

APPLICATION FOR BUILDING PERMIT

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

Application Number:	266	Date:	03/03/2021
Job Location:	24 BARNEY PARK	Parcel ID:	2.80-31-3
Property Owner:	Jarett Edwards & Rachel Gorman	Property Class:	1 FAMILY RES
Occupancy:	One/ Two Family	Zoning:	
Common Name:			

Applicant	Contractor
Bill Witt	
William P Witt Architects PLLC	
268 Route 202 Somers NY 10589	
914-276-0225	

Description of Work

Type of Work:	Addition	Applicant is:	Architect
Work Requested by:	The Owner	In association with:	
Cost of Work (Est.):	400000.00	Property Class:	1 FAMILY RES

Description of Work

**Renovate and expand an existing single family house.
New kitchens, bathrooms, rear patio and expanded family room.**

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: 24 BARNEY PARK

Parcel Id: 2.80-31-3


AFFIDAVIT OF APPLICANT

I Bill Witt being duly sworn, depose and says: That s/he does business as: William P Witt Architects PLLC with offices at: 268 Route 202 Somers NY 10589 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 5th day of MARCH of 2021


David N. Parks
Notary Public, State of New York
Notary Public / Commission of Deeds No. 01PA6056610
Qualified in Westchester County
Commission Expires March 26, 2023


Applicant's Signature

OWNER'S AUTHORIZATION

I Jarett Edwards & Rachel Gorman as the owner of the subject premises and have authorized the contractor named above to perform the work under the subject application.

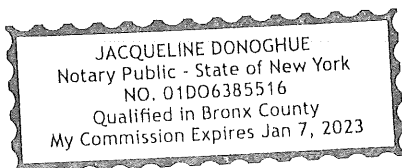
Owner phone number 917 584 0027 Owner email address jarett.edwards@bardays.com

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

Sworn to before me this 4th day of MARCH of 2021


Notary Public / Commission of Deeds


Applicant's Signature



VILLAGE OF IRVINGTON - APPLICATION DATA SHEET

www.irvingtonny.gov

Owner RACHEL GOMARAS + JARRET EDWARDS Owner Address 275 CENTRAL PARK W APT 10E Date 2/24/21
 Tax Account Number (*) 2109000 Sheet 280 Block 31 Lot 3 Parcel 280-31-3
 Property Address 24 BARCLAY PARK Phone # _____ Fax # _____

Architect or Engineer William P. KH Email Address biohatch@gmail.com
 Phone # 914-276-0225 Cell # _____ Fax # 031028 NYS Lic. # _____

Ref.	Existing	Proposed	Two Family	Multi Family	1F-10	1F-20	1F-40	1F-60	1F-80	Coverage Information
224-4	Zoning District	n/a	5,000	10,000	20,000	40,000	60,000	80,000	Structures	1602 1798
224-10	Square feet of lot	n/a	30	30	35	50	60	75	Decks	0
224-11	Front yard setback	28.5	10	15	15	25	30	50	Patios, walks	1825 4675
224-11	Side yard setback 1	19.5	10	15	15	25	30	50	Porches	425 4675
224-11	Side yard setback 2	32.2	30	30	35	40	60	75	Floor overhangs	0 0
224-10	Rear yard setback	31.3	50	85	100	150	200	250	Swimming pools	0 0
224-10	Lot width	117.27	100	100	125	150	200	200	Other	424 39
224-10	Lot depth	100.0	24%	20%	16%	12%	8.33%	6.75%	Total (in Sq Ft)	2641 2730
224-13	Lot coverage	2641 2730	upto 5000 sqft	upto 10000sqft	upto 20000sqft	upto 40000sqft	upto 60000sqft	upto 80000sqft	Provide floor plan showing dimensions and Sq Ft	
224-13	Coverage Bonus over minimum lot size	261.7	16%	12%	6%	4%	2%	2%		
224-11	Patios, sidewalks and other impervious surfaces	1029 1383	over 5000 sqft	over 10000sqft	over 20000sqft	over 40000sqft	over 60000sqft	over 80000sqft		

224-149 View Preservation Overlay
 224-50 Aqueduct buffer
 224-51 B Broadway buffer
 224-51 A Cyrus Field Rd buffer

Applicable ☒ yes ☐ no
 Setback ☒ 30' ☐ 50' ☐ 75'

Additional information required (**)
 Survey showing all existing conditions
 All easements and restrictions
 Site plan showing all proposed improvements
 Location of all trees in affected areas

224-134	Floor Area Ratio	Existing	Proposed	Lot Size	Max FAR	Floor Area (sf)	Lot Size	Max FAR	Floor Area (sf)	Lot Size	Max FAR	Floor Area (sf)
<5,000	0.43	21,000	0.198	38,000	0.164	6,232	55,000	0.1325	7,288	72,000	0.125	9,000
5,000	0.43	22,000	0.196	39,000	0.162	6,318	56,000	0.1305	7,308	73,000	0.125	9,125
6,000	0.39	23,000	0.194	40,000	0.1625	6,500	57,000	0.1285	7,325	74,000	0.125	9,250
7,000	0.36	24,000	0.192	41,000	0.1605	6,581	58,000	0.1265	7,337	75,000	0.125	9,375
8,000	0.33	25,000	0.19	42,000	0.1585	6,657	59,000	0.1245	7,346	76,000	0.125	9,500
9,000	0.3	26,000	0.188	43,000	0.1565	6,730	60,000	0.125	7,500	77,000	0.125	9,625
10,000	0.28	27,000	0.186	44,000	0.1545	6,798	61,000	0.125	7,625	78,000	0.125	9,750
11,000	0.2725	28,000	0.184	45,000	0.1525	6,863	62,000	0.125	7,750	79,000	0.125	9,875
12,000	0.265	29,000	0.182	46,000	0.1505	6,923	63,000	0.125	7,875	80,000 and above	0.125	10,000
13,000	0.2575	30,000	0.18	47,000	0.1485	6,980	64,000	0.125	8,000	F.A.R. Information	Existing	Proposed
14,000	0.25	31,000	0.178	48,000	0.1465	7,032	65,000	0.125	8,125	Basement Sq Ft	0/A	0/A
15,000	0.2425	32,000	0.176	49,000	0.1445	7,081	66,000	0.125	8,250	First Floor Sq Ft	1356	1552
16,000	0.235	33,000	0.174	50,000	0.1425	7,125	67,000	0.125	8,375	Second Floor Sq Ft	1627	1737
17,000	0.2275	34,000	0.172	51,000	0.1405	7,166	68,000	0.125	8,500	Attic Sq Ft	726	726
18,000	0.22	35,000	0.17	52,000	0.1385	7,202	69,000	0.125	8,625	Other Sq Ft	0	0
19,000	0.2125	36,000	0.168	53,000	0.1365	7,235	70,000	0.125	8,750	Total (in Sq Ft)	3709	4010
20,000	0.2	37,000	0.166	54,000	0.1345	7,263	71,000	0.125	8,875	Provide floor plan showing dimensions and Sq Ft		

For additional information refer to 224-134 of the Village Zoning Code

(*) Tax ID Number available from Village Clerk (591-7070)

(**) The Village Zoning Regulations should be consulted for additional requirements.

GENERAL SPECIFICATIONS

DIVISION I - GENERAL CONDITIONS

- 1.1 Scope of Work: Provide all labor, materials and equipment required to complete all work shown on drawings and work required for a fully completed job. All materials and workmanship shall be of the best quality. The specs below and plans included are set up as general limits and minimum standards for the scope of work so that the form and structural requirements are clearly established.
- 1.2 Code Compliance: All work and materials shall conform and comply with the current versions of the following authorities & codes:
2020 Residential Code of NYS
2020 Energy Conservation Construction Code of NYS
2020 Plumbing Code, 2020 Fire Code, 2020 Mechanical Code & 2020 Fuel Gas Code of NYS
2020 Existing Building Code of NYS
2017 National Electrical Code
Village of Irvington Municipal Code

- 1.3 Work in Cold Weather: No work with materials containing water shall be carried out during unreasonably cold weather.

Such work may be started when temperature is 28 degrees F and rising, and shall be stopped when temperature is 34 degrees F and falling. Furthermore, during such cold weather conditions the following precautions shall be taken:

- a. Water shall be heated and kept warm.
b. Sand shall be heated and kept warm.
c. An anti-freeze such as "Euco" made by Euclid Chemical Co. "Tri-Mix" by Sonnenborn, or "No Freeze" by Horn shall be added to the mixture in proportions as recommended by the manufacturer.
d. Material shall be placed as soon as possible and shall not be permitted to get too cold.
e. No material containing ice or frozen parts shall be used.

Furthermore, all work shall be protected against cold weather or frost by means of hay, straw, canvas, "salamanders" or other approved methods. Work damaged by cold weather or frost will not be accepted.

- 1.4 Permits: The contractor is responsible for obtaining any and all permits including the general permit from the local building department. Construction trade shall be responsible for obtaining permits relevant to their respectable trades (i.e. UL electrical permits and inspection; plumbing permits and inspections if applicable), final payment shall be subject to the contractor providing the owner with a Certificate of Occupancy upon completion of the job.

DIVISION II - SITEWORK: EXCAVATION AND BACKFILL

- 2.1 General: The work under this section shall include all necessary labor, material, equipment and fees required for the proper execution of the site work as shown on the drawings and/or described herein. The work includes building (foundation) excavation, retaining walls, backfill and rough grading.
- 2.2 Ordinances: All work shall be in conformance with all applicable codes and ordinances and shall be executed in a workpersonlike manner.
- 2.3 At no time shall bulldozers, trucks or other heavy equipment be permitted to approach foundation walls, grade beams and piers closer than 8 feet, unless walls and piers are braced and/or floor beams and joists are installed.
- 2.4 Footing Trenches: Excavate for all footings and proper subgrades. Bottom of all footings shall be level and kept free of standing water at all times. All footings shall be excavated to minimum depths shown on drawings. All footings shall be set on virgin soil with a minimum bearing capacity of 2,000 P.S.F.
- 2.5 Where footings are stepped, bottoms to be stepped not more than two feet vertical to four feet horizontal.
- 2.6 Where rock is encountered, the contractor shall notify the architect immediately. The contractor shall expose all areas cleanly for inspection. The architect and his structural consultant will advise the contractor of the measures for construction.
- 2.7 Backfill is to be comprised of clean earth, free from any wood or debris.

- 2.8 Backfill and subgrades below slabs shall be placed in 6" lifts and to be compacted at every lift. Areas under concrete slabs to be backfilled shall be fully compacted, to 95% of proctor density with power tamper. All other backfill to be placed in 12" lifts and compacted at every lift.
- 2.9 Do not backfill against foundation walls until the concrete has achieved design strength and/or until first floor framing is secured.
- 2.10 Finish grade is to slope away from the building on all sides and to follow grading plans if provided.
- 2.11 Termite and pest control: Provide a continuous fiberglass seal in between p.t. sill plates and top of foundation walls.

DIVISION III - CONCRETE

- 3.1 General: Work includes concrete footings, foundation walls, grade beams and piers, slabs on grade and all concrete work indicated on drawings or as hereinafter specified.
- 3.2 Concrete: "Ready-Mix" product, proportioned to produce a min. 3,000 psi comp. strength concrete for use in found. walls, footings, grade beams and piers and interior floor slabs. Min. 3,500 psi comp. strength concrete shall be used for all horizontal surfaces exposed to the weather including: porches, steps, walks and garage floor slabs, batched at a central plant; and transported dry to the site. Water for a four inch (4") slump shall be added at the job site and mixing carried out for fifteen (15) minutes.
- 3.3 Slabs on Grade: All floor slabs on grade shall be four inches (4") thick with 6x6 #10 mesh reinforcing, steel trowel finish. (At the owners option, garage slabs shall be (5") thick with 6x6 #10 mesh reinforcing).
- Subgrades shall be maintained eight inches (8") below finish floor. Over entire area of subgrade, fill with minimum four inches (4") compacted bank run gravel and sand topping to eliminate protrusions. Provide a 6 mil polyethylene film vapor barrier over the sand topping with 6" lap at joints.
- 3.4 Steel Reinforcing: Provide reinforcement for all footings where indicated on drawings. Consult architect if soil bearing capacity does not have a minimum bearing capacity of 2,000 P.S.F., or if footings are set on fill and rock, for steel reinforcing requirements.

DIVISION IV - MASONRY

- 4.1 General: The work required under this section consists of all masonry work related items necessary to complete the work indicated on drawings and specified herein and/or as required by job conditions.
- 4.2 Concrete Block:
a. All concrete block at below grade conditions shall be standard 60% solid 8" high x 16" long units in widths indicated on drawings. Blocks shall extend from top of footings to 8" above finished grade, or as indicated on sections and details.
b. Provide square finished end blocks at all ends of block walls above grade.
c. All block shall be laid in running bond, reinforced every second course with 9GA galvanized wire "Dur-O-Wall" reinforcing.
- d. Provide a raked joint at all exposed concrete block.

DIVISION V - METALS

- 5.1 General: Steel construction shall conform to AISC Manual of Steel Construction, 9th Edition.
- 5.2 Material: All structural steel shall conform to ASTM A-36. Columns shall be 3" I.D. tube columns with sizes and locations indicated.
- 5.3 Anchor bolts: shall be A36 or A307 steel, placed in all foundation walls, set up high to attach the sillplates as indicated on sections and details. See sections for locations of bolts for proper alignment with wood plates. If masonry is used, fill top of all block walls solid. The top of all foundation walls shall receive 1/2" round x 12" long anchor bolts, in concrete and 16" long in masonry, 4'-0" O.C., maximum 1'-0" from corners and a minimum of two bolts in each plate. Minimum anchor bolt embedment into concrete shall be 7" as per R403.1.6
- 5.4 All structural steel shall be shop painted with gray zinc chromatic primer 2.0 mils thick.
- 5.5 Provide shop drawings for all structural steel to architect for approval prior to ordering steel.

DIVISION VI - WOOD

- 6.1 Rough Carpentry
Materials:
a. Framing Lumber: All first floor sill plates shall be construction grade, "S.Y.P." pressure treated minimum Fb=1550 psi. All other framing shall be construction grade "Doug. Fir," No. 2 and better, with a minimum Fb of 1000 psi and a maximum moisture content of 19%
b. Cross bridging: "Doug. Fir" No. 2 and better construction grade, 5/4 x 3, 8' x 0" maximum O.C. in all floor and roof framing.
c. Subfloor sheathing shall be one layer 3/4" T&G CD interior plywood glued and screwed to floor joists as per manufacturers specs.
d. Roof sheathing shall be 5/8" CDX; wall sheathing shall be 5/8" CDX plywood.
e. All sheathing shall have a panel span rating of 32/16. Panel grades shall be APA rated "Sturd-I-Floor" for subfloors.
f. Face grain of plywood to be perpendicular to joists and studding, with staggered joints. Provide clips where necessary.
g. Wall studs: shall be 2x6 16" O.C. for exterior walls and 2x4 16" O.C. for interior partitions, or as noted otherwise.
h. Rafters and floor joists shall be sizes, spans and locations as indicated on framing plans.
i. All LVL beams indicated on framing plans shall be as manufactured by "Weyerhaeuser"; sizes, spans and locations shall be as indicated on framing plans. Installation, nailing and the use of framing connectors shall be in accordance with the manufacturer's recommendations.
j. All engineered framing members indicated on framing plans shall be as manufactured by "Weyerhaeuser"; sizes, spans and locations shall be as indicated on framing plans. Installation, nailing and the use of framing connectors shall be in accordance with the manufacturer's recommendations.
- Workmanship and Construction:
a. All partitions to have single shoe and double cap plates, double studding around all openings, at corners and property trussed across all openings. Corners for all rooms to be framed solid for interior finish. Wood cats shall be placed between studs in all bearing partitions and those over 8' high.
b. Beams and girders: Three-inches (3") minimum bearing over all supports. All headers and tail beams not supported by wood ledgers shall rest on metal hangers, "Teco" or equal. Splice over supports.
c. Provide solid post or solid studding below all beams and girders at bearing points. Provide single jack studs at all openings to support headers.
d. Set all beams, girders, joists and rafters with natural crown up.
e. All wood plates and sills in contact with concrete shall be pressure teated, S.Y.P.
f. Nailing: All perimeter (exterior) walls and interior bearing walls studs, jack studs and posts, shall be toe-nailed to sole and cap plates with three 16 penny nails, one nail on one side and two on opposite. Double end nailing is permitted to set partitions and can remain on non-bearing interior walls only.

- 6.2 Finish Carpentry
MATERIALS
a. 1. Exterior siding shall be primed cedar, clapboard siding to match existing Color as selected by owner. Provide owner w/ samples prior to installation. Match existing exposure, color & corner details.
2. Exterior non-sided areas (panels, soffits, underside of cantilevered projections) shall be 1/2" exterior grade finish plywood or to match existing.
b. Exterior trim, bases and fascias shall be 1x & 5/4x primed cedar to match existing or as noted on drawings.
c. Interior trim around doors, windows and base shall be as indicated on drawings and general notes or to match existing as selected by owner. (See notes & details Sheet A-301)
d. Wood strip flooring shall be oak plank 2 1/4" x3/4" thick oak or as indicated on plans Laid over building paper in all areas of new work except bathrooms and utility rooms. or as indicated on drawings. (verify w/ owner)
Match existing oak grade & allow for proper acclimation & installation to reduce chance of gaps. Protect existing oak flooring at all areas of work w/ ram board or approved equal.
Workmanship:
a. Work shall be accurately and neatly done, properly plumbed, squared or leveled with tight joints.
b. Exterior hardware and all exterior nails shall be galvanized or of non-ferrous rust-resistant metal. Countersink nails and set nails in putty where face nailing is required. All nailing shall be blind wherever possible.

- 6.3 Wood Decks:n/a

Materials: All lumber for deck framing shall be decay resistant, pressure treated Southern Yellow Pine or equal, with a minimum of 1550 psi stress grade. All rails shall be as indicated on drawings. All decking shall be 5/4" X 6" Trex transcend decking. All components of railing & deck to be finished in color as selected by owner.

Workmanship and Construction:

- a. All framing not resting on wood leaders shall rest on metal hangers, "Teco" or equal.
b. Decking members shall be installed with a "Finish-Nail" thickness separation to allow drainage of water and shrinkage.
c. Deck railings shall have a minimum height of 3'-0". Spacing between railing members shall not exceed 3.9".
d. No framing or finished wood shall be within 8" of finished grade.

DIVISION VII - THERMAL AND MOISTURE PROTECTION

- 7.1 Dampproofing: All foundation walls below grade shall be treated "Tuff N Dri" spray-on membrane by Owens/Corning. Follow manufacturer's instructions strictly for application. Provide a 1" thick protection board between membrane and earth. Material shall not extend above finished grade, and shall extend down to bottom of footing.
- 7.2 Insulation: Shall be fiberglass batt-foil in the following thickness:
Closed cell spray foam of matching R values may be substituted.
a. Exterior walls: Fiberglass Batt (R-15) @ existing 2x4 walls & (R-21) @ new 2x6 walls. or spray foam equiv. at R-6.5 per inch closed cell
b. Roof / Clg: (R-49) Batts or spray foam equiv. at R-6.5 per inch closed cell
c. Floor: Fiberglass Batt 9" thick (R-30).
d. Slab edge: rigid board, 24" long with a minimum R-10 rating.
- 7.3 Roofing: Shall be slate shingles to match existing at areas of new work. Roof shingles shall be set above 15# felt building paper. Also install "GAF Weatherwatch" waterproof underlayment along all eaves, valleys and crickets for a distance of 6'-0" from lowest edge up sloping portion of roof. Install in accordance with manufacturers instructions.
- Galvanized / painted metal standing seam roof as per elevations. color as selected by owner.
- 7.4 Flashing: Flash all hips, valleys, projections through roof, intersections of roof and vertical surfaces, including drip and rake edges, and any other conditions shown on the drawings or requiring flashing. Finished surfaces shall be copper to match existing finish or as otherwise indicated on drawings.
(All flashing, i.e., drip and rake edges, counter flashing, etc., shall be aluminum or copper as called out on drawings. All seams shall be soldered and shall have a minimum overlap of 6". All flashing along drip and rake edges shall be secured to roof cross framing & shall extend a minimum of 18" under the roof shingles. All exposed drip and rakes shall have a maximum of 1 1/4" exposure along the fascias.)
- 7.5 Sealants: Provide sealant around all doors, windows and other openings for a water-tight condition. Sealant shall be gun grade gum consistency. Color to be selected by architect.
- 7.6 Air Infiltration Barrier: All exterior walls shall be wrapped with "Tyvek" air infiltration barrier as manufactured by "Dupont". Follow manufacturer's instructions for installation.
- 7.7 Ridgevents shall be "Cor-Vent" corrugated plastic installed in strict accordance with manufactures directions ready to receive capshingles or equal. Vents shall run continuous across ridges to within 6" of ends.
- 7.8 All soffit vents shall be material as noted on drawings or to match existing.
- 7.9 Install 1/2 round metal gutters and leaders at additions to match existing. Gutters shall be directed to new drywells.
- 7.10 Provide a continuous 4" perforated PVC footing drain in 12" washed stone around perimeter of foundation at all areas where slabs are below grade. (See Sections.)

DIVISION VIII - DOORS AND WINDOWS

- 8.1 Interior Doors: The contractor may have doors pre-hung if he coordinates each door type. Doors shall be (6) panel prehung 1 3/4" thick solid wood to match existing in sizes as indicated on plans. Mortise hardware as provided by owner. Provide 1 1/2 pair butts on each door.
- 8.2 Windows : Sizes and types as shown on the drawings. All glazing shall be low-e insulated glass, units shall be equipped with screens and hardware for locking and operation. Units shall be in sizes and models as indicated on plans. Wood / clad units shall be as manufactured by "Andersen", and shall be finished as selected by owner.
- 8.3 All doors and windows with glazing less than 18" AFF shall be tempered glass.
- 8.4 French Doors: Shall be glazed with tempered, insulated glass complete with locks Wood / clad units shall be as manufactured by "Andersen", and shall be finished as selected by owner.

DIVISION IX - FINISHES

- 9.1 Gypsum Board: Gypsum board shall be 1/2" gypsum board, tapered edge. Provide "Dur-O-Rock" behind any ceramic tile in wet areas.

Provide a three coat compound and sanding finish over all gypsum board areas in preparation for paint and/or other finish.

Provide 5/8" firecode "C" Gypsum board in areas where fire-rating as required, in thickness of one layer for one hour wall and two layers for two hour walls.
- 9.2 Ceramic Tile: Install owner supplied ceramic tile at areas indicated on plans. Tile shall be in sizes as selected by Owner, and installed over 1/2" plywood underlayment laid over 3/4" plywood subfloor. Set tile in a setting bed and grout according to manufacturer's installation instructions. A one-part mildew-resistant silicone sealant shall be applied over tile in non-traffic areas. A multi-part pourable urethane sealant shall be used in high-traffic areas. Contractor may elect to install tile over reinforced cement mud job as an alternate.
- 9.3 Marble Thresholds: Shall be ASTM C 503 and as follows: Color to be white with a honed finish. Classification to be "Group A" as per the M.I.A. soundness classification.
- 9.4 Painting and Staining: (if included)

Materials: Unless otherwise specified, exterior stain or paint shall be manufactured by "Benjamin Moore". Stain or paint of all exterior surfaces, including trim, doors, windows, fascias, soffits, columns, railings shall be selected by the owner.

Workmanship and Construction: Contractor shall furnish and lay drop cloths in all areas where painting is done and shall protect floors and other work from damage during the process of this work. Oily rags and waste must be removed from the building at the end of each work day. Upon completion of work, the painter shall clean off all paint spots from glass, hardware and other items not to be painted, and clean the windows thoroughly.

Painting contractor is responsible for all putty work and finish sanding.

a. Interior: It is the intention of this specification to require two (2) coats of paint or stain to all unfinished surfaces inside the building, the taping of all sheetrock surfaces, and painting of the same as indicated. Interior trim around doors and windows, and base trim shall receive (2) coats of semi-gloss latex paint.

Interior Flooring and Stairs: Interior wood finish flooring shall receive (1) coat of stain under (1) coat of sealer under (2) coat of polyurethane. Interior stairs and handrail will receive (1) coat of stain (in color to match finish flooring if present, or as selected by Owner) under (2) coats of polyurethane.

DESIGN LOADS (for areas of new construction)	
GROUND SNOW LOAD	30 psf.
LOWER FLOOR LIVE / DEAD LOAD	40 / 12 psf.
UPPER FLOOR BED. LIVE / DEAD	30 / 12 psf.
UPPER FLOOR OTHER LIVE / DEAD	40 / 12 psf.
ROOF LIVE / SNOW LOAD	30 / 15 psf.

DIVISION X - SPECIALTIES

- 10.1 Mirrors: Shall be supplied by owner and installed in areas shown and in sizes as indicated by plans. Material shall be 1/4" thick polished plate with polished edges and properly glued to surface.
- 10.2 Accessories: Install owner supplied bathroom accessories. at locations verified in field.

DIVISION XI - MECHANICAL

- 11.1 Plumbing: It is the intention of this specification to require conection to the existing water supply and waste water evacuation system. The contractor shall supply and install the equipment, fixtures and fittings as selected by the owner and located on the drawings in full conformance with the applicable local and national plumbing codes. Contractors shall supply certificates of inspection and compliance to the owner upon completion.
- 11.2 Heating: (see suplimental instruction to bidders for detailed HVAC requirements. Provide heating to all new finished area's to comply with section R303.8 of the Residential Building Code of the State of New York.

- 11.3 Cooling: see heating above. HVAC NOTE: All mechanical / HVAC work to be filed separately by mechanical sub contractor. (if required)

DIVISION XII - ELECTRICAL

- 12.1 It is the intention of this specification to require connection to the existing electrical system as per the fire Prevention and Building Code or any agency having authority. The systems and each of its components shall conform to all applicable codes. All equipment and fixtures shall be selected by the owner. The contractor shall supply the owner with certificates of inspection and compliance upon completion. All required panels and subpanels are assumed to be included.

ENERGY STATEMENT

To the best of my knowledge, belief and professional judgement, such plans and specifications are in compliance with the current version of the 2020 Energy Conservation Construction Code of NYS

GENERAL NOTE

Not all portions of this specification may be applicable to the proposed project. Contractors to verify any and all discrepancies with Architect prior to submitting contruction proposal.

SMOKE / CARBON MONOXIDE DETECTORS

Provide & install hard wired, interconnected smoke detectors and carbon monoxide detectors to all portions of the residence as required by current version of the New York State Residential Building Code or any other applicable code.

