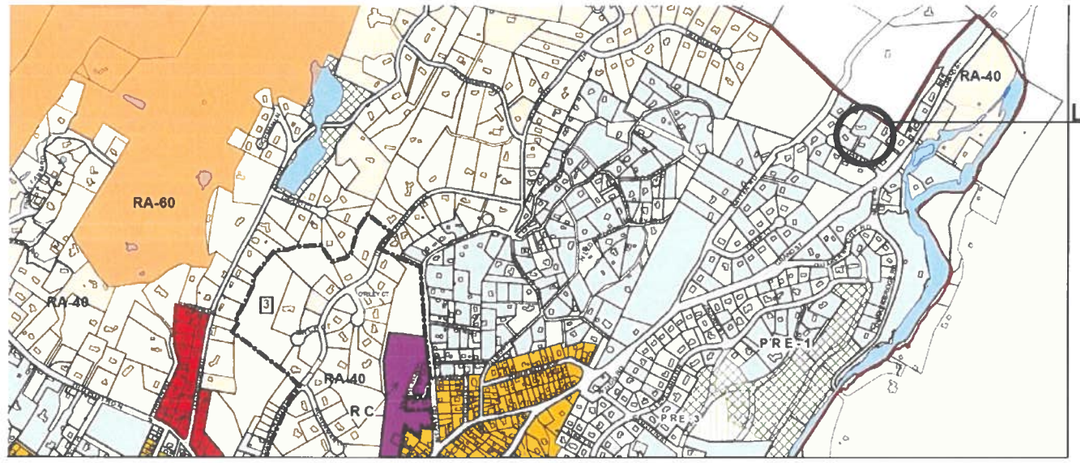
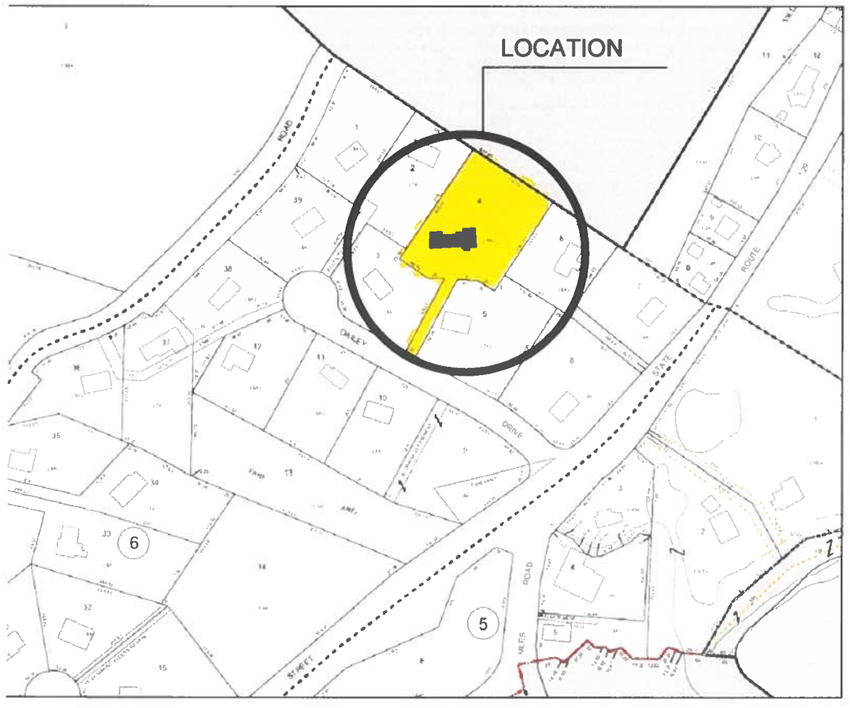
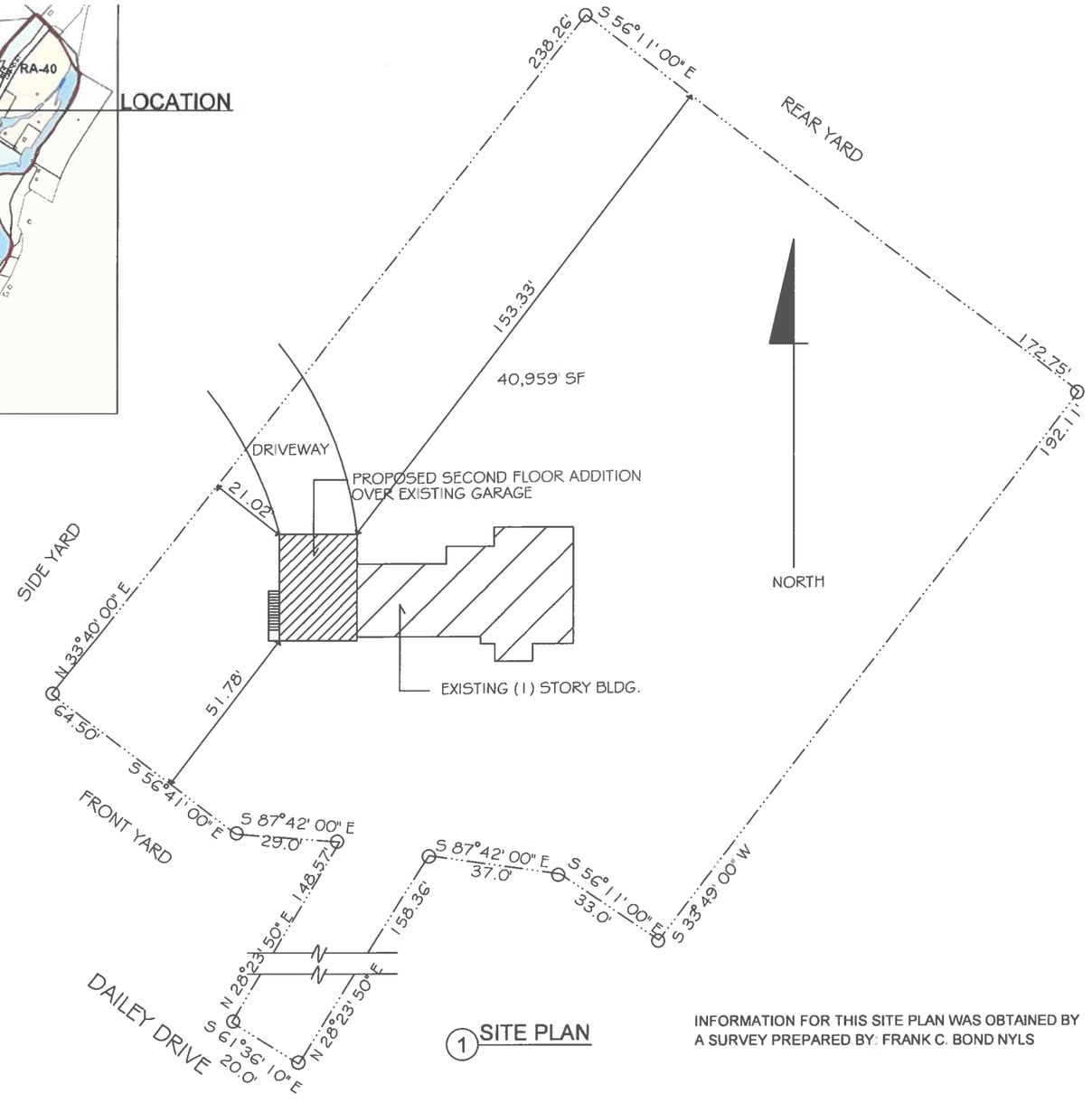






1 SITE PLAN

INFORMATION FOR THIS SITE PLAN WAS OBTAINED BY A SURVEY PREPARED BY: FRANK C. BOND NYLS

LIST OF DRAWINGS:

A-1 SITE PLAN & ZONING INFO
A-2 GENERAL NOTES & WIN./DR. SCHEDULE
A-3 EXISTING & PROPOSED FIRST FLOOR PLAN
A-4 FIRST FLOOR PLAN
A-5 PROPOSED SECOND FLOOR PLAN
A-6 FRONT ELEVATION
A-7 SIDE ELEVATION
A-8 REAR ELEVATION
A-9 BUILDING SECTION
A-10 DETAILS
A-11 REScheck
A-12 EXISTING & PROPOSED FRONT ELEVATIONS
A-13 EXISTING & PROPOSED REAR ELEVATIONS

NEW ADU SECOND FLOOR ADDITION FOR:

MEAGHAN WILLIMANN
8 DAILEY DRIVE
CROTON-ON-HUDSON NY 10520

District	Code Text Section	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Yards (feet) Front	Side One/ Both Yards	Rear	Habitable Floor Area (square feet)	Floor Area Ratio[1]	Maximum Height (stories/feet)	Building Coverage	Required Off-Street Parking
RA-60	§230-33	60,000	175	225	50	30 80	45	Per d.u.: 1,400 Main floor: 880	0.15	2.5 35	15%	2 per d.u.
RA-40	§230-33	40,000	150	200	50	30 80	40	Per d.u. 1,400 Main floor: 880	0.15	2.5/35	20%	2 per d.u
RA-25	§230-33	25,000	125	150	40	20/50	30	Per d.u. 1,200 Main floor: 880	0.20	2.5/35	25%	2 per d.u.

ZONING INFORMATION - CROTON-ON-HUDSON

ZONING DISTRICT = RA-25 TAX LOT: 68.14-6-4

NEW ACCESSARY DWELLING ADDITION	REQUIRED	GIVEN	VARIANCE REQUIRED
MIN. SETBACK FROM REAR OF PROPERTY (FT)	30	153.33	NO
MIN. SETBACK FROM SIDE OF PROPERTY (FT)	20/50	21.02	NO
MIN. SETBACK FROM FRONT (FT)	40	51.78	NO
MIN. SIZE LOT REQUIRED (SF)	25,000	40,959	NO
MAX. HGT IN FEET	35'	25'-10"	NO

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RESIDENTIAL + COMMERCIAL
ARCHITECTURE PLANNING INTERIOR DESIGN
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drawn by RWH | scale | checked by RWH | scale 6 | date 4.1.20 | project no WILLIMANN01

drawing title: SITE PLAN & ZONING INFO.

project: NEW ADU SECOND FLOOR ADDITION FOR:
MEAGHAN WILLIMANN
8 DAILEY DRIVE
CROTON-ON-HUDSON NY 10520

drawing number: A-1

NOTES

ALL WORK FOR THIS PROJECT SHALL COMPLY WITH THE FOLLOWING 2025 CODES OF NEW YORK STATE:

- RESIDENTIAL BUILDING CODE OF NYS
- ENERGY CONSERVATION CONSTRUCTION CODE OF NYS
- FIRE CODE OF NYS
- FUEL GAS CODE OF NYS
- MECHANICAL CODE OF NYS
- PLUMBING CODE OF NYS
- PROPERTY MAINTENANCE CODE OF NYS

CONTRACTOR TO RETURN SITE TO ITS ORIGINAL CONDITION. SEED & WATER AFFECTED AREA AS REQUIRED.

CONTRACTOR TO INSTALL INTERIOR WOOD TRIM ON ALL NEW WINDOWS & DOORS.

ALL FRAMING MEMBERS TO BE DOUGLAS FIR–LARCH, No.2.
MODULAR OF ELASTICITY (E) EQUALS 1,600,000PSI WITH A DEFLECTION LIMIT OF L/360

ALL FLOOR, WALL & CEILING FINISHES SHALL BE SELECTED AS PER OWNER, PURCHASED AND INSTALLED BY CONTRACTOR.

ALL NEW WINDOWS SHALL BE AS MANUFACTURED BY ANDERSEN WITH INSULATED GLAZING. INCLUDE ALL INSECT SCREENS, HARDWARE, ACCESSORIES & GRILLS.

GENERAL NOTES:

1. The General Conditions of the Construction of Buildings, Standard Form of the AIA, 1987 Edition, Articles 1 through 14 inclusive, plus subsequent Amendments, are made alteration or addition to the document is a violation of Section 77209 of the New York State Education Law. These documents remain the exclusive property of the Architect, part of this Specifications to the same extent as if herein written full out. Unauthorized and may not be used for any purpose whatsoever without written consent of the Architect.
2. Contractors shall visit the site and be responsible for having recorded all conditions within the scope of the Project. No claims for extra compensation, based on ignorance of visible or implied existing conditions will be considered.
3. All work is to conform to all applicable requirements of local governing Codes, State Construction and Energy Conservation Codes, Health Code, Fire Department Regulations, NBFU and Utility Codes, FHA Framing Standards, OSHA Codes, and best Trade practices.
4. All dimensions and conditions shown and assumed on the Drawings must be verified at the site by the Contractor before ordering any material or doing any work. Any discrepancies or errors in the Plans, Specifications, and/or Details must be reported to the Architect at once. No change in Plans, details or dimensions is permissible without the consent of the Architect. Should the Contractor fail to notify the Architect with a reasonable time, he shall be responsible for the cost of rectifying such errors.
5. The Architect has indicated and estimated certain conditions, either not shown or considered reliable on older Drawings furnished to Architect by Owner, or not measurable due to total absence of any Drawings, or too inaccessible to verify in the field prior to preparing Drawings. The Architect therefore, takes no responsibility for the accuracy of these estimated conditions, has shown work requirements on the Drawings for Bidding scope only.
6. Minor details not usually shown or specified, but necessary for proper and acceptable construction, installation, or operation of any part of the Work, as determined by the Architect, shall be included in the Work the same as if herein specified or indicated.
7. Contractors are to file Insurance Certificates and obtain and pay for all Permits, schedule all required inspections with notification to Inspectors and Architect, obtain all Code approvals and NBFU Certificate, and file for and obtain Certificate of Occupancy. No Work to start prior to obtaining Permits.
8. Contractors shall coordinate all Work procedures and working hours with local Authorities.
9. Due to the inaccessibility of certain framing and construction conditions, the Architect has indicated assumed structural relationships. The Contractor will be expected to perform the necessary Work to complete the indicated details where, in the sole opinion of the Architect, uncovered conditions are normal or reasonable standard.
10. Contractor shall be responsible for all coordination with Union Officials and shall see that all Trades comply with Equal Opportunity Standards. The Owner/Client reserves the right to use minor non–union Contractors without prejudice to the Work of others, and will expect the Contractor to cooperate as needed.
11. All indicated Survey material is for general reference only. The Architect assumes no responsibility for the accuracy or correctness of any of the indicated material.
12. Contractor shall be responsible for protection of all existing and new conditions and materials within and adjacent to the construction area. Any damage caused by execution of the Work indicated or implied herein shall be repaired or replaced to the Owner's satisfaction at the Contractor's sole expense.
13. Contractor shall keep work site free from debris and accumulated refuse, and shall have sole responsibility for protecting all dangerous areas from entry by unauthorized parties.
14. Drawings may be rough scaled for estimating and general purposes, but are not to be scaled for construction locations, dimensions, or any other purposes. Consult with Architect for final sizes, dimensions and locations.
15. Contractor shall layout his work and be responsible for its' correctness and safety, and shall give necessary dimensions to all parties.
16. By starting any work, Contractor signifies acceptance of the previously installed back–up materials and framing, and waives any right to blame prior Work for any defects in his own Work.
17. All patching shall be done to match existing. Finish to match nearest break in plane or direction. Store unused salvaged materials where requested by Owner/Client. All salvaged materials are the property of the Owner/Client.
18. Contractor to order specific materials indicated herein immediately after being authorized to proceed. No substitutions permitted without approval of Architect, and Contractor will be liable for delays caused by Contractor's failure to order materials promptly.
19. Contractor to design and install adequate and Code approved shoring and bracing where needed to safely complete structural Work. Contractor to assume full and sole responsibility for the structural adequacy of the shoring, and for any injuries, damage, cracks, or defects caused by shoring or bracing, and shall repair all such damage at his expenses.
20. All work shall be guaranteed for one year after Final Payment. General Contractor to furnish written guarantee on his work and all Subcontractor work, against defects resulting from the use of inferior materials, equipment, or workmanship, as determined solely by the Architect. All such defects are to be replaced or repaired, complete with labor and materials, at no cost to the Owner.
21. Substitutions or equipment or materials other than those shown on the Drawings or in the Specifications shall be made only upon approval of the Architect or Owner as noted on the Drawings or in these Specifications. The Contractor shall submit his substitution for approval before releasing any order for fabrication and/or shipment. The Architect reserves the right to disapprove such substitution, provided in his sole opinion, the item offered is not the equal of the item specified. Where a Contractor proposes to use an item other than that specified or detailed on the Drawings, which requires any redesign of the structure, partitions, piping, wiring, or of any other part of the technical, electrical or architectural layout, all such redesign, and all new drawings and detailing required therefore shall, with the approval of the Architect, be prepared by the Contractor at his own expense.
22. All work shall be installed so that all parts required are readily accessible for inspection, operation, maintenance and repair. Minor deviations from the Drawings may be made to accomplish this but changes of magnitude shall not be made without prior written approval from the Architect.
23. Upon completion of the Work, the entire project is to be completely cleaned and the site restored to existing condition, including, but limited to, the following: Complete sweeping of all areas, and removal of all rubbish and debris, except that caused by Owner or others doing N.I.C. Work. All wet mopping not in this Contract. Removal of all temporary enclosures and barricades, all temporary offices, telephones, sanitary facilities, etc.

