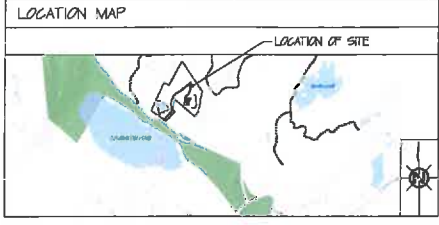


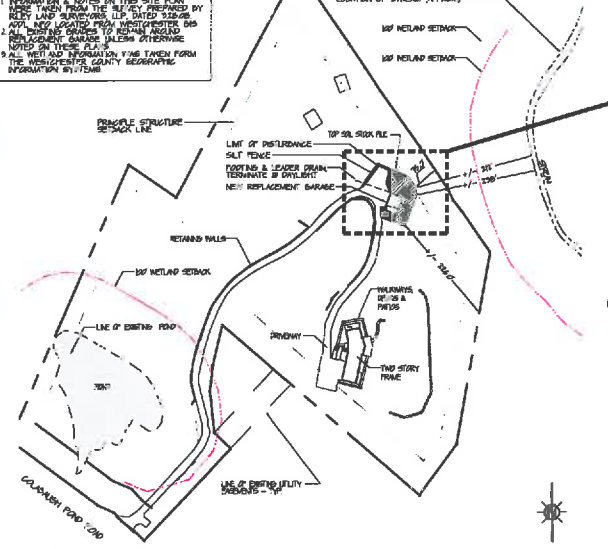
GARAGE REPLACEMENT FOR THE BUCHANAN/VISHVESWARIAH RESIDENCE 42 COLABAUGH POND ROAD CROTON-ON-HUDSON, NEW YORK 10510



GENERAL NOTES

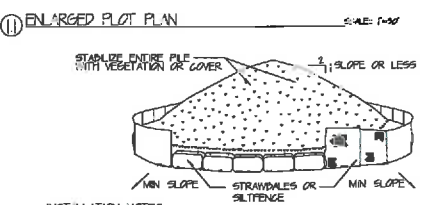
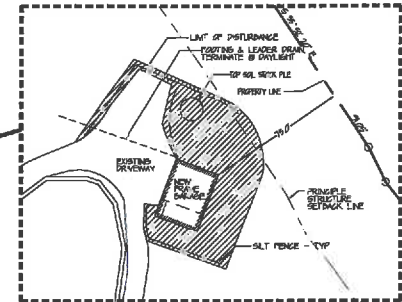
- CONTRACTOR IS TO NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN PLANS AND SITE CONDITION FAILURE TO DO SO PRIOR TO WORK WILL PUT ALL RESPONSIBILITY ON CONTRACTOR.
- ANY UNAUTHORIZED ALTERATION OR ADDITION TO THIS DRAWING IS IN VIOLATION OF SECTION 2403 (b) OF THE NEW YORK STATE EDUCATION LAW. SUCH AUTHORIZATION SHALL ONLY BE IN WRITING IT MUST BE SIGNED AND SEALED BY ARCHITECT. ALL CHANGES MUST BE IN WRITING. VERBAL CHANGES ARE NOT FINAL AUTHORIZATIONS.
- CONTRACTOR IS TO VISIT SITE AND VERIFY ALL DIMENSIONS IN FIELD PRIOR TO DIGGING.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL DIMENSIONS ARE NOMINAL. DO NOT SCALE DRAWINGS.
- NO WORK IS TO COMMENCE UNTIL PERMITS HAVE BEEN OBTAINED FROM REQUIRED BUILDING DEPARTMENT.
- ARCHITECT IS NOT RESPONSIBLE FOR SUPERVISION OF CONSTRUCTION.
- CONTRACTOR IS TO MAKE CONTINUOUS OBSERVATIONS OF EXISTING STRUCTURE DURING PERFORMANCE OF HIS WORK AND SHALL NOTIFY ARCHITECT IF HE BECOMES AWARE OF ANY SITUATIONS THAT REQUIRE FURTHER INVESTIGATION (IE. CRACKS, SETTLEMENTS, STRUCTURAL INSTABILITIES, ETC.).
- ALL WORK SHALL CONFORM TO THE NEW YORK STATE BUILDING CONSTRUCTION CODE AND TO THE LAWS AND REGULATIONS OF THE CITY.
- ALL CONTRACTORS SHALL CHECK AND VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REVIEW THE DRAWINGS AND SPECIFICATIONS OF THEIR RESPECTIVE TRADES AND REVIEW ANY DISCREPANCIES WITH THE ARCHITECT PRIOR TO THE START OF THEIR WORK.
- ALL CONTRACTORS ARE TO SUBMIT CERTIFICATES OF INSURANCE FOR GENERAL LIABILITY AND WORKMAN'S COMPENSATION INSURANCE TO THE OWNER, TOWN HALL AND GENERAL CONTRACTOR PRIOR TO THE BEGINNING OF ANY WORK.
- ALL WORK ON THE CITY'S RIGHT OF WAY REQUIRES SEPARATE PERMIT AND APPROVAL FROM THE DEPARTMENT OF PUBLIC WORKS.
- ALL FRIG, ELECTRIC AND PLUMBING WORK IS TO BE FILED UNDER SEPARATE APPLICATION. ARCHITECT HAS NOT BEEN RETAINED TO DESIGN ELECTRICAL, PLUMBING, HEATING OR VENTILATING SYSTEMS.
- ALL WORK IS TO COMPLY WITH NEW YORK STATE ENERGY CODE.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL SITE DRAINAGE, WATERPROOFING AND PREVENTION OF WATER INFILTRATION IN THE BUILDING.

