

ZONING BOARD OF APPEALS

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

Date: March 5, 2026

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
Orange and Rockland
Veolia

This matter is scheduled for: April 8, 2026

Review of Plans: Monzon, 13 Central Avenue, Sparkill, NY

Section 77.10 Block 2 Lot 64 ; R-15 zone

Chapter 43, Section 3.12, R-15 District, Group M, Column 4(floor area ratio: .20 permitted, .29 proposed), Column 8(front yard: 30’ required, 16’-4” proposed), Column 9(side yard: 15’ required, 4.6’ proposed), Column 10(total side yard: 30’ required, 23.6’ proposed), and from Column 12(height: 20’ permitted, 25’ proposed), Section 5.21(c)(e) small lot applies, for an addition and renovation at an existing single-family residence. The premises are located at 13 Central Avenue, Tappan, New York and identified on the Orangetown Tax Map as Section 77.10, Block 2, Lot 64 in the R-15 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

Zoning Board Meeting Date: April 8, 2026

- Comments attached
- Received and Comments to be provided prior to meeting date.
- 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, April 8, 2026.**
Kindly forward your completed review to this office BEFORE April 8, 2026
Reviewing Agency _____

Name: _____ Date: _____

Signature: _____

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



Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: 02/02/2026

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LAND USE BOARD APPLICATION

Please check all that apply:

Commercial Residential

Planning Board Historical Board

Zoning Board of Appeals Architectural Board

Subdivision Consultation

Number of Lots Pre-Preliminary/Sketch

Site Plan Preliminary

Conditional Use Final

Special Permit Interpretation

Variance

Performance Standards Review

Use Variance

Other (specify): _____

PERMIT#: BDR-8522-25

ASSIGNED

INSPECTOR: Dom

Referred from Planning Board: YES / NO

If yes provide date of Planning Board meeting: _____

FEB 02 2026

TOWN OF ORANGETOWN LAND USE BOARDS

Project Name: Monzon
~~ONE FAMILY RESIDENCE, ADDITIONAL ALTERATION LEVEL?~~

Street Address: 13 Central Ave, Tappan NY 10913

Tax Map Designation:
Section: 77.10 Block: 2 Lot(s): 64
Section: _____ Block: _____ Lot(s): _____

Directional Location:

On the Right side of CENTRAL AVE, approximately 127 feet of the intersection of Tappan Road, in the Town of ORANGETOWN in the hamlet/village of Tappan.

Acreage of Parcel 9,150 sq. Ft. (.21A) Zoning District R-1S Section 5.21
 School District SoLSD Postal District NY 10913 Tappan
 Ambulance District SOAC Fire District Tappan
 Water District _____ Sewer District _____

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

One Family Residence consiston: FIRST FLOOR, GARAGE, KITCHEN, LIVING ROOM, 1/2 BATH, Dining Area & Deck & Porch. Second Floor, 4 Bedrooms, 2 BATHS & Laundry. Existing. Basement to remain & Addition on concrete slab

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

Date: 02/02/2026 Applicant's 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 1,289.00
- 2) Total square footage 2,681
- 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 N/A

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? N/A

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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FEB 02 2026

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: 1/26/26 Section: 77.10 Block: 2 Lot: 64

Applicant: Monzon

Address: 16 William St. Sparkill NY 10976

RE: Application Made at: 13 Central Av. Tappan 10913

Referred For:

Chapter 43, Section sec 5.21 (c)(e) small lot
sec 3.12 R-15 M
Col #4 FAR .20 allowed / .29 proposed
Column #8 Front Yard 30' required / 16'-4" proposed
Column #9 Side Yard 15' required / 4.6' proposed
Column #10 Total Side Yard 30' required / 23.6' proposed
Column #12 Max Height 20' allowed / 25' proposed

Comments:

Addition and renovation of single family residence

Five (5) variances needed

Dear Monzon :

Please be advised that the Building Permit Application # 8522-25, which you submitted on 12/12/25, 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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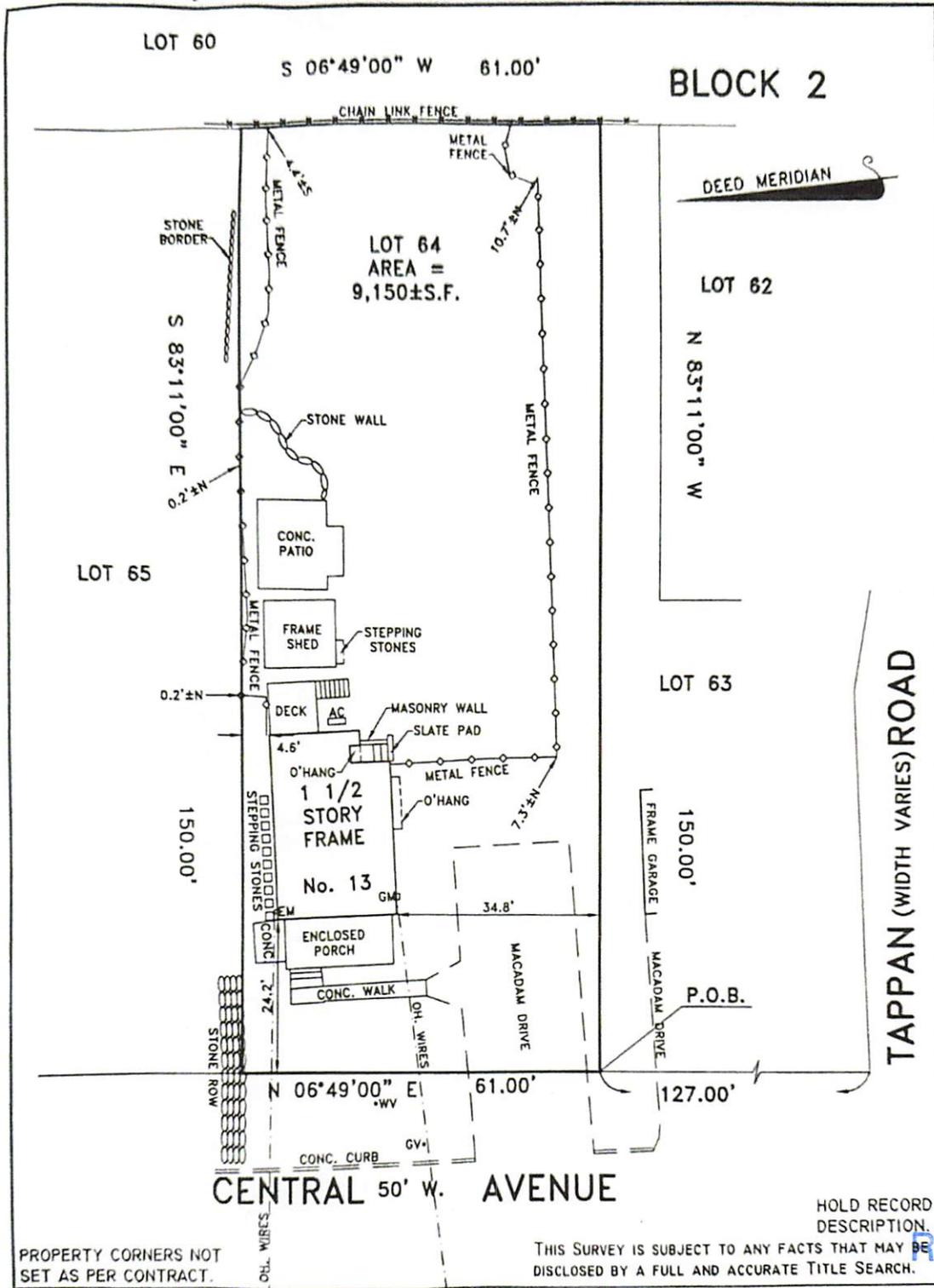
FEB 02 2026

TOWN OF ORANGETOWN
LAND USE BOARDS

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

1/29/26

Date
CC: Katlyn Bettmann
Elizabeth Decort



PROPERTY CORNERS NOT SET AS PER CONTRACT.

THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

RECEIVED

FEB 02 2026

TOWN OF ORANGETOWN LAND USE BOARDS

PROPERTY SURVEY		CERTIFIED TO: DANNY MUI.	
PROPERTY SITUATED IN: HAMLET OF TAPPAN TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK			
LOT NO.: 64 (TAX MAP)			
SECTION NO.: 77.10 (TAX MAP) BLOCK NO.: 2 (TAX MAP)			
MAP SOURCE: TAX ASSESSMENT MAP OF THE TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK.			
SCALE: 1"=20'	DATE: 04/25/25	PARTY: EW	DRAWN BY: DR

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 THE NEW YORK STATE, 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, ANY 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 INSURE 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 BUILDING 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 QWING 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, REMOVAL, IMPROVEMENT, REPAIR 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 COSTS REQUIRED RELATED TO THE WORK OF THE CONTRACTOR. CONTRACTOR WILL BE KNOWLEDGE TO REQUIREMENTS OF THE CONTRACT 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 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 OR 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 JUDGEMENT, ARE IN COMPLIANCE WITH THE NY STATE STATUTES.

CONCRETE REINFORCEMENT AT FOUNDATION

- CONCRETE AND REINFORCING**
1. ALL CONCRETE EXPOSED TO WEATHER TO BE 4000 PSI IN 28 DAYS WITH 6% AIR-ENTRAINED AND A MAXIMUM SLUMP OF 4". 5000 PSI PEA GRAVEL CONCRETE MAY BE USED FOR FILLED BLOCK CELLS.
 2. ALL CONCRETE SHALL BE REINFORCED AND ERECTED IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AS ADOPTED BY ACI 318 AND THE CURRENT EDITION OF THE 2020 BUILDING OF NYS.
 3. ALL CONCRETE WORK SHALL CONFORM TO ACI 301 STANDARD SPECIFICATIONS FOR REINFORCED CONCRETE.
 4. ALL REINFORCING STEEL SHALL BE DEFORMED HIGH BOND BARS ROVED FROM NEW BILLET OR INTERMEDIATE GRADE STEEL TO MEET LATEST ASTM SPECIFICATIONS A-615, GRADE 60.
 5. BARS SHALL BE LAPPED A MINIMUM OF 30 DIAMETERS AT SPLICES WELDED WIRE FABRIC SHEETS LAPPED 5" MINIMUM.
 6. ALL DETAILS OF REINFORCEMENT AND ACCESSORIES SHALL BE FABRICATED AND PROVIDED IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE FOR DETAILING.
 7. SHOP DRAWINGS SHALL MEET REQUIREMENTS OF ASTM A-185. SHOP DRAWINGS ON ALL CONCRETE REINFORCING MUST BE SUBMITTED FOR REVIEW.
 8. CONTRACTOR MUST ALSO FOLLOW ALL REQUIREMENTS FOR PREPARATION, CLEANING, PROOF ROLLING, FILL PLACEMENT RECOMMENDED BY A REPORT ON SOIL AND FOUNDATION INVESTIGATION.
 9. FOOTINGS ARE TO REST ON FIRM NATURAL SOIL AND/OR NEWLY COMPACTED LOAD BEARING FILL/FREE OF ORGANIC MATERIALS, OR CLEAN FILL PLACED IN LAYERS AND COMPACTED IN STRICT ACCORDANCE WITH REQUIREMENTS AND IN ACCORDANCE WITH NYS BUILDING CODE.
 10. ALL FILL BELOW FOOTINGS AND SLABS SHALL BE COMPACTED WITH SOIL COMPACTION EQUIPMENT RATHER THAN BY HAND TAMPING (EXCEPT AROUND PIPES, ETC.).
 11. THE THICKNESS OF FILL LAYERS PLACED SHALL BE COMPACTED WITH THE TYPE OF COMPACTION EQUIPMENT USED.

