

GOTHAM

Padriac Steinschneider
Gotham Design & Community Development Ltd.
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January 4, 2021

Irvington Architectural Review Board
Main Street
Irvington, New York 10533

IPB No. 2020-24

Re: **Single Family Residence**
34 Lewis Road
Cathryn Devons and Robert Pordy

Dear Members of the Architectural Review Board:

This letter is to request that this submission be reviewed by the Architectural Review Board (ARB) at its next available meeting, which we anticipate is January 25, 2021. Pending the ARB review, the drawings will be completed to be the Construction Documents for the project. **The drawings submitted for the ARB should not be reviewed for the Building Permit.**

This letter is to submit the following documents for consideration at your January meeting:

1. A set of ten drawings prepared by Gotham Design & Community Development Ltd. under the supervision of Laura Wakefield, R.A., dated as submitted to the Architectural Review Board January 4, 2021, including the following:
 - Sheet CS "Cover Sheet; List of Drawings, Location Maps, List of Property Owners"
 - Sheet GN "General Notes, Construction Sequence"
 - Sheet A-1 "Site Plan, List of Trees to be Removed, Zoning Table"
 - Sheet A-2.0 "Proposed Basement Plan"
 - Sheet A-2.1 "Proposed First Floor Plan"
 - Sheet A-2.2 "Proposed Second Floor Plan"
 - Sheet A-3.1 "North and East Elevations"
 - Sheet A-3.2 "South and West Elevations"
 - Sheet A-4.1 "Proposed Building Sections"
 - Sheet A-4.2 "Proposed Building Sections"
2. A Landscaping Plan prepared by Aspect 120, Susan Jainchill, Landscape Architect, dated as revised November 17, 2020.
3. A photograph of the material colors with a list of materials and colors.

This project consists of a new two story residence with an integral three car garage, decks, and terraces on a lot with a site area of 79,145 square feet overlooking Halsey Pond.

We look forward to presenting this project to you at your January 25, 2021 Board meeting.

Thank you for your time and attention,

Paddy Steinschneider
As Agent Cathryn Devons and Robert Pordy, Owner

Devins/Pordy Residence

34 Lewis Road, Irvington, New York

December 31, 2020

Materials, Colors, and Finishes

Roofing -		Metal:	Aluminum; ATAS; Slate Grey
		Flashing:	Aluminum; ATAS; Slate Grey
Gutters and Leaders -		Metal:	Aluminum; Alcoa; Harbor Grey
Eaves -		Azek:	Aluminum; ATAS; Slate Grey
Soffits -		Metal:	Aluminum; ATAS; Slate Grey
Building Siding -		Stone:	O&G; Liberty Hill; Ashlar w/ grey mortar
		Stucco:	DecoPlast; Mindful Grey; Genova; #2057
		Wood:	Shiplap; Teak; Stained; Sikkens 078 Natural
		Metal:	Aluminum; ATAS; Slate Grey
		Flashing:	Aluminum; ATAS; Slate Grey
Windows/Sliding -		Clad:	Pella; Iron Ore
Doors -	Front -	Wood:	Mahogany; Stained; Sikkens Teak
	Glass -	Clad:	Pella; Iron Ore
	Garage -	Wood:	Spanish Cedar; Stained; Sikkens Teak
Decks -		Decking:	Ipe; Messmer's UV Plus Deck Stain
		Structure:	Framing; Messmer's UV Plus Deck Stain
		Railings:	Steel; Painted; BM Day's End; 2133-30 Superior; Aluminum; Dark Bronze
Porches -		Floor:	Bluestone; w/ grey mortar
Terrace -		Pavers:	Bluestone
		Retaining Walls:	Yonkers Granite; Dry Set
		Steps:	Yonkers Granite w/ grey mortar
Driveway -		Curbing:	Granite Belgian Block w/ grey mortar
		Courtyard:	Unilock; Brussels Block; Midnight Charcoal
		Paving:	Macadam
Retaining Walls -		Stone:	Yonkers Granite; Dry Set
Light Fixtures -		Metal:	Modern Forms; Suspense WS-W1911; S/S Satin Etched Glass Lens 12W LED

APPLICATION FOR BUILDING PERMIT

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

Application Number:	109	Date:	01/05/2021
Job Location:	34 LEWIS RD	Parcel ID:	2.140-68-17
Property Owner:	CATHRYN DEVONS and ROBERT PORTY	Property Class:	RES VACANT LAND
Occupancy:	One/ Two Family	Zoning:	
Common Name:	2.140-68-17		

Applicant	Contractor
Paddy Steinschneider	
Gotham Design & Community Development Ltd.	
329 Broadway, 329 Broadway DOBBS FERRY NY 10522	
9146935093	

Description of Work

Type of Work:	New Construction	Applicant is:	Agent
Work Requested by:	The Owner	In association with:	
Cost of Work (Est.):	1250000.00	Property Class:	RES VACANT LAND

Description of Work

The construction of a four bedroom, 4.5 bathroom, house with his office, her office, living, dining, kitchen, formal entry, family entry, family room, and home gym, with an attached three car garage and exterior decks on the first and second floor, as well as a terrace on the lower level.

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

Job Location: 34 LEWIS RD

Parcel Id: 2.140-68-17

AFFIDAVIT OF APPLICANT

I **Paddy Steinschneider** being duly sworn, depose and says: That s/he does business as: **Gotham Design & Community Development Ltd.** with offices at: **329 Broadway, 329 Broadway DOBBS FERRY NY 10522** and that s/he is:

- ☐ The owner of the property described herein.
- ☐ The _____ of the New York Corporation _____ with offices at: _____ duly authorized by resolution of the Board of Directors, and that said corporation is duly authorized by the owner to make this application.

- ☐ A general partner of _____ with offices _____ and that said Partnership is duly authorized by the Owner to make this application.
- ☐ The Lessee of the premises, duly authorized by the owner to make this application.
- ☐ The Architect of Engineer duly authorized by the owner to make this application.
- ☒ The contractor authorized by the owner to make this application.

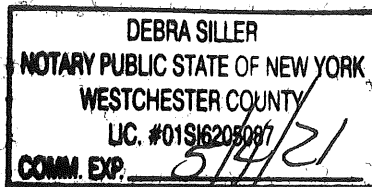
AGENT

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 4TH day of JANUARY of 2021

[Signature]

Notary Public / Commission of Deeds



[Signature]
Applicant's Signature

OWNER'S AUTHORIZATION

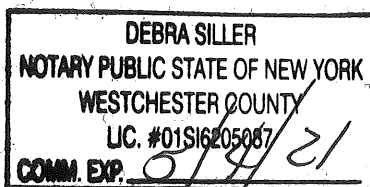
I **CATHRYN DEVONS** and **ROBERT PORDY** as the owner of the subject premises and have authorized the contractor named above to perform the work under the subject application.

Owner phone number 914-325-2440 Owner email address robert.pordy@regeneration.com
Cathryn.devons@northwell.edu

- ☒ ROBERT PORDY AND CATHRYN DEVONS 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 4TH 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 likened 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) prior to submission).
7. Visit the Village of Irvington website 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.
9. Provide evidence that the application meets the NYS Energy code as described by 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 | • Footing: \$50 |
| • Solid Fuel: \$50 | • Preparation for concrete slabs and walls: \$50 |
| • Foundation and footing drain: \$50 | • Framing: \$50 |
| • Energy Code Compliance: \$50 | • Building systems, including underground and rough-in: \$50 |
| • Sediment and erosion control: \$50 | • Fire resistant construction and penetrations: \$50 |
| • Footing: \$50 | • Final Inspection for C.O.: \$50 |
| • Preparation for concrete slabs and walls: \$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.)

Teak
Stained Sikkens
Natural

Full Bed Stone Veneer • O&G Industries Earth Products Showcase

O&G Liberty Hill
Ashlar Stone



Pella

Liberty Hill Square & Rectangle

Category: Full Bed Stone Veneer
Tag: Square & Rectangle

Natural stone is a relatively hard, naturally formed mineral or petrified matter, produced nature. Part of its beauty are the veins, color variation, striation and an infinite number of anomalies from fossils to fractures that create the unique look and feel of natural stone. Therefore, considerable variations including, but not limited to, color, texture, size, and cleavage may and probably will be present. These "imperfections" in color range, veining, and texture are responsible for creating the look.

Mahogany
Stained Sikkens
English
Chestnut

Windows
Iron Ore

Stucco
Decoplast
Mindful Grey
#2057

Bluestone
Terrace

Metal Roof
Atas
Slate Grey

Gutters
Alcoa
Harbor
Grey

Painted Steel
Ben Moore 2133-30
Day's End

PLANT LIST

PLANT LIST					
QNT	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
DECIDUOUS TREES					
3	AR	ACER RUBRUM	RED MAPLE	3" - 3.5" CAL	AS SHOWN
7	AR1	ACER RUBRUM	RED MAPLE	1" CAL	5' OC
3	AT	ASIMINA TRILOBA	PAWPAW	3" - 3.5" CAL	AS SHOWN
8	CC	CERCIS CANADENSIS 'FOREST PANSY'	CANADIAN REDBUD	10'-12' HT	AS SHOWN
3	CV	CHIONANTHUS VIRGINICUS	FRINGE TREE	2"-2.5"	AS SHOWN
8	CF	CORNUS FLORIDA	FLOWERING DOGWOOD	2"-2.5"	AS SHOWN
2	NS	NYSSA SYLVATICA	BLACK GUM	3" - 3.5" CAL	AS SHOWN
NS1		NYSSA SYLVATICA	BLACK GUM	1" CAL	5' OC
3	QB	QUERCUS BICOLOR	SWAMP WHITE OAK	3" - 3.5" CAL	AS SHOWN
8	QB1	QUERCUS BICOLOR	SWAMP WHITE OAK	1" CAL	5' OC
4	QP1	QUERCUS PALUSTRIS	PIN OAK	1" CAL	5' OC
5	QR	QUERCUS RUBRA	RED OAK	3" - 3.5" CAL	AS SHOWN
EVERGREEN TREES					
3	AF	ABIES FRASIERI	FRASIER FIR		
5	IO	ILEX OPACA	AMERICAN HOLLY	7'-8' HT	AS SHOWN
4	PA	PICEA ABIES	NORWAY SPRUCE	10'-12' HT	AS SHOWN
7	PG	PICEA GLAUCA	WHITE SPRUCE		
DECIDUOUS SHRUBS					
17	AM	ARONIA MELANOCARPA 'MORTON' IRAQUOIS BEAUTY	IRAQUOIS BEAUTY CHOKEBERRY	#3 CONT	AS SHOWN
32	CAh	CLEThERA ALNIFOLIA 'HUMMINGBIRD '	HUMMINGBIRD SWEET PEPPERBUSH	#5 CONT	AS SHOWN
3	CAr	CLEThERA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE SWEET PEPPERBUSH	#7 CONT	AS SHOWN
5	CSc	CORNUS SERICEA 'CARDINAL'	CARDINAL REDOSIER DOGWOOD	#7 CONT	AS SHOWN
7	HS	HYDRANGEA SERRATA 'TUFF STUFF'	REBLOOMING MOUNTAIN HYDRANGEA	#5 CONT	AS SHOWN
9	IV	ITEA VIRGINICA 'LITTLE HENREY'	VIRGINIA SWEETSPIRE 'LITTLE HENREY'	#5 CONT	AS SHOWN
3	LB	LINDERA NENZOIN	SPICEBUSH		
4	MP	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	#7 CONT	AS SHOWN
8	POm	PHYSOCARPUS OPULIFOLIS 'MONLO'	NINEBARK	#7 CONT	AS SHOWN
11	POT	PHYSOCARPUS OPULIFOLIS 'TINY WINE'	TINY WINE GOLDNINEBARK	#5 CONT	AS SHOWN
10	RA	RHUS AROMATICA 'GOR-LOW'	FRAGRANT SUMAC 'GRO-LOW'	#3 CONT	AS SHOWN
6	RO	ROSA X OSO EASY PETIT PINK	OSO EASY PETIT PINK ROSE	#3 CONT	AS SHOWN
6	VD	VIBURNUM DENTATUM	ARROWWOOD	#5 CONT	AS SHOWN
11	VN	VIBURNUM NUDUM 'WINTERTHUR'	SMOOTH WITHERROD	#5 CONT	AS SHOWN
EVERGREEN SHRUBS					
23	IG	ILEX GLABRA	INKBERRY HOLLY	#7 CONT	AS SHOWN
17	IGc	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY HOLLY	#5 CONT	AS SHOWN
6	IGg	ILEX GLABRA 'GEMBOX'	GEMBOX INKBERRY HOLLY	#5 CONT	AS SHOWN
PERENNIALS/GRASSES/ GROUNDCOVERS					
3	nep	NEPETA RACEMOSA 'WALKER'S LOW'	WALKER'S LOW' CATMINT	#1 CONT	18" O.C.
5	penn	PENNISTEUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	#1 CONT	18" O.C.

TREE REMOVAL MITIGATION PLAN

THE PLANT LIST ABOVE REPRESENTS THE MINIMUM PLANTING PROPOSED AS MITIGATION FOR THE REMOVAL OF TREES AS SHOWN ON SHEET D-1

ANALYSIS OF TREE REMOVALS

THERE ARE A TOTAL OF 9 TREE THAT ARE NATIVE SPECIES, IN GOOD CONDITION AND OF A SIGNIFICANT SIZE THAT WILL BE REMOVED. 70 TREES WERE INSPECTED BY THE ARBORIST. 52 (OF THE 70) ARE SHOWN "TO BE REMOVED". 12 (OF THE 52) TREES SHOWN TO BE REMOVED ARE CONSIDERED TO BE "IN GOOD CONDITIONS" AND ARE NON-INVASIVE SPECIES. 3 (OF THE 12) ARE SMALL AND/ OR NON-NATIVE 6" TO 8" DBH

NOTES

1. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO ANY LAWN WORK OR TREE AND SHRUB PLANTING AND SHALL IMMEDIATELY REPORT ANY CONFLICTS TO THE PROJECT SITE ENGINEER.
2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWING. QUANTITIES IN PLANT SCHEDULE ARE FOR REFERENCE ONLY NO PLANT OR CULTIVAR SUBSTITUTIONS WILL BE ACCEPTABLE WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT
3. NO PLANT OR CULTIVAR SUBSTITUTIONS WILL BE ACCEPTABLE WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT
4. OWNER'S REPRESENTATIVE SHALL INSPECT PLANT MATERIAL FOR ACCEPTANCE PRIOR TO PLANTING.
5. SPECIAL ATTENTION WILL BE GIVEN TO PROTECTION OF ROOT ZONES OF EXISTING TREES WHEN LOCATING NEW PLANT MATERIALS. LOCATION OF NEW PLANT MATERIAL SHALL BE STAKED OR SET OUT BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING. SPECIAL ATTENTION WILL BE GIVEN TO PROTECTION OF ROOT ZONES OF EXISTING TREES WHEN LOCATING NEW PLANT MATERIALS.
6. REFER TO PLANTING DETAILS AND SPECIFICATIONS FOR INFORMATION RELATING TO PLANTING PIT DIMENSIONS AND EXTENT AND COMPOSITION OF BACKFILL MATERIAL.
7. THE CONTRACTOR SHALL REMOVE ALL PLASTIC MATERIAL FROM AROUND THE ROOT BALLS OF THE PLANTS AFTER POSITIONING IN THE PLANT PITS. REMOVE BURLAP, ROPE, AND WIRE FROM AROUND THE TRUNK SUFFICIENTLY SO THAT NO BURLAP, ROPE OR WIRE WILL BE EXPOSED AFTER BACKFILLING.
8. CONTRACTOR SHALL EXERCISE EXTREME CARE IN WORKING IN AREA OF EXISTING TREES. EXISTING PLANTS TO REMAIN AND BE PROTECTED, WHICH ARE INJURED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY CONTRACTOR WITH PLANTS OF EQUAL SIZE AND SPECIES AT NO COST TO THE OWNER.
9. ALL AREAS THAT HAVE BEEN DISTURBED BY PLANTING ACTIVITY SHALL BE RESTORED TO A NEAT CONDITION. AREAS WITH BARE SOIL SHALL BE TOPSOILED AND SEEDED WITH NATIVE EROSION CONTROL SEED MIX
10. THE CONTRACTOR SHALL WATER TREES, SHRUBS AND GROUNDCOVER TWICE DURING THE FIRST 24 HOURS AND AS NEEDED THROUGHOUT THE FIRST GROWING SEASON.
11. SEE CIVIL ENGINEER'S SITE PLAN SHEET C-2 AND DETAIL SHEET C-3 FOR TREE PROTECTION DETAILS AND PROPOSED GRADING.
12. FINAL PLACEMENT OF PROPOSED PLANTING MATERIAL BETWEEN THE DRIVEWAY AND THE PROPERTY TO THE EAST WILL BE COORDINATED WITH THE OWNER OF THE NEIGHBORING PROPERTY TO PROVIDE THE SPECIFIC SCREENING OF THE PROPOSED HOUSE, WITHOUT UNNECESSARILY INTERFERING WITH THE VIEWS FROM THE NEIGHBOR'S PROPERTY AND HOUSE TOWARDS HALSEY POND.

