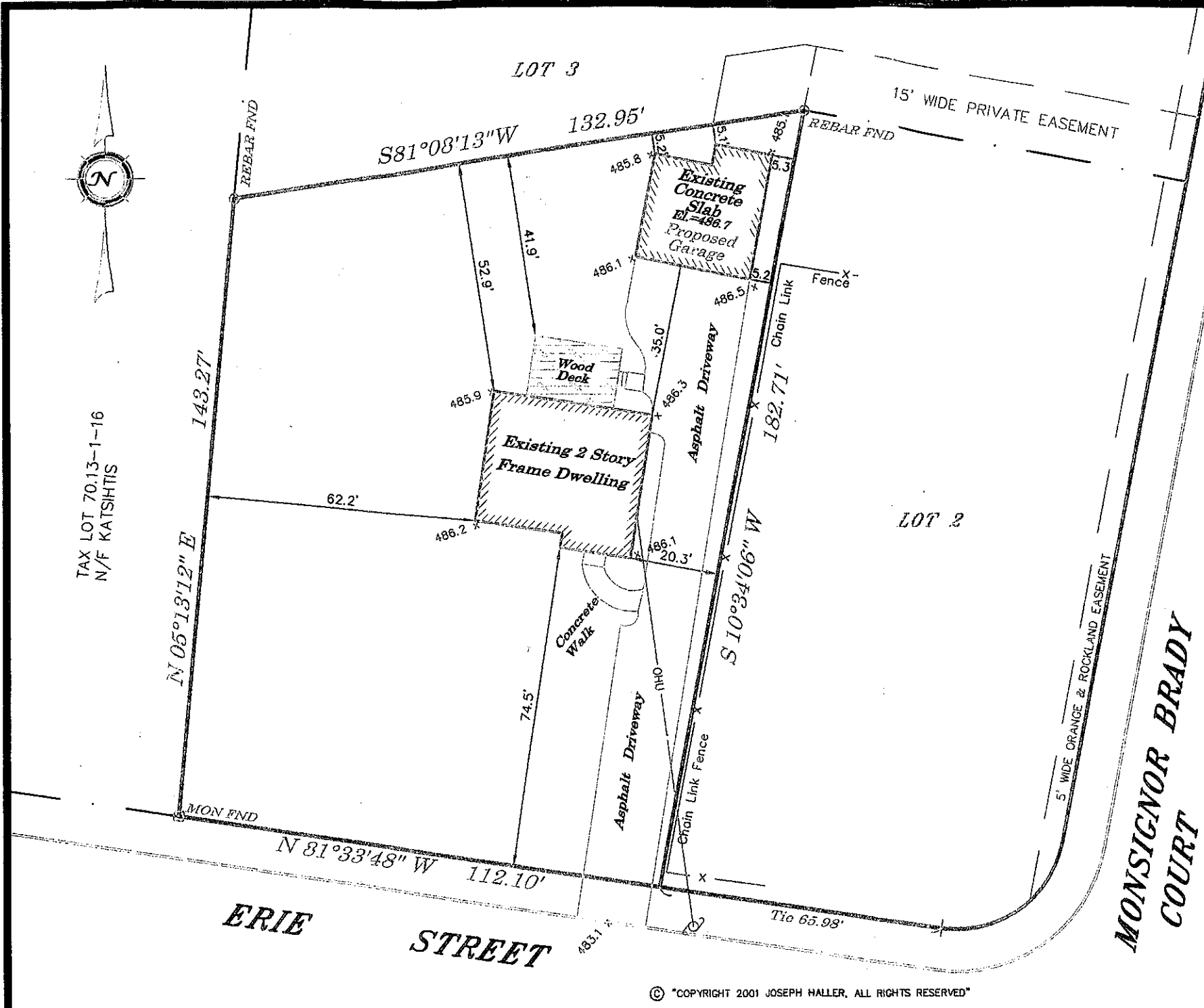


Survey No. 817-1F



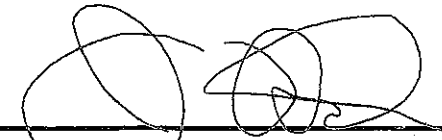
© COPYRIGHT 2001 JOSEPH HALLER. ALL RIGHTS RESERVED

Reference: "VALLEY ESTATES" filed in the
 Rockland County Clerk's Office
 April 2, 1999, in Book 119, at
 Page 73, as Map No. 7241.

