

EXTERIOR LIGHT FIXTURE NOTES:

1. THE PROPOSED LIGHT FIXTURE HAS A METAL CAP ON THE TOP PROVIDING FULL CUT OFF TO BE DARK SKY COMPLIANT. EACH FIXTURE ALSO HAS AN FROSTED GLASS GLOBE TO DIFFUSE AND SOFTEN THE ILLUMINATION AND REDUCE GLARE.
2. THESE FIXTURES ARE PROPOSED TO BE USED FOR THE NINE SCONCES HANGING ON THE WALLS ADJACENT TO THE LOWER LEVEL, FIRST AND SECOND FLOOR DOORS AND WINDOWS, AND THE THREE SCONCES HANGING ON THE WALLS ADJACENT TO THE DOORS ON THE GARAGE.
3. THE INTENT OF THESE FIXTURES IS TO CREATE A MAXIMUM LIGHT LEVEL OF FIVE FOOT-CANDLES ON THE DECK NEAR THE EXTERIOR WALLS AND AT THE ENTRY WAYS.
4. AT AND BEYOND THE PROPERTY LINES ABUTTING RESIDENTIAL PARCELS, AS WELL AS PUBLIC RIGHT-OF-WAYS, THESE FIXTURES WILL NOT PRODUCE A LUMEN LEVEL EXCEEDING 0.1 FOOT-CANDLES.
5. THE CONTROLS ON THE LIGHT FIXTURES WILL EITHER BE MOTION ACTIVATED WITH AN AUTOMATIC SHUTOFF ON A TIMER OR ACTIVATED BY DARKNESS AND THEN A TIMED SHUTOFF. EACH FIXTURE OR GROUPING OF FIXTURES WILL ALSO HAVE A SWITCH OVERRIDE THAT CAN BE ACTIVATED FROM INSIDE THE HOUSE.
6. ALL EXTERIOR LIGHTING WILL BE COMPLIANT WITH THE AMENDED VILLAGE CODE SECTION 224-72.C. ADOPTED BY THE VILLAGE OF IRVINGTON ON DECEMBER 17, 2019.



EXTERIOR LIGHT FIXTURES

WILLIAMSBURG ORIGINAL BRACKET COPPER
BY "BEVOLO"

NOTE :

1. WINDOWS AND DOORS MARKED WITH *
HAVE A 2 x 4 FRAME INSIDE THE 2 x 6 FRAME WALL OPENING SET FLUSH TO THE INTERIOR FACE OF THE WALL.
TOP - ONE 2 x 4
EACH SIDE - ONE 2 x 4
BOTTOM - TWO 2 x 4 (WINDOWS ONLY)

NOTE :
AN ALTERNATIVE MATERIAL FOR THE ROOF IS ASPHALT SHINGLES "GAF SLATLINE" COLOR - WEATHERED SLATE

THESE WINDOWS AND DOORS TO HAVE 4 9/16" JAMBS.

2. ROUGH OPENINGS INDICATED ON THE PLANS AND ELEVATIONS ARE THE 2 x 6 WALL ROUGH OPENINGS UNLESS OTHERWISE NOTED.

ROOFING "DAVINCI"
COMPOSITE CEDAR SHAKES
COLOR-CHESAPEAKE

PRE-FINISHED ALUMINUM
GUTTERS AND DOWNSPOUTS
COLOR -HARBOR GREY

HORIZONTAL LAP SIDING
HARDIEPLANK SMOOTH
6" EXPOSURE
COLOR-COBBLESTONE

ROOF PITCH 3 12

TOP OF PLATE EL 397.27

TOP OF SUB-FLR EL 387.17

BW EL 368.5

EAVE DETAIL BRICK

SCALE : 3/4" = 1'-0"

GRAPHIC SCALE IN FEET

0 1 2

"ZIP SYSTEM" SHEATHING NOTES:

1. ZIP SYSTEM TAPE INSTALLED OVER ALL JOINTS IN "ZIP SYSTEM" SHEATHING.
2. 1/8" GAP RECOMMENDED AT PANEL EDGES UNLESS OTHERWISE PROVIDED BY MACHINED PROFILED EDGES.
3. TOP EDGES OF METAL Drip EDGE FLASHING TAPED TO ZIP SYSTEM SHEATHING WITH ZIP SYSTEMS TAPE OR ADHESIVE BACKED FLASHING (MUST MEET AAMA 711 OR AC 148)
4. ZIP SYSTEMS TAPE OR ADHESIVE BACKED FLASHING (MUST MEET AAMA 711 OR AC 148) INSTALLED AT JOINT BETWEEN "ZIP SYSTEM WALL AND ROOF SHEATHING

SELF ADHERING ICE AND WATER BARRIER
SELF ADHERED MEMBRANE
EXTEND ONTO ROOF A MINIMUM OF 2 FT PAST INSIDE FACE OF EXTERIOR WALL BELOW MINIMUM.

SELF ADHERED MEMBRANE

2'-0"

ROOF PITCH 12 9

ROOF EDGE

R-49 SPRAY FOAM INSULATION
AT UNDERSIDE OF SHEATHING

2 x 12 RAFTERS AT 16" O.C.

3/4" EXTERIOR PLYWOOD
SUB-FLOOR

TJI RIM BOARD

TJI 11 7/8" 360

I-JOISTS AT 16" O.C.

