

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: _____

2020 LAND USE BOARD APPLICATION

Please check all that apply:

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

PERMIT#: 49849
ASSIGNED _____
INSPECTOR: glen
Referred from Planning Board: YES / NO
If yes provide date of Planning Board meeting: _____

Project Name: CURCIO RESIDENCE

Street Address: 72 LIBERTY ROAD
TAPPAN, NY 10983

Tax Map Designation:
Section: 77.09 Block: 1 Lot(s): 13
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the SOUTH side of LIBERTY ROAD, approximately 40 feet EAST of the intersection of MUSKET ROAD, in the Town of ORANGETOWN in the hamlet/village of TAPPAN.

Acreage of Parcel <u>0.277</u>	Zoning District <u>R-15</u>
School District <u>S. ORANGETOWN</u>	Postal District <u>TAPPAN</u>
Ambulance District <u>" "</u>	Fire District <u>TAPPAN</u>
Water District <u>SVEZ</u>	Sewer District <u>ORANGETOWN</u>

Project Description: (If additional space required, please attach a narrative summary.)
LEGALIZE EXTERIOR DECK REPLACEMENT & PROPOSED BATHROOM
IN CELLAR.

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

APPLICATION REVIEW FORM

Applicant: LOUIS CURGIO TRICIA OCCHICONE-CURGIO Phone # 845-558-6102

Address: 72 LIBERTY ROAD TAPPAN NY 10983

Property Owner: LOUIS CURGIO TRICIA OCCHICONE-CURGIO Phone # 845-558-1677

Address: 72 LIBERTY ROAD TAPPAN NY 10983

Engineer/Architect/Surveyor: KIM THOMAS SIPPEL Phone # 917-301-4947

Address: 24 JOLLIFFE LANE CONGERS NY 10920

Attorney: Phone #

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

Contact Person: KIM THOMAS SIPPEL Phone # 917-301-4947

Address: 24 JOLLIFFE LANE CONGERS NY 10920

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.

- State or County Road
Long Path
Municipal Boundary
State or County Park
County Stream
County Facility

List name(s) of facility checked above: NEW JERSEY STATE BORDER

Referral Agencies:

- RC Highway Department
RC Drainage Agency
NYS Dept. of Transportation
NYS Thruway Authority
Adjacent Municipality
Other
RC Division of Environmental Resources
RC Dept. of Health
NYS Dept. of Environmental Conservation
Palisades Interstate Park Commission

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.

— NONE



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

DENIAL TO THE ZONING BOARD OF APPEALS

Date: March 4, 2020

Applicant: Curcio

Address: 72 Liberty Rd, Tappan, NY

RE: Application Made at: same

Chapter 43, Table 3.12, Column 1 R-15 District, Column 2 Group M, Column 3 SFR, Column 9 Total Side Yard 20' w/ 18'6" proposed, Column 10 Total Side Yard 50' w/ 45'6" proposed, Column 11 Rear Yard 35' w/ 27'9" proposed.

3 Variances required

Section: 77.09

Block: 1

Lot: 13

Dear Curcio:

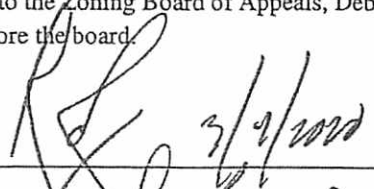
Please be advised that the Building Permit Application, which you submitted on

February 26, 2020, has been denied. I have enclosed a Xerox copy of your application, where you will find at the bottom the reason for denial.

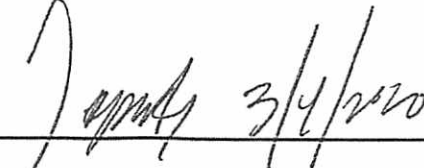
In Accordance with Zoning, Chapter 43 Section 10.322 the time to appeal a determination of a Building Inspector or Similar administrative office is thirty (30) days from the filing of such a determination with the Town Clerk.

The Clerk to the Zoning Board of Appeals, Debbie Arbolino, will assist you in the preparation necessary to appear before the board.

Sincerely,


Richard Oliver
Deputy Building Inspector

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


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

TOWN OF ORANGETOWN

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

ZONE: <u>R-15</u>	OFFICIAL USE ONLY	ACREAGE: <u>.28</u>
Inspector: <u>Colen</u>	Date App Received: <u>2/26/2020</u>	Received By: <u>[Signature]</u>
Permit No. <u>49849</u>	Date Issued: _____	
CO No. _____	Date Issued: _____	
Permit Fee: <u>\$276</u>	Ck# <u>820</u>	Paid By <u>Kim Thomas Sippel</u>
GIS Fee: <u>\$20</u>	Ck# <u>821</u>	Paid By <u>"</u>
Stream Maintenance Fee	Ck # _____	Paid By _____
Additional Fee: _____	Ck# _____	Date Paid _____ Paid By _____
1 st 6 mo. Ext.: _____	Ck # _____	Exp. Date: _____ Paid By _____
2 nd 6 mo. Ext.: _____	Ck # _____	Exp. Date: _____ Paid By _____

APPLICANT COMPLETES:

FEB 26 2020

Note: See inside for instructions for completing this application,

PAGES 2, 3 and PAGE 4 must be reviewed and PAGES 3 & 4 must signed by the applicant

Property Location: 72 LIBERTY ROAD, TAPPAN, NY 10983

Section: 77.09 Block: 1 Lot: 13

Property Owner: LOUIS CURGIO / TRIGIA OCCHICONE - CURGIO

Mailing Address: 72 LIBERTY ROAD, TAPPAN, NY 10983

Email: occhicone1@yahoo.com Phone #: 845-558-6102

Lessee (Business Name): _____

Mailing Address: _____

Email: _____ Phone #: _____

Type of Business / Use: EXISTING SINGLE FAMILY RESIDENCE

Contact Person: KIM THOMAS SIPPEL - ARCHITECT Relation to Project: ARCHITECT

Email: ktsarchitect@optonline.net Phone#: 917-301-4947

Architect/Engineer: KIM THOMAS SIPPEL - ARCHITECT NYS Lic # 018392

Address: 24 JOLIFFE LANE, CONGERS, NY 10920 Phone#: 917-301-4947

Builder/General Contractor: OWNER RC Lic # _____

Address: _____ Phone#: _____

Plumber: _____ RC Lic # _____

Address: _____ Phone#: _____

Electrician: _____ RC Lic # _____

Address: _____ Phone#: _____

Heat/Cooling: _____ RC Lic#: _____

Address: _____ Phone#: _____

Existing use of structure or land: SINGLE FAMILY RESIDENCE

Proposed Project Description: LEGALIZE EXTERIOR DECK REPLACEMENT & PROPOSED BATHROOM IN CELLAR & LEGALIZE THE WINDOW REPLACEMENT

Proposed Square Footage: 500 S.F. DECK Estimated Construction Value (\$): \$ 2,000.00

BUILDING DEPARTMENT COMPLETES BELOW

PLANS REVIEWED: _____

PERMIT REFERRED / DENIED FOR: _____

Chapter 43, Table 3.12, Col 1 R-15, Col 2 Green M, Col 3 - SFR
Col 9 Side Yard 20' w/ 18'6" prop, Col 10 Total Side Yard
50' w/ 45'6" proposed, Col 11 Rear Yard 35' w/ 27'9" proposed.
3 Variances Requested

[Signature] 3/4/2020

FOR OFFICE USE ONLY SECTION BLOCK LOT NAME PERMIT#



SEWALL
 Surveyors
 1000 North Main Street, Suite 100
 Orangeburg, SC 29117
 Phone: 803.535.1111
 Fax: 803.535.1112
 www.sewallsurveyors.com

