

LETTER OF TRANSMITTAL

To: The Architectural Review Board
Village of Irvington, NY

Date: September 14, 2020

Project: Modifications to 16 Hillside Terrace

The following materials are enclosed / attached:

Quant.	Description	Date	Item No.	Notes
3	Building Permit Application			1 original, signed, notarization waived due to COVID
3	Sets Architectural Drawings			2 sheets per set, 3 sets are signed and sealed
3	Surveys	5/23/46		
3	Light Fixture Cut Sheet			"Falmouth Wall Lantern"
1	Check for fees	9/9/20	138	To "Village of Irvington" for \$345.00
1	USB Drive with pdf's of items above			

By Hand

The materials listed above are submitted for the Architectural Review Board meeting scheduled for September 23, 2020

Cc: Julia and Stephen Connor, Owner

APPLICATION FOR BUILDING PERMIT

The Village of Irvington | 85 Main St | Irvington NY 10533

Application Number:	553	Date:	09/08/2020
Job Location:	16 HILLSIDE TER	Parcel ID:	2.100-54-9
Property Owner:	Connor, Julia & Connor, Stephen	Property Class:	1 FAMILY RES
Occupancy:	One/ Two Family	Zoning:	
Common Name:			

Applicant	Contractor
Michael Lewis	John Rodgers
Michael Lewis Architects	John Rodgers Contracting
145 Palisade Street, Suite 307Dobbs Ferry NY 10522	
914 231 7700	914-320-0924

Description of Work

Type of Work:	Deck	Applicant is:	Architect
Work Requested by:	The Owner	In association with:	
Cost of Work (Est.):	5000.00	Property Class:	1 FAMILY RES

Description of Work

Proposed patio door to proposed rear deck, stairs, and concrete landing.

Please Note: Completing the application does not constitute a permit to commence construction. To obtain your permit follow the instructions on the instruction page provided on page 3.

Job Location: 16 HILLSIDE TER

Parcel Id: 2.100-54-9

AFFIDAVIT OF APPLICANT

I **Michael Lewis** being duly sworn, depose and says: That s/he does business as: **Michael Lewis Architects** with offices at: **145 Palisade Street, Suite 307 Dobbs Ferry NY 10522** and that s/he is:

- ☐ The owner of the property described herein.
- ☐ The _____ of the New York Corporation _____ with offices at: _____ duly authorized by resolution of the Board of Directors, and that said corporation is duly authorized by the owner to make this application.
- ☐ A general partner of _____ with offices _____ and that said Partnership is duly authorized by the Owner to make this application.
- ☐ The Lessee of the premises, duly authorized by the owner to make this application.
- ☒ The Architect of Engineer duly authorized by the owner to make this application.
- ☐ The contractor authorized by the owner to make this application.

That the information contained in this application and on the accompanying drawings is true to the best of his knowledge and belief. The undersigned hereby agrees to comply with all the requirements of the New York State Uniform Fire Prevention and Building Code, the Village of Irvington Building Code, Zoning Ordinance and all other laws pertaining to same, in the construction applied for, whether or not shown on plans or specify in this application.

Sworn to before me this 11 day of SEPT of 2020

Notary Public / Commission of Deeds

MB Lewis
Applicant's Signature

OWNER'S AUTHORIZATION

I **Connor, Julia & Connor, Stephen** as the owner of the subject premises and have authorized the contractor named above to perform the work under the subject application.

Owner phone number 914 320 6864 Owner email address j.melrose.connor@gmail.com

- ☐ Julia Connor I hereby acknowledge that it is my responsibility as the **property owner** to ensure that if the permit (if issued) receives a Final Certificate of Approval from the Building Department and further that if a Final Certificate of Approval is not obtained upon completion of the construction, a property violation may be placed on the property for which this permit is being requested.

Sworn to before me this 9th day of September of 2020

Notary Public / Commission of Deeds

Julia Connor
Applicant's Signature

SPEC SHEET



Falmouth Small Outdoor Wall Lantern

Item # CO1012DWZ

Designer: C&M by Chapman & Myers

Specifications

Width: 8.625"

Height: 13.75"

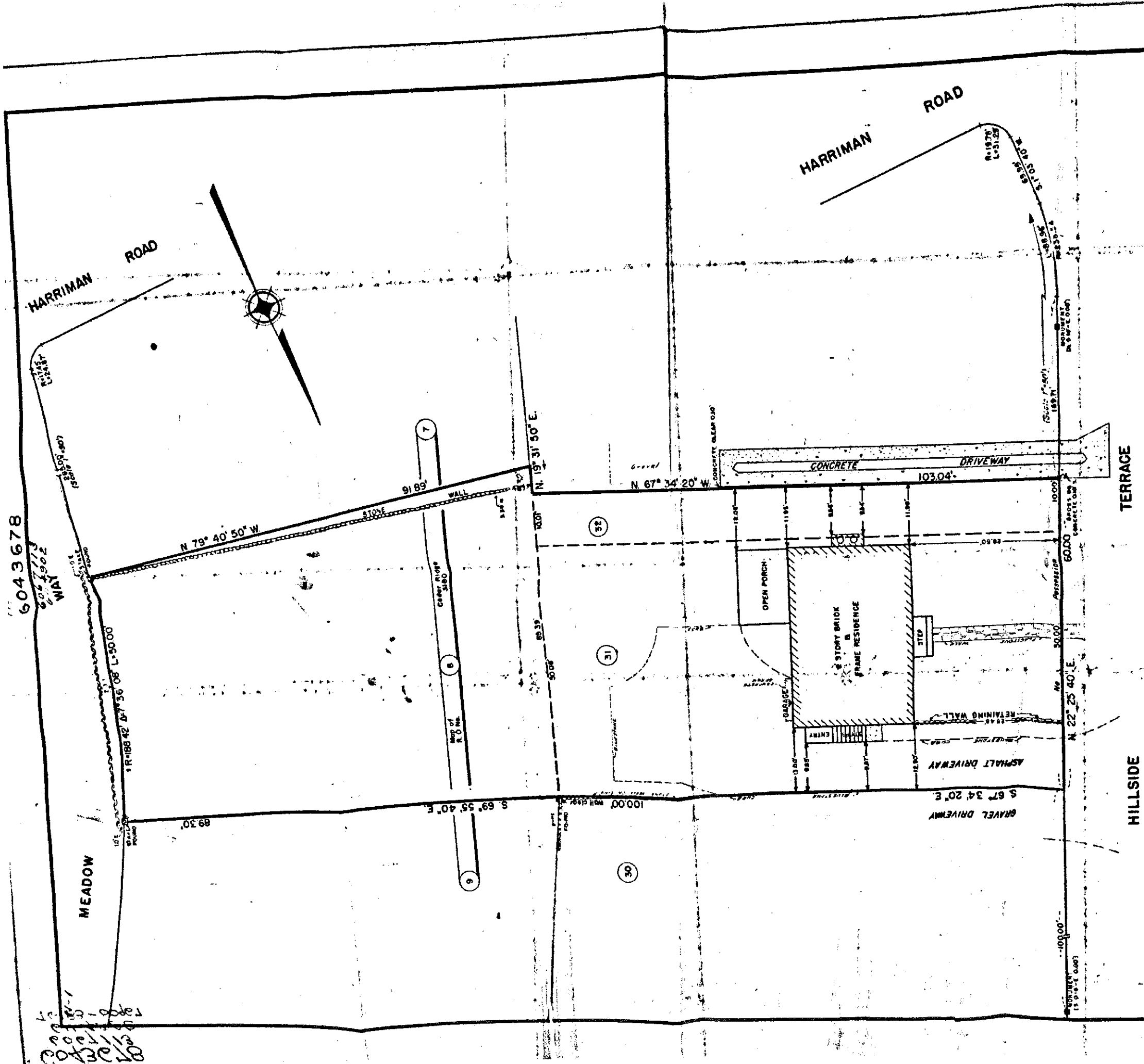
Backplate: DP:0.75" W:4.625" H:5.5" OB UP:2.75" Rectangular

