

APPLICATION FOR BUILDING PERMIT

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

Application Number:	444	Date:	04/27/2021
Job Location:	4 CAMDEN CT	Parcel ID:	2.140-88-3
Property Owner:	Melanie and Jeremy Solomon	Property Class:	1 FAMILY RES
Occupancy:	One/ Two Family	Zoning:	
Common Name:			

Applicant	Contractor
John Malone	Jose Ferreira
Ferguson Malone Architecture	J Ferreira Construction Corp.
One Bridge Street - Suite 29Irvington NY 10533	77 Brookwood Drive Briarcliff Manor NY 10510
914-564-3166	914-262-5476

Description of Work

Type of Work:	Deck	Applicant is:	Architect
Work Requested by:	The Owner	In association with:	
Cost of Work (Est.):	125000.00	Property Class:	1 FAMILY RES

Description of Work

Replacement of existing deck and new entrance to basement including retaining wall.

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: 4 CAMDEN CT

Parcel Id: 2.140-88-3

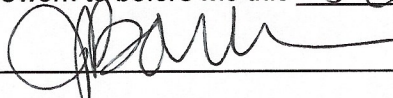
AFFIDAVIT OF APPLICANT

I **John Malone** being duly sworn, depose and says: That s/he does business as: **Ferguson Malone Architecture** with offices at: **One Bridge Street - Suite 29 Irvington NY 10533** and that s/he is:

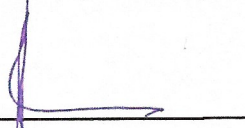
- ☐ The owner of the property described herein.
- ☐ The _____ of the New York Corporation _____ with offices at: _____ duly authorized by resolution of the Board of Directors, and that said corporation is duly authorized by the owner to make this application.
- ☐ A general partner of _____ with offices _____ 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 3rd day of May of 2021


Notary Public / Commission of Deeds

Jessica Emilia Baran
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01BA6355917
Qualified in Westchester County
Commission Expires March 20, 2025


Applicant's Signature

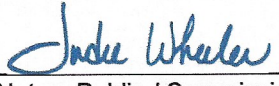
OWNER'S AUTHORIZATION

I **Melanie and Jeremy Solomon** 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 516-428-2944 Owner email address melscloud@gmail.com

- ☒ Melanie Beth Solomon 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 30th day of April of 2021


Notary Public / Commission of Deeds
State of Nevada
County of Clark

Judge Wheeler
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 20-8410-01
Expires November 6, 2024


Applicant's Signature

Notarized online using audio-video communication

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
2,125

• 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 350

* 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).

125

* 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** \$2,685

(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.)

Solomon
Deck
4 Camden Court
Irvington, New York

Submission to Irvington Planning Board for
Site Plan Approval
February 17, 2021

Resubmission to Irvington Planning Board for
Site Plan Approval
March 24, 2021 **Revision 1**

Resubmission to Irvington Planning Board for
Site Plan Approval
April 21, 2021 **Revision 2**

Submission to Irvington Architectural Review Board
for Approval
May 03, 2021 **Revision 3**

PROJECT NO.: 20-10

FERGUSON MALONE ARCHITECTURE

General Note

Site plan is based on a topographic survey of property prepared by:

Thomas C. Merritts
Land Surveyors, P.C.
394 Bedford Road
Pleasantville, N.Y. 10570
Dated: January 12, 2021

The site plan is a detailed survey of a property located at the intersection of Manor Pond Lane and Camden Court. The property is divided into several lots, including Tax Lot 1, Tax Lot 2, Tax Lot 3, Tax Lot 4, Tax Lot 5, Tax Lot 6, Tax Lot 7, Tax Lot 8, and Tax Lot 9. The plan shows the boundaries of these lots, as well as various easements and survey data. Key features include a 2-story stucco residence, a garage, a play area, and several retaining walls. The plan also shows adjacent lots and their owners, as well as various easements and survey data. The scale is 1"=30'.

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ZONING MAP

ZONING ANALYSIS

GENERAL INFORMATION		
ADDRESS	ZONING DISTRICT	PARCEL ID
4 Camden Court, Irvington, NY	1F-40	2.140-88-3

USE REQUIREMENTS - AS PER SECTION 224-8				
CATEGORY	REQUIRED / ALLOWED	EXISTING	PROPOSED	REMARK
Use	One-Family	One-Family	No Change	

LOT REQUIREMENTS - AS PER SECTION 224-10				
CATEGORY	REQUIRED / ALLOWED	EXISTING	PROPOSED	REMARK
Lot Area S.F.	40,000 S.F. Min.	34,547.26 S.F.	No Change	
Lot Width FT.	150.00' Min.	195.34'	No Change	
Lot Depth FT.	150.00' Min.	238.21'	No Change	

YARD REQUIREMENTS - AS PER SECTION 224-11				
CATEGORY	REQUIRED / ALLOWED	EXISTING	PROPOSED	REMARK
Front Yard (South) FT.	35' Min.	71.22'	No Change	
Front Yard (West) FT.	35' Min.	61.98'	No Change	
Side Yard (East) FT.	15' Min.	15.81'	No Change	
Rear Yard (North) FT.	35' Min.	88.15'	88.44'	

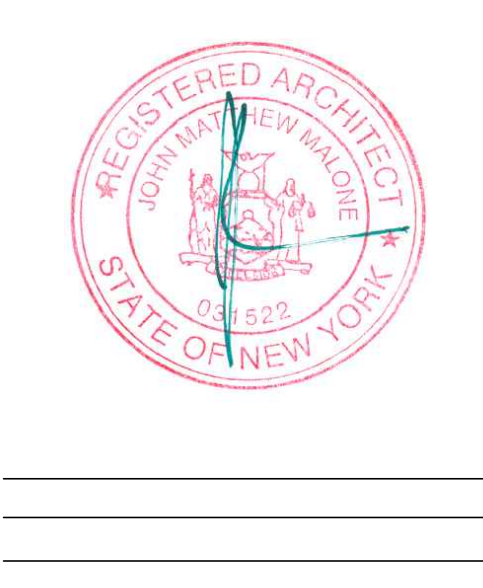
COVERAGE REQUIREMENTS - AS PER SECTION 224-13				
CATEGORY	REQUIRED / ALLOWED	EXISTING	PROPOSED	REMARK
Building Coverage	4800 S.F. Max.	5234 S.F.	4715 S.F.	See coverage diagrams for portion of existing and proposed coverage that is undocumented to be legalized

Solomon
Deck

4 Camden Court
Irvington, New York

2	04/21/2021	Resubmission for IPB Approval
1	03/24/2021	Resubmission for IPB Approval
	02/17/2021	Submission for IPB Approval
NO.	DATE	ISSUE/REVISION

In developing the plans and specifications for the project, the Architect has taken into account applicable state and municipal building laws and regulations, including the Residential Code 2020 of New York State (IRC 2018/New York State Amendments) which includes Chapter 11 Energy Efficiency.