MAP REVISIONS	DATE	BY	REVISIONS

SCHOOL AND SPECIAL DISTRICTS	

COUNTY OF ORANGLAND	

LEGEND	

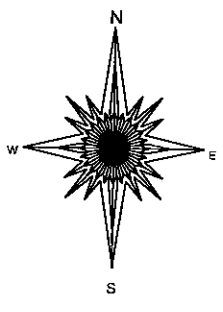
REVISED THROUGH			
FEBRUARY 28, 2019			



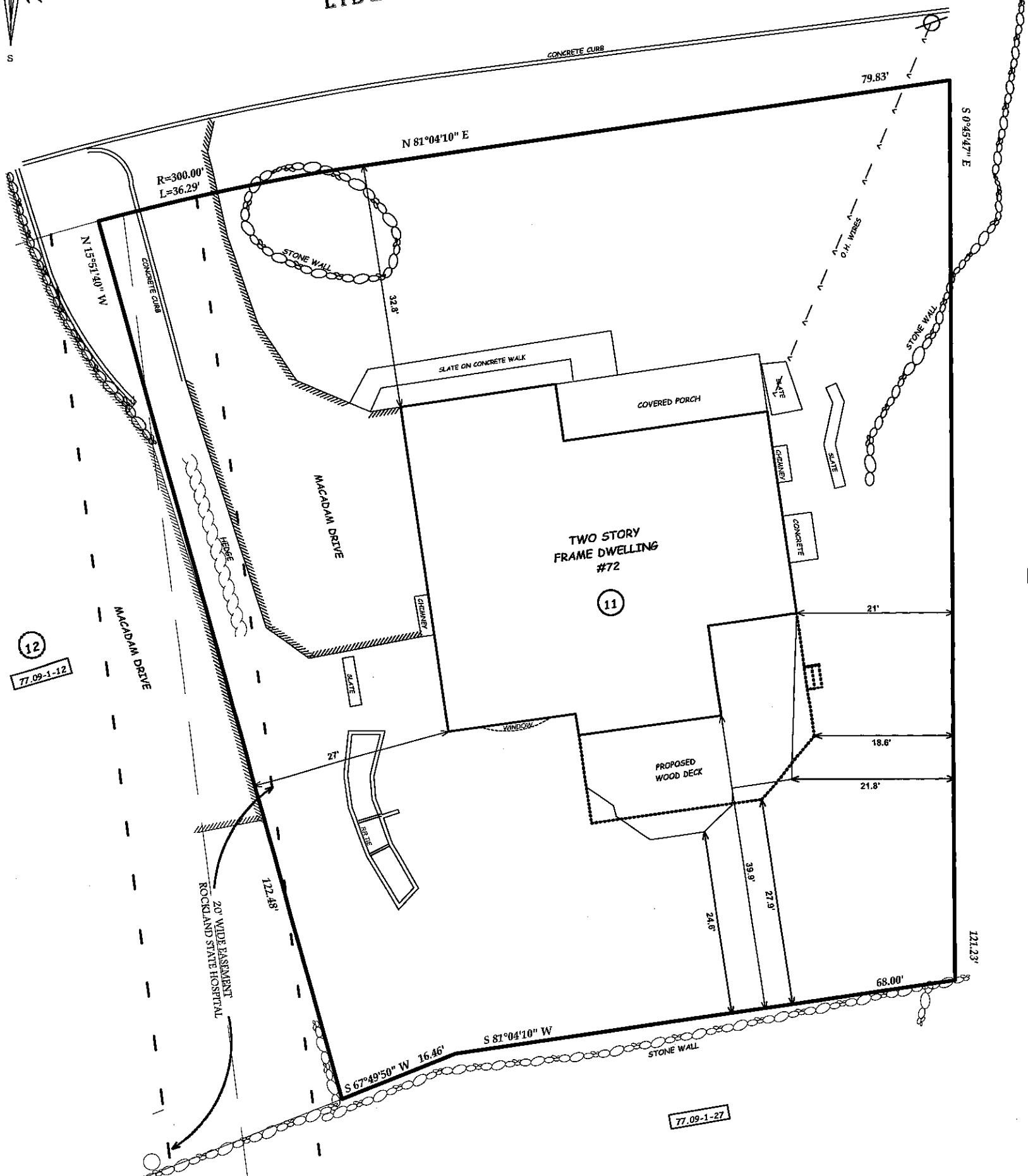
TOWN OF ORANGETOWN
 111 MAP
 2018 10000-100-100-100-100
 111 MAP



ZONING BOARD OF APPEALS
Meeting Of:
SEP 16 2020
Town Of Orangetown



LIBERTY ROAD



BULK REQUIREMENTS ZONE: R-15 ONE-FAMILY DETACHED DWELLING

USE GROUP	FLOOR AREA	MINIMUM LOT AREA	MINIMUM LOT WIDTH	MINIMUM STREET FRONTAGE	MINIMUM FRONT YARD	MINIMUM SIDE YARD	TOTAL SIDE YARDS	MINIMUM REAR YARD	MAXIMUM HEIGHT FEET
REQUIRED	0.20	15,000 S.F.	100'	75'	30'	20'	50'	35'	32.8'
EXISTING	0.20	12,050 S.F.**	108.18'	116.12'	32.8'	21'	48.0'	24.9'	<32.8'
PROPOSED	0.20	12,050 S.F.**	108.18'	116.12'	32.8'	18.6'	45.6'	27.8'	>32.8'

*VARIANCE REQUIRED
**EXISTING CONDITION

LOT AREA = 12,050.87 SQUARE FEET
BEING LOT 11 BLOCK 11 ON A CERTAIN MAP ENTITLED
"PREL PARK SECTION XII-A, HAMLET OF TAPPAN"
FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE
AS MAP #3373 BOOK #70 PAGE #19 ON 8/12/1965.

TAX MAP DESIGNATION: 77.09-1-13
PROPOSED
DECK FOR
CURCIO & OCCHICONE-CURCIO

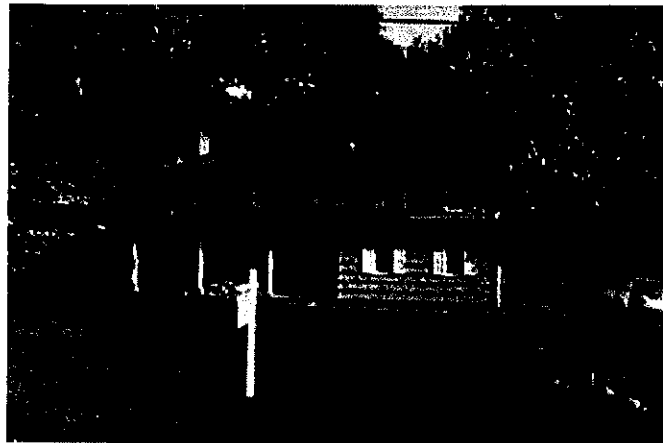
TOWN OF ORANGETOWN, ROCKLAND COUNTY
TAPPAN, NEW YORK
FEBRUARY 25, 2019 SCALE: 1" = 10'

ANTHONY R. CELENTANO P.L.S.
31 ROSMAN ROAD
THIELLS, N.Y. 10984
845 429 5290 FAX 429 5974
Anthony R. Celentano LIC#50633

NOTE:
IT IS A VIOLATION OF THE STATE EDUCATION LAW 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 OR INK SEAL ARE THE PRODUCT OF THE LAND SURVEYOR.
**THIS SURVEY WAS PREPARED FOR THE PARTIES AND PURPOSE INDICATED HEREON. ANY EXTENSION OF THE USE BEYOND THE PURPOSES AGREED TO BETWEEN THE CLIENT AND THE SURVEYOR EXCEEDS THE SCOPE OF THE ENGAGEMENT.
THIS SURVEY MAP IS SUBJECT TO AN ACCURATE ABSTRACT OF TITLE.
EASEMENTS OR RIGHTS OF WAY ON OR BELOW THE SURFACE OF THE GROUND THAT ARE NOT VISIBLE ARE NOT SHOWN.

CURCIO RESIDENCE

72 LIBERTY ROAD
TAPPAN, NY



NEW YORK STATE CODE:

ALL WORK DESCRIBED SHALL CONFORM TO AND BE CONSTRUCTED UNDER THE PROVISIONS OF AND BE COMPLIANT WITH THE 2015 NEW YORK STATE BUILDING CODE WITH AMENDMENTS - INTERNATIONAL BUILDING CODE 2015 AND THE 2017 NYS SUPPLEMENTS, AND THE REQUIREMENTS OF THE TOWN OF ORANGETOWN, NY AND ALL AGENCIES HAVING JURISDICTIONS UPON THE WORK.

