

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: _____

2020 LAND USE BOARD APPLICATION

Please check all that apply:

<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Residential
<input type="checkbox"/> Planning Board	<input type="checkbox"/> Historical Board
<input checked="" 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 checked="" type="checkbox"/> Variance	
<input type="checkbox"/> Performance Standards Review	
<input type="checkbox"/> Use Variance	
<input type="checkbox"/> Other (specify): _____	

PERMIT#: _____
 ASSIGNED: _____
 INSPECTOR: _____

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

Project Name: MICHAEL F. MCGARVEY

Street Address: 41 DOUGLAS CT
PEARL RIVER, NY 10965

Tax Map Designation:
Section: 69.09 Block: 5 Lot(s): 43
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the NORTH side of DOUGLAS CT., approximately
403 feet SE of the intersection of PEARCE PKWY, in the
Town of ORANGETOWN in the hamlet/village of PEARL RIVER

Acreage of Parcel <u>APX. (0.21)</u>	Zoning District <u>R-15</u>
School District <u>PEARL RIVER</u>	Postal District <u>ORANGETOWN</u>
Ambulance District <u>PEARL RIVER</u>	Fire District <u>PEARL RIVER</u>
Water District <u>SUEZ</u>	Sewer District <u>ORANGETOWN</u>

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

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

Date: _____ Applicant's Signature: Michael F. McGarvey

APPLICATION REVIEW FORM

Applicant: MICHAEL F. MCGARVEY Phone # (845) 323-6152

Address: 41 DOUGLAS CT Pearl River NY 10965

Property Owner: MICHAEL F. MCGARVEY Phone # (845) 323-6152

Address: 41 DOUGLAS CT Pearl River NY 10965

Engineer/Architect/Surveyor: JOHN McCULLOUGH Phone # (845) 709-7845

Address: 22 CLOSTER RD. PALISADES NY 10964

Attorney: Phone #

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

Contact Person: MICHAEL F. MCGARVEY Phone # (845) 323-6152

Address: 41 DOUGLAS CT Pearl River NY 10965

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:

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 _____
- 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: _____

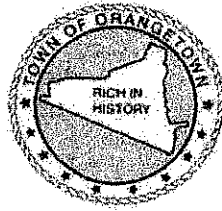
Project History:

Has this project ever been reviewed before? Yes April 5, 2000
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.

FAR SYTSY
RX

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

SWIS	PRINT KEY	NAME	ADDRESS	PAGE # 1
392489	69.09-5-16	Andrew Cole-Hatchard	78 Pearce Pkwy, Pearl River, NY 10965	
392489	69.09-5-17	Timothy S Hayes	84 Pearce Pkwy, Pearl River, NY 10965	
392489	69.09-5-18	Michael Lawler	90 Pearce Pkwy, Pearl River, NY 10965	
392489	69.09-5-19	Steven Pbelan	100 Pearce Pkwy, Pearl River, NY 10965	
392489	69.09-5-20	Janice B Cashin	108 Pearce Pkwy, Pearl River, NY 10965	
392489	69.09-5-40	Margaret Trivino	81 Douglas Ct, Pearl River, NY 10965	
392489	69.09-5-41	John Mc Manus	53 Douglas Ct, Pearl River, NY 10965	
392489	69.09-5-42	Ann Mc Kenna	49 Douglas Ct, Pearl River, NY 10965	
392489	69.09-5-43	Michael Mc Garvey	41 Douglas Ct, Pearl River, NY 10965	
392489	69.09-5-44	John Boyle	33 Douglas Ct, Pearl River, NY 10965	
392489	69.09-5-47	Philip M Calozzo	32 Douglas Ct, Pearl River, NY 10965	
392489	69.09-5-48	William V Harris IV	40 Douglas Ct, Pearl River, NY 10965	
392489	69.09-5-49	Jay and Joe Construction LLC	64 S Neunauhsun Ave, Pearl River, NY 10965	



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: December 31, 2020

Applicant: McGarvey

Address: 41 Douglas Ct, Pearl River, NY

RE: Application Made at: same

Chapter 43, Table 3.12 column 1 R-15 District, Column 2 Group M, Column 3 SFR, Column 4 Max FAR 20% with 29% proposed; Column 8 Required Front Yard 30' w 24 (21' to steps)' proposed for front portico. Section 5.227 requires 5' side and rear yard setback with 1' proposed
 Three variances required

Section: 69.09 Block: 5 Lot: 43

Dear McGarvey:

Please be advised that the Building Permit Application, which you submitted on December 11, 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

12-31-2020

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

12-31-2020

Date
 CC: Rosanna Sfraga
 Liz Decort
 Debbie Arbolino

APPLICATION FOR BUILDING/DEMOLITION PERMIT

APPLICANT MUST COMPLETE OR APPLICATION WILL NOT BE ACCEPTED

Zone:	Group:	Use:		
		Required	Existing	Proposed
Floor area ratio				
Lot area				
Lot width				
Street frontage				
Front yard setback				
Side yard setback				
Total side yard setback				
Rear yard setback				
Maximum building height				

Number of stories: _____ Construction Type: _____ Occupancy Class: _____

Zoning Chart Information Completed by: _____

1. Sewage: (circle one) Town County Private
2. How many kitchens on the property? _____
3. Are there any renters, tenants, lessees or boarders at this property? YES / NO
4. Are there any other building permits on this property? YES / NO
5. Is the property in a flood plain? YES / NO

AFFIDAVIT

State of New York
 County of Rockland) SS.: Orangetown
 Town / Village of _____

I, X Michael F. McGreevey being duly sworn, deposes and says that he/she is the (circle one) owner, lessee, engineer, surveyor, architect, builder, or agent of the owner) in fee of the premises to which this application applies; that he/she (the applicant) is duly authorized to make this application and that the statements contained in the papers submitted herein are true to the best of his/her knowledge and belief, and that the work will be performed in the manner set forth in the application and in the plans and specifications filed therewith, and in accordance with the State Uniform Building Code and all other applicable laws, ordinances and regulations of the municipality. I also declare that the structure or area described in this application will not be occupied or used until I have obtained a Certificate of Occupancy or Certificate of Compliance.

