

95 thru 103 Middletown Road Proposed Residential Expansion

DESIGN CRITERIA

List of applicable State Codes, Reference Codes and Standards:

- 2020 Building Code of New York State
- 2020 Existing Building code of New York State
- 2020 Fire Code of New York State
- 2020 Property Maintenance Code of New York State
- 2020 Mechanical Code of New York State
- 2020 Plumbing Code of New York State
- 2020 Fuel Gas Code of New York State
- 2020 Energy Conservation Construction Code
- NFPA 70 (National Electrical Code 2017)
- 2017 National Electrical Code
- ICC/ANSI A 117.1-2009 Accessible and Usable Buildings and Facilities

CLASSIFICATION OF WORK

Residential (See Section 9 10):
 Groups R-2 (Type VA Construction) w/ sprinklers
 Storage (see Section 9 11): Group 5-2 - Open - Low Hazard Storage
 Type 1 A - Construction w/ dry system sprinklers

TYPES OF CONSTRUCTION

Comply with applicable sections of this Chapter including:
 Group R-2 (Table 601) - Type VA Construction w/ Sprinklers
 Group 5-2 - Type 1A

Type VA - with sprinklers
 Primary Structural frame - 1 hr.
 Bearing Walls - 1 hr. (Exterior)
 Bearing Walls - 1 hr. (Interior)
 Non-bearing Walls - 0 hr. (Interior)
 Roof Construction - 1 hr.
 Doors in walls noted above to be rated as per code and have rated labels accordingly.

DRAWINGS

ARCHITECTURAL:

- A-0 COVER SHEET
- S-1 SITE LOCATION PLAN & BULK TABLE
- S-2 SITE CONTEXT PLAN
- A-1 PROPOSED GROUND AND SECOND FLOOR PLAN
- A-2 PROPOSED ROOF PLAN
- A-3 PROPOSED ELEVATIONS



--- SITE LOCATION

GENERAL NOTES

- THE INTENT OF THE CONSTRUCTION DOCUMENTS IS TO ACCOMPLISH A COMPLETE PROJECT. ANYTHING REASONABLY IMPLIED OR INTENDED SHALL BE INCLUDED. THE WORK INCLUDED CONSISTS OF ALL LABOR, MATERIALS, TRANSPORTATION, TOOLS AND EQUIPMENT NECESSARY FOR THE CONSTRUCTION OF THE PROJECT LEAVING ALL WORK CLEAN AND READY FOR USE. IF ANY DISCREPANCIES, CONFLICTS OR OMISSIONS ARE FOUND IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY, ASSIGNED THE HIGHER QUALITY WORK AND REFRAIN FROM STARTING / COMPLETING SUCH WORK OR DEPENDENT WORK, UNTIL CLARIFIED BY THE ARCHITECT AND TOLD TO PROCEED.
- EACH CONTRACTOR SHALL REVIEW THE CONSTRUCTION DOCUMENTS FOR COMPLETE UNDERSTANDING AND KNOWLEDGE OF THE WORK. ALL WORK SHALL BE DONE BY REQUIRED LICENSED CONTRACTORS IN COMPLIANCE WITH INDUSTRY STANDARDS AND ALL CODE REQUIREMENTS. ALL WORK SHALL BE INSTALLED TRUE, PLUMB SQUARE LEVEL, AND IN PROPER ALIGNMENT. JOB SITE SAFETY IS THE RESPONSIBILITY OF EACH CONTRACTOR.
- VERIFY ALL DIMENSIONS AND CONDITIONS AT THE BUILDING AND SITE PRIOR TO COMMENCING WORK. VERIFY CLEARANCES FOR PIPES, VENTS, CHASES, SOFFITS, FIXTURES, ETC. BEFORE ANY CONSTRUCTION, ORDERING, OR INSTALLATION OF ANY ITEMS OF WORK. NOTIFY ARCHITECT SHOULD DISCREPANCIES OCCUR PRIOR TO PERFORMING WORK.
- DIMENSIONS ARE TO EDGE OF SLAB, FACE OF STUD, DOOR/WINDOW OPENING, CENTER OF PLUMBING FIXTURE, UNLESS OTHERWISE NOTED. WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.
- DETAILS AND NOTES ARE TYPICAL. SIMILAR DETAILS AND NOTES APPLY IN SIMILAR CONDITIONS.
- UNTIL PERMANENT FIRE PROTECTION NEEDS ARE MET, INSTALL FIRE EXTINGUISHERS PER CODE TO PROVIDE TEMPORARY FIRE PROTECTION. OBTAIN APPROVAL OF THE BUILDING AND FIRE DEPARTMENTS AND THE ARCHITECT PRIOR TO INSTALLATION.
- INSTALL ALL FIXTURES, EQUIPMENT AND MATERIAL PER MANUFACTURER'S RECOMMENDATIONS.