WINDOW & DOOR SCHEDULE

Note: All windows to have screens.

MARK	QTY.	TYPE	MANUFACTURER	MODEL	GLAZING SF.	R.O. (WxH)	GLAZING	REMARKS
A	5	DOUBLE HUNG	ANDERSEN	TW30310	42.95	3'-2 1/8" X 4'-0 7/8"	INSUL.	
B	2	DOUBLE HUNG	ANDERSEN	TW3046	20.62	3'-2 1/8" X 4'-8 7/8"	INSUL.	EGRESS WIN.
C	3	ROOF WINDOW	VELUX	C06	19.2	21" X 45 3/4"	INSUL.	VENTED
D	1	ENTRY DR.	THERMA-TRU		6	36" X 80"	INSUL.	
E								
F								
G								
H								
						NOTE: WIN. SILL HGT. LESS THAN 18" MUST BE SAFETY GLASS		

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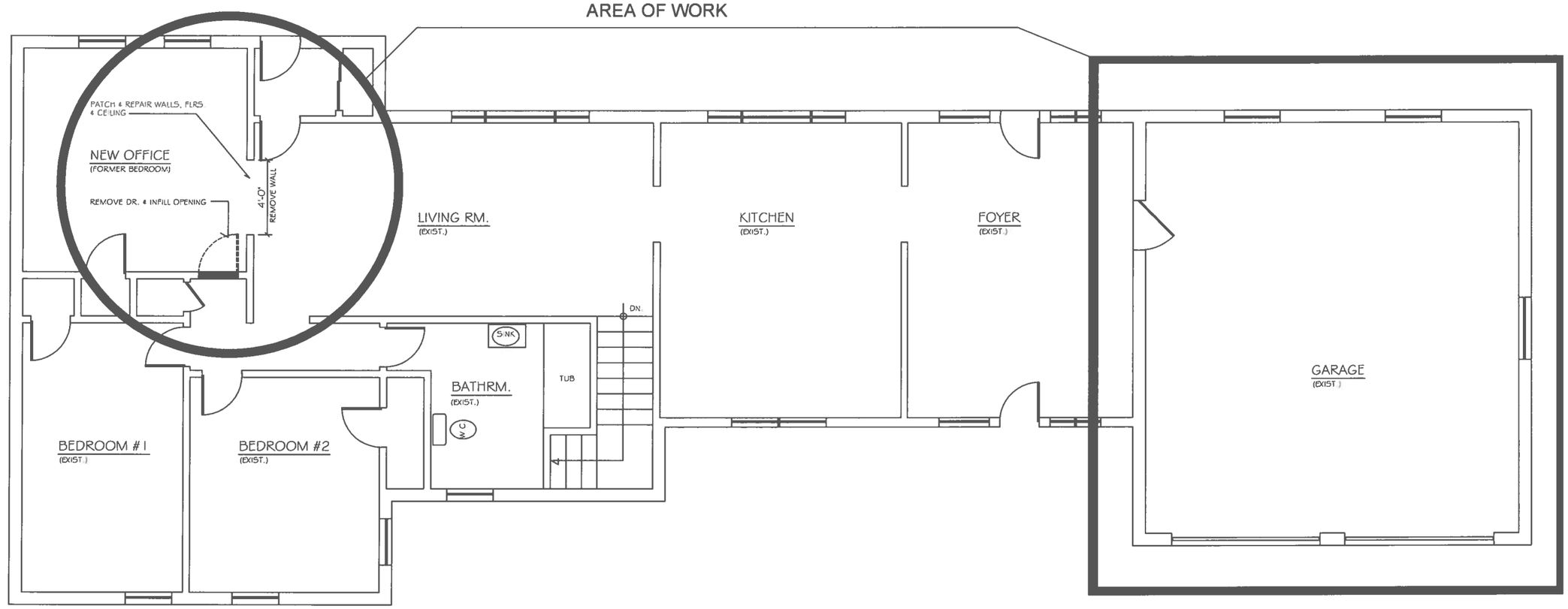
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drawing title: GENERAL NOTES & WINDOW/DOOR SCHEDULE

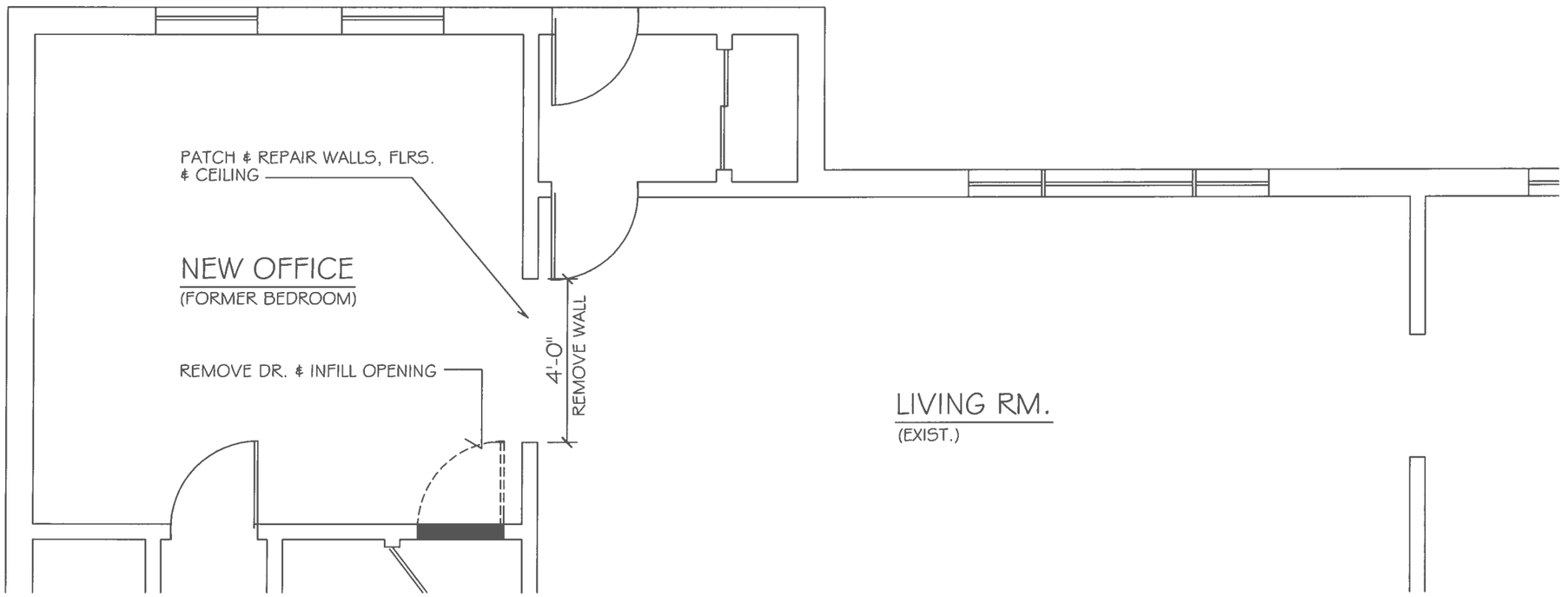
project: NEW ADU SECOND FLOOR ADDITION FOR:
MEAGHAN WILLIMANN
8 DAILEY DRIVE
CROTON-ON-HUDSON NY 10520

