4 April 2022

Ed Marron
Building Inspector
Village of Irvington
85 Main St.
Irvington, NY 10533

RE: Permit application No. 221
49 Field Terrace, Irvington, NY

Mr. Marron:

Attached please find 3 sets of drawings, filing fee check, and a thumb drive with a PDF scanned set of the drawings for the above listed property. This project includes exterior work, so will need to go in front of the Architectural Review Board. We would like to be put on the agenda for the April 25th Meeting.

The proposed exterior work involves an exterior addition and includes some window changes and a new, relocated driveway.

Best,

Douglas McClure

25 North Dutcher Street | Irvington, New York 10533 914.297.8622 dmcclure@mcc-architecture.com

APPLICATION FOR BUILDING PERMIT

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

Application Number:	221	Date:	02/21/2022
Job Location:	49 FIELD TER	Parcel ID:	2.170-76-14
Property Owner:	Sumit Mohan and Subani Chandra	Property Class:	1 FAMILY RES
Occupancy:	One/ Two Family	Zoning:	
Common Name:			

Applicant	**Contractor**
Douglas McClure	
McC | Architecture pllc	
25 North Dutcher St.Irvington NY 10533	
917-887-0975	

Description of Work

Type of Work:	Addition	Applicant is:	Architect
Work Requested by:	The Owner	In association with:	
Cost of Work (Est.):	275000.00	Property Class:	1 FAMILY RES

Description of Work

Sunroom addition at east side of house, including revising the first floor layout to include a bedroom suite. In addition, relocating the driveway from the north side to the west side of the property.

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: 49 FIELD TER Parcel Id: 2.170-76-14

AFFIDAVIT OF APPLICANT

I **Douglas McClure** being duly sworn, depose and says: That s/he does business as: **McC | Architecture pllc** with offices at: **25 North Dutcher St. Irvington NY 10533** and that s/he is:

- ☐ The owner of the property described herein.
- ☐ The _____ of the New York Corporation _____ with offices at: _____ duly authorized by resolution of the Board of Directors, and that said corporation is duly authorized by the owner to make this application.
- ☐ A general partner of _____ with offices _____ and that said Partnership is duly authorized by the Owner to make this application.
- ☐ The Lessee of the premises, duly authorized by the owner to make this application.
- ☒ The Architect of Engineer duly authorized by the owner to make this application.
- ☐ The contractor authorized by the owner to make this application.

That the information contained in this application and on the accompanying drawings is true to the best of his knowledge and belief. The undersigned hereby agrees to comply with all the requirements of the New York State Uniform Fire Prevention and Building Code, the Village of Irvington Building Code, Zoning Ordinance and all other laws pertaining to same, in the construction applied for, whether or not shown on plans or specify in this application.

Sworn to before me this 4 day of April of 2022

Genine Lockwood

GENINE LOCKWOOD
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01L06210592
Qualified in Westchester County
Commission Expires 6/24/2025

Notary Public / Commission of Deeds

Applicant's Signature

OWNER'S AUTHORIZATION

I **Sumit Mohan and Subani Chandra** as the owner of the subject premises and have authorized the contractor named above to perform the work under the subject application.

Owner phone number 917-450-0834 Owner email address mohan.sumit@gmail.com

☑ _____ 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 5th day of March of 2022

Notary Public / Commission of Deeds

Applicant's Signature

LIM KIM A.
Notary Public, State of New York
No. 01L10144154
Qualified in Westchester County
Commission Expires Apr. 24, 2022

INSTRUCTIONS

REQUIREMENTS FOR OBTAINING A PERMIT:

The following items must be submitted in order to obtain a Building Permit:

1. One (1) Building Permit application signed by the owner or a notarized Agent Letter.
2. One (1) property survey (signed and sealed), reflecting existing conditions.
3. Two (2) sets of construction drawings and specifications, including existing and proposed conditions, state design criteria, structural and architectural details, plans, and cross sections, mechanical, electrical, and plumbing drawings (signed and sealed by a likened professional).
4. One USB with all plans (with Licensed Professionals certification/stamp) and specifications in PDF (file size must be less than 25MB).
5. Copy of approved site plan from the Irvington Planning Board when applicable (required on all increases of FAR, footprint, coverage, driveways and increases of cubic content under a roof).
6. Approval by the Architectural Review Board (ARB) when applicable. An additional five (5) sets of construction drawings and specifications (please see ARB requirements (available on the village web site www.irvingtonny.gov) prior to submission).
7. Visit the Village of Irvington website www.irvingtonny.gov for additional check list for solar panels, generators, underground propane tanks, signs and awnings(found in forms and documents in the Building & Planning General Information folder).
8. Village Zoning Code is available on the Village website: www.irvingtonny.gov.
9. Provide evidence that the application meets the NYS Energy code as described by www.dos.state.ny.us/code/energycode/overview.htm

Contractor Requirements in order to obtain a Building Permit:

10. Contractor's Certificate of Liability listing the Village of Irvington as the Certificate Holder with no disclaimer in the description other than certificate holder is named additional insured (any additional comments will not be accepted).
11. Contractor's Workers Compensation C-105 form (or equivalent) listing the Village of Irvington as Certificate Holder.
12. Copy of Contractor's Westchester County Home Improvement License.
13. All information above uploaded into permit application with the contractor's contact information, including mailing address, phone number, and email address.
14. Contractor's signature on Affidavit of Contractor (required prior to issuance of the permit).

Please Note:

-State Law requires that the contractor submits a copy of Workman's Compensation as required by the New York State Disability Insurance naming the Department of Buildings, Village of Irvington as certificate holder and showing coverage for general contacting and the locations covered by such insurance. If structure is to be demolished a copy of Liability Insurance must also be submitted.

- Please be advised under State and Municipal Laws, the Workman's Compensation and Disability benefits insurance must be submitted on separate state approved forms. The "Acord Form" is no longer acceptable as proof of Workman's Compensation coverage. Further information or questions may be answered by calling the NYS Bureau of Compliance at (518) 486-6307 or by visiting their website or by contacting your insurance provider.

FEES ASSOCIATED WITH BUILDING PERMIT APPLICATION(All fees must be paid at time of application):

Fee schedule

Building Permit (Non-Refundable)

* Application fee $85 — 85
* Permit fee $17 per thousand dollars ($1000) of estimated cost of construction, or fraction thereof — 4,675

• Inspection Fees (as applicable)

• Insulation: $50	• Footing: $50
• Solid Fuel: $50	• Preparation for concrete slabs and walls: $50
• Foundation and footing drain: $50	• Framing: $50
• Energy Code Compliance: $50	• Building systems, including underground and rough-in: $50
• Sediment and erosion control: $50	• Fire resistant construction and penetrations: $50
• Footing: $50	• Final Inspection for C.O.: $50
• Preparation for concrete slabs and walls: $50	• State and local laws (per re-inspection): $50

Total Inspections 250

* Certificate of Occupancy Fees: One dollar ($1.00) per thousand dollars of estimated cost. Minimum Fee $25.00
* Permit Revisions or Amendment: $50.00 (plus $17 per thousand ($1000), of the estimated cost of construction and any additional inspections fees). — 275

* Re-inspection fee for work not ready at time of inspection or not in compliance: $50 — _____
* Applications for Undocumented Work/ Legalizing: Applications to legalize work done prior toapplying for and receiving a building permit shall pay double all applicable fees and inspections, including the cost of construction based on the cost of all proposed work being legalized at the time of application. Minimum fee $500.00. — _____

(To be collected at time of submission of application)Total 5,285

(Note: pursuant to 224-54A all permits are valid for one (1) year from date on permit
Any permit that expires will be subject to additional fees.)

Chandra Residence

49 Field Terrace. • Irvington, NY

DRAWING LIST:

ARCHITECTURAL DRAWINGS:

COV	COVER SHEET
SP1	SITE PLAN, ZONING CALCS ENERGY CODE NOTES
SP1A	REMOVAL AND PROPOSED SITE PLANS
SP2	COVERAGE AND F.A.R.
A1	BASEMENT DEMOLITION PLAN
A2	BASEMENT CONSTRUCTION PLAN
A3	ENTRY FLOOR DEMO PLAN
A4	ENTRY FLOOR PLAN
A5	ELEVATIONS
A6	BUILDING SECTION
E1	BASEMENT POWER PLAN
E2	BASEMENT LIGHTING PLAN
E3	ENTRY FLOOR POWER PLAN
E4	ENTRY FLOOR LIGHTING PLAN

STRUCTURAL DRAWINGS:

S-101	STRUCTURAL SHEET 1
S-102	STRUCTURAL SHEET 1

LANDSCAPE DRAWINGS:

L-1.0	TREE INVENTORY, REMOVALS AND PROTECTION PLAN
L-2.0	

CIVIL ENGINEERING DRAWINGS:

C-1	STORMWATER MANAGEMENT PLAN
C-2	DETAILS

McC | Architecture pllc

25 n. dutcher st., irvington, ny 10533 | mcc-architecture.com
t: 917.887.0975 | e: dmcclure@mcc-architecture.com

NOTES:

PROJECT INFORMATION:

REV. #/DATE

1	PLANNING BOARD	9/1/21
2	PLANNING BOARD COMMENTS	12/1/21
3	PLANNING BOARD COMMENTS	1/14/22

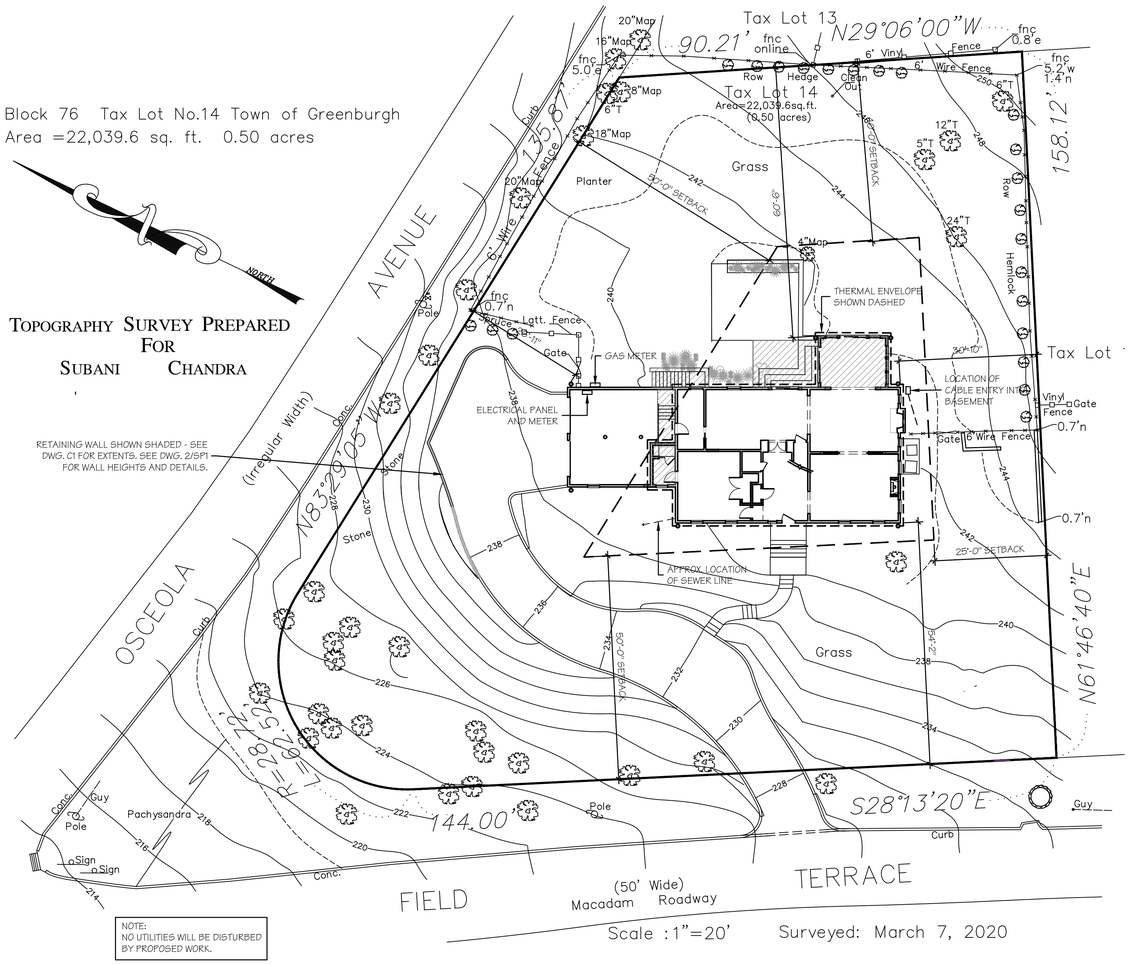
TO THE BEST OF MY KNOWLEDGE BELIEF & PROFESSIONAL JUDGEMENT OF THE UNDERSIGNED, THE PLANS & SPECIFICATIONS DEPICTED ON THESE DRAWINGS ARE IN COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE NEW YORK STATE UNIFORM FIRE PREVENTION & BUILDING CODE & THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE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

DRAWING TITLE:

DRAWING INFO.

COV

2010
2010-Base.dwg



1 SITE PLAN
1/16"=1'-0"

BUILDING DEPARTMENT NOTES:

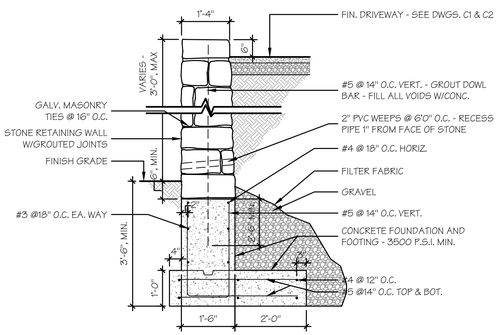
1 "AS-BUILT" DRAWINGS OF THE SITE IMPROVEMENTS SHALL BE SUBMITTED TO THE VILLAGE ENGINEER FOR REVIEW PRIOR TO OBTAINING CERTIFICATE OF OCCUPANCY.

2. OCCUPANCY R3

3. CONSTRUCTION TYPE EXIST AND PROPOSED 5B UNPROTECTED

GENERAL NOTES:
ALL WORK SHALL COMPLY WITH THE PROVISIONS OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE, AND THE 2020 ENERGY CONSERVATION CODE OF NEW YORK STATE.

ALT LEVEL NO 2
SCOPE: NEW SUNROOM ADDITION ON REAR OF HOUSE, RELOCATION OF DRIVEWAY
CONSTRUCTION TYPE 5B UNPROTECTED(EXIST AND NEW)
OCCUPANCY= SINGLE FAMILY RESIDENTIAL (NO CHANGE)



2 STONE RETAINING WALL
1" = 1'-0"

BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE

CLIMATIC & GEOGRAPHIC DESIGN CRITERIA (CLIMATE ZONE 4A)

GROUND SNOW LOAD TEMP.REQUD	WIND SPD	SEISMIC DSGN CATEGORY INDEX	SUBJECT DAMAGE FROM: WITHRING TEMP.	FRST LINE DPTH	TERMITE	DECAY	WINTER DESIGN	ICE BARRIER UNDERLYMNT	FLOOD HAZARDS	AIR FREEZING	MEAN ANNUAL
30 LBS./S.F.	115-120 MPH	C	SEVERE	42" DEEP	MODERATE TO HEAVY	SLIGHT TO MODERATE	7D	YES	FIRM COMMUNITY-PANEL MAP# 36119C0261F EFFECTIVE DATE: 9/28/2007	2000	51.6

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

FROM TABLE 402.1(2) AND R402.1.4 FROM 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE, BASED ON 5,750 HEATING DEGREE DAYS IN CLIMATE ZONE 4A (NOT MARINE)

SUB-SYSTEM	MAXIMUM U-FACTOR	MINIMUM R-VALUE
FENESTRATION	Ug = .35	R - 4
SKYLITE	Ug = .55	
GLAZED FENESTRATION	Ug = .40	
CEILING	Ug = .026	R - 49
FRAME WALL	Ug = .060	20 OR 13+5
MASS WALL	Ug = .098	8/13
FLOOR	Uf = .047	R - 19
BASEMENT WALL	Uf = .059	R - 10/13
SLAB PERIMETER and DEPTH		R10 FOR 2'
CRAWL SPACE WALL	Uf = .065	R - 10/13

A. R-VALUES ARE MINIMUMS U-FACTORS AND SHGC ARE MAXIMUMS WHEN INSULATION IS INSTALLED IN A CAVITY WHICH IS LESS THAN THE LABEL OR DESIGN THICKNESS OF THE INSULATION, THE INSTALLED R-VALUE OF THE INSULATION SHALL NOT BE LESS THAN THE R-VALUE SPECIFIED IN THE TABLE.

B. THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS THE SHGC COLUMN APPLIES TO ALL GLAZED FENESTRATION EXCEPTION: SKYLIGHTS MAY BE EXCLUDED FROM GLAZED FENESTRATION SHGC REQUIREMENTS IN CLIMATE ZONES I THROUGH 3 WHERE THE SHGC FOR SUCH SKYLIGHTS DOES NOT EXCEED 0 30 .

C. 15/ 19" MEANS R-IS CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-21 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-S CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME '10/13' MEANS R-IO CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-13 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL

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 CLIMATE ZONES I THROUGH 3 FOR HEATED SLABS

E. THERE ARE NO SHGC REQUIREMENTS IN THE MARINE ZONE

F. BASEMENT WALL INSULATION IS NOT REQUIRED IN WARM-HUMID LOCATIONS AS DEFINED BY FIGURE R301 AND TABLE R301

G. OR INSULATION SUFFICIENT TO FILL THE FRAMING CAVITY, R-21 MINIMUM

H. THE FIRST VALUE IS CAVITY INSULATION, THE SECOND VALUE S CONTINUOUS INSULATION, SO '13+5" MEANS R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION.

I. THE SECOND R-VALUE APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL

ENERGY NOTES:

1. I, DOUGLAS MCCLURE, CERTIFY THAT THESE PLANS AND SPECIFICATIONS COMPLY WITH sTHE 2020 ENERGY CONSERVATION CODE OF NEW YORK STATE.

2 ALL INSULATION SHALL BE AT MINIMUM PAPER FACED FIBERGLASS BATTS, WITH THE PAPER FACING THE WARM SIDE OF THE ASSEMBLY.

3. THE G.C. SHALL PROVIDE A PERMANENT CERTIFICATE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL LISTING THE PREDOMINANT R-VALUES OF THE INSULATION INSTALLED PER SYSTEM THROUGH OUT THE RESIDENCE PER SECTION 401.3 OF THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE.

4. FOR BLOWN IN INSULATION, THE SETTLED R-VALUE SHALL BE USED.

5. INSULATION VALUES SHOWN IN THE CHART ABOVE ARE MINIMUM VALUES REQUIRED BY CODE AND MAY NOT REFLECT THE INSULATION VALUES CALLED OUT IN THE CONSTRUCTION DOCUMENTS. WHEN TWO DIFFERENT INSULATION VALUES ARE CALLED OUT, CONTRACTORS ARE HEREBY DIRECTED TO INSTALL THE INSULATION WITH GREATER R-VALUE PER ASSEMBLY.

6. R-21 BATT INSULATION SHALL BE INSTALLED IN ALL 2X6 EXTERIOR WALLS.

R402.2.1 CEILINGS WITH ATTIC SPACES.
WHERE SECTION R402.1.2 WOULD REQUIRE R-38 INSULATION IN THE CEILING, INSTALLING R-30 OVER 100 PERCENT OF THE CEILING AREA REQUIRING INSULATION SHALL BE DEEMED TO SATISFY THE REQUIREMENT TOR R-38 WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-30 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. SIMILARLY, WHERE SECTION R402.1.2 WOULD REQUIRE R-49 INSULATION IN THE CEILING, INSTALLING R-38 OVER 100 PERCENT OF THE CEILING AREA REQUIRING INSULATION SHALL BE DEEMED TO SATISFY THE REQUIREMENT TOR R-49 INSULATION WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-38 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. THIS REDUCTION SHALL NOT APPLY TO THE U-FACTOR ALTERNATIVE APPROACH IN SECTION R402.1.4 AND THE TOTAL U-FACTOR ALTERNATIVE IN SECTION R402.1.5

R402.2.2 CEILINGS WITHOUT ATTIC SPACES.
WHERE SECTION R402.1.2 WOULD REQUIRE INSULATION LEVELS ABOVE R-30 AND THE DESIGN OF THE ROOF/CEILING ASSEMBLY DOES NOT ALLOW SUFFICIENT SPACE TOR THE REQUIRED INSULATION, THE MINIMUM REQUIRED INSULATION TOR SUCH ROOT/CEILING ASSEMBLIES SHALL BE R-30_ THIS REDUCTION OF INSULATION FROM THE REQUIREMENTS OF SECTION R402.1.2 SHALL BE LIMITED TO 500 SQUARE FEET (46 METER SQ) OR 20 PERCENT OF THE TOTAL INSULATED CEILING AREA, WHICHEVER IS LESS. THIS REDUCTION SHALL NOT APPLY TO THE U-FACTOR ALTERNATIVE APPROACH IN SECTION R402_1_4 AND THE TOTAL UA ALTERNATIVE IN SECTION

R402.2.3 EAVE BAFFLE.
FOR AIR-PERMEABLE INSULATIONS IN VENTED ATTICS, A BATTLE SHALL BE INSTALLED ADJACENT TO SOFFIT AND EAVE VENTS. BAFFLES SHALL MAINTAIN AN OPENING EQUAL OR GREATER THAN THE SIZE OF THE VENT. THE BATTLE SHALL EXTEND OVER THE TOP
OF THE ATTIC INSULATION. THE BATTLE SHALL BE PERMITTED TO BE ANY SOLID MATERIAL.

ZONING ANALYSIS

49 FIELD TERRACE, IRVINGTON, WESTCHESTER NY PARCEL ID: 2.170-76-14

ZONE	1F-40	BLOCK	
SHEET	13A	LOT	P101C
ITEM	ALLOWABLE	EXISTING	PROPOSED
LOT DATA			
LOT SIZE	40,000	22040	NO CHANGE
WIDTH	150	172	NO CHANGE
DEPTH	150	158	NO CHANGE
SETBACKS			
FRONT YARD	50	30.2	30.2**
SIDE YARD 1	25	15.5	NO CHANGE
SIDE YARD 2	25	15.5	NO CHANGE
REAR	40	67.6	NO CHANGE
MAX. HEIGHT-STORIES	2.5	2.5	NO CHANGE
MAX. HEIGHT- FEET	35	28'-11"	NO CHANGE
COVERAGE			
MAX. BUILDING COVERAGE (12%)1ST 40,000+4% OF ADDITIONAL FT²	2645	3382	3060
FLOOR AREA RATIO (.43 x LOT AREA)	4320		
FIRST		1532	1760
SECOND		1526	1526
TOTAL		3195	3367

GENERAL NOTES:
I. ALL WORK SHALL COMPLY WITH THE 2020 RESIDENTIAL CODE OF NY STATE, (MOST CURRENT INTERNATIONAL RESIDENTIAL CODE [IRC]), THE VILLAGE OF IRVINGTON ZONING CODE AND ALL OTHER AGENCIES HAVING JURISDICTION.

II. THE G.C. IS TO SECURE A BUILDING PERMIT FROM THE VILLAGE OF IRVINGTON BUILDING DEPARTMENT.

III. G.C. SHALL GIVE THE OWNER A WRITTEN GUARANTEE COVERING ALL EQUIPMENT, MATERIALS AND WORKMANSHIP FOR A PERIOD OF (1) ONE YEAR FROM DATE OF FINAL ACCEPTANCE BY THE OWNER (CONFIRMED IN WRITING), AND HE SHALL, UPON NOTICE, PROMPTLY MAKE GOOD AT HIS OWN EXPENSE ALL DEFECTS IN MATERIAL AND WORKMANSHIP DURING THIS PERIOD AT NO COST TO THE OWNER.

IV. THE CHARACTER AND SCOPE OF THE WORK ARE ILLUSTRATED BY THE DRAWINGS AND NOTES. FULL SIZE OR LARGE SCALE DETAILS OR DRAWINGS SHALL GOVERN OVER SMALL SCALE DRAWINGS WHICH THEY ARE INTENDED TO AMPLIFY. DETAILS OR CONDITIONS INDICATED FOR A PORTION OF THE WORK SHALL APPLY THROUGHOUT TO ALL SIMILAR PORTIONS EXCEPT AS OTHERWISE SPECIFICALLY NOTED. DIMENSIONS SHALL BE FIGURED RATHER THAN DETERMINED BY RULE OR SCALE.

V. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE FINISHED DIMENSIONS.

VI. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION AGAINST DIRT AND DAMAGE.

VII. THE G.C SHALL PROVIDE, ERECT & MAINTAIN TEMP. DUST BARRIERS/PARTITIONS & OTHER ITEMS REQ'D. FOR PROPER PROTECTION OF AREAS ADJACENT TO THE WORK & PROVIDE SAFE ACCESS TO THE PORTIONS THAT ARE NOT AFFECTED BY THE WORK.

VIII. ALL PERTINENT PRECAUTIONS FOR ACCIDENT PREVENTION RECOMMENDED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, INC., OSHA, OR BY STATE AND LOCAL LAWS AND REGULATIONS, SHALL BE CONSIDERED TO FORM A PART OF THE CONTRACT WORK.

IX. CONTRACTOR SHALL KEEP A FULL SET OF COMPLETE UP-TO-DATE PLANS AVAILABLE AT THE JOB.
X. INSURANCE REQUIREMENTS:

A. THE CONTRACTOR SHALL PURCHASE & MAINTAIN INSURANCE OF A FORM & WITH COMPANIES SATISFACTORY TO THE OWNER, & THE VILLAGE OF IRVINGTON.

XI. ELECTRICAL NOTES:

A. ELECTRICAL INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE 2014 NATIONAL ELECTRIC CODE, NFPA 70, THE VILLAGE OF IRVINGTON BUILDING DEPARTMENT, & ANY OTHER AGENCIES HAVING JURISDICTION. CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS FROM ALL AGENCIES HAVING JURISDICTION.

B. FURNISH & INSTALL ALL LIGHTING FIXTURES & OTHER ELECTRICAL FIXTURES AS INDICATED ON PLANS.

SMOKE DETECTOR NOTES:

1. THE INSTALLATION OF WIRING & EQUIPMENT SHALL BE IN ACCORDANCE WITH NFPA 72.

2. SMOKE DETECTORS SHALL BE INSTALLED ACCORDING TO NYS RESIDENTIAL CODE 314

3. LOCATIONS
- IN EACH SLEEPING ROOM
- OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
- ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENTS AND HABITABLE ATTICS
- ON DEWLLINGS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS A SMOKE ALARM ON THE UPPER LEVEL SHALL SUFFICE, PROVIDED THE LOWER LEVEL IS LESS THAN A FULL STORY BELOW
- SMOKE ALARMS SHALL BE INSTALLED NO LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB

4. HARDWIRED AND INTERCONNECTED, CAN BE BATTERY OPERATED IN ADDITIONS, ALTERATIONS OR REPAIRS IF NOT REMOVING INTERIOR FINISHES UNLESS ACCESS FROM ATTIC, CRAWL SPACE OR BASEMENT

5. EACH SMOKE DETECTOR SHALL HAVE AN INTEGRAL TEST MEANS TO PERMIT THE OCCUPANT TO CHECK THAT IT IS OPERATIONAL. A CONTINUOUS POWER DISPLAY INDICATOR LIGHT IS RECOMMENDED, & ALL DETECTORS ARE TO BE HARDWIRED & INTERCONNECTED.

6. SMOKE DETECTORS SHALL BE LOCATED ON OR NEAR THE CEILING & WITHIN FIFTEEN FEET OF ALL ROOMS USED FOR SLEEPING PURPOSES. IN ALL DWELLING UNITS W/MULTIPLE LEVELS, WHEN ANY LEVEL HAS ONLY ONE MEANS OF EGRESS, THE DWELLING UNIT SHALL BE PROVIDED WITH SMOKE DETECTORS AT ALL LEVELS.

7. IF CLG. MOUNTED, CLOSEST EDGE OF THE DETECTOR SHALL BE A MIN. OF 4" FROM WALL

8. IF WALL MOUNTED THE CLOSEST EDGE OF THE DETECTOR SHALL BE FOUR INCHES & A MAXIMUM OF TWELVE INCHES FROM THE CEILING.

9. SMOKE DETECTOR UNIT(S) SHALL BE APPROVED BY BSA ACCEPTED PURSUANT TO RULES & REGULATION PROMULGATED BY THE COMMISSIONER OR LISTED BY AN ACCEPTABLE TESTING AGENCY SUCH AS UNDERWRITER'S LABORATORY OR APPROVED EQUAL.

10. UNITS TO BE EITHER, IONIZATION CHAMBER OR PHOTO ELECTRIC AND TO COMPLY WITH RS 17-11.

CARBON MONOXIDE DETECTOR NOTES:

1. CARBON MONOXIDE DETECTORS TO BE INSTALLED THROUGHOUT THE DWELLING IN ACCORDANCE WITH NEW YORK STATE BUILDING CODE.

STRUCTURAL NOTES:

THE INTEGRITY OF EXISTING FRAMING AND FOUNDATION MEMBERS ARE NOT KNOWN PRIOR TO DEMOLITION. AN ENGINEER MUST CERTIFY THAT LOADS ARE AS ANTICIPATED AS WELL AS CONNECTIONS TO SUPPORTING MEMBERS AT DEMOLITION.

McC | Architecture pllc
25 n. dutcher st., irvington, ny 10533 | mcc-architecture.com
t: 917.887.0975 | e: dmcclure@mcc-architecture.com

NOTES:

PROJECT INFORMATION:

Chandra Residence
49 Field Terrace • Irvington, NY 10533

REV. #/DATE

1	PLANNING BOARD	9/1/21
2	PLANNING BOARD COMMENTS	12/1/21
3	PLANNING BOARD COMMENTS	1/14/22

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DRAWING TITLE:

SITE PLAN
ZONING CALCS
ENERGY CODE NOTES

DRAWING INFO.

REGISTERED ARCHITECT DOUGLAS A. MCCLURE 023950 STATE OF NEW YORK

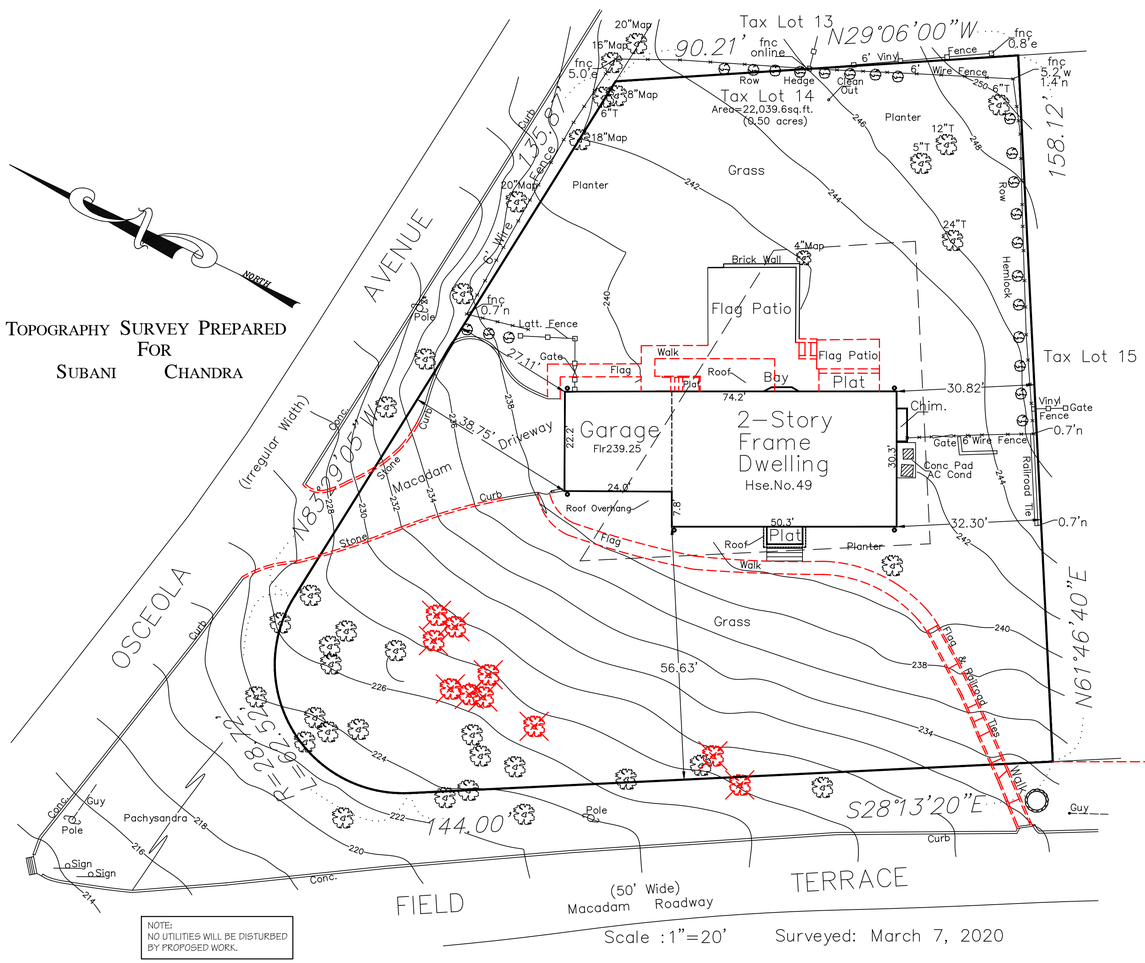
SP1
NOTED

1917
1917-Planning.dwg

McC | Architecture pllc
25 n. dutcher st., irvington, ny 10533 | mcc-architecture.com
t: 917.887.0975 | e: dmcclure@mcc-architecture.com

NOTES:

TOPOGRAPHY SURVEY PREPARED FOR
SUBANI CHANDRA



NOTE:
NO UTILITIES WILL BE DISTURBED BY PROPOSED WORK.