ARC-FAULT PROTECTION:
Arc-Fault circuit-interrupter protection shall be provided as per E3902.16 of the 2020 Residential Code of NYS

DRAWING LIST

SHEET	TITLE
A-100	SPECIFICATIONS & GENERAL NOTES
A-101	SITE PLAN, NOTES & ZONING DATA
A-102	FIRST AND SECOND FLOOR PLANS
A-103	BASEMENT AND ATTIC FLOOR PLANS
A-201	FRONT & RIGHT SIDE EXTERIOR ELEVATIONS
A-202	REAR & LEFT SIDE EXTERIOR ELEVATIONS
A-301	SECTIONS, DETAILS & WINDOW SCHEDULE
A-401	PLAN DETAILS & INTERIOR ELEVATIONS
A-402	PLAN DETAILS & INTERIOR ELEVATIONS
E-101	FIRST & SECOND FLOOR ELECTRICAL PLANS
E-102	BASEMENT & ATTIC FLOOR ELECTRICAL PLANS
F-101	SECOND FLOOR & ROOF FRAMING PLANS
F-102	FIRST FLOOR FRAMING PLANS
X-101	EXISTING FLOOR PLANS
X-201	EXISTING EXTERIOR ELEVATIONS

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA	
GROUND SNOW LOAD	30 psf
WIND DESIGN	
WIND SPEED	115-120 mph
TOPOGRAPHIC EFFECTS	NO
SPECIAL WIND REGION	YES
WIND-BORN DEBRIS ZONE	NO
SEISMIC DESIGN CATAGORY	C
SUBJECT TO DAMAGE	
WEATHERING	SEVERE
FROST DEPTH	42"
TERMITE	MODERATE/HEAVY
WINTER DESIGN TEMPERATURE	0°- 10°
ICE BARRIER UNDERLAYMENT REQUIEMENT	YES
FLOOD HAZARDS MAP # 36119C0261F	NO
ATR FREEZING INDEX	2000
MEAN ANNUAL TEMPERATURE	51.6 °F

THESE DOCUMENTS ARE INSUFFICIENT FOR CONSTRUCTION. SEE SEAL AND SIGNATURE OF THE ARCHITECT OF RECORD.

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William P. Witt Architects, PLLC

Project Title

ADDITION TO

EDWARDS RESIDENCE

PROJECT
SPECIFICATIONS

24 BARNEY PARK
IRVINGTON, N.Y. 10533

WILLIAM P WITT ARCHITECT

268 Route 202, Somers NY 10589
914-276-0225 Bwittarch@gmail.com

Scale

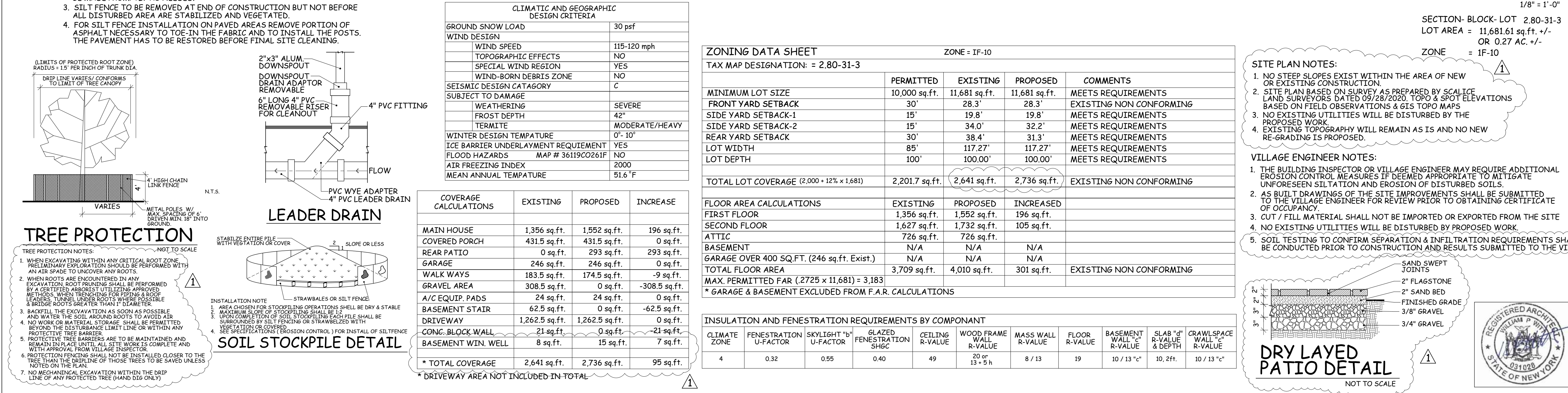
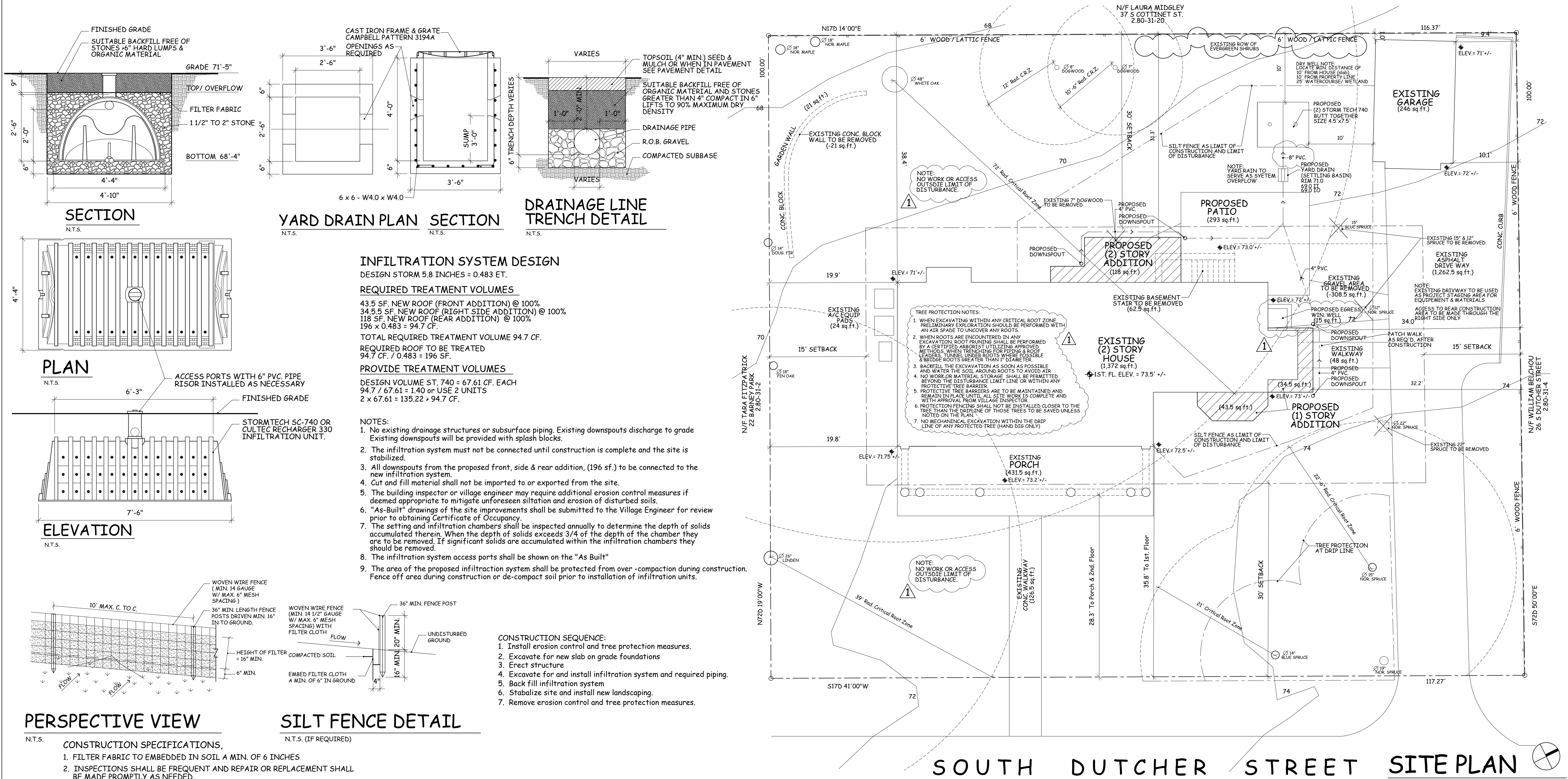
AS NOTED



Date 03/22/21
Drawing By W.P.W.

Drawing No.

A-100



Project Title

WILLIAM P WITT ARCHITECTS

268 Route 202, Somers NY 10589

914-276-0225 Bwittarch@gmail.com

ADDITION TO

EDWARDS RESIDENCE

24 BARNEY PARK

IRVINGTON, N.Y. 10533

PROPOSED

SITE PLAN

Scale

as noted

Revised

01/19/21

Date

11/30/20

Drawing By

W.P.W.

Drawing No.

A-101

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REGISTERED ARCHITECT

WILLIAM P WITT

031028

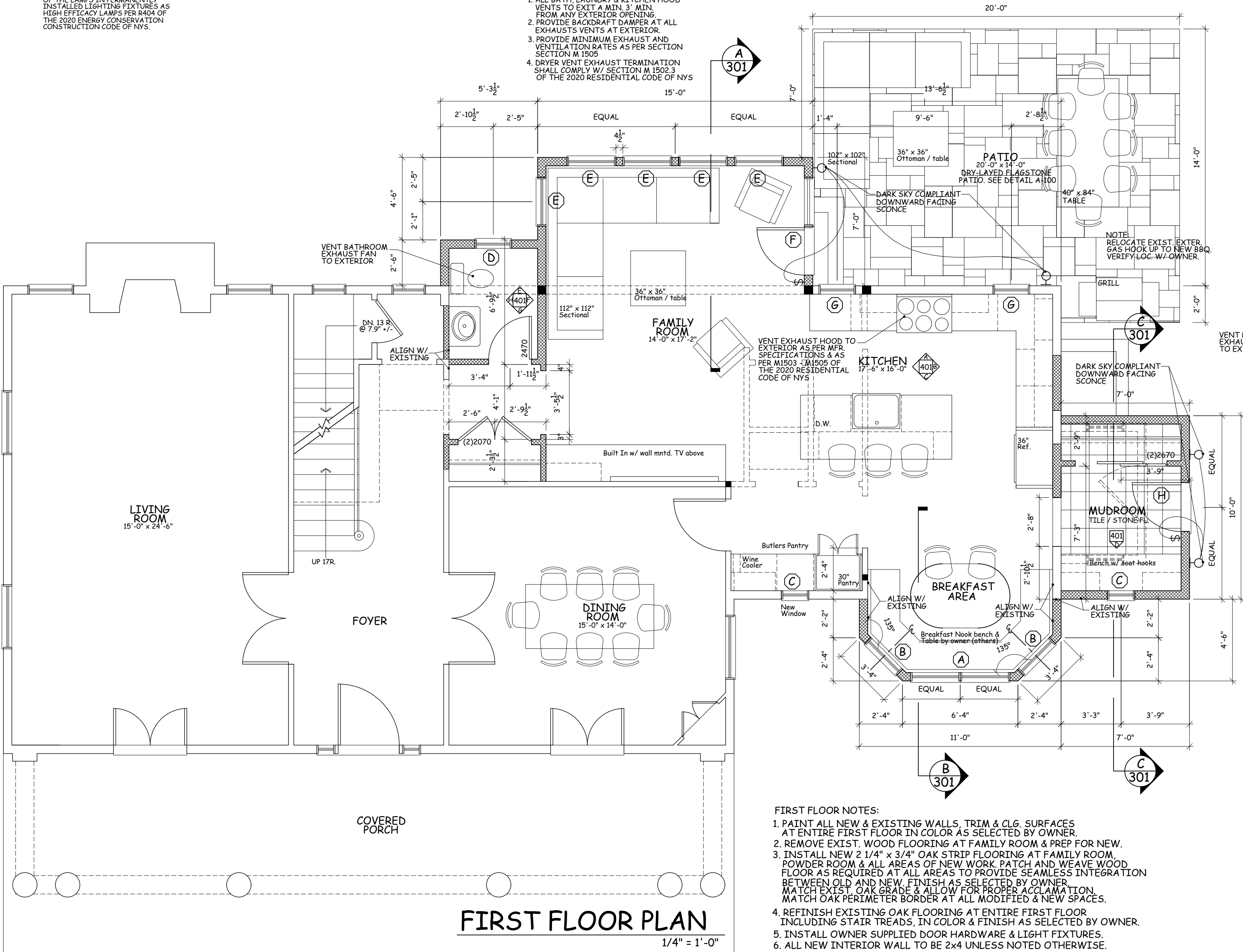
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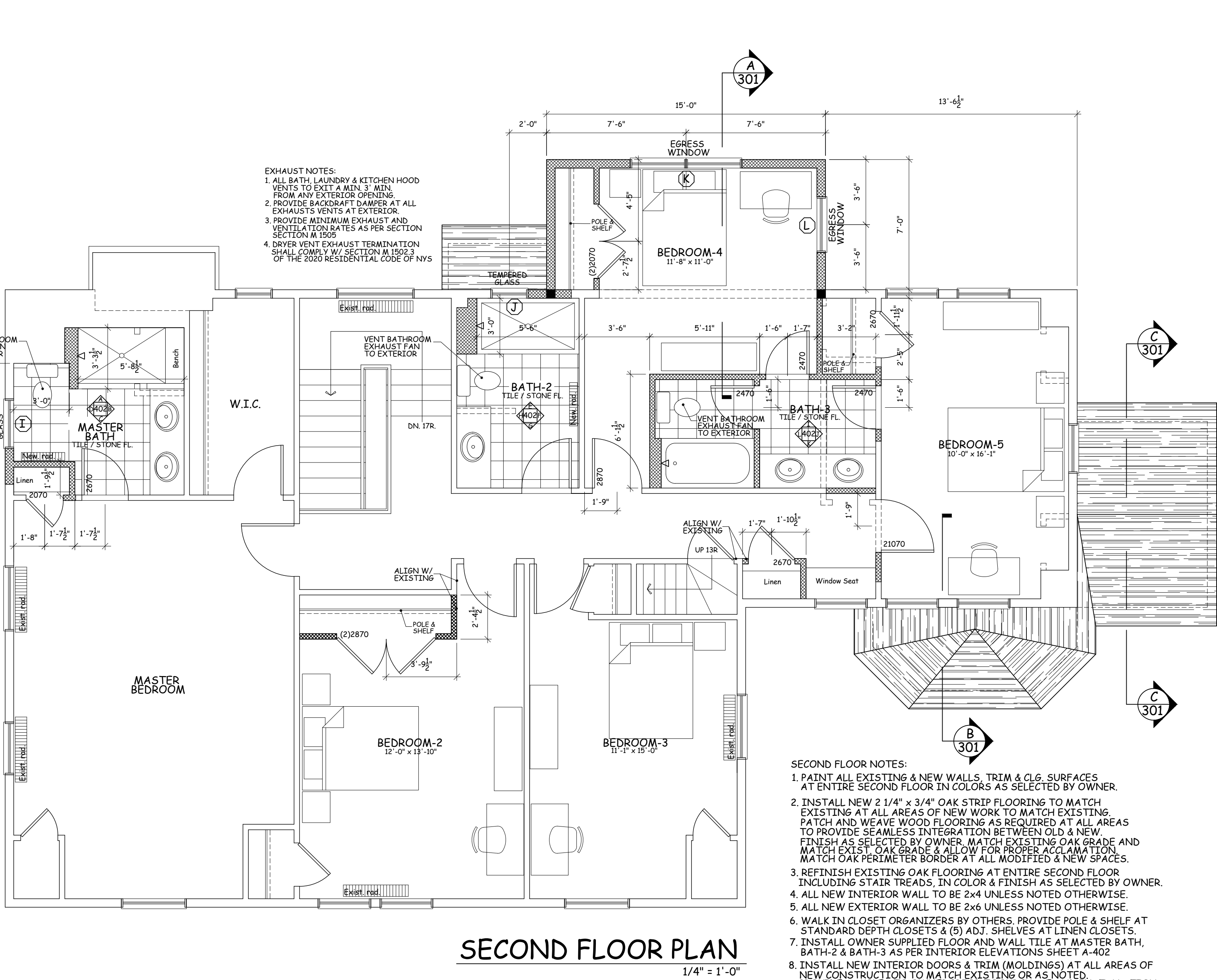
LIGHT & VENTILATION CALCULATIONS						
ROOM	FLOOR AREA	LIGHT REQUIRED-8%	LIGHT PROVIDED	VENTILATION REQUIRED-4%	VENTILATION PROVIDED	COMPLIANCE
FIRST FLOOR						
FAMILY ROOM	242 sq.ft.	19 sq.ft.	83 sq.ft.	10 sq.ft.	55 sq.ft.	YES
KITCHEN/ BREAKFAST AREA	283 sq.ft.	23 sq.ft.	62 sq.ft.	11 sq.ft.	51 sq.ft.	YES
SECOND FLOOR						
BEDROOM #4	154 sq.ft.	12 sq.ft.	36 sq.ft.	6 sq.ft.	21 sq.ft.	YES

NOTES:
PROVIDE FOR A MIN. OF 90 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES AS HIGH EFFICACY LAMPS PER BOA OF THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NYS.

EXHAUST NOTES:
1. ALL BATH, LAUNDRY & KITCHEN HOOD VENTS TO EXIT A MIN. 3' MIN. FROM ANY EXTERIOR OPENING.
2. PROVIDE BACKDRAFT DAMPER AT ALL EXHAUSTS VENTS AT EXTERIOR.
3. PROVIDE MINIMUM EXHAUST AND VENTILATION RATES AS PER SECTION M 1502.3 OF THE 2020 RESIDENTIAL CODE OF NYS.
4. DRYER VENT EXHAUST TERMINATION SHALL COMPLY W/ SECTION M 1502.3 OF THE 2020 RESIDENTIAL CODE OF NYS.



- FIRST FLOOR NOTES:
1. PAINT ALL NEW & EXISTING WALLS, TRIM & CLG. SURFACES AT ENTIRE FIRST FLOOR IN COLOR AS SELECTED BY OWNER.
 2. REMOVE EXIST. WOOD FLOORING AT FAMILY ROOM & PREP FOR NEW.
 3. INSTALL NEW 2 1/4" x 3/4" OAK STRIP FLOORING AT FAMILY ROOM, POWDER ROOM & ALL AREAS OF NEW WORK. PATCH AND WEAVE WOOD FLOOR AS REQUIRED AT ALL AREAS TO PROVIDE SEAMLESS INTEGRATION BETWEEN OLD AND NEW. FINISH AS SELECTED BY OWNER. MATCH EXIST. OAK GRADE & ALLOW FOR PROPER ACCLIMATION. MATCH OAK PERIMETER BORDER AT ALL MODIFIED & NEW SPACES.
 4. REFINISH EXISTING OAK FLOORING AT ENTIRE FIRST FLOOR, INCLUDING STAIR TREADS, IN COLOR & FINISH AS SELECTED BY OWNER.
 5. INSTALL OWNER SUPPLIED DOOR HARDWARE & LIGHT FIXTURES.
 6. ALL NEW INTERIOR WALL TO BE 2x4 UNLESS NOTED OTHERWISE.
 7. ALL NEW EXTERIOR WALL TO BE 2x6 UNLESS NOTED OTHERWISE.
 8. WALK IN CLOSET ORGANIZERS BY OTHERS. PROVIDE POLE & SHELF AT STANDARD DEPTH CLOSETS & (5) ADJ. SHELVES AT LINEN CLOSETS.
 9. INSTALL OWNER SUPPLIED FLOOR TILE AT MUDROOM & WALL TILE AT KITCHEN BACKSPLASH AS PER INTERIOR ELEVATIONS SHEET A-402.
 10. INSTALL NEW INTERIOR DOORS & TRIM (MOLDINGS) AT ALL AREAS OF NEW CONSTRUCTION TO MATCH EXISTING OR AS NOTED. PROVIDE SAMPLES TO OWNER PRIOR TO PURCHASE AND INSTALLATION.
 11. INSTALL R-15 BATT INSULATION AT ALL EXISTING EXTERIOR WALLS THAT ARE EXPOSED DURING CONSTRUCTION. INSULATE NEW CONSTRUCTION AS PER NOTES, DETAILS & CODE.
 12. PROTECT EXISTING OAK FLOORING DURING DEMO & CONSTRUCTION AT ALL AREAS OF WORK W/ RAM BOARD OR APPROVED EQUAL.



EXHAUST NOTES:
1. ALL BATH, LAUNDRY & KITCHEN HOOD VENTS TO EXIT A MIN. 3' MIN. FROM ANY EXTERIOR OPENING.
2. PROVIDE BACKDRAFT DAMPER AT ALL EXHAUSTS VENTS AT EXTERIOR.
3. PROVIDE MINIMUM EXHAUST AND VENTILATION RATES AS PER SECTION M 1502.3 OF THE 2020 RESIDENTIAL CODE OF NYS.
4. DRYER VENT EXHAUST TERMINATION SHALL COMPLY W/ SECTION M 1502.3 OF THE 2020 RESIDENTIAL CODE OF NYS.

- SECOND FLOOR NOTES:
1. PAINT ALL EXISTING & NEW WALLS, TRIM & CLG. SURFACES AT ENTIRE SECOND FLOOR IN COLORS AS SELECTED BY OWNER.
 2. INSTALL NEW 2 1/4" x 3/4" OAK STRIP FLOORING TO MATCH EXISTING AT ALL AREAS OF NEW WORK TO MATCH EXISTING. PATCH AND WEAVE WOOD FLOORING AS REQUIRED AT ALL AREAS TO PROVIDE SEAMLESS INTEGRATION BETWEEN OLD & NEW. FINISH AS SELECTED BY OWNER. MATCH EXISTING OAK GRADE AND MATCH EXIST. OAK GRADE & ALLOW FOR PROPER ACCLIMATION. MATCH OAK PERIMETER BORDER AT ALL MODIFIED & NEW SPACES.
 3. REFINISH EXISTING OAK FLOORING AT ENTIRE SECOND FLOOR, INCLUDING STAIR TREADS, IN COLOR & FINISH AS SELECTED BY OWNER.
 4. ALL NEW INTERIOR WALL TO BE 2x4 UNLESS NOTED OTHERWISE.
 5. ALL NEW EXTERIOR WALL TO BE 2x6 UNLESS NOTED OTHERWISE.
 6. WALK IN CLOSET ORGANIZERS BY OTHERS. PROVIDE POLE & SHELF AT STANDARD DEPTH CLOSETS & (5) ADJ. SHELVES AT LINEN CLOSETS.
 7. INSTALL OWNER SUPPLIED FLOOR AND WALL TILE AT MASTER BATH, BATH-2 & BATH-3 AS PER INTERIOR ELEVATIONS SHEET A-402.
 8. INSTALL NEW INTERIOR DOORS & TRIM (MOLDINGS) AT ALL AREAS OF NEW CONSTRUCTION TO MATCH EXISTING OR AS NOTED. PROVIDE SAMPLES TO OWNER PRIOR TO PURCHASE AND INSTALLATION.
 9. INSTALL OWNER SUPPLIED DOOR HARDWARE & LIGHT FIXTURES.
 10. INSTALL R-15 BATT INSULATION AT ALL EXISTING EXTERIOR WALLS THAT ARE EXPOSED DURING CONSTRUCTION. INSULATE NEW CONSTRUCTION AS PER NOTES, DETAILS & CODE.
 11. PROTECT EXISTING OAK FLOORING DURING DEMO & CONSTRUCTION AT ALL AREAS OF WORK W/ RAM BOARD OR APPROVED EQUAL.

FLOOR AREA CALCULATIONS			
	EXISTING	PROPOSED	INCREASE
FIRST FLOOR	1,356 sq.ft.	1,552 sq.ft.	196 sq.ft.
SECOND FLOOR	1,627 sq.ft.	1,732 sq.ft.	105 sq.ft.
ATTIC	726 sq.ft.	726 sq.ft.	0 sq.ft.
BASEMENT	1,320 sq.ft.		
GARAGE	246 sq.ft.	246 sq.ft.	0 sq.ft.
* TOTAL FLOOR AREA	3,709 sq.ft.	4,010 sq.ft.	301 sq.ft.

MAX. PERMITTED FAR = 2725 of lot or 3,183 sq.ft.
* BASEMENT & GARAGE EXCLUDED FROM FAR CALC.

