

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: _____

2021 LAND USE BOARD APPLICATION

Please check all that apply:

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

PERMIT#: 50950
ASSIGNED
INSPECTOR: Rick Oliver

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

Project Name: DELATORRE

Street Address: 149 WASHIGNTON SPRING ROAD PALISADES NY 10964

Tax Map Designation:
Section: 78.18 Block: 2 Lot(s): 5
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the SOUTH side of WASHINGTON SPRING ROAD, approximately 100 feet _____ of the intersection of RTE 9W, in the Town of Orangetown in the hamlet/village of PALISADES.

Acreage of Parcel <u>.92</u>	Zoning District _____
School District <u>ORNAGETOWN</u>	Postal District _____
Ambulance District _____	Fire District _____
Water District _____	Sewer District <u>SEPTIC</u>

Project Description: *(If additional space required, please attach a narrative summary.)*
Renovation and restoration of a 1951 Cape Cod. Idea is to return the floorplan to the original plan except for moving the kitchen to the already converted former garage. The only major exterior improvements are new windows in the same traditional style, and painting the house white (was pink) with blue shutter and front door.

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
Date: _____ Applicant's Signature: _____

APPLICATION REVIEW FORM

Applicant: Ernest de la Torre Phone # 917 837-2309

Address: 96 Washignton Spring Road Palisades New York 10964
Street Name & Number (Post Office) City State Zip Code

Property Owner: Ernest de la Tore Phone # 917 8372309

Address: 149 Washignton Spring Road Palisades New York 10964
Street Name & Number (Post Office) City State Zip Code

Engineer/Architect/Surveyor: ALNOUR Consulting PC Phone # 917 379-9376

Address: 293 Dahlgren PL Suite 3A Brroklyn NY
Street Name & Number (Post Office) City State Zip Code

Attorney: Dennis Michaels Phone # 845 222-6979

Address: Nyack NY
Street Name & Number (Post Office) City State Zip Code

Contact Person: Marjorie Galen Phone # 845 598-1375

Address: Palisades NY 10964
Street Name & Number (Post Office) City State Zip Code

GENERAL MUNICIPAL LAW REVIEW:

This property is within 500 feet of:
(Check all that apply)

IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 L, M, N, AND NN.

- | | |
|--|---|
| <input checked="" type="checkbox"/> State or County Road | <input type="checkbox"/> State or County Park |
| <input type="checkbox"/> Long Path | <input type="checkbox"/> County Stream |
| <input type="checkbox"/> Municipal Boundary | <input type="checkbox"/> County Facility |

List name(s) of facility checked above:

the land of this house abutts Rte 9W but it does not have a driveway on 9W

Referral Agencies:

- | | |
|--|--|
| <input type="checkbox"/> RC Highway Department | <input type="checkbox"/> RC Division of Environmental Resources |
| <input type="checkbox"/> RC Drainage Agency | <input type="checkbox"/> RC Dept. of Health |
| <input type="checkbox"/> NYS Dept. of Transportation | <input type="checkbox"/> NYS Dept. of Environmental Conservation |
| <input type="checkbox"/> NYS Thruway Authority | <input type="checkbox"/> Palisades Interstate Park Commission |
| <input type="checkbox"/> Adjacent Municipality | |
| <input type="checkbox"/> Other | |

APPLICATION REVIEW FORM

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 NO

Are there **streams** on the site? If yes, please provide the names. NO

Are there **wetlands** on the site? If yes, please provide the names and type:
NO

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.

78.18-2-6
78.18-2-19

Historical Areas Board of Review(HABR)

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

PROPERTY ADDRESS: _____ Section/Block/Lot: _____

1. Provide a narrative summary explaining the project and including any facts pertaining to this project which applicant feels would be of interest to the Board;
2. Architectural Plans;
3. It is preferable to the HABR if the Architect would appear at the meeting with the Applicant.
4. Please bring SAMPLES of building materials to the meeting.
5. Materials checklist: (please provide the brand name, type, style, model and color numbers):

	COLOR	MATERIAL	MANUFACTURER
Roof:	Black	asphalt	exisitng
Siding:	Benj Moore White	wood shake	exisitng
Decorative Siding:	Benj Moore White	wood	exisitng
Soffits & Fascia:	Benj Moore White	wood	existing
Gutters & Leaders:	white	aluminum	exisitng
Windows:	white	wood	Pella
Trim:	Benj Moore White	wood	exisitng
Shutters:	Delft Blue/Fine Paint	wood	exisitng
Front Door:	Delft Blue/Fine Paint	wood	Vintage Doors LLC
Back Door:	Benj Moore White	wood	exisitng
Garage Door(s):	N/A		
Other Door(s):	Bnej Moore	wood	Pella
Lighting:	dark copper	copper	House of Antique Hardware
Lighting:			
Stone or Rock being used on Structure:	N/A		
Stone or Rock being used on walkway(s):	Black/Green/Brown	Slate	Lanscaper
Other:			



OFFICE OF BUILDING, ZONING, PLANNING,
 ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN
 20 Greenbush Road
 Orangeburg, N.Y. 10962

Jane Slavin, R.A.
 Director

(845)359-8410

Fax: (845) 359-8526

HISTORICAL AREAS BOARD OF REVIEW REFERRAL LETTER

Date: December 23, 2020

Applicant: DeLatore

Address: 149 Washington Spring Rd, Palisade, NY

RE: Application Made at: same

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

Section: 78.18 Block: 2 Lot: 5

Dear DeLatore:


Please be advised that the Building Permit Application, which you submitted on December 16, 2020, has been referred to appear before the H.A.B.R. I have enclosed a copy of your application, where you will find at the bottom the reason for denial.

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

Sincerely,


 _____ 12.23.2020
 Richard Oliver
 Deputy Building Inspector

Signature of Director
 NOTE: PLEASE KEEP FOR YOUR RECORDS
 12-31-18-CCC


 _____ 12.23.2020

Date
 CC: Rosanna Sfraga
 Liz Decort
 Debbie Arbolino

PERMIT EXPIRES TWO (2) YEARS FROM DATE OF ISSUANCE.
 TWO SIX (6) MONTH EXTENSIONS MAY BE GRANTED PRIOR TO EXPIRATION DATE.
APPLICATION FOR BUILDING / DEMOLITION PERMIT

20 Greenbush Road, Orangeburg, NY 10962 Phone: (845) 359-8410 Fax: (845) 359-8526

ZONE: R-40 OFFICIAL USE ONLY ACREAGE: .94
 Inspector: Don Date App Received: 12/16/2020 Received By: WJ
 Permit No. 50950 Date Issued: _____
 CO No. _____ Date Issued: _____
 Permit Fee: \$2382 Ck# 171 Paid By Hakerman
 GIS Fee: \$20 Ck# 172 Paid By u
 Stream Maintenance Fee Ck # _____ Paid By _____
 Additional Fee: _____ Ck# _____ Date Paid _____ Paid By _____
 1st 6 mo. Ext.: _____ Ck # _____ Exp. Date: DEC 28 2020 Paid By _____
 2nd 6 mo. Ext.: _____ Ck # _____ Exp. Date: _____ Paid By _____

H
1
S
T
O
R
I
C

RECEIVED RECEIVED
 DEC 16 2020

APPLICANT COMPLETES:

Note: See inside for instructions for completing this application.
 PAGES 2, 3 and PAGE 4 must be reviewed and PAGES 3 & 4 must be signed by the applicant.

Property Location: 149 WASHINGTON SPRING ROAD
 Section: 78.18 Block: 2 Lot: 5
 Property Owner: CRISTINA BIANCHI / ERNEST DE LA TORRE
 Mailing Address: 96 WASHINGTON SPRING ROAD PALISADE
 Email: ernest@delatorredesign.com Phone #: 917 837-2309
 Lessee (Business Name): _____
 Mailing Address: _____
 Email: _____ Phone #: _____
 Type of Business / Use: _____
 Contact Person: Ernest de la Torre Relation to Project: owner
 Email: ernest@delatorredesign.com Phone#: 917 837 2309
 Architect/Engineer: _____ NYS Lic # _____
 Address: _____ Phone#: _____
 Builder/General Contractor: SETH GLASSER RC Lic # H-02603
 Address: 63 High St Nyack Phone#: _____
 Plumber: Robert Revere RC Lic # P-980
 Address: _____ Phone#: _____
 Electrician: Thomas Fredeman JR RC Lic #: E-335
 Address: _____ Phone#: _____
 Heat/Cooling: _____ RC Lic#: _____
 Address: _____ Phone#: _____
 Existing use of structure or land: single family residence
 Proposed Project Description: Interior renovation

Proposed Square Footage: _____ Estimated Construction Value (\$): \$125,000.00

BUILDING DEPARTMENT COMPLETES BELOW

PLANS REVIEWED: _____

PERMIT REFERRED / DENIED FOR:

Chapter 12 Section 12-4 requires Harbor approval

Dep'ty 12/23/2020

FOR OFFICE USE ONLY SECTION BLOCK LOT NAME PERMIT#

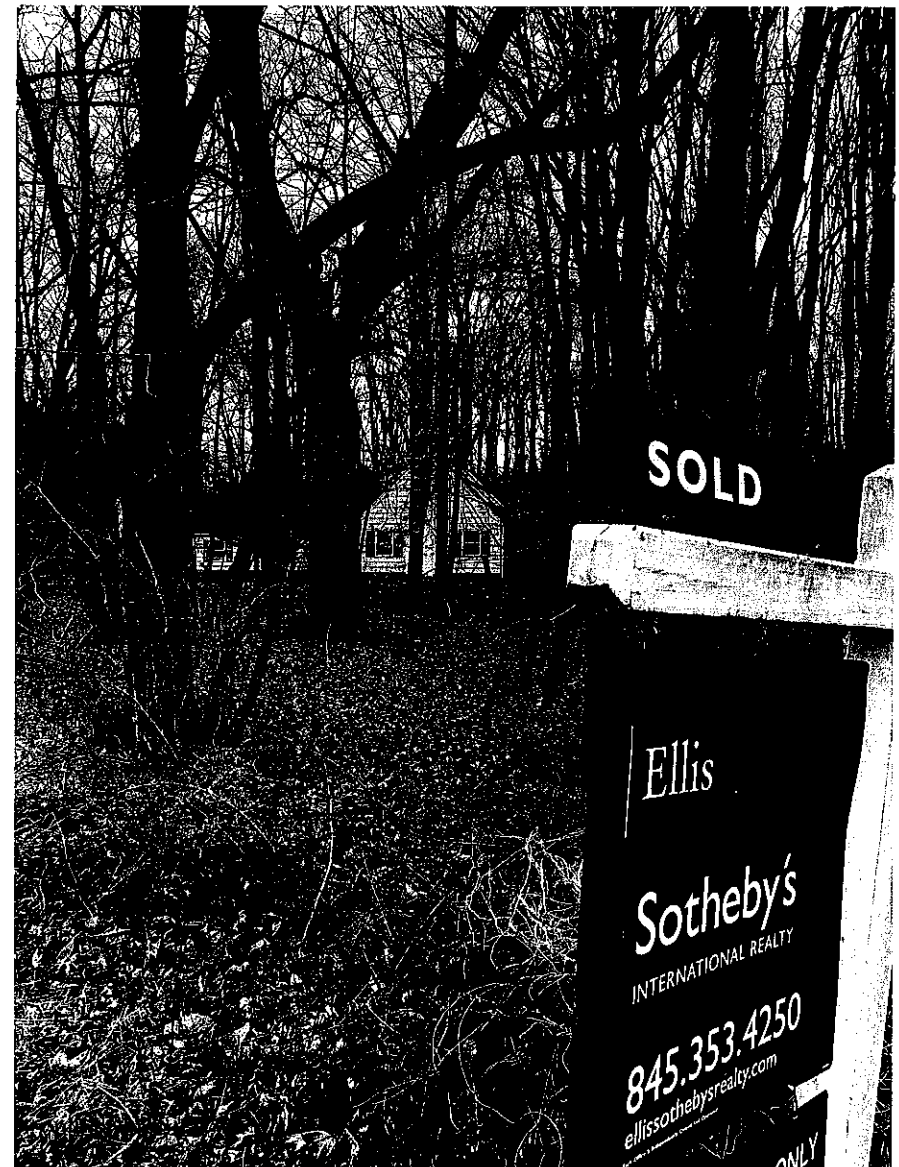
149 Washington Spring Road
Palisades NY 10964

