

APPLICATION FOR BUILDING PERMIT

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

Application Number:	968	Date:	09/28/2021
Job Location:	25 S COTTENET ST	Parcel ID:	2.80-31-19
Property Owner:	POOR, HOOMAN	Property Class:	1 FAMILY RES
Occupancy:	One/ Two Family	Zoning:	
Common Name:			

Applicant	Contractor
Brian Crowley	
BCA	
65 Birch Road Briarcliff Manor NY 10510	
917-301-3616	

Description of Work

Type of Work:	Addition	Applicant is:	Architect
Work Requested by:	The Owner	In association with:	
Cost of Work (Est.):	600000.00	Property Class:	1 FAMILY RES

Description of Work

1. Complete demolition and removal of the existing front entry portico.
2. Complete demolition and removal of the existing deck off the rear of the residence.
3. Complete demolition and removal of the existing shed roof and exterior walls off the rear of the residence covering/enclosing an existing sunroom.
4. Complete demolition and removal of the existing gable roof and dormers on the second story of the residence.
5. Expansion of existing front porch.
 - 6. Construction of a single-story addition off the rear of the residence allowing for an unenclosed vered deck; a new hip roof will cover the unenclosed covered deck.
7. Construction of a new deck off the rear of the residence.
8. Construction of a new gambrel roof with front and rear shed roofs on the top floor of the residence.

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: 25 S COTTENET ST

Parcel Id: 2.80-31-19

AFFIDAVIT OF APPLICANT

I Brian Crowley being duly sworn, depose and says: That s/he does business as: BCA with offices at: 65 Birch Road Briarcliff Manor NY 10510 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 4th day of October of 2021



Notary Public / Commission of Deeds

IRACEMA ALMEIDA
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01AL5002693
Qualified in Putnam County
My Commission Expires October 5, 2022


Applicant's Signature

OWNER'S AUTHORIZATION

I POOR, HOOMAN 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 617-429-2907 Owner email address hoomanpoore@gmail.com

- ☐ Hooman Poor 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 29th day of September of 2021


Notary Public / Commission of Deeds


Applicant's Signature

MONIQUE HAMILTON
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01HA6345266
Qualified in Queens County
My Commission Expires 7/25/2024

**VILLAGE OF IRVINGTON
PLANING BOARD DECISION**

WHEREAS, in June 2021, Hooman Poor applied for site development plan approval to construct an addition to his house at 25 South Cottenet Street, which is located in the View Preservation District and is a non-contributing building in the Historic District; and

WHEREAS, the proposed improvements require variances from the Zoning Board of Appeals (ZBA) for coverage, FAR, and incursion into the rear yard setback; and

WHEREAS, James J. Hahn Engineering, P.C. reviewed the plans and, in Memoranda dated June 1, July 6 and July 31, 2021, listed a number of items, most of which were addressed in subsequent submissions; and

WHEREAS, Suzanne Nolan, the Village's landscape consultant, reviewed the plans and made several recommendations, most of which were addressed in subsequent submissions; and

WHEREAS, the Planning Board held a public hearing on the application on June 2, July 6, and August 4, 2021; and

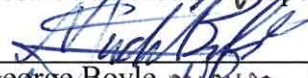
WHEREAS, the proposed improvements would not impact the view of the Hudson River from neighboring properties; and

WHEREAS, the action is a Type II action under the State Environmental Quality Review Act and, therefore, requires no environmental review; now, therefore, be it:

RESOLVED that the Planning Board grants the application for site development plan approval of the improvements reflected in the drawings entitled "Poor Residence," Sheets A-0.1, A-0.2, A-0.3, A-0.4, A-0.5, A-1.1, A-2.1, A-2.2, A-2.3 and A-3.2 (all last dated 7-19-21), and A-3.1 (last dated 6-23-21), prepared by Brian Crowley Architecture, subject to: (1) receiving variances from the ZBA for coverage, FAR and the rear yard setback; and (2) noting on the drawings that existing planting should be preserved and protected, as requested by Nolan.

Dated: August 4, 2021


Cesare Manfredi, Chairperson


George Boyle, MICHAEL BIFOLCO


Michael Smith


Dan McElligott


Laurie Davidowitz

NB: This approval is not a substitute for a building permit. Construction may not commence until the Building Inspector issues a building permit.

C:\Revised Files\CSURVEY\WESTCHESTER\ELEVATIONS\WCIR2-80-B31-19-28 S COTTENET STREET- IR.dwg, 6/15/2021 12:41:55 PM

BELOW SURFACE ENCROACHMENTS ARE NOT SHOWN. THE EXISTENCE OF RIGHT OF WAYS AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN HEREON, ARE NOT CERTIFIED.

A TITLE REPORT OF THE SUBJECT PROPERTY WAS NOT PROVIDED, A DEED OF THE SUBJECT PROPERTY WAS PROVIDED.

UNAUTHORIZED ALTERATION OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL IS VIOLATION OF 7209, SUB-DIVISION 2, OF NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS INKED SEAL OR EMBOSSED SEAL NOT BE CONSIDERED TO BE A TRUE AND VALID COPY.

Certifications indicated are limited only to the person for whom this survey was prepared and on his or her behalf to the title company, governmental agency and lending institution for the title number listed hereon. The certifications are not transferable.

NOT FOR TITLE TRANSFER.

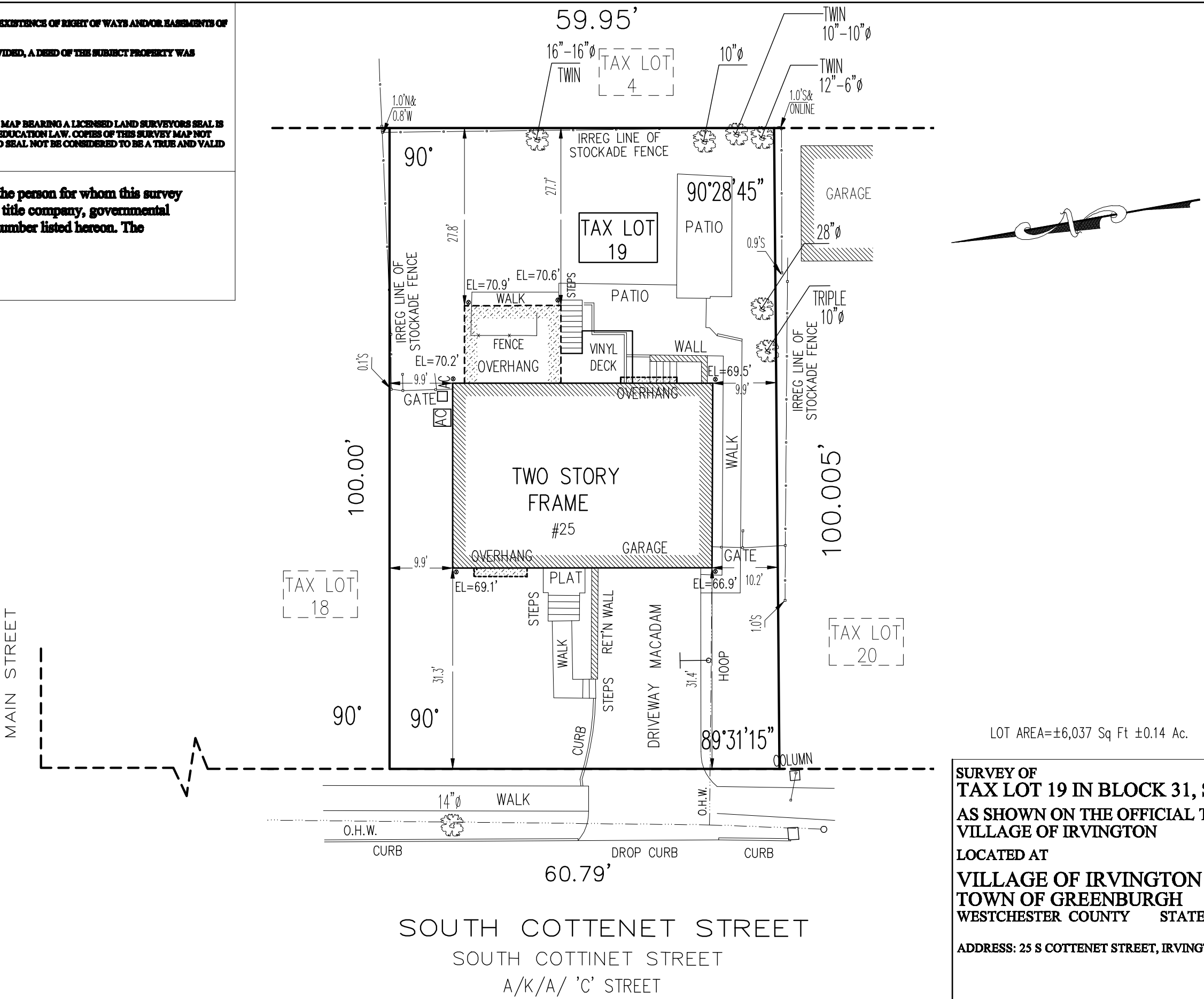
SCALE: 1"= 16.0'
Measurement in U.S. Standard.

DATE: APRIL 10, 2021.
DATE: JUNE 09, 2021
ADDED TREES AND SPOT ELEVATIONS

JOB NUMBER
WCIR2-80-B31-19.

LEGENDS:
C.L.F. CHAIN LINK FENCE
BLDG. BUILDING
GV GAS VALVE
0.4'N NORTH
DI DRAINAGE INLET
W.I.F. WROUGHT IRON FENCE
N/F NOW OR FORMERLY
O.H.W. OVER HEAD WIRES

DO NOT SCALE



Summit Land Surveying P.C.
21 Drake Lane
White Plains NY 10607
(914) 629-7758
Info@summitsurveyingpc.com

This is to certify that this map and the survey on which it is based were made in accordance with the "Minimum Standard" Detail Requirements for the New York State Association of Land Surveyors.

Rakesh R. Behal, L.S. New York State License Number 050666.

SURVEY OF
TAX LOT 19 IN BLOCK 31, SECTION 2.80
AS SHOWN ON THE OFFICIAL TAX MAPS OF
VILLAGE OF IRVINGTON
LOCATED AT
VILLAGE OF IRVINGTON
TOWN OF GREENBURGH
WESTCHESTER COUNTY STATE OF NEW YORK.

ADDRESS: 25 S COTTENET STREET, IRVINGTON, N.Y.

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VILLAGE OF IRVINGTON

PLANNING BOARD

85 MAIN STREET

IRVINGTON, NEW YORK 10533

TEL: (914) 591-8335 • FAX: (914) 591-5870



IRVINGTON PLANNING BOARD SURVEY CERTIFICATION

I, RAKESH R. BEHAL, DO HEREBY CERTIFY to the Village of Irvington as follows:

1. I am a licensed land surveyor or ~~professional engineer~~ (strike whichever is not applicable), licensed by the State of New York on Sept 28, 2007, and my license is in good standing on the date of this Certificate. My office address is: 21 DRAPE LANE, WHITE PLAINS NY 10607

2. I have examined the attached survey dated APRIL 10, 2021, made by SUMMIT LAND SURVEYING P.C., of the property located at 25 COTTENET STREET, IRVINGTON, NY.

3. [check one] ☒ The survey shows the property in its present condition. There has been no change in any of the boundary lines of the property, and no change in, addition to, or relocation or removal of any building (other than changes inside a building that do not result in any change in the location or configuration of any external wall thereof), fence, driveway, paved area, or other structure or improvement shown on the survey.

 No buildings, fences, driveways, paved areas, or other structures or improvements have been constructed on or next to the property since the date of the survey, except the following:





IN WITNESS WHEREOF, I do certify this 10 day of JUNE, 2021.

Signature 








[Seal]

GLOSSARY			
ABV.	ABOVE	MAX.	MAXIMUM
A.D.	AREA DRAIN	MED	MEDICINE CABINET
ADJ	ADJACENT	MECH	MECHANICAL
ACT	ACOUSTIC CEILING TILE	MIN.	MINIMUM
AFF	ABOVE FINISH FLOOR	MTL	METAL
ALUM	ALUMINUM	MV	MICROWAVE
BLKG	BLOCKING	(N)	NEW
BLDG	BUILDING	N.I.C.	NOT IN CONTRACT
BD	BOARD	NTS	NOT TO SCALE
CLR	CENTERLINE	O.C.	ON CENTER
CLR	CLEAR	O/	OVER
CONC	CONCRETE	OD	OVERFLOW DRAIN
CONT	CONTINUOUS	O.H.	OPPOSITE HAND
CPT	CARPET	PLAM	PLASTIC LAMINATE
CT	CERAMIC TILE	PLY.	PLYWOOD
		PTD	PAINTED
DIA	DIAMETER	RAD	RADICAL
DIM.	DIMENSION	REF	REFRIGERATOR
DIMS.	DIMENSIONS	REQ.	REQUIRED
DN	DOWN	RB	RUBBER BASE
DWG	DRAWING	RM	ROOM
(E), EX.	EXISTING	RO	ROUGH OPENING
EA.	EACH	RWD	REDWOOD
EJ.	EXPANSION JOINT	SC	SOLID CORE
ELEC	ELECTRIC	SHTG	SHEETING
EL., ELEV.	ELEVATION	SHT	SHEET
EMB.	EMBEDDED	SIM	SIMILAR
EQ	EQUAL	SQ	SQUARE
EXT	EXTERIOR	S.S.D.	SEE STRUCTURAL DWGS
FA	FIRE ALARM	STL	STEEL
FD	FLOOR DRAIN	ST. STL	STAINLESS STEEL
FF	FINISH FLOOR	STOR	STORAGE
FLR	FLOOR	STRL	STRUCTURAL
F.O.S.	FACE OF STUD	STV	SHEET VINYL
F.O.M.	FACE OF MASONRY		
GA	GAUGE	T&G	TONGUE AND GROOVE
GALV	GALVANIZED	T.C.	TOP OF CURB
GL	GLASS	TEL	TELEPHONE
GND	GROUND	T.O.S.	TOP OF STEEL
GSM	GALVANIZED SHEET METAL	T.O.W.	TOP OF WALL
GYP. BD.	GYPSPUM BOARD	TYP.	TYPICAL
GWB	GYPSPUM WALLBOARD	U.O.N.	UNLESS OTHERWISE NOTED
HB	HOSE BIB	VCT	VINYL COMPOSITION TILE
HC	HANDICAPPED	VERT.	VERTICAL
HM	HOLLOW METAL	V.I.F.	VERIFY IN FIELD
H.P.	HOUSE PANEL	WD	WOOD
HT	HEIGHT	W/D	WASHER AND DRYER
INS.	INSULATION	W/	WITH
INSUL.	INSULATION	WC	WATER CLOSET
INT	INTERIOR	WH	WATER HEATER
JAN	JANITOR CLOSET	WP	WATERPROOF
KIT	KITCHEN		
LAV	LAVATORY		
LT	LIGHT		

WALL TYPES

	NEW
1 HOUR RATED WALL	
2 HOUR RATED WALL	
3 HOUR RATED WALL	
4 HOUR RATED WALL	

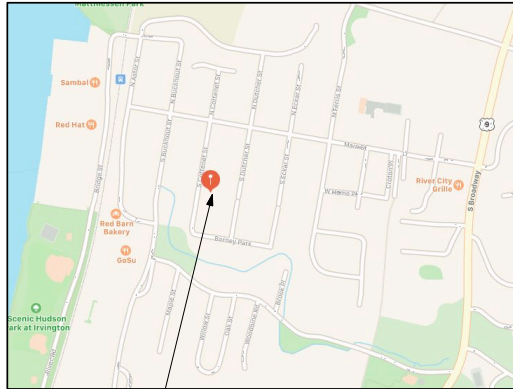
NOTE: REFER TO A-8.1 FOR WALL AND FLOOR ASSEMBLY DETAILS

	ELEVATION KEY
	DETAIL KEY
	SECTION KEY
	WALL TYPE KEY
	DOOR NUMBER KEY
	WINDOW TYPE KEY
	REVISION CLOUD & KEY

POOR RESIDENCE

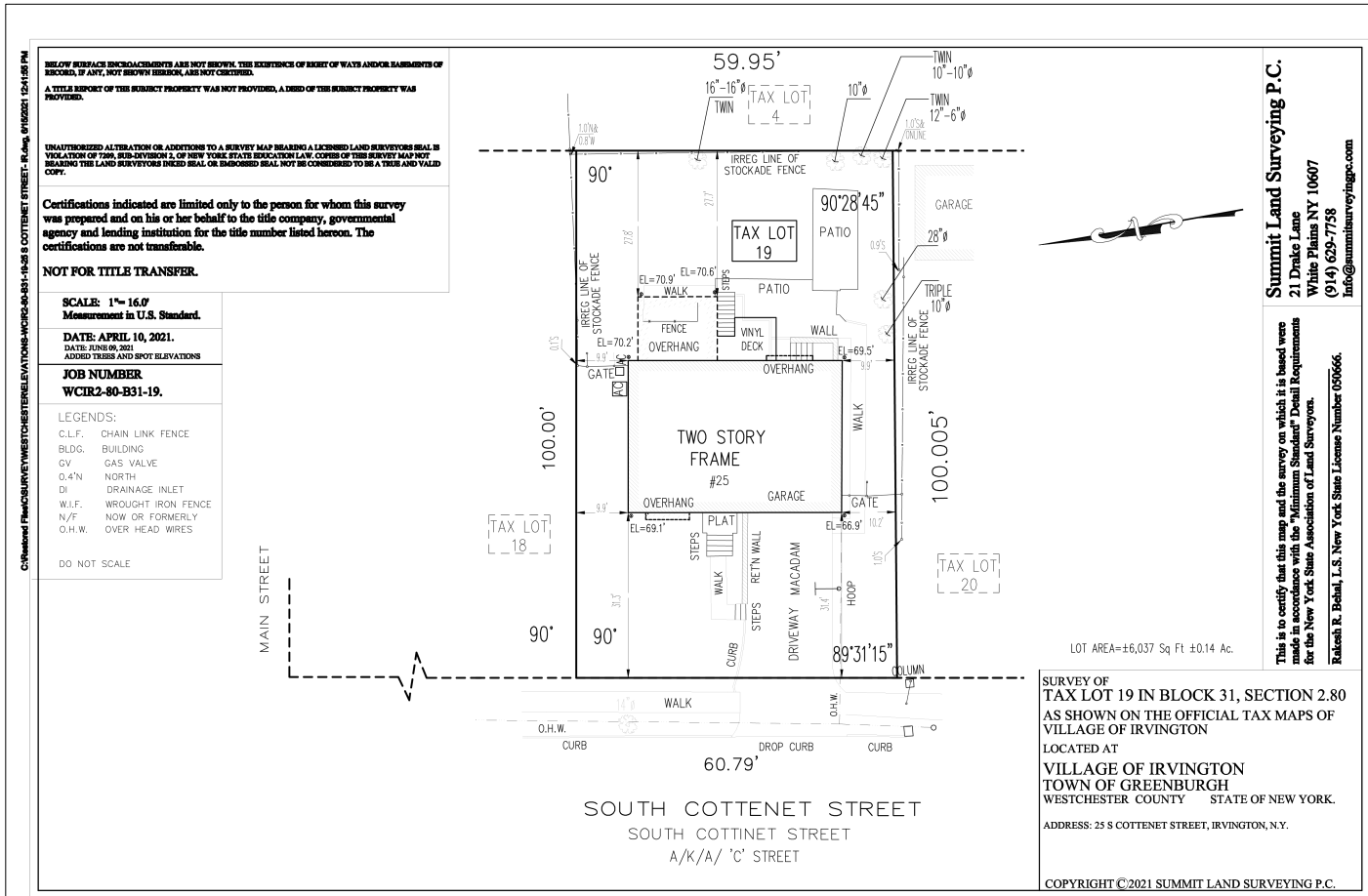
SINGLE FAMILY REMODEL & ADDITION 25 SOUTH COTTENET STREET, IRVINGTON, NY 10533

AREA MAP



PROJECT SITE

CLIMATIC & GEOGRAPHIC DESIGN CRITERIA										
PER TABLE R-301.2(1) OF THE 2020 INTERNATIONAL RESIDENTIAL CODE										
GROUND SNOW LOAD	WIND SPEED	SEISMIC DESIGN CRITERIA	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP	ICE SHIELDS UNDER-LAYMENT REQUIRED	FLOOD HAZARDS	
			WEATHERING	FROST LINE DEPTH	TERMITE	DECAY				
45	115	C	SEVERE	42"	MODERATE TO HEAVY	SLIGHT TO MODERATE	7	YES	F.I.R.M. 360922 09/27/2007	
INSULATION & FENESTRATION REQUIREMENTS BY COMPONENT										
PER TABLE N1102.1.2 OF THE 2020 INTERNATIONAL RESIDENTIAL CODE										
CLIMATE ZONE	FENESTRATION U-FACTOR	SKY-LIGHT U-FACTOR	GLAZED FENESTRATION SHGC (e)	CEILING R-VALUE (j)	WOOD FRAMED WALL R-VALUE	MASS WALL R-VALUE (i)	FLOOR R-VALUE	BASEMENT (c) WALL R-VALUE	SLAB (d) R-VALUE & DEPTH	CRAWL SPACE (c) WALL R-VALUE
4A	0.32	0.55	0.40	49	20 or 13+5 (h)	8/13	19	10/13	10, 2 ft	10/13
<p>c. "15/19" MEANS R-15 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-19 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL. "15/19" SHALL BE PERMITTED TO BE MET WITH R-13 CAVITY INSULATION ON THE INTERIOR OF THE BASEMENT WALL PLUS R-5 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE OF THE HOME. "10/13" MEANS R-10 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-13 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL.</p> <p>d. R-5 SHALL BE ADDED TO THE REQUIRED SLAB EDGE R-VALUES FOR HEATED SLABS. INSULATION DEPTH SHALL BE THE DEPTH OF THE FOOTING OR 2 FEET, WHICHEVER IS LESS IN ZONE THROUGH 3 FOR HEATED SLABS</p> <p>e. THERE ARE NO SHGC REQUIREMENTS IN THE MARINE ZONE.</p> <p>h. THE FIRST VALUE IS CAVITY INSULATION. THE SECOND VALUE IS CONTINUOUS INSULATION, SO "13+5" MEANS R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION.</p> <p>i. THE SECOND R-VALUE APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL.</p> <p>j. R402.2.1 CEILINGS WITH ATTIC SPACES - INSTALLING R-38 OVER 100% OF THE CEILING AREA REQUIRING INSULATION SHALL BE DEEMED TO SATISFY THE REQUIREMENT FOR R-49 INSULATION WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-38 INSULATION EXTENDS OVER THE WALL TOP PLATE AT EAVES.</p>										
EXTERIOR DESIGN CONDITIONS - NEW YORK STATE										
COUNTY	WINTER DESIGN DRY-BULB TEMP.	SUMMER DESIGN DRY-BULB TEMP.	COINCIDENT DESIGN WET-BULB TEMP.	HEATING DEGREE DAYS	ZONE					
WESTCHESTER	7	84	73	5750	4					



1 (E) SITE SURVEY (FOR REFERENCE ONLY)
Scale: 1/16" = 1'-0"

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CODE COMPLIANCE STATEMENT

ALL PLANS HAVE BEEN DESIGNED IN COMPLIANCE OF ALL APPLICABLE BUILDING CODES.