1/2"GYPSUM BOARD
ON WALLS AND CEILING

(2) 2 x 6 TOP PLATES

2x6 EXTERIOR FRAME

WALL STUDS AT 16" O.C.

R-21 SPRAY FOAM INSULATION

1'-8 3/4"

ROUGH OVERHANG

1 1/2" "ZIP" SYSTEM R-6 SHEATHING PANEL

BRICK TIE AT WALL STUDS AT 16" O.C.

HORIZONTALLY AND VERTICALLY

1" AIR SPACE

3 5/8" BRICK VENEER

PRE-FINISHED METAL EAVE FLASHING
COLOR - MATCH FASCIA

PRE-FINISHED ALUMINUM OGEE HALF ROUND
GUTTER AND DOWNSPOUTS

"AZEK" AZM-6934 RAKE CROWN MLDG PTD.

FASCIA 5/4 x 6 "AZEK" PAINTED

SOFFIT 1/2 x 6 "AZEK" T & G BEADBOARD PAINTED

"AZEK" AZM-6934 RAKE CROWN MLDG PTD.

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5/4 x 4 "AZEK" PAINTED

5/4 x 6 "AZEK" FRIEZE BOARD PAINTED

"HARDIEPLANK" LAP SIDING SMOOTH

6" EXPOSURE COLOR-COBBLESTONE

1 1/2" "ZIP" SYSTEM R-6 SHEATHING PANEL

EAVE DETAIL SIDING

SCALE : 3/4" = 1'-0"

GRAPHIC SCALE IN FEET

0 1 2

MEASURING POINT HIGHEST RIDGE EL 416.3

PAINTED METAL CHIMNEY TOPPER
COLOR-BENJAMIN MOORE
2121-10 GREY

BRICK VENEER "GLEN GERY"
MOLDED AUGUSTA
PAINTED W/"ROMABIO"
MINERAL MASONRY PAINT
COLOR-AVORIO WHITE

PRE-FINISHED ALUMINUM
STANDING SEAM METAL
ROOFING "ATAS"
COLOR - SLATE GREY

EXTERIOR LIGHT
FIXTURE "BEVOLO"
WILLIAMSBURG
ORIGINAL BRACKET
COPPER
TYPICAL

3'-0" HIGH METAL RAILING
BALUSTERS SPACED NO
MORE THAN 3 7/8" APART
COLOR-BENJAMIN MOORE
2121-10 GREY
IN BETWEEN 4 x 4 WOOD
RAILING POSTS W/ CAP
6 FT O.C. MAX.
COLOR MAHOGANY

DECK STRUCTURE AND
POSTS CLAD IN "AZEK" TRIM
COLOR-BENJAMIN MOORE
2121-10 GREY

TOP OF
PLATE
EL 407.10

TOP OF
SUB-FLR
EL 398.50

TOP OF
SUB-FLR
EL 387.17

TOP OF SLAB
EL 376.5

CALCULATED AVERAGE
EXISTING GRADE AT
PROPOSED HOUSE
PERIPHERY EL 374.61

LOWEST POINT OF
EXISTING GRADE AT
PROPOSED HOUSE
PERIPHERY EL 367

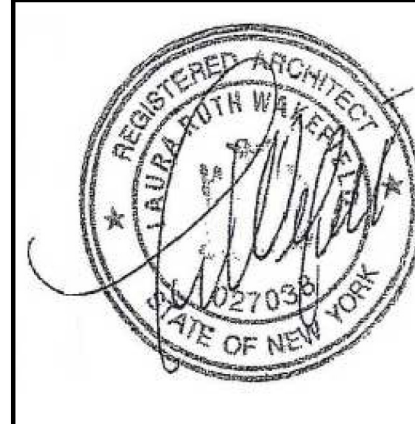
NORTHWEST ELEVATION

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

GRAPHIC SCALE IN FEET

0 1 2 4 8

TO THE BEST OF MY KNOWLEDGE, BELIEF,
AND PROFESSIONAL JUDGMENT OF THE
UNDERSIGNED, THE PLANS AND
SPECIFICATIONS DEPICTED ON THESE
DRAWINGS ARE IN COMPLIANCE WITH THE
APPLICABLE PROVISIONS OF THE NEW YORK
STATE UNIFORM FIRE PREVENTION AND
BUILDING CODE AND THE NEW YORK STATE
ENERGY CONSERVATION CONSTRUCTION
CODE CURRENTLY IN EFFECT.



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WARNING:
IT IS A VIOLATION OF THE NEW YORK STATE
EDUCATIONAL LAW ARTICLE 148 SECTION 709
FOR ANY PERSON, UNLESS HE OR SHE IS
ACTING UNDER THE DIRECTION OF A LICENSED
PROFESSIONAL ARCHITECT, ENGINEER OR
LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY.

PROJECT TITLE:
PROPOSED ONE FAMILY RESIDENCE
RYAN KIMBER AND MEGHAN GOLDEN
9 STEARNS RIDGE
IRVINGTON, NEW YORK 10533
PROJECT NO.: **2006**

GOTHAM
DESIGN
AND COMMUNITY
DEVELOPMENT LTD.

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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
ADDED DETAIL SECTIONS
REVISED 01-29-2021
ALTERNATIVE ELEVATION

SHEET TITLE:
NORTHWEST ELEVATION
ALTERNATE B

DATE: **06-22-2020** DRAWN BY: **MB**
SCALE: **AS NOTED** CHECKED BY: **PRS**

A-3.3B