drawing number: A-2

AREA OF WORK



1 FIRST FLOOR PLAN
(EXISTING)



2 FIRST FLOOR PLAN
(PROPOSED)

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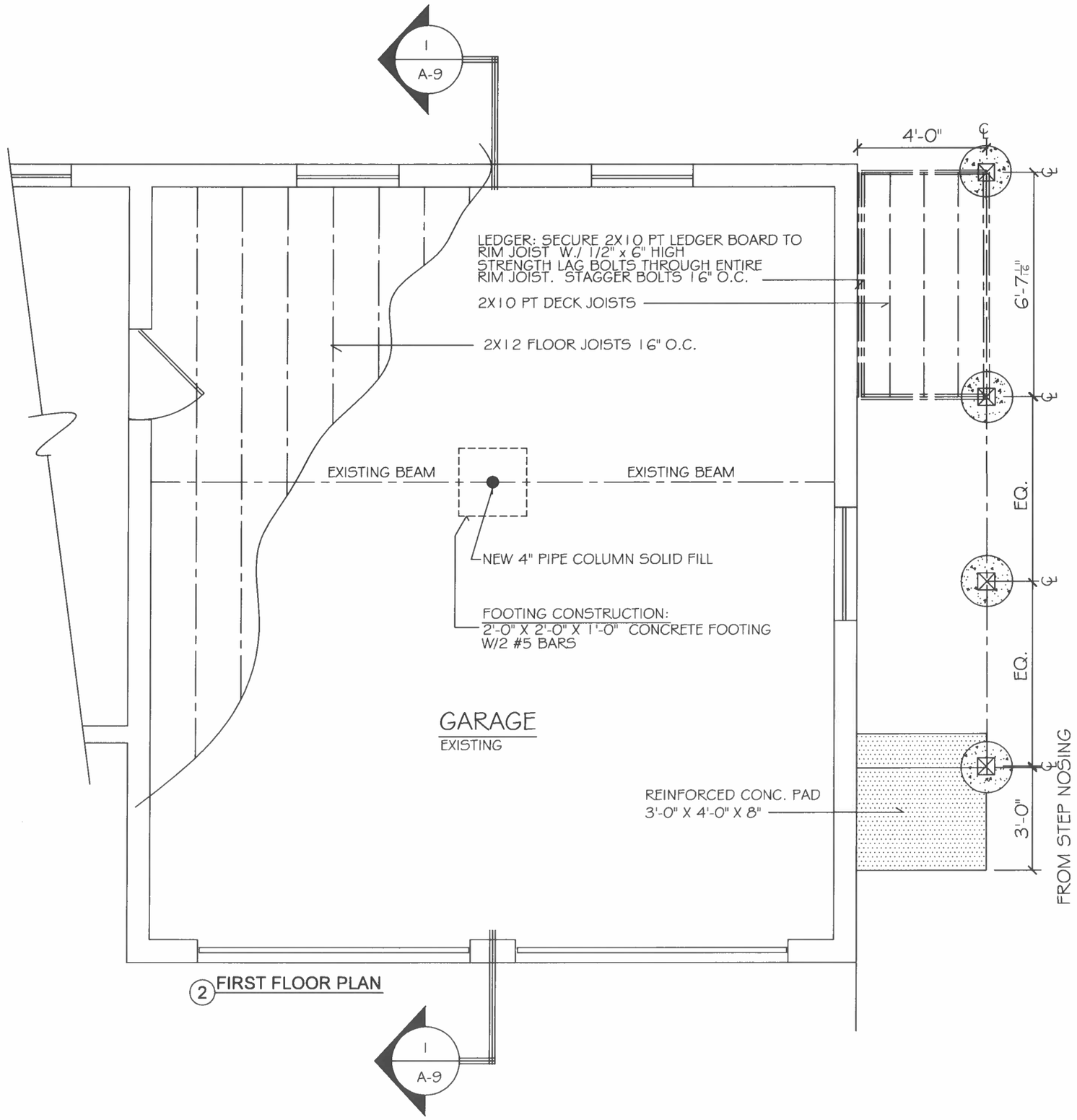
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drawn by RWH
scale
scale 6
date 4.1.26
project no WILLIMANN.01

drawing title
EXISTING & PROPOSED FIRST FLOOR PLAN

project
NEW ADU SECOND FLOOR ADDITION FOR:
MEAGHAN WILLIMANN
8 DAILEY DRIVE
CROTON-ON-HUDSON NY 10520

drawing number
A-3



2 FIRST FLOOR PLAN

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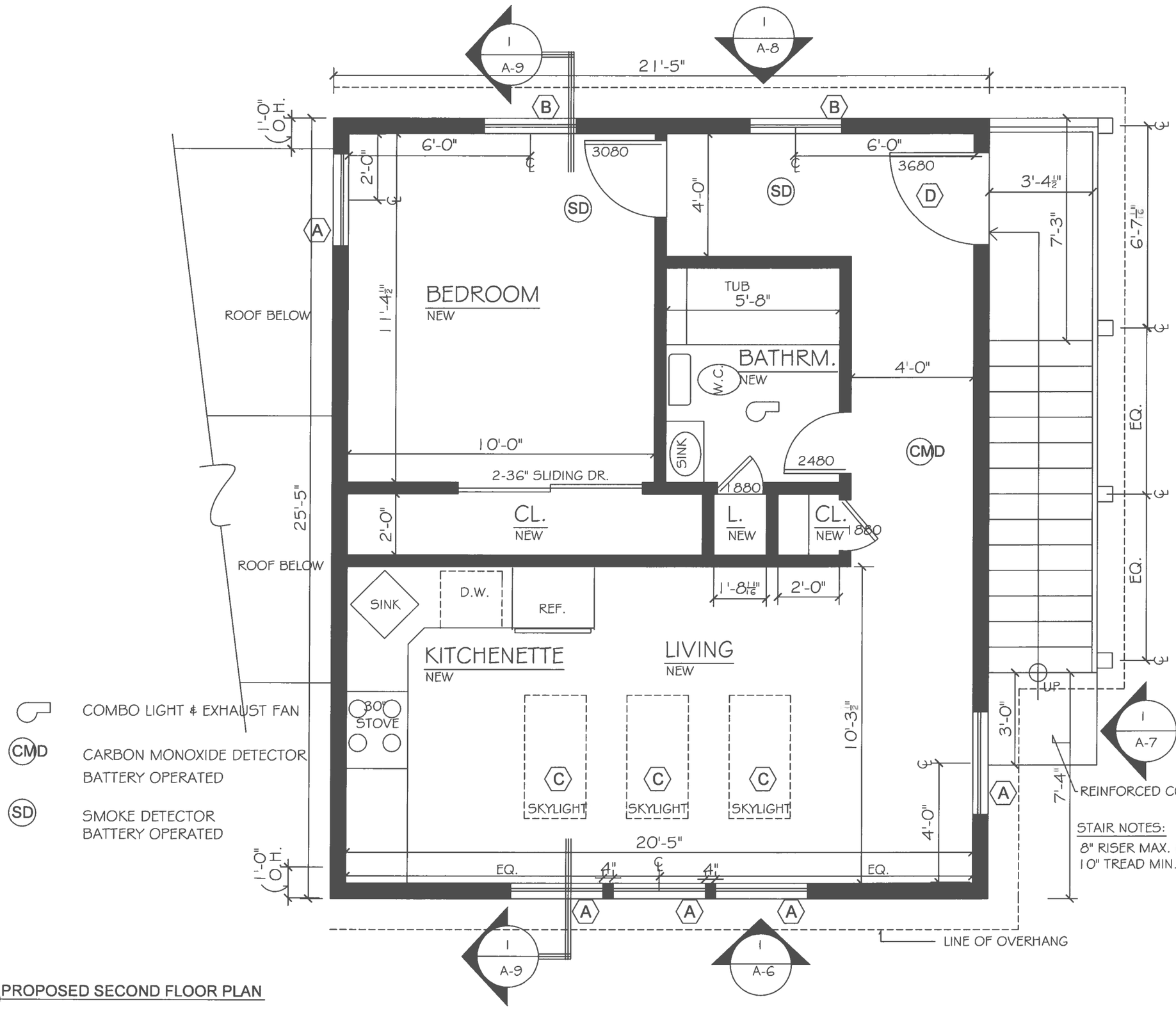
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drawing title: FIRST FLOOR PLAN

