Padriac Steinschneider

GOTHAM

Gotham Design & Community Development Ltd. 329 Broadway

Dobbs Ferry, New York 10522 (914) 693-5093 **•** Fax: (914) 693-5390

Cell (914) 906-4802 • arch329@gmail.com

January 4, 2021

IPB No. 2020-20

Irvington Architectural Review Board Main Street Irvington, New York 10533

Single Family Residence

9 Stearns Ridge

Ryan Kimber and Meghan Golden

Dear Members of the Architectural Review Board:

Re:

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:

 A set of fourteen drawings prepared by Gotham Design & Community Development Ltd. under the supervision of Laura Wakefield, R.A., dated as submitted to the Architectural Review Board December 22, 2020, 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 "Southeast Elevation"

Sheet A-3.2 "Southwest Elevation" Sheet A-3.3 "Northwest Elevation"

Sheet A-3.4 "Northeast Elevation"

Sheet A-4.1 "Building Sections"

Sheet A-4.2 "Building Sections"

Sheet A-4.3 "Building Sections" Sheet A-4.4 "Building Sections"

- 2. A copy of Gotham Sheet A-1.1 "Zoning Table", dated as revised September 23, 2020.
- 3. A Landscaping Plan prepared by Aspect 120, Susan Jainchill, Landscape Architect, dated as revised September 21, 2020.
- 4. 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 two car garage, decks, and terraces on a lot with a site area of feet with views to the Hudson River.

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 for Ryan Kimber and Meghan Golden, Owner

Kimber Residence

9 Stearns Ridge, Irvington, New York January 4, 2021

Materials, Colors, and Finishes

Roofing - Metal: Aluminum; ATAS; Slate Grey

Flashing: Aluminum; ATAS; Slate Grey

Shingles: Composite; DaVinci Select Shake Weathered Grey

Gutters and Leaders - Metal: Aluminum; Alcoa; Harbor Grey

Rakes, and Eaves - Azek: Painted; Ben Moore White Diamond 2121-60

Soffits - Azek: T&G; Painted; Ben Moore White Diamond 2121-60

Building Siding - Brick: Glen Gery; Romabio; Lime Wash; Cristallo White

Stucco: DecoPlast; Mindful Grey; Genova; #2057

Clapboard: HardiPlank; Cobble Stone; Smooth

Board and Batten: HardiPlank; Painted; BM Taos Taupe 2111-40 Trim: Azek; Painted; BM White Diamond 2121-60

Flashing: Aluminum; Alcoa; Harbor Grey

Windows/Sliding - Clad: Pella; Fossil

Doors - Front - Wood: Mahogany; Stained; Sikkens Teak

Glass - Clad: Pella: Fossil

Garage - Wood: Spanish Cedar; Stained; Sikkens Teak

Decks - Decking: Ipe; Messmer's UV Plus Deck Stain

Structure: Steel; Painted; BM Gray 2121-10
Posts: Mahogany; Stained; Sikkens Teak
Railings: Steel; Painted; BM Gray 2121-10
Wood Stairs: Ipe; Messmer's UV Plus Deck Stain

Stone Stairs: Yonkers Granite

Porches - Posts: Azek; Painted; BM White Diamond 2121-60

Floor: Bluestone

Courtyard - Pavers: Unilock; Camelot; Granite

Curbing: Granite Belgian Block

Alternate - Paving: Macadam

Retaining Walls - Stone: Yonkers Granite

Railings: Steel; Painted; BM Gray 2121-10

Light Fixtures - Metal: Bevolo; Williamsburg; Oil-rubbed Bronze

Frosted Glass Chimney

12W LED

APPLICATION FOR BUILDING PERMIT

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

Application Number:	110	Date:	01/05/2021
Job Location:	9 STEARNS RDG	Parcel ID:	2.111-59-47.5
Property Owner:	Ryan Kimber and Meghan Golden	Property Class:	RES VACANT LAND
Occupancy:	One/ Two Family	Zoning:	
Common Name:	2.111-59-47.5		

Applicant	Contractor
Paddy Steinschneider	
Gotham Design & Community Development Ltd.	
329 Broadway, 329 BroadwayDOBBS 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.):	1100000.00	Property Class:	RES VACANT LAND

Description of Work

Construction of a new three bedroom, 3.5 bathroom house with library, living room, dining room, kitchen, her office, entry hall, family entry hall, and family room with an attached two car garage, front porch, and 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: 9 STEARNS RDG

Parcel Id: 2.111-59-47.5

AFFIDAVIT OF APPLICANT

I Paddy Steinschneider being duly sworn, dep Community Development Ltd. with offices at: is:		
The owner of the property described he		with offices at:
	duly authorized by resolu	ution of the Board of Directors, and that
said corporation is duly authorized by the	ne owner to make this application.	
A general partner of Partnership is duly authorized by the Ov		
The Lessee of the premises, duly authorized The Architect of Engineer duly authorized by the owner The contractor authorized by the owner	ed by the owner to make this applic	
That the information contained in this applic knowledge and belief. The undersigned her Uniform Fire Prevention and Building Code, laws pertaining to same, in the construction	reby agrees to comply with all the r , the Village of Irvington Building Co applied for, whether or not shown	requirements of the New York State ode, Zoning Ordinance and all other on plans on specify in this application.
Sworn to before me this 574 da	ay of DALLUARY of 2021	
Sworn to before me this 574 da	DEBRA SILLER	
Notary Public / Commission of Deeds	MOTARY DI IO IC STATE OF MEN YORK	Applicant's Signature
OWNER'S AUTHORIZATION	COMM. EXP. 5/4/00	
I Ryan Kimber and Meghan Golden as the ow above to perform the work under the subject ap		ave authorized the contractor named
Owner phone number(315)447-8162	_ Owner email address <i></i>	l. Kimber Qamail. com
	hereby acknowledge that it is r ceives a Final Certificate of Approvoval is not obtained upon completic	my responsibility as the property owner val from the Building Department and on of the construction, a property
Sworn to before me this	_ day of <i>DNI or y</i> of <u>O</u>	1021 11 21
Notary Public / Commission of Deeds	E.	Applicant's Signature
e e	DEBRA SILLER NOTARY PUBLIC STATE OF NEW YORK WESTCHESTER COUNTY	

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.irv/ingtonny.gox) 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
contacting 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):

Fe	e s	che	du	le

Building Permit (Non-Refundable)

- * Application fee \$85
- * Permit fee \$17 per thousand dollars (\$1000) of estimated cost of construction, or fraction thereof

18,700

- · 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

- 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
- Preparation for concrete slabs and walls: \$50 State and local laws (per re-inspection): \$50

Total Inspections

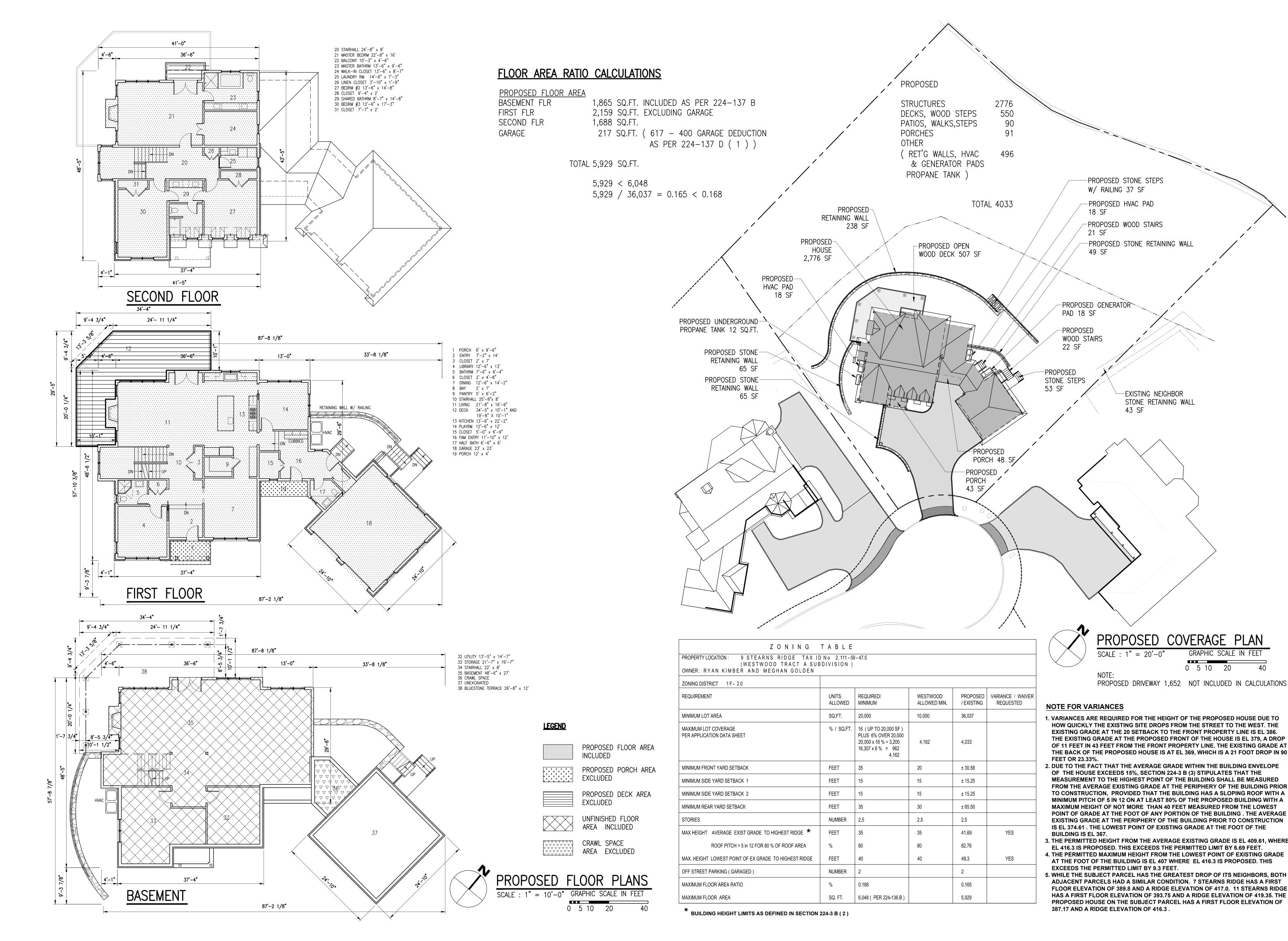
- * Certificate of Occupancy Fees: One dollar (\$1.00) per thousand dollars of estimated cost. Minimum Fee \$25.00
- * Permit Revisions or Amendment: \$50.00 (plus \$17 per thousand (\$1000), of the estimated cost of construction and any additional inspections fees).

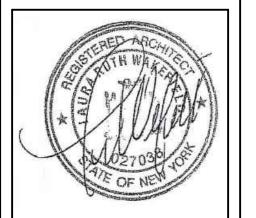
* Re-inspection fee for work not ready at time of inspection or not in compliance: \$50

* Applications for Undocumented Work/ Legalizing: Applications to legalize work done prior toapplying 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 ___







LAURA WAKEFIELD

ARCHITECT
329 BROADWAY
DOBBS FERRY, NY 10522
TEL: 914 693 6165
N.Y.S STATE LICENSE
No. 27038

WARNING:
IT 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 ITEM

HE OR SHE IS ACTING UNDER THE DIRECT OF A LICENSED ARCHITECT TO ALTER AN I ON THESE DRAWINGS IN ANY WAY

PROPOSED ONE FAMILY RESIDENCEYAN KIMBER AND MEGHAN GOLDEN
9 STEARNS RIDGE
IRVINGTON, NEW YORK 10533

GOTHAM DESIGN

AND COMMUNITY DEVELOPMENT LTD.

329 Broadway Dobbs Ferry, N.Y. 10522 Phone: (914) 693-5093

Fax: (914) 693-5093

Fax: (914) 693-5390

email: arch329@gmail.com

ISSUED FOR / REVISIONS:

REVISED 09-23-2020

1.ANGLED CORNER OF PROPOSED DECK REDUCES AREA OF DECK

FROM 552 TO 507 SQ.FT.
2.CHANGED TOTAL ON
PROPOSED COVERAGE PLAN
(PROPANE TANK & GENERATOR
PAD ADDED & ANGLED CORNER
OF PROPOSED DECK.
3."NOTE FOR VARIANCES"
#2 AVG EXIST GRADE FROM
375.8 TO 374.61
#3 HGT FROM AVG GRADE
FROM 410. 8 TO 409.61

#3 HGT FROM AVG GRADE
FROM 410. 8 TO 409.61
EXCEEDS PERMITTED LIMIT BY
FROM 5.5 TO 6.39 FEET
4. ZONING TABLE
PROPOSED LOT COVERAGE

PROPOSED LOT COVERAGE FROM 4048 TO 4033 SQ.FT. PROPOSED REAR YARD SETBACK FROM 60.17± TO 65.5± FEET MAX HGT AVG EXIST GRADE TO HIGHEST RIDGE FROM 40.5 TO 41.69 FEET

SHEET TITLE:
ZONING TABLE
SITE COVERAGE PLANS
FLOOR AREA RATIO

CALCULATIONS

DATE: DRAWN BY:

07-22-2020 MB

SCALE: CHECKED BY:

AS NOTED PRS

A-1.1

PLANT LIST QNT KEY BOTANICAL NAME **COMMON NAME** SPACING DECIDUOUS TREES SHADBLOW SERVICEBERRY 2 AC AMELANCHIER CANADENSI 10'-12' HT AS SHOWN CC CERCIS CANADENSIS 'FOREST PANSY' CANADIAN REDBUD 10'-12' HT AS SHOWN 3 PS PRUNUS SARGENTII 'RANCHO' RANCHO SARGENT CHERRY 2 - 2.5" CAL AS SHOWN EVERGREEN TREES IO ILEX OPACA AMERICAN HOLLY 7'-8' HT AS SHOWN JVb JUNIPERUS VIRGINIANA 'BRODIE' EASTERN RED CEDAR 'BRODIE' 7'-8' HT AS SHOWN **○** 8 ₹ § 3 PA PICEA ABIES **NORWAY SPRUCE** 10'-12' HT AS SHOWN COLUMNAR NORWAY SPRUCE 8'-10' HT AS SHOWN PAc PICEA ABIES 'CUPRESSINA' **DECIDUOUS SHRUBS** IRAQUOIS BEAUTY CHOKEBERRY #3 CONT AS SHOWN AM ARONIA MELANOCARPA 'MORTON' IRAQUOIS BEAUTY CAh CLETHERA ALNIFOLIA 'HUMMINGBIRD HUMMINGBIRD SWEET PEPPERBUSH #5 CONT AS SHOWN CAr CLETHERA ALNIFOLIA 'RUBY SPICE' #7 CONT AS SHOWN RUBY SPICE SWEET PEPPERBUSH CARDINAL REDOSIER DOGWOOD #7 CONT AS SHOWN CSc CORNUS SERICEA 'CARDINAL' VINILLA STRAWBERRY TREE HYDRANGEA #5 CONT HPr HYDRANGEA PANICULATA 'RENHY' VANILLA STRAWBERRY AS SHOWN HS HYDRANGEA SERRATA 'TUFF STUFF' REBLOOMING MOUNTAIN HYDRANGEA #5 CONT IV ITEA VIRGINICA 'LITTLE HENREY' VIRGINIA SWEETSPIRE 'LITTLE HENREY' #5 CONT AS SHOWN MP MYRICA PENSYLVANICA NORTHERN BAYBERRY #7 CONT AS SHOWN POm PHYSOCARPUS OPULIFOLIS 'MONLO' NINEBARK #7 CONT AS SHOWN POt PHYSOCARPUS OPULIFOLIS 'TINY WINE' TINY WINE GOLDNINEBARK #5 CONT AS SHOWN RA RHUS AROMATICA 'GOR-LOW' FRAGRANT SUMAC 'GRO-LOW' #3 CONT AS SHOWN LIMIT OF DISTURBANCE RO ROSA X OSO EASY PETIT PINK OSO EASY PETIT PINK ROSE #3 CONT AS SHOWN #5 CONT AS SHOWN ARROWWOOD VD VIBURNUM DENTATUM VN VIBURNUM NUDUM 'WINTERTHUR' SMOOTH WITHERROD #5 CONT AS SHOWN **EVERGREEN SHRUBS** INKBERRY HOLLY #7 CONT AS SHOWN 3 IG ILEX GLABRA 17 IGc ILEX GLABRA 'COMPACTA' COMPACT INKBERRY HOLLY #5 CONT AS SHOWN PERENNIALS/ GROUNDCOVERS VARIEGATED JAPANESE SEDGE #1 CONT 12" O.C. car CAREX MARROW 'AUREA-VARIEGATA GREEN AND GOLD FLATS 6" O.C. chr CHRYSOGONUM VIRGINIANUM WILD GERANIUM FLATS 6" O.C. ger GERANIUM MACULATUM 18" O.C. nep NEPETA RACEMOSA 'WALKER'S LOW' WALKER'S LOW' CATMINT #1 CONT LITTLE BUNNY FOUNTAIN GRASS #1 CONT 18" O.C. penn PENNISTEUM ALOPECUROIDES 'LITTLE BUNNY' FOAMFLOWER FLATS 6" O.C. 50 tia TIARELLA CORDIFOLIA NOTES RESIDENCE ROAD, IRVINGTON, N 1. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO ANY LAWN WORK OR TREE 5 POt 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 OWNER'S REPRESENTATIVE SHALL INSPECT PLANT MATERIAL FOR ACCEPTANCE PRIOR TO PLANTING. 5. LOCATION OF NEW PLANT MATERIAL SHALL BE STAKED OR SET OUT BY CONTRACTOR AND APPROVED BY VIBER RNS RIDGE LANDSCAPE ARCHITECT PRIOR TO PLANTING REFER TO PLANTING DETAILS AND SPECIFICATIONS FOR INFORMATION RELATING TO PLANTING PIT DIMENSIONS AND EXTENT AND COMPOSITION OF BACKFILL MATERIAL. 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. CONTRACTOR SHALL EXERCISE EXTREME CARE IN WORKING IN AREA OF EXISTING TREES. EXISTING PLANTS TO -3 CAh 2 PA 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 3 AM 3 MP NEEDED DURING THE FIRST GROWING SEASON. 11. SEE CIVIL ENGINEER'S SITE PLAN FOR TREE PROTECTION AND PROPOSED GRADING TREE REMOVAL MITIGATION PLAN THE LIST ABOVE REPRESENTS THE MINIMUM PLANTING PROPOSED AS MITIGATION FOR THE REMOVAL OF TEN (10) CANOPY TREES OF WHICH SEVEN (7) HAVE BEEN DETERMINED TO BE IN POOR CONDITION. 2 CC 3 JVb 1 CC 4 IGc 1 IO -4 HS 1 AC-LEGEND LARGE DECIDUOUS TREE/ UNDERSTORY TREE **DECIDUOUS SHRUB** EVERGREEN TREE/SHRUB EXISTING TREE - TRUNK WITH TREE PROTECTION FOR MUNICIPAL APPROVALS (SEE SHEET C-2) **NOT FOR CONSTRUCTION**

	ZONING DISTRICT	LOT INFORMATION PARCEL	OWNER	OWNER ADDRESS	PROPERTY ADDRESS
1	1F-20	2.50 -23-12	SEGERSTROM, CARL JOHAN LUNDWALL-SEGERSTROM EMMA C	25 RIVERVIEW ROAD IRVINGTON, NY 10533	
2	1F-20	2.60 -25-3	LAI, EDWARD AND FLORA	93 RIVERVIEW ROAD IRVINGTON, NY 10533	
3	1F-20	2.60 -25-4	ADLER, MITCHELL ADLER, NANCY	91 RIVERVIEW ROAD IRVINGTON, NY 10533	
4	1F-20	2.60 -25-5	SMITH, BRIAN SMITH KEIR	67 RIVERVIEW ROAD IRVINGTON, NY 10533	
5	1F-20	2.60 -25-6	MCLAUGHLIN , LEO JAMES	57 RIVERVIEW ROAD IRVINGTON, NY 10533	
6	1F-20	2.60 -25-7	RYAN , MATTHEW K.	61 RIVERVIEW ROAD IRVINGTON, NY 10533	
7	1F-20	2.60 -26-19	KNAPP , MATTHEW BOCHICCHIO, CHRISTINA	11 JANET TERRACE IRVINGTON, NY 10533	
8	1F-20	2.60 -26-28	KATARI , ADI SESHU KUMAR KALPANA, RAMDAS	72 RIVERVIEW ROAD IRVINGTON, NY 10533	
9	1F-20	2.60 -26-29	BERRY , JOSEPH F. STUARD, SUSAN S.	68 RIVERVIEW ROAD IRVINGTON, NY 10533	
10	1F-20	2.60 -26-30	FELIX , ALAN FELIX , ALLYSON	66 RIVERVIEW ROAD IRVINGTON, NY 10533	
11	1F-20	2.60 -26-31	FELIX , ALAN FELIX , ALLYSON	66 RIVERVIEW ROAD IRVINGTON, NY 10533	
12	1F-20	2.60 -26-32	PIERSOL , WILLIAM	32 RIVERVIEW ROAD IRVINGTON, NY 10533	
13	1F-20	2.111 -59-47.3	ZIFF, AMY L. GLUECK JEFFREY S.	5 STEARNS RIDGE IRVINGTON, NY 10533	
14	1F-20	2.111 -59-47.4	BUNAES , BARD	7 STEARNS RIDGE IRVINGTON, NY 10533	
15	1F-20	2.111 -59-47.5	SUBJECT PROPERTY	9 STEARNS RIDGE IRVINGTON, NY 10533	
16	1F-20	2.111 -59-47.6	STEARNS RIDGE REALTY LLC	11 STEARNS RIDGE IRVINGTON, NY 10533	
17	1F-20	2.111 -59-47.7	RACWELL CONTRACTING & CONSTRUCTION INC	122 EAST SUNNYSIDE LANE IRVINGTON, NY 10533	15 DEARMAN CLOSE IRVINGTON, NY 10533
18	1F-20	2.111 -59-47.8	RACWELL CONTRACTING & CONSTRUCTION CORP.	122 EAST SUNNYSIDE LANE IRVINGTON, NY 10533	17 DEARMAN CLOSE IRVINGTON, NY 10533
19	1F-20	2.111 -59-47.9	RACWEL CONTRACTING & CONSTRUCTION INC	122 EAST SUNNYSIDE LANE IRVINGTON, NY 10533	19 DEARMAN CLOSE IRVINGTON, NY 10533
20	1F-20	2.111 -59-47.10	GLAZER, BENJAMIN GLAZER, BARI	21 DEARMAN CLOSE IRVINGTON, NY 10533	
21	1F-20	2.111 -59-47.4	DEARMAN PARK HOMEOWNERS ASSOCIATION	P.O. BOX 172 IRVINGTON, NY 10533	
22	1F-20	2.111-59-48	SCHOOL DISTRICT NO. 2	N BROADWAY IRVINGTON, NY 10533	

OCATION : VILLAG	E OF IRVINGTON											ZIP COD	E : 1053
		WIND [DESIGN		SEISMIC	SUBJEC	T TO DAMAGE	FROM					
GROUND SNOW LOAD	SPECIAL WIND SPEED (MPH)	TOPO EFFECTS	WIND REGION	WINDBORNE DEBRIS ZONE	DESIGN CATEGORY (RCNY ONLY)	WEATHERING	FROST LINE DEPTH	TERMITE	DESIGN	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
30 LBS / SQ.FT.	*SPECIAL WIND REGION	NO	YES	NO	С	SEVERE	42"	MODERATE TO HEAVY	7	YES	**FIRM COMMUNITY PANEL MAP # 36119C0261F EFFECTIVE DATE, 9 /28 /2007	1500 OR LESS	51.6

^{* 115} MPH to 120 MPH. The special wind region should serve as warning to design professionals in evaluating wind loading conditions. Wind speeds higher than the derived values taken from Section 1609.3 of the 2020 Building Code of the State of New York are likely to occur and should be considered in the design.

^{**} 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 village website www.irvingtonny.gov

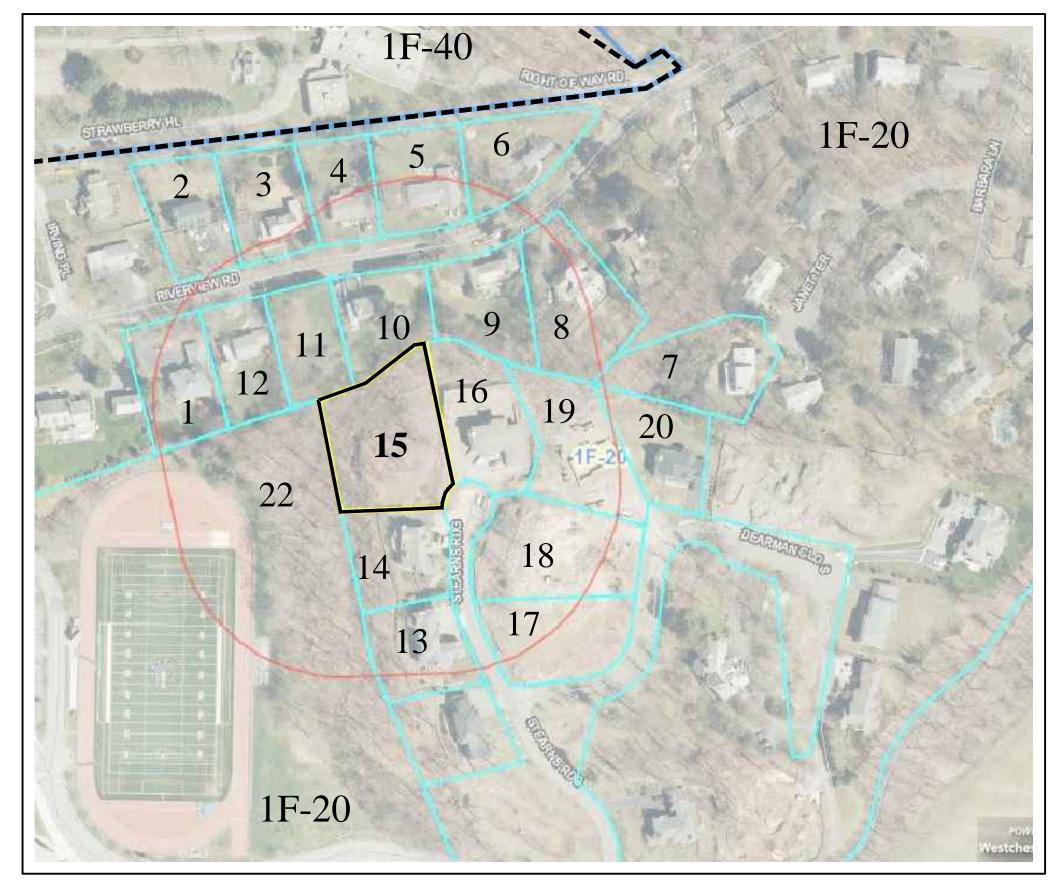
				MANUAL J DESIG	ON CRITERIA		
		WINTER		ALTITUDE CORRECTION	INDOOR DESIGN		HEATING TEMPERATURE
ELEVATION	LATITUDE	HEATING	SUMMER COOLING	FACTOR	TEMPERATURE	DESIGN TEMPERATURE COOLING	DIFFERENCE
179	41	7	87	1	68	75	61
CURRENT	WIND	WIND					
TEMPERATURE	VELOCITY	VELOCITY	COINCIDENT WET				
DIFFERENCE	HEATING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

