

# 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. 2020-20

Re: **Single Family Residence**  
**9 Stearns Ridge**  
**Ryan Kimber and Meghan Golden**

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 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**

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<b>Roofing -</b>	Metal:	Aluminum; ATAS; Slate Grey
	Flashing:	Aluminum; ATAS; Slate Grey
	Shingles:	Composite; DaVinci Select Shake Weathered Grey
<b>Gutters and Leaders -</b>	Metal:	Aluminum; Alcoa; Harbor Grey
<b>Rakes, and Eaves -</b>	Azek:	Painted; Ben Moore White Diamond 2121-60
<b>Soffits -</b>	Azek:	T&G; Painted; Ben Moore White Diamond 2121-60
<b>Building Siding -</b>	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
<b>Windows/Sliding -</b>	Clad:	Pella; Fossil
<b>Doors -</b>	Front - Wood:	Mahogany; Stained; Sikkens Teak
	Glass - Clad:	Pella; Fossil
	Garage - Wood:	Spanish Cedar; Stained; Sikkens Teak
<b>Decks -</b>	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
<b>Porches -</b>	Posts:	Azek; Painted; BM White Diamond 2121-60
	Floor:	Bluestone
<b>Courtyard -</b>	Pavers:	Unilock; Camelot; Granite
	Curbing:	Granite Belgian Block
	Alternate - Paving:	Macadam
<b>Retaining Walls -</b>	Stone:	Yonkers Granite
	Railings:	Steel; Painted; BM Gray 2121-10
<b>Light Fixtures -</b>	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 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.):	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, 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.

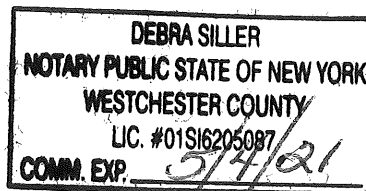
*AGENT*

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 5<sup>TH</sup> day of JANUARY of 2021

*Debra Siller*

Notary Public / Commission of Deeds



*[Signature]*

Applicant's Signature

### OWNER'S AUTHORIZATION

I **Ryan Kimber and Meghan Golden** as the owner of the subject premises and have authorized the contractor named above to perform the work under the subject application.

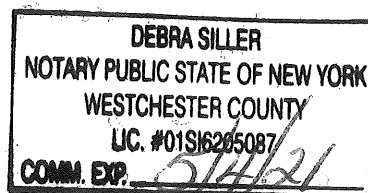
Owner phone number (315) 447-8162 Owner email address ryan.d.kimber@gmail.com

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

Sworn to before me this 5<sup>TH</sup> day of JANUARY of 2021

*Debra Siller*

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](http://www.irvingtonny.gov)) prior to submission).
7. Visit the Village of Irvington website [www.irvingtonny.gov](http://www.irvingtonny.gov) for additional check list for solar panels, generators, underground propane tanks, signs and awnings(found in forms and documents in the Building & Planning General Information folder).
8. Village Zoning Code is available on the Village website: [www.irvingtonny.gov](http://www.irvingtonny.gov).
9. Provide evidence that the application meets the NYS Energy code as described by [www.dos.state.ny.us/code/energycode/overview.htm](http://www.dos.state.ny.us/code/energycode/overview.htm)

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

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

### Please Note:

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

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

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

#### Fee schedule

#### Building Permit (Non-Refundable)

\* Application fee \$85

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

#### • 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.)

85  
18,700

450

1,100

Bluestone  
Terrace

Mahogany  
Decking

Lime Wash  
Romabio  
Cristallo White

Stucco  
Decoplast  
Mindful Grey  
#2057

Clapboard  
HardiPlank  
Cobble Stone

Pella  
Windows  
Fossil

DaVinci  
Select Shake  
Weathered  
Grey

Gutters  
Alcoa  
Harbor  
Grey

Metal Roof  
Atas  
Slate Grey

Painted Railings  
Ben Moore  
2121-10 Gray

Painted Trim  
Ben Moore  
2121-60 White Diamond

Painted Board and  
Batten Ben Moore  
2111-40 Taos Taupe





**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 ANY ITEM  
ON THESE DRAWINGS IN ANY WAY.

PROJECT TITLE:  
**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 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  
EXCEEDS PERMITTED LIMIT BY  
FROM 5.5 TO 6.39 FEET  
4. ZONING TABLE  
PROPOSED LOT COVERAGE  
FROM 40.48 TO 40.33 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: **07-22-2020** DRAWN BY: **MB**  
SCALE: AS NOTED CHECKED BY: **PRS**

**A-1.1**

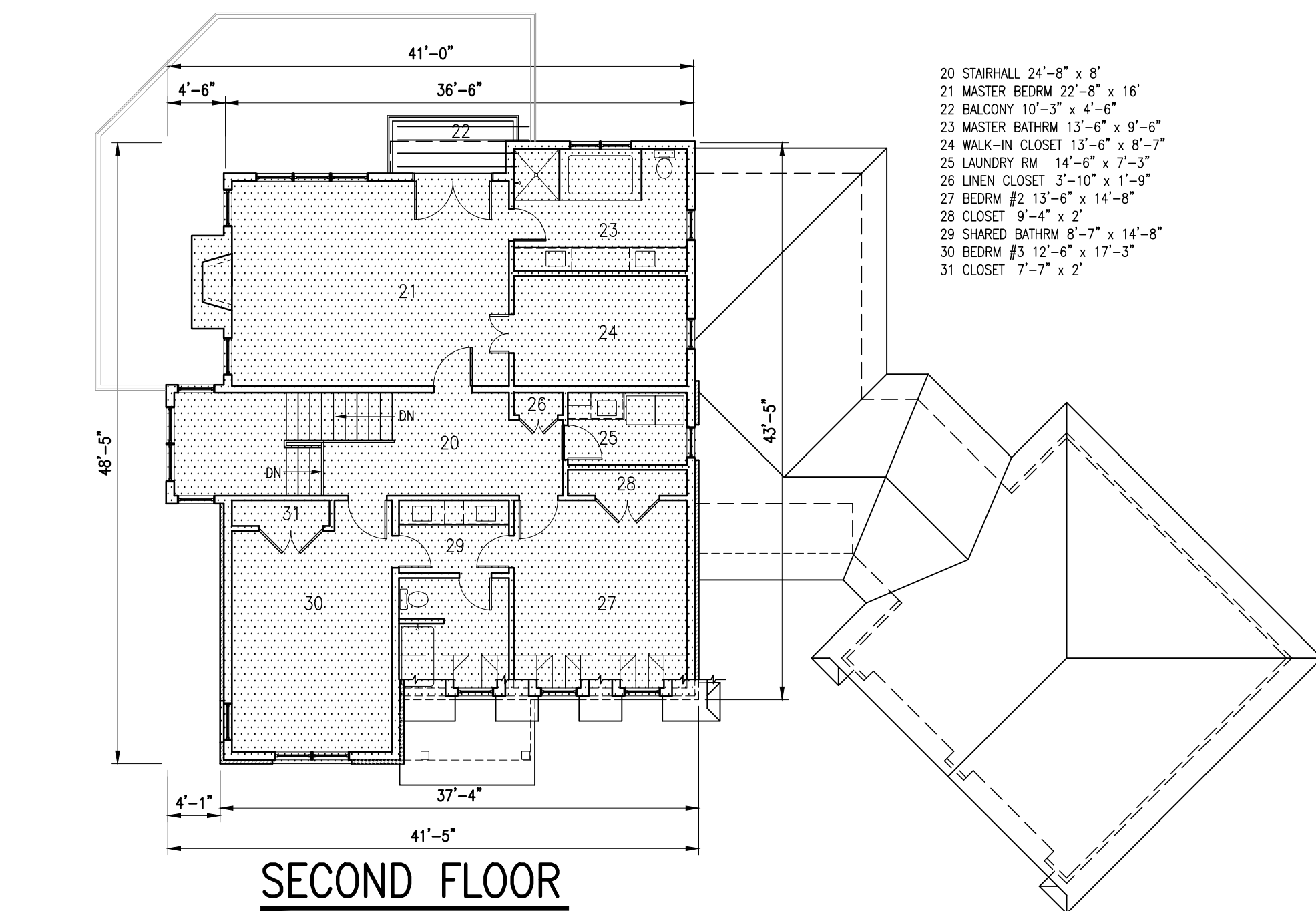
## FLOOR AREA RATIO CALCULATIONS

### PROPOSED FLOOR AREA

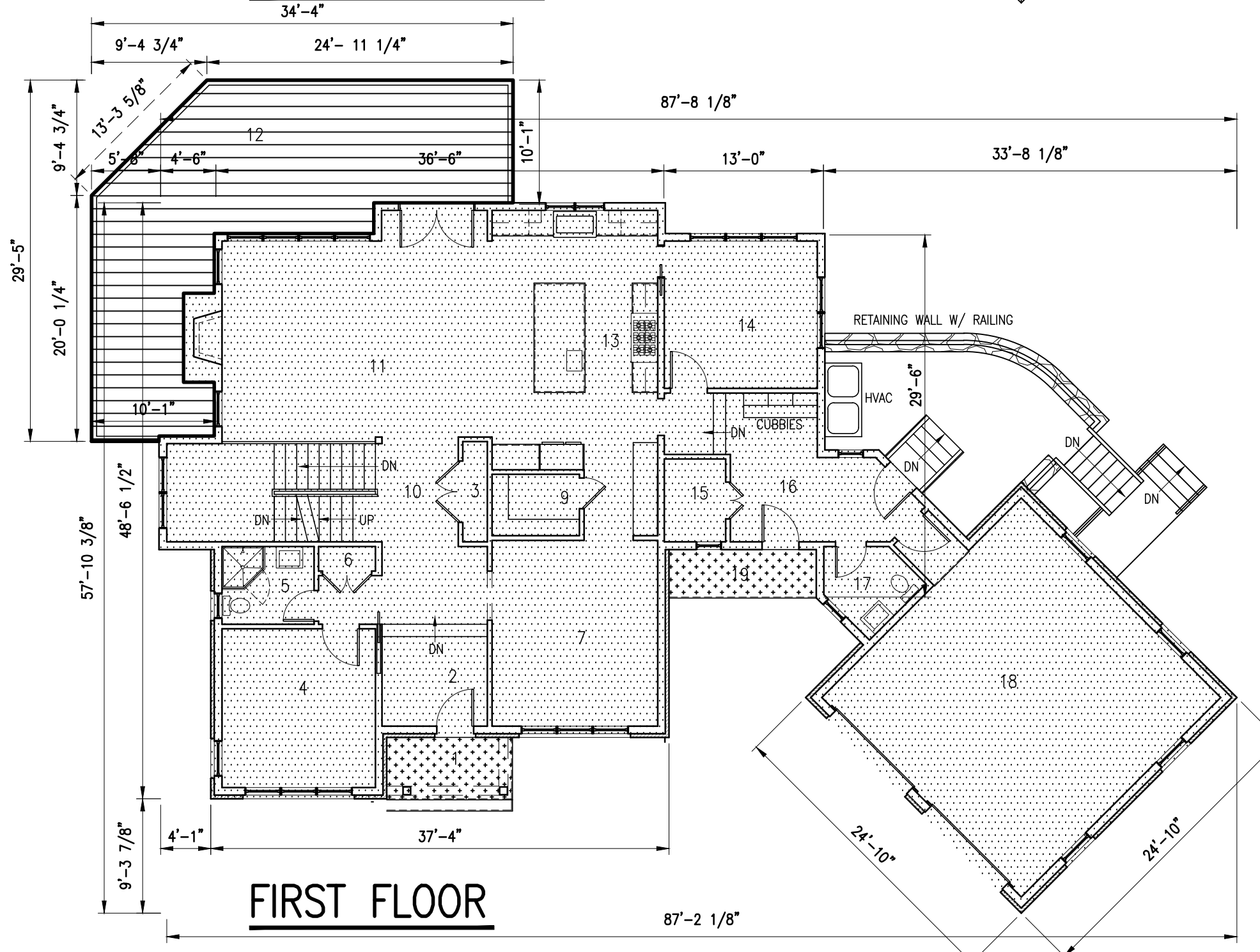
BASEMENT FLR 1,865 SQ.FT. INCLUDED AS PER 224-137 B  
FIRST FLR 2,159 SQ.FT. EXCLUDING GARAGE  
SECOND FLR 1,688 SQ.FT.  
GARAGE 217 SQ.FT. ( 617 - 400 GARAGE DEDUCTION  
AS PER 224-137 D ( 1 ) )

TOTAL 5,929 SQ.FT.

