

**ZONING BOARD OF APPEALS**

Town of Orangetown  
26 Orangeburg Road  
Orangeburg, New York 10962  
**(845) 359-8410 (ex. 4316)**

**Date: June 23, 2025**

TO: OBAPAE

NYS Dept of Environmental Conservation  
New York State Dept. of Transportation  
Palisades Interstate Park Commission  
NYS Thruway Authority  
ACOE  
CSX

**Rockland County Drainage  
Rockland County Health  
Rockland County Planning  
Rockland County Highway  
Rockland County Swr Dstrt #1  
Orange and Rockland Utilities  
Veolia**

**This matter is scheduled for: August 6, 2025**

**Review of Plans: Barbalat, 513 Western Highway, Blauvelt, NY**

**Section 70.18 Block 2 Lot 9 ; R-40 zone**

Chapter 43, R-40 District, Group E, Section 5.21(a) small lot applies.  
Section 3.12, Column 9(side yard: 20' required, with 9'-6" proposed), Column 10(total side yard: 40' required, with 15.1' proposed), and from Column 11(Rear yard: 50' required, with 22' 9" proposed) for a deck at an existing single-family residence. The premises are located at 513 Western Highway, Blauvelt, New York and identified on the Orangetown Tax Map as Section 70.18, Block 2, Lot 9 in the R-40 zoning district.

Please review the information enclosed and provide comments.  
These comments may be mailed, or e-mailed to the Zoning Board Office.

If your Agency does not have any comments at this time, please respond to this office by sending back this sheet.

- US Postal: 26 Orangeburg Road, Orangeburg, NY 10962
- Email to Zoning Board: [KBettmann@orangetown.com](mailto:KBettmann@orangetown.com)

**Zoning Board Meeting Date: August 6, 2025**

- Comments attached
- No Comments at this time. Please send future correspondence for review.
- No future correspondence for this site should be sent to this agency. Plans reviewed and this agency does not have any further comments.
- This project is out of the jurisdiction of this agency and has no further comments.

This project is before the **Zoning Board** on **Wednesday, August 6, 2025.**  
**Kindly forward your completed review to this office BEFORE August 6, 2025**

Reviewing Agency \_\_\_\_\_

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Thank you, **Katlyn Bettmann (EXT. 4316)**

Please check all that apply:

<input type="checkbox"/> Commercial <input type="checkbox"/> Planning Board <input checked="" type="checkbox"/> Zoning Board of Appeals  <input type="checkbox"/> Subdivision <input type="checkbox"/> Number of Lots <input type="checkbox"/> Site Plan <input type="checkbox"/> Conditional Use  <input type="checkbox"/> Special Permit <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Performance Standards Review <input type="checkbox"/> Use Variance <input type="checkbox"/> Other (specify): _____	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Historical Board <input type="checkbox"/> Architectural Board  <input type="checkbox"/> Consultation <input type="checkbox"/> Pre-Preliminary/Sketch <input type="checkbox"/> Preliminary <input type="checkbox"/> Final <input type="checkbox"/> Interpretation
--	---

PERMIT#: BLPR - 6751-25  
 ASSIGNED  
 INSPECTOR: Glenn

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

Project Name: Barbalat

Street Address: 513 Western Highway S.  
Blauvelt, NY 10913.

Tax Map Designation:  
Section: 70.18 Block: 2 Lot(s): 9  
Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

Directional Location:  
 On the Eastern side of Western Highway, approximately 70 feet west/south of the intersection of St Catherine Church, in the Town of Orangetown in the hamlet/village of Blauvelt.

Acreage of Parcel <u>6650 sq. ft.</u>	Zoning District <u>40</u>
School District <u>Orangetown</u>	Postal District <u>Blauvelt</u>
Ambulance District <u>Orangetown</u>	Fire District <u>"</u>
Water District <u>veolia</u>	Sewer District <u>municipal</u>

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

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.  
Date: 12/6/25 Applicant's Signature: Yorja Barbalat

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**JUN 13 2025**  
TOWN OF ORANGETOWN  
LAND USE BOARDS

**APPLICATION REVIEW FORM**

**FILL IN WHERE APPLICABLE.**

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

**If subdivision:**

- 1) Is any variance from the subdivision regulations required? \_\_\_\_\_
- 2) Is any open space being offered? \_\_\_\_ If so, what amount? \_\_\_\_\_
- 3) Is this a standard or average density subdivision? \_\_\_\_\_

**If site plan:**

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

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

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

**Environmental Constraints:**

Are there **slopes greater than 25%**? If yes, please indicate the amount and show the gross and net area \_\_\_\_\_

Are there **streams** on the site? If yes, please provide the names. \_\_\_\_\_

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

**Project History:**

Has this project ever been reviewed before? no

If so, provide a narrative, including the list case number, name, date, and the board(s) you appeared before, and the status of any previous approvals.  
\_\_\_\_\_  
\_\_\_\_\_