GENERAL NOTES

- ALL CONTRACTORS AND SUBCONTRACTORS SHALL OBTAIN ALL REQUIRED PERMITS BEFORE THE START OF WORK AND SHALL OBTAIN ALL REQUIRED APPROVALS UPON COMPLETION.
- THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, CODES, AND REGULATIONS AND ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK AND SECURE ANY REQUIRED CERTIFICATES OF INSPECTION, TESTING, OR APPROVAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. ALL NECESSARY SIGNS SHALL BE POSTED WARNING AGAINST DANGERS.
- THE CONTRACTOR SHALL PURCHASE AND MAINTAIN SUCH INSURANCE AS WILL PROTECT HIM FROM CLAIMS WHICH MAY ARISE OUT OF OR RESULT FROM THE CONTRACTOR'S OPERATIONS UNDER THE CONTRACT.
- THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND ARCHITECT FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK.
- ALL CONTRACTORS AND SUBCONTRACTORS SHALL VERIFY CONDITIONS AND DIMENSIONS AT THE SITE AND SHALL INFORM THE ARCHITECT OF ANY AND ALL ERRORS, OMISSIONS, AND CLARIFICATIONS BEFORE THE START OF THE WORK.
- ANY DEVIATION BETWEEN THE DIMENSIONS FURNISHED ON THE DRAWINGS AND ACTUAL FIELD DIMENSIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THE CUTTING, FITTING, AND PATCHING THAT MAY BE REQUIRED TO COMPLETE WORK OR TO MAKE ITS SEVERAL PARTS FIT TOGETHER CORRECTLY.
- ALL WORK SHALL BE PERFORMED BY SKILLED TRADESMEN AND SHALL BE PERFORMED IN A WORKMANLIKE MANNER IN ACCORDANCE WITH GENERALLY ACCEPTED STANDARDS.
- ALL EQUIPMENT PROVIDED BY THE CONTRACTOR OR THE OWNER SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- WHERE THE CODE PRESCRIBES THE USE OF A PARTICULAR MATERIAL AND ALTERNATE MATERIALS ARE TO BE SUBSTITUTED, IT SHALL BE SHOWN TO BE EQUIVALENT TO THE SPECIFIED MATERIAL TO THE SATISFACTION OF THE COMMISSIONER OF BUILDINGS.
- ALL ELECTRICAL WIRING AND CIRCUITRY SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR. ELECTRICAL WORK SHALL COMPLY WITH NATIONAL AND LOCAL ELECTRICAL CODES, AND THE REQUIREMENTS OF THE LOCAL UTILITY COMPANY.
- THE CONTRACTOR WARRANTS TO THE TENANT THAT ALL WORK WILL BE OF THE BEST QUALITY, FREE FROM FAULTS AND DEFECTS. ALL WORK SHALL BE GUARANTEED FOR ONE YEAR STARTING WITH THE DATE OF FINAL PAYMENT. DURING THE TIME THE CONTRACTOR SHALL MAKE GOOD ANY DEFECTS IN THE WORK.

GENERAL DEMOLITION NOTES:

- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL FEES, PERMITS AND INSPECTIONS AS REQUIRED BY CODE, APPLICABLE LAWS, OR GOVERNING AGENCIES IN CONNECTION WITH DEMOLITION WORK. REMOVAL AND DISPOSAL OF DEBRIS, ASBESTOS, ETC.
- ASBESTOS CONDITION TO BE CHECKED, TESTED AND REPORT FILED WITH NYS BUILDING DEPARTMENT CONTRACTOR SHALL REMOVE ALL ASBESTOS IF REQUIRED IN ACCORDANCE WITH LOCAL CODES AND APPLICABLE LAWS.
- DEMOLISH AND REMOVE ALL WALLS DESIGNATED FOR REMOVAL ON DEMOLITION PLAN ADJACENT SURFACE TO BE PROTECTED AS REQUIRED.
- ALL DEMOLITION TO BE PERFORMED BY LICENSED SKILLED MECHANICS. IF REQUIRED, IN TRADES INVOLVED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING IN THE FIELD PRIOR TO REMOVAL ALL STRUCTURAL ELEMENTS WITH ARCHITECT/OWNER.
- ALL ABANDONED ELECTRICAL BOXES AND CONDUIT LINES TO BE PROPERLY CAPPED BACK TO MAIN ELECTRICAL PANEL, INCLUDING ELECTRICAL WIRING FROM DEMOLITION WALLS. ALL WORK TO BE DONE BY LICENSED ELECTRICIAN.
- THE CONTRACTOR SHALL REMOVE ALL NECESSARY WALL CONDUITS LEFT AFTER WALL DEMOLITION INCLUDING SWITCH BOXES, PLATES, BRIDGES, OR ANY OTHER WIRING OR EQUIPMENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING ANY ADDITIONAL DEMOLITION AND REMOVALS AS REQUIRED BY CONTRACT DOCUMENTS.
- CONTRACTOR ASSUMES RISKS REGARDING DAMAGE OR LOSS WEATHER BY FIRE, THEFT OR OTHER CASUALTY TO DEMOLISHED PREMISES AFTER CONTRACT IS SIGNED, NO SUCH DAMAGE OR LOSS WILL RELIEVE CONTRACTOR OF OBLIGATION TO COMPLETE WORK.
- DISPOSE OF DEMOLITION MATERIAL IN A MANNER APPROVED BY NYS CODE & BUILDING MANAGEMENT IMMEDIATELY FOLLOWING DEMOLITION UNLESS OTHERWISE INSTRUCTED BY ARCHITECT/OWNER.
- ALL MATERIALS NOTED FOR DEMOLITION BECOME PROPERTY OF CONTRACTOR UNLESS SPECIFICALLY NOTED OTHERWISE, WHERE SUITABLE, MATERIALS MAY BE REUSED WITH PERMISSION FROM ARCHITECT.
- CONTRACTOR IS REQUIRED TO PATCH AND REPAIR ALL ADJACENT WALL AND SURFACES AT SITE, DAMAGED DURING DEMOLITION OR WITHIN THE BUILDING AS A RESULT OF DEBRIS REMOVAL.
- THE EXTENDS OF DEMOLITION OF PARTITIONS & OTHER ITEM SHALL BE COORDINATED WITH THE DIMENSIONS INDICATED ON THE REFERENCED CONSTRUCTION PLANS. CONTRACTOR SHALL IDENTIFY ANY DISCREPANCIES BETWEEN PLANS AND REPORT TO ARCHITECT FOR RESOLUTION PRIOR TO PROCEEDING WITH ANY WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ADJACENT PROPERTY & ANY ITEMS THAT MAY BE ADVERSELY AFFECTED BY THE DEMOLITION EQUIPMENT, DEBRIS & DUST.

BUILDING DEPARTMENT PLUMBING NOTES

- THE PLUMBING SYSTEM (SANITARY, WASTE, VENT, WATER DISTRIBUTION AND GAS) AND ALL ASSOCIATED EQUIPMENT WILL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE FULL REQUIREMENTS OF THE BUILDING CODE OF THE STATE OF NEW YORK AS CITED IN ARTICLE 16 AND REFERENCE STANDARD RS-16 PLUMBING AND GAS PIPING.
- THE SANITARY SYSTEM SHALL BE PROVIDED IN FULL ACCORDANCE WITH THE GENERAL PROVISIONS OF SECTION P101.0
 - THE MATERIALS USED IN THE PLUMBING SYSTEM WILL BE IN FULL COMPLIANCE WITH SECTION P102.0
 - EQUIPMENT HOOK-UP AND THE JOINING OF PIPING WILL BE IN FULL COMPLIANCE WITH SECTION P103.0
 - THE INSTALLATION OF FIXTURES WILL BE IN FULL ACCORDANCE WITH SECTION P104.0
 - TRAPS FOR FIXTURES AND DRAIN LINES WILL BE PROVIDED AND CLEANOUTS INSTALLED WITH COMPLIANCE WITH SECTION P105.0
 - VERTICAL AND HORIZONTAL PIPING WILL BE HUNG AND SUPPORTED AS DIRECTED IN SPECIFICATIONS AND WITH THE FULL COMPLIANCE WITH SECTION P106.0
 - THE WATER SUPPLY SYSTEM OF THE SUBJECT BUILDING SHALL BE INSTALLED AND MAINTAINED IN FULL COMPLIANCE WITH SECTION P107.0
 - THE SANITARY DRAINAGE SYSTEM WILL BE SIZED AND INSTALLED IN FULL COMPLIANCE WITH SECTIONS P108.0 AND P112.0
 - THE VENT PIPING FOR THE SANITARY DRAINAGE SYSTEM OF THE SUBJECT BUILDING WILL BE INSTALLED IN FULL COMPLIANCE WITH SECTION P109.0
 - THE STORM DRAINAGE SYSTEM AND PIPING WILL BE INSTALLED IN FULL COMPLIANCE WITH SECTION P110.0
 - GAS PIPING AND EQUIPMENT WILL BE INSTALLED IN FULL COMPLIANCE WITH SECTION P115.0 AND IN ACCORDANCE WITH U.S.A.S.I.221.30 1984 AS OUTLINED IN SECTION P115.0
 - ALL TRENCHING SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION P101.2
 - RAT PROOFING SHALL BE DONE IN ACCORDANCE WITH SECTION 101.04
 - TEMPORARY TOILET FACILITIES SHALL BE PROVIDED FOR WORKMEN AS PER SECTION P101.5.

