

### Climatic and Geographic Design Criteria

Ground snow load	Wind design				Seismic design category (RCNY only)	Subject to damage from			Winter design temp	Ice shield underlayment required	Flood Hazard	Air Freezing Index	Mean Annual Temp
	Speed (mph)	Topo effect	Special wind region	Wind borne debris zone		Weathering	Frost line depth	Termite					
30	special wind * 115-120 mph	NO	YES	No	C	Severe	42"	Moderate to Heavy	7	YES	NONE	1500 OR LESS	51.6

\* 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.

\*\* State if applicable, for flood hazards the design professional shall state if they are applicable, Y/N. Verify with FIRM Maps. Maps are available in the Engineering Department for review. If yes, additional information is required.

**PLAN KEY:**

- EX FRAMED PARTITION
- EXISTING MASONRY WALL WITH 2" INTERIOR STUD WALL R-1 BATT INSULATION COVERED WITH G.W.B. PAINTED TO REMAIN
- EX MASONRY WALL
- EXISTING INTERIOR 2 x STUD WALL WITH G.W.B. PAINTED SURFACES.
- EX DOOR
- EXISTING DOOR TO REMAIN
- EX WINDOW
- EXISTING WINDOW TO REMAIN
- EX WINDOW TAG

**NOTES BASED ON VISUAL INSPECTION AND ARE ACCEPTED:**

- EX STRUCTURAL TO REMAIN
- EX ELECTRICAL SYSTEMS TO REMAIN, NOT SHOWN
- EX MECHANICAL SYSTEMS TO REMAIN, NOT SHOWN
- EX HARDWIRED SMOKE AND CARBON MONOXIDE TO REMAIN
- EX WINDOWS AND DOORS TO REMAIN
- EX INTERIOR AND EXTERIOR STEPS TO REMAIN.

**SMOKE AND CARBON DETECTORS:**

- EX SMOKE DETECTOR
- EX CARBON MONOXIDE DETECTOR

- ALL DETECTORS SHALL BE 10 YEAR BATTERIES
- SMOKE DETECTOR IN EVERY BEDROOM
- SMOKE DETECTOR ON EVERY LEVEL PLACED IN A MAIN AREA
- CARBON MONOXIDE AND SMOKE DETECTOR (CAN BE COMO-UNIT) LOCATED IN BASEMENT AND HABITABLE ATTICS
- CARBON MONOXIDE DETECTOR WITHIN 10 FEET OF EVERY BEDROOM DOOR (ONE STRATEGICALLY PLACED 'CO' CAN WORK IF IT IS 10 FEET FROM EACH DOORWAY) IF BEDROOMS ARE ON 2 LEVELS; EACH LEVEL REQUIRES A 'CO' DETECTOR
- ANY NECESSARY DEVICE REQUIRED PER VARIANCES, AS REQUIRED

**ELECTRICAL LEGEND**

KEY	FIXTURE TYPE	REMARKS
EX	EXISTING LIGHT FIXTURE	E.T.R.
EX	EXHAUST FAN VENTED TO EXTERIOR	

**ELECTRICAL NOTES:**

- ALL EXISTING AND NEW ELECTRICAL DEVICES TO BE INSPECTED. PROPER PERMITTING AND INSPECTIONS TO BE CONDUCT AS REQUIRED.
- ELECTRICAL INSTALLER TO VERIFY ALL SERVICES MEET CODE
- ARCHITECT NOT RESPONSIBLE FOR LOCATION, INSPECTION OR INSTALLATION

**CLIMATE ZONE 4a**

**WALL ASSEMBLY R-VALUES**

COMPONENT	R-VALUE
WALL OUTSIDE AIR FILM	0.17
CONCRETE FOUNDATION WALL	1.35
EX 3 1/2" STUD WALL PACKED OUT	11.00
1/2" INTERIOR SURFACE	0.47
INSIDE AIR FILM	0.68
<b>TOTAL WALL ASSEMBLY R-VALUE</b>	<b>13.67</b>

WALL INSULATION R-VALUE IS ESTIMATED BASED ON VISUAL INSPECTION DURING EXISTING CONDITIONS VERIFICATION WALLS WERE NOT EXPOSED.

**ROOM**

FINISHED AREA	532 sf +/-
LIBRARY	97 SF +/-
OFFICE	131 SF +/-
MECHANICAL	40 sf +/-
BATH	42 sf +/-
LAUNDRY	15 SF +/-

**EXISTING AND NEW WINDOW & EXTERIOR DOOR SCHEDULE**

TAG	TYPE	NOMINAL SIZE (width x height)	EXIST SILL	LIGHT	VENTILATION	COMMENTS
A	EXISTING CASEMENT WINDOW UNIT	2'-4" x 3'-10"	2'-11" +/-	6.7 sf +/-	7.1 sf +/-	
B	EXISTING CASEMENT WINDOW UNIT	8'-0" x 3'-10"	2'-11" +/-	21.6 sf +/- TOTAL (5.4 sf EACH)	24.0 sf +/- TOTAL (6.0 sf EACH)	
C	EXISTING FRENCH DOOR	3'-0" x 6'-10"	-	11.0 sf +/-	18.9 sf +/-	

NOTE: FOR LIGHT AND VENTILATION S.F ARCHITECTS HAS DEDUCTED SASH AND COMMON RAILS FRAMES FROM CALCULATION.

