

# APPLICATION FOR BUILDING PERMIT

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

Application Number:	188	Date:	02/09/2021
Job Location:	8 SHADY LN	Parcel ID:	2.90-51-5.7
Property Owner:	Emily Ast	Property Class:	RES VACANT LAND
Occupancy:	One/ Two Family	Zoning:	
Common Name:	8 shady lane patio and pergolas		

Applicant	Contractor
Niall Cain	
NcC Studio Architecture	
5 Atilda AveDobbs Ferry NY 10522	
9144783448	

## Description of Work

Type of Work:	Landscaping (with increase of coverage or FAR)	Applicant is:	Architect
Work Requested by:	The Owner	In association with:	
Cost of Work (Est.):	80000.00	Property Class:	RES VACANT LAND

## Description of Work

***New stone patio and pergolas including outdoor kitchen and firepit***

**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: 8 SHADY LN

Parcel Id: 2.80-51-5.7

**AFFIDAVIT OF APPLICANT**

I Niall Cain being duly sworn, depose and says: That s/he does business as: **NcC Studio Architecture** with offices at: 5 Atilda Ave Dobbs Ferry NY 10522 and that s/he is:


- ☐ The owner of the property described herein.
- ☐ The \_\_\_\_\_ of the New York Corporation \_\_\_\_\_ with offices at: \_\_\_\_\_ duly authorized by resolution of the Board of Directors, and that said corporation is duly authorized by the owner to make this application.
- ☐ A general partner of \_\_\_\_\_ with offices at \_\_\_\_\_ 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 9<sup>th</sup> day of February of 2021

  
Notary Public / Commission of Deeds

**BRYAN T. HEALY**  
Notary Public, State of New York  
Registration No. 01HE8336394  
Qualified in Westchester County  
Commission Expires February 1, 2021

  
Applicant's Signature

*Done in accordance with NYS E.O. 202.7*

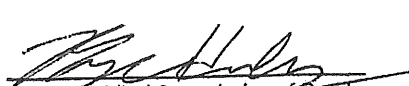
**OWNER'S AUTHORIZATION**

I Emily Ast 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 (610) 574-4393 Owner email address ast.emily@gmail.com

- ☒ Emily Ast 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 15<sup>th</sup> day of February of 2021

  
Notary Public / Commission of Deeds

  
Applicant's Signature

*Done in accordance with NYS E.O. 202.7*



# 8 Shady lane

Stone Terrace and Pergolas

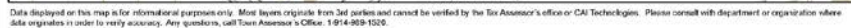


1 inch = 240 Feet



**CAI Technologies**  
 The Best Meeting Customer Service

February 19, 2021

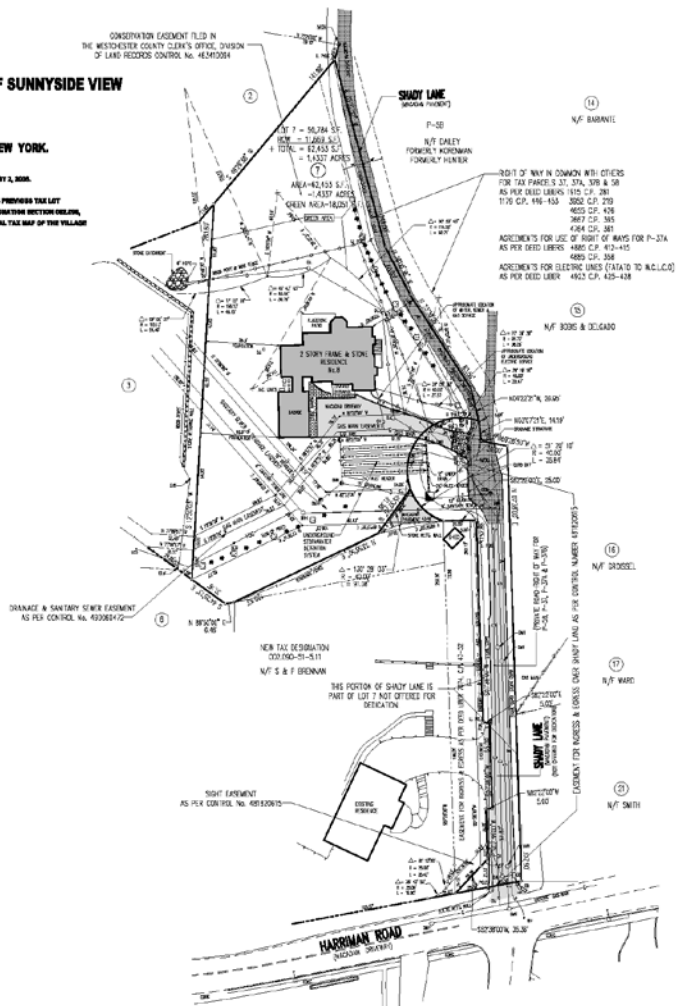




**SURVEY OF LOT 7**  
AS SHOWN ON  
**SUBDIVISION MAP OF SUNNYSIDE VIEW**  
ATTACHED IN THE  
**VILLAGE OF IRVINGTON**  
**TOWN OF GREENBURGH**  
**WESTCHESTER COUNTY, NEW YORK.**

BAKI MAP FILMED AS MAP No. 27912, ON AUGUST 2, 2005.

PREVIOUSLY SHOWN BEING KNOWN AS PREVIOUS TAX LOT  
P117, SHEET 12B, SECTION 6. CURRENT DESIGNATION SECTION 06.010,  
BLOCK 84, LOT 8.7 AS SHOWN ON THE OFFICIAL TAX MAP OF THE VILLAGE  
OF HARTFORD, TOWN OF GREENBURGH, NY.



ANY ACTS VIOLATE IN ADDITION TO THIS VIOLATE 2-A VIOLATION OF SECTION 1302 OF THE NEW YORK STATE  
VEHICLE AND TRAFFIC LAW (VEHICLE AND TRAFFIC LAW SECTION 1302.1).

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT "CODE OF PRACTICES" OF THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL SOCIAL WORKERS, INC. (NYASWSW) AND IN ACCORDANCE WITH THE NYASWSW DIRECT 10. PLACING NAMED PERSONS AND WORK ON THE SURVEY WAS PERMITTED AND ON THEIR BEHALF TO ANY TYPE COMPANY OR AGENCY INSTITUTION NAMED PERSON. NO COORDINATORS ARE NOT THUS TRUSTED TO ANY ADDITIONAL INSTITUTIONS OR SURVEYING OFFICES.

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED  
DATE 08-11-2010 BY 60322 UCBAW/SJS/STP

**QTY: 10**

**QUESTIONS TO:**  
MICHAEL POLLAK AND THE FORTUNE AT  
WELLS FARGO BANK, N.A.  
FARMERS TITLE INSURANCE COMPANY  
TITL 66 00 00 00 00 00 00



































CONSTRUCTION  
DRAWINGS

113

$$1^* = 1' - Q'$$

## DETAILS

number

A400





KICHLER

Style to live by™



Half Moon 3000K LED Deck Light WHT  
15764WHT30R (Textured White)

**Product Description:** 3000K PURE-WHITE LED HALF MOON - Understated, transitional style in a Architectural Bronze finish for deck and patio with the added benefit of LED technology.

**Available Finishes**


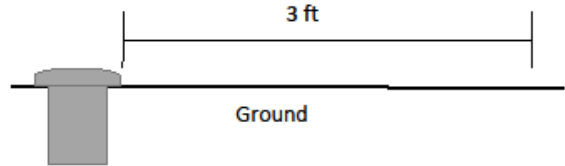
Textured Architectural Bronze  
Textured Architectural Bronze  
Textured Architectural Bronze  
Bronzed Brass  
Bronzed Brass  
Bronzed Brass  
Textured White  
Textured White

ADD TO PROJECT

**Technical Information**

Safety Rated:	Wet
Color Rendering Index:	80
Expected Life Span:	40,000 HRS
Operating Voltage Range:	9V-15V
Width:	4.00"
Height:	2.00"
Lamp Included:	Integrated
Lead Wire Length:	72"
Voltage:	12V
Light Source:	LED
Kelvin Temperature:	3000K
Number of Bulbs:	1
Lamp Type:	LED
Max Watt:	.86W
Finish:	Textured White

Project	
Type	
Ordering #	
Comments	

16710 MZ - MR 16 2W LED		Photometric Data	
Distance from Light	Foot Candles		
	Straight		
1'	0.94		
2'	0.26		
3'	0.06		

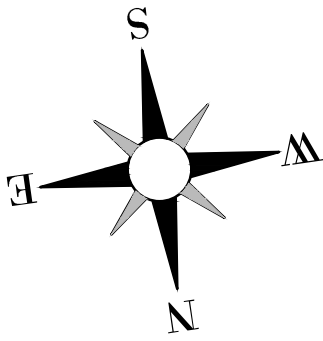
16710 MZ Hardy Island  
Cast Brass Housing  
12V

**BULB EQUIVALENCIES**

Footcandles	Natural/Realistic Equivalent	Footcandles	Natural/Realistic Equivalent
5000	Bright Summer Sunshine	.50	Typical Side Road Lighting
500	Overcast Sky	.20	Minimum Security Risk Lighting
50	Well-Lit Office	.10	Twilight
30	Minimum for Easy Reading	.03	Clear Full Moon
6	Passageway/Outdoor Work Area	.01	Typical Moonlight/Cloudy Sky
1.5	Good Main Road Lighting	.0001	Typical Starlight
1.0	Sunset	.00001	Full Starlight