WILLIAM P WITT ARCHITECTS

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914-276-0225

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Project Title

**ADDITION TO
EDWARDS RESIDENCE**

24 BARNEY PARK
IRVINGTON, N.Y. 10533

**PROPOSED
FIRST & SECOND
FLOOR PLANS**

Scale **1/4" = 1'-0"**



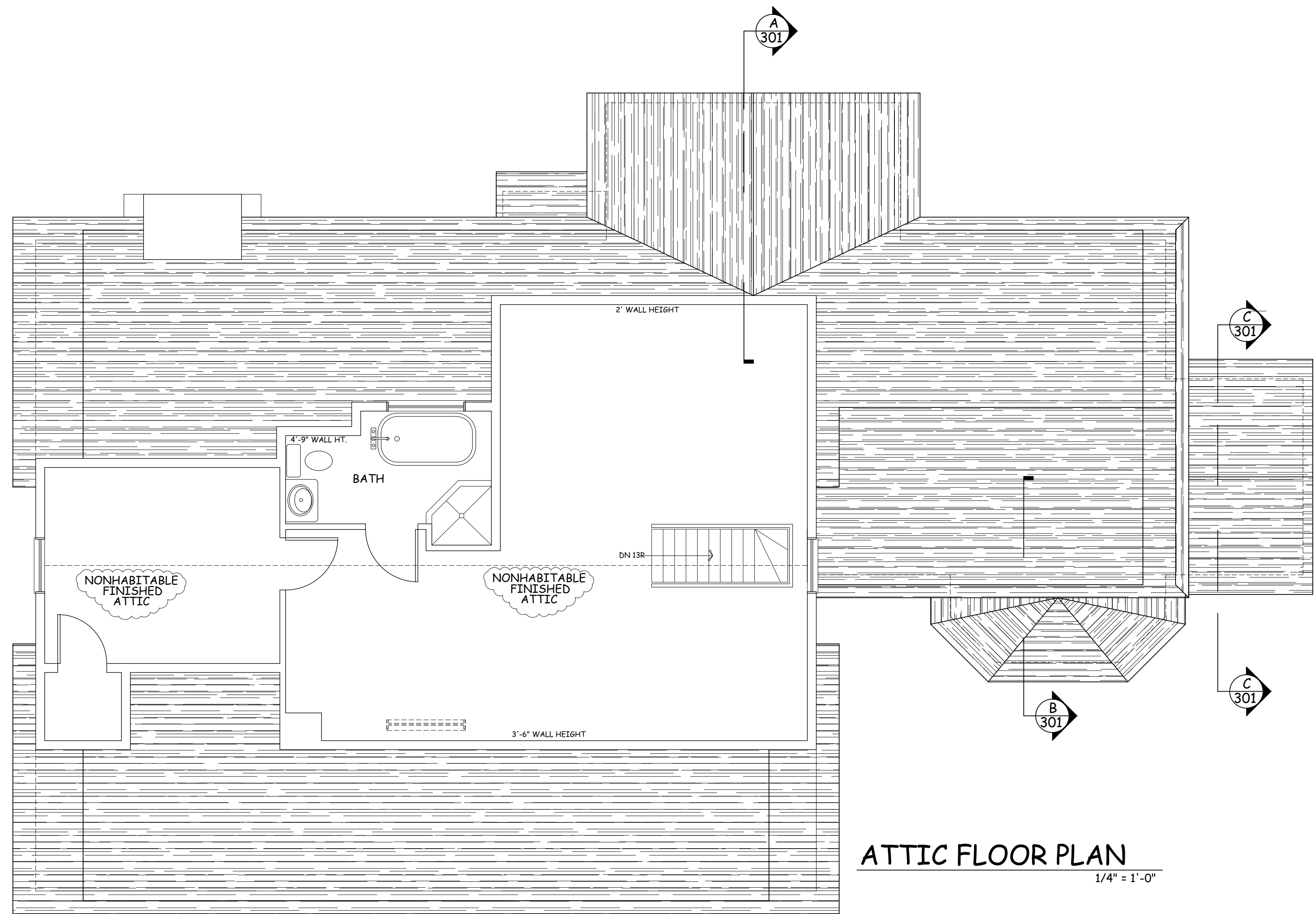
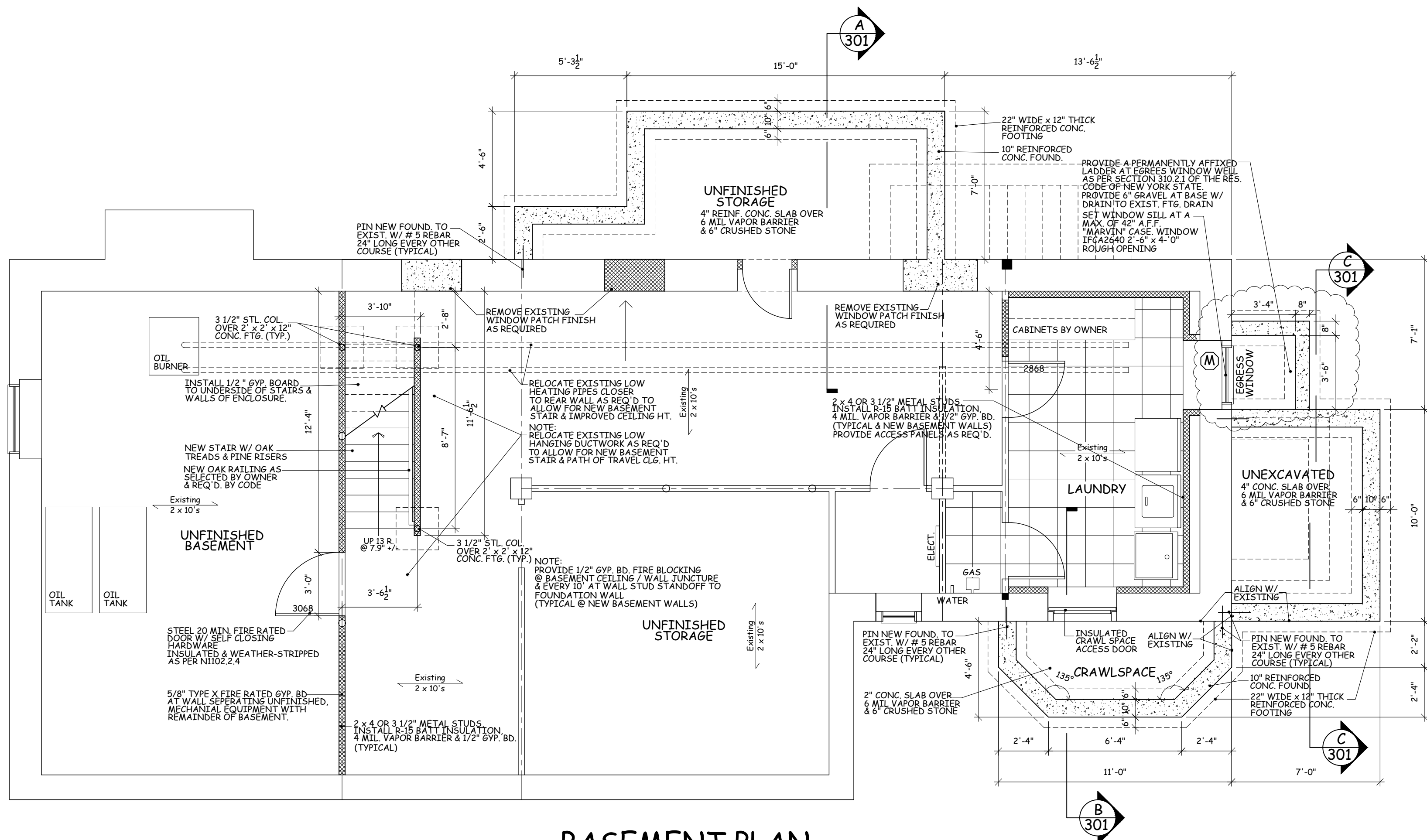
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Revised 03/22/21

Date **11/30/20**

Drawing By **W.P.W.**

Drawing No.

A-102



FLOOR AREA CALCULATIONS			
	EXISTING	PROPOSED	INCREASE
FIRST FLOOR	1,356 sq.ft.	1,552 sq.ft.	196 sq.ft.
SECOND FLOOR	1,627 sq.ft.	1,732 sq.ft.	105 sq.ft.
ATTIC	726 sq.ft.	726 sq.ft.	0 sq.ft.
BASEMENT	1,320 sq.ft.		
GARAGE	246 sq.ft.	246 sq.ft.	0 sq.ft.
* TOTAL FLOOR AREA	3,709 sq.ft.	4,010 sq.ft.	301 sq.ft.

MAX. PERMITTED FAR = .2725 of lot or 3,183 sq.ft.
* BASEMENT & GARAGE EXCLUDED FROM FAR CALC.

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Project Title

ADDITION TO EDWARDS RESIDENCE

24 BARNEY PARK
IRVINGTON, N.Y. 10533

PROPOSED BASEMENT AND ATTIC PLANS

Scale 1/4" = 1'-0"



Revised 01/19/21
Revised 03/22/21

Date 11/30/20

Drawing By W.P.W.

Drawing No.

A-103

LEGEND :

- 1. SLATE ROOFING SHINGLES TO MATCH EXISTING OVER 15 LB. BUILD FELT W/ ICE & WATER SHIELD 6' UP FROM ALL EAVES & AT ALL HIP AND VALLEYS.
- 2. METAL FLASHING AS REQUIRED.
- 3. METAL FLASHING AS REQUIRED.
- 4. 1 x 8 +/- PRIMED CEDAR FASCIA AND RAKES WITH SOLID CROWN RAKE MOLDING TO MATCH EXISTING.
- 5. 1/2" BEADED A.C. PLYWOOD SOFFITS TO MATCH EXISTING.
- 6. CEDAR CLAPBOARD SIDING WITH 8" +/- EXPOSURE IN COLOR TO MATCH EXISTING (PRIMED PAINT GRADE)
- 7. 5/4" x (VARIES) PRIMED CEDAR WINDOW AND DOOR TRIM TO MATCH EXISTING. INSTALL NEW @ EXIST. WINDOWS AND DOORS TO BE REPLACED
- 8. 1/2" M.D.O. PLY-WOOD PANELS W/ PANEL MOLDING AS RE'D. AND 5/4" x () PRIMED CEDAR TRIM AS PER ELEVATIONS
- 9. 5/4" x 8" PRIMED CEDAR FRIEZE BOARD TRIM W/ MOLD, TO MATCH EXIST..
- 10. DRY-LAYED FLAGSTONE PATIO (RANDOM SIZES) AS SELECTED BY OWNER. SEE DETAIL SHEET A-100
- 11. CEMENT PAVING @ ALL EXPOSED CONC. FOUNDATION.
- 12. 4' WIDE x 3' DEEP STANDING SEAM DOOR AWNING (PEWTER)

PROPOSED EXTERIOR MATERIALS & COLOR SCHEME			
ITEM	NAME	TYPE	COLOR
SIDING	CLAPBOARD	CEDAR CLAPBOARD W/ 8" EXPOSURE	WHITE - TO MATCH EXISTING
WINDOWS	ANDERSEN	WOOD CLAD DOUBLE HUNG & CASE	WHITE - TO MATCH EXISTING
TRIM	PRIMED CEDAR	1 x () & 5/4 x () AS PER ELEV.	WHITE - TO MATCH EXISTING
DOORS	MUDROOM DR	THERMATRU FIBER CLASSIC OAK	GRAY - TO MATCH EXISTING
ROOFING	SLATE	SLATE SHINGLES	MULTI COLOR- MATCH EXISTING
ROOFING-2	METAL	STANDING SEAM	PEWTER
GUTTERS	1/2 ROUND	METAL GUTTERS & LEADERS	TO MATCH EXISTING
PATIO	FLAGSTONE	DRY Laid FLAGSTONE RANDOM SIZE	MULTI COLOR- GRAY, BLUE, GREEN.

- GENERAL NOTES:
- IT IS THE INTENTION OF THESE DRAWINGS TO REQUIRE THAT NEW EXTERIOR MATERIALS. METHODS AND DETAILS MATCH EXISTING TO THE GREATEST EXTENT POSSIBLE. NOTIFY OWNER & ARCHITECT IF EXACT MATCHING CAN NOT BE ACHIEVED.
 - ALL CEDAR SIDING TO BE SUPPLIED AS PRIMED PAINT GRADE.
 - ALL EXTERIOR TRIM TO BE PRIMED CEDAR OR "AZEK" APPROVED EQUAL (PAINTED)
 - PROVIDE OWNER W/ SAMPLES OF SLATE ROOFING METAL ROOF, SIDING & FLAGSTONE PRIOR TO PURCHASE & INSTALLATION.
 - SEE SEPARATE DRAWINGS FOR DETAILS, MATERIALS, AND NOTES.
 - BACKFILL TO PROVIDE POSITIVE DRAINAGE AWAY FROM HOUSE. MAINTAIN A MIN. 8" EXPOSED FOUND. (TYPICAL)
 - REFER TO ELEVATIONS FOR WINDOW AND EXTERIOR DOOR SIMULATED DIVIDED LIGHT PATTERNS PRIOR TO ORDERING.
 - PROVIDE 5" +/- HALF ROUND METAL GUTTERS & LEADERS @ EAVES OF ALL NEW PITCHED ROOFS. CONNECT TO UNDERGROUND PIPING TO DRYWELLS. VERIFY LEADER LOCATION W/ OWNER.



WILLIAM P WITT ARCHITECTS

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Project Title

ADDITION TO
EDWARDS RESIDENCE

24 BARNEY PARK
IRVINGTON, N.Y. 10533

PROPOSED
FRONT & RIGHT
SIDE ELEVATIONS

Scale 1/4" = 1'-0"



Revised 03/22/21

Date 11/30/20

Drawing By W.P.W.

Drawing No.

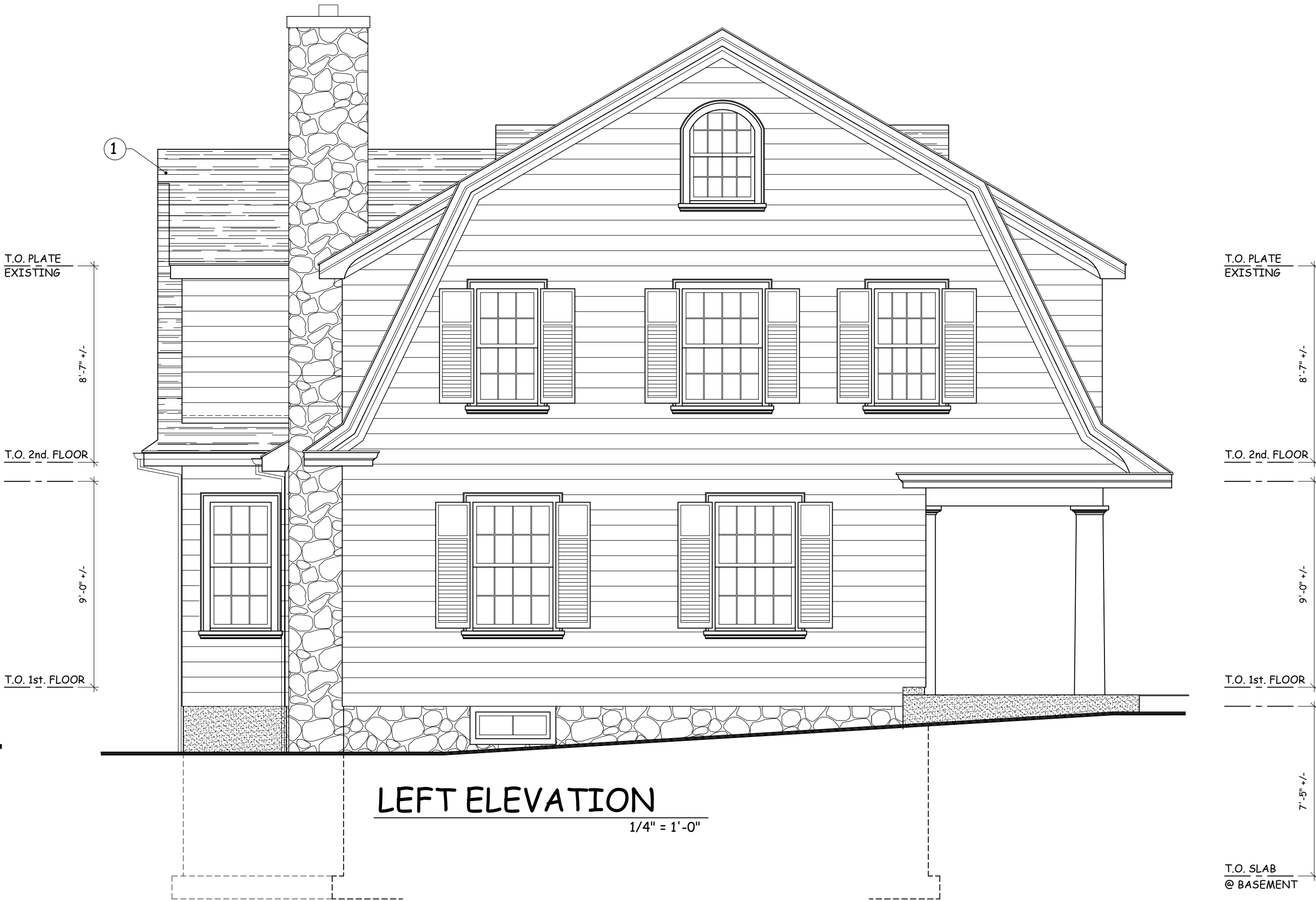
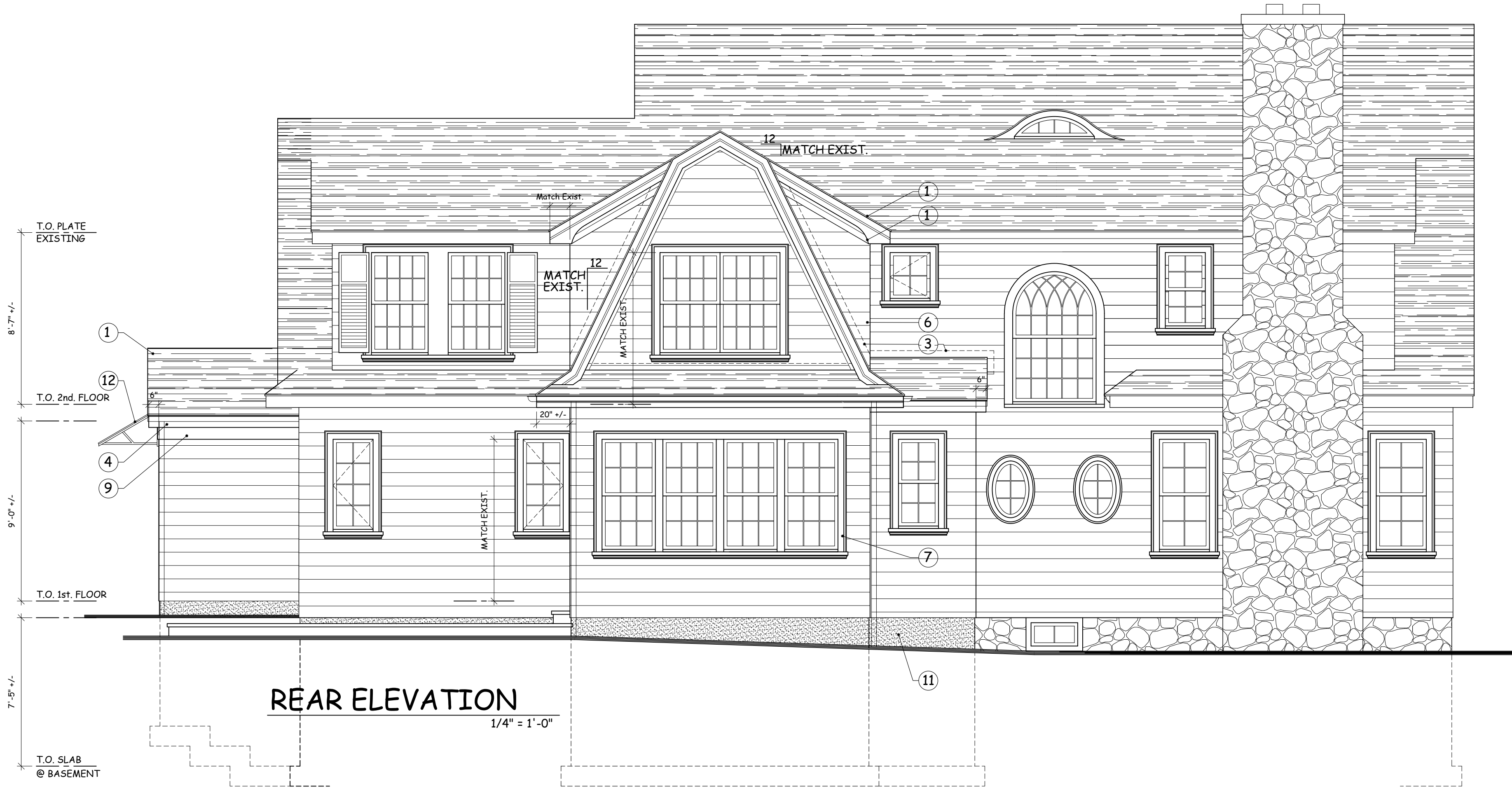
A-201

LEGEND :

1. SLATE ROOFING SHINGLES TO MATCH EXISTING OVER 15 LB. BUILD FELT W/ ICE & WATER SHIELD 6' UP FROM ALL EAVES & AT ALL HIPS AND VALLEYS.
2. METAL STANDING SEAM ROOFING
3. METAL FLASHING AS REQUIRED.
4. 1 x 8 +/- PRIMED CEDAR FASCIA AND RAKES WITH SOLID CROWN RAKE MOLDING TO MATCH EXISTING.
5. 1/2" BEADED A.C. PLYWOOD SOFFITS TO MATCH EXISTING.
6. CEDAR CLAPBOARD SIDING WITH 8" +/- EXPOSURE IN COLOR TO MATCH EXISTING (PRIMED PAINT GRADE)
7. 5/4" x (VARIES) PRIMED CEDAR WINDOW AND DOOR TRIM. TO MATCH EXISTING. INSTALL NEW @ EXIST. WINDOWS AND DOORS TO BE REPLACED
8. 1/2" M.D.O. PLY-WOOD PANELS W/ PANEL MOLDING AS RE'D. AND 5/4" x () PRIMED CEDAR TRIM AS PER ELEVATIONS
9. 5/4" x 8" PRIMED CEDAR FRIEZE BOARD TRIM W/ MOLD. TO MATCH EXIST..
10. DRY-LAYED FLAGSTONE PATIO (RANDOM SIZES) AS SELECTED BY OWNER. SEE DETAIL SHEET A-100
11. CEMENT PARGING @ ALL EXPOSED CONC. FOUNDATION.
12. 4' WIDE x 3' DEEP STANDING SEAM DOOR AWNING (PEWTER)

PROPOSED EXTERIOR MATERIALS & COLOR SCHEME			
ITEM	NAME	TYPE	COLOR
SIDING	CLAPBOARD	CEDAR CLAPBOARD W/ 8" EXPOSURE	WHITE - TO MATCH EXISTING
WINDOWS	ANDERSEN	WOOD CLAD DOUBLE HUNG & CASE	WHITE - TO MATCH EXISTING
TRIM	PRIMED CEDAR	1 x () & 5/4 x () AS PER ELEV.	WHITE - TO MATCH EXISTING
DOORS	MUDROOM DR	THERMATRU FIBER CLASSIC OAK	GRAY - TO MATCH EXISTING
ROOFING	SLATE	SLATE SHINGLES	MULTI COLOR- MATCH EXISTING
ROOFING-2	METAL	STANDING SEAM	PEWTER
GUTTERS	1/2 ROUND	METAL GUTTERS & LEADERS	NATURAL PATINA - MATCH EXISTING
PATIO	FLAGSTONE	DRY LAID FLAGSTONE RANDOM SIZE	MULTI COLOR- GRAY, BLUE, GREEN.

- GENERAL NOTES:
1. IT IS THE INTENTION OF THESE DRAWINGS TO REQUIRE THAT NEW EXTERIOR MATERIALS, METHODS AND DETAILS MATCH EXISTING TO THE GREATEST EXTENT POSSIBLE. NOTIFY OWNER & ARCHITECT IF EXACT MATCHING CAN NOT BE ACHIEVED.
 2. ALL CEDAR SIDING TO BE SUPPLIED AS PRIMED PAINT GRADE.
 3. ALL EXTERIOR TRIM TO BE PRIMED CEDAR OR "AZEK" APPROVED EQUAL (PAINTED)
 4. PROVIDE OWNER W/ SAMPLES OF SLATE ROOFING METAL ROOF, SIDING & FLAGSTONE PRIOR TO PURCHASE & INSTALLATION.
 5. SEE SEPARATE DRAWINGS FOR DETAILS, MATERIALS, AND NOTES.
 6. BACKFILL TO PROVIDE POSITIVE DRAINAGE AWAY FROM HOUSE. MAINTAIN A MIN. 8" EXPOSED FOUND. (TYPICAL)
 7. REFER TO ELEVATIONS FOR WINDOW AND EXTERIOR DOOR SIMULATED DIVIDED LIGHT PATTERNS PRIOR TO ORDERING.
 8. PROVIDE 5" +/- HALF ROUND GUTTERS & LEADERS @ EAVES OF ALL NEW PITCHED ROOFS. CONNECT TO UNDERGROUND PIPING TO DRYWELLS. VERIFY LEADER LOCATION W/ OWNER.



