

# GOTHAM

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July 6, 2021

Irvington Architectural Review Board  
Main Street  
Irvington, New York 10533

IPB No. 2020-6

**Re: Single Family Residence Addition and Renovation  
2 Heritage Hill Road  
Charlotte and Daniel Binns**

Dear Members of the Architectural Review Board:

This project was previously approved by the Architectural Review Board July 2021. Since then, the building permit has been issued and the construction has proceeded. This project consists of two primary components. One is an addition to and renovation of an existing single-family home. The other is the construction of a two car garage with a usable space above. This letter is to request your review of changes proposed to the approved garage design.

As approved, the garage was set at a 45 degree orientation to the existing house. This was intended to preserve an existing 30 inch maple tree. Since we initiated construction, we have had the opportunity to better study the conditions of the existing trees and it has been determined that the existing 30 inch maple tree is in serious decline. We learned this when we brought in landscaping consultants with the interest of fortifying that tree to gain better health. The diagnosis is that the tree cannot be saved.

At the same time that we were learning the true condition of this tree, we did exploratory excavation to determine the extent of rock ledge in the area of the proposed garage. The previously designed garage is located where the rock ledge is close to the surface. We will need to hammer out an average depth of five feet of rock over an area of approximately 700 square feet. This is approximately 130 cubic yards of rock. The Village has specific rules and regulations for rock removal that encourage the reduction of rock removal where practical.

We have done exploratory excavation in the area to the south of the location of the approved garage. All indicators are that the rock ledge drops quickly in that area and that a shift of the garage approximately 20 feet further from the house, with a rotation of the garage to be orthogonal to the existing house would significantly reduce the amount of rock that needs to be removed. The elevation, size, and height of the garage would remain the same and the driveway in its current orientation serves this garage location equally well. We anticipate the amount of rock that would need to be removed in the new location would be closer to 55 cubic yards and maybe even less.

The reason that I mentioned the 30 inch maple was that saving this tree was the reason for the location closer to the house that was approved. If the tree needs to be removed for safety reasons anyway, we would like to shift the garage to reduce the amount of rock removal. A significant number of new trees approved by the Tree Commission have already been planted on the site and there are more planned.

We have also proposed making a series of what we are thinking will be small changes to the actual design, including the following:

Letter to the Irvington Architectural Review Board

Re: Binns Residence - 2 Heritage Hill

July 6, 2021

Page two of two.

1. A shed dormer is proposed to be added to the roof facing south. This increases the usable space in the attic of the garage to make it more functional. Instead of skylights, we are proposing windows that provide views in this dormer.
2. The windows have been changed from the casements that echo the windows in the proposed tower to being double hung units that are more consistent with the windows in the original house.
3. The roof facing south has been extended to soften the appearance of the garage doors and large brackets have been added to support this roof extension, which we think adds character to the building.
4. A small gabled roof has been added to the north side of the house to bring attention to the entry to the space above the parking level in the garage.

The intention of the attic above the parking level is to provide a garden shed that is more than a repository for tools. The site coverage of the garage and the height is the same as the approved.

The following documents have been submitted for your review. All have been prepared by Gotham Design and Community Development Ltd., under the direction and supervision of Laura Wakefield, R.A.

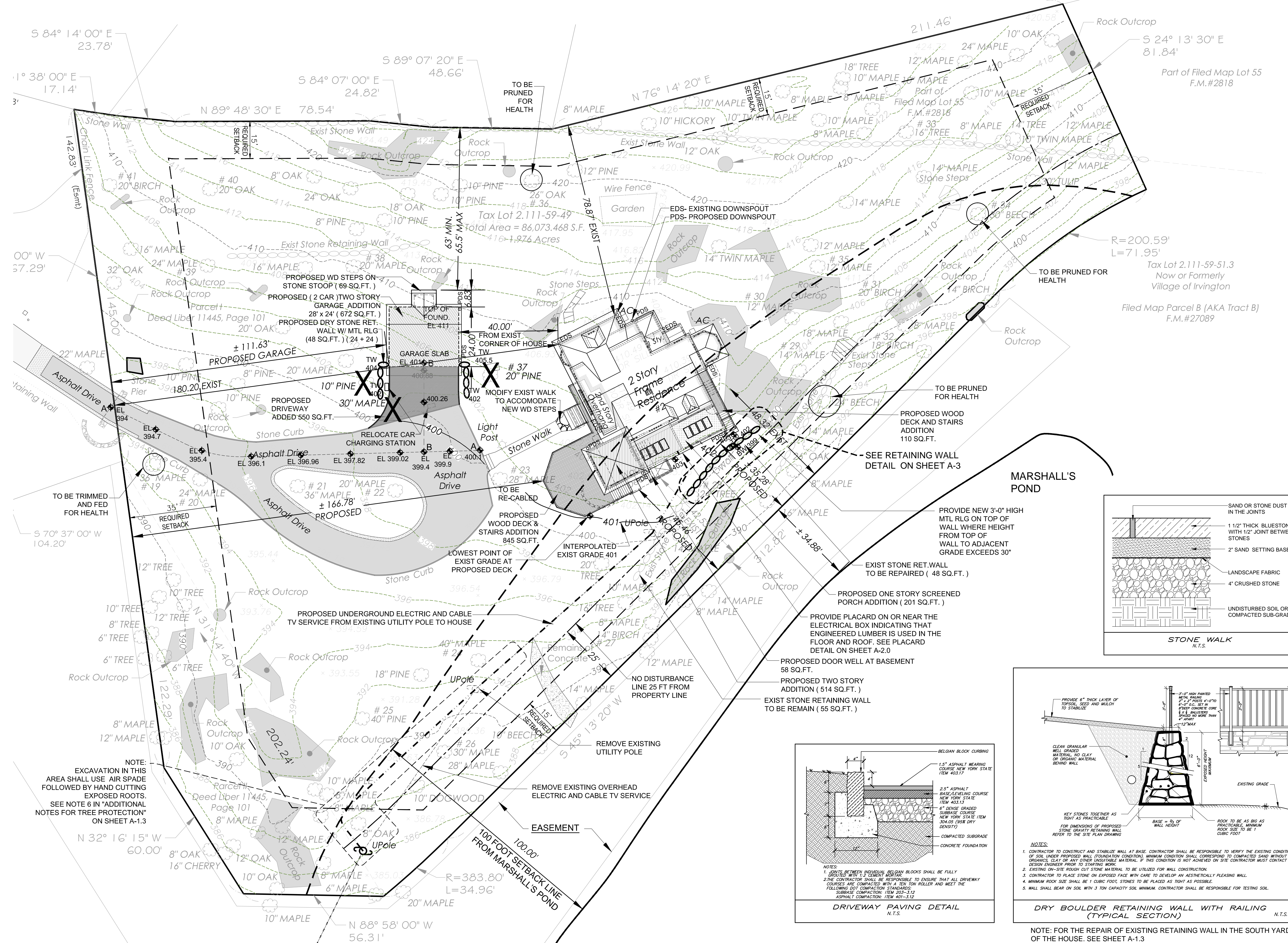
- A. A set of three sheets of drawings including A-1.1 "Site Plan", A-1.2 "Zoning Table", and A-3.3 "Proposed Garage Plan and Elevations," dated as revised through **07-06-2021**. This set shows the projects revised design for the garage and its siting on the property.
- B. A set of three sheets of drawings including A-1.1 "Site Plan", A-1.2 "Zoning Table", and A-3.3 "Proposed Garage Plan and Elevations," dated as revised through **12-24-2020**. These sheets are from the set of drawings for which the building permit was issued. These sheets have been provided so that the proposed changes can be understood.

We look forward to reviewing this design with you at your next available Architectural Review Board meeting.

Thank you for your time and attention,

Paddy Steinschneider  
As Agent for Charlotte and Daniel Binns, Owner





**SITE DEVELOPMENT NOTES:**

1. TAX DESIGNATION FOR THIS LOT IS 2.111-59-49.
2. TOTAL AREA OF THE LOT IS 86,073.47 SQUARE FEET.
3. PROPERTY IS LOCATED IN THE HUDSON RIVER WATERSHED.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL REQUIRED SETBACK DISTANCES ARE MAINTAINED.
5. PRIOR TO COMMENCING ANY WORK, THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE UNDERGROUND UTILITY LINE LOCATION SERVICE (CODE 53) AT 800-962-7692.
6. NO BLASTING WILL BE USED FOR THIS PROJECT.
7. NO GRADING SHALL EXCEED 1 VERTICAL TO 2 HORIZONTAL, EXCEPT ROCK FACE WHICH CAN BE 10 VERTICAL TO 1 HORIZONTAL.
8. THERE SHALL BE NO MODIFICATION TO ANY ASPECT OF THIS PLAN WITHOUT CONTACTING THE DESIGN ENGINEER.
9. PRIOR TO INITIATING EXCAVATION OR ANY CONSTRUCTION, ALL EROSION AND SEDIMENT CONTROL MEASURES AND SITE PROTECTION MITIGATING MEASURES SHALL BE PUT IN PLACE AND DETERMINED TO BE ADEQUATE BY THE BUILDING INSPECTOR.
10. ALL CONSTRUCTION RELATED ACTIVITIES MUST BE WITHIN THE SILT FENCE/HAY BALE BORDER. THE SILT FENCE/HAY BALES SHALL REMAIN IN PLACE AND BE PROPERLY MAINTAINED UNTIL THE PROJECT IS COMPLETE.
11. ALL SITE PROTECTION MEASURES SHALL BE MAINTAINED THROUGH CONSTRUCTION INCLUDING BEING INSPECTED PRIOR TO ANY ANTICIPATED STORM EVENT AND INSPECTED AND REPAIRED FOLLOWING ANY STORM EVENT.
12. WHEREVER POSSIBLE, LARGE TREES SHALL BE PRESERVED. THIS SHALL INCLUDE INSTALLING TREE PROTECTION MEASURES PRIOR TO INITIATING ANY EXCAVATION OR CONSTRUCTION ON THE SITE.
13. UPON COMPLETION OF FINAL GRADING, ALL SLOPES AND OTHER DISTURBED AREAS SHALL BE IMMEDIATELY SEEDED WITH A QUICK GROWING RYE AND PERENNIAL GRASS MIXTURE AND MULCHED. PERMANENT GROUND COVER AND VEGETATION SHALL BE ESTABLISHED AS SOON AS PRACTICAL.
14. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING ARE A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.
15. THIS PLAN WAS PREPARED FOR THE PURPOSE OF OBTAINING A BUILDING PERMIT FROM THE VILLAGE OF IRVINGTON TO CONSTRUCT THE ITEMS SHOWN GENERALLY IN THE LOCATIONS INDICATED ON THIS PLAN. NO REPRESENTATION TO THE SUB-SURFACE SOIL CONDITIONS ON THIS LOT ARE MADE OR IMPLIED BY THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL IMPROVEMENTS ARE PLACE ON MATERIAL WITH A SUITABLE BEARING CAPACITY.

**DRIVEWAY FILL COMPACTION NOTES:**

1. FILL SHALL BE DEFINED AS SUITABLE MATERIALS OBTAINED FROM EITHER ON-SITE OR OFF-SITE SOURCES AND SHALL CONSIST OF WELL GRADED SOIL AND ROCK WHICH IS FREE OF WOOD, METAL, ORGANIC OR OTHER DELETERIOUS MATERIALS AND CONTAIN LESS THAN 30% FINES (PASSING NO.200 SIEVE). THE MAXIMUM ROCK SIZE IN ANY DIMENSION SHALL BE EQUAL TO THE MAXIMUM THICKNESS.
2. NO FILL SHALL BE PLACED IN STANDING WATER.
3. NO FILL SHALL BE PLACED ON FROZEN GROUND.
4. EACH LIFT OF FILL SHALL BE COMPACTED TO A MINIMUM DRY DENSITY EQUAL TO 95% OF THE MATERIAL'S MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 1557-78 (MODIFIED PROCTOR TEST).
5. AFTER FILL WORK HAS BEEN COMPLETED IN PAVEMENT AREA, THE AREA SHALL BE GRADED SMOOTH TO WITHIN 0.1 FEET OF THE SUBGRADE ELEVATIONS SHOWN ON THE DRAWINGS AND PROOF ROLLED BY 6 PASSES OF THE 5 TON STATIC WEIGHT VIBRATOR ROLLER.

**GENERAL NOTES:**

1. THE VILLAGE ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF DEEMED APPROPRIATE TO MITIGATE UNFORESEEN SILTATION AND EROSION OF DISTURBED SOILS.
2. "AS-BUILT" DRAWINGS OF THE SITE IMPROVEMENTS SHALL BE SUBMITTED TO THE VILLAGE ENGINEER AND BUILDING INSPECTOR FOR REVIEW PRIOR TO OBTAINING CERTIFICATE OF OCCUPANCY.
3. DEMOLITION MATERIAL SHALL NOT BURIED ON SITE.
4. ONCE DISTURBED AREAS ARE FULLY STABILIZED AND DRAINAGE SYSTEM IS FREE OF DEBRIS AND SEDIMENT, REMOVE EROSION AND SEDIMENT CONTROLS.
5. THIS SITE PLAN IS BASED ON A SURVEY PREPARED BY :  
TC MERRITTS LAND SURVEYORS  
394 BEDFORD ROAD PLEASANTVILLE, NY 10570  
TEL 914 769-8003 203 622-8822  
DATED AS REVISED SEPTEMBER 17, 2019
6. THE LOCATION OF MARSHALL'S POND AND WETLANDS IN THE IRVINGTON CONSERVATION AREA ARE AS SHOWN ON SHEET DS-3.2 STORM WATER POST DEVELOPMENT PREPARED BY CRONIN ENGINEERING P.E. P.C. DATED 02-20-2002. THE SETBACK OF 25 FEET FOR THE FOR THE BUFFER IS SHOWN MEASURED FROM THE PROPERTY LINE OF THE BINN PARCEL, NOT FROM THE EDGE OF THE POND.

**# X LIST OF TREES TO BE REMOVED**

#	TREE	REASON
----	10" PINE	IMPROVE HEALTH OF ADJACENT TREES
----	30" MAPLE	IN DECLINE
----	# 37 20" NORWAY SPRUCE	IN DECLINE, THREATENS EXIST HOUSE, CONFLICTS WITH GARAGE

# - NUMBERS ARE FROM A. WAYNE CAHILLY

**LAURA WAKEFIELD**  
ARCHITECT  
329 BROADWAY  
DOBBS FERRY, NY 10522  
TEL: 914 693 6165  
N.Y.S STATE LICENSE  
No. 27038

WARNING:  
IT IS A VIOLATION OF THE NEW YORK STATE EDUCATIONAL LAW FOR ANY PERSON, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT TO ALTER AN ITEM ON THESE DRAWINGS IN ANY WAY

**PROJECT TITLE:**  
**CHARLOTTE AND DANIEL BINNS**  
**2 HERITAGE HILL ROAD**  
IRVINGTON, NEW YORK 10533  
PROJECT NO.: 1903

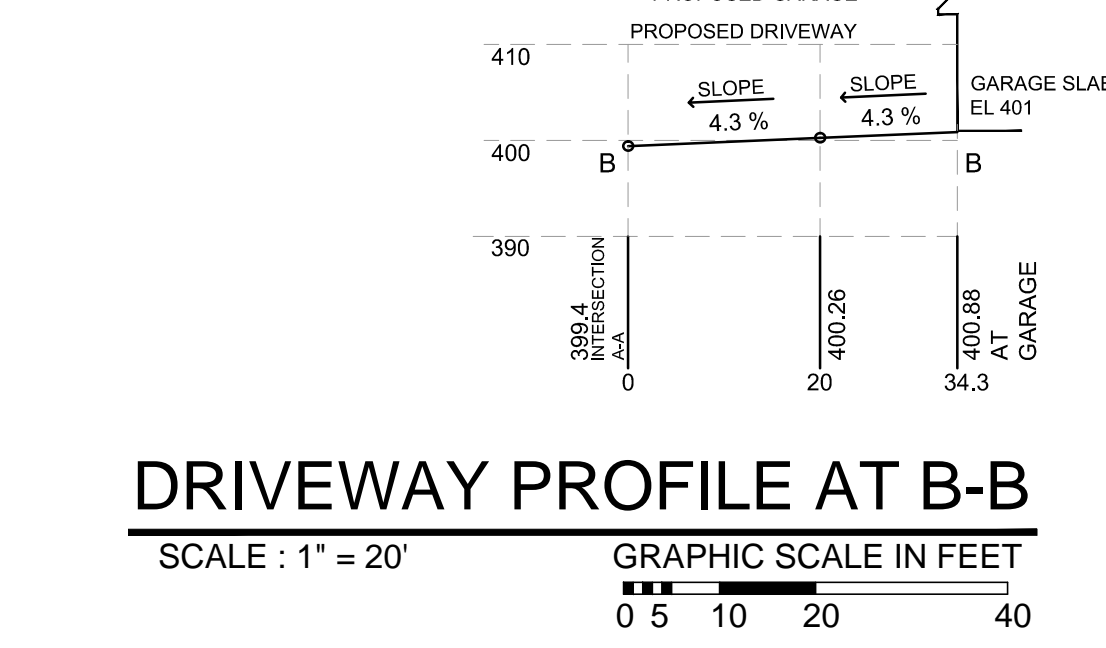
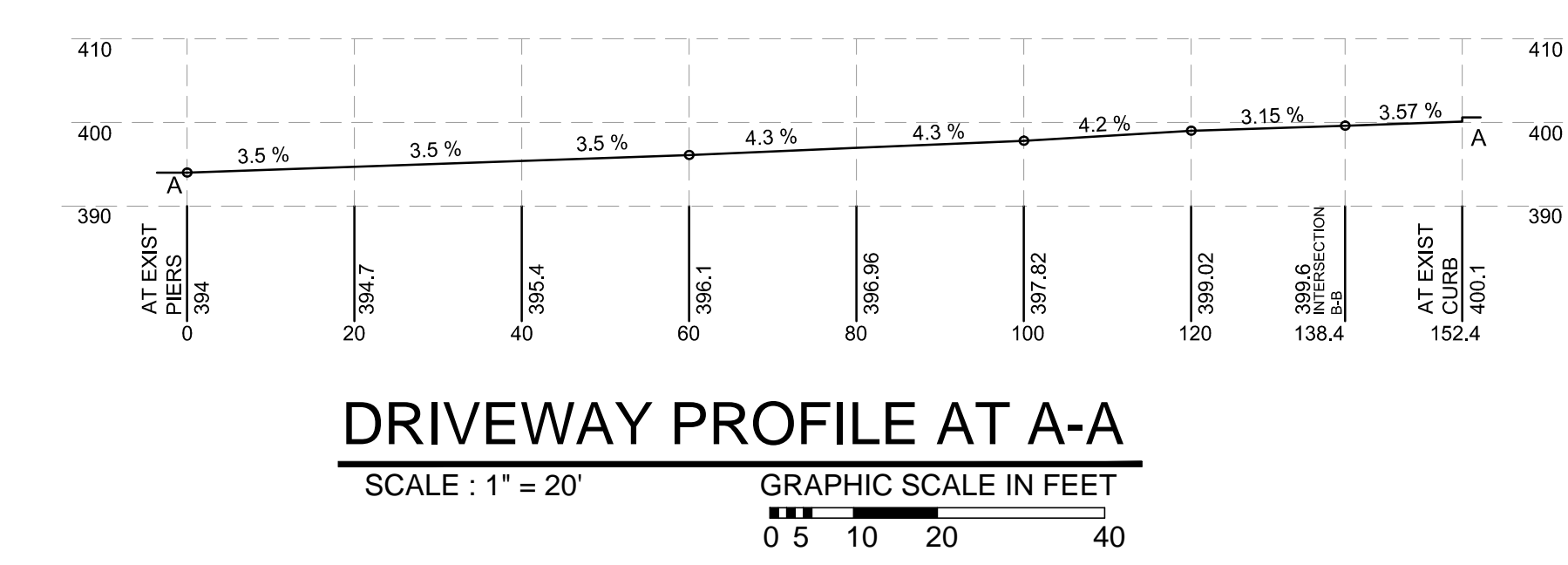
**ISSUED FOR / REVISIONS:**