Filed Map Lot 1
 Tax Lot 70.13-1-17.1
 19,471 Sq. Ft. / 0.447 Ac.

"SURVEY INSPECTIONS" or "UPDATES" of this map are PROHIBITED.
 This map MAY NOT BE COPIED in whole or in part.
 This map MAY NOT BE used for other purposes or transactions.
 This map is copyrighted by Joseph Haller, and MAY NOT be sold,
 rented, leased, photocopied, traced, enlarged, reduced, or transferred
 in any other way WITHOUT the prior WRITTEN CONSENT of Joseph
 Haller.
 This map was prepared for a SPECIFIC transaction involving ONLY the
 parties listed below (Certified Only To):

Certified Only To:


Joseph Haller, P.L.S.
 N.Y. Lic. No. 49336

ONLY copies of this map bearing the EMBOSSED seal of Joseph Haller
 are VALID.
 Unauthorized alteration or addition to this map is a VIOLATION of
 Section 7209, Sub-division 2 of the New York State Education Law.
 Certifications are NOT transferable to additional institutions or
 subsequent owners.
 Easements or Rights of Way on or below the surface of the ground
 that are NOT visible are NOT SHOWN.
 Subject to the findings of a COMPLETE and UP TO DATE title search.

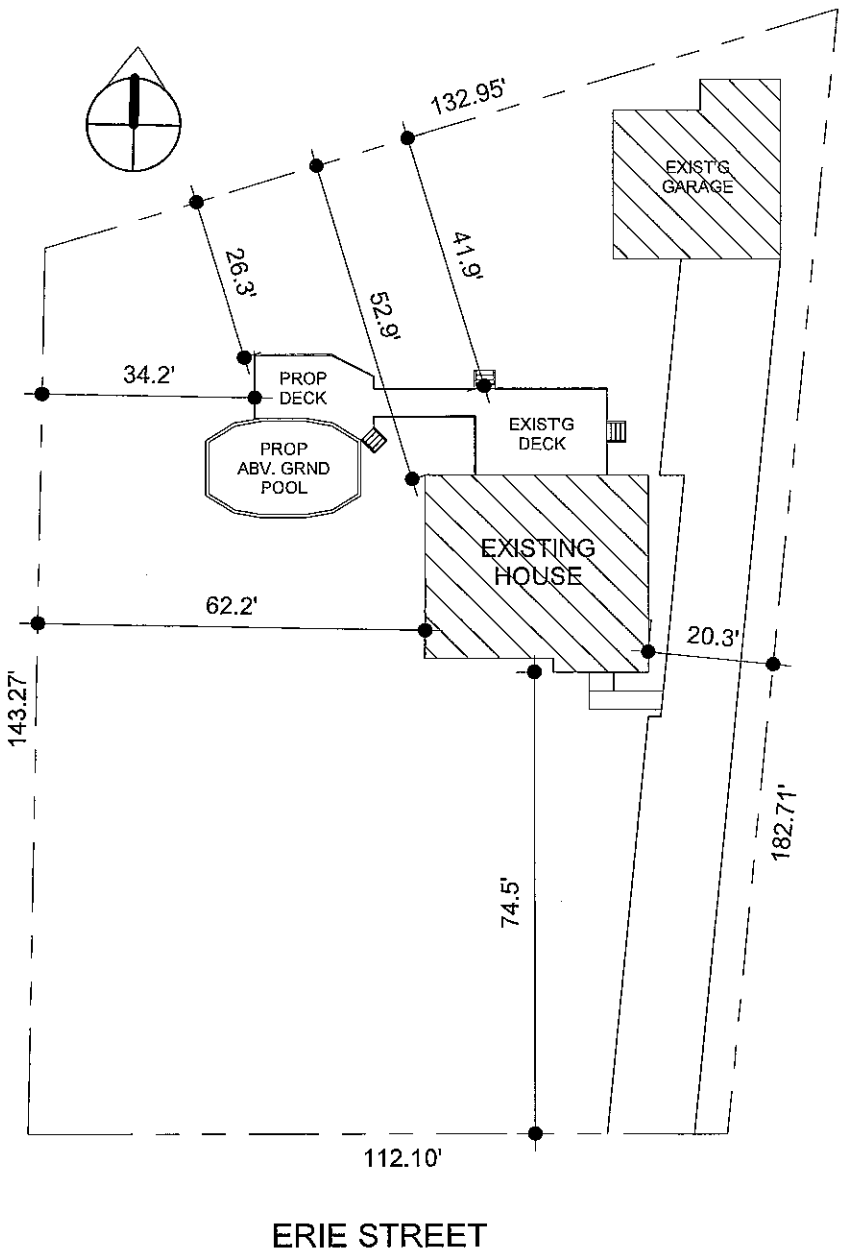
PLOT PLAN
 PREPARED FOR
LOT NO. 1
VALLEY ESTATES
 TOWN OF ORANGETOWN
 ROCKLAND COUNTY NEW YORK
 FEBRUARY 12, 2001 SCALE: 1" = 30'