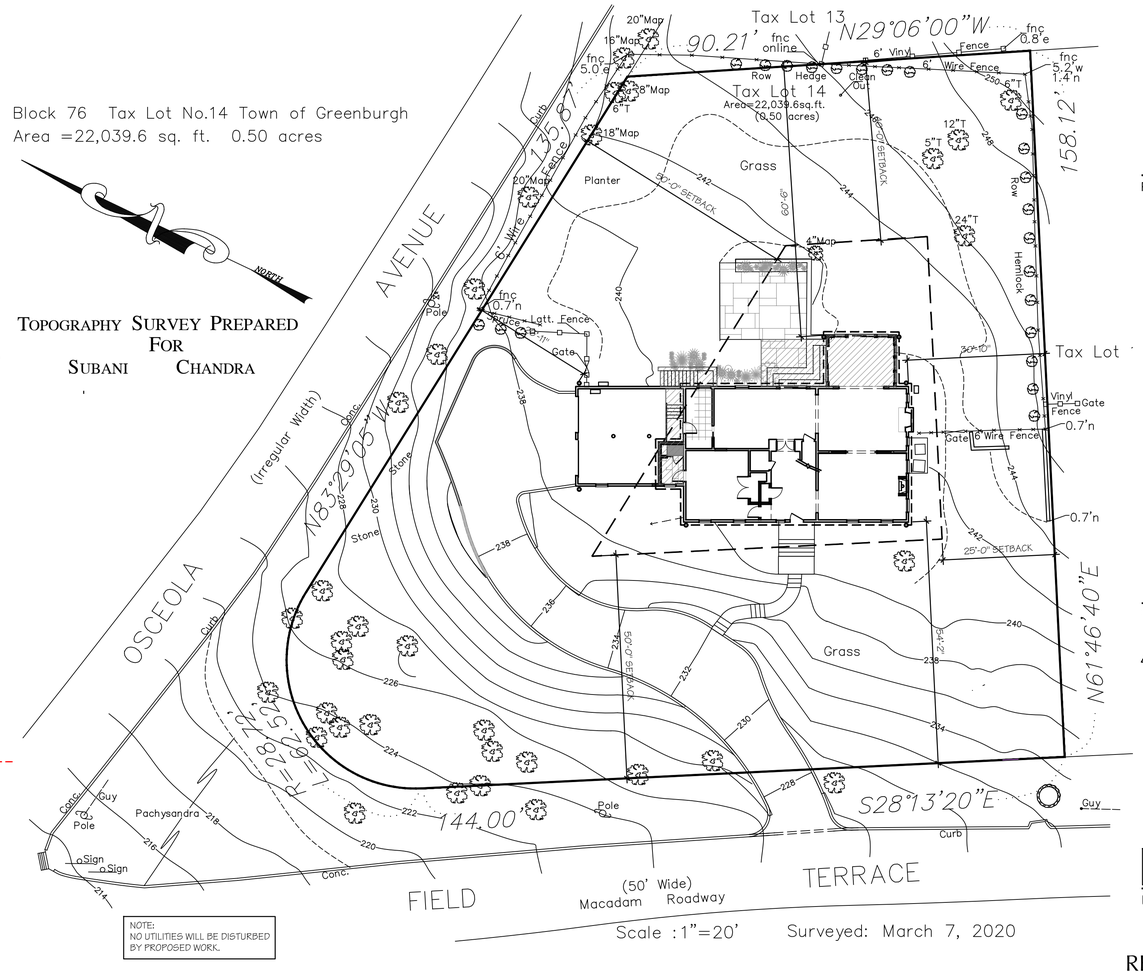
1 EXIST. SITE PLAN WITH REMOVALS
1/16"=1'-0"

INDICATES ITEM TO BE REMOVED

EXIST. LEADER

Block 76 Tax Lot No.14 Town of Greenburgh
Area =22,039.6 sq. ft. 0.50 acres

TOPOGRAPHY SURVEY PREPARED FOR
SUBANI CHANDRA



NOTE:
NO UTILITIES WILL BE DISTURBED BY PROPOSED WORK.

1 PROPOSED SITE PLAN
1/16"=1'-0"

INDICATES PROPOSED NEW COVERAGE

EXIST. LEADER

NEW LEADER

PROJECT INFORMATION:

Chandra Residence
49 Field Terrace • Irvington, NY 10533

REV. #/DATE

1	PLANNING BOARD	9/1/21
2	PLANNING BOARD COMMENTS	12/1/21
3	PLANNING BOARD COMMENTS	1/14/22

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

DRAWING TITLE:

REMOVAL & PROPOSED SITE PLANS

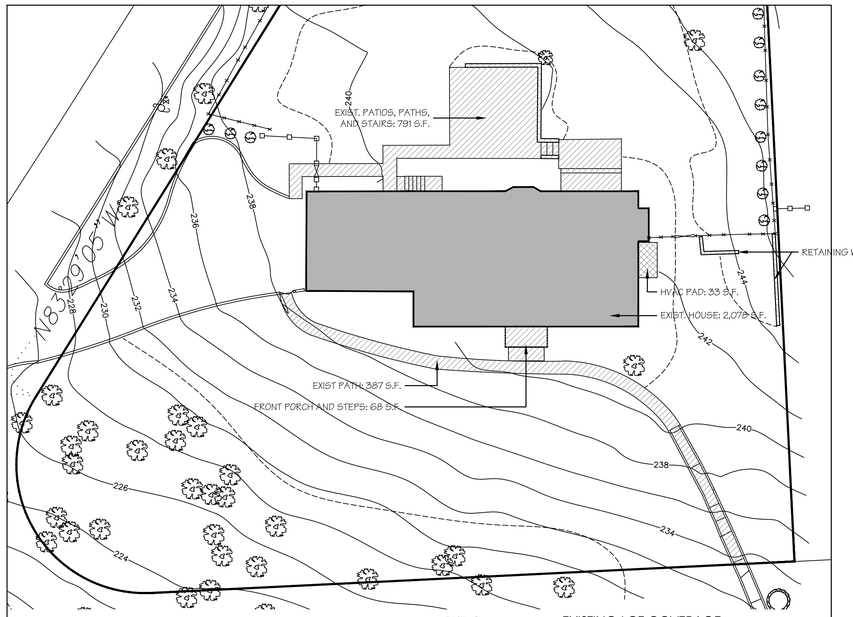
DRAWING INFO.

REGISTERED ARCHITECT DOUGLAS OLCOTT MCCLURE 023950 STATE OF NEW YORK

SP1A

NOTED

1917
1917-Planning.dwg



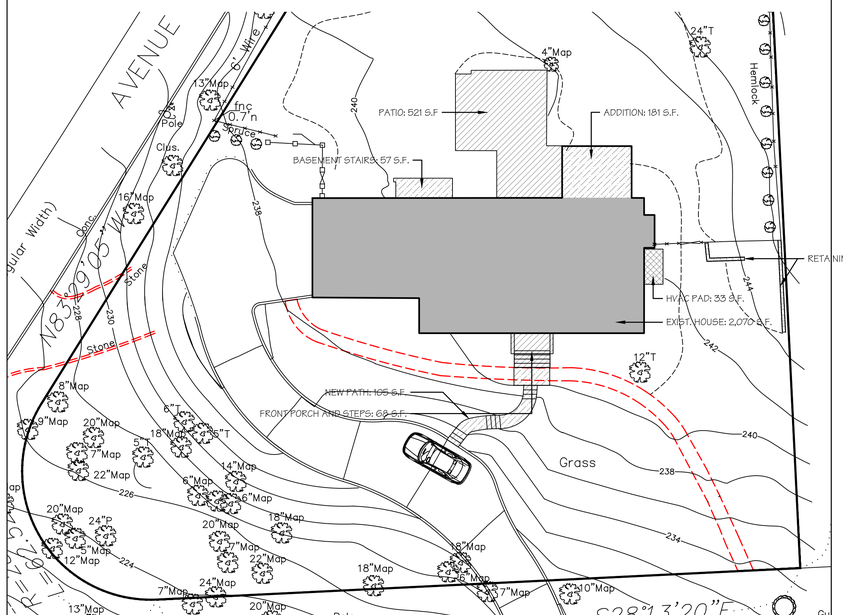
EXISTING BLDG.COVERAGE
EXIST. PATHS AND PATIOS
EXIST.CONCRETE PAD

EXISTING LOT COVERAGE

HOUSE(EXIST. AND PREV. APPROVED & CONST.)	2,078
ENTRY PORCH	68
RETAINING WALLS	26
PATIOS AND WALKS	1,178
HVAC PAD	33
TOTAL	3,383
ALLOWABLE	2,645

1 EXIST. COVERAGE

SCALE 0 5 10 15



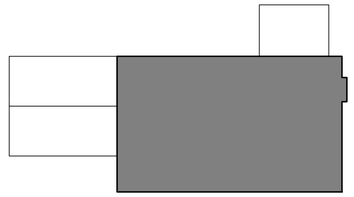
EXISTING BLDG.COVERAGE
EXIST. PATHS AND PATIOS
EXIST.CONCRETE PAD
PROPOSED NEW CONSTRUCTION

PROPOSED LOT COVERAGE

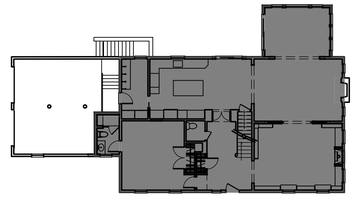
HOUSE	2,078
NEW ADDITION	173
ENTRY PORCH	68
RETAINING WALLS	26
PATIOS AND WALKS	625
BASEMENT AREAWAY	57
HVAC PAD	33
TOTAL	3,060
ALLOWABLE	2,645
REDUCTION FROM EXIST.:	-322 SF (-9.5%)

2 PROPOSED COVERAGE

SCALE 0 5 10 15



PROPOSED SECOND, NO CHANGE
1/16"=1'-0"



PROPOSED FIRST
1/16"=1'-0"

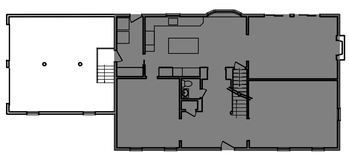
PROPOSED FAR

CELLAR	0
FIRST	1760
SECOND	1526
GARAGE	400
TOTAL:	3367
ALLOWABLE:	4320

4 PROPOSED FAR

1/16"=1'-0"

EX SECOND
1/16"=1'-0"



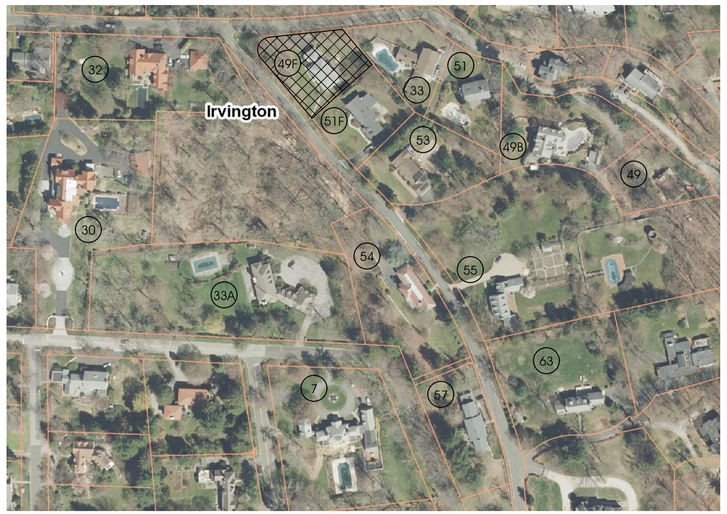
EX FIRST
1/16"=1'-0"

EXISTING FAR

CELLAR	0
FIRST	1532
SECOND	1526
GARAGE	400
TOTAL:	3195
ALLOWABLE:	4320

3 EXIST. FAR

1/16"=1'-0"



	Lot Information			Coverage*			
Key	Address	Parcel #	Area	Allowable	Existing	% Allowed	% of Lot
30	30 OSCEOLA AVE.	2.170-76-39	66,647	5,886	8,138	138.26%	12.21%
32	32 OSCEOLA AVE.	2.170-76-28	54,866	5,395	4,522	83.82%	8.24%
33	33 OSCEOLA AVE.	2.170-76-13	20,473	2,457	5,953	242.29%	29.08%
49	49 OSCEOLA AVE.	2.170-75-14	18,731	2,247	2,191	97.51%	11.70%
49B	49B OSEOLA AVE.	2.170-76-11	35,284	4,234	6,068	143.32%	17.20%
51	51 OSCEOLA AVE.	2.170.76.12	20,038	2,405	4,096	170.31%	20.44%
49F	49 FIELD TERRACE	2.170-76-14	22,040	2,645	2,745	103.78%	12.45%
51F	51 FIELD TERRACE	2.170-76-15	20,473	2,457	3,663	149.08%	17.89%
53	53 FIELD TERRACE	2.170-76-16	30,056	3,606	4,454	123.52%	14.82%
54	54 FIELD TERRACE	2.170-76-26	39,640	4,757	2,815	59.18%	7.10%
55	55 FIELD TERRACE	2.170-76-19	133,294	8,532	17,195	201.54%	12.90%
57	57 FIELD TERRACE	2.170-76-24	23,958	2,874	4,341	151.04%	18.12%
63	63 FIELD TERRACE	2.170-76-20	51,197	5,248	3,916	74.62%	7.65%
65	65 FIELD TERRACE	2.170-76-42	101,930	7,277	5,067	69.63%	4.97%
33A	33 ARDSLEY AVENUE	2.170-76-40	87,991	6,720	6,764	100.65%	7.69%
1	1 ARDSLEY AVENUE	2.170-80-6	39,640	5,883	6,172	104.91%	15.57%
23	23 WASHINGTON AVE.	2.170-80-5	41,382	4,855	3,835	78.99%	9.27%
19	19 WASHINGTON AVE	2.170-80-3.SD	81,026	6,441	6,991	108.54%	8.63%

5 CONTEXT SCALE MAP AND COVERAGE CHART

N.T.S.

* COVERAGE NUMBERS DERIVED FROM GREENBURGH CAI PROPERTY CARDS, WHICH INCLUDE STRUCTURES ONLY. WHERE POSSIBLE, WALLS, TERRACES, AND PATHWAYS HAVE BEEN INCLUDED.

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NOTES:

PROJECT INFORMATION:

Chandra Residence

49 Field Terrace • Irvington, NY 10533

REV. #/DATE

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DRAWING TITLE:

COVERAGE AND F.A.R.

