

1 SITE PLAN- BASED ON SURVEY PERPARED BY BUNNY ASSOICATES LAND SURVEYORS
1" = 20'

TOWN OF CORTLANDT ZONING REQUIREMENTS			
BASIC DATA: ADDRESS: <u>60 OLD OREGON ROAD</u> SHEET: _____ SECTION: <u>13.9</u> BLOCK: <u>2</u> LOT: <u>23</u> ZONING DISTRICT: <u>R-10</u> PROPOSED USE: <u>ACCESSORY APARTMENT</u>			
BULK REGULATIONS	REQUIRED/ ALLOWABLE	EXISTING/ PROPOSED	VARIANCE REQUIRED
LOT AREA	40,000 SF	13,195.15 SF	NONE
MAX BUILDING COVERAGE: DWELLING USE: NON DWELLING USE:	3,455 SF 3,455 SF	2,782 SF 868 SF	NONE NONE
MAX BUILDING FLOOR AREA:	5,300 SF	3,650 SF EXIST. 3,650 SF PROP.	NONE
ACCESSORY APARTMENT: ALLOWABLE SF*** 25% OF PRIMARY STRUCTURE TO MAX OF 600 SF ***3650 X .25=695 SF FT	600 SF	495 SF	NONE
PARKING	2 PER DWELLING UNIT	4 REQUIRED 8 EXISTING	NONE

ARCHITECTURAL VISIONS PLLC
A GREENBERG DESIGN GROUP

2 MUSCOOT ROAD NORTH P: 845-628-6613
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PROJECT: LOURDES MORALES

PROJECT ADDRESS: 60 OLD OREGON ROAD MAILING ADDRESS: SAME AS PROJECT ADDRESS
CORTLANDT MANOR, NY 10567
TAX MAP NO. 13.9-2-23

SITE PLAN

ISSUANCE	DATE
FOR REVIEW	12/18/2019
REVISIONS	01/13/2020
REVISIONS	01/14/2020

SCALE: AS NOTED
DRAWN BY/CHKD BY: /ML /JLG
PROJECT NO. 03-19-032

AS-100

LIGHT AND VENTILATION

ROOM:	SQ. FT.	LIGHT REQ.	LIGHT PROV.	VENT REQ.	VENT PROV.
FAMILY RM AREA	1158.7 SQ. FT.	92.6 SQ. FT.	30.1 SQ. FT.	46.3 SQ. FT.	30.1 SQ. FT.

*ACCORDING TO CODE R303.1 EXCEPTION 1 & 2, FAMILY RM AREA DOES NOT NEED TO MEET REQ'D WITH NEW MECHANICAL VENTILATION SYSTEM AND ENOUGH ARTIFICIAL LIGHT IS PROVIDED



Selection & Specification Data

Generic Type A water-based intumescent coating that consists of a vinyl acetate resin.
Description A decorative, thin-film intumescent coating designed for fire protection of Gypsum/Sheetrock and Wood applications for interior use requiring ASTM E-119, ASTM E-84, NFPA 251, ULC CAN S-101.
Features

- Certified to ASTM E-119
- Decorative aesthetic coating - provides a hard, durable, architectural finish.
- Well suited for residential and commercial applications
- Space saving - ideal for applications when additional layers of gypsum cannot be installed
- Compatible with most topcoats (though not required)
- This film coating - offers an economical solution to alternative fireproofing
- low VOC, LEED compliant
- Easy repair - If damaged, product can be patched easily

Color White
Finish Smooth
Primer None required for applications on Gypsum or Wood
Topcoat For interior conditioned spaces, topcoating is not required but may be applied for aesthetic purposes. Product must be topcoated if there are environmental exposure requirements. Refer to FlameOFF Coatings, Inc. technical support.
Thickness Per Coat 20-45 Mills WFT
Solids Content By Volume 70%
Theoretical Coverage Rates 1075 sq ft/gallon at 1 mil (1002 m² at 25 microns)
VOC Values As Supplied 0.06 lbs/gal (7 g/l)

Testing / Certification

Listing This product has been tested in accordance with ASTM E-119 to UL 263 standards. It meets the requirements of IBC/NFPA Building Codes.
 ASTM E-119 2 hours Class A
 ASTM E-84 Class A