STRUCTURAL STEEL AND MISCELLANEOUS IRON WORK

ALL STEEL STRUCTURE SHALL BE COMPLY WITH ICC400 STANDARD - THE 2020 BUILDING CODE OF NYS. ALL OLD FORMER STEEL FRAMED SHALL BE COMPLY WITH AISI S230 STANDARD, AS A SECTION 902.1.

1. FURNISH AND ERECT ALL STRUCTURAL STEEL ITEMS INCLUDING LOOSE STEEL UNITS, ANCHORS, AND BEARING PLATES AS NOTED ON THE DRAWINGS AND IN THIS SECTION OF THE SPECIFICATION. ALL STEEL SHALL CONFORM IN PHYSICAL AND CHEMICAL PROPERTIES AND MANUFACTURING WITH THE FOR STRUCTURAL STEEL FOR BUILDINGS OF ICC400 STANDARD AS AMENDED TO DATE. DESIGN AND FABRICATION OF BEAMS, GIRDERS, COLUMNS, AND UNITS SHALL COMPLY WITH SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE FIELD DIMENSIONS OF THE STRUCTURE BEFORE THE SUBMISSION OF SHOP DRAWINGS.
2. ALL STEEL SHALL BE FURNISHED WITH ONE SHOP-APPLIED COAT OF PRIMER. FIELD WELDS AND CONNECTIONS SHALL BE PAINTED AFTER ERECTION. THE SHOP PAINT SHALL BE RUST INHIBITIVE STEEL PRIMER. ALL STEEL SHALL BE FURNISHED WITH SHOP COAT FINISH. PRIME ALL WELDS AND ABRASIONS BEFORE FIELD PAINTING.
3. AS ERECTION PROGRESSES, THE WORK SHALL BE PROTECTED FROM WEATHER TO TAKE CARE OF ALL DEAD LOAD, WIND, AND ERECTION STRESSES. NO PERMANENT BOLTING, RIVETING, AND WELDING SHALL BE DONE UNTIL THE STRUCTURE HAS BEEN PROPERLY ALIGNED.
4. BEARING ON WALLS SHALL BE AS REQUIRED TO DISTRIBUTE THE LOAD NOT LESS THAN FOUR INCHES.
5. COLUMNS SUPPORTING WOOD BEAMS OR GIRDERS SHALL HAVE A SUITABLE COLUMN CAP SHALL BE WLN STEEL PIPESCHEDULE 40 MANUFACTURED, ACCORD WITH ASTM A53 GRADE B OR APPROVED; AND BE FILLED SOLID WITH CONCRETE. WHEN INDICATED, COLUMNS SUPPORTING STEEL BEAMS OR GIRDERS MAY BE WELDED TO THEM OR HAVE COLUMN CAP. COLUMN CAP SHALL BE ANCHORED TO BEAM. PIPE STEEL COLUMNS COLUMNS SHALL HAVE WELDED CAPS AND BASES.

WOOD FRAMING

1. ALL FRAMING LUMBER TO BE DOUGLAS FIR NUMBER 2 OR BETTER.
2. CONSTRUCTION GRADE, FREE FROM LOOSE OR LARGE KNOTS, LARER SHAKES, EXCESS SAP OTHER DEFECTS. AS PER R301.2(2)SEISMIC DESIGN CATEGORY B, AND R301.2.2.2(1) CLADING LOADS WEIGHTS OF MATERIALS. AVERAGE LOAD SHALL NOT EXCEED 150BS/SQ.FT.(720PSF) FOR THE COMBINED ROOF AND ASSEMBLIES. (ON HORIZONTAL PROJECTION) AND 180BS/SQ.FT.(864PSF) FOR FLOOR ASSEMBLIES. 150BS/SQ.FT.(720PSF) FOR EXTERIOR WALLS WOOD LIGHT FRAME.
2. ZOE MICROLAM LVL SPECIFIED BY THE DRAWINGS SHALL BE LEVEL MANUFACTURE OR MATERIAL SPECIFICATIONS BY OTHERS. STEEL HANGERS SHALL BE SPECIFIED TO USED FOR LVL.
3. PLYWOOD SHEATHING SHALL BE OF THICKNESS INDICATED ON DRAWINGS. COMPLYING WITH ALL OF THE REQUIREMENTS OF THE AMERICAN PLYWOOD.
4. PROVIDED DOUBLE JOISTS UNDER ALL PARTITIONS PARALLEL TO ASSOCIATION FRAMING AND WOOD BLOKING UNDER POST.
5. RAFTER HEEL CUTS AT 4" MAXIMUM. WHERE JOISTS ARE NOTCHED TO HEADERS SO AS TO REDUCE BEAM DEPTH, USE BRIDGE IRONS OR GALVANIZED METAL CONNECTORS.

INSULATION

- CLIMA ZONE WILL BE CONSIDER A PER TABLE N1107.1 (R301.3); THE INTERIOR DESIGN CONDITION WILL BE 72F FOR HEATING AND MAXIMO 75F FOR HEATING. ALL R-VALUES WILL BE AS PER REQUIRED ON TABLE N1102.1(2)(4)(2.1).
1. FURNISH AND INSTALL ALL INSULATION REQUIRED BY THE DRAWINGS AND SPECIFICATIONS. LOW DENSITY & HIGH DENSITY SHALL BE INSTALLED AS MANUFACTURE SPECIFICATION AND IN COMPLIANCE WITH THE CODE REQUIREMENTS.
 2. ALL BUILDING ENVELOPMENT SHALL BE INSULATED AND SHALL HAVE APPLICATION OF VAPOR BARRIER PAINT ON ALL SIDES OF THE WALL OR CAULK SEALING ALL OPENINGS. THE INSULATION SHOULD FILL ALL SPACE BETWEEN STUDS OR JOISTS. INSULATION SHALL BE SPRAYED AS REQUIRED BY MANUFACTURE SPECIFICATION IT WILL BE SEAL AND INSULATED FOR SUSTAINENERGY FILLING THE CAVITY WITH MATERIAL HAVING A THERMAL RESISTANCE OF ALL VALUE SHOULD BE PRESENT ALONG STUDS OR JOISTS. FLAME SPREAD AND SMOKE DEVELOPED INDEX INSULATION SHALL BE COMPLY W/ THE 2020 BC OF NYS. FOAM INSULATION MAY BE COATED WITH 4 MILS MET FILM THICKNESS (2.7 MILS DRY FILM THICKNESS) DC315 FIREPROOF PAINT OR 5 MILS MET FILM THICKNESS (2.7 MILS DRY FILM THICKNESS) BLAZEKOL TBX AS AN ALTERNATIVE IGNITION BARRIER ASSEMBLY TO LEAVING THE SPRAY FOAM EXPOSED. ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. REQUIRED INSULATION R-VALUES ARE SHOWN ON DRAWINGS.
 3. PROVIDE TYVEK HOUSE WRAP AS MANUFACTURED BY DUPONT WHERE IS REQUIRED.

Gypsum Board Panels and Fire Partition Notes

1. FOR ALL FIRE RATED PARTITION ASSEMBLIES - OBTAIN AND FULLY CONFORM TO DESIGN REQUIREMENTS FOR EACH PARTITION ASSEMBLY IN THE LATEST EDITION OF UNDERWRITERS LABORATORIES, INC., FIRE RESISTANCE DIRECTORY, OR THE GYPSUM ASSOCIATION FIRE RESISTANCE MANUAL.
2. METALLIC OUTLETS OR SWITCH BOXES LOCATED ON OPPOSITE SIDES OF WALLS OR PARTITIONS SHALL BE SEPARATED BY A MINIMUM HORIZONTAL DISTANCE OF 24 INCHES. CAULK AROUND BOX TO PREVENT SOUND LEAKAGE. IF LESS THAN TWO STUD BAYS, USE "CLAY PACKS" OR "RAVY PACKS" ON BACK OF RECEPTABLES.
3. REFER TO FINISH SCHEDULE, INTERIOR ELEVATIONS, AND ARCHITECTURAL WOODWORK DETAILS FOR WALL FINISHES AND WALL- HUNG PARTITION BLOKING INFORMATION.
4. USE TYPE X GYPSUM WALLBOARD (1 1/2") EXCEPT WHERE TYPE C IS SPECIFIED @ RATED PARTITIONS.
5. STUD SIZES OR FIRE RETARDANT FIRE WOOD ARE MINIMUMS BASED ON TESTED ASSEMBLIES. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ACTUAL STUD SIZES.
6. REFER TO STRUCTURAL PLANS FOR STUD SPACING AT BEARING WALLS.
7. ACOUSTIC PARTITIONS ARE IDENTIFIED AS SUCH AND THEREFORE ALL MECHANICAL AND ELECTRICAL PENETRATIONS REQUIRE ACOUSTIC PROVISIONS AS SHOWN ON THE MECHANICAL/ELECTRICAL DETAILS.
8. ALL PENETRATIONS OF PARTITIONS, WALLS, SOFFIT, ETC. ARE TO BE APPROPRIATELY SEALED, CASKED, OR DAMPPED AS REQUIRED TO MAINTAIN DESIGNATED FIRE RATING. PROVIDE LI APPROVED FIRE-STOPPING FOR ALL RATED CONSTRUCTION.
8. PARTITION SCHEDULE IS A REFERENCE FOR MATERIALS AND BASIC CONSTRUCTION. WALL SECTIONS AND OTHER DETAILS TAKE PRECEDENCE FOR SPECIFIC CONSTRUCTION.
9. PROVIDE SOUND ATTENUATION INSULATION FOR FULL WALL HEIGHT AROUND ALL PLUMBING WASTE LINES.
10. PROVIDE WATER RESISTANT GWB "GREEN BOARD" AT ALL BATHS, JANITOR CLOSETS AND PRONE TO WATER DAMAGE.
11. FIRESTOP STUDS WHERE REQUIRED FOR SPECIFY FIRE RESISTANT ASSEMBLIES.

