

APPLICATION FOR BUILDING PERMIT

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

Application Number:	359	Date:	04/05/2021
Job Location:	3 BEECHWOOD RD	Parcel ID:	2.130-67-32
Property Owner:	Randi Bleichfeld-Sirota	Property Class:	1 FAMILY RES
Occupancy:	One/ Two Family	Zoning:	
Common Name:			

Applicant	Contractor
Steven Basini	
SJB Architecture + Design	
18 Lakeview Avenue EastCortlandt Manor NY 10567	
914-402-1701	

Description of Work

Type of Work:	Exterior alteration or renovations	Applicant is:	Architect
Work Requested by:	The Owner	In association with:	
Cost of Work (Est.):	150000.00	Property Class:	1 FAMILY RES

Description of Work

Reconstruction and expansion of existing wood deck at rear of home and addition of adjacent patio off rear of home. Demolition of existing front portico and construction of new front porch and walkway. Installation of drainage structures and minor site grading.

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: 3 BEECHWOOD RD

Parcel Id: 2.130-67-32

AFFIDAVIT OF APPLICANT

I **Steven Basini** being duly sworn, depose and says: That s/he does business as: **SJB Architecture + Design** with offices at: **18 Lakeview Avenue East Cortlandt Manor NY 10567** and that s/he is:

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

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

Sworn to before me this _____ day of _____ of _____

Notary Public / Commission of Deeds

Applicant's Signature

OWNER'S AUTHORIZATION

I **Randi Bleichfeld-Sirota** 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 646-529-6344 Owner email address msirota@guardiandatadestruction.com

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

Sworn to before me this _____ day of _____ of _____

Notary Public / Commission of Deeds

Applicant's Signature

INSTRUCTIONS

REQUIREMENTS FOR OBTAINING A PERMIT:

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

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

Contractor Requirements in order to obtain a Building Permit:

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

Please Note:

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

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

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

Fee schedule

Building Permit (Non-Refundable)

* Application fee \$85

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

85

• Inspection Fees (as applicable)

- | | |
|--|--|
| • Insulation: \$50 | • Footing: \$50 |
| • Solid Fuel: \$50 | • Preparation for concrete slabs and walls: \$50 |
| • Foundation and footing drain: \$50 | • Framing: \$50 |
| • Energy Code Compliance: \$50 | • Building systems, including underground and rough-in: \$50 |
| • Sediment and erosion control: \$50 | • Fire resistant construction and penetrations: \$50 |
| • Footing: \$50 | • Final Inspection for C.O.: \$50 |
| • Preparation for concrete slabs and walls: \$50 | • State and local laws (per re-inspection): \$50 |

Total Inspections _____

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

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

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

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

(To be collected at time of submission of application) Total _____

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

SECTION: _____ BLOCK: _____
LOT(S): _____ SHEET: _____

TITLE #: **ST 14 23059**

TITLE SURVEY OF **lot Number 11**
AS SHOWN ON **Subdivision Map of Beechwood**
Village of Irvington
TOWN OF **Greenburgh, West Co., New York**
FILED IN THE COUNTY CLERK'S OFFICE **April 30, 1976** MAP# **18801**

PREPARED BY:
EDWARD G. MIHALCZO
LAND SURVEYOR LLC
24 BERKSHIRE ROAD
YONKERS, NEW YORK 10710
(914) 476-1453 (914) 969-2341 FAX

Edward G. Mihalcz
EDWARD G. MIHALCZO LAND SURVEYOR LLC
NEW YORK STATE LICENSE # 35181
DATE: **February 3, 2015**

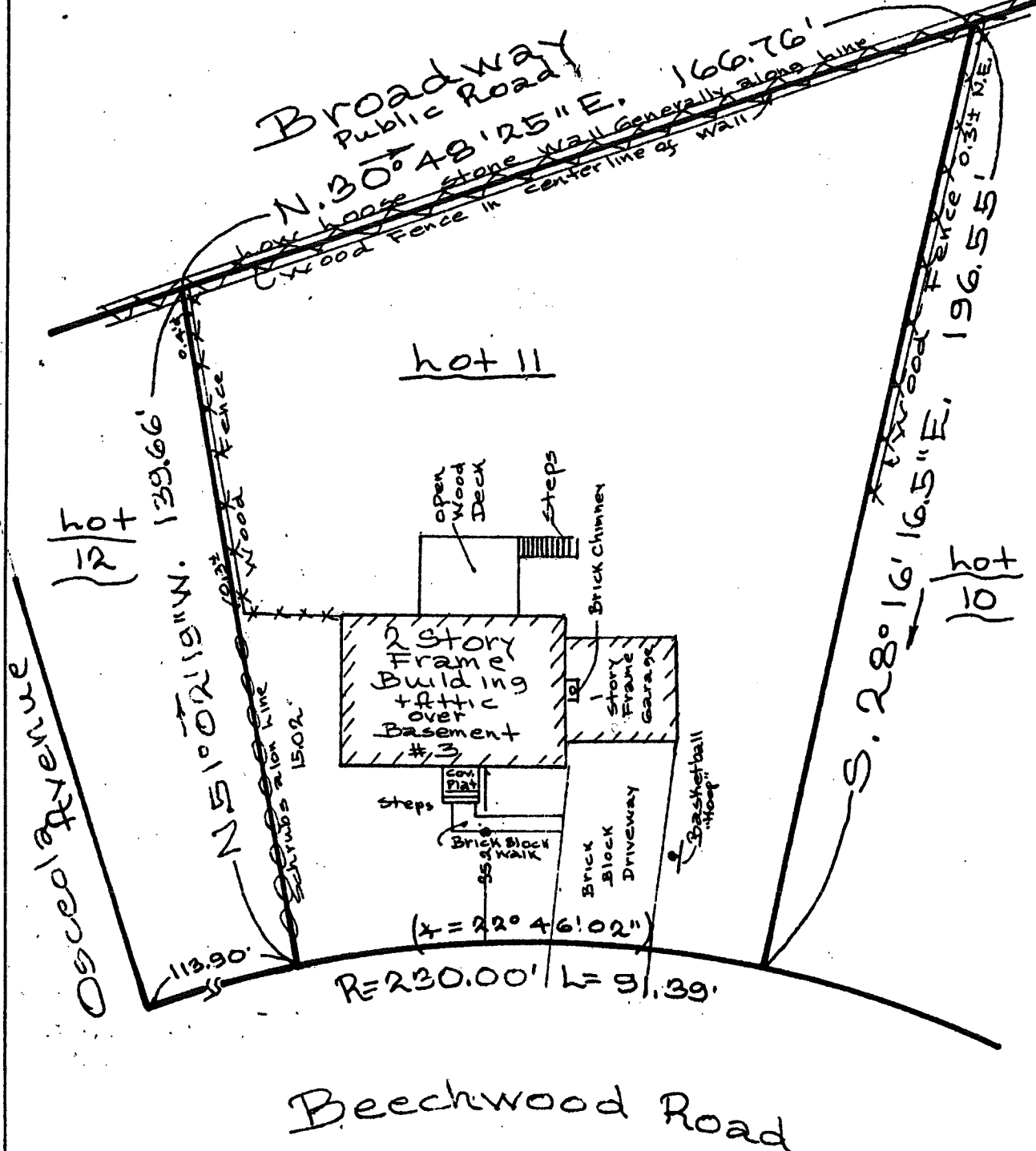
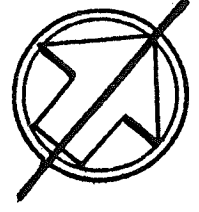
GUARANTEED TO: **Citi Bank N.A. Its successors**
and/or assigns, always in full
for PATRICK RYAN & ALEXANDRA
LIBBY FEATHERSTON as limited title
Number ST 14 23059 only

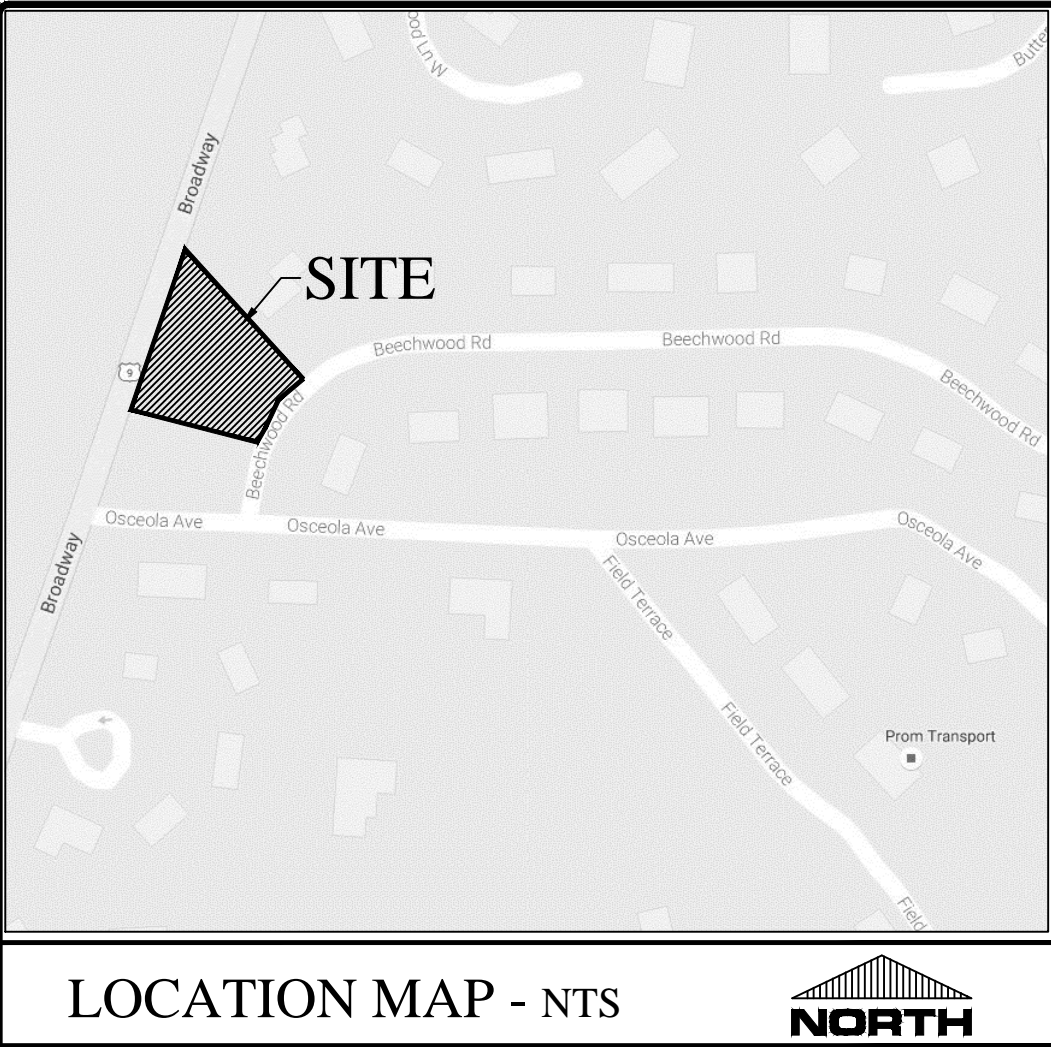
THIS SURVEY WAS PREPARED FOR TITLE TRANSFER
UNDER THE SPECIFIC TITLE NUMBER LISTED ABOVE.
GUARANTEES OR CERTIFICATIONS NOT TRANSFERABLE
TO ANY OTHER PARTY OR TO ANY OTHER PURPOSE.
ALL CERTIFICATIONS HEREON ARE VALID FOR THE MAP
AND COPIES THEREOF ONLY IF THE MAP OR COPIES
BEAR THE EXPRESSED SEAL OF THE SURVEYOR WHOSE
SIGNATURE APPEARS HEREON.