Joseph Haller
 Land Survey Consultant
 10 Pine Crest Road, Valley Cottage, N.Y. 10989
 Phone: (845) 268-0479 FAX 268-0482

LANE RESIDENCE REAR DECK AND ABV. GRND. POOL

176 EAST ERIE STREET
BLAUVELT, NEW YORK 10913

SECTION: 70.13 BLOCK: 1 LOT: 17.1



ZONING ANALYSIS			
PROPERTY ADDRESS: 47 BLAUVELT ROAD BLAUVELT NY 10943			
SECTION: 70.13 LOT: 3 BLK: 27 R-15 GROUP M USE: SINGLE FAMILY			
ZONING TABLE 43/att:13	REQ'D(FT)	EXISTING (FT)	PROPOSED (FT)
MAX F.A.R.	.20	NA	NA
MIN. LOT AREA	15,000 SQFT	19,471SQFT	NO CHANGE
MIN LOT WIDTH	100 FT	112.1 FT	NO CHANGE
MIN. STREET FRONTAGE	75 FT	112.1 FT	NO CHANGE
REQ'D FRONT YARD	30 FT	74.5 FT	NO CHANGE
REQ'D SIDE YARD	20 FT	20.3 FT	NO CHANGE
TOTAL SIDE YARD	50 FT	82.5 FT	54.5 FT
REAR	35 FT	41.90 FT	26.3 FT
MAX BLDG. HGHT	15FT	NA	NA
TOTAL BLDG AGGREG.	30%	NA	NA