FOR MUNICIPAL APPROVALS
NOT FOR CONSTRUCTION

LEGEND

LARGE DECIDUOUS TREE/
UNDERSTORY TREE

DECIDUOUS SHRUB

EVERGREEN TREE/SHRUB

EXISTING TREE - TRUNK WITH
DRIPLINE

TREE PROTECTION FENCE
(SEE SHEET C-2)

NATIVE WOODLAND GROUNDCOVER
PLUGS AND BULBS

MAINTAINED MEADOW OR LOW-MOW
LAWN

NATIVE SPECIES EROSION CONTROL SEED
MIX

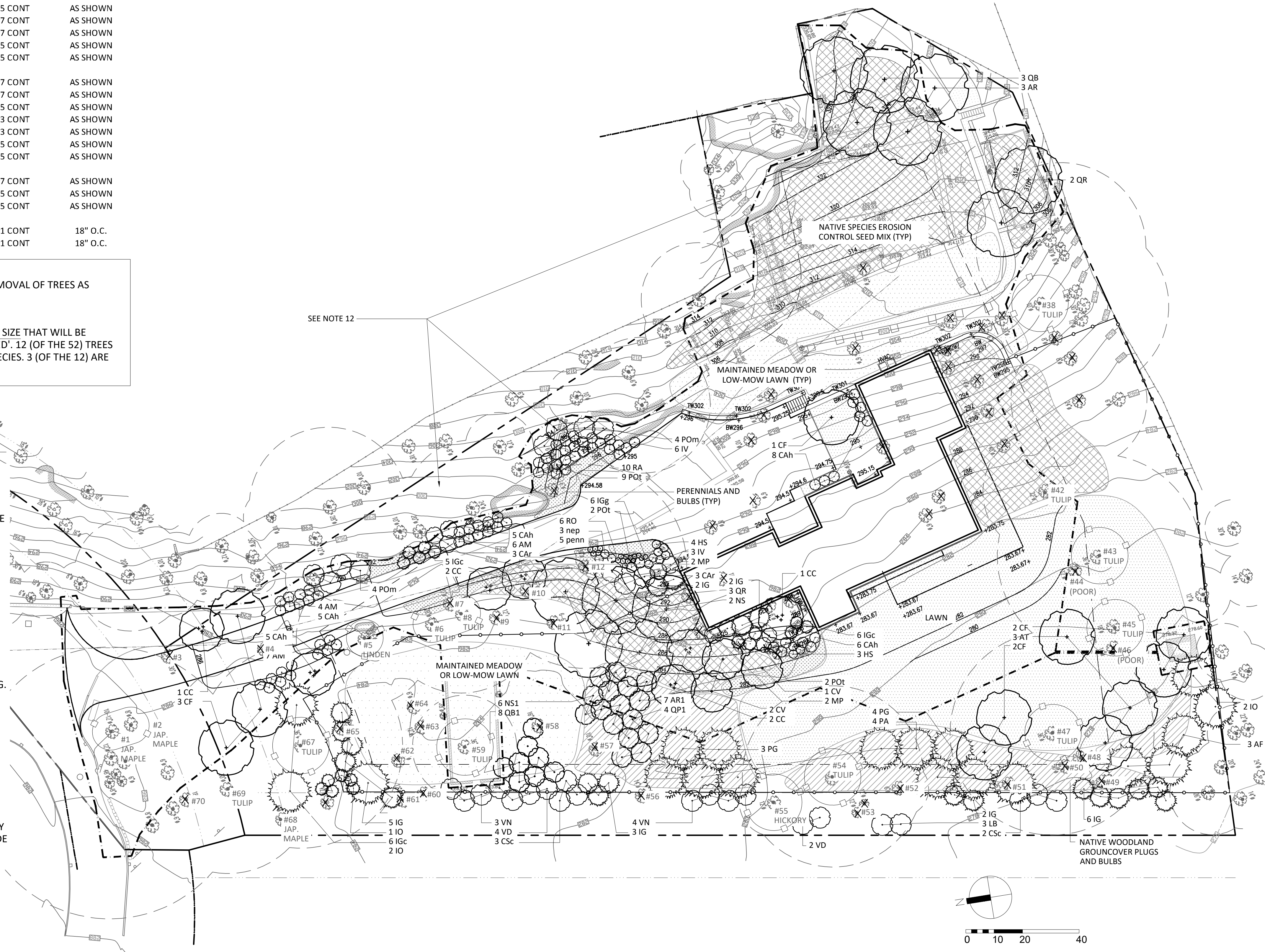
PERENNIALS AND BULBS

8' DEER FENCE PER VILLAGE DESIGN
STANDARDS

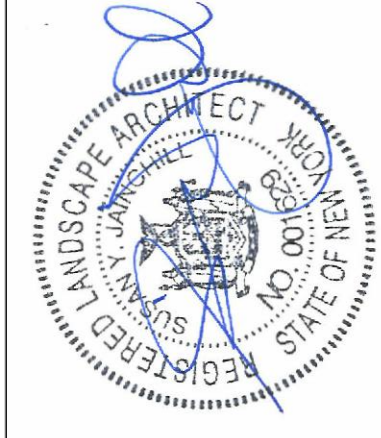
PROPERTY LINE

LIMIT OF DISTURBANCE

TREE TO BE REMOVED/ TREE NUMBER
(SEE SHEET D-1)



ASPECT 120 LANDSCAPE ARCHITECTURE P.C.
80 NORTH BROADWAY, SUITE #33
IRVINGTON, NY 10533
WWW.ASPECT120.COM
PHONE: (914) 274-8544



DEVON-PORDY RESIDENCE
34 LEWIS ROAD, IRVINGTON, NY 10533

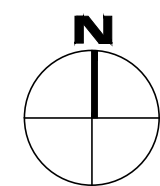
PROJECT

REVIEWS	MODIFIED BASE PLAN, CONFIRMATION OF VILLAGE
09/23/2020	LANDSCAPE ARCHITECT COMMENTS
10/21/2020	REVISED PLANT LOCATIONS AND TREE REMOVAL
11/17/2020	BASED ON ARBORIST REPORT DATED 07/20/2020
	REVISED PLANT LOCATIONS AND TREE REMOVAL
	DRIE LINE OF EXISTING TREES

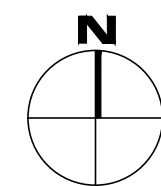
DRAWING TITLE
LANDSCAPE
PLAN

SCALE: 1"=20'
DATE: 08/18/2020

L-1



NOT TO SCALE



NOT TO SCALE

LIST OF ADJACENT PROPERTY OWNERS										
	ZONING DISTRICT	LOT INFORMATION PARCEL	OWNER		OWNER ADDRESS	PROPERTY ADDRESS				
1	1F-40	2.140 -68 -9	DAVIES, PAULINE		9 LEAFWOOD TERRACE	IRVINGTON, NY	10533			
2	1F-40	2.140 -68 -10	GARDNER, BRIAN	GARDNER, SARAH	19 LEWIS ROAD	IRVINGTON, NY	10533	VACANT LAND	0 PALLISER ROAD	IRVINGTON NY 10533
3	1F-40	2.140 -68 -11	GARDNER, BRIAN	GARDNER, SARAH	19 LEWIS ROAD	IRVINGTON, NY	10533	VACANT LAND	0 PALLISER ROAD	IRVINGTON NY 10533
4	1F-40	2.140 -68 -12	ALTMAN, JAY Y.	ALTMAN, WESLEY P.	6 LEAFWOOD TERRACE	IRVINGTON, NY	10533			
5	1F-40	2.140 -68 -15	BRANDES TRUST, SUSAN	BRANDES TRUST, LAWRENCE	5 PALLISER ROAD	IRVINGTON, NY	10533			
6	1F-40	2.140 -68 -16	PATEL, SHALEEN B.	PATEL, GRETA R.	7 PALLISER ROAD	IRVINGTON, NY	10533			
7	1F-40	2.140 -68 -17	SUBJECT PROPERTY		34 LEWIS ROAD	IRVINGTON, NY	10533	VACANT LAND	0 LEWIS ROAD	IRVINGTON NY 10533
8	1F-40	2.140 -68 -18	SUBJECT PROPERTY		34 LEWIS ROAD	IRVINGTON, NY	10533			
9	REC	2.140 -68 -19	VILLAGE OF IRVINGTON		85 MAIN STREET	IRVINGTON, NY	10533	VACANT LAND	0 CASTLE ROAD	IRVINGTON NY 10533
10	REC	2.140 -68 -20	VILLAGE OF IRVINGTON		85 MAIN STREET	IRVINGTON, NY	10533	VACANT LAND	0 HAMILTON ROAD	IRVINGTON NY 10533
11	1F-40	2.140 -68 -21	MAR-VERA CORPORATION		P.O. BOX 177	JEFFERSON VALLEY, NY	10533	VACANT LAND	0 CASTLE ROAD	IRVINGTON NY 10533
12	1F-40	2.140 -68 -30	ZHENH, SHUANGWU		1 CASTLE ROAD	IRVINGTON, NY	10533			
13	1F-40	2.140 -68 -31.2	ZHENH, SHUANGWU		1 CASTLE ROAD	IRVINGTON, NY	10533	VACANT LAND	0 PALLISER ROAD	IRVINGTON NY 10533
14	1F-40	2.140 -68 -44	SEGEL, JONATHAN A.		30 LEWIS ROAD	IRVINGTON, NY	10533			
15	1F-40	2.140 -68 -45	BLAIRE, MARTIN L. BLAIRE, JANICE F.		32 LEWIS ROAD	IRVINGTON, NY	10533			
16	1F-40	2.140 -68 -46	ALTMAN, JAY Y.	ALTMAN, WESLEY P.	6 LEAFWOOD TERRACE	IRVINGTON, NY	10533	VACANT LAND	0 PALLISER ROAD	IRVINGTON NY 10533
17	1F-40	2.140 -68 -47	GARDNER, BRIAN	GARDNER, SARAH	19 LEWIS ROAD	IRVINGTON, NY	10533	VACANT LAND	0 PALLISER ROAD	IRVINGTON NY 10533
18	1F-40	2.140 -68 -48	GARDNER, BRIAN	GARDNER, SARAH	19 LEWIS ROAD	IRVINGTON, NY	10533			
19	1F-40	2.140 -68 -55	SEKHON, SHEENOD	SEKHON, JASPREET	28 LEWIS ROAD	IRVINGTON, NY	10533			
20	1F-40	2.140 -68 -53	ANTONELLI, LISA MARIE	ACHAREKAR, SHEETAL ARU	29 HALSEY POND LANE	IRVINGTON, NY	10533			
21	1F-40	2.140 -68 -59	DERBY, PETER	DERBY, NATALIE	26 DERBY LANE	IRVINGTON, NY	10533			

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA													
GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY (RCW ONLY)	SUBJECT TO DAMAGE FROM			CLIMATE ZONE	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP.
	SPECIAL WIND SPEED (MPH)	TOPO EFFECTS	WIND REGION	WINDBORNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE					
30 LBS / SQ.FT.	"SPECIAL WIND REGION"	NO	YES	NO	C	SEVERE	4"	MODERATE TO HEAVY	4A	YES	"FIRM COMMUNITY PANEL MAP # 261-190263IF EFFECTIVE DATE, 9/28/2007"	2000	51.6

** State if applicable. For flood hazards the Design Professional shall state if they are applicable, Y/N. Verify with FIRM Maps. Maps are available on the FIMA web site <http://www.floodmap.floodsimple.com>

MANUAL J DESIGN CRITERIA							
ELEVATION	LATITUDE	WINTER HEATING	SUMMER COOLING	ALTITUDE CORRECTION FACTOR	INDOOR DESIGN TEMPERATURE	DESIGN TEMPERATURE COOLING	HEATING TEMPERATURE DIFFERENCE
179	41	7	87	1	68	75	61
CURRENT TEMPERATURE DIFFERENCE	WIND VELOCITY HEATING	WIND VELOCITY COOLING	COINCIDENT WET BULB	DAILY RANGE	WINTER HUMIDITY	SUMMER HUMIDITY	
12	20.4	7.5	72	M	30	55	

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENTS										
CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
TABLE R402.1.1 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT										
4A	0.35	0.55	0.4	49	20 OR 13 + 5	8 / 13	19	10 / 13	10, 2 FT	10 / 13
TABLE R402.1.4 EQUIVALENT FACTORS										
4A	0.35	0.55		0.026	0.06		0.047	0.047	0.059	0.065

