PROJECT DESCRIPTIO

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE LOCATED ON LOT 5 IN THE IRVINGTON DEARMAN PARK SUBDIVISION (FORMALLY KNOWN AS WESTWOOD TRACT A SUBDIVISION), WHICH WAS RECEIVED LIMITED SITE PLAN APPROVAL FROM THE IRVINGTON PLANNING BOARD ON APRIL 22, 2002. THE PROPOSED HOUSE WILL HAVE A TOTAL OF APPROXIMATELY 3,500 SQUARE. TEET OF HABITABLE FLOOR AREA ON THE FIRST AND SECOND FLOOR. THIS IS EXCLUSIVE OF THE ATTACHED TWO CAR GARAGE, THE BASEMENT, TWO PORCHES ON THE FRONT OF THE HOUSE AND DECKS ON THE FIRST AND SECOND FLOOR LEVELS ON THE BACK OF THE HOUSE, AS WELL AS A TERRACED AREA AT THE BASEMENT LEVEL. THE HOUSE WILL HAVE THREE BEDROOMS, THREE BATHROOMS, AND A POWDER ROOM, SITE WORK WILL INCLUDE A DRIVEWAY, RETAINING WALLS, LITILITY CONNECTIONS, AND A STORMWATER MANAGEMENT SYSTEM. THE HOUSE WILL BE TWO STORIES IN HEIGHT AND WILL HAVE A WALK-OUT BASEMENT LEVEL OPEN TO THE WEST. THE PROPERTY WILL BE EXTENSIVELY LANDSCAPED TO STABILIZE ALL DISTURBED AREAS AND TO SCREEN THE HOUSE FROM NEIGHBORS.

GENERAL NOTES

- 2. THESE NOTES PERTAIN TO THE ATTACHED DRAWINGS.
- 3. THESE DRAWINGS, TOGETHER WITH THE SPECIFICATIONS AND CONTRACT FOR CONSTRUCTION, COMPRISE THE CONTRACT DOCUMENTS FOR THIS PROJECT.
- 4. THE DRAWINGS AND SPECIFICATIONS ARE TO BE CONSIDERED AS COMPLEMENTARY, ALL LABOR. MATERIALS, EQUIPMENT, AND APPURTENANCES NECESSARY FOR THE EXECUTION OF THE WORK IF SHOWN ON THE DRAWINGS BUT NOT DESCRIBED IN THE SPECIFICATIONS. OR IF DESCRIBED IN THE SPECIFICATIONS BUT NOT SHOWN ON THE DRAWINGS, AND ANY WORK WHICH IS NECESSARY TO COMPLETE THE WORK WITHIN THE LIMITS ESTABLISHED BY THE DRAWINGS AND SPECIFICATIONS, IS TO BE EXECUTED IN THE SAME MANNER AS THE OTHER PORTIONS OF THE CONTRACT. FOR VERIFICATION CONTACT GOTHAM DESIGN
- 5. ALL CONSTRUCTION WORK MUST BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE LAWS, REGULATIONS, ORDINANCES, BUILDING CODES, AND REQUIREMENTS OF THE VILLAGE OF IRVINGTON, THE COUNTY OF WESTCHESTER, THE STATE OF NEW YORK, THE FEDERAL GOVERNMENT, AND ALL OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK TO BE
- 8. ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE RESIDENTIAL CODE OF NEW YORK STATE, LATEST EDITION
- 7. EACH CONTRACTOR PERFORMING WORK ON THIS PROJECT IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR THEIR WORK, FOR COORDINATING AND SCHEDULING ALL REQUIRED INSPECTIONS OF THEIR WORK, AND OBTAINING ALL REQUIRED APPROVALS OF THEIR WORK FROM ALL AUTHORITIES HAVING JURISDICTION.

BUILDING CODE CRITERIA

8. CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA - IRVINGTON NY

9. CONSTRUCTION TYPE: TYPE 5B - COMBUSTIBLE

GROUP R-3: ONE FAMILY RESIDENCE 10. OCCUPANCY:

EXTERIOR BEARING WALLS 3/4 HOUR (MODIFIED UL No. U326) INTERIOR BEARING WALLS 3/4 HOUR (UL No. U317) 2 HOUR (UL 263) FLOOR CONSTRUCTION 1 HOUR (UL No. L537)

ROOF CONSTRUCTION 3/4 HOUR

THE REQUIREMENTS FOR FIRE RATINGS OF THESE COMPONENTS IN TYPE 5B CONSTRUCTION IS 0 HOURS. THE FIRE RATINGS NOTED ABOVE EXCEED THE REQUIREMENTS.

ALL INTERIOR AND EXTERIOR BEARING WALL, FLOOR, AND ROOF ASSEMBLIES SHALL BE FIRE BLOCKED AS REQUIRED BY CODE.

12. DESIGN LOADS: ROOF DL = 10 PSF LL = 45 PSF FLOOR DL = 25 PSF LL = 40 PSF

13. TAPE AND COMPOUND ALL INSIDE GYPSUM BOARD CORNERS; CORNER BEAD AND COMPOUND ALL OUTSIDE GYPSUM BOARD CORNERS; J-BEAD AND COMPOUND ALL TERMINATION EDGES OF GYPSUM BOARD WHERE EXPOSED. ALL GYPSUM BOARD WORK IS TO BE IN ACCORDANCE WITH GYPSUM CONSTRUCTION HANDBOOK, UNITED STATES GYPSUM, LATEST EDITION.

- 14. THE CONTRACTOR IS TO FURNISH AND INSTALL ALL MATERIALS, EQUIPMENT, AND LABOR REQUIRED FOR COMPLETION OF THIS PROJECT AS INDICATED ON THE CONTRACT DOCUMENTS EXCEPT AS IDENTIFIED AS EXCLUDED IN THE SPECIFICATIONS OR NOTED AS NIC (NOT IN
- 15. THE ONLY ITEMS TO BE EXCLUDED FROM THE BID PRICE FOR THE CONTRACTED SCOPE OF WORK ARE THOSE IDENTIFIED IN THE BID DOCUMENTS AND IN THE SPECIFICATIONS.
- 16, ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THE QUALITY STANDARDS IDENTIFIED IN THE CORRESPONDING SECTION OF THE SPECIFICATIONS.
- 17. EACH CONTRACTOR IS TO FURNISH ALL MATERIALS, LABOR, TOOLS, MACHINERY, SCAFFOLDING, EQUIPMENT, APPURTENANCES, AND APPLIANCES NECESSARY FOR THE PROPER HANDLING AND EXECUTION OF THE WORK
- 18. EACH CONTRACTOR WILL HANDLE AND STORE THE MATERIALS IN A SECURED AREA. PROTECTED FROM ADVERSE CONDITIONS, IN ACCORDANCE WITH THE MANUFACTURERS' INSTRUCTIONS, SO AS TO MAINTAIN A SAFE AND SECURE WORK SITE, AND SO AS TO PROTECT THE PREMISES AND MATERIALS FROM DAMAGE OR DETERIORATION.