John Anthony Ferraro PC
ARCHITECT

37 Maple Avenue
New City, NY 10956
jafpc2@gmail.com

No.	Description	Date

LANE RESIDENCE

176 EAST ERIE STREET
BLAUVELT NY 10913

SITE/ZONING

Project number	LANE
Date	11-9-20
Drawn by	JF
Checked by	JF

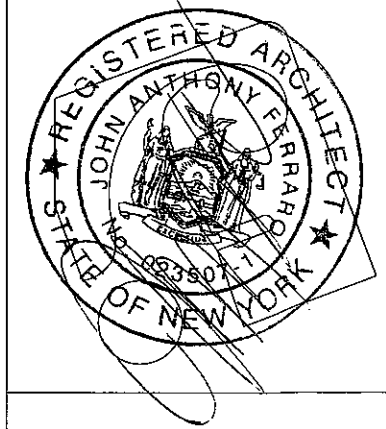
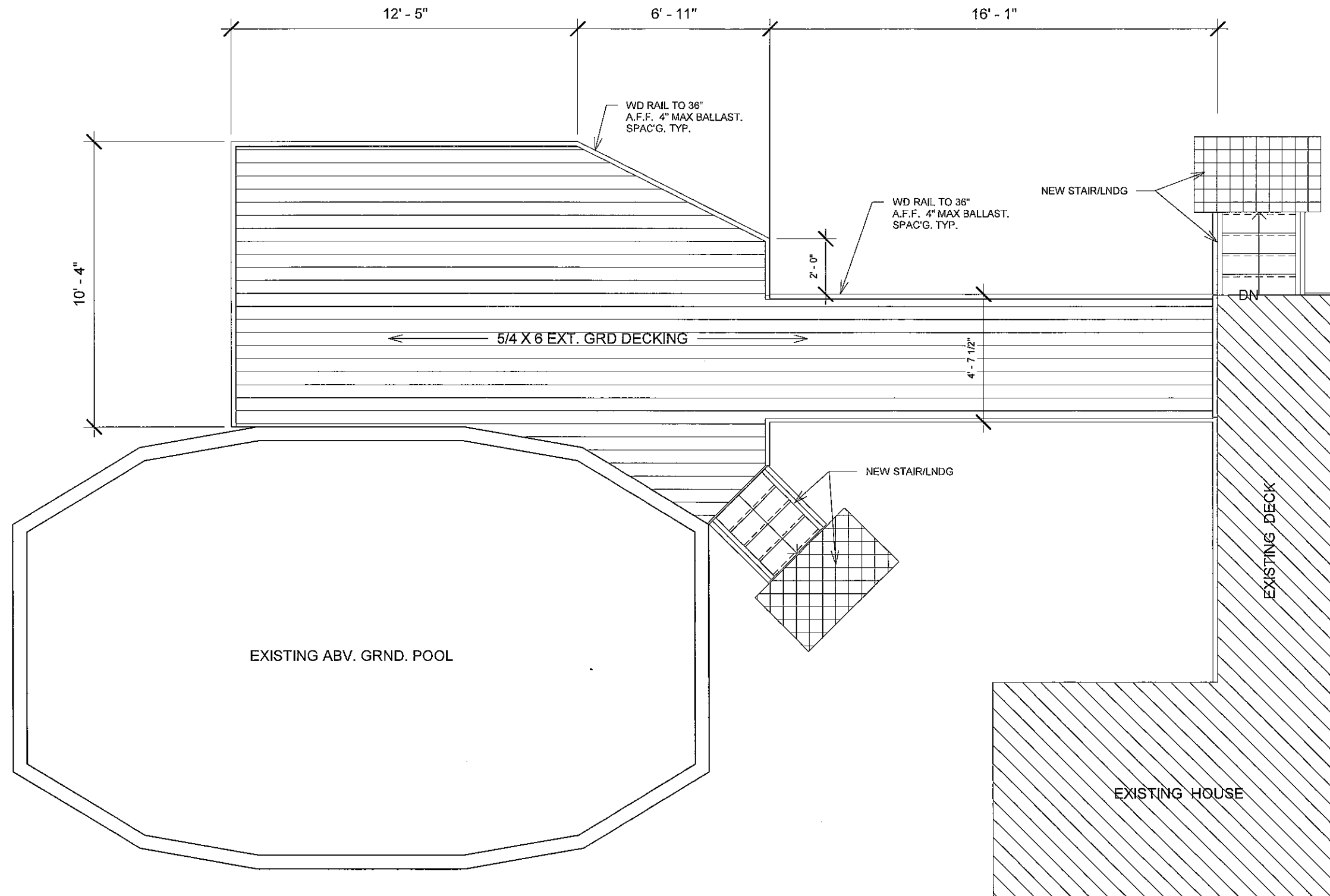
S-1

