

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: 2-5-2025

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: _____

Nelson Dutan

Project Name: ~~PROPOSED ADDITION TO EXISTING RESIDENCE~~

Street Address: 61 - Villa Rd
PEARL RIVER N.Y 10965

Tax Map Designation:
Section: 69.10 Block: 1 Lot(s): 68
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the N side of Villa Rd, approximately 100' feet of the intersection of _____, in the Town of ~~PEARL RIVER~~ in the hamlet/village of Pearl River.
Acreage of Parcel _____ Zoning District R-15
School District NANUET Postal District PR
Ambulance District PR Fire District PR
Water District Veolia Sewer District municipal

Project Description: (If additional space required, please attach a narrative summary.)
2 story ADDITION + BASEMENT

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
Date: 2-5-2025 Applicant's Signature: *Nelson Dutan*

RECEIVED
JUN 05 2025

TOWN OF ORANGETOWN
BUILDING DEPARTMENT



OFFICE OF BUILDING, ZONING, PLANNING,
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN

26 Orangeburg Road
Orangeburg, N.Y. 10962

(845)359-8410

Fax: (845) 359-8526

REFERRAL TO THE ZONING BOARD OF APPEALS

Date: 05/29/25 Section: 69.10 Block: 1 Lot: 68

Applicant: DUTAN

Address: 61 Villa Rd Pearl River NY 10965

RE: Application Made at: same

Referred For:

Chapter 43, Section 3.12 R-15, Col 9 Side Yd 20' w/ 14' proposed.

1 variances required

Comments:

2nd Floor Addition on an existing dwelling

Dear DUTAN:

Please be advised that the Building Permit Application # 7178-25, which you submitted on 5.7.25, has been referred to the Town of Orangetown Zoning Board of Appeals. The Clerk to the Zoning Board of Appeals, Katlyn Bettmann can assist you in the preparation necessary to appear before the board. She can be reached at 845-359-8410 ext. 4316 or kbettmann@orangetown.com

Sincerely,

Domenic Miano
Assistant Building Inspector

RECEIVED

JUN 05 2025

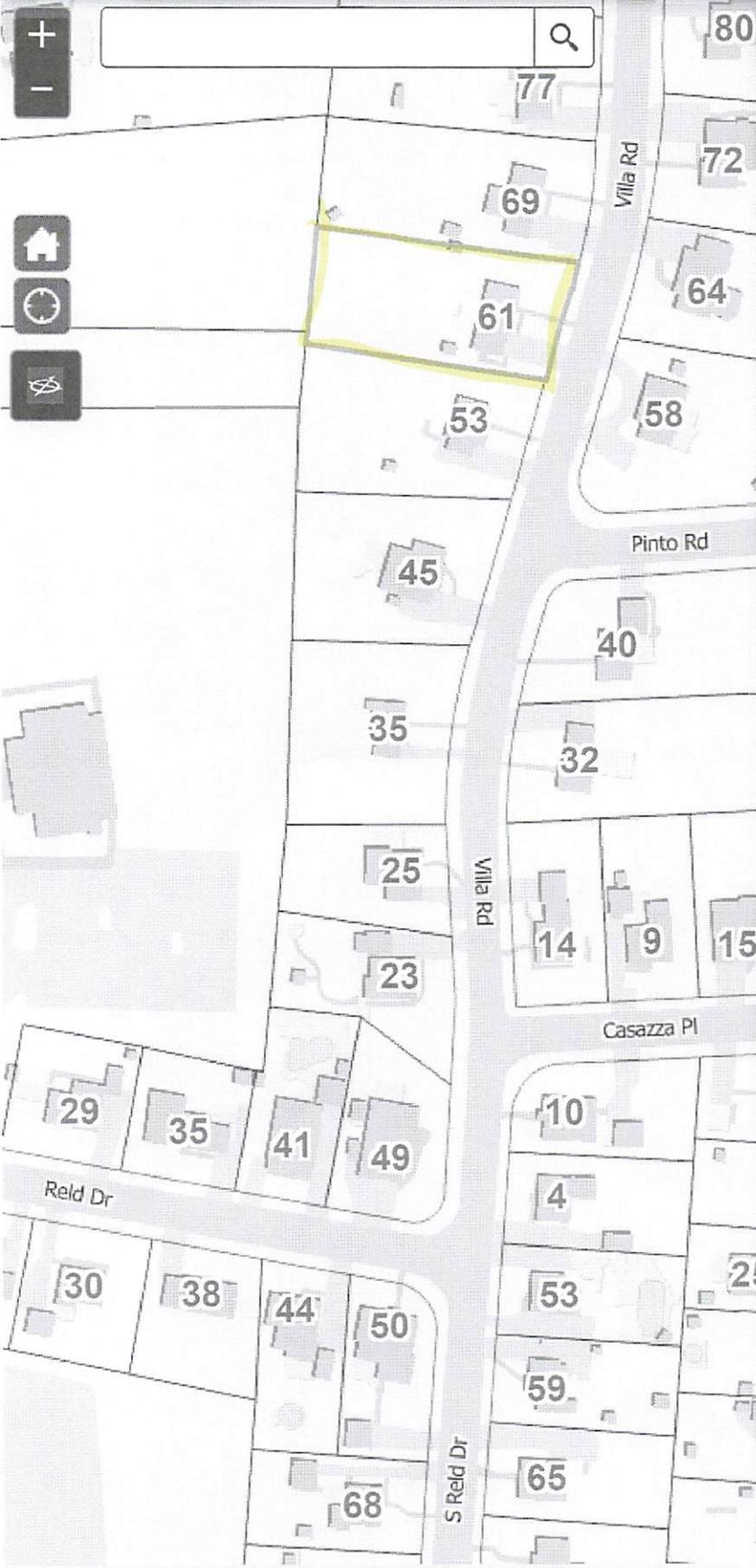
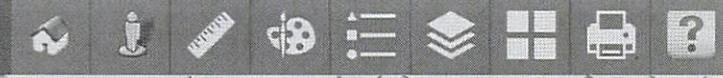
**TOWN OF ORANGETOWN
BUILDING DEPARTMENT**

Signature of Director
NOTE: PLEASE KEEP FOR YOUR RECORDS
10-04-2024: emd

5/29/25

Date
CC: Katlyn Bettmann
Elizabeth Decort

Rockland County GML Map Application



GML Sec. 239

Select By ID Buffer Results

[Export Search URL](#) [Zoom All](#) [Clear](#) [Report](#)

Features selected: 1 [Export All to CSV](#)

PARCEL DATE: August 2024
PRINT_KEY: 69.10-1-68
OLD ID: 15-22-224.9
SWIS: 392489
MUNICIPALITY: ORANGETOWN
TOWN: ORANGETOWN
VILLAGE: N/A
ADDRESS: 61 VILLA RD
ADDRESS 2:
ALTERNATE ADDRESS:
CITY: PEARL RIVER
STATE: NY
ZIP: 10965
OWNER: NELSON E DUTAN
ADDITIONAL OWNERS:
DATE OF DEED: 02/07/2022
BOOK-PAGE: N/A
INSTRUMENT: 2022-00004964
DEED_ACRES:
GIS CALCULATED ACRES: 0.46228782
REQUIRES GML_REVIEW: NO
ROW - PALISADES INTERSTATE PARKWAY: NO
ROW - NYS THRUWAY: NO
COUNTY PARK: NO
ROW COUNTY HWY: NO
ROW NYS HWY: NO
COUNTY REGULATED STREAMS: NO
LONG PATH HIKING TRAIL: NO
NYS PARK: NO
NYS FACILITY: NO
COUNTY FACILITY: NO
VILLAGE BOUNDARY: NO
TOWN BOUNDARY: NO
ORANGE COUNTY BOUNDARY: NO
X LONGITUDE: 629450
Y LATITUDE: 814997
SUBDIVISION MAP: 2233



DUTAN 69.10-1-68

From: Luis Fernandez <aesglobal1@gmail.com>
Sent: Thursday, August 28, 2025 12:14 PM
To: Katlyn Bettmann; dutannelson73@gmail.com
Subject: Re: 61 Villa Rd 8-6-25.pdf
Attachments: 61 Villa Rd 8-6-25.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Mrs Bettmann,
The changes done to the plan are:
-Increased the door between the new and the old living room in the first floor to 6'-0"
-Add note in first and second floor plans 'NO TO BE USED AS SEPARATE DWELLING'

Also attached, find the PDF file of the project
Call if you have any questions.

Luis Fernandez

RECEIVED

AUG 28 2025

TOWN OF ORANGETOWN
LAND USE BOARDS

Town of Orangetown
MEETING OF:

OCT 29 2025

ZONING BOARD OF APPEALS

PROPOSED ADDITION TO EXISTING RESIDENCE

61 VILLA ROAD
PEARL RIVER, N.Y. 10965

GENERAL NOTES

- ALL WORK PERFORMED SHALL COMPLY WITH BUILDING AND ZONING ORDINANCES OF THE TOWN OF ORANGETOWN
- PRIOR TO CONSTRUCTION CONTRACTOR IS TO OBTAIN NECESSARY BUILDING, PLUMBING, AND UTILITY (WATER, GAS, ELECTRIC, SEWER, ETC.) PERMITS AND APPROVALS AND VARIANCES LOCAL AND STATE AS REQUIRED. HE SHALL DELIVER A C.O. TO OWNER UPON COMPLETION.
- CONTRACTORS ARE TO FOLLOW ALL NATIONALLY ACCEPTED TRADE PRACTICES, THEREBY GIVING YOU A COMPLETE, SAFE, AND FULLY OPERATIONAL BUILDING.
- THE CONTRACTOR SHALL VERIFY: LOCATION AND ACTUAL DEPTH OF ALL EXISTING SEWERS, STORM DRAINS, WATER MAINS AND PIPES TO ALL NEW CONNECTIONS AND CROSSINGS; VERIFY ACTUAL INVERTS OF SANITARY LINES IN ADVANCE OF TRENCHING AND CONSTRUCTION OF BUILDING.
- CONTRACTOR SHALL CARRY ALL NECESSARY INSURANCES PER N.Y.S., LOCAL AND ALL GOVERNING REGULATIONS. INSURANCE SHALL BE IN FORCE, PRIOR TO, DURING, AND AFTER CONSTRUCTION PER GOVERNING REGULATIONS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND BE RESPONSIBLE FOR SAME AND NOTIFY OWNER AND ARCHITECT OF ANY DEVIATIONS FROM DRAWINGS IN WRITING PRIOR TO ERECTION.
- CONTRACTOR IS TO CLEAR SITE OF ANY EXISTING BUILDING, TREES, SEPTIC TANKS, ETC.
- PROVIDE CONTAINER FOR AND REMOVAL OF DEBRIS DURING CONSTRUCTION. LEAVE PREMISES BROOM CLEAN DAILY.
- ALL FOOTINGS TO REST ON FIRM, UNDISTURBED ORIGINAL SOIL, 1-1/2 TON, 3'-0" MINIMUM BELOW FINISHED GRADE; EARTH FILL SHALL BE COMPACTED, DEBRIS FREE AND WELL TAMPED.
- CONCRETE AND MASONRY CONTRACTOR SHALL INSTALL ALL ANCHOR BOLTS, PLATES, SLOTS, CHASES, SLEEVES, ETC., AS REQUIRED BY TRADES; CAULK WEATHER-TIGHT ALL OPENINGS.
- CONCRETE SHALL BE 3000 PSI AT END 28 DAYS AND SHALL CONFORM TO A.C.I. 301 SPECIFICATION.
- ALL LUMBER SHALL BE SOUND DRY, FREE FROM ROT, KNOTS AND SHAKES; DOUGLAS FIR NO. 2, 1150 PSI OR BETTER, DOUGLAS FIR STUDS IN BEARING PARTITIONS AND AT EXTERIOR PARTITIONS, AND HEM. FIR K.D. AT NON BEARING PARTITIONS, NO UTILITY GRADE, 75% MOISTURE 12-19 %, ALL EXTERIOR TO BE CDX FIR 4/5 PLY.
- ALL FLOOR AND CEILING JOISTS SHALL HAVE WOOD BRIDGING AS SHOWN ON SECTION TO A MAXIMUM 8'-0" O.C. DOUBLE ALL STUDS AT ALL OPENINGS. ALL 9'-0" HIGH WALLS TO HAVE "CATS" AT MIDPOINT OF ALL WALLS.
- DOUBLE ALL JOISTS UNDER PARALLEL PARTITIONS AND AT ALL OPENINGS IN FLOOR AND CEILING; BRACE ALL WALLS DURING CONSTRUCTION.
- INSTALL COUNTERS, AND VANITIES. VERIFY AS BUILT DIMENSIONS PRIOR TO FABRICATION OF CABINETS.
- ALL CLOSETS SHALL BE ONE ROD AND 2 SHELVES MINIMUM 12", 5 SHELVES IN LINEN SHELF CLOSETS.
- PROVIDE HOSE BIB, FREEZE-PROOF, QUANTITY AND LOCATION PER OWNERS INSTRUCTION.
- PROVIDE COPPER PIPE, PVC WASTE AND DRAIN.
- WINDOWS ARE TO BE "PELLA" DOUBLE GLAZED WITH GRILLS, THERMAL BREAK, CLAD WITH SCREENS: FLASH PER MANUFACTURERS SPECIFICATIONS. U-VALUE: .022 AND SHGC: .29

CONCRETE AND REINFORCING

- ALL CONCRETE EXPOSED TO WEATHER TO BE 4000 PSI IN 28 DAYS WITH 6% AIR-ENTRAINMENT AND STRENGTH OF 3000 PSI IN 28 DAYS. 3000-PSI PEA GRAVEL CONCRETE MAY BE USED FOR FILLED BLOCK CELLS.
 - ALL CONCRETE SHALL BE REINFORCED AND ERECTED IN ACCORDANCE WITH THE RESIDENTIAL CODE REQUIREMENTS FOR REINFORCED CONCRETE AS ADOPTED BY ACI 318 AND LOCAL CODES.
 - ALL CONCRETE WORK SHALL CONFORM TO ACI 301 STANDARD SPECIFICATIONS FOR REINFORCED CONCRETE.
 - ALL REINFORCING STEEL SHALL BE DEFORMED HIGH BOND BARS ROLLED FROM NEW BILLET OR INTERMEDIATED GRADE STEEL TO MEET LATEST ASTM SPECIFICATIONS A-615, GRADE 60.
 - BARS SHALL BE LAPPED A MINIMUM OF 36 DIAMETERS AT SPLICES. WELDED WIRE FABRIC SHEETS LAPPED 8" MINIMUM.
 - WELDED WIRE FABRIC SHALL MEET REQUIREMENTS OF ASTM A-185.
 - ALL DETAILS OF REINFORCEMENT AND ACCESSORIES SHALL BE FABRICATED AND PROVIDED IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE FOR DETAILING.
 - BEFORE POURING CONCRETE, MECHANICAL AND ELECTRICAL CONTRACTORS TO VERIFY LOCATION AND SIZE OF ALL OPENINGS, PADS, TRENCHES AND SLEEVES FOR THEIR EQUIPMENT, IF ANY.
 - SHOP DRAWINGS SHALL MEET REQUIREMENTS OF ASTM A-185. SHOP DRAWINGS ON ALL CONCRETE REINFORCING MUST BE SUBMITTED TO THE ARCHITECT AND P.E. FOR REVIEW.
- ### FOOTINGS AND FOUNDATIONS
- SOIL TESTS OR BORINGS (IF REQUIRED BY THE TOWN) SHALL BE SUPPLIED TO THE ARCHITECT/ENGINEER. FOOTINGS HAVE BEEN DESIGNED FOR TWO (2) TONS PER SQUARE FOOT BEARING CAPACITY. SOIL SHALL BE VERIFIED AND/OR OWNER SHALL ASSUME ALL RESPONSIBILITY FOR ANY FAILURE IN THE BUILDING DUE TO SOIL CONDITION.

- ALL INSULATION SHALL BE R20 IN WALLS, R49 IN CEILING, AND R30 IN FLOOR.
- PROVIDE TWO COATS "BENJAMIN MOORE" OR EQUAL PAINT ON ONE COAT PRIMER AND THREE COATS VARNISH WITH STAIN ON ALL MOULDINGS, TRIM, SHELVING AND OAK FLOORS OR AS PER OWNERS INSTRUCTIONS.
- EXTERIOR DOORS PRE-HUNG, METAL INSULATED U40, "THERMATRU" OR EQUAL.
- ALL EXTERIOR DOORS TO HAVE KEYED "SCHLAGE" OR EQUAL HARDWARE.
- INTERIOR "KWIKSET" OR EQUAL, KEYED PASSAGE AS PER OWNERS INSTRUCTIONS.
- PROVIDE METAL FLASHING AT ALL EXTERIOR DOORS, OPENINGS AND WINDOWS.
- "ICE AND WATERSHIELD" SHALL EXTEND 24" BEYOND INTERIOR FACE OF EXTERIOR WALL
- INTERIOR DOOR - "MASONITE", BATHROOMS AND M.B.R. TO BE SOLID CORE UNLESS OTHERWISE NOTED.
- PROVIDE 0 EXTERIOR TO 70 INTERIOR HEAT, GAS FIRED BOILER "BTU" AS REQUIRED FOR BUILDING SIZE. PROVIDE ZONES AS PER OWNERS INSTRUCTION.
- ALL ELECTRICAL WORK SHALL CONFORM TO THE N.E.C., THE N.E.C., AND THE LOCAL UTILITY CO. USE COPPER WIRE ONLY. PROVIDE AMP SERVICE TO ADEQUATELY SERVICE THIS BUILDING.
- ALL SMOKE DETECTORS TO BE HARD WIRED, INTERCONNECTED WITH BATTERY BACK-UP.
- EXHAUST FANS TO HAVE IT'S OWN SWITCH AND TO VENT DIRECTLY TO THE EXTERIOR.
- PROVIDE - C.M. - DETECTORS PER CODE
- THE ARCHITECT VERIFIES THAT THE PLANS CONFORM TO THE IRC 2015 & SUPPLEMENTARY N.Y.S. CODE 2016
- ALL BUILDINGS SHALL BE BUILT TO MEET ALL IRC 2015 & NYS FIRE & BUILDING CODES AND ALL LOCAL AND STATE BUILDING AND PLUMBING CODES,
- BUILDING TO COMPLY W/ IEC 2015 ENERGY CODE & MECHANICAL CODES, & MANDATORY REQUIREMENTS SEE RESCHECK
- PROVIDE NFPA 13D SPRINKLER SYSTEM CONNECTED TO 44-CONTROL AS PER STATE AND LOCAL BUILDING CODES.
- PER M1502.3 DUCT TERMINATION.
EXHAUST DUCTS (CARBON MONOXIDE EXH) SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING. EXHAUST DUCT TERMINATIONS SHALL BE IN ACCORDANCE WITH THE DRYER MANUFACTURER'S INSTALLATION INSTRUCTIONS. IF THE MANUFACTURER'S INSTRUCTIONS DO NOT SPECIFY A TERMINATION LOCATION, THE EXHAUST DUCT SHALL TERMINATE NOT LESS THAN 3 FEET (914 MM) IN ANY DIRECTION FROM OPENINGS INTO BUILDINGS. EXHAUST DUCT TERMINATIONS SHALL BE EQUIPPED WITH A BACKDRAFT DAMPER. SCREENS SHALL NOT BE INSTALLED AT THE DUCT TERMINATION.
- EGRESS WINDOW REQUIREMENTS
BOTTOM OF THE EGRESS WINDOW OPENING CANT EXCEED 44" FROM THE FINISHED FLOOR. THE MINIMUM OPENING AREA OF THE EGRESS WINDOW IS 5.7 SQUARE FEET. THE MINIMUM EGRESS WINDOW OPENING HEIGHT IS 24" HIGH. THE MINIMUM EGRESS WINDOW OPENING IS 20" WIDE.

- FLAME SPRED INDEX TO BE UNDER 200 SMOKE DEVELOPED INDEX TO BE UNDER 450 FOR INSULATION TO PER ASTM E84, UL723
- INSULATION CLEARANCE TO BE A MIN. 3" FROM LUMINARIES
- CONNECT LEADERS TO FOOTING DRAIN

NOTES

- DO NOT SCALE DRAWINGS - FOLLOW DIMENSIONS ONLY.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS AND BE RESPONSIBLE FOR SAME, AND NOTIFY OWNER AND ARCHITECT OF ANY DEVIATIONS FROM DRAWINGS IN WRITING PRIOR TO ERECTION.
- THESE DRAWINGS ARE DESIGN DOCUMENTS AND ARE SUBJECT TO THE INTERPRETATION OF THE ARCHITECT. ANY CHANGES MADE BY THE CONTRACTOR SHALL FIRST BE APPROVED BY THE OWNER AND ARCHITECT PRIOR TO COMMENCING WITH THE WORK INVOLVED. ANY UNAUTHORIZED CHANGES MADE BY THE CONTRACTOR AND ULTIMATELY NOT APPROVED BY THE OWNER SHALL BECOME THE RESPONSIBILITY OF THE CONTRACTOR TO CORRECT AT HIS OWN EXPENSE.
- PLANS ARE BASED ON SITE SURVEY GIVEN TO THE ARCHITECT BY THE OWNER. THEY SHALL BE REVIEWED BY A LICENSED ENGINEER OR SURVEYOR WHO SHALL VERIFY ALL SETBACKS AND BUILDING LINES PRIOR TO CONSTRUCTION.
- ARCHITECT HAS BEEN RETAINED FOR DESIGN PURPOSES ONLY. ARCHITECT HAS NOT BEEN RETAINED FOR CONSTRUCTION INSPECTION SERVICES OR FOR APPROVAL OF SHOP DRAWINGS, OR FOR ANY BIDDING PROCEDURES. ARCHITECT IS NOT RESPONSIBLE FOR ANY ELECTRICAL OR MECHANICAL SYSTEMS RELATED TO THIS CONSTRUCTION. HIS RESPONSIBILITY IS STRICTLY LIMITED TO THE CONTENTS OF THESE WORKING DRAWINGS AND THEIR RELATED SPECIFICATIONS ONLY. ANY DEVIATIONS FROM THESE PLANS REMOVES ANY RESPONSIBILITY OF THE ARCHITECT IN ENTIRETY TO THAT OF THESE PLANS.
- ARCHITECT HAS NOT BEEN RETAINED FOR MECHANICAL DESIGN AND SYSTEMS. DUCT & CHASE OPENINGS, FURNACE SIZES AND FRESH AIR REQUIREMENTS ETC. ARE NOT SHOWN AND SHALL BE DETERMINED PRIOR TO COMMENCING WITH WORK BY MECHANICAL ENGINEER.
- OWNER SHOULD READ HIS ENTIRE PLAN PRIOR TO GIVING IT TO THE CONTRACTOR AND DOUBLE CHECK THAT ALL CONTAINED IN IT IS INDEED WHAT HE WANTS DONE. IF OWNER FINDS ANYTHING THAT WASN'T HIS INTENT OR HAS BEEN OMITTED THEN HE SHOULD NOTIFY THE ARCHITECT OF THIS, AND HAVE IT AMENDED AS REQUIRED.
- CONTRACTOR TO COMPLY WITH ALL REQUIREMENTS OF THE IEC FOR RESIDENTIAL RESIDENCE INCLUDED ARE THE BUILDING THERMAL ENVELOPE REQUIREMENTS R40204, SHGC-R402.5, ME SYSTEMS R403, EL POWER R404, FRESH AIR REQUIREMENTS & TO PASS THE BLOWER DOOR TEST TO BE NOT MORE THAN 3 ACH.

COMPLIANCE WITH 2020 ENERGY CODES CHAPTER "11" (RE) SCOPE OF WORK

- COMPLY WITH ALL INSULATION REQUIRED PER SUBMITTED 'RESCHECK' AND AS SHOWN ON MY PLANS AT THE SECTIONS AND WALL TYPES.
- SPRAY ALL PLYWOOD SEAMS AND VISIBLE PENETRATIONS.
- CAULK ALL TOP AND BOTTOM PLATES AND JACK STUDS - NOT OPTIONAL.
- SILL SEALER GASKET AT ALL INTERIOR AND EXTERIOR TOP PLATES TO ATTIC.
- AIR SEAL RIM JOIST AND SILL PLATE IN BASEMENT.
- MINOR AIR BARRIER IN AREAS WHERE FRAMER MISSED - AROUND DOORS, WINDOWS ETC.
- INSTALL ACCUVENTS TO CLOSE WIND WASH AND KEEP VENTILATION TO ATTIC.
- PROVIDE PROGRAMMABLE THERMOSTATS.
- ALL DUCTS TO BE INSULATED AND SEALED PER N.Y ENERGY CODE.
- ALL PIPING IN UNFINISHED AREAS TO BE, WRAPPED PER CODE.
- CIRCULATING HOT WATER EQUIPMENT TO BE, ENERGY STAR EFFICIENT.
- 75% OF LIGHTING TO BE, HIGH EFFICIENCY.
- PROVIDE FRESH AIR INTAKE TO CENTRAL AIR SYSTEM TO MEET THE BLOWER DOOR TEST REQ. SUBMIT CERTIFICATION TO THE BLDG. DEP. PRIOR TO ISSUE OF C.O. (IF REQUIRED)

TABLE R301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (IN POUNDS PER SQUARE FOOT)	
USE	LIVE LOAD
ATTICS WITH LIMITED STORAGE	20
ATTICS WITHOUT STORAGE	10
DECKS	40
EXTERIOR BALCONIES	60
FIRE ESCAPES	40
GUARDRAILS AND HANDRAILS	200
GUARDRAILS IN-FILL COMPONENTS	50
PASSENGER VEHICLE GARAGES	50
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40

ALL WORK PERFORMED SHALL COMPLY WITH ALL REQUIREMENTS OF LOCAL BUILDING CODE AND ZONING ORDINANCES OF THE TOWN OF ORANGETOWN, THE 2020 RESIDENTIAL CODE OF NYS, ALL RELATED 2020 CONSTRUCTION CODE BOOKS, AND THE 2017 NATIONAL ELECTRIC CODE.

ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE DATA:

TO THE BEST OF THIS ARCHITECT'S KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT THESE DRAWINGS ARE IN CONFORMANCE WITH THE ENERGY CONSERVATION CODE OF NYS.

