

© ARCHITECTURAL VISIONS PLLC

SITE DATA NOTES:

- 1. OWNER: JACQUELINE MILLAR
58 OLD OREGON ROAD
CORTLANDT MANOR, NY 10567
- 2. ZONE: R-10
- 3. PROPOSED PROJECT USE: RESIDENTIAL - CONVERT FINISHED BASEMENT TO ACCESSORY APARTMENT
- 4. TAX MAP NO. SECTION 13.9
BLOCK 2
LOT 24
- 5. WATER/ SEWER: SEWER / TOWN WATER

STRUCTURAL DESIGN LOADS

- DESIGN LOADS
- FLOOR LIVE LOAD: 40 psf
- ATTIC LIVE LOAD: 20 psf
- SNOW LOADING
- GROUND SNOW LOAD: 30 psf
- WIND LOADING
- BASIC WIND SPEED: 110 mph
- WIND EXPOSURE CATEGORY: C

TABLE R301.1(1) CLIMATE AND GEOGRAPHIC DESIGN CRITERIA													
GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	Speed (mph)	Topographic effects	Special wind region	Wind-borne debris zone		Weathering	Frost line depth	Termite					
30	SPECIAL WIND REGION	NO	YES	NO	C	SEVERE	42"	MOD. TO HEAVY	7	YES	N	1500 OR LESS	49.1

* 115 MPH to 120 MPH, The special wind region should serve as a warning to design professionals in evaluating wind loading conditions. Wind speeds higher than the derived values taken from Section 1609 of the IBC and Figure R301.2(4)A of the IRC are likely to occur and should be considered in the design.