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

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**JUN 13 2025**

TOWN OF ORANGETOWN  
LAND USE BOARDS



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

26 Orangeburg Road  
Orangeburg, N.Y. 10962

(845)359-8410

Fax: (845) 359-8526

**REFERRAL TO THE ZONING BOARD OF APPEALS**

Date: 6/11//25 Section: 70.18 Block: 2 Lot: 9

Applicant: Barbalat

Address: 513 Western Highway Blayvelt

RE: Application Made at: same

Referred For:

- Chapter 43, Section 5.21 (a) Small Lot Applies
- Section 3.12 R-40 Group E
- Column #9 Side Yard 20' required / 9'-6" proposed
- Column #10 Total Side Yard 40' required / 15.1' proposed
- Column #11 Rear Yard 50' required / 22'-9" proposed

Comments:

16' x 16' Deck

Dear Barbalat :

Please be advised that the Building Permit Application # 6751-25, which you submitted on 2/27/25, 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

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JUN 13 2025

TOWN OF ORANGETOWN  
LAND USE BOARDS

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

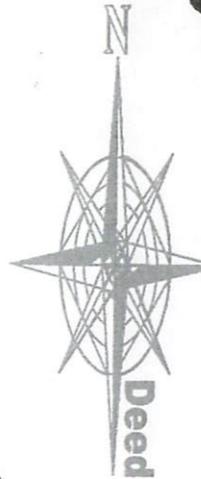
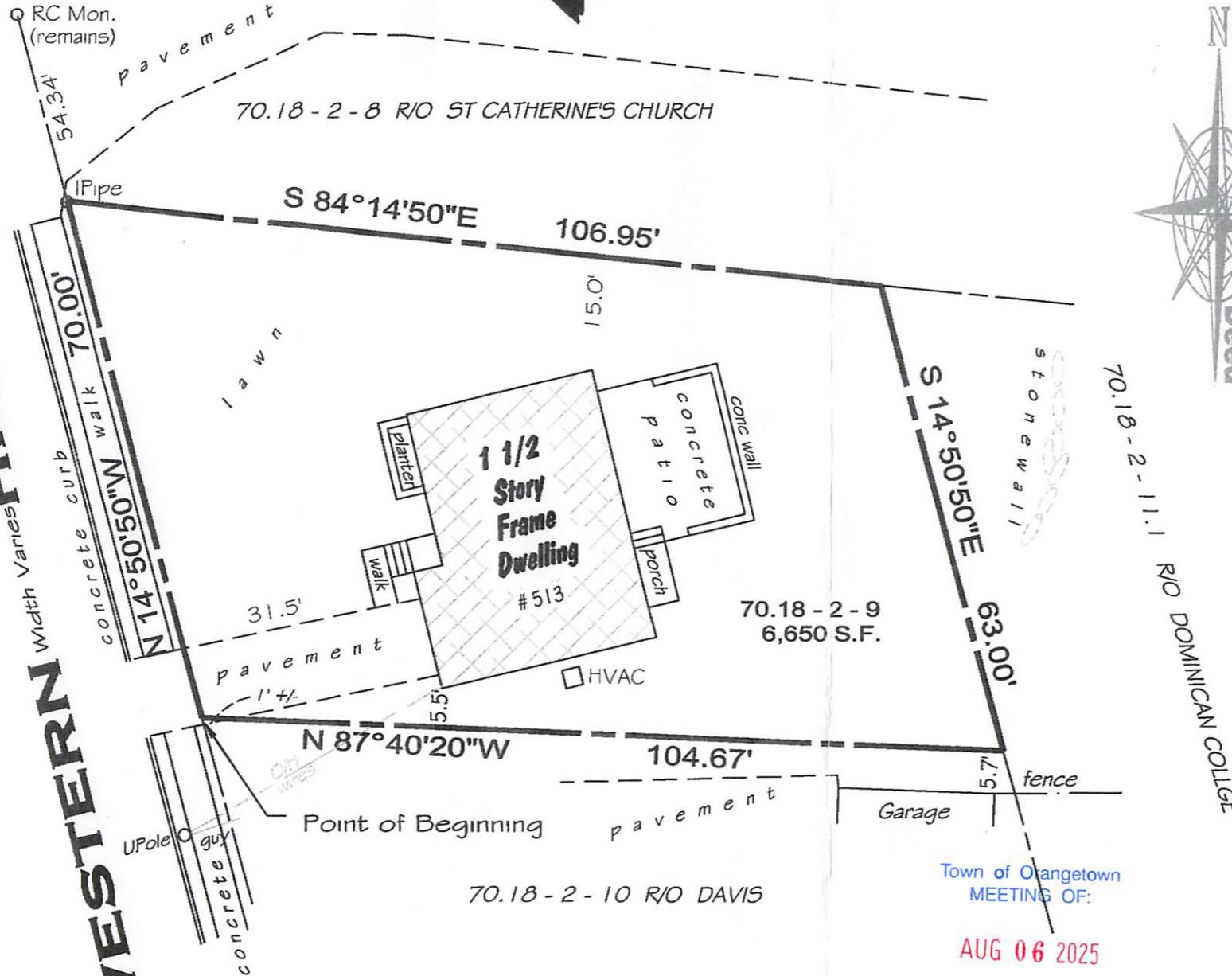
6/11/25