Socket: 2 - Candelabra - Torpedo

Rating: Wet Rated

Available Finishes

DWZ - Dark Weathered Zinc



SURVEY OF PROPERTY
PREPARED FOR
JOHN P. & BARBARA N. LITTLE
LOCATED IN THE
VILLAGE OF IRVINGTON
TOWN OF GREENBURGH
WESTCHESTER CO. N. Y.
MAY 23, 1946
SCALE 1"=10'

FEBRUARY 27, 1953
Certified to
TITLE GUARANTEE & TRUST CO.
E. EARL NEWSON

CERTIFIED TO
FIRST NATIONAL CITY BANK
OF NEW YORK AND
TITLE GUARANTEE & TRUST CO.
OFFICE OF
EDWARD J. MARTIN, JR.
ENGINEER & SURVEYOR
21 NORTH BROADWAY
TARRYTOWN, N. Y.
SEPT 3, 1957

Certified to
TARRYTOWN & NORTH TARRYTOWN
SAVINGS & LOAN ASSOCIATION
J. H. H. H. H.

Modifications to 16 Hillside Terrace

16 Hillside Terrace
Irvington, NY 10533

ZONING INFORMATION

16 Hillside Terrace
Irvington, NY 10533

Section 2.100
Block: 54
Lot: 9

ZONING DISTRICT: 1F-10

GENERAL LOT DIMENSIONS	REQUIRED	EXISTING	PROPOSED
LOT AREA	10,000 SF	11,226 SF	NO CHANGE
LOT FRONT WIDTH	85'0"	60'0"	NO CHANGE
YARDS	REQUIRED	EXISTING	PROPOSED
FRONT	30'0"	28'6"	NO CHANGE
REAR	30'0"	128'7"	124'4"
LEAST SIDE	15'0"	9'5"	NO CHANGE
TOTAL, BOTH SIDES	30'0"	13'0"	NO CHANGE
BUILDING HEIGHT	ALLOWED	EXISTING	PROPOSED
STORIES	2 1/2 STORIES	2 1/2 STORIES	NO CHANGE
FEET	35'0"	27'0"	NO CHANGE
COVERAGE	ALLOWED	EXISTING	PROPOSED
BUILDING COVERAGE	2,147 SF	1,172 SF	(+158) 1,330 SF
	20% + 12% OVER 10K	54.50%	62%
OCCUPANCY AND USE	ALLOWED	EXISTING	PROPOSED
	SINGLE FAMILY	SINGLE FAMILY	NO CHANGE

VILLAGE OF IRVINGTON COVERAGE INFORMATION

ZONING DISTRICT: 1F-10

16 HILLSIDE TERRACE
IRVINGTON, NY 10533

Section: 2.100
Block: 54
Lot: 9

COVERAGE			
ALLOWABLE	EXISTING		(+ADDITION) / PROPOSED TOTAL
LOT AREA:	11,226 SF	STRUCTURES 1,004 SF	(+0) / 1,004 SF
		DECKS, STEPS 32 SF	(+142) / 174 SF
COVERAGE	20% of 10,000 SF	PATIO, WALKS, CONC. PAD 95 SF	(+ 14) / 109 SF
ALLOWED:		FLOOR OVERHANGS ---	---
		SWIMMING POOLS ---	---
		OTHER (FNDN PIER, RET. WALL & PLANTER) 41 SF	(+2) / 43 SF
TOTAL:	2,147 SF	1,172 SF	(+ 158 SF) / 1,330 SF
		54.5% OF ALLOWED	61.9% OF ALLOWED

NYS CODE COMPLIANCE

- This design is in compliance with requirements of 2015 Intl Energy Conservation Code, the 2017 New York State Supplement to the Energy Conservation Code, the 2015 Intl Residential Code and the 2017 New York State Uniform Code Supplement.
- Contractor shall perform all work in accordance with applicable codes listed above

UTILITIES

- CONTRACTOR TO VERIFY LOCATION OF PUBLIC UTILITIES AND PROVIDE PROTECTION IF / AS REQ'D.
- CONTRACTOR TO COORDINATE SHUT OFF AND/OR DISCONNECTION OF UTILITIES IF / AS REQUIRED.
- NO EXTG UTILITIES TO BE IMPACTED. NO EXTG UTILITIES RUN THROUGH AREA OF NEW WORK.
- A CODE 53 WILL BE CALLED IN PRIOR TO CONSTRUCTION FOR SURVEY OF EXTG UNDERGROUND UTILITIES.