project: NEW ADU SECOND FLOOR ADDITION FOR:
MEAGHAN WILLIMANN
8 DAILEY DRIVE
CROTON-ON-HUDSON NY 10520

drawing number: A-4



1 PROPOSED SECOND FLOOR PLAN

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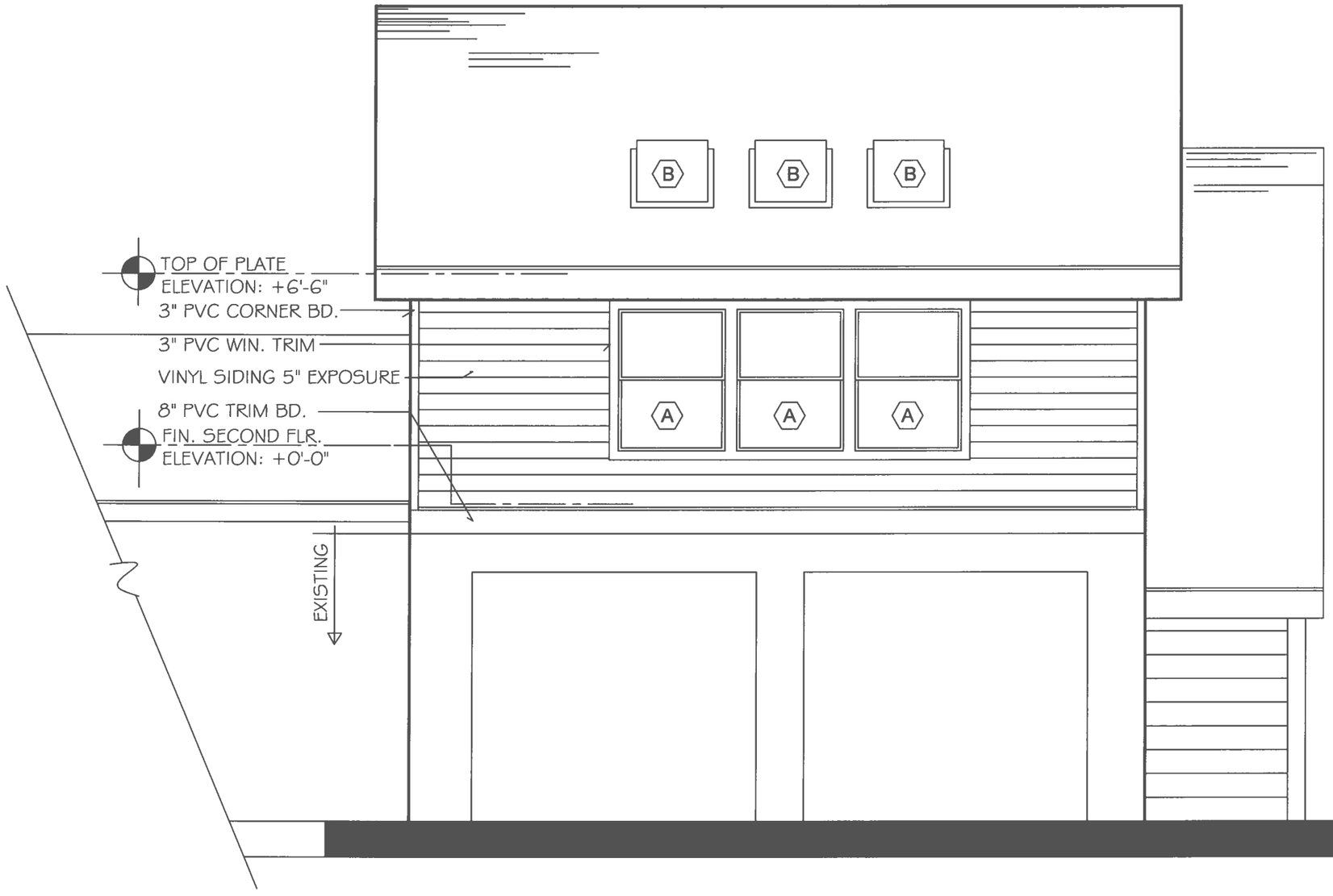
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project no WILLIMANN.01

drawing title: PROPOSED SECOND FLOOR PLAN
project: NEW ADU SECOND FLOOR ADDITION FOR:
MEAGHAN WILLIMANN
8 DAILEY DRIVE
CROTON-ON-HUDSON NY 10520

drawing number: A-5



1 FRONT ELEVATION

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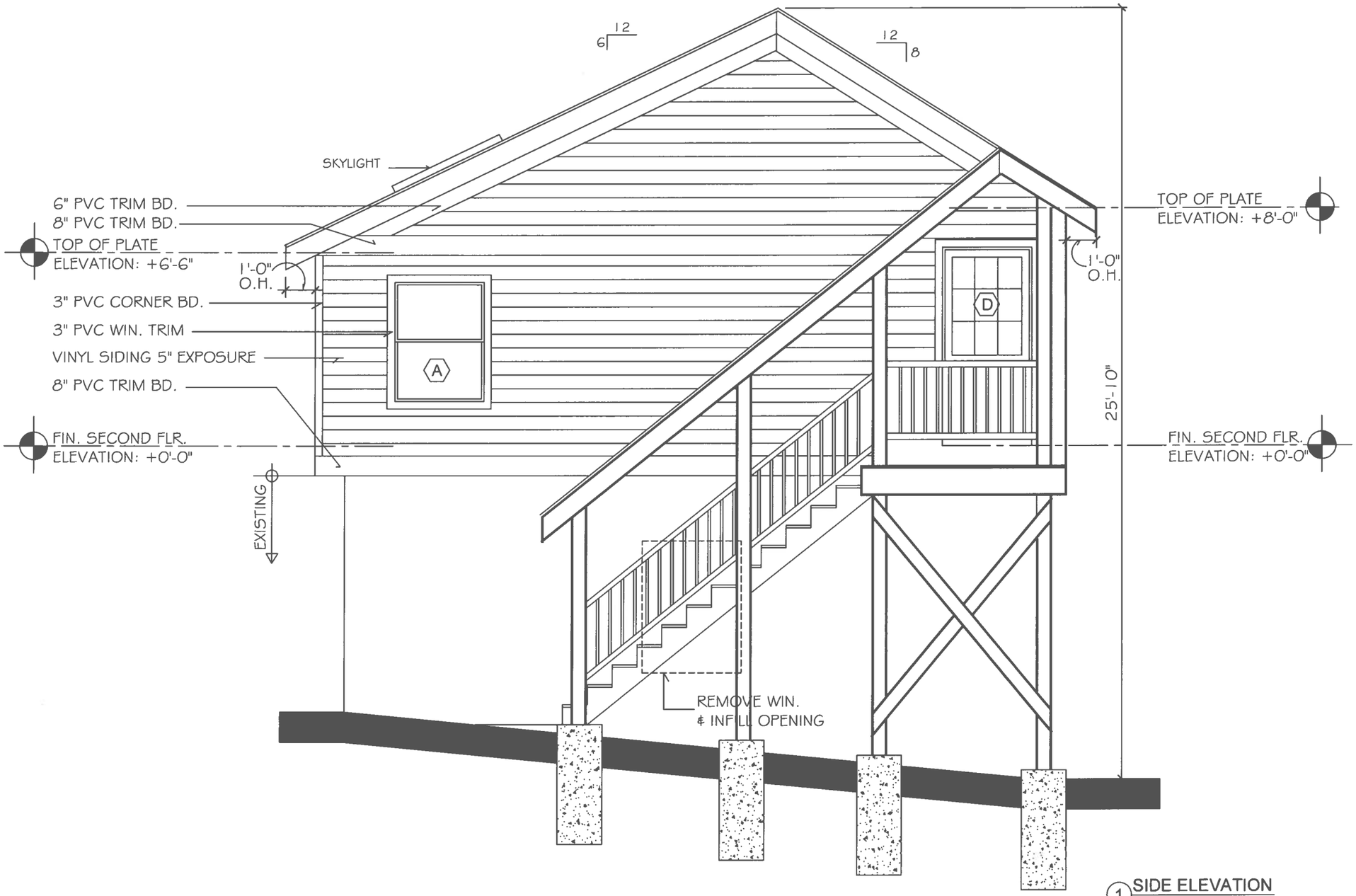
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project no WILLIMANN.01
date 4.1.26