SITE PLAN NOTES



1 PROPOSED PLOT PLAN SCALE: 1"=40'

BUILDING CODE NOTES	THESE DRAWINGS WERE PREPARED IN COMPLIANCE WITH NEW YORK STATE BUILDING CODES AS LISTED BELOW. ALL WORK PERFORMED BY THE GC & SUBCONTRACTORS IS TO MEET THE MIN. REQUIREMENTS OF THE NEW YORK STATE BUILDING CODES.
BUILDING CODES	§205 INTERNATIONAL RESIDENTIAL CODE §207 NEW YORK STATE UNIFORM CODE SUPPLEMENT
LIST OF DRAWINGS	ENVIRONMENTAL NOTES
ARCHITECTURAL	1 PROPERTY IS LOCATED IN THE CROTON RIVER WATERSHED.
A-1 GENERAL NOTE ZONING DATA, GENERAL NOTES, PLOT PLAN & EROSION CONTROL NOTES AND DETAILS.	2 PROPOSED LIMIT OF DISTURBANCE IS LOCATED 2'± +/- FROM STREAM.
A-2 GARAGE FOUNDATION PLAN, FLOOR PLAN, ROOF PLAN & EXISTING/ DEMO PLAN.	3 NO TREES HAVE BEEN REMOVED.
A-3 FRONT, LEFT SIDE, REAR AND RIGHT SIDE ELEVATIONS, BUILDING SECTION AND EXISTING AERIAL PHOTOS.	4 A TOTAL OF 30 SF OF IMPERVIOUS SURFACE HAS BEEN ADDED.
VARIANCE NOTE	
THIS PROJECT REQUIRES A VARIANCE AS PER THE TOWN OF CORTLANDT ZONING CODE §207-II TABLE OF DIMENSIONAL REGULATIONS ACCESSORY RESIDENTIAL STRUCTURES. DETACHED BUILDING HEIGHT, A VARIANCE FROM THE CODE IS REQUIRED. NOT ALLOWED FROM FINISHED FLOOR TO HIGHEST POINT OF ROOF. 10'-0" PROPOSED REQUIRES A VARIANCE FOR 6'-0" 10'-0" ALLOWED FROM FINISHED FLOOR TO UNDERSIDE OF CEILING JOISTS. 10'-0" PROPOSED REQUIRES A VARIANCE FOR 0'-0"	
STOP WORK ORDER NOTE A STOP WORK ORDER WAS ISSUED ON 6/18/2018 COMPLAINT # 2018015. THIS APPLICATION IS ADDRESSING THE RECONSTRUCTION OF A GARAGE WITHOUT A PERMIT.	



