

Matthew Behrens – Architect
25 Bedford Road
Sleepy Hollow, NY 10591
914-391-1689
mattb728@msn.com

October 7, 2021

VIA Hand Delivery

Mr. Ed Marron
Village of Irvington Building Department
85 Main Street
Irvington, NY

RE: **Lipinski Residence**
34 South Cottenet Street
Irvington, NY 10533
Application # 990
Parcel ID # 2.80-30-4
Permit / ARB Submission

Dear Mr. Marron,

Please see attached as it relates to the Building Permit and Architectural Review Board Application, the following:

- Three (3) sets of Architectural Plans
- Three (3) sets of ARB Photos
- Completed Permit Application and fee
- Thumb drive including all documents

Please review the attached and advise any questions, or comments.

Sincerely,

Matthew Behrens

APPLICATION FOR BUILDING PERMIT

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

Application Number:	990	Date:	10/04/2021
Job Location:	34 COTTENET ST	Parcel ID:	2.80-30-4
Property Owner:	LIPINSKI, NEIL & PAPPAS, JOANNE	Property Class:	TWO FAMILY RES
Occupancy:	One/ Two Family	Zoning:	
Common Name:			

Applicant	Contractor
LIPINSKI, NEIL & PAPPAS, JOANNE	
34 COTTENET ST IRVINGTON NY 10533	

Architect: Matthew Behrens
25 Bedford Road, Sleepy Hollow, NY 10591
914 - 391-1689 matth728@msn.com NYS #021846

Description of Work

Type of Work:	Retaining Wall	Applicant is:	Architect
Work Requested by:	The Owner	In association with:	
Cost of Work (Est.):	16500.00	Property Class:	TWO FAMILY RES

Description of Work

Replace an existing stone and concrete retaining wall with a new Gambion wall and fence. No increase to impervious surfaces.

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: 34 COTTENET ST

Parcel Id: 2.80-30-4

AFFIDAVIT OF APPLICANT

I **LIPINSKI, NEIL & PAPPAS, JOANNE** being duly sworn, depose and says: That s/he does business as: with offices at: **34 COTTENET ST IRVINGTON NY 10533** 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 15 day of October of 2021

Notary Public / Commission of Deeds

GENINE LOCKWOOD

NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01L06210592
Qualified in Westchester County
Commission Expires 8/4/2025

Applicant's Signature

OWNER'S AUTHORIZATION

I **LIPINSKI, NEIL & PAPPAS, JOANNE** 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 9176127409

Owner email address lipinski.neil@gmail.com

- ☒ Neil Lipinski 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 5 day of October of 2021

Notary Public / Commission of Deeds

GENINE LOCKWOOD

NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01L06210592
Qualified in Westchester County
Commission Expires 8/4/2025

Applicant's Signature

VILLAGE OF IRVINGTON

BUILDING DEPARTMENT

85 MAIN STREET

IRVINGTON, NEW YORK 10533

TEL: (914) 591-8335 • FAX: (914) 591-5870

WWW.IRVINGTONNY.GOV



BUILDING DEPARTMENT FEE SCHEDULE

Local Law #13-11

FEES ASSOCIATED WITH BUILDING PERMITS:

BUILDING PERMIT

- Application Fee: (Non-Refundable) \$85.00 (Includes records management fee) 85
- Permit Fee: \$17.00 per thousand estimated cost (rounded to the next thousand) 289
 $17 \times 16.5 =$
- Applications for Undocumented Work or Legalizing: Applications to legalize work done prior to applying for and receiving a building permit shall pay double all applicable fees and inspections, including the cost of construction based on the cost of all proposed work being legalized at the time of application. Minimum fee \$500
- Permit Extensions
- Permit renewals prior to expiring (less than 12 months) from approval (plus inspection and CO fees) \$50.00
- Permit renewals requested after one year (more than 12 months) of approval (plus inspection and CO fees) \$100.00

Inspection Fees (as applicable)

- Sediment and erosion control (prior to any excavation) \$50.00
- Footing \$50.00
- Preparation for concrete slabs and walls \$50.00
- Foundation damp/waterproof and drainage \$50.00
- Framing \$50.00
- Building systems, including underground and rough-in \$50.00
- Fire resistant construction and penetrations \$50.00
- Insulation \$50.00
- Solid Fuel \$50.00
- Energy Code compliance \$50.00
- Final Inspection for Certificate of Occupancy \$50.00 ✓
- Re-inspection fee for work not ready at time of inspection or not in compliance with all State and local laws (per re-inspection) \$50.00