REScheck COMPLIANCE REPORT NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE
DETACHED ONE OR TWO FAMILY DWELLING REFER TO THE ATTACHED SHEET FOR COMPLIANCE REPORT

	MAXIMUM		MINIMUM					
	GLAZING U-FACTOR	CEILING R-VALUE	EXTERIOR WALL R-VALUE	FLOOR R-VALUE	BASEMENT R-VALUE	SLAB PERIMETER R-VALUE	CRAWL SPACE WALL, R-VALUE	SKYLIGHT U-FACTOR
PROVIDED	.29	49	20	30	19	10	N/A	U.55

CLIMATE AND GEOGRAPHICAL DESIGN CRITERIA (as per 2020 E.C.C.C. N.Y.S. Section R404.1)

GROUND SNOW LOAD	WIND SPEED (MPH)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX
			WEATHERING	FROST LINE DEPTH	TERMITE	DECAY				
30	115	B	SEVERE	42"	MODERATE TO HEAVY	SLIGHT TO MODERATE	13	YES	N/A	576

ROOF LIVE LOAD	WIND EXPOSURE	SUMMER DRY-BULB TEMP.	WINTER DRY-BULB TEMP.	COINCIDENT WET-BULB TEMP.	HEATING DEGREE DAYS	CLIMATE ZONE	OPAQUE DOORS U-FACTOR	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	ENTRANCE DOORS U-FACTOR
16 P.S.F.	B	89	13	73	4910	5 MARINE 4	NR	0.30	0.55	NR

NOTE - ARCHITECT ASSUMES NO LIABILITY FOR EXISTING STRUCTURE AND/OR CODE COMPLIANCE

A&E

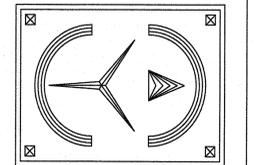
SERVICES

LUIS J. FERNANDEZ
845 406-7542

DWG. LIST

T-1 TITLE SHEET, GENERAL NOTES
A-1 EXISTING/ DEMO PLANS AND ELEVATIONS
A-2 FOUNDATION AND BASEMENT PLANS, AND CONSTRUCTION DETAILS
A-3 FIRST FLOOR PLAN AND CONSTRUCTION DETAILS
A-4 SECOND FLOOR PLAN AND CONSTRUCTION DETAILS
A-5 ROOF PLAN, PLUMBING RISER DIAGRAM AND CONSTRUCTION DETAILS
A-6 NORTH AND EAST ELEVATIONS
A-7 SOUTH AND WEST ELEVATIONS
A-8 CONSTRUCTION DETAILS

AS PER BLDG DPMT COMMENTS 8625
NO. REVISION DATE



ERIC KNUTE OSBORN
ARCHITECT

RESIDENTIAL - COMMERCIAL - ADDITIONS
58 BARNES ROAD
WASHINGTONVILLE, N.Y. 10997 (845) 628-7474
EMAIL: EKOSBORNARCHITECT@GMAIL.COM
N.Y. LIC. #021587

PROJECT

PROPOSED ADDITION TO EXISTING RESIDENCE

61 VILLA ROAD
PEARL RIVER, N.Y. 10965

GENERAL NOTES

PLAN DATA

Town of Orangetown
MEETING OF:
OCT 29 2025

ZONING BOARD REFERENCE: ZFP-5B

START DATE: 11-11-24

ISSUE FOR BLDG DPMT PERMIT 5-21-25

SCALE: AS NOTED

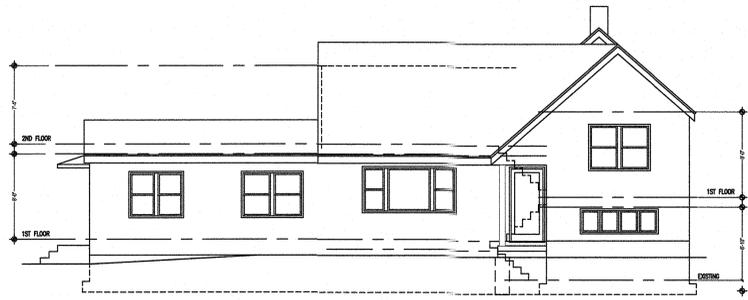
DWG. No.

T-1

SEAL & SIGNATURE
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THESE PLANS AND SPECIFICATIONS ARE IN ACCORDANCE WITH THE APPLICABLE STANDARDS



ERIC KNUTE OSBORN, RA N.Y.S. NO. 021585 8-6-25



EXISTING EAST ELEVATION - FRONT
SCALE: 1/8"=1'-0"



EXISTING NORTH ELEVATION - RIGHT
SCALE: 1/8"=1'-0"

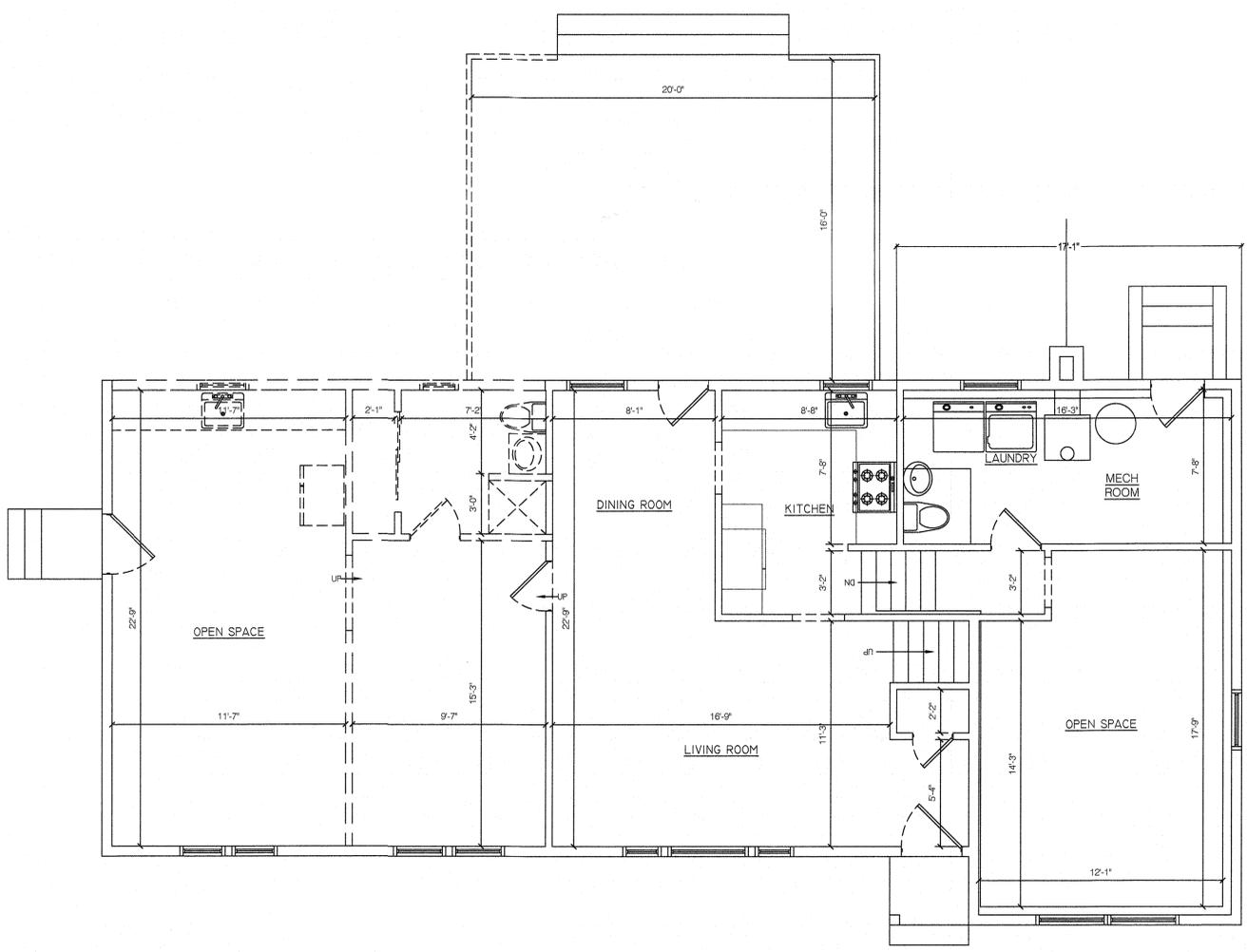


EXISTING WEST ELEVATION - REAR
SCALE: 1/4"=1'-0"

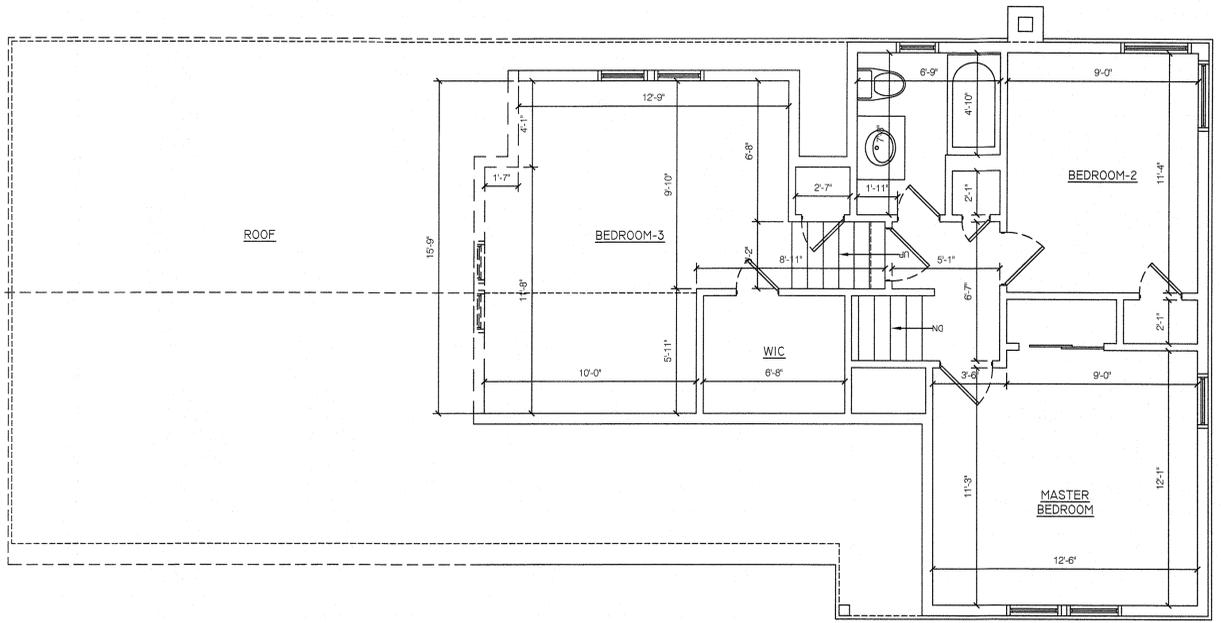


EXISTING SOUTH ELEVATION - LEFT
SCALE: 1/4"=1'-0"

CONSTRUCTION LEGEND	
	EXISTING FOUNDATION WALL
	NEW REINF. CONCRETE FOUNDATION WALL
	EXISTING PARTITION OR EXTERIOR WALL TO REMAIN
	EXISTING PARTITION TO BE REMOVED
	NEW DRYWALL PARTITION OR EXTERIOR WALL
	NEW OR EXISTING WINDOW TO REMAIN
	EXISTING WINDOW TO BE REMOVED
	NEW OR EXISTING DOOR TO REMAIN
	EXISTING DOOR TO BE REMOVED



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

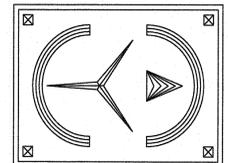


EXISTING UPPER LEVEL
SCALE: 1/4"=1'-0"

NOTE - ARCHITECT ASSUMES NO LIABILITY FOR EXISTING STRUCTURE AND/OR CODE COMPLIANCE

- DWG. LIST
- T-1 TITLE SHEET, GENERAL NOTES
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NO.	REVISION	COMMENTS	DATE
		AS PER BLDG DPMT	8-6-25



ERIC KNUTE OSBORN ARCHITECT
RESIDENTIAL - COMMERCIAL - ADDITIONS
58 BARNES ROAD
WASHINGTONVILLE, N.Y. 10992 (845) 639-7474
EMAIL - ERIC@OSBORNARCHITECT.COM
N.Y. LIC. #021585

PROJECT
PROPOSED ADDITION TO EXISTING RESIDENCE
61 VILLA ROAD
PEARL RIVER, N.Y. 10965

EXISTING/DEMOLITION FLOOR PLANS

PLAN DATA

START DATE: 11-11-24
ISSUE FOR BLDG DPMT PERMIT 5-21-25

SCALE: AS NOTED
DWG. No.

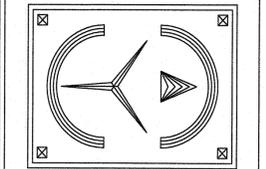
A-1

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DWG. LIST
T-1 TITLE SHEET, GENERAL NOTES
A-1 EXISTING/ DEMO PLANS AND ELEVATIONS
A-2 FOUNDATION AND BASEMENT PLANS, AND CONSTRUCTION DETAILS
A-3 FIRST FLOOR PLAN AND CONSTRUCTION DETAILS
A-4 SECOND FLOOR PLAN AND CONSTRUCTION DETAILS
A-5 ROOF PLAN, PLUMBING RISER DIAGRAM AND CONSTRUCTION DETAILS
A-6 NORTH AND EAST ELEVATIONS
A-7 SOUTH AND WEST ELEVATIONS
A-8 CONSTRUCTION DETAILS

AS PER BLDG DPMT COMMENTS 8-6-25
NO. REVISION DATE



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PROJECT
PROPOSED ADDITION TO EXISTING RESIDENCE
61 VILLA ROAD
PEARL RIVER, N.Y. 10965

FOUNDATION AND BASEMENT FLOOR PLANS AND DETAILS

PLAN DATA

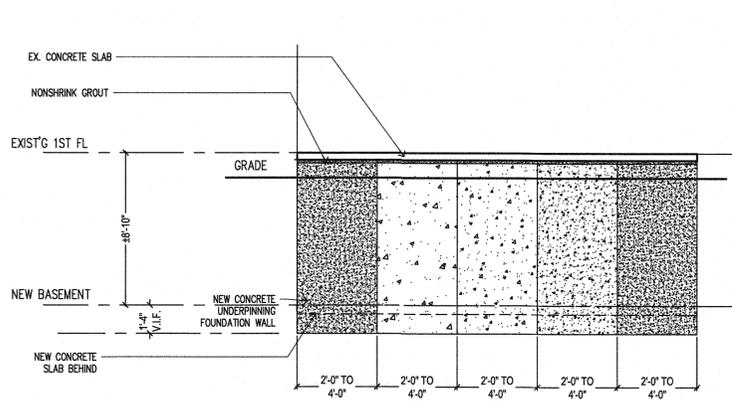
START DATE: 11-11-24
ISSUE FOR BLDG DPMT PERMIT 5-21-25

SCALE: AS NOTED
DWG. No.

A-2

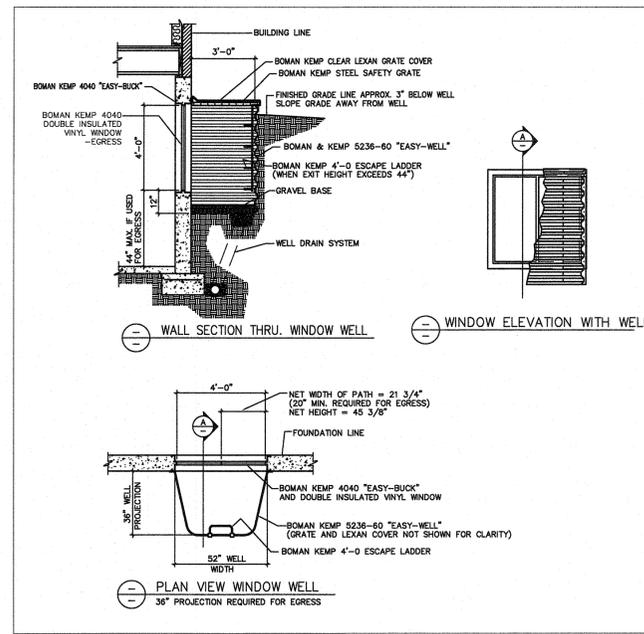
SEAL & SIGNATURE
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ERIC KNUTE OSBORN, R.A. N.Y.S. NO. 021585 8-9-25



UNDERPINNING: TIMING OF CONCRETE POURS
INDIVIDUAL UNDERPINNING SEGMENTS TO BE DUG OUT AND Poured IN THE SEQUENCE SHOWN BY THE CIRCLED NUMBERS

TYP. UNDERPINNING DETAIL
SCALE : N.T.S.



WINDOW WELL DETAIL TYP.
SCALE : N.T.S.

CONSTRUCTION LEGEND

	EXISTING FOUNDATION WALL
	NEW REINF. CONCRETE FOUNDATION WALL
	EXISTING PARTITION OR EXTERIOR WALL TO REMAIN
	EXISTING PARTITION TO BE REMOVED
	NEW OR EXISTING WINDOW TO REMAIN
	EXISTING WINDOW TO BE REMOVED
	NEW OR EXISTING DOOR TO REMAIN
	EXISTING DOOR TO BE REMOVED

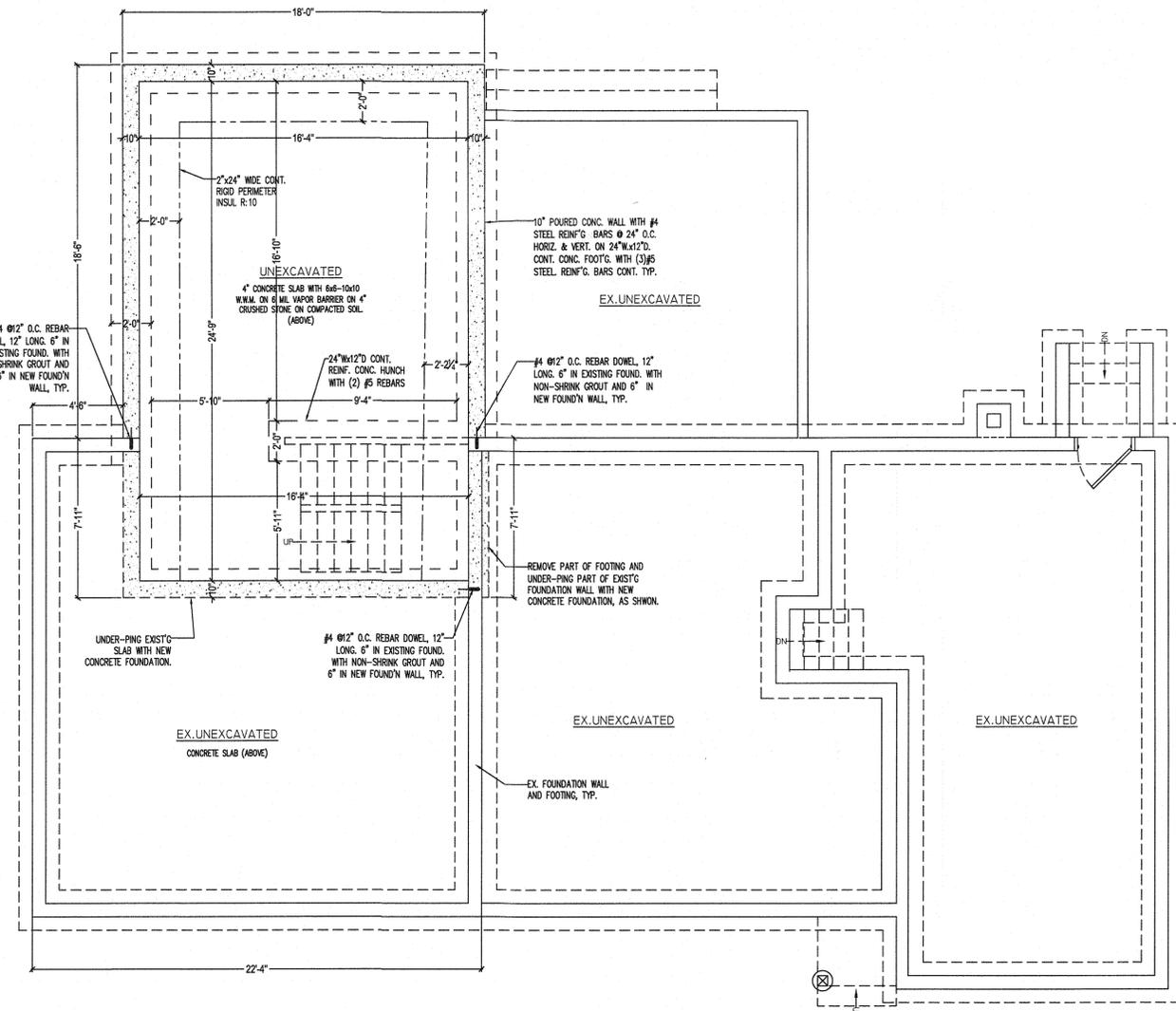
NOTES:
-REPAIR FINISHES AS NEEDED AT CEILING, FLOOR AND WALLS AFTER DEMOLITION.
-DRILLING AND NOTCHING OF STUDS SHALL BE DONE IN ACCORDANCE SECTION R602.6 OF THE 2020 N.Y. RES. CODE.
-USE JOIST METAL HANGERS TO SECURE JOISTS TO FLUSH HEADERS TYP.
-PROVIDE PRESSURE TREATED WOOD FOR ANY MEMBER IN CONTACT WITH CMU OR CONCRETE.
-USE GREEN BOARD ON SURFACES.
-USE ANDERSEN WINDOWS -400 SERIES, WITH HIGH PERFORMANCE GLASS (OR SIMILAR), SOLAR HEAT GAIN COEFFICIENT (SHGC):N/A, AND U-FACTOR: 29.
-USE TEMPERED GLASS IN HAZARDOUS LOCATIONS.
-EXISTING WINDOWS TO REMAIN UNLESS OTHERWISE NOTED. REPLACEMENT OPTIONAL.
-KITCHEN, LAUNDRY AND BATHROOM EXHAUST TERMINATION SHALL BE A MINIMUM OF 3'-0" CLEARANCE FROM ANY OPENINGS INTO THE BUILDING OR AIR INTAKES.
-INSULATION:
BASEMENT WALL: R19
EXTERIOR WALL: R20
BASEMENT CEILING: R30
ROOF: FILL CAVITY R49

ELECTRIC NOTES:
-RECEPTACLES TO BE ON MINIMUM OF 2 BRANCH CIRCUIT PER 2014 NEC SECTION 210.11 (C)(1)
-LAUNDRY ROOM RECEPTACLE OUTLETS TO BE ON A STANDALONE BRANCH CIRCUIT PER 2014 NEC SECTION 210.11 (C)(2), EC 240.24 (B)
-BATHROOM RECEPTACLE OUTLETS TO BE ON A STANDALONE BRANCH CIRCUIT PER 2014 NEC SECTION 210.11 (C)(3)
-INSTALL GFI RECEPTACLE FOR THE DISHWASHER AS REQUIRED PER 2014 NEC SECTION 210.8 (D)
-RECEPTACLES TO BE TAMPER RESISTANT PER 2014 NEC 406.12
-GFI RECEPTACLES REQUIRED FOR UNFINISHED BASEMENT AREAS PER IRC E3902.5
-RECEPTACLES SPACING MINIMUM PER IRC E3901.2.1

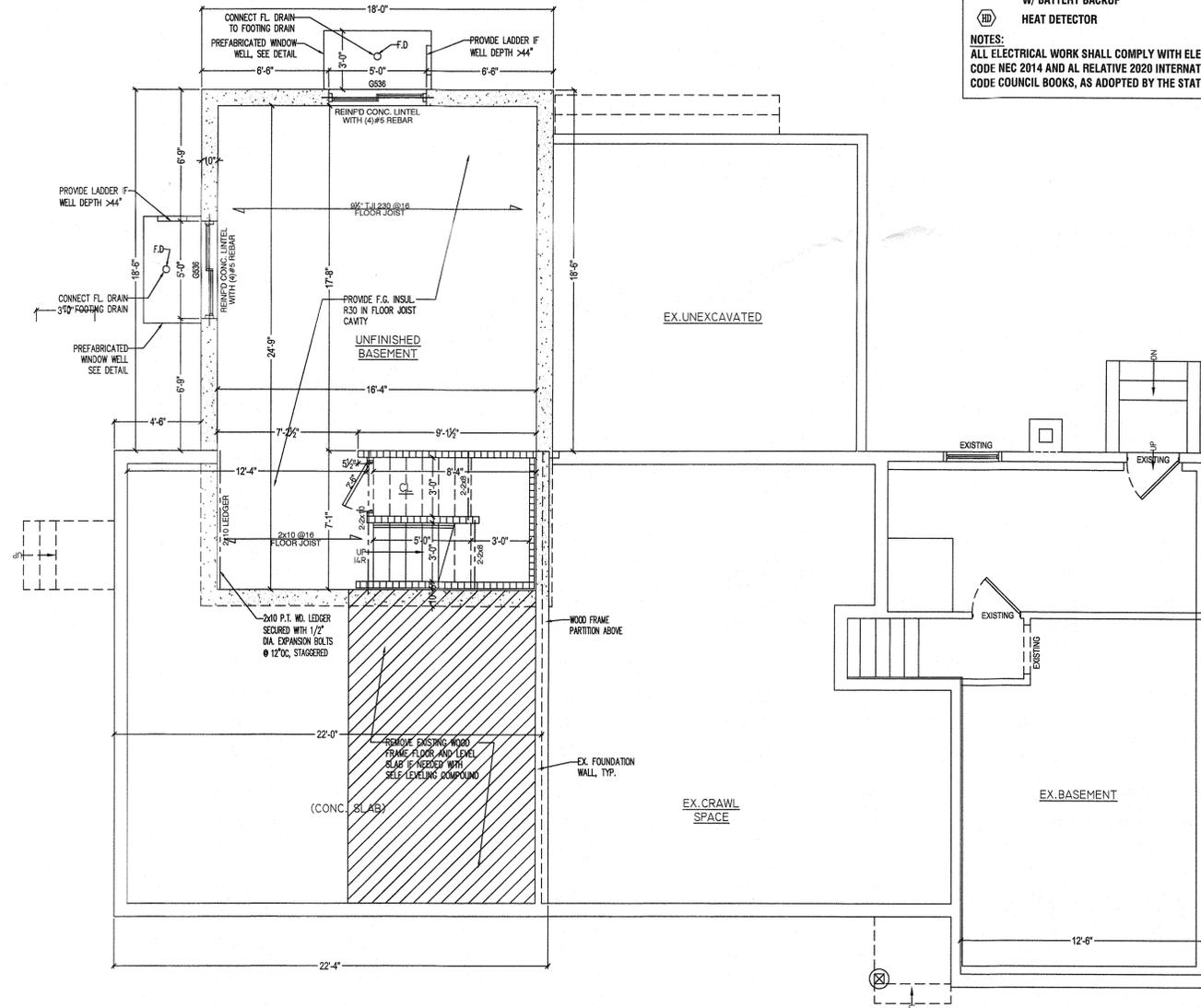
ELECTRICAL LEGEND

	EXHAUST FAN TO OUTSIDE AIR
	LIGHT SWITCH
	3-WAY LIGHT SWITCH
	4-WAY LIGHT SWITCH
	DUPLEX RECEPTACLE OUTLET
	OVER COUNTER DUPLEX RECEPTACLE OUTLET
	WATERPROOF DUPLEX RECEPTACLE OUTLET
	RANGE/OVEN/DRYER DEDICATE RECEPTACLE OUTLET 3 PRONG GROUNDED
	GROUND FAULT INTERRUPTED OUTLET -OVER COUNTER
	CEILING MOUNTED LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	WATERPROOF WALL MOUNTED LIGHT FIXTURE
	RECESSED CEILING SPOT LIGHT FIXTURE
	UNDER CABINET LIGHT FIXTURE
	ELECTRIC WIRE
	CARBON MONOXIDE/SMOKE DETECTOR COMBINATION HARDWIRED W BATTERY BACKUP
	SMOKE DETECTOR-HARDWIRED W/ BATTERY BACKUP
	HEAT DETECTOR

NOTES:
ALL ELECTRICAL WORK SHALL COMPLY WITH ELECTRIC CODE NEC 2014 AND AL RELATIVE 2020 INTERNATIONAL CODE COUNCIL BOOKS, AS ADOPTED BY THE STATE OF N.Y.