FERGUSON MALONE ARCHITECTURE
ONE BRIDGE STREET
IRVINGTON NY 10533
T 914 591 5066 F 914 591 5031

COVERAGE DIAGRAMS

Existing

Coverage Calculations	
Structures	3250
Decks	587
Patios, Walks	0
Porches	146
Floor Overhangs	0
Swimming Pool	0
Other (Retaining Walls, AC Pads, Window Wells)	0
Total Existing Coverage:	3,983
<u>Undocumented Work to be Legalized</u>	
Undocumented Decks	210
Undocumented Patios, Walks	675
Undocumented Other (Walls, Play Area, Window Well)	366
Total Undocumented Work Coverage to be Legalized:	1,251
Existing Total Coverage + Undocumented Work to be Legalized	
	5,234
	(109% of Allowable)
<u>Subdivision¹</u>	
(Excluded from coverage calculations, shown for reference only)	
Walks from Subdivision	404
Other from Subdivision (AC Pads)	13
Existing Subdivision Coverage:	417

Proposed

Coverage Calculations	
Structures	3250
Decks	567
Patios, Walks	119
Porches	146
Floor Overhangs	0
Swimming Pool	0
Other (Retaining Walls, AC Pads, Window Wells)	0
Total Proposed Coverage:	4,082
<u>Undocumented Work to be Legalized</u>	
Undocumented Patios, Walks	283
Undocumented Other (Walls, Play Area, Window Well)	350
Total Undocumented Work Coverage to be Legalized:	633
Proposed Total Coverage + Undocumented Work to be Legalized	
	4,715
	(98% of Allowable)
<u>Subdivision¹</u>	
(Excluded from coverage calculations, shown for reference only)	
Walks from Subdivision	404
Other from Subdivision (AC Pads)	13
Existing Subdivision Coverage:	417

Walk

Coverage Calculations	
Walk (to be legalized)	90 SF
Wall (Other) (to be legalized)	50 SF
Walk (to be legalized)	97 SF
Wall (Other) (to be legalized)	114 SF
Walk (to be legalized)	119 SF
Deck (to be legalized)	567 SF
Subdivision Pads (Other)	13 SF
Walk (to be legalized)	19 SF
Walk (to be legalized)	33 SF
Subdivision Walk	53 SF
Subdivision Walk	351 SF
Undocumented Walk	175 SF
Undocumented Wall (Other)	50 SF
Undocumented Wall (Other)	22 SF
Undocumented Walk	179 SF
Undocumented Deck	210 SF
Undocumented Deck	587 SF
Undocumented Wall (Other)	68 SF
Undocumented Wall (Other)	114 SF
Undocumented Play Area (Other)	83 SF
Undocumented Walk	175 SF
Undocumented Wall (Other)	50 SF
Undocumented Wall (Other)	22 SF
Undocumented Walk	179 SF
Undocumented Deck	210 SF
Undocumented Deck	587 SF
Undocumented Wall (Other)	68 SF
Undocumented Wall (Other)	114 SF
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Undocumented Walk	175 SF
Undocumented Wall (Other)	50 SF
Undocumented Wall (Other)	22 SF
Undocumented Walk	

BUILDING SIZE REQUIREMENTS - AS PER SECTION 224-3				
CATEGORY	REQUIRED / ALLOWED	EXISTING	PROPOSED	REMARK
Building Height	2.5 STY/ 35 FT	2.5 STY/ 35 FT	No Change	
OFF-STREET PARKING REQUIREMENTS - AS PER SECTION 224-14				
CATEGORY	REQUIRED / ALLOWED	EXISTING	PROPOSED	REMARK
Parking Space	2 Min.	2 Spaces	No Change	
General Notes:				
<p>¹ As per Memorandum from Village Attorney, Marianne Stecich - dated January 9, 2014, Walks and retaining wall that existed when the properties was originally developed have not been calculated a building coverage</p>				