Signature and Mailing Address
X Michael F. McGreevey

SWORN to before me this 11 day of December, 2020

Witness: Dean Raymond
 (If not witnessed by Building Department personnel, Notary signature is required.) _____, Notary Public

OFFICIAL USE ONLY:	
Checked by: _____	Date: _____
Permit Granted for: _____	

Signature: _____	
Date: _____	
Director, OBZPAE	

DECISION

**FLOOR AREA RATIO, SIDE YARD, TOTAL SIDE YARD and REAR YARD
VARIANCES APPROVED with CONDITION**

To: Michael McGarvey
41 Douglas Court
Pearl River, New York 10965

ZBA # 00-28
Date: 4/5/00

FROM: ZONING BOARD OF APPEALS: Town of Orangetown

Re: Application of Michael F. and Andrea McGarvey for variances from Section 3.12, R-15 District, Group M, Columns 4 (Floor Area Ratio: .20 permitted, .18 existing, .283 proposed), 9 (Side Yard: 20' required, 15' proposed), 10 (Total Side Yard: 50' required, 32' proposed) and 11 (Rear Yard: 35' required, 34.5' proposed) for an addition to an existing single family dwelling. Premises are located at 41 Douglas Court, Pearl River, New York and are identified on the Orangetown Tax Map as Section 69.09, Block 5, Lot 43; R-15 zoning district.

Heard by the Zoning Board of Appeals of the Town of Orangetown at a meeting held on Wednesday, April 5, 2000 at which time the Board made the determination hereinafter set forth.

Michael and Andrea McGarvey appeared and testified.

The following documents were presented:

1. Architectural plans signed and sealed by Michael C. Amideneau, P.E. dated 2/10/00.
2. Survey by Rockland Bergen Surveyors dated 1/7/53
3. Correspondence to the Orangetown Zoning Board of Appeals signed and sealed by Michael Amideneau, P.E. dated February 28, 2000.

The applicants testified that they have resided in this house for 6 years; that they have two girls aged 5 and 3 years; that 3 bedrooms and 1 bathroom now exist; that the proposed dwelling will consist of a first floor addition of a family room and eat-in kitchen and the second floor addition will include a master bedroom and 1 bathroom; that their lot is an undersized lot of 9,350 square feet with lot dimensions of approximately 85' by 100', with an angling on the eastern side to 85' by 116'; that the proposed addition would increase their living area by 1500 square feet; and that they tried to minimize the addition and to adhere to the Orangetown Zoning Code pertaining to undersized lots.

The board members made a personal inspection of the premises on Sunday, April 2, 2000 and found them to be properly posted and as generally described on the application.

A satisfactory statement in accordance with the provisions of Section 809 of the General Municipal Law of New York was received.

TO MAY -2 10 10

TOWN OF ORANGETOWN

FINDINGS OF FACT AND CONCLUSIONS:

After personal observation of the property, hearing all the testimony and reviewing the documents presented, the Board found that:

1. The requested variances, although substantial in part chiefly because the lot is undersized, would not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. Additions have been made to many houses in the surrounding neighborhood.
2. The requested variance would have no adverse effect or impact on the physical or environmental conditions in the neighborhood or district.
3. The benefits sought cannot be achieved by any means feasible for the applicant other than the granting of these variances.

DECISION: In view of the foregoing and the testimony and documents presented to the board, the application is **APPROVED** with the **SPECIAL CONDITION** that the appendage to the rear of the house be removed prior to or at the same time as the construction of the addition.

General Conditions:

- (i) The approval of any variance or Special Permit is granted by the Board in accordance with, and subject to those facts shown on the plans submitted and, if applicable, as amended at or prior to this hearing, as hereinabove recited or set forth.
- (ii) Any approval of a variance or Special Permit by the Board is limited to the specific variance or Special Permit requested but only to the extent such approval is granted herein and subject to these conditions, if any, upon which such approval was conditioned which are hereinbefore set forth.
- (iii) The Board gives no approval of any buildings plans, including, without limitation, the accuracy and structural integrity thereof, of the applicant, but same have been submitted to the Board solely for informational and verification purposes relative to the variances being requested.
- (iv) A building permit as well as any other necessary permits must be obtained within a reasonable period of time following the filing of this decision and prior to undertaking any construction contemplated in this decision. To the extent any variance or Special Permit granted herein is subject to any conditions, the building department shall not be obligated to issue any necessary permits where any such condition imposed should, in the sole judgment of the building department, be first complied with as contemplated hereunder. Occupancy will not be made until, and unless, a Certificate of Occupancy is issued by the Office of Building, Zoning and Planning Administration and Enforcement which legally permits such occupancy.

TOWN CLERKS OFFICE

00 MAY -2 A9 10

TOWN OF ORANGETOWN


(v) Any foregoing variance or Special Permit will lapse if any contemplated construction of the project for which the variance or Special Permit is granted is not substantially implemented within one year of the date of filing of this decision or that of any other board of the Town of Orangetown granting any required final approval to such project, whichever is later; it being clearly understood and agreed that the mere obtaining of a Building Permit does not constitute "substantial implementation" for the purposes hereof.

The foregoing resolution to approve the application for the variances as conditioned was presented and moved by Mr. Munno, seconded by Mr. Filippone, and carried as follows: Mr. Filippone, aye; Mr. Munno, aye; Mr. Visalli, aye; and Mr. Duffy, aye.

The Administrative Aide to the Board is hereby authorized, directed and empowered to sign this decision and file a certified copy thereof in the office of the Town Clerk.

DATED: April 5, 2000

ZONING BOARD OF APPEALS
TOWN OF ORANGETOWN

By 
LYNN GREENE
ADMINISTRATIVE AIDE

DISTRIBUTION:

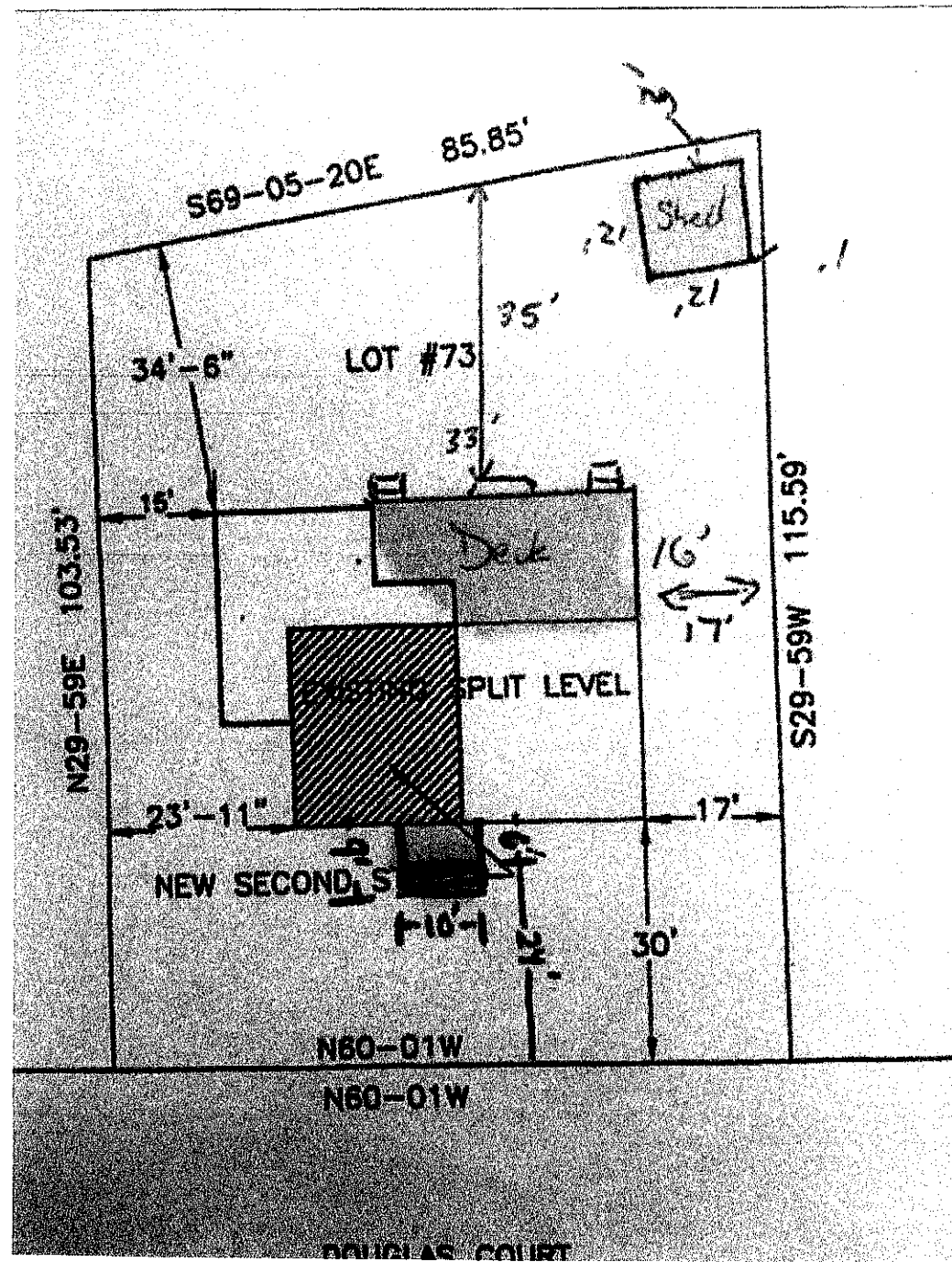
APPLICANT
ZBA MEMBERS
SUPERVISOR
TOWN BOARD MEMBERS
TOWN ATTORNEY
DEPUTY TOWN ATTORNEY
OBZPAE
BUILDING INSPECTOR - E.C.

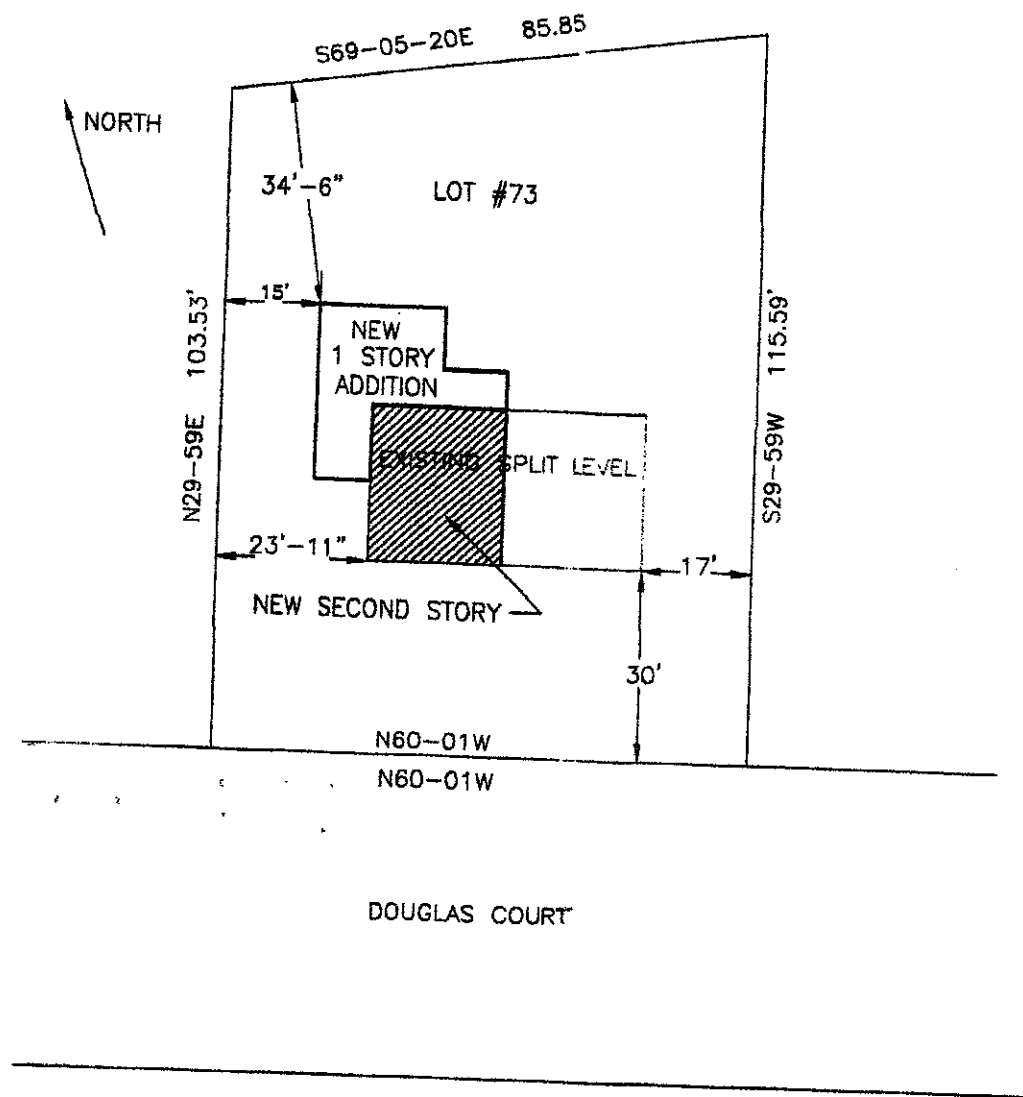
TOWN CLERK
HIGHWAY DEPARTMENT
ASSESSOR
DEPT. of ENVIRONMENTAL
MGMT. and ENGINEERING
FILE, ZBA, PB
CHAIRMAN, ZBA, PB, ACABOR

TOWN CLERKS OFFICE

00 MAY -2 09:10

TOWN OF ORANGETOWN





SITE PLAN
 LOT #73 SECTION 3-B
 SCALE: 1" = 30'

5'-6"

ORDER
CUTS (TYP)
CUT 4" WIDE OPENING
FOR CRAWL SPACE

Faint, illegible text, possibly a title block or project information.