ENERGY CODE

ENVELOPE COMPONENT	R VALUE REQUIRED	R VALUE PROVIDED EXISTING BUILDING CODE
EXTERIOR WALL	1.34 R _{ci} OR R19 @ 5.0"	R-21 @ R-30
ATTIC OR OTHER	R-30	R-30 CAVITY R-20 GI ABOVE
FLOOR	R-30	R-30
FOUNDATION WALL	N/A	N/A
SLAB EDGE INSULATION	R-1.0 @ 2" above	R-1.0 @ 2" above
CRAWLSPACE	N/A	N/A
GLAZING	U-0.35 SHGC: 0.30	U-0.43 SHGC: 0.30
SKYLIGHTS	N/A	N/A
EXTERIOR DOORS	U-0.35	U-0.35
INSULATION	U-0.27	U-0.27
MEP - Design by others		
EQUIPMENT SOUNDING		
Design by others		

I hereby state to the best of my professional knowledge and abilities that the proposed building design represented in these documents is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the requirements of the Current New York State Energy Conservation Construction Code and adopted stretch code. The signature and seal on such documents attests to the above statement.

Karl Ackermann, AIA Architect PLLC

GENERAL LOCATION PLAN

SCALE - NONE



--- PROPOSED BUILDING LOCATION

--- EXISTING BUFFER TO REMAIN TO EXTEND POSSIBLE

OVERALL AERIAL SITE LOCATION PLAN

SCALE - NONE

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Proposed Residential Expansion Plan For
 Pearl River Gardens, LLC
 95 thru 103 Middletown Rd Pearl River, NY 10965
 SECTION 68.13, BLOCK 1 LOT 26- CC ZONE - Group JJ