REVISION	DATE
REVISED	02-19-2020
REVISED	02-28-2020
GRADING BETWEEN PROPOSED TERRACE AND PROPERTY LINE (ELIMINATED RET' WALL), PROPOSED GARAGE LOCATION AND DRIVEWAY	
ADDED DRIVEWAY PROFILE	
REVISED	03-18-2020
PROPOSED GARAGE LOCATION	
PROPOSED DRIVEWAY GRADING	
DRIVEWAY PROFILE	
PROPOSED DECK + STAIRS	
PROPOSED GRADING AT SOUTH SIDE OF HOUSE	
ELIMINATED PROP. TERRACE	
ADDED EXIST UTILITIES	
ADDED STONE WALK DETAIL	
ADDED MARSHALLS POND LINE	
REVISED	04-21-2020
DRIVEWAY AND PROFILES	
ADDED 100 FT SETBACK LINE FROM MARSHALL'S POND	
REVISED	05-20-2020
ADDED NOTES	
REVISED	12-24-2020
ELIMINATED 1 STORY ADDITION	
ADDED LOCATION OF PLACARD (ENGINEERED WOOD) NOTE	
REVISED	07-06-2021
RELOCATED PROPOSED GARAGE 30" MAPLE TREE IN DECLINE TO BE REMOVED	

**SHEET TITLE:**  
**SITE PLAN**

DATE: <b>01-22-2020</b>	DRAWN BY: <b>MB</b>
SCALE: <b>AS NOTED</b>	CHECKED BY: <b>PRS</b>

**A-1.1**





VOLUME CHART

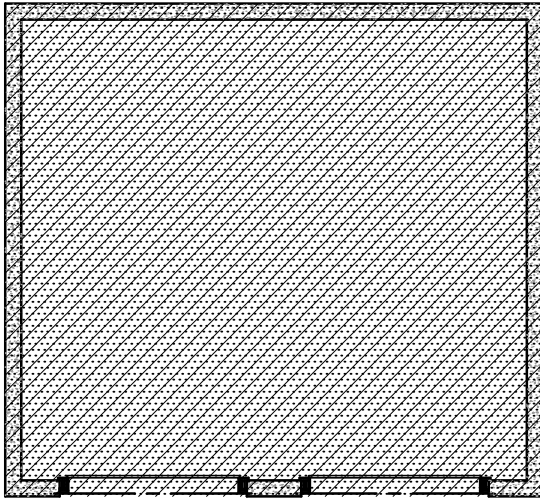
SPACE	EXISTING SQUARE FOOTAGE	VOLUME	PROPOSED SQUARE FOOTAGE	VOLUME
BASEMENT	1,927	12,610	442	3,978
FIRST FLOOR	1,970	20,095	573	5,845
SECOND FLOOR	1,575	14,346	393	4,444
ATTIC		3,938		370
TOTAL	5,899	50,589	1,408	14,637

14,637 / 50,589 = 28.93%

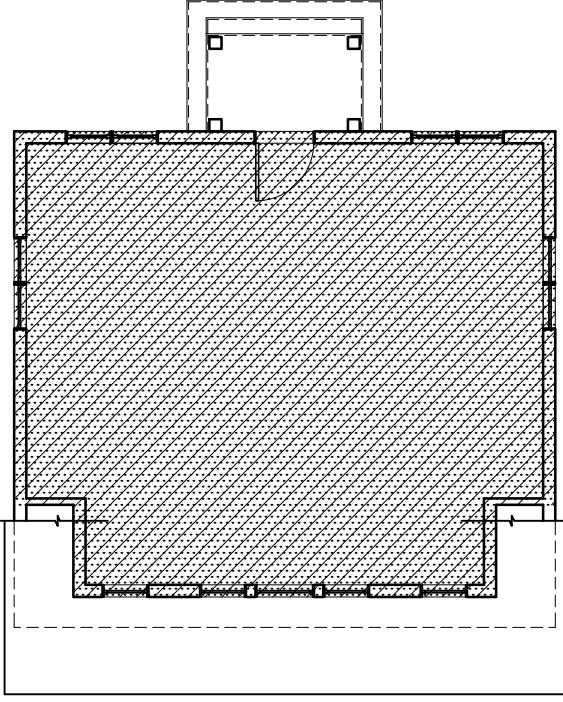
FIRST & SECOND FLOOR ONLY	3,545	34,441	966	10,289
		10,289 / 34,441 = 29.87%		

VOLUME CHART NOTES

1. THE VOLUME OF THE BASEMENT SPACE HAS BEEN CALCULATED AS THE AREA FOR EACH SPACE WITHIN THE PERIMETER OF THE FOUNDATION BELOW HABITABLE AREA MULTIPLIED BY THE HEIGHT OF THAT SPACE FROM TOP OF SLAB TO TOP OF THE FLOOR STRUCTURE ABOVE.
2. THE VOLUME OF THE FIRST AND SECOND FLOOR SPACE HAS BEEN CALCULATED AS THE AREA OF EACH SPACE OF HABITABLE AREA WITHIN THE PERIMETER OF THE EXTERIOR SHEATHING MULTIPLIED BY THE HEIGHT OF THAT SPACE FROM THE TOP OF FLOOR TO THE TOP OF STRUCTURE ABOVE, WHETHER FLOOR OR CEILING.
3. THE VOLUME OF THE ATTIC HAS BEEN CALCULATED BY MULTIPLYING THE LENGTH, WIDTH AND HEIGHT OF THE AREAS BETWEEN THE CEILING OR FLOOR OUTSIDE OF THE PERIMETER WALLS AND INSIDE THE ROOF SHEATHING. IN THE PROPOSED AREAS THIS CONSISTS OF THE VOLUME OF THE ROOF FRAMING.
4. THE EXISTING FOOTPRINT OF THE HOUSE WILL INCREASE FROM 1,970 SQ.FT. TO 2,543 SQ.FT. AN INCREASE OF 29.1 %. THE EXISTING FLOOR AREA IN THE HOUSE WILL INCREASE FROM 3,545 SQ.FT. TO 4,511 SQ.FT. AN INCREASE OF 27.25 %. THE VOLUME OF THE HOUSE WILL INCREASE FROM 50,589 CU. FT. TO 65,226 CU.FT. AN INCREASE OF 28.93 %.



FLOOR AREA 676 SQ.FT.



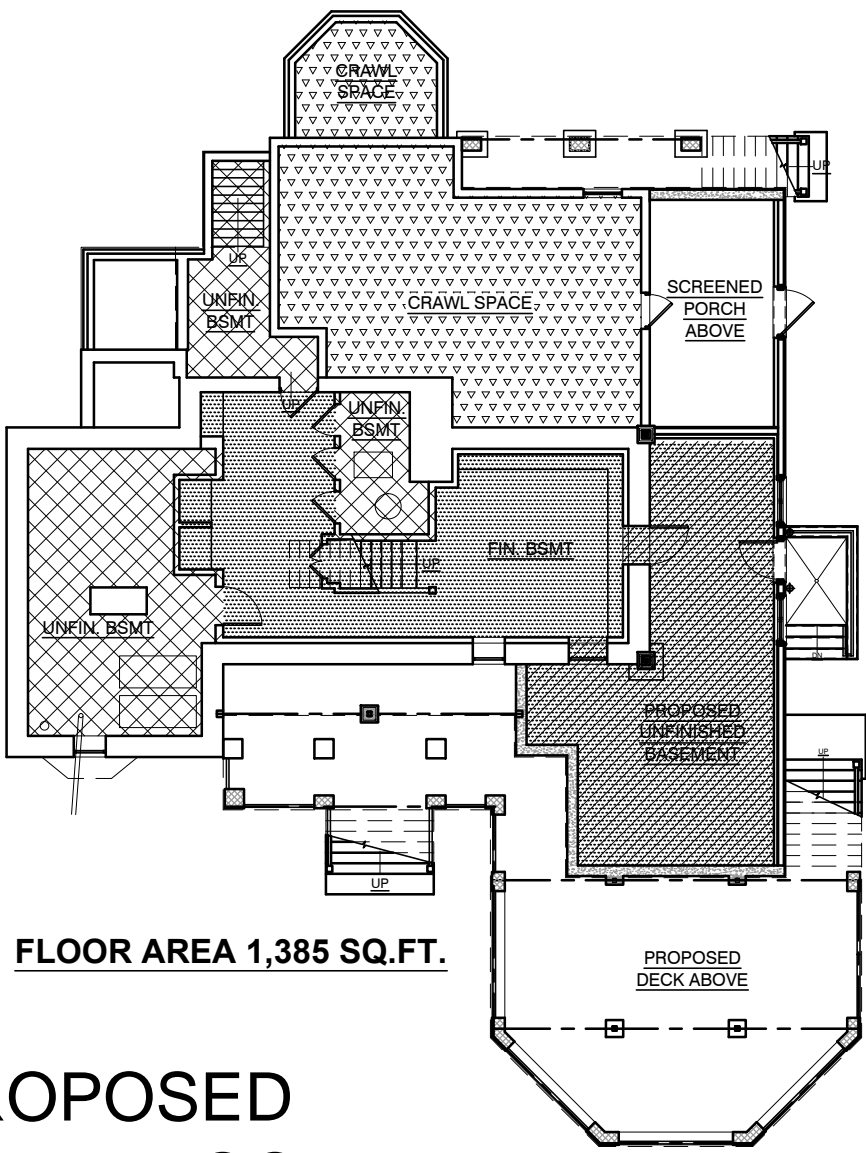
FLOOR AREA 607 SQ.FT.  
EXCLUDED FROM FAR CALCULATION  
AS PER SECTION 224-137 D ( 1 )

PROPOSED GARAGE AND ATTIC PLANS

SCALE : 1" = 10'

GRAPHIC SCALE IN FEET

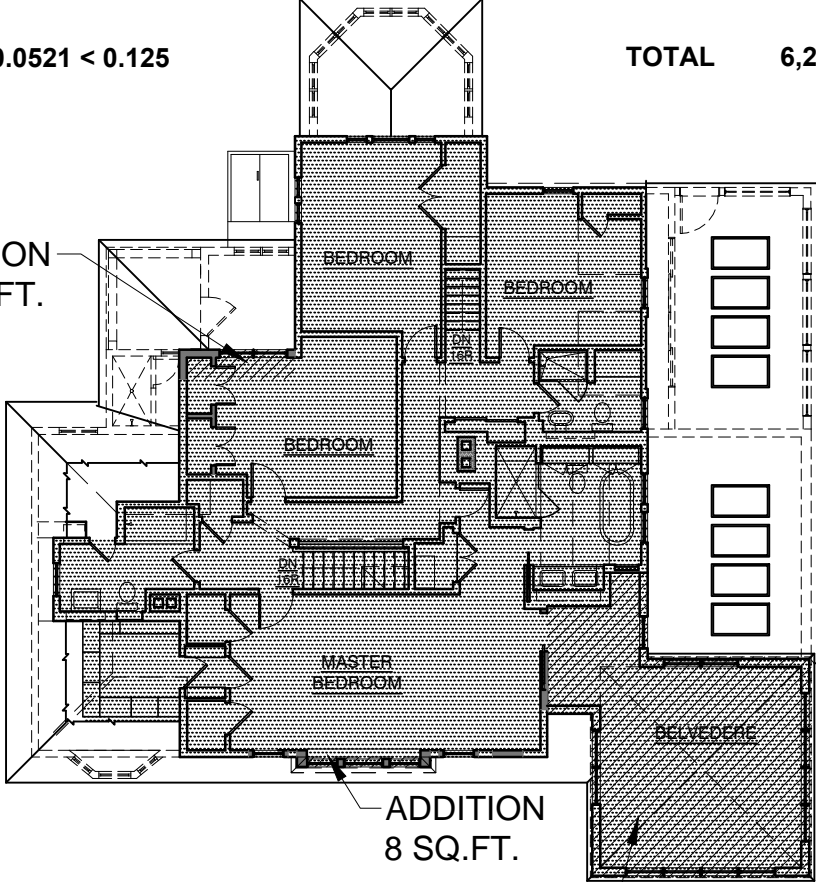
0 5 10 20



FLOOR AREA 1,385 SQ.FT.



FLOOR AREA  
2,543 SQ.FT.



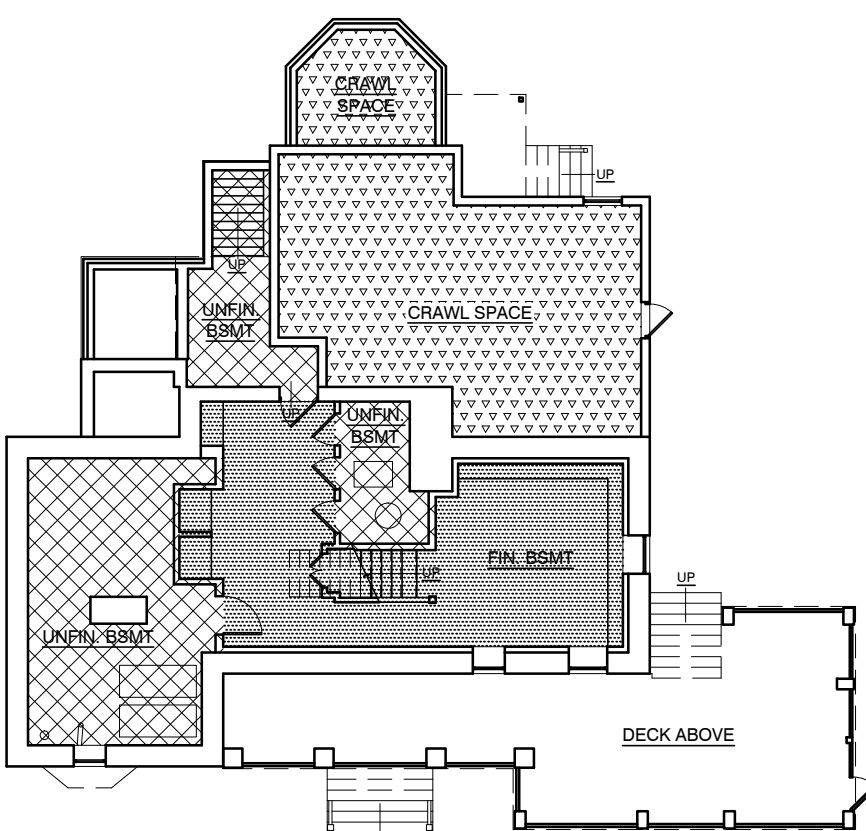
FLOOR AREA  
1,968 SQ.FT.

PROPOSED  
BSMT FLOOR PLAN

SCALE : 1" = 15'

GRAPHIC SCALE IN FEET

0 5 15 30



FLOOR AREA 943 SQ.FT.

EXIST BSMT FLOOR PLAN

SCALE : 1" = 15'

GRAPHIC SCALE IN FEET

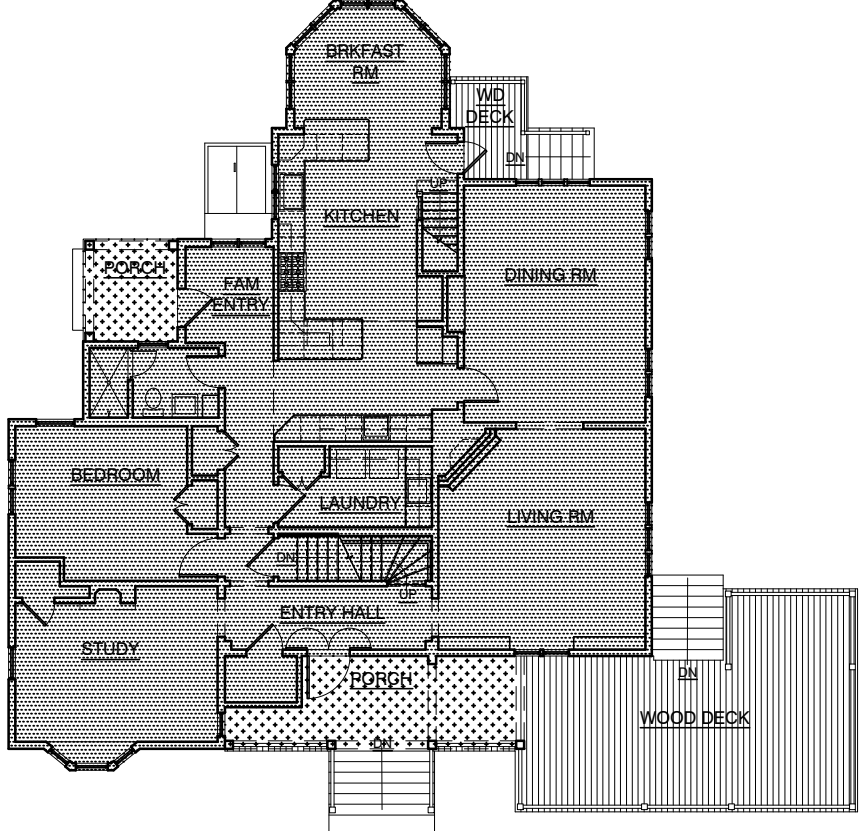
0 5 15 30

PROPOSED  
FIRST FLOOR PLAN

SCALE : 1" = 15'

GRAPHIC SCALE IN FEET

0 5 15 30



FLOOR AREA 1,970 SQ.FT.