LANDSCAPING NOTES

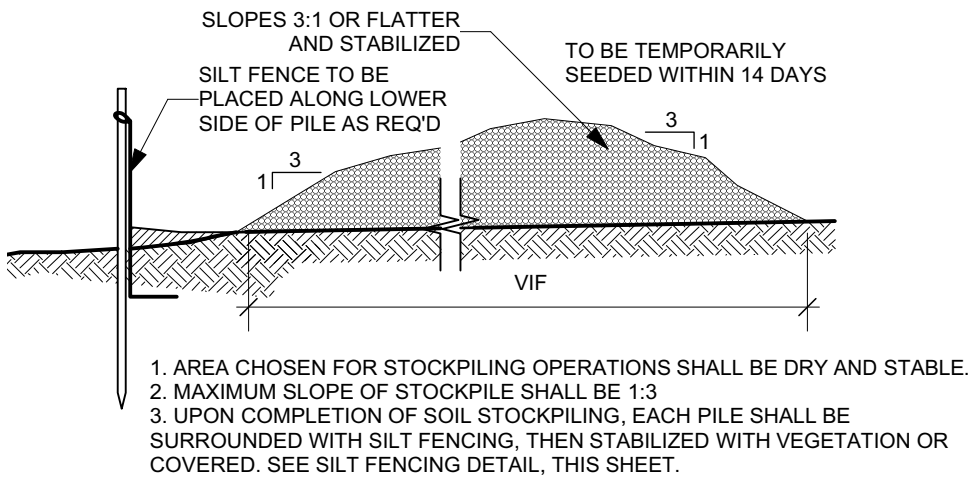
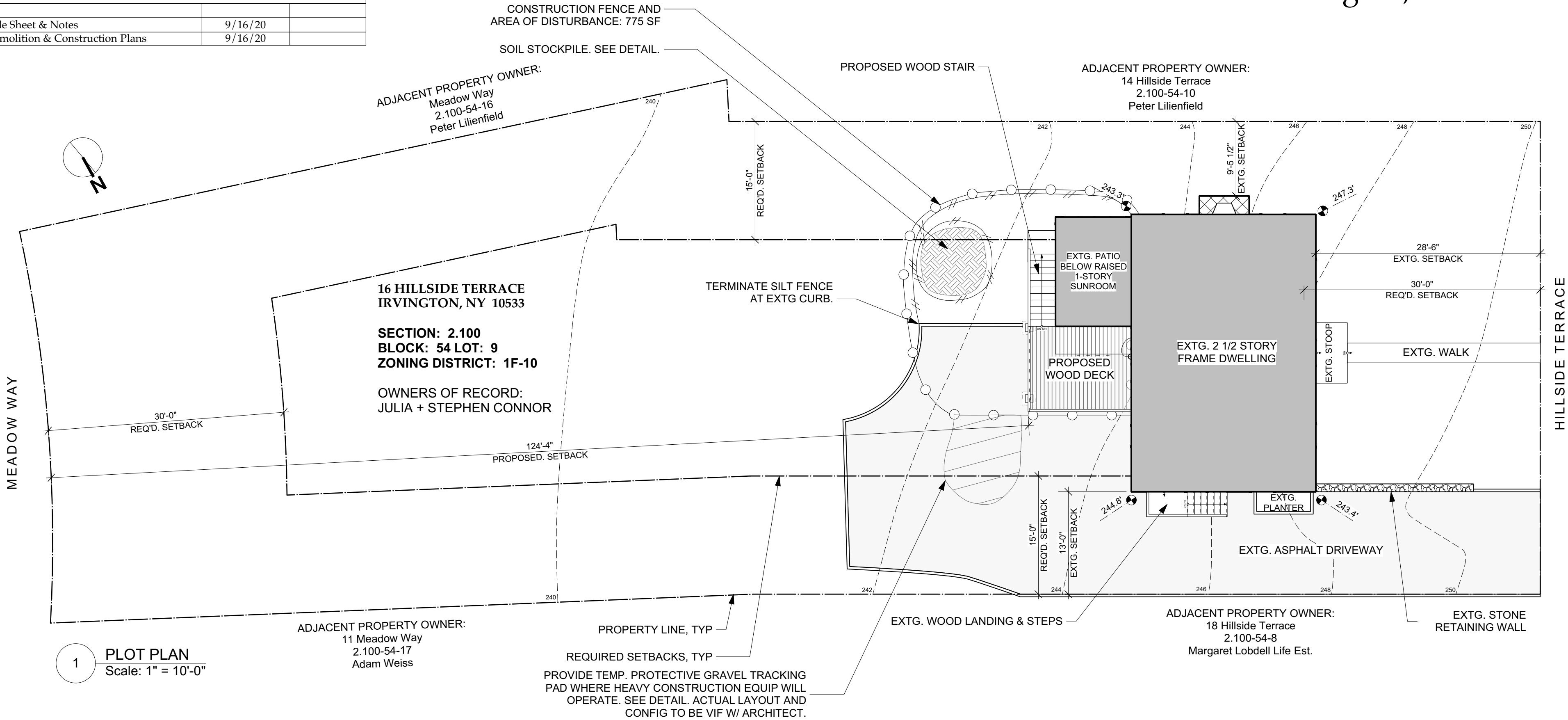
- ALL EXTG. LANDSCAPING TO REMAIN
- REMOVE TOPSOIL AT DISTURBED WORK AREA AND STORE ON SITE. REPLACE REFURBISH TOPSOIL AT COMPLETION AND RE-SOD LAWN AS NEEDED.
- NO TREES ARE PROPOSED TO BE REMOVED UNDER THIS APPLICATION. EXCAVATE BY HAND WHERE REQUIRED TO PROTECT ROOT SYSTEMS OF EXISTING TREES.

EXCAVATION NOTES AND EROSION CONTROL

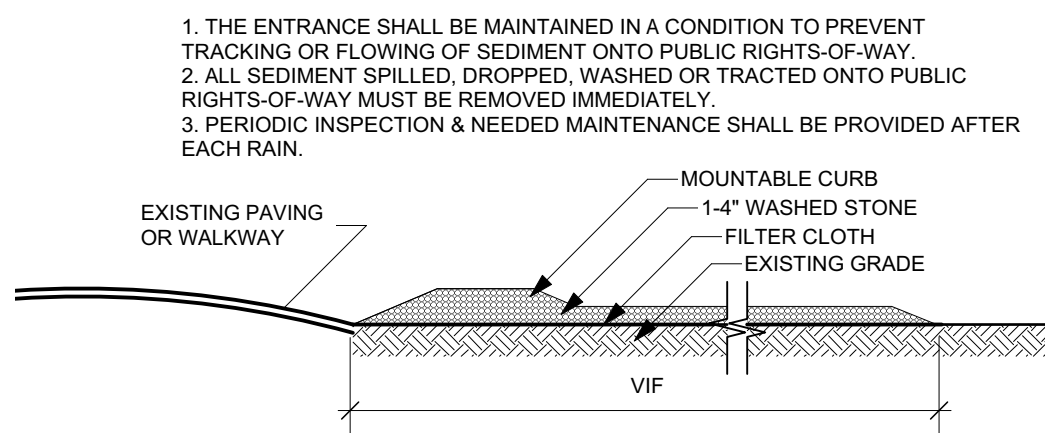
- VERIFY LOCATIONS & PROTECT ALL EXIST UTILITIES AND SEWER.
- PROTECT EXISTING TREES TO REMAIN - DO NOT RUN HEAVY EQUIPMENT WITHIN TREE DRIP LINE / ROOT AREA DURING EXCAVATION. PERFORM ALL EXCAVATION BY HAND WHERE EXCAVATION WITHIN DRIP LINE IS INDICATED. PROTECT TREE ROOT SYSTEM FROM DAMAGE DURING WORK.
- PROVIDE SILT FENCE PERIMETER AT ALL AREAS OF EXCAVATION AND AT SOIL STOCKPILES. FULLY EMBED STAKES SO AS TO PROVIDE FULL BRACING AGAINST STORM EVENTS.
- WHEREVER PRACTICAL, STAGE EXCAVATION WORK FROM PAVED AREA OR TRAFFIC PAD. PROVIDE FOR CLEANING MUD FROM VEHICLE TIRES PRIOR TO LEAVING SITE.