UNAUTHORIZED ALTERATION OF THIS DOCUMENT
IN ANY WAY CONSTITUTES A VIOLATION OF THE NEW
YORK STATE EDUCATION LAW (ECL) 1200.
THIS SURVEY IS NOT TO BE UPDATED BY
"VISUAL INSPECTION".
COPYRIGHT © EDWARD G. MIHALCZO LAND
SURVEYOR LLC ALL RIGHTS RESERVED INCLUDING
RIGHTS OF REPRODUCTION.

THIS SURVEY IS BASED UPON INFORMATION PROVIDED
BY CLIENT OR CLIENT'S REPRESENTATIVE AND SUBJECT
TO THE FURNISHING OF A COMPLETE TITLE REPORT.
THIS SURVEY IS NOT TO BE USED BY DESIGN
PROFESSIONALS, CONTRACTORS, PROPERTY
OWNERS OR ANY OTHER ENTITIES TO DESIGN
OR ERECT STRUCTURES, LANDSCAPES, PREPARE
SITE PLANS, APPLY FOR BUILDING PERMITS OR
SOLVE VARIANCES.

ENCROACHMENTS BELOW GRADE AND ON THE GRADE
FEATURES IF ANY NOT VISIBLE AT TIME OF SURVEY ARE
NOT SHOWN ON THIS MAP.
THERE WERE NO STAKES SET AS PART OF THE SURVEY
SURVEYED "AS IN POSSESSOR".





PROJECT INFORMATION DATA:

- MUNICIPALITY: VILLAGE OF IRVINGTON
- VILLAGE TAX MAP DESIGNATION: SHEET: 2.150, BLOCK: 67, LOT 32
- TOTAL LOT AREA: 20,037.6 (0.46 ACRES)
- ZONING DISTRICT: 1F-20 (ONE FAMILY RESIDENCE)
- APPLICANT/OWNER: MICHAEL SIROTA & RANDI BLEICHFELD-SIROTA
- SITE LOCATION:
3 BEECHWOOD ROAD
IRVINGTON, N.Y. 10533
- SURVEY INFORMATION OBTAINED FROM SURVEY PREPARED BY:
EDWARD G MIHALCZO LAND SURVEYORS LLC
24 BERKSHIRE ROAD
YONKERS, N.Y. 10710
DATED FEBRUARY 3, 2015
- TOPOGRAPHIC INFORMATION FROM WESTCHESTER COUNTY GIS MAPS.

SPECIAL UNDERGROUND UTILITIES NOTE:

PRIOR TO ANY EXCAVATION ALL UNDERGROUND UTILITIES MUST BE LOCATED. CALL 1-800-962-7962, CODE RULE #753, www.digsafelynewyork.com

APPROXIMATE LOCATION OF UNDERGROUND ELECTRIC AND WATER LINES ARE SHOWN ON THE SITE PLAN. CONTRACTOR SHALL NOT DISTURB EXISTING UTILITIES. PROVIDE SLEEVE AROUND WATER LINE THROUGH FOUNDATION WALL.

OIL TANK TO BE REMOVED AND RELOCATED AS STATED ON PLAN.

TABLE OF DIMENSIONAL REGULATIONS FOR 1F-20 ZONE

ITEM	REQUIRED	EXISTING	PROPOSED	VARIANCE REQ'D
MINIMUM LOT AREA	20,000 S.F.	20,037.60 S.F.	20,037.60 S.F.	-
MINIMUM LOT WIDTH	100 FT.	90.70 FT.	90.7 FT.	-
MINIMUM LOT DEPTH	125 FT.	160.25 FT.	160.25FT.	-
MINIMUM YARD SETBACKS				-
FRONT	35 FT.	30.9 FT.	30.0 FT.	5.0 FT.
SIDE 1	15 FT.	15.02 FT.	15.02 FT.	-
SIDE 2	15 FT.	22.0 FT.	22.0 FT.	-
REAR (FRONT ON BROADWAY)	35 FT.	64.8 FT.	63.8 FT.	-
MAX. BUILDING COVERAGE	3,206 SF (16 %)	2,400.5 SF (11.9 %)	3,198.5 SF (15.9 %)	-
MAX. F.A.R.	4,007.5 SF (2)	2,907 SF (.145)	2,907 SF (.145)	-

BUILDING COVERAGE CALCULATION

	EXISTING (SF)	ADDITION (SF)	EXIST. + ADDITION (SF)
HOUSE	1,897.0	0.0	1,897.0
REAR DECK + STAIRS	361.0	129.0	490.0
WALKWAY/STONES	71.0	80.0	151.0
PORCHES	63.0	102.0	165.0
AC	8.5	0.0	8.5
PATIO	0.0	487.0	487.0
TOTAL	2,400.5	798.0	3,198.5

LOT AREA	20,037.6	20,037.6
BUILDING COVERAGE	11.9%	15.9 %

PROPOSED PLANTING SCHEDULE

SYM	SCIENTIFIC NAME	COMMON NAME	HEIGHT	SPREAD	PROPOSED	#
CM	Cornus Rugosa	Stellar Pink Dogwood	15-30 ft	15-30 ft	2.5" caliper	1
BM	Buxus microphylla	Wintergreen Boxwood	2-4 ft	3-5ft	3 gallon	12
CA	Clethra alnifolia	Hummingbird Summersweet Shrub	3-4 ft	3-4ft	3 gallon	2
RC	Rhododendron cads	Rhododendron	2' - 4'	2' - 4'	5 gallon	3
NZ	Rhododendron catawbiense	Rhododendron Nova Zembla	6' - 8'	5' - 7'	5 gallon	2

GENERAL NOTES:

- INSPECTION OF EROSION CONTROLS BY THE VILLAGE BUILDING INSPECTOR IS REQUIRED PRIOR TO ANY EXCAVATION.
- ALL DRAINAGE FACILITIES SHALL BE INSPECTED PRIOR TO BACKFILLING BY THE VILLAGE BUILDING INSPECTOR.
- PUBLIC ROADWAYS SHALL BE PROTECTED FROM MACHINERY AND DEBRIS.
- ANY CHANGES, ALTERATIONS, AND/OR MODIFICATIONS SHALL BE REVIEWED AND APPROVED BY THE VILLAGE BUILDING INSPECTOR, PRIOR TO PERFORMING SUCH WORK.

SPECIAL NOTES:

- THE CONTRACTOR OR CONSTRUCTION MANAGER SHALL CONTACT THE OWNERS OF ALL UTILITIES AFFECTING THE SITE PRIOR TO THE START OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE EXACT LOCATION OF UTILITIES FROM THE OWNERS PRIOR TO CONSTRUCTION. UNDERGROUND UTILITIES CALL CENTER OF NEW YORK (800-962-7962).
- CONTRACTOR SHALL AVOID ALL EXISTING UTILITIES, STRUCTURES, AND PLANTINGS THAT ARE TO REMAIN DURING CONSTRUCTION. ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE SHALL BE REPAIRED TO PROPERTY OWNER'S / UTILITY OWNER'S SATISFACTION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL SITE CONDITIONS BOTH ABOVE AND BELOW THE SURFACE OF THE GROUND PRIOR TO COMMENCING WORK. FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
- CONTRACTOR TO PROVIDE AND INSTALL ANY EROSION CONTROL DEVICES OR FACILITIES REQUIRED BY LOCAL JURISDICTIONS.

CONSTRUCTION NOTES:

- ALL WORK SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE, AND VILLAGE OF IRVINGTON CODES, RULES AND REGULATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS AND PAYING ALL FILING FEES NECESSARY FOR THE PROPOSED WORK.
- IF CONTRACTOR ENCOUNTERS ANY WET AREA OF SOIL WHILE EXCAVATING OR DURING CONSTRUCTION HE SHALL NOTIFY THE ENGINEER IMMEDIATELY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING TRENCH WORK DURING CONSTRUCTION AGAINST COLLAPSE IN ACCORDANCE TO ALL APPLICABLE CODES, STANDARDS AND GOOD PRACTICES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PERSONS DURING CONSTRUCTION FROM HARM IN ACCORDANCE WITH ALL APPLICABLE CODES, STANDARDS, AND GOOD PRACTICES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CONVENIENT ACCESS AND SAFE AND PROPER FACILITIES FOR THE INSPECTION OF ALL PARTS OF THE WORK.
- THE ENGINEER SHALL HAVE RIGHT TO ORDER THE REMOVAL OF DEFECTIVE WORK AND/OR MATERIAL AND UNAPPROVED WORK AND/OR MATERIAL. THE COST OF REMOVAL AND REPLACEMENT SHALL BE BORNE BY THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING PROPERTIES AS A RESULT OF HIS WORK OR WORKMANSHIP. THE CONTRACTOR SHALL RESTORE TO EXISTING CONDITION ANY PROPERTY DAMAGED AS A RESULT OF HIS WORK OR WORKMANSHIP AT NO ADDITIONAL COST TO THE OWNER.
- THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE ONLY AND SHALL BE DETERMINED EXACTLY IN THE FIELD BY THE CONTRACTOR PRIOR TO BEGINNING WORK.