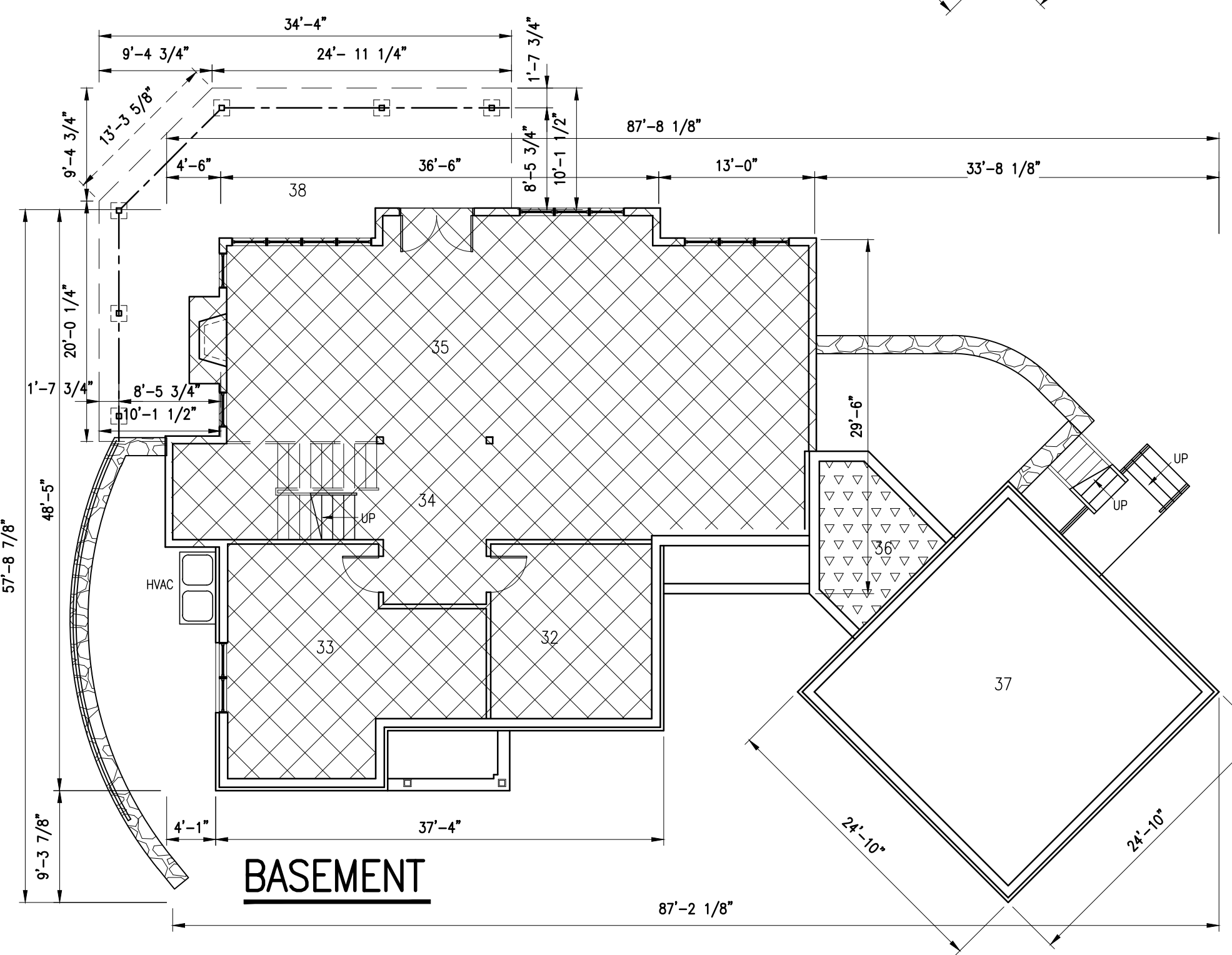
$$5,929 < 6,048$$
$$5,929 / 36,037 = 0.165 < 0.168$$



## SECOND FLOOR



## FIRST FLOOR



## BASEMENT

### LEGEND

- PROPOSED FLOOR AREA INCLUDED
- PROPOSED PORCH AREA EXCLUDED
- PROPOSED DECK AREA EXCLUDED
- UNFINISHED FLOOR AREA INCLUDED
- CRAWL SPACE AREA EXCLUDED

## PROPOSED FLOOR PLANS

SCALE : 1" = 10'-0" GRAPHIC SCALE IN FEET

0 5 10 20 40

ZONING TABLE					
PROPERTY LOCATION: 9 STEARNS RIDGE TAX ID No 2.111-59-47.5 (WESTWOOD TRACT A SUBDIVISION) OWNER: RYAN KIMBER AND MEGHAN GOLDEN					
ZONING DISTRICT	1F-20				
REQUIREMENT	UNITS ALLOWED	REQUIRED/ MINIMUM	WESTWOOD ALLOWED MIN.	PROPOSED / EXISTING	VARIANCE / WAIVER REQUESTED
MINIMUM LOT AREA	SQ.FT.	20,000	10,000	36,037	
MAXIMUM LOT COVERAGE PER APPLICATION DATA SHEET	% / SQ.FT.	16 ( UP TO 20,000 SF ) PLUS 6% OVER 20,000 20,000 x 6 % = 3,200 16,307 x 6 % = 962 4,162	4,162	4,033	
MINIMUM FRONT YARD SETBACK	FEET	35	20	± 30.58	
MINIMUM SIDE YARD SETBACK 1	FEET	15	15	± 15.25	
MINIMUM SIDE YARD SETBACK 2	FEET	15	15	± 15.25	
MINIMUM REAR YARD SETBACK	FEET	35	30	± 65.50	
STORIES	NUMBER	2.5	2.5	2.5	
MAX HEIGHT AVERAGE EXIST GRADE TO HIGHEST RIDGE *	FEET	35	35	41.69	YES
ROOF PITCH > 5 in 12 FOR 80 % OF ROOF AREA	%	80	80	82.76	
MAX. HEIGHT LOWEST POINT OF EX GRADE TO HIGHEST RIDGE	FEET	40	40	49.3	YES
OFF STREET PARKING ( GARAGED )	NUMBER	2		2	
MAXIMUM FLOOR AREA RATIO	%	0.168		0.165	
MAXIMUM FLOOR AREA	SQ. FT.	6,048 ( PER 224-136.B )		5,929	

\* BUILDING HEIGHT LIMITS AS DEFINED IN SECTION 224-3 B ( 2 )



### PROPOSED

STRUCTURES 2776  
DECKS, WOOD STEPS 550  
PATIOS, WALKS, STEPS 90  
PORCHES 91  
OTHER ( RET'G WALLS, HVAC & GENERATOR PADS PROPANE TANK ) 496

TOTAL 4033

PROPOSED STONE STEPS W/ RAILING 37 SF  
PROPOSED HVAC PAD 18 SF  
PROPOSED WOOD STAIRS 21 SF  
PROPOSED STONE RETAINING WALL 49 SF

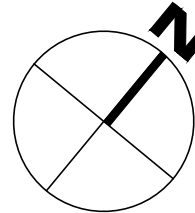
PROPOSED GENERATOR PAD 18 SF

PROPOSED WOOD STAIRS 22 SF

EXISTING NEIGHBOR STONE RETAINING WALL 43 SF

PROPOSED PORCH 48 SF

PROPOSED PORCH 43 SF



## PROPOSED COVERAGE PLAN

SCALE : 1" = 20'-0"

GRAPHIC SCALE IN FEET

0 5 10 20 40

NOTE:  
PROPOSED DRIVEWAY 1,652 NOT INCLUDED IN CALCULATIONS

### NOTE FOR VARIANCES

- VARIANCES ARE REQUIRED FOR THE HEIGHT OF THE PROPOSED HOUSE DUE TO HOW QUICKLY THE EXISTING SITE DROPS FROM THE STREET TO THE WEST. THE EXISTING GRADE AT THE 20 SETBACK TO THE FRONT PROPERTY LINE IS EL 386. THE EXISTING GRADE AT THE PROPOSED FRONT OF THE HOUSE IS EL 379, A DROP OF 11 FEET IN 43 FEET FROM THE FRONT PROPERTY LINE. THE EXISTING GRADE AT THE BACK OF THE PROPOSED HOUSE IS AT EL 369, WHICH IS A 21 FOOT DROP IN 90 FEET OR 23.33%.
- DUE TO THE FACT THAT THE AVERAGE GRADE WITHIN THE BUILDING ENVELOPE OF THE HOUSE EXCEEDS 15%, SECTION 224-3 B (3) STIPULATES THAT THE MEASUREMENT TO THE HIGHEST POINT OF THE BUILDING SHALL BE MEASURED FROM THE AVERAGE EXISTING GRADE AT THE PERIPHERY OF THE BUILDING PRIOR TO CONSTRUCTION, PROVIDED THAT THE BUILDING HAS A SLOPING ROOF WITH A MINIMUM PITCH OF 5 IN 12 ON AT LEAST 80% OF THE PROPOSED BUILDING WITH A MAXIMUM HEIGHT OF NOT MORE THAN 40 FEET MEASURED FROM THE LOWEST POINT OF GRADE AT THE FOOT OF ANY PORTION OF THE BUILDING. THE AVERAGE EXISTING GRADE AT THE PERIPHERY OF THE BUILDING PRIOR TO CONSTRUCTION IS EL 374.61. THE LOWEST POINT OF EXISTING GRADE AT THE FOOT OF THE BUILDING IS EL 367.
- THE PERMITTED HEIGHT FROM THE AVERAGE EXISTING GRADE IS EL 409.61, WHERE EL 416.3 IS PROPOSED. THIS EXCEEDS THE PERMITTED LIMIT BY 6.69 FEET.
- THE PERMITTED MAXIMUM HEIGHT FROM THE LOWEST POINT OF EXISTING GRADE AT THE FOOT OF THE BUILDING IS EL 407 WHERE EL 416.3 IS PROPOSED. THIS EXCEEDS THE PERMITTED LIMIT BY 9.3 FEET.
- WHILE THE SUBJECT PARCEL HAS THE GREATEST DROP OF ITS NEIGHBORS, BOTH ADJACENT PARCELS HAD A SIMILAR CONDITION. 7 STEARNS RIDGE HAS A FIRST FLOOR ELEVATION OF 389.8 AND A RIDGE ELEVATION OF 417.0. 11 STEARNS RIDGE HAS A FIRST FLOOR ELEVATION OF 393.75 AND A RIDGE ELEVATION OF 419.35. THE PROPOSED HOUSE ON THE SUBJECT PARCEL HAS A FIRST FLOOR ELEVATION OF 387.17 AND A RIDGE ELEVATION OF 416.3.