DRAWING INDEX

NO.	SHEET	ISSUE DATE	REV. DATE
T-000.00	Title Sheet & Notes	9/16/20	
A-101.00	Demolition & Construction Plans	9/16/20	

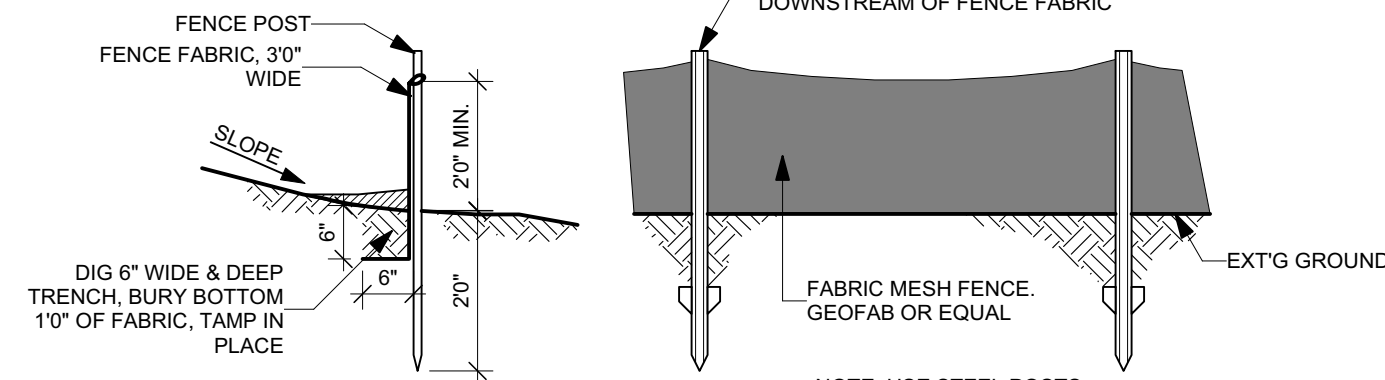


3 SOIL STOCKPILE DETAIL
NOT TO SCALE

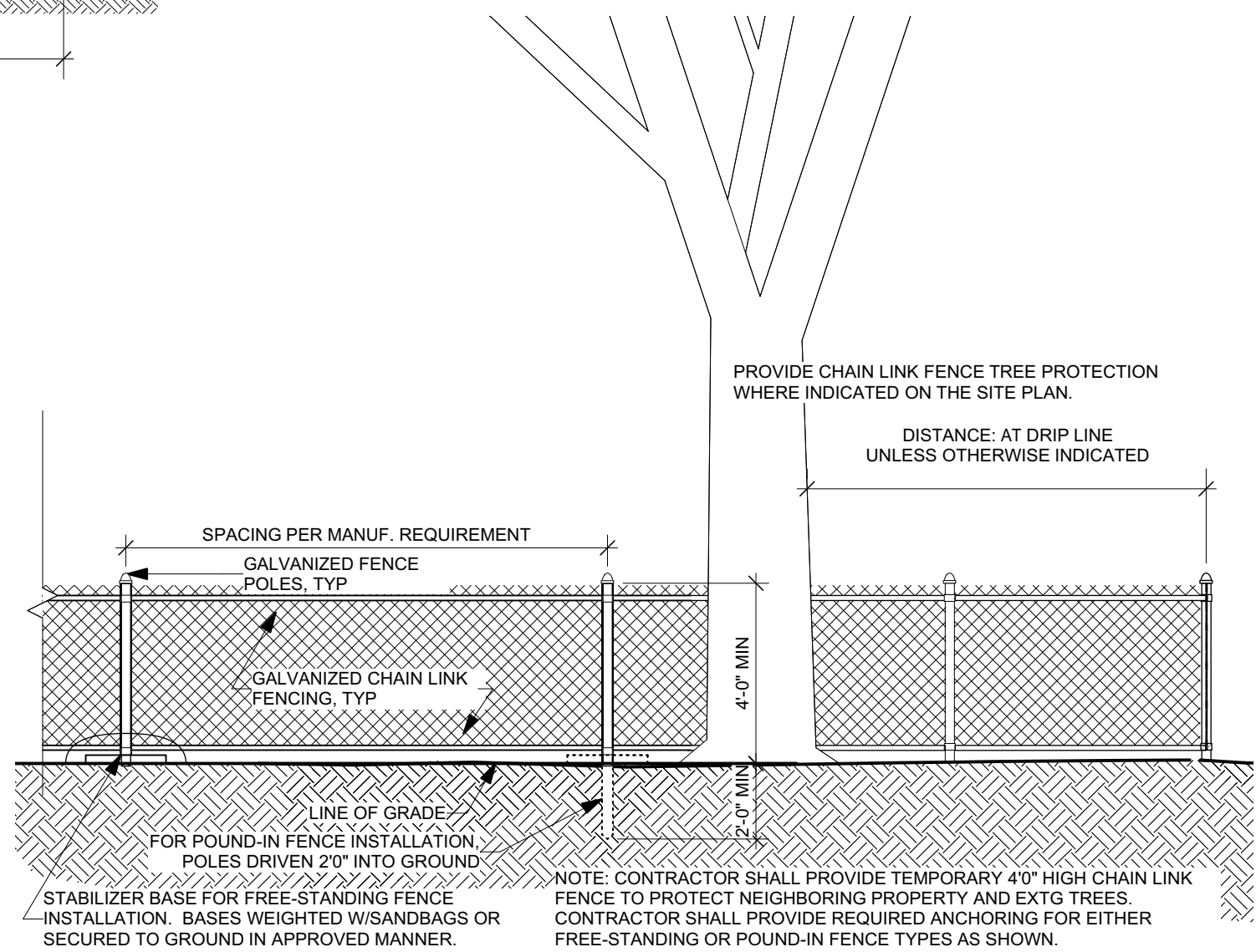


2 TRACKING PAD DETAIL
NOT TO SCALE

NOTE: SILT FENCE TO COMPLETELY SURROUND ALL AREAS OF EXCAVATION. AT THE COMPLETION OF THE PROJECT AND AFTER SOIL STABILIZATION AND VEGETATIVE GROWTH HAVE BEEN ASSURED, THE SILT FENCE MUST BE COMPLETELY REMOVED AND THE EMBEDMENT TRENCH RESTORED TO A NATURAL CONDITION.