PLUMBING AND DRAINAGE NOTES

- ALL PLUMBING AND GAS PIPING WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 16 AND REFERENCE STANDARD RS-16 OF THE NYC BUILDING CODE.
- PLUMBING FIXTURES SHALL BE OF TYPE AND MANUFACTURE APPROVED FOR USE IN NEW YORK STATE, AND SHALL BEAR BSSA APPROVAL.
- ALL GAS-FIRED EQUIPMENT TO BE A.G.A. OR M.E.A. APPROVED.
- PLUMBING CONTRACTOR TO EXAMINE PROPOSED LAYOUT WITH REGARD TO EXISTING FIELD CONDITIONS, AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN ASSUMED FIELD CONDITIONS AND THOSE ENCOUNTERED DURING CONSTRUCTION. PLUMBING CONTRACTOR SHALL FURNISH ARCHITECT WITH A SHEET OF ANY REVISIONS TO PLAN WHICH SHALL BE NECESSARY, BASED ON CONDITIONS UNCOVERED IN THE FIELD. IN ORDER TO INSTALL ALL FIXTURES, EQUIPMENT AND PIPING IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE NYC BUILDING CODE.
- PLUMBING CONTRACTOR SHALL ARRANGE AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.
- REMOVE OR RELOCATE ALL PLUMBING AFFECTED BY REMOVAL OF PARTITIONS. REMOVED PIPES SHALL BE CUT TO A POINT OF CONCEALMENT BEHIND OR BELOW FINISH SURFACES AND SHALL BE PROPERLY CAPPED OR FLUGHED.
- ALL SHOWERS ARE TO HAVE LEAD PANS.
- ALL PLUMBING BRANCH LINES (HOT & COLD WATER, WASTE & VENT) MUST BE REPLACED TO THE RISERS. HOT & COLD WATER CONTROL VALVES MUST BE PROVIDED AND MUST BE ACCESSIBLE.

PLUMBING GENERAL NOTES

- ALL PLUMBING WORK SHALL BE DONE IN A NEAT, WORKMANLIKE MANNER AND SHALL CONFORM TO ALL LATEST STATE, LOCAL AND NATIONAL CODES WHICH APPLY TO WORK SHOWN. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, FEES, ETC. WHICH PERTAINING TO PLUMBING WORK.
- ALL PLUMBING WORK SHALL BE COORDINATED WITH MECHANICAL, ELECTRICAL, STRUCTURAL AND ARCHITECTURAL DRAWINGS. IN ANY CASE A CONFLICT OCCURS, THE CONTRACTOR IS RESPONSIBLE TO NOTIFY THE ENGINEER OR ARCHITECT PRIOR TO CONTINUING WORK.
- ALL CUTTING AND PATCHING REQUIRED FOR PLUMBING WORK IN THE BUILDING STRUCTURE SHALL BE DONE BY PLUMBING TRADE.
- THE PLUMBING CONTRACTOR SHALL INSPECT ALL EQUIPMENT AND MATERIAL TO BE FREE FROM ANY DEFECTS FOR A PERIOD OF YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. IN A CASE A DEFECT OCCURS BETWEEN THIS PERIOD, THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR SUCH DEFECT WITHOUT ADDITIONAL COSTS TO THE OWNER.
- ONLY THE BEST WORKMANSHIP IN ACCORDANCE WITH PRESENT STANDARDS WILL BE ACCEPTABLE. ANY WORK INSTALLED AND ADJUDGED BY THE ENGINEER TO BE BELOW STANDARDS SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
- THESE DRAWINGS ARE DIAGRAMS ONLY. EXACT LOCATION OF ALL PIPING, EQUIPMENTS, FIXTURES, ETC MUST BE FIELD VERIFIED AND SHALL BE INSTALLED TO AVOID OBSTRUCTIONS.
- CLEANOUTS SHALL BE INSTALLED AS SHOWN AND AS REQUIRED BY LOCAL CODE, AND AT THE FOOT OF EACH SOIL OR WASTE LINE AT CHANGE OF DIRECTION IN LINES CLEANOUTS SHALL BE FULL SIZE AS PIPE.
- ALL FIXTURES SHALL BE INSPECTED BY THE CONTRACTOR TO BE FREE OF CRACKS, BLEMISHED OR OTHER IMPERFECTION.
- THE CONTRACTOR SHALL FURNISH AND INSTALL ALL PLUMBING SYSTEMS COMPLETE WITH REQUIRED EQUIPMENTS, PIPING, INSULATIONS, CONTROLS, ACCESSORIES AND ASSOCIATED WORK IN ACCORDANCE WITH THE NEW YORK CITY ELECTRIC AND BUILDING CODES AND WITH ALL AUTHORITIES HAVING JURISDICTION AND THESE SPECIFICATIONS. THE WORK SHALL INCLUDE ALL LABOR, MATERIALS, EQUIPMENT, HOISTING AND RIGGING, SCAFFOLDING, AND SERVICE TO COMPLETE THE SYSTEM AND PROVIDE THE OWNER WITH A FULLY OPERATIONAL SYSTEM.
- THE CONTRACTOR SHALL PERFORM ALL CONTROLLED INSPECTIONS IN ACCORDANCE WITH GOVERNING AUTHORITIES. SECURE ALL REQUIRED PERMITS AND APPROVALS AND TRANSMIT SAME TO THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES.
- FURNISH ACCESS DOORS TO BE INSTALLED BY GENERAL CONSTRUCTION TRADE WHICH WILL BE REQUIRED FOR MAINTENANCE AND REPAIR OF PLUMBING EQUIPMENTS, TRAPS, AIR VENTS, VALVES, AND ALL OTHER SIMILAR DEVICES, WHEN REQUIRED. COORDINATE LOCATIONS WITH THE GENERAL CONTRACTOR AND THE ENGINEER OR ARCHITECT. PROVIDE 2" INSULATION FOR ALL HORIZONTAL STORM DRAINAGE AND FOR PIPING CONNECTION BETWEEN ROOF DRAIN AND STORM LEADER.
- THE CONTRACTOR SHALL PROVIDE FIRE STOPPING ALL PENETRATION THROUGH PRE-EXISTING FIRE RATED CONSTRUCTION.

GENERAL CONDITIONS:

GENERAL CONDITIONS AND STANDARD DOCUMENTS OF THE AMERICAN INSTITUTE OF ARCHITECTS CAN BE INCLUDED IN THIS CONTRACT UPON THE REQUEST OF THE OWNER. COPIES OF THESE DOCUMENTS AND ALL OTHER REFERENCED MATERIALS ARE AVAILABLE FROM THE ARCHITECT UPON REQUEST. CONSULT THE PROVISIONS OF THE GENERAL CONDITIONS IN DETAIL FOR APPLICABLE INFORMATION AS THEY HAVE IMPORTANT LEGAL CONSEQUENCES.

LAWS, ORDINANCES AND PERMITS:

THE CONTRACTOR(S) SHALL GIVE ALL NOTICES AND COMPLY WITH ALL APPLICABLE FEDERAL, STATE, MUNICIPAL AND IRC CODES, LAWS, RULES, ORDINANCES OR ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK. THE CONTRACTOR(S) SHALL SECURE AND PAY FOR THE BUILDING PERMIT AND FOR ALL OTHER PERMITS, AGENCY FEES, LICENSES, CERTIFICATES OF INSPECTION AND APPROVAL NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.

