

# APPLICATION FOR BUILDING PERMIT

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

Application Number:	821	Date:	12/29/2020
Job Location:	29 N ECKAR ST	Parcel ID:	2.50-20-24
Property Owner:	Nick Siewert	Property Class:	1 FAMILY RES
Occupancy:	One/ Two Family	Zoning:	
Common Name:	Siewert Residence		

Applicant	Contractor
Matthew Behrens	
Matthew Behrens - Architect	
25 Bedford RoadSleepy Hollow New York 10591	
914 391 1689	

## Description of Work

Type of Work:	Deck	Applicant is:	Architect
Work Requested by:	The Owner	In association with:	
Cost of Work (Est.):	120000.00	Property Class:	1 FAMILY RES

## Description of Work

**Construct a new open wood deck to the rear of the existing residence.**

**Interior Modifications, including Kitchen Renovation, New Powder Room, New Master Bathroom, and miscellaneous partition modifications**

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

Job Location: 29 N ECKAR ST

Parcel Id: 2.50-20-24

### AFFIDAVIT OF APPLICANT

I **Matthew Behrens** being duly sworn, depose and says: That s/he does business as: **Matthew Behrens - Architect** with offices at: **25 Bedford Road Sleepy Hollow New York 10591** and that s/he is:

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

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

Sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_ of \_\_\_\_\_

\_\_\_\_\_  
Notary Public / Commission of Deeds

\_\_\_\_\_  
Applicant's Signature

### OWNER'S AUTHORIZATION

I **Nick Siewert** as the owner of the subject premises and have authorized the contractor named above to perform the work under the subject application.

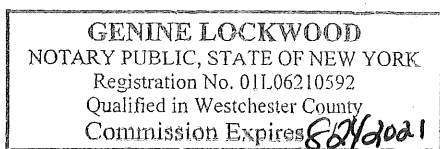
Owner phone number (908) 938-1785 Owner email address NickSiewert@yahoo.com

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

Sworn to before me this 14<sup>th</sup> day of January of 2021

[Signature]  
Notary Public / Commission of Deeds

[Signature]  
Applicant's Signature



# INSTRUCTIONS

## REQUIREMENTS FOR OBTAINING A PERMIT:

### The following items must be submitted in order to obtain a Building Permit:

1. One (1) Building Permit application signed by the owner or a notarized Agent Letter.
2. One (1) property survey (signed and sealed), reflecting existing conditions.
3. Two (2) sets of construction drawings and specifications, including existing and proposed conditions, state design criteria, structural and architectural details, plans, and cross sections, mechanical, electrical, and plumbing drawings (signed and sealed by a licensed professional).
4. One USB with all plans (with Licensed Professionals certification/stamp) and specifications in PDF (file size must be less than 25MB).
5. Copy of approved site plan from the Irvington Planning Board when applicable (required on all increases of FAR, footprint, coverage, driveways and increases of cubic content under a roof).
6. Approval by the Architectural Review Board (ARB) when applicable. An additional five (5) sets of construction drawings and specifications (please see ARB requirements (available on the village web site [www.irvingtonny.gov](http://www.irvingtonny.gov)) prior to submission).
7. Visit the Village of Irvington website [www.irvingtonny.gov](http://www.irvingtonny.gov) for additional check list for solar panels, generators, underground propane tanks, signs and awnings(found in forms and documents in the Building & Planning General Information folder).
8. Village Zoning Code is available on the Village website: [www.irvingtonny.gov](http://www.irvingtonny.gov).
9. Provide evidence that the application meets the NYS Energy code as described by [www.dos.state.ny.us/code/energycode/overview.htm](http://www.dos.state.ny.us/code/energycode/overview.htm)

### Contractor Requirements in order to obtain a Building Permit:

10. Contractor's Certificate of Liability listing the Village of Irvington as the Certificate Holder with no disclaimer in the description other than certificate holder is named additional insured (any additional comments will not be accepted).
11. Contractor's Workers Compensation C-105 form (or equivalent) listing the Village of Irvington as Certificate Holder.
12. Copy of Contractor's Westchester County Home Improvement License.
13. All information above uploaded into permit application with the contractor's contact information, including mailing address, phone number, and email address.
14. Contractor's signature on Affidavit of Contractor (required prior to issuance of the permit).

### Please Note:

-State Law requires that the contractor submits a copy of Workman's Compensation as required by the New York State Disability Insurance naming the Department of Buildings, Village of Irvington as certificate holder and showing coverage for general contracting and the locations covered by such insurance. If structure is to be demolished a copy of Liability Insurance must also be submitted.

- Please be advised under State and Municipal Laws, the Workman's Compensation and Disability benefits insurance must be submitted on separate state approved forms. The "Acord Form" is no longer acceptable as proof of Workman's Compensation coverage. Further information or questions may be answered by calling the NYS Bureau of Compliance at (518) 486-6307 or by visiting their website or by contacting your insurance provider.

### FEES ASSOCIATED WITH BUILDING PERMIT APPLICATION (All fees must be paid at time of application):

#### Fee schedule

#### Building Permit (Non-Refundable)

\* Application fee \$85

\* Permit fee \$17 per thousand dollars (\$1000) of estimated cost of construction, or fraction thereof

85

#### • Inspection Fees (as applicable)

• Insulation: \$50

• Solid Fuel: \$50

• Foundation and footing drain: \$50

• Energy Code Compliance: \$50

• Sediment and erosion control: \$50

• Footing: \$50

• Preparation for concrete slabs and walls: \$50

• Footing: \$50

• Preparation for concrete slabs and walls: \$50

• Framing: \$50

• Building systems, including underground and rough-in: \$50

• Fire resistant construction and penetrations: \$50

• Final Inspection for C.O.: \$50

• State and local laws (per re-inspection): \$50

Total Inspections \_\_\_\_\_

\* Certificate of Occupancy Fees: One dollar (\$1.00) per thousand dollars of estimated cost. Minimum Fee \$25.00

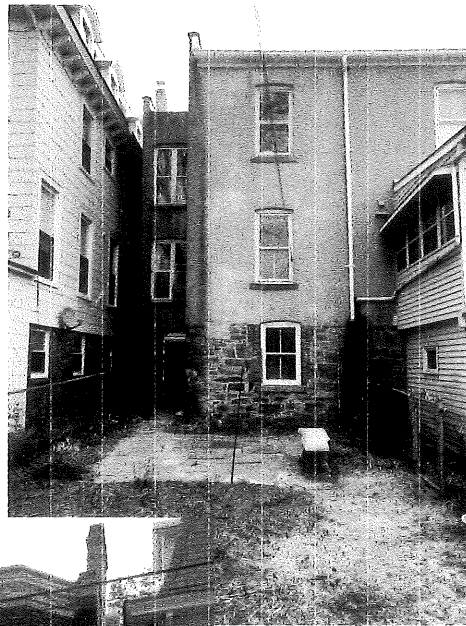
\* Permit Revisions or Amendment: \$50.00 (plus \$17 per thousand (\$1000), of the estimated cost of construction and any additional inspections fees).

\* Re-inspection fee for work not ready at time of inspection or not in compliance: \$50