ENERGY COMPLIANCE STATEMENT

ALL PLANS HAVE BEEN DESIGNED IN COMPLIANCE OF THE PRESCRIPTIVE ENERGY REQUIREMENTS OF THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE.

GENERAL NOTES

- All work shall be in accordance with the 2020 New York State Building Code all applicable local jurisdiction and fire department regulations.
- Contractor shall obtain all permits as required prior to start of work and schedule inspections with the building inspector and other regulating authority at appropriate stages of the work as required by code and by the local building inspector. Inspection personnel shall be notified a minimum of five days prior to proposed date of inspections. Work shall not be closed or covered until it has been inspected and approved.
- All work, including plumbing and electrical work, shall be performed by licensed contractors.
- All work with engineered lumber and/ or truss construction must be placarded as per NYSDOS.
- The contractor shall maintain a current and complete set of construction drawings and specifications at the construction site during all phases of construction for use of trades, architect and Building Dept. personnel.
- Contractor shall verify all field conditions and dimensions and be responsible for field fit and quantity of work.
- Contractor shall notify the architect of any discrepancies in drawings, specifications and field conditions before commencing the work and notify architect immediately if any portion of work cannot be performed as specified.
- The contractor shall not scale drawings for purposes of construction and shall verify any dimensions needing clarification with architect prior to construction.
- Construction work shall be done on regular work hours except as directed by owner. All local ordinances regarding noise and nuisance shall be respected.
- Contractor shall exercise strict control over safety and security of the site.
- The contractor(s) shall strictly adhere to requirements of all jurisdictional agencies for the protection of all persons from hazards during demolition and construction and during removal of any lead paint, asbestos, pcb's etc. Which might exist on the site. Test all paint and suspected hazardous materials to be removed prior to commencement of work. Notify owner if abatement and mitigation is required. Follow DEP, NY state DOL ICR 56 and U.S. EPA certification programs for containment, removal, and disposal of waste. Materials used for construction, fabrication or finishes shall be approved per minimum standard appropriate for the respective purpose.
- Contractors shall provide on site first aid facilities and protective gear required by Osha Standards to prevent injury to all workers and persons visiting the site.
- The entire areas and the job site shall be maintained in a neat and orderly condition and kept free from waste and rubbish during the entire construction period. Remove materials or trash from the site at the end of each working day.
- All exits, and ways of approach thereto shall be continuously maintained free from all obstructions or impediments to full instant use in the case of fire or other emergency.
- Contractor's personnel will be admitted to the property upon permission of the owner. No alcohol nor drug use shall be permitted.
- Contractor will be responsible for repairing any damages or replacing any items destroyed in the process of the work. Contractor will be responsible for property and materials of any kind on the premises, and shall provide all necessary protection for the work until turned over to the owner.

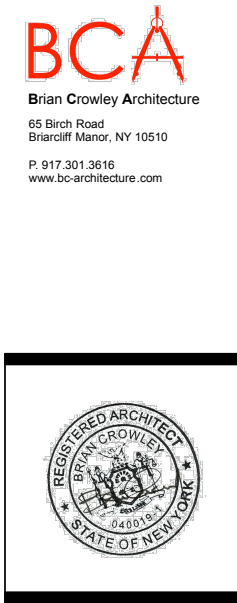
REMODEL & ADDITION POOR RESIDENCE 25 South Cottenet Street Irvington, NY 10533