Certificate Of Occupancy

- CO Fee: (\$1.00 per thousand dollars of estimated cost at time of permit application)
 - Minimum Fee \$25.00

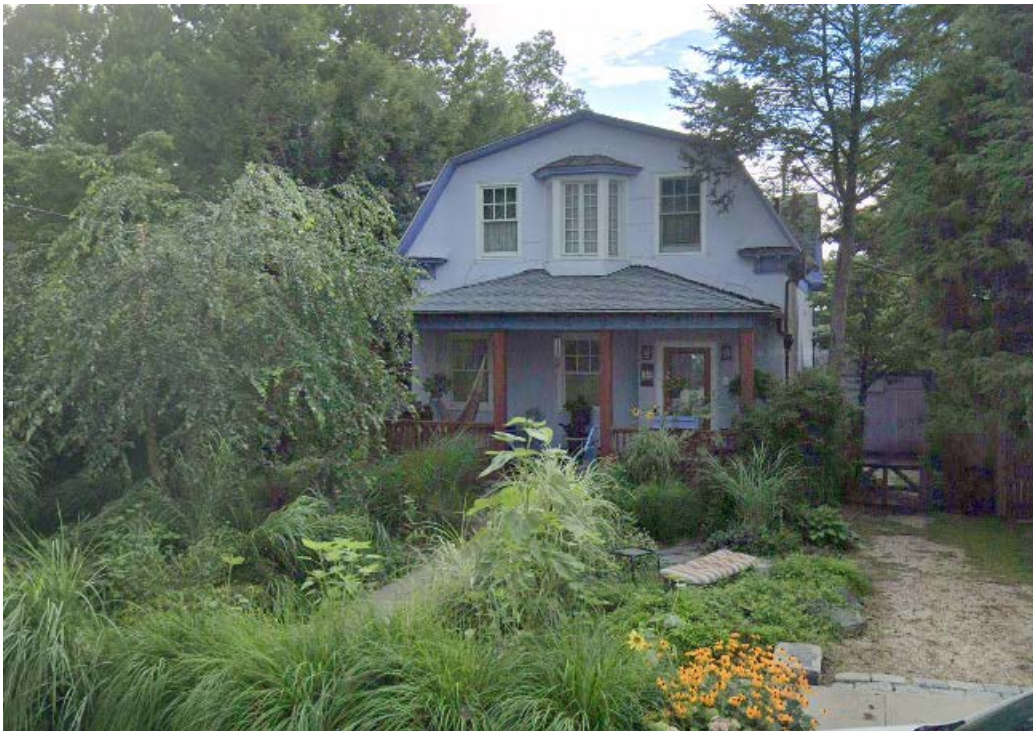
The applicant must furnish the Building Inspector with a statement of final construction costs in order that appropriate fees may be calculated prior to the issuance of a Certificate of Occupancy.

- Copy of Certificate of Occupancy \$35.00
- Letter In Lieu of Certificate of Occupancy: (See policy statement for Pre Date letters) \$100.00