Date  
CC: Katlyn Bettmann  
Elizabeth Decort

Survey No. 5771

UNAUTHORIZED COPIES OF THIS MAP APPEAR IN BLACK AND WHITE AND ARE A COPYRIGHT VIOLATION

**WESTERN HIGHWAY**  
Width Varies



**REFERENCE:**

Instrument No. 2018- 30749

**TAX MAP NO. 70.18 - 2 - 9**

THIS SURVEY MAP IS BASED ON AN ACTUAL FIELD SURVEY CONDUCTED FOR A SPECIFIC PURPOSE AND IS BASED ON SPECIFIC CONTRACTUAL REQUIREMENTS FOR THIS TRANSACTION. USE OF THIS MAP FOR SURVEY INSPECTION UPDATES IS STRICTLY PROHIBITED. THIS MAP MAY NOT BE COPIED IN WHOLE OR IN PART. THIS MAP MAY NOT BE USED FOR OTHER PURPOSES OR TRANSACTIONS. THIS MAP MAY NOT BE SOLD, RENTED, LEASED, PHOTOCOPIED, ENLARGED, REDUCED, TRACED OR TRANSFERRED IN ANY OTHER WAY WITHOUT THE PRIOR WRITTEN CONSENT OF ROBERT R. RAHNEFELD WHO'S SIGNATURE & SEAL APPEAR HEREON.

**CERTIFIED TO:**

YOSEF BARBALAT  
GUARANTEED RATE INC., ISAOA/TIMA  
THE SECURITY TITLE GUARANTEE CORPORATION OF BALTIMORE  
ASHFORD ABSTRACT CORP.

**ROBERT R. RAHNEFELD, P.L.S.**  
**N.Y. Lic No. 49459**

**NOTE:** IT IS A VIOLATION OF THE STATE EDUCATION LAW, SECT 7209 (2) FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. ONLY COPIES OF THIS SURVEY MARKED WITH THE LAND SURVEYOR'S SIGNATURE AND AN ORIGINAL EMBOSSED SEAL ARE A VALID ORIGINAL PRODUCT OF THE LAND SURVEYOR. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES AND PURPOSE INDICATED HEREON. ANY CLAIM FOR LIABILITY SHALL NOT EXCEED THE AMOUNT OF THE AGREEMENT. ANY EXTENSION OF USE BEYOND THE PURPOSE AGREED TO BETWEEN THE CLIENT AND THE SURVEYOR EXCEEDS THE SCOPE OF THE ENGAGEMENT. HOLDS THE SURVEYOR HARMLESS FOR UNAUTHORIZED USE BY OTHER PARTIES. PERSONS OR GOVERNMENTAL APPROVALS AND RENDERS THIS SURVEY MAP NULL & VOID. THIS SURVEY MAP IS SUBJECT TO AN ACCURATE ABSTRACT OF TITLE.

**SURVEY MAP**

for  
**YOSEF BARBALAT**

**BLAUVELT**  
**TOWN OF ORANGETOWN \* ROCKLAND COUNTY**  
**NEW YORK**

MAY 3, 2021

SCALE: 1" = 20'



**\* Robert R. Rahnefeld \***

**\* Land & Boundary Consultant \***

P.O. BOX 881, PEARL RIVER, N.Y., 10965  
PHONE: (845) 735-9216 FAX 620-0752

Land Surveyor Land Planner Global Positioning  
Wetland Delineation Subdivision Design

Ariz. • Colorado • Nevada • New Mexico • New Jersey • New York

**Map No. 3533** SP 20

**Legend:** ● Property Corner Set  
○ Property Corner Found  
Property Corner Monuments were not placed as part of this survey



LOCATION DATA SHOWN IS BASED ON LIMITED ACCURACY MEASUREMENTS AND SHOULD NOT BE USED FOR CONSTRUCTION OF NEW IMPROVEMENTS OR FENCES

# Jenny R. Zuniga-Casal Architecture LLC.

T. 845.598.1613

E. Jzuniga000@msn.com

06/24/2025

Project No 0225-126

To: The Town of Orangetown

Building Department

Reference: 513 W. Highway ; Blauvelt NY 10913

Who it may concern,

Please see revised Zoning Bulk Table:

ZONING BULK REQUIREMENTS			
use: R-40 Residential Zone		TAX MAP: 70.18-2-9	
	CODE PERMITTED	EXISTING	PROPOSED
LOT AREA	40,000 SQ.FT.	6,650 SQ.FT. *	NOT CHANGED
LOT WIDTH	150 FT	63 FT	NOT CHANGED
STREET FRONTAGE	100 FT	70 FT	NOT CHANGE
F.A.R.	15%X6,650 =997.5%	15%X6,650 =997.5%	NOT CHANGED
BUILDING HEIGHT	8"/1 FT	NOT CHANGED	NOT CHANGED
REQUIRED FRONT YARD	50 FT	31.5 FT	NOT CHANGED
REQUIRED SIDE YARD	20 FT	15 FT*	9.6 FT**
REQUIRED TOTAL YARD	40FT	20.5 FT *	15.5 FT**
REQUIRED REAR YARD	50FT	38.9 FT*	22.9 FT**
USED	SINGLE FAMILY	NOT CHANGED	NOT CHANGED
*	CHAPTER 43-SECTION 5.21 UNDERSIZED LOT APPLIES		
**	VARIANCE		



Jenny R. Zuniga-Casal R.A.