date issue

Cover Sheet & Existing Survey

project:	21.05
drawn by:	KJC
checked by:	
date:	03/02/21
scale:	AS NOTED

A-0.1



GENERAL CONSTRUCTION NOTES

STRUCTURAL LUMBER / FRAMING NOTES:		DOOR & WINDOW NOTES:	STAIRS & RAILING NOTES:
<div><div><div>1.</div><div>INTERIOR DIMENSIONS ARE PROVIDED FROM FINISHED SURFACE TO FINISHED SURFACE, U.N.O.</div></div><div><div>2.</div><div>PRIOR TO INSTALLATION OF ANY NEW SUBSTRATE & FRAMING, ANY AND ALL, EXPOSED, EXISTING STRUCTURE SHALL BE DOCUMENTED BY ARCHITECT and/or ENGINEER FOR AS-BUILT RECORDS. CONTRACTOR SHALL BE RESPONSIBLE TO SCHEDULE SITE VISIT WITH ARCHITECT/ENGINEER PRIOR TO COMMENCEMENT OF NEW WORK.</div></div><div><div>3.</div><div>ALL WOOD FRAMING IN DIRECT CONTACT WITH SOIL, CONCRETE, MASONRY OR WEATHER SHALL BE PRESSURE TREATED (AWPA STANDARD C2, C3).</div></div><div><div>4.</div><div>ALL FRAMING BELOW THE REQUIRED FLOOD ELEVATION AS SET FORTH BY FEMA AND LOCAL BUILDING OFFICIALS SHALL BE PRESSURE TREATED.</div></div><div><div>5.</div><div>SECURE ALL TEMPORARY RAILINGS WITH GUARDS TO BE INSTALLED AROUND ALL FLOOR OPENINGS AND OPEN DOOR OPENINGS.</div></div><div><div>6.</div><div>PROVIDE TEMPORARY RAMPS AND/OR STAIRS TO BE INSTALLED AT ALL LEVELS</div></div><div><div>7.</div><div>ALL FRAMING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF "NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADED LUMBER AND ITS FASTENERS" AS PUBLISHED BY THE NATIONAL LUMBER MANUFACTURERS ASSOCIATION.</div></div><div><div>8.</div><div>ALL WORKMANSHIP INCLUDING MINIMUM NAILING, BLOCKING, BRIDGING, ETC. SHALL CONFORM THE NEW YORK STATE BUILDING CODE.</div></div><div><div>9.</div><div>ALL LUMBER MATERIALS USED IN CONSTRUCTION SHALL BE NEW, SOUND AND DRY MATERIALS, FREE FROM ROT, LARGE AND LOOSE KNOTS, SHAKES AND OTHER IMPERFECTIONS WHEREBY STRENGTH MAY BE IMPAIRED. SIZES SHALL BE AS INDICATED ON THE DRAWINGS.</div></div><div><div>10.</div><div>PROVIDE SPECIAL HEAVY-DUTY METAL HANGERS AND/OR STEEL FABRICATIONS WHERE SHOWN AND AS MAY BE REQUIRED TO TRANSFER ALL LOADS.</div></div><div><div>11.</div><div>CONTRACTOR SHALL SUPPLY ALL TEMPORARY BRACING OF THE STRUCTURE, AS REQUIRED, UNTIL. ALL EXTERIOR SHEATHING HAS BEEN INSPECTED.</div></div><div><div>12.</div><div>ALL FRAMING TO BE NO. 1 & NO. 2 DOUGLAS FUR LARCH (NORTH) DESIGN VALUES: FB – SINGLE MEMBER – 825 PSI FB – REPETITIVE MEMBER = 1150 PSI FV – 75 PSI FC – 405 PSI PERPENDICULAR TO GRAIN FC – 2400 PSI PARALLEL TO GRAIN E - 1,400,000 PSI 13. ALL LVL'S TO BE LAMINATED VENEER LUMBER AS MANUFACTURED BY TRUSJOIST, TYPE 2800 F-2.0 OR EQUAL, WITH DESIGN VALUES: FB - 2600 PSI FV - 285 PSI FC - 750 PSI PERPENDICULAR TO GRAIN FC – 2510 PSI PARALLEL TO GRAIN E 0- 1.9 X10 (6) PSI</div></div><div><div>14.</div><div>ALL FRAMING INDICATED "LVL" ON PLANS SHALL BE LAMINATED VENEER LUMBER EQUAL TO TRUSJOIST LVL AS MANUFACTURER BY TRUSJOIST, A WEYERHAEUSER BUSINESS (1-800-678-8787) OR APPROVED EQUAL. ALL TJI'S AND PARALLAM PSL'S SHALL BE BY TRUSJOIST OR APPROVED EQUAL.</div></div><div><div>15.</div><div>FOR DIMENSIONS SEE ARCHITECTURAL PLANS.</div></div><div><div>16.</div><div>ALL JOISTS OR BEAMS FRAMING INTO (NOT BEARING OVER) BEAMS, HEADERS AND GIRDERS SHALL BE SUPPORTED WITH GALVANIZED STEEL JOIST OR BEAM HANGERS BY SIMPSON STRONG-TIE CO. (914-279-2037) OR APPROVED EQUAL. END NAILING OF JOISTS IS NOT PERMITTED. ALL POST TO BEAM, BEAM TO POST AND POST TO FOOTING CONNECTIONS TO BE MADE WITH SIMPSON POST OR COLUMN CAP AND BASE CONNECTORS AS DETAILED. USE NAILING AS RECOMMENDED BY MANUFACTURER.</div></div><div><div>17.</div><div>BLOCK SOLID BETWEEN JOISTS AND RAFTERS AT BEARING WALLS OR GIRDERS. PROVIDE BRIDGING AT 8'-0" O.C. MAXIMUM.</div></div><div><div>18.</div><div>ALL PLYWOOD SHEATHING SHALL BE 5/8" EXTERIOR GRADE, C-D SPECIES GROUP 1 OR 2. INSTALL ROOF, FLOOR, WALL SHEATHING WITH FACE GRAIN PERPENDICULAR TO SUPPORTS. STAGGER JOINTS.</div></div><div><div>19.</div><div>NEW EXTERIOR WALL CONSTRUCTION SHALL BE 2x6 WOOD FRAMING, U.N.O.</div></div><div><div>20.</div><div>NEW INTERIOR WALL CONSTRUCTION SHALL BE 2x4 WOOD FRAMING, U.N.O.</div></div><div><div>21.</div><div>NEW ATTIC FLOOR JOISTS & ROOF WOOD RAFTERS SHALL BE 2x10 MINIMUM, U.N.O. (TO ACCOMMODATE MIN. R-38 INSULATION).</div></div><div><div>22.</div><div>ALL FRAMING SHALL BE FRAMED AT 16-INCHES O.C. UNLESS NOTED OTHERWISE.</div></div><div><div>23.</div><div>FOR ALL CONVENTIONAL FLOOR FRAMING PROVIDE A MINIMUM OF ONE ROW OF 5/4" x 3"CROSS BREEDING FOR ALL JOISTS WITH SPANS OVER 12'0", 8' MAX. SPACING OR AS NOTED OTHERWISE ON PLANS.</div></div><div><div>24.</div><div>FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS,VERTICALLY & HORIZONTALLY AND TO FORM AN EFFECTIVE BARRIER BETWEEN STORIES AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIRE BLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS. A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT CEILING & FLOOR LEVELS. CONCEALED HORIZ. FURRED SPACES SHALL ALSO BE FIRE BLOCKED AT INTERVALS NOT EXCEEDING 10 FEET. B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERT. & HORIZ. SPACES SUCH AS OCCUR AT SOFFITS, DROPPED CEILINGS AND COVE CEILINGS. C. IN CONCEALED SPACES BET. STAIR STRINGERS AT TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY w/ SECTION R311.2.2. D. AT OPENINGS AROUND VENTS, PIPES AND DUCTS AT CEILING AND FLOOR LEVEL, w/ AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. E. FOR THE FIRE BLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1001.16. F. FIRE BLOCKING OF CORNICES OF 2-FAMILY DWELLING SEPARATION IS REQUIRED</div></div><div><div>25.</div><div>PROVIDE DOUBLE FLOOR JOISTS UNDER ALL WALLS PARALLEL TO FRAMING, MAJOR APPLIANCES, BATH FIXTURES, AND AT ALL CANTILEVERS, UNLESS NOTED OTHERWISE.</div></div><div><div>26.</div><div>PROVIDE A MINIMUM OF DOUBLE JOISTS AT OPENINGS IN FLOORS, CEILINGS, AND ROOFS.</div></div></div> <div><div><div>27.</div><div>PROVIDE A MINIMUM OF DOUBLE WALL STUDS AROUND ALL WALL OPENINGS, JACK STUDS UNDER ALL HEADERS, DOUBLE STUDS UNDER ALL HEADERS GREATER THAN 5'-0", TRIPLE STUDS AT ALL CORNERS.</div></div><div><div>28.</div><div>PROVIDE POSTS AT ALL RIDGE, HIP AND VALLEY INTERSECTIONS DOWN TO A MIN. OF TRIPLE 2x8 CEILING JOISTS.</div></div><div><div>29.</div><div>PROVIDE LEDGERS, BLOCKING, NAILERS AND ROUGH FRAMING HARDWARE AS REQUIRED.</div></div><div><div>30.</div><div>SET ALL FRAMING WITH NATURAL CROWN UP.</div></div><div><div>31.</div><div>FRAME WITH DOUBLE HEADERS AND TRIMMERS AROUND OPENINGS LARGER THAN SPACING BETWEEN JOISTS, STUDS OR RAFTERS, UNLESS LARDER IS SHOWN ON PLANS.</div></div><div><div>32.</div><div>SOLID BLOCKING SHALL BE PROVIDED UNDER ALL POSTS THAT DO NOT REST DIRECTLY ON JOISTS, CONTINUOUS TO BEARING STRUCTURE OR FOUNDATIONS.</div></div><div><div>33.</div><div>ALL WOOD POSTS SHALL BE SOLID STUDS, AND TO BE A MINIMUM OF THE WIDTH OF THE BEAM SUPPORTING IT AND PROVIDED WITH MINIMUM ONE KING STUD AT EITHER SIDE.</div></div><div><div>34.</div><div>BRACE ALL WALLS DURING CONSTRUCTION.</div></div><div><div>35.</div><div>ALL WALL FRAMING OF 9'0" AND GREATER SHALL HAVE SOLID BLOCKING AT MID HEIGHT OF ALL WALLS</div></div><div><div>36.</div><div>ALL DOORS, WINDOWS AND OPENINGS SHALL HAVE A MINIMUM HEADER TO BE AS FOLLOWS U.N.O. IN PLANS: A. UP TO 5'0"USE (2)2x10 B. UP TO 8'0"USE (3)2x10 OR (2)2x12 C. OPENINGS GREATER THAN 8'-0", SEE PLANS FOR HEADER SIZES OR AS SPECIFIED BY P.E.</div></div><div><div>37.</div><div>ALL HEADERS AND BEAMS SHALL BE GLUED AND NAILED AT 6" O.C. AT TOP AND BOTTOM.</div></div><div><div>38.</div><div>PROVIDE FASTNER NAILS AS FOLLOWS: 10p AT ALL GENERAL FRAMING AND 8p AT ALL PLYWOOD, 4-FT SPACING MAX. - TABLES R602.3(1) THROUGH R602.3(4).</div></div><div><div>39.</div><div>ALL WOOD FRAMING SUPPORTED BY OTHER WOOD FRAMING MEMBERS AT THE SAME ELEVATION (FLUSH) SHALL BE FASTENED BY MEANS OF METAL JOIST HANGERS OF APPROPRIATE SIZE AND LOADING CAPABILITIES.</div></div><div><div>40.</div><div>ALL HANGERS, ANCHORS AND CONNECTORS SHALL BE SIMPSON STRONG TIE OR EQUAL.</div></div><div><div>41.</div><div>HURRICANE TIES SHALL BE INSTALLED FROM WALL TO ROOF FRAMING, THROUGHOUT.</div></div><div><div>42.</div><div>ALL PLYWOOD SUB FLOORING SHALL BE GLUED AND NAILED TO TOP OF JOISTS.</div></div><div><div>43.</div><div>ROOFING, SIDING, TRIM AND OTHER MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THEIR RESPECTIVE MANUFACTURERS SPECIFICATIONS AND INDUSTRY STANDARDS.</div></div><div><div>44.</div><div>REPLACE EXISTING ROOFING MATERIALS & SHEATHING WHERE COMPROMISED</div></div><div><div>45.</div><div>ALL SKYLIGHTS, METAL FLUES, VENTS, STACKS OR ANY OTHER ROOF ACCESSORIES THAT REQUIRE FLASHING SHALL BE INSTALLED AS PER THE MANUFACTURERS SPECIFICATIONS.</div></div><div><div>46.</div><div>PROVIDE ADDITIONAL ALUMINUM BLIND FLASHING WHERE REQUIRED TO INSURE WATER TIGHT CONDITIONS.</div></div><div><div>47.</div><div>INSTALL FLASHING AT ALL ENTRANCE SLABS ADJACENT TO WALL CONSTRUCTION.</div></div><div><div>48.</div><div>PROVIDE ADEQUATE AIR SPACE BEHIND BRICK, STONE AND OTHER SIDING AS REQUIRED.</div></div><div><div>49.</div><div>ALL FRAMING TO BE ERECTED PLUMB, LEVEL AND TRUE</div></div><div><div>50.</div><div>BUILT-UP GIRDERS AND HEADERS SHALL BE FASTENED TOGETHER AS FOLLOWS: a. FOR UP TO THREE PLIES, USE TWO ROWS OF NAILS STAGGERED AT 12" CENTERS; USE 10D NAILS ON 1 ½" MEMBERS AND 16D NAILS ON 1 ¾" MEMBERS. b.FOR MORE THAN THREE PLIES, USE TWO ROWS OF ½" DIAMETER THROUGH BOLTS AT 12" CENTERS STAGGERED.</div></div><div><div>51.</div><div>CEILING JOISTS MUST BE LAPPED AGAINST AND ATTACHED DIRECTLY TO RAFTERS WITH THREE 16D COMMON NAILS. DO NOT USE BLOCKING.</div></div><div><div>52.</div><div>TOE NAIL ALL JOISTS AND RAFTERS TO TOP PLATE OF STUD BEARING WALLS OR PARTITIONS WITH A MINIMUM OF THREE 16D COMMON NAILS.</div></div><div><div>53.</div><div>PRECAUTIONS SHALL BE TAKEN TO MINIMIZE AIR BORNE SAW DUST CREATED FROM CUTTING CCA TREATED MEMBERS. DUST MASKS SHALL BE WORN BY ANYONE IN THE IMMEDIATE AREA WHERE TREATED MEMBER ARE BEING CUT.</div></div><div><div>54.</div><div>PROVIDE MINIMUM 3 ½" DEEP BEARING FULL WIDTH OF HEADERS AND GIRDERS.</div></div><div><div>55.</div><div>NOTCHING OF MEMBER ARE NOT PERMITTED. THIS APPLIES TO ALL FRAMING MEMBERS, TRUSSES AND STRUCTURAL LUMBER.</div></div><div><div>56.</div><div>CEILING JOISTS SHALL BE CONNECTED TO EACH OTHER TO CREATE CONTINUOUS MEMBERS TO TIE OPPOSITE ROOF RAFTERS TOGETHER.</div></div><div><div>57.</div><div>COLLAR TIES SHALL BE ONE CONTINUOUS MEMBERS TO TIE OPPOSITE ROOF RAFTERS TOGETHER.</div></div><div><div>58.</div><div>INSTALL ALL COLLAR TIES AND CEILING JOISTS SIMULTANEOUSLY WITH ROOF RAFTERS.</div></div></div> <div><div><div>1.</div><div>ALL WINDOWS & EXTERIOR DOORS SHALL COMPLY WITH THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE.</div></div><div><div>2.</div><div>ALL DOORS SHALL CONFORM TO THE STATE CODE SIZE REQUIREMENTS. WHERE PROVIDED WINDOW SCHEDULE IS FOR DESIGN INTENT ONLY. THE CONTRACTOR SHALL VERIFY WITH OWNER ALL WINDOWS, DOOR, AND ADDITIONAL OPTIONS SUCH AS COLOR AND HARDWARE PRIOR TO ORDERING.</div></div><div><div>3.</div><div>REFER TO WINDOW AND DOOR SCHEDULES, WHERE PROVIDED. WHERE WINDOWS AND DOOR SIZES ARE SPECIFIED IN PLAN, REFER TO CONSTRUCTION LEGEND FOR ADDITIONAL DATA.</div></div><div><div>4.</div><div>PER NYS RESIDENTIAL CODE R703.8 FLASHING, CORROSION-RESISTANT FLASHING SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS: A. EXTERIOR WINDOW AND DOOR OPENINGS, THRESHOLD/SILL & HEADER. B. AT THE ROOF & SIDING INTERSECTIONS C. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS & SILLS AND D. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.</div></div><div><div>5.</div><div>WINDOW & DOOR FLASHING SHALL BE DUPONT STRAIGHT & FLEX-WRAP & INSTALLED PER MANUFACTURER'S SPECIFICATIONS & AS INDICATED HEREIN A. INSTALL CONTINUOUS FLEX-WRAP SILL FLASHING OVER HOUSE WRAP, MIN. 6" UP JAMBS B. INSTALL CONTINUOUS JAMB STRAIGHT FLASH OVER WINDOW FLANGES or OVER JAMB FOR REPLACEMENT WINDOWS & DOORS; EXTEND MINIMUM 2" ABOVE HEAD FLANGE & TO BELOW SILL FLASHING C. INSTALL HEADER FLASHING BELOW WEATHER BARRIER, DIRECTLY ADHERED TO SHEATHING D. LAP WEATHER BARRIER OVER HEAD FLASHING, SKIP TAPE OVER FLASHING, FULLY TAPE DIAGONAL CUTS</div></div><div><div>6.</div><div>ALL WINDOWS AND DOORS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THEIR PARTICULAR MANUFACTURER'S SPECIFICATIONS.</div></div><div><div>7.</div><div>CONTRACTOR SHALL VERIFY ALL WINDOW AND DOOR ROUGH OPENINGS WITH THE MANUFACTURER</div></div><div><div>8.</div><div>ALL WINDOWS IN HABITABLE SPACES SHALL COMPLY WITH THE NYS RESIDENTIAL CODE EGRESS REQUIREMENTS, INCLUDING -CLEAR OPENABLE AREA OF 5.7 SF FOR ROOMS ABOVE GRADE -CLEAR OPENABLE AREA OF 5.0 SF FOR ROOMS AT GRADE -CLEAR OPEN WIDTH OF 20" -CLEAR OPEN HEIGHT OF 24" -SILL HEIGHT 44" MAX. A.F.F.</div></div><div><div>9.</div><div>ALL EGRESS BASEMENT WINDOWS THAT ARE BELOW THE FINISHED GRADE SHALL BE PROVIDED WITH AN APPROVED WINDOW WELL AND DRAINAGE AS PER NYS AND LOCAL BUILDING CODES.</div></div><div><div>10.</div><div>ALL GLAZING LESS THAN 18" ABOVE THE FINISHED FLOOR/SURFACE AND ALL GLASS TUB AND/OR SHOWER ENCLOSURES SHALL BE TEMPERED.</div></div><div><div>11.</div><div>ALL FIXED GLASS SHALL BE IN FRAMES TO MATCH THE MANUFACTURER OF OPERABLE WINDOWS.</div></div><div><div>12.</div><div>ALL WINDOWS SHALL BE MANUFACTURED BY ANDERSEN OR EQUAL UNLESS SHOWN OTHERWISE. ALL EXTERIOR SWING DOORS SHALL BE MANUFACTURED BY THURMA-TRU OR EQUAL, U.N.O.</div></div><div><div>13.</div><div>ALL WINDOW AND DOOR JAMBS TO BE FOAM SEALED & WEATHER-STRIPPED ON EXTERIOR PER THE 2016 NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE (C103.2.2).</div></div><div><div>14.</div><div>ALL DOOR HARDWARE TO MATCH EXISTING; GC TO PURCHASE HARDWARE AS APPROVED BY HOMEOWNER</div></div><div><div>15.</div><div>CLOSET HARDWARE TO BE MAGNETIC CLOSURE, MATCH EXIST./NEW HARDWARE AS APPLICABLE, U.N.O.</div></div><div><div>16.</div><div>DOORS TO MECHANICAL CLOSET/ROOM & DOORS SEPARATING GARAGE FROM DWELLING UNIT SHALL BE 3/4-HOUR FIRE RATED, SELF-CLOSING TYPE.</div></div><div><div>17.</div><div>ATTIC SCUTTLE/STAIR OPENINGS TO BE INSTALLED, WEATHER-STRIPPED AND INSULATED EQUAL TO THE R-VALUE OF INSULATION INSTALLED IN THE SURROUNDING FRAMING.</div></div></div> <div><div><div>DRYWALL NOTES:</div><div><div>1.</div><div>ALL GYPSUM BOARD CUT JOINTS SHALL BE ADJACENT TO CORNERS. NO BUTT JOINTS IN WALL SHALL BE PERMITTED.</div></div><div><div>2.</div><div>ALL CORNERS AND JOINTS SHALL RECEIVE TWO COATS OF JOINT COMPOUND FEATHERED SMOOTH AND ALL DIMPLES CREATED BY FASTENERS SHALL RECEIVE 3 COATS OF JOINT COMPOUND FEATHERED SMOOTH.</div></div><div><div>3.</div><div>ALL GYPSUM BOARD SHALL BE IN ACCORDANCE WITH THE GYPSUM CONSTRUCTION HANDBOOK, PUBLISHED BY THE UNITED STATES GYPSUM COMPANY.</div></div><div><div>4.</div><div>ALL MATERIALS SHALL BE FURNISHED BY THE UNITED STATES GYPSUM COMPANY, NATIONAL GYPSUM COMPANY, CELOTEX CORP., OR OTHER APPROVED MANUFACTURER.</div></div><div><div>5.</div><div>ALL BEADS, STOPS AND TRIM SHALL BE MANUFACTURED FROM RUST RESISTANT MATERIALS.</div></div><div><div>6.</div><div>INSTALL MINIMUM 1/2" GYPSUM BOARD NAILED AND SCREWED AT ALL WALLS, U.N.O.</div></div><div><div>7.</div><div>INSTALL MINIMUM 5/8" NAILED AND SCREWED AT ALL CEILINGS, U.N.O.</div></div><div><div>8.</div><div>INSTALL WATERPROOF GYPSUM BOARD OR CEMENTITIOUS BACKER BOARD AT ALL TUBS, SHOWER SURROUNDS AND OTHER WET LOCATIONS, INCLUDING SUBSTRATE FOR KITCHEN BACKSPLASH.</div></div><div><div>9.</div><div>INSTALL MOLD, MILDEW & MOISTURE RESISTANT GYPSUM BOARD AT ALL OTHER BATHROOM, KITCHEN, LAUNDRY AND MUDD ROOM WALLS & CEILINGS.</div></div><div><div>10.</div><div>INSTALL 5/8" TYPE 'X' GYPSUM BOARD AT BOTH SIDES OF GARAGE BEARING WALLS, WALLS ADJACENT TO OCCUPIED RESIDENCE & GARAGE CEILING BELOW OCCUPIED RESIDENCE.</div></div><div><div>11.</div><div>INSTALL 5/8" TYPE 'X' GYPSUM BOARD AT CEILING ABOVE GAS-FIRED & COMBUSTION EQUIPMENT FOR MINIMUM OF 36" DIAMETER BEYOND FOOTPRINT OF EQUIPMENT LOCATION. WHERE GAS-FIRED MECHANICAL EQUIPMENT IS ENCLOSED, ALL INTERIOR WALL & CEILING FINISHES SHALL BE 5/8" TYPE 'X' GYPSUM BOARD, TAPED & SPACKLED.</div></div></div></div> <div><div><div>CLEANING:</div><div><div>1.</div><div>MAINTAIN PREMISES AND PUBLIC PROPERTIES FREE FROM ACCUMULATIONS OF WASTE, DEBRIS AND RUBBISH CAUSED Y OPERATIONS.</div></div><div><div>2.</div><div>AT COMPLETION OF WORK, REMOVE WASTE MATERIALS, RUBBISH, TOOLS, EQUIPMENT, MACHINERY AND SURPLUS MATERIALS, AND CLEAN ALL SIGHT EXPOSED SURFACES; LEAVE PROJECT CLEAN AND READY FOR OCCUPANCY.</div></div></div></div> <div><div><div>1.</div><div>ALL STAIRS AND RAILINGS SHALL COMPLY WITH THE NYS RESIDENTIAL CODE.</div></div><div><div>2.</div><div>ALL STAIRWAYS SHALL NOT BE LESS THAN 36-INCH CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT.</div></div><div><div>3.</div><div>ONE (1) CONTINUOUS HANDRAIL SHALL BE INSTALLED AT ALL STAIRWAYS WITH TWO (2) STEPS OR MORE.</div></div><div><div>4.</div><div>HANDRAILS SHALL NOT PROJECT INTO THE STAIRWAY MORE THAN 4-INCHES, ALLOWING FOR A MIN. CLEAR WIDTH OF 27-INCHES WHERE TWO HANDRAILS ARE INSTALLED AND 31-INCHES WHERE ONE HANDRAIL IS INSTALLED. MAINTAIN MINIMUM CLEARANCE OF 1- 1/2" BETWEEN ALL HANDRAILS & PARALLEL WALL SURFACE.</div></div><div><div>5.</div><div>THE MINIMUM HEADROOM IN ALL PARTS OF STAIRWAYS SHALL NOT BE LESS THAN 6'- 8 MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSINGS OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM.</div></div><div><div>6.</div><div>ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH MIN. ½" GYPSUM BOARD.</div></div><div><div>7.</div><div>THE MAXIMUM RISER HEIGHT IS 8.25" THE GREATEST RISER HEIGHT SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".</div></div><div><div>8.</div><div>THE MINIMUM TREAD DEPTH IS 9". THE GREATEST TREAD DEPTH SHALL NOT EXCEED TH E SMALLEST BY MORE THAN 3/8".</div></div><div><div>9.</div><div>A NOSING NOT LESS THAN ¾" AND NOT GREATER THAN 1" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST BY MORE THAN 1/4".</div></div><div><div>10.</div><div>OPEN RISERS ARE PERMITTED, PROVIDED THAT THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE.</div></div><div><div>11.</div><div>HANDRAIL HEIGHT SHALL BE A MINIMUM OF 34" AND MAXIMUM OF 38" ABOVE THE SURFA CE BELOW.</div></div><div><div>12.</div><div>GUARDS SHALL BE PROVIDED WHERE THE HEIGHT OF A SURFACE IS GREATER THAN 30" ABOVE AN ADJACENT SURFACE. GUARDS SHALL BE A MINIMUM HEIGHT OF 36" ABOVE THE SURFACE BELOW. IF DECK OR PLATFORMS ARE 8'0" OR GREATER ABOVE THE ADJ. FINISHED GRADE OR SURFACE THAN THE GUARD S SHALL BE 42" IN HEIGHT.</div></div><div><div>13.</div><div>OPENINGS IN RAILINGS AND GUARDS SHALL BE LESS THAN 4".</div></div></div> <div><div><div>CLOSET & CABINET NOTES</div><div><div>1.</div><div>ALL CLOSETS SHALL HAVE AS A MINIMUM OF ONE (1), WHITE, MDF SHELF AND ONE (1) WOOD ROD FOR HANGING CLOTHING. PROVIDE FIVE (5), WHITE, MDF SHELVES IN LINEN CLOSETS.</div></div><div><div>2.</div><div>THE CONTRACTOR SHALL DOUBLE CHECK AND VERIFY ALL AS BUILT DIMENSIONS AND CONDITIONS PRIOR OF ORDERING CABINETS, COUNTER TOPS AND VANITIES.</div></div><div><div>3.</div><div>ALL EXPOSED BASE CABINET SIDES SHALL HAVE TOE KICK SPACE, U.N.O</div></div></div></div> <div><div><div>PAINTING NOTES:</div><div><div>1.</div><div>DISTURBED/NEW WALLS SHALL BE TAPED, SPACKLED & PRIMED BY GC</div></div><div><div>2.</div><div>ALL INTERIOR GYPSUM BOARDS, WALLS AND CEILINGS, SHALL RECEIVE ONE COAT PRIMER AND TWO COATS OF PAINT.</div></div><div><div>3.</div><div>ALL PAINT SHALL BE BENJAMIN MOORE, OR APPROVED EQUAL.</div></div><div><div>4.</div><div>WALLS AND CEILINGS OF BATHROOMS, KITCHEN (*) AND LAUNDRY ROOMS SHALL BE PAINTED SEMI-GLOSS.(*) WHERE OPEN KITCHEN PLANS APPLY, ARCHITECT SHALL PROVIDE PAINT SPECIFICATIONS FOR ALL SURFACES.</div></div><div><div>5.</div><div>ALL DOORS & TRIM SHALL BE PAINTED SEMI-GLOSS, U.N.O.</div></div><div><div>6.</div><div>ALL OTHER WALLS SHALL BE PAINTED EGGSHELL, U.N.O.</div></div><div><div>7.</div><div>ALL INTERIOR WOOD, TRIM, SHELVING AND OAK FLOORS SHALL BE FINISHED AS SCHEDULED OR AS DIRECTED BY GENERAL CONTRACTOR & APPROVED BY ARCHITECT & HOMEOWNER.</div></div><div><div>8.</div><div>ALL INTERIOR DOORS, TRIM AND EXPOSED WOOD SHALL BE SANDED COMPLETELY SMOOTH PRIOR TO APPLYING FINISH.</div></div><div><div>9.</div><div>ALL EXPOSED FERROUS METAL SHALL BE PAINTED WITH A RUST INHIBITOR AND TWO COATS OF ENAMEL.</div></div></div></div> <div><div><div>DEMOLITION NOTES:</div><div><div>1.</div><div>EXTREME CAUTION SHALL BE TAKEN DURING DEMOLITION OF EXISTING BUILDINGS. THE CONTRACTOR SHALL OBSERVE ANY VARIATIONS AND/OR ANY UNFORESEEN DISCREPANCIES WITH THE PLANS, AND SHOULD REPORT IMMEDIATELY TO THE ARCHITECT.</div></div><div><div>2.</div><div>THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING, BRACING AND ALL TEMPORARY SUPPORTS PRIOR OF REMOVING THE EXISTING WALLS, CEILINGS, FLOORS AND ROOFS AS PER ALL LOCAL AND OSHA REGULATIONS.</div></div><div><div>3.</div><div>THE CONTRACTOR SHALL PROVIDE WEATHERPROOFING AT THE END OF EACH WORK DAY AS REQUIRED TO PREVENT WEATHER DAMAGE.</div></div><div><div>4.</div><div>THE ARCHITECT IS NOT RESPONSIBLE FOR FROZEN PIPES AND/OR MOLD CONDITIONS CREATED BY THE CONTRACTORS NEGLIGENCE.</div></div><div><div>5.</div><div>BACKFILL SHALL NOT BE PLACED UNTIL THE MAIN FLOOR SYSTEM AND BASEMENT CONCRETE INTERIOR FLOOR SLABS ARE INSTALLED, AS APPLIES TO NEW CONSTRUCTION OR ADDITIONS.</div></div><div><div>6.</div><div>GC TO TERMINATE OR REROUTE EXISTING HVAC, ELECTRICAL & PLUMBING SYSTEMS PER PLANS AND AS IMPACTED BY DEMOLITION AND NEW CONSTRUCTION.</div></div><div><div>7.</div><div>GC TO CAP ALL MECHANICAL, ELECTRICAL & PLUMBING SERVICES UPON REMOVAL OF FIXTURES.</div></div><div><div>8.</div><div>GC SHALL REMOVE WIRING BACK TO EXISTING ELECTRICAL PANEL WHERE SERVICES ARE TERMINATED.</div></div></div></div>			

BCA

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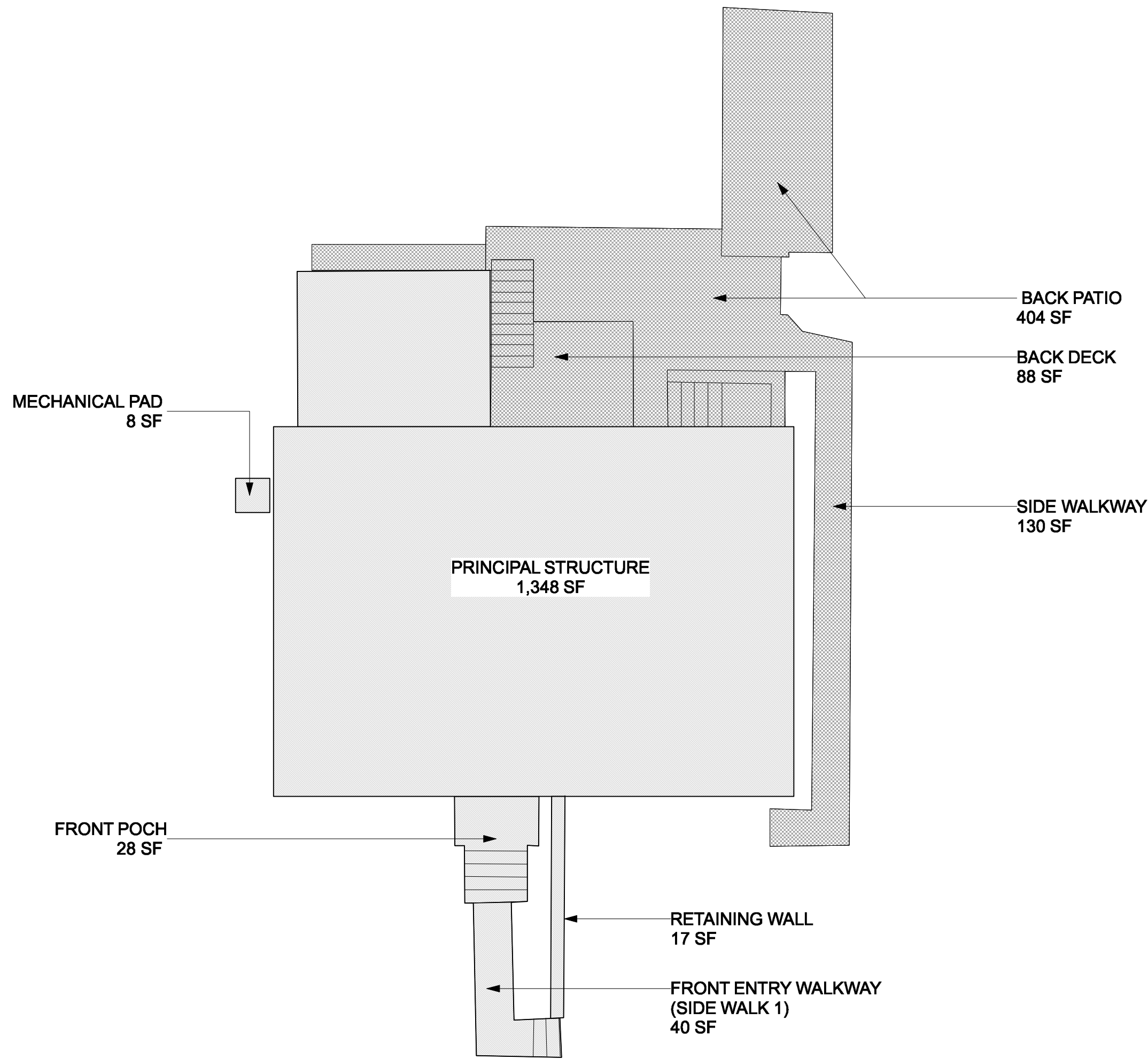
REMODEL & ADDITION

POOR RESIDENCE

25 South Cottenet Street
Irvington, NY 10533

#	date	issue
1	06.23.21	PLAN. BD. COMMENT REV.
2	07.19.21	PLAN. BD. COMMENT REV.2
General Notes		
project:	21.05	
drawn by:	KJC	
checked by:		
date:	03/02/21	
scale:	AS NOTED	