PROPOSED FOUNDATION PLAN
SCALE : 1/4" = 1'-0"



PROPOSED BASMENT FLOOR PLAN
SCALE : 1/4" = 1'-0"

CONSTRUCTION LEGEND	
	EXISTING FOUNDATION WALL
	NEW REINF. CONCRETE FOUNDATION WALL
	EXISTING PARTITION OR EXTERIOR WALL TO REMAIN
	EXISTING PARTITION TO BE REMOVED
	NEW DRYWALL PARTITION OR EXTERIOR WALL
	NEW OR EXISTING WINDOW TO REMAIN
	EXISTING WINDOW TO BE REMOVED
	NEW OR EXISTING DOOR TO REMAIN
	EXISTING DOOR TO BE REMOVED

FIGURE R507.9.1.3(1)
PLACEMENT OF LAG SCREWS AND BOLTS IN LEDGERS

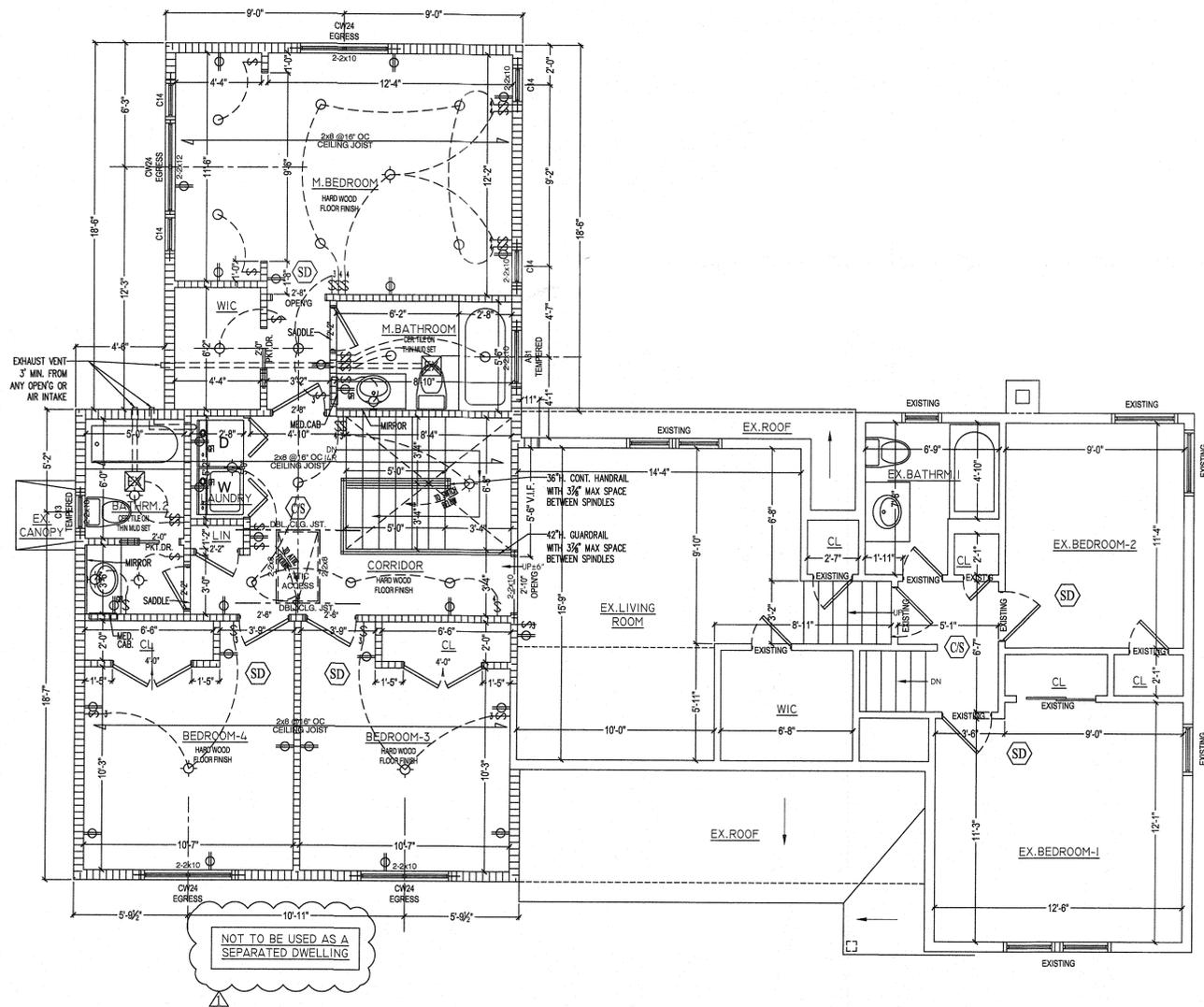
LIGHT AND VENTILATION NOTE:
LIGHT AND VENTILATION WILL BE SUPPLIED BY MECHANICAL MEANS AS ALLOWED BY THE 2020 RESIDENTIAL CODE OF THE STATE OF NEW YORK, AS FOLLOWS:

R303.1 HABITABLE ROOMS

HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS. NATURAL VENTILATION SHALL BE THROUGH WINDOWS, SKYLIGHTS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOOR AIR. SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS OR SHALL OTHERWISE BE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS. THE OPENABLE AREA TO THE OUTDOORS SHALL BE NOT LESS THAN 4 PERCENT OF THE FLOOR AREA BEING VENTILATED.

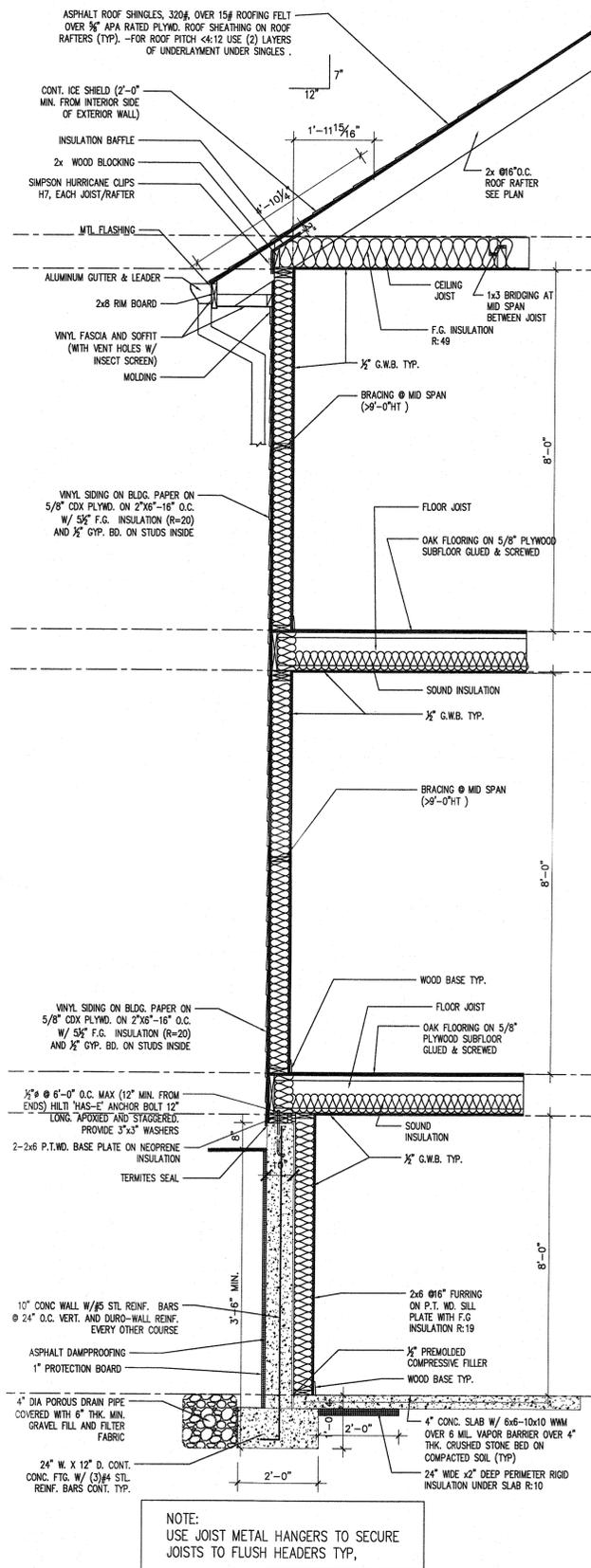
EXCEPTIONS:

1- THE GLAZED AREAS NEED NOT BE OPENABLE WHERE THE OPENING IS NOT REQUIRED BY SECTION R310 AND A WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM IS INSTALLED IN ACCORDANCE WITH SECTION M1505.
2- THE GLAZED AREAS NEED NOT BE INSTALLED IN ROOMS WHERE EXCEPTION 1 IS SATISFIED AND ARTIFICIAL LIGHT IS PROVIDED THAT IS CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOT-CANDELES (65 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES (762 MM) ABOVE THE FLOOR LEVEL.
3- USE OF SUNROOM AND PATIO COVERS, AS DEFINED IN SECTION R202, SHALL BE PERMITTED FOR NATURAL VENTILATION IF IN EXCESS OF 40 PERCENT OF THE EXTERIOR SUNROOM WALLS ARE OPEN, OR ARE ENCLOSED ONLY BY INSECT SCREENING.



FUTURE SECOND FLOOR PLAN

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



EXTERIOR WALL DETAIL

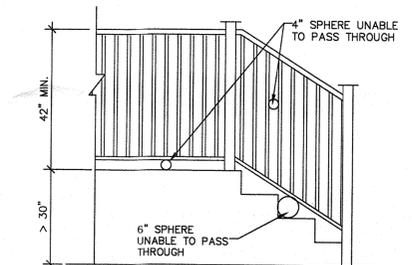
SCALE: 1/2" = 1'-0"

ELECTRIC NOTES:

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- BATHROOM RECEPTACLE OUTLETS TO BE ON A STANDALONE BRANCH CIRCUIT PER 2014 NEC SECTION 210.11 (C)(3)
- INSTALL GFCI RECEPTACLE FOR THE DISHWASHER AS REQUIRED PER 2014 NEC SECTION 210.8 (D)
- RECEPTACLES TO BE TAMPER RESISTANT PER 2014 NEC 406.12
- GFCI RECEPTACLES REQUIRED FOR UNFINISHED BASEMENT AREAS PER IRC E3902.2
- RECEPTACLES SPACING MINIMUM PER IRC E3901.2.1

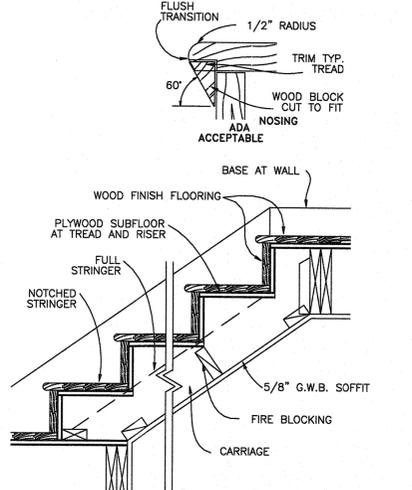
ELECTRICAL LEGEND	
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	LIGHT SWITCH
	3-WAY LIGHT SWITCH
	4-WAY LIGHT SWITCH
	DUPLEX RECEPTACLE OUTLET
	OVER COUNTER DUPLEX RECEPTACLE OUTLET
	WATERPROOF DUPLEX RECEPTACLE OUTLET
	RANGE/OVEN/DRYER DEDICATED RECEPTACLE OUTLET 3 PRONG GROUNDED
	GROUND FAULT INTERRUPTED OUTLET -OVER COUNTER
	CEILING MOUNTED LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	WATERPROOF WALL MOUNTED LIGHT FIXTURE
	RECESSED CEILING SPOT LIGHT FIXTURE
	UNDER CABINET LIGHT FIXTURE
	ELECTRIC WIRE
	CARBON MONOXIDE/SMOKE DETECTOR COMBINATION HARDWIRED W BATTERY BACKUP
	SMOKE DETECTOR-HARDWIRED W/ BATTERY BACKUP
	HEAT DETECTOR

NOTES:
ALL ELECTRICAL WORK SHALL COMPLY WITH ELECTRIC CODE NEC 2014 AND AL RELATIVE 2020 INTERNATIONAL CODE COUNCIL BOOKS, AS ADOPTED BY THE STATE OF N.Y.



RAILING DETAIL

SCALE: N.T.S.



WOOD STAIRS DETAIL

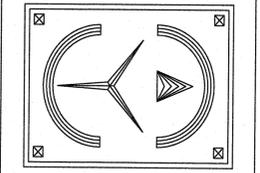
SCALE: 3/4" = 1'-0"

NOTE - ARCHITECT ASSUMES NO LIABILITY FOR EXISTING STRUCTURE AND/OR CODE COMPLIANCE

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A-7 SOUTH AND WEST ELEVATIONS
A-8 CONSTRUCTION DETAILS

AS PER BLDG DPMT COMMENTS 8625		
NO.	REVISION	DATE



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PROJECT
PROPOSED ADDITION TO EXISTING RESIDENCE
61 VILLA ROAD
PEARL RIVER, N.Y. 10965

SECOND FLOOR PLAN AND DETAILS

PLAN DATA

START DATE: 11-11-24
ISSUE FOR BLDG DPMT PERMIT 521-25

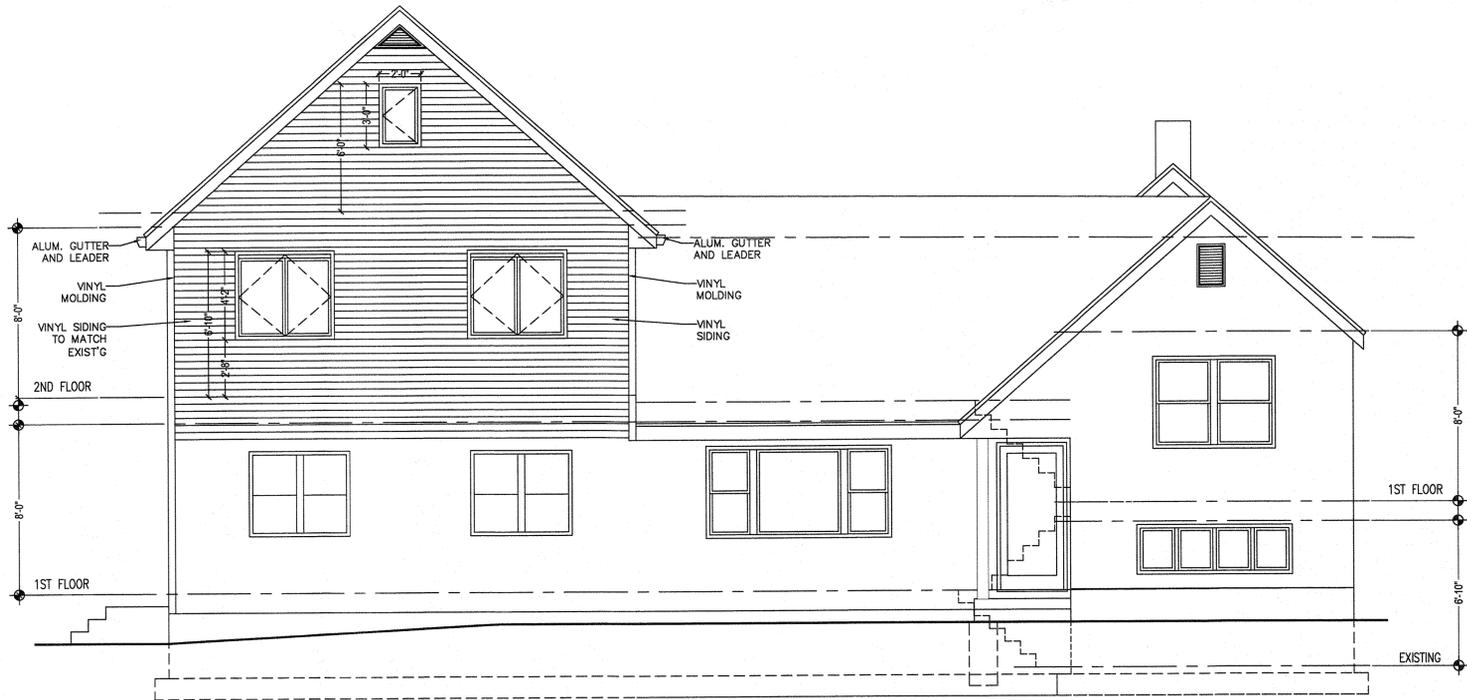
SCALE: AS NOTED
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ERIC KNUTE OSBORN ARCHITECT
STATE OF NEW YORK



NORTH ELEVATION - RIGHT
SCALE : 1/4" = 1'-0"



WEST ELEVATION - REAR
SCALE : 1/4" = 1'-0"

NOTE - ARCHITECT ASSUMES NO LIABILITY FOR EXISTING STRUCTURE AND/OR CODE COMPLIANCE

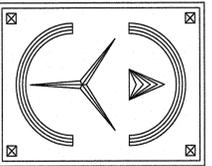
A&E SERVICES

LUIS J. FERNANDEZ
845 406-7542

DWG. LIST

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- A-7 SOUTH AND WEST ELEVATIONS
- A-8 CONSTRUCTION DETAILS

NO.	REVISION	DATE
AS PER BLDG DPMT COMMENTS	8-6-25	



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PROJECT

PROPOSED ADDITION TO EXISTING RESIDENCE

61 VILLA ROAD
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NORTH AND WEST ELEVATIONS

PLAN DATA

START DATE: 11-11-24
ISSUE FOR BLDG DPMT PERMIT 5-21-25

SCALE: AS NOTED

DWG. No.

A-6

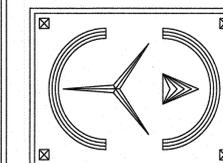
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NO.	REVISION	COMMENTS	DATE
AS PER BLDG DPMT			8-6-25



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PROJECT

PROPOSED ADDITION TO
EXISTING RESIDENCE

61 VILLA ROAD
PEARL RIVER, N.Y. 10965

SOUTH AND EAST ELEVATIONS

PLAN DATA

START DATE: 11-11-24
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SCALE: AS NOTED

DWG. No.

A-7

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SOUTH ELEVATION - LEFT
SCALE: 1/4" = 1'-0"

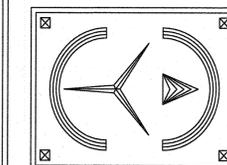


WEST ELEVATION - REAR
SCALE: 1/4" = 1'-0"

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AS PER BLDG DPMT COMMENTS 8-6-25
NO. REVISION DATE



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PROJECT

PROPOSED ADDITION TO
EXISTING RESIDENCE

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PEARL RIVER, N.Y. 10965

CONSTRUCTION DETAILS

PLAN DATA

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SCALE: AS NOTED

DWG. No.

A-8

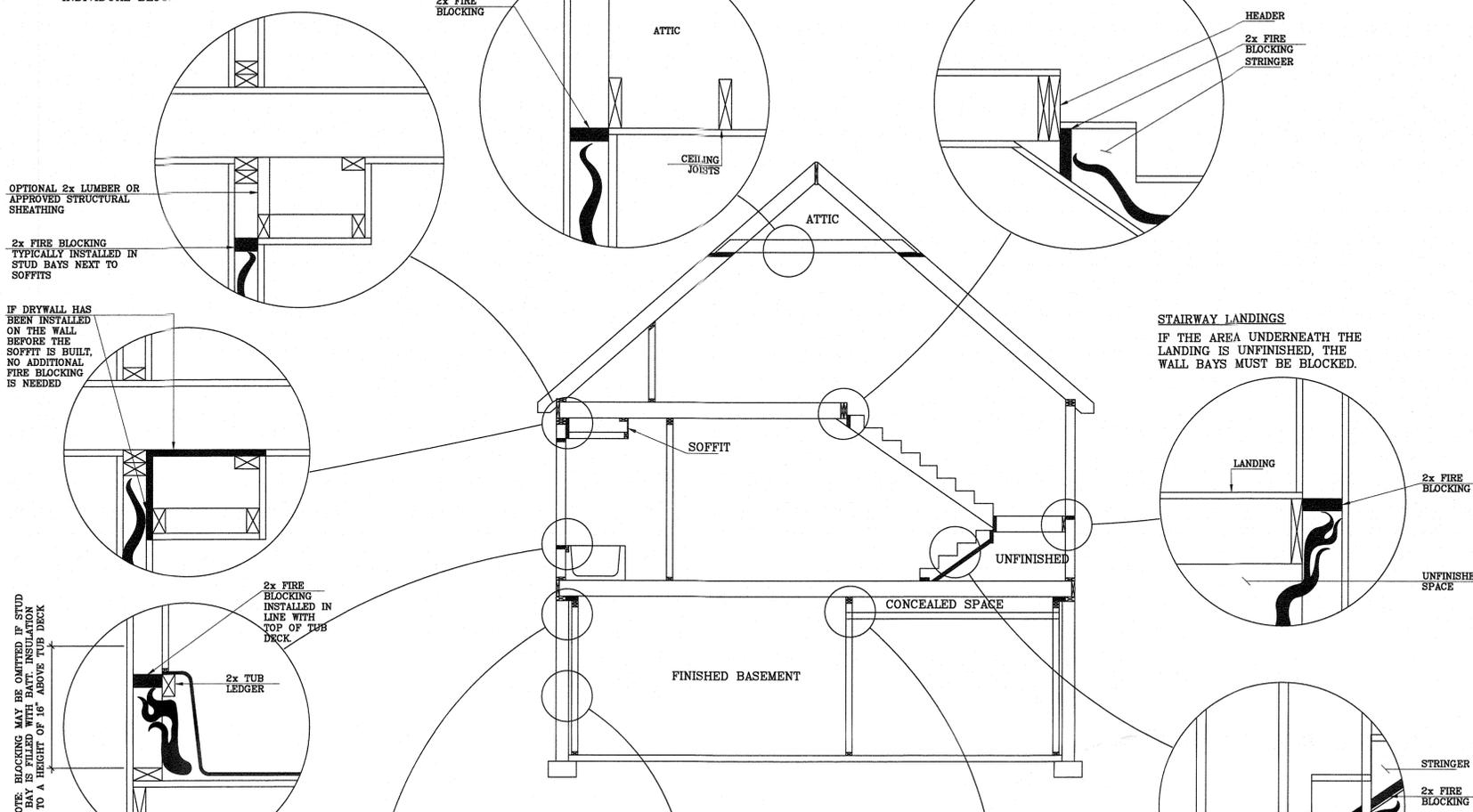
SEAL & SIGNATURE
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THESE PLANS AND SPECIFICATIONS ARE IN ACCORDANCE WITH THE APPLICABLE STATUTES.



SOFFITS
WITHOUT FIRE BLOCKING, A SOFFIT PROVIDES A PATH FOR FIRE TO SPREAD FROM A WALL CAVITY TO THE JOIST BAYS ABOVE. INSTALLING A SINGLE PIECE OF MATERIAL ACROSS THE FACE OF THE STUDS IS OFTEN FASTER THAN USING INDIVIDUAL BLOCKS.

BALLOON-FRAMED RAKES
FULL-HEIGHT RAKE WALLS NEED FIRE BLOCKS TO SEPARATE THE STUD BAYS FROM THE ATTIC SPACE ABOVE.

STAIR STRINGERS
THE SPACE BETWEEN STRINGERS MUST BE SEPARATED FROM THE UPPER-STORY FLOOR-JOIST BAYS.



OPTIONAL 2x LUMBER OR APPROVED STRUCTURAL SHEATHING
2x FIRE BLOCKING TYPICALLY INSTALLED IN STUD BAYS NEXT TO SOFFITS

IF DRYWALL HAS BEEN INSTALLED ON THE WALL BEFORE THE SOFFIT IS BUILT, NO ADDITIONAL FIRE BLOCKING IS NEEDED

NOTE: BLOCKING MAY BE OMITTED IF STUD BAY IS FILLED WITH BATT INSULATION TO A HEIGHT OF 16" ABOVE TUB DECK

TUB DECK
FIRE BLOCKING IS REQUIRED IN THE STUD BAYS AROUND A DROP-IN TUB.

3/4" PLYWOOD FIRE BLOCKING (2x LUMBER OR 1/2" GYPSUM BOARD ALSO PERMITTED)

PERIMETER BASEMENT WALLS
A SPACE BEHIND A 2x4 PERIMETER WALL MUST BE SEPARATED FROM THE JOIST BAYS ABOVE.