**HABITABLE ROOM INFORMATION** AS DEFINED IN NYS CODE DEFINITIONS

ROOM	DIMENTIONS (width x height)	CEILING	SQUARE FEET	WINDOW OR DOOR OPENING	ARTIFICIAL LIGHTING	ARTIFICIAL VENTILATION
FINISHED AREA	VARIABLES	7'-6" +/-	532 sf +/-	YES	YES	YES
LIBRARY	VARIABLES	7'-6" +/-	97 sf +/-	YES	YES	YES
OFFICE	VARIABLES	7'-6" +/-	131 sf +/-	YES	YES	YES

**LIGHT AND VENTILATION CALCULATIONS FOR HABITABLE SPACE**

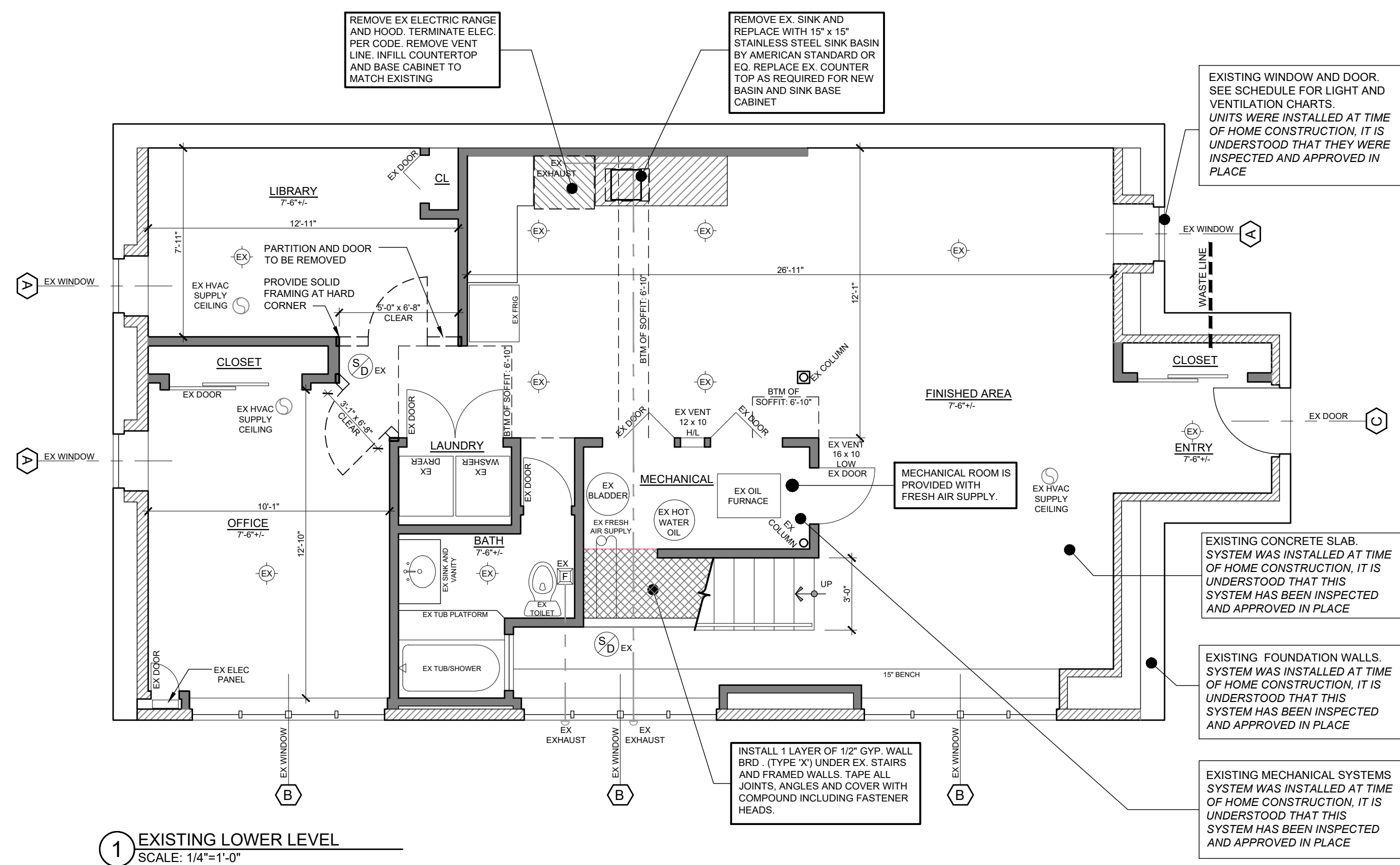
ROOM	SQUARE FEET	LIGHT (8% - Required) NATURAL	LIGHT (Provided)	VENTILATION (4% - Required) NATURAL	VENTILATION (Provided)	COMPLIANCE
FINISHED AREA	532 sf +/-	42.56 sf	60.9 sf	21.28 sf	74.3 sf	LIGHTING - PASS VENTING - PASS
LIBRARY	97 sf +/-	7.76 sf	6.7 sf	3.88 sf	7.1 sf	LIGHTING - PASS VENTING - PASS
OFFICE	131 sf +/-	10.48 sf	28.3 sf	5.24 sf	31.1 sf	LIGHTING - PASS VENTING - PASS

6.7 sf / 8% = 83 SF USED FOR GLAZING  
97 - 83 = 14 SF  
14 sf x 106 = 1484 lumens = 0.175 REQ BULBS  
1 REQUIRED  
1 EXISTING

**QUICK CALCULATIONS FOR ROOM REQUIRED LUMENS**

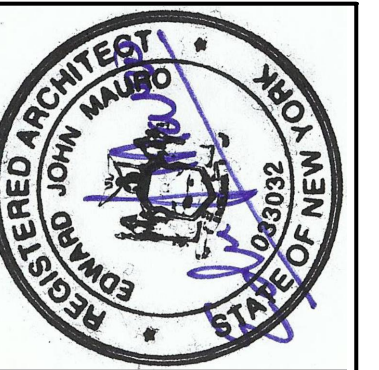
ROOM SQUARE FOOTAGE x SUGGESTED FOOT-CANDELS (FOR TYPE OF ROOM OR AS NOTED IN CODE) = LUMENS NEEDED

- 1 - 60 WATT BULB = 800 LUMENS
- 1 - 40 WATT BULB = 450 LUMENS
- 1 - PAR30 (38 WATT BULB) = 550 LUMENS
- 1 - T8 2' FLUORESCENT = 1,300 LUMENS 17 watts, 3500k



1 EXISTING LOWER LEVEL  
SCALE: 1/4"=1'-0"

It is a violation of the NYS Education law Part 69, Architecture section 69.5 (b) for any person, unless acting under the direction of a licensed architect, to alter an item in any way. If an item bearing the seal of an architect is altered, the altering architect shall affix to his item the seal and the notation "altered by" followed by his signature and the date of such alteration, and a specific description of the alteration.