CARPENTRY AND MILLWORK

- PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO COMPLETE ALL FINISH CARPENTRY, WOODWORK AND RELATED REQUIRED BY THE DRAWINGS, OR BY OWNER SHALL BE COMPLY WITH THE ASTM AND CODE REQUIREMENT. INSTALL AS MANUFACTURE SPECIFICATION OR THE BEST PERFORMANCE OF THE COMPLETION OF THIS WORK.
- ROOF**
- TABLE N1105.5.2(1) [R405.5.2(1)] IS REQUIRED TYPE: COMPOSITION SHINGLE ON WOOD SHEATHING WITH AIR RESISTANCE = 0.75 AS PROPOSED AND ENTRANCE = 0.90
1. INSTALL ACCESSORIES FOR EACH TOILET ROOM AS SELECTED BY OWNER OR CONSTRUCTOR 1. COMPOSITION SHINGLES SHALL BE CLASS "A" FIRE RATED, W/ 40 YEAR WARRANTY.
 2. 1/2" OR EQUAL COLOR TO BE SELECTED BY OWNER. USE WITH ONE UNDERLAMENT ON SLOPE MORE THAN 4:12.
 2. INSTALL ALL ROOFING MATERIAL AND FLASHING IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. INSTALL ROOF-TO-WALL FLASHINGS AT ALL BEARING PARTITIONS, ON SINGLE ROOFS, ON SPRING ROOFS, AND FLASHING IN STEEP ROOFS. IN MASONRY WALLS INSTALL COUNTER-FLASHING EMBEDDED IN MASONRY. FLASH PIPES PROJECTING THROUGH ROOF WITH ONE PIECE SHEET METAL FORMING A FLANGE WHICH EXTENDS AT LEAST 6" ON ALL SIDES.
 3. ALL OTHER SHEET METAL ITEMS AND ACCESSORIES, - GUTTERS, DOWNSPOUTS, FACIAS, GRAVELSTOPS, LOUVERS, AND VENTILATORS - SHALL BE AS SHOWN ON THE DRAWINGS BELOW THE UPPER LEVEL.

MARBLE SADDLE

1. MARBLE THRESHOLD SHALL BE GRADE A, FIRST QUALITY FREE FROM CRACKS, CHIPS, STAINS OR OTHER DEFECTS; UNIFORM IN TONE AND COLORING AS SELECTED BY THE OWNER.

SMOKE DETECTORS AND CARBON MONOXIDE-FIRE ALARM

- R314.3 SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
1. IN EACH SLEEPING ROOM.
 2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
 3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS AND NOT INCLUDING CLOSET SPACES AND UNHABITABLE ATTICS IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS. A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SURFACE FOR THE ADJACENT LOWER LEVEL, PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
 4. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET (914 MM) HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION 314.3. INSTALLATION NEAR COOKING APPLIANCES.
- SMOKE ALARMS SHALL NOT BE INSTALLED IN THE FOLLOWING LOCATIONS UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM IN A LOCATION REQUIRED BY SECTION 314.3. INSTALLATION NEAR COOKING APPLIANCES.
- IONIZATION SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 20 FEET (6096 MM) HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
2. IONIZATION SMOKE ALARMS WITH AN ALARM-SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10 FEET (3048 MM) HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
3. PHOTOELECTRIC SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 6 FEET (1828 MM) HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
- EXCEPTION: SMOKE ALARMS AND ALARMS INSTALLED TO SATISFY SECTION R314.4.1 SHALL NOT BE REQUIRED TO BE INTERCONNECTED TO EXISTING SMOKE ALARMS WHERE SUCH EXISTING SMOKE ALARMS ARE NOT INTERCONNECTED OR WHERE SUCH NEW SMOKE ALARM OR ALARM IS NOT CAPABLE OF BEING INTERCONNECTED TO THE EXISTING SMOKE ALARMS.

FIRE SAFETY

BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2020 FIRE CODE OF NEW YORK STATE, SECTION 902. FIRE RESISTANT CONSTRUCTION, 2015 INTERNATIONAL FIRE CODE.

TOILET ACCESSORIES

INSTALL ACCESSORIES FOR EACH TOILET ROOM AS SELECTED BY OWNER OR CONSTRUCTOR.

ELECTRICAL

- BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH PROVISIONS OF THE 2020 BUILDING CODE OF NYS.
1. FURNISH ALL LABOR, MATERIAL AND EQUIPMENT NECESSARY FOR THE COMPLETE INSTALLATION OF THE ELECTRICAL WORK AS SHOWN ON THE DRAWINGS, INCLUDING FIELD CONNECTIONS TO EQUIPMENT IN ACCORDANCE WITH ALL APPLICABLE CODES AND LAWS.
 2. 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.

CLIMATIC & GEOGRAPHIC DESIGN CRITERIA

CLIMATE ZONE	GROUND SNOW LOAD	WIND DESIGN			SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE			WINTER DESIGN TEMP.	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARD	AIR FREEZING INDEX TABLE R403.3(2) (1,500 OR LESS)	MEAN ANNUAL TEMPERATURE	
		SPEED (MPH)	TOP EFFECTS	SPECIAL WIND REGION		WEATHERING	FROST LINE DEPTH	TERMITES						DECAY
5A	20	115	NO	YES	"B"	SEVERE	42"	MODERATE TO SEVERE	SLIGHT TO MODERATE	6°F	27 TO 45 ONE UNDERLAYMENT	100 YEARS RETURN	576	49.6°F

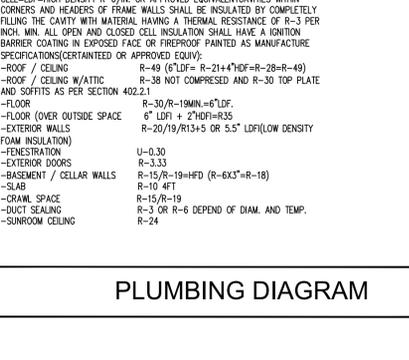
PLUMBING

- ALL PLUMBING WORK SHALL BE IN COMPLIANCE WITH 2020 PLUMBING CODE OF NEW YORK STATE FIRST PRINTING, NOV 2018 THE PLUMBING CODE OF NEW YORK STATE (PCNYS) IS A CODE THAT REGULATES THE DESIGN AND INSTALLATION OF PLUMBING SYSTEMS INCLUDING THE PLUMBING FIXTURES IN ALL TYPES OF BUILDINGS EXCEPT FOR DETACHED ONE AND TWO-FAMILY DWELLINGS AND TOWNHOUSES THAT ARE NOT MORE THAN THREE STORES ABOVE GRADE IN HEIGHT. THE REGULATIONS FOR PLUMBING SYSTEMS IN ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES ARE COVERED BY CHAPTERS 25 THROUGH 33 OF THE RESIDENTIAL CODE OF NEW YORK STATE (RCNYS). ALL PLUMBING WORK PERFORMED SHALL BE APPROVED BY LOCAL BOARD OF HEALTH OR BUILDING DEPARTMENT.
2. AS PER SECTION 501.2 WHERE A COMBINATION POTABLE WATER HEATING AND SPACE HEATING SYSTEM REQUIRES WATER FOR SPACE HEATING AT TEMPERATURES GREATER THAN 140°F (60°C), A MASTER THERMOSTATIC MIXING VALVE COMPLYING WITH ASSE 1017 SHALL BE PROVIDED TO LIMIT THE WATER SUPPLIED TO THE POTABLE HOT WATER DISTRIBUTION SYSTEM TO A TEMPERATURE OF 140°F (60°C) OR LESS. THE POTABILITY OF THE WATER SHALL BE MAINTAINED THROUGHOUT THE SYSTEM. WATER HEATERS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. SHALL CONFORM TO THE REQUIREMENTS OF THIS CODE AND THE MECHANICAL CODE OF NEW YORK STATE. ELECTRIC WATER HEATERS SHALL CONFORM TO THE REQUIREMENTS OF THIS CODE AND PROVISIONS OF NFPA 70. GAS-FIRED WATER HEATERS SHALL CONFORM TO THE REQUIREMENTS OF THE FUEL GAS CODE OF NEW YORK STATE. SOLAR THERMAL WATER HEATING SYSTEMS SHALL CONFORM TO THE REQUIREMENTS OF THE MECHANICAL CODE OF NEW YORK STATE AND ICC 900/SRCC 300.
 3. SERVICE WATER HEATING-TABLE N1105.5.2(1) [R405.5.2(1)] AS PROPOSED USE IN UNITS OF CAL/DAY +30 + (10 *NBR), WHERE: NBR = NUMBER OF BEDROOMS. CAL/DAY = 30 + (10 *NBR)+30 + (10+6)*4664/DAY MIN.