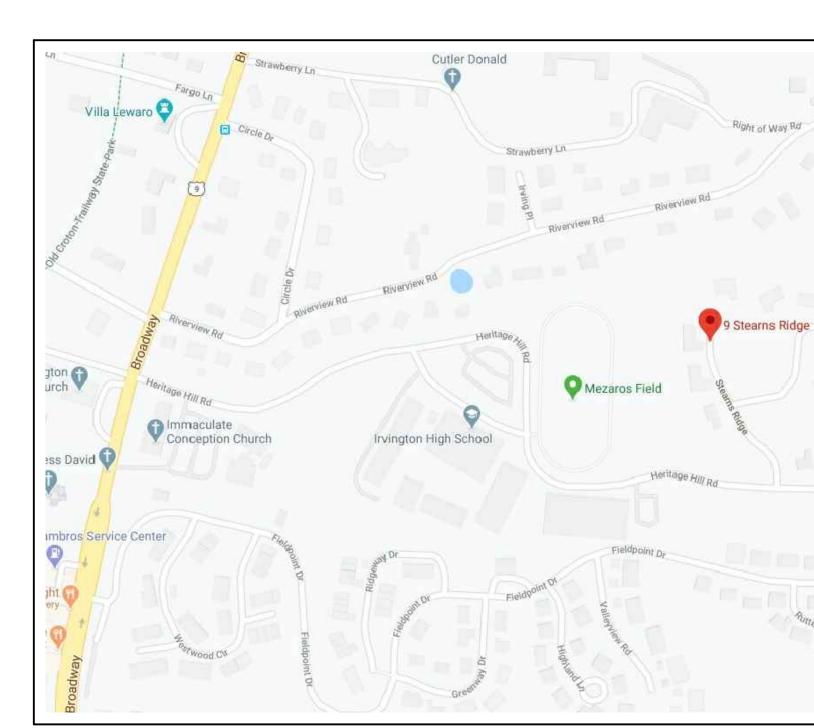
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENTS

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
		TA	BLE R402.1.1 INSU	JLATION AND	FENESTRATION	REQUIREMEN	ITS BY COMP	ONENT		
4A	0.32	0.55	0.4	49	20 OR 13 + 5	8 / 13	19	10 / 13	10, 2 FT	10 /13
				TABLE R4	02.1.4 EQUIVALE	NT FACTORS				
4A	0.32	0.55		0.026	0.06	0.098	0.047	0.059		0.055

PROPOSED RESIDENCE

RYAN KIMBER AND MEGHAN GOLDEN 9 STEARNS RIDGE IRVINGTON, N.Y. 10533



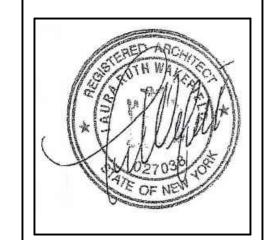






LIS	Γ OF DRAWINGS	SUBMITTED TO PLANNING BOARD 07-22-2020	SUBMITTED TO PLANNING BOARD 08-19-2020	SUBMITTED TO PLANNING BOARD 09-23-2020	SUBMITTED TO ZONING BOARD 10-XX-2020	SUBMITTED TO PLANNING BOARD 10-21-2020	SUBMITTED TO ARCHITECTURAL REVIEW BOARD 12-22-2020
CS	LIST OF DRAWINGS,LOCATION MAPS, LIST OF PROPERTY OWNERS WITHIN 200 FEET	•	• 07-22-2020	• 07-22-2020	• 07-22-2020	• 07-22-2020	
GN	GENERAL NOTES, CONSTRUCTION SEQUENCE	•	• 07-22-2020	• 07-22-2020	• 07-22-2020	• 07-22-2020	• REV 12-22-2020
EC - 1	EXISTING CONDITIONS	•	• 07-22-2020	• REV 09-23-2020	• 09-23-2020	• 09-23-2020	
D-1	DEMOLITION / TREE REMOVAL PLAN	•	• 07-22-2020	• REV 09-23-2020	• 09-23-2020	• 09-23-2020	
A - 1	SITE PLAN, LIST OF TREES TO BE REMOVED, NOTES	•	• REV 08-17-2020	• REV 09-23-2020	• 09-23-2020	• 09-23-2020	● REV 11-16-2020
A - 1.1	ZONING TABLE ,SITE COVERAGE PLAN CALCULATIONS, FLOOR AREA RATIO CALCULATIONS	•	• REV 08-17-2020	• REV 09-23-2020	• 09-23-2020	• 09-23-2020	
A - 1.2	SITE DETAILS	•	• 07-22-2020	• REV 09-23-2020	• 09-23-2020	• 09-23-2020	
SP - 1	PROPOSED FLOOR PLANS	•	● REV 08-17-2020	• REV 09-23-2020	• 09-23-2020	• 09-23-2020	
SP - 2	PROPOSED ELEVATIONS AND SECTIONS	•	● REV 08-17-2020	• REV 09-23-2020	• 09-23-2020	• 09-23-2020	
SP - 3	PROPOSED SECTIONS	•	● REV 08-17-2020	• REV 09-23-2020	• 09-23-2020	• 09-23-2020	
SP-4	STORY CALCULATIONS			• 09-23-2020	• 09-23-2020	• 09-23-2020	
A-2.0	BASEMENT FLOOR PLAN						● REV 12-22-2020
A-2.1	FIRST FLOOR PLAN						● REV 12-22-2020
A-2.2	SECOND FLOOR PLAN						● REV 12-22-2020
A-3.1	SOUTHEAST ELEVATION						● REV 12-22-2020
A-3.2	SOUTHWEST ELEVATION						● REV 12-22-2020
A-3.3	NORTHWEST ELEVATION						● REV 12-22-2020
A-3.4	NORTHEAST ELEVATION						● REV 12-22-2020
A-4.1	BUILDING SECTION						● REV 12-22-2020
A-4.2	BUILDING SECTION						● REV 12-22-2020
A-4.3	BUILDING SECTION						● REV 12-22-2020
A-4.4	BUILDING SECTION						• REV 12-22-2020

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



ARCHITECT
329 BROADWAY
DOBBS FERRY, NY 10522
TEL: 914 693 6165
N.Y.S STATE LICENSE
No. 27038

IT 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 ITEM
ON THESE DRAWINGS IN ANY WAY

Y RESIDENCE GHAN GOLDEN (10533

YAN KIMBER AND ME
STEARNS RIDGE
VINGTON, NEW YORK

GOTHAM DESIGN

AND COMMUNITY DEVELOPMENT LTD.

329 Broadway Dobbs Ferry, N.Y. 10522 Phone: (914) 693-5093 Fax: (914) 693-5390

ISSUED FOR / REVISIONS:

email: arch329@gmail.com

SHEET TITLE:

DATE: DRAWN BY: 07-22-2020 MB

SCALE: CHECKED BY AS NOTED PRS

COVER SHEET

CS

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE LOCATED ON LOT 5 IN THE IRVINGTON DEARMAN PARK SUBDIVISION (FORMALLY KNOWN AS WESTWOOD TRACT A SUBDIVISION), WHICH WAS RECEIVED LIMITED SITE PLAN APPROVAL FROM THE IRVINGTON PLANNING BOARD ON APRIL 22, 2002. THE PROPOSED HOUSE WILL HAVE A TOTAL OF APPROXIMATELY 3,500 SQUARE FEET OF HABITABLE FLOOR AREA ON THE FIRST AND SECOND FLOOR. THIS IS EXCLUSIVE OF THE ATTACHED TWO 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 THREE BEDROOMS. THREE BATHROOMS. AND A POWDER ROOM. SITE WORK WILL INCLUDE A DRIVEWAY, RETAINING WALLS, UTILITY CONNECTIONS, AND A STORMWATER MANAGEMENT SYSTEM. THE HOUSE WILL BE TWO 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
- 6. ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE RESIDENTIAL CODE OF NEW YORK STATE, LATEST EDITION
- 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

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

EXTERIOR BEARING WALLS 3/4 HOUR (MODIFIED UL No. U326) 11. FIRE RATINGS: INTERIOR BEARING WALLS 3/4 HOUR (UL No. U317) 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.

- 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. PROTECTEI 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
- 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.

- 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,

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

FIXTURES AND OTHER EQUIPMENT TO AVOID CONFLICTS AND UNNECESSARY OR EXCESSIVE

- 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.

- 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

- 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
- 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
- 40. THE CONTRACTOR MUST REPLACE ALL WORK DETERMINED BY GOTHAM DESIGN TO BE INSTALLED IMPROPERLY OR SUBSTANDARD WITHOUT ADDITIONAL EXPENSE TO THE OWNER.

- 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 REQUIRES 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

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
- 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.

- 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
- 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,

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 ATTORNEY'S 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
- 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.

WAIVER OF LIENS

- 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.

CERTIFICATION

STATE AMENDMENTS.

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 IECC, INCLUDING THE NEW YORK

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
- 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 TARPAULINS 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
- 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
- 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.

HOURS OF BEING FILLED.

AUGMENT AS NECESSARY.

MEASURES.

- 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.

21. ROUGH GRADE SITE INCLUDING DRIVEWAY AREA.

- 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 SEEDED 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

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

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

LOCATION	TYPE	MINIMUM R-VALUE	NOTES		
EGO/MON	1112	TO VALUE	NOTES		
EXTERIOR WALL CAVITIES	FULL THICKNESS "THERMOSEAL 500" OPEN CELL SPRAY INSULATION	R-20			
	6.25 INCHES OF "THERMOSEAL 2000" CLOSED CELL SPRAY INSULATION				
UNDERSIDE OF ROOF SHEATHING	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 R-8	IN HEATED SPACES IN UNHEATED SPACES		
TERIOR BATHROOM & BEDROOM WALLS	3.5" OF SOUND ATTENUATION BATTS	N/A			

9 STEARNS RIDGE IRVINGTON N.Y. 10533

SYM	MANUF	TYPE	NUMBER	ROUGH OPEN	ING	QUANTITY	GLAZING	U-FACTOR	GRILLES	NOTES
	WINDOWS	WITH CLAD EXTERIOR BRIC	KMOULD AND CLAD SIL	_L 1/2" OR 1" NOSE WI	TH NOSE EXT	TENSION IN BRICK VE	ENEER			
1	PELLA	CLAD CASEMENT	CC 2553	2'-1 3/4" x	4'-5 3/4"	1 L	INSULATED	0.28	2W 2H	
2	PELLA	CLAD CASEMENT	CC 2941	2'-5 3/4" x	3'-5 3/4"	2 R	INSULATED	0.28	2W 2H	
3	PELLA	CLAD CASEMENT	CC 3535	2'- 11 3/4" x	2'-11 3/4"	1 FIXED	INSULATED	0.28	2W 2H	
4	PELLA	CLAD CASEMENT	CC 3535 2 W	5'- 10 3/4" x	2'-11 3/4"	1 L,R	INSULATED	0.28	2W 2H	
5	PELLA	CLAD CASEMENT	CC 3547	2'-11 3/4" x	3'-11 3/4"	4 (2L, 2R)	INSULATED	0.28	2W 2H	
6	PELLA	CLAD CASEMENT	CC 3565	2'-11 3/4" x	5'-5 3/4"	5 (3L,2R)	INSULATED	0.28	2W 2H	EGRESS
7	PELLA	CLAD CASEMENT	CC 3571	2'-11 3/4" x	5'-11 3/4"	1 R	INSULATED	0.28	2W 2H	EGRESS
8	PELLA	CLAD CASEMENT	CC 3565 2 W	5'-10 3/4" x	5'-5 3/4"	1 L,R	INSULATED	0.28	2W 2H	EGRESS
9	PELLA	CLAD CASEMENT	CC 3571 3 W	8'-9 3/4" x	5'-11 3/4"	2 L ,F, R	INSULATED	0.28	2W 2H	EGRESS
	WINDOWS	IN BASEMENT RECESSED	2 x 4			 			T	1
11	PELLA	CLAD CASEMENT	CC 3571	2'-11 3/4" x	5'-11 3/4"	2 (1L,1R)	INSULATED	0.28	2W 2H	EGRESS
12	PELLA	CLAD CASEMENT	CC 3571 3 W	8'-9 3/4" x	5'-11 3/4"	2 L,F,R	INSULATED	0.28	2W 2H	EGRESS
13	PELLA	CLAD CASEMENT	CC 3571 4 W	11'-8 3/4" x	5'-11 3/4"	1 L,L,R,R	INSULATED	0.28	2W 2H	EGRESS
	WINDOWS	IN SIDING WITH NO E	XTERIOR CASING			<u> </u>	ı			1
15	PELLA	CLAD CASEMENT	CC 2541	2'-1 3/4" x	3'-5 3/4"	2 L	INSULATED	0.28	2W 2H	
16	PELLA	CLAD CASEMENT	CC 2571	2'-5 3/4" x	5'-11 3/4"	1 R	INSULATED	0.28	2W 2H	
17	PELLA	CLAD CASEMENT	CC 2941	2'-5 3/4" x	3'-5 3/4"	1 L, 1 R	INSULATED	0.28	2W 2H	
18	PELLA	CLAD CASEMENT	CC 3525	2'-11 3/4" x	2'-1 3/4"	2 FIXED	INSULATED	0.28	2W 2H	
19	PELLA	CLAD CASEMENT	CC 3565	2'-11 3/4" x	5'-5 3/4"	2 FIXED	INSULATED	0.28	2W 2H	IN STAIR
20	PELLA	CLAD CASEMENT	CC 3565	2'-11 3/4" x	5'-5 3/4"	2 1L,1R	INSULATED	0.28	2W 2H	
21	PELLA	CLAD CASEMENT	CC 3571	2'-11 3/4" x	5'-11 3/4"	2 1L,1R	INSULATED	0.28	2W 2H	
22	PELLA	CLAD CASEMENT	CC 2959 2 W	4'-10 3/4" x	4'-11 3/4"	1 L,R	INSULATED	0.28	2W 2H	
23	PELLA	CLAD CASEMENT	CC 3525 2 W	5'-10 3/4" x	2'-1 3/4"	1 FIXED	INSULATED	0.28	2W 1H	ABOVE FRENCH DR IN LIV RM
24	PELLA	CLAD CASEMENT	CC 3565 2 W	5'-10 3/4" x	5'-5 3/4"	2 L,R	INSULATED	0.28	2W 2H	EGRESS
25	PELLA	CLAD CASEMENT	CC 3571 2 W	5'-10 3/4" x	5'-11 3/4"	1 L,R	INSULATED	0.28	2W 2H	EGRESS
26	PELLA	CLAD CASEMENT	CC 2959 3 W	7'-3 3/4" x	4'-11 3/4"	1 L, F, R	INSULATED	0.28	2W 2H	
27	PELLA	CLAD CASEMENT	CC 3565 3 W	8'-9 3/4" x	5'-5 3/4"	1 L,F,R	INSULATED	0.28	2W 2H	EGRESS
28	PELLA	CLAD CASEMENT	CC 3571 3 W	8'-9 3/4" x	5'-11 3/4"	1 L,F,R	INSULATED	0.28	2W 2H	EGRESS
29	PELLA	CLAD CASEMENT	CC 3525 4 W	11'-8 3/4" x	2'-1 3/4"	1 FIXED	INSULATED	0.28	2W 2H	
30	PELLA	CLAD CASEMENT	CC 3571 4 W	11'-8 3/4" x	5'-11 3/4"	1 L,L,R,R	INSULATED	0.28	2W 2H	EGRESS
			CC 3565 2 W			FIXED				
		01.45 04054545	OVER	5'-10 3/4" x	10'-10 3/4"	OVER	INSULATED	0.28	2W 2H	IN STAIR
31	PELLA	CLAD CASEMENT	OVER	0 10 0/1 X			Į.			