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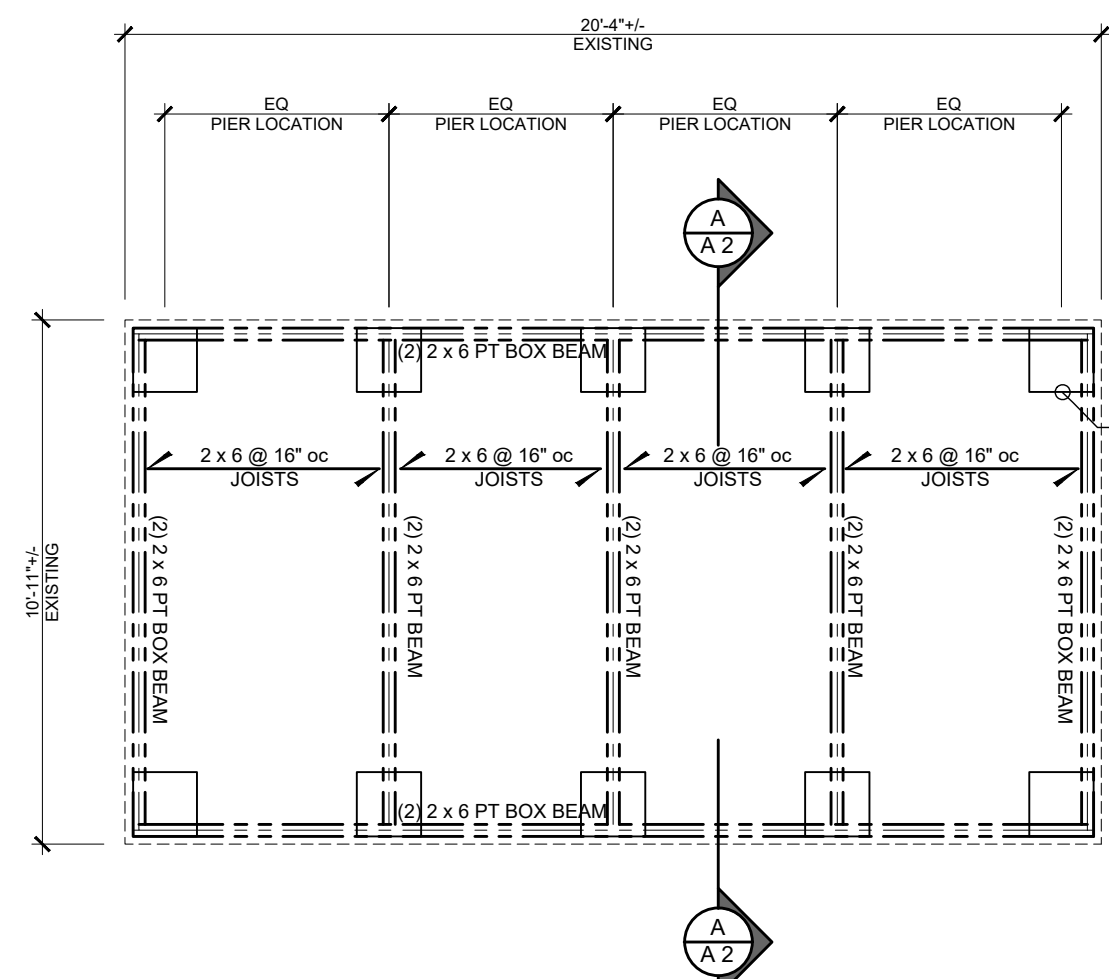
REV	DATE	DESCRIPTION

**RESIDENCE OF:**  
JOHNSON RESIDENCE  
12 COLAUBAUGH POND ROAD  
TOWN OF CORTLANDT, NY  
SBL: 56.14 - 2 - 11, Zone: R - 80

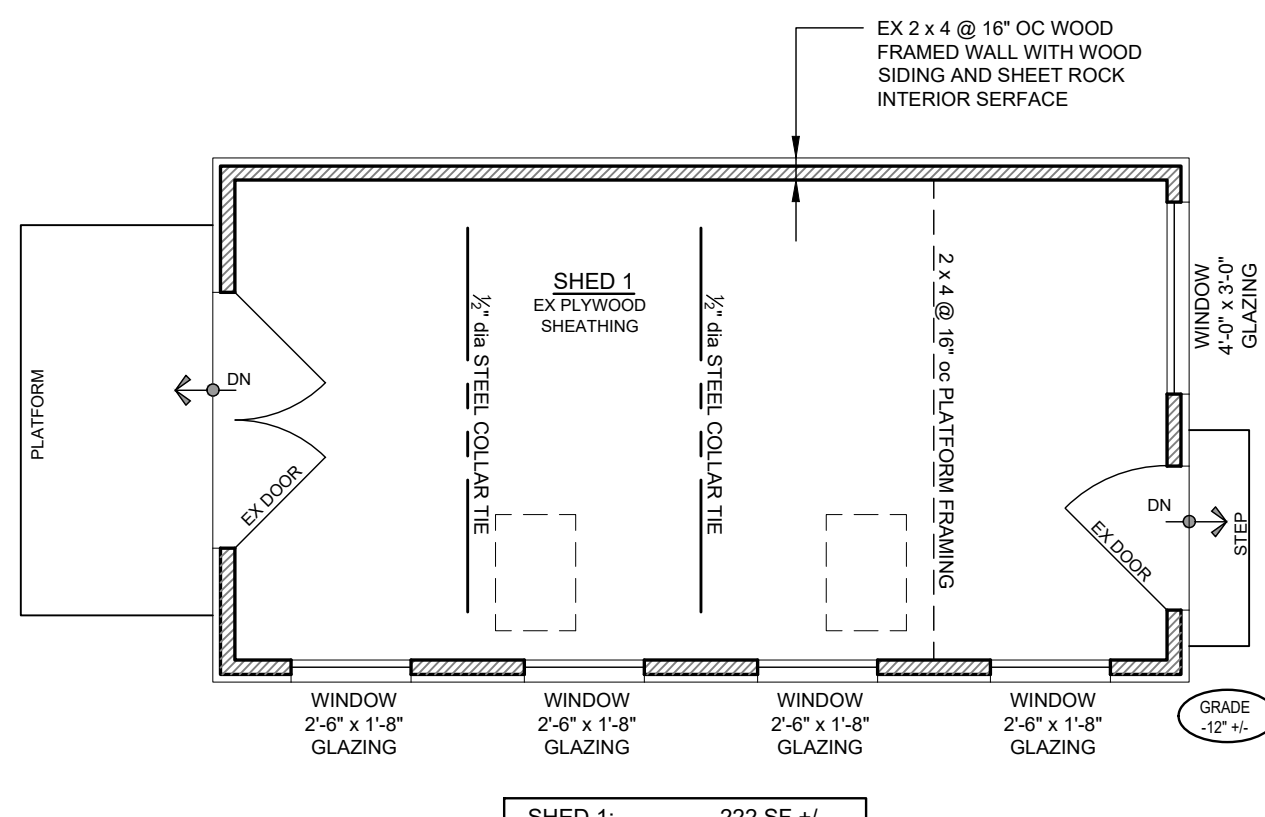
**DRAWING NAME:**  
AS-BUILT BASEMENT  
LEGENDS AND PLAN KEYS