5 SILT FENCE DETAIL
NOT TO SCALE



4 CONSTRUCTION FENCE & TREE PROTECTION DETAIL
NOT TO SCALE

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NO. REVISIONS DATE

NO. ISSUE DATE

1 ARB/DOB Submittal 9/16/20

Michael Lewis Architects PC

145 Palisade St. Suite #307
Dobbs Ferry, NY 10522
tel 914-231-7700, fax 914-231-7701
info@mlarchitect.com
www.mlarchitect.com

PROJECT:

Modifications to 16 Hillside Terrace

16 Hillside Terrace
Irvington, NY 10533

DRAWING TITLE:

Title Sheet & Notes

FILE NAME:

DRAWN BY: MM

SCALE: As Noted

DATE: 8/18/20

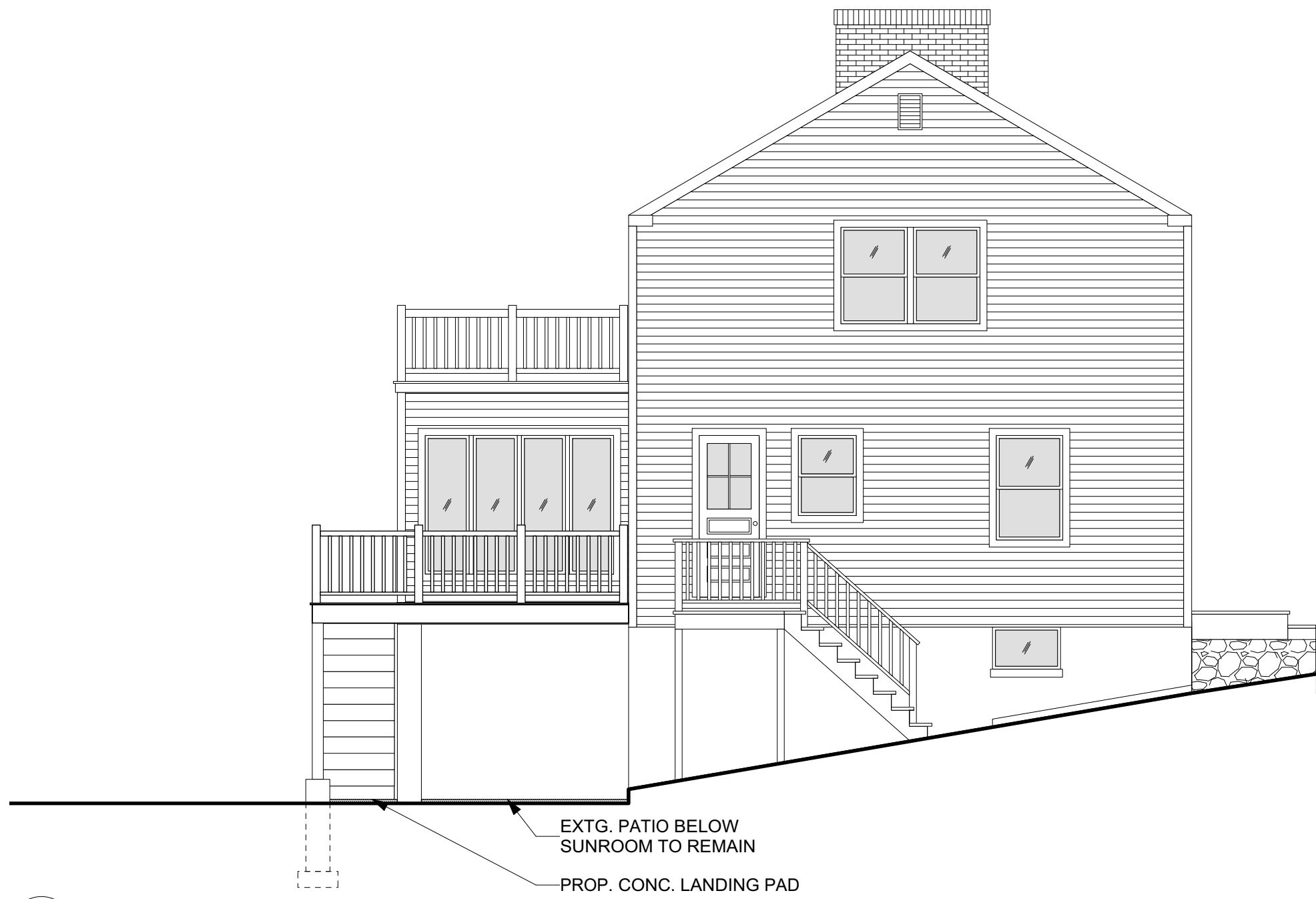
PROJECT ID: 1956A

DRAWING NUMBER

T-000.00

Modifications to 16 Hillside Terrace

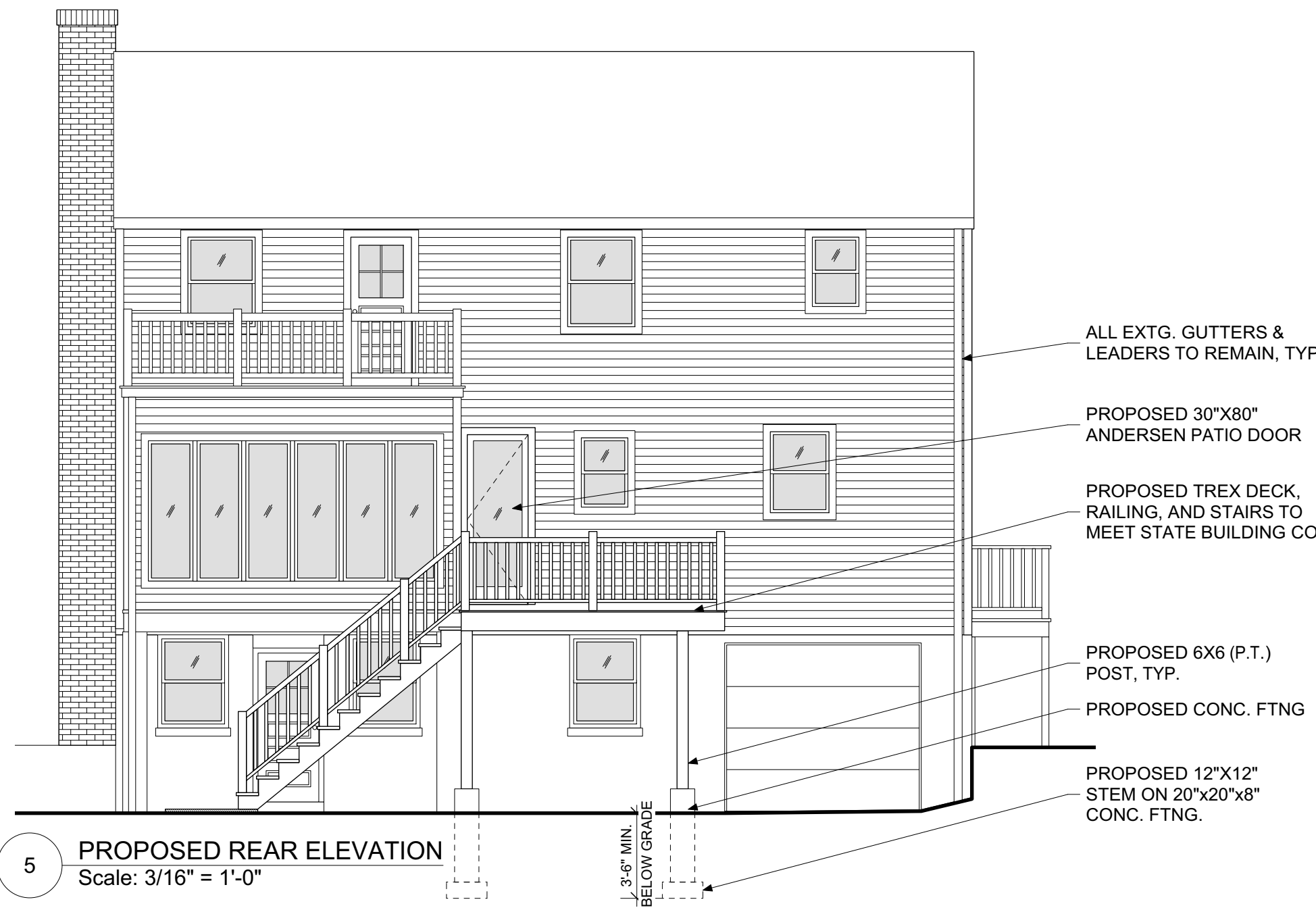
16 Hillside Terrace
Irvington, NY 10533



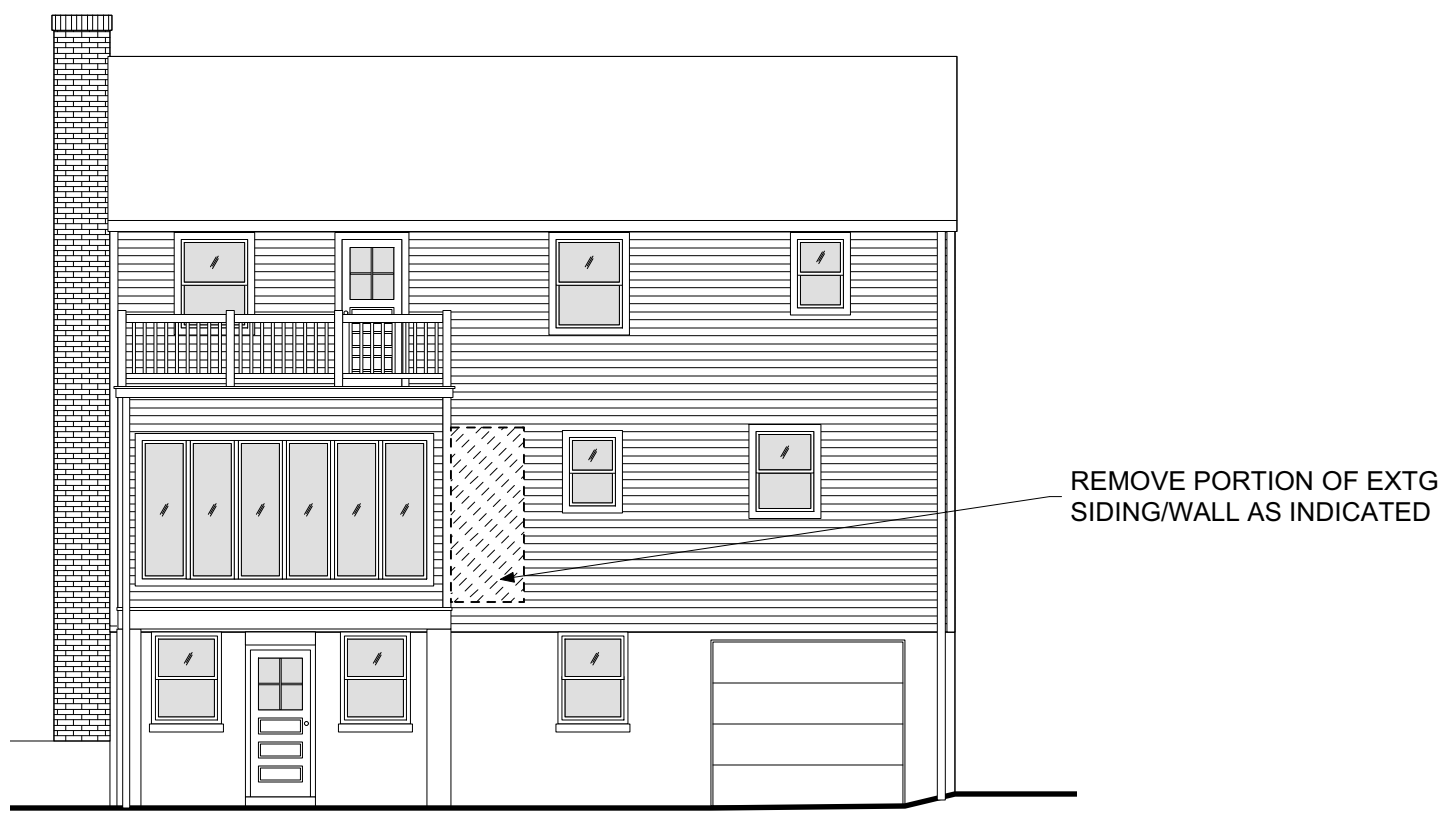
7 PROPOSED SIDE ELEVATION
Scale: 3/16" = 1'-0"