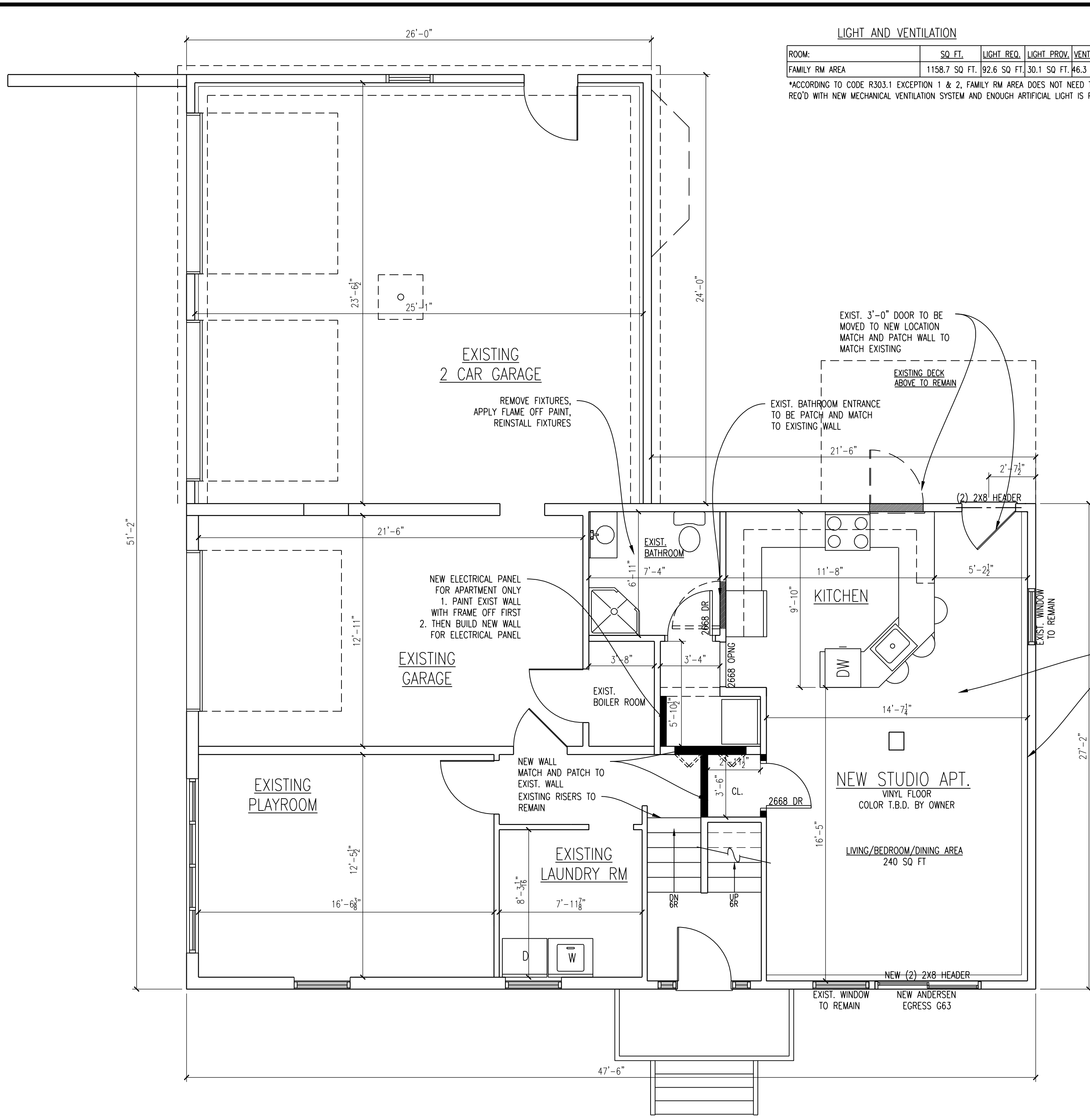
Required DFT

Substrate	Required Dry Film Thickness & Corresponding Coverage Rate		
	45 Mills DFT 25 eq ft/gal	30 Mills DFT 37 eq ft/gal	15 Mills DFT 75 eq ft/gal
5/8" Type X Gypsum	2 Hrs*	1 Hr*	Class A**
1/2" Regular Gypsum	1 Hr*	1 Hr*	Class A**
Wood	1 Hr*	1 Hr*	Class A**

*ASTM E-119 1 and 2 hour ratings
 **E-84 Class A flame spread rating

Packaging, Handling & Storage

Shelf Life 12 Months
 Shelf life when kept at recommended storage conditions and in original unopened containers.
Shipping Weight 64 lbs per 5 gal pail
Flash Point (Setflash) 93°F (30°C)
Storage Store indoors in a dry environment between 45°F and 105°F (7°C and 40°C)
Packaging 5 Gal



PERIMETER OF APARTMENT TO USE FLAMEOFF BARRIER PAINT, PAINTED ON ALL WALLS, & CLNG GYPSUM BOARD ALSO TO BE USED AROUND EXISTING BOILER RM.