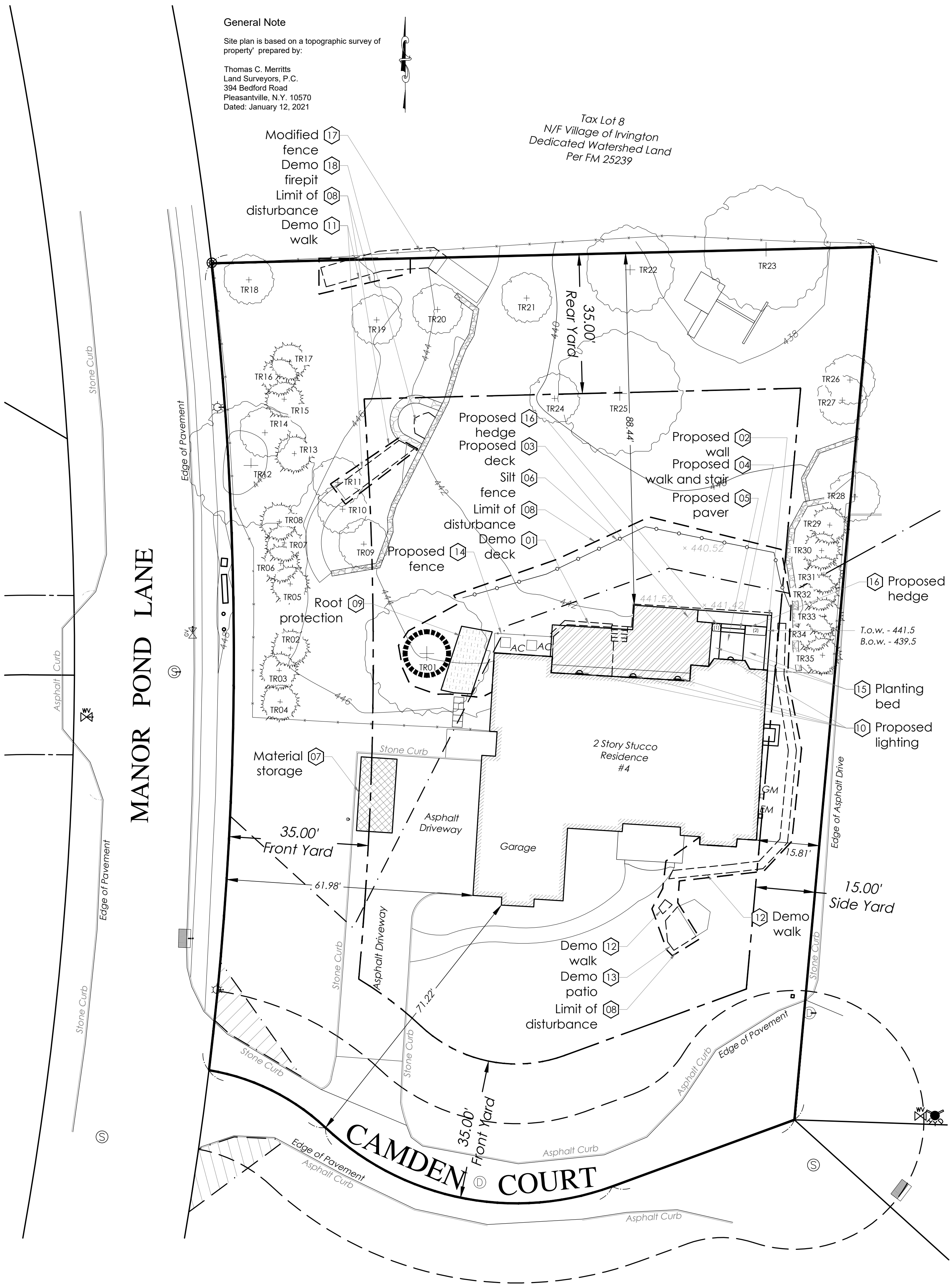
Zoning Analysis

SCALE: AS NOTED

DATE: 02/17/2021

DATE: 02/17/2021

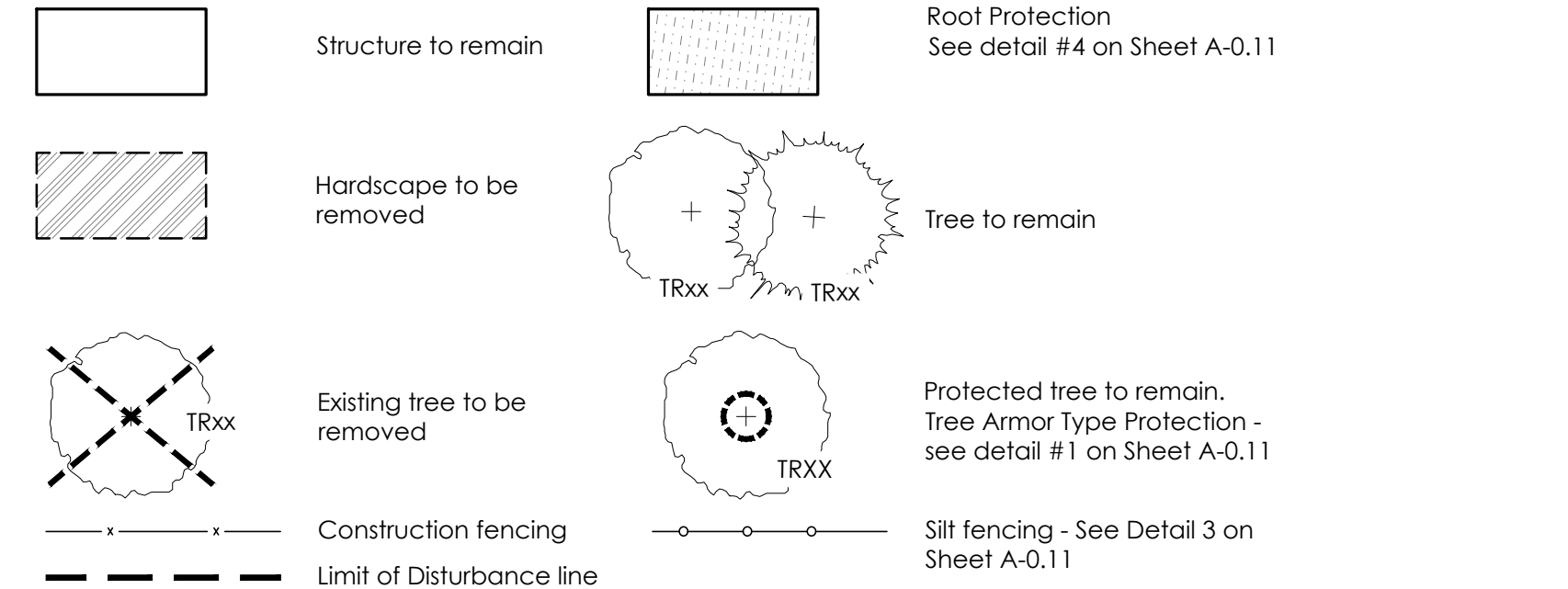
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1 Architectural Site Plan

Scale: 1" = 16'

Demolition and Tree Protection Key



Key Notes

- 01 Demo Deck - Existing wood deck and steps to be removed
- 02 Proposed wall - Proposed retaining wall, see detail #3 on sheet A-0.12
- 03 Proposed deck - Proposed wood deck with gravel below. Gravel to be used as stormwater mitigation, see stormwater general notes on this sheet and deck section on sheet A-4.00
- 04 Proposed walk & stair - Proposed walk and stair with integrated retaining wall, see detail #2 on sheet A-0.12
- 05 Proposed paver - Proposed stone paver on rigid base, see detail #1 on sheet A-0.12
- 06 Silt fence - See detail #3 on sheet A-0.11
- 07 Material Storage - Material and equipment storage area - driveway is to be used as material and equipment storage area
- 08 Limit of Disturbance - 3,794 SF
- 09 Root Protection - see detail #2 on sheet A-0.11
- 10 Proposed Lighting - New dark sky compliant lighting fixture; see site lighting general notes on this sheet and proposed exterior elevations on sheet A-3.00.
- 11 Demo walk - Portion of existing walk to be removed
- 12 Demo walk - Existing walk to be removed in its entirety
- 13 Demo patio - Portion of existing patio to be removed
- 14 Proposed fence - Proposed fence in existing location; see detail #4 on sheet A-0.12
- 15 Planting bed - Proposed planting area, (1) plant per SF, plants to be native Carex Pennsylvanica; Pennsylvania Sedge
- 16 Proposed hedge - Hicks Yew (Taxus x media 'Hicksii'), see site plan for quantities, planted height 3'-0"
- 17 Modified fence - Existing fence to be relocated onto applicant's property, new fence must be a minimum of 2'-0" from existing trees and new fence post locations within root zones must be dug by hand, refer to general notes for additional information for treatment of existing root systems
- 18 Demo firepit - Existing fire pit to be removed and area is to be planted