WILLIAM P WITT ARCHITECTS

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914-276-0225 Bwittarch@gmail.com

Project Title

ADDITION TO
EDWARDS RESIDENCE

24 BARNEY PARK
IRVINGTON, N.Y. 10533

PROPOSED
REAR & LEFT
SIDE ELEVATIONS

Scale 1/4" = 1'-0"



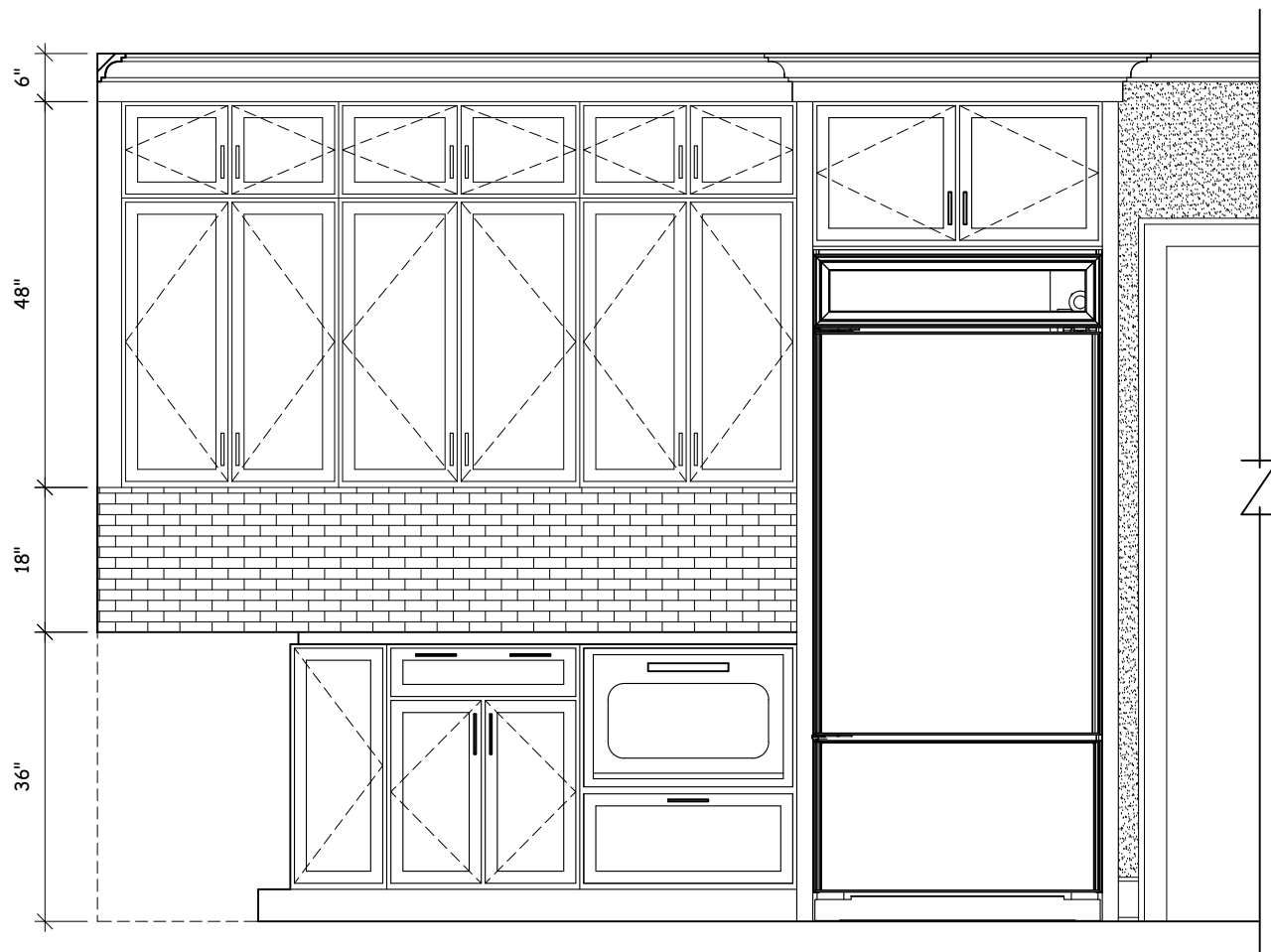
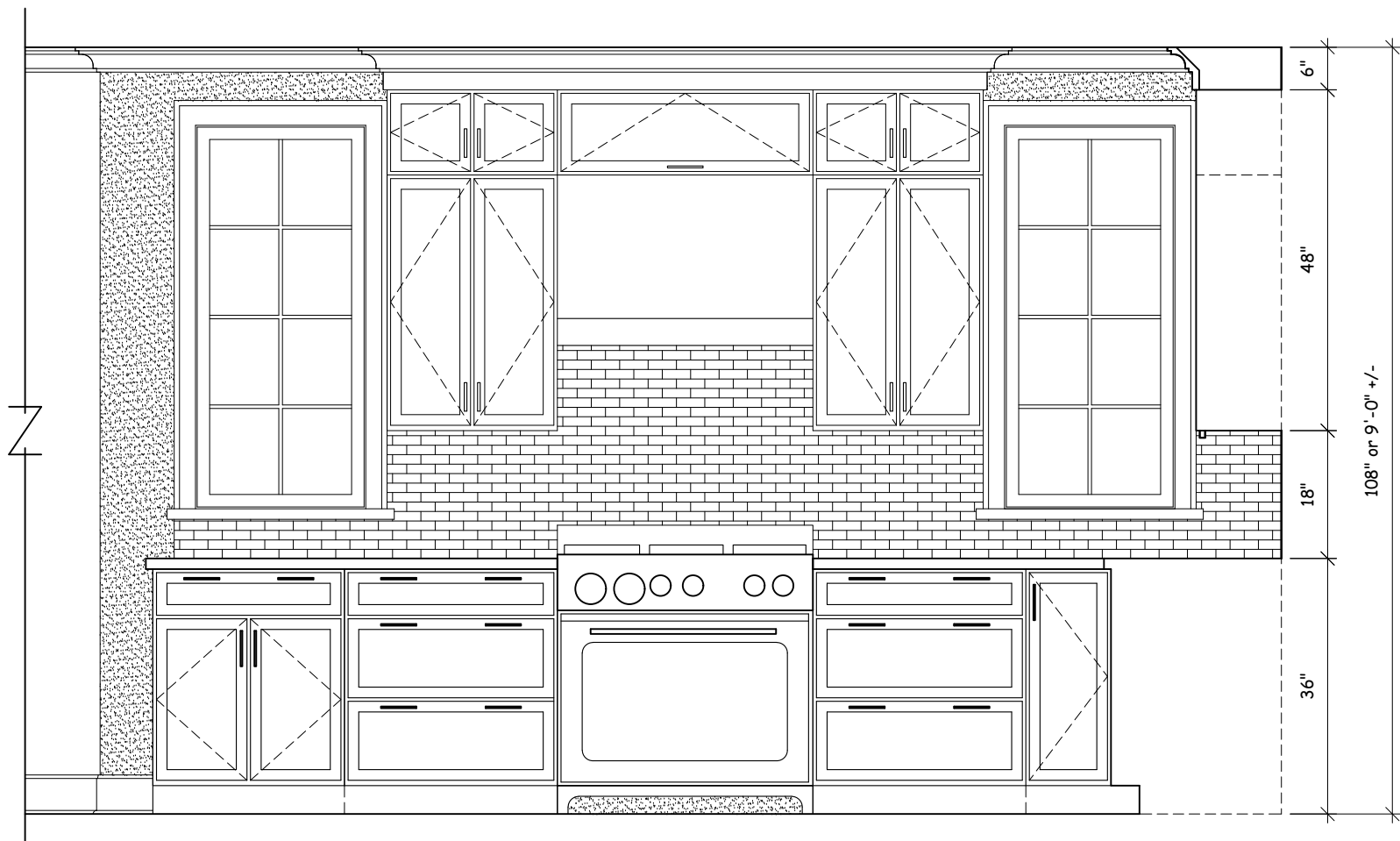
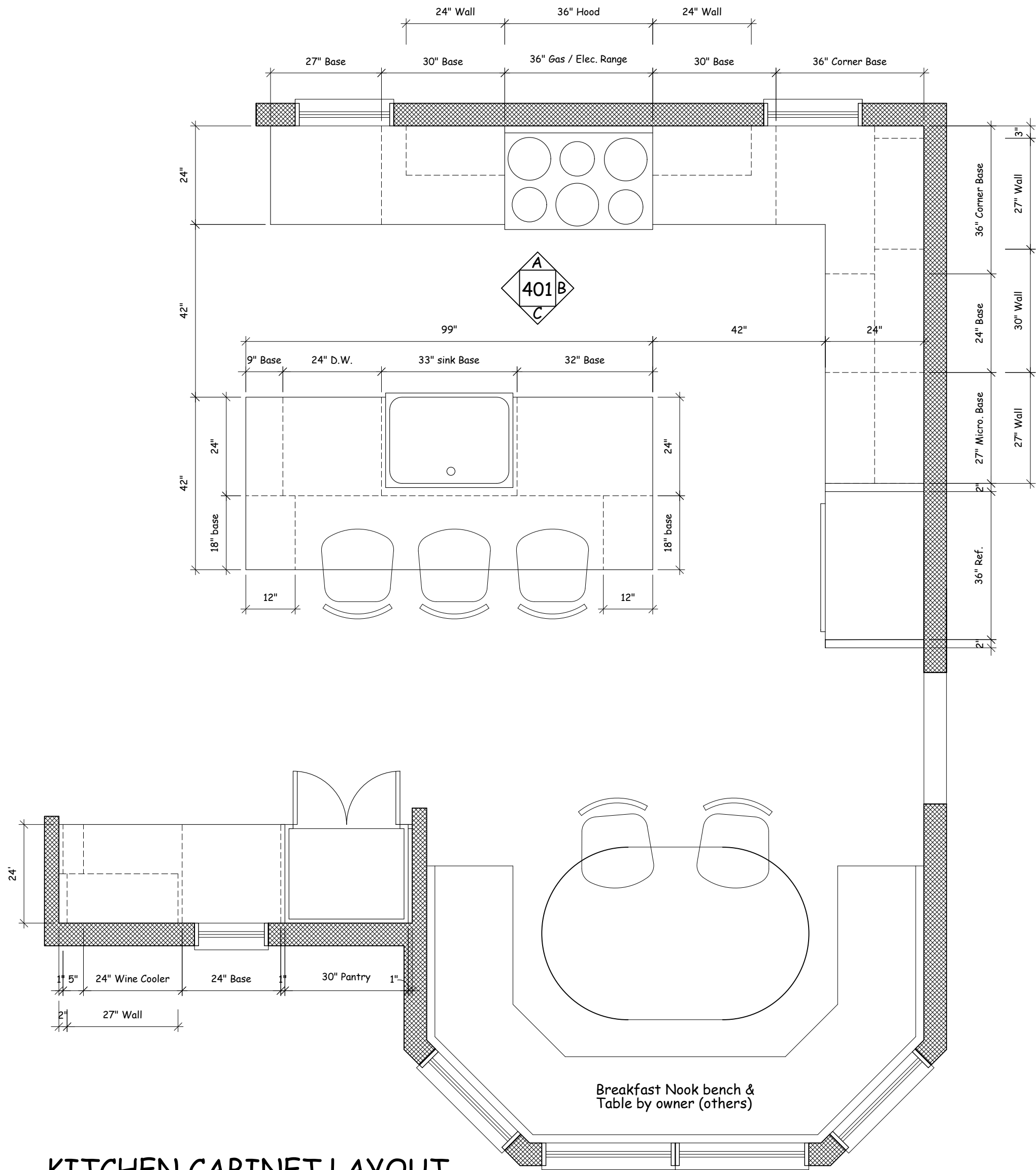
Revised 03/22/21

Date 11/30/20

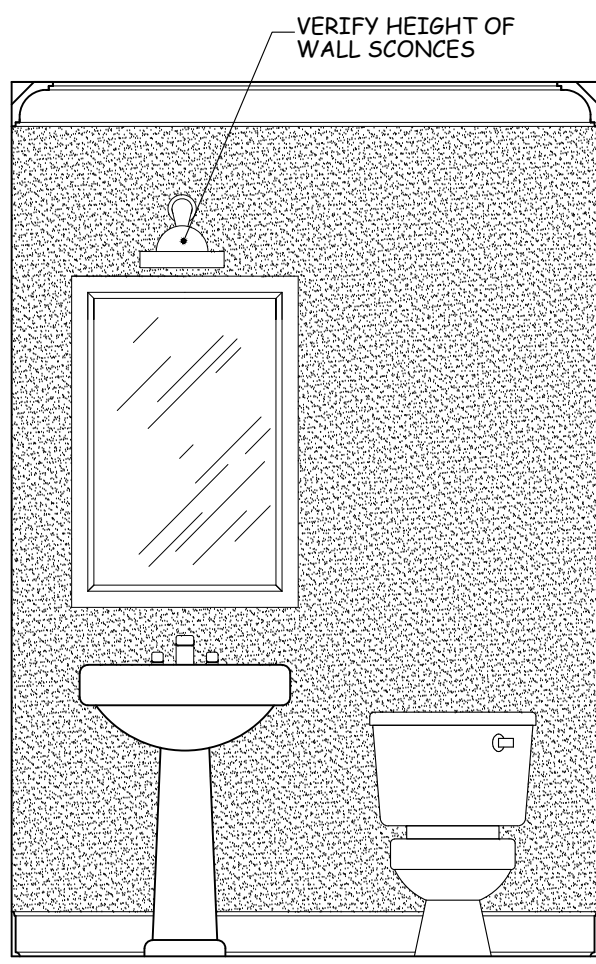
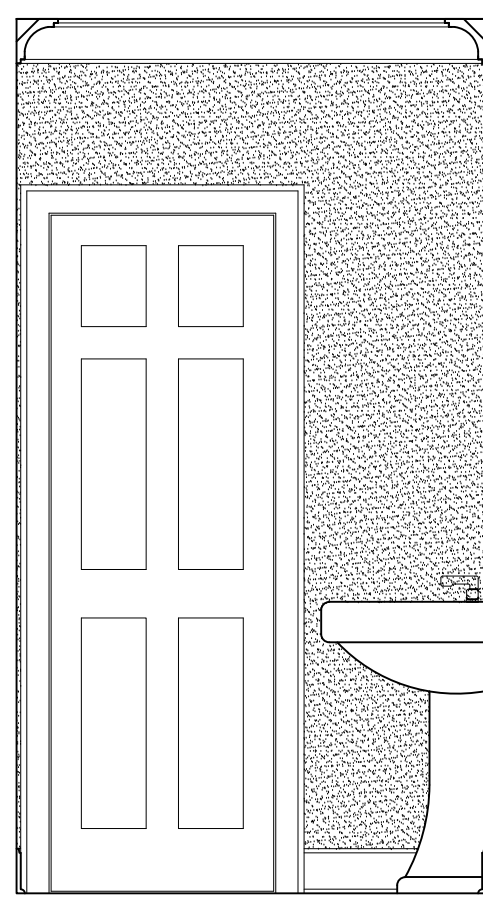
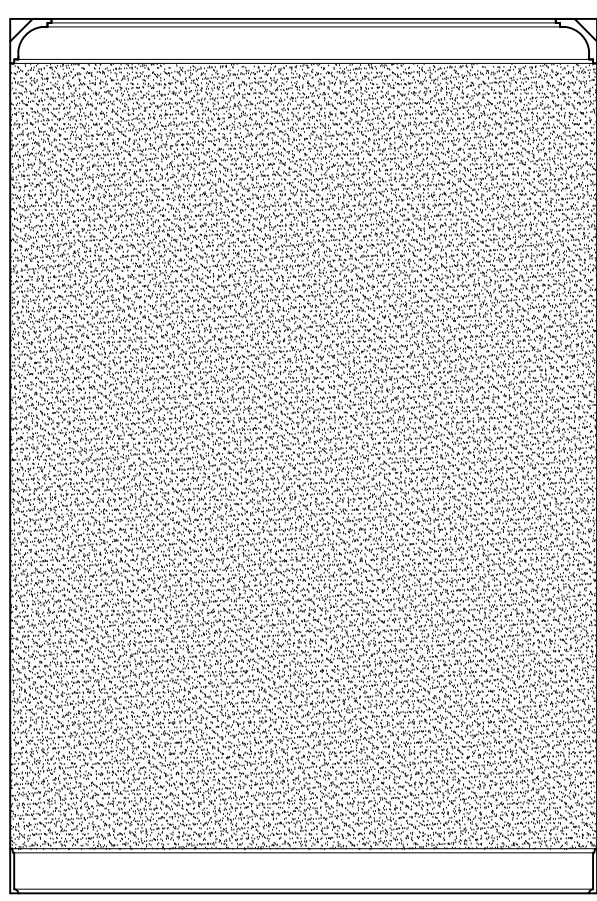
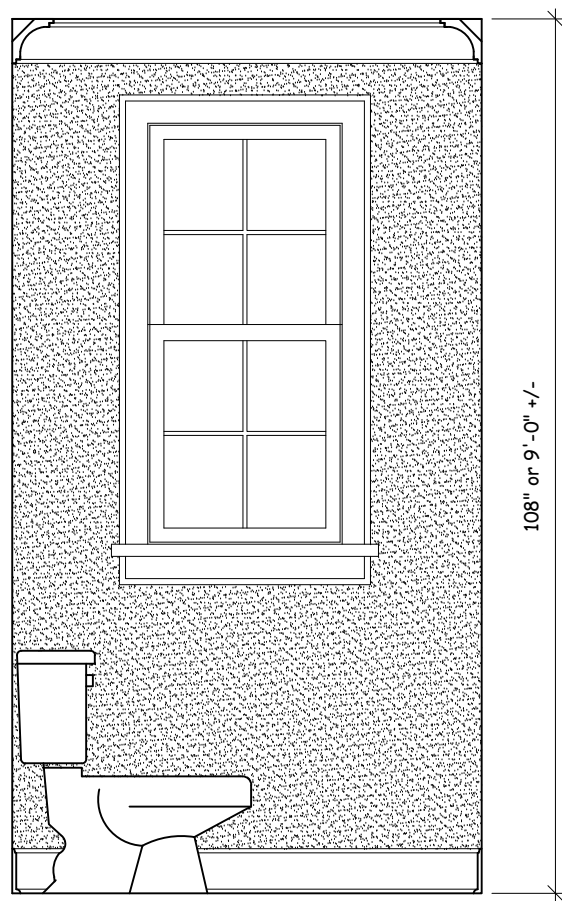
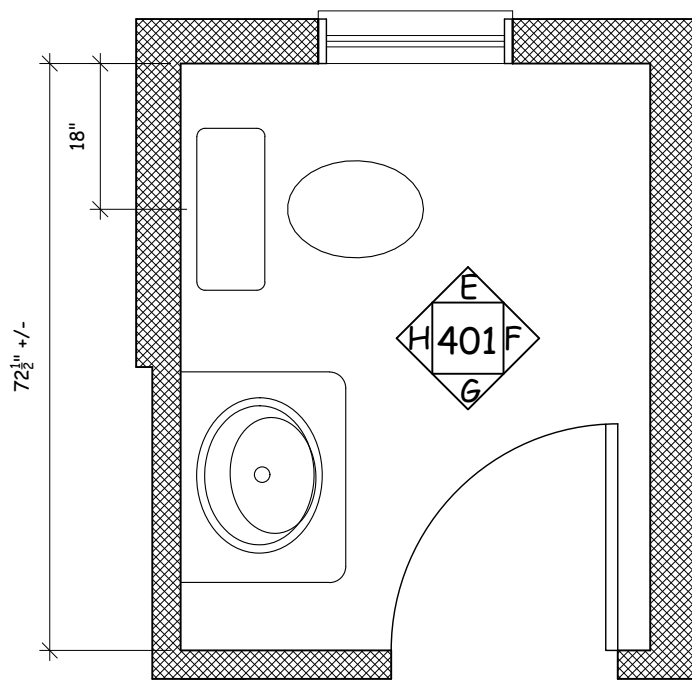
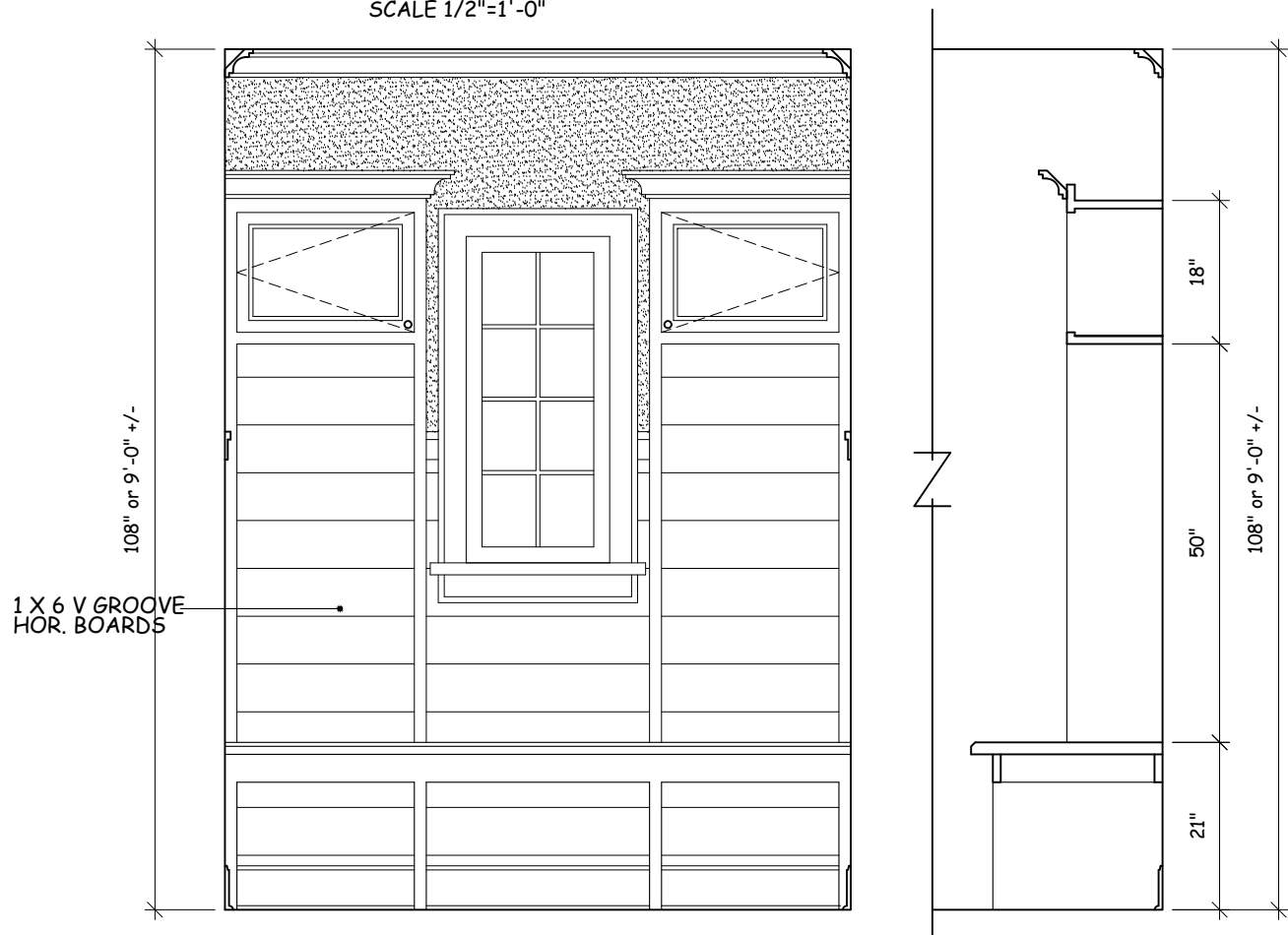
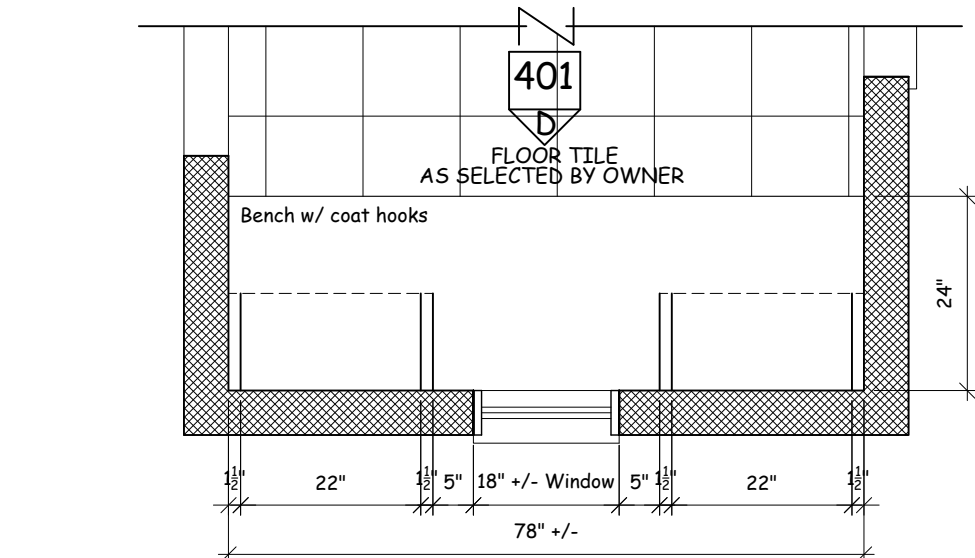
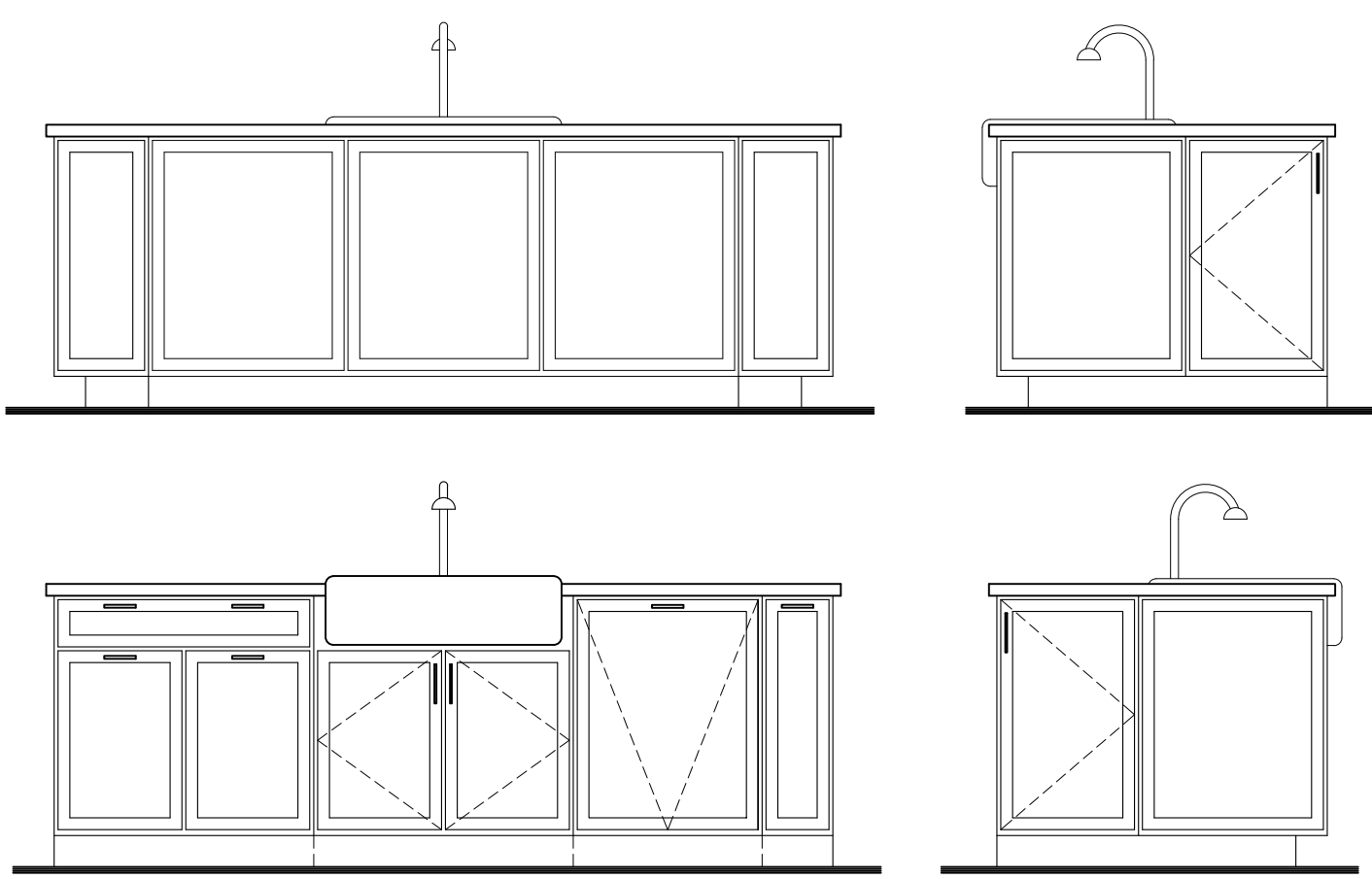
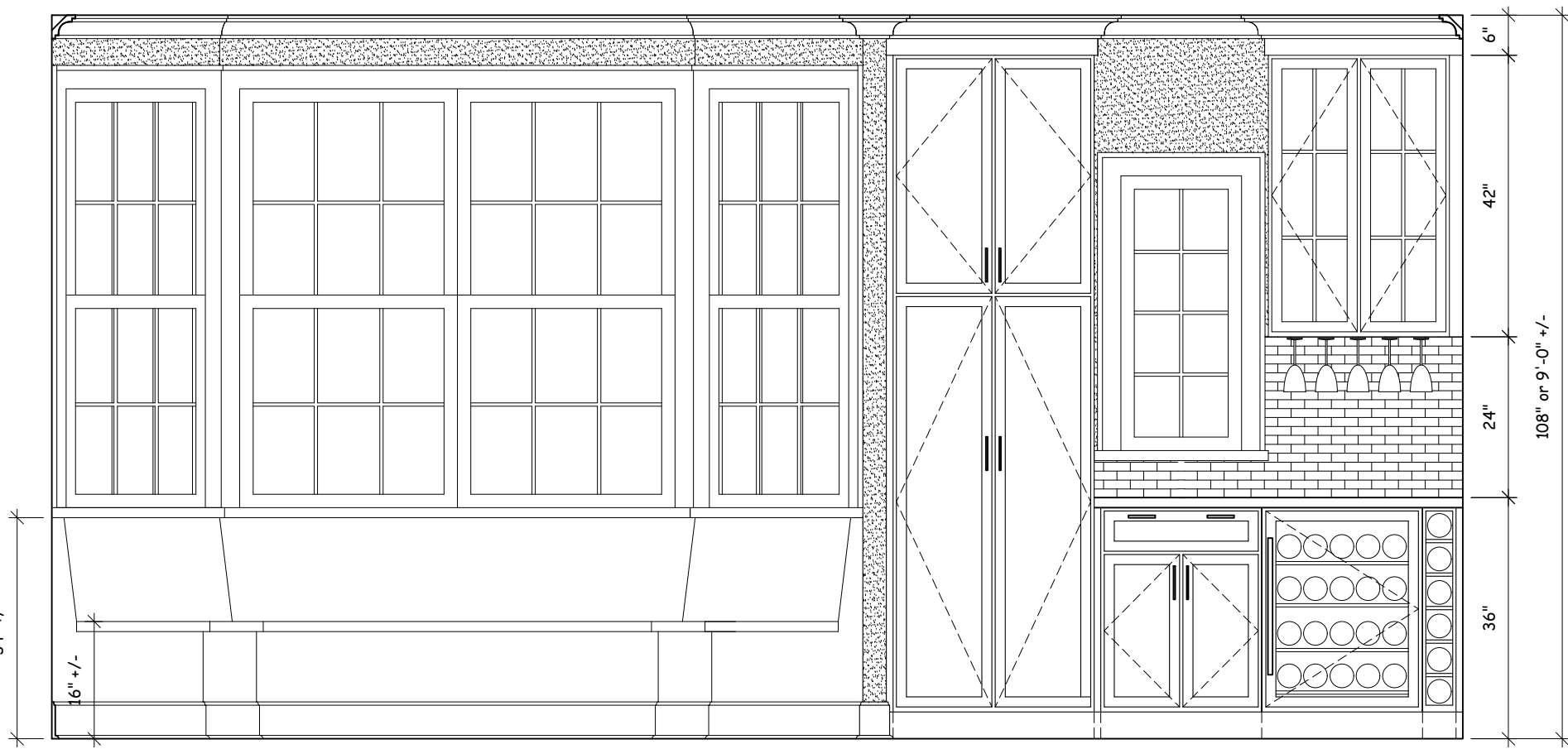
Drawing By W.P.W.

