1/2" GWB, TAPED, SPACKLED, PRIMED & PAINTED (TYP.)

- FOUNDATION EXTERIOR WALLS**
- R-5: 1" CONT. RIGID FOAM, TAPED
 - 2x4 P.T. SILL W/ SILL SEALER
 - 2x4 WOOD STUDS @ 16" O.C.
 - R-15: FIBERGLASS INSULATION
 - 1/2" GWB, TAPED, SPACKLED, PRIMED & PAINTED (TYP.)

2 PROPOSED BUILDING SECTION
1/4" = 1'-0"

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SCALE:	1/4" = 1'-0"
FLOOR:	AS NOTED
DRAWING TITLE:	PROPOSED SECTION

SHEET NUMBER:
A-111.00

JCL-A

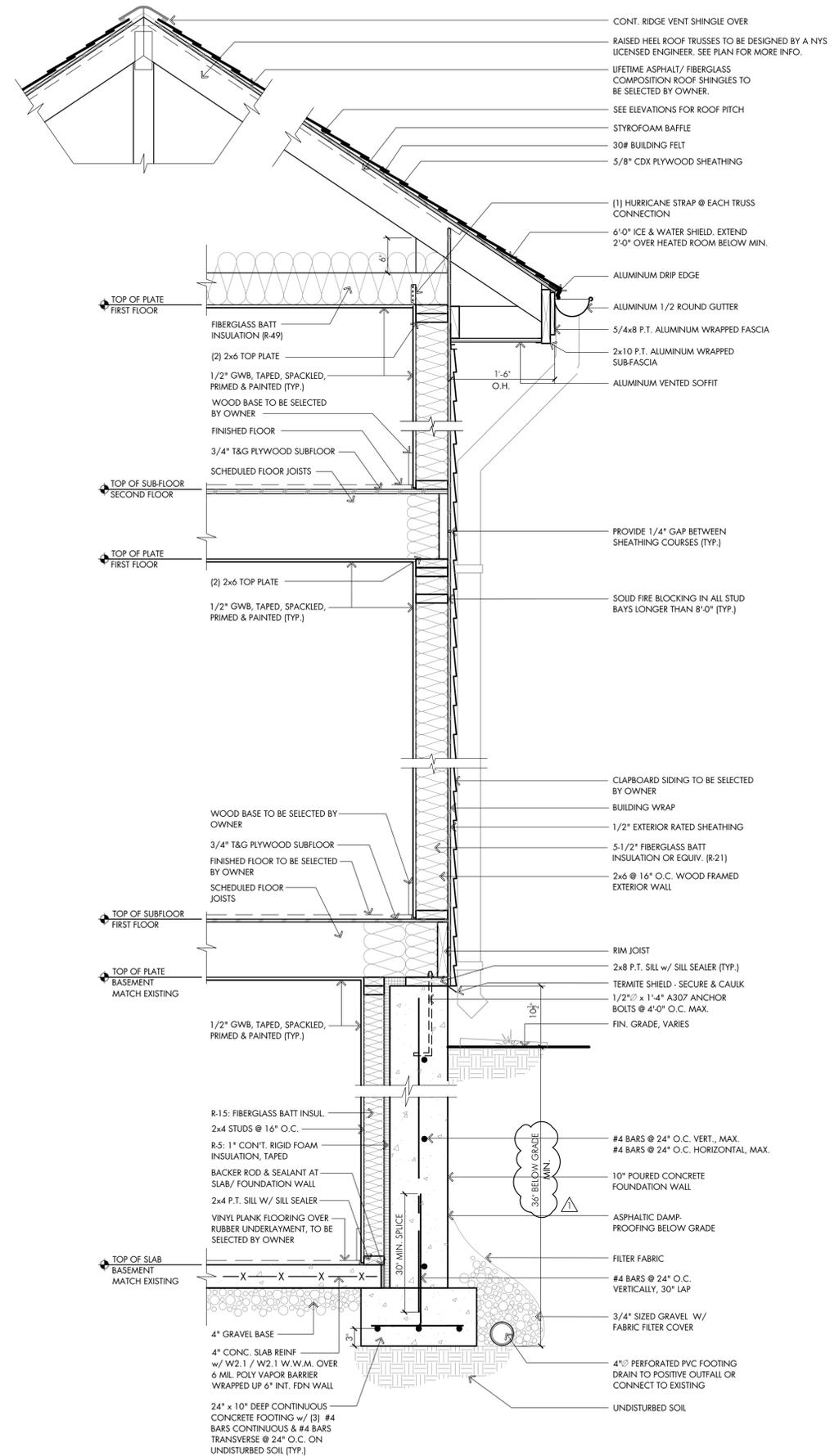
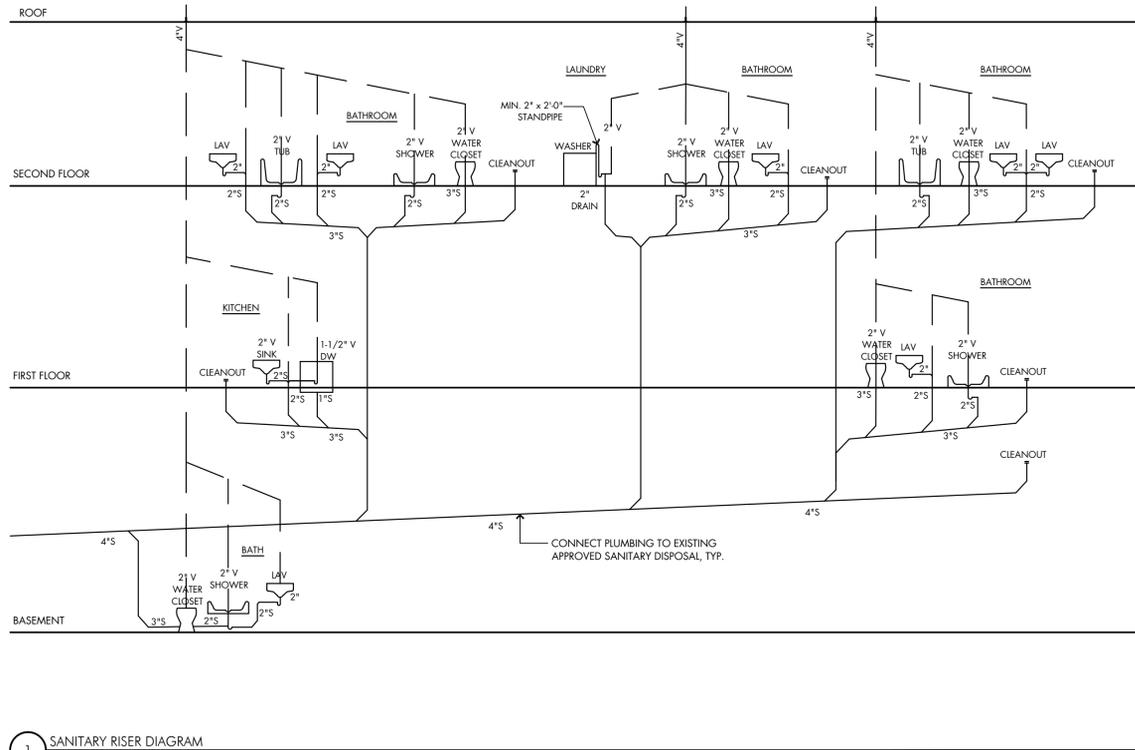
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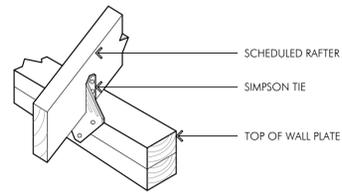
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FLOOR:	AS NOTED
DRAWING TITLE:	PROPOSED SCHEDULES
SHEET NUMBER:	A-112.00