Scale 1" = 30'-0"

1 SITE PLAN
1" = 30'-0"

THIS SITE PLAN WAS TAKEN
FROM A SURVEY PREPARED BY:

JOSEPH HALLER P.L.S.
10 PINE CREST ROAD
VALLEY COTTAGE, NY 10989
845-268-0479



John Anthony Ferraro PC
 ARCHITECT
 37 Maple Avenue
 New City, NY 10956
 jafpc2@gmail.com

No.	Description	Date

LANE RESIDENCE

176 EAST ERIE STREET
 BLAUVELT NY 10913

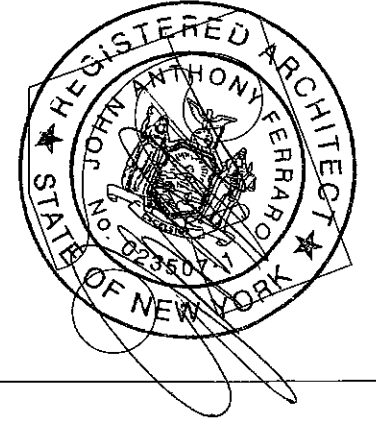
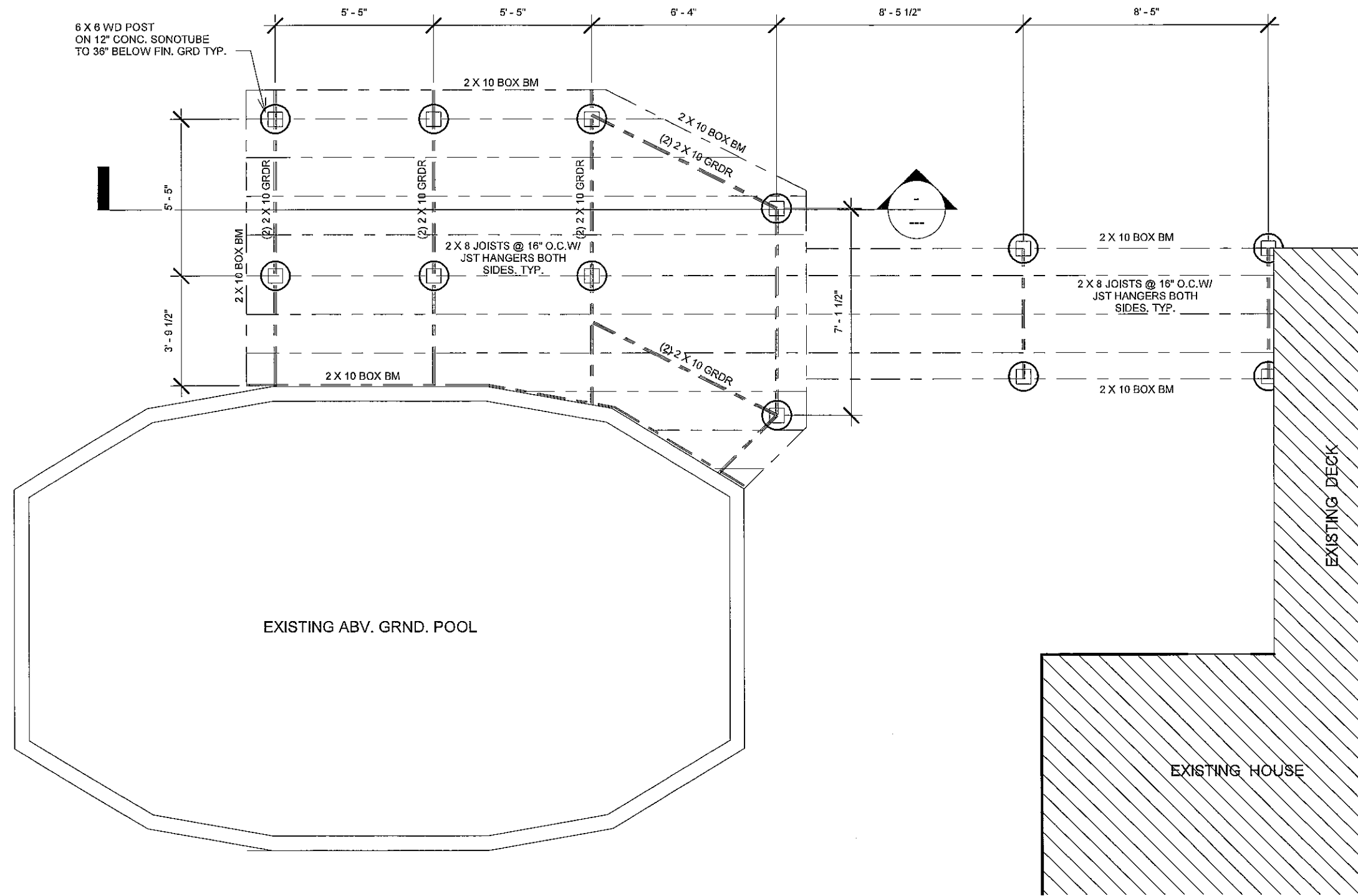
DECK PLANS