DRAINAGE NOTES:

- DEEP TEST PITS AND INFILTRATION TESTS CONDUCTED IN CONFORMANCE WITH APPENDIX D OF THE NYSDEC STORMWATER MANAGEMENT DESIGN MANUAL SHOULD BE PERFORMED PRIOR TO INSTALLATION TO CONFIRM DESIGN.
- THE INFILTRATION SYSTEM MUST NOT BE CONNECTED UNTIL CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
- THE AREA OF THE PROPOSED INFILTRATION SYSTEM SHALL BE PROTECTED FROM OVER-COMPACTION DURING CONSTRUCTION. CONTRACTOR SHALL FENCE OFF AREA DURING CONSTRUCTION AND IN THE EVENT THE AREA IS DISTURBED, SHALL DE-COMPACT THE SOIL PRIOR TO INSTALLATION TO THE APPROVAL OF THE VILLAGE ENGINEER.

SURVEY NOTES:

- CONTRACTOR SHALL RETAIN SURVEYOR TO STAKE FRONT YARD SETBACK PRIOR TO FORMING ADDITION TO VERIFY BUILDING ENVELOPE.

CUT/FILL NOTES:

QUANTITY OF SOIL TO BE REMOVED FROM SITE DUE TO EXCAVATION IS APPROXIMATELY 27 CU YDS. ALL SHALL BE USED TO LEVEL PATIO AND GRADE FRONT YARD. ADDITIONAL 10 CU YDS OF CLEAN FILL SHALL BE USED TO GRADE YARD AT FRONT PORCH

- IMPORTED FILL MUST BE CERTIFIED AND APPROVED BY THE VILLAGE BUILDING INSPECTOR OR ENGINEER.

LIGHTING NOTES:

- NO ADDITIONAL EXTERIOR LIGHTING IS PROPOSED
- NO ADDITIONAL LIGHTING PROPOSED AT REAR OF HOUSE OVER DECK
- EXISTING LIGHTS AT FRONT ENTRY SHALL BE REMOVED AND REPLACED WITH A FULLY RECESSED DOWNLIGHTS IN THE CEILING OF THE COVERED PORCH.

EXISTING DRAINAGE SYSTEM:

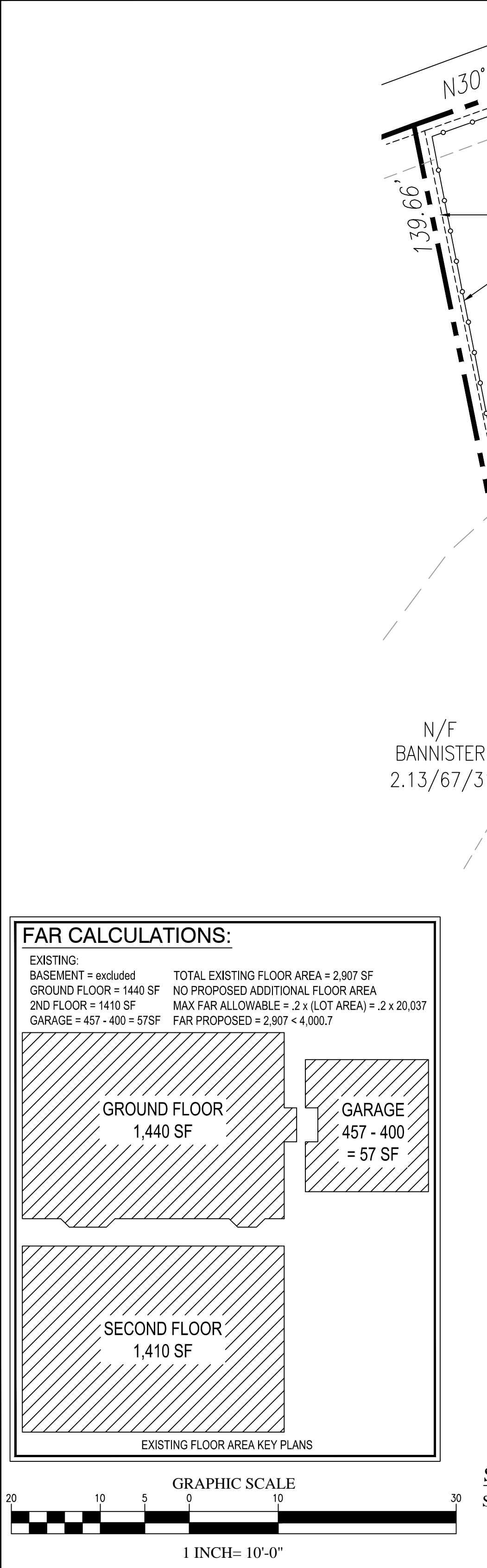
- EXISTING ROOF LEADERS ARE SHOWN ON THE PLAN, AND CURRENTLY DRAIN TO DAYLIGHT AT THE FOUNDATION
- (3) PROPOSED INFILTRATORS IN THE REAR YARD SHALL BE INSTALLED TO PICK UP THE INCREASED RUNOFF FROM THE PROPOSED IMPERVIOUS AREAS

CONSTRUCTION SEQUENCE:

- STABILIZED CONSTRUCTION ENTRANCE AND EROSION CONTROLS SHALL BE INSTALLED. EROSION CONTROLS SHALL BE MONITORED DAILY FOR DURATION OF PROJECT.
- DEMOLISH REAR DECK, FRONT PORCH, STOOP AND DRIVEWAY.
- REMOVE TREE AT CORNER OF HOUSE AS SHOWN.
- EXCAVATE FOR DRAINAGE SYSTEM AND INSTALL CHAMBERS. INSTALL LEADER CONNECTIONS.
- FENCE REPLACEMENT IS DONE BY HAND WITH NO HEAVY MACHINERY THEREFORE REPLACEMENT OF FENCE IS DONE THROUGHOUT COURSE OF PROJECT.
- DISCONNECT HVAC EQUIPMENT, RE-INSTALL AS SHOWN AND RECONNECT TO SYSTEM.
- EXCAVATE FOR PATIO AND DECK FOUNDATIONS AS WELL AS PORCH FOUNDATION.
- UTILIZE SOIL FOR GRADING FRONT YARD UP TO PROPOSED PORCH.
- BRING REMAINING SOIL IN FOR FRONT YARD GRADING AND INSTALL.
- FORM AND POUR FOUNDATIONS AND FOOTINGS FOR DECK, PATIO AND PORCH.
- CONSTRUCT PATIO, DECK AND FRONT PORCH.
- LANDSCAPE REAR YARD AS NEEDED WITH MACHINERY.
- REMOVE CONSTRUCTION ENTRANCE.
- PAVE DRIVEWAY AND WALKWAY. LAY STEPPING STONES.
- FINAL GRADING, RAKE AND SEED DISTURBED AREAS.
- REMOVE EROSION CONTROLS.

VILLAGE NOTES:

- THE BUILDING INSPECTOR OR 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 FOR REVIEW PRIOR TO OBTAINING CERTIFICATE OF OCCUPANCY.
- INFILTRATION SYSTEM ACCESS PORTS SHALL BE SHOWN ON THE AS-BUILT.



SITE PLAN

SCALE: 1"= 10'-0"

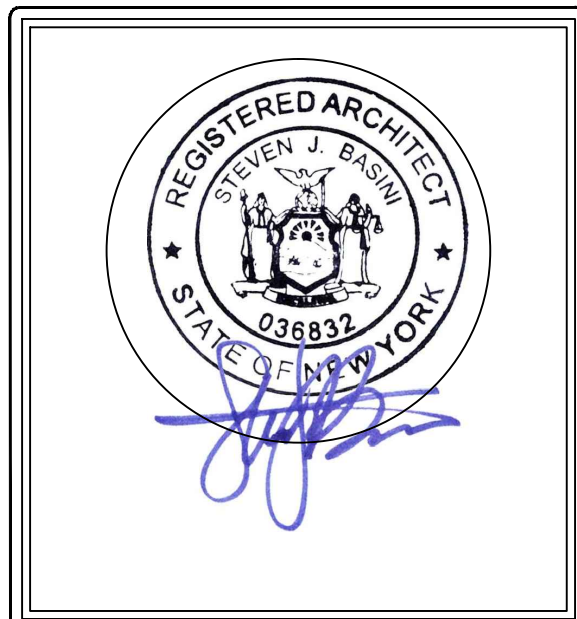
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THIS PLAN IS NULL AND VOID UNLESS IT BEARS THE ORIGINAL SEAL AND SIGNATURE OF THE ARCHITECT.

Drawn by: SUB Checked by: SUB

Project # Dwg. Date 01/18/21

Revisions
02/14/21 - ENGINEERING COMMENTS
-
-
-
-
-
-
-



I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF N.Y.S.