Tree Schedule				
Tag	Species	Caliper	Action	Remarks
TR01	Oak	24"	Protected	See Tree Protection detail #1 on sheet A-0.11
TR02	Pine	10"		Existing tree to remain
TR03	Pine	12"		Existing tree to remain
TR04	Pine	12"		Existing tree to remain
TR05	Pine	10"		Existing trees to remain
TR06	Pine	8"		Existing tree to remain
TR07	Pine	6"		Existing tree to remain
TR08	Pine	8"		Existing tree to remain
TR09	Oak	12"		Existing trees to remain
TR10	Tree	8"		Existing tree to remain
TR11	Tree	10"		Existing tree to remain
TR12	Twin Oak	24"		Existing tree to remain
TR13	Pine	6"		Existing trees to remain
TR14	Birch	10"		Existing tree to remain
TR15	Pine	8"		Existing tree to remain
TR16	Pine	10"		Existing tree to remain
TR17	Pine	10"		Existing trees to remain
TR18	Tree	12"		Existing tree to remain
TR19	Birch	6"		Existing tree to remain
TR20	Tree	10"		Existing tree to remain
TR21	Birch	12"		Existing trees to remain
TR22	Twin Tree	18"		Existing tree to remain
TR23	Oak	24"		Existing tree to remain
TR24	Tree	14"		Existing tree to remain
TR25	Tree	30"		Existing trees to remain
TR26	Oak	12"		Existing tree to remain
TR27	Oak	14"		Existing tree to remain
TR28	Oak	6"		Existing tree to remain
TR29	Pine	10"		Existing trees to remain
TR30	Pine	12"		Existing tree to remain
TR31	Pine	12"		Existing tree to remain
TR32	Pine	10"		Existing tree to remain
TR33	Pine	10"		Existing trees to remain
TR34	Pine	14"		Existing tree to remain
TR35	Pine	8"		Existing tree to remain

General Notes

As-built drawings of the site improvements shall be submitted to the village engineer for review prior to obtaining certificate of occupancy.

Inspection ports are to be shown on the as-built drawings of the site.

When tree roots are encountered during excavation, they shall never be pulled with machinery. Where necessary cut roots cleanly and bridge when possible.

Excavation within tree drip lines shall be completed by hand.

Existing utilities will not be disturbed by proposed work.

Existing roof leaders will not be disturbed by proposed work.

No soil is to be brought to the site, excess soil associated with excavation for footings is to be removed and disposed of as approved by the regulatory authority.

Site Lighting General Notes

All outdoor lighting to be dark-sky compliant and to meet requirements of Section 224-72.C (4) of the Village Code.

All lighting shall be dark-sky compliant. All lighting fixtures shall be full cutoff and shall utilize light shields as necessary to reduce light trespass and glare. Lighting shall be designed to the minimum level required for health and safety and shall not exceed five footcandles.

Installation and Maintenance of Erosion Control

Install all erosion control measures prior to the start of construction. Call for inspection from appropriate municipal authority.

The village engineer may require additional erosion control measures if deemed appropriate to mitigate unforeseen situation and erosion of disturbed soils

After rain causing runoff, contractor is to inspect all erosion control measure and correct any problems.

Remove unneeded subgrade soil from site and provide final grading.

Spread topsoil evenly over areas to be seeded and seed with fast growing variety of grass seed and install all landscaping

Once grass and planting beds are established remove all erosion control measure and call for final inspection.

Drainage inlets shall be cleared of debris twice a year. Stormwater chambers shall be inspected yearly. Debris and sediment shall be removed if found.

Stormwater General Notes

The undocumented hardscape to be legalized has been considered as new impervious surface. The area below the deck proposed deck is to be used as stormwater mitigation for the deck area. The remaining undocumented hardscape/walkway is less than 250 sf and is not proposed to be mitigated as per condition 2 of the stormwater guidelines. The proposed deck mitigation is oversized and the excess capacity exceeds the capacity that would be required if the undocumented hardscape were to be mitigated as new impervious surface.

Stormwater System Capacity

- Proposed additional impervious surface: 754 sf
- Total impervious surface to be mitigated (Deck Only): 567 sf
- Required Retention Capacity (as per Condition 2 of the Irvington Stormwater Management Requirements and Guidelines - 100yr storm, CN-pre 59, CN-post 98):
 $(0.4F \times 567sf) = 227 \text{ cf}$
- Total Proposed Capacity of Proposed System: 18 inches of gravel 40% open $(0.4 \times 1.5f \times 567sf) = 340 \text{ cf}$
- Excess capacity of deck mitigation: 113 cf
- Impervious Surface (Walks): 187 sf
- Required Retention Capacity for Impervious Surface (Walks) (as per Condition 2 of the Irvington Stormwater Management Requirements and Guidelines: mitigation not required for sidewalks less than 250 sf): 0 cf

Construction Sequencing

- Driveway to be used as construction entrance to the development area. Material for construction and excavation of any soil to be removed is to move through the existing fence at the existing gate. The existing stone stars are to be protected as necessary. The existing gate may be removed and reinstalled post construction. Protect fence post at gate as necessary.
- Driveway is to be used as construction staging area. No soil is to be stockpiled in the driveway. Soil is to be removed immediately by truck.
- Install tree protection on trees as noted on plans.
- Install silt fence down slope of all areas to be disturbed as shown on plans.
- The excavation of the basement entry is not expected to include topsoil. New topsoil is to be brought in by truck and placed for the planting beds.
- Demolish any existing site features and/or structures noted as being removed on the construction documents, and dispose of off site.
- Excavate and construct foundations for retaining wall and deck.
- Rough grade site
- Construct retaining wall and deck, including gravel stormwater mitigation.
- Fine grade and seed all disturbed areas
- Install 4"-6" of topsoil, fine grade, seed in all disturbed areas and install landscape plantings. Spread salt hay over seeded areas
- Remove all temporary soil erosion and sediment control measures after the site is stabilized with vegetation

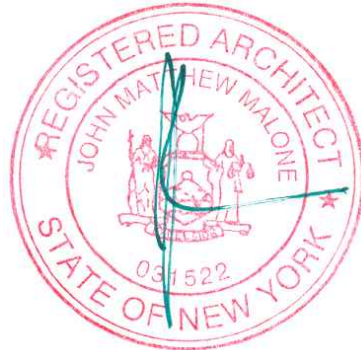
** Soil erosion and sediment control maintenance must occur weekly and prior to and after every 1/2" or greater rainfall event.