SITE PICTURES

Front of house from Washington Spring Road



View from corner of 9W and Washington Spring Road



South and North faces of the house



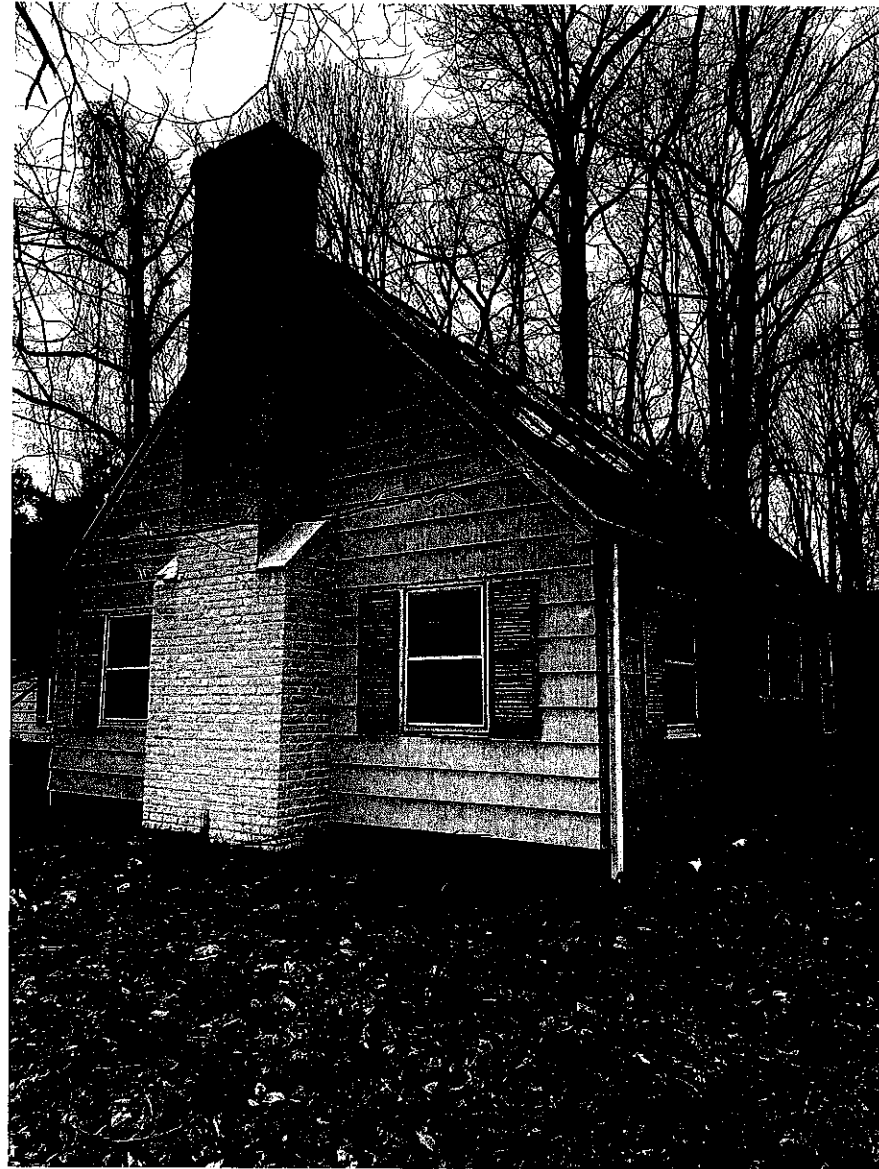
East side of house



East face of Livingroom of the house



Northwest corner of the house.



Side of the house facing South East towards 9W

View from 9W



Back of the house facing South



View of house from back of neighbor.



Lanterns on house.

HOUSE OF ANTIQUE HARDWARE

Search
Sign Up For Special Offers enter email Sign Up

(888) 223-2545 | Free Shipping on Orders Over \$100

View Cart (0) | My Account | Register | Log In

[Current Operational Status](#)

Reproduction Hardware

Shop by Style > Colonial > Lighting & Electrical > Outdoor

Shop by Type

Door Hardware

Window Hardware

Cabinet & Furniture Hardware

Lighting & Electrical

Plumbing

Home Accessories

Shop by Style

Colonial

Door Hardware

Window Hardware

Cabinet

Lighting & Electrical

Outdoor

Interior

Shades

Ceiling Medallions

Light Bulbs

Switch Plates

Switches & Outlets

Plumbing Hardware

House Hardware

Classical

Victorian

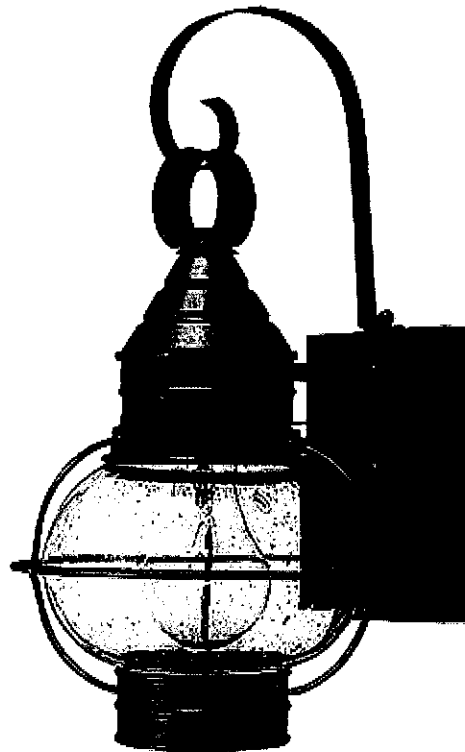
Arts & Crafts

Romantic

Art Deco

Mid-Century

Cape Cod Small Entry Sconce With Clear Seedy Glass



Features

- Solid-Brass Construction for Durability
- Authentic Aged Patina
- Inspired by Traditional Design
- One Medium-Base Socket Rated for 60W
- CUL Listed for Wet Locations

Details

Style	Colonial
Item Sold As	Fixture Complete with Glass
Included Hardware	All Necessary Mounting Accessories
Usually Ships In	3 to 5 Business Days More info >
Warranty	5 Year Warranty

No Reviews [Write the First Review](#)

[Read Product Questions & Answers](#)

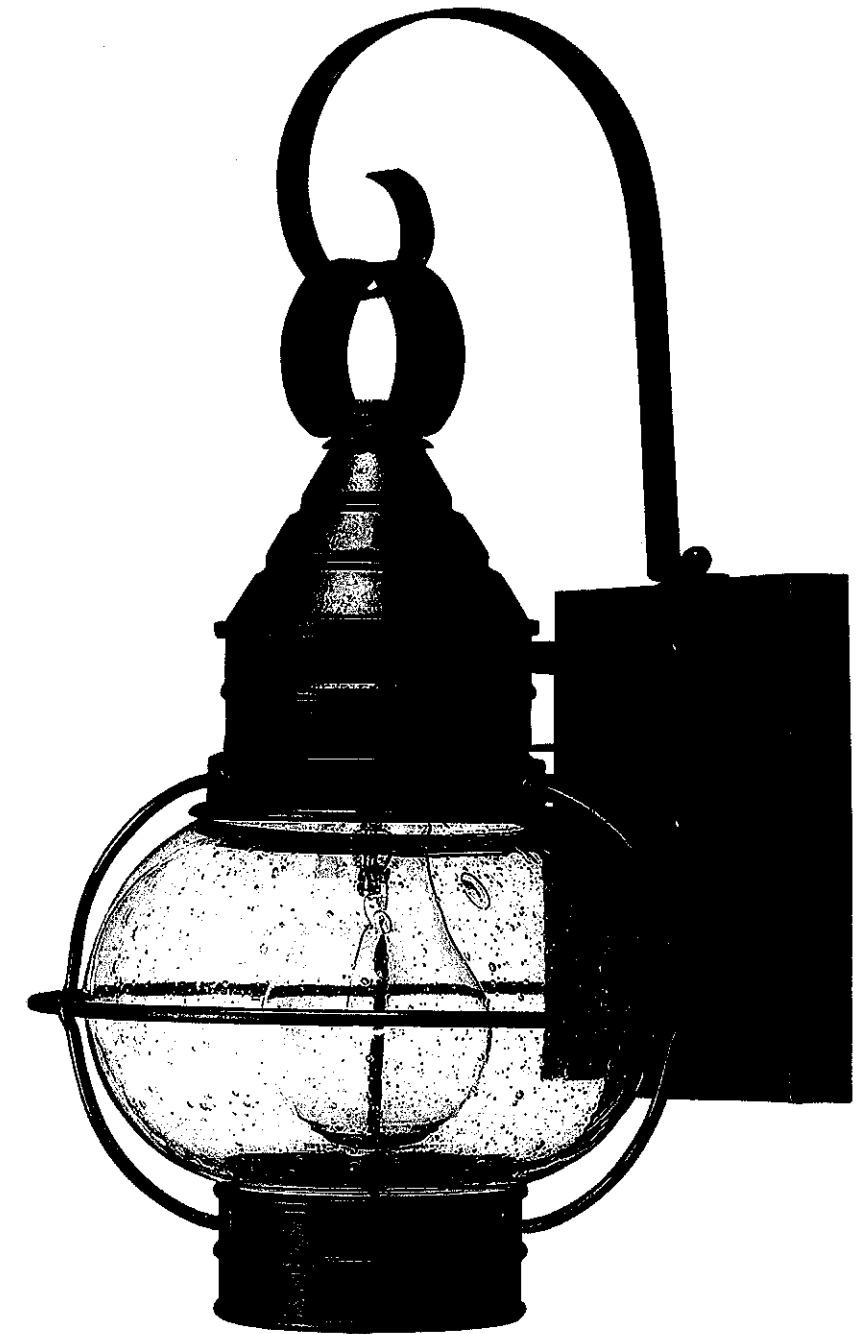
Finishes:

Quantity:

Item #: RS-03HK-2206SZ

Price: \$199.90 [ADD TO CART](#)

[Free Ground Shipping](#)



ZOOM

LARGE/ALTERNATE VIEWS

Front door hardware

HH HOUSE OF ANTIQUE HARDWARE

Sign Up For Special Offers Search

Sign Up For Special Offers enter email Sign Up

(888) 223-2545 | Free Shipping on Orders Over \$100

[View Cart \(0\)](#) | [My Account](#) | [Register](#) | [Log In](#)

Current Operational Status

Reproduction Hardware

Shop by Type > Door Hardware > Door Sets > Entry

Shop by Type

Door Hardware

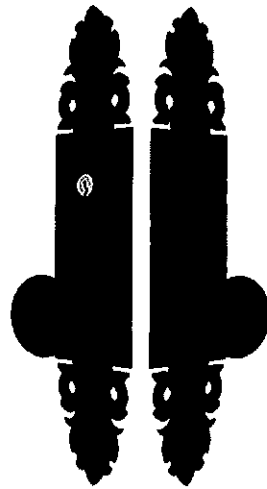
- Door Sets
 - Standard/Tubular
 - Mortise
 - Entry
 - Door Pulls
 - Rim Locks
 - Pocket Door
 - Barn Door
 - Rim Latch
 - Screen Door
 - Hinges
- Accessories
 - Push & Kick Plates
 - Parts
- Window Hardware
- Cabinet & Furniture Hardware
- Lighting & Electrical
- Plumbing
- Home Accessories

New Products

Special Collections

Savings

Warwick Long Plate Mortise Entry Set With Black Lacquer Finish



[View included hardware](#)

[ZOOM](#) [LARGE](#) [SMALL](#) [TECHNICAL VIEWS](#)

Features

- Hand Forged Iron for Authentic Appearance
- Lacquered to Preserve the Finish
- Complete with Mortise Lock Designed for Vintage Doors
- Lifetime Finish and Mechanical Warranty
- Enhances Historic Look and Feel

Details

Style	Romantic
Item Sold As	Complete Set for One Door
Included Hardware	All Necessary Mounting Accessories
Usually Ships In	5 to 7 Business Days More info >
Warranty	5 Year Warranty

No Reviews [Write the First Review](#)

[Read Product Questions & Answers](#)