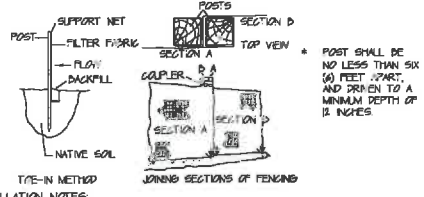
- INSTALLATION NOTES**
- AREA COVERED FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
 - MINIMUM SLOPE OF STOCKPILE SHALL BE 1:1.
 - UPON COMPLETION OF SOIL STOCKPILE, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.
 - SEE SPECIFICATIONS (A-3) FOR INSTALLATION OF SILTFENCE.

ZONING DATA				
42 COLABAUGH POND ROAD, CROTON-ON-HUDSON, NY 10510				
ZONE: R-80	SEC. 56 M	BLOCK: 2	LOT: 3	
DESCRIPTION	REQUIRED	EXISTING	PROPOSED	REMARKS
LOT AREA	40,000 SF	40,000 SF	NO CHANGE	
LOT WIDTH	200 MIN	+/- 200' (AT STREET)	NO CHANGE	
PRINCIPAL STRUCTURE				
BUILDING HEIGHT	36 MAX./35 MIN.	N/A	NO CHANGE	
FRONT YARD	50' MIN	N/A	NO CHANGE	
REAR YARD	50' MIN	N/A	NO CHANGE	
SIDE YARD(S)	50' MIN	N/A	NO CHANGE	
PLUMBING	80% OF FAR MAX	N/A	NO CHANGE	
LANDSCAPE CUR. (MINIMUM REQ'D)				
PLUMBING	70% MIN	5400 3000000 SF (ACTUAL)	5400 3000000 SF (ACTUAL)	
PLUMBING	AS PER TITLE 207M	1070 SF (ACTUAL)	228 - 23000 SF (MINIMUM)	
SEE NOTE 4		1070 SF (ALLOWABLE)		
ACCESSORY STRUCTURES				
BUILDING HEIGHT	12' MAX	10 +/-	10'-0"	6'-0" VARIANCE REQUIRED
CEILING JOIST H	12' MAX	N/A	0'-0"	0'-0" VARIANCE REQUIRED
FRONT YARD	NOT PERMITTED	N/A	NO CHANGE	
REAR YARD	8' MIN	75'±	NO CHANGE	
SIDE YARD(S)	8' MIN	228'±	NO CHANGE	
STREET CUR.	AS PER PRINCIPAL BLDG	1840 SF (ACTUAL)	1070 SF (ALLOWABLE)	

- NOTES:**
- ± 50 SQUARE FEET FOR THE FLOOR AREA AND TWO FOR EVERY 1000 SF OF LOT. ACCESSORY STRUCTURE LANDSCAPE INCLUDES PLANTS, TREES, ETC.

GENERAL EROSION CONTROL NOTES

- ALL EROSION CONTROL MEASURES SHALL BE PUT INTO PLACE PRIOR TO START OF ANY CONSTRUCTION ACTIVITY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SEDIMENT AND EROSION CONTROL PRACTICES. THE SEDIMENT AND EROSION CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- THEY MUST MAINTAINANCE OF SEDIMENT CONTROL STRUCTURES IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL STRUCTURES SHALL BE MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES. THE SEDIMENT LEVEL IN ALL SEDIMENT TRAPS SHALL BE CLOSELY MONITORED AND REMOVED PROPERLY WHEN MINIMUM LEVELS ARE REACHED OR AS ORDERED BY THE ENGINEER. ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED ON A REGULAR BASIS, AND AFTER EACH HEAVY RAIN TO INSURE PROPER OPERATION AS REQUIRED. AN INSPECTION SCHEDULE SHALL BE SET PRIOR TO THE START OF CONSTRUCTION.
- THE LOCATIONS AND THE INSTALLATION TIMES OF THE SEDIMENT CAPTURE STANDARDS SHALL BE AS ORDERED BY THE ENGINEER AND IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THE MUNICIPALITY.
- ALL TOPSOIL NOT TO BE USED FOR FILL OR GRADING SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND PLACED IN A STABILIZED STOCKPILE OR FILL AREA. ALL TOPSOIL REQUIRED FOR FILL, GRADING AND SLOPED ON SITE, SHALL BE LINED, FERTILIZED, TEMPORARILY SEEDED AND MULCHED WITH 1/4" LAYER.
- ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 30 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL IMMEDIATELY RECEIVE TEMPORARY SEEDING. MULCH SHALL BE USED IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER. DISTURBED AREAS SHALL BE LINED AND FERTILIZED PRIOR TO TEMPORARY SEEDING.
- ALL DISTURBED AREAS WITHIN 500 FEET OF AN UNIMPAVED DRIVEWAY SHALL BE NEEDED AS NECESSARY TO PROTECT PEST CONTROL.
- THE CONTRACTOR SHALL KEEP ROADWAYS WITHIN THE PROJECT CLEAR OF SOIL AND DEBRIS AND IS RESPONSIBLE FOR ANY STREET CLEANING NECESSARY DURING THE COURSE OF THE PROJECT.
- SEDIMENT AND EROSION CONTROL STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PERMANENTLY STABILIZED BY PERMANENT VEGETATION.
- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH CURRENT EDITION OF "BEST PRACTICES COUNTY BEST MANAGEMENT PRACTICES MANUAL FOR EROSION AND SEDIMENT CONTROL".
- ALL CONSTRUCTION MUST COMPLY WITH 2016 STEWARDSHIP MANAGEMENT DESIGN MANUAL PUBLISHED BY NYSDEC.
- A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED. EXISTING DRIVEWAY WILL ALSO BE USED FOR CONSTRUCTION VEHICLE ACCESS.