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.

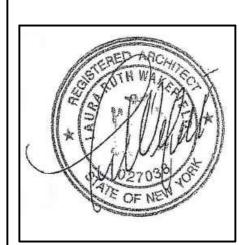
WINDOW SCHEDULE KIMBER / GOLDEN

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.

EXT	ERIOR									
SYM	MANUF	TYPE	NUMBER	ROUGH OPEN	IING	QUANTITY	GLAZING	U-FACTOR	GRILLES	NOTES
Α		SWINGING DOOR	3'-6" x 8'-0"	3'-8 1/2" x	8'-2 1/2"	1	INSULATED	0.38	2 W 3 H	ROUND TOP MAHOGANY
В		SWINGING DOOR	3'-0" x 7'-0"	3'- 2 1/2" x	7'-2 1/2"	2	INSULATED	0.38	2 W 2 H	MAHOGANY
D	PELLA	CUSTOM TRANSOM OVER CLAD INSWING FR. DOOR	(2)37.5 x 25 OVER CIFD 7582 P A	6'- 3 3/4" x	8'- 11 1/4"	1	INSULATED	0.29	2 W 1 H OVER NONE	COLOR -
Е	PELLA	CLAD INSWING FR DOOR	CIFD 7586 P A	6'- 3 3/4" x	7'- 2 1/2"	1	INSULATED	0.29	NONE	COLOR -
F	PELLA	CLAD INSWING FR DOOR	CIFD 7596 P A	6'- 3 3/4" x	8'- 0"	1	INSULATED	0.29	NONE	COLOR -
G		OVERHEAD GARAGE DR		9'-0" x	8'-0"	2	INSULATED		3 W 1 H	SEE ELEVATIONS - SPANISH CEDAR STAINED

FRONT DOOR HARDWARE

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



LAURA WAKEFIELD ARCHITECT 329 BROADWAY DOBBS FERRY, NY 10522 TEL: 914 693 6165 N.Y.S STATE LICENSE No. 27038

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

GOTHAM

AND COMMUNITY

DEVELOPMENT LTD.

email: arch329@gmail.com

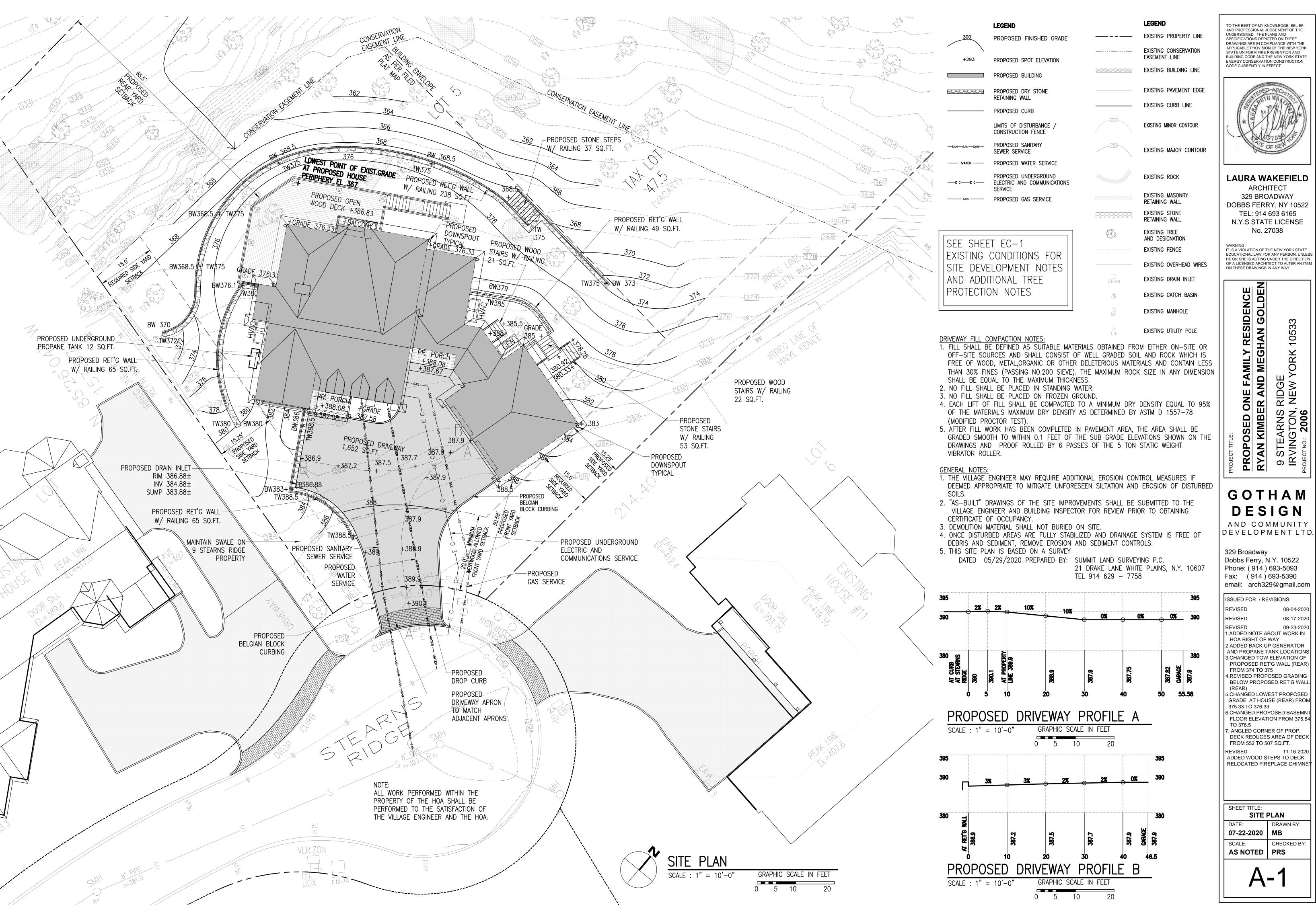
329 Broadway Dobbs Ferry, N.Y. 10522 Phone: (914) 693-5093 Fax: (914) 693-5390

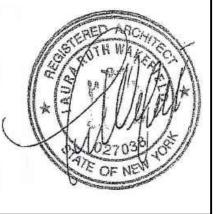
ISSUED FOR / REVISIONS: 12-22-2020 ADDED WINDOW AND DOOR SCHEDULES

SHEET TITLE: **GENERAL NOTES**

06-22-2020 CHECKED BY: AS NOTED | PRS

DRAWN BY:





LAURA WAKEFIELD

ARCHITECT 329 BROADWAY DOBBS FERRY, NY 10522 TEL: 914 693 6165 N.Y.S STATE LICENSE

IT IS A VIOLATION OF THE NEW YORK STATE EDUCATIONAL LAW FOR ANY PERSON, UNLES HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT TO ALTER AN ITEM

ON THESE DRAWINGS IN ANY WAY

E FAMILY RESIDENCE AND MEGHAN GOLDEN 10533 E / YORK

GOTHAM DESIGN

AND COMMUNITY

329 Broadway Dobbs Ferry, N.Y. 10522 Phone: (914) 693-5093

Fax: (914)693-5390 email: arch329@gmail.com ISSUED FOR / REVISIONS: 08-04-2020

09-23-2020 1.ADDED NOTE ABOUT WORK IN HOA RIGHT OF WAY 2.ADDED BACK UP GENERATOR

3.CHANGED TOW ELEVATION OF PROPOSED RET'G WALL (REAR FROM 374 TO 375 1.REVISED PROPOSED GRADING

BELOW PROPOSED RET'G WAL

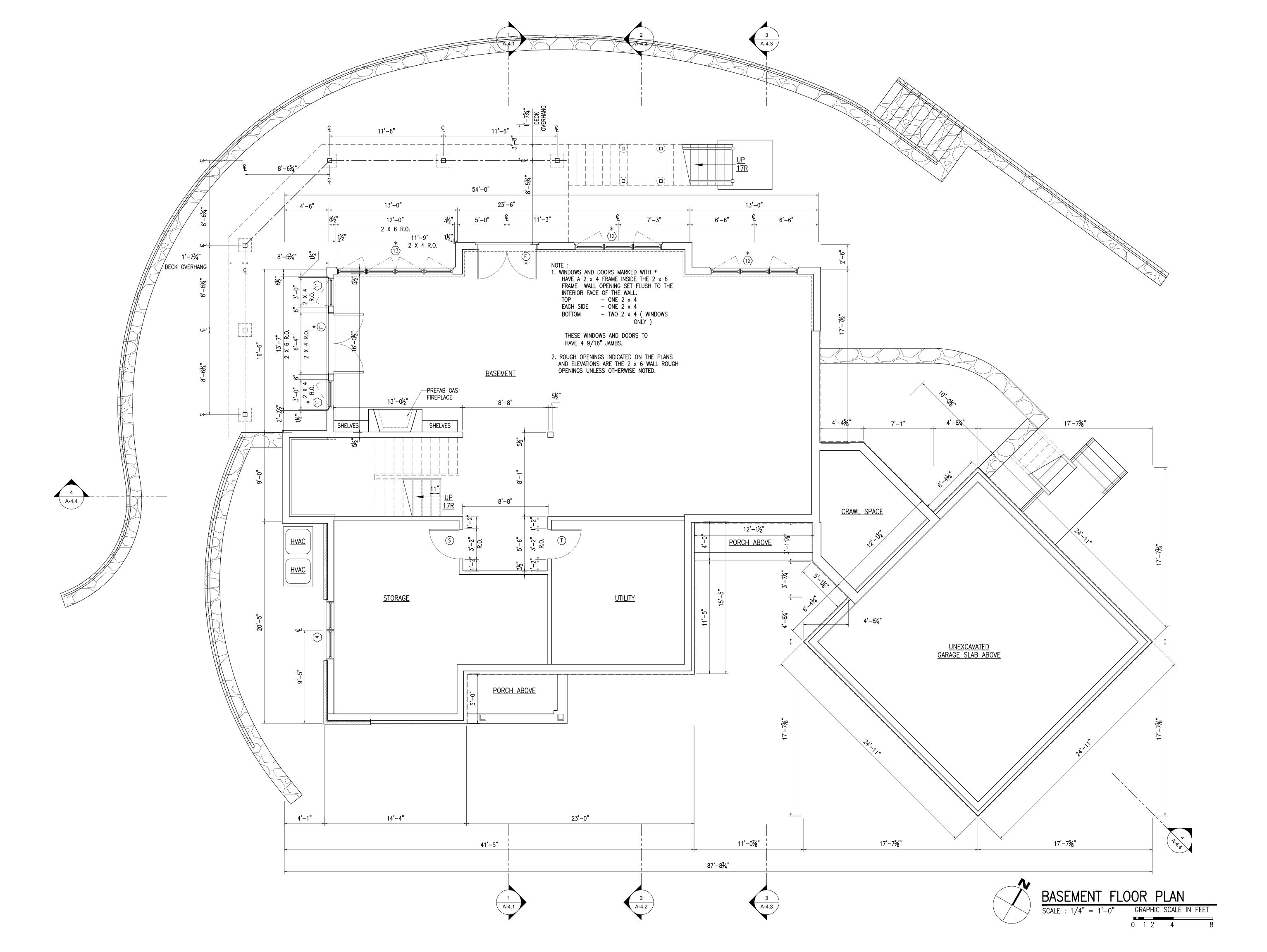
5.CHANGED LOWEST PROPOSED GRADE AT HOUSE (REAR) FROM 375.33 TO 376.33 6.CHANGED PROPOSED BASEMN FLOOR ELEVATION FROM 375.84

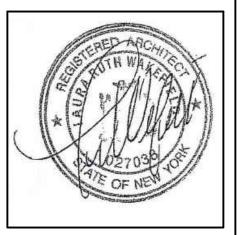
7. ANGLED CORNER OF PROP. DECK REDUCES AREA OF DECK

FROM 552 TO 507 SQ.FT. ADDED WOOD STEPS TO DECK

RELOCATED FIREPLACE CHIMNE

SITE PLAN DRAWN BY: 07-22-2020 MB CHECKED BY: AS NOTED | PRS





ARCHITECT
329 BROADWAY

DOBBS FERRY, NY 10522 TEL: 914 693 6165 N.Y.S STATE LICENSE No. 27038

WARNING:
IT IS A VIOLATION OF THE NEW YORK STATE
EDUCATIONAL LAW ARTICLE 145 SECTION 7209
FOR ANY PERSON, UNLESS HE OR SHE IS
ACTING UNDER THE DIRECTION OF A LICENSED
PROFESSIONAL ARCHITECT, ENGINEER OR
LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY.

ONE FAMILY RESIDENCE
ER AND MEGHAN GOLDEN
RIDGE
, NEW YORK 10533

ROPOSED ONE

GOTHAM DESIGN

AND COMMUNITY DEVELOPMENT LTD.

