CARDELLO
ARCHITECTS

Project: Bittencourt Residence

Property Address: 39 Matthiessen Park, Irvington, NY
To: Village of Irvington Building Department
Sent By: Robert A. Cardello Architects
Date: February 06, 2023

ARCHITECTURAL BOARD REVIEW TRANSMITTAL

We are sending herewith:

Dwg. #	Copies	Rev. Date	Description
	1		Flash drive with the digital files mentioned below
	3		RAC's Revision Letter to the Village
	1		$50 Check to pay ARB Revision fee issued to the Town of Irvington
	3		*Project Specifications – Revised booklet*
	3	02/06/22	*Cover Sheet* (T1.00), prepared by Robert A. Cardello Architecture + Design, dated November 23, 2022
SA-1	3	11/17/21	*Slope Analysis* (SA-1), prepared by Hudson Engineering & Consulting, P.C., Rev #2 dated November 17, 2021
TP-1	3	11/03/21	*Topographic Survey* (TP-1), prepared by Ahneman Kirby engineers, Surveyors, Planners, Rev #7 dated November 03, 2021
LC-1	3	11/23/22	*Lot Coverage* (LC-1), prepared by Hudson Engineering & Consulting, P.C., Rev #3 dated November 23, 2022
C-0	3	12/15/22	*Demolition Plan* (C-0), prepared by Hudson Engineering & Consulting,P.C., Rev #5 dated December 15, 2022
C-1	3	11/17/21	*Existing Conditions Plan* (C-1), prepared by Hudson Engineering & Consulting, P.C., Rev #5 dated November 17, 2021
C-2	3	12/15/22	*Site Plan* (C-2), prepared by Hudson Engineering & Consulting, P.C., Rev #10 dated December 15, 2022
C-3	3	12/15/22	*Stormwater Management Plan* (C-3), prepared by Hudson Engineering & Consulting, P.C., Rev #10 dated December 15, 2022
C-4	3	12/15/22	*Details* (C-4), prepared by Hudson Engineering & Consulting, P.C., Rev #4 dated December 15, 2022
C-5	3	12/15/22	*Details* (C-5), prepared by Hudson Engineering & Consulting, P.C., Rev #5 dated December 15, 2022
L-1	3	12/09/22	*Tree Removals and Protection Plan* (L-1), prepared by IQ Landscape Architects, Rev #6 dated December 9, 2022

L-2	3	11/23/22	*Landscape Design Plan* (L-2), prepared by IQ Landscape Architects, Rev #5 dated November 23, 2022
L-3	3	11/23/22	*Pool Plan* (L-3), prepared by IQ Landscape Architects, Rev #6 dated November 23, 2022
MP-1	3	11/17/21	*Wetlands Mitigation Plan* (MP-1), prepared by Robert A. Cardello Architecture + Design , dated November 17, 2021
MP-2	3	08/22/22	*Proposed Mitigation Planting Plan, notes & details* (MP-2), prepared by Robert A. Cardello Architecture + Design , dated August 22, 2022
A1.0	3	02/06/23	Prepared by Robert A. Cardello Architecture + Design Rev #5 dated February 06, 2023
A1.1	3	02/06/23	Prepared by Robert A. Cardello Architecture + Design Rev #5 dated February 06, 2023
D2.0	3	02/06/23	Prepared by Robert A. Cardello Architecture + Design Rev #5 dated February 06, 2023
R3.00	3	02/06/23	Prepared by Robert A. Cardello Architecture + Design Rev #5 dated February 06, 2023
R3.01	3	02/06/23	Prepared by Robert A. Cardello Architecture + Design Rev #5 dated February 06, 2023
A2.0	3	02/06/23	Prepared by Robert A. Cardello Architecture + Design Rev #5 dated February 06, 2023
A2.1	3	02/06/23	Prepared by Robert A. Cardello Architecture + Design Rev #5 dated February 06, 2023
A2.2	3	02/06/23	Prepared by Robert A. Cardello Architecture + Design Rev #5 dated February 06, 2023
A2.3	3	02/06/23	Prepared by Robert A. Cardello Architecture + Design Rev #5 dated February 06, 2023
A3.0	3	02/06/23	Prepared by Robert A. Cardello Architecture + Design Rev #4 dated November 23, 2022
A3.1	3	02/06/23	Prepared by Robert A. Cardello Architecture + Design Rev #4 dated November 23, 2022
A3.2	3	02/06/23	Prepared by Robert A. Cardello Architecture + Design Rev #5 dated February 06, 2023
A3.3	3	02/06/23	Prepared by Robert A. Cardello Architecture + Design Rev #5 dated February 06, 2023
E2.01	3	11/23/22	Prepared by Robert A. Cardello Architecture + Design Rev #4 dated November 23, 2022

CARDELLO
ARCHITECTS

Architectural Review Board

39 Matthiessen Park , Irvington NY
Revisions Letter

Project: **Bittencourt Residence**

Lisa & Robert Bittencourt
39 Matthiessen Park, Irvington NY
Irvington Architectural Review Board Application No. 2021-35

To:

Architecture Review Board Chair
Village of Irvington
85 Main Street
Irvington, NY 10533

From: Robert A. Cardello, AIA Robert A. Cardello Architecture, LLC

Date: February 06, 2023

Re: Letter detailing the revisions related to the set previous issued for Architecture Review Board , dated 12/06/2021 regarding 39 Matthiessen Park, Irvington, NY

Job Location: 39 MATTHIESSEN PARK Parcel ID 2.50-17-2 (04 02 00000)

List of revisions:

- Exterior revisions
  - Mechanical units added on the plan
    - HVAC condensers and pads
    - Pool Equipment and pad
    - Generator and pad
  - Pool terrace area increased (coverage compliant)
  - Backstairs exterior entrance plan layout – closet added
    - Removal of steppingstones by the mudroom/garage
  - Door revision at 1st floor by kitchen
  - BBQ moved up to open patio from yard
  - Front Façade entry windows revision
  - Garage doors height increased
  - Exterior fireplace wall raised (at Covered Porch)
  - Windows removed at Master bedroom and Passageway (2nd floor)
  - Roof window well removed
  - Chimney moved
  - Window light cuts simplified

- Proposed Dark Sky Compliance Exterior Lighting Plan revised
    - Light fixtures specification revised
    - Step lights, outdoor fan, downlights, decorative pendant added
- Exterior finishes revisions
    - Rear porches, open patio and pool terrace floor finishes to be porcelain pavers with bluestone border.

We look forward to your response and hope we have provided the material requested in a comprehensive way.

Sincerely,

Robert A Cardello, AIA

ROBERT A. CARDELLO
RAC
ARCHITECTURE + DESIGN

39 Matthiessen Park, Irvington NY

Revised for ARB Submission
dated 02/06/2023

Specifications List

- Exterior Finish Siding Page 2
- Roof Page 3
- Porch Roof Page 4
- Windows & Doors Page 5
- Stone Wall Veneer Page 6
- Bluestone Page 7
- Covered Porch Ceiling Page 8
- Cable Railing Page 9
- Exterior Lights Page 10
- Exterior Gas Fireplace Page 11

ROBERT A. CARDELLO
RAC
ARCHITECTURE + DESIGN

39 Matthiessen Park, Irvington NY

Exterior Finish Siding Specifications

NuCedar Mills®
finely crafted exteriors

CLASSIC R&R SHINGLES™

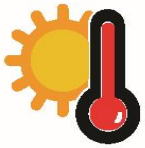
INSTALLATION INSTRUCTIONS

Installation must follow the instructions in this manual to maintain product warranty
In order to secure your warranty, please visit our website to register your product:
gardenstatelumber.com/NuCedar/technical/warranty/ For additional copies and revisions, go to gardenstatelumber.com/NuCedar.

PREPARATION

Apply NuCedar products over a properly installed weather resistant barrier (ex. House Wrap) and ensure all wall openings and penetrations are properly flashed in accordance with local building codes and window/door manufacturer's flashing recommendations. The NuCedar cladding system is not a water-tight barrier. It is designed to reduce the amount of water that reaches the underlying weather resistant barrier.

Do not store where temperatures may exceed 120°



Do not cover with dark material.

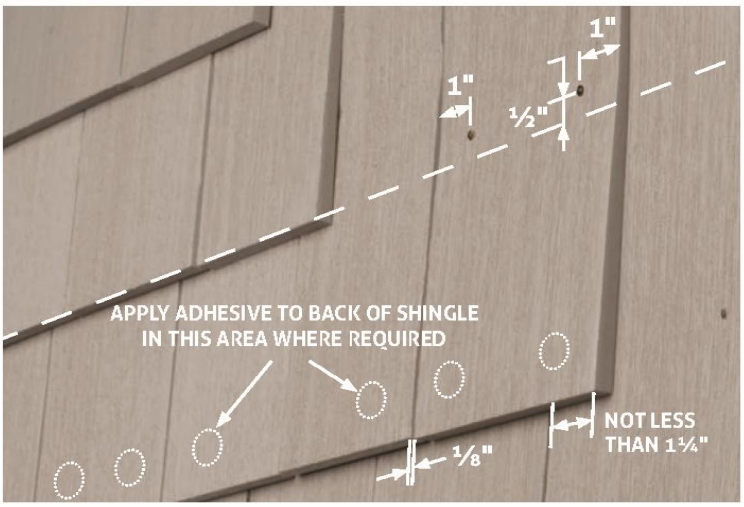
GENERAL INSTALLATION

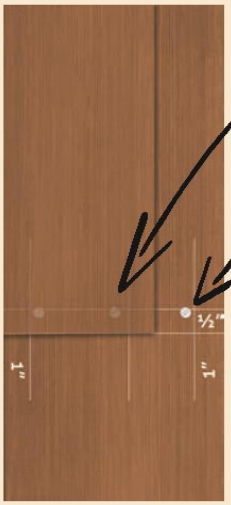
NuCedar Classic R&R Shingles™ can be cut to a narrower width, just like wood shingles using standard woodworking tools and practices. Be sure to repaint any cut edges.

Calculate the number of courses to be installed by measuring the height of the area to be covered and divide it by the desired exposure. Adjust the exposure to align with bottoms and tops of windows and leave at least 4" for the last course at the top.

Do not install NuCedar over open framing. Install shingles over solid sheathing (such as plywood or OSB). NuCedar Shingles cannot be installed over furring strips.

Do not install any shingles that appear to be defective or do not appear to be coated/painted properly.





Use 2 fasteners for 4", 5", and 6" wide shingles
(4" wide only available in 13" shingles)

Use 3 fasteners for 7", 8", and 9" wide shingles
(9" wide only available in 18" shingles)

Fasteners should be approximately **1" from the edge and no further than 1/2" above the exposure**

Fasteners should penetrate ½" into the solid substrate (example OSB or Plywood)

Leave approximately 1/8" keyway between each shingle allowing the shingle to expand and contract

Installs just like traditional cedar shingles. Use exterior grade ring shank (5D Stainless) or siding nails or at least 7/16" wide crown stainless steel staples.

Applying adhesive to the back of the shingle where required.

Do not over drive fasteners. Overdriving can cause shingle to lift on the wall or to crack during installation.
****Installing Nucedar shingles at a 6" exposure is not recommended. 18" shingles should be installed at a 5-1/2" or 7" exposure only****

NuCedar Mills® finely crafted exteriors

CLASSIC R&R SHINGLES™

INSTALLATION INSTRUCTIONS

Starter & Final Course: trim the bottom of each starter course shingle 5"-7" depending upon planned course exposure. Use the top half as the starter course (bottom portion can be saved and used for the final course). Use 15 gauge stainless finish nails and PVC Adhesive to hold the top course in place.

**PVC Adhesive should be stored indoors or in temperatures over 45 degrees. Failure to do so may cause adhesive failure*

Subsequent Courses: Keyways of successive courses must always be offset by at least 1-1/4". (see page 1)

Additional Fastening: When shingles are going to be installed adjacent to and/or next to heat reflective surfaces, such as roofs, decks, solar reflective windows, metal flashings or blacktops, additional fastening is required. Sun and heat may cause shingles to curl.

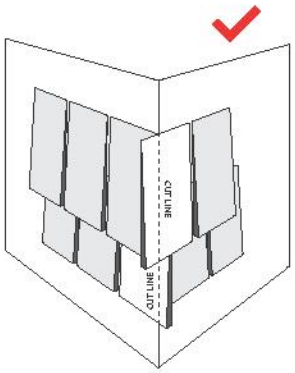
Apply a ¾" dia. sized dollop of PVC Adhesive to the bottom corners of the back of all Shingles on the first four courses of the wall.

Note: When installing a custom color with LRV under 35 PVC Adhesive MUST be used on ALL shingles

Yes for all corners and flares

Woven Corners: (also called a laced corner) is achieved by overlapping every other siding courses with their adjoining wall counterparts. Create this look by nailing both courses in place, then trimming off the excess material.

Cut on a table saw or jig saw for best aesthetic look and cleanest cut. When this technique is used the end grains of every other piece is left exposed and should be painted using the paint daubers included with your shingles.



Flares: NuCedar Shingles should be pre-drilled to prevent cracking when doing flares. PVC Adhesive is recommended for flare applications

For minor flares ,the NuCedar shingles will have enough flexibility without the application of heat

For aggressive flares , use a heat blanket or heat gun to create your desired flare. Do not put the heat gun directly on the material.

TRIM AND CORNERS

For Trim and Corners, use NuCedar Color Trim package. Standard Corners and Trim are available with our NuCedar Shingle Installation.

Trim and Corners will need to be installed first before the Shingles. For installation questions on Trim and Corners, please visit our website at gardenstatelumber.com/NuCedar/technical/installation-guide/

TOUCH-UP AND RE-PAINTING

ALL TOUCH UP PAINT MUST BE SHAKEN VIGIROUSLY TO ENSURE COLOR MATCHES. Apply touch-up paint on all cuts, planed edges and small damaged areas.

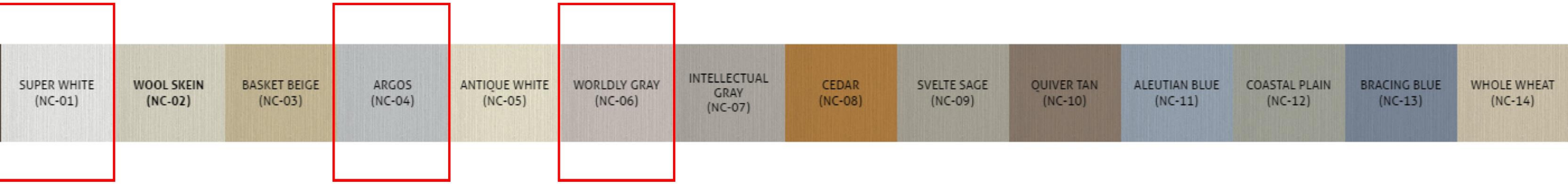
NuCedar can be touched up with a high-grade exterior latex paint. NuCedar recommends PPG MANOR HALL® Exterior 100% Acrylic Latex Paint. In the future, if you would like to repaint the product, it is possible to do; however, you will void your warranty going forward. For re-painting, use a high-grade exterior latex paint, such as PPG Manor Hall (Exterior, Satin Finish). Make sure that your paint color has a Light Reflective Value (LRV) of 55 units or greater.

Prior to touching up or repainting, make sure that the surface area is properly cleaned and prepared according to manufacturer's specifications.

CARE AND MAINTENANCE

NuCedar products can be safely cleaned using a mixture of water and mild detergent or a mild household cleaner. Remove mold/mildew using a mild commercial mold/mildew remover. NuCedar can be lightly sprayed or cleaned with a house brush (high pressure power-washers could destroy the Rough Sawn texture) to remove dust and debris. Refer to manufacturer's instructions.

MANOR HALL is a registered trademark of PPG Architectural Finishes, Inc.



GC TO PROVIDE MOCKUP WITH THE MARKED UP COLORS FOR CLIENT REVIEW/APPROVAL

Accessories

	SMOOTH PART #
Snap-In Insert Fits 4" Exposure Classic Clapboard® only Fits 6" Exposure Classic Clapboard® only Fits 8" Exposure Classic Clapboard® only	UI001 UI002 UI004
Starter Strip (1 pc) 2" x 10"	AC001
Fill & Flex Adhesive 300ml	FF001
Fill & Flex Adhesive Case (12 tubes)	FF001-CASE
Matching Paint - Pint	TU001-PT
Cortex Plugs - 400 screws plugs (250 ft)	CPB001
Universal Bonding Plates (25 pcs)	AC002
Methacrylate Adhesive Kits (includes Bonding Plates)	AK004
22" Z-CLIPS™ (6 PC/BOARD) - 12 clips	AC005

Color Options

STANDARD	PART #
Super White	6995
Wool Skein	6148
Worldly Gray	7043
Antique White	6119
Coastal Plain	6192
Argos	7065
Basket Beige	6143
Intellectual Gray	7045
Cedar	3034

STANDARD	PART #
Aleutian Blue	6241
Bracing Blue	6242
Svelte Sage	6164
Quiver Tan	6151
Trim & Mouldings Only	
Anderson Green	NCAG
Wineberry	NCWB

NOTE:

All orders are produced custom & considered non-returnable.

Starter Strip is not included in clapboard pricing & must be purchased separately.

Z Clips and Methacrylate Kits are included with the purchase of Clapboard profiles.

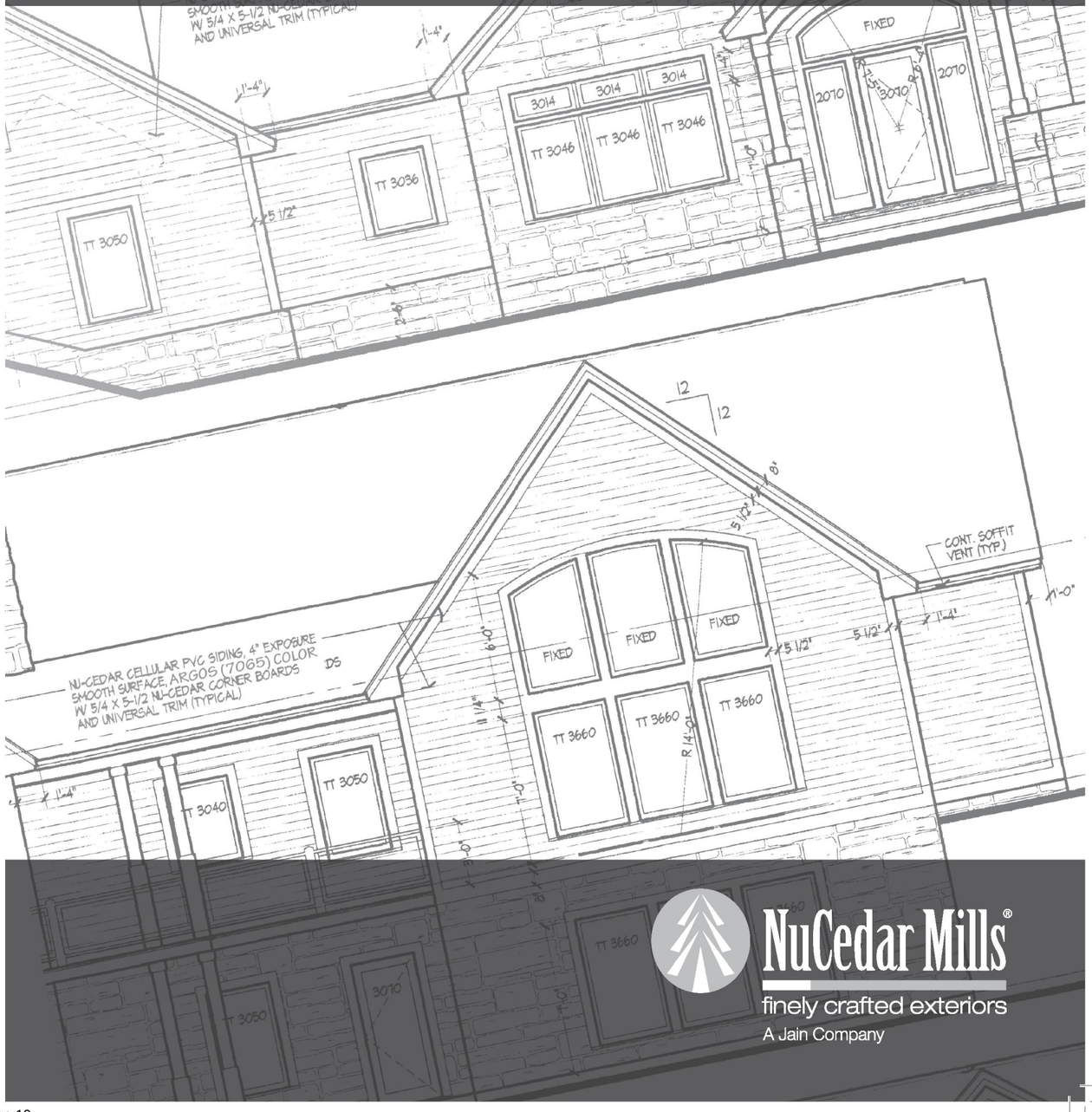
Custom Color options are available by calling customer service at 866-393-8883

NuCedar Mills®
finely crafted exteriors
A Jain Company

Phone: 866-393-8883
www.nucedar.com

NM204_114

NuCedar Product Specification Guide



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Siding

Classic R&R Shingles™

	SMOOTH PART #	ROUGHSAWN PART #	APPROX. PIECES / SQ.
13" 1/4 SQUARE*	IS001	RIS001	4 BOXES
18" 1/4 SQUARE**	IS003	RIS003	4 BOXES

*Exposures Up to 5", Thickness: 1/2", Includes Widths: 4", 5", 6", 7" & 8"
**Exposures Up to 7", Thickness: 1/2", Includes Widths: 5", 6", 7", 8" & 9"

provide 5" exposure

Classic R&R Shingles™ Accessories

Refer to Trim & Corner listings for:

- 1" & 5/4" Thick Standard Trim
- 1" & 5/4" Thick Standard Corners
- 5/4" Thick J-Pocket Trim & Corners
- 5/4" Cape Cod Corners

Vertical Siding

	SMOOTH PART #	ROUGHSAWN PART #	APPROX PIECES / SQ.
SHIPLAP 5" FACE, 16' LENGTH	SL003	RSL003	15
SHIPLAP 6-3/4" FACE, 16' LENGTH	SL007	RSL007	12
CHANNEL RUSTIC 4" FACE, 1" CHANNEL, 16' LENGTH	CR003	RCR003	15
CHANNEL RUSTIC 5-3/4" FACE, 1" CHANNEL, 16' LENGTH	CR007	RCR007	12
BOARD 5/8" X 10" X 16'	BD003	RBD003	9
BATTEN 3/4" X 2" X 16'	BT001	RBT001	N/A

Vertical Siding Accessories

Refer to Trim & Corner listings for:

- 5/4" J-Pocket Corners

Classic Clapboard®

	SMOOTH PART #	ROUGHSAWN PART #	APPROX PIECES / SQ.
4" EXP. 16' LENGTH	CL003	RCL003	19
6" EXP. 16' LENGTH	CL007	RCL007	13
8" EXP. 16' LENGTH	CL011	RCL011	10

All Classic Clapboard orders include methacylate adhesive kits & z-clips.
Additional quantities can be ordered.
Starter Strip not included.

Classic Clapboard® Accessories

Refer to Trim & Corners listing for:

- 5/4" Thick Universal Trim & Corners (Required)
- Inserts (optional)

Trim

Universal Trim with 2" pocket

	SMOOTH PART #	ROUGHSAWN PART #
5/4" x 4" x 18'	UT001	RUT001
5/4" x 6" x 18'	UT003	RUT003
5/4" x 8" x 18'	UT005	RUT005
5/4" x 10" x 18'	UT007	RUT007
5/4" x 12" x 18'	UT009	RUT009

J Channel Trim with 3/4" x 3/4" pocket

	SMOOTH PART #	ROUGHSAWN PART #
5/4" x 4" x 18'	JT501	RJT501
5/4" x 6" x 18'	JT003	RJT003
5/4" x 8" x 18'	JT005	RJT005
5/4" x 10" x 18'	JT007	RJT007
5/4" x 12" x 18'	JT009	RJT009

Header Trim with J pocket

	SMOOTH PART #	ROUGHSAWN PART #
5/4" x 4" x 18'	HT001	RHT001
5/4" x 6" x 18'	HT003	RHT003

1" Standard Trim

	SMOOTH PART #	ROUGHSAWN PART #
5/4" x 4" x 16'	TD041	RTD041
5/4" x 6" x 16'	TD043	RTD043
5/4" x 8" x 16'	TD045	RTD045
5/4" x 10" x 16'	TD047	RTD047
5/4" x 12" x 16'	TD049	RTD049

3/4" Standard Trim

	SMOOTH PART #	ROUGHSAWN PART #
1" x 4" x 16'	TD531	RTD531
1" x 6" x 16'	TD033	RTD033
1" x 8" x 16'	TD035	RTD035
1" x 10" x 16'	TD037	RTD037
1" x 12" x 16'	TD039	RTD039

*Trim Widths are nominal sizes

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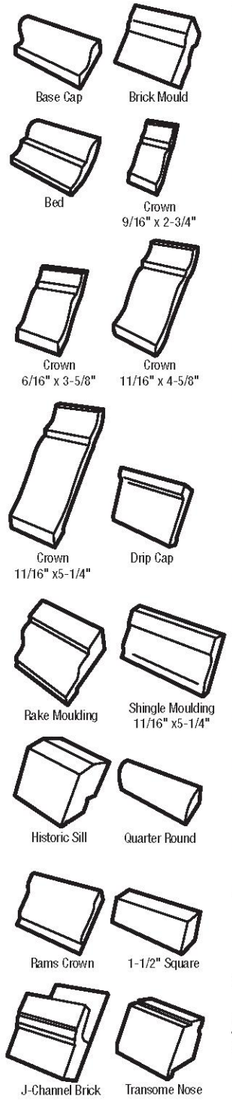
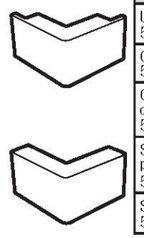
Mouldings



	SMOOTH PART #
Base Cap 11/16" x 1-1/8" x 16'	WM164
Brick Mould 1-1/4" x 2" x 17'	WM180
Bed 9/16" x 1-3/4" x 16'	WM75
Crown 9/16" x 2-3/4" x 16'	WM53
Crown 6/16" x 3-5/8" x 16'	WM49
Crown 11/16" x 4-5/8" x 16'	WM47
Crown 11/16" x 5-1/4" x 16'	WM45
Drip Cap 11/16" x 1-5/8" x 16'	WM197
Rake Moulding 1-1/16" x 2" x 16'	WM287
Shingle Mould 11/16" x 1-5/8" x 16'	WM210
Historic Sill 1-3/4" x 2-1/32" x 16'	WM330
Quarter Round 3/4" x 3/4" x 16'	WM105
Rams Crown 1-13/32" x 2-1/16" x 16'	WM90
1-1/2" Square 1-1/2" x 1-1/2" x 16'	WM236
J-Channel Brick 1-1/4" x 2" x 17'	WM657
Transome Nose 1-5/8" x 1-1/2" x 16'	WM311
Back Band 1-11/32" x 1-3/16" x 16'	WM068
Weather Stop 3/8" x 1-31/32" x 16'	WM00
Scotia Cove 3/4" x 3/4" x 16'	WM93

Corners



	SMOOTH PART #	ROUGHSAWN PART #
Universal - has 2" pocket on each side 5/4" x 6" x 20'	UC	RUC
Outside J - has 3/4" pocket on each side 5/4" x 6" x 20'	JC	RJC
Cape Cod Corner - has a 3/4" pocket on one side & a traditional trim on 2nd side 5/4" x 6" x 20'	CC001	CC001
Standard Corner - has traditional trim profile on each side 5/4" x 4" x 20'	ND011	RND011
Standard Corner 5/4" x 6" x 20'	ND013	RND013

Grade Planks

	SMOOTH PART #	ROUGHSAWN PART #
1" x 6" x 18'	GP003	RGP003
1" x 8" x 18'	GP005	RGP005
1" x 10" x 18'	GP007	RGP007
5/4" x 6" x 18'	GP013	RGP013
5/4" x 8" x 18'	GP015	RGP015
5/4" x 8" x 18'	GP017	RGP017

Beadboard & Beadsheet

	SMOOTH PART #
1/2" x 4' x 8'	BS001
1/2" x 5" x 16'	BW003

A ROOF DOESN'T GET ANY BETTER THAN *DaVinci*

When it comes to roofing materials, you've got plenty of options...and none better than a DaVinci composite roof. DaVinci composite roofing tiles blend state-of-the-art materials with an artist's touch. You won't find a better looking or better performing roof at any price.

	DaVinci	Asphalt	Natural Shake
Wind Resistant	●	●	●
Fire Resistant	●	●	●
Impact Resistant	●	●	●
Freeze/Thaw Resistant	●	●	●
Maintenance-Free	●	●	●
Color-Fade Resistant	●	●	●
Lightweight	●	●	●

● Strength ● Average ● Weakness

Building Code & Testing Approvals: ICC ES ESR-2177, Miami-Dade County, FL, CA Title 24, Texas Dept. of Insurance, LEED contribution, Class A Fire, Class 4 Impact, WUI, and CCMC 13654-R

110 MPH WIND RATING · CLASS A FIRE RATING · CLASS 4 IMPACT RATING

DaVinci Roofscapes

13890 West 101st Street | Lenexa, Kansas 66215 | 800-328-4624

DAVINCIROOFSCAPES.COM

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MLDVSESHBRO 2/2020

SELECT SHAKE ROOFING

Timeless beauty for every home

Introducing
DAVINCI SELECT SHAKE

DaVinci Select Shake molds are created from authentic cedar shake, giving your home the beauty of real cedar without the ongoing maintenance and upkeep. With our wide range of profiles, there's nothing holding you back from your dream home.

DAVINCI JUST MADE A GREAT THING *greater*

With the DaVinci reputation of durability and effortless upkeep, our Select Shake tiles imitate authentic cedar shake better than any product on the market. DaVinci Select Shake molds are taken from real wood profiles, making them perfect for projects where a traditional cedar look is desired. DaVinci doesn't stop at beauty—the product design of our Select Shake allows for faster installation and will withstand whatever Mother Nature brings to the exterior of your home. When you're looking for the beauty of real cedar shake with the lasting elegance of DaVinci, our Select Shake has your home covered.

THE ONLY LIMIT IS YOUR *imagination*

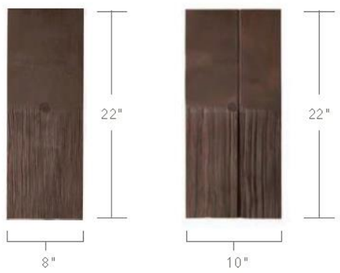
Nobody offers more options for your home than DaVinci. Whether you're looking for a single color or one of our expertly-crafted color blends, DaVinci Select Shake will bring your aesthetic vision to life. Our shake tiles come in 8" and 10" widths. The 10" pieces have a simulated keyway to give the look of 4" and 6" shake to create a multi-width appearance. With DaVinci, you can make your dream home a reality.

DaVinci Select Shake is created from authentic wood profiles, making it the most realistic roofing product on the market.

Get the warmth of a patina while retaining beauty for decades.

DaVinci Select Shake

WIDTHS	THICKNESS AT BUTT	WEIGHT/SQUARE
8", 10"	5/8"	10" (284 lbs), 9" (316 lbs)
Can be installed at 9" or 10" exposure.		



MADE IN THE USA

The beauty of natural shake... but ours is for keeps.

DaVinci's Select Shake roofing provides the craftsmanship and authenticity of natural, hand-split cedar shake with the advantages of color stability and a lifetime warranty. Meet your vision and make your dream home a reality with our versatile design.

IF YOU'RE LOOKING FOR A WORRY-FREE, BEAUTIFUL, BEST-IN-CLASS ROOF THAT CAN WITHSTAND ANY STORM, LOOK TO DAVINCI.

Roof Color Selection

CR ALSO AVAILABLE IN COOL ROOF COLOR

NC NATURE CRAFTED COLLECTION™

DAVINCI SYNTHETIC ROOF

Fire Classification Requirements Addendum

Product	Class A System Requirements		ICC-ES Class A System Requirements		Class C System Requirements	
	Underlayment	*Exposure*	*Underlayment*	*Exposure*	*Underlayment*	*Exposure*
Multi-Width Shake/ Single-Width Shake Select Shake	One layer Eco Chief SOLARHIDE™ -OR- One layer Fontana VulcaSeal G40 -OR- Two layers MB Technolgy TU35 -OR- One layer GAF (ELK) VersaShield™ Roof Deck Protection	10" or less 10" or less 10" or less 10" or less	One layer GAF (ELK) VersaShield™ Roof Deck Protection -OR- One layer Eco Chief Solarhide ***Select Shake ICC-ES pending*	10" or less 10" or less	Underlayment listed by a member of IAS that meet class A requirements when tested to ASTM E108 or UL790	10" or less
Bellaforté Shake	One layer Eco Chief SOLARHIDE™ -OR- One layer ASTM D 226 Type II AND one layer min 66 lbs ASTM D 3909 cap sheet.	N/A (Bellaforte Exposure is not adjustable) N/A (Bellaforte Exposure is not adjustable)	Two layers ASTMD Type II coated glass fiber mat -OR- One layer Eco Chief Solarhide	N/A (Bellaforte Exposure is not adjustable)	Underlayment listed by a member of IAS that meet class A requirements when tested to ASTM E108 or UL790	N/A (Bellaforte Exposure is not adjustable)
Fancy Shake	One layer Eco Chief SOLARHIDE™ -OR- One layer MB Technology TU35	8" or less 8" or less	N/A	N/A	Underlayment listed by a member of IAS that meet class A requirements when tested to ASTM E108 or UL790	8" or less

NOTE: Pitch must be 3/12 or greater

Updated: 02/2020

ROBERT A. CARDELLO
RAC
ARCHITECTURE + DESIGN

39 Matthiessen Park, Irvington NY

Porch Roof Specifications

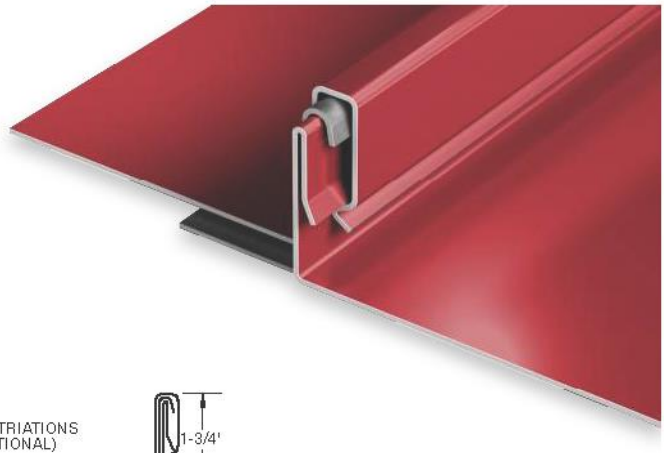
SNAP-CLAD PANEL

MATERIALS

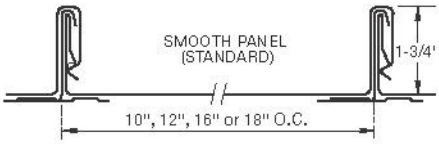
.032 aluminum	24 gauge steel
.040 aluminum	22 gauge steel

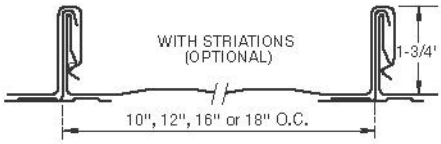
SPECS

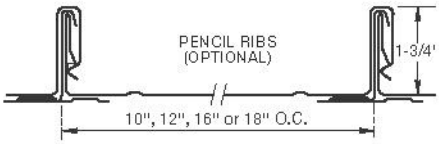
10", 12", 16" or 18" O.C. 1-3/4" High



UL-90







PRODUCT FEATURES

- Architectural/structural panel
- Factory-applied sealant available
- Continuous interlock
- Labor-saving one-piece design
- Pencil ribs upon request
- Striations upon request
- Factory eave notching available
- 30-year-non-prorated finish warranty
- Maximum factory-produced panel length is 64' (check w/factory for longer lengths)
- Weathertightness warranty available
- 43 stocked colors (24 gauge steel)
- 16 Stocked colors (22 gauge steel)
- 36 stocked colors (.032 aluminum)
- 22 stocked colors (.040 aluminum)
- Panels available in Galvalume Plus

UL CLASSIFICATION

- UL-580 Class 90 wind uplift
- UL-1897 wind uplift
- UL-790 Class A fire rated
- UL-263 fire resistance rated
- UL-2218 impact resistance rated
- UL-90 rated aluminum panel up to 16" O.C.
- UL-90 rated steel panel up to 18" O.C.

ASTM TESTS

- ASTM E1592 tested
- ASTM E283/1680 tested
- ASTM E331/1646 tested

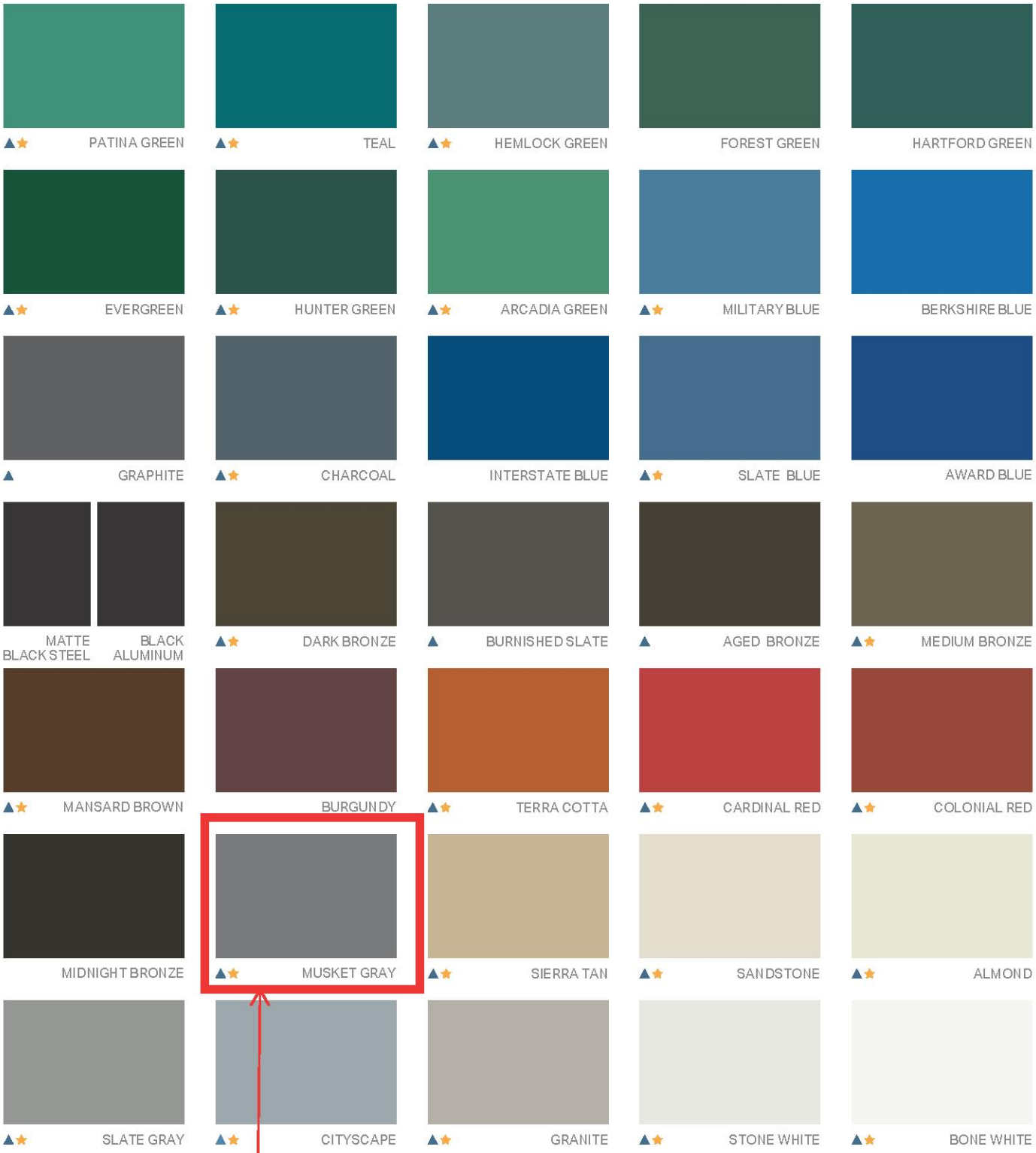
FLORIDA BUILDING & MIAMI-DADE PRODUCT APPROVALS

Please refer to pac-clad.com or your local factory for specific product approval numbers for Snap-Clad.

Note: UL 90 is available on steel panels up to 18" on center, and on aluminum panels up to 16" on center.

©2020 Petersen Aluminum

Standard Colors



PAC-CLAD
PETERSEN
A CARLISLE COMPANY

PAC-CLAD.COM

IL: 800 PAC CLAD **TX:** 800 441 8661 **MD:** 800 344 1400
AZ: 833 750 1935 **GA:** 800 272 4482 **MN:** 877 571 2025

PAC-CLAD® Color Availability

PAC-CLAD STANDARD COLORS	REFLECTIVITY	EMISSIVITY	3 YEAR EXPOSURE	SRI	STEEL		ALUMINUM				20-IN. COIL		ENERGY STAR
					24 GA.	22 GA.	.032	.040	.050	.063	24 GA.	.032	
AGED BRONZE	0.29	0.87	0.27	29	✔								
ALMOND	0.56	0.86	0.55	65	✔	✔	✔	✔	✔		✔		★
ARCADIA GREEN	0.29	0.87	0.29	29	✔		✔						★
AWARD BLUE***	0.24	0.86	0.23	22	✔		✔		✔				
BERKSHIRE BLUE*	0.30	0.87	0.27	31	✔								
BLACK ALUMINUM**	0.04	0.89	0.04	-2			✔	✔	✔	✔			
BONE WHITE	0.70	0.86	0.69	85	✔	✔	✔	✔	✔	✔	✔	✔	★
BURGUNDY	0.14	0.85	0.13	9	✔		✔		✔				
BURNISHED SLATE	0.32	0.87	0.31	33	✔								
CARDINAL RED***	0.44	0.86	0.44	49	✔		✔		✔				★
CHARCOAL	0.30	0.86	0.30	30	✔		✔	✔	✔		✔	✔	★
CITYSCAPE	0.49	0.86	0.50	56	✔	✔	✔	✔	✔		✔	✔	★
COLONIAL RED	0.31	0.86	0.31	31	✔		✔	✔	✔				★
DARK BRONZE	0.29	0.86	0.29	29	✔	✔	✔	✔	✔	✔	✔	✔	★
EVERGREEN	0.28	0.86	0.26	27	✔		✔						★
FOREST GREEN	0.10	0.86	0.10	4	✔	✔	✔	✔	✔				
GRANITE*	0.33	0.87	0.33	34	✔	✔	✔	✔	✔				★
GRAPHITE	0.29	0.87	0.28	29	✔								
HARTFORD GREEN	0.08	0.88	0.08	3	✔		✔	✔	✔				
HEMLOCK GREEN	0.31	0.87	0.30	32	✔		✔		✔				★
HUNTER GREEN	0.28	0.86	0.27	27	✔		✔						★
INTERSTATE BLUE	0.16	0.87	0.15	12	✔		✔		✔				
MANSARD BROWN	0.31	0.86	0.31	31	✔	✔	✔	✔	✔				★
MATTE BLACK STEEL**	0.26	0.86	0.25	25	✔	✔					✔		
MEDIUM BRONZE	0.30	0.87	0.29	31	✔	✔	✔	✔	✔	✔	✔	✔	★
MIDNIGHT BRONZE	0.06	0.87	0.06	0	✔			✔					
MILITARY BLUE	0.31	0.86	0.30	31	✔		✔						★
MUSKET GRAY	0.32	0.86	0.31	33	✔	✔	✔		✔				★
PATINA GREEN	0.33	0.86	0.32	34	✔		✔						★
SANDSTONE	0.48	0.86	0.48	54	✔	✔	✔	✔	✔	✔	✔	✔	★
SIERRA TAN	0.32	0.82	0.31	31	✔	✔	✔	✔	✔		✔		★
SLATE BLUE	0.28	0.86	0.27	27	✔		✔						★
SLATE GRAY	0.38	0.86	0.37	41	✔	✔	✔	✔	✔		✔	✔	★
STONE WHITE	0.69	0.86	0.67	84	✔	✔	✔	✔	✔	✔	✔	✔	★
TEAL	0.32	0.86	0.32	33	✔		✔						★
TERRA COTTA	0.34	0.87	0.33	36	✔		✔		✔		✔	✔	★
PAC-CLAD PREMIUM COLORS													
AGED COPPER	0.55	0.80	0.53	62	✔		✔						★
ANODIC CLEAR	0.32	0.83	0.31	31				✔					
CHAMPAGNE	0.50	0.85	0.49	57	✔		✔	✔	✔				★
COPPER PENNY	0.52	0.81	0.52	58	✔		✔	✔	✔		✔		★
SILVER	0.47	0.87	0.46	53	✔	✔	✔	✔	✔		✔	✔	★
SILVERSMITH	0.32	0.88	0.32	34				✔					
WEATHERED COPPER	0.45	0.88	N/A	51	✔								
WEATHERED STEEL	0.32	0.89	N/A	34	✔								
WEATHERED ZINC	0.48	0.82	0.46	53	✔	✔	✔		✔				★
ZINC	0.42	0.82	0.38	45	✔		✔	✔	✔				★
CLEAR-COAT ACRYLIC FINISH (NON-KYNAR)													
GALVALUME PLUS	0.68	0.14	0.55	57	✔	✔					✔		★

PAC-CLAD Premium finishes are available from stock at a moderate extra cost. PAC-CLAD Copper Penny is a Non-Weathering finish. Solar Reflectance Index calculated according to ASTM E-1980.
*Low Gloss/Low Sheen, 70% PVDF finish ** Appearance differs for Black Aluminum and Matte Black Steel *** 10-year finish warranty

ENERGY STAR PERFORMANCE CRITERIA:
Emissivity uses ASTM C1371 Reflectivity uses ASTM C1549.