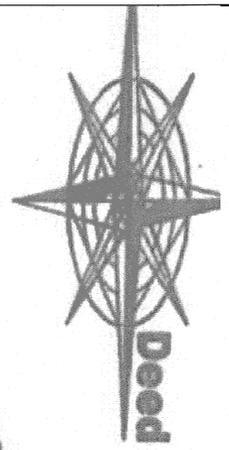
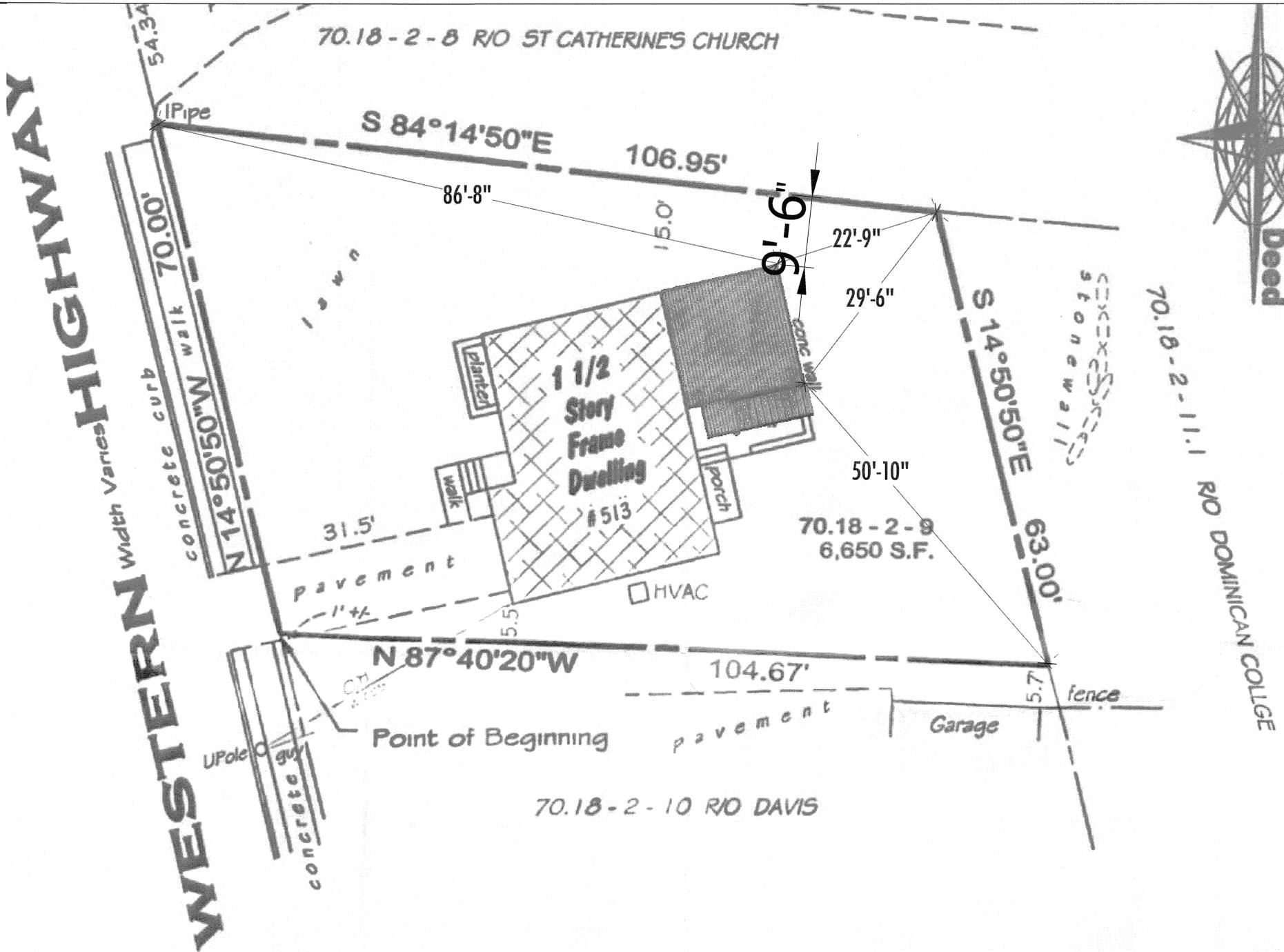
RECEIVED