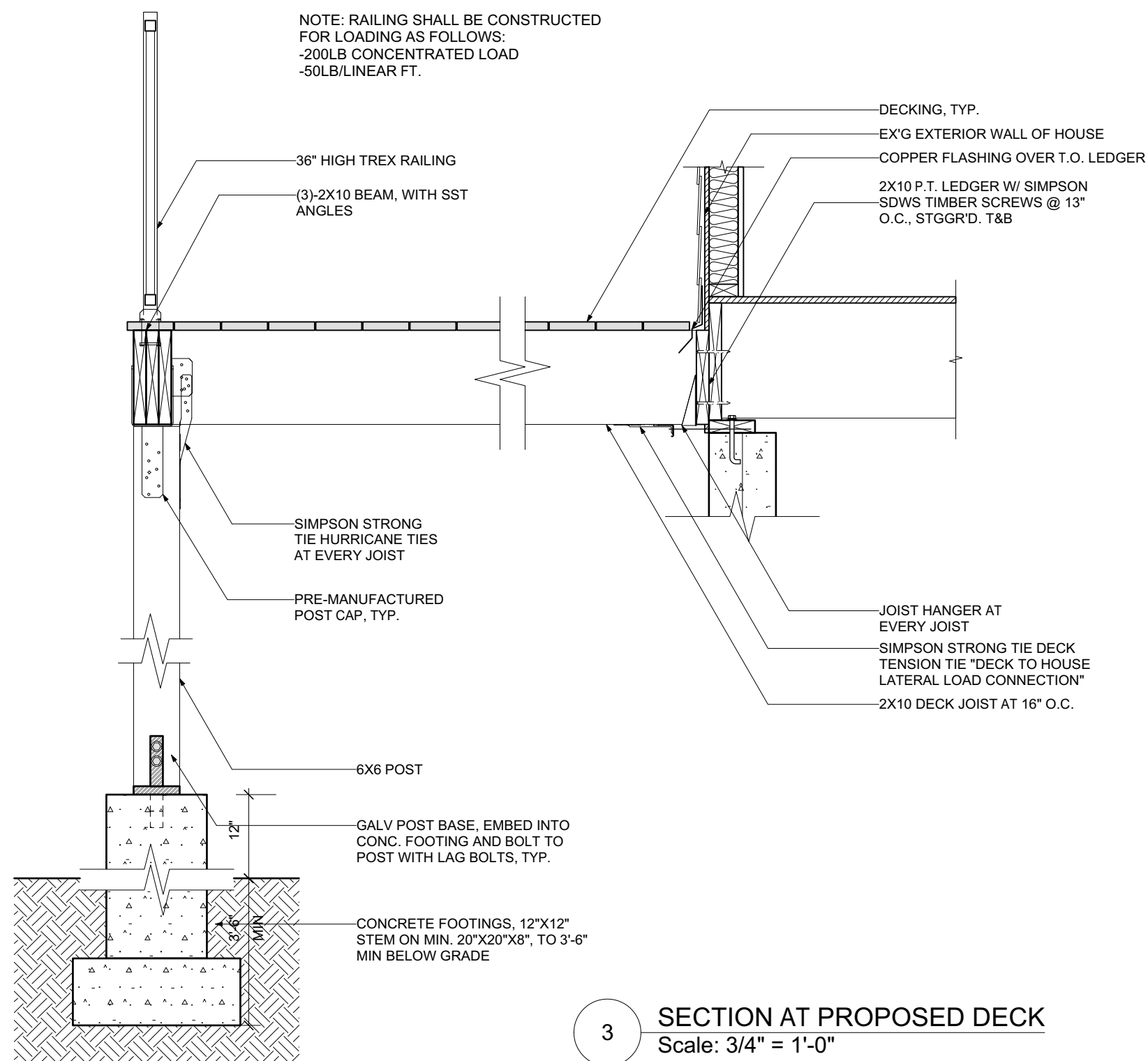
6 EXISTING SIDE ELEVATION
Scale: 1/8" = 1'-0"



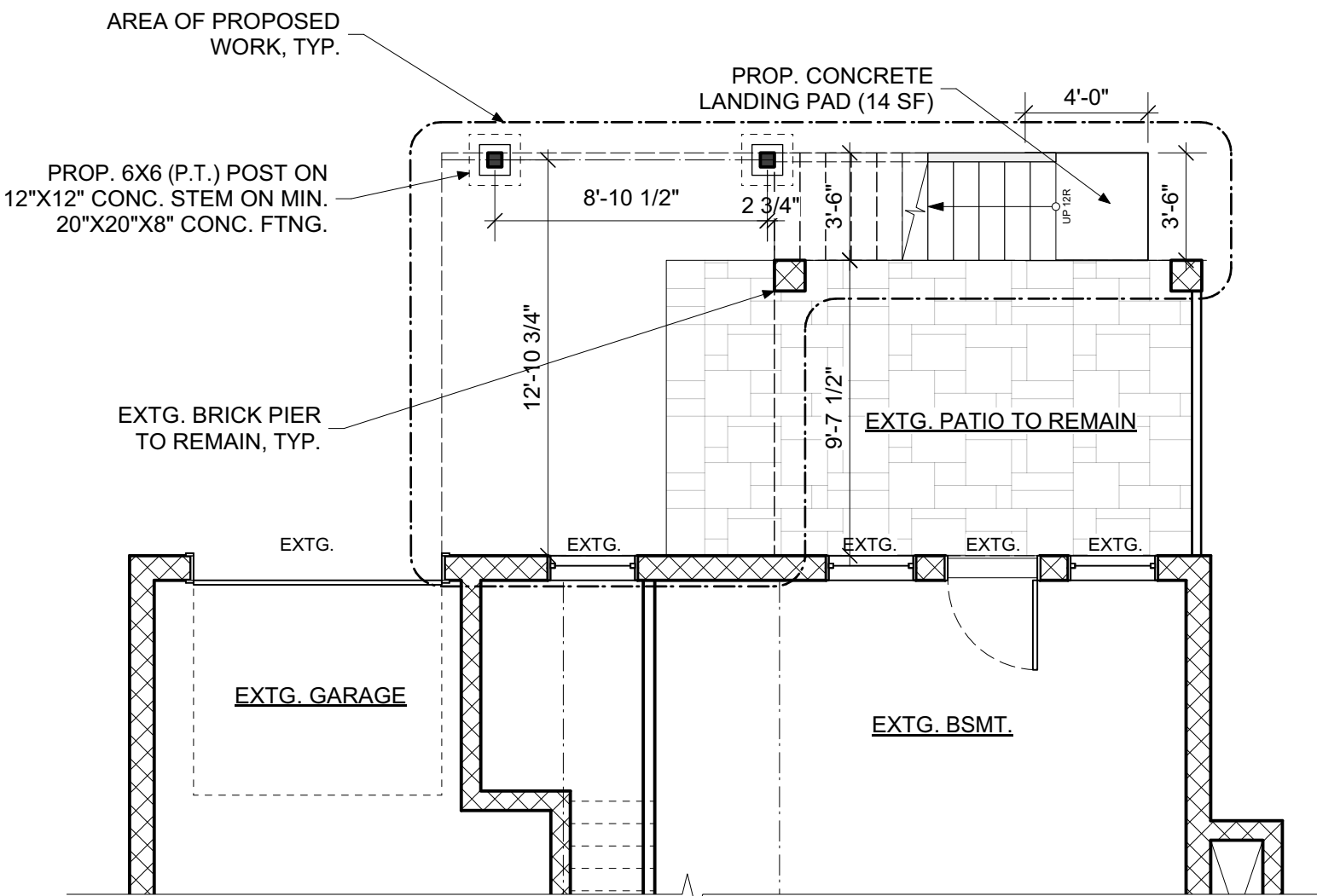
5 PROPOSED REAR ELEVATION
Scale: 3/16" = 1'-0"