Note: pursuant to 224-54A all permits are valid for one (1) year from date

25
\$449

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GENERAL REQUIREMENTS

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES, ORDINANCES & ALL AUTHORITIES HAVING JURISDICTION. IN THE ABSENCE OF OTHER STANDARDS, THE LATEST EDITION OF THE NEW YORK STATE UNIFORM FIRE PREVENTION & BUILDING CODE SHALL GOVERN.
- VERIFY ALL DIMENSIONS & CONDITIONS ON THE SITE & NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE BEGINNING OF THE WORK. CLAIMS FOR EXTRA WORK RESULTING FROM FAILURE TO DO SO WILL NOT BE CONSIDERED.
- CONTR. AND SUB-CONTR.'S SHALL MAINTAIN WORKMAN'S COMPENSATION AND LIABILITY INSURANCE IN ADEQUATE AMOUNTS TO RENDER THE HOME OWNER HARMLESS IN CASE OF ACCIDENTS OR INJURIES TO PERSONS OR PROPERTY INVOLVED IN THIS PROJECT. PROVIDE CERTIFICATES OF SAME TO OWNER.
- PROTECT FROM DAMAGE ALL STRUCTURES, FINISHES, UTILITIES, EQUIPMENT, VEGETATION, ETC. EXISTING PRIOR TO THE BEGINNING OF THE WORK. MAINTAIN STRUCTURAL INTEGRITY OF BUILDING & TEMPORARY SHORING AS REQUIRED. PROVIDE TEMPORARY PROTECTIVE JUST, FROM SEVERITY & WEATHER - TIGHT ENCLOSURES WHEN & WHERE REQUIRED.
- THE WORK INCLUDES ALL CUTTING & PATCHING & RESTORATION OF AREAS & SURFACES DISTURBED DUE TO THE EXECUTION OF THIS CONTRACT; MATCHING OF KIND, COLOR, QUALITY, TEXTURE & INSTALLED IN MATCHING PATTERN & COUSING WHERE APPLICABLE.
- THE CONTRACTOR SHALL SECURE & PAY FOR ALL PERMITS, AND INSPECTIONS OF LOCAL AUTHORITIES, & OBTAIN FINAL APPROVALS OF ANY/CERTIFICATES OF COMPLIANCE FOR ALL WORK UPON COMPLETION, AND/OR DURING THE COURSE OF THE WORK. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS & EQUIPMENT TO COMPLETE ALL WORK. ALL LABOR, MATERIAL & ASSEMBLIES SHALL BE OF GOOD WORKMANSHIP QUALITY, & SHALL CONFORM TO NATIONAL & LOCAL INDUSTRY STANDARDS. ALL MATERIALS SHALL BE INSTALLED ACCORDING TO THEIR MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL CONVEY TO THE OWNER ALL APPLICABLE MFR'S, GUARANTEES AND/OR WARRANTIES ON MATERIALS & EQUIPMENT INSTALLED.
- THE BUILDING & GROUNDS SHALL BE KEPT CLEAN & SAFE AT ALL TIMES AND PLACE ALL DEBRIS INTO A RECEPTACLE AT THE END OF EACH DAY. REMOVE ALL DEBRIS FROM THE SITE TO A POINT OF LEGAL DISPOSAL, IN STRICT ACCORDANCE WITH ALL APPLICABLE ORDINANCES AND REGULATIONS. IF OWNER IS TO OCCUPY THE EXISTING RESIDENCE DURING CONSTRUCTION, MAINTAIN CLEAR ACCESS TO THE SITE AT ALL TIMES.
- THE CONTRACTOR SHALL GUARANTEE HIS WORK FOR A PERIOD OF ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION OF THE WORK, OR AFTER ACCEPTANCE BY THE OWNER OF SPECIFICALLY DESIGNATED EQUIPMENT OR PORTION OF THE WORK. THE DATE OF SUBSTANTIAL COMPLETION OF THE WORK, OR DESIGNATED PORTION THEREOF, IS THE DATE AGREED UPON BY THE OWNER & THE CONTRACTOR. WHEN CONSTRUCTION IS SUFFICIENTLY COMPLETE, IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, THAT THE OWNER SHALL BE ABLE TO OCCUPY, UTILIZE WORK OR DESIGNATED PORTION OF THE WORK, FOR THE USE FOR WHICH IT IS INTENDED, MFR'S, GUARANTEES AND/OR WARRANTIES SHALL BE CONVEYED IN ACCORDANCE WITH L.F. ABOVE. IF ANY OF THE WORK IS FOUND TO BE DEFECTIVE OR NOT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS DURING THE GUARANTEE/WARRANTY PERIOD, THE CONTRACTOR SHALL PROMPTLY CORRECT SAME AFTER RECEIPT OF WRITTEN NOTICE FROM THE OWNER TO DO SO UNLESS THE OWNER HAS PREVIOUSLY GIVEN THE CONTRACTOR WRITTEN ACCEPTANCE OF SUCH CONDITION. THE OWNER SHALL GIVE SUCH NOTICE PROMPTLY AFTER DISCOVERY OF THE CONDITION.