Solomon Deck

4 Camden Court
Irvington, New York

NO.	DATE	ISSUE/REVISION
2	04/21/2021	Resubmission for IPB Approval
1	03/24/2021	Resubmission for IPB Approval
	02/17/2021	Submission for IPB Approval

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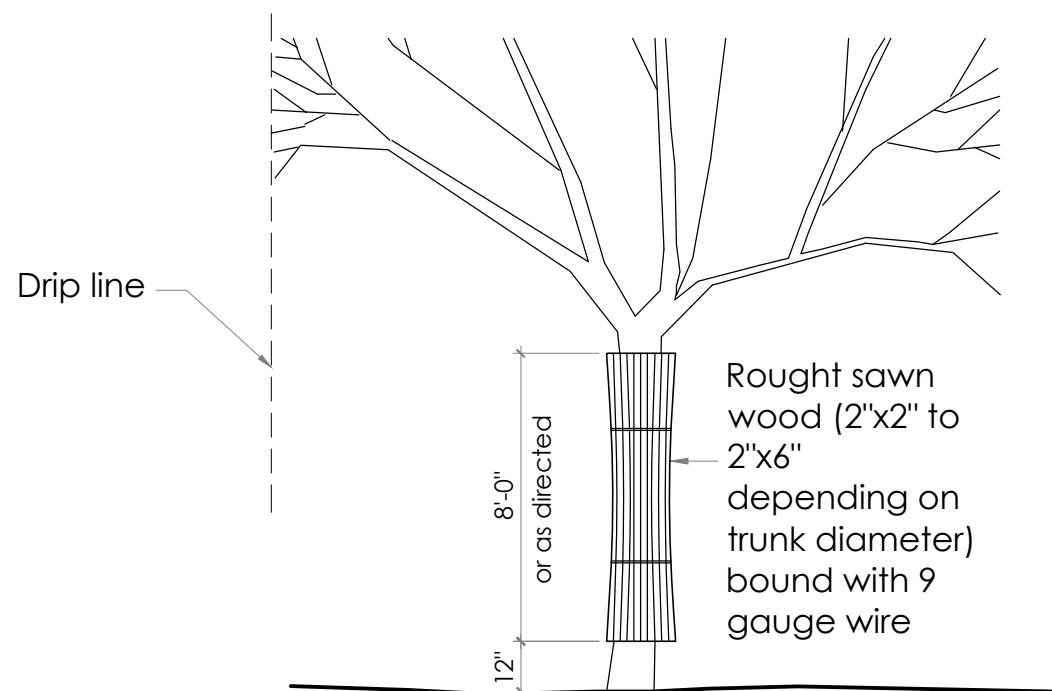
Architectural
Site Plan

SCALE: AS NOTED

DATE: 02/17/2021

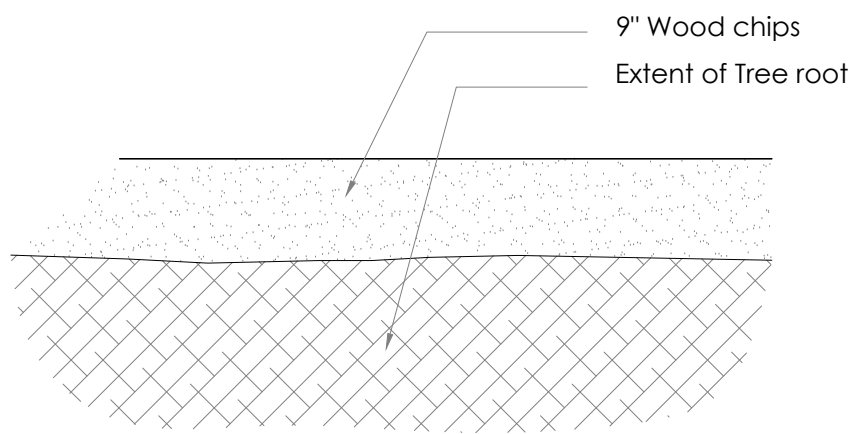
JOB: 20-10

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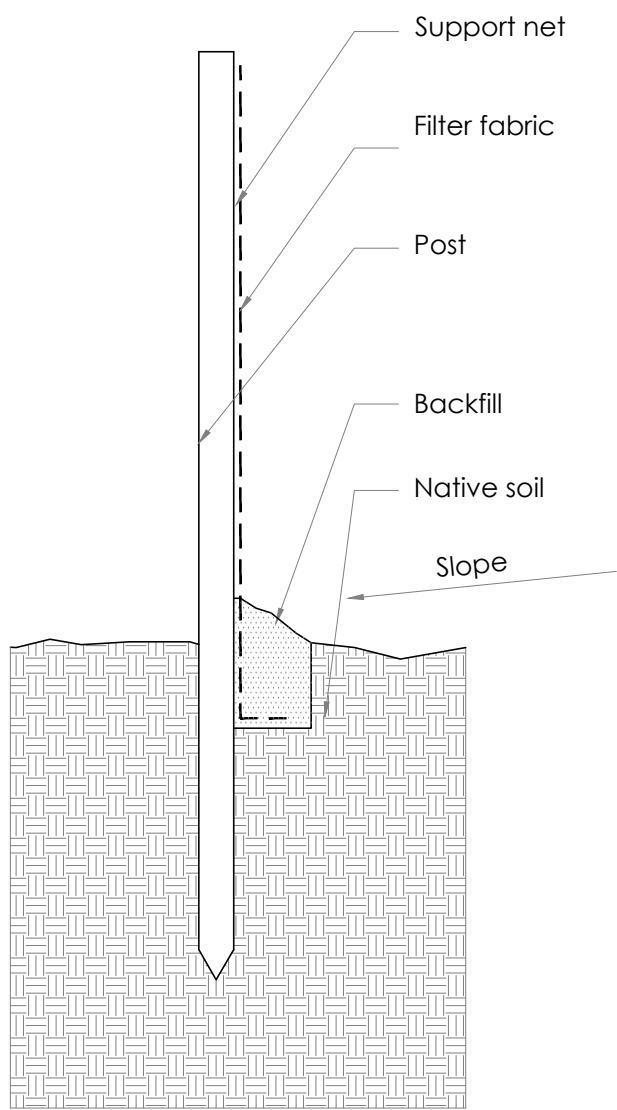
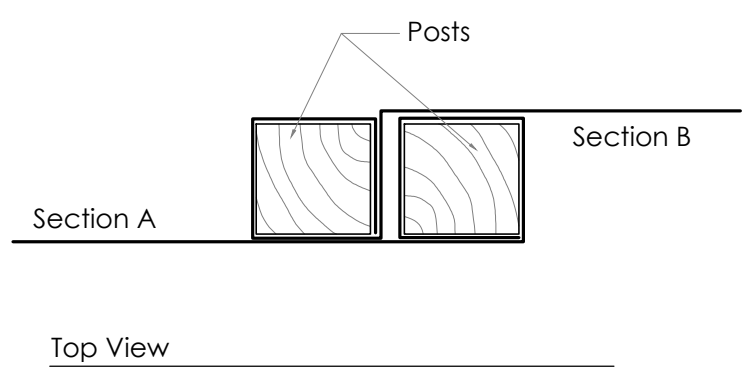