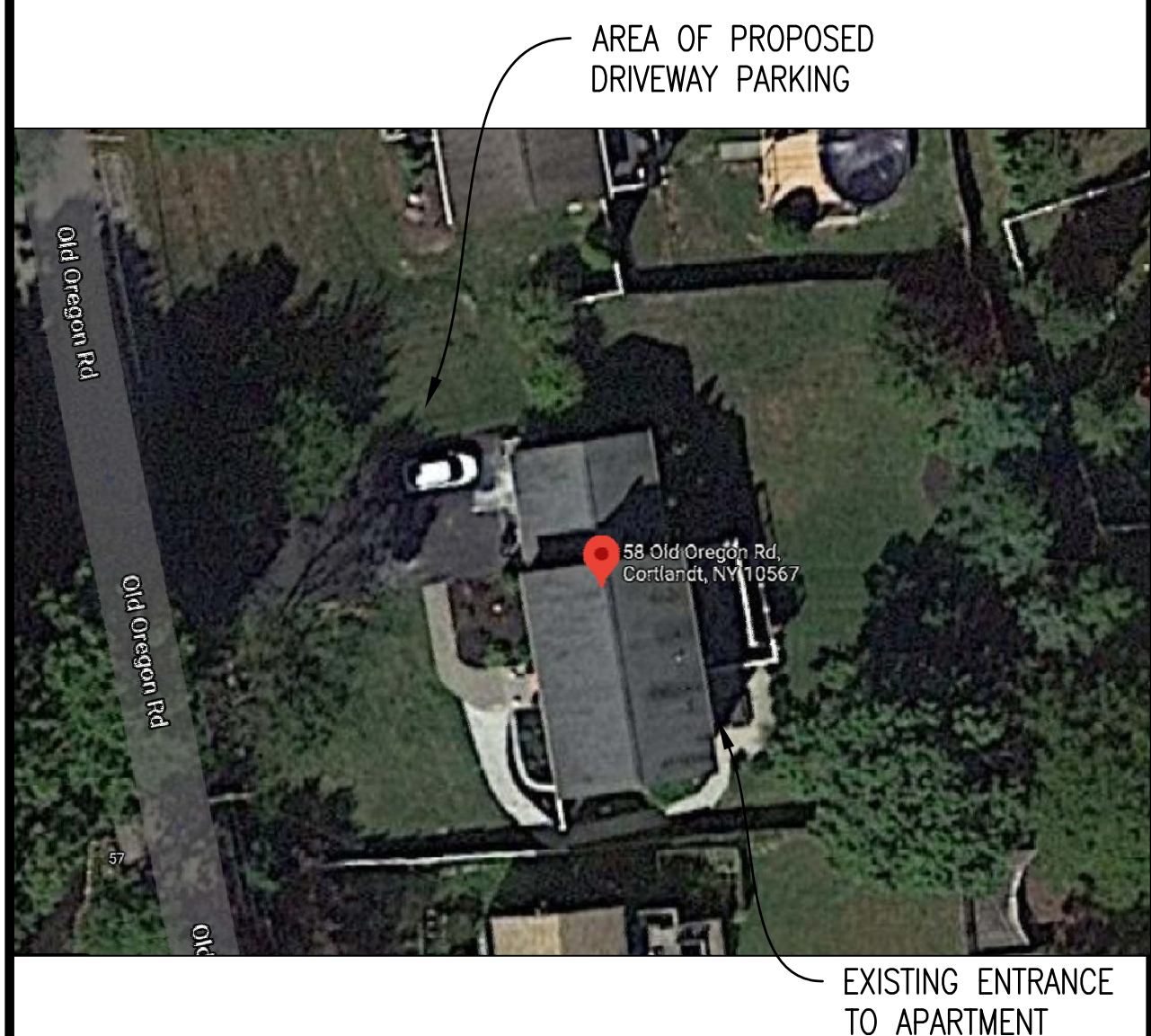
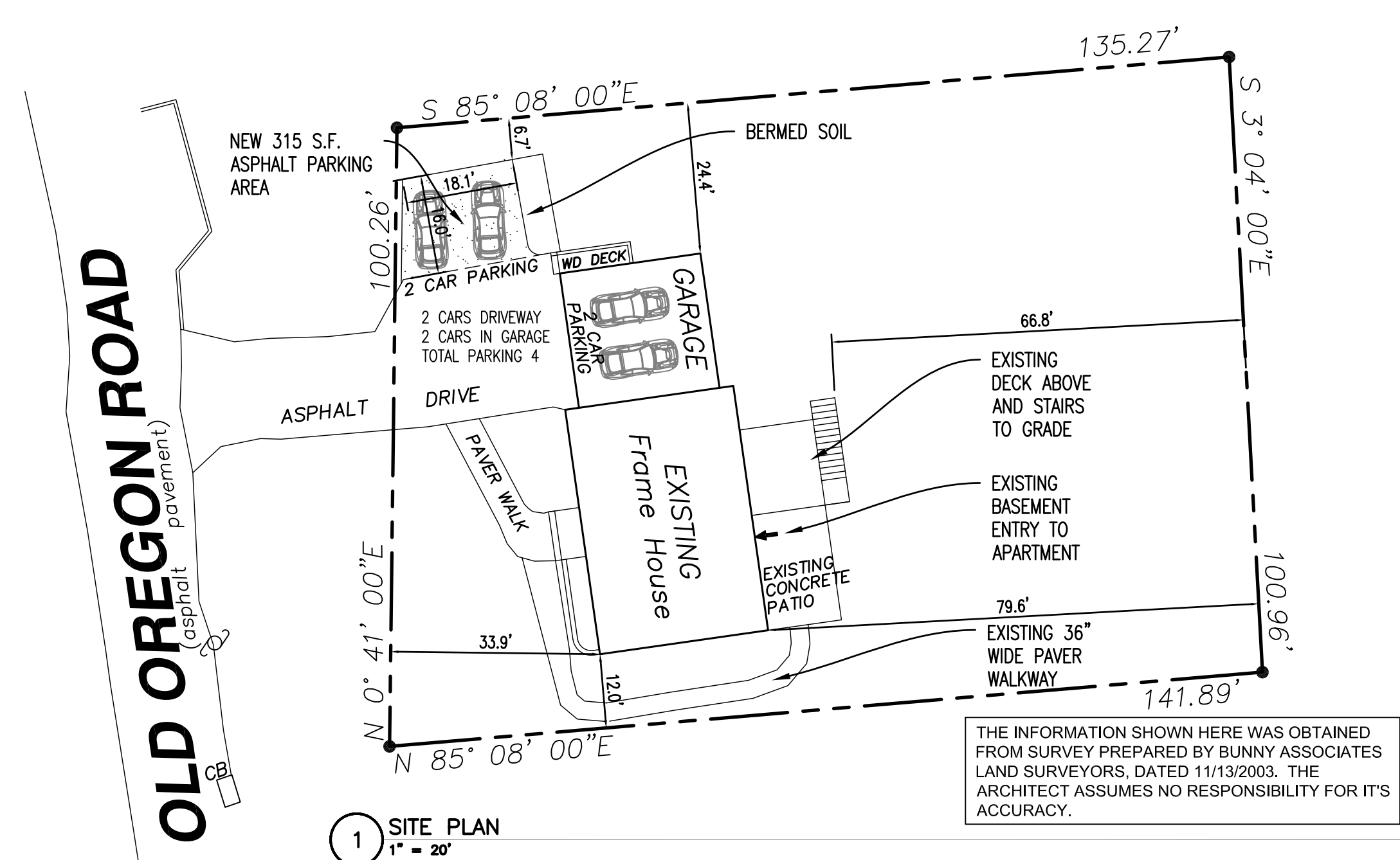
MILLAR RESIDENCE