Drawing No.

A-202



- KITCHEN NOTES:**
1. VERIFY FINAL KITCHEN LAYOUT, APPLIANCES AND PLUMBING FIXTURE LOCATIONS W/ OWNER PRIOR TO ROUGH IN.
 2. CABINET MFR., COUNTER TOP MATERIAL, AND TILE BACK SPLASH TO BE DET. VERIFY W/ OWNER.
 3. INTERIOR TRIM TO BE AS INDICATED OR AS DETAILED ON DRAWINGS
 4. VENT EXHAUST FROM RANGE HOOD THROUGH CEILING OR WALL TO EXTERIOR AS REQ'D.
 5. KITCHEN FLOOR MATERIAL TO BE WOOD STRIP FLOORING AS SELECTED BY OWNER
 6. ALL BASE AND WALL CABINETS WITH EXPOSED SIDES TO BE SUPPLIED WITH FINISHED END PANELS (DOORS)
 7. KITCHEN CABINETS MANUFACTURER TO VERIFY ALL DIMENSIONS AND FIELD CONDITIONS WITH CONTRACTOR PRIOR TO PLACING CABINET ORDER.
 8. PROVIDE ELECTRICAL, WATER, DRAINS AND GAS AS REQUIRED VERIFY SPECS W/ OWNER & MFR.



WILLIAM P WITT ARCHITECTS

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Project Title
**ADDITION TO
EDWARDS RESIDENCE**
24 BARNEY PARK
IRVINGTON, N.Y. 10533

**PROPOSED
INTERIOR
ELEVATIONS**

Scale **1/2" = 1'-0"**



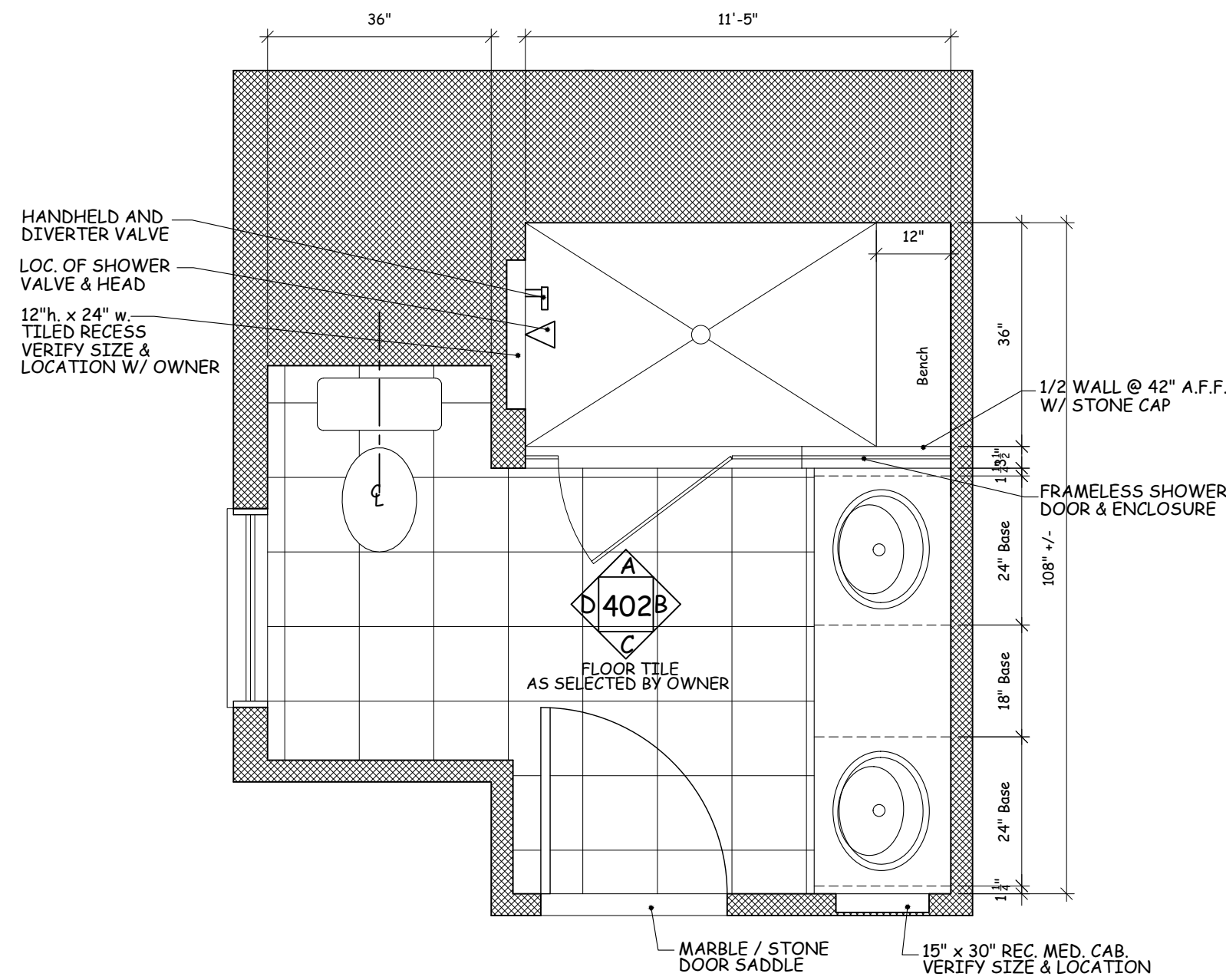
Revised 03/22/21

Date **11/17/20**

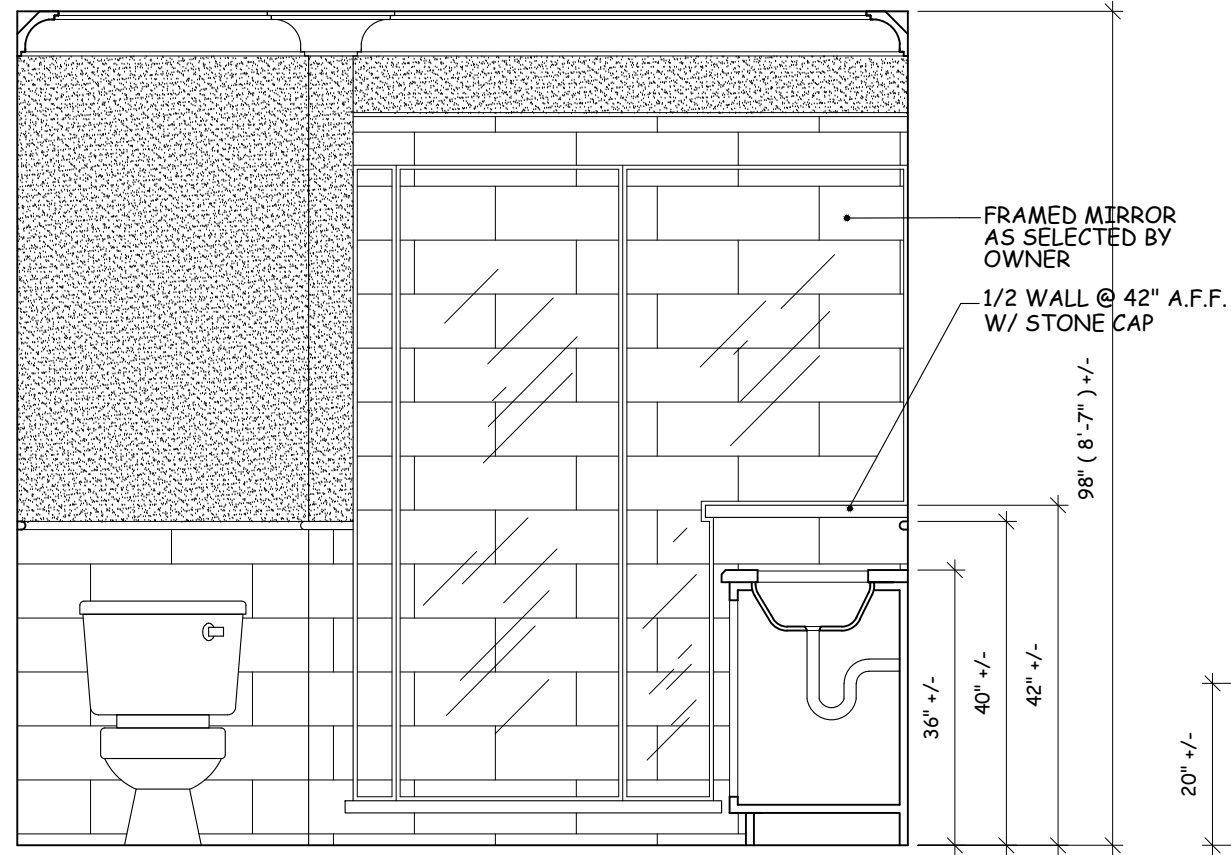
Drawing By **A.O.**

Drawing No.

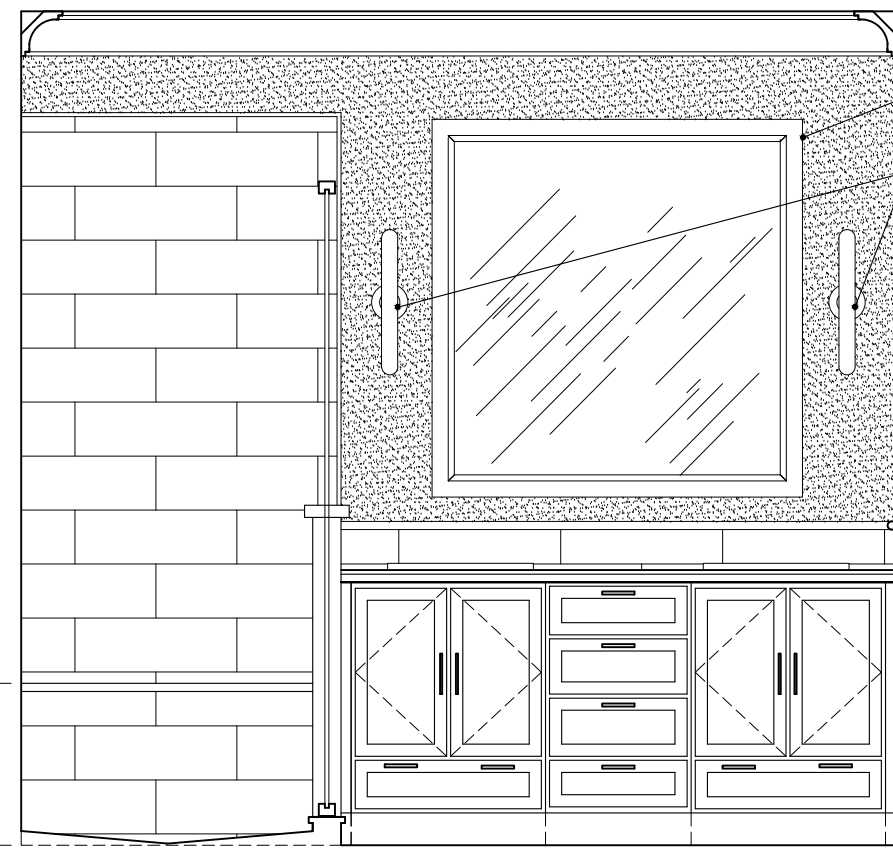
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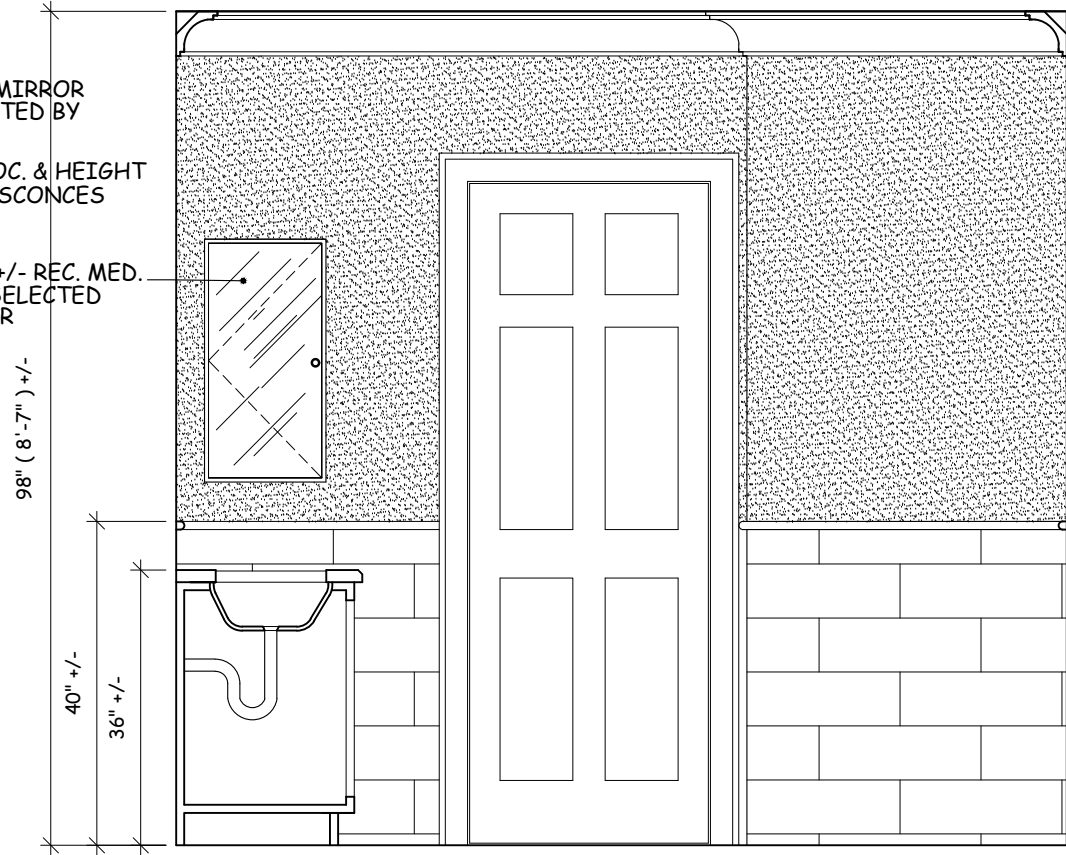
MASTER BATHROOM
SCALE 1/2"=1'-0"



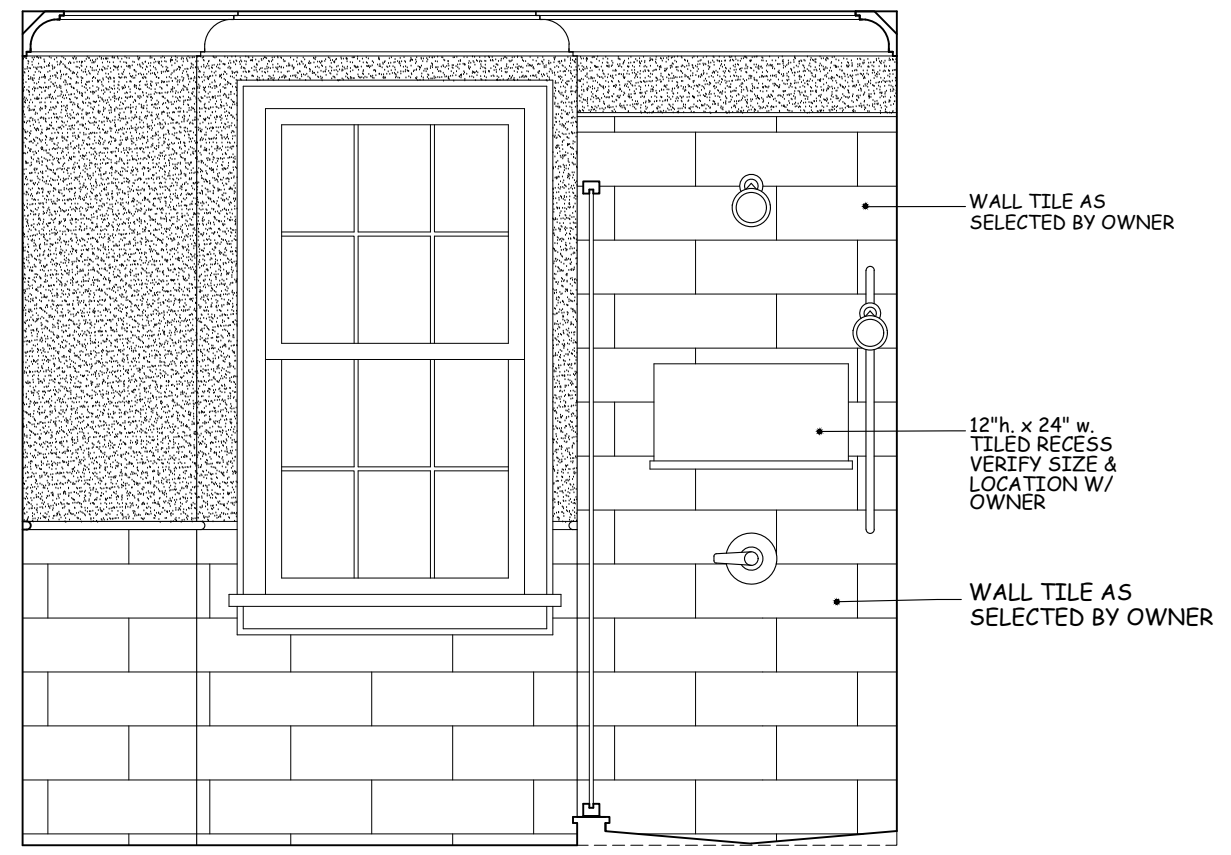
ELEVATION "A"
© MASTER BATHROOM



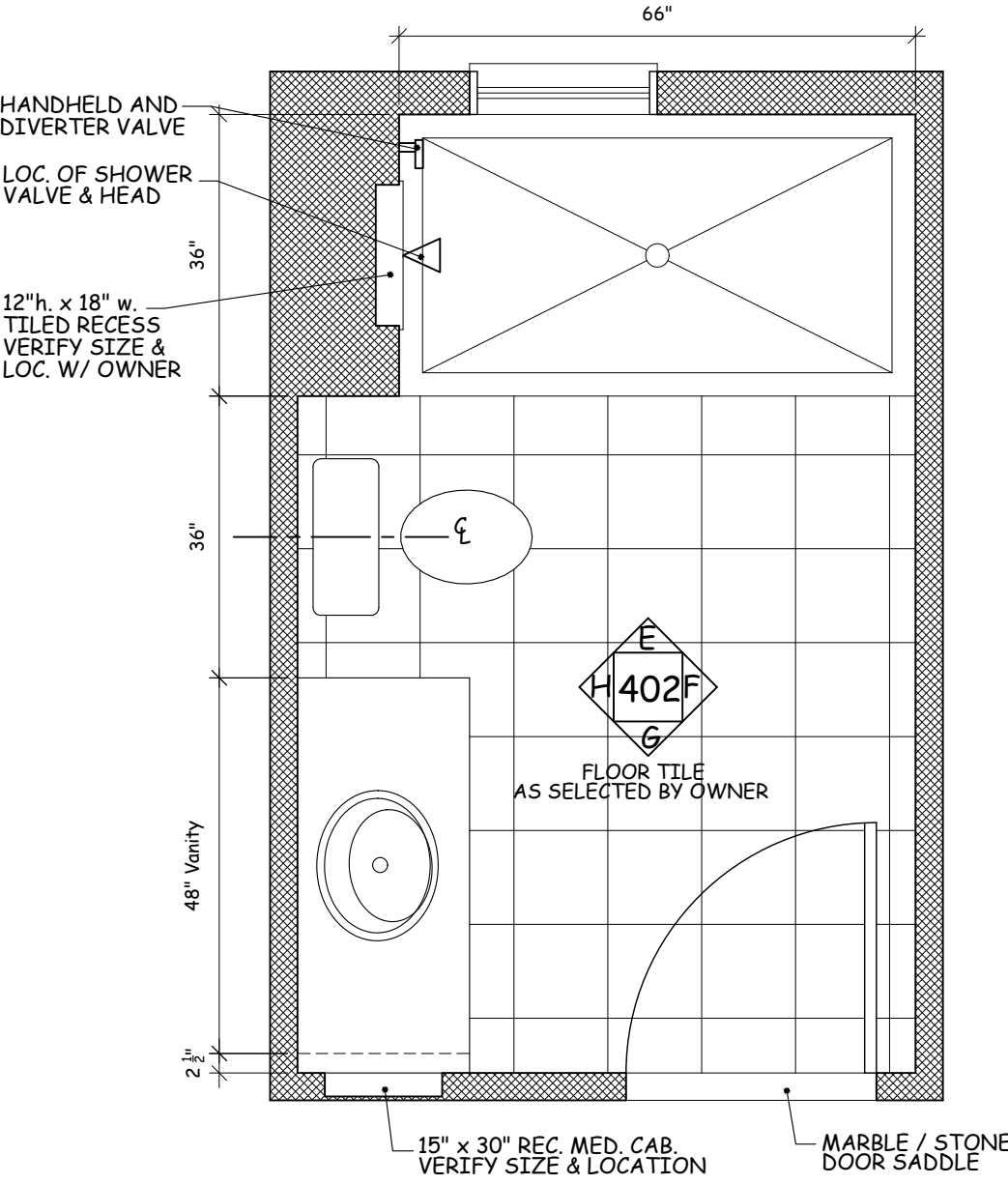
ELEVATION "B"
© MASTER BATHROOM



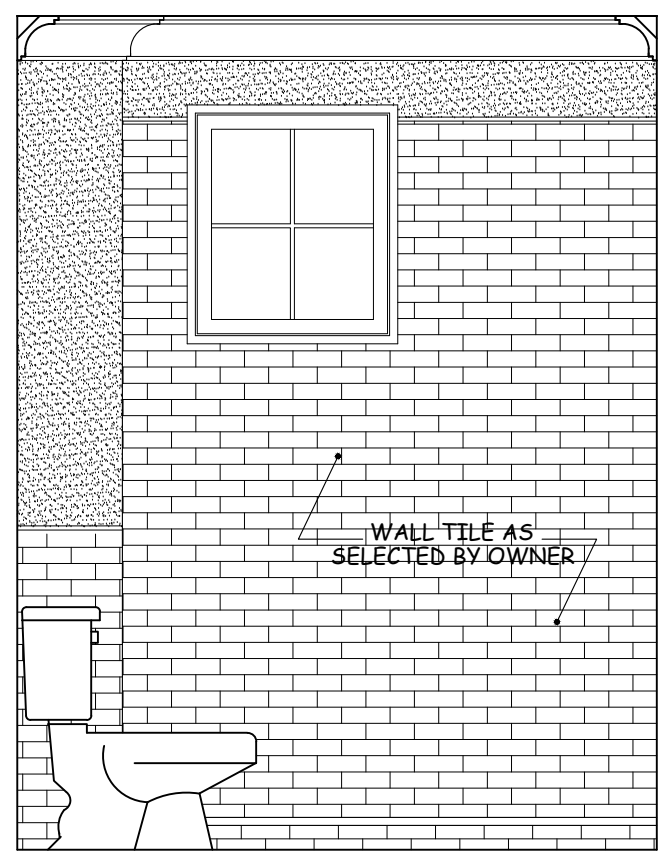
ELEVATION "C"
© MASTER BATHROOM



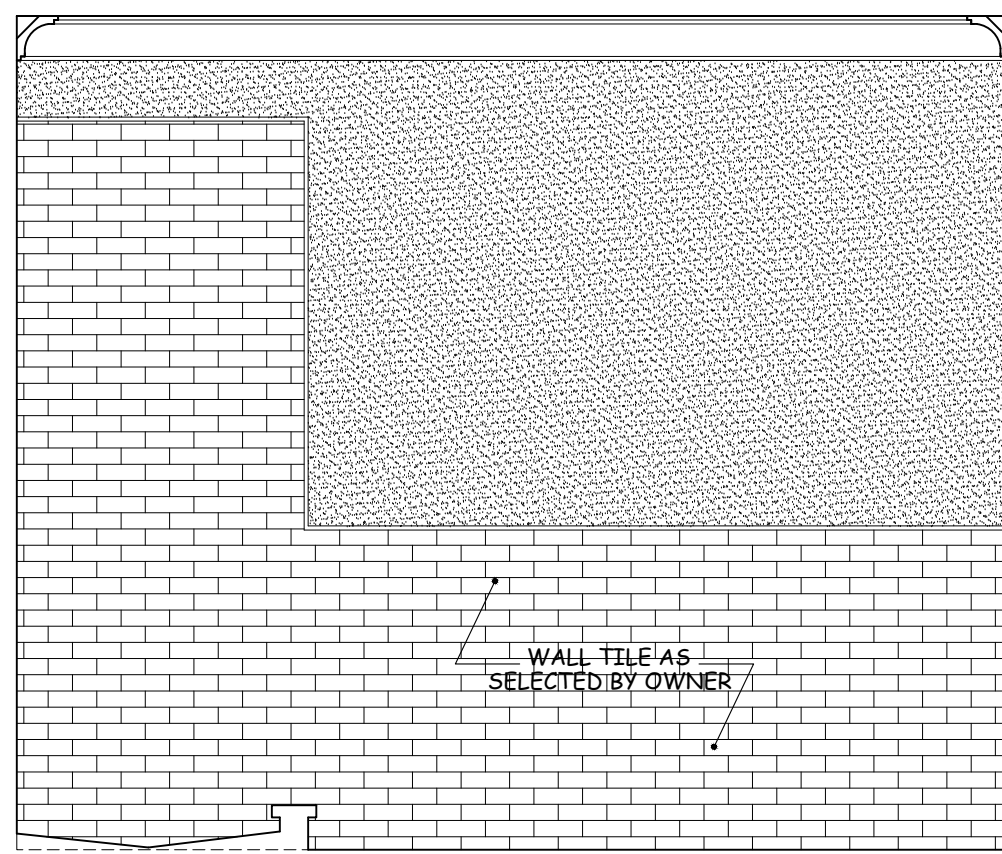
ELEVATION "D"
© MASTER BATHROOM



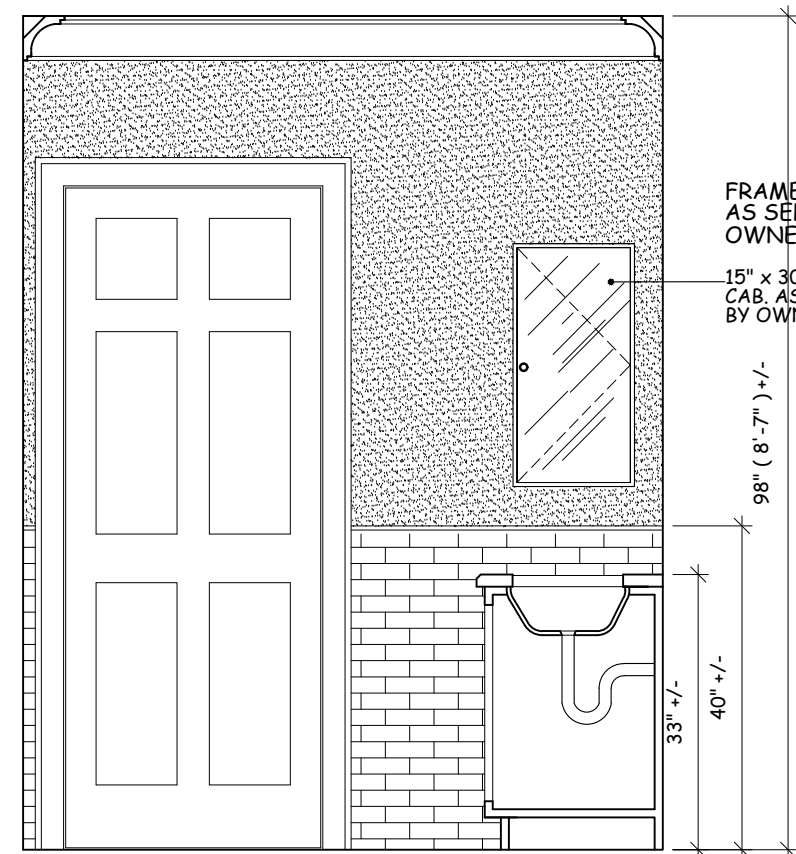
BATHROOM #2
SCALE 1/2"=1'-0"