TECHNICAL DATA FOR KYNAR 500/HYLAR 5000 COATING:

- South Florida Exposure: Color (ASTM D 2244) - No more than 5ΔE Hunter units at 20 years; Chalk (ASTM D 4214) – Rating no less than 8 at 20 years; Film integrity – 20 years.
- Accelerated Weathering (ASTM D 4587, ASTM G 154): 5000 Hours; Chalk, per ASTM D 4214, rating of 6 or better; Color, per ASTM D 2244, < 5ΔE (Hunter Units) color change.
- Humidity Resistance (ASTM D 2247): Galvalume or HDG, 100% RH, 2000 hours – No field blisters; Aluminum, 100% RH, 3000 hours – No field blisters
- Salt Spray Resistance (ASTM B 117): Aluminum, 3000 hours, Galvalume or HDG, 1000 hours – Creep from scribe no more than 1/16", no field blisters
- Chemical/Acid Pollution Resistance (ASTM D 1308): Pass
- T-Bend (ASTM D 4145): 1T – 3T with no loss of adhesion
- Pencil hardness (ASTM D 3363): HB – 2H
- Specular Gloss (ASTM D 523) @ 60 degrees: Typical – 20 – 35
- Abrasion Resistance (ASTM D 968): 67 +/- 10 liters
- Cross Hatch Adhesion (ASTM D 3359): No loss of adhesion
- Reverse Impact (ASTM D 2794): Galvalume or HDG, 2x metal thickness inch-pounds, no loss of adhesion; Aluminum, 1.6x metal thickness inch-pounds, no loss of adhesion
- Flame Test (ASTM E 84): Class A Coating

PAC-CLAD is a registered trademark of Petersen Aluminum Corp. Kynar 500 is a registered trademark of Arkema Inc. Hylar 5000 is a registered trademark of Solvay Solexis. 2/21

ROBERT A. CARDELLO
RAC
ARCHITECTURE + DESIGN

39 Matthiessen Park, Irvington NY

Window and Door Specifications

ANDERSEN WINDOWS & DOORS

A-SERIES Windows
Architectural Collection

CREATE DISTINCTION

A-Series products combine innovative engineering with traditional craftsmanship to make any architectural style easily achieved. They're also the best-performing, most energy-efficient products Andersen has ever offered.

- Virtually maintenance-free exterior finish that never needs painting and won't peel, blister, flake or corrode*
- Frame exterior is protected by a Fibrex® composite material and fiberglass that provides long-lasting* performance
- Weather-resistant construction for greater comfort and energy efficiency
- Variety of Low-E4® glass options are available to help control heating and cooling costs in any climate, including triple-pane glass
- Many A-Series windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.
- Exterior trim, made of composite Fibrex material adds curb appeal
- Variety of grille styles and patterns and between-the-glass art glass create a unique look
- Stormwatch® Protection available for coastal areas

ASK ABOUT ENERGY STAR

StormWATCH PROTECTION

Grille pattern as per architecture elevations

PRODUCT TYPES

- Casement windows
- Awning windows
- Double-hung windows
- Picture windows
- Transom windows
- Specialty windows

CUSTOM SIZES

*Visit andersenwindows.com/warranty for details.

FINISH OPTIONS

EXTERIOR COLORS

White | Canvas | Prairie Grass | Sandtone | Terratone | Cocoa Bean | Dark Bronze | Red Rock | Forest Green | Dove Gray | Black

INTERIOR OPTIONS

Wood Species
All wood interiors are unfinished unless an interior finish is specified.

Pine | Maple | Vertical Grain Douglas Fir | Oak | Mahogany* | Cherry

Factory-Finished Interiors
Shown on pine. Available on pine, maple and oak only.

Clear Coat | Honey | Cinnamon | Russet | Mocha | Espresso

Naturally occurring variations in grain, color and texture of wood make each window one of a kind.

Painted Interiors
Available on pine.

White | Birch Bark | Primed (for paint) | Canvas | Sandtone | Dark Bronze | Black

Additional colors to match all 11 exterior colors are also available, contact your Andersen supplier.

HARDWARE OPTIONS**

CASEMENT & AWNING

Contemporary Folding

Black | Bright Brass | Gold Dust
Oil Rubbed Bronze | Satin Nickel | Stone | White

Traditional Folding

Antique Brass | Black | Bright Brass | Distressed Bronze
Distressed Nickel | Gold Dust | Oil Rubbed Bronze
Satin Nickel | Stone | White

DOUBLE-HUNG

Standard

Lock & Keeper

Traditional

Hand Lift

Bar Lift

Finger Lift

Antique Brass | Black | Bright Brass | Brushed Chrome | Distressed Bronze
Distressed Nickel | Gold Dust | Oil Rubbed Bronze | Polished Chrome
Satin Nickel | Stone | White

Bold name denotes finish shown.

ANDERSEN WINDOWS & DOORS

For more information, visit **andersenwindows.com/a-series**

*Actual wood species is either Sapele or Sipo, both non-endangered species grown in Africa, with color and characteristics similar to Central American mahoganies.
**Hardware is sold separately, except standard hardware.
Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.
Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.
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ANDERSEN WINDOWS & DOORS

PANEL STYLE #102 STRAIGHTLINE GLASS PANEL

Interior

Grille pattern as per architecture elevations

Exterior

Summary

Configuration	Single Door
Interior Color	White
Glass	Low-E4® Glass
Hardware	FSB 1076, Satin Stainless Steel
Grille Pattern	Colonial
Grille Width	3/4"
Exterior	White

LOVE THE LIFE YOU SEE™

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Feedback

ANDERSEN WINDOWS & DOORS

A-SERIES Patio Doors
Architectural Collection

CREATE DISTINCTION

A-Series products combine innovative engineering with traditional craftsmanship to make any architectural style easily achieved. They're also the best-performing, most energy-efficient products Andersen has ever offered.

- Virtually maintenance-free that never needs painting and won't peel, blister, flake or corrode*
- Frame exterior is protected by a Fibrex® composite material and fiberglass that provides long-lasting performance
- Weather-resistant construction for greater comfort and energy efficiency
- Variety of Low-E4® glass options are available to help control heating and cooling costs in any climate, including triple-pane glass
- Many A-Series windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S. ASK ABOUT ENERGY STAR
- Exterior trim, made of composite Fibrex® material adds curb appeal
- Variety of grille styles and patterns and between-the-glass art glass create a unique look
- Blinds-between-the-glass offer privacy and convenience. Located between the panes of insulated glass, they are protected from dust and damage and never need cleaning.
- Smart Home options available to monitor the status of your patio doors
- Stormwatch® Protection available for coastal areas StormWATCH PROTECTION

PRODUCT TYPES

- Frenchwood® gliding patio doors
- Frenchwood hinged inswing patio doors
- Frenchwood hinged outswing patio doors

CUSTOM SIZES

*Visit andersenwindows.com/warranty for details.

FINISH OPTIONS

EXTERIOR COLORS

White | Canvas | Sandtone | Terratone | Dark Bronze | Forest Green | Dove Gray | Prairie Grass | Red Rock | Cocoa Bean | Black

INTERIOR OPTIONS

Wood Species
All wood interiors are unfinished unless an interior finish is specified.

Pine | Maple | Oak | Vertical Grain Douglas Fir | Mahogany* | Cherry

Factory-Finished Interiors
Shown on pine. Available on pine, maple and oak only.

Clear Coat | Honey | Cinnamon | Russet | Mocha | Espresso

Naturally occurring variations in grain, color and texture of wood make each window one of a kind.

Painted Interiors
Available on pine.

White | Birch Bark | Primed (for paint) | Canvas | Sandtone | Dark Bronze | Black

Additional colors to match all 11 exterior colors are also available, contact your Andersen supplier.

HARDWARE OPTIONS**

YUMA®
Distressed Bronze
Distressed Nickel

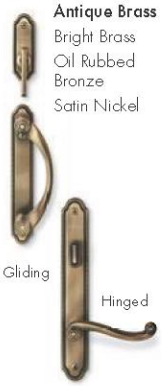
ENCINO®
Distressed Bronze
Distressed Nickel

ANVERS®
Bright Brass
Oil Rubbed Bronze
Satin Nickel

NEWBURY®
Antique Brass
Bright Brass
Brushed Chrome
Oil Rubbed Bronze
Polished Chrome
Satin Nickel

COVINGTON™
Antique Brass
Bright Brass
Oil Rubbed Bronze

WHITMORE®
Antique Brass
Bright Brass
Oil Rubbed Bronze
Satin Nickel



ALBANY
Black
Gold Dust
Stone
White

TRIBECA®
Black
Stone
White

Bold name denotes finish shown.

FSB® HARDWARE
FSB hardware available in a black anodized aluminum or satin stainless steel finish.

1035 | 1075 | 1076 | 1102†

ANDERSEN™ WINDOWS & DOORS

For more information, visit **andersenwindows.com/a-series**

*Actual wood species is either Sapele or Sipo, both non-endangered species grown in Africa, with color and characteristics similar to Central American mahoganies.
**Hardware is sold separately. †FSB style 1102 is not available in black anodized aluminum.
Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.
Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.
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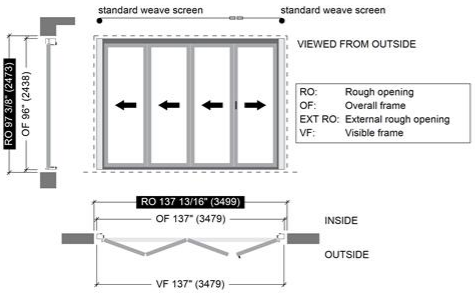
DOOR 05- 4 PANEL DOOR Folding Aluminum/Wood Composite Outward 3 Left, 1 Right



Multi-Folding Door at Living Area

Revision: 1.889	(This version)
OF width	137" (3479 mm)
OF height	96" (2438 mm)
Number of left panels	3
Number of right panels	1
Access panel location	Right
Weather performance	Standard performance
Sill	7-7/8" (200mm) Sill
Screen box cover	With screen box cover
AutoLatch	Keyed
Wood	Primed
Head fastening	Fasten through head bracket
Glass	Double glazed Cardinal 366 or equivalent, argon gas, with insulated thermal barrier, U=0.30 SHGC=0.13 VT=0.28
Glass spacer bar finish	Silver
Hardware finish	Silver
External hardware and hinge finish	Match hardware: Silver
External handle finish	Brushed Stainless
Sill finish	Natural Anodised
Frame finish	Arctic White COL-001-SR
Left fabric	Standard weave screen
Right fabric	Standard weave screen
Construction	2x6 Siding Facade

Exclusions

None

Centor North America

SDL Specification Sheet

(Please note disclaimers at end of request form)

Dealer name: _____

Customer/Job name: _____

Quote Number: _____

Number of Panels: _____

Profile size: 5/8" | 7/8" | 1" | 1 ¼"

IF YOU ARE PAINTING MUNTINS WILL COME PRIMED POPLAR to be painted white

Bar number: (See Profile option list below)

Interior: WD209

Exterior AL208

Select wood specie for SDL's	
White Oak	Fir
Mahogany	Primed
Alder	Cherry

Pattern description:

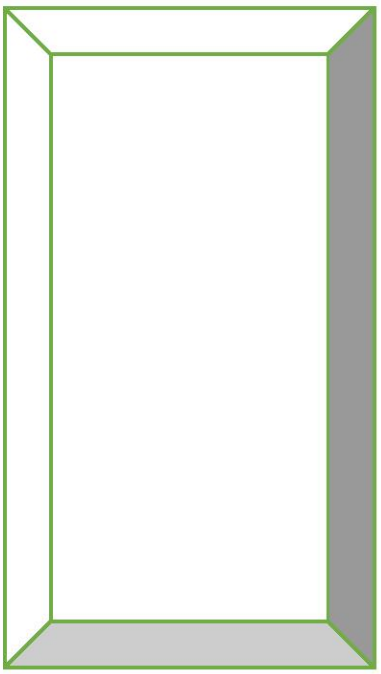
Number Vertical bars (Run top rail to bottom rail) 1

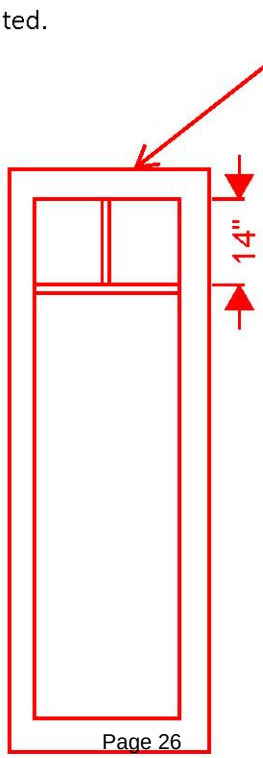
Number Horizontal Bars (Run Stile to stile) 1

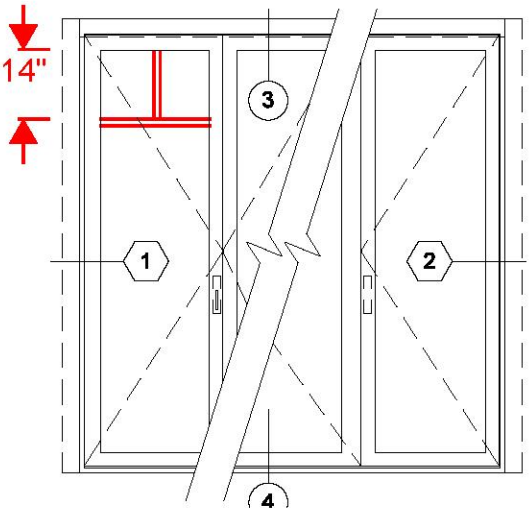
Number of Divided lites: _____

Panel Example:

Please sketch example of pattern requested.





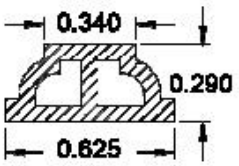


*Only low-profile options are available for tri-pane, sliders and some laminated IG's. *

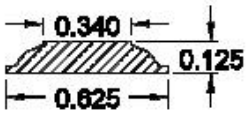
Contact Centor for options

Exterior Aluminum Profile Options

5/8" Profiles:

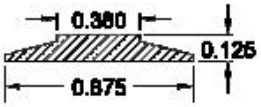


AL105

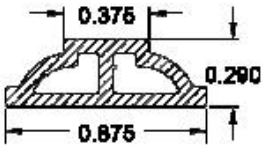


AL106 *

7/8" Profiles:

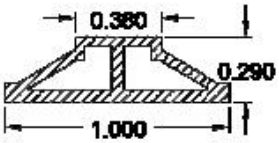


AL207 *

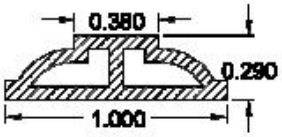


AL208

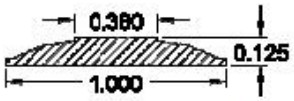
1" Profiles:



AL304

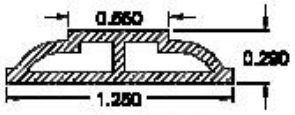


AL305

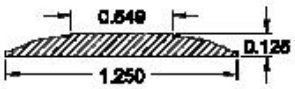


AL306 *

1-1/4" Profiles:



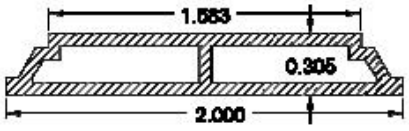
AL505



AL506 *

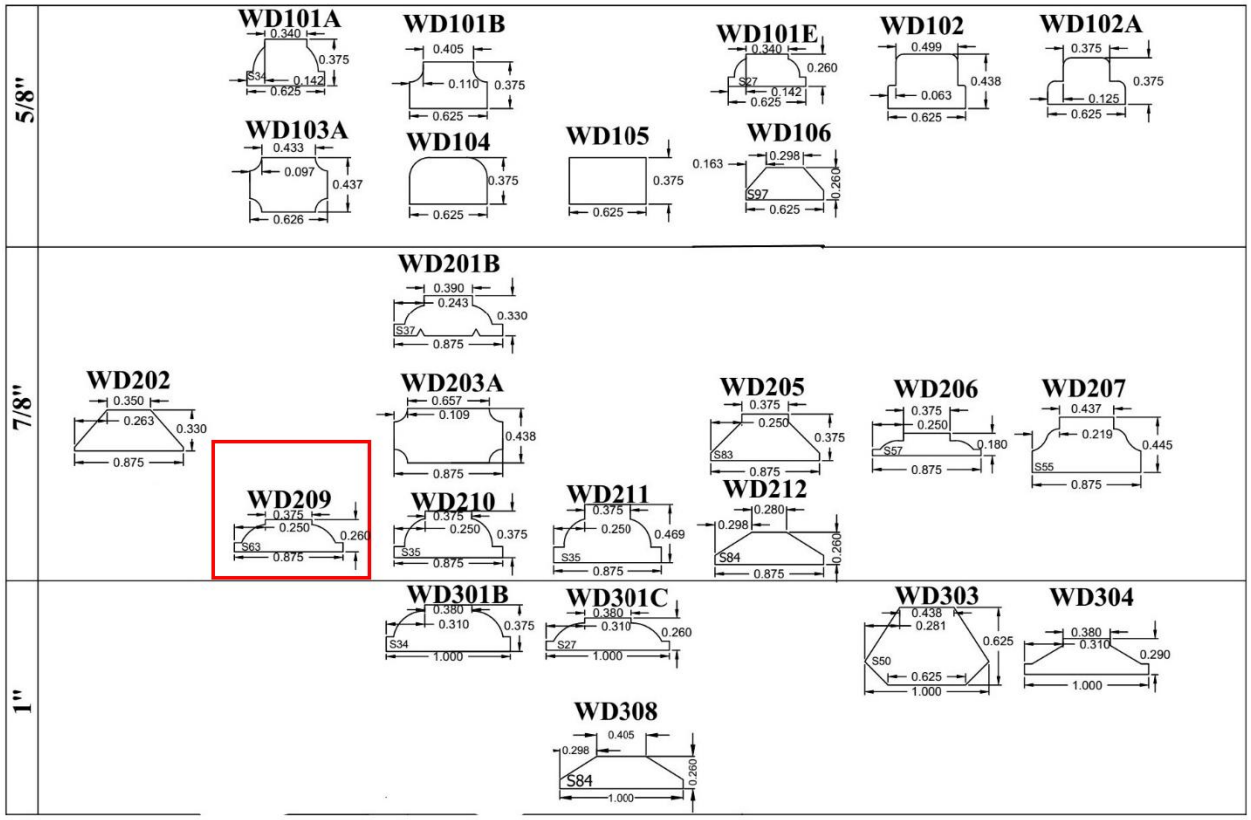
2" Profiles:

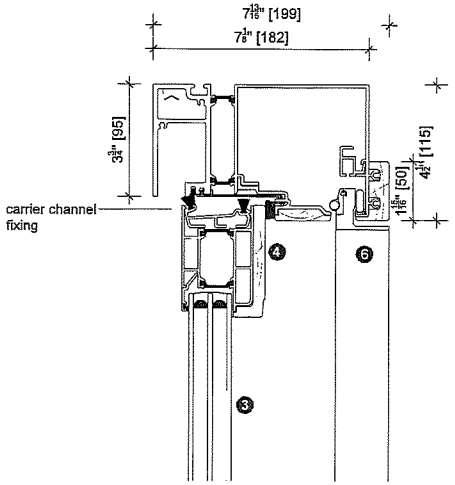
AL805 *



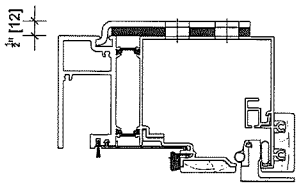
AL806

Interior Wood Profile Options Pg 1



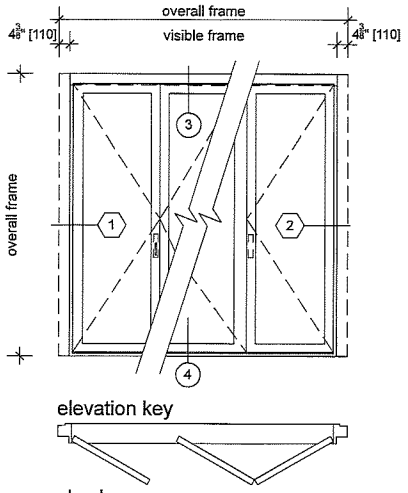


3. head detail



Head support bracket provided where fixing is inboard of the carrier track (folding doors only)
Door frames wider than 19'8 1/4" [6000mm] are supplied with a joiner to head and sill.

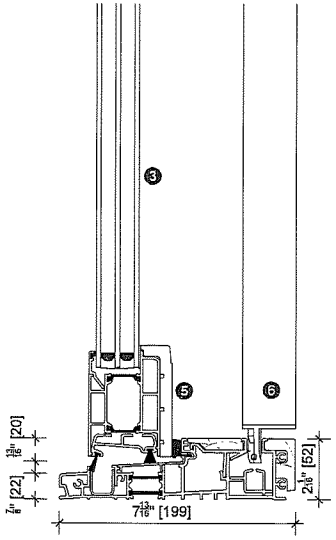
3a. jamb detail



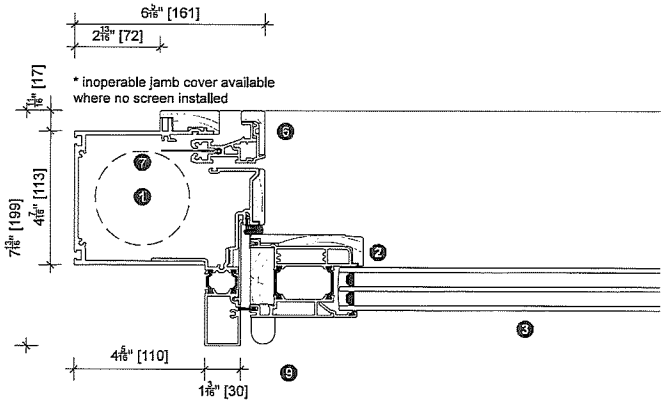
1. screen/shade box
2. door panel stile
3. glazing
4. top rail
5. bottom rail
6. screen stile
7. screen/blind
8. lever handle
9. pivot

Door frames up to 16' (4877mm) in width can be supplied with a different fabric type in each jamb box.
Door frames wider than 16' (4877mm) are only available with a single fabric type.

legend

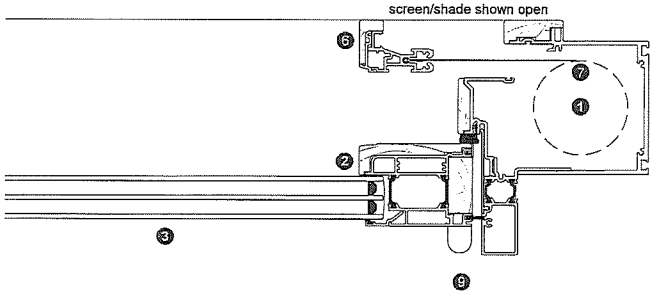


4. sill detail



SCREEN BOX COVER NOT SHOWN

1. jamb detail



2. jamb detail

205 Outward Opening Folding Door

Date	11 Sep 2018	Pages	1 of 1	Page size	tabloid
Dwg no	AD_205.05_NAM	Scale	3":1' - 1/4":1'	Revision	0.1

centor

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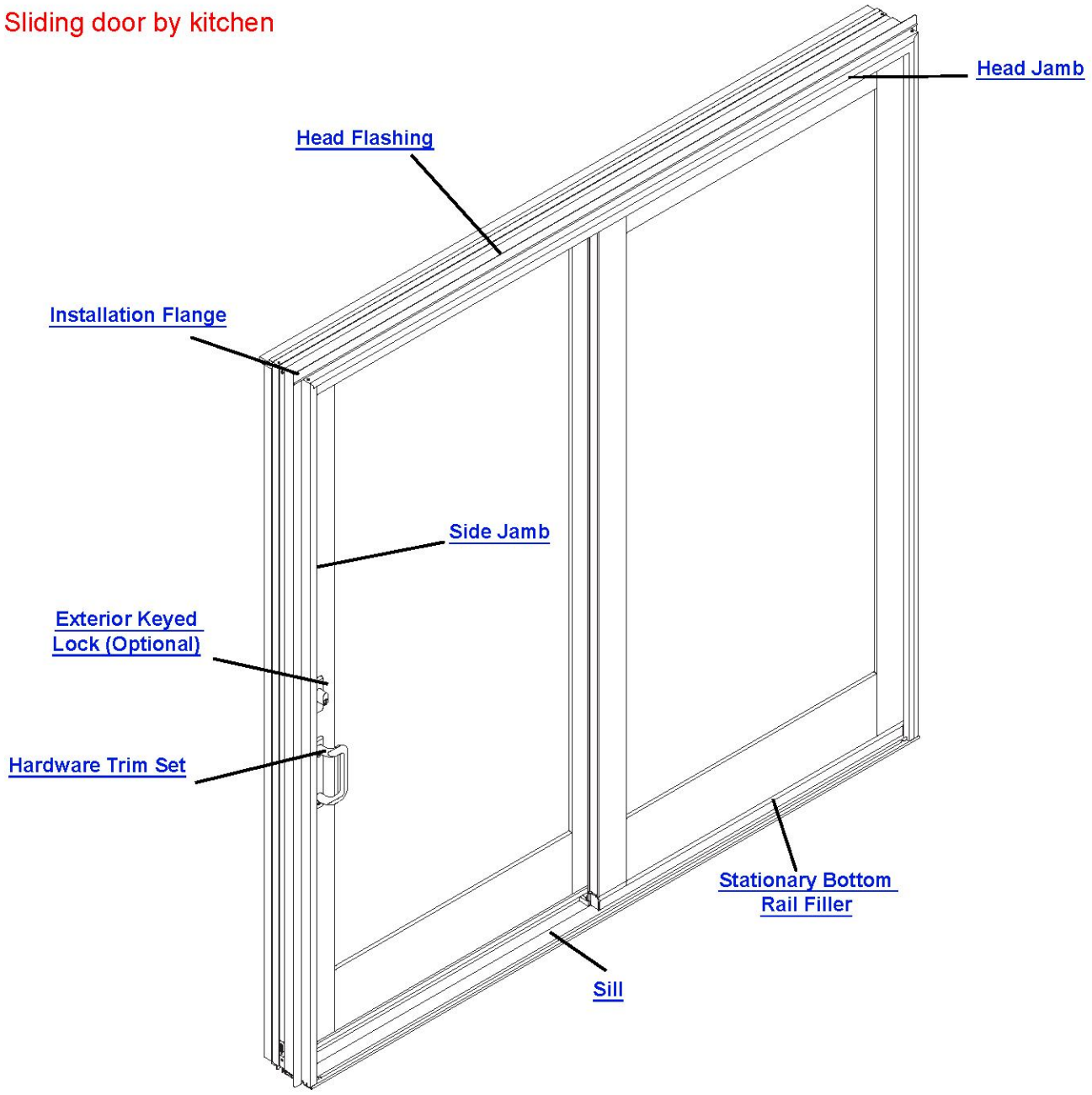
Parts Illustration

Parts Illustration - 2-Panel



Manufactured 1987 to Present

Frenchwood® Gliding Unit Parts - 2-Panel

Unit viewed from exterior.

Unit Sizes

Standard and Custom Door Sizes

Note:
Frenchwood Gliding Doors are available in standard sizes (see standard size charts, page 10). Replacement parts for some standard doors can be ordered using the numbers listed in this catalog. Many replacement parts for standard doors are made to order. These items are ordered using the Product ID found on the identification label and a description of the part needed. See Service Guide 9051877.
Frenchwood Gliding Doors are also available in custom sizes in 1/8″ increments between the smallest and the largest standard sizes. Most replacement parts for custom-sized doors are made to order and can be ordered with the Product ID found on the identification label and a description of the part needed. See Service Guide 9051877.

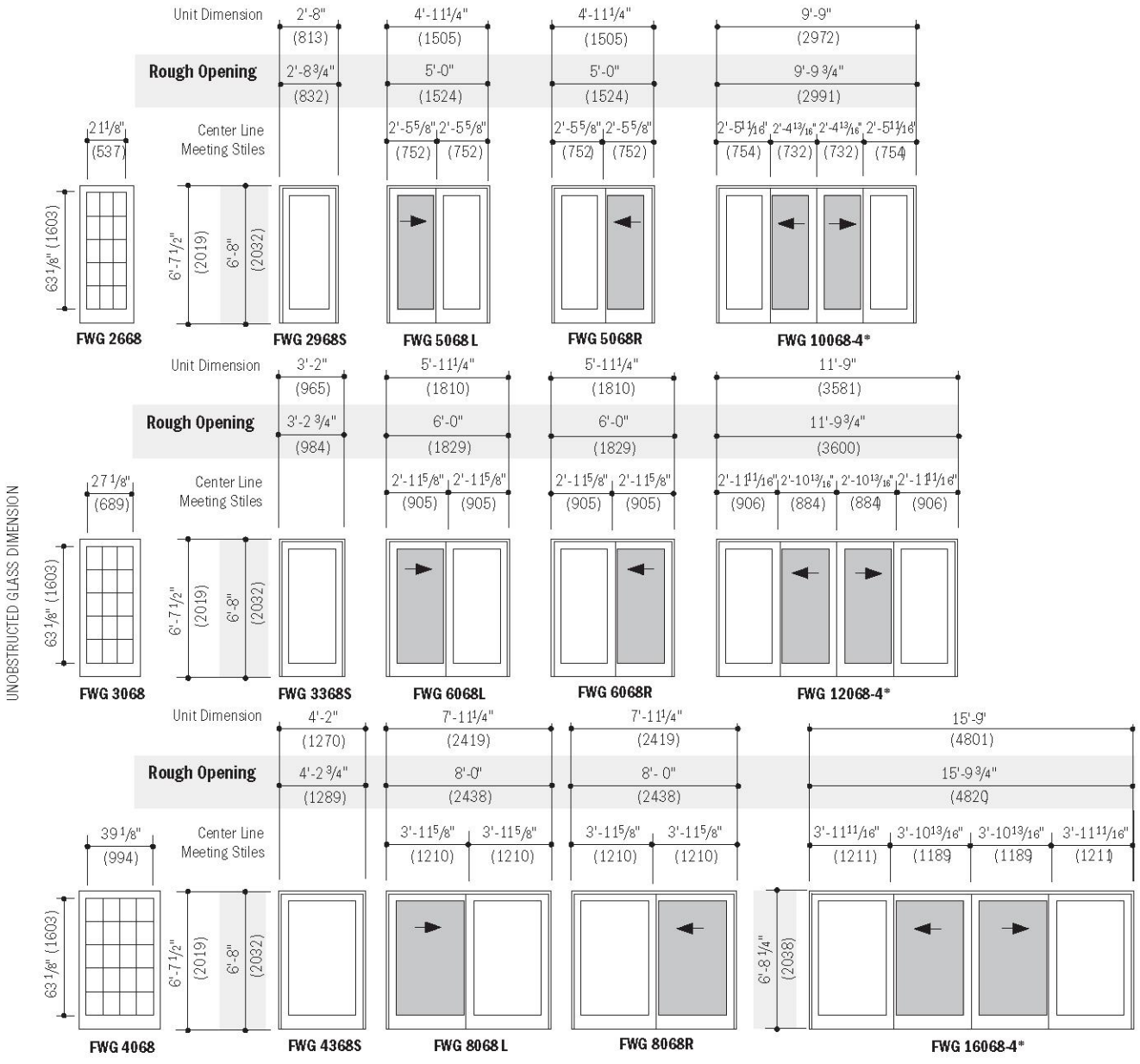
400 Series Product Label

Note:
Every Frenchwood Gliding Door will have an identification label **or** glass etching containing a unique Product ID. The Product ID on Frenchwood Gliding Doors will be located at the top of the door frame or etched into the glass. See Service Guide 9051877. The Product ID may be up to 14 digits long (excluding hyphens), depending on the age of the unit. Replacement parts will also get their own unique Product ID. When ordering replacement parts, providing the Product ID ensures that replacement parts match the specifications.

Unit Sizes

Unit Size Chart - 6′ 8″ Height

Note:
Unit Dimension refers to overall outside-to-outside frame. Unobstructed Glass refers to visible glass dimensions. Numbers in parentheses are metric measurements. See Measuring Visible Glass Video. See latest Product Details.

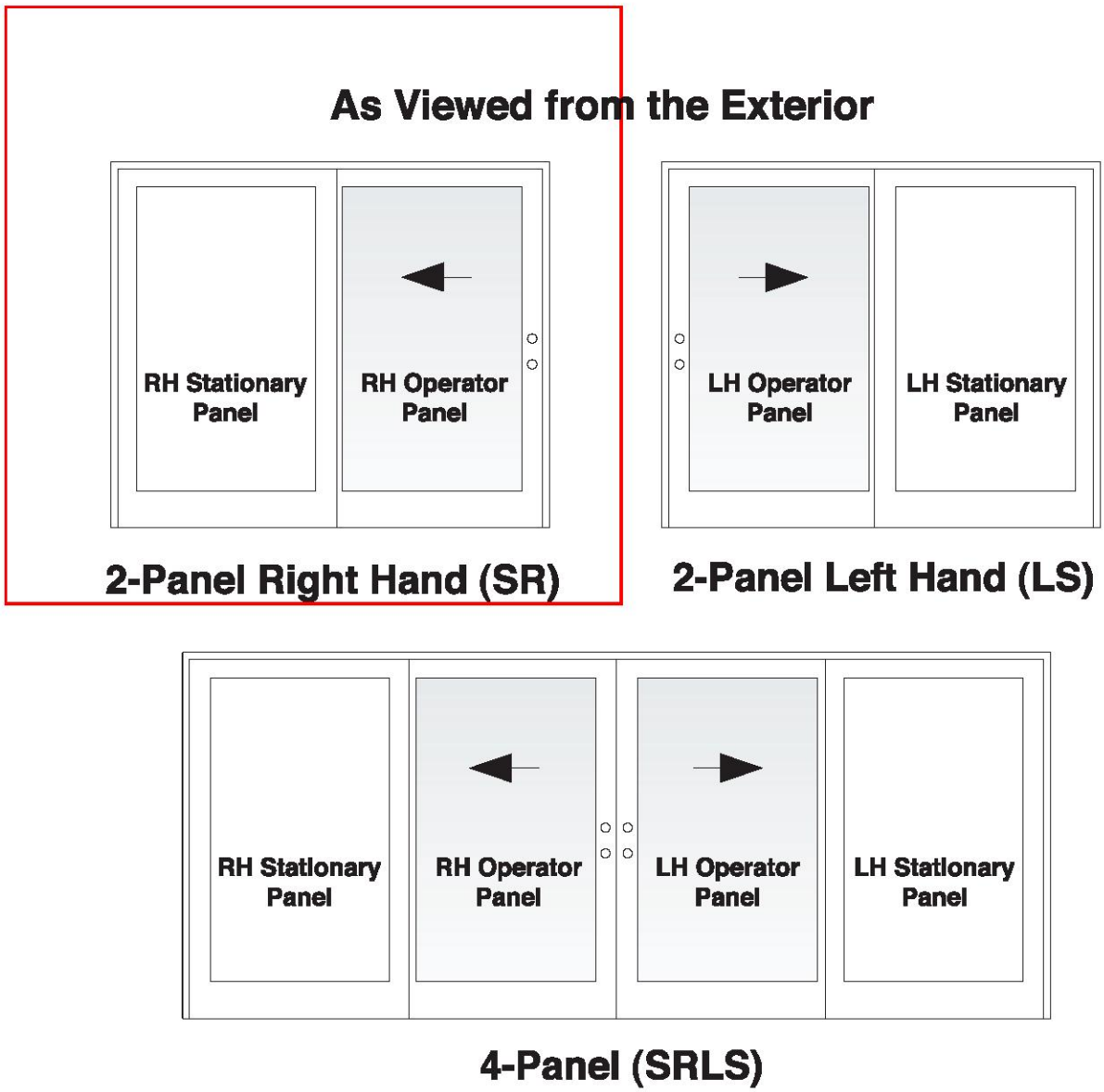


Manufactured 1987 to Present

Frenchwood® Gliding Unit Sizes - 6′ 8″ Height

Unit viewed from exterior.

Panel Handing



ROBERT A. CARDELLO
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ARCHITECTURE + DESIGN

39 Matthiessen Park, Irvington NY

Stone Wall Veneer Specifications

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BYRAM
Mason, Stone, Building and Landscape
SUPPLY
BETTER PRICE.
BETTER SERVICE.

Byram Black

500 Tons & 30 Varieties of 4″ Full Veneers are stocked at our Bryam Mason premises, making us the leading supplier in Westchester and Fairfield County. From flagging, to steps and walls, Full Veneers add beauty and charm, with a range of interesting grains and colors, creating texture and a design that fits with the rest of the property.

Byram Black

Byram Black is a medium textured granite consisting of deep gray and black hues with mica throughout. The occasional deep brown vein gives this stone a very unique look.

Available In:

- Square & Rec.
- Wall Stone
- Step Slabs
- Mosaic
- Flagging
- Thin
- Ashlar
- Ledge Stone

Ashlar Pattern for All proposed stone veneer:
- Landscape Walls
-Terrace Walls & Steps
- Chimney
- House Walls

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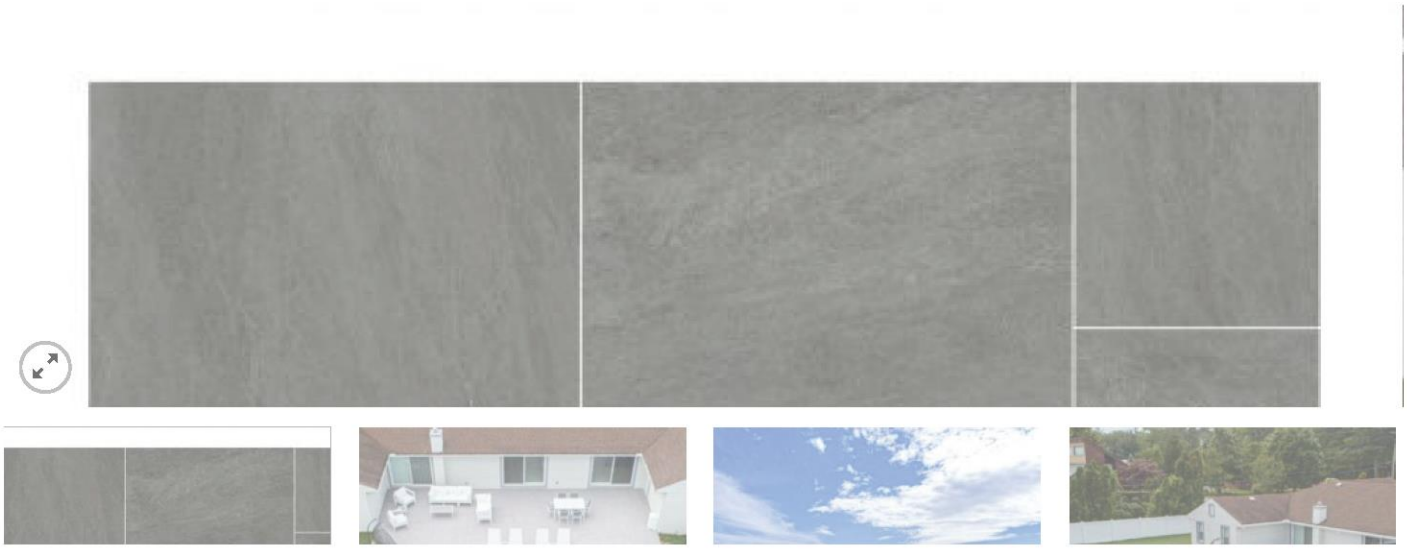
Bluestone Specifications



HOME / EXTERIOR / PORCELAIN PAVERS / MODULAR PATTERN 3 SIZES

Light Grey Porcelain Pavers (Modular Pattern)

Location:
Pool terrace
Covered Porch
Patio & rear Porch

Material: Porcelain

Thickness: ¾" (2CM)

Surface: Anti-Slip – 0.8 (must be more than 0.41) (tested at Main Lab Sassuolo, Italy)

Sizes (1 set):

- 12"x24"x3/4" (1pc)
- 24"x24"x3/4" (1pc)
- 24"x36"x3/4" (2pcs)

DESCRIPTION

Light Grey Porcelain Pavers

Contact Elegance by NT Trading for a free sample of **Light Grey Porcelain Pavers.**

Located in Northern New Jersey, Elegance by NT Trading is a leading marble, travertine and porcelain manufacturer and distributor for both interior and exterior areas. As quarry owners, we take pride in bringing the best, first quality material and making sure the client gets the best possible version of the stone!

Call Now

Elegance by NT Trading works with more than 1000 architectural designers, stores, and mason yards to fulfill every client's wish. We carry different types of natural stone and porcelain material including pavers, tiles, copings, veneer, ledger, mosaics, large and medium format slabs and much more!

We understand what a difficult task it is to shop for your home. We are here to help our customers every step of the way: from design ideas to cu delivery to the job site of your future dream house.

We dedicate ourselves to make sure our patrons get the best customer service. Our clients are welcome to visit one of the three warehouses conveniently located 20 minutes from each other where we stock several million square feet of material. You get to see every option available and discuss in detail with one of our representatives who are available 6 days a week for assistance.

Application: Pool, Patio, Facade, Rooftop, Steps, Treads, Fireplace, SPA

Custom Coping: custom cut, bullnose and mitering available under 2 weeks in NJ

Origin of Light Grey Porcelain Pavers: Italy

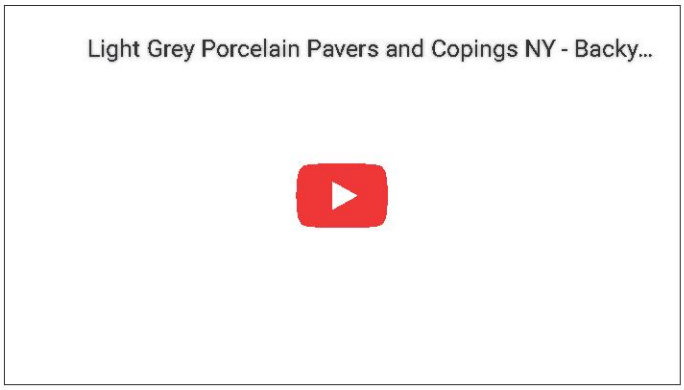
Packing Info of Light Grey Porcelain Pavers:

1 crate = *252* sqft, (2.268 lbs.)

Technical Specifications of Light Grey Porcelain Pavers (UNI EN 14411 ANNEX G -Bla / UNI EN ISO 13006 ANNEX G -Bla):

1. Water Absorption – ≤ 0.1% (International Standard: ≤ 0.5%,)
2. Flexion Resistance – Complying (Int. Sta: S ≥ 1.300 N, R ≥ N/mm2)
3. Resistance to Thermal Shocks – No Damage (Test Passed According to EN ISO 10545-1)
4. Frost Resistance – No Damage (Test Passed According to EN ISO 10545-1)
5. Resistance to Swimming Pool Chemicals – Complying (Standard of Test: EN ISO 10545-12)
6. Resistance to Stain – Complying (Standard of Test: EN ISO 10545-14)
7. Skid Resistance – Anti-Slip: 0.8 (must be more than 0.41) (tested at Main Lab Sassuolo, Italy)

Service Areas: New Jersey, Connecticut, New York, Long Island, New Hampshire, Rhode Island, Michigan, North Carolina, South Carolina, Texas, Arizona, Virginia, Maryland, Pennsylvania, Florida, Georgia, California, Illinois, Ohio, Nevada.



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HONEY PORCELAIN PAVERS (MODULAR PATTERN)

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MILK PORCELAIN PAVERS (MODULAR PATTERN)

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ABOUT US

Elegance by NT Trading is committed to excellence and service you with a quality product no matter your design vision. Our designers and sales team work with you to choose the best stone for your project and will handle your order from design conception to delivery.