JUN 25 2025

TOWN OF ORANGETOWN  
LAND USE BOARDS

**GENERAL NOTES**

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL STATE, MUNICIPAL, LOCAL ZONING AND 2020 RESIDENTIAL CODE OF NEW YORK STATE, FIRE CODE OF NEW YORK STATE, THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE ETC.; AND THE TOWN HAVING JURISDICTION LAWS.
2. DO NOT SCALE THE DRAWING; FOLLOW DIMENSION ONLY.
3. ALL CONTRACTORS AND SUBCONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE PROJECT THROUGH INSPECTION OF THE SITE AND THE DRAWINGS SO AS TO THOROUGHLY UNDERSTAND THE DRAWINGS AND ALL DISCREPANCIES AND OMISSIONS SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR OR SUBCONTRACTOR AS MAY APPLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR OR SUBCONTRACTOR AS MAY APPLY TO ENSURE THAT DISCREPANCIES OR OMISSIONS ARE REPORTED AND CLARIFICATION OBTAINED FROM THE ARCHITECT PRIOR TO WORK BEING DONE. ANY WORK THAT PROCEEDS OTHERWISE SHALL BE, IF INCORRECTLY PERFORMED, REPLACED OR REPAIRED WITH THE COST FOR SAME BEING BORNE BY THE CONTRACTOR OR SUBCONTRACTOR.
4. ARCHITECT HAS BEEN RETAINED FOR DESIGN PURPOSES ONLY. ARCHITECT AS NOT BEEN RETAINED FOR CONSTRUCTION INSPECTION SERVICES OR FOR APPROVAL OF SHOP DRAWINGS, OR FOR ANY BIDDING PROCEDURES. ARCHITECT IS NOT RESPONSIBLE FOR ANY ELECTRICAL OR MECHANICAL SYSTEMS RELATED TO THIS CONSTRUCTION. HIS RESPONSIBILITY IS STRICTLY LIMITED TO THE CONTENTS OF THESE WORKING DRAWINGS AND THEIR RELATED SPECIFICATIONS ONLY. ANY DEVIATIONS FROM THESE PLANS REMOVES ANY RESPONSIBILITY OF THE ARCHITECT IN ENTIRETY TO THAT OF THESE PLANS.
5. PLANS ARE BASED ON SITE SURVEY GIVING TO THE ARCHITECT BY THE OWNER. THEY SHALL BE REVIEWED BY A LICENSED ENGINEER OR SURVEYOR WHO SHALL VERIFY ALL SETBACKS AND BUILDING LINES PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL NOT COMMENCE THE ERECTION, CONSTRUCTION, ENLARGEMENT, ALTERATION, IMPROVEMENT, DEMOLITION OR CONVERSION OF ANY BUILDING OR STRUCTURE OR CAUSE THE SAME TO BE DONE, WITHOUT FIRST OBTAINING A SEPARATE BUILDING PERMIT.
7. CONTRACTOR SHALL BE PROVIDE RESPONSIBLE FOR THE PERMIT; FEES AND COST REQUIRED RELATED TO THE WORK OF THE CONTRACT. CONTRACTOR WILL BE KNOWLEDGE TO REQUIRED THE INSPECTIONS AND REQUEST AN INSPECTION FOR ALL WORK PHASE COMPLETED AS REQUIRED.
8. CONTRACTOR OR ANY SUBCONTRACTOR DOING ANY WORK UNDER THIS CONTRACT SHALL CARRY LIABILITY AND PROPERTY DAMAGE INSURANCE AGAINST ACCIDENTS OF ALL KINDS AND SHALL FURNISH OWNER WITH CERTIFICATES OF INSURANCES AND WORKMANS COMPENSATION INSURANCE AS IT IS REQUIRED TO PERFORM THE WORK BY THE LOCAL AND STATE FEDERAL SAFETY LAWS.
9. ALL CONTRACTORS SHALL BE PERFORMED IN A FIRST CLASS WORKMANLIKE MANNER. MATCHING AND ALIGNING ALL SURFACES WHERE APPLICABLE TO AFFORD A FINISHED NEAT APPEARANCE. CONTRACTOR SHALL CLEAN ALL SURFACES FREE OF DIRT AND REFUSE CAUSED BY DEBRIS FROM ALL INSTALLATION TECHNIQUES OF THE TRADE ALL ADJACENT SURFACES TO THEIR WORK SHALL BE LEFT AS THEY APPEAR PRIOR TO COMMENCEMENT OF THE CONTRACTOR'S WORK TO BE DONE. THE CONTRACTOR SHALL BE PROTECTED ALL ADJACENT SURFACES DURING THE COURSE OF THE WORK.
10. ALL PLUMBING WORK SHALL BE PERFORMED BY A LICENSED PLUMBER, AND SHALL BE SUBJECT TO INSPECTION BY THE MUNICIPALITY AND INTERRUPTIONS OF WATER SERVICE OR HEATING SHALL BE PERMITTED WITHOUT PRIOR APPROVAL FROM THE OWNER.
11. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN AND SHALL CONFORM TO NFPA 70 (THE NATIONAL ELECTRICAL CODE), LATEST EDITION, AND THE LOCAL UTILITY COMPANY, AND SHALL BE SUBJECT TO INSPECTION AND CERTIFICATION BY THE NEW YORK BOARD OF FIRE UNDERWRITERS, OR EQUAL, NOT INTERRUPTIONS TO ELECTRICAL SERVICE DUE TO THE CONSTRUCTION OPERATIONS SHALL BE PERMITTED WITHOUT PRIOR APPROVAL FROM THE OWNER.
12. ALL WORK INDICATED IN THESE PLANS AND SPECIFICATIONS, TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGMENT, ARE IN COMPLIANCE WITH THE NY STATE CODES.