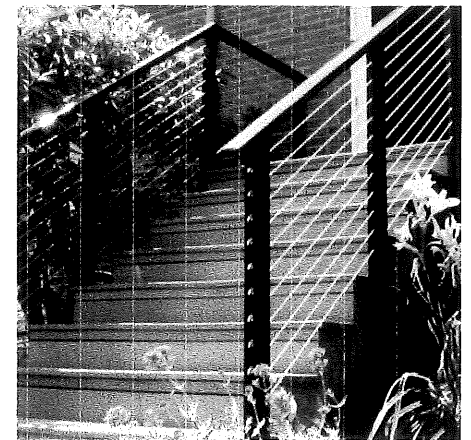
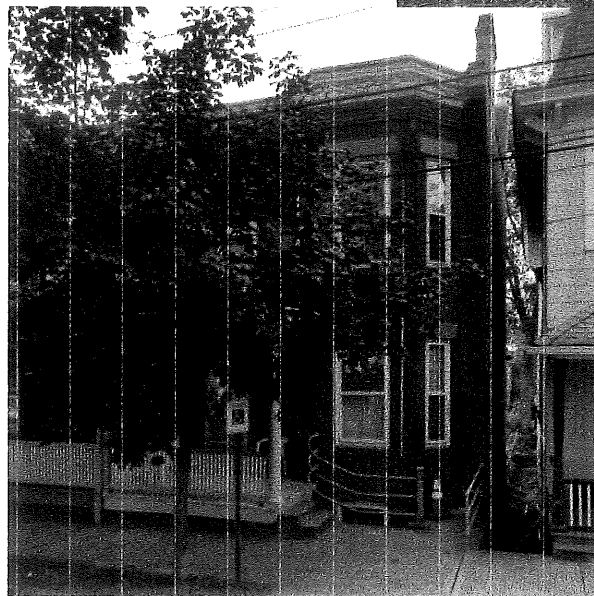
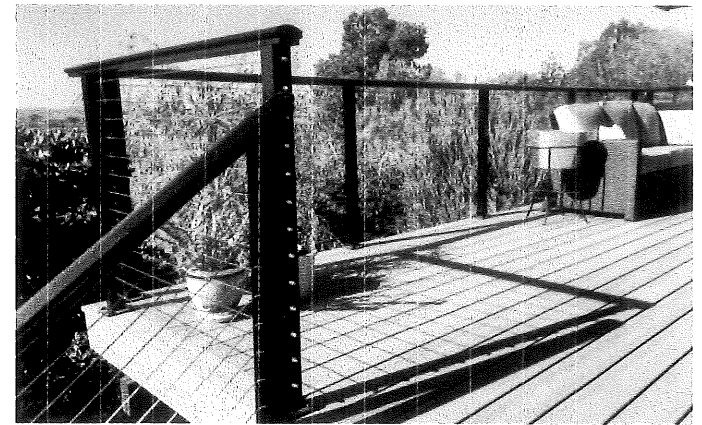
\* Applications for Undocumented Work/ Legalizing: Applications to legalize work done prior to applying for and receiving a building permit shall pay double all applicable fees and inspections, including the cost of construction based on the cost of all proposed work being legalized at the time of application. Minimum fee \$500.00.

(To be collected at time of submission of application) Total \_\_\_\_\_

(Note: pursuant to 224-54A all permits are valid for one (1) year from date on permit  
Any permit that expires will be subject to additional fees.)



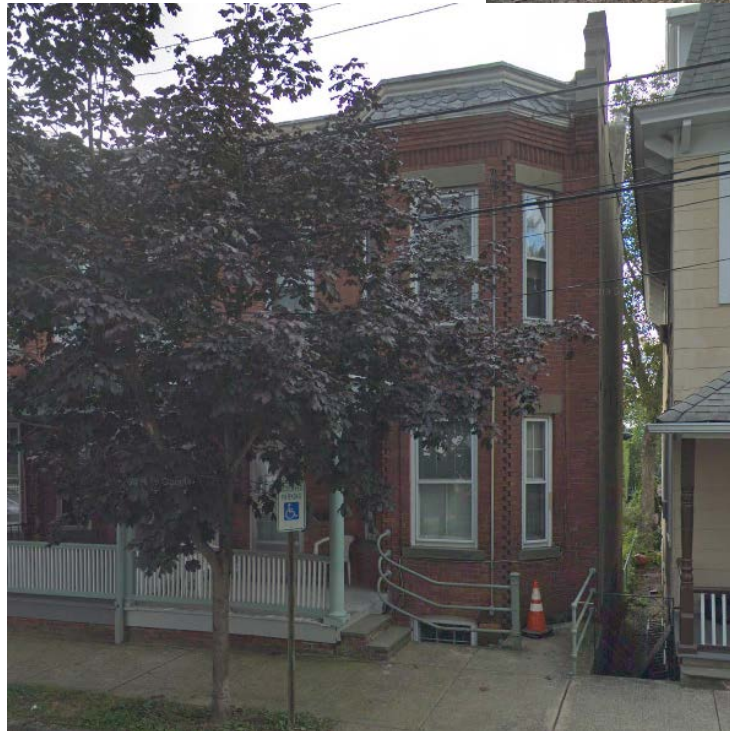
Siewert Residence  
29 North Eckar Street  
Jan 4, 2021







Siewert Residence  
29 North Eckar Street  
Jan 4, 2021



## GENERAL NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES, ORDINANCES & ALL AUTHORITIES HAVING JURISDICTION. IN THE ABSENCE OF OTHER STANDARDS, THE LATEST EDITION OF THE NEW YORK STATE UNIFORM FIRE PREVENTION & BUILDING CODE SHALL GOVERN.
- VERIFY ALL DIMENSIONS & CONDITIONS ON THE SITE & NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. CLAIMS FOR EXTRA WORK RESULTING FROM FAILURE TO DO SO WILL NOT BE ALLOWED.
- CONTR. AND SUB-CONTR.'S SHALL MAINTAIN WORKMEN'S COMPENSATION AND LIABILITY INSURANCE IN ADEQUATE AMOUNTS TO RENDER THE OWNER & HIS AGENTS HARMLESS IN CASE OF ACCIDENTS TO PERSONS OR PROPERTY INVOLVED IN THIS PROJECT. PROVIDE CERTIFICATES OF SAME TO OWNER.
- PROTECT FROM DAMAGE ALL STRUCTURES, FINISHES, UTILITIES, EQUIPMENT, VEGETATION, ETC. SCHEDULED TO REMAIN. MAINTAIN STRUCTURAL INTEGRITY OF BUILDING & TEMPORARY SHORING AS REQUIRED. PROVIDE TEMPORARY PROTECTIVE EUST. FROM SECURITY & WEATHER - TIGHT ENCLOSURES WHEN & WHERE REQUIRED.
- THE WORK INCLUDES ALL CUTTING & PATCHING & RESTORATION OF AREAS & SURFACES DISTURBED DUE TO THE EXECUTION OF THIS CONTRACT, MATCHING OF KIND, COLOR, QUALITY, TEXTURE, & INSTALLED IN MATCHING PATTERN & COURSE WHERE APPLICABLE.
- THE CONTRACTOR SHALL SECURE & PAY FOR ALL PERMITS, AND INSPECTIONS OF LOCAL AUTHORITIES & OBTAIN FINAL APPROVALS OF, ANY/OR CERTIFICATES OF COMPLIANCE FOR ALL WORK UPON COMPLETION, AND/OR DURING THE COURSE OF THE WORK. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS & EQUIPMENT TO COMPLETE ALL WORK. ALL LABOR, MATERIALS & ASSEMBLIES SHALL BE OF GOOD WORKSMANSHIP QUALITY, & SHALL CONFORM TO NATIONAL & LOCAL INDUSTRY STANDARDS. ALL MATERIALS SHALL BE INSTALLED ACCORDING TO THEIR MFG.'S SPECIFICATIONS. THE CONTRACTOR SHALL CONVEY TO THE OWNER ALL APPLICABLE MFG.'S GUARANTEES AND/OR WARRANTIES ON MATERIALS & EQUIPMENT INSTALLED.
- THE BUILDING & GROUND SHALL BE KEPT CLEAN & SAFE AT ALL TIMES AND PLACE ALL DEBRIS INTO A RECEPTACLE AT THE END OF EACH DAY. REMOVE ALL DEBRIS FROM THE SITE TO A POINT OF LEGAL DISPOSAL, IN STRICT ACCORDANCE WITH ALL APPLICABLE ORDINANCES AND REGULATIONS. IF OWNER IS TO OCCUPY THE EXISTING RESIDENCE DURING CONSTRUCTION, MAINTAIN CLEAR ACCESS TO THE SITE AT ALL TIMES.
- THE CONTRACTOR SHALL GUARANTEE HIS WORK FOR A PERIOD OF ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION OF THE WORK, OR AFTER ACCEPTANCE BY THE OWNER OF SPECIALLY DESIGNATED EQUIPMENT OR PORTIONS OF THE WORK. THE DATE OF SUBSTANTIAL COMPLETION OF THE WORK, OR DESIGNATED PORTION THEREOF, IS THE DATE AGREED UPON BY THE OWNER & THE CONTRACTOR WHEN CONSTRUCTION IS SUFFICIENTLY COMPLETE, IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, THAT THE OWNER CAN OCCUPY OR UTILIZE WORK, OR DESIGNATED PORTION OF THE WORK, FOR THE USE FOR WHICH IT IS INTENDED. MFG.'S GUARANTEE/WARRANTY SHALL BE CONVEYED IN ACCORDANCE WITH 1.F ABOVE. IF ANY OF THE WORK IS FOUND TO BE DEFECTIVE OR NOT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS DURING THE GUARANTEE/WARRANTY PERIOD, THE CONTRACTOR SHALL PROMPTLY CORRECT SAME AFTER RECEIPT OF WRITTEN NOTICE FROM THE OWNER TO DO SO UNLESS THE OWNER HAS PREVIOUSLY GIVEN THE CONTRACTOR WRITTEN ACCEPTANCE OF SUCH CONDITION. THE OWNER SHALL GIVE SUCH NOTICE PROMPTLY AFTER DISCOVERY OF THE CONDITION.