BLOG POSTS

23 Jan — Porcelain Pavers vs. Concrete: Which is best for your project?
Comments Off

12 Dec — Create an Elegant Look for Your Projectwith These Marble Pavers
Comments Off

12 Dec — Porcelain Pavers Are Perfect to Create a Great Update to a Home
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29 Sep — Hawthorne Area Paver Supply Company Reveals New Mobile Showroom
Comments Off

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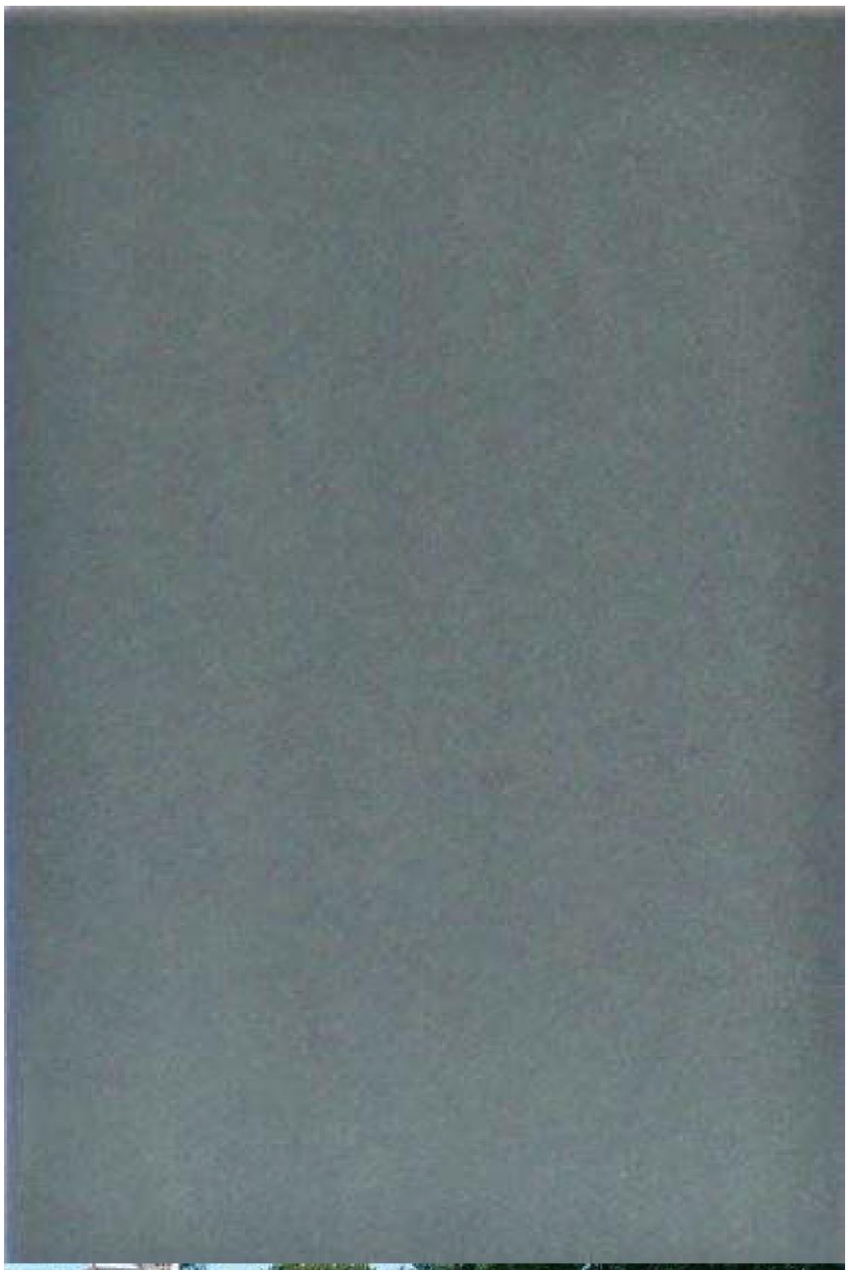

Blue Bluestone

Category: Bluestone
Tag: Pavers

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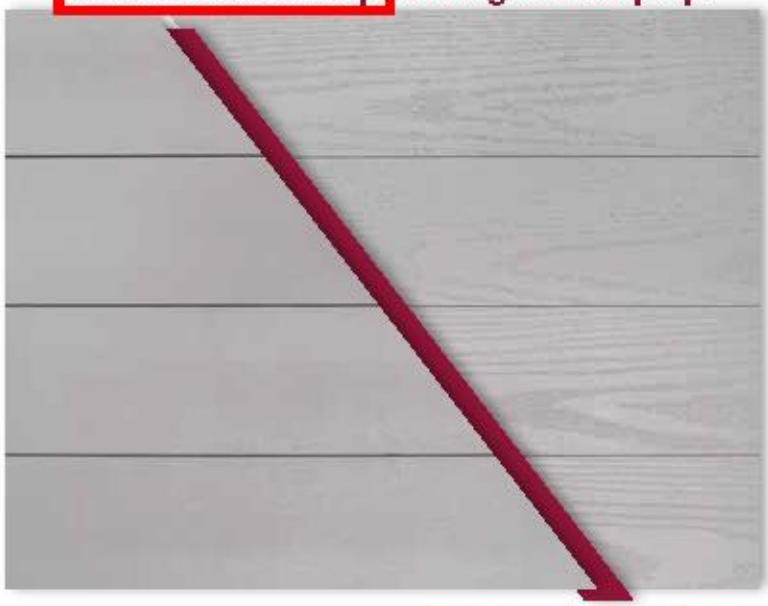
39 Matthiessen Park, Irvington NY

Covered Porch Ceiling Specifications

TruExterior Siding & Trim

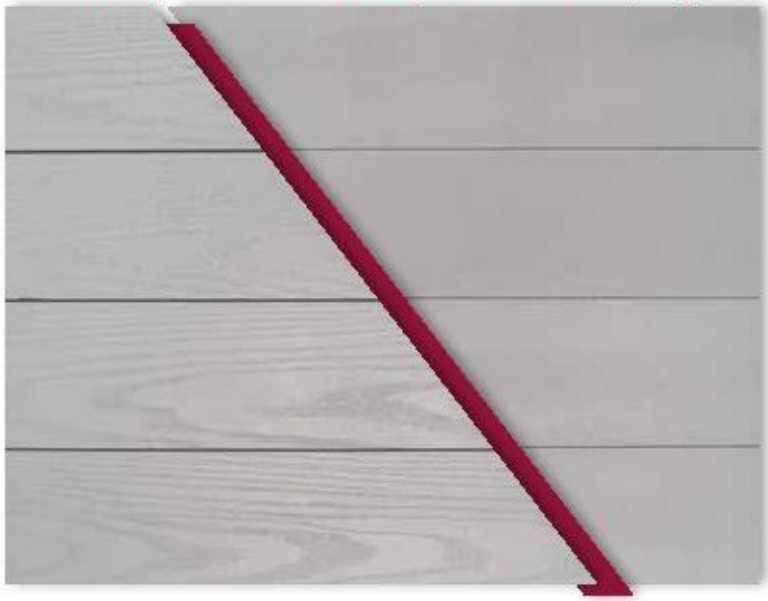
Reversible Shiplap-Nickel Gap Siding

Smooth Nickel Gap/Woodgrain Shiplap



WHITE

Woodgrain Nickel Gap/Smooth Shiplap



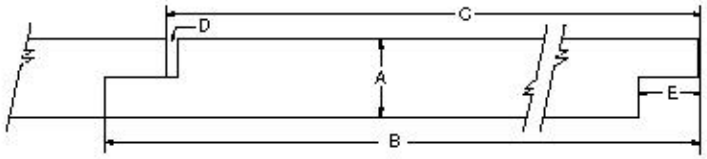
TruExterior® Siding & Trim's reversible profile comes in two formats: one features smooth Nickel Gap on one side and woodgrain Shiplap on the other; the second has woodgrain Nickel Gap on one side and smooth Shiplap on the other. A rabbeted edge ensures panels fit together perfectly to create the authentic spacing—the tight joint appearance of Shiplap on one side and the nickel-sized space of Nickel Gap on the other. Like other TruExterior products, this profile comes pre-primed and does require paint.

WOODGRAIN

SMOOTH

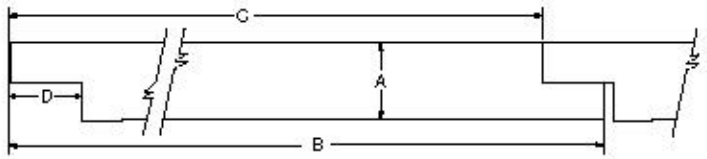
Nickel Gap Side

Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)	Gap (D)	Tongue (E)
1 x 4	11/16"	3-1/2"	3-3/32"	5/64"	13/32"
1 x 6	11/16"	5-1/2"	5-3/32"	5/64"	13/32"
1 x 8	11/16"	7-1/4"	6-13/16"	5/64"	13/32"
1 x 10	11/16"	9-1/4"	8-13/16"	5/64"	13/32"



Shiplap Side

Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)	Tongue (D)
1 x 4	11/16"	3-1/2"	3-3/32"	1/2"
1 x 6	11/16"	5-1/2"	5-3/32"	1/2"
1 x 8	11/16"	7-1/4"	6-13/16"	1/2"
1 x 10	11/16"	9-1/4"	8-13/16"	1/2"



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TE9712 7/20

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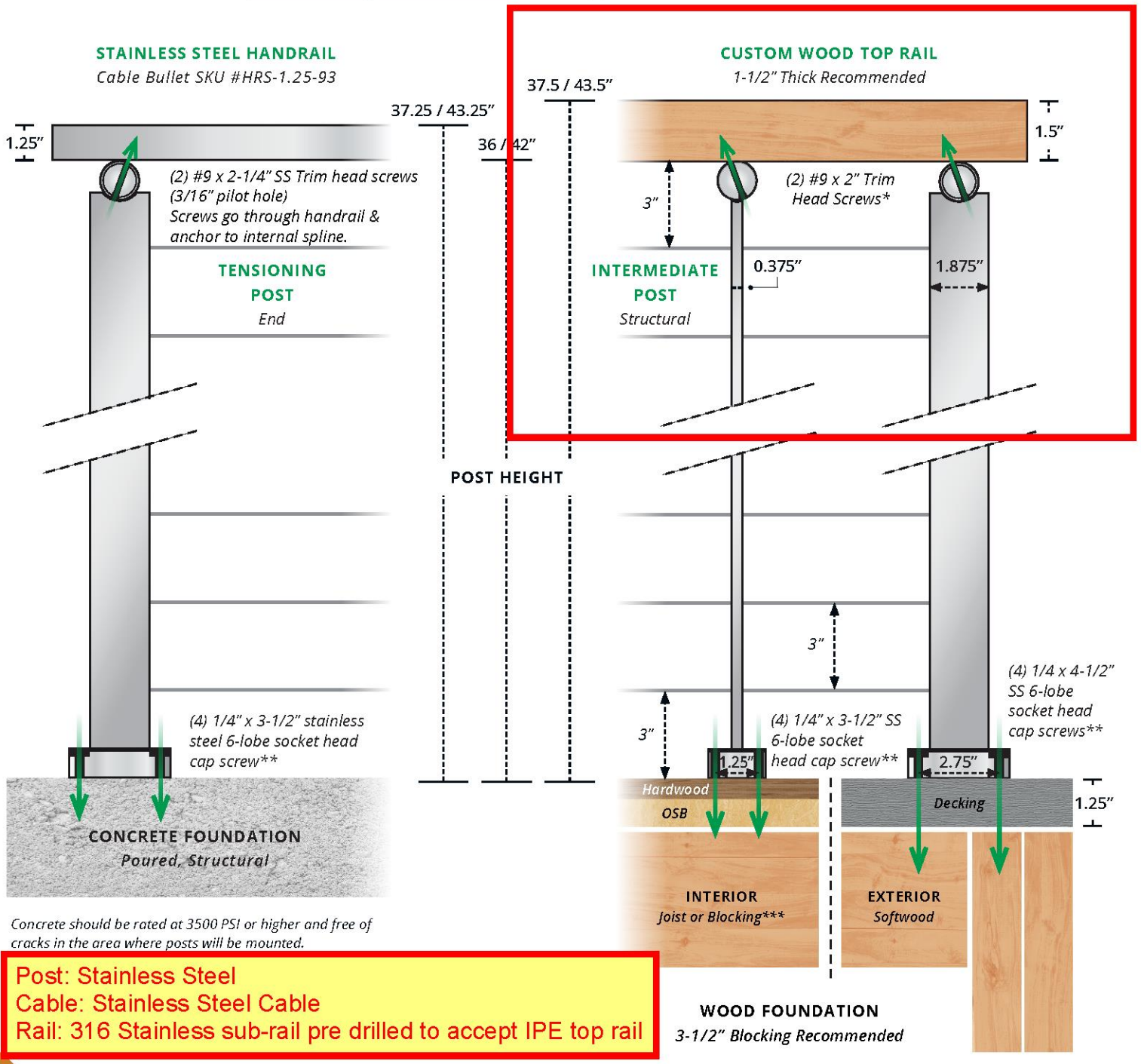
39 Matthiessen Park, Irvington NY

Covered Porch Ceiling Specifications

VENTURE SERIES TOP MOUNT POST

36" | 42" **END | INTERMEDIATE** **UNIVERSAL POST TOP**



Concrete should be rated at 3500 PSI or higher and free of cracks in the area where posts will be mounted.

Post: Stainless Steel
Cable: Stainless Steel Cable
Rail: 316 Stainless sub-rail pre drilled to accept IPE top rail

IMPORTANT: It is the installer's responsibility to make certain the structure supporting your posts is able to handle the transferred loads of the railing system (+150 lbs of tension/cable).

** Screw length will vary by handrail thickness.*

*** Custom Cable Bullet screw with continuous threading to maximize holding strength. See pg. 2 for screw length recommendations.*

**** If no interior blocking, consult a local builder for a custom solution to secure against a 200 lb. concentrated load.*

POST PLACEMENT ON STAIR RUNS

IMPORTANT: It is the installer's responsibility to make certain the structure supporting your posts has no less than 3-1/2" of structural blocking.

FLOATING STAIRS (MONO STRINGER)

Stair treads that are supported by a center stringer.

A

OPEN (CUTOUT/SAWTOOTH) STRINGERS

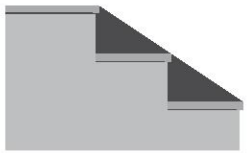
Stairs that are open on one or both sides. *More than 1/2" nosing (return) will require stand-off or notching tread!*

B

CLOSED (FINISHED) STRINGERS

Stairs are finished on either end by a trim/skirt board or knee wall. *NOTE: Cable Bullet posts do not have angled feet and cannot be mounted to a sloped knee wall!*

C

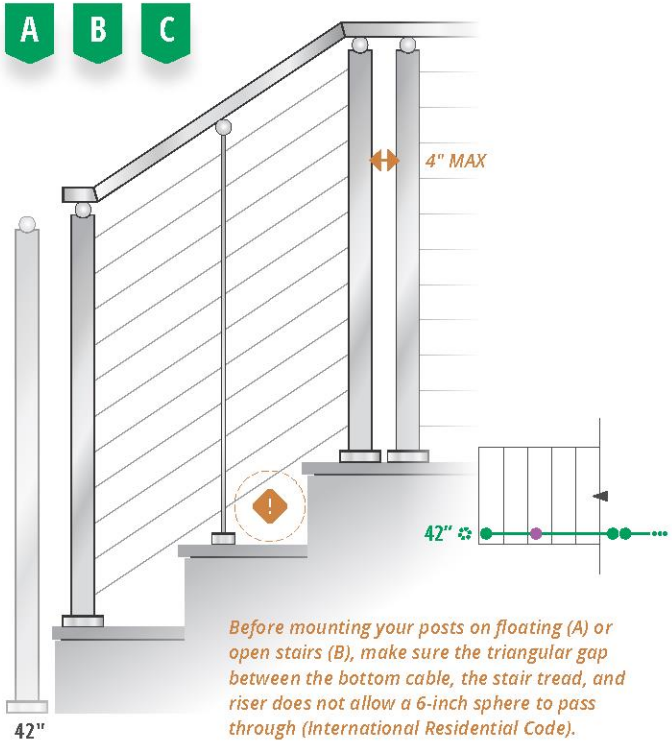


Post: Stainless Steel
Cable: Stainless Steel Cable
Rail: 316 Stainless sub-rail pre drilled to accept IPE top rail

TOP MOUNT ONLY

Recommended for Staircase Designs:

A B C

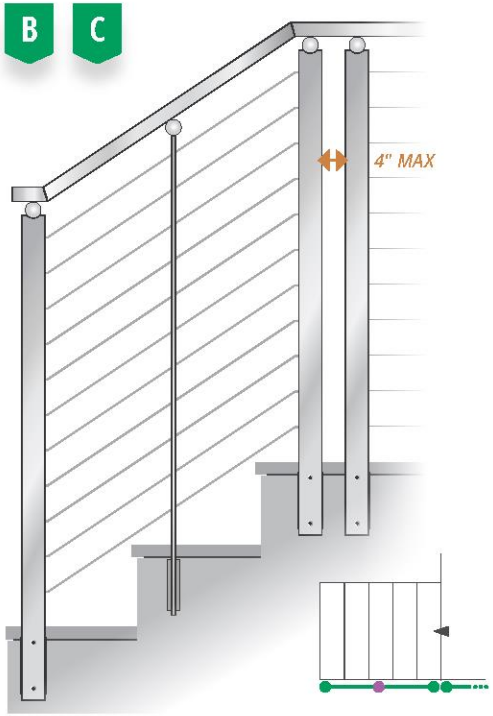


Before mounting your posts on floating (A) or open stairs (B), make sure the triangular gap between the bottom cable, the stair tread, and riser does not allow a 6-inch sphere to pass through (International Residential Code).

SIDE MOUNT ONLY

Recommended for Staircase Designs:

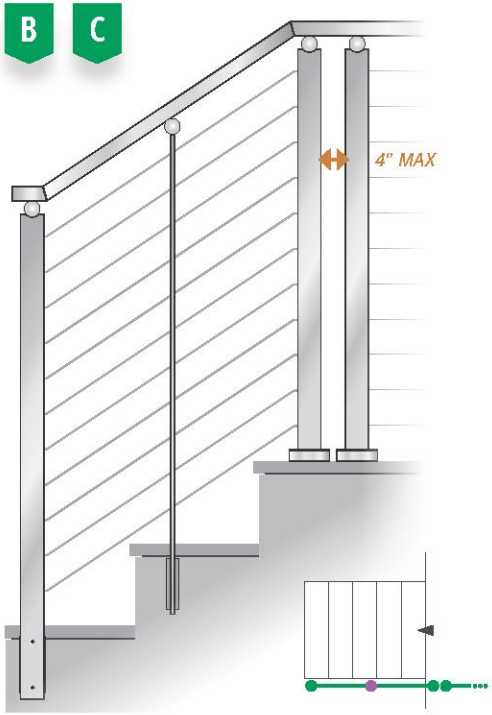
B C



TOP-TO-SIDE MOUNT

Recommended for Staircase Designs:

B C



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39 Matthiessen Park, Irvington NY

Exterior Light Specifications

COASTAL ELEMENTS™ collection

COEN

17020BK-LL

MEDIUM WALL MOUNT LANTERN

Coen is an instant favorite with timeless design features and a modern edge. Clear seedy glass exudes a radiant glow to make a home's exterior shine. This slender frame is constructed of composite materials, and coated with a finish that can withstand harsh elements. Coen is also Dark Sky compliant and includes a LED bulb.

DETAILS	
FINISH:	Black
MATERIAL:	Composite
GLASS:	Clear Seedy

DIMENSIONS	
WIDTH:	8"
HEIGHT:	16"
WEIGHT:	5lb
BACK PLATE:	5"W X 6.5"H
EXTENSION:	10”
TOP TO OUTLET:	5.5"

LIGHT SOURCE	
LIGHT SOURCE:	LED Lamp
LED NAME:	GU10LED-3K
VOLTAGE:	120v
COLOR TEMP:	3000
CRI:	80
INCANDESCENT EQUIVALENCY:	1 x 50
DIMMABLE:	Yes - CL Type Dimmer (SSL7A)

SHIPPING	
CARTON LENGTH:	12.6
CARTON WIDTH:	11
CARTON HEIGHT:	19.5
CARTON WEIGHT:	6.1

PRODUCT DETAILS:

- Suitable for use in wet (outdoor direct rain or sprinkler) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- Fixture is Dark Sky compliant and engineered to minimize light glare upward into the night sky
- Meets California Energy Commission Title regulations/JA8 when using the included LED bulb
- LED Bulbs carry a 3-year limited warranty
- 5 year finish warranty
- The Coastal Elements Collection offers versatile designs, constructed of composite materials and coated with anti-fading finishes, for maximum durability in harsh climates.
- Bold lines and a clean, minimalist style complement contemporary architecture
- Striking black finish enhances design

COASTAL ELEMENTS™ collection

COEN

17022BK-LL

LARGE HANGING LANTERN

Coen is an instant favorite with timeless design features and a modern edge. Clear seedy glass exudes a radiant glow to make a home's exterior shine. This slender frame is constructed of composite materials, and coated with a finish that can withstand harsh elements. Coen is also Dark Sky compliant and includes a LED bulb.

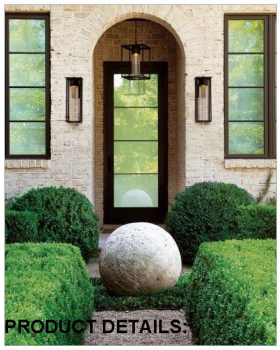
DETAILS	
FINISH:	Black
MATERIAL:	Composite
GLASS:	Clear Seedy
SLOPE DEGREE:	90

DIMENSIONS	
WIDTH:	12"
HEIGHT:	17.8"
WEIGHT:	6lb

LIGHT SOURCE	
LIGHT SOURCE:	LED Lamp
LED NAME:	GU10LED-3K
VOLTAGE:	120v
COLOR TEMP:	3000
CRI:	80
INCANDESCENT EQUIVALENCY:	1 x 50
DIMMABLE:	Yes - CL Type Dimmer (SSL7A)

MOUNTING	
CANOPY:	5" Sq.
LEAD WIRE:	1 X 72"

SHIPPING	
CARTON LENGTH:	15.3
CARTON WIDTH:	16
CARTON HEIGHT:	21.5
CARTON WEIGHT:	8.9



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- Fixture is Dark Sky compliant and engineered to minimize light glare upward into the night sky
- Meets California Energy Commission Title regulations/JA8 when using the included LED bulb
- LED Bulbs carry a 3-year limited warranty
- 5 year finish warranty
- The Coastal Elements Collection offers versatile designs, constructed of composite materials and coated with anti-fading finishes, for maximum durability in harsh climates.
- Bold lines and a clean, minimalist style complement contemporary architecture
- Striking black finish enhances design

Ikon Outdoor LED Step Light

By Tech Lighting

LUMENS
LIGHT AND LIVING
Call Us 877.445.4486

Ikon Outdoor LED Step Light
By Tech Lighting

Product Options

Finish: Black , Bronze
Voltage: 12 Volt , 120 Volt

Details

- LED Lifespan: 70,000 hours
- 12 Volt option is dimmable using MLV
- Color temperature is selectable on fixture
- Designed in 2020
- Material: Aluminum
- ADA compliant, Dark Sky compliant, Title 24 compliant
- ETL Listed Wet
- Warranty: Limited 5 Year
- Made In China

Dimensions

12 Volt Option Backplate: Width 6", Height 4"
12 Volt Option Fixture: Width 6", Height 4", Depth 0.3", Weight 1Lbs
120 Volt Option Backplate: Width 6", Height 4"
120 Volt Option Fixture: Width 6", Height 4", Depth 0.3", Weight 1Lbs

Notes:

Lighting

- 12 Volt Option: 12.9 Watt (162.6 Lumens) 12 Volt Integrated LED: CRI: 90 Color Temp: 2700K
- 120 Volt Option: 12.9 Watt (162.6 Lumens) 120 Volt Integrated LED: CRI: 90 Color Temp: 2700K

Additional Details

Product URL:
https://www.lumens.com/ikon-outdoor-led-step-light-by-tech-lighting-TECP324075.html
Rating: ETL Listed Wet

Product ID: TECP324075

Prepared by:

Prepared for:
Project:
Room:
Placement:
Approval:

Created September 13th, 2021

Jandy

Bright, White Commercial Pool Illumination

Jandy® Commercial White LED Lights are designed for commercial pool applications, offering 85% energy savings over incandescent lights, long life, and great performance. All lights feature a stainless-steel body and face ring and are available in 120V and 12V models.

- **Energy Efficient**
  - 85% less energy than traditional incandescent lights
  - Substantial energy savings for facilities that light their pools
- **Traditional Fit**
  - Same footprint as a traditional incandescent light
  - Fits into most existing niches
  - Available in a variety of cord lengths
- **Choice of Color Temperature**
  - Warm White 2700K
  - Daylight 5000K
- **Choice of Voltages**
  - 120VAC
  - 12VAC

SPECIFICATIONS

pool light

Part Number	Size	Description	Type	Color Spec	Watts	Voltage	Lumens	Lumens per Watt	Kelvin Rating
WPHV3LS100	Large	Jandy Large White LED Light, 120V, 42W, 5K, SS Ring, 100' Cord	LED	Daylight	42W	120V	2798	66.6	5000K
WPHV3LS150	Large	Jandy Large White LED Light, 120V, 42W, 5K, SS Ring, 150' Cord	LED	Daylight	42W	120V	2798	66.6	5000K
WPHV3LS50	Large	Jandy Large White LED Light, 120V, 42W, 5K, SS Ring, 50' Cord	LED	Daylight	42W	120V	2798	66.6	5000K
WPHV5LS100	Large	Jandy Large White LED Light, 120V, 65W, 5K, SS Ring, 100' Cord	LED	Daylight	65W	120V	4282	65.9	5000K
WPHV5LS150	Large	Jandy Large White LED Light, 120V, 65W, 5K, SS Ring, 150' Cord	LED	Daylight	65W	120V	4282	65.9	5000K
WPHV5LS250	Large	Jandy Large White LED Light, 120V, 65W, 5K, SS Ring, 250' Cord	LED	Daylight	65W	120V	4282	65.9	5000K
WPHV5LS50	Large	Jandy Large White LED Light, 120V, 65W, 5K, SS Ring, 50' Cord	LED	Daylight	65W	120V	4282	65.9	5000K
WPLV3LS100	Large	Jandy Large White LED Light, 12V, 42W, 5K, SS Ring, 100' Cord	LED	Daylight	42W	12V	2530	60.2	5000K
WPLV3LS150	Large	Jandy Large White LED Light, 12V, 42W, 5K, SS Ring, 150' Cord	LED	Daylight	42W	12V	2530	60.2	5000K
WPLV3LS50	Large	Jandy Large White LED Light, 12V, 42W, 5K, SS Ring, 50' Cord	LED	Daylight	42W	12V	2530	60.2	5000K
WPLV5LS100	Large	Jandy Large White LED Light, 12V, 65W, 5K, SS Ring, 100' Cord	LED	Daylight	65W	12V	4176	64.2	5000K
WPLV5LS150	Large	Jandy Large White LED Light 12V, 65W, 5K, SS Ring, 150' Cord	LED	Daylight	65W	12V	4176	64.2	5000K
WPLV5LS50	Large	Jandy Large White LED Light, 12V, 65W, 5K, SS Ring, 50' Cord	LED	Daylight	65W	12V	4176	64.2	5000K
WSHV1LS100	Small	Jandy Small White LED Light, 120V, 18W, 5K, SS Ring, 100' Cord	LED	Daylight	18W	120V	805	44.7	5000K
WSHV1LS150	Small	Jandy Small White LED Light, 120V, 18W, 5K, SS Ring, 150' Cord	LED	Daylight	18W	120V	805	44.7	5000K
WSHV1LS250	Small	Jandy Small White LED Light, 120V, 18W, 5K, SS Ring, 250' Cord	LED	Daylight	18W	120V	805	44.7	5000K
WSHV1LS50	Small	Jandy Small White LED Light, 120V, 18W, 5K, SS Ring, 50' Cord	LED	Daylight	18W	120V	805	44.7	5000K
WSLV1LS100	Small	Jandy Small White LED Light, 12V, 18W, 5K, SS Ring, 100' Cord	LED	Daylight	18W	12V	793	44.1	5000K
WSLV1LS150	Small	Jandy Small White LED Light, 12V, 18W, 5K, SS Ring, 150' Cord	LED	Daylight	18W	12V	793	44.1	5000K
WSLV1LS50	Small	Jandy Small White LED Light, 12V, 18W, 5K, SS Ring, 50' Cord	LED	Daylight	18W	12V	793	44.1	5000K
WWPHV3LS150	Large	Jandy Large White LED Light, 120V, 42W, 2.7K, SS Ring, 150' Cord	LED	Warm White	42W	120V	2494	59.4	2700K
WWPHV5LS150	Large	Jandy Large White LED Light, 120V, 65W, 2.7K, SS Ring, 150' Cord	LED	Warm White	65W	120V	3990	61.4	2700K
WWPLV3LS150	Large	Jandy Large White LED Light, 12V, 42W, 2.7K, SS Ring, 150' Cord	LED	Warm White	42W	12V	2265	53.9	2700K
WWPLV5LS150	Large	Jandy Large White LED Light, 12V, 65W, 2.7K, SS Ring, 150' Cord	LED	Warm White	65W	12V	3875	59.6	2700K
WWSHV1LS150	Small	Jandy Small White LED Light, 120V 18W, 2.7K, SS Ring, 150' Cord	LED	Warm White	18W	120V	766	42.6	2700K
WWSLV1LS150	Small	Jandy Small White LED Light, 12V, 18W, 2.7K, SS Ring, 150' Cord	LED	Warm White	18W	12V	753	41.8	2700K

spa

TRANSFORMER INFORMATION FOR LOW VOLTAGE LIGHTS

				Lights Per 12VAC Transformer				
Part Number	Description	Watts	Voltage	300W Rated	150W Rated	100W Rated	75W Rated	50W Rated
WPLV3LS100	Jandy Large White LED Light, 12V, 42W, 5K, SS Ring, 100' Cord	42W	12V	7*	3*	2	1	1
WPLV3LS150	Jandy Large White LED Light, 12V, 42W, 5K, SS Ring, 150' Cord	42W	12V	7*	3*	2	1	1
WPLV3LS50	Jandy Large White LED Light, 12V, 42W, 5K, SS Ring, 50' Cord	42W	12V	7*	3*	2	1	1
WPLV5LS100	Jandy Large White LED Light, 12V, 65W, 5K, SS Ring, 100' Cord	65W	12V	4*	2	1	1	N/A
WPLV5LS150	Jandy Large White LED Light 12V, 65W, 5K, SS Ring, 150' Cord	65W	12V	4*	2	1	1	N/A
WPLV5LS50	Jandy Large White LED Light, 12V, 65W, 5K, SS Ring, 50' Cord	65W	12V	4*	2	1	1	N/A
WSLV1LS100	Jandy Small White LED Light, 12V, 18W, 5K, SS Ring, 100' Cord	18W	12V	16*	8*	5*	4*	2
WSLV1LS150	Jandy Small White LED Light, 12V, 18W, 5K, SS Ring, 150' Cord	18W	12V	16*	8*	5*	4*	2
WSLV1LS50	Jandy Small White LED Light, 12V, 18W, 5K, SS Ring, 50' Cord	18W	12V	16*	8*	5*	4*	2
WWPLV3LS150	Jandy Large White LED Light, 12V, 42W, 2.7K, SS Ring, 150' Cord	42W	12V	7*	3*	2	1	1
WWPLV5LS150	Jandy Large White LED Light, 12V, 65W, 2.7K, SS Ring, 150' Cord	65W	12V	4*	2	1	1	N/A
WWSLV1LS150	Jandy Small White LED Light, 12V, 18W, 2.7K, SS Ring, 150' Cord	18W	12V	16*	8*	5*	4*	2

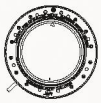
* May exceed max number of circuits provided inside the transformer.
Check the transformer specs to avoid over-crowding the circuit connections.

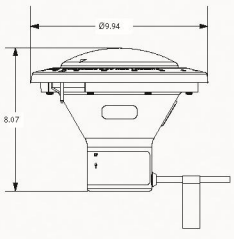
JANDY PRO-NICHES

Pool/Spa Type	Gunite						Vinyl/Fiberglass
Niche Material	Plastic Niche		Stainless Steel Niche				Plastic Niche
Niche Size	Large	Small	Large		Small		Large
Conduit Entry	Rear Only	Rear Only	Rear	Side	Rear	Side	Rear Only
Jandy Part No.	PLNICLRG	PLNICSM	SSNICLRG1R	SSNICLRG1S	SSNICSM1R	SSNICSM1S	WT000002

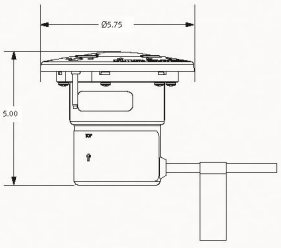
APPROVED NICHES

Jandy Lighting Niche Cross-Reference				
Producdt Family	Jandy	Pentair®	Sta-Rite®	Hayward®
Jandy LED Lights (Large)	PLNICLRG SSNICLRG1R SSNICLRG1S WT000002	620004 78210200 thru 700 78210401 79206700	05161-2352 thru 2369 05163-2395 thru 2396	SP0600U
Jandy LED Lights (Small)	PLNICSM SSNICSM1R SSNICSM1S	78241100 thru 300 78243100 thru 300 78244100 thru 300 79206600	05166-1017 thru 1034 05167-1035 thru 1037	SP0601U

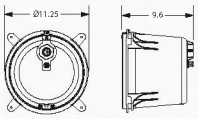




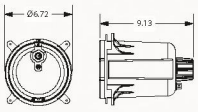
Part #: WPHV, WWPHV, WPLV, WWPLV



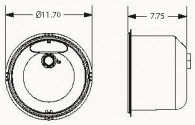
Part #: WSHV, WWSHV, WSLV, WWSLV



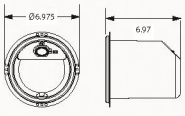
Part #: PLNICLRG



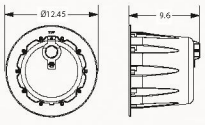
Part #: PLNICSM



Part #: SSNICLRG (1R shown)



Part #: SSNICSM (1S shown)



Part #: WT000002

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ELEMENT

EXTERIOR DOWN LIGHT

3" Round LED Downlight with Flangeless Flat Trim / 6" Incandescent Round Open Flangeless

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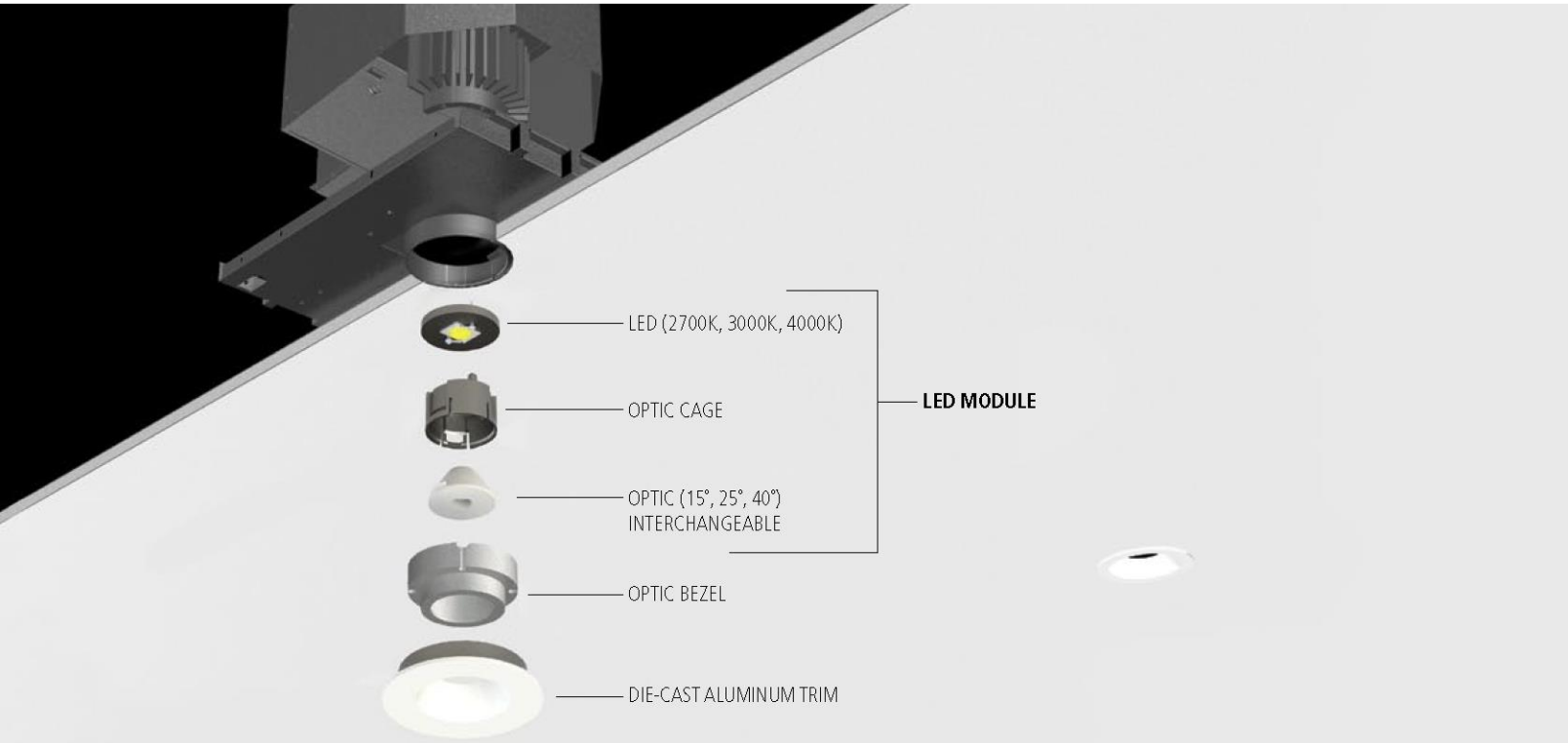
ELEMENT 3" LED Downlight

Small aperture LED downlight with architectural appearance. LED module and optics are modular for ease of replacement.

Winner of 2010 Lightfair International Innovation Award.

ELEMENT

ELEMENT 3" LED Downlight



PRODUCT DETAILS

SPECIFICATIONS

- Output: 856 net lumens
  (Net of LED optic and non-lensed trim)
- Power Consumption: 18 watts
- Efficacy: 48 net lumens/watt
- Color Temperature: 2700K, 3000K or 4000K
- CRI: 86
- Center Beam Candle Power:
  - 15°: 5352 CBCP
  - 25°: 3147 CBCP
  - 40°: 1481 CBCP
- Life: 50,000 hours to 70%
- No UV rays
- Dimmable to 10% with most standard incandescent dimmers
- Minimum Waste: heat sink stays with fixture at end of LED module life
- No mercury and ROHS compliant
- 5-year Warranty

TRIM OPTIONS

Die cast aluminum with minimal thickness. Lensed or open aperture. Lensed and shower aperture include Solite™ soft focus lens at aperture; secured with spring. Back of all trims painted matte black. Available in antique bronze, black, satin nickel, white. White can be field painted to match adjacent finishes. Accommodates up to 2.5" ceiling thickness, depending on trim.

LAMP

Field-replaceable proprietary 18 watt LED module. Three interchangeable optics: 15°, 25° and 40°.

HOUSING

3.5" ceiling opening. Constructed of heavy gauge cold rolled steel and die cast plaster plate (flangeless only) with durable matte black powder coat finish to maintain dark aperture. Airtight and available in IC, non-IC, or Chicago Plenum. Includes integral junction box approved for branch circuit through wiring. ETL listed. Damp listed. Shower version wet listed.

POWER SUPPLY

18 watt isolated; Dimmable digital logic controller operated in constant current mode. Dimmable with most standard incandescent dimmers. 120 volt input.

INSTALLATION

Includes butterfly brackets that attach to the side of the housing and are vertically adjustable with a wing nut. Also includes steel nailer bars. Integral gunsights for positioning with laser levels or string ensure consistent alignment during installation. Flangeless trim units include die cast plaster plate with no-fill collar that installs after the ceiling to prevent cracking by unifying the plate, ceiling, and housing. Plaster plate is to be mudded over directly up to the aperture for seamless appearance.

ORDERING GRIDS

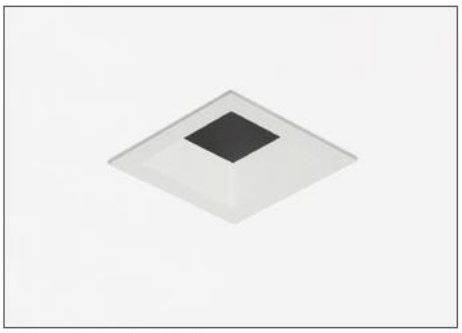
HOUSING

PRODUCT SERIES	CEILING APPEARANCE	TRIM STYLE	LAMP	BEAM SPREAD	FUNCTION	HOUSING RATING
E3R ELEMENT 3" ROUND	**F** FLANGED	**B** BEVEL	**-L2** LED 2700K	**1** 15°	**D** DOWN	**I** IC AIRTIGHT
E3S ELEMENT 3" SQUARE	**L** FLANGELESS	**F** FLAT	**-L3** LED 3000K	**2** 25°		**N** NON-IC AIRTIGHT
			-L4 LED 4000K	**4** 40°		**C** CHICAGO PLENUM

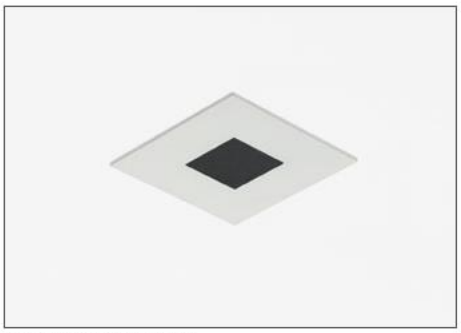
TRIM

PRODUCT SERIES	CEILING APPEARANCE	TRIM STYLE	APERTURE	FINISH
E3R ELEMENT 3" ROUND	**F** FLANGED UP TO 1" CEILING THICKNESS	**B** BEVEL	**-O** NO LENS	**Z** ANTIQUE BRONZE
E3S ELEMENT 3" SQUARE	**F15** FLANGED 1.1"-1.5" CEILING THICKNESS	**F** FLAT	**-H** SHOWER	**B** BLACK
	F20 FLANGED 1.6"-2.0" CEILING THICKNESS		**-L** LENSED	**S** SATIN NICKEL
	F25 FLANGED 2.1"-2.5" CEILING THICKNESS			**W** WHITE
	L FLANGELESS UP TO 1" CEILING THICKNESS			

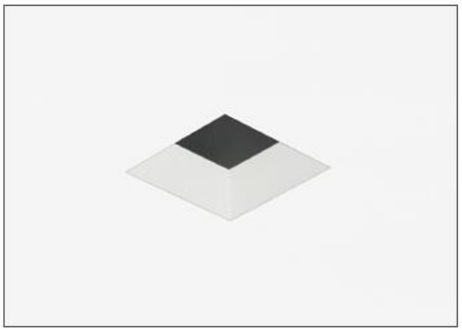
AVAILABLE TRIM OPTIONS



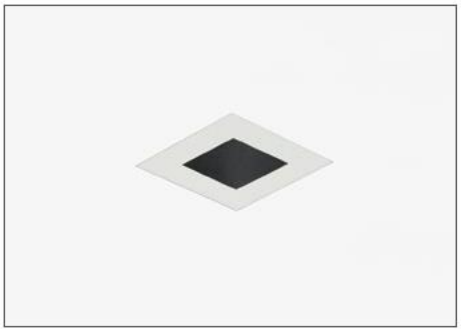
SQUARE FLANGED BEVEL



SQUARE FLANGED FLAT



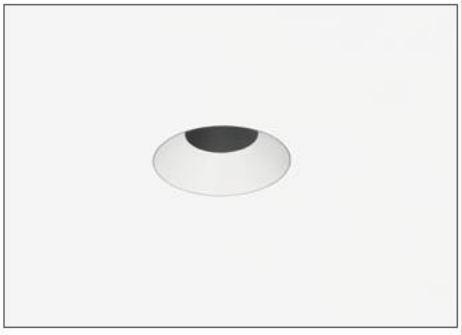
SQUARE FLANGELESS BEVEL



SQUARE FLANGELESS FLAT

ROUND FLANGED BEVEL

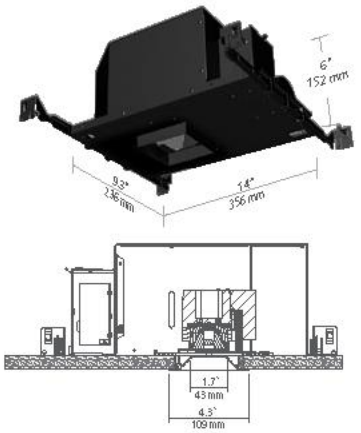
ROUND FLANGED FLAT



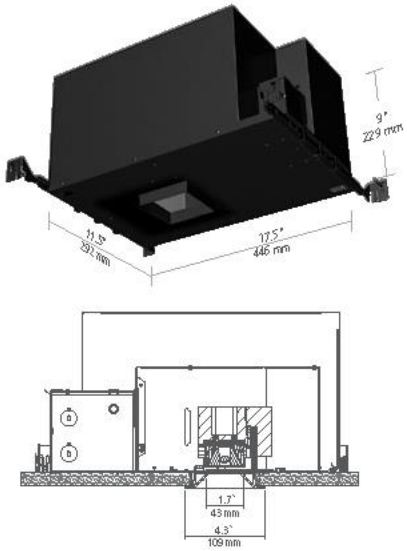
ROUND FLANGELESS BEVEL

ROUND FLANGELESS FLAT

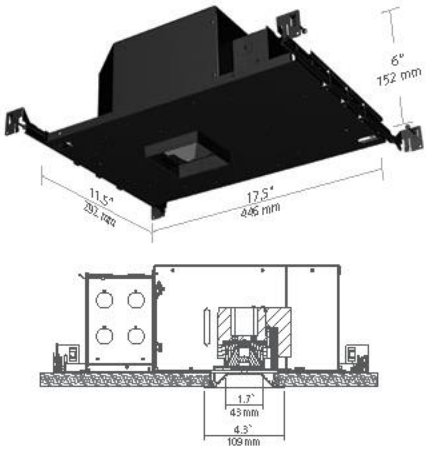
HOUSING



NON-IC AIRTIGHT, SHOWN AS FLANGED



IC AIRTIGHT, SHOWN AS FLANGED



CHICAGO PLENUM, SHOWN AS FLANGED

SPECIFIER GRIDS

HOUSING

PRODUCT SERIES	CEILING APPEARANCE	TRIM STYLE	LAMP	BEAM SPREAD	FUNCTION	HOUSING RATING
E3R ELEMENT 3" ROUND E3S ELEMENT 3" SQUARE	F FLANGED L FLANGELESS	B BEVEL F FLAT	-L2 LED 2700K -L3 LED 3000K -L4 LED 4000K	1 15° 2 25° 4 40°	D DOWN	I IC AIRTIGHT N NON-IC AIRTIGHT C CHICAGO PLENUM
Round: E3R	L		- L3		D	I
Square: E3S			-		D	

TRIM

PRODUCT SERIES	CEILING APPEARANCE	TRIM STYLE	APERTURE	FINISH
E3R ELEMENT 3" ROUND E3S ELEMENT 3" SQUARE	F FLANGED UP TO 1" CEILING THICKNESS F15 FLANGED 11"-15" CEILING THICKNESS F20 FLANGED 16"-20" CEILING THICKNESS F25 FLANGED 21"-25" CEILING THICKNESS L FLANGELESS UP TO 1" CEILING THICKNESS	B BEVEL F FLAT	-O NO LENS -H SHOWER -L LENSED	Z ANTIQUE BRONZE B BLACK S SATIN NICKEL W WHITE
Round: E3R			-	
Square: E3S			-	

FIXTURE TYPE: _____

JOB NAME: _____

NOTES: _____

_____

_____

ELEMENT

7400 Linder Ave
Skokie, IL 60077
T 847 410 4400
F 847 410 4500

www.element-lighting.com

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Element reserves the right to change specifications for product improvements without notification.

generation brands

ROBERT A. CARDELLO
RAC
ARCHITECTURE + DESIGN

39 Matthiessen Park, Irvington NY

Exterior Gas Fireplace Specifications

TOWN & COUNTRY
LUXURY FIREPLACES

Outdoor spaces, meet the big, bold flames of Town & Country

Create the perfect outdoor retreat.

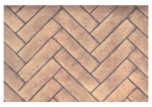
Expand your living space with Town & Country's TC36 Outdoor gas fireplace. Create distinctive combinations to compliment your home's style with Town & Country's endless design possibilities of interchangeable firebox panels and burner options. Whether your space is modern or traditional, achieve your vision with the TC36 Outdoor fireplace.

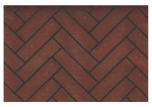
PRODUCT FEATURES

- Town & Country's Signature bold Flames
- Flush Hearth for authentic look of a wood burning fire
- Create your perfect fire inside the firebox with Design-A-Fire
- Overhead LED Interior Lighting
- Stainless Steel frame around disappearing ceramic glass
- Minimum 24" of vertical venting required
- Heavy duty valve system designed for cold climates (up to -40F)
- Superior materials and construction
- Natural gas or propane
- Direct Vent only
- All Outdoor Models Require C Series Burner Kits
- Total square inches of viewing area: 999
- BTU Input NG/LP: 47,000 high, 35,000 low
- Efficiency 26.8% (Based on CPSA P.4.1-15)

Please note: Due to elevation and fuel type, flame characteristics may not be exactly as shown.