HINKLEY  
LIGHTING



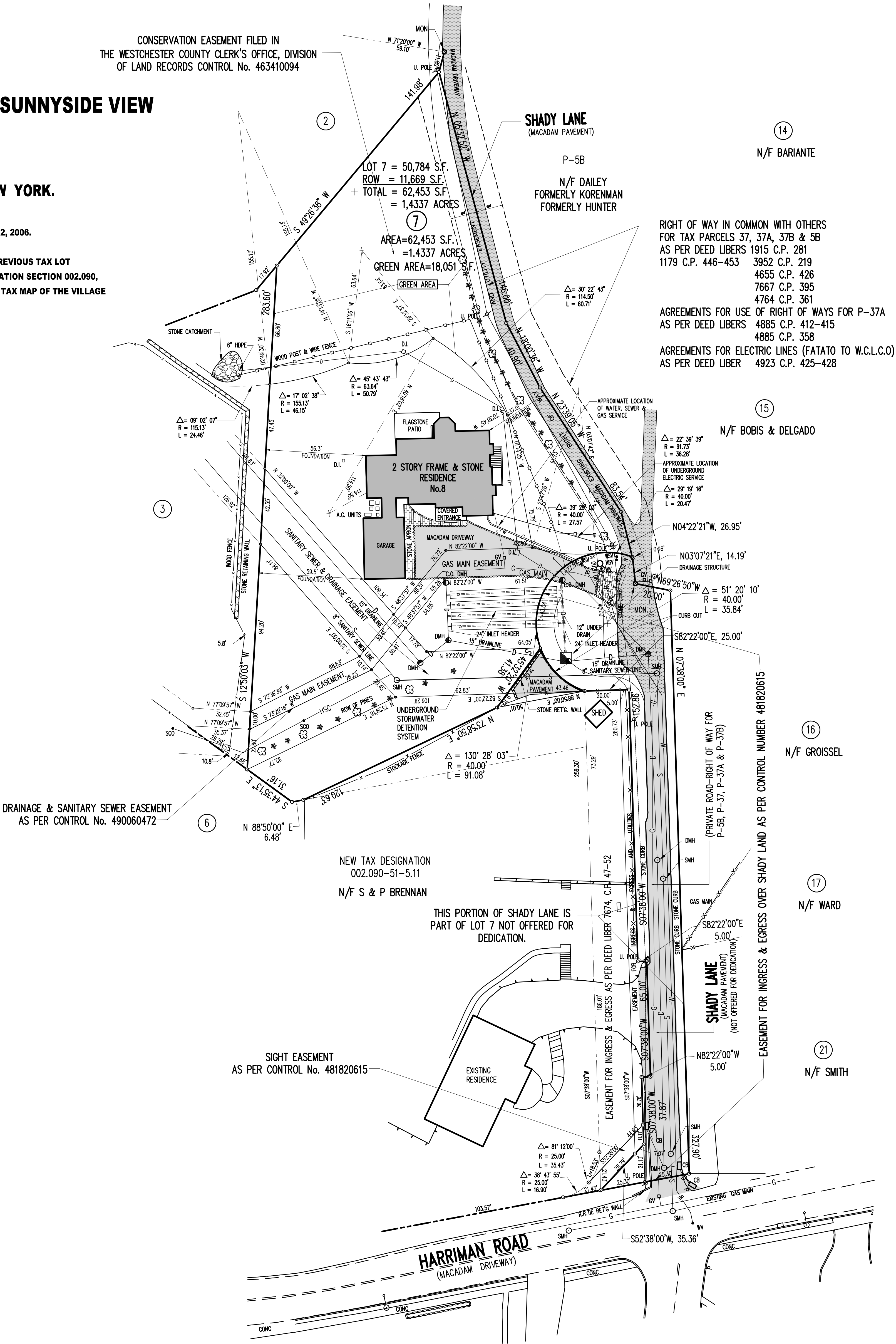


SCALE : 1" = 30'

**SURVEY OF LOT 7**  
AS SHOWN ON  
**SUBDIVISION MAP OF SUNNYSIDE VIEW**  
SITUATED IN THE  
**VILLAGE OF IRVINGTON**  
**TOWN OF GREENBURGH**  
**WESTCHESTER COUNTY, NEW YORK.**

SAID MAP FILED AS MAP No. 27802, ON AUGUST 2, 2006.

PREMISES SHOWN HEREON BEING KNOWN AS PREVIOUS TAX LOT  
P117, SHEET 13B, SECTION 6. CURRENT DESIGNATION SECTION 002.090,  
BLOCK 51, LOT 5.7 AS SHOWN ON THE OFFICIAL TAX MAP OF THE VILLAGE  
IRVINGTON, TOWN OF GREENBURGH, NY.



ANY ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW EXCEPT AS PER SECTION 7209 SUBDIVISION 2.

ENCROACHMENTS BELOW GRADE AND OR SUB-GRADE FEATURES, IF ANY, NOT LOCATED OR SHOWN HEREON.

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE CURRENT "CODE OF PRACTICE" OF THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. ALL CERTIFICATIONS SHOWN HEREON SHALL RUN ONLY TO PERSONS NAMED HEREON AND FOR WHOM THIS SURVEY WAS PREPARED AND ON THEIR BEHALF TO ANY TITLE COMPANY OR LENDING INSTITUTION NAMED HEREON. SAID CERTIFICATIONS ARE NOT TRANSFERABLE TO ANY ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

**PAUL J. PETRETTI**  
CIVIL ENGINEER AND LAND SURVEYOR  
33 GOULD AVENUE  
DOBBS FERRY, NEW YORK 10522  
Ph: (914) 674-9827 Cell: (914) 67-1518 Email: pjp@psl.com

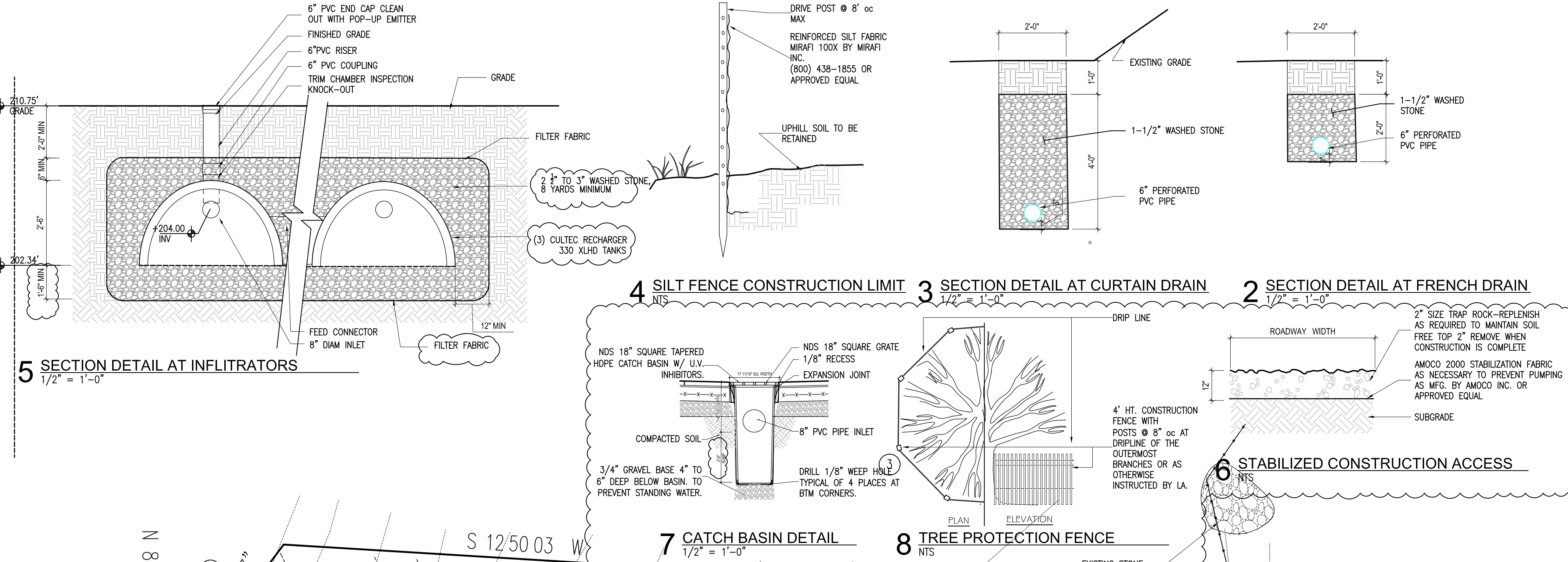
NYS L.S. LIC. NO. 49371

I, PAUL J. PETRETTI, P.E., L.S., THE SURVEYOR WHO MADE THIS MAP DO HEREBY CERTIFY THAT THE SURVEY OF THE PROPERTY SHOWN HEREON IS BASED ON A FIELD SURVEY COMPLETED ON APRIL 25, 2012. REVISED ON MAY 1, 2012 SHADY LANE AND EASEMENT FOR INGRESS AND EGRESS OVER SHADY LANE. REVISED ON MAY 10, 2012 TAX LOT 5.7 & 5.9. FOUNDATION LOCATION ON JUNE 28, 2012. FINAL SURVEY ON MAY 24, 2013. BROUGHT TO DATE AUGUST 8, 2018.

CERTIFIED TO:

MICHAEL PAUL AST AND EMILY PETKUN AST  
WELLS FARGO BANK, N.A.  
AMTRUST TITLE INSURANCE COMPANY  
TITLE No. RR-W-32344-18-KE





ZONING CALCULATIONS		
8 SHADY LANE, IRVINGTON NY		
TAX LOT 5.7, BLOCK 51, SECTION 2.90		
ZONING DISTRICT	1F-20	
LOT AREA	50,784 SF	
EXISTING OCCUPANCY	SINGLE FAMILY	
PROPOSED OCCUPANCY	SINGLE FAMILY	
REQUIRED MINIMUM SIDEYARD SETBACKS	15.0 FT EA	
EXISTING SIDE YARD SETBACKS	88 FT	125.3 FT
PROPOSED SIDE YARD SETBACKS TO TERRACE	96.9 FT	
PROPOSED SIDE YARD SETBACKS TO PERGOLA	105.95 FT	
REQUIRED FRONT YARD SETBACK	35.0 FT	
EXISTING FRONT YARD SETBACKS	37.0 FT	
REQUIRED REAR YARD SETBACK	35.0 FT	
EXISTING REAR YARD SETBACK	56.30 FT	
EXISTING BUILDING COVERAGE	3,626 SQ.FT. OR 7.1 %	
EXISTING AREAWAY	108 SQ.FT.	
EXISTING EQUIPMENT PADS	18 SQ.FT.	
EXISTING FRONT PORCH	106 SQ.FT.	
PROPOSED STONE PATIO/PERGOLA COVERAGE	1,140 SQ.FT.	
PROPOSED STORAGE SHED	48 SQ.FT.	
TOTAL IMPERVIOUS COVERAGE (EXISTING + PROPOSED)	3,858 + 1,188 = 4,946 SQ.FT OR 9.7%	
MAXIMUM COVERAGE PERMITTED	20,000 (.16) + 30,874(.06) = 3,200 + 1,847 = 5,047 SF	
EXISTING DRIVEWAY COVERAGE	2,420 SQ.FT.	