Individual Tree Armor Type

1 Armor Type - Tree Protection Type Detail N.T.S.



2 Root Compaction Protection Detail N.T.S.

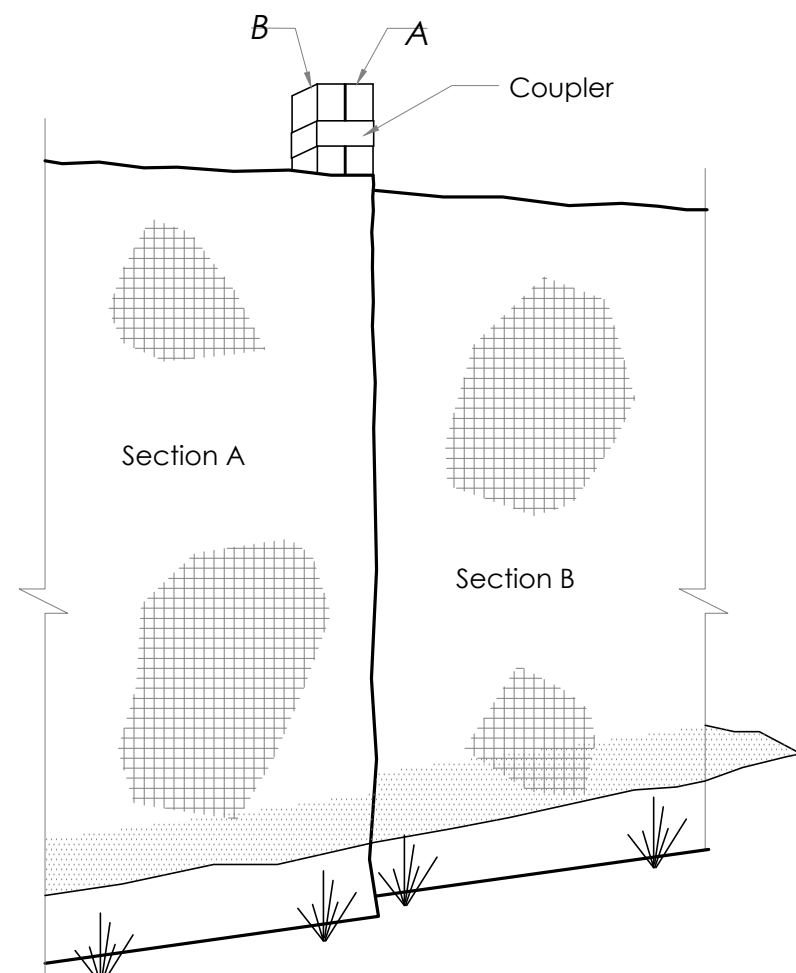


Toe-in Method

3 Silt Fence Detail N.T.S.

Silt Fence Installation Notes

1. In areas outside of root zones, excavate a 4" x 4" trench along the line of the fence where indicated. In root zone areas, no trench is to be used and fencing is to be left on top of the existing grade with soil or root protection material used to hold bottom of fencing material in place as to not disturb existing roots.
2. Unroll a section at a time and position the posts against the back (downstream) wall of the trench (net side away from direction of flow)
3. Drive the post into the ground until the netting is approx. 2 inches from the trench bottom.
4. Lay the toe-in flap of fabric onto the undisturbed bottom of the trench, backfill the trench and tap the soil. steeper slopes require an intercept trench.
5. Join sections as shown above.



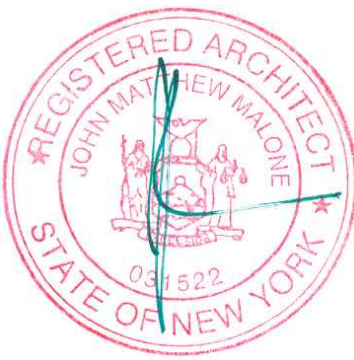
Joining Fencing Sections

Solomon Deck

4 Camden Court
Irvington, New York

NO.	DATE	ISSUE/REVISION
	02/17/2021	Submission for IPB Approval

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Erosion Control &
Tree Protection
Details

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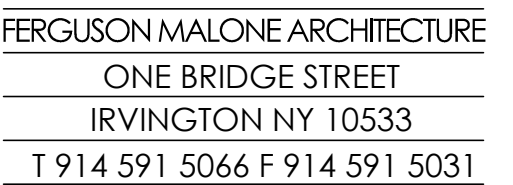
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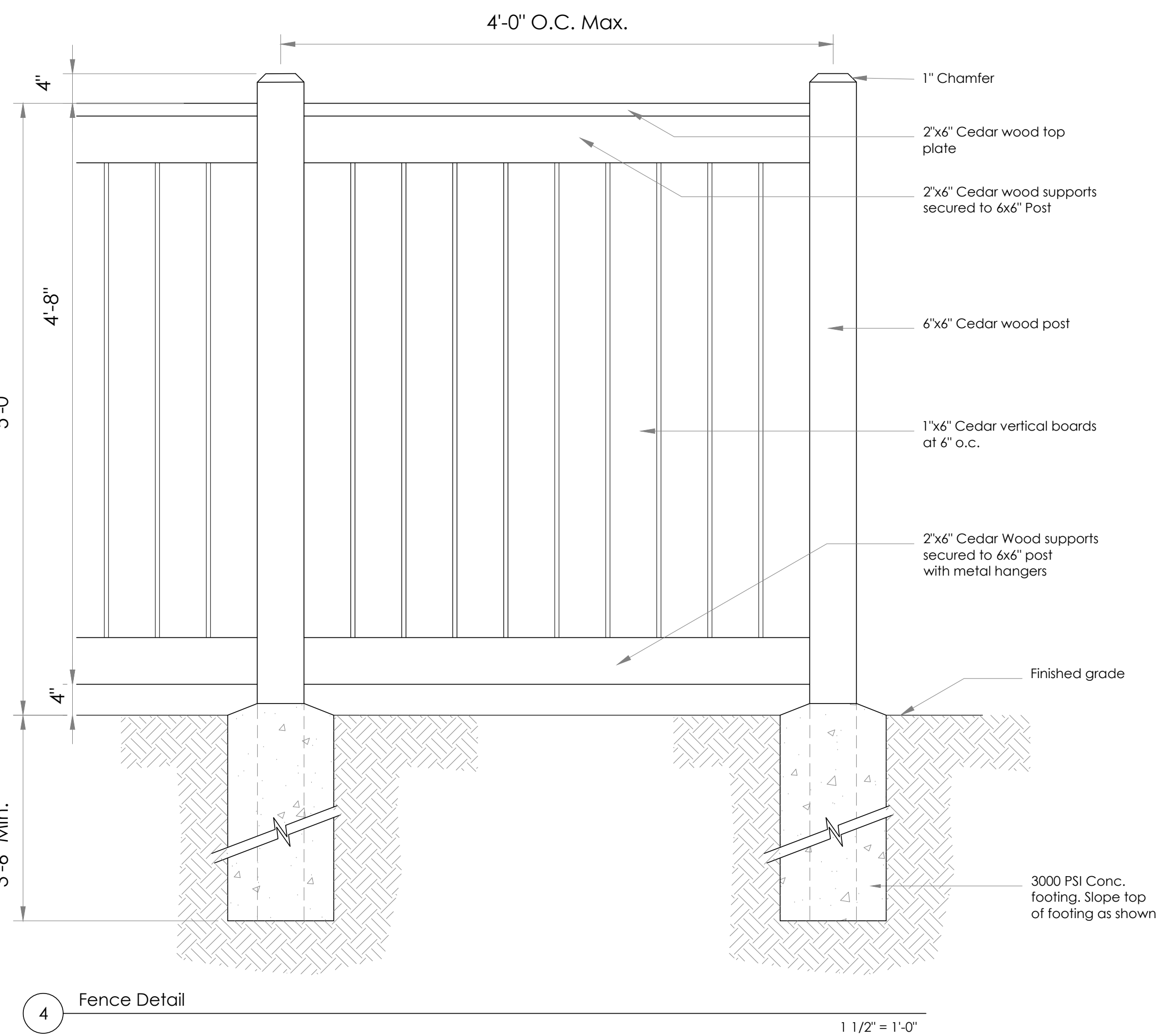
4 Camden Court
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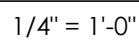