RAFTER ATTACHMENT DETAIL
ATTACHMENT DETAIL APPLIES TO FRAMED ROOFS
IN WIND AREAS GREATER THAN 90 MPH AND
TRUSS ROOFS

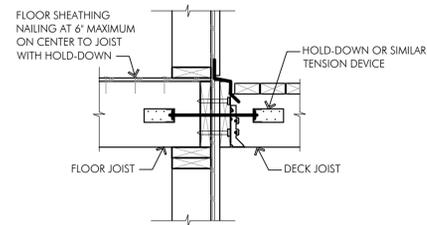


FIGURE R507.2.3 (1)
DECK ATTACHMENT FOR LATERAL LOADS

NOTE:
THIS DETAIL IS APPLICABLE
WHERE FLOOR JOISTS ARE
PARALLEL TO DECK JOISTS

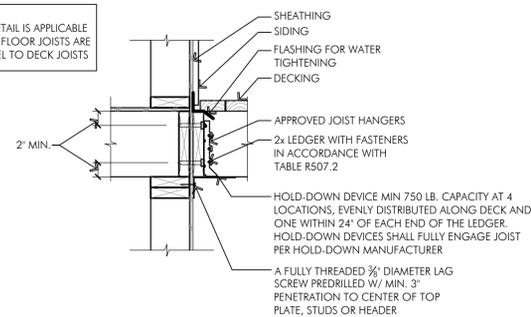


FIGURE R507.2.3 (2)
DECK ATTACHMENT FOR LATERAL LOADS

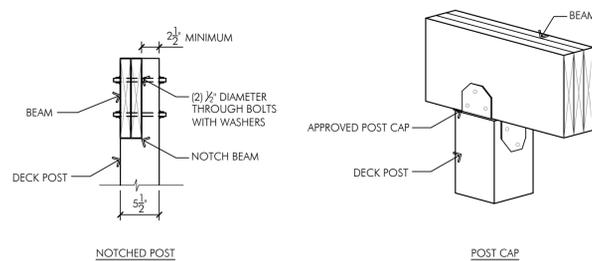
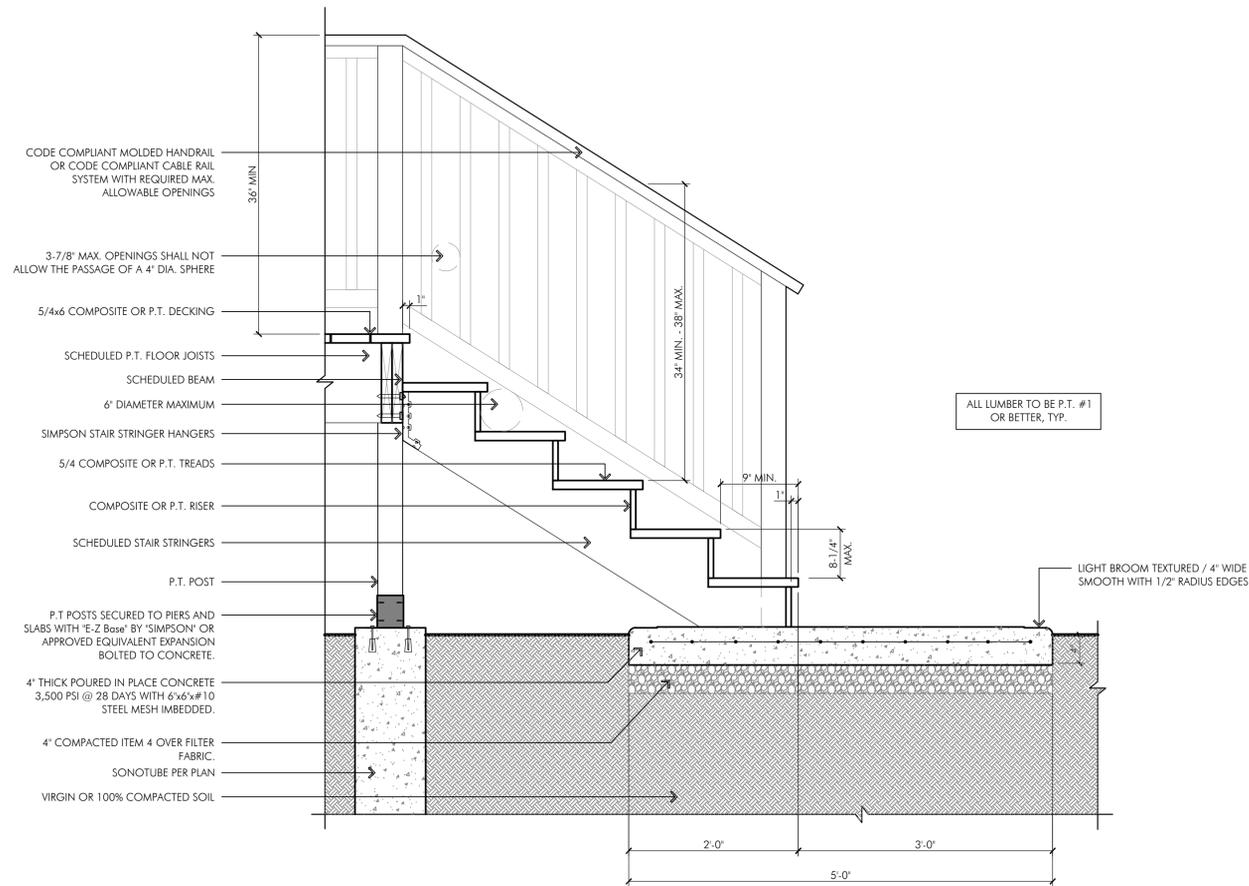
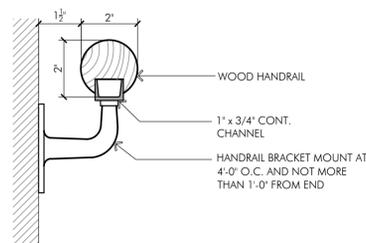