PLANT LIST

QNT	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
DECIDUOUS TREES					
2	AC	AMELANCHIER CANADENSI	SHADBLOW SERVICEBERRY	10'-12' HT	AS SHOWN
1	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					
1	IO	ILEX OPACA	AMERICAN HOLLY	7'-8' HT	AS SHOWN
3	JVb	JUNIPERUS VIRGINIANA 'BRODIE'	EASTERN RED CEDAR 'BRODIE'	7'-8' HT	AS SHOWN
2	PA	PICEA ABIES	NORWAY SPRUCE	10'-12' HT	AS SHOWN
9	PAC	PICEA ABIES 'CUPRESSINA'	COLUMNAR NORWAY SPRUCE	8'-10' HT	AS SHOWN
DECIDUOUS SHRUBS					
17	AM	ARONIA MELANOCARPA 'MORTON'	IRAQOIS BEAUTY CHokeberry	#3 CONT	AS SHOWN
11	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
2	CSc	CORNUS SERICEA 'CARDINAL'	CARDINAL REDOSIER DOGWOOD	#7 CONT	AS SHOWN
1	HPr	HYDRANGEA PANICULATA 'RENNY'	VINILLA STRAWBERRY TREE HYDRANGEA	#5 CONT	AS SHOWN
11	HS	HYDRANGEA SERRATA 'TUFF STUFF'	REBLOOMING MOUNTAIN HYDRANGEA	#5 CONT	AS SHOWN
8	IV	ITEA VIRGINICA 'LITTLE HENREY'	VIRGINIA SWEETSPiRE 'LITTLE HENREY'	#5 CONT	AS SHOWN
5	MP	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	#7 CONT	AS SHOWN
7	POm	PHYSOCARPUS OPULIFOLIS 'MONLO'	NINEBARK	#7 CONT	AS SHOWN
15	POT	PHYSOCARPUS OPULIFOLIS 'TINY WINE'	TINY WINE GOLDNINEBARK	#5 CONT	AS SHOWN
12	RA	RHUS AROMATICA 'GOR-LOW'	FRAGRANT SUMAC 'GRO-LOW'	#3 CONT	AS SHOWN
14	RO	ROSA X OSO EASY PETIT PINK	OSO EASY PETIT PINK ROSE	#3 CONT	AS SHOWN
3	VD	VIBURNUM DENTATUM	ARROWWOOD	#5 CONT	AS SHOWN
3	VN	VIBURNUM NUDUM 'WINTERHUR'	SMOOTH WITHERROD	#5 CONT	AS SHOWN
EVERGREEN SHRUBS					
3	IG	ILEX GLABRA	INKBERRY HOLLY	#7 CONT	AS SHOWN
17	IGc	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY HOLLY	#5 CONT	AS SHOWN
PERENNIALS/ GROUNDCOVERS					
32	car	CAREX MARROW 'AUREA-VARIEGATA	VARIEGATED JAPANESE SEDGE	#1 CONT	12" O.C.
50	chr	CHRYSOGONUM VIRGINIANUM	GREEN AND GOLD	FLATS	6" O.C.
5	ger	GERANIUM MACULATUM	WILD GERANIUM	FLATS	6" O.C.
6	nep	NEPETA RACEMOSA 'WALKER'S LOW'	WALKER'S LOW' CATMINT	#1 CONT	18" O.C.
12	penn	PENNISTEUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	#1 CONT	18" O.C.
50	tia	TIARELLA CORDIFOLIA	FOAMFLOWER	FLATS	6" O.C.

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.
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. LOCATION OF NEW PLANT MATERIAL SHALL BE STAKED OR SET OUT BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
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 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.

LEGEND

LARGE DECIDUOUS TREE/  
UNDERSTORY TREE

DECIDUOUS SHRUB

EVERGREEN TREE/SHRUB

EXISTING TREE - TRUNK WITH  
DRIPLINE

TREE PROTECTION  
(SEE SHEET C-2)

FOR MUNICIPAL APPROVALS  
\*\*NOT FOR CONSTRUCTION\*\*



ASPECT 120 LANDSCAPE ARCHITECTURE P.C.  
90 NORTH BROADWAY, SUITE 223  
IRVINGTON, NY 10533  
WWW.ASPECT120.COM  
PHONE: (914) 214-6544



KIMBER RESIDENCE  
9 STERNS RIDGE ROAD, IRVINGTON, NY 10533

PROJECT

REVISIONS	TREE REMOVAL MITIGATION NOTE
9/21/2020	

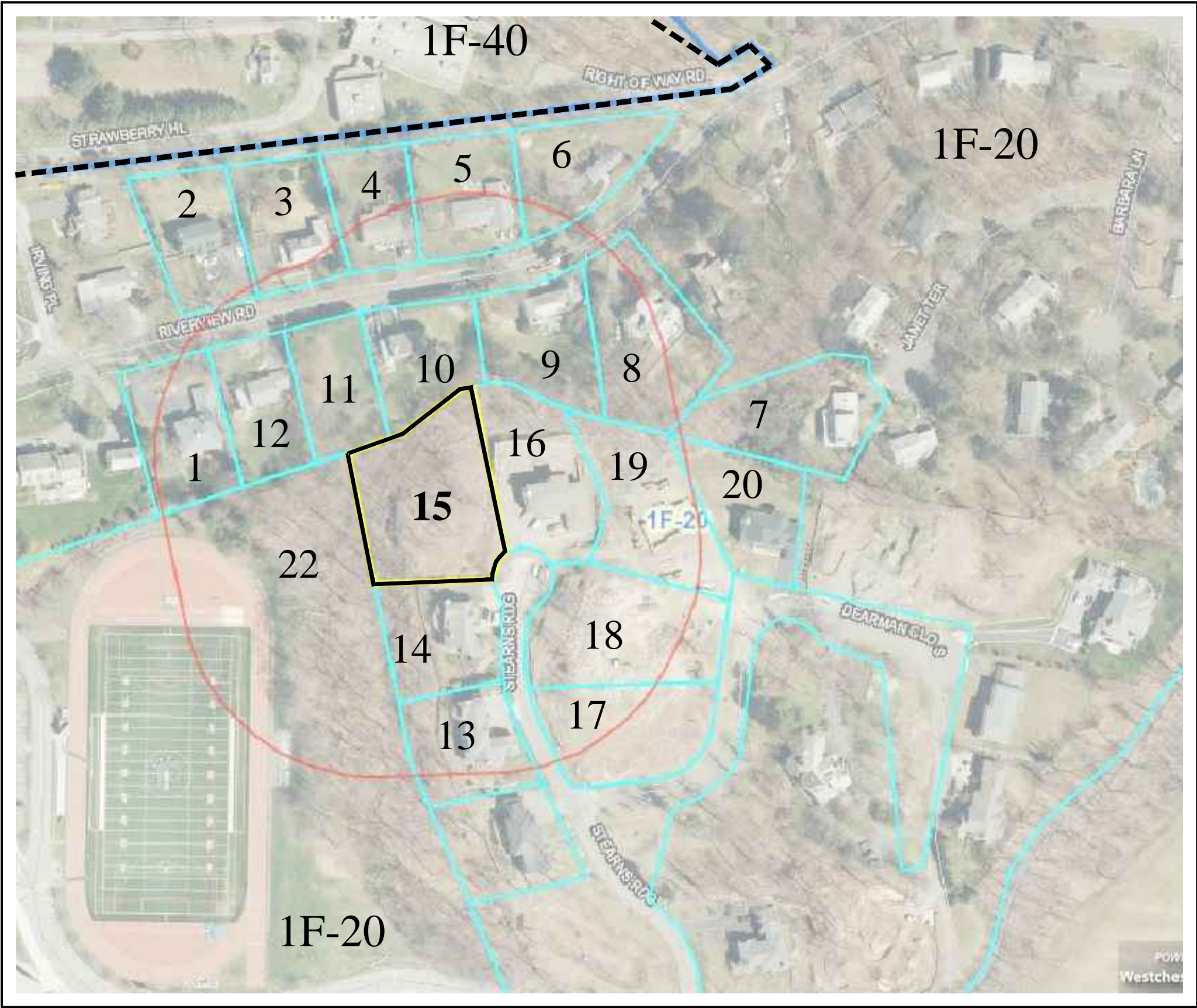
DRAWING TITLE  
LANDSCAPE  
PLAN

SCALE: 1"=10'-0"  
DATE: 08/17/2020

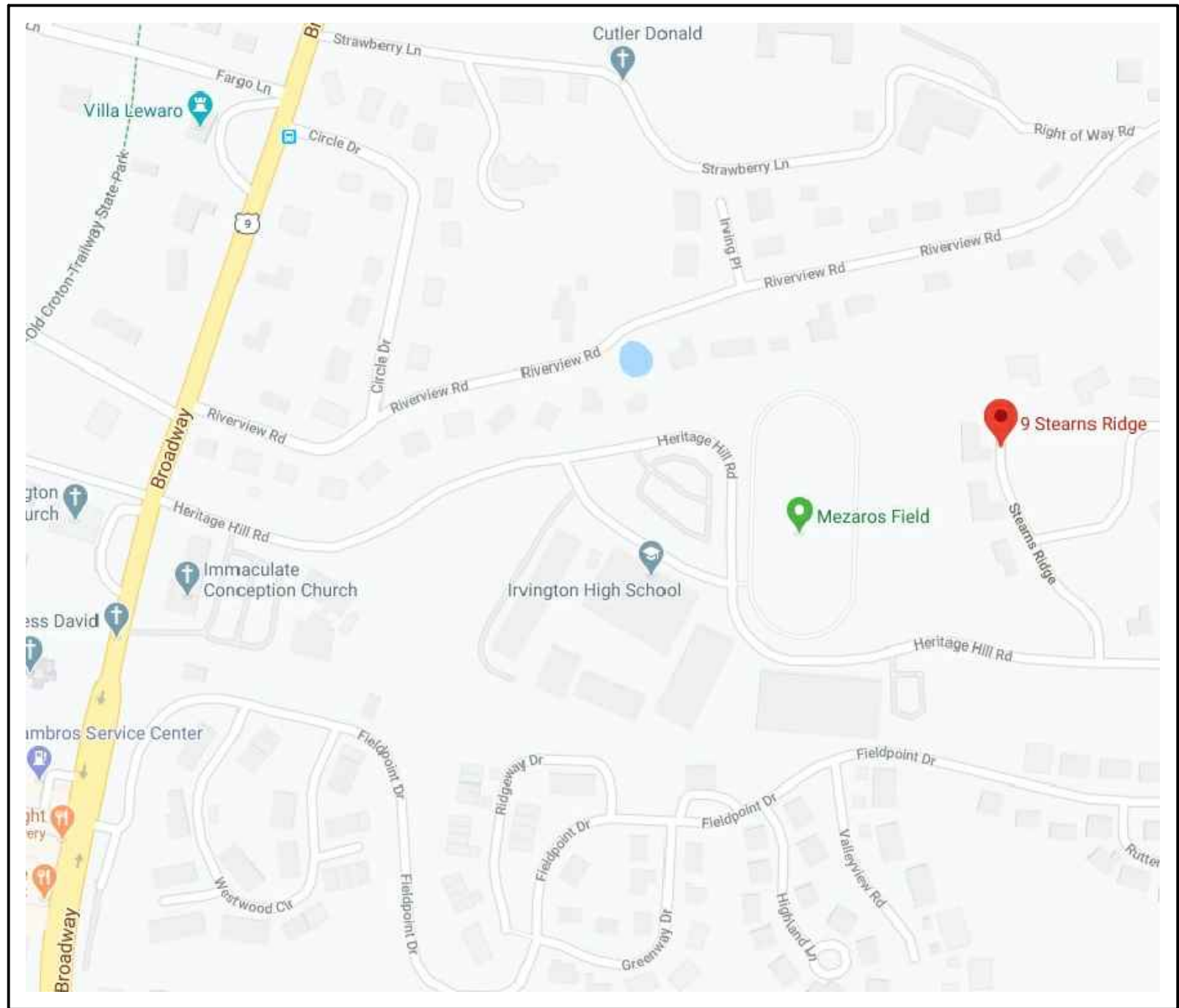


PROPOSED RESIDENCE  
RYAN KIMBER AND MEGHAN GOLDEN  
9 STEARNS RIDGE  
IRVINGTON, N.Y. 10533

LIST OF ADJACENT PROPERTY OWNERS					
	ZONING DISTRICT	LOT INFORMATION PARCELS	OWNER	OWNER ADDRESS	PROPERTY ADDRESS
1	1F-20	2.50-33-12	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	2.60-26-26	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, BARO	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	



AERIAL LOCATION MAP  
NOT TO SCALE



SITE LOCATION MAP  
NOT TO SCALE

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA (EFFECTIVE 05/12/2020)												
LOCATION: VILLAGE OF IRVINGTON												ZIP CODE: 10533
GROUND SNOW LOAD 30 LBS / SQ.FT.	WIND DESIGN				SEISMIC DESIGN CATEGORY (RCHY ONLY)	SUBJECT TO DAMAGE FROM				FLOOD HAZARDS	AIR FREEZING INDEX 1500 OR LESS	MEAN ANNUAL TEMP 51.6
	SPECIAL WIND SPEED (MPH)	TOPO EFFECTS	WIND REGION	WINDBORNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE	WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED		
	"SPECIAL WIND REGION"	NO	YES	NO	C	SEVERE	42"	MODERATE TO HEAVY	7	YES		

\* 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.