drawing title
FRONT ELEVATION
project
NEW ADU SECOND FLOOR ADDITION FOR:
MEAGHAN WILLIMANN
8 DAILEY DRIVE
CROTON-ON-HUDSON NY 10520

drawing number
A-6



1 SIDE ELEVATION

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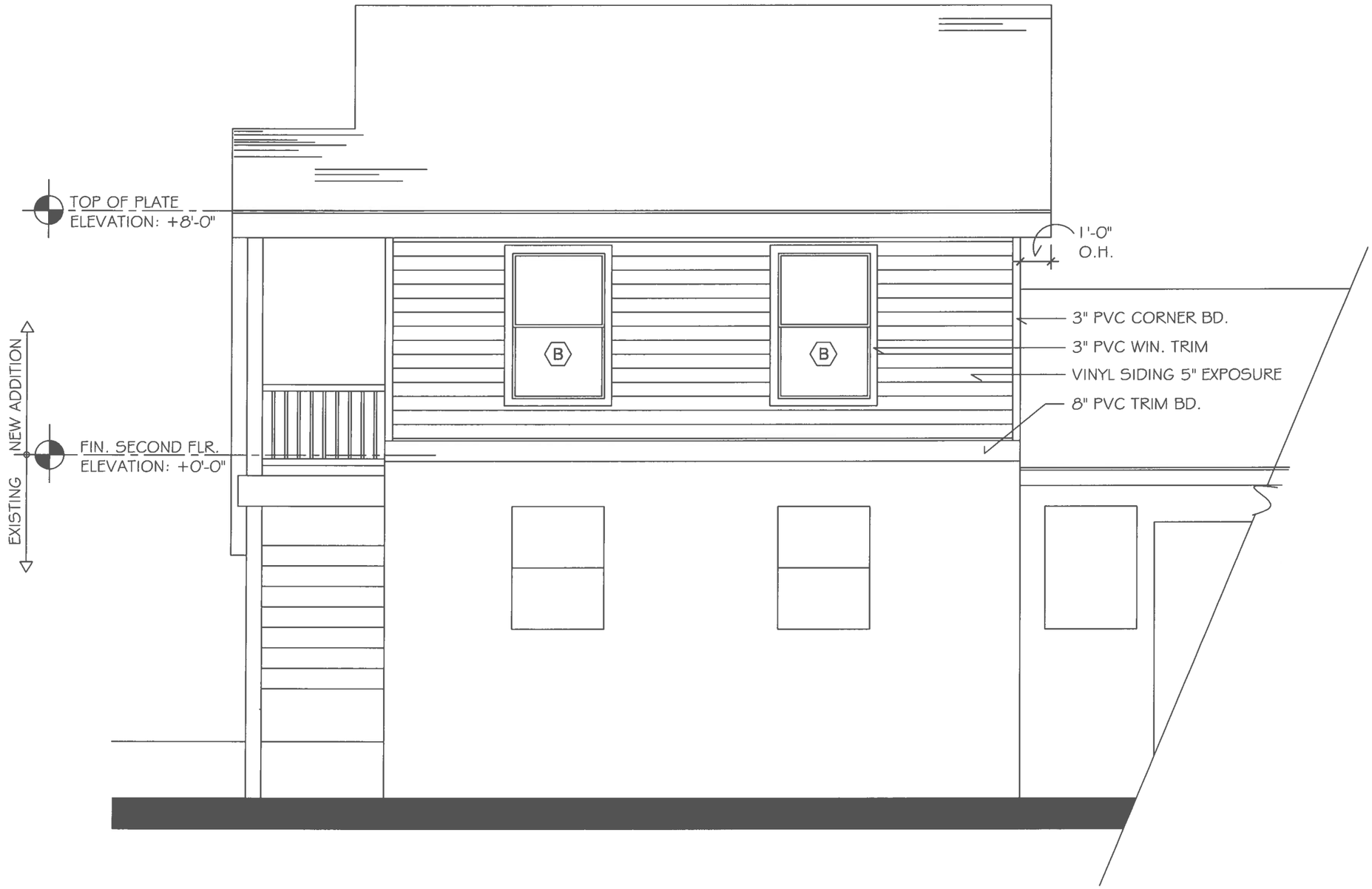
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project no	WILLIMANN01
date	4.1.26

drawing title: SIDE ELEVATION

project: NEW ADU SECOND FLOOR ADDITION FOR:
MEAGHAN WILLIMANN
8 DAILEY DRIVE
CROTON-ON-HUDSON NY 10520

drawing number: A-7



1 REAR ELEVATION

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date 4.1.26

drawing title
REAR ELEVATION

project
NEW ADU SECOND FLOOR ADDITION FOR:
MEAGHAN WILLIMANN
8 DAILEY DRIVE
CROTON-ON-HUDSON NY 10520

drawing number
A-8

ROOF CONSTRUCTION:
NEW SHINGLES TO BE 30 YEAR ARCHITECTURAL GRADE ON 15# BUILDING FELT ON 5/8" CDX PLYWOOD SHEATHING. 2"x10" ROOF RAFTERS 16"O.C. CLOSED CELL SPRAY FOAM INSULATION R-49 MIN.

PROVIDE ICE BARRIER SHEET 48" UP FROM ALL EAVES EDGE POINT AND VALLEYS.

PROVIDE (6) FASTENERS PER ROOF SHINGLE. FASTENERS TO BE GALVANIZED STEEL, STAINLESS STEEL, ALUMINUM OR COPPER ROOFING NAILS MINIMUM 12 GAUGE.