- 19. ALL SITE WORK SHALL BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS INCLUDING THE SPECIFIC REQUIREMENTS OF THE VILLAGE OF IRVINGTON
- 20. STORM WATER RUNOFF FROM THE PROPOSED ROOF AREAS WILL BE COLLECTED IN ROOF GUTTERS. THESE GUTTERS WILL CONNECT VIA DOWNSPOUTS TO THE EXISTING STORM
- 21. ALL EXCAVATED MATERIAL, EXCEPT THAT WHICH WILL BE REQUIRED FOR BACKFILLING, WILL BE REMOVED FROM THE SITE AS SOON AS PRACTICAL. IF STOCKPILING IS NECESSARY, MATERIAL MAY ONLY BE PLACED WHERE INDICATED BY GOTHAM DESIGN AND MUST BE PROTECTED TO PROHIBIT EROSION OR SEDIMENTATION INTO THE EXISTING STREAM, TO ADJACENT PROPERTIES, PUBLIC STREETS, OR SIDEWALKS, AND MAY NOT BE PLACED UNDER THE CANOPY OF TREES.
- 22, ALL EXISTING TREES ON THE PROPERTY SHALL BE PROTECTED AT ALL TIMES AND TEMPORARY FENCING WILL BE INSTALLED AROUND TREES ADJACENT TO THE WORK AREA AT THE DRIP LINE.
- 23. NO MATERIALS OR DEBRIS MAY BE STOCKPILED WITHIN THE DRIP LINE OF ANY TREE AT ANY TIME.
- REQUIRED REMOVAL PERMITS SHALL BE OBTAINED PRIOR TO ANY TREE BEING JEOPARDIZED.

24. IN THE EVENT IT BECOMES NECESSARY TO REMOVE ANY TREES ON THE PROPERTY, ALL

25. USE LABELED DIMENSIONS ONLY. DO NOT SCALE DIMENSIONS FROM THE DRAWINGS, FOR

- CLARIFICATION, CONTACT GOTHAM DESIGN
- GOTHAM DESIGN FOR VERIFICATION PRIOR TO PROCEEDING WITH THE WORK. 27. IN THE EVENT OF DISCREPANCIES OR CONFLICTS BETWEEN THE EXISTING CONDITIONS,

26. IN THE EVENT OF DIMENSIONAL DISCREPANCIES, CONFLICTS OR MISSING DIMENSIONS, CONTACT

CONSTRUCTION CONDITIONS, AND THE CONTRACT DOCUMENTS, CONTACT GOTHAM DESIGN FOR VERIFICATION PRIOR TO PROCEEDING WITH THE WORK 28. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE LOCATION OF ALL FRAMING MEMBERS

AND SYSTEMS TO BE INSTALLED INCLUDING PLUMBING, HEATING, AIR CONDITIONING, ELECTRICAL,

NOTCHING, CUTTING, OR OTHER DISTURBANCE OF STRUCTURAL COMPONENTS. 29. DO NOT CLOSE-OFF OR OBSTRUCT DRIVEWAYS, STREETS, WALKS, OR OTHER FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS, AS REQUIRED BY GOVERNING REGULATIONS.

FIXTURES AND OTHER EQUIPMENT TO AVOID CONFLICTS AND UNNECESSARY OR EXCESSIVE

- 30. CONDUCT DEMOLITION AND REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES AND TO AVOID DISTURBANCE TO THE EXISTING RESIDENCE.
- 31. ALL CONTRACTORS FURNISHING WORK MUST COOPERATE WITH THE OWNER AND WITH EACH OTHER TO MAINTAIN AN EFFICIENT AND SAFE JOB SITE.
- 32. MAINTAIN EXISTING UTILITIES, DO NOT DISRUPT UTILITY SERVICES TO THE EXISTING RESIDENCE WITHOUT APPROPRIATE AUTHORIZATION FROM UTILITY COMPANIES. IF DISRUPTION OF UTILITIES IS NECESSARY, PROVIDE TEMPORARY SERVICE AS REQUIRED. IN THE EVENT UTILITIES MUST BE DISCONNECTED AND SERVICES INTERRUPTED, CONTRACTOR MUST PROVIDE 48 HOUR ADVANCE NOTICE TO THE OWNER AND OTHER CONTRACTORS FURNISHING SERVICES.
- 33. CONTRACTORS FURNISHING WORK MUST PROTECT ADJACENT EXISTING SURFACES AND NEW WORK AT ALL TIMES. DAMAGES MUST BE CORRECTED IN A TIMELY FASHION AT NO EXPENSE TO THE OWNER OR OTHER CONTRACTORS. EACH CONTRACTOR IS RESPONSIBLE FOR PROTECTING THEIR WORK UNTIL ACCEPTANCE BY THE OWNER.

- 34. GOTHAM DESIGN HAS THE AUTHORITY TO NEGOTIATE SETTLEMENTS IN DISPUTES CONCERNING THE OBLIGATIONS OR WORK TO BE PERFORMED EITHER BETWEEN THE CONTRACTORS OR BETWEEN THE CONTRACTORS AND THE OWNER.
- 35. GOTHAM DESIGN HAS THE AUTHORITY TO REJECT WORK WHICH DOES NOT CONFORM WITH THE INTENT OF THE CONTRACT DOCUMENTS. WORK REJECTED BY GOTHAM DESIGN DUE TO FAILURE TO CONFORM WITH THE INTENT OF THE CONTRACT DOCUMENTS MUST BE CORRECTED BY THE CONTRACTOR WITHOUT ADDITIONAL EXPENSE TO THE OWNER.
- 36. IN MATTERS REGARDING THE QUALITY, QUANTITY, AND AESTHETIC EFFECT OF THE WORK. GOTHAM DESIGN'S DECISIONS WILL BE CONSIDERED FINAL

37. THE CONTRACTOR IS RESPONSIBLE TO THE OWNER FOR ERRORS AND OMISSIONS IN THE WORK

REQUIREMENTS OF THOSE AGENCIES HAVING JURISDICTION OR OTHERWISE IDENTIFIED IN THE

- AND FOR FAILURE TO PERFORM IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. 38. THE CONTRACTORS' SERVICES MUST BE PERFORMED IN A SKILLFUL AND COMPETENT MANNER IN ACCORDANCE WITH ACCEPTED STANDARDS OF THE CONSTRUCTION INDUSTRY AND WITH THE
- 39. THE CONTRACTOR WILL PROVIDE ALL WORK DETERMINED BY GOTHAM DESIGN TO BE MISSING OR INCOMPLETE. WORK DETERMINED BY GOTHAM DESIGN TO BE MISSING OR INCOMPLETE MUST BE FURNISHED AND COMPLETED BY THE CONTRACTOR WITHOUT ADDITIONAL EXPENSE TO THE
- 40. THE CONTRACTOR MUST REPLACE ALL WORK DETERMINED BY GOTHAM DESIGN TO BE INSTALLED IMPROPERLY OR SUBSTANDARD WITHOUT ADDITIONAL EXPENSE TO THE OWNER.