EXIST FIRST FLOOR PLAN

SCALE : 1" = 15'

GRAPHIC SCALE IN FEET

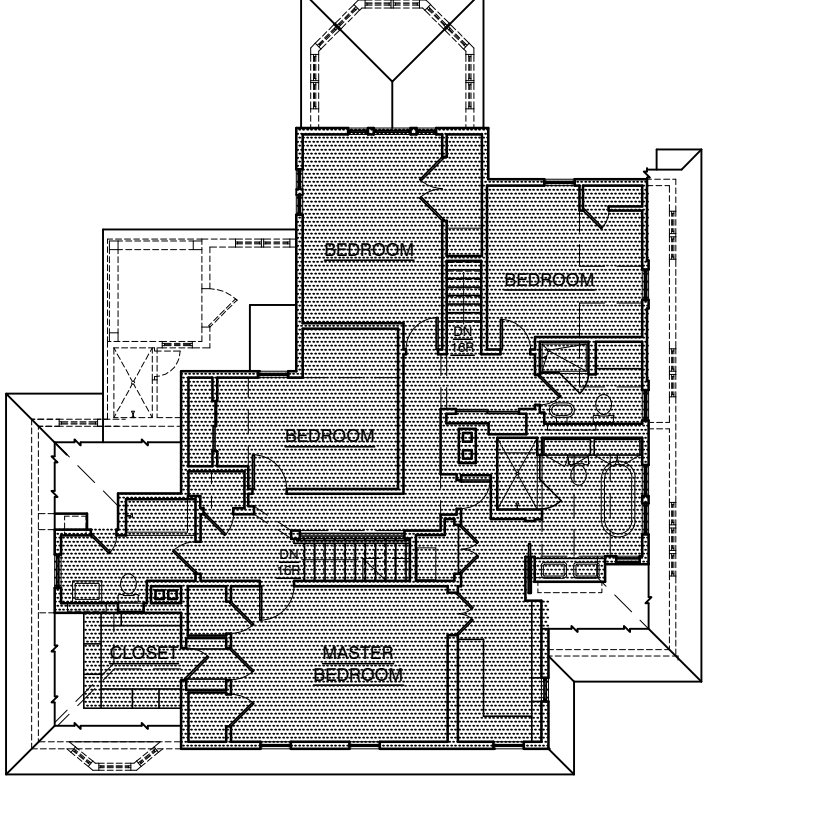
0 5 15 30

PROPOSED  
SECOND FLOOR PLAN

SCALE : 1" = 15'

GRAPHIC SCALE IN FEET

0 5 15 30



FLOOR AREA 1,575 SQ.FT.

EXIST SECOND FLOOR PLAN

SCALE : 1" = 15'

GRAPHIC SCALE IN FEET

0 5 15 30

Z O N I N G   T A B L E				
PROPERTY LOCATION:   2 HERITAGE HILL ROAD   TAX ID No 2.111-59-49				
OWNER: CHARLOTTE AND DANIEL BINNS   2 HERITAGE HILL ROAD IRVINGTON, NY 10533				
ZONING DISTRICT	1 F - 20			
REQUIREMENT	UNITS	REQUIRED/ ALLOWED	EXISTING	PROPOSED
MINIMUM NET LOT AREA	SQ.FT.	20,000	86,073	UNCHANGED
MINIMUM LOT WIDTH	FEET	100	± 200	UNCHANGED
MINIMUM LOT DEPTH	FEET	125	± 400	UNCHANGED
MAXIMUM LOT COVERAGE PER APPLICATION DATA SHEET ( AMENDED AS PER HAHN MEMO )	%	16 PLUS 6% OVER 20,000 UP TO 20,000 SF 20,000 x 16 % = 3,200 66,073 x 6 % = 3,964 ( 7,164 )	4.75 ( 4,091 )	6.97 ( 6,003 )
SEE NOTE BELOW PERTAINING TO OVERSIZED LOTS				
MINIMUM FRONT YARD SETBACK	FEET	35	180.2	166.78 TO PROPOSED ADDITION ± 111.63 TO PROPOSED GARAGE
MINIMUM REAR YARD SETBACK	FEET	35	181.4	UNCHANGED
MINIMUM SIDE YARD SETBACK 1	FEET	15	48.32	35.28
MINIMUM SIDE YARD SETBACK 2	FEET	15	78.87	UNCHANGED ± 64.13 STOOP AT PROP.GARAGE
STORIES	NUMBER	2.5	2	
MAXIMUM HEIGHT   ( ROOF PITCH > 5 in 12 )	FEET	35	29.33	34.85
OFF STREET PARKING	NUMBER	2	2	UNCHANGED
MAXIMUM FLOOR AREA RATIO		0.125	0.0521	0.0717
MAXIMUM FLOOR AREA	SQ. FT.	10,000 ( PER 224-136.B )	4,488	6,172

LOT COVERAGE NOTE FOR OVERSIZED LOTS PER SECTION 224-13.B: THE SUM OF ALL AREAS COVERED BY ALL PRINCIPAL AND ACCESSORY BUILDINGS IN LOTS LOCATED IN 1F-5, 1F-10 AND 1F-20 DISTRICTS SHALL NOT EXCEED THAT WHICH WOULD BE PERMISSIBLE IF THE LOT WERE LOCATED IN THE DISTRICT HAVING THE LARGEST MINIMUM LOT SIZE SMALLER THAN THE AREA OF THE LOT. BASED ON THIS SECTION LOT COVERAGE CALCULATES AS FOLLOWS:  
6.75% UP TO 80,000 SF PLUS 6% OVER 80,000 ( 80,000 X 6.75% = 5,400 PLUS 6,073 X 6% = 364   5400 + 364 = 5,764 ) NOTE:   A VARIANCE HAS BEEN GRANTED BY THE ZONING BOARD OF APPEALS

FLOOR AREA RATIO CALCULATIONS

EXISTING FLOOR AREA  
BASMENT FLR   943 SQ.FT.  
FIRST FLR   1,970 SQ.FT.  
SECOND FLR   1,575 SQ.FT.

TOTAL   4,488 SQ.FT.

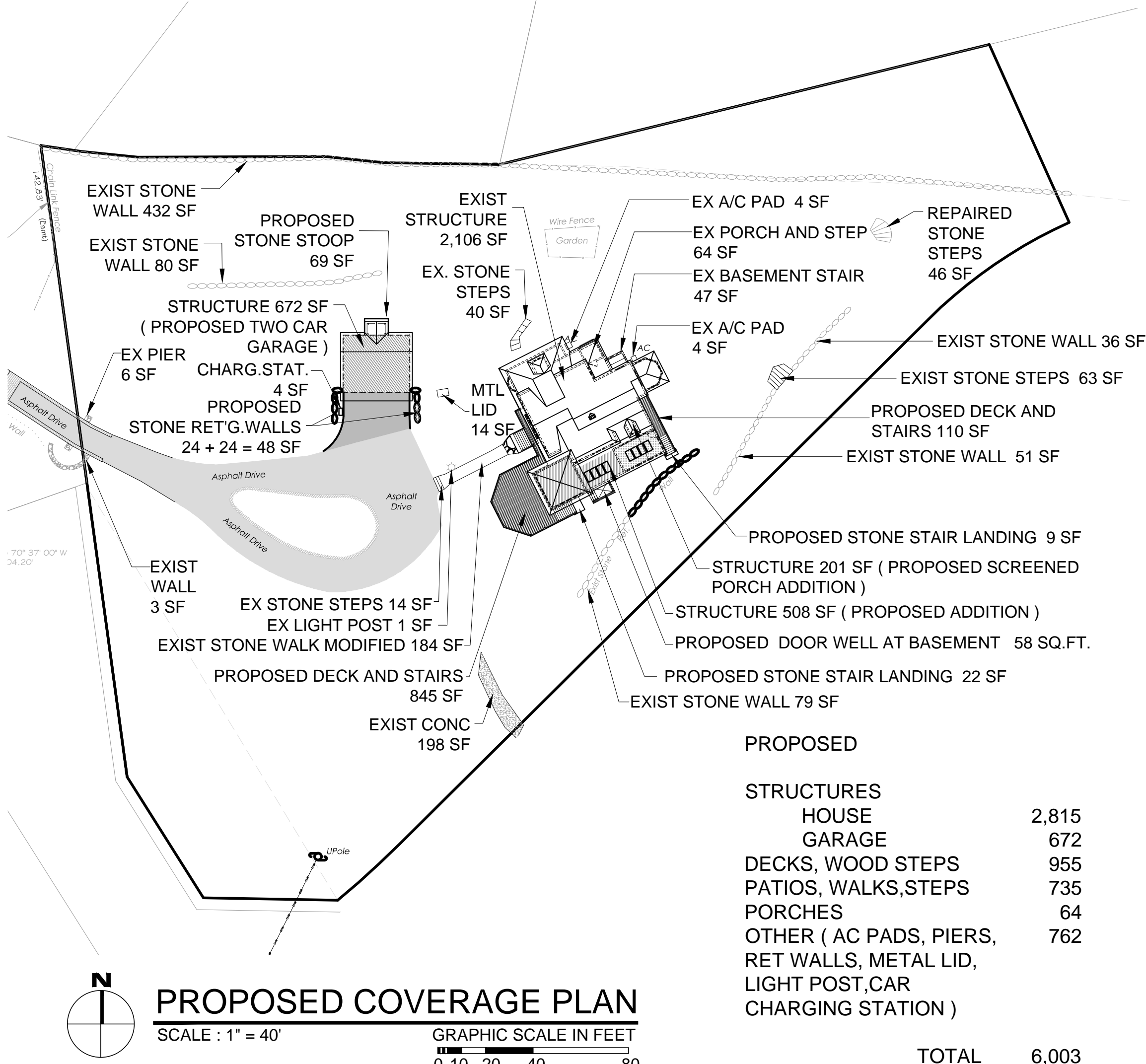
4,488 / 86,073 = 0.0521 < 0.125

PROPOSED FLOOR AREA  
BASEMENT FLR   1,385 SQ.FT.  
FIRST FLR   2,543 SQ.FT.  
SECOND FLR   1,968 SQ.FT.  
GARAGE   319 SQ.FT. ( 719 - 400 GARAGE DEDUCTION  
AS PER 224-137 D ( 1 ) )

TOTAL   6,215 SQ.FT.   6,215 / 86,073 = 0.0722 < 0.125

LEGEND

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



PROPOSED COVERAGE PLAN

SCALE : 1" = 40'

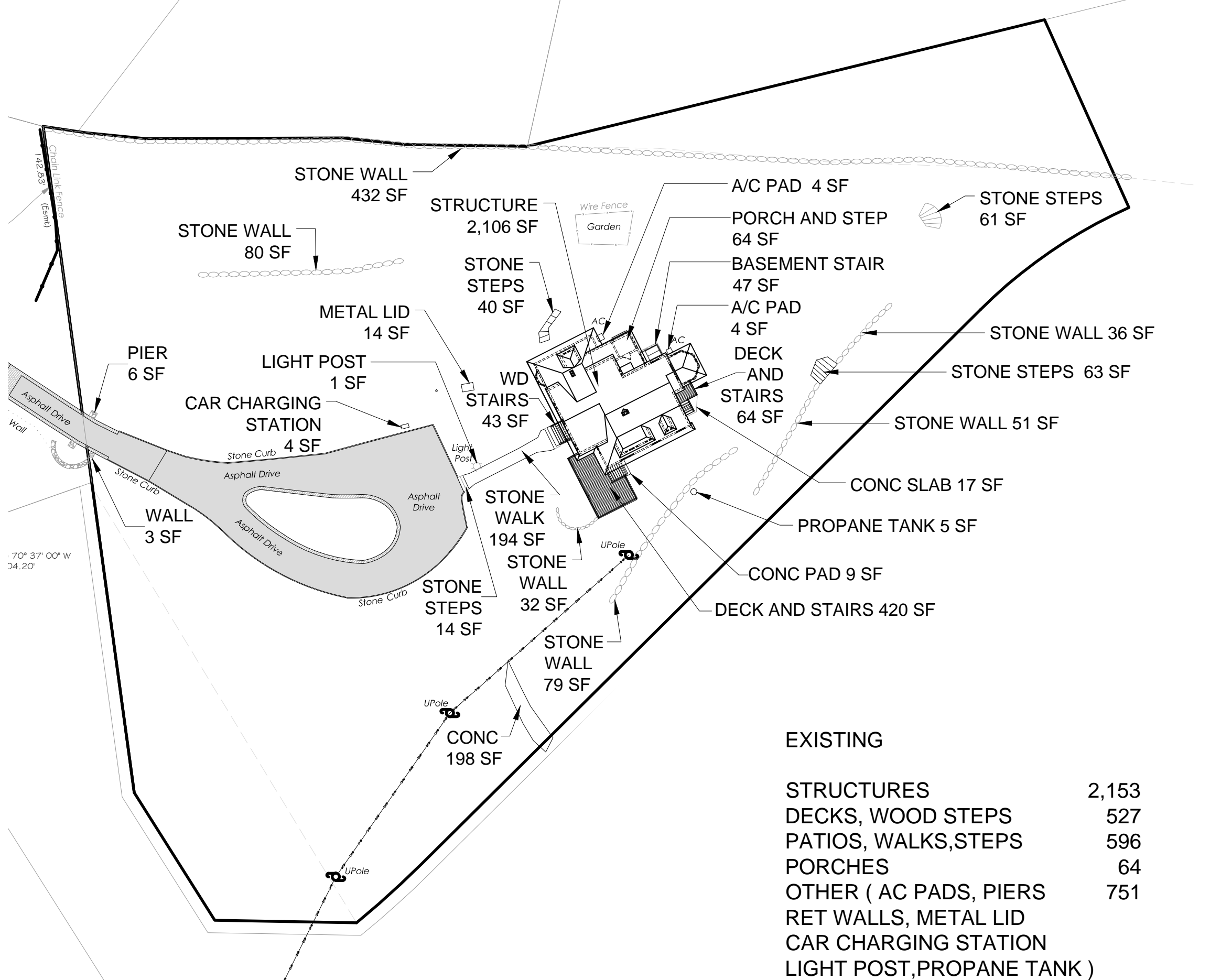
GRAPHIC SCALE IN FEET

0 10 20 40 80

PROPOSED

STRUCTURES	
HOUSE	2,815
GARAGE	672
DECKS, WOOD STEPS	955
PATIOS, WALKS, STEPS	735
PORCHES	64
OTHER ( AC PADS, PIERS, RET WALLS, METAL LID, LIGHT POST, CAR CHARGING STATION )	762
TOTAL	6,003

NOTE:  
MODIFIED DRIVEWAY 5,110 SQ.FT.  
( 4,560 + 550 )  
NOT INCLUDED IN CALCULATIONS



EXISTING

STRUCTURES	2,153
DECKS, WOOD STEPS	527
PATIOS, WALKS, STEPS	596
PORCHES	64
OTHER ( AC PADS, PIERS, RET WALLS, METAL LID, CAR CHARGING STATION, LIGHT POST, PROPANE TANK )	751
TOTAL	4,091

NOTE:  
EXISTING DRIVEWAY 4,560 SQ.FT.  
NOT INCLUDED IN CALCULATIONS

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



LAURA WAKEFIELD  
ARCHITECT  
329 BROADWAY  
DOBBS FERRY, NY 10522  
TEL: 914 693 6165  
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PROJECT TITLE:  
**CHARLOTTE AND DANIEL BINNS**  
**2 HERITAGE HILL ROAD**  
IRVINGTON, NEW YORK 10533  
PROJECT NO.: 1903