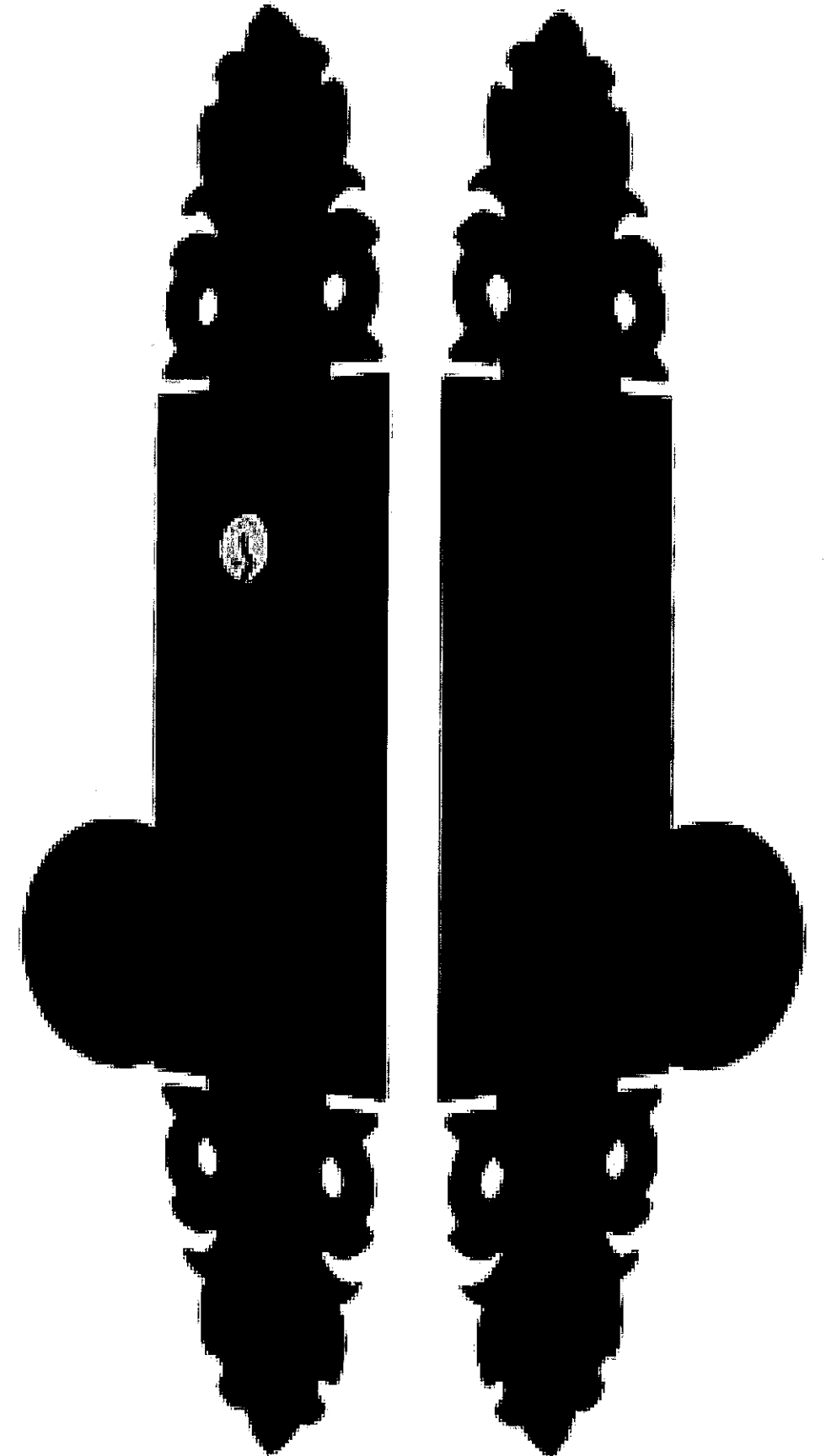
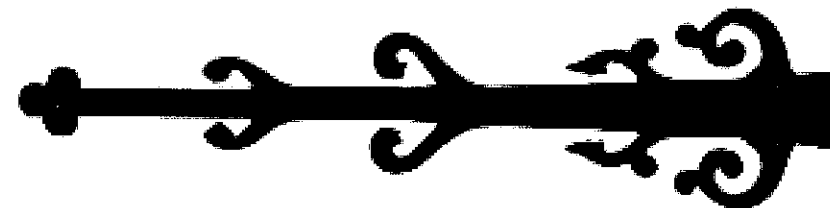
Lock Handing: [?](#)

Quantity:

Item #: RS-05AH-WTMBIX

Price: \$629.90 [ADD TO CART](#)

[Free Ground Shipping](#)



French door hardware



Search
Sign Up For Special Offers enter email Sign Up

(888) 223-2545 | Free Shipping on Orders Over \$100

[View Cart \(0\)](#) | [My Account](#) | [Register](#) | [Log In](#)

[Current Operational Status](#)

Reproduction Hardware

Shop by Type

Door Hardware

- Door Sets
- Standard/Tubular
- Mortise
- Entry
- Door Pulls
- Rim Locks
- Pocket Door
- Barn Door
- Rim Latch
- Screen Door
- Hinges
- Accessories
- Push & Kick Plates
- Parts

Window Hardware

Cabinet & Furniture Hardware

Lighting & Electrical

Plumbing

Home Accessories

Shop by Style

New Products

Special Collections

Savings

Resource Center

Customer Service

TradePlus

FREE SHIPPING

— Orders over \$100 —

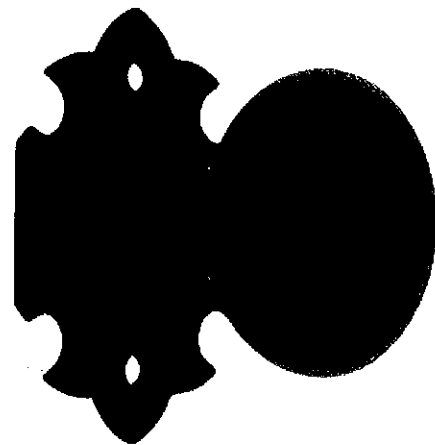
FLAT RATE \$6.99

— Orders under \$100 —

[Find Out More](#)

Shop by Type > Door Hardware > Door Sets > Standard/Tubular

Warwick Forged Iron Door Set With Black Lacquer Finish



Features

- Hand Forged Iron for Authentic Appearance
- Lacquered to Preserve the Finish
- Heavy-Duty Thickness
- Available In Passage, Privacy and Single Dummy Functions
- Enhances Historic Look and Feel

Details

Style	Romantic
Item Sold As	Complete Set for One Door
Included Hardware	All Necessary Mounting Accessories
Usually Ships In	5 to 7 Business Days More info >
Warranty	5 Year Warranty

5 3 Reviews [Write a Review](#)

100% of respondents would recommend this to a friend

[Read Product Questions & Answers](#)

Function - Backset:

Quantity:

Item #: RS-01AH-RT9BIX

Price: \$51.95 - \$112.90 [ADD TO CART](#)

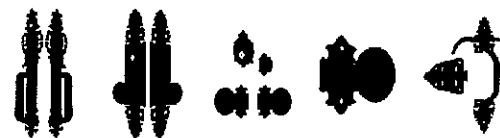
ZOOM

LARGE/ALTERNATE VIEWS

View included hardware

Pictured in Matte Black

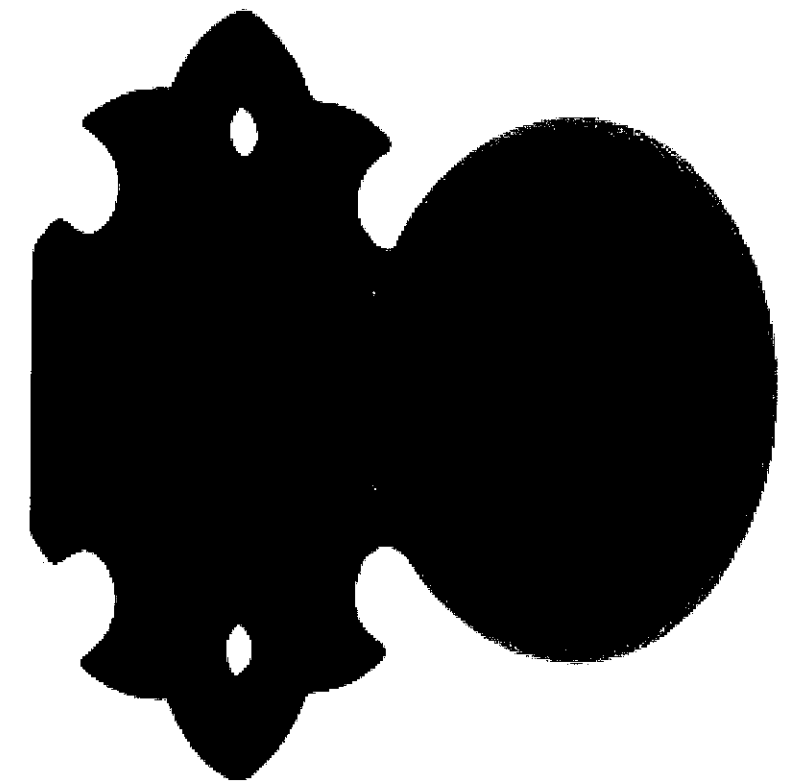
Items in This Family:



Description & Dimensions

This charming interior door set is ideal for English Tudor, French Country or other romantic European style homes. The fanciful rosette and petite knob are made of forged iron with a rustic texture and smooth black lacquer finish. Choose from passage, privacy and single dummy functions.

Please note: this set will not work on doors pre-drilled with a 2 1/8" bore.



New front door

About YesterYear's Vintage Doors & Milwork, LLC 0 Items to Quote in My Project Cart



Created in 1990

YesterYear's Vintage Doors was created in 1990 with a vision and passion for fine woodworking and craftsmanship. Each solid wood door is built just like the olden days - one at a time - and made to endure the test of time. The very first solid wood door productions were the Victorian style screen & storm doors. Initially, only six designs were offered to the public. As demand grew, additional Victorian and Traditional screen & storm designs were added, as well as a small collection of interior and exterior door models.

Values Vintage Accuracy over Mass Production

Today, nearly twenty years later, YesterYear's has not lost sight of its passion and vision - always preferring historical accuracy and handcrafted integrity over mass production. The company boasts over 130 screen and storm door designs for virtually any style of home! YesterYear's has also continued to expand their interior and exterior door collections and is able to cater to practically any custom project or specification. To add even more vintage charm to your home, YesterYear's has recently introduced a unique line of distinctive Dutch doors, which have been featured on HGTV's renowned show "Curb Appeal" in 2005 and also Country Home's Kitchen & Bath Show located in Chicago, IL in 2007.

Located in Northern New York

Nestled along the picturesque St. Lawrence River of Northern New York, the family owned and operated business strives for quality and creative detail in every single solid wood production. Just as each and every door requires individual attention, so does each and every valued client. YesterYear's provides exceptional customer service throughout the entire order process - from the very initial quote request, to ordering and delivery.

Featured in Prestigious Homes & Buildings across the Country

Let us bring the beauty and character of solid wood into your world, wherever that may be. Whether you are looking to restore or construct a charming bungalow in Chicago, a colonial home in Boston, a classic Victorian in Cape May, New Jersey, an ocean front mansion in California, a mountain retreat in Colorado, or even an urban residence in New York City, YesterYear's solid wood doors have graced countless prominent homes across the country. YesterYear's even has doors present in highly established business buildings, including the U.S. Capitol! Working directly with homeowners, leading architects, builders and designers YesterYear's will ensure that your home or business captures the attention of all who encounter it for generations to come.