## CONCRETE

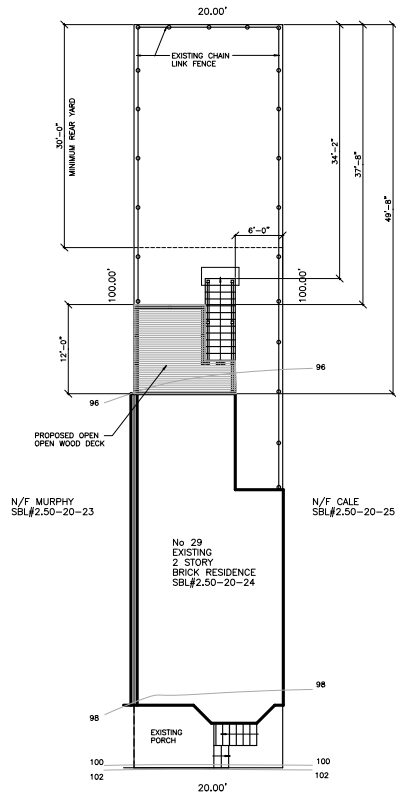
- ALL CONCRETE FOR FOOTINGS, WALLS, SLABS, ETC., SHALL BE AIR-ENTRAINED STONE CONCRETE OF 4000 PSI TEST AT 28 DAYS, CONFORM TO ASTM C-260 "SPECIFICATIONS FOR AIR-ENTRAINED ADMIXTURES FOR CONCRETE" FOR AIR ENTRAINMENT MIXTURES. READY-MIXED CONCRETE SHALL CONFORM TO ASTM C-94 "SPECIFICATION FOR READY-MIXED CONCRETE" QUALITY, CONVEYING AND DEPOSITING OF CONCRETE SHALL CONFORM TO ACI 611 "RECOMMENDED PRACTICE FOR SELECTING PROPORTIONS FOR CONCRETE" AND ACI 614 "RECOMMENDED PRACTICE FOR MIXING, MAINTAINING & PLACING CONCRETE"

## CARPENTRY

- ROUGH CARPENTRY:-
  - FRAMING LUMBER: DOUGLAS FIR-LARCH #2 OR BETTER PS=850 PSI MINIMUM (SINGLE), PS=850 PSI MINIMUM (REPTITIVE), 10% MAXIMUM MOISTURE CONTENT, AS STRESS-GRADED BY WEST COAST LUMBER INSPECTION BUREAU (WCLB) & WESTERN WOOD PRODUCTS ASSOCIATION (WWPA).
  - SHEATHING, EXTERIOR WALLS: 1/2" DOUGLAS FIR PLYWOOD, CDX EXTERIOR - APA PLYWOOD.
  - ROOF SHEATHING: 3/4" DOUGLAS FIR PLYWOOD, CDX EXTERIOR (DIMENSION AS NOTED ON DWGS)
  - SUB FLOOR: 3/4" DOUGLAS FIR PLYWOOD, C-D INTERIOR
  - UNDERLAYMENT: 5/8" PLYWOOD UNDERLAYMENT GRADE INTERIOR - APA WITH EXTERIOR GLUE.
  - BLOCKING, BRIDGING, NAILERS, AND FURRING: #1 COMMON DOUGLAS FIR, SOUTHERN PINE OR HEMLOCK, BRIDGING TO BE 1 1/4" X 3", OR APPROVED EQUAL, AT 8'-0" O.C. MAXIMUM. LEDGER BOARDS, WHERE REQUIRED, SHALL BE SECURELY SET WITH JOISTS NOTCHED TIGHTLY.
  - DOUBLE JOISTS UNDER ALL PARTITIONS PARALLEL TO FRAMING.
  - ALL WOOD SILLS SET ON CONCRETE SHALL BE PRESSURE-TREATED "PULMICARET" COMPOSE OF 3-37, OR EQUAL.
  - 2 X10'S OVER ALL OPENINGS UNLESS SHOWN OTHERWISE.
  - PROVIDE SOLID BLOCKING FOR BEARING POINTS OF ALL BEAMS AND COLUMNS. USE SHIMS OF SLATE OR STEEL FOR LEVELING WOOD MEMBERS ON CONCRETE OR MASONRY. BEARING FOR ALL BEAMS SHALL BE FULL WIDTH OF THE BEAM.
  - SOFFITS: 1/2" MEDIUM DENSITY OVERLAP PLYWOOD EXTERIOR GLUE WITH CONTINUOUS ALUMINUM SCREEN VENT.
  - NAILING: ALL NAILING TO BE COMPLETED IN ACCORDANCE WITH NEW YORK STATE RESIDENTIAL CODE.
  - GANG-LAM. LVLS: GANG-LAM LVLS SHALL BE AS MANUFACTURED BY PDJ COMPONENTS OR APPROVED EQUAL. MEMBERS SHALL BE 2800 PSI MINIMUM IN BENDING, -22E GRADE.
- NOTCHING AND HOLES IN JOISTS AND BEAMS: NOTCHING AND HOLES IN JOISTS AND BEAMS FOR PLUMBING PIPING, HEATING PIPING, ELECTRICAL CONDUITS, ETC. ARE PERMITTED PROVIDED THAT THEY COMPLY WITH THE NEW YORK STATE BUILDING CODE MANUAL - PART 3, PAGE 91. VERIFY SIZES AND LOCATIONS OF ALL HOLES BEFORE NOTCHING. BORED HOLES THAT MAY BE REQUIRED BY ARCHITECT PRIOR TO CREATING THE PENETRATIONS.
- ALL MULTIPLE-MEMBER BEAMS OR JOISTS SHALL BE NAILED TOGETHER WITH TWO ROWS OF 16D NAILS @ 12" ON CENTER AT TOP AND BOTTOM.
- ALL WINDOW & DOOR OPENINGS TO HAVE MINIMUM DBL JACK STUDS IN STRICT ACCORDANCE WITH STATE CODE PERMITS.

## FINISH CARPENTRY

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

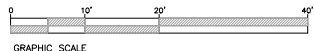
N/F 28 N DUTCHER LLC  
SBL#2.50-20-2N/F MURPHY  
SBL#2.50-20-23N/F CALE  
SBL#2.50-20-25

NORTH ECKAR STREET

## SITE PLAN

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

ALL INFORMATION FOR THIS SITE PLAN WAS TAKEN FROM A SURVEY DATED APRIL 10, 2018 AS PREPARED BY VINCENT TEUTONICO - LAND SURVEYOR. ACCURACY IS LIMITED TO THE DATA PROVIDED THEREIN



GRAPHIC SCALE

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

GROUND SNOW LOAD	WIND SPEED	SEISMIC DESIGN CATEGORY	WEATHERING	FROST LINE DEPTH	TERMITES	DECAY	WINTER DESIGN TEMPERATURE	ICE SHIELD REQUIREMENT	FLOOD HAZARDS
45 PSF	90 - 100 MPH	C	SEVERE	42"	MODERATE TO HEAVY	SLIGHT TO MODERATE	7° F	YES	NO

ALL PROPOSED WORK IS IN COMPLIANCE WITH  
NEW YORK STATE RESIDENTIAL CODE 2015 AND NYS SUPPLEMENT 2017

## ZONING COMPLIANCE SUMMARY

DESCRIPTION	REQUIRED	EXISTING	PROPOSED	TOTAL	COMMENTS
ZONING DISTRICT	2-F				
AREA OF LOT	5,000 SF	2,000 SF	N/A	N/A	EXISTING NON-CONFORMING LOT SIZE
FRONT YARD SETBACK	30'-0"	0'-0"	no change	N/A	EXISTING NON-CONFORMANCE - UNAFFECTED
REAR YARD SETBACK	30'-0"	49'-8"	34'-2"	N/A	
SIDE YARD SETBACK 1	10'-0"	0'-0"	0'-0"	N/A	EXISTING NON-CONFORMANCE TO BE EXTENDED
SIDE YARD SETBACK 2	10'-0"	6'-0"	6'-0"	N/A	EXISTING NON-CONFORMANCE TO BE EXTENDED
LOT WIDTH	50'-0"	20'-0"	N/A	N/A	EXISTING NON-CONFORMING LOT SIZE
LOT DEPTH	100'-0"	100'-0"	N/A	N/A	
LOT COVERAGE	24% 480 SF	46% 936 SF	186 SF	56% 1,122 SF	EXISTING NON-CONFORMANCE TO BE INCREASED