**ISSUE DATE**  
12.23.2021  
**SCALE**  
AS NOTED  
**JOB NO.**  
**SHEET NO.**

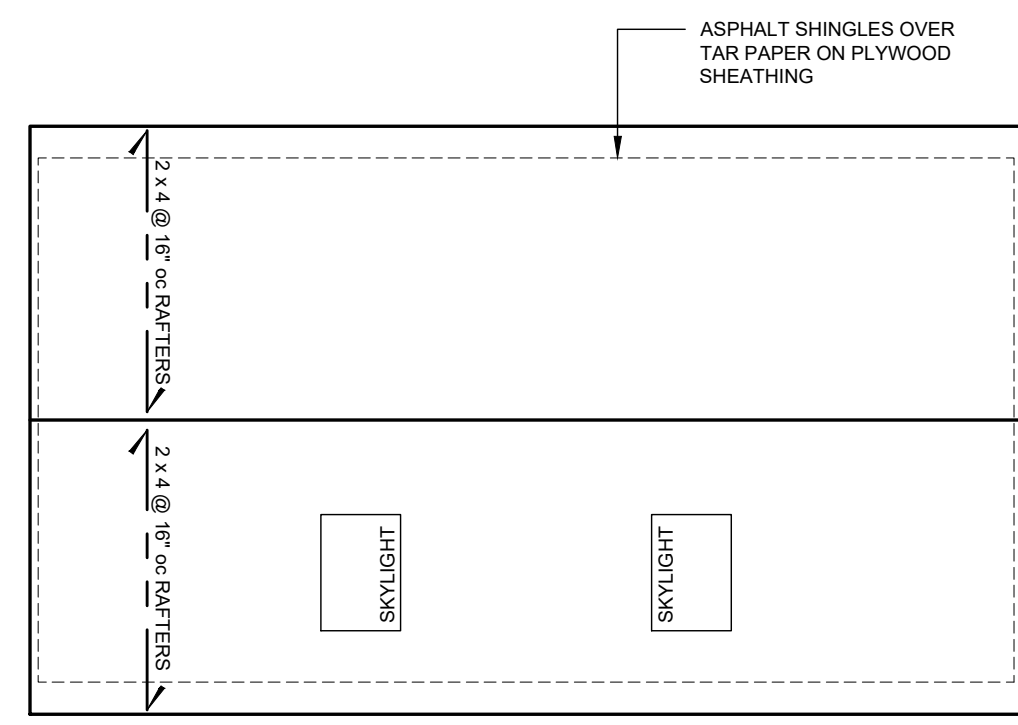
**APPROXIMATE DATE OF CONSTRUCTION**  
1984  
**CODE REFERENCE**  
NEW YORK STATE UNIFORM FIRE  
PREVENTION AND BUILDING CODE  
JANUARY 1, 1984



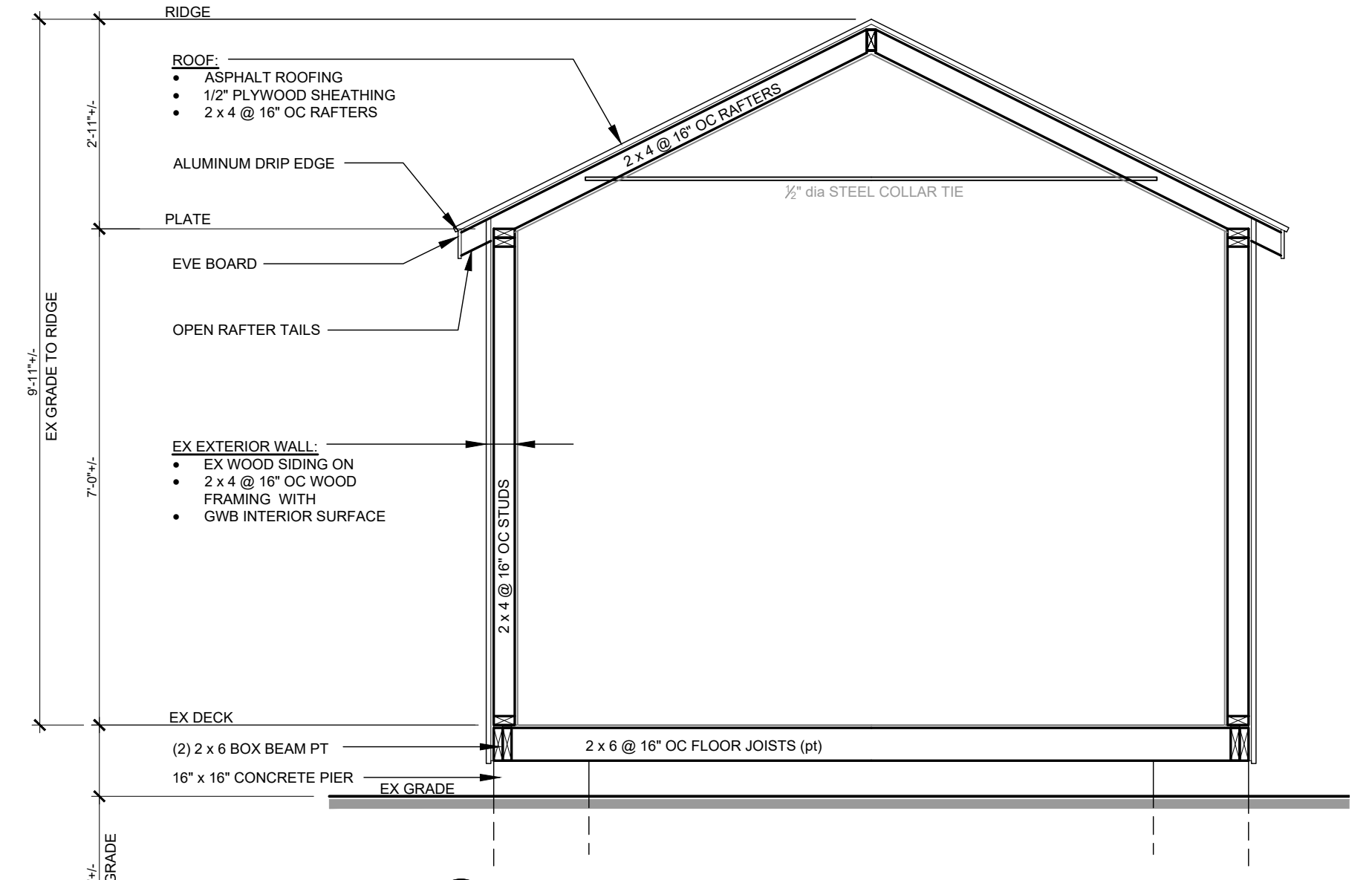
1 SHED - 1 FOUNDATION  
SCALE: 1/4"=1'-0"