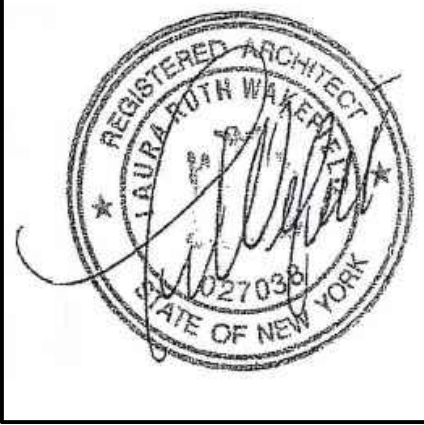
\*\* State if applicable. For flood hazards the Design Professional shall state if they are applicable, Y/N. Verify with FIRM Maps. Maps are available on the village website www.irvingtonny.gov

MANUAL J DESIGN CRITERIA							
ELEVATION 179	LATITUDE 41	WINTER HEATING 7	SUMMER COOLING 87	ALTITUDE CORRECTION FACTOR 1	INDOOR DESIGN TEMPERATURE 68	DESIGN TEMPERATURE COOLING 75	HEATING TEMPERATURE DIFFERENCE 61
CURRENT TEMPERATURE DIFFERENCE 12	WIND VELOCITY HEATING 28.4	WIND VELOCITY COOLING 7.5	COINCIDENT WET BULB 72	DAILY RANGE M	WINTER HUMIDITY 30	SUMMER HUMIDITY 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
TABLE R402.1.1 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT									
4A	0.32	0.55	0.4	49	20 OR 13 + 5	8 / 13	19	10 / 13	10 , 2 FT
TABLE R402.1.4 EQUIVALENT FACTORS									
4A	0.32	0.55		0.026	0.06	0.098	0.047	0.059	0.055

		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	● 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 PROVISIONS OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE CURRENTLY IN EFFECT.



LAURA WAKEFIELD  
ARCHITECT  
329 BROADWAY  
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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 ON THESE DRAWINGS IN ANY WAY.

PROJECT TITLE:  
**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  
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Fax: ( 914 ) 693-5390  
email: arch329@gmail.com

ISSUED FOR / REVISIONS:

SHEET TITLE:  
**COVER SHEET**

DATE:  
**07-22-2020**  
SCALE:  
**AS NOTED**

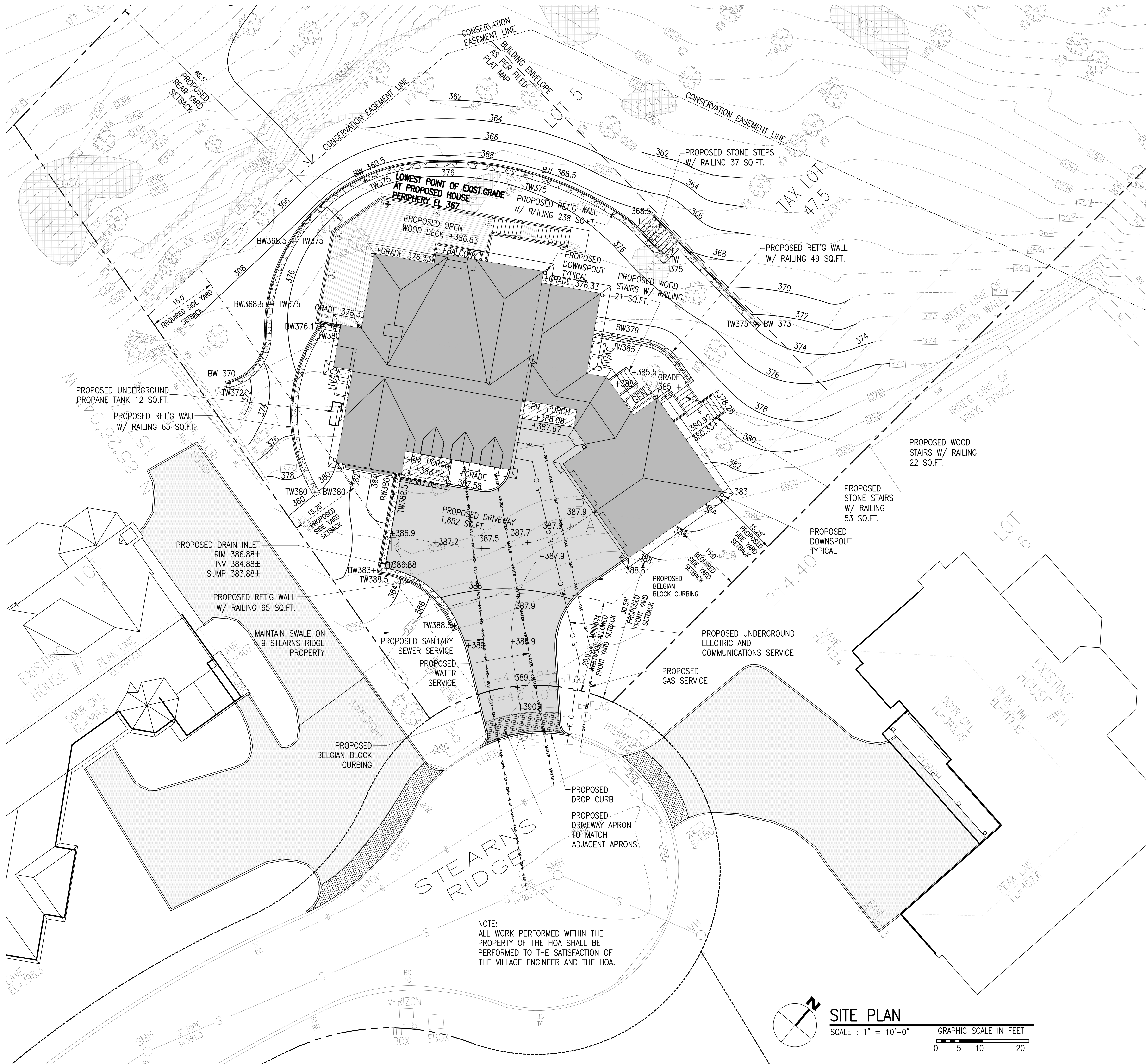
DRAWN BY:  
**MB**  
CHECKED BY:  
**PRS**

**CS**









**LEGEND**

PROPOSED FINISHED GRADE

PROPOSED SPOT ELEVATION

PROPOSED BUILDING

PROPOSED DRY STONE RETAINING WALL

PROPOSED CURB

LIMITS OF DISTURBANCE / CONSTRUCTION FENCE

PROPOSED SANITARY SEWER SERVICE

PROPOSED WATER SERVICE

PROPOSED UNDERGROUND ELECTRIC AND COMMUNICATIONS SERVICE

PROPOSED GAS SERVICE

**LEGEND**

EXISTING PROPERTY LINE

EXISTING CONSERVATION EASEMENT 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

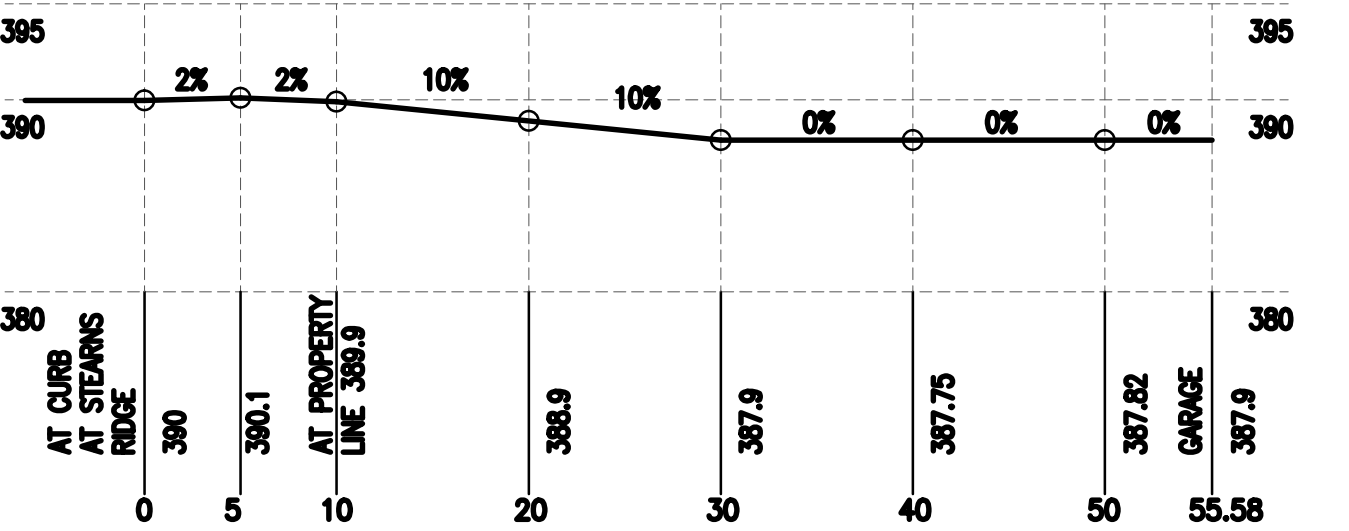
EXISTING MANHOLE

EXISTING UTILITY POLE

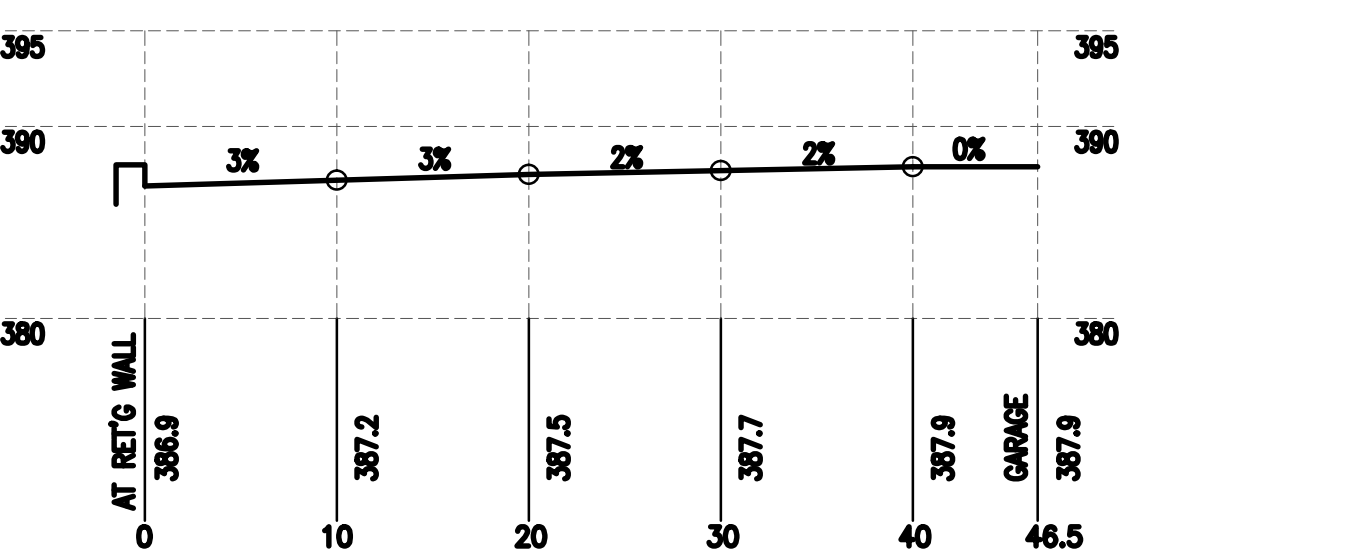
SEE SHEET EC-1  
EXISTING CONDITIONS FOR  
SITE DEVELOPMENT NOTES  
AND ADDITIONAL TREE  
PROTECTION NOTES

- DRIVEWAY FILL COMPACTION NOTES:
- 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.
  - NO FILL SHALL BE PLACED IN STANDING WATER.
  - NO FILL SHALL BE PLACED ON FROZEN GROUND.
  - 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).
  - 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:
- THE VILLAGE ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF DEEMED APPROPRIATE TO MITIGATE UNFORESEEN SILTATION AND EROSION OF DISTURBED SOILS.
  - "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.
  - DEMOLITION MATERIAL SHALL NOT BE BURIED ON SITE.
  - ONCE DISTURBED AREAS ARE FULLY STABILIZED AND DRAINAGE SYSTEM IS FREE OF DEBRIS AND SEDIMENT, REMOVE EROSION AND SEDIMENT CONTROLS.
  - THIS SITE PLAN IS BASED ON A SURVEY  
DATED 05/29/2020 PREPARED BY: SUMMIT LAND SURVEYING P.C.  
21 DRAKE LANE WHITE PLAINS, N.Y. 10607  
TEL 914 629 - 7758



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



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

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

**LAURA WAKEFIELD**  
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PROJECT TITLE:  
**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	08-04-2020
REVISED	08-17-2020
REVISED	09-23-2020

1. ADDED NOTE ABOUT WORK IN HOA RIGHT OF WAY  
2. ADDED BACK UP GENERATOR AND PROPANE TANK LOCATIONS  
3. CHANGED TOW ELEVATION OF PROPOSED RET'G WALL (REAR) FROM 374 TO 375  
4. REVISED PROPOSED GRADING BELOW PROPOSED RET'G WALL (REAR)  
5. CHANGED LOWEST PROPOSED GRADE AT HOUSE (REAR) FROM 375.33 TO 376.33  
6. CHANGED PROPOSED BASEMENT FLOOR ELEVATION FROM 375.84 TO 376.5  
7. ANGLED CORNER OF PROP. DECK REDUCES AREA OF DECK FROM 552 TO 507 SQ.FT.