DECK  
AREA=302 SQ.FT.

**Legend:** ● Property Corner Set    ○ Property Corner Found    Property Corner Monuments were not placed as part of this survey

**SITE PLAN GRAPHIC SCALE**

SITE PLAN BASE ON: SURVEY MAP;  
Robert R. RAHNEFELD ny licensed #49459  
DATED MAY 3-2021  
SCALE 1'-0" = 1/8"

ZONING BULK REQUIRE MENTS			
USE: R-40-RESIDENTIAL ZONE; GROUP J.			
TAX MAP: 70.18 - 2 - 9.			
	CODE PERMITTED	EXISTING	PROPOSED
LOT AREA	15,000 S.F.	6,650 SQ.FT.	NOT CHANGED
LOT WIDTH	100	63 FT.	NOT CHANGED *
STREET FRONTAGE	75 FT	70 S.F.	NOT CHANGED
F.A.R	20% x 6,650 = 1,330 SQ.FT	1,180 SQ.FT	NOT CHANGED
BUILDING HEIGHT	2 1/2 STORIES OR 35FT.	NOT CHANGED	NOT CHANGED
REQ. FRONT YARD	30 FT	31.5 FT	NOT CHANGED
REQ. SIDE YARD	15 FT.*	15 FT	9.6 FT
TOTAL SIDE YARDS	30 FT*	20.5 FT	15.1 FT
REQ. REAR YARD	35 FT	38.9 FT	22.9 FT *
USE	SINGLE FAMILY	SINGLE FAMILY	NOT CHANGED

\* CHAPTER 43-SECTION 5.221(C)UNDERSIZE LOT SIDE YARD 15'-0"  
\*\* VARIANCE

JOB NO: 025-128  
DATE 04/14/25  
SCALE AS NOTED  
DRN. BY. EAA

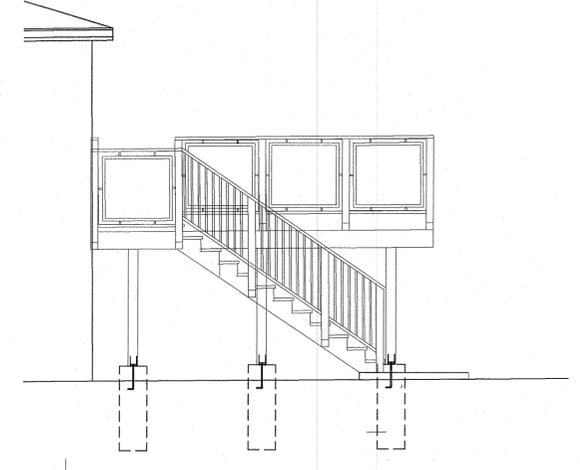
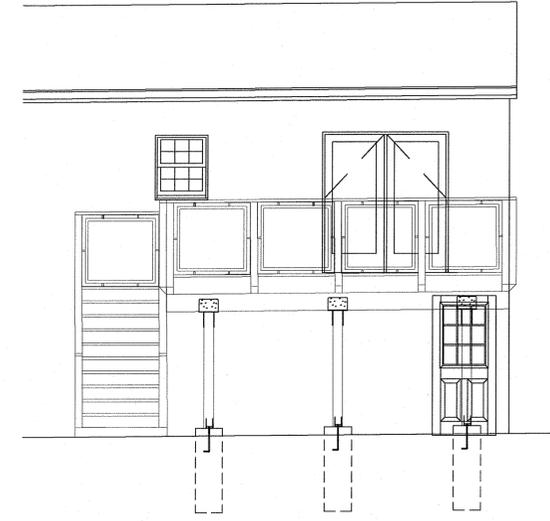
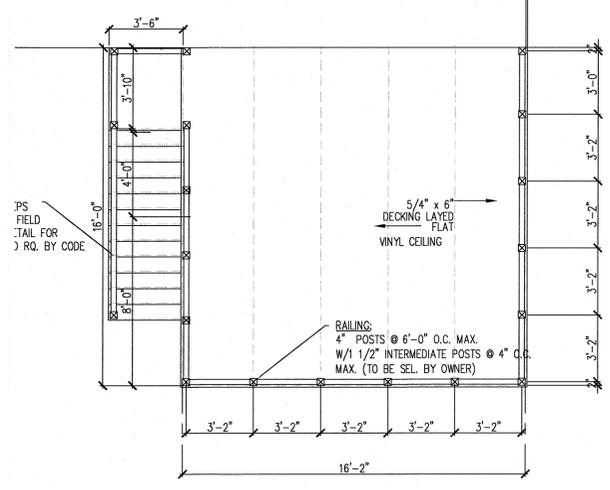
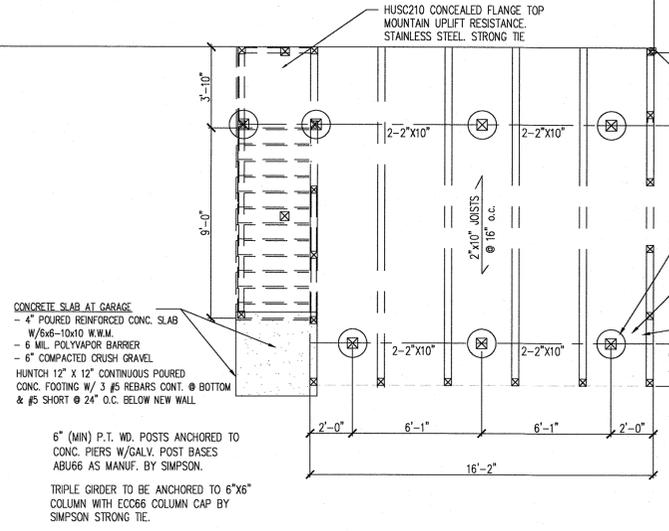
Jenny R. Zuniga-Casal  
ARCHITECT  
Jenny R. Zuniga-Casal Architecture LLC  
77 Sierra Vista Lane, Valley Cottage, NY, 10989  
Tel: 845.598.1613 Fax: 845.512.8290  
Email: jzuniga000@msn.com