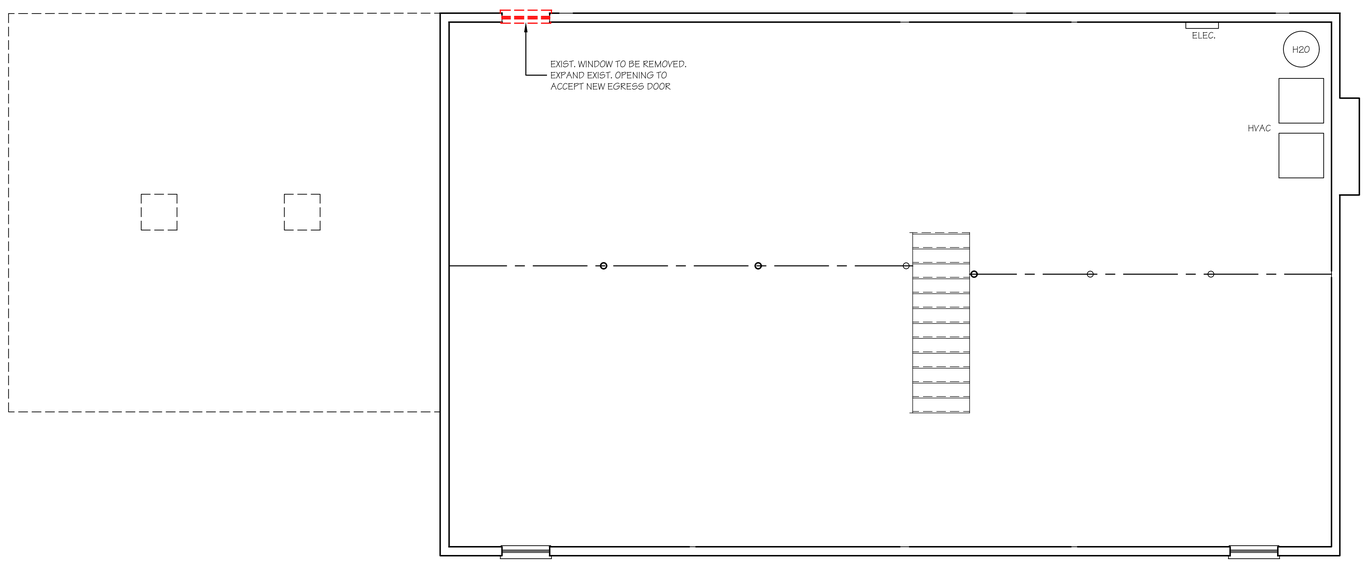
DRAWING INFO.

SP2

NOTED

REGISTERED ARCHITECT DOUGLAS S. MCCLURE 023950 STATE OF NEW YORK

2010
2010-Base.dwg



DEMOLITION LEGEND

- EXISTING DOOR TO BE REMOVED
- EXISTING WALL TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED

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NOTES:

PROJECT INFORMATION:

Chandra Residence

49 Field Terrace • Irvington, NY 10533

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DRAWING TITLE:

BASEMENT DEMOLITION PLAN

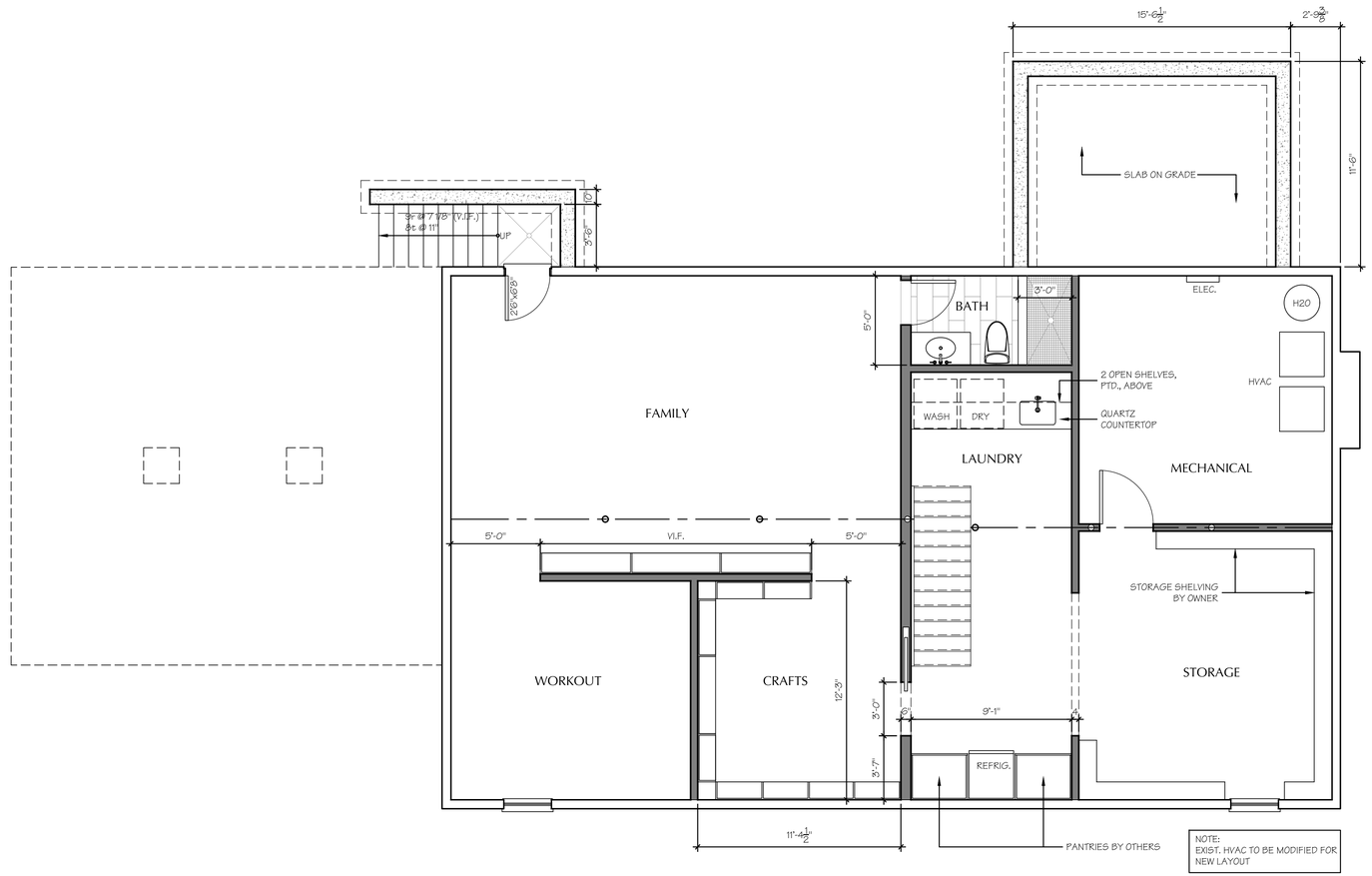
DRAWING INFO.

REGISTERED ARCHITECT DOUGLAS OLCOTT MCCLURE 023950 STATE OF NEW YORK

A1

1/4"=1'-0"

2010
2010-Base



NOTE:
EXIST. HVAC TO BE MODIFIED FOR NEW LAYOUT

CONSTRUCTION LEGEND

EXISTING DOOR TO REMAIN

NEW OR SALVAGED DOOR

ELEVATION NUMBER
DRAWING NUMBER

DETAIL NUMBER
DRAWING NUMBER

— NEW WINDOW - SEE WINDOW SCHEDULE FOR SPECIFICATIONS AND MANUFACTURER

A.F.F. — ABOVE FINISHED FLOOR.

EXISTING CONSTRUCTION TO REMAIN

PROPOSED PARTITION, 2X4 WOOD STUDS @ 16" O.C. W/ (1) LAYER 5/8" GYPSUM BOARD EA. SIDE OR (1) LAYER 5/8" "DENSHIELD" AT ALL WET LOCATIONS.

PROPOSED EXTERIOR WALL, WOOD STUDS TO MATCH ADJACENT, R VALUE OF 21 OR MATCH ADJACENT, INTERIOR AND EXTERIOR FINISHES TO MATCH

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DRAWING TITLE:

BASEMENT CONSTRUCTION PLAN

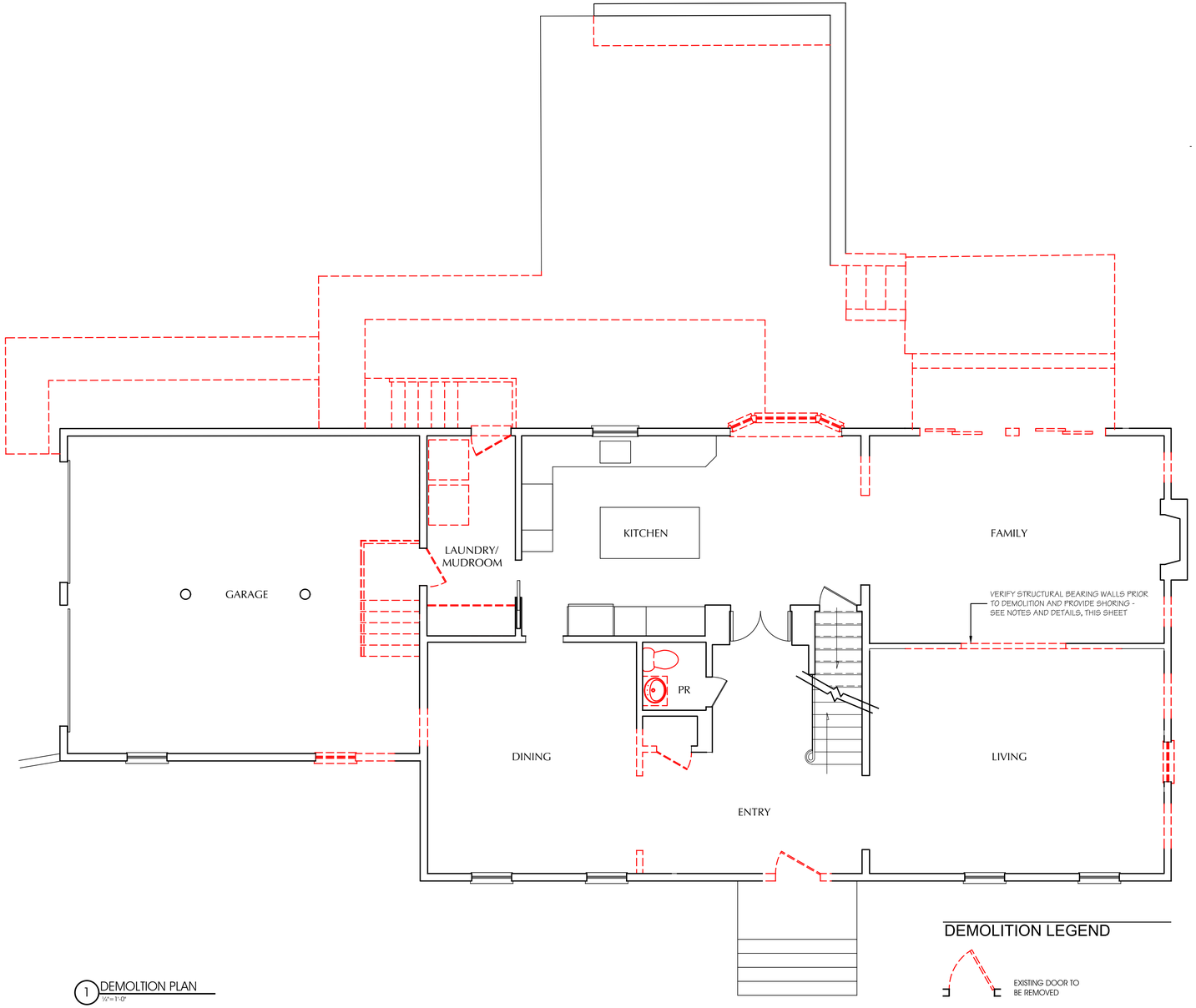
DRAWING INFO.

REGISTERED ARCHITECT DOUGLAS OLCOTT MCCLURE 023950 STATE OF NEW YORK

A2

1/4"=1'-0"

2010
2010-Base.dwg



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

XI. DEMOLITION - CUTTING - PROTECTION:

A. PROBE TO LOCATE UTILITIES OR STRUCTURE PRIOR TO REMOVING MATERIALS. DO ALL WORK SO AS NOT TO ENDANGER BUILDING STRUCTURE AND UTILITIES; PROVIDE TEMPORARY BRACES AND OTHER SUPPORTS AS MAY BE REQUIRED TO ASSURE THE SAFETY OF THE EXISTING CONSTRUCTION, WORKMEN, OCCUPANTS AND FINISHES.

B. DO SUCH REQ'D WORK WITH CARE INCLUDING SHORING, BRACING, DUST PROTECTION, ETC. BE RESPONSIBLE FOR ANY DAMAGE WHICH MAY BE CAUSED BY SUCH WORK TO ANY PART OR PARTS OF EXISTING STRUCTURES OR ITEMS DESIGNATED FOR REUSE. PERFORM PATCHING, RESTORATION & NEW WORK AS REQ'D.

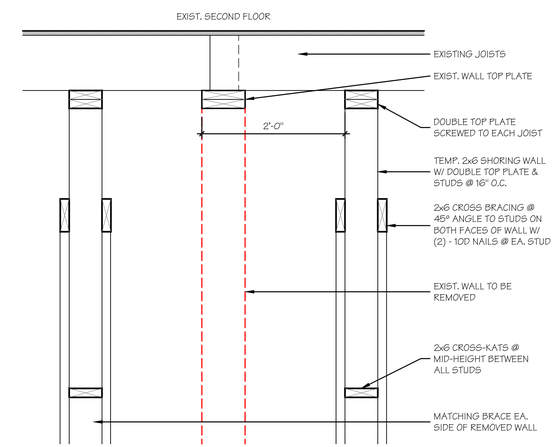
C. DO NOT REMOVE ANY STRUCTURAL FRAMING WITHOUT APPROVAL BY ARCHITECT OR ENGINEER OF RECORD. EXISTING STUD FRAMING TO REMAIN UNLESS OTHERWISE INDICATED.

D. DO NOT LOAD OR PERMIT ANY PART OF ANY STRUCTURE TO BE LOADED TO SUCH AN EXTENT AS TO ENDANGER ITS SAFETY.

E. PROVIDE ADEQUATE FIRE PROTECTION IN ACCORDANCE WITH LOCAL FIRE DEPARTMENT REGULATIONS.

F. NO STRUCTURAL PARTS OF THE EXISTING BUILDING SHALL BE DAMAGED OR REMOVED.

SHORING NOTES:
G.C. TO PROVIDE ADEQUATE TEMPORARY SHORING AND BRACING AS REQQUIRED DURING REMOVAL AND REPLACEMENT OF EXISTING BEARING WALLS, TO PREVENT COLLAPSE AND/OR SHIFTING OF EXISTING STRUCTURE.



2 BRACING DIAGRAM
1"=1'-0"

DEMOLITION LEGEND

EXISTING DOOR TO BE REMOVED

EXISTING WALL TO BE REMOVED

EXISTING WINDOW TO BE REMOVED

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NOTES:

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DRAWING TITLE:

ENTRY FLOOR DEMO PLAN

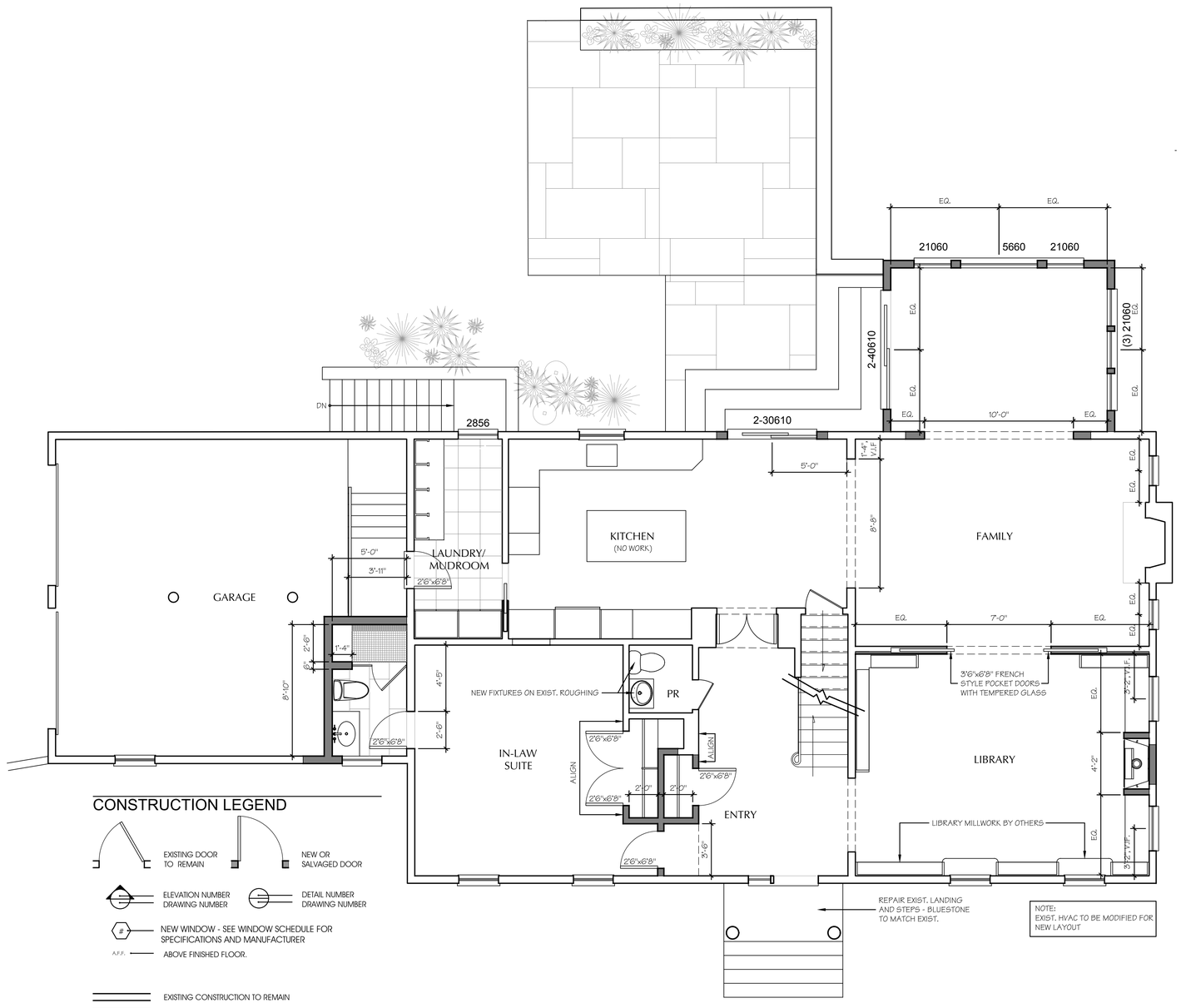
DRAWING INFO.