REVISED 11-16-2020  
ADDED WOOD STEPS TO DECK  
RELOCATED FIREPLACE CHIMNEY

SHEET TITLE:  
**SITE PLAN**

DATE: <b>07-22-2020</b>	DRAWN BY: <b>MB</b>
SCALE: <b>AS NOTED</b>	CHECKED BY: <b>PRS</b>

**A-1**



A circular professional seal for a Registered Architect in the State of New York. The outer ring contains the text "REGISTERED ARCHITECT" at the top and "STATE OF NEW YORK" at the bottom, separated by two stars. The inner circle contains the name "LAURA R. WACKER" at the top and the number "027098" at the bottom. A stylized signature is written across the center of the seal.

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EDUCATIONAL LAW ARTICLE 145 SECTION 7209  
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ACTING UNDER THE DIRECTION OF A LICENSED  
PROFESSIONAL ARCHITECT , ENGINEER OR  
LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY

PROJECT TITLE: F

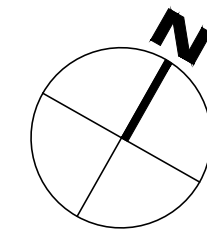
329 Broadway  
Dobbs Ferry, N.Y. 10522  
Phone: ( 914 ) 693-5093  
Fax: ( 914 ) 693-5390  
email: arch329@gmail.com

ISSUED FOR / REVISIONS:

REVISED	11-16-2021
ADDED WOOD STAIRS TO DECK	
RELOCATED FIREPLACE CHIMNEY	
REVISED	12-22-2021
ADDED WINDOW AND DOOR	
SYMBOLS	

SHEET TITLE:	
<b>BASEMENT FLOOR PLAN</b>	
DATE: <b>10-29-2020</b>	DRAWN BY: <b>MB</b>
SCALE: <b>AS NOTED</b>	CHECKED BY: <b>PRS</b>

## A-2.0

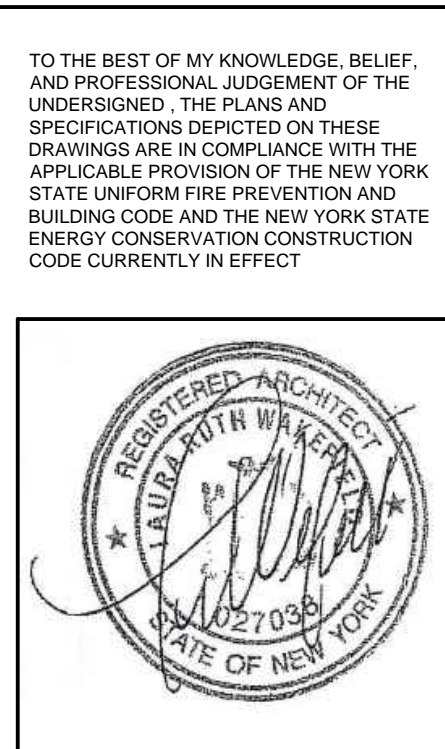
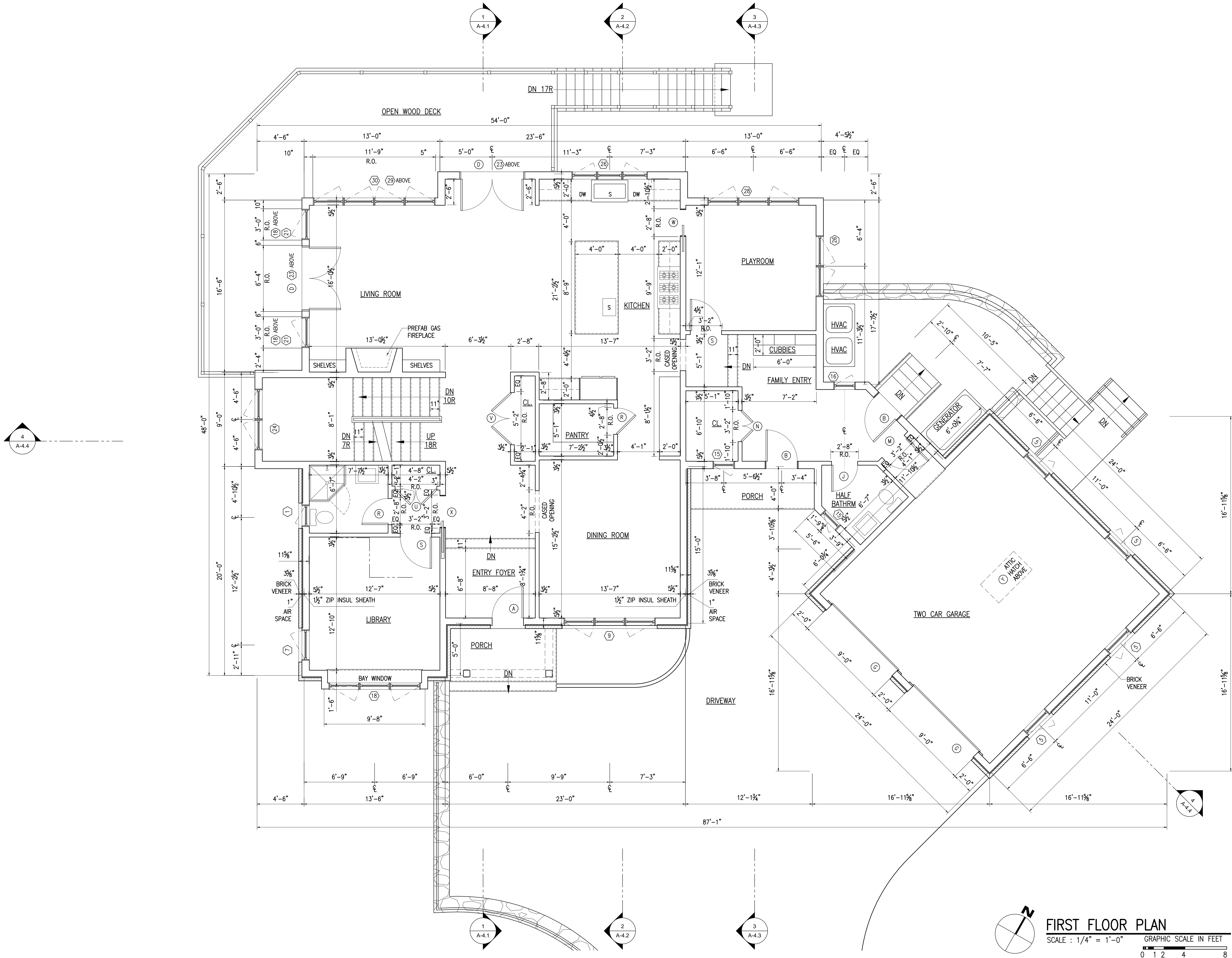


# BASEMENT FLOOR PLAN

SCALE : 1/4" = 1'-0"      GRAPHIC SCALE IN FEET

0 1 2 4 8





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PROJECT TITLE:  
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**RYAN KIMBER AND MEGHAN GOLDEN**  
9 STEARNS RIDGE  
IRVINGTON, NEW YORK 10533  
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**GOTHAM**  
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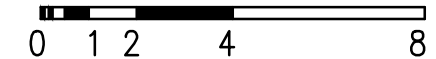
ISSUED FOR / REVISIONS:  
REVISED 11-16-2020  
ADDED WOOD STAIRS TO DECK  
RELOCATED FIREPLACE CHIMNEY  
REVISED 12-22-2020  
ADDED WINDOW AND DOOR  
SYMBOLS

SHEET TITLE: <b>FIRST FLOOR PLAN</b>	
DATE: <b>10-29-2020</b>	DRAWN BY: <b>MB</b>
SCALE: <b>AS NOTED</b>	CHECKED BY: <b>PRS</b>

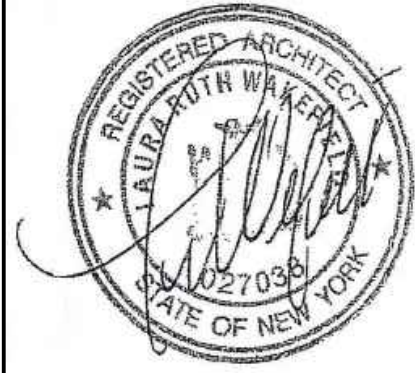
**A-2.1**

**FIRST FLOOR PLAN**

SCALE : 1/4" = 1'-0" GRAPHIC SCALE IN FEET



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 PROVISIONS OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE CURRENTLY IN EFFECT.



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**PROPOSED ONE FAMILY RESIDENCE**  
**RYAN KIMBER AND MEGHAN GOLDEN**  
9 STEARNS RIDGE  
IRVINGTON, NEW YORK 10533  
PROJECT NO.: **2006**

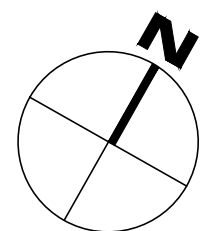
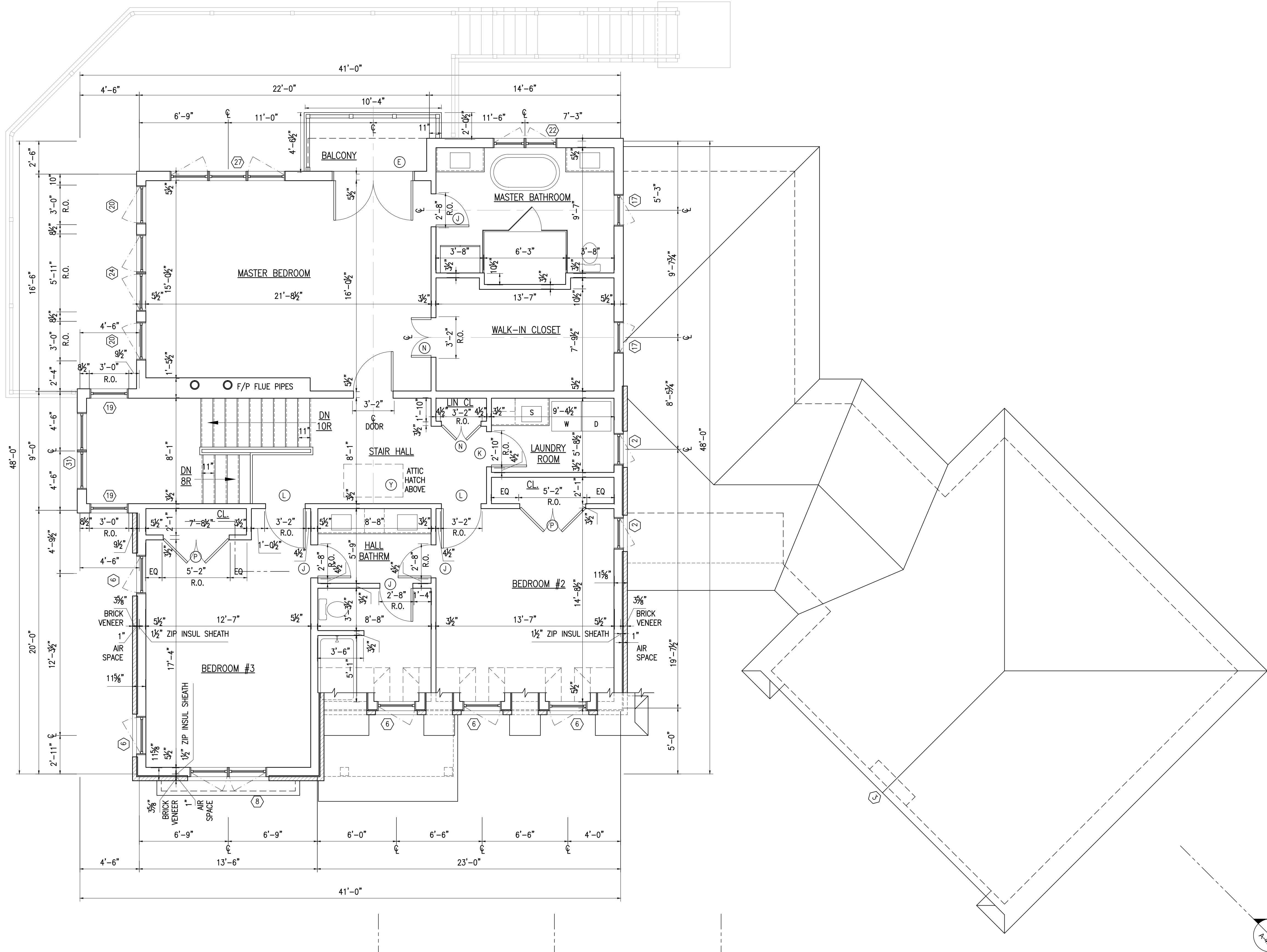
**GOTHAM**  
**DESIGN**  
AND COMMUNITY  
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email: arch329@gmail.com