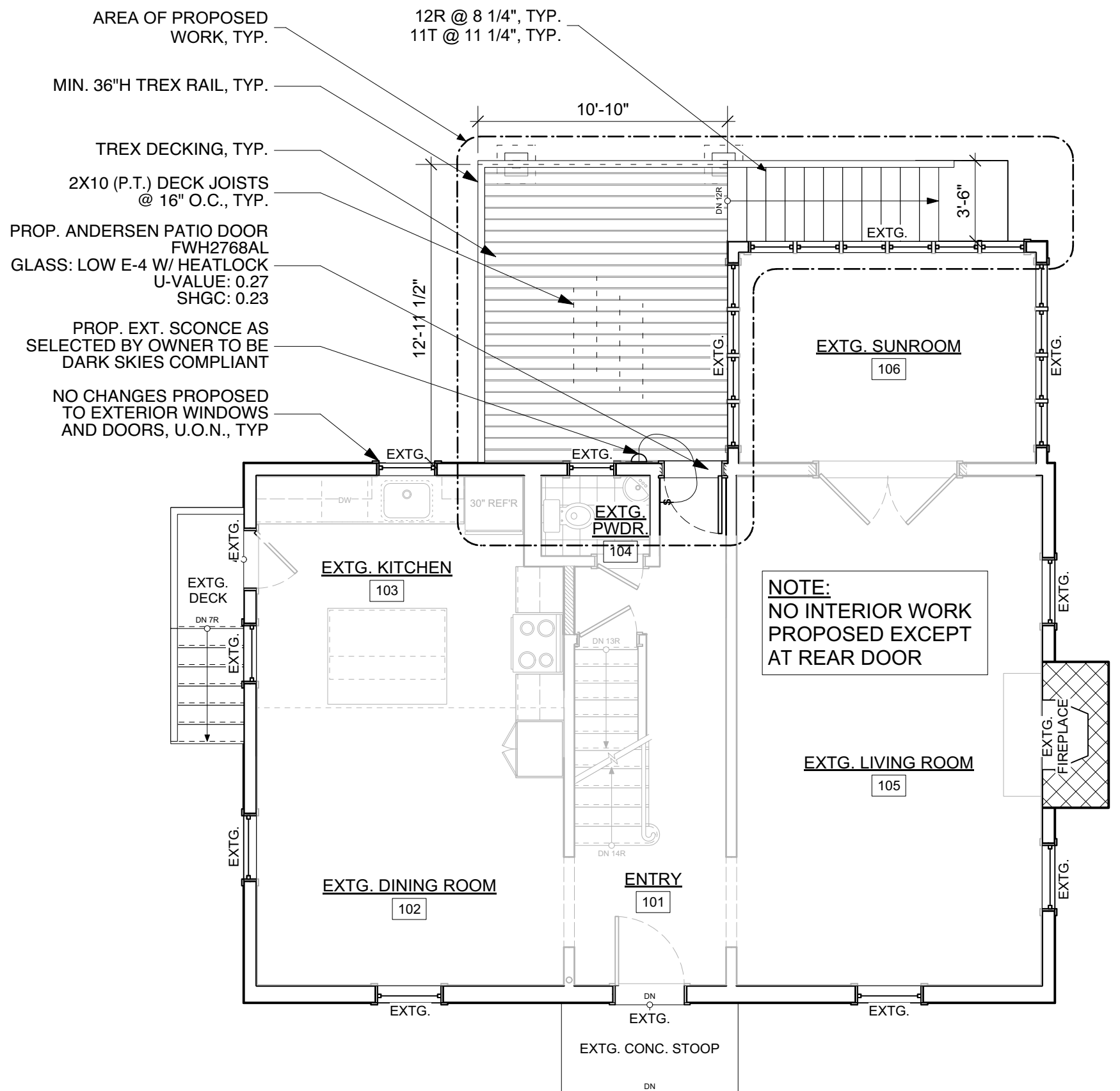
4 EXISTING REAR ELEVATION
Scale: 1/8" = 1'-0"



3 SECTION AT PROPOSED DECK
Scale: 3/4" = 1'-0"



2 PROPOSED GROUND FLOOR PLAN
Scale: 3/16" = 1'-0"



1 PROPOSED FIRST FLOOR PLAN
Scale: 3/16" = 1'-0"

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CONSTRUCTION PLAN LEGEND	
	EXISTING STONE WALL TO REMAIN
	EXISTING MASONRY WALL TO REMAIN
	EXISTING EXTERIOR FRAME WALL TO REMAIN
	EXISTING INTERIOR FRAME WALL TO REMAIN
	NEW MASONRY WALL
	NEW C.I.P. CONCRETE WALL
	NEW EXTERIOR FRAME WALL
	NEW INTERIOR FRAME WALL
	OBJECTS ABOVE
	WINDOW ID
	DOOR ID
	WALL TYPE ID
	BUILDING SECTION KEY
	EXTERIOR ELEVATION KEY
	DETAIL KEY
	INTERIOR ELEVATION KEY

NOTE: ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD (VIF) PRIOR TO CONSTRUCTION

DEMOLITION PLAN LEGEND	
	EXISTING STONE WALL TO REMAIN
	EXISTING MASONRY WALL TO REMAIN
	EXISTING EXTERIOR FRAME WALL TO REMAIN
	EXISTING INTERIOR FRAME WALL TO REMAIN
	EXISTING EXTERIOR WALL TO BE REMOVED
	EXISTING INTERIOR WALL TO BE REMOVED
	EXISTING OBJECT TO BE REMOVED

NOTE: ALL DEMOLITION TO BE APPROVED BY ARCHITECT IN FIELD PRIOR TO START OF WORK.

NO. REVISIONS DATE

NO. ISSUE DATE

1 ARB/DOB Submittal 9/16/20

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DRAWING TITLE:

Construction Plans & Notes

FILE NAME:

DRAWN BY: MM DRAWING NUMBER

SCALE: As Noted A-100.00

DATE: 8/18/20

PROJECT ID: 1956A