1 GROUND FLOOR PLAN
 1/4" = 1'-0"



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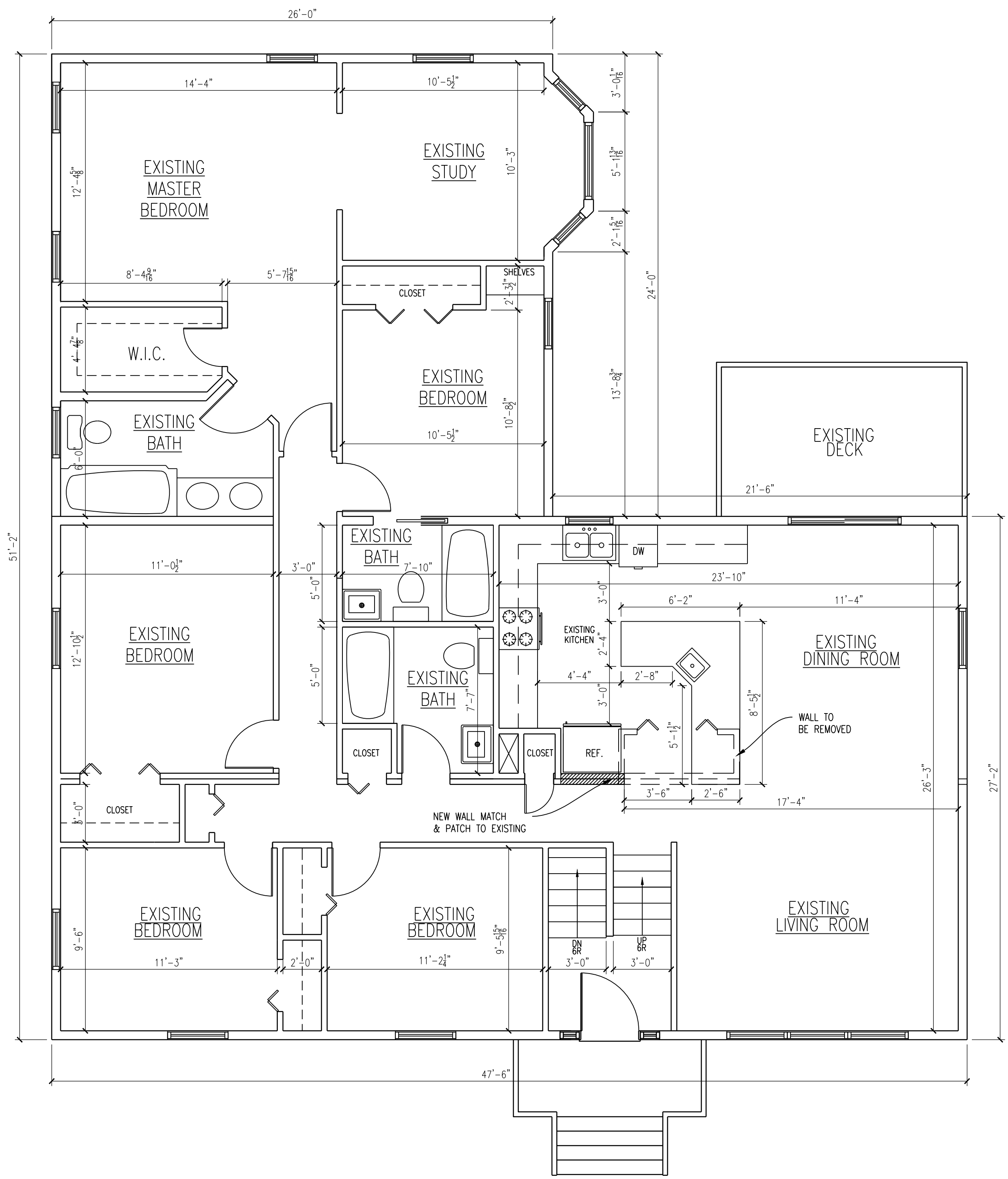
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FLOOR PLANS