SJB
Architecture + Design
sjbarchdesign.com
914.402.1701
Cortlandt Manor, NY

Client:
Michael Sirota & Randi Bleichfeld-Sirota
3 Beechwood Road, Irvington, NY 10533

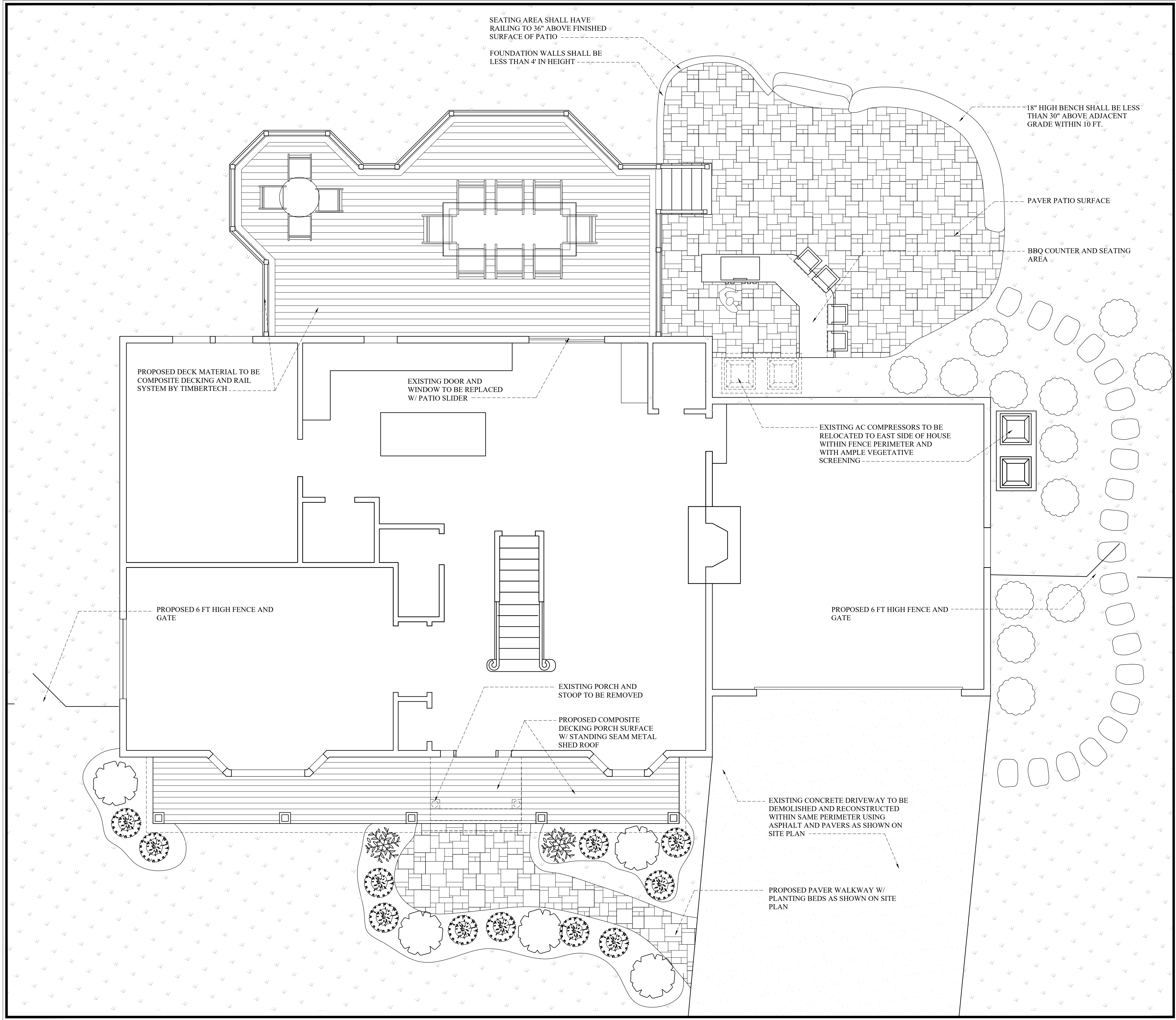
Project:
DECK ADDITION, PATIO AND FRONT PORCH

3 Beechwood Road
Irvington, NY 10533

Dwg. Name:
PROPOSED SITE PLAN ZONING DATA GENERAL NOTES

Sheet #
C-100

SIROTA RESIDENCE
3 BEECHWOOD ROAD
IRVINGTON, NY



1 PROPOSED GROUND FLOOR LAYOUT
SCALE - 1/4" = 1'-0"

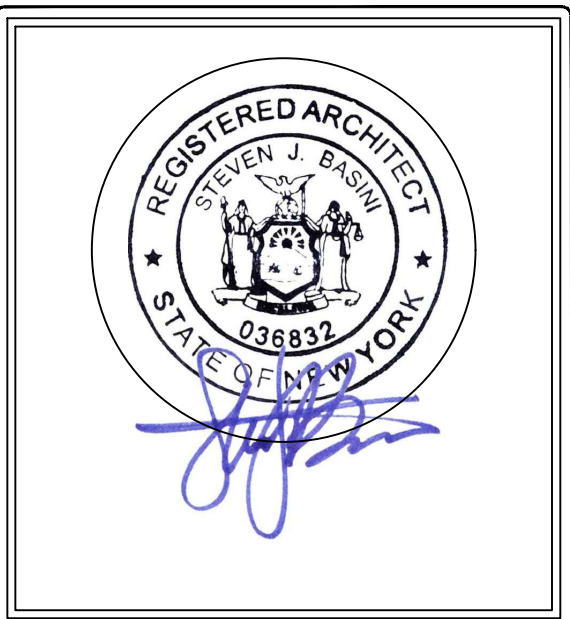
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Drawn by: SJB
Checked by: SJB

Project #
Dwg. Date: 01/18/21

Revisions	
02/14/21	- PB Comments
-	-
-	-
-	-
-	-
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-	-
-	-



I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF N.Y.S.

SJB

Architecture + Design

sjbarchdesign.com
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Cortlandt Manor, NY

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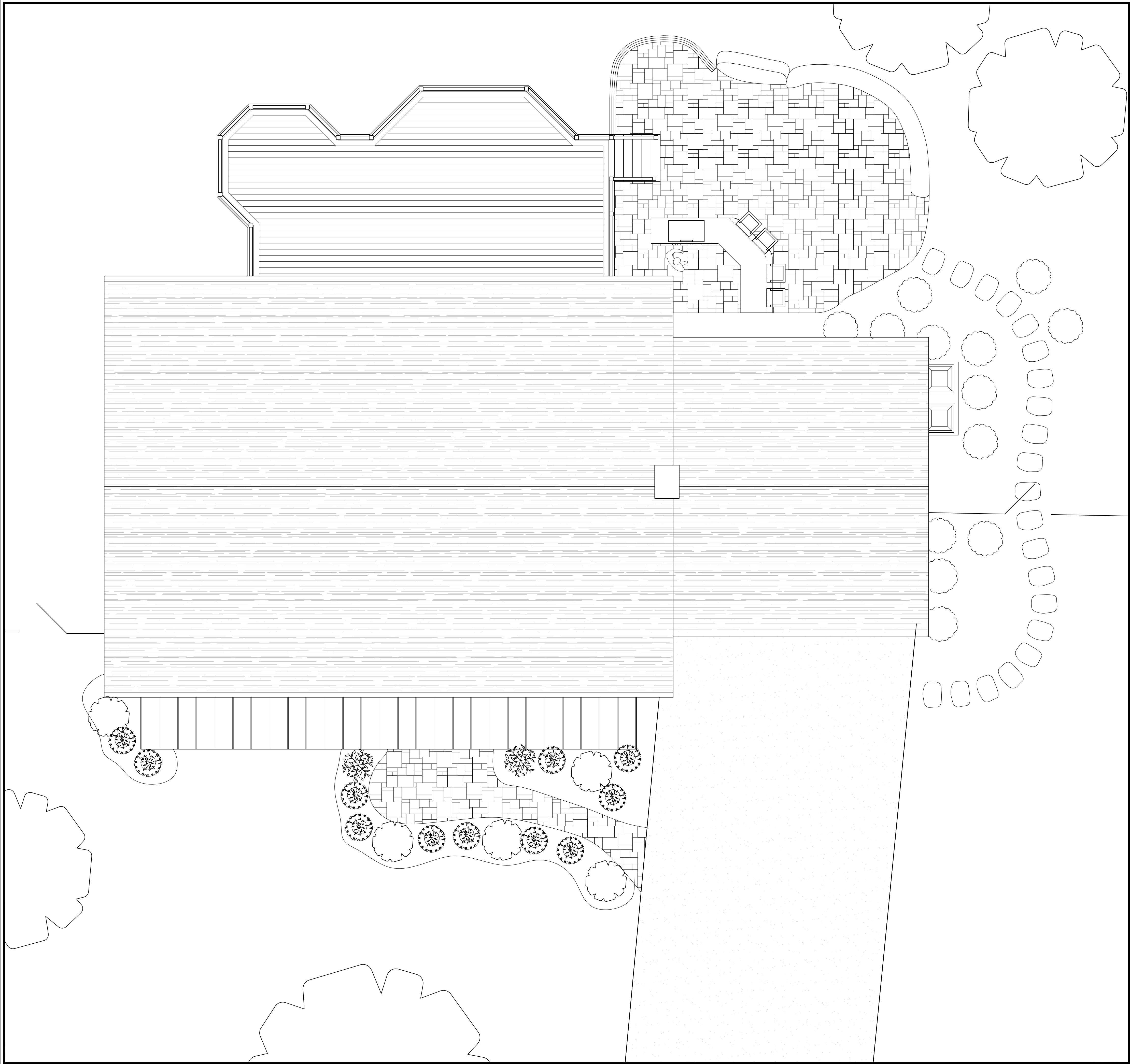
Project:
DECK ADDITION, PATIO
AND FRONT PORCH
3 Beechwood Road
Irvington, NY 10533