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Site Details



A-1.00



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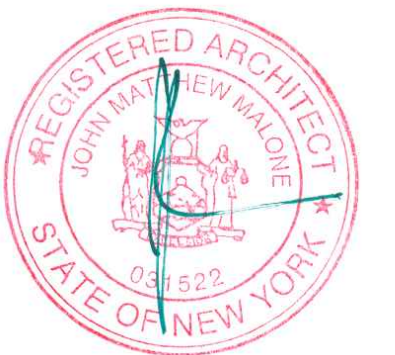
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Deck

4 Camden Court
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Existing
Elevation

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A-1.10



4 Camden Court
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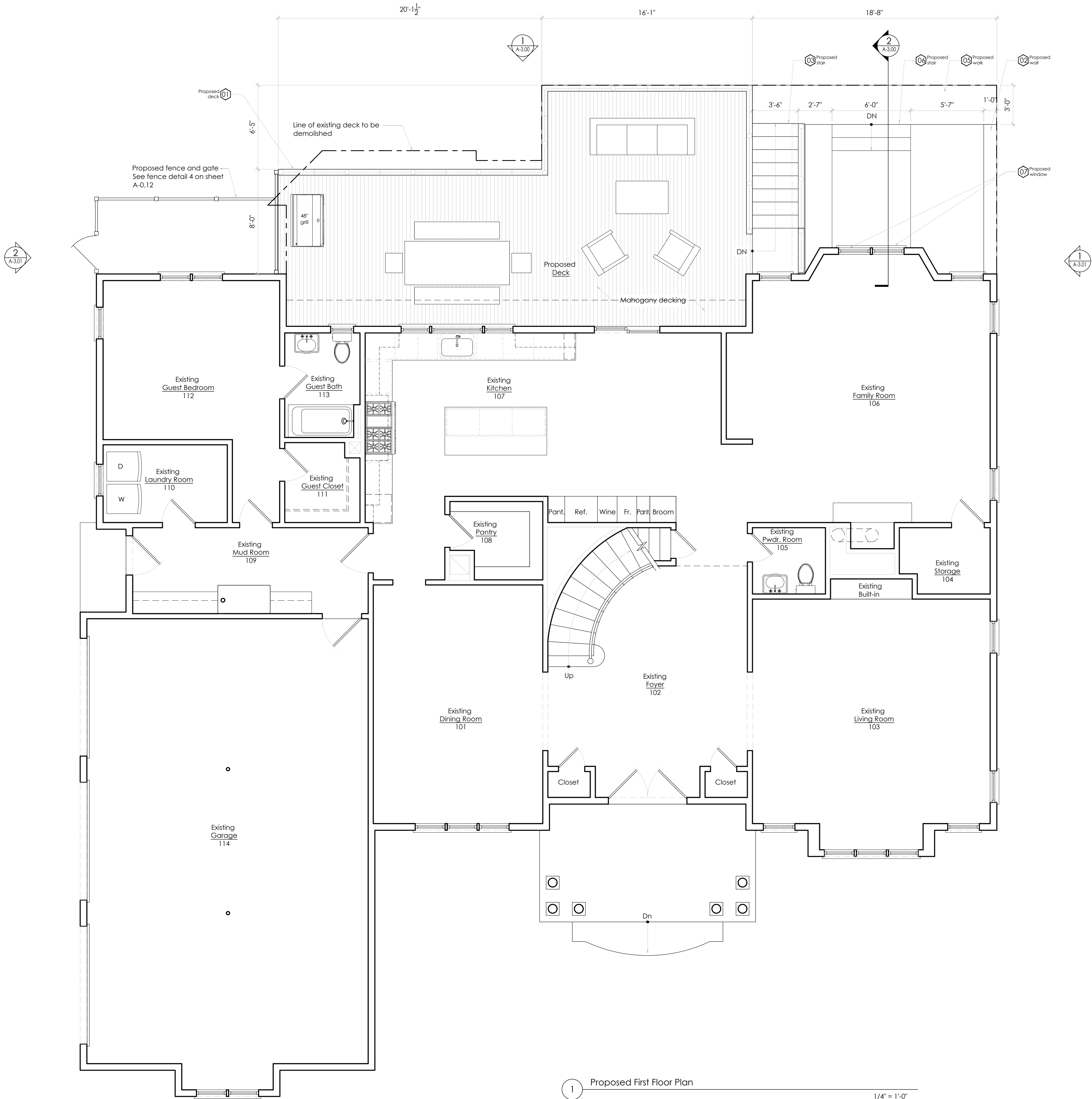


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DATE: 02/17/2021

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- Legend
- Existing Wall/Partition to remain
 - Proposed dark sky compliant light fixture

- Construction Key Notes
- Proposed deck - New deck and code compliant railing, see exterior elevations for more information
 - Proposed wall - New retaining wall, refer to site details for more information
 - Proposed stair - New code compliant deck stair, see exterior elevations for more information
 - Proposed lighting - New dark sky compliant exterior lighting
 - Proposed walk - New stone walk, refer to site details for more information
 - Proposed stair - New stone steps, refer to site details for more information
 - Proposed window - New Marvin Elevate Casement ELCA2959 2W E . Finish to match existing.

General Notes

All dimensions need to be field verified and coordinated with existing to remain.

All dimensions are taken to the face of finish u.n.o.

Door Notes

Submit door and hardware specifications and shop drawings for architects approval.