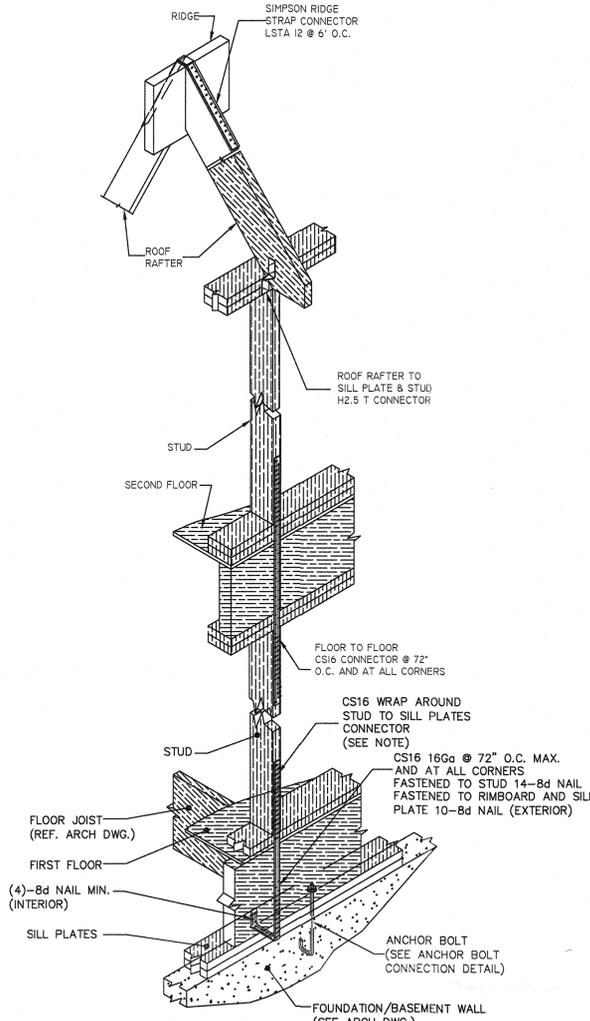
CONCEALED SPACES IN WALLS
WHEN A WALL IS NOT GYPSUM BOARDED OR SHEATHED ON BOTH SIDES (WHICH IS TYPICAL OF FURRED-OUT BASEMENT WALLS AND DOUBLE STUD WALLS) THERE MUST BE A FULL-HEIGHT FIRE BLOCK EVERY 10 FEET HORIZONTALLY.

DROPPED CEILINGS
DROPPED CEILINGS CAN BE BLOCKED IN THE SAME WAY AS SOFFITS.

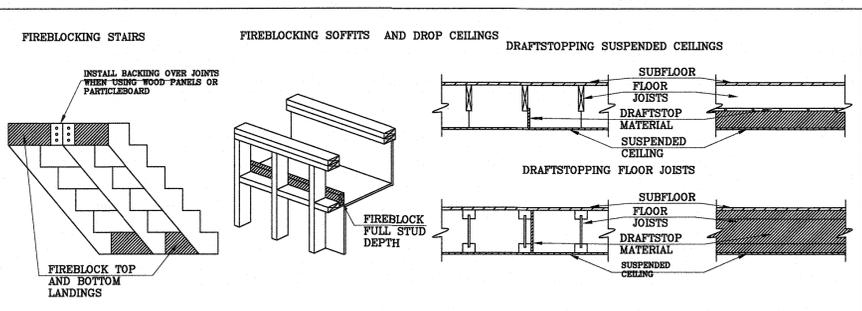
STAIRWAY STRINGERS
IF THE AREA BELOW THE STAIR IS UNFINISHED, FIRE BLOCKS ARE REQUIRED IN THE STUD BAYS ALONGSIDE THE STRINGER. IF THE AREA BENEATH IS FINISHED WITH A MINIMUM 1/2" GYPSUM BOARD, THIS BLOCKING IS TYPICALLY NOT REQUIRED.

FIRE BLOCKING LOCATIONS AND DETAILS

SCALE N.T.S.



CONTINUOUS LOAD PATH DET'L
SCALE: N.T.S.



FIREBLOCKS OCCUR IN WALLS AND DRAFTSTOPS OCCUR IN FLOOR/CEILING ASSEMBLIES

- IN ANY CONCEALED WALL SPACES IF AN OPENING EXISTS THAT ALLOWS FIRE TO SPREAD FROM ONE STORY TO ANOTHER OR FROM A LOWER STORY INTO THE ATTIC. EX. OPENINGS FOR PLUMB PIPES, OPENINGS FOR ELECTRICAL WIRES AND CONDUIT, HVAC DUCT CHASES BETWEEN STORIES, LAUNDRY CHUTES AND OPENINGS AT THE TOPS OF FRAMED COLUMNS, NICHEs AND ARCHES.
- IN CONCEALED WALL SPACES AT EVERY CEILING AND FLOOR LEVEL.
- WHERE CONCEALED VERTICAL AND HORIZONTAL WALL SPACES INTERSECT. EX. SOFFITS FOR KITCHEN CABINETS AND RECESSED VANITY LIGHTS, AND FOR DROP CEILINGS.
- BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF EACH FLIGHT OF STAIRS.
- AROUND CHIMNEYS AND FLUES WHERE THEY INTERSECT FRAMING AT FLOOR AND CEILING LEVELS.
- IN CONCEALED WALL SPACES IF THE CONCEALED SPACE IS OPEN FOR MORE THAN (>) 10 FEET HORIZONTALLY. EX. A CONCEALED HORIZONTAL WALL SPACE INCLUDE SOME METHODS OF FRAMING LARGE ARCHED OPENINGS BETWEEN ROOMS, AND WALLS BUILT USING TWO ROWS OF STAGGERED STUDS.

COMMON FIREBLOCK MATERIALS INCLUDE 2-INCH (NOMINAL) THICK LUMBER OR TWO PIECES OF 1-INCH THICK LUMBER, 23/32-INCH THICK WOOD STRUCTURAL PANELS, 1/2-INCH THICK DRYWALL, PROPERLY SECURED FIBERGLASS INSULATION AND APPROVED FIRE-RESISTANT CAULK. VERIFY THAT VISIBLE JOINTS BETWEEN PIECES OF FIREBLOCKING MATERIAL ARE STAGGERED AND THAT THE MATERIAL IS SECURED IN PLACE SO THAT IT WILL NOT SETTLE OUT OF POSITION OVER TIME. THE DAMAGE TO FIREBLOCKS AND DRAFTSTOPS SHOULD BE REPAIRED AND PENETRATIONS SUCH AS ELECTRICAL CABLES AND HVAC DUCTS SHOULD BE SEALED.

THE IRC, IN SECTION R302.12 REQUIRES INSTALLING DRAFTSTOPS WHEN USABLE SPACE EXISTS BOTH ABOVE AND BELOW THE FLOOR/CEILING ASSEMBLY AND WHEN THE OPEN AREA WITHIN THE CONCEALED FLOOR/CEILING ASSEMBLY EXCEEDS (>) 1,000 SQUARE FEET. THE DRAFTSTOPPED AREAS SHOULD BE APPROXIMATELY EQUAL IN SIZE. COMMON DRAFTSTOP MATERIALS INCLUDE 1/2-INCH THICK DRYWALL AND 3/8-INCH THICK WOOD STRUCTURAL PANELS.

FIRE BLOCKING AND DRAFTSTOPPING DETAILS

SCALE: N.T.S.

NOTE - ARCHITECT ASSUMES NO LIABILITY FOR EXISTING STRUCTURE AND/OR CODE COMPLIANCE

Name of Municipality: TOWN OF ORANGETOWN

Date Submitted: 2-5-2025

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: _____

Nelson Dutan

Project Name: ~~PROPOSED ADDITION TO EXISTING RESIDENCE~~

Street Address: 61 - Villa Rd
PEARL RIVER N.Y 10965

Tax Map Designation:
Section: 69.10 Block: 1 Lot(s): 68
Section: _____ Block: _____ Lot(s): _____

Directional Location:
On the N side of Villa Rd, approximately 100' feet of the intersection of _____, in the Town of ~~PEARL RIVER~~ in the hamlet/village of Pearl River.
Acreage of Parcel _____ Zoning District R-15
School District NANUET Postal District PR
Ambulance District PR Fire District PR
Water District Veolia Sewer District municipal

Project Description: (If additional space required, please attach a narrative summary.)
2 story addition + BASEMENT

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
Date: 2-5-2025 Applicant's Signature: *Nelson Dutan*

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JUN 05 2025

TOWN OF ORANGETOWN
BUILDING DEPARTMENT

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 2,108 SF
- 2) Total square footage 3,319 SF
- 3) Number of dwelling units 1

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? No

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.

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

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**TOWN OF ORANGETOWN
BUILDING DEPARTMENT**



OFFICE OF BUILDING, ZONING, PLANNING,
ADMINISTRATION AND ENFORCEMENT
TOWN OF ORANGETOWN

26 Orangeburg Road
Orangeburg, N.Y. 10962

(845)359-8410

Fax: (845) 359-8526

REFERRAL TO THE ZONING BOARD OF APPEALS

Date: 05/29/25 Section: 69.10 Block: 1 Lot: 68

Applicant: DUTAN

Address: 61 Villa Rd Pearl River NY 10965

RE: Application Made at: same

Referred For:

Chapter 43, Section 3.12 R-15, Col 9 Side Yd 20' w/ 14' proposed.

1 variances required

Comments:

2nd Floor Addition on an existing dwelling

Dear DUTAN:

Please be advised that the Building Permit Application # 7178-25, which you submitted on 5.7.25, has been referred to the Town of Orangetown Zoning Board of Appeals. The Clerk to the Zoning Board of Appeals, Katlyn Bettmann can assist you in the preparation necessary to appear before the board. She can be reached at 845-359-8410 ext. 4316 or kbettmann@orangetown.com

Sincerely,

Domenic Miano
Assistant Building Inspector

RECEIVED

JUN 05 2025

**TOWN OF ORANGETOWN
BUILDING DEPARTMENT**

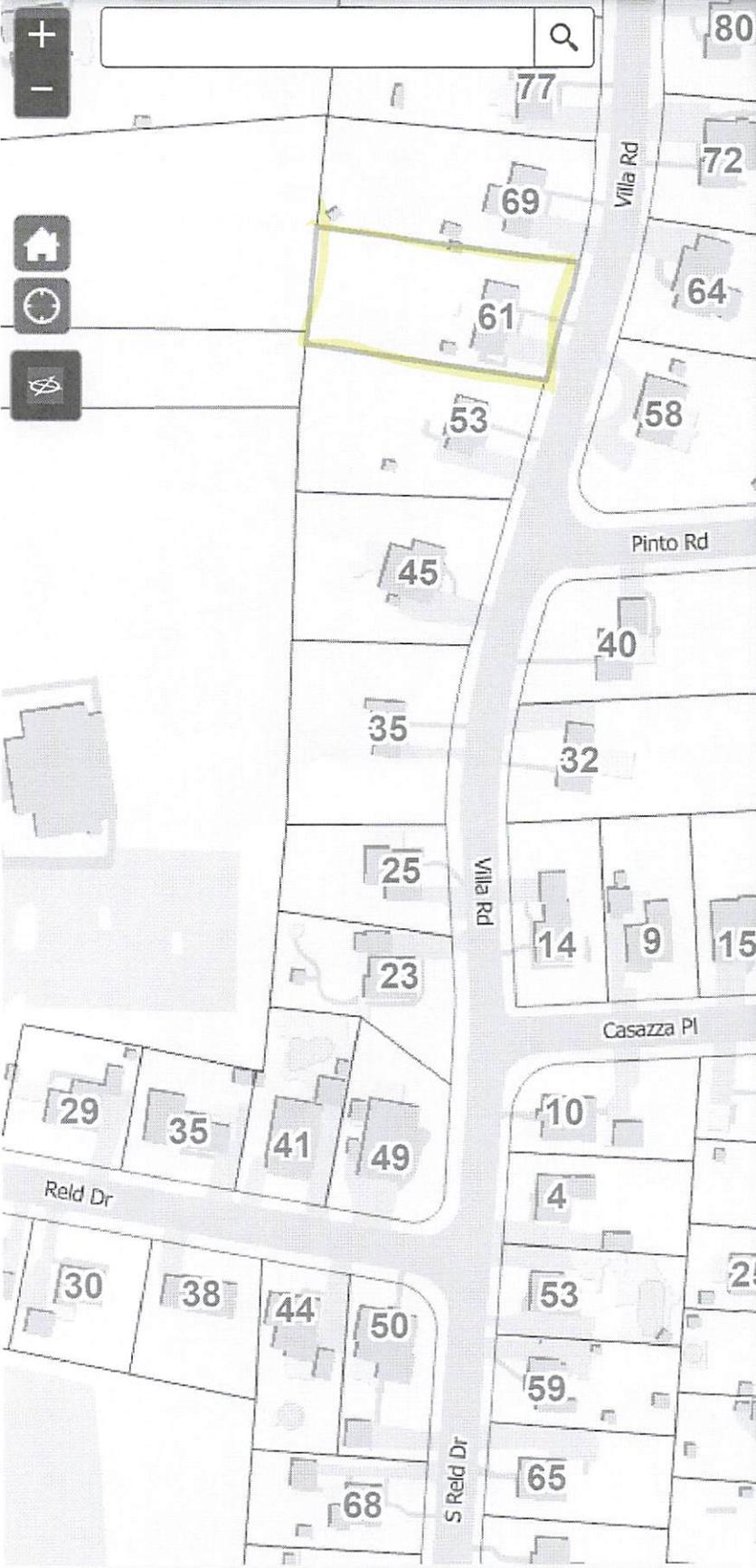
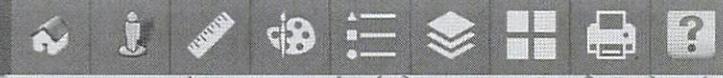
Signature of Director
NOTE: PLEASE KEEP FOR YOUR RECORDS
10-04-2024: emd

5/29/25

Date
CC: Katlyn Bettmann
Elizabeth Decort

SWIS	PRINT KEY	NAME	ADDRESS
392489	69.06-1-72	Edward J Connors	91 Villa Rd,Pearl River, NY 10965
392489	69.06-1-73	Jennifer L Arterburn	85 Villa Rd,Pearl River, NY 10965
392489	69.06-1-74	William C Boera	77 Villa Rd,Pearl River, NY 10965
392489	69.06-1-75	Katherine A Greene	80 Villa Rd,Pearl River, NY 10965
392489	69.09-4-3	Lisa Lanzaro	10 Demarest Ln,Old Tappan, NJ 07675
392489	69.10-1-1	Edmund H Jersey	69 Villa Rd,Pearl River, NY 10965
392489	69.10-1-2	Terence Hutmacher	72 Villa Rd,Pearl River, NY 10965
392489	69.10-1-3	Richard M Kenney	64 Villa Rd,Pearl River, NY 10965
392489	69.10-1-4	Frank Mc Cabe	58 Villa Rd,Pearl River, NY 10965
392489	69.10-1-5	Benedetto Russo	21 Pinto Rd,Pearl River, NY 10965
392489	69.10-1-22	Michael J Bohan	40 Villa Rd,Pearl River, NY 10965
392489	69.10-1-65	Denis J Ryan	35 Villa Rd,Pearl River, NY 10965
392489	69.10-1-66	Michael Kroner	45 Villa Rd,Pearl River, NY 10965
392489	69.10-1-67	Paul Dertinger	53 Villa Rd,Pearl River, NY 10965
392489	69.10-1-68	Nelson E Dutan	61 Villa Rd,Pearl River, NY 10965

Rockland County GML Map Application



GML Sec. 239

Select By ID Buffer Results

[Export Search URL](#) [Zoom All](#) [Clear](#) [Report](#)

Features selected: 1 [Export All to CSV](#)

PARCEL DATE: August 2024
PRINT_KEY: 69.10-1-68
OLD ID: 15-22-224.9
SWIS: 392489
MUNICIPALITY: ORANGETOWN
TOWN: ORANGETOWN
VILLAGE: N/A
ADDRESS: 61 VILLA RD
ADDRESS 2:
ALTERNATE ADDRESS:
CITY: PEARL RIVER
STATE: NY
ZIP: 10965
OWNER: NELSON E DUTAN
ADDITIONAL OWNERS:
DATE OF DEED: 02/07/2022
BOOK-PAGE: N/A
INSTRUMENT: 2022-00004964
DEED_ACRES:
GIS CALCULATED ACRES: 0.46228782
REQUIRES GML_REVIEW: NO
ROW - PALISADES INTERSTATE PARKWAY: NO
ROW - NYS THRUWAY: NO
COUNTY PARK: NO
ROW COUNTY HWY: NO
ROW NYS HWY: NO
COUNTY REGULATED STREAMS: NO
LONG PATH HIKING TRAIL: NO
NYS PARK: NO
NYS FACILITY: NO
COUNTY FACILITY: NO
VILLAGE BOUNDARY: NO
TOWN BOUNDARY: NO
ORANGE COUNTY BOUNDARY: NO
X LONGITUDE: 629450
Y LATITUDE: 814997
SUBDIVISION MAP: 2233



PROPOSED ADDITION TO EXISTING RESIDENCE

61 VILLA ROAD
PEARL RIVER, N.Y. 10954

GENERAL NOTES

- ALL WORK PERFORMED SHALL COMPLY WITH BUILDING AND ZONING ORDINANCES OF THE TOWN OF ORANGETOWN
- PRIOR TO CONSTRUCTION CONTRACTOR IS TO OBTAIN NECESSARY BUILDING, PLUMBING, AND UTILITY (WATER, GAS, ELECTRIC, SEWER, ETC.) PERMITS AND APPROVALS AND VARIANCES LOCAL AND STATE AS REQUIRED. HE SHALL DELIVER A C.O. TO OWNER UPON COMPLETION.
- CONTRACTORS ARE TO FOLLOW ALL NATIONALLY ACCEPTED TRADE PRACTICES, THEREBY GIVING YOU A COMPLETE, SAFE, AND FULLY OPERATIONAL BUILDING.
- THE CONTRACTOR SHALL VERIFY: LOCATION AND ACTUAL DEPTH OF ALL EXISTING SEWERS, STORM DRAINS, WATER MAINS AND PIPES TO ALL NEW CONNECTIONS AND CROSSINGS; VERIFY ACTUAL INVERTS OF SANITARY LINES IN ADVANCE OF TRENCHING AND CONSTRUCTION OF BUILDING.
- CONTRACTOR SHALL CARRY ALL NECESSARY INSURANCES PER N.Y.S., LOCAL AND ALL GOVERNING REGULATIONS. INSURANCE SHALL BE IN FORCE, PRIOR TO, DURING, AND AFTER CONSTRUCTION PER GOVERNING REGULATIONS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND BE RESPONSIBLE FOR SAME AND NOTIFY OWNER AND ARCHITECT OF ANY DEVIATIONS FROM DRAWINGS IN WRITING PRIOR TO ERECTION.
- CONTRACTOR IS TO CLEAR SITE OF ANY EXISTING BUILDING, TREES, SEPTIC TANKS, ETC.
- PROVIDE CONTAINER FOR AND REMOVAL OF DEBRIS DURING CONSTRUCTION. LEAVE PREMISES BROOM CLEAN DAILY.
- ALL FOOTINGS TO REST ON FIRM, UNDISTURBED ORIGINAL SOIL, 1-1/2 TON, 3'-0" MINIMUM BELOW FINISHED GRADE; EARTH FILL SHALL BE COMPACTED, DEBRIS FREE AND WELL TAMPED.
- CONCRETE AND MASONRY CONTRACTOR SHALL INSTALL ALL ANCHOR BOLTS, PLATES, SLOTS, CHASES, SLEEVES, ETC., AS REQUIRED BY TRADES; CAULK WEATHER-TIGHT ALL OPENINGS.
- CONCRETE SHALL BE 3000 PSI AT END 28 DAYS AND SHALL CONFORM TO A.C.I. 301 SPECIFICATION.
- ALL LUMBER SHALL BE SOUND DRY, FREE FROM ROT, KNOTS AND SHAKES; DOUGLAS FIR NO. 2, 1150 PSI OR BETTER, DOUGLAS FIR STUDS IN BEARING PARTITIONS AND AT EXTERIOR PARTITIONS, AND HEM. FIR K.D. AT NON BEARING PARTITIONS, NO UTILITY GRADE, 75% MOISTURE 12-19%, ALL EXTERIOR TO BE CDX FIR 4/5 PLY.
- ALL FLOOR AND CEILING JOISTS SHALL HAVE WOOD BRIDGING AS SHOWN ON SECTION TO A MAXIMUM 8'-0" O.C.. DOUBLE ALL STUDS AT ALL OPENINGS. ALL 9'-0" HIGH WALLS TO HAVE "CATS" AT MIDPOINT OF ALL WALLS.
- DOUBLE ALL JOISTS UNDER PARALLEL PARTITIONS AND AT ALL OPENINGS IN FLOOR AND CEILING; BRACE ALL WALLS DURING CONSTRUCTION.
- INSTALL COUNTERS, AND VANITIES. VERIFY AS BUILT DIMENSIONS PRIOR TO FABRICATION OF CABINETS.
- ALL CLOSETS SHALL BE ONE ROD AND 2 SHELVES MINIMUM 12", 5 SHELVES IN LINEN SHELF CLOSETS.
- PROVIDE HOSE BIB, FREEZE-PROOF, QUANTITY AND LOCATION PER OWNERS INSTRUCTION.
- PROVIDE COPPER PIPE, PVC WASTE AND DRAIN.
- WINDOWS ARE TO BE "PELLA" DOUBLE GLAZED WITH GRILLS, THERMAL BREAK, CLAD WITH SCREENS. FLASH PER MANUFACTURERS SPECIFICATIONS. U-VALUE: .022 AND SHGC: .29

CONCRETE AND REINFORCING

- ALL CONCRETE EXPOSED TO WEATHER TO BE 4000 PSI IN 28 DAYS WITH 6% AIR-ENTRAINMENT AND STRENGTH OF 3000 PSI IN 28 DAYS. 3000-PSI PEA GRAVEL CONCRETE MAY BE USED FOR FILLED BLOCK CELLS.
- ALL CONCRETE SHALL BE REINFORCED AND ERECTED IN ACCORDANCE WITH THE RESIDENTIAL CODE REQUIREMENTS FOR REINFORCED CONCRETE AS ADOPTED BY ACI 318 AND LOCAL CODES.
- ALL CONCRETE WORK SHALL CONFORM TO ACI 301 STANDARD SPECIFICATIONS FOR REINFORCED CONCRETE.
- ALL REINFORCING STEEL SHALL BE DEFORMED HIGH BOND BARS ROLLED FROM NEW BILLET OR INTERMEDIATED GRADE STEEL TO MEET LATEST ASTM SPECIFICATIONS A-615, GRADE 60.
- BARS SHALL BE LAPPED A MINIMUM OF 36 DIAMETERS AT SPLICES. WELDED WIRE FABRIC SHEETS LAPPED 8" MINIMUM.
- WELDED WIRE FABRIC SHALL MEET REQUIREMENTS OF ASTM A-185.
- ALL DETAILS OF REINFORCEMENT AND ACCESSORIES SHALL BE FABRICATED AND PROVIDED IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE FOR DETAILING.
- BEFORE POURING CONCRETE, MECHANICAL AND ELECTRICAL CONTRACTORS TO VERIFY LOCATION AND SIZE OF ALL OPENINGS, PADS, TRENCHES AND SLEEVES FOR THEIR EQUIPMENT, IF ANY.
- SHOP DRAWINGS SHALL MEET REQUIREMENTS OF ASTM A-185. SHOP DRAWINGS ON ALL CONCRETE REINFORCING MUST BE SUBMITTED TO THE ARCHITECT AND P.E. FOR REVIEW.

FOOTINGS AND FOUNDATIONS

- SOIL TESTS OR BORINGS (IF REQUIRED BY THE TOWN) SHALL BE SUPPLIED TO THE ARCHITECT/ENGINEER. FOOTINGS HAVE BEEN DESIGNED FOR TWO (2) TONS PER SQUARE FOOT BEARING CAPACITY. SOIL SHALL BE VERIFIED AND/OR OWNER SHALL ASSUME ALL RESPONSIBILITY FOR ANY FAILURE IN THE BUILDING DUE TO SOIL CONDITION.

- ALL INSULATION SHALL BE R20 IN WALLS, R49 IN CEILING, AND R30 IN FLOOR.
- PROVIDE TWO COATS "BENJAMIN MOORE" OR EQUAL PAINT ON ONE COAT PRIMER AND THREE COATS VARNISH WITH STAIN ON ALL MOULDINGS, TRIM, SHELVING AND OAK FLOORS OR AS PER OWNERS INSTRUCTIONS.
- EXTERIOR DOORS PRE-HUNG, METAL INSULATED U40, "THERMATRU" OR EQUAL
- ALL EXTERIOR DOORS TO HAVE KEYED "SCHLAGE" OR EQUAL HARDWARE. INTERIOR "KWIKSET" OR EQUAL, KEYED PASSAGE AS PER OWNERS INSTRUCTIONS.
- PROVIDE METAL FLASHING AT ALL EXTERIOR DOORS, OPENINGS AND WINDOWS.
- "ICE AND WATERSHIELD" SHALL EXTEND 24" BEYOND INTERIOR FACE OF EXTERIOR WALL
- INTERIOR DOOR - "MASONITE", BATHROOMS AND M.B.R. TO BE SOLID CORE UNLESS OTHERWISE NOTED.
- PROVIDE 0 EXTERIOR TO 70 INTERIOR HEAT, GAS FIRED BOILER "BTU" AS REQUIRED FOR BUILDING SIZE. PROVIDE ZONES AS PER OWNERS INSTRUCTION.
- ALL ELECTRICAL WORK SHALL CONFORM TO THE N.B.F.U., THE N.E.C., AND THE LOCAL UTILITY CO. USE COPPER WIRE ONLY. PROVIDE AMP SERVICE TO ADEQUATELY SERVICE THIS BUILDING.
- ALL SMOKE DETECTORS TO BE HARD WIRED, INTERCONNECTED WITH BATTERY BACK-UP.
- EXHAUST FANS TO HAVE IT'S OWN SWITCH AND TO VENT DIRECTLY TO THE EXTERIOR.
- PROVIDE - C.M. - DETECTORS PER CODE
- THE ARCHITECT VERIFIES THAT THE PLANS CONFORM TO THE IRC 2015 & SUPPLEMENTARY N.Y.S. CODE 2016
- ALL BUILDINGS SHALL BE BUILT TO MEET ALL IRC 2015 & NYS FIRE & BUILDING CODES AND ALL LOCAL AND STATE BUILDING AND PLUMBING CODES.
- BUILDING TO COMPLY W/ IEC 2015 ENERGY CODE & MECHANICAL CODES, & MANDATORY REQUIREMENTS SEE RESCHECK
- PROVIDE NFPA 13D SPRINKLER SYSTEM CONNECTED TO 44--CONTROL AS PER STATE AND LOCAL BUILDING CODES.
- PER M1502.3 DUCT TERMINATION. EXHAUST DUCTS (CARBON MONOXIDE EXH) SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING. EXHAUST DUCT TERMINATIONS SHALL BE IN ACCORDANCE WITH THE DRYER MANUFACTURER'S INSTALLATION INSTRUCTIONS. IF THE MANUFACTURER'S INSTRUCTIONS DO NOT SPECIFY A TERMINATION LOCATION, THE EXHAUST DUCT SHALL TERMINATE NOT LESS THAN 3 FEET (914 MM) IN ANY DIRECTION FROM OPENINGS INTO BUILDINGS. EXHAUST DUCT TERMINATIONS SHALL BE EQUIPPED WITH A BACKDRAFT DAMPER. SCREENS SHALL NOT BE INSTALLED AT THE DUCT TERMINATION.
- EGRESS WINDOW REQUIREMENTS BOTTOM OF THE EGRESS WINDOW OPENING CANT EXCEED 44" FROM THE FINISHED FLOOR. THE MINIMUM OPENING AREA OF THE EGRESS WINDOW IS 5.7 SQUARE FEET. THE MINIMUM EGRESS WINDOW OPENING HEIGHT IS 24" HIGH. THE MINIMUM EGRESS WINDOW OPENING IS 20" WIDE.