329 Broadway
Dobbs Ferry, N.Y. 10522
Phone: (914) 693-5093
Fax: (914) 693-5390
email: arch329@gmail.com

ISSUED FOR / REVISIONS:

REVISED 11-16-2020

ADDED WOOD STAIRS TO DECK

RELOCATED FIREPLACE CHIMNEY

REVISED 12-22-2020

ADDED WINDOW AND DOOR

SYMBOLS

SHEET TITLE:

BASEMENT FLOOR PLAN

DATE: DRAWN BY:
10-29-2020 MB

SCALE: CHECKED BY:
AS NOTED PRS

A-2.0



LAURA WAKEFIELD

ARCHITECT
329 BROADWAY

DOBBS FERRY, NY 10522
TEL: 914 693 6165

N.Y.S STATE LICENSE No. 27038

WARNING:
IT IS A VIOLATION OF THE NEW YORK STATE
EDUCATIONAL LAW ARTICLE 145 SECTION 7209
FOR ANY PERSON, UNLESS HE OR SHE IS
ACTING UNDER THE DIRECTION OF A LICENSED
PROFESSIONAL ARCHITECT, ENGINEER OR
LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY.

FAMILY RESIDENCE

ND MEGHAN GOLDEN

E

YORK 10533

TAN KIMBER AN STEARNS RIDG VINGTON. NEW

GOTHAM DESIGN

AND COMMUNITY DEVELOPMENT LTD.

329 Broadway
Dobbs Ferry, N.Y. 10522
Phone: (914) 693-5093
Fax: (914) 693-5390
email: arch329@gmail.com

ISSUED FOR / REVISIONS:

REVISED 11-16-2020

ADDED WOOD STAIRS TO DECK

RELOCATED FIREPLACE CHIMNEY

REVISED 12-22-2020

ADDED WINDOW AND DOOR

SYMBOLS

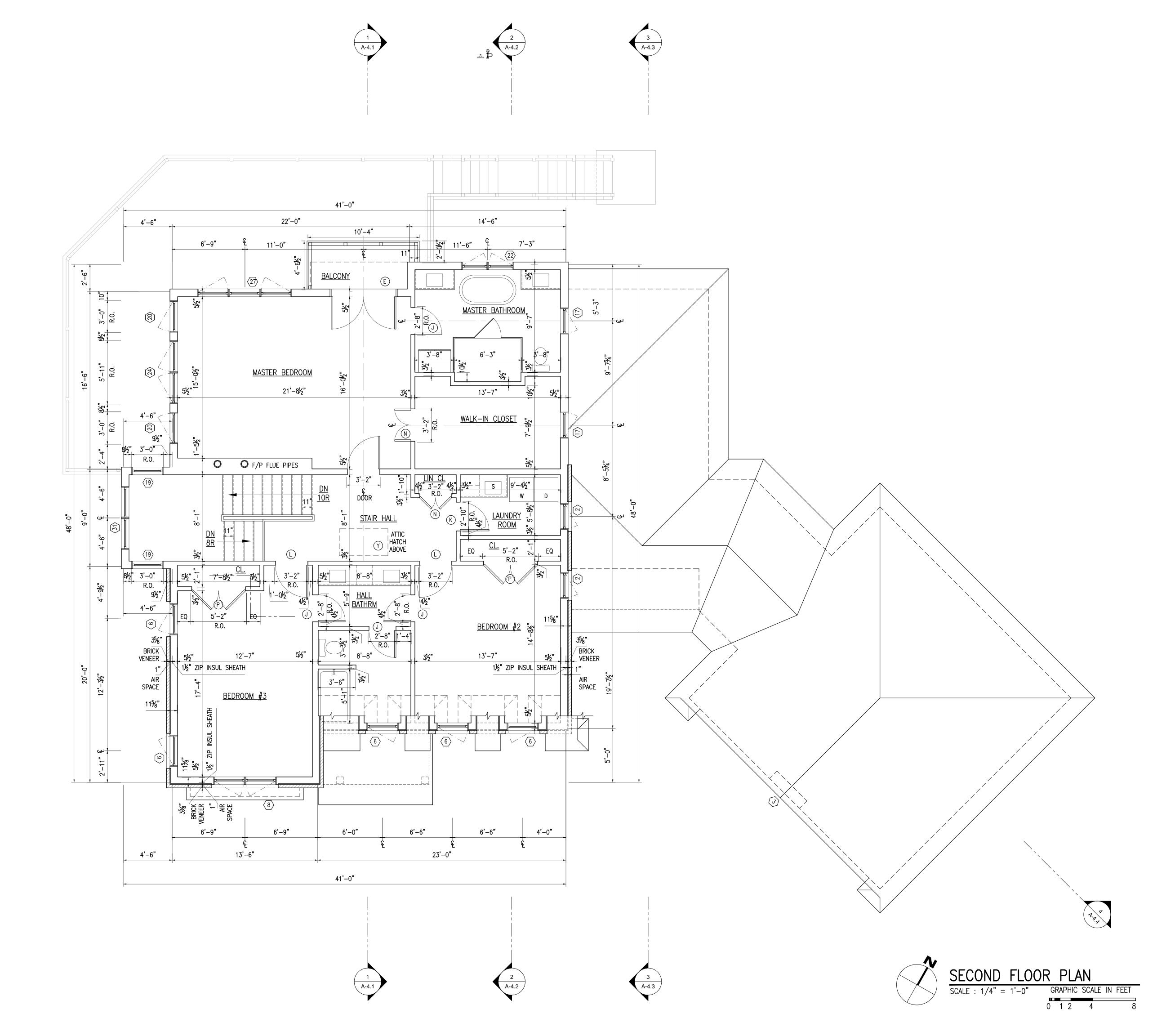
SHEET TITLE:
FIRST FLOOR

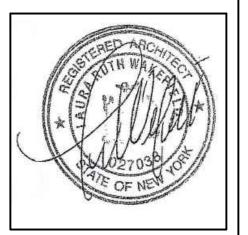
DATE: DRAWN BY:
10-29-2020 MB

SCALE: CHECKED BY:
AS NOTED PRS

PLAN

A-2.1





LAURA WAKEFIELD

ARCHITECT
329 BROADWAY

DOBBS FERRY, NY 10522
TEL: 914 693 6165

WARNING:
IT IS A VIOLATION OF THE NEW YORK STATE
EDUCATIONAL LAW ARTICLE 145 SECTION 7209
FOR ANY PERSON, UNLESS HE OR SHE IS
ACTING UNDER THE DIRECTION OF A LICENSED

N.Y.S STATE LICENSE No. 27038

ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ARCHITECT, ENGINEER OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY.

10533

POSED ONE FAMILY RESIDENCE

N KIMBER AND MEGHAN GOLDEN

GOTHAM DESIGN

AND COMMUNITY DEVELOPMENT LTD.

329 Broadway Dobbs Ferry, N.Y. 10522 Phone: (914) 693-5093 Fax: (914) 693-5390 email: arch329@gmail.com

ISSUED FOR / REVISIONS:
REVISED 11-16-2020
ADDED WOOD STAIRS TO DECK
RELOCATED FIREPLACE CHIMNEY
REVISED 12-22-2020
ADDED WINDOW AND DOOR
SYMBOLS

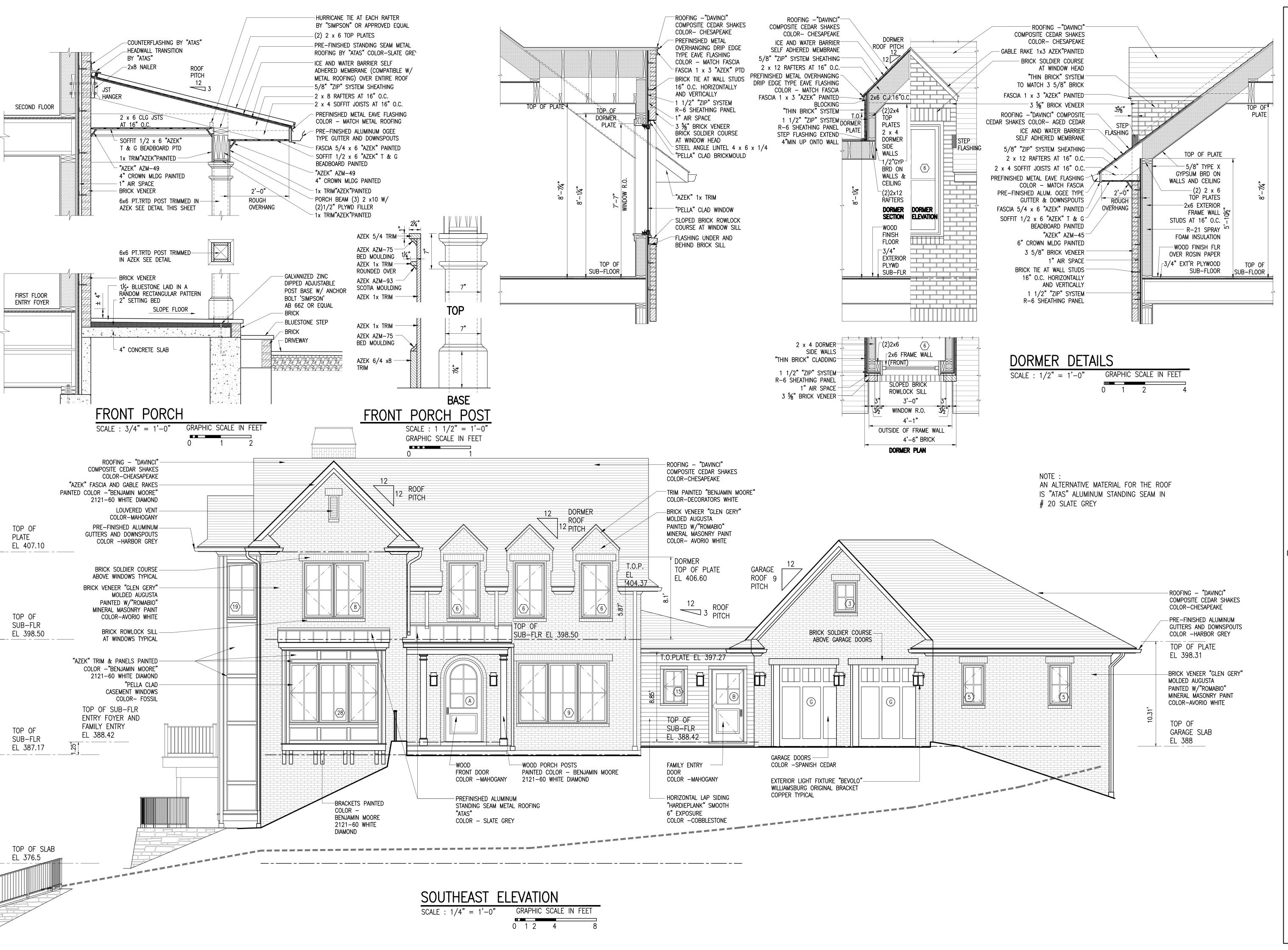
SHEET TITLE:

SECOND FLOOR PLAN

DATE: DRAWN BY:
10-29-2020 MB

SCALE: CHECKED BY:
AS NOTED PRS

A-2.2





LAURA WAKEFIELD

ARCHITECT

329 BROADWAY DOBBS FERRY, NY 10522 TEL: 914 693 6165 N.Y.S STATE LICENSE No. 27038

IT IS A VIOLATION OF THE NEW YORK STATE EDUCATIONAL LAW ARTICLE 145 SECTION 7209 FOR ANY PERSON, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ARCHITECT, ENGINEER OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY

OPOSED ONE FAMILY RESIDENCE
AN KIMBER AND MEGHAN GOLDE
STEARNS RIDGE

GOTHAM DESIGN

AND COMMUNITY DEVELOPMENT LTD.

329 Broadway Dobbs Ferry, N.Y. 10522 Phone: (914) 693-5093 Fax: (914) 693-5390 email: arch329@gmail.com

ISSUED FOR / REVISIONS:
REVISED 11-16-2020
ADDED WOOD STAIRS TO DECK
RELOCATED FIREPLACE CHIMNE
REVISED 12-22-2020
ADDED WINDOW AND DOOR
SYMBOLS
ADDED DETAIL SECTIONS

SHEET TITLE:

SOUTHEAST ELEVATION

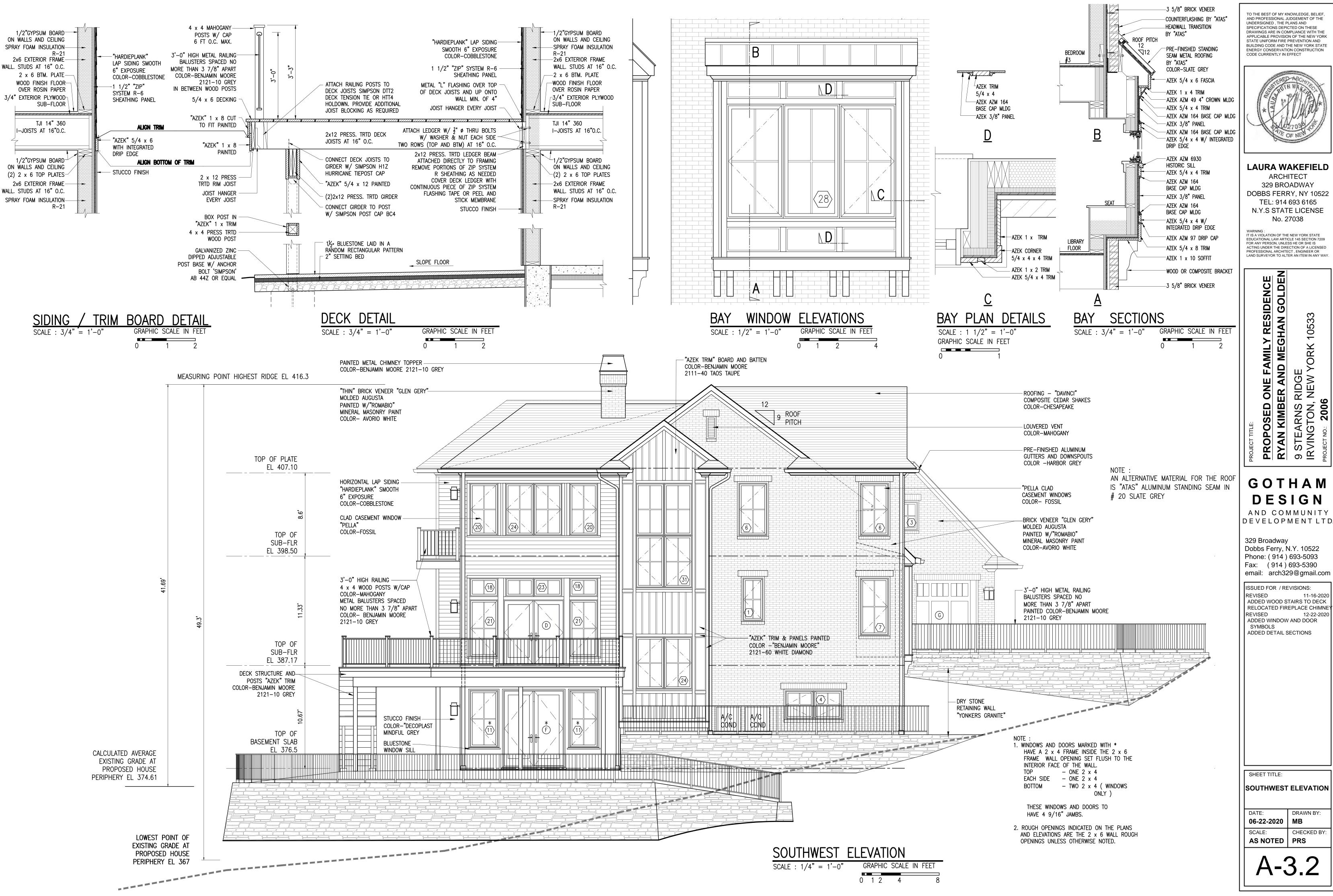
DATE: DRAWN BY:

10-29-2020 MB

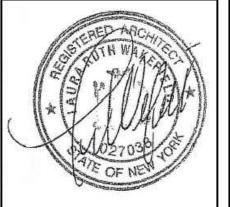
SCALE: CHECKED BY:

AS NOTED PRS

A-3.1



TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT OF THE SPECIFICATIONS DEPICTED ON THESE DRAWINGS ARE IN COMPLIANCE WITH THE APPLICABLE PROVISION OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND THE NEW YORK STATE



LAURA WAKEFIELD

DOBBS FERRY, NY 10522 TEL: 914 693 6165 N.Y.S STATE LICENSE

IT IS A VIOLATION OF THE NEW YORK STATE EDUCATIONAL LAW ARTICLE 145 SECTION 7209 FOR ANY PERSON, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ARCHITECT, ENGINEER OR

10533

GOTHAM DESIGN

AND COMMUNITY

ADDED WOOD STAIRS TO DECK RELOCATED FIREPLACE CHIMNE 12-22-2020 ADDED WINDOW AND DOOR

SOUTHWEST ELEVATION

CHECKED BY:

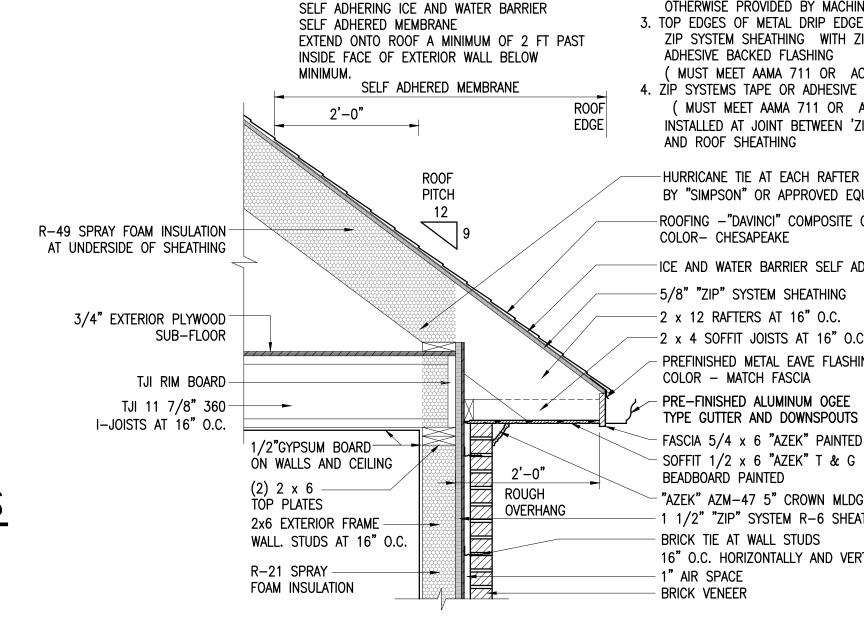
EXTERIOR LIGHT FIXTURE NOTES:

- 1. THE PROPOSED LIGHT FIXTURE HAS A METAL CAP ON THE TOP PROVIDING FULL CUT OFF TO BE DARK SKY COMPLIANT. EACH FIXTURE ALSO HAS AN FROSTED GLASS GLOBE TO DIFFUSE AND SOFTEN THE ILLUMINATION AND REDUCE GLARE.
- 2. THESE FIXTURES ARE PROPOSED TO BE USED FOR THE NINE SCONCES HANGING ON THE WALLS ADJACENT TO THE LOWER LEVEL, FIRST AND SECOND 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 NEAR THE EXTERIOR WALLS AND AT THE ENTRY WAYS.
- 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 0.1 FOOT-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.



EXTERIOR LIGHT FIXTURES

WILLIAMSBURG ORIGINAL BRACKET COPPER BY "BEVOLO"



'ZIP SYSTEM ' SHEATHING. 2. 1/8" GAP RECOMMENDED AT PANEL EDGES UNLESS OTHERWISE PROVIDED BY MACHINED PROFILED EDGES. SELF ADHERING ICE AND WATER BARRIER 3. TOP EDGES OF METAL DRIP EDGE FLASHING TAPED TO SELF ADHERED MEMBRANE ZIP SYSTEM SHEATHING WITH ZIP SYSTEMS TAPE OR EXTEND ONTO ROOF A MINIMUM OF 2 FT PAST INSIDE FACE OF EXTERIOR WALL BELOW

ADHESIVE BACKED FLASHING (MUST MEET AAMA 711 OR AC 148 4. ZIP SYSTEMS TAPE OR ADHESIVE BACKED FLASHING (MUST MEET AAMA 711 OR AC 148) INSTALLED AT JOINT BETWEEN 'ZIP SYSTEM WALL AND ROOF SHEATHING

1. ZIP SYSTEM TAPE INSTALLED OVER ALL JOINTS IN

'ZIP SYSTEM' SHEATHING NOTES:

HURRICANE TIE AT EACH RAFTER BY "SIMPSON" OR APPROVED EQUAL -ROOFING —"DAVINCI" COMPOSITE CEDAR SHAKES COLOR- CHESAPEAKE

ICE AND WATER BARRIER SELF ADHERED MEMBRANE -5/8" "ZIP" SYSTEM SHEATHING -2 x 12 RAFTERS AT 16" O.C. -2×4 SOFFIT JOISTS AT 16" O.C. PREFINISHED METAL EAVE FLASHING

COLOR - MATCH FASCIA PRE-FINISHED ALUMINUM OGEE TYPE GUTTER AND DOWNSPOUTS FASCIA 5/4 x 6 "AZEK" PAINTED

BEADBOARD PAINTED - "AZEK" AZM-47 5" CROWN MLDG PAINTED - 1 1/2" "ZIP" SYSTEM R-6 SHEATHING PANEL BRICK TIE AT WALL STUDS 16" O.C. HORIZONTALLY AND VERTICALLY

1" AIR SPACE BRICK VENEER

MINIMUM. SELF ADHERED MEMBRANE 4. ZÌP SYSTEMS TAPE OR ADHESIVE BACKED FLASHING ROOF 2'-0" EDGE R00F **PITCH** R-49 SPRAY FOAM INSULATION-AT UNDERSIDE OF SHEATHING 3/4" EXTERIOR PLYWOOD — SUB-FLOOR TJI RIM BOARD-TJI 11 7/8" 360 I-JOISTS AT 16" O.C. 1/2"GYPSUM BOARD— ON WALLS AND CEILING (2) 2 x 6 ROUGH TOP PLATES OVERHANG 2x6 EXTERIOR FRAME -WALL. STUDS AT 16" O.C. R-21 SPRAY

TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT OF THE UNDERSIGNED , THE PLANS AND SPECIFICATIONS DEPICTED ON THESE DRAWINGS ARE IN COMPLIANCE WITH THE APPLICABLE PROVISION OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND THE NEW YORK STATE

CODE CURRENTLY IN EFFECT

'ZIP SYSTEM' SHEATHING NOTES:

'ZIP SYSTEM ' SHEATHING.

AND ROOF SHEATHING

COLOR- CHESAPEAKE

ADHESIVE BACKED FLASHING

HURRICANE TIE AT EACH RAFTER

-5/8" "ZIP" SYSTEM SHEATHING

 -2×12 RAFTERS AT 16" O.C.

COLOR - MATCH FASCIA

BEADBOARD PAINTED

 -2×4 SOFFIT JOISTS AT 16" O.C.

PRE-FINISHED ALUMINUM OGEE

TYPE GUTTER AND DOWNSPOUTS

FASCIA 5/4 x 6 "AZEK" PAINTED

SOFFIT 1/2 x 6 "AZEK" T & G

 $-\frac{5}{4} \times 6$ "AZEK" FRIEZE BOARD

"HARDIEPLANK" LAP SIDING SMOOTH

6" EXPOSURE COLOR-COBBLESTONE

"AZEK" AZM-47 5" CROWN MLDG PAINTED

PERIPHERY EL 367

GRAPHIC SCALE IN FEET

PREFINISHED METAL EAVE FLASHING

BY "SIMPSON" OR APPROVED EQUAL

(MUST MEET AAMA 711 OR AC 148

(MUST MEET AAMA 711 OR AC 148)

INSTALLED AT JOINT BETWEEN 'ZIP SYSTEM WALL

ROOFING -"DAVINCI" COMPOSITE CEDAR SHAKES

ICE AND WATER BARRIER SELF ADHERED MEMBRANE

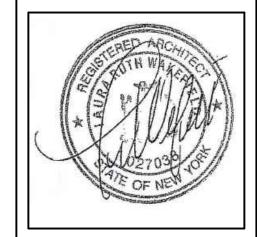
1. ZIP SYSTEM TAPE INSTALLED OVER ALL JOINTS IN

2. 1/8" GAP RECOMMENDED AT PANEL EDGES UNLESS

OTHERWISE PROVIDED BY MACHINED PROFILED EDGES.

ZIP SYSTEM SHEATHING WITH ZIP SYSTEMS TAPE OR

3. TOP EDGES OF METAL DRIP EDGE FLASHING TAPED TO



LAURA WAKEFIELD ARCHITECT 329 BROADWAY

DOBBS FERRY, NY 10522 TEL: 914 693 6165 N.Y.S STATE LICENSE No. 27038

WARNING : IT IS A VIOLATION OF THE NEW YORK STATE EDUCATIONAL LAW ARTICLE 145 SECTION 7209 FOR ANY PERSON, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ARCHITECT, ENGINEER OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WA

<u>고</u> = ШО SIDI N G 0533 **A** ON ER/

GOTHAM DESIGN

AND COMMUNITY DEVELOPMENT LTD.