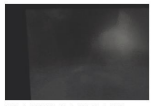
FIREBOX PANEL OPTIONS

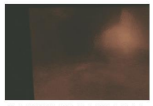

PARK AVENUE

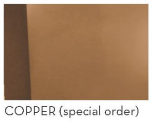

MOUNT VERNON

MANHATTAN

MADISON


BLACK PORCELAIN


COFFEE BEAN BROWN PORCELAIN


COPPER (special order)

TITANIUM (special order)

BURNER OPTIONS

BIRCHWOOD

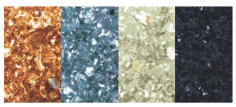
COUNTRY HOME (natural gas only)

TRANQUILITY

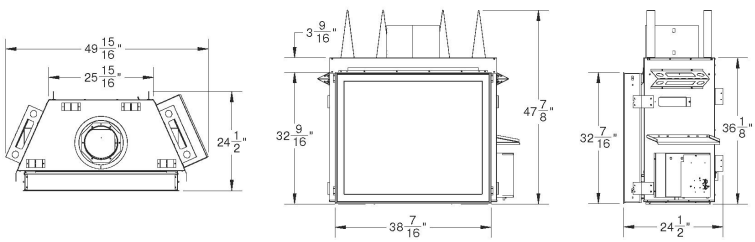
HEARTWOOD

CHALET II

BLACK DIAMOND


TUMBLED GLASS IN 4 COLORS

DIMENSIONS (SERIES C)



Weight: 363 lbs.

Reference Dimensions Only. Dimensions subject to change. Please refer to installation manuals for detailed specifications.

Irene-H Flushmount 3 Blade Ceiling Fan
By Atlas Fan Company

OUTDOOR FAN AT COVERED PORCH

Product Options

Fan Blade Finish: Barnwood,
Motor Finish: Brushed Nickel,
Size: 60 Inch

Details

Light Kit cannot be added to this fan
Commercial/Residential use
Combines innovation with a simple, refined design
Robust construction with solid wood, machine-cut blades
Ultra-quiet motor operation
Not recommended for salt water/ocean front applications
Includes 6-Speed RF Remote in black and 6-speed Wireless Decora-Style Wall Control in white
Reverse function on back of remote control
Cubic Feet Per Minute Airflow - Low: 746 (42"); 1254 (52"); 1755 (60")
Cubic Feet Per Minute Airflow - Average: 2110 (42"); 3290 (52"); 3737 (60")
Cubic Feet Per Minute Airflow - High: 3743 (42")
Electricity Use - Average: 17.61W (42"); 32.38W (52"); 32.08W (60")
Cubic Feet Per Minute Per Watt - Average: 176 (42"); 160 (52"); 181 (60")
Reverse switch on Control

Notes:

Prepared by:

Prepared for:
Project:
Room:
Placement:
Approval:

Dimensions

60 Inch Option Blade: Width 7"
60 Inch Option Canopy: Diameter 7"
60 Inch Option Fixture: Height 10", Blade Diameter 60", Weight 11Lbs

Additional Details

AirFlow: 3743 to 5720 cfm
AirFlow Efficiency: 160 to 181 cfm/watt
Energy Use: 18 to 32 watts
Product URL:
https://www.lumens.com/irene-h-flushmount-3-blade-ceiling-fan-by-atlas-fan-company-ATL1650172.html
Rating: ETL Listed Damp

ITEM#: ATL1650172

Created January 24th, 2023

NEW CONSTRUCTION
BITTENCOURT RESIDENCE

LISA AND ROBERT BITTENCOURT
39 MATTHIESSEN PARK
IRVINGTON NY, 10533

LIST OF DRAWINGS

T1.00 COVERSHEET

SURVEYOR
TP-1 TOPOGRAPHIC SURVEY

CIVIL ENGINEERING
LC- 1 LOT COVERAGE
SA- 1 SLOPE ANALYSIS
C - 0 DEMOLITIONS PLAN
C - 1 EXISTING CONDITIONS PLAN
C - 2 SITE PLAN
C - 3 STORMWATER MANAGEMENT PLAN
C - 4 DETAILS
C - 5 DETAILS

LANDSCAPING
L-1 TREE REMOVALS PLAN
L-2 LANDSCAPE DESIGN PLAN
L-3 POOL PLAN

WETLANDS
MP-1 EXISTING / PROPOSED GRADING & MITIGATION PLANTING PLAN
MP-2 WETLANDS MITIGATION PLAN

ARCHITECTURAL

A1.00 SUBJECT PROPERTY EXISTING SITE
A1.01 AFFECTED NEIGHBORING PROPERTIES BUILDING SCALE & COVERAGE

D2.00 EXISTING/DEMOLITION FLOOR PLANS & EXTERIOR ELEVATIONS

R3.00 PROPOSED RENDERING FROM THE SOUTH
R3.01 PROPOSED RENDERING FROM THE NORTH

A2.00 PROPOSED BASEMENT PLAN
A2.01 PROPOSED FIRST FLOOR PLAN
A2.02 PROPOSED SECOND FLOOR PLAN
A2.03 PROPOSED ROOF PLAN

6
A3.00 PROPOSED SOUTH (FRONT) ELEVATIONS
A3.01 PROPOSED EAST EXTERIOR ELEVATIONS
A3.02 PROPOSED NORTH (REAR) ELEVATIONS
A3.03 PROPOSED WEST EXTERIOR ELEVATIONS

E2.01 PROPOSED DARK SKY COMPLIANT EXTERIOR LIGHTING PLAN

APPLICATION FOR ARCHITECTURAL REVIEW BOARD APPROVAL
PARCEL ID 2.50-17-2

6
FEBRUARY 06, 2023

39 MATTHIESSEN PARK – ZONING COMPLIANCE CHART				
ZONING REQUIREMENTS	ALLOWABLE	EXISTING	PROPOSED	PROPOSED CONFORMING
ZONING DISTRICT	1F-60	1F-60	1F-60	YES
LOT AREA (SF)	60,000	167,519	167,519	YES
FRONT YARD SETBACK (FT)	60	191	250	YES
SIDE YARD SETBACK 1 (FT)	30	171	148	YES
SIDE YARD SETBACK 2 (FT)	60	70	54	YES
SIDE YARD SETBACK 2 (FT)	200	86	84	YES
LOT WIDTH (FT)	200	71	71	NO
LOT DEPTH (FT)	200	483	483	YES
FLOOR AREA RATIO (SF)	10,000	5,627	6,866	YES
FAR PERCENTAGE (%)	0.125	0.030	0.040	6 YES
ALLOWABLE HT. (FT)	35.00	+/- 28.25	34.92'	YES
NUMBER OF STORIES	2.5	3.0	3.0	YES
LOT COVERAGE	7,148	7,091	7,138	YES
EXISTING NON CONFORMITIES TO BE REMOVED 6				
- POOL 23',5' FROM PROPERTY LINE (60 FT. REAR SETBACK) - GARAGE 25.25' FROM PROPERTY LINE (30 FT. SIDE SETBACK) - NUMBER OF STORIES (EXISTING 3)				

ARCHITECT:
Robert A. Cardello Architects
60 Post Road West 06680
Westport, CT
Tel : (203) 853-2524
Attn: Rui Pedroso-Luis

SURVEYOR:
Ahneman Kirby
1171 East Putnam Avenue
Building 1 - Suite 1A
Riverside, CT 06878
Tel: (203) 869-7707
Attn: Kristian B. Fontanilla

CIVIL ENGINEER:
Hudson Engineering
& Consulting P.C.
45 Knollwood Road - St 201
Elmsford, New York 10523
Tel: (914) 909-0420
Attn: Michael Stein

LANDSCAPE ARCHITECT:
Imbiano Quigley
Landscape Architects
31 Mamaroneck Avenue
White Plains NY 10601
Tel: (914) 232-0200
Attn: Richard Quigley

WETLANDS SCIENTIST:
Paul J. Jaehnig
Wetlands and Soil
Consultants
P.O. Box 1071
Ridgefield, CT 06877
Tel: (203) 438-9993
Attn: Paul J. Jaehnig

ROBERT A. CARDELLO
RAC
ARCHITECTURE + DESIGN
60 POST ROAD WEST | WESTPORT, CT | 06880
6 WEST PUTNAM AVENUE | GREENWICH, CT | 06830
TEL: 203 853 2524

DRAWING ISSUE LOG

No.	DATE	DESCRIPTION
1	08.18.21	1ST SUBMISSION TO PLANNING BOARD
2	09.22.21	1ST RESUBMISSION TO PLANNING BOARD
3	10.20.21	2ND RESUBMISSION TO PLANNING BOARD
4	11.05.21	1ST SUBMISSION TO ZBA
5	11.17.21	3RD RESUBMISSION TO PLANNING BOARD
6	12.06.21	1ST SUBMISSION TO ARB
7	08.22.22	4TH RESUBMISSION TO PLANNING BOARD
8	12.21.22	5TH RESUBMISSION TO PLANNING BOARD
9	02.06.23	1ST RESUBMISSION TO ARB

6

REVISIONS

1 10.20.21 REVISIONS TO 09.22.21 PLANNING BOARD SUBMISSION BASED ON COMMENTS

2 11.17.21 REVISIONS TO 10.20.21 PLANNING BOARD SUBMISSION BASED ON COMMENTS

3 22.08.22 REVISIONS TO 11.17.21 PLANNING BOARD SUBMISSION BASED ON COMMENTS

4 11.23.22 REVISIONS TO 22.08.22 PLANNING BOARD SUBMISSION BASED ON DESIGN CHANGES

5 12.21.22 REVISIONS TO 11.23.22 ARCHITECTURAL BOARD REVIEW SUBMISSION BASED ON DESIGN CHANGES

6 02.06.23 REVISIONS TO 12.06.21 ARCHITECTURAL BOARD REVIEW SUBMISSION BASED ON DESIGN CHANGES

6

FILENAME: 2018 - ARB-FIRST_SUBMISSION_121621-FINAL.dwg

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NEW CONSTRUCTION
BITTENCOURT RESIDENCE
39 MATTHIESSEN PARK
IRVINGTON NY, 10533

NOTES
ARCHITECTURAL REVIEW BOARD SUBMISSION 02.06.2023

DRAWN BY: BJR
CHECKED BY: RAC
RELEASE DATE: 12.06.2021

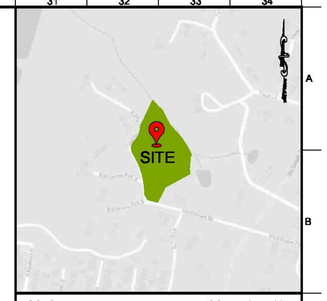
DRAWING TITLE
COVER SHEET

STAMP AND SIGN

REGISTERED ARCHITECT GARRETT J. CARDELLO No. 027052 STATE OF NEW YORK

DRAWING #
T1.00

ZONE: IF-60



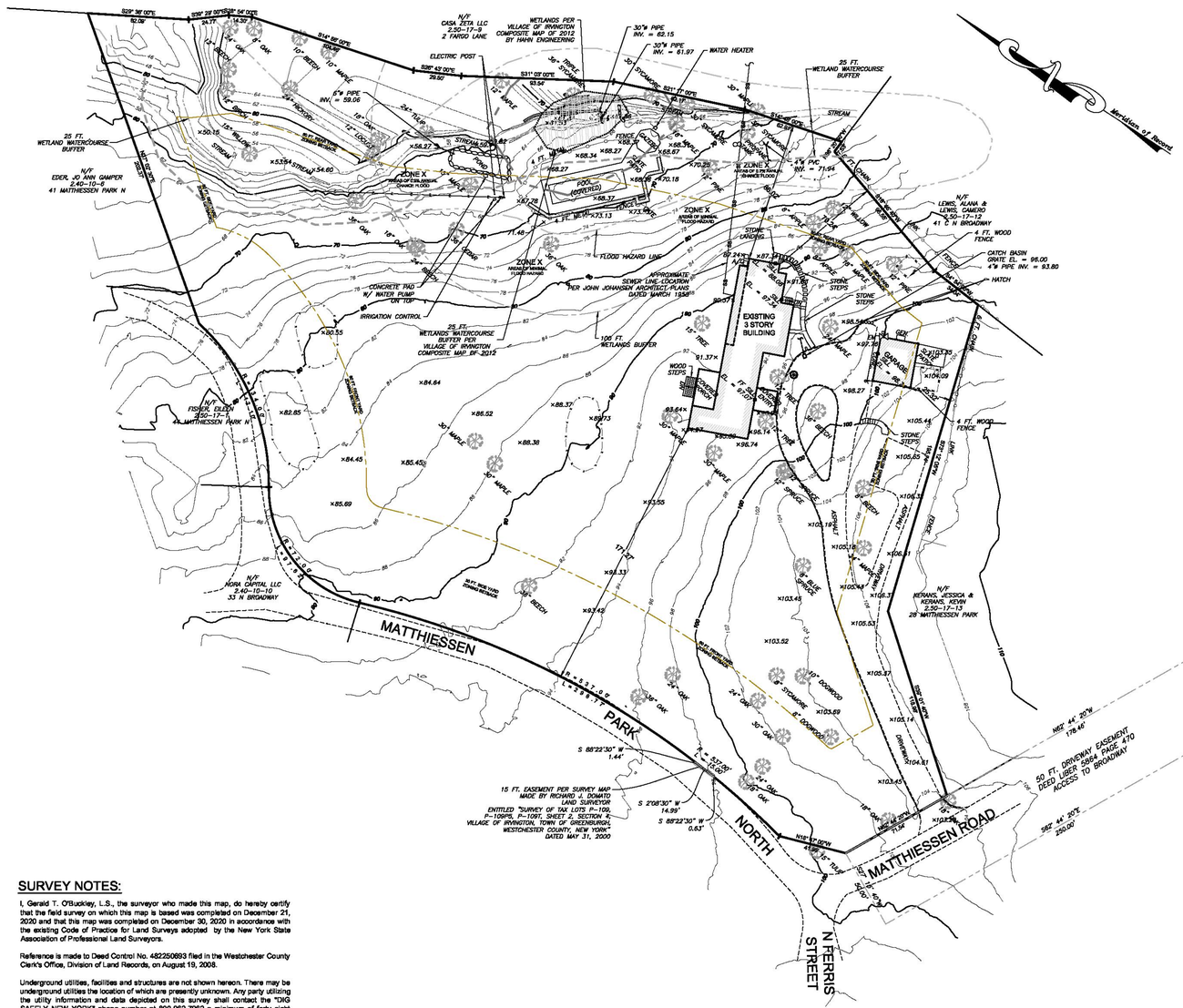
LOCUS SCALE: 1" = 500'

LEGEND

95	EXISTING MAJOR CONTOURS
96	EXISTING MINOR CONTOURS
x 94.37	SPOT ELEVATIONS
E E	ELECTRICAL LINE
	STONE WALL
SS SS	SEWER LINE
W	WELL
EM	ELECTRIC METER
TREE	EXISTING TREES

ABBREVIATIONS

INV.	INVERT ELEVATION
FF	FINISHED FLOOR
EL.	ELEVATION
N/F	NOW OR FORMERLY
R.O.W.	RIGHT OF WAY



Existing Building Coverage (Zone IF-60)	
	Existing
Item:	
Building, Covered Porch, Gazebo, Garage	4581
Patio	1194
Pool	547
Retaining Wall	296
Walkway	232
Stairs, Steps	108
Total Existing Building Coverage	**6958**
Lot Area	167,518.71
Maximum Coverage Allowed	*7,148*

SURVEY NOTES:

I, Gerald T. O'Buckley, L.S., the surveyor who made this map, do hereby certify that the field survey on which this map is based was completed on December 21, 2020 and that this map was completed on December 30, 2020 in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors.

Reference is made to Deed Control No. 482250693 filed in the Westchester County Clerk's Office, Division of Land Records, on August 19, 2008.

Underground utilities, facilities and structures are not shown hereon. There may be underground utilities the location of which are presently unknown. Any party utilizing the utility information and data depicted on this survey shall contact the "DIG SAFELY NEW YORK" phone number at 800-962-7962 a minimum of forty eight (48) hours prior to any construction activities to verify the location of any and all underground utilities.

Property subject to any and all public or private restrictive covenants, declarations and/or easements of record, if any.

Contours and elevations shown are based on North American Vertical Datum of 1988 (NAVD88).

Subject property is located within Zone X (Areas of 0.2% annual chance flood) and Zone X (Area of minimal flood hazard) as denoted and depicted on the current Fairfield County Connecticut FEMA Flood Rate Insurance Map, Village of Irvington, Community Number 360914, Panel 261 of 426, Map Suffix F, Map Number 36119C0261F, with an effective date of September 28, 2007.

Dimensions shown from structures to property lines are not intended to be used for the construction of fences, structures or other improvements.

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, subdivision 2, of the New York Education Law.

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Gerald T. O'Buckley 11/03/2021

GERALD T. O'BUCKLEY, N.Y. L.S. 039834 DATE

39 Matthiessen Park N, Irvington, NY 10533

Lot Area = 3.85 Ac. (167,518.71 Sq. FT.)

GRAPHIC SCALE :

40 0 40

FEET

PRINT INVALID WITHOUT SEAL AND ORIGINAL SIGNATURE

STATE OF NEW YORK · GERALD T. O'BUCKLEY · No. 039834 · LICENSED LAND SURVEYOR

REV. #:	REV. DESCRIPTION:	DATE:
7	WETLAND BUFFER	11/03/2021
6	SETBACK, WETLAND BUFFER	10/11/2021
5	EXISTING BUILDING STORY	09/20/2021
4	EXISTING BUILDING COVERAGE	07/12/2021
3	ELECTRIC METER, HATCH, WATER HEATER & POOL HEATER	06/10/2021
2	TREE LOCATION NEAR BUILDING, APPROX. SEWER LINE	05/12/2021
1	DRIVEWAY EASEMENT	01/27/2021

AHNEMAN KIRBY
ENGINEERS•SURVEYORS•PLANNERS
SINCE 1871
1171 East Putnam Avenue, Riverside, CT 06878
Tel: 203.869.7707 • Fax: 203.869.4606
www.ahnemankirby.com

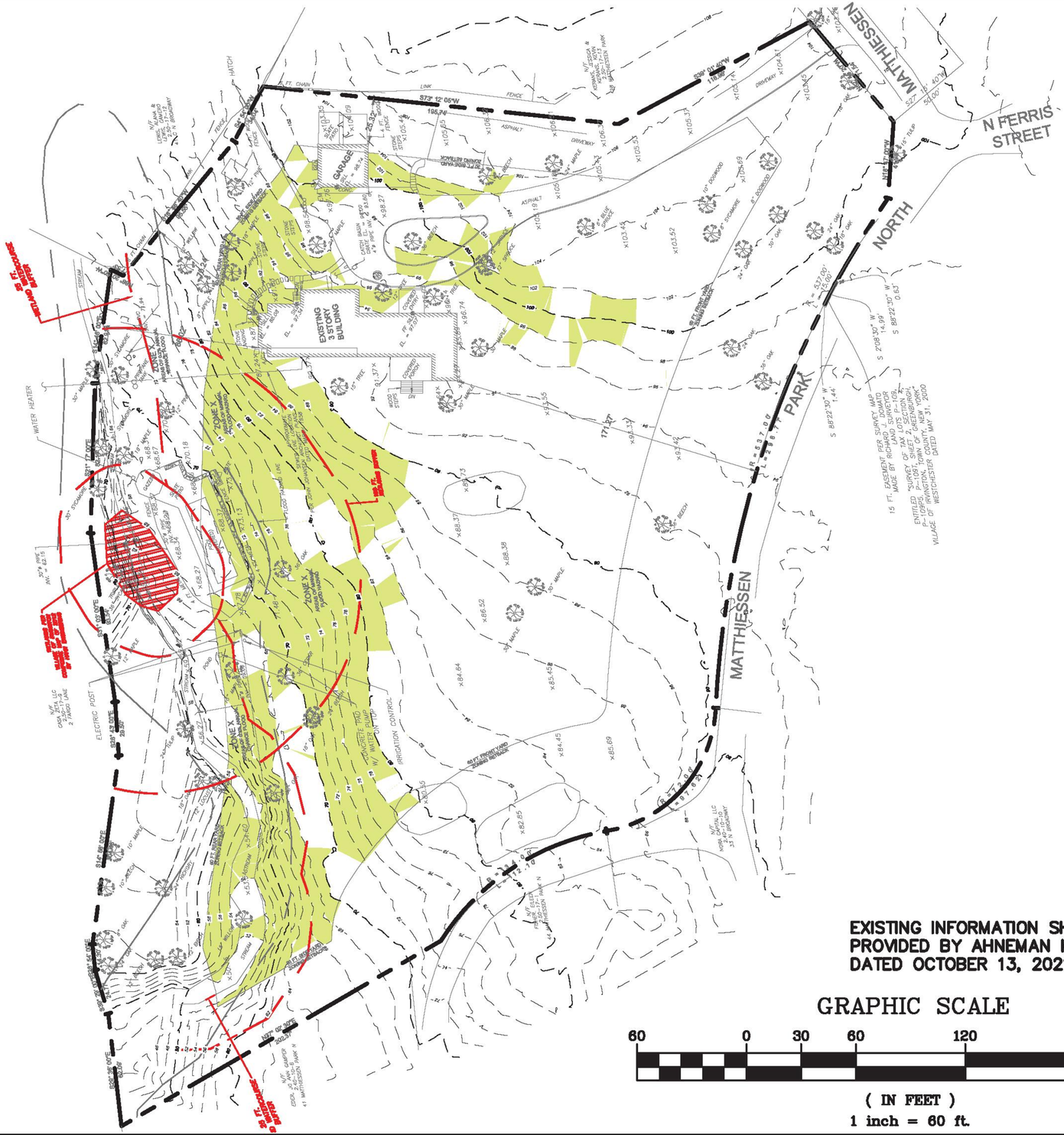
PREPARED FOR:
ROBERT BITTENCOURT
39 Matthiessen Park North, Irvington, NY 10533
(Tax ID: 2.50-17-2)

TOPOGRAPHIC SURVEY

TP-1

Date:	December 30, 2020
Scale:	1" = 40'
Drawn/Checked By:	KSF / TGA
Book #:	257:137
Job #:	20-108-10533
Reference:	10533

\\ahr1\users\SHARE\TGA\Desktop\Recent Work\2020\11-03 39 Matthiessen Park N Bittencourt TP-1 Rev 7.dwg 11/03/21 - 2:37pm kstefanofranello



SLOPE ANALYSIS (LIMIT OF DISTURBANCE)				
NO.	MIN. SLOPE	MAX. SLOPE	AREA	COLOR
1	0%	15%	58889	
2	15%	Vertical	31083	

NOTE: THIS DRAWING PRINTED AT 200% NOTED SCALE FOR DRAWING SUBMISSION

EXISTING INFORMATION SHOWN HEREON PROVIDED BY AHNEMAN KIRBY LLC DATED OCTOBER 13, 2021

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)

1 inch = 60 ft.

STATE OF NEW YORK
MICHAEL F. STEIN
LICENSED PROFESSIONAL ENGINEER
No. 80637

ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.

Revisions
2 REVISED PER VILLAGE COMMENTS 11/17/21
1 REVISED PER VILLAGE COMMENTS 10/25/21

THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEERS SEAL & SIGNATURE

PROJECT:
PROPOSED DWELLING
39 MATTHIESSEN PARK
VILLAGE OF IRVINGTON
WESTCHESTER COUNTY – NEW YORK

SLOPE ANALYSIS

HUDSON ENGINEERING & CONSULTING, P.C.
45 Knollwood Road – Suite 201
Elmsford, NY 10523
T: 914-909-0480
F: 914-880-2088

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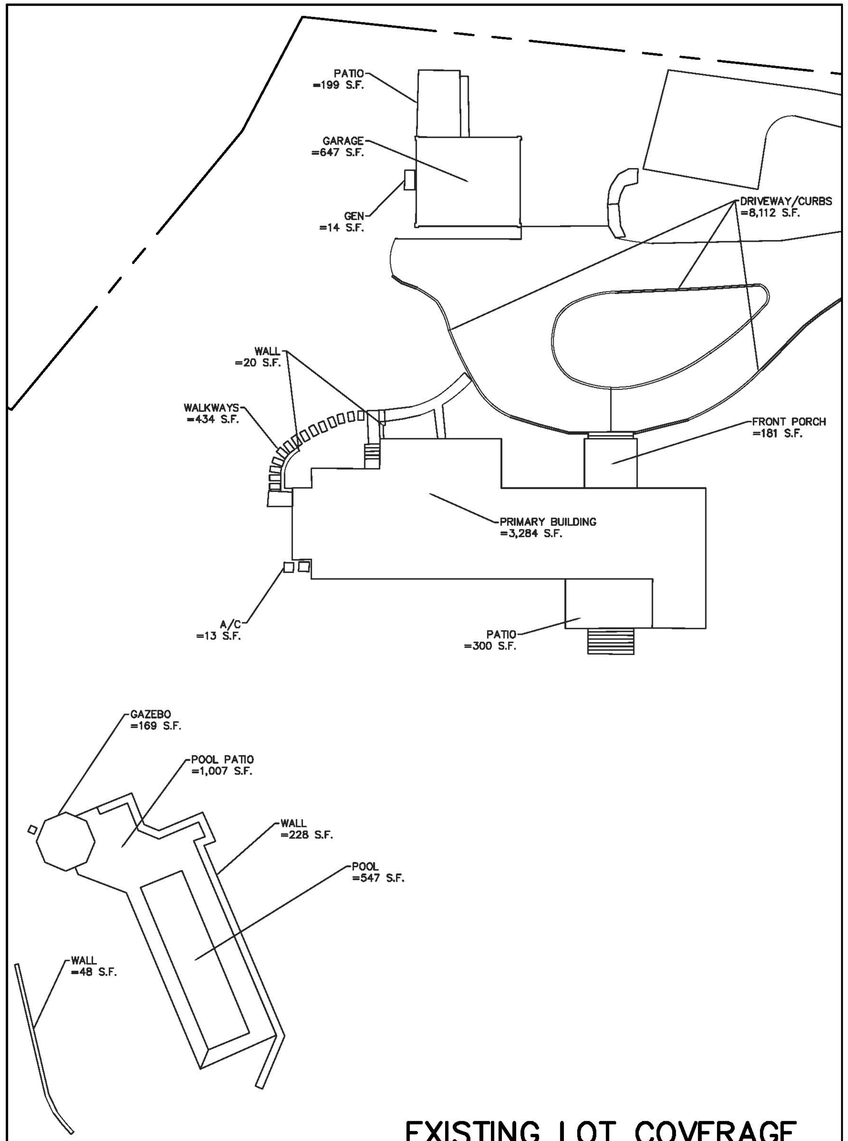
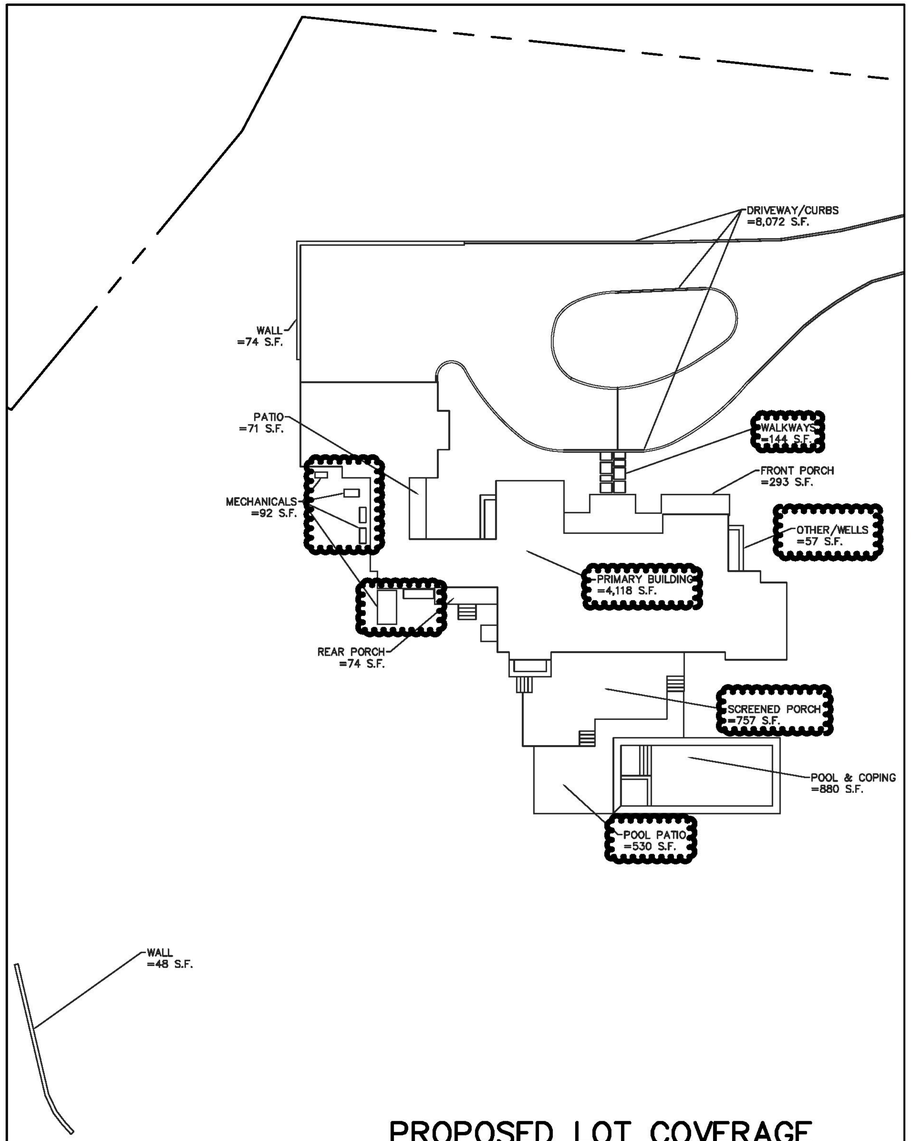
Date: 08/18/21 Sheet: 1
Scale: 1" = 60' of 1
Drawn By: A.Y.
Checked By: M.S.
Sheet No.
SA-1



EXISTING LOT COVERAGE



PROPOSED LOT COVERAGE

LOT COVERAGE CALCULATIONS

SHEET: 2.50 BLOCK: 17 LOT: 2

ZONE: 1F-60	EXISTING (SF)	PROPOSED (SF)	NET
AREA OF LOT	167,519	167,519	0
PRIMARY BUILDING	3,284	4,118	834
FRONT PORCH	181	293	112
PATIO	499	71	-428
WALLS	296	122	-174
POOL & COPING	547	880	333
POOL PATIO	1,007	530	-477
GARAGE/REAR PORCH	647	831	184
OTHER/WELLS/MECH.	196	149	-47
WALKWAYS	434	144	-290
TOTAL COVERAGE:	**7,091**	**7,138**	47
ALLOWABLE COVERAGE:	**7,148**		-10

NOTE: THIS DRAWING PRINTED AT 200% NOTED SCALE FOR DRAWING SUBMISSION

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40 ft.

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No.	Revisions	
3	ADDED MECHANICALS AND REVISED COVERAGE	11/23/21
2	REVISED PER VILLAGE COMMENTS	10/29/21
1		

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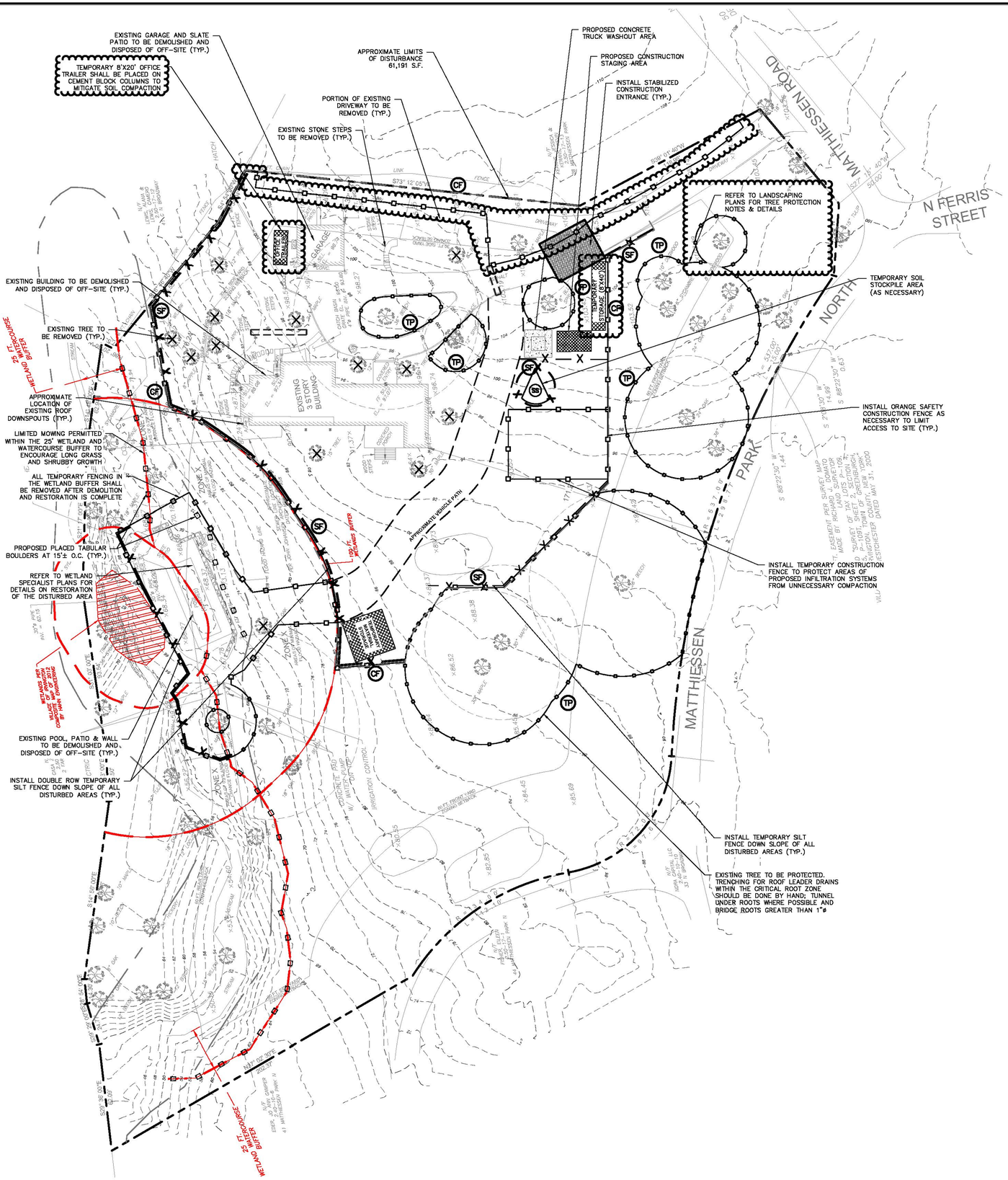
PROJECT:

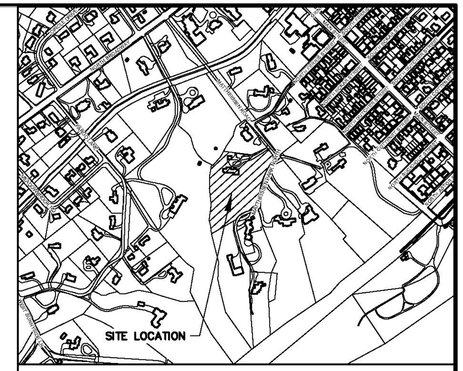
PROPOSED DWELLING
39 MATTHIESSEN PARK
VILLAGE OF IRVINGTON
WESTCHESTER COUNTY – NEW YORK

LOT COVERAGE

HEC
HUDSON ENGINEERING & CONSULTING, P.C.
45 Knollwood Road – Suite 201
Elmsford, NY 10523
T: 914-909-0420
F: 914-560-2068
© 2019

Date: 08/18/21 Sheet: 1
Scale: 1" = 40' of 1
Drawn By: A.Y.
Checked By: M.S.
Sheet No.
LC-1





LOCATION MAP
SCALE: 1"=500'

LEGEND

- PROPERTY LINE
- TEMPORARY SILT FENCE (SF)
- TEMPORARY CONSTRUCTION FENCE (CF)
- TEMPORARY SOIL STOCKPILE AREA (SS)
- PROPOSED LIMIT OF DISTURBANCE
- PLACED TABULAR BOULDERS
- REVISION CLOUD

OTHER NOTES:

1. SOIL COMPACTION RESULTING FROM PLACEMENT AND REMOVAL OF THE OFFICE TRAILER AND STORAGE CONTAINER SHALL BE MITIGATED WITH THE USE OF AIR SPADE DE-COMPACTION.

CONSTRUCTION SEQUENCING:

THE FOLLOWING EROSION CONTROL SCHEDULE SHALL BE UTILIZED:

1. PLACE ORANGE CONSTRUCTION FENCING AROUND AREAS TO BE USED FOR EX-FILTRATION TO AVOID COMPACTION.
2. INSTALL A CONSTRUCTION ENTRANCE TO THE DEVELOPMENT AREA.
3. ESTABLISH CONSTRUCTION STAGING AREA.
4. INSTALL TREE PROTECTION ON TREES AS NOTED ON PLANS.
5. SELECTIVE VEGETATION REMOVAL FOR SILT FENCE INSTALLATION.
6. INSTALL SILT FENCE DOWN SLOPE OF ALL AREAS TO BE DISTURBED AS SHOWN ON THE PLAN.
7. STRIP TOPSOIL AND STOCKPILE AT THE LOCATIONS SPECIFIED ON THE PLANS (UP GRADIENT OF EROSION CONTROL MEASURES). TEMPORARILY STABILIZE TOPSOIL STOCKPILES (HYDROSEED DURING MAY 1ST THROUGH OCTOBER 31ST PLANTING SEASON OR BY COVERING WITH A TARPAULIN(S) NOVEMBER 1ST THROUGH APRIL 30TH. INSTALL SILT FENCE AROUND TOE OF SLOPE.
8. DEMOLISH ANY EXISTING SITE FEATURES AND/OR STRUCTURES NOTED AS BEING REMOVED ON THE CONSTRUCTION DOCUMENTS, AND DISPOSE PROPERLY OFF-SITE.
   - 8.1. POOL DEMOLITION
     - 8.1.1. ALL WORK WITHIN THE WETLAND BUFFER SHALL BE COMPLETED WITHIN APRIL 1ST TO OCTOBER 31ST.
     - 8.1.2. INSTALL ORANGE CONSTRUCTION FENCING PRIOR TO START OF DEMOLITION/CONSTRUCTION ACTIVITIES.
     - 8.1.3. SELECTIVE VEGETATION REMOVAL FOR SILT FENCE INSTALLATION.
     - 8.1.4. INSTALL DOUBLE ROW SILT FENCING DOWN SLOPE OF ALL AREAS TO BE DISTURBED AS SHOWN ON THE PLAN.
     - 8.1.5. DEMOLISH THE EXISTING STRUCTURES AS NOTED ON THE PLANS AND DISPOSE PROPERLY OFF-SITE.
     - 8.1.6. ONCE DEMOLITION OF THE EXISTING POOL AND KOI POND COMMENCES, ALL WORK PERTAINING TO THE WETLAND BUFFER REMEDIATION SHALL BE COMPLETED AND AREA STABILIZED AS DETAILED ON THE WETLAND SPECIALIST DRAWINGS PREPARED BY PAUL J. JAEHNIG.
     - 8.1.7. CONSTRUCT BIO-RETENTION BASIN AS DETAILED ON THE WETLAND SPECIALIST DRAWINGS PREPARED BY PAUL J. JAEHNIG.
     - 8.1.8. PROVIDE STABILIZATION PER WETLAND SPECIALIST DRAWINGS PREPARED BY PAUL J. JAEHNIG.
     - 8.1.9. REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES AFTER THE DISTURBED AREA IS 80% STABILIZED WITH VEGETATION.
9. ROUGH GRADE SITE.
10. EXCAVATE AND INSTALL EX-FILTRATION SYSTEMS PER MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS.
11. ROUGH GRADE DRIVEWAYS AND INSTALL TRENCH DRAINS AND DRAIN INLETS.
12. INSTALL DRAINAGE WORK TRIBUTARY TO EX-FILTRATION SYSTEMS FROM DRIVEWAY INCLUDING ALL PRETREATMENT DEVICES, CATCH BASINS AND PIPING.
13. EXCAVATE AND CONSTRUCT FOUNDATIONS FOR NEW DWELLING.
14. CONSTRUCT BUILDINGS. INSTALL AND CONNECT ALL ROOF DRAIN LEADERS TO PREVIOUSLY INSTALLED EX-FILTRATION SYSTEMS.
15. INSTALL CURBING, AND SUB-BASE COURSES. FINE GRADE AND SEED ALL DISTURBED AREAS. CLEAN PAVEMENT, DRAIN LINES, CATCH BASINS AND PRETREATMENT DEVICES. CLEAN EX-FILTRATION SYSTEMS. ENSURE GRASS STAND IS ACHIEVED.
16. INSTALL 4-6" TOPSOIL, FINE GRADE, SEED THE ENTIRE PROJECT SITE AND INSTALL LANDSCAPE PLANTINGS. SPREAD SALT HAY OVER SEEDED AREAS.
17. INSTALL BITUMINOUS CONCRETE TOP COURSE ON DRIVEWAY.
18. REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES AFTER THE SITE IS STABILIZED WITH VEGETATION.

*SOIL EROSION AND SEDIMENT CONTROL MAINTENANCE MUST OCCUR WEEKLY AND PRIOR TO AND AFTER EVERY ½" OR GREATER RAINFALL EVENT.

EXISTING INFORMATION SHOWN HEREON PROVIDED BY AHNEMAN KIRBY LLC DATED OCTOBER 13, 2021

CONTRACTOR SHALL CONTACT DESIGN ENGINEER TO SCHEDULE A SITE INSPECTION PRIOR TO BACKFILLING INFILTRATION/ATTENUATION SYSTEM(S). SHOULD THE CONTRACTOR BACKFILL PRIOR TO INSPECTION, THE CONTRACTOR SHALL EXPOSE THE SYSTEM AT THEIR OWN EXPENSE.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.

No.	Revisions	
5	REVISED PER VILLAGE COMMENTS	12/15/22
4	ADDED SHEET NUMBER & REVISED NOTES	11/23/22
3	ISSUED TO ARCHITECT	06/08/22
2	REVISED PER VILLAGE COMMENTS	11/17/21
1	REVISED PER VILLAGE COMMENTS	10/20/21

THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEERS SEAL & SIGNATURE

PROJECT:

PROPOSED DWELLING
39 MATTHIESSEN PARK
VILLAGE OF IRVINGTON
WESTCHESTER COUNTY – NEW YORK

DEMOLITIONS PLAN

STATE OF NEW YORK · AHMED L. JAEHNIG · 19 079 · LICENSED PROFESSIONAL ENGINEER · No. 80637

HEC

HUDSON ENGINEERING & CONSULTING, P.C.
45 Knollwood Road – Suite 201
Elmsford, New York 10523
T: 914-909-0420
F: 914-560-2086

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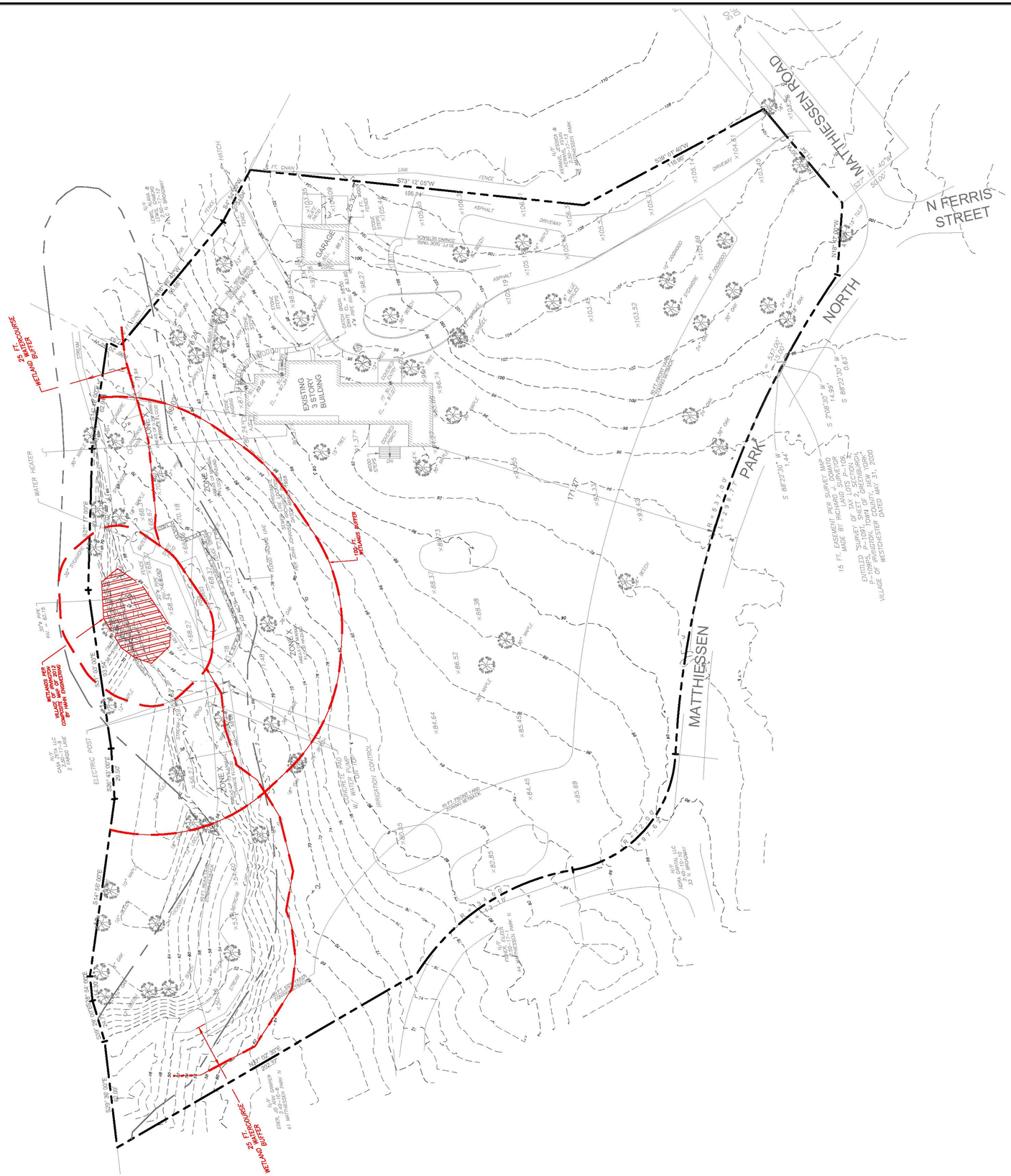
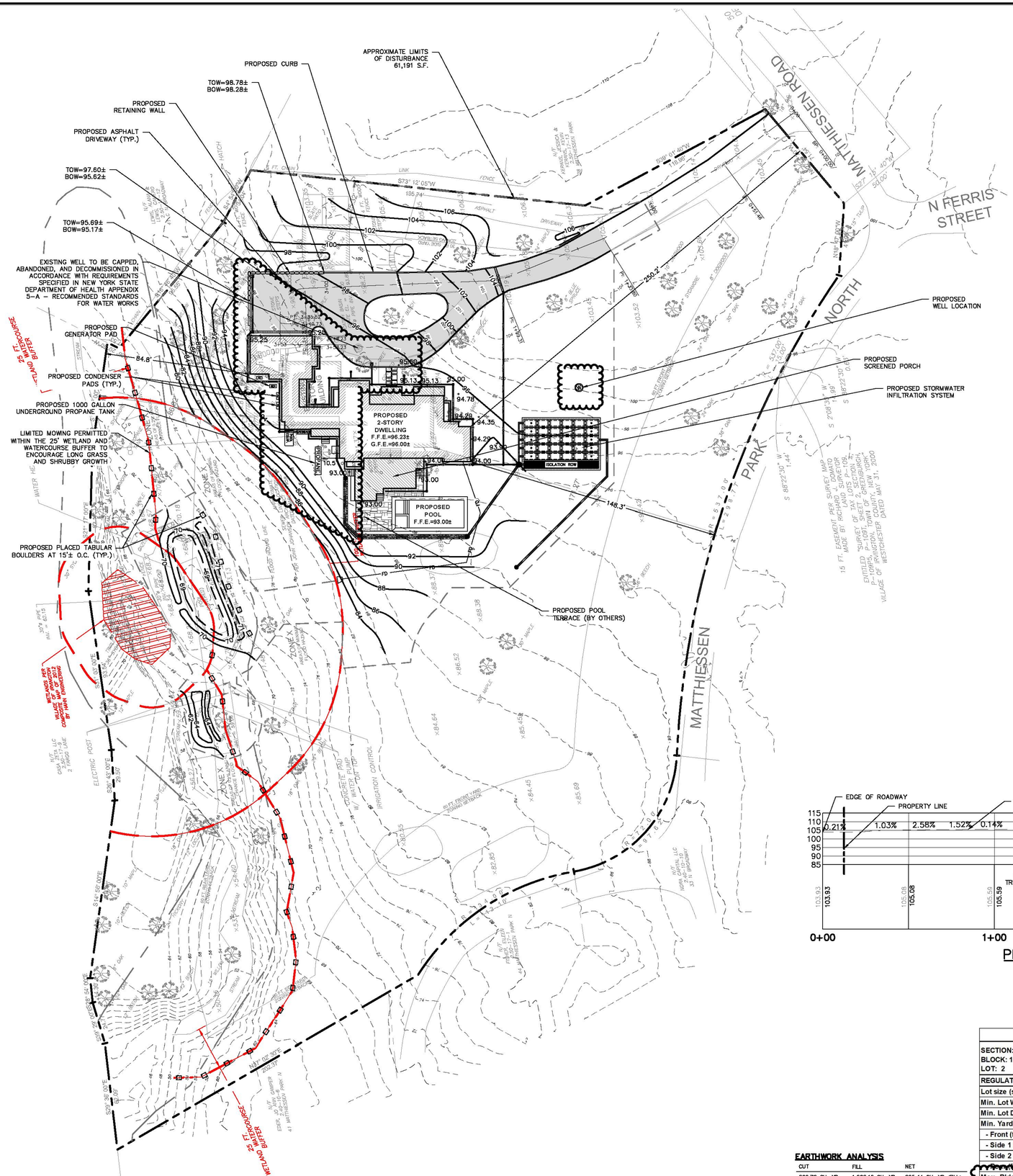
Date: 09/22/21 Sheet: 1/1
Scale: 1" = 30'
Designed By: A.Y.
Checked By: M.S.
Sheet No.