Where You've Seen Us:

This Old House

The December 2010 issue featured our distinctive and unique pet doors among their [Best New Home Products for 2010](#). (Our product is listed under Windows and Doors). We were among the top manufacturers in the country to come out with this year's freshest ideas for your home. The article featured our "Cottage Charm" screen door with a functional and stylish pet door built in! [View more of our Distinctive Pet Doors.](#)

PROPOSAL

Quote #: 113819-EP-De Torre 11/11/2020
 66 South Main Street ♦ Hammond, NY 13646
 Toll Free: (800) 787 2001 Visit Us Online:
 Fax: (315) 324 6531 www.VintageDoors.com
 Email: cs@vintagedoors.com

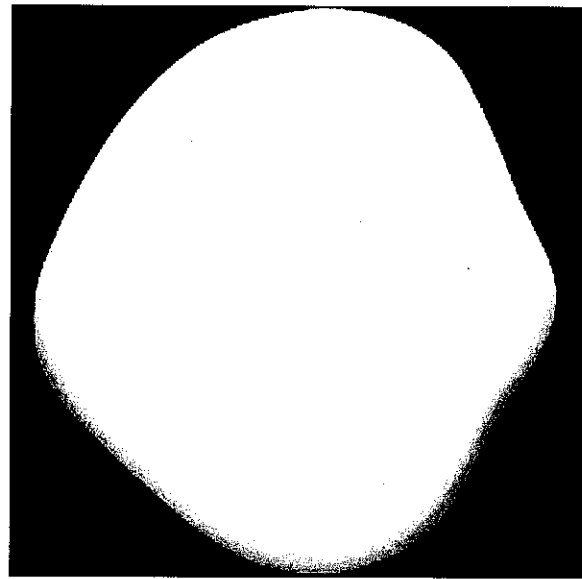
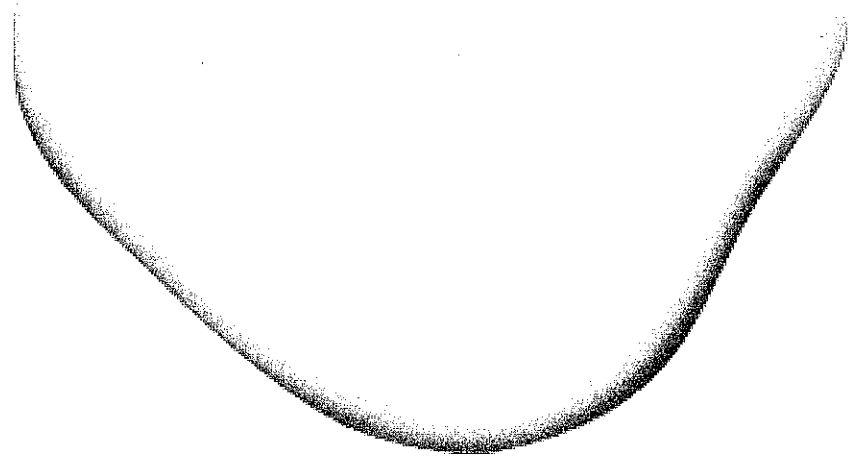


Bill To: De La Torre Design Studio Llc, Ernest De Torre 526 W 26 Street New York NY 10001 Home: (212) 243-5202 Work: Cell: 917 837 2309 Fax: (212) 243-5202 Email: ernest@delatorredesign.com	Ship To: 96 Washington Spring Road Palisades NY 10964 Home: (212) 243-5202 Work: Cell: 917 837 2309 Ship #: Email: ernest@delatorredesign.com	Sales Person: Ryan Email: cs@vintagedoors.com Ext: 23
--	---	---

1	G165 / Clear Standard / African Mahogany / Exterior / Finished Opening: 36w / 80h / 2 1/4 Premium Upgradet / Double Bore / In Right / Raised Beaded Grooved Panel	3,600.00	1	\$3,600.00
---	---	----------	---	------------

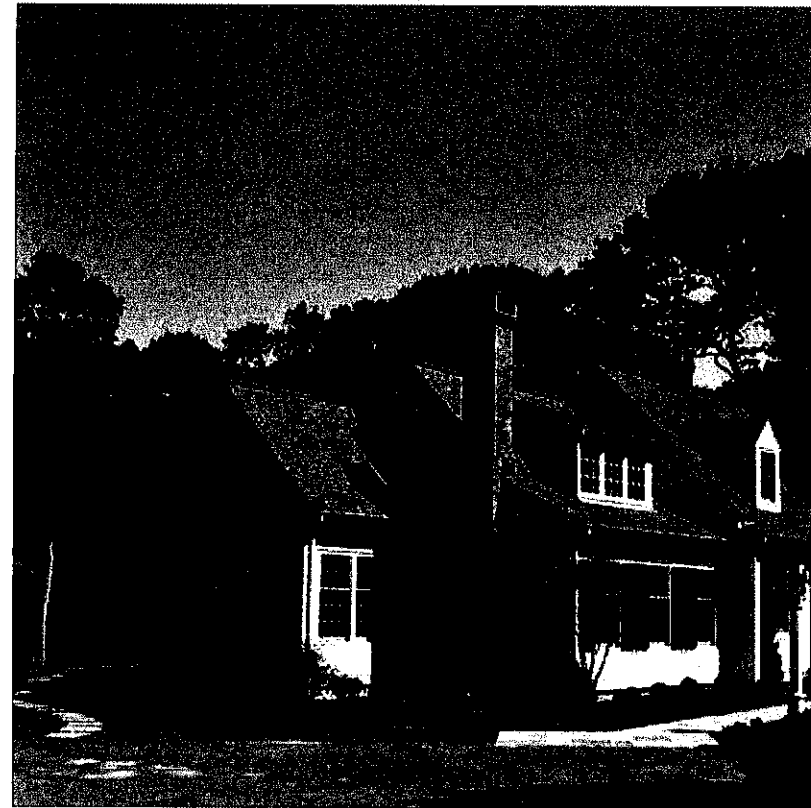
House color- Benjamin Moore –White Dove

<https://www.benjaminmoore.com/en-us/color-overview/find-your-color/color/i-06/white-dove?color=l-06>



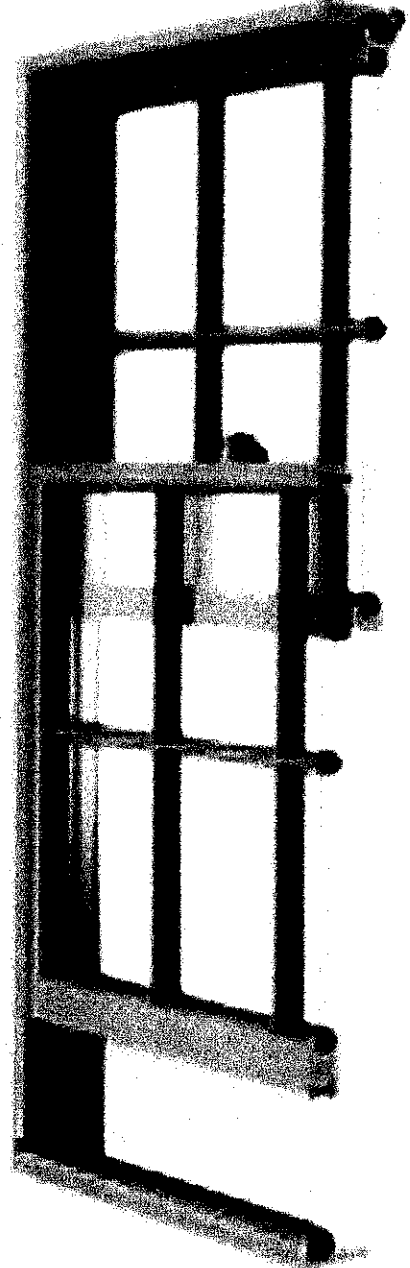
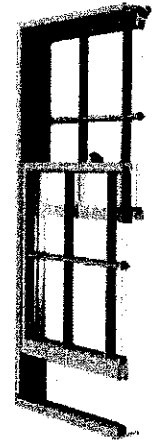
Benjamin Moore- white dove shown here on house siding.