- 41. ANY CHANGES IN THE ACCEPTED CONTRACT DOCUMENTS OR IN THE COMPLETED WORK WHICH WILL EFFECT THE SCOPE OF WORK, QUALITY AND AESTHETIC EFFECT OF THE WORK, OR THE CONTRACT PRICE REQUIRES A CHANGE ORDER APPROVED BY GOTHAM DESIGN. THIS CHANGE ORDER MUST FIRST BE SUBMITTED TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO BEING EXECUTED BY THE CONTRACTOR.
- 42. NO CHANGES, ALTERATIONS, OR MODIFICATIONS TO THE DESIGN, THE CONTRACT DOCUMENTS, OR THE PROPOSED OR COMPLETED WORK ARE PERMISSIBLE BY ANY PARTY, INCLUDING THE OWNER AND THE CONTRACTOR, WITHOUT A WRITTEN CHANGE ORDER APPROVED BY GOTHAM

SUBSTITUTIONS

- 43. SUBSTITUTIONS OF MATERIALS, PRODUCTS, OR METHODS ARE PERMISSIBLE ONLY WITH PRIOR WRITTEN AUTHORIZATION FROM GOTHAM DESIGN.
- 44. GOTHAM DESIGN WILL CONSIDER REQUESTS FOR SUBSTITUTIONS UP TO FIVE DAYS PRIOR TO INITIATION OF WORK

CLEAN UP

- 46. CONTRACTOR SHALL PROTECT THE EXISTING RESIDENCE FROM DUST INFILTRATION AND DAMAGE. FROM DEBRIS WITH TEMPORARY BARRIERS AND PROTECTION BOARDS.
- 46. EACH CONTRACTOR IS RESPONSIBLE FOR CLEANING THEIR WORK AREAS AND REMOVING ALL DEBRIS ASSOCIATED WITH THEIR WORK FROM THE PREMISES AT THE END OF EACH WORK DAY ALL DEBRIS MUST BE DISPOSED OF IN ACCORDANCE WITH ALL REGULATIONS OF AUTHORITIES
- 47. EACH CONTRACTOR IS RESPONSIBLE FOR MAKING SURE THAT THEIR WORK AREA IS LEFT BROOM CLEAN AT THE END OF EACH WORK DAY.

SAFETY REQUIREMENTS

- 48. EACH CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE SAFETY REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION INCLUDING OSHA.
- 49. EACH CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF ALL LADDERS, SCAFFOLDS, OR OTHER EQUIPMENT USED UNDER THEIR JURISDICTION AND IN CONNECTION WITH THEIR WORK.

OWNER'S FAULT OR NEGLIGENCE.

- 50. EACH CONTRACTOR AND SUBCONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR ALL ACCIDENTS RESULTING IN INJURY TO PERSONS OR DAMAGE TO PROPERTY CAUSED BY THE FAULT OR NEGLIGENCE OF THEMSELVES, THEIR AGENTS, EMPLOYEES, OR SUBCONTRACTORS
- 51. EACH CONTRACTOR IS RESPONSIBLE FOR ALL PROPERTY INCLUDING MATERIALS, EQUIPMENT, TOOLS, AND APPURTENANCES DELIVERED TO THE JOB SITE UNDER THEIR JURISDICTION AND IN CONNECTION WITH THEIR WORK WHICH IS STOLEN FROM THE PROPERTY OR DAMAGED ON THE
- 52. EACH CONTRACTOR INDEMNIFIES AND HOLDS THE OWNER AND GOTHAM DESIGN HARMLESS FROM ALL LIABILITIES AND LOSS BECAUSE OF INJURY TO ANY PERSON OR DAMAGE TO ANY PROPERTY THAT MAY OCCUR OR MAY BE ALLEGED TO HAVE OCCURRED DURING THE PERFORMANCE OF THE WORK AS A RESULT, EITHER DIRECTLY OR INDIRECTLY, OF THE CONTRACTOR'S FAULT OR NEGLIGENCE OR THAT OF THEIR AGENTS, EMPLOYEES, OR SUB-CONTRACTORS AND WHETHER OR NOT SUCH INJURY OR DAMAGE IS ALSO ATTRIBUTABLE TO THE
- 53, GOTHAM DESIGN AND ITS CONSULTANTS HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL, OR DISPOSAL OF OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE JOB SITE INCLUDING, BUT NOT LIMITED TO, ASBESTOS PRODUCTS, POLYCHLORIDE BIPHENYL (PCB), LEAD, OR OTHER TOXIC SUBSTANCES.
- 54. IN THE EVENT THAT THE CONTRACTOR DISCOVERS HAZARDOUS MATERIALS ON THE SITE, ALL WORK SHALL BE HALTED IMMEDIATELY AND THE REMOVAL OR CONTAINMENT OF THE HAZARDOUS MATERIAL SHALL BE CONDUCTED IN STRICT COMPLIANCE WITH THE REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION.
- 56. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING PROPER HANDLING METHODS FOR ALL MATERIALS ON THE SITE AND FOR INSTRUCTING ALL WORKERS IN PRECAUTIONS, RISKS, AND REQUIREMENTS FOR THE PROPER HANDLING OF POTENTIALLY HAZARDOUS MATERIALS IN ACCORDANCE WITH ALL AUTHORITIES HAVING JURISDICTION INCLUDING, BUT NOT LIMITED TO,

INSURANCE

- 56. EACH CONTRACTOR AND SUBCONTRACTOR MUST OBTAIN AND MAINTAIN AN ACCIDENT AND PUBLIC LIABILITY INSURANCE POLICY FOR THIS PROJECT COVERING FROM COMMENCEMENT THROUGH COMPLETION OF ALL WORK. EACH CONTRACTOR AND SUBCONTRACTOR MUST FURNISH A BINDER TO THE OWNER FROM THE CONTRACTOR'S INSURANCE AGENT INDICATING THE TYPE AND AMOUNTS OF COVERAGE. THE MUNICIPALITY, THE OWNER, AND GOTHAM DESIGN SHALL BE NAMED AS "ADDITIONAL INSURED" ON THE BINDER.
- 57. BY ACCEPTING THE CONTRACT TO WORK ON THIS PROPERTY, THE CONTRACTOR AGREES TO DEFEND, INDEMNIFY, KEEP, AND SAVE HARMLESS THE OWNER, THE PROPERTY, AND GOTHAM DESIGN AND THEIR REPRESENTATIVES, AGENTS AND EMPLOYEES IN BOTH INDIVIDUAL AND OFFICIAL CAPACITIES AGAINST ALL SUITS, CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES, CAUSED BY, RELATED TO, OR INCIDENTAL TO THE PERFORMANCE OF THE WORK UNDER THE CONTRACT BY THE CONTRACTOR OR ITS SUBCONTRACTORS UP TO THE FULL EXTENT WHICH WOULD OTHERWISE RENDER THESE PROVISIONS VOID OR
- 58. EACH CONTRACTOR AND SUBCONTRACTOR MUST PROVIDE AND MAINTAIN WORKER'S COMPENSATION INSURANCE IN ACCORDANCE WITH NEW YORK STATE REQUIREMENTS FOR ALL EMPLOYEES FURNISHING LABOR FOR THIS PROJECT. NO ONE MAY WORK ON THIS PROJECT WITHOUT BEING COVERED BY WORKER'S COMPENSATION INSURANCE, THE WORKER'S COMPENSATION POLICY SHALL BE INCLUDED ON THE INSURANCE BINDER.
- 59. CERTIFICATES OF INSURANCE ACCEPTABLE TO THE OWNER MUST BE FILED WITH THE OWNER. PRIOR TO THE COMMENCEMENT OF THE WORK.
- 60. THE OWNER MUST OBTAIN AND MAINTAIN LIABILITY INSURANCE AS WILL PROTECT HIM FROM HIS CONTINGENT LIABILITY FOR INJURY AND DAMAGES WHICH MAY ARISE DURING THE WORK OF THIS PROJECT AND FROM ANY OTHER LIABILITY FOR WHICH THE CONTRACTORS ARE REQUIRED TO BE INSURED UNDER THE PROVISIONS OF THE CONTRACT.
- 61. THE OWNER MUST OBTAIN AND MAINTAIN FIRE INSURANCE INCLUDING EXTENDED COVERAGE AND MALICIOUS MISCHIEF COVERAGE ON THE STRUCTURE AND CONTENTS TO 100 PERCENT OF THE INSURABLE VALUE THEREOF, PROTECTING THE OWNER'S INTEREST, THE CONTRACTORS' INTERESTS, AND THE SUBCONTRACTORS' INTERESTS. INTEREST, AS USED HEREIN, INCLUDES EACH PARTY'S PROPERTY AND THE PROPERTY OF OTHERS FOR WHICH THEY ARE RESPONSIBLE, INCLUDING ALL MATERIALS, EQUIPMENT, AND SUPPLIES.