Cover Sheet

Issue Date: 12/04/24

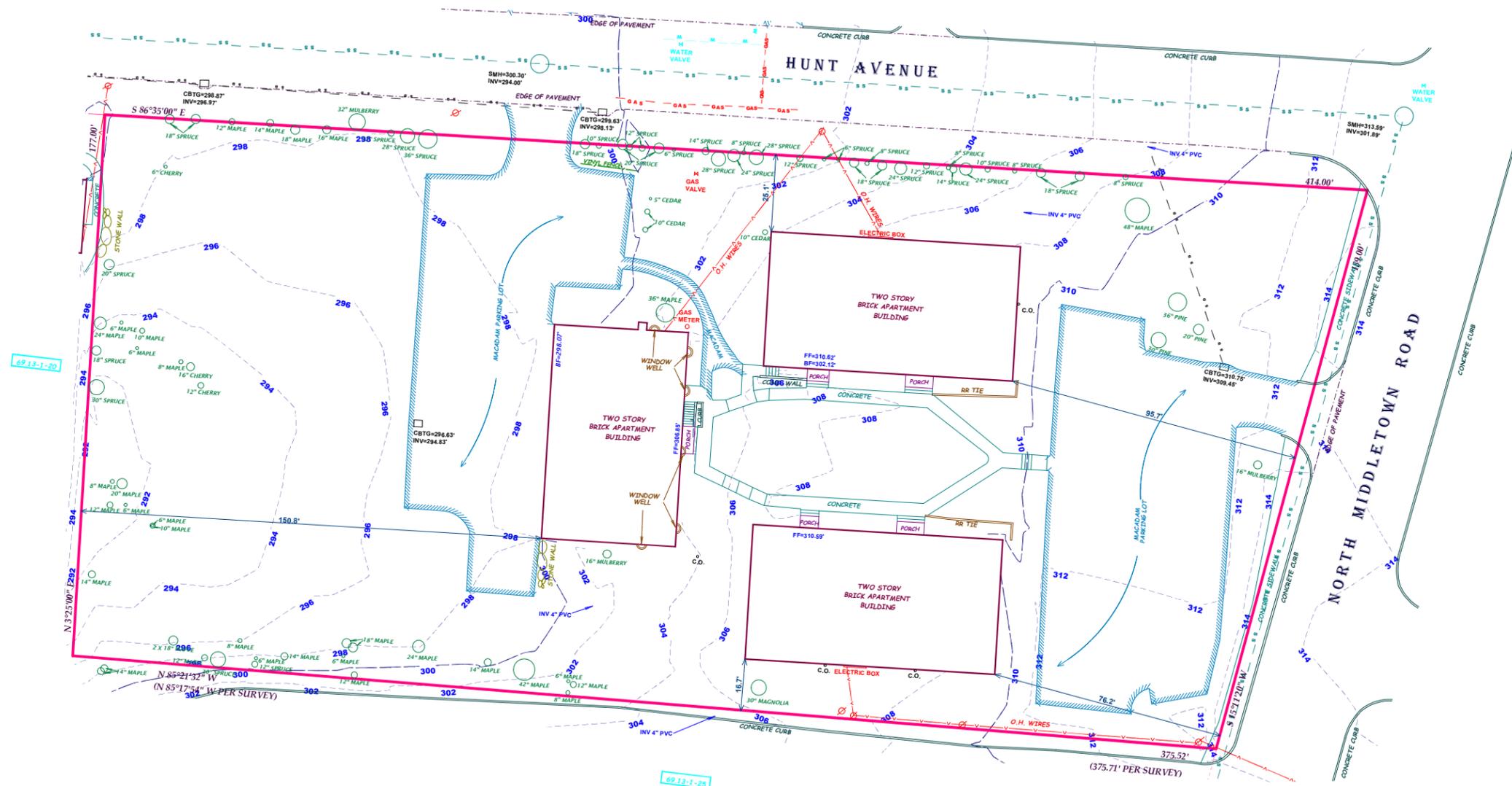
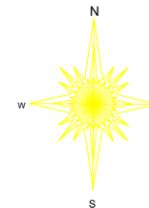
Revisions	Date
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LOT AREA = 71,526.49 SQUARE FEET
 TAX MAP DESIGNATION: 69.13-1-26
 SURVEY FOR
**95-103 N.
 MIDDLETOWN RD.**