## COVERAGE CALCULATIONS

LOT COVERAGE MAX ALLOWABLE = 24% OF (2,000 SF) = 480 SF			
DESCRIPTION	EXISTING	PROPOSED	TOTAL
PRINCIPAL BUILDING COVERAGE	779 SQ FT	0 SQ FT	779 SQ FT
FRONT PORCH, STAIRS & WALKWAY	148 SQ FT	0 SQ FT	148 SQ FT
AC PAD	9 SQ FT	0 SQ FT	9 SQ FT
PROPOSED DECK	0 SQ FT	186 SQ FT	186 SQ FT
TOTAL COVERAGE	936 SQ FT	186 SQ FT	1,122 SQ FT

NET INCREASE OF 19% IN LOT COVERAGE

SITE PLAN NOTES:  
CONTOUR INFORMATION WAS TAKEN FROM WESTCHESTER COUNTY GIS MAP

THE PROPOSED IMPROVEMENTS ARE LOCATED WITHIN THE NEW PRESERVATION OVERLAY DISTRICT. THE PROPOSED IMPROVEMENTS WILL HAVE NO NEGATIVE IMPACTS ON HUDSON RIVER VIEWS

NO TREES WITH A DIAMETER GREATER THAN 8" ARE LOCATED NEAR THE LIMITS OF CONSTRUCTION

NO UTILITIES WILL BE DISTURBED BY THE PROPOSED WORK  
THE BUILDING INSPECTOR OR VILLAGE ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF DEEMED APPROPRIATE TO MITIGATE UNPREDSEEN SITUATION AND EROSION OF DISTURBED SOILS

AS-BUILT DRAWINGS OF THE SITE IMPROVEMENTS SHALL BE SUBMITTED TO THE VILLAGE ENGINEER FOR REVIEW PRIOR TO OBTAINING CERTIFICATE OF OCCUPANCY

## DRAWING LIST

- A-0-1 SITE PLAN AND ZONING DATA  
A-0-2 SITE PLAN NOTES AND DETAILS  
A-0-3 SITE PLAN SCALE STUDY  
A-1 DECK PLANS AND ELEVATIONS

## ENERGY CONSERVATION CONSTRUCTION CODE OF N.Y.S.

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

## ISOLATION &amp; FENESTRATION REQUIREMENTS BY COMPONENT

	MIN. U-VALUE	MAX. U-VALUE
FENESTRATION	N/A	U-0.35
SKYLIGHTS	N/A	U-0.35
CEILING	R-38	
EXTERIOR WALLS	R-19	
FLOOR	R-30	
BASEMENT WALL	R-10 / 13	
SLAB	10.2	

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

## DESIGN LIVE LOAD

## MINIMUM REQUIREMENTS:

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

## NEW DECK:

**SEIERT RESIDENCE**  
29 NORTH ECKAR STREET IRVINGTON, NY

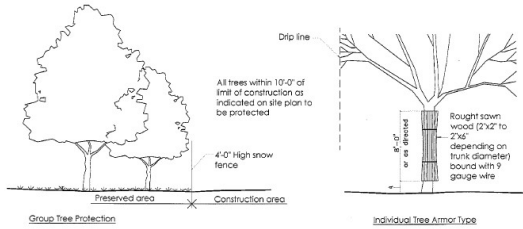
SITE PLAN  
SITE & ZONING DATA  
GENERAL NOTES

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

PROJ. NO. 398  
DATE: MAY 15, 2020  
SCALE: AS NOTED

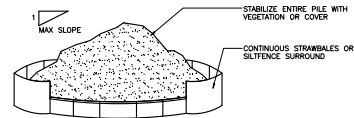
A-0-1





## TREE PROTECTION DETAIL

TREE PROTECTION MEASURES MUST BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITY

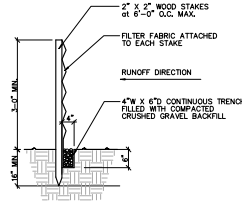


## SOIL STOCKPILING

AREAS CHOSEN FOR STOCKPILING MUST BE DRY AND STABLE

MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2

UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCE OR STRAW BALES - THEN STABILIZED WITH VEGETATION OR COVER  
SEE SILTENCE DETAILS ABOVE



## SILT FENCE DETAIL

### SILT FENCE CONSTRUCTION NOTES:

EXCAVATE A 4" WIDE X 4" DEEP TRENCH ALONG THE LOWER PERIMETER OF THE SITE AS INDICATED ON THE SITE PLAN

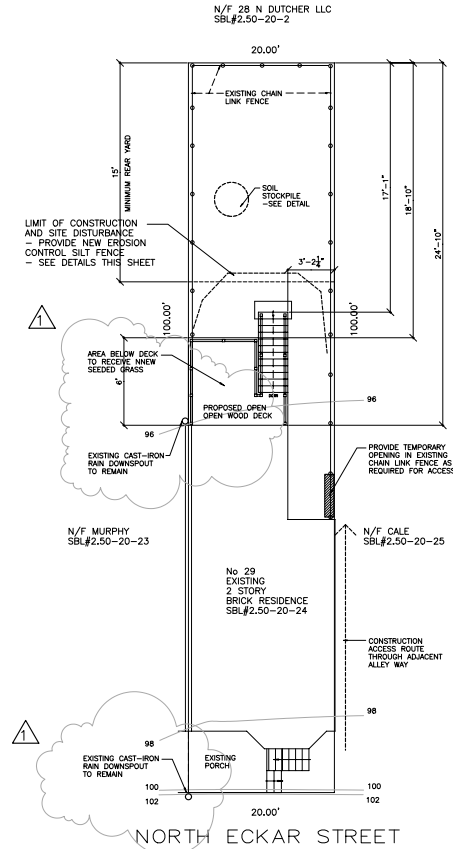
UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) SIDE OF THE TRENCH

DRIVE THE POSTS INTO THE GROUND UNTIL THE NETTING IS APPROX. 2 INCHES FROM THE BOTTOM OF THE TRENCH

LAY THE 100-IN FLAP OF THE SILT FABRIC INTO THE UNDISTURBED BOTTOM OF THE TRENCH. BACKFILL THE TRENCH AND TAMP THE SOIL.



## SITE LOCATION PLAN



PROPOSED IMPROVEMENT (NEW DECK) WILL RESULT IN NO INCREASE TO EXISTING IMPERVIOUS SURFACES

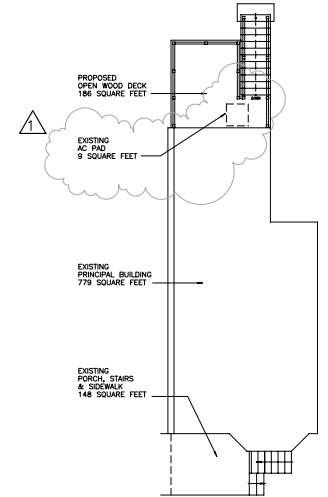
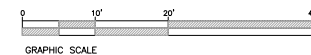
SITE EXCAVATION IS LIMITED TO NEW FOOTINGS ONLY - APPROX. TOTAL - 3 CU YDS  
- ALL EXCAVATED SOIL TO BE USED AS BACK-FILL OR REMOVED FROM SITE

THERE ARE NO TREES ON THE SITE

## SITE PLAN

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

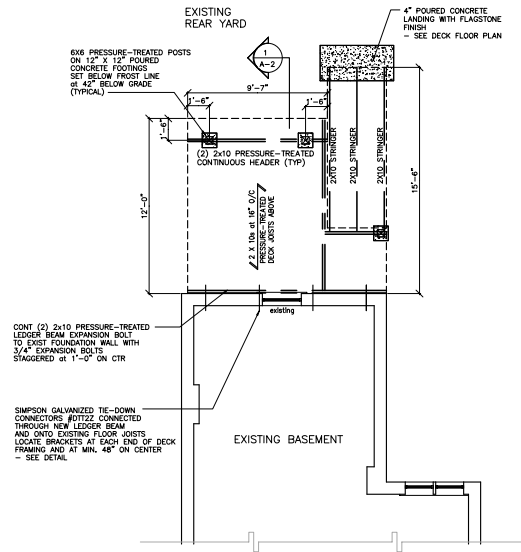
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## COVERAGE CALCULATION DIAGRAM