- FLAME SPRED INDEX TO BE UNDER 200 SMOKE DEVELOPED INDEX TO BE UNDER 450 FOR INSULATION TO PER ASTM E84, UL723
- INSULATION CLEARANCE TO BE A MIN. 3" FROM LUMINARIES
- CONNECT LEADERS TO FOOTING DRAIN

NOTES

- DO NOT SCALE DRAWINGS - FOLLOW DIMENSIONS ONLY.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS AND BE RESPONSIBLE FOR SAME, AND NOTIFY OWNER AND ARCHITECT OF ANY DEVIATIONS FROM DRAWINGS IN WRITING PRIOR TO ERECTION.
- THESE DRAWINGS ARE DESIGN DOCUMENTS AND ARE SUBJECT TO THE INTERPRETATION OF THE ARCHITECT. ANY CHANGES MADE BY THE CONTRACTOR SHALL FIRST BE APPROVED BY THE OWNER AND ARCHITECT PRIOR TO COMMENCING WITH THE WORK INVOLVED. ANY UNAUTHORIZED CHANGES MADE BY THE CONTRACTOR AND ULTIMATELY NOT APPROVED BY THE OWNER SHALL BECOME THE RESPONSIBILITY OF THE CONTRACTOR TO CORRECT AT HIS OWN EXPENSE.
- PLANS ARE BASED ON SITE SURVEY GIVEN TO THE ARCHITECT BY THE OWNER. THEY SHALL BE REVIEWED BY A LICENSED ENGINEER OR SURVEYOR WHO SHALL VERIFY ALL SETBACKS AND BUILDING LINES PRIOR TO CONSTRUCTION.
- ARCHITECT HAS BEEN RETAINED FOR DESIGN PURPOSES ONLY. ARCHITECT HAS NOT BEEN RETAINED FOR CONSTRUCTION INSPECTION SERVICES OR FOR APPROVAL OF SHOP DRAWINGS, OR FOR ANY BIDDING PROCEDURES. ARCHITECT IS NOT RESPONSIBLE FOR ANY ELECTRICAL OR MECHANICAL SYSTEMS RELATED TO THIS CONSTRUCTION. HIS RESPONSIBILITY IS STRICTLY LIMITED TO THE CONTENTS OF THESE WORKING DRAWINGS AND THEIR RELATED SPECIFICATIONS ONLY. ANY DEVIATIONS FROM THESE PLANS REMOVES ANY RESPONSIBILITY OF THE ARCHITECT IN ENTIRETY TO THAT OF THESE PLANS.
- ARCHITECT HAS NOT BEEN RETAINED FOR MECHANICAL DESIGN AND SYSTEMS. DUCT & CHASE OPENINGS, FURNACE SIZES AND FRESH AIR REQUIREMENTS ETC. ARE NOT SHOWN AND SHALL BE DETERMINED PRIOR TO COMMENCING WITH WORK BY MECHANICAL ENGINEER.
- OWNER SHOULD READ HIS ENTIRE PLAN PRIOR TO GIVING IT TO THE CONTRACTOR AND DOUBLE CHECK THAT ALL CONTAINED IN IT IS INDEED WHAT HE WANTS DONE. IF OWNER FINDS ANYTHING THAT WASN'T HIS INTENT OR HAS BEEN OMITTED THEN HE SHOULD NOTIFY THE ARCHITECT OF THIS, AND HAVE IT AMENDED AS REQUIRED.
- CONTRACTOR TO COMPLY WITH ALL REQUIREMENTS OF THE IECC FOR RESIDENTIAL RESIDENCE INCLUDED ARE THE BUILDING THERMAL ENVELOPE REQUIREMENTS R40204, SHGC-R402.5, ME SYSTEMS R403, EL POWER R404, FRESH AIR REQUIREMENTS & TO PASS THE BLOWER DOOR TEST TO BE NOT MORE THAN 3 ACH.

COMPLIANCE WITH 2020 ENERGY CODES CHAPTER "11" (RE) SCOPE OF WORK

- COMPLY WITH ALL INSULATION REQUIRED PER SUBMITTED 'RESCHECK' AND AS SHOWN ON MY PLANS AT THE SECTIONS AND WALL TYPES.
- SPRAY ALL PLYWOOD SEAMS AND VISIBLE PENETRATIONS.
- CAULK ALL TOP AND BOTTOM PLATES AND JACK STUDS - NOT OPTIONAL.
- SILL SEALER GASKET AT ALL INTERIOR AND EXTERIOR TOP PLATES TO ATTIC.
- AIR SEAL RIM JOIST AND SILL PLATE IN BASEMENT.
- MINOR AIR BARRIER IN AREAS WHERE FRAMER MISSED - AROUND DOORS, WINDOWS ETC.
- INSTALL ACCUVENTS TO CLOSE WIND WASH AND KEEP VENTILATION TO ATTIC.
- PROVIDE PROGRAMMABLE THERMOSTATS.
- ALL DUCTS TO BE INSULATED AND SEALED PER N.Y. ENERGY CODE.
- ALL PIPING IN UNFINISHED AREAS TO BE, WRAPPED PER CODE.
- CIRCULATING HOT WATER EQUIPMENT TO BE, ENERGY STAR EFFICIENT.
- 75% OF LIGHTING TO BE, HIGH EFFICIENCY.
- PROVIDE FRESH AIR INTAKE TO CENTRAL AIR SYSTEM TO MEET THE BLOWER DOOR TEST REQ. SUBMIT CERTIFICATION TO THE BLDG. DEP. PRIOR TO ISSUE OF C.O. (IF REQUIRED)

TABLE R301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (IN POUNDS PER SQUARE FOOT)	
USE	LIVE LOAD
ATTICS WITH LIMITED STORAGE	20
ATTICS WITHOUT STORAGE	10
DECKS	40
EXTERIOR BALCONIES	60
FIRE ESCAPES	40
GUARDRAILS AND HANDRAILS	200
GUARDRAILS IN-FILL COMPONENTS	50
PASSENGER VEHICLE GARAGES	50
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40

ALL WORK PERFORMED SHALL COMPLY WITH ALL REQUIREMENTS OF LOCAL BUILDING CODE AND ZONING ORDINANCES OF THE TOWN OF ORANGETOWN, THE 2020 RESIDENTIAL CODE OF NYS, ALL RELATED 2020 CONSTRUCTION CODE BOOKS, AND THE 2017 NATIONAL ELECTRIC CODE.

ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE DATA:

TO THE BEST OF THIS ARCHITECT'S KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT THESE DRAWINGS ARE IN CONFORMANCE WITH THE ENERGY CONSERVATION CODE OF NYS.

REScheck COMPLIANCE REPORT NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE
DETACHED ONE OR TWO FAMILY DWELLING REFER TO THE ATTACHED SHEET FOR COMPLIANCE REPORT

	MAXIMUM		MINIMUM					
	GLAZING U-FACTOR	CEILING R-VALUE	EXTERIOR WALL R-VALUE	FLOOR R-VALUE	BASEMENT R-VALUE	SLAB PERIMETER R-VALUE	CRAWL SPACE WALL, R-VALUE	SKYLIGHT U-FACTOR
PROVIDED	.29	49	20	30	19	10	N/A	U.55

CLIMATE AND GEOGRAPHICAL DESIGN CRITERIA (as per 2020 E.C.C.C. N.Y.S. Section R404.1)

GROUND SNOW LOAD	WIND SPEED (MPH)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX
			WEATHERING	FROST LINE DEPTH	TERMITE	DECAY				
30	115	B	SEVERE	42"	MODERATE TO HEAVY	SLIGHT TO MODERATE	13	YES	N/A	576
ROOF LIVE LOAD	WIND EXPOSURE	SUMMER DRY-BULB TEMP.	WINTER DRY-BULB TEMP.	COINCIDENT WET-BULB TEMP.	HEATING DEGREE DAYS	CLIMATE ZONE	OPAQUE DOORS U-FACTOR	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	ENTRANCE DOORS U-FACTOR
16 P.S.F.	B	89	13	73	4910	MARINE 4	NR	0.30	0.55	NR

NOTE - ARCHITECT ASSUMES NO LIABILITY FOR EXISTING STRUCTURE AND/OR CODE COMPLIANCE

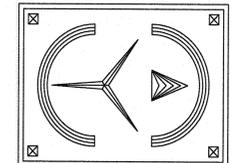
A&E SERVICES

LUIS J. FERNANDEZ
845 406-7542

DWG. LIST

- T-1 TITLE SHEET, GENERAL NOTES
- A-1 EXISTING/ DEMO PLANS AND ELEVATIONS
- A-2 FOUNDATION AND BASEMENT PLANS, AND CONSTRUCTION DETAILS
- A-3 FIRST FLOOR PLAN AND CONSTRUCTION DETAILS
- A-4 SECOND FLOOR PLAN AND CONSTRUCTION DETAILS
- A-5 ROOF PLAN, PLUMBING RISER DIAGRAM AND CONSTRUCTION DETAILS
- A-6 NORTH AND EAST ELEVATIONS
- A-7 SOUTH AND WEST ELEVATIONS
- A-8 CONSTRUCTION DETAILS

NO.	REVISION	DATE



ERIC KNUTE OSBORN
ARCHITECT

RESIDENTIAL - COMMERCIAL - ADDITIONS
58 BARNES ROAD
WASHINGTONVILLE, N.Y. 10991-0451 (845) 628-7474
EMAIL: EKOSBORN@ARCHITECTUREMAIL.COM
N.Y. LIC. #021589

PROJECT

PROPOSED ADDITION TO EXISTING RESIDENCE

61 VILLA ROAD
PEARL RIVER, N.Y. 10954

GENERAL NOTES

Town of Orangetown
MEETING OF:

PLAN DATA

ZONING BOARD OF APPEALS

RECEIVED

JUN 05 2025

TOWN OF ORANGETOWN

BUILDING DEPARTMENT

USE: R-3 TYPE: 5B

START DATE: 11-11-24

ISSUE FOR BLDG DPMT PERMIT 2-14-25

SCALE: AS NOTED

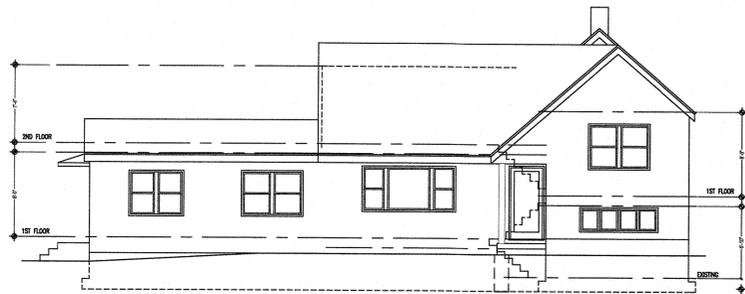
DWG. No.

T-1

SEAL & SIGNATURE
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THESE PLANS AND SPECIFICATIONS ARE IN ACCORDANCE WITH THE APPLICABLE STANDARDS



ERIC KNUTE OSBORN, R.A. N.Y.S. NO. 021589 2-14-25



EXISTING EAST ELEVATION -FRONT
SCALE: 1/8"=1'-0"



EXISTING NORTH ELEVATION -RIGHT
SCALE: 1/8"=1'-0"

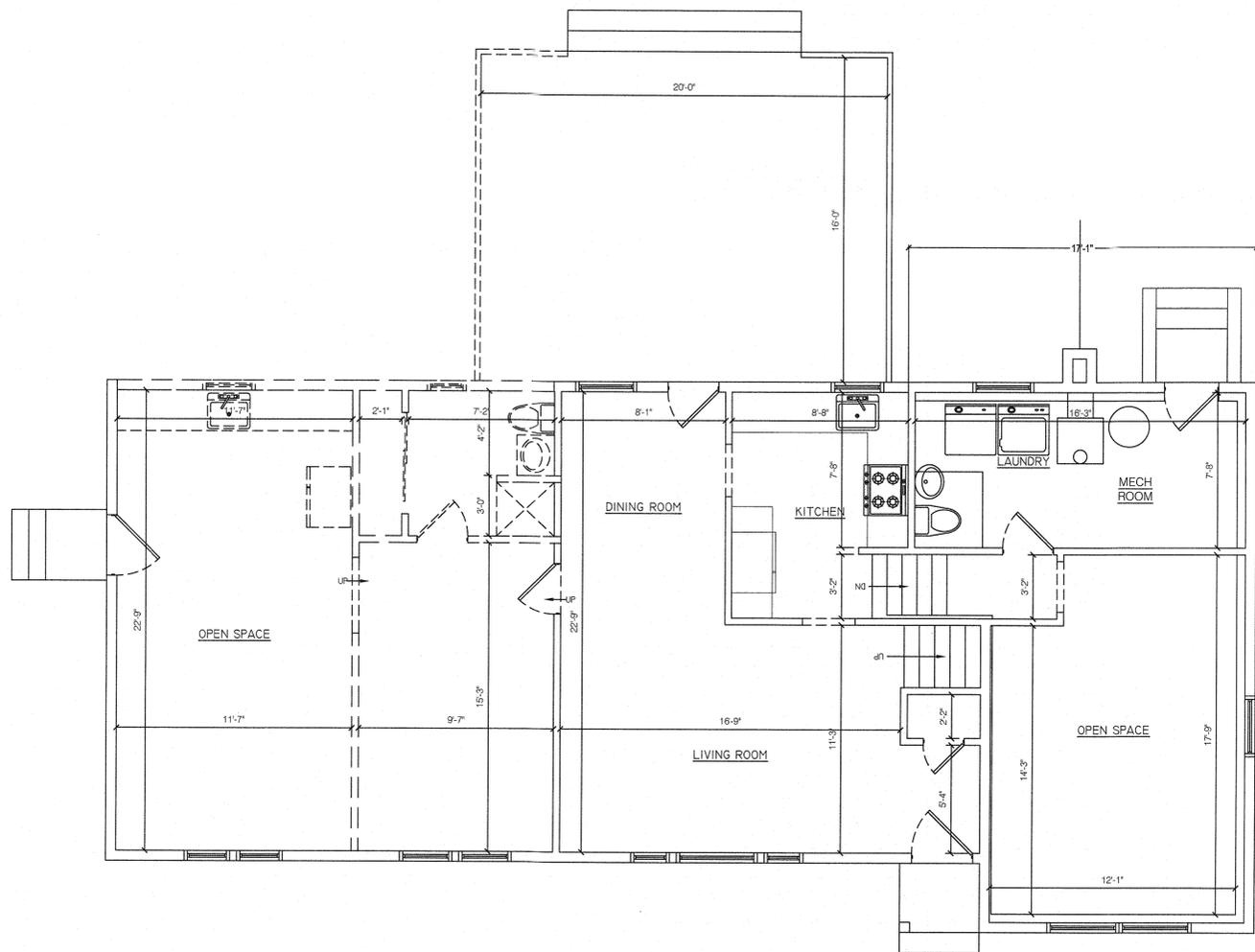


EXISTING WEST ELEVATION -REAR
SCALE: 1/4"=1'-0"

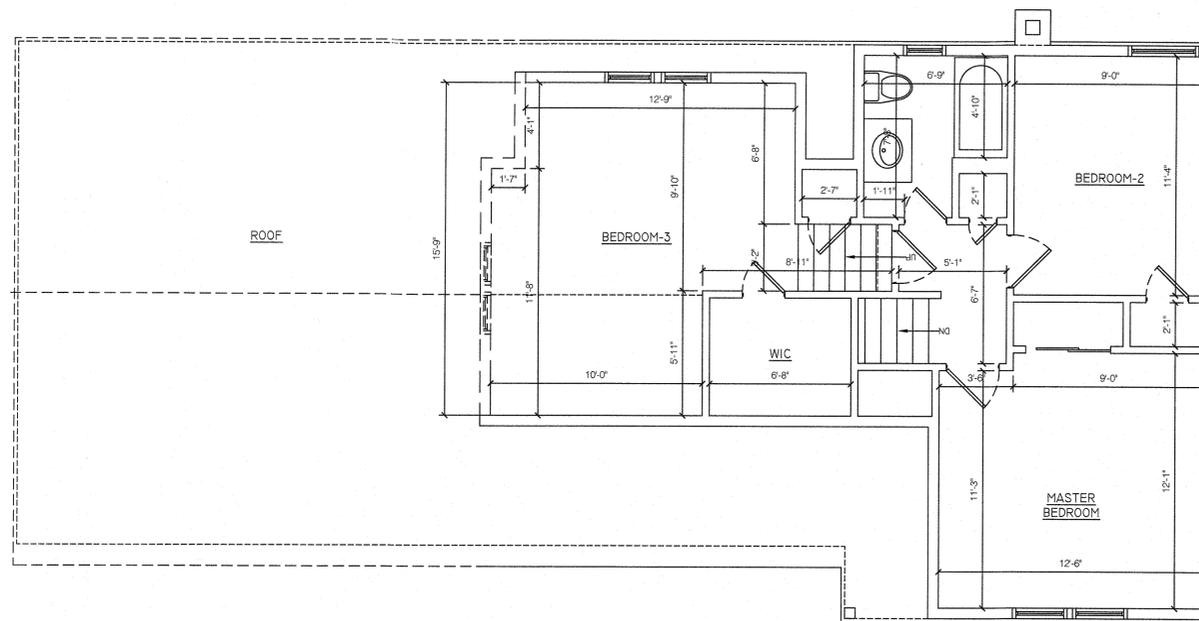


EXISTING SOUTH ELEVATION -LEFT
SCALE: 1/4"=1'-0"

CONSTRUCTION LEGEND	
	EXISTING FOUNDATION WALL
	NEW REINF. CONCRETE FOUNDATION WALL
	EXISTING PARTITION OR EXTERIOR WALL TO REMAIN
	EXISTING PARTITION TO BE REMOVED
	NEW DRYWALL PARTITION OR EXTERIOR WALL
	NEW OR EXISTING WINDOW TO REMAIN
	EXISTING WINDOW TO BE REMOVED
	NEW OR EXISTING DOOR TO REMAIN
	EXISTING DOOR TO BE REMOVED



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



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

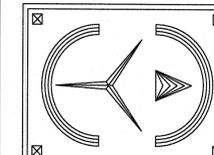
NOTE - ARCHITECT ASSUMES NO LIABILITY FOR EXISTING STRUCTURE AND/OR CODE COMPLIANCE

A&E SERVICES

LUIS J. FERNANDEZ
845 406-7542

- DWG. LIST
- T-1 TITLE SHEET, GENERAL NOTES
 - A-1 EXISTING/ DEMO PLANS AND ELEVATIONS
 - A-2 FOUNDATION AND BASEMENT PLANS AND CONSTRUCTION DETAILS
 - A-3 FIRST FLOOR PLAN AND CONSTRUCTION DETAILS
 - A-4 SECOND FLOOR PLAN AND CONSTRUCTION DETAILS
 - A-5 ROOF PLAN, PLUMBING RISER DIAGRAM AND CONSTRUCTION DETAILS
 - A-6 NORTH AND EAST ELEVATIONS
 - A-7 SOUTH AND WEST ELEVATIONS
 - A-8 CONSTRUCTION DETAILS

NO.	REVISION	DATE



ERIC KNUTE OSBORN
ARCHITECT
RESIDENTIAL - COMMERCIAL - ADDITIONS
38 BARNES ROAD
WASHINGTONVILLE, N.Y. 10991-0953/44
EMAIL: EKOSBORN@ARCHITECTORMAIL.COM
N.Y. LIC. #021585

PROJECT

PROPOSED ADDITION TO
EXISTING RESIDENCE

61 VILLA ROAD
PEARL RIVER, N.Y. 10954

EXISTING/DEMOLITION FLOOR
PLANS

PLAN DATA

START DATE: 11-11-24
ISSUE FOR BLDG DPMT PERMIT 2-14-25

SCALE: AS NOTED

DWG. No.

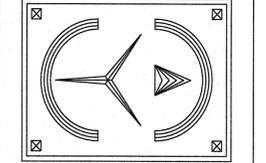
A-1

SEAL & SIGNATURE
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DWG. LIST
 T-1 TITLE SHEET, GENERAL NOTES
 A-1 EXISTING DEMO PLANS AND ELEVATIONS
 A-2 FOUNDATION AND BASEMENT PLANS AND CONSTRUCTION DETAILS
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 A-6 NORTH AND EAST ELEVATIONS
 A-7 SOUTH AND WEST ELEVATIONS
 A-8 CONSTRUCTION DETAILS

NO. REVISION DATE



ERIC KNUTE OSBORN ARCHITECT
 RESIDENTIAL - COMMERCIAL - ADDITIONS
 58 BARNES ROAD
 WASHINGTONVILLE, N.Y. 10992 (845) 639-9474
 EMAIL - EKOSBORNARCHITECT@GMAIL.COM
 N.Y. LIC. #021-585

PROJECT
PROPOSED ADDITION TO EXISTING RESIDENCE
 61 VILLA ROAD
 PEARL RIVER, N.Y. 10954

FOUNDATION AND BASEMENT FLOOR PLANS AND DETAILS

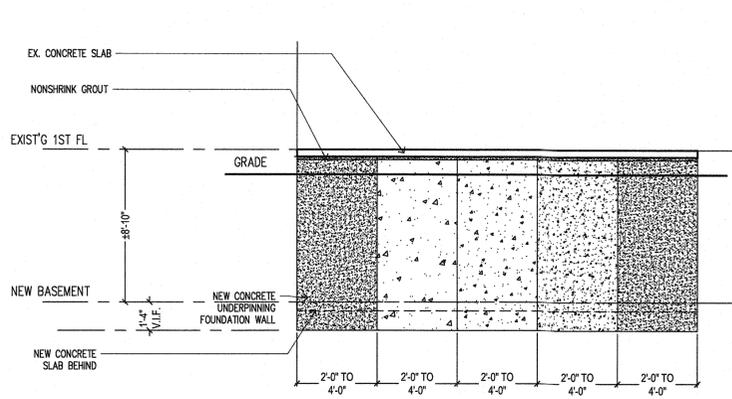
PLAN DATA

START DATE: 11-11-24
 ISSUE FOR BLDG DPMT PERMIT 2-14-25

SCALE: AS NOTED

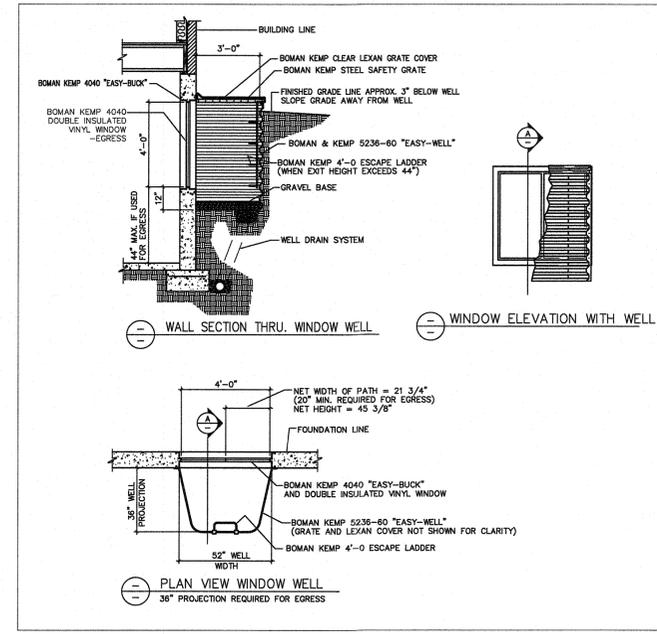
DWG. No. **A-2**

SEAL & SIGNATURE
 I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THESE PLANS AND SPECIFICATIONS ARE IN ACCORDANCE WITH THE APPLICABLE STANDARDS.



UNDERPINNING: TIMING OF CONCRETE POURS
 INDIVIDUAL UNDERPINNING SEGMENTS TO BE DUG OUT AND POURED IN THE SEQUENCE SHOWN BY THE CIRCLED NUMBERS

TYP. UNDERPINNING DETAIL
 SCALE: N.T.S.



WINDOW WELL DETAIL TYP.
 SCALE: N.T.S.