- 62. EACH CONTRACTOR IS RESPONSIBLE FOR PROVIDING A WAIVER OF LIEN TO THE BENEFIT OF THE OWNER IN A FORM ACCEPTABLE TO GOTHAM DESIGN COVERING ALL LABOR, MATERIALS, AND OTHER EXPENSES AT THE TIME COMPENSATION IS RECEIVED FOR SAME.
- 63. SUBSEQUENT PAYMENTS TO CONTRACTORS WILL NOT BE PAID UNTIL AN ACCEPTABLE WAIVER OF LIENS HAS BEEN RECEIVED FOR PREVIOUS WORK OF THE SAME CONTRACTOR.
- 64. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING WAIVERS OF LIENS FROM ALL SUPPLIERS AND SUBCONTRACTORS FURNISHING LABOR AND MATERIALS THROUGH THE GENERAL
- 65. A RELEASE OF ALL LIENS TO THE BENEFIT OF THE OWNER IN A FORM ACCEPTABLE TO GOTHAM DESIGN SHALL BE PROVIDED BY THE CONTRACTOR AT THE TIME OF FINAL PAYMENT.

68. I HAVE REVIEWED THESE DRAWINGS THOROUGHLY AND. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE DRAWINGS CONFORM TO AND COMPLY WITH THE REQUIREMENTS OF THE 2015 INTERNATIONAL RESIDENTIAL CODE AS ADOPTED BY NEW YORK STATE INCLUDING THE MOST RECENT NEW YORK STATE BUILDING CODE SUPPLEMENT, AND THE REQUIREMENTS AND CODES OF ALL AUTHORITIES HAVING JURISDICTION AS WELL AS THE 2016 IECC, INCLUDING THE NEW YORK STATE AMENDMENTS.

CONSTRUCTION SEQUENCE NOTES:

1. PRIOR TO INITIATING ANY WORK AT THE SITE, THE GENERAL CONTRACTOR SHALL CONDUCT A SITE MEETING WITH THE CONSTRUCTION MANAGER, PROJECT ENGINEER, AND BUILDING INSPECTOR TO DISCUSS THE SCHEDULE AND CONFIRM SITE CONDITIONS.

2. INSTALL INITIAL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING THE

A. PLACE ORANGE CONSTRUCTION FENCING AROUND AREAS TO BE USED FOR EX-FILTRATION TO AVOID COMPACTION AND ALONG THE AREAS THAT ARE DESIGNATED FOR "NO DISTURBANCE," SUCH AS ALONG THE CONSERVATION EASEMENT. B. CREATE A CONSTRUCTION ENTRANCE TO THE DEVELOPMENT AREA.

C.ESTABLISH A CONSTRUCTION STAGING AREA. D. INSTALL TREE PROTECTION ON TREES AS NOTED ON PLANS AND RIBBON TREES SCHEDULED FOR REMOVAL.

E. REMOVE SELECTIVE VEGETATION FOR INSTALLATION OF SILT FENCE. F. INSTALL SILT FENCE DOWN SLOPE OF ALL AREAS TO BE DISTURBED AS SHOWN ON

3. THE BUILDING INSPECTOR AND VILLAGE ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES, IF DEEMED NECESSARY TO MITIGATE UNFORSEEN EROSION OF DISTURBED SOILS AND SILTATION.

4. STRIP TOPSOIL AND STOCKPILE AT THE LOCATIONS SPECIFIED ON THE PLANS. TEMPORARILY STABILIZE TOPSOIL STOCKPILES WITH HYDROSEED DURING MAY 1ST THROUGH OCTOBER 31ST PLANTING SEASON OR BY COVERING WITH TARPAULINS NOVEMBER 1ST THROUGH APRIL 30TH. INSTALL SILT FENCE AROUND TOE OF SLOPE.

5. DEMOLISH ANY EXISTING SITE FEATURES AND/OR STRUCTURES SCHEDULED TO BE REMOVED ON THE CONSTRUCTION DOCUMENTS AND DISPOSE OF OFF-SITE.

- 6. REMOVE TREES SCHEDULED FOR REMOVAL.
- 7. ROUGH GRADE SITE.
- 8. SURVEY AND STAKE THE PROPOSED EXCAVATION FOR THE STORMWATER DRAINAGE SYSTEM, RETAINING WALLS, AND FOUNDATIONS. SET GRADE MARKER ON SITE.
- 9. EXCAVATE AND INSTALL EX-FILTRATION SYSTEMS LOCATED DOWNSLOPE FROM THE PROPOSED HOUSE PER MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS.
- 10. BUILD RETAINING WALLS AND BACKFILL DOWNSLOPE FROM PROPOSED HOUSE.

11. PROCEED WITH THE EXCAVATION FOR THE FOUNDATIONS, RETAINING MATERIAL ON SITE SCHEDULED FOR REUSE AND REMOVING UNSUITABLE AND SURPLUS MATERIAL FROM THE SITE IN COMPLIANCE WITH THE REQUIREMENTS OF THE BUILDING INSPECTOR AND ALL AUTHORITIES HAVING JURISDICTION.

12. ROUGH GRADE DRIVEWAY TO PROVIDE STAGING AREA FOR FOUNDATION WORK.

13. FOLLOWING EXCAVATION, SURVEY AND STAKE THE FOOTINGS.

14. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SCHEDULING ALL INSPECTIONS REQUIRED BY THE BUILDING INSPECTOR PRIOR TO WORK PROCEEDING AND ANY AREAS TO BE INSPECTED BEING CONCEALED BY SUBSEQUENT WORK.

15. FORM FOOTINGS, PLACE REBAR, AND POUR CONCRETE FOOTINGS.

16. SURVEY AND PLACE NAILS ON THE FOOTINGS FOR PLACEMENT OF THE FOUNDATION

17. FORM WALLS, PLACE REBAR, AND POUR CONCRETE FOUNDATION. INCLUDE PLUGS FOR UTILITY LINES TO BE RUN THROUGH THE FOUNDATION WALLS.