Project number	LANE
Date	11-9-20
Drawn by	JF
Checked by	JF

A-1

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

① DECK FLOOR PLAN
 1/4" = 1'-0"



John Anthony Ferraro PC
 ARCHITECT
 37 Maple Avenue
 New City, NY 10956
 jafpc2@gmail.com

No.	Description	Date

LANE RESIDENCE

176 EAST ERIE STREET
 BLAUVELT NY 10913

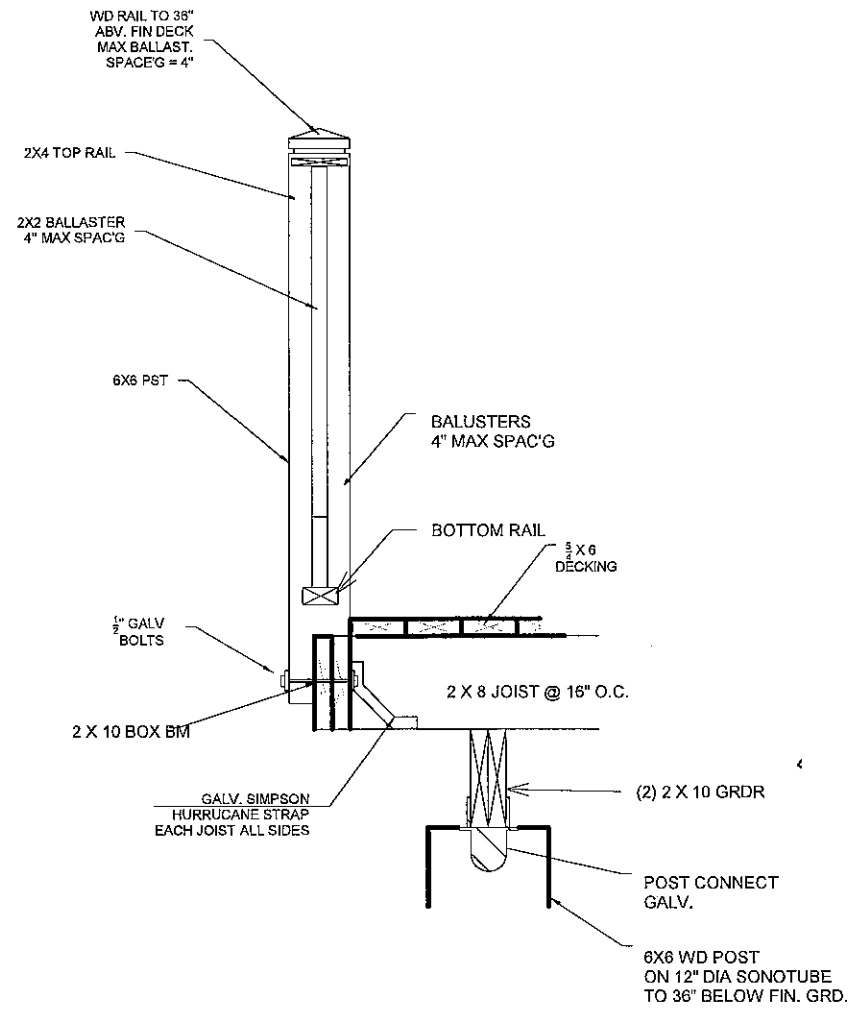
DECK FRAM'G PLAN

Project number	LANE
Date	11-9-20
Drawn by	JF
Checked by	JF

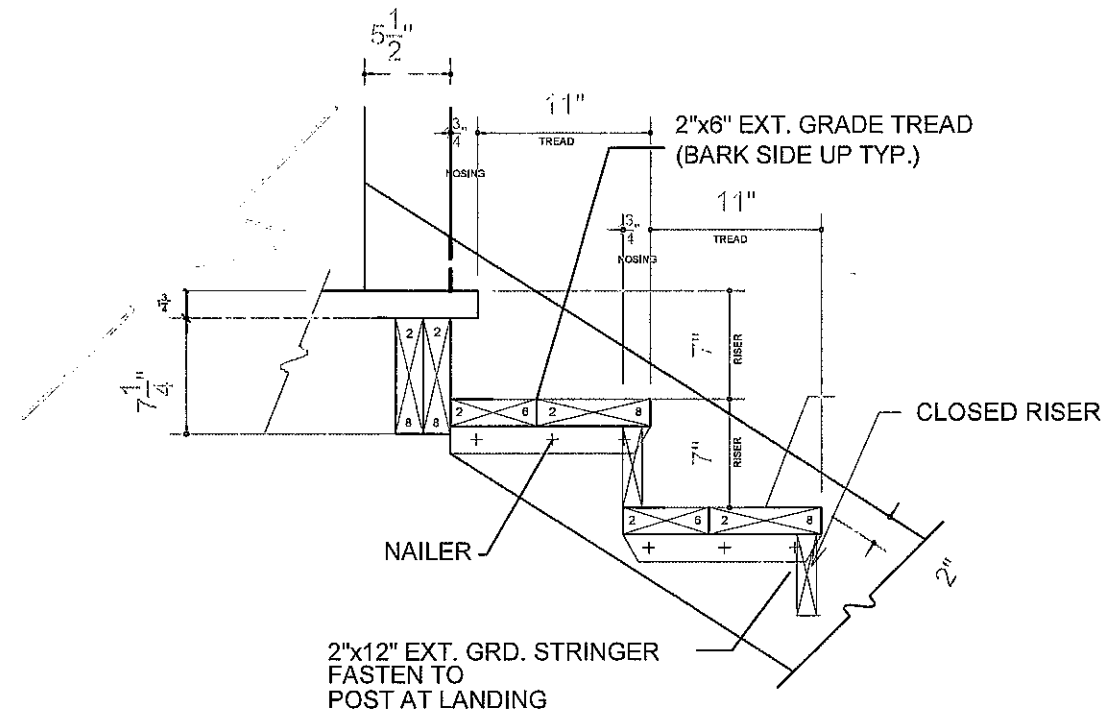
A-2

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

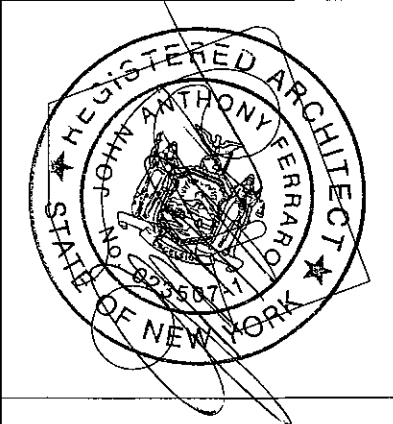
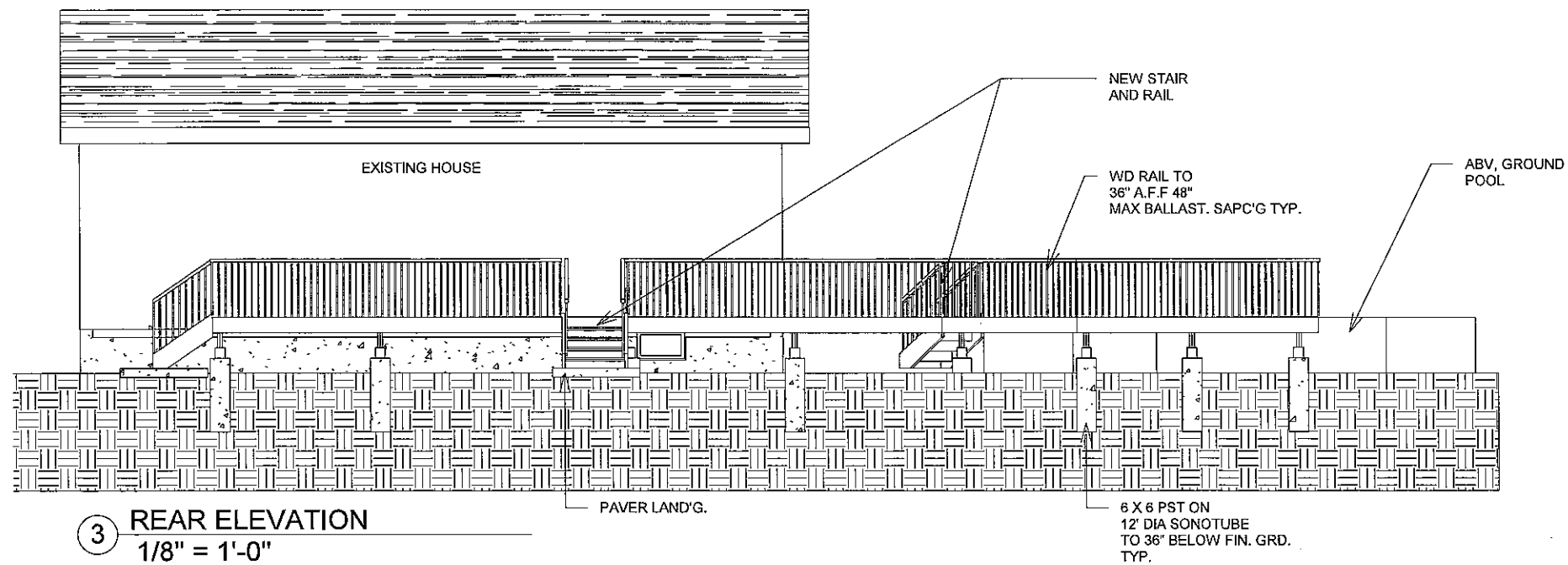
① DECK FRAMING PLAN
 1/4" = 1'-0"



① DECK POST DETAIL
3/4" = 1'-0"



② DECK STAIR DETAIL
1" = 1'-0"



John Anthony Ferraro PC
ARCHITECT
37 Maple Avenue
New City, NY 10956
jafpc2@gmail.com

No.	Description	Date

LANE RESIDENCE

176 EAST ERIE STREET
BLAUVELT NY 10913

DETAILS/ELEV.

Project number	LANE
Date	11-9-20
Drawn by	JF
Checked by	JF

A-3

Scale As indicated