**GOTHAM**  
**DESIGN**  
AND COMMUNITY  
DEVELOPMENT LTD.

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email: arch329@gmail.com

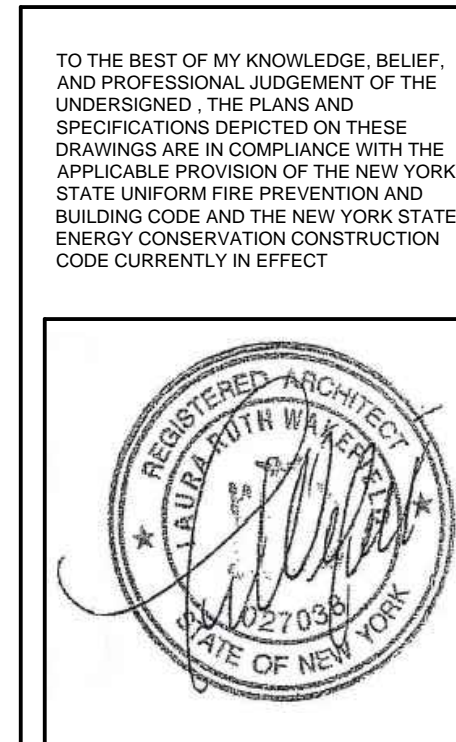
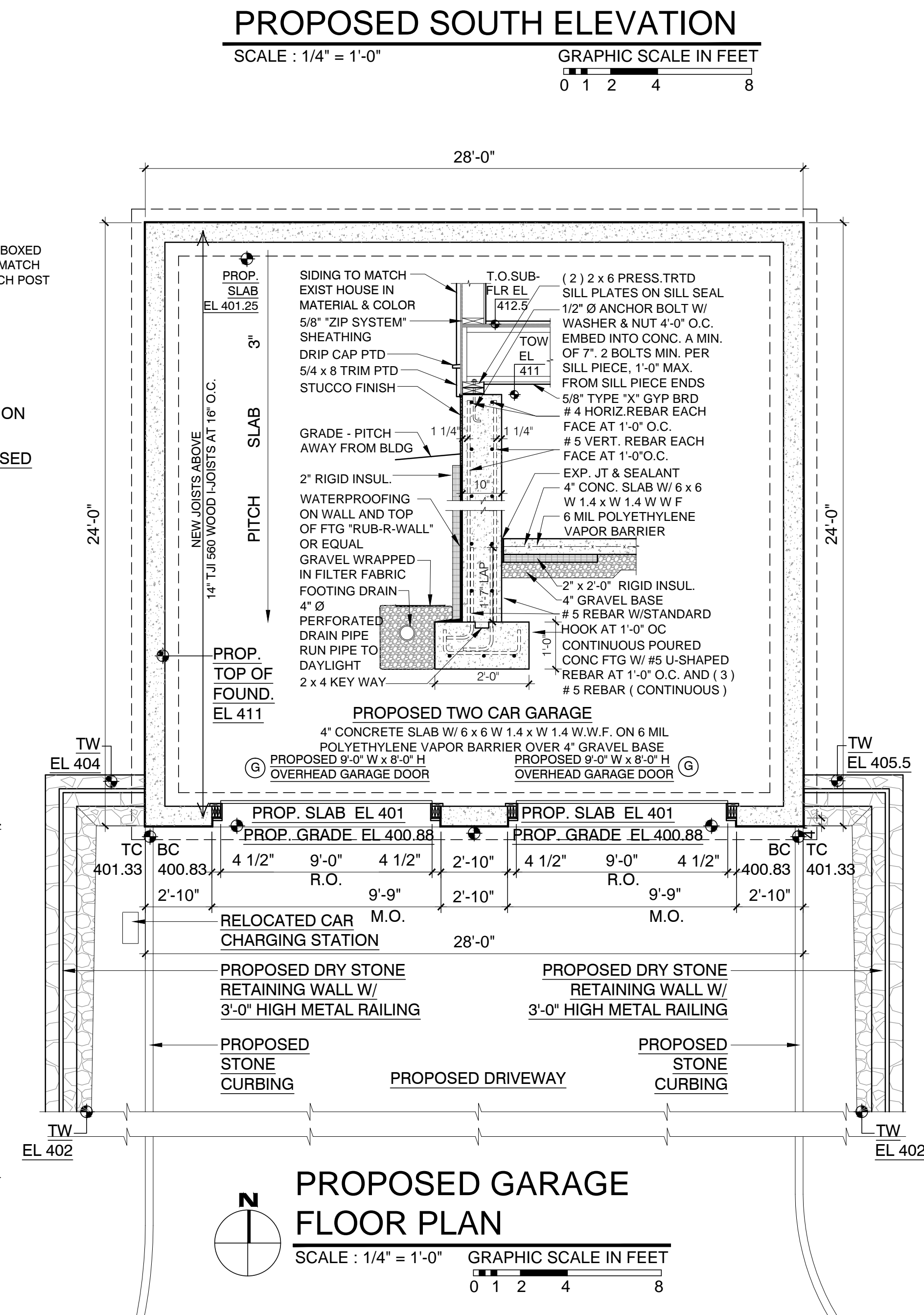
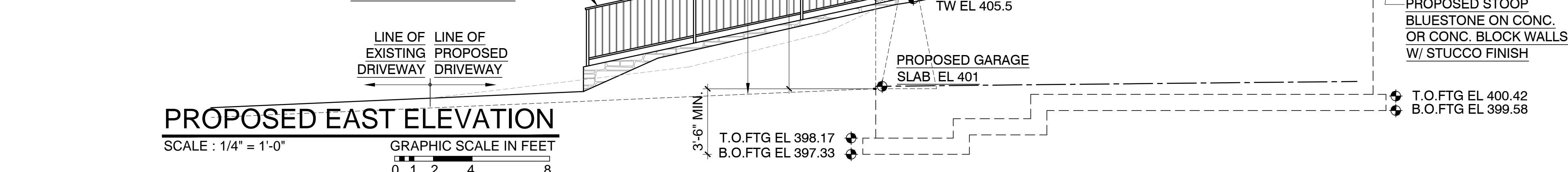
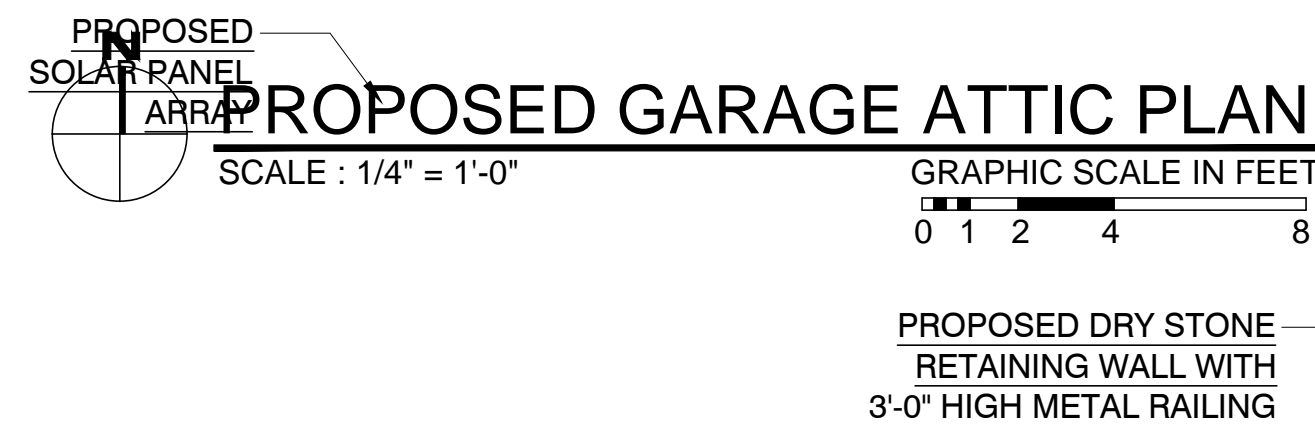
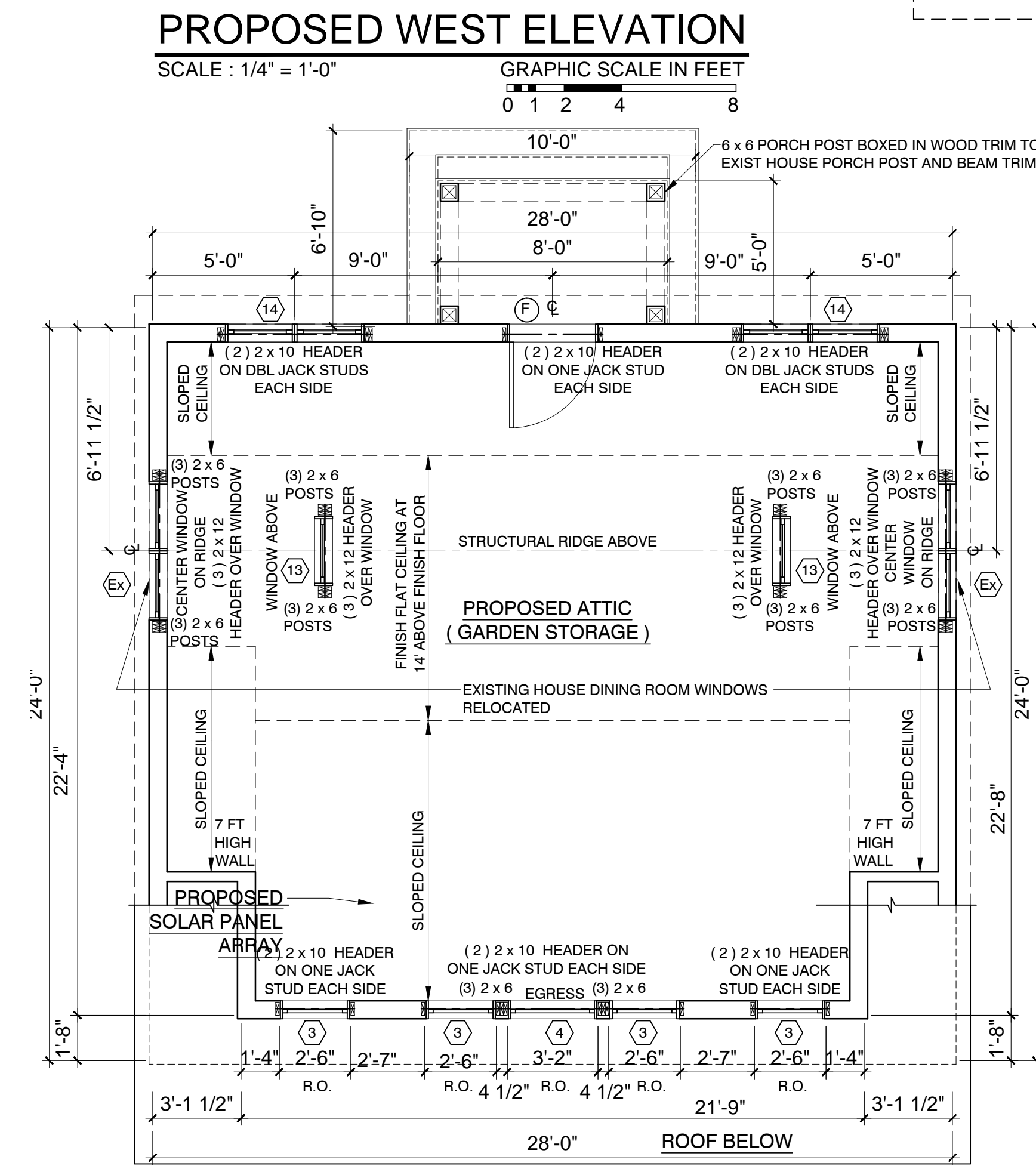
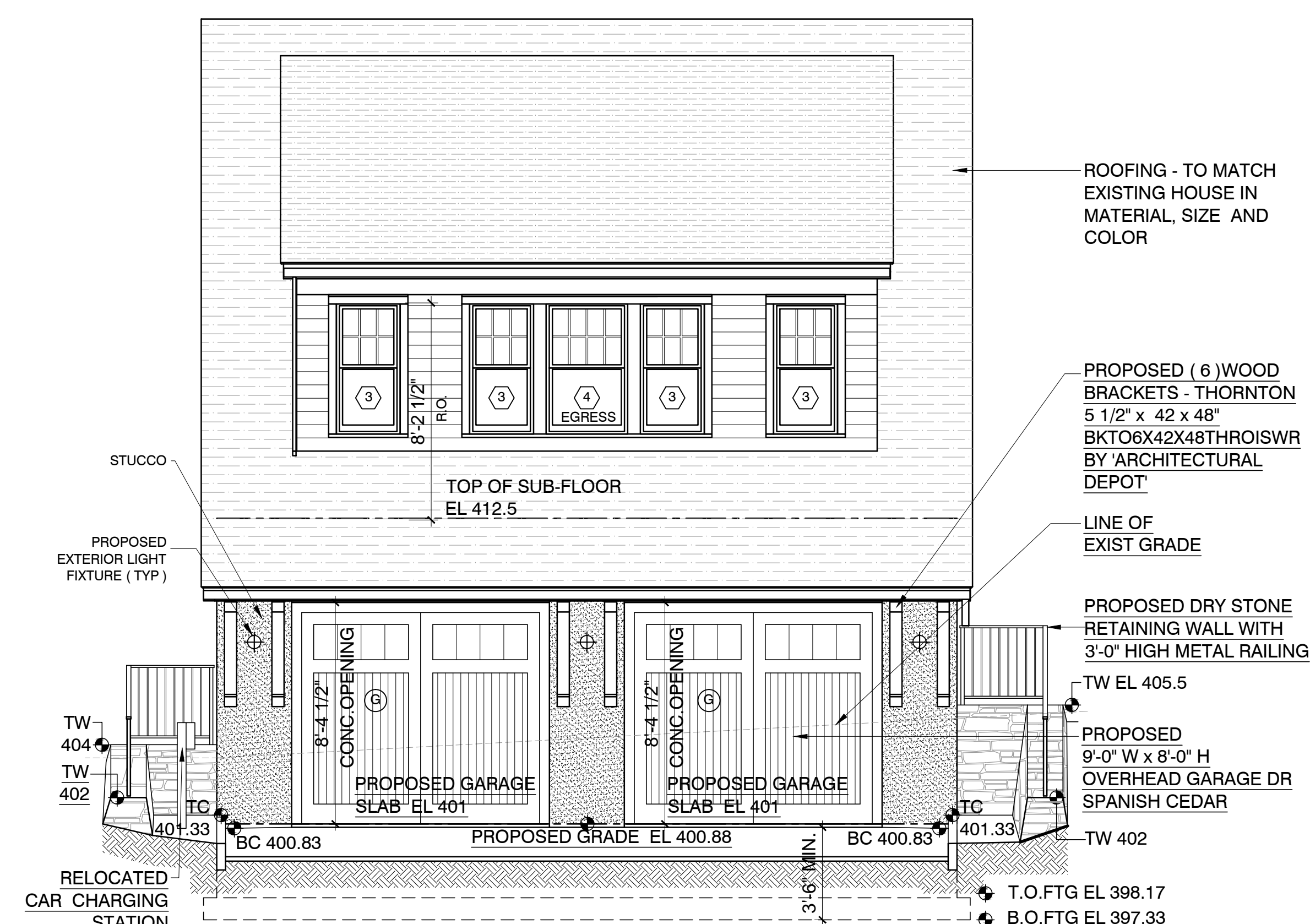
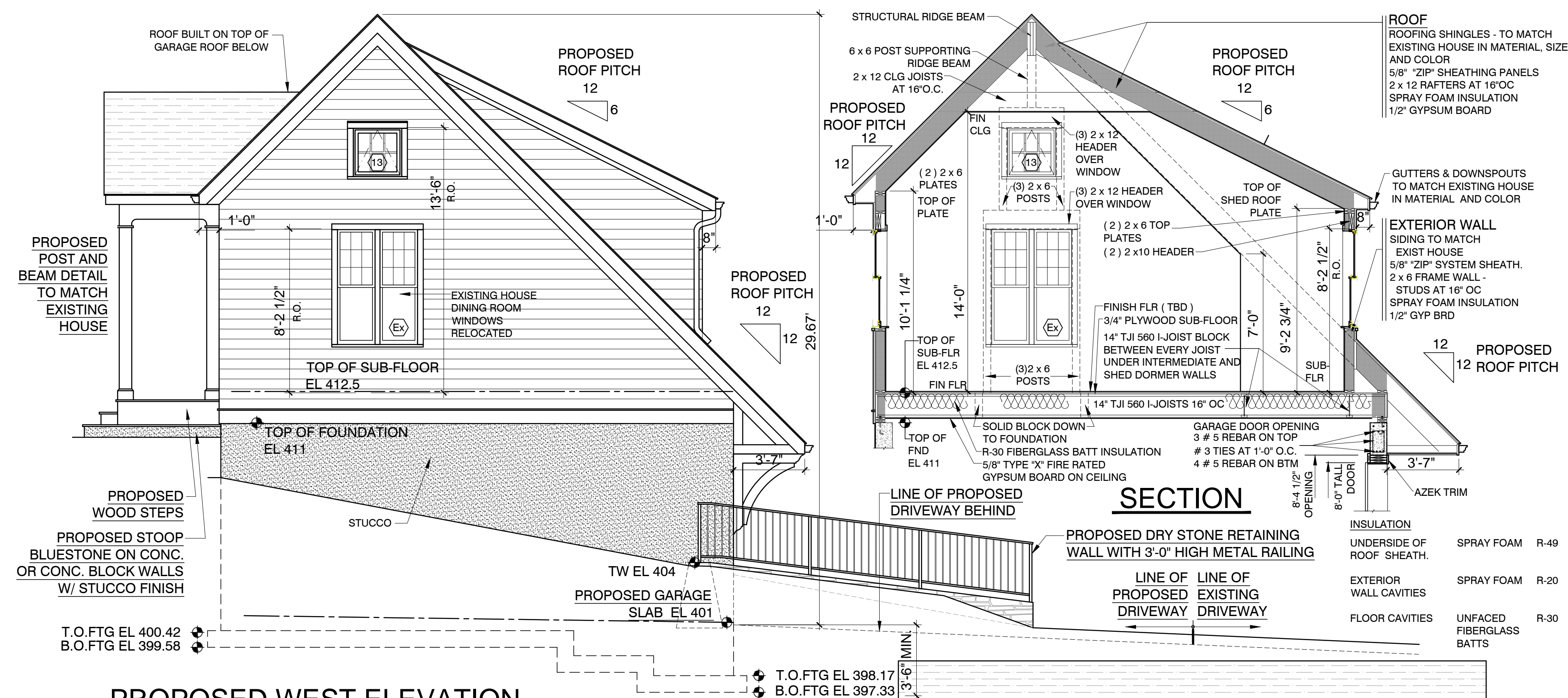
ISSUED FOR / REVISIONS:  
REVISED   02-19-2020  
REVISED   02-28-2020  
ZONING TABLE  
PROPOSED LOT COVERAGE  
SETBACKS TO PROP. GARAGE  
PROPOSED COVERAGE PLAN  
OTHER - TOTAL  
( ELIMINATED RET.G WALL )  
REVISED   03-18-2020  
ZONING TABLE  
PROPOSED COVERAGE PLAN  
FLOOR AREA RATIO CALC'S  
ADDED EXISTING & PROPOSED  
BASEMENT PLANS  
REVISED   04-21-2020  
ZONING TABLE  
PROPOSED COVERAGE PLAN  
FLOOR AREA RATIO CALC'S  
REVISED   12-24-2020  
ELIMINATED 1 STORY ADDITION  
CHANGED ZONING TABLE,  
PROPOSED LOT COVERAGE  
& FLOOR AREA RATIO CALC'S  
REVISED   02-23-2021  
ADDED VOLUME CHART & NOTES  
REVISED   07-06-2021  
RELOCATED GARAGE  
REVISED ZONING TABLE AND  
PROPOSED LOT COVERAGE

SHEET TITLE:  
**ZONING TABLE**  
**SITE COVERAGE PLANS**  
**FLOOR AREA RATIO**  
**CALCULATIONS**

DATE: **01-22-2020**  
SCALE: **AS NOTED**  
DRAWN BY: **MB**  
CHECKED BY: **PRS**

**A-1.2**





**LAURA WAKEFIELD**  
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No. 27038

**WARNING :**  
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EDUCATIONAL LAW FOR ANY PERSON, UNLESS  
HE OR SHE IS ACTING UNDER THE DIRECTION  
OF A LICENSED ARCHITECT TO ALTER AN ITEM  
ON THESE DRAWINGS IN ANY WAY.