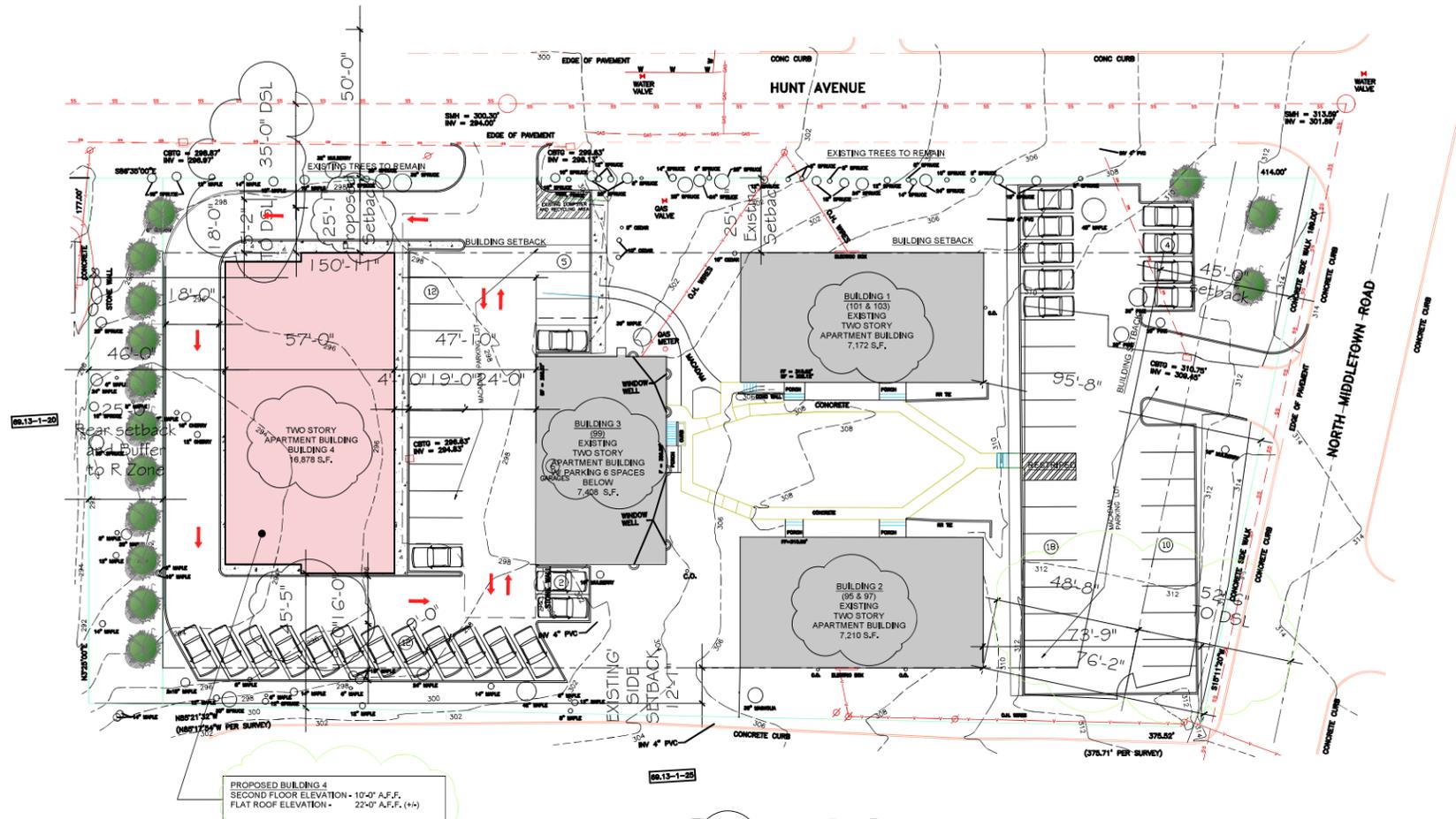
TOWN OF ORANGETOWN, ROCKLAND COUNTY
 PEARL RIVER, NEW YORK
 SEPTEMBER 18, 2024 SCALE: 1" = 20'