31005
6-23-00
EC

FOUNDATION PLAN

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



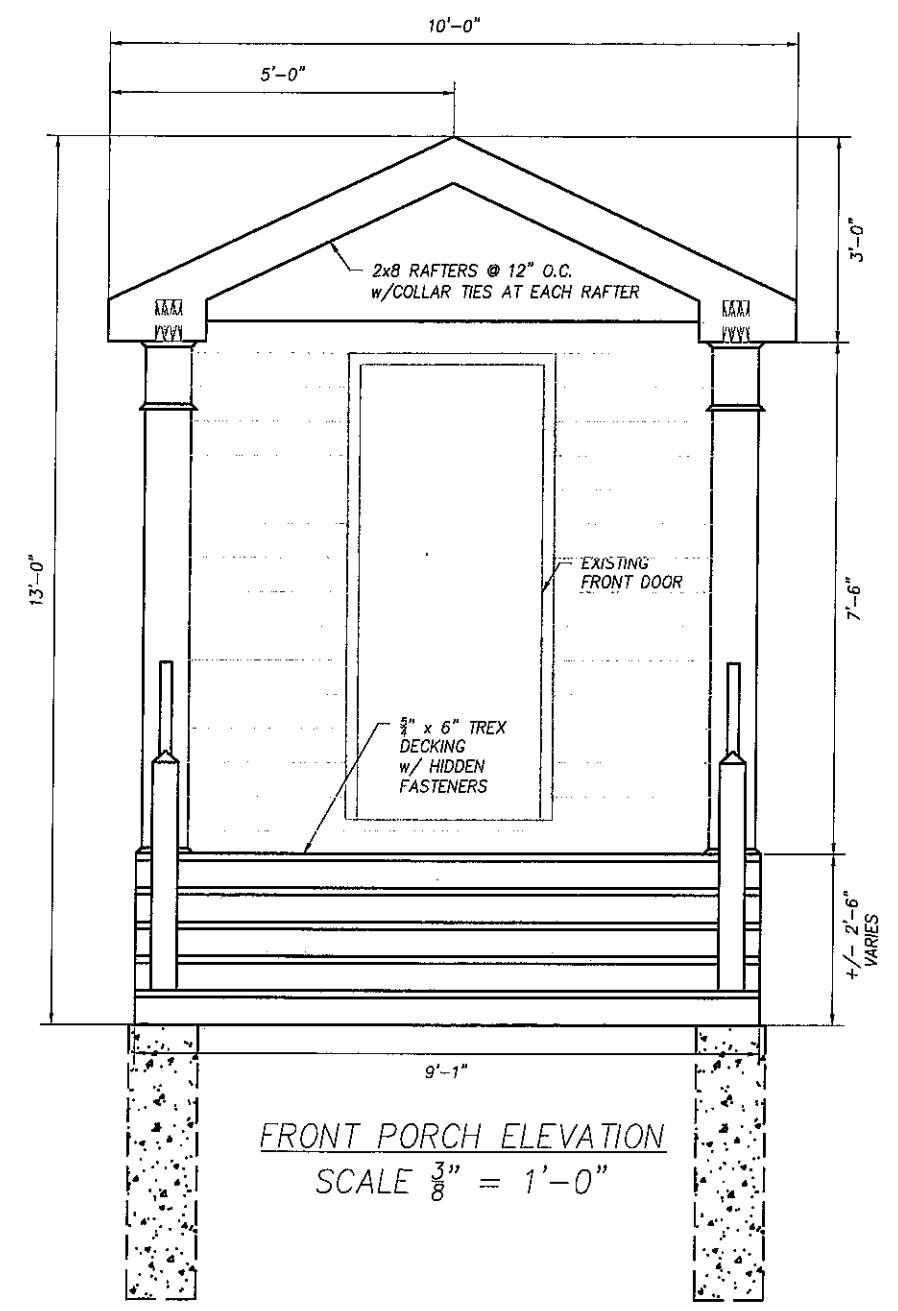
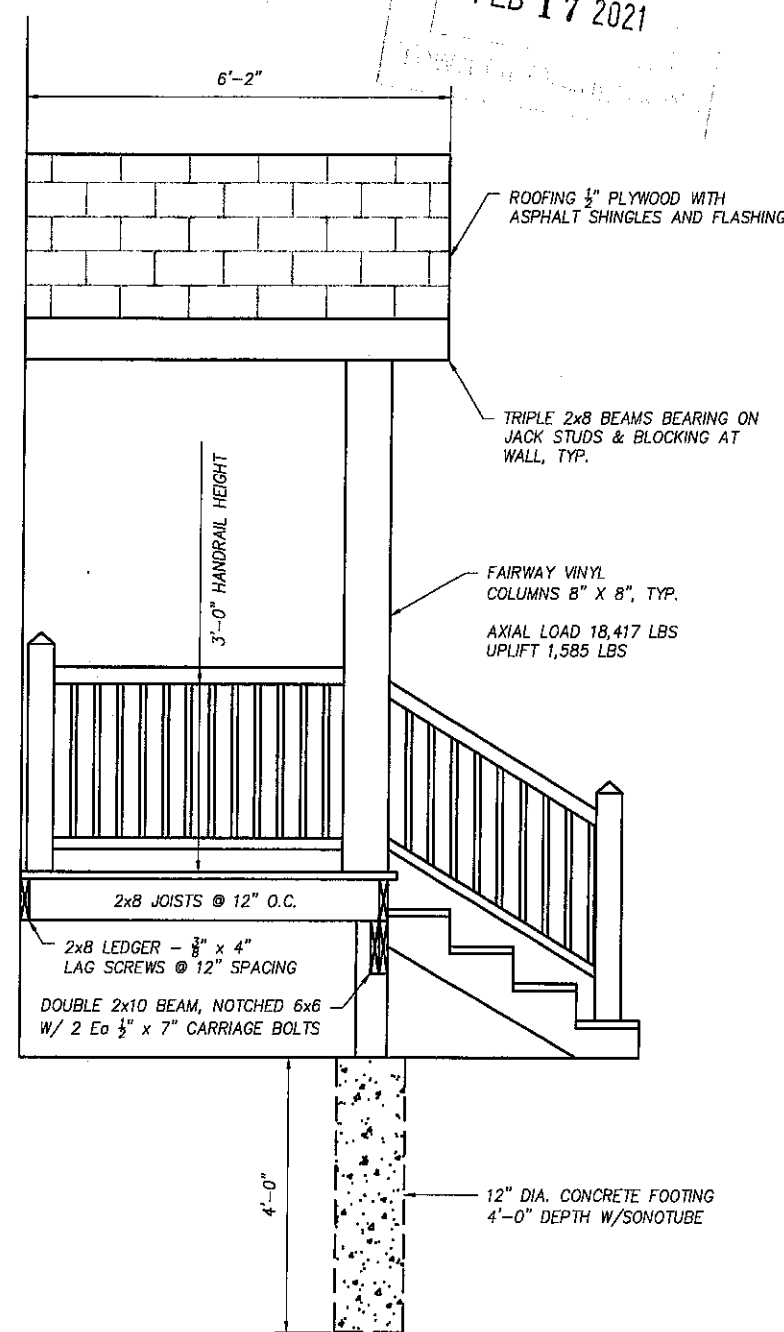
2/14/00