PROJECT TITLE: **CHARLOTTE AND DANIEL BINNS  
2 HERITAGE HILL ROAD**

IRVINGTON, NEW YORK 10533

PROJECT NO: **1903**

**GOTHAM  
DESIGN**  
AND COMMUNITY  
DEVELOPMENT LT

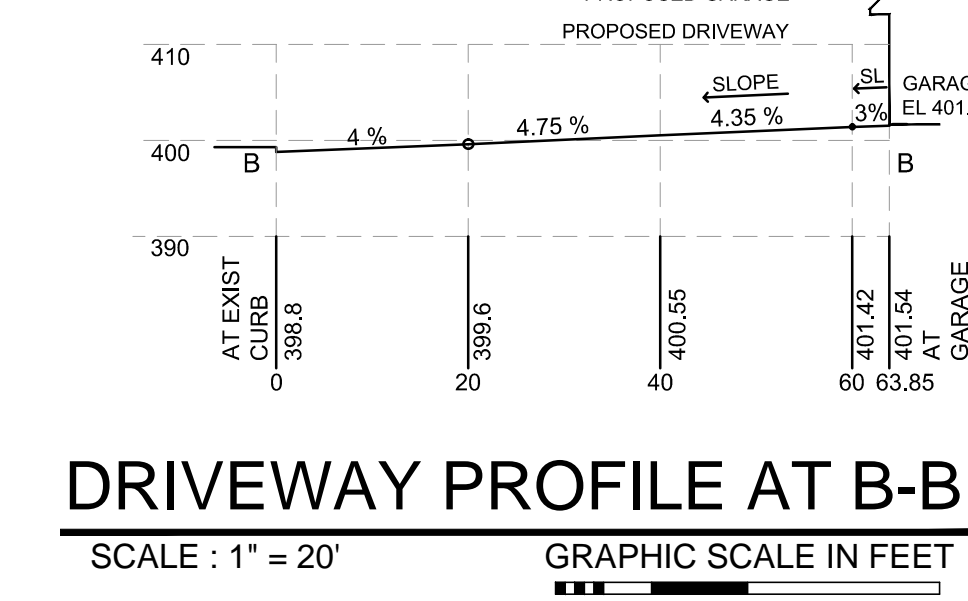
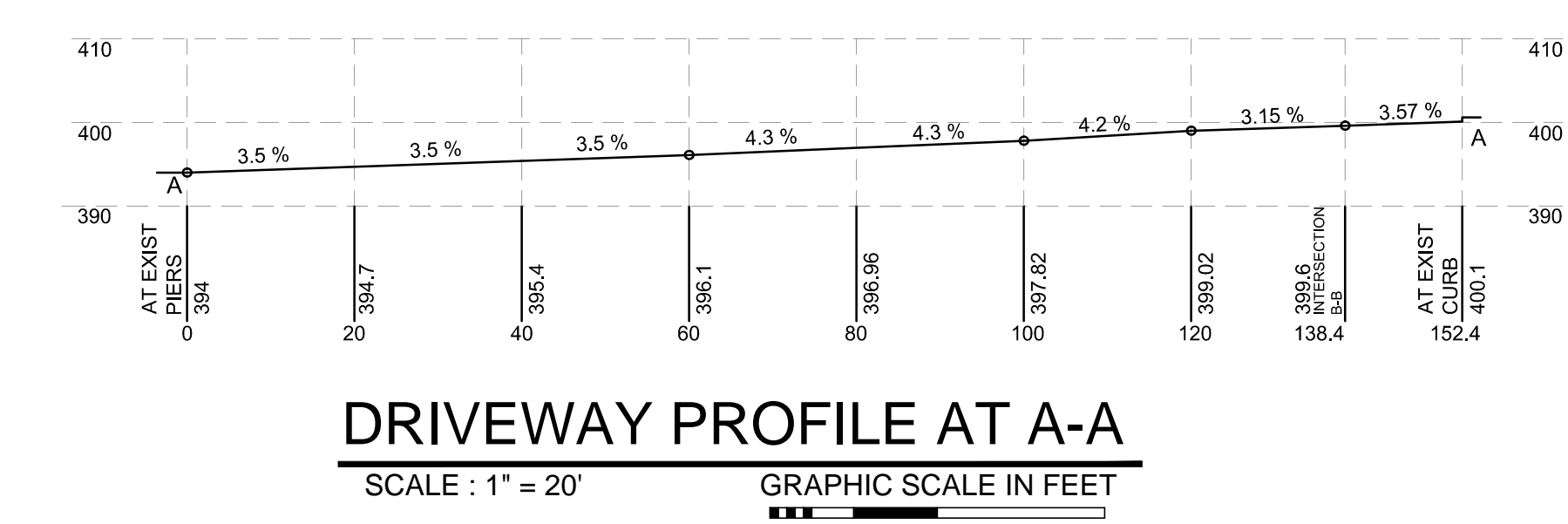
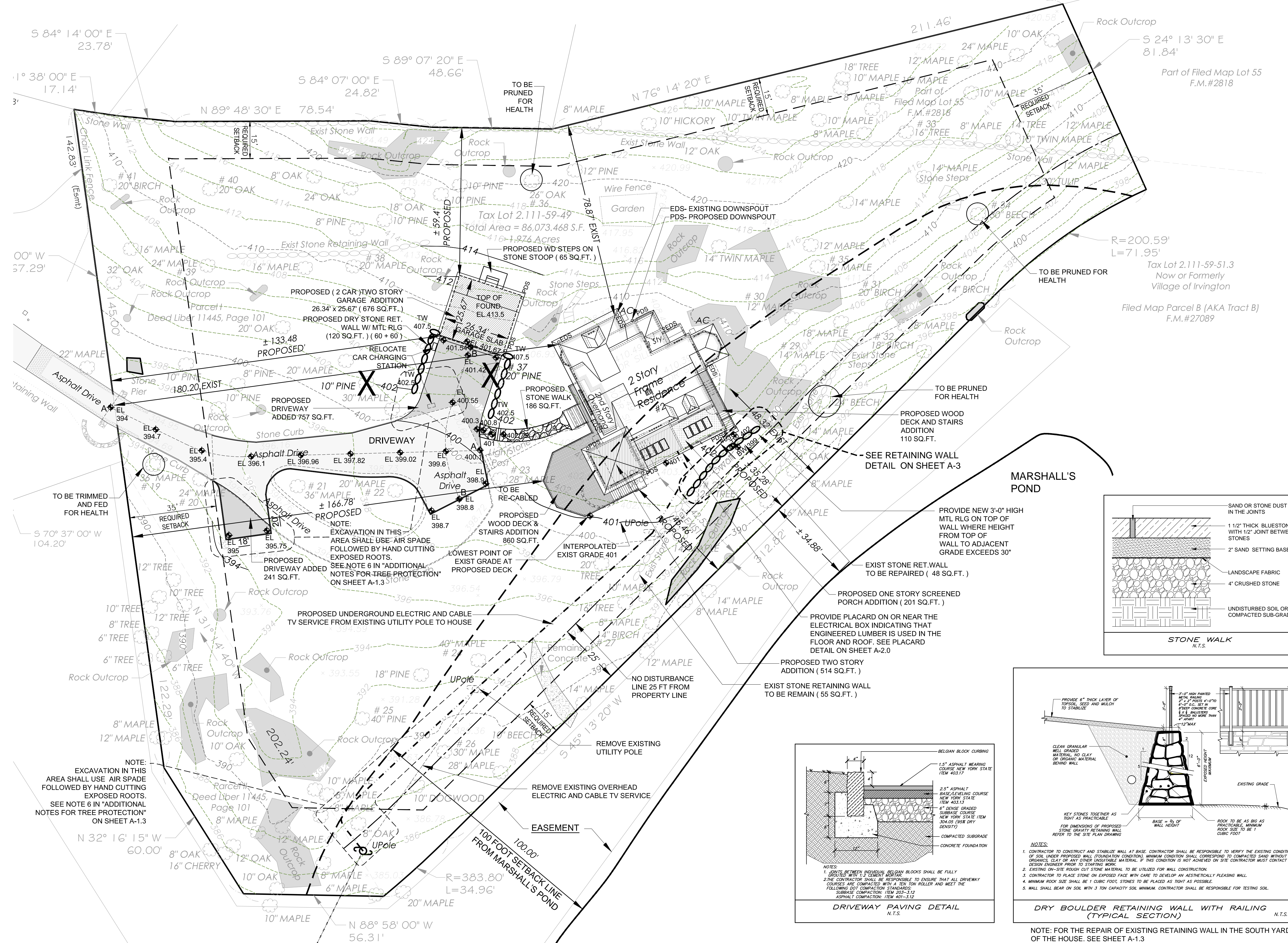
329 Broadway  
Dobbs Ferry, N.Y. 10522  
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ISSUED FOR / REVISIONS:	
REVISED	02-28-2002
GARAGE ELEVATIONS	
( GARAGE RELOCATED ON SITE	
REVISED	03-18-2002
PROPOSED GARAGE LOCATION	
REVISED GRADING	
ADDED METAL RAILINGS	
ADDED GUTTER LIGHT FIXTURES	
ADDED BUTTERS DOWNSPOUT	
REVISED	04-21-2002
RAISED PEAKE HEIGHT 2 FEET	
RAISED WINDOW /DOOR HEIGHT	
REVISED	07-06-2002
ADDED DR & WINDOW SYMBOLS	
EXTERIOR FINISH LABELS	
REVISED	01-15-2003
REVISED	12-12-2002
FOUNDATION AND FOOTING	
REINFORCEMENT STEEL	
STEEL ANGLE LINTEL	
REVISED	07-06-2002
CHANGED GARAGE WIDTH	
FROM 20' TO 28' AND GARAGE	
DEPTH FROM 25' TO 24'	
CHANGED WINDOWS FROM	
CEMENT TO DOUBLE HUNG	
CHANGED FIXED WINDOW IN	
GABLES TO OPERABLE AWNING	
ELIMINATED STONE ON GARAGE	
ROOF AND ROOF TRUSS	
ADDED ROOF ABOVE BACK ST	
INCREASED ROOF FRONT OVER	
HANG & ADDED WOOD BRACKET	

SHEET TITLE: <b>PROPOSED GARAGE PLAN AND ELEVATIONS</b>	
DATE: <b>01-22-2020</b>	DRAWN BY: <b>MB</b>
SCALE: <b>AS NOTED</b>	CHECKED BY: <b>PRS</b>

## A-3.3





SITE DEVELOPMENT NOTES:

1. TAX DESIGNATION FOR THIS LOT IS 2.111-59-49.
2. TOTAL AREA OF THE LOT IS 86,073.47 SQUARE FEET.
3. PROPERTY IS LOCATED IN THE HUDSON RIVER WATERSHED.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL REQUIRED SETBACK DISTANCES ARE MAINTAINED.
5. PRIOR TO COMMENCING ANY WORK, THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE UNDERGROUND UTILITY LINE LOCATION SERVICE (CODE 53) AT 800-962-7692.
6. NO BLASTING WILL BE USED FOR THIS PROJECT.
7. NO GRADING SHALL EXCEED 1 VERTICAL TO 2 HORIZONTAL, EXCEPT ROCK FACE WHICH CAN BE 10 VERTICAL TO 1 HORIZONTAL.
8. THERE SHALL BE NO MODIFICATION TO ANY ASPECT OF THIS PLAN WITHOUT CONTACTING THE DESIGN ENGINEER.
9. PRIOR TO INITIATING EXCAVATION OR ANY CONSTRUCTION, ALL EROSION AND SEDIMENT CONTROL MEASURES AND SITE PROTECTION MITIGATING MEASURES SHALL BE PUT IN PLACE AND DETERMINED TO BE ADEQUATE BY THE BUILDING INSPECTOR.
10. ALL CONSTRUCTION RELATED ACTIVITIES MUST BE WITHIN THE SILT FENCE/HAY BALE BORDER. THE SILT FENCE/HAY BALES SHALL REMAIN IN PLACE AND BE PROPERLY MAINTAINED UNTIL THE PROJECT IS COMPLETE.
11. ALL SITE PROTECTION MEASURES SHALL BE INSPECTED THROUGH CONSTRUCTION INCLUDING BEING INSPECTED PRIOR TO ANY ANTICIPATED STORM EVENT AND INSPECTED AND REPAIRED FOLLOWING ANY STORM EVENT.
12. WHEREVER POSSIBLE, LARGE TREES SHALL BE PRESERVED. THIS SHALL INCLUDE INSTALLING TREE PROTECTION MEASURES PRIOR TO INITIATING ANY EXCAVATION OR CONSTRUCTION ON THE SITE.
13. UPON COMPLETION OF FINAL GRADING, ALL SLOPES AND OTHER DISTURBED AREAS SHALL BE IMMEDIATELY SEEDED WITH A QUICK GROWING RYE AND PERENNIAL GRASS MIXTURE AND MULCHED. PERMANENT GROUND COVER AND VEGETATION SHALL BE ESTABLISHED AS SOON AS PRACTICAL.
14. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING ARE A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW.
15. THIS PLAN WAS PREPARED FOR THE PURPOSE OF OBTAINING A BUILDING PERMIT FROM THE VILLAGE OF IRVINGTON TO CONSTRUCT THE ITEMS SHOWN GENERALLY IN THE LOCATIONS INDICATED ON THIS PLAN. NO REPRESENTATION TO THE SUB-SURFACE SOIL CONDITIONS ON THIS LOT ARE MADE OR IMPLIED BY THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL IMPROVEMENTS ARE PLACE ON MATERIAL WITH A SUITABLE BEARING CAPACITY.

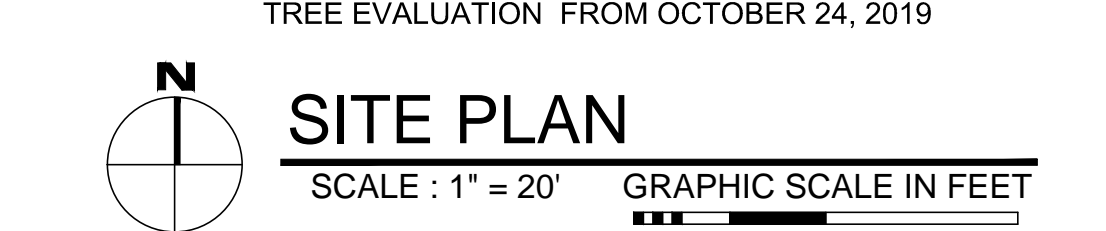
DRIVEWAY FILL COMPACTION NOTES:

1. FILL SHALL BE DEFINED AS SUITABLE MATERIALS OBTAINED FROM EITHER ON-SITE OR OFF-SITE SOURCES AND SHALL CONSIST OF WELL GRADED SOIL AND ROCK WHICH IS FREE OF WOOD, METAL, ORGANIC OR OTHER DELETERIOUS MATERIALS AND CONTAIN LESS THAN 30% FINES (PASSING NO.200 SIEVE). THE MAXIMUM ROCK SIZE IN ANY DIMENSION SHALL BE EQUAL TO THE MAXIMUM THICKNESS.
2. NO FILL SHALL BE PLACED IN STANDING WATER.
3. NO FILL SHALL BE PLACED ON FROZEN GROUND.
4. EACH LIFT OF FILL SHALL BE COMPACTED TO A MINIMUM DRY DENSITY EQUAL TO 95% OF THE MATERIAL'S MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 1557-78 (MODIFIED PROCTOR TEST).
5. AFTER FILL WORK HAS BEEN COMPLETED IN PAVEMENT AREA, THE AREA SHALL BE GRADED SMOOTH TO WITHIN 0.1 FEET OF THE SUBGRADE ELEVATIONS SHOWN ON THE DRAWINGS AND PROOF ROLLED BY 6 PASSES OF THE 5 TON STATIC WEIGHT VIBRATOR ROLLER.

GENERAL NOTES:

1. THE VILLAGE ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF DEEMED APPROPRIATE TO MITIGATE UNFORESEEN SILTATION AND EROSION OF DISTURBED SOILS.
2. "AS-BUILT" DRAWINGS OF THE SITE IMPROVEMENTS SHALL BE SUBMITTED TO THE VILLAGE ENGINEER AND BUILDING INSPECTOR FOR REVIEW PRIOR TO OBTAINING CERTIFICATE OF OCCUPANCY.
3. DEMOLITION MATERIAL SHALL NOT BURIED ON SITE.
4. ONCE DISTURBED AREAS ARE FULLY STABILIZED AND DRAINAGE SYSTEM IS FREE OF DEBRIS AND SEDIMENT, REMOVE EROSION AND SEDIMENT CONTROLS.
5. THIS SITE PLAN IS BASED ON A SURVEY PREPARED BY : TC MERRITTS LAND SURVEYORS 394 BEDFORD ROAD PLEASANTVILLE, NY 10570 TEL 914 769-8003 203 622-8822 DATED AS REVISED SEPTEMBER 17, 2019
6. THE LOCATION OF MARSHALL'S POND AND WETLANDS IN THE IRVINGTON CONSERVATION AREA ARE AS SHOWN ON SHEET DS-3.2 STORM WATER POST DEVELOPMENT PREPARED BY CRONIN ENGINEERING P.E. P.C. DATED 02-20-2002. THE SETBACK OF 25 FEET FOR THE FOR THE BUFFER IS SHOWN MEASURED FROM THE PROPERTY LINE OF THE BINN PARCEL, NOT FROM THE EDGE OF THE POND.