CONSTRUCTION LEGEND

	EXISTING FOUNDATION WALL
	NEW REINF. CONCRETE FOUNDATION WALL
	EXISTING PARTITION OR EXTERIOR WALL TO REMAIN
	EXISTING PARTITION TO BE REMOVED
	NEW DRYWALL PARTITION OR EXTERIOR WALL
	NEW OR EXISTING WINDOW TO REMAIN
	EXISTING WINDOW TO BE REMOVED
	NEW OR EXISTING DOOR TO REMAIN
	EXISTING DOOR TO BE REMOVED

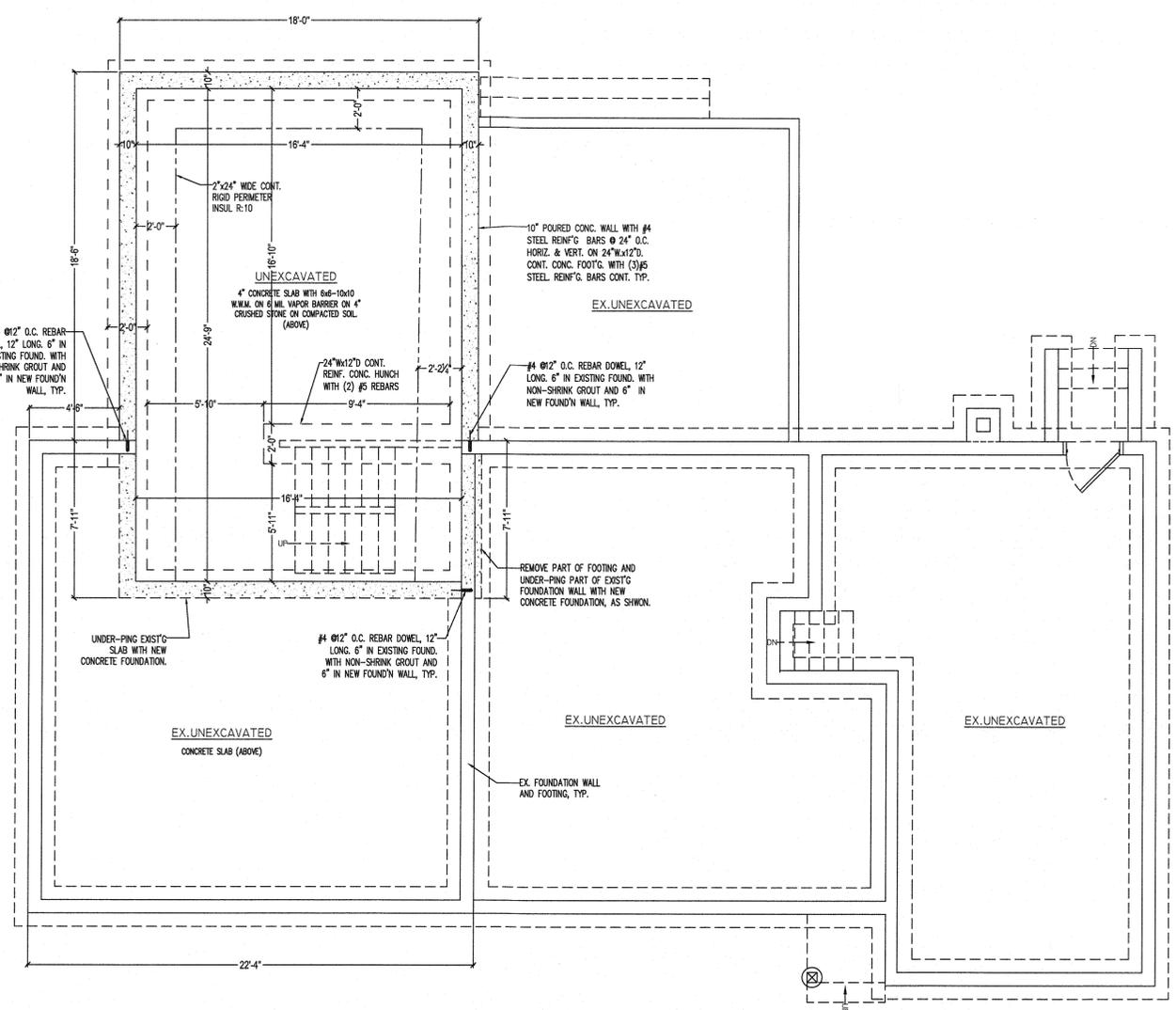
NOTES:
 -REPAIR FINISHES AS NEEDED AT CEILING, FLOOR AND WALLS AFTER DEMOLITION.
 -DRILLING AND NOTCHING OF STUDS SHALL BE DONE IN ACCORDANCE SECTION R602.6 OF THE 2020 N.Y. RES. CODE
 -USE JOIST METAL HANGERS TO SECURE JOISTS TO FLUSH HEADERS TYP.
 -PROVIDE PRESSURE TREATED WOOD FOR ANY MEMBER IN CONTACT WITH CMU OR CONCRETE.
 -USE GREEN BOARD ON NET SURFACES
 -USE ANDERSEN WINDOWS -400 SERIES, WITH HIGH PERFORMANCE GLASS (OR SIMILAR), SOLAR HEAT GAIN COEFFICIENT (SHGC):N/A, AND U-FACTOR: 29.
 -EXISTING WINDOWS TO REMAIN UNLESS OTHERWISE NOTED. REPLACEMENT OPTIONAL.
 -KITCHEN, LAUNDRY AND BATHROOM EXHAUST TERMINATION SHALL BE A MINIMUM OF 3'-0" CLEARANCE FROM ANY OPENINGS INTO THE BUILDING OR AIR INTAKES.
 -INSULATION
 BASEMENT WALL: R19
 EXTERIOR WALL: R20
 BASEMENT CEILING: R30
 ROOF: FILL CAVITY R49

ELECTRIC NOTES:
 -RECEPTACLES TO BE ON MINIMUM OF 2 BRANCH CIRCUIT PER 2014 NEC SECTION 210.11 (C)(1)
 -LAUNDRY ROOM RECEPTACLE OUTLETS TO BE ON A STANDALONE BRANCH CIRCUIT PER 2014 NEC SECTION 210.11 (C)(2), EC 240.24 (B)
 -BATHROOM RECEPTACLE OUTLETS TO BE ON A STANDALONE BRANCH CIRCUIT PER 2014 NEC SECTION 210.11 (C)(3)
 -INSTALL GFCI RECEPTACLE FOR THE DISHWASHER AS REQUIRED PER 2014 NEC SECTION 210.8 (D)
 -RECEPTACLES TO BE TAMPER RESISTANT PER 2014 NEC 408.12
 -GFCI RECEPTACLES REQUIRED FOR UNFINISHED BASEMENT AREAS PER IRC E3902.5
 -RECEPTACLES SPACING MINIMUM PER IRC E3901.2.1

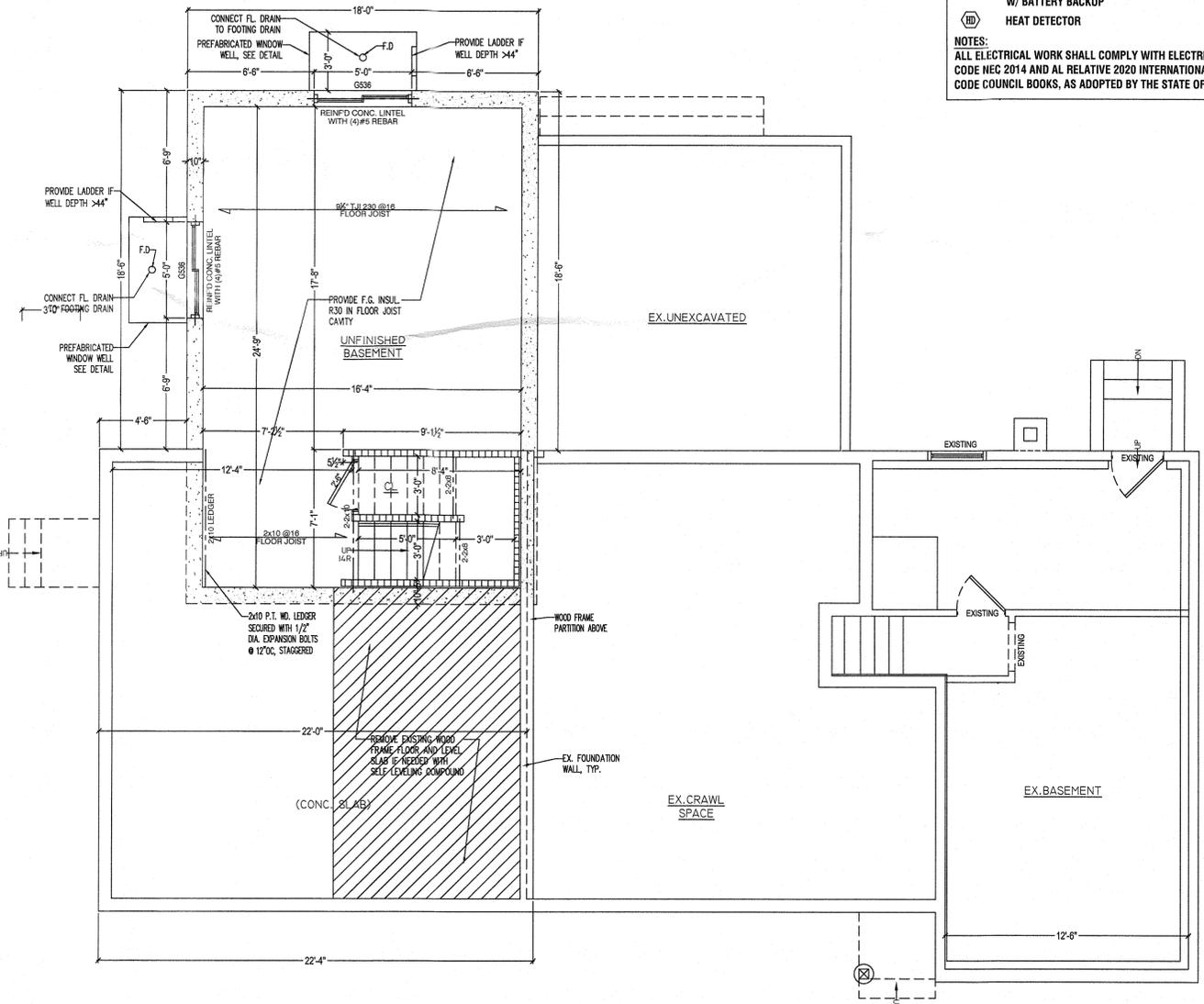
ELECTRICAL LEGEND

	EXHAUST FAN TO OUTSIDE AIR
	LIGHT SWITCH
	3-WAY LIGHT SWITCH
	4-WAY LIGHT SWITCH
	DUPLEX RECEPTACLE OUTLET
	OVER COUNTER DUPLEX RECEPTACLE OUTLET
	WATERPROOF DUPLEX RECEPTACLE OUTLET
	RANGE/OVEN/DRYER DEDICATE RECEPTACLE OUTLET 3 PRONG GROUNDED
	GROUND FAULT INTERRUPTED OUTLET -OVER COUNTER
	CEILING MOUNTED LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	WATERPROOF WALL MOUNTED LIGHT FIXTURE
	RECESSED CEILING SPOT LIGHT FIXTURE
	UNDER CABINET LIGHT FIXTURE
	ELECTRIC WIRE
	CARBON MONOXIDE/SMOKE DETECTOR COMBINATION HARDWIRED W BATTERY BACKUP
	SMOKE DETECTOR-HARDWIRED W/ BATTERY BACKUP
	HEAT DETECTOR

NOTES:
 ALL ELECTRICAL WORK SHALL COMPLY WITH ELECTRIC CODE NEC 2014 AND AL RELATIVE 2020 INTERNATIONAL CODE COUNCIL BOOKS, AS ADOPTED BY THE STATE OF N.Y.



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



BASMENT FLOOR PLAN
 SCALE: 1/4" = 1'-0"

NOTE - ARCHITECT ASSUMES NO LIABILITY FOR EXISTING STRUCTURE AND/OR CODE COMPLIANCE

CONSTRUCTION LEGEND

	EXISTING FOUNDATION WALL
	NEW REINF. CONCRETE FOUNDATION WALL
	EXISTING PARTITION OR EXTERIOR WALL TO REMAIN
	EXISTING PARTITION TO BE REMOVED
	NEW DRYWALL PARTITION OR EXTERIOR WALL
	NEW OR EXISTING WINDOW TO REMAIN
	EXISTING WINDOW TO BE REMOVED
	NEW OR EXISTING DOOR TO REMAIN
	EXISTING DOOR TO BE REMOVED

WINDOW AND DOORS LEGEND / SCHEDULE

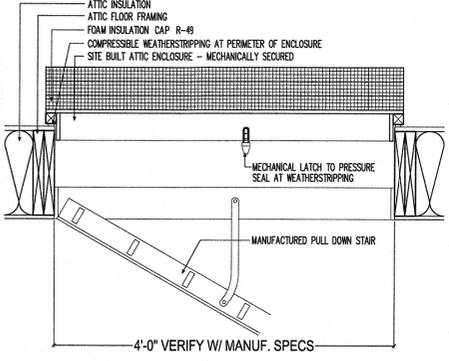
NEW WINDOW

(2)3559-C INDICATES WINDOW SIZE (BASED ON PELLA) EGRESS TEMPERED INDICATES WINDOW MEETS EMERGENCY RESCUE OPENING REQUIREMENTS. (WINDOW MEETS MINIMUM CLEAR OPENING OF 24" HEIGHT, 20" WIDTH, AND 5.7 SF INDICATED GLAZING SHALL BE TEMPERED DUE TO ITS HAZARDOUS LOCATION AS PER IRC SECTION R308. PROVIDE IN LOCATIONS INDICATED AND REQUIRED BY CODE)

NEW DOOR

C LABEL INDICATES DOOR 1 HR. FIRE RATING 3'-0" INDICATES DOOR WIDTH

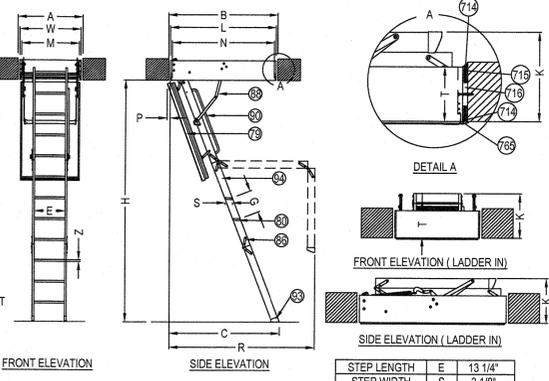
WINDOWS AND DOORS LEGEND/SCHEDULE
SCALE : N.T.S.



ATTIC INSULATION CAP DET
SCALE : N.T.S.

FAKRO®
Skylights & Attic Stairs

FAKRO AMERICA
39 W. FACTORY ROAD
ADDISON, IL 60101
PHONE: (630) 543-1010
FAX: (630) 543-1011
www.fakrousa.com



- LEGEND**
- 73 FIRE-RATED HATCH
 - 80 TREAD
 - 88 HINGE
 - 88 SIDE BRACKET
 - 90 LXH HANDRAIL
 - 93 LXH STILE END
 - 94 STRINGER (LADDER SIDE ELEMENT)
 - 714 L FIRE-RESISTANT SEALANT
 - 715 INSULATION/ROCK WOOL WITH A MIN DENSITY OF 2.5LB/FT3
 - 716 SPACING WASHER
 - 765 PLASTIC TRIMS
 - LXL-PVC (US)

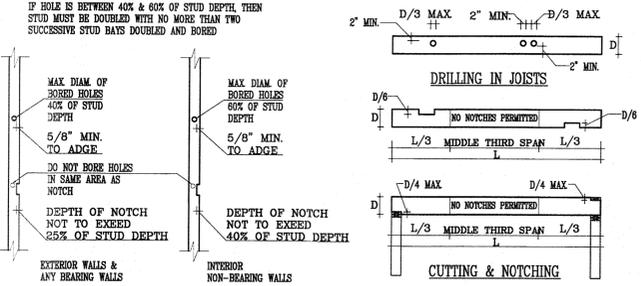
LWF #	CEILING HEIGHT	ROUGH OPENING	WXL	OUTSIDE FRAME DIMENSIONS	INTERNAL DIMENSIONS	PROJECTION	LANDING SPACE	FOLDED LADDER HEIGHT	BOARDER MOVEMENT AFTER OPENING	DISTANCE BETWEEN STEPS	FRAME HEIGHT	APPROX. WEIGHT (KG)
22	7'-5" - 8'-11"	22 1/2" X 47"	25" X 47"	22 1/2" X 44 7/8"	23" X 44 7/8"	67"	59"	15"	1"	9 7/8"	8 5/8"	103
25	7'-5" - 8'-11"	25" X 47"	28" X 47"	24 1/2" X 46 5/8"	23" X 44 7/8"	67"	59"	15"	1"	9 7/8"	8 5/8"	107
22	7'-5" - 8'-11"	22 1/2" X 54"	25" X 54"	22 1/2" X 51 3/4"	23" X 51 3/4"	73 1/4"	65 3/4"	15"	1"	10 1/2"	8 5/8"	111
25	7'-5" - 8'-11"	25" X 54"	28" X 54"	24 1/2" X 53 1/2"	23" X 51 3/4"	73 1/4"	65 3/4"	15"	1"	10 1/2"	8 5/8"	115
30	7'-5" - 8'-11"	30" X 54"	30" X 54"	29 1/2" X 53 1/2"	28" X 51 3/4"	73 1/4"	65 3/4"	15"	1"	10 1/2"	8 5/8"	126

- NOTES:**
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - DO NOT SCALE DRAWING.
 - THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
 - ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
 - CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 61 5189 Rd 2-4-25

FIRE RATED
ATTIC LADDER: LWF US FIRE RATED CERTIFIED

ATTIC LADDER DETAILS

SCALE : N.T.S.



FIGURES R602.6(1)&(2) DRILLING & NOTCHING STUDS

FIGURE R502.8 CUTTING, DRILLING & NOTCHING IN FLR JOISTS

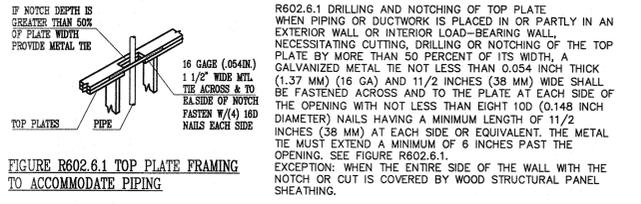
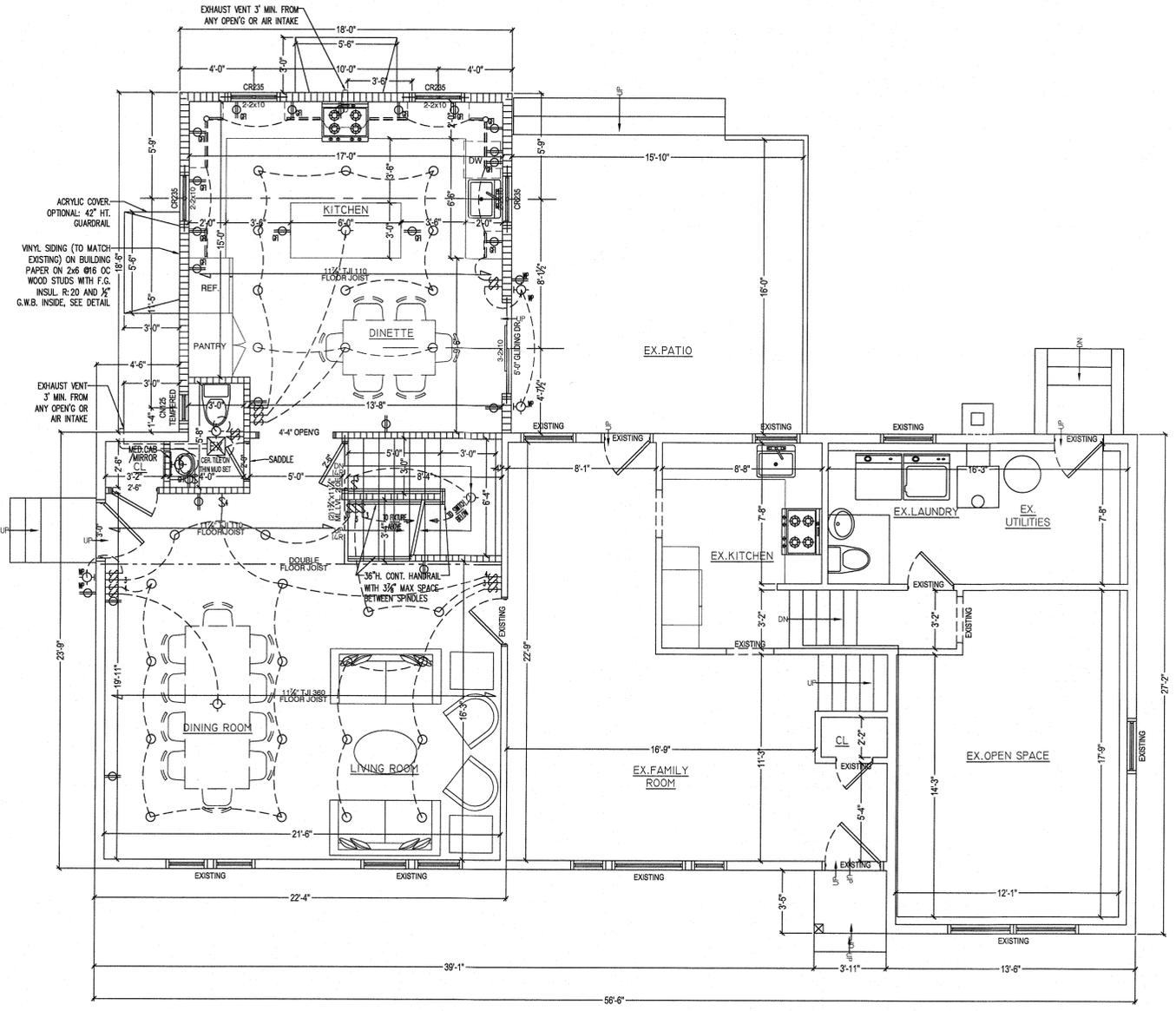


FIGURE R602.6.1 TOP PLATE FRAMING TO ACCOMMODATE PIPING

DRILLING AND NOTCHING DETAILS

SCALE : N.T.S.



FIRST FLOOR PLAN

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

NOTE - ARCHITECT ASSUMES NO LIABILITY FOR EXISTING STRUCTURE AND/OR CODE COMPLIANCE

ELECTRIC NOTES:

- RECEPTACLES TO BE ON MINIMUM OF 2 BRANCH CIRCUIT PER 2014 NEC SECTION 210.11 (C)(1)
- LAUNDRY ROOM RECEPTACLE OUTLETS TO BE ON A STANDALONE BRANCH CIRCUIT PER 2014 NEC SECTION 210.11 (C)(2), EC 240.24 (B)
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- GFCI RECEPTACLES REQUIRED FOR UNFINISHED BASEMENT AREAS PER IRC E3902.5
- RECEPTACLES SPACING MINIMUM PER IRC E3901.2.1

ELECTRICAL LEGEND

- EXHAUST FAN TO OUTSIDE AIR
- LIGHT SWITCH
- 3-WAY LIGHT SWITCH
- 4-WAY LIGHT SWITCH
- DUPLEX RECEPTACLE OUTLET
- OVER COUNTER DUPLEX RECEPTACLE OUTLET
- WATERPROOF DUPLEX RECEPTACLE OUTLET
- RANGE/OVEN/DRYER DEDICATED RECEPTACLE OUTLET 3 PRONG GROUNDED
- GROUND FAULT INTERRUPTED OUTLET -OVER COUNTER
- CEILING MOUNTED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- WATERPROOF WALL MOUNTED LIGHT FIXTURE
- RECESSED CEILING SPOT LIGHT FIXTURE
- UNDER CABINET LIGHT FIXTURE
- ELECTRIC WIRE
- CARBON MONOXIDE/SMOKE DETECTOR COMBINATION HARDWIRED W BATTERY BACKUP
- SMOKE DETECTOR-HARDWIRED W/ BATTERY BACKUP
- HEAT DETECTOR

NOTES:

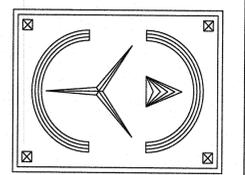
ALL ELECTRICAL WORK SHALL COMPLY WITH ELECTRIC CODE NEC 2014 AND AL RELATIVE 2020 INTERNATIONAL CODE COUNCIL BOOKS, AS ADOPTED BY THE STATE OF N.Y.

A&E SERVICES

LUIS J. FERNANDEZ
845 406-7542

- DWG. LIST**
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 - A-6 NORTH AND EAST ELEVATIONS
 - A-7 SOUTH AND WEST ELEVATIONS
 - A-8 CONSTRUCTION DETAILS

NO.	REVISION	DATE
-----	----------	------



ERIC KNUTE OSBORN
ARCHITECT
RESIDENTIAL - COMMERCIAL - ADDITIONS
58 BARNES ROAD
WASHINGTONVILLE NY 10992-0493 624-7474
EMAIL - EKOSBORNARCHITECT@GMAIL.COM
N.Y. LIC. #021585

PROJECT

PROPOSED ADDITION TO EXISTING RESIDENCE

61 VILLA ROAD
PEARL RIVER, N.Y. 10954

FIRST FLOOR PLAN AND DETAILS

PLAN DATA

START DATE: 11-11-24

ISSUE FOR BLDG DPMT PERMIT 2-14-25

SCALE: AS NOTED

DWG. No.

A-3

SEAL & SIGNATURE
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THESE PLANS AND SPECIFICATIONS ARE IN ACCORDANCE WITH THE APPLICABLE STANDARDS.