C-0


MATTHIESSEN ROAD
N FERRIS STREET
NORTH
PARK
MATTHIESSEN
S73°10'05"W
105.74'
N16°00'00"E
200.57'
S16°00'00"W
200.57'
EXISTING 3 STORY BUILDING
GARAGE
ZONE X
ZONE X
ZONE X
WETLAND BUFFER
25 FT. WATERCOURSE BUFFER
100 FT. WETLAND BUFFER
WETLANDS PER NEW YORK STATE FRESHWATER WETLAND MAP - CONFIRMED BY MARK D. GREEN
15 FT. EASEMENT PER SURVEY MAP MADE BY RICHARD J. DOMENICO LAND SURVEYOR
EMITTED "SURVEY OF TAX LOT 2, SECTION 1, BLOCK 2, LOTS P-1091, P-1092, P-1093, P-1094, TOWN OF GREENBURGH, VILLAGE OF IRVINGTON, COUNTY OF WESTCHESTER, NEW YORK" DATED MAY 31, 2000
SITE BENCHMARK ELEVATION = 100.00
ELEV. = 97.37
ELEV. = 97.03
ELEV. = 97.00
ELEV. = 96.74
ELEV. = 97.16
ELEV. = 98.27
ELEV. = 97.36
ELEV. = 97.13
ELEV. = 96.60
ELEV. = 97.03
ELEV. = 97.05
ELEV. = 97.45
ELEV. = 97.33
ELEV. = 97.49
ELEV. = 97.43
ELEV. = 97.45
ELEV. = 97.45
ELEV. = 97.45



LEGEND

- PROPERTY LINE
- PROPOSED BELGIAN BLOCK CURB
- PROPOSED ASPHALT DRIVEWAY
- PROPOSED WALKWAY/PATIO
- PROPOSED STONE MASONRY WALL
- PROPOSED CONTOUR — 94
- PROPOSED SPOT GRADE +93.00
- PROPOSED STORM PIPE
- PROPOSED DRAIN INLET
- PROPOSED CHANNEL DRAIN
- PROPOSED TRENCH DRAIN
- PROPOSED LIMIT OF DISTURBANCE
- PLACED TABULAR BOULDERS
- REVISION CLOUD

OTHER NOTES:

1. POOL, POOL FENCE, POOL EQUIPMENT TO BE FILED UNDER SEPARATE PERMIT.
2. POOL DRAWDOWN SHALL BE DIRECTED TO THE INFILTRATION SYSTEM.
3. NO CHEMICALS CAN BE ADDED TO THE POOL FOR MINIMUM OF TEN DAYS PRIOR TO THE POOL DRAWDOWN.
2. POOL DRAWDOWN MUST BE DONE DURING A DRY PERIOD OR WHEN RAIN IS NOT FORECASTED.
3. POOL WATER IS TO BE DE-CHLORINATED PRIOR TO DRAWDOWN

GENERAL NOTES:

1. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SUPERVISION OF THE CONSTRUCTION.
2. NO CHANGES SHALL BE MADE TO THESE PLANS EXCEPT AS PER NYS LAW CHAPTER 987.
3. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO ACI, AISC, ZONING, AND THE NEW YORK STATE BUILDING CODE.
4. ALL CONDITIONS, LOCATIONS AND DIMENSIONS SHALL BE FIELD VERIFIED AND THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES.
5. ALL CHANGES MADE TO THE PLANS SHALL BE APPROVED BY THE ENGINEER AND ANY SUCH CHANGES SHALL BE FILED AS AMENDMENTS TO THE ORIGINAL BUILDING PERMIT.
6. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR THE ACTS AND OMISSIONS OF HIS EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTACT WITH THE CONTRACTOR.
8. SAFETY DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL AGENCIES IN EFFECT DURING THE PERIOD OF CONSTRUCTION.
9. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL MAKE APPLICATION TO RECEIVE ALL NECESSARY PERMITS TO PERFORM THE WORK UNDER CONTRACT. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL BE LICENSED TO DO ALL WORK AS REQUIRED BY THE LOCAL, COUNTY, AND STATE AGENCIES WHICH MAY HAVE JURISDICTION OVER THOSE TRADES, AND SHALL PRESENT THE OWNER WITH COPIES OF ALL LICENSES AND INSURANCE CERTIFICATES.
10. FINAL GRADING AROUND THE BUILDING AREA SHALL SLOPE AWAY FROM THE STRUCTURE.
11. ALL WRITTEN DIMENSIONS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER ANY SCALED DIMENSIONS.
12. ADJOINING PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION, REMODELING AND DEMOLITION WORK. PROTECTION MUST BE PROVIDED FOR FOOTINGS, FOUNDATIONS, PARTY WALLS, CHIMNEYS, SKYLIGHTS AND ROOFS. PROVISIONS SHALL BE MADE TO CONTROL WATER RUNOFF AND EROSION DURING CONSTRUCTION OR DEMOLITION ACTIVITIES. THE PERSON MAKING OR CAUSING AN EXCAVATION TO BE MADE SHALL PROVIDE WRITTEN NOTICE TO THE OWNERS OF ADJOINING BUILDINGS ADVISING THEM THAT THE EXCAVATION IS TO BE MADE AND THAT THE ADJOINING BUILDING SHOULD BE PROTECTED. SAID NOTIFICATION SHALL BE DELIVERED NOT LESS THAN 10 DAYS PRIOR TO THE SCHEDULED STARTING DATE OF THE EXCAVATION.
13. OWNER SHALL INSURE THAT THE INSURANCE PROVIDED BY THE CONTRACTOR HIRED TO PERFORM THE WORK SHALL BE ENDORSED TO NAME HUDSON ENGINEERING & CONSULTING, P.C., AND ANY DIRECTORS, OFFICERS, EMPLOYEES, SUBSIDIARIES, AND AFFILIATES, AS ADDITIONAL INSURED ON ALL POLICIES AND HOLD HARMLESS DOCUMENTS, AND SHALL STIPULATE THAT THIS INSURANCE IS PRIMARY, AND THAT ANY OTHER INSURANCE OR SELF-INSURANCE MAINTAINED BY HUDSON ENGINEERING & CONSULTING, P.C., SHALL BE EXCESS ONLY AND SHALL NOT BE CALLED UPON TO CONTRIBUTE WITH THIS INSURANCE. ISO ADDITIONAL INSURED ENDORSEMENT FORM NUMBER CG2010 1185 UNDER GL. COPIES OF THE INSURANCE POLICIES SHALL BE SUBMITTED TO HUDSON ENGINEERING & CONSULTING, P.C., FOR APPROVAL PRIOR TO THE SIGNING OF THE CONTRACT.
14. INDUSTRIAL CODE RULE 753: THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS PRIOR TO THE START OF HIS OPERATIONS AND SHALL COMPLY WITH ALL THE LATEST INDUSTRIAL CODE RULE 753 REGULATIONS.

INSTALLATION & MAINTENANCE OF EROSION CONTROL:

CONSTRUCTION SCHEDULE
NOTIFY APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 5 DAYS PRIOR TO START.

EROSION CONTROL MEASURES
INSTALL ALL EROSION CONTROL MEASURES PRIOR TO START OF CONSTRUCTION. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

INSPECTION BY MUNICIPALITY
MAINTENANCE (TO BE PERFORMED DURING ALL PHASES OF CONSTRUCTION)

AFTER ANY RAIN CAUSING RUNOFF, CONTRACTOR TO INSPECT HAYBALES, ETC. AND REMOVE ANY EXCESSIVE SEDIMENT AND INSPECT STOCKPILES AND CORRECT ANY PROBLEMS WITH SEED ESTABLISHMENT.
INSPECTIONS SHALL BE DOCUMENTED IN WRITING AND SUBMITTED TO THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION.

INSPECTION BY MUNICIPALITY – FINAL GRADING
REMOVE UNNEEDED SUBGRADE FROM SITE.
CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

INSPECTION BY MUNICIPALITY – LANDSCAPING

SPREAD TOPSOIL EVENLY OVER AREAS TO BE SEEDED. HAND RAKE LEVEL. BROADCAST 1.25 LB. BAG OF JONATHAN GREEN "FASTGROW" MIX OR EQUAL OVER AREA TO BE SEEDED. APPLY STRAW MULCH AND WATER WITHIN 2 DAYS OF COMPLETION OF TOPSOILING. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

INSPECTION BY MUNICIPALITY – FINAL LANDSCAPING

GRASS ESTABLISHED.
CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

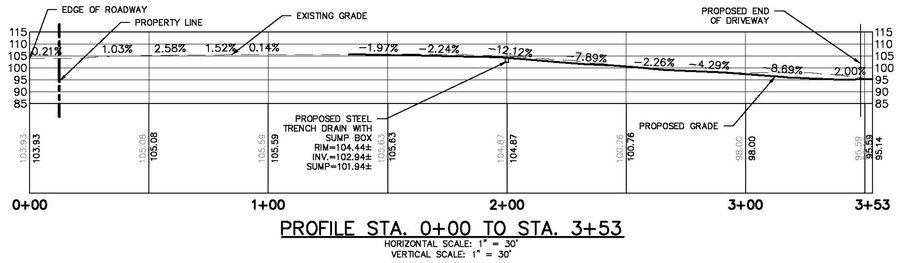
INSPECTION BY MUNICIPALITY – FINAL INSPECTION

ALL EROSION CONTROL MEASURES REMOVED AND GRASS ESTABLISHED.
CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

OWNER INFORMATION
ROBERT & LISA BITTENCOURT
30 PLUMWOOD ROAD
BRIARCLIFF MANOR NY 10510

EXISTING INFORMATION SHOWN HEREON PROVIDED BY AHNEMAN KIRBY LLC DATED OCTOBER 13, 2021

CONTRACTOR SHALL CONTACT DESIGN ENGINEER TO SCHEDULE A SITE INSPECTION PRIOR TO BACKFILLING INFILTRATION/ATTENUATION SYSTEM(S). SHOULD THE CONTRACTOR BACKFILL PRIOR TO INSPECTION, THE CONTRACTOR SHALL EXPOSE THE SYSTEM AT THEIR OWN EXPENSE.



PROFILE STA. 0+00 TO STA. 3+53
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 30'

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

EARTHWORK ANALYSIS

CUT	FILL	NET
802.72 CU. YD.	1,626.16 CU. YD.	825.44 CU. YD.<FILL>

ZONING ANALYSIS TABLE

SECTION: 2.50 BLOCK: 17 LOT: 2	DISTRICT: 1F-60 (One-Family Residence)		
REGULATION	REQ'D	EXISTING	PROPOSED
Lot size (s.f.)	60,000	167,519.00	167,519.00
Min. Lot Width (ft.)	200	71.54	71.54
Min. Lot Depth (ft.)	200	483.63	483.63
Min. Yards			
- Front (ft.)	60	191.70	250.20
- Side 1 (ft.)	30	171.27	148.30
- Side 2 (ft.)	30	70.24	54.20
Rear (ft.)	40	46.00	46.00
Max. Bldg. Coverage (SF)	7,148	7,091	7,138

10	12/06/22	REVISED PER VILLAGE COMMENTS
9	11/15/22	ADDED RETAINING WALLS & REVISED GRADING PER ARCHITECT
8	09/09/22	ISSUED TO ARCHITECT
7	07/15/22	REVISED SITE GRADING
6	11/17/21	REVISED PER VILLAGE COMMENTS
5	11/09/21	ISSUED FOR ZBA SUBMISSION
4	11/04/21	REVISED PER VILLAGE COMMENTS
3	10/20/21	REVISED PER VILLAGE COMMENTS
2	09/23/21	REVISED PER VILLAGE COMMENTS
1		Revisions

THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEER'S SEAL & SIGNATURE

ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.

PROJECT:
PROPOSED DWELLING
39 MATTHIESSEN PARK
VILLAGE OF IRVINGTON
WESTCHESTER COUNTY – NEW YORK

STATE OF NEW YORK MICHAEL F. SWAN No. 80657 LICENSED PROFESSIONAL ENGINEER

SITE PLAN

HEC
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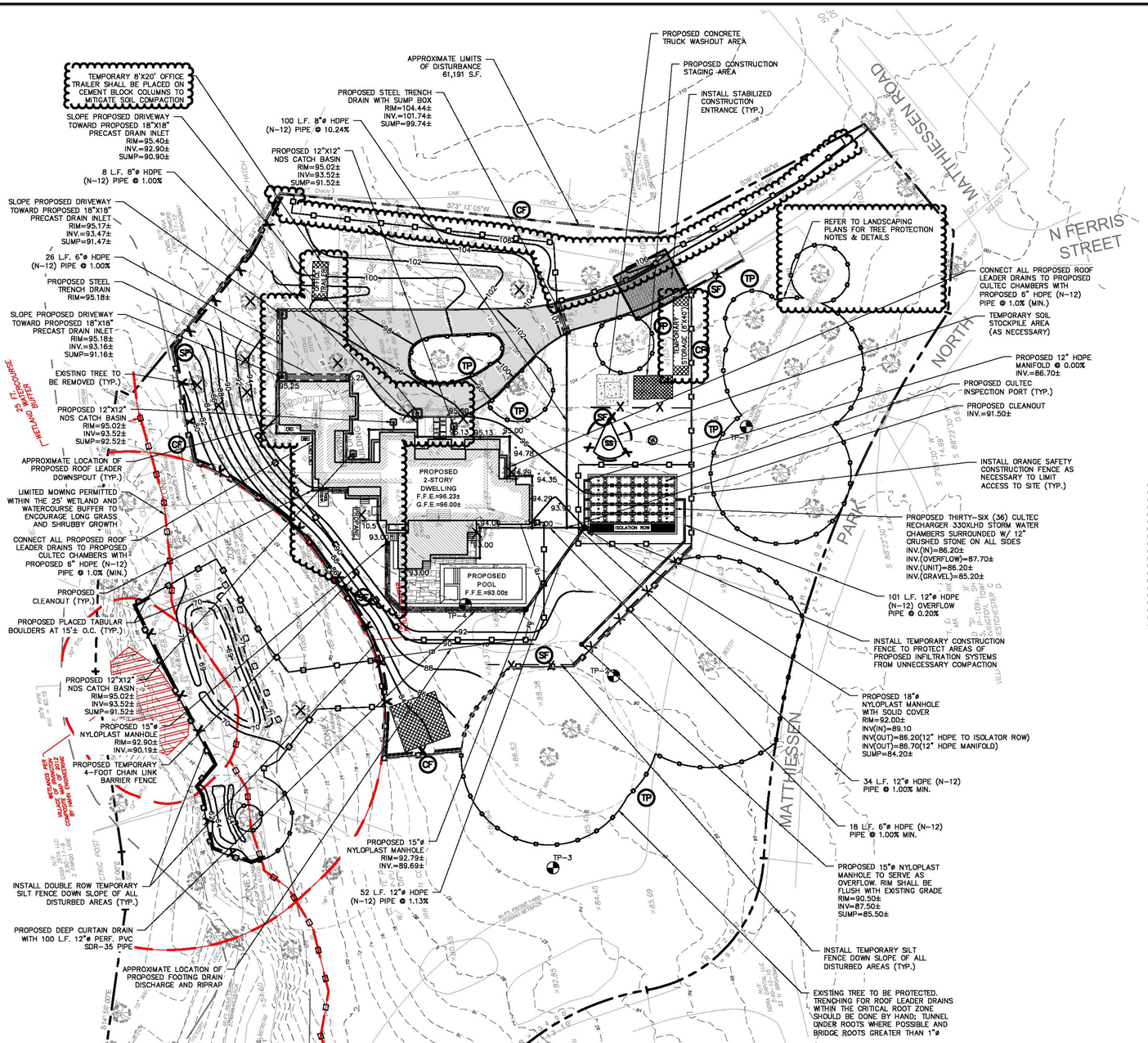
Date: 08/18/21 Sheet: 2 / 5
Scale: 1" = 30'
Designed By: A.Y.
Checked By: M.S.
Sheet No.
C-2



OTHER NOTES:

1. POOL, POOL FENCE, POOL EQUIPMENT TO BE FILED UNDER SEPARATE PERMIT.
2. POOL DRAWDOWN SHALL BE DIRECTED TO THE INFILTRATION SYSTEM.
3. NO CHEMICALS CAN BE ADDED TO THE POOL FOR MINIMUM OF TEN DAYS PRIOR TO THE POOL DRAWDOWN.
4. POOL DRAWDOWN MUST BE DONE DURING A DRY PERIOD OR WHEN RAIN IS NOT FORECASTED.
5. POOL WATER IS TO BE DE-CHLORINATED PRIOR TO DRAWDOWN
6. SOIL COMPACTION RESULTING FROM PLACEMENT AND REMOVAL OF THE OFFICE TRAILER AND STORAGE CONTAINER SHALL BE MITIGATED WITH THE USE OF AIR SPADE DE-COMPACTION.

DUST MITIGATION:

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES MUST BE IN PLACE PRIOR TO ROCK EXCAVATION.
2. DUST MITIGATION SHALL BE IMPLEMENTED WITH THE USE WATER SPRAY SYSTEM. THE WATER SPRAYS OR JETS SHALL BE DESIGNED TO BREAK THE WATER STREAM INTO SMALL DROPLETS OR OTHERWISE TO PROVIDE EFFECTIVE WETTING.
3. TRUCKS AND OTHER VEHICLES USED TO TRANSPORT PARTICULATE MATTER SHALL BE COVERED, AND ANY PARTICULATE MATTER KEPT ON SITE SHALL BE SUFFICIENTLY WETTED OR STORED TO PREVENT PARTICULATE MATTER FROM BECOMING AIRBORNE.
4. SOIL OR DEBRIS PILES SHALL BE MOISTENED IF DUST IS BEING EMITTED FROM THE PILES. ADEQUATELY SECURED TARPS, PLASTIC OR OTHER MATERIAL MAY BE REQUIRED BY THE BUILDING DEPARTMENT TO FURTHER REDUCE DUST EMISSIONS.
5. IF PUDDLING/PONDING RESULTS FROM THE USE OF WATER SPRAY, CONTRACTOR TO PUMP EXCESS WATER INTO A DIRTBAG/DEWATERING PIT.

EXISTING INFORMATION SHOWN HEREON PROVIDED BY AHNEMAN KIRBY LLC DATED OCTOBER 13, 2021

CONTRACTOR SHALL CONTACT DESIGN ENGINEER TO SCHEDULE A SITE INSPECTION PRIOR TO BACKFILLING INFILTRATION/ATTENUATION SYSTEM(S). SHOULD THE CONTRACTOR BACKFILL PRIOR TO INSPECTION, THE CONTRACTOR SHALL EXPOSE THE SYSTEM AT THEIR OWN EXPENSE.

TEST HOLE DATA:

TEST HOLE #1
DEPTH - 98"
0-6" TOPSOIL
6-98" FINE BROWN SANDY LOAM
NO GROUNDWATER
NO LEDGE ROCK
PERC. = 130.43 INCHES/HOUR

TEST HOLE #2
DEPTH - 97"
0-6" TOPSOIL
6-97" FINE BROWN SANDY LOAM
NO GROUNDWATER
NO LEDGE ROCK
PERC. = 35.09 INCHES/HOUR

TEST HOLE #3
DEPTH - 96"
0-6" TOPSOIL
6-96" FINE BROWN SANDY LOAM
NO GROUNDWATER
NO LEDGE ROCK
PERC. = 10.50 INCHES/HOUR

TEST HOLE #4
DEPTH - 84"
0-6" TOPSOIL
6-84" FINE BROWN SANDY LOAM
WTH LARGE ROCKS
NO GROUNDWATER
LEDGE ROCK @ 84"
PERC. = 35.09 INCHES/HOUR

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LEGEND

PROPERTY LINE
PROPOSED BELGIAN BLOCK CURB
PROPOSED ASPHALT DRIVEWAY
PROPOSED WALKWAY/PATIO
PROPOSED STONE MASONRY WALL
PROPOSED CONTOUR — 94
PROPOSED SPOT GRADE +93.00
PROPOSED STORM PIPE
PROPOSED DRAIN INLET
PROPOSED CHANNEL DRAIN
PROPOSED TRENCH DRAIN
TEMPORARY INLET PROTECTION — IP
TEMPORARY SILT FENCE — SF
TEMPORARY CONSTRUCTION FENCE — CF
TEMPORARY SOIL STOCKPILE AREA — SSA
STABILIZED CONSTRUCTION ENTRANCE
TEST PIT LOCATION — TP-1
PROPOSED LIMIT OF DISTURBANCE
PROPOSED TREE PROTECTION — TP
REVISION CLOUD

STORMWATER MANAGEMENT FACILITIES MAINTENANCE PROGRAM

THE FOLLOWING MAINTENANCE PLAN HAS BEEN DEVELOPED TO MAINTAIN THE PROPER FUNCTION OF ALL DRAINAGE AND EROSION AND SEDIMENT CONTROL FACILITIES:

- MINIMIZE THE USE OF ROAD SALT FOR MAINTENANCE OF DRIVEWAY AREAS.
- DRAINAGE INLETS SHALL BE VACUUM SWEPT TWICE A YEAR, AT THE CONCLUSION OF THE LANDSCAPE SEASON IN THE FALL AND AT THE CONCLUSION OF THE SAND AND DE-ICING SEASON IN THE SPRING. INSPECT EXFILTRATION/ATTENUATION GALLERY FOR SEDIMENT AND REMOVE SAME IF FOUND.

THE PERMANENT MAINTENANCE PROGRAM WILL BE MANAGED BY THE FUTURE HOMEOWNERS UPON COMPLETION OF CONSTRUCTION AND ACCEPTANCE OF THE IMPROVEMENTS.

NOTES:

1. THE BUILDING INSPECTOR OR VILLAGE ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF DEEMED APPROPRIATE TO MITIGATE UNFORESEEN SILTATION AND EROSION OF DISTURBED SOILS.
2. "AS-BUILT" DRAWINGS OF THE SITE IMPROVEMENTS SHALL BE SUBMITTED TO THE VILLAGE ENGINEER FOR REVIEW PRIOR TO OBTAINING CERTIFICATE OF OCCUPANCY.
3. INFILTRATION SYSTEM ACCESS PORTS SHALL BE SHOWN ON THE "AS-BUILT".
4. IMPORTED FILL MUST BE CERTIFIED AND APPROVED BY THE VILLAGE BUILDING INSPECTOR OR ENGINEER.
5. THE INFILTRATION SYSTEM MUST NOT BE CONNECTED UNTIL CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
6. ALL EXISTING TREES SHALL BE PROTECTED WITH A MINIMUM OF 6-INCHES OF WOOD CHIPS OR MULCH IN AREAS PRONE TO COMPACTION DUE TO CONSTRUCTION ACTIVITIES.
7. WHEN TREE ROOTS ARE ENCOUNTERED DURING EXCAVATION, THEY SHALL NEVER BE PULLED WITH MACHINERY. WHERE NECESSARY, CUT ROOTS CLEANLY AND BRIDGE WHEN POSSIBLE.
8. WORK WITHIN DRIP LINE OF TREES SHALL BE COMPLETED BY HAND.
9. REFER TO LANDSCAPE DRAWINGS FOR DETAILS ON TREE REMOVAL/PROTECTION.
10. THE APPLICANT SHALL NOTIFY THE VILLAGE OF IRVINGTON BUILDING INSPECTOR AT LEAST 48 HOURS BEFORE ANY OF THE FOLLOWING AS REQUIRED BY THE STORMWATER MANAGEMENT OFFICER:
    10.1. START OF CONSTRUCTION.
    10.2. INSTALLATION OF SEDIMENT AND EROSION CONTROL MEASURES.
    10.3. COMPLETION OF SITE CLEARING.
    10.4. COMPLETION OF ROUGH GRADING.
    10.5. INSTALLATION OF STORMWATER MANAGEMENT FACILITIES.
    10.6. COMPLETION OF FINAL GRADING.
    10.7. CLOSE OF THE CONSTRUCTION SEASON.
    10.8. COMPLETION OF FINAL LANDSCAPING.
    10.9. SUCCESSFUL ESTABLISHMENT OF LANDSCAPING IN PUBLIC AREAS
11. THE POOL DRAWDOWN SHALL BE ACCOMMODATED BY THE INFILTRATION SYSTEM.
12. NO CHEMICALS CAN BE ADDED TO THE POOL FOR A MINIMUM OF TEN DAYS PRIOR TO POOL DRAWDOWN.
13. POOL DRAWDOWN MUST BE DONE DURING A DRY PERIOD OR WHEN RAIN IS NOT FORECASTED.
14. POOL WATER IS TO BE DE-CHLORINATED PRIOR TO DRAWDOWN.

CONSTRUCTION SEQUENCING:

THE FOLLOWING EROSION CONTROL SCHEDULE SHALL BE UTILIZED:

1. PLACE ORANGE CONSTRUCTION FENCING AROUND AREAS TO BE USED FOR EX-FILTRATION TO AVOID COMPACTION.
2. INSTALL A CONSTRUCTION ENTRANCE TO THE DEVELOPMENT AREA.
3. ESTABLISH CONSTRUCTION STAGING AREA.
4. INSTALL TREE PROTECTION ON TREES AS NOTED ON PLANS.
5. SELECTIVE VEGETATION REMOVAL FOR SILT FENCE INSTALLATION.
6. INSTALL SILT FENCE DOWN SLOPE OF ALL AREAS TO BE DISTURBED AS SHOWN ON THE PLAN.
7. STRIP TOPSOIL AND STOCKPILE AT THE LOCATIONS SPECIFIED ON THE PLANS (UP GRADIENT OF EROSION CONTROL MEASURES). TEMPORARILY STABILIZE TOPSOIL STOCKPILES (HYDROSEED DURING MAY 1ST THROUGH OCTOBER 31ST PLANTING SEASON OR BY COVERING WITH A TARPAULIN(S) NOVEMBER 1ST THROUGH APRIL 30TH. INSTALL SILT FENCE AROUND TOE OF SLOPE.
8. DEMOLISH ANY EXISTING SITE FEATURES AND/OR STRUCTURES NOTED AS BEING REMOVED ON THE CONSTRUCTION DOCUMENTS, AND DISPOSE PROPERLY OFF-SITE.
    8.1. POOL DEMOLITION
    8.1.1. ALL WORK WITHIN THE WETLAND BUFFER SHALL BE COMPLETED WITHIN APRIL 1ST TO OCTOBER 31ST.
    8.1.2. INSTALL ORANGE CONSTRUCTION FENCING PRIOR TO START OF DEMOLITION/CONSTRUCTION ACTIVITIES.
    8.1.3. SELECTIVE VEGETATION REMOVAL FOR SILT FENCE INSTALLATION.
    8.1.4. INSTALL DOUBLE ROW SILT FENCING DOWN SLOPE OF ALL AREAS TO BE DISTURBED AS SHOWN ON THE PLAN.
    8.1.5. DEMOLISH THE EXISTING STRUCTURES AS NOTED ON THE PLANS AND DISPOSE PROPERLY OFF-SITE.
    8.1.6. ONCE DEMOLITION OF THE EXISTING POOL AND KOI POND COMMENCES, ALL WORK PERTAINING TO THE WETLAND BUFFER REMEDIATION SHALL BE COMPLETED AND AREA STABILIZED AS DETAILED ON THE WETLAND SPECIALIST DRAWINGS PREPARED BY PAUL J. JAEHNIG.
    8.1.7. CONSTRUCT BIO-RETENTION BASIN AS DETAILED ON THE WETLAND SPECIALIST DRAWINGS PREPARED BY PAUL J. JAEHNIG.
    8.1.8. PROVIDE STABILIZATION PER WETLAND SPECIALIST DRAWINGS PREPARED BY PAUL J. JAEHNIG.
    8.1.9. REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES AFTER THE DISTURBED AREA IS 80% STABILIZED WITH VEGETATION.
9. ROUGH GRADE SITE.
10. EXCAVATE AND INSTALL EX-FILTRATION SYSTEMS PER MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS.
11. ROUGH GRADE DRIVEWAYS AND INSTALL TRENCH DRAINS AND DRAIN INLETS.
12. INSTALL DRAINAGE WORK TRIBUTARY TO EX-FILTRATION SYSTEMS FROM DRIVEWAY INCLUDING ALL PRETREATMENT DEVICES, CATCH BASINS AND PIPING.
13. EXCAVATE AND CONSTRUCT FOUNDATIONS FOR NEW DWELLING.
14. CONSTRUCT BUILDINGS. INSTALL AND CONNECT ALL ROOF DRAIN LEADERS TO PREVIOUSLY INSTALLED EX-FILTRATION SYSTEMS.
15. INSTALL CURBING, AND SUB-BASE COURSES, FINE GRADE AND SEED ALL DISTURBED AREAS. CLEAN PAVEMENT, DRAIN LINES, CATCH BASINS AND PRETREATMENT DEVICES. CLEAN EX-FILTRATION SYSTEMS. ENSURE GRASS STAND IS ACHIEVED.
16. INSTALL 4-6" TOPSOIL, FINE GRADE, SEED THE ENTIRE PROJECT SITE AND INSTALL LANDSCAPE PLANTINGS. SPREAD SALT HAY OVER SEEDED AREAS.
17. INSTALL BITUMINOUS CONCRETE TOP COURSE ON DRIVEWAY.
18. REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES AFTER THE SITE IS STABILIZED WITH VEGETATION.

*SOIL EROSION AND SEDIMENT CONTROL MAINTENANCE MUST OCCUR WEEKLY AND PRIOR TO AND AFTER EVERY ½" OR GREATER RAINFALL EVENT.

ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.

No.	Revisions	Date
10	REVISED PER VILLAGE COMMENTS	12/03/22
9	ADDED CONSTRUCTION STAGING AREA	10/12/22
8	ADDED DRIVEWAY & OVERFLOW PAD	09/15/22
7	ADDED DUST MITIGATION NOTES	08/05/22
6	ISSUED TO ARCHITECT	07/15/22
5	REVISED SITE GRADING	11/17/21
4	REVISED PER VILLAGE COMMENTS	10/20/21
3	REVISED PER VILLAGE COMMENTS	09/22/21
2	REVISED PER VILLAGE COMMENTS	
1		

THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEER'S SEAL & SIGNATURE

PROJECT:

PROPOSED DWELLING
39 MATTHIESSEN PARK
VILLAGE OF IRVINGTON
WESTCHESTER COUNTY - NEW YORK

STORMWATER MANAGEMENT PLAN

STATE OF NEW YORK · MICHAEL F. SWAN · No. 80657 · LICENSED PROFESSIONAL ENGINEER

HEC

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Elmsford, New York 10523
T: 914-909-0420
F: 914-560-2066

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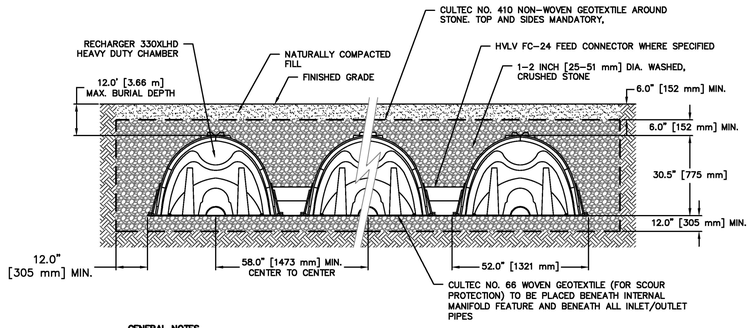
Date: 08/18/21 Sheet: 3
Scale: 1" = 30' / 5
Designed By: A.Y.
Checked By: M.S.
Sheet No.
C-3

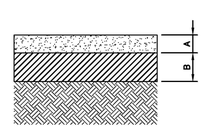


GENERAL NOTES

RECHARGER 330XLHD BY CULTEC, INC. OF BROOKFIELD, CT.
STORAGE PROVIDED = 11.32 CF/FT [1.05 m³/m] PER DESIGN UNIT.
REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS

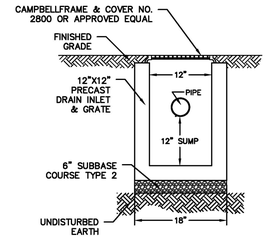
ALL RECHARGER 330XLHD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.
ALL RECHARGER 330XLHD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS

CULTEC RECHARGER 330XLHD

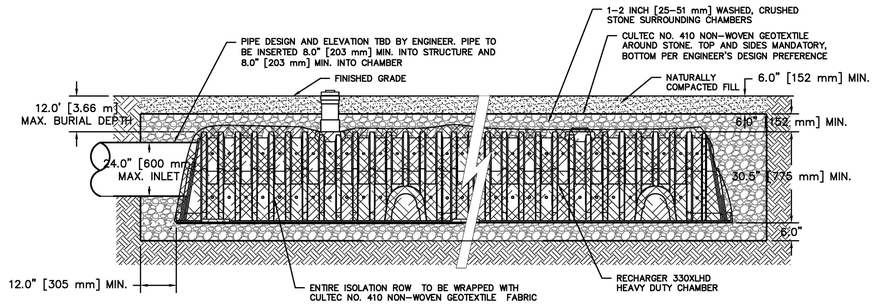


A- 2" TOP COURSE- N.Y.S.D.O.T. ITEM, 403.178202, TYPE 6 F2
B- 4" SUBBASE COURSE- N.Y.S.D.O.T. ITEM, 304.12, TYPE 2

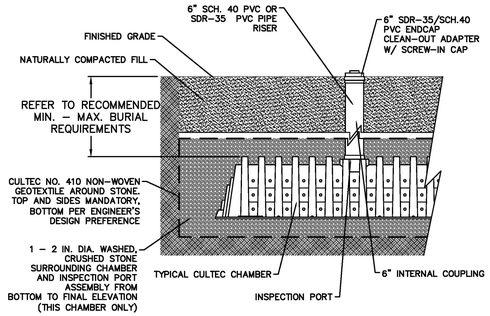
DRIVEWAY PAVEMENT SECTION



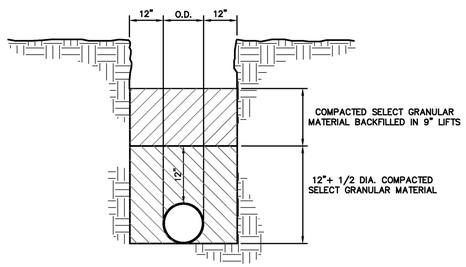
SUMP BOX



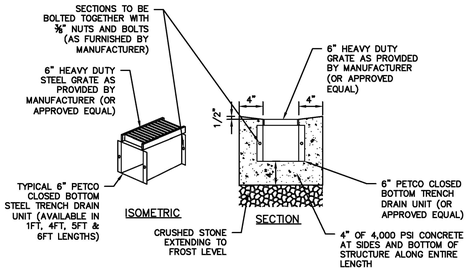
CULTEC RECHARGER 330XLHD ISOLATION ROW



CULTEC ACCESS PORT



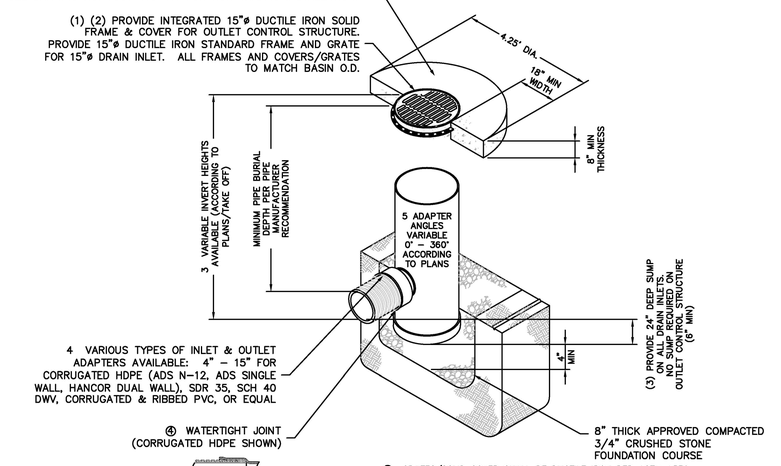
TRENCH BEDDING



STEEL TRENCH DRAIN

TRAFFIC LOADS: CONCRETE SLAB DIMENSIONS ARE FOR GUIDELINE PURPOSES ONLY. ACTUAL CONCRETE SLAB MUST BE DESIGNED TAKING INTO CONSIDERATION LOCAL SOIL CONDITIONS, TRAFFIC LOADING, & OTHER APPLICABLE DESIGN FACTORS. SEE DRAWING NO. 7001-110-111 FOR NON TRAFFIC INSTALLATION.

(1) (2) PROVIDE INTEGRATED 15"ø DUCTILE IRON SOLID FRAME & COVER FOR OUTLET CONTROL STRUCTURE. PROVIDE 15"ø DUCTILE IRON STANDARD FRAME AND GRATE FOR 15"ø DRAIN INLET. ALL FRAMES AND COVERS/GRATES TO MATCH BASIN O.D.



DRAIN INLET

GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	WIDTH 1.5'	15SQGSP	7001-110-207
STANDARD	WIDTH 1.5'	15SQGST	7001-110-208
SOLID COVER	WIDTH 1.5'	15SQCO	7001-110-206
PEDESTRIAN BRONZE	N/A	15SQGPB	7001-110-210
DOME	N/A	15SQDO	7001-110-211
GROP N GRATE	LIGHT DUTY	15DG	7001-110-013

NOTES:

1. INSTALL BASIN IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
2. PRODUCT SHALL BE NYLOPLAST DRAIN BASIN MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS (ADS) OR APPROVED EQUAL.

① GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05,

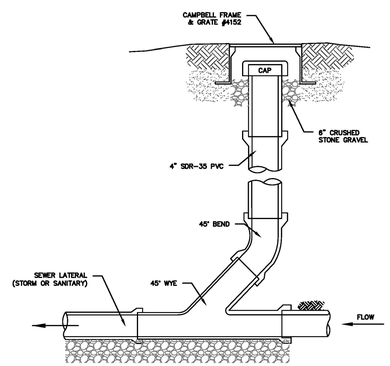
② FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.

③ DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065

④ DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC

⑤ ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-013.

15"ø NYLOPLAST BASIN

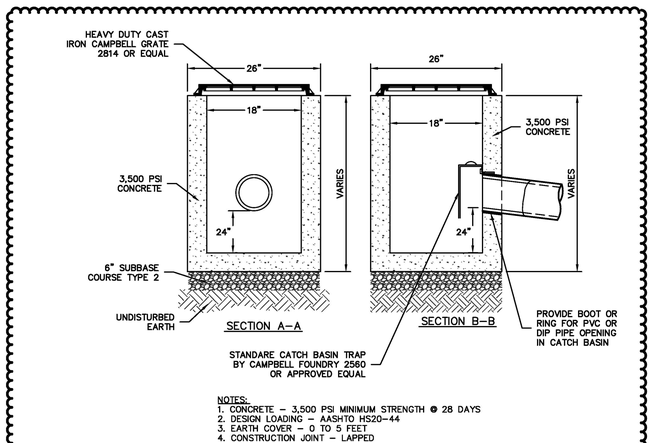


NOTES (SANITARY SEWER SERVICES):
1. ALL SANITARY SEWER SERVICES TO BE 4"ø SCH. 40 @ 1.0% MINIMUM.
2. IN ACCORDANCE WITH THE NYS RESIDENTIAL BUILDING CODE, THE FOLLOWING REQUIREMENTS APPLY:
   A. CLEANOUTS SHALL BE INSTALLED NOT MORE THAN 100 FEET APART IN HORIZONTAL DRAINAGE LINES (P3005.2.2).
   B. CLEANOUTS SHALL BE INSTALLED AT EACH CHANGE OF DIRECTION OF THE DRAINAGE SYSTEM GREATER THAN 45 DEGREES.
   C. CLEANOUTS SHALL BE INSTALLED SO THAT THE CLEANOUT OPENS TO ALLOW CLEANING IN THE DIRECTION OF THE FLOW OF THE DRAINAGE LINE (P3005.2.8).

NOTES (STORM SEWER):
1. REFER TO PLAN FOR SPECIFIC PIPE SIZING AND SLOPE SPECIFICATIONS; HOWEVER, IN GENERAL, ALL STORM SEWER SERVICES TO BE 6"ø SCH. 40 @ 1.0% MINIMUM.
2. CLEANOUTS SHALL BE PLACED BEFORE SIGNIFICANT PIPE BEND LOCATIONS (I.E., JUNCTIONS, 90-DEGREE BENDS, ETC.) UNLESS A ROOF LEADER DOWNSPOUT CONNECTION IS PROPOSED.

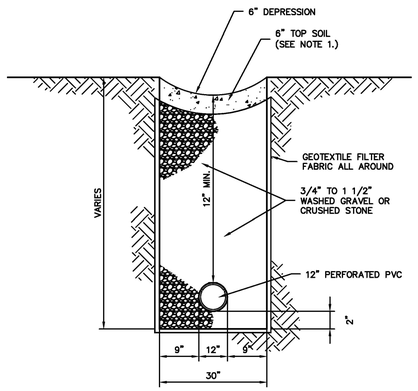
SEWER CLEANOUT DETAIL (GRAVITY)

(STORM OR SANITARY)



NOTES:
1. CONCRETE - 3,500 PSI MINIMUM STRENGTH @ 28 DAYS
2. DESIGN LOADING - AASHTO HS20-44
3. EARTH COVER - 0 TO 5 FEET
4. CONSTRUCTION JOINT - LAPPED

18"X18" PRECAST CONCRETE CATCH BASIN



NOTES:
1. SPREAD TOPSOIL EVENLY OVER AREAS TO BE SEEDED. HAND RAKE LEVEL. BROADCAST 1.25 LB. BAG OF JONATHAN GREEN "FASTGROW" MIX OR EQUAL OVER AREA TO BE SEEDED. APPLY STRAW MULCH AND WATER WITHIN 2 DAYS OF COMPLETION OF TOPSOILING. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

CURTAIN DRAIN

ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.