RESIDENCE OF: ANDREA AND MICHAEL MCGARVEY 41 DOUGLAS COURT PEARL RIVER NY	
DATE 2/8/00	SHEET 1 OF 1

GENERAL NOTES:

- SCALE 3/8" = 1'-0"
- HOMEOWNER IS FILING PERMIT FOR FRONT ENTRY PORCH RECONSTRUCTION AT 41 DOUGLAS COURT.
- HOMEOWNER MICHAEL McGARVEY STATES THAT THE FRONT PORCH & ENTRYWAY WERE RENOVATED CIRCA 2015.
- ALL WORK RELATING TO THE ENTRYWAY NOTED IN THIS DRAWING CONFORMS TO THE 2015 INTERNATIONAL RESIDENTIAL BUILDING CODE AT THE TIME OF CONSTRUCTION, INCLUDING THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE, STATE ENERGY CONSERVATION CONSTRUCTION CODE AND OTHER APPLICABLE BUILDING CODES.
- DECKING IS 3/4" TREX COMPOSITE
- DECK JOISTS ARE 2x8 @ 12" O.C.
- DECK BEAMS ARE DOUBLE 2x10 AND LEDGER 2x8
- LIVE LOAD = 40 PSF DEAD LOAD = 10 PSF
- JOIST HANGERS ARE SIMPSON STRONG-TIE GALVANIZED WITH GALVANIZED FASTENERS
- STAIR TREAD DEPTH = 10"
- STAIR RISER DEPTH = 7-3/4"
- SPACING BETWEEN RAILING SPINDELS = 3-1/2"
- BLOCKING IS INSTALLED UNDER VINYL COLUMNS
- WOOD COLUMNS ARE 6x6, NOTCHED FOR BEAMS. (2) 1/2" DIA. CARRIAGE BOLTS FASTEN BEAMS TO COLUMNS.
- COLUMNS BEAR ON 12" DIA. CONCRETE FOOTINGS WITH A DEPTH OF 4'-0" BELOW GRADE
- HANDRAIL SYSTEM BY FAIRWAY, MADE OF VINYL
- COLUMNS MADE BY FAIRWAY, 8"x 8" VINYL

FEB 17 2021



ALTERED ON:	AFFIXED ON:
SIGNATURE: STAMP:	SIGNATURE: STAMP:

41 DOUGLAS COURT ANDREA AND MICHAEL McGARVEY	
TITLE OF PROJECT 41 DOUGLAS PORCH	CONTRACT NUMBER
LOCATION OF PROJECT TOWN OF ORANGETOWN, NEW YORK PEARL RIVER, NY 10962	

REV	DATE	BY	CHK BY	DESCRIPTION
8				
6				
4				
3				
2				
1				

DESIGNED BY: J. McCULLOUGH

DESIGN CHK BY:

DRAWN BY: J. McCULLOUGH

DRAWING CHK BY:

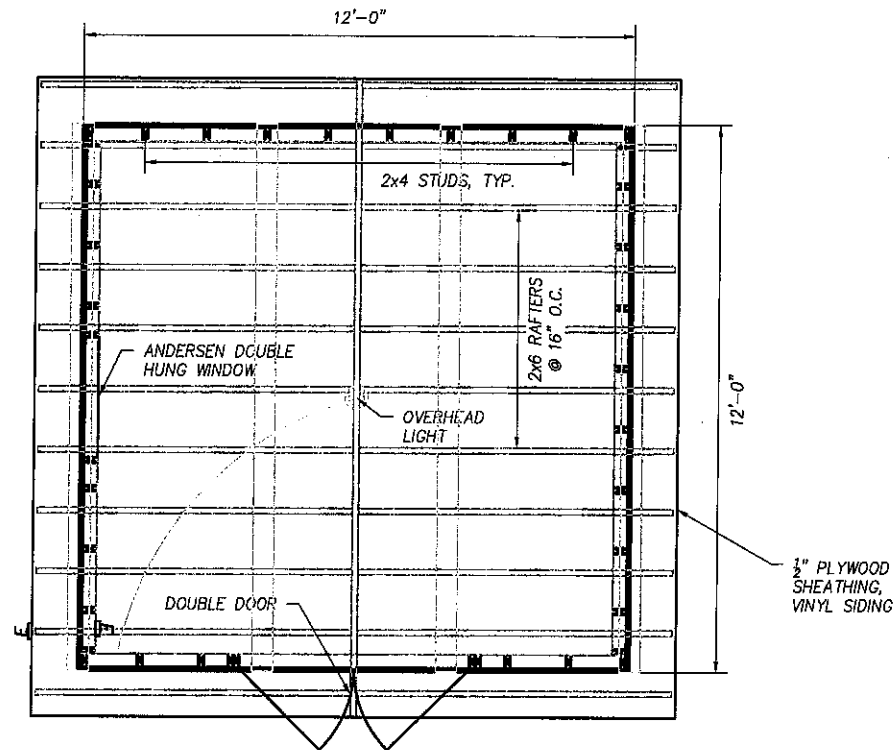
SUPERVISOR:

TITLE OF DRAWING
FRONT PORCH
41 DOUGLAS CT
PERMIT DRAWING
PEARL RIVER, NY

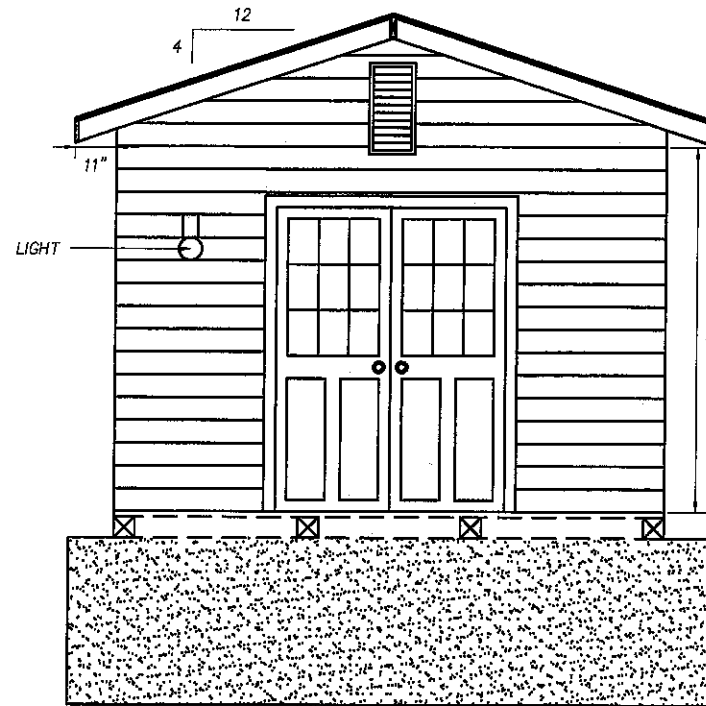
DATE: 11/18/2020

DRAWING NUMBER: A-1.0

REVISION: 0

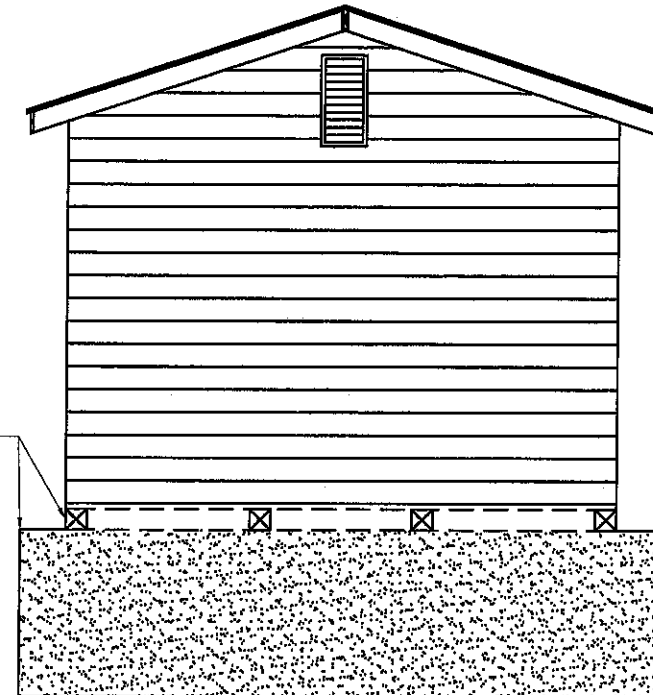


STORAGE SHED PLAN
1/4" = 1'-0"



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

6x6 TIMBERS OVER
40" COMPACTED ITEM #4
(EXTENT NOT SHOWN
FOR CLARITY).



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

GENERAL NOTES:

- THE HOMEOWNERS ARE FILING A PERMIT FOR AN EXISTING STORAGE SHED IN THE REAR OF 41 DOUGLAS COURT IN PEARL RIVER, NY.
- THE STORAGE SHED WAS BUILT IN APPROXIMATELY 2006
- ALL WORK RELATING TO THE SHED NOTED IN THIS DRAWING CONFORMS TO THE 2015 INTERNATIONAL RESIDENTIAL BUILDING CODE AT THE TIME OF CONSTRUCTION, INCLUDING THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE, STATE ENERGY CONSERVATION CONSTRUCTION CODE AND OTHER APPLICABLE BUILDING CODES.
- SHED MEASURES 12'-0" x 12'-0"