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

**A-2.2**



**SECOND FLOOR PLAN**

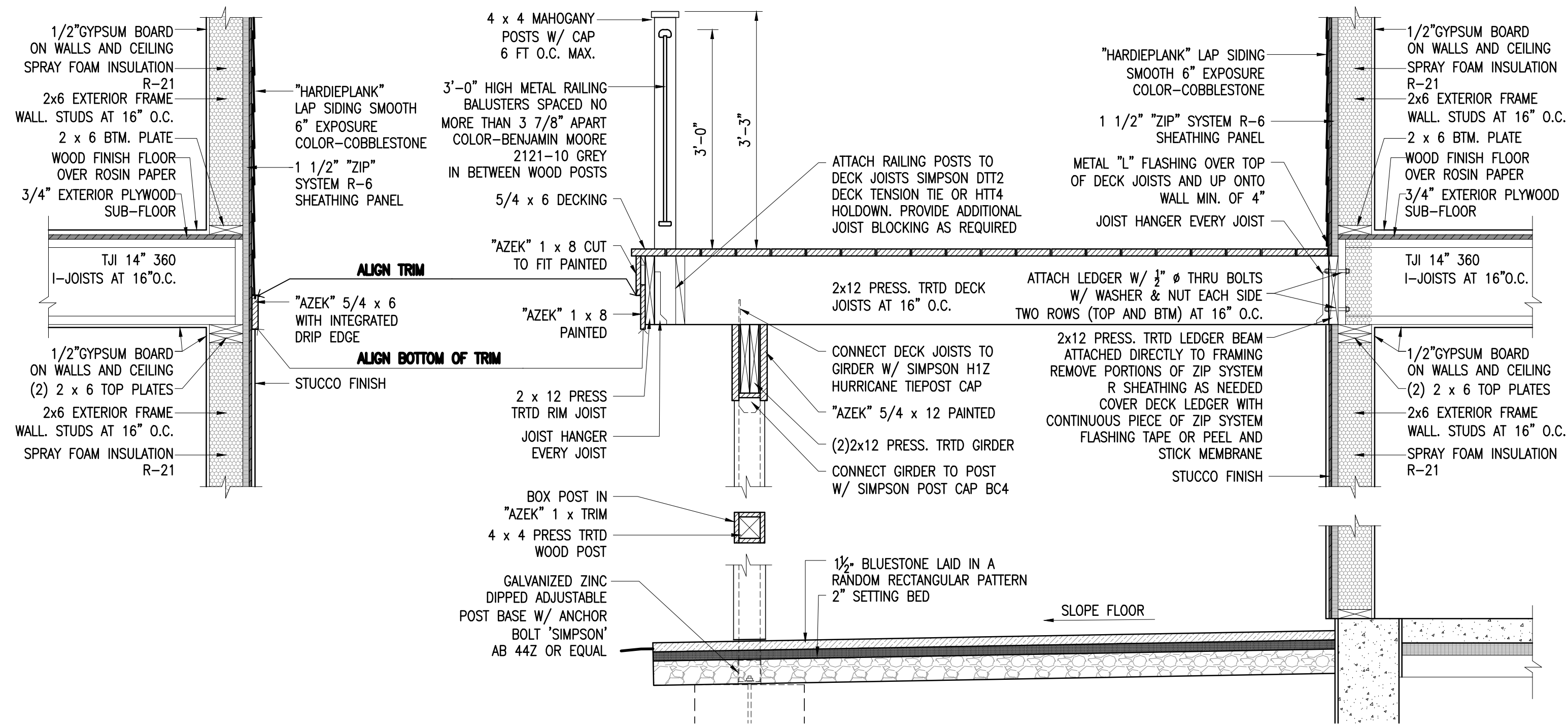
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0 1 2 4 8







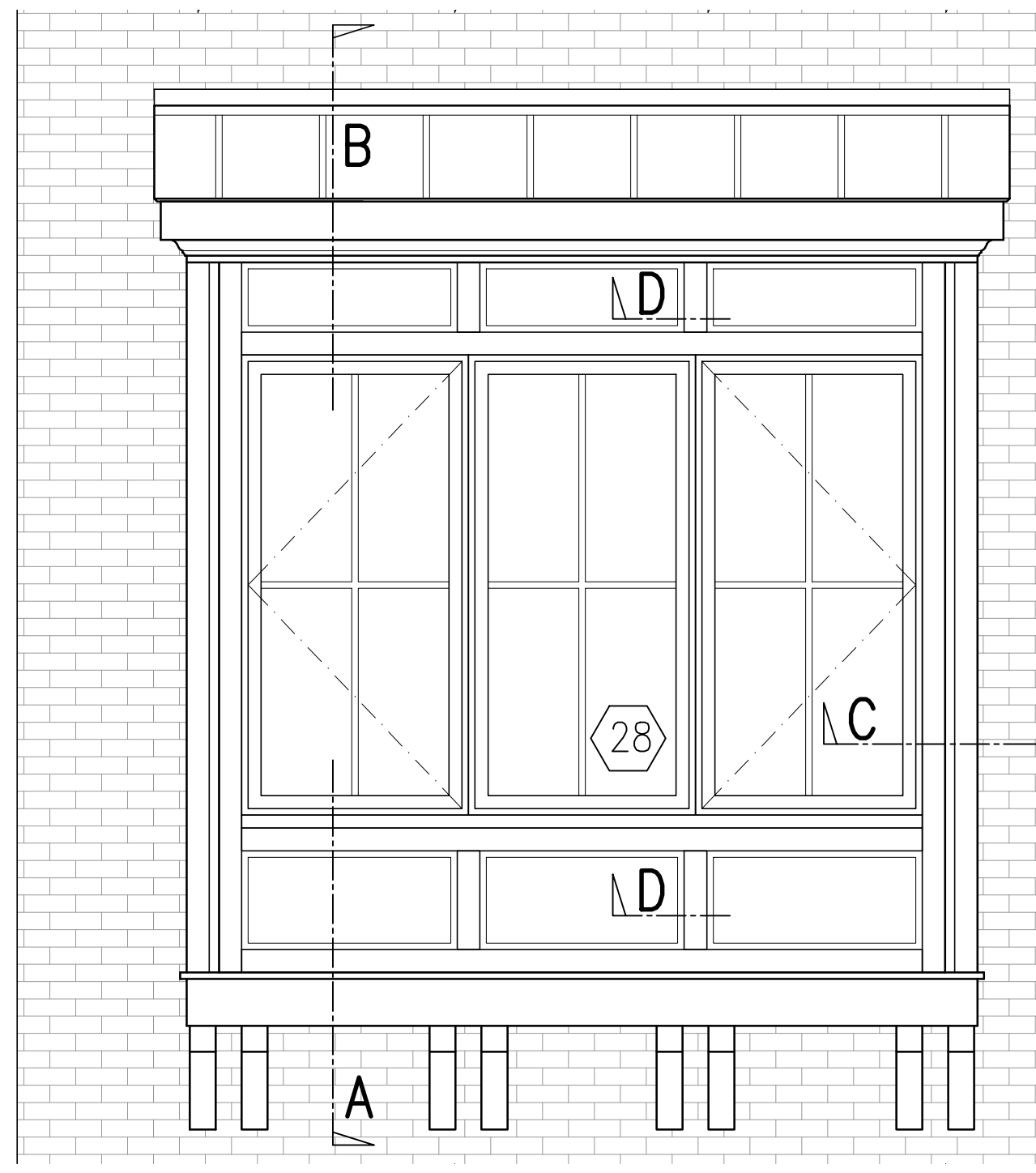


### SIDING / TRIM BOARD DETAIL

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

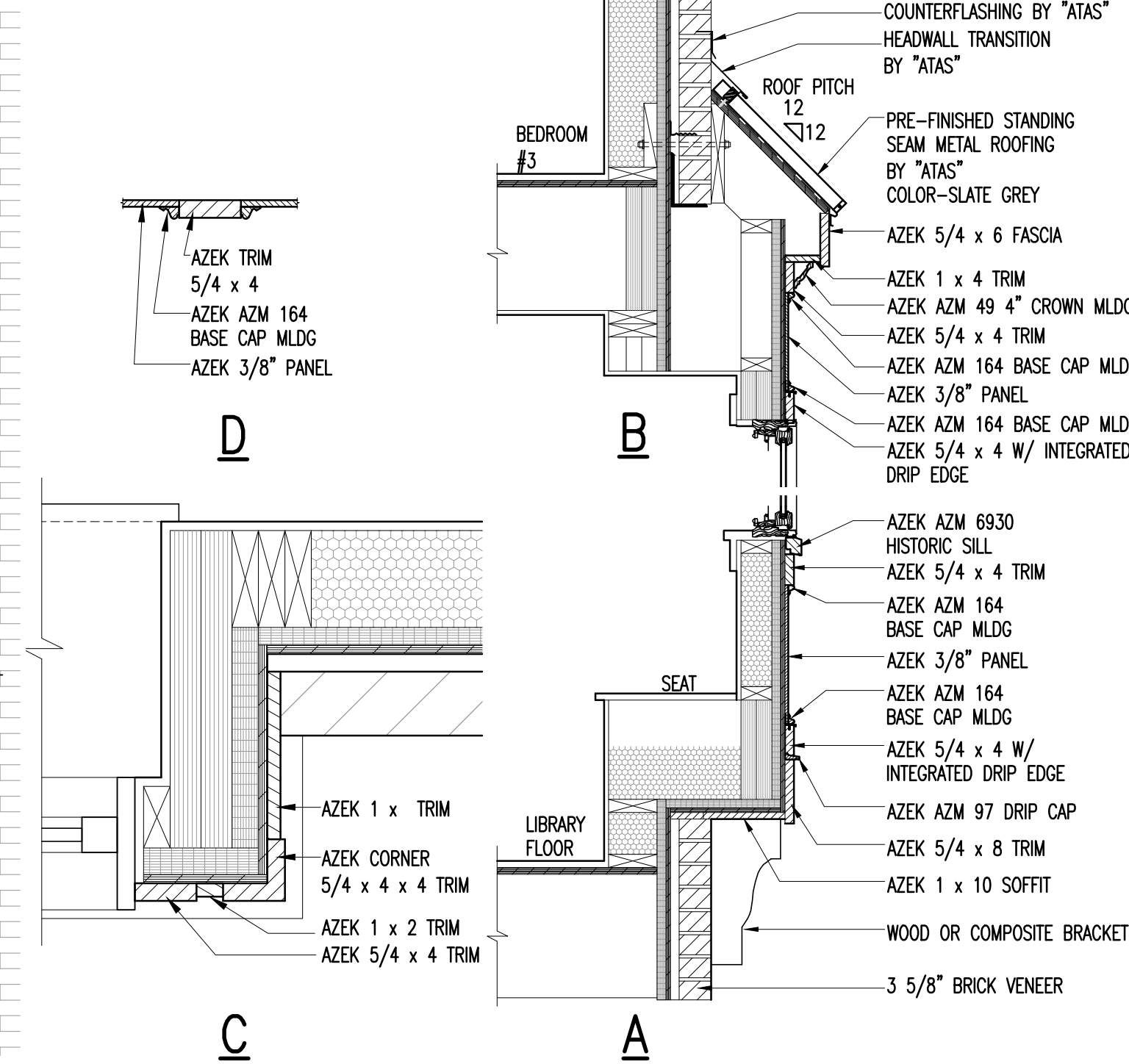
### DECK DETAIL

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



### BAY WINDOW ELEVATIONS

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



### BAY WINDOW DETAILS

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

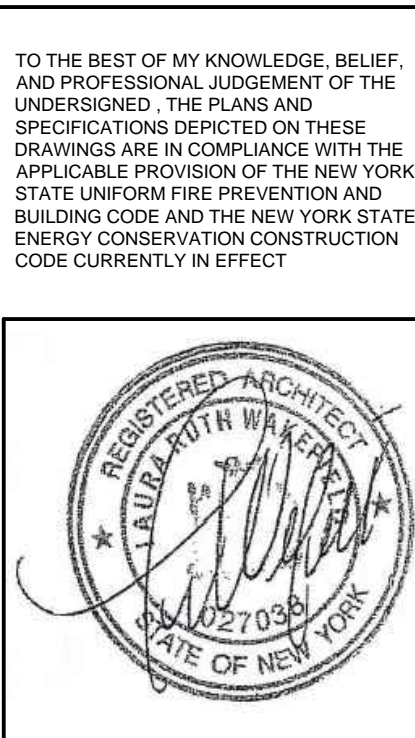
### BAY SECTIONS

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



### SOUTHWEST ELEVATION

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



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SYMBOLS  
ADDED DETAIL SECTIONS