House color- White



New Windows and Patio Door- Pella Traditional Wood windows

Window images for
quality only- see
Exterior Elevations
for layout of
mullions



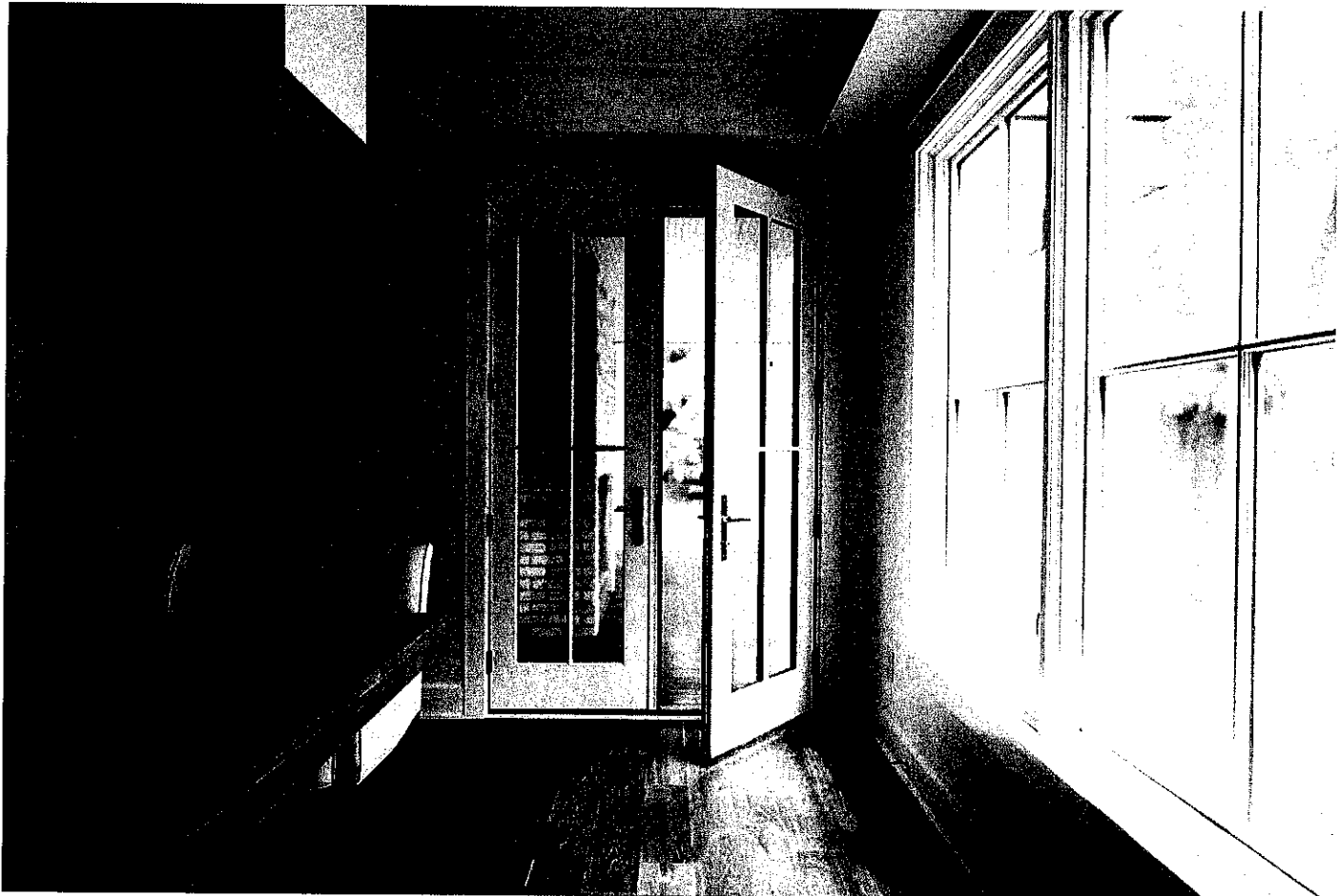
Pella® Reserve™ - Traditional

Wood

\$\$\$\$-\$\$\$\$\$

Historical Authenticity

27 Exterior Colors















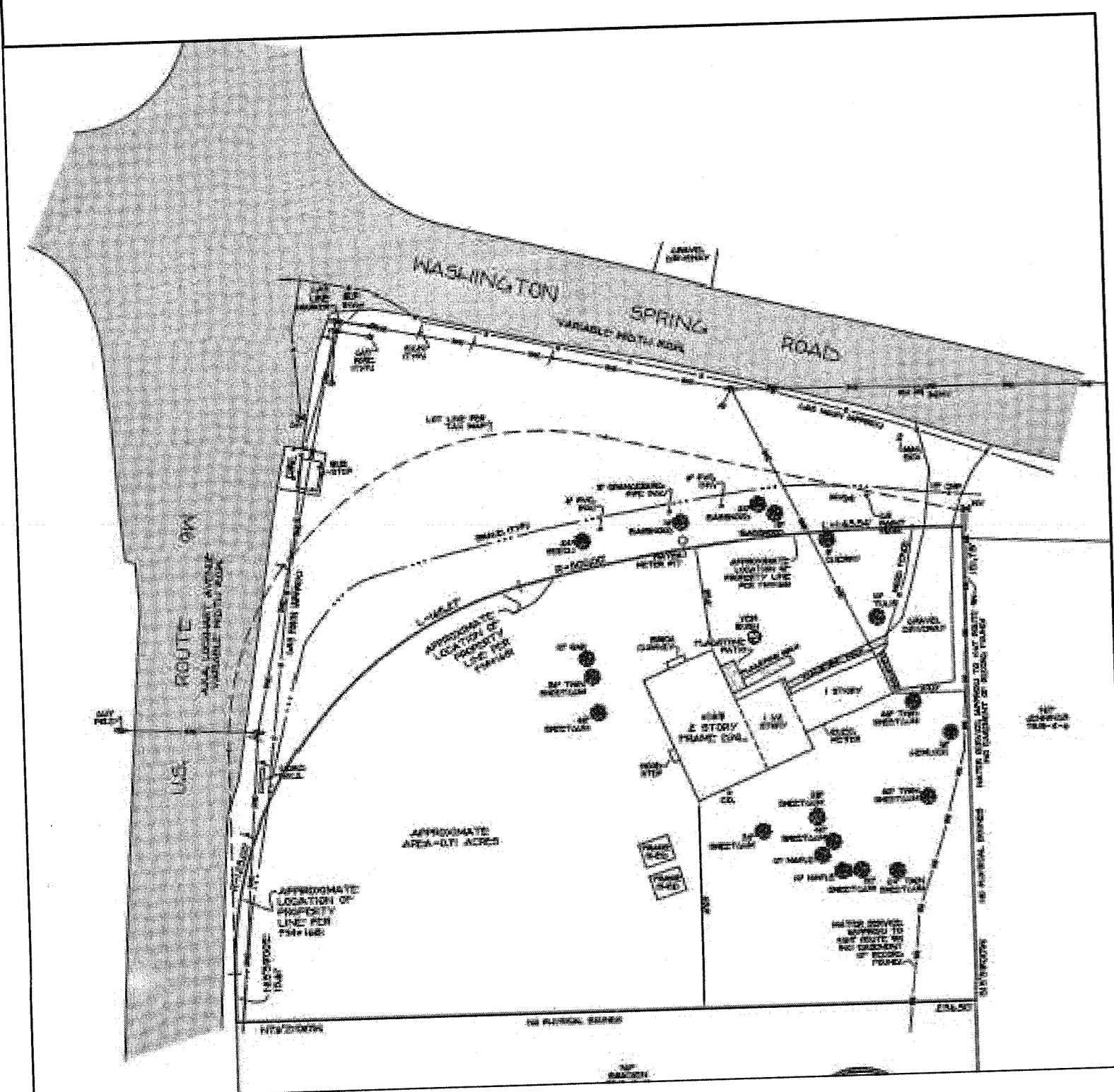








DE LA TORRE RESIDENCE
149 WASHINGTON SPRING ROAD
PALISADES, NY, 10964



ENGINEER
ALNOUR CONSULTING PC
STRUCTURAL ENGINEERS
293 Dahlgren PL. Suite 3A
Brooklyn NY
Phone : 917-379-93-76
Fax : 516-908-45-06



TAX LOT: SECTION 78.18, BLOCK 2, LOT 5

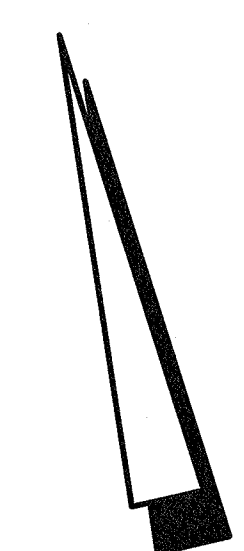
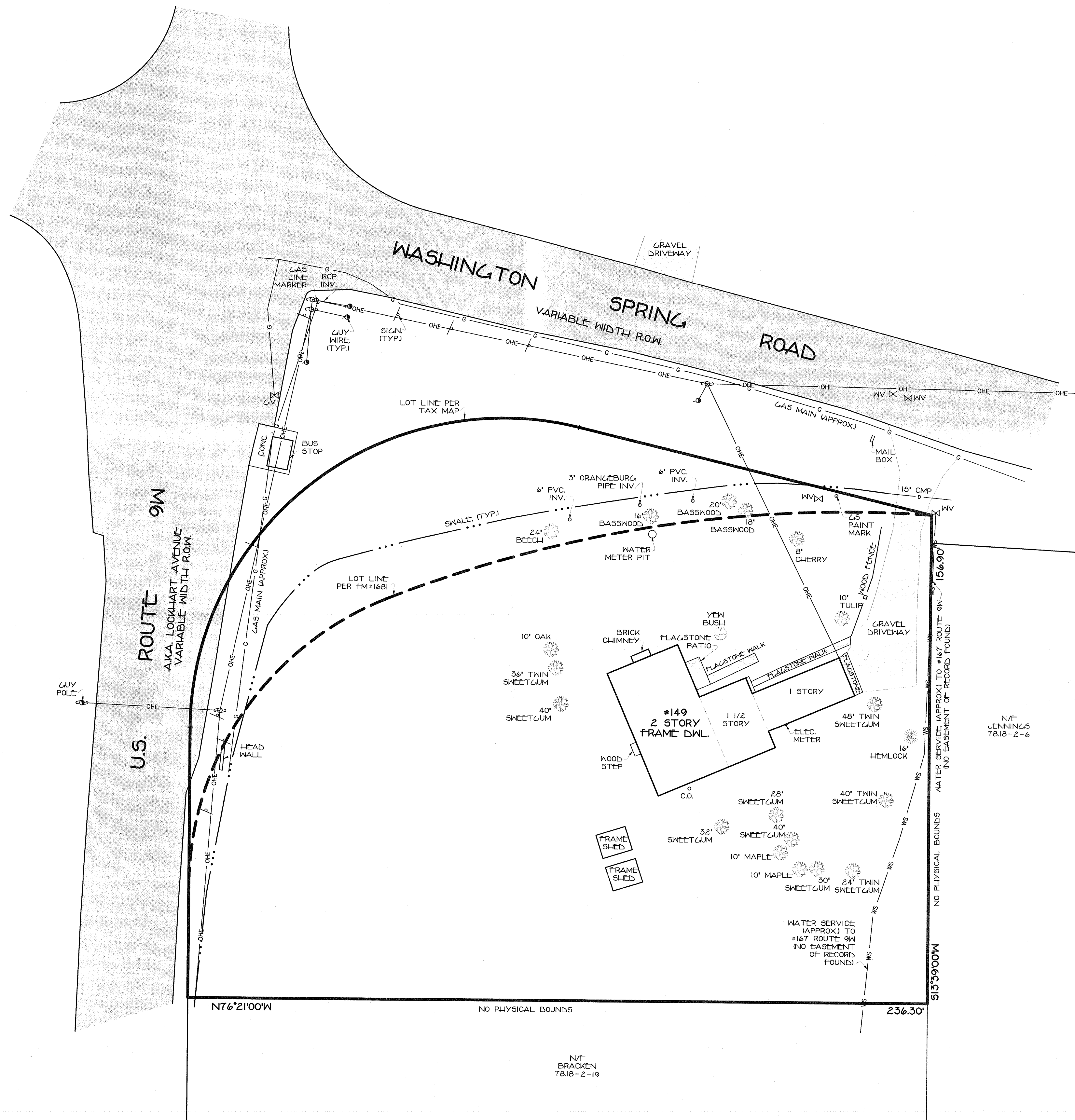
MAP REFERENCE:
BEING KNOWN AND DESIGNATED AS LOT 1 IN BLOCK 'J' ON A CERTAIN MAP ENTITLED 'MAP OF PALISADES' FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON OCTOBER 6, 1874 AS MAP#1681.

'MAP OF PALISADES' FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON OCTOBER 6, 1874 AS MAP#967.

'MINOR SUBDIVISION FOR ANNETTE ORDOG' FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON AUGUST 1, 1968 AS MAP#3747.

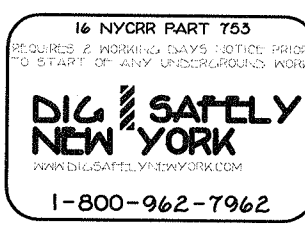
DEED REFERENCE:

- 155/133
- 2004/59096
- 2006/29390
- 2013/31870
- 2004/47840
- 2013/31870
- 2005/29967
- 2015/24903
- 2015/4717
- 2005/28942



SKETCH MAP
OF
149 WASHINGTON SPRING ROAD
LOCATED IN
HAMLET OF PALISADES
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

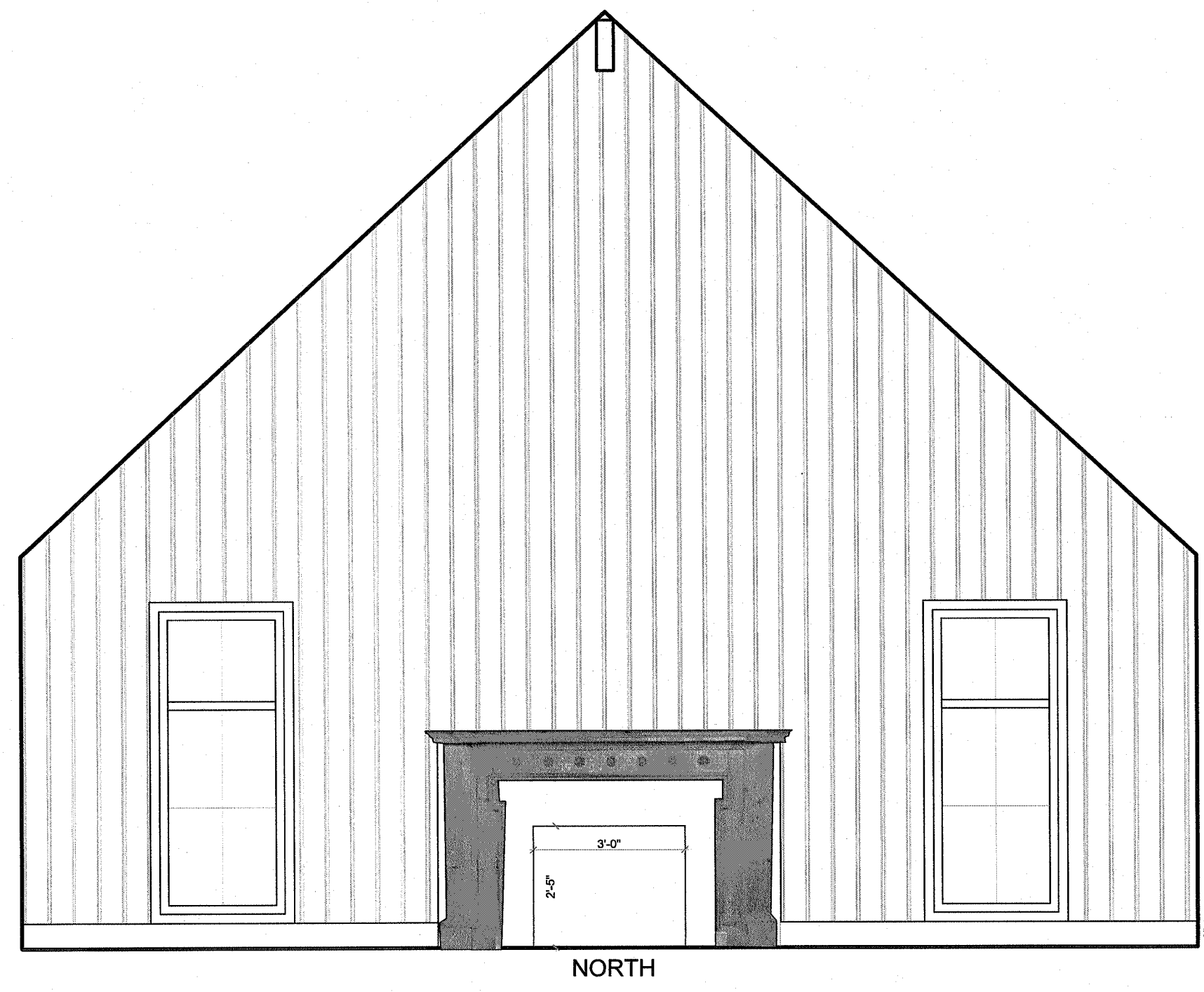
ALL UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE AND INVERT OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.