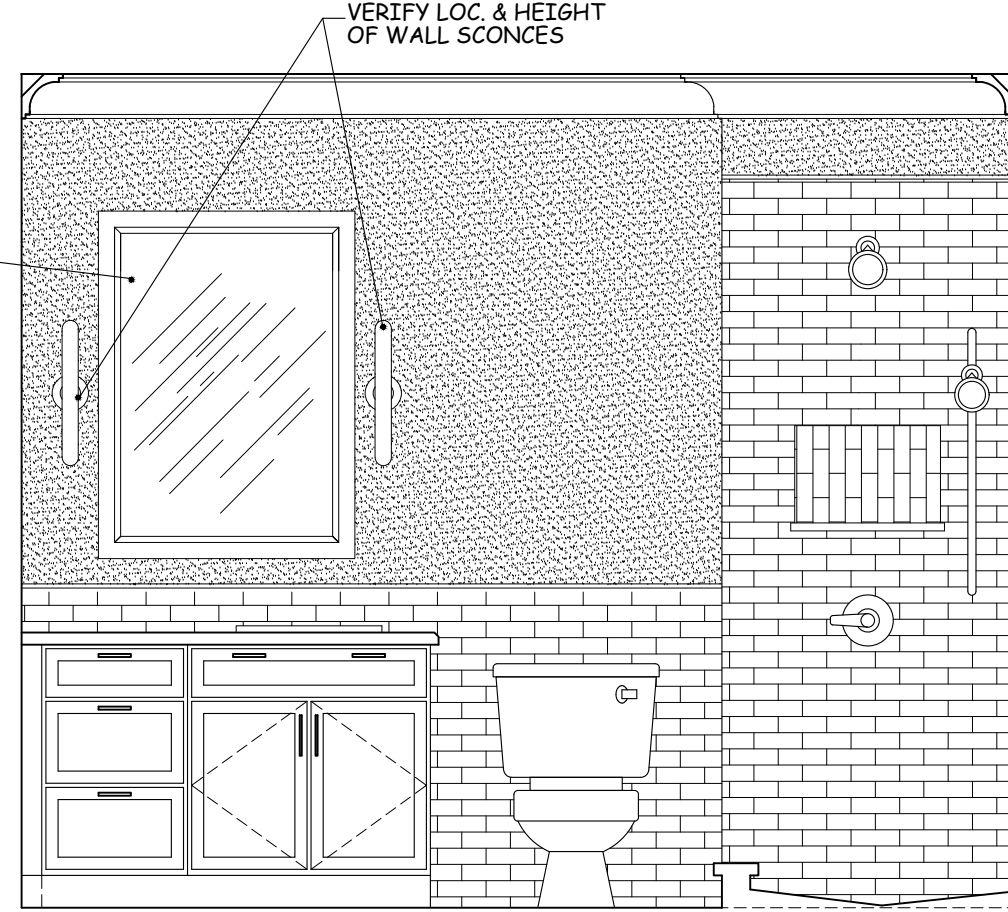
ELEVATION "E"
© BATHROOM #2



ELEVATION "F"
© BATHROOM #2

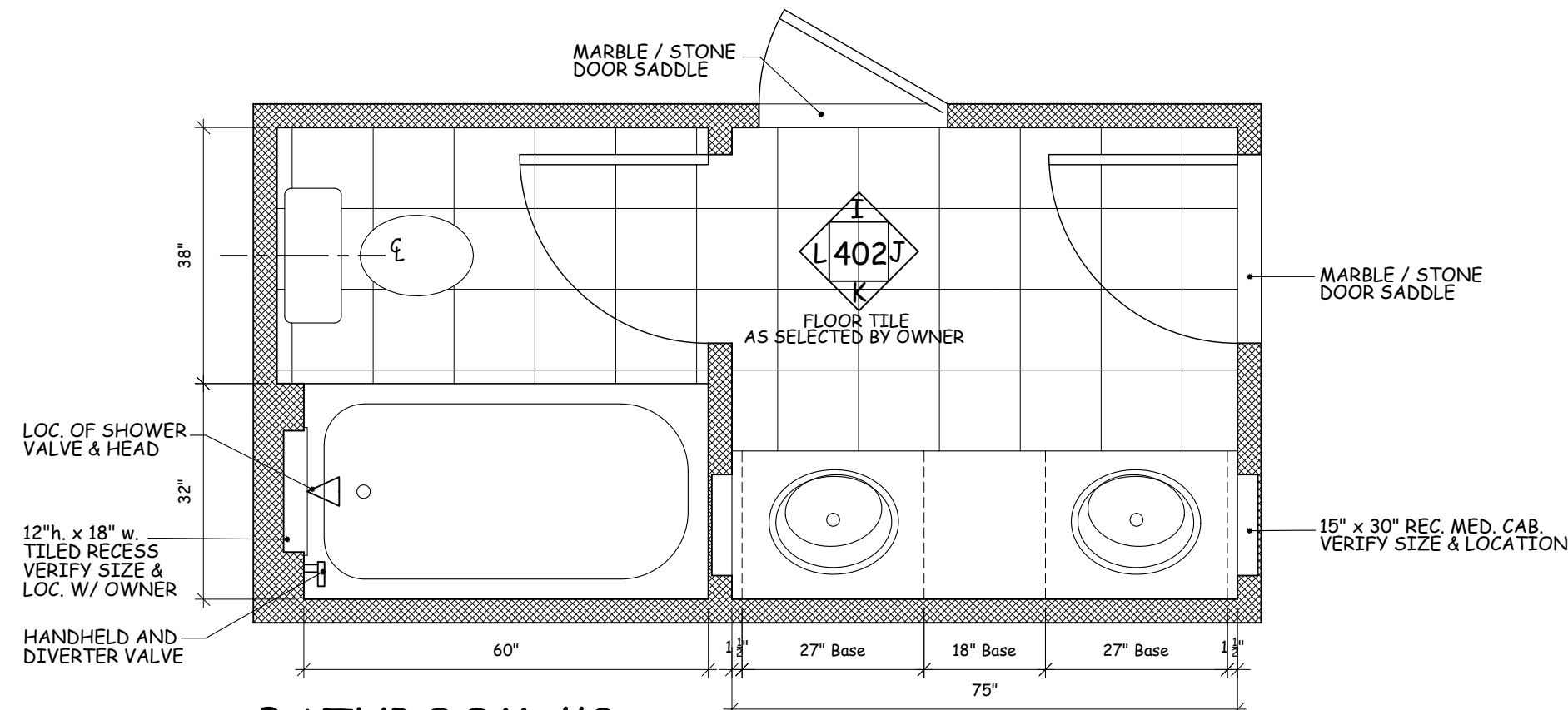


ELEVATION "G"
© BATHROOM #2

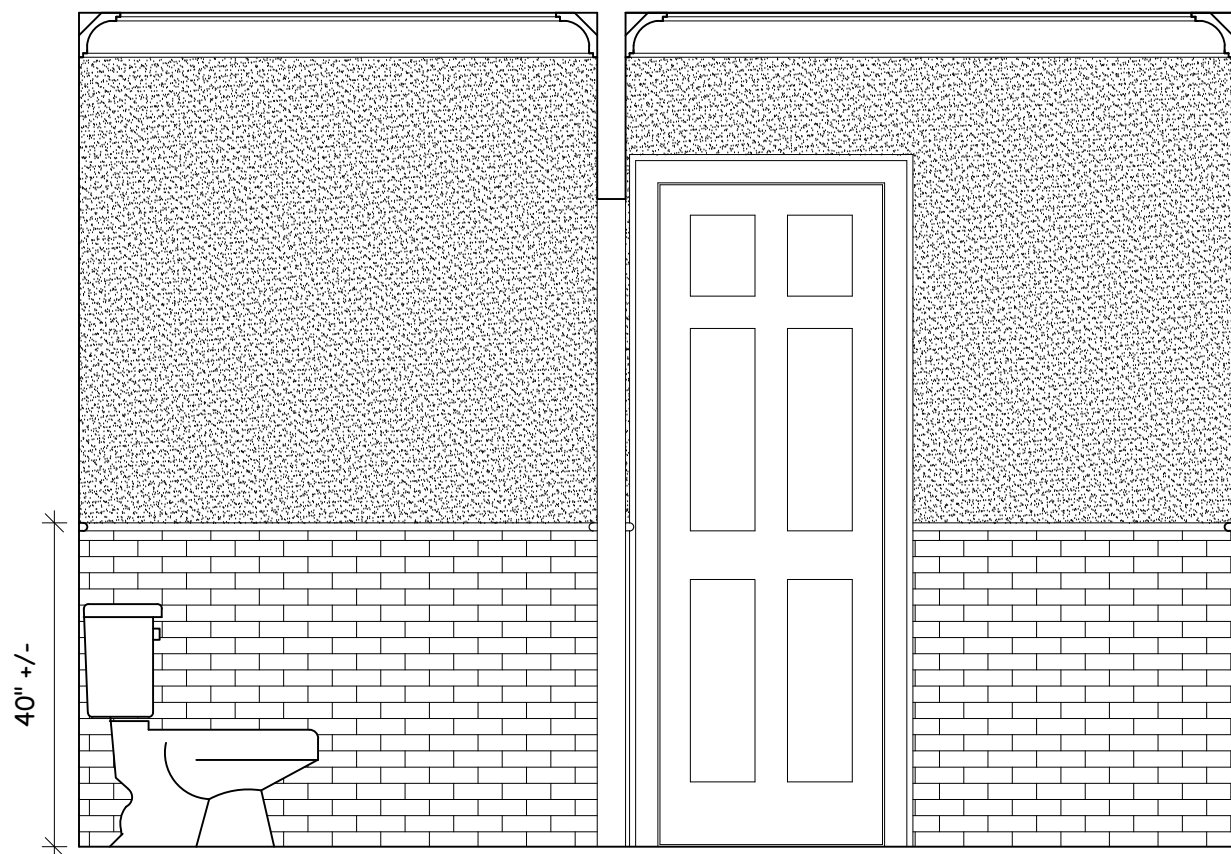


ELEVATION "H"
© BATHROOM #2

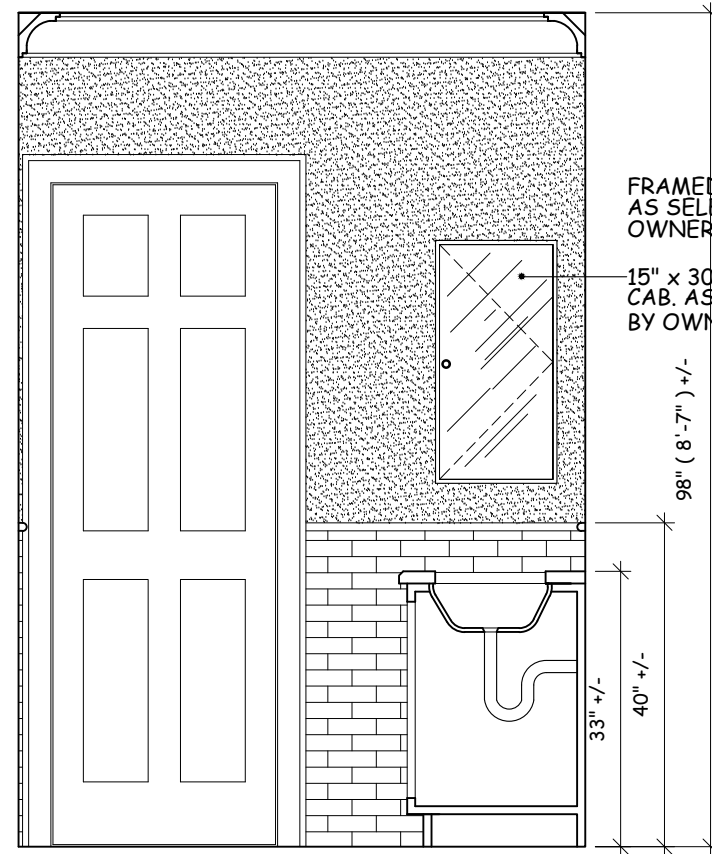
- BATHROOM NOTES:
1. ALL PLUMBING FIXTURES TO BE AS SELECTED BY OWNER
 2. ALL FLOOR AND WALL TILE OR STONE TO BE AS SELECTED BY OWNER
 3. INSTALL OWNER SUPPLIED BATH ACCESSORIES. VERIFY FINAL LOCATION
 4. VERIFY FINAL LOCATION AND SIZE OF PLUMBING FIXTURES AND VANITIES PRIOR TO ROUGH IN
 5. ALL BATHROOM VANITY TOPS TO BE MARBLE OR GRANITE AS SELECTED BY OWNER
 6. PLUMBER AND ELECTRICIAN TO COORDINATE FINAL FIXTURE LAYOUT & SIZES.
 7. VERIFY LOCATION OF ALL TUB & SHOWER VALVES W/ OWNER PRIOR TO ROUGH IN.
 8. PROVIDE ADDITIONAL BLOCKING IN WALLS FOR SHOWER ENCLOSURES & BATH ACCESSORIES.
 9. VENT BATHROOM EXHAUST FANS TO EXTERIOR AS PER MANUFACTURERS SPECIFICATIONS.
 10. DIMENSIONS ARE FROM FRAMING AND DO NOT ACCOUNT FOR WALL FINISHES OR FRAMING IMPERFECTIONS.



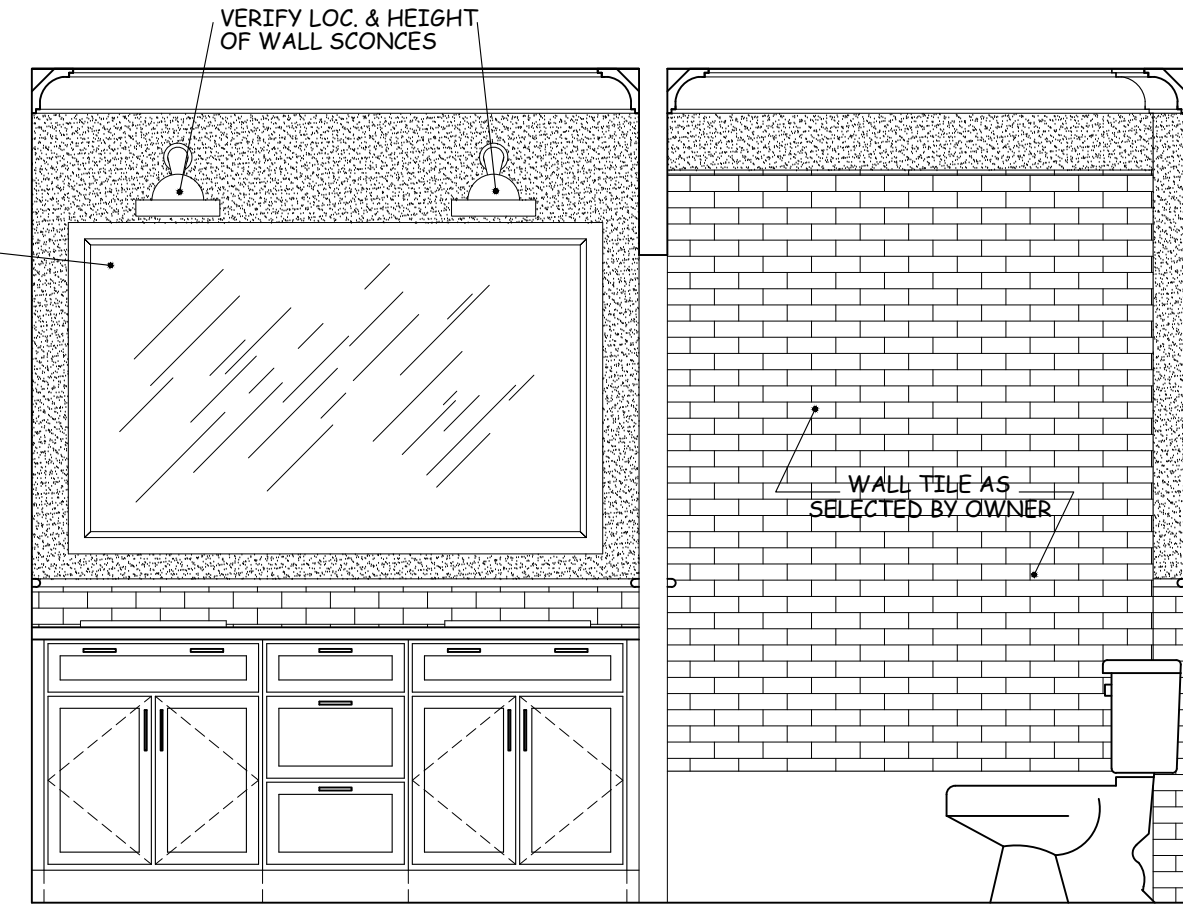
BATHROOM #3
SCALE 1/2"=1'-0"



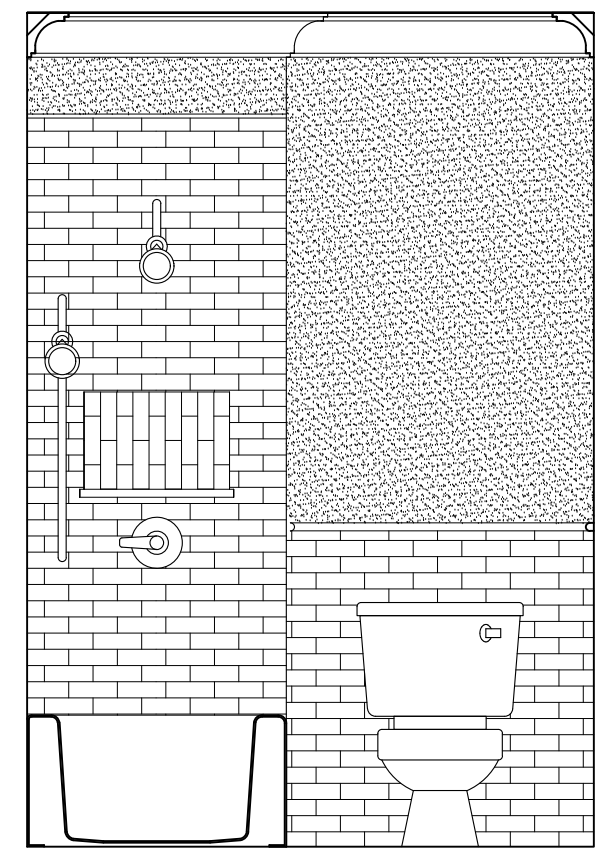
ELEVATION "I"
© BATHROOM #3



ELEVATION "J"
© BATHROOM #3



ELEVATION "K"
© BATHROOM #3



ELEVATION "L"
© BATHROOM #3

WILLIAM P WITT ARCHITECTS

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Project Title

ADDITION TO
EDWARDS RESIDENCE
24 BARNEY PARK
IRVINGTON, N.Y. 10533

PROPOSED
INTERIOR
ELEVATIONS

Scale 1/2" = 1'-0"



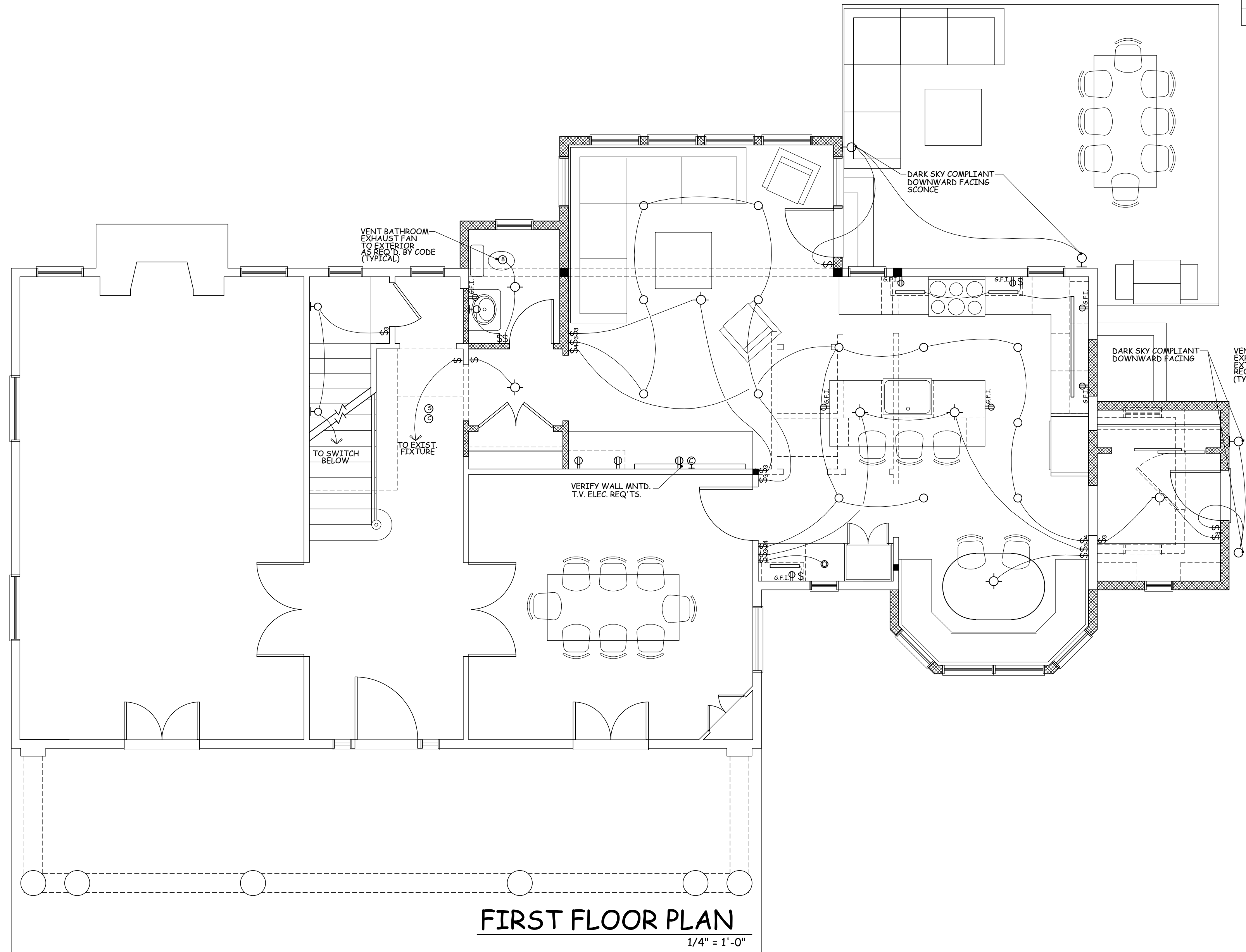
Revised 03/22/21

Date 11/17/20

Drawing By A.O.

Drawing No.

