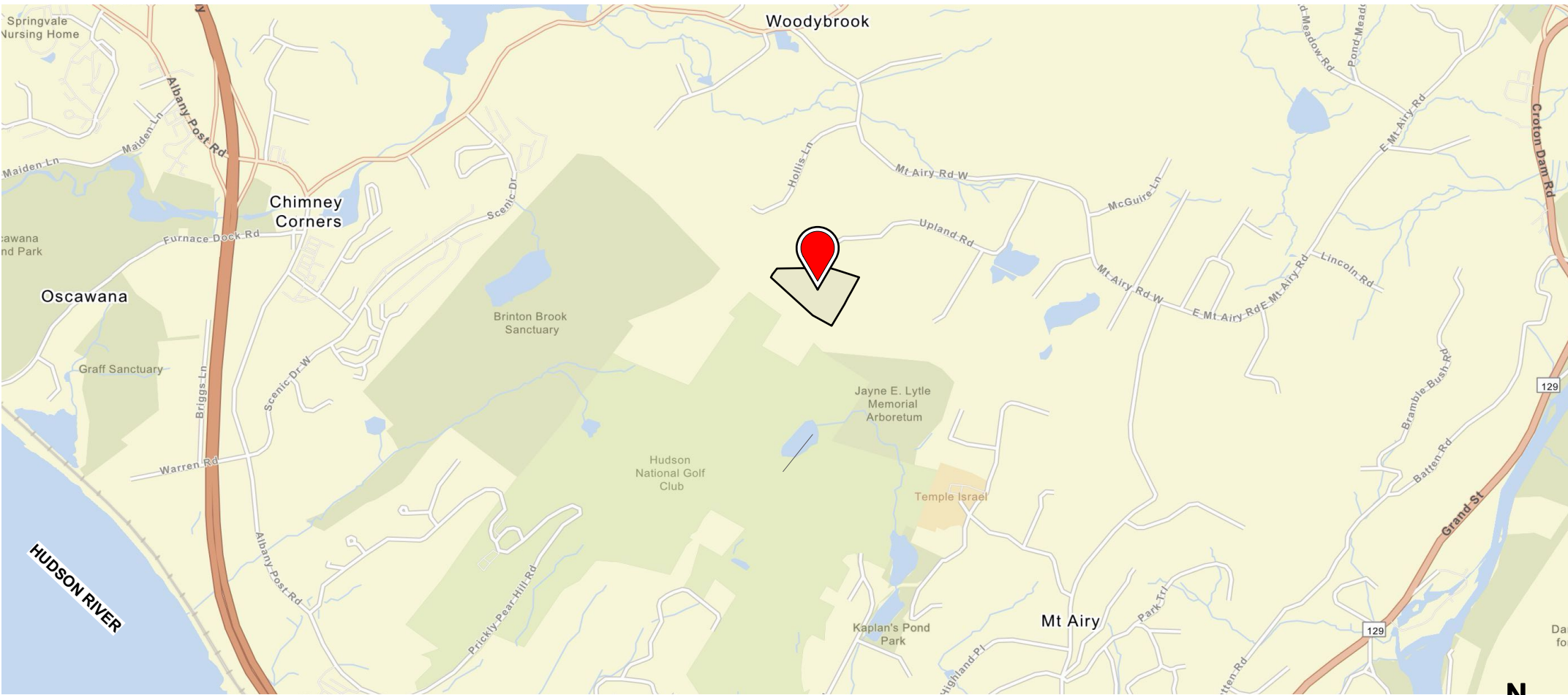


Hannigan-Syrek weeHouse

52 UPLAND LANE
CROTON-ON-HUDSON, NY 10520
WESTCHESTER COUNTY
FOR PLANNING BOARD REVIEW
1 / 10 / 2024
NEW CONSTRUCTION: SINGLE FAMILY DWELLING



3 EXTERIOR PERSPECTIVE



2 LOCATION MAP

GENERAL CONDITIONS:

- CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND CONDITIONS ON THE JOB. FIELD VERIFY ALL DIMENSIONS FOR EXISTING WORK PRIOR TO EXECUTION OF NEW CONSTRUCTION AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
- CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF THEY CANNOT COMPLY WITH THE WORK CALLED FOR IN THE DRAWINGS. THE CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE ARCHITECT ON ANY DISCREPANCIES THAT OCCUR BETWEEN THE PLANS, NOTES, SPECIFICATIONS, BEFORE STARTING WORK.
- CONTRACTOR SHALL PERFORM DECONSTRUCTION AS REQUIRED TO ACCOMMODATE NEW WORK. ANY DECONSTRUCTION THAT REQUIRES REFINISHING OF DISTURBED SURFACES TO MATCH NEW OR OLD WORK, SHALL BE CONSIDERED PART OF THE CONTRACTOR'S SCOPE OF WORK.
- EXISTING MATERIALS AND ASSEMBLIES ARE TO BE PROTECTED FROM DAMAGE DURING CONSTRUCTION AS REQUIRED. ANY DAMAGE THAT DOES OCCUR SHALL BE BROUGHT TO THE LEVEL OF FINISH AS PART OF THE SCOPE OF CONSTRUCTION WORK.
- ALL WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO THE CODE REQUIREMENTS OF THE JOB, WHETHER OR NOT SPECIFIED IN THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSPECTIONS OF THEIR WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FIT AND FINISH DUE TO POOR WORKMANSHIP OR DEFECTIVE MATERIAL WHICH OCCURS WITHIN A PERIOD OF 2 YEARS FROM THE SUBSTANTIAL COMPLETION OF THE JOB.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL WASTE REMOVAL THAT IS A BYPRODUCT OF THEIR WORK.
- NO CHANGES OR SUBSTITUTIONS TO THE WORK SHALL BE MADE WITHOUT THE APPROVAL OF THE OWNER AND THE ARCHITECT. FAILURE TO OBTAIN THIS APPROVAL SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR THE SUBSEQUENT MODIFICATION OF THE WORK REQUIRED BY THE OWNER OF ANY REGULATORY AUTHORITY.
- THE CONTRACTOR SHALL MAINTAIN A FULL SET OF PLANS AND SPECIFICATIONS ON THE JOB SITE FOR USE BY ALL TRADES DURING CONSTRUCTION.
- THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR SAFETY PROCEDURES AND PROGRESS IN CONJUNCTION WITH THE WORK. NO WARRANTIES NOR MERCHANTABILITY OF FITNESS, NOR SPECIFIC USE IS EXPRESSED OR IMPLIED IN THE USE OF THESE PLANS.

GENERAL NOTES:

- ALL DIMENSIONS ARE AS FOLLOWS, U.N.O.
NEW WORK IS ASSUMED TO ALIGN WITH
EXISTING WORK U.N.O.
EXISTING CONSTRUCTION: FACE OF EXISTING WORK.
EXTERIOR WALLS: TO FACE OF STUDS
INTERIOR WALLS: TO FACE OF STUDS FOR FRAMING
MASONRY: FACE OF MASONRY.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL FLASHINGS, MATERIAL TOLERANCE AND GAPPING ACCORDING TO THE ACCEPTED STANDARD OF PROFESSIONAL CARE, EVEN IF THOSE ITEMS ARE NOT EXPLICITLY SHOWN IN THE PLANS.

PROJECT DATA:

PARCEL 2: 7.0625 ACRES
PARCEL 3: 0.7520 ACRES
BUILDING SIZE:
+ 1650 GSF GROUND LEVEL
+ 575 GSF SECOND LEVEL
+ 2225 TOTAL AREA, BOTH LEVELS
+ 760 GSF GARAGE
+ 125 SF LOWER DECK AND STEPS
+ 40 SF ROOF DECK
BEDROOMS: 3
BATHROOMS: 2

PROJECT DESCRIPTION:

NEW TWO-STORY SINGLE FAMILY HOME WITH
ATTACHED GARAGE

THIS PROJECT WILL COMPLY WITH NEW YORK STATE
STRETCH ENERGY CODE.

CLIMATE ZONE 4A

APPLICABLE CODE:

- 2020 RESIDENTIAL CODE OF NEW YORK STATE
[2018 IRC WITH AMENDMENTS]
- 2020 ECCCNY: ENERGY CONSERVATION
CONSTRUCTION CODE OF NEW YORK STATE -
RESIDENTIAL PROVISIONS [NY STRETCH CODE 2020]

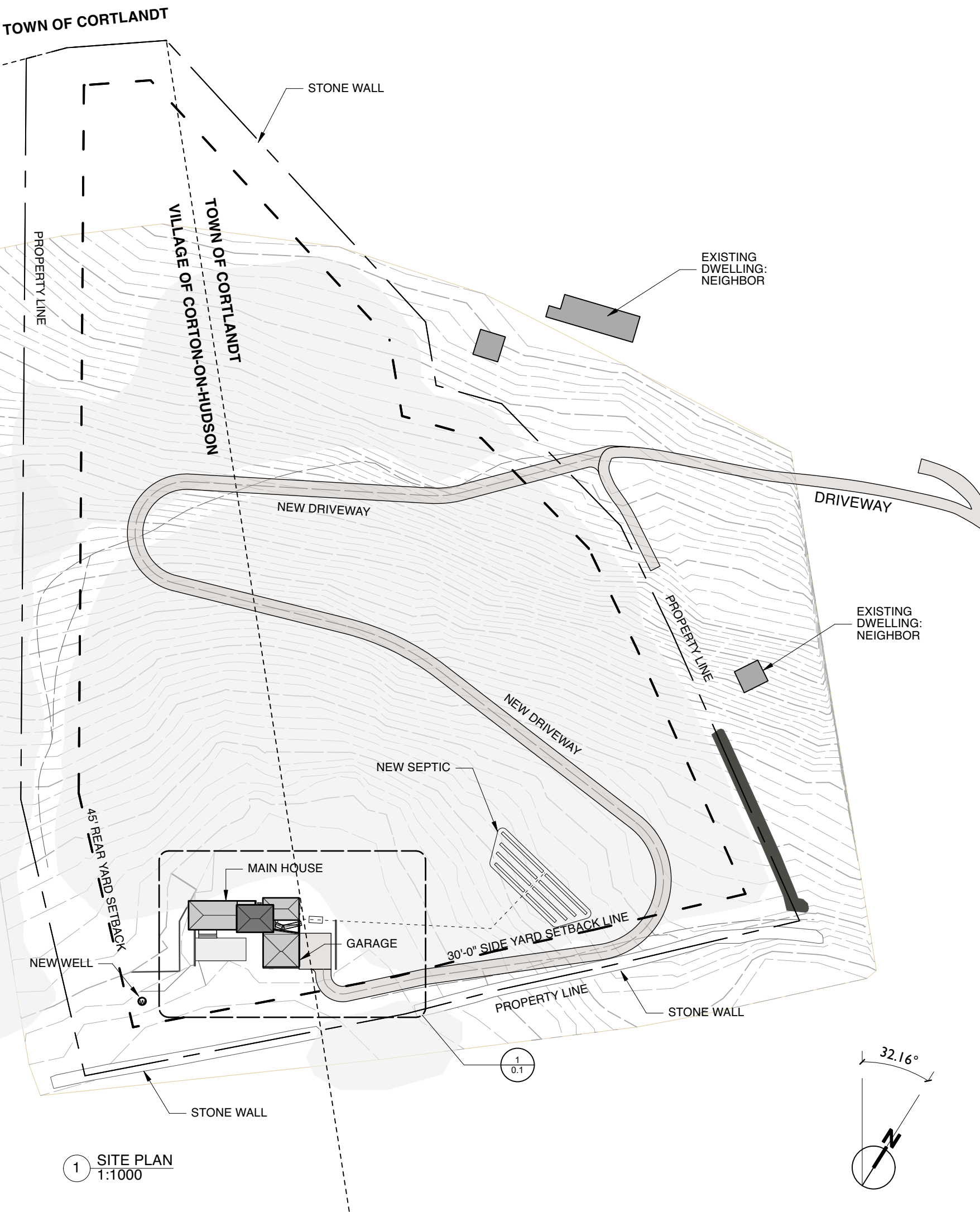
PROJECT TEAM:

651.251.7570
TOM HANNIGAN AND CARREE SYREK
57 CANNON ST, UNIT 320
POUGHKEEPSIE, NY 12601
347.260.0458
GENERAL CONTRACTOR:
MATTHEW CARROLL
CUSTOMWORKS BUILDING AND REMODELING INC
300 MT AIRY ROAD WEST
CROTON, NY 10520
914.382.7792
DESIGNER:
ALCHEMY, LLC
PM: MARCY CONRAD NUTT
856 RAYMOND AVE, SUITE G
SAINT PAUL, MN 55114
651.647.6650
STRUCTURAL ENGINEER:
ERA STRUCTURAL ENGINEERING
PM: JOHN MADDEN
2550 UNIVERSITY AVE WEST, STE 423-S
SAINT PAUL, MN 55114
651.251.7570

☒ ISSUED
☐ NOT ISSUED

DRAWING INDEX

#	SHEET NAME
X 0.0	TITLE SHEET
X 0.1	SITE + ROOF PLAN
X 1.0	GROUND LEVEL PLAN
X 1.1	SECOND LEVEL PLAN
X 2.0	EXTERIOR ELEVATIONS
X 2.1	EXTERIOR ELEVATIONS



1 SITE PLAN
1:1000

DESIGNER



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651.251.7570

Hannigan-Syrek
weeHouse

52 Upland Lane
Croton-on-Hudson, NY 10520

ISSUE

DESCRIPTION
PLANNING
BD MEETING

DATE
1/10/24

REVISION

DATE

SCALE: 1:1000
IF PRINTED ON 24X36
DATE:

TITLE SHEET

0.0



- SITE PLAN NOTES:**
- SEE CIVIL ENGINEERING DRAWINGS FOR ALL SITE AND UTILITY INFORMATION
 - HOUSE CONSTRUCTION IS ENTIRELY WITHIN THE VILLAGE OF CROTON-ON-HUDSON

- SITE PLAN LEGEND**
- NEW GROVE OF TREES
 - ENTRANCE COURTYARD WITH TREES AND LANDSCAPING
 - SITE LANDSCAPING: DRY STACKED STONE SALVAGED FROM PROPERTY
 - DECK
 - ROOF DECK AT SECOND LEVEL
 - FIREPLACE CHIMNEY
 - ROOF MEMBRANE, TAPERED INSULATION OVER ROOF STRUCTURE
 - GUTTERS AT PERIMETER OF HOUSE, TYP
 - ALL ROOF CRICKETS AT 1/2" = 1'-0" SLOPE
 - MEASUREMENTS FROM CORNER OF CONCRETE FOUNDATION WALL
 - SURVEYED TREES
SEE OWNER SUBMITTED TREE SURVEY INFORMATION
 - PRESERVE OPEN AREA TO SOUTH FOR HOME'S SOLAR EXPOSURE
 - MAINTAIN NATURAL CONTOUR AND LANDSCAPING AS MUCH AS POSSIBLE. MINIMIZE LAND DISTURBANCE, TYP

DESIGNER



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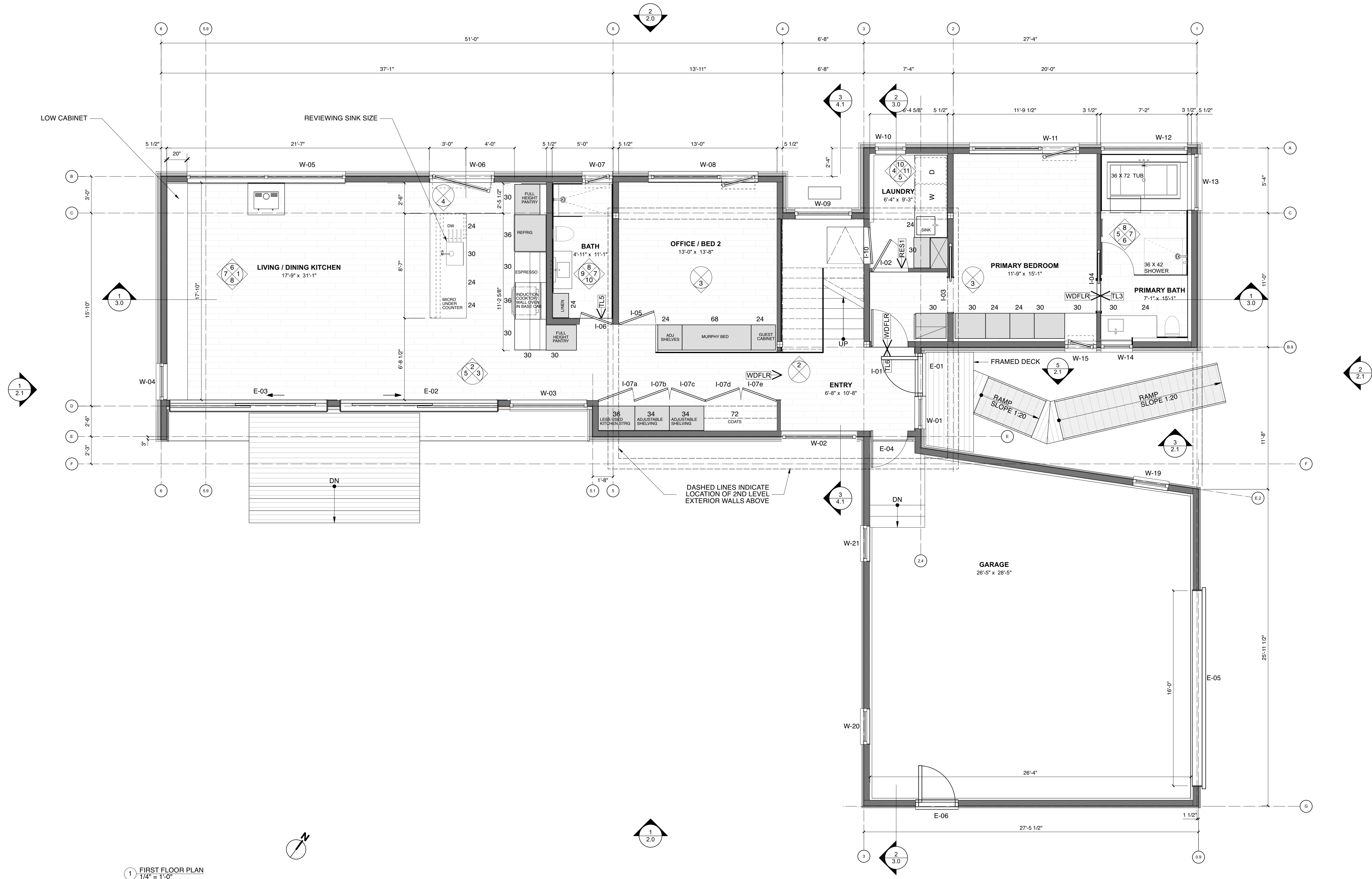
#	DATE

SCALE: 1" = 10'-0"
IF PRINTED ON 24X36

DATE:

SITE + ROOF PLAN

0.1



1 FIRST FLOOR PLAN
1/4" = 1'-0"

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

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GROUND LEVEL PLAN

1.0

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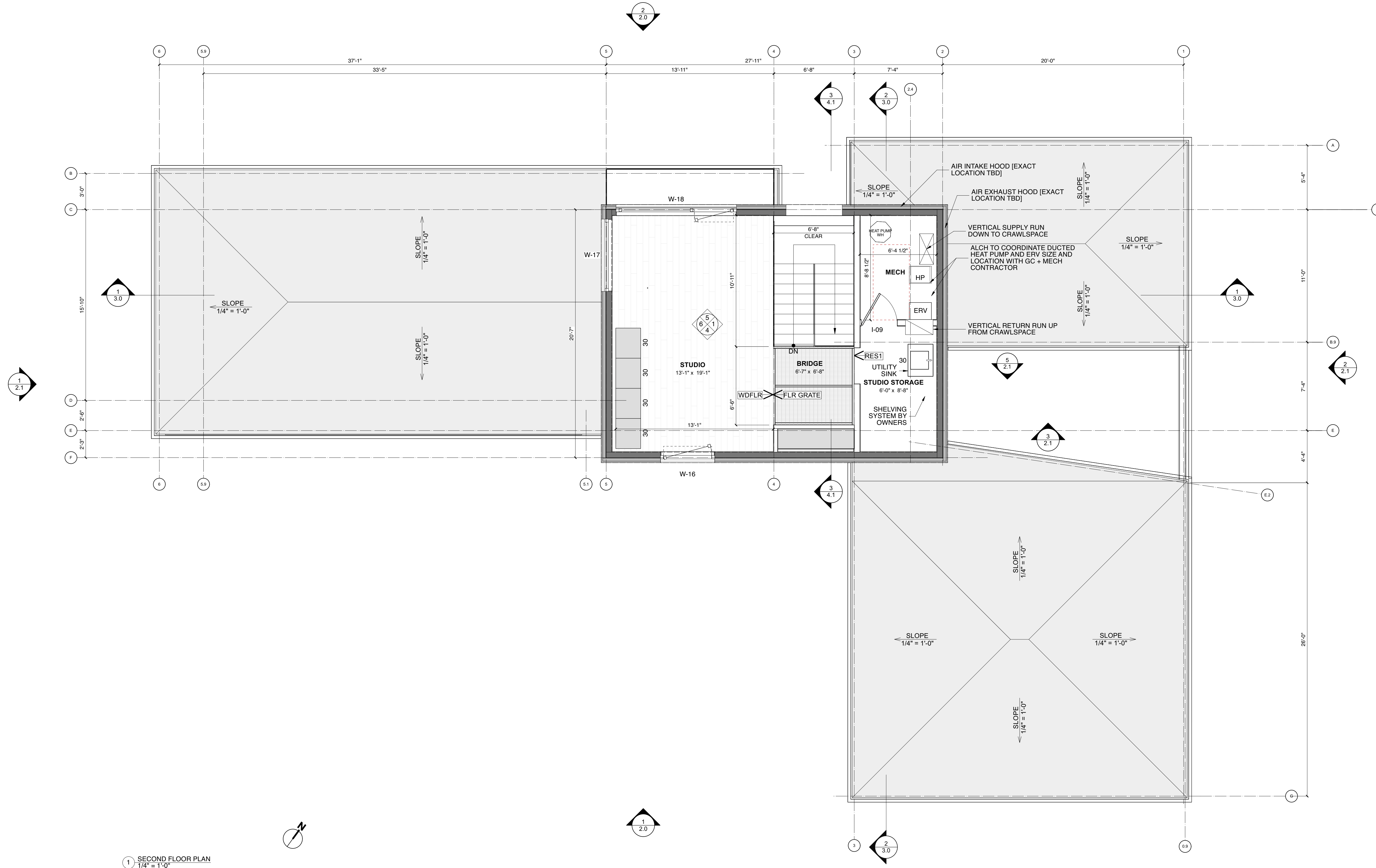
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SCALE: 1/4" = 1'-0"
IF PRINTED ON 24X36

DATE:

SECOND LEVEL PLAN

1.1



1 SECOND FLOOR PLAN
1/4" = 1'-0"

EXTERIOR MATERIALS

DECK

COMPOSITE DECKING OVER TREATED DECK
FRAME

PNL 1

FLAT PANEL MATERIAL TBD.

SIDING

SIDING OVER RAINSCREEN [FURRING] WITH EXPOSED FASTENERS

PRICING OPTIONS:

A: GREY WOOD SIDING, THERMALLY MODIFIED WITH SIOOX SEALER [GREY FINISH]. MIX 1X6 AND 1X4 BOARDS.
B: BROWN-BLACK PINE TAR SIDING

FOUNDATION

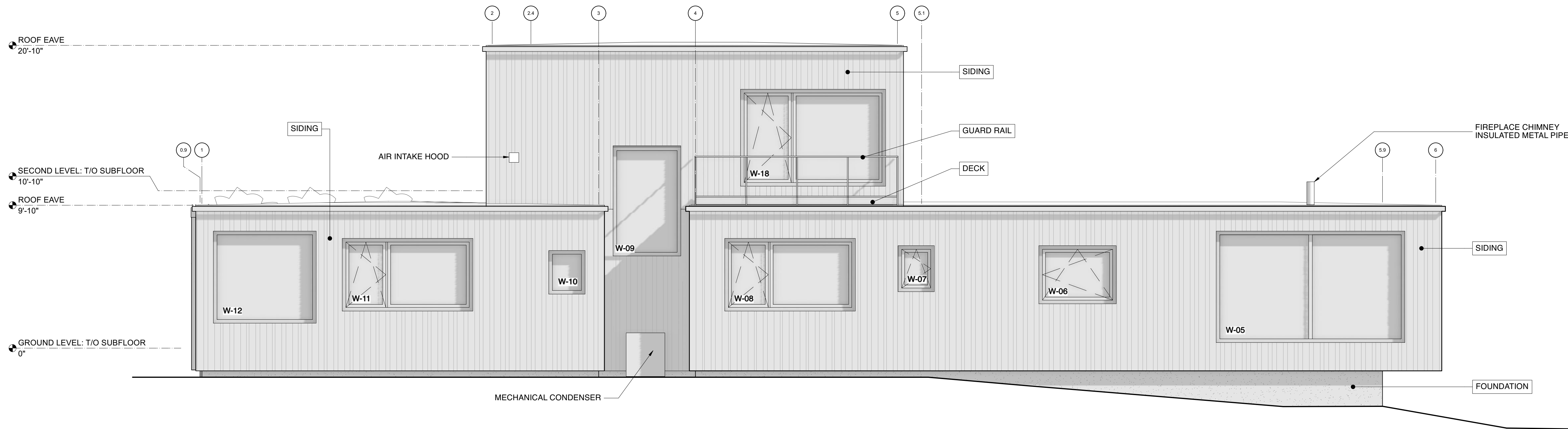
EXPOSED CAST IN PLACE CONCRETE WALL, SEALED

PNL 2

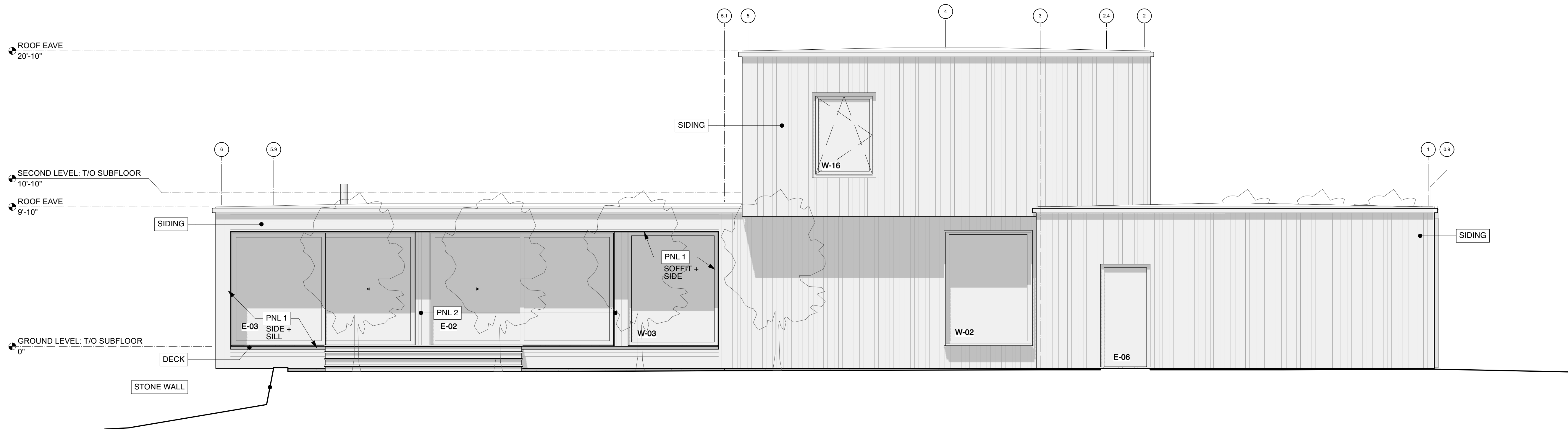
BLACK FLAT PANEL: RICHLITE OR SIMILAR

STONE WALL

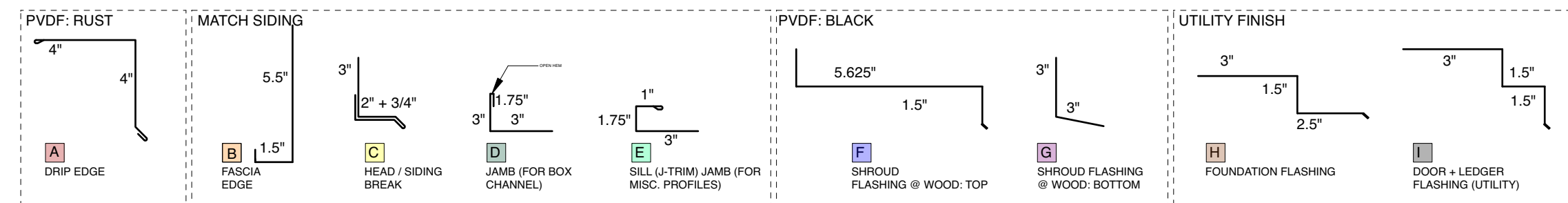
LOW DRY STACKED LANDSCAPE WALL FROM STONE FOUND ON PROPERTY
MATCH CONSTRUCTION AND CHARACTER OF OTHER STONE WALLS ON SITE



2 NORTH ELEVATION
Scale: 1/4" = 1'-0"



1 SOUTH ELEVATION
Scale: 1/4" = 1'-0"



WARNING! ROOFING TAPES & SEALANTS DO NOT ADHERE TO WEATHERING STEEL. FOR DRIP EDGES & CRITICAL TRIM, USE KYNAR-FINISHED TRIM W/ A "RUST" - COLORED PAINT.

DESIGNER



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SCALE: AS NOTED
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EXTERIOR ELEVATIONS

20

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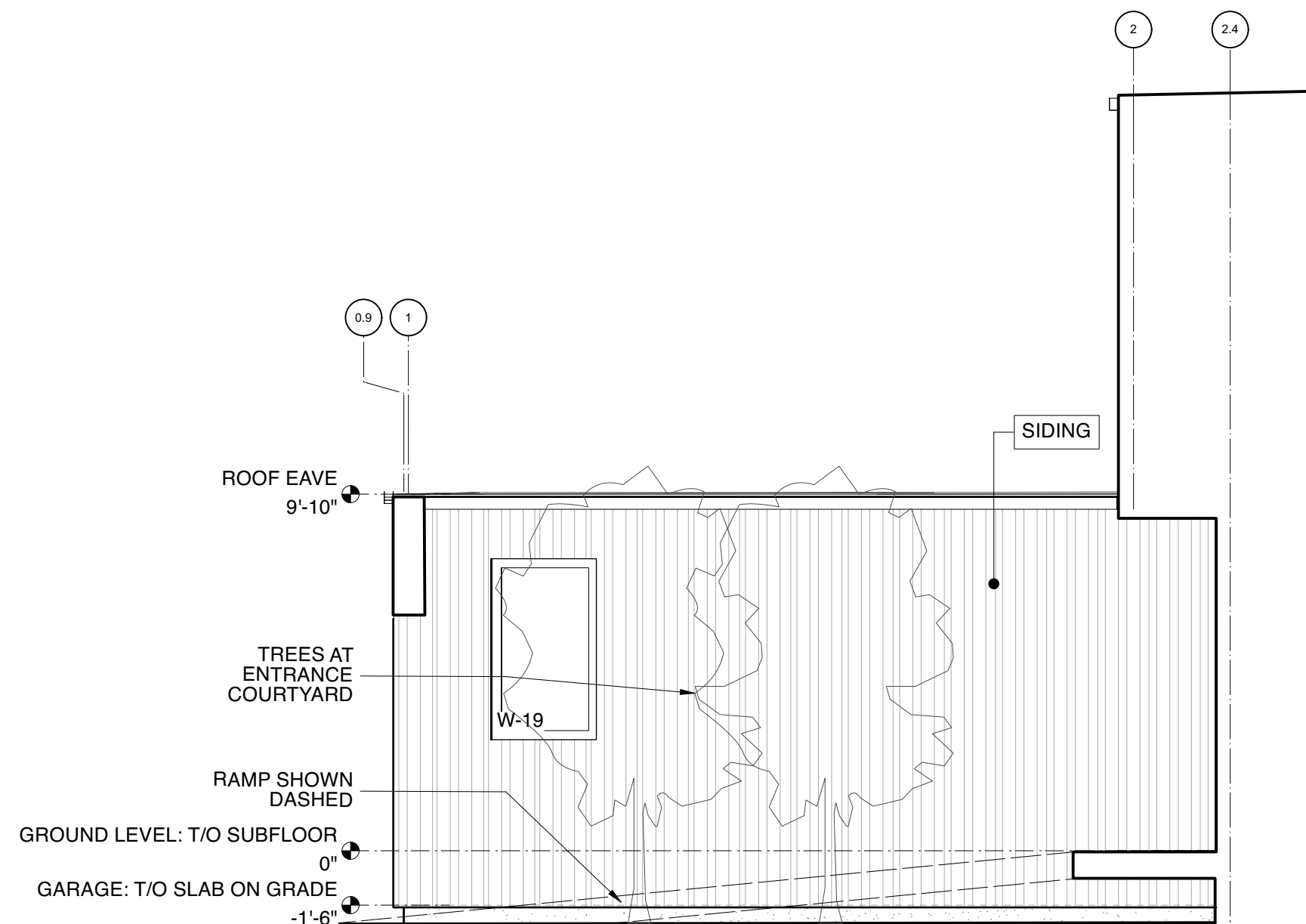
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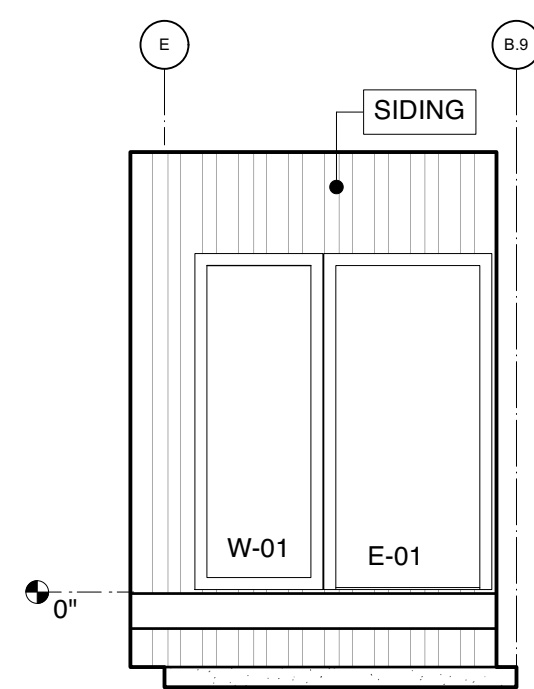
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EXTERIOR ELEVATIONS

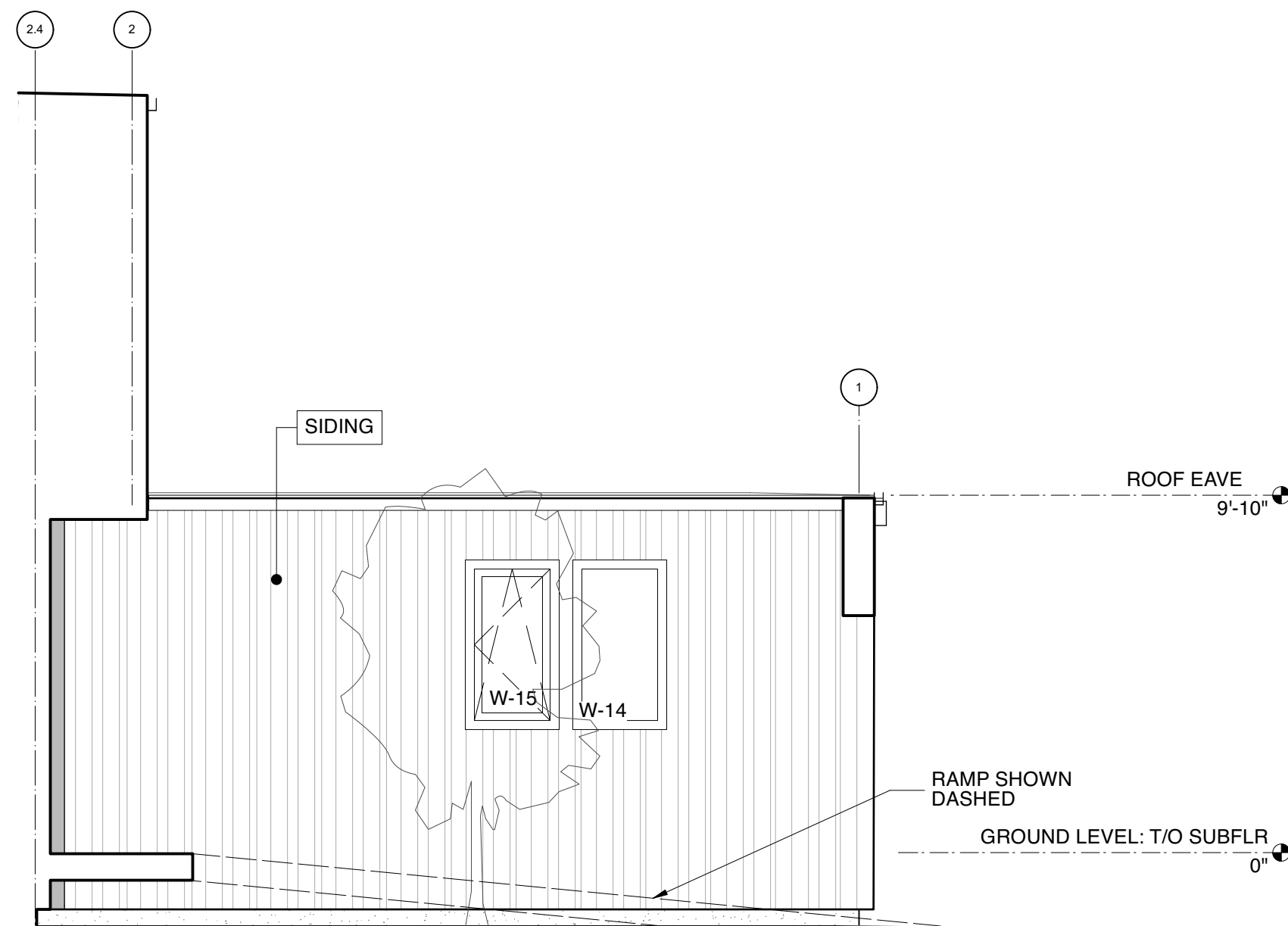
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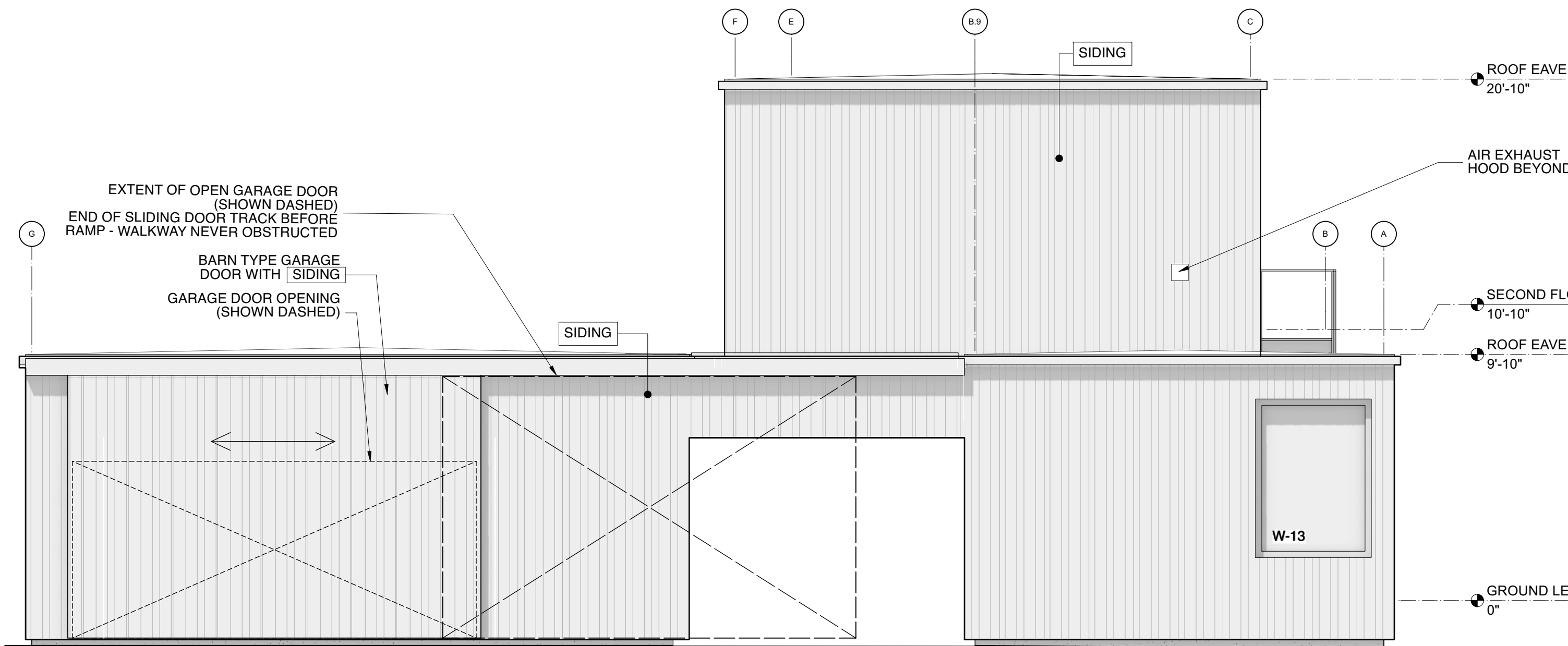
5 SOUTH ELEVATION RAMP COURTYARD
1/4" = 1'-0"