ENERGY CONSERVATION CONSTRUCTION NOTES

- AS PER THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE, CHAPTER 4-RESIDENTIAL ENERGY EFFICIENCY, CLIMA ZONE WILL BE CONSIDER AS PER TABLE N1107.1 (R301.3); THE INTERIOR DESIGN CONDITION WILL BE 72F FOR HEATING AND MAXIMO 75F FOR COOLING. ALL R-VALUES WILL BE AS PER REQUIRED ON TABLE N1102.1(2)(4)(2.1).
- MANDATORY A PERMANENT CERTIFICATE SHALL BE COMPLETED BY THE BUILDER OR OTHER APPROVED PARTY. 2020 EECNYS-SECTION N1106.3.406.3 ER(ENERGY RATING)VENTILATION RATE CM=0.03(HOUSE AREA)+.5(60F BEDROOMS+1); AND AS PER TABLE N1106.4(406.4) MAXIMUM ER=1 @ ZONE 5
- NEW WINDOWS: BY ANDERSON, LOW 'E' GLASS INSUL. OR 0.32 MIN./SHO=0.4 (OR EQUIVALENT) THERMAL PERFORMANCE MIN. VALUE OTHERWISE AS INDICATED IN THE PLANS.
- OPEN CELL=LOF=LOW DENSITY R-1.5/IN. OR APPROVED EQUIVALENT CLOSED CELL=LOF=HIGH DENSITY R-6/IN. OR APPROVED EQUIVALENTS WITHIN CORNERS AND HEADERS OF FRAME WALLS SHALL BE INSULATED BY COMPLETELY FILING THE CAVITY WITH MATERIAL HAVING A THERMAL RESISTANCE OF R-3 PER INCH. MIN. ALL OPEN AND CLOSED CELL INSULATION SHALL HAVE AN IGNITION BARRIER COATING IN EXPOSED FACE OR FIREPROOF PAINTED AS MANUFACTURE SPECIFICATIONS(CERTAINTED OR APPROVED EQUIV).
- ROOF / CEILING R-49 (6"FOF R-21+4"FOF R-28-R-49)
-ROOF / CEILING W/ATTIC R-38 NOT COMPRESSED AND R-30 TOP PLATE AND SOFFITS AS PER SECTION 402.2.1
-FLOOR R-30/R-19M=6"LOF.
-FLOOR (OVER OUTSIDE SPACE R-6"LOF + 2"FOF+R3)
-EXTERIOR WALLS R-20/R19/R13+5 OR 5.5" LOF/LOW DENSITY FOAM INSULATION)
-PENETRATION R-15/R-19+HFD (R-6X3"R-18)
-R-10 4FT
-SLAB R-15/R-19
-R-1 OR R-6 DEPEND OF DIAM. AND TEMP.
-SUNROOM CEILING R-24

EXISTING & NEW BUILDING AREAS



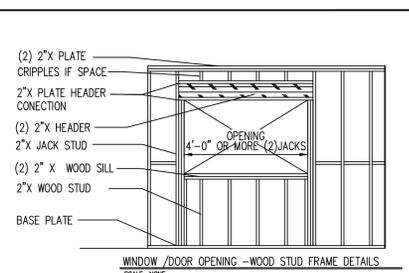
ZONING BULK REQUIREMENTS

USE: R-15-SMALL LOT SECTION 5.21-RESIDENTIAL ZONE.

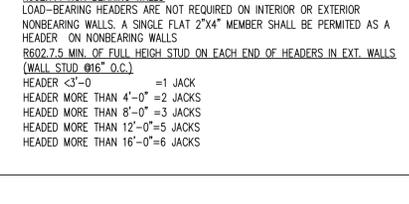
LOT AREA	CODE PERMITTED	EXISTING	PROPOSED
15,000 S.F.	75FT	9,150 SQ.FT. *	9,150 SQ.FT.
LOT WIDTH	75FT	61 FT. *	61 FT. **
STREET FRONTAGE	75 L.F.	61 FT. *	61 FT. **
F.A.R.	.20X9,150=1830 SQ.FT.	1,289 S.F. *	2681/9150=.29. **
BUILDING HEIGHT	20 FT.	20'-10" *	25'-0" **
REQ. FRONT YARD	30 FT	16.36 FT. *	16.36 FT. **
REQ. SIDE YARD	15FT.	4.5/34.8FT *	4.5/19FT **
TOTAL SIDE YARDS	30FT.	34.8'+4.5'=39.3FT *	19'+4.5'=23.5FT **
REQ. REAR YARD	35 FT	140' *	80' **
USE	1 PRINCIPAL RES./LOT	1 PRINCIPAL RES./LOT	1 PRINCIPAL RES./LOT
PARKING REQUIRED	2	2	2

* EXISTING NOT CONFORME.
** VARIANCE

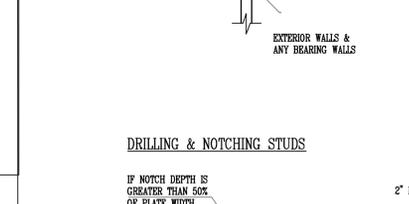
THE 2020 RCNYS PER SECTION 602.3.1 TYPICAL WALL; FLOOR AND ROOF FRAMING



DRILLING & NOTCHING STUDS



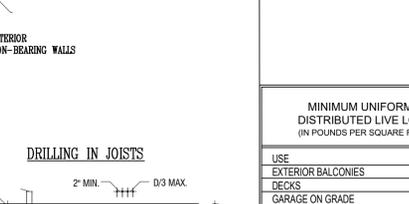
THE 2020 RCNYS NOTCHING PROVISION AS PER SECTION 602.6(1)



MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (IN POUNDS PER SQUARE FOOT)

USE	LIVE LOAD
EXTERIOR BALCONIES	60
DECKS	40
GARAGE ON GRADE	50
ATTICS WITHOUT STORAGE	10
ATTICS WITH STORAGE	20
ROOMS OTHER THAN SLEEPING	40
SLEEPING ROOMS	30
STAIRS	40
GUARDRAILS & HANDRAILS	200

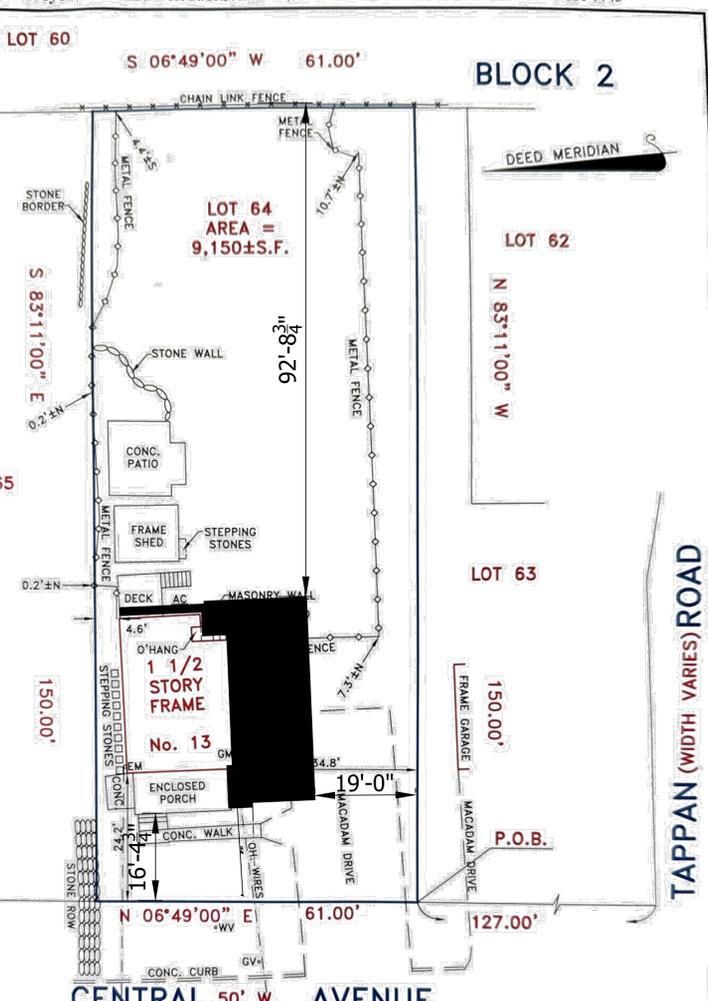
PROPOSED SETBACKS BASE ON:



ISSUED FOR REVIEW BY OWNER: 11-02-25 FOR REVIEW BY OWNER: 11-12-25 FOR REVIEW BY OWNER: 11-15-25 FOR REVIEW BY OWNER: 11-19-25 FOR BLDG. PERMIT: 01-13-26 REVISED SET AS PER 12-24-26

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BUILDING STRUCTURES AND PARTS OF SHOWN ON THESE PLANS HAVE BEEN DESIGNED TO SAFELY SUPPORT ALL LOADS INCLUDING DEAD, LIVE, ROOF, SNOW, WIND AND SEISMIC LOADS AS PRESCRIBED BY THE IRC ADOPTED BY NEW YORK STATE



PROPERTY CORNERS NOT SET AS PER CONTRACT. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

PROPERTY SURVEY

PROPERTY SITUATED IN: HAMLET OF TAPPAN, TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK

SECTION NO.: 77.10 (TAX MAP) BLOCK NO.: 2 (TAX MAP)

MAP SOURCE: TAX ASSESSMENT MAP OF THE TOWN OF ORANGETOWN, ROCKLAND COUNTY, NEW YORK.

LAND SURVEYOR: Christopher J. Lantelme, L.S. 05074-1

SCALE: 1"=40'

DATE: 10/25/25 PARTY: EW DRAWN BY: DR

PROPOSED SETBACKS BASE ON:

LANTELME, KURENS & ASSOCIATES, PC. PROPERTY SURVEY SCALE: 1"=40'

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

REGISTERED ARCHITECT
JENNY R. ZUNIGA-CASAL
STATE OF NEW YORK
029774-01

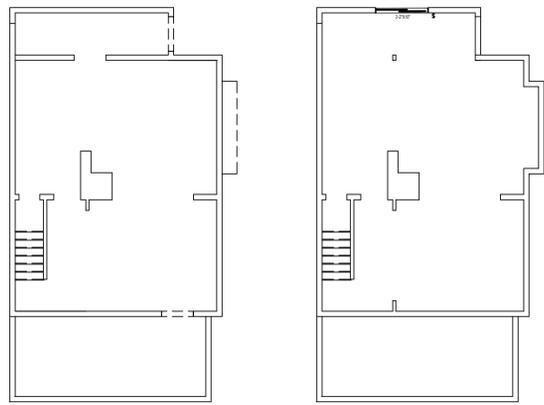
ADDITION & ALTERATIONS LEVEL 2 @ EXG. STRUCTURE

GENERAL NOTES; BULK ANALYSIS 13 CENTRAL AVE TAPPAN, N.Y. 19013

DRAWING NO.: A-1

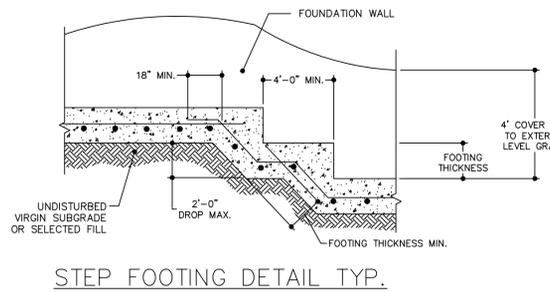
DEMOLITION AND SAFETY NOTES:

- 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 SEGREGATING 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 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.