SPARACO & YOUNGBLOOD, PLLC
CIVIL ENGINEERING * LAND SURVEYING
SITE PLANNING

18 NORTH MAIN STREET
P.O. BOX 818
LARRIMAN, N.Y. 10924
TEL: (845) 782-8643
FAX: (845) 782-5901
SPARACO.STEVE@SLSNY.COM WDTLS1@GMAIL.COM

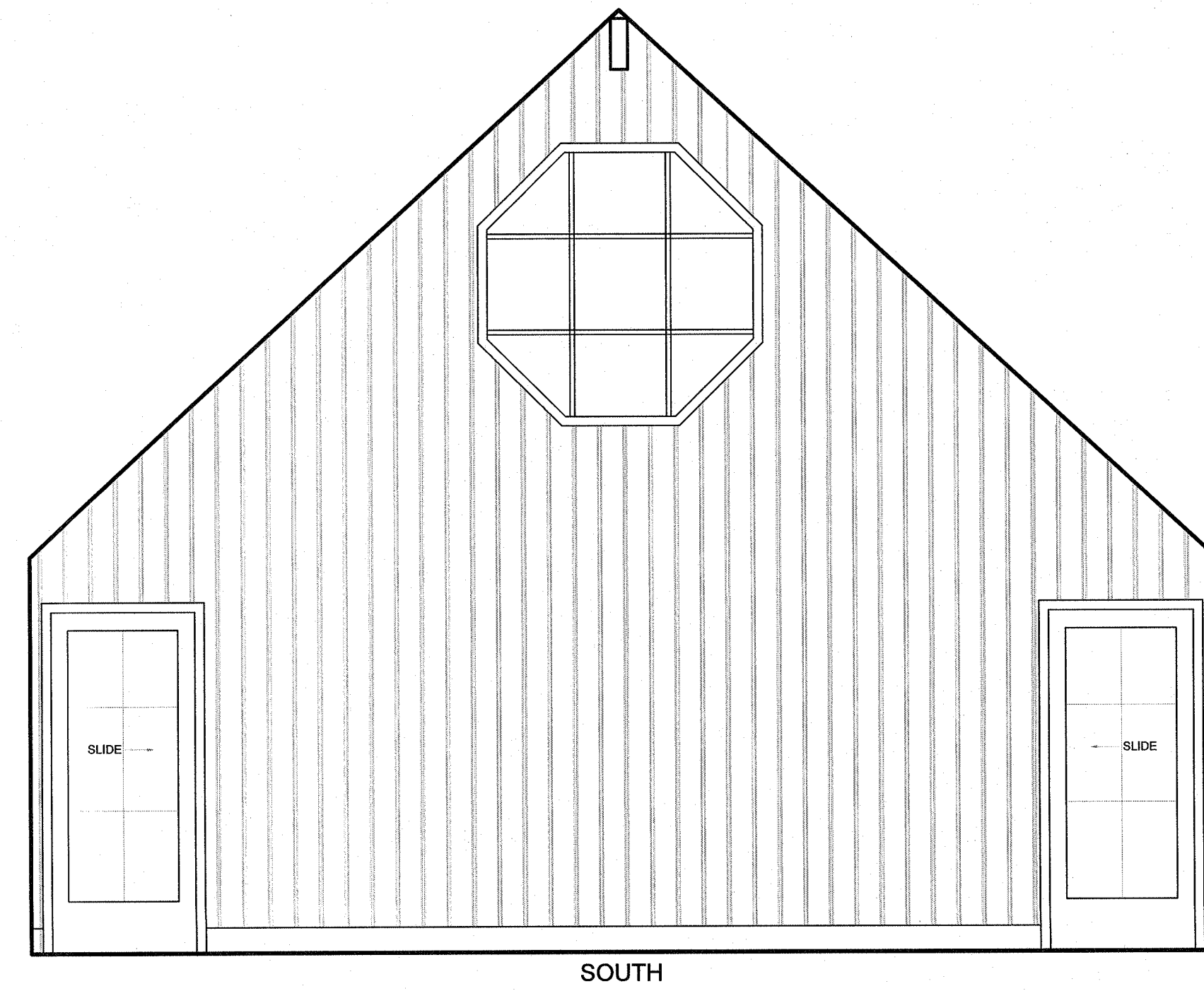
FILE # 5Y-1631
DATE JULY 28, 2020
SCALE 1"=20'