DRAWING INDEX:  
 S100 SITE PLAN, STORMWATER MANAGEMENT, ZONING CALCULATIONS  
 SP100 GENERAL NOTES  
 A100 CONSTRUCTION PLAN, LANDSCAPE PLAN  
 A200 EXTERIOR ELEVATIONS  
 A300 ELEVATIONS/ SECTIONS  
 A400 DETAILS

CONTOURS ADDED AT  
2'-0" INTERVALS

- APPROXIMATELY 30 CUBIC YARDS OF FILL TO BE IMPORTED
- THE BUILDING INSPECTOR MAY REQUIRE ADDITIONAL EROSION CONTROL IF DEEMED APPROPRIATE TO MITIGATE UNFORESEEN SILTATION AND EROSION OF UNDISTURBED SOILS
- AS BUILT DRAWINGS OF SITE IMPROVEMENTS SHALL BE SUBMITTED TO VILLAGE ENGINEER FOR REVIEW PRIOR TO OBTAINING CERTIFICATE OF OCCUPANCY.
- INFILTRATION SYSTEMS ACCESS PORTS SHALL BE SHOWN ON THE AS BUILT

- CONSTRUCTION SEQUENCE:
- INSTALLATION OF EROSION CONTROLS
  - SITE CLEARING/ DEMOLITION
  - EXCAVATION
  - ADDITION CONSTRUCTION
  - SITWORK - INSTALLATION OF INFILTRATION SYSTEM
  - FINAL GRADING, PLANTING
  - REMOVAL OF EROSION CONTROLS



PERGOLA AND TERRACE  
8 Shady Lane  
Irrington, NY

# CONSTRUCTION DRAWINGS

DATE: FEBRUARY, 03 2021  
REV: APRIL 07, 2021  
REV: MAY 04, 2021  
REV: MAY 19, 2021

drawn by:

scale:

AS NOTED

DATE: SITE PLAN  
STORM-WATER  
MANAGEMENT  
DETAILS

number:

S100



GENERAL NOTES

01. PROJECT SCOPE: PERFORM ALL WORK REQUIRED BY THE CONTRACT DOCUMENTS FOR THE ALTERATION AND RENOVATION OF THE DESIGNATED PREMISES, INCLUDING ALL LABOR, MATERIALS, EQUIPMENT, TRANSPORTATION, SCAFFOLDING AND OTHER FACILITIES AND SERVICES NECESSARY FOR THE PROPER AND COMPLETE EXECUTION OF THE WORK. THESE GENERAL CONDITIONS SHALL APPLY TO ALL WORK AND ALL DRAWINGS IN THIS SET AND SHALL EXTEND TO ANY CHANGES, EXTRAS OR ADDITIONS AS AGREED TO DURING THE COURSE OF THE WORK.
02. PRE-BID SITE VISIT: DUE TO THE INACCESSIBILITY OF PARTS OF THE PREMISES OR STRUCTURE, DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS ARE PRESUMED TO BE REASONABLY CORRECT. VERIFY ALL EXISTING CONDITIONS IN THE FIELD COVERING OR AFFECTING THE WORK PRIOR TO SUBMITTING A BID.
03. EXCLUSIONS: BIDDERS SHALL MAKE KNOWN TO ARCHITECT ANY LIMITATIONS, EXCLUSIONS, OR MODIFICATIONS TO THE PROJECT DURING THE PRICING PHASE OF THE PROJECT. UNLESS NOTED THEY WILL BE PRESUMED INCLUDED BY ARCHITECT.
04. COMPLIMENTARY DOCUMENTS: THE ARCHITECT'S DRAWINGS, SPECIFICATIONS AND CONSTRUCTION NOTES ARE COMPLIMENTARY AND WHAT IS CALLED FOR BY ONE SHALL BE BINDING AS IF CALLED FOR BY ALL.
05. INCONSISTENCIES: WHERE DIFFERENCES BETWEEN THE DRAWINGS, NOTES AND SPECIFICATION OCCUR, THE DECISION OF THE ARCHITECT SHALL GOVERN AS TO WHICH TAKES PRECEDENCE. THE ARCHITECT SHALL PROMPTLY RESOLVE ANY SUCH DISCREPANCIES BROUGHT TO HIS ATTENTION BY THE CONTRACTOR.
06. MISSING INFORMATION: STUDY THE DRAWINGS, NOTES, SPECIFICATIONS AND OTHER INSTRUCTIONS. NOTIFY THE ARCHITECT OF INCONSISTENCIES OR MISSING INFORMATION REQUIRED FOR FABRICATION OR INSTALLATION OF THE WORK.
07. DOUBTFUL CONDITIONS/ FIELD CONDITIONS: VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AFFECTING THE WORK AT THE SITE. NOTIFY THE ARCHITECT OF ANY CONDITIONS OR MATERIALS THAT ARE FOUND CONTRARY TO THOSE INDICATED ON THE DRAWINGS, OR OF ANY DOUBTFUL CONDITIONS THAT MIGHT AFFECT THE QUALITY OF OR INTERFERE WITH THE PROPER COMPLETION OF THE PROJECT PRIOR TO COMMENCING WORK. COMMENCEMENT OF WORK INDICATES ACCEPTANCE OF EXISTING CONDITIONS.
08. CONTACT LIST: GENERAL CONTRACTOR SHALL SUPPLY, PRIOR TO COMMENCING WORK, A LIST OF ALL SUBCONTRACTORS TO ARCHITECT. THE NAME OF THE PRINCIPAL CONTACT, THE ADDRESS, AND PHONE NUMBER OF EACH SUBCONTRACTOR SHALL BE INCLUDED IN THIS LIST.
09. DISTRIBUTION OF DRAWINGS: GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER THEIR JURISDICTION.
10. PERMITS AND APPROVALS: OBTAIN ALL REQUIRED PERMITS AND PAY FEES FOR PERMITS, LICENSES, INSPECTIONS, FILINGS AND APPROVALS REQUIRED BY LOCAL LAWS, ORDINANCES AND REGULATIONS FOR COMPLETION OF THE PROJECT.
11. INSPECTIONS: SCHEDULE REQUIRED INSPECTIONS IN A TIMELY FASHION SO AS NOT TO INTERRUPT PROGRESS OF THE WORK.
12. NOTIFICATIONS: NOTIFY ADJACENT PROPERTY OWNERS AND THE BUILDING MANAGEMENT IN ACCORDANCE WITH THE PROVISIONS OF LAW AND AS REQUIRED BY THE BUILDING ALTERATION AGREEMENT.
13. WORK PERMIT: A VALID WORK PERMIT SHALL BE PROMINENTLY DISPLAYED AT THE JOB SITE FOR THE ENTIRE DURATION OF THE WORK.
14. INSURANCE: PROVIDE PROOF OF WORKER'S COMPENSATION INSURANCE AND DISABILITY INSURANCE COVERAGE AS REQUIRED BY NEW YORK STATE LAW, PRIOR TO THE COMMENCEMENT OF WORK. PROOF OF LIABILITY, PROPERTY DAMAGE AND OTHER INSURANCE SHALL BE PROVIDED IN THE AMOUNTS STATED IN THE CONTRACT BETWEEN THE OWNER AND CONTRACTOR. ALL CONTRACTORS INVOLVED IN THIS WORK SHALL CARRY PROPERTY DAMAGE AND PUBLIC LIABILITY INSURANCE AS REQUIRED BY GOVERNMENTAL AGENCIES HAVING JURISDICTION AND COMPLY WITH STATUTORY REQUIREMENTS FOR DISABILITY AND WORKMENS COMPENSATION. THEY SHALL COMPLY WITH ALL RULES AND REGULATIONS DICTATED BY THE LANDLORD. THE TENANT, THE ARCHITECT AND OTHER GROUP(S) TO BE NAMED FROM LIABILITY DUE TO CONTRACTORS NEGLIGENCE.
15. COMPLIANCE WITH CODES: WORK IS TO BE PERFORMED IN ACCORDANCE WITH RULES AND REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION AND SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL CONSTRUCTION, SAFETY, AND SANITARY LAWS, CODES, STATUTES, AND ORDINANCES. WHERE REQUIREMENTS OF THESE CODES ARE CONTRADICTORY OR MUTUALLY EXCLUSIVE, THE MORE STRINGENT RULE SHALL APPLY. ANY DISCREPANCIES, VARIATIONS, OR OMISSIONS IN THE CONTRACT DOCUMENTS SHALL BE REPORTED PROMPTLY TO ARCHITECT.
16. MEANS AND METHODS: THE CONTRACTOR SHALL SUPERVISE THE WORK USING HIS BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR, AND SHALL HAVE CONTROL OVER, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES.
17. SAFETY: THE CONTRACTOR IS SOLELY RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK. GIVE NOTICES AND COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE SAFETY OF PERSONS AND PROPERTY, AND THEIR PROTECTION FROM DAMAGE, INJURY AND LOSS. INSURE THAT THE JOB SITE IS MAINTAINED AT ALL TIMES IN SUCH A WAY AS TO PREVENT INJURY OR DAMAGE TO ALL PERSONS WORKING ON OR VISITING THE PREMISES, AND TO PERSONAL PROPERTY.
18. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROTECT ALL PARTIES FROM POTENTIAL HAZARDS PROUDCED BY THE REMOVAL OF OR DAMAGE TO LEAD-BASED PAINTS AND COATINGS, OR OTHER MATERIALS REPRESENTING SIMILAR HAZARDS, EXISTING ON OR ABOUT THE PROPERTY, IN ACCORDANCE WITH LOCAL LAWS AND REGULATIONS.
19. SCHEDULE: PROVIDE A CONSTRUCTION SCHEDULE TO THE ARCHITECT AND OWNER WITHIN ONE (1) WEEK OF BEING AWARDED CONTRACT. THE SCHEDULE SHALL INDICATE THE CHRONOLOGICAL PHASES OF THE CONTRACTOR'S WORK THROUGH THE COMPLETION OF THE PROJECT. THE SCHEDULE SHALL INDICATE ALL ORDERING LEAD TIME, LENGTH OF TIME FOR EACH PHASE AND START AND COMPLETION DATES FOR EACH TRADE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE APPROVED SCHEDULE.
20. SEQUENCE AND COORDINATION: COORDINATE THE WORK OF ALL TRADES AND SUBCONTRACTORS FOR ALL PORTIONS OF THE WORK, AND COOPERATE IN THE SEQUENCING OF INSTALLATION REQUIRED FOR ITEMS THAT WILL BE FURNISHED BY THE OWNER.
21. APPROVED MATERIALS: THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERM "OR APPROVED EQUAL" IS USED, THE ARCHITECT ALONE SHALL DETERMINE EQUALITY BASED UPON INFORMATION SUBMITTED BY THE CONTRACTOR. ALL MATERIALS SHALL BE NEW, UNUSED, AND OF HIGHEST QUALITY IN EVERY RESPECT UNLESS OTHERWISE NOTED MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS UNLESS OTHERWISE NOTED.
22. LICENSED TRADESPEOPLE: PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY CONTRACTORS LICENSED IN THEIR TRADE, WHO SHALL ARRANGE FOR AND OBTAIN ALL REQUIRED PERMITS, INSPECTIONS AND SIGN-OFFS.