TOP OF PLATE
ELEVATION: +6'-6"

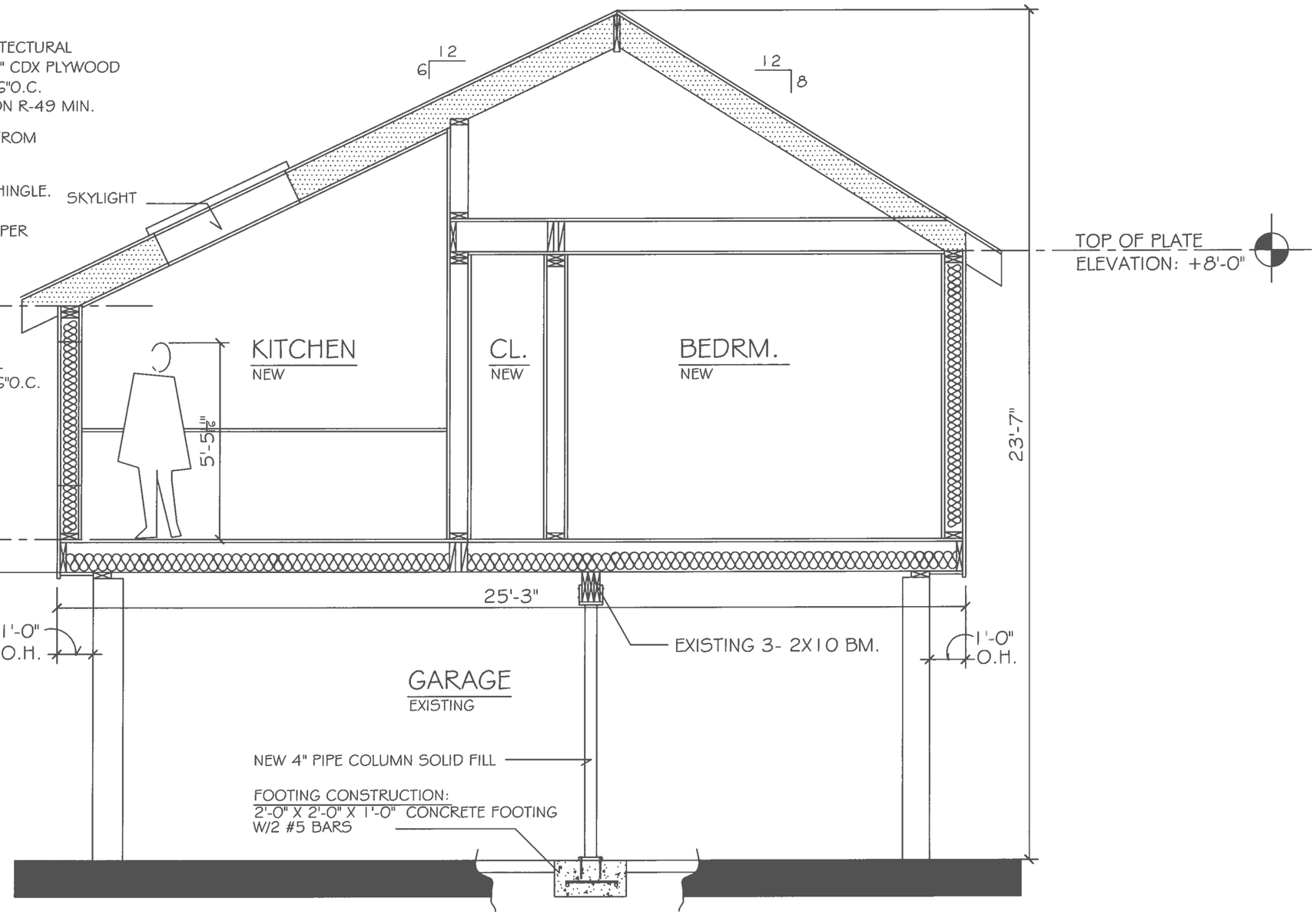
CEILING CONSTRUCTION:
2"X10" CEILING JOISTS/COLLAR TIES 16"O.C.
1/2" DRYWALL PRIMED & PAINTED AS PER OWNER.

FLOOR CONSTRUCTION:
3/4" PLYWOOD SHEATHING ON 2X12 16" O.C.
R-30 BATT INSULATION

FIN. SECOND FLR.
ELEVATION: +0'-0"

EXISTING

WALL CONSTRUCTION:
SIDING AS PER ELEVATIONS
OVER "TYVEK HOUSEWRAP" 1/2" CDX PLYWOOD SHEATHING. 2"x6" WOOD STUDS 16" O.C. KRAFT FACED BATT INSULATION R-21 1/2" GYPSUM BOARD, PATCHED, PRIMED & PAINTED. WALL PAINT COLOR AS PER OWNER.



1 BUILDING SECTION

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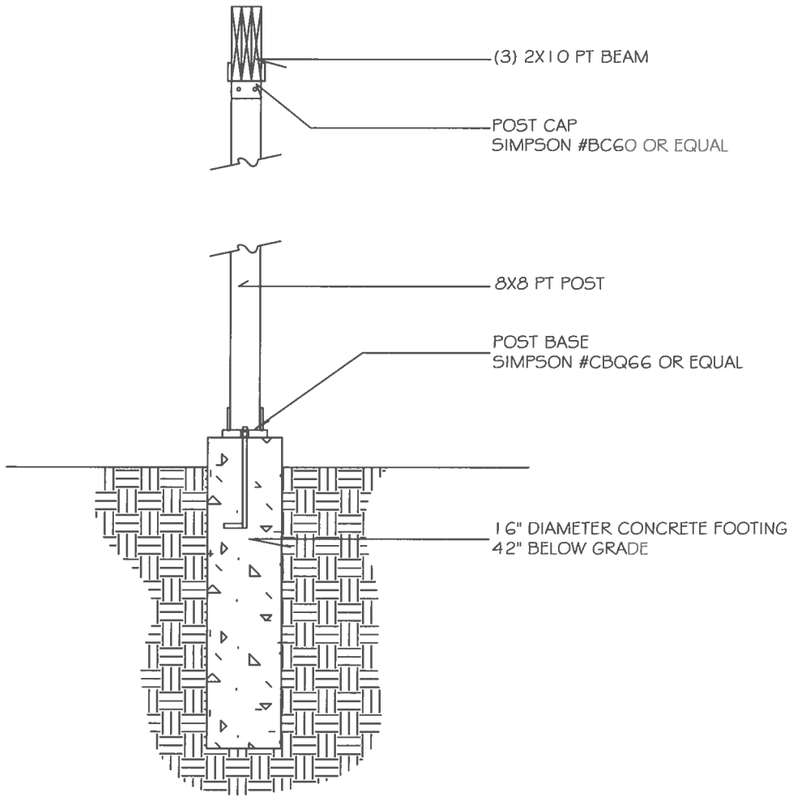
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project no WILLIMANN.01