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A-101



2 FIRST FLOOR PLAN
1/4" = 1'-0"

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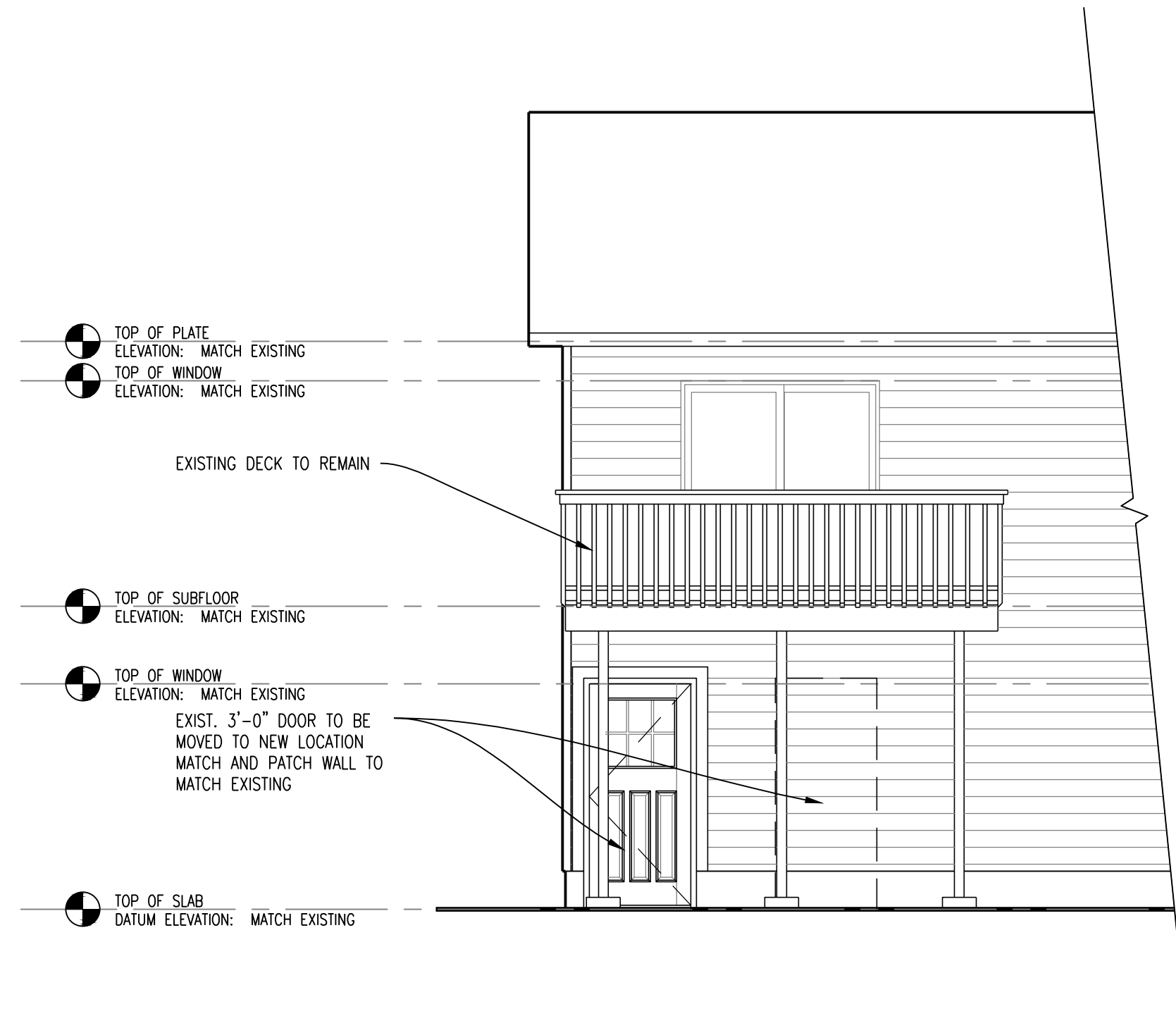
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A-102