ACCESSORY APARTMENT

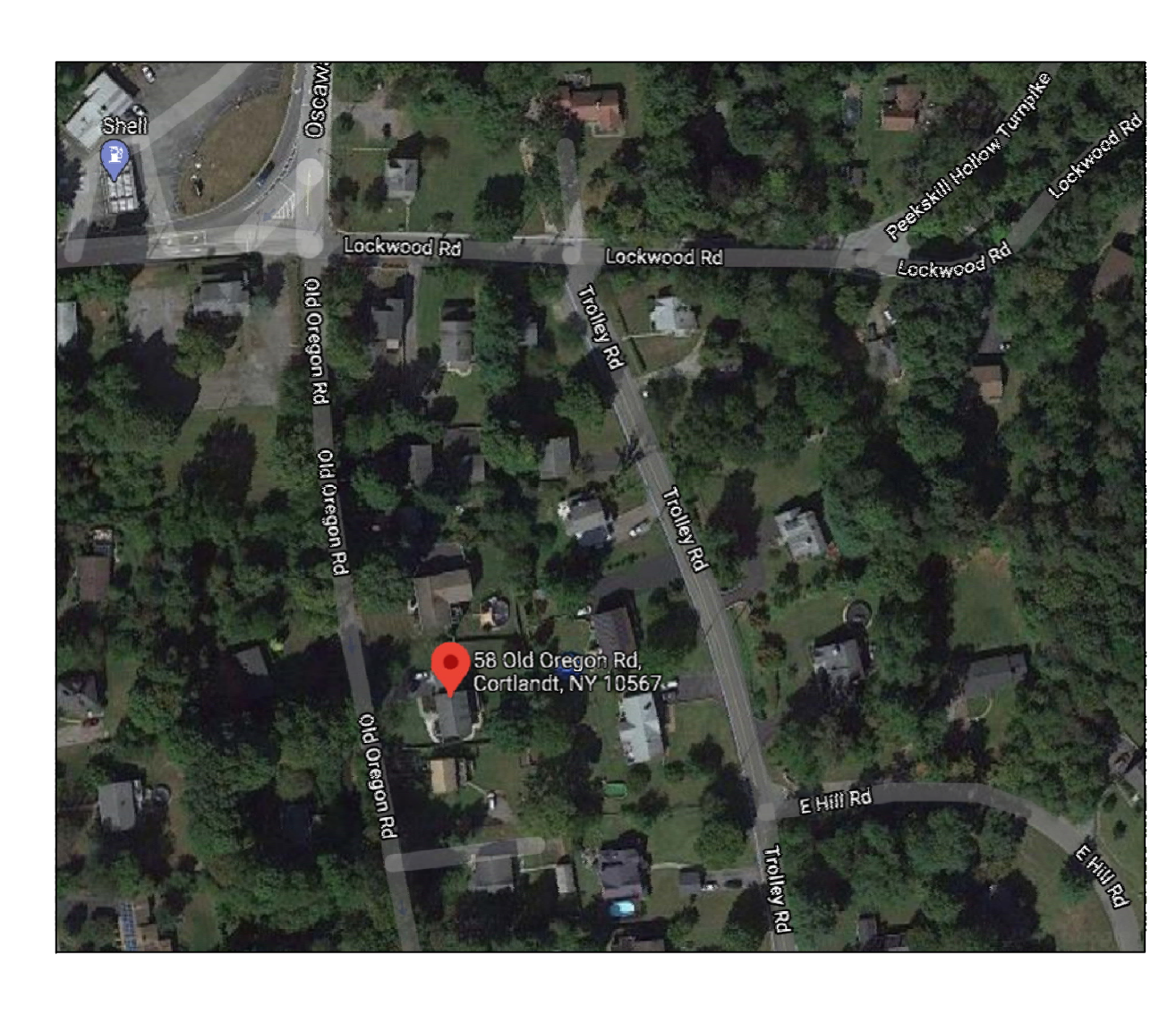
58 OLD OREGON RD
CORTLANDT MANOR, NY 10567