23. CURRENT DRAWINGS: MAINTAIN A COMPLETE AND CURRENT SET OF CONTRACT DOCUMENTS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR THE USE OF ALL TRADES. A REPRESENTATIVE OF THE GENERAL CONTRACTOR AUTHORIZED TO DISCUSS THE WORK AND RECEIVE INSTRUCTIONS FROM THE ARCHITECT SHALL BE AT THE JOB SITE AT ALL TIMES THAT WORK IS IN PROGRESS.
24. LAYOUT OF WORK: LAY OUT THE WORK FROM THE DIMENSIONS AND ALIGNMENTS SHOWN ON THE DRAWINGS AND BE RESPONSIBLE FOR ALL MEASUREMENTS IN CONNECTION THEREWITH. THE CONTRACTOR SHALL IMMEDIATELY REPORT ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS, TO THE ARCHITECT. DO NOT SCALE DRAWINGS: DIMENSIONS SHALL GOVERN. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS, LARGE SCALE DETAILS SHALL GOVERN OVER SMALL SCALE DETAILS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT, IN ADVANCE, OF ANY DISCREPANCIES OR QUESTIONS. NO EXTRA CHARGE OF COMPENSATION WILL BE ALLOWED ON ACCOUNT OF ANY DIFFERENCE BETWEEN ACTUAL DIMENSIONS AND THE MEASUREMENTS WHICH MAY BE FOUND AS INDICATED ON THE DRAWINGS. THE GENERAL CONTRACTOR SHALL ASSUME FULL AND UNDIVIDED RESPONSIBILITY FOR THE ACCURACY, FIT & STABILITY OF ALL PARTS OF THE WORK.
25. SHOP DRAWINGS & SAMPLES: THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, PRODUCT SAMPLES, AND MANUFACTURER'S TECHNICAL INFORMATION FOR THE ARCHITECT'S REVIEW, PRIOR TO THE COMMENCEMENT OF FABRICATION. SUBMISSIONS SHALL BE IN THE FORM REQUIRED BY THE SPECIFICATIONS OR AS REQUESTED BY THE ARCHITECT.
- A) PROVIDE ACCURATELY PREPARED, LARGE SCALE AND DETAILED SHOP DRAWINGS PREPARED SPECIFICALLY FOR THIS PROJECT ON REPRODUCABLE SHEETS. SHOW ADJACENT CONDITIONS AND RELATED WORK. SHOW ACCURATE FIELD AND CLEARLY NOTE FIELD CONDITIONS. IDENTIFY MATERIALS AND PRODUCTS IN THE WORK SHOWN. NOTE SPECIAL COORDINATION REQUIRED. HIGHLIGHT OR INDICATE DEVIATIONS FROM THE CONTRACT DOCUMENTS. REPRODUCTION OF CONTRACT DOCUMENTS OR STANDARD INFORMATION AS THE BASIS OF SHOP DRAWINGS WILL NOT BE ACCEPTED.
- B) PROVIDE SAMPLES IDENTICAL WITH FINAL MATERIALS AND PRODUCTS TO BE INSTALLED IN THE WORK. WHERE INDICATED, PREPARE SAMPLES TO MATCH THE ARCHITECTANT'S SAMPLES. LABEL EACH SAMPLE WITH DESCRIPTION, SOURCE, VARIETAL NAME OR MANUFACTURER'S NAME AND MODEL NUMBER. ARCHITECT WILL REVIEW SAMPLES FOR CONFIRMATION OF VISUAL DESIGN INTENT, COLOR, PATTERN, TEXTURE AND TYPE ONLY.
26. APPROVALS: THE ARCHITECT'S APPROVAL OF SHOP DRAWINGS IS FOR CONFORMANCE WITH THE DESIGN CONCEPT ONLY. APPROVAL OF A SPECIFIC ITEM DOES NOT INDICATE APPROVAL OF AN ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR QUANTITIES, DIMENSIONS, COMPLIANCE WITH THE DESIGN INTENT OF THE CONTRACT DOCUMENTS, AND COORDINATION OF THE WITH OTHER TRADES. THE CONTRACTOR IS NOT RELIEVED OF RESPONSIBILITY FOR ANY DEVIATION FROM REQUIREMENTS OF THE CONTRACT DOCUMENTS, NOR BY ERRORS OR OMISSIONS IN THE SHOP DRAWINGS BY THE ARCHITECT'S REVIEW OF THESE DRAWINGS.
27. QUALITY ASSURANCES:
- A) ALL WORK SHALL BE PERFORMED AND SUPERVISED BY WORKMEN THOROUGHLY FAMILIAR WITH THE MATERIALS AND METHODS SPECIFIED.
- B) WORK SHALL BE INSTALLED PLUMB AND LEVEL. SHOULD EXISTING ADJACENT WORK NOT BE PLUMB AND LEVEL, NEW WORK SHALL BE INSTALLED AS NECESSARY TO MEET THE EXISTING WORK, WITHOUT APPEARING TO EMPHASIZE THE VARIANCE. THE CONTRACTOR SHALL CONSULT WITH THE ARCHITECT TO DETERMINE HOW BEST TO DEMPHASIZE THE VARIANCE PRIOR TO COMMENCING THE WORK.
28. CHANGE ORDERS: CONTRACTOR SHALL NOT PROCEED WITH ANY ADDITIONAL WORK OR CHANGES FOR WHICH THEY EXPECT ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT. FAILURE TO OBTAIN SUCH AUTHORIZATION SHALL INVALIDATE ANY CLAIM FOR EXTRA COMPENSATION.
29. PROTECTION DURING CONSTRUCTION: PROVIDE AND MAINTAIN COVERINGS AND PROTECTION TO PREVENT DAMAGE, DISCOLORATION OR SOILING OF EXISTING AND NEW CONSTRUCTION, FINISHES, FURNISHINGS, FABRICS AND THE OWNERS POSSESSIONS. MAINTAIN PROTECTION UNTIL OWNER'S FINAL ACCEPTANCE. UPON OWNER'S ACCEPTANCE, REMOVE PROTECTION AND CLEAN ALL EXPOSED SURFACES IN THE ENTIRE SPACE. ANY DAMAGES DUE TO THIS WORK OR ACCIDENTS SHALL BE REPAIRED, REPLACED OR PATCHED AT THE DISCRETION OF THE ARCHITECT. CONTRACTOR SHALL BEAR FINANCIAL RESPONSIBILITY FOR SUCH DAMAGE AND ANY WORK UNDERTAKEN TO CORRECT IT.
30. TEMPORARY UTILITIES: THE OWNER SHALL PROVIDE TEMPORARY ELECTRIC POWER AND WATER FOR REASONABLE USE BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTION OF TEMPORARY UTILITIES FROM THE POINT OF ORIGIN PROVIDED BY THE OWNER.
31. DELIVERIES: EACH CONTRACTOR SHALL MAKE ALL REQUIRED ARRANGEMENTS FOR DELIVERY AND TRANSFER OF EQUIPMENT AND MATERIALS TO THE JOB SITE.
32. CUTTING AND PATCHING: PERFORM ALL CUTTING AND PATCHING REQUIRED BY THE INSTALLATION OF NEW STRUCTURAL STEEL FRAMING, STEEL OR MASONRY UNTELS, STRUCTURAL DECKING OR SLABS, STAIRS, PLUMBING, PLUMBING FIXTURES AND CONNECTIONS, WIRING, ELECTRICAL AND TELEPHONE OUTLETS, SWITCHES, HEATING AND VENTILATION ELEMENTS AND DEVICES TO PROVIDE A FINISHED PROJECT.
- A) MATERIALS USED IN CUTTING AND PATCHING SHALL BE IDENTICAL TO ORIGINAL MATERIALS, UNLESS OTHERWISE NOTED. IF IDENTICAL MATERIALS ARE NOT AVAILABLE, PROVIDE FINISHED WORK THAT WILL RESULT IN EQUAL OR BETTER THAN EXISTING PERFORMANCE CHARACTERISTICS.
- B) USE CUTTING METHODS LEAST LIKELY TO DAMAGE ELEMENTS RETAINED OR ADJOINING WORK. USE TOOLS TO ENSURE NEAT, ACCURATELY FORMED HOLES AND EDGES AT ADJACENT WORK.
- C) LOCATE UTILITIES BEFORE CUTTING. CAP VALVE, SEAL AND PLUG ABANDONED UTILITIES TO PREVENT ENTRY OF MOISTURE OR OTHER FOREIGN MATTER.
- D) PATCHING SHALL BE PERFORMED SO AS TO PROVIDE SOLID, TRUE AND ALIGNED SUBSTRATA FOR THE INSTALLATION OF FINISH MATERIALS.
- E) PATCHING SHALL SEAMLESSLY JOIN THE IMMEDIATE EXISTING ADJACENT CONSTRUCTION IN MATERIAL, FINISH AND COLOR, UNLESS OTHERWISE NOTED. JOINTS SHALL BE DURABLE AND INVISIBLE. CREATE TRUE, EVEN PLANES WITH UNIFORM CONTINUOUS APPEARANCE. MATERIALS USED SHALL BE IDENTICAL TO MATERIALS CUT AND PATCHED.
- F) REPAINT ENTIRE ASSEMBLIES, NOT JUST PATCHED AREAS.
33. REMOVALS: MAINTAIN A CLEAN AND NEAT WORK SITE AT ALL TIMES. CLEAN UP AND REMOVE FROM THE PREMISES ALL WASTE MATERIALS, RUBBISH, WRAPPINGS, CONTAINERS AND SALVAGES AS GENERATED BY THE CONSTRUCTION, DEMOLITION, AND BY THE DELIVERY AND INSTALLATION OF WOODWORK, FURNITURE AND APPLIANCES, WHETHER PROVIDED UNDER THIS CONTRACT OR NOT.
34. FINAL CLEANUP: LEAVE ALL SPACES VACUUM CLEAN AND ORDERLY, READY FOR OWNER OCCUPANCY. ALL SURFACES, INCLUDING COUNTERS, CABINET SHELVES AND TOPS, MANTLES, MOLDINGS, DOOR AND WINDOW HEADS, PLUMBING AND LIGHTING FIXTURES, APPLIANCES, HEATING AND AIR-CONDITIONING EQUIPMENT (INCLUDING RADIATORS, FIN-TUBE AND CONNECTORS) AND FLOORS SHALL BE THOROUGHLY DUSTED WITH A FREQUENTLY RINSED DAMP CLOTH. AFTER DUSTING ALL SURFACES, FLOORS SHALL BE VACUUMED USING ATTACHMENTS APPROPRIATE FOR THE FINISH. WINDOWS SHALL BE SCRAPED CLEAN WITH A RAZOR AND WASHED WITH VINEGAR AND NEWSPRINT.

35. PROJECT CLOSEOUT: UPON COMPLETION OF THE JOB, SUBMIT ALL CERTIFICATES OF INSPECTION AND A CERTIFICATE OF SUBSTANTIAL COMPLETION (AIA DOCUMENT G-704) TO THE ARCHITECT. UPON OWNER'S ACCEPTANCE, THE CONTRACTOR SHALL PERFORM A FINAL CLEANING.
36. WARRANTY & GUARANTEE:
- A) THE CONTRACTOR GUARANTEES THAT WORK COMPLETED UNDER THIS CONTRACT IS FREE FROM FAULTY MATERIALS AND WORKMANSHIP, INCLUDING IMPROPER INSTALLATION. THIS GUARANTEE SHALL COVER A MINIMUM PERIOD OF ONE (1) YEAR FOLLOWING THE DATE OF ACCEPTANCE OF THE WORK BY THE OWNER AND SHALL BIND THE CONTRACTOR TO REPAIR OR REPLACE, PROMPTLY AND EFFICIENTLY, ANY AND ALL WORK AND MATERIALS FOUND TO BE DEFECTIVE DURING THIS PERIOD, INCLUDING OTHER WORK NOT PERFORMED UNDER THIS CONTRACT, THAT IS DAMAGED BY SUCH DEFICIENCY.
- B) NEITHER THE FINAL CERTIFICATE NOR THE FINAL PAYMENT, NOR ANY OTHER PROVISION IN THE CONTRACT, SHALL RELIEVE THE CONTRACTOR OF RESPONSIBILITY DESCRIBED IN THIS SECTION.
- C) THIS WARRANTY IS IN ADDITION TO MANUFACTURER'S STANDARD WARRANTIES ON SPECIFIC PRODUCTS, MATERIALS AND ASSEMBLIES.
- D) IN THE EVENT THAT ADDITIONAL PROFESSIONAL SERVICES ARE REQUIRED TO VERIFY AND DIRECT REPAIRS OR REPLACEMENT OF WORK AS A DIRECT CONSEQUENCE OF THE FAILURE OF MATERIALS OR WORKMANSHIP GUARANTEED BY THE CONTRACTOR, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PAYMENT OF FEES FOR SUCH PROFESSIONAL SERVICES, AND ANY OTHER FEES NECESSARY TO CORRECT THE WORK.