CONCRETE

- ALL CONCRETE FOR FOOTINGS, WALLS, SLABS, ETC. SHALL BE AIR-ENTRAINED STONE CONCRETE AS PER PSI TEST A-4 & DAYS. CONFORM TO ASTM C-260 SPECIFICATIONS FOR AIR-ENTRAINED ADMIXTURES FOR CONCRETE. FOR AIR-ENTRAINED MIXTURES, READY-MIXED CONCRETE SHALL CONFORM TO ASTM C-394 SPECIFICATIONS FOR READY-MIXED CONCRETE. QUALITY, CONVEYING AND DEPOSITING OF CONCRETE SHALL CONFORM TO ACI 310-7 "RECOMMENDED PRACTICE FOR SELECTING PROPORTIONS FOR CONCRETE" AND ACI 614 "RECOMMENDED PRACTICE FOR MEASURING, MIXING & PLACING CONCRETE".

CARPENTRY

- ROUGH CARPENTRY--
 - FRAMING LUMBER: DOUGLAS FIR--LARCH #2 OR BETTER TRN-1400 PSI MINIMUM (SINGLE), F#-1400 PSI MINIMUM (REPETITIVE), 17% MAXIMUM MOISTURE CONTENT; AS STRESS-GRADED BY WEST COAST LUMBER INSPECTION BUREAU (WCLB) & WESTERN WOOD PRODUCTS ASSOCIATION (WWPA).
 - SHEATHING: EXTERIOR WALLS: 1/2" DOUGLAS FIR PLYWOOD CDX EXTERIOR-- APA PLYWOOD.
 - ROOF SHEATHING: 3/4" DOUGLAS FIR PLYWOOD, CDX EXTERIOR APA. (DIMENSION AS NOTED ON DWGS)
 - SUB FLOOR: 3/4" DOUGLAS FIR PLYWOOD, C-D INTERIOR UNDERLAYMENT: 5/8" PLYWOOD UNDERLAYMENT GRADE INTERIOR-- APA WITH EXTERIOR GLUE.
 - BLOCKING, BRIDGING, NAILERS, AND FURRING: #1 COMMON DOUGLAS FIR, SOUTHERN PINE OR REDWOOD. BRIDGING TO BE 1 1/2" X 3" OR APPROVED EQUAL AT 8'-0" O.C. MAXIMUM. LEDGER BOARD, WHERE REQUIRED, SHALL BE SECURELY SET WITH JOISTS NOTCHED TOGETHER.
 - DOUBLE JOISTS UNDER ALL PARTITIONS PARALLEL TO FRAMING.
 - ALL WOOD SHALL SET ON CONCRETE SHALL BE PRESSURE-TREATED "WOLAMATED" "TOSNOK" K-13" OR EQUAL.
 - 2 X10'S OVER ALL OPENINGS UNLESS SHOWN OTHERWISE.
 - PROVIDE SOLID SUPPORT FOR BEARING POINTS OF ALL BEAMS AND COLUMNS. USE SHIMS OF SLATE OR STEEL FOR LEVELING WOOD MEMBERS ON CONCRETE OR MASSIVE MASONRY BEARING FOR ALL BEAMS SHALL BE FULL WIDTH OF THE BEAM.
 - SOFFITS: 1/2" MEDIUM DENSITY OVERLAP PLYWOOD EXTERIOR GLUE WITH CONTINUOUS ALUMINUM SCREEN VENT.
 - NAILING: ALL NAILING TO BE COMPLETED IN ACCORDANCE WITH NEW YORK STATE RESIDENTIAL CODE.
 - GANG-LAM LVL'S SHALL BE AS MANUFACTURED BY PDJ.
 - COMPONENTS OR APPROVED EQUAL. MEMBERS SHALL BE 2800 PSI MINIMUM IN BENDING, 2,250 GRADE.
 - NOTCHING AND HOLES IN JOISTS AND BEAMS:
 - NOTCHING AND BORED HOLES IN JOISTS AND BEAMS FOR PLUMBING PIPING, HEATING PIPING, ELECTRICAL CONDUITS, ETC. ARE PERMITTED PROVIDED THAT THEY COMPLY WITH THE NEW YORK STATE BUILDING CODE MANUAL - PART 3, PAGE 91.
 - VERIFY SIZES AND LOCATIONS OF EXCESSIVE NOTCHING AND BORED HOLES THAT MAY BE REQUIRED BY ARCHITECT PRIOR TO CREATING THE PENETRATIONS.
 - ALL MULTIPLE-MEMBER BEAMS OR JOISTS SHALL BE NAILED TOGETHER WITH TWO ROWS OF 14D NAILS @ 12" ON CENTER AT TOP AND BOTTOM.
 - ALL WINDOW & DOOR OPENINGS TO HAVE MINIMUM DBL JACK STUDS IN STRICT ACCORDANCE WITH STATE CODE PERMITS.

