



TOWN OF CORTLANDT

ZONING BOARD OF APPEALS

Town Hall, 1 Heady Street
Cortlandt Manor, NY 10567
Main #: 914.734.1080

Michael Fleming
Chairman

Chris Beloff
Frank Franco
Benito Martinez
Michael Mulé
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Thomas Walsh

Town Supervisor
Richard H. Becker, MD

Town Board
James F. Creighton
Cristin Jacoby
Robert Mayes
Joyce C. White

Zoning Board of Appeals Work Session & Meeting

Thursday September 17, 2026

To join the meeting remotely, use this Zoom link:

<https://us02web.zoom.us/j/88993358103?pwd=3b9w8Qnt5JugDIba4CAiu454b8bFls.1>

WORK SESSION 6:30 pm

Discuss items on tonight's Zoning Board of Appeals Meeting Agenda

MEETING AGENDA 7:00* pm

1. Pledge of Allegiance
2. Roll Call
3. Adoption of the minutes from previous month
4. Continued Public Hearing(s)

A. **ZBA 2026-6: 0 (17) Lancaster Avenue**

Application by Andy Cheung of AC Engineering PLLC for the property of 18 Travis Ave LLC, revisions to which resulted in 3 requested area variances related to the proposed construction of a single-family home on an existing, vacant lot at 0 (17) Lancaster Avenue (located between 15 and 19 Lancaster), Montrose. The applicant requests area variances for maximum allowable floor area, minimum lot area, and minimum lot width. Drawings revised September 5, 2026.

5. New Public Hearing(s)

A. **ZBA 2026-9: 132 Colabaugh Pond Road**

Application by Michael Piccirillo Architecture PLLC on behalf of Sean McCormick for 3 area variances associated with a proposed addition to an existing single-family residence. The applicant requests area variances for side yard setbacks.

B. **ZBA 2026-10: 20 Crescent Hill Drive**

Application by Mark LaChapelle for one area variance associated with the proposed enclosure of a covered porch and construction of an entry deck for an existing single-family residence.

Next Regular Meeting: Thursday October 15th, 2026

**Regular meeting to begin at the conclusion of the work session.*

ZONING BOARD OF APPEALS FACT SHEET

Revised September 9, 2026

ZBA Member Assigned: Beloff

ZBA Case #: 2026-6

Name of Applicant: Andy Cheung on behalf of 18 Travis Ave LLC
Owner: 18 Travis Ave LLC, Larry Cosenza
Address of property: 0 (17) Lancaster Drive
Section, Block, Lot: 54.8-3-27
Prior ZBA Case No.: N/A
Zone: R-15
Lot Size: 12,067 SF (pre-existing non-conforming lot size)

Variance(s) Requested: Area variances per §307-17 Attachments 3&4 - Table of Dimensional Regulations, and Table of Maximum Floor Area, in Residential Districts, as follows:

Maximum Floor Area:

Maximum allowed = 3,125 SF

Proposed = 3,448 SF

Relief sought = 323 SF (10%)

Minimum Lot Area:

Minimum required = 15,000 SF

Pre-existing = 12,067 SF

Relief sought = 2,933 SF (20%)

Minimum Lot Width:

Minimum required = 80 feet

Pre-existing = 50 feet

Relief sought = 30 feet (37%)

Staff Comments: The Code Enforcement office received revised drawings on September 5, 2026 related to a building permit application for the construction of a new, prefabricated single-family home for the subject property. The lot is a pre-existing, dimensionally non-conforming vacant lot with regard to overall lot area and lot width, similar to other lots in the vicinity. The overall size of the selected house design exceeds what is allowed on this site for floor area of the principal dwelling. Of note, the selected house design is a raised ranch style which, in order to fit on the lot, is proposed to be spun 90-degrees counterclockwise, resulting in the front façade of the home facing the backyard of the neighboring lot at 15 Lancaster Avenue, and the garage end of the house facing the street. The applicant has proposed additional landscaping along the front and side property lines to address privacy and neighborhood character concerns related to the house orientation.

SEQR: TYPE II – No further compliance required.



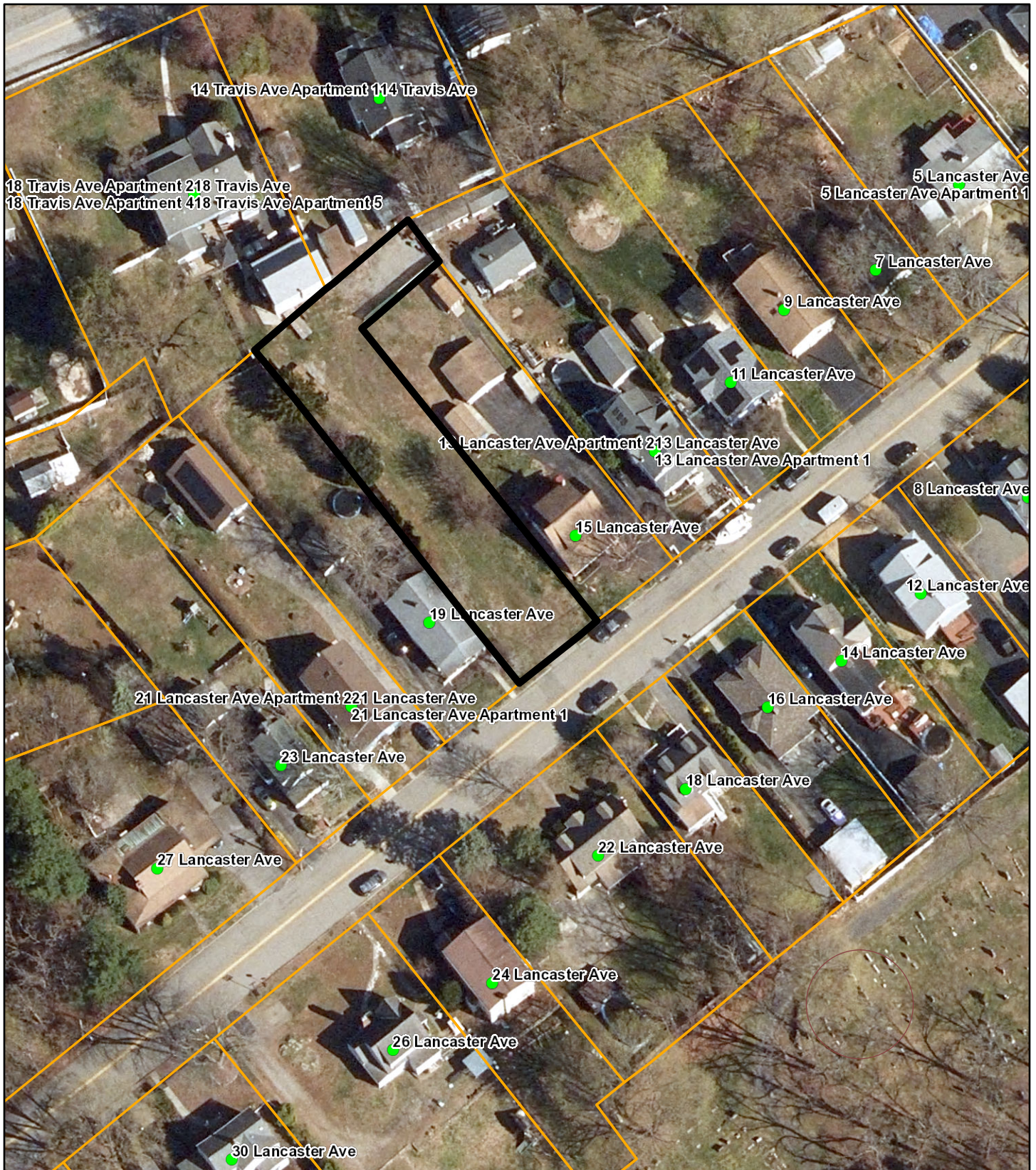
Cortlandt, NY

1 inch = 71 Feet



www.cai-tech.com

September 9, 2026



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



TOWN OF CORTLANDT

DEPARTMENT OF TECHNICAL SERVICES

Michael Preziosi, P.E.
Director D.O.T.S.

John Schembari
Dir. Code Enforcement

Arthur D'Angelo, Jr., P.E.
Deputy Dir. D.O.T.S.

Town Hall, 1 Heady Street
Cortlandt Manor, NY 10567
Main #: 914-734-1060
Fax #: 914-734-1066

Town Supervisor
Richard H. Becker, M.D.

Town Board
James F. Creighton
Cristin Jacoby
Robert E. Mayes
Joyce White

September 9, 2026

AC Engineering, PLLC
0 Lancaster Ave. Unit 17 Montrose NY 10548

Re:

A-26-106 – The Applicant is proposing to construct a New single-family dwelling 3 Bed/2 Bath with 2nd Story Bonus Room.

- Tax ID 54.8-3-27

Dear Andy Cheung,

The Town of Cortlandt Department of Technical Services has reviewed the above referenced applications for conformance to the Town's Zoning Code and the review of the submitted drawings on September 5, 2026

At this time, the application has been denied under Town Code Ch. 307 – Zoning, Attachment 3, Table of Dimensional Regulations, Residential Districts requires lots located in the R-15 zoning district with lot widths less than 70 ft to have a side yard minimum setback of 15% of width to a minimum of 5-ft.

The Applicant is requesting relief as follows as shown on Drawing 1 "Site Plan and Zoning Analysis" prepared by AC Engineering PLLC.

- Variance 1 Minimum Lot width required in R-15 80 Feet. Existing 50 Feet.
- Variance 2 – 323 square feet of additional floor area. (3125-3448)
- Variance 3 – Minimum lot size required 15,000 Sq. Ft. Existing 12,067 Sq. Ft. Requiring 2,933 Sq. ft of relief.

The site is otherwise compliant relative to minimum landscape coverage

With this denial, you may now apply Online for a Zoning Board of Appeals proceeding. Upload this denial letter, the above referenced plans, and all required information outlined on the ZBA Application. Please

upload .pdfs of all documents, to scale with digital seal and signature of the design professional of record.

Upload the following:

1. Property survey
2. Drawing 1, Site plan and Zoning Analysis
3. Floor Plan

Sincerely,

John Schembari
Director of Code Enforcement

Cc: Heather LaVarnway
Michael Cunningham, – Deputy Town Attorney

AC ENGINEERING, PLLC

9 DUNHILL DR.
SOMERS, NY 10589



September 5, 2026

To: Chairman Michael Fleming and Board Members
Town of Cortlandt Zoning Board of Appeals
1 Heady Street
Cortlandt Manor, NY 10567

RE: 0 (17) Lancaster Ave. Section 54.8 Block 3 Lot 27

Dear Mr. Fleming and Board Members:

The following revisions were made to the original zoning submittal.

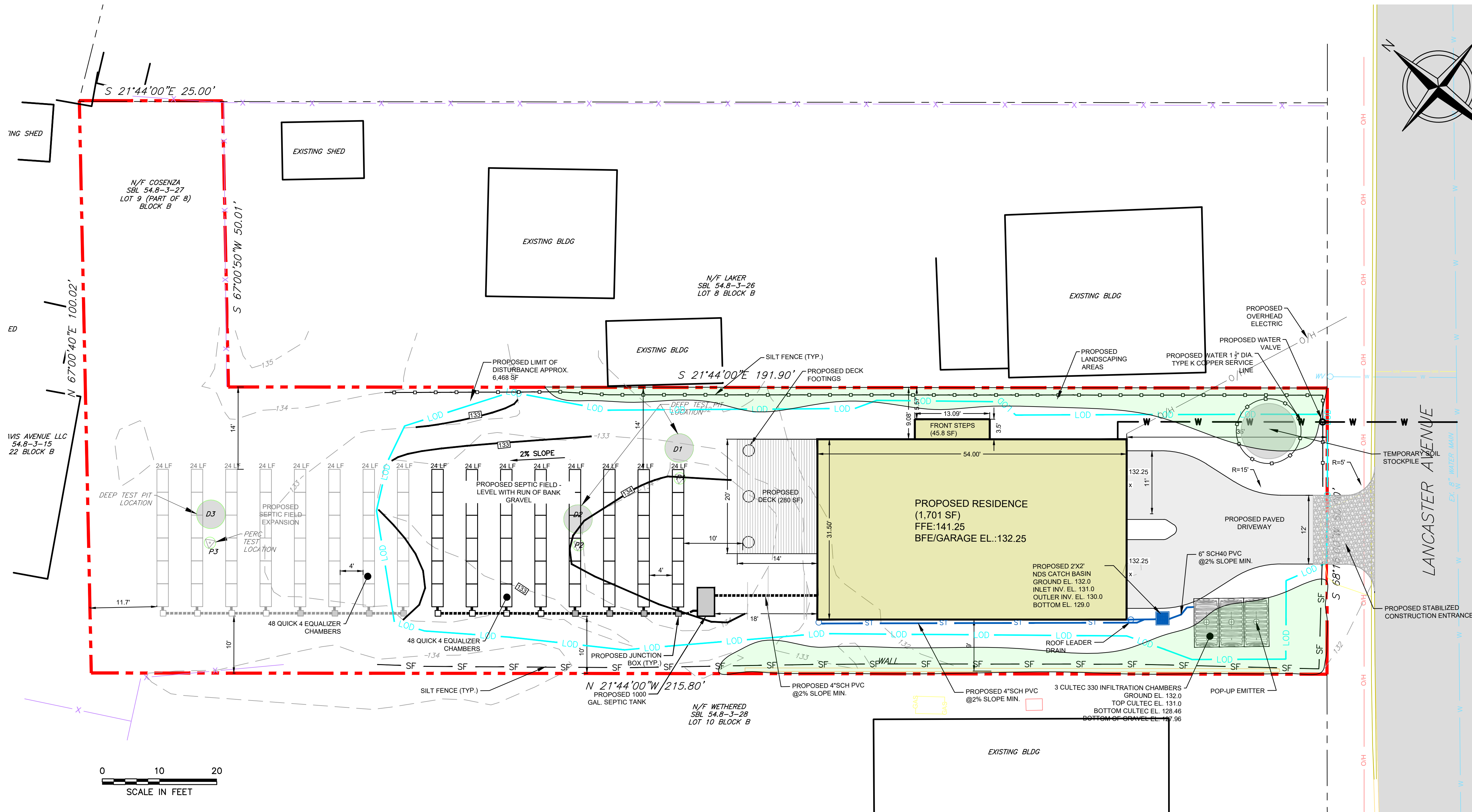
- The house was moved 1 foot to the West providing adequate side yard setbacks on both side yards. Therefore, no variance is required for the side yard setback.
- The deck size was reduced to 280 square feet resulting in a total building coverage of 2,027 square feet. 2,031 square feet is allowed.
- A landscaping plan has been prepared to provide screening on the East and West property lines.

We hope this addresses your questions and concerns. Please feel free to contact us if you should have any questions or require additional clarification.

Respectfully submitted,

AC Engineering, PLLC.

Andy Cheung, P.E., CPESC
Principal Engineer



- LEGEND:
- EXISTING PROPERTY LINE
 - EXISTING INDEX CONTOUR
 - EXISTING INTERMEDIATE CONTOUR
 - EXISTING BUILDING
 - EXISTING EDGE OF PAVED ROAD
 - EXISTING EDGE OF GRAVEL ROAD
 - EXISTING VEGETATION LINE
 - EXISTING WATER COURSE
 - EXISTING UTILITY POLE
 - EXISTING FENCE LINE
 - EXISTING WATER LINE
 - EXISTING GAS LINE
 - EXISTING SANITARY LINE
 - PROPOSED BUILDING
 - PROPOSED PAVED ROADWAY
 - PROPOSED CONCRETE SLAB
 - PROPOSED INDEX CONTOUR
 - PROPOSED INTERMEDIATE CONTOUR
 - PROPOSED SPOT ELEVATION

- GENERAL NOTES:
- SURVEY AND PROPERTY INFORMATION TAKEN FROM PROPERTY SURVEY PERFORMED BY ROWAN LAND SURVEYING DATED AUGUST 20, 2025.
 - AC ENGINEERING HAS NOT RESURVEYED FOR ACCURACY.
 - DURING CONSTRUCTION, SEDIMENT AND EROSION CONTROLS SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF CORTLANDT MANOR STANDARDS FOR SEDIMENT AND EROSION CONTROL.
 - ALL CONSTRUCTION SHALL BE PERFORMED IN CONFORMANCE WITH ALL FEDERAL, STATE AND LOCAL REQUIREMENTS.
 - ALL NEW AND EXISTING FINISHED GRADES SHALL SLOPE TO DRAIN AWAY FROM BUILDINGS.
 - ALL DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING WALLS, FINISHED FACE OF WALLS AND EXPOSED FACE OF CURBING UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
 - ALL FILL AND BACKFILL AREAS TO BE COMPACTED IN 6" LIFTS AND COMPACTED TO 95% COMPACTION UNLESS OTHERWISE NOTED. NO FILL TO BE IMPORTED ON-SITE WITHOUT TESTING DOCUMENTATION SUBMITTED TO TOWN OF CORTLANDT MANOR.
 - CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO BEGINNING WORK. CONTACT PROPER UTILITY COMPANIES A MINIMUM OF 72 HOURS BEFORE DIGGING FOR FIELD VERIFICATION. THE OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO UTILITY OR IRRIGATION LINES.
 - IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION, IT CANNOT BE PUMPED INTO THE TOWN'S STORMWATER SYSTEM.
 - SEE ARCHITECT DRAWINGS FOR ALL OTHER INFORMATION.
 - PRIOR TO THE BACKFILLING OF ANY STORM WATER BEST MANAGEMENT PRACTICE, DOTS-ENGINEERING SHALL BE NOTIFIED TO PERFORM AN INSPECTION. CONTACT ENGINEERING AT 914-734-1060 TO SCHEDULE AN INSPECTION.
 - PROVIDE A FOUNDATION SURVEY PRIOR TO FRAMING.
 - PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE ENGINEER/ARCHITECT SHALL SUBMIT A CERTIFICATION ADDRESSED TO "TOWN OF CORTLANDT DEPARTMENT OF TECHNICAL SERVICES" THAT THE SITE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS ON FILE WITH THE TOWN AND THAT THERE IS NO ADVERSE IMPACTS TO ADJACENT AND ADJOINING NEIGHBORS AS IT PERTAINS TO DRAINAGE RUNOFF.
 - THE APPLICANT IS INFORMED THAT THE ENTIRE SITE MUST BE 100% STABILIZED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. DISTURBED AREAS SHALL BE RESTORED AND STABILIZED APPROPRIATELY AND IN A TIMELY MANNER.
 - PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, AN "AS-BUILT" SURVEY PREPARED BY A LICENSED PROFESSIONAL LAND SURVEYOR OF THE PROPERTY SHALL BE SUBMITTED TO THE DEPARTMENT OF TECHNICAL SERVICES.
 - EXCESS CUT SHALL BE LAWFULLY DISPOSED OFF-SITE. NO FILL IS PROPOSED TO BE IMPORTED BUT IF FILL IS REQUIRED, IT MUST BE TESTED IN ACCORDANCE WITH THE TOWN'S SOIL TESTING POLICY. A COPY OF THE TESTING RESULTS SHALL BE FORWARDED TO THE TOWN.
 - SEPTIC SYSTEM APPROVED BY WESTCHESTER COUNTY DEPARTMENT OF HEALTH NOVEMBER 13, 2025.
 - DEEP TEST PITS AT THE LOCATION OF THE STORMWATER INFILTRATION SYSTEM SHALL BE CONDUCTED PRIOR TO THE START OF CONSTRUCTION. CONTACT THE DEPARTMENT OF TECHNICAL SERVICES AT 914-734-1060 TO WITNESS THE TESTING.
 - THE PROPOSED DWELLING AND UNDERGROUND DRAINAGE STRUCTURES ARE IN COMPLIANCE WITH WESTCHESTER COUNTY RULES AND REGULATIONS FOR SEPARATION DISTANCE TO WASTEWATER SOURCES.

ZONING COMPLIANCE - R-15

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	15,000 SF	12,067 SF	N/A
MINIMUM LOT WIDTH	80 FT	50 FT	N/A
MAXIMUM HEIGHT	2 1/2 STORIES OR 35 FT.	0	2 STORIES
FRONT YARD	35 FT	N/A	35 FT.
SIDE YARD	15% OF WIDTH TO A MIN. OF 5 FT.	N/A	5.57 FT.
REAR YARD	25 FT	N/A	127.7 FT
MAXIMUM BUILDING COVERAGE	2,031 SF	N/A	2,027 SF
MINIMUM LANDSCAPE COVERAGE (% OF LOT AREA)	50%	N/A	77%
MAXIMUM FLOOR AREA	3,125 SF	N/A	3,448 SF

DEPTH = 215.8 + (191.9 + 25)/2 = 216.35'

WIDTH = LOT AREA/DEPTH = 12,067/216.35 = 55.78'

15% OF 55.78' = 8.36' OR 8'-4"

5.33' SIDE YARD ALLOWED WITH 3 FT ENCROACHMENT

HOUSE AREA = 1,747 SF

DECK AREA = 280 SF

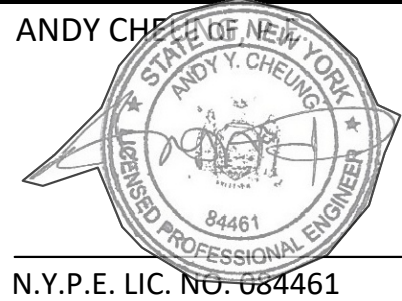
DRIVEWAY AREA = 757 SF

TOTAL = 2,784 SF OR 23% OF LOT AREA

1,701 SF (HOUSE)X2 +

46 SF (FRONT STEP) = 3,448 SF

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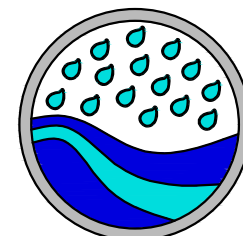
REV	DATE	DESCRIPTION

DRAWN BY: AC
DESIGNED BY: AC
CHECKED BY: AC
APPROVED BY: AC
JULY 2026
DATE CREATED

AC ENGINEERING, PLLC

9 DUNHILL DR.
SOMERS, NY 10589

HTTP://ACENGINEERINGPLLC.COM



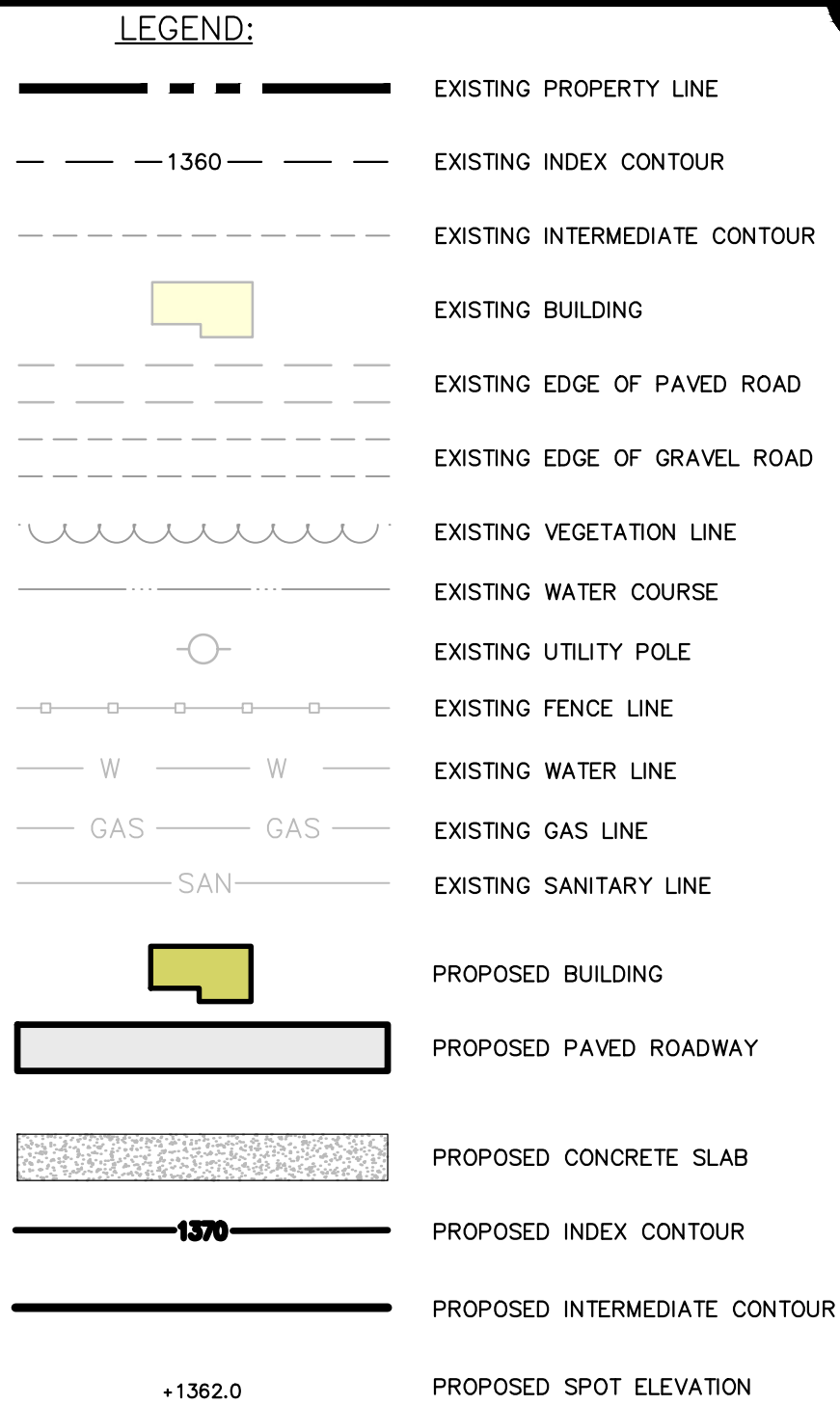
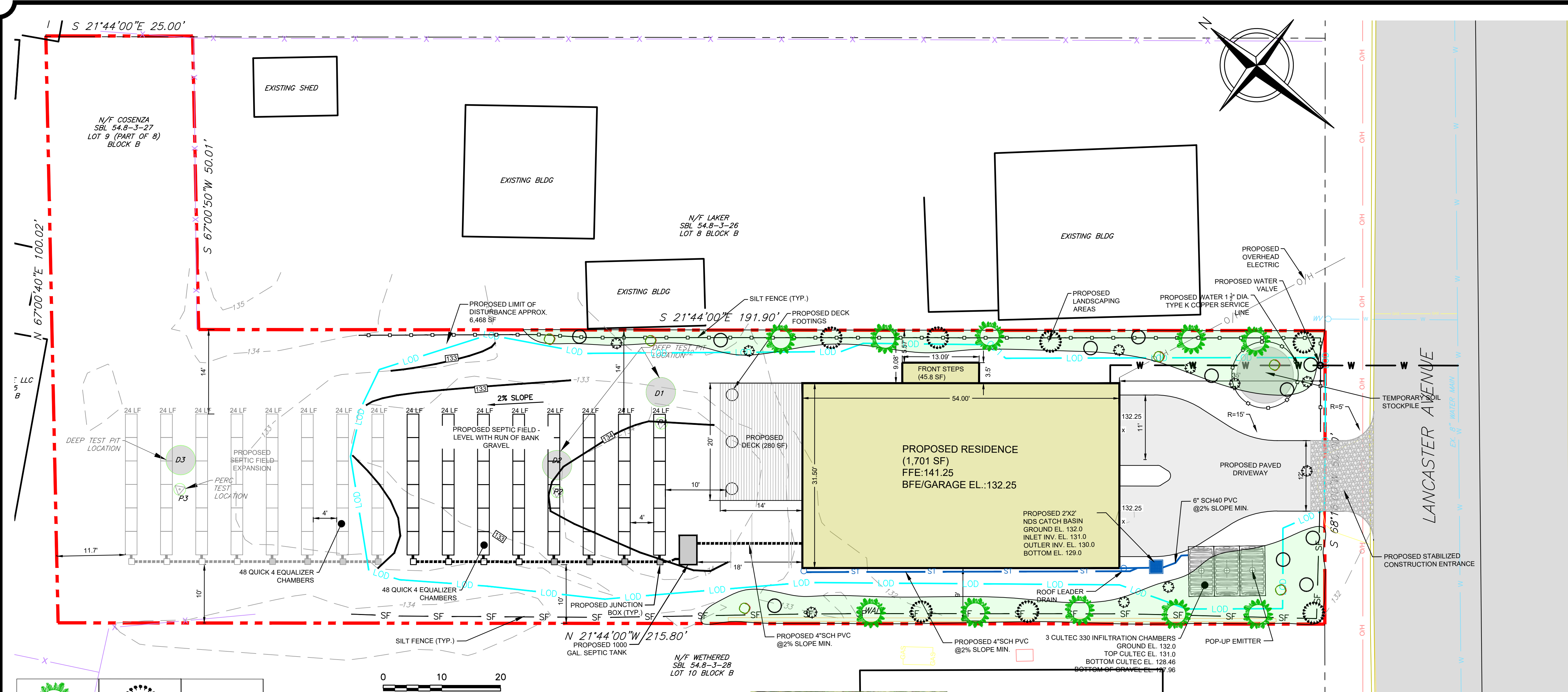
366 ROUTE 202
SOMERS, NY 10589
WESTCHESTER COUNTY, NY
SECTION 17.11 BLOCK 2 LOT 11

PROPOSED SITE CONDITIONS PLAN

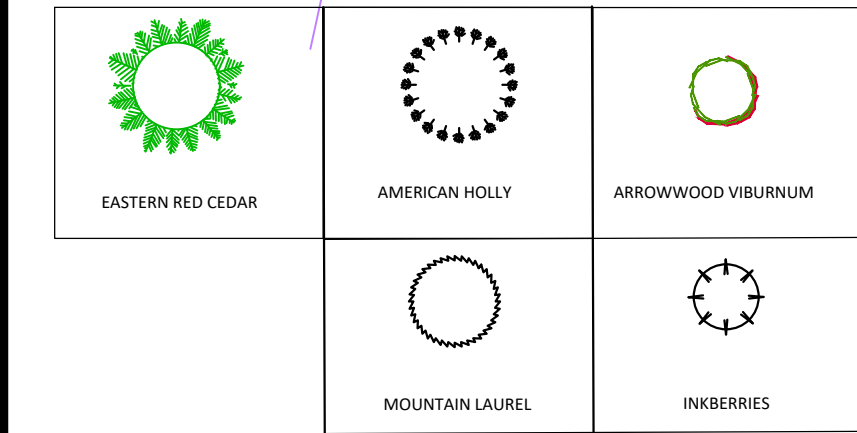
DRAWING NO.

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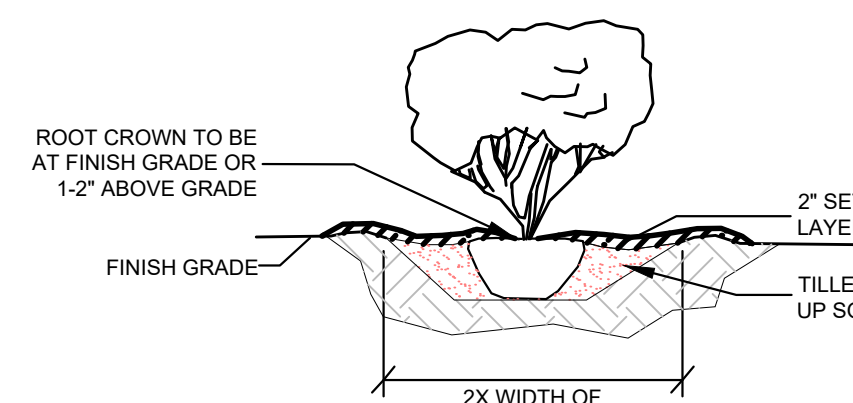
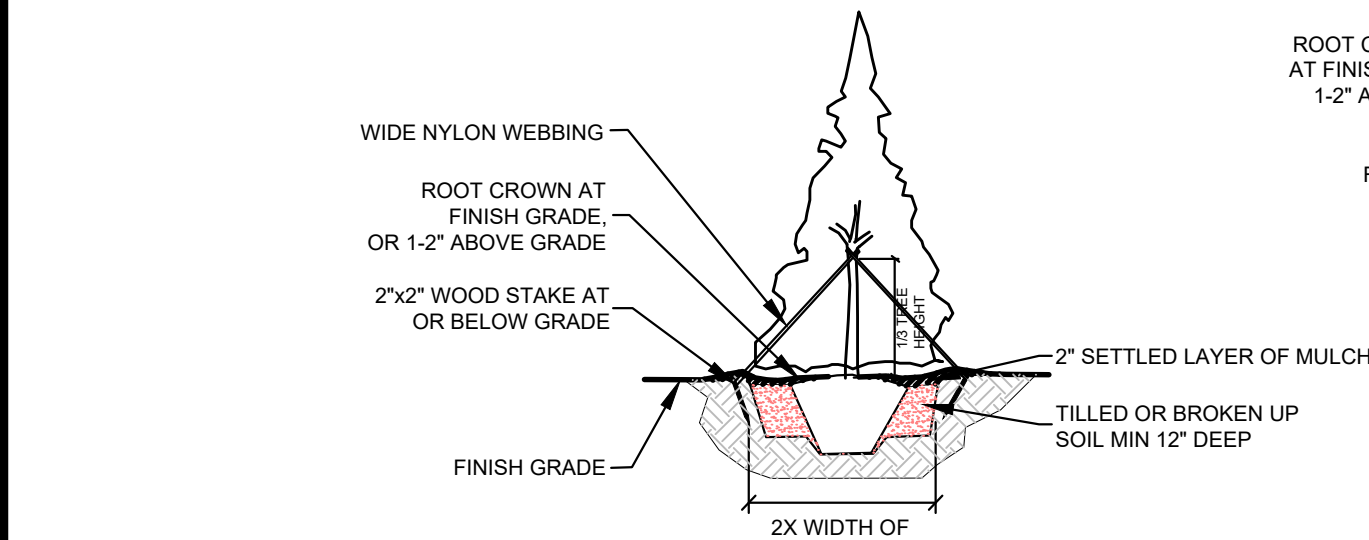
PROJECT NO.
SO-366R202-SP



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 13. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, AN "AS-BUILT" SURVEY PREPARED BY A LICENSED PROFESSIONAL LAND SURVEYOR OF THE PROPERTY SHALL BE SUBMITTED TO THE DEPARTMENT OF TECHNICAL SERVICES.
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 17. THE PROPOSED DWELLING AND UNDERGROUND DRAINAGE STRUCTURES ARE IN COMPLIANCE WITH WESTCHESTER COUNTY RULES AND REGULATIONS FOR SEPARATION DISTANCE TO WASTEWATER SOURCES.



#	SIZE	BOTANICAL NAME	COMMON NAME	HEIGHT/SPREAD
10	5 GAL.	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8'/8"
7	5 GAL.	ILEX OPACA	AMERICAN HOLLY	8'/8"
6	1 GAL.	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	6'/4"
11	1 GAL.	KALMIA LATIFOLIA	MOUNTAIN LAUREL	5'/5"
9	1 GAL.	ILEX GLABRA	INKBERRY	4'/4"



TYP. SHRUB PLANTING:
INDIVIDUAL PLANTING HOLE

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PLANTING NOTES:

1. PROPOSED NATIVE PLANTS ARE TO BE INSTALLED FOR AT LOCATIONS SHOWN ON THIS PLAN.
2. SPACING AND LOCATION OF PROPOSED TREES/SHRUBS SHALL BE DETERMINED BY A LANDSCAPE ARCHITECT IN THE FIELD. FINAL PLANT LOCATIONS SHALL BE DETERMINED IN THE FIELD WITH CONSULTATION FROM THE BOARD OR TOWN DESIGNEE.
3. LANDSCAPE ARCHITECT SHALL HAVE THE OPTION FOR PLANT SUBSTITUTION DEPENDING ON ACTUAL SITE CONDITIONS ENCOUNTERED (I.E. BEDROCK DEPTH, SUN EXPOSURE, ETC.) PLANT SUBSTITUTION REQUESTS SHALL BE SUBMITTED IN WRITING TO THE BOARD OR TOWN DESIGNEE.
4. RAISED PLANTING BEDS MAY BE REQUIRED FOR PLANTING AREAS WITH SHALLOW BEDROCK DEPTH.
5. CONTRACTOR SHALL LOCATE AND VERIFY EXISTENCE OF ALL UNDERGROUND AND ABOVE GROUND UTILITIES PRIOR TO STARTING WORK. CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING UTILITIES AND SHALL REPAIR OR REPLACE ANY DAMAGE AT THEIR EXPENSE.
6. CONTRACTOR SHALL PROVIDE MINIMUM 12" DEPTH OF TOPSOIL FOR ALL PLANTING BEDS.
7. CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SCHEDULE PROVIDED. A MINIMUM OF 50% OF PLANTS PROVIDED SHALL BE THE LARGER END OF THE SIZE RANGE.
8. ALL PLANTS SHALL HAVE NORMAL, WELL DEVELOPED BRANCHES AND VIGOROUS ROOT SYSTEM AND BE NURSERY GROWN.
9. PLANTS SHALL NOT BE INSTALLED BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED BY THE ENGINEER. CONTRACTOR SHALL COORDINATE PLANT LOCATIONS AND DRAINAGE SYSTEM WITH THE LANDSCAPE ARCHITECT AND ENGINEER.
10. ALL PLANTS SHALL BE BALLED AND WRAPPED. SYNTHETIC OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING.
11. NO SUBSTITUTIONS FOR PLANT MATERIAL TYPE OR SIZE WILL BE ALLOWED UNLESS SUCH SUBSTITUTION HAS BEEN APPROVED BY THE LANDSCAPE ARCHITECT. PLANT MATERIAL, SIZE OR SIZE SUBSTITUTION REQUESTS SHALL BE SUBMITTED IN WRITING TO THE BOARD OR TOWN DESIGNEE.
12. ALL PLANTS SHALL CARRY A 1 YEAR GUARANTEE FROM THE DATE OF ACCEPTANCE. GUARANTEE SHALL INCLUDE TREATMENT OR REMOVAL AND REPLACEMENT OF ANY PLANTS FOUND BY THE LANDSCAPE ARCHITECT TO BE IN UNHEALTHY CONDITION. ALL REPLACEMENTS SHALL BE OF THE SAME KIND AND SIZE OF PLANTS SPECIFIED IN THE PLANT LIST.
13. LOCATION OF TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY THE LANDSCAPE ARCHITECT THE DAY PRIOR TO PLANTING.
14. A MINIMUM OF 4 INCH DEPTH OF PREMIUM STERILE BARK MULCH CERTIFIED FREE OF WEED SEED SHALL BE PLACED AROUND THE ROOT BALLS OF TREES AND SHRUBS. MULCH AREA SHALL BE AT LEAST TWO TIMES THE DIAMETER OF THE PLANT CONTAINER OR ROOT BALL. MULCH SHALL NOT CONTAIN ANY DYES.
15. ALL PLANTS AND STAKES SHALL BE SET PLUMB TO THE GROUND. CONTRACTOR SHALL REMOVE STAKES AFTER ONE FULL GROWING SEASON.
16. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND SHALL CONTINUE UNTIL ACCEPTANCE BY THE LANDSCAPE ARCHITECT. MAINTENANCE SHALL INCLUDE WATERING, MULCHING, TIGHTENING AND REPLACING GUYS, REPLACEMENT OF SICK OR DEAD PLANTS, RESETTling PLANTS TO PROPER GRADE OR UPRIGHT POSITION, AND ALL OTHER CARE NEEDED FOR PROPER GROWTH.
17. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY DURING THE FIRST FULL GROWING SEASON.
18. CONTRACTOR AND OWNER SHALL MAKE PROVISIONS TO PROTECT PLANTS FROM DEER WITH FENCING, NETTING OR SPRAY REPELLENT.
19. ALL EXISTING TREES AND SHRUBS SHALL BE INSPECTED FOR VINES. ALL VINES SHALL BE CUT AND REMOVED.
20. ALL VEGETATION SHOWN ON THIS PLAN SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE PROPOSED USE OF THE SITE. UNHEALTHY VEGETATION AS DETERMINED BY THE LANDSCAPE ARCHITECT SHALL BE REPLACED WITH NEW COMPARABLE VEGETATION AT THE BEGINNING OF THE NEXT GROWING SEASON.

NOTES: TYPICAL SHRUB PLANTING, INDIVIDUAL PLANTING HOLE

1. DIG PLANTING HOLE AT LEAST 2X THE WIDTH OF THE ROOT BALL OR CONTAINER.
2. SCARIFY SUBGRADE AND SIDES OF PLANTING HOLE WHEN PLANTING IN CLAY SOIL.
3. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE, OR 1-2" ABOVE IF THE SOIL IS PRONE TO SETTLING.
4. IF CONTAINER GROWN PLANT, GENTLY SLIDE PLANT OUT OF CONTAINER. DISTURB THE ROOTS.
5. IF B&B PLANT, REMOVE BURLAP FROM AT LEAST THE TOP 12 INCHES OF THE ROOTBALL, WITHOUT DISTURBING THE ROOTBALL. REMOVE ALL CORD FROM THE TRUNK. REMOVE BURLAP AND WIRE BASKET (IF PRESENT) FROM THE ROOT BALL.
6. BACK FILL THE PLANTING HOLE WITH EXCAVATED NATIVE SOIL. BROKEN UP OR TILLED. WATER TO REMOVE AIR POCKETS. DO NOT ADD AMENDMENTS.
7. PLACE PINE STRAW OR BARK MULCH ON THE SURFACE TO A (SETTLED) DEPTH OF 1 TO 3 INCHES.

NOTES: EVERGREEN TREE PLANTING

1. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004). PLANT ACCORDING TO ANSI A300 PART 6.
2. DIG THE PLANTING HOLE A MINIMUM OF 2x WIDTH OF ROOTBALL FOR AT LEAST THE FIRST 12 INCHES OF DEPTH. BELOW 12 INCHES, DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
3. SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS (MORE THAN 15% CLAY).
4. LIFT AND SET THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
5. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
6. AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/3 OF THE ROOTBALL.
7. BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL. AMEND THE SURFACE WITH MULCH.
8. USE THREE 2" X 2" WOOD STAKES DRIVEN INTO UNDISTURBED SOIL A MINIMUM OF 16 INCHES. SPACE STAKES EQUALLY AROUND THE TREE.
9. ATTACH 3/4" NYLON WEBBING TO CONNECT THE TREE TO STAKES. ATTACH WEBBING AT 1/3 THE TREE HEIGHT.
10. APPLY A 2-3" (SETTLED) DEPTH OF PINE STRAW OR BARK MULCH TO THE PLANTING SURFACE. LEAVE A 2" SPACE AROUND THE TRUNK FOR AIR CIRCULATION.
11. PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
12. REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.

ANDY CHEUNG, P.E.

N.Y.P.E. LIC. NO. 084461

DATE

DRAWN BY: AC
DESIGNED BY: AC
CHECKED BY: AC
APPROVED BY: AC

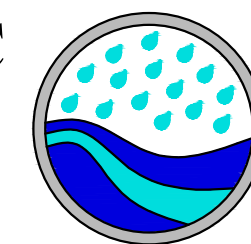
JANUARY 2026

DATE CREATED

AC ENGINEERING, PLLC

9 DUNHILL DR.

COM



18 TRAVIS AVENUE LLC
17 LANCASTER AVENUE,
MONTROSE, NY 10590
SECTION 54.8 BLOCK 3 LOT 27
PROPOSED SINGLE FAMILY DWELLING
LANDSCAPING PLAN

DRAWING NO.

2

PROJECT NO.
MT-17LAN-NH

ZONING BOARD OF APPEALS FACT SHEET

ZBA Member Assigned: Martinez

ZBA Case #: 2026-9

Name of Applicant: Michael Piccirillo Architecture PLLC, on behalf of
Owner: Sean McCormick
Address of property: 132 Colabaugh Pond Road
Section, Block, Lot: 56.9-1-5
Prior ZBA Case No.: N/A
Zone: R-80
Lot Size: 1.2-acre

Variance(s) Requested: Area variances per §307-17 Attachments 3 - Table of Dimensional Regulations in Residential Districts, as follows:

Side Yard Setback #1 for Carport/Deck:

Minimum required = 23'-4.75"

Proposed = 7.0'

Relief sought = 16'-4.75" (70%)

Side Yard Setback #2 for Carport/Deck:

Minimum required = 23'-4.75"

Proposed = 14.0'

Relief sought = 9'-4.75" (40%)

Side Yard Setback for Cantilevered Roof:

Minimum required = 23'-4.75"

Proposed = 16'-9"

Relief sought = 6'-4.75" (27%)

Staff Comments: The Code Enforcement office received a building permit application for the construction of an addition to, a deck over a carport, and a cantilevered roof associated with the garage entrance – all items associated with a proposed addition to an existing single-family residence.

SEQR: TYPE II – No further compliance required.



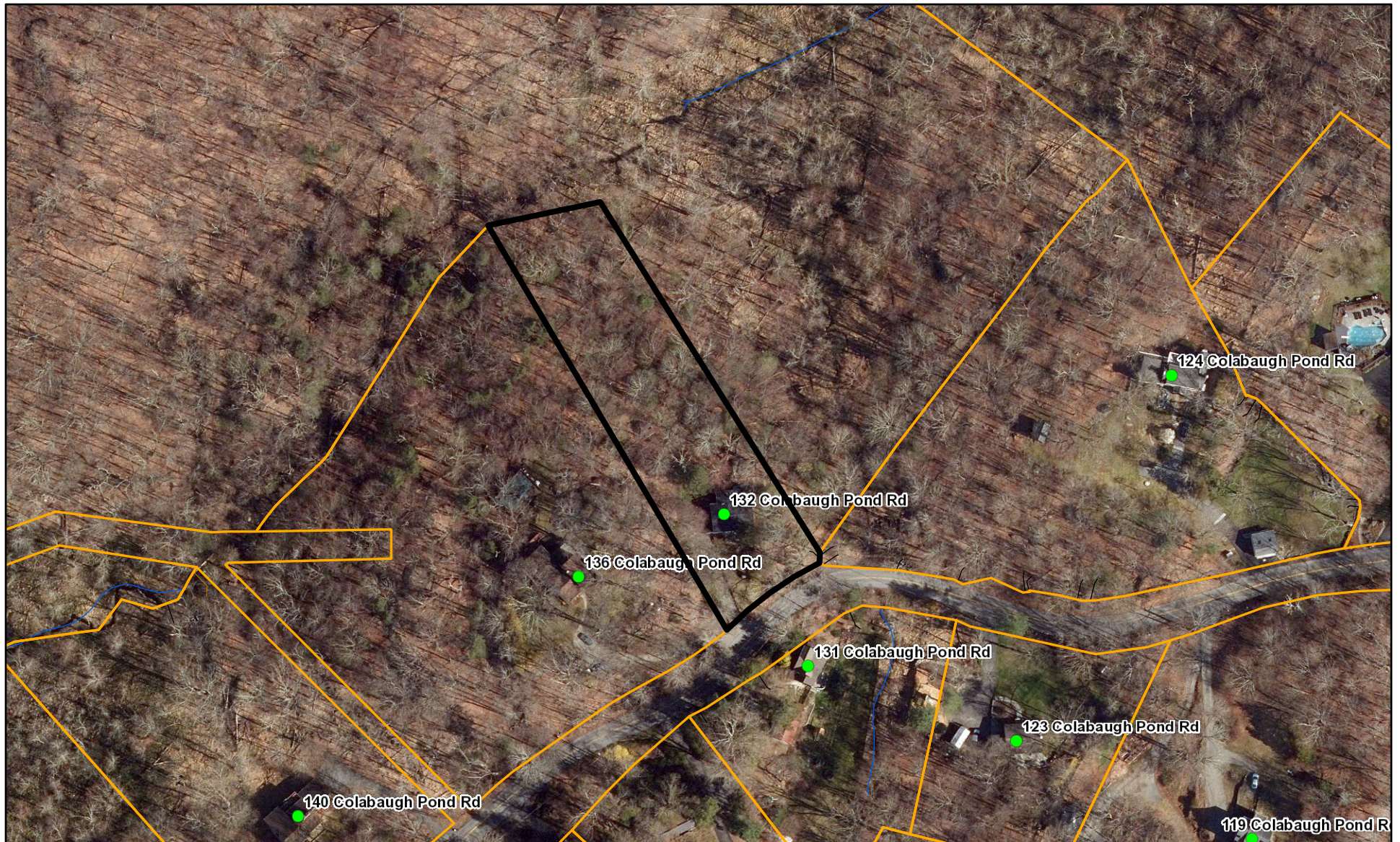
Cortlandt, NY

1 inch = 142 Feet



September 8, 2026

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.





Michael Fleming
Chairman

Chris Beloff
Frank Franco
Benito Martinez
Michael Mulé
Michelle Piccolo-Hill
Thomas Walsh

TOWN OF CORTLANDT

ZONING BOARD OF APPEALS

Town Hall, 1 Heady Street
Cortlandt Manor, NY 10567
Main #: 914.734.1080

Town Supervisor
Richard H. Becker, MD

Town Board
James F. Creighton
Cristin Jacoby
Robert Mayes
Joyce C. White

NOTICE OF PUBLIC HEARING TOWN OF CORTLANDT ZONING BOARD OF APPEALS

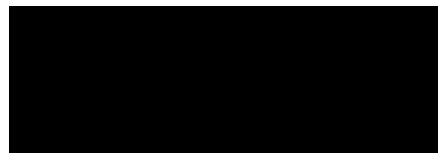
PLEASE TAKE NOTICE that the **ZONING BOARD OF APPEALS** of the Town of Cortlandt will conduct a Public Hearing to consider the application of **Michael Piccirillo Architecture PLLC on behalf of Sean McCormick** for area variances per Town Code Chapter 307 - Zoning, Attachment 3, *Table of Dimensional Regulations, Residential Districts* for reduced side yard setbacks related to a proposed carport, deck, and cantilevered roof associated with an existing single-family house on the lot.

Said property is located at 132 Colabaugh Pond Road, is zoned R-80 Single Family Residential, and is designated on the Town of Cortlandt Tax Maps as Section 56.9, Block 1 Lot 5.

The drawings and application materials are available for review at Town Hall, 1 Heady Street, Cortlandt Manor, NY. Please call the Planning Office at 914-734-1080 to schedule an appointment. In addition, the drawings and application materials will be posted to the Town's website, as part of the September 17th ZBA Agenda, approximately one week prior to the meeting.

SAID HEARING to be conducted at the Cortlandt Town Hall, 1 Heady Street, Cortlandt Manor, New York, on Thursday, September 17, 2026 at 6:30 P.M. or as soon thereafter as is possible at which time all interested persons shall be heard. The Zoning Board meeting will be a hybrid meeting. The required log-in information to attend the meeting via Zoom will be placed on the agenda for the meeting. The agenda will be posted to the Town's website approximately one-week in advance of the meeting.

**ZONING BOARD OF APPEALS
TOWN OF CORTLANDT**



Michael Fleming
Chairman

Dated: 9/4/26
Cortlandt Manor, New York
ZBA Case No.: 2026-9



TOWN OF CORTLANDT

DEPARTMENT OF TECHNICAL SERVICES

Michael Preziosi, P.E.
Director D.O.T.S.

John Schembari
Dir. Code Enforcement

Arthur D'Angelo, Jr., P.E.
Deputy Dir. D.O.T.S.

Town Hall, 1 Heady Street
Cortlandt Manor, NY 10567
Main #: 914-734-1060
Fax #: 914-734-1066

Town Supervisor
Richard H. Becker, M.D.

Town Board
James F. Creighton
Cristin Jacoby
Robert E. Mayes
Joyce White

May 14, 2026

Michael Piccirillo Architecture
132 Colabaugh Pond Rd Croton NY 10520
Re:

A-26-242 – The Applicant is proposing to construct a 1-story addition, proposed deck over carport and entrance portico.

Tax ID 56.9-1-5

Dear Michael Piccirillo,

The Town of Cortlandt Department of Technical Services has reviewed the above referenced applications for conformance to the Town's Zoning Code and the review of the submitted drawings on May 15, 2026

At this time, the application has been denied under Town Code Ch. 307 – Zoning, Attachment 3, Table of Dimensional Regulations, Residential Districts requires lots located in the R-80 zoning district with lot widths greater than 70 ft to have a side yard minimum setback of 20% of width to a maximum of 30-ft.

The Applicant is requesting relief as follows as shown on SP-1 "Site Plan and Zoning Analysis" prepared by Michael A. Piccirillo, Architecture.

- Reduction of side yard setback from 23'4.75" to 7.0' for proposed carport and deck.
- Reduction of side yard setback from 23'4.75" to 14.0' for proposed carport and deck.
- Reduction of side yard setback from 23'4.75" to 16'-9" for proposed cantilever roof.

The site is otherwise compliant relative to building coverage, floor area and minimum landscape coverage.

With this denial, you may now apply Online for a Zoning Board of Appeals proceeding. Upload this denial letter, the above referenced plans, and all required information outlined on the ZBA Application. Please

upload .pdfs of all documents, to scale with digital seal and signature of the design professional of record.

Upload the following:

- 1.Existing property survey
- 2.Revised SP-1, Site plan and Zoning Analysis
3. Front Elevation/Floor plan

Sincerely,

John Schembari
Director of Code Enforcement

Cc: Chris Kehoe – Director & Planning
Michael Cunningham, – Deputy Town Attorney



September 8, 2026

Town of Cortlandt Manor
Zoning Board of Appeals
1 Heady Street
Cortlandt Manor, NY 10567

Re: Addition
ZBA Application
McCormick Residence
132 Colabaugh Pond Road
Cortlandt Manor, NY 10567

Chairman,

1. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance.
The existing house is non-conforming and has been in place since it's construction. The proposed addition and carport are in keeping with the neighborhood.
1. Whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance.
There is no other location for the Addition / Carport due to the narrow site and existing driveway
2. Whether the requested area variance is substantial.
The variances are not substantial in compared to the overall benefit
3. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.
The Addition is small and will have no adverse effect of the environment
4. Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance.
The existing house is non-conforming and has been in place since it's construction. The proposed addition and carport be in keeping with the neighborhood and not a very substantial variance.

Sincerely,

[Redacted Signature]

Michael Piccirillo, AIA

345 Kear Street - Suite 203
Yorktown Heights, New York 10598

[Redacted Address Line]
[Redacted Address Line]

McCORMICK RESIDENCE RENOVATION

132 COLABAUGH POND ROAD,
CROTON ON HUDSON, NY 10520



NOTE:
DO NOT SCALE DRAWINGS. REFER TO WRITTEN MEASUREMENTS FOR ACCURACY. OR CONTACT ARCHITECT. CONTACT ARCHITECT IF THERE ARE ANY DISCREPANCIES. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF NEW YORK STATE EDUCATION LAW.
© Copyright 2018 MICHAEL PICCIRILLO ARCHITECTURE

GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE **2020 NYS RESIDENTIAL CODE** AND LOCAL CODES. ALL ELECTRICAL, PLUMBING AND MECHANICAL WORK SHALL CONFORM TO ALL NATIONAL, STATE AND LOCAL CODES.
- THIS LAYOUT WAS BASED ON THE GIVEN CONFIGURATION AND FEATURES OF THE EXISTING STRUCTURE. DIMENSIONS ARE GIVEN AS GUIDES TO ESTABLISH THE LAYOUT WITHIN THE EXACT STRUCTURE. THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL CAREFULLY SURVEY AND EXAMINE THE EXISTING STRUCTURE IN ESTABLISHING LAYOUT OF THE WORK IN ORDER TO ASSURE PROPER FIT AND ALIGNMENT OF THE NEW WORK WITH PROPER RELATIONSHIP TO EXISTING FEATURES. WHEN ESTABLISHING LAYOUT, CONTRACTORS SHALL CONTACT ARCHITECT FOR APPROVAL BEFORE COMMENCING WITH CONSTRUCTION.
- BEFORE SUBMITTING A PROPOSAL THE CONTRACTOR SHALL VISIT THE PREMISES, FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AND SATISFY THEMSELVES AS TO THE NATURE AND SCOPE OF THE WORK AND THE DIFFICULTIES THAT ATTEND TO ITS EXECUTION.
- MATERIALS, WORKMANSHIP AND INSTALLATION SHALL BE IN STRICT COMPLIANCE WITH NOT ONLY THE MANUFACTURE'S PRINTED INSTRUCTIONS, BUT ALSO THE STANDARDS OF RECOGNIZED AGENCIES OR ASSOCIATIONS.
- ALL MATERIALS SHALL BE NEW, UNLESS OTHERWISE SPECIFIED.
- PROVIDE TEMPORARY PROTECTION OF MATERIALS AND EQUIPMENT.
- CONTRACTOR SHALL PROTECT EXISTING PREMISES FROM DAMAGE DURING CONSTRUCTION.
- IT IS INTENDED THAT THE CONTRACTOR PROVIDE A COMPLETE JOB. ANY OMISSIONS IN THESE GENERAL INSTRUCTIONS OR THE OUTLINE OF WORK ARE NOT TO BE CONSTRUCTED AS REMOVING SUCH ITEMS FROM THE RESPONSIBILITIES OF THE CONTRACTOR.
- TIME REQUIRED TO COMPLETE THE PROJECT SHALL BE STATED IN CONTRACTOR'S PROPOSAL. AFTER AWARD OF THE JOB, CONTRACTOR SHALL SUBMIT A CONSTRUCTION SCHEDULE FOR REVIEW, INDICATING THE SEQUENCE OF OPERATIONS AND TIME REQUIRED FOR EACH, ESTABLISHING A TARGET DATE.
- ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKMEN IN THE APPROPRIATE TRADES. CONTRACTOR SHALL KEEP SUFFICIENT WORKMEN ON THE JOB AT ALL TIMES TO PERFORM THE WORK IN THE MOST EXPEDITION MANNER CONSISTENT WITH GOOD WORKMANSHIP, SOUND BUSINESS PRACTICE AN IN THE BEST INTEREST OF THE PROJECT.
- NO SUBSTITUTIONS WILL BE ACCEPTED UNLESS SUBMITTED IN WRITING TO ARCHITECT/OWNER & APPROVED BY ARCHITECT/OWNER
- CONTRACTOR SHALL PROVIDE PROPER PROTECTION FOR ALL EXISTING WORK, FURNISHINGS AND FIXTURES LIKELY TO BE DAMAGED. WHEN EXTERIOR OPENINGS ARE MADE IN EXISTING WORK, THEY SHALL BE COVERED WITH WATERTIGHT PROTECTION AT THE END OF THE DAYS WORK.
- PATCH, REPAIR AND REPLACE ALL EXISTING WALLS, CEILINGS AND FLOORS DAMAGED DUE TO NEW CONSTRUCTION.
- STARTING TIME AND COMPLETION FOR CONSTRUCTION IS TO BE COORDINATED WITH OWNER AND AGREED UPON BY BOTH PARTIES.
- CONTRACTOR IS EXPECTED TO WORK ON JOB WITHOUT ANY UNREASONABLE DELAY. IF A DELAY IS TO OCCUR, NOTIFICATION TO THE OWNER SHALL BE REQUIRED.
- WORK PERFORMED OVER ANY SURFACE CONSTITUTES ACCEPTANCE OF THAT SURFACE FOR THE SPECIFIED QUALITY OF THE WORK BEING PERFORMED THEREON.
- THE CONTRACTOR IS TO NOTIFY ARCHITECT IN WRITING OF ANY ADAPTATIONS TO THESE DRAWINGS OR SPECIFICATIONS REQUIRED BY LOCAL LIFE AND SAFETY CODES OR ANY OTHER GOVERNING AGENCY.
- SINCE IT IS NOT POSSIBLE TO INDICATE ON THE DRAWINGS ALL THE EXISTING WORK TO BE REMOVED BY DASHED LINES OR NOTES, THE CONTRACTOR IS ADVISED TO ACQUAINT HIMSELF WITH THE ACTUAL CONDITIONS AT LOCATIONS WHERE ALTERATIONS OCCUR. THE CONTRACTOR SHALL REPORT TO ARCHITECT ANY AND ALL CONDITIONS WHICH MAY INTERFERE WITH OR OTHERWISE AFFECT OR PREVENT THE PROPER EXECUTION AND COMPLETION OF THE WORK OF THIS CONTRACT.
- ALL CONSTRUCTION AND SUBCONTRACTED WORK IS TO BE PERFORMED BY CONTRACTORS LICENSED IN THE STATE WHERE THE WORK IS BEING EXECUTED.
- ALL CONTRACTORS ARE RESPONSIBLE TO CONFORM TO THE OWNERS INSURANCE REQUIREMENTS AND TO PROVIDE A CERT. OF INSURANCE TO ALL PARTIES UPON AWARD OF CONTRACT.
- ALL CONTRACTORS ARE TO CONFORM WITH THE BUILDING OWNER'S REQUIREMENTS FOR DELIVERY TO THE SITE AND STORAGE OF ALL CONSTRUCTION MATERIALS.
- REMOVE DEBRIS AND ABANDONED ITEMS FROM AREA AND FROM ALL CONCEALED SPACES. CONTRACTOR TO COORDINATE REMOVAL OF DEBRIS FROM SITE SO THAT IT DOES NOT INTERFERE WITH OWNER'S ACTIVITIES.
- PROPERLY PREPARE ALL SURFACES BEFORE APPLICATION OF FINISHES. IN STRICT ACCORDANCE WITH THE PRINTED RECOMMENDATIONS.
- EXECUTE PRIOR TO FINAL INSPECTION: CLEAN INTERIOR AND EXTERIOR SURFACES EXPOSED TO VIEW, REMOVE TEMPORARY LABELS, STAINS AND FOREIGN SUBSTANCES. CLEAN FIXTURES AND CABINETRY TO A SANITARY CONDITION.
- PERMITS:
 - GENERAL CONTRACTOR / SUBCONTRACTOR IS RESPONSIBLE FOR ALL INFORMATION AND DESIGN (INCLUDING ELECTRICAL, SPRINKLER AND MECHANICAL) REQUIRED BY LOCAL BUILDING OFFICIAL TO OBTAIN ALL NECESSARY BUILDING PERMITS FOR CONSTRUCTION.
 - GENERAL CONTRACTOR SHALL PAY FOR ALL PERMITS REQUIRED, UNLESS OTHERWISE SPECIFIED BY OWNER.
 - GENERAL CONTRACTOR SHALL OBTAIN FINAL CERTIFICATE OF OCCUPANCY UPON COMPLETION OF WORK AND SHALL FORWARD SAME TO OWNER.
- CLEANING:
 - MAINTAIN PREMISES AND PUBLIC PROPERTIES FREE FROM ACCUMULATIONS OF WASTE, DEBRIS AND RUBBISH, CAUSED BY OPERATIONS.
 - AT COMPLETION OF WORK, REMOVE WASTE MATERIALS, RUBBISH, TOOLS, EQUIPMENT, MACHINERY AND SURPLUS MATERIALS AND CLEAN ALL SIGHT-EXPOSED SURFACES. LEAVE PROJECT CLEAN AND READY FOR OCCUPANCY.
- WARRANTIES:
 - CONTRACTOR SHALL WARRANTY THE WORK WILL BE FREE FROM DEFECTIVE MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER THE DATE OF OWNER'S ACCEPTANCE OR WITHIN SUCH PERIOD OF TIME AS MAY BE PRESCRIBED BY THE TERMS OF ANY APPLICABLE SPECIAL WARRANTY REQUIRED BY THE CONTRACT DOCUMENTS.
- CONTRACTOR AGREES THAT HE IS SKILLED AND EXPERIENCED IN THE USE AND INTERPRETATION OF PLANS AND SPECIFICATIONS. HE HAS CAREFULLY REVIEWED THE PLANS AND SPECIFICATIONS FOR HIS PROJECT AND HAS FOUND THEM TO BE FREE OF AMBIGUITIES. FURTHER, HE HAS CAREFULLY EXAMINED THE SITE OF THE WORK AND FROM HIS OWN OBSERVATIONS HAS SATISFIED HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK, THE CHARACTER, QUALITY, AND QUANTITY OF MATERIALS; THE DIFFICULTIES LIKELY TO BE ENCOUNTERED AND OTHER ITEMS FOUND ON THE JOB. THE CONTRACTOR'S EXPERIENCE, EXPERTISE AND PROFESSIONAL JUDGMENT SHALL NOT BE DISREGARDED DURING THE CONSTRUCTION PROCESS. THE CONTRACTORS' INPUT, COMMENTS AND RECOMMENDATIONS WILL BE WELCOMED AND EXPECTED BY THE OWNER AND THE ARCHITECT. CONSTRUCTION ALTERNATIVES WILL BE CONSIDERED AND EMBRACED IF THEY HAVE MERIT AND A BETTER RESULT CAN BE ACHIEVED. SUCH CHANGES MAY NOT TAKE PLACE WITHOUT THE EXPRESS APPROVAL OF THE ARCHITECT.

ABBREVIATIONS

AB	ANCHOR BOLT	DIAM	DIAMETER	INCL.	INCLUDED	PTD	PAINTED	TELE	TELEPHONE
AT	ACOUSTICAL TILE	DIM	DIMENSION	I.D.	INSIDE DIAMETER	P.LAM	PLASTIC LAMINATE	TV	TELEVISION
A.F.F	ABOVE FINISHED FLOOR	DN	DOWN	INSUL	INSULATION	PLWD	PLYWOOD	THK	THICKNESS
ADD.	ADDENDUM	DWG	DRAWING	INT	INTERIOR	PVC	POLYVINYL CHLORIDE	T&G	TONGUE AND GROOVE
AVC	AIR CONDITIONING	D.F.	DRINKING FOUNTAIN	INVT	INVERT	P.C.F.	POUNDS PER CUBIC FOOT	T&B	TOP AND BOTTOM
ALT	ALTERNATE	ELEC	ELECTRIC	JT	JOINT	P.S.F.	POUNDS PER SQUARE FOOT	T.O.S.	TOP OF SLAB
ALUM	ALUMINUM	ELEV	ELEVATION	LAM	LAMINATE	P.S.I	POUNDS PER SQUARE INCH	T.O.STL	TOP OF STEEL
ANOD	ANODIZED	EQ	EQUAL	LAV	LAVATORY	POL	POLISHED	T.O.W.	TOP OF WALL
ARCH	ARCHITECTURAL	EXP	EXPOSED	L.F.	LINEAR FOOT	PLAS	PLASTER	TYP	TYPICAL
BSMT	BASEMENT	EXP. JT.	EXPANSION JOINT	MTL	METAL	QT	QUARRY TILE	T.O.C	TOP OF CURB
BIT	BITUMINOUS	FIN	FINISH	MAS	MASONRY	RCP	REFLECTED CEILING PLAN	UL	UNDERWRITERS LABORATORY
BLKG	BLOCKING	F.F.E	FINISH FLOOR ELEVATION	M.O	MASONRY OPENING	RE	REINFORCED	UNO	UNLESS NOTED OTHERWISE
BD	BOARD	F.P.S.C	FIRE-PROOF, SELF-CLOSING	MECH	MECHANICAL	REINF	REINFORCED	UR	URNAL
BLDG	BUILDING	FLR	FLOOR	NOM	NOMINAL	REV	REVISION	V.C.T.	VINYL COMPOSITION TILE
CAB	CABINET	FTG	FOOTING	N.I.C.	NOT IN CONTRACT	REQ	REQUIRED	VB	VAPOR BARRIER
CIP	CAST IN PLACE	FND	FOUNDATION	N.T.S.	NOT TO SCALE	R	RISER	VERT	VERTICAL
C.B.	CATCH BASIN	GALV	GALVENTIZED	O.A.I.	OUTSIDE AIR INTAKE	RM	ROUGH OPENING	W/	WITH
CLG	CEILING	GA	GAUGE	O.C.	ON CENTER	SIM	SIMILAR	WC	WATER CLOSET
CEM	CEMENT	GYP. BD.	GYPSUM BOARD	O.H.	OVERHEAD	SPEC	SPECIFICATION	WCOT	WAINSCOT
C.T.	CERAMIC TILE	HD. WD.	HARDWOOD	OPNG	OPENING	SQ	SQUARE	WP	WATERPROOFING
COL	COLUMN	HDR	HEADER	OPP	OPPOSITE	S.F.	SQUARE FOOT	WR	WATER RESISTANT
CONC	CONCRETE	HT	HEIGHT	O.D.	OUTSIDE DIAMETER	S.Y.	SQUARE YARD	WS	WEATHER STRIPPING
CMU	CONCRETE MASONRY UNIT	HM	HOLLOW METAL	OPT	OPTION OR OPTIONAL	S.S.	STAINLESS STEEL	WT	WEIGHT
CONST	CONSTRUCTION	HB	HOSE BIB			STD	STANDARD	W.W.F.	WELDED WIRE FABRIC
CONT	CONTINUOUS					STL	STEEL	W	WIDE, WIDTH
C.F.	CUBIC FEET					SYM	SYMBOL	WD	WOOD
C.Y.	CUBIC YARD								

CODE REQUIREMENTS

ALL NEW INTERIOR FINISHES SHALL COMPLY WITH 2020 NYS RESIDENTIAL CODE -INTERIOR WALL AND CEILING FINISHES & CORRIDOR FINISHES SHALL BE A MIN CLASS "C" FLAME SPREAD AND SMOKE DEVELOPMENT INDEX
EXIT PASSAGE FINISHES SHALL BE A MIN CLASS "B" FLAME SPREAD AND SMOKE DEVELOPMENT INDEX
-INTERIOR FLOOR FINISHES SHALL COMPLY WITH THE DOC FF 1 "PILL TEST"

PORTABLE FIRE EXTINGUISHERS

-EXTINGUISHERS SHALL BE SELECTED, INSTALLED, MAINTAINED IN ACCORDANCE WITH NFPA 10. - PROVIDE (1) 2-A. EXTINGUISHER FOR EACH RETAIL SPACE, AND (2) 2-A. EXTINGUISHER FOR WAREHOUSE SPACE
-EXISTING SPRINKLER SYSTEM SHALL BE MODIFIED PER NEW CONSTRUCTION TO PROVIDE THE REQUIRED COVERAGE FOR NEWLY CREATED SPACES. ALL SPRINKLER WORK/MODIFICATIONS SHALL BE DONE IN ACCORDANCE WITH NFPA 72.

HVAC

-NEW MECHANICAL WORK AND ALTERATIONS TO EXISTING MECHANICAL INSTALLATIONS SHALL CONFORM TO CHAPTER 12 OF THE 2020 NYS RESIDENTIAL CODE
-HEATING AND COOLING LOADS SHALL BE DETERMINED IN ACCORDANCE WITH THE PROCEDURES DESCRIBED IN THE ASHREA/ACCA 183
-HVAC EQUIPMENT SHALL MEET THE MINIMUM EFFICIENCY REQUIREMENT OF 2020 NYS RESIDENTIAL CODE
-THE HEATING SYSTEM SHALL BE CAPABLE OF MAINTAINING A MINIMUM INDOOR TEMPERATURE OF 68 DEGS. F AT A POINT 3'-0" ABOVE THE FLOOR ON THE DESIGN HEATING DAY.
-G.C. SHALL PROVIDE SYSTEM SPECIFICATIONS FOR ARCHITECT REVIEW. -EACH HEATING/COOLING SYSTEM SHALL BE PROVIDED WITH THERMOSTATIC CONTROLS
-SUPPLY AND RETURN AIR DUCTS IN UNCONDITIONED SPACES SHALL BE INSULATED WITH MIN. R-5 INSULATION -ALL EQUIPMENT SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
-PROPER CLEARANCES SHALL BE MAINTAINED TO ALL INSPECTION, SERVICE, REPAIR, OR REPLACEMENT WITHOUT REMOVING ELEMENTS OF PERMANENT CONSTRUCTION.

PLUMBING

-SERVICE WATER HEATING EQUIPMENT SHALL MEET THE MINIMUM EFFICIENCY REQUIREMENT OF 2020 NYS RESIDENTIAL CODE
-ALL PLUMBING FIXTURES AND DRAINS USED TO RECEIVE OR DISCHARGE LIQUID WASTE SHALL BE DIRECTLY CONNECTED TO THE SANITARY DRAINAGE SYSTEM IN ACCORDANCE WITH 2020 NYS RESIDENTIAL CODE -ALL PLUMBING FIXTURES AND APPLIANCES USING WATER SHALL BE CONNECTED TO THE WATER SUPPLY SYSTEM IN ACCORDANCE WITH 2020 NYS RESIDENTIAL CODE
-THE SUPPLY LINES AND FITTINGS FOR EVERY PLUMBING FIXTURE SHALL BE INSTALLED SO AS TO PREVENT BACKFLOW IN ACCORDANCE WITH ASME A 112.18.1 -STRAINER PLATES AND DRAIN INLETS SHALL BE DESIGNED AND INSTALLED SO THAT ALL OPENINGS ARE NOT GREATER THEN 0.5" IN LEAST DIMENSION
-OPENINGS FOR PIPES MADE IN FLOORS, WALL, AND CEILINGS SHALL BE CLOSED AND PROTECTED BY INSTALLATION OF APPROVED METAL COLLARS THAT ARE FASTENED TO THE STRUCTURE. EXTERIOR WALL AND ROOF OPENINGS SHALL BE MADE WATER TIGHT WITH APPROVED FLASHING. -BURIED PIPING SHALL BE SUPPORTED THROUGHOUT ITS ENTIRE LENGTH. PIPE TRENCHES SHALL BE LINED WITH FINE GRAVEL.
-THE DESIGN OF WATER DISTRIBUTION SYSTEM SHALL CONFORM TO ACCEPTED ENGINEERING PRACTICE. METHODS UTILIZED TO DETERMINE PIPE SIZES SHALL BE APPROVED.
-WATER SERVICE AND DISTRIBUTION PIPE SHALL CONFORM TO NSF 61.

ELECTRICAL

-NEW ELECTRICAL COMPONENT, EQUIPMENT, AND SYSTEMS AND ALTERATIONS TO EXISTING ELECTRICAL INSTALLATIONS SHALL CONFORM TO NFPA 70.

FUEL AND GAS

-NEW FUEL GAS WORK AND ALTERATIONS TO EXISTING FUEL GAS INSTALLATIONS SHALL CONFORM TO THE 2020 NYS RESIDENTIAL CODE

ENERGY CODE NOTE

I CERTIFY THAT I AM A LICENSED PROFESSIONAL. I ALSO CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THE BUILDING PLANS SHOWN HEREIN ARE IN COMPLIANCE WITH THE 2020 NYS RESIDENTIAL CODE.

SIGNED:

DATE:

ENERGY CODE REQUIREMENTS

2020 NYS RESIDENTIAL CODE, CHAPTER 4: RESIDENTIAL ENERGY EFFICIENCY

-SEE TABLE, INSULATION AND FENESTRATION REQUIREMENTS
-THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT INFILTRATION.

-JOINTS AROUND DOORS/WINDOWS AND THEIR FRAMING
-UTILITY PENETRATIONS
-WALLS AND CEILINGS SEPERATING CONDITIONED FROM NON
-CONDITIONED SPACE
-ATTIC ACCESS OPENINGS
-RIM JOIST JUNCTION, SILL PILATES AND HEADERS

-BUILDING ENVELOPE AIR TIGHTNESS SHALL BE TESTED IN ACCORDANCE WITH ASHREA/ASTM E779

-PROVIDE A MINIMUM OF ONE THERMOSTATE CAPABLE OF AUTOMATICALLY ADJUSTING SPACE TEMPERATURE PER 2020 NYS RESIDENTIAL CODE

-DUCTS IN ATTIC SHALL BE INSULATED TO MIN. R-8. ALL OTHER DUCTS SHALL BE INSULATED TO MIN. R-6 (EXCEPT DUCTS LOCATED COMPLETELY WITHIN THE BUILDING THERMAL ENVELOPE)

-ALL DUCTS SHALL BE SEALED AND COMPLY WITH M1601.3.1 OF 2020 NYS RESIDENTIAL CODE

-HEATING AND COOLING LOADS SHALL BE INSULATED TO MIN. R-3

-HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH ACCA MANUAL J. GC

-SHALL PROVIDE SYSTEM SPECIFICATIONS SHOWING COMPLIANCE WITH ABOVE.

-A MINIMUM OF 50% OF LAMPS SHALL BE IN LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS

CLIMATIC AND GEOGRAPHIC CRITERIA

TABLE R301.2 (1)

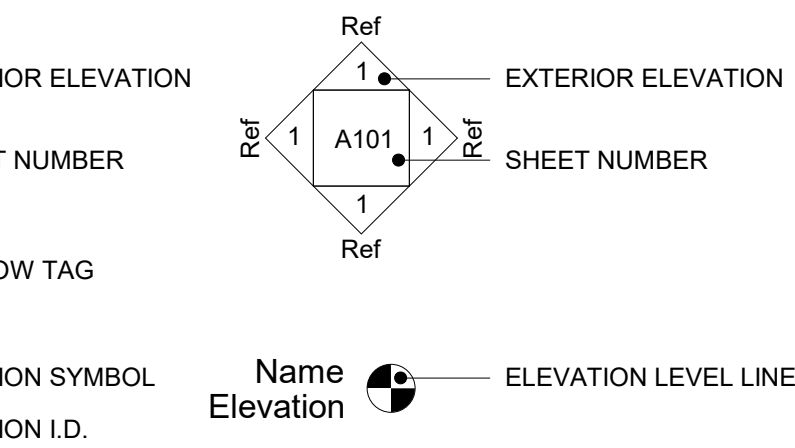
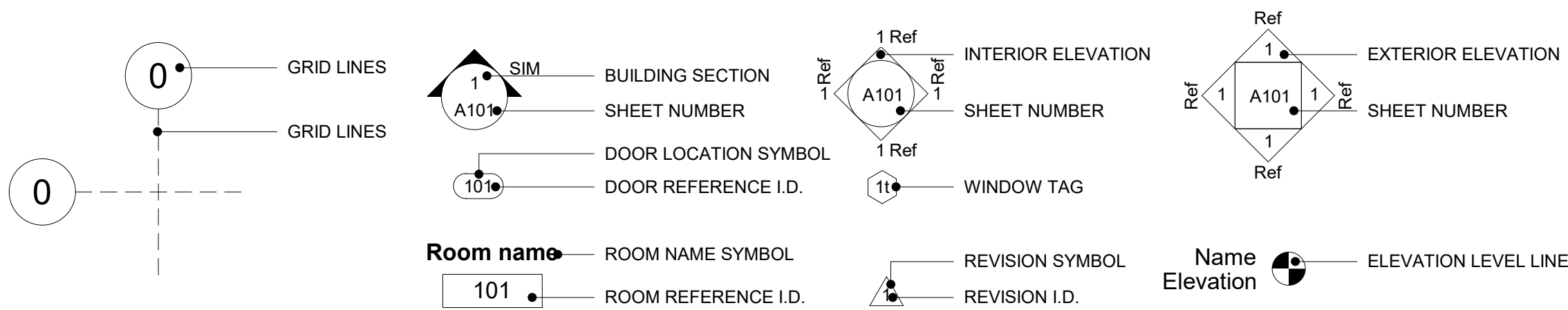
GROUND SNOW LOAD	SPECIAL WIND REGION	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMPERATURE	ICE SHIELD UNDERLAYMENT REQUIREMENT	FLOOD HAZARDS
	SPEED (MPH)		WEATHERING	FROST LINE DEPTH	TERMITE	DECAY		
30 PSF	115MPH	B	SEVERE	42"	MODERATE HEAVY	SLIGHT MODERATE	7°F	YES

INSULATION AND FENESTRATION REQUIREMENTS

CLIMATE ZONE	FENESTRATION	SKYLIGHT U-FACTOR	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE AND DEPTH
	U-FACTOR							
4A	0.27	0.50	49	21 INT. OR 13+10	15/20g	30g	15/19	10.4Ftd

THIS PROJECT MEANS THE PRESCRIPTIVE METHOD FOR ENERGY CODE COMPLIANCE: CLIMATE ZONE 4

REFERENCE SYMBOLS



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Residence

Greg and Joanna

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Pond Road,
Croton On Hudson,
NY 10520

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YORKTOWN HEIGHTS, NEW YORK

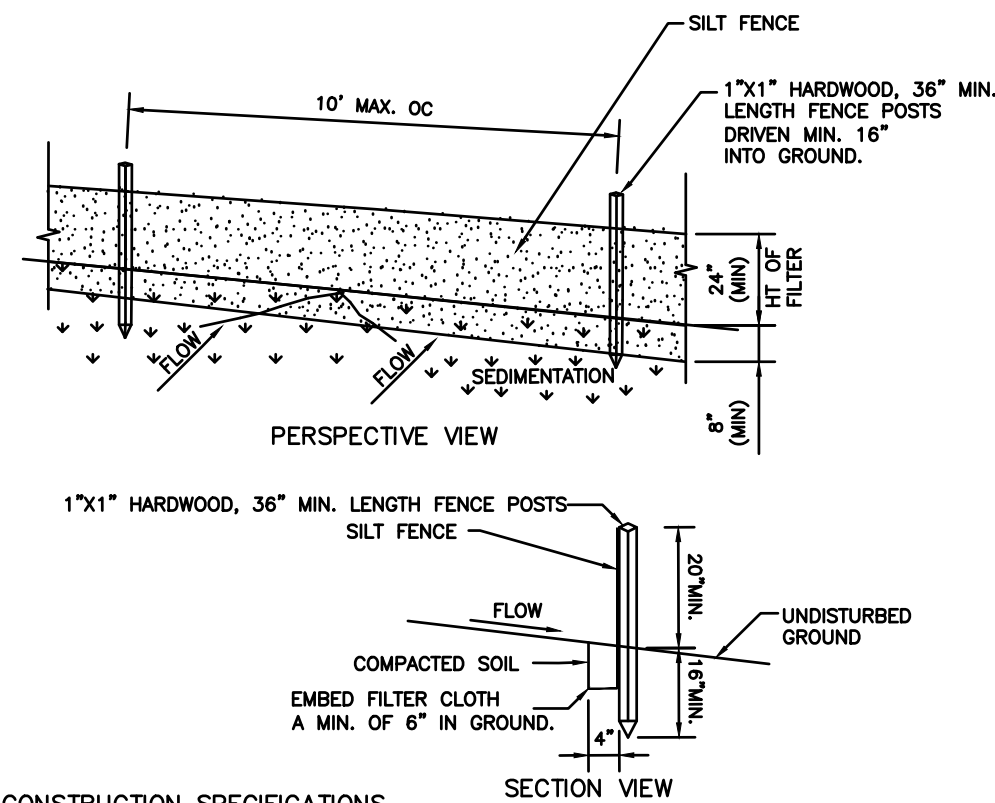
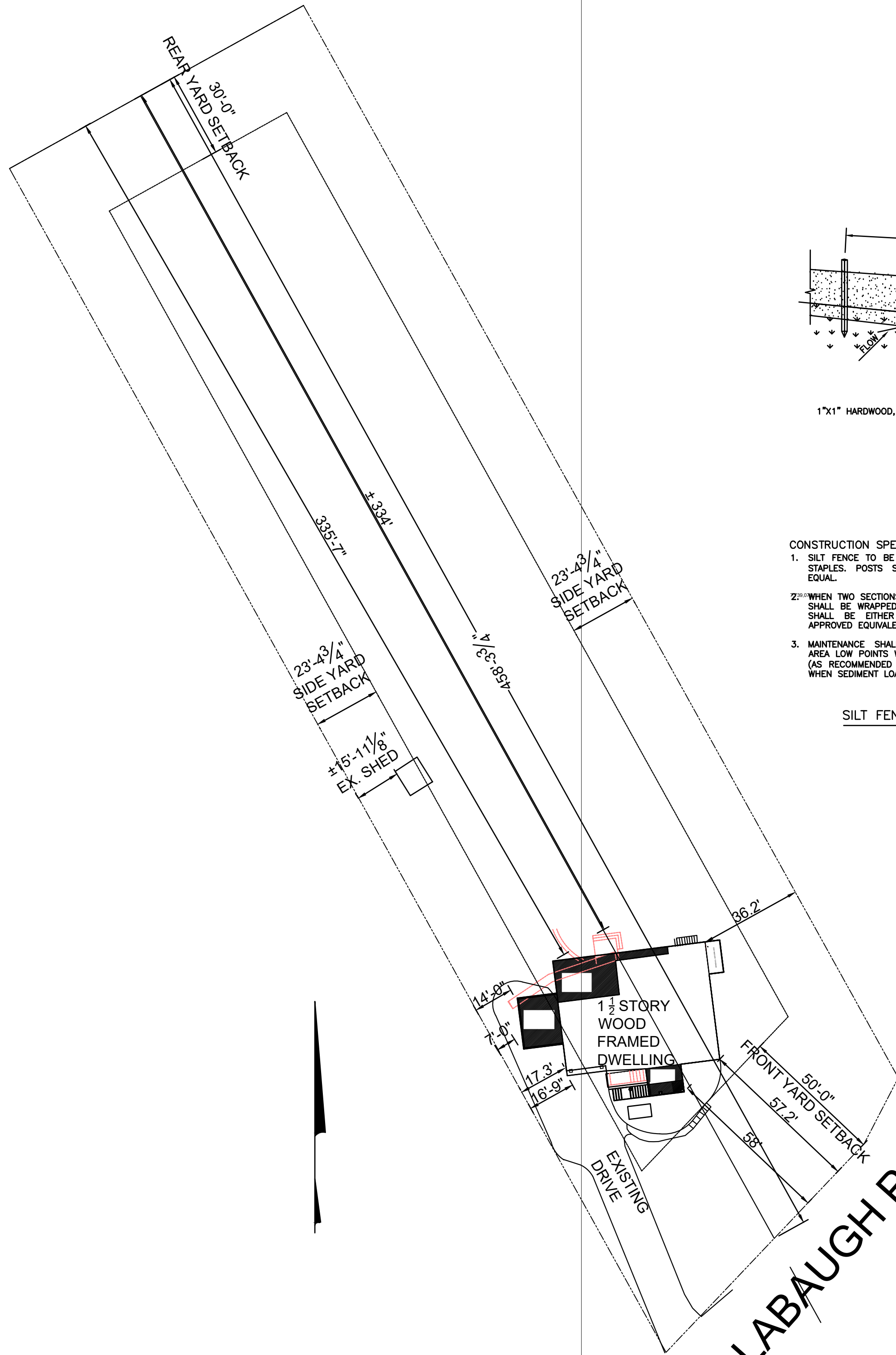
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TITLE

T001

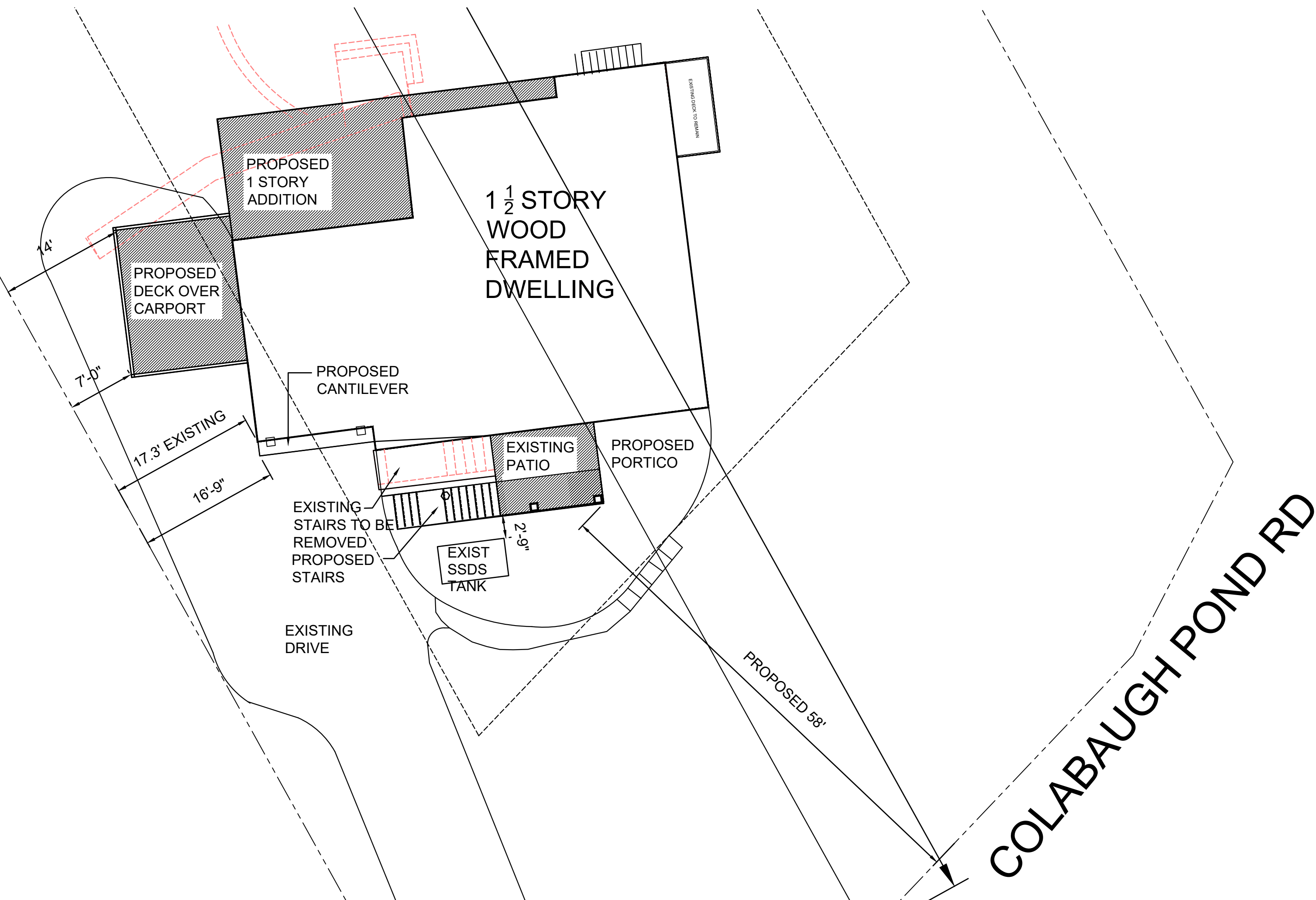
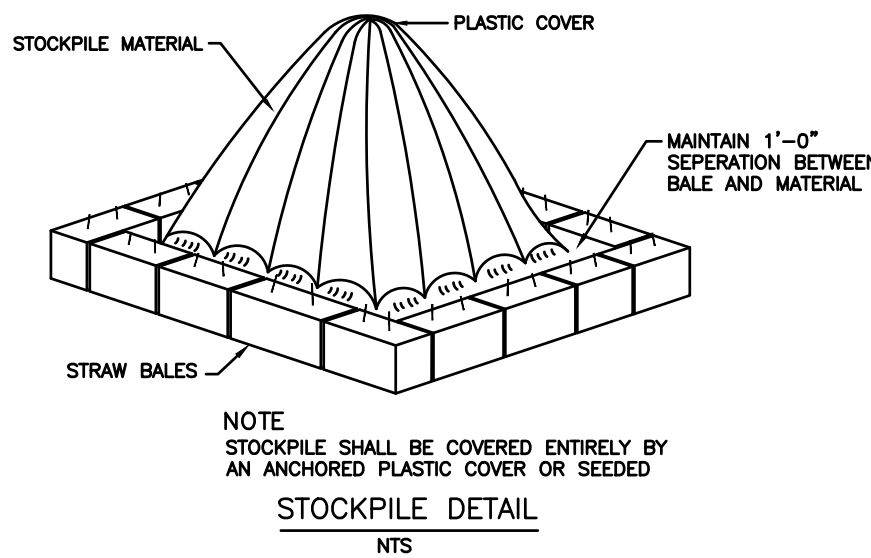
Sheet List	
Sheet Number	Sheet Name

A050	DEMOLITION PLAN
A100	FIRST FLOOR PLAN
A101	FIRST FLOOR ELECTRICAL PLAN
A200	ROOF PLAN
A300	ELEVATIONS
A301	ELEVATIONS
A400	BUILDING SECTIONS
A500	WALL TYPES
A600	DETAILS
A700	SCHEDULES
T001	TITLE



- CONSTRUCTION SPECIFICATIONS
1. SILT FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH STAPLES. POSTS SHALL BE 1"x1" HARDWOOD, OR APPROVED EQUAL.
 2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE WRAPPED AROUND 2 STAPLES, MIN 2X. FILTER CLOTH SHALL BE EITHER FILTER USCF MISF180, MIRAFI 100X OR APPROVED EQUIVALENT.
 3. MAINTENANCE SHALL BE PERFORMED AS NEEDED. REINFORCE AREA LOW POINTS WITH ADDITIONAL STAPLES OR OTHER MATERIALS (AS RECOMMENDED BY ENGINEER). MATERIAL SHALL BE REMOVED WHEN SEDIMENT LOAD REACHES 50X HEIGHT OF FENCE.

SILT FENCE INSTALLATION DETAIL
NTS



B ENLARGED SITE PLAN
SCALE: 1" = 10'-0"

TAX MAP #: 59.1-1-5				
ZONE: R-80				
TABLE BUILDING REQUIREMENTS				
	REQUIRED	EXISTING	PROPOSED	VARIANCE
MINIMUM LOT AREA	80,000 SF	1.2 ACRE 53,743.59 SF	NO CHANGE	NO
MAX FLOOR AREA	6,042 SF	2,002 SF	2,696 SF	NO
MAX BLDG COVERAGE	3,927.3 SF	2,002 SF	2,696 SF	NO
MINIMUM LOT WIDTH	200 FT	117.25 FT	NO CHANGE	NO
AVERAGE LOT DEPTH		458.33 FT	NO CHANGE	NO
MINIMUM LANDSCAPE COVERAGE	70% 36,590.4 SF	97% 50,196.5 SF	95% 49,667.1 SF	NO
GARAGE		241 SF	NO CHANGE	NO
BASEMENT		1,574 SF	NO CHANGE	NO
FIRST FLOOR		1,834.5 SF	2,363.9 SF	NO
HEIGHT / STORIES	35' / 2-1/2	< 35' / 2 1/2	+/- 16' FT	NO
SETBACK REQUIREMENTS				
FRONT	50'-0"	57'-2"	58'-0"	NO
SIDE (EAST)	23.6'	36.2'	NO CHANGE	NO
SIDE (WEST) TO DECK	23.45'	17.3'	7.0'	YES
SIDE (WEST) TO HOUSE	23.45'	17.3'	16.7	YES
REAR	30'-0"	+/- 334'-0"	+/- 335'-0"	NO
SHED	20'-0"	14'-10 1/2"	NO CHANGE	NO

MAP

Michael Piccirillo Architecture

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DATE:	ISSUE:
1 10/28/2025	ISSUED FOR BLDG PERMIT REVIEW
2 5/1/2026	REVIEW

PROJECT NAME:
MCCORMICK RESIDENCE
RENOVATION AND ADDITION

PROJECT ADDRESS:
132 COLABAUGH POND ROAD
CROTON-ON-HUDSON, NY 10598

MICHAEL A PICCIRILLO, AIA
345 KEAR STREET SUITE #203
YORKTOWN HEIGHTS, NEW YORK 10598

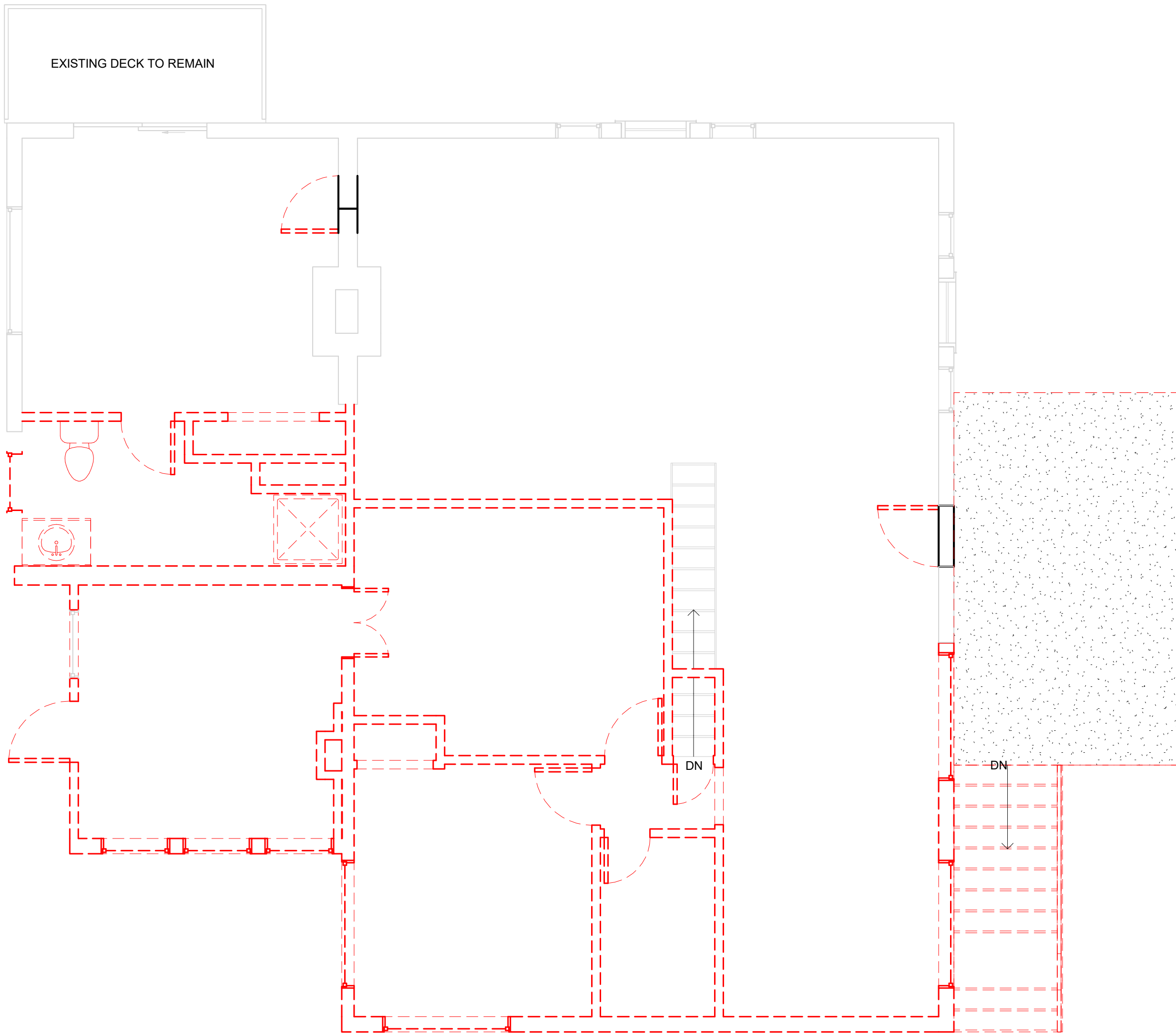
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SITE PLAN
ZONING ANALYSIS

SCALE: AS NOTED	DATE: 10-28-2025
DRAWN BY: MAP	SP-1
CHKD BY: MAP	
2 OF 10	

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- DEMOLITION NOTES**
- DEMOLITION AND REMOVAL OF INTERIOR AND EXTERIOR WALLS, CEILINGS, ROOF, ETC., AS INDICATED ON THE DRAWINGS.
 - LOCATE DUMPSTER AS INDICATED ON SITE PLAN.
 - DEMOLISH AND REMOVE INDICATED AREAS IN A SAFE AND ORDERLY WAY, REMOVING ELEMENTS IN SMALL PIECES. USE NO EXPLOSIVES.
 - PREVENT THE SPREAD OF DUST OR DEBRIS TO UNAFFECTED PARTS OF THE SITE, ADJACENT PROPERTIES, OR PUBLIC STREETS. CLEAN UP ANY DUST OR DEBRIS SPREAD BY DEMOLITION.
 - TAKE STEPS TO PROTECT EXISTING CONDITIONS TO REMAIN. REPAIR ANY DAMAGE AT NO COST TO THE OWNER. PROTECT AND MARK ALL NEW OPENINGS, WHICH COULD BE HAZARDOUS.
 - PROVIDE TEMPORARY SUPPORT WHERE REQUIRED FOR REMOVAL OF STRUCTURAL MEMBERS.
 - STORE THOSE ITEMS INDICATED TO BE SAVED SO THAT THEY ARE PROTECTED FROM DAMAGE BY WEATHER OR FURTHER CONSTRUCTION ACTIVITIES.
 - ALL ITEMS NOT BEING USED SHALL BE REMOVED. ANY AND ALL ITEMS PRESENTLY IN USE BUT WILL NOT BE UTILIZED SHALL BE REMOVED. G.C. SHALL V.I.F. ALL ITEMS CURRENTLY NOT IN USE FOR DEMOLITION.
 - EXISTING STRUCTURE SHALL BE MAINTAINED IN A WEATHER TIGHT CONDITION THROUGHOUT DEMOLITION. WHERE ITEMS DEEMED TO BE REMOVED SHALL EXPOSE INTERIOR OF BUILDING TO WEATHER ELEMENTS. MEASURES, PROTECTION AND SCHEDULING SHALL TAKE PLACE TO PREVENT DAMAGE TO ITEMS TO REMAIN.
 - THE CONTRACTOR SHALL FULLY ACQUAINT HIMSELF WITH THE EXISTING AND SHALL HAVE VISITED AND INSPECTED THE JOB SITE AND BE FULLY INFORMED AS TO THE NATURE OF EQUIPMENT AND FACILITIES NEEDED FOR THE PROPER EXECUTION OF THE WORK. STARTING OF DEMOLITION AND REMOVAL OPERATIONS WILL BE CONSTRUED AS EVIDENCE THAT THE CONTRACTOR HAS COMPLIED WITH THESE REQUIREMENTS AND ALTER CLAIMS FOR DIFFICULT ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN WILL NOT BE RECOGNIZED.
 - TEMPORARY PROTECTION: PARTICULAR ATTENTION SHALL BE GIVEN TO THE PROTECTION OF EXISTING STRUCTURE AND FINISHES SO AS TO PREVENT ANY DAMAGE OF EXISTING FINISHES NOT DESIGNATED FOR DEMOLITION. PROVIDE ALL NECESSARY TEMPORARY CONSTRUCTION AND DUST PROOF PROTECTION. PROTECTION SHALL BE IN COMPLIANCE WITH BUILDING STANDARDS. TYPE AND LOCATION OF PROTECTION SHALL BE REVIEWED WITH OWNERS CONSTRUCTION REPRESENTATIVE PRIOR TO COMMENCING WORK.



1 Demolition First Floor
1/4" = 1'-0"

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1	10/28/2025	BLDG PERMIT REVIEW

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DEMOLITION PLAN

A050

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WALL AND DOOR SYMBOLS

- EXISTING WALL
NEW WALLS TO BE CONSTRUCTED. SEE BUILDING SECTION FOR DETAILS.
EXISTING DOOR TO REMAIN
NEW DOOR TO BE INSTALLED
NEW CONCRETE FOUNDATION WALL
EXISTING FOUNDATION WALL TO REMAIN
EXISTING WALL TO BE REMOVED

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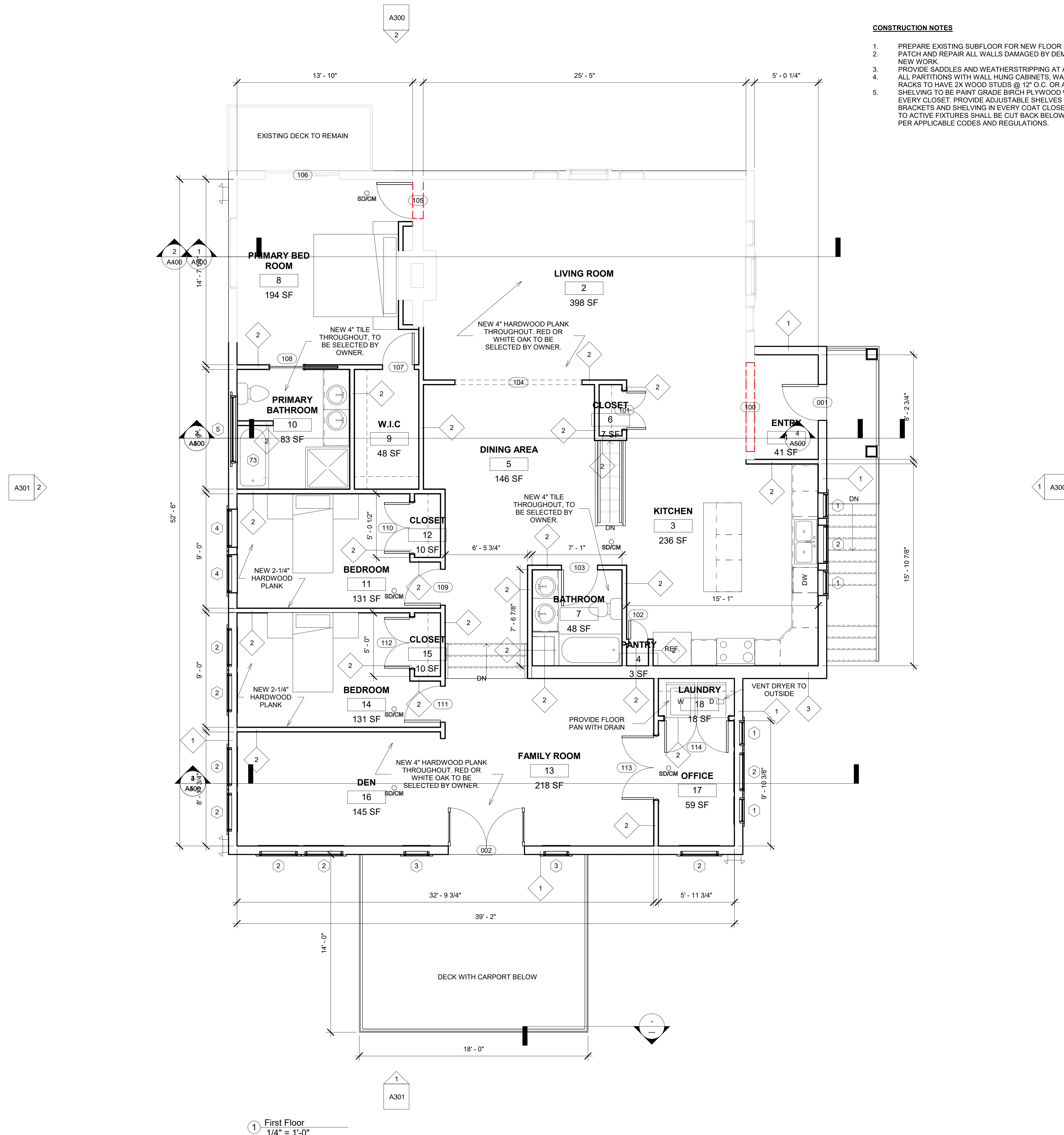
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FIRST FLOOR
PLAN

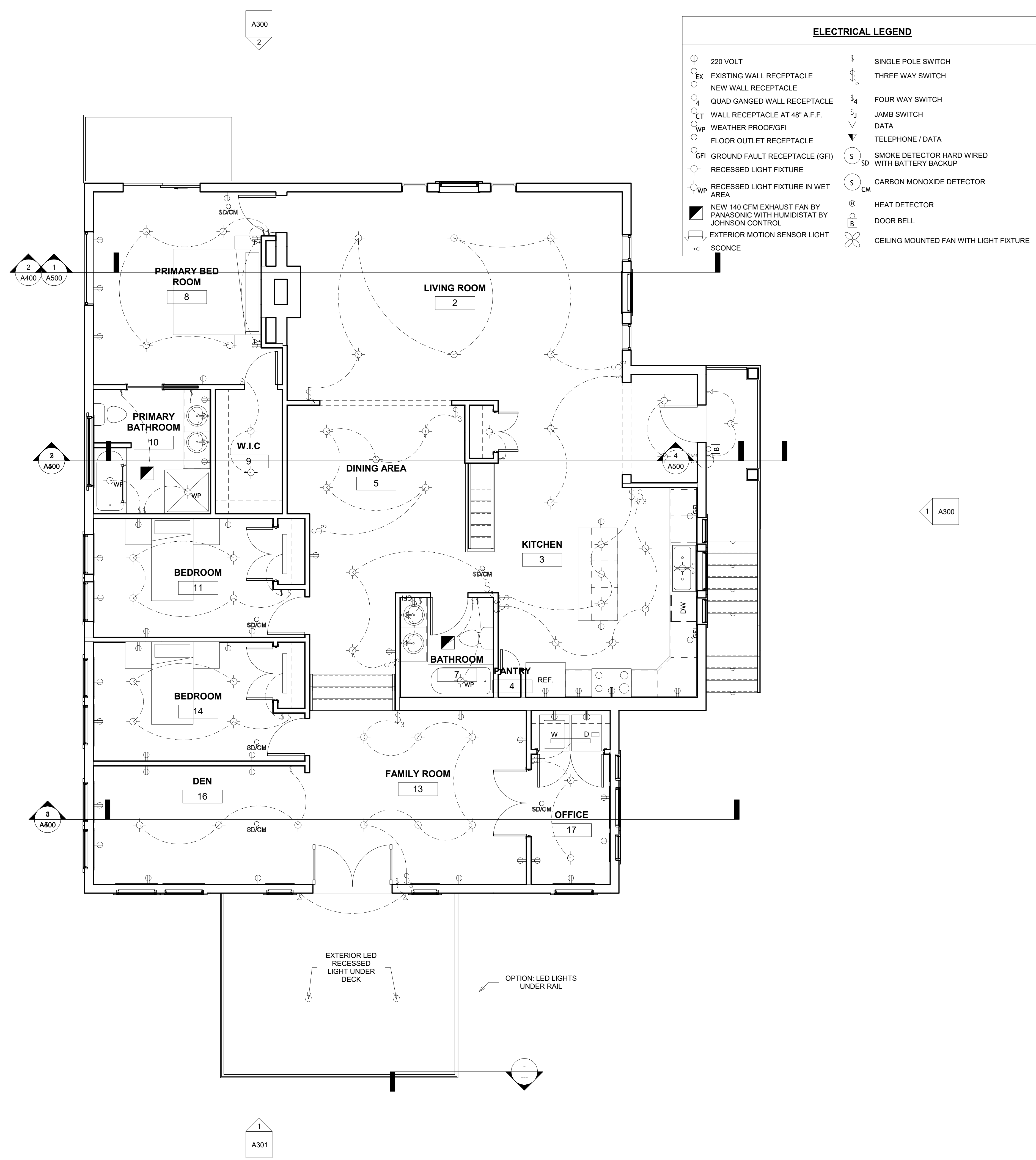
A100

CONSTRUCTION NOTES

1. PREPARE EXISTING SUBFLOOR FOR NEW FLOOR FINISHES.
2. PATCH AND REPAIR ALL WALLS DAMAGED BY DEMOLITION TO APPEAR INTEGRAL WITH NEW WORK.
3. PROVIDE SADDLES AND WEATHERSTRIPPING AT ALL EXTERIOR DOORS.
4. ALL PARTITIONS WITH WALL HUNG CABINETS, WALL HUNG FIXTURES, WALL TILE OR COAT RACKS TO HAVE 2X WOOD STUDS @ 12" O.C. OR AS REQUIRED.
5. SHELVING TO BE PAINT GRADE BIRCH PLYWOOD WITH 1-1/4" HARDWOOD EDGE TYP. IN EVERY CLOSET. PROVIDE ADJUSTABLE SHELVES IN STORAGE OR PROVIDE COAT ROD. BRACKETS AND SHELVING IN EVERY COAT CLOSET. ALL PIPING NOT BEING CONNECTED TO ACTIVE FIXTURES SHALL BE CUT BACK BELOW LEVEL OF FINISHED FLOOR AND CAPPED PER APPLICABLE CODES AND REGULATIONS.



1 First Floor
1/4" = 1'-0"



- ELECTRICAL NOTES**
- ALL RECESSED LIGHTS TO BE LED.
 - ALL LIGHTS TO BE ON DIMMERS.
 - ALL SURFACE MOUNTED WALL AND CEILING FIXTURES SHALL BE PURCHASED BY THE OWNER AND COORDINATED AND INSTALLED BY THE CONTRACTOR.
 - ALL SMOKE DETECTORS SHALL BE TANDEM HARD WIRED SUCH THAT WHEN ONE SOUNDS, ALL WILL SOUND PER NATIONAL ELECTRICAL CODE, LOCAL CODE, NFPA 72.
 - EXACT LOCATIONS OF ALL LIGHT FIXTURES SHALL BE REVIEWED WITH THE OWNER ON SITE PRIOR TO INSTALLATION. ELECTRICAL OUTLETS SHALL BE INSTALLED TO MATCH EXISTING, EXCEPT AT COUNTERTOPS, VANITIES, AND AS OTHERWISE NOTED.
 - ALL ELECTRICAL WORK SHALL BE IN COMPLIANCE WITH APPLICABLE CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE AND FOR OBTAINING CERTIFICATE FROM THE NEW YORK STATE BOARD OF FIRE UNDERWRITERS.
 - CONTRACTOR SHALL PROVIDE RECEPTACLES / POWER TO ALL MAJOR APPLIANCES AS REQUIRED. TYPE, QUANTITIES, AND LOCATIONS SHALL BE COORDINATED WITH THE SPECIFIC APPLIANCES BEING INSTALLED.
 - CONTRACTORS SHALL INSTALL CONVENIENCE OUTLETS IN ALL ROOMS, INCLUDING HALLWAYS AS PER APPLICABLE CODES.
 - ALL SWITCHES GROUPED TOGETHER SHALL BE GANGED ON ONE SWITCH PLATE.
 - EXTERIOR LIGHTING TO BE ON PHOTOSENSOR / SWITCH.
 - TELEPHONE, FAX, COMPUTER, TELEVISION, AND OTHER COMMUNICATION WIRING TO BE LOCATED IN FIELD WITH THE OWNER.
 - ALL SWITCHES TO BE DIMMERS, TYPICAL, U.O.N., EXCEPT OVER COUNTERTOP.
 - PROVIDE RECEPTACLES AS SHOWN OR AT MINIMUM CODE REQUIREMENTS.
 - PROVIDE DEDICATED CIRCUITS FOR MICROWAVE, TOASTER OVEN, ETC.
 - ALL SURFACE MOUNTED WALL AND CEILING LIGHT FIXTURES SHALL BE PURCHASED BY THE OWNER AND COORDINATED AND INSTALLED BY CONTRACTOR.
 - ALL SMOKE DETECTORS SHALL BE TANDEM HARD WIRED SUCH THAT WHEN ONE SOUNDS, ALL WILL SOUND PER NATIONAL ELECTRICAL CODE, LOCAL CODE, NFPA 72.
 - EXACT LOCATIONS OF ALL LIGHT FIXTURES SHALL BE REVIEWED WITH THE OWNER ON SITE PRIOR TO INSTALLATION. ELECTRICAL OUTLETS SHALL BE INSTALLED TO MATCH EXISTING, EXCEPT FOR AT COUNTERTOPS, VANITIES, AND AS OTHERWISE NOTED.
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 - CONTRACTOR SHALL PROVIDE RECEPTACLES / POWER TO ALL MAJOR APPLIANCES AS REQUIRED. TYPE, QUANTITY, AND LOCATIONS SHALL BE COORDINATED WITH THE SPECIFIC APPLIANCES BEING INSTALLED.
 - CONTRACTOR SHALL INSTALL CONVENIENCE OUTLETS IN ALL ROOMS, INCLUDING HALLWAYS AS PER APPLICABLE CODES. VERIFY IN FIELD.
 - ALL SOFFIT CONCEALING DUCTWORK SHALL BE BUILT TO THE HIGHEST POSSIBLE.
 - ALL SWITCHES GROUPED TOGETHER SHALL BE GANGED ON ONE SWITCH PLATE.
 - EXTERIOR LIGHTING TO BE ON PHOTOSENSOR/SWITCH.
 - TELEPHONE, FAX, COMPUTER, TELEVISION, AND OTHER COMMUNICATION WIRING TO BE LOCATED IN FIELD WITH THE OWNER.
 - ALL SWITCHES TO BE DIMMERS, TYPICAL, U.O.N., EXCEPT OVER COUNTERTOP.
 - RECESSED LIGHTING FIXTURES WITH CLEAR TRIM BY LIGHTOLIER, TYP. U.O.N. OR APPROVE EQUAL.
 - PROVIDE RECEPTACLES AS SHOWN OR AT MINIMUM CODE REQUIREMENTS.
 - PROVIDE DEDICATED CIRCUITS FOR MICROWAVE, TOSTER OVEN, ETC.
 - PROVIDE PROPER CIRCUIT FOR EACH APPLIANCE.
 - PROVIDE 4 CERAMIC FIXTURES IN ATTIC.
 - SWITCHES - SHALL BE PADDLE TYPE, QUIET TYPE BY LEVITON OR EQUAL, COLOR TO BE SELECTED.
 - DIMMERS TO BE LUTRON DIMI OR EQUAL, COLOR TO BE SELECTED.
 - PLATES - SHALL BE DECORA, COLOR TO BE SELECTED.
 - RECEPTACLES - SHALL BE LEVITON DECORA LINE OR EQUAL DUPLEX GROUNDED, COLOR TO BE SELECTED. HEIGHT TO BE AS SHOWN OR AS DIRECTED BY ARCHITECT OR SHOWN ON PLANS. SPECIAL RECEPTACLES FOR EQUIPMENT AS SHOWN ON THE DRAWINGS.
 - EXTERIOR RECEPTACLES SHALL BE WATERPROOF TYPE WITH GASKETED SPRING COVERS EQUAL TO THE LEVITON 6196.
 - RECESSED LIGHTING FIXTURES - SHALL BE 3" DIA. RECESSED FIXTURES WITH CLEAR TRIM BY LIGHTOLIER, TYP. U.O.N.
 - A. WET LOCATIONS -
 - 5" APERTURE - LYTENING MODEL 1081CD WITH FINISH: CLEAR DIFFUSE COORDINATE WITH PROPER FRAME-IN KIT
 - B. WALL WASHER -
 - 5" APERTURE - LYTECASTER MODEL 1085 WITH FINISH: PERMAWHITE DIFFUSE COORDINATE WITH PROPER FRAME-IN KIT
 - C. TYPICAL RECESSED -
 - 3 3/4" APERTURE - LYTECASTER MODEL 2013CD WITH FINISH: CLEAR DIFFUSE COORDINATE WITH PROPER FRAME-IN KIT
 - D. TYPICAL LOW VOLTAGE -
 - 3 3/4" APERTURE - LYTECASTER MODEL 2000LV WITH FINISH: CLEAR DIFFUSE. COORDINATE WITH PROPER FRAME-IN KIT
 - E. UNDERCABINET LIGHTS SHALL BE LOOX LED 3008, MANUFACTURED BY HAFELE.
 - UNDER COUNTER POWER STRIP SHALL BE WIREMOLD PLUGMOLD, HARDWIRED.



Michael Piccirillo Architecture

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WALL AND DOOR SYMBOLS

EXISTING WALL

NEW WALLS TOO BE CONSTRUCTED. SEE BUILDING SECTION FOR DETAILS.

EXISTING DOOR TO REMAIN

NEW DOOR TO BE INSTALLED

NEW CONCRETE FOUNDATION WALL

EXISTING FOUNDATION WALL TO REMAIN

EXISTING WALL TO BE REMOVED

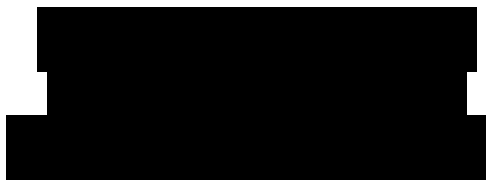
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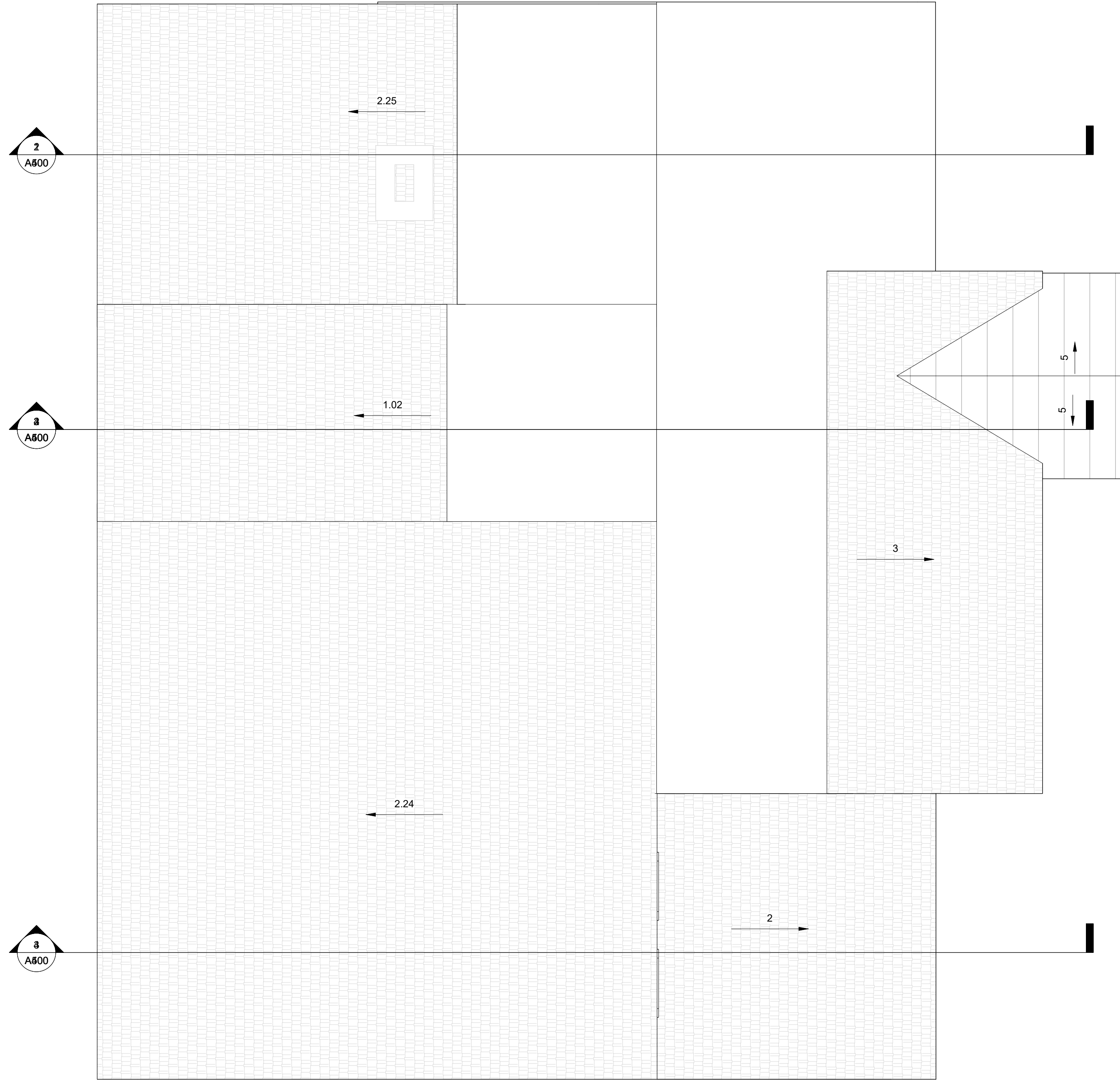
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FIRST FLOOR ELECTRICAL PLAN

A101



GENERAL ROOFING NOTES

1. PRIOR TO THE COMMENCEMENT OF WORK OR FABRICATION OF COMPONENTS, CONTRACTOR SHALL INVESTIGATE AND VERIFY ALL CONDITIONS, DIMENSIONS AND ELEVATIONS OF THE NEW CONSTRUCTION IN THE FIELD. ALL DISCREPANCIES BETWEEN FIELD VERIFIED CONDITIONS, DIMENSIONS AND ELEVATIONS INDICATED ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING.
2. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH ALL CODES AND AUTHORITIES HAVING JURISDICTION.
3. INSTALL ALL NEW ROOFING IN ACCORDANCE WITH THE OWNER'S REQUIREMENTS AND MANUFACTURER'S INSTALLATION SPECIFICATIONS.
4. PROVIDE ALL ACCESSORIES, MATERIALS, FASTENERS, ETC. FOR COMPLETE ROOF INSTALLATION.
5. ALL ROOF PENETRATIONS TO BE MADE WATERTIGHT AS PER DETAILS AND ROOF MANUFACTURER'S SPECIFICATIONS. REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL ROOF PENETRATIONS.
6. CONTRACTOR TO PROVIDE AND INSTALL LIFETIME ASPHALT SHINGLES.

STANDING SEAM ROOFING NOTES

24 GAUGE HIGH STRENGTH GALVALUM STEEL, AZ-50 OR AZ-55 COATING, PREMIUM CERTIFIED PAINT SYSTEM, BRONZE, 1-1/2" SEAM HEIGHT, CONCEALED CLIP FASTENING SYSTEM, 16" WIDE COVERAGE, UL 790 CLASS FIRE RESISTANCE RATING, UL-2218 CLASS 4 HAIL IMPACT RESISTANCE, UL 580 CLASS 90 UPLIFT TEST RATING, GC TO SUBMIT COLOR SAMPLE FOR APPROVAL.



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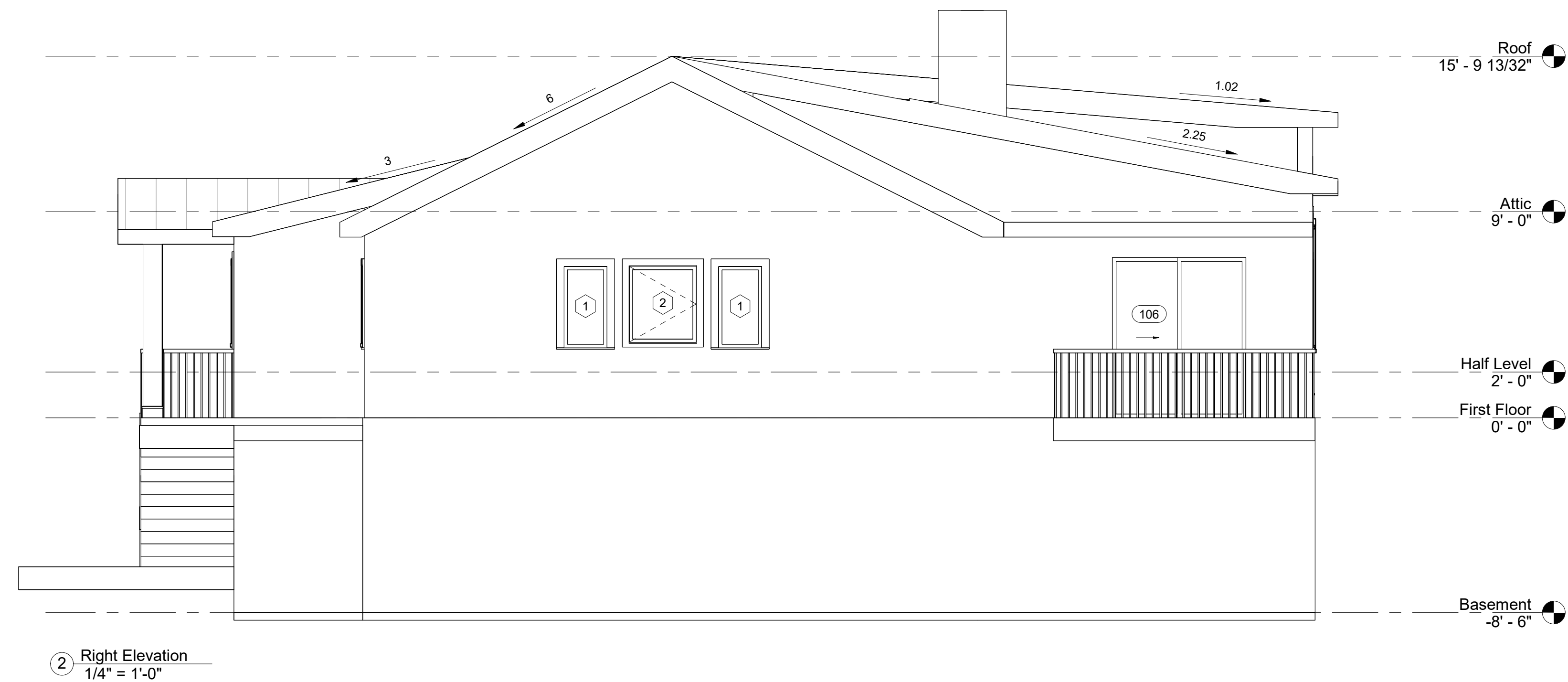
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ROOF PLAN

A200

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ELEVATIONS

A300

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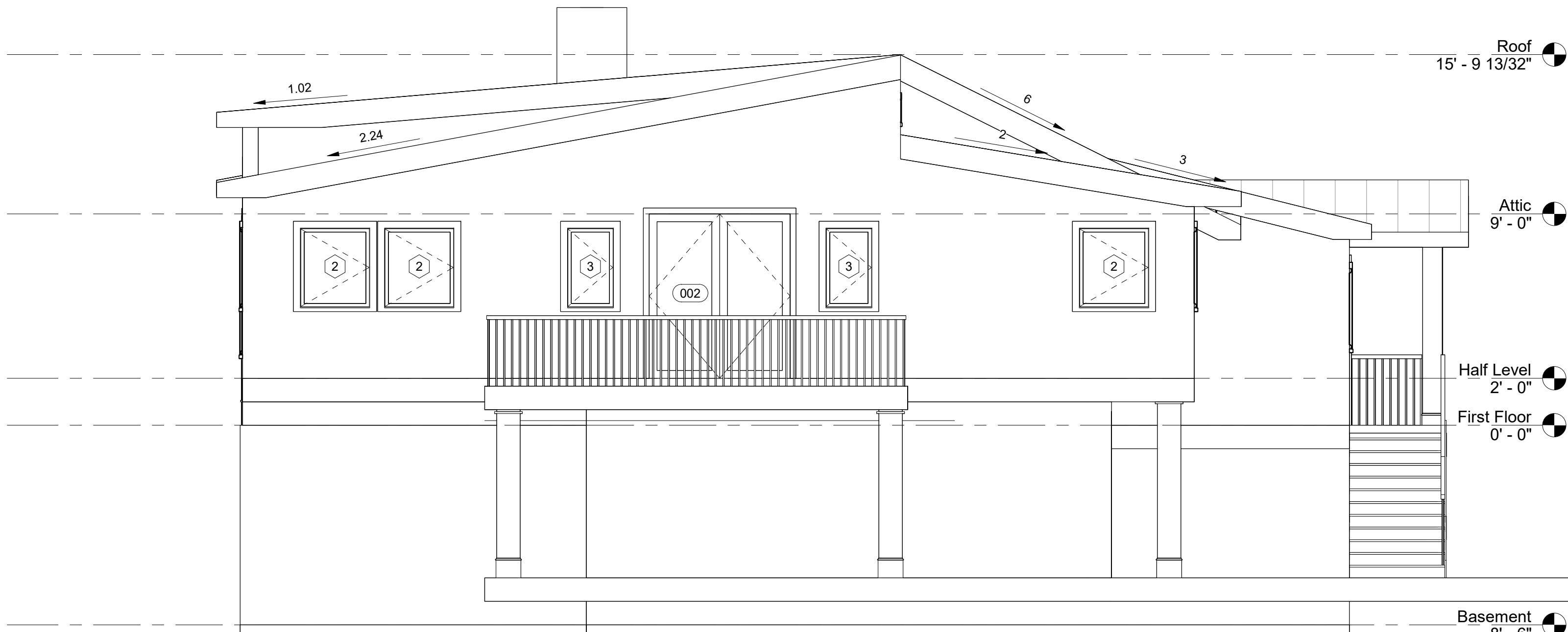
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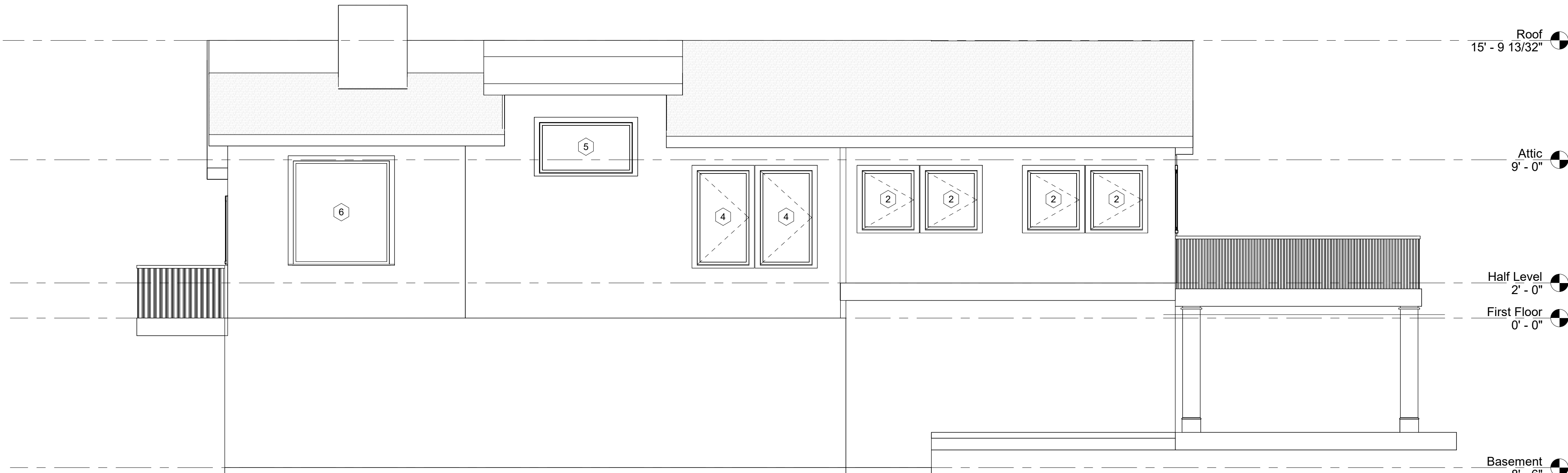
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ELEVATIONS

A301



1 Rear Elevation
1/4" = 1'-0"



2 Left Elevation
1/4" = 1'-0"

Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this boundary survey map.

Any alteration or addition to this survey is a violation of SECTION 7209 of the NEW YORK STATE EDUCATION LAW, except as per SUBDIVISION 2. All certifications hereon are valid for this map and copies thereof only if said map or copies bear the inked or impressed seal of the surveyor whose original signature appears hereon.

EASEMENTS AND/OR SUBSURFACE STRUCTURES RECORDED OR UNRECORDED ARE NOT GUARANTEED UNLESS PHYSICALLY EVIDENT ON THE PREMISES AT THE TIME OF THE SURVEY

SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD

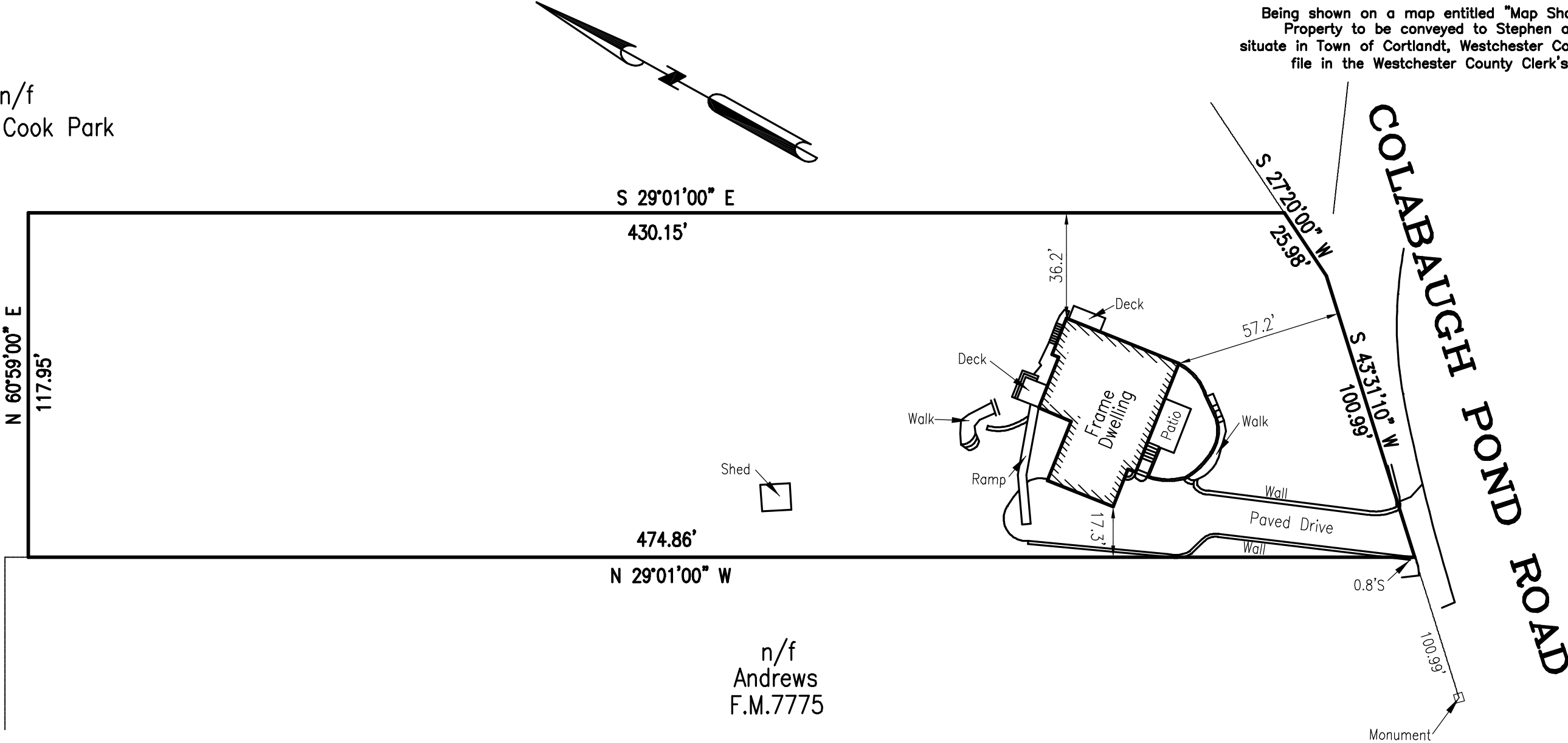
UNDERGROUND UTILITIES SHOWN HEREON BASED ON UTILITY EVIDENCE VISIBLE AT GROUND SURFACE AND ARE SUBJECT TO FIELD VERIFICATION BY EXCAVATION

UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES

WETLANDS IF ANY ARE NOT SHOWN

Being shown on a map entitled "Map Showing Survey of Property to be conveyed to Stephen and Ethel Rogus situate in Town of Cortlandt, Westchester County, N. Y." on file in the Westchester County Clerk's office as map number 10545

n/f
Charles Cook Park



n/f
Andrews
F.M.7775

#19213
EDWARD T. GANNON, P.L.S.
P.O. BOX 285 ~ BLOOMING GROVE NY 10914



CERTIFIED ONLY TO:
Sean McCormick
Joanna Karlitz
Statewide Abstract
Stewart Title Insurance Company

SURVEY
PREPARED FOR
SEAN MCCORMICK
&
JOANNA KARLITZ
TOWN OF CORTLANDT, COUNTY OF WESTCHESTER, STATE OF NEW YORK
TAX LOT: SECTION: 56.9 - BLOCK 1 - LOT 5
SCALE: 1" = 40'
SURVEY DATE: MAY 8, 2019
AREA = 1.2 ACRES.

ZONING BOARD OF APPEALS FACT SHEET

ZBA Member Assigned: Franco

ZBA Case #: 2026-10

Name of Applicant: Mark LaChapelle
Owner: Mark LaChapelle
Address of property: 20 Crescent Hill Drive
Section, Block, Lot: 23.6-1-23
Prior ZBA Case No.: N/A
Zone: R-20
Lot Size: 0.226-acre

Variance(s) Requested: Area variance per §307-17 Attachments 3 - Table of Dimensional Regulations in Residential Districts, as follows:

Rear Yard Setback:

Minimum required = 30'

Existing/Proposed = 15.2'

Relief sought = 14.8' (49%)

Staff Comments: The Code Enforcement office received a building permit application to enclose the existing covered porch in order to turn it into a mudroom, and to add a new exterior deck for entering the mudroom. The existing residence is a pre-existing, dimensionally non-conforming structure regarding the rear yard setback; it sits 15.2' from the rear property line. The proposed porch enclosure and deck would be constructed with the same setback to facilitate accessing the existing home.

SEQR: TYPE II – No further compliance required.



Cortlandt, NY

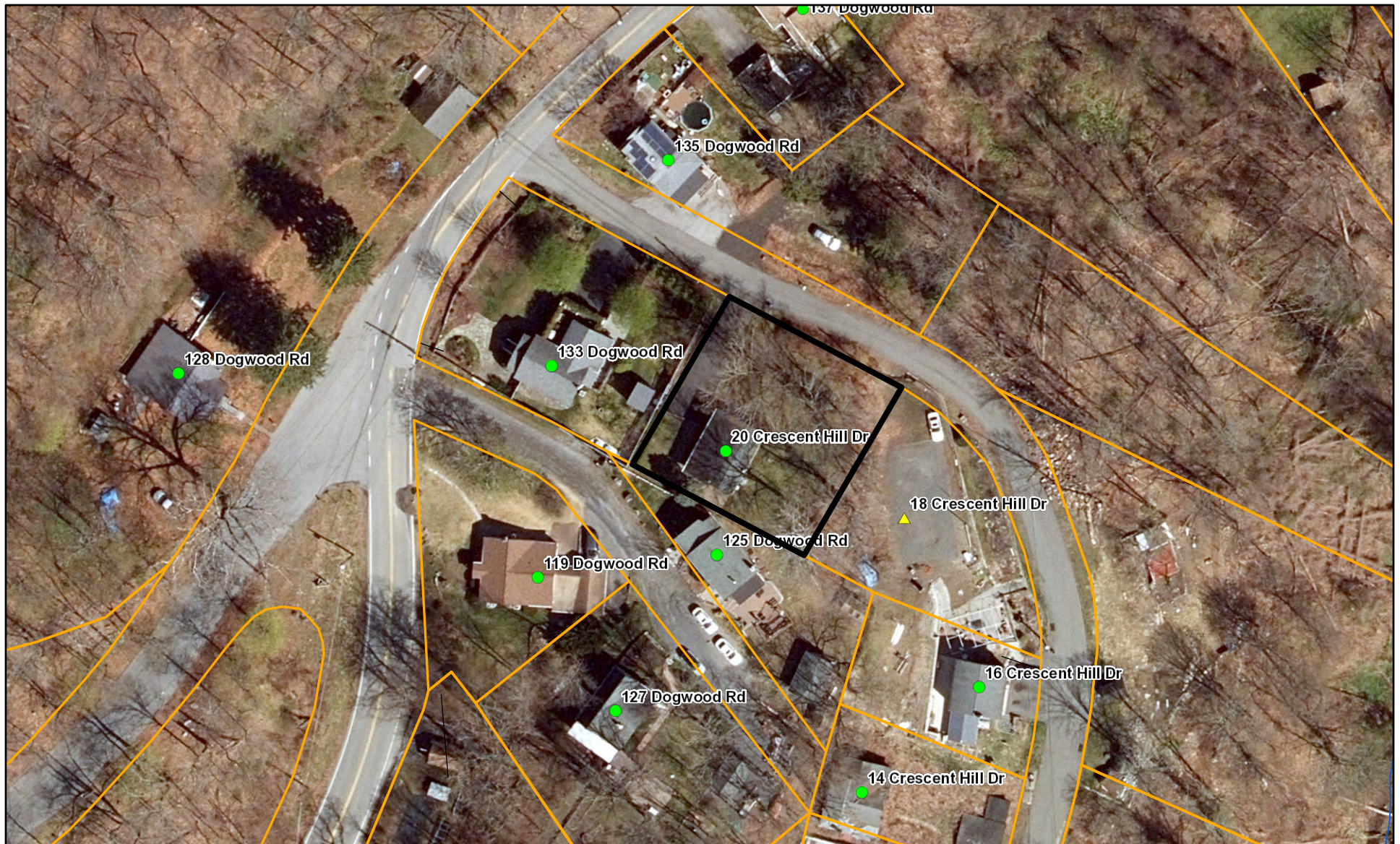
1 inch = 71 Feet



September 8, 2026

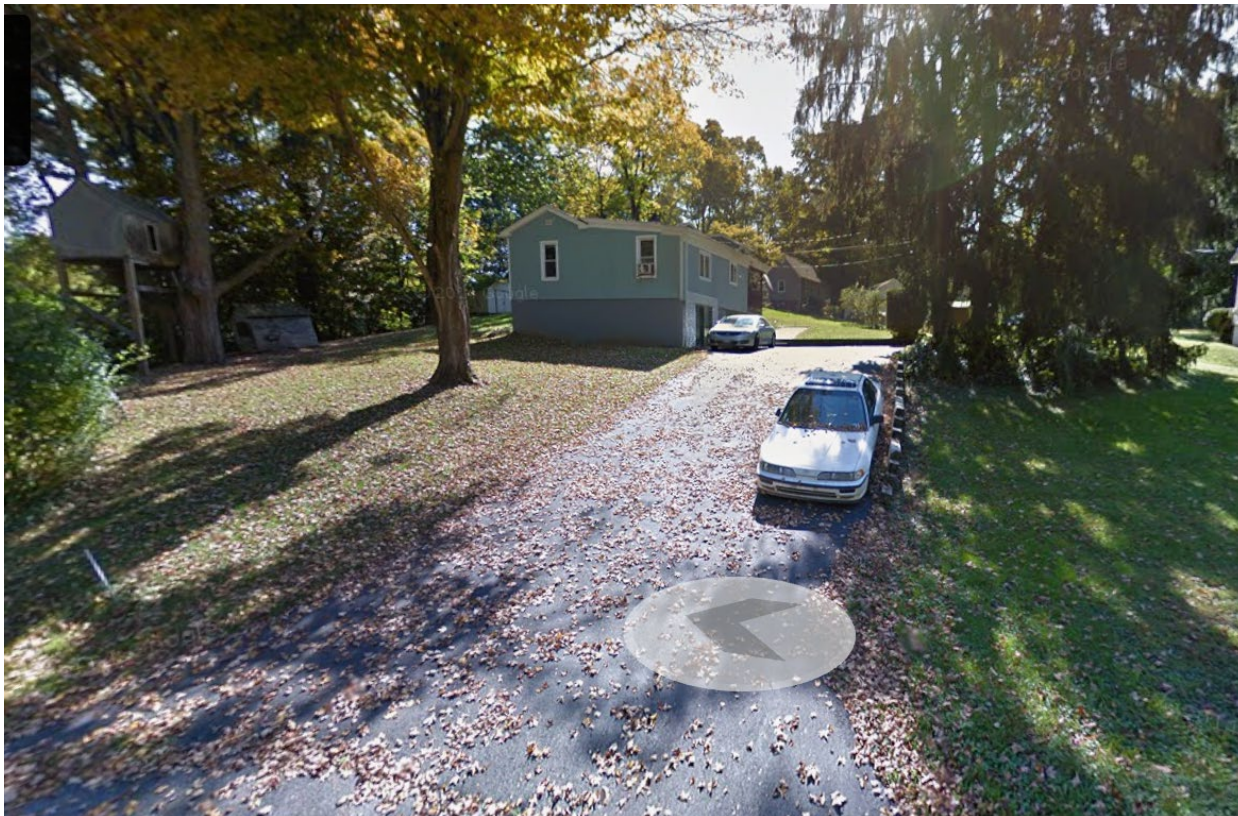
www.cai-tech.com

0 71 142 213



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

View from front of house:



View from Dogwood Road, behind house (covered porch visible):





Michael Fleming
Chairman

Chris Beloff
Frank Franco
Benito Martinez
Michael Mulé
Michelle Piccolo-Hill
Thomas Walsh

TOWN OF CORTLANDT

ZONING BOARD OF APPEALS

Town Hall, 1 Heady Street
Cortlandt Manor, NY 10567
Main #: 914.734.1080

Town Supervisor
Richard H. Becker, MD

Town Board
James F. Creighton
Cristin Jacoby
Robert Mayes
Joyce C. White

NOTICE OF PUBLIC HEARING TOWN OF CORTLANDT ZONING BOARD OF APPEALS

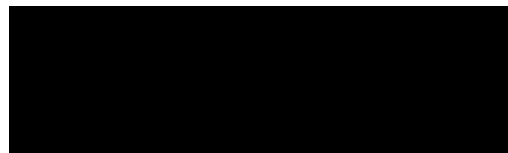
PLEASE TAKE NOTICE that the **ZONING BOARD OF APPEALS** of the Town of Cortlandt will conduct a Public Hearing to consider the application of **Mark LaChapelle** for an area variance per Town Code Chapter 307 - Zoning, Attachment 3, *Table of Dimensional Regulations, Residential Districts* for a reduced rear yard setback as it relates to the proposed enclosure of an existing covered porch and construction of a new entrance deck associated with an existing single-family house on the lot.

Said property is located at 20 Crescent Hill Drive, is zoned R-20 Single Family Residential, and is designated on the Town of Cortlandt Tax Maps as Section 23.6, Block 1 Lot 23.

The drawings and application materials are available for review at Town Hall, 1 Heady Street, Cortlandt Manor, NY. Please call the Planning Office at 914-734-1080 to schedule an appointment. In addition, the drawings and application materials will be posted to the Town's website, as part of the September 17th ZBA Agenda, approximately one week prior to the meeting.

SAID HEARING to be conducted at the Cortlandt Town Hall, 1 Heady Street, Cortlandt Manor, New York, on Thursday, September 17, 2026 at 6:30 P.M. or as soon thereafter as is possible at which time all interested persons shall be heard. The Zoning Board meeting will be a hybrid meeting. The required log-in information to attend the meeting via Zoom will be placed on the agenda for the meeting. The agenda will be posted to the Town's website approximately one-week in advance of the meeting.

**ZONING BOARD OF APPEALS
TOWN OF CORTLANDT**



Chairman

Dated: 9/4/26
Cortlandt Manor, New York
ZBA Case No.: 2026-10



TOWN OF CORTLANDT

DEPARTMENT OF TECHNICAL SERVICES

Michael Preziosi, P.E.
Director D.O.T.S.

John Schembari
Dir. Code Enforcement

Arthur D'Angelo, Jr., P.E.
Deputy Dir. D.O.T.S.

Town Hall, 1 Heady Street
Cortlandt Manor, NY 10567
Main #: 914-734-1060
Fax #: 914-734-1066

Town Supervisor
Richard H. Becker, M.D.

Town Board
James F. Creighton
Cristin Jacoby
Robert E. Mayes
Joyce White

August 18, 2026
LaChapelle Residence
20 Crescent Hill Cortlandt Manor NY, 10567

Re:

A-26-694 The Applicant is proposing to enclose an existing covered porch into a mud room and add a new deck.

Tax ID 23.6-1-23

Dear Mark LaChapelle

The Town of Cortlandt Department of Technical Services has reviewed the above referenced applications for conformance to the Town's Zoning Code and the review of the submitted drawings on August 18, 2026.

At this time, the application has been denied under Town Code Ch. 307 – Zoning, Attachment 3, Table of Dimensional Regulations, Residential Districts requires lots located in the R-20 zoning, to have a rear yard setback of 30 ft. in Residential Districts.

Whalen architecture has prepared a 6-page plan set of the project. And is requesting relief as follows as shown on page 3SP1.0.

Allowed rear yard setback R-20 zone 30 ft.
Existing is 15.2 ft.
Seeking relief for a total of 14.8ft.

The home is dimensionally non-conforming, but otherwise compliant relative to building coverage, floor area and minimum landscape coverage.

With this denial, you may now apply Online for a Zoning Board of Appeals proceeding. Upload this denial letter, the above referenced plans, and all required information outlined on the ZBA Application. Please upload .pdfs of all documents, to scale with digital seal and signature of the design professional of record.

Upload the following:

- 1.Existing property survey
- 2.6-page plan set from Whalen Architecture.

Sincerely,

John Schembari
Director of Code Enforcement

Cc: Heather LaVarnway – Director & Planning
Michael Cunningham, – Deputy Town Attorney

NEIGHBOR ZONING VARIANCE CONSENT LETTER

Date: 9/7/26

To: Local Zoning Board / Planning Commission

Regarding Case/Application Number: A-26-694 (if known)
ZBA-26-10

APPLICANT PROPERTY INFORMATION:

Property Owner Requesting Variance:

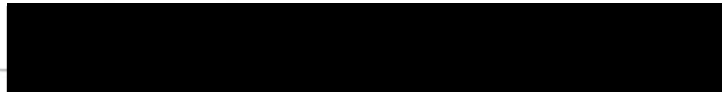
Mark Luthyelle

Property Address:

20 Crescent Hill Dr, Cortlandt Manor, NY 10567

NEIGHBOR PROPERTY INFORMATION:

Neighboring Property Owner's Name:



Neighboring Property Address:

125 Dogwood Rd, Cortlandt Manor, NY 10567

Dear Board Members,

I am writing to formally state my position regarding the zoning variance application requested by my neighbor at the applicant address noted above. I certify that I am the legal owner or authorized representative of the neighboring property listed directly above.

The applicant has discussed their proposed project with me and shared detailed plans. I understand that the applicant is seeking a variance from local zoning ordinances to allow for the following scope of work:

Closing off porch for existing 15.2ft setback, seeking relief for 11.8ft

Adding 8.5ft x 4ft Deck to Closed Porch

(e.g. Constructing a 10x12 foot storage shed sitting 3 feet from the property line instead of the required 5 feet)

NEIGHBOR STATEMENT OF CONSENT:

☒ **I SUPPORT** this variance request. I have reviewed the site plans, maps, and specifications. I do not believe this alteration will negatively impact my property's privacy, structural safety, light, views, or real estate value.

☐ **I DO NOT OBJECT** to this variance request. While I do not explicitly endorse it, I have no concerns or opposition regarding the execution of this project as described.

☐ **I OBJECT** to this variance request for the reasons detailed below:

SIGNATURES & ACKNOWLEDGEMENT:

Neighbor's Signature: _____

Date: _____

9/7/26

Neighbor's Printed Name _____

Phone: _____

NEIGHBOR ZONING VARIANCE CONSENT LETTER

Date: 9/7/26

To: Local Zoning Board / Planning Commission

Regarding Case/Application Number: A-26-694 (if known)

ZBA-26-10

APPLICANT PROPERTY INFORMATION:

Property Owner Requesting Variance:

Mark Bellhopelle

Property Address:

20 Crescent Hill Dr, Cortland Manor, NY, 10567

NEIGHBOR PROPERTY INFORMATION:

Neighboring Property Owner's Name: [REDACTED]

Neighboring Property Address:

114 Daywood Road, Cortland Manor, NY, 10567

Dear Board Members,

I am writing to formally state my position regarding the zoning variance application requested by my neighbor at the applicant address noted above. I certify that I am the legal owner or authorized representative of the neighboring property listed directly above.

The applicant has discussed their proposed project with me and shared detailed plans. I understand that the applicant is seeking a variance from local zoning ordinances to allow for the following scope of work:

Closing off porch for existing 15'2" setback, Seeking relief for 4'x4'

Adding 8.5ft x 4ft Deck to Closed Porch

(e.g. Constructing a 10x12 foot storage shed sitting 3 feet from the property line instead of the required 5 feet)

NEIGHBOR STATEMENT OF CONSENT:

☒ **I SUPPORT** this variance request. I have reviewed the site plans, maps, and specifications. I do not believe this alteration will negatively impact my property's privacy, structural safety, light, views, or real estate value.

☐ **I DO NOT OBJECT** to this variance request. While I do not explicitly endorse it, I have no concerns or opposition regarding the execution of this project as described.

☐ **I OBJECT** to this variance request for the reasons detailed below:

SIGNATURES & ACKNOWLEDGEMENT

Neighbor's Signature: _____ Date: _____

Neighbor's Printed Name: _____ Phone: _____

9/7/26

Zoning Board of Appeals

Town of Cortlandt

1 Heady Street

Cortlandt Manor, NY 10567

Re: Area Variance Application A-26-694

20 Crescent Hill, Cortlandt Manor, NY 10567

Tax Map ID: 23.6-1-23

Dear Members of the Zoning Board of Appeals:

Please find the enclosed narrative in support of my application for an area variance to enclose an existing covered porch into a mud room and construct a new deck. The request seeks 14.8 feet of relief from the required 30-foot rear-yard setback in the R-20 district (existing setback is 15.2 feet).

The narrative addresses the five statutory factors. I respectfully request that the Board grant the variance.

Thank you for your consideration.

Sincerely,

Mark LaChapelle

20 Crescent Hill

Cortlandt Manor, NY 10567

Area Variance Application
A-26-694 – LaChapelle Residence
20 Crescent Hill, Cortlandt Manor, NY 10567
Tax Map ID 23.6-1-23

I am seeking an area variance from the rear-yard setback requirement to enclose an existing covered porch into a mud room and to construct a new deck. The required rear-yard setback is 30 feet; the existing setback is 15.2 feet. Relief of 14.8 feet is therefore requested so that the enclosed porch and related improvements may remain within the established building line.

No undesirable change in the character of the neighborhood, nor any detriment to nearby properties, will result from the granting of this variance. The proposed work simply encloses the existing covered porch within that same footprint and adds a small new deck. No further encroachment into the rear yard beyond the present 15.2-foot dimension is proposed. From the street and from adjoining properties, the overall scale and relationship of the house to its lot, and my neighboring homes will be essentially unchanged.

This benefit cannot be achieved by any feasible method other than the requested variance. I'm hoping with this application I can convert the existing covered porch into a functional mud room and provide a new small deck. Because the dwelling already stands only 15.2 feet from the rear property line, any enclosure of the porch necessarily occurs inside that existing non-conforming setback. Relocating the mud-room function or the deck to another portion of the lot would require a larger addition, greater site disturbance, or still necessitate comparable setback relief given the placement of the existing structure. Enclosing the porch in place and constructing the deck as shown is the least intensive and most practical means of obtaining the desired usable space.

The variance requested is not substantial. Relief of 14.8 feet is sought solely to maintain the existing rear-yard setback of 15.2 feet. No new reduction beyond the

present non-conforming dimension is proposed. The porch enclosure occurs entirely within the existing building footprint. Relative to the size of the lot and the long-standing non-conformity of the dwelling, this is a small project.

The proposed variance will have no adverse effect or impact on the physical or environmental conditions of the neighborhood. The rear-yard setback will remain exactly as it exists today. Enclosure of the covered porch introduces no new foundation or expansion of the building footprint. Consequently, there is no increase in surface beyond present conditions, no alteration of drainage patterns, no additional shading of neighboring properties, and no impact on vegetation or other environmental features.

Although the decision to enclose the porch and add a deck is voluntary, the practical difficulty arises from the pre-existing dimensional non-conformity of the house. That non-conformity predates the present application.

For the foregoing reasons I am respectfully requesting that the Zoning Board of Appeals grant the area variance as applied for. Thank you for your time and consideration.

Sincerely,

Mark LaChapelle

GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO THE 2025 RESIDENTIAL CODE OF NEW YORK STATE CURRENT EDITION AND ALL LOCAL / MUNICIPAL CODES.

2. ALL WORK INCLUDING MATERIAL STRESSES AND METHODS OF CONSTRUCTION, SHALL CONFORM TO LOCAL AND STATE CODES.

3. CONTRACTOR SHALL CHECK AND VERIFY ALL EXISTING CONDITIONS AND CHECK ALL DIMENSIONS OF THE PROPOSED NEW CONSTRUCTION IN THE FIELD BEFORE STARTING WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE START OF WORK.

4. INDEMNIFICATION: THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL INDEMNIFY AND SAVE HARMLESS THE OWNER, THE OWNER'S ARCHITECT / ENGINEER, THEIR OFFICERS, AGENTS AND EMPLOYEES FROM ALL LOSSES, COSTS, FEES, EXPENSES, DAMAGES, OR LIABILITIES CAUSE OF 1- BODILY INJURY (INCLUDING DEATH), ACTUAL OR ALLEGED, TO ANY PERSON (INCLUDING BUT NOT LIMITED TO ANY EMPLOYEE OF THE OWNER OR THE CONTRACTOR OR HIS SUBCONTRACTOR AND INCLUDING ANY THIRD PARTY), OR 2- DAMAGE TO PROPERTY (INCLUDING BUT NOT LIMITED TO THE PROPERTY OF THE OWNER OR ITS EMPLOYEES OR OF THE CONTRACTOR AND HIS SUBCONTRACTORS OR ITS EMPLOYEES, OR OF ANY SUBCONTRACTOR OF THE CONTRACTOR AND INCLUDING THE PROPERTY OF ANY THIRD PARTY), ACTUAL OR ALLEGED, IF SUCH BODILY INJURY OR PROPERTY DAMAGE RESULTS DIRECTLY OR INDIRECTLY FROM THE PERFORMANCE OF THIS CONTRACT AND WHETHER OR NOT SUCH BODILY INJURY OR PROPERTY DAMAGE IS CAUSED BY THE ACTS OR OMISSIONS, NEGLIGENT OR OTHERWISE, OF THE CONTRACTOR AND AGENTS OR EMPLOYEES OR OF ANY SUBCONTRACTORS OF THE CONTRACTOR AND HIS SUBCONTRACTORS, OR OF THE OWNER, ITS OFFICERS, AGENTS, OR EMPLOYEES.

5. ALL MATERIALS, ASSEMBLIES, FORMS AND METHODS OF CONSTRUCTION AND SERVICES EQUIPMENT SHALL MEET THE FOLLOWING REQUIREMENTS.
A. ACCEPTABLE PRIOR TO THE EFFECTIVE DATE OF THE CODE BY THE BOARD
B. ACCEPTED FOR USE UNDER PRESCRIBED CODE TEST METHODS.

6. GENERAL CONTRACTOR SHALL COORDINATE HIS/HER WORK WITH THAT OF OTHER SUBCONTRACTORS AND SUPPLIERS.

7. CONTRACTOR SHALL PATCH AND REPAIR ALL SURFACES OPENED DURING THE INSTALLATION OF THE WORK AND REPAIR ALL EXISTING AREAS THAT REMAIN DAMAGED DURING THE PERFORMANCE OF THE WORK.

8. ALL DRAWINGS, SPECIFICATIONS AND CONSTRUCTION NOTES ARE COMPLEMENTARY, AND WHAT IS CALLED FOR BY ONE WILL BE BINDING AS IF CALLED FOR BY ALL; ANY WORK SHOWN OR REFERRED TO ON ANY DOCUMENT SHALL BE PROVIDED AS THOUGH SHOWN ON ALL DOCUMENTS.

9. THE CHARACTER AND SCOPE OF WORK ARE ILLUSTRATED BY THE DRAWINGS. TO INTERPRET AND EXPLAIN THE DRAWINGS, OTHER INFORMATION DEEMED NECESSARY BY THE ARCHITECT WILL BE FURNISHED TO THE CONTRACTOR WHEN AND AS REQUIRED BY THE WORK, AND IT IS TO BE UNDERSTOOD THAT THE SAID ADDITIONAL DRAWINGS ARE TO BE OF EQUAL FORCE WITH THE DRAWINGS AND SHALL BE CONSIDERED AS FORMING PART OF THESE NOTES TO WHICH THEY REFER.

10. CONTRACTOR SHALL NOT OBSTRUCT ACCESS TO ROADWAYS AT ANY TIME.

11. ALL DIMENSIONS NOTED ON PLANS ARE TO ROUGH FRAMING UNLESS OTHERWISE NOTED.

12. CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THIS DOCUMENT AND CONTRACT DOCUMENTS ISSUED TO OTHERS PRIOR TO THE START OF THE WORK.

13. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE NEW YORK STATE BUILDING CODES, STATE LABOR LAW AND ALL REGULATIONS OF NEW YORK STATE AND OTHER GOVERNMENT AGENCIES. ALL PERMITS SHALL BE PROPERLY DISPLAYED.

14. PENETRATION IN OPENINGS OF WALL PARTITIONS OR FLOORS FOR PIPE SLEEVES, ELECTRICAL DEVICES, ETC. SHALL BE PACKED AND SEALED OR OTHERWISE ISOLATED TO MAINTAIN THE REQUIRED FIRE STOPPING AND SOUND TRANSMISSION CLASSIFICATION RATING.

15. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH ANY AND ALL APPLICABLE CODES.

16. ALL PLUMBING & HVAC WORK SHALL BE DONE IN ACCORDANCE WITH ANY AND ALL APPLICABLE CODES.

17. MECHANICAL DESIGN-BUILD SHALL BE BY OTHERS.

18. IF, IN THE INTERPRETATION OF CONTRACT DOCUMENTS, REQUIREMENTS WITHIN THE DRAWINGS AND SPECIFICATIONS CONFLICT, OR IT APPEARS THAT THE DRAWINGS AND SPECIFICATIONS ARE NOT IN AGREEMENT, THE REQUIREMENT TO BE FOLLOWED SHALL BE DECIDED BY THE ARCHITECT. WHERE THERE IS A DISCREPANCY IN THE QUANTITY, THE CONTRACTOR SHALL PROVIDE THE GREATER QUANTITY; WHERE THERE IS A DISCREPANCY IN THE QUALITY, THE CONTRACTOR SHALL PROVIDE THE SUPERIOR QUALITY.

19. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING AND INSTALLING ALL COMPONENTS, ACCESSORIES, ETC. FOR A COMPLETE PROJECT INCLUDING ITEMS NOT SHOWN IN THESE CONSTRUCTION DRAWINGS.

20. ALL PRODUCTS ARE TO BE INSTALLED IN STRICT CONFORMANCE W/ MANUFACTURER'S INSTALLATION INSTRUCTIONS. NO EXCEPTIONS.

ABBREVIATIONS

ACT	ACOUSTICAL CEILING TILE
ADD	ADDENDUM
ADJ	ADJACENT
AF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED FINISH
AP	ACOUSTICAL PANEL
APPROX	APPROXIMATE
ARCH	ARCHITECT/ARCHITECTURAL
ASSOC	ASSOCIATED
A/V	AUDIO VISUAL
BB	BULLETIN BOARD
BJ	BOTTOM OF
BLDG	BUILDING
BLKG	BLOCKING
BW/BMS	BEAM/BEAMS
BOS	BOTTOM OF SOFIT
BDG/BD	BOARD
BKG	BEARING
BSMT	BASEMENT
C	CARPET
CAB	CABINET
CB	CHALKBOARD
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLO	CLOSET
CLR	COOLER
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONF	CONFERENCE
CONT	CONTINUOUS
CONTR	CONTRACTOR
CORR	CORRIDOR
CSMU	CALCIUM SILICATE MASONRY UNIT
CT	CERAMIC TILE
CTB	CERAMIC TILE BASE
DA	DOUBLE ACTING
DET/DTL	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DISP	DISPENSER
DIV	DIVISION
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DWG	DRAWING
EA	EACH
EHD-X	ELECTRIC HAND DRYER
EIS	EXTERIOR INSULATION FINISH SYSTEM
ELEV	ELEVATION
ELEC	ELECTRIC
EMER	EMERGENCY
EMO	EXISTING MASONRY OPENING
EQ	EQUAL
EQUIP	EQUIPMENT
E.U.	EGRESS UNIT
EW	ELECTRIC WATER COOLER
EWO	EXISTING WINDOW OPENING
EXHIB	EXISTING
EXIST/EXISTG	EXISTING
EXP JT	EXPANSION JOINT
EXP	EXPOSED
EXT	EXTERIOR

FE	FIRE EXTINGUISHER WALL MTD.
FD	FLOOR DRAIN
FIN	FINISH
FIX	FIXTURE
FL	FLOOR
FND	FEMININE NAKPIN DISPOSAL
FNDH	FOUNDATION
FNV	FEMININE NAKPIN VENDOR
FRP	FIBER REINFORCED PLASTIC
FT	FEET
FTG	FOOTING
FURN	FURNISH / FURNITURE
FUR	FURRED / FURRING
FR	FIRE RESISTANT
FEC	FIRE EXTINGUISHER CABINET
GA	GUAGE
GAL	GALLON
GALV	GALVANIZED
G8	GRAB BAR
GC	GENERAL CONTRACT
GCT	GRANITE COUNTER TOP
GL	GLASS / GLAZING
GND	GROUND
GYP WALL BD/GWB	GYPSUM WALL BOARD
H	HIGH
H/C	DISABLED ACCESS
HD	HEAVY DUTY
HDR	HEADER
HDWR	HARDWARE
HM	HOLLOW METAL
HORZ	HORIZONTAL
HR	HANDRAIL / HOUR
HT	HEIGHT
HTG	HEATING
HVAC	HEATING VENTILATION A/C
ID	INSIDE DIAMETER
INSUL	INSULATION
INV	INVERT
JAN	JANITOR
JT	JOINT
KPL	KICKPLATE
L	LAMINATED GLASS
LAV	LAVATORY
LF	LINEAR FEET
LH	LEFT HAND
LHR	LEFT HAND REVERSE
LIN	LINEN
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LVR	LOUVER
MACH	MACHINE
MAS	MASONRY
MAT	MATERIAL
MAX	MAXIMUM
MBH	MOP & BROOM HOLDER
MECH	MECHANICAL
MET/MTL	METAL
MEZZ	MEZZANINE
MFR	MANUFACTURE / MANUFACTURER
MIN	MINIMUM
MIR	MIRROR
MD	MOULDING
MO	MASONRY OPENING
MP	METAL PANEL
MRGW	MOISTURE RESISTANT GYPSUM BOARD

NC	NONCOMBUSTIBLE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NIS	NOT TO SCALE
OC	ON CENTER
OH	OVERHEAD
OPNG	OPENING
OPP HD	OPPOSITE HAND
PART	PARTITION
PC	PLUMBING CONTRACTOR
PF	PRE-FINISHED
PL	PLATE
PL LAM/PLAS LAM	PLASTIC LAMINATE
PLAST	PLASTER
PLMBG	PLUMBING
PLY/PLYWD	PLYWOOD
PNL	PANEL
P/PNT	PAINT
POL	POLISH
PR	PAIR
PT	POINT
PTD	PAPER TOWEL DISPENSER
PTN	PARTITION
PVC	POLY VINYL CHLORIDE
PCB	PAINTED GYPSUM BOARD
PS	PROJECTION SCREEN
Q.T.	QUARRY TILE
R	RISER
RAD	RADIUS
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
RE	REFER TO
REFRIG	REFRIGERATOR
REQD	REQUIRED
RH	RIGHT HAND
RHR	RIGHT HAND REVERSE
RMA	ROOM
S	SEALER
SAT	SATURATION
SC	SOLID CORE WOOD DOOR
SD	SOAP DISPENSER
SF	SQUARE FEET
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION
SPD	SOAP DISH
SQ	SQUARE
SST	STAINLESS STEEL
STLST	STEEL
STRUCT	STRUCTURAL / STRUCTURE
SUSP	SUSPENDED
SV	SHEET VINYL FLOORING
SW	SWEAR WALL

T	TREAD
T/	TOP OF
T&G	TONGUE AND GROOVE
T/S	TOP OF STEEL
TB	TACK BOARD
TCB	TECTUM BOARD
TEL	TELEPHONE
TEMP	TEMPERED
TERR	TERRAZZO
TG	TEMPERED GLASS
THK	THICK
THRU	THROUGH
TOC	TOP OF CONCRETE
TOF	TOP OF FOOTING
TOM	TOP OF MASONRY
TPH	TOILET PAPER HOLER
TS	TACK STRIP
TYP	TYPICAL
UG	UNDERGROUND
UH	UNIT HEATER
UL	UNDERWRITERS LABORATORIES
UNO/UON	UNLESS OTHERWISE NOTED
U/S	UNDERSIDE
UTIL	UTILITY
UV	UNIT ELEVATOR
V	VINYL
VCT	VINYL COMPOSIT TILE
VERT	VERTICAL
VIF	VERIFY IN FIELD
VIR	VENT THROUGH ROOF

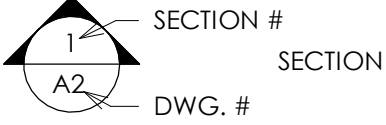
DRAWING LIST

DWG. # DRAWING NAME

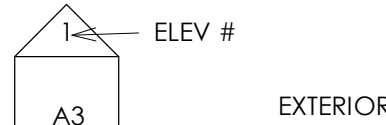
1T1.0	TITLE SHEET
2G1.0	SPECIFICATIONS
3SP1.0	SITE PLAN
4A1.0	DEMO PLANS & FLOOR PLANS
5A2.0	ELEVATIONS & ELECTRICAL PLANS
6A3.0	EXISTING PHOTOS

SYMBOLS

---	EXISTING CONSTRUCTION TO REMAIN
- - -	EXISTING CONSTRUCTION TO BE DEMOLISHED
---	NEW CONSTRUCTION



SECTION #
DWG. #



DETAIL #
DWG. #



ELEV #
DWG. #



EXTERIOR ELEVATION
DWG. #



INTERIOR ELEVATION
DWG. #

DESIGNER:



Joseph DeMarco, Assoc. AIA

160 Academy St, Apt 6L
Poughkeepsie, NY 12601

ARCHITECT:



REVISIONS / ISSUE DATES

NO.	DATE	DESCRIPTION

THESE DRAWINGS ARE INSUFFICIENT FOR CONSTRUCTION WITHOUT THE SEAL AND SIGNATURE OF THE ARCHITECT OF RECORD

ARCHITECT STAMP:



PROJECT NAME:

Renovations To
The:
**LaChapelle
Residence**

20 Crescent Hill
Cortlandt Manor,
NY 10567

DRAWING TITLE:

TITLE SHEET

DRAWN BY: JD	SHEET: 1 OF 6
DATE: June 6th, 2026	SCALE: As indicated

DRAWING NO.:

1T1.0

PROJECT PHASE:

CD

NOT FOR CONSTRUCTION
FOR ZBA-VARIANCE NEEDED
June 6th, 2026

Division 1 - General Notes

Permits & Inspections

1. Building Permits and certificate of occupancy permits shall be obtained and paid for by the Owner.
2. The Contractor shall be responsible for obtaining all other permits and inspections as required, including but not limited to, electrical inspection fees, plumbing inspections, etc. The Contractor shall Not be responsible for fees to lending institutions as required for release of funds. These are by the owner.
3. All inspections required by the local municipality and all other Code Enforcing Agencies shall be arranged and paid for by the contractor.

Miscellaneous

1. All contractors shall familiarize themselves with the site & the scope of work prior to bidding.
2. All work shall be performed by mechanics skilled in their respective trades.
3. All contractors shall be responsible for cutting, patching, filling, and cleaning up after their own work.
4. In no event shall structural members be cut or drilled without the written approval of the architect.
5. Information appearing on one drawing appears on all drawings.
6. No workers shall be under the influence of drugs or alcohol while on the job site.
7. There shall be no smoking in the structure at any time during the course of construction.

Dimensions - Responsibility for Accuracy

1. Do not scale dimensions from the drawings. All written or dimensioned information takes precedence over the drawing.
2. General Contractor shall check all dimensions, assemblies, etc. and report to the architect in writing any inconsistencies prior to starting work, ordering materials, or fabricating shop built items.

Waste, Removals & Cleaning

1. All waste and removals shall be disposed of legally off site.
2. Upon completion of the contract and before final acceptance, the contractor shall clean the entire job site removing all debris inside and outside the building. He shall hire a professional cleaning company. The windows shall be cleaned, surfaces shall be dusted, ceramic tile cleaned, floors mopped, etc. The contractor shall repair any property damaged during the course of construction subject to the approval of the owner.
3. Job site must be kept clean during the course of construction.
4. No waste materials may be burned or buried on site.
5. There shall be no garbage left on the job site, including cigarette butts on the ground.

Acceptance of Work

1. The Architect has the right to reject any sloppy, poorly installed, or unauthorized work or work done contrary to the intent of the contract documents. Such work shall be replaced, repaired or removed at the contractor's expense.

Insurance

1. Insurance: all contractors shall provide the owner and architect with certificates of insurance prior to starting work for the following types and amounts:

- * Workmen's Compensation- cover all obligations of the Workmen's Compensation and Disability Benefits

Laws

- * General liability and property damage including bodily injury - amount acceptable to the owner

Note: Architect to be additionally insured under the general contractor's policy for the above liability

Warranties

1. All contractors shall hold to the intent of the drawings which is to provide complete and finished work, tested and guaranteed for a minimum of one year from the time of completion and ready for occupancy, including all necessary items required for a complete and finished installation, regardless of whether specifically called for or not on the drawings.
2. The contractor shall guarantee all his work and the work of his subcontractors for a period of one year minimum after receiving final acceptance, and do all repair work and replacement as may be necessary during that period at his expense. In addition the contractor shall adhere to all New York State requirements regarding warranties of new construction, whichever is more stringent.
3. Follow all manufacturers' recommended installation methods. This is required to insure that manufacturer's warranties will be in effect. Failure to install materials properly will place all manufacturers' warranties as the responsibility of the general contractor.

Changes to the Contract

1. All changes shall be requested in writing and approved in writing by the owner and the Architect, using applicable AIA documents.
2. No payment will be made by the owner or approved by the Architect for additional work, which has been performed without a written change order.

Temporary Bracing / Shoring / Underpinning

1. Provide all temporary bracing, shoring and or underpinning as required during all phases of construction.

Safety of workers

1. The contractor is responsible for all safety procedures on the job. In no way is the owner or Architect responsible for safety methods, procedures, precautions, etc.
2. It is not the responsibility of the Architect to patrol safety violations or make any party aware of such violations.

Coordination of all trades

1. The contractor is to provide coordination of all his own subcontractors, plus those trades hired directly by the owner.

Division 2 - Site Work

Footing Drains (as required by architectural drawings)

1. Provide 4" perforated pvc footing drain as denoted in construction drawings. All piping installed under driveway
2. The stone and footing drains shall be protected with silt barrier fabric.
3. Silt barrier fabric shall be Amoco 45-35 Non Woven type or equal.
4. All footing drains shall be set in 3/4" crushed stone installed from bottom of footing to top of footing by 1'-0" wide. Crushed stone and PVC to be wrapped with filter fabric prior to backfilling.
5. Invert of footing drains shall be set level with bottom of footing, typical.

Rock

1. The contractor is responsible for the removal of subsurface rock that may be encountered.
2. Subsurface shale removal will be the responsibility of the contractor.

Division 3 - Concrete Work

General Concrete Information

1. All concrete work (material & construction) shall be in accordance with A.C.I. standard 318-77
2. Concrete shall be capable of developing a minimum compressive strength of 3000 PSI at 28 days.
3. All excavations shall be dry prior to placing footings.
4. Concrete shall be 3000 PSI, 5.5 sacks of cement per cubic yard minimum, 6.5 gallons water/sack cement, 4" maximum slump. Water shall not be added to ready mixed concrete at the site.
5. No concrete shall be placed on frozen ground and no admixtures will be permitted in concrete. All concrete shall be controlled, complying with ACI building code requirements for a minimum compressive strength of 3000 PSI.
6. Concrete shall be mixed and placed only when the temperature is at least 40 degrees f and rising. Contractor shall remove all ice, snow, and frost and raise the temperature of all surfaces that the concrete will contact above the freezing point. Protect and maintain concrete temperature for at least 3 days at 55 degrees f after cold weather placement.
7. Reinforcing steel shall be new billet steel, deformed type bars, ASTM 615, grade 60, and shall comply with A.C.I. code requirements. Provide minimum reinforcing in all concrete where none is shown on drawings to meet A.C.I. requirements.
8. Provide additional reinforcing around all openings in concrete, and provide vertical and/or horizontal bars projecting from footings and walls for tying into other walls, piers, sills, etc. as detailed or not on the drawings, and as required by the construction.

Concrete Footings

1. All footings shall rest upon undisturbed soil with a minimum bearing capacity of 3000 lbs/SF. Architect shall inspect footing formwork and reinforcing prior to pouring concrete. Call 24 hours in advance. Phone (845) 337-4331. Concrete shall be mechanically vibrated. Do not over vibrate concrete resulting in excessive settlement of concrete aggregate to the bottom of the formwork.
2. There shall be a 1 1/2" minimum cover on reinforcing bars in foundation walls.
3. There shall be a 3" minimum cover on reinforcing bars in concrete footings and piers.
4. Bottom of all footings shall be carried to a minimum of 3'-6" below finished grade. Step footings as required at a ratio of 2 horizontal to 1 vertical when required by grade conditions.
5. Do not pour footings into wet soil, standing water or over fallen leaves.

General Concrete Slab Notes

1. Slabs shall rest on virgin soil or compacted c.o.b. gravel fill mechanically compacted in 1 foot layers, with 6" of 3/4" compacted stone directly under all slabs. Soil testing to 95% Proctor Density Compaction minimum.
2. Slabs shall require a saw cut with a maximum 400 SF between cuts. Saw cut shall be 1/2" in-depth, and shall be cut within 24 hours of pouring of concrete.
3. All slabs and landing pads shall have 6x6-10-10 woven wire fabric installed at center thickness.

Expansion joints

1. Provide expansion joints at 20'-0" intervals maximum with no area greater than 400 square feet. At changes in material.

Division 4 - Masonry

Concrete Block

1. All concrete masonry work (material & construction) shall be in accordance with National Concrete Masonry Association (N.C.M.A.) standards.
2. All concrete masonry units shall be "Moisture Controlled" Type 1, minimum, and shall conform to the following specifications: ASTM C 55-75 for concrete masonry brick; ASTM C 90-75 for hollow load-bearing units; ASTM C 129-75 for hollow non-load-bearing units and ASTM C 145-75 for solid load-bearing units.
3. Provide 1-#4 rebar at 4'-0" on center, vertically, from footing to top of masonry wall. Fill void solid with 3,000 psi concrete to top of wall. Voids filled with mortar is not acceptable.
4. Place horizontal "Tie-Q-Wall" joint reinforcement in first and second bed joints immediately above and below wall openings, and 24" o.c. between.

Brick and Concrete Block Mortar

1. All brick, concrete block and stone mortar to be type "M" typical.

Division 5 - Metals

Anchor Bolts

1. Provide hot-dipped galvanized carbon steel anchor bolts 1/2" diameter by 12" long. Hook type at plate to foundation wall connections, 60" maximum on center. 2 per board minimum. New anchor bolts shall be spaced in accordance with Section Subsection F403.1.6 "Foundation Anchorage" within the New York State Residential Code 2010 Edition.

Simpson Connectors

1. Provide all galvanized joist hangers and engineered lumber / framing connectors as required and shown within the architectural drawings.

Lally Columns

1. Provide 3-1/2" diameter concrete filled Lally columns as shown within the architectural drawings.

Division 6 - Wood & Plastics

Framing Methods

1. Provide temporary bracing of all structural members during construction.
2. All framing to be 15' o.c. unless otherwise shown. All studs shall be 1x4 nailed typical.
3. Install solid blocking and/or angled bridging at all joist mid-spans.

Ceiling Joist Notes shall be as follows unless noted differently on the drawings:

- | | |
|--------------------|-----------------------|
| Less than 12' span | 2 x 6 ceiling joists |
| 12' to 16' span | 2 x 8 ceiling joists |
| 16' to 20' span | 2 x 10 ceiling joists |

4. Headers over pocket doors shall be two (2) 2 x 10 Doug typical U.O.N.
5. Roof rafters shall be Doug fir, lb=900 psi minimum. Sizes as shown on building sections.

Plywood

1. All plywood used at exterior conditions shall be of the size noted on the drawings and shall have exterior glue.
2. Exterior plywood to be 1/2" thickness as noted on the drawings.
3. Oriented Strand Board (OSB) WILL NOT BE CONSIDERED an acceptable substitution.

Framing Lumber

1. All framing lumber shall be douglas fir, no. 2 or better , 900Fb min.
2. All framing lumber bearing on masonry or concrete sills shall be pressure treated .40 CCA southern yellow pine.
3. All interior partitions shall be kiln dried SPF unless otherwise noted.

Construction Adhesives

1. Contractor shall apply construction adhesive between wood framing and plywood subfloor / roof deck typical unless otherwise noted within these architectural drawings

LUMBER ADDITIONAL NOTES:

1. Framing shall be done in accordance with the latest edition of "National Design Specifications for Wood Construction" of the American Forest and Paper Assoc. (ANSI/NFPA NDS, latest edition).

2. All lumber materials used in the building shall be good, sound, dry materials free from rot, large and loose knots, shakes and other imperfections whereby the strength may be impaired and of sizes indicated on drawings.

3. framing members (joists, headers, girders, studs, plates, etc.), shall comply with the minimum specifications for HEM-Fir No. 1 or Douglas Fir Larch No. 2 (unless indicated otherwise), with the following basic stress values: Hem-Fir No. 1 Douglas Fir Larch No. 2 Flexure Fb = 950 psi single 875 psi single Shear Fv = 75psi 85 psi E = 1,500,000 psi 1,600,000 psi Pressure preservative treatment for wood shall be approved by local jurisdiction.

4. Provide ledger, blocking, nailer, and rough framing hardware, as required.

5. All lumber shall bear visible grade stamping. All beams, joists and rafters shall be set with natural crown up.

6. Provide double rafters and headers around all roof skylights or any openings larger than spacing of rafters/foot joists, etc., unless otherwise noted on Drawings.

7. Provide "X" bridging or solid blocking at mid-span of all roof rafters/floor joists spanning more than 9'-0". Bottom ends of bridging shall not be nailed until after sheathing is installed. Metal cross bridging shall be galvanized steel as manufactured by Teco, Simpson or approved equal, and installed in accordance with manufacturers directions.

8. Connection hardware shall be galvanized steel of the type gauge (min. 18 ga.) or size noted on drawings, by Simpson Strong Tie Co., or approved equal.

9. Provide joist, rafter and truss hangers for all members not supported by direct bearing. Install and nail hangers in strict accordance with Manufacturer's recommendations.

10. All decks and porches shall be secured to house framing by means of a p.t. 2x p.t. ledger board thru bolted every joist bay w/ min. 1/2"x6" galv. bolts w/ washers. Secure galv. joist hangers to ledger. Flash behind ledger boards w/ termite resistant flashing extended up and under siding above.

11. All deck p.t. columns shall be secured to conc. piers w/ "strong tie" cb / lcb series embedded metal brackets, unless noted otherwise.

12. All deck p.t. columns shall be secured to beams w/ "strong tie" bc / bcs series metal brackets. Secure all diagonal 2x wind bracing w/ (2) 1/2" x6" galv. lag bolts w/ washers ea. end

13. Wood plates and sills in contact with concrete/concrete block foundation walls and concrete slabs shall be pressure treated wood.

14. Provide solid bridging at mid-height of all bearing walls and wall studs over 9'-0" height.

15. All headers and trimmers shall be double members, minimum, 2x10's unless otherwise noted.

16. Provide double member posts at edges of all openings in stud bearing walls.

17. Below bearing points of double, triple or more framing members or posts, provide solid or built-up, spiked post equal in width to nominal width of member above.

18. Provide double joists under all partition walls parallel to the joist span and extending at least one half the span.

19. Plywood roof sheathing shall be American Plywood Association Rated Sheathing Identification 5 index 32/16, 8" thick (min.), exposure 1, (interior with exterior glue). Install with long dimension across supports and with panel continuous over two or more spans. Panel and joints shall occur over supporting framing. Leave 1/16" space at all plywood panel end joints and 1/8" space at all panel joints. Provide one panel clip per span along all edges. Protect sheathing from exposure to weather if roof covering material is not promptly installed. OSB floor sheathing shall be Structural Board Association with Span Rating 32/16, 1/2" thick (min.), exposure 1. Install with long dimension across supports and with panel continuous over two or more spans. Panel and joints shall occur over supporting framing. Leave 1/8" space at all panel end joints and 1/8" space at all panel joints. Provide one panel clip per span along all edges. Protect sheathing from exposure to weather if roof covering material is not promptly installed. OSB floor sheathing shall be Structural Board Association with Span Rating 24", 3/4" thick (min.), T&G, exposure 1. Install with long dimension across supports and with panel continuous over two or more spans. Panel and joints shall occur over supporting framing. Leave 1/8" space at all panel end joints and 1/8" space at all panel joints. Provide one panel clip per span along all edges. Protect sheathing from exposure to weather if roof covering material is not promptly installed.

20. Fasten OSB floor sheathing with screws and construction adhesive.

Where fitch beams are required, provide steel plates of A36 steel, punched for 1/2" dia. bolts at 12 inches on centers, staggered, 1-1/2 inches from the top and bottom of beam.

21. Install all lumber per mfg.'s instruction and specifications

Division 7 - Thermal & Moisture Protection

Exterior Caulking Notes

1. All joints shall be caulked with Sonneborn Sonolastic NP 1 one-component gun-grade polyurethane sealant with Sonofom closed cell (CC) backer-rod or equal. Sealant and backer-rod shall be installed as per manufacturer specifications. Color as required, to be approved by architect.

Insulation & Energy Notes

1. All installations and materials shall be in conformance with the N.Y.S. Energy Conservation Construction Code.
2. All windows and doors shall have insulated glass, unless noted otherwise.
3. All metal windows and doors, if any, shall have a thermal break.
4. All windows and doors shall be weather-stripped.
5. All exterior walls shall have 5 1/2" fiberglass insulation, R-21.
6. Roof insulation shall have fiberglass insulation, R-49.
7. As required to maintain air flow, use styrofoam baffles as required to allow for air space between insulation and sheathing.
8. Provide expanded polystyrene insulating concrete block inserts or pour-fill granular insulation at all exterior masonry walls where block voids are not filled solid with cement mortar.

Building wrap at walls

1. Provide weather resistant barrier (i.e. "house-wrap") at all perimeter walls. Contractor shall provide product specification data of material to be used to the Architect for review and approval prior to ordering typical. The Architect shall be given ample time to review and approve the submission prior to ordering and/or installing "house-wrap" typical. Contractor shall install "house-wrap" as per manufacturer's written instructions and installation details. Contractor shall also coordinate the "house-wrap" installation with the window and door manufacturer's written instructions and installation details. House-wrap and windows shall be installed by an experienced Contractor who has successfully completed the AAMA "Installation Masters" course.

Division 8 - Doors & Windows

1. Contractor shall provide and install all exterior windows and doors as shown within the architectural drawings typical unless otherwise noted.
2. Contractor shall provide detailed window & door shop drawings to the Architect for review and approval prior to ordering and/or installing windows & doors.
2. Provide screens at all operable windows and doors.
3. Exterior cladding to be determined. (See Product Manual)
4. Interior finishes & trim to be determined. (See Product Manual)
5. See exterior window and door types as shown within the architectural drawings.
6. Contractor is to verify all window & door specifications with Architect prior to ordering.
7. All windows and doors shall be installed by an experienced Contractor who has successfully completed the AAMA "Installation Masters" course. Any windows and doors found not to be installed in accordance with the AAMA "Installation Masters" guidelines shall be subject to removal and proper replacement at the Contractor's expense.
8. Window and Door order is the sole responsibility of the Contractor.

Tempered Glass Notes

1. Provide safety / tempered glazing on any window that has glass within 18" of the floor, in all doors that have glass, and sidelights or windows that are adjacent to a door, whether specifically called for on the drawings or not.
2. It shall be the General Contractor's responsibility to ensure safety, tempered and/or laminated glazing in windows required by code.
3. The Architect shall review window shop drawings for overall design intent only.

Division 9 - Finishes

Gypsum Board

1. Gypsum Board installation shall be in accordance with standard practice as set forth in the latest edition of USG "gypsum construction handbook"; and shall include all components and accessories.

2. Tile: selected by owner

3. ALL OTHER FINISHES ARE TO BE SELECTED BY OWNER AND SHALL NOT EXCEED A FLAME SPREAD RATING GREATER THAN 200 AND A SMOKE INDEX GREATER THAN 450 AS PER R319.1

Division 10 - Specialties

Not Applicable

Division 11 - Equipment

Not Applicable

Division 12 - Furniture,

1. All furniture to be selected and purchased by owner.

Division 13 - Special Construction

Not Applicable

Division 14 - Conveying Systems

Not Applicable

Division 15 - Mechanical (By Others)

Not Applicable

Division 16 - Electrical

Electrical General Notes

1. All electrical work to be installed as per National Electrical Code.
2. General notes apply to electrical work.
3. Arrange all required electrical inspections.
4. Wiring may not be less than 12 GA. Size as required by code and acceptable industry practice.
5. Provide thermally protected recessed lights at all locations where lights will be in contact with insulation. Provide these regardless of model number specified on the schedule.
7. All fixtures and outlets shall be as per code minimum.
8. All exterior outlets shall be suitable for wet locations and come with a gasketted cover.
9. Outlets shall be staggered to avoid sound transmission. Stuff sound insulation behind outlets and at all plumbing chases and pipes.
10. Switches and outlets and cover plates shall be white, plastic.

DESIGNER:



Joseph DeMarco, Assoc. AIA

160 Academy St, Apt 6L
Poughkeepsie, NY 12601

ARCHITECT:



REVISIONS / ISSUE DATES

NO.	DATE	DESCRIPTION

THESE DRAWINGS ARE INSUFFICIENT FOR CONSTRUCTION WITHOUT THE SEAL AND SIGNATURE OF THE ARCHITECT OF RECORD

ARCHITECT STAMP:



PROJECT NAME:

Renovations To
The:
**LaChapelle
Residence**

20 Crescent Hill
Cortlandt Manor,
NY 10567

DRAWING TITLE:

SPECIFICATIONS

DRAWN BY: JD	SHEET: 2 OF 6
DATE: June 6th, 2026	SCALE: NONE

DRAWING NO.:

2G1.0

PROJECT PHASE:

CD

NOT FOR CONSTRUCTION
FOR ZBA-VARIANCE NEEDED
June 6th, 2026

DESIGNER:



Joseph DeMarco, Assoc. AIA
160 Academy St, Apt 6L
Poughkeepsie, NY 12601

ARCHITECT:



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DRAWING TITLE:

SITE PLAN

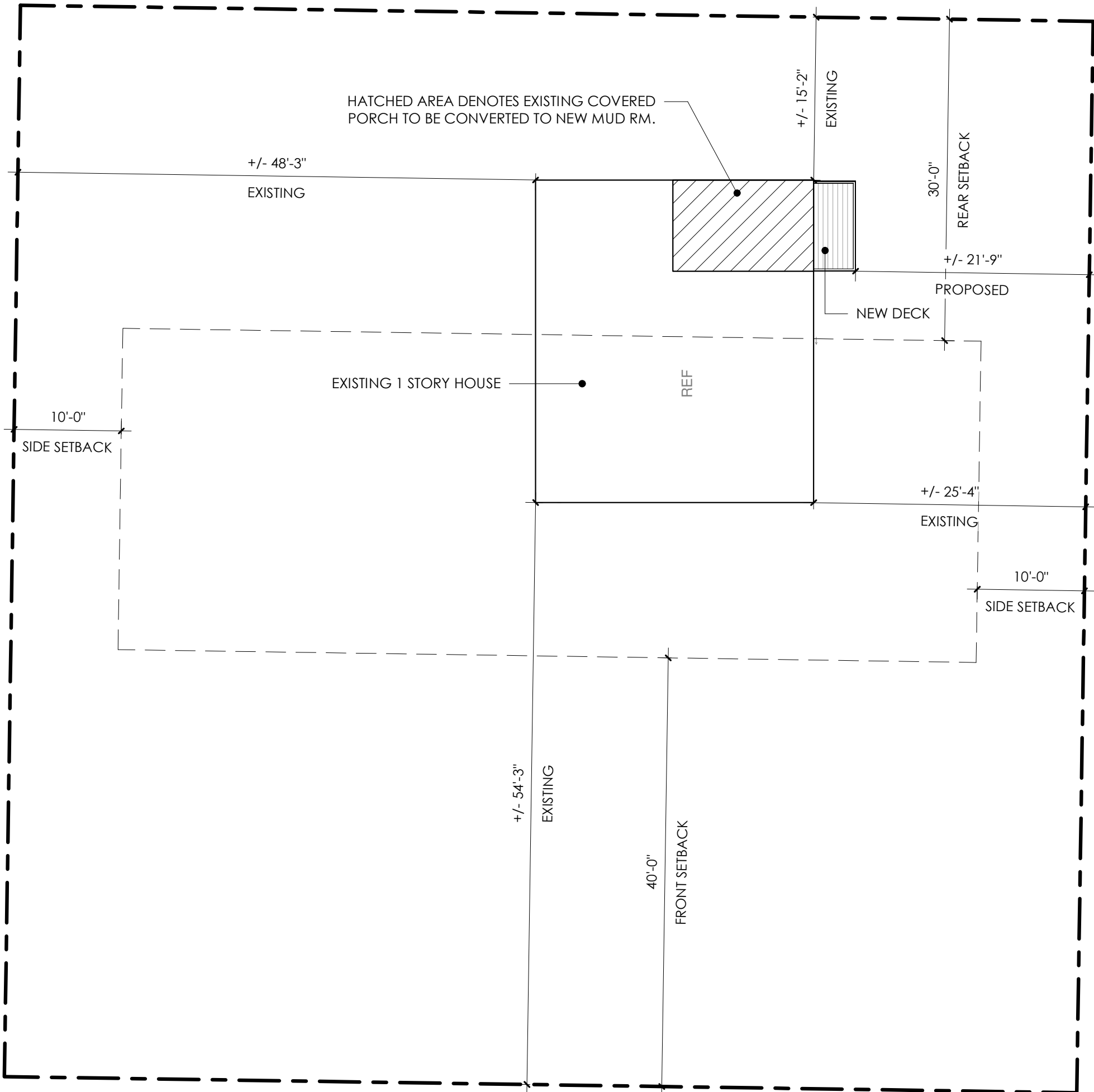
DRAWN BY: JD	SHEET: 3 OF 6
DATE: June 6th, 2026	SCALE: As indicated

DRAWING NO.:

3SP1.0

PROJECT PHASE:

CD

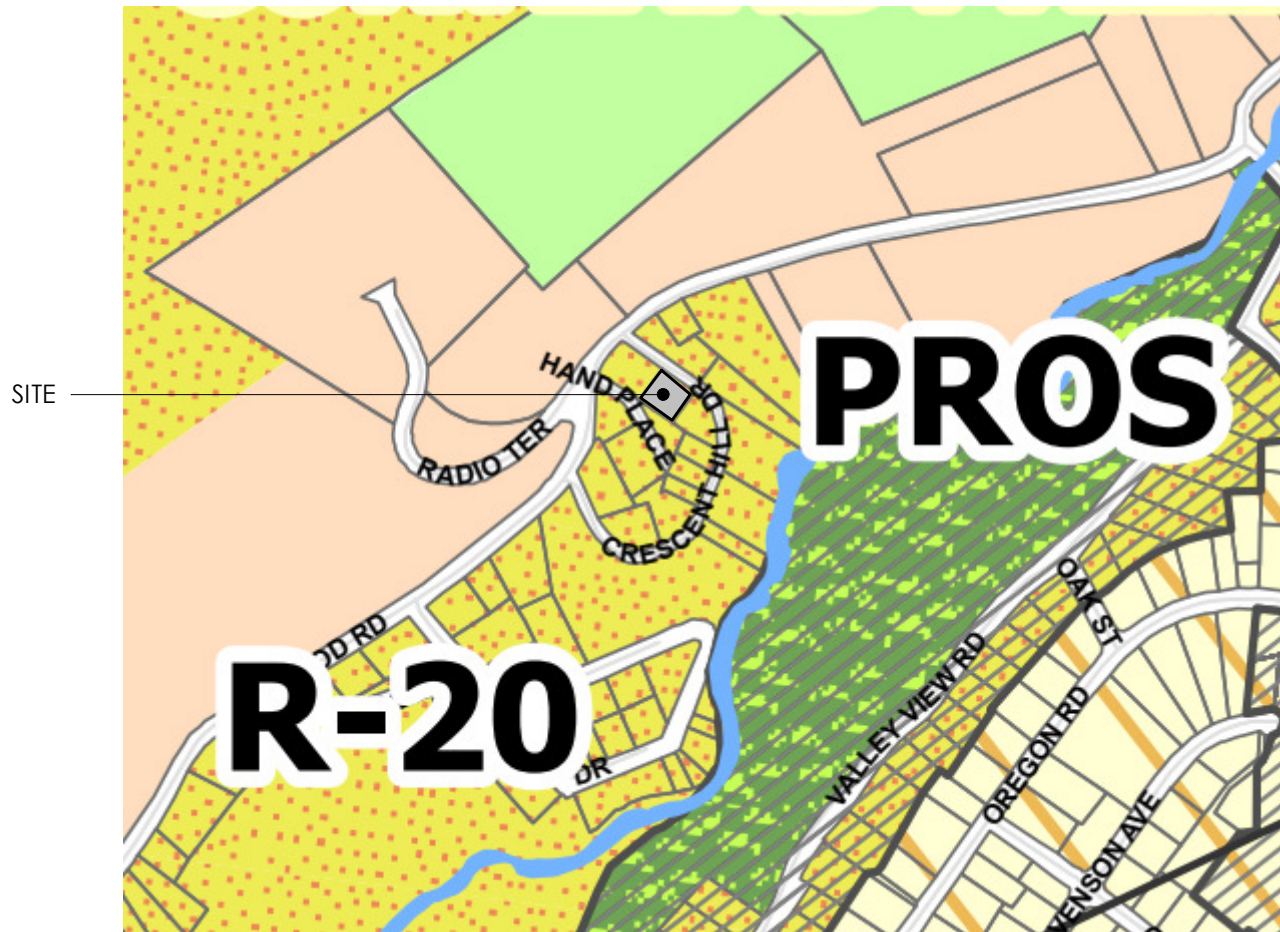


1 SITE PLAN
3SP1.0 1" = 10'-0"

ZONING INFORMATION							
TOWNSHIP: CORTLANDT, NY SECTION, BLOCK, LOT: 6457-01-307536 ZONE: R-20							
	MIN. LOT AREA	MIN. WIDTH	MAX BLDG HEIGHT	FRONT YD.	SIDE YDS.	REAR YD.	MAX BLDG. COVERAGE
ORDINANCE REQUIREMENT:	20,000 SF	100'	35', 2 1/2 STORIES	40'	20% OF WIDTH, MAX. 10'	30'	65%
EXISTING:	10,003 SF	+/- 100'	+/- 18'-7"	+/- 54'-3"	+/- 48'-3"	+/- 25'-4"	+/- 15'-2"
PROPOSED:	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	+/- 21'-9"	NO CHANGE

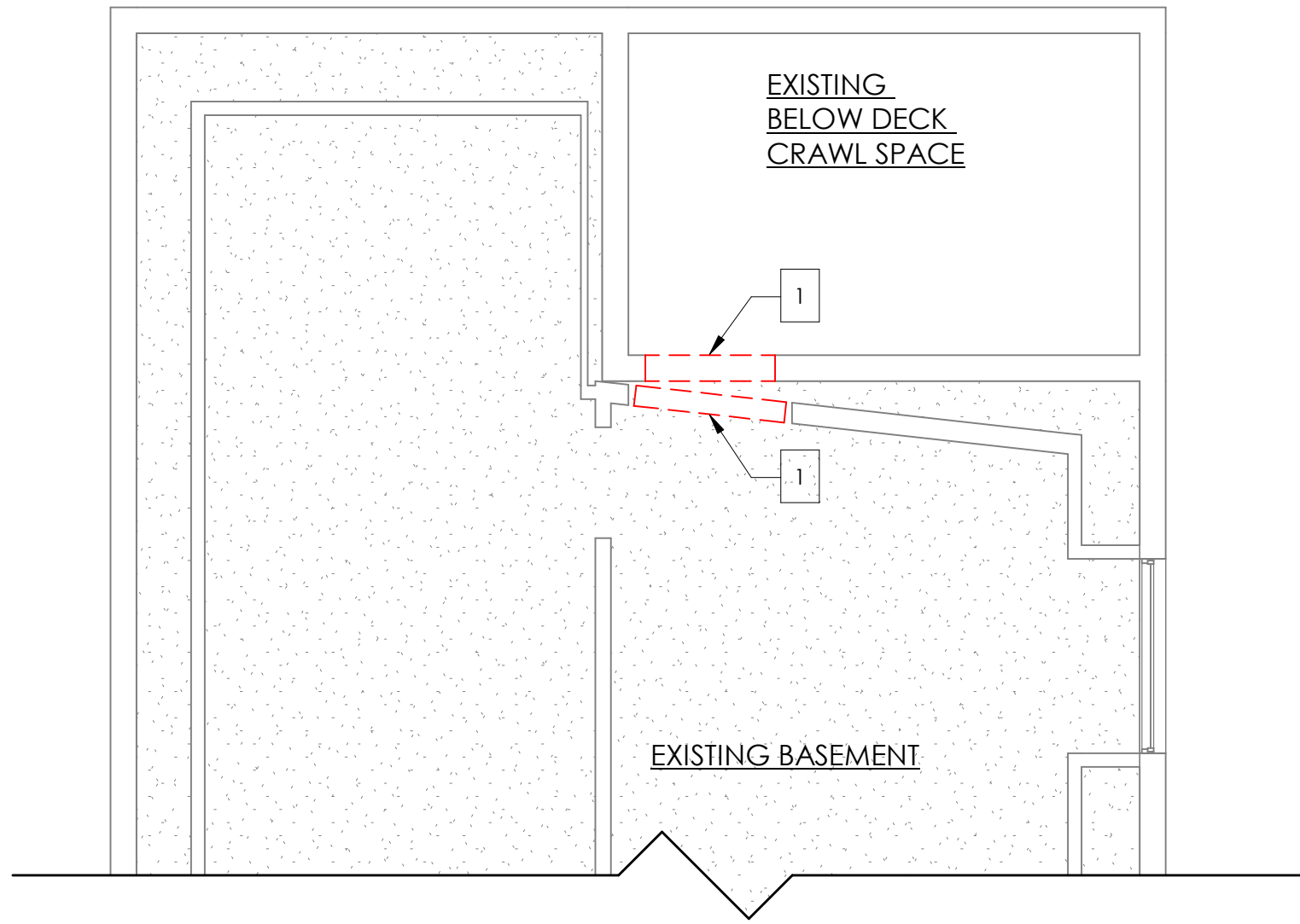


2 LOCATION MAP
3SP1.0 NO SCALE



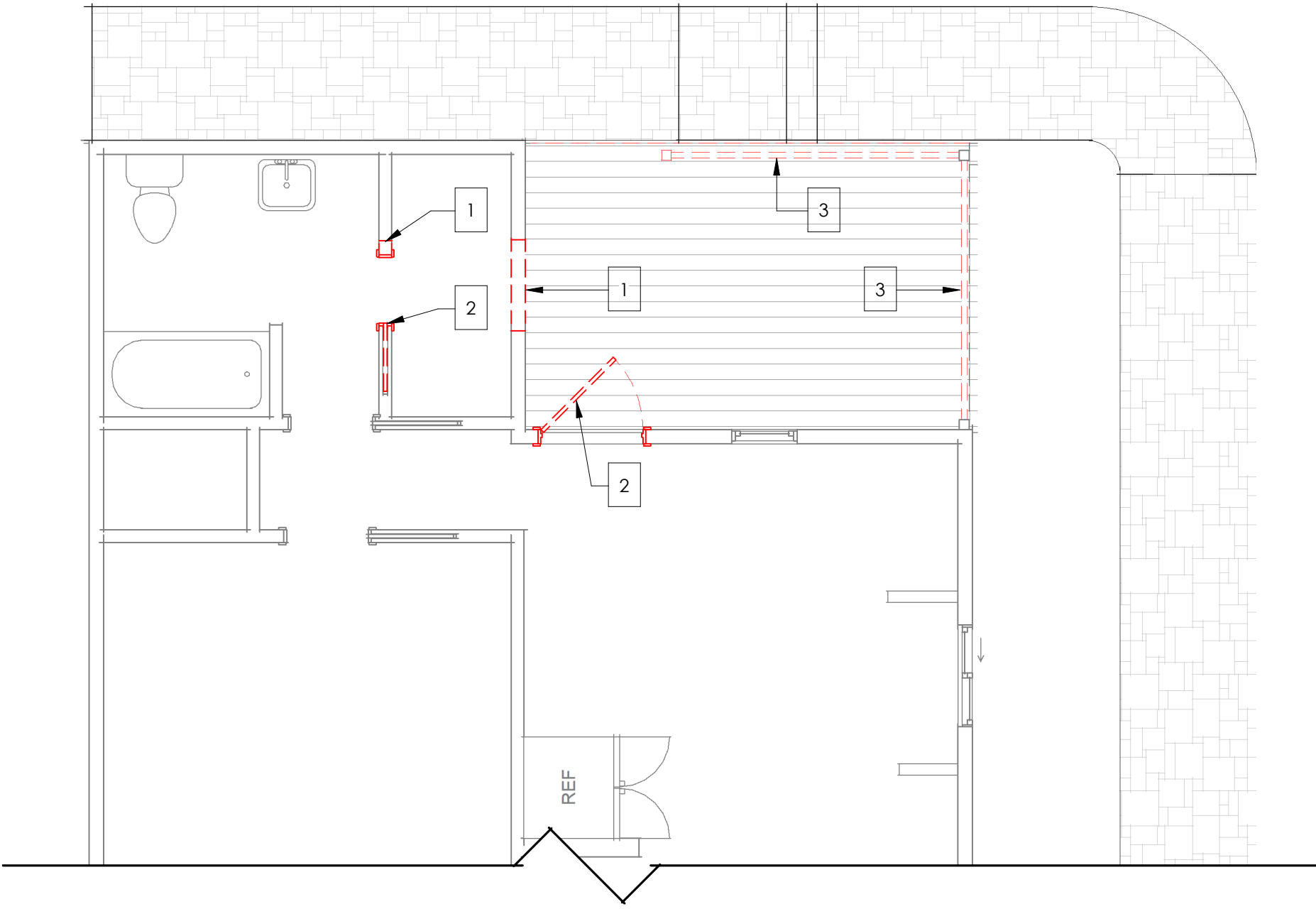
3 PARTIAL ZONING MAP
3SP1.0 NO SCALE

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1
4A1.0 1/4" = 1'-0"

BASEMENT DEMO PLAN



2
4A1.0 1/4" = 1'-0"

1ST FLOOR DEMO PLAN

DEMOLITION LEGEND

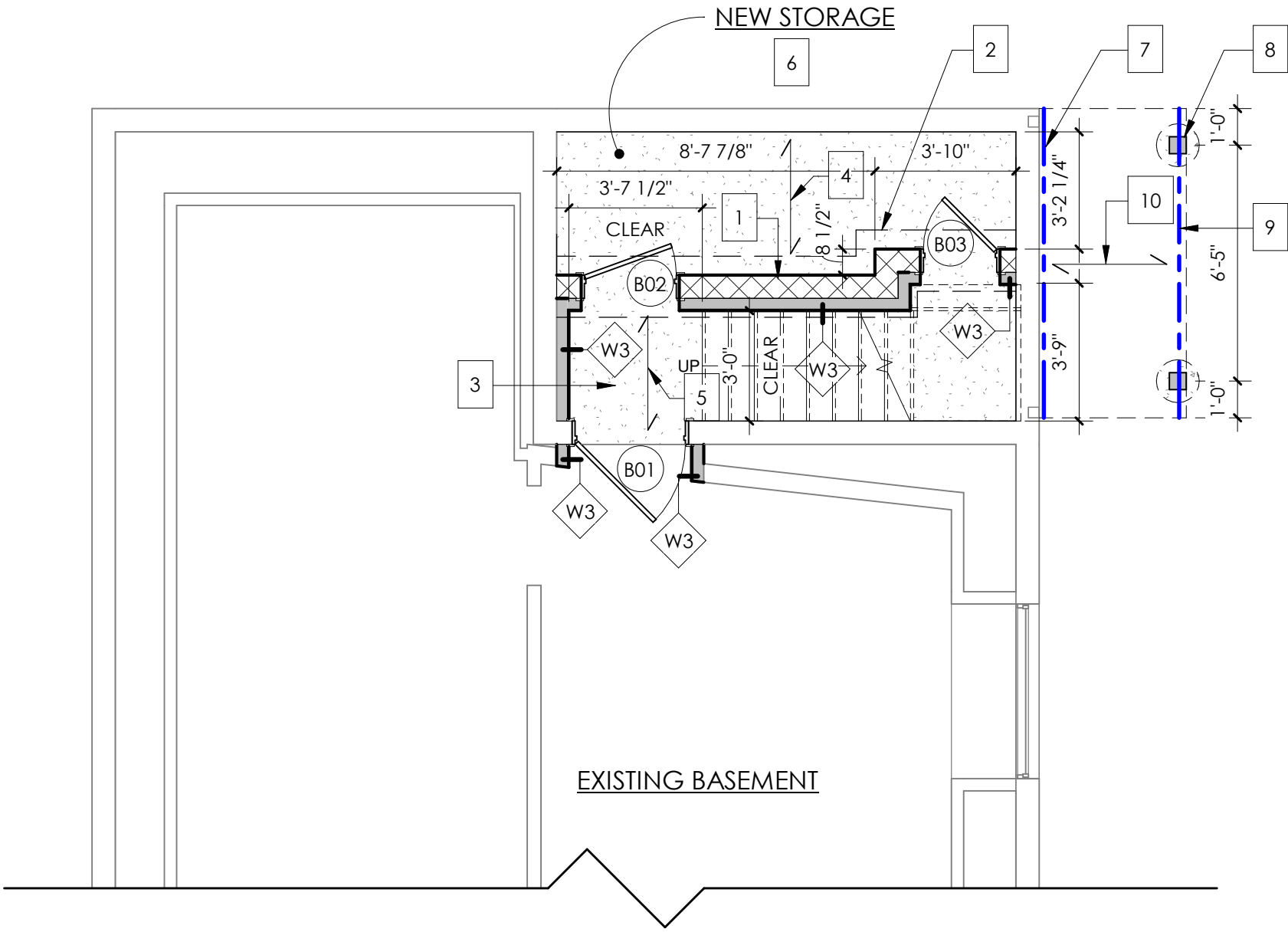
- EXISTING CONSTRUCTION TO REMAIN, PATCH AND REPAIR WALLS TO REMAIN ADJACENT TO DEMOLITION TO MATCH EXISTING.
- EXISTING CONSTRUCTION TO BE DEMOLISHED.
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE DEMOLISHED

DEMOLITION NOTES:

- ALL EXISTING CONSTRUCTION ADJACENT TO AREAS TO BE DEMOLISHED IS TO BE SHORED AND BRACED AS REQUIRED PRIOR TO ANY DEMOLITION. PATCH AND REPAIR ALL EXISTING CONSTRUCTION TO REMAIN TO MATCH EXISTING AT THE COMPLETION OF DEMOLITION.
- PRIOR TO DEMOLITION, CONTRACTOR TO SEAL OFF EXISTING SPACES ADJACENT TO DEMOLITION AS REQUIRED SO AS TO LIMIT SPREAD OF DEBRIS.
- DURING DEMOLITION, EXISTING CONSTRUCTION SCHEDULED TO REMAIN SHALL NOT BE DAMAGED OR COMPROMISED IN ANY WAY. SHOULD ANY DAMAGE OCCUR, CONTRACTOR IS TO REPLACE AND/OR REPAIR EXISTING CONSTRUCTION TO LIKE NEW CONDITION.

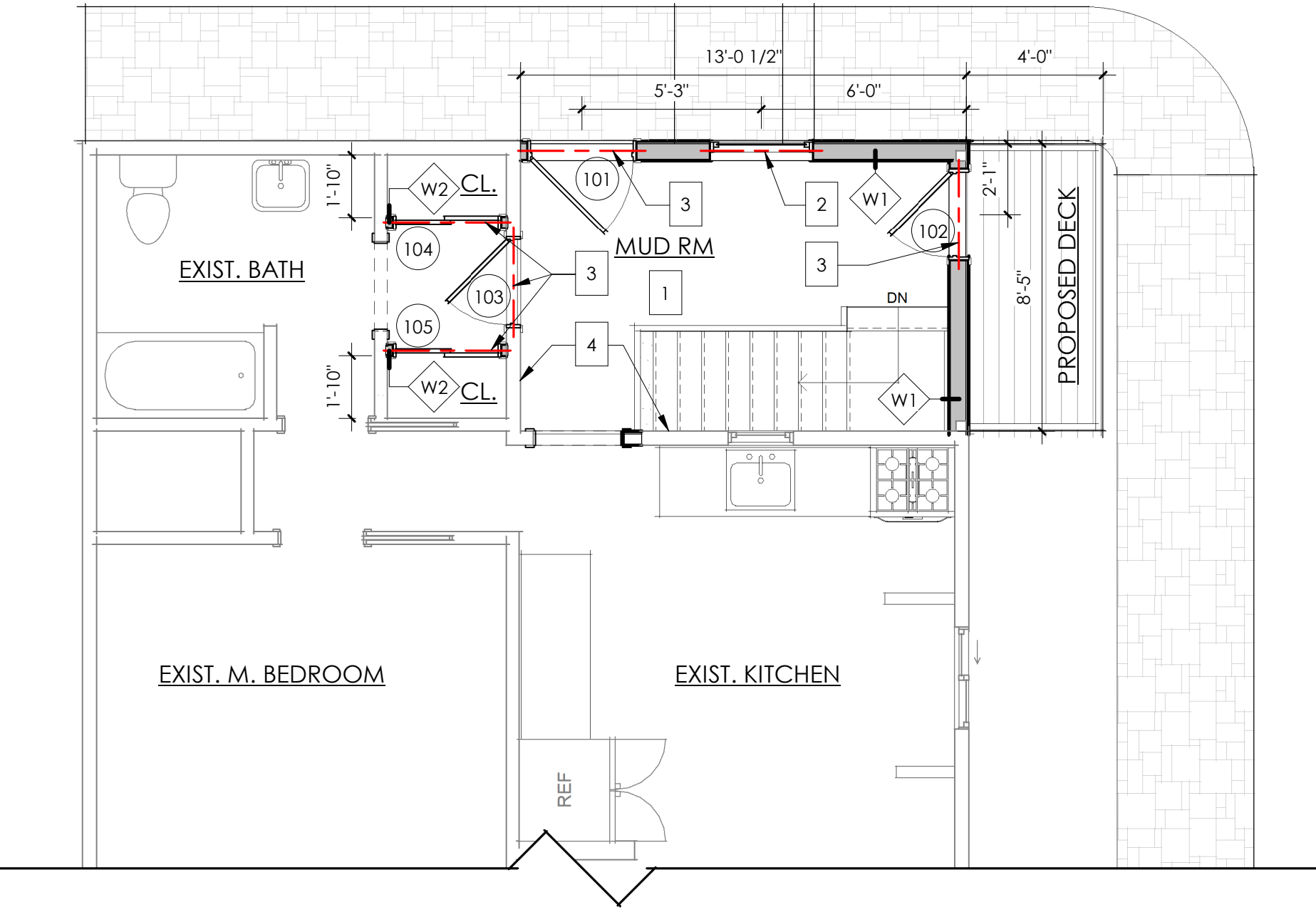
DEMOLITION KEY NOTES:

- SECTION OF EXISTING WALL TO BE REMOVED WHERE SHOWN DASHED. COORDINATE W/ PROPOSED FLOOR PLAN.
- EXISTING DOOR TO BE REMOVED IN ITS ENTIRETY.
- EXISTING RAILING AND DECK TO BE REMOVED IN ITS ENTIRETY.



3
4A1.0 1/4" = 1'-0"

PROPOSED BASEMENT PLAN



4
4A1.0 1/4" = 1'-0"

PROPOSED 1ST FLOOR

FENESTRATION REQUIREMENTS:

TYPE	U FACTOR REQ'D	U FACTOR PROV.	SHGC REQ'D	SHGC PROV.
WINDOWS	.27	.27	N/A	N/A
GLASS DOORS	.27	.27	N/A	N/A
ALL WINDOWS AND DOORS TO HAVE INSULATING GLASS CONSISTING OF ARGON FILLED, LOW-E GLAZING. (TYPICAL FOR ALL GLASS).				