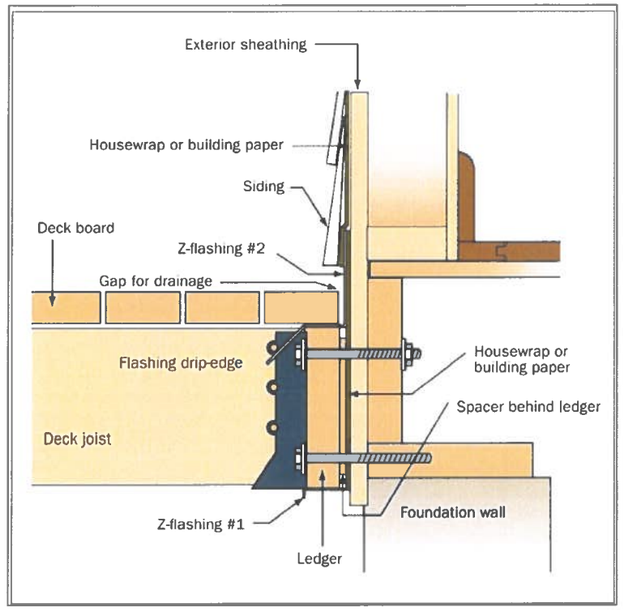
drawing title
BUILDING SECTION

project
NEW ADU SECOND FLOOR ADDITION FOR:
MEAGHAN WILLIMANN
8 DAILEY DRIVE
CROTON-ON-HUDSON NY 10520

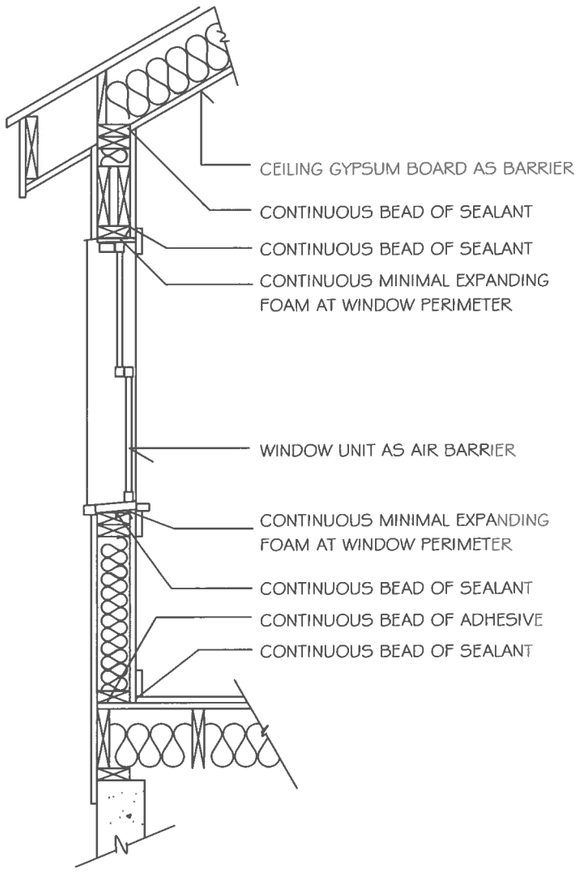
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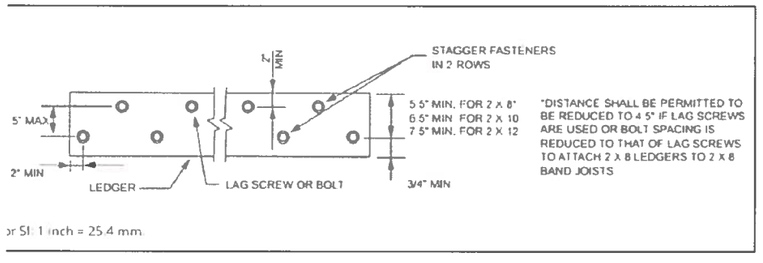
1 STAIR FOOTING SECTION



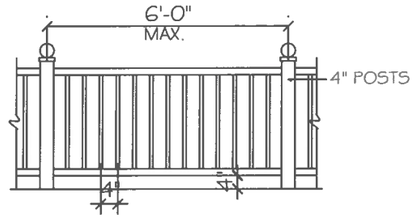
2 LEDGER SECTION



3 TYPICAL AIR BARRIER WALL SECTION



4 LEDGER BOLT LOCATIONS



5 RAILING DETAIL

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drawing title: DETAILS

project: NEW ADU SECOND FLOOR ADDITION FOR:
MEAGHAN WILLIMANN
8 DAILEY DRIVE
CROTON-ON-HUDSON NY 10520

drawing number: A-10

REScheck•Web™

Compliance Certificate

Project Information

Project Title:	**ADU Second Floor Addition**
Energy Code:	2025 New York City Energy Conservation Code
Location:	Westchester, New York
Construction Type:	Single Family
Project Type:	Addition
Project Sub Type:	None
Glazing Area:	8%
Climate Zone:	4a (5499 HDD)
Project No:	1853667
All Electric:	false
Is Renewable:	false
Has Battery:	false
Has Charger:	false
Has Heat Pump	false

Construction Site:
8 Dailey Drive
Croton-on-Hudson , New York 10520

Owner/Agent:
Meaghan Willimann
8 Dailey Drive
Croton-on-Hudson , NY 10520
914.953.0183
mewillimann@gmail.com

Designer/Contractor:
Roger Hoffmann
224 Main Street
Roger W. Hoffmann, Architect PLLC
Cold Spring , NY 10516
917-578-8314
rwharchitect@aol.com

Project Notes:

Energy Credits

Description	Credits
R408.2.3(5)(a): Electric water heaters (Option 3)	6.0

Required: 5 Proposed: 6

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor/ F-Factor	Req. U-Factor/ F-Factor	Prop. UA	Req. UA
Ceiling: Cathedral Ceiling	544	49.0	2.0	0.021	0.026	11	14
Skylight: Metal Frame w/ Thermal Break SHGC: 0.25	19			0.028	0.500	1	10
Floor: All-Wood Joist/Truss	544	30.0	2.0	0.030	0.033	16	18
Wall: Wood Frame, 16" o.c.	748	21.0	2.0	0.050	0.045	33	30
Window: Metal Frame w/ Thermal Break SHGC: 0.25	64			0.028	0.270	2	17
Door: Solid Door (under 50% glazing)	20			0.028	0.270	1	5

Compliance: Passes using TC trade-off
Compliance: 31.9% Better Than Code **Max UA: 94** **Your UA: 64**

The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules. It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

Slab-on-grade tradeoffs are no longer considered in the UA or performance compliance path in REScheck. Each slab-on-grade assembly in the specified climate zone must meet the minimum energy code insulation R-value and depth requirements.

Compliance Statement

The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2025 New York City Energy Conservation Code requirements in REScheck-Web and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Roger W. Hoffmann, Architect — 4.1.26

Name - Title **Signature** **Date**

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description | date | by

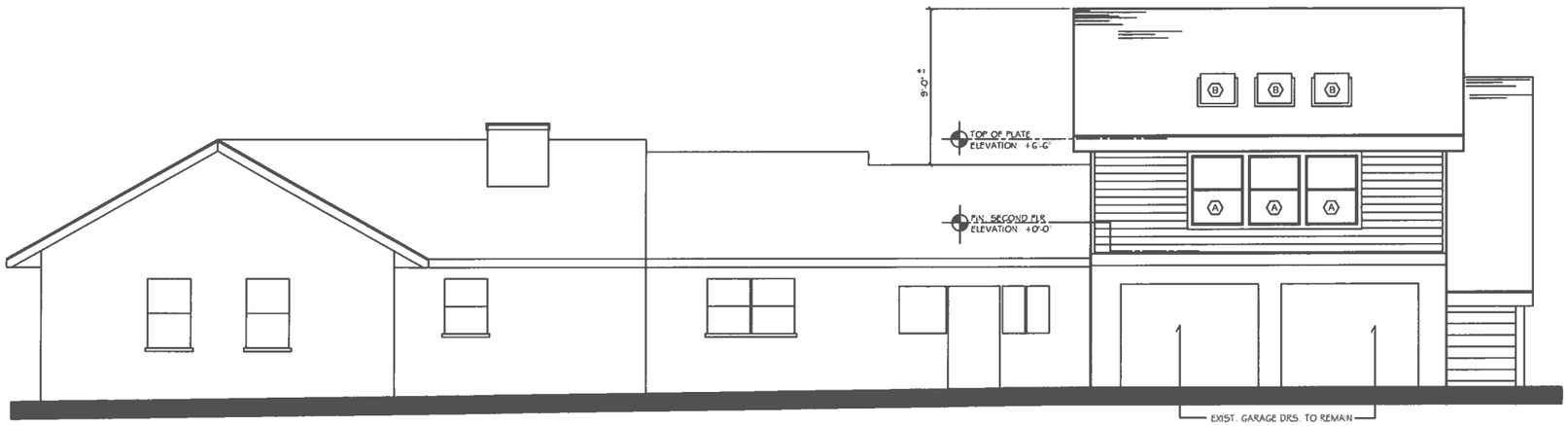
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drawing title: REScheck

project: NEW ADU SECOND FLOOR ADDITION FOR:
MEAGHAN WILLIMANN
8 DAILEY DRIVE
CROTON-ON-HUDSON NY 10520

drawing number: A-11



1 FRONT ELEVATION



2 FRONT ELEVATION (PHOTO #1)

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drawing title: EXISTING & PROPOSED FRONT ELEVATIONS

project: NEW ADU SECOND FLOOR ADDITION FOR:
MEAGHAN WILLIMANN
8 DAILEY DRIVE
CROTON-ON-HUDSON NY 10520

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scale: | scale: 1/4" = 1'-0" | 6
project no: WILLIMANN.01 | date: 10.11.25

drawing number: A-12



1 REAR ELEVATION



2 REAR ELEVATION (PHOTO #2)

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drawing title: EXISTING & PROPOSED REAR ELEVATIONS

project: NEW ADU SECOND FLOOR ADDITION FOR:
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8 DAILEY DRIVE
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scale:
checked by: RWH
scale: 1/4" = 1'-0"
project no: WILLIMANN.01
date: 10.11.26

drawing number: A-13