SYMBOLS

	ELEVATION LINE		DETAIL REFERENCE
	REVISION		PAGE NUMBER
	COLUMN LINE OR GRID		ELEVATION DESIGNATION
	BUILDING SECTION		PAGE NUMBER
	WALL SECTION		WALL PARTITION TYPE
			DOOR NUMBER



AERIAL VIEW
NO SCALE



LOCATION PLAN
NO SCALE

PROJECT BUILDING CODE: 2020 RESIDENTIAL CODE OF NEW YORK STATE

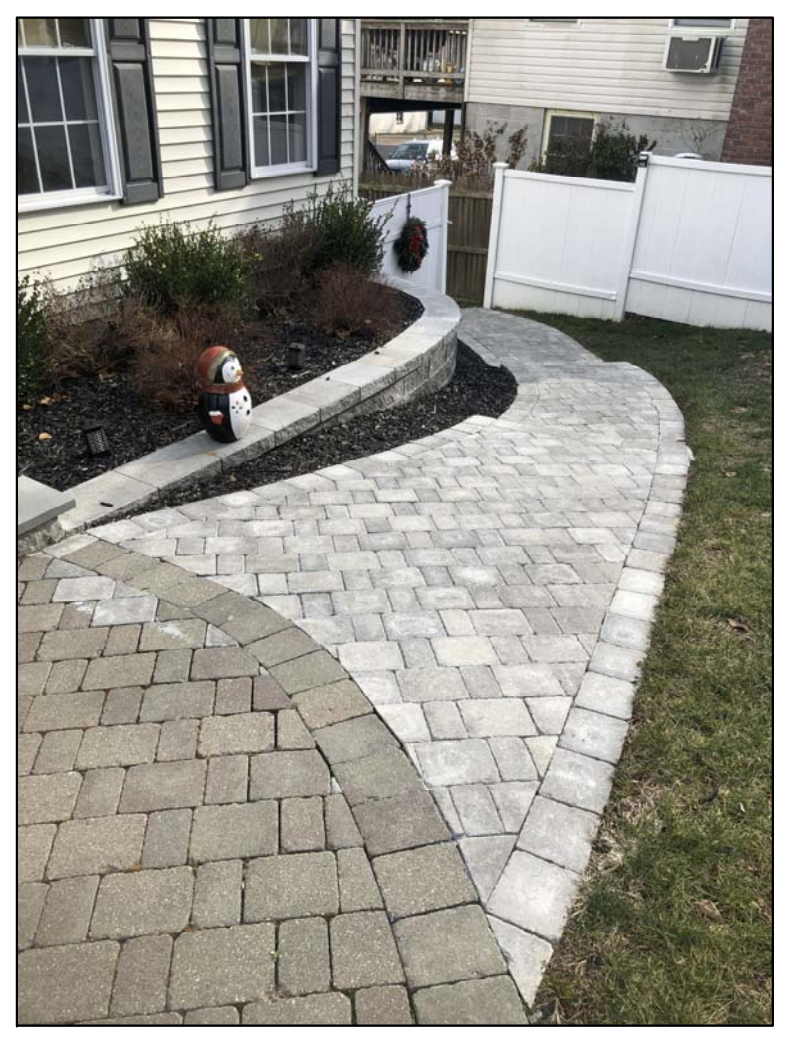
EXISTING PHOTOS:



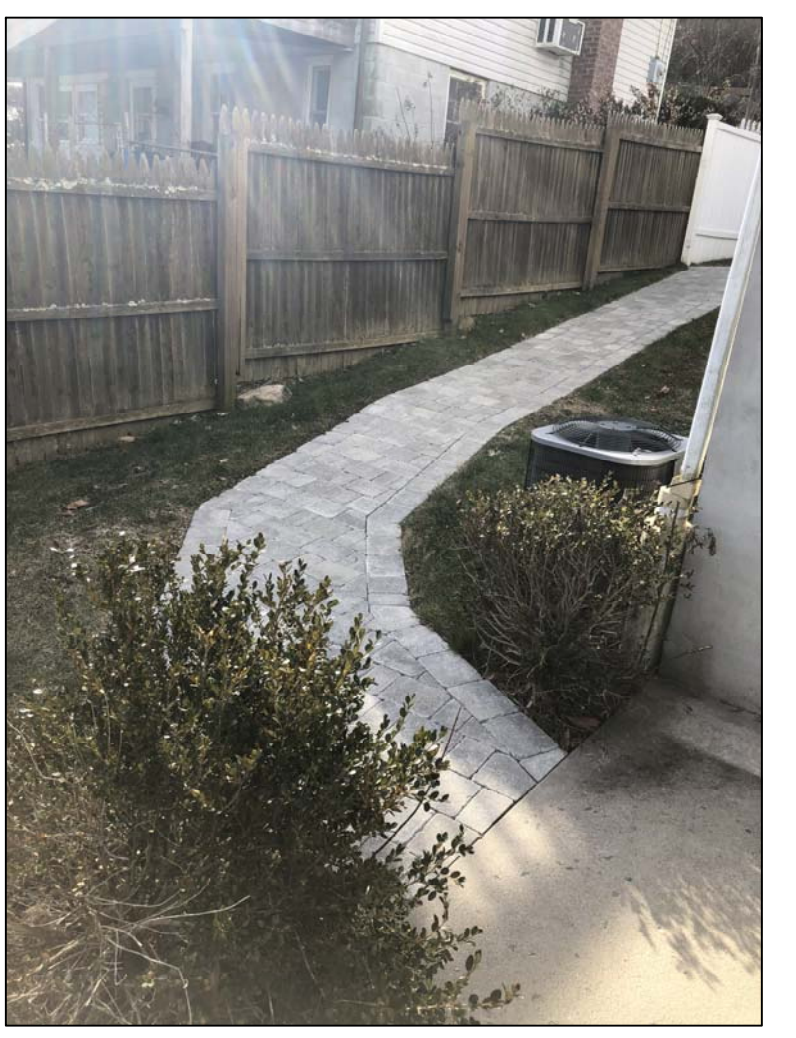
FRONT ELEVATION



FRONT WALK



FRONT WALK TOWARDS SIDE



SIDE WALK TOWARDS FRONT

MATERIALS

	EARTH		PLYWOOD
	DRAINAGE GRAVEL		METAL
	CAST-IN-PLACE CONCRETE		BATT INSULATION
	CONCRETE MASONRY UNIT		RIGID INSULATION
	SAND OR MORTAR		SPRAYED IN FOAM INSULATION
	WOOD (ROUGH)		CENTER LINE
	WOOD (FINISH)		HIDDEN LINE
	GYPSUM WALL BOARD		

DRAWING LIST:

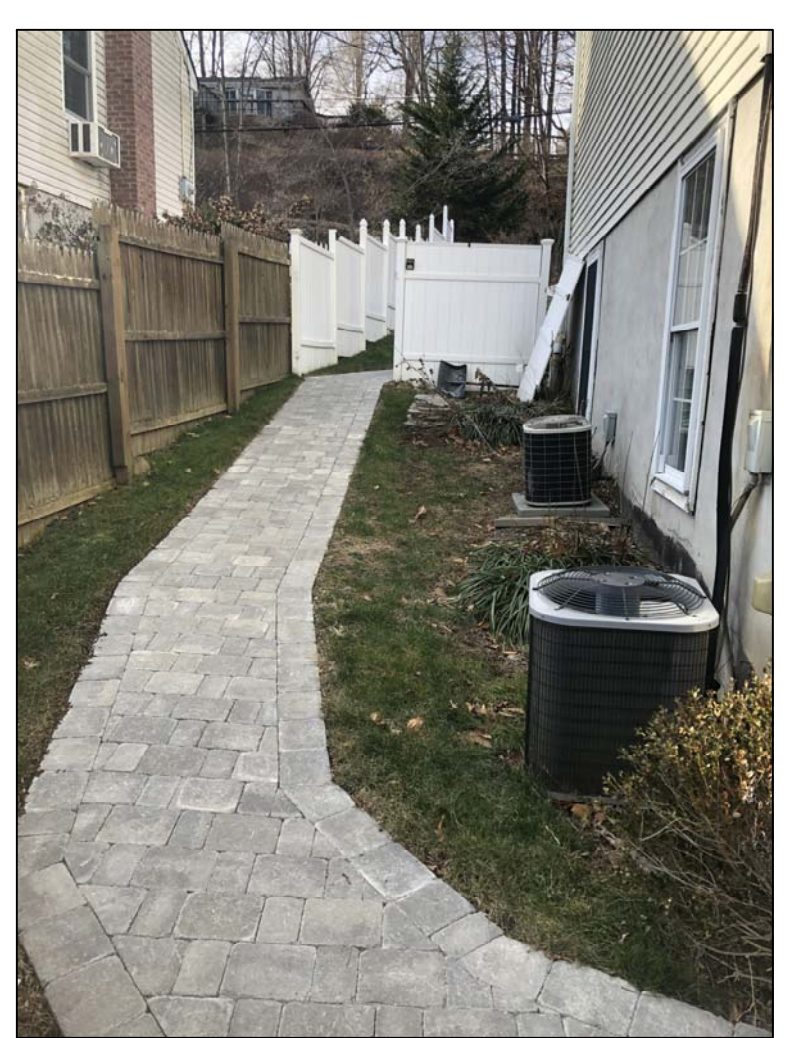
PAGE NUMBER	TITLE
C-100	COVERSHEET & SITE PLAN
Architectural: Plans	
A-100	EXISTING FLOOR PLAN & PROPOSED FLOOR PLAN



REAR ELEVATION



PROPOSED ASPHALT PARKING LOCATION



SIDE WALK TOWARDS FRONT

Town of Cortlandt Zoning Requirements

Basic Data: Owner: Jaqueline Millar
Address: 58 Old Oregon Rd
Sheet: Section: 13.9 Block: 2 Lot(s): 24
Zoning District: R-10 Proposed Use: Accessory Apartment * HOUSE IS CONNECTED TO TOWN SEWER - 12/9/03 AS PER PROPERTY CARD.

Bulk Regulations:	Required/Allowable:	Existing/Proposed:	Variance Required:
Lot Area:	10,000 SF	13,857 SF	NONE
Building Height:			
Stories:	2 1/2	2 1/2	NONE
Feet:	35 FT	35 FT	
Front Yard Setback:	30 FT	33.9 FT	NONE
Rear Yard Setback:	20 FT	66.8 FT	NONE
Side Yard Setbacks:			
Lot width 70' or more max 10' FT	10 FT	North (Left): 24.4 FT South (Right): 12.0 FT	NONE NONE
Max Building Coverage: 65% of FAR	.65 X 5,300 = 3,445 SF	1,606 SF	NONE
Max Building Floor Area:	5,300 SF	3,806 SF	NONE
Accessory Apartment : Allowable SF***			
25% of Habitable Floor Space of Principal Dwelling To Max of 600 SF	550 SF	513 SF	NONE
*** (1,100 x 2) x .25 = 550 SF FT (First & Second Floors 40 x 27.5)		* Habitable Space (not including closet and bathroom)	
Parking	2 per Dwelling Unit	4 Required	NONE

ARCHITECTURAL VISIONS PLLC
A GREENBERG DESIGN GROUP

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JOEL.GREENBERG@ARCH-VISIONS.COM

PROJECT: ACCESSORY APARTMENT FOR JACQUELINE MILLAR
PROJECT ADDRESS: 58 OLD OREGON RD, CORTLANDT MANOR, NY 10567
MAILING ADDRESS: JACQUELINE MILLAR, 58 OLD OREGON RD, CORTLANDT MANOR, NY 10567
TAX MAP NO. 13.9-2-24

COVERSHEET & SITE PLAN

ISSUANCE	DATE
DESIGNED	
DRAWN	
CHECKED	
FOR REVIEW	

SCALE AS NOTED

DRAWN BY: CHKD BY: M.S./J.L.G.

PROJECT NO. 01-21-012

C-100

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