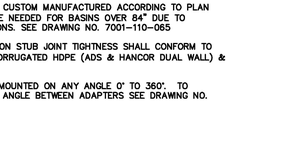
4	REVISED PER VILLAGE COMMENTS	12/13/21
3	REVISED PER VILLAGE COMMENTS	11/15/21
2	ISSUED TO ARCHITECT	09/06/21
1	REVISED PER VILLAGE COMMENTS	10/20/21
	Revisions	

THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEER'S SEAL & SIGNATURE

PROJECT:

PROPOSED DWELLING
39 MATTHIESSEN PARK
VILLAGE OF IRVINGTON
WESTCHESTER COUNTY - NEW YORK

DETAILS



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Date: 08/18/21
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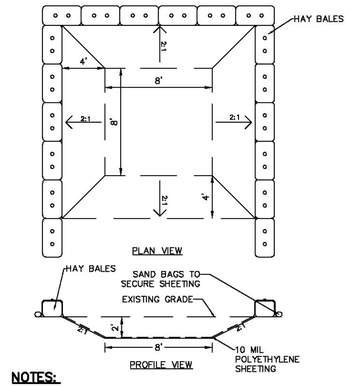
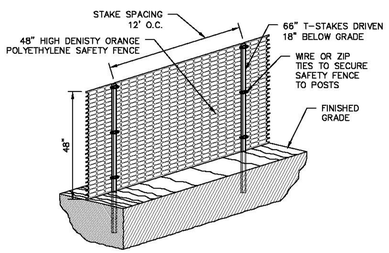


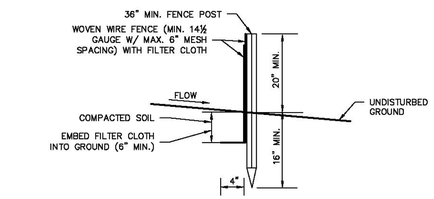
NOTES:

1. CONCRETE WASHOUT AREA TO BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE. CONCRETE WASHOUT AREA TO BE ENTIRELY SELF CONTAINED
2. HAY BALES SHALL BE PROVIDED AROUND THE PERIMETER OF CONCRETE WASHOUT AREA FOR CONTAINMENT.
3. WASHOUT AREA SHALL BE LINED WITH PLASTIC SHEETING NO THINNER THAN 10 MILS. SHEETING SHALL HAVE NO HOLES OR TEARS AND SHALL BE ANCHORED BY SAND BAGS ON ALL SIDES EXCEPT ACCESS SIDE. PLASTIC LINING TO BE REPLACED WITH EACH CLEANING
4. SIGNS SHALL BE PROVIDED AT THE CONSTRUCTION ENTRANCE AND CONCRETE AREAS INDICATING LOCATION OF WASHOUT AREA.
5. WASHOUT AREA TO BE ENCLOSED IN CONSTRUCTION FENCE.
6. WASHOUT AREAS TO BE INSPECTED DAILY TO ENSURE LINER IS INTACT AND ADEQUATE CAPACITY IS AVAILABLE AT ALL TIMES. WASHOUT AREAS SHALL BE INSPECTED IMMEDIATELY AFTER HEAVIER RAINS. DAMAGED OR LEAKING WASHOUT AREAS TO BE DEACTIVATED AND REPAIRED IMMEDIATELY.
7. CONCRETE WASTE SHALL BE REMOVED AND DISPOSED OF ONCE IT REACHES THREE-QUARTERS OF THE WASHOUT AREA'S HEIGHT. ALL WASTE SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH APPLICABLE LAWS, REGULATIONS, AND GUIDELINES OF MUNICIPALITY.

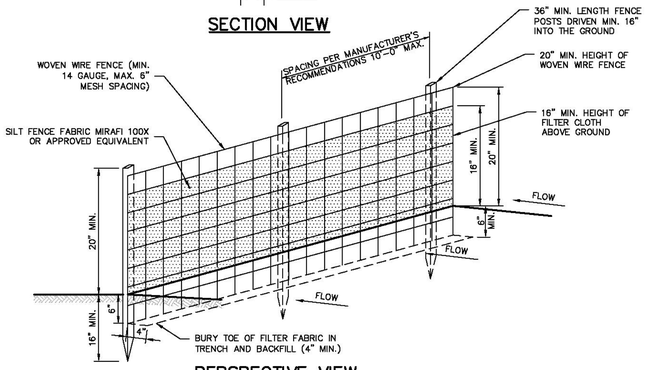
CONCRETE WASHOUT AREA



CONSTRUCTION FENCE



SECTION VIEW

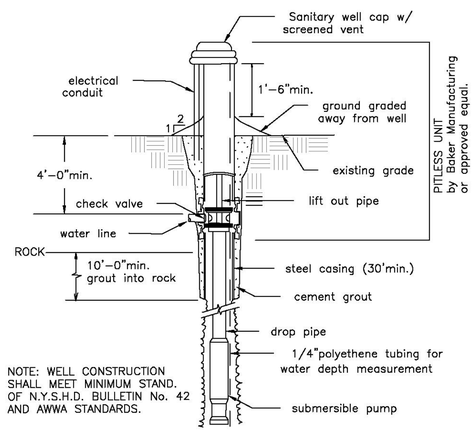


PERSPECTIVE VIEW

NOTES:

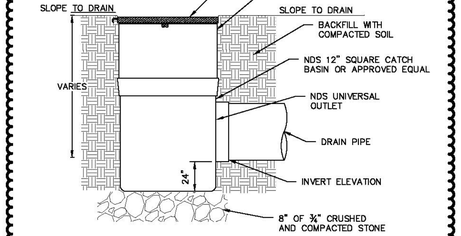
1. WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL, EITHER 'T' OR 'U' TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABLINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED AND REPLACED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
6. INSTALL FABRIC ON UPHILL SIDE OF SUPPORT POSTS.
7. SILT FENCE SHALL NOT BE USED IN DRAINAGE WAYS.

REINFORCED SILT FENCE



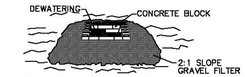
NOTE: WELL CONSTRUCTION SHALL MEET MINIMUM STAND. OF N.Y.S.H.D. BULLETIN No. 42 AND AWWA STANDARDS.

TYPICAL WELL DETAIL

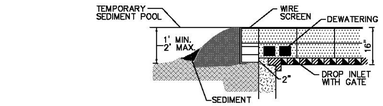


NDS SQUARE CATCH BASIN

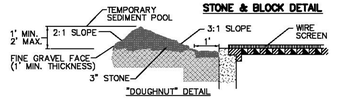
STONE & BLOCK DROP INLET PROTECTION



STONE & BLOCK PLAN VIEW



STONE & BLOCK DETAIL

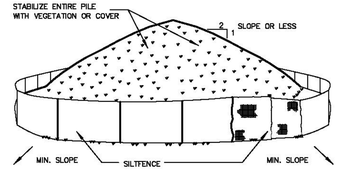


CONSTRUCTION SPECIFICATION

1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
2. HARDWARECLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE OR GRAVEL 1/2-3/4 INCH IN DIAMETER PLACED 2 INCHES BELOW TOP OF BLOCK ON A 2:1 SLOPE OR FLATTER.
4. FOR STONE STRUCTURES ONLY, A 1 FOOT THICK LAYER OF THE FILTER STONE WILL BE PLACED AGAINST THE 3 INCH STONE AS SHOWN ON THE DRAWINGS.

MAXIMUM DRAINAGE AREA 1 ACRE.

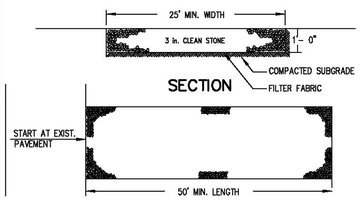
SOIL STOCKPILING



INSTALLATION NOTES

INSTALLATION NOTES:
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. SOILS OR FILL TO BE STOCKPILED ON SITE DURING CUTTING AND FILLING ACTIVITIES SHOULD BE LOCATED ON LEVEL PORTIONS OF THE SITE WITH A MINIMUM OF 50-75 FOOT SETBACKS FROM TEMPORARY DRAINAGE SWALES.
3. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
4. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.
5. STOCKPILES REMAINING IN PLACE FOR MORE THAN A WEEK SHOULD BE SEEDED AND MULCHED OR COVERED WITH GEOTEXTILE FABRIC SURROUNDED BY SILT FENCE.
6. SEE SPECIFICATIONS (THIS MANUAL) FOR INSTALLATION OF SILT FENCE.

STABILIZED CONSTRUCTION ENTRANCE



INSTALLATION NOTES:
1. STONE SIZE – USE 3" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – 25 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCUR.
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.

No.	Revisions	Date
5	REVISED PER VILLAGE COMMENTS	12/15/22
4	REVISED PER VILLAGE COMMENTS	11/30/22
3	ISSUED TO ARCHITECT	06/09/22
2	REVISED SITE GRADING	07/15/22
1	REVISED PER VILLAGE COMMENTS	09/22/21

THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEERS SEAL & SIGNATURE

PROJECT:

PROPOSED DWELLING
39 MATTHIESSEN PARK
VILLAGE OF IRVINGTON
WESTCHESTER COUNTY – NEW YORK

DETAILS

HUDSON ENGINEERING & CONSULTING, P.C.
45 Knollwood Road – Suite 201
Elmsford, New York 10523
T: 914-909-0420
F: 914-560-2088

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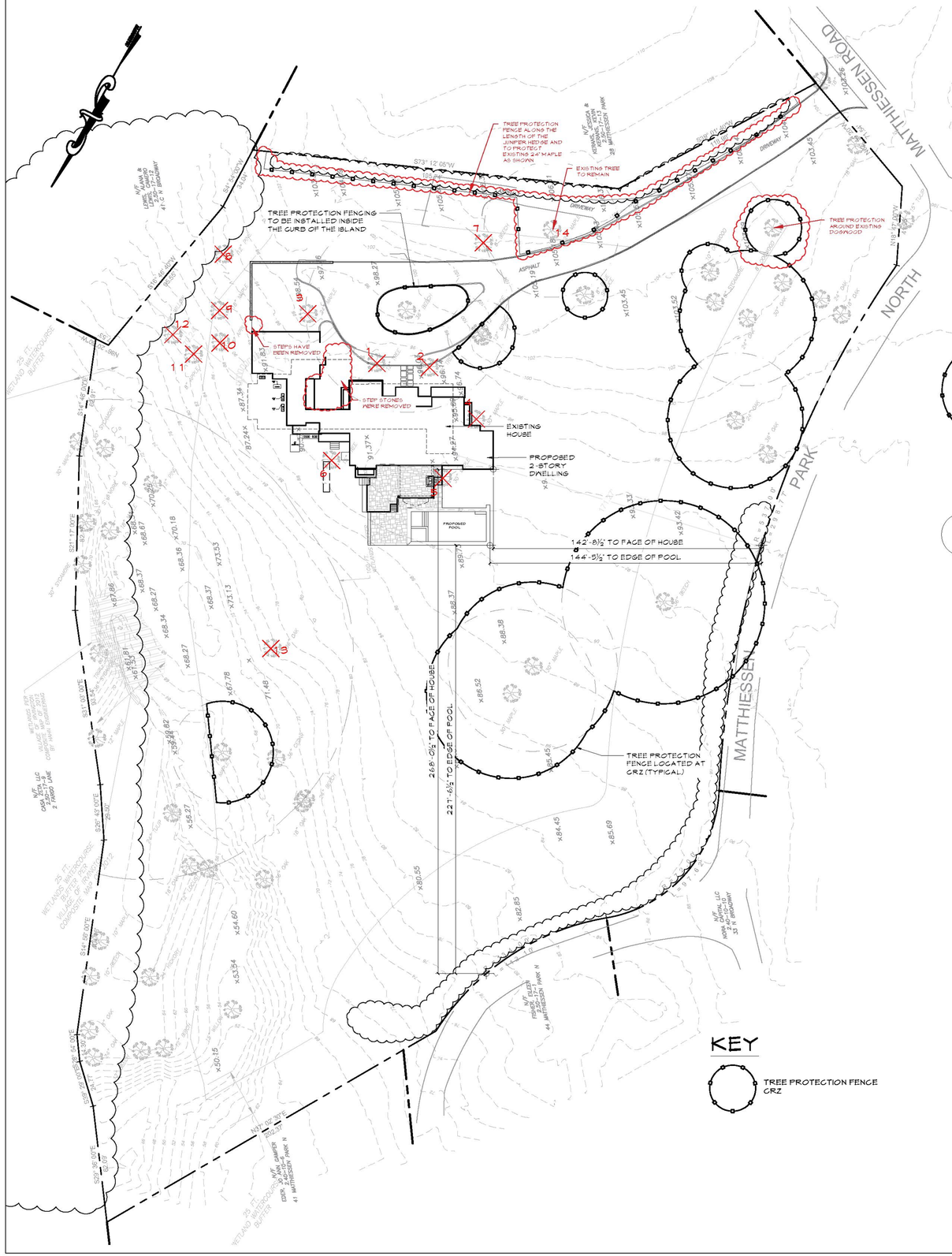
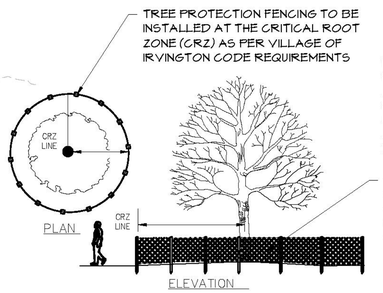
STATE OF NEW YORK MICHAEL F. STEIN LICENSED PROFESSIONAL ENGINEER No. 60637

Date: 08/18/21
Scale: N.T.S.
Designed By: A.Y.
Checked By: M.S.
Sheet: 5 / 5
Sheet No. C-5



NOTE:
SEE CIVIL DRAWINGS FOR POOL REMOVAL CONSTRUCTION SCHEDULE



NOTE: SYMBOL ON SITE PLAN IS SYMBOLIC ONLY AND SHOULD NOT BE USED FOR ACTUAL FIELD LOCATION OF FENCE. ACTUAL LOCATION TO BE DETERMINED IN FIELD.

1 TREE PROTECTION
SCALE: NTS

TREE PROTECTION NOTES:

1. PRIOR TO ANY CONSTRUCTION OCCURRING CONTRACTOR SHALL RETAIN A NEW YORK STATE LICENSED ARBORIST TO REVIEW RECOMMENDED PRE-CONSTRUCTION TREATMENT (E.G VERTICAL MULCHING) TO EXISTING TREES WITHIN THE IMMEDIATE PROJECT AREA
2. ALL TREES TO BE PRESERVED ON THE SITE SHALL BE PROTECTED AGAINST DAMAGE DURING CONSTRUCTION OPERATIONS BY THE USE OF WOODEN TREE GUARDS OR SNOW FENCING. IN NO CASE SHALL BOARDS OR FENCES BE NAILED TO PROTECTED TREES. THE TREE PROTECTION SHALL BE PLACED BEFORE ANY EXCAVATING OR GRADING IS BEGUN AND MAINTAINED FOR THE DURATION OF THE CONSTRUCTION WORK UNLESS OTHERWISE DIRECTED. MINIMUM LIMITS OF TREE PROTECTION FENCING SHALL BE THE CRITICAL ROOT ZONE (CRZ) OF THE TREE UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT.
3. GENERAL CONTRACTOR WILL BE REQUIRED TO KEEP THE TREE PROTECTION FENCING IN GOOD CONDITION THROUGHOUT THE DURATION OF THE PROJECT. REMOVAL OF PROTECTION FENCE TO BE SUPERVISED BY PROJECT ARBORIST AT PROJECT CLOSE OUT.
4. NO MATERIAL SHALL BE STORED OR CONSTRUCTION OPERATION SHALL BE CARRIED ON WITHIN THE TREE PROTECTION FENCING. CONSTRUCTION EQUIPMENT, TRUCKS OR OTHER VEHICLES SHOULD NOT BE PARKED OR OPERATED UNDER THE CANOPY OF TREES TO BE SAVED. IF TRAFFIC CANNOT BE REROUTED OR MATERIAL STORAGE CANNOT BE RELOCATED AWAY FROM THE ROOT ZONE, THEN APPLY A LAYER OF WOOD CHIPS AT LEAST SIX INCHES THICK OVER THE ENTIRE ROOT ZONE AREA TO AVOID SOIL COMPACTION.
5. ALL BUILDING DEBRIS AND CHEMICAL WASTES SHALL BE HAULED AWAY FOR PROPER DISPOSAL AND IN NO CASE SHALL BE BURNED, BURIED ON SITE, OR STOCKPILED OVER ROOT ZONES.
6. PREVENT CONTAMINATION OF NEARBY BACKFILL MIXTURE FROM CLEANING SOLVENTS, CURING AGENTS, TRASH AND SURFACE DRAINAGE WATER.
7. AVOID GRADE CHANGES AS MUCH AS POSSIBLE AROUND TREES TO BE PRESERVED. NEVER PILE EXCAVATED SOIL AROUND ANY TREE.
8. PROTECT ROOTS FROM DAMAGE WHEN LAYING UTILITY LINES BY TUNNELING RATHER THAN TRENCHING.
9. ANY TREE DAMAGED DURING CONSTRUCTION SHALL BE INSPECTED BY A NYS LICENSED ARBORIST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE RECOMMENDATIONS BY THE ARBORIST AND ALL REPAIRS SHALL BE AT NO ADDITIONAL COST TO THE OWNER.
10. ALL BRANCH PRUNING, ROOT PRUNING AND FERTILIZATION WORK TO BE PERFORMED BY A CERTIFIED LICENSED ARBORIST AND REPUTABLE TREE CARE COMPANY. SUBMIT QUALIFICATIONS TO LANDSCAPE ARCHITECT FOR APPROVAL.
11. ALL PRUNING WORK TO BE COMPLETED IN ACCORDANCE WITH STANDARDS SET FORTH BY THE NATIONAL ARBORIST ASSOCIATION.
12. TREES SHALL BE PERIODICALLY INSPECTED AND CHECKED FOR SIGNS OF STRESS DURING TO NEW CONSTRUCTION BY A CERTIFIED ARBORIST RETAINED BY THE CONTRACTOR.

DAVEY
Proven Solutions for a Growing World
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(914) 345-8733 Fax: (914) 345-3340
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NYS Pesticide Business Registration: 17625

September 15, 2021

Mr. Richard Quigley
IQ Landscape Architects PC
31 Mamaroneck Ave., 7th Floor
White Plains, NY 10601

Service Location:
39 Matthiessen Park
Irvington, NY

Dear Richard,

Please find outlined below our tree evaluation of fourteen (14) trees that will be removed and located on tree removals plan for 39 Matthiessen Park.

	Common Name	Latin Name	Location	Trunk Diameter	Condition
1	American Dogwood	*cornus florida*	Either side of front door	11 inches	Fair
2	American Dogwood	*cornus florida*	Either side of front door	12 inches	Poor
3	Katsura	*cercidiphyllum japonicum*	Between house and garage	36 inches	Good
4	Linden	*tilia americana*	Left side of house	34 inches	Good
5	Sophora Japonica	*styphnolobium japonica*	Off left rear corner of house	34 inches	Good
6	Larch	*larix lyallii*	Rear of house	14 inches	Poor
7	Japanese Tree Lilac	*syringa reticulata*	South of driveway	10 inches	Good
8	Black Birch	*betula lenta*	Northeast part of property	12 inches	Poor
9	Linden	*tilia americana*	Northeast part of property	20 inches	Fair
10	Siebold Viburnum	*viburnum sieboldii*	Northeast part of property	8 inches	Poor
11	Siebold Viburnum	*viburnum sieboldii*	Northeast part of property	8 inches	Poor
12	Stewartia	*stewartia ovata*	Northeast part of property	6 inches	Poor
13	Amur Cork Tree	*phellodendron amurense*	Right rear between lawn and old pool	36 inches	Fair
14	Red Maple	*acer rubrum*	South of driveway	24 inches	Good

General Notes

No.	Revision/Issue	Date
6	Reissued to Planning Board	12/9/22
5	Reissued to Planning Board	11/23/22
4	Reissued to Zoning Board	11/17/21
3	Reissued to Planning Board	10/20/21
2	Reissued to Planning Board	09/22/21

IQ
Imbiano ·Quigley
Landscape Architects
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White Plains, New York 10601
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(914) 232-0200

Project Name

39 Matthiessen Park,
Irvington NY 10533

Drawing Title

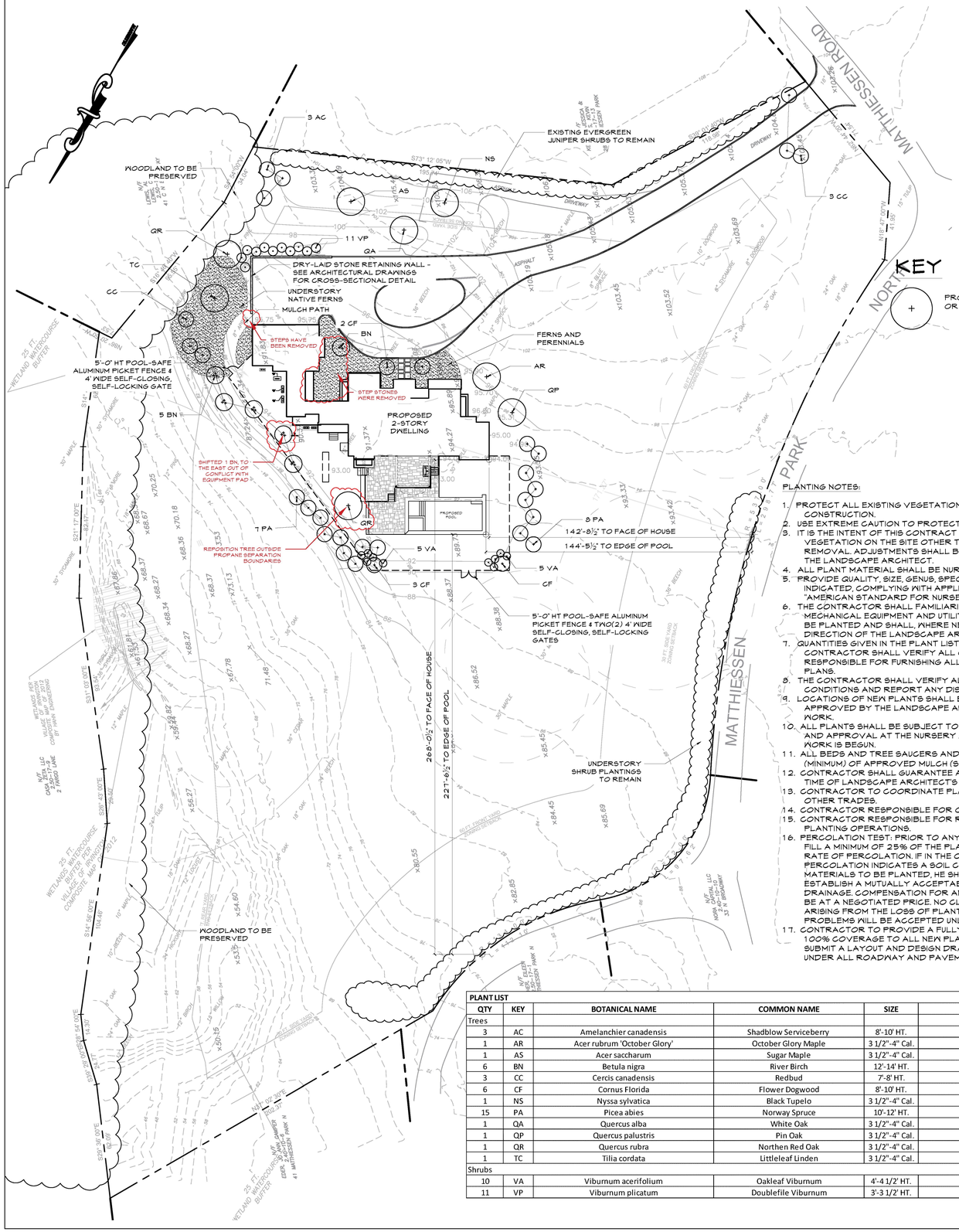
Tree Removals
& Protection Plan

Scale
1" = 30'-0"

Date
September 16, 2021

Drawn By AM
Checked By RPQ

Sheet No.
L-1

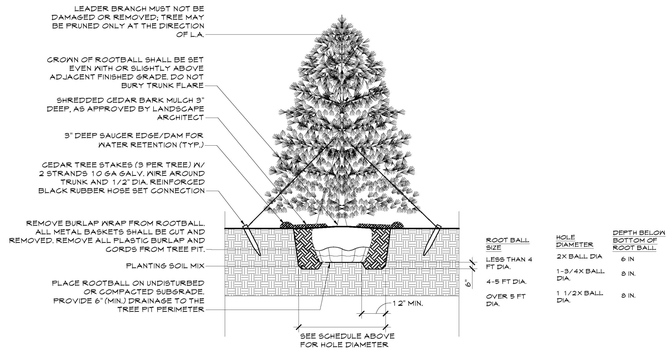


PLANTING NOTES:

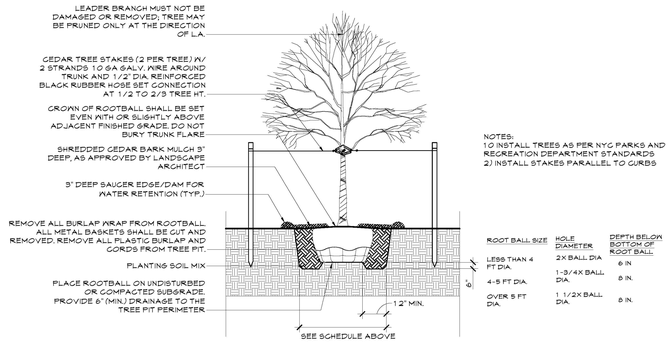
1. PROTECT ALL EXISTING VEGETATION TO REMAIN FROM DAMAGE DURING CONSTRUCTION.
2. USE EXTREME CAUTION TO PROTECT UTILITIES.
3. IT IS THE INTENT OF THIS CONTRACT TO AVOID ANY DISTURBANCE TO EXISTING VEGETATION ON THE SITE OTHER THAN THOSE SPECIFICALLY DESIGNATED FOR REMOVAL. ADJUSTMENTS SHALL BE MADE IN THE FIELD AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
4. ALL PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED.
5. PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF TREES AND SHRUBS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK."
6. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF MECHANICAL EQUIPMENT AND UTILITIES EXISTING OR PROPOSED IN THE AREA TO BE PLANTED AND SHALL, WHERE NECESSARY, RELOCATE PLANTS AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
7. QUANTITIES GIVEN IN THE PLANT LIST ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE LIST ANS SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIALS REQUIRED TO COMPLETE THE PLANS.
8. THE CONTRACTOR SHALL VERIFY ALL GRADES, DIMENSIONS, AND EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
9. LOCATIONS OF NEW PLANTS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
10. ALL PLANTS SHALL BE SUBJECT TO THE LANDSCAPE ARCHITECTS INSPECTION AND APPROVAL AT THE NURSERY AND AT THE SITE BEFORE ANY PLANTING WORK IS BEGUN.
11. ALL BEDS AND TREE SAUCERS AND OTHER AREAS NOTED SHALL RECEIVE 3 INCH (MINIMUM) OF APPROVED MULCH (SHREDDED CEDAR).
12. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR FROM TIME OF LANDSCAPE ARCHITECT'S FINAL WRITTEN APPROVAL.
13. CONTRACTOR TO COORDINATE PLANTING, SEEDING AND TREE WORK WITH OTHER TRADES.
14. CONTRACTOR RESPONSIBLE FOR OBTAINING ALL PERMITS WHERE REQUIRED.
15. CONTRACTOR RESPONSIBLE FOR RESTORING ALL AREAS DISTURBED DUE TO PLANTING OPERATIONS.
16. PERCOLATION TEST: PRIOR TO ANY TREE PLANTING, THE CONTRACTOR SHALL FILL A MINIMUM OF 25% OF THE PLANTING PITS WITH WATER AND OBSERVE THE RATE OF PERCOLATION. IF IN THE OPINION OF THE CONTRACTOR, SLOW PERCOLATION INDICATES A SOIL CONDITION MIGHT ENDANGER THE HEALTH OF MATERIALS TO BE PLANTED, HE SHALL CONTACT THE LANDSCAPE ARCHITECT TO ESTABLISH A MUTUALLY ACCEPTABLE METHOD OF PROVIDING ADEQUATE DRAINAGE. COMPENSATION FOR ANY NECESSARY DRAINAGE PROVISIONS SHALL BE AT A NEGOTIATED PRICE. NO CLAIMS FOR ADDITIONAL COMPENSATION ARISING FROM THE LOSS OF PLANT MATERIAL DUE TO GROUND WATER PROBLEMS WILL BE ACCEPTED UNLESS THIS PROCEDURE IS FOLLOWED.
17. CONTRACTOR TO PROVIDE A FULLY OPERATIONAL IRRIGATION SYSTEM FOR 100% COVERAGE TO ALL NEW PLANTINGS AND LAWN AREAS. CONTRACTOR TO SUBMIT A LAYOUT AND DESIGN DRAWING FOR APPROVAL. PROVIDE SLEEVES UNDER ALL ROADWAY AND PAVEMENT SECTIONS.

PLANT LIST

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
Trees					
3	AC	Amelanchier canadensis	Shadblow Serviceberry	8'-10' HT.	B&B
1	AR	Acer rubrum 'October Glory'	October Glory Maple	3 1/2"-4" Cal.	B&B
1	AS	Acer saccharum	Sugar Maple	3 1/2"-4" Cal.	B&B
6	BN	Betula nigra	River Birch	12'-14' HT.	Multistem,B&B
3	CC	Cercis canadensis	Redbud	7'-8' HT.	B&B
6	CF	Cornus Florida	Flower Dogwood	8'-10' HT.	B&B
1	NS	Nyssa sylvatica	Black Tupelo	3 1/2"-4" Cal.	B&B
15	PA	Picea abies	Norway Spruce	10'-12' HT.	B&B
1	QA	Quercus alba	White Oak	3 1/2"-4" Cal.	B&B
1	QP	Quercus palustris	Pin Oak	3 1/2"-4" Cal.	B&B
1	QR	Quercus rubra	Northen Red Oak	3 1/2"-4" Cal.	B&B
1	TC	Tilia cordata	Littleleaf Linden	3 1/2"-4" Cal.	B&B
Shrubs					
10	VA	Viburnum acerifolium	Oakleaf Viburnum	4'-4 1/2' HT.	B&B
11	VP	Viburnum plicatum	Doublefile Viburnum	3'-3 1/2' HT.	B&B

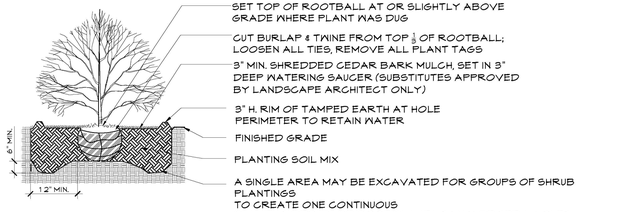


1 EVERGREEN TREE INSTALLATION
SCALE: NTS



NOTES:
1) INSTALL TREES AS PER NYC PARKS AND RECREATION DEPARTMENT STANDARDS
2) INSTALL STAKES PARALLEL TO CURBS

2 DECIDUOUS TREE INSTALLATION
SCALE: NTS



3 SHRUB INSTALLATION
SCALE: NTS

General Notes

No.	Revision/Issue	Date
5	Reissued to Planning Board	11/23/22
4	Reissued to Zoning Board	11/17/21
3	Reissued to Planning Board	10/20/21
2	Reissued to Planning Board	09/22/21

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Project Name

39 Matthiessen Park,
Irvington NY 10533

Drawing Title

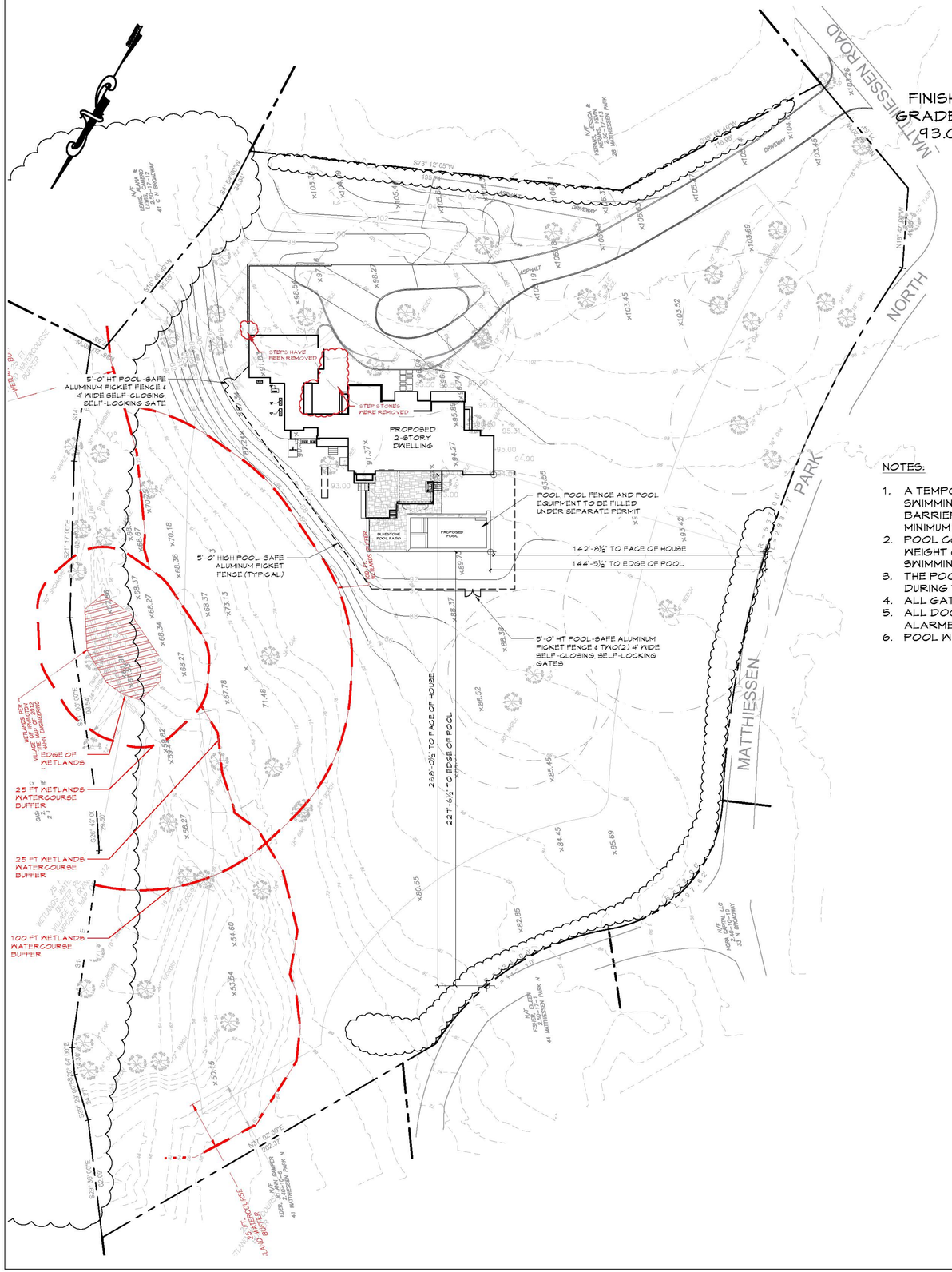
Landscape Design Plan

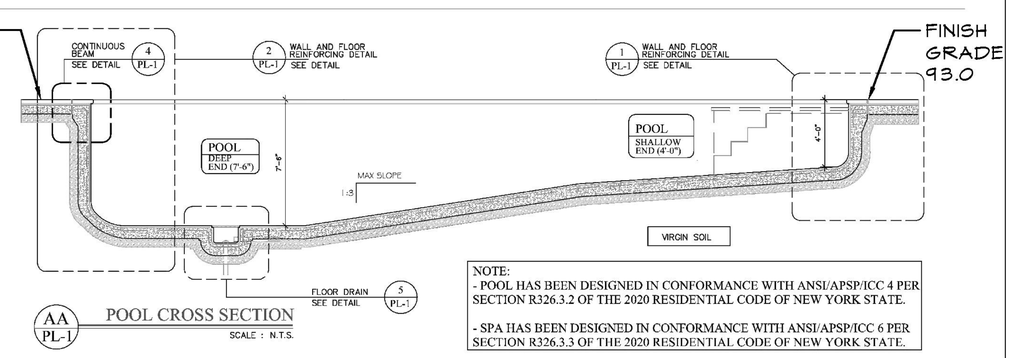
Scale
1" = 30'-0"

Date
September 16, 2021

Drawn By AM | Checked By RPQ

Sheet No.
L-2





AA PL-1 POOL CROSS SECTION

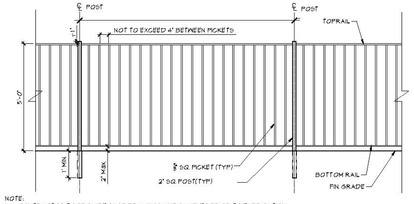
SCALE : N.T.S.

NOTE:
- POOL HAS BEEN DESIGNED IN CONFORMANCE WITH ANSI/APSP/ICC 4 PER SECTION R326.3.2 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.

- SPA HAS BEEN DESIGNED IN CONFORMANCE WITH ANSI/APSP/ICC 6 PER SECTION R326.3.3 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.

NOTES:

1. A TEMPORARY POOL BARRIER SHALL COMPLETELY SURROUND THE SWIMMING POOL DURING CONSTRUCTION UNTIL A PERMANENT BARRIER IS PROVIDED. THE TEMPORARY BARRIER SHALL BE A MINIMUM OF 48" IN HEIGHT.
2. POOL COVER MUST BE CAPABLE OF SUPPORTING A MINIMUM DEAD WEIGHT OF 200 LBS WHEN FASTENED OR LOCKED IN PLACE OVER SWIMMING POOL.
3. THE POOL COVER MUST FULLY COVER POOL WHEN NOT IN USE AND DURING THE PERIOD OF NOVEMBER 1 THROUGH MARCH 31
4. ALL GATES TO BE SELF-CLOSING SELF-LATCHING
5. ALL DOORS AND WINDOWS WITH ACCESS TO THE POOL TO BE ALARMED AS PER LOCAL CODE
6. POOL WATER IS TO BE DECHLORINATED PRIOR TO DRAWDOWN



NOTE:
1. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND SAMPLES PRIOR TO FABRICATION.
2. ALL GATES TO BE CODE COMPLIANT AND SELF CLOSING AND SELF LATCHING LOCKS AND HARDWARE.
3. ALL POOL ENCLOSURE GATES AND FENCING SHALL MEET ALL APPLICABLE STATE & LOCAL POOL CODES FOR POOL BARRIER FENCES, GATES, AND LOCKING DEVICES.
4. MAXIMUM 4" SPACING BETWEEN PICKETS ON FENCE PANELS PER NYS CODE.
5. COLOR TO BE BLACK.

SELF LATCHING AND HINGE SYSTEM BY LIFE SAVER POOL FENCE OR APPROVED EQUAL.

1 5'-0" HIGH ALUMINUM PICKET FENCE

SCALE: NTS

General Notes

STATE OF NEW YORK RICHARD P. QUIGLEY JR. No. 826 LICENSED LANDSCAPE ARCHITECT

No.	Revision/Issue	Date
6	Reissued to Planning Board	11/23/22
5	Reissued for Building Department	10/14/22
3	Reissued to Zoning Board	11/17/21
2	Reissued to Planning Board	10/20/21
1	Issued to Planning Board	09/22/21

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Project Name

39 Matthiessen Park,
Irvington NY 10533

Drawing Title

Pool Plan

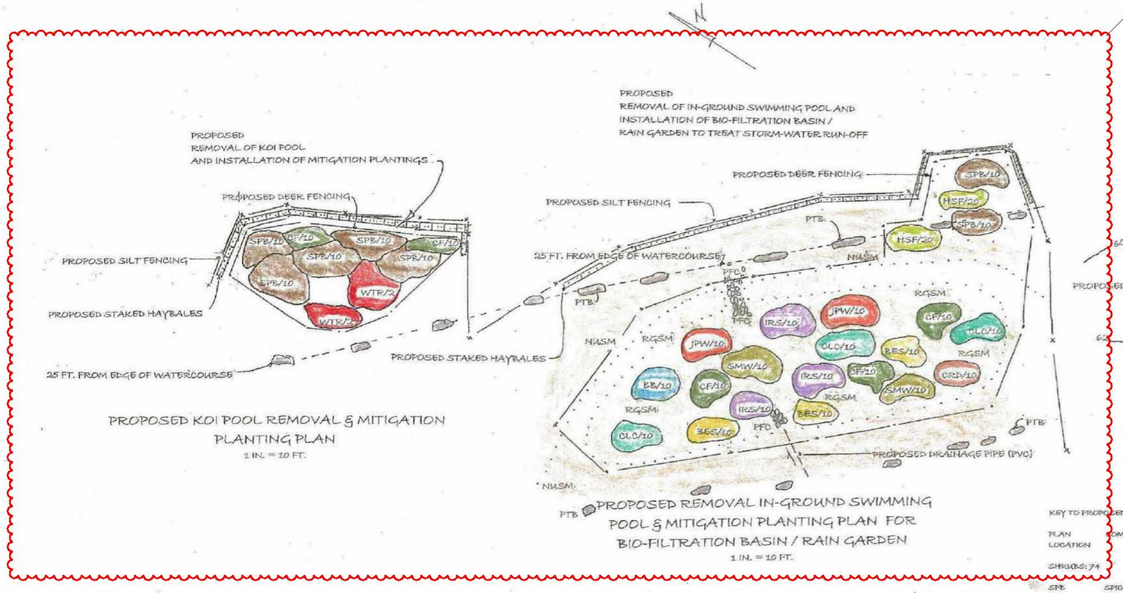
Scale
1" = 30'-0"

Date
September 16, 2021

Drawn By AM

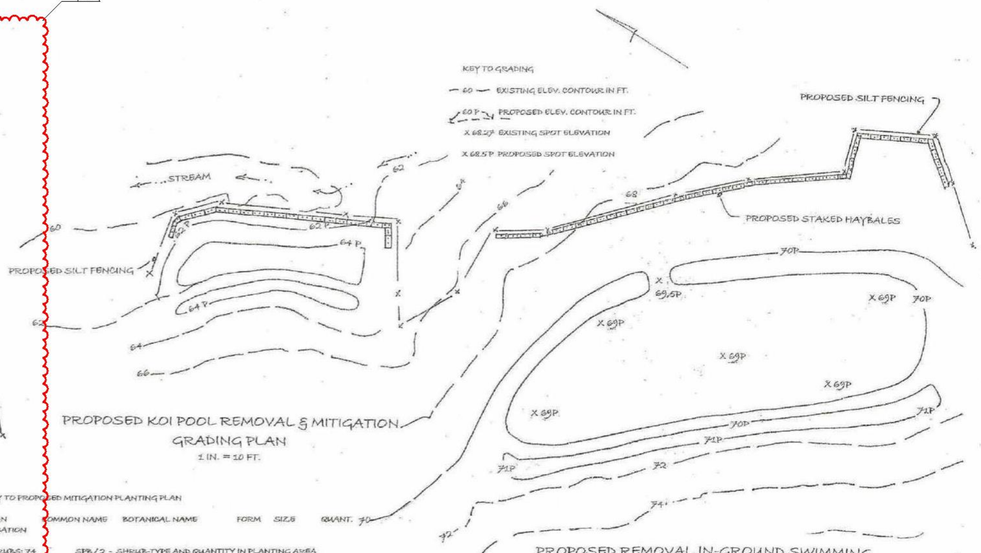
Checked By RPQ

Sheet No.
L-3



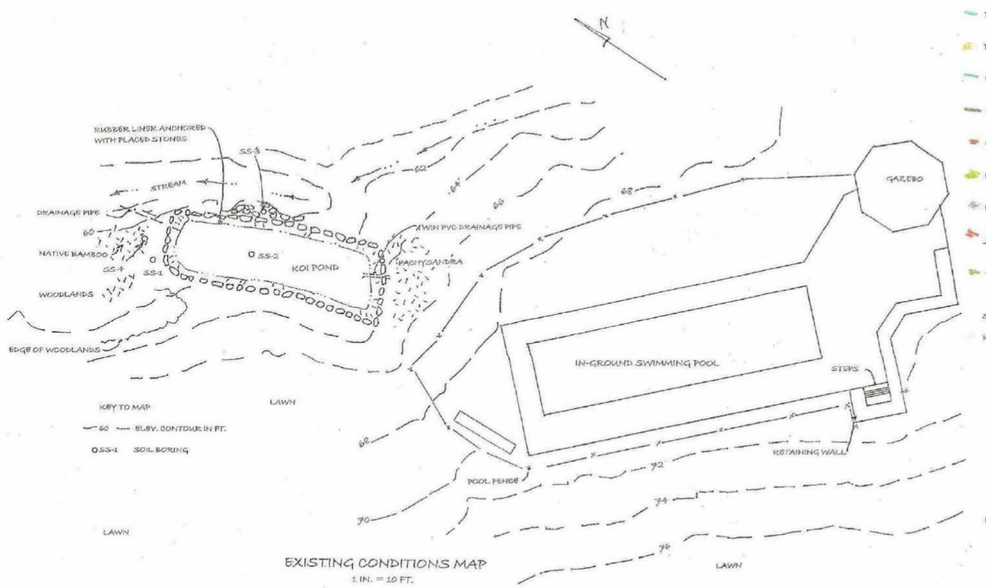
PROPOSED KOI POOL REMOVAL & MITIGATION
PLANTING PLAN
1 IN. = 10 FT.

PROPOSED REMOVAL IN-GROUND SWIMMING
POOL & MITIGATION PLANTING PLAN FOR
BIO-FILTRATION BASIN / RAIN GARDEN
1 IN. = 10 FT.



PROPOSED KOI POOL REMOVAL & MITIGATION
GRADING PLAN
1 IN. = 10 FT.

PROPOSED REMOVAL IN-GROUND SWIMMING
POOL & MITIGATION GRADING PLAN
BIO-FILTRATION BASIN / RAIN GARDEN
1 IN. = 10 FT.



EXISTING CONDITIONS MAP
1 IN. = 10 FT.