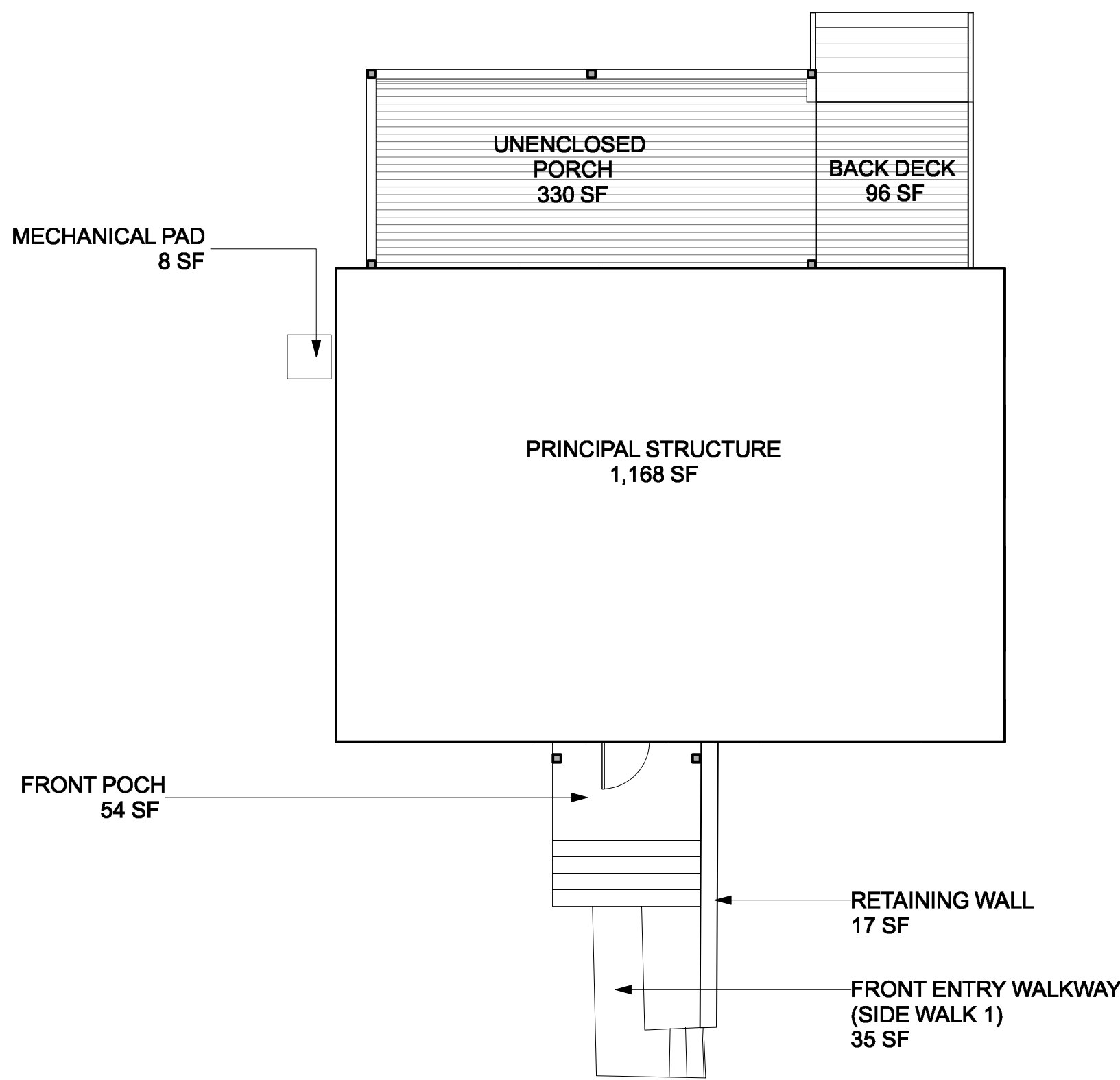
A-0.2



1 EXISTING SITE COVERAGE DIAGRAM
Scale: 1/8" = 1'-0"

EXISTING COVERAGE LEGEND	
	DOCUMENTED COVERAGE
	UNDOCUMENTED COVERAGE

EXISTING DOCUMENTED COVERAGE	EXISTING UNDOCUMENTED COVERAGE	PROPOSED COVERAGE
HOUSE STRUCTURE 1,348 SF	SIDE WALKWAY 130 SF	HOUSE STRUCTURE 1,168 SF
FRONT ENTRY WALKWAY 40 SF	BACK PATIO 404 SF	FRONT ENTRY WALKWAY 35 SF
FRONT PORCH 28 SF	BACK DECK 88 SF	FRONT PORCH 54 SF
MECHANICAL EQUIP. PAD 8 SF		MECHANICAL EQUIP. PAD 8 SF
RETAINING WALL 17 SF		RETAINING WALL 17 SF
TOTAL 1,441 SF	TOTAL 622 SF	UNCOVERED PORCH 330 SF
		BACK DECK 96 SF
		TOTAL 1,708 SF



2 PROPOSED SITE COVERAGE DIAGRAM
Scale: 1/8" = 1'-0"

VILLAGE OF IRVINGTON Planning Board

85 Main Street
Irvington, New York 10533
Tel: (914) 591-8335 • Fax: (914) 591-5870

Directions: Fill in all highlighted cells.

Address: 25 S. Cottenet St Irvington, NY 10533
Property I.D.: 2.80-31.19

Allowable Setbacks

Parameter	Existing	Proposed	Allowable
Zoning District	2F	2F	2F
Lot Area (SF)	6,037	No Change	5,000
Front Yard Setback (FT)	31.3	No Change	30
Side Yard Setback 1 (FT)	9.9	No Change	10
Side Yard Setback 2 (FT)	9.9	No Change	10
Rear Yard Setback (FT)	27.7	No Change	30
Lot Width (FT)	60.79	No Change	50
Lot Depth (FT)	100	No Change	100

Zoning Reference Table							
2F	MF	1F-5	1F-10	1F-20	1F-40	1F-60	1F-80
5,000	10,000	5,000	10,000	20,000	40,000	60,000	80,000
30	30	30	30	35	50	60	75
10	15	10	15	15	25	30	50
10	15	10	15	15	25	30	50
30	30	30	30	35	40	60	75
50	85	50	85	100	150	200	250
100	100	100	100	125	150	200	200

Buffers	Applicability	Existing	Proposed	Allowable	Reference
Old Croton Aqueduct	No			30	\$224-50, All properties along OCA
Broadway "Existing" Lot	No			50	\$224-51 B, Properties along Broadway
Broadway "New" Lot	No			125	\$224-51 B, Properties along Broadway
Cynus Field Road	No			75	\$224-51 A

¹ "New" Lot shall be any new subdivisions, tear downs, or any development involving a modification of more than 50% of an existing structure

Overlay Districts	Applicability	Reference
View Preservation	Yes	\$224-149, All properties west of Broadway
Historic District	Yes	\$224-196, As shown on Zoning Map
Historic Building	No	\$224, Appendix A

VILLAGE OF IRVINGTON Planning Board

85 Main Street
Irvington, New York 10533
Tel: (914) 591-8335 • Fax: (914) 591-5870

Directions: Fill in highlighted cells.

Address: 25 S. Cottenet St Irvington, NY 10533 Parcel I.D. # 2.80-31.19

ALLOWABLE COVERAGE BY LOT SIZE

Zoning District	Two Family 1F-5	Multi Family 1F-10	1F-20	1F-40	1F-60	1F-80
Lot Coverage	24%	20%	18%	12%	8.33%	6.75%
Coverage Bonus over minimum lot size	10%	12%	0%	4%	2%	2%
Base Allowable Coverage (SF)	6,039	1,710	100	1,364 SF	23%	23%

LOT COVERAGE WORK SHEET

	EXISTING COVERAGE		PROPOSED COVERAGE-ADDITIONAL ONLY		PROPOSED AREA REQUIRING DRAINAGE	
	SQ FT	PERCENTAGE	SQ FT	PERCENTAGE	SQ FT	PERCENTAGE
PRIMARY BUILDING	1,348	22.3%	-180	-3.0%	-180	-3.0%
ACCESSORY BUILDING		0.0%		0.0%	0	0.0%
OTHER BUILDING		0.0%		0.0%	0	0.0%
OTHER BUILDING		0.0%		0.0%	0	0.0%
DRIVEWAY		0.0%		0.0%	0	0.0%
PARKING AREA (IF NOT PART OF DRIVEWAY)		0.0%		0.0%	0	0.0%
SIDE WALK (1)	40	0.7%	-5	-0.1%	-5	-0.1%
SIDE WALK (2)		0.0%		0.0%	0	0.0%
SIDE WALK (3)		0.0%		0.0%	0	0.0%
FRONT PORCH (STEPS)	28	0.5%	28	0.5%	35	0.4%
PATIO (1)		0.0%		0.0%	0	0.0%
PATIO (2)		0.0%		0.0%	0	0.0%
MECHANICAL EQUIPMENT PADS (1)	8	0.1%		0.0%	0	0.0%
MECHANICAL EQUIPMENT PADS (2)		0.0%		0.0%	0	0.0%
WALLS		0.0%		0.0%	0	0.0%
GARDEN WALLS		0.0%		0.0%	0	0.0%
RETAINING WALLS	17	0.3%		0.0%	0	0.0%
POOL		0.0%		0.0%	0	0.0%
POOL PATIOS		0.0%		0.0%	0	0.0%
POOL EQUIPMENT		0.0%		0.0%	0	0.0%
DECK		0.0%	96	1.6%	96	1.6%
UNENCLOSED COVERED DECK		0.0%	330	5.5%	330	5.5%
(Other)		0.0%		0.0%	0	0.0%
(Other)		0.0%		0.0%	0	0.0%
(Other)		0.0%		0.0%	0	0.0%
Individual Total	1,441		267		267	
Total Proposed Coverage	1,708	28.3%				
Greater than Allowable	342	5.7%				
Greater than Existing	267	4.5%				

LOT COVERAGE CHECK LIST

- ☒ Provide existing coverage diagram on site plan
☒ Provide proposed coverage diagram on site plan

Licensed Professional:
Signature:
Date:

I represent that I am wholly and completely responsible for the accuracy of the information above as the NYS Licensed Registered Architect or Professional Engineer, and to the best of my knowledge it is in accordance with Section 224-3 Building Coverage of the Village Code. I understand that engaging in acts of gross incompetence or gross negligence, permitting or aiding an unlicensed person to perform activities requiring a license, or practicing beyond the scope of the profession is considered professional misconduct and punishable in accordance with NYS Educational Law.

§ 224-13 COVERAGE
A. General provisions. Except as provided in Subparagraph 224-8d hereof, the sum of all areas covered by all principal and accessory buildings in one-family residence districts shall not exceed the following (hereinafter amended):
B. Overlaid lots. Notwithstanding Subparagraph A of this section, 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 under Subparagraph A if the lot were located in the district having the largest minimum lot size smaller than the area of the lot, for example, the coverage permitted on a site of 80,000 square feet in an 1F-10 District would be determined by reference to the maximum coverage in the 1F-40 District and therefore would be 40,000 square feet (40,000 plus 4% of 80,000 minus 40,000).
C. For the purposes of determining coverage, driveway shall not be considered as principal and accessory buildings.

2017-11-21 IPB Coverage Work Sheet

Allowable Height (§224-3)

Parameter	Existing	Proposed	Allowable
Stories	2	No Change	2.5
HP Elevation ¹	98.65	99.9	101.9
MP Elevation ²	66.9	66.9	66.9
Height (HP-MP)	31.75	33	35 (or 40) ³
Height from AEG ⁴	N/A	N/A	35

- ¹ HP - Highest Point of the surface of the roof, except as noted in §224-3 Height A (2).
² MP - Measuring Point, the lowest point at the foot of any portion of the building of the lower of: (a) the finished grade; and (b) the grade prior to construction, filling or grading. §224-3 Height B (2).
³ If building envelope grade criteria are met, §224-3 Height B (3), 40 feet may be used.
⁴ Only apply if building envelope grade criteria are met, §224-3 Height B (3), Height from Average Existing Grade (AEG). See Below.

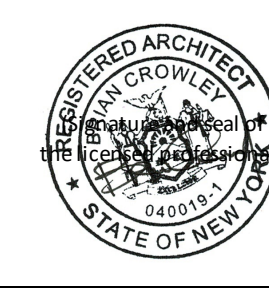
Average Existing Grade, §224-3 Height B (3)

Note: Business District see 224-3 Height B (1). Exception in accordance with 224-3 Height B (3), below.

Parameter	Value	Unit	Notes
Area within Building Envelope (BE)	N/A	sf	
Area of envelope with Steep Slopes >15% (SS)	N/A	sf	Provide Slope Diagram
Percent of SS (BE-SS x 100)	N/A	%	Must be >50%
Is roof pitch for 80% of roof a min. of 5° on 12°?	N/A		Provide Roof Sketch
Average Existing Grade (AEG) Elevation at Periphery of Building	N/A	ft	Provide AEG Calculations
Criteria Satisfied?	N/A		

Licensed Professional:
Signature:
Date:

I represent that I am wholly and completely responsible for the accuracy of the information above as the NYS Licensed Registered Architect or Professional Engineer, and to the best of my knowledge it is in accordance with Section 224-3 of the Village Code. I understand that engaging in acts of gross incompetence or gross negligence, permitting or aiding an unlicensed person to perform activities requiring a license, or practicing beyond the scope of the profession is considered professional misconduct and punishable in accordance with NYS Educational Law.



REMODEL & ADDITION POOR RESIDENCE 25 South Cottenet Street Irvington, NY 10533

date issue

05.13.21 SITE DEVELOPMENT

1 06.23.21 PLAN. BD. COMMENT REV.

2 07.19.21 PLAN. BD. COMMENT REV.2

Site Coverage Analysis

project: 21.05

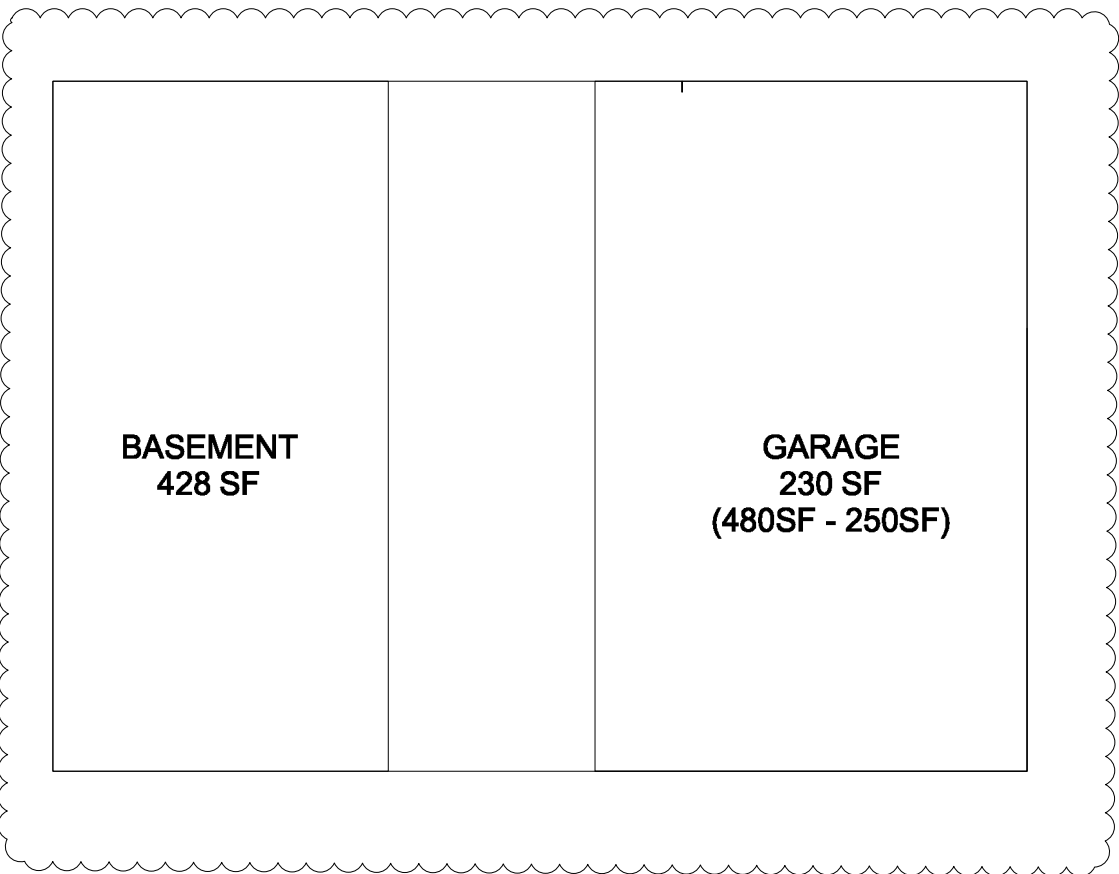
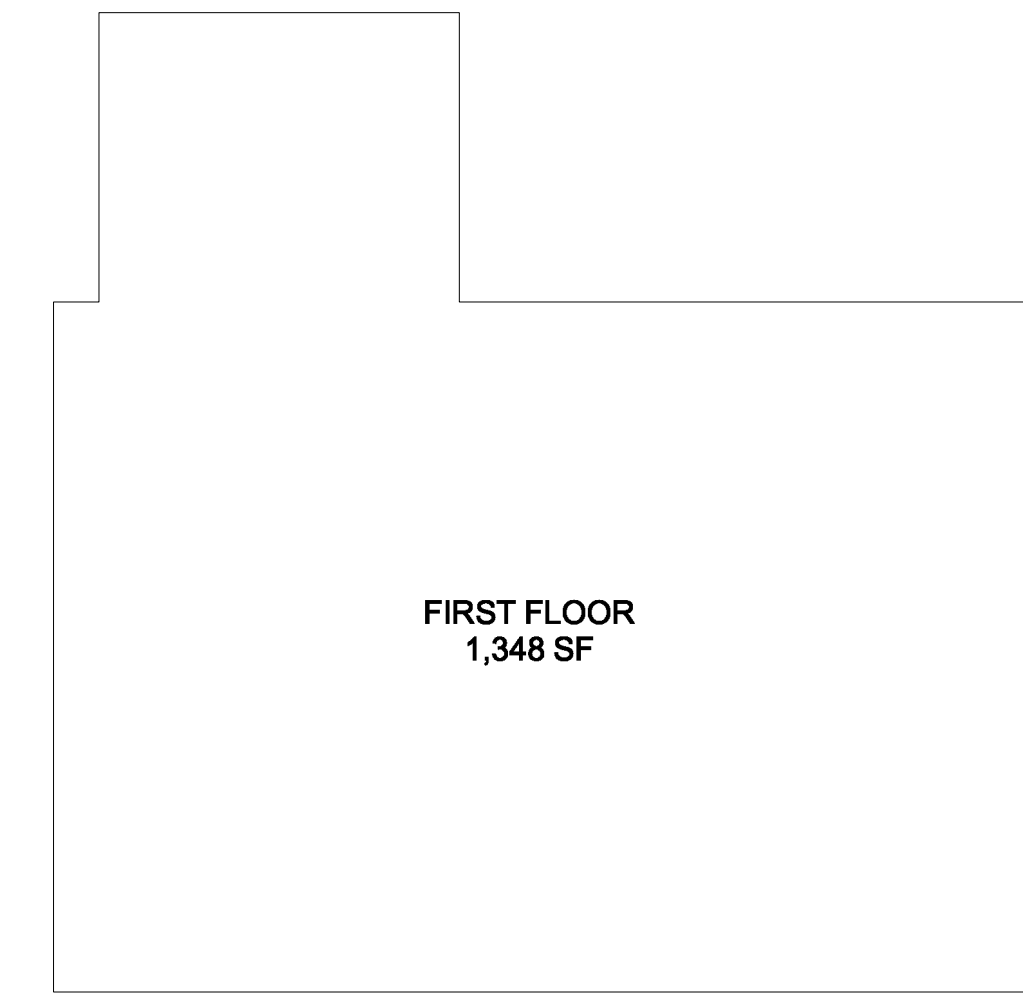
drawn by: KJC

checked by:

date: 03/02/21

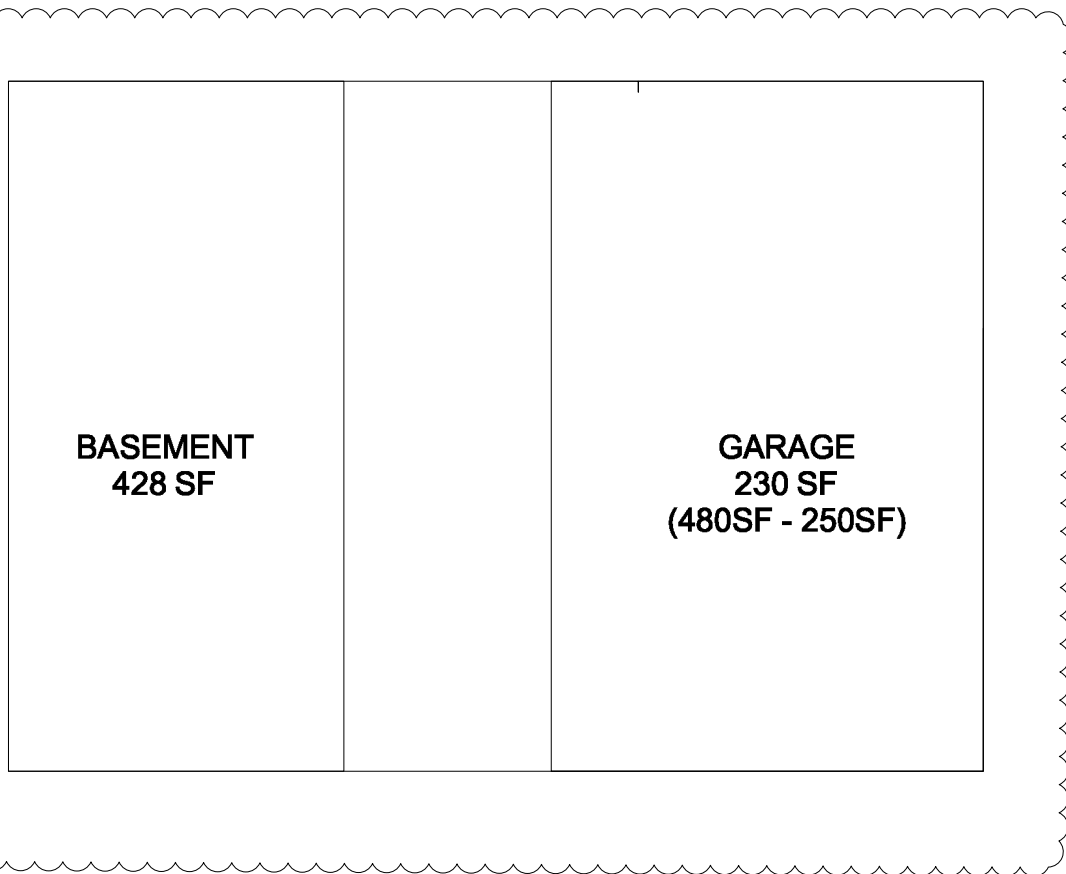
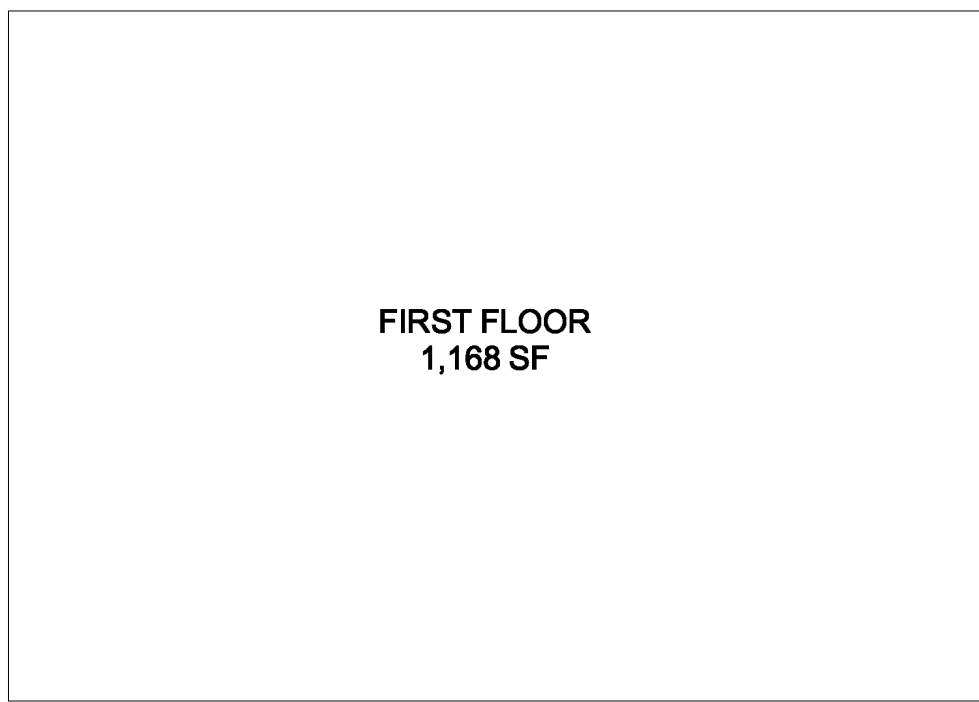
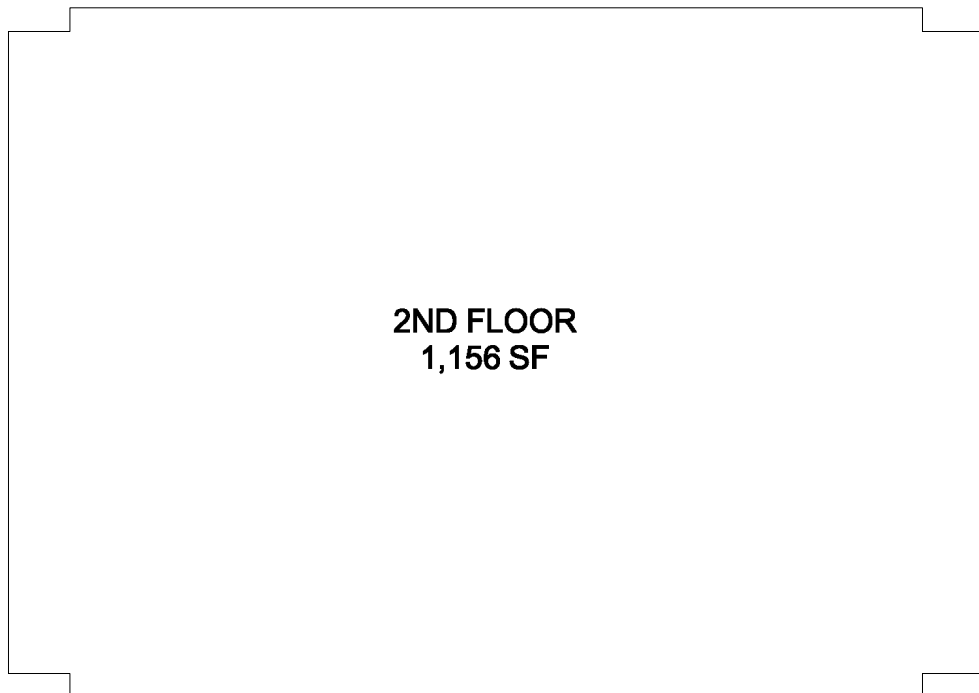
scale: 1/8" = 1'-0"

A-0.3



1 EXISTING FLOOR AREA DIAGRAMS
Scale: 1/8" = 1'-0"

EXISTING FLOOR AREA CALCULATION	
BASEMENT	428 SF
GARAGE	230 SF
FIRST FLOOR	1,348 SF
2ND FLOOR	948 SF
TOTAL	2,954 SF



2 PROPOSED FLOOR AREA DIAGRAMS
Scale: 1/8" = 1'-0"

PROPOSED FLOOR AREA CALCULATION	
BASEMENT	428 SF
GARAGE	230 SF
FIRST FLOOR	1,168 SF
2ND FLOOR	1,156 SF
TOTAL	2,982 SF

VILLAGE OF IRVINGTON
Planning Board

85 Main Street
Irvington, New York 10533
Tel: (914) 591-8335 • Fax: (914) 591-58
Directions: Fill in all highlighted cells.



ADDRESS: 25 South Cottenet Street Irvington, NY 10533
Parcel I.D. # 2,80-31.19

ALLOWABLE FLOOR AREA RATIO (F.A.R.)

Lot Area: 6,039 SF Maximum F.A.R.¹: 0.39 Allowable Floor Area: 2,355 SF

F.A.R. WORK SHEET²

	Existing F.A. (SF)	Proposed F.A. inc. existing (SF)
1) Basement area taken from outside walls. If exposed front basement wall is less than 3 feet in height for existing and proposed grades, that portion multiplied by the depth of the building is excluded.	428	428
2) First floor area taken from outside walls	1,348	1,168
Second floor area from outside walls	948	1,156
Third floor area from outside walls		
Area where ceiling height exceeds 12 ft.		
3) Attic area taken from outside walls of the floor below		
(a) Attic does not currently exist - 0%		
(b) Attic is unfinished, has a hatch or drop stair, and height is less than 7'-6" - 0%		
(c) Attic is unfinished, has a hatch or drop stair, and height is 7'-6" or greater - 50%		
(d) Attic is unfinished, has a staircase or door, and height is less than 7'-6" - 50%		
(e) Attic is unfinished, has a staircase or door, and height is 7'-6" or greater - 100%		
(f) Attic is finished - 100%		
Area of Attic Applied to F.A.R.	0	0
4) Accessory building: (a) Basement area to outside walls		
(b) First floor area to outside walls		
(c) Second floor area to outside walls		
(d) Third floor area to outside walls		
5) Garage area(s) taken from outside walls	480	480
Deductions ³ : (a) on lots of 9,999 SF or less there is a deduction of up to 250 SF	250	250
(b) on lots of 10,000 SF or more there is a deduction of up to 400 SF		
Area of garage deducted from F.A.	250	250
Total Floor Area and F.A.R.	2,954 0.49	2,982 0.49
Percentage of Allowable F.A.	125.4%	126.6%
Percent Greater than Allowable	25.4%	26.6%
Percent Greater than Existing		0.9%

F.A.R. CHECK LIST

- ☐ Provide existing F.A.R. diagram for each floor on the site plan
☒ Provide proposed F.A.R. diagram for each floor on the site plan

Licensed Professional:

Signature: Date:

I represent that I am wholly and completely responsible for the accuracy of the information above as the NY Licensed Registered Architect or Professional Engineer, and to the best of my knowledge it is in accordance with Section 24a, Article 18B, Residential Floor Area Ratio of the Village Code. I understand that engaging in acts of gross incompetence or gross negligence, permitting or aiding an unlicensed person to perform activities requiring a license, or practicing beyond the scope of the profession is considered professional misconduct and punishable in accordance with NY's Board of Professions Law.

1. Refer to §24a-136a for maximum residential floor area ratios (F.A.R.). When a lot size is between two listed F.A.R., the greater of the two values shall be taken.
2. All area measurements shall be taken to the outside face of exterior walls.
3. Refer to §24a-137c.
4. Refer to §24a-137d.



2017-11-16 IPB F.A.R. Work Sheet

BCA

Brian Crowley Architecture

65 Birch Road
Briarcliff Manor, NY 10510

P. 917.301.3616
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REMODEL & ADDITION
POOR RESIDENCE
25 South Cottenet Street
Irvington, NY 10533

date issue

1 06.23.21 PLAN. BD. COMMENT REV.

2 07.19.21 PLAN. BD. COMMENT REV.2

Floor Area
Analysis

project: 21.05

drawn by: KJC

checked by:

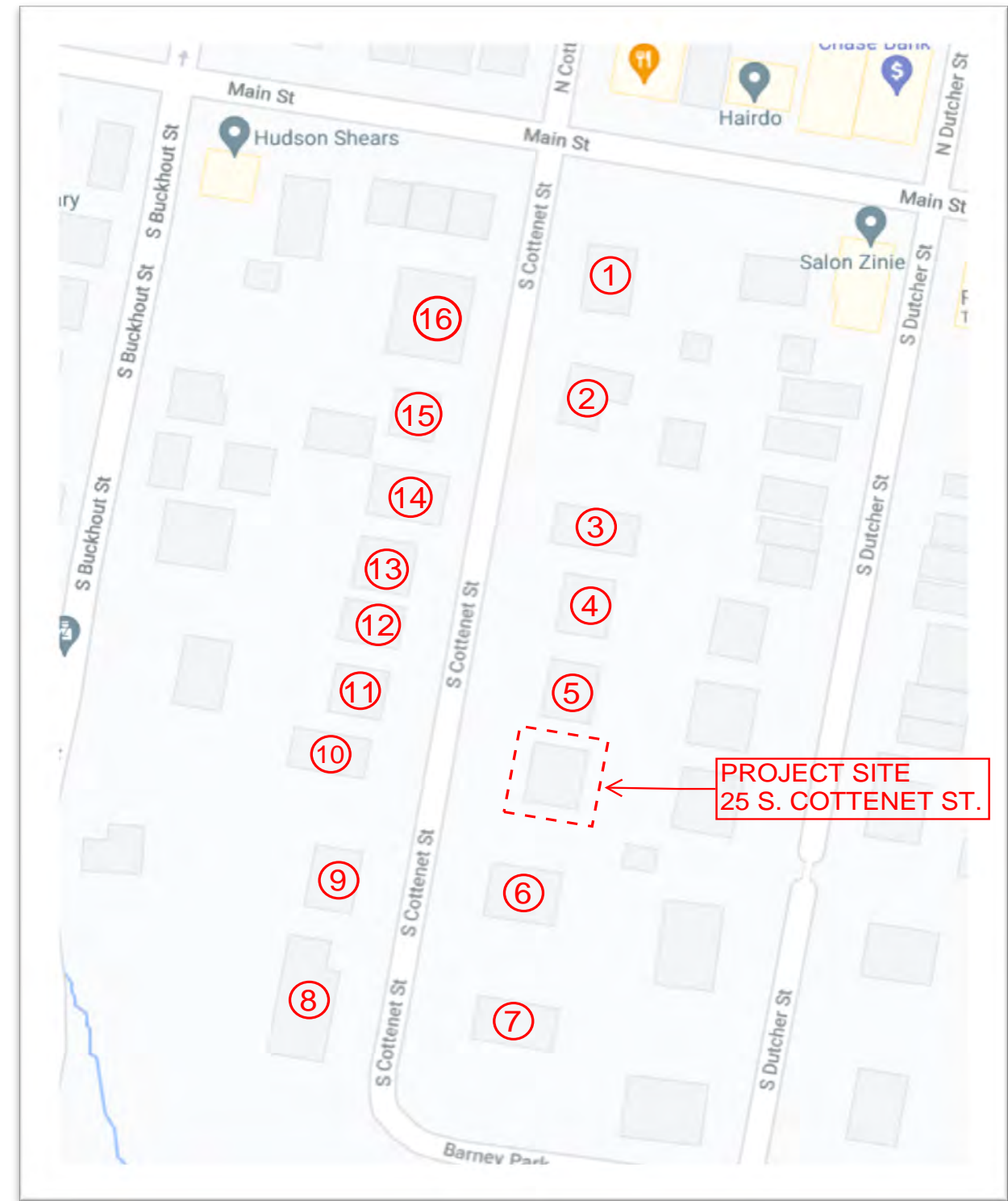
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scale: AS NOTED

A-0.4

Poor Residence
25 S. Cottenet St., Irvington, NY 10533
Planning Board Submittal

SURROUNDING CONTEXT PHOTOGRAPHS



Map Key

① Image # - refer to following pages

1 AERIAL MAP
NTS*



25 S. Cottenet Street - Front View



Image #3 - 19 South Cottenet Street



Image #7 - 20 Barnev Park



Image #12 - 30 South Cottenet Street



25 S. Cottenet Street - Rear View



Image #4 - 21 South Cottenet Street



Image #8 - 26 Barnev Park



Image #13 - 28 South Cottenet Street



Image #1 - 7 South Cottenet Street



Image #5 - 23 South Cottenet Street



Image #9 - 40 Barnev Park



Image #14 - 18 South Cottenet Street



Image #2 - 11 South Cottenet Street



Image #6 - 37 South Cottenet Street



Image #10 - 38 South Cottenet Street



Image #15 - 14 South Cottenet Street



Image #11 - 32 South Cottenet Street



Image #16 - 10 South Cottenet Street

Zoning Analysis of Adjacent Properties															
#	Zoning District	Lot Information			FAR				Coverage				Stories		Remarks
		Parcel ID	Area	Address	Allowed	Existing	% Allowed	% of Lot	Allowed	Existing	% Allowed	% of Lot	Allowed	Existing	
***	2F	280-31-19	6,039	25 South Cottenet St	2,355	2,954	125%	49%	1,366	1,441	105%	24%	2 1/2	2	Single Family Residence
						Proposed	% Allowed	% of Lot		Proposed	% Allowed	% of Lot		Proposed	
						2982	127%	49%		1708	125%	28%		2	
1	2F	280-31-14	10,019	9 South Cottenet St	2,805	2,487	89%	43%	2,003	2,323	116%	23%	2 1/2	2	Two-family residence
2	2F	280-31-15	10,019	11 South Cottenet St	2,805	2,598	93%	26%	2,003	1,559	78%	15.50%	2 1/2	2	Single Family Residence
3	2F	280-31-16	3,920	19 South Cottenet St	1,686	1,600	95%	41%	1,376	1,510	110%	38.50%	2 1/2	2	Single Family Residence
4	2F	280-31-17	6,098	21 South Cottenet St	2,378	1,736	73%	28%	1,375	1,316	96%	21.50%	2 1/2	1	Single Family Residence
5	2F	280-31-18	6,098	23 South Cottenet St	2,378	2,296	97%	38%	1,375	1,695	123%	28%	2 1/2	1	Single Family Residence
6	1F-10	280-31-20	11,326	37 South Cottenet St	3,086	3,325	108%	28%	2,159	2,375	110%	21%	2 1/2	2	Single Family Residence
7	1F-10	280-31-1	10,019	20 Barney Park	2,805	3,221	115%	32%	2,002	1,886	94%	19%	2 1/2	2 1/2	Single Family Residence
8	1F-10	280-30-2	15,246	26 Barney Park	3,697	3,480	94%	23%	2,629	2,972	113%	19%	2 1/2	2 1/2	Single Family Residence
9	1F-10	280-30-3	16,553	40 South Cottenet St	3,890	2,560	66%	15%	2,786	2,923	105%	18%	2 1/2	2 1/2	Single Family Residence
10	2F	280-30-4	5,227	34 South Cottenet St	2,248	2,286	102%	44%	1,236	2,445	198%	43%	2 1/2	2	Single Family Residence
11	2F	280-30-5	4,356	32 South Cottenet St	1,873	1,409	75%	32%	1,045	1,739	166%	40%	2 1/2	2	Single Family Residence
12	2F	280-30-6	4,356	30 South Cottenet St	1,873	1,510	80%	35%	1,045	1,057	101%	24%	2 1/2	2	Single Family Residence
13	2F	280-30-7	4,356	28 South Cottenet St	1,873	1,945	104%	45%	1,045	1,695	162%	39%	2 1/2	2	Single Family Residence
14	2F	280-30-8	4,792	18 South Cottenet St	2,061	3,512	170%	73%	1,150	2,448	195%	51%	2 1/2	2 1/2	Single Family Residence
15	2F	280-30-9	5,663	16 South Cottenet St	2,435	1,500	62%	26%	1,306	2,500	192%	44%	2 1/2	2	Single Family Residence
16	M	280-30-10	8,712	10 South Cottenet St	2,875	6,741	234%	77%	1,742	3,466	199%	40%	2 1/2	2 1/2	Apartments, Condos & Co-ops

NOTES:

1. Calculations are based on numbers collected from the Town of Greenburgh, NY GIS information system and property cards. 25% of total building footprint has been added to account for walks, retaining walls, and miscellaneous hardscapes for coverage.
2. Floor Area Ratio (FAR) has been estimated as per section 224-136 and 224-137.
3. 6 properties are over 100% FAR allowable, and of those 6 properties, 2 properties are over 120% of the allowable.
4. 13 properties are over 100% coverage allowable, and of those 13 properties, 7 properties are over 120% of the allowable.
5. Coverages above for subject property only identify "documented coverages". Please see sheet A-0.3 for additional information as it relates to "undocumented" coverages.

BCA

Brian Crowley Architecture

65 Birch Road
Briarcliff Manor, NY 10510

P. 917.301.3616
www.bc-architecture.com



REMODEL & ADDITION
POOR RESIDENCE

25 South Cottenet Street
Irvington, NY 10533

date issue

1 06.23.21 PLAN. BD. COMMENT REV.

2 07.19.21 PLAN. BD. COMMENT REV.2

Property Analysis

project: 21.05

drawn by: KJC

checked by:

date: 03/02/21

scale: AS NOTED

A-0.5

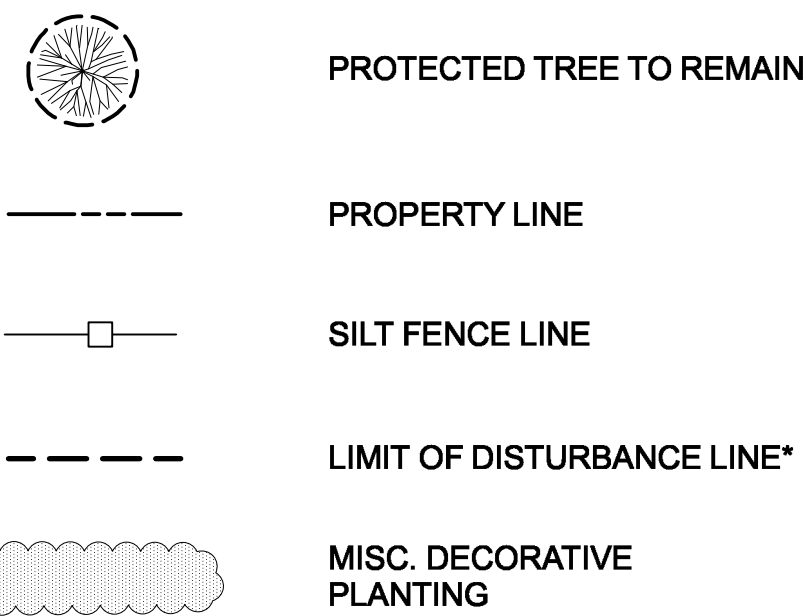
SITE PLAN NOTES:

1. NO UTILITIES SHALL BE DISTURBED BY THE PROPOSED WORK.
2. CUT / FILL MATERIAL SHALL NOT BE IMPORTED TO OR EXPORTED FROM THE SITE.
3. THE BUILDING INSPECTOR OR VILLAGE ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF DEEMED APPROPRIATE TO MITIGATE UNFORESEEN SILTATION AND EROSION OF THE DISTURBED SOIL.
4. *AS-BUILT* DRAWINGS OF THE SITE IMPROVEMENTS SHALL BE SUBMITTED TO THE VILLAGE ENGINEER FOR REVIEW PRIOR TO OBTAINING A CERTIFICATE OF OCCUPANCY.
5. ALL LIGHTING SHALL MEET THE DARK-SKY REQUIREMENTS OF SECTION 224-72.C OF THE VILLAGE OF IRVINGTON CODE.