2 SHED 1 - PLAN  
SCALE: 1/4"=1'-0"

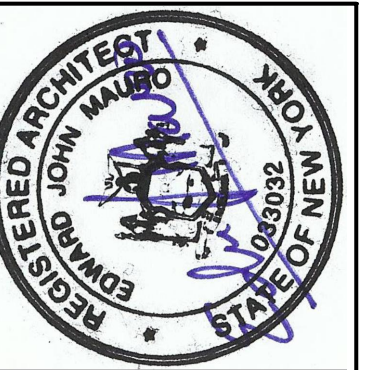


3 SHED 1 - ROOF  
SCALE: 1/4"=1'-0"



A SHED 1 SECTION  
SCALE: 1/2"=1'-0"

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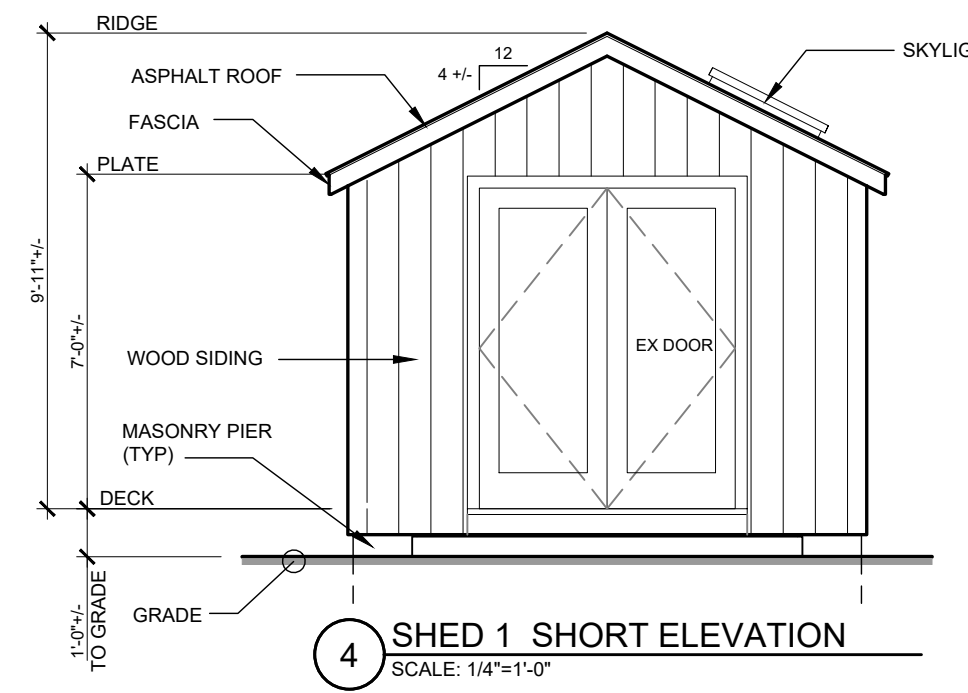


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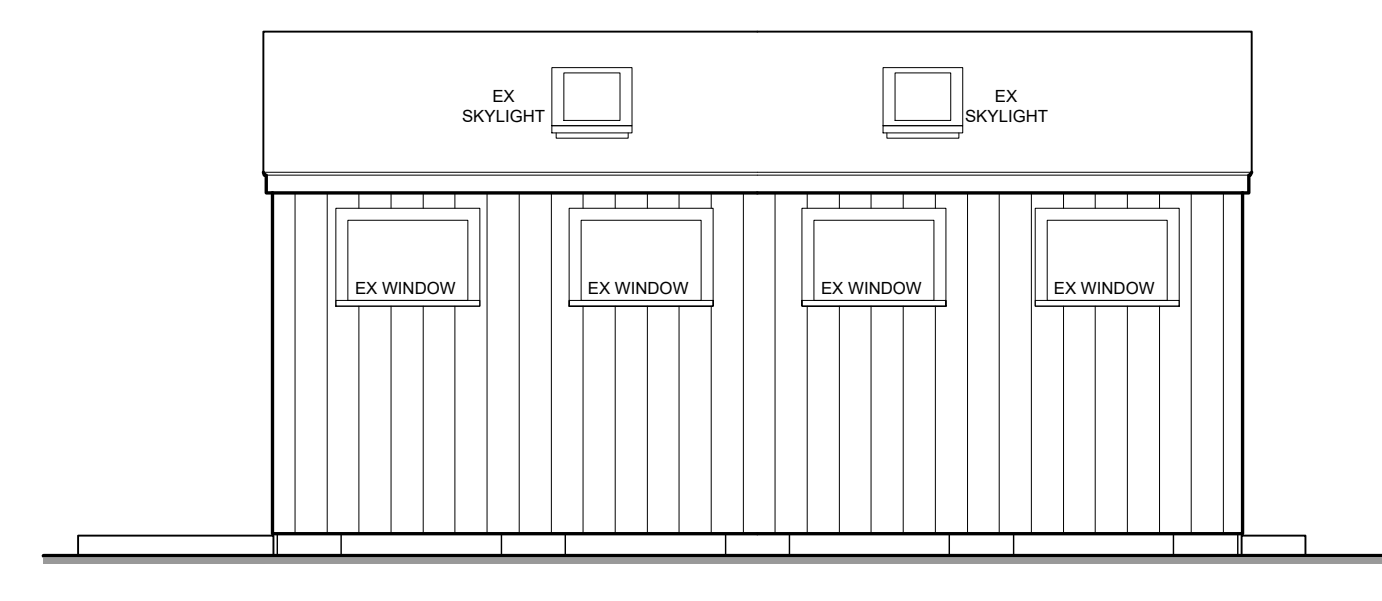
**PLAN KEY:**