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



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 LOURDES MORALES**

PROJECT ADDRESS MAILING ADDRESS
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ELEVATION

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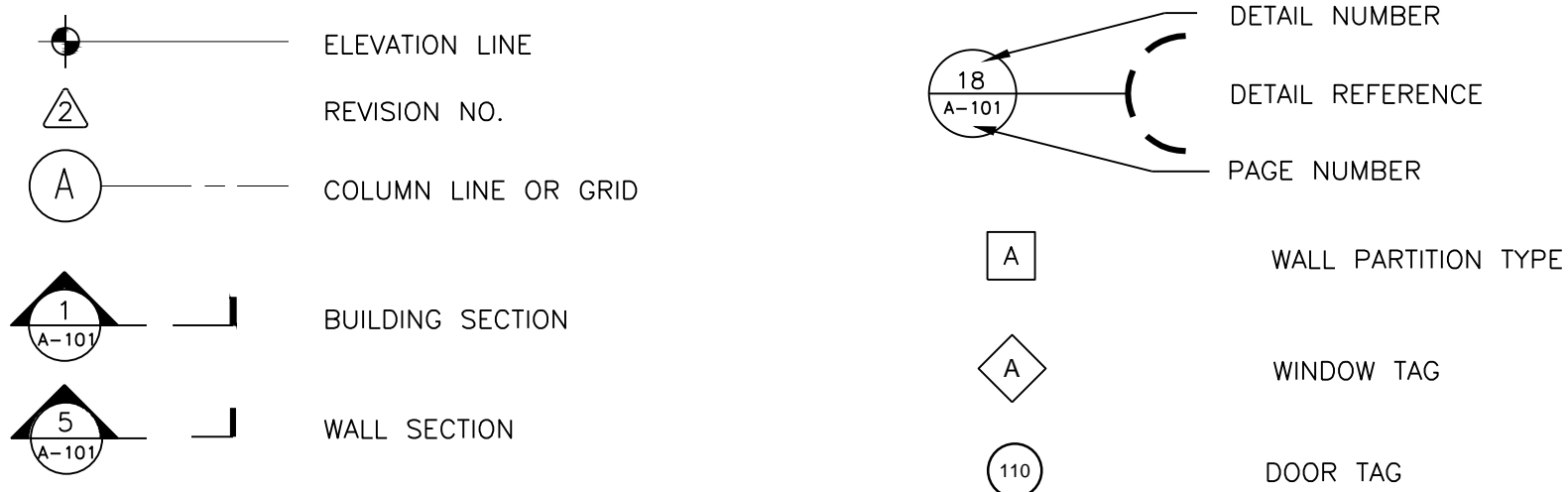
SITE DATA NOTES:

- | | |
|--|--|
| 1. OWNER:
LOURDES MORALES
60 OLD OREGON ROAD
CORTLANDT MANOR, NY 10567 | 4. TAX MAP NO.
SECTION 13.9
BLOCK 2
LOT 23 |
| 2. ZONE:
R-10 | 5. WATER/ SEWER:
SEWER / TOWN WATER |
| 3. PROPOSED PROJECT USE:
RESIDENTIAL | |

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

SYMBOLS



**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
	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

GENERAL NOTES:

- DO NOT SCALE OR MEASURE ANY DRAWING. VERIFY THE FIGURES, DIMENSIONS, AND DESIGN INTENT SHOWN ON THE DRAWINGS BEFORE BEGINNING LAYOUT OF THE WORK AND REPORT ANY ERRORS, INACCURACIES, MISSING DIMENSIONAL REQUIREMENTS, OR CONFLICTS TO THE ARCHITECT BEFORE BEGINNING ANY WORK. VERIFY THE PARTITION LAYOUT IN THE FIELD WITH THE ARCHITECT BEFORE BEGINNING NEW PARTITION WORK.
- NOTIFY THE ARCHITECT IN WRITING OF ALL ERRORS AND DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, LAWS, AND STATUTES AS REQUIRED. STRICTLY ADHERE TO MANUFACTURER'S PRINTED INSTRUCTIONS.
- ALL DIMENSIONS TAKEN TO EXTERIOR OF FRAMING (FACE OF EXISTING WALL SHEATHING AT EXISTING EXTERIOR WALLS) OR FACE OF MASONRY UNLESS SPECIFICALLY NOTED OTHERWISE.
- VERIFY EXACT LAYOUT COMPATIBILITY WITH REQUIRED SETBACKS BEFORE BEGINNING WORK.
- VERIFY EXACT LAYOUT COMPATIBILITY WITH ALL EXISTING CONDITIONS BEFORE BEGINNING WORK. IF ANY DISCREPANCIES ARE FOUND, NOTIFY ARCHITECT IN WRITING BEFORE BEGINNING WORK.
- IN FINISHED SPACES, CONCEAL PIPES, DUCTS, AND WIRING WITHIN THE CONSTRUCTION.
- DO NOT CUT OR ALTER STRUCTURAL OR BUILDING ENCLOSURE ELEMENTS WITHOUT THE ARCHITECT'S PRIOR WRITTEN APPROVAL.