ANTHONY R. CELENTANO P.L.S.
 31 ROSMAN ROAD
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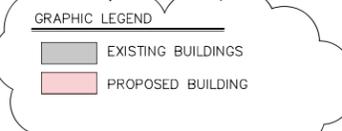
NOTE:
 IT IS A VIOLATION OF THE STATE EDUCATION LAW
 FOR ANY PERSON UNLESS ACTING UNDER THE
 DIRECTION OF A LICENSED LAND SURVEYOR TO
 ALTER IN ANY MANNER
 THIS SURVEY OR TO REPRODUCE THE SAME
 WITHOUT THE WRITTEN CONSENT OF THE
 LAND SURVEYOR'S SIGNATURE AND AN ORIGINAL
 EMBOSSED OR INK SEAL ARE THE PRODUCT OF THE
 LAND SURVEYOR.
 THIS SURVEY WAS PREPARED FOR THE PARTIES AND
 PURPOSE INDICATED HEREON. ANY EXTENSION OF
 THE USE BEYOND THE PURPOSES AGREED TO
 BETWEEN THE CLIENT AND THE SURVEYOR EXCEEDS
 THE SCOPE OF THE ENGAGEMENT.
 THIS SURVEY IS SUBJECT TO AN ACCURATE
 ABSTRACT OF TITLE.
 EASEMENTS OR RIGHTS OF WAY ON OR BELOW THE
 SURFACE OF THE GROUND THAT ARE
 NOT VISIBLE ARE NOT SHOWN.



PROPOSED BUILDING 4
SECOND FLOOR ELEVATION - 10'-0" A.F.F.
FLAT ROOF ELEVATION - 22'-0" A.F.F. (+)



THIS SITE PLAN IS BASED ON A SURVEY PROVIDED BY OWNER BY ANTHONY R. CELENTANO P.L.S. DATED 9/18/24. THE DESIGNER SHALL ASSUME NO RESPONSIBILITY FOR ACCURACY OF ORIGINAL SURVEY. REFER TO ORIGINAL SURVEY FOR ALL ADDITIONAL INFORMATION.



Site Location Plan

1" = 20'-0"

SITE DATA ZONING BULK TABLE

95 thru 103 MIDDLETOWN RD. - PEARL RIVER NY 10965
 TAX MAP - SECTION 88.13, BLOCK 1, LOT 26-CC ZONE - Group JJ
 EXISTING SITE - EXISTING NON-CONFORMING

REQUIRED	EXISTING LOT	PROPOSED	NOTES
LOT REQUIRED 2,500 S.F.	LOT 71,526.49 S.F.	LOT 71,526.49 S.F.	SEE SUMMARY BELOW - (INCREASE NON CONFORMITY 49.45%)
FAR - .30 (30%)	25,494 / 71,526.49 = .3564 (35.64%)	38,100 / 71,526.49 = .5327 (53.27%)	FAR - VARIANCE - .2327 (23.27%)
FRONT YARD SET BACK: 0/45'-0"	73'-9" Middletown Rd (Building 2) 25'-1" Hunt Ave - Existing Non-Conforming (Building 1)	48'-8" Middletown Rd (Building 2) To DSL 25'-1" Hunt Ave - Existing Non-Conforming (Building 1) [5.17' Hunt Ave - To Building 4 for DSL]	EXISTING NON CONFORMING - NO INCREASE - VARIANCE 29'-10"
SIDE YARD SET BACK: 0/12'-0"	12'-1" (Existing Building 2 to property line)	12'-1" (Existing Building 2 to property line) [15'-5" (New Building 4 to property line)]	
COMBINED SIDE YARD SETBACK - 0/25'-0" REQUIRED	N/A - Corner Lot	N/A - Corner Lot	
REAR YARD SET BACK: 25'-0"	150'-11" (Building 3 to Rear Lot Line)	46'-0" (New Building 4 to Rear Lot Line)	
LOT WIDTH: 25'-0"	177'-0"	177'-0"	
STREET FRONTAGE: 25'-0"	603'-0" (189' Hunt and 414' N Middletown Rd)	603'-0" (189' Hunt and 414' N Middletown Rd)	
HEIGHT 1'-0" PER 1'-4"	Existing	New proposed 22'-0" (+/-) max. to main flat roof	

EXISTING F.A.R. (AGGREGATE)