- WALLS
- EX WINDOW WINDOW
- EX DOOR DOOR

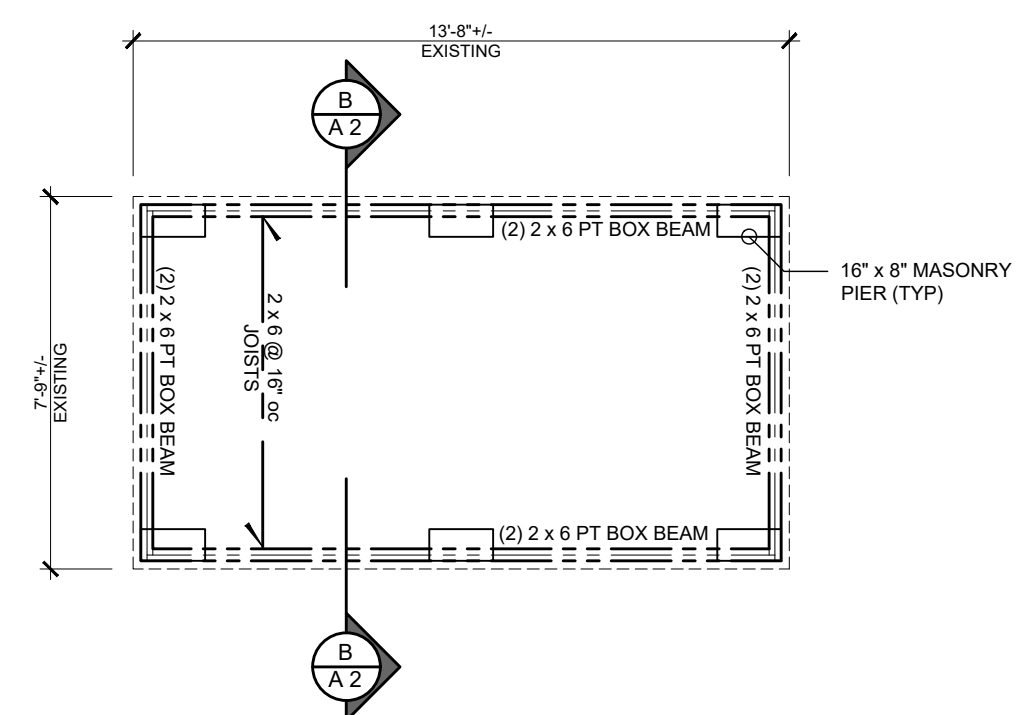
NOTES BASED ON VISUAL INSPECTION AND ARE ACCEPTED:  
 • EX STRUCTURAL TO REMAIN  
 • EX WINDOWS AND DOORS TO REMAIN



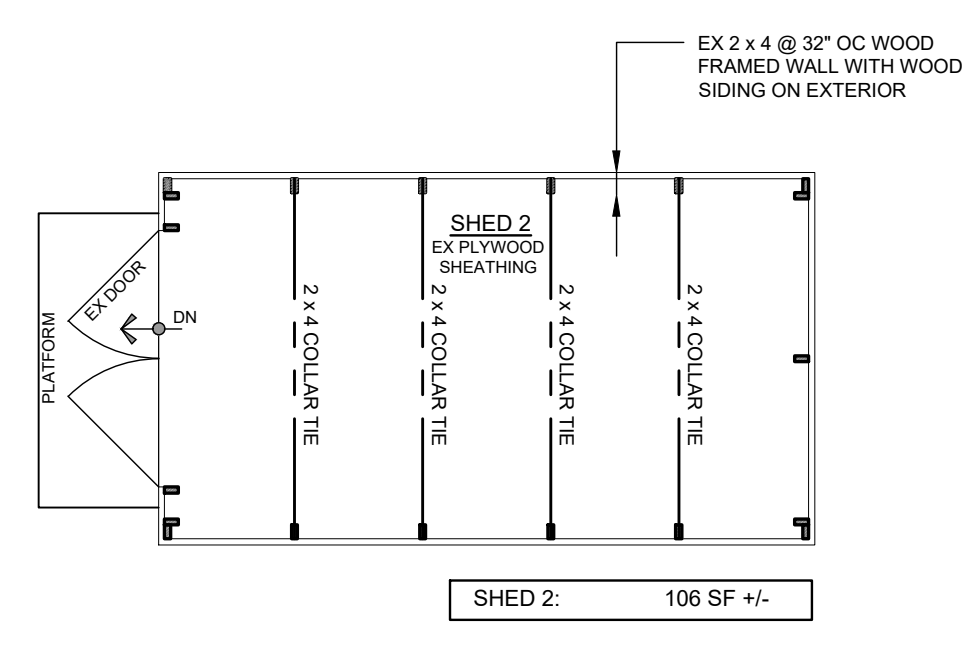
4 SHED 1 SHORT ELEVATION  
SCALE: 1/4"=1'-0"