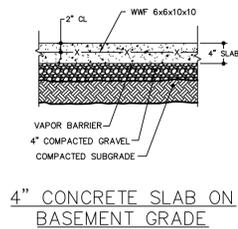


1 EX'G. BASEMENT PLAN
Scale: 1'-0"=1/8"

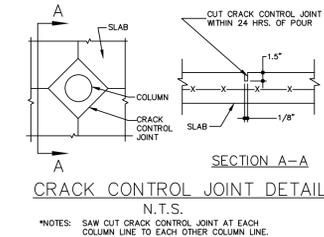
2 EX'G. FLOOR PLAN
Scale: 1'-0"=1/8"



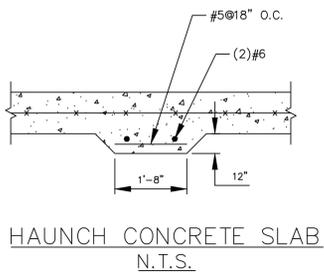
STEP FOOTING DETAIL TYP.



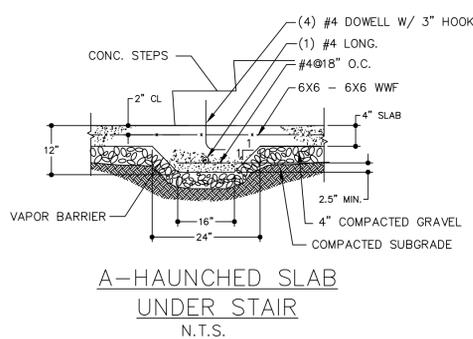
4\"/>



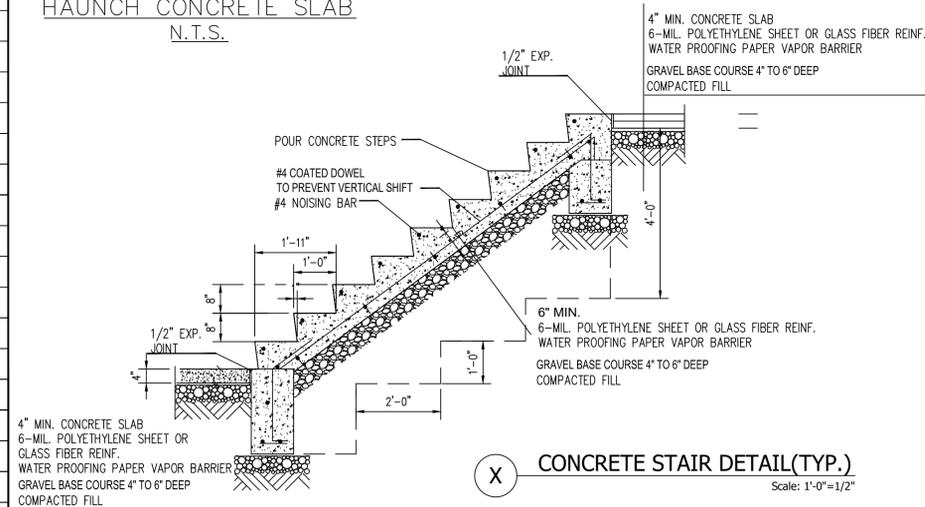
CRACK CONTROL JOINT DETAIL N.T.S.



HAUNCH CONCRETE SLAB N.T.S.

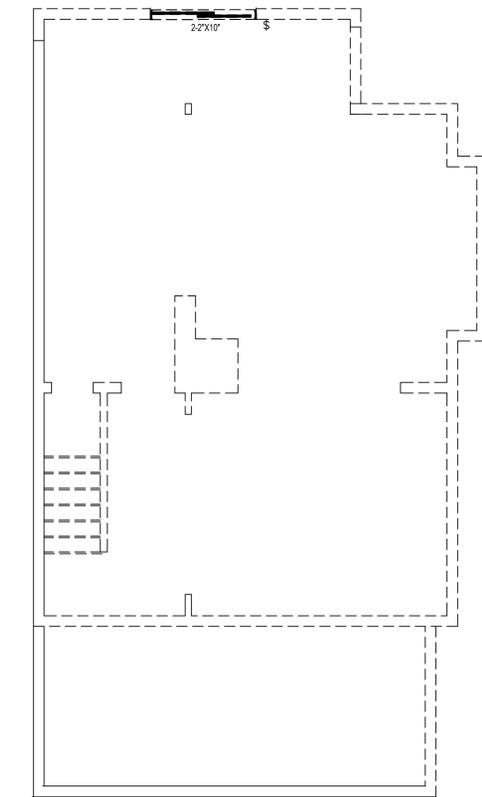


A-HAUNCHED SLAB UNDER STAIR N.T.S.

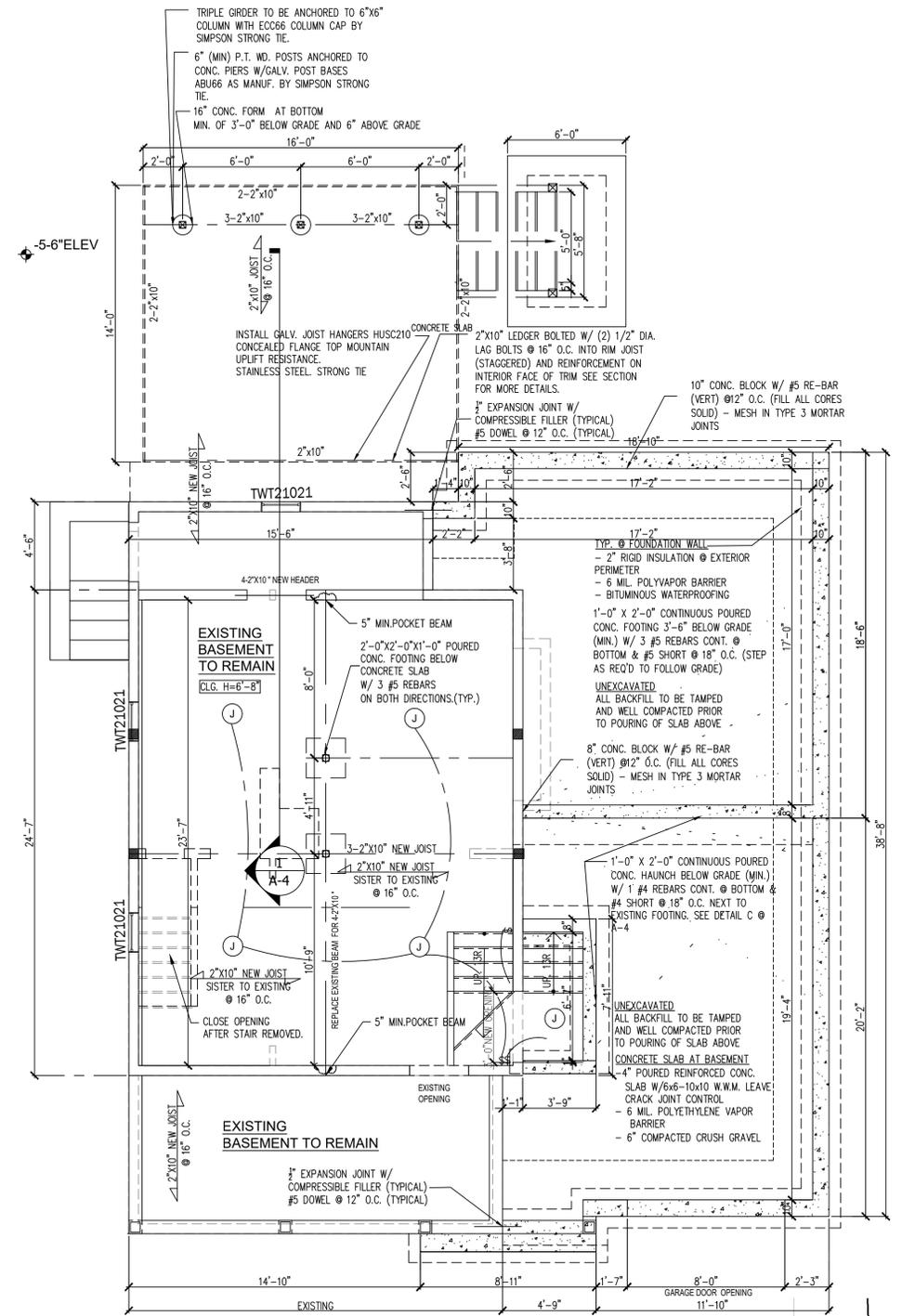


X CONCRETE STAIR DETAIL (TYP.)
Scale: 1'-0"=1/4"

1 BASEMENT DEMOLITION PLAN
Scale: 1'-0"=1/4"



2 DEMOLITION F.F. PLAN
Scale: 1'-0"=1/4"



1 BASEMENT & FOUNDATION PLAN
Scale: 1'-0"=1/4"

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

LEGEND

- FLOOR RECEPTACLE
- DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE
- GFI
- QUADRUPLEX RECEPTACLE
- DEDICATED APPLIANCE CIRCUIT
- CATV
- TELEPHONE
- SWITCH
- SWITCH (3 WAY)
- DIMMER
- SPRINKLERS
- LOUDSPEAKER
- CARBON MONOXIDE
- SMOKE DETECTOR
- FIRE EXTINGUISH
- STROBE
- PULL STATION
- THERMOSTAT
- CEILING VENTILATION
- SUPPLY AIR DIFFUSER A.C.
- RETURN AIR GRILLE A.C.
- 2X2 CEILING TILE
- 2X4 CEILING TILE
- WALL MOUNTED EXIT SIGN
- CEILING MOUNTED EXIT SIGN
- EMERGENCY LIGHT
- BATHROOM EXHAUST
- HEAT DETECTOR
- RECESSED DOWN LIGHT
- CEILING MOUNTED FIXTURE
- WALL MOUNTED FIXTURE
- EXTERIOR WALL MOUNTED FIXTURE

JOB NO:	0225-169
DATE:	11/01/25
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DRN. BY:	EAA

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01-13-26 REVISED SET AS PER 12-24-26	