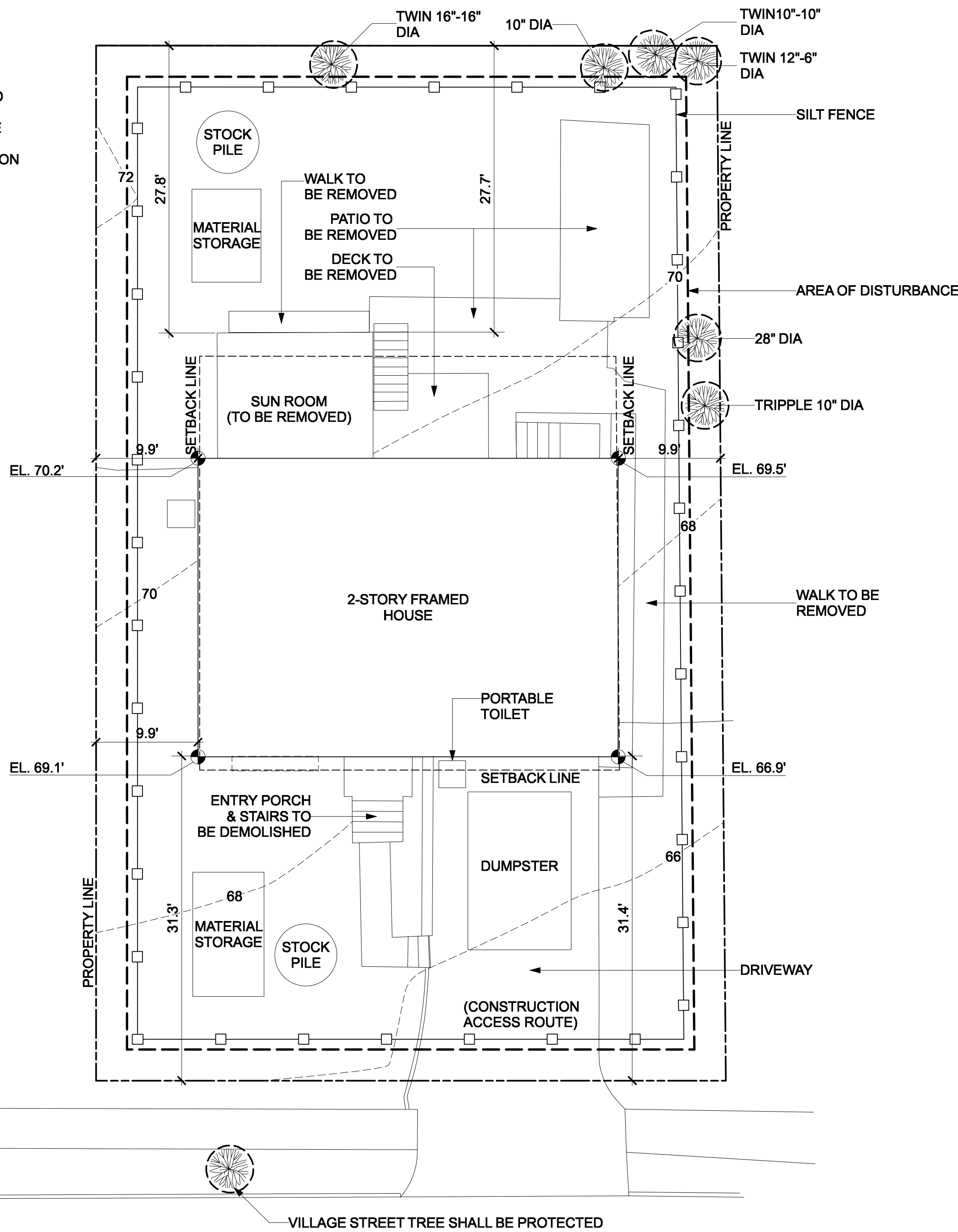
APPROXIMATE CONSTRUCTION SEQUENCE:

1. MOBILIZATION, SITE PROTECTION, DEMOLITION – 2 WEEKS
2. SITE WORK & EXCAVATION – 2 WEEKS
3. FOUNDATION & MASONRY – 2 WEEKS
4. EXTERIOR FRAMING, DOORS & WINDOWS INSTALL – 4 WEEKS
5. EXTERIOR SIDING & ROOFING – 3 WEEKS
6. INTERIOR FRAMING – 3 WEEKS
7. MEP ROUGH-IN – 3 WEEKS
8. INSULATION – 1 WEEK
9. INTERIOR FINISHING – 6 WEEKS
10. INTERIOR PAINTING – 2 WEEKS
11. MEP FINISH – 2 WEEKS
12. SUBSTANTIAL COMPLETION

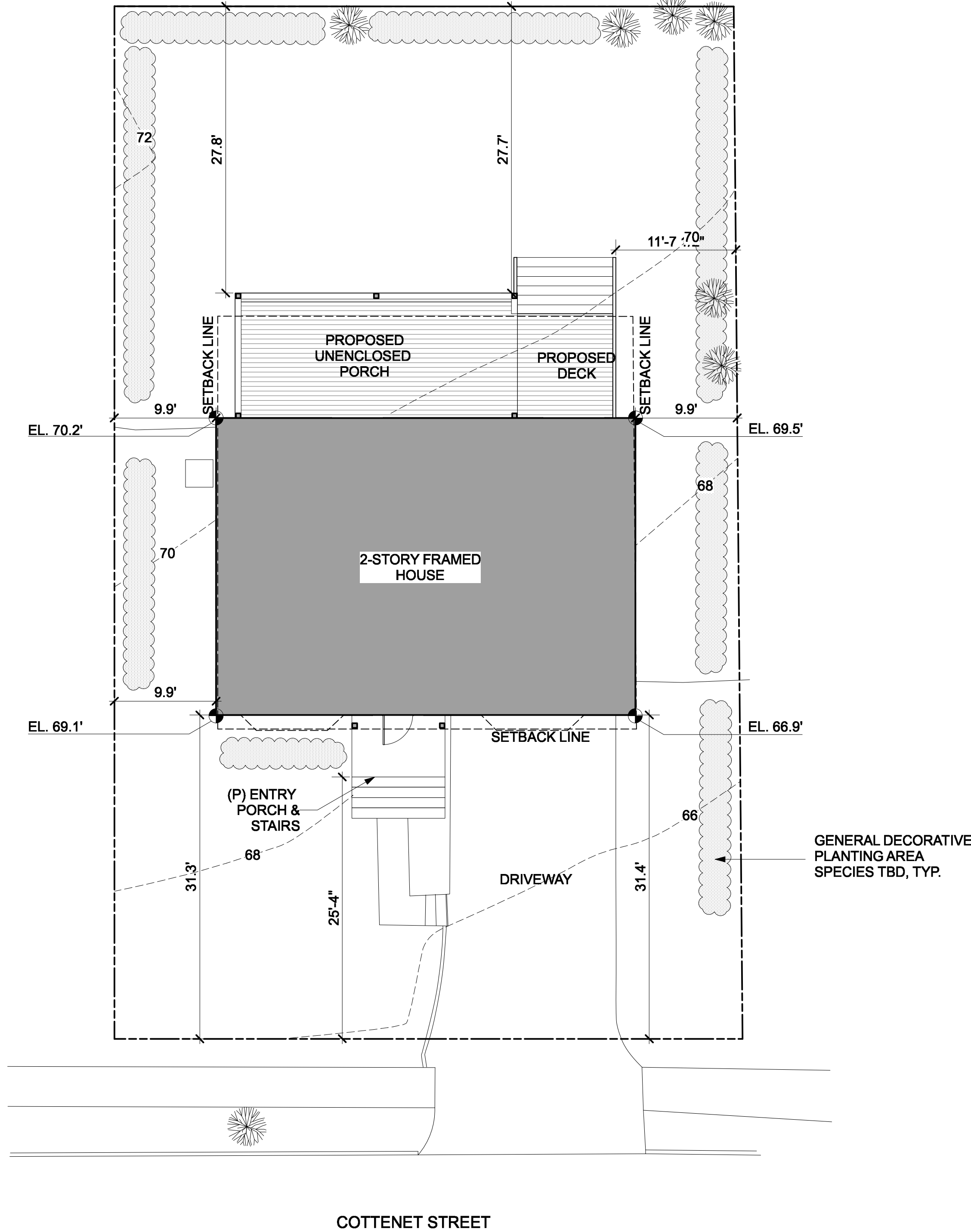
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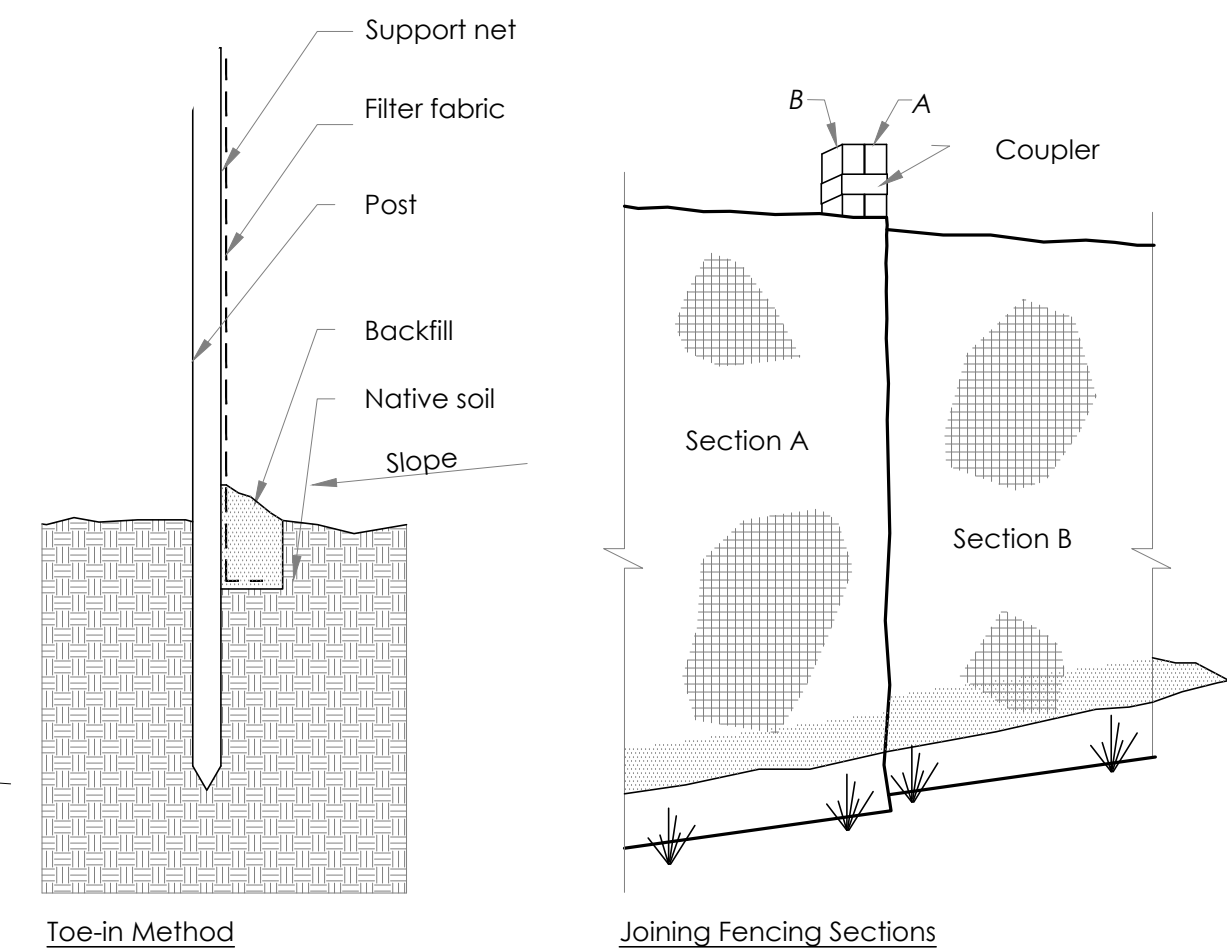
* LIMIT OF DISTURBANCE +/- 5,000 SF



1 EXISTING SITE PLAN WITH SITE DEMOLITION
Scale: 1/8" = 1'-0"



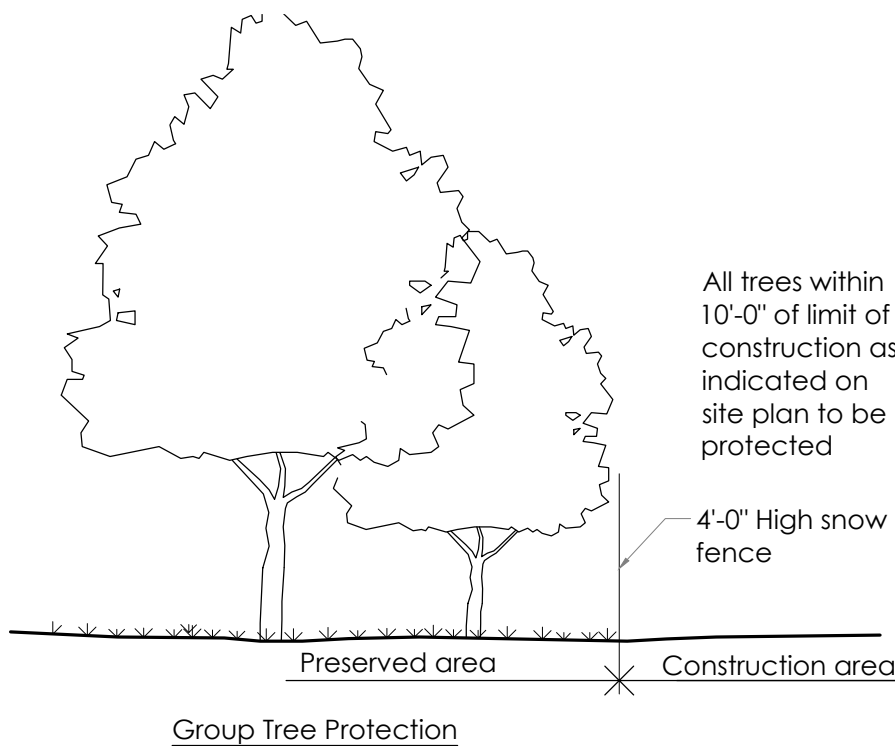
2 PROPOSED SITE PLAN
Scale: 1/8" = 1'-0"



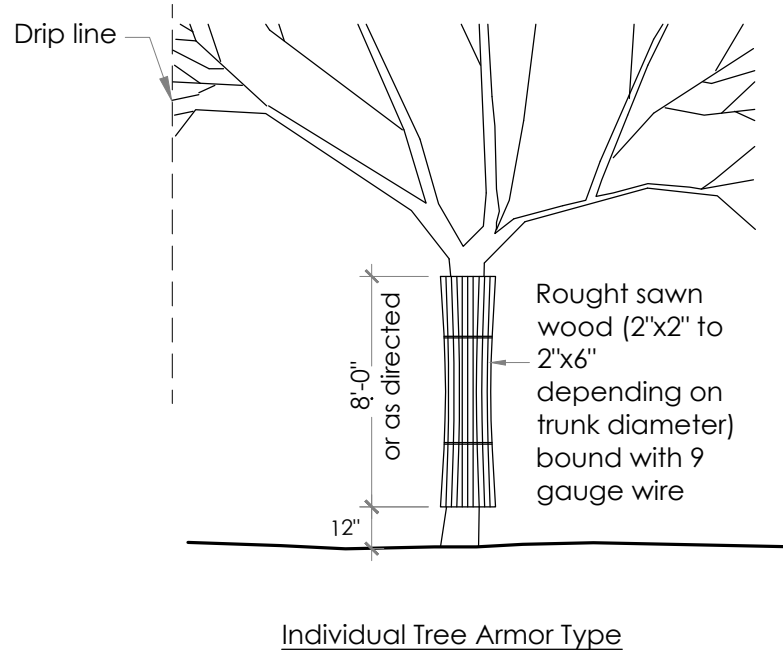
3 SILT FENCE DETAILS

SILT FENCE INSTALLATION NOTES

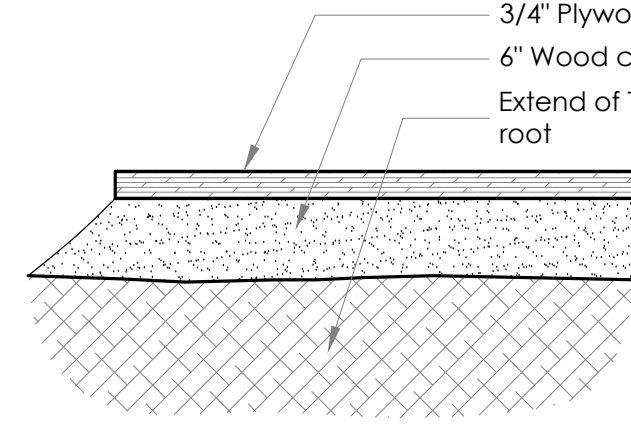
1. Excavate a 4" x 4" trench along the lower perimeter of the site.
2. Unroll a section at a time and position the posts against the back (downstream) wall of the trench (net side away from direction of flow).
3. Drive the post into the ground until the netting is approx. 2 inches from the trench bottom.
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.



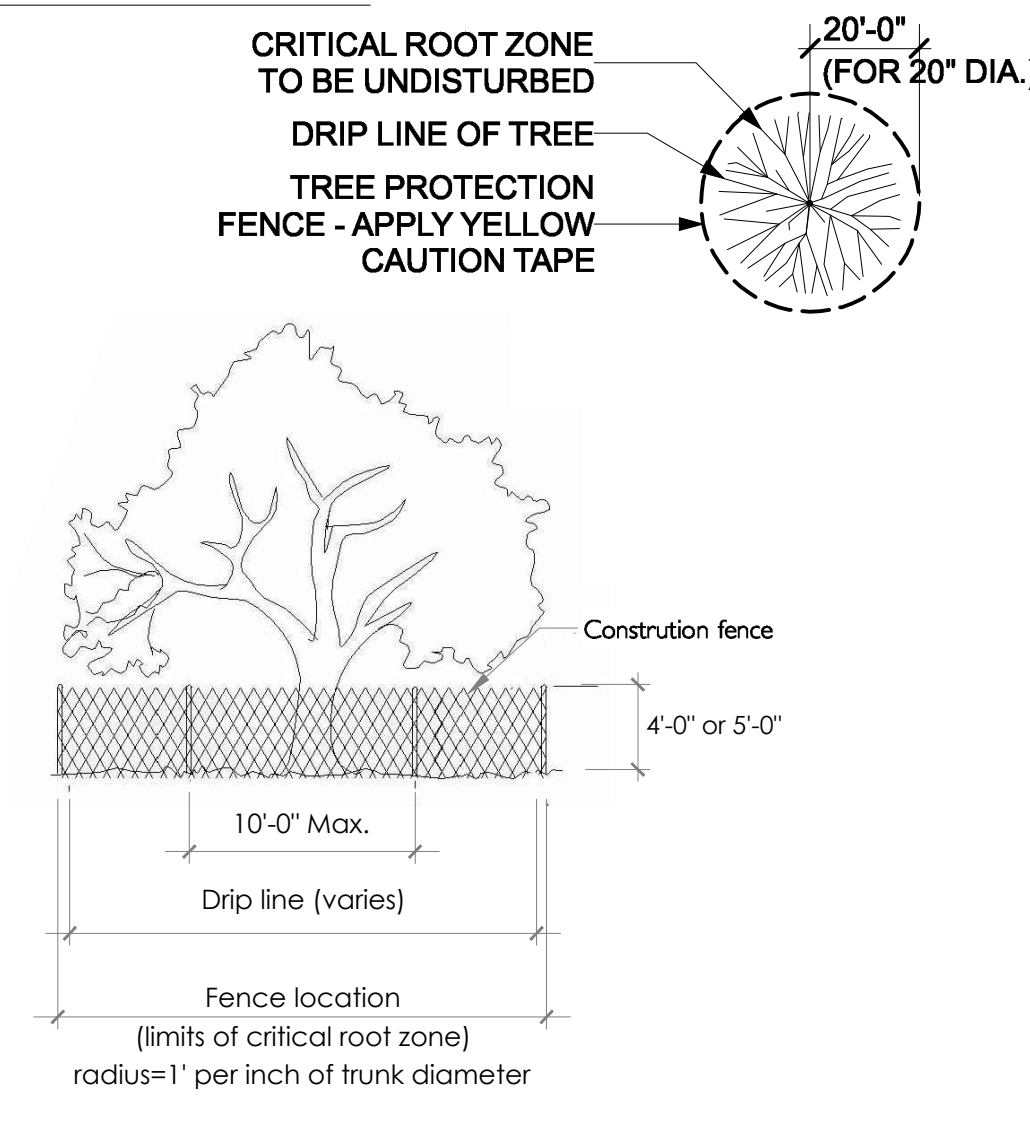
4 SNOW TYPE - TREE PROTECTION DETAIL



5 ARMOR TYPE - TREE PROTECTION DETAIL



6 ROOT COMPACTION PROTECTION DETAIL



7 TREE PROTECTION DETAIL



REMODEL & ADDITION
POOR RESIDENCE
25 South Cottenet Street
Irvington, NY 10533

date issue

1 06.23.21 PLAN. BD. COMMENT REV.

2 07.19.21 PLAN. BD. COMMENT REV.2

(E) & (P) Site Plans /
Demo Plan & Landscape

project: 21.05

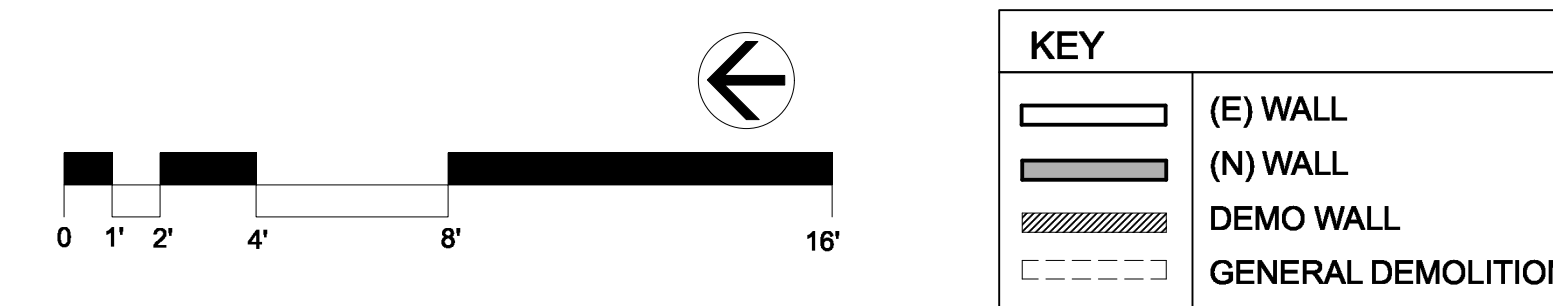
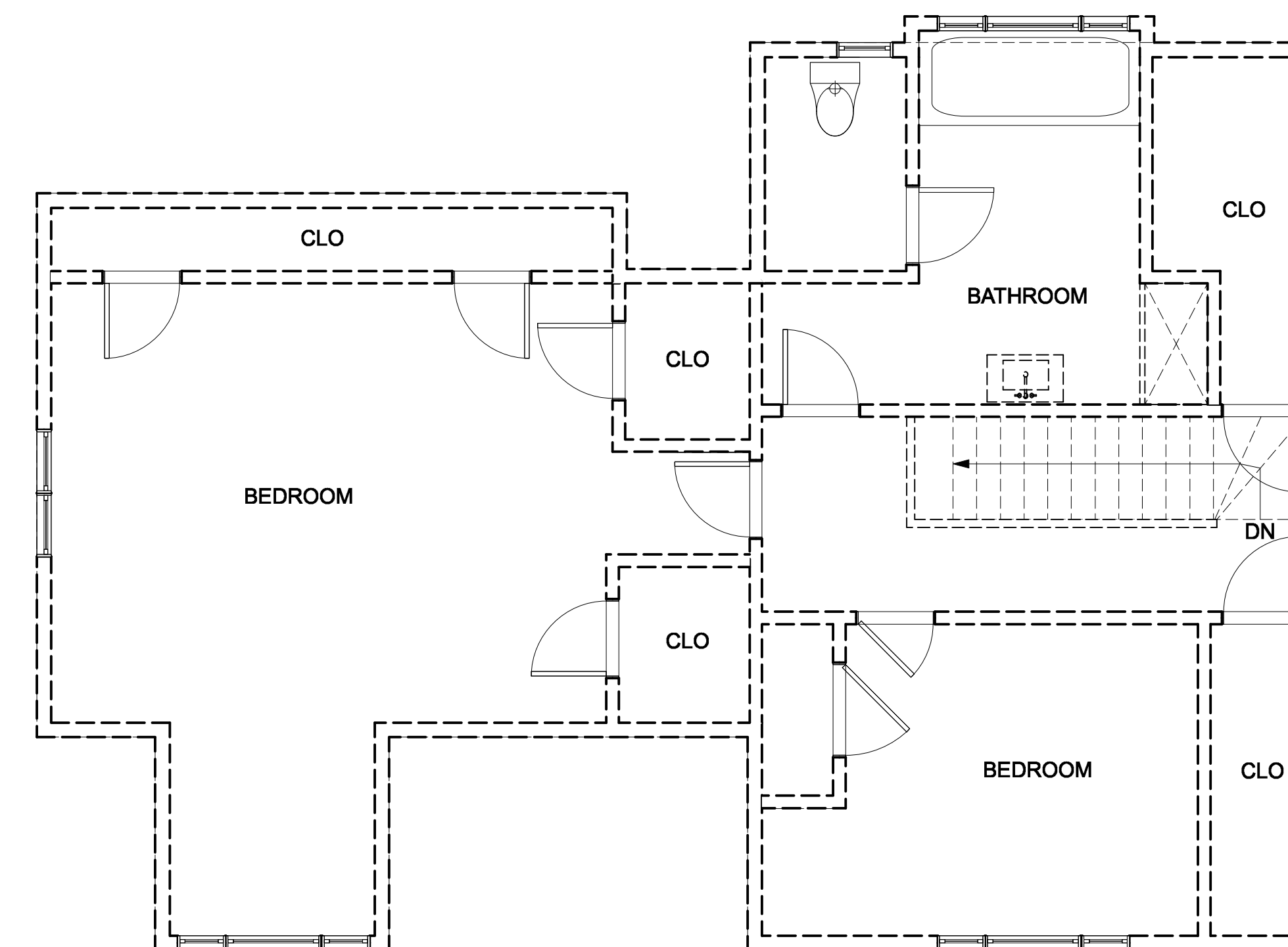
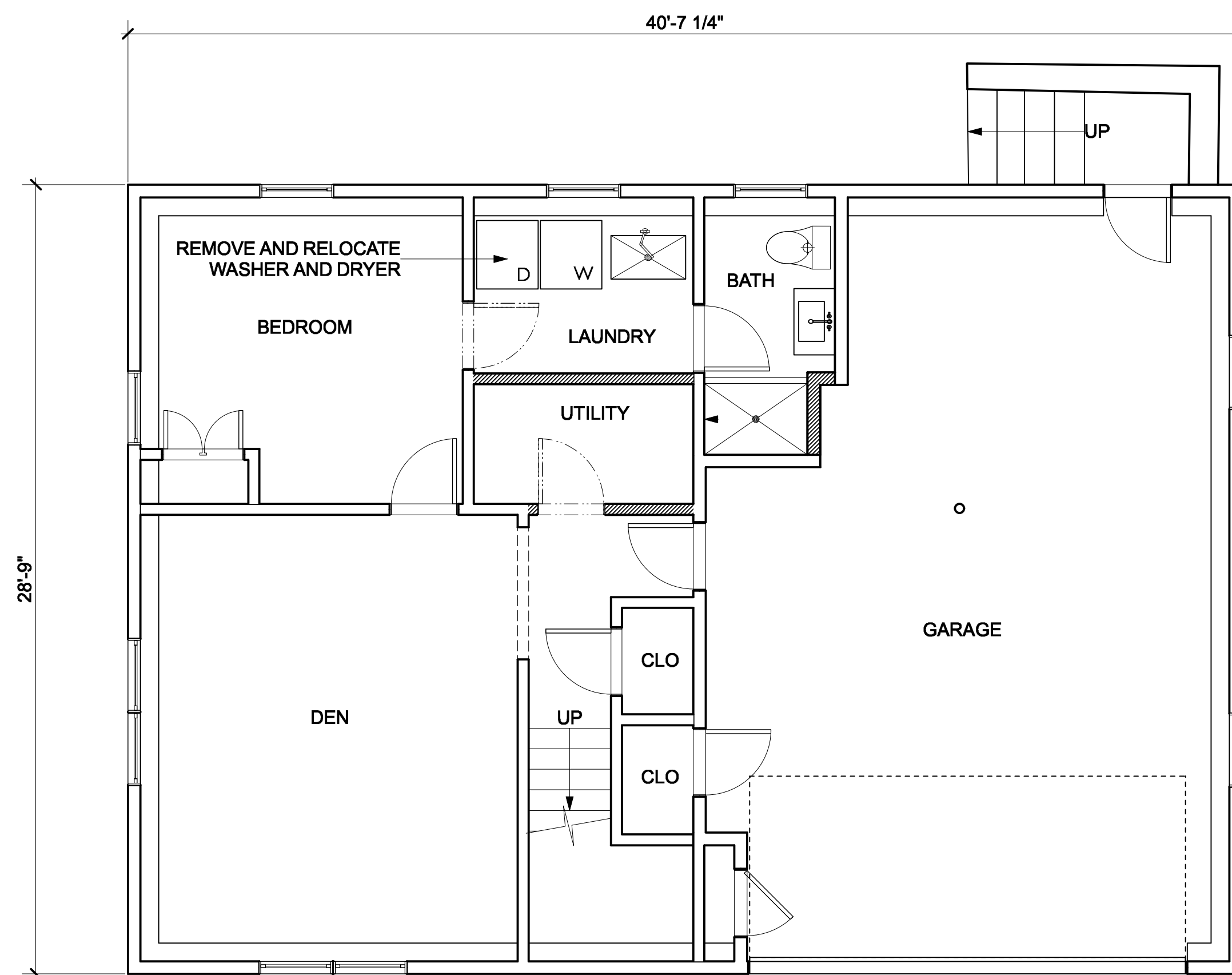
drawn by: KJC

checked by:

date: 03/02/21

scale: 1/8" = 1'-0"

A-1.1



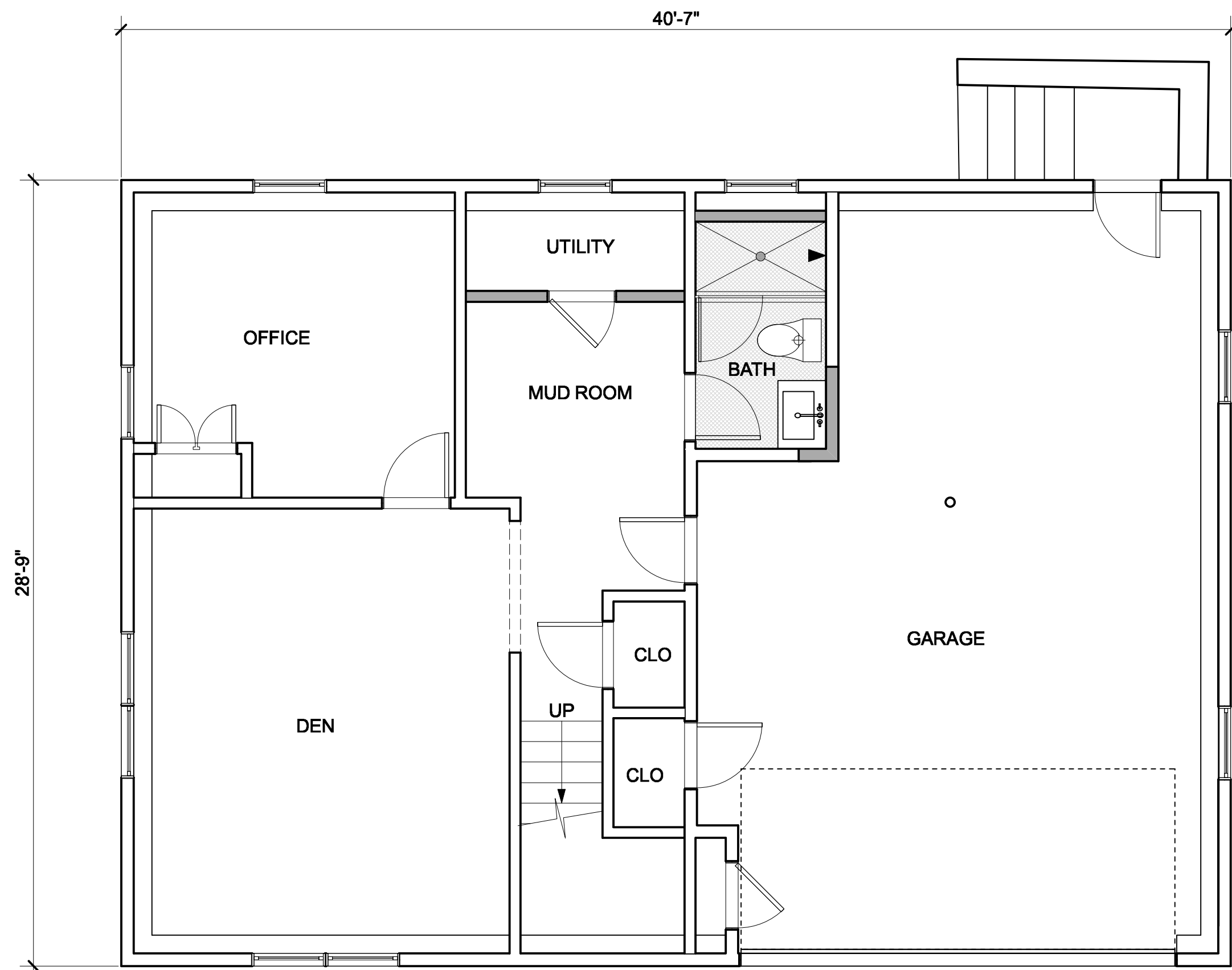
REMODEL & ADDITION POOR RESIDENCE

25 South Cottenet Street
Irvington, NY 10533

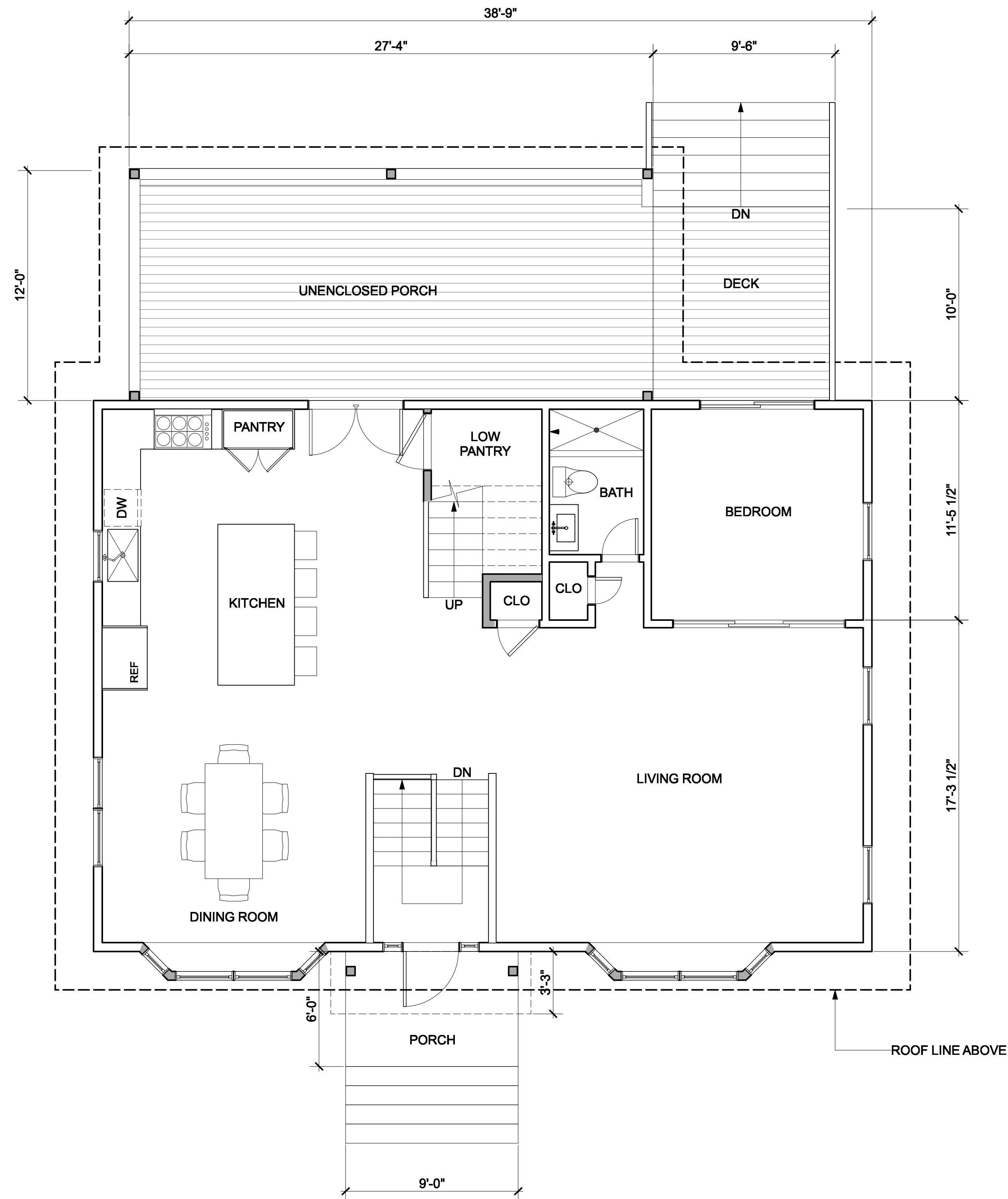
#	date	issue
	05.13.21	SITE DEVELOPMENT
1	06.23.21	PLAN. BD. COMMENT REV.
2	07.19.21	PLAN. BD. COMMENT REV.2

Existing Basement, 1st,
2nd Floor/Demo Plans

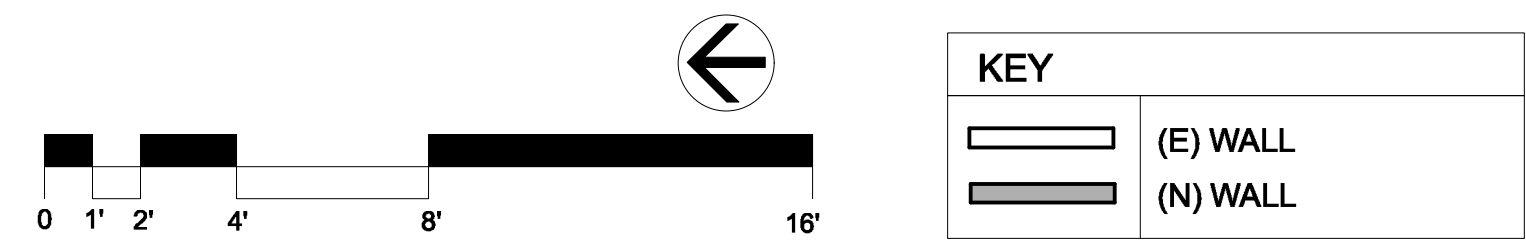
project:	21.05
drawn by:	KJC
checked by:	
date:	03/02/21
scale:	AS NOTED