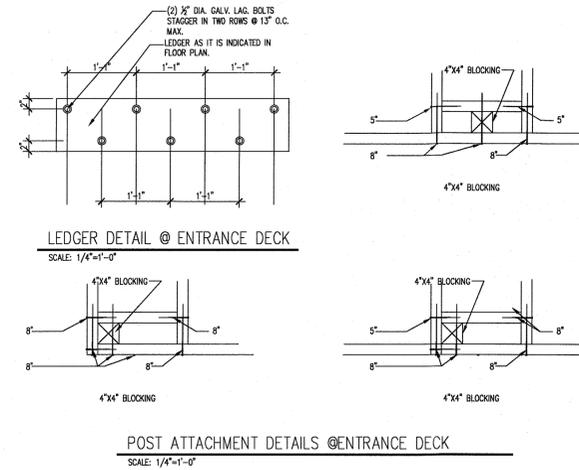
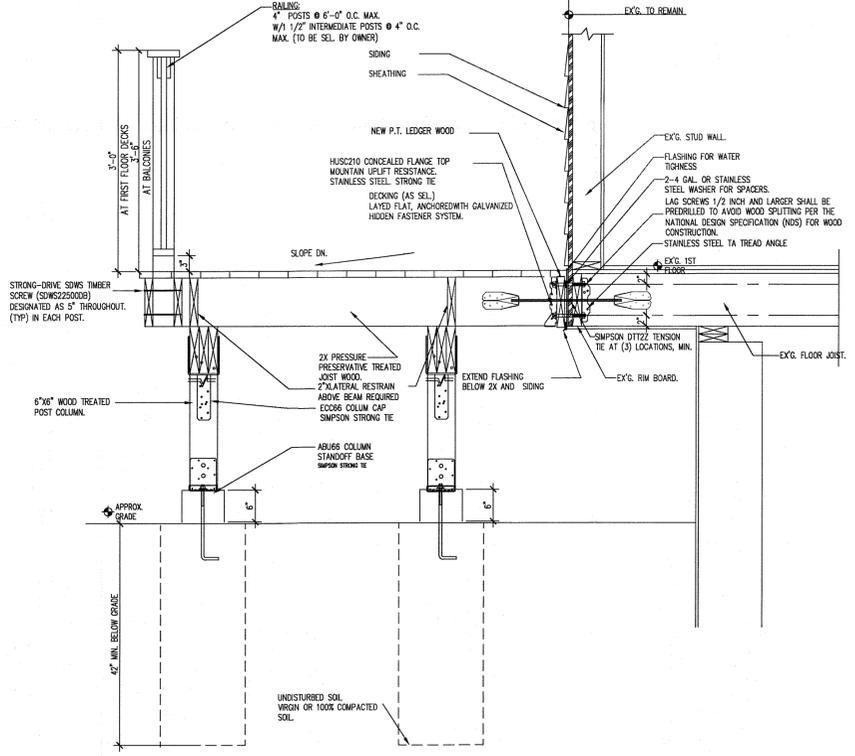
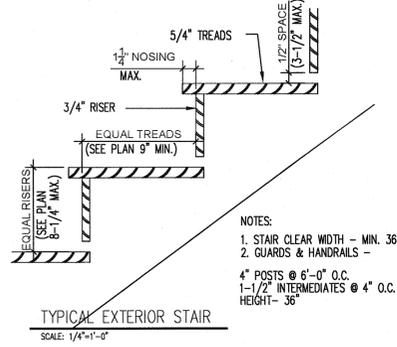
**PROPOSED NEW DECK**  
**513 WESTERN HIGHWAY  
BLAUVELT N.Y. 10913**