REGISTERED ARCHITECT
DOUGLAS OLCOTT MCCLURE
023950
STATE OF NEW YORK

A3

1/4"=1'-0"

2010
2010-Base.dwg



CONSTRUCTION LEGEND

EXISTING DOOR TO REMAIN

NEW OR SALVAGED DOOR

ELEVATION NUMBER
DRAWING NUMBER

DETAIL NUMBER
DRAWING NUMBER

— NEW WINDOW - SEE WINDOW SCHEDULE FOR SPECIFICATIONS AND MANUFACTURER

A.F.F. — ABOVE FINISHED FLOOR.

EXISTING CONSTRUCTION TO REMAIN

PROPOSED PARTITION, 2X4 WOOD STUDS @ 16" O.C. W/ (1) LAYER 5/8" GYPSUM BOARD EA. SIDE OR (1) LAYER 5/8" "DENSHIELD" AT ALL WET LOCATIONS.

PROPOSED EXTERIOR WALL, WOOD STUDS TO MATCH ADJACENT, R VALUE OF 21 OR MATCH ADJACENT, INTERIOR AND EXTERIOR FINISHES TO MATCH

HEADER SCHEDULE	
OPENING	HEADER
UP TO 4'-0"	(2) 2" X 8" WOOD
4'-0" TO 6'-0"	(2) 2" X 10" WOOD
6'-0" TO 10'-0"	(2) 2" X 12" WOOD

NOTE:
1. SEE PLANS FOR ADDITIONAL
2. INSTALL TWO STUDS AT ENDS OF EA. HEADER

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NOTES:

PROJECT INFORMATION:

Chandra Residence
49 Field Terrace • Irvington, NY 10533

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DRAWING TITLE:

ENTRY FLOOR PLAN

DRAWING INFO.

REGISTERED ARCHITECT DOUGLAS OLCOTT MCCLURE 023950 STATE OF NEW YORK

A4

1/4"=1'-0"

2010
2010-Base.dwg

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

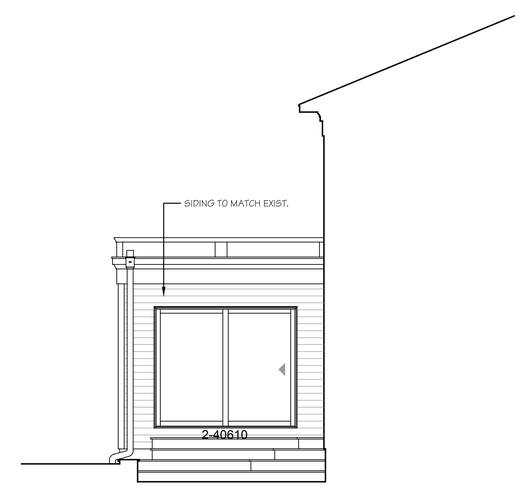
2 SOUTH ELEVATION
1/4"=1'-0"

WEATHERSHIELD SIGNATURE SERIES SPECIFICATIONS
HAVE U FACTOR LESS THAN .30 SHGC LESS THAN.42 AIR LEAKAGE LESS THAN .3 CFM/FT SQ

1. 6-11/16 JAMBS (VERIFY FOR EXIST CONST WALL)
2. NATURAL PINE INTERIOR TO BE PRIMED.
3. EXTERIOR CLAD WHITE
4. LOW-E/ ARGON INSULATED GLASS (TEMPERED WHERE APPLICABLE/ INDICATED)
5. SCREENS ON ALL OPERABLE WINDOWS / SCREENS ON SLIDER DOORS ONLY
6. NO FACTORY EXTERIOR CASINGS: (BY CONTRACTOR)5/4X 4 FLAT STOCK PINE
7. SIMULATED DIVIDED LITES PER ELEVATION
8. INTERIOR HARDWARE STANDARD, WHITE (LIFTS AND LOCKS)
8. INSECT SCREENS "NO SEE-UM MESH"
9. EGRESS WINDOWS: MINIMUM OPENING 5.7 S.F. 5 SQ FT FOR GROUND LEVEL, 44AFF
10. INSTALLATION IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION AND SPECIFICATIONS
11. INSTALL ALUM DRIP CAPS AND EXTENSION JAMBS AS REQUIRED

NOTE:
ALL SAFETY GLASS MUST BE LASER OR ACID ETCHED

3 WEST ELEVATION
1/4"=1'-0"



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

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NOTES:

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49 Field Terrace • Irvington, NY 10533

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DRAWING TITLE:

ELEVATIONS

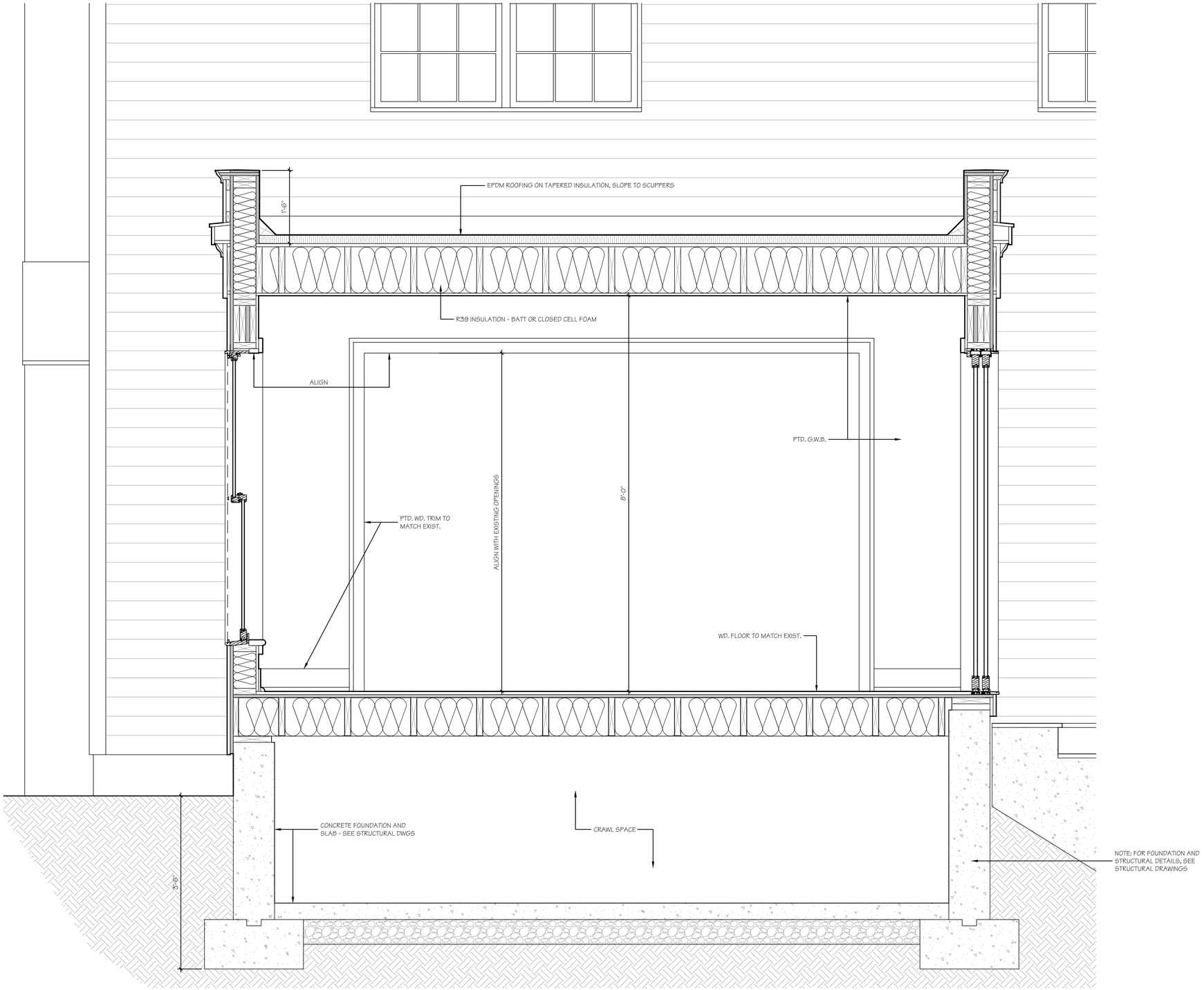
DRAWING INFO.

A5

1/4"=1'-0"

2022

REGISTERED ARCHITECT
DOUGLAS OLCOTT MCCLURE
023950
STATE OF NEW YORK



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NOTES:

PROJECT INFORMATION:

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DRAWING TITLE:

BUILDING SECTION

DRAWING INFO.

REGISTERED ARCHITECT DOUGLAS OLCOTT MCCLURE 023950 STATE OF NEW YORK

A6

1"=1'-0"

2022

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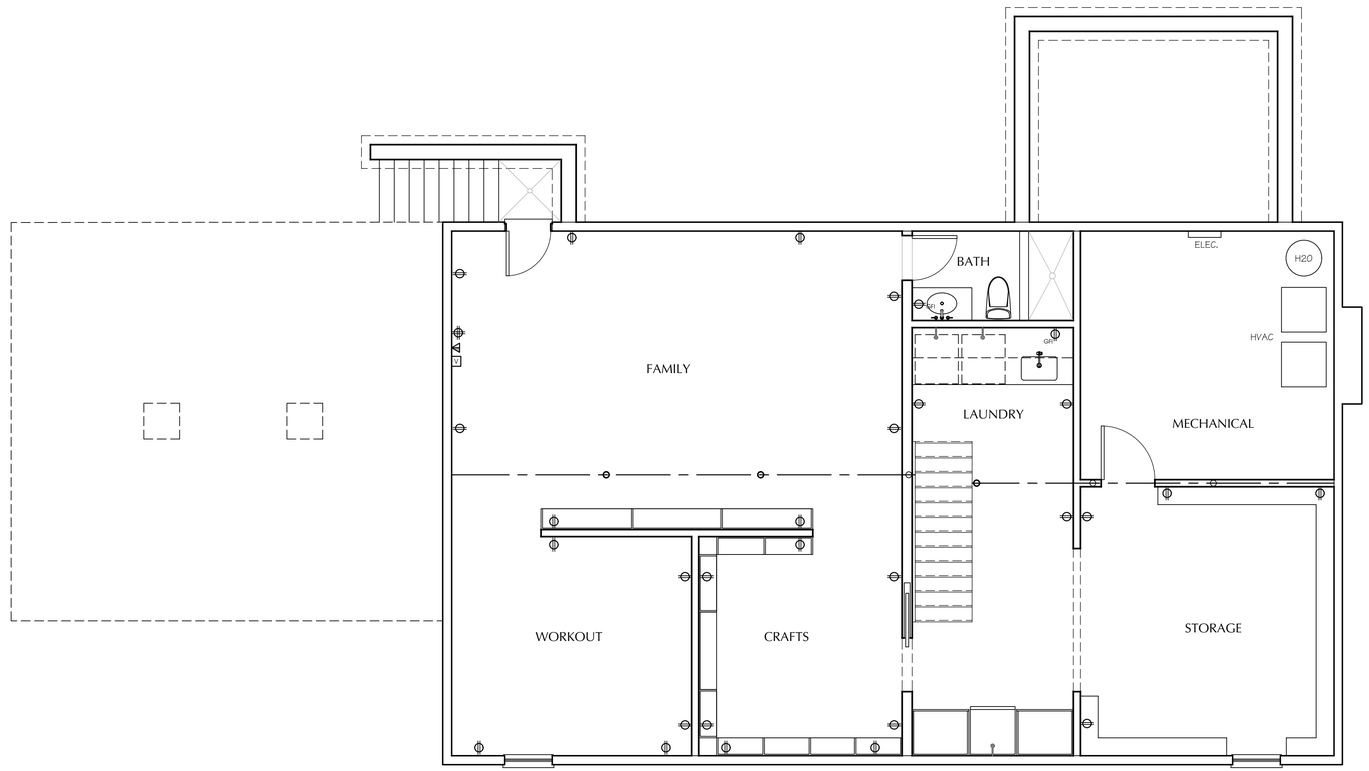
NOTES:



POWER LEGEND

NOTE: ONLY NEW OUTLETS AND OTHER ELECTRICAL DEVICES ARE SHOWN. EXISTING OUTLETS TO BE RECIRCUITED, REPLACED, OR ABANDONED AS DIRECTED BY OWNER AND AS PER EXIST. NEW YORK STATE ELECTRICAL CODE

- DUPLEX ELECTRIC OUTLET MOUNTED @ 15" A.F.F. UNLESS OTHERWISE NOTED.
- GFI — G.F.I. OUTLET MOUNTED @ 42" A.F.F. UNLESS OTHERWISE NOTED
- USB — DUPLEX ELECTRIC OUTLET WITH INTEGRATED USB MOUNTED @ 42" A.F.F. UNLESS OTHERWISE NOTED.
- WP — WATERPROOF OUTLET
- QUAD OUTLET
- TELEPHONE/DATA OUTLET MOUNTED HORIZONTALLY - PROVIDE 2 CAT 5E CABLES AT EACH LOCATION
- V — TELEVISION OR VIDEO CABLE OUTLET
- APPLIANCE HOOK UP - VERIFY CONNECTION W/MANUFACTURE'S CUT

PROJECT INFORMATION:

Chandra Residence

49 Field Terrace • Irvington, NY 10533

REV. #/DATE

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2	PLANNING BOARD COMMENTS	12/1/21
3	PLANNING BOARD COMMENTS	1/14/22

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

DRAWING TITLE:

BASEMENT POWER PLAN

DRAWING INFO.

E1

1/4"=1'-0"

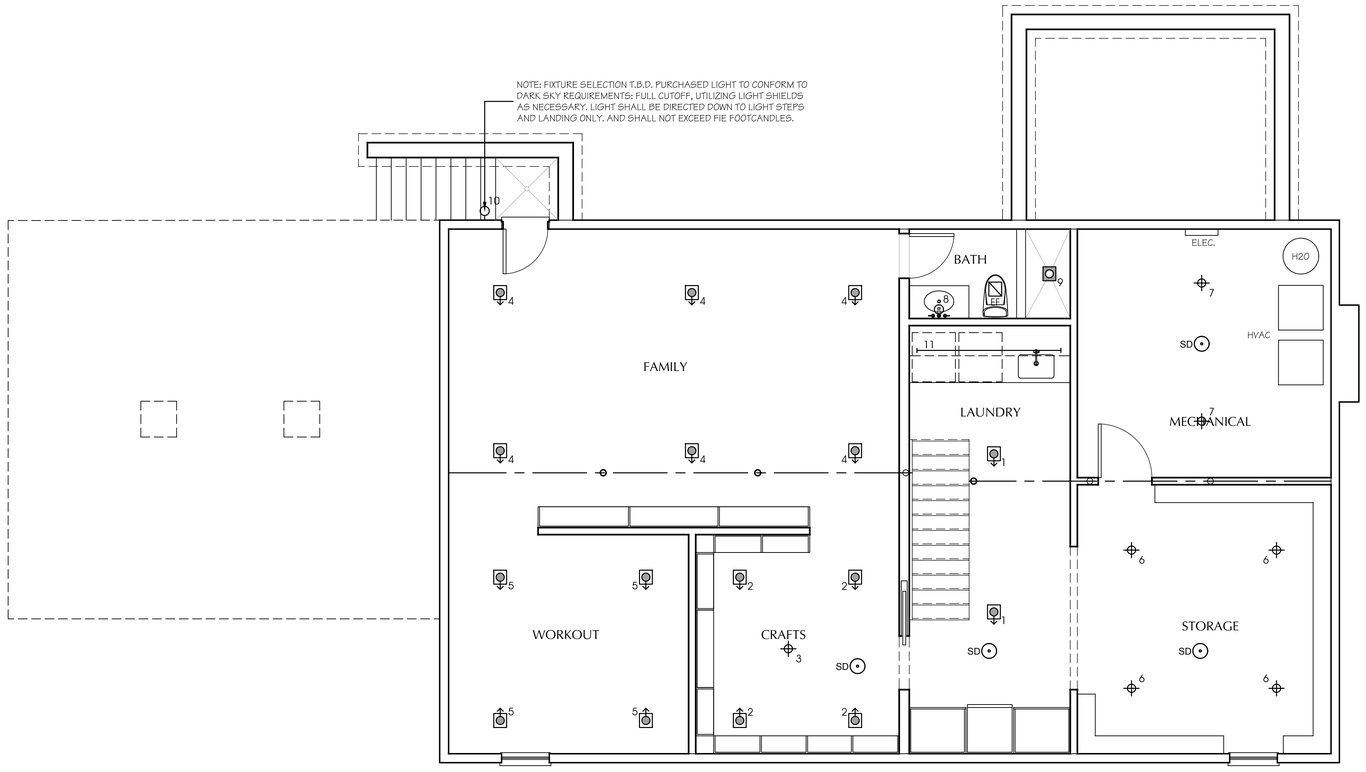
REGISTERED ARCHITECT DOUGLAS DUCOTT MCCLURE 023950 STATE OF NEW YORK

2010
2010-Base.dwg

MCC | Architecture pllc
25 n. dutcher st., irvington, ny 10533 | mcc-architecture.com
t: 917.887.0975 | e: dmcclure@mcc-architecture.com

NOTES:

NOTE: FIXTURE SELECTION T.B.D. PURCHASED LIGHT TO CONFORM TO DARK SKY REQUIREMENTS: FULL CUTOFF, UTILIZING LIGHT SHIELDS AS NECESSARY. LIGHT SHALL BE DIRECTED DOWN TO LIGHT STEPS AND LANDING ONLY, AND SHALL NOT EXCEED FIE FOOTCANDLES.



LEGEND:

- DIMMER SWITCH
- FIXTURE SYMBOL
- DIMMER SWITCH SINGLE LOCATION
  LUTRON "CASETA" COLOR TO FOLLOW
- 3W 3 OR 4 WAY DIMMER SWITCH
  LUTRON "CASETA" COLOR TO FOLLOW
- 2 RECESSED ADJUSTABLE DOWN LIGHT
  MANUF: JUNO
  HOUSING: IC1RLEDT24 REMODEL HOUSING
  TRIM: 4RLA G2 06LM 30K 90CRI WFL 120 FRPC WH
  SIZE: 4" ROUND GIMBAL TRIM
  FINISH: WHITE
  LAMP: DIMMABLE LED, 600 LM, 2700K, NARROW FLOOD
- 3 SURFACE MOUNTED DECORATIVE CEILING INCANDESCENT
  FIXTURE ON JUNCTION BOX - SUPPLIED BY OWNER - 100 WATTS
- 4 SURFACE MOUNTED DECORATIVE WALL SCONCE INCANDESCENT
  FIXTURE - SUPPLIED BY OWNER - 100 WATTS SET MOUNTING HEIGHT IN FIELD WITH ARCHITECT.
- 3 UNDERCABINET LIGHTING: RIBBONSTAR 24V LED STRIP LIGHT (OR EQUAL), WARM WHITE (3000K), MOUNTED IN ALUM. CHANNEL W/FROSTED LENS
- 2 RECESSED LENSED INCANDESCENT DOWNLIGHT - SHOWER LOCATIONS
  MANUF: JUNO
  HOUSING: IC1RLEDT24 REMODEL HOUSING
  TRIM: 4RLS DOWNLIGHT
  SIZE: 4" ROUND SURFACE MOUNT, LENSED
  FINISH: WHITE
  LAMP: DIMMABLE LED, 800 LM, 3000K
- H J CLOSET LIGHT ON JAMB SWITCH
  MANUF: PROGRESSIVE LIGHTING
  MODEL: P3910-30WB, WHITE ETCHED OPAL ACRYLIC BOWL
  LAMP: 26 W CFL, WARM WHITE (2700 K)
- SD COMBINATION SMOKE/CO DETECTOR
  MANUF: KIDDE
  MODEL: #KN-COPE-1
- EF EXHAUST FAN - SWITCH CONTROLLED - PANASONIC
  MODEL NO. FV-08V Q2(90CFM) - VENT TO EXTERIOR

NOTE:

MINIMUM 50% OF ALL FIXTURE LAMPS TO BE HIGH EFFICIENCY, AS PER NY STATE ENERGY CONSERVATION CODE.

NOTE:

COMBINATION SMOKE & CO DETECTORS SHALL BE INSTALLED THROUGHOUT THE DWELLING UNIT IN ACCORDANCE WITH NY STATE CODE, INCLUDING, BUT NOT LIMITED TO: OUTSIDE OF EACH SEPARATE AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, & IN BASEMENT & RECREATION AREAS.

PROJECT INFORMATION:

Chandra Residence

49 Field Terrace • Irvington, NY 10533

REV. #/DATE

1	PLANNING BOARD	9/1/21
2	PLANNING BOARD COMMENTS	12/1/21
3	PLANNING BOARD COMMENTS	1/14/22

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

DRAWING TITLE:

BASEMENT LIGHTING PLAN

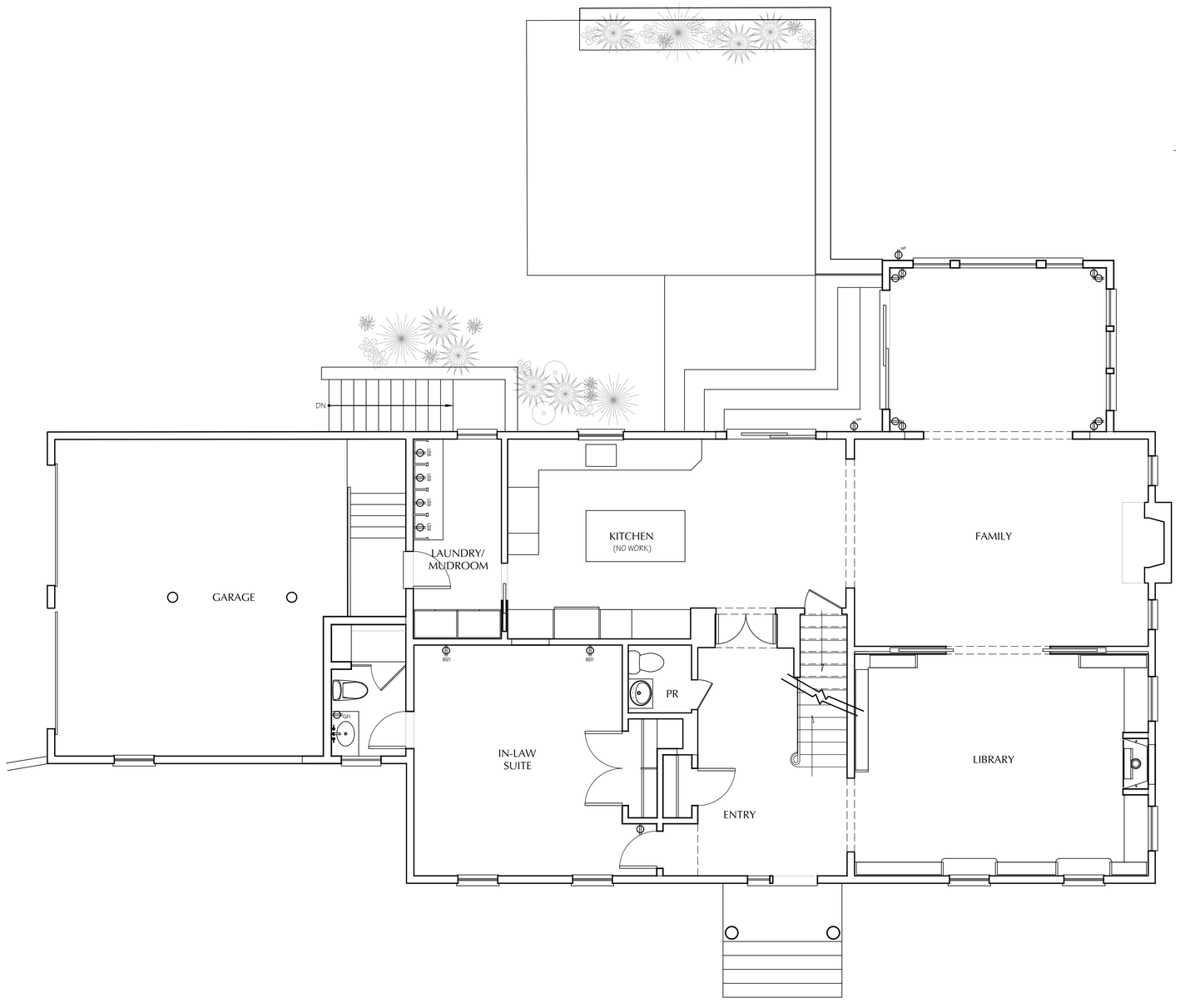
DRAWING INFO.

REGISTERED ARCHITECT DOUGLAS S. OLCOTT ACCORDINO 023950 STATE OF NEW YORK

E2

1/4"=1'-0"

2010
2010-Base.dwg



POWER LEGEND

NOTE: ONLY NEW OUTLETS AND OTHER ELECTRICAL DEVICES ARE SHOWN. EXISTING OUTLETS TO BE RECIRCUITED, REPLACED, OR ABANDONED AS DIRECTED BY OWNER AND AS PER EXIST. NEW YORK STATE ELECTRICAL CODE

- DUPLEX ELECTRIC OUTLET MOUNTED @ 15" A.F.F. UNLESS OTHERWISE NOTED.
- GFI — G.F.I. OUTLET MOUNTED @ 42" A.F.F. UNLESS OTHERWISE NOTED
- USB — DUPLEX ELECTRIC OUTLET WITH INTEGRATED USB MOUNTED @ 42" A.F.F. UNLESS OTHERWISE NOTED.
- WP — WATERPROOF OUTLET
- QUAD OUTLET
- TELEPHONE/DATA OUTLET MOUNTED HORIZONTALLY - PROVIDE 2 CAT 5E CABLES AT EACH LOCATION
- V — TELEVISION OR VIDEO CABLE OUTLET
- APPLIANCE HOOK UP - VERIFY CONNECTION W/MANUFACTURE'S CUT

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NOTES:

PROJECT INFORMATION:

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49 Field Terrace • Irvington, NY 10533

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DRAWING TITLE:

ENTRY FLOOR POWER PLAN

DRAWING INFO.

REGISTERED ARCHITECT
DOUGLAS OLCOTT MCCLURE
023950
STATE OF NEW YORK

E3

1/4"=1'-0"

2010
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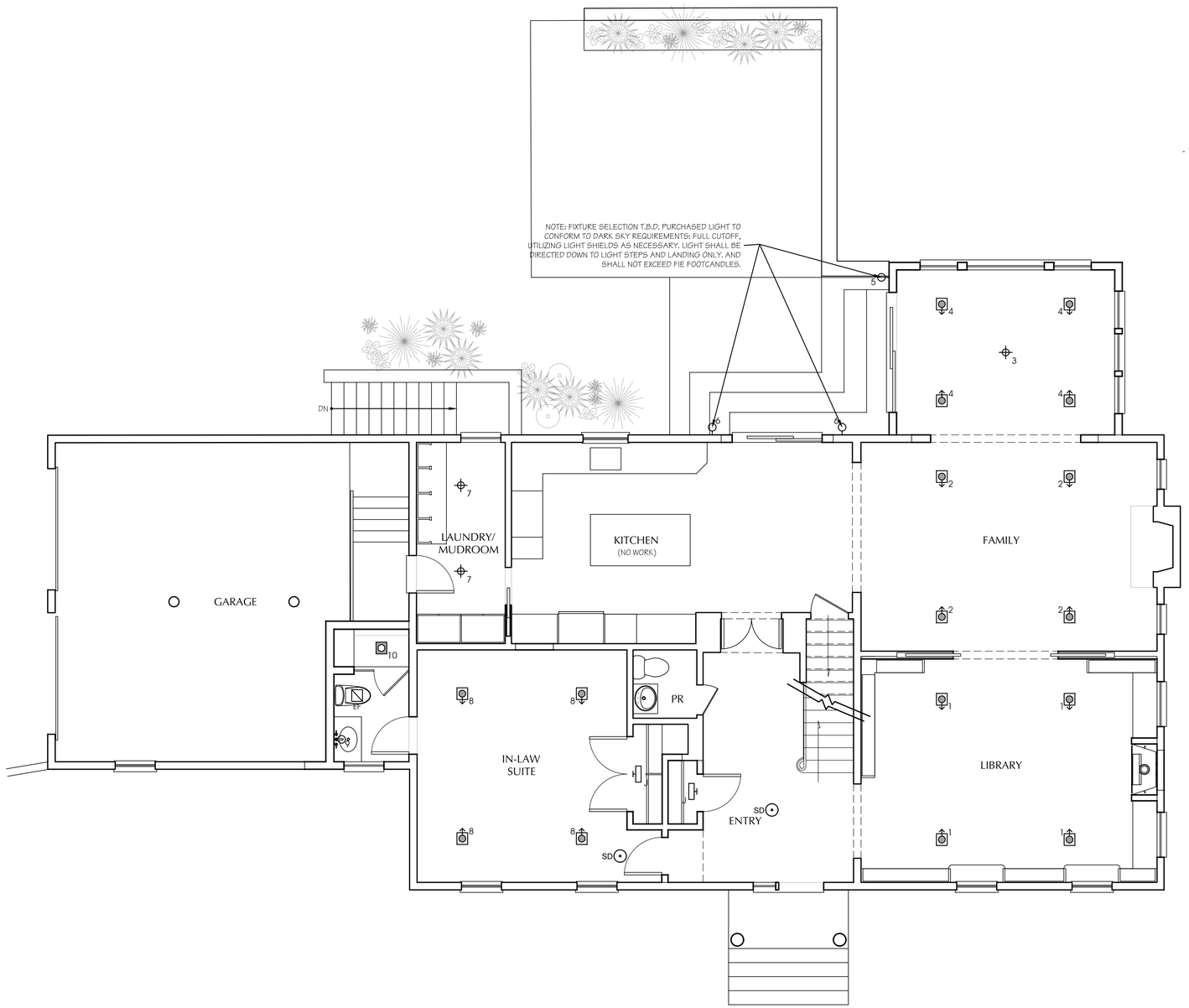

LEGEND:

- DIMMER SWITCH
- FIXTURE SYMBOL
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- EF EXHAUST FAN - SWITCH CONTROLLED - PANASONIC
  MODEL NO. FV-08V Q2(90CFM) - VENT TO EXTERIOR

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NOTE:

COMBINATION SMOKE & CO DETECTORS SHALL BE INSTALLED THROUGHOUT THE DWELLING UNIT IN ACCORDANCE WITH NY STATE CODE, INCLUDING, BUT NOT LIMITED TO; OUTSIDE OF EACH SEPARATE AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, & IN BASEMENT & RECREATION AREAS.

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49 Field Terrace • Irvington, NY 10533

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DRAWING TITLE:

ENTRY FLOOR LIGHTING PLAN

DRAWING INFO.

REGISTERED ARCHITECT DOUGLAS OLCOTT MCCLURE 023950 STATE OF NEW YORK

E4

1/4"=1'-0"

2010
2010-Base.dwg

STRUCTURAL PERMIT PLANS FOR ADDITIONS AND ALTERATIONS:

49 FIELD TERRACE IRVINGTON, NY 10533

BUILDING CODE AND REFERENCE STANDARDS:

THE 2020 NEW YORK STATE RESIDENTIAL BUILDING CODE, AS ADOPTED AND MODIFIED BY THE LOCAL JURISDICTION SHALL GOVERN THE DESIGN AND CONSTRUCTION OF THIS PROJECT. REFERENCE TO A SPECIFIC SECTION IN THE CODE DOES NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH THE ENTIRE MATERIALS REFERENCE STANDARDS. THE LATEST EDITION OF THE MATERIALS REFERENCE STANDARDS SHALL BE USED.

GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AT THE BUILDING SITE BEFORE COMMENCEMENT OF WORK
2. ALL DIMENSIONS ARE TO ROUGH FRAMING
3. CONTRACTOR SHALL RECEIVE, STORE AND PROTECT ALL MATERIALS DELIVERED TO THIS SITE FROM WEATHER AND DAMAGE.
4. CONTRACTOR SHALL INSTALL ALL MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE CLEAN UP ON A DAILY BASIS.
6. THE CONTRACTOR SHALL MAINTAIN A SET OF APPROVED PLANS AT THE CONSTRUCTION SITE IN A SAFE PLACE FOR REVIEW BY THE MUNICIPALITY BUILDING INSPECTOR DURING CONSTRUCTION.
7. ALL WORK SHALL BE DONE IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS.
8. CONTRACTOR SHALL NOT SCALE DRAWINGS.
9. USE GIVEN DIMENSIONS. CHECK DETAILS FOR APPROPRIATE LOCATION OF ALL ITEMS NOT DIMENSIONED.
10. ALL CONSTRUCTIONS IS SUBJECT TO INSPECTION BY THE BUILDING OFFICIAL. THE CONTRACTOR SHALL COORDINATE ALL REQUIRED INSPECTION WITH BUILDING OFFICIAL AND DOCUMENT FOR REVIEW AN INSPECTION REPORT.

FRAMING NOTES:

1. ALL STRUCTURAL PRODUCTS SHALL BE IDENTIFIED BY GRADE MARK OR CERTIFICATE OF INSPECTION ISSUED BY CERTIFYING AGENCY.
2. FOR ALL OPENINGS NOT OTHERWISE NOTED, SCHEDULED OR DETAIL ON THE PLANS, HEADER SIZING SHALL FOLLOW THE SIZES LISTED ON HEADER TABLE.
3. WOOD FRAMING SHALL MAINTAIN 8" CLEARANCE ABOVE GRADE.
4. UNLESS OTHERWISE NOTED 2x4 COLLAR TIES SHALL BE INSTALLED AT THE TOP THIRD POINT OF EVERY OTHER ROOF RAFTER. CUT ENDS TO FIT SLOPE AND NAIL TO ADJACENT RAFTERS.
5. NOTCH RAFTERS TO FIT EXTERIOR WALL PLATES AND TOE NAIL OR USE METAL FRAMING ANCHORS.
6. ANY OPENINGS IN ROOF FRAMING SHALL HAVE 2-PLY RAFTERS TO FORM HEADERS AND TRIMMERS AROUND ROOF OPENING AND SUPPORT WITH METAL HANGERS WHERE REQUIRED.
7. WHERE RAFTERS ABUT AT RIDGE, PLACE DIRECTLY OPPOSITE EACH OTHER AND NAIL TO RIDGE MEMBER.
8. HIP AND VALLEY RAFTERS SHALL BE 2-PLY AND MINIMUM 2" DEEPER THAN ADJACENT RAFTERS UNLESS SIZE NOTED OTHERWISE. BEVEL ENDS OF JACK RAFTERS FOR FULL BEARING AGAINST VALLEY RAFTER.

CONCRETE NOTES:

1. STRUCTURAL CONCRETE STRENGTH SHALL BE f'c = 4,000 PSI WITH NORMAL WEIGHT AGGREGATE.
2. ALL CONCRETE MIXES SHALL COMPLY WITH THE REQUIREMENTS OF THE BUILDING CODE AND THE ACI 318. MIX DESIGNS FOR EACH TYPE AND STRENGTH SHALL BE PREPARED BY CONTRACTOR AND TESTED BY INDEPENDENT TESTING LABORATORY.
3. PORTLAND CEMENT SHALL CONFORM TO ASTM C150.
4. FLY ASH MAY BE USED IN CONCRETE MIXES, THE FLY ASH SHALL CONFORM TO ASTM C618.
5. NORMAL WEIGHT AGGREGATE SHALL CONFORM TO THE REQUIREMENTS OF ASTM C33.
6. LIGHT WEIGHT AGGREGATE SHALL CONFORM TO THE REQUIREMENTS OF ASTM C330 AD ASTM C157.
7. CONCRETE FORMS SHALL BE LAID OUT AND CONSTRUCTED TO MEET DIMENSIONS REQUIRED ON PLANS.
8. REINFORCING BARS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A615, GRADE 60. REINFORCING BARS, WHICH ARE TO BE WELDED, SHALL CONFORM TO APPLICABLE ASTM AND AWS SPECIFICATIONS.
9. ALL BARS AT NON-CONTINOUS ENDS SHALL HAVE A STANDARD HOOK.
10. ALL DOWELS SHALL BE FULLY DEVELOPED IN TENSION UNLESS OTHERWISE NOTED.
11. ALL REINFORCING STEEL SHALL BE SECURELY HELD IN ORDER TO MAINTAIN ITS POSITION WHILE CONCRETE IS POURED. CHAIRS, TIES, SPACERS, ADDITIONAL BARS AND STIRRUPS, ETC. SHALL BE PROVIDED BY THE CONTRACTOR.
12. CONTRACTOR SHALL COORDINATE AND INSTALL ALL REQUIRED EMBEDDED ITEMS, SLEEVES, POCKETS, ETC PRIOR TO CONCRETE PLACEMENT.
13. MECHANICAL, ELECTRICAL OR OTHER BUILDING SERVICE ITEMS SHALL NOT PASS THROUGH CONCRETE BEAMS.

SLAB ON GRADE NOTES:

1. SLAB ON GRADE SHALL BE PLACED ON BACKFILL THAT SHALL BE COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR VALUE WITH MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D1557.
2. A MINIMUM OF 6" THICK COMPACTED GRANULAR LAYER IS TO BE PLACED BELOW ALL GRADE SLABS. GRANULAR SHALL BE AS NOTED ON DETAILS OR AS APPROVED USING SAND-GRAVEL OR CRUSHED STONE.
3. A VAPOR BARRIER ACCORDING TO THE SPECIFICATIONS SHALL BE PLACED ABOVE THE COMPACTED GRANULAR LAYER PER DETAILS.

DEMOLITION NOTES:

1. DEMOLITION SHALL BE PERFORMED IN A SAFE AND ORDERLY MANOR AND IS RESPONSIBILITY OF CONTRACTOR TO ENSURE SAFE WORKING CONDITIONS.
2. PRIOR TO ANY DEMOLITION THE JOBSITE SHALL BE VISITED BE DEMOLITION CONTRACTOR TO EXAMINE THE EXTENTS OF DEMOLITION. ANY AREAS OF DEMOLITION NOT DESCRIBED UNDER THIS DRAWING PACKAGE SHALL BE VERIFIED BY OWNER AND DESIGN PROFESSIONAL PRIOR TO ANY ADDITIONAL DEMOLITION.
3. ALL BUILDING MATERIAL AND DEBRIS SHALL BE REMOVED FROM SITE IN AN ORDERLY AND TIMELY FASHION.
4. EXCESSIVE QUANTITIES OF DEBRIS SHALL NOT BE PILED TOGETHER INSIDE THE STRUCTURE OR ON THE SURROUNDING PREMISES.
5. ALL DEMOLITION WORK SHALL CONFORM TO THE CURRENT LOCAL CODES.
6. PRIOR TO ANY DEMOLITION OF BUILDING SERVICES, THE PROPER UTILITIES SHOULD BE DISCONNECTED. COORDINATE WITH LOCAL UTILITY PROVIDERS AS REQUIRED.
7. ALL ELECTRICAL WORK SHALL BE COMPLETED UNDER THE SUPERVISION OF A LICENSED ELECTRICAL CONTRACTOR.
8. ALL PLUMBING WORK SHALL BE COMPLETED UNDER THE SUPERVISION OF A LICENSED PLUMBING CONTRACTOR.
9. ALL SURFACES DAMAGED DURING THE DEMOLITION PROCESS SHALL BE REPAIRED AS NECESSARY.

TEMPORARY SHORING PROCEDURE NOTES:

1. TEMPORARY SHORING SHALL BE PROVIDED FOR REMOVAL OF LOAD BEARING WALLS.
2. SHORING SHALL CONSISTS OF 2x4 LUMBER AND SHORING SHALL BEAR DIRECTLY ONTO SOLID GROUND.
3. EXISTING SUPPORT COLUMNS SHALL NOT BE REMOVED UNTIL ALL TEMPORARY SHORING HAS BEEN PROPERLY INSTALLED.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION AND JOB RELATED SAFETY STANDARDS. CONTRACTOR SHALL BE AWARE AND RESPONSIBLE FOR STABILITY OF STRUCTURE AT ALL TIMES DURING CONSTRUCTION.

LUMBER NOTES:

1. ALL NOMINAL STRUCTURALLY GRADED LUMBER SHALL BE DOUGLAS FIR NO, 2, E - 1,600,000 PSI OR AN APPROVED EQUIVALENT.
2. LVL MEMBERS SHALL BE 'MICRO-LAM LVL' AS MANUFACTURED BY TRUSS JOIST CORPORATION, Fb = 2,600 PSI, E = 1,900,000 PSI OR AN APPROVED EQUIVALENT, U.N.O.
3. PSL MEMBERS SHALL BE 'PARALLAM PSL' AS MANUFACTURED BY TRUSS JOIST CORPORATION, Fb= 2900 PSI, Fb= 2900 PSI OR AN APPROVED EQUIVALENT.
4. FLUSH FRAMED WOOD CONNECTIONS SHALL BE MADE WITH PREFABRICATED GALVANIZED STEEL HANGERS OF THE WIDTH AND DEPTH REQUIRED FOR THE SUPPORTED MEMBER. HANGERS SHALL BE SECURED WITH THE QUANTITY AND TYPE OF FASTENERS RECOMMENDED BY THE MANUFACTURER. (APPLIES TO EXISTING & NEW MEMBERS)
5. BUILT-UP FRAMING MEMBERS SHALL HAVE ADJACENT PLIES NAILED TOGETHER WITH \ROWS OF NAILS AT 12" O.C. LUMBER SHALL BE NAILED WITH ROWS OF 10D COMMON NAILS WITH (2) NAILS PER ROW FOR 2x6 AND 2x8 AND (3) NAILS PER ROW FOR 2x10 AND 2x12. LVL MEMBERS SHALL BE NAILED WITH ROWS OF 16D COMMON NAILS WITH (2) NAILS PER ROW FOR 7' AND SHALLOWER MEMBERS, (3) NAILS PER ROW FOR 93'4 TO 11 W DEPTH MEMBERS, AND (4) NAILS PER ROW FOR 14' TO 16' DEPTH MEMBERS. U.N,O.
6. PROVIDE TWO STUDS AT EACH END OF ALL FLUSH FRAMED HEADERS AND BEAMS UNLESS MORE ARE INDICATED ON PLAN. PROVIDE A JACK STUD AND A KING STUD AT EACH END OF ALL DROPPED HEADERS AND BEAMS UNLESS MORE ARE INDICATED ON PLAN.
7. FLOOR AND ROOF OPENINGS SHALL BE FRAMED WITH DOUBLE MEMBERS, UNLESS OTHERWISE NOTED IN PLAN. FLOOR JOISTS WHICH SUPPORT NON-LOAD BEARING PARTITIONS WHICH SPAN PARALLEL TO THE JOISTS SHALL BE DOUBLED AND BRIDGING SHALL BE PROVIDED AT A MAXIMUM SPACING OF 8'-0' O.C. IN ALL FLOOR FRAMING,.
8. ALL WOOD EXPOSED TO THE WEATHER OR IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED.
9. PLYWOOD SHALL CONFORM TO THE U.S. DEPT. OF COMMERCE DOC PS-1 AND BEAR THE APA GRADE TRADEMARK OF THE AMERICAN PLYWOOD ASSOCIATION. PLYWOOD SHEATHING FOR FLOORS, ROOFS, & WALLS SHALL BE OF THICKNESS INDICATED, EXPOSURE 1.
10. HEADERS AT EXTERIOR WALLS SHALL BE MINIMUM (2) 2x10, U.N.O.
11. ALL WOOD PLACED IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
12. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF COMPLIANCE A TRUSS IDENTIFICATION SIGN SHALL BE FIXED AT THE ELECTRICAL METER STATING THAT THIS STRUCTURE UTILIZES TRUSS TYPE, PRE-ENGINEERED WOOD AND/OR TIMBER CONSTRUCTION. SIGN SHALL BE A PERMANENT, NON-FADING WEATHER RESISTANT STICKER OR DECAL.

FOUNDATION NOTES:

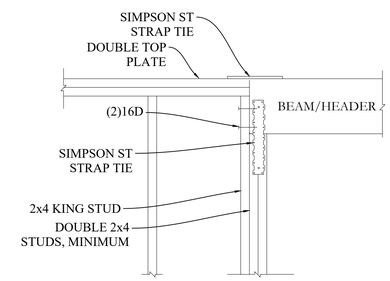
1. ALL FOUNDATIONS, FOOTINGS AND SLABS SHALL BEAR ON UNDISTURBED, NON-ORGANIC MATERIALS, COMPACTED STRUCTURAL FILL OR CRUSHED STONE.
2. THE GENERAL CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF OSHA REGARDING OPEN HOLES, SLOPE STABILITY AND EXCAVATION PROCEDURES.
3. ALL FOUNDATION FOOTINGS SHALL BE MINIMUM 3'-6" OR MORE BELOW FINISHED GRADE.
4. BACKFILLING OF FOUNDATIONS SHALL NOT EXCEED MORE THAN 2'-0" UNBALANCED BACK FILL CONDITIONS WITHOUT TEMPORARY SHORING OF FOUNDATIONS WALLS, UNLESS FLOOR SYSTEM HAS BEEN FRAMED OR DECKED.
5. WHEREVER BEDROCK IS ENCOUNTERED THE ROCK SHALL BE REMOVED TO 2'-0" BELOW BOTTOM OF FOOTINGS OR 1;-0" BELOW BOTTOM OF SLAB AND RESTORED IN 8" LIFTS OF COMPACTED CRUSHED STONE.
6. A GEOTECHNICAL EXPLORATION AND TESTING HAS NOT BEEN UNDERTAKEN. IT IS RESPONSIBILITY OF OWNER OR CONTRACTOR TO UNDERTTAKE ANY ADDITIONAL TEST PITS, BORINGS OR INVESTIGATION AS NECESSARY TO ASSURE MINIMUM BEARING CAPACITY.

DESIGN LOADS:

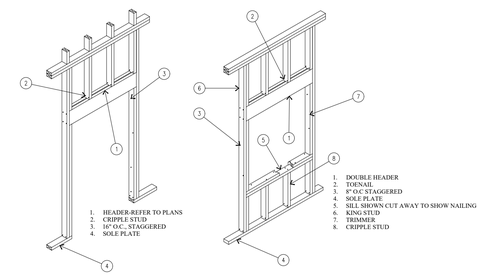
LIVE LOAD = 40 PSF
DEAD LOAD = 20 PSF
ROOF LIVE = 20 PSF
ROOF (SNOW) = 30 PSF
ALLOWABLE DEFLECTION = L/360

NAILING SCHEDULE:

1. JOIST TO SILL OR GIRDER - (3) 8D
2. BRIDGING TO JOIST, TOE NAIL EACH END - (2) 8D
3. LEDGER STRIP - THREE 16d AT EACH JOIST
4. SUB-FLOORING, SIX INCHES WIDE OR LESS TO EACH JOIST FACE NAIL- (2) 8D
5. SOLE PLATE TO JOIST OR BLOCKING, FACENAIL - 16D AT 16" O.C.
6. TOP PLATE TO STUD, END NAIL - (2) 16D
7. STUD TO SOLE PLATE, TOE NAIL - (4) 8D OR (3) 16D
8. DOUBLE STUDS, FACENAIL - 10D AT 16"O.C.
9. DOUBLE TOP PLATES, FACENAIL- 10D AT 16" O.C.
10. TOP PLATES, LAP AND INTERSECTIONS, FACENAIL - (2) 10D
11. ROOF RAFTERS TO RIDGE, VALLEYS OR HIP RAFTERS, TOE NAIL (3) 16 FACE NAIL THREE 16D
12. RIM JOIST TO TOP PLATE, TOE NAIL 8D AT 6" O.C.
13. CONTINUOUS HEADER, 16D AT 16" O.C.
14. CEILINGS JOISTS TO PLATE, TOENAIL - (3) 16D
15. CONTINUOUS HEAD TO STUD, TOENAIL - (4) 8D
16. CEILING JOISTS, LAPS OVER PARTITIONS, FACENAIL - (3) 10D
17. CEILING JOISTS TO PARALLEL RAFTERS, FACENAIL - (3) 10D
18. RAFTER TO PLATE, TOENAIL - (3) 16D
19. BRACE ONE INCH TO EACH STUD AND PLATE, FACENAIL - (3)8D
20. SHEATHING AND SUB-FLOORING, 1 INCH BY UP TO 8 INCH, EACH BEARING FACENAIL -(3) 8D
21. SHEATHING AND SUB-FLOORING, WIDER THAN ONE INCH B MORE THAN 8INCH EACH BEARING FACENAIL (3)8D
22. BUILT-UP CORNER STUDS - 16(D) AT 16"O.C.
23. BUILT-UP GIRDERS AND BEAMS - 10D, NAIL EACH 2" LUMBER LAYER AT 24" O.C. ALONG EACH EDGE AND STAGGERED.
24. COLLAR TIES TO RAFTERS FACE NAIL (4) 8D



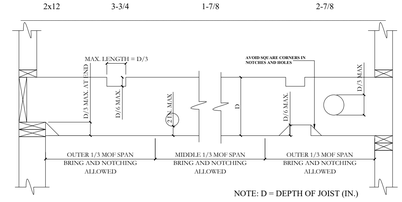
HEADER DETAIL
SCALE: NTS



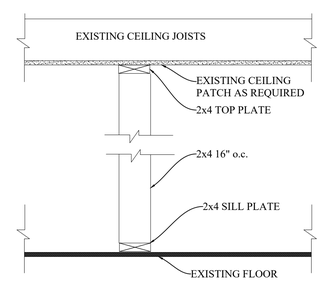
DOOR/WINDOW FRAMING
SCALE: NTS

GUIDE TO NOTCHING AND BORING JOISTS

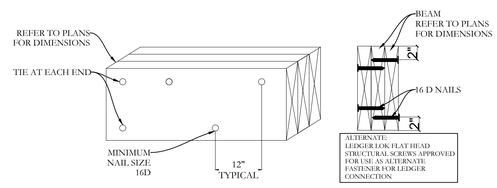
JOIST SIZE	MAX. HOLE	MAX. NOTCH DEPTH	MAX. END NOTCH
2x4	NONE	NONE	NONE
2x6	1-1/2	7/8	1-3/8
2x8	2-3/8	1-1/4	1-7/8
2x10	3	1-1/2	2-3/8
2x12	3-3/4	1-7/8	2-7/8



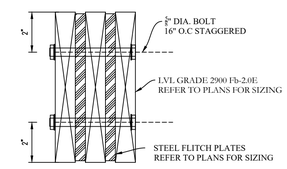
PENETRATIONS
SCALE: NTS



TEMPORARY SHORING
SCALE: NTS



BEAM NAILING DETAIL
SCALE: NTS



FLITCH PLATE DETAIL
SCALE: NTS

RESREAL DESIGNS
Architecture & Engineering Services
For Homes

www.ResReal.com
(914)-330-7712

361 Route 202 - Suite #7
Somers, NY 10589

PROPERTY INFORMATION:
PREPARED BY: JMS ENGINEERING SERVICES, PC
PROJECT LOCATION: 49 FIELD TERRACE
PROJECT VILLAGE: IRVINGTON
BUILDING DEPARTMENT: IRVINGTON
PROPERTY IDENTIFICATION: 2.170-76-14
OCCUPANCY: SINGLE FAMILY DWELLING
ZONING CODE: 1F-40

ISSUE:	DATE:	BY:	CHECKED:	APPROVED:
0	07/12/2021	JMS	JMS	JMS

SEAL & SIGNATURE:

JOHN M. SCAVELLI PE LICENSE # 095178
JMS ENGINEERING SERVICES, PC

IT IS A VIOLATION OF STATE LAW FOR ANY PERSON UNLESS DIRECTED BY A REGISTERED ARCHITECT OR PROFESSIONAL ENGINEER TO ALTER THIS ITEM IN ANY WAY.

PROJECT:

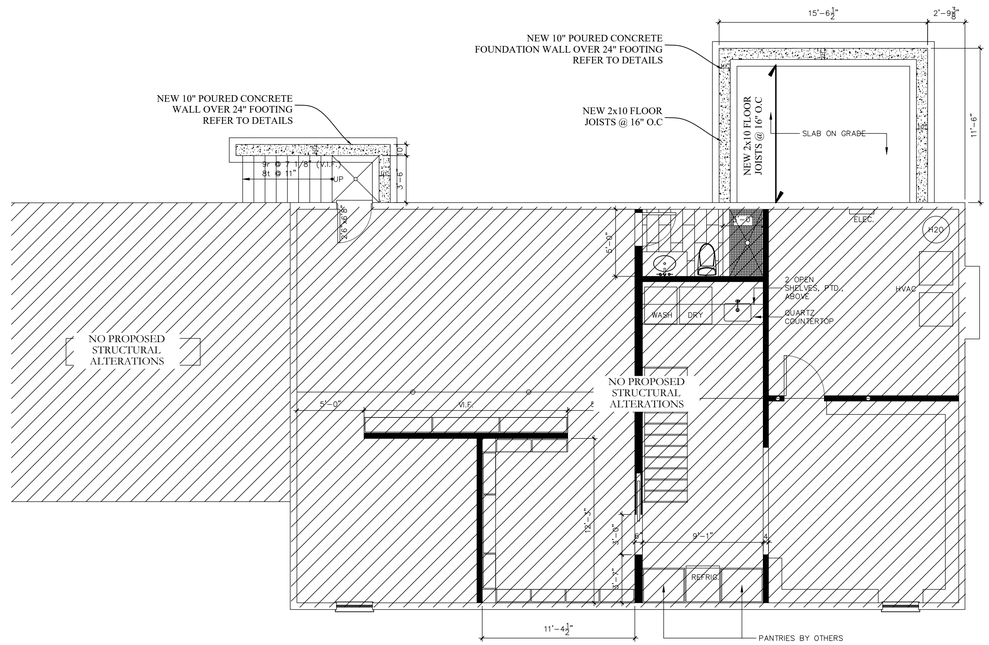
49 Field Terrace
Irvington, NY 10533

DRAWING TITLE:

STRUCTURAL SHEET 1

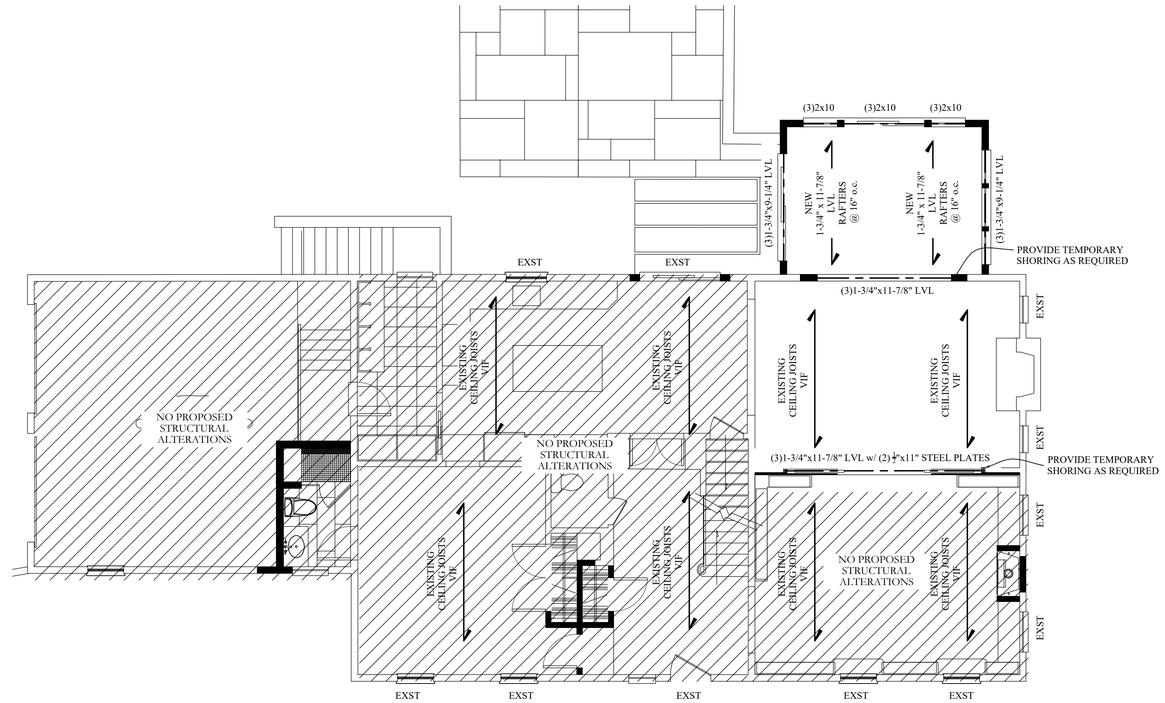
S-101

NOTES:



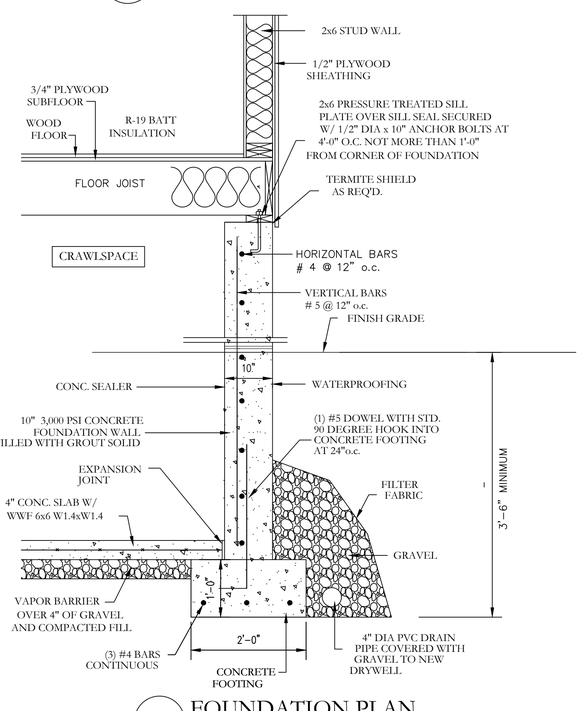
F STRUCTURAL BASEMENT PLAN

SCALE: 3/16" =1'-0"



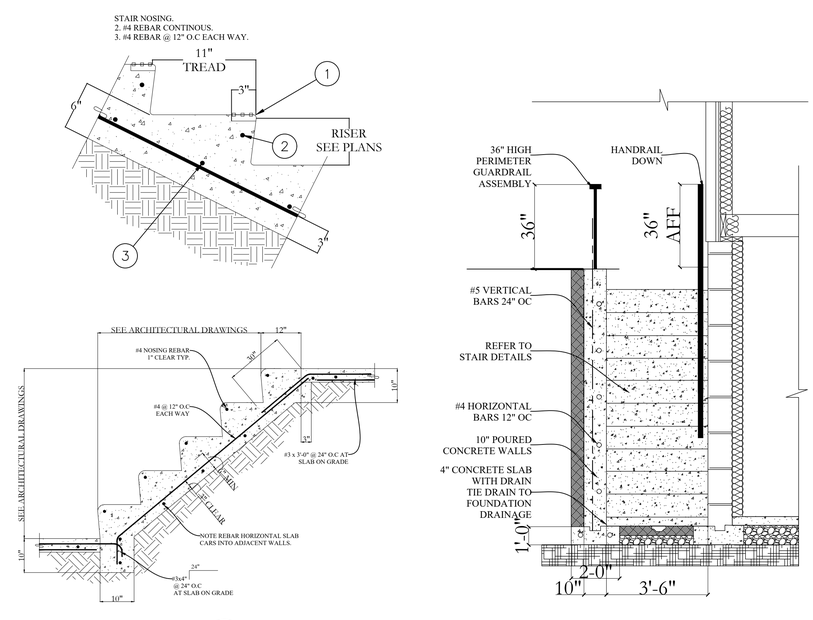
1 STRUCTURAL 1ST FLOOR PLAN

SCALE: 3/16" = 1'-0"



FOUNDATION PLAN

SCALE: NTS



EXTERIOR STAIRWELL DETAILS

SCALE: NTS

RESREAL DESIGNS
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Somers, NY 10589

PROPERTY INFORMATION:
PREPARED BY: JMS ENGINEERING SERVICES, PC
PROJECT LOCATION: 49 FIELD TERRACE
PROJECT VILLAGE: IRVINGTON
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OCCUPANCY: SINGLE FAMILY DWELLING
ZONING CODE: 1F-40

ISSUE:	DATE:	BY:	CHECKED:	APPROVED:
0	07/12/2021	JMS	JMS	JMS

SEAL & SIGNATURE:

REGISTERED ARCHITECT DOUGLAS OLCOTT SCAVELLI 023950 STATE OF NEW YORK

JOHN M. SCAVELLI PE LICENSE # 095178
JMS ENGINEERING SERVICES, PC

IT IS A VIOLATION OF STATE LAW FOR ANY PERSON UNLESS DIRECTED BY A REGISTERED ARCHITECT OR PROFESSIONAL ENGINEER TO ALTER THIS ITEM IN ANY WAY.

PROJECT:
49 Field Terrace
Irvington, NY 10533

DRAWING TITLE:
STRUCTURAL SHEET 2

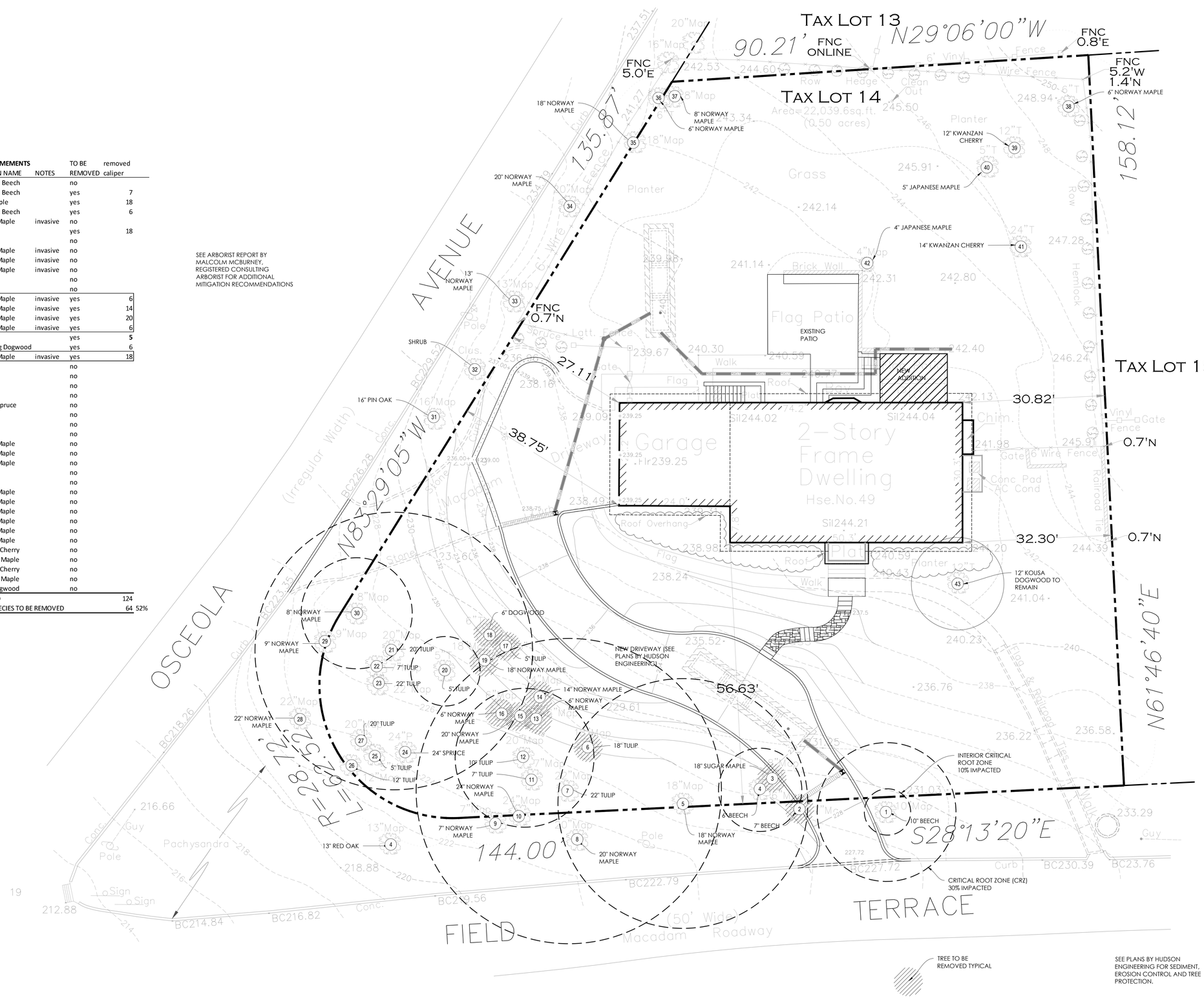
S-102

NOTES:

TREE INVENTORY, REMOVALