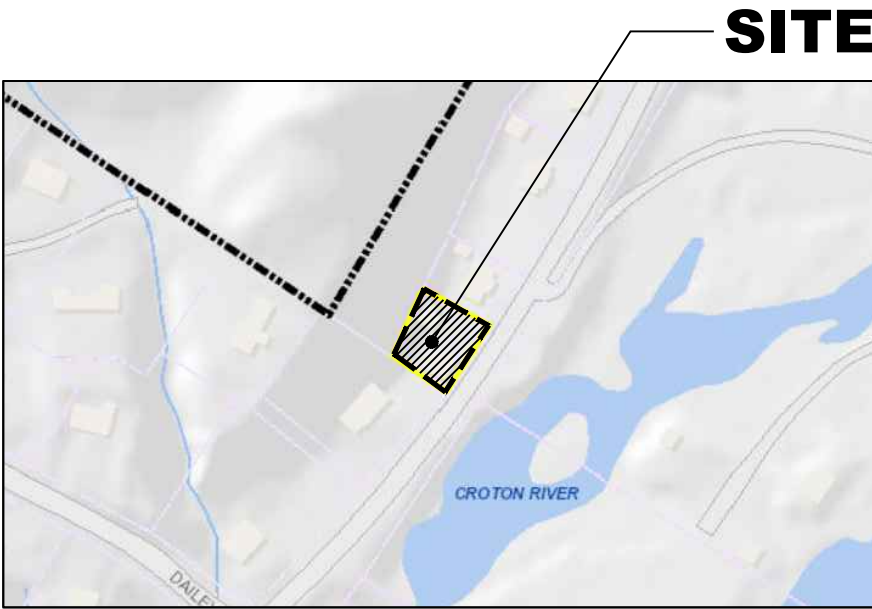


PROPOSED GAZEBO @:
339 GRAND ST.
CROTON-ON-HUDSON, NY 10520



STREET VIEW



EAGLE VIEW

SPECIFICATIONS

CARPENTRY: DOUBLE JOISTS UNDER ALL INTERIOR PARTITIONS, AND AROUND ALL OPENINGS.
FRAMING LUMBER: DOUGLAS FIR #2 OR BETTER, F#875 PSI.
STUDS: DOUGLAS FIR STUD GRADE, 2x4 INTERIOR WALLS, 16"O.C. UNLESS NOTED OTHERWISE.
JOIST HANGERS: 'SIMPSON' OR EQUAL, GALVANIZED STEEL TO FIT FRAMING MEMBER.
INSTALL FRAMING ANCHORS AT ALL FLUSH FRAMED CONNECTIONS AND AS INDICATED ON PLANS.
TREATED WOOD: PRESSURE TREATED SOUTHERN YELLOW PINE. ABOVEGROUND .25 LBS./CU.FT.
GROUND CONTACT .40 LBS./CU.FT.
INTERIOR FINISHES
WALLS: 1/2" GYPSUM DRYWALL, 5/8" TYPE 'X' AT GARAGE, JOINTS TAPED AND FINISHED.
CEILINGS: 1/2" GYPSUM DRYWALL, 5/8" TYPE 'X' AT GARAGE
PROVIDE 5/8" TYPE-X FIRE-RATED GYPSUM DRYWALL OVER BOILER AND HW TANK.
PAINTING: BENJAMIN MOORE & CO. OR EQUAL; COLORS SELECTED BY OWNER. PRIME AND PAINT ALL NEW INTERIOR TRIM, CASINGS, MOULDINGS, DOORS, WINDOWS, ETC. PRIME AND PAINT ALL NEW DRYWALL SURFACES.
INTERIOR TRIM: PROFILES, SPECIES AND FINISH TO BE SELECTED BY OWNER.
WINDOWS: 'ANDERSEN' 400 SERIES VINYL CLAD WOOD WINDOWS WITH HIGH-PERFORMANCE LOW-E INSULATING GLASS, AND INSECT SCREENS, STANDARD HARDWARE, AS SCHEDULED. PRIME AND APPLY TWO FINISH COATS PAINT TO INTERIOR SASH AND FRAME.
CAULK: SILICON SEALANT WITH COLOR TO MATCH ADJACENT SURFACES.
FLASHING: 16oz. COPPER, OR EQUAL.
DOORS
INTERIOR DOORS: TO BE SELECTED BY OWNER.
DOOR HARDWARE: AS MANUFACTURED BY 'SCHLAGE' OR EQUAL;

GENERAL NOTES

CODES: ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE RULES, REGULATIONS AND CODES OF AGENCIES HAVING JURISDICTION. ABSENT OTHER STANDARDS 2020 RC OF NYS.
VERIFICATION: VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE. REPORT DIFFERENCES FROM CONSTRUCTION DOCUMENTS TO OWNER AND ARCHITECT. CLAIMS FOR EXTRA PAYMENTS RESULTING FROM CONTRACTOR'S FAILURE TO DO SO WILL NOT BE APPROVED. ARCHITECT SHALL DECIDE ANY NECESSARY ADJUSTMENTS BETWEEN FIELD MEASUREMENTS AND DRAWINGS. A PRECONSTRUCTION MEETING SHALL BE SCHEDULED ON THE SITE WITH THE PROJECT MANAGER, OWNER, ARCHITECT, PRIOR TO THE COMMENCEMENT OF WORK. WRITTEN DIMENSIONS ON THE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. DISCREPANCIES BETWEEN ACTUAL CONDITIONS, DRAWINGS AND/OR SPECIFICATIONS SHALL BE REPORTED TO ARCHITECT PRIOR TO PROCEEDING. SHALL UNFORESEEN CONDITIONS REQUIRE CONSTRUCTION DETAILS NOT IN ACCORDANCE WITH THESE PLANS, THE CONTRACTOR SHALL NOTIFY ARCHITECT PRIOR TO PROCEEDING. 'V.I.F.' INDICATES THAT THE CONTRACTOR SHALL VERIFY AT THE JOB SITE THE DIMENSIONS OR CONDITIONS TO WHICH THE NOTATION IS APPENDED. NO SUBSTITUTION SHALL BE MADE FOR ANY ITEM SPECIFIED ON THE DRAWING WITHOUT WRITTEN APPROVAL FROM ARCHITECT OR THE OWNER.
DRAWINGS: BY SUBMITTING A BID OR STARTING WORK, CONTRACTOR AGREES THAT HE HAS EXAMINED THE DRAWINGS AND SPECIFICATIONS AND FOUND THEM ADEQUATE FOR PROPER COMPLETION OF PROJECT. CLAIMS FOR EXTRA CHARGES BECAUSE OF ALLEGED INADEQUATE DRAWINGS OR SPECIFICATIONS WILL NOT BE ALLOWED UNLESS NOTIFICATION WAS MADE IN WRITING TO ARCHITECT PRIOR TO SUBMISSION OR BEGINNING.
UTILITY STAKEOUT: PRIOR TO DEMOLITION OR EXCAVATION, CONTRACTOR SHALL REQUEST FOR A CODE 53 UNDERGROUND UTILITY STAKE-OUT, 1-800-962-7962. CONTRACTOR WILL CONTACT THE UNDERGROUND LINES LOCATION SERVICES (CODE 753) PRIOR TO COMMENCING CONSTRUCTION.
USE OF PREMISES: CONTRACTOR SHALL STORE MATERIALS, DISPOSE OF DEBRIS, COORDINATE AND SCHEDULE ALL WORK IN COOPERATION WITH OWNER FOR MINIMUM DISRUPTION. MAINTAIN SAFE ACCESS TO ALL AREAS AT ALL TIMES.
PERMITS: OWNER SHALL SECURE AND PAY FOR ALL PERMITS, TESTS AND CERTIFICATES REQUIRED. ELECTRICAL AND PLUMBING CONTRACTORS SHALL APPLY FOR AND PAY FOR INDIVIDUAL PERMITS, INSPECTIONS AND APPROVALS AS REQUIRED. KEEP APPROVED PERMIT DRAWINGS ON JOB SITE.
CONTRACTOR WILL OBTAIN ALL NECESSARY PERMITS IF BLASTING IS REQUIRED.
LICENSE: CONTRACTOR MUST BE LICENSED BY WESTCHESTER COUNTY AND PROVIDE OWNER AND BUILDING DEPARTMENT A COPY OF CERTIFICATE NUMBER.
INSURANCE: PRIOR TO STARTING WORK, CONTRACTOR SHALL SUPPLY OWNER AND BUILDING DEPARTMENT WITH CERTIFICATES OF WORKMEN'S COMPENSATION INSURANCE, LIABILITY INSURANCE FOR BODILY INJURY, PROPERTY DAMAGE, AUTOMOTIVE AND OTHER INSURANCES REQUIRED BY LAW OR BY OWNER IN THE AMOUNTS AND TERMS SATISFACTORY TO THE OWNER TO RENDER THE OWNER HARMLESS IN CASE OF ACCIDENT TO PERSONS OR PROPERTY INVOLVED IN THIS PROJECT. MAINTAIN SUCH INSURANCE IN FULL FORCE DURING ENTIRE TIME OF CONSTRUCTION.
LATENT DEFECTS: NO RESPONSIBILITY IS ASSUMED BY ARCHITECT FOR INFORMATION SUPPLIED BY OTHERS AND RELIED UPON BY ARCHITECT TO BE ACCURATE FOR LATENT DEFECTS IN STRUCTURE IMPOSSIBLE TO DETECT WITHOUT SUBSTANTIAL PROBING OR TESTING.
SUPERVISION: ARCHITECT HAS NOT BEEN RETAINED BY THE OWNER TO PROVIDE OBSERVATION AND SUPERVISION OF CONSTRUCTION OPERATIONS AND CERTIFICATION OF PAYMENTS.
DEMOLITION:
PRIOR TO DEMOLITION COORDINATE AND STAKEOUT EXISTING UTILITIES AS REQUIRED. COORDINATE SHUT OFF AND REMOVALS WITH UTILITY COMPANIES AS REQUIRED.
1. CLEAR SITE AS REQUIRED.
2. REMOVE ALL DEBRIS FROM SITE TO A LEGAL DISPOSAL FACILITY. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY DUMPSTERS AND CARTING FEES.
COOPERATION: CONTRACTORS AND SUBCONTRACTORS SHALL COORDINATE THEIR WORK WITH ADJACENT WORK AND COOPERATE WITH OTHER TRADES TO FACILITATE PROGRESS OF WORK. EACH TRADE SHALL AFFORD OTHER TRADES REASONABLE OPPORTUNITY FOR INSTALLATION OF THEIR WORK AND FOR TEMPORARY STORAGE OF THEIR TOOLS AND MATERIALS.
LANDSCAPE: ALL LAWN AREAS DAMAGED BY NEW CONSTRUCTION OR CONSTRUCTION OPERATIONS SHALL BE REPLACED AS ORIGINAL. LAWNS MAY BE SODDED OR SEEDED WITH BLUEGRASS AND/OR RYEGRASS TO ESTABLISH 98% OR BETTER COVER. REVIEW TREES AND SHRUB REMOVAL REQUIRED FOR CONSTRUCTION WITH OWNER PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TYING UP PLANT MATERIAL IN THE WAY OF SITE ACCESS PRIOR TO CONSTRUCTION.
SEDIMENT AND EROSION CONTROL: SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN EACH AREA BEFORE ANY DEMOLITION AND ANY SUBSTANTIAL AMOUNT OF SITE PREPARATION, CLEARING AND GRUBBING, EXCAVATION AND FILLING SHALL BE STARTED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE WESTCHESTER COUNTY PUBLICATION BEST MANAGEMENT PRACTICES MANUAL-CONSTRUCTION RELATED ACTIVITIES, LATEST EDITION.
ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS TO ENSURE THEIR PROPERLY FUNCTIONING.
EROSION BLANKET SHALL BE 'WIENCO TEX' EROSION CONTROL MATS 6.3MM WT 400P OR EQUAL APPROVED. INSTALL AS PER MANUFACTURER SPEC'S.
ELECTRICAL: THE DESIGN AND INSTALLATION OF ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE LOCAL CODES AND THE NATIONAL ELECTRIC CODE. PROVIDE OWNER/BUILDER COPY OF UNDERWRITER'S CERTIFICATE UPON COMPLETION OF WORK. REVIEW ALL FIXTURES WITH OWNER BEFORE ORDERING. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A WESTCHESTER COUNTY LICENSED & INSURED ELECTRICAL CONTRACTOR UNDER A SEPARATE PERMIT. NO WORK SHALL COMMENCE UNTIL ALL PERMITS HAVE BEEN APPROVED.
PLUMBING: THE DESIGN AND INSTALLATION OF ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH THE LOCAL CODES AND THE NEW YORK STATE BUILDING CODE. INSULATE ALL HOT WATER SUPPLY PIPES IN UNHEATED AREAS. ALL PLUMBING WORK SHALL BE PERFORMED BY A WESTCHESTER COUNTY LICENSED & INSURED PLUMBING CONTRACTOR UNDER A SEPARATE PERMIT. NO WORK SHALL COMMENCE UNTIL ALL PERMITS HAVE BEEN APPROVED.
UTILITIES: COORDINATE THE LOCATION AND SIZE OF ALL NEW UTILITIES (ELECTRICAL, GAS, WATER, SEWER, TELEPHONE, CABLE) WITH EACH UTILITY COMPANY REPRESENTATIVE AND UTILITY SPECIFICATIONS.
MANUFACTURERS: LISTED ARE ONLY FOR ITEM SPECIFICATION. THE LISTING IS NOT INTENDED TO LIMIT SELECTION OF SIMILAR ITEMS FROM OTHER MANUFACTURERS. ANY SUBSTITUTIONS REQUIRE APPROVAL AND REVIEW BY ARCHITECT
CONTRACTOR: IS RESPONSIBLE FOR THE COORDINATION OF ALL TRADES AND SHALL ARRANGE FOR ALL MANDATORY INSPECTIONS, COMPLYING WITH LOCAL MUNICIPALITY OF JURISDICTION REQUIREMENTS. NO WORK SHALL BE CLOSED UNTIL INSPECTED AND APPROVED.
ALL WORK SHOULD BE PERFORMED IN THE BEST PROFESSIONAL MANNER BY MECHANICS SKILLED IN THEIR TRADE.



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FAX: (866) 567-6240

JORGE B. HERNANDEZ R.A. A.I.A.
LICENSE NUMBER: 030424-1
CERTIFICATE NUMBER: 2323601

REVISIONS	DATE	BY
△ B.D. COMMENTS	9-9-2024	ARQ
△ FIELD CONDIT.	10-24-2024	ARQ
△ ZBA	12-11-2024	ARQ
△ B.D. COMMENTS	1-15-2025	ARQ

PROJECT:

PROJECT ADDRESS:

339 GRAND ST.
CROTON-ON-HUDSON
NY, 10520

NYS EDUCATION LAW

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SEAL & SIGNATURE



DRAWING TITLE:

MAPS & GENERAL NOTES

DATE: 3/19/2024	DWG. NO.:
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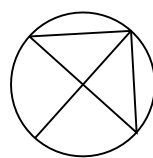
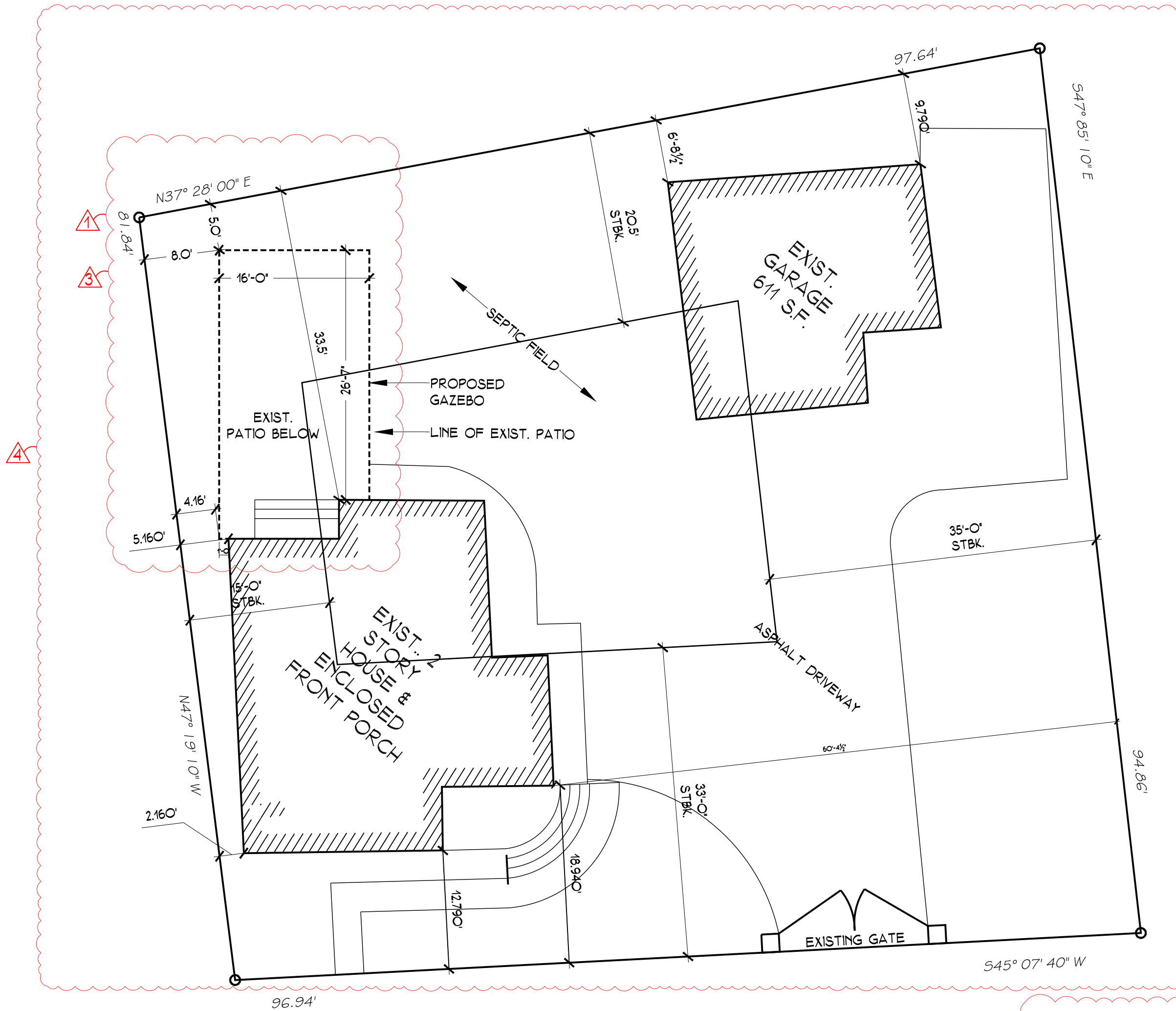
EXIST. & PROPOSED
SITE PLAN & ZONING DATA

DATE:
3/19/2024
PROJECT NO:
24-082

DRAWING BY:
ARQ
CHECKED BY:
ARQ

DWG. NO.:

S=100



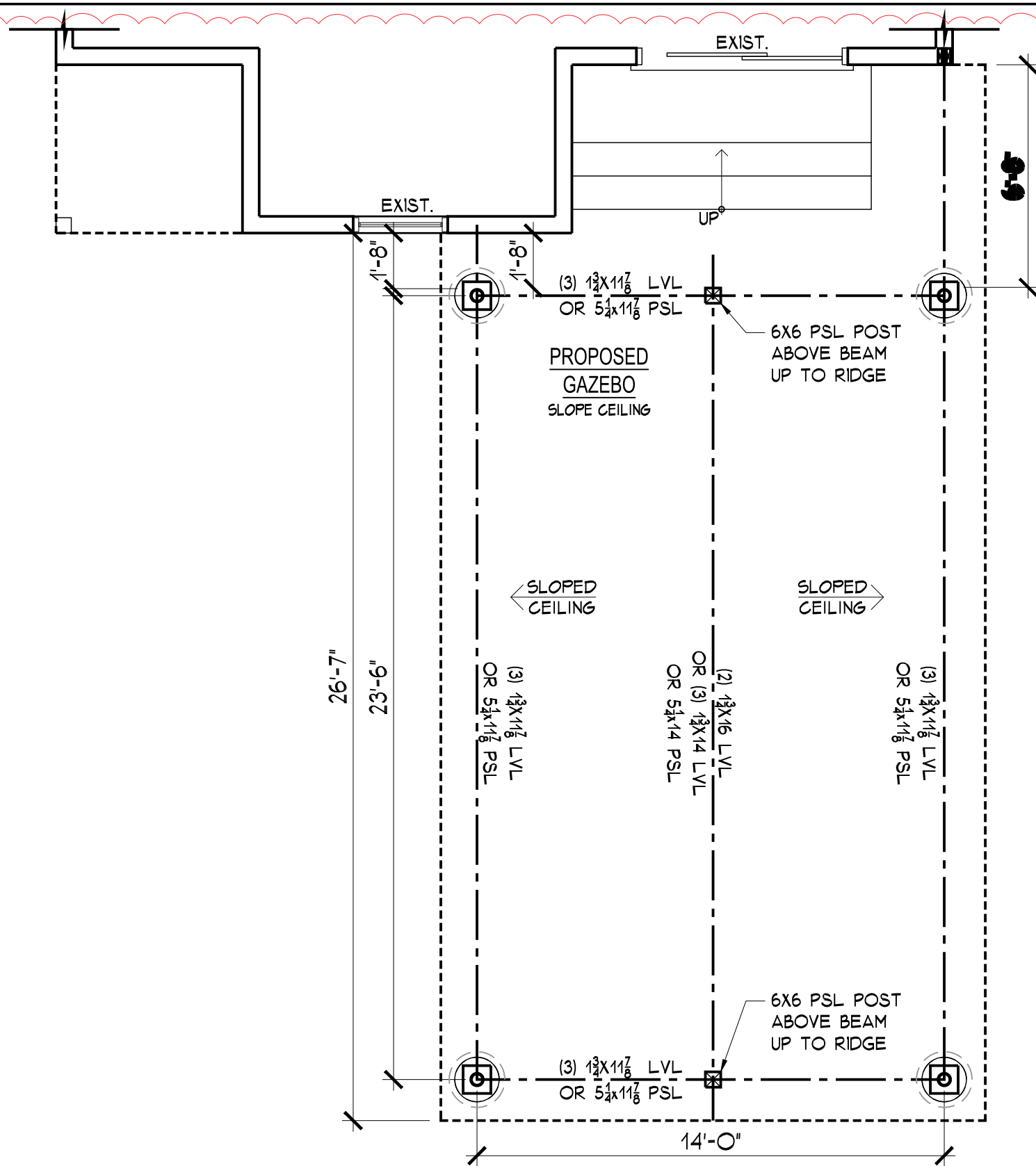
EXISTING & PROPOSED SITE PLAN

1" = 10'-0"

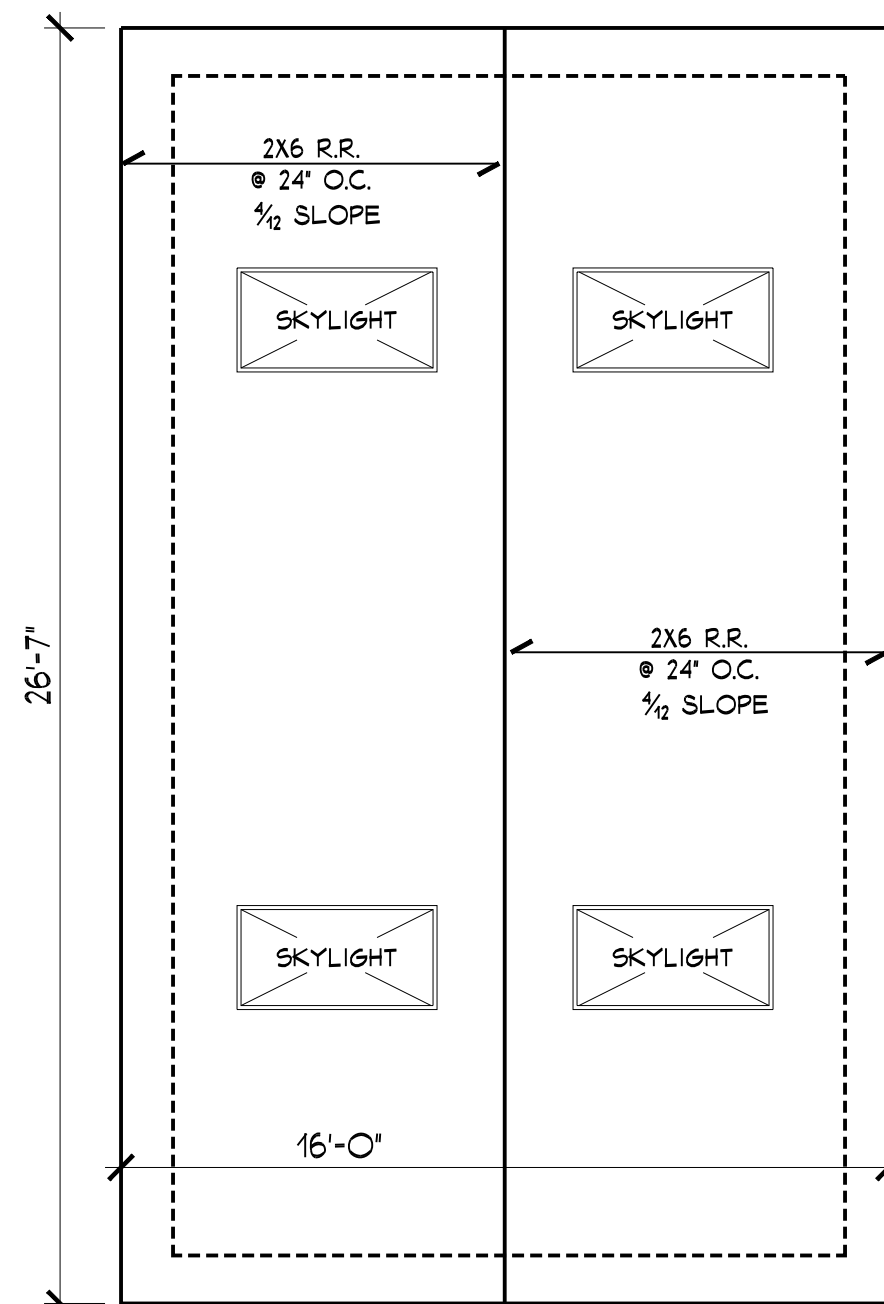
THE MEETS & BOUNDS SHOWN ABOVE HAS BEEN TAKEN FROM THE SURVEY DONE BY W.A. SLATER, PE & LS, DATED MARCH 5, 1964.

ZONING DATA - CROTON-ON-HUDSON

TAX MAP DESIGNATION: SECT.: 68.14 BLOCK: 3 LOT: 8					
ZONING DISTRICT: RA-25					
		MINIMUM REQUIREMENTS	EXISTING	PROPOSED	VARIANCE REQUESTED
LOT AREA	S.F.	25,00	8,565 S.F.	N.C.	E.N.C.
WIDTH	FT.	125.0'	96.94'	N.C.	E.N.C.
FRONT YARD	FT.	33.0'	12.59'	N.C.	E.N.C.
ONE SIDE YARD (EXISTING)	FT.	15.0'	2.61'	N.C.	E.N.C.
ONE SIDE YARD (PROPOSED ROOF)	FT.	15.0'	-	4.16	YES, 10.84'
BOTH SIDE YARD	FT.	40.0'	14.0'	N.C.	N.C.
REAR YARD	FT.	20.5'	33.5'	5.0'	YES, 15.5'
LIVABLE FLOOR AREA PER UNIT	SQ.FT.	1,200	N.C.	N.C.	N.C.
		MAXIMUM PERMITTED			
FLOOR AREA RATIO		0.20	N.C.	N.C.	N.C.
BUILDING HEIGHT		2.5/35	23.7'	N.C.	NO
MAXIMUM BUILDING COVERAGE	%	25%	19.3%	N.C.	NO
N.C. - NO CHANGE E.N.C. - EXISTING NON-CONFORMING					



PROPOSED LOWER LEVEL GAZEBO PLAN 1/4" = 1'-0"



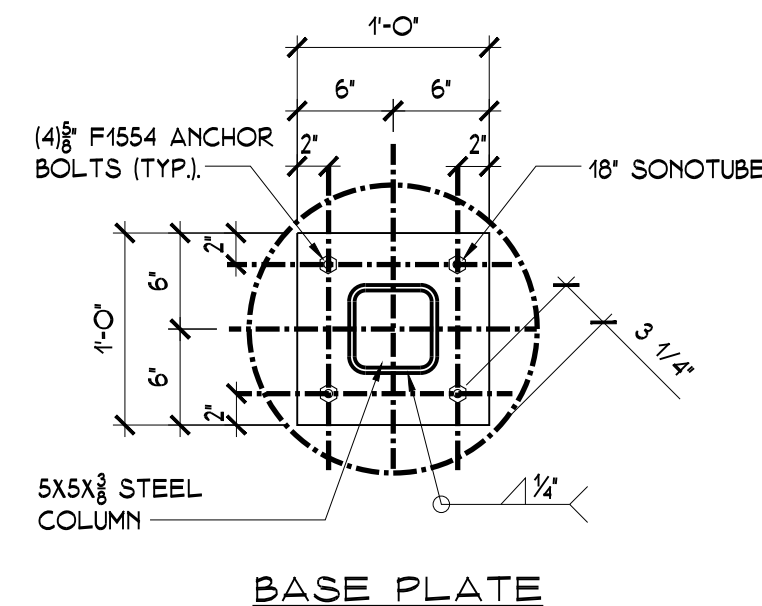
PROPOSED GAZEBO ROOF PLAN 1/4" = 1'-0"

- GENERAL NOTES:**
1. ALL WOOD TO BE P.T. DECKING TO BE P.T. OR COMPOSITE.
 2. ALL SCREWS, BOLTS NUTS & NAILS FOR USE WITH PRESERVATIVE TREATED WOOD SHALL BE HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. ALL CONNECTORS (JOIST HANGERS, CAST-IN-PLACE POST ANCHORS, ETC.) SHALL BE GALVANIZED OR SHALL BE STAINLESS STEEL.
 3. ALL JOIST HANGERS SHALL BE FACE MOUNT BY SIMPSON AND FASTENED W/ SIMPSON SDS SCREW CONNECTORS. REFER TO MANUF. FOR MORE INFO.

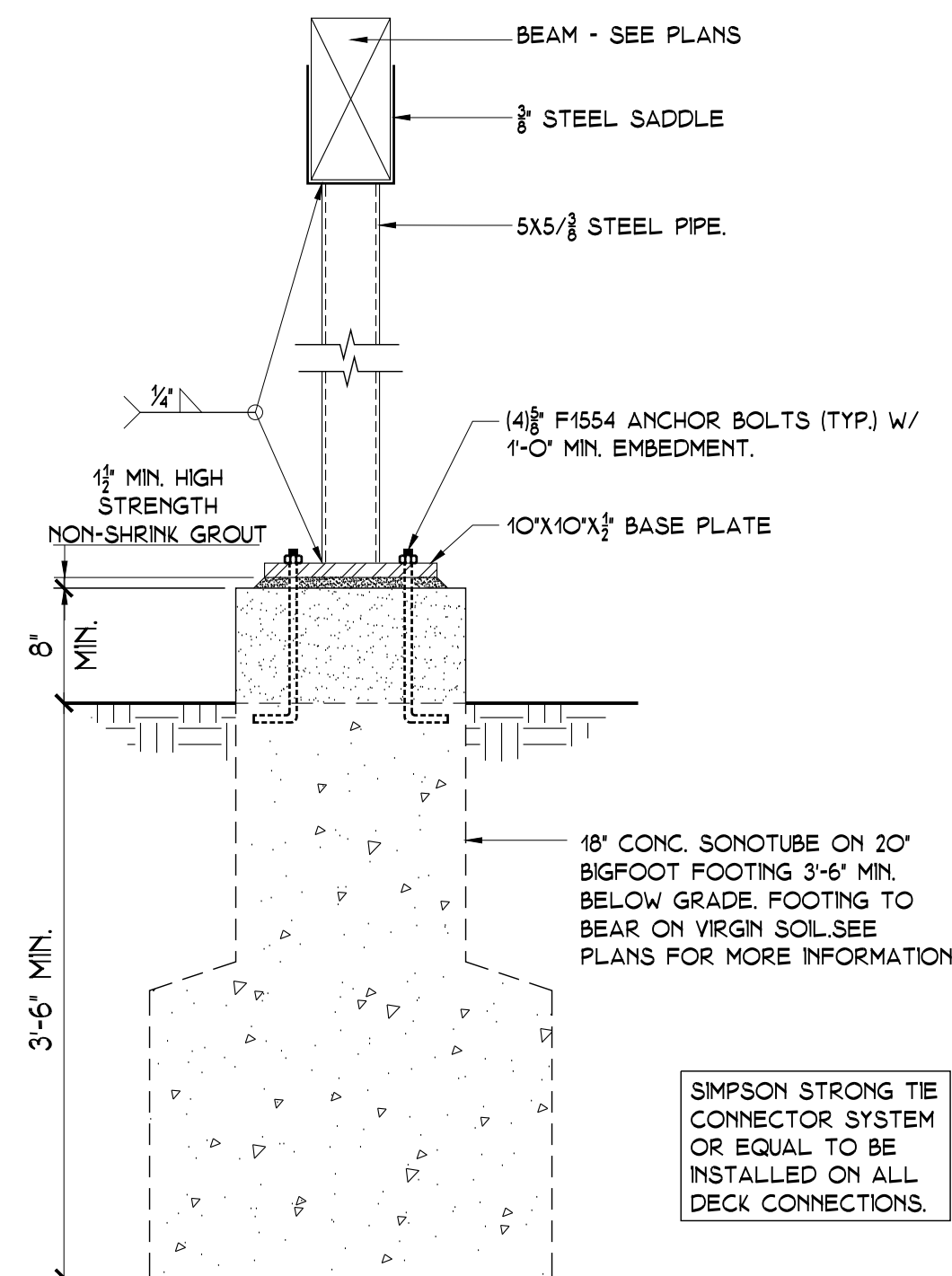
FOOTING & COLUMN
HSS5X5X3/8 STEEL COLUMN ON 12'X12'X1/2" THICK BASE PLATE W/ 1/2" HIGH STRENGTH NON-SHRINK GROUT W/ (4) 5/8" F1554 ANCHOR BOLTS W/ 12" EMBEDMENT ON 18" SONOTUBE W/ 20" SPREAD FOOTING FILLED W/ 3500 PSI CONCRETE 42" MIN. DEEP BELOW FINISH GRADE W/ (4) #5 DOWELS VERTICAL 3" CLEARANCE FROM BOTTOM AND SIDES.
(4) #3 TIES @ 3' O.C. TOP
-3/8" THICK STEEL U-SHAPED END SADDLE 12" LONG OUTSIDE @ 3/4" OF BEAM DEPTH W/ (4) 5/8" LAG SCREWS EACH SIDE OF BEAM (8 TOTAL)

DECK BEAMS
BEAM PLIES FASTENED W/ TWO ROWS OF FLATLOK SCREWS @ 16" O.C. STAGGERED TOP & BOTTOM AND DOUBLED @ ENDS. PROVIDE HURRICANE TIES THROUGHOUT. THE ENDS OF BEAMS SHALL HAVE NOT LESS THAN 1/2" OF BEARING ON WOOD OR METAL AND NOT LESS THAN 3" OF BEARING ON CONCRETE OR MASONRY FOR THE ENTIRE WIDTH OF THE BEAM. BEAM SPLICE MUST OCCUR OVER POST.

ROOF CONSTRUCTION
-ASHPALTIC SHINGLES
-ICE & WATER SHIELD 3" WIDE ALONG EAVES, VALLEYS, & RIDGES
-#30 BUILDNG PAPER
-5/8" CDX PLYWOOD ROOF SHEATHING. SHEATHING SHALL BE STRUCTURAL EXTERIOR GRADE PLYWOOD WITH FACE GRAIN PERPENDICULAR TO SUPPORTS. PANELS SHALL BE CONTINUOUS OVER TWO SUPPORTS MINIMUM.
-ROOF RAFTERS @ 16" O.C. W/ HURRICANE TIES @ EACH RAFTER (SEE PLANS FOR SIZE)
-FLASHING AS PER 2020 RC OF NYS R903.2
-DRIP EDGE AS PER 2020 RC OF NYDR905.2.8.5
-BEAD BOARD AT FINISHED AREAS
(SEE 2020 RC OF NYS TABLE R602.3 FOR DESIGN & CONSTRUCTION METHODS & FASTENING)



BASE PLATE



POST DETAIL 1" = 1'-0"



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PROJECT:

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NY, 10520

NYS EDUCATION LAW

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SEAL & SIGNATURE



DRAWING TITLE:
EXIST. & PROPOSED
FLOOR PLANS

DATE: 3/19/2024	DWG. NO.:
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EXISTING & PROPOSED
REAR ELEVATION

1/4" = 1'-0"



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DRAWING TITLE:
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REAR ELEVATION

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DRAWING BY: ARQ	
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