BUILDING 1 (3,586 s.f. x 2 = 7,172 s.f.)	7,172 S.F.
BUILDING 2 (3,605 s.f. x 2 = 7,210 s.f.)	7,210 S.F.
BUILDING 3 (3,704 s.f. x 2 = 7,408 s.f.)	7,408 S.F.
BUILDING 3 GARAGE BELOW	3,704 S.F.
EXISTING	25,494 S.F.
EXISTING FAR - 25,494 / 71,526.49 = .3564 (35.64%)	

PROPOSED F.A.R. (AGGREGATE)

BUILDING 1 (3,586 s.f. x 2 = 7,172 s.f.)	7,172 S.F.
BUILDING 2 (3,605 s.f. x 2 = 7,210 s.f.)	7,210 S.F.
BUILDING 3 (3,704 s.f. x 3 = 7,408 s.f.)	7,408 S.F.
BUILDING 3 GARAGE BELOW	3,704 S.F.
BUILDING 4 (2 FLOOR 4 MEP PENTHOUSE)	12,606 S.F.
PROPOSED	38,100 S.F.
PROPOSED FAR - 38,100 / 71,526.49 = .5327 (53.27%)	

SUMMARY

EXISTING (AGGREGATE) 25,494 S.F. PLUS MAX ALLOWED 50% INCREASE (12,747 S.F.) = 38,241 S.F. TOTAL
EXISTING (AGGREGATE) 25,494 S.F. PLUS 49.45% PROPOSED INCREASE (12,606 S.F.) = 38,100 S.F. TOTAL
PROPOSED 38,100 S.F. (INCREASE NON CONFORMITY 49.45%)

UNIT MIX

UNIT	KEY	TYPE	UNIT AREA
A	4	ONE BEDROOM - 1 BATH	616 S.F.
A1	4	ONE BEDROOM - 1 BATH	693 S.F.
A2	4	ONE BEDROOM W/ DEN	754 S.F.
A3	1	ONE BEDROOM - 1 BATH	773 S.F.
B	1	TWO BEDROOM - 2 BATH	967 S.F.
	14		

EXISTING:
 29 Units Total:
 Five (5) Two (2) Bedroom Units and Twenty-four (24) - One (1) Bedrooms Units. 46 Parking Spaces Required.
 (2) Bedroom - 2 spaces per unit x 5 unit = 10 spaces plus 1.5 spaces per unit x 24 units = 36 spaces. Ten (10) spaces plus Thirty-six (36) spaces = Forty-six (46) Total Spaces Required.
 Currently - Forty-two (42) Spaces Provided.

PROPOSED:
 Proposed Expansion (14 Total Units)
 One (1) Two Bedroom Unit and Thirteen (13) One Bedroom Units. 22 Parking Spots required (2-bedroom @ two (2) per unit x One (1) = 2 spaces plus 1.5 x 13 = 19.5 spaces)
 (Total 21.5 Spaces) = Twenty-two (22) spaces required for proposed expansion
 TOTAL PARKING REQUIRED:
 (Original Site) Forty-six (46) spaces + (Proposed Expansion) Twenty-two (22) spaces = Sixty-eight (68) Required.
 TOTAL PARKING PROVIDED:
 Seventy (70) Spaces provided (68 required)