STANDARD USED FOR DESIGN AND CONSTRUCTION:  
2020 INTERNATIONAL RESIDENTIAL CODE AND 2020 NYS RESIDENTIAL CODE



PERGOLA AND TERRACE  
8 Shady Lane  
Irvington, NY

CONSTRUCTION  
DRAWINGS

Date:  
FEBRUARY, 03 2021  
REV: APRIL 07, 2021

drawn by:

scale:

NTS

Wn:

GENERAL  
NOTES

number:

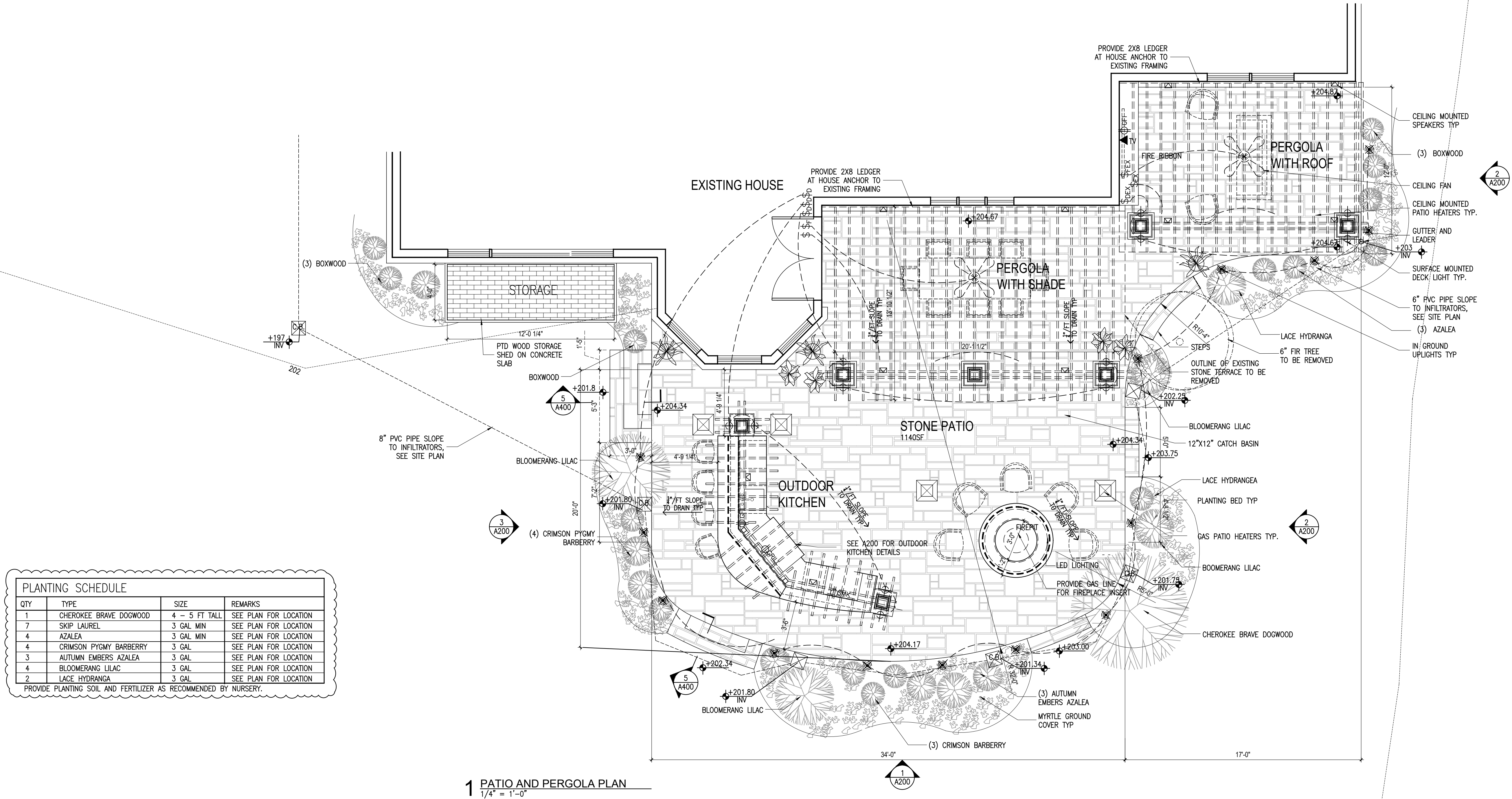
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LIGHT FIXTURE / DEVICE SCHEDULE					
SYMBOL	LOCATION	DESCRIPTION	MANUF.	CAT. NO.	COMMENTS
	EXTERIOR	RECESSED UP LIGHT	HINKLEY	HARDY ISLAND M216710	BRONZE
	EXTERIOR	WALL MOUNTED	KICHLER HALF MOON	15764WHT30R	TEXTURED WHITE
	COUNTERS	LED LIGHT STRIP			
	PERGOLA	SPEAKERS	SONOS OUTDOOR		WHITE, WIRE TO OWNERS BLUETOOTH AMP.
	PERGOLA	CEILING FAN	T.B.D		PROVIDED BY OWNER INSTALLED BY GC
	PERGOLA	CGL MOUNTED HEATERS	SOLARIA	SC05XYLAWL2024W	240V, 8 AMPS

ELECTRICIAN TO VERIFY ALL ELECTRICAL REQUIREMENTS

ELECTRICAL DEVICE LEGEND	
SYMBOL	DESCRIPTION/ COMMENTS
	TELEPHONE/ DATA JACK
	DUPLEX OUTLET
	GFI OUTLET
	APPLIANCE OUTLET - VERIFY ELECTRICAL REQUIREMENT - TO BE WIRED TO NEW CB PANEL
	LIGHT SWITCH
	DIMMER SWITCH
	3WAY LIGHT SWITCH
	3WAY DIMMER SWITCH
	EXTERIOR SWITCH WITH W.P. BOX



PLANTING SCHEDULE

QTY	TYPE	SIZE	REMARKS
1	CHEROKEE BRAVE DOGWOOD	4 - 5 FT TALL	SEE PLAN FOR LOCATION
7	SKIP LAUREL	3 GAL MIN	SEE PLAN FOR LOCATION
4	AZALEA	3 GAL MIN	SEE PLAN FOR LOCATION
4	CRIMSON PYGMY BARBERRY	3 GAL	SEE PLAN FOR LOCATION
3	AUTUMN EMBERS AZALEA	3 GAL	SEE PLAN FOR LOCATION
4	BLOOMERANG LILAC	3 GAL	SEE PLAN FOR LOCATION
2	LACE HYDRANGA	3 GAL	SEE PLAN FOR LOCATION

PROVIDE PLANTING SOIL AND FERTILIZER AS RECOMMENDED BY NURSERY.



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date:  
FEBRUARY, 03 2021  
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drawn by:

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

title:  
PATIO,  
PERGOLA PLAN  
LANDSCAPING  
PLAN

number:

A100





PERGOLA AND TERRACE  
8 Shady Lane  
Irvington, NY

CONSTRUCTION  
DRAWINGS

date:  
FEBRUARY, 03 2021

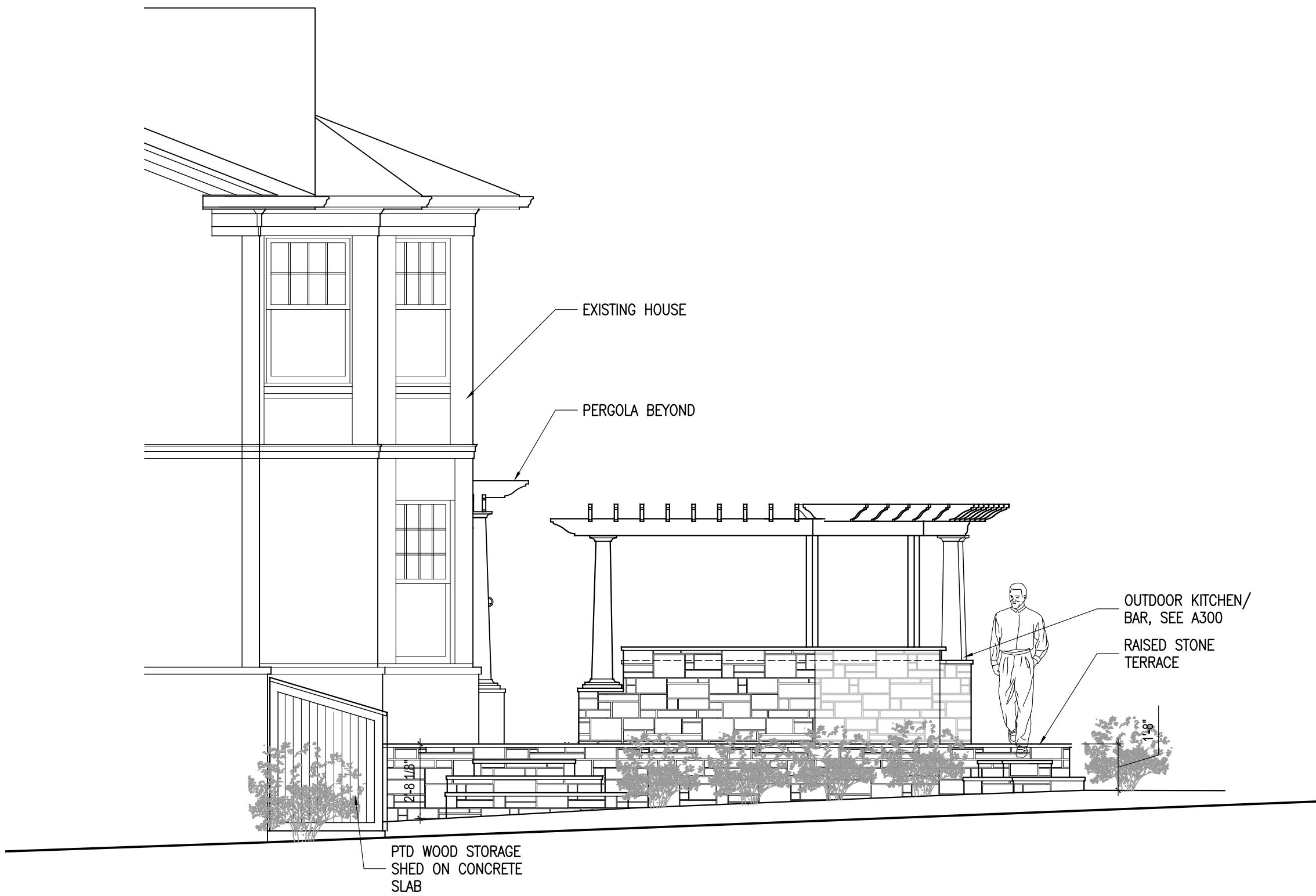
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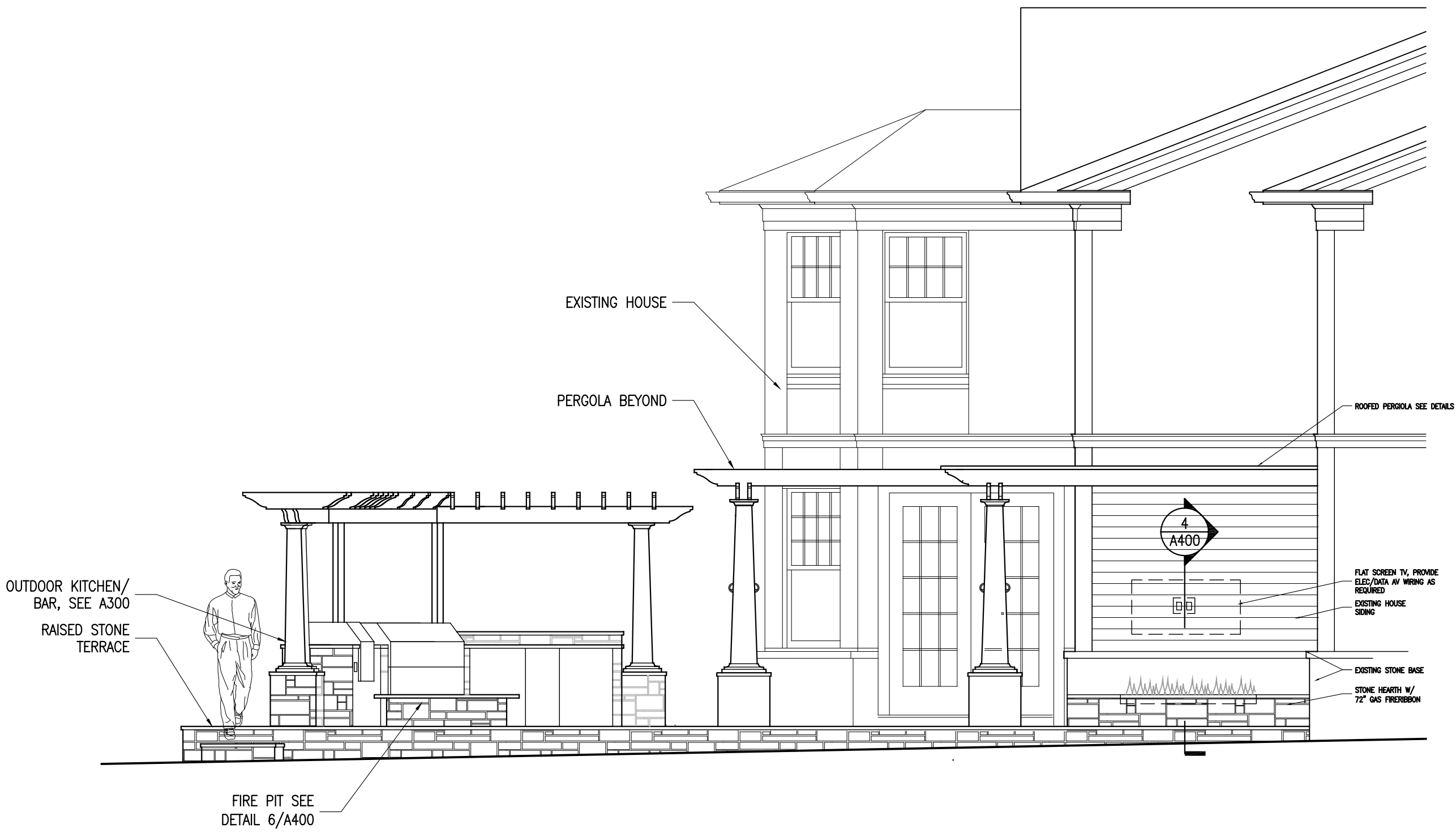
EXTERIOR  
ELEVATIONS