LIST OF DRAWINGS		SUBMITTED TO PLANNING BOARD 08-19-2020	SUBMITTED TO PLANNING BOARD 09-23-2020	SUBMITTED TO PLANNING BOARD 10-21-2020	SUBMITTED TO PLANNING BOARD 11-18-2020	SUBMITTED TO ARCHITECTURAL REVIEW BOARD 12-31-2020
CS	LIST OF DRAWINGS, LOCATION MAPS, LIST OF PROPERTY OWNERS WITHIN 200 FEET	●	● 08-19-2020	● 08-19-2020	● 08-19-2020	● REV 12-31-2020
GN	GENERAL NOTES, CONSTRUCTION SEQUENCE	●	● 08-19-2020	● 08-19-2020	● 08-19-2020	● REV 12-31-2020
EC - 1	EXISTING CONDITIONS / TREE PROTECTION NOTES, SITE DEVELOPMENT NOTES	●	● REV 09-23-2020	● 09-23-2020	● 09-23-2020	
EC - 2	EXISTING CONDITIONS HALSEY POND			● REV 10-20-2020	● 10-20-2020	
D-1	DEMOLITION / TREE REMOVAL PLAN	●	● REV 09-23-2020	● REV 10-20-2020	● REV 11-18-2020	
A - 1	SITE PLAN, LIST OF TREES TO BE REMOVED, ZONING TABLE	●	● REV 09-23-2020	● REV 10-20-2020	● REV 11-18-2020	● 11-18-2020
A - 1.1	SITE COVERAGE PLAN CALCULATIONS, FLOOR AREA RATIO CALCULATIONS	●	● 08-19-2020	● REV 10-20-2020	● 10-20-2020	
A - 1.2	SITE DETAILS	●	● REV 09-23-2020	● 09-23-2020	● 09-23-2020	
A - 1.3	AVERAGE GRADE AND STORY CALCULATIONS		● 09-23-2020	● 09-23-2020	● 09-23-2020	
A - 2.0	PROPOSED BASEMENT FLOOR PLAN	●	● 08-19-2020	● REV 10-20-2020	● 10-20-2020	● REV 12-31-2020
A - 2.1	PROPOSED FIRST FLOOR PLAN	●	● 08-19-2020	● REV 10-20-2020	● REV 11-18-2020	● REV 12-31-2020
A - 2.2	PROPOSED SECOND FLOOR PLAN	●	● 08-19-2020	● REV 10-20-2020	● 10-20-2020	● REV 12-31-2020
A - 3.1	PROPOSED NORTH AND EAST ELEVATIONS	●	● REV 09-23-2020	● REV 10-20-2020	● 10-20-2020	● REV 12-31-2020
A - 3.2	PROPOSED SOUTH AND WEST ELEVATIONS	●	● REV 09-23-2020	● REV 10-20-2020	● 10-20-2020	● REV 12-31-2020
A - 4.1	PROPOSED BUILDING SECTIONS	●	● 08-19-2020	● REV 10-20-2020	● 10-20-2020	● 10-20-2020
A - 4.2	PROPOSED BUILDING SECTIONS	●	● 08-19-2020	● REV 10-20-2020	● 10-20-2020	● 10-20-2020



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WARNING :
THIS IS A VIOLATION OF THE NEW YORK STATE
EDUCATIONAL LAW FOR ANY PERSON, UNLESS
HE OR SHE IS ACTING UNDER THE DIRECTION
OF A LICENSED ARCHITECT TO ALTER AN IT
IN THESE DRAWINGS IN ANY WAY

PROJECT TITLE: **PROPOSED ONE FAMILY RESIDENCE**
CATHRYN DEVONS AND ROBERT PORDY

34 LEWIS ROAD
IRVINGTON, NEW YORK 10533

PROJECT NO.: **2002**

**GOTHAM
DESIGN**
AND COMMUNITY
DEVELOPMENT LT

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Hobbs Ferry, N.Y. 10522
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ISSUED FOR / REVISIONS:

RB SUBMISSION 12-31-2021

SHEET TITLE:

COVER SHEET

DATE: 08-19-2020	DRAWN BY: MB
SCALE: AS NOTED	CHECKED BY: PRS

CS

PROJECT DESCRIPTION

1. THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE LOCATED AT 34 LEWIS ROAD IN IRVINGTON, NEW YORK. THE PROPERTY IS CONTIGUOUS TO A PAPER STREET THAT LEADS TO HALSEY POND, WHICH IS TO THE SOUTHWEST OF THE PROPERTY. THERE IS AN EXISTING HOUSE AND OUTBUILDINGS ON THE PROPERTY WHICH WILL BE REMOVED. THE PROPOSED HOUSE WILL HAVE A TOTAL OF APPROXIMATELY 5,275 SQUARE FEET OF HABITABLE FLOOR AREA ON THE FIRST AND SECOND FLOOR. THIS IS EXCLUSIVE OF THE ATTACHED THREE CAR GARAGE, THE BASEMENT, TWO PORCHES ON THE FRONT OF THE HOUSE AND DECKS ON THE FIRST AND SECOND FLOOR LEVELS ON THE BACK OF THE HOUSE AS WELL AS A TERRACED AREA AT THE BASEMENT LEVEL. THE HOUSE WILL HAVE FOUR BEDROOMS, FIVE BATHROOMS, AND A POWDER ROOM. SITE WORK WILL INCLUDE THE RECONFIGURATION OF THE EXISTING DRIVEWAY, RETAINING WALLS, NEW UTILITY CONNECTIONS, AND A STORMWATER MANAGEMENT SYSTEM. THE HOUSE WILL BE TWO AND ONE HALF STORIES IN HEIGHT AND WILL HAVE A WALK-OUT BASEMENT LEVEL OPEN TO THE WEST. THE PROPERTY WILL BE EXTENSIVELY LANDSCAPED TO STABILIZE ALL DISTURBED AREAS AND TO SCREEN THE HOUSE FROM NEIGHBORS.

GENERAL NOTES

2. THESE NOTES PERTAIN TO THE ATTACHED DRAWINGS.
3. THESE DRAWINGS, TOGETHER WITH THE SPECIFICATIONS AND CONTRACT FOR CONSTRUCTION, COMPRISE THE CONTRACT DOCUMENTS FOR THIS PROJECT.
4. THE DRAWINGS AND SPECIFICATIONS ARE TO BE CONSIDERED AS COMPLEMENTARY. ALL LABOR, MATERIALS, EQUIPMENT, AND APPURTENANCES NECESSARY FOR THE EXECUTION OF THE WORK, IF SHOWN ON THE DRAWINGS BUT NOT DESCRIBED IN THE SPECIFICATIONS, OR IF DESCRIBED IN THE SPECIFICATIONS BUT NOT SHOWN ON THE DRAWINGS, AND ANY WORK WHICH IS NECESSARY TO COMPLETE THE WORK WITHIN THE LIMITS ESTABLISHED BY THE DRAWINGS AND SPECIFICATIONS, IS TO BE EXECUTED IN THE SAME MANNER AS THE OTHER PORTIONS OF THE CONTRACT. FOR VERIFICATION CONTACT GOTHAM DESIGN.
5. ALL CONSTRUCTION WORK MUST BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE LAWS, REGULATIONS, ORDINANCES, BUILDING CODES, AND REQUIREMENTS OF THE VILLAGE OF IRVINGTON, THE COUNTY OF WESTCHESTER, THE STATE OF NEW YORK, THE FEDERAL GOVERNMENT, AND ALL OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK TO BE PERFORMED.
6. ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE AS ADOPTED BY NEW YORK STATE INCLUDING THE MOST RECENT NEW YORK STATE BUILDING CODE SUPPLEMENT.
7. EACH CONTRACTOR PERFORMING WORK ON THIS PROJECT IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR THEIR WORK, FOR COORDINATING AND SCHEDULING ALL REQUIRED INSPECTIONS OF THEIR WORK, AND OBTAINING ALL REQUIRED APPROVALS OF THEIR WORK FROM ALL AUTHORITIES HAVING JURISDICTION.

BUILDING CODE CRITERIA

8. CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA - IRVINGTON NY

9. CONSTRUCTION TYPE: TYPE 5B - COMBUSTIBLE

10. OCCUPANCY: GROUP R-3; ONE FAMILY RESIDENCE

11. FIRE RATINGS: EXTERIOR BEARING WALLS 3/4 HOUR (MODIFIED UL No. U326)
INTERIOR BEARING WALLS 3/4 HOUR (UL No. U1317)
COMMON WALLS 2 HOUR (UL 263)
FLOOR CONSTRUCTION 1 HOUR (UL No. L537)
ROOF CONSTRUCTION 3/4 HOUR

THE REQUIREMENTS FOR FIRE RATINGS OF THESE COMPONENTS IN TYPE 5B CONSTRUCTION IS 0 HOURS. THE FIRE RATINGS NOTED ABOVE EXCEED THE REQUIREMENTS.

ALL INTERIOR AND EXTERIOR BEARING WALL, FLOOR, AND ROOF ASSEMBLIES SHALL BE FIRE BLOCKED AS REQUIRED BY CODE.

12. DESIGN LOADS: ROOF DL = 10 PSF LL = 45 PSF
FLOOR DL = 25 PSF LL = 40 PSF

13. TAPE AND COMPOUND ALL INSIDE GYPSUM BOARD CORNERS, CORNER BEAD AND COMPOUND ALL OUTSIDE GYPSUM BOARD CORNERS, J-BEAD AND COMPOUND ALL TERMINATION EDGES OF GYPSUM BOARD WHERE EXPOSED. ALL GYPSUM BOARD WORK IS TO BE IN ACCORDANCE WITH GYPSUM CONSTRUCTION HANDBOOK, UNITED STATES GYPSUM, LATEST EDITION.

SCOPE OF WORK

14. THE CONTRACTOR IS TO FURNISH AND INSTALL ALL MATERIALS, EQUIPMENT, AND LABOR REQUIRED FOR COMPLETION OF THIS PROJECT AS INDICATED ON THE CONTRACT DOCUMENTS EXCEPT AS IDENTIFIED AS EXCLUDED IN THE SPECIFICATIONS OR NOTED AS NIC (NOT IN CONTRACT) ON THE DRAWINGS.
15. THE ONLY ITEMS TO BE EXCLUDED FROM THE BID PRICE FOR THE CONTRACTED SCOPE OF WORK ARE THOSE IDENTIFIED IN THE BID DOCUMENTS AND IN THE SPECIFICATIONS.
16. ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THE QUALITY STANDARDS IDENTIFIED IN THE CORRESPONDING SECTION OF THE SPECIFICATIONS.
17. EACH CONTRACTOR IS TO FURNISH ALL MATERIALS, LABOR, TOOLS, MACHINERY, SCAFFOLDING, EQUIPMENT, APPURTENANCES, AND APPLIANCES NECESSARY FOR THE PROPER HANDLING AND EXECUTION OF THE WORK.
18. EACH CONTRACTOR WILL HANDLE AND STORE THE MATERIALS IN A SECURED AREA, PROTECTED FROM ADVERSE CONDITIONS, IN ACCORDANCE WITH THE MANUFACTURERS' INSTRUCTIONS, SO AS TO MAINTAIN A SAFE AND SECURE WORK SITE, AND SO AS TO PROTECT THE PREMISES AND MATERIALS FROM DAMAGE OR DETERIORATION.
19. ALL SITE WORK SHALL BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS INCLUDING THE SPECIFIC REQUIREMENTS OF THE VILLAGE OF IRVINGTON BUILDING DEPARTMENT.
20. STORM WATER RUNOFF FROM THE PROPOSED ROOF AREAS WILL BE COLLECTED IN ROOF GUTTERS. THESE GUTTERS WILL CONNECT VIA DOWNSPOUTS TO THE EXISTING STORM DRAINAGE SYSTEM.
21. ALL EXCAVATED MATERIAL, EXCEPT THAT WHICH WILL BE REQUIRED FOR BACKFILLING, WILL BE REMOVED FROM THE SITE AS SOON AS PRACTICAL. IF STOCKPILING IS NECESSARY, MATERIAL MAY ONLY BE PLACED WHERE INDICATED BY GOTHAM DESIGN AND MUST BE PROTECTED TO PROHIBIT EROSION OR SEDIMENTATION INTO THE EXISTING STREAM, TO ADJACENT PROPERTIES, PUBLIC STREETS, OR SIDEWALKS, AND MAY NOT BE PLACED UNDER THE CANOPY OF TREES.
22. ALL EXISTING TREES ON THE PROPERTY SHALL BE PROTECTED AT ALL TIMES AND TEMPORARY FENCING WILL BE INSTALLED AROUND TREES ADJACENT TO THE WORK AREA AT THE DRIP LINE.
23. NO MATERIALS OR DEBRIS MAY BE STOCKPILED WITHIN THE DRIP LINE OF ANY TREE AT ANY TIME.
24. IN THE EVENT IT BECOMES NECESSARY TO REMOVE ANY TREES ON THE PROPERTY, ALL REQUIRED REMOVAL PERMITS SHALL BE OBTAINED PRIOR TO ANY TREE BEING JEOPARDIZED.

COORDINATION

25. USE LABELED DIMENSIONS ONLY. DO NOT SCALE DIMENSIONS FROM THE DRAWINGS. FOR CLARIFICATION, CONTACT GOTHAM DESIGN.
26. IN THE EVENT OF DIMENSIONAL DISCREPANCIES, CONFLICTS OR MISSING DIMENSIONS, CONTACT GOTHAM DESIGN FOR VERIFICATION PRIOR TO PROCEEDING WITH THE WORK.
27. IN THE EVENT OF DISCREPANCIES OR CONFLICTS BETWEEN THE EXISTING CONDITIONS, CONSTRUCTION CONDITIONS, AND THE CONTRACT DOCUMENTS, CONTACT GOTHAM DESIGN FOR VERIFICATION PRIOR TO PROCEEDING WITH THE WORK.
28. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE LOCATION OF ALL FRAMING MEMBERS AND SYSTEMS TO BE INSTALLED INCLUDING PLUMBING, HEATING, AIR CONDITIONING, ELECTRICAL, FIXTURES AND OTHER UTILITIES AND UNNECESSARY OR EXCESSIVE NOTCHING, CUTTING, OR OTHER DISTURBANCE OF STRUCTURAL COMPONENTS.
29. DO NOT CLOSE-OFF OR OBSTRUCT DRIVEWAYS, STREETS, WALKS, OR OTHER FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS, AS REQUIRED BY GOVERNING REGULATIONS.
30. CONDUCT DEMOLITION AND REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES AND TO AVOID DISTURBANCE TO THE EXISTING RESIDENCE.
31. ALL CONTRACTORS FURNISHING WORK MUST COOPERATE WITH THE OWNER AND WITH EACH OTHER TO MAINTAIN AN EFFICIENT AND SAFE JOB SITE.
32. MAINTAIN EXISTING UTILITIES. DO NOT DISRUPT UTILITY SERVICES TO THE EXISTING RESIDENCE WITHOUT APPROPRIATE AUTHORIZATION FROM UTILITY COMPANIES. IF DISRUPTION OF UTILITIES IS NECESSARY, PROVIDE TEMPORARY SERVICE AS REQUIRED. IN THE EVENT UTILITIES MUST BE DISCONNECTED AND SERVICES INTERRUPTED, CONTRACTOR MUST PROVIDE 48 HOUR ADVANCE NOTICE TO THE OWNER AND OTHER CONTRACTORS FURNISHING SERVICES.
33. CONTRACTORS FURNISHING WORK MUST PROTECT ADJACENT EXISTING SURFACES AND NEW WORK AT ALL TIMES. DAMAGES MUST BE CORRECTED IN A TIMELY FASHION AT NO EXPENSE TO THE OWNER OR OTHER CONTRACTORS. EACH CONTRACTOR IS RESPONSIBLE FOR PROTECTING THEIR WORK UNTIL ACCEPTANCE BY THE OWNER.