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ZONING / BULK TABLE

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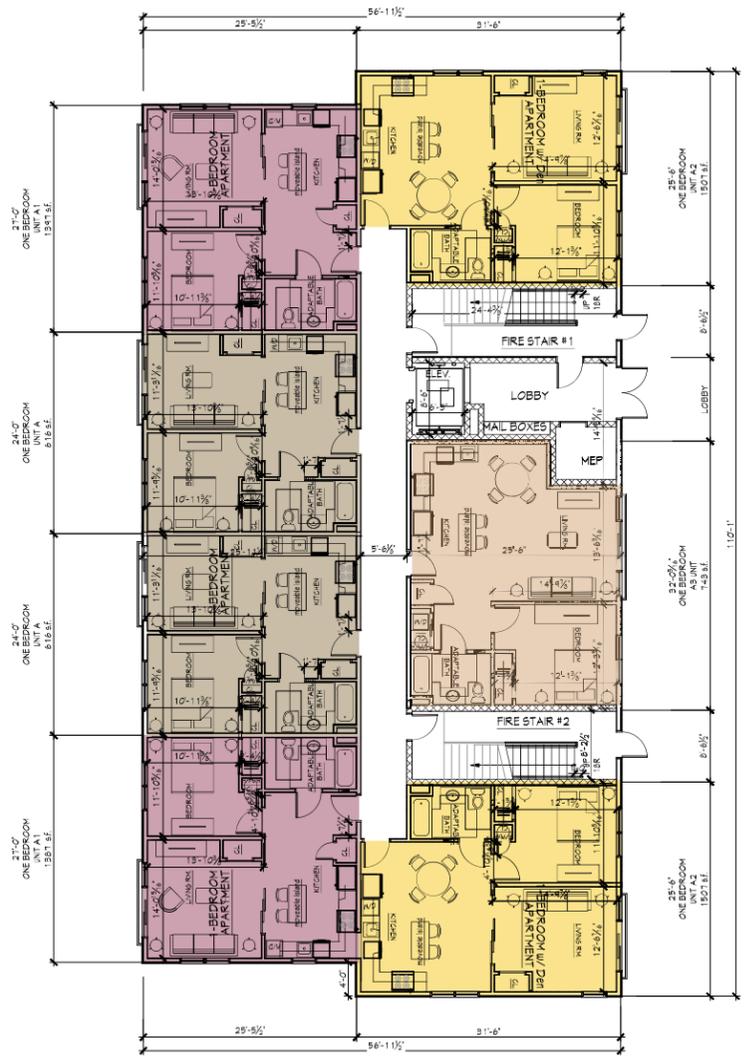
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Site Location Plan
 and Bulk Table

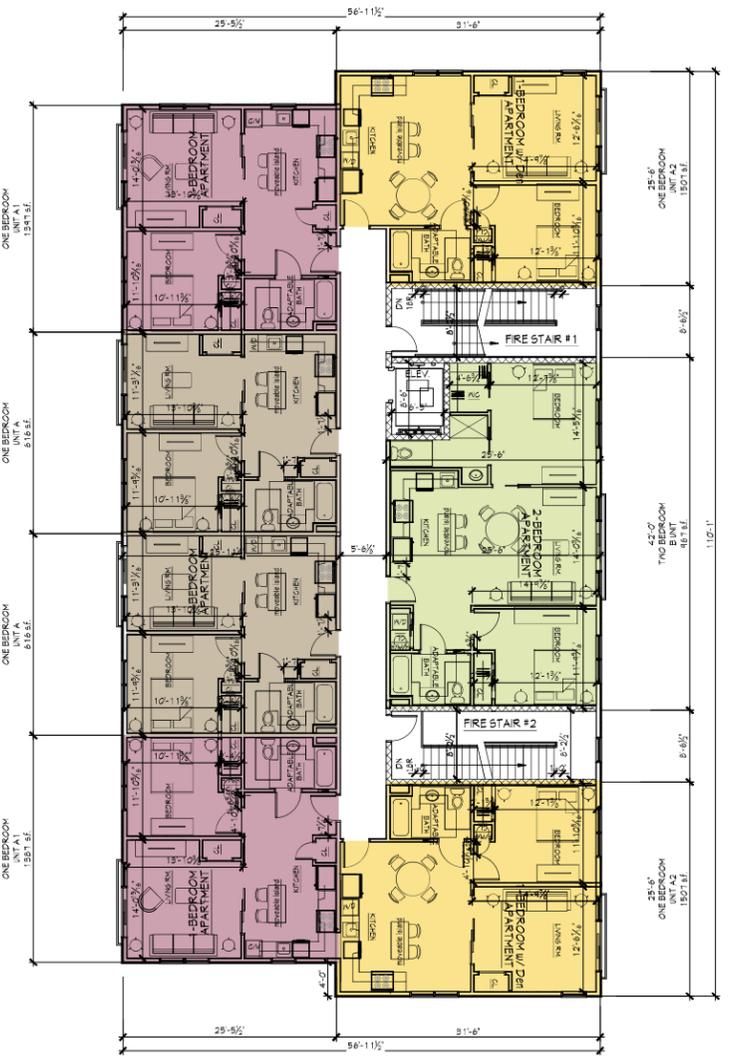
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PROPOSED GROUND FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