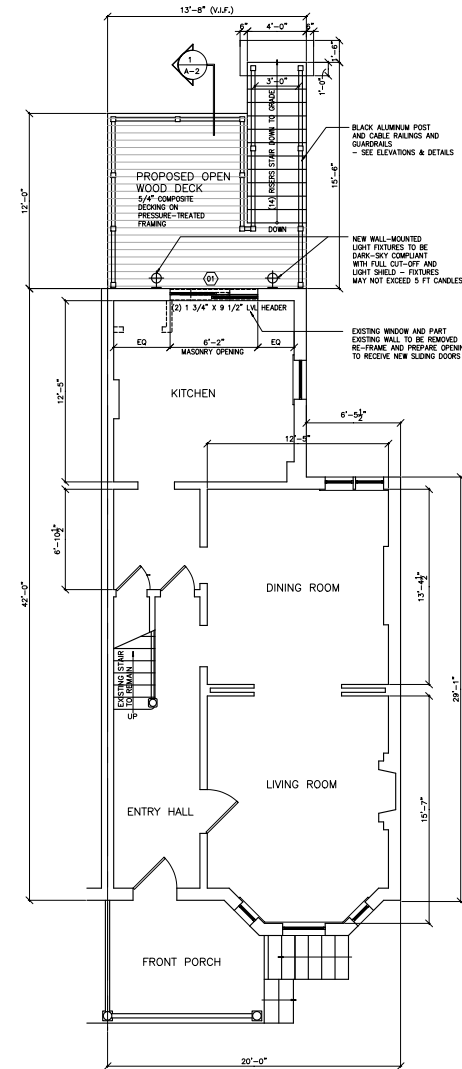
NO.	DATE	REMARKS
1	6/17/20	REVISED AND RESUBMITTED PER PLANNING BOARD REVIEW COMMENTS

NEW DECK: <b>SI EWERT RESIDENCE</b> 29 NORTH ECKAR STREET IRVINGTON, NY	
SITE PLAN NOTES & DETAILS	PROJ. NO. 398
	DATE : MAY 15, 2020
<b>MATTHEW BEHRENS</b> ARCHITECT 25 BEDFORD ROAD SLEEPY HOLLOW, NY 10591 914-391-1689	SCALE : AS NOTED
	<b>A-0-2</b>



DECK FRAMING and  
FOUNDATION PLAN

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



FIRST FLOOR –  
DECK CONSTRUCTION PLAN

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

## SYMBOLS LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE REMOVED
- CONTRACTOR SHALL VERIFY ALL CONDITIONS PRIOR TO REMOVAL OF ANY CONSTRUCTION ELEMENTS. CONTRACTOR IS RESPONSIBLE FOR PATCHING AND REPAIRING ALL SURFACES AFFECTED BY DEMOLITION. -SEE DEMOLITION NOTES SHEET 1-1
- NEW CONSTRUCTION
- ALL EXTERIOR WALLS SHALL BE 2x6 WOOD STUDS AT 16" ON CENTER FROM FLOOR TO TOP OF PLATE. EXTERIOR FACE TO RECEIVE 5/4" POWDERED SHAPING AND EXTERIOR FINISH TO MATCH EXISTING. INTERIOR FACE SHALL RECEIVE 1/2" GYP BOARD PREPARED AS REQUIRED TO RECEIVE NEW PAINT FINISH. EXTERIOR WALLS SHALL BE INSULATED WITH FULL THICK R-24 OPEN CELL SPRAY FOAM INSULATION.
- ALL NEW CONSTRUCTION SHALL MATCH AND ALIGN WITH ADJACENT SURFACES.
- ALL WALLS SHALL BE FIRE-STOPPED WITH HORIZONTAL WOOD STUDS AT THE MID-POINT OF WALL HEIGHT

SAFETY GLAZING:  
GLASS SURFACES (WINDOWS & SHOWER ENCLOSURES) LOCATED IN ANY HAZARDOUS AREAS MUST BE FULLY TEMPERED GLASS. HAZARDOUS AREAS INCLUDE: STAIR LANDINGS; WALKING AREAS WHERE GLASS IS LESS THAN 18" ABOVE THE ADJACENT FLOOR AREA and WET AREAS SUCH AS SHOWERS AND BATHTUBS

NO.	DATE	REMARKS

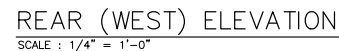
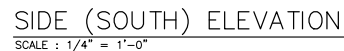
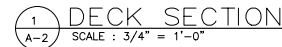
NEW DECK:  
**SIEWERT RESIDENCE**  
29 NORTH ECKAR STREET IRVINGTON, NY

PROJ. NO. 398  
DATE : DEC 1, 2020  
SCALE : AS NOTED

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

A-1





NO.	DATE	REMARKS	

NEW DECK: <b>SIEWERT RESIDENCE</b> 29 NORTH ECKAR STREET IRVINGTON, NY	
DECK ELEVATIONS and DETAILS	PROJ. NO. 398 DATE : DEC 1, 2020 SCALE : AS NOTED

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

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# SYMBOLS LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE REMOVED
- NEW CONSTRUCTION
- NEW DOOR SYMBOL, LETTER CORRESPONDS TO REFERENCE LETTER IN DOOR SCHEDULE
- NEW WINDOW SYMBOL, LETTER CORRESPONDS TO REFERENCE LETTER IN WINDOW SCHEDULE
- SECTION / DETAIL REFERENCE

## CODE COMPLIANCE NOTES:

ENTIRE RESIDENCE IS EQUIPPED WITH EXISTING SMOKE / CARBON MONOXIDE DETECTION SYSTEM IN COMPLIANCE WITH THE NEW YORK STATE RESIDENTIAL CODE. ANY MODIFICATIONS TO THE SYSTEM MUST MEET THE REQUIREMENTS OF THE CODE.

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

**SAFETY GLAZING:**  
GLASS SURFACES (WINDOWS & SHOWER ENCLOSURES) LOCATED IN ANY HAZARDOUS AREAS MUST BE FULLY TEMPERED GLASS. HAZARDOUS AREAS INCLUDE: STAIR LANDINGS; WALKING AREAS WHERE GLASS IS LESS THAN 18" ABOVE THE ADJACENT FLOOR AREA and WET AREAS SUCH AS SHOWERS AND BATHTUBS.

NO.	DATE	REMARKS

NEW DECK and INTERIOR ALTERATIONS:  
**SIEWERT RESIDENCE**  
29 NORTH ECKAR STREET IRVINGTON, NY

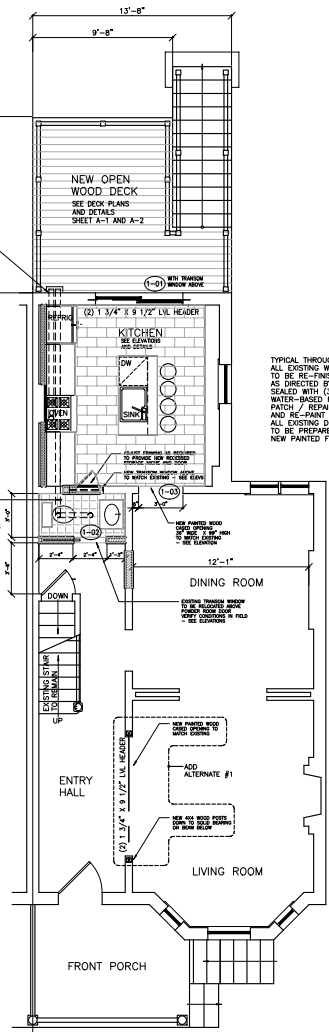
FIRST FLOOR DEMOLITION and CONSTRUCTION PLANS  
PROJ. NO. 398  
DATE : DEC 1, 2020  
SCALE : AS NOTED