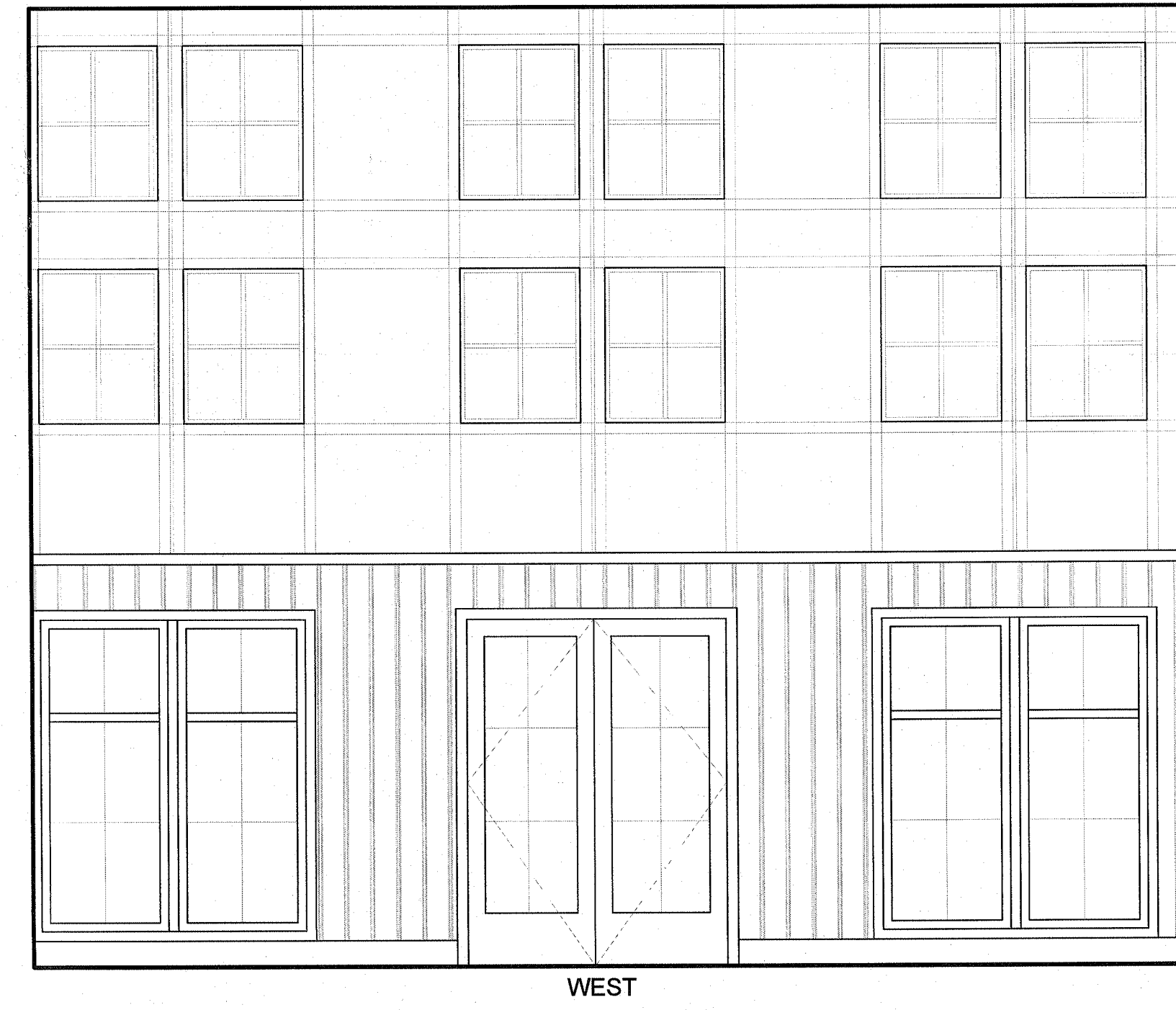
NORTH



EAST



SOUTH



WEST



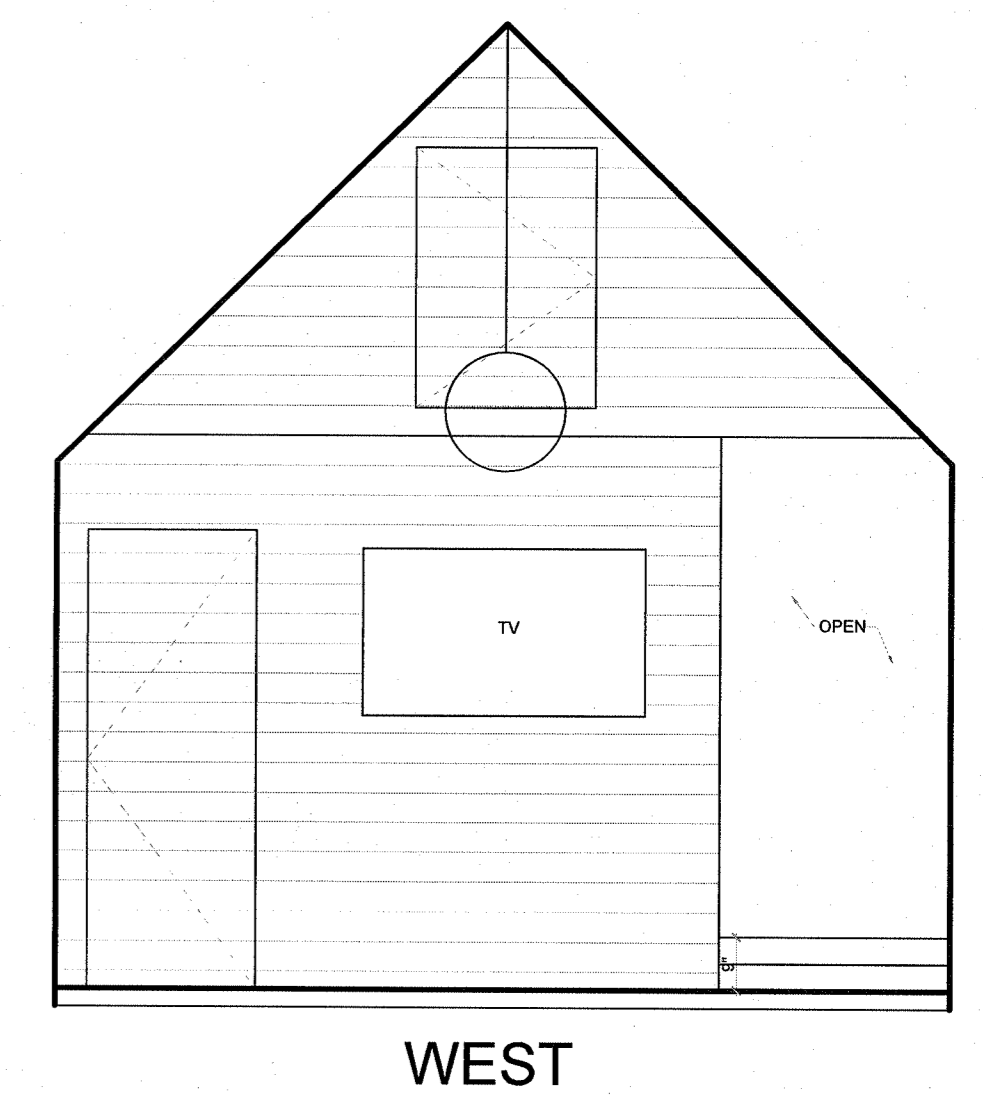
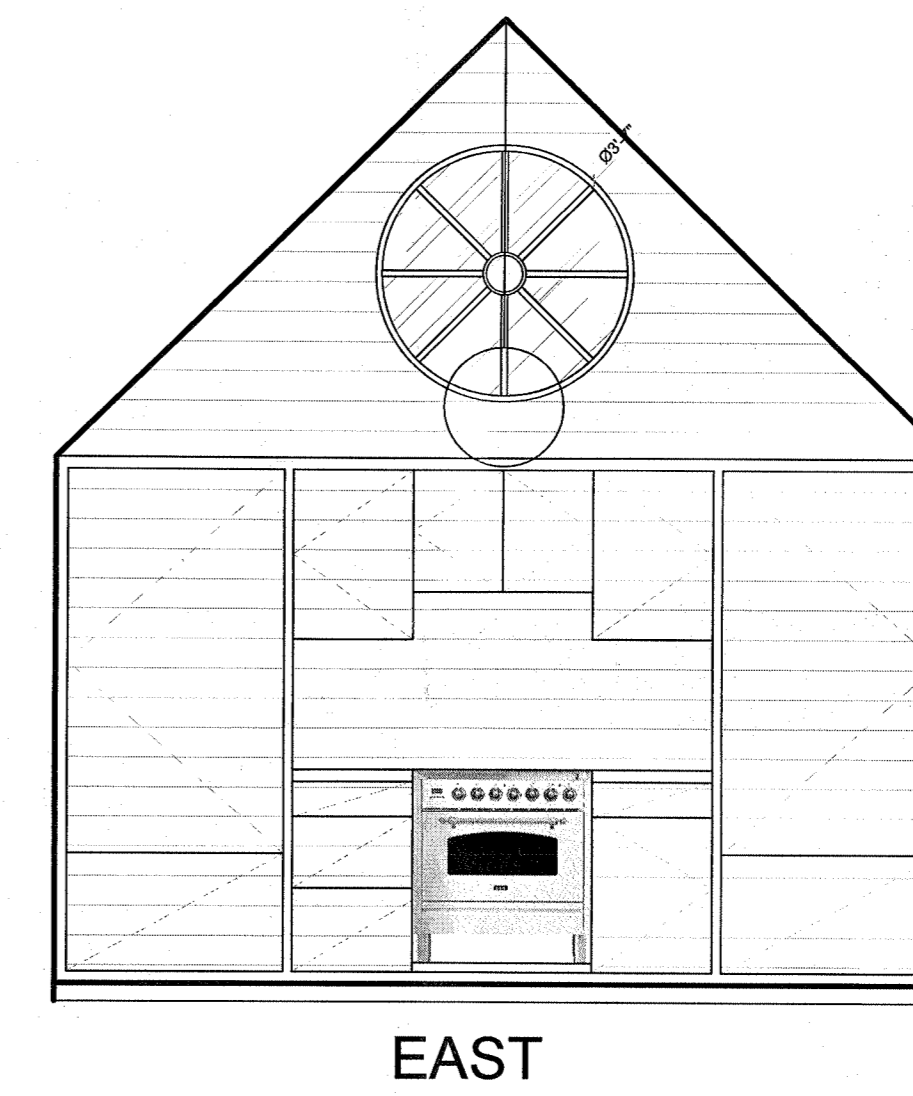
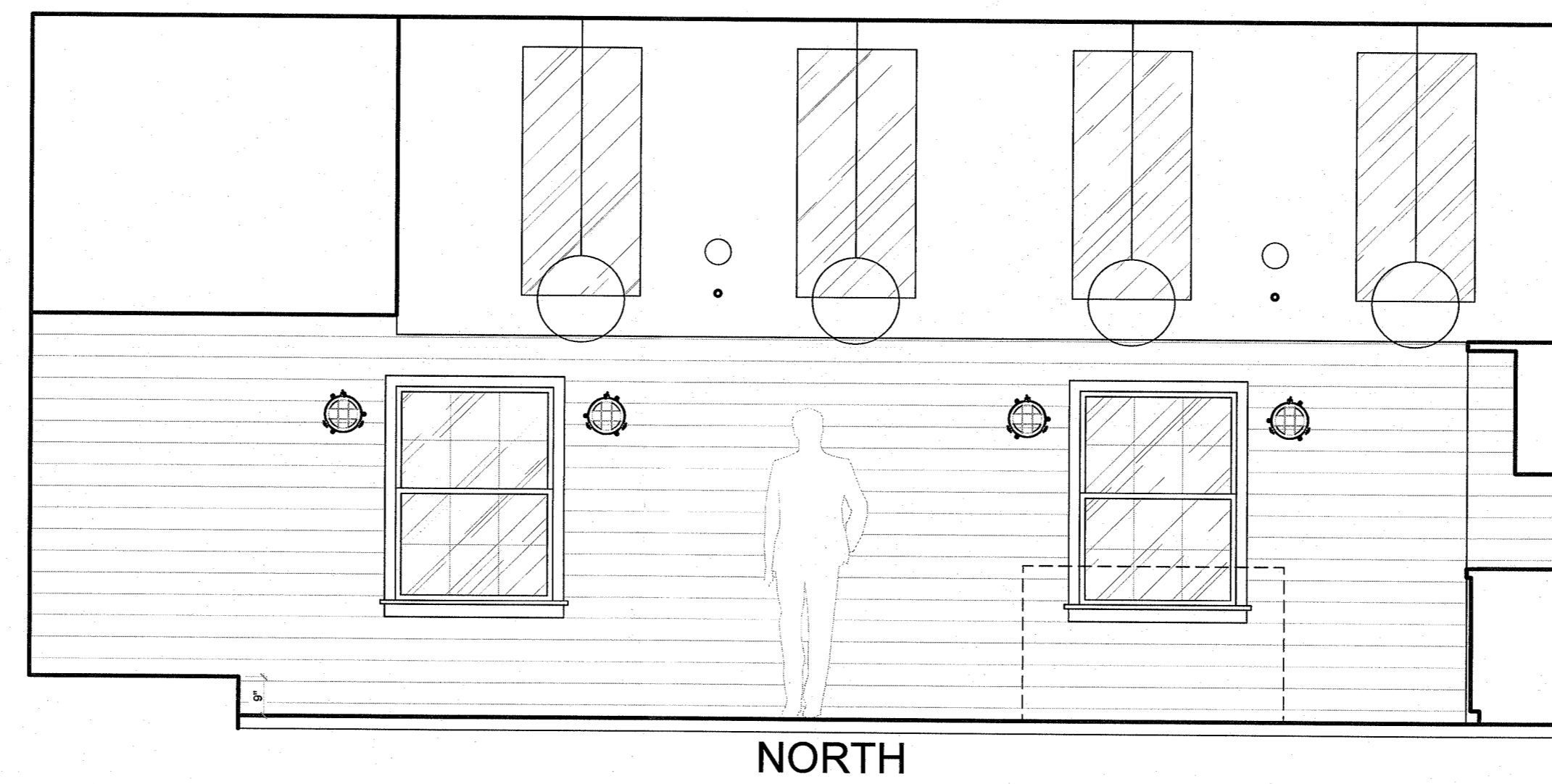
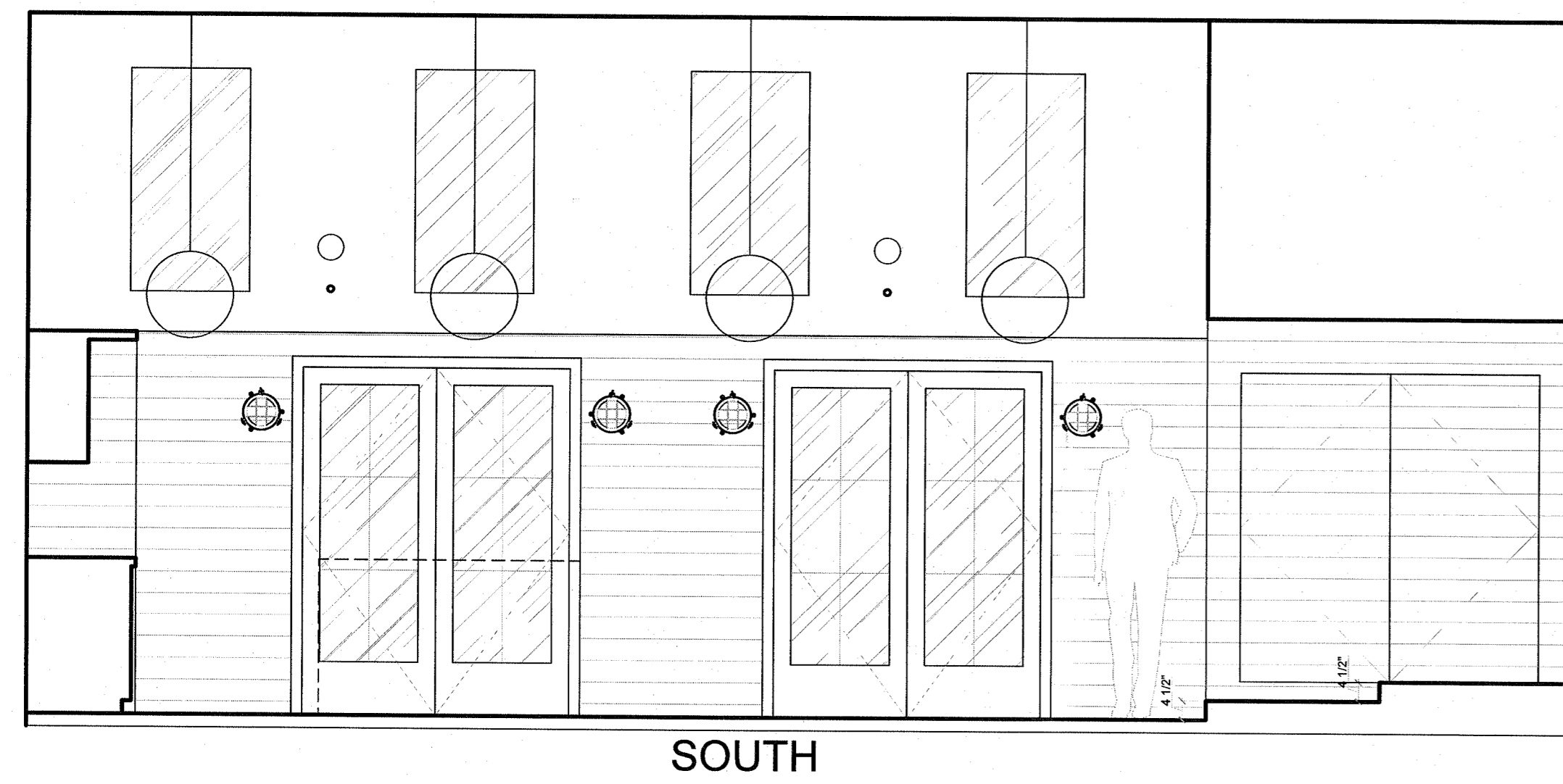
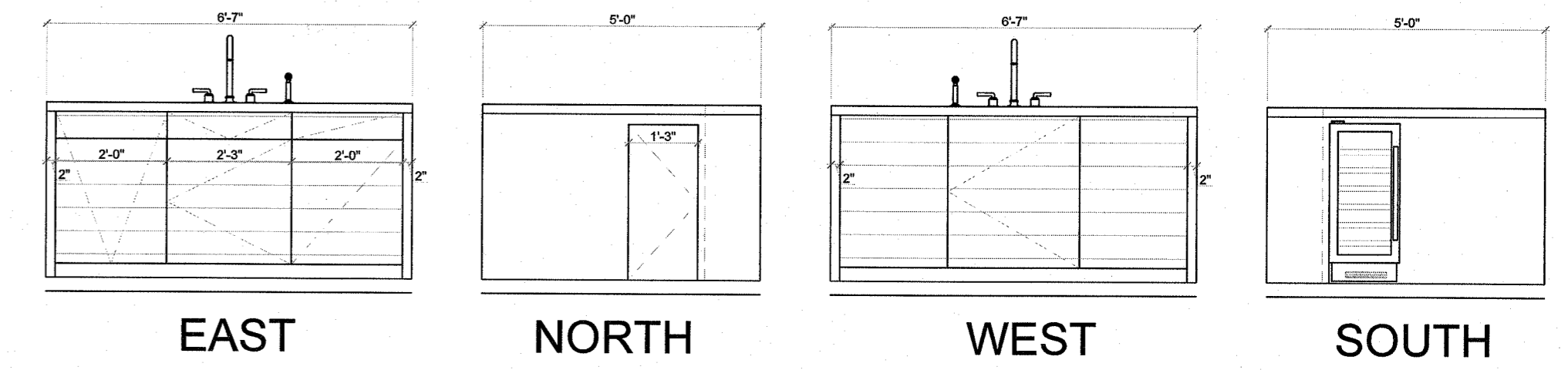
DE LA TORRE DESIGN STUDIO, LTD.
 526 W 26TH STREET, SUITE 6AA, NEW YORK, NEW YORK 10001
 Phone 212.243.5202 Fax 212.243.5264

DATE	REVISIONS	BY	DATE	REVISIONS	BY
NOTE1			NOTE8		
NOTE2			NOTE9		
NOTE3			NOTE10		
NOTE4			NOTE11		
NOTE5			NOTE12		
NOTE6			NOTE13		
NOTE7			NOTE14		