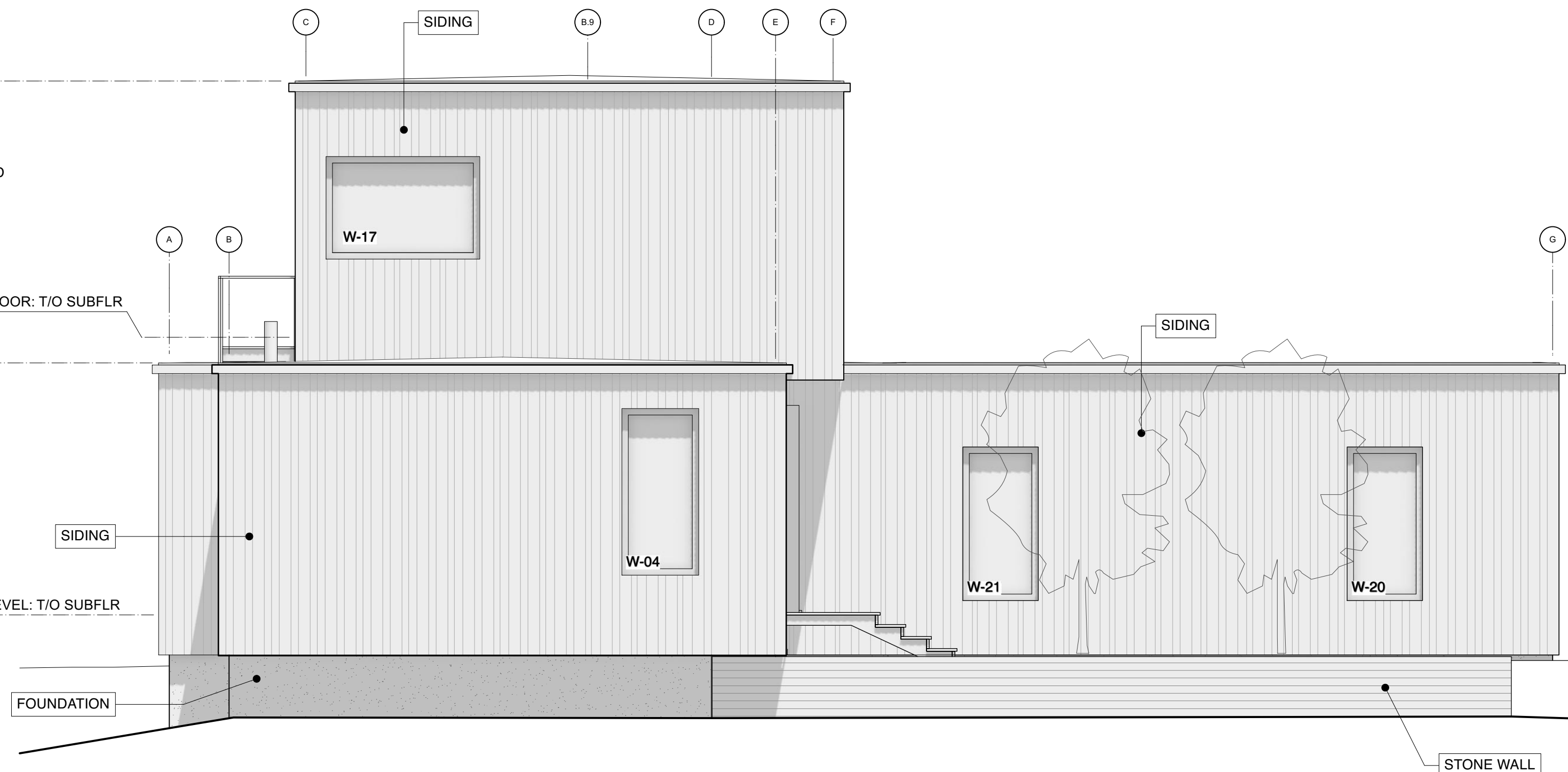
4 WEST ELEVATION RAMP COURTYARD
1/4" = 1'-0"



3 NORTH ELEVATION RAMP COURTYARD
1/4" = 1'-0"



2 EAST ELEVATION
Scale: 1/4" = 1'-0"



1 WEST ELEVATION
Scale: 1/4" = 1'-0"



SIDING IMAGE: PATTERN OF WOOD SIDING WITH TWO BOARD WIDTHS -
SIDING COLOR OPTIONS WILL BE SAMPLED IN A DARK, NATURAL FINISH

SIDING: THERMALLY MODIFIED WOOD
SIDING OVER VENTILATED RAINSCREEN
COLOR: A NATURAL, DARK FINISH SUCH
AS GREY OR BROWN/BLACK PINE TAR.

STONE WALL: LOW, STACKED STONE
LANDSCAPE WALL TO MATCH EXISTING
LOW ROCK WALLS ON SITE. STONE FROM
HOUSE PROPERTY.

ROOF: LOW SLOPE 1/4" = 1'-0" MEMBRANE
ROOF - NOT VISIBLE FROM LAND. METAL
ROOF FASCIA AND TRIMS TO MATCH
SIDING

WINDOWS AND DOORS: BLACK EXTERIOR
FRAME

FOUNDATION: NATURAL CONCRETE

EXTERIOR PERSPECTIVE AND MATERIALS

Hannigan-Syrek weeHouse

1/10/2024