CONSTRUCTION LEGEND	
	EXISTING FOUNDATION WALL
	NEW REINF. CONCRETE FOUNDATION WALL
	EXISTING PARTITION OR EXTERIOR WALL TO REMAIN
	EXISTING PARTITION TO BE REMOVED
	NEW DRYWALL PARTITION OR EXTERIOR WALL
	NEW OR EXISTING WINDOW TO REMAIN
	EXISTING WINDOW TO BE REMOVED
	NEW OR EXISTING DOOR TO REMAIN
	EXISTING DOOR TO BE REMOVED

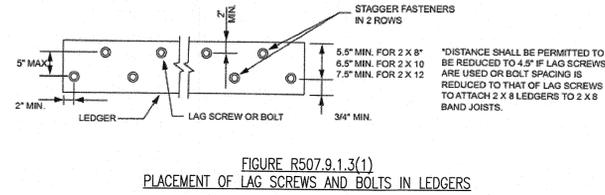


FIGURE R507.9.1.3(1)
PLACEMENT OF LAG SCREWS AND BOLTS IN LEDGERS

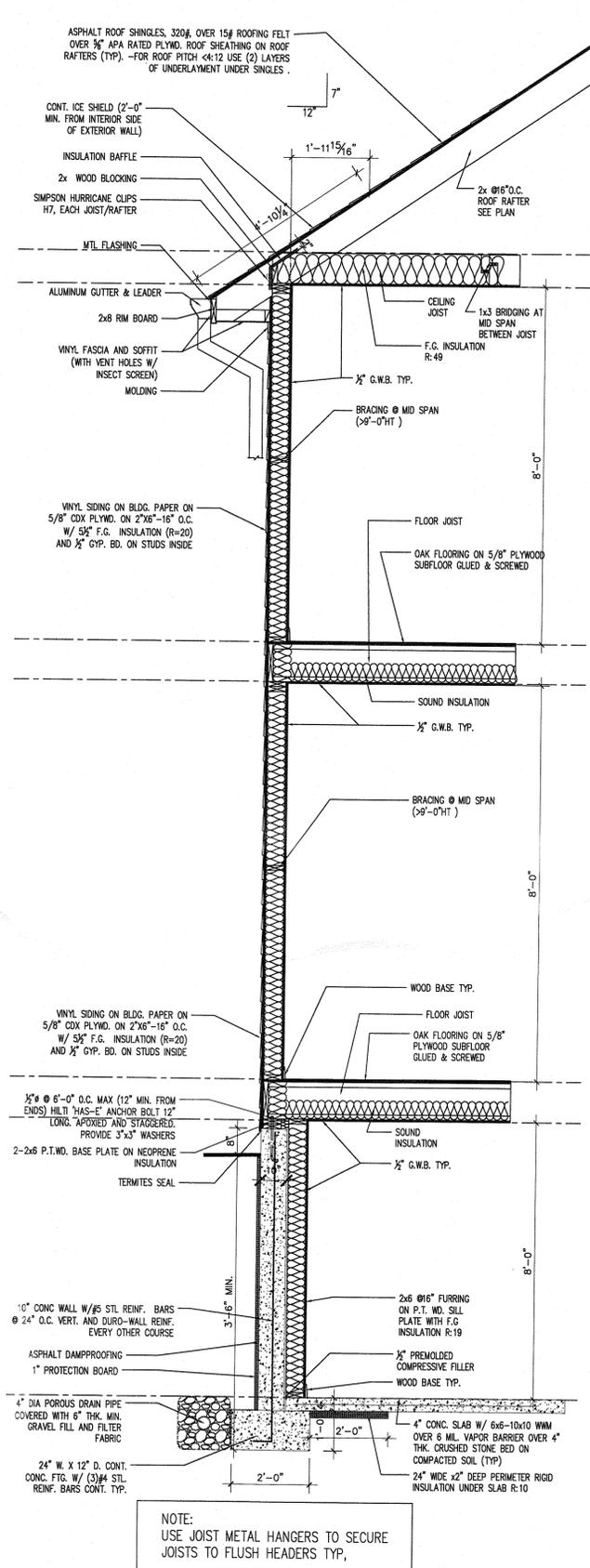
LIGHT AND VENTILATION NOTE:
LIGHT AND VENTILATION WILL BE SUPPLIED BY MECHANICAL MEANS AS ALLOWED BY THE 2020 RESIDENTIAL CODE OF THE STATE OF NEW YORK, AS FOLLOWS:

R303.1 HABITABLE ROOMS

HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS. NATURAL VENTILATION SHALL BE THROUGH WINDOWS, SKYLIGHTS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOOR AIR. SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS OR SHALL OTHERWISE BE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS. THE OPENABLE AREA TO THE OUTDOORS SHALL BE NOT LESS THAN 4 PERCENT OF THE FLOOR AREA BEING VENTILATED.

EXCEPTIONS:

- 1- THE GLAZED AREAS NEED NOT BE OPENABLE WHERE THE OPENING IS NOT REQUIRED BY SECTION R310 AND A WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM IS INSTALLED IN ACCORDANCE WITH SECTION M1505.
- 2- THE GLAZED AREAS NEED NOT BE INSTALLED IN ROOMS WHERE EXCEPTION 1 IS SATISFIED AND ARTIFICIAL LIGHT IS PROVIDED THAT IS CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 8 FOOT-CANDLES (85 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES (762 MM) ABOVE THE FLOOR LEVEL.
- 3- USE OF SUNROOM AND PATIO COVERS, AS DEFINED IN SECTION R202, SHALL BE PERMITTED FOR NATURAL VENTILATION IF IN EXCESS OF 40 PERCENT OF THE EXTERIOR SUNROOM WALLS ARE OPEN, OR ARE ENCLOSED ONLY BY INSECT SCREENING.

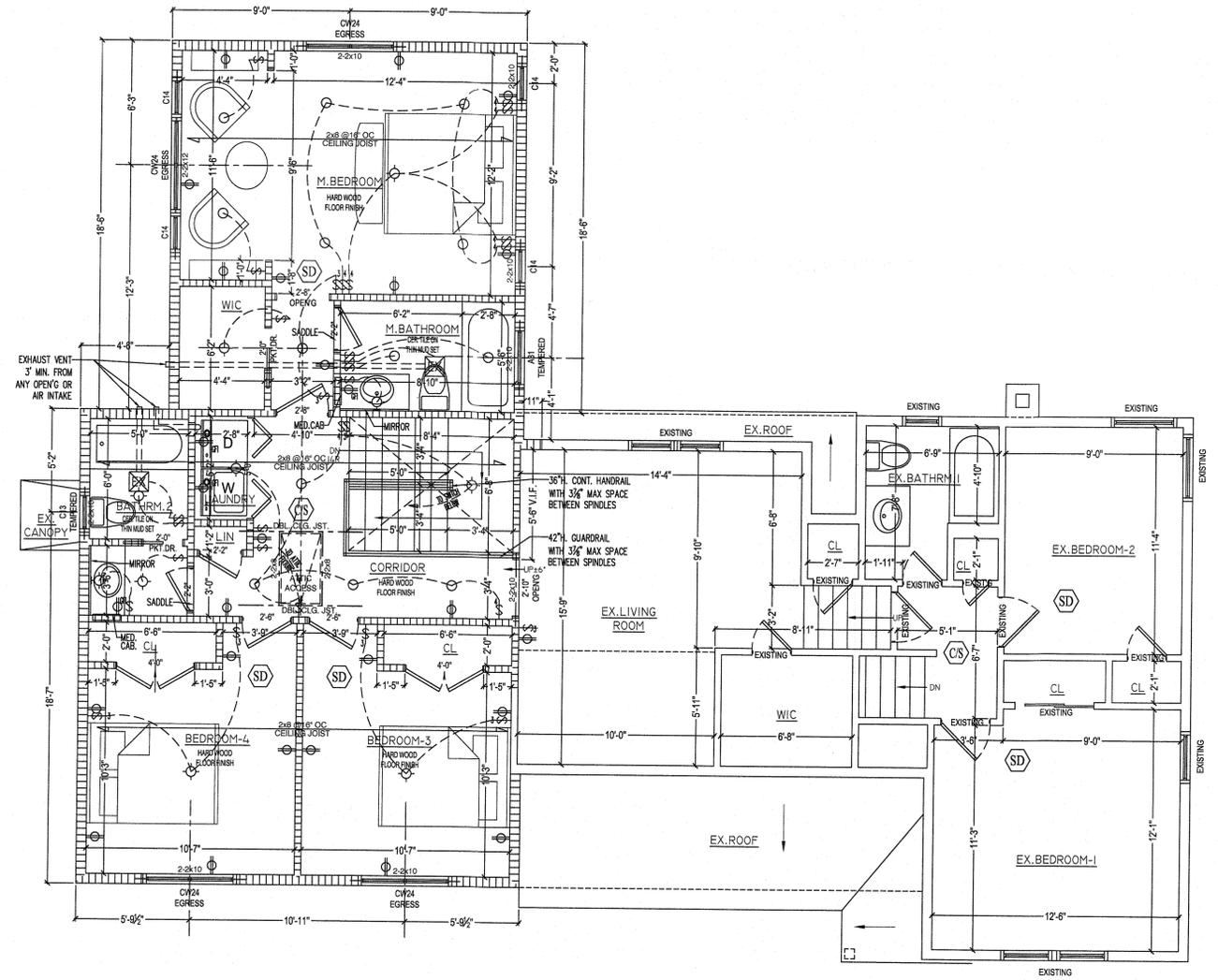


ELECTRICAL NOTES:

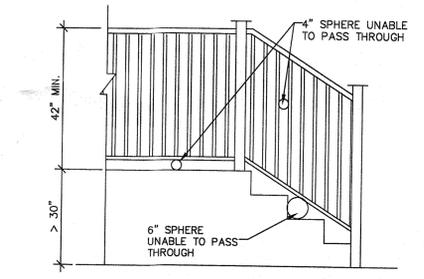
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- RECEPTACLES TO BE TAMPER RESISTANT PER 2014 NEC 406.12
- GFCI RECEPTACLES REQUIRED FOR UNFINISHED BASEMENT AREAS PER IRC E3902.5
- RECEPTACLES SPACING MINIMUM PER IRC E3901.2.1

ELECTRICAL LEGEND	
	EXHAUST FAN TO OUTSIDE AIR
	LIGHT SWITCH
	3-WAY LIGHT SWITCH
	4-WAY LIGHT SWITCH
	DUPLEX RECEPTACLE OUTLET
	OVER COUNTER DUPLEX RECEPTACLE OUTLET
	WATERPROOF DUPLEX RECEPTACLE OUTLET
	RANGE/OVEN/DRYER DEDICATE RECEPTACLE OUTLET 3 PRONG GROUNDED
	GROUND FAULT INTERRUPTED OUTLET -OVER COUNTER
	CEILING MOUNTED LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	WATERPROOF WALL MOUNTED LIGHT FIXTURE
	RECESSED CEILING SPOT LIGHT FIXTURE
	UNDER CABINET LIGHT FIXTURE
	ELECTRIC WIRE
	CARBON MONOXIDE/SMOKE DETECTOR COMBINATION HARDWIRED W BATTERY BACKUP
	SMOKE DETECTOR-HARDWIRED W/ BATTERY BACKUP
	HEAT DETECTOR

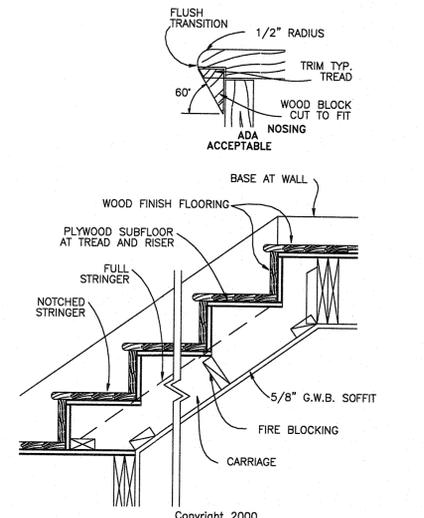
NOTES:
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SECOND FLOOR PLAN
SCALE : 1/4" = 1'-0"



RAILING DETAIL
SCALE : N.T.S.



WOOD STAIRS DETAIL
SCALE : 3/4" = 1'-0"

EXTERIOR WALL DETAIL
SCALE : 1/2" = 1'-0"

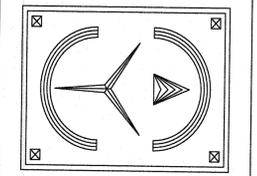
NOTE - ARCHITECT ASSUMES NO LIABILITY FOR EXISTING STRUCTURE AND/OR CODE COMPLIANCE

A&E SERVICES
LUIS J. FERNANDEZ
845 406-7542

DWG. LIST

- T-1 TITLE SHEET, GENERAL NOTES
- A-1 EXISTING/ DEMO PLANS AND ELEVATIONS
- A-2 FOUNDATION AND BASEMENT PLANS, AND CONSTRUCTION DETAILS
- A-3 FIRST FLOOR PLAN AND CONSTRUCTION DETAILS
- A-4 SECOND FLOOR PLAN AND CONSTRUCTION DETAILS
- A-5 ROOF PLAN, PLUMBING RISER DIAGRAM AND CONSTRUCTION DETAILS
- A-6 NORTH AND EAST ELEVATIONS
- A-7 SOUTH AND WEST ELEVATIONS
- A-8 CONSTRUCTION DETAILS

NO.	REVISION	DATE



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PROJECT
PROPOSED ADDITION TO EXISTING RESIDENCE
61 VILLA ROAD
PEARL RIVER, N.Y. 10954

SECOND FLOOR PLAN AND DETAILS

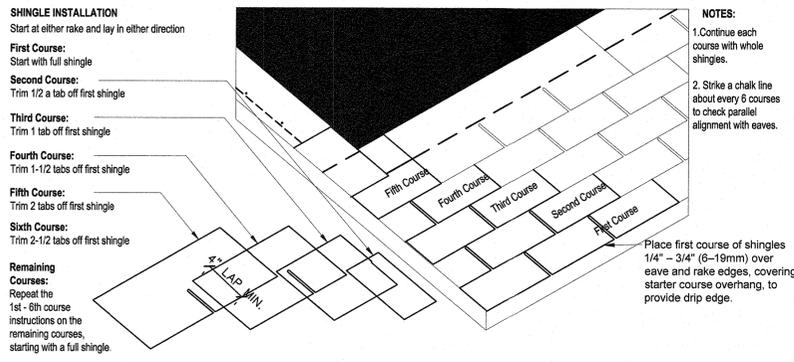
PLAN DATA

START DATE: 11-11-24
ISSUE FOR BLDG DPMT PERMIT 2-14-25

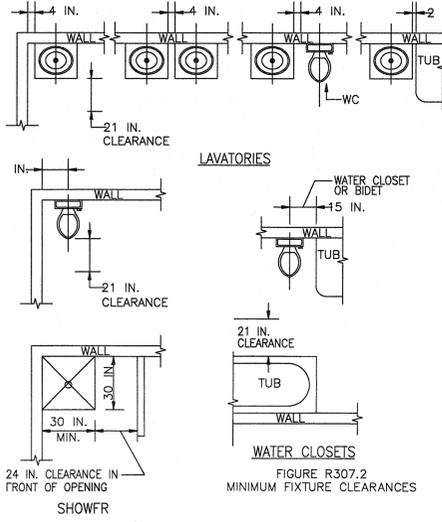
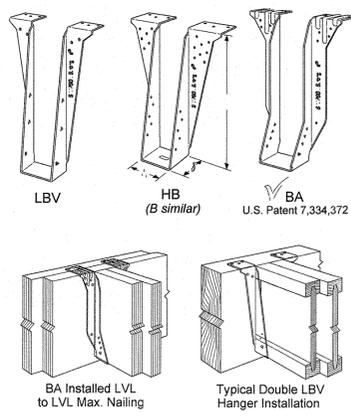
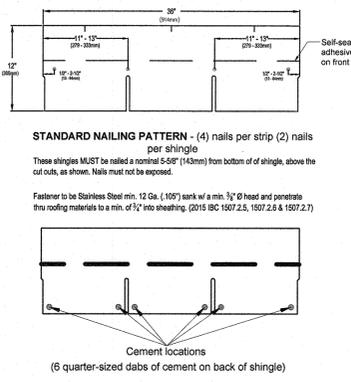
SCALE AS NOTED
DWG. No. **A-4**

SEAL & SIGNATURE
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THESE PLANS AND SPECIFICATIONS ARE IN ACCORDANCE WITH THE APPLICABLE STANDARDS.

ERIC KNUTE OSBORN, R.A. N.Y.S. NO. 021585



ROOFING DETAILS
SCALE: N.T.S.



PLUMBING FIXTURE CLEARANCES
SCALE: 1/4" = 1'-0"

SECTION R310 EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 EMERGENCY ESCAPE AND RESCUE OPENING REQUIRED. BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE REQUIRED IN EACH SLEEPING ROOM. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.

EXCEPTION: STORM SHELTERS AND BASEMENTS USED ONLY TO HOUSE MECHANICAL EQUIPMENT NOT EXCEEDING A TOTAL FLOOR AREA OF 200 SQUARE FEET (18.58 M2).

R310.1.1 OPERATIONAL CONSTRAINTS AND OPENING CONTROL DEVICES. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE. WINDOW OPENING CONTROL DEVICES COMPLYING WITH ASTM F 2090 SHALL BE PERMITTED FOR USE ON WINDOWS SERVING AS A REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING.

R310.2 EMERGENCY ESCAPE AND RESCUE OPENINGS. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE MINIMUM DIMENSIONS AS SPECIFIED IN THIS SECTION.

R310.2.1 MINIMUM OPENING AREA. EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (0.530 M2). THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OPENING SHALL BE NOT LESS THAN 24 INCHES (610 MM) AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES (508 MM).

EXCEPTION: GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5 SQUARE FEET (0.465 M2).

R310.2.2 WINDOW SILL HEIGHT. WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1118 MM) ABOVE THE FLOOR; WHERE THE SILL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2.3.

R310.2.3 WINDOW WELLS. THE HORIZONTAL AREA OF THE WINDOW WELL SHALL BE NOT LESS THAN 9 SQUARE FEET (0.9 M2), WITH A HORIZONTAL PROJECTION AND WIDTH OF NOT LESS THAN 36 INCHES (914 MM). THE AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED.

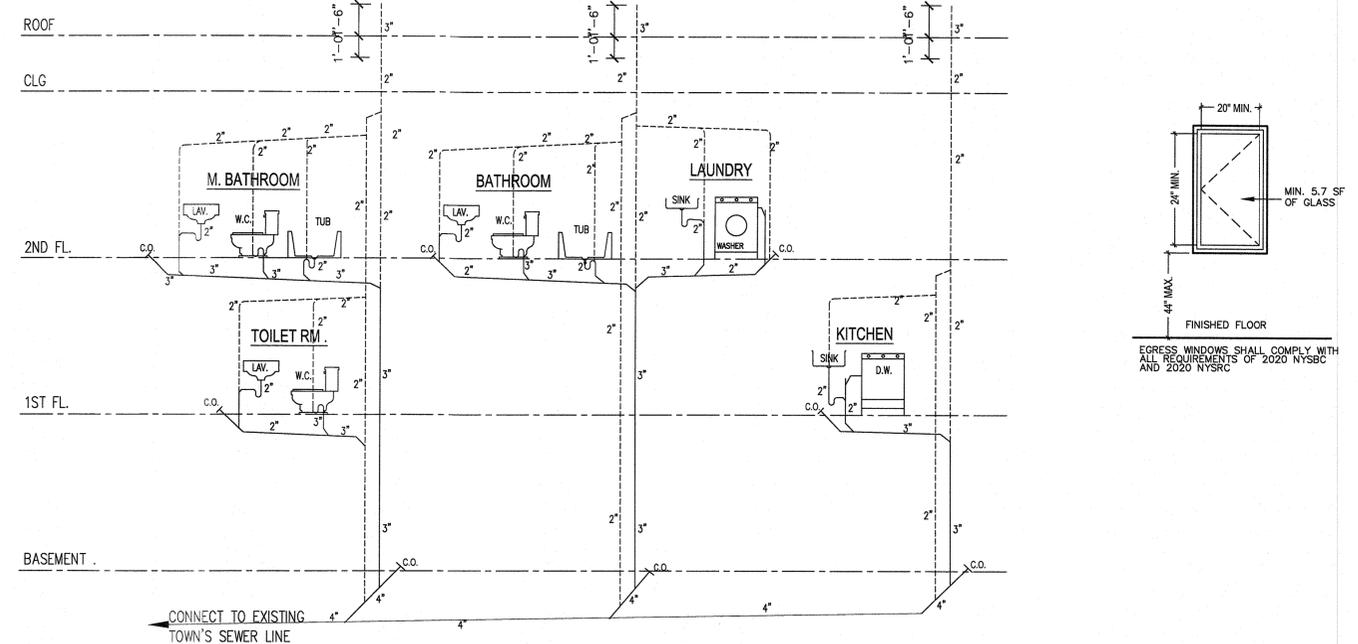
EXCEPTION: THE LADDER OR STEPS REQUIRED BY SECTION R310.2.3.1 SHALL BE PERMITTED TO ENCOACH NOT MORE THAN 6 INCHES (152 MM) INTO THE REQUIRED DIMENSIONS OF THE WINDOW WELL.

R310.2.3.1 LADDER AND STEPS. WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES (1118 MM) SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION. LADDERS OR STEPS REQUIRED BY THIS SECTION SHALL NOT BE REQUIRED TO COMPLY WITH SECTIONS R311.7 AND R311.8. LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF NOT LESS THAN 12 INCHES (305 MM), SHALL PROJECT NOT LESS THAN 3 INCHES (76 MM) FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18 INCHES (457 MM) ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL.

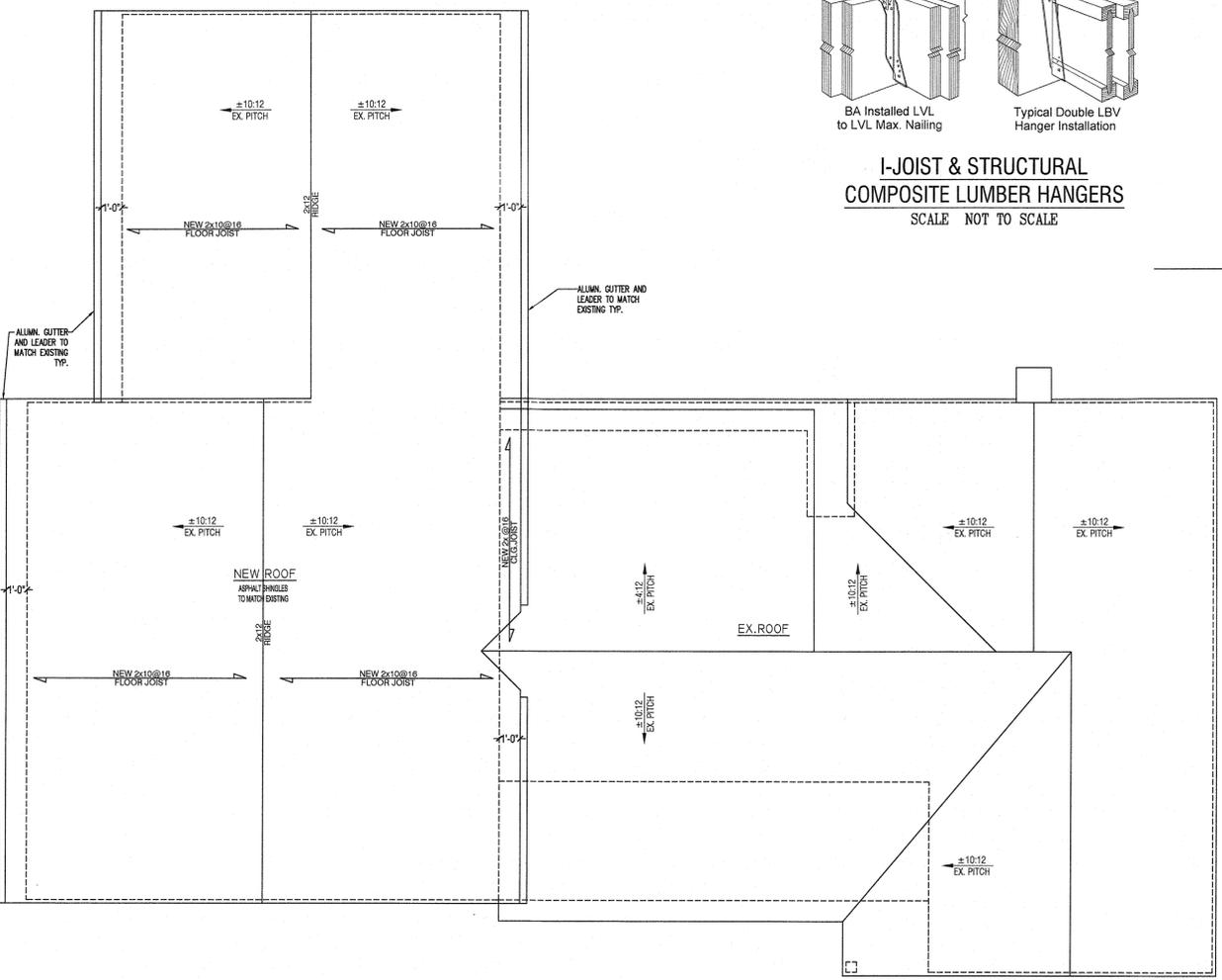
R310.2.3.2 DRAINAGE. WINDOW WELLS SHALL BE DESIGNED FOR PROPER DRAINAGE BY CONNECTING TO THE BUILDING'S FOUNDATION DRAINAGE SYSTEM REQUIRED BY SECTION R405.1 OR BY AN APPROVED ALTERNATIVE METHOD. EXCEPTION:

A DRAINAGE SYSTEM FOR WINDOW WELLS IS NOT REQUIRED WHERE THE FOUNDATION IS ON WELL-DRAINED SOIL OR SAND-GRAVEL MIXTURE SOILS IN ACCORDANCE WITH THE UNITED SOIL CLASSIFICATION SYSTEM, GROUP 1 SOILS, AS DETAILED IN TABLE R405.1.

EGRESS WINDOW DETAILS
SCALE: N.T.S.



PLUMBING RISER DIAGRAM
SCALE: N.T.S.