SHEET TITLE:  
**SOUTHWEST ELEVATION**

DATE: <b>06-22-2020</b>	DRAWN BY: <b>MB</b>
SCALE: <b>AS NOTED</b>	CHECKED BY: <b>PRS</b>

**A-3.2**



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"

NOTE :

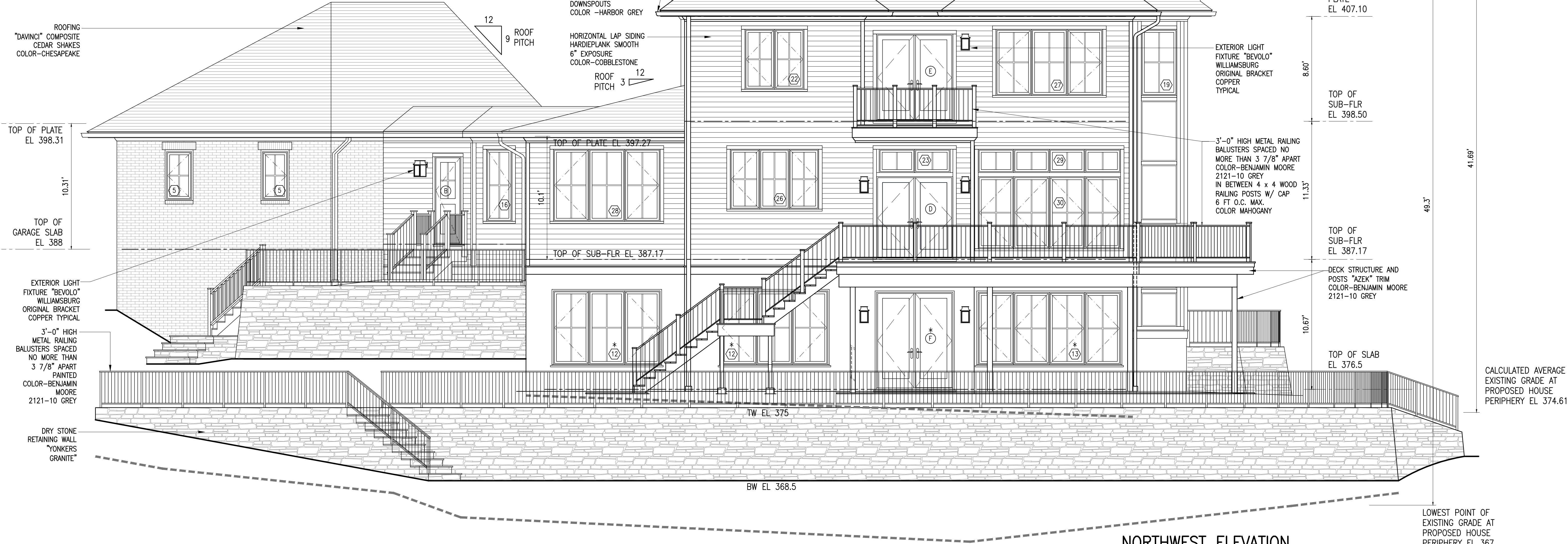
1. WINDOWS AND DOORS MARKED WITH \*  
HAVE A 2 x 4 FRAME INSIDE THE 2 x 6  
FRAME WALL OPENING SET FLUSH TO THE  
INTERIOR FACE OF THE WALL.  
TOP - ONE 2 x 4  
EACH SIDE - ONE 2 x 4  
BOTTOM - TWO 2 x 4 ( WINDOWS  
ONLY )

THESE WINDOWS AND DOORS TO  
HAVE 4 9/16" JAMBS.

2. ROUGH OPENINGS INDICATED ON THE PLANS  
AND ELEVATIONS ARE THE 2 x 6 WALL ROUGH  
OPENINGS UNLESS OTHERWISE NOTED.

NOTE :

AN ALTERNATIVE MATERIAL FOR THE ROOF  
IS "ATAS" ALUMINUM STANDING SEAM IN  
# 20 SLATE GREY

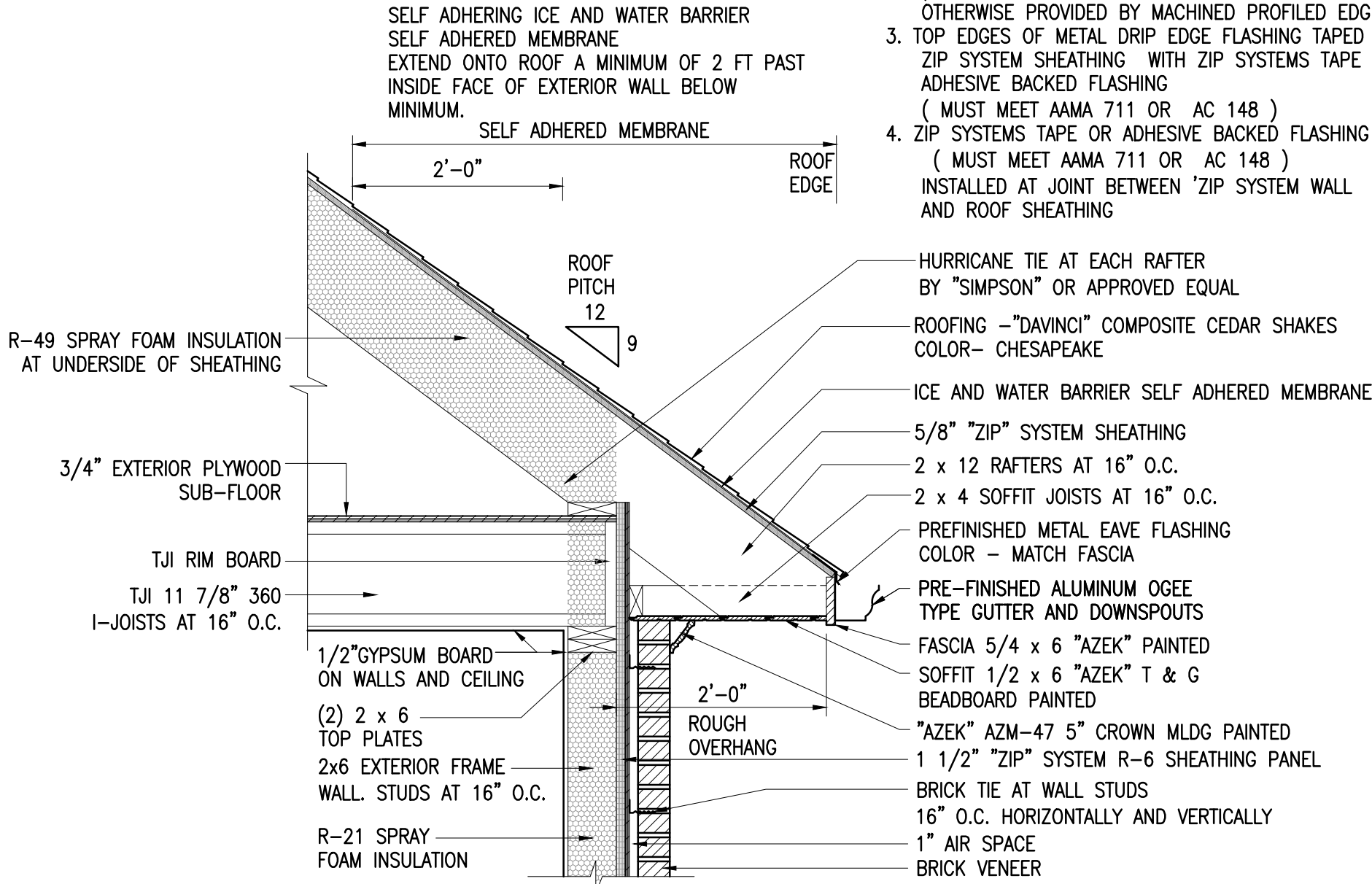


NORTHWEST ELEVATION

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

"ZIP SYSTEM" SHEATHING NOTES:

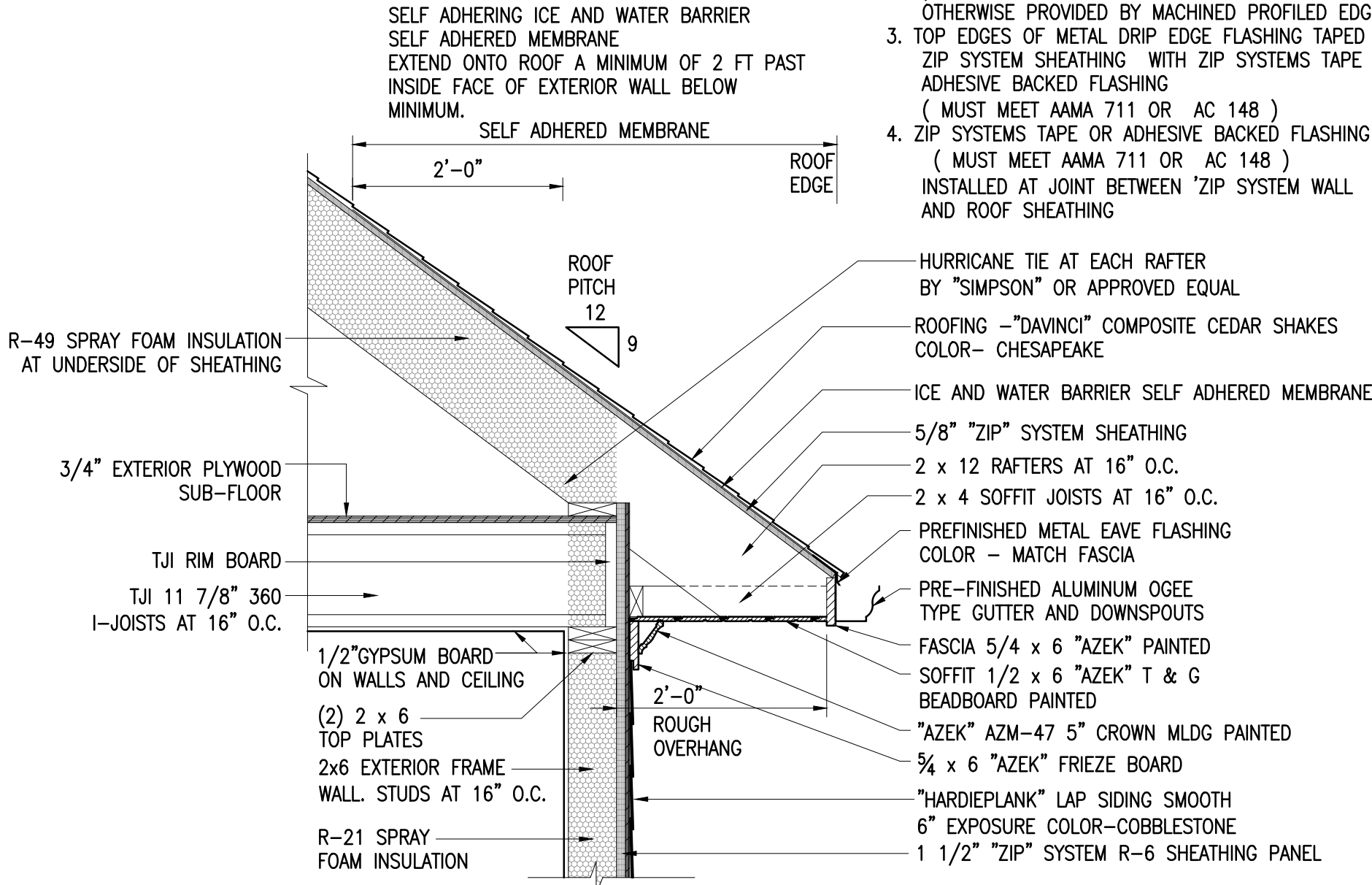
1. ZIP SYSTEM TAPE INSTALLED OVER ALL JOINTS IN  
"ZIP SYSTEM" SHEATHING.
2. 1/8" GAP RECOMMENDED AT PANEL EDGES UNLESS  
OTHERWISE PROVIDED BY MACHINED PROFILED EDGES.
3. TOP EDGES OF METAL DRIP EDGE FLASHING TAPED TO  
ZIP SYSTEM SHEATHING WITH ZIP SYSTEMS TAPE OR  
ADHESIVE BACKED FLASHING  
( MUST 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