Dwg. Name:
PROPOSED FLOOR PLAN

Sheet #:
A-100

EXTERIOR FINISH MATERIALS CHART

EXTERIOR SIDING:	- EXISTING CEDAR CLAPBOARD SIDING - COLOR PURE WHITE BY BENJAMIN MOORE - EXISTING 6" EXPOSURE
EXTERIOR TRIM:	- WINDOW/CORNER/FASCIA/RAKE/SOFFIT - PURE WHITE
SHUTTERS:	- BOARD AND BATTEN VINYL - COLOR - BLACK
LIGHTING SCENCE:	- QUOIZEL BEACON 12 3/4" HIGH BLACK LED - SEE LIGHTING CUT
ROOFING:	- ASPHALT SHINGLES BY GAF TIMBERLINE - ARCHITECTURAL 30 YEAR - COLOR PEWTER GRAY
PORCH ROOFING:	- STANDING SEAM METAL ROOF - COLOR BLACK
FRONT PORCH:	- TIMBERTECH VINTAGE DECKING - COLOR - ENGLISH WALNUT - CAMBRIDGE BLUESTONE RISER VENEER - 8" SQUARE WHITE POSTS/BASE/CAP - BEAM TO BE WHITE AZEK TRIM - CEILING TO BE WHITE AZEK BEADBOARD - NO RAILINGS ON PORCH
FRONT DOOR:	- CLOPAY CRAFTSMAN COLLECTION FIBERGLASS - 3 OVER 3 LIGHTS W/ SLATE COLOR - SIDELIGHTS TO MATCH
GARAGE DOOR:	- CLOPAY CANYON RIDGE CARRIAGE HOUSE - COLOR - SLATE
REAR PATIO DOOR:	- ANDERSEN 400 SERIES FRENCHWOOD - WHITE
WINDOWS:	- EXISTING TO REMAIN
DRAINAGE:	- 5" WHITE ALUMINUM 'K' STYLE GUTTERS - 2" x 3" RECT. WHITE ALUMINUM LEADERS
FOUNDATION:	- EXISTING STUCCO PAINTED GRAY
CHIMNEY:	- EXISTING RED BRICK CHIMNEY - COLOR - WHITE WASHED
REAR DECK:	- DECKING - TIMBERTECH VINTAGE - ENGLISH WALNUT - CLASSIC COMPOSITE WHITE TOP RAIL - DRINK RAIL TO BE ENGLISH WALNUT - COMPOSITE WHITE SQUARE POSTS - HORIZONTAL CABLE RAIL - WHITE TIMBERTECH FASCIA BOARD - UNDERSIDE ENCLOSED W/ HORIZ. CEDAR PANEL SLATS
REAR PATIO:	- PATIO SURFACE - CAMBRIDGE MONTAUK BLUE PAVERS XL - RETAINING WALL TO BE CONNECTICUT FIELDSTONE VENEER - OUTDOOR KITCHEN WALL TO BE CT. FIELDSTONE VENEER - OUTDOOR KITCHEN TO HAVE QUARTZ COUNTER TOP - COLOR GREY - BENCH - POLISHED CONCRETE - COLOR GREY
PATIO RAILING:	- WHITE COMPOSITE RAIL - 18" HIGH



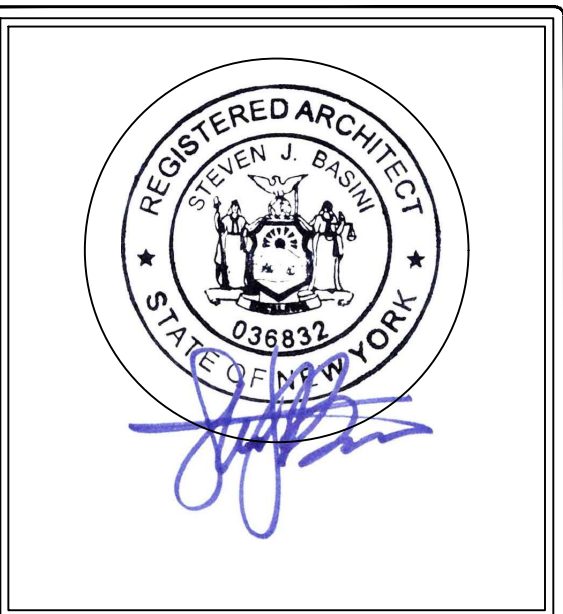
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SJB	SJB

Project #	Dwg. Date
	01/18/21

Revisions
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Cortlandt Manor, NY

Client
Randi Bleichfeld-Sirota
3 Beechwood Road, Irvington, NY 10533

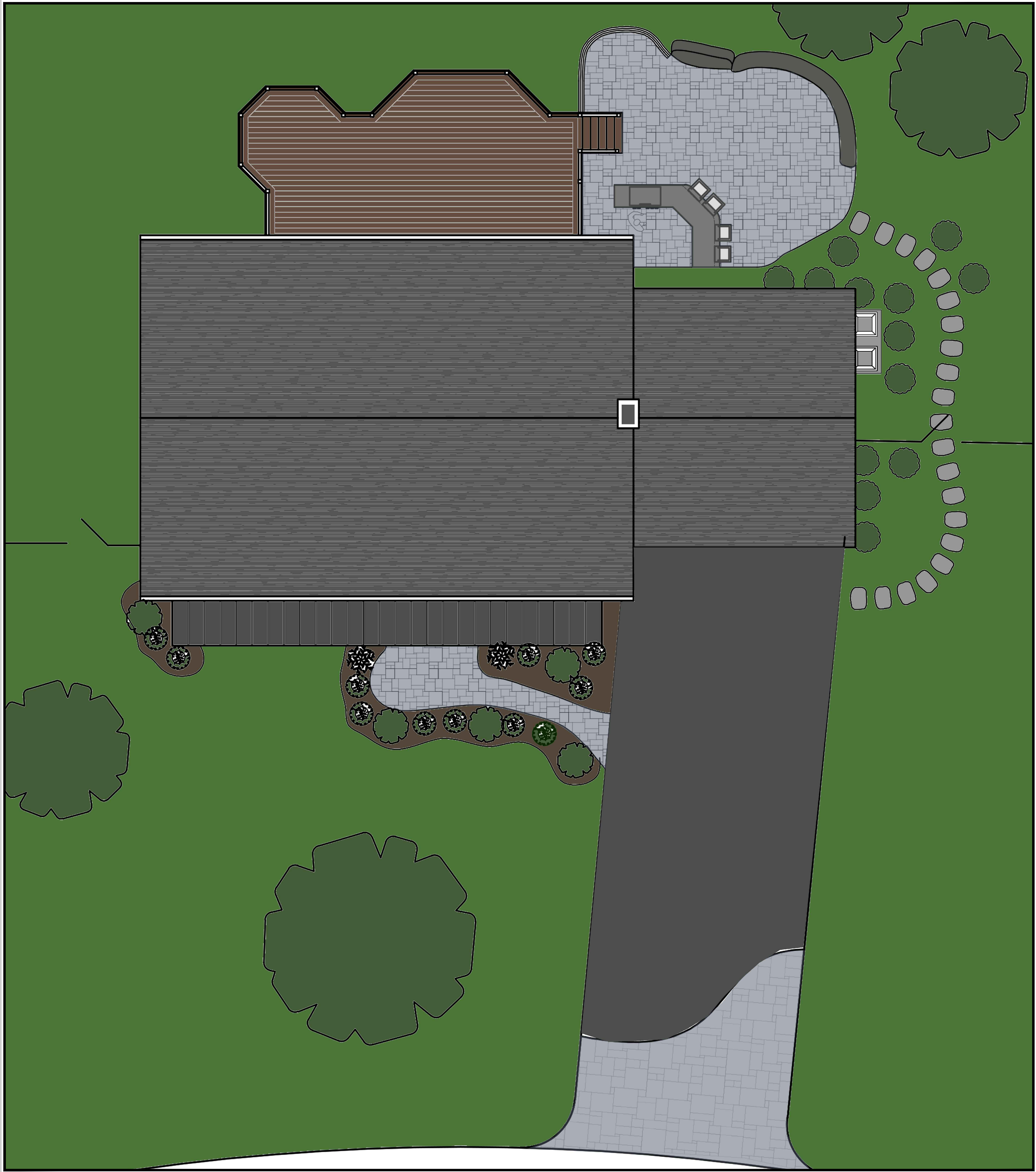
Project
DECK ADDITION, PATIO AND FRONT PORCH
3 Beechwood Road Irvington, NY 10533

Dwg. Name
PROPOSED SITE DRAWING

Sheet #
A-101

EXTERIOR FINISH MATERIALS CHART

EXTERIOR SIDING:	- EXISTING CEDAR CLAPBOARD SIDING - COLOR PURE WHITE BY BENJAMIN MOORE - EXISTING 6" EXPOSURE
EXTERIOR TRIM:	- WINDOW/CORNER/FASCIA/RAKE/SOFFIT - PURE WHITE
SHUTTERS:	- BOARD AND BATTEN VINYL - COLOR - BLACK
LIGHTING SCONCE:	- QUOIZEL BEACON 12 3/4" HIGH BLACK LED - SEE LIGHTING CUT
ROOFING:	- ASPHALT SHINGLES BY GAF TIMBERLINE - ARCHITECTURAL 30 YEAR - COLOR PEWTER GRAY
PORCH ROOFING:	- STANDING SEAM METAL ROOF - COLOR BLACK
FRONT PORCH:	- TIMBERTECH VINTAGE DECKING - COLOR - ENGLISH WALNUT - CAMBRIDGE BLUESTONE RISER VENEER - 8" SQUARE WHITE POSTS/BASE/CAP - BEAM TO BE WHITE AZEK TRIM - CEILING TO BE WHITE AZEK BEADBOARD - NO RAILINGS ON PORCH
FRONT DOOR:	- CLOPAY CRAFTSMAN COLLECTION FIBERGLASS - 3 OVER 3 LIGHTS W/ SLATE COLOR - SIDELIGHTS TO MATCH
GARAGE DOOR:	- CLOPAY CANYON RIDGE CARRIAGE HOUSE - COLOR - SLATE
REAR PATIO DOOR:	- ANDERSEN 400 SERIES FRENCHWOOD - WHITE
WINDOWS:	- EXISTING TO REMAIN
DRAINAGE:	- 5" WHITE ALUMINUM 'K' STYLE GUTTERS - 2" x 3" RECT. WHITE ALUMINUM LEADERS
FOUNDATION:	- EXISTING STUCCO PAINTED GRAY
CHIMNEY:	- EXISTING RED BRICK CHIMNEY - COLOR - WHITE WASHED
REAR DECK:	- DECKING - TIMBERTECH VINTAGE - ENGLISH WALNUT - CLASSIC COMPOSITE WHITE TOP RAIL - DRINK RAIL TO BE ENGLISH WALNUT - COMPOSITE WHITE SQUARE POSTS - HORIZONTAL CABLE RAIL - WHITE TIMBERTECH FASCIA BOARD - UNDERSIDE ENCLOSED W/ HORIZ. CEDAR PANEL SLATS
REAR PATIO:	- PATIO SURFACE - CAMBRIDGE MONTAUK BLUE PAVERS XL - RETAINING WALL TO BE CONNECTICUT FIELDSTONE VENEER - OUTDOOR KITCHEN WALL TO BE CT. FIELDSTONE VENEER - OUTDOOR KITCHEN TO HAVE QUARTZ COUNTER TOP - COLOR GREY - BENCH - POLISHED CONCRETE - COLOR GREY
PATIO RAILING:	- WHITE COMPOSITE RAIL - 18" HIGH