QUALITY OF WORK:

ALL WORK SHALL BE WITH ACCEPTED TRADE PRACTICE, AND ALL MATERIALS SHALL BE OF THE PROPER GRADE FOR THEIR PURPOSE. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR NON-COMPLIANCE IN THE DOCUMENTS AND TO BEAR ALL COSTS ARISING FROM RECTIFYING WORK PERFORMED CONTRARY TO LAW OR BEST PRACTICE. SUBSTITUTIONS FOR SPECIFIED PRODUCTS SHALL ONLY BE APPROVED IN WRITING AND MUST BE COORDINATED WITH ADJACENT SITUATIONS.

WARRANTY:

THE CONTRACTOR GUARANTEES THAT ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE OF GOOD QUALITY USING NEW MATERIALS AND EQUIPMENT UNLESS OTHERWISE STATED. ANY WORK FOUND TO BE DEFECTIVE OR NOT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS WITHIN ONE (1) YEAR OF OWNER ACCEPTANCE SHALL BE PROMPTLY CORRECTED BY THE CONTRACTOR. ANY CORRESPONDING DAMAGE CAUSED DURING THIS REPAIR WORK SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

PROTECTION OF PERSONS AND PROPERTY:

THE CONTRACTOR SHALL COMPLY WITH ALL LAWS, CODES AND ORDINANCES NECESSARY TO ADEQUATELY PROTECT ALL PERSONS AND PROPERTY ASSOCIATED WITH THIS CONTRACT FROM INJURY, DAMAGE OR LOSS. HE SHALL INSTALL AND MAINTAIN ALL REASONABLE SAFEGUARDS, NOTICES, BARRIERS, SCAFFOLDING, LADDERS AND PRECAUTIONS REQUIRED TO PROVIDE THIS PROTECTION.

INSURANCE:

THE CONTRACTOR SHALL PROVIDE THE OWNER WITH CERTIFICATES OF INSURANCE AT ADEQUATE AMOUNTS OF LIABILITY, PROPERTY DAMAGE AND WORKMEN'S COMPENSATION AS REQUIRED BY LOCAL CODES AND ACCEPTED PRACTICE. THE OWNER WILL PROVIDE THEFT, VANDALISM, MALICIOUS MISCHIEF AND FIRE INSURANCE ON 100% OF INSURABLE VALUE OF THE STRUCTURE. THE OWNER'S INSURANCE WILL NOT DUPLICATE COVERAGE OF THE CONTRACTOR'S TOOLS AND EQUIPMENT.

PROJECT COORDINATION:

THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH OTHER TRADES, INCLUDING WORK OR ITEMS SUPPLIED UNDER SEPARATE CONTRACT(S) BY THE OWNER. HE SHALL BE RESPONSIBLE FOR PROPERLY LAYING OUT THE LINES, LEVELS, GRADES AND MEASUREMENTS FOR FIGURES SHOWN ON THE DRAWINGS AND REPORT ERRORS OR INACCURACIES TO THE ARCHITECT BEFORE COMMENCING WORK.

TEMPORARY FACILITIES:

FURNISH ALL LABOR AND MATERIALS REQUIRED FOR THE INSTALLATION OF TEMPORARY CONNECTIONS TO UTILITIES, SERVICES AND CONTROLS AS SPECIFIED. INSTALL THESE CONNECTIONS IN MANNER AND LOCATIONS) ACCEPTABLE TO THE OWNER, ARCHITECT AND LOCAL AUTHORITIES. MAINTAIN THESE FACILITIES AND RESTORE THE SERVICE AND SOURCES OF SUPPLY TO PROPER OPERATING CONDITIONS WHEN THE TEMPORARY CONNECTIONS ARE NO LONGER REQUIRED.

PROTECTIVE MEASURES:

PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION TO OWNER'S PERSONNEL AND GENERAL PUBLIC FROM INJURY DUE TO SELECTIVE DEMOLITION WORK. PROVIDE PROTECTIVE MEASURES AS REQUIRED TO PROVIDE FREE AND SAFE PASSAGE OF OWNER'S PERSONNEL AND GENERAL PUBLIC TO OCCUPIED PORTIONS OF THE BUILDING.

PROTECTIVE MEASURES:

PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURE OR ELEMENT TO BE DEMOLISHED AND ADJACENT FACILITIES OR WORK TO REMAIN. PROTECT FROM DAMAGE EXISTING FINISH WORK THAT IS TO REMAIN IN PLACE AND BECOMES EXPOSED DURING DEMOLITIONS OPERATIONS.

PROTECT FLOORS WITH SUITABLE COVERINGS WHEN NECESSARY.

CONSTRUCT TEMPORARY INSULATED, DUSTPROOF PARTITIONS WHERE REQUIRED TO SEPARATE AREAS WHERE NOISY OR EXTENSIVELY DIRTY OR DUSTY OPERATIONS ARE PERFORMED. EQUIP PARTITIONS WITH DUSTPROOF DOORS AND SECURITY LOCKS. PROVIDE TEMPORARY WEATHER PROTECTION AND RESTORATION OF EXISTING COVERING ON EXTERIOR SURFACES AND INSTALLATION OF NEW CONSTRUCTION TO ENSURE THAT NO WATER LEAKAGE OR DAMAGE OCCURS TO STRUCTURE OR INTERIOR AREAS OF EXISTING BUILDING.

REMOVE PROTECTIONS AT COMPLETION OF WORK.

TRAFFIC: CONDUCT SELECTED DEMOLITION OPERATIONS AND DEBRIS REMOVAL TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. SUPERINTENDENT: THE CONTRACTOR SHALL EMPLOY A COMPETENT SUPERINTENDENT AND NECESSARY ASSISTANTS WHO SHALL BE IN ATTENDANCE AT THE PROJECT DURING THE PROGRESS OF THE WORK. THE SUPERINTENDENT SHALL REPRESENT THE CONTRACTOR AND ALL COMMUNICATIONS GIVEN TO THE SUPERINTENDENT SHALL BE AS BINDING AS IF GIVEN TO THE CONTRACTOR. IMPORTANT COMMUNICATIONS SHALL BE CONFIRMED IN WRITING. OTHER COMMUNICATIONS SHALL BE CONFIRMED ON WRITTEN REQUEST IN EACH CASE.

FEES, PERMITS AND NOTICES:

UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL SECURE AND PAY FOR THE BUILDING PERMIT AND FOR ALL OTHER PERMITS AND GOVERNMENTAL FEES, LICENSES AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK WHICH ARE CUSTOMARILY SECURED AFTER EXECUTION OF THE CONTRACT AND WHICH ARE LEGALLY REQUIRED AT THE TIME THE BIDS ARE RECEIVED.

THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK. IF THE CONTRACTOR PERFORMS ANY WORK KNOWING IT TO BE CONTRARY TO SUCH LAWS, ORDINANCES, RULES AND REGULATIONS, AND WITHOUT SUCH NOTICE TO THE ARCHITECT, HE SHALL ASSUME FULL RESPONSIBILITY AND SHALL BEAR ALL COSTS ATTRIBUTABLE THERETO.

PROGRESS SCHEDULE:

THE CONTRACTOR, IMMEDIATELY AFTER BEING AWARDED THE CONTRACT, SHALL PREPARE AND SUBMIT FOR THE OWNER'S AND ARCHITECT'S INFORMATION AN ESTIMATED PROGRESS SCHEDULE FOR THE WORK. THE PROGRESS SCHEDULE SHALL BE RELATED TO THE ENTIRE PROJECT TO THE EXTENT REQUIRED BY THE CONTRACT DOCUMENTS, AND SHALL PROVIDE EXPEDITIOUS AND PRACTICABLE EXECUTION OF WORK.

DOCUMENTS AND SAMPLES AT THE SITE:

THE CONTRACTOR SHALL MAINTAIN AT THE SITE FOR THE OWNER ONE RECORD COPY OF ALL DRAWINGS, SPECIFICATIONS, APPENDA, CHANGE ORDERS AND OTHER MODIFICATIONS, IN GOOD ORDER AND MARKED CURRENTLY TO RECORD ALL CHANGES MADE DURING CONSTRUCTION AND APPROVED SHOP DRAWINGS, PRODUCT DATA AND SAMPLES. THESE SHALL BE AVAILABLE TO THE ARCHITECT AND SHALL BE DELIVERED TO HIM FOR THE OWNER UPON COMPLETION OF THE WORK.