EXISTING CONDITIONS:

- DRAWINGS SHOWING EXISTING CONSTRUCTION AND UTILITIES ARE BASED ON CASUAL FIELD OBSERVATION AND EXISTING RECORD DOCUMENTS ONLY.
- VERIFY THAT CONSTRUCTION AND UTILITY ARRANGEMENTS ARE AS SHOWN.

- REPORT DISCREPANCIES TO ARCHITECT BEFORE DISTURBING EXISTING INSTALLATION.
 - BEGINNING OF ALTERATIONS WORK CONSTITUTES ACCEPTANCE OF EXISTING CONDITIONS.
- ROUGH CARPENTRY:**
- ALL STRUCTURAL WOOD SHALL CONFORM TO AF&PA "NATIONAL DESIGN SPECIFICATION-CURRENT EDITION" DESIGN VALUES FOR STRESS-GRADE LUMBER AND ITS FASTENINGS.
 - A.P.A. RATED SHEATHING
 - 3/4" T&G PLYWOOD SUBFLOOR GLUED WITH PL400 ADHESIVE AND SCREWED AT 12" O.C. INTERMEDIATE AND 6" O.C. AT PERIMETER.
 - STUDS, JOISTS, RAFTERS, AND OTHER STRUCTURAL LUMBER SHALL BE NO. 2 OR BETTER DOUGLAS FIR-LARCH WITH BASE STRESS RATING OF AT LEAST 825 PSI, DRY, WITH MOISTURE CONTENT OF 19% MAXIMUM.
 - NON-STRUCTURAL LUMBER SHALL BE STANDARD GRADE DOUGLAS FIR-LARCH, DRY, WITH MOISTURE CONTENT OF 19% MAXIMUM (OR SAME AS STRUCTURAL LUMBER).
 - FRAME ALL EXTERIOR WALLS WITH 2X6 STUDS @ 16" O.C. FRAME INTERIOR WALLS WITH 2X4 STUDS @ 16" O.C. UNLESS NOTED OTHERWISE.
 - CONNECTING STEEL PLATES, SHOES, BOLTS, AND OTHER MATERIAL SHALL BE A36 STEEL. WELDS TO BE MADE USING E70XX ELECTRODES.
 - MISCELLANEOUS CONNECTORS SHALL BE BY SIMPSON STRONG-TIE CO., INC. OR EQUAL, FULL DEPTH AND FULLY NAILED AS PER MANUFACTURER'S INSTRUCTIONS.
 - PROVIDE CROSS BRIDGING OR SOLID BLOCKING BETWEEN ALL JOISTS AT THE FOLLOWING FREQUENCY:
 - 0' - 8' NOT REQUIRED
 - 8' - 16' ONE ROW AT MIDSPAN
 - PROVIDE SOLID BLOCKING UNDER HEAVY FIXTURES, EQUIPMENT, OR APPLIANCES (BATHTUBS,

- DOUBLE FRAMING MEMBERS UNDER ALL PARALLEL PARTITIONS
- DOUBLE FRAMING MEMBERS AT OPENINGS GREATER THAN 16"x16"
- FULLY SPIKE ALL POSTS AND JAMBS
- PROVIDE 2X4 BLOCKING UNDER ALL POSTS AND UNDER JAMBS OF WINDOW/DOOR OPENINGS EXCEEDING 6'-0" IN WIDTH.
- ALL LAMINATED VENEER LUMBER AND COMPOSITE LUMBER SHALL BE TRUS JOIST BY ILEVEL OR APPROVED EQUAL. THE CONTRACTOR IS REQUIRED TO STUDY THE ILEVEL PUBLICATION #TJ-9000 "SPECIFIER'S GUIDE - BEAMS, HEADERS, AND COLUMNS FEATURING TRUS JOIST TIMBERSTRAND LSL, MICROLLAM LVL, AND PARALLAM PSL."
- SUBMIT FOR REVIEW THE EXACT CONNECTION MANUFACTURER'S DATA SHEETS FOR EACH TYPE OF CONNECTION SPECIFIED. ALL NAILED CONNECTIONS SHALL BE SECURED IN ACCORDANCE WITH NAILING SCHEDULE FROM THE 2015 IRC W/NYS CODE SUPPLEMENT.