18. FOLLOWING REMOVAL OF THE FORMS, HAVE SURVEYOR SURVEY THE FOUNDATION AND PREPARE AN AS-BUILT FOUNDATION SURVEY TO BE PROVIDED TO THE BUILDING INSPECTOR'S OFFICE PRIOR TO PROCEEDING WITH THE FRAMING.

19. APPLY WATERPROOFING AND INSULATION BOARDS TO THE EXTERIOR SIDE OF SUBSURFACE CONCRETE WALLS.

20. INSTALL FOOTING DRAINS ON GRAVEL BASE WRAPPED WITH FILTER FABRIC AND BACKFILL FOUNDATION FIRST WITH GRAVEL AND THEN WITH SUITABLE FILL TO ROUGH GRADE.

22. INSTALL DRAINAGE WORK TRIBUTARY TO EX-FILTRATION SYSTEMS FROM DRIVEWAY AND PROPOSED STRUCTURES. INSTALL INLET PROTECTION MEASURES TO PREVENT SILT FROM ENTERING SYSTEM DURING CONSTRUCTION.

23. INSTALL SITE UTILITIES.

HOURS OF BEING FILLED.

AUGMENT AS NECESSARY.

24. PROCEED WITH CONSTRUCTION OF THE BUILDING, GARAGE, AND DECK, SCHEDULING THE INSPECTIONS REQUIRED BY THE BUILDING DEPARTMENT.

25. INSTALL CURBING AND SUB-BASE COURSES OF DRIVEWAY PAVING.

28. INSTALL RAILINGS ON RETAINING WALLS.

21. ROUGH GRADE SITE INCLUDING DRIVEWAY AREA.

27. FINE GRADE AND SEED ALL DISTURBED AREAS. 28. INSTALL BITUMINOUS CONCRETE TOP COAT IN DRIVEWAY.

29. RESTORE THE ROADWAY, CURB, AND SHOULDER CONSTRUCTION WITHIN THE VILLAGE RIGHT-OF-WAY PERFORMED TO THE SATISFACTION OF THE VILLAGE BUILDING INSPECTOR AND DEPARTMENT OF PUBLIC WORKS.

30. CLEAN PAVEMENT AND DRAIN LINES, CLEAN EX-FILTRATION SYSTEMS, ENSURE **GRASS STAND IS ACHIEVED.**

31. INSTALL 4" - 6" TOPSOIL, FINE GRADE, SEED THE ENTIRE PROJECT SITE AND INSTALL LANDSCAPING PLANTS IN ACCORDANCE WITH THE APPROVED LANDSCAPING PLAN.

32. INSTALL LANDSCAPE WATERING SYSTEM AND CONTROLS.

33. SPREAD SALT HAP OVER SEEDED AREAS AND MAINTAIN ALL PLANTED AREAS UNTIL MATERIAL HAS TAKEN ROOT AND BECOME STABLE.

34. MAINTAIN THE SITE FREE OF DEBRIS AT ALL TIMES. REMOVE DUMPSTERS WITHIN 24

35. DURING CONSTRUCTION, MAINTAIN ALL EROSION AND SEDIMENTATION MEASURES AT ALL TIMES, INSPECT SILT FENCES AND STRAWBALE BARRIERS WEEKLY, IN ADVANCE OF FORECAST STORMS, AND FOLLOWING STORM EVENTS. MAINTAIN, REPAIR, AND

36. AFTER CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED WITH VEGETATION, REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES.

37. SUBMIT "AS-BUILT" DRAWINGS OF THE COMPLETED WORK INCLUDING ALL SITE IMPROVEMENTS AND A FINAL SURVEY SHOWING THE IMPROVEMENTS TO THE BUILDING DEPARTMENT.

38. OBTAIN THE CERTIFICATE OF OCCUPANCY FOLLOWING FINAL INSPECTION BY THE BUILDING INSPECTOR

LOCATION	TYPE	MINIMUM R-Value	NOTES		
200 111011		1000000	110120		
EXTERIOR WALL CAVITIES	FULL THICKNESS "THERMOSEAL 500" OPEN CELL SPRAY INSULATION	R-20			
	6.25 INCHES OF "THERMOSEAL_2000" CLOSED CELL SPRAY INSULATION	2000,0000			
UNDERSIDE OF ROOF SHEATHING	OR FULL THICKNESS "THERMOSEAL 500" OPEN CELL SPRAY INSULATION	R-49	INSULATION TO EXTEND OVER EXTERIOR WALL PLATE		
	Western date with the control of	2,9190			
FIRST FLOOR CAVITIES	UNFACED FIBERGLASS BATTS	R-30			
SECOND FLOOR CAVITIES	5.5" OF SOUND ATTENUATION BATTS	N/A			
Company of the Association of the Company of the Co		2000.0000			
UNDER BASEMENT FLOOR SLAB	2 INCH RIGID POLYSTYRENE INSULATION BOARDS FOR A WIDTH OF 2 FEET ALONG THE PERIMETER OF THE BASEMENT FLOOR UNDER THE FLOOR SLAB	R-10			
FOUNDATION WALLS	2 INCH RIGID POLYSTYRENE INSULATION BOARDS	R-10	BELOW GRADE		
WATER PIPES	1.5" PIPE INSULATION	R-10	IN ALL UNHEATED SPACES		
SUPPLY DUCTS	FOIL FACED FIBERGLASS DUCT INSULATION	R-6 R-8	IN HEATED SPACES IN UNHEATED SPACES		
ERIOR BATHROOM & BEDROOM WALLS	3.5" OF SOUND ATTENUATION BATTS	N/A			