USE OF SITE:

THE CONTRACTOR SHALL CONFINE OPERATIONS AT THE SITE TO AREAS PERMITTED BY LAW, ORDINANCES, PERMITS AND THE CONTRACT DOCUMENTS AND SHALL NOT UNREASONABLY ENCUMBER THE SITE WITH ANY MATERIALS OR EQUIPMENT. ALTERNATES: THE CONTRACTOR SHALL COORDINATE AND MODIFY ADJACENT WORK AS NECESSARY TO ENSURE FULL INTEGRATION OF EACH ALTERNATE INTO THE PROJECT. BIDDERS FOR GENERAL CONSTRUCTION SHALL STATE THE AMOUNT TO BE ADDED OR DEDUCTED FROM THE BASE BID FOR THE FOLLOWING ALTERNATES:

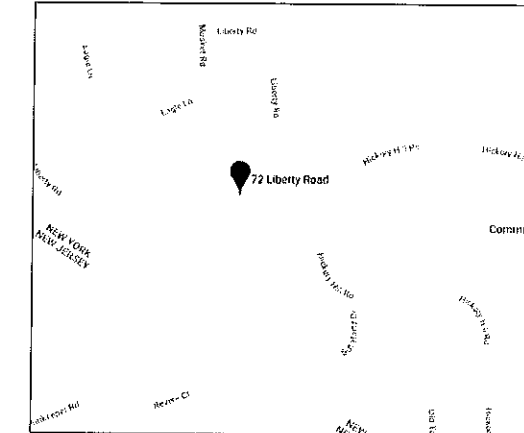
CLEAN UP:

THE CONTRACTOR AND THE JOB SITE SHALL BE MAINTAINED IN A REASONABLY NEAT AND ORDERLY CONDITION. REMOVE ACCUMULATED TRASH, WASTE AND REFUSE RESULTING FROM EACH DAY'S WORK. PRIOR TO OWNER ACCEPTANCE, CLEAN OR RECLINE THE WORK IN ORDER TO PROVIDE "BROOM CLEAN" CONDITION. REMOVE STAINS, DIRT AND FINGERPRINTS FROM WINDOWS, DOORS, WALLS, FLOORS, CEILING, FIXTURES AND EQUIPMENT. POLISH HARDWARE AND REMOVE LABELS AND PROTECTIVE COVERINGS AS REQUIRED.

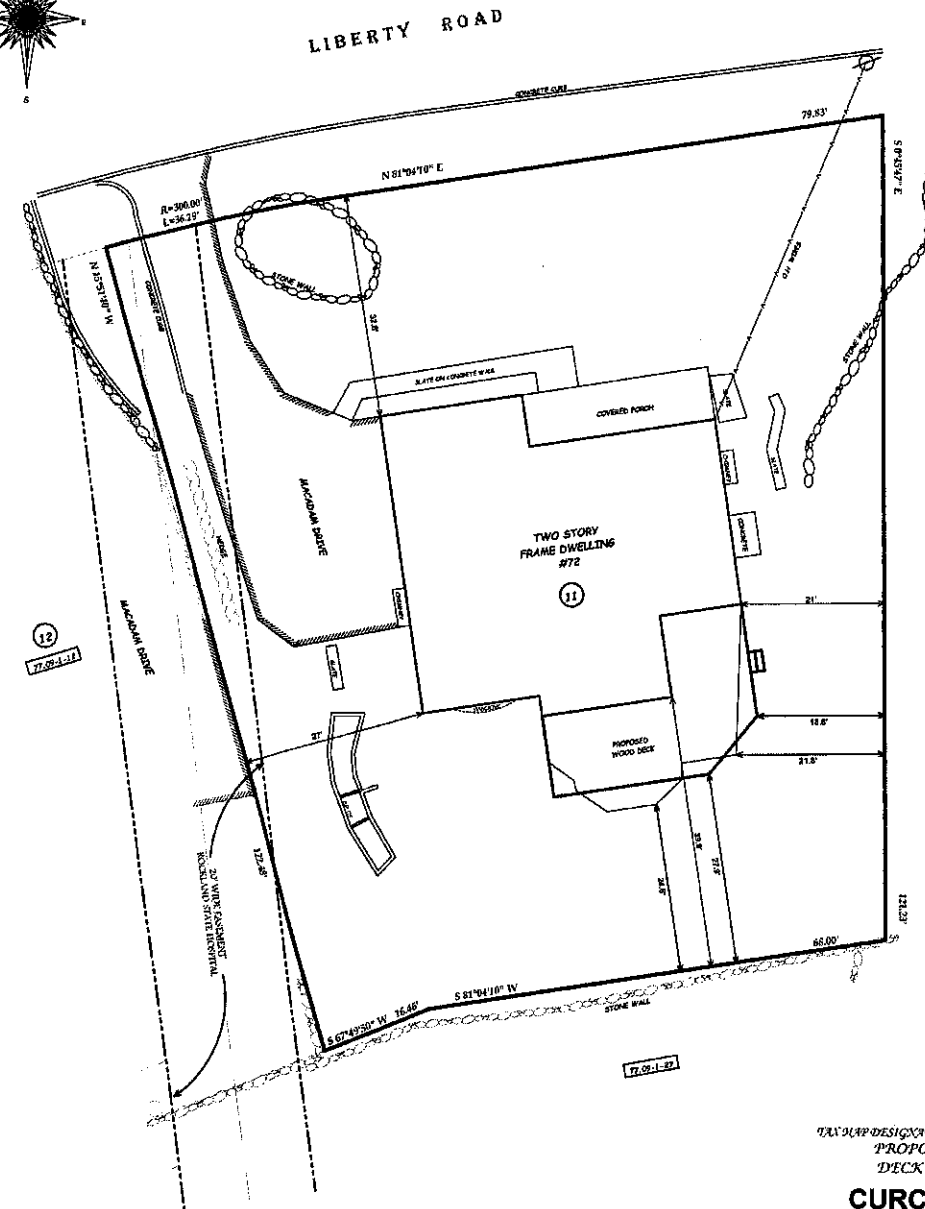
72 LIBERTY ROAD, TAPPAN, NY
TOWN OF ORANGETOWN
TAX MAP NO. 77.09-1-13
R-16 ZONING DISTRICT BULK
REGULATIONS
GROUP M SINGLE FAMILY DETACHED
RESIDENCE

	REQUIRED	EXISTING	PROPOSED
MAX FLOOR AREA RATIO	0.20	0.34	0.34 NO CHANGE
MIN LOT AREA	15,000 SF	12,050.87 SF EXISTING	12,050.87 SF EXISTING
MIN LOT WIDTH	100 FT	109.18 FT	109.18 FT
MIN STREET FRONTAGE	75 FT	116.12 FT	116.12 FT
REQUIRED FRONT YARD	30 FT	32.8 FT	32.8 FT
REQUIRED SIDE YARD	20 FT	21 FT	18.6 FT VARIANCE REQUIRED
TOTAL SIDE YARD	50 FT	48 FT	45.6 FT VARIANCE REQUIRED
REQUIRED REAR YARD	35 FT	24.8 FT	27.8 FT VARIANCE REQUIRED
MAX BUILDING HEIGHT	12"	8.4"	8.4" COMPLIES

NOTE: TOWN OF ORANGETOWN CODE CHAPTER 43, SECTION 5.21 APPLIES (EXEMPTIONS TO BULK REGULATIONS)



LOCATION MAP



BULK REQUIREMENTS ZONE: R-15 ONE-FAMILY DETACHED DWELLING

USE GROUP	FLOOR AREA	MINIMUM LOT AREA	MINIMUM LOT WIDTH	MINIMUM FRONT SETBACK	MINIMUM SIDE SETBACK	MINIMUM REAR SETBACK	TOTAL MINIMUM SETBACK	MINIMUM FRONT YARD	MINIMUM SIDE YARD	MINIMUM REAR YARD
RESIDENTIAL	0.20	15,000 S.F.	100'	30'	30'	30'	30'	30'	30'	30'
EXISTING	0.34	12,050.87 S.F.	109.18'	32.8'	21'	24.8'	32.8'	32.8'	21'	24.8'
PROPOSED	0.34	12,050.87 S.F.	109.18'	32.8'	21'	24.8'	32.8'	32.8'	21'	24.8'

NOTE:
THIS IS A VARIATION OF THE STATE PROVISIONS FOR ZONING AND PERMITS. THESE PROVISIONS ARE SUBJECT TO THE APPROVAL OF THE BOARD OF ZONING APPEALS AND THE BOARD OF ZONING APPEALS SHALL BE THE FINAL AUTHORITY IN ALL MATTERS RELATING TO THE ZONING AND PERMITS. THE BOARD OF ZONING APPEALS SHALL BE THE FINAL AUTHORITY IN ALL MATTERS RELATING TO THE ZONING AND PERMITS. THE BOARD OF ZONING APPEALS SHALL BE THE FINAL AUTHORITY IN ALL MATTERS RELATING TO THE ZONING AND PERMITS.