FINISH CARPENTRY:

- PERFORM AND INSTALL WORK IN ACCORDANCE WITH CUSTOM GRADE AWI (ARCHITECTURAL WOODWORK INSTITUTE) QUALITY STANDARDS.
- INTERIOR TRIM: CLEAR POPLAR OR PRIMED PINE (AS SELECTED BY OWNER), PLAIN SAWN WITH A MAXIMUM MOISTURE CONTENT OF 13%.
- HARDWOOD LUMBER
 - SELECT RED OAK, PLAIN SAWN WITH A MAXIMUM MOISTURE CONTENT OF 13% OF QUALITY CAPABLE OF TRANSPARENT FINISH.
- COUNTERTOPS: SOLID SURFACE AS SELECTED BY OWNER, I.E. QUARTZ, GRANITE, ETC...
- SOFTWOOD PLYWOOD: APA - EXT MDO PLYWOOD EXTERIOR GLUE
- HARDWOOD PLYWOOD:

- CUSTOM GRADE IN ACCORDANCE WITH AWI:** CORE MATERIAL OF MEDIUM DENSITY PARTICLE BOARD; FACE VENEER ROTARY BIRCH.

INSULATION:

- PROVIDE CONTINUOUS THERMAL INSULATION AND CONTINUOUS TYVEK HOUSEWRAP AIR BARRIER AT BUILDING ENCLOSURE WHETHER SPECIFICALLY SHOWN ON DRAWINGS OR NOT. SHINGLE AIR BARRIER FOR PROPER DRAINAGE. SEAL JOINTS WITH TYVEK TAPE. FLASH OPENINGS AND PENETRATIONS WITH TYVEK FLEXWRAP SELF-ADHERED BUTYL FLASHING. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- BATT INSULATION: ASTM C665; PRE-FORMED, HIGH DENSITY GLASS FIBER BATT OR ROLL, FRICTION FIT; PROVIDE KRAFT FACED BATT INSULATION AT EXTERIOR WALLS. DO NOT COMPRESS INSULATION. DO NOT SIDE STAPLE FACING. LAP KRAFT FACING AND FRONT STAPLE TO EDGE OF STUDS.
- SOUND ATTENUATION BARRIERS: UNFACED NOISE BARRIER FIBERGLASS INSULATION BLANKETS ON INTERIOR WALLS AND CEILING/FLOORS AS SHOWN ON DRAWINGS.
- ACCESSORIES: TYVEK FLEXWRAP OR STRAIGHTFLASH BUTYL RUBBER SELF ADHERED FLASHING TAPE.
- INSULATION FASTENERS: AS RECOMMENDED BY MANUFACTURER.
- INSULATION R-VALUES: SEE DRAWINGS

GYPSON BOARD SYSTEMS:

- PROVIDE 1/2" THICK OR 5/8" THICK FOR WALLS AND CEILING, WITH ENDS SQUARE CUT AND TAPERED EDGES; BY ONE OF THE FOLLOWING MANUFACTURERS: U.S. GYPSUM CO., NATIONAL GYPSUM CO., KAISER GYPSUM, CO. USE MOISTURE RESISTANT GWB IN ALL KITCHEN, AND

- BATHROOM LOCATIONS. (DO NOT USE BEHIND CERAMIC TILE.)**

- USE METAL CORNER BEADS, L, OR J EDGE TRIM.
- USE 3/8" BUGLE HEAD SCREWS WHERE GWB IS BACKED BY 1/2" PLYWOOD. IN LOCATIONS WITH GWB APPLIED DIRECTLY TO STUDS, USE 1 1/2" TYPE W BUGLE HEAD SCREWS.