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Proposed Ground and Second Floor Plans

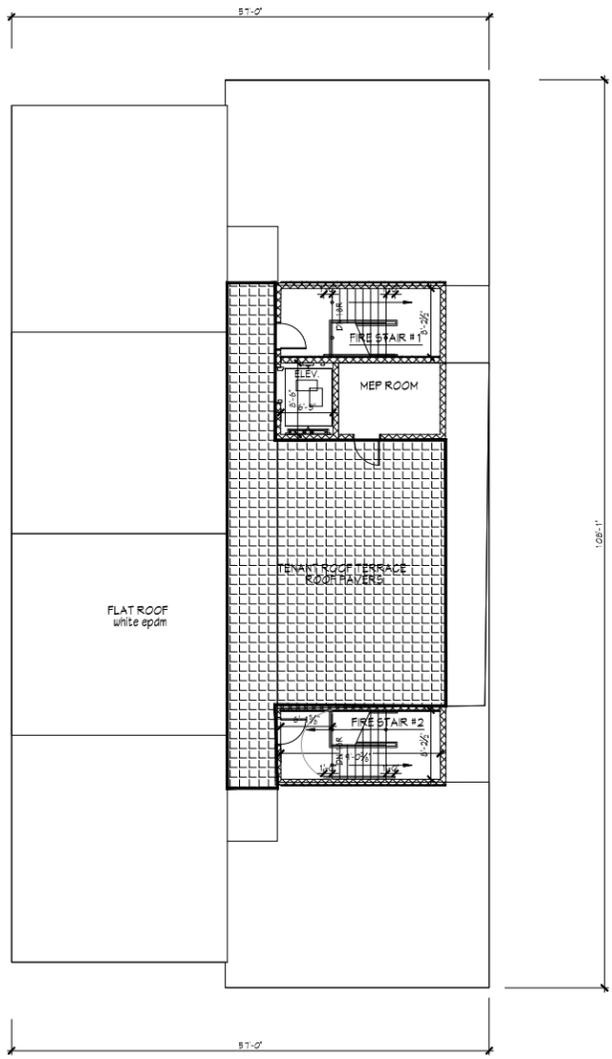
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PROPOSED ROOF PLAN
Scale: 1/8" = 1'-0"

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PROPOSED EAST FACING ELEVATION



PROPOSED NORTH FACING ELEVATION



PROPOSED EAST FACING ELEVATION



PROPOSED SOUTH FACING ELEVATION

ELEVATION MATERIAL SCHEDULE

- 1 CEMENT BOARD (HARDI PEARL GREY) EXTERIOR FINISH
- 2 THIN BRICK VENEER (COLOR - FERRO SMOOTH) SYSTEM ON ZIP R - SHEATHING
- 3 CONTINUOUS ALUMINUM COPING FLASHING (DOUBLE 4" EXPOSURE) BLACK GREY FINISH
- 4 ANDERSEN EBONY FRAME WINDOW (OR EQUAL)
- 5 CABLE RAIL DECK RAILING SYSTEM - VENEER (OR EQUAL) SIGNATURE SYSTEM - EBONY COLOR
- 6 INSULATED STEEL DOOR PAINTED AS HATCHED TO MATCH SIDING ADJACENT
- 7 EXTERIOR WALL MOUNTED LED LIGHT FIXTURE - DOWNWARD LIGHTING 3000K COLOR INDEX

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Proposed Elevations

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