NYS ENERGY CONSERVATION CODE COMPLIANCE:

R-WALLS REQ'D	R-ATTIC REQ'D	R-FLOORS REQ'D.	R-SLAB REQ'D
20 + 5ci OR 30	49	30	10
R-WALLS PROV.	R-ATTIC PROV.	R-FLOORS PROV.	R-SLAB PROV.
30	49	30	10
SEE FLOOR PLANS AND SECTIONS FOR MORE INFORMATION			

BASEMENT KEY NOTES:

- LINE OF NEW 8X8X16 CMU BLOCK FOUNDATION WALL. REINFORCE W/ #4 VERTICAL BARS @ 32" O.C. INSTALL BARS INTO FOOTING W/ 6" HOOK.
- 1'-8" WIDE X 1'-0" HIGH POURED CONCRETE FOOTING. REINFORCE W/ (3) #4 BARS CONTINUOUS.
- 4" THICK POURED CONCRETE SLAB OVER 10 MIL. VAPOR BARRIER OVER 6" COMPACTED GRAVEL OVER UNDISTURBED EARTH. REINFORCE SLAB W/ 6x6 W1.4xW1.4 WWF AT MID SLAB ON CHAIRS. INSTALL R-10 RIGID INSULATION BELOW SLAB.
- NEW 2X10 FLOOR JOISTS @ 16" O.C. INSTALL R-30 CAVITY INSULATION BETWEEN JOISTS.
- NEW 2X6 FLOOR JOISTS @ 16" O.C. ABOVE STAIR LANDING.
- NEW 2" RAT SLAB IN PROPOSED NEW STORAGE SPACE.
- 2x8 P.T. LEDGER. FASTEN TO EXISTING FRAMING W/ ADHESIVE & (2) ROWS LEDGERLOK SCREWS @ 16" O.C.
- NEW P.T. 6X6 ON A 16" DIA. CONCRETE FOOTING. ATTACH W/ ABU66Z SIMPSON POST BASE. TYPICAL FOR (20) LOCATIONS.
- (3) 2x8 P.T. FLUSH BEAM. ATTACH TO POSTS W/ SIMPSON BC6 POST CAP
- NEW 2x8 P.T. JOISTS @ 16" O.C. W/ HANGERS @ EACH END

WALL TYPES:

- W1 NEW SIDING TO MATCH EXISTING OVER 1/2" ZIP WALL SHEATHING OVER 2x6 WOOD STUDS @ 16" O.C. W/ MIN. R-30 CAVITY INSULATION. INSTALL 1/2" GYPSUM WALL BOARD ON INTERIOR SIDE. MOISTURE RESISTANT IN ALL WET AREAS.
- W2 2X4 WOOD STUDS @ 16" O.C. W/ (1) LAYER 1/2" GYPSUM WALL BOARD ON EACH SIDE. MOISTURE RESISTANT IN ALL WET AREAS. TYPICAL.
- W3 2X4 WOOD STUDS @ 16" O.C. W/ (1) LAYER 1/2" GYPSUM WALL BOARD ON EXPOSED SIDE. MOISTURE RESISTANT IN ALL WET AREAS. TYPICAL.

FIRST FLOOR CONSTRUCTION KEY NOTES:

- FLOOR FINISHES TO MATCH EXISTING.
- NEW 3'-0" WIDE BY 4'-0" TALL DOUBLE HUNG WINDOW AS SELECTED BY OWNER. INSTALL A (2) 2X10 HEADER ABOVE. W/ RIGID INSULATION ON INSIDE FACE. IF SPACE PERMITS.
- NEW (2) 2X10 HEADER ABOVE. @ EXTERIOR DOORS & WINDOWS INSTALL RIGID INSULATION ON INSIDE FACE. IF SPACE PERMITS.
- CONTRACTOR TO REMOVE EXISTING SIDING & WALL SHEATHING, AND INSTALL NEW 1/2" GYPSUM WALL BOARD.
-

DOOR SCHEDULE				
TAG	WIDTH	HEIGHT	TYPE	COMMENT
101	3'-0"	6'-8"	SWINGING	INSULATED DOOR
102	2'-6"	6'-8"	SWINGING	
103	2'-6"	6'-8"	SWINGING	
104	3'-0"	6'-8"	SLIDING	
105	3'-0"	6'-8"	SLIDING	
B01	3'-0"	6'-8"	SWINGING	
B02	2'-6"	6'-8"	SWINGING	INSULATED DOOR
B03	2'-0"	6'-8"	SWINGING	

NOT FOR CONSTRUCTION
FOR ZBA-VARIANCE NEEDED
June 6th, 2026

DESIGNER:



Joseph DeMarco, Assoc. AIA

160 Academy St, Apt 6L
Poughkeepsie, NY 12601

845-242-6280

jdemarco@superiordesignsnyny.com

ARCHITECT:



REVISIONS / ISSUE DATES

NO.	DATE	DESCRIPTION

THESE DRAWINGS ARE INSUFFICIENT FOR CONSTRUCTION WITHOUT THE SEAL AND SIGNATURE OF THE ARCHITECT OF RECORD

ARCHITECT STAMP:



PROJECT NAME:

Renovations To
The:
**LaChapelle
Residence**

20 Crescent Hill
Cortlandt Manor,
NY 10567

DRAWING TITLE:

**DEMO PLANS & FLOOR
PLANS**

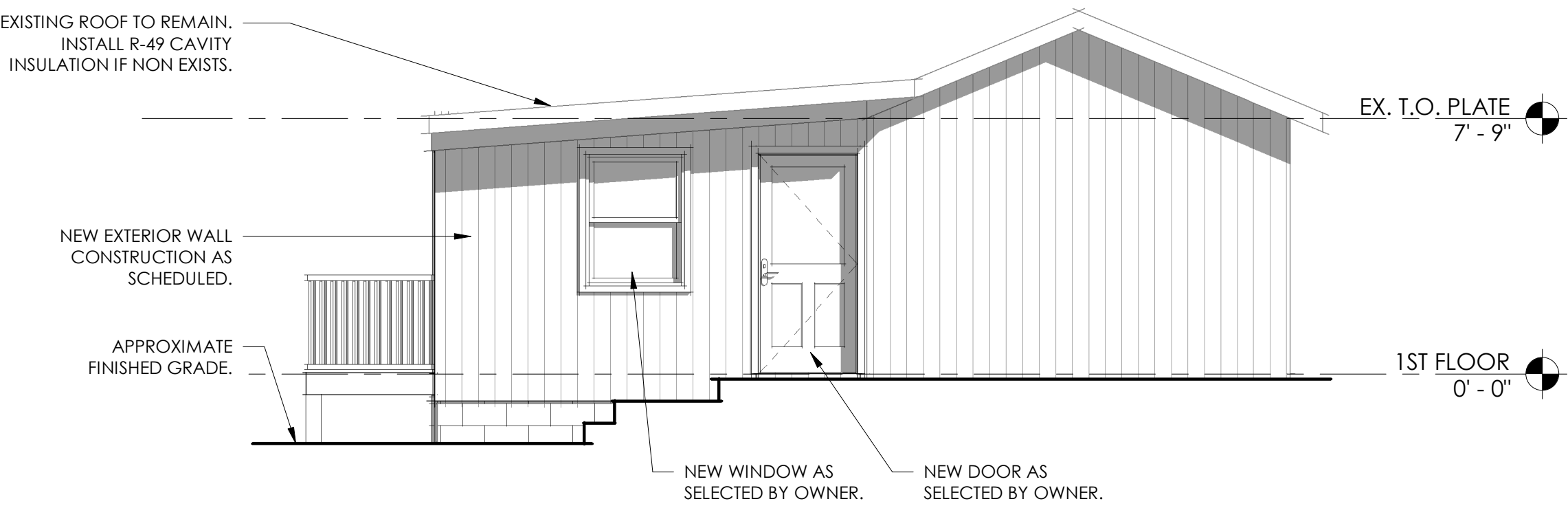
DRAWN BY: JD	SHEET: 4 OF 6
DATE: June 6th, 2026	SCALE: 1/4" = 1'-0"

DRAWING NO:

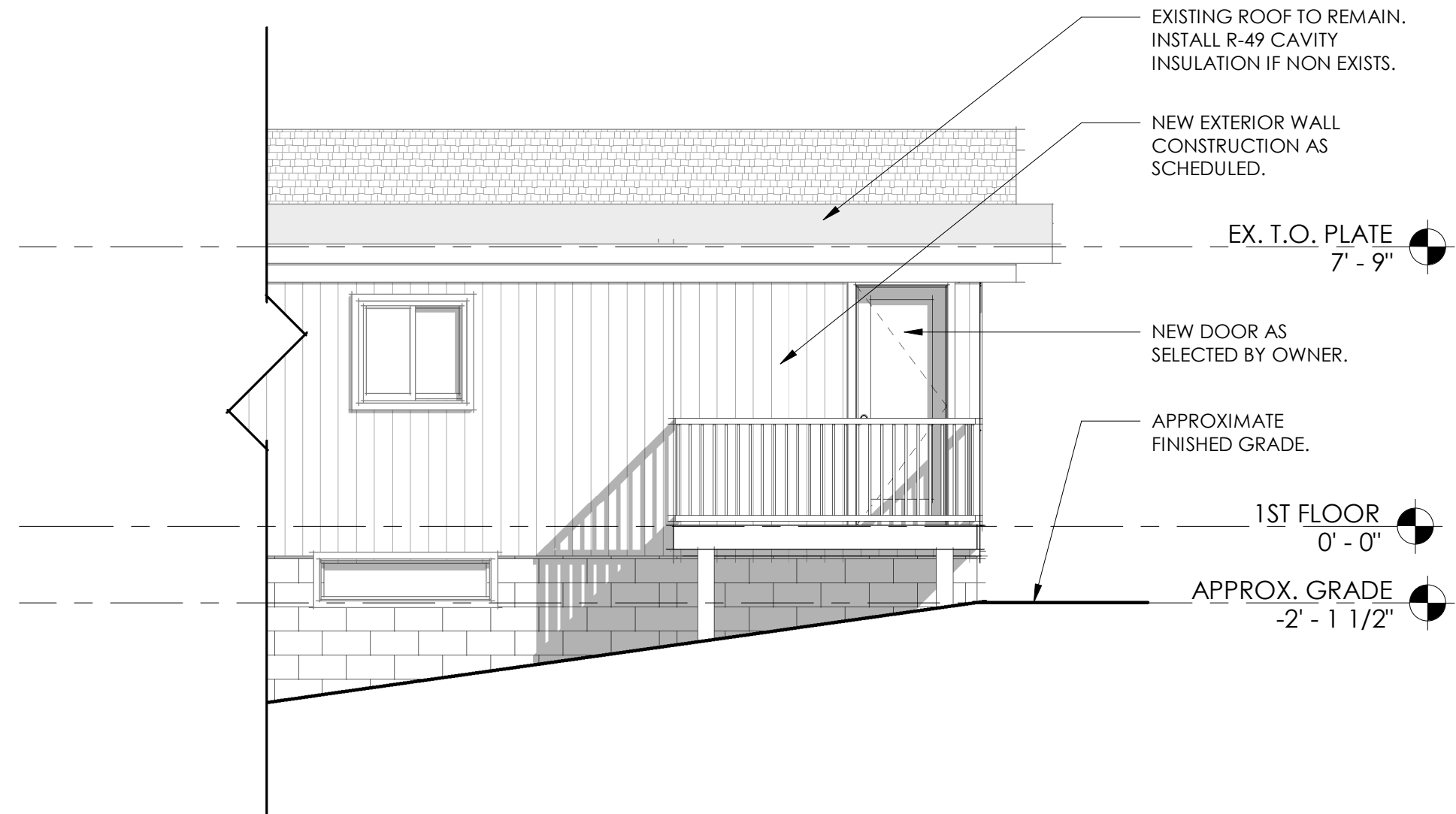
4A1.0

PROJECT PHASE:

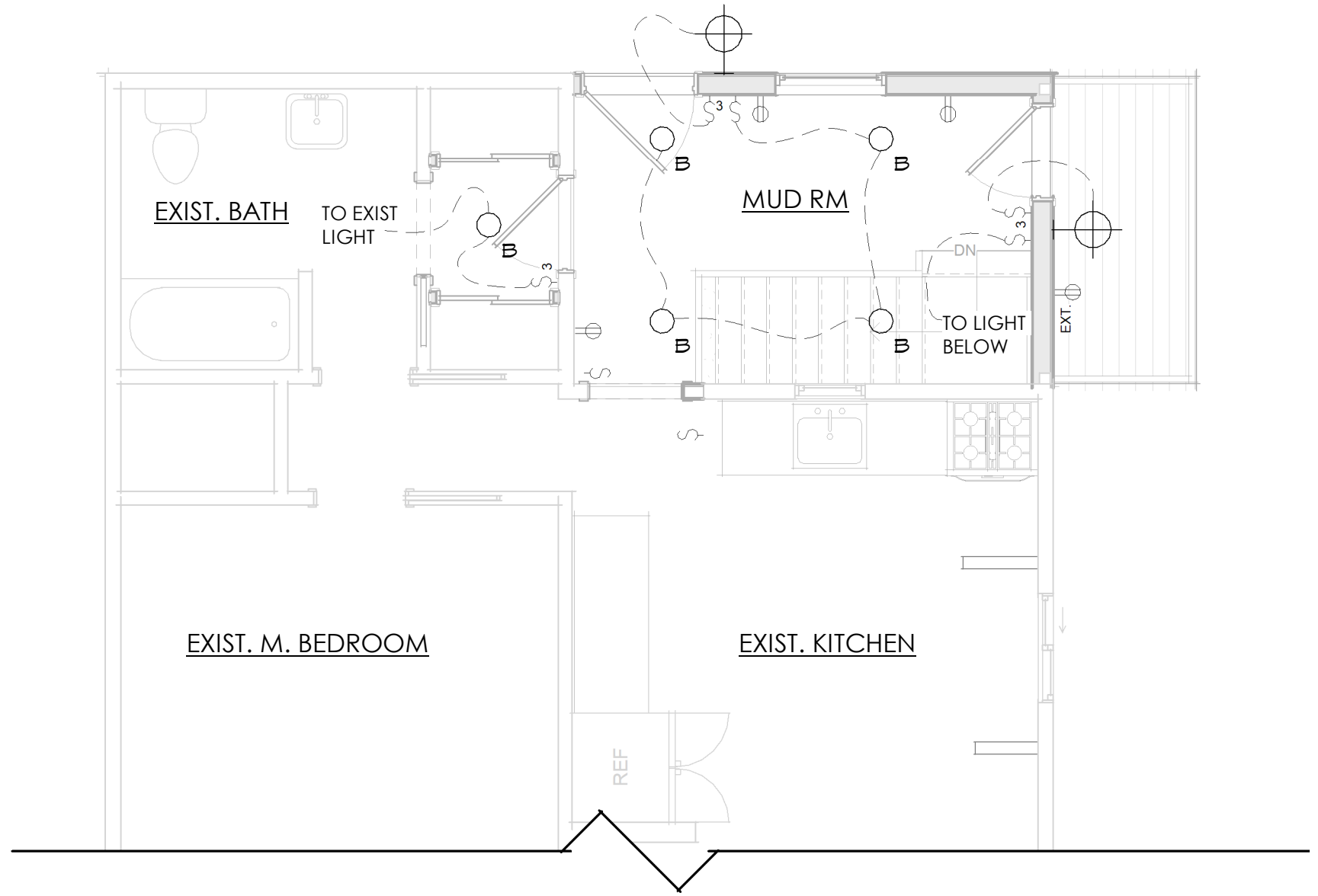
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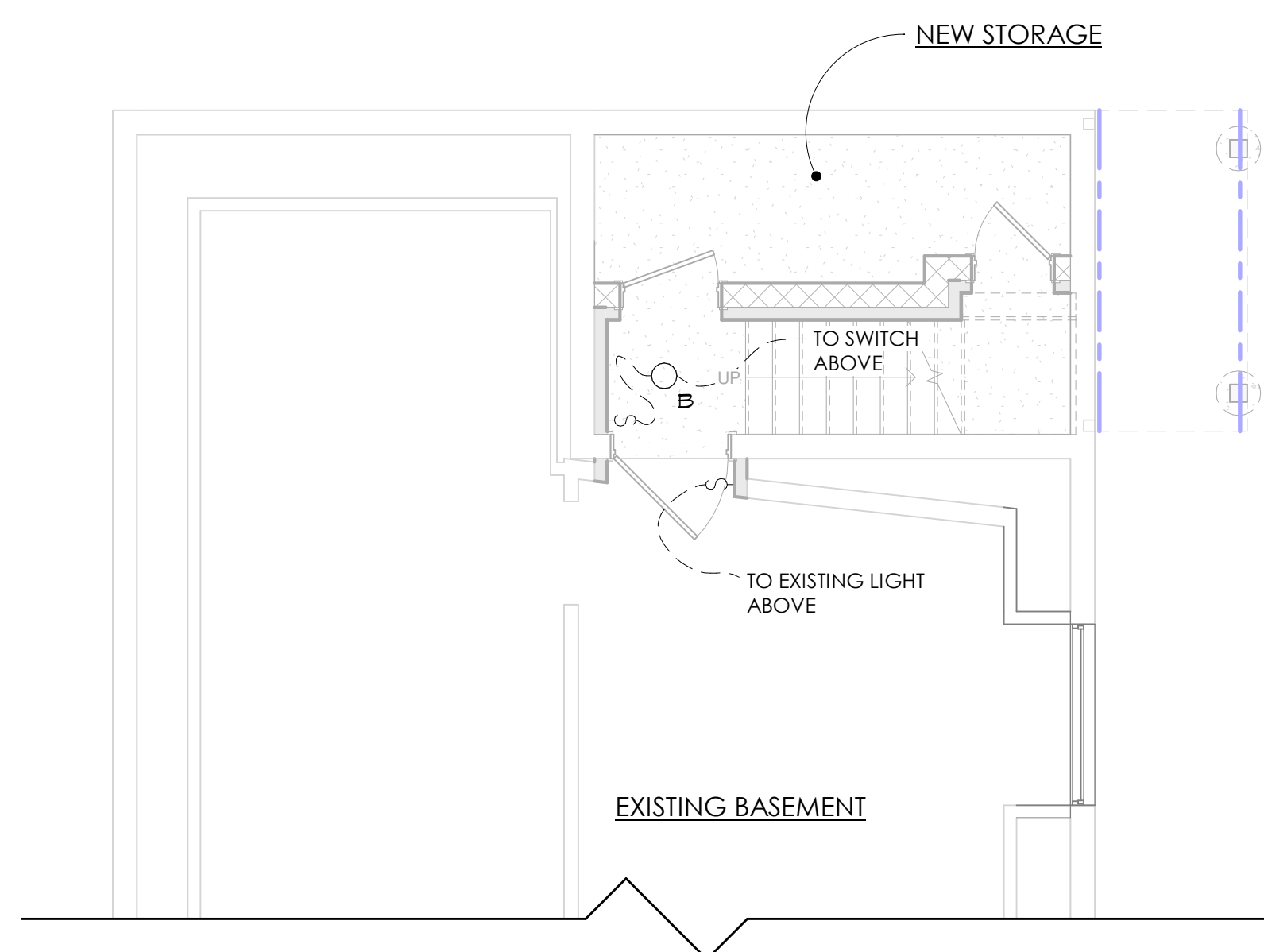
1 BACK ELEVATION
5A2.0 1/4" = 1'-0"



2 RIGHT ELEVATION
5A2.0 1/4" = 1'-0"



3 1ST FLOOR ELECTRICAL PLAN
5A2.0 1/4" = 1'-0"



4 BASEMENT ELECTRICAL PLAN
5A2.0 1/4" = 1'-0"

ELECTRICAL LEGEND

- DUPLEX RECEPTACLE
- EXTERIOR DUPLEX RECEPTACLE W/ COVER
- SINGLE POLE SWITCH
- THREE WAY SWITCH
- WALL MOUNTED LED LIGHT FIXTURE AS SELECTED BY OWNER.
- 4" DIAMETER RECESSED LED LIGHT FIXTURE
- HARD WIRED SMOKE DETECTOR W/ BATTERY BACK-UP.
- HARD WIRED CARBON MONOXIDE DETECTOR W/ BATTERY BACK-UP.

DESIGNER:

Joseph DeMarco, Assoc. AIA
160 Academy St, Apt 6L
Poughkeepsie, NY 12601
845-242-6280
jdemarco@superiordesignsnyny.com

ARCHITECT:

1141 ROUTE 55, SUITE A, LAGRANGEVILLE, NY 12540
(845) 337-4331 WHALENARCHITECTURE.COM

REVISIONS / ISSUE DATES		
NO.	DATE	DESCRIPTION

THESE DRAWINGS ARE INSUFFICIENT FOR CONSTRUCTION WITHOUT THE SEAL AND SIGNATURE OF THE ARCHITECT OF RECORD
ARCHITECT STAMP:

PROJECT NAME:
Renovations To The:
LaChapelle Residence
20 Crescent Hill
Cortlandt Manor, NY 10567

DRAWING TITLE:
ELEVATIONS & ELECTRICAL PLANS

DRAWN BY: JD	SHEET: 5 OF 6
DATE: June 6th, 2026	SCALE: 1/4" = 1'-0"

DRAWING NO:

5A2.0

PROJECT PHASE:
CD

NOT FOR CONSTRUCTION
FOR ZBA-VARIANCE NEEDED
June 6th, 2026



DESIGNER:



Joseph DeMarco, Assoc. AIA
160 Academy St, Apt 6L
Poughkeepsie, NY 12601

ARCHITECT:



REVISIONS / ISSUE DATES

NO.	DATE	DESCRIPTION

THESE DRAWINGS ARE INSUFFICIENT FOR CONSTRUCTION WITHOUT THE SEAL AND SIGNATURE OF THE ARCHITECT OF RECORD

ARCHITECT STAMP:



PROJECT NAME:

Renovations To
The:

**LaChapelle
Residence**

20 Crescent Hill
Cortlandt Manor,
NY 10567

DRAWING TITLE:

EXISTING PHOTOS

DRAWN BY: JD	SHEET: 6 OF 6
DATE: June 6th, 2026	SCALE: 1" = 40'-0"

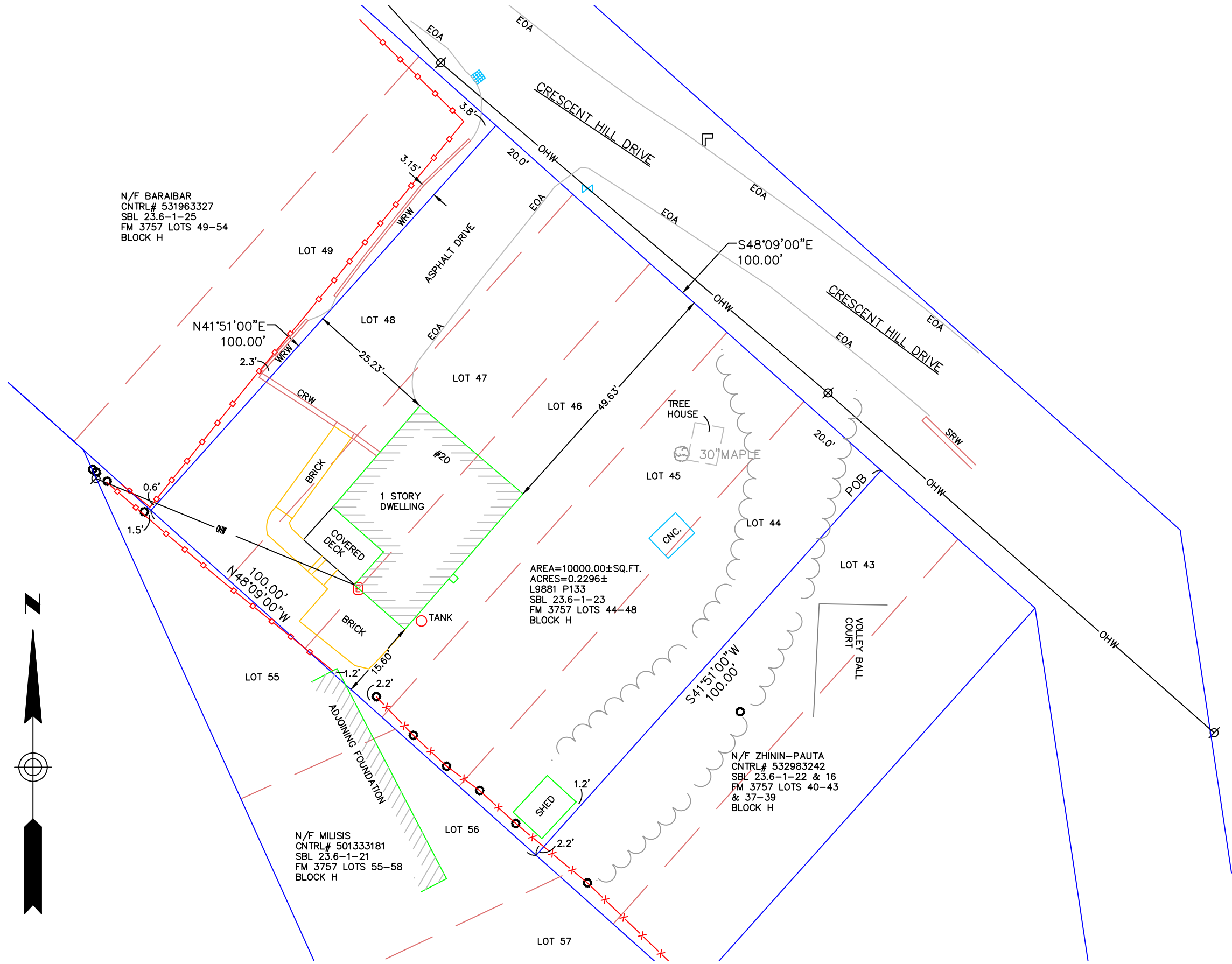
DRAWING NO.:

6A3.0

PROJECT PHASE:

CD

UNAUTHORIZED ALTERATION TO A MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. THE CERTIFICATION IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE. IT IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. PLAN PREPARED PURSUANT TO SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. SUBJECT TO THE FINDINGS OF AN UP TO DATE TITLE SEARCH, UNLESS THE SURVEYOR'S ORIGINAL SIGNATURE AND SEAL APPEARS RAISED ON THIS MAP, IT SHOULD NOT BE CONSIDERED A TRUE AND CORRECT COPY OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.

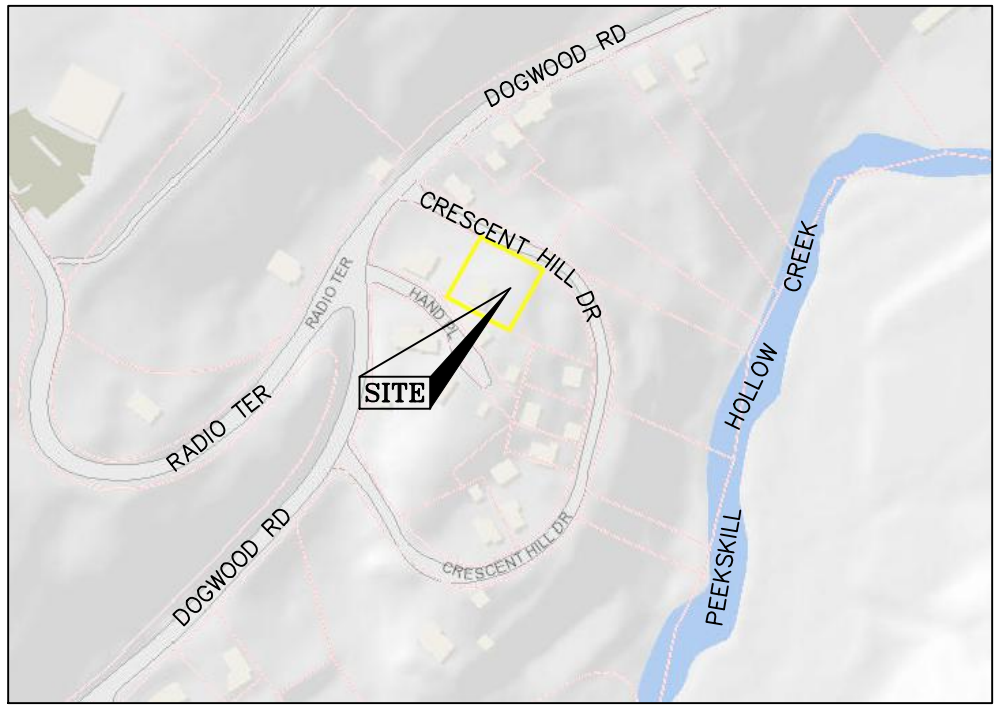
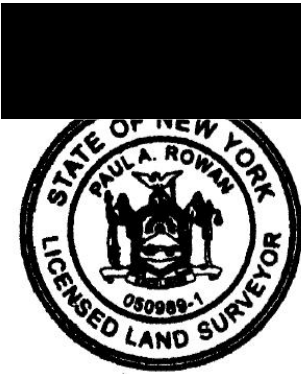


LEGEND

- CATCH BASIN
- ELECTRIC METER
- WATER VALVE
- UTILITY POLE
- POST
- MAILBOX

- PROPERTY LINE
- FILED MAP LOT
- WIRE FENCE
- WOOD/VINYL FENCE
- OVERHEAD WIRES
- TREE LINE

- POB POINT OF BEGINNING
- PL PROPERTY LINE
- EOA EDGE OF ASPHALT
- CNC CONCRETE
- SRW STONE RETAINING WALL
- CRW CONCRETE RETAINING WALL
- WRW WOOD RETAINING WALL



LOCUS MAP
(N.T.S.)

SURVEY NOTES

- THIS PLAN WAS PREPARED FROM AN ON THE GROUND FIELD SURVEY CONDUCTED BY RLS ON SEPTEMBER 13, 2024 AND ON THE FOLLOWING DATUM—
MERIDIAN: FM 3757
HORIZONTAL: ASSUMED
- REFERENCES
STREET NAMES, R.O.W. WIDTHS, PROPERTY IDENTIFICATION NUMBERS, OWNER NAMES, EASEMENTS, AND ANY ADDITIONAL INFORMATION SHOWN HEREON ARE REFERENCED FROM THE FOLLOWING MAPS AND DOCUMENTS—
A. LAND CONVEYED TO FRANK & DEBORAH BRENNAN BY DEED BOOK 9881 PAGE 133, FILED IN THE WESTCHESTER CO. CLERKS OFFICE ON AUGUST 14, 1990.
B. MAP 3757 ENTITLED, "AMENDED MAP OF PEKSKILL HIGHLANDS", PREPARED BY HUDSON VALLEY ENGINEERING AND FILED WITH WESTCHESTER CO. ON APRIL 13, 1931.
- THE SURVEYED PROPERTY IS SUBJECT BUT NOT LIMITED TO THE INFORMATION SHOWN HEREON. ALL INFORMATION THAT MAY AFFECT THE QUALITY OF TITLE TO BOTH THE SUBJECT AND ADJOINING PARCELS SHOULD BE VERIFIED BY AND ACCURATE AND CURRENT TITLE REPORT.
- THE LOCATION OF THE UTILITIES AS SHOWN HEREON HAVE BEEN COMPILED FROM VISIBLE STRUCTURES AND INFORMATION OBTAINED FROM VARIOUS SOURCES. THE ACTUAL LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES SHALL BE CONSIDERED APPROXIMATE AND SHALL BE VERIFIED BY THE OWNER PRIOR TO ANY CONSTRUCTION.
- WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT. [OR] WERE LOCATED AS MARKED AT THE TIME OF THE SURVEY.
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
- CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. THIS PLAN NOT VALID UNLESS ORIGINAL STAMP AND SIGNATURE OF A LICENSED SURVEYOR ARE LOCATED HEREON.
- OFFSETS OR DIMENSIONS FROM THE PROPERTY LINES TO STRUCTURES ARE SURVEY REFERENCES ONLY, AND NOT INTENDED TO MONUMENT THE PROPERTY LINES, NOR ARE THEY TO BE USED IN OR GUIDE CONSTRUCTION OF ANY TYPE.

MAP CERTIFIED TO:
MARK & STEPHANIE LACHAPELLE
PRONATIONAL TITLE AGENCY AS AGENT FOR
OLD REPUBLIC TITLE INSURANCE COMPANY
TITLE NO: PNT48166W

PROPERTY SURVEY
20 CRESCENT HILL DRIVE
TOWN OF CORTLANDT, NEW YORK
PREPARED FOR
MARK & STEPHANIE LaCHAPELLE

ROWAN LAND SURVEYING, PLLC

330 OLD ALBANY POST ROAD
GARRISON, NY 10524

Drawn By	PR	Date	Job No.
Surveyed By	PR	SEPTEMBER 20, 2024	024-094
		Scale 1" = 20'	Sheet No. 1 OF 1