See door details for casing information.

All glazing within 18" of finished floor to be safety glass.

All glazing within 24" of any door openings to be safety glass.

All glazing within any "Hazardous Locations" ie: bathtubs, showers, whirlpools etc. to be safety glass.

Door Hardware Notes

Submit door and hardware specifications and shop drawings for architects approval.

Interior finish hardware shall be premium grade Baldwin or approved equal, finish and style to match existing.

Functional and finish hardware shall be provided by and installed by contractor and shall be installed as per manufacturer's specifications.

Verify backset distance and door thickness and coordinate with selected door hardware.

All new hardware is to match existing hardware u.o.n.

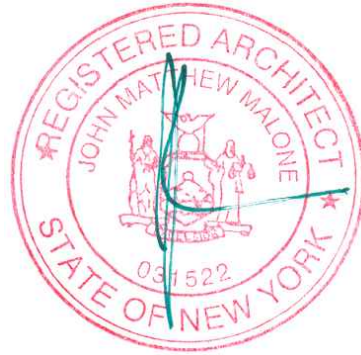
All existing window openings to be field verified by G.C., prior to the purchase of all new windows.

Solomon Deck

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NO.	DATE	ISSUE/REVISION
3	05/03/2021	Submission for ARB Approval
	02/17/2021	Submission for IFB Approval

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Proposed First Floor Plan

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JOB: 20-10

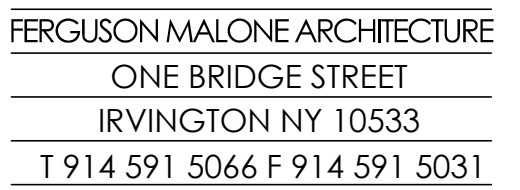
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4 Camden Court
Irvington, New York

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

1/4" = 1'-0"

SCALE: AS NOTED

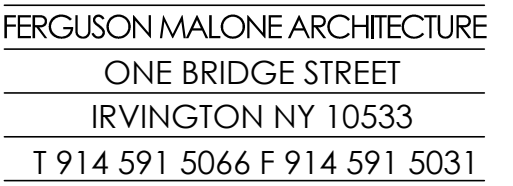
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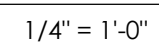


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
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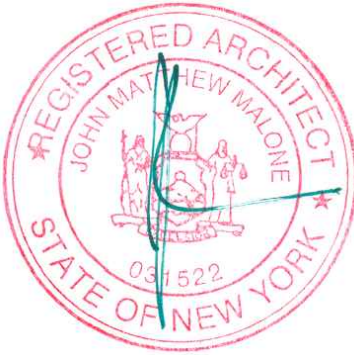

$$1/4" = 1'-0"$$


Solomon
Deck

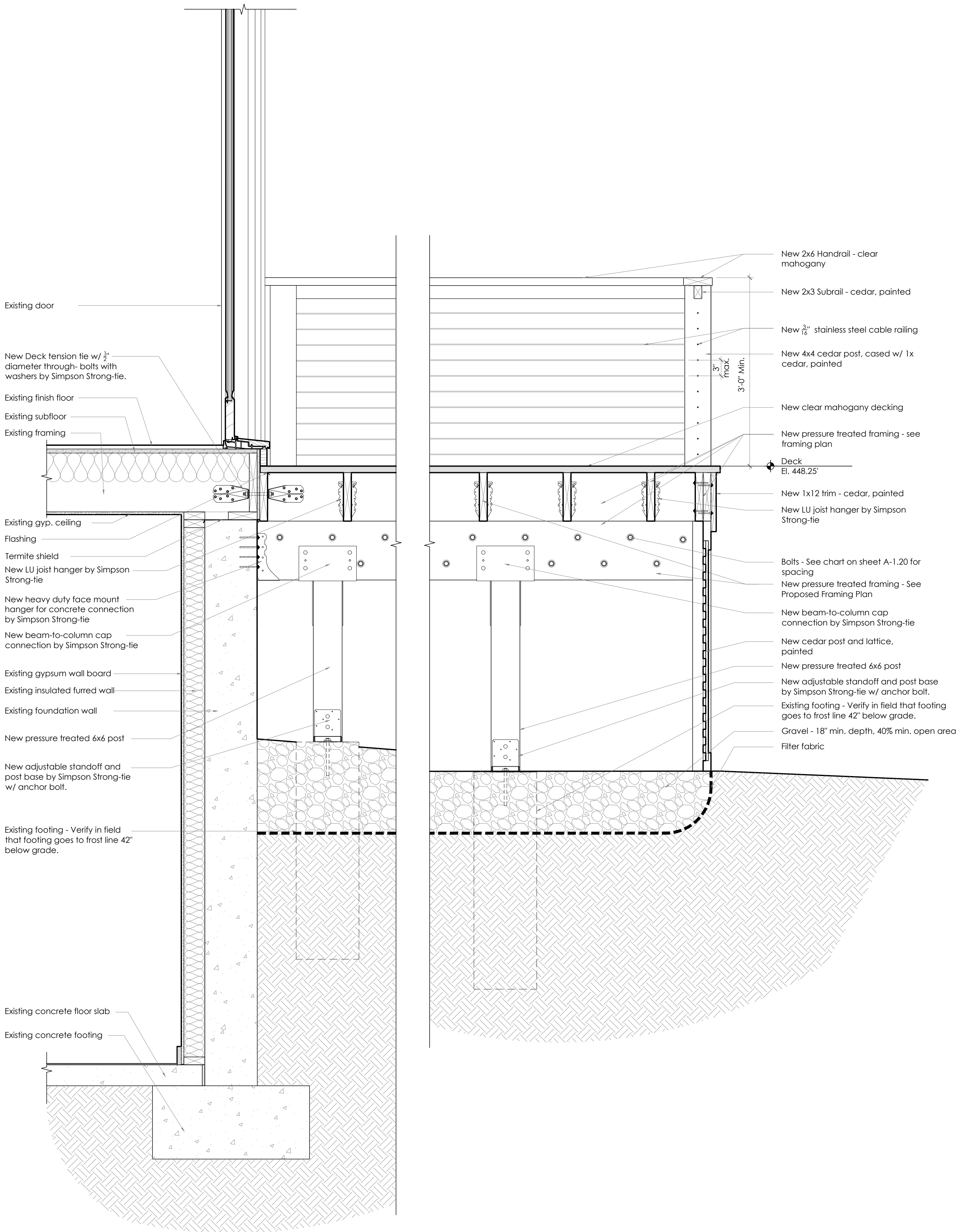
4 Camden Court
Irvington, New York

	03/24/2021	Resubmission for IPB Approval
NO.	DATE	ISSUE/REVISION

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1 Deck Detail - Cable Railing

1" = 1'-0"

Deck Section

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