DISPUTES

34. GOTHAM DESIGN HAS THE AUTHORITY TO NEGOTIATE SETTLEMENTS IN DISPUTES CONCERNING THE OBLIGATIONS OR WORK TO BE PERFORMED EITHER BETWEEN THE CONTRACTORS OR BETWEEN THE CONTRACTORS AND THE OWNER.

35. GOTHAM DESIGN HAS THE AUTHORITY TO REJECT WORK WHICH DOES NOT CONFORM WITH THE INTENT OF THE CONTRACT DOCUMENTS. WORK REJECTED BY GOTHAM DESIGN DUE TO FAILURE TO CONFORM WITH THE INTENT OF THE CONTRACT DOCUMENTS MUST BE CORRECTED BY THE CONTRACTOR WITHOUT ADDITIONAL EXPENSE TO THE OWNER.

36. IN MATTERS REGARDING THE QUALITY, QUANTITY, AND AESTHETIC EFFECT OF THE WORK, GOTHAM DESIGN'S DECISIONS WILL BE CONSIDERED FINAL.

ERRORS AND OMISSIONS

37. THE CONTRACTOR IS RESPONSIBLE TO THE OWNER FOR ERRORS AND OMISSIONS IN THE WORK AND FOR FAILURE TO PERFORM IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
38. THE CONTRACTORS' SERVICES MUST BE PERFORMED IN A SKILLFUL AND COMPETENT MANNER IN ACCORDANCE WITH ACCEPTED STANDARDS OF THE CONSTRUCTION INDUSTRY AND WITH THE REQUIREMENTS OF THOSE AGENCIES HAVING JURISDICTION OR OTHERWISE IDENTIFIED IN THE SPECIFICATIONS.
39. THE CONTRACTOR WILL PROVIDE ALL WORK DETERMINED BY GOTHAM DESIGN TO BE MISSING OR INCOMPLETE. WORK DETERMINED BY GOTHAM DESIGN TO BE MISSING OR INCOMPLETE MUST BE FURNISHED AND COMPLETED BY THE CONTRACTOR WITHOUT ADDITIONAL EXPENSE TO THE OWNER.
40. THE CONTRACTOR MUST REPLACE ALL WORK DETERMINED BY GOTHAM DESIGN TO BE INSTALLED IMPROPERLY OR SUBSTANDARD WITHOUT ADDITIONAL EXPENSE TO THE OWNER.

CHANGES

41. ANY CHANGES IN THE ACCEPTED CONTRACT DOCUMENTS OR IN THE COMPLETED WORK WHICH WILL EFFECT THE SCOPE OF WORK, QUALITY AND AESTHETIC EFFECT OF THE WORK, OR THE CONTRACT PRICE REQUIRE A CHANGE ORDER APPROVED BY GOTHAM DESIGN. THIS CHANGE ORDER MUST FIRST BE SUBMITTED TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO BEING EXECUTED BY THE CONTRACTOR.
42. NO CHANGES, ALTERATIONS, OR MODIFICATIONS TO THE DESIGN, THE CONTRACT DOCUMENTS, OR THE PROPOSED OR COMPLETED WORK ARE PERMISSIBLE BY ANY PARTY, INCLUDING THE OWNER AND THE CONTRACTOR, WITHOUT A WRITTEN CHANGE ORDER APPROVED BY GOTHAM DESIGN.

SUBSTITUTIONS

43. SUBSTITUTIONS OF MATERIALS, PRODUCTS, OR METHODS ARE PERMISSIBLE ONLY WITH PRIOR WRITTEN AUTHORIZATION FROM GOTHAM DESIGN.
44. GOTHAM DESIGN WILL CONSIDER REQUESTS FOR SUBSTITUTIONS UP TO FIVE DAYS PRIOR TO INITIATION OF WORK.

CLEAN UP

45. CONTRACTOR SHALL PROTECT THE EXISTING RESIDENCE FROM DUST INFILTRATION AND DAMAGE FROM DEBRIS WITH TEMPORARY BARRIERS AND PROTECTION BOARDS.
46. EACH CONTRACTOR IS RESPONSIBLE FOR CLEANING THEIR WORK AREAS AND REMOVING ALL DEBRIS ASSOCIATED WITH THEIR WORK FROM THE PREMISES AT THE END OF EACH WORK DAY. ALL DEBRIS MUST BE DISPOSED OF IN ACCORDANCE WITH ALL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
47. EACH CONTRACTOR IS RESPONSIBLE FOR MAKING SURE THAT THEIR WORK AREA IS LEFT BROOM CLEAN AT THE END OF EACH WORK DAY.

SAFETY REQUIREMENTS

48. EACH CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE SAFETY REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION INCLUDING OSHA.
49. EACH CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF ALL LADDERS, SCAFFOLDS, OR OTHER EQUIPMENT USED UNDER THEIR JURISDICTION AND IN CONNECTION WITH THEIR WORK.

RESPONSIBILITY

50. EACH CONTRACTOR AND SUBCONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR ALL ACCIDENTS RESULTING IN INJURY TO PERSONS OR DAMAGE TO PROPERTY CAUSED BY THE FAULT OR NEGLIGENCE OF THEMSELVES, THEIR AGENTS, EMPLOYEES, OR SUBCONTRACTORS.
51. EACH CONTRACTOR IS RESPONSIBLE FOR ALL PROPERTY INCLUDING MATERIALS, EQUIPMENT, TOOLS, AND APPURTENANCES DELIVERED TO THE JOB SITE UNDER THEIR JURISDICTION AND IN CONNECTION WITH THEIR WORK WHICH IS STOLEN FROM THE PROPERTY OR DAMAGED ON THE PREMISES.
52. EACH CONTRACTOR INDEMNIFIES AND HOLDS THE OWNER AND GOTHAM DESIGN HARMLESS FROM ALL LIABILITIES AND LOSS BECAUSE OF INJURY TO ANY PERSON OR DAMAGE TO ANY PROPERTY THAT MAY OCCUR OR MAY BE ALLEGED TO HAVE OCCURRED DURING THE PERFORMANCE OF THE WORK AS A RESULT, EITHER DIRECTLY OR INDIRECTLY, OF THE CONTRACTOR'S FAULT OR NEGLIGENCE OR THAT OF THEIR AGENTS, EMPLOYEES, OR SUB CONTRACTORS AND WHETHER OR NOT SUCH INJURY OR DAMAGE IS ALSO ATTRIBUTABLE TO THE OWNER'S FAULT OR NEGLIGENCE.
53. GOTHAM DESIGN AND ITS CONSULTANTS HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL, OR DISPOSAL OF OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE JOB SITE INCLUDING, BUT NOT LIMITED TO, ASBESTOS PRODUCTS, POLYCHLORIDE BIPHENYL (PCB), LEAD, OR OTHER TOXIC SUBSTANCES.
54. IN THE EVENT THAT THE CONTRACTOR DISCOVERS HAZARDOUS MATERIALS ON THE SITE, ALL WORK SHALL BE HALTED IMMEDIATELY AND THE REMOVAL OR CONTAINMENT OF THE HAZARDOUS MATERIAL SHALL BE CONDUCTED IN STRICT COMPLIANCE WITH THE REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION.

55. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING PROPER HANDLING METHODS FOR ALL MATERIALS ON THE SITE AND FOR INSTRUCTING ALL WORKERS IN PRECAUTIONS, RISKS, AND REQUIREMENTS FOR THE PROPER HANDLING OF POTENTIALLY HAZARDOUS MATERIALS IN ACCORDANCE WITH ALL AUTHORITIES HAVING JURISDICTION INCLUDING, BUT NOT LIMITED TO, OSHA.

INSURANCE

56. EACH CONTRACTOR AND SUBCONTRACTOR MUST OBTAIN AND MAINTAIN AN ACCIDENT AND PUBLIC LIABILITY INSURANCE POLICY FOR THIS PROJECT COVERING FROM COMMENCEMENT THROUGH COMPLETION OF ALL WORK. EACH CONTRACTOR AND SUBCONTRACTOR MUST FURNISH A BINDER TO THE OWNER FROM THE CONTRACTOR'S INSURANCE AGENT INDICATING THE TYPE AND AMOUNTS OF COVERAGE. THE MUNICIPALITY, THE OWNER, AND GOTHAM DESIGN SHALL BE NAMED AS "ADDITIONAL INSURED" ON THE BINDER.
57. BY ACCEPTING THE CONTRACT TO WORK ON THIS PROPERTY, THE CONTRACTOR AGREES TO DEFEND, INDEMNIFY, KEEP, AND SAVE HARMLESS THE OWNER, THE PROPERTY, AND GOTHAM DESIGN AND THEIR REPRESENTATIVES, AGENTS AND EMPLOYEES IN BOTH INDIVIDUAL AND OFFICIAL CAPACITIES AGAINST ALL SUITS, CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEYS' FEES, CAUSED BY, RELATED TO, OR INCIDENTAL TO THE PERFORMANCE OF THE WORK UNDER THE CONTRACT BY THE CONTRACTOR OR ITS SUBCONTRACTORS UP TO THE FULL EXTENT WHICH WOULD OTHERWISE RENDER THESE PROVISIONS VOID OR UNENFORCEABLE.
58. EACH CONTRACTOR AND SUBCONTRACTOR MUST PROVIDE AND MAINTAIN WORKER'S COMPENSATION INSURANCE IN ACCORDANCE WITH NEW YORK STATE REQUIREMENTS FOR ALL EMPLOYEES FURNISHING LABOR FOR THIS PROJECT. NO ONE MAY WORK ON THIS PROJECT WITHOUT BEING COVERED BY WORKER'S COMPENSATION INSURANCE. THE WORKER'S COMPENSATION POLICY SHALL BE INCLUDED ON THE INSURANCE BINDER.
59. CERTIFICATES OF INSURANCE ACCEPTABLE TO THE OWNER MUST BE FILED WITH THE OWNER PRIOR TO THE COMMENCEMENT OF THE WORK.
60. THE OWNER MUST OBTAIN AND MAINTAIN LIABILITY INSURANCE AS WILL PROTECT HIM FROM HIS CONTINGENT LIABILITY FOR INJURY AND DAMAGES WHICH MAY ARISE DURING THE WORK OF THIS PROJECT AND FROM ANY OTHER LIABILITY FOR WHICH THE CONTRACTORS ARE REQUIRED TO BE INSURED UNDER THE PROVISIONS OF THE CONTRACT.
61. THE OWNER MUST OBTAIN AND MAINTAIN FIRE INSURANCE INCLUDING EXTENDED COVERAGE AND MALICIOUS MISCHIEF COVERAGE ON THE STRUCTURE AND CONTENTS TO 100 PERCENT OF THE INSURABLE VALUE THEREOF, PROTECTING THE OWNER'S INTEREST. THE CONTRACTORS' INTERESTS, AND THE SUBCONTRACTORS' INTERESTS, INTEREST, AS USED HEREIN, INCLUDES EACH PARTY'S PROPERTY AND THE PROPERTY OF OTHERS FOR WHICH THEY ARE RESPONSIBLE, INCLUDING ALL MATERIALS, EQUIPMENT, AND SUPPLIES.
62. EACH CONTRACTOR IS RESPONSIBLE FOR PROVIDING A WAIVER OF LIEN TO THE BENEFIT OF THE OWNER IN A FORM ACCEPTABLE TO GOTHAM DESIGN COVERING ALL LABOR, MATERIALS, AND OTHER EXPENSES AT THE TIME COMPENSATION IS RECEIVED FOR SAME.
63. SUBSEQUENT PAYMENTS TO CONTRACTORS WILL NOT BE PAID UNTIL AN ACCEPTABLE WAIVER OF LIENS HAS BEEN RECEIVED FOR PREVIOUS WORK OF THE SAME CONTRACTOR.
64. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING WAIVERS OF LIENS FROM ALL SUPPLIERS AND SUBCONTRACTORS FURNISHING LABOR AND MATERIALS THROUGH THE GENERAL CONTRACTOR.
65. A RELEASE OF ALL LIENS TO THE BENEFIT OF THE OWNER IN A FORM ACCEPTABLE TO GOTHAM DESIGN SHALL BE PROVIDED BY THE CONTRACTOR AT THE TIME OF FINAL PAYMENT.
66. I HAVE REVIEWED THESE DRAWINGS THOROUGHLY AND, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE DRAWINGS CONFORM TO AND COMPLY WITH THE REQUIREMENTS OF THE 2015 INTERNATIONAL RESIDENTIAL CODE AS ADOPTED BY NEW YORK STATE INCLUDING THE MOST RECENT NEW YORK STATE BUILDING CODE SUPPLEMENT, AND THE REQUIREMENTS AND CODES OF ALL AUTHORITIES HAVING JURISDICTION AS WELL AS THE 2016 ICC INCLUDING THE NEW YORK STATE AMENDMENTS.

CONSTRUCTION SEQUENCE NOTES:

1. PRIOR TO INITIATING ANY WORK AT THE SITE, THE GENERAL CONTRACTOR SHALL CONDUCT A SITE MEETING WITH THE CONSTRUCTION MANAGER, PROJECT ENGINEER, AND BUILDING INSPECTOR TO DISCUSS THE SCHEDULE AND CONFIRM SITE CONDITIONS.
2. INSTALL INITIAL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING THE FOLLOWING:
A. PLACE ORANGE CONSTRUCTION FENCING AROUND AREAS TO BE USED FOR EX-FILTRATION TO AVOID COMPACTION AND ALONG THE AREAS THAT ARE DESIGNATED FOR "NO DISTURBANCE" SUCH AS ALONG THE CONSERVATION EASEMENT.
B. CREATE A CONSTRUCTION ENTRANCE TO THE DEVELOPMENT AREA.
C. ESTABLISH A CONSTRUCTION STAGING AREA.
D. INSTALL TREE PROTECTION ON TREES AS NOTED ON PLANS AND RIBBON TREES SCHEDULED FOR REMOVAL.
E. REMOVE SELECTIVE VEGETATION FOR INSTALLATION OF SILT FENCE.
F. INSTALL SILT FENCE DOWN SLOPE OF ALL AREAS TO BE DISTURBED AS SHOWN ON THE PLAN.
3. THE BUILDING INSPECTOR AND VILLAGE ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES, IF DEEMED NECESSARY TO MITIGATE UNFORSEEN EROSION OF DISTURBED SOILS AND SILTATION.
4. STRIP TOPSOIL AND STOCKPILE AT THE LOCATIONS SPECIFIED ON THE PLANS. TEMPORARILY STABILIZE TOPSOIL STOCKPILES WITH HYDROSEED DURING MAY 1ST THROUGH OCTOBER 31ST PLANTING SEASON OR BY COVERING WITH TARPAILINGS NOVEMBER 1ST THROUGH APRIL 30TH. INSTALL SILT FENCE AROUND TOE OF SLOPE.

5. DEMOLISH ANY EXISTING SITE FEATURES AND/OR STRUCTURES SCHEDULED TO BE REMOVED ON THE CONSTRUCTION DOCUMENTS AND DISPOSE OF OFF-SITE.

6. REMOVE TREES SCHEDULED FOR REMOVAL.

7. ROUGH GRADE SITE.

8. SURVEY AND STAKE THE PROPOSED EXCAVATION FOR THE STORMWATER DRAINAGE SYSTEM, RETAINING WALLS, AND FOUNDATIONS. SET GRADE MARKER ON SITE.

9. EXCAVATE AND INSTALL EX-FILTRATION SYSTEMS LOCATED DOWNSLOPE FROM THE PROPOSED HOUSE PER MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS.

10. BUILD RETAINING WALLS AND BACKFILL DOWNSLOPE FROM PROPOSED HOUSE.

11. PROCEED WITH THE EXCAVATION FOR THE FOUNDATIONS, RETAINING MATERIAL ON SITE SCHEDULED FOR REUSE AND REMOVING UNSUITABLE AND SURPLUS MATERIAL FROM THE SITE IN COMPLIANCE WITH THE REQUIREMENTS OF THE BUILDING INSPECTOR AND ALL AUTHORITIES HAVING JURISDICTION.

12. ROUGH GRADE DRIVEWAY TO PROVIDE STAGING AREA FOR FOUNDATION WORK.

13. FOLLOWING EXCAVATION, SURVEY AND STAKE THE FOOTINGS.

14. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SCHEDULING ALL INSPECTIONS REQUIRED BY THE BUILDING INSPECTOR PRIOR TO WORK PROCEEDING AND ANY AREAS TO BE INSPECTED BEING CONCEALED BY SUBSEQUENT WORK.

15. FORM FOOTINGS, PLACE REBAR, AND POUR CONCRETE FOOTINGS.

16. SURVEY AND PLACE NAILS ON THE FOOTINGS FOR PLACEMENT OF THE FOUNDATION WALLS.

17. FORM WALLS, PLACE REBAR, AND POUR CONCRETE FOUNDATION. INCLUDE PLUGS FOR UTILITY LINES TO BE RUN THROUGH THE FOUNDATION WALLS.

18. FOLLOWING REMOVAL OF THE FORMS, HAVE SURVEYOR SURVEY THE FOUNDATION AND PREPARE AN AS-BUILT FOUNDATION SURVEY TO BE PROVIDED TO THE BUILDING INSPECTOR'S OFFICE PRIOR TO PROCEEDING WITH THE FRAMING.

19. APPLY WATERPROOFING AND INSULATION BOARDS TO THE EXTERIOR SIDE OF SUBSURFACE CONCRETE WALLS.

20. INSTALL FOOTING DRAINS ON GRAVEL BASE WRAPPED WITH FILTER FABRIC AND BACKFILL FOUNDATION FIRST WITH GRAVEL AND THEN WITH SUITABLE FILL TO ROUGH GRADE.

21. ROUGH GRADE SITE INCLUDING DRIVEWAY AREA.

22. INSTALL DRAINAGE WORK TRIBUTARY TO EX-FILTRATION SYSTEMS FROM DRIVEWAY AND PROPOSED STRUCTURES. INSTALL INLET PROTECTION MEASURES TO PREVENT SILT FROM ENTERING SYSTEM DURING CONSTRUCTION.

23. INSTALL SITE UTILITIES.

24. PROCEED WITH CONSTRUCTION OF THE BUILDING, GARAGE, AND DECK, SCHEDULING THE INSPECTIONS REQUIRED BY THE BUILDING DEPARTMENT.

25. INSTALL CURBING AND SUB-BASE COURSES OF DRIVEWAY PAVING.

26. INSTALL RAILINGS ON RETAINING WALLS.

27. FINE GRADE AND SEED ALL DISTURBED AREAS.

28. INSTALL BITUMINOUS CONCRETE TOP COAT IN DRIVEWAY.

29. RESTORE THE ROADWAY, CURB, AND SHOULDER CONSTRUCTION WITHIN THE VILLAGE RIGHT-OF-WAY PERFORMED TO THE SATISFACTION OF THE VILLAGE BUILDING INSPECTOR AND DEPARTMENT OF PUBLIC WORKS.

30. CLEAN PAVEMENT AND DRAIN LINES. CLEAN EX-FILTRATION SYSTEMS. ENSURE GRASS STAND IS ACHIEVED.

31. INSTALL 4" - 6" TOPSOIL, FINE GRADE, SEED THE ENTIRE PROJECT SITE AND INSTALL LANDSCAPING PLANTS IN ACCORDANCE WITH THE APPROVED LANDSCAPING PLAN.

32. INSTALL LANDSCAPE WATERING SYSTEM AND CONTROLS.

33. SPREAD SALT HAP OVER SEEDDED AREAS AND MAINTAIN ALL PLANTED AREAS UNTIL MATERIAL HAS TAKEN ROOT AND BECOME STABLE.

34. MAINTAIN THE SITE FREE OF DEBRIS AT ALL TIMES. REMOVE DUMPSTERS WITHIN 24 HOURS OF BEING FILLED.

35. DURING CONSTRUCTION, MAINTAIN ALL EROSION AND SEDIMENTATION MEASURES AT ALL TIMES. INSPECT SILT FENCES AND STRAWBALE BARRIERS WEEKLY, IN ADVANCE OF FORECAST STORMS, AND FOLLOWING STORM EVENTS. MAINTAIN, REPAIR, AND AUGMENT AS NECESSARY.

36. AFTER CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED WITH VEGETATION, REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES.

37. SUBMIT "AS-BUILT" DRAWINGS OF THE COMPLETED WORK INCLUDING ALL SITE IMPROVEMENTS AND A FINAL SURVEY SHOWING THE IMPROVEMENTS TO THE BUILDING DEPARTMENT.

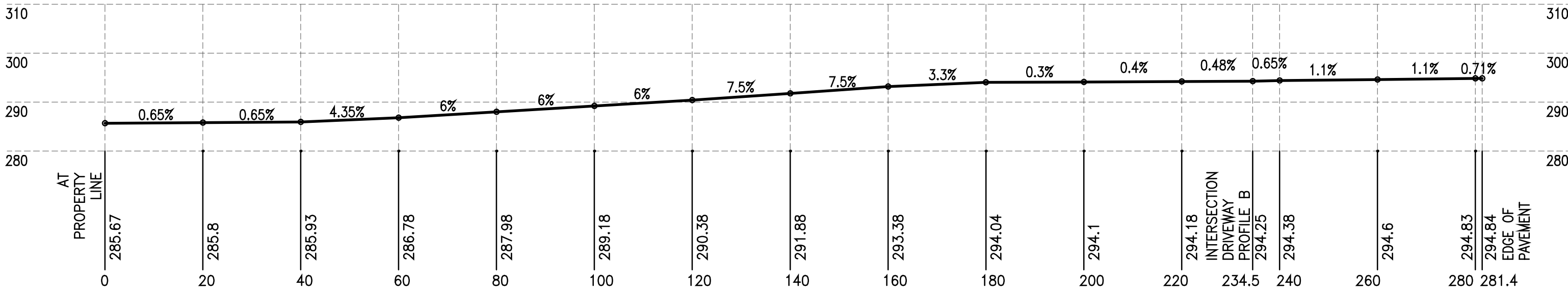
38. OBTAIN THE CERTIFICATE OF OCCUPANCY FOLLOWING FINAL INSPECTION BY THE BUILDING INSPECTOR

INSULATION SCHEDULE				
LOCATION	TYPE	MINIMUM R-VALUE	NOTES	
EXTERIOR WALL CAVITIES	FULL THICKNESS "THERMOSEAL 500" OPEN CELL SPRAY INSULATION	R-20		
UNDERSIDE OF ROOF SHEATHING	6.25 INCHES OF "THERMOSEAL 2000" CLOSED CELL SPRAY INSULATION OR FULL THICKNESS "THERMOSEAL 500" OPEN CELL SPRAY INSULATION	R-49	INSULATION TO EXTEND OVER EXTERIOR WALL PLATE	
FIRST FLOOR CAVITIES	UNFACED FIBERGLASS BATTS	R-30		
SECOND FLOOR CAVITIES	5.5" OF SOUND ATTENUATION BATTS	N / A		
UNDER BASEMENT FLOOR SLAB	2 INCH RIGID POLYSTYRENE INSULATION BOARDS FOR A WIDTH OF 2 FEET ALONG THE PERIMETER OF THE BASEMENT FLOOR UNDER THE FLOOR SLAB	R-10		
FOUNDATION WALLS	2 INCH RIGID POLYSTYRENE INSULATION BOARDS	R-10	BELOW GRADE	
WATER PIPES	1.5" PIPE INSULATION	R-10	IN ALL UNHEATED SPACES	
SUPPLY DUCTS	FOIL FACED FIBERGLASS DUCT INSULATION	R-6	IN HEATED SPACES IN UNHEATED SPACES	
INTERIOR BATHROOM & BEDROOM WALLS	3.5" OF SOUND ATTENUATION BATTS	N / A		

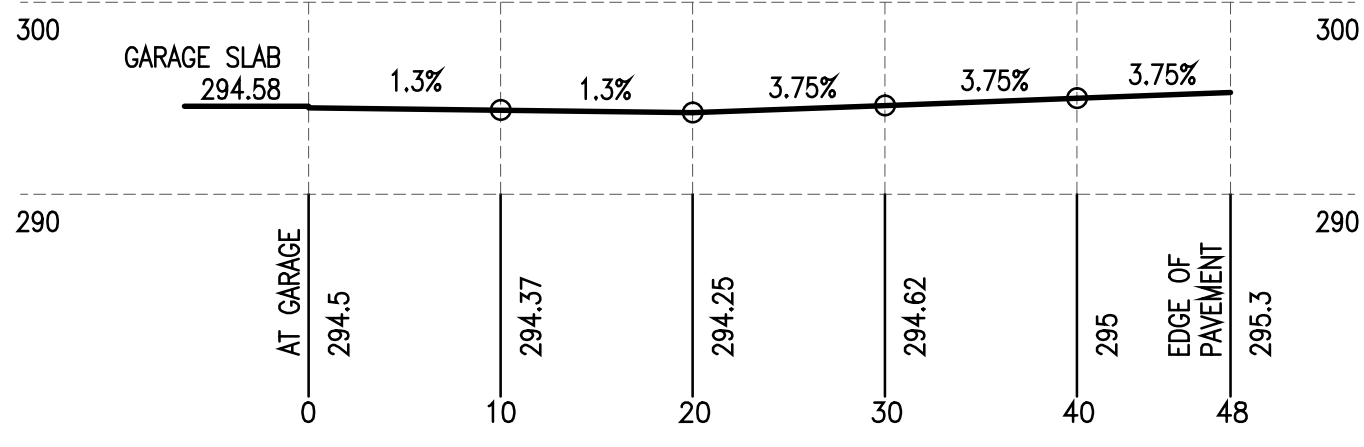
WINDOW SCHEDULE DEVONS / PORDY 34 LEWIS ROAD IRVINGTON N.Y. 10533									
SYM	MANUF	TYPE	NUMBER	ROUGH OPENING	QUANTITY	GLAZING	U-FACTOR	GRILLES	NOTES
1	PELLA	CLAD AWNING	CA 2525	2'-1 3/4" x 2'-1 3/4"	5	INSULATED	0.28		
2	PELLA	CLAD AWNING	CA 3525 2 W	5'-10 3/4" x 2'-13/4"	1	INSULATED	0.28	2W 1H	
5	PELLA	CLAD CASEMENT	CC 2535	2'-1 3/4" x 2'-11 3/4"	3 (2 L, 1 R)	INSULATED	0.28		
6	PELLA	CLAD CASEMENT	CC 2571	2'-1 3/4" x 5'-11 3/4"	3 (2 L, 1 R)	INSULATED	0.28		
7	PELLA	CLAD CASEMENT	CC 2547	2'-5 3/4" x 3'-11 3/4"	2 I	INSULATED	0.28	2W 2H	
8	PELLA	CLAD CASEMENT	CC 3535	2'-11 3/4" x 2'-11 3/4"	5 (2 L, 1 R, 2 F)	INSULATED	0.28		
9	PELLA	CLAD CASEMENT	CC 3553	2'-11 3/4" x 4'-5 3/4"	3 (3 L, 3 R)	INSULATED	0.28		EGRESS
10	PELLA	CLAD CASEMENT	CC 3553 2 W	5'-10 3/4" x 4'-5 3/4"	7 (6 LR, 1 RR)	INSULATED	0.28		EGRESS
11	PELLA	CLAD CASEMENT	CC 3559 2 W	5'-10 3/4" x 4'-11 3/4"	3 F, F	INSULATED	0.28		
12	PELLA	CLAD CASEMENT	CC 3559 3 W	8'-9 3/4" x 4'-11 3/4"	1 L, F, R	INSULATED	0.28		
13	PELLA	CLAD CASEMENT	CC 3565	2'-11 3/4" x 5'-5 3/4"	19 (6 L, 3 R, 10 F)	INSULATED	0.28		EGRESS
14	PELLA	CLAD CASEMENT	CC 3565 2 W	5'-10 3/4" x 5'-5 3/4"	3 F, F	INSULATED	0.28		EGRESS
15	PELLA	CLAD CASEMENT	CC 3565 3 W	8'-9 3/4" x 5'-5 3/4"	1 L, F, R	INSULATED	0.28		EGRESS
17	PELLA	CLAD CASEMENT	OVER	5'-10 3/4" x 7'-0 3/4"	OVER	INSULATED	0.28	2W 1H	
			CC 3559 2 W		2 R, R				EGRESS
			CC 3535 2 W		FIXED			2W 1H	
18	PELLA	CLAD CASEMENT	OVER	5'-10 3/4" x 8'-0 3/4"	OVER	INSULATED	0.28		EGRESS
			CC 3559 2 W		3 (2 R, R, 1 L)			2W 1H	
			CC 3525	FIXED					
19	PELLA	CLAD CASEMENT	OVER	2'-11 3/4" x 8'-4 3/4"	OVER	INSULATED	0.28		EGRESS
			CC 3565		2 (1 L, 1 R)				EGRESS
			CC 3525 2 W		FIXED			2W 1H	
20	PELLA	CLAD CASEMENT	OVER	5'-10 3/4" x 8'-4 3/4"	OVER	INSULATED	0.28		EGRESS
			CC 3565 2 W		2 (1 L, 1 R)				EGRESS
			CC 3525 3 W		FIXED			2W 1H	
21	PELLA	CLAD CASEMENT	OVER	8'-9 3/4" x 8'-4 3/4"	OVER	INSULATED	0.28		EGRESS
			CC 3565 3 W		1 L, F, R				EGRESS

EGRESS WINDOW:
THESE WINDOWS MEET OR EXCEED THE REQUIREMENTS OF SECTION R310.2.1 FOR EMERGENCY ESCAPE AND RESCUE OPENINGS. OPENINGS TO HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE NET CLEAR HEIGHT OPENING SHALL NOT BE LESS THAN 24 INCHES. THE NET CLEAR WIDTH OPENING SHALL NOT BE LESS THAN 20 INCHES. THE SILL HEIGHT SHALL BE NOT MORE THAN 44 INCHES ABOVE THE FLOOR.