TOWN OF ORANGETOWN, R-15 ZONING DISTRICT
PROPOSED
DECK FOR

CURCIO & OCCHIONE-CURCIO

TOWN OF ORANGETOWN, ROCKLAND COUNTY
TAPPAN, NEW YORK

FEBRUARY 26, 2016 SCALE: 1" = 40'

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ADDITIONAL/ALTERATION AND AS-BUILTS FOR CURCIO RESIDENCE

72 LIBERTY ROAD
TAPPAN, NEW YORK

ARCHITECT:

KIM THOMAS STIPPEL
ARCHITECT, P.C.



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ISSUE	DESCRIPTION	DATE
1	DOB SUBMISSION	11.26.19
2	NOTE ADDED	03.12.20

TITLE

GENERAL NOTES, SITE PLAN

SEAL & SIGNATURE

DATE: 11/19/19
PROJECT NO:
DRAWING NO:
CHK BY: KTS
DWG NO:
T - 100.00
1 of 3

DOB JOB NUMBER

ADDITION/ALTERATION
AND AS-BUILTS
FOR
CURCIO RESIDENCE

72 LIBERTY ROAD
TAPPAN, NEW YORK

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ISSUE	DESCRIPTION	DATE
1.	DOB Submission	11/25/19

TITLE

BASEMENT PLAN
FIRST FLOOR PLAN

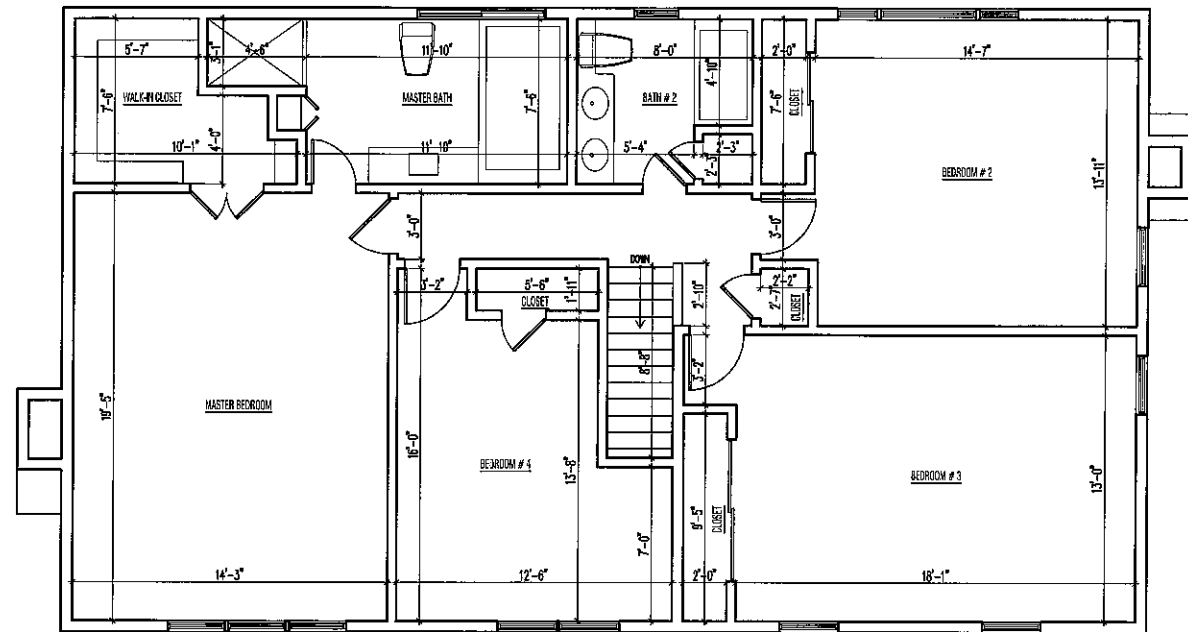
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PROJECT NO.
DRAWING BY: DS
CHK BY: KTS
DWG NO:

A - 100.00

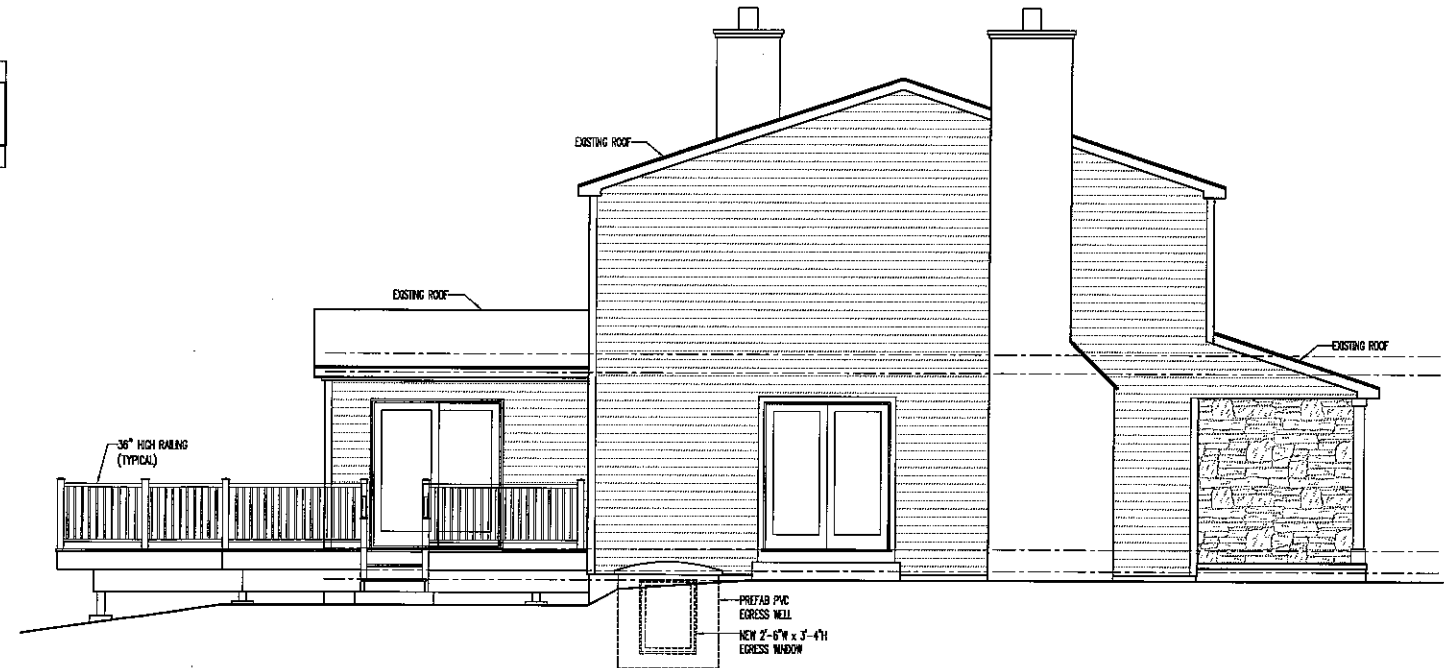
1 of 2

DOB JOB NUMBER



AS BUILT - SECOND FLOOR PLAN
(EXISTING CONDITIONS - NO WORK)

SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"