KEY TO PROPOSED MITIGATION PLANTING PLAN

PLAN LOCATION	COMMON NAME	BOTANICAL NAME	FORM	SIZE	QUANT.
SHRUBS: 74	SPB/2 - SHRUB-TYPE AND QUANTITY IN PLANTING AREA				
SPB	SPICEBUSH	LINDERA BENZOIN	3 GAL. CONT.	24-30 IN. HT.	70
WTR	WINTERBERRY	ILEX VERTICILLATA	3 GAL. CONT.	30. IN. HT.	4
HERBACEOUS: 240	EB / HERBACEOUS-TYPE AND QUANTITY IN PLANTING AREA				
EB	SCARLET BEE BALM	MONARDA DIDYMA	1 QUART CONT.	N/A	10
BES	BLACK-EYED SUSAN	RUDBECKIA HIRTA	1 QUART CONT.	N/A	30
CLD	CUT-LEAVED CONEFLOWER	RUDBECKIA LACINIATA	1 QUART CONT.	N/A	30
CF	CINNAMON FERN	OSMUNDA CINNAMOMEA	1 QUART CONT.	N/A	50
CRD	CARDINAL FLOWER	LOBELIA CARDINALIS	1 QUART CONT.	N/A	15
HSF	HAY-SCENTED FERN	DENNSTAEDTIA PUNCTILOBULA	1 QUART CONT.	N/A	40
IRS	NORTHERN BLUE FLAG	IRIS VERSICOLA	1 QUART CONT.	N/A	30
JPW	JOE-PYE WEED	EUPATORIUM MACULATUM	1 QUART CONT.	N/A	20
SMW	SWAMP MILKWEED	ASCLEPIAS INCARNATA	1 QUART CONT.	N/A	20
SEED MIX					
RGSM	RAIN GARDEN SEED MIX 1 LB. APPLICATION RATE OF 1 LB. / 500 SQ. FT. / APPLIED BETWEEN PLANTS IN RG FLOOR AND SIDE SLOPES				
	COMPOSED OF:			% NUMBER OF SEEDS	
	CANADA WILD RYE	ELYMUS CANADENSIS		30	
	CREEPING BENTGRASS	AGROSTIS STOLONIFERA		30	
	ANNUAL RYEGRASS	LOLIUM MULTIFLORUM		40	
				100 %	
DTS	OATS SEEDING TO ESTABLISH GROUNDCOVER IN MITIGATION AREAS APPLICATION RATE OF 100 LBS. / ACRE / PLANT BETWEEN PLANT BEDS				
	COMPOSED OF:				
	OATS	AVENA SATIVA			

SEED MIX CONTINUED

OTS	OATS SEEDING TO ESTABLISH GROUNDCOVER IN NON-WETLAND AREAS APPLICATION RATE OF 100 LBS. / ACRE	
	COMPOSED OF:	
	OATS	AVENA SATIVA
NMSM	NATIVE UPLAND SEED MIX FOR RESTORATION OF DISTURBED NON-WETLAND AREAS APPLICATION RATE OF 1 LB. / 1,500 SQ. FT.	
	COMPOSED OF:	
	SHEEP FESCUE	FESTUCA OVINA
	SWITCHGRASS	PANICUM VIRGATUM
	FOXTAIL	SETARIA ITALICA
	SWEET VERNAL GRASS	ANTHOXANTHUM ODORATUM
	ANNUAL RYEGRASS	LOLIUM MULTIFLORUM
	WILD RYE	ELYMUS CANADENSIS
	ALSIKE CLOVER	TRIFOLIUM HYBRIDUM
PFC	PLACED FLAT COBBLES AT RAIN GARDEN INLET / OUTLET POINTS: SIZED APPROX. 4 TO 6 INCHES ACROSS UNDERLAIN W/ FILTER FABRIC SUPPORT	
PTB	PLACED TABULAR BOULDERS SPACED ALONG CONTOUR JUST UPSLOPE OF BIO-FILTRATION BASIN / RAIN GARDEN SIZED 3 FT. LONG / 2 FT. HT. / 2.5 FT. WIDE	

NOTES TO MAP & PLAN:
1. MITIGATION PLANTING PLAN PREPARED BY PAUL J. JAGHNIG – WETLANDS & SOILS CONSULTING (SEPT. 15, 2021) REVISED OCT. 13, 2021.
2. SOIL BORINGS AROUND KOI POOL TAKEN SEPT. 14, 2021 BY PAUL J. JAGHNIG- WETLANDS & SOILS CONSULTING
3. SURVEY INFORMATION FROM GERALD O'BRIOKLEY L.S.

EXISTING CONDITIONS MAP &
PROPOSED GRADING AND MITIGATION PLANTING PLAN
THE BITTENCOURT SITE
39 MATTHIESSEN PARK NORTH
IRVINGTON, NY

PREPARED FOR:
ROBERT BITTENCOURT
OCT. 13, 2021

PREPARED BY
PAUL J. JAGHNIG-WETLANDS & SOILS CONSULTING
P.O. 1093 RIDGEFIELD, CT 06877

MAP & PLAN SCALE: 1 INCH = 10 FT.

MP -1

ROBERT A. CARDELLO
RAC
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6 WEST PUTNAM AVENUE | GREENWICH, CT | 06830
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DRAWING ISSUE LOG

No.	DATE	DESCRIPTION
1	09.22.21	1ST RESUBMISSION TO PLANNING BOARD
2	10.20.21	2ND RESUBMISSION TO PLANNING BOARD
3	11.17.21	3RD RESUBMISSION TO PLANNING BOARD
4	08.22.22	4TH RESUBMISSION TO PLANNING BOARD

REVISIONS

1 10.20.21 REVISIONS TO 09.22.21 PLANNING BOARD SUBMISSION BASED ON COMMENTS

2 11.17.21 REVISIONS TO 10.20.21 PLANNING BOARD SUBMISSION BASED ON COMMENTS

I:\LOANS\ 2018 - PLANNING\10_6TH SUBMISSION_WETLANDS_11721-FINAL.dwg

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NEW CONSTRUCTION
BITTENCOURT RESIDENCE
39 MATTHIESSEN PARK
IRVINGTON NY, 10533

NOTES
PLANNING BOARD SUBMISSION 08.22.2022

DRAWN BY: BJR
CHECKED BY: RAC
RELEASE DATE: 11.17.2021

DRAWING TITLE
EXISTING / PROPOSED GRADING & MITIGATION PLANTING PLAN

STAMP AND SIGN

DRAWING #
MP-1

GENERAL BIO-RETENTION BASIN CONSTRUCTION SEQUENCE:

1. VERIFY AND REMOVE ANY UTILITIES IN AND AROUND IN-GROUND SWIMMING POOL.

2. INSTALL ANY EROSION CONTROL MEASURES AS DEPICTED ON PLAN. NOTIFY VILLAGE OF IRVINGTON ENVIRONMENTAL CONSULTANT PRIOR TO COMMENCING WORK.

3. ALL WORK TO BE CARRIED-OUT DURING LOW-FLOW PERIODS OF ADJACENT WATERCOURSE. ALL WORK TO BE CARRIED-OUT DURING CLEAR WEATHER PERIODS WITH WORK AREA DRY. WORK TO BE SUSPENDED DURING RAINY PERIODS.

4. PUMP OUT IN-GROUND SWIMMING POOL AND DISCHARGE POOL WATER IN ENVIRONMENTALLY RESPONSIBLE MANNER FROM THE SITE. DO NOT DISCHARGE INTO ADJACENT WATERCOURSE.

5. USE TRACK-MOUNTED EXCAVATOR TO DEMOLISH IN-GROUND SWIMMING POOL, PATIO, AND GAZEBO STRUCTURES. BROKEN STRUCTURES TO BE REMOVED TO DUMPSTER AND TRUCKED FROM SITE.

6. ONCE ALL MAN-MADE DEBRIS IS REMOVED IN POOL AREA, BACKFILL VOID WITH CLEAN SANDY LOAM, FREE OF MAN-MADE DEBRIS, BOULDERS, AND ROOTS. SOIL TO BE INSTALLED 12 INCH LIFTS AND MACHINE COMPACTED TO PREVENT SETTLEMENT. ROOTS. LIGHTLY ROLL OR COMPACT EACH LIFT TO PREVENT UNEVEN SETTLEMENT.

7. CONTINUE INSTALLATION OF BACK-FILL UNTIL REACHING NEAR ELEVATION BASE OF BASIN. MARK-OUT OUTLINE OF BASIN. SHAPE LEVEL BASIN FLOOR WITH GENTLE SIDE SLOPES (1 : 3). APPLY MINIMUM OF 2 INCHES THICK ORGANIC-RICH TOP SOIL AND COMPOST, HAVING COMPOSITION OF: 50 % SAND / 20-30 % ORGANIC MATTER (COMPOST OR FINE MULCH) / AND 20 -30 % TOP SOIL TO ACHIEVE FINAL ELEVATION OF BASIN FLOOR. LOOSE RAKE BASIN FLOOR SOIL. INSTALL 4 INCHES MINIMUM TOPSOIL TO SIDE SLOPES AND TOP OF SLOPE OF BASIN.

8. INSTALL LOOSE STONE (PRO) OUTLET FOR BASIN, AS DEPICTED ON PLAN. PLACE FILTER FABRIC, ANCHORED TO GROUND, UNDER STONES OUTLET FOR STABILIZATION. INSTALL STONE. INSTALL, IN SIMILAR MANNER, A STONE PAD FOR ANY STORM-WATER DRAIN PIPE TO BE DISCHARGED INTO BASIN (APPROX LOCATION DEPICTED ON PLAN). INSTALL TABULAR BOULDER BORDER 25 FT. FROM WATERCOURSE AS DEPICTED ON PLAN.

9. ESTABLISH A SEED MIX ALONG THE UPPER EDGE OF BASIN TO STABILIZE BORDER OF BASIN WHERE GROUND HAS BEEN DISTURBED. FINE RAKE SEED INTO SOIL SURFACE. APPLY AND ANCHOR WEED-FREE STRAW MULCH TO SEEDED AREAS.

10. INSTALL PLANTS AS DEPICTED IN PLANTING PLAN. INSTALL LINE OF TABULAR BOULDERS ON UPSLOPE PORTION OF PLANTING AREA, AS DEPICTED ON PLAN.

11. COMPLETE ANY STORM-WATER DRAINAGE HPE CONNECTIONS TO BASIN AS DEPICTED ON PLAN WHEN PLANTINGS ARE WELL ESTABLISHED. NOTIFY VILLAGE OF IRVINGTON ENVIRONMENTAL CONSULTANT WHEN INSTALLATION OF BASIN IS COMPLETE.

13. MONITOR BASIN PLANT GROWTH BY SELECTIVELY REMOVING WEEDS BY HAND.

GENERAL SEQUENCE OF REMOVAL OF KOI POOL AND MITIGATION PLANTING

1. VERIFY AND REMOVE UNDERGROUND UTILITIES IN AREA OF KOI POND.

2. INSTALL EROSION CONTROL MEASURES.

3. NOTIFY VILLAGE OF IRVINGTON ENVIRONMENTAL CONSULTANT PRIOR TO COMMENSING WORK.

4. CONDUCT WORK IN LOW-FLOW PERIODS OF WATERCOURSE AND DURING DRY PERIODS. SUSPEND WORK DURING PERIODS OF RAINFALL.

5. PUMP OUT KOI POOL. DISPOSE OF WATER IN ENVIRONMENTALLY RESPONSIBLE MANNER. DO NOT DISCHARGE INTO ADJACENT WATERCOURSE.

6. REMOVE KOI POOL LINER AND ANY ASSOCIATED MAN-MADE DEBRIS BY HAND AND DISPOSE OF OFF-SITE IN AN ENVIRONMENTALLY SENSIBLE MANNER.

7. INSTALL CLEAN SANDY LOAM, FREE OF MAN-MADE DEBRIS, ROOTS, AND BOULDERS IN 12 INCH LIFTS, LIGHTLY COMPACT EACH LIFT TO PREVENT DIFFERENTIAL SETTLMENT.

8. COMPLETE TO FINAL GRADE WITH APPROX. 6 INCH MINIMUM DEEP TOPSOIL COVER. FINE RAKE SOIL SURFACE .

9. INSTALL TABULAR BOULDERS AS DEPICTED ON PLAN.

10. INSTALL PLANTINGS AS DEPICTED ON PLAN.

11. APPLY SEED MIX WITH ANCHORED WEED-FREE STRAW MULCH OVER UN-VEGETATED AREAS DISTURBED BY WORK.

12. NOTIFY TOWN OF IRVINGTON ENVIRONMENTAL CONSULTANT ONCE COMPLETED SO THE TOWN CAN INSPECT SITE.

GENERAL PLANTING NOTES:

1. VERIFY ANY BURIED UTILITIES IN PLANTING AREA.

2. PLANTING TO BE CARRIED-OUT BETWEEN APRIL 15 TO JUNE 1 AND AUG. 15 TO NOV. 1 (UNLESS OTHERWISE DIRECTED BY THE VILLAGE OF IRVINGTON ENVIRONMENTAL CONSULTANT).

3. PLANTS ARE TO BE INSTALLED AS DEPICTED ON THE PLAN, AS IS FEASIBLE.

4. POTTED PLANT HOLES AND GROUND PREPARATION TO BE CARRIED-OUT AS DEPICTED IN DETAILS. HOLES FOR PLANTINGS SHOULD BE EXCAVATED TO AT LEAST 4 INCHES CLEARANCE AROUND THE SOIL BALL AND BELOW ROOT SYSTEM. THE SOIL IN THE BOTTOM OF THE HOLE SHALL BE LOOSENED TO A DEPTH OF 4 INCHES.

5. THE POTTED PLANTS WILL BE PLACED IN AN UPRIGHT POSITION IN THE HOLES ON A PEDESTAL OF COMPACTED TOPSOIL MIX TO A DEPTH SUCH THAT THE ROOT "COLLAR" IS COINCIDENT WITH THE ESTABLISHED GROUND LEVEL.

6. EACH HOLE WILL BE BACKFILLED WITH TOP SOIL HAVING A TWO TO TWENTY PERCENT ORGANIC CONTENT. INSTALL TEMPORARY DEER FENCING AROUND PLANTING AREA.

7. FINE RAKE DISTURBED BARE SOIL AREAS TO BE SEEDED. APPLY TOP SOIL AMENDMENT TO GROUND SURFACE, AS NEEDED.

8. APPLY SEED GROUNDCOVER TO BARE SOIL AREAS. WORK SEEDS INTO TOP SOIL. APPLY WEED-FREE STRAW MULCH COVER, ANCHORED INTO SOIL OVER SEEDED AREAS.

9. ALL PLANTS WILL BE THOROUGHLY WATERED ON THE DAY OF PLANTING, AS IS WARRANTED.

10. WATER PLANTS DAILY FOR TWO WEEKS AFTER PLANTING, IF NEEDED. CONTINUE WATERING PLANTS EVERY TWO WEEKS, IF NEEDED, DURING DRY PERIODS THAT EXCEED THREE WEEKS WITHOUT A GOOD SOAKING.

11. ALL AREAS DISTURBED BY PLANTING MITIGATION WORK, INCLUDING ACCESS ROUTE, WILL BE RESTORED TO EXISTING OR BETTER CONDITIONS.

12. NOTIFY VILLAGE OF IRVINGTON ENVIRONMENTAL CONSULTANT ONCE PLANTINGS ARE INSTALLED SO THAT THE VILLAGE CAN MAKE A SITE VISIT TO INSPECT THE WORK. MAINTAIN EROSION CONTROL MEASURES UNTIL DIRECTED TO REMOVE BY TOWN.

GENERAL NOTES RELATED TO MITIGATION AREAS TO BE RE-SEEDED:

1. REMOVE SELECTED AREAS OF EXISTING LAWN IN PLANTING MITIGATION AREA PROPOSED FOR RE-SEEDING. LAWN IS TO BE REMOVED IN DISCONTINUOUS SECTIONS ALONG ELEVATION CONTOUR, SO AS TO CREATE UN-VEGETATED SOIL AREAS FOR RE-SEEDING ALTERNATING WITH UNTOUCHED LAWN AREAS. THESE ALTERNATING UNTOUCHED LAWN AREAS SHOULD EQUAL APPROX. ONE HALF OF LAWN AREA. PLASTIC SHEETS, SPREAD-OUT AND ANCHORED ON GROUND, MAY BE USED TO KILL-OFF LAWN COVER AND MAKE FOR EASIER REMOVAL OF VEGETATIVE COVER.

2. RAKE SMOOTH DISTURBED BARE SOILS AREAS, MAKING THEM FREE OF ROCKS, ROOTS, AND MAN-MADE DEBRIS.

3. APPLY, IF NEEDED, A 4 TO 6 IN. COVER OF TOP SOIL TO AMEND THE SOIL FOR SEEDING.

4. APPLY SEED MIX, BY HAND, OVER SOIL SURFACE AND IN A UNIFORM APPLICATION RATE. FINE RAKE SEED APPROX. 1/4 IN. DEPTH INTO THE SOIL SURFACE.

5. APPLY A THIN COVER OF STRAW MULCH OVER THE SEEDED SOIL SURFACE. LIGHTLY PUNCH MULCH INTO THE SOIL IN ORDER TO ANCHOR IT.

6. GENTLY WATER SEEDED AREAS THE DAY OF SEEDING TO INSURE A GOOD SOAKING.

7. ROUTINELY WATER THE SEEDED AREAS, AS NEEDED, UNTIL THE VEGETATIVE COVER IS FIRMLY ESTABLISHED.

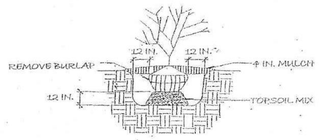
2

MAINTENANCE PROGRAM
1. MEADOW AREAS WITHIN 25 FT. BUFFER TO WATERCOURSE / WETLAND MAY BE MOWED WITH HAND-HELD EQUIPMENT TO KEEP IN CHECK UNWANTED WEED GROWTH AND MAINTAIN MEADOW CHARACTER. CUTTING TO BE DONE IN EARLY SPRING OR LATE FALL. CUTTING TO BE NO LOWER THAN 6 INCHES.

3

NOTE REGARDING APPLICATION OF ORGANIC OR INORGANIC CHEMICAL (I.E. FERTILIZERS):

THE USE OF FERTILIZERS WITHIN THE 100 FT. WETLAND BUFFER IS PROHIBITED, AND THE USE OF HERBICIDE OR PESTICIDES WITHIN THE 100 FT. BUFFER IS PROHIBITED EXCEPT BY A NYS DEC LICENSED APPLICATOR.



SHRUB PLANTING DETAIL
N.T.S.

REVISED NOV. 8, 2021 BASED ON COMMENTS DURING PLANNING BOARD MTG. NOV. 3, 2021

REVISION:
1. NOTE ON MP-2 REGARDING PERIODIC MOWING IN 25 FT. BUFFER TO WATERCOURSE / WETLAND.

REVISED FEB. 14, 2022 BASED ON RECOMMENDATION / REQUIREMENTS IN LETTER FROM VILLAGE CONSULTANT NOLAN LANDSCAPE ARCHITECTS DATED NOV. 30, 2021.

REVISION:
1. NOTE ON MP-2 REGARDING ORGANIC OR INORGANIC CHEMICAL USE.

PROPOSED MITIGATION PLANTING PLAN
NOTES & DETAILS
THE BITTENCOURT SITE
39 MATTHIESSEN PARK NORTH
IRVINGTON, NY

PREPARED FOR:
ROBERT BITTENCOURT
OCT. 19, 2021

PREPARED BY
PAUL J. JAEHNIG - WETLANDS & SOILS CONSULTING
P.O. BOX RIDGEFIELD, CT 06877

N.T.S.

MP - 2

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DRAWING ISSUE LOG

No.	DATE	DESCRIPTION
1	10.20.21	2ND RESUBMISSION TO PLANNING BOARD
2	11.17.21	3RD RESUBMISSION TO PLANNING BOARD
3	08.22.22	4TH RESUBMISSION TO PLANNING BOARD

REVISIONS

1 — 10.20.21 REVISIONS TO 09.22.21 PLANNING BOARD SUBMISSION BASED ON COMMENTS

2 — 11.17.21 REVISIONS TO 10.20.21 PLANNING BOARD SUBMISSION BASED ON COMMENTS

3 — 22.08.22 REVISIONS TO 11.17.21 PLANNING BOARD SUBMISSION BASED ON COMMENTS

FILENAME: MP-2.dwg

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NEW CONSTRUCTION
BITTENCOURT RESIDENCE
39 MATTHIESSEN PARK
IRVINGTON NY, 10533

NOTES
PLANNING BOARD SUBMISSION 08.22.2022

DRAWN BY: BJR
CHECKED BY: RAC
RELEASE DATE: 11.17.2021

DRAWING TITLE
EXISTING / PROPOSED GRADING & MITIGATION PLANTING PLAN

STAMP AND SIGN

DRAWING #
MP-2

39 MATTHIESSEN PARK - VIEW CORIDOR A

PARCEL ID. 2.50-17-2

39 MATTHIESSEN PARK B

PARCEL ID. 2.50-17-2

39 MATTHIESSEN PARK C

PARCEL ID. 2.50-17-2

39 MATTHIESSEN PARK D

PARCEL ID. 2.50-17-2

39 MATTHIESSEN PARK – ZONING COMPLIANCE CHART

ZONING REQUIREMENTS	ALLOWABLE	EXISTING	PROPOSED	PROPOSED CONFORMING
ZONING DISTRICT	1F-60	1F-60	1F-60	YES
LOT AREA (SF)	60,000	167,519	167,519	YES
FRONT YARD SETBACK (FT)	60	191	250	YES
SIDE YARD SETBACK 1 (FT)	30	171	148	YES
SIDE YARD SETBACK 2 (FT)	60	70	54	YES
SIDE YARD SETBACK 2 (FT)	200	86	84	YES
LOT WIDTH (FT)	200	71	71	NO
LOT DEPTH (FT)	200	483	483	YES
FLOOR AREA RATIO (SF)	10,000	5,627	6,866	YES
FAR PERCENTAGE (%)	0.125	0.030	0.040	YES
ALLOWABLE HT. (FT)	35.00	+/- 28.25	34.92'	YES
NUMBER OF STORIES	2.5	3.0	3.0	YES
LOT COVERAGE	7,148	7,091	7,138	YES
EXISTING NON CONFORMITIES TO BE REMOVED				

- POOL 23'.5' FROM PROPERTY LINE (60 FT. REAR SETBACK)
- GARAGE 25.25' FROM PROPERTY LINE (30 FT. SIDE SETBACK)
- NUMBER OF STORIES (EXISTING 3)

39 MATTHIESSEN PARK | EXISTING SITE | PHOTO KEY PLAN (PHOTOS TAKEN 01.02.21) I

PARCEL ID. 2.50-17-2

39 MATTHIESSEN PARK - REAR ELEVATION A2

PARCEL ID. 2.50-17-2

39 MATTHIESSEN PARK E

PARCEL ID. 2.50-17-2

39 MATTHIESSEN PARK F

PARCEL ID. 2.50-17-2

39 MATTHIESSEN PARK G

PARCEL ID. 2.50-17-2

39 MATTHIESSEN PARK H

PARCEL ID. 2.50-17-2

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DRAWING ISSUE LOG

No.	DATE	DESCRIPTION
1	08.18.21	1ST SUBMISSION TO PLANNING BOARD
2	09.22.21	1ST RESUBMISSION TO PLANNING BOARD
3	10.20.21	2ND RESUBMISSION TO PLANNING BOARD
4	11.05.21	1ST SUBMISSION TO ZBA
5	11.17.21	3RD RESUBMISSION TO PLANNING BOARD
6	12.06.21	1ST SUBMISSION TO ARB
7	08.22.22	4TH RESUBMISSION TO PLANNING BOARD
8	12.21.22	5TH RESUBMISSION TO PLANNING BOARD
9	02.06.23	1ST RESUBMISSION TO ARB

REVISIONS

1 10.20.21 REVISIONS TO 09.22.21 PLANNING BOARD SUBMISSION BASED ON COMMENTS

2 11.17.21 REVISIONS TO 10.20.21 PLANNING BOARD SUBMISSION BASED ON COMMENTS

3 22.08.22 REVISIONS TO 11.17.21 PLANNING BOARD SUBMISSION BASED ON COMMENTS

4 11.23.22 REVISIONS TO 22.08.22 PLANNING BOARD SUBMISSION BASED ON DESIGN CHANGES

5 12.21.22 REVISIONS TO 11.23.22 ARCHITECTURAL BOARD REVIEW SUBMISSION BASED ON DESIGN CHANGES

6 02.06.23 REVISIONS TO 12.06.21 ARCHITECTURAL BOARD REVIEW SUBMISSION BASED ON DESIGN CHANGES

FILENAME: 2018 – ARB-FIRST_SUBMISSION_120623-FINAL.dwg

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NEW CONSTRUCTION

BITTENCOURT RESIDENCE

39 MATTHIESSEN PARK
IRVINGTON NY, 10533

NOTES

ARCHITECTURAL REVIEW BOARD SUBMISSION 02.06.2023

DRAWN BY: BJR

CHECKED BY: RAC

RELEASE DATE: 12.06.2021

DRAWING TITLE

SUBJECT PROPERTY EXISTING SITE PHOTOS

STAMP AND SIGN

REGISTERED ARCHITECT ROBERT A. CARDELLO No. 027580 STATE OF NEW YORK

DRAWING #

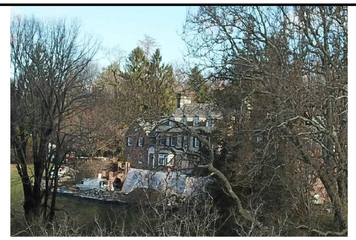
A1.00

44 MATTHIESSEN PARK 2/3

PARCEL ID. 2.40-10-9 and 2.50-17-1

41 MATTHIESSEN PARK 4

PARCEL ID. 2.40-10-6



2 FARGO LANE 5

PARCEL ID. 2.50-17-9

41C NORTH BROADWAY 6

PARCEL ID. 2.50-17-12

28 MATTHIESSEN PARK 7

PARCEL ID. 2.50-17-13

35 MATTHIESSEN PARK 8

PARCEL ID. 2.50-17-21

37 MATTHIESSEN PARK 9

PARCEL ID. 2.50-17-20

17 MATTHIESSEN PARK 10

PARCEL ID. 2.50-17-23

19 MATTHIESSEN PARK 11

PARCEL ID. 2.50-17-24

29 MATTHIESSEN PARK 12

PARCEL ID. 2.50-17-25

33 MATTHIESSEN PARK 14

PARCEL ID. 2.40-10-10

31 MATTHIESSEN PARK 13

PARCEL ID. 2.40-10-1

39 MATTHIESSEN PARK – ZONING COMPLIANCE CHART

ZONING REQUIREMENTS	ALLOWABLE	EXISTING	PROPOSED	PROPOSED CONFORMING
ZONING DISTRICT	1F-60	1F-60	1F-60	YES
LOT AREA (SF)	60,000	167,519	167,519	YES
FRONT YARD SETBACK (FT)	60	191	250	YES
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SIDE YARD SETBACK 2 (FT)	60	70	54	YES
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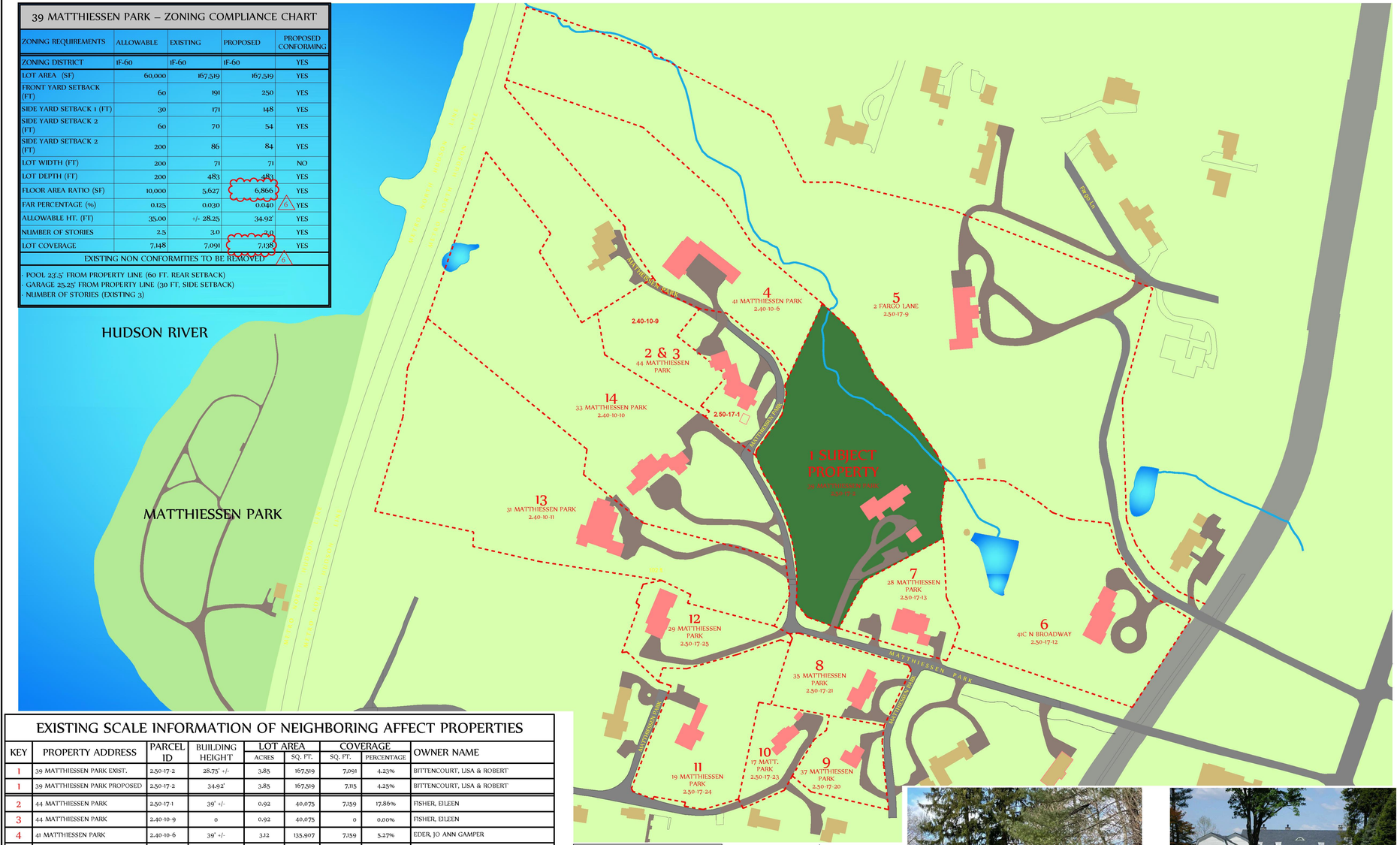
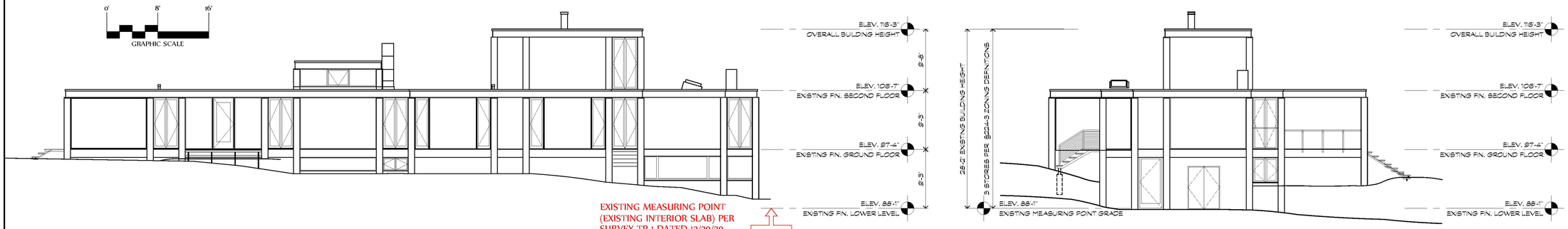
NUMBER OF STORIES	2.5	3.0	3.0	YES
LOT COVERAGE	7,148	7,091	7,138	YES
EXISTING NON CONFORMITIES TO BE REMOVED				

- POOL 23.3' FROM PROPERTY LINE (60 FT. REAR SETBACK)
- GARAGE 25.25' FROM PROPERTY LINE (30 FT. SIDE SETBACK)
- NUMBER OF STORIES (EXISTING 3)


HUDSON RIVER
MATTHIESSEN PARK
PALISADES AVENUE
PALISADES AVENUE
PALISADES AVENUE

EXISTING/DEMOLITION



EXISTING/DEMOLITION SOUTH ELEVATION A

SCALE: 1/8" = 1'-0"

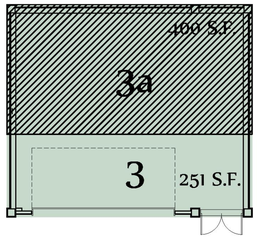
EXISTING/DEMOLITION WEST ELEVATION B

SCALE: 1/8" = 1'-0"

DRAWING NOTES:

ALL TOPOGRAPHICAL ELEVATION DATUM, WETLANDS DELINEATION, AND YARD SETBACKS ARE TAKEN FROM SURVEY TITLED "PREPARED FOR: ROBERT BITTENCOURT, 39 MATTHIESSEN PARK NORTH, IRVINGTON, NY 10533 (TAX ID: 2.50-17-2) TOPOGRAPHIC SURVEY, TP-1". DATED DECEMBER 30, 2020, REV. 6 10/11/2021 AS PREPARED BY AHNEMAN KIRBY ENGINEERS, SURVEYORS, PLANNERS, 1171 EAST PUTNAM AVENUE, RIVERSIDE, CT 06878 TEL: 203.869.7707

EXISTING CONDITIONS FLOOR AREA RATIO CALCULATIONS		
LOCATION	NUMBER	AREA
LOWER LEVEL	1	1,512 SQ.FT.
GROUND LEVEL	2	3,014 SQ.FT.
<12' CLERESTORY	2A	154 SQ.FT.
GARAGE	3	651 SQ.FT.
GARAGE EXEMPTION §264-137 (3)	3A	-400 SQ.FT.
SECOND FLOOR	4	456 SQ.FT.
TOTAL AREA		5,387 SQ.FT.
MAX. ALLOWABLE FLOOR AREA 12.5% (10,000 S.F.)		

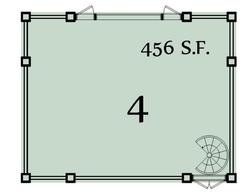


EXISTING GARAGE G

SCALE: 1/8"=1'-0" (TO BE REMOVED)

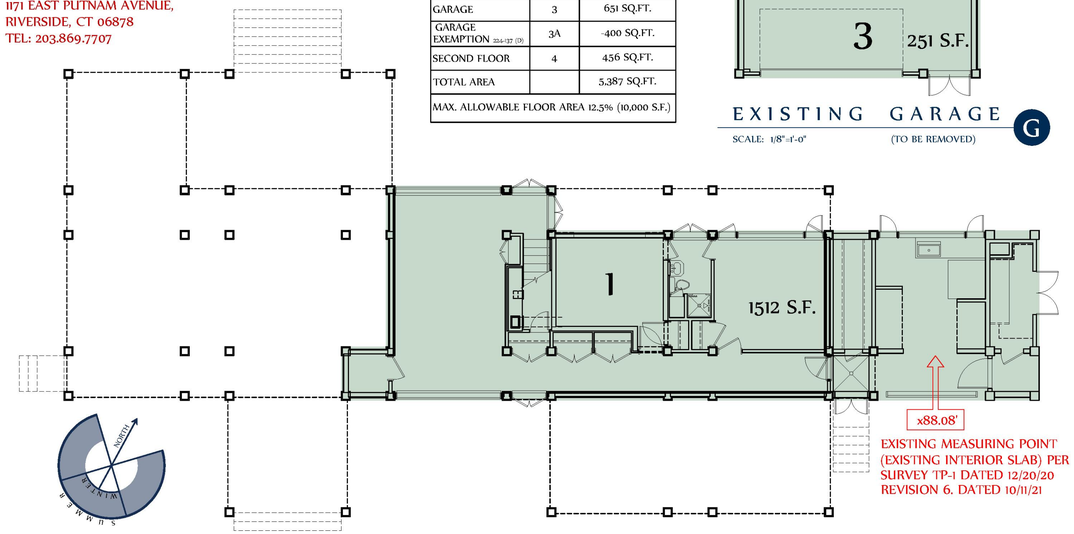
DEMOLITION NOTES

SCOPE OF DEMOLITION TO INCLUDE THE ENTIRE EXISTING SINGLE FAMILY RESIDENCE, DETACHED 2 CAR GARAGE, SWIMMING POOL, POOL DECK, CHANGING ROOM, AND ALL ASSOCIATED APPURTENANCES. REFER TO DRAWING C-1 FOR FULL SCOPE OF ALL SITE DEMOLITION WORK



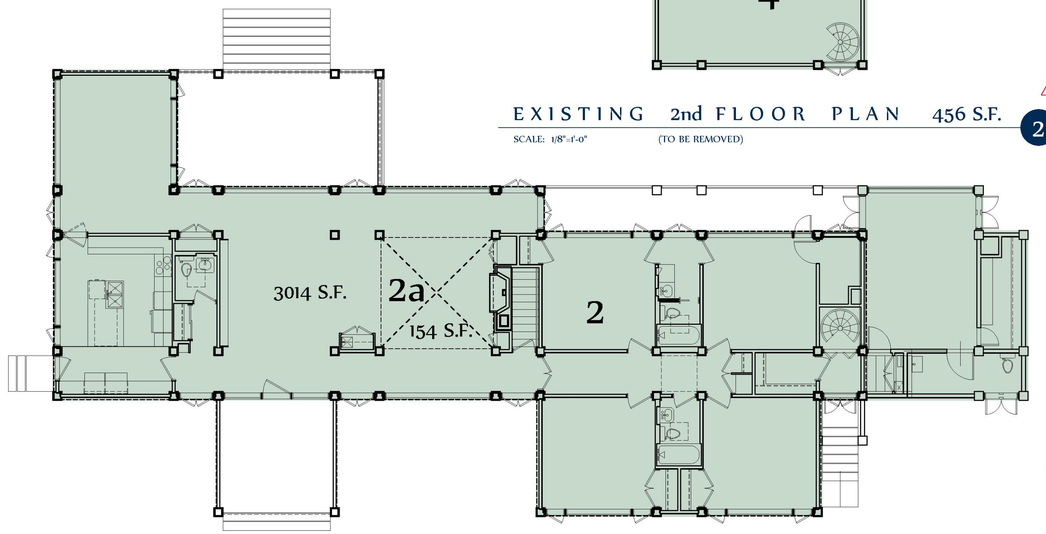
EXISTING 2nd FLOOR PLAN 456 S.F. 2

SCALE: 1/8"=1'-0" (TO BE REMOVED)



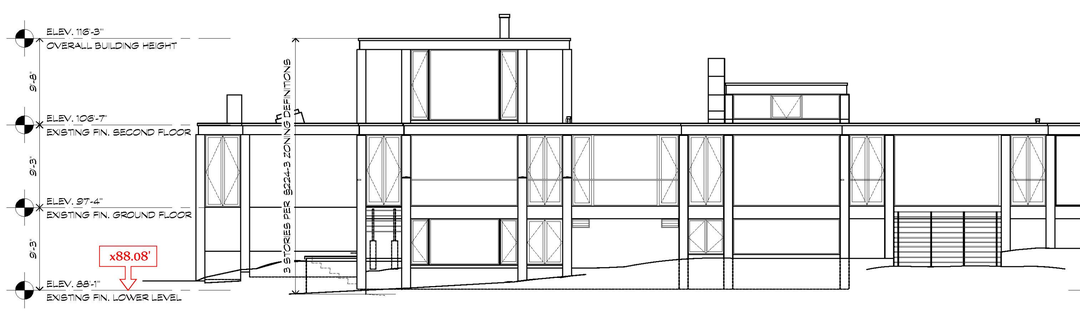
EXISTING LOWER LEVEL PLAN 1512 S.F. 0

SCALE: 1/8" = 1'-0"



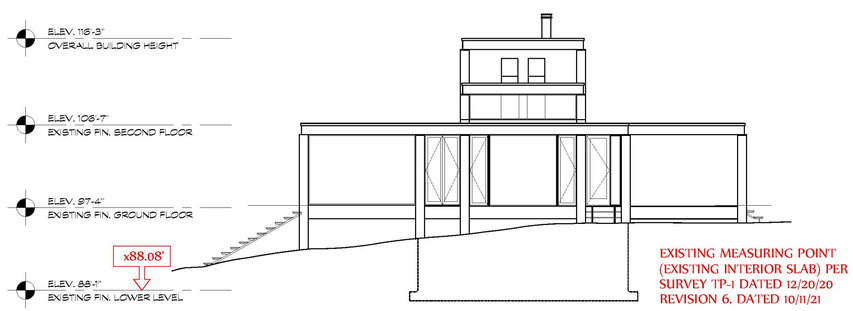
EXISTING/DEMOLITION GROUND LEVEL PLAN 3014 S.F. 1

SCALE: 1/8" = 1'-0"



EXISTING/DEMOLITION NORTH ELEVATION C

SCALE: 1/8" = 1'-0"



EXISTING/DEMOLITION EAST ELEVATION D

SCALE: 1/8" = 1'-0"

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6 WEST PUTNAM AVENUE | GREENWICH, CT | 06830
TEL: 203 853 2524

DRAWING ISSUE LOG

No.	DATE	DESCRIPTION
1	08.18.21	1ST SUBMISSION TO PLANNING BOARD
2	09.22.21	1ST RESUBMISSION TO PLANNING BOARD
3	10.20.21	2ND RESUBMISSION TO PLANNING BOARD
4	11.05.21	1ST SUBMISSION TO ZBA
5	11.17.21	3RD RESUBMISSION TO PLANNING BOARD
6	12.06.21	1ST SUBMISSION TO ARB
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9	02.06.23	1ST RESUBMISSION TO ARB

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6 02.06.23 REVISIONS TO 12.06.21 ARCHITECTURAL BOARD REVIEW SUBMISSION BASED ON DESIGN CHANGES

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NEW CONSTRUCTION

BITTENCOURT RESIDENCE

39 MATTHIESSEN PARK
IRVINGTON NY, 10533

NOTES

ARCHITECTURAL REVIEW BOARD SUBMISSION 02.06.2023

DRAWN BY: BJR

CHECKED BY: RAC

RELEASE DATE: 12.06.2021

DRAWING TITLE

EXISTING / DEMOLITION FLOOR PLANS AND EXTERIOR ELEVATIONS

STAMP AND SIGN

DRAWING #

D2.00

PROPOSED RENDERING FROM THE SOUTH (12.06.2021)

SCALE: NOT TO SCALE

R1

PROPOSED RENDERING FROM THE SOUTH

SCALE: NOT TO SCALE

R1.1

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NEW CONSTRUCTION
BITTENCOURT RESIDENCE
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IRVINGTON NY, 10533

NOTES
ARCHITECTURAL REVIEW BOARD SUBMISSION 02.06.2023

DRAWN BY: BJR
CHECKED BY: RAC
RELEASE DATE: 12.06.2021

DRAWING TITLE
RENDERING FROM THE SOUTH W/ PROPOSED REVISIONS

STAMP AND SIGN

REGISTERED ARCHITECT ROBERT A. CARDELLO No. 027585 STATE OF NEW YORK

DRAWING #
R3.00

PROPOSED RENDERING FROM THE NORTH (12.06.2021)

SCALE: NOT TO SCALE

R2

PROPOSED RENDERING FROM THE NORTH

SCALE: NOT TO SCALE

R2.

ROBERT A. CARDELLO
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NEW CONSTRUCTION

BITTENCOURT RESIDENCE

39 MATTHIESSEN PARK
IRVINGTON NY, 10533

NOTES

ARCHITECTURAL REVIEW BOARD SUBMISSION 02.06.2023

DRAWN BY: BJR

CHECKED BY: RAC

RELEASE DATE: 12.06.2021

DRAWING TITLE

RENDERING FROM THE NORTH WITH PROPOSED REVISIONS

STAMP AND SIGN

REGISTERED ARCHITECT ROBERT A. CARDELLO JR. No. 027585 STATE OF NEW YORK

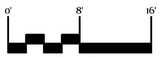
DRAWING #

R3.01

39 MATTHIESSEN PARK – ZONING COMPLIANCE CHART

ZONING REQUIREMENTS	ALLOWABLE	EXISTING	PROPOSED	PROPOSED CONFORMING
ZONING DISTRICT	1F-60	1F-60	1F-60	YES
LOT AREA (SF)	60,000	167,519	167,519	YES
FRONT YARD SETBACK (FT)	60	191	250	YES
SIDE YARD SETBACK 1 (FT)	30	171	148	YES
SIDE YARD SETBACK 2 (FT)	60	70	54	YES
SIDE YARD SETBACK 2 (FT)	200	86	84	YES
LOT WIDTH (FT)	200	71	71	NO
LOT DEPTH (FT)	200	483	483	YES
FLOOR AREA RATIO (SF)	10,000	5,627	6,866	YES
FAR PERCENTAGE (%)	0.125	0.030	0.040 / 6	YES
ALLOWABLE HT. (FT)	35.00	+/- 28.25	34.92'	YES
NUMBER OF STORIES	2.5	3.0	2.9	YES
LOT COVERAGE	7,148	7,091	7,138	YES
EXISTING NON CONFORMITIES TO BE REMOVED / 6				

- POOL 23.5' FROM PROPERTY LINE (60 FT. REAR SETBACK)
- GARAGE 25.25' FROM PROPERTY LINE (30 FT, SIDE SETBACK)
- NUMBER OF STORIES (EXISTING 3)



GRAPHIC SCALE

CODE COMPLIANCE

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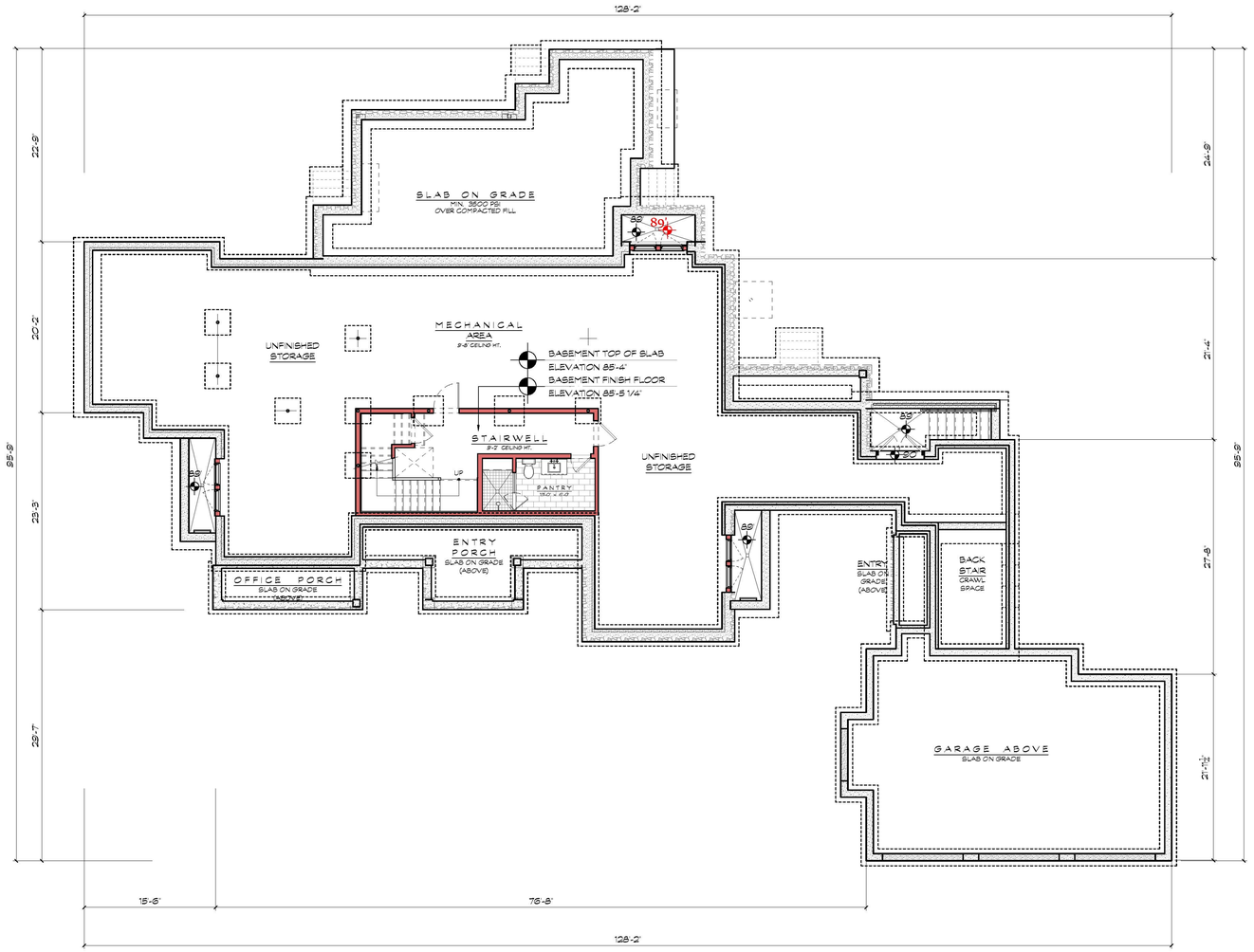

PROPOSED BASEMENT PLAN

B

SCALE: 1/8" = 1'-0"

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NEW CONSTRUCTION
BITTENCOURT RESIDENCE
39 MATTHIESSEN PARK
IRVINGTON NY, 10533

NOTES
ARCHITECTURAL REVIEW BOARD SUBMISSION 02.06.2023

DRAWN BY: BJR
CHECKED BY: RAC
RELEASE DATE: 12.06.2021

DRAWING TITLE
PROPOSED BASEMENT PLAN W/ EXISTING FOOTPRINT

STAMP AND SIGN

REGISTERED ARCHITECT ROBERT A. CARDELLO JR. No. 027585 STATE OF NEW YORK

DRAWING #
A2.00

39 MATTHIESSEN PARK – ZONING COMPLIANCE CHART

ZONING REQUIREMENTS	ALLOWABLE	EXISTING	PROPOSED	PROPOSED CONFORMING
ZONING DISTRICT	1F-60	1F-60	1F-60	YES
LOT AREA (SF)	60,000	167,519	167,519	YES
FRONT YARD SETBACK (FT)	60	191	250	YES
SIDE YARD SETBACK 1 (FT)	30	171	148	YES
SIDE YARD SETBACK 2 (FT)	60	70	54	YES
SIDE YARD SETBACK 2 (FT)	200	86	84	YES
LOT WIDTH (FT)	200	71	71	NO
LOT DEPTH (FT)	200	483	483	YES
FLOOR AREA RATIO (SF)	10,000	5,627	6,866	YES
FAR PERCENTAGE (%)	0.125	0.030	0.040	YES
ALLOWABLE HT. (FT)	35.00	+/- 28.25	34.92'	YES
NUMBER OF STORIES	2.5	3.0	2.0	YES
LOT COVERAGE	7,148	7,091	7,138	YES
EXISTING NON CONFORMITIES TO BE REMOVED				

- POOL 23'.5' FROM PROPERTY LINE (60 FT. REAR SETBACK)
- GARAGE 25.25' FROM PROPERTY LINE (30 FT. SIDE SETBACK)
- NUMBER OF STORIES (EXISTING 3)

CODE COMPLIANCE

1. ALL WORK SHALL BE PERFORMED IN CONFORMANCE THE 2020 RESIDENTIAL CODE OF NEW YORK STATE, AND ALL GOVERNING LOCAL CODES AND REGULATIONS.