1 PROPOSED SITE RENDERING
SCALE - NTS

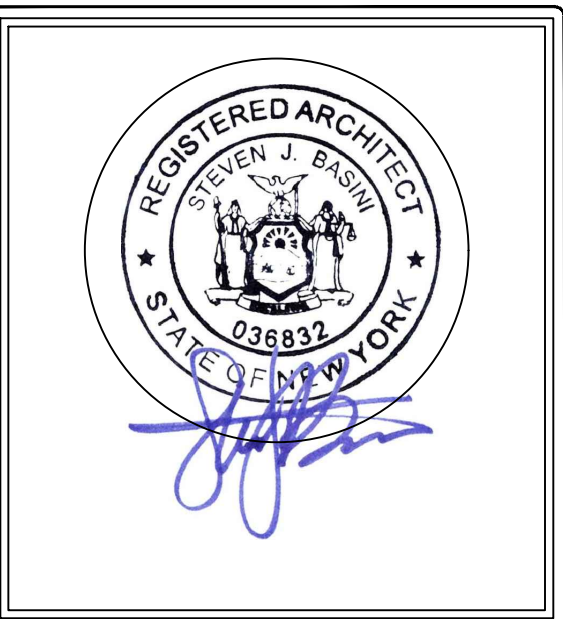
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Checked by: SJB

Project #
Dwg. Date: 01/18/21

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3 Beechwood Road, Irvington, NY 10533

Project:
DECK ADDITION, PATIO
AND FRONT PORCH
3 Beechwood Road
Irvington, NY 10533

Dwg. Name:
RENDERED SITE PLAN

Sheet #:
A-102



EXISTING FRONT (SOUTH) FACADE



EXISTING FRONT (SOUTH) FACADE

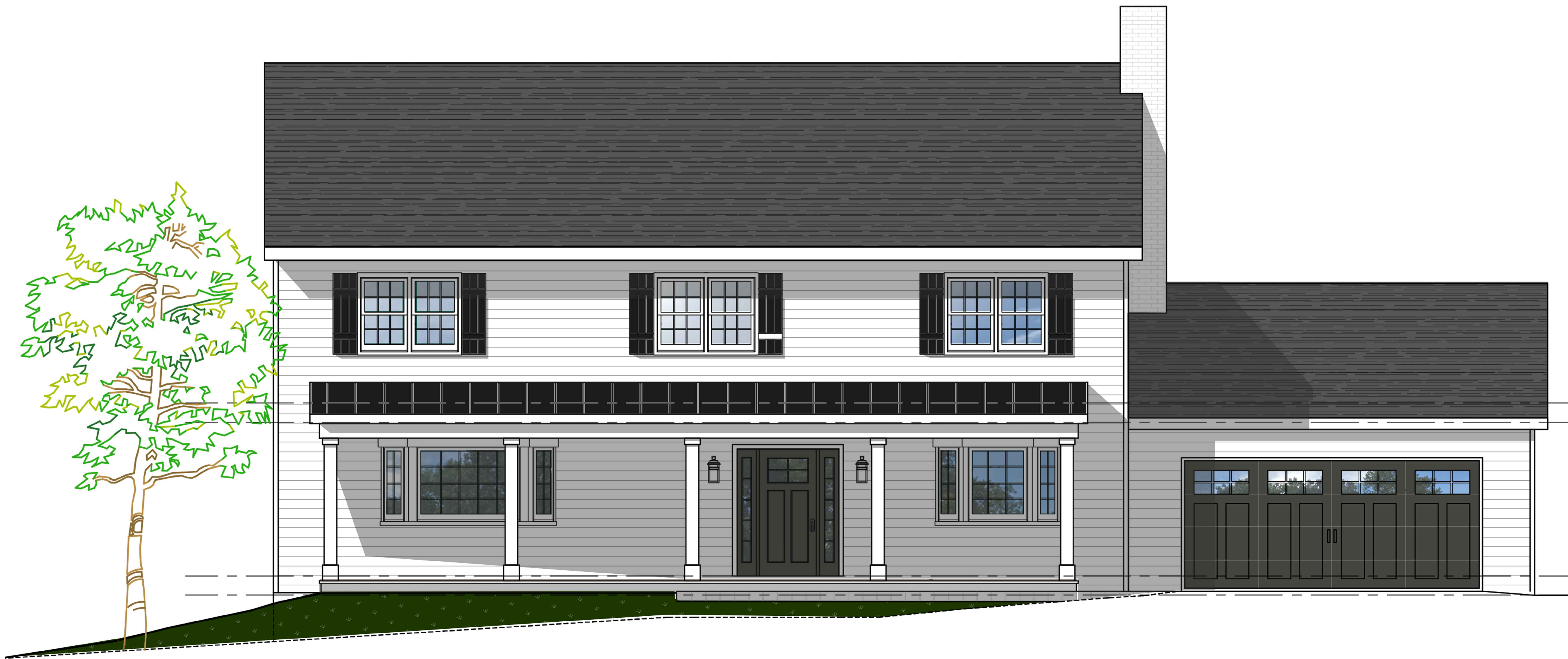
EXTERIOR FINISH MATERIALS CHART

- | | |
|------------------|--|
| EXTERIOR SIDING: | - EXISTING CEDAR CLAPBOARD SIDING
- COLOR PURE WHITE BY BENJAMIN MOORE
- EXISTING 6" EXPOSURE |
| EXTERIOR TRIM: | - WINDOW/CORNER/FASCIA/RAKE/SOFFIT
- PURE WHITE |
| SHUTTERS: | - BOARD AND BATTEN VINYL
- COLOR - BLACK |
| LIGHTING SCENCE: | - QUOIZEL BEACON 12 3/4" HIGH BLACK LED
- SEE LIGHTING CUT |
| ROOFING: | - ASPHALT SHINGLES BY GAF TIMBERLINE
- ARCHITECTURAL 30 YEAR
- COLOR PEWTER GRAY |
| PORCH ROOFING: | - STANDING SEAM METAL ROOF
- COLOR BLACK |
| FRONT PORCH: | - TIMBERTECH VINTAGE DECKING
- COLOR - ENGLISH WALNUT
- CAMBRIDGE BLUESTONE RISER VENEER
- 8" SQUARE WHITE POSTS/BASE/CAP
- BEAM TO BE WHITE AZEK TRIM
- CEILING TO BE WHITE AZEK BEADBOARD
- NO RAILINGS ON PORCH |
| FRONT DOOR: | - CLOPAY CRAFTSMAN COLLECTION FIBERGLASS
- 3 OVER 3 LIGHTS W/ SLATE COLOR
- SIDELIGHTS TO MATCH |
| GARAGE DOOR: | - CLOPAY CANYON RIDGE CARRIAGE HOUSE
- COLOR - SLATE |
| REAR PATIO DOOR: | - ANDERSEN 400 SERIES FRENCHWOOD
- WHITE |
| WINDOWS: | - EXISTING TO REMAIN |
| DRAINAGE: | - 5" WHITE ALUMINUM 'K' STYLE GUTTERS
- 2" x 3" RECT. WHITE ALUMINUM LEADERS |
| FOUNDATION: | - EXISTING STUCCO PAINTED GRAY |
| CHIMNEY: | - EXISTING RED BRICK CHIMNEY
- COLOR - WHITE WASHED |
| REAR DECK: | - DECKING - TIMBERTECH VINTAGE - ENGLISH WALNUT
- CLASSIC COMPOSITE WHITE TOP RAIL
- DRINK RAIL TO BE ENGLISH WALNUT
- COMPOSITE WHITE SQUARE POSTS
- HORIZONTAL CABLE RAIL
- WHITE TIMBERTECH FASCIA BOARD
- UNDERSIDE ENCLOSED W/ HORIZ. CEDAR PANEL SLATS |
| REAR PATIO: | - PATIO SURFACE - CAMBRIDGE MONTAUK BLUE PAVERS XL
- RETAINING WALL TO BE CONNECTICUT FIELDSTONE VENEER
- OUTDOOR KITCHEN WALL TO BE CT. FIELDSTONE VENEER
- OUTDOOR KITCHEN TO HAVE QUARTZ COUNTER TOP
- COLOR GREY
- BENCH - POLISHED CONCRETE - COLOR GREY |
| PATIO RAILING: | - WHITE COMPOSITE RAIL - 18" HIGH |



1 PROPOSED SOUTH ELEVATION

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



2 PROPOSED SOUTH RENDERING

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

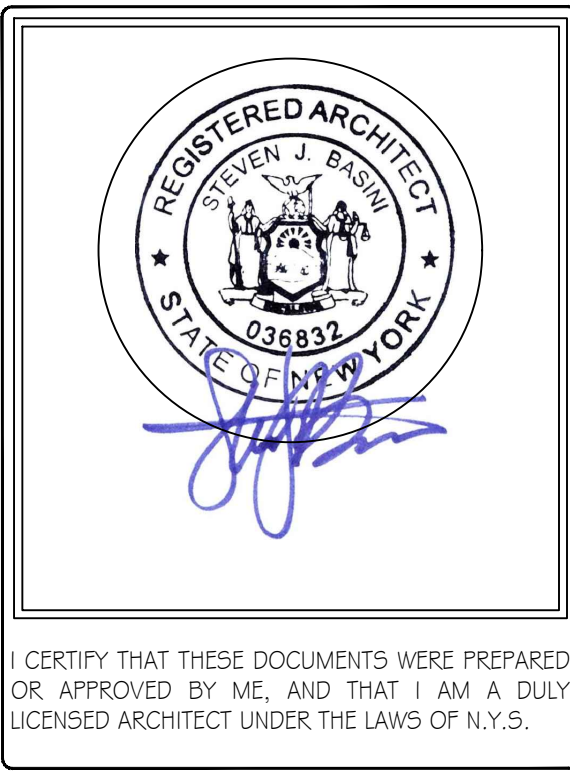
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Drawn by:	Checked by:
SJB	SJB

Project #	Dwg. Date
	01/18/21

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Cortlandt Manor, NY

Client:
Michael Sirota & Randi Bleichfeld-Sirota 3 Beechwood Road, Irvington, NY 10533

Project:
DECK ADDITION, PATIO AND FRONT PORCH
3 Beechwood Road Irvington, NY 10533