number:

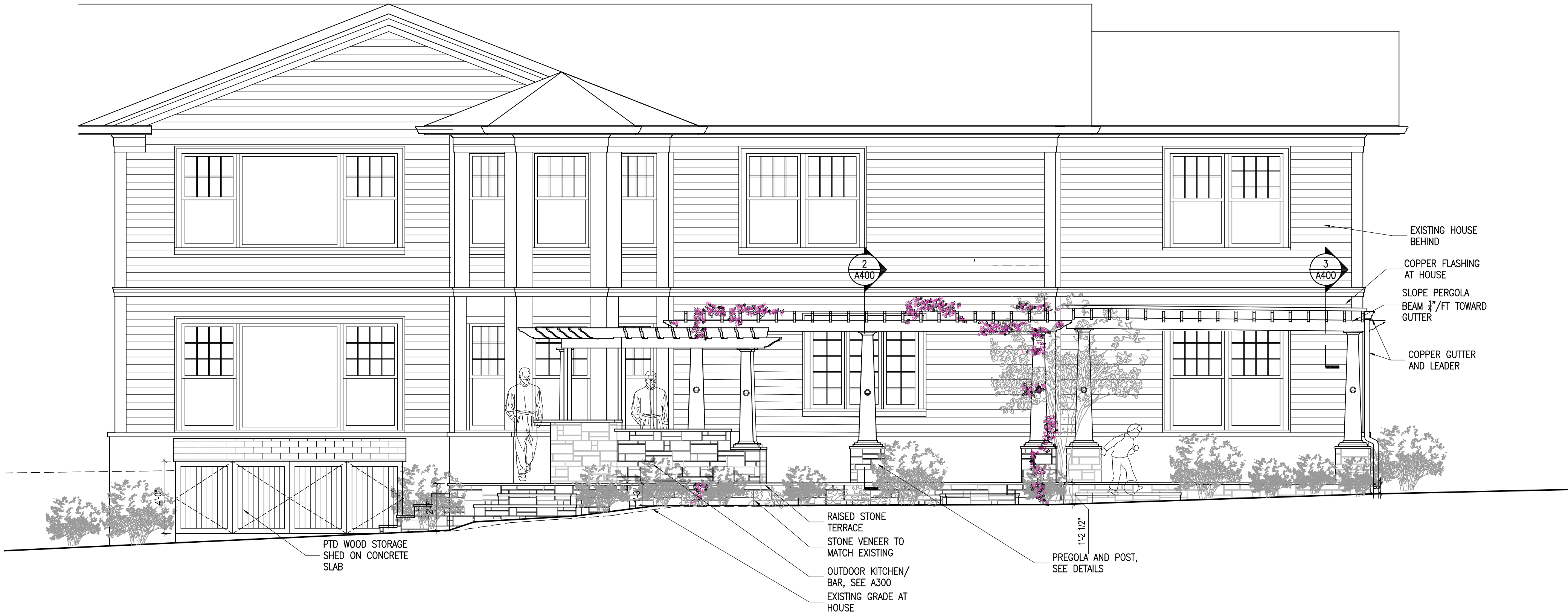
A200



3 TERRACE AND PERGOLA ELEVATION  
1/4" = 1'-0"



2 TERRACE AND PERGOLA ELEVATION  
1/4" = 1'-0"



1 TERRACE AND PERGOLA ELEVATION  
1/4" = 1'-0"



PERGOLA AND TERRACE  
8 Shady Lane  
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CONSTRUCTION  
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drawn by:

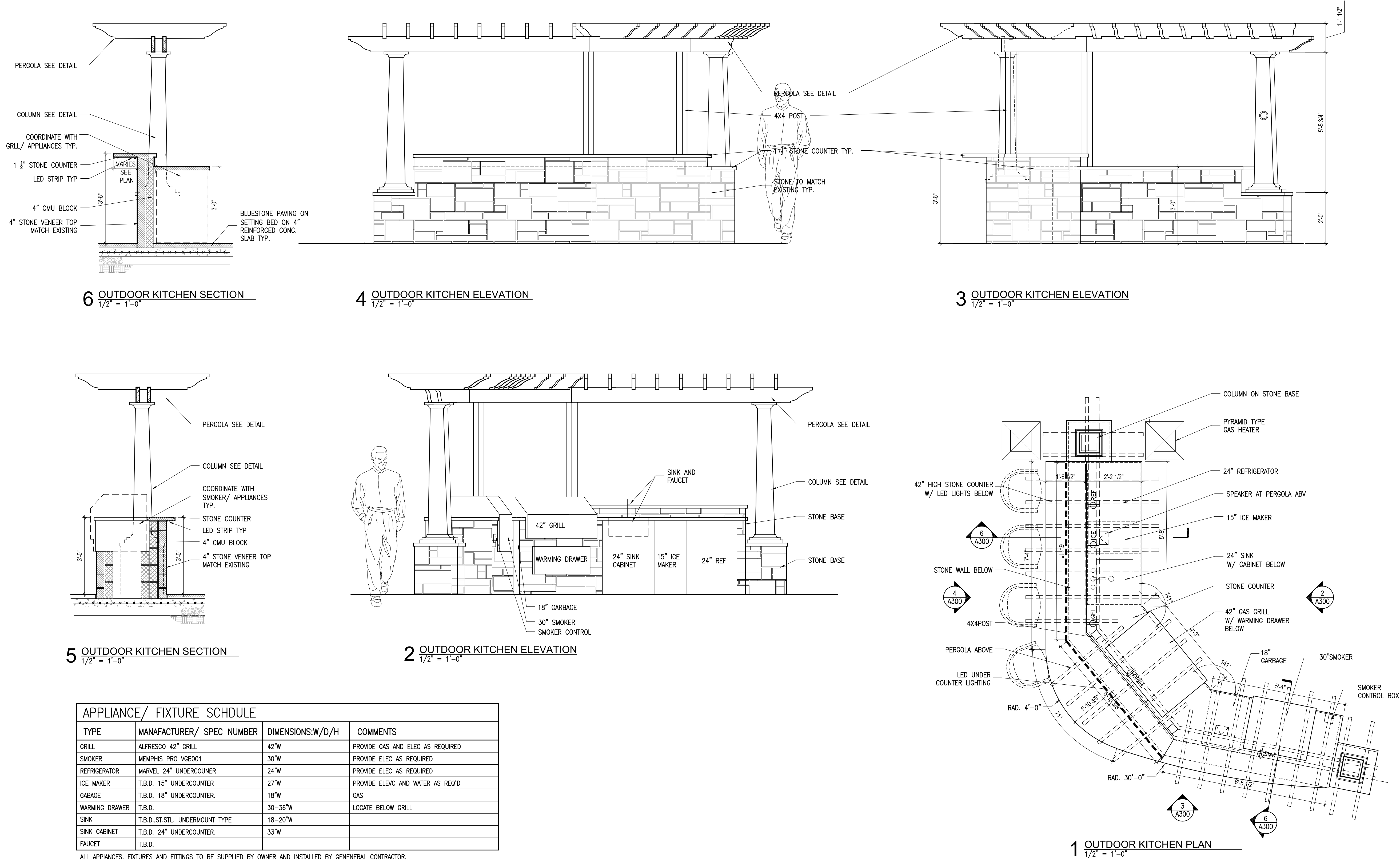
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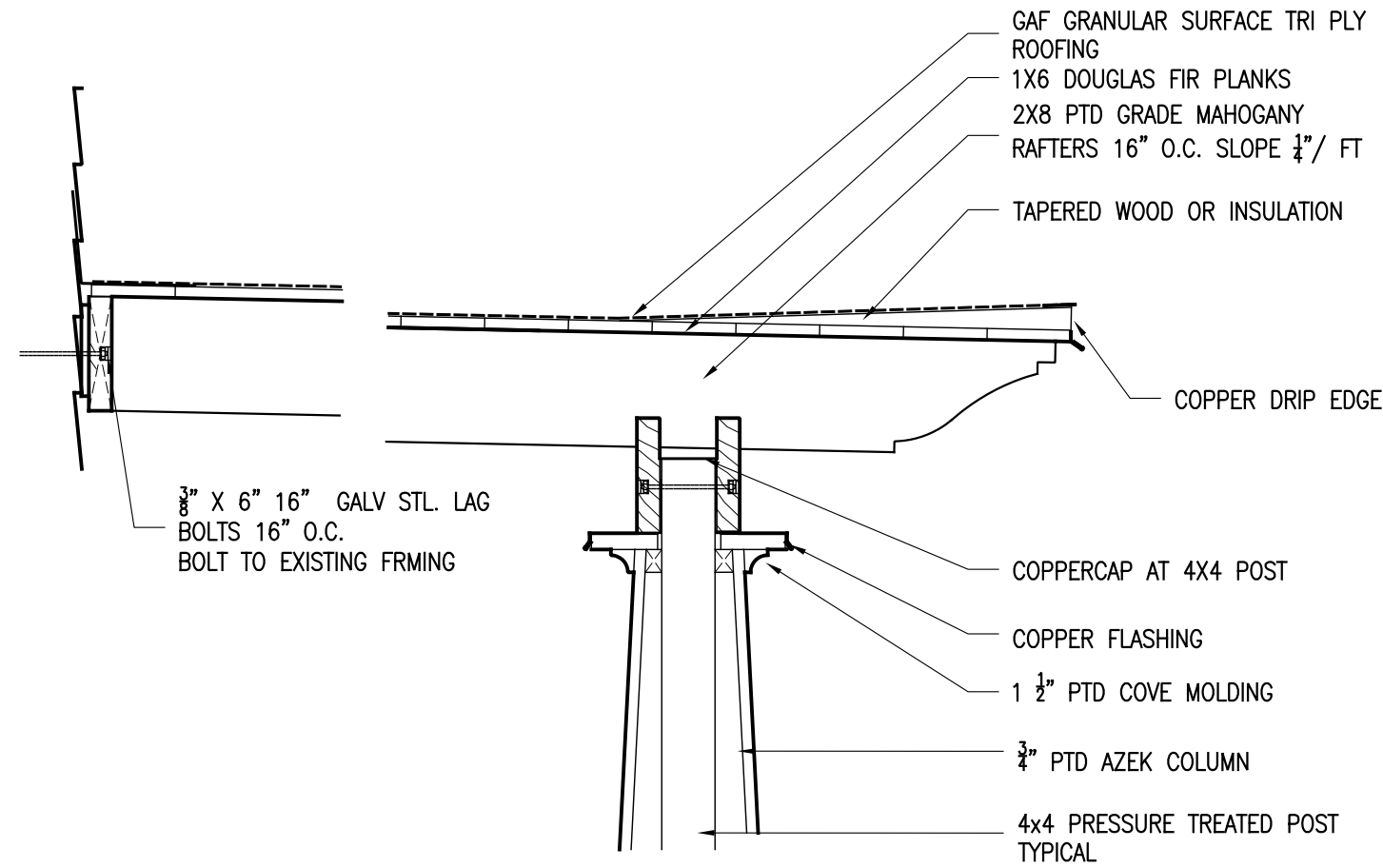
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KITCHEN