1 PROPOSED BASEMENT PLAN
Scale: 1/4" = 1'-0"



2 PROPOSED 1ST FLOOR PLAN
Scale: 1/4" = 1'-0"

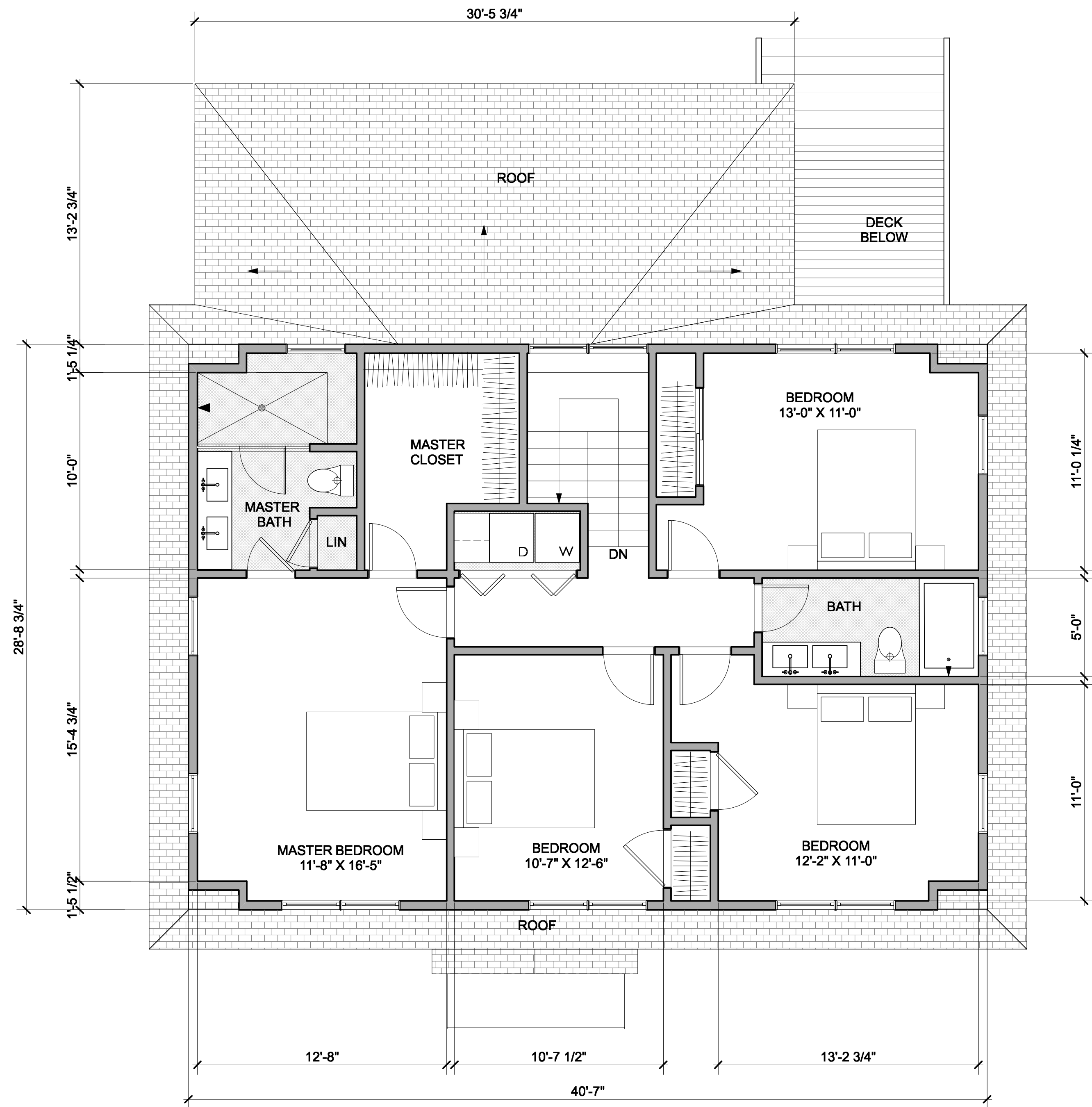


REMODEL & ADDITION
POOR RESIDENCE
25 South Cottenet Street
Irvington, NY 10533

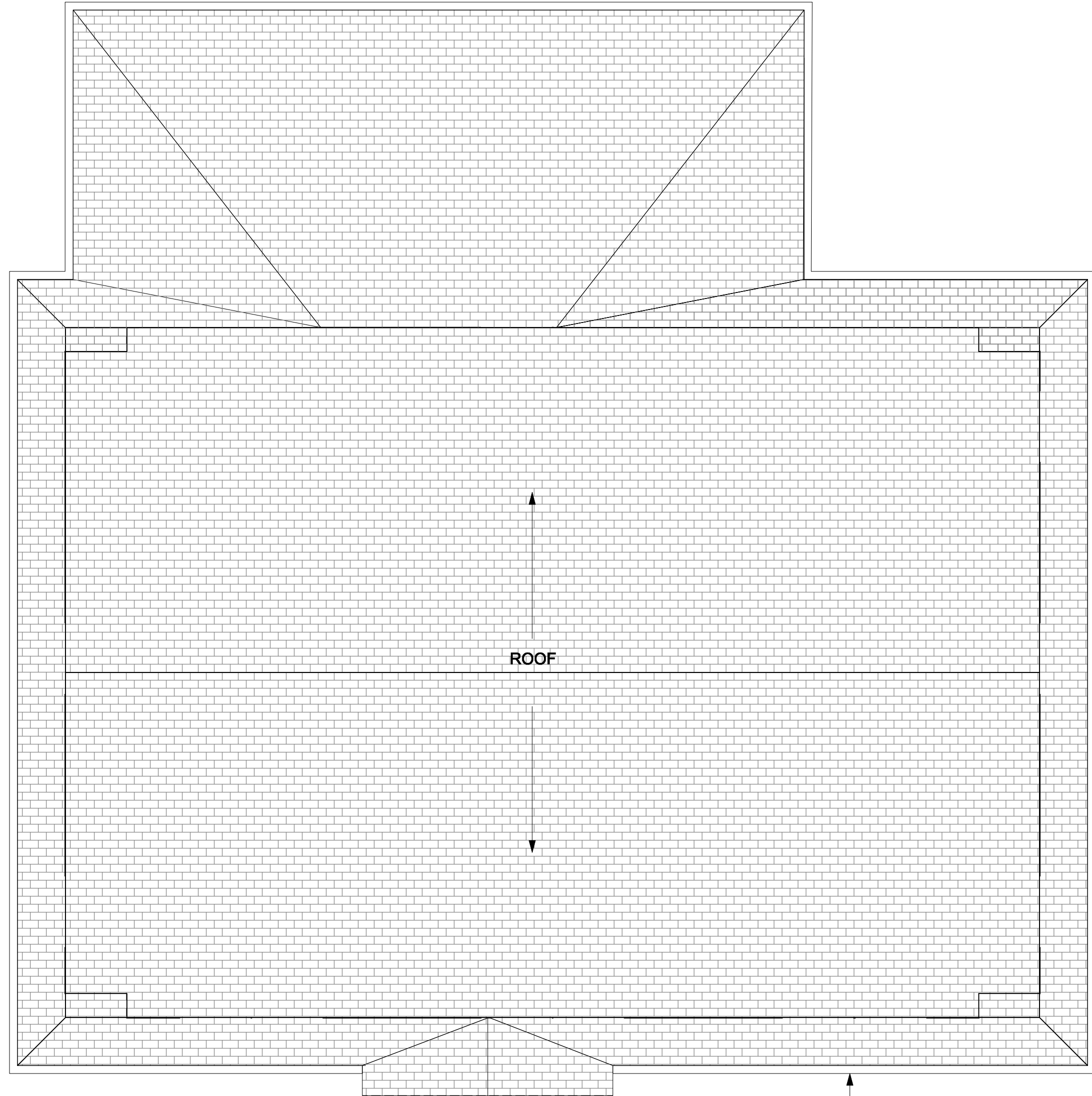
#	date	issue
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1	06.23.21	PLAN. BD. COMMENT REV.
2	07.19.21	PLAN. BD. COMMENT REV.2

Proposed Basement
& 1st Floor Plans

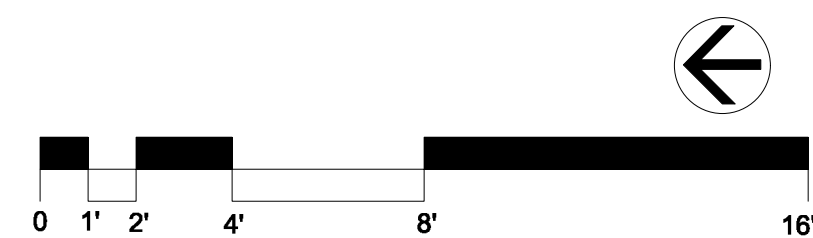
project:	21.05
drawn by:	KJC
checked by:	
date:	03/02/21
scale:	AS NOTED



1 PROPOSED 2ND FLOOR PLAN
Scale: 1/4" = 1'-0"



2 PROPOSED ROOF PLAN
Scale: 1/4" = 1'-0"



KEY	
	(E) WALL
	(N) WALL



REMODEL & ADDITION
POOR RESIDENCE
25 South Cottenet Street
Irvington, NY 10533

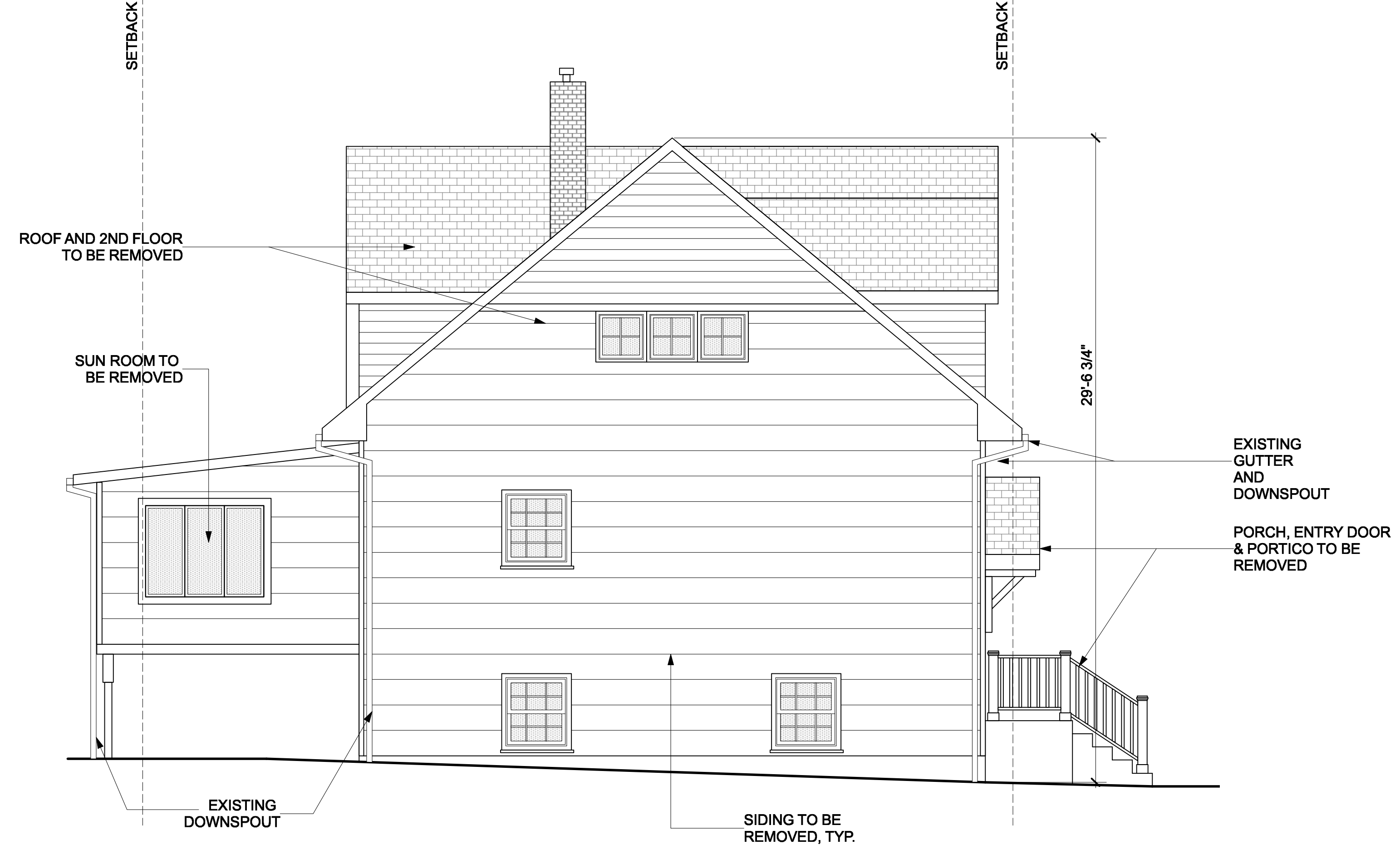
#	date	issue
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1	06.23.21	PLAN. BD. COMMENT REV.
2	07.19.21	PLAN. BD. COMMENT REV.2

Proposed 2nd Floor
& Roof Plans

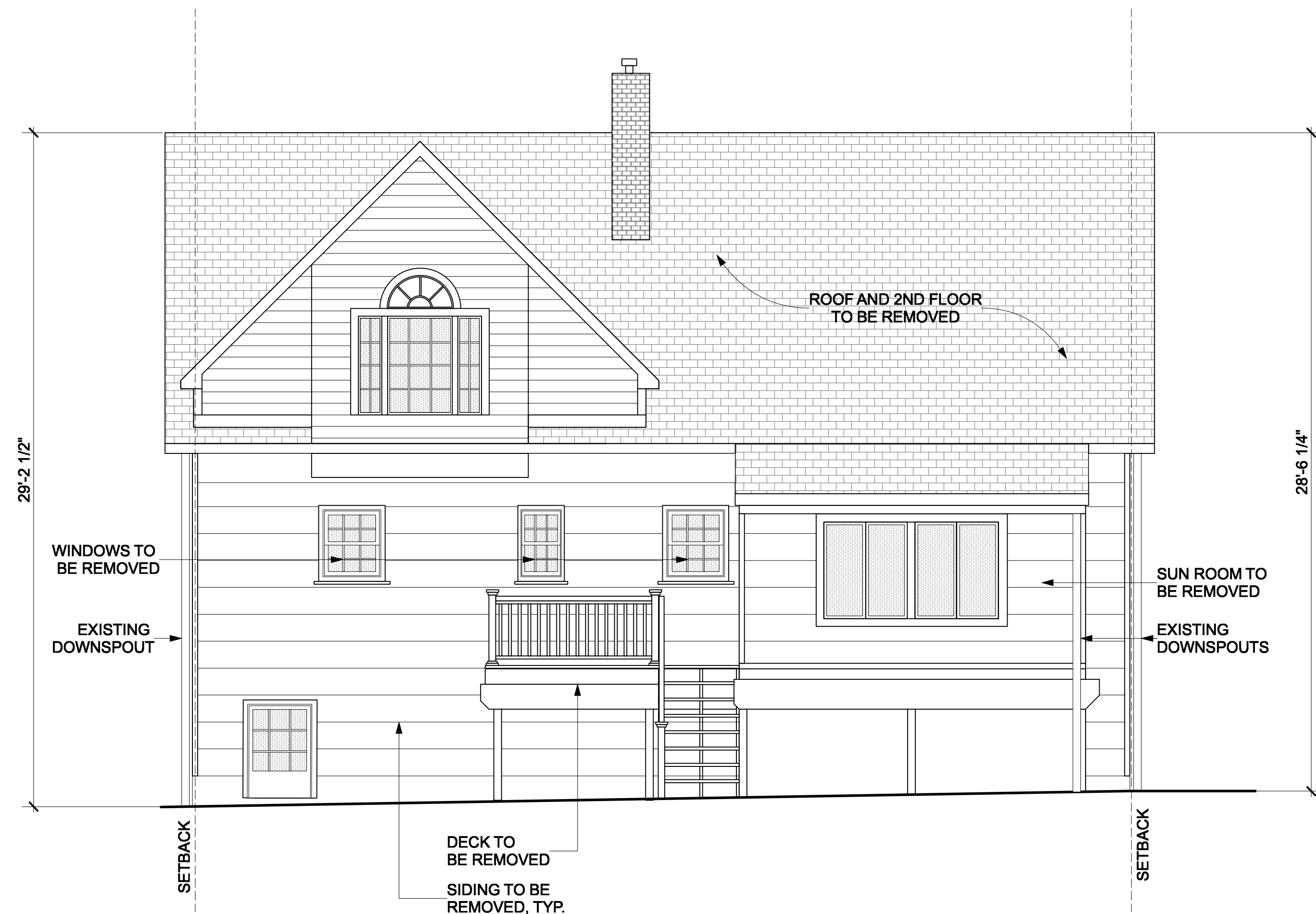
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checked by:	
date:	03/02/21
scale:	AS NOTED



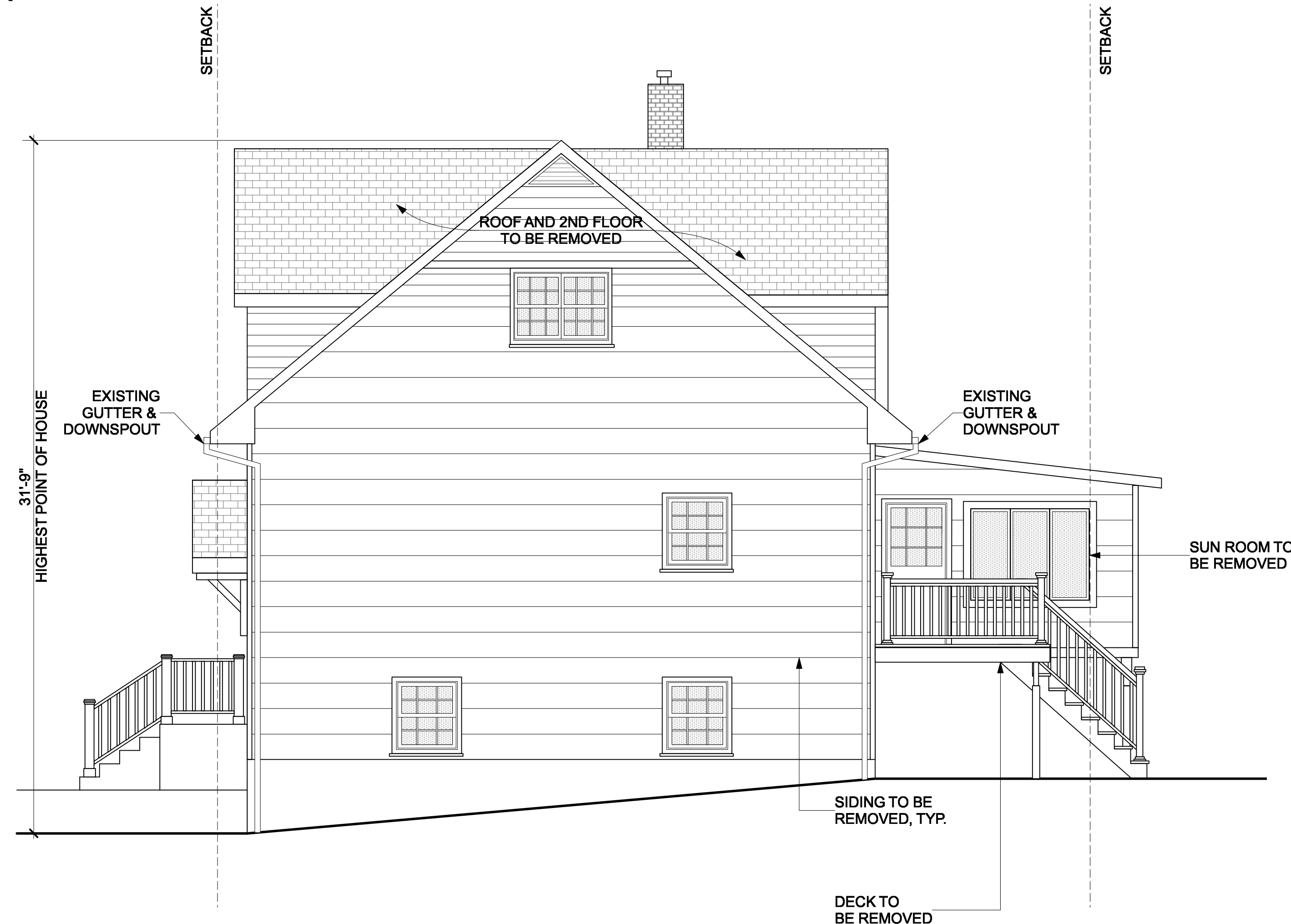
1 EXISTING WEST ELEVATION
Scale: 1/4" = 1'-0"



2 EXISTING NORTH ELEVATION
Scale: 1/4" = 1'-0"



3 EXISTING EAST ELEVATION
Scale: 1/4" = 1'-0"



4 EXISTING SOUTH ELEVATION
Scale: 1/4" = 1'-0"



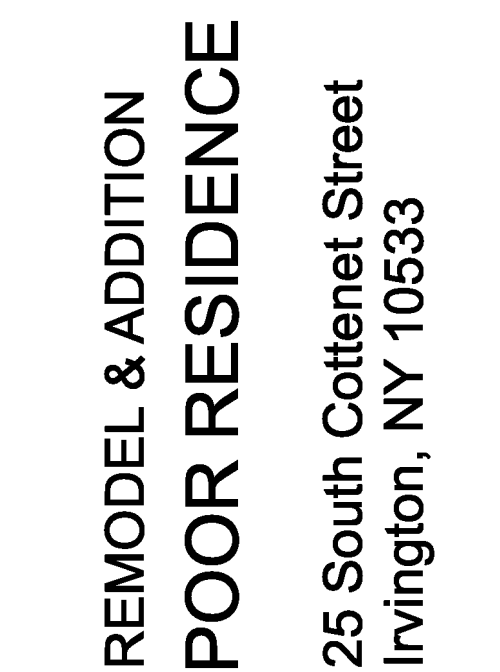
**REMODEL & ADDITION
POOR RESIDENCE**
25 South Cottenet Street
Irvington, NY 10533

#	date	issue
05.13.21		SITE DEVELOPMENT
06.23.21		PLAN. BD. COMMENT REV.

Existing Elevations

project:	21.05
drawn by:	KJC
checked by:	
date:	03/02/21
scale:	AS NOTED

A-3.1



Proposed Elevations

project:	21.05
drawn by:	KJC
checked by:	
date:	03/02/21
scale:	AS NOTED

A-3.2