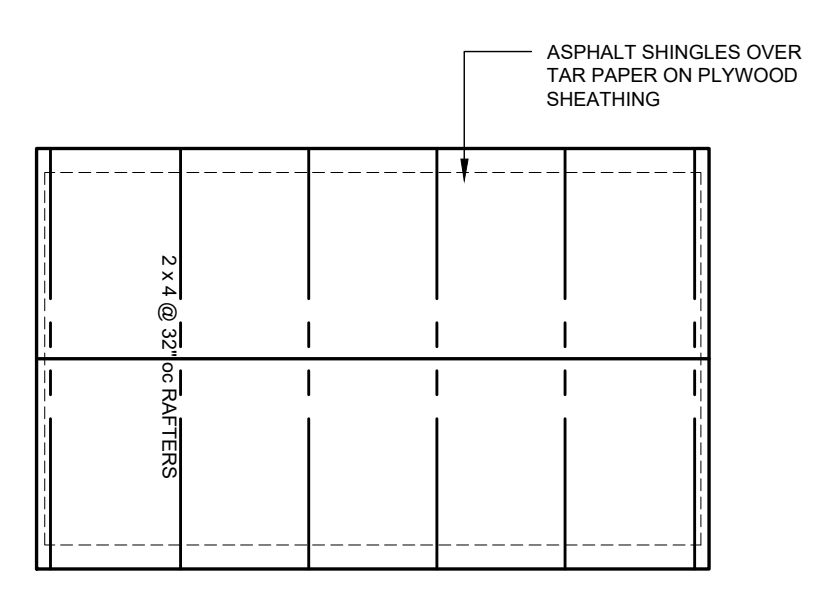
5 SHED 2 LONG ELEVATION  
SCALE: 1/4"=1'-0"



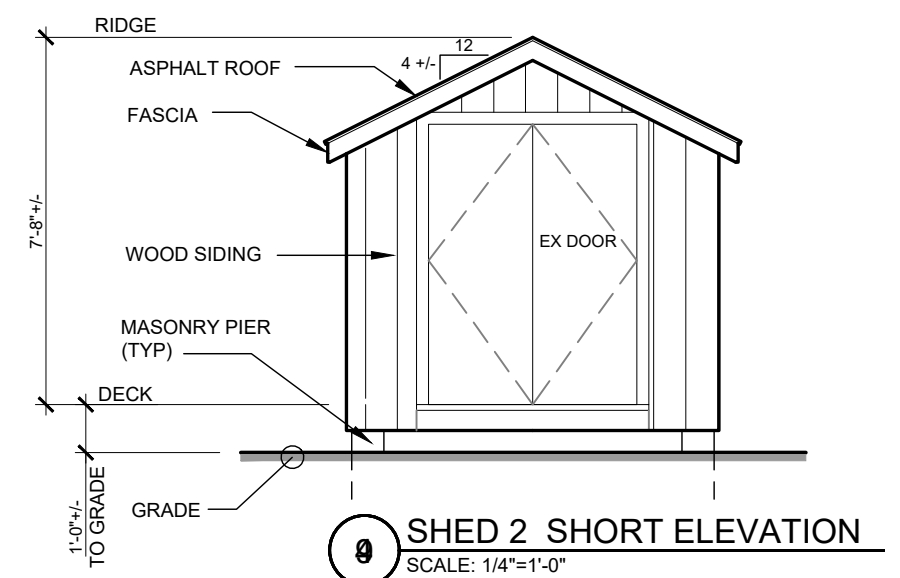
6 SHED - 2 FOUNDATION  
SCALE: 1/4"=1'-0"



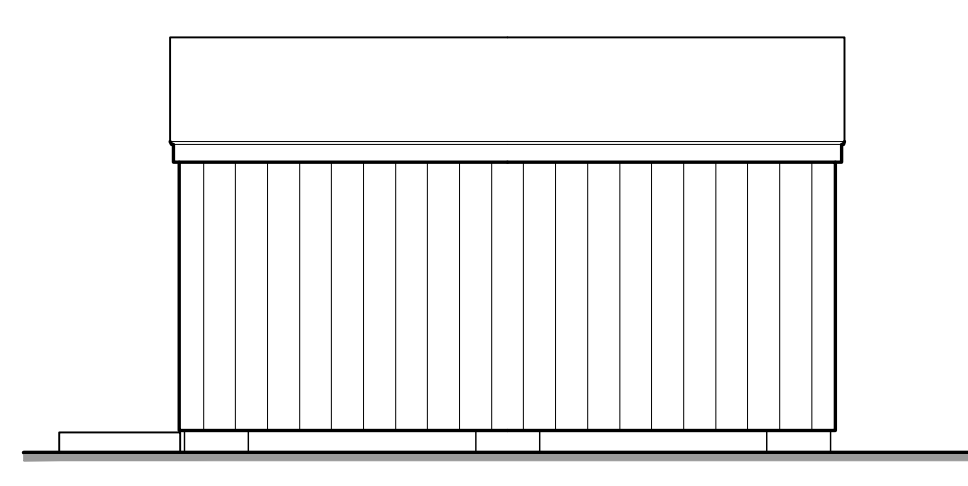
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SCALE: 1/4"=1'-0"