THERMAL AND MOISTURE PROTECTION

- DAMP-PROOFING: WALLS BELOW GRADE SHALL RECEIVE SPRAYED-ON WATERPROOFING MEMBRANE - RUB-B-R-ALL OR EQUAL, OVER 1/2" CEMENT PLASTER. CARE SHALL BE TAKEN NOT TO DAMAGE DAMPROOFING WHILE BACKFILLING.
- FLASHING: CONTRACTOR TO PROVIDE AND INSTALL 16 OZ. COPPER FLASHING AT ALL VENT PIPES AND PENETRATIONS THROUGH THE ROOF AND AT CHANGES IN SURFACES AND ROOFS. IT MUST BE SHALL DISMILAR METALS COME IN CONTACT WITH EACH OTHER. PROVIDE ISOLATION FOR MFR'S RECOMMENDATIONS.
- ROOFING: FIBERGLASS SELF-SEALING, ARCHITECTURAL GRADE, WRB RESISTANT 25 YEAR, SHINGLES, INSTALLED OVER 15# FELT UNDERLAYMENT, EQUAL TO GAF, BRAND TIMBERLINE OR BOND BRAND OR APPROVED EQUAL. COLOR & STYLE TO MATCH EXISTING. FURNISH MFR'S WARRANTY AGAINST MANUFACTURING DEFECTS & WIND DAMAGE. PRIOR TO SHINGLE INSTALLATION, INSTALL JOIST SMOOTHER ROLL, ROOFING OR BITUMEN MEMBRANE OVER THE FELT AT THE EAVES, OVERHANGING THE SHIP EDGE BY 1/4" & EXTENDING BACK UP THE ROOF SURFACE TO A MINIMUM OF 36" INSIDE THE INTERIOR WALL LINE, CEMENTED TO THE UNDERLAYMENT FELT. IF A HORIZONTAL LAP IS REQUIRED, IT MUST OCCUR OUTSIDE THE WALL LINE. INSTALL MEMBRANE IN VALLEYS & AROUND SKYLIGHTS.
- CAULKING: ALL EXTERIOR JOINTS, IN PARTICULAR BETWEEN DISSIMILAR MATERIALS, SHALL BE CAULKED WITH A PERMANENT ELASTIC CAULKING COMPLYING CAPABLE OF HOLDING PAINT, MFR. & COLOR TO BE APPROVED BY ARCHITECT.
- PROVIDE ALUM. GUTTERS AND DOWNSPOUTS AS REQ'D. FOR PROPER DRAINAGE. PROVIDE SPLASH BLOCK WITH GRAVEL SURROUND (MIN. 12" THICK X 18" X 18" ABRARD, PROFILES AND LOCATIONS W/ OWNER.
- INSULATION: FOIL FACED PIR/CELLULOSE INSULATION SHALL BE USED IN ALL EXTERIOR LOCATIONS, FOIL TO FACE HEATED SPACE. INSULATION & R-VALUES AS INDICATED ON THE DWGINGS. PROVIDE INFILTRATION INSULATION OR SOUND ATTENUATION BLANKETS IN INTERIOR FRAMING SURROUNDING BATHROOM.

FINISH CARPENTRY

- INTERIOR AND EXTERIOR TRIM (MOLDINGS, CASINGS, CORNICES, BASES, ETC.), OTHER THAN STAINED OR PREFINISHED, SHALL BE NO. 1, KILN DRIED WHITE PONGERUSA PINE. MATCH EXISTING PROFILES OR INSTALL NEW AS NOTED ON DWGS.
- SURFACES OF INTERIOR PARTITIONS AND INTERIOR OF EXTERIOR WALLS AND CEILING SHALL BE 1/2" GYPSUM BOARD (TYPE X, FIRE CODE, WHERE INDICATED ON THE DRAWINGS AND REQUIRED BY CODE; SMOOTHED WITH 1 1/4" TYPE W DRYWALL. SCREWS PER MANUFACTURER'S RECOMMENDATION, TAPED, 3 COATS AND SANDED, READY FOR FINAL FINISH. PROVIDE METAL CORNER BEADS AND OTHER DETAIL ACCESSORIES AS REQ'D.