DOOR SCHEDULE DEVONS / PORDY 34 LEWIS ROAD IRVINGTON N.Y.10533									
EXTERIOR									
SYM	MANUF	TYPE	NUMBER	ROUGH OPENING	QUANTITY	GLAZING	U-FACTOR	GRILLES	NOTES
A		SWINGING DOOR	3'-0" x 8'-0" 2W	6'-2 1/2" x 8'-2 1/2"	1	INSULATED	0.38	3 W 1 H	MAHOGANY
B		SWINGING DOOR	3'-0" x 8'-0"	3'-2 1/2" x 8'-2 1/2"	1	INSULATED	0.38	PRAIRIE	MAHOGANY
D	PELLA	CLAD INSWING FR DOOR	CIFD 3682 P A	3'-2 3/4" x 6'-10 1/2"	1	INSULATED	0.29	NONE	COLOR - IRON ORE
E	PELLA	CLAD INSWING FR DOOR	CIFD 6682 P A	5'-6 3/4" x 6'-10 1/2"	3	INSULATED	0.29	NONE	COLOR - IRON ORE
G	PELLA	FIXED 2W TRANSOM OVER CLAD INSWING FR. DOOR	CA 3525 2W OVER CIFD 7282 P A	6'-0" x 8'-11 1/4"	1	INSULATED	0.29	2 W 1 H OVER NONE	COLOR -
H	PELLA	FIXED 2W TRANSOM OVER CLAD INSWING FR. DOOR	CC 3535 2W OVER CIFD 7282 P A	6'-0" x 9'-9 1/4"	1	INSULATED	0.29	2 W 1 H OVER NONE	COLOR -
J	PELLA	FIXED 2W TRANSOM OVER CLAD INSWING FR. DOOR	CC 3535 2W OVER CIFD 7582 P A	6'-3 3/4" x 9'-9 1/4"	1	INSULATED	0.29	2 W 1 H OVER NONE	COLOR -
K	PELLA	FIXED 4W TRANSOM OVER CLAD 4W SLIDING DOOR	CA 3525 4W OVER CSFD 12082 P A	12'-0" x 8'-11 1/4"	1	INSULATED	0.29	2 W 1 H OVER NONE	COLOR -
M		OVERHEAD GARAGE DR		9'-0" x 8'-0"	3	INSULATED		3 W 1 H	SEE ELEVATIONS - SPANISH CEDAR STAINED



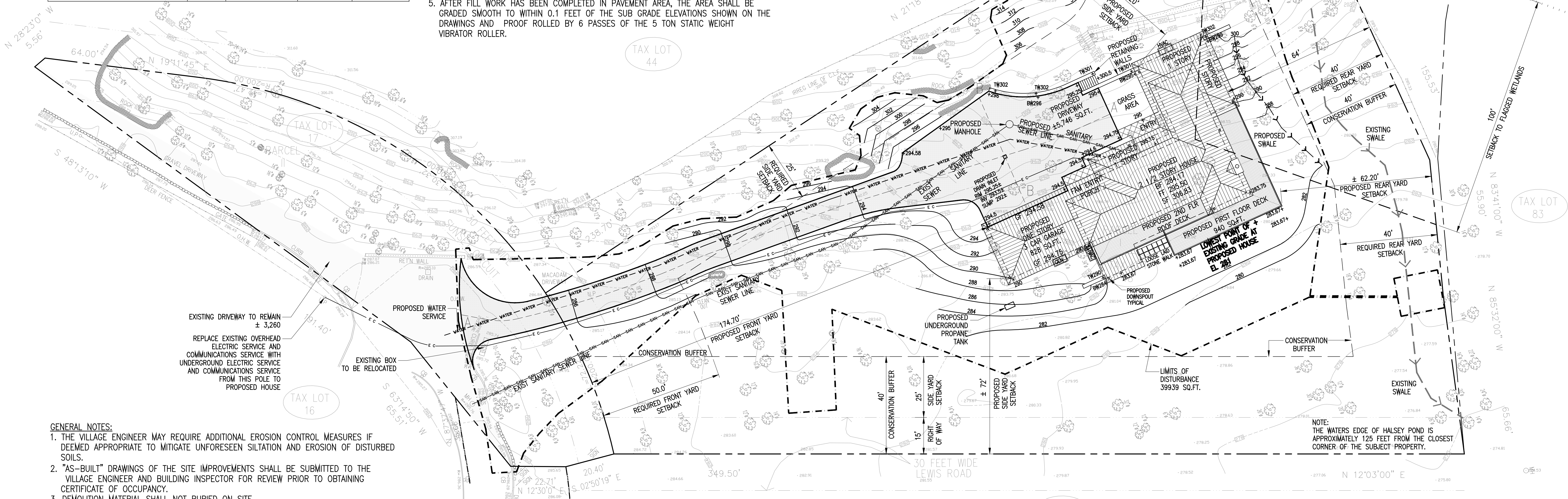
PROPOSED DRIVEWAY PROFILE A
SCALE : 1" = 20'-0"
GRAPHIC SCALE IN FEET
0 5 10 20 40



PROPOSED DRIVEWAY PROFILE B
SCALE : 1" = 10'-0"
GRAPHIC SCALE IN FEET
0 5 10 20

DRIVEWAY FILL COMPACTION NOTES:

1. FILL SHALL BE DEFINED AS SUITABLE MATERIALS OBTAINED FROM EITHER ON-SITE OR OFF-SITE SOURCES AND SHALL CONSIST OF WELL GRADED SOIL AND ROCK WHICH IS FREE OF WOOD, METAL, ORGANIC OR OTHER DELETERIOUS MATERIALS AND CONTAIN LESS THAN 30% FINES (PASSING NO.200 SIEVE). THE MAXIMUM ROCK SIZE IN ANY DIMENSION SHALL BE EQUAL TO THE MAXIMUM THICKNESS.
2. NO FILL SHALL BE PLACED IN STANDING WATER.
3. NO FILL SHALL BE PLACED ON FROZEN GROUND.
4. EACH LIFT OF FILL SHALL BE COMPACTED TO A MINIMUM DRY DENSITY EQUAL TO 95% OF THE MATERIAL'S MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 1557-78 (MODIFIED PROCTOR TEST).
5. AFTER FILL WORK HAS BEEN COMPLETED IN PAVEMENT AREA, THE AREA SHALL BE GRADED SMOOTH TO WITHIN 0.1 FEET OF THE SUB GRADE ELEVATIONS SHOWN ON THE DRAWINGS AND PROOF ROLLED BY 6 PASSES OF THE 5 TON STATIC WEIGHT VIBRATOR ROLLER.



GENERAL NOTES:

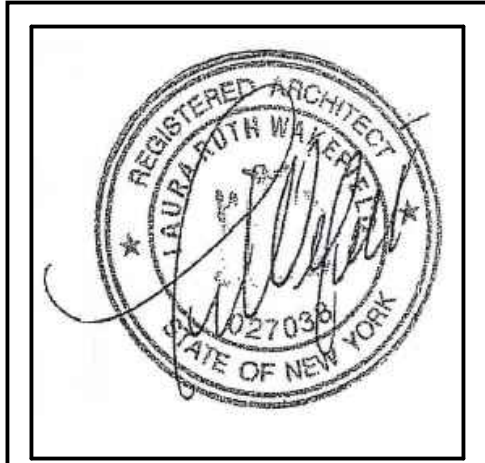
1. THE VILLAGE ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF DEEMED APPROPRIATE TO MITIGATE UNFORESEEN SILTATION AND EROSION OF DISTURBED SOILS.
2. "AS-BUILT" DRAWINGS OF THE SITE IMPROVEMENTS SHALL BE SUBMITTED TO THE VILLAGE ENGINEER AND BUILDING INSPECTOR FOR REVIEW PRIOR TO OBTAINING CERTIFICATE OF OCCUPANCY.
3. DEMOLITION MATERIAL SHALL NOT BURIED ON SITE.
4. ONCE DISTURBED AREAS ARE FULLY STABILIZED AND DRAINAGE SYSTEM IS FREE OF DEBRIS AND SEDIMENT, REMOVE EROSION AND SEDIMENT CONTROLS.
5. THIS SITE PLAN IS BASED ON A SURVEY DATED 01/28/2020 PREPARED BY: SUMMIT LAND SURVEYING P.C. 21 DRAKE LANE WHITE PLAINS, N.Y. 10607 TEL 914 629 - 7758

SEE GOTHAM SHEET EC-1 EXISTING CONDITIONS FOR SITE DEVELOPMENT NOTES AND ADDITIONAL TREE PROTECTION NOTES.
SEE ALSO ASPECT 120'S LANDSCAPE PLAN AND HUDSON ENGINEERING'S C-1, C-2, C-3 FOR TREE PROTECTION DETAILS

- LEGEND**
- EXISTING PROPERTY LINE
 - EXISTING BUILDING LINE
 - EXISTING PAVEMENT EDGE
 - EXISTING CURB LINE
 - EXISTING MINOR CONTOUR
 - EXISTING MAJOR CONTOUR
 - EXISTING ROCK
 - EXISTING MASONRY RETAINING WALL
 - EXISTING STONE RETAINING WALL
 - EXISTING TREE AND DESIGNATION
 - EXISTING FENCE
 - EXISTING OVERHEAD WIRES
 - EXISTING DRAIN INLET
 - EXISTING CATCH BASIN
 - EXISTING MANHOLE
 - EXISTING UTILITY POLE
 - EXISTING SIGN
- LEGEND**
- PROPOSED FINISHED GRADE
 - PROPOSED SPOT ELEVATION
 - PROPOSED BUILDING
 - PROPOSED DRY STONE RETAINING WALL
 - PROPOSED CURB
 - LIMITS OF DISTURBANCE
 - PROPOSED SANITARY SEWER SERVICE
 - PROPOSED WATER SERVICE
 - PROPOSED UNDERGROUND ELECTRIC AND COMMUNICATIONS SERVICE

CONSERVATION BUFFER NOTES:

1. THE CONSERVATION BUFFER SHOWN ON THIS DRAWING ALONG THE SOUTH AND WEST PROPERTY LINES OF THE SUBJECT PROPERTY HAS BEEN CREATED FOR THREE PRIMARY REASONS:
A. TO CONTROL ACTIVITY WITHIN THE BUFFER TO PRESERVE THE NATURAL LANDSCAPE SURROUNDING HALSEY POND AND THE ACCESSWAY TO HALSEY POND;
B. TO PROTECT FLAGGED WETLANDS THAT ARE NEAR THE SUBJECT PROPERTY, BUT NOT CONTIGUOUS WITH THE SUBJECT PROPERTY; AND
C. TO MAINTAIN PRIVACY FOR THE PROPOSED HOUSE FROM THESE PUBLIC AREAS.
2. A WRITTEN AGREEMENT HAS BEEN PREPARED BY THE PROPERTY OWNER AND PRESENTED TO THE IRVINGTON PLANNING BOARD FOR THE CREATION, MANAGEMENT, AND PROTECTION OF THE AREA WITHIN THE CONSERVATION BUFFER.
3. THE USE AND DISTURBANCE OF THE CONSERVATION BUFFER PROPERTY SHALL BE LIMITED TO THAT PERMITTED BY THE APPROVAL OF THE LANDSCAPING PLAN AND SITE PLAN GRANTED BY THE IRVINGTON PLANNING BOARD. NO CONSTRUCTION, DEVELOPMENT, OR RE-GRADING SHALL BE PERMITTED WITHIN THE CONSERVATION BUFFER EXCEPT AS SPECIFICALLY STIPULATED IN THE CONSERVATION BUFFER AGREEMENT.
4. REMNANTS OF PREVIOUS STRUCTURES LOCATED WITHIN THE CONSERVATION BUFFER WILL BE REMOVED AS INDICATED ON THE SITE PLAN. THE CONSTRUCTION AND/OR ADDITION OF ANY STRUCTURES, BUILDINGS, OR ANY OTHER IMPROVEMENTS WITHIN THE CONSERVATION BUFFER IS PROHIBITED, EXCEPT AS IS SPECIFICALLY STIPULATED IN THIS CONSERVATION BUFFER AGREEMENT.
5. FENCES AND SITE WALLS SUCH AS STONE WALLS THAT ARE NORMAL AND CUSTOMARY IN THE IMMEDIATE VICINITY MAY BE ERECTED, REPAIRED, OR REPLACED ON THE CONSERVATION BUFFER PROPERTY, SUBJECT TO APPROVAL BY THE IRVINGTON ARCHITECTURAL REVIEW BOARD WHEN SO REQUIRED BY THE IRVINGTON VILLAGE CODE.
6. NO DUMPING, DISCHARGE, OR STORING OF ANY MATERIALS SUCH AS ASHES, ORGANIC WASTE, SEWAGE, GARBAGE, SCRAP MATERIAL, SEDIMENT DISCHARGE, OIL OR ITS BY-PRODUCTS, LEACHED COMPOUNDS, TOXIC MATERIAL, OR ANY OTHER UNSIGHTLY, OFFENSIVE, OR HAZARDOUS MATERIALS SHALL BE ALLOWED IN THE CONSERVATION BUFFER.
7. WITHIN AND ADJACENT TO THE CONSERVATION BUFFER, INVASIVE TREES AND TREES IN POOR CONDITION OR OTHERWISE THREATENED BY THE PROPOSED WORK SHALL BE REMOVED, EXISTING TREES IDENTIFIED TO REMAIN SHALL BE PROTECTED, AND NEW TREES, UNDERSTORY, AND GROUNDCOVER SHALL BE PLANTED AS INDICATED ON THE LANDSCAPING PLAN.



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PROPOSED ONE FAMILY RESIDENCE
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IRVINGTON, NEW YORK 10533
PROJECT NO.: 2002

GOTHAM DESIGN
AND COMMUNITY DEVELOPMENT LTD.