- INSTALLATION NOTES**
- LOCATE A 1 INCH x 4 INCH TRUSS ALONG LOWER PERIMETER OF THE SITE.
 - UNROLL A SECTION A AT THE END POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH (NET SIDE AWAY FROM DIRECTION OF FLOW).
 - DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS APPROXIMATELY 2 INCHES FROM THE TRENCH BOTTOM.
 - LAY THE 1/2-IN PLANK OF FIBRE ON THE UNDISTURBED BOTTOM OF THE TRENCH. BACKFILL THE TRENCH AND TAMP THE SOIL. STEEPER SLOPES REQUIRE AN INTERLOCK TRENCH.
 - JOIN SECTIONS AS SHOWN ABOVE.

F D S

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Robert J. Kessler
Project Manager

Joseph P. Paiva Architect, P.C.

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DETACHED GARAGE REPLACEMENT FOR BUCHANAN RESIDENCE

42 COLABAUGH POND RD
CROTON-ON-HUDSON, NY 10510

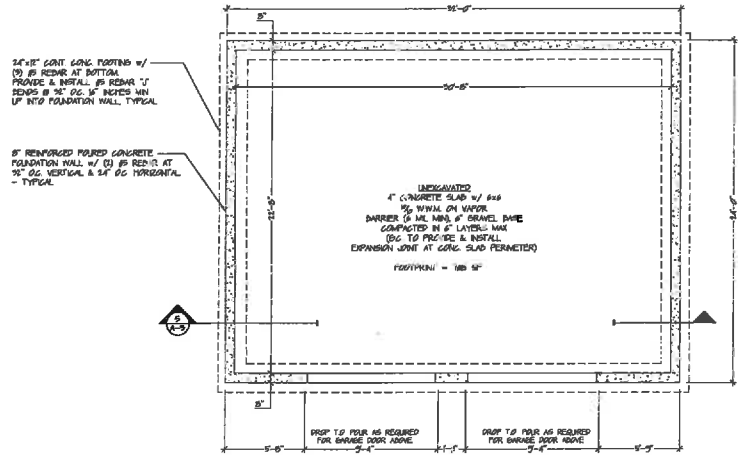
ZONING DATA & GENERAL EROSION CONTROL NOTES & DETAILS

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1000 Route 9W, Suite 200
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1-10-2018 ZONING
1-10-2018 PERMIT SET