A-402



FIRST FLOOR PLAN
1/4" = 1'-0"

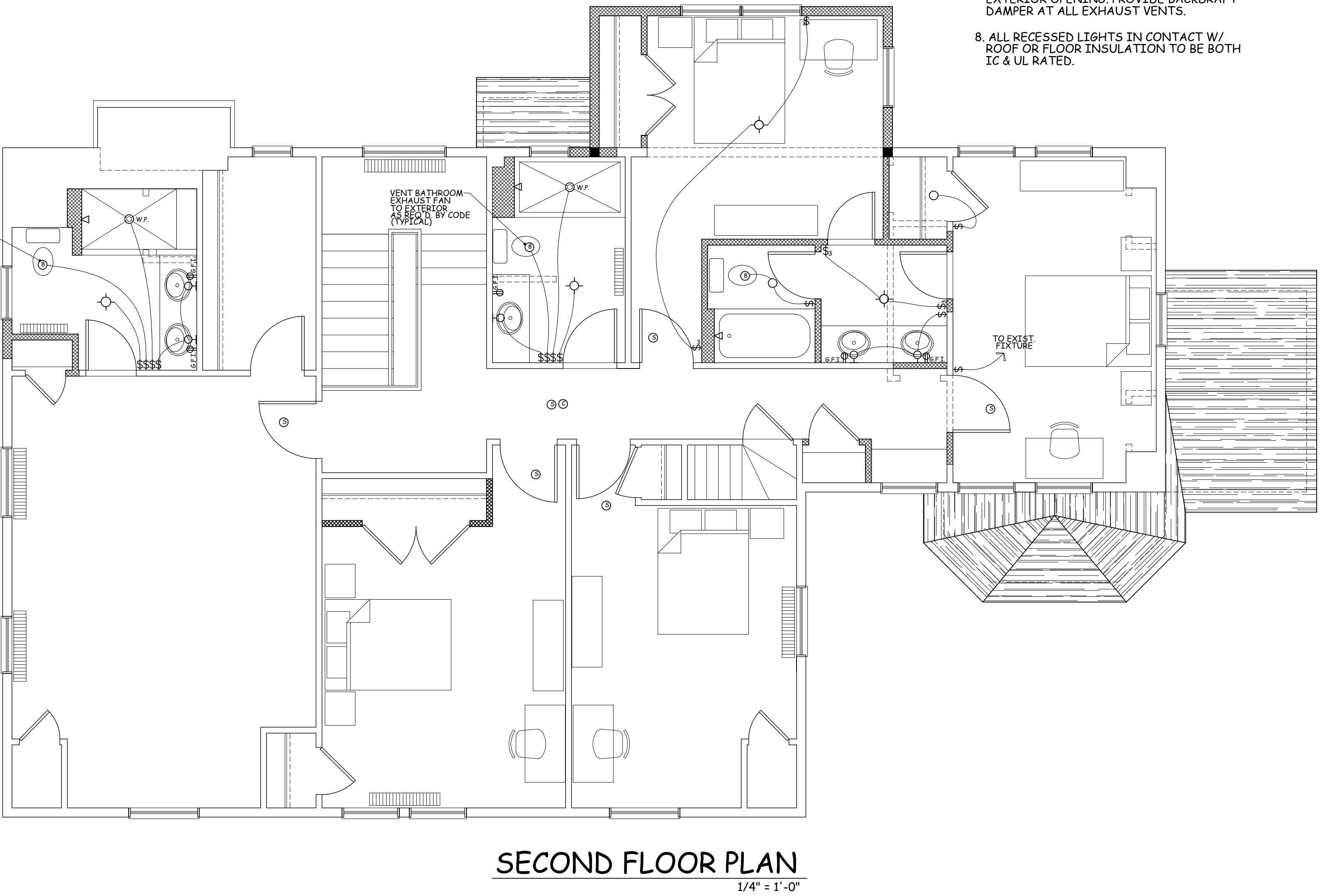
ELECTRIC SYMBOLS	
⦿	DUPLEX OUTLET
⦿	DUPLEX SPLIT OUTLET
⦿ W.P.	WATER PROOF RECEPTICAL
⦿ G.F.I.	G.F.I. RECEPTICAL
⦿ 220	220 VOLT RECEPTICAL
⦿	FLOOR OUTLET
⦿ CLG.	CEILING OUTLET
⦿	CABLE TV. OUTLET (RG6 QUAD) HOME RUN
⦿	TELEPHONE OUTLET (CAT 5E) HOME RUN
⦿	SURFACE MOUNTED LIGHT FIXTURE
⦿	4" RECESSED LIGHT W/ LED BULB & TRIM
⦿	3" RECESSED LIGHT W/ LED BULB & TRIM
⦿	CARBON MONOXIDE DET. (INSTALL AS REQ'D.)
⦿	EXHAUST FAN
⦿	EXHAUST FAN / LIGHT COMBO
\$	SINGLE POLE SWITCH
\$	THREE POLE SWITCH
\$	DIMMER SWITCH
⦿	SMOKE ALARM (INTERCONNECTED)
⦿	CEILING FAN JUNCTION BOX
⦿	EXTER. SPOT LIGHT W/ MOT. DET.
⦿	UNDERCOUNTER LED STRIP LIGHTING
⦿	WALL MOUNTED LIGHT FIXTURE
⦿	HEAT DETECTOR (INSTALL AS REQ'D. BY CODE)

KITCHEN ELECTRICAL NOTES:

1. KITCHEN REQUIREMENTS:
 - * RANGE
 - * DISHWASHER
 - * EXHAUST HOOD
 - * REFRIG.
 - * MICROWAVE OVEN
 - * UNDER CAB. LIGHTS
 - * G.F.I. WALL OUTLETS
 - * WINE COOLER
2. VERIFY CENTER OF KITCHEN ISLAND PRIOR TO ROUGHING IN CLG. FIXTURES.
3. SEE FINAL KITCHEN PLAN BY OTHERS AND VERIFY APPLIANCE REQUIREMENTS PRIOR TO ROUGH.
4. VERIFY KITCHEN COUNTER ELECTRICAL OUTLET LOCATIONS W/ KITCHEN SUPPLIER

ELECTRICAL NOTES:

1. WALL OUTLETS AT AREA'S OF NEW WORK BY ELECTRICIAN AS REQ'D. BY CODE, UNLESS OTHERWISE NOTED ON DRAWING.
2. INSTALL HARDWIRED, INTERCONNECTED SMOKE DETECTORS W/ BATTERY BACKUP TO ALL AREA'S OF RESIDENCE AS REQ'D. BY CURRENT VERSION OF APPLICABLE CODE.
3. PROVIDE HARDWIRED, CARBON MONOXIDE DETECTORS W/ BATTERY BACKUP LOCATE AS REQ'D. BY CURRENT CODE.
4. VERIFY APPLIANCE & NEW MECHANICAL EQUIPMENT ELECTRICAL REQUIREMENTS W/ OWNER PRIOR TO ROUGH IN.
5. PROVIDE OWNER W/ \$1,000 ALLOWANCE FOR THE SELECTION & INSTALLATION OF DIMMER SWITCHES. VERIFY LOCATIONS.
6. PROVIDE FOR A MIN. OF 90 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES AS HIGH EFFICIENCY LAMPS PER THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NYS.
7. ALL BATH, LAUNDRY & KITCHEN EXHAUST VENTS TO EXIT A MIN. OF 3' FROM ANY EXTERIOR OPENING. PROVIDE BACKDRAFT DAMPER AT ALL EXHAUST VENTS.
8. ALL RECESSED LIGHTS IN CONTACT W/ ROOF OR FLOOR INSULATION TO BE BOTH IC & UL RATED.



SECOND FLOOR PLAN
1/4" = 1'-0"

WILLIAM P WITT ARCHITECTS

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Project Title

ADDITION TO
EDWARDS RESIDENCE

24 BARNEY PARK
IRVINGTON, N.Y. 10533

1st. & 2nd. FLOOR
ELECTRICAL
PLANS

Scale 1/4" = 1'-0"



Revised 01/19/21
Revised 03/22/21

Date 11/30/20

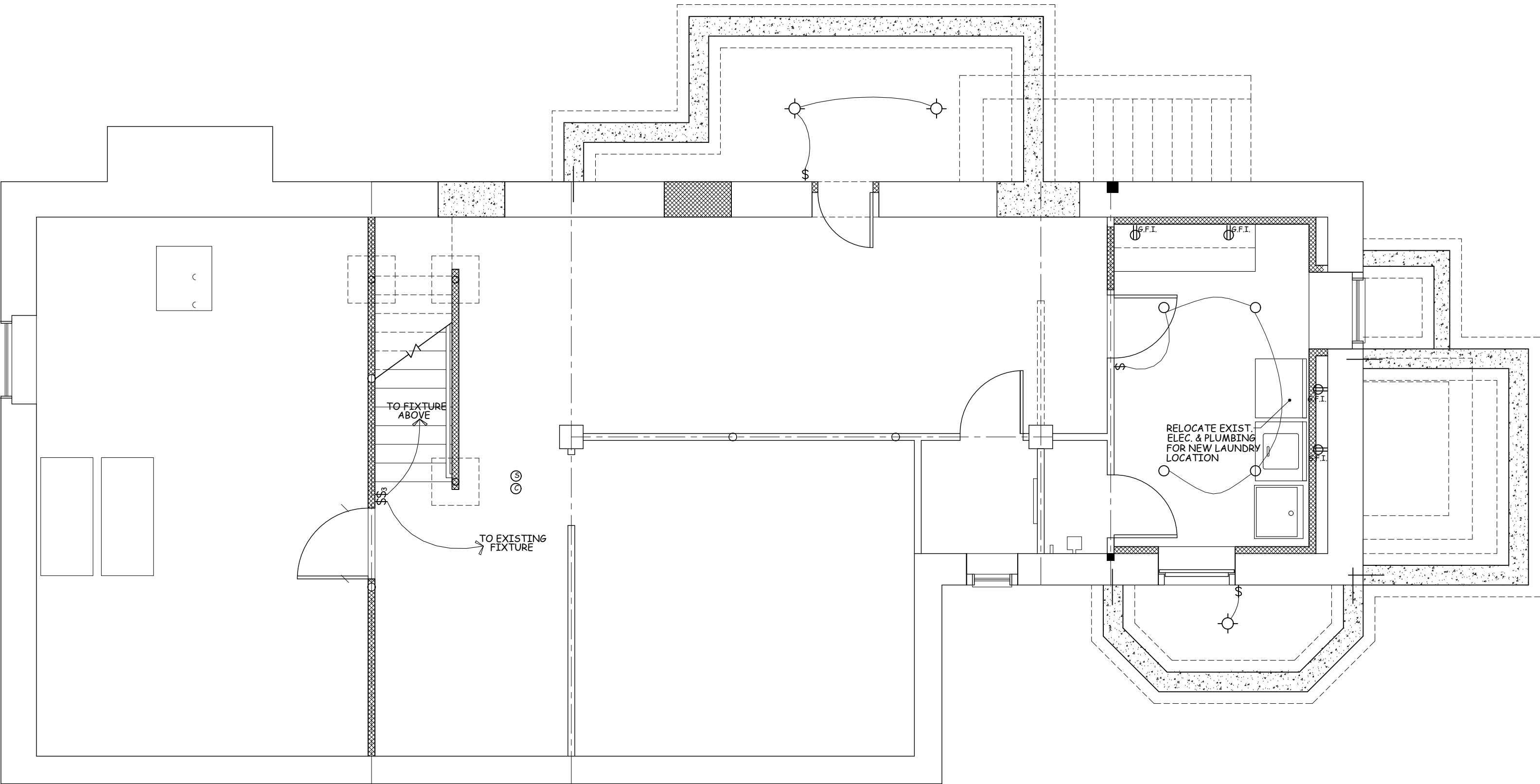
Drawing By W.P.W.

Drawing No.

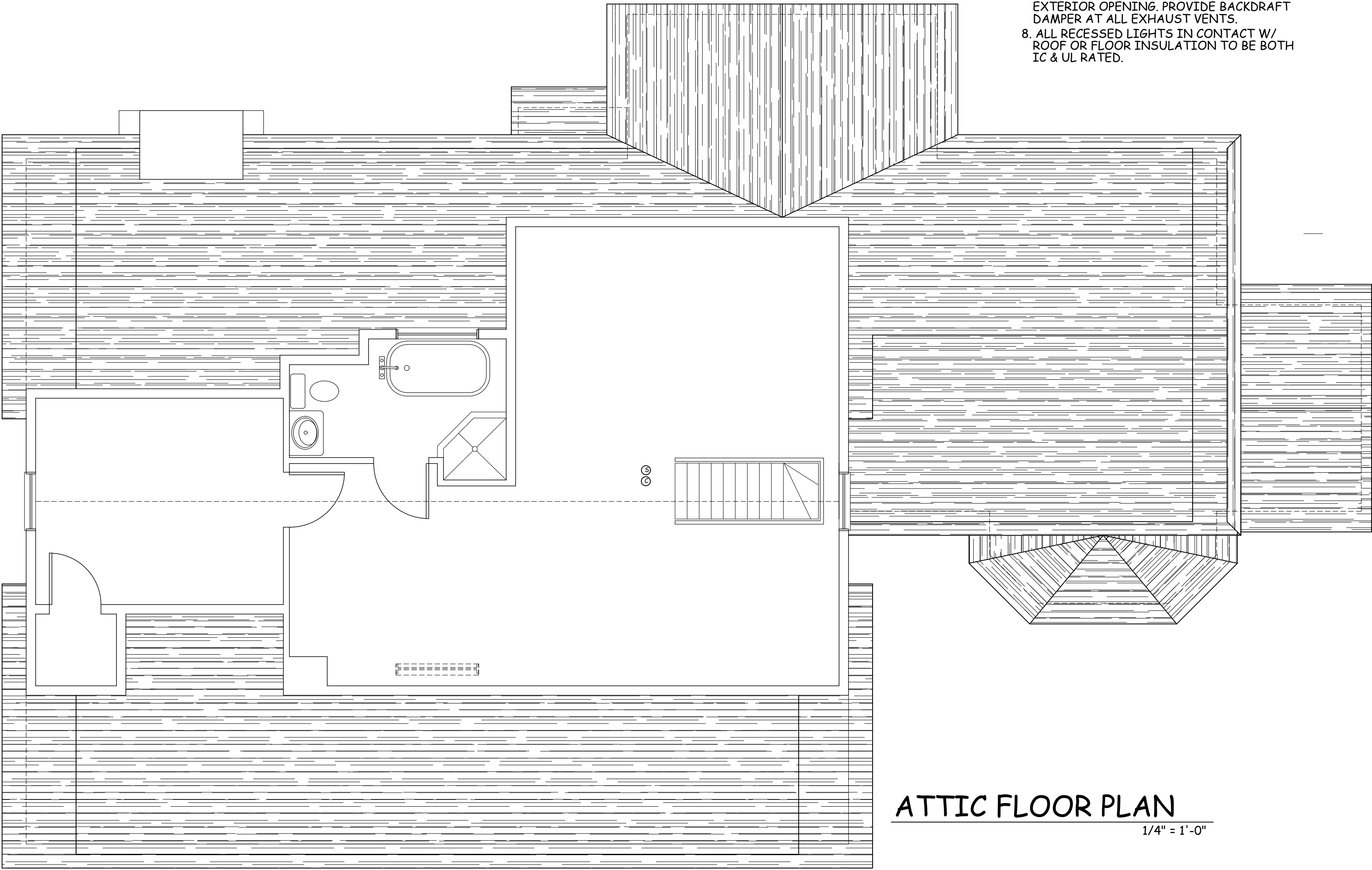
E-101

ELECTRIC SYMBOLS			
⌀	DUPLEX OUTLET	⊗	CARBON MONOXIDE DET. (INSTALL AS REQ'D.)
⌀	DUPLEX SPLIT OUTLET	⊗	EXHAUST FAN
⌀	WATER PROOF RECEPTICAL	⊗	EXHAUST FAN / LIGHT COMBO
⌀	G.F.I. RECEPTICAL	\$	SINGLE POLE SWITCH
⌀	220 VOLT RECEPTICAL	\$	THREE POLE SWITCH
⌀	FLOOR OUTLET	\$	DIMMER SWITCH
⌀	CEILING OUTLET	⊗	SMOKE ALARM (INTERCONNECTED)
⌀	CABLE TV. OUTLET (R66 QUAD) HOME RUN	⊗	CEILING FAN JUNCTION BOX
⌀	TELEPHONE OUTLET (CAT 5E) HOME RUN	⊗	EXTER. SPOT LIGHT W/ MOT. DET.
⌀	SURFACE MOUNTED LIGHT FIXTURE	⊗	UNDERCOUNTER LED STRIP LIGHTING
⌀	4" RECESSED LIGHT W/ LED BULB & TRIM	⊗	WALL MOUNTED LIGHT FIXTURE
⌀	3" RECESSED LIGHT W/ LED BULB & TRIM	⊗	HEAT DETECTOR (INSTALL AS REQ'D. BY CODE)

- ELECTRICAL NOTES:
- WALL OUTLETS AT AREA'S OF NEW WORK BY ELECTRICIAN AS REQ'D. BY CODE, UNLESS OTHERWISE NOTED ON DRAWING.
 - INSTALL HARDWIRED, INTERCONNECTED SMOKE DETECTORS W/ BATTERY BACKUP TO ALL AREA'S OF RESIDENCE AS REQ'D. BY CURRENT VERSION OF APPLICABLE CODE.
 - PROVIDE HARDWIRED, CARBON MONOXIDE DETECTORS W/ BATTERY BACKUP LOCATE AS REQ'D. BY CURRENT CODE.
 - VERIFY APPLIANCE & NEW MECHANICAL EQUIPMENT ELECTRICAL REQUIREMENTS W/ OWNER PRIOR TO ROUGH IN.
 - PROVIDE OWNER W/ \$1,000 ALLOWANCE FOR THE SELECTION & INSTALLATION OF DIMMER SWITCHES. VERIFY LOCATIONS.
 - PROVIDE FOR A MIN. OF 90 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES AS HIGH EFFICIENCY LAMPS PER THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NYS.
 - ALL BATH, LAUNDRY & KITCHEN EXHAUST VENTS TO EXIT A MIN. OF 3' FROM ANY EXTERIOR OPENING. PROVIDE BACKDRAFT DAMPER AT ALL EXHAUST VENTS.
 - ALL RECESSED LIGHTS IN CONTACT W/ ROOF OR FLOOR INSULATION TO BE BOTH IC & UL RATED.



BASEMENT PLAN
1/4" = 1'-0"



ATTIC FLOOR PLAN
1/4" = 1'-0"

WILLIAM P WITT ARCHITECTS

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Project Title

ADDITION TO
EDWARDS RESIDENCE
24 BARNEY PARK
IRVINGTON, N.Y. 10533

BASEMENT & ATTIC
ELECTRICAL
PLANS

Scale 1/4" = 1'-0"



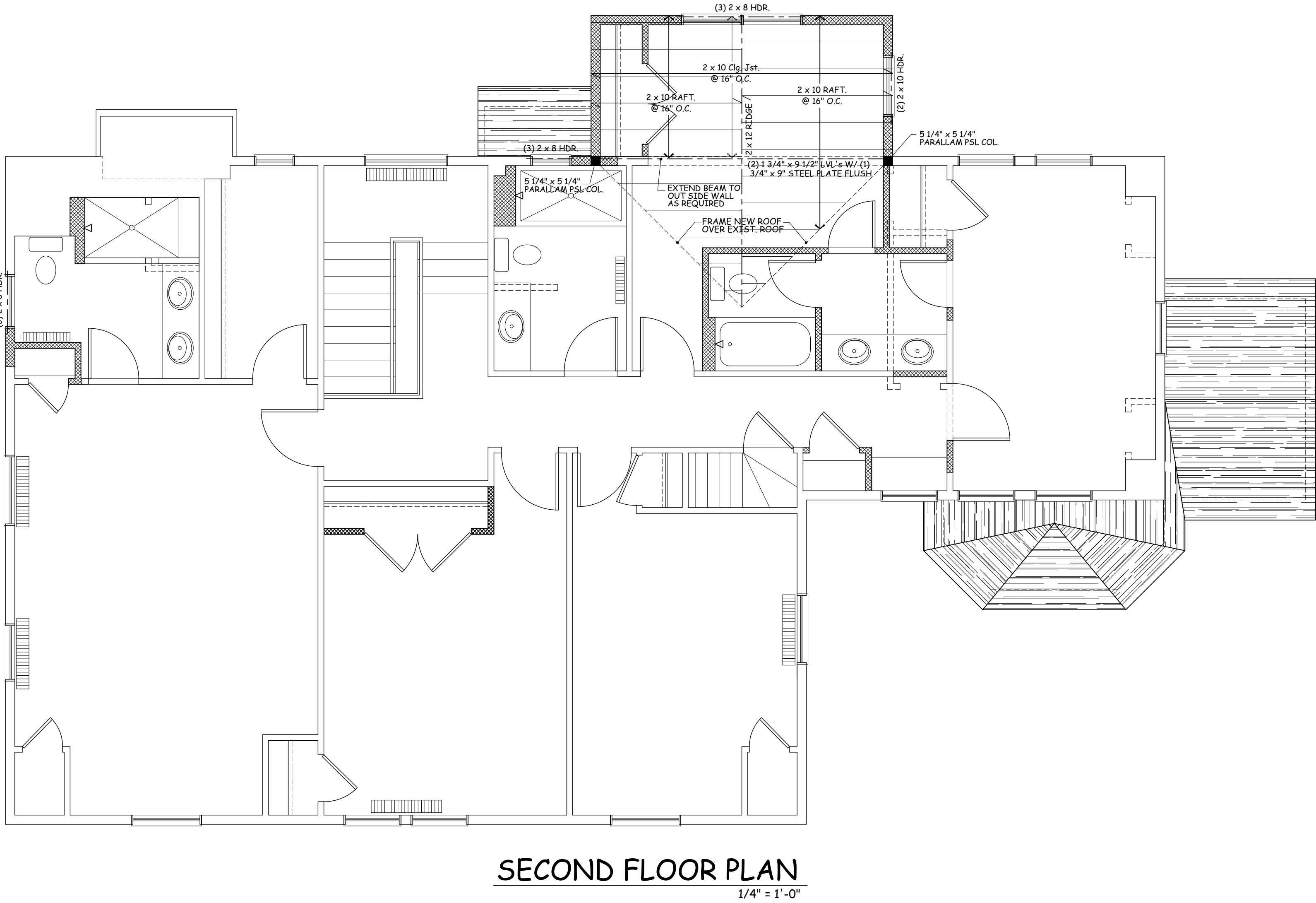
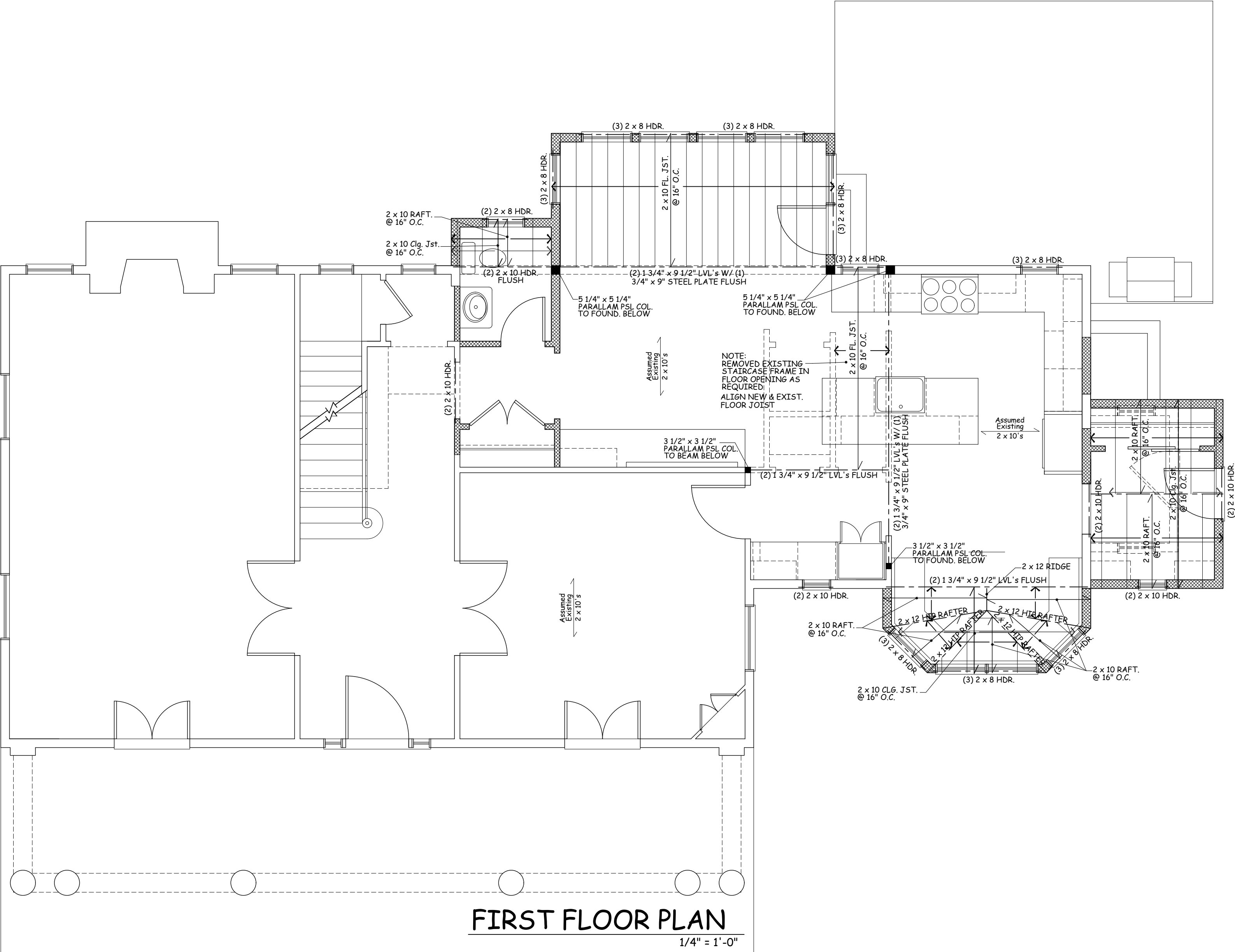
Revised 01/19/21
Revised 03/22/21

Date 11/30/20

Drawing By W.P.W.

Drawing No.