9 STEARNS RIDGE IRVINGTON N.Y. 10533

SYM	MANUF	TYPE	MANUEL DIANID OF AD SUIT	ROUGH OPENING		QUANTITY	GLAZING	U-FACTOR	GRILLES	NOTES
		WITH CLAD EXTERIOR BRICK					1			Ĭ
1	PELLA	CLAD CASEMENT	CC 2553		'-53/4"	1 L	INSULATED	0.28	2W 4H	
2	PELLA	CLAD CASEMENT	CC 2941	2-53/4" x 3	-5 3/4"	2 R	INSULATED	0.28	2W 2H	
3	PELLA	CLAD CASEMENT	CC 3535	2-11 3/4" x 2	!-11 3/4"	1 FIXED	INSULATED	0.28	2W 2H	
4	PELLA	CLAD CASEMENT	CC 3535 2 W	5-1034" x 2	!-11 3/4"	1 L,R	INSULATED	0.28	2W 2H	
6	PELLA	CLAD CASEMENT	CC 3565	2-113/4" x 5	1-5 3/4"	5 (3L,2R)	INSULATED	0.28	2W 4H	EGRESS
7	PELLA	CLAD CASEMENT	CC 3571	2-113/4" x 5	7-11 3/4"	1 R	INSULATED	0.28	2W 4H	EGRESS
8	PELLA	CLAD CASEMENT	CC 3565 2 W	5-10 3/4" x 5	'-5 3/4"	1 L,R	INSULATED	0.28	2W 4H	EGRESS
9	PELLA	CLAD CASEMENT	CC 3571 3 W	6-934 x 5	7-11 3/4"	2 L ,F, R	INSULATED	0.28	2W 4H	EGRESS
	WINDOWS	IN BASEMENT RECESSED	2 x 4							
11	PELLA	CLAD CASEMENT	CC 3571	2-113/4" x 5	7-11 3/4"	2 (1L,1R)	INSULATED	0.28	2W 2H	EGRESS
12	PELLA	CLAD CASEMENT	CC 3571 3 W	8'-93'4" x 5'	7-11 3/4"	2 L,F,R	INSULATED	0.28	2W 2H	EGRESS
13	PELLA	CLAD CASEMENT	CC 3571 4 W	11'-8 3/4" x 5'	7-11 3/4"	1 L,L,R,R	INSULATED	0.28	2W 2H	EGRESS
20000		10-10-10-10-10-10-10-10-10-10-10-10-10-1	3.00 3.00 0.00 0.00 90 0.00 0.00	\$250 HBS\$234000000455 900	N -30030091	W (W. 2 11 1 2 12 12 12 12 12 12 12 12 12 12	(194,947,00,760,760,760,760,760,760,760,760,760		0000000000	None and the second sec
	WINDOWS	IN SIDING WITH NO EX	TERIOR CASING							
15	PELLA	CLAD CASEMENT	CC 2541	2-13/4" x 3	'-5 3/4"	2 L	INSULATED	0.28	2W 2H	
18	PELLA	CLAD CASEMENT	CC 2571	A - 124 - 12	7-11 3/4"	1 R	INSULATED	0.28	2W 2H	
17	PELLA	CLAD CASEMENT	CC 2941	18 (2.20)(2.20) 20-20 138	-5 3/4"	1 L, 1 R	INSULATED	0.26	2W 2H	
	PELLA	CLAD CASEMENT	CC 3525		!-1 3/4"	2 FIXED	INSULATED	0.28	2W 2H	
18	1995/1997/1997		37-100000-0000	20.000 m 20.000 m 2.40		20.000000000000000000000000000000000000			2000-0000	INICTAID
19	PELLA	CLAD CASEMENT	CC 3565	NB 70 NB 70 NB 700 NB 700	7-5 3/4"	2 FIXED	INSULATED	0.28	2W 2H	IN STAIR
20	PELLA	CLAD CASEMENT	CC 3565		7-5 3/4"	2 1L ,1R	INSULATED	0.28	2W 2H	
21	PELLA	CLAD CASEMENT	CC 3571		1-11 3/4"	2 1L ,1R	INSULATED	0.28	2W 2H	
22	PELLA	CLAD CASEMENT	CC 2959 2 W	2018/2002/2018/4	'-11 3/4"	1 L,R	INSULATED	0.28	2W 2H	
23	PELLA	CLAD CASEMENT	CC 3525 2 W	5-10 3/4" x 2	!-1 3/4"	1 FIXED	INSULATED	0.28	2W 1H	ABOVE FRENCH DR IN LIV RM
24	PELLA	CLAD CASEMENT	CC 3585 2 W	5-10 3/4" x 5	7-5 3/4"	2 L,R	INSULATED	0.28	2W 2H	EGRESS
25	PELLA	CLAD CASEMENT	CC 3571 2 W	5-10 3/4" x 5	7-11 3/4"	1 L,R	INŞULATED	0.28	2W 2H	EGRESS
26	PELLA	CLAD CASEMENT	CC 2959 3 W	7-3 3/4" x 4"	'-11 3/4"	1 L, F, R	INSULATED	0.28	2W 2H	
27	PELLA	CLAD CASEMENT	CC 3565 3 W	6-93/4" x 5	7-5 3/4"	1 L,F,R	INSULATED	0.28	2W 2H	EGRESS
28	PELLA	CLAD CASEMENT	CC 3571 3 W	6'-93/4" x 5'	7-11 3/4"	1 L,F,R	INSULATED	0.28	2W 4H	EGRESS
29	PELLA	CLAD CASEMENT	CC 3525 4 W	11'-8 3/4" x 2	!-1 3/4"	1 FIXED	INSULATED	0.28	2W 2H	
30	PELLA	CLAD CASEMENT	CC 3571 4 W	11'-8 3/4" x 5'	7-11 3/4"	1 L,L,R,R	INSULATED	0.28	2W 2H	EGRESS
8			CC 3565 2 W			FIXED	3			
31	PELLA	CLAD CASEMENT	OVER	5-10 3/4" x 10	0'-10 3/4"	OVER	INSULATED	0.28	2W 2H	IN STAIR
			CC 3565 2 W			L,R				EGRESS
32	PELLA	CLAD CASEMENT	CC 3547	2-113/4" x 3	'-11 3/4"	2 (1L, 1R)	INSULATED	0.28	2W 2H	

FRONT DOOR HARDWARE

WINDOW SCHEDULE KIMBER / GOLDEN

THESE WINDOWS MEET OR EXCEED THE REQUIREMENTS OF SECTION R310.2.1 FOR EMERGENCY ESCAPE AND RESCUE OPENINGS.

OPENINGS TO HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE NET CLEAR HEIGHT OPENING SHALL NOT BE LESS THAN 24 INCHES.

THE NET CLEAR WIDTH OPENING SHALL NOT BE LESS THAN 20 INCHES. THE SILL HEIGHT SHALL BE NOT MORE THAN 44 INCHES ABOVE THE FLOOR.

= X	ERIOR		22 20		-				- 3	
SYM	MANUF	TYPE	NUMBER	ROUGH OPENING		QUANTITY	GLAZING	UFFACTOR	GRILLES	NOTES
A		SWINGING DOOR	3'-6" x 8'-0"	3'-8 1/2" x	8-2 1/Z*	1	INSULATED	0.38	2W3H	ROUND TOP MAHOGANY
9		SWINGING DOOR	3-0" x 7-0"	3'- 2 1/2" x	7-2 1/2"	2	INSULATED	0.38	2W2H	MAHOGANY
D	PELLA	CUSTOM TRANSOM OVER CLAD INSWING FR. DOOR	(2)37.5 x 25 OVER CIFD 7582 P A	6-33/4" x	8'- 11 1/4"	1	INSULATED	0.29	2 W 1 H OVER NONE	COLOR-
E	PELLA	CLAD INSWING FR DOOR	CIFD 7586 P A	6-334" x	7-21/2"	1	INSULATED	0.29	NONE	COLOR-
	PELLA	CLAD INSWING FR DOOR	CIFD 7596 PA	6-33/4" x	8'- O"	1	INSULATED	0.29	NONE	COLOR-
G		OVERHEAD GARAGE DR		9'-0" x	8'-0"	2	INSULATED		3W1H	SEE ELEVATIONS - SPANISH CEDAR STAINED

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AND PROFESSIONAL JUIDGEMENT OF THE