FOUNDATION

- 6x6 TIMBER BASE, OVER COMPACTED ITEM #4 STONE w/ POLY VAPOR BARRIER

WALL FRAMING

- STUDS ARE 2x4 @ 16" O.C.
- HEADERS OVER DOOR & WINDOW ARE DOUBLE 2x8 w/ 1/2" PLYWOOD FILL

ROOF FRAMING

- 2x6 ROOF RAFTERS AT 16" O.C.
- ROOF PITCH IS 4:12
- 1/2" PLYWOOD SHEATHING

FLOORING

- 3/4" PLY TONGUE & GROOVE FLOORING
- VAPOR BARRIER UNDER FLOOR

SIDING

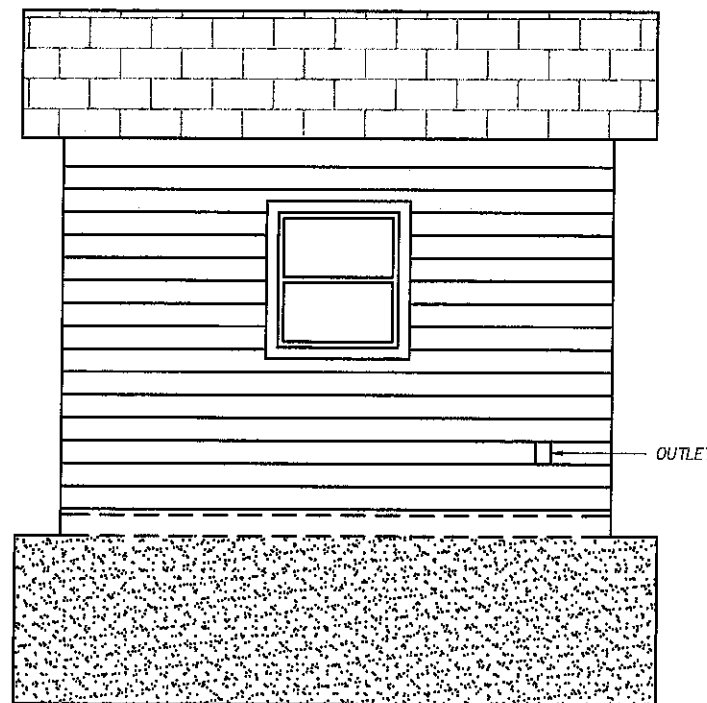
- VINYL SIDING & SOFFITS TO MATCH HOUSE
- ALUMINUM FASCIA TO MATCH HOUSE

DOOR

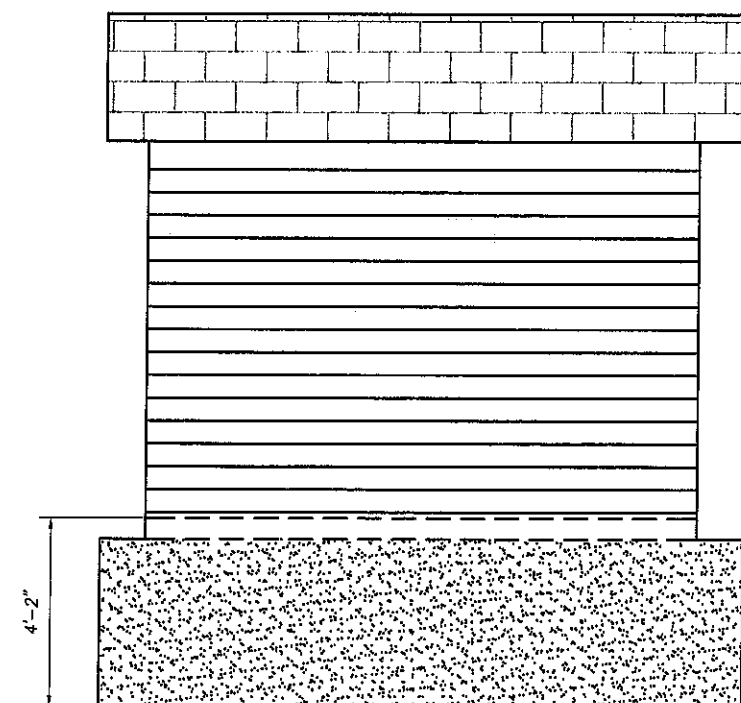
- 5'-0" WIDE, DOUBLE 2'-6" LITE STEEL DOOR

WINDOW

- 31-1/2" x 35-1/3" DOUBLE HUNG ANDERSEN WINDOW
- STAIR TREAD DEPTH = 11"



LEFT ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"

ALTERED ON:	AFFIXED ON:
SIGNATURE: STAMP:	SIGNATURE: STAMP:

41 DOUGLAS COURT
ANDREA AND MICHAEL McGARVEY

TITLE OF PROJECT: 41 DOUGLAS PORCH CONTRACT NUMBER:

LOCATION OF PROJECT:
TOWN OF ORANGETOWN, NEW YORK
PEARL RIVER, NY 10962

REVISIONS				
REV	DATE	BY	CHK BY	DESCRIPTION
6				
5				
4				
3				
2				
1				

DESIGNED BY: J. McCULLOUGH

DESIGN CHK BY:

DRAWN BY: J. McCULLOUGH

DRAWING CHK BY:

SUPERVISOR:

TITLE OF DRAWING
STORAGE SHED
41 DOUGLAS CT
PERMIT DRAWING
PEARL RIVER, NY

DATE: 11/18/2020

DRAWING NUMBER: A-1.0

REVISION: 0

GENERAL NOTES:

- SCALE 3/16" = 1'-0"
- THE HOMEOWNERS ARE FILING A PERMIT FOR AN EXISTING DECK IN THE REAR OF 41 DOUGLAS COURT IN PEARL RIVER, NY.
- THE DECK WAS BUILT IN APPROXIMATELY 2003
- ALL WORK RELATING TO THE DECK NOTED IN THIS DRAWING CONFORMS TO THE 2015 INTERNATIONAL RESIDENTIAL BUILDING CODE AT THE TIME OF CONSTRUCTION, INCLUDING THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE, STATE ENERGY CONSERVATION CONSTRUCTION CODE AND OTHER APPLICABLE BUILDING CODES.
- LIVE LOAD = 40 PSF DEAD LOAD = 10 PSF
- DECK MEASURES 20'-0" x 23'-0" IN THE MAXIMUM LENGTH AND MAXIMUM WIDTH
- TOTAL DECK SQUARE FOOTAGE = 520 SF

DECKING

- DECKING IS COMPOSITE "EPOCH" AND SECURED WITH STAINLESS STEEL DECK SCREWS AT EACH JOIST

JOISTS

- DECK JOISTS ARE 2x8 @ 12" O.C. AND LEDGER BOARDS ARE 2x8
- JOIST HANGERS ARE SIMPSON STRONG-TIE GALVANIZED WITH SIMPSON STRONG-TIE STRUCTURAL SCREWS AND GALV. JOIST HANGER NAILS
- CANTILEVERED JOISTS ARE CONNECTED BY 8 Ea 1/2" DIA. X 4" CARRIAGE BOLTS PER MEMBER

BEAMS

- DECK BEAMS ARE DOUBLE 'BUILT UP' 2x10 FASTENED WITH GALV. NAILS

POSTS

- POSTS ARE 6x6, NOTCHED FOR THE DOUBLE 2x10 BEAMS
- 1/2" DIA. X 7" CARRIAGE BOLTS CONNECT NOTCHED POSTS TO DOUBLE 2x10 BEAMS
- POSTS ARE SET ON GALV. 6x6 POST BASES
- POST BASES SECURED TO FOOTINGS w/ANCHOR BOLTS