DOORS AND HARDWARE:

- DOORS ARE TO BE SOLID CORE MOLDED WOOD COMPOSITE (6) SIX PANEL INTERIOR PAINT GRADE DOORS BY JELD-WEN OR APPROVED EQUAL. PANEL STYLE AS SELECTED BY OWNER.
- ALL HARDWARE TO BE BY SCHLAGE FOR HANDLES, LEVERS, LOCKS, AND LATCHES. PROVIDE STANLEY THREE KNUCKLE PLAIN BEARING BUTT HINGES, STANDARD WEIGHT. MISC. HARDWARE, INCLUDING BUT NOT LIMITED TO DOOR STOPS, CLOSERS, ETC., SHALL BE BY IVES OR APPROVED EQUAL. STYLE AND FINISH AS SELECTED BY OWNER; CONFIRM WITH OWNER PRIOR TO ORDERING

ELECTRICAL SERVICE:

- INCLUDED IN THE SCOPE OF THIS SECTION IS THE PROVISION OF POWER AND WIRING TO ALL APPLIANCES AND RESIDENTIAL EQUIPMENT WHETHER SPECIFICALLY STATED OR IMPLIED BY THE PROVISION OF ELECTRICAL EQUIPMENT ELSEWHERE IN THE CONTRACT DOCUMENTS.
- WIRING: COPPER THROUGHOUT. BX WITH SEPARATE GROUND WIRE OR ROMEX WIRE.
- SWITCH AND OUTLETS AND DIMMERS: LEVITON: DECORA
 - COVERPLATE: SMOOTH IVORY OR WHITE PLASTIC AS SELECTED BY OWNER.
- BOXES AND ACCESSORIES, AS SHOWN ON DRAWINGS AND AS REQUIRED BY N.E.C.
- SMOKE AND CARBON MONOXIDE DETECTION SYSTEM MUST BE HARDWIRED WITH BATTERY BACKUP. FURNISH & INSTALL SMOKE DETECTORS, CARBON MONOXIDE DETECTORS, TRANSFORMERS, BOXES, WIRING, AND ALL REQUIRED ACCESSORIES FOR A

- COMPLETE INSTALLATION. INSTALL SMOKE DETECTORS IN EACH BEDROOM, (1) ONE IN HALLWAYS DIRECTLY OUTSIDE OF BEDROOMS, AND (1) ONE IN BASEMENT.
- PROVIDE CARBON MONOXIDE DETECTORS ON EACH FLOOR OF THE HOUSE. INSTALL (1) ONE IN HALLWAYS OUTSIDE OF BEDROOMS AND (1) ONE IN BASEMENT.
- ORGANIZE OUTLETS, SWITCHES, AND LIGHTS AS SHOWN ON DRAWINGS INTO CIRCUITS CONFORMING TO N.E.C. IN GENERAL, KEEP LIGHTS AND CONVENIENCE OUTLETS ON SEPARATE CIRCUITS. PROVIDE GFCI OUTLETS IN BATHROOMS AS REQUIRED BY N.E.C. FURNISH AND INSTALL POWER WIRING FOR EQUIPMENT, FANS, SKYLIGHTS, ETC. AS REQUIRED BY N.E.C. FURNISH AND INSTALL APPROPRIATE TYPE OF RECEPTACLE FOR EQUIPMENT WITH PLUGS ATTACHED. FOR ITEMS TO BE HARDWIRED, PROVIDE JUNCTION BOX ADJACENT TO EQUIPMENT; FINAL CONNECTIONS WILL BE MADE BY EQUIPMENT SUPPLIER.
- FURNISH AND INSTALL ALL FIXTURES, WIRING, DEVICES, OUTLETS, SWITCHES, DIMMERS, THERMOSTATS, CONTROLS, AND COVERPLATES.
- FURNISH & INSTALL REQUIRED WIRING FOR EQUIPMENT, INCLUDING BUT NOT LIMITED TO HOT WATER HEATER, SPACE HEATERS, FANS, AND HEATING, VENTILATING AND AIR CONDITIONING EQUIPMENT. PROVIDE APPROPRIATE TYPE OF RECEPTACLE FOR EQUIPMENT WITH PLUGS ATTACHED. FOR ITEMS TO BE HARDWIRED, PROVIDE JUNCTION BOX ADJACENT TO EQUIPMENT; FINAL CONNECTIONS WILL BE MADE BY EQUIPMENT SUPPLIER.



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