Dwg. Name:
SOUTH ELEVATION

Sheet #
A-103



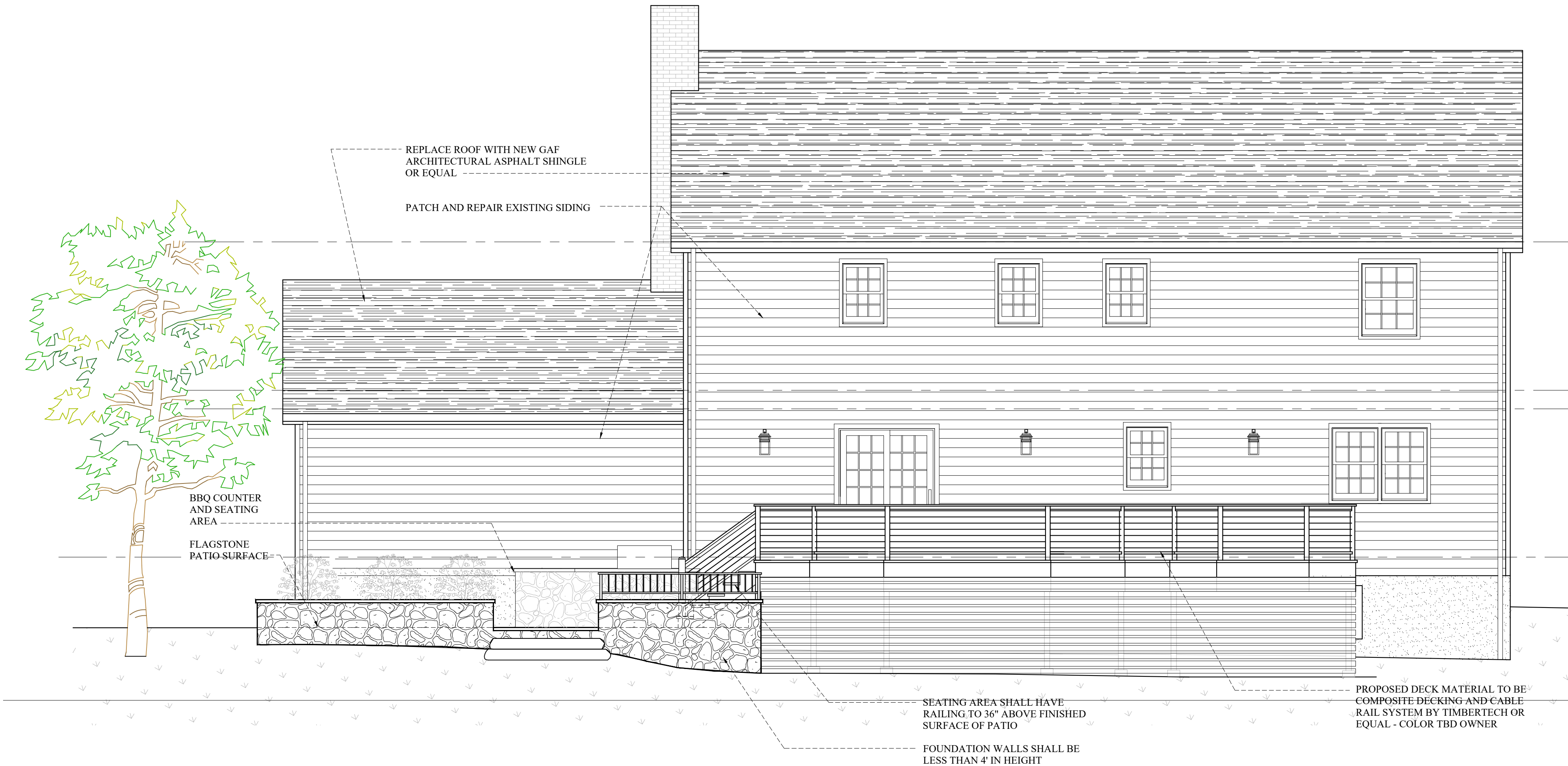
EXISTING REAR (NORTH) FACADE



EXISTING REAR (NORTH) FACADE

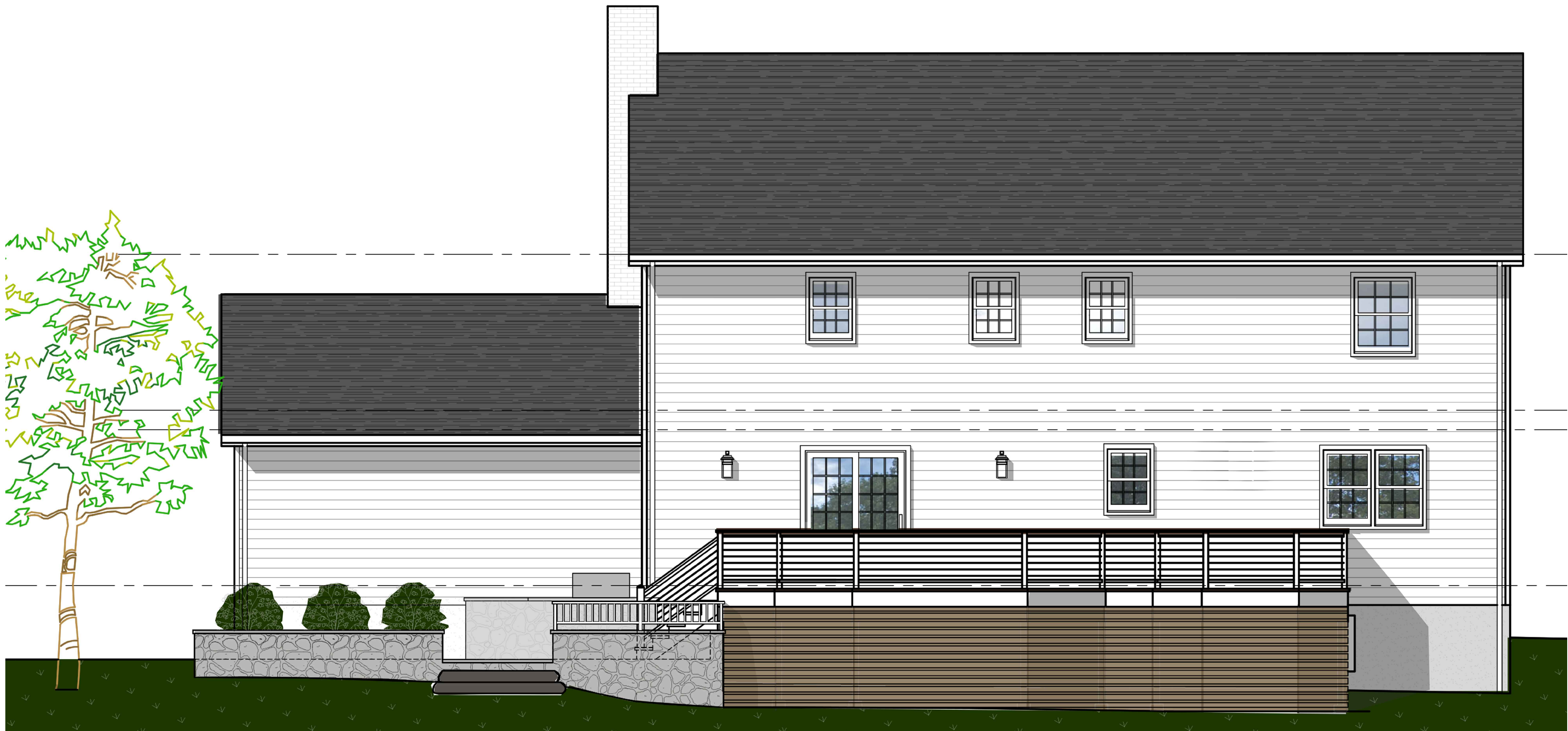
EXTERIOR FINISH MATERIALS CHART

- | | |
|------------------|--|
| EXTERIOR SIDING: | <ul style="list-style-type: none">- EXISTING CEDAR CLAPBOARD SIDING- COLOR PURE WHITE BY BENJAMIN MOORE- EXISTING 6" EXPOSURE |
| EXTERIOR TRIM: | <ul style="list-style-type: none">- WINDOW/CORNER/FASCIA/RAKE/SOFFIT- PURE WHITE |
| SHUTTERS: | <ul style="list-style-type: none">- BOARD AND BATTEN VINYL- COLOR - BLACK |
| LIGHTING SCNCE: | <ul style="list-style-type: none">- QUOIZEL BEACON 12 1/4" HIGH BLACK LED- SEE LIGHTING CUT |
| ROOFING: | <ul style="list-style-type: none">- ASPHALT SHINGLES BY GAF TIMBERLINE- ARCHITECTURAL 30 YEAR- COLOR PEWTER GRAY |
| PORCH ROOFING: | <ul style="list-style-type: none">- STANDING SEAM METAL ROOF- COLOR BLACK |
| FRONT PORCH: | <ul style="list-style-type: none">- TIMBERTECH VINTAGE DECKING- COLOR - ENGLISH WALNUT- ENGLISH WALNUT STEP RISER- 8" SQUARE WHITE POSTS/BASE/CAP- BEAM TO BE WHITE AZEK TRIM- CEILING TO BE WHITE AZEK BEADBOARD- NO RAILINGS ON PORCH |
| FRONT DOOR: | <ul style="list-style-type: none">- CLOPAY CRAFTSMAN COLLECTION FIBERGLASS- 3 OVER 3 LIGHTS W/ SLATE COLOR- SIDELIGHTS TO MATCH |
| GARAGE DOOR: | <ul style="list-style-type: none">- CLOPAY CANYON RIDGE CARRIAGE HOUSE- COLOR - SLATE |
| REAR PATIO DOOR: | <ul style="list-style-type: none">- ANDERSEN 400 SERIES FRENCHWOOD- WHITE |
| WINDOWS: | <ul style="list-style-type: none">- EXISTING TO REMAIN |
| DRAINAGE: | <ul style="list-style-type: none">- 5" WHITE ALUMINUM 'K' STYLE GUTTERS- 2" x 3" RECT. WHITE ALUMINUM LEADERS |
| FOUNDATION: | <ul style="list-style-type: none">- EXISTING STUCCO PAINTED GRAY |
| CHIMNEY: | <ul style="list-style-type: none">- EXISTING RED BRICK CHIMNEY- COLOR - WHITE WASHED |
| REAR DECK: | <ul style="list-style-type: none">- DECKING - TIMBERTECH VINTAGE - ENGLISH WALNUT- CLASSIC COMPOSITE WHITE TOP RAIL- DRINK RAIL TO BE ENGLISH WALNUT- COMPOSITE WHITE SQUARE POSTS- HORIZONTAL CABLE RAIL- WHITE TIMBERTECH FASCIA BOARD- UNDERSIDE ENCLOSED W/ HORIZ. CEDAR PANEL SLATS |
| REAR PATIO: | <ul style="list-style-type: none">- PATIO SURFACE - CAMBRIDGE MONTAUK BLUE PAVERS XL- RETAINING WALL TO BE CONNECTICUT FIELDSTONE VENEER- OUTDOOR KITCHEN WALL TO BE CT. FIELDSTONE VENEER- OUTDOOR KITCHEN TO HAVE QUARTZ COUNTER TOP- COLOR GREY- BENCH - POLISHED CONCRETE - COLOR GREY |
| PATIO RAILING: | <ul style="list-style-type: none">- WHITE COMPOSITE - 18" HIGH |



