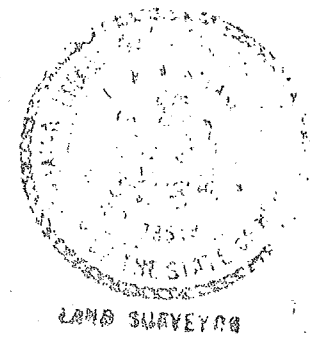
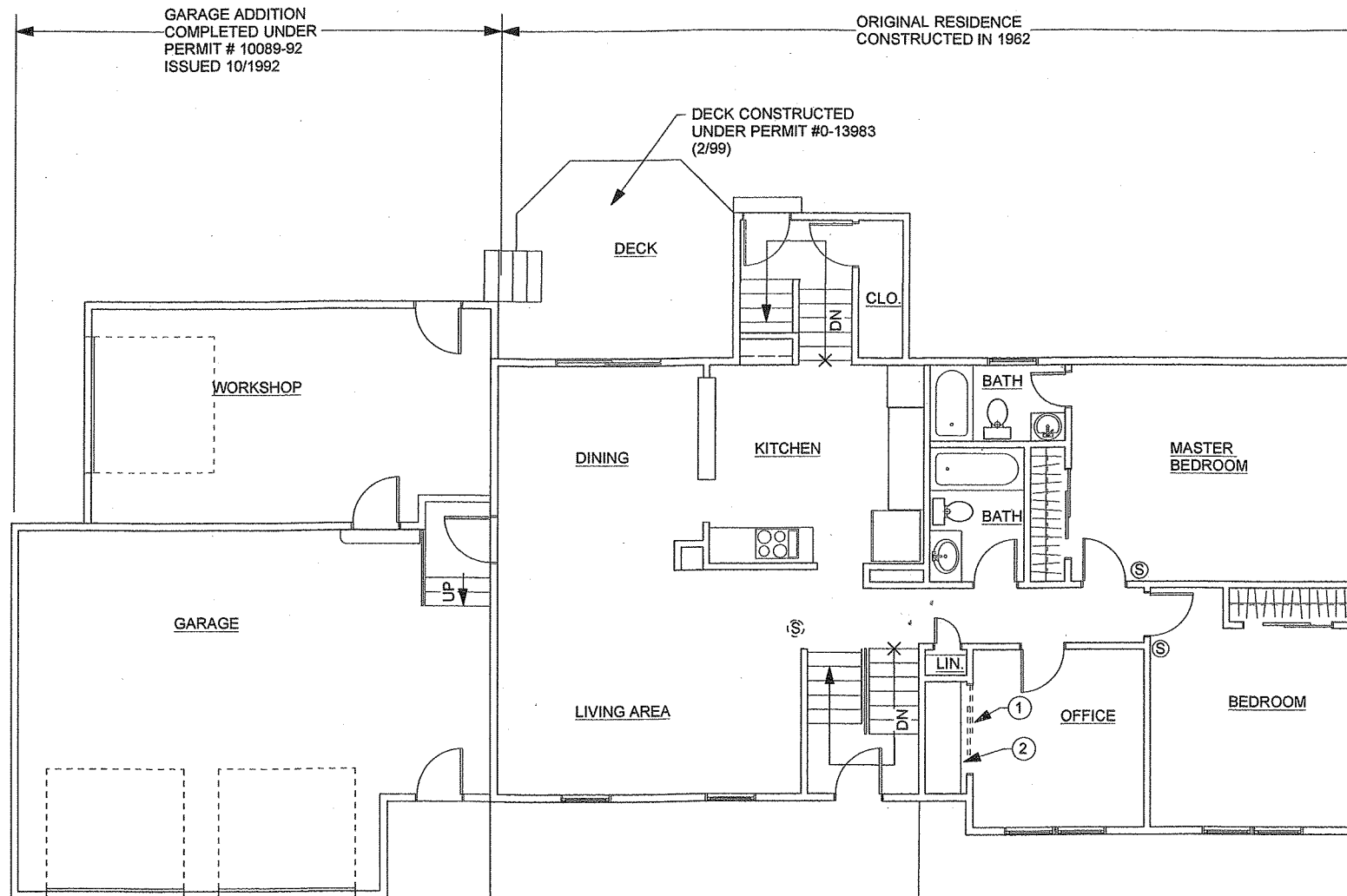



T. W. WESTLAKE  
 PROFESSIONAL ENGINEER  
 HOLMES RD., P. O. BOX 66  
 NEWBURGH, NEW YORK



LOT OF DON OSPENSON  
 HOLMES RD., T. OF NEWBURGH  
 ORANGE COUNTY, N.Y.  
 SCALE 1"=50' JULY 10, 1961




**MAIN FLOOR PLAN**  
 1/8" = 1'-0"

**DRAWING KEYNOTES**

- ① REMOVE EXISTING DOORS AND TRACK. REMOVE SHELF AND ROD.
- ② NEW BUILT IN DESK - PLASTIC LAMINATE ON 3/4" PARTICLE BOARD, 25" DEEP X LENGTH AS REQUIRED TO FIT BETWEEN WALLS. PROVIDE 1X3 CLEATS AT ALL WALLS FOR DESK SUPPORT. INSTALL VERTICAL 2X3 UNDER FRONT EDGE FOR SUPPORT.

**LEGEND**

- EXISTING WALLS
- - - - EXISTING CONSTRUCTION TO BE REMOVED
- Ⓢ EXISTING HARDWIRED AND MONITORED SMOKE/HEAT DETECTOR.
- Ⓢ NEW BATTERY OPERATED SMOKE/CARBON MONOXIDE DETECTOR - KIDDE MODEL #KN-COSM-BA.

NOTE! ANY ADDITIONAL PERMITS WILL BE APPLIED FOR AS REQUIRED.

<b>COLANDREA RESIDENCE</b> 122 HOLMES ROAD (TOWN OF NEWBURGH) NEWBURGH, NY 12550 SBL: 6-13-15	DATE: FEBRUARY 10, 2015
	DRAWN BY: T. JOHANSON, DESIGNER
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### LIGHT & VENTILATION SCHEDULE

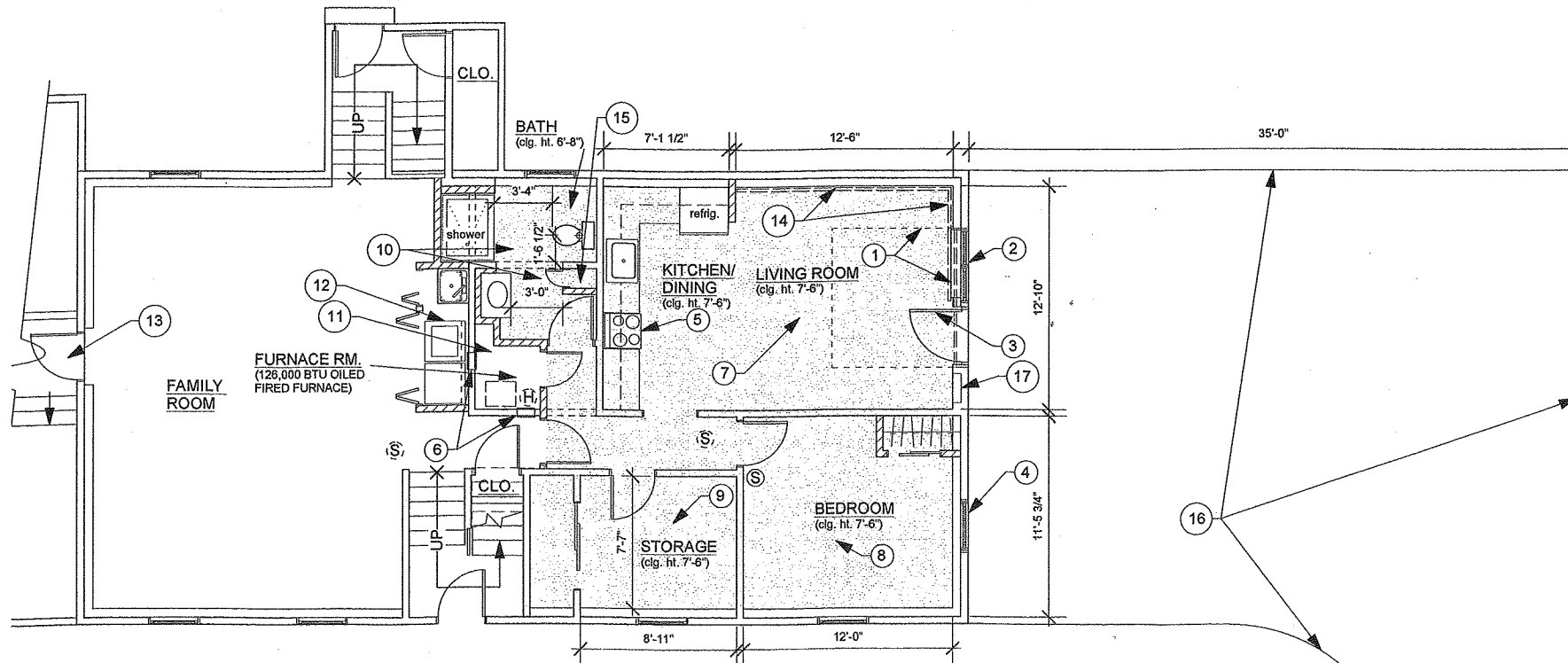
SPACE	AREA	LIGHT (8%)		VENTILATION (4%)		COMMENTS
		REQ'D	PROVIDED	REQ'D	PROVIDED	
LIVING/DINING/KITCHEN	257 SF	20.56 SF	21.98 SF	10.28 SF	36.88 SF	(A)
BEDROOM	122 SF	9.76 SF	15.06 SF	4.88 SF	11.66 SF	(B)
BATHROOM	62 SF	3 SF	6.81 SF	1.5 SF	3.41 SF	(C)

#### COMMENTS:

(A) 45" X 54" DOUBLE CASEMENT WINDOW - 16.88 SF GLAZING, 16.88 SF OPENABLE. 36" X 80" DOOR WITH 5.10 SF GLAZING, 20 SF OPENABLE.

(B) 33" W. X 36" H. SINGLE CASEMENT WINDOW - 8.25 SF GLAZING, 8.25 SF OPENABLE. 35" W. X 28" H. DOUBLE HUNG - 6.81 SF GLAZING, 3.41 SF. OPENABLE.

(C) 35" W. X 28" H. DOUBLE HUNG - 6.81 SF GLAZING, 3.41 SF OPENABLE.



#### LOWER LEVEL FLOOR PLAN

1/8" = 1'-0"

□ LOCATION OF PRIOR BUILT APARTMENT (1992)  
TOTAL SQUARE FOOTAGE = 609 SF.

#### DRAWING KEYNOTES

1. REMOVED ORIGINAL GARAGE DOOR AND FILLED IN OPENING WITH NEW WINDOW AND DOOR. WALL BELOW WINDOW 8" CONCRETE BLOCK WITH 2" RIGID FOAM AND 1/2" DRYWALL INTERIOR SIDE. WOOD FRAMING AROUND DOOR AND WINDOW INSULATED WITH R-13 BATT INSULATION.
2. CASEMENT WINDOW - ANDERSON VINYL CLAD INSULATED GLASS, DOUBLE CASEMENT WINDOW, 47" W X 56" H.
3. 3'-0" X 6'-8" DOOR - STANLEY INSULATED METAL DOOR WITH INSULATED GLASS IN UPPER HALF.
4. EGRESS WINDOW - MARVIN INTEGRITY VINYL CLAD INSULATED GLASS SINGLE CASEMENT 35" W X 38" H, SILL AT 44" ABOVE FLOOR.
5. ELECTRIC RANGE.
6. FURNACE ROOM VENTS - (1) HIGH VENT 18" X 8" (72 SQ. IN. FREE AREA) LOCATED 4" FROM CEILING IN HALL, (1) HIGH VENT 16" X 8" (64 SQ. IN. FREE AREA) LOCATED 2" FROM CEILING IN LAUNDRY AREA, (1) LOW VENT 15" X 27" (202 SQ. IN. FREE AREA) LOCATED 5" FROM FLOOR IN LAUNDRY AREA.
7. FORMER GARAGE
8. FORMER WORK SHOP AREA
9. NO CHANGE FROM PREVIOUS USE.
10. PREVIOUS 1/2 BATH AND PART OF ORIGINAL FURNACE/LAUNDRY ROOM
11. NO CHANGE FROM ORIGINAL USE AS FURNACE ROOM
12. LAUNDRY AREA.
13. DOOR TO GARAGE, SEE MAIN LEVEL FLOOR PLAN
14. HOT WATER BASEBOARD HEAT ADDED DURING APARTMENT CONVERSION.
15. LINEN CLOSET
16. ORIGINAL DRIVEWAY AND PARKING
17. 200 AMP ELECTRICAL SERVICE AND PANEL.

#### LEGEND

- EXISTING WALLS
- EXISTING CONSTRUCTION REMOVED
- /// 2X4 FRAME WALLS W/ 1/2" DRYWALL EA. SIDE, ADDED FOR APT. WORK
- (S) EXISTING HARDWIRED AND MONITORED SMOKE/HEAT DETECTOR.
- (S) NEW BATTERY OPERATED SMOKE/CARBON MONOXIDE DETECTOR - KIDDE MODEL #KN-COSM-BA.
- (H) EXISTING HARDWIRED AND MONITORED HIGH HEAT, FIRE AND SMOKE DETECTOR.

#### COLANDREA RESIDENCE

122 HOLMES ROAD  
(TOWN OF NEWBURGH)  
NEWBURGH, NY 12550

SBL: 6-13-15

DATE:  
FEBRUARY 10, 2015

DRAWN BY:  
T. JOHANSON, DESIGNER

**A-2**