Jenny R. Zuniga-Casal
ARCHITECT

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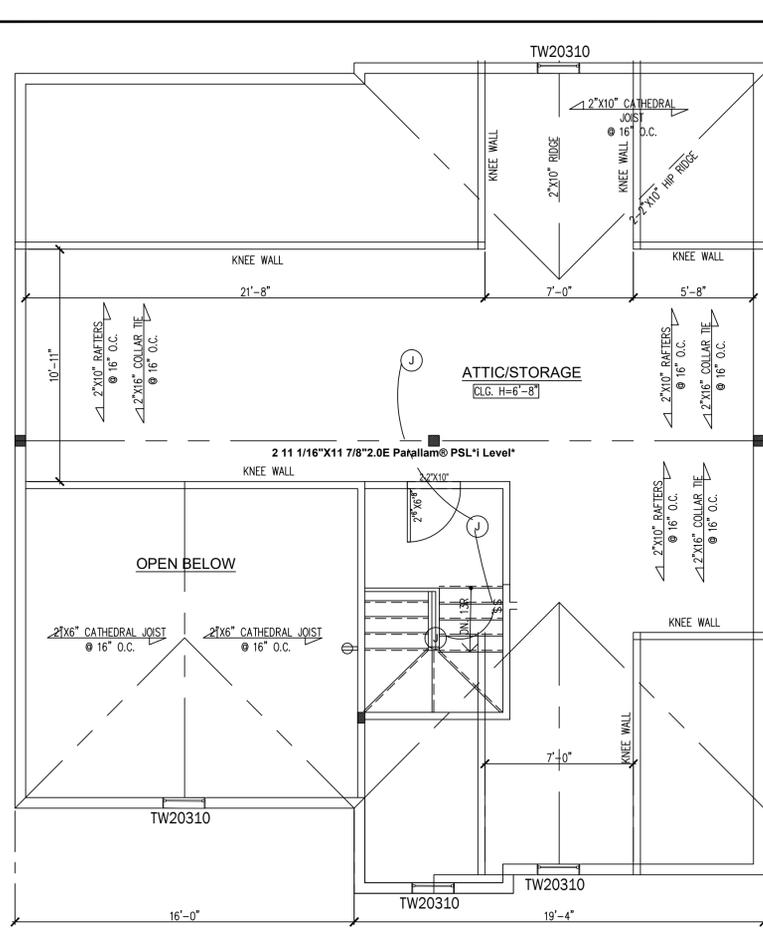


ADDITION & ALTERATIONS LEVEL 2 @ EX'G. STRUCTURE

FOUNDATION PLAN

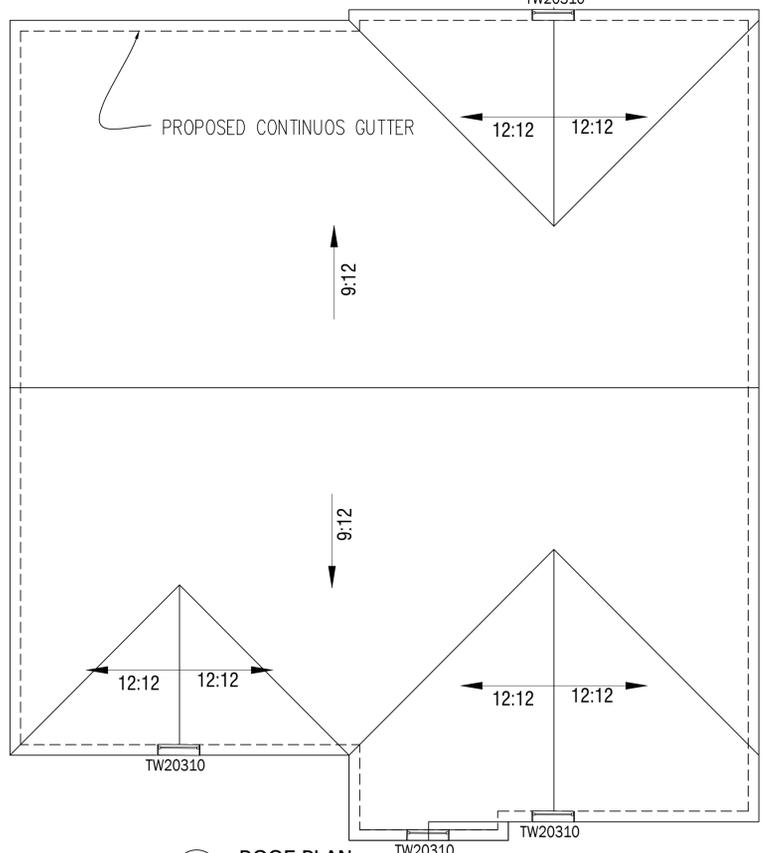
13 CENTRAL AVE
TAPPAN, N.Y. 19013

DRAWING NO.: **A-2**



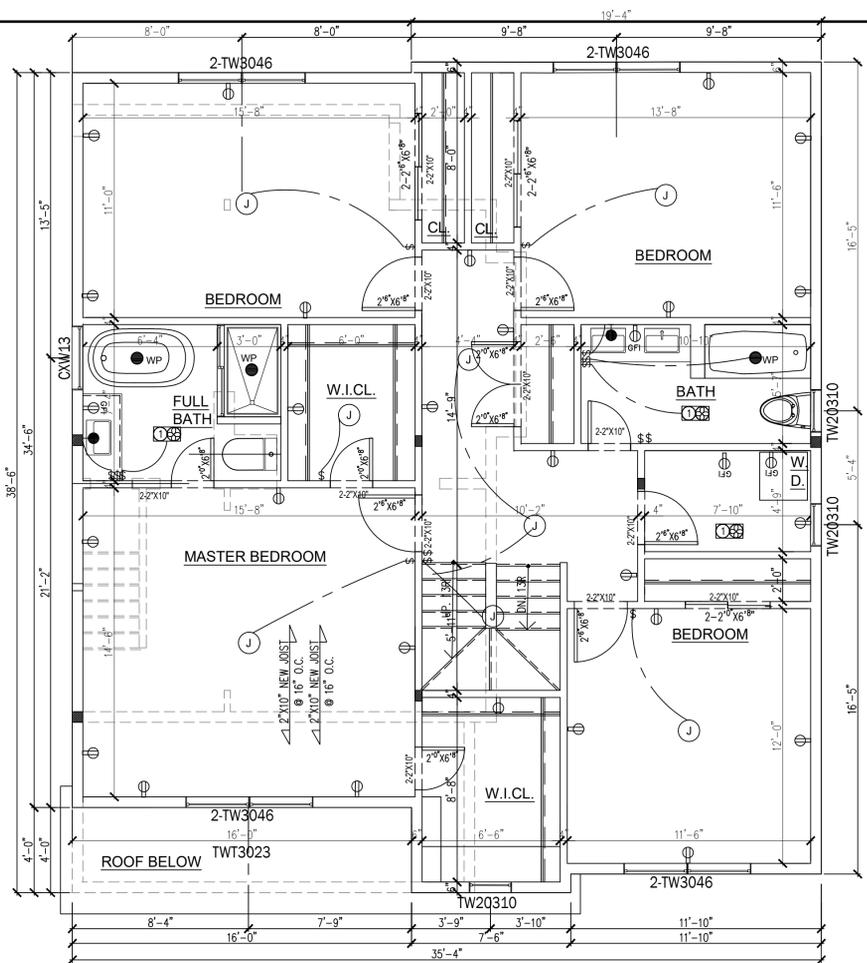
3 ATTIC FLOOR PLAN

Scale: 1'-0"=1/4"



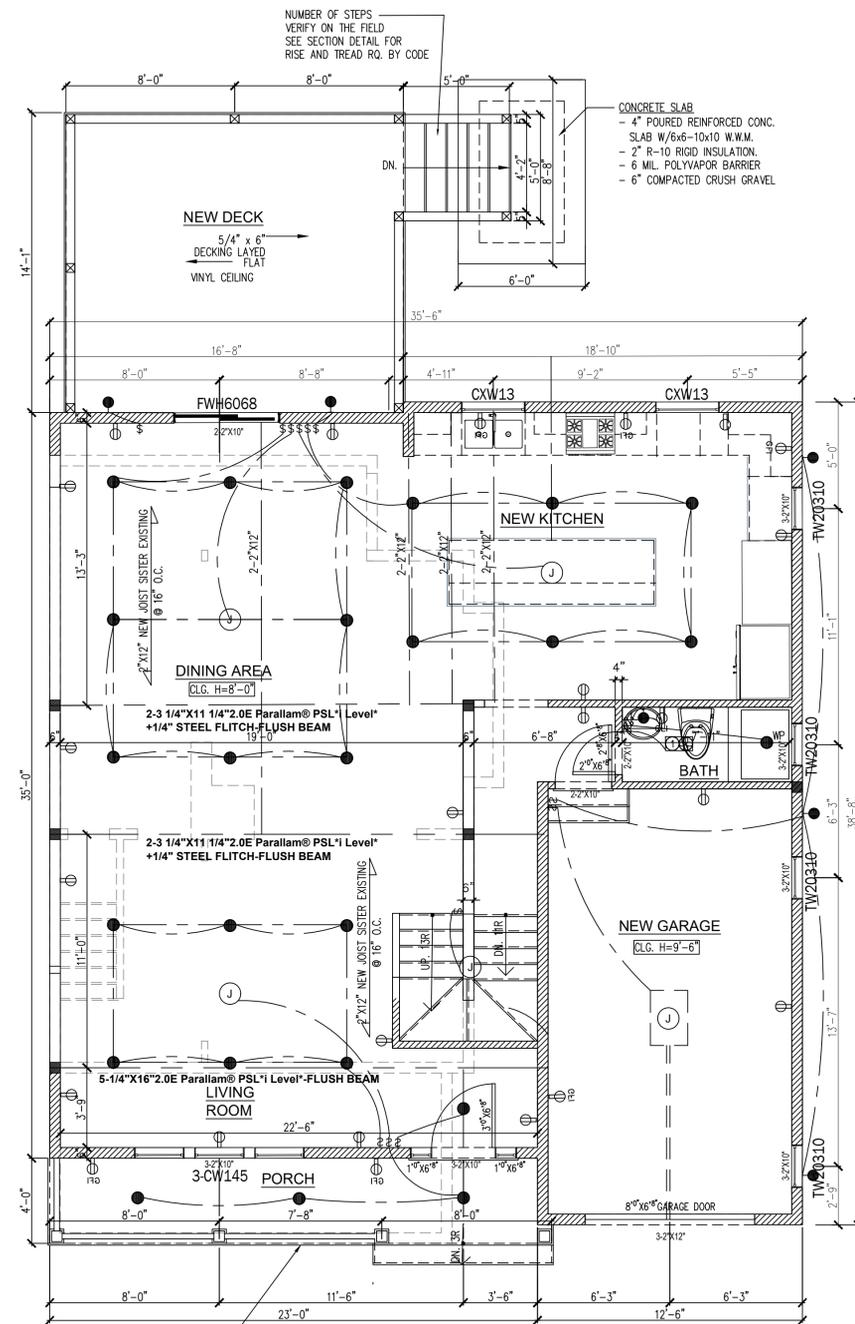
4 ROOF PLAN

Scale: 1'-0"=1/4"