E-102



- FRAMING NOTES:
1. ALL FRAMING SHOWN TO PLATE LINE BELOW
 2. ALL HEADERS TO BE (2) 2 x 10's UNLESS NOTED OTHERWISE
 3. VERIFY FASCIA AND RAKE OVERHANGS. (SEE A-200)
 4. PROVIDE SOLID STUDDING @ ALL BEAMS, HEADERS, AND POINT LOADS TO FOUND.
 5. ALL ENGINEERED WOOD FRAMING PRODUCTS TO BE AS MFR'D. BY WEYERHAEUSER OR APPROVED EQUAL. INSTALL AS PER MFR.'S SPECS.
 6. SEE BUILDING SECTIONS AND DETAILS (A-300 SERIES DRAWINGS) FOR SUPPLEMENTAL FRAMING REQ.
 7. CONTRACTOR RESPONSIBLE FOR VERIFYING FIELD CONDITIONS BEFORE START OF WORK AND NOTIFY ARCHITECT
 8. PROVIDE 2 x 8 COLLAR TIES 32" O.C. AT ALL ROOFS. SET AT UPPER THIRD OF ATTIC SPACE. (TYP.)
 9. PROVIDE AND INSTALL REQUIRED PLACARDS INDICATING LOCATION AND USE OF ALL ENGINEERED FRAMING COMPONENTS.
 10. PROVIDE 2 x () FLAT NAILER AT ALL VALLEYS OVER ROOFS. FLAT NAILER WIDTH SHALL MATCH THE JACK RAFTER LEVEL CUT MIN.
 11. LVL's SHALL BE AS MFR'D. BY "WEYERHAEUSER" 2.0E MICROLAM OR APPROVED EQUAL. 1 3/4" WIDE IN DEPTH AS INDICATED ON PLANS.
G= 125,000psi, E= 2.0 x 10⁶ psi, Fc=750 psi, Ft= 1,555psi
Fb=2,600 psi at 12" depth for other than 12" depth multiply Fb by (12/d). 136
 12. PROVIDE ROOF UPLIFT & TIE DOWN CONNECTIONS AS PER SECTION 802.11 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE

WILLIAM P WITT ARCHITECTS

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Project Title
**ADDITION TO
EDWARDS RESIDENCE**
24 BARNEY PARK
IRVINGTON, N.Y. 10533

**PROPOSED
SECOND FLOOR
AND ROOF
FRAMING PLANS**

Scale **1/4" = 1'-0"**



Revised 01/19/21
Revised 03/22/21


Date **11/30/20**

Drawing By **W.P.W.**

Drawing No.

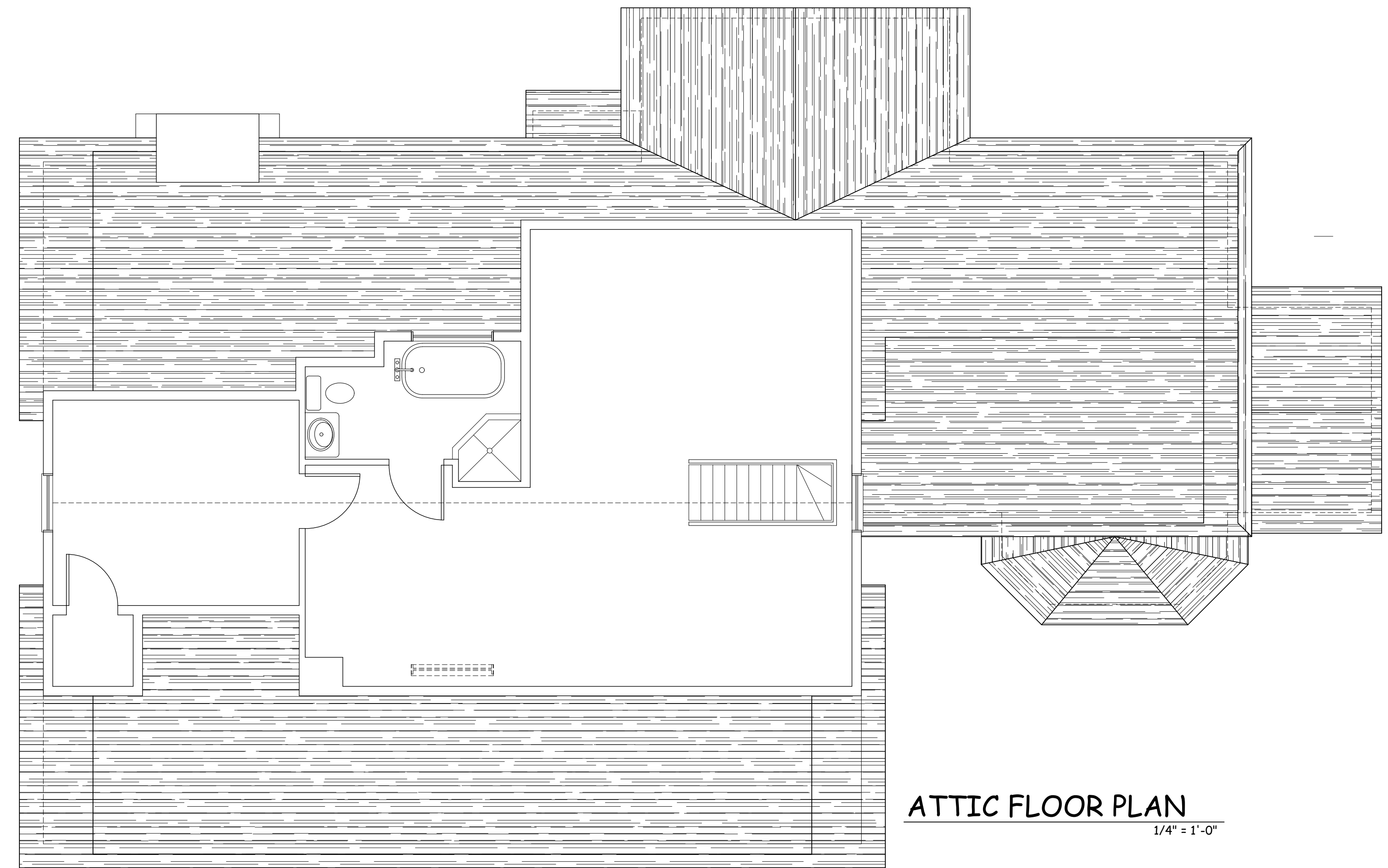
F-101

1. ALL FRAMING SHOW
TO PLATE LINE BELOW
2. ALL HEADERS TO BE (2)
2 x 10' s UNLESS NOTED
OTHERWISE
3. VERIFY FASC IA AND RAKE
OVERHANGS. (SEE A-200)
4. PROVIDE SOLID STUDDING
@ ALL BEAMS, HEADERS, AND
POINT LOADS TO FOUND.
5. ALL ENGINEERED WOOD
FRAMING PRODUCTS TO BE AS
MFR'D. BY WEYERHAEUSER
OR APPROVED EQUIV. INSTALL
AS PER Mfr.'s SPECS.
6. SEE BUILDING SECTIONS AND
DETAILS (A-300 SERIES DRAWINGS)
FOR SUPPLEMENTAL FRAMING REQ.
7. CONTRACTOR RESPONSIBLE FOR
VERIFYING FIELD CONDITIONS BEFORE
START OF WORK AND NOTIFY ARCHITECT

8. PROVIDE 2 x 8 COLLAR TIES 32" O.C. AT ALL ROOFS. SET THIRD OF HEIGHT OF ATTIC SPACE. (TYP.)
9. PROVIDE AND INSTALL REQUIRED PLACARDS INDICATING LOCATION AND USE OF ALL ENGINEERED FRAMING COMPONENTS. 
10. PROVIDE 2 x () FLAT NAILER AT ALL VALLEYS OVER ROOFS. FLAT NAILER WIDTH SHALL MATCH THE JACK RAFTER LEVEL CUT MIN.
11. LVL'S SHALL BE AS MFR'D BY "WEYERHAEUSER" 2.0E MICROLLAM OR APPROVED EQUAL. 1 3/4" WIDE IN DEPTH AS INDICATED ON PLANS.
F=2,400psi, E= 2.0 x 10⁶ psi, Fc=750 psi, Ft= 1,555psi
6-2,600 psi at 12" depth for other than 12" depth multiply Fb by (12/d). 136
12. PROVIDE ROOF UPLIFT & TIE DOWN CONNECTIONS AS PER SECTION 802.11 OF THE 2020 RESIDENT BAY STATE CODE OF NEW YORK STATE



BASEMENT PLAN

$$1/4'' = 1' - 0''$$


ATTIC FLOOR PLAN

$$\overline{1/4'' = 1'-0''}$$

914-276-0225 Bwittarch@gmail.com

24 BARNEY PARK
IRVINGTON, N.Y. 10533

PROPOSED FIRST FLOOR FRAMING PLAN

A circular professional seal for William P. Witzel, a Registered Architect in the State of New York. The seal features the text "REGISTERED ARCHITECT" at the top and "STATE OF NEW YORK" at the bottom, separated by two stars. In the center is the coat of arms of the State of New York, with the number "031028" below it. A blue ink signature is written across the seal.

Revised 01/19/21
Revised 03/22/21

Drawing By **W.P.W.**

Drawing No.

F-102

BARNEY PARK

BARNEY PARK



20 BARNEY PARK

37 S. COTTENET ST.

22 BARNEY PARK

24 BARNEY PARK

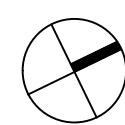
26 S. DUTCHER ST.

SOUTH DUTCHER STREET



4 BARNEY PARK

2 BARNEY PARK



24 BARNEY PARK

(FRONT)



24 BARNEY PARK

(REAR)



24 BARNEY (RIGHT SIDE-1)



24 BARNEY (RIGHT SIDE-2)



24 BARNEY (LEFT SIDE-1)



24 BARNEY (LEFT SIDE-2)



22 BARNEY PARK



26 S. DUTCHER STREET



2 BARNEY PARK



4 BARNEY PARK



20 BARNEY PARK



37 S. COTTENET STREET

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WILLIAM P WITT ARCHITECTS, PLLC

WILLIAM P WITT ARCHITECTS

268 Route 202, Somers NY 10589
914-276-0225 Bwittarch@gmail.com

Project Title

ADDITION TO

EDWARDS RESIDENCE

24 BARNEY PARK
IRVINGTON, N.Y. 10533

PHOTOS OF
SUBJECT PROPERTY
& NEIGHBORING
HOMES

Scale NOT TO SCALE

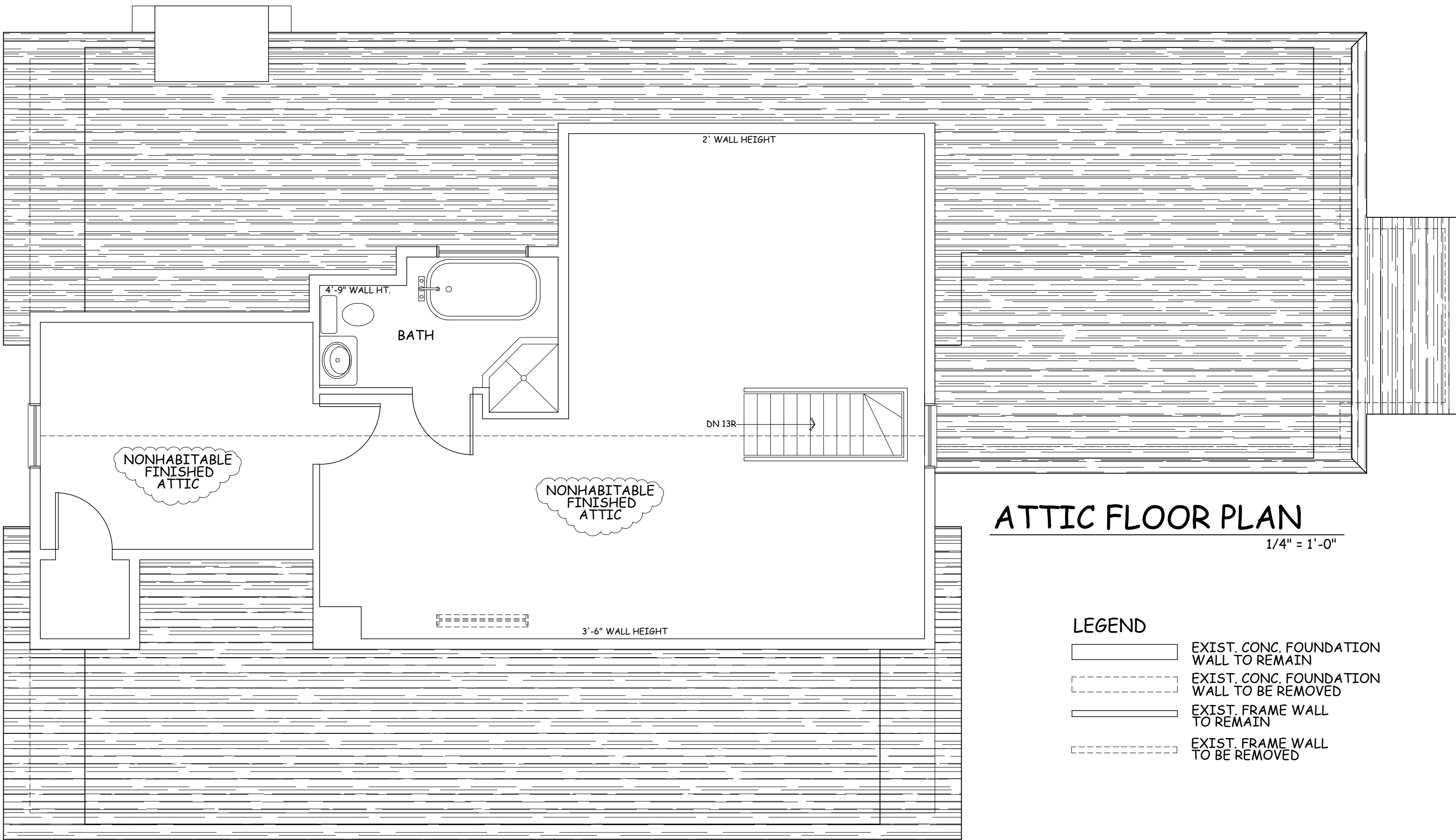
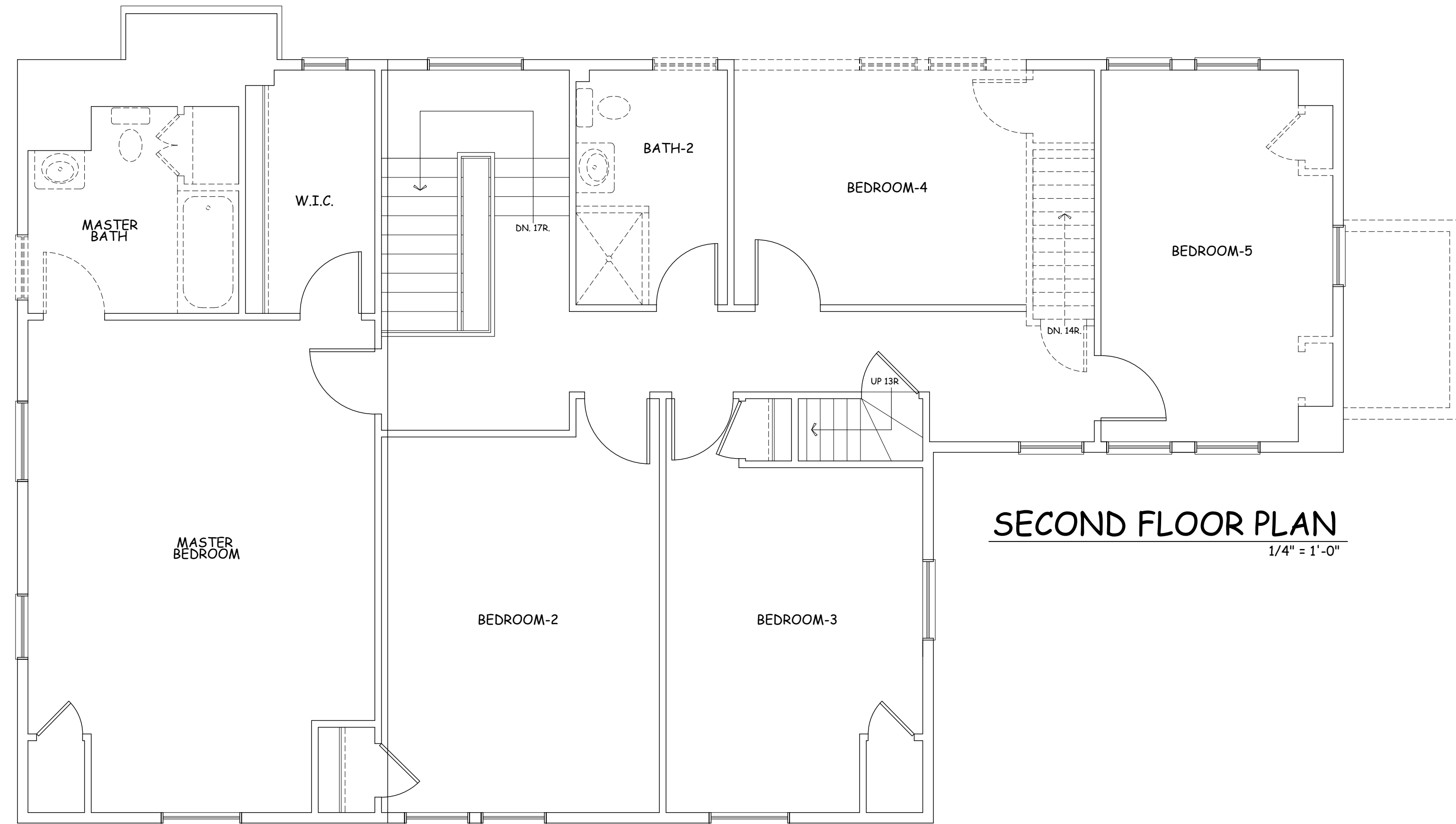
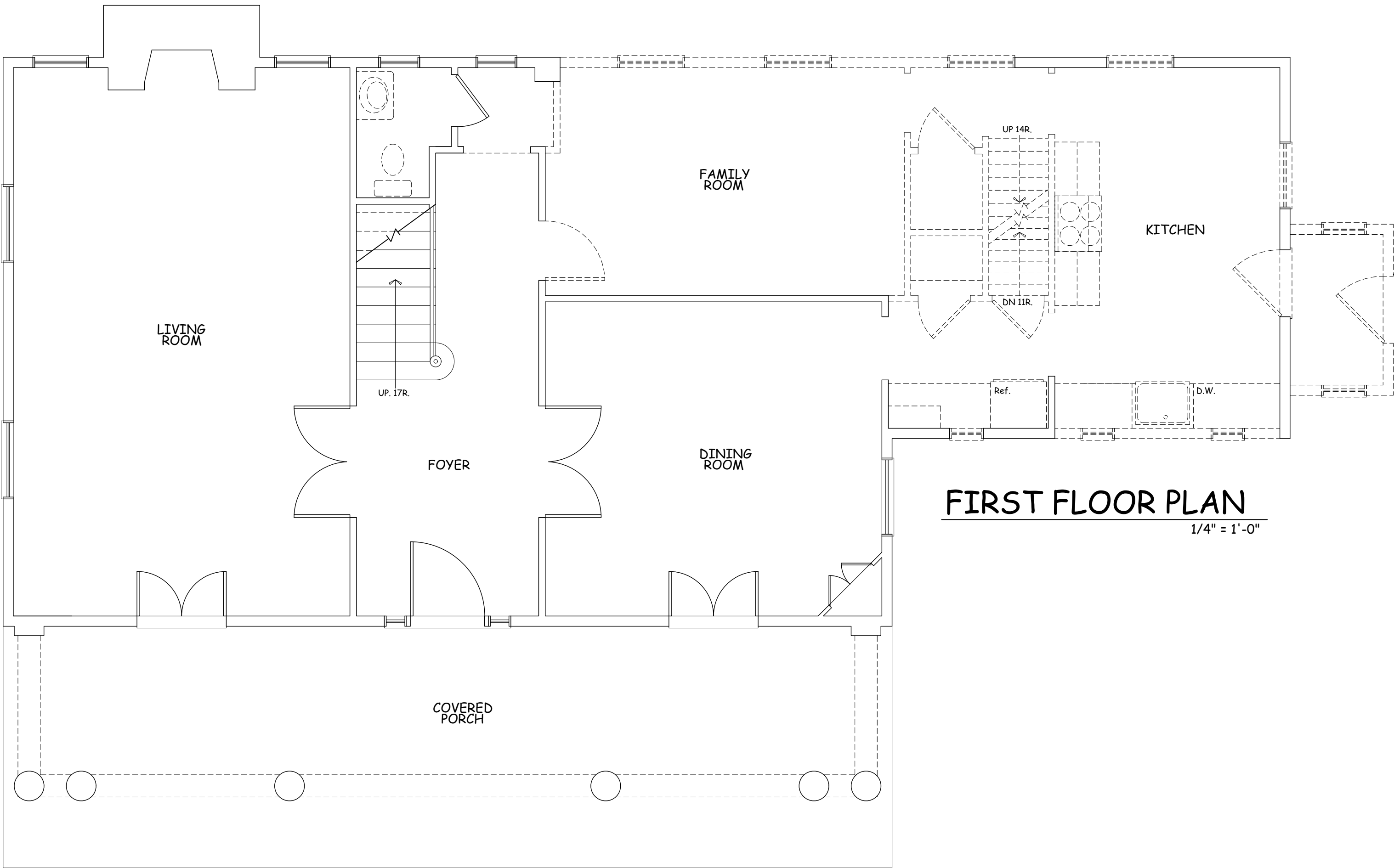
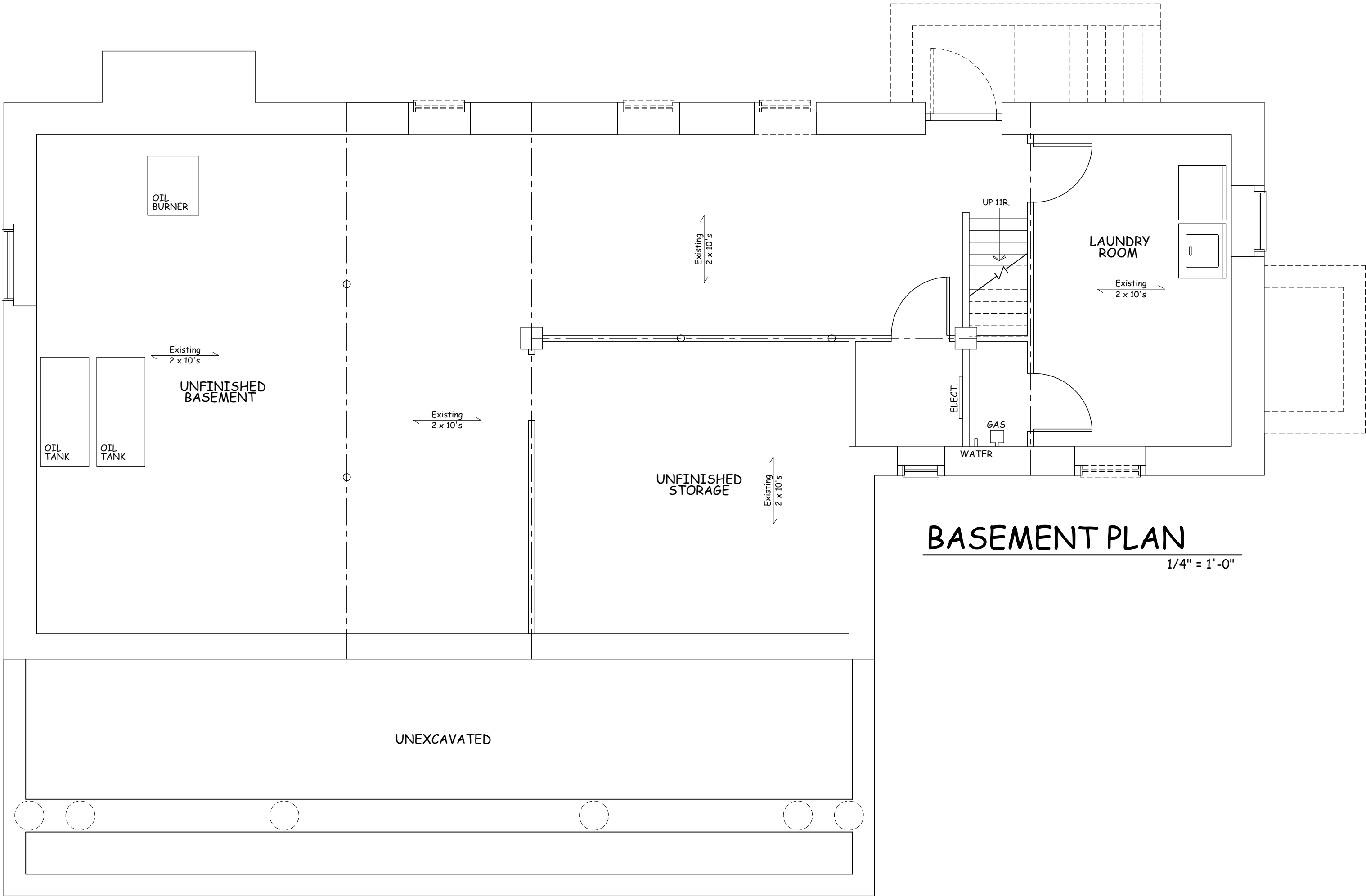


Date 3/05/21
Drawing By A.O.

Drawing No.

ARB-1

THESE DOCUMENTS ARE INSUFFICIENT FOR
CONSTRUCTION WITHOUT THE SEAL AND SIGNATURE OF
THE ARCHITECT OF RECORD.



- LEGEND**
- EXIST. CONC. FOUNDATION WALL TO REMAIN
 - EXIST. CONC. FOUNDATION WALL TO BE REMOVED
 - EXIST. FRAME WALL TO REMAIN
 - EXIST. FRAME WALL TO BE REMOVED

WILLIAM P WITT ARCHITECTS

268 Route 202, Somers NY 10589
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Project Title
**ADDITION TO
EDWARDS RESIDENCE**
24 BARNEY PARK
IRVINGTON, N.Y. 10533

**EXISTING
FLOOR PLANS**

Scale **1/4" = 1'-0"**



Revised 01/19/21

Date **10/07/20**
Drawing By **W.P.W.**

Drawing No.
X-101



FRONT ELEVATION
1/4" = 1'-0"

T.O. PLATE
EXISTING
8'-7" +/-
T.O. 2nd FLOOR
9'-0" +/-
T.O. MUD RM.
T.O. 1st FLOOR
7'-5" +/-
T.O. SLAB
@ BASEMENT



RIGHT ELEVATION
1/4" = 1'-0"

T.O. PLATE
EXISTING
8'-7" +/-
T.O. 2nd FLOOR
9'-0" +/-
T.O. 1st FLOOR
7'-5" +/-
T.O. SLAB
@ BASEMENT



REAR ELEVATION
1/4" = 1'-0"

T.O. PLATE
EXISTING
8'-7" +/-
T.O. 2nd FLOOR
9'-0" +/-
T.O. 1st FLOOR
7'-5" +/-
T.O. SLAB
@ BASEMENT

T.O. PLATE
EXISTING
8'-7" +/-
T.O. 2nd FLOOR
9'-0" +/-
T.O. 1st FLOOR



LEFT ELEVATION
1/4" = 1'-0"

T.O. PLATE
EXISTING
8'-7" +/-
T.O. 2nd FLOOR
9'-0" +/-
T.O. 1st FLOOR
7'-5" +/-
T.O. SLAB
@ BASEMENT

WILLIAM P WITT ARCHITECTS

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914-276-0225 Bwittarch@gmail.com

Project Title
ADDITION TO
EDWARDS RESIDENCE
24 BARNEY PARK
IRVINGTON, N.Y. 10533

EXISTING
EXTERIOR
ELEVATIONS

Scale 1/4" = 1'-0"



Date 10/07/20
Drawing By A.O.

Drawing No.
X-201