DRAWING NO.:  
**A-1**

Town of Orangetown  
MEETING OF:  
AUG 06 2025  
ZONING BOARD OF APPEALS



**NOTES:**  
NEW DECK ARE PREFABRICATED SYSTEM; ASSEMBLY RAILING AS PER MANUFACTURE SPECIFICATIONS.



**DEMOLITION AND SAFETY NOTES:**

- REMOVE ALL WALLS, PARTITIONS, DOORS AND OTHER MISCELLANEOUS ITEMS AS INDICATED ON DRAWING.
- SHORING NECESSARY IN CONNECTION WITH REMOVALS MUST BE PROVIDED.
- ALL WORK SHALL BE CONFINED TO THE AREA SHOWN ON THE CONTRACT DOCUMENTS AND ANY ADDITIONAL AREAS THAT THE CONTRACTOR'S REPRESENTATIVE MUTUALLY AGREE UPON. CONTRACTOR SHALL LIMIT TO A MINIMUM DUST AND DEBRIS FROM ENTERING OCCUPIED PORTIONS OF THE BUILDING BY THE USE OF TEMPORARY PARTITIONS AND BARRIERS.
- CONSTRUCT TEMPORARY PARTITIONS SEPARATING THE CONSTRUCTION AREA FROM PORTIONS OF THE BUILDING WHICH WILL REMAIN IN OPERATION DURING THE RENOVATION.
- ALL WORK IS TO BE DONE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL ORDINANCES, RULES AND REGULATIONS, AND AUTHORITIES HAVING JURISDICTION.
- DO NOT USE EXISTING STRUCTURAL MEMBERS FOR RIGGING PURPOSES WITHOUT SPECIFIC APPROVAL BY THE ARCHITECT.
- REMOVE ALL LIGHTING FIXTURES AND ELECTRICAL DEVICES INCLUDING ACCESSORY MOUNTING DEVICES. CARE IS TO BE TAKEN IN REMOVAL OF ALL WIRE AND CABLE TO ALLOW FOR THIS MATERIAL TO BE SALVAGED FOR USE AT A FUTURE DATE.
- NO INTERRUPTIONS TO HEATING, WATER, ELECTRICAL SERVICE, ETC. DUE TO CONSTRUCTION OPERATIONS SHALL BE PERMITTED WITHOUT PRIOR APPROVAL FROM THE OWNER'S REPRESENTATIVE.
- PROVIDE PROPER PROTECTION FOR NEW AND EXISTING FINISHES, FURNISHINGS AND FIXTURES, ETC. WHEN HOLES ARE MADE IN EXISTING WORK THEY SHOULD BE COVERED AT DAY'S END.
- ALL BUILDING MATERIALS STORED AT THE CONSTRUCTION AREA, AND/OR ANY AREA OF THE BUILDING ARE TO BE SECURED IN A LOCKED AREA. ACCESS TO SUCH AREAS IS TO BE CONTROLLED BY THE GENERAL CONTRACTOR.
- DEBRIS, DIRT, AND DUST SHALL BE KEPT TO A MINIMUM, CONFINED TO THE IMMEDIATE CONSTRUCTION AREA, AND SHALL BE CLEANED UP AND CLEARED FROM THE BUILDING PERIODICALLY TO AVOID ANY ACCUMULATION.
- ALL EXISTING MEANS OF EGRESS SHALL BE MAINTAINED CLEAR AND FREE OF OBSTRUCTIONS, SUCH AS BUILDING MATERIALS, TOOLS, DEBRIS, ETC.

**LEGEND**

	ELEVATION NUMBER
	DRAWING NUMBER
	DETAIL OR SECTION NUMBER
	DRAWING NUMBER

CONCRETE WALL TO BE REMOVED

DOOR TO BE REMOVED

NEW DOOR

EXISTING WALL TO REMAIN

NEW WALL

JOB NO: 025-128  
DATE: 04/14/25  
SCALE: AS NOTED  
DRN. BY: EAA

**Jenny R. Zuniga-Casal**  
ARCHITECT

Jenny R. Zuniga-Casal Architecture LLC  
77 Sierra Vista Lane, Valley Cottage, NY, 10989  
Tel: 845.598.1613 Fax: 845.512.8290  
Email: jzuniga000@msn.com



ISSUED  
04-17-25 FOR REVIEW BY OWNER

**PROPOSED NEW DECK**

513 WESTERN HIGHWAY  
BLAUVELT N.Y. 10913

DRAWING NO.:  
**A-2**

*Jenny R. Zuniga-Casal*