LIST OF TREES TO BE REMOVED		
#	TREE	REASON
---	10" PINE	IMPROVE HEALTH OF ADJACENT TREES
# 37	20" NORWAY SPRUCE	IN DECLINE, THREATENS EXIST HOUSE, CONFLICTS WITH GARAGE
# - NUMBERS ARE FROM A. WAYNE CAHILLY TREE EVALUATION FROM OCTOBER 24, 2019		



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

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PROJECT TITLE:  
**CHARLOTTE AND DANIEL BINNS**  
**2 HERITAGE HILL ROAD**  
IRVINGTON, NEW YORK 10533  
PROJECT NO.: 1903

**GOTHAM**  
**DESIGN**  
AND COMMUNITY  
DEVELOPMENT LTD.

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email: arch329@gmail.com

ISSUED FOR / REVISIONS:

REVISED	02-19-2020
REVISED	02-28-2020
GRADING BETWEEN PROPOSED TERRACE AND PROPERTY LINE (ELIMINATED RET'G WALL), PROPOSED GARAGE LOCATION AND DRIVEWAY	
REVISED	03-18-2020
PROPOSED GARAGE LOCATION, PROPOSED DRIVEWAY GRADING, DRIVEWAY PROFILE, PROPOSED STONE WALK, PROPOSED DECK + STAIRS, PROPOSED GRADING AT SOUTH SIDE OF HOUSE	
REVISED	04-21-2020
ELIMINATED TERRACE, ADDED EXIST UTILITIES, ADDED STONE WALK DETAIL, ADDED MARSHALLS POND LINE	
REVISED	05-20-2020
DRIVEWAY AND PROFILES, ADDED 100 FT SETBACK LINE FROM MARSHALL'S POND	
REVISED	12-24-2020
ELIMINATED 1 STORY ADDITION, ADDED LOCATION OF PLACARD (ENGINEERED WOOD) NOTE	

SHEET TITLE:  
**SITE PLAN**

DATE: <b>01-22-2020</b>	DRAWN BY: <b>MB</b>
SCALE: <b>AS NOTED</b>	CHECKED BY: <b>PRS</b>

**A-1.1**



VOLUME CHART

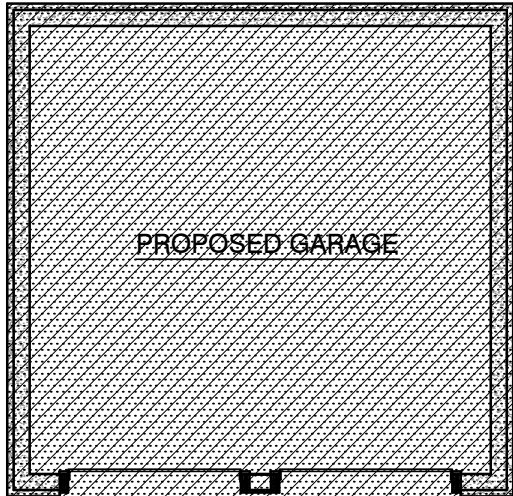
SPACE	EXISTING SQUARE FOOTAGE	VOLUME	PROPOSED SQUARE FOOTAGE	VOLUME
BASEMENT	1,927	12,610	442	3,978
FIRST FLOOR	1,970	20,095	573	5,845
SECOND FLOOR	1,575	14,346	393	4,444
ATTIC		3,938		370
TOTAL	5,899	50,589	1,408	14,637

14,637 / 50,589 = 28.93%

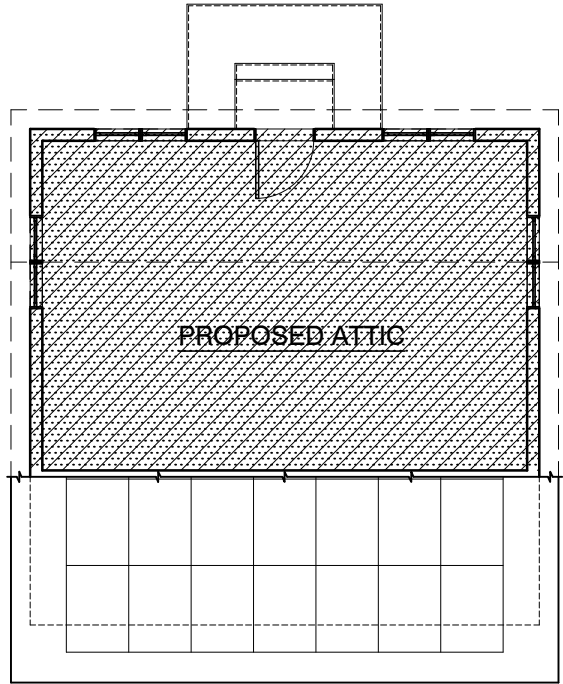
FIRST & SECOND FLOOR ONLY	3,545	34,441	966	10,289
		10,289 / 34,441 = 29.87%		

VOLUME CHART NOTES

1. THE VOLUME OF THE BASEMENT SPACE HAS BEEN CALCULATED AS THE AREA FOR EACH SPACE WITHIN THE PERIMETER OF THE FOUNDATION BELOW HABITABLE AREA MULTIPLIED BY THE HEIGHT OF THAT SPACE FROM TOP OF SLAB TO TOP OF THE FLOOR STRUCTURE ABOVE.
2. THE VOLUME OF THE FIRST AND SECOND FLOOR SPACE HAS BEEN CALCULATED AS THE AREA OF EACH SPACE OF HABITABLE AREA WITHIN THE PERIMETER OF THE EXTERIOR SHEATHING MULTIPLIED BY THE HEIGHT OF THAT SPACE FROM THE TOP OF FLOOR TO THE TOP OF STRUCTURE ABOVE, WHETHER FLOOR OR CEILING.
3. THE VOLUME OF THE ATTIC HAS BEEN CALCULATED BY MULTIPLYING THE LENGTH, WIDTH AND HEIGHT OF THE AREAS BETWEEN THE CEILING OR FLOOR OUTSIDE OF THE PERIMETER WALLS AND INSIDE THE ROOF SHEATHING. IN THE PROPOSED AREAS THIS CONSISTS OF THE VOLUME OF THE ROOF FRAMING.
4. THE EXISTING FOOTPRINT OF THE HOUSE WILL INCREASE FROM 1,970 SQ.FT. TO 2,543 SQ.FT. AN INCREASE OF 29.1%. THE EXISTING FLOOR AREA IN THE HOUSE WILL INCREASE FROM 3,545 SQ.FT. TO 4,511 SQ.FT. AN INCREASE OF 27.25%. THE VOLUME OF THE HOUSE WILL INCREASE FROM 50,589 CU. FT. TO 65,226 CU.FT. AN INCREASE OF 28.93%.



FLOOR AREA 676 SQ.FT.



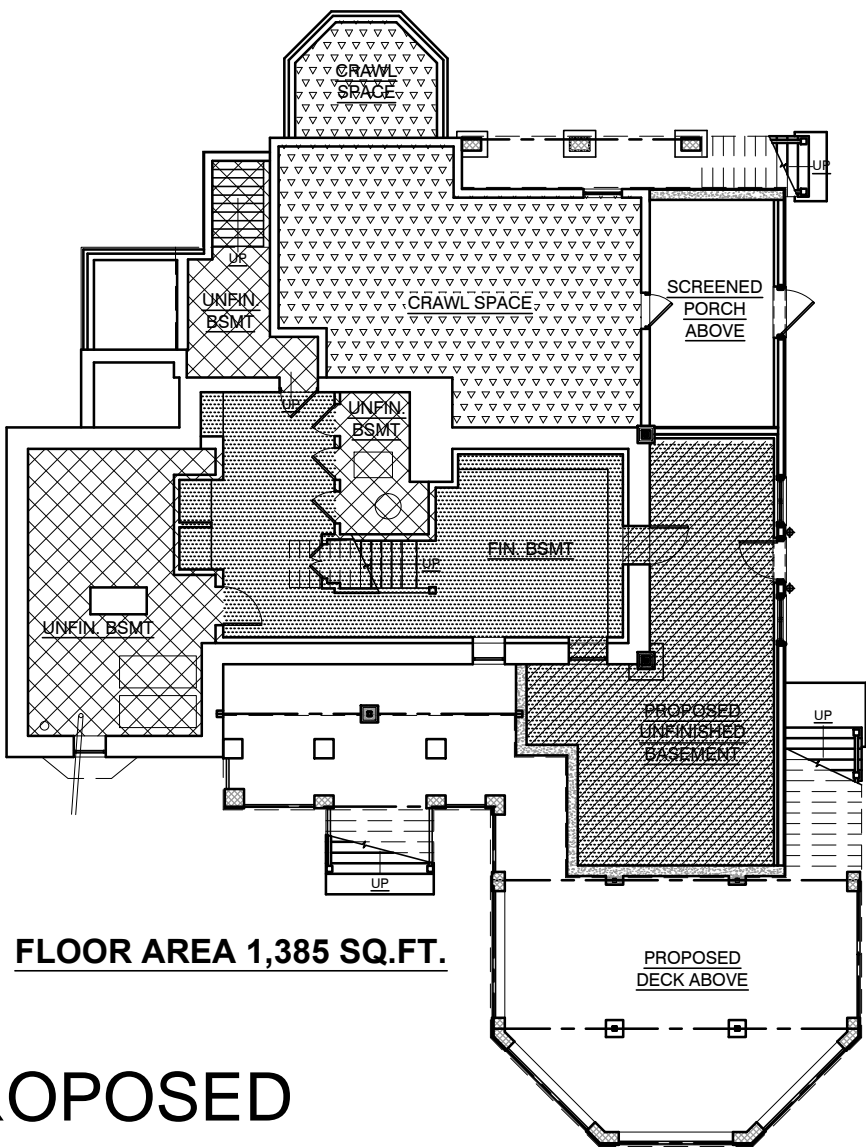
FLOOR AREA 472 SQ.FT.  
EXCLUDED FROM FAR CALCULATION  
AS PER SECTION 224-137 D ( 1 )

PROPOSED GARAGE AND ATTIC PLANS

SCALE : 1" = 10'

GRAPHIC SCALE IN FEET

0 5 10 20



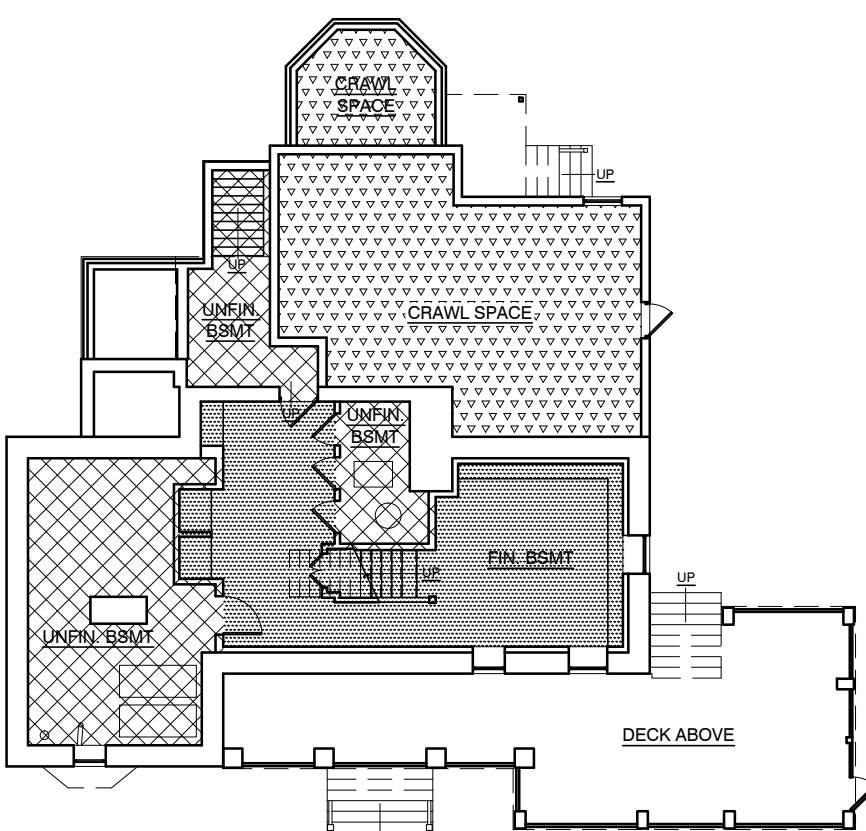
FLOOR AREA 1,385 SQ.FT.

PROPOSED  
BSMT FLOOR PLAN

SCALE : 1" = 15'

GRAPHIC SCALE IN FEET

0 5 15 30



FLOOR AREA 943 SQ.FT.

EXIST BSMT FLOOR PLAN

SCALE : 1" = 15'

GRAPHIC SCALE IN FEET

0 5 15 30



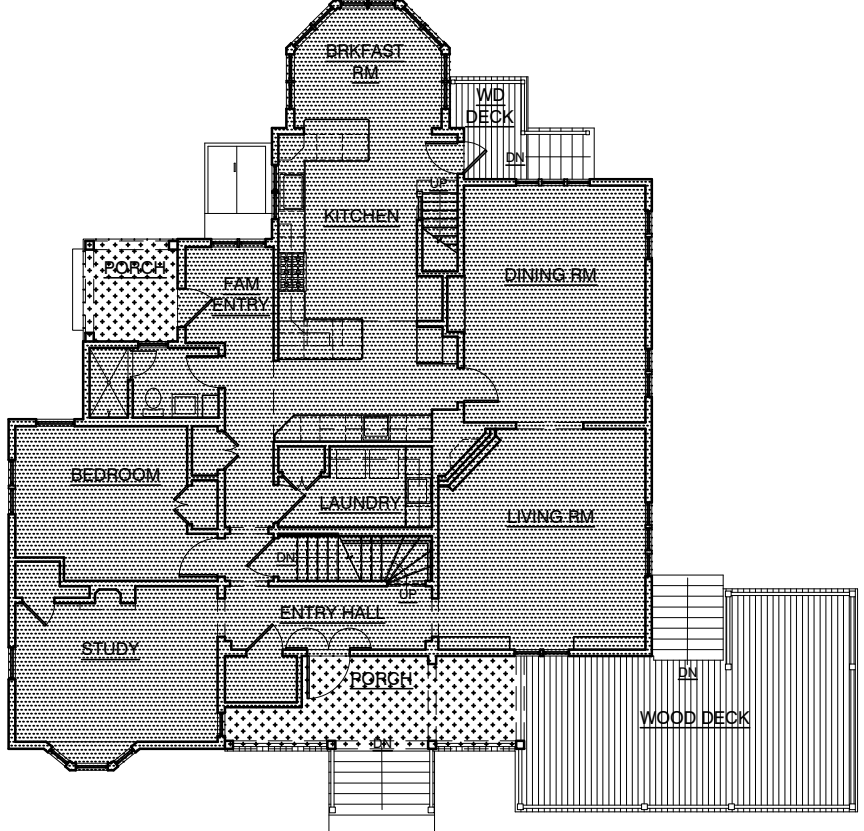
FLOOR AREA  
2,543 SQ.FT.

PROPOSED  
FIRST FLOOR PLAN

SCALE : 1" = 15'

GRAPHIC SCALE IN FEET

0 5 15 30



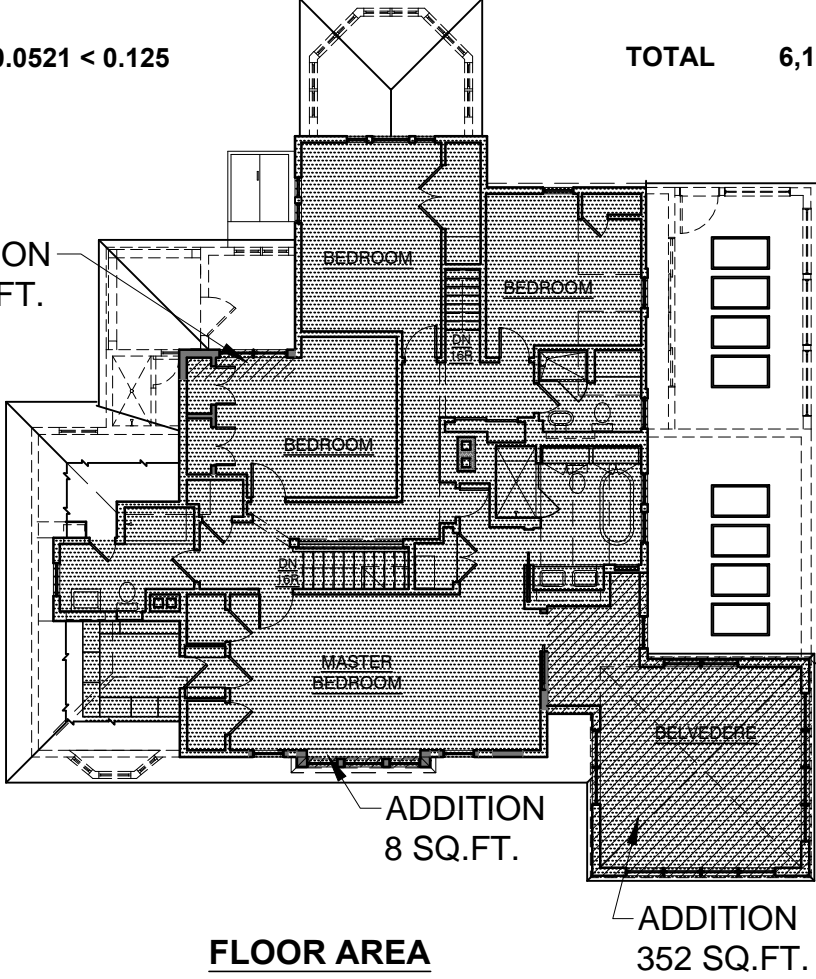
FLOOR AREA 1,970 SQ.FT.

EXIST FIRST FLOOR PLAN

SCALE : 1" = 15'

GRAPHIC SCALE IN FEET

0 5 15 30



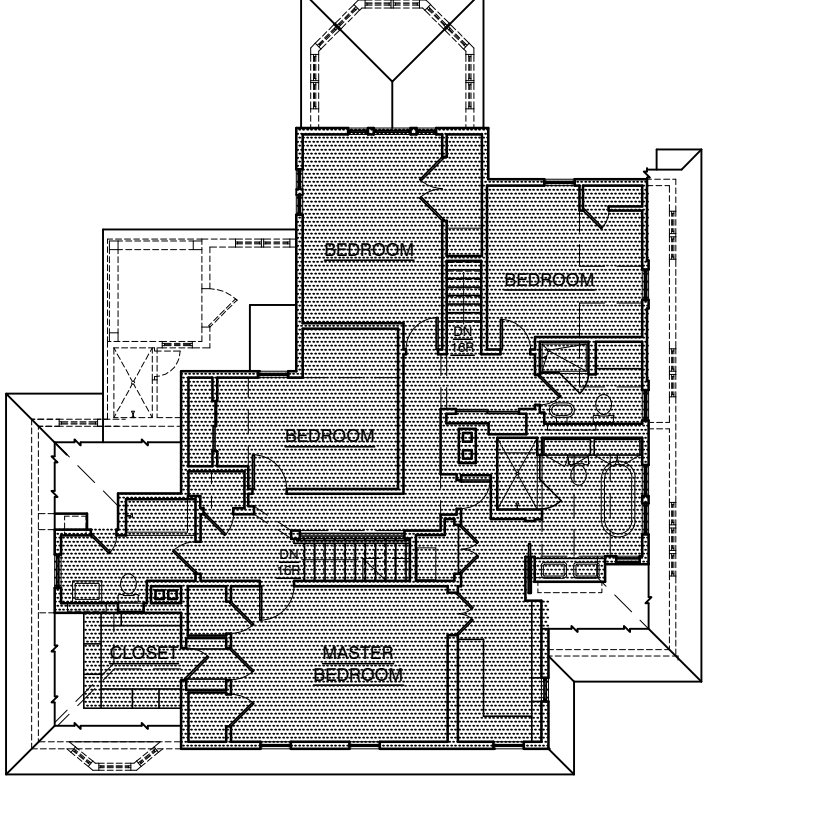
FLOOR AREA  
1,968 SQ.FT.

PROPOSED  
SECOND FLOOR PLAN

SCALE : 1" = 15'

GRAPHIC SCALE IN FEET

0 5 15 30



FLOOR AREA 1,575 SQ.FT.

EXIST SECOND FLOOR PLAN

SCALE : 1" = 15'

GRAPHIC SCALE IN FEET

0 5 15 30

Z O N I N G   T A B L E				
PROPERTY LOCATION:   2 HERITAGE HILL ROAD   TAX ID No 2.111-59-49				
OWNER: CHARLOTTE AND DANIEL BINNS   2 HERITAGE HILL ROAD IRVINGTON, NY 10533				
ZONING DISTRICT	1F-20			
REQUIREMENT	UNITS	REQUIRED/ ALLOWED	EXISTING	PROPOSED
MINIMUM NET LOT AREA	SQ.FT.	20,000	86,073	UNCHANGED
MINIMUM LOT WIDTH	FEET	100	± 200	UNCHANGED
MINIMUM LOT DEPTH	FEET	125	± 400	UNCHANGED
MAXIMUM LOT COVERAGE PER APPLICATION DATA SHEET (AMENDED AS PER HAHN MEMO )	%	16 PLUS 6% OVER 20,000 UP TO 20,000 SF 20,000 x 16 % = 3,200 66,073 x 6 % = 3,964 ( 7,164 )	4.75 ( 4,091 )	6.97 ( 6,003 )
SEE NOTE BELOW PERTAINING TO OVERSIZED LOTS				
MINIMUM FRONT YARD SETBACK	FEET	35	180.2	166.78 TO PROPOSED ADDITION 133.48 TO PROPOSED GARAGE
MINIMUM REAR YARD SETBACK	FEET	35	181.4	UNCHANGED
MINIMUM SIDE YARD SETBACK 1	FEET	15	48.32	35.28
MINIMUM SIDE YARD SETBACK 2	FEET	15	78.87	UNCHANGED 59.4 TO STOOP AT PROP.GARAGE
STORIES	NUMBER	2.5	2	
MAXIMUM HEIGHT   ( ROOF PITCH > 5 in 12 )	FEET	35	29.33	34.85
OFF STREET PARKING	NUMBER	2	2	UNCHANGED
MAXIMUM FLOOR AREA RATIO		0.125	0.0521	0.0717
MAXIMUM FLOOR AREA	SQ. FT.	10,000 ( PER 224-136.B )	4,488	6,172

LOT COVERAGE NOTE FOR OVERSIZED LOTS PER SECTION 224-13.B: THE SUM OF ALL AREAS COVERED BY ALL PRINCIPAL AND ACCESSORY BUILDINGS IN LOTS LOCATED IN 1F-5, 1F-10 AND 1F-20 DISTRICTS SHALL NOT EXCEED THAT WHICH WOULD BE PERMISSIBLE IF THE LOT WERE LOCATED IN THE DISTRICT HAVING THE LARGEST MINIMUM LOT SIZE SMALLER THAN THE AREA OF THE LOT. BASED ON THIS SECTION LOT COVERAGE CALCULATES AS FOLLOWS:  
6.75% UP TO 80,000 SF PLUS 6% OVER 80,000 ( 80,000 X 6.75% = 5,400 PLUS 6,073 X 6% = 364   5400 + 364 = 5,764 ) NOTE:   A VARIANCE HAS BEEN GRANTED BY THE ZONING BOARD OF APPEALS

FLOOR AREA RATIO CALCULATIONS

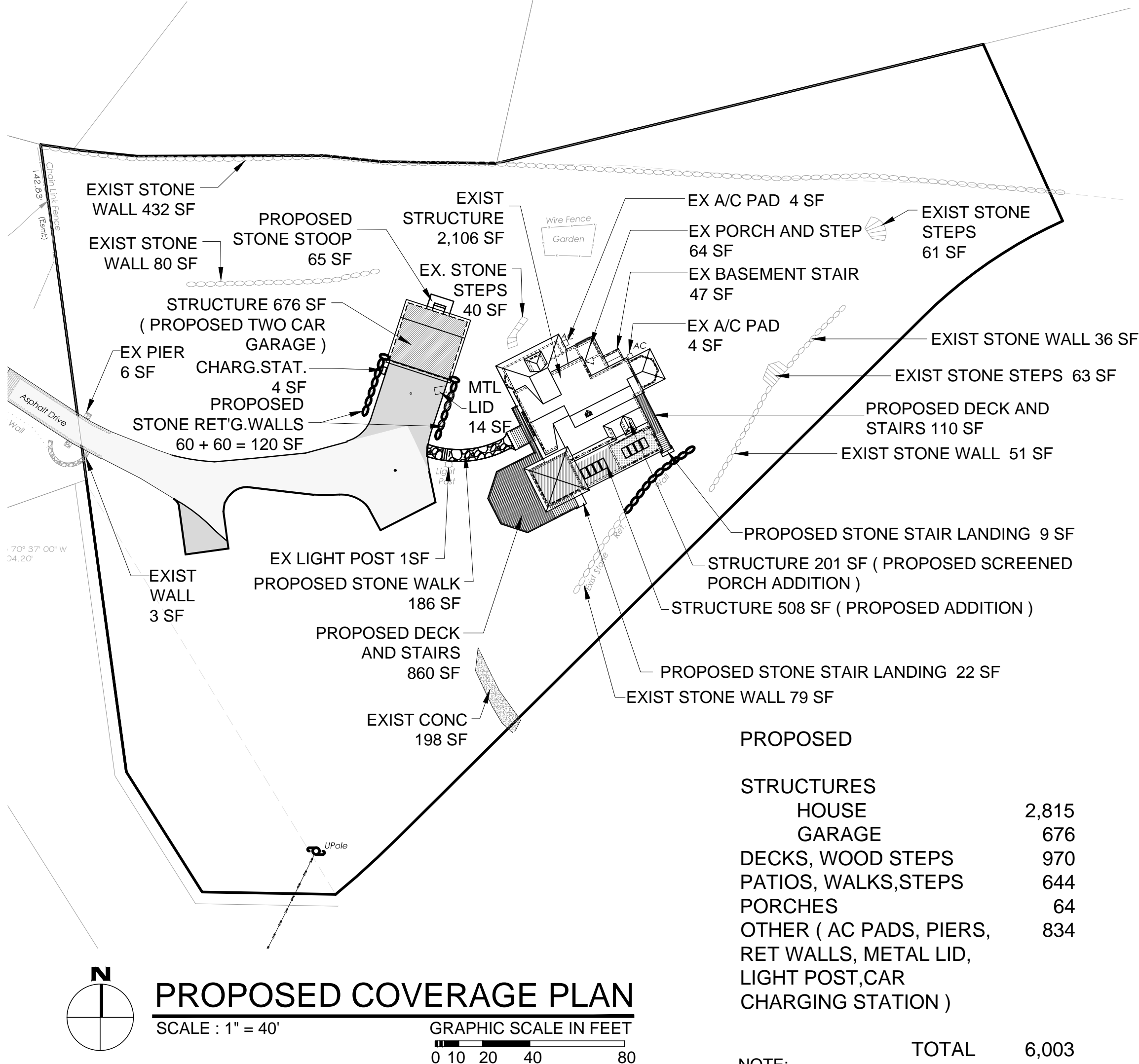
EXISTING FLOOR AREA  
BASMENT FLR   943 SQ.FT.  
FIRST FLR   1,970 SQ.FT.  
SECOND FLR   1,575 SQ.FT.

TOTAL   4,488 SQ.FT.

4,488 / 86,073 = 0.0521 < 0.125

PROPOSED FLOOR AREA  
BASEMENT FLR   1,385 SQ.FT.  
FIRST FLR   2,543 SQ.FT.  
SECOND FLR   1,968 SQ.FT.  
GARAGE   276 SQ.FT.   ( 676 - 400 GARAGE DEDUCTION  
AS PER 224-137 D ( 1 ) )

TOTAL   6,172 SQ.FT.   6,172 / 86,073 = 0.0717 < 0.125



PROPOSED COVERAGE PLAN

SCALE : 1" = 40'

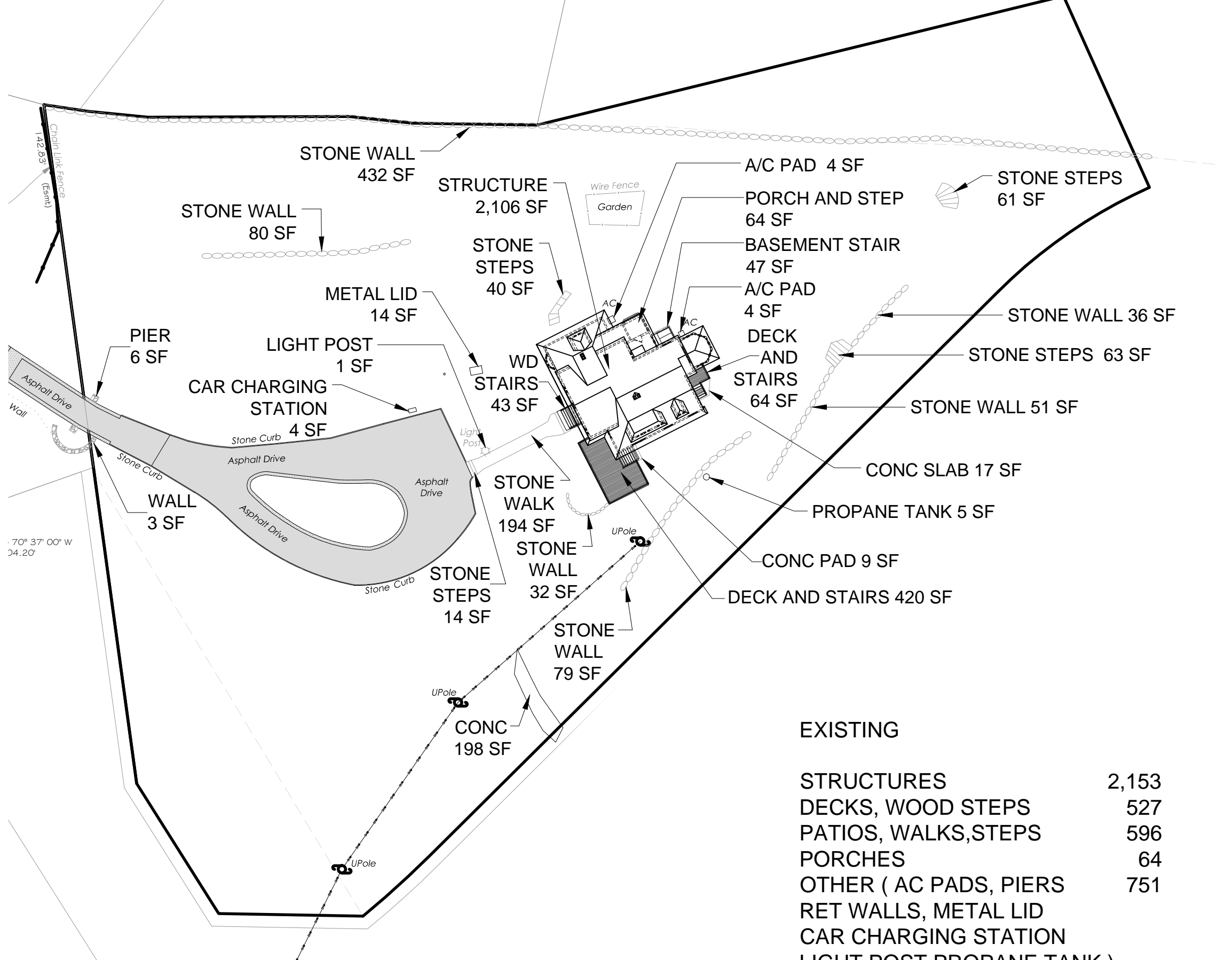
GRAPHIC SCALE IN FEET

0 10 20 40 80

PROPOSED

STRUCTURES	
HOUSE	2,815
GARAGE	676
DECKS, WOOD STEPS	970
PATIOS, WALKS, STEPS	644
PORCHES	64
OTHER ( AC PADS, PIERS, RET WALLS, METAL LID, LIGHT POST, CAR CHARGING STATION )	834
TOTAL	6,003

NOTE:  
MODIFIED DRIVEWAY 3,978 SQ.FT.  
( 4,560 - 1,580 + 757 + 241 )  
NOT INCLUDED IN CALCULATIONS



EXISTING

STRUCTURES	2,153
DECKS, WOOD STEPS	527
PATIOS, WALKS, STEPS	596
PORCHES	64
OTHER ( AC PADS, PIERS, RET WALLS, METAL LID, CAR CHARGING STATION LIGHT POST, PROPANE TANK )	751
TOTAL	4,091

NOTE:  
EXISTING DRIVEWAY 4,560 SQ.FT.  
NOT INCLUDED IN CALCULATIONS

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



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PROJECT TITLE:  
**CHARLOTTE AND DANIEL BINNS**  
**2 HERITAGE HILL ROAD**  
IRVINGTON, NEW YORK 10533  
PROJECT NO.: **1903**

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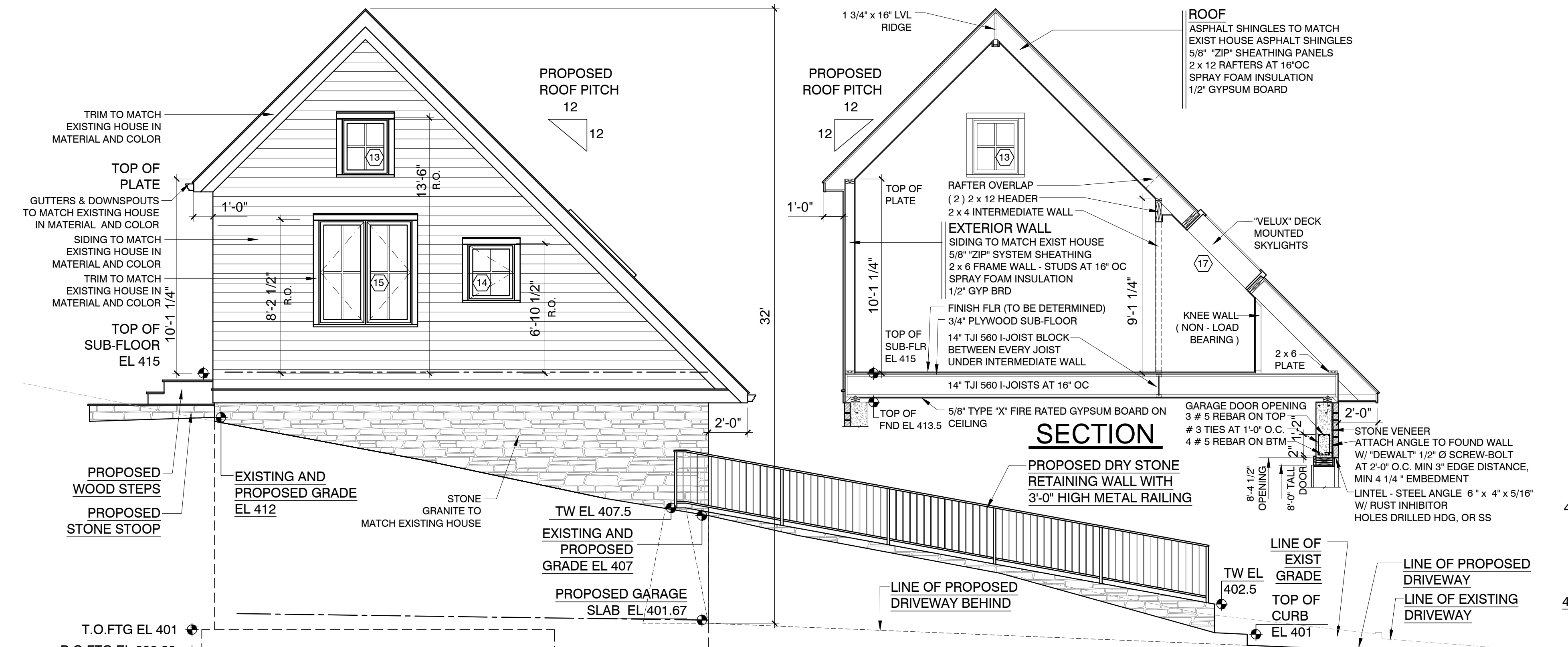
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email: arch329@gmail.com