ELECTRICAL

- PROVIDE & INSTALL ALL ELECTRICAL WORK. ALL WORK SHALL CONFORM WITH THE N.E.C., LOCAL UTILITY COMPANY, & ALL CODES & REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL INSPECTION CERTIFICATES. FUTURE SELECTION BY THE OWNER. ALL ELECTRICAL WORK SHALL BE DONE BY AN ELECTRICIAN, LICENSED TO WORK IN WESTCHESTER COUNTY, N.Y.
- RELOCATE AND/OR REPLACE EXISTING WIRING, SWITCHES, OUTLETS & LIGHTING TO CONFORM TO NEW LAYOUT REQUIREMENTS. (OR AS CO-ORDINATED WITH OWNER)
- VERIFY CAPACITY OF EXISTING INSURING SERVICE & MAIN PANEL BOX. REWORK/REPLACE AS REQUIRED.
- CONTRACTOR SHALL FURNISH AND INSTALL ALL FIXTURES AS SPECIFIED ON DWGS, OR AS CO-ORDINATED WITH OWNER. CO-ORDINATE SELECTION & BUDGET FIGURES FOR SWITCHES AND RECEPTACLES WITH THE OWNER.

FINISH CARPENTRY

- ROUGH CARPENTRY--
 - FRAMING LUMBER: DOUGLAS FIR--LARCH #2 OR BETTER TRN-1400 PSI MINIMUM (SINGLE), F#-1400 PSI MINIMUM (REPETITIVE), 17% MAXIMUM MOISTURE CONTENT; AS STRESS-GRADED BY WEST COAST LUMBER INSPECTION BUREAU (WCLB) & WESTERN WOOD PRODUCTS ASSOCIATION (WWPA).
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 - NAILING: ALL NAILING TO BE COMPLETED IN ACCORDANCE WITH NEW YORK STATE RESIDENTIAL CODE.
 - GANG-LAM LVL'S SHALL BE AS MANUFACTURED BY PDJ.
 - COMPONENTS OR APPROVED EQUAL. MEMBERS SHALL BE 2800 PSI MINIMUM IN BENDING, 2,250 GRADE.
 - NOTCHING AND HOLES IN JOISTS AND BEAMS:
 - NOTCHING AND BORED HOLES IN JOISTS AND BEAMS FOR PLUMBING PIPING, HEATING PIPING, ELECTRICAL CONDUITS, ETC. ARE PERMITTED PROVIDED THAT THEY COMPLY WITH THE NEW YORK STATE BUILDING CODE MANUAL - PART 3, PAGE 91.
 - VERIFY SIZES AND LOCATIONS OF EXCESSIVE NOTCHING AND BORED HOLES THAT MAY BE REQUIRED BY ARCHITECT PRIOR TO CREATING THE PENETRATIONS.
 - ALL MULTIPLE-MEMBER BEAMS OR JOISTS SHALL BE NAILED TOGETHER WITH TWO ROWS OF 14D NAILS @ 12" ON CENTER AT TOP AND BOTTOM.
 - ALL WINDOW & DOOR OPENINGS TO HAVE MINIMUM DBL JACK STUDS IN STRICT ACCORDANCE WITH STATE CODE PERMITS.



LOCATION PLAN

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA TABLE R301.2 (1)

GROUND SNOW LOAD	WIND SPEED	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMPERATURE	ICE SHIELD UNDERLAMENT REQUIRED	FLOOD HAZARDS
			WEATHERING	PROT LINE DEPTH	TERMINATE	DECAY		
45 PSF	90 - 100 MPH	C	SEVERE	42"	MODERATE TO HEAVY	SLIGHT TO MODERATE	7 ° F	YES

ALL PROPOSED WORK IS IN COMPLIANCE WITH NEW YORK STATE EXISTING BUILDING CODE 2020 EDITION.