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

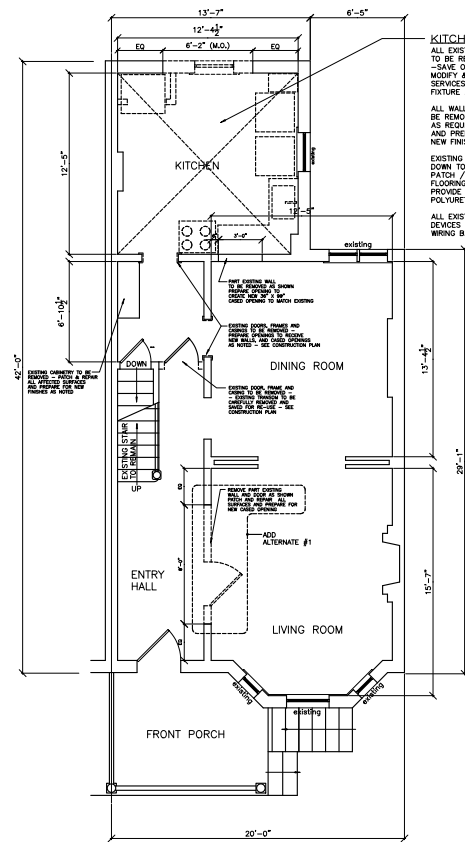
**NEW KITCHEN INSTALLATION NOTE:**  
ALL NEW KITCHEN CABINETS AND APPLIANCES SHALL BE PROVIDED BY OWNER'S KITCHEN SUPPLIERS.  
CONTRACTOR SHALL ACCEPT DELIVERY AND INSTALL CABINETS PER SUPPLIER'S DIRECTION.  
CONTRACTOR SHALL PROVIDE ALL ELECTRICAL, PLUMBING AND VENT HOOD-UPS FOR ALL NEW APPLIANCES IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTION.  
COORDINATE ALL REQUIREMENTS WITH OWNER AND SUPPLIER.

**TYPICAL THROUGHOUT:**  
ALL EXISTING WOOD FLOORS TO BE RE-FINISHED - STAINED AS DIRECTED BY OWNER AND SEALED WITH (3) COATS CLEAR, WATER-BASED POLYURETHANE.  
PATCH / REPAIR / SKIMCOAT AND RE-PAINT ALL WALLS.  
ALL EXISTING DOORS, FRAMES & TRIM TO BE PREPARED TO RECEIVE NEW PAINTED FINISH.

**KITCHEN DEMOLITION**  
ALL EXISTING CABINETS AND APPLIANCES TO BE REMOVED THROUGHOUT.  
SAVE OVERS/PANSE FOR RE-USE.  
MODIFY & RELOCATE PLUMBING AND ELECTRICAL SERVICES AS REQUIRED BY NEW FUTURE AND APPLIANCE LOCATIONS.  
ALL WALL AND CEILING FINISHES TO BE REMOVED - PATCH & REPAIR / RE-PLASTER AS REQUIRED TO PROVIDE NEW LEVEL FINISH AND PREPARE AS NEEDED TO RECEIVE NEW FINISHES AS DIRECTED.  
EXISTING FLOORING TO BE REMOVED DOWN TO EXISTING WOOD FLOORING BELOW.  
PATCH / REPAIR AND RE-FINISH EXISTING WOOD FLOORING AS DIRECTED BY OWNER.  
PROVIDE MIN. 3 COATS CLEAR WATER-BASED POLYURETHANE SEALER.  
ALL EXISTING ELECTRICAL FIXTURES AND DEVICES TO BE REMOVED INCLUDING ALL WIRING BACK TO EXISTING SERVICE PANEL.



FIRST FLOOR -  
CONSTRUCTION PLAN  
SCALE : 1/4" = 1'-0"



FIRST FLOOR -  
DEMOLITION PLAN  
SCALE : 1/4" = 1'-0"

ENTIRE RESIDENCE IS EQUIPPED WITH EXISTING SMOKE / CARBON MONOXIDE DETECTION SYSTEM IN COMPLIANCE WITH THE NEW YORK STATE RESIDENTIAL CODE.  
ANY MODIFICATIONS TO THE SYSTEM MUST MEET THE REQUIREMENTS OF THE CODE

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

**SAFETY GLAZING:**  
GLASS SURFACES (WINDOWS &  
SHOWER ENCLOSURES)  
LOCATED IN ANY HAZARDOUS AREAS  
MUST BE FULLY TEMPERED GLASS.  
HAZARDOUS AREAS INCLUDE: STAIR  
LANDINGS; WALKING AREAS WHERE  
GLASS IS LESS THAN 18" ABOVE THE  
ADJACENT FLOOR AREA AND WET AREAS  
SUCH AS SHOWERS AND BATHTUBS.

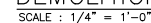
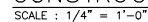
NO.	DATE	REMARKS	

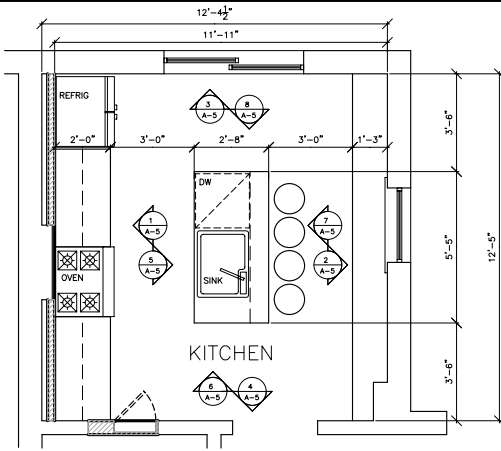
SIEWERT RESIDENCE

IRVINGTON, N

SCALE : AS NOTED

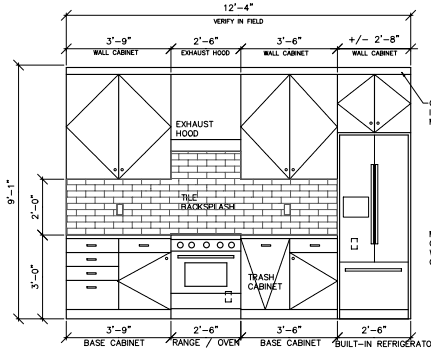
A-4





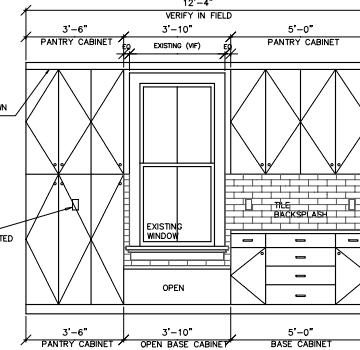
KITCHEN PLAN DETAIL

SCALE : 1/2" = 1'-0"



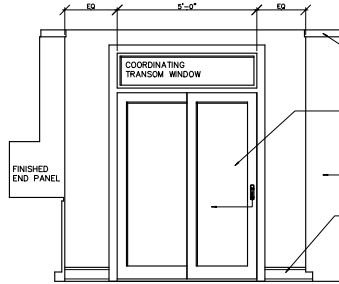
KITCHEN ELEVATION #1

SCALE : 1/2" = 1'-0"



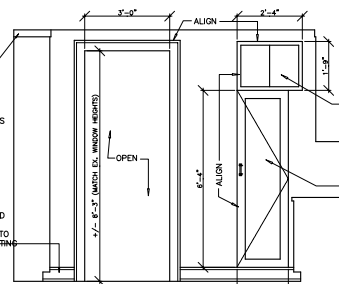
KITCHEN ELEVATION #2

SCALE : 1/2" = 1'-0"



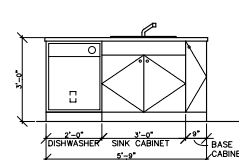
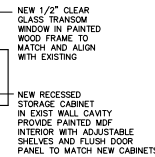
KITCHEN ELEVATION #3

SCALE : 1/2" = 1'-0"



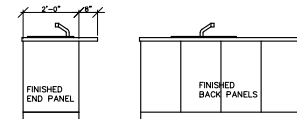
KITCHEN ELEVATION #4

SCALE : 1/2" = 1'-0"



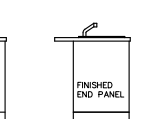
KITCHEN ELEVATION #5

SCALE : 1/2" = 1'-0"



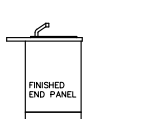
ELEVATION #6

SCALE : 1/2" = 1'-0"



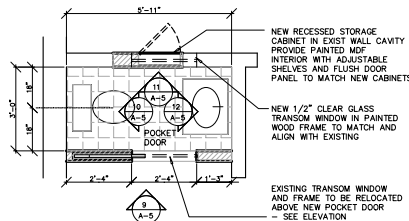
KITCHEN ELEVATION #7

SCALE : 1/2" = 1'-0"



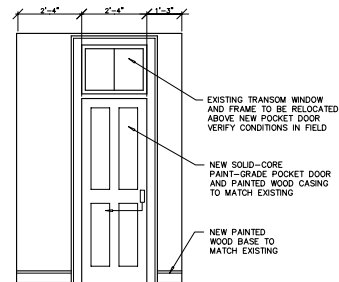
ELEVATION #8

SCALE : 1/2" = 1'-0"



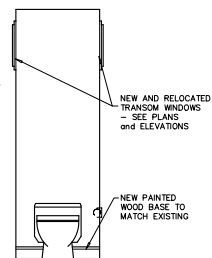
POWDER ROOM PLAN DETAIL

SCALE : 1/2" = 1'-0"



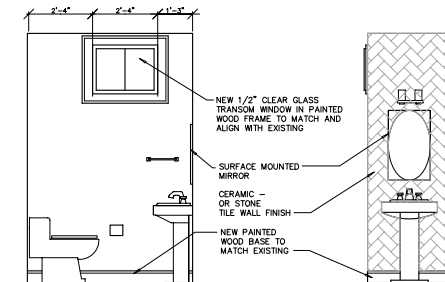
INTERIOR ELEVATION #9

SCALE : 1/2" = 1'-0"



INTERIOR ELEVATION #10

SCALE : 1/2" = 1'-0"



INTERIOR ELEVATION #11

SCALE : 1/2" = 1'-0"



INTERIOR ELEVATION #12

SCALE : 1/2" = 1'-0"

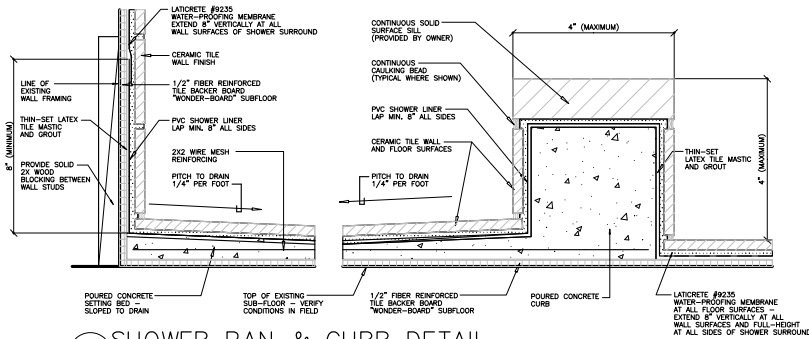
NO.	DATE	REMARKS

NEW DECK and INTERIOR ALTERATIONS:  
**SIEWERT RESIDENCE**  
 29 NORTH ECKAR STREET IRVINGTON, NY

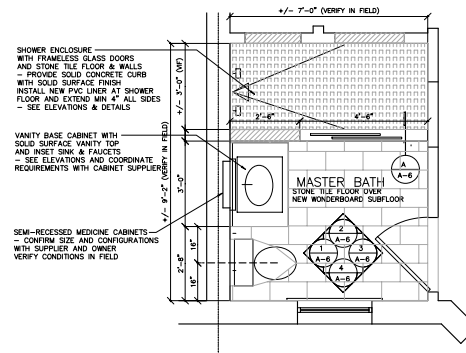
FIRST FLOOR INTERIOR ELEVATIONS and DETAILS	PROJ. NO. 308 DATE : DEC 1, 2020 SCALE : AS NOTED
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**MATTHEW BEHRNS ARCHITECT**  
 25 BEDFORD ROAD  
 SLEEPY HOLLOW, NY 10591  
 914-391-1688

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**SHOWER PAN & CURB DETAIL**  
A-6 SCALE: 3\"/>

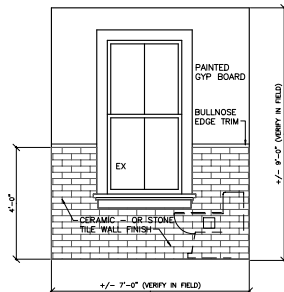


**MASTER BATHROOM  
CONSTRUCTION PLAN DETAIL**  
SCALE: 1/2\"/>

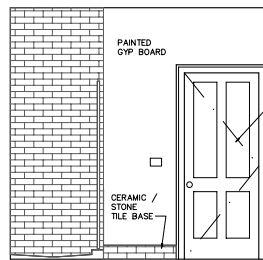
**FRAMING NOTES:**

PLUMBING FIXTURES  
NOTICES IN BEAMS SHALL NOT EXCEED  
ONE-SIXTH OF THE DEPTH OF THE BEAM  
AND SHALL NOT BE LONGER THAN  
ONE-THIRD OF THE DEPTH OF THE  
BEAM - AND MAY NOT BE LOCATED  
IN THE MIDDLE ONE-THIRD OF THE SPAN  
THE DIAMETER OF DRILLED HOLES  
SHALL NOT EXCEED ONE-THIRD OF THE DEPTH  
OF THE BEAM AND SHALL NOT BE CLOSER  
THAN 2\"/>

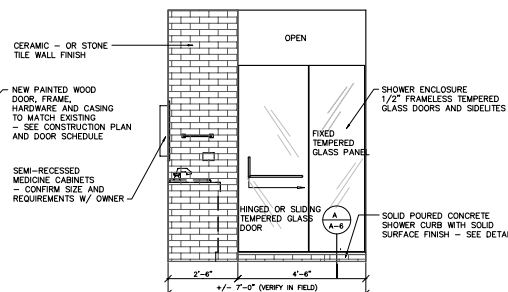
ANY WALL STUD IN A LOAD-BEARING OR  
EXTERIOR WALL MAY NOT BE CUT OR NOTCHED  
TO A DEPTH EXCEEDING 25% OF THE WIDTH  
OF THE STUD, NON-LOAD BEARING STUDS  
MAY NOT BE CUT OR NOTCHED TO A  
DEPTH EXCEEDING 40% OF THE WIDTH  
THE DIAMETER OF ANY BORED OR DRILLED  
HOLES MAY NOT EXCEED 1/8\"/>



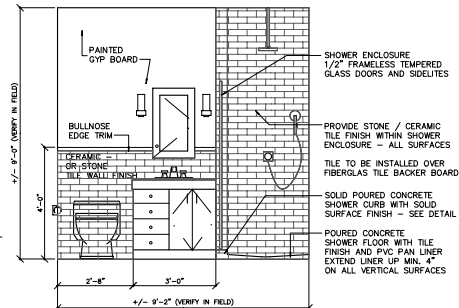
**MASTERBATH ELEVATION #4**  
SCALE: 1/2\"/>



**MASTERBATH ELEVATION #3**  
SCALE: 1/2\"/>



**MASTERBATH ELEVATION #2**  
SCALE: 1/2\"/>



**MASTERBATH ELEVATION #1**  
SCALE: 1/2\"/>

NO.	DATE	REMARKS

NEW DECK and INTERIOR ALTERATIONS:  
**SIEWERT RESIDENCE**  
29 NORTH ECKAR STREET IRVINGTON, NY

SECOND FLOOR  
INTERIOR ELEVATIONS  
and DETAILS

PROJ. NO. 308  
DATE: DEC 1, 2020  
SCALE: AS NOTED

**MATTHEW BEURENS  
ARCHITECT**  
25 BEDFORD ROAD  
SLEEPY HOLLOW, NY 10591  
914-351-1659

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DOOR SCHEDULE						
No.	FRAME SIZE (W x H)	TYPE	MATERIAL			REMARKS
			DOOR	FRAME	SADDLE	
1-01	6'-0" X 6'-8" WITH TRANSOM WINDOW ABOVE	1	CLAD / GLASS	CLAD	ALUM W/STRIP	ANDERSEN 200 SERIES GLIDING PATIO DOOR #PSS116BL. ROUGH OPENING: 5'-11 1/4" X 6'-8" WITH COORDINATING TRANSOM WINDOW ABOVE 5'-11 1/4" X 1'-6"
1-02	2'-4" X 6'-8"	2	WOOD	WOOD	STONE	POCKET DOOR ON HEAVY-DUTY OVERHEAD TRACK
2-01	5'-0" X 6'-8"	3	WOOD	WOOD	---	BI-FOLDING CLOSET DOORS ON HEAVY-DUTY TRACKS
2-02	4'-0" X 6'-8"	4	WOOD	WOOD	---	(1) PAIR HINGED CLOSET DOORS
2-03	2'-8" X 6'-8"	5	WOOD	WOOD	---	SINGLE HINGED DOOR TO MATCH EXISTING
2-04	3'-0" X 6'-8"	4	WOOD	WOOD	---	(1) PAIR HINGED CLOSET DOORS
2-05	5'-0" X 6'-8"	6	WOOD	WOOD	---	(1) PAIR SLIDING CLOSET DOORS ON HEAVY-DUTY TRACKS
2-06	5'-0" X 6'-8"	6	WOOD	WOOD	---	(1) PAIR SLIDING CLOSET DOORS ON HEAVY-DUTY TRACKS
2-03	2'-8" X 6'-8"	5	WOOD	WOOD	STONE	SINGLE HINGED DOOR TO MATCH EXISTING PROVIDE PRIVACY LOCKSET