ISSUED FOR / REVISIONS:  
REVISED   02-19-2020  
REVISED   02-28-2020  
ZONING TABLE  
PROPOSED LOT COVERAGE  
SETBACKS TO PROP. GARAGE  
PROPOSED COVERAGE PLAN  
OTHER - TOTAL  
( ELIMINATED RET.G WALL )  
REVISED   03-18-2020  
ZONING TABLE  
PROPOSED COVERAGE PLAN  
FLOOR AREA RATIO CALC'S  
ADDED EXISTING & PROPOSED  
BASEMENT PLANS  
REVISED   04-21-2020  
ZONING TABLE  
PROPOSED COVERAGE PLAN  
FLOOR AREA RATIO CALC'S  
REVISED   12-24-2020  
ELIMINATED 1 STORY ADDITION  
CHANGED ZONING TABLE,  
PROPOSED LOT COVERAGE  
& FLOOR AREA RATIO CALC'S  
REVISED   02-23-2021  
ADDED VOLUME CHART & NOTES

SHEET TITLE:  
**ZONING TABLE**  
**SITE COVERAGE PLANS**  
**FLOOR AREA RATIO**  
**CALCULATIONS**  
DATE: **01-22-2020**   DRAWN BY: **MB**  
SCALE: **AS NOTED**   CHECKED BY: **PRS**

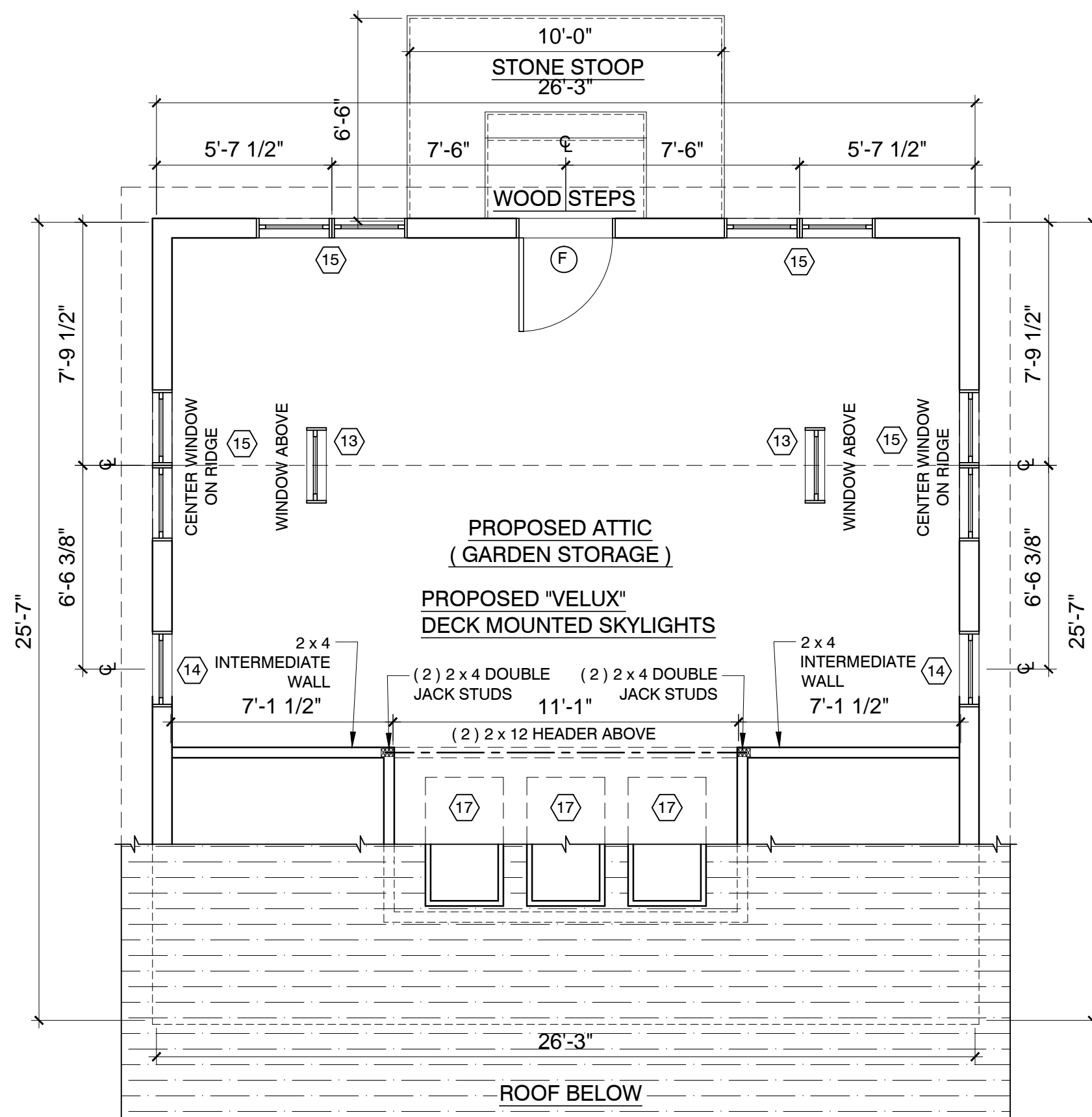
**A-1.2**





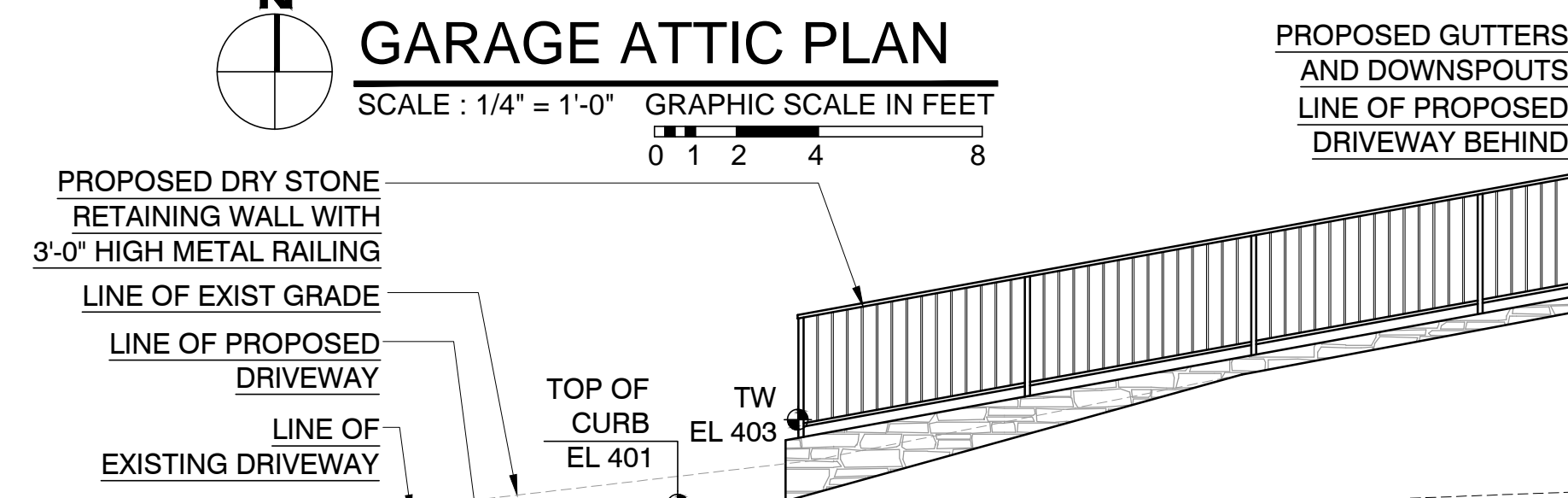
**PROPOSED WEST ELEVATION**

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



**PROPOSED GARAGE ATTIC PLAN**

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



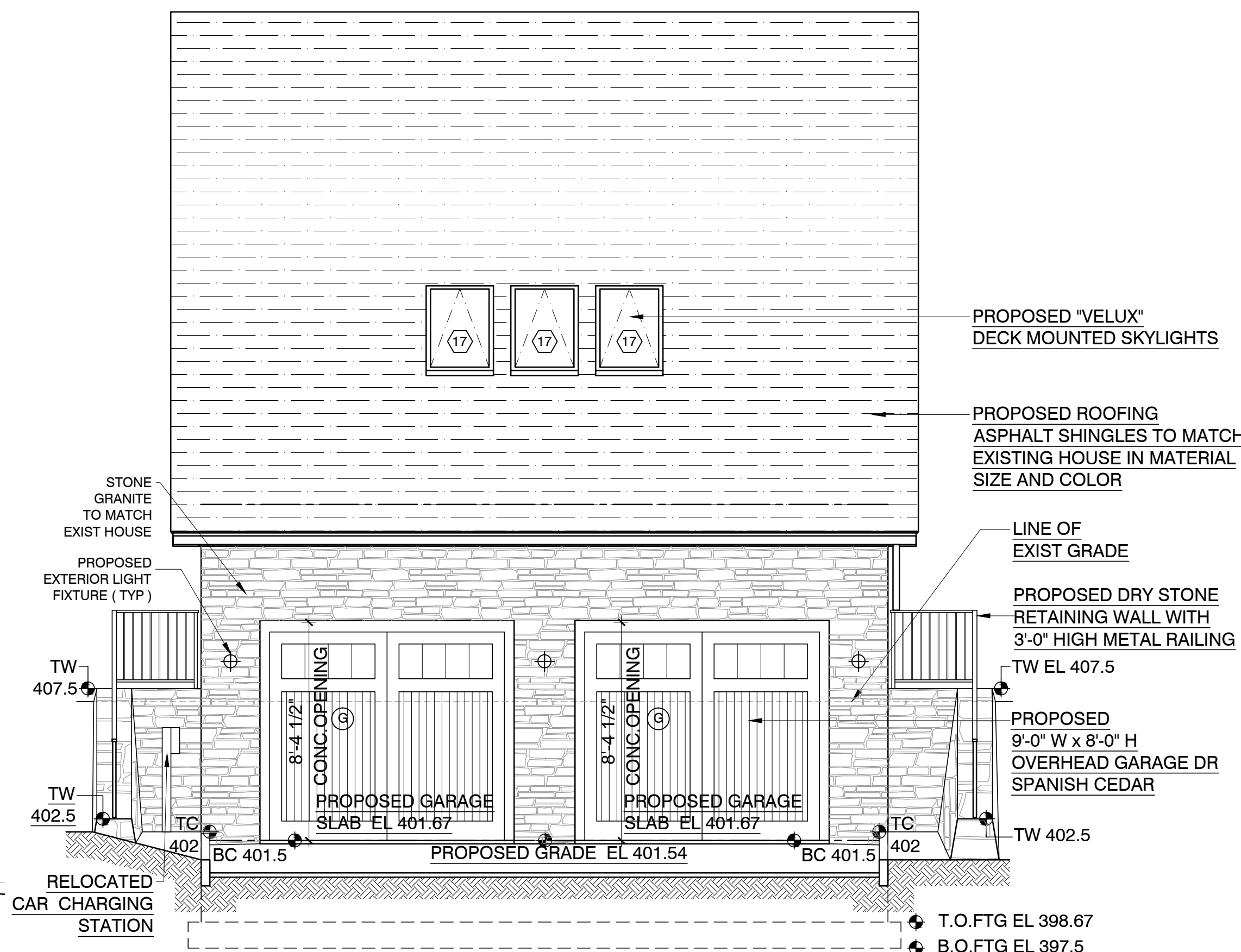
**PROPOSED EAST ELEVATION**

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



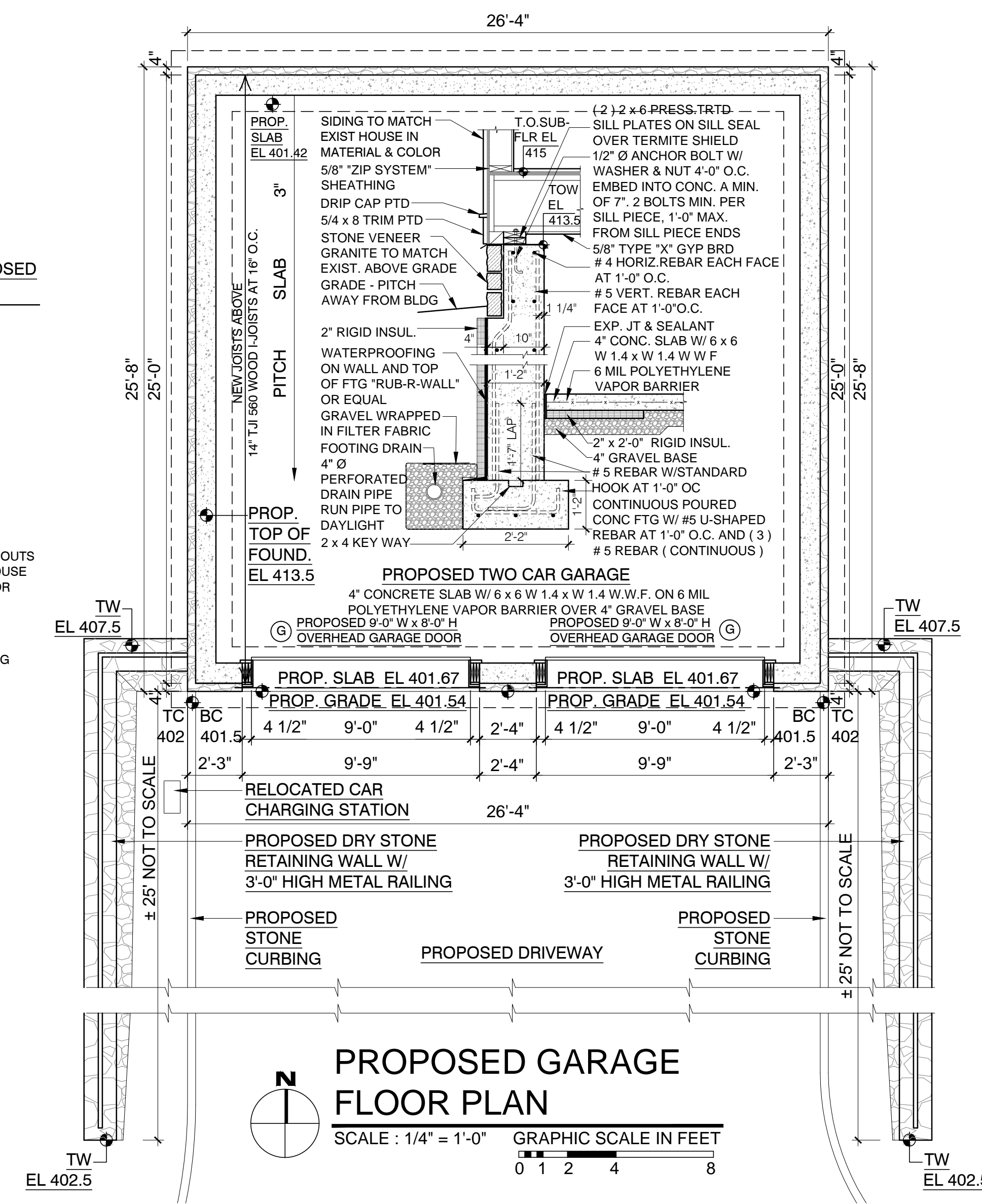
**PROPOSED NORTH ELEVATION**

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



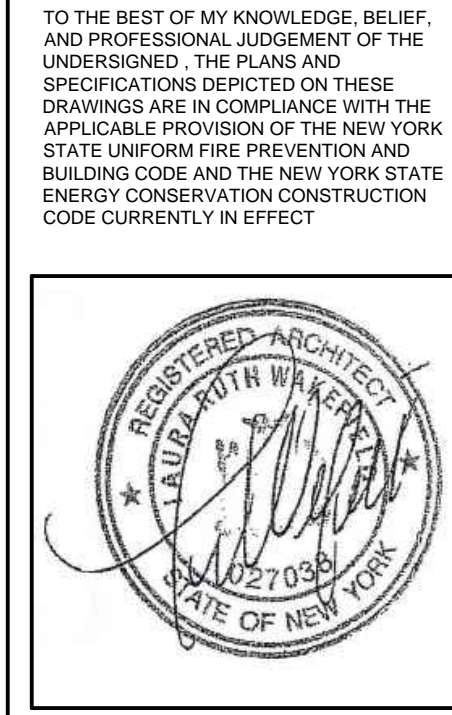
**PROPOSED SOUTH ELEVATION**

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



**PROPOSED GARAGE FLOOR PLAN**

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



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DOBBS FERRY, NY 10522  
TEL: 914 693 6165  
N.Y.S STATE LICENSE  
No. 27038

WARNING:  
IT IS A VIOLATION OF THE NEW YORK STATE  
EDUCATIONAL LAW FOR ANY PERSON UNLESS  
HE OR SHE IS ACTING UNDER THE DIRECTION  
OF A LICENSED ARCHITECT TO ALTER AN ITEM  
ON THESE DRAWINGS IN ANY WAY.

PROJECT TITLE:  
**CHARLOTTE AND DANIEL BINNS**  
**2 HERITAGE HILL ROAD**  
IRVINGTON, NEW YORK 10533  
PROJECT NO.: **1903**

**GOTHAM**  
**DESIGN**  
AND COMMUNITY  
DEVELOPMENT LTD.

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

ISSUED FOR / REVISIONS:  
REVISED 02-28-2020  
GARAGE ELEVATIONS  
(GARAGE RELOCATED ON SITE)  
REVISED 03-18-2020  
PROPOSED GARAGE LOCATION  
REVISED GRADING  
ADDED METAL RAILINGS  
ADDED EXTR LIGHT FIXTURES  
ADDED GUTTERS, DOWNSPOUTS  
REVISED 04-21-2020  
RAISED PLATE HEIGHT 2 FEET  
RAISED WINDOW / DOOR HEIGHT  
REVISED 07-06-2020  
ADDED DR & WINDOW SYMBOLS  
EXTERIOR FINISH LABELS  
REVISED 10-15-2020  
FOUNDATION AND FOOTING  
REINFORCEMENT STEEL  
STEEL ANGLE LINTEL  
REVISED 02-23-2021  
CHANGED FROM METAL ROOF  
TO ASPHALT SHINGLE ROOFING  
REMOVED SOLAR PANELS

SHEET TITLE:  
**PROPOSED**  
**GARAGE PLAN**  
**AND ELEVATIONS**  
DATE: **01-22-2020** DRAWN BY: **MB**  
SCALE: **AS NOTED** CHECKED BY: **PRS**

**A-3.3**