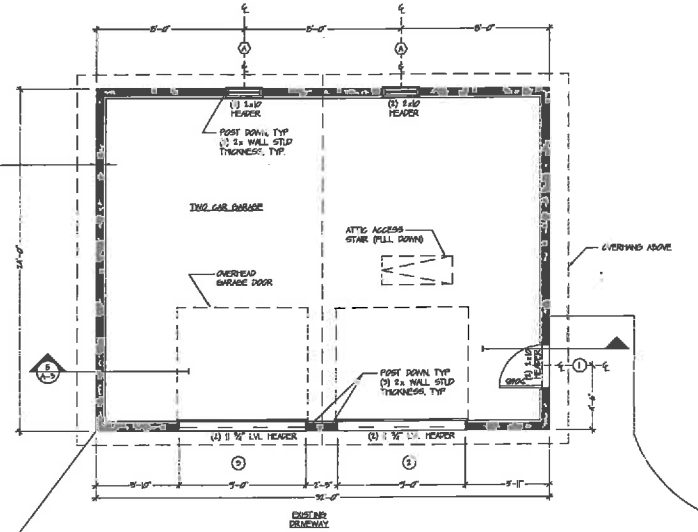
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Drawn By: R.E.
Appr. By: JRS

A-1



① GARAGE FOUNDATION PLAN

SCALE: 1/4"=1'



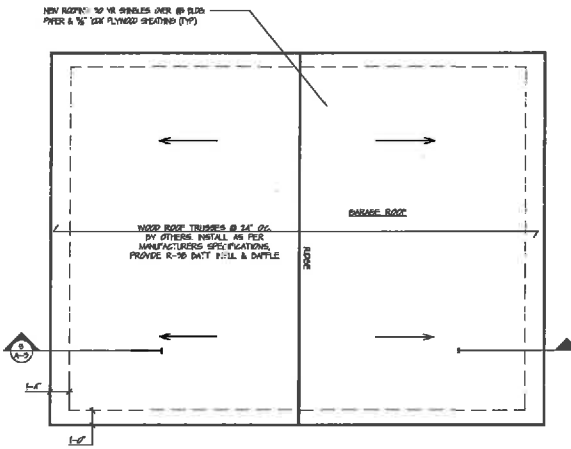
② GARAGE FLOOR PLAN

SCALE: 1/4"=1'

Design Loads	Live Load 40 LB/SF		Wind Load 15 LB/SF						
CLIMATIC & GEOGRAPHIC DESIGN CRITERIA									
WIND	WIND SPEED (MPH)	WIND DIRECTION	WIND EXPOSURE	WIND RISK	WIND DAMAGE	WIND DAMAGE	WIND DAMAGE	WIND DAMAGE	WIND DAMAGE
30	110	C	SEVERE	AT	YES	TO	HEAVY	NO	NO

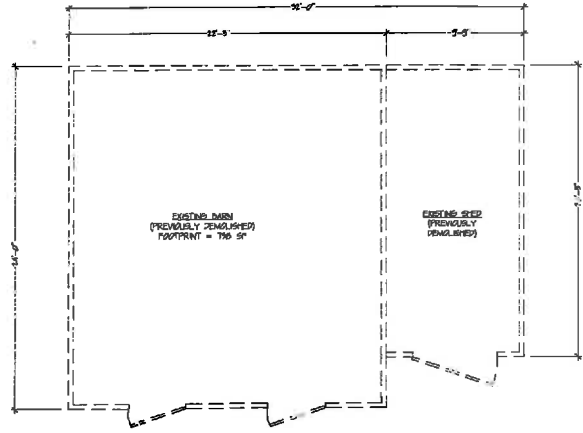
NYC Energy Data Classification - Substantial

This is to certify, to the best of my knowledge that the plans or specifications are in compliance with the NYC Energy Conservation Construction Code - latest edition.



③ GARAGE ROOF PLAN

SCALE: 1/4"=1'



④ EXISTING/ DEMO GARAGE PLAN

SCALE: 1/4"=1'

NO.	DESCRIPTION	MODEL #	MANUFACTURER	SIZE	REMARKS
1	TRUCK-TRAILER	TAP	14' x 8' x 8' 1/2"	14'-0" x 8'-0"	INSULATED DOOR w/ REINFORCED GLASS
2	TAP	TAP	8'-0" x 8'-0"	8'-0" x 8'-0"	
3	TAP	TAP	8'-0" x 8'-0"	8'-0" x 8'-0"	

NO.	DESCRIPTION	TYPE	SIZE	REMARKS
1	TRUCK-TRAILER	TRUCK-TRAILER	8'-0" x 8'-0"	8'-0" x 8'-0" E
2	TRUCK-TRAILER	TRUCK-TRAILER	8'-0" x 8'-0"	AS PER LEAF



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 Project Manager

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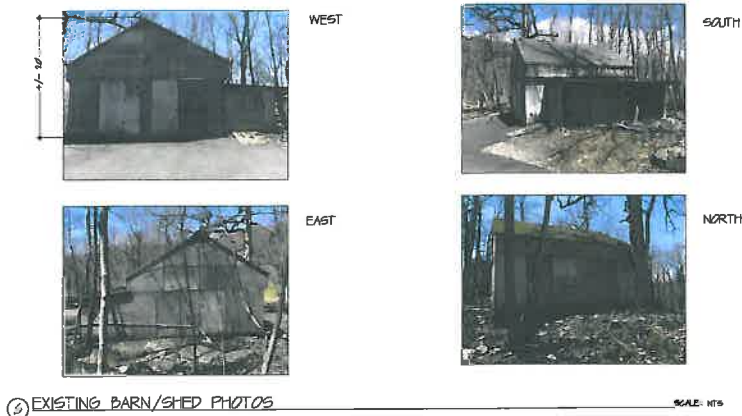
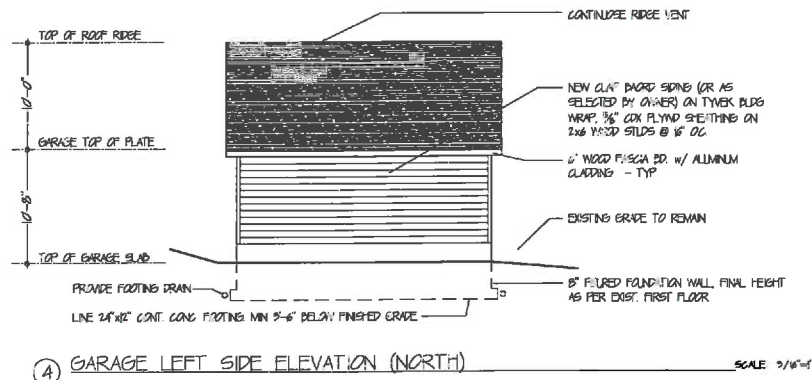
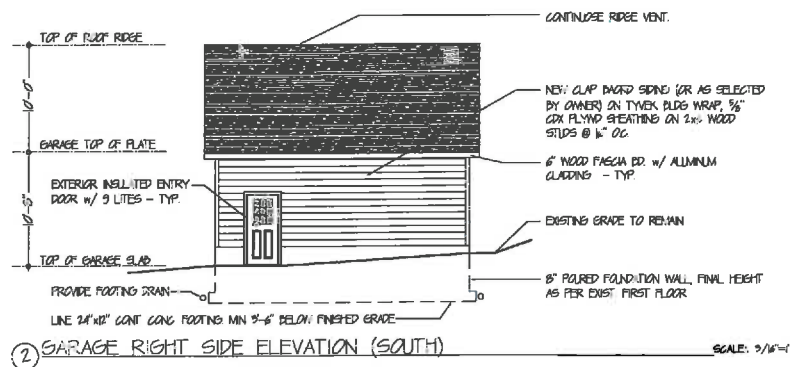
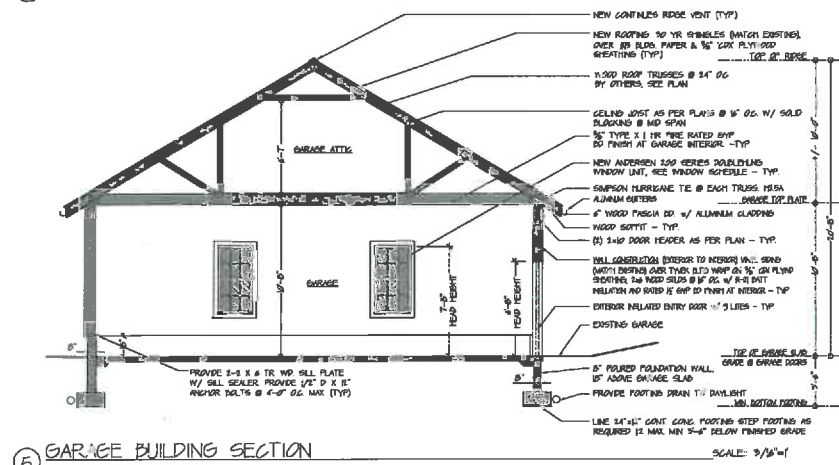
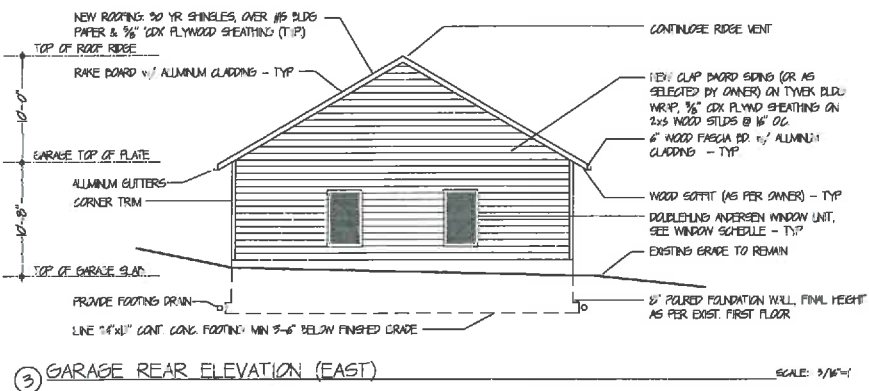
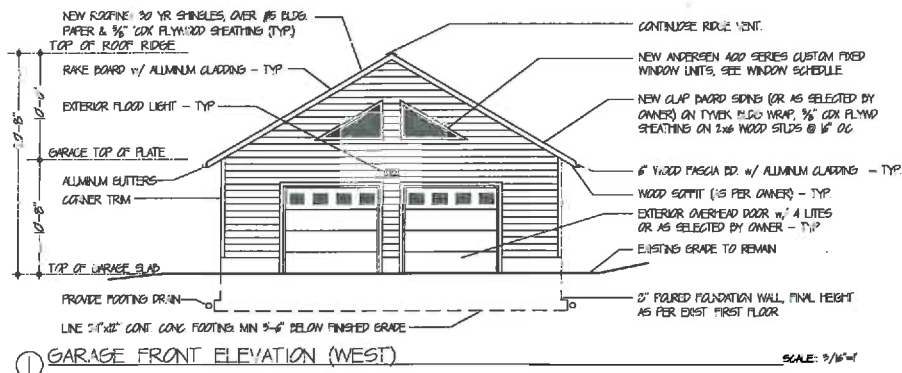
DETACHED GARAGE REPLACEMENT FOR BUCHANAN RESIDENCE
 42 COLABAUGH POND RD
 CROTON-ON-HUDSON, NY 10520