1 PROPOSED NORTH ELEVATION

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



2 PROPOSED NORTH RENDERING

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

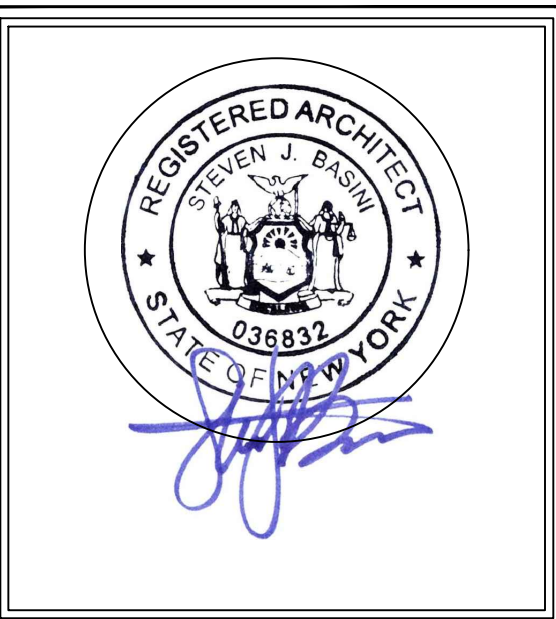
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Project # Dwg. Date 01/18/21

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914.402.1701
Cortlandt Manor, NY

Client: Michael Sirota & Randi Bleichfeld-Sirota
3 Beechwood Road, Irvington, NY 10533

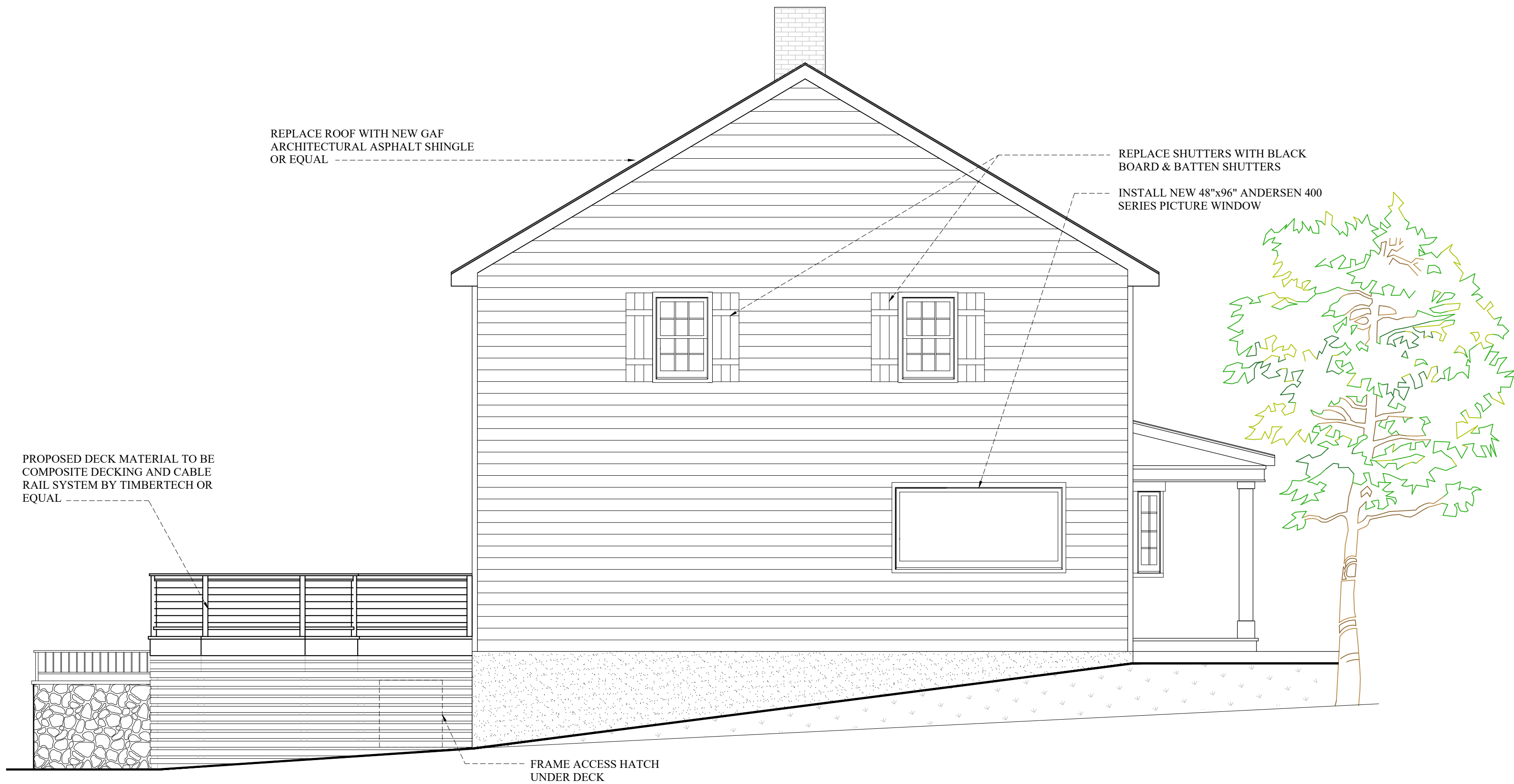
Project: DECK ADDITION, PATIO AND FRONT PORCH
3 Beechwood Road
Irvington, NY 10533

Dwg. Name: NORTH ELEVATION

Sheet #: A-104

EXTERIOR FINISH MATERIALS CHART

EXTERIOR SIDING:	- EXISTING CEDAR CLAPBOARD SIDING - COLOR PURE WHITE BY BENJAMIN MOORE - EXISTING 6" EXPOSURE
EXTERIOR TRIM:	- WINDOW/CORNER/FASCIA/RAKE/SOFFIT - PURE WHITE
SHUTTERS:	- BOARD AND BATTEN VINYL - COLOR - BLACK
LIGHTING SCONCE:	- QUOIZEL BEACON 12 3/4" HIGH BLACK LED - SEE LIGHTING CUT
ROOFING:	- ASPHALT SHINGLES BY GAF TIMBERLINE - ARCHITECTURAL 30 YEAR - COLOR PEWTER GRAY
PORCH ROOFING:	- STANDING SEAM METAL ROOF - COLOR BLACK
FRONT PORCH:	- TIMBERTECH VINTAGE DECKING - COLOR - ENGLISH WALNUT - CAMBRIDGE BLUESTONE RISER VENEER - 8" SQUARE WHITE POSTS/BASE/CAP - BEAM TO BE WHITE AZEK TRIM - CEILING TO BE WHITE AZEK BEADBOARD - NO RAILINGS ON PORCH
FRONT DOOR:	- CLOPAY CRAFTSMAN COLLECTION FIBERGLASS - 3 OVER 3 LIGHTS W/ SLATE COLOR - SIDELIGHTS TO MATCH
GARAGE DOOR:	- CLOPAY CANYON RIDGE CARRIAGE HOUSE - COLOR - SLATE
REAR PATIO DOOR:	- ANDERSEN 400 SERIES FRENCHWOOD - WHITE
WINDOWS:	- EXISTING TO REMAIN
DRAINAGE:	- 5" WHITE ALUMINUM 'K' STYLE GUTTERS - 2" x 3" RECT. WHITE ALUMINUM LEADERS
FOUNDATION:	- EXISTING STUCCO PAINTED GRAY
CHIMNEY:	- EXISTING RED BRICK CHIMNEY - COLOR - WHITE WASHED
REAR DECK:	- DECKING - TIMBERTECH VINTAGE - ENGLISH WALNUT - CLASSIC COMPOSITE WHITE TOP RAIL - DRINK RAIL TO BE ENGLISH WALNUT - COMPOSITE WHITE SQUARE POSTS - HORIZONTAL CABLE RAIL - WHITE TIMBERTECH FASCIA BOARD - UNDERSIDE ENCLOSED W/ HORIZ. CEDAR PANEL SLATS
REAR PATIO:	- PATIO SURFACE - CAMBRIDGE MONTAUK BLUE PAVERS XL - RETAINING WALL TO BE CONNECTICUT FIELDSTONE VENEER - OUTDOOR KITCHEN WALL TO BE CT. FIELDSTONE VENEER - OUTDOOR KITCHEN TO HAVE QUARTZ COUNTER TOP - COLOR GREY - BENCH - POLISHED CONCRETE - COLOR GREY
PATIO RAILING:	- WHITE COMPOSITE RAIL - 18" HIGH



1 PROPOSED WEST ELEVATION
SCALE - 1/4" = 1'-0"



2 PROPOSED WEST RENDERING
SCALE - 1/4" = 1'-0"

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SJB	SJB

Project #	Dwg. Date
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Project:
DECK ADDITION, PATIO AND FRONT PORCH 3 Beechwood Road Irvington, NY 10533

Dwg. Name:
WEST ELEVATION

Sheet #
A-105