ADDITION/ALTERATION
AND AS-BUILTS
FOR
CURCIO RESIDENCE

72 LIBERTY ROAD
TAPPAN, NEW YORK

ARCHITECT:

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ISSUE	DESCRIPTION	DATE
1.	DOB Submission	11/25/19

TITLE

BASEMENT PLAN
FIRST FLOOR PLAN

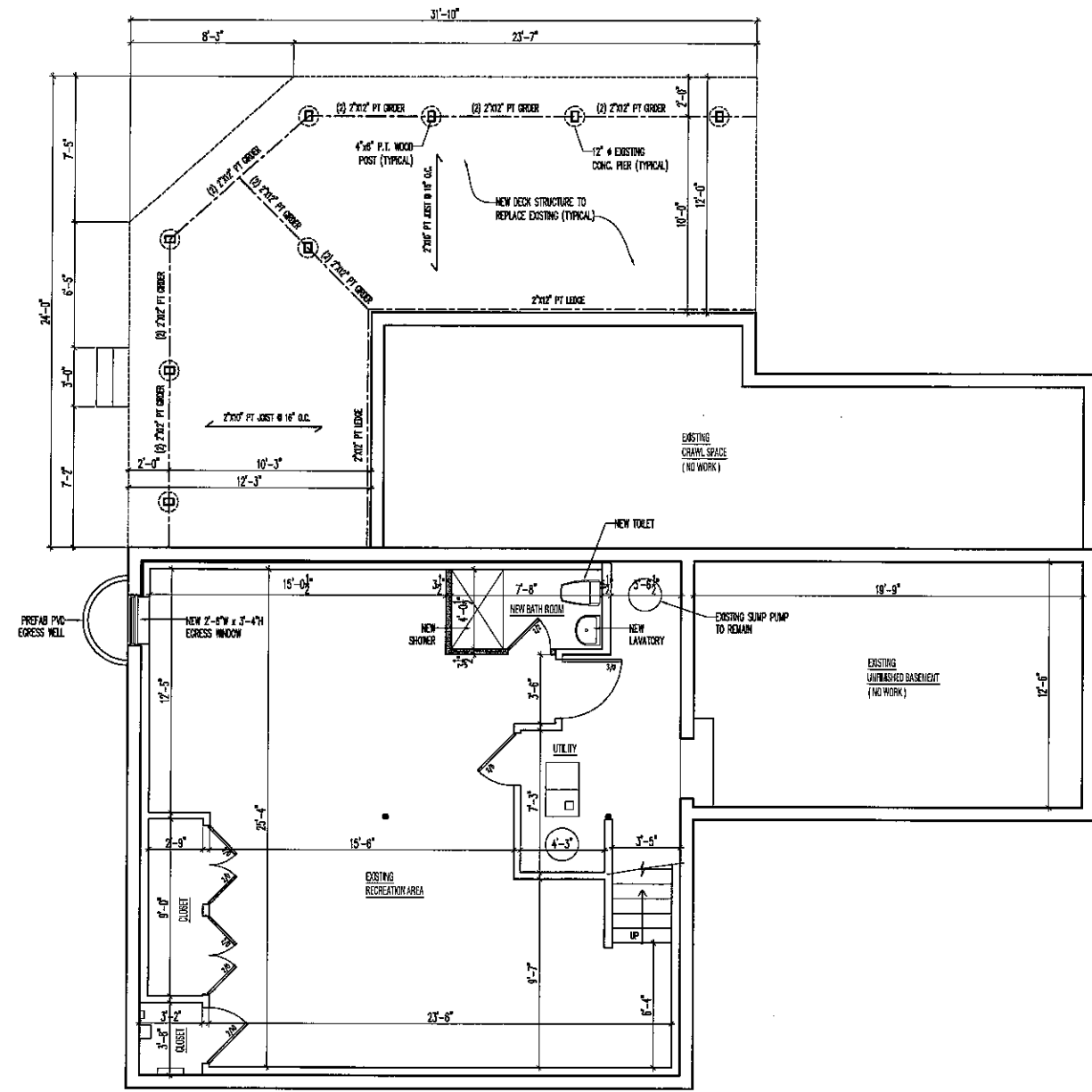
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PROJECT NO:
DRAWING BY: DS
CHK BY: KTS
DATE:

A - 101.00

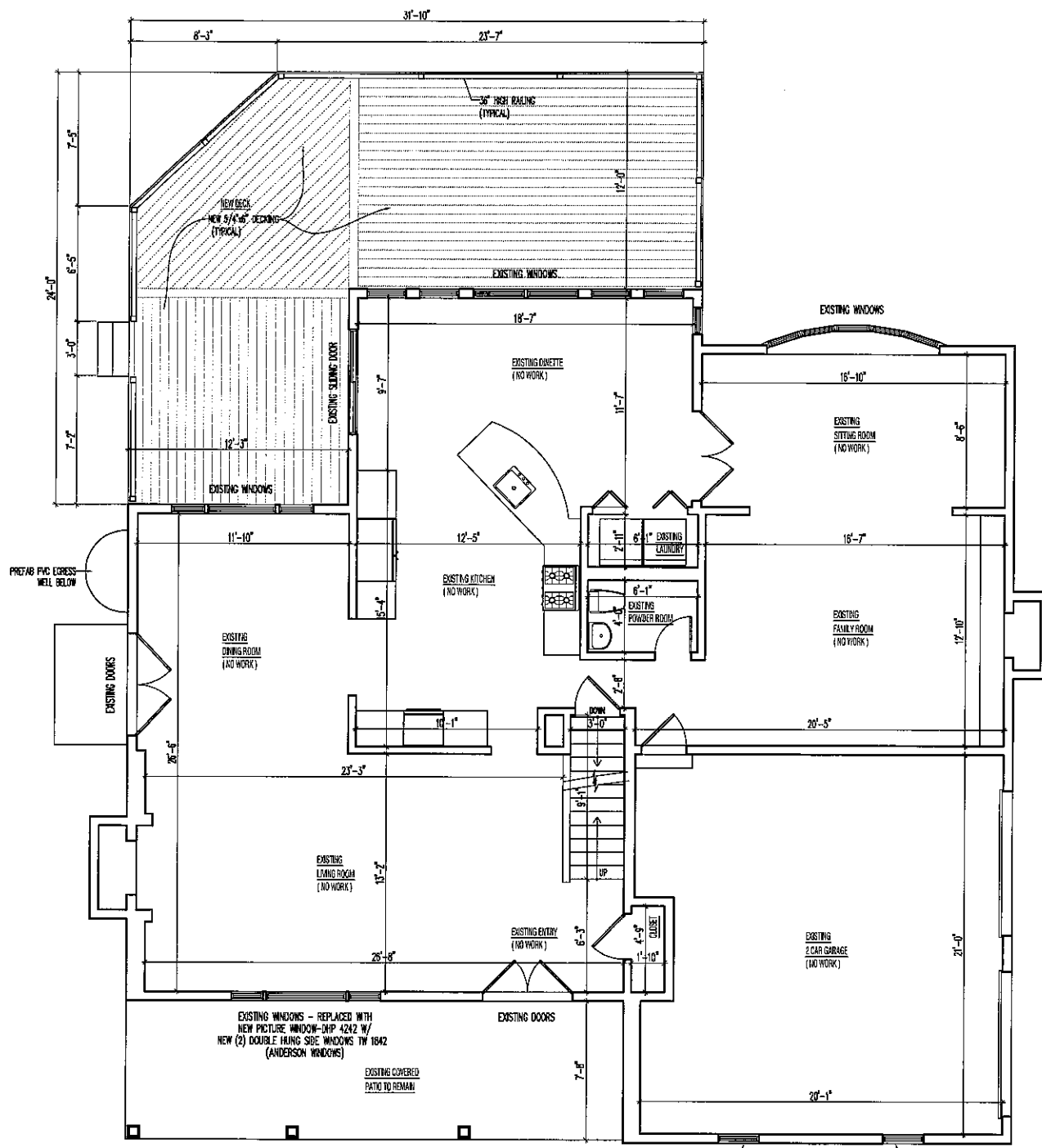
DOB JOB NUMBER

2 of 2



AS BUILT - BASEMENT PLAN

SCALE : 1/8" = 1'-0"



AS BUILT - FIRST FLOOR PLAN

SCALE : 1/8" = 1'-0"