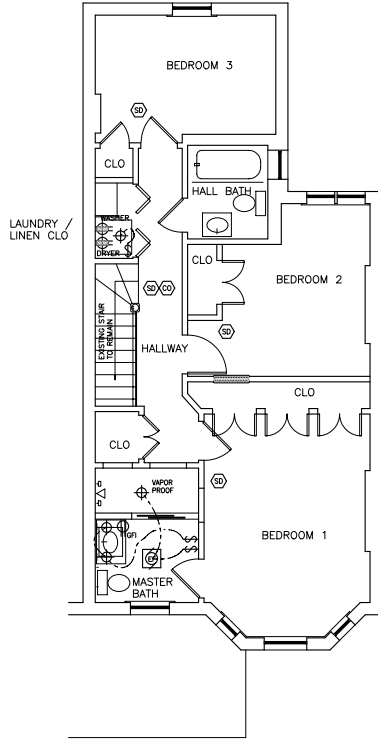
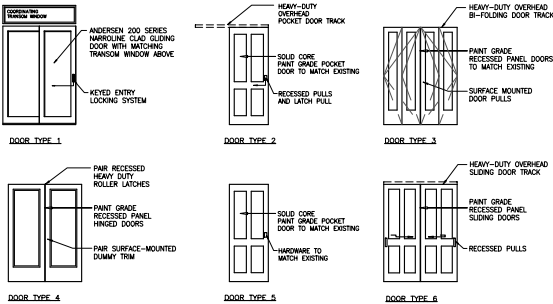
DOOR NOTES :

ALL INTERIOR DOORS SHALL BE SOLID-CORE, BASED PANEL, PAINT-GRADE DOORS TO MATCH EXISTING (UNLESS NOTED OTHERWISE)

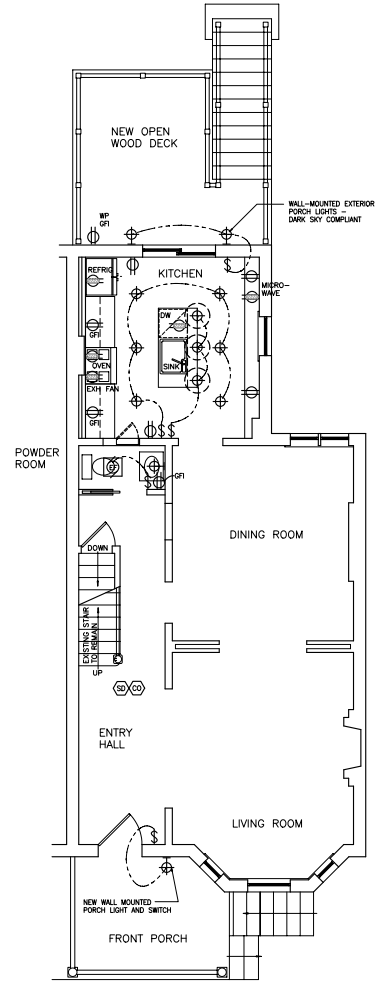
ALL DOORS TO RECEIVE (1) PAIR BUTT HINGES (STANLEY OR EQUAL) PER LEAF - AND RESIDENTIAL GRADE LATCH / LOCKSETS FINISH HARDWARE STYLE AND FINISH TO MATCH EXISTING OR AS SELECTED BY OWNER - PROVIDED AND INSTALLED BY CONTRACTOR

CONTRACTOR SHALL PREPARE DOORS TO RECEIVE NEW SEMI-GLOSS PAINTED FINISH OR STAIN AS DIRECTED BY OWNER

ALL NEW DOOR CASINGS AND TRIMS SHALL MATCH EXISTING CONTRACTOR SHALL VERIFY SIZE AND TYPE IN FIELD



SECOND FLOOR -  
POWER and LIGHTING PLAN  
SCALE : 1/4" = 1'-0"



FIRST FLOOR -  
POWER and LIGHTING PLAN  
SCALE : 1/4" = 1'-0"

SYMBOLS LEGEND

- ⊕ DUPLEX CONVENIENCE OUTLET MOUNTED AT 14" AFF (UNLESS NOTED OTHERWISE) OUTLETS SHALL BE WHITE UNLESS NOTED OTHERWISE
- ⊕ DESIGNATED SPECIALTY OUTLET AS NOTED VERIFY REQUIREMENTS AND LOCATIONS WITH EQUIPMENT MANUFACTURER
- ⊕ NEW RECESSED LED DOWNLIGHT - MIN 75 WATT (EQ) LAMP AND (MAX) 6" DIAMETER APERTURE WITH CLEAR REFLECTOR - CONFIRM FIXTURE WITH OWNER
- ⊕ NEW CEILING MOUNTED DECORATIVE PENDANT FIXTURE - SUPPLIED BY OWNER INSTALLED BY CONTRACTOR - VERIFY EXACT LOCATION IN FIELD WITH OWNER
- ⊕ SURFACE MOUNTED DECORATIVE FIXTURE SUPPLIED BY OWNER / INSTALLED BY CONTRACTOR VERIFY EXACT LOCATION IN FIELD WITH OWNER
- ⊕ RECESSED EXHAUST FAN / LIGHT COMBINATION FIXTURE W/ SEPARATE SWITCHING NUT/ONE OR APPROVED EQUAL VENT TO EXTERIOR AS REQUIRED
- ⊕ SINGLE POLE LIGHT SWITCH WHITE UNLESS NOTED OTHERWISE
- ⊕ CONNECTING LINES INDICATE LIGHT SWITCH ASSIGNMENTS D - DENOTES DIMMER SWITCH
- ⊕ NEW (OR EXISTING) CEILING-MOUNTED SMOKE DETECTOR HARD-WIRED TO EXISTING SERVICE PANEL INTER-CONNECT TO EXISTING SMOKE DETECTORS CONTRACTOR TO TEST & CONFIRM PROPER FUNCTIONING AND CONFIRM DEVICE LOCATIONS AS INDICATED
- ⊕ NEW (OR EXIST) CLG-MOUNTED CARBON-MONOXIDE DETECTOR - HARD-WIRED TO EXISTING SERVICE PANEL INTER-CONNECT TO EXISTING SMOKE DETECTORS CONTRACTOR TO TEST & CONFIRM PROPER FUNCTIONING AND CONFIRM DEVICE LOCATIONS AS INDICATED

CODE COMPLIANCE NOTE:

ENTIRE RESIDENCE IS EQUIPPED WITH EXISTING SMOKE / CARBON MONOXIDE DETECTION SYSTEM IN COMPLIANCE WITH THE NEW YORK STATE RESIDENTIAL CODE. ANY MODIFICATIONS TO THE SYSTEM MUST MEET THE REQUIREMENTS OF THE CODE.

MECHANICAL / ELECTRICAL / PLUMBING

PLUMBING: EXTEND EXISTING HOT & COLD SUPPLY PIPES TO NEW FIXTURES AND APPLIANCES (PREP SINK AND NEW BATHROOM) CONNECT NEW DRAIN LINES TO EXISTING

NO.	DATE	REMARKS

NEW DECK and INTERIOR ALTERATIONS:  
**SIEWERT RESIDENCE**  
29 NORTH ECKAR STREET IRVINGTON, NY

FIRST and SECOND FLOOR  
POWER and LIGHTING PLANS  
DOOR SCHEDULE & DETAILS

PROJ. NO. 398  
DATE : DEC 1, 2020  
SCALE : AS NOTED

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

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