FOOTINGS

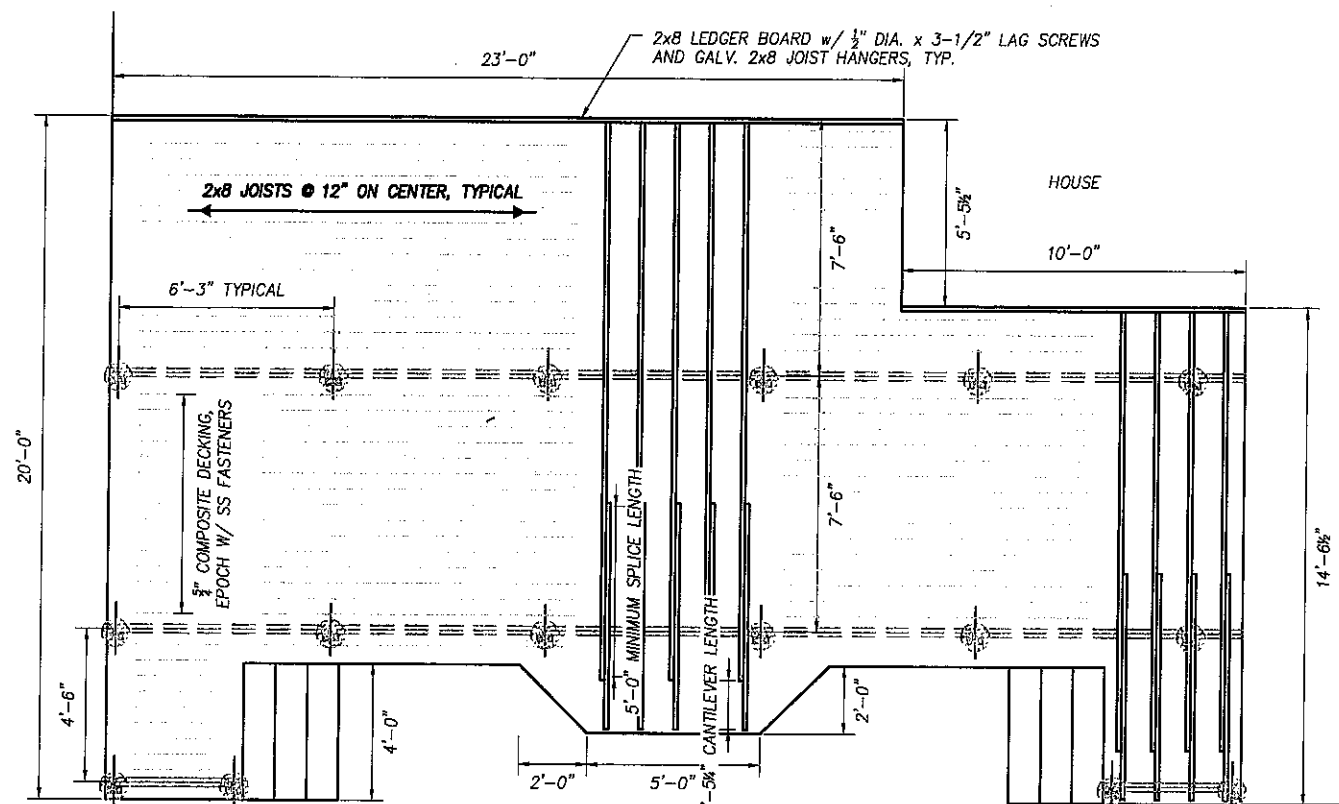
- FOOTINGS EXTEND FROM 3'-8" TO 4'-0" BELOW GRADE
- 12" DIAMETER CONCRETE FOOTINGS

RAILING

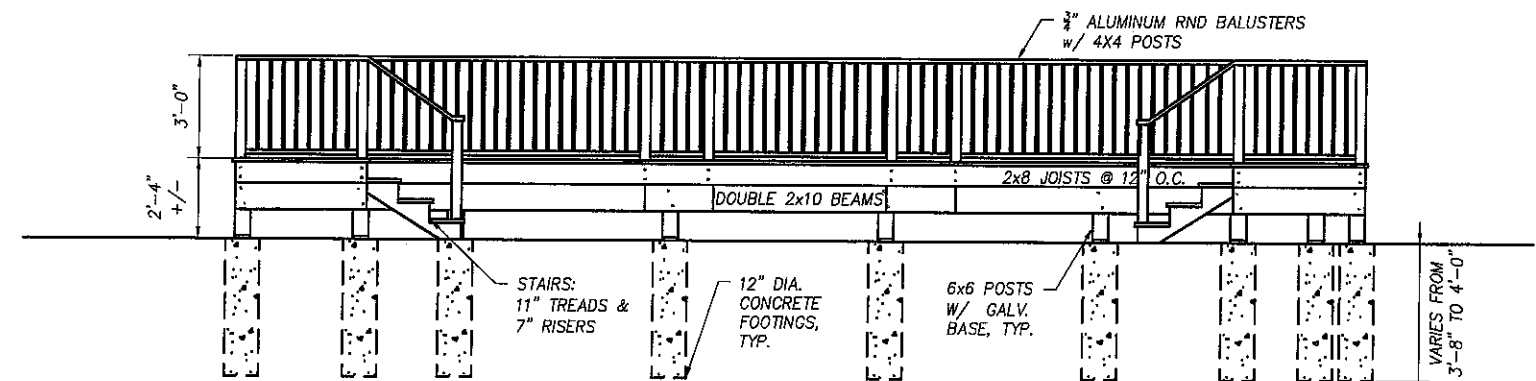
- RAILING HEIGHT IS 3'-0"
- 4x4 POSTS SECURED WITH 1/2" x 5" CARRIAGE BOLTS
- 3/4" RND BALUSTERS AT 3-3/4" SPACING

STAIRS

- STAIR TREAD DEPTH = 11"
- STAIR RISER DEPTH = 7"
- STAIR JOISTS ARE MADE FROM 2x12



REAR DECK PLAN - 41 DOUGLAS COURT
1/8" = 1'-0"



REAR DECK ELEVATION
1/8" = 1'-0"

ALTERED ON:	AFFIXED ON:
SIGNATURE: STAMP:	SIGNATURE: STAMP:

41 DOUGLAS COURT
ANDREA AND MICHAEL McGARVEY

TITLE OF PROJECT 41 DOUGLAS PORCH	CONTRACT NUMBER
LOCATION OF PROJECT TOWN OF ORANGETOWN, NEW YORK PEARL RIVER, NY 10962	

REVISIONS				
REV	DATE	BY	CHK BY	
6				
5				
4				
3				
2				
1				
REV	DATE	BY	CHK BY	DESCRIPTION

DESIGNED BY: J. McCULLOUGH
DESIGN CHK BY:
DRAWN BY: J. McCULLOUGH
DRAWING CHK BY:
SUPERVISOR:

TITLE OF DRAWING
REAR DECK
41 DOUGLAS CT
PERMIT DRAWING
PEARL RIVER, NY

DATE:
11/18/2020

DRAWING NUMBER:
A-1.0

REVISION:
0