EAVE DETAIL BRICK

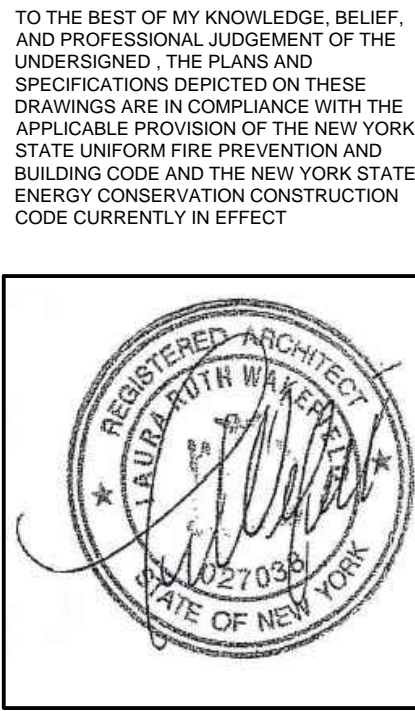
SCALE : 3/4" = 1'-0" GRAPHIC SCALE IN FEET  
0 1 2

SELF ADHERING ICE AND WATER BARRIER  
SELF ADHERED MEMBRANE  
EXTEND ONTO ROOF A MINIMUM OF 2 FT PAST  
INSIDE FACE OF EXTERIOR WALL BELOW  
MINIMUM.



EAVE DETAIL SIDING

SCALE : 3/4" = 1'-0" GRAPHIC SCALE IN FEET  
0 1 2



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SYMBOLS  
ADDED DETAIL SECTIONS

SHEET TITLE:  
**NORTHWEST ELEVATION**

DATE: <b>06-22-2020</b>	DRAWN BY: <b>MB</b>
SCALE: <b>AS NOTED</b>	CHECKED BY: <b>PRS</b>

**A-3.3**







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 PROVISIONS OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE CURRENTLY IN EFFECT.



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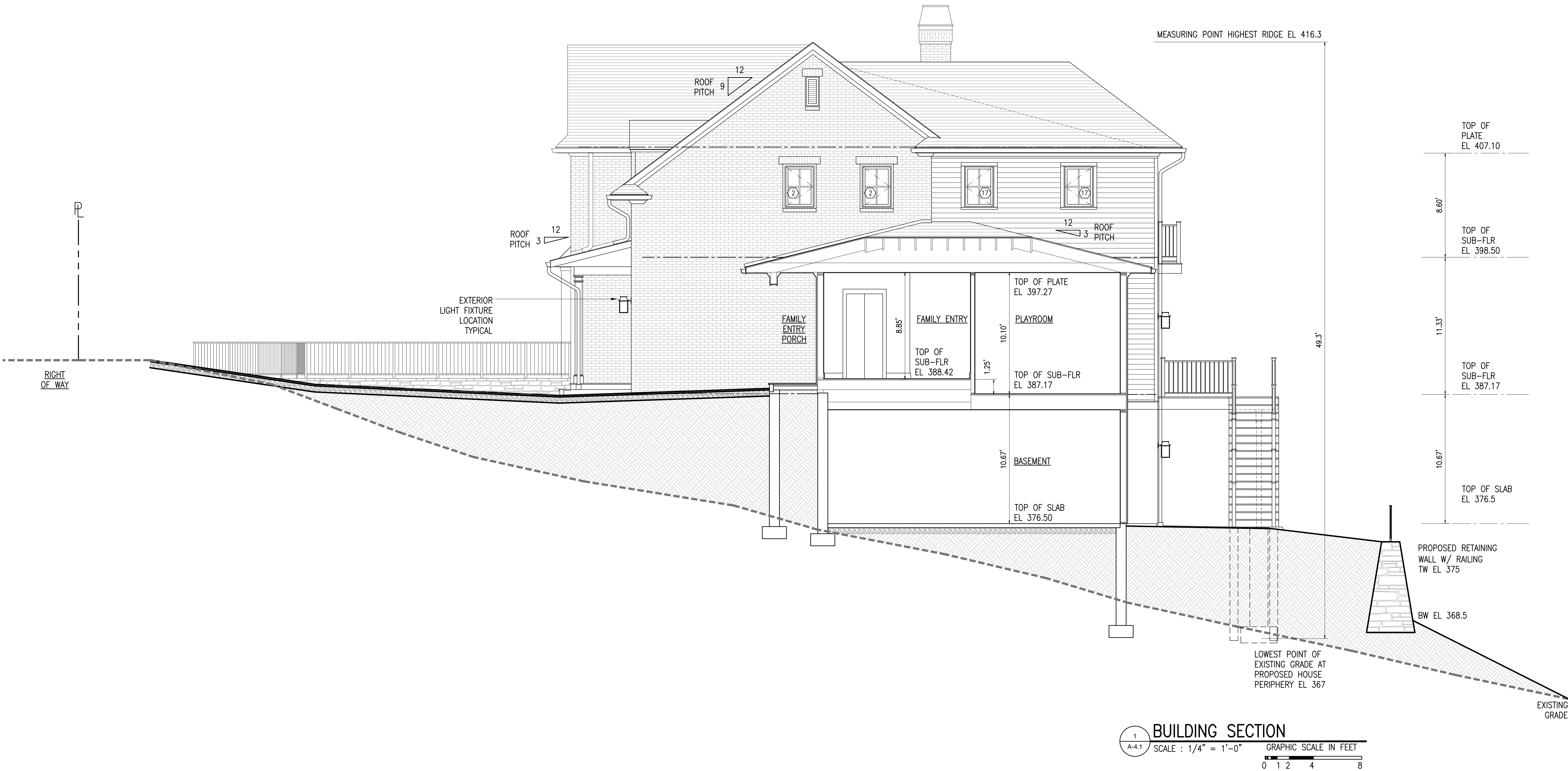
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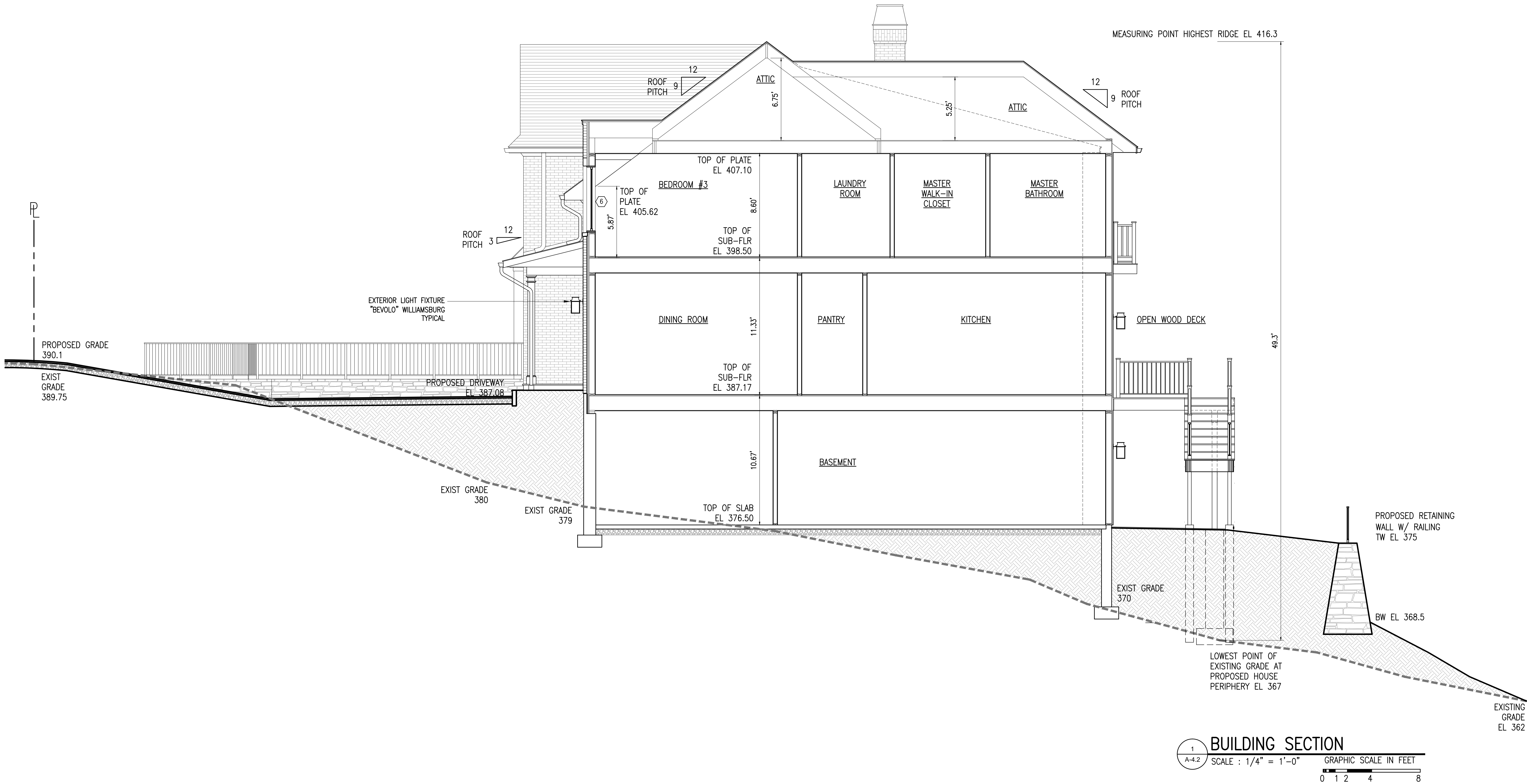
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SHEET TITLE: <b>BUILDING SECTION</b>	
DATE: <b>10-29-2020</b>	DRAWN BY: <b>MB</b>
SCALE: <b>AS NOTED</b>	CHECKED BY: <b>PRS</b>

**A-4.1**





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**A-4.2**



A circular professional seal for a Registered Architect in the State of New York. The outer ring contains the text "REGISTERED ARCHITECT" at the top and "STATE OF NEW YORK" at the bottom, separated by two stars. The inner circle contains the name "LAURA RYTIN WAKEN" and the number "027039". A signature is written across the center of the seal.

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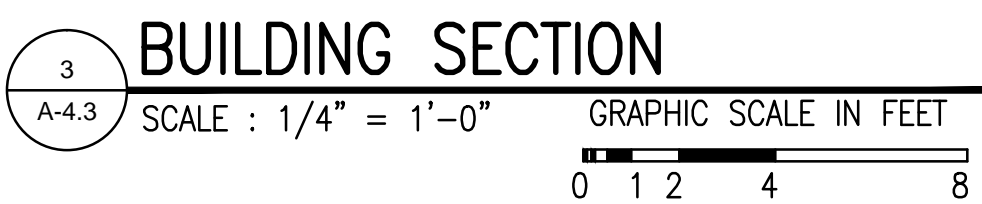
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A-4.3



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## A-4.4