2 SECOND FLOOR PLAN

Scale: 1'-0"=1/4"



1 FIRST FLOOR PLAN

Scale: 1'-0"=1/4"

— FINISH FLOOR AS PER OWNER —
 — HIGH-DENSITY POLYETHYLENE WATERPROOFING MEMBRANE
 — 15# FELT OVER 3/4" CDX PLYWOOD
 — R-30 INSULATION
 — 1/2" GYPSUM BOARD

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Jenny R. Zuniga-Casal
 ARCHITECT

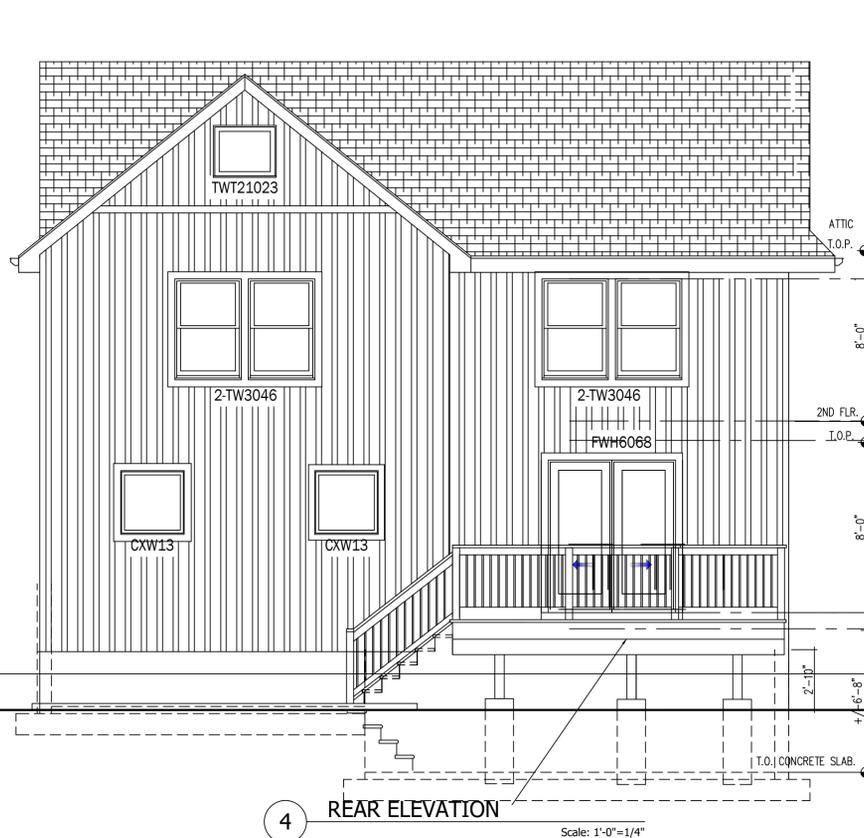
Jenny R. Zuniga-Casal Architecture LLC
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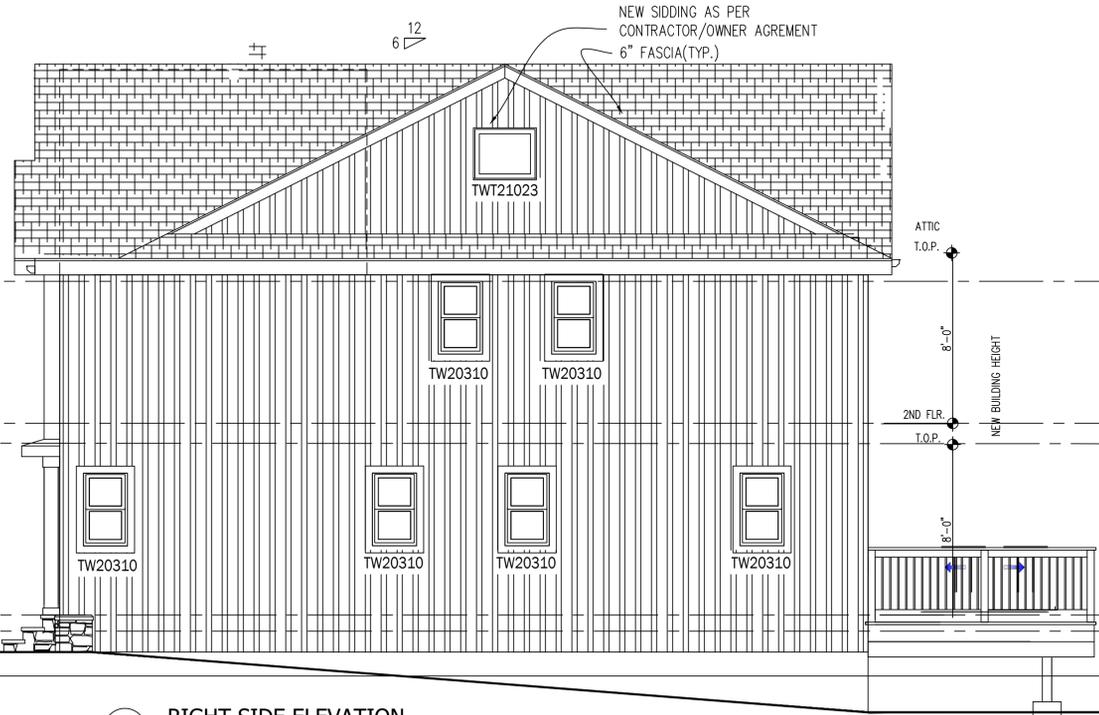
ADDITION & ALTERATIONS LEVEL 2
@ EXG. STRUCTURE

FLOOR PLANS
13 CENTRAL AVE
TAPPAN, N.Y. 19013

DRAWING NO.:
A-3



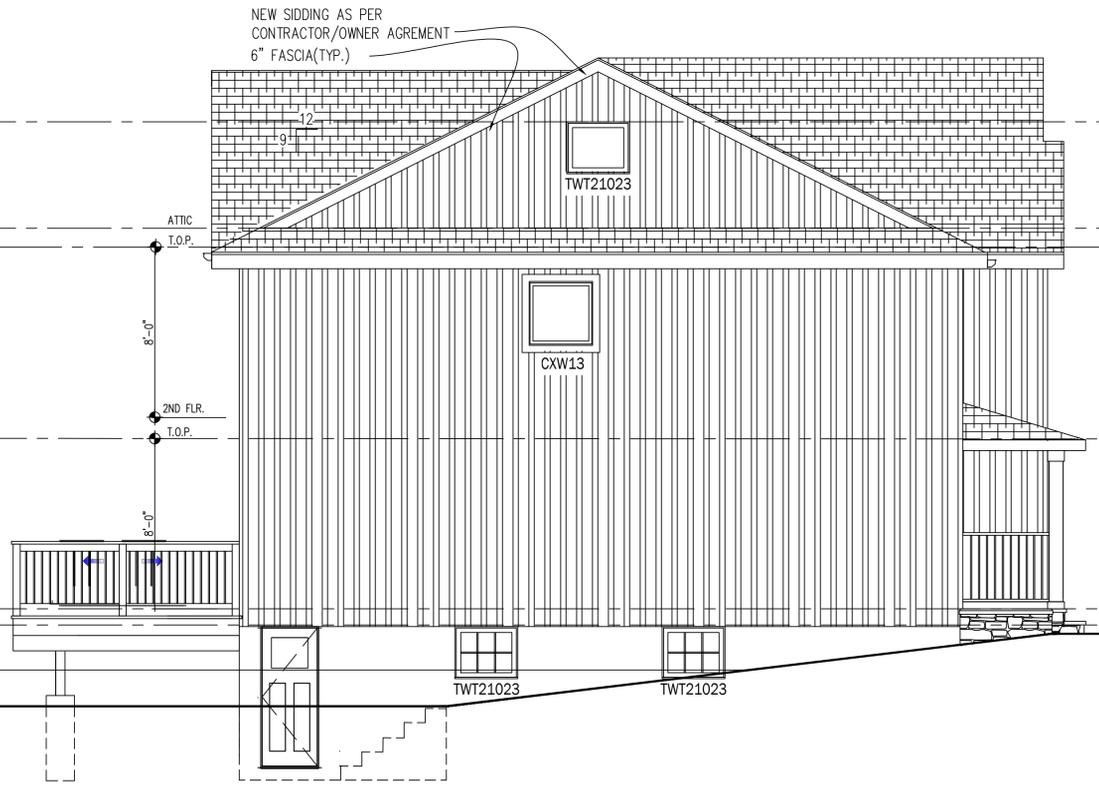
4 REAR ELEVATION
Scale: 1'-0"=1/4"