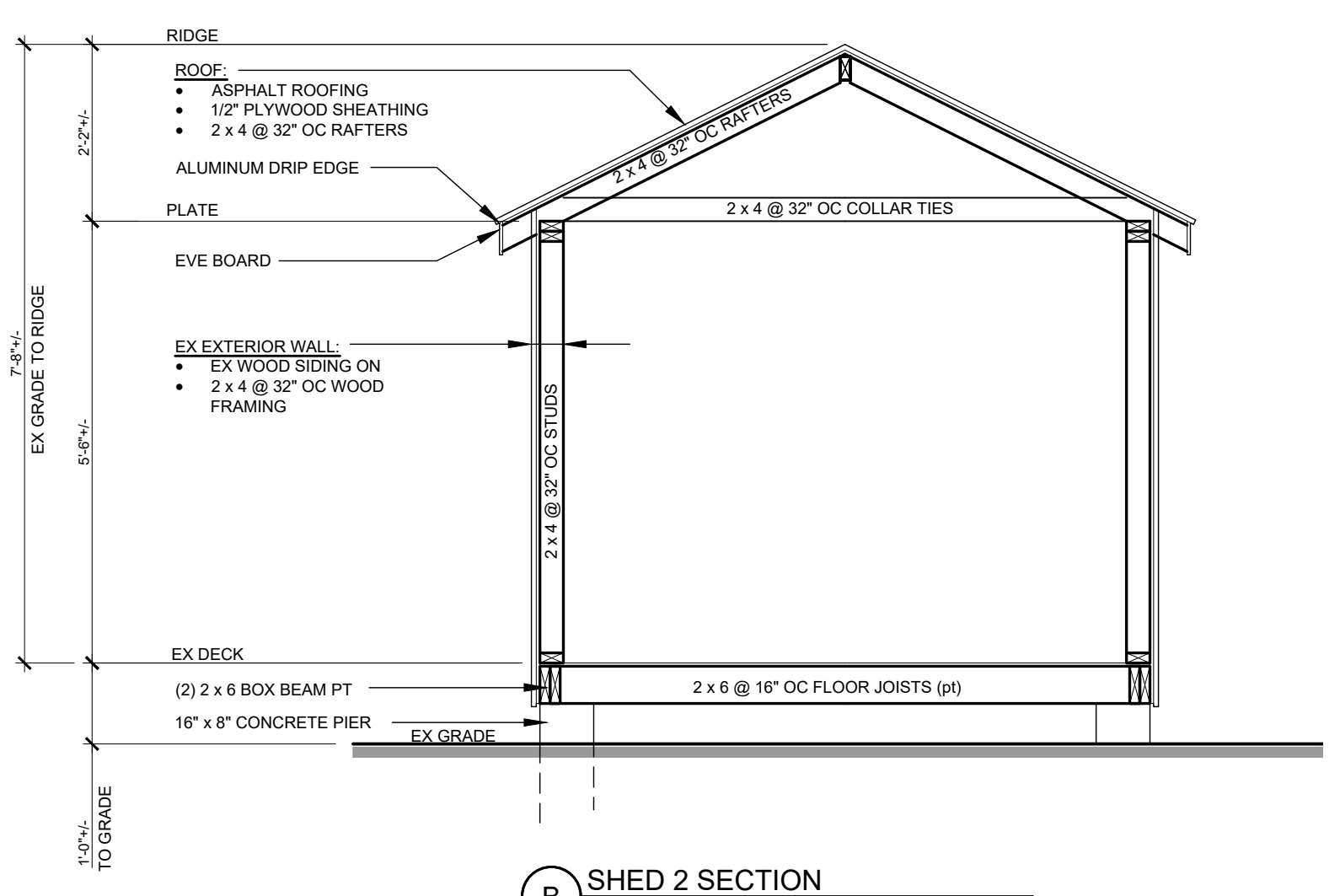
8 SHED 2 - ROOF  
SCALE: 1/4"=1'-0"



9 SHED 2 SHORT ELEVATION  
SCALE: 1/4"=1'-0"



10 SHED 2 - LONG ELEVATION  
SCALE: 1/4"=1'-0"



B SHED 2 SECTION  
SCALE: 1/2"=1'-0"

**BUILDING DATA - ZONE R- 80**

VALUE	REQUIRED	EXISTING	PROPOSED
LOT AREA	80,000 SF	74,394 SF	NO CHANGE
LOT WIDTH	200'	350' +/-	NO CHANGE
HEIGHT	2 1/2 STORIES OR 35'	28.0' +/-	NO CHANGE
MAX. BLDG FLOOR AREA (FAR)	7,400 SF (PER DIMENSIONAL REG'S)	2,440 SF +/-	NO CHANGE
MAX. BUILDING COVERAGE	4,810 SF (65% FAR)	2,007 SF +/-	2,335 SF +/-
LANDSCAPE COVERAGE	52,075 SF (70% MIN LANDSCAPE)	72,387 SF (97.3% LANDSCAPE COVER)	72,059 SF (96.8% LANDSCAPE COVER)
MAX. ACCESSORY BUILDING COVERAGE	1,220 SF (50% OF HABITABLE HOUSE SF)	0 SF	328 SF +/-
<b>RESIDENCE YARD SETBACKS:</b>			
FRONT	50.0'	48.0' +/-	NO CHANGE
SIDE	20% OF WIDTH max. 30.0'	120' +/-	
REAR	30.0'	56.0' +/-	
<b>ACCESSORY YARD SETBACKS:</b>			
SHED 1			
FRONT	NOT PERMITTED	33.5'	
SIDE	6.0'	160' +/-	
REAR	6.0'	115' +/-	
SHED 2			
FRONT	NOT PERMITTED	48.5'	
SIDE	6.0'	140' +/-	
REAR	6.0'	120' +/-	
<b>EXISTING FLOOR AREA (UNDOCUMENTED)</b>		<b>AREA CALCULATIONS</b>	
LOCATION	EXISTING SF	RESIDENCE	EXISTING SF
BASEMENT	817 sf +/-	DECK	+/- 384 SF
FIRST FLOOR	1,255 sf +/-	SUBTOTAL	+/- 2,007 SF
SECOND FLOOR	368 SF +/-	ACCESSORY	
TOTAL	2,440 sf +/-	SHED 1	+/- 222 SF
		SHED 2	+/- 106 SF
		SUBTOTAL	+/- 328 SF
		IMPERVIOUS SURFACE	
		DRIVEWAY (GRAVEL)	0 SF
		SUBTOTAL	0 SF

Survey data taken from Plan prepared by:  
 JOSEPH R. LINK  
 NYS LICENSED LAND SURVEYOR  
 MAHOPAC, NY 10541  
 Dated: December 16, 2021  
 TAX DESIGNATION:  
 SBL: 56.14 - 2 - 11, Zone: R-80

APPROXIMATE DATE OF CONSTRUCTION  
1988

CODE REFERENCE  
NEW YORK STATE UNIFORM FIRE  
PREVENTION AND BUILDING CODE  
JANUARY 1, 1984

REV. DATE DESCRIPTION

RESIDENCE OF:  
JOHNSON RESIDENCE  
12 COLAUBAUGH POND ROAD  
TOWN OF CORTLANDT, NY  
SBL: 56.14 - 2 - 11, Zone: R - 80

DRAWING NAME:  
SHED 1 AND SHED 2  
PLANS AND ELEVATIONS  
ZONING CHART

ISSUE DATE  
12.23.2021  
SCALE  
AS NOTED  
JOB NO.

SHEET NO.

A 2