DATE: 01-18-21
 SCALE: 3/8
 DRAWN BY: DRAWN_BY
 CHECKED BY: CHECKED_BY
 APPROVED BY: APPROVED_BY

CLIENT: 149-WASHINGTON-SPRING-ROAD
 DE_LA_TORRE_RESIDENCE
 ADDRESS-2
 TITLE: GREAT_ROOM
 SHEET_TITLE2

SHEET
 GRT.RM.
 OF



ENGINEER
ALNOUR CONSULTING PC
STRUCTURAL ENGINEERS
 293 Dahlgren PL. Suite 3A
 Brooklyn NY
 Phone : 917-379-93-76
 Fax : 516-908-45-06

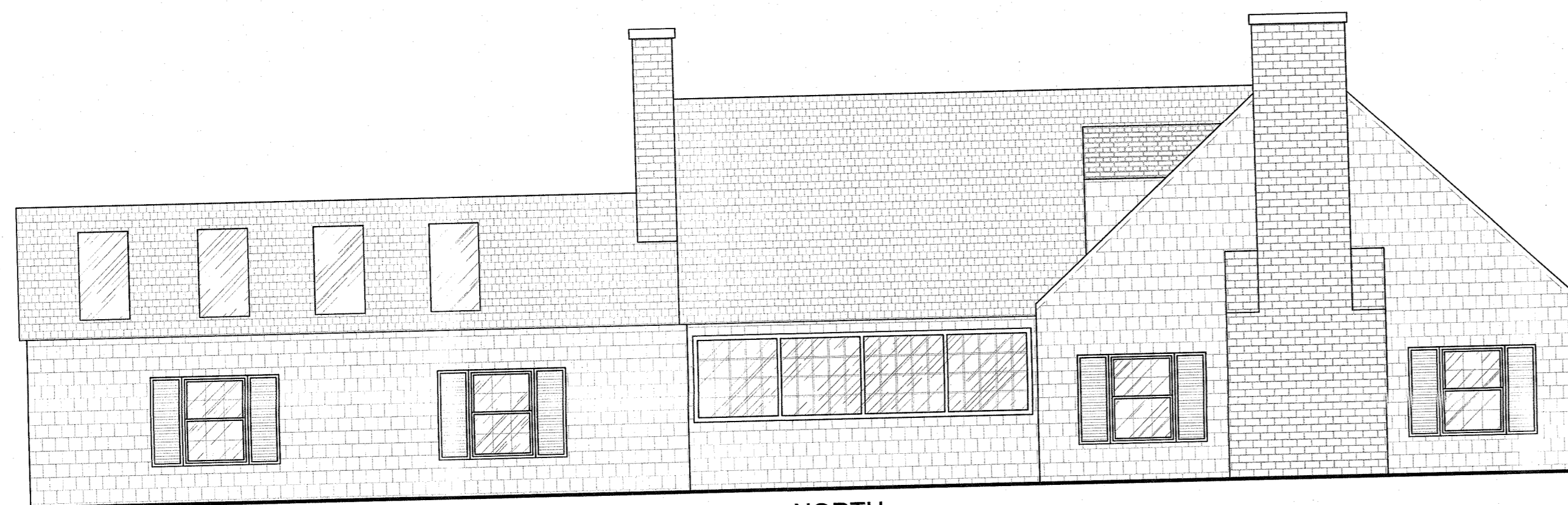


DE LA TORRE DESIGN STUDIO, LTD.
 526 W 26TH STREET, SUITE 6AA, NEW YORK, NEW YORK 10001
 Phone 212.243.5202 Fax 212.243.5264

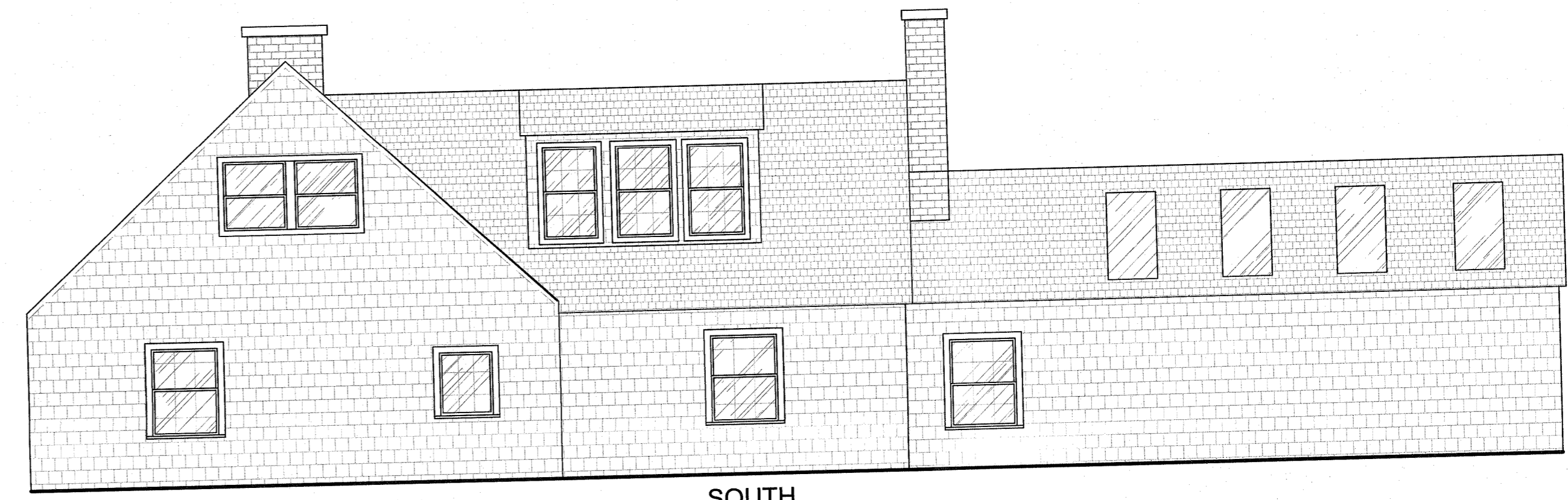
DATE	REVISIONS	BY	DATE	REVISIONS	BY
NOTE1			NOTE8		
NOTE2			NOTE9		
NOTE3			NOTE10		
NOTE4			NOTE11		
NOTE5			NOTE12		
NOTE6			NOTE13		
NOTE7			NOTE14		

DATE: 01-18-21	CLIENT	149-WASHINGTON-SPRING-ROAD
SCALE: TITLE_SSCALE		DE_LA_TORRE_RESIDENCE
DRAWN BY: DRAWN_BY		ADDRESS-2
CHECKED BY: CHECKED_BY		
TITLE		KITCHEN.ELEVATIONS
APPROVED BY: APPROVED_BY		SHEET_TITLE2

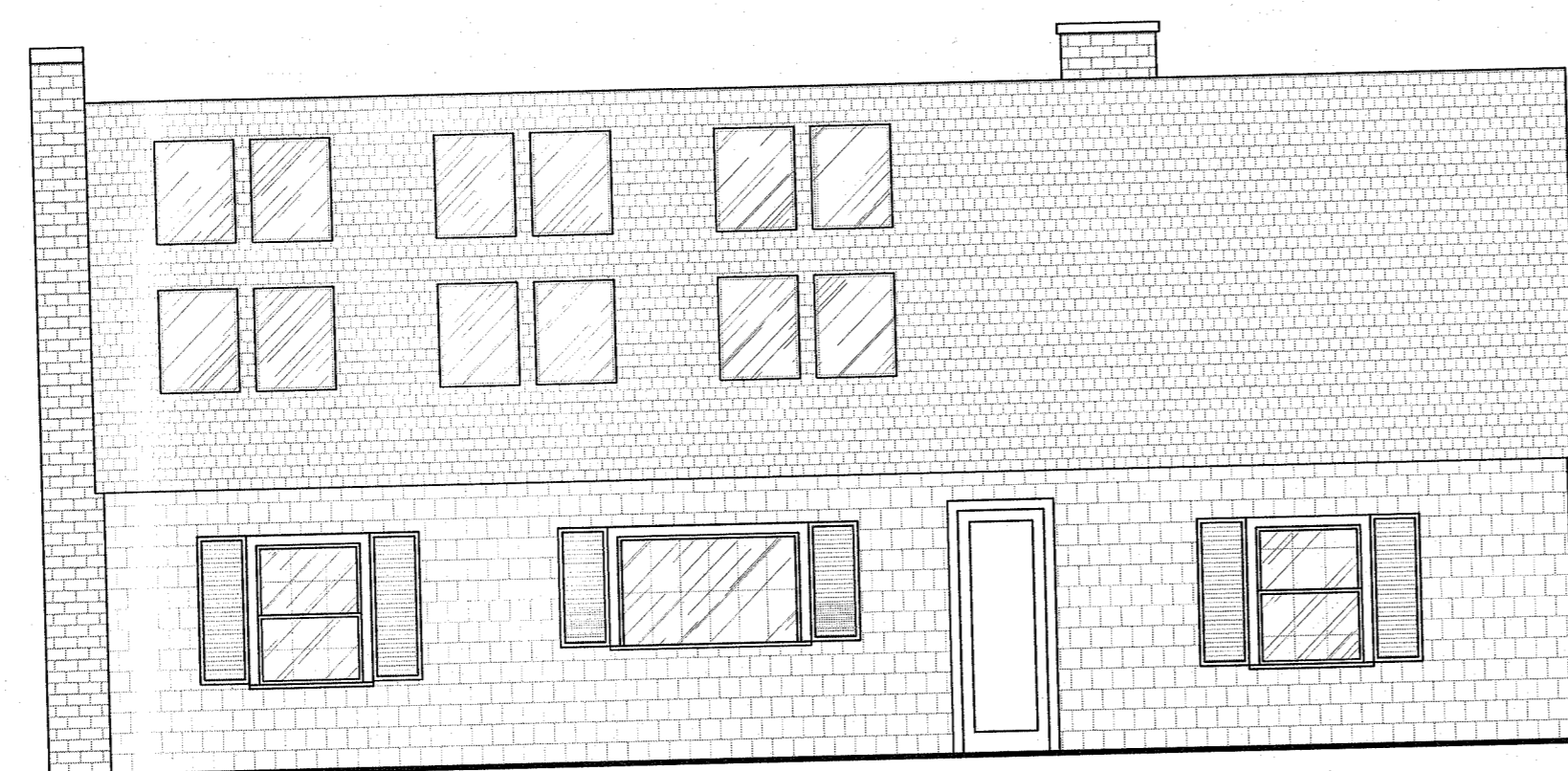
SHEET
AKIT
 OF



NORTH



SOUTH



WEST



EAST



DE LA TORRE DESIGN STUDIO, LTD.
 526 W 26TH STREET, SUITE 6AA, NEW YORK, NEW YORK 10001
 Phone 212. 243.5202 Fax 212. 243.5264

DATE	REVISIONS	BY	DATE	REVISIONS	BY
NOTE1			NOTE8		
NOTE2			NOTE9		
NOTE3			NOTE10		
NOTE4			NOTE11		
NOTE5			NOTE12		
NOTE6			NOTE13		
NOTE7			NOTE14		

DATE: 01-18-21
 SCALE: 3/16
 DRAWN BY: DRAWN_BY
 CHECKED BY: CHECKED_BY
 APPROVED BY: APPROVED_BY

CLIENT: 149-WASHINGTON-SPRING-ROAD
 DE_LA_TORRE_RESIDENCE
 ADDRESS-2
 TITLE: EXISTING_EXTERIOR_ELEVATIONS
 SHEET_TITLE2

SHEET
 OF
 EXIST_EXTERIOR

THIS DRAWING IS THE PROPERTY OF DE LA TORRE DESIGN STUDIO, LTD AND MAY NOT BE REPRODUCED OR USED WITHOUT A WRITTEN PERMISSION



DE LA TORRE DESIGN STUDIO, LTD.
 526 W 26TH STREET, SUITE 6AA, NEW YORK, NEW YORK 10001
 Phone 212. 243.5202 Fax 212. 243.5264

DATE	REVISIONS	BY	DATE	REVISIONS	BY
NOTE1			NOTE8		
NOTE2			NOTE9		
NOTE3			NOTE10		
NOTE4			NOTE11		
NOTE5			NOTE12		
NOTE6			NOTE13		
NOTE7			NOTE14		

DATE 01-18-21
 SCALE: 3/16
 DRAWN BY: DRAWN_BY
 CHECKED BY: CHECKED_BY
 APPROVED BY: APPROVED_BY

CLIENT
 149-WASHINGTON-SPRING-ROAD
 DE LA TORRE RESIDENCE
 ADDRESS-2

TITLE
 PROPOSED EXTERIOR ELEVATIONS
 SHEET_TITLE2

SHEET
 EXIST EXTERIOR
 OF