2 RIGHT SIDE ELEVATION
Scale: 1'-0"=1/4"

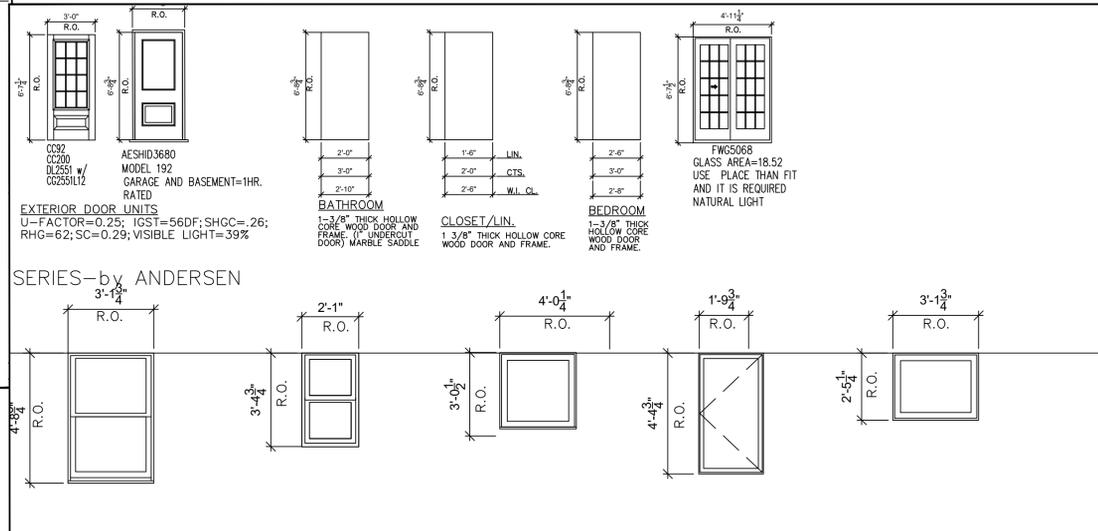


1 FRONT ELEVATION
Scale: 1'-0"=1/4"

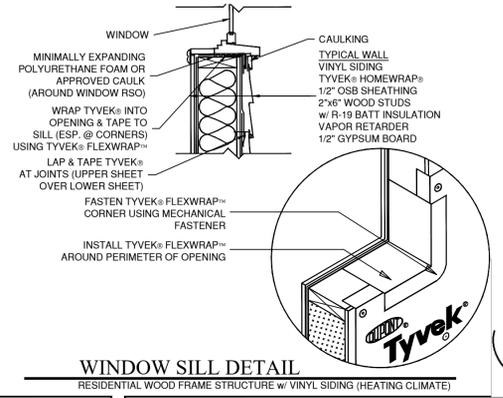


3 LEFT SIDE ELEVATION
Scale: 1'-0"=1/4"

DOOR & WINDOWS SCHEDULE



WDH3046 M.O.E. GLASS AREA=10.3 S.F. USE AT BEDROOM LOCATION WINDOWS UNITS SPECIFICATIONS U-FACTOR=0.27; IGST=56DF; SHGC=.26; RHG=62; SC=0.29; VISIBLE LIGHT=40%	TW20310 GLASS AREA=4.00S.F. BATHROOM	TWT2827 GLASS AREA=4.99S.F. KITCHEN LOCATION	3-CW145 GLASS AREA=7.9S.F. LIVING ROOM LOCATION	TWT3023 GLASS AREA=4.8S.F. BASEMENT LOCATION
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JOB NO: 0225-169
DATE 11/01/25
SCALE AS NOTED
DRN. BY: EAA

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ADDITION & ALTERATIONS LEVEL 2
@ EXG STRUCTURE
ELEVATIONS ;DOORS &
WINDOWS SCHEDULE
13 CENTRAL AVE
TAPPAN , N.Y. 19013

DRAWING NO.:
A-4

NOTE:
 INSTALL ICE & WATER SHIELD BY
 CEL-GUARD FROM END OF EYE TO MIN.
 OF 2'-0" FROM INSIDE FACE OF WALL.
 50 YEAR ARCHITECTURAL ASPHALT
 ROOF SHINGLES OVER 15# FELT
 OVER 1/2" CDX PLYWOOD.

BRIDGING
 JOISTS EXCEEDING A NOMINAL 2 INCHES BY 12
 INCHES (51 MM BY 305 MM) SHALL BE
 SUPPORTED LATERALLY BY SOLID BLOCKING,
 DIAGONAL BRIDGING (WOOD OR METAL), OR A
 CONTINUOUS 1-INCH-BY-3-INCH (25.4 MM BY
 76 MM) STRIP NAILED ACROSS THE BOTTOM OF
 JOISTS PERPENDICULAR TO JOISTS AT INTERVALS
 NOT EXCEEDING 8 FEET (2438 MM).

PRE-FAB VENTILATION BUFFLE

INSTALL STRONG TIE H 2.5 HURRICANE TIE
 8 GA. UPLIFTH ULTIMATE 2400 LBS
 ALLOWABLE LOADS 620 LBS FASTENED TO
 RAFTER (5) 100 TO PLATES (5) 100 NAILS
 (TYP.)
 CONTINUOUS 5" ALUMINUM DOWNSPOUTS
 TO SPLASH BLOCK AS REQUIRED (TYP.)

1 x FASCIA BOARD

VINYL SOFFIT W/ VENT PERF. @ 16" (TYP.)

WINDOWS INSTALLED AS MANUFACTURE
 AND CODE REQUIREMENTS, SEE GENERAL
 NOTE FOR MORE SPECIFICATIONS.

WINDOW SILL AS REQUIRED

VINYL SIDING AS SEL. BY CONTRACTOR. INSTALL
 AS MANUFACTURE SPECIFICATIONS

TYP. WALL CONSTRUCTION
 - (1) LAYER OF 1/2" GYP. BD. W/STAGGERED
 JOINTS
 - 2X6 WD. STUD WALL 16" @ CENTER
 - 3/4" OSB SHEATING
 - R-21 FOIL FA. (HIGH DENSITY)

2' x 6" SOLID BLOCKING 2 MID-SPAM

WOOD BASE AS SELECTED BY
 CONTRACTOR.

FINISHING FLOOR SELECTED BY
 CONTRACTOR.

CONCRETE SLAB SEE
 FOUNDATION PLAN FOR
 DETAILS

1/2" DIA. ANCHOR BOLT @ 6'-0"
 MAX. (FILL BLOCK SOLID)

(2) 2X6 P.T. SILL PLATES & 3/4" DIAMETER ANCHOR
 BOLT @ 6'-0" O.C. MAX. W/CONT. TERMITE SHIELD
 (TYP.)

PROVIDE CONT. TERMITE SHIELD

EGRESS WINDOW

CONT. FLASHING (TYP.)

TYP. FOUNDATION WALL
 - 2" RIGID INSULATION
 - 6 MIL. POLYVAPOR BARRIER
 - BITUMINOUS WATERPROOFING

10" Poured CONCRETE WALL
 W/ #4 RE-BARS @ 24" O.C. HORIZONTAL
 AND VERTICAL

CONCRETE CANT

4" PERFORATED DRAIN W/FILTER FABRIC OVER
 1'-0" X 2'-0" CONTINUOUS Poured CONC.
 FOOTING 3'-6" BELOW GRADE (MIN.) W/ 3 #4
 REBARS CONT. @ BOTTOM & #5 SHORT @ 16"
 O.C. (STEP AS REQ'D TO FOLLOW GRADE)

UNDISTURBED SOIL
 VIRGIN OR 100% COMPACTED SOIL.

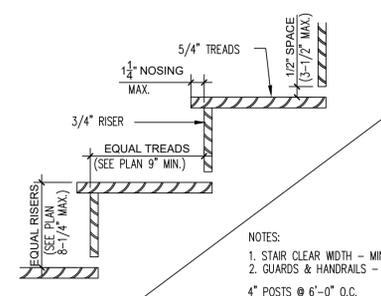
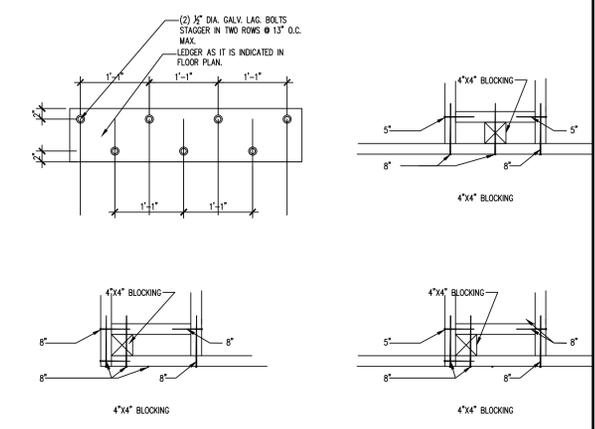
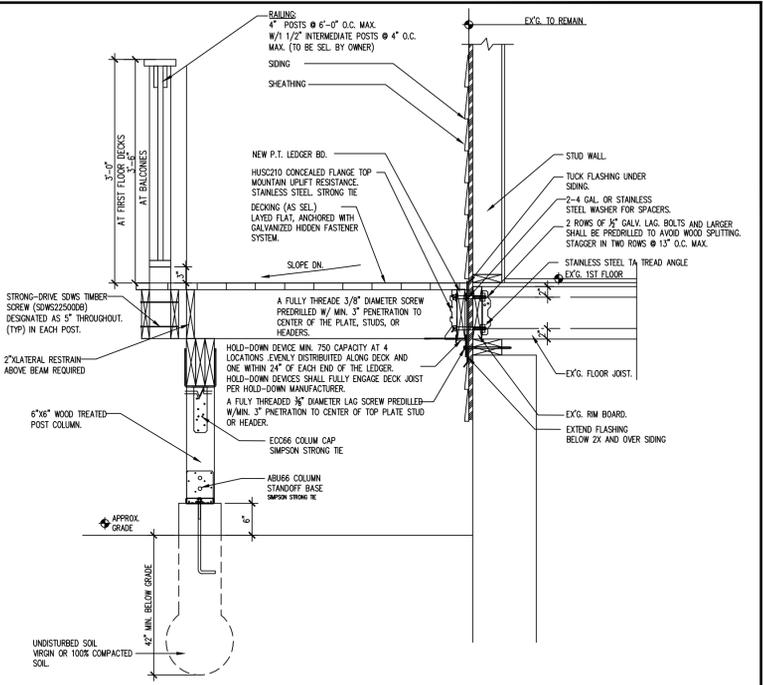
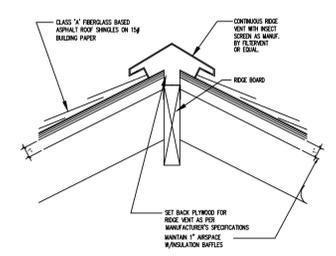
PROVIDE FLASHING AT ROOF / WALL
 INTERSECTION

COLLAR TIES

BEDROOM

TV ROOM

A TYPICAL CROSS SECTION
 Scale: 1'-0"=1/2"



NOTES:
 1. STAIR CLEAR WIDTH - MIN. 36"
 2. GUARDS & HANDRAILS -
 4" POSTS @ 6'-0" O.C.
 1-1/2" INTERMEDIATES @ 4" O.C.
 HEIGHT - 36"

JOB NO: 0225-169
 DATE 11/01/25
 SCALE AS NOTED
 DRN. BY: EAA

ISSUED
 11-02-25 FOR REVIEW BY OWNER
 11-12-25 FOR REVIEW BY OWNER
 11-15-25 FOR REVIEW BY OWNER
 11-18-25 FOR REVIEW BY OWNER
 11-21-25 FOR BLDG. PERMIT
 01-13-26 REVISION SET AS PER 12-24-26

Jenny R. Zuniga-Casal
 ARCHITECT

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 Email: jzuniga000@msn.com



ADDITION & ALTERATIONS LEVEL 2
 @ EXG. STRUCTURE

CROSS SECTION

13 CENTRAL AVE
 TAPPAN, N.Y. 19013

DRAWING NO.:
A-5