

PROPOSED RESIDENCE
6 KUNEY STREET
CROTON ON HUDSON, NY 10520

INDEX OF DRAWINGS:	
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BUILDING DEPT. NOTES:	
1.	THE FOLLOWING PLANS ARE FOR A SINGLE FAMILY HOME.
2.	CONTROLLED INSPECTIONS TO BE AS PER ALL APPLICABLE CODES
3.	ALL WORK WILL BE COMPLETED IN CONFORMANCE TO THE CURRENT NEW YORK STATE BUILDING CODE.
4.	ALL CONSTRUCTION TO COMPLY WITH CURRENT LOCAL & STATE BUILDING CODES, EITHER DIRECTLY OR BY REFERENCE, INCLUDING BUT NOT LIMITED TOO THE FOLLOWING; NEW YORK UNIFORM CONSTRUCTION CODE INTERNATIONAL BUILDING CODE INTERNATIONAL RESIDENTIAL CODE INTERNATIONAL MECHANICAL CODE NATIONAL ELECTRIC CODE INTERNATIONAL PLUMBING CODE

[illegible]

RESIDENCE OWNER
6 KUNEY STREET
CROTON ON HUDSON, NY 10520

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 - INTERNATIONAL PLUMBING CODE

[illegible]

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA (Effective 5/12/2020)													
Location: Town of Cortlandt										Zip Code: 10567			
Ground Snow Load	Wind Design				Seismic Design Category (RCNY Only)	Subject to Damage From			Winter Design Temp	Ice Barrier Underlayment Req'd	Flood Hazards	Air Freezing Index	Mean Annual Temp
	Speed (mph)	Topo Effects	Special Wind Region	Wind-borne Debris Zone		Weathering	Frost Line Depth	Termites					
30	*Special Wind Region	No	Yes	No	C	Severe	42"	Moderate to Heavy	7	YES	**	1500 or less	51.6

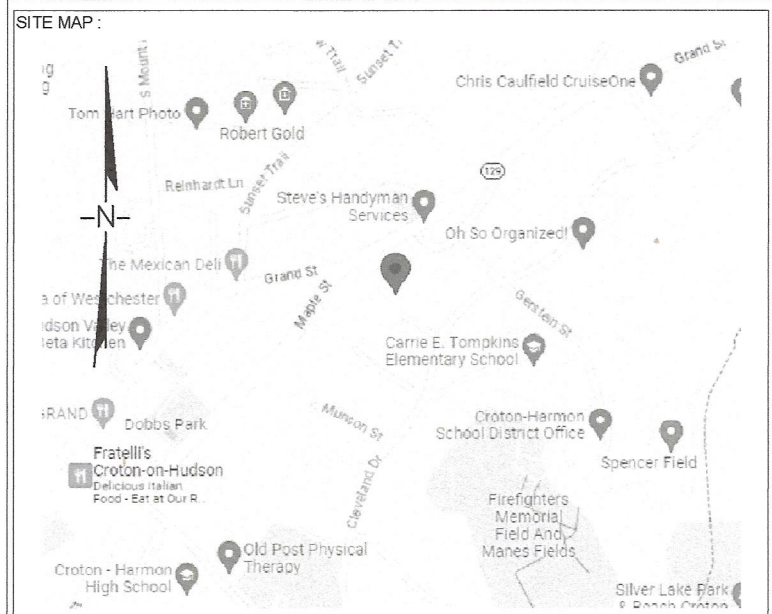
MANUAL J DESIGN CRITERIA							
Elevation	Latitude	Winter heating	Summer cooling	Altitude correction factor	Indoor design temperature	Design temperature cooling	Heating temperature difference
436	41	7	87	1	68	75	61
Cooling temperature difference	Wind velocity heating	Wind velocity cooling	Coincident wet bulb	Daily range	Winter humidity	Summer humidity	
12	20.4	7.5	72	M	30	55	

* 115 MPH to 120 MPH. The special wind region should serve as a warning to design professionals in evaluating wind loading conditions. Wind speeds higher than the derived values taken from Chapter 16 of the Building Code and Chapter 3 of the Residential Code are likely to occur and should be considered in the design.

** State if applicable. For Flood Hazards the Design Professional shall state if they are applicable. Y/N. Verify with FIRM Maps. Maps are available in the Engineering Department for review. If yes additional information is required.

[illegible]

SYMBOLS:



PRIVATE
RESIDENCE
6 KUNEY STREET
CROTON ON HUDSON
NEW YORK, 10520

GENERAL NOTES:

1. THE TERMS: CONTRACTOR, GENERAL CONTRACTOR, G.C., CONSTRUCTION MANAGER ARE ALL INTENDED TO INDICATE THE CONSTRUCTION FIRM RESPONSIBLE FOR THE OVERALL CONSTRUCTION OF A PROJECT. 2. THE CONTRACTOR, BEFORE SUBMITTING A PROPOSAL, SHALL VISIT THE PREMISES AND FAMILIARIZE HIMSELF AS TO THE NATURE AND SCOPE OF THE WORK AND DIFFICULTIES THAT ATTEND ITS EXECUTION. 3. THE SUBMISSION OF THE PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE, AND LABOR, CLAIMS FOR LABOR, EQUIPMENT OR MATERIALS REQUIRED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN AVERTED HAD SUCH AN EXAMINATION BEEN MADE, WILL NOT BE RECOGNIZED. 4. THE CONTRACTOR SHALL NOTIFY TRACE CONCEPTS OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS, THESE NOTES, AND CONDITIONS BEFORE COMMENCING ANY WORK OR ORDERING MATERIALS, AND REQUEST CLARIFICATION. 5. IF ANY UNFORESEEN CONDITIONS ARISE DURING ANY PORTION OF THE WORK, THE CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY ARCHITECT AT ONCE. NO EXTRA TIME WILL BE GRANTED FOR THE CONTRACTOR'S FAILURE TO COORDINATE OR GIVE ADVANCE NOTICE TO THE ARCHITECT. 6. THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS, BOTH FROM HIS OWN EMPLOYEES AND FROM OTHER SUBCONTRACTORS AT THE END OF BUSINESS DAY. THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKSMANSHIP AGAINST ORIGINAL DEFECTS FOR ONE YEAR FROM FINAL PAYMENT AND MAKE GOOD ALL SUCH DEFECTS APPEARING DURING THIS PERIOD OF GUARANTEE. 8. ALL ITEMS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED. ALL ITEMS INCLUDE, BUT ARE NOT LIMITED TO, APPLIANCES, ELECTRICAL & PLUMBING FIXTURES AND GENERAL CONSTRUCTION AS INDICATED ON THESE DRAWINGS ARE TO BE SUPPLIED AND INSTALLED BY G.C. UNLESS OTHERWISE NOTED.	11. GENERAL CONTRACTOR IS TO OBTAIN ALL NECESSARY BUILDING PERMITS, FILE PLANS, AND BE RESPONSIBLE FOR ALL CONTROLLED INSPECTIONS AND PAYING FOR SAME. 12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL WORK SHALL COMPLY WITH LOCAL BUILDING CODES. 13. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OVERALL COORDINATION WITH ALL SUBCONTRACTORS, WHETHER UNDER CONTRACT WITH HIM OR NOT. THE A.I.A. GENERAL CONDITIONS, LATEST EDITION, SHALL BE BINDING ON THE WORK BEFORE WORK COMMENCES, THE ARCHITECT IS TO APPROVE ALL LAYOUTS IN THE FIELD. 16. EACH SUB-TRADE WILL BE RESPONSIBLE FOR REVIEWING ENTIRE SET OF DRAWINGS AND NOTING HIS WORK AS APPLICABLE WORK INDICATED OR INFERRED ON THE DRAWINGS WILL BE DEEMED AND INCLUDED IN SUB-CONTRACTOR'S COST. SAME SHALL APPLY TO GENERAL CONTRACTOR 17. DURING EACH PHASE, THE GENERAL CONTRACTOR SHALL PROTECT OCCUPIED SPACE FROM CONSTRUCTION AND PROVIDE CONNECTIONS THROUGH CONSTRUCTION TO OCCUPIED SPACE. 18. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. NO MATERIAL SUBSTITUTIONS SHALL BE MADE.
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AREA AND MUNICIPAL BULK SCHEDULE

Zoning Data Chart RA-25 District One Family Residence											
Lot Description	Lot Area (SF) Combined	Lot Width (FT)	Lot Depth (FT)	Front Yard Setback (FT)	Side Yard Setback One/Both (FT)	Rear Yard Setback (FT)	Min. Habitable Floor Area (SF)	Floor Area Ratio	Maximum Height (Stories/Feet)	Building Coverage	Required Off-Street Parking
Minimum Required	25,000	125	150	40	20/50	30	1,200	0.2	2.5/35	25%	2 Per 1,000 SF
Current	10,729*	83.3	125.1	39.7' **	19.71'/44.61'***	47.2'	1,640	0.15	1	8%	2 Per 1,000 SF
Proposed	10,729*	83.3	125.1	39.7' **	19.71'/44.61'***	47.2'	2,590	0.24****	2	8%	2 Per 1,000 SF

*This lot is considered a small lot for a RA-25 District

** Per Section 230-40e(3), Front Yard Setback may be an avg of (2) neighboring setbacks & be in compliance - 4 Kunej (34.4') & 2 Kunej (41.0') = 37.7' allowance

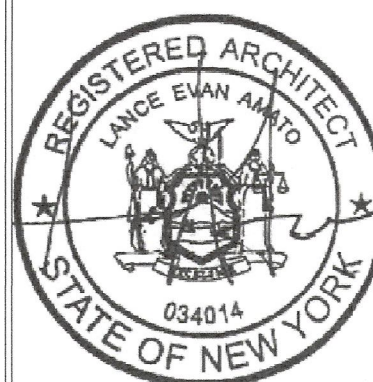
*** Per Section 230-40g(1) Small Lot Width - Widths between 75'-100' may have a 15'/40' setback allowance

**** Seeking Variance, for additional story on existing footprint of residence.

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TITLE:	
COVER SHEET	
SEAL:	SCALE:
	NTS
	DATE:
	08/24/2023
	DRAWN BY:
	LA
	PROJECT No.:
	2023.07
	FILE NAME:
DRAWING No.:	
G-1	



G-1