ENERGY CONSERVATION CONSTRUCTION CODE OF N.Y.S.

BUILDING TYPE: SINGLE FAMILY RESIDENCE
CLIMATE DESIGN DEGREE DAYS: 5,750 (WESTCHESTER COUNTY)
DESIGN ZONE: 4

INSULATION & PENETRATION REQUIREMENTS, R-VALUE	MIN. R-VALUE	MAX. U-VALUE
FENESTRATION	N/A	U-0.35
SKYLIGHTS	N/A	U-0.35
CEILING	R-38	
WOOD FRAME WALLS	R-13	
MASS WALL (g)	R-5/10g	
FLOOR	R-19	
BASEMENT WALL	R-10 / 13	
SLAB	10.2	
CRAWL SPACE WALL	R-10 / 13	

1. MATTHEW BEHRNS, ARCHITECT, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE SECTIONS OF THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE.

DESIGN LIFE LOAD MINIMUM REQUIREMENTS :

FIRST FLOOR :	40 PSF
SECOND FLOOR :	30 PSF
ATTIC FLOOR (WITH STORAGE) :	20 PSF
ROOF LOAD :	30 PSF
SOIL BEARING CAPACITY :	2 TONS / SQ FT

CODE COMPLIANCE NOTE:

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT OF THE UNDERSIGNED, THE PLANS & SPECIFICATIONS DEPICTED ON THESE DRAWINGS ARE IN COMPLIANCE WITH THE FOLLOWING APPLICABLE CODES AND PROVISIONS:
 * 2020 NEW YORK STATE BUILDING CODE and 2019 ADDITION
 * 2020 NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE
 * NATIONAL ELECTRICAL CODE NFPA 70 2014 EDITION
 EXISTING AND PROPOSED CONSTRUCTION TYPE, TYPE 5a
 OCCUPANCY CLASSIFICATION: ONE FAMILY RESIDENCE

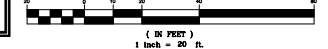
SITE PLAN NOTES:
 CONTOUR INFORMATION WAS TAKEN FROM WESTCHESTER COUNTY GIS MAP
 NO TREES WITH A DIAMETER GREATER THAN 8" ARE LOCATED NEAR THE LIMITS OF CONSTRUCTION
 THE INFILTRATION SYSTEM MUST NOT BE CONNECTED UNTIL ALL WORK IS COMPLETE AND THE SITE IS STABILIZED
 NO UTILITIES WILL BE DISTURBED BY THE PROPOSED WORK
 THE BUILDING INSPECTION OR VILLAGE ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF DEEMED APPROPRIATE TO MITIGATE UNDESIRABLE SITUATION AND EROSION OF DISTURBED SOILS
 AS-BUILT DRAWINGS OF THE SITE IMPROVEMENTS SHALL BE SUBMITTED TO THE VILLAGE ENGINEER FOR REVIEW PRIOR TO OBTAINING CERTIFICATE OF OCCUPANCY

Survey of Lot 49, Part of Lot 50 and Part of Gore Lot

MAP OF VILLAGE LOTS AND COTTAGE SITES AT DEARMAN
 FILED JUNE 1, 1850 AS MAP NO. 256

situate in the Incorporated
 Village of Irvington
 Town of Greenburgh
 Westchester County, New York
 Section 2.80 Block 30 Lot 4

Scale 1"= 20' Surveyed June 2, 2021
 GRAPHIC SCALE



Michael W. Minto, L.S.P.C.
 LICENSED PROFESSIONAL LAND SURVEYOR
 NEW YORK STATE LICENSE NUMBER 050871
 87 Woodview Lane
 Centereach, N.Y. 11702
 PHONE/FAX: (631) 580-1202
 CELLULAR: (631) 766-9714
 EMAIL: mwmintolsp@gmail.com

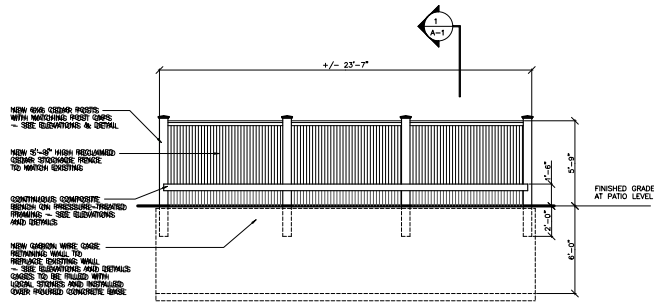
RETAINING WALL AND FENCE REPLACEMENT:

LIPINSKI / PAPPAS RESIDENCE
 34 SOUTH COTTENET STREET IRVINGTON, NY

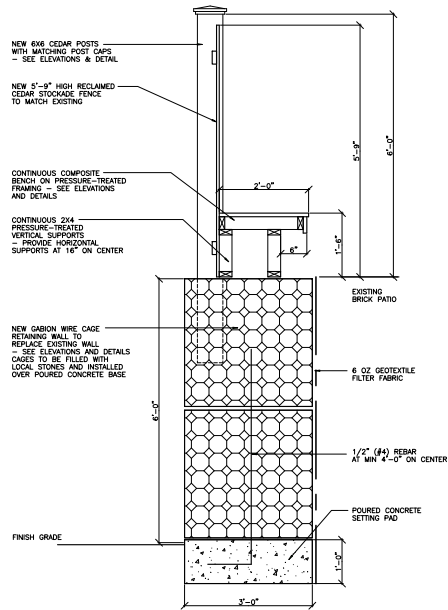
SITE PLAN AND SITE DATA
 PROJ. NO. 408
 DATE: OCT 7, 2021
 SCALE: AS NOTED

MATTHEW BEHRNS
 ARCHITECT
 25 BEDFORD ROAD
 SLEEPY HOLLOW, NY 10591
 914-391-1689

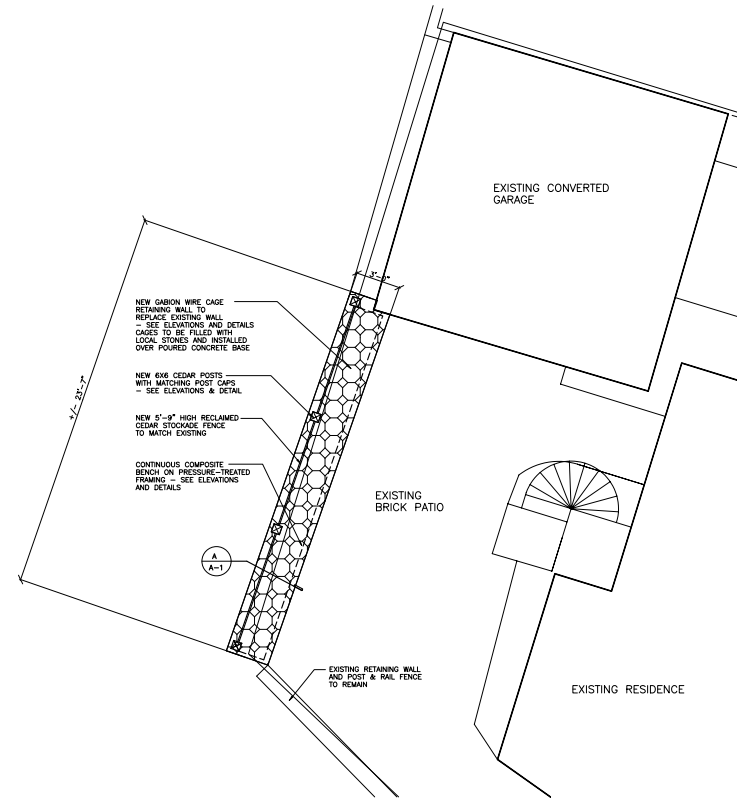
A-0



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



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



PATIO / RETAINING WALL PLAN
SCALE : 1/4" = 1'-0"

RETAINING WALL and FENCE REPLACEMENT:	
LIPINSKI / PAPPAS RESIDENCE	
34 SOUTH COTTENET STREET IRVINGTON, NY	
CONSTRUCTION PLANS, ELEVATIONS and DETAILS	PROJ. NO. 408
	DATE : OCT 7, 2023
	SCALE : AS NOTED
MATTHEW BEHRENS ARCHITECT 25 BEDFORD ROAD SLEEPY HOLLOW, NY 10591 914-391-1689	
A-1	