number:

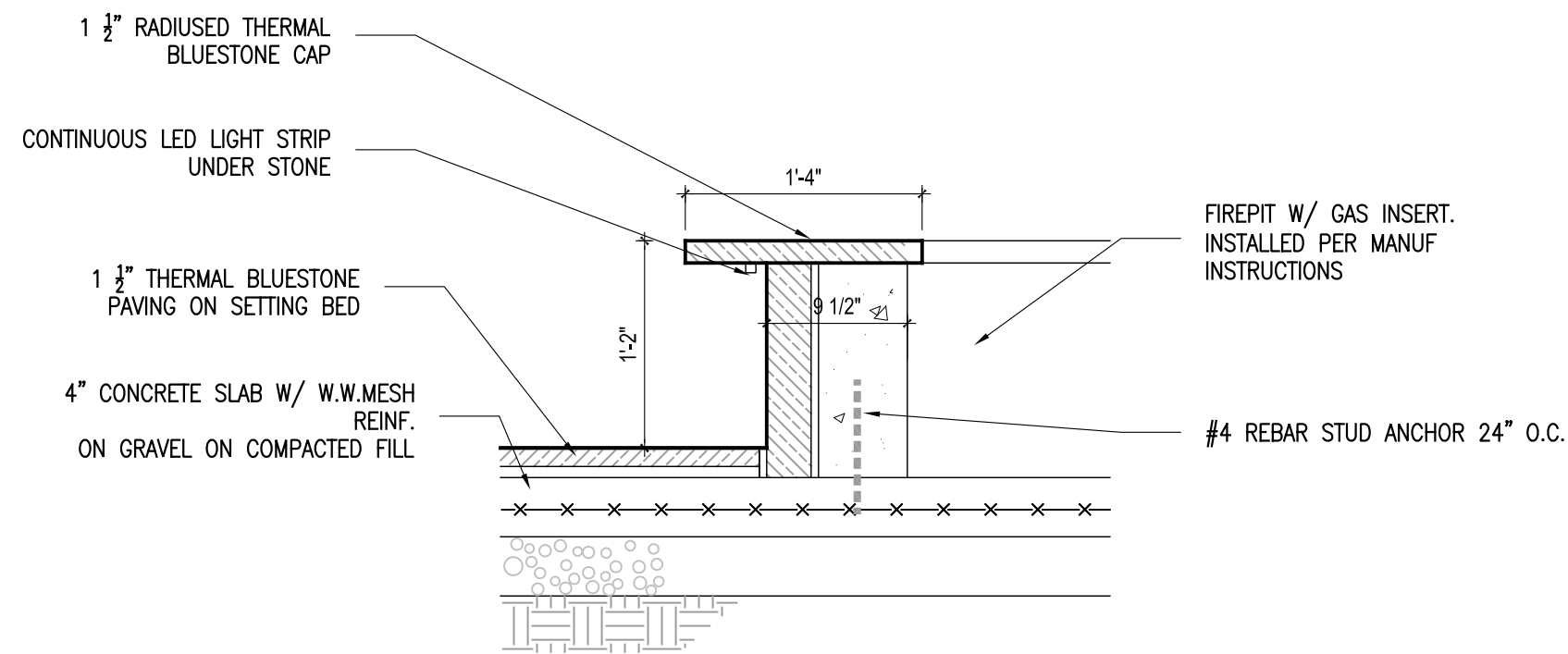
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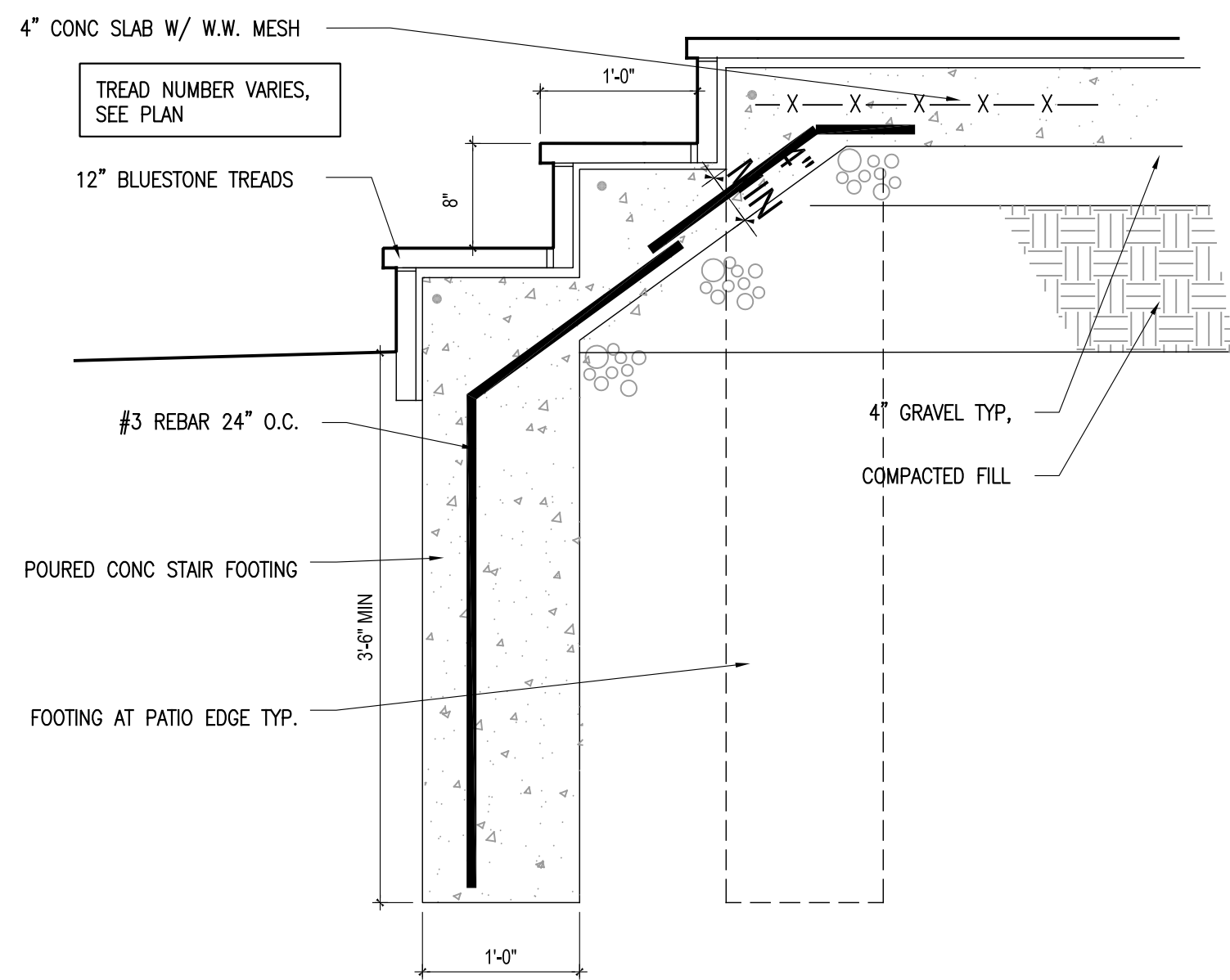