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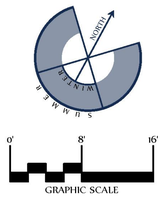
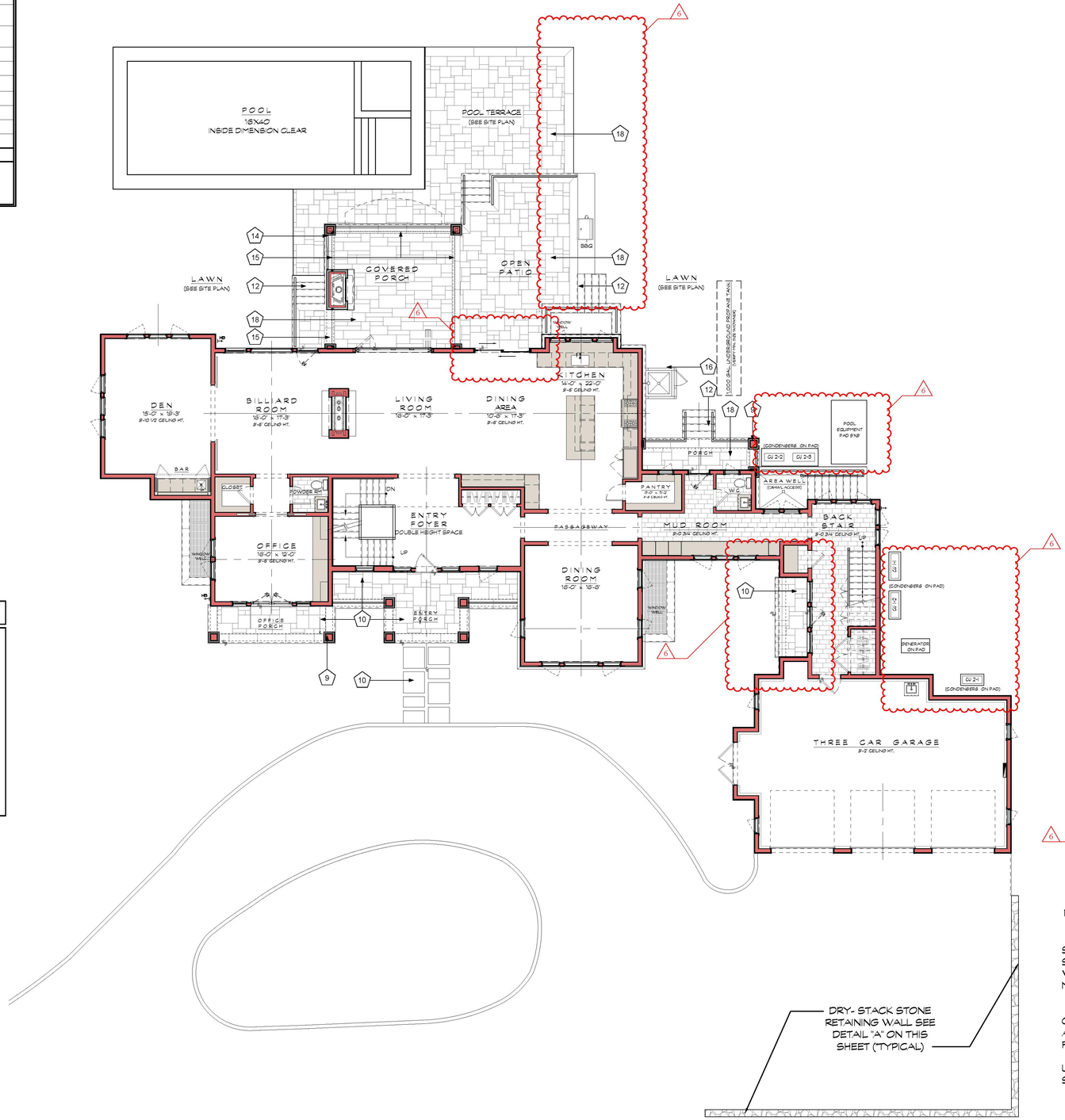




PROPOSED FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

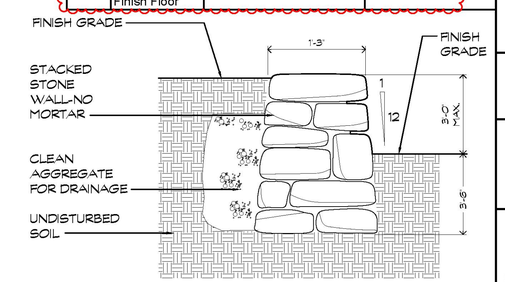
1

GENERAL POOL NOTES

1. POOL DESIGN SHALL CONFORM TO THE REQUIREMENTS OF SECTION R326 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.
2. A TEMPORARY POOL BARRIER SHALL COMPLETELY SURROUND THE SWIMMING POOL DURING CONSTRUCTION UNTIL A PERMANENT BARRIER IS PROVIDED. THE TEMPORARY BARRIER SHALL BE A MINIMUM OF 48" IN HEIGHT.
3. REFER TO SITE PLANS FOR PERMANENT BARRIER IN CONFORMANCE WITH THE VILLAGE OF IRVINGTON CODE, MIN. 5'-0" TO MAX. 6'-6"" HEIGHT
4. POOL COVER MUST BE CAPABLE OF SUPPORTING A MINIMUM DEAD WEIGHT OF 200 LBS WHEN FASTENED OR LOCKED IN PLACE OVER SWIMMING POOL
5. THE POOL COVER MUST FULLY COVER POOL WHEN NOT IN USE AND DURING THE PERIOD OF NOVEMBER 1 THROUGH MARCH 31
6. ALL GATES TO BE SELF-CLOSING AND SELF-LATCHING
7. ALL DOORS AND WINDOWS WITH ACCESS TO THE POOL TO BE ALARMED AS PER NYS CODE §R326.4.2.8 AND ALL GOVERNING LOCAL REGULATIONS.
8. POOL WATER IS TO BE DE-CHLORINATED PRIOR TO DRAW-DOWN. REFER TO CIVIL DRAWINGS FOR POOL DRAINAGE LOCATION
9. NO EXPOSED ELECTRICAL WIRES SHALL BE CLOSER THAN 5 FEET HORIZONTALLY, NOR LOWER THAN 10 FEET ABOVE GROUND, TO THE EDGE OF THE SWIMMING POOL.
10. ALL OUTDOOR LIGHTING AT SWIMMING POOL SHALL BE IN CONFORMANCE WITH VILLAGE ZONING CODE §224-35 AND SHALL NOT BE OPERATED BETWEEN THE HOURS OF 11:00 P.M. AND 7:00 A.M.

Exterior Materials Schedule

KEY	Location	Material	Color
1	Exterior Finish Siding	Synthetic wood looking shingles + Stone	Gray
2	Roof	Composite Roof Shakes	Dark Gray
3	Porch Roof (front and Back of the house)	Metal Roof	Gray
4	Fireplace Chimney	Chimney and Building Stone Veneer	Byram Black – Ashlar Pattern
5	Gutter and Leaders	Galvanized Steel	Silver
6	Windows & Terrace Doors	Composite and Fiberglass + Glass	White
7	Main Door	Solid Custom Wood	Brown
8	Garage Door	Composite + Glass	White
9	Columns, Trims, Horizontal Banding, Moldings, Eaves, Rakes	Composite	White
10	Front and Rear Porch Finish Floor	Bluestone	Gray
11	Terrace Finish Floor	Bluestone	Gray
12	Terrace Steps	Stone Veneer + Bluestone	Gray
13	Covered Terrace Ceiling	Composite Boards	White
14	Railings	Stainless Steel Cable + IPE Wood	Silver + Brown
15	Covered Porch Screen	Motorized Retractable Screen	Black
16	Outdoor Shower Enclosure	Cedar Wood	White
17	Retaining Walls	Dry-Stack Stone	Byram Black – Ashlar Pattern
18	Pool Terrace,Covered Porch, & Open Patio Finish Floor	Porcelain pavers with bluestone border & steps	Gray



DRY-STACK STONE RETAINING WALL DETAIL

SCALE: 1/8" = 1'-0"

A

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IRVINGTON NY, 10533

NOTES
ARCHITECTURAL REVIEW BOARD SUBMISSION 02.06.2023

DRAWN BY: BJR
CHECKED BY: RAC
RELEASE DATE: 12.06.2021

DRAWING TITLE
PROPOSED FIRST FLOOR PLAN

STAMP AND SIGN

REGISTERED ARCHITECT CARDELLO No. 027586 STATE OF NEW YORK

DRAWING #
A2.01

39 MATTHIESSEN PARK – ZONING COMPLIANCE CHART

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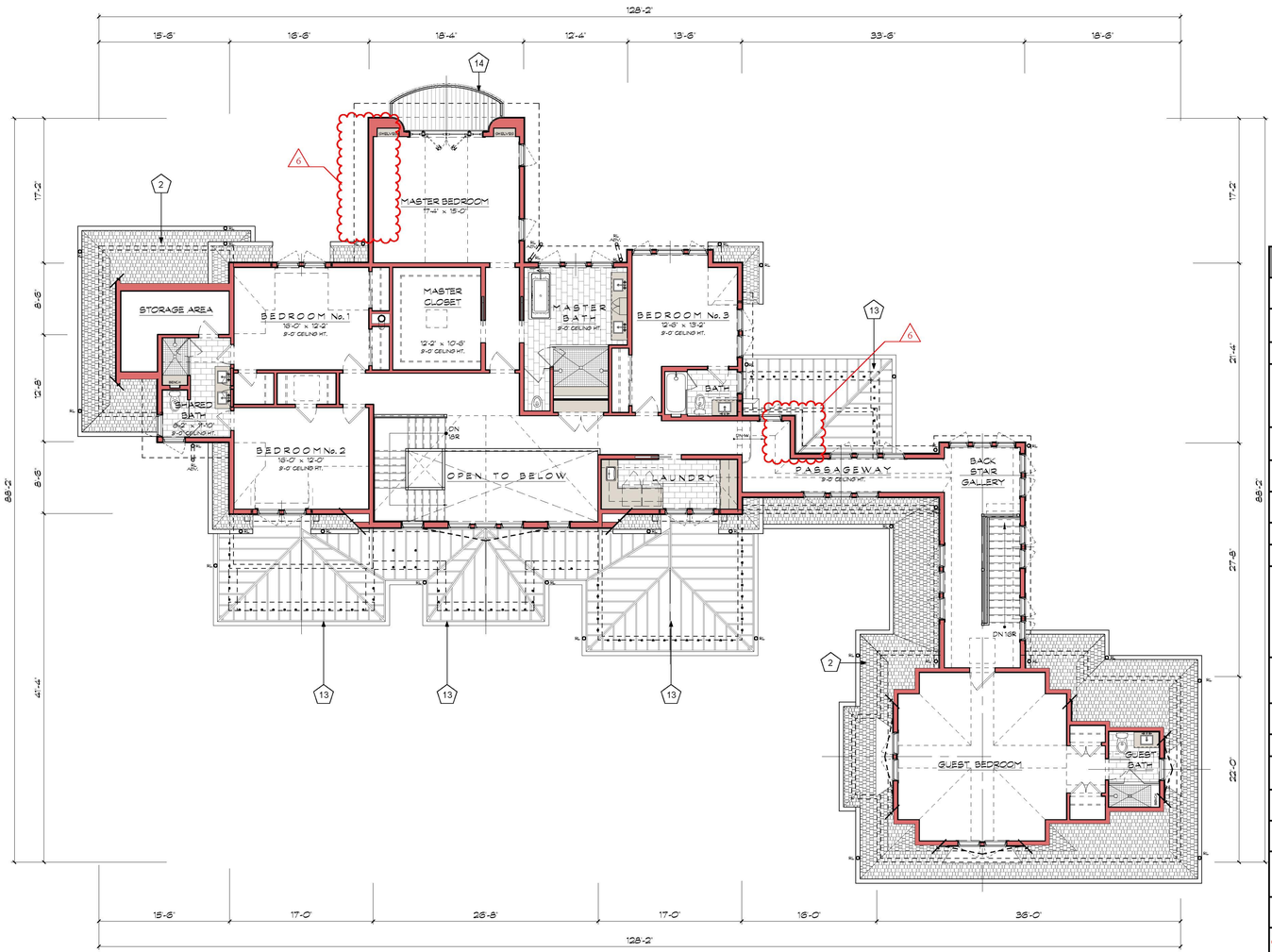

PROPOSED SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

2

0' 8' 16'

GRAPHIC SCALE

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4	Fireplace Chimney	Chimney and Building Stone Veneer	Byram Black – Ashlar Pattern
5	Gutter and Leaders	Galvanized Steel	Silver
6	Windows & Terrace Doors	Composite and Fiberglass + Glass	White
7	Main Door	Solid Custom Wood	Brown
8	Garage Door	Composite + Glass	White
9	Columns, Trims, Horizontal Banding, Moldings, Eaves, Rakes	Composite	White
10	Front Porch Finish Floor	Bluestone	Gray
11	Terrace Finish Floor	Bluestone	Gray
12	Terrace Steps	Stone Veneer + Bluestone	Gray
13	Covered Terrace Ceiling	Composite Boards	White
14	Railings	Stainless Steel Cable + IPE Wood	Silver + Brown
15	Covered Porch Screen	Motorized Retractable Screen	Black
16	Outdoor Shower Enclosure	Cedar Wood	White
17	Retaining Walls	Dry-Stack Stone	Byram Black – Ashlar Pattern
18	Pool Terrace,Covered Porch, & Open Patio Finish Floor	Porcelain pavers with bluestone border & steps	Gray

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TEL: 203 853 2524

DRAWING ISSUE LOG

No.	DATE	DESCRIPTION
1	08.18.21	1ST SUBMISSION TO PLANNING BOARD
2	09.22.21	1ST RESUBMISSION TO PLANNING BOARD
3	10.20.21	2ND RESUBMISSION TO PLANNING BOARD
4	11.05.21	1ST SUBMISSION TO ZBA
5	11.17.21	3RD RESUBMISSION TO PLANNING BOARD
6	12.06.21	1ST SUBMISSION TO ARB
7	08.22.22	4TH RESUBMISSION TO PLANNING BOARD
8	12.21.22	5TH RESUBMISSION TO PLANNING BOARD
9	02.06.23	1ST RESUBMISSION TO ARB

REVISIONS

1 10.20.21 REVISIONS TO 09.22.21 PLANNING BOARD SUBMISSION BASED ON COMMENTS

2 11.17.21 REVISIONS TO 10.20.21 PLANNING BOARD SUBMISSION BASED ON COMMENTS

3 22.08.22 REVISIONS TO 11.17.21 PLANNING BOARD SUBMISSION BASED ON COMMENTS

4 11.23.22 REVISIONS TO 22.08.22 PLANNING BOARD SUBMISSION BASED ON DESIGN CHANGES

5 12.21.22 REVISIONS TO 11.23.22 ARCHITECTURAL BOARD REVIEW SUBMISSION BASED ON DESIGN CHANGES

6 02.06.23 REVISIONS TO 12.06.21 ARCHITECTURAL BOARD REVIEW SUBMISSION BASED ON DESIGN CHANGES

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BITTENCOURT RESIDENCE

39 MATTHIESSEN PARK
IRVINGTON NY, 10533

NOTES

ARCHITECTURAL REVIEW BOARD SUBMISSION 02.06.2023

DRAWN BY: BJR
CHECKED BY: RAC
RELEASE DATE: 12.06.2021

DRAWING TITLE

PROPOSED SECOND FLOOR PLAN W/ EXISTING FOOTPRINT

STAMP AND SIGN

REGISTERED ARCHITECT CARDELLO No. 027582 STATE OF NEW YORK

DRAWING #

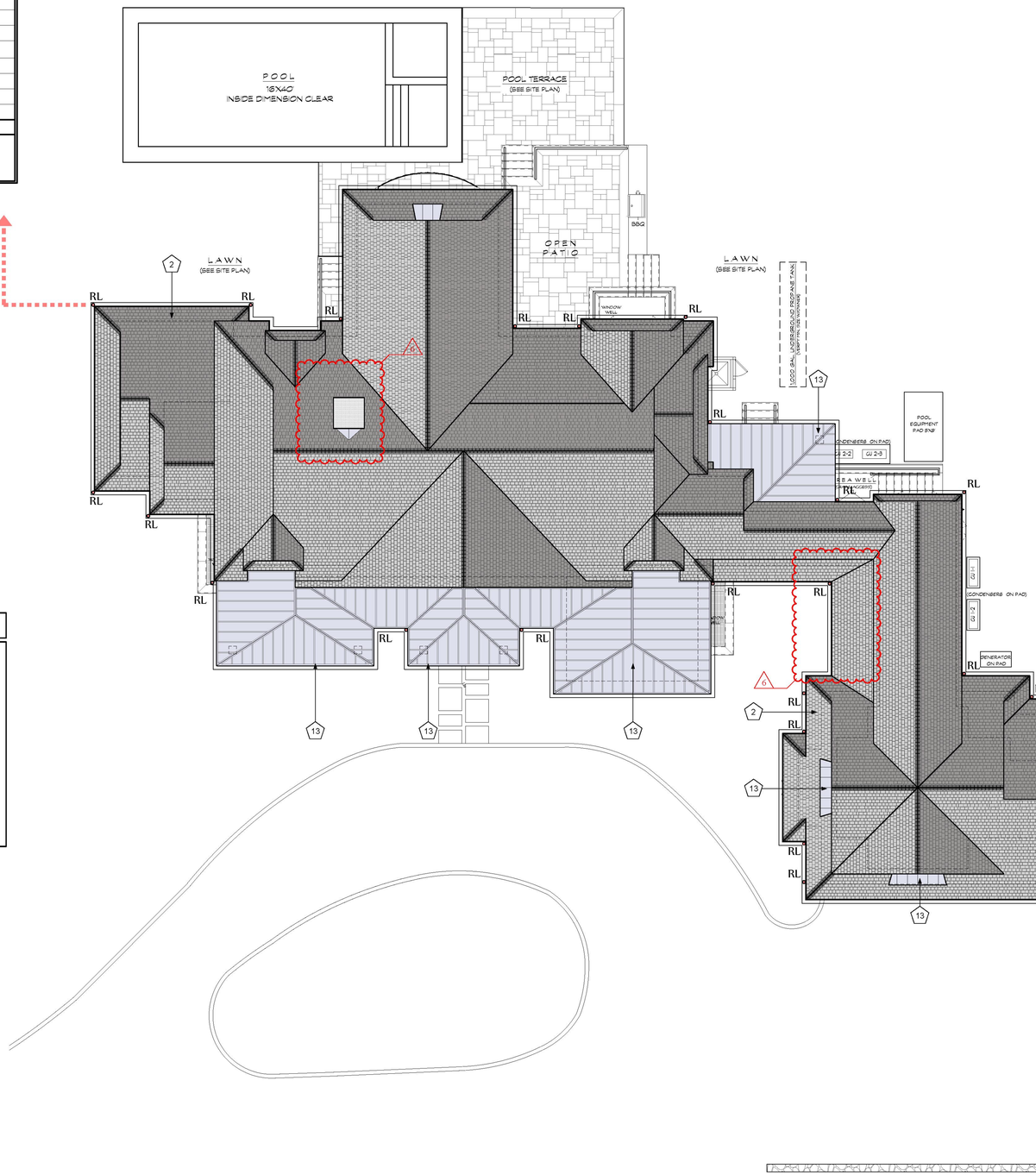
A2.02

39 MATTHIESSEN PARK – ZONING COMPLIANCE CHART

ZONING REQUIREMENTS	ALLOWABLE	EXISTING	PROPOSED	PROPOSED CONFORMING
ZONING DISTRICT	1F-60	1F-60	1F-60	YES
LOT AREA (SF)	60,000	167,519	167,519	YES
FRONT YARD SETBACK (FT)	60	191	250	YES
SIDE YARD SETBACK 1 (FT)	30	171	148	YES
SIDE YARD SETBACK 2 (FT)	60	70	54	YES
SIDE YARD SETBACK 2 (FT)	200	86	84	YES
LOT WIDTH (FT)	200	71	71	NO
LOT DEPTH (FT)	200	483	483	YES
FLOOR AREA RATIO (SF)	10,000	5,627	6,866	YES
FAR PERCENTAGE (%)	0.125	0.030	0.040	YES
ALLOWABLE HT. (FT)	35.00	+/- 28.25	34.92'	YES
NUMBER OF STORIES	2.5	3.0	2.9	YES
LOT COVERAGE	7,148	7,091	7,138	YES
EXISTING NON CONFORMITIES TO BE REMOVED				

- POOL 23.5' FROM PROPERTY LINE (60 FT. REAR SETBACK)
- GARAGE 25.25' FROM PROPERTY LINE (30 FT, SIDE SETBACK)
- NUMBER OF STORIES (EXISTING 3)

RAIN LEADER SYSTEM COLLECTED AND DISCHARCGED BELOW GRADE TO INFILTRATION SYSTEM (SEE CIVIL DRAWINGS)



CODE COMPLIANCE

1. ALL WORK SHALL BE PERFORMED IN CONFORMANCE THE 2020 RESIDENTIAL CODE OF NEW YORK STATE, AND ALL GOVERNING LOCAL CODES AND REGULATIONS.

2. ALL WORK SHALL BE PERFORMED IN CONFORMANCE THE 2020 RESIDENTIAL ENERGY CODE OF NEW YORK STATE, AND ALL GOVERNING LOCAL CODES AND REGULATIONS.

Exterior Materials Schedule

KEY	Location	Material	Color
1	Exterior Finish Siding	Synthetic wood looking shingles + Stone	Gray
2	Roof	Composite Roof Shakes	Dark Gray
3	Porch Roof (front and Back of the house)	Metal Roof	Gray
4	Fireplace Chimney	Chimney and Building Stone Veneer	Byram Black – Ashlar Pattern
5	Gutter and Leaders	Galvanized Steel	Silver
6	Windows & Terrace Doors	Composite and Fiberglass + Glass	White
7	Main Door	Solid Custom Wood	Brown
8	Garage Door	Composite + Glass	Whte
9	Columns, Trims, Horizontal Banding, Moldings, Eaves, Rakes	Composite	White
10	Front and Rear Porch Finish Floor	Bluestone	Gray
11	Terrace Finish Floor	Bluestone	Gray
12	Terrace Steps	Stone Veneer + Bluestone	Gray
13	Covered Terrace Ceiling	Composite Boards	White
14	Railings	Stainless Steel Cable + IPE Wood	Silver + Brown
15	Covered Porch Screen	Motorized Retractable Screen	Black
16	Outdoor Shower Enclosure	Cedar Wood	White
17	Retaining Walls	Dry-Stack Stone	Byram Black – Ashlar Pattern
18	Pool Terrace,Covered Porch, & Open Patio Finish Floor	Porcelain pavers with bluestone border & steps	Gray

PROPOSED ROOF PLAN WITH RAIN LEADER LOCATIONS

SCALE: 1/8" = 1'-0"

3

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NEW CONSTRUCTION

BITTENCOURT RESIDENCE

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IRVINGTON NY, 10533

NOTES

ARCHITECTURAL REVIEW BOARD SUBMISSION 02.06.2023

DRAWN BY: BJR

CHECKED BY: RAC

RELEASE DATE: 09.12.2021

DRAWING TITLE

PROPOSED ROOF PLAN W/ ROOF LEADER LOCATIONS

STAMP AND SIGN

REGISTERED ARCHITECT ROBERT A. CARDELLO No. 027182 STATE OF NEW YORK

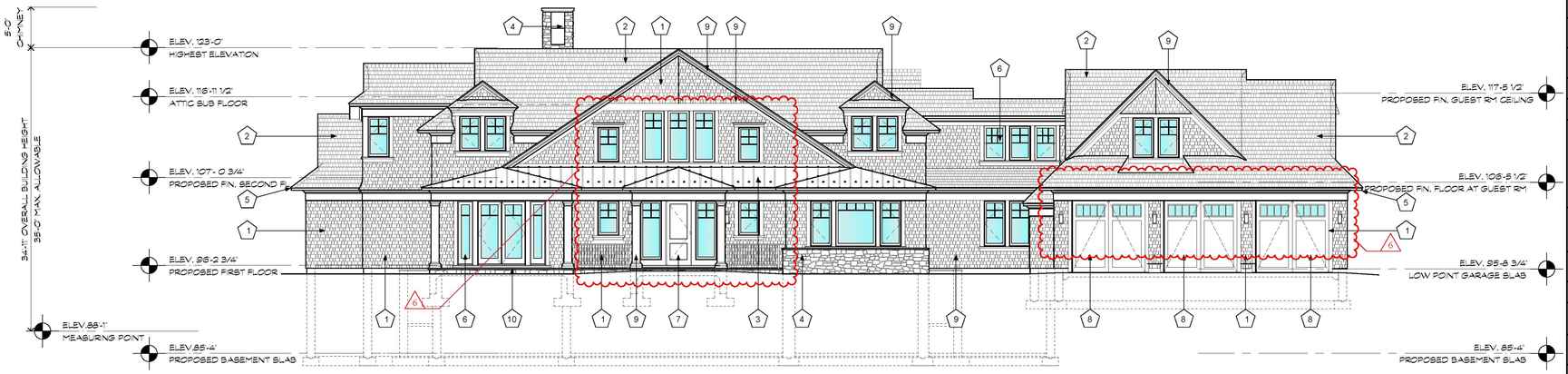
DRAWING #

A2.03

PREVIOUSLY APPROVED FRONT (SOUTH) ELEVATION (12.06.21)

1

SCALE: 1/8" = 1'-0"



PROPOSED FRONT (SOUTH) ELEVATION

(WINDOW LIGHT CUTS WERE REVISED/ REDUCED)

1.1

SCALE: 1/8" = 1'-0"

Exterior Materials Schedule

KEY	Location	Material	Color
1	Exterior Finish Siding	Synthetic wood looking shingles + Stone	Gray
2	Roof	Composite Roof Shakes	Dark Gray
3	Porch Roof (front and Back of the house)	Metal Roof	Gray
4	Fireplace Chimney	Chimney and Building Stone Veneer	Byram Black – Ashlar Pattern
5	Gutter and Leaders	Galvanized Steel	Silver
6	Windows & Terrace Doors	Composite and Fiberglass + Glass	White
7	Main Door	Solid Custom Wood	Brown
8	Garage Door	Composite + Glass	White
9	Columns, Trims, Horizontal Banding, Moldings, Eaves, Rakes	Composite	White
10	Front and Rear Porch Finish Floor	Bluestone	Gray
11	Terrace Finish Floor	Bluestone	Gray
12	Terrace Steps	Stone Veneer + Bluestone	Gray
13	Covered Terrace Ceiling	Composite Boards	White
14	Railings	Stainless Steel Cable + IPE Wood	Silver + Brown
15	Covered Porch Screen	Motorized Retractable Screen	Black
16	Outdoor Shower Enclosure	Cedar Wood	White
17	Retaining Walls	Dry-Stack Stone	Byram Black – Ashlar Pattern
18	Pool Terrace,Covered Porch, & Open Patio Finish Floor	Porcelain pavers with bluestone border & steps	Gray

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NOTES
ARCHITECTURAL REVIEW BOARD SUBMISSION 02.06.2023

DRAWN BY: BJR
CHECKED BY: RAC
RELEASE DATE: 12.06.2021

DRAWING TITTLE
PROPOSED SOUTH EXTERIOR ELEVATIONS

STAMP AND SIGN

REGISTERED ARCHITECT ROBERT A. CARDELLO 027035 STATE OF NEW YORK

DRAWING #
A3.00

PREVIOUSLY APPROVED SIDE (EAST) ELEVATION (12.06.21) 2

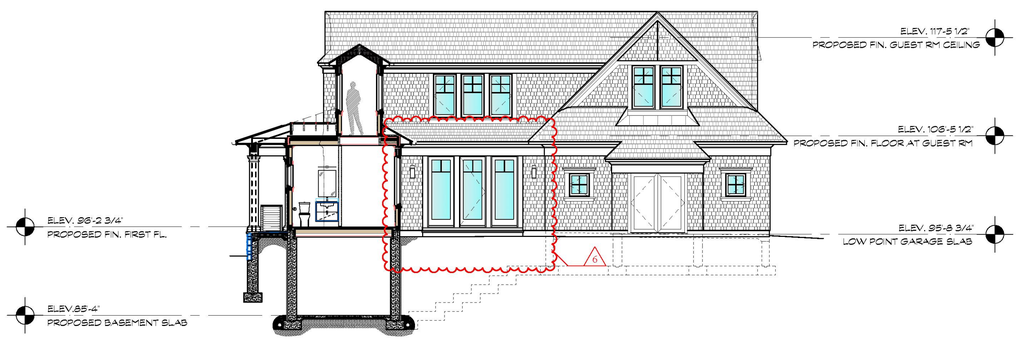
SCALE: 1/8" = 1'-0"

PROPOSED SIDE (EAST) ELEVATION (WINDOW LIGHT CUTS WERE REVISED/ REDUCED) 2.1

SCALE: 1/8" = 1'-0"

PREVIOUSLY APPROVED SIDE (EAST) ELEVATION (12.16.21) 2.2

SCALE: 1/8" = 1'-0"



PROPOSED SIDE (EAST) ELEVATION 2.3

SCALE: 1/8" = 1'-0"

Exterior Materials Schedule

KEY	Location	Material	Color
1	Exterior Finish Siding	Synthetic wood looking shingles + Stone	Gray
2	Roof	Composite Roof Shakes	Dark Gray
3	Porch Roof (front and Back of the house)	Metal Roof	Gray
4	Fireplace Chimney	Chimney and Building Stone Veneer	Byram Black – Ashlar Pattern
5	Gutter and Leaders	Galvanized Steel	Silver
6	Windows & Terrace Doors	Composite and Fiberglass + Glass	White
7	Main Door	Solid Custom Wood	Brown
8	Garage Door	Composite + Glass	White
9	Columns, Trims, Horizontal Banding, Moldings, Eaves, Rakes	Composite	White
10	Front and Rear Porch Finish Floor	Bluestone	Gray
11	Terrace Finish Floor	Bluestone	Gray
12	Terrace Steps	Stone Veneer + Bluestone	Gray
13	Covered Terrace Ceiling	Composite Boards	White
14	Railings	Stainless Steel Cable + IPE Wood	Silver + Brown
15	Covered Porch Screen	Motorized Retractable Screen	Black
16	Outdoor Shower Enclosure	Cedar Wood	White
17	Retaining Walls	Dry-Stack Stone	Byram Black – Ashlar Pattern
18	Pool Terrace,Covered Porch, & Open Patio Finish Floor	Porcelain pavers with bluestone border & steps	Gray

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REVISIONS

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IRVINGTON NY, 10533

NOTES
ARCHITECTURAL REVIEW BOARD SUBMISSION 02.06.2023

DRAWN BY: BJR
CHECKED BY: RAC
RELEASE DATE: 12.06.2021

DRAWING TITLE
PROPOSED EAST EXTERIOR ELEVATIONS

STAMP AND SIGN

REGISTERED ARCHITECT ROBERT A. CARDELLO No. 027586 STATE OF NEW YORK

DRAWING #
A3.01

PREVIOUSLY APPROVED REAR (NORTH) ELEVATION (12.06.21)

3

SCALE: 1/8" = 1'-0"

PROPOSED REAR (NORTH) ELEVATION (WINDOW LIGHT CUTS WERE REVISED/ REDUCED)

3.1

SCALE: 1/8" = 1'-0"

Exterior Materials Schedule

KEY	Location	Material	Color
1	Exterior Finish Siding	Synthetic wood looking shingles + Stone	Gray
2	Roof	Composite Roof Shakes	Dark Gray
3	Porch Roof (front and Back of the house)	Metal Roof	Gray
4	Fireplace Chimney	Chimney and Building Stone Veneer	Byram Black – Ashlar Pattern
5	Gutter and Leaders	Galvanized Steel	Silver
6	Windows & Terrace Doors	Composite and Fiberglass + Glass	White
7	Main Door	Solid Custom Wood	Brown
8	Garage Door	Composite + Glass	White
9	Columns, Trims, Horizontal Banding, Moldings, Eaves, Rakes	Composite	White
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11	Terrace Finish Floor	Bluestone	Gray
12	Terrace Steps	Stone Veneer + Bluestone	Gray
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14	Railings	Stainless Steel Cable + IPE Wood	Silver + Brown
15	Covered Porch Screen	Motorized Retractable Screen	Black
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17	Retaining Walls	Dry-Stack Stone	Byram Black – Ashlar Pattern
18	Pool Terrace,Covered Porch, & Open Patio Finish Floor	Porcelain pavers with bluestone border & steps	Gray

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NOTES
ARCHITECTURAL REVIEW BOARD SUBMISSION 02.06.2023

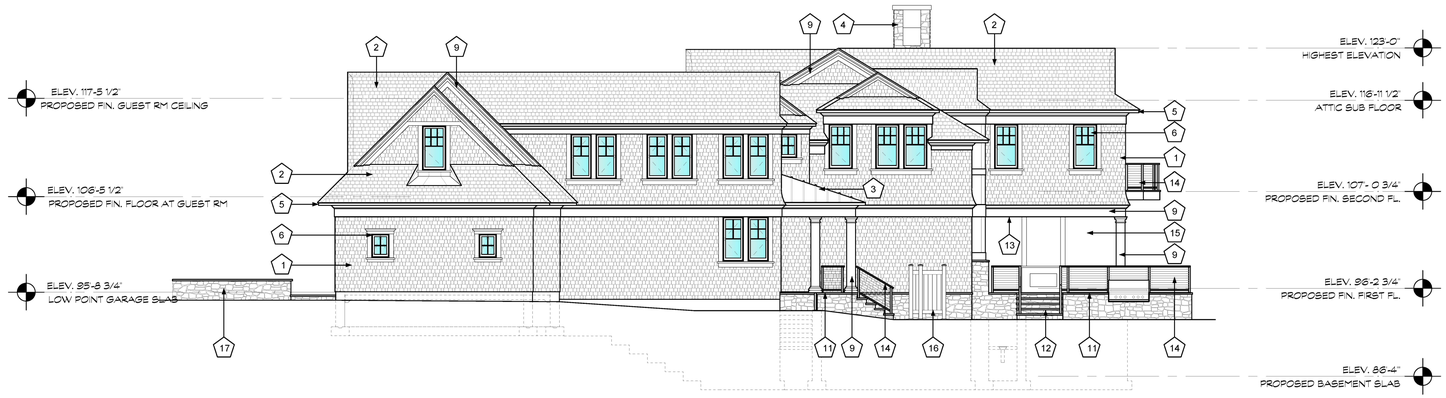
DRAWN BY: BJR
CHECKED BY: RAC
RELEASE DATE: 12.06.2021

DRAWING TITLE
PROPOSED NORTH EXTERIOR ELEVATIONS

STAMP AND SIGN

REGISTERED ARCHITECT ROBERT A. CARDELLO No. 027585 STATE OF NEW YORK

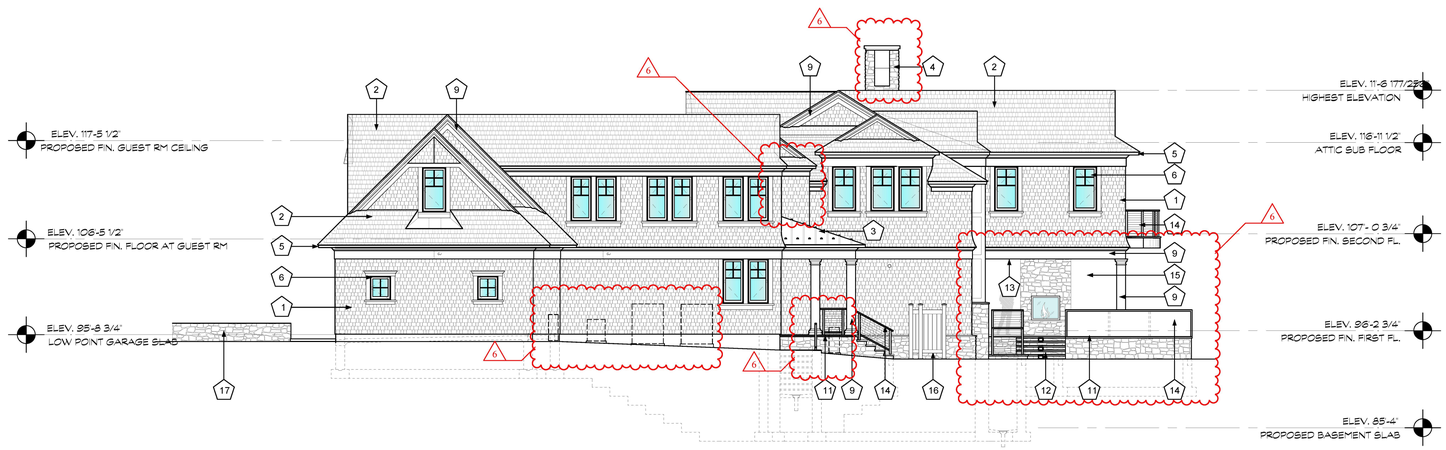
DRAWING #
A3.02



PREVIOUSLY APPROVED SIDE (WEST) ELEVATION (12.06.21)

4

SCALE: 1/8" = 1'-0"



PROPOSED SIDE (WEST) ELEVATION

(WINDOW LIGHT CUTS WERE REVISED/ REDUCED)

4.1

SCALE: 1/8" = 1'-0"

Exterior Materials Schedule

KEY	Location	Material	Color
1	Exterior Finish Siding	Synthetic wood looking shingles + Stone	Gray
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IRVINGTON NY, 10533

NOTES
ARCHITECTURAL REVIEW BOARD SUBMISSION 02.06.2023

DRAWN BY: BJR
CHECKED BY: RAC
RELEASE DATE: 12.06.2021

DRAWING TITLE
PROPOSED WEST EXTERIOR ELEVATIONS

STAMP AND SIGN

REGISTERED ARCHITECT ROBERT A. CARDELLO No. 027585 STATE OF NEW YORK

DRAWING #
A3.03

DETAILS

- FINISH: BLACK
- MATERIAL: COMPOSITE
- SHADE MATERIAL: CLEAR SEEDED GLASS
- DIMMABLE - CL TYPE DIMMER
- DARK SKY COMPLIANT
- INSTALLATION TYPE: HARDWIRED
- WIDTH 8", HEIGHT 16", DEPTH 8"
- 120 VOLT INTEGRATED LED: CRI: 80 COLOR TEMP: 3000K

EXTERIOR WALL SCONCE "A"

SCALE: N.T.S.

DETAILS

- FINISH: BLACK
- MATERIAL: COMPOSITE
- SHADE MATERIAL: CLEAR SEEDED GLASS
- DIMMABLE - CL TYPE DIMMER
- DARK SKY COMPLIANT, TITLE 24 COMPLIANT
- INSTALLATION TYPE: HARDWIRED
- WIDTH 12", HEIGHT 17.8", DEPTH 12"
- 120 VOLT INTEGRATED LED: CRI: 80 COLOR TEMP: 3000K

EXTERIOR LANTERN "E"

SCALE: N.T.S.

DETAILS

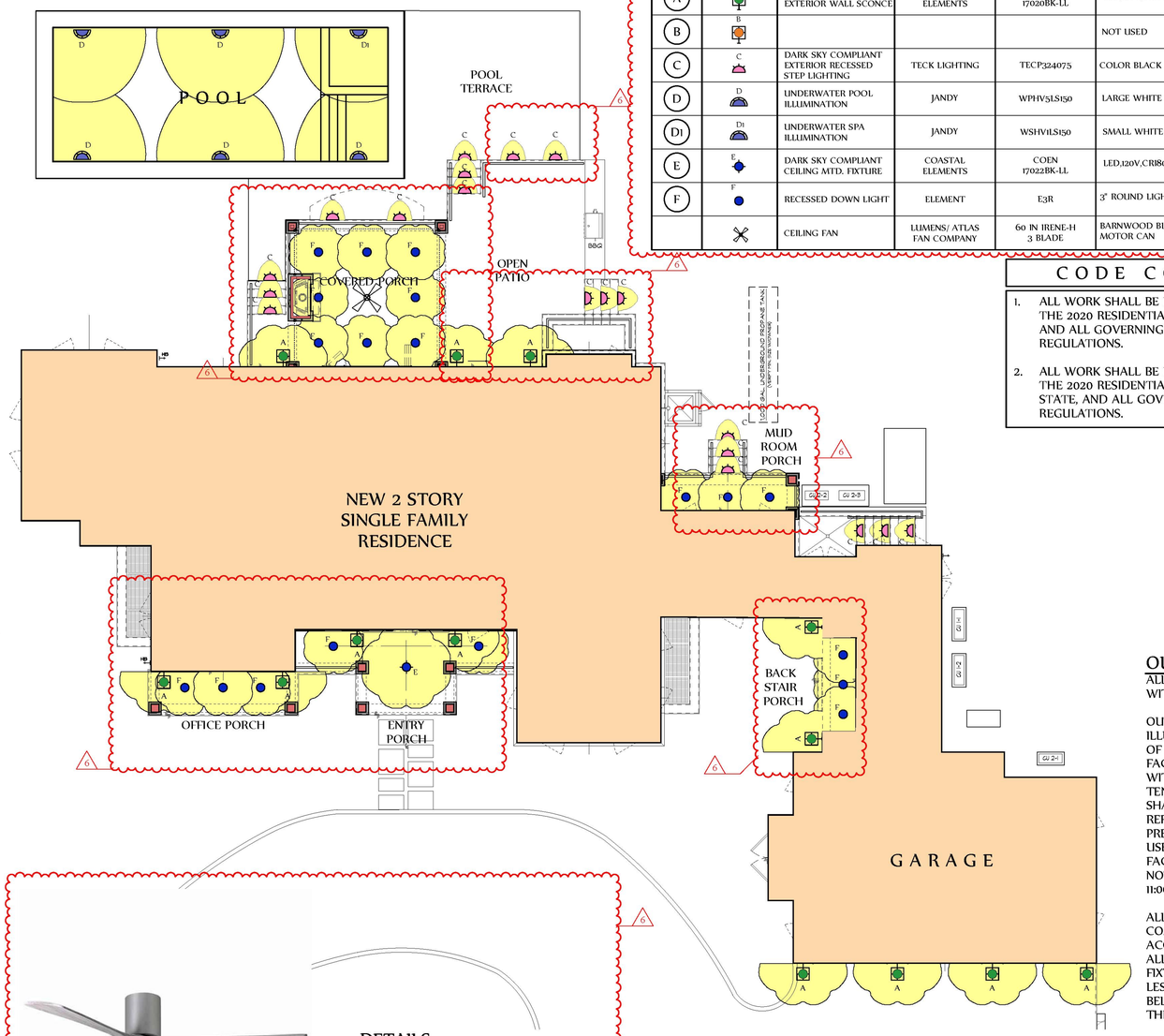
- FINISH: BLACK
- MATERIAL: ALUMINUM
- COLOR TEMPERATURE SELECTABLE
- DIMMABLE
- DIMMER RANGE: 100 TO 5%
- DARK SKY COMPLIANT, TITLE 24 COMPLIANT
- INSTALLATION TYPE: HARDWIRED
- ETL LISTED WET
- WIDTH 6", HEIGHT 4", DEPTH 0.3"
- 12.9 WATT (162.6 LUMENS) 12 VOLT INTEGRATED LED: CRI: 90 COLOR TEMP: 2700K

EXTERIOR STEP LIGHTING "C"

SCALE: N.T.S.

DETAILS

- FINISH:
  BLADE - BARNWOOD
  CANOPY - BRUSHED NICKEL
- 60" DIAMETER, 10" CANOPY HEIGHT , 7" DIAMETER
- AIR FLOW: 3743 TO 5720 CFM
- ENERGY USE: 18 TO 32 WATTS

EXTERIOR FAN

SCALE: N.T.S.