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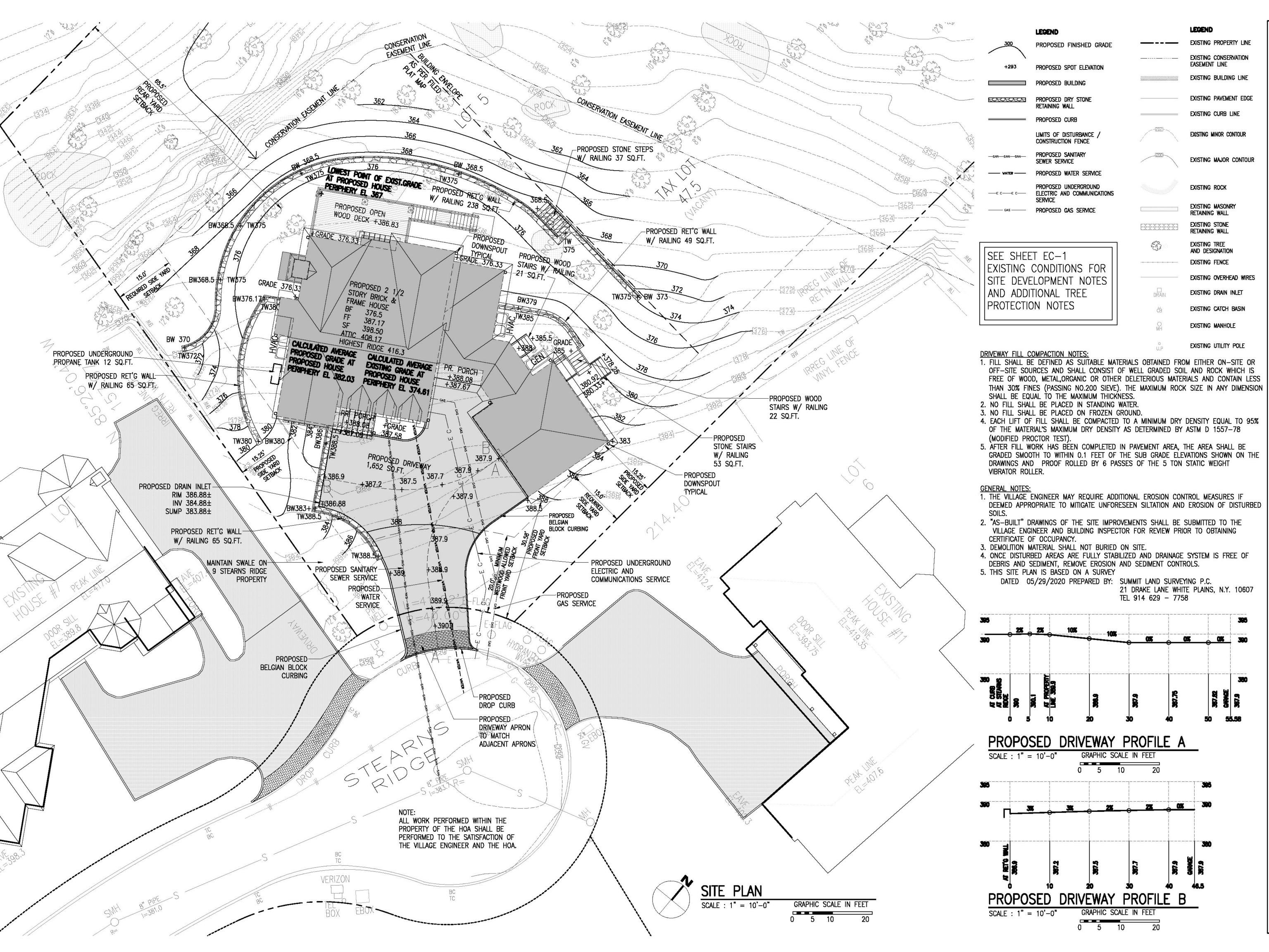
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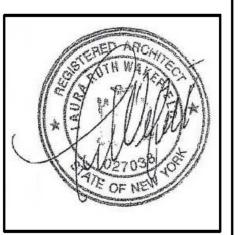
ISSUED FOR / REVISIONS: 12-22-2020 ADDED WINDOW AND DOOR SCHEDULES REVISED 01-29-2021 WINDOW SCHEDULE

SHEET TITLE: GENERAL NOTES

DRAWN BY: 06-22-2020 CHECKED BY: AS NOTED | PRS



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ISSUED FOR / REVISIONS:

REVISED 08-04-2020

REVISED 08-17-2020

REVISED 09-23-2020

1.ADDED NOTE ABOUT WORK IN HOA RIGHT OF WAY 2.ADDED BACK UP GENERATOR AND PROPANE TANK LOCATIONS 3.CHANGED TOW ELEVATION OF PROPOSED RET'G WALL (REAR) EROM 374 TO 375

FROM 374 TO 375

4.REVISED PROPOSED GRADING
BELOW PROPOSED RET'G WALL
(PEAR)

(REAR)
5.CHANGED LOWEST PROPOSED
GRADE AT HOUSE (REAR) FROM
375.33 TO 376.33

6.CHANGED PROPOSED BASEMNT FLOOR ELEVATION FROM 375.84 TO 376.5 7. ANGLED CORNER OF PROP.