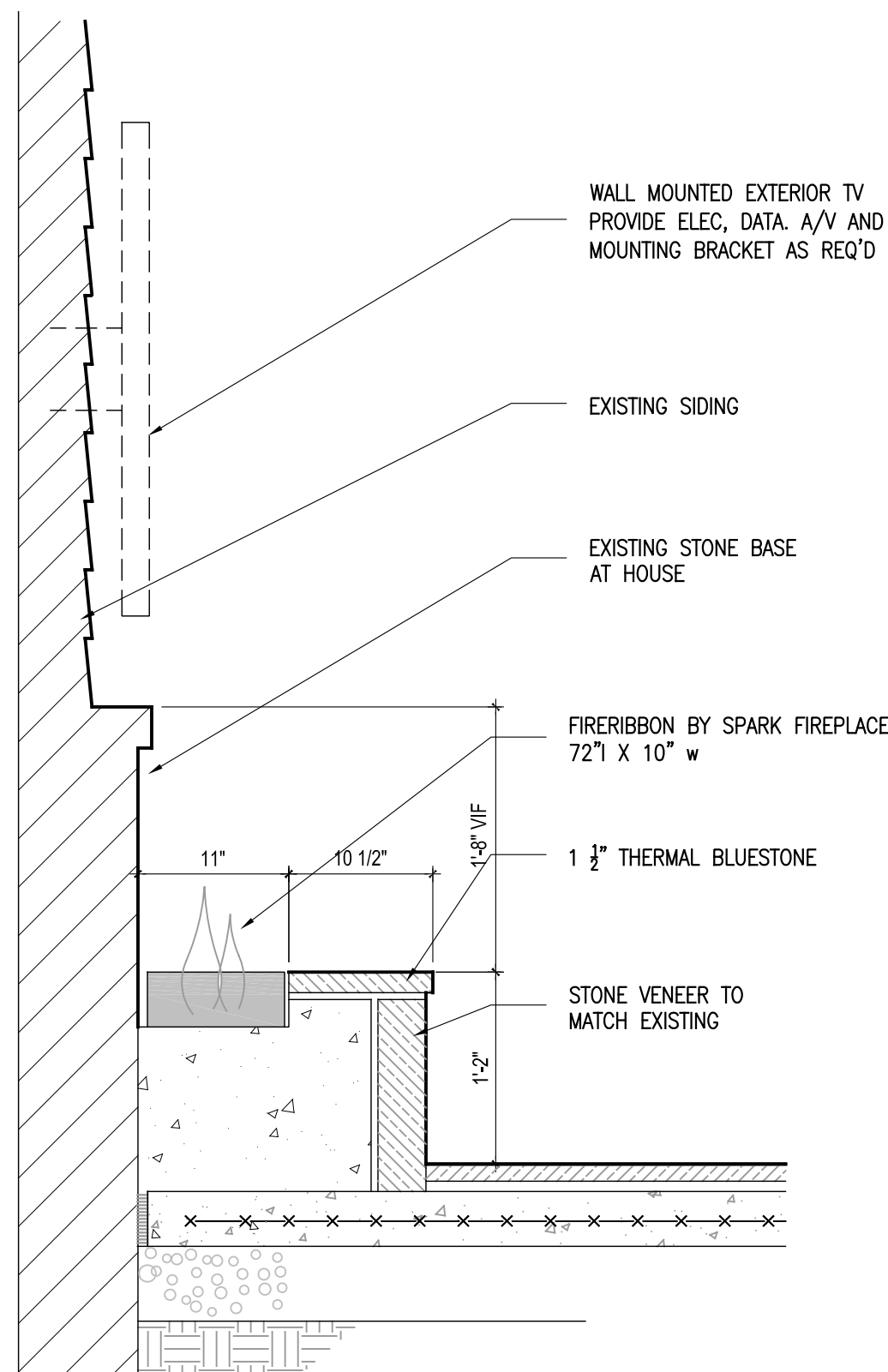
3 POST AND PERGOLA ROOF SECTION DETAIL  
1" = 1'-0"



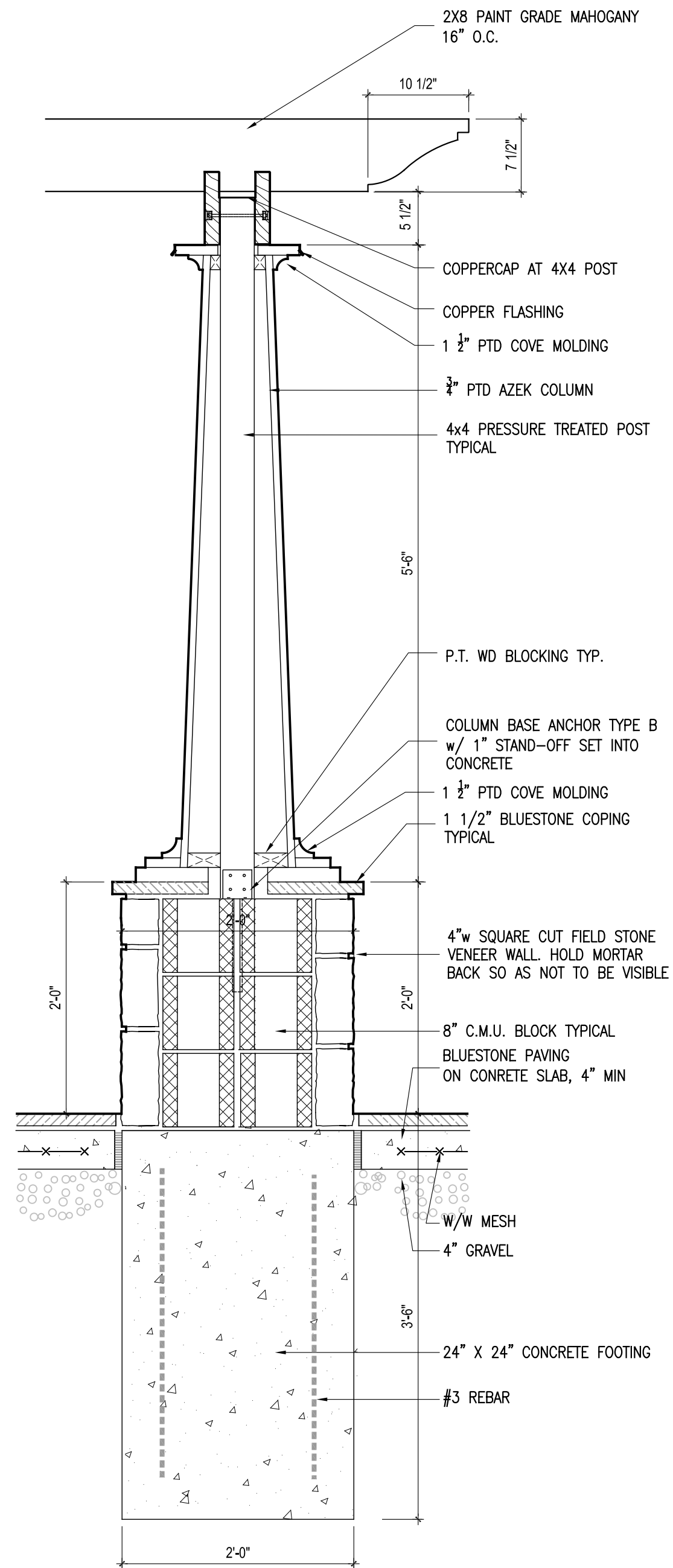
6 SECTION AT FIREPIT  
1" = 1'-0"



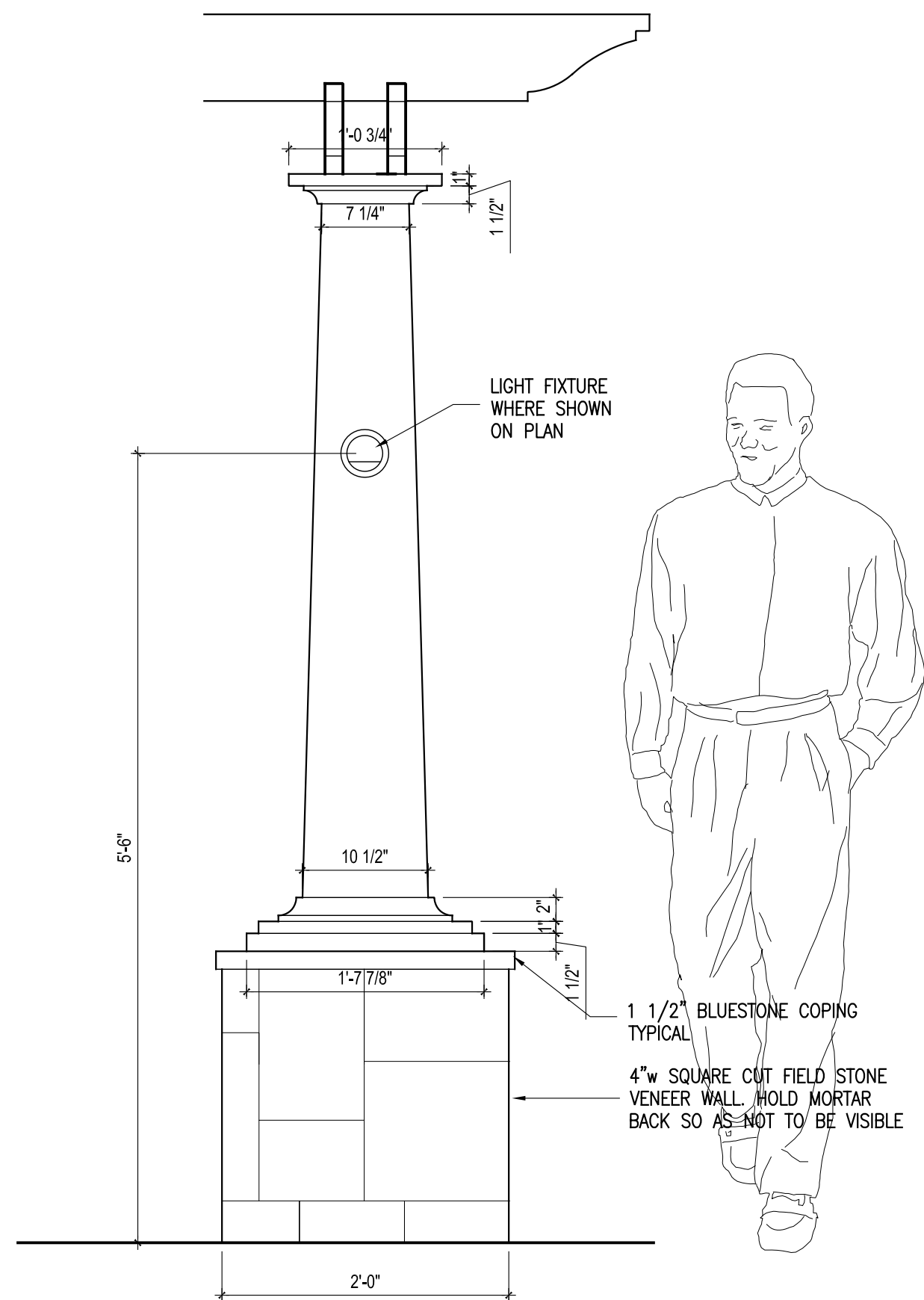
5 STONE TERRACE AND STEPS SECTION DETAIL  
1" = 1'-0"



4 SECTION AT FIRERIBBON AND HEARTH  
1" = 1'-0"



2 POST/ PERGOLA SECTION DETAIL  
1" = 1'-0"



1 POST/ PERGOLA ELEVATION DETAIL  
1" = 1'-0"



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date:  
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drawn by:

scale:  
1" = 1'-0"

title:  
DETAILS

number:

A400