GARAGE FOUNDATION PLAN FLOOR PLAN

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT. NO PART OF THESE PLANS OR SPECIFICATIONS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

1-11-2019	2nd SET
2-18-2019	PERMIT SET
Date	Description
Scale	AS NOTED
Drawn	JLK
Check	JKS

A-2



FDS
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DETACHED GARAGE REPLACEMENT FOR
 BUCHANAN RESIDENCE
 42 COLABAUGH POND RD
 CROTON-ON-HUDSON, NY 10520

G-1 RAGE ELEVATIONS, BUILDING SECTION AND EXISTING BARN PHOTOS
 THE DESIGNER HAS CONDUCTED VISUAL VERIFICATION OF THE EXISTING BARN PHOTOS AND HAS FOUND THEM TO BE ACCURATE. THE DESIGNER HAS CONDUCTED VISUAL VERIFICATION OF THE EXISTING BARN PHOTOS AND HAS FOUND THEM TO BE ACCURATE. THE DESIGNER HAS CONDUCTED VISUAL VERIFICATION OF THE EXISTING BARN PHOTOS AND HAS FOUND THEM TO BE ACCURATE.

DATE	BY	DESCRIPTION
11-14-2023	2284 GEF	
11-14-2023	PERMIT SET	
DATE	BY	DESCRIPTION
DATE	BY	DESCRIPTION
DATE	BY	DESCRIPTION

A-3