7. ANGLED CORNER OF PROP.
DECK REDUCES AREA OF DECK
FROM 552 TO 507 SQ.FT.

REVISED 11-16-2020
ADDED WOOD STEPS TO DECK
RELOCATED FIREPLACE CHIMNEY
REVISED 01-22-2021
ALTERNATIVE OPTIONS

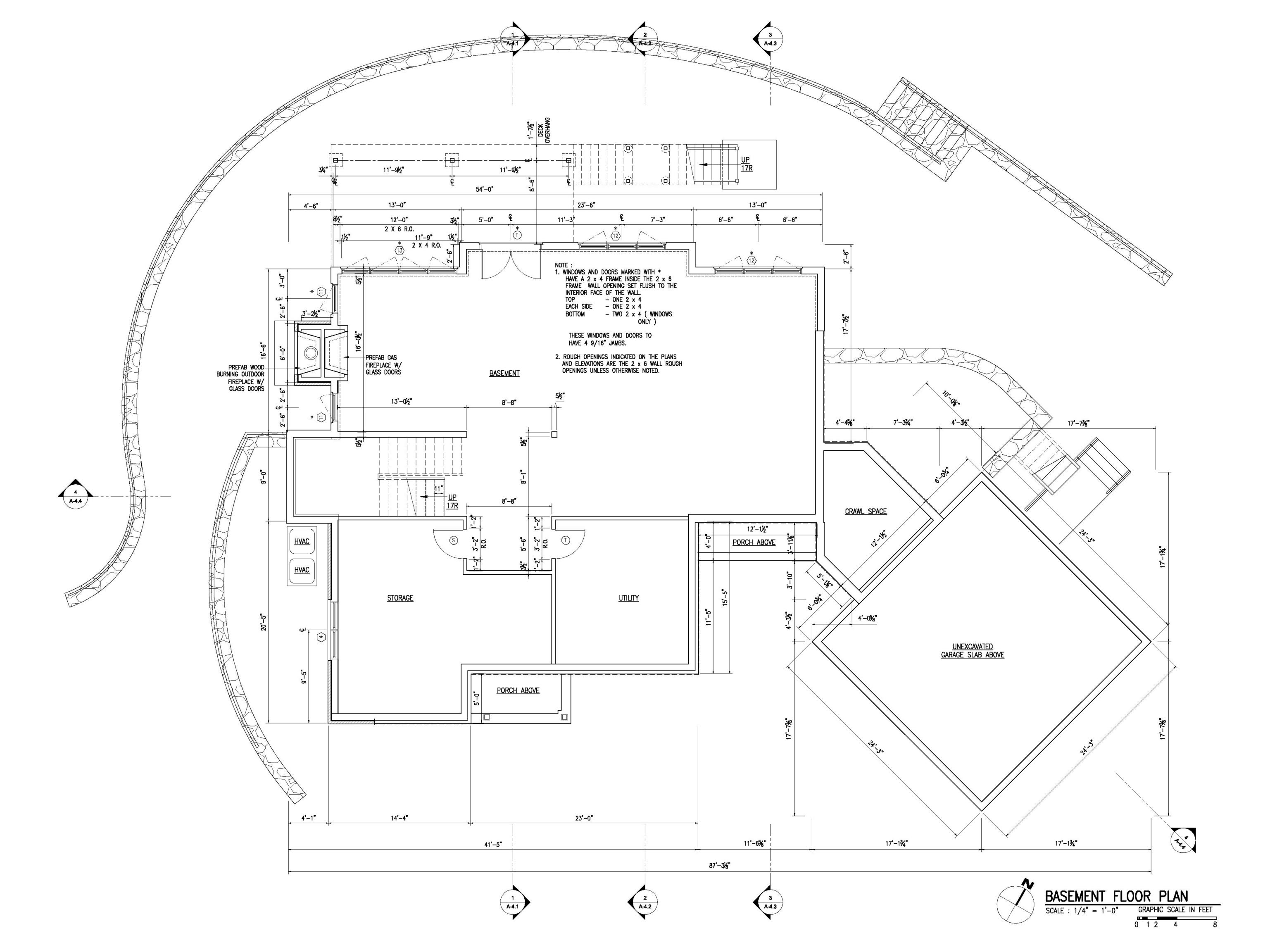
SHEET TITLE:
SITE PLAN

DATE: DRAWN BY:
07-22-2020 MB

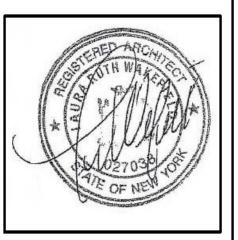
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ISSUED FOR / REVISIONS:
REVISED 11-16-2020
ADDED WOOD STAIRS TO DECK
RELOCATED FIREPLACE CHIMNEY
REVISED 12-22-2020
ADDED WINDOW AND DOOR
SYMBOLS
REVISED 01-22-2021
ALTERNATIVE OPTIONS

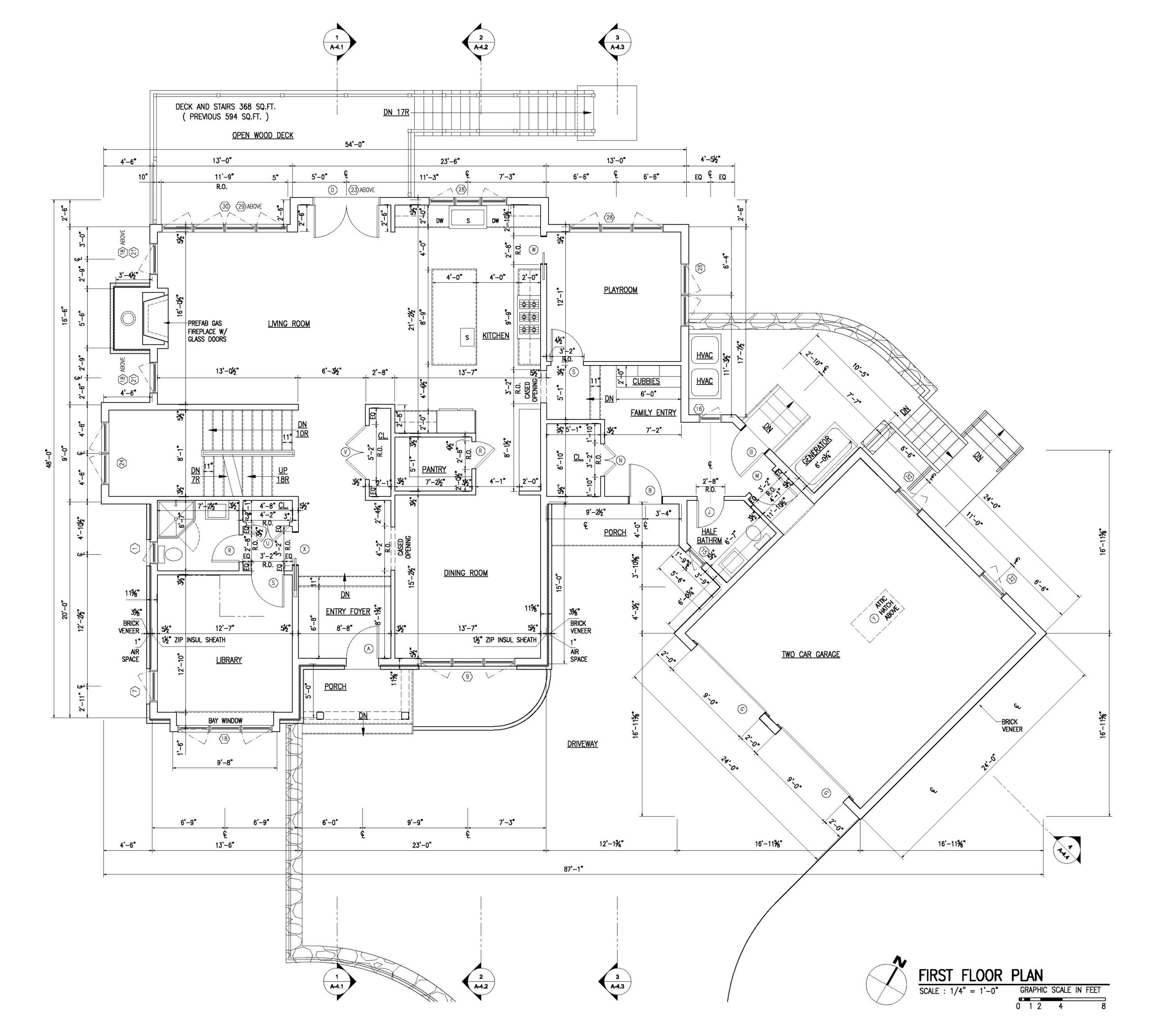
SHEET TITLE:

BASEMENT FLOOR PLAN

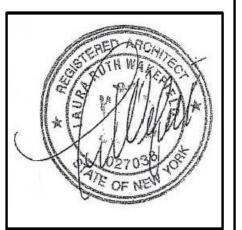
DATE: DRAWN BY:
10-29-2020 MB

SCALE: CHECKED BY:
AS NOTED PRS

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ISSUED FOR / REVISIONS:

REVISED 11-16-2020

ADDED WOOD STAIRS TO DECK

RELOCATED FIREPLACE CHIMNEY

REVISED 12-22-2020

ADDED WINDOW AND DOOR

SYMBOLS

REVISED 01-22-2021

ALTERNATIVE OPTIONS

REVISED 01-22-2021
ALTERNATIVE OPTIONS
REVISED 01-29-2021
GARAGE WINDOWS IDEN #

SHEET TITLE:

FIRST FLOOR PLAN

DATE: DRAWN BY:
10-29-2020 MB

SCALE: CHECKED BY:
AS NOTED PRS

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