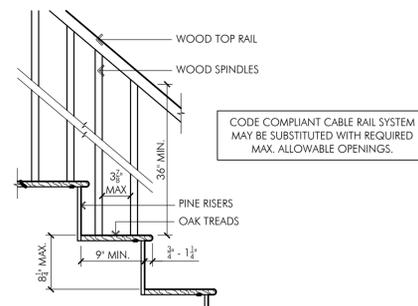
FIGURE R507.7.1
DECK BEAM TO DECK POST



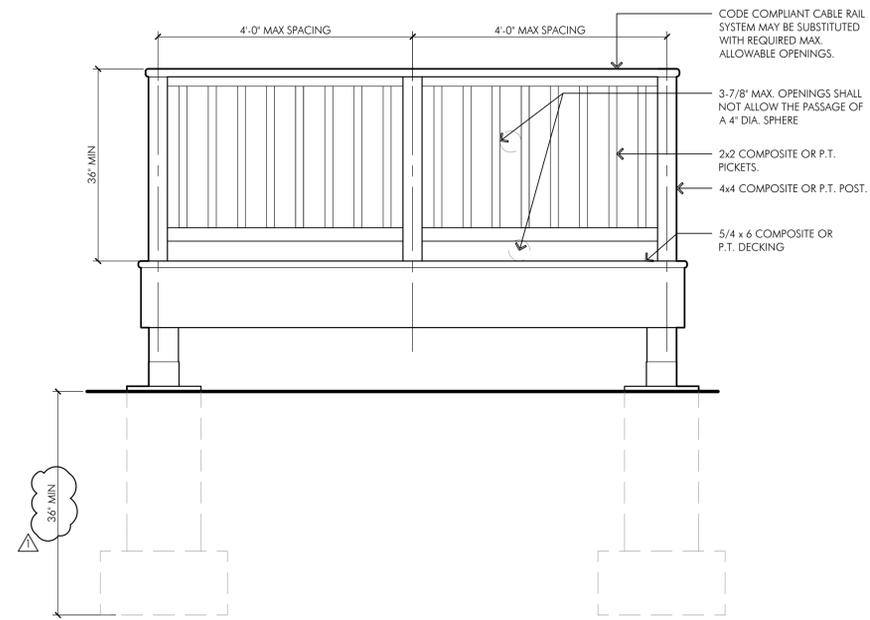
1 TYPICAL EXTERIOR STAIR SECTION
1" = 1'-0"



3 GRASPABLE HANDRAIL DETAILS
2" = 1'-0"



4 TYPICAL INTERIOR STAIR DETAILS
1" = 1'-0"



2 TYPICAL DECK ELEVATION
3/4" = 1'-0"

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SHEET NUMBER:

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