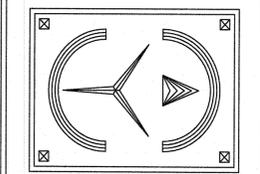
ROOF PLAN
SCALE: 1/4" = 1'-0"

NOTE - ARCHITECT ASSUMES NO LIABILITY FOR EXISTING STRUCTURE AND/OR CODE COMPLIANCE

DWG. LIST

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NO.	REVISION	DATE
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PROJECT
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61 VILLA ROAD
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ROOF PLAN AND DETAILS

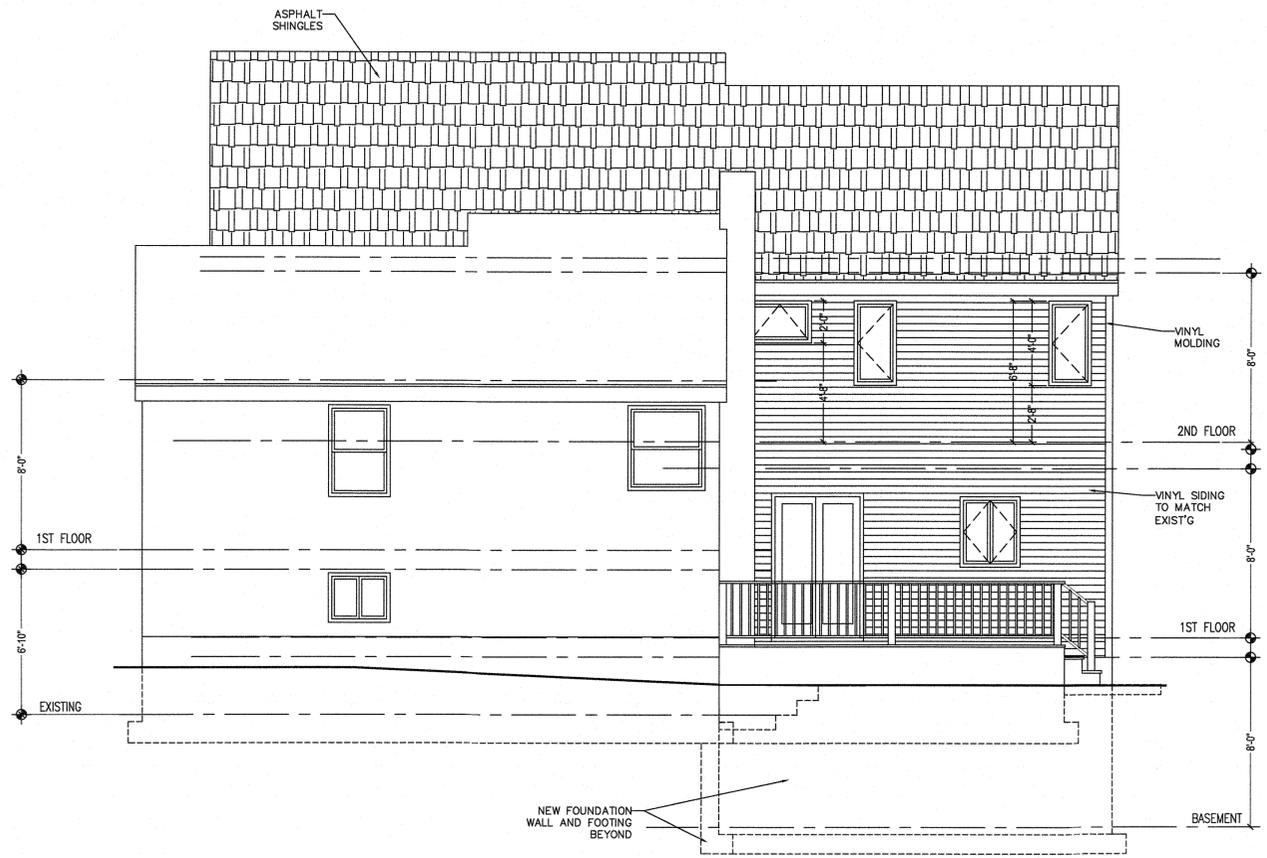
PLAN DATA

START DATE: 11-11-24
ISSUE FOR BLDG DPMT PERMIT: 2-14-25

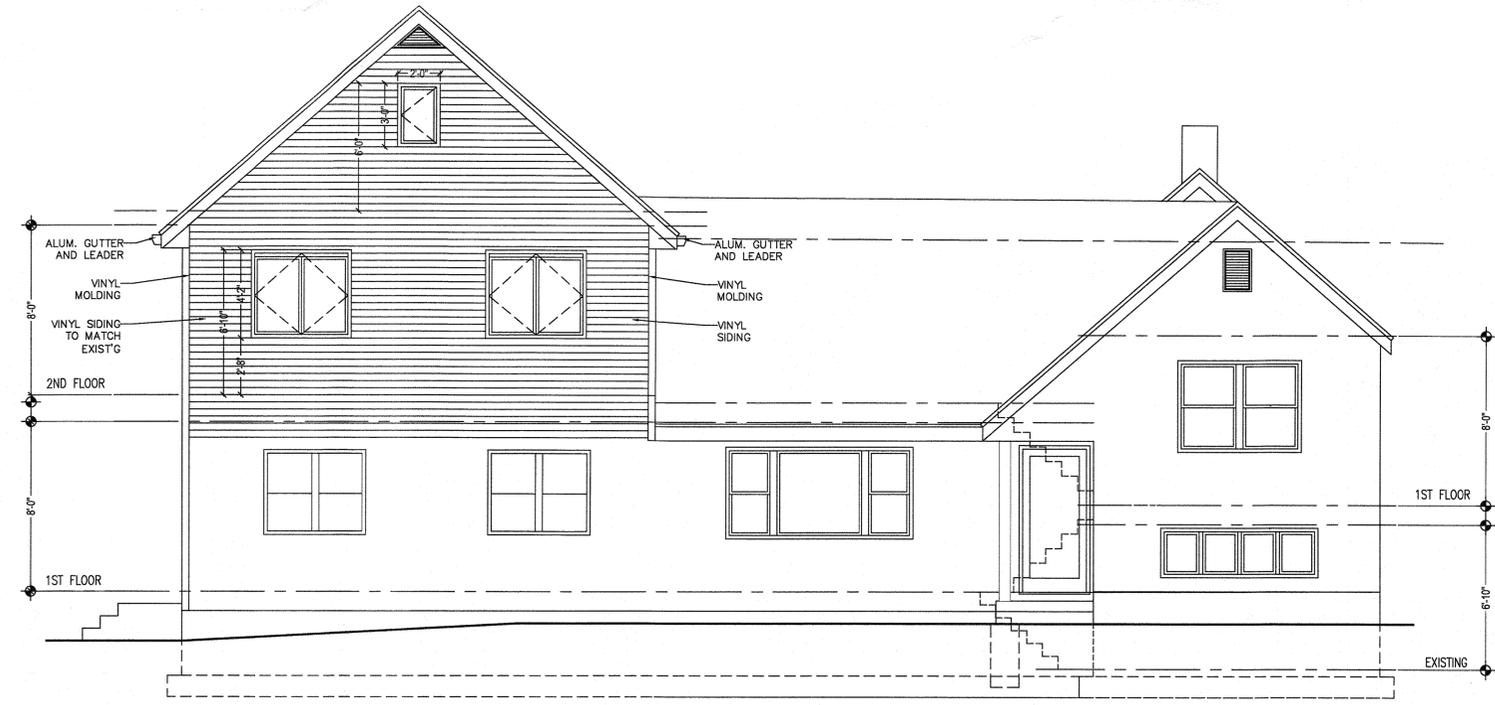
SCALE: AS NOTED
DWG. No. **A-5**

SEAL & SIGNATURE
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ERIC KNUTE OSBORN ARCHITECT
STATE OF NEW YORK



NORTH ELEVATION - RIGHT
SCALE: 1/4" = 1'-0"

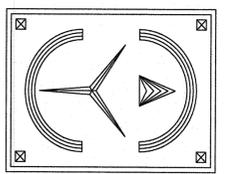


WEST ELEVATION - REAR
SCALE: 1/4" = 1'-0"

NOTE - ARCHITECT ASSUMES NO LIABILITY FOR EXISTING STRUCTURE AND/OR CODE COMPLIANCE

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NO.	REVISION	DATE



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NORTH AND WEST ELEVATIONS

PLAN DATA

START DATE: 11-11-24
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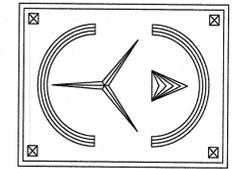
SCALE: AS NOTED
DWG. No. **A-6**

SEAL & SIGNATURE
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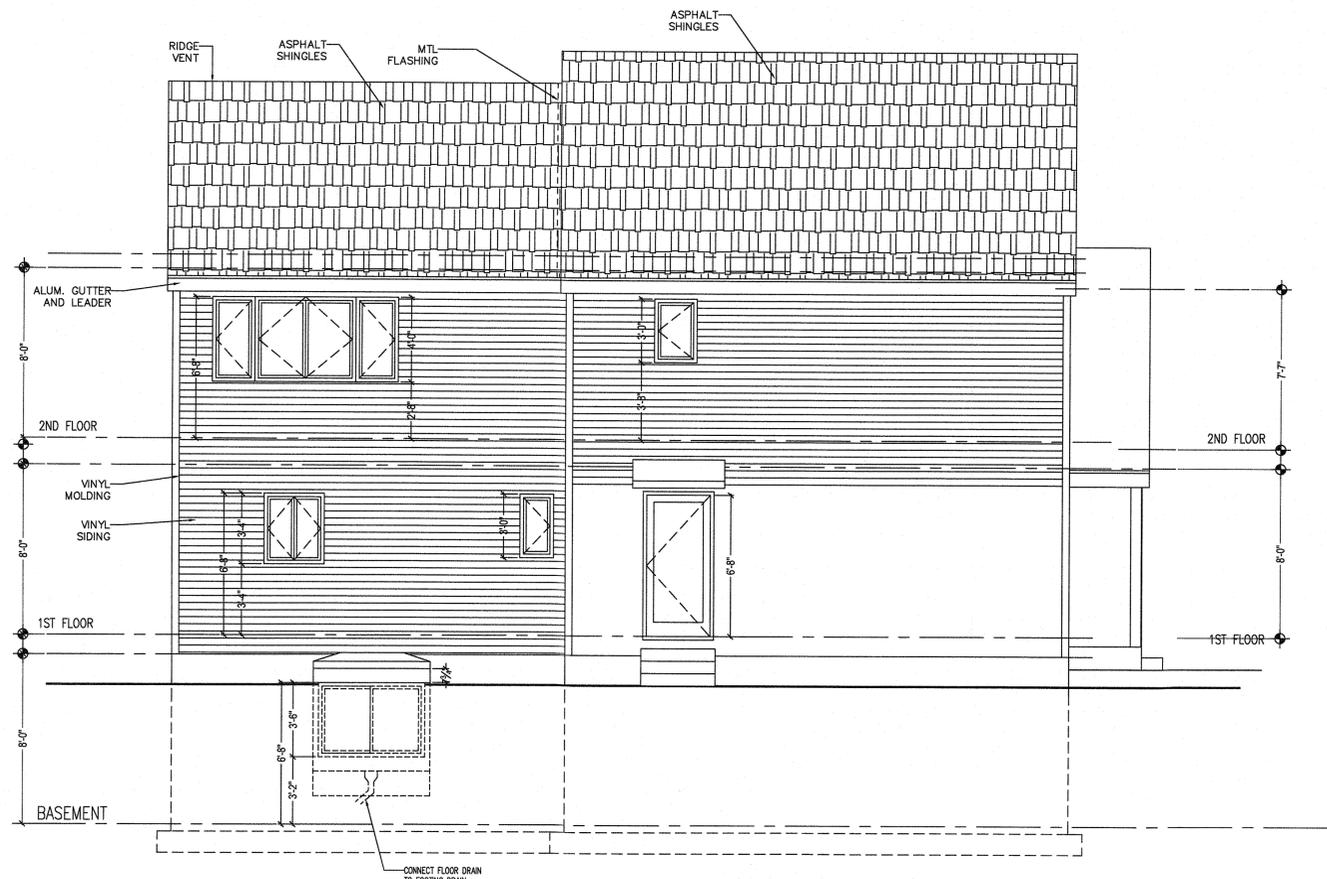
SOUTH AND EAST ELEVATIONS

PLAN DATA

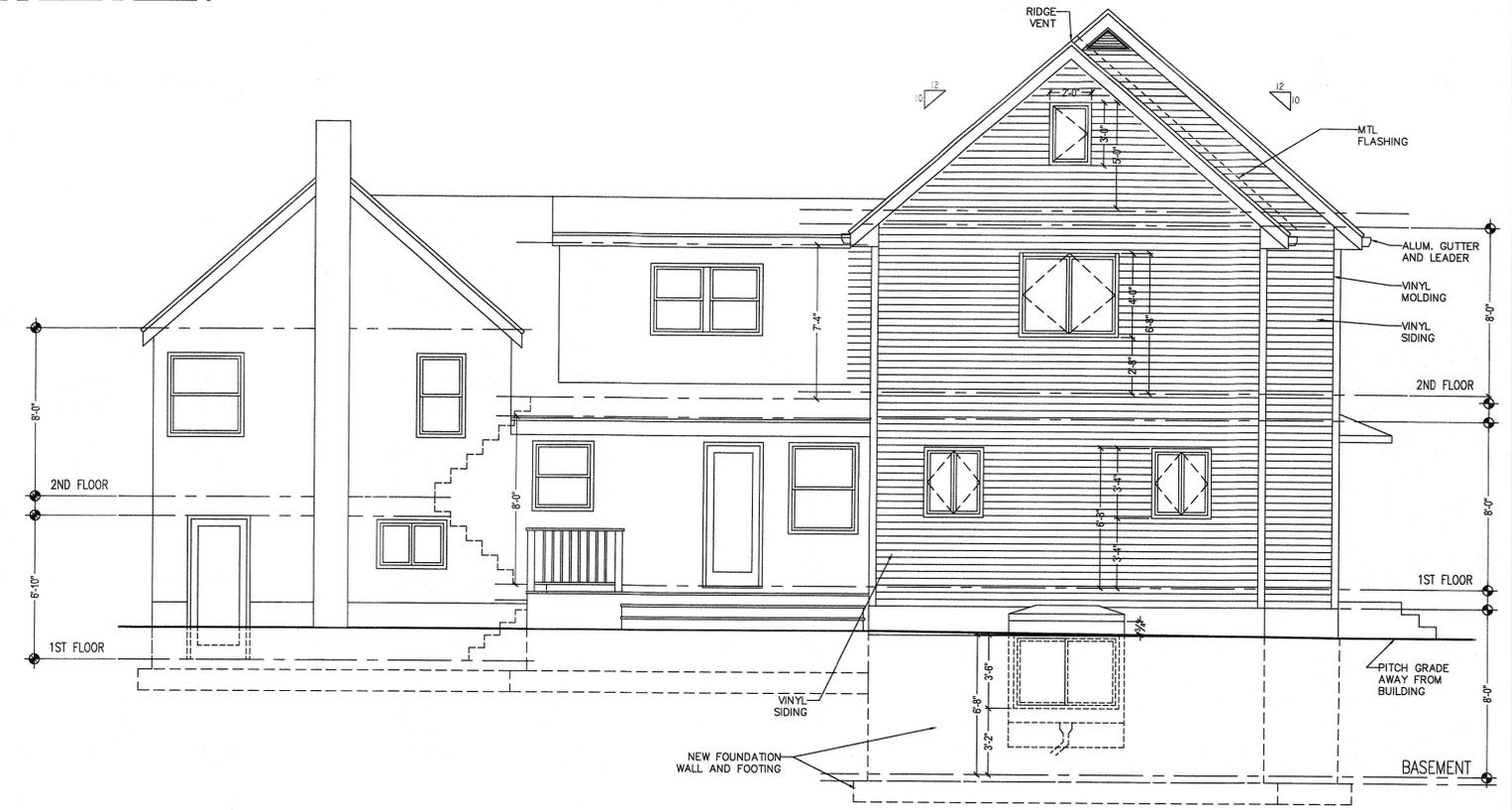
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SCALE: AS NOTED
DWG. No. **A-7**

SEAL & SIGNATURE
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SOUTH ELEVATION - LEFT
SCALE : 1/4" = 1'-0"



WEST ELEVATION - REAR
SCALE : 1/4" = 1'-0"

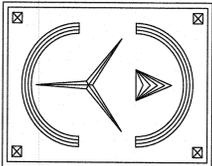
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DWG. LIST

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CONSTRUCTION DETAILS

PLAN DATA

START DATE: 11-11-24
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SCALE: AS NOTED
DWG. No.

A-8

SEAL & SIGNATURE
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SOFFITS
WITHOUT FIRE BLOCKING, A SOFFIT PROVIDES A PATH FOR FIRE TO SPREAD FROM A WALL CAVITY TO THE JOIST BAYS ABOVE. INSTALLING A SINGLE PIECE OF MATERIAL ACROSS THE FACE OF THE STUDS IS OFTEN FASTER THAN USING INDIVIDUAL BLOCKS.

BALLOON-FRAMED RAKES
FULL-HEIGHT RAKE WALLS NEED FIRE BLOCKS TO SEPARATE THE STUD BAYS FROM THE ATTIC SPACE ABOVE.

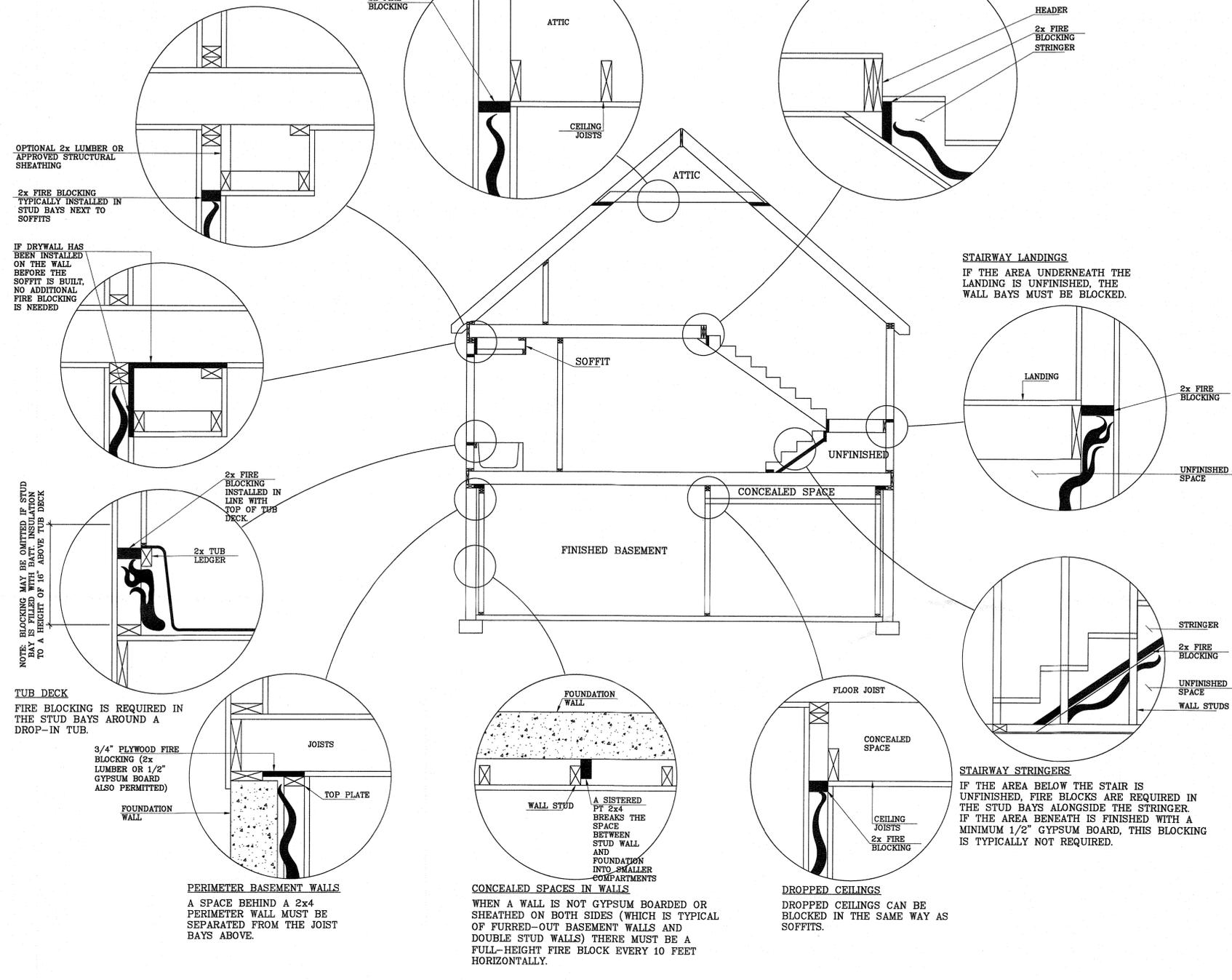
STAIR STRINGERS
THE SPACE BETWEEN STRINGERS MUST BE SEPARATED FROM THE UPPER-STORY FLOOR-JOIST BAYS.

STAIRWAY LANDINGS
IF THE AREA UNDERNEATH THE LANDING IS UNFINISHED, THE WALL BAYS MUST BE BLOCKED.

STAIRWAY STRINGERS
IF THE AREA BELOW THE STAIR IS UNFINISHED, FIRE BLOCKS ARE REQUIRED IN THE STUD BAYS ALONGSIDE THE STRINGER. IF THE AREA BENEATH IS FINISHED WITH A MINIMUM 1/2" GYPSUM BOARD, THIS BLOCKING IS TYPICALLY NOT REQUIRED.

FIRE BLOCKING LOCATIONS AND DETAILS

SCALE: N.T.S.



NOTE: BLOCKING MAY BE OMITTED IF STUD BAY IS FILLED WITH BATT INSULATION TO A HEIGHT OF 16" ABOVE TUB DECK.

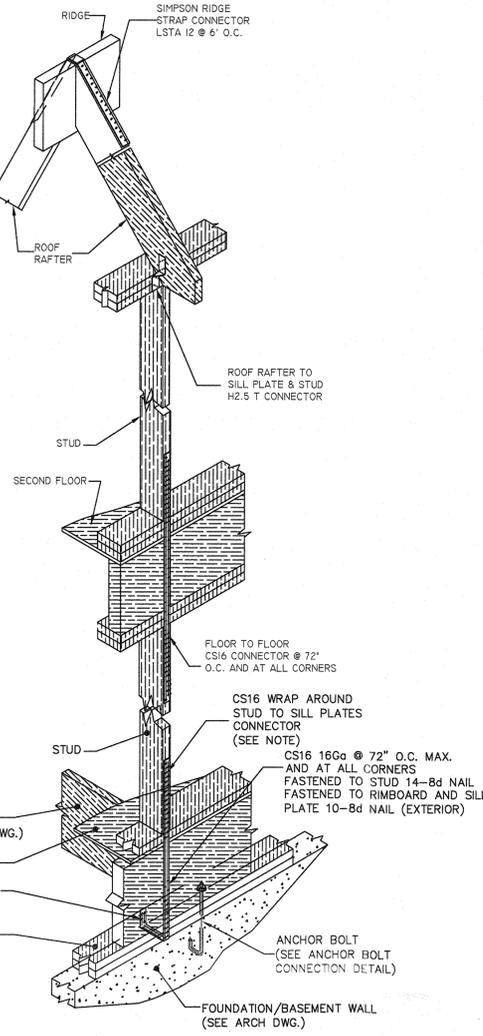
TUB DECK
FIRE BLOCKING IS REQUIRED IN THE STUD BAYS AROUND A DROP-IN TUB.

3/4" PLYWOOD FIRE BLOCKING (2x LUMBER OR 1/2" GYPSUM BOARD ALSO PERMITTED)

PERIMETER BASEMENT WALLS
A SPACE BEHIND A 2x4 PERIMETER WALL MUST BE SEPARATED FROM THE JOIST BAYS ABOVE.

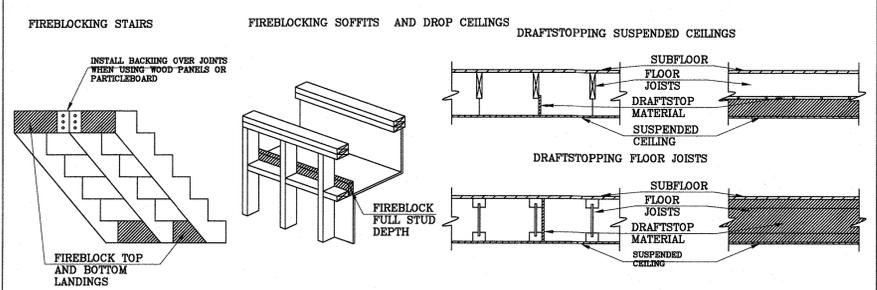
CONCEALED SPACES IN WALLS
WHEN A WALL IS NOT GYPSUM BOARDED OR SHEATHED ON BOTH SIDES (WHICH IS TYPICAL OF FURRED-OUT BASEMENT WALLS AND DOUBLE STUD WALLS) THERE MUST BE A FULL-HEIGHT FIRE BLOCK EVERY 10 FEET HORIZONTALLY.

DROPPED CEILINGS
DROPPED CEILINGS CAN BE BLOCKED IN THE SAME WAY AS SOFFITS.



CONTINUOUS LOAD PATH DET'L

SCALE: N.T.S.



FIREBLOCKS OCCUR IN WALLS AND DRAFTSTOPS OCCUR IN FLOOR/CEILING ASSEMBLIES

1. IN ANY CONCEALED WALL SPACES IF AN OPENING EXISTS THAT ALLOWS FIRE TO SPREAD FROM ONE STORY TO ANOTHER OR FROM A LOWER STORY INTO THE ATTIC. EX OPENINGS FOR PLUMB PIPES, OPENINGS FOR ELECTRICAL WIRES AND CONDUIT, HVAC DUCT CHASES BETWEEN STORIES, LAUNDRY CHUTES AND OPENINGS AT THE TOPS OF FRAMED COLUMNS, NICHEs AND ARCHES.
2. IN CONCEALED WALL SPACES AT EVERY CEILING AND FLOOR LEVEL.
3. WHERE CONCEALED VERTICAL AND HORIZONTAL WALL SPACES INTERSECT. EX SOFFITS FOR KITCHEN CABINETS AND RECESSED VANITY LIGHTS, AND FOR DROP CEILINGS.
4. BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF EACH FLIGHT OF STAIRS.
5. AROUND CHIMNEYS AND FLUES WHERE THEY INTERSECT FRAMING AT FLOOR AND CEILING LEVELS.
6. IN CONCEALED WALL SPACES IF THE CONCEALED SPACE IS OPEN FOR MORE THAN (>) 10 FEET HORIZONTALLY. EX A CONCEALED HORIZONTAL WALL SPACE INCLUDES SOME METHODS OF FRAMING LARGE ARCHED OPENINGS BETWEEN ROOMS, AND WALLS BUILT USING TWO ROWS OF STAGGERED STUDS.

COMMON FIREBLOCK MATERIALS INCLUDE 2-INCH (NOMINAL) THICK LUMBER OR TWO PIECES OF 1-INCH THICK LUMBER, 23/32-INCH THICK WOOD STRUCTURAL PANELS, 1/2-INCH THICK DRYWALL PROPERLY SECURED FIBERGLASS INSULATION AND APPROVED FIRE-RESISTANT CAULK. VERIFY THAT VISIBLE JOINTS BETWEEN PIECES OF FIREBLOCKING MATERIAL ARE STAGGERED AND THAT THE MATERIAL IS SECURED IN PLACE SO THAT IT WILL NOT SETTLE OUT OF POSITION OVER TIME. THE DAMAGE TO FIREBLOCKS AND DRAFTSTOPS SHOULD BE REPAIRED AND PENETRATIONS SUCH AS ELECTRICAL CABLES AND HVAC DUCTS SHOULD BE SEALED.

THE IRC, IN SECTION R302.12 REQUIRES INSTALLING DRAFTSTOPS WHEN USABLE SPACE EXISTS: BOTH ABOVE AND BELOW THE FLOOR/CEILING ASSEMBLY AND WHEN THE OPEN AREA WITHIN THE CONCEALED FLOOR/CEILING ASSEMBLY EXCEEDS (>) 1,000 SQUARE FEET, THE DRAFTSTOPPED AREAS SHOULD BE APPROXIMATELY EQUAL IN SIZE. COMMON DRAFTSTOP MATERIALS INCLUDE 1/2-INCH THICK DRYWALL AND 3/8-INCH THICK WOOD STRUCTURAL PANELS.

FIRE BLOCKING AND DRAFTSTOPPING DETAILS

SCALE: N.T.S.