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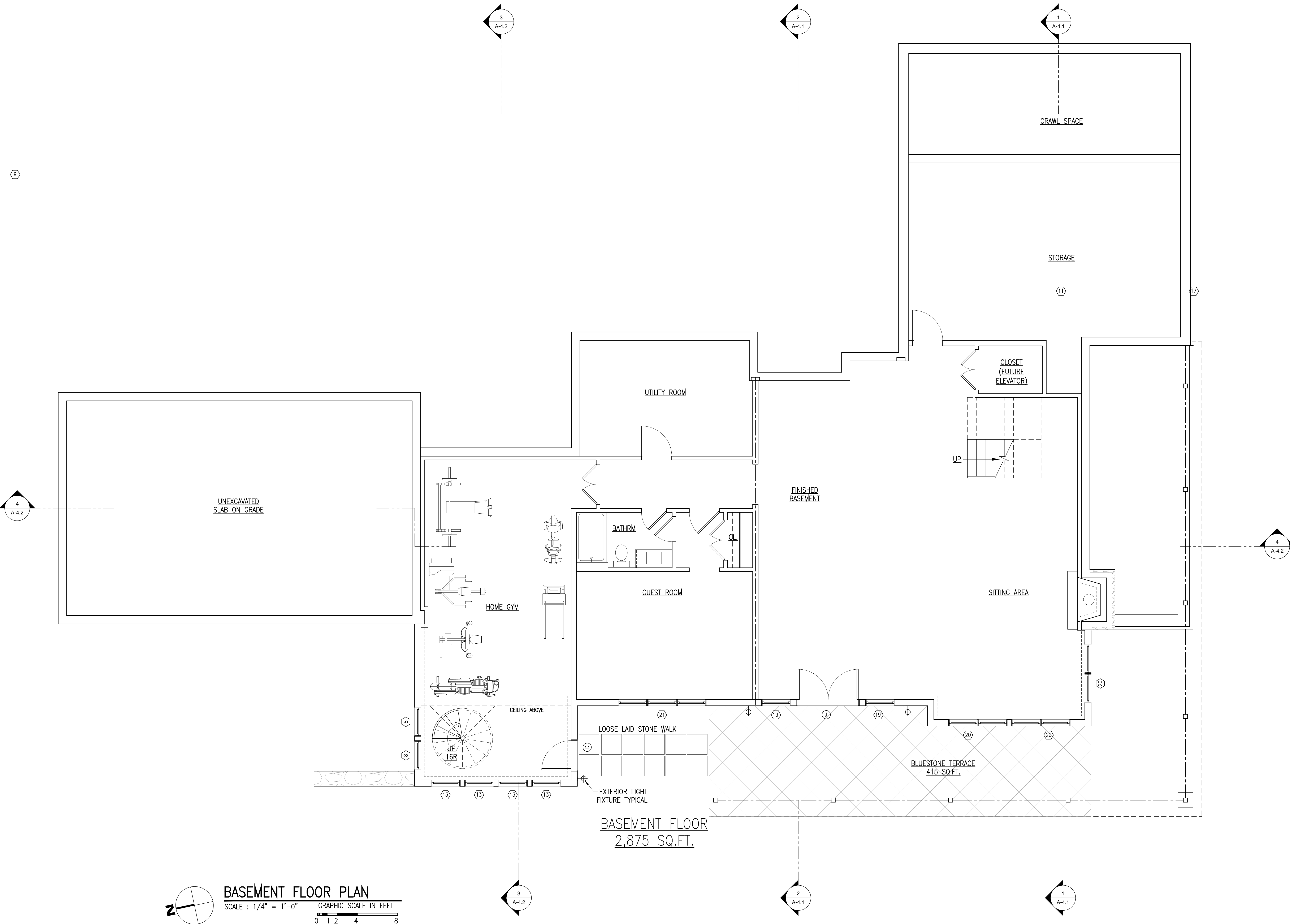
- ISSUED FOR / REVISIONS:
- | REVISION | DATE |
|--|------------|
| PROPOSED DRIVEWAY AT LEWIS ROAD INTERSECTION | 08-27-2020 |
| PROPOSED DRIVEWAY PROFILE A | 09-23-2020 |
| 1. ADDED PROPOSED DOWNSPOUT LOCATIONS | |
| 2. ADDED NOTE REFERENCING SHEET EC-1 TO SEE SITE DEVELOPMENT AND TREE PROTECTION NOTES | |
| 3. ADDED DRAIN INLET & TRENCH DRAIN W/ SUMP BOX IN DRIVEWAY AS PER HUDSON ENGINEERING DRAWINGS | 10-20-2020 |
| 1. SOUTH EAST RET-G WALL | |
| 2. SOUTH EAST PROP. GRADING | |
| 3. ADDED STONE WALK ON WEST SIDE OF HOUSE | |
| 4. RE-GRADED WEST SIDE OF GARAGE | |
| 5. RELOCATED PROPOSED ELECTRIC AND COMM. LINE TO ALONGSIDE PROP. DRIVEWAY | |
| 6. ADDED FLAGGED WETLANDS AND 100 FT SETBACK FROM VILLAGE MAP | 11-18-2020 |
| 1. REMOVED TRENCH DRAIN AS PER HUDSON ENGR. DWGS | |
| 2. CONSERVATION BUFFER NOTES | |

SHEET TITLE: SITE PLAN, ZONING TABLE DRIVEWAY PROFILES	
DATE: 08-19-2020	DRAWN BY: MB
SCALE: AS NOTED	CHECKED BY: PRS

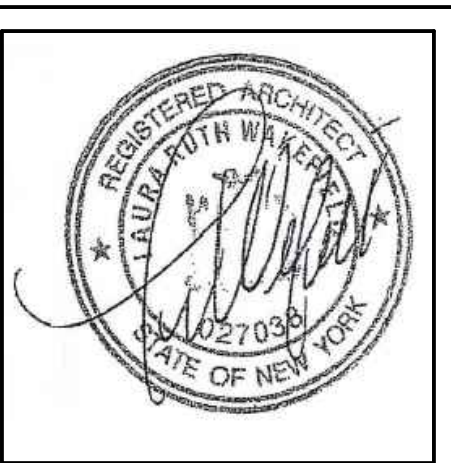
A-1

SITE PLAN
SCALE : 1" = 20'-0"
GRAPHIC SCALE IN FEET
0 5 10 20 40

ALL SURVEYING INFORMATION ON THIS DRAWING IS TAKEN FROM A SURVEY DATED JANUARY 28, 2020
PREPARED BY:
SUMMIT LAND SURVEYING P.C.
21 DRAKE LANE
WHITE PLAINS, N. Y. 10607
TEL 914 629 - 7758



BASEMENT FLOOR PLAN
SCALE : 1/4" = 1'-0"
GRAPHIC SCALE IN FEET
0 1 2 4 8



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CATHRYN DEVONS AND ROBERT PORDY
34 LEWIS ROAD
IRVINGTON, NEW YORK 10533
PROJECT NO.: **2002**

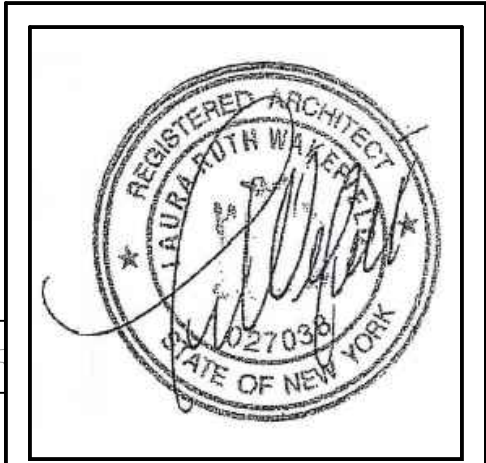
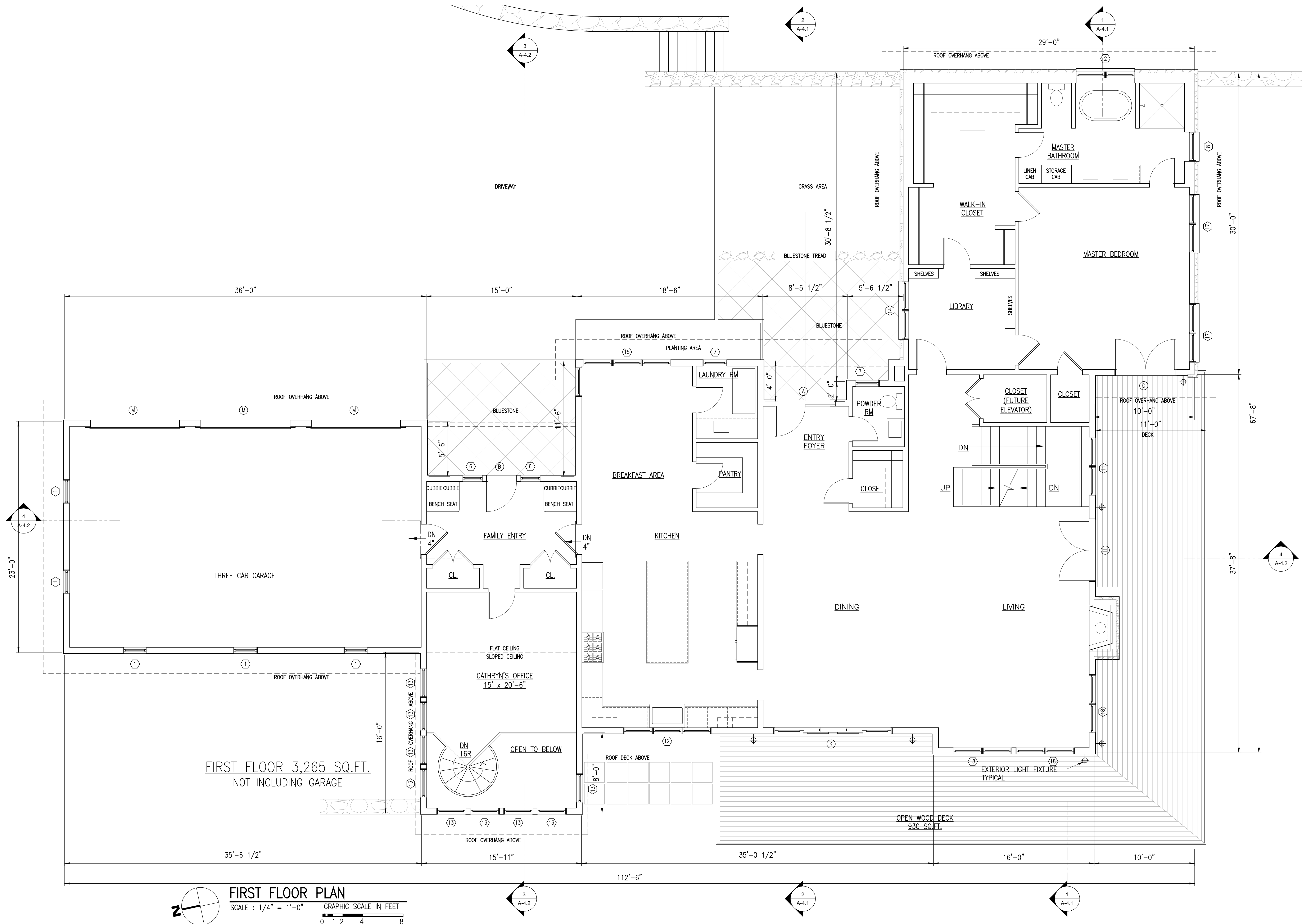
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ISSUED FOR / REVISIONS:	
REVISED	10-20-2020
ARB SUBMISSION	12-31-2020

SHEET TITLE:	
BASEMENT FLOOR PLAN	
DATE: 08-19-2020	DRAWN BY: MB
SCALE: AS NOTED	CHECKED BY: PRS

A-2.0



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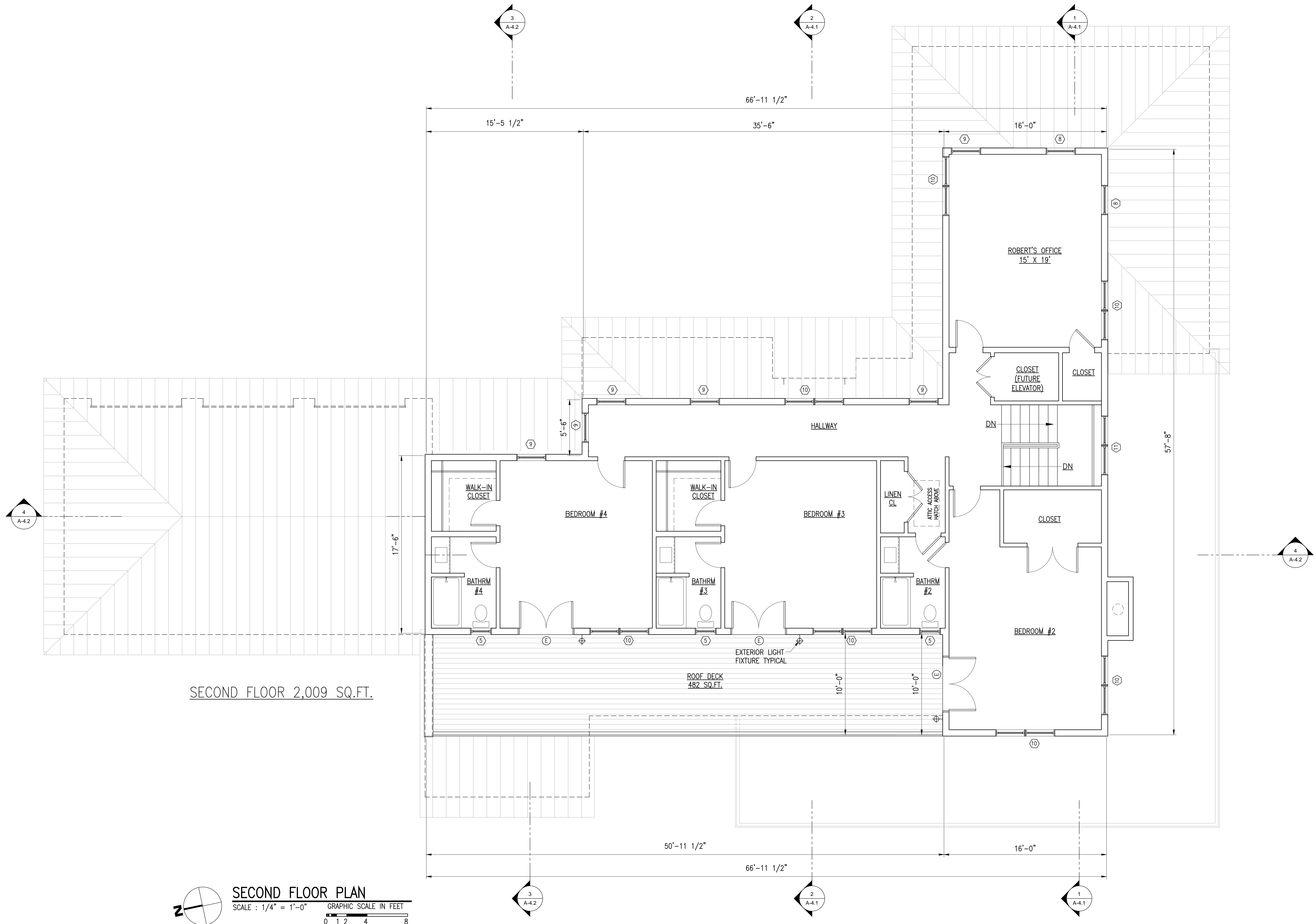
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ISSUED FOR / REVISIONS:
REVISED 09-23-2020
ADDED EXTERIOR LIGHT FIXTURE
DETAILS AND NOTES AND
LOCATIONS ON PLANS
REVISED 10-20-2020
REVISED 11-18-2020
SHOW RET'G WALLS & DRIVEWAY
ARB SUBMISSION 12-31-2020

SHEET TITLE: FIRST FLOOR PLAN	
DATE: 08-19-2020	DRAWN BY: MB
SCALE: AS NOTED	CHECKED BY: PRS

A-2.1



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PROJECT NO.: **2002**

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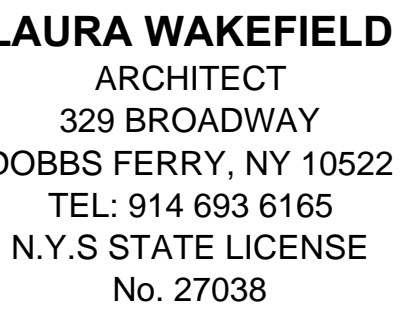
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ISSUED FOR / REVISIONS:	
REVISED	10-20-2020
ARB SUBMISSION	12-31-2020

SHEET TITLE:
**SECOND FLOOR
PLAN**

DATE: 08-19-2020	DRAWN BY: MB
SCALE: AS NOTED	CHECKED BY: PRS

A-2.2



PROJECT TITLE: **PROPOSED ONE FAMILY RESIDENCE
CATHRYN DEVONS AND ROBERT PORDY**

34 LEWIS ROAD
IRVINGTON, NEW YORK 10533

PROJECT NO.: **2002**

**GOTHAM
DESIGN**
AND COMMUNITY
DEVELOPMENT LTD

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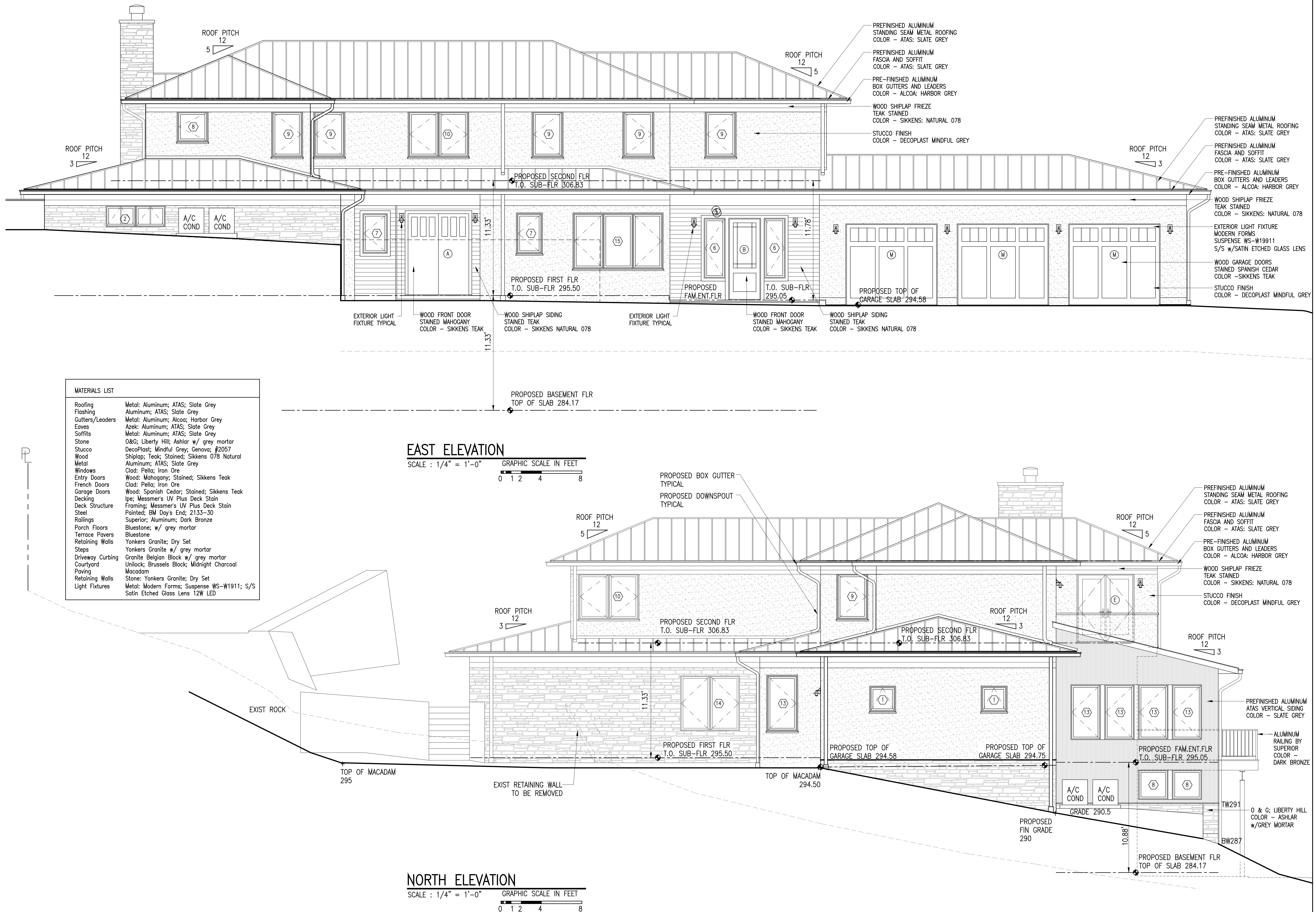
REVISED	09-23-2020
ADDED EXTERIOR LIGHT FIXTURE AND DOWNSPOUT LOCATIONS	
REVISED	10-20-2020
ARB SUBMISSION	12-31-2020

SHEET TITLE:

**NORTH AND EAST
ELEVATIONS**

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A-3.1





WEST ELEVATION
SCALE : 1/4" = 1'-0"
GRAPHIC SCALE IN FEET
0 1 2 4 8

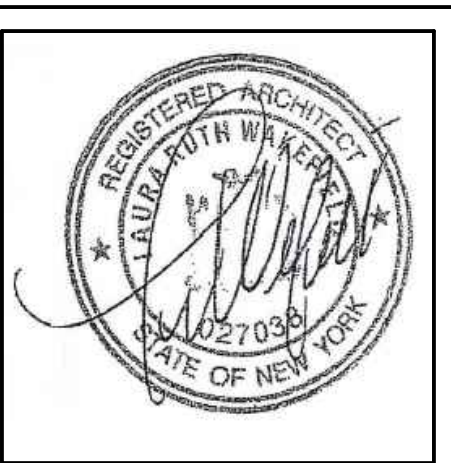


SOUTH ELEVATION
SCALE : 1/4" = 1'-0"
GRAPHIC SCALE IN FEET
0 1 2 4 8

EXTERIOR LIGHT FIXTURES

MODERN FORMS "SUSPENSE" WS-W1911 12W 590 LUMENS
THIS FIXTURE USES LED TO PROVIDE LIGHTING IN A DARK SKY FRIENDLY DESIGN. THIS CONTEMPORARY LANTERN SHOWCASES A MOUTH BLOWN CLEAR GLASS ELEMENT AND IS EQUIPPED WITH STATE OF THE ART LEDs FOR A FILAMENT FREE DESIGN

- EXTERIOR LIGHT FIXTURE NOTES:**
1. THE PROPOSED LIGHT FIXTURE HAS A METAL CAP ON THE TOP PROVIDING FULL CUT OFF TO BE DARK SKY COMPLIANT. THE MANUFACTURER'S SPECIFICATION CITE ITS COMPLIANCE WITH DARK SKY REQUIREMENTS. EACH FIXTURE ALSO HAS A MOUTH BLOWN CLEAR GLASS GLOBE TO DIFFUSE AND SOFTEN THE ILLUMINATION AND REDUCE CLARE. THE FINISH IS BRUSHED ALUMINUM.
 2. THESE FIXTURES ARE PROPOSED TO BE USED FOR BOTH THE THREE PENDANTS SUSPENDED FROM THE FIRST FLOOR ENTRY PORCH CEILING AND BALCONY CEILING, THE SIX SCONCES HANGING ON THE WALLS ADJACENT TO THE FIRST FLOOR DOORS AND WINDOWS, AND THE THREE SCONCES HANGING ON THE WALLS ADJACENT TO THE DOORS ON THE GARAGE.
 3. THE INTENT OF THESE FIXTURES IS TO CREATE A MAXIMUM LIGHT LEVEL OF FIVE FOOT-CANDLES ON THE DECK AND TERRACE NEAR THE EXTERIOR WALLS, ON THE TWO ENTRY PORCHES, AND AT THE GARAGE DOORS.
 4. AT AND BEYOND THE PROPERTY LINES ABUTTING RESIDENTIAL PARCELS, AS WELL AS PUBLIC RIGHT-OF-WAYS, THESE FIXTURES WILL NOT PRODUCE A LUMEN LEVEL EXCEEDING 0.1FOOT-CANDLES.
 5. THE CONTROLS ON THE LIGHT FIXTURES WILL EITHER BE MOTION ACTIVATED WITH AN AUTOMATIC SHUTOFF ON A TIMER OR ACTIVATED BY DARKNESS AND THEN A TIMED SHUTOFF. EACH FIXTURE OR GROUPING OF FIXTURES WILL ALSO HAVE A SWITCH OVERRIDE THAT CAN BE ACTIVATED FROM INSIDE THE HOUSE.
 6. ALL EXTERIOR LIGHTING WILL BE COMPLIANT WITH THE AMENDED VILLAGE CODE SECTION 224-72.C. ADOPTED BY THE VILLAGE OF IRVINGTON ON DECEMBER 17, 2019.



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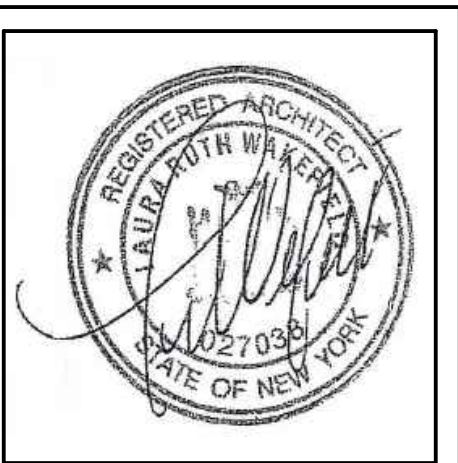
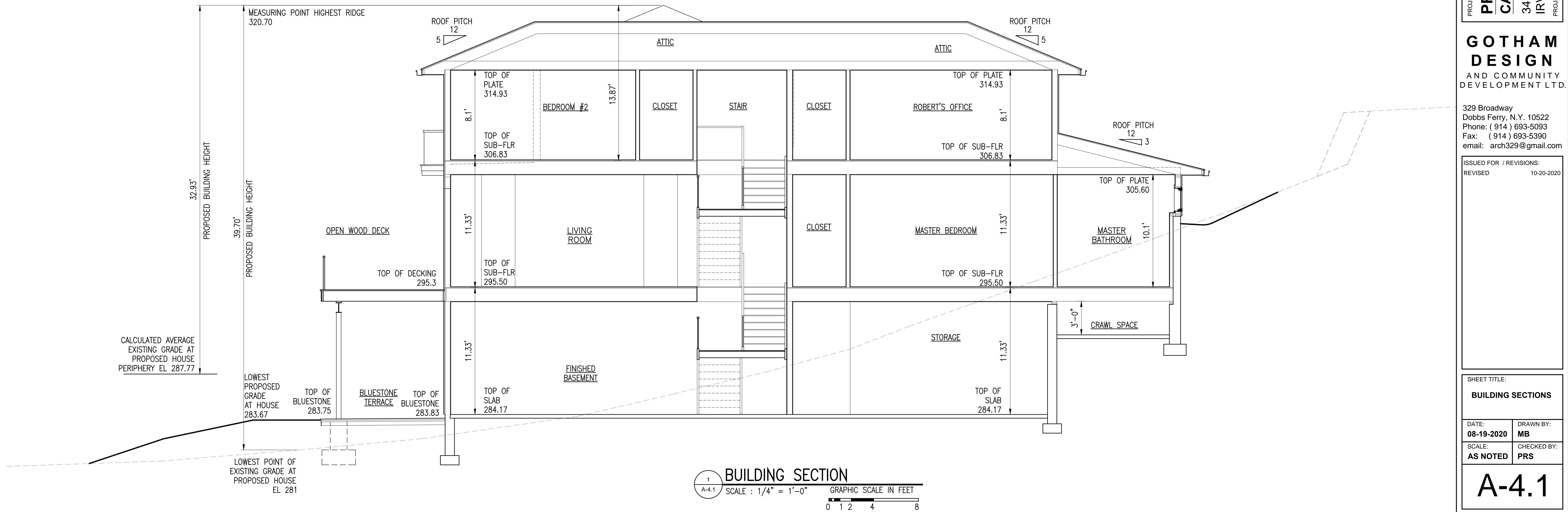
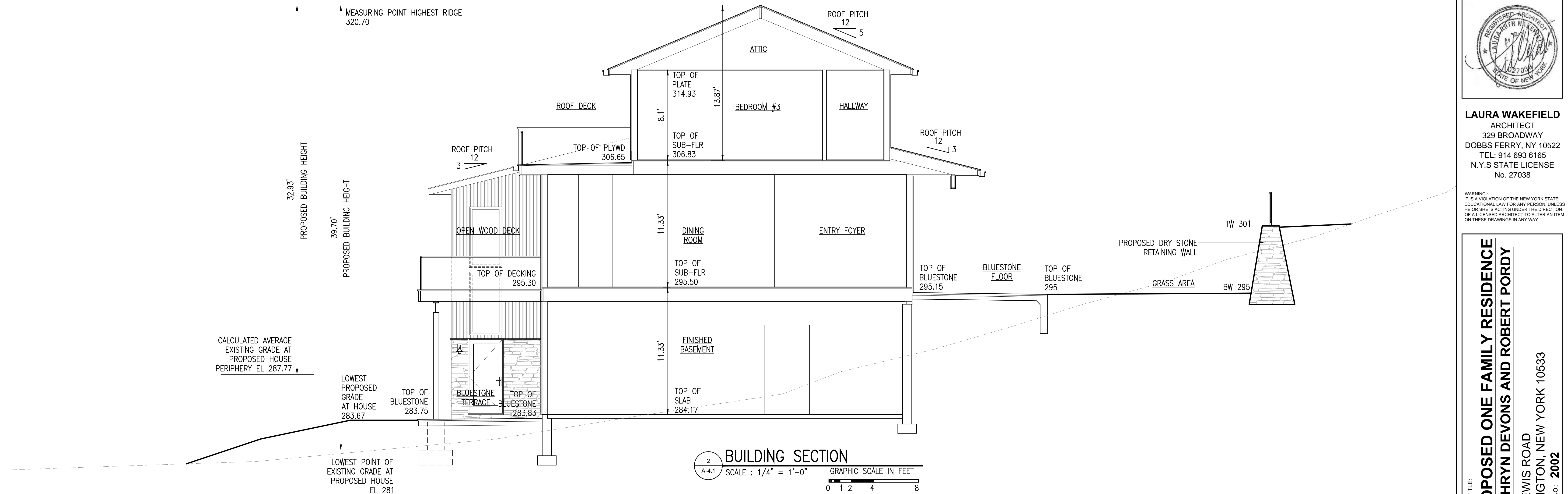
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EXTERIOR LIGHT FIXTURES

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SOUTH AND WEST ELEVATIONS	
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SHEET TITLE:
BUILDING SECTIONS

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A-4.1



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