329 Broadway Dobbs Ferry, N.Y. 10522 Phone: (914) 693-5093

Fax: (914) 693-5390

ADDED DETAIL SECTIONS

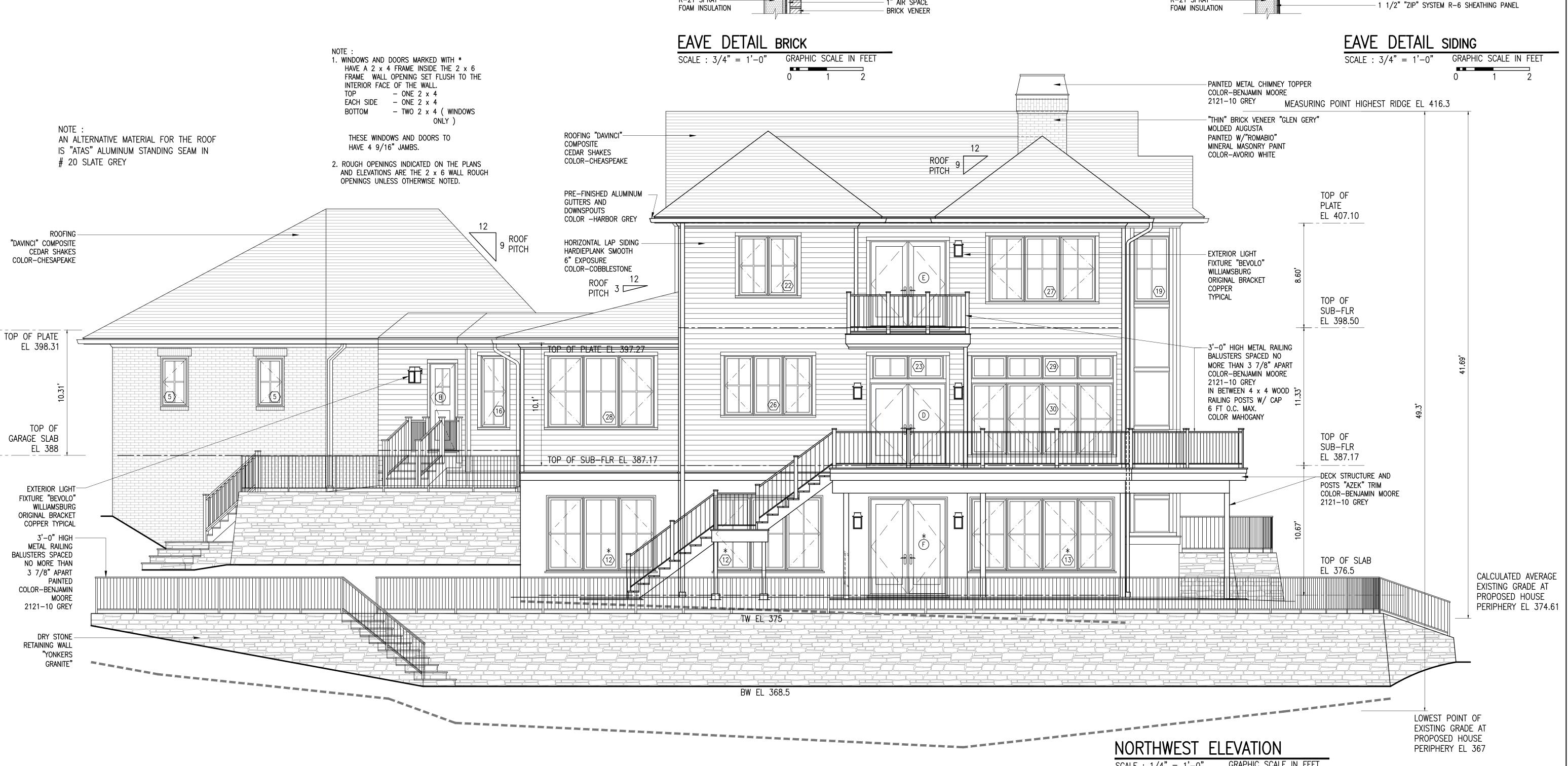
SYMBOLS

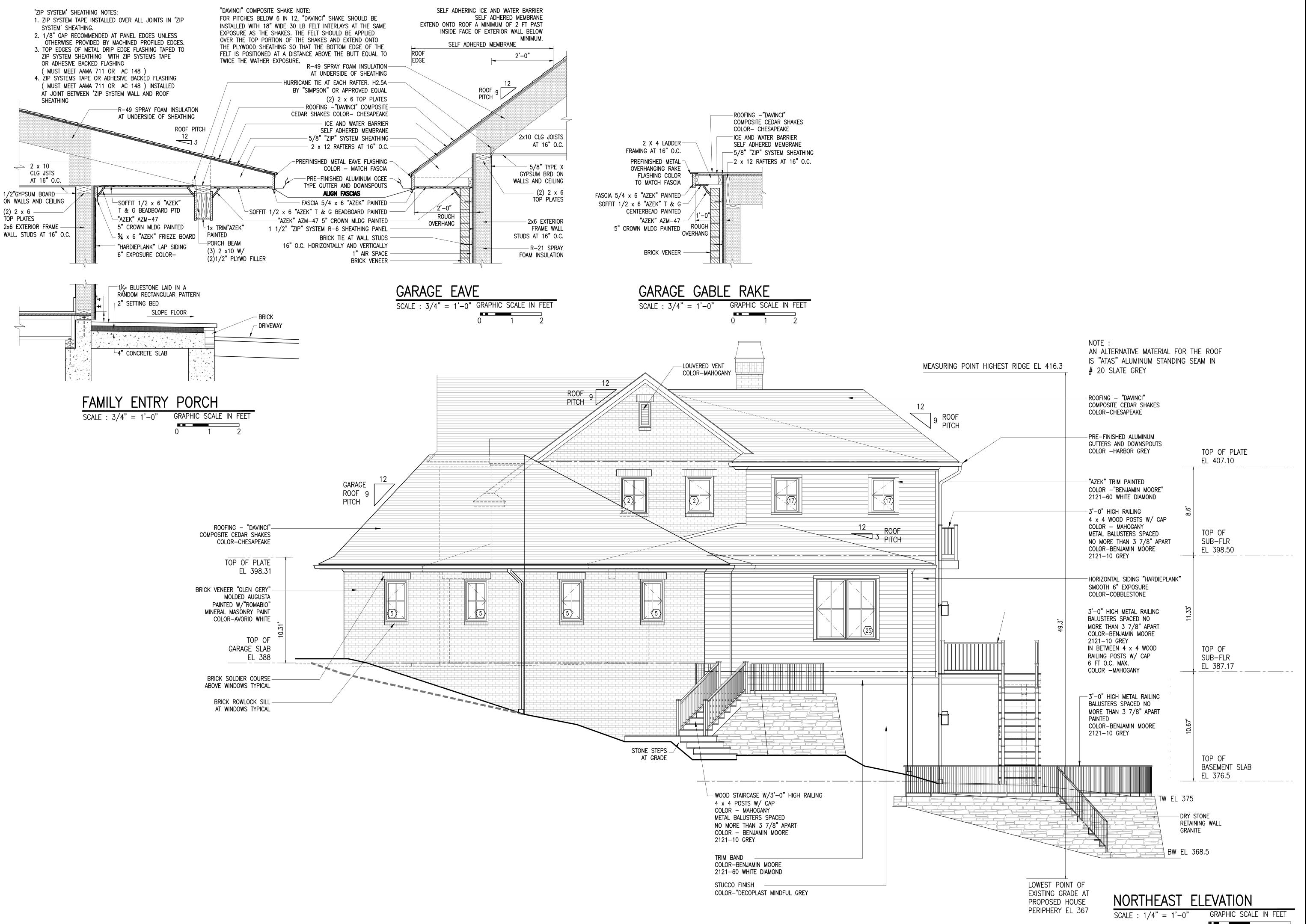
email: arch329@gmail.com ISSUED FOR / REVISIONS: ADDED WOOD STAIRS TO DECK RELOCATED FIREPLACE CHIMNE REVISED 12-22-202 ADDED WINDOW AND DOOR

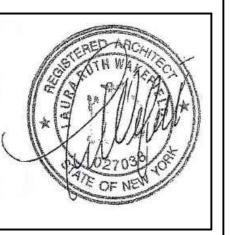
SHEET TITLE:

NORTHWEST ELEVATION

DRAWN BY: 06-22-2020 CHECKED BY: AS NOTED | PRS







LAURA WAKEFIELD

ARCHITECT
329 BROADWAY

DOBBS FERRY, NY 10522
TEL: 914 693 6165

N.Y.S STATE LICENSE

WARNING:
IT IS A VIOLATION OF THE NEW YORK STATE
EDUCATIONAL LAW ARTICLE 145 SECTION 7209
FOR ANY PERSON, UNLESS HE OR SHE IS
ACTING UNDER THE DIRECTION OF A LICENSED
PROFESSIONAL ARCHITECT, ENGINEER OR
LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY.

No. 27038

FAMILY RESIDENCE

D MEGHAN GOLDEN

E

YORK 10533

RYAN KIMBER AND
9 STEARNS RIDGE
IRVINGTON, NEW YOU

GOTHAM DESIGN

AND COMMUNITY
DEVELOPMENT LTD

329 Broadway Dobbs Ferry, N.Y. 10522 Phone: (914) 693-5093 Fax: (914) 693-5390 email: arch329@gmail.com

ISSUED FOR / REVISIONS:
REVISED 11-16-2020
ADDED WOOD STAIRS TO DECK
RELOCATED FIREPLACE CHIMNE
REVISED 12-22-2020
ADDED WINDOW AND DOOR
SYMBOLS
ADDED DETAIL SECTIONS

SHEET TITLE:

NORTHEAST ELEVATION

DATE: DRAWN BY:

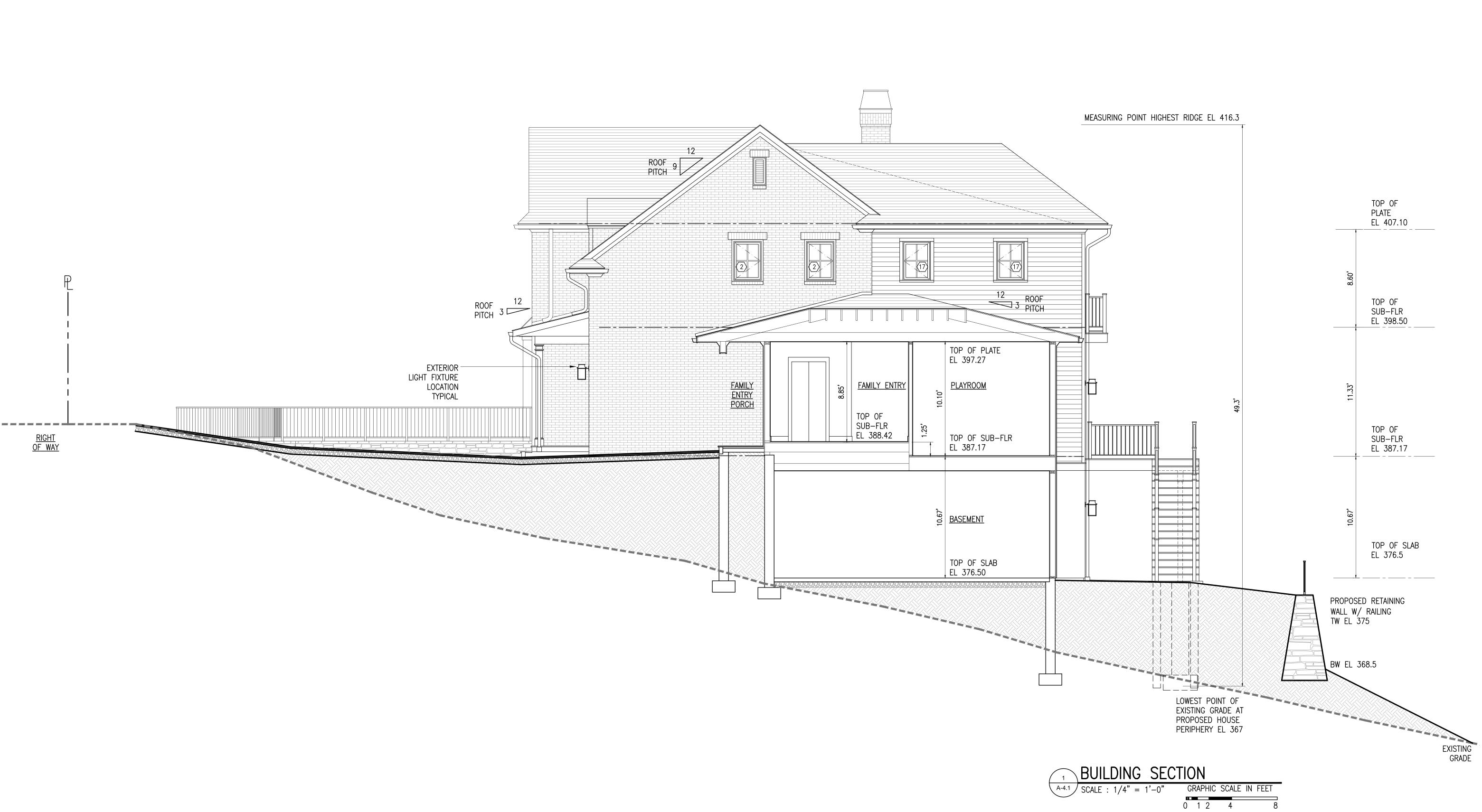
10-29-2020 MB

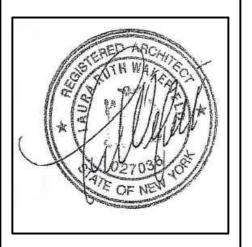
SCALE: CHECKED BY:

AS NOTED PRS

A-3.4

0 1 2 4





LAURA WAKEFIELD
ARCHITECT
329 BROADWAY
DOBBS FERRY, NY 10522
TEL: 914 693 6165
N.Y.S STATE LICENSE

WARNING:
IT IS A VIOLATION OF THE NEW YORK STATE
EDUCATIONAL LAW ARTICLE 145 SECTION 7209
FOR ANY PERSON, UNLESS HE OR SHE IS
ACTING UNDER THE DIRECTION OF A LICENSED
PROFESSIONAL ARCHITECT, ENGINEER OR
LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY.

No. 27038

POSED ONE FAMILY RESIDENCE
N KIMBER AND MEGHAN GOLDEN
EARNS RIDGE
JGTON, NEW YORK 10533

GOTHAM DESIGN

AND COMMUNITY DEVELOPMENT LTD.

329 Broadway
Dobbs Ferry, N.Y. 10522
Phone: (914) 693-5093
Fax: (914) 693-5390
email: arch329@gmail.com

ISSUED FOR / REVISIONS:

REVISED 11-16-2020

ADDED WOOD STAIRS TO DECK

RELOCATED FIREPLACE CHIMNEY

REVISED 12-22-2020

ADDED WINDOW AND DOOR

SYMBOLS

ADDED DETAIL SECTIONS

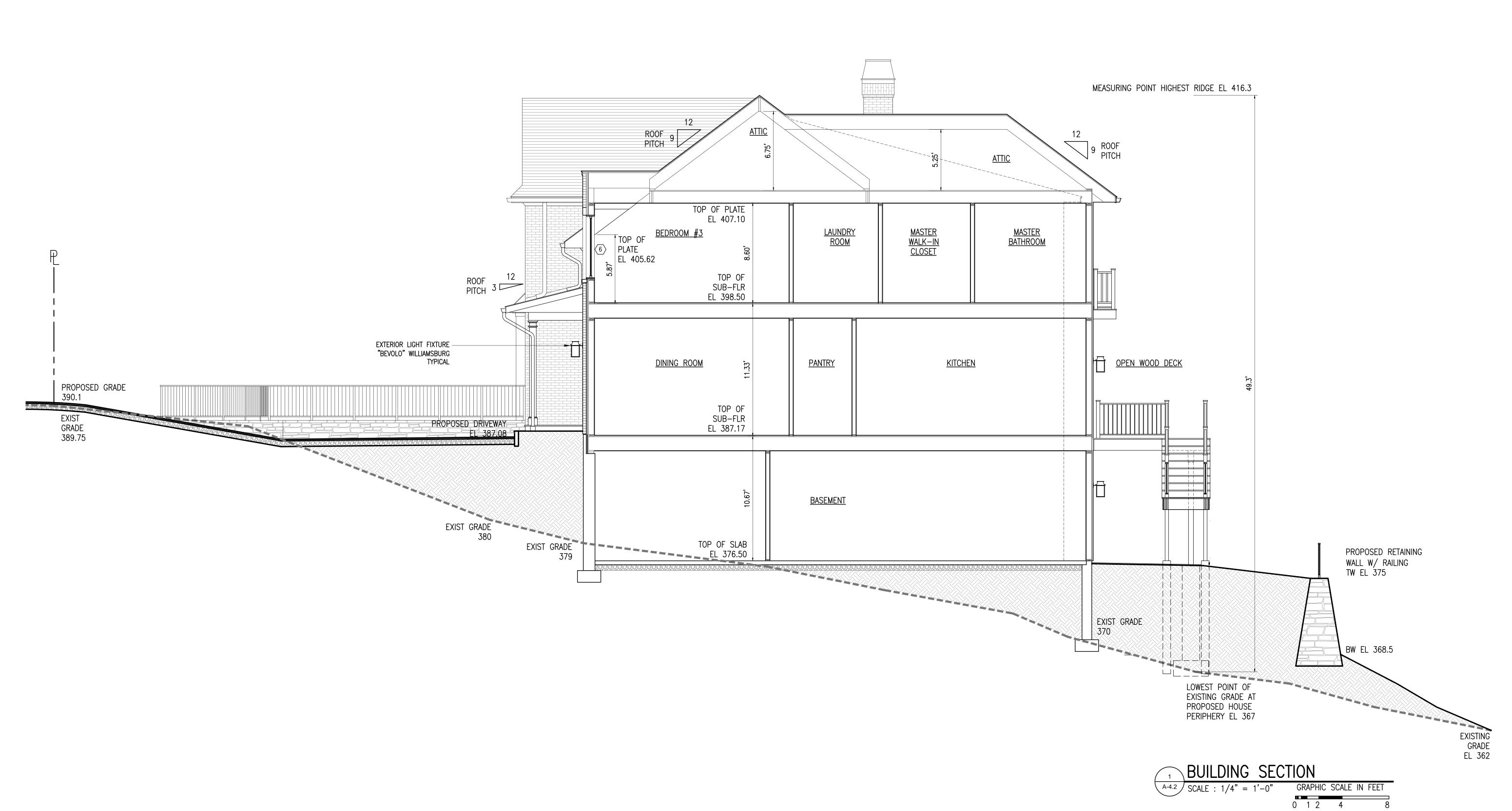
SHEET TITI

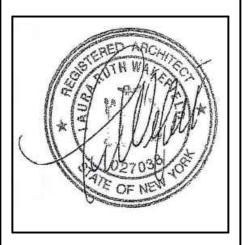
BUILDING SECTION

DATE: DRAWN BY: 10-29-2020 MB

SCALE: CHECKED BY: PRS

A-4.1





LAURA WAKEFIELD ARCHITECT 329 BROADWAY DOBBS FERRY, NY 10522 TEL: 914 693 6165 N.Y.S STATE LICENSE

WARNING: IT IS A VIOLATION OF THE NEW YORK STATE EDUCATIONAL LAW ARTICLE 145 SECTION 7209 FOR ANY PERSON, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ARCHITECT, ENGINEER OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY.

No. 27038

PROPOSED ONE FAMILY RESIDENCE

RYAN KIMBER AND MEGHAN GOLDEN

9 STEARNS RIDGE
IRVINGTON, NEW YORK 10533

GOTHAM DESIGN

AND COMMUNITY DEVELOPMENT LTD.

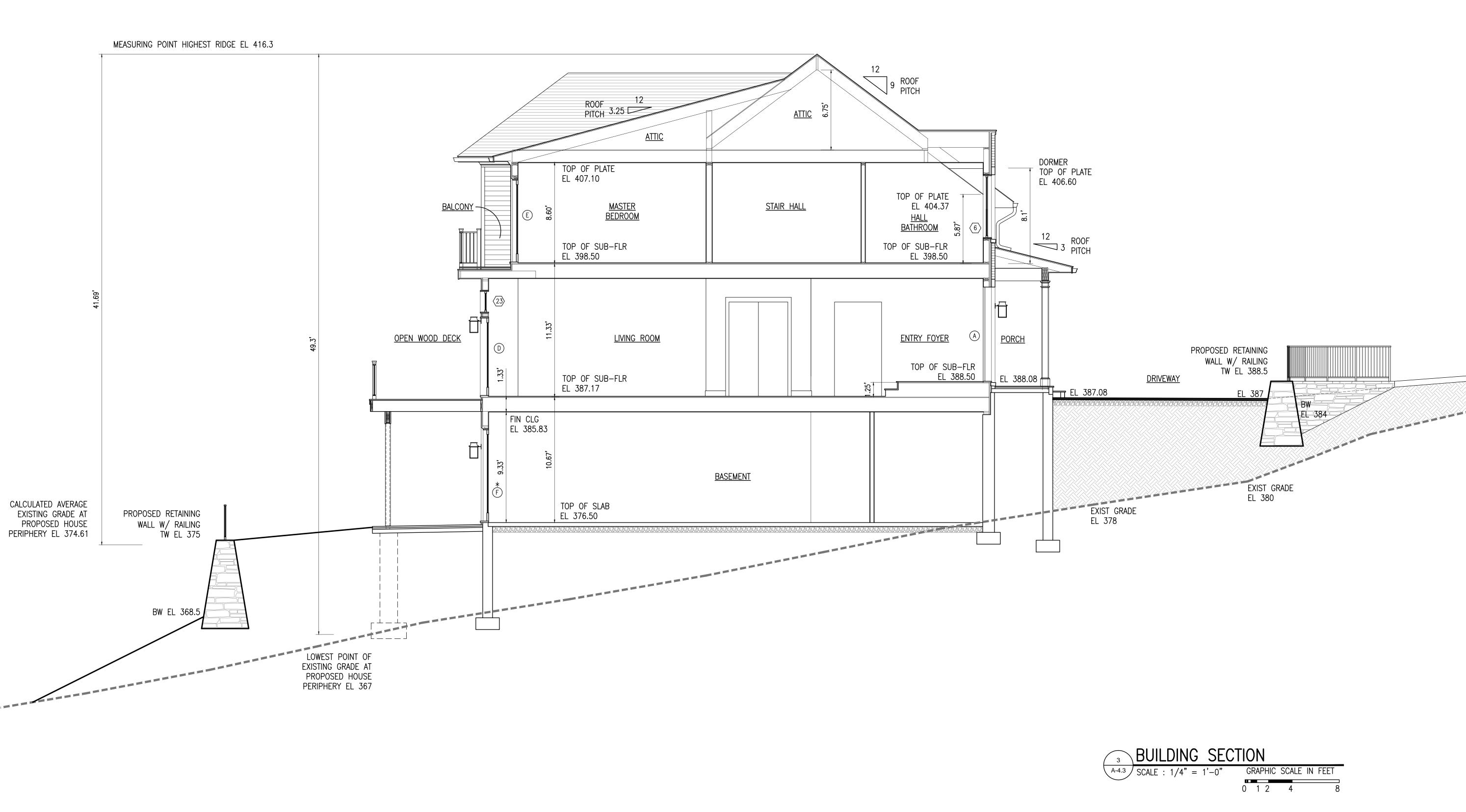
329 Broadway Dobbs Ferry, N.Y. 10522 Phone: (914) 693-5093 Fax: (914) 693-5390 email: arch329@gmail.com

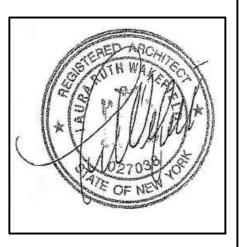
ISSUED FOR / REVISIONS: REVISED 11-16-2020 ADDED WOOD STAIRS TO DECK RELOCATED FIREPLACE CHIMNE REVISED 12-22-20
ADDED WINDOW AND DOOR
SYMBOLS
ADDED DETAIL SECTIONS 12-22-2020

SHEET TITLE:

BUILDING SECTION

DRAWN BY: 10-29-2020 MB CHECKED BY: AS NOTED PRS





LAURA WAKEFIELD ARCHITECT 329 BROADWAY DOBBS FERRY, NY 10522 TEL: 914 693 6165 N.Y.S STATE LICENSE

WARNING : IT IS A VIOLATION OF THE NEW YORK STATE EDUCATIONAL LAW ARTICLE 145 SECTION 7209 FOR ANY PERSON, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ARCHITECT , ENGINEER OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY.

No. 27038

PROPOSED ONE FAMILY RESIDENCE

RYAN KIMBER AND MEGHAN GOLDEN

9 STEARNS RIDGE
IRVINGTON, NEW YORK 10533

PROJECT NO.: 2006

GOTHAM DESIGN

AND COMMUNITY DEVELOPMENT LTD.

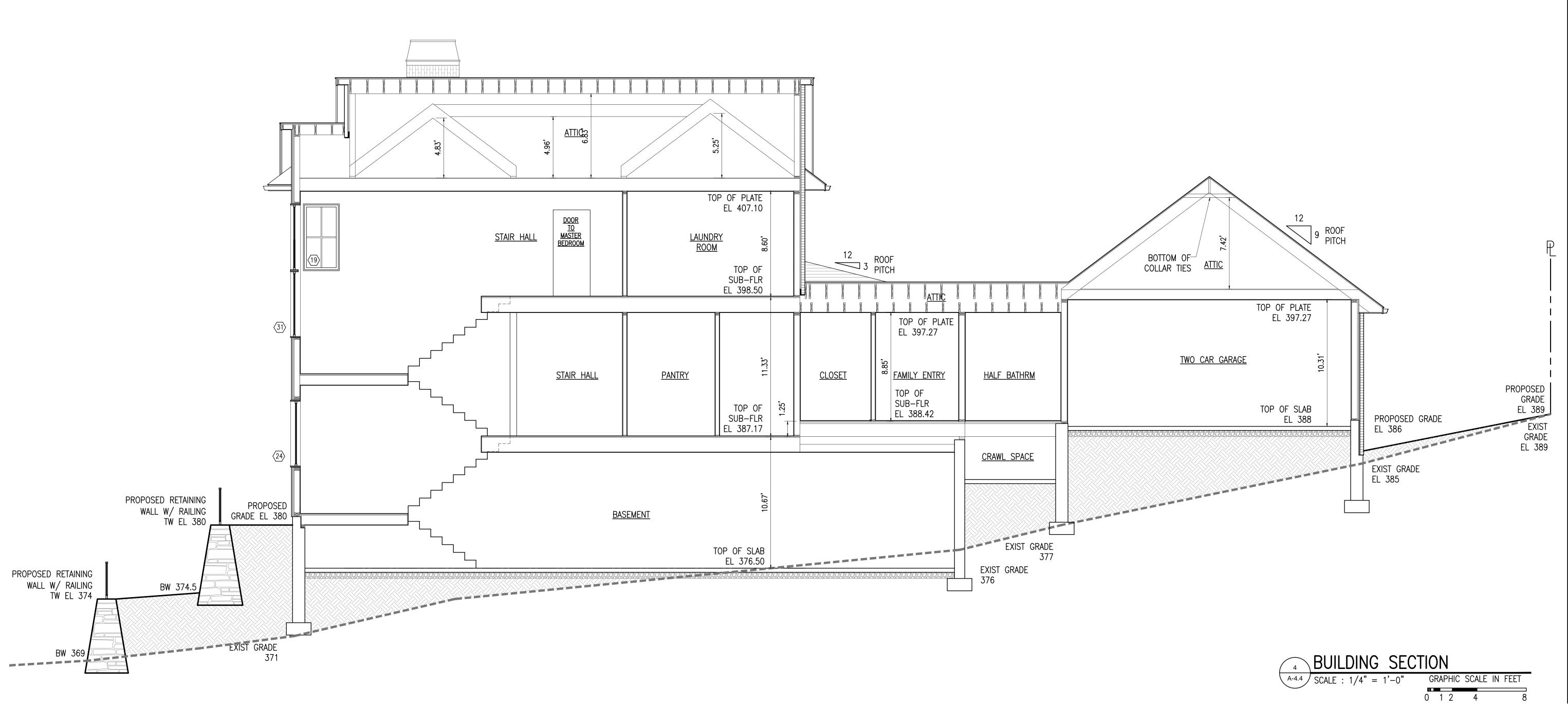
329 Broadway Dobbs Ferry, N.Y. 10522 Phone: (914) 693-5093 Fax: (914) 693-5390 email: arch329@gmail.com

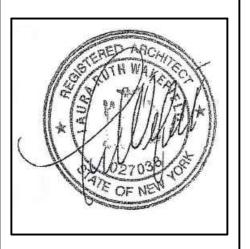
ISSUED FOR / REVISIONS: REVISED 11-16-2020 ADDED WOOD STAIRS TO DECK REVISED 12-22-2020 ADDED WINDOW AND DOOR SYMBOLS ADDED DETAIL SECTIONS

SHEET TITLE:

BUILDING SECTION

DRAWN BY: 10-29-2020 MB CHECKED BY: AS NOTED PRS





LAURA WAKEFIELD

ARCHITECT
329 BROADWAY

DOBBS FERRY, NY 10522
TEL: 914 693 6165

N.Y.S STATE LICENSE

WARNING:
IT IS A VIOLATION OF THE NEW YORK STATE
EDUCATIONAL LAW ARTICLE 145 SECTION 7209
FOR ANY PERSON, UNLESS HE OR SHE IS
ACTING UNDER THE DIRECTION OF A LICENSED
PROFESSIONAL ARCHITECT, ENGINEER OR
LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY.

No. 27038

PROPOSED ONE FAMILY RESIDENCE

RYAN KIMBER AND MEGHAN GOLDEN

9 STEARNS RIDGE
IRVINGTON, NEW YORK 10533

PROJECT NO.: 2006

GOTHAM DESIGN

AND COMMUNITY DEVELOPMENT LTD.

329 Broadway
Dobbs Ferry, N.Y. 10522
Phone: (914) 693-5093
Fax: (914) 693-5390
email: arch329@gmail.com

ISSUED FOR / REVISIONS:
REVISED 11-16-2020
ADDED WOOD STAIRS TO DECK
RELOCATED FIREPLACE CHIMNEY
REVISED 12-22-2020
ADDED WINDOW AND DOOR
SYMBOLS
ADDED DETAIL SECTIONS

SHEET TITLE:
BUILDING SECTION

DATE: DRAWN BY:
10-29-2020 MB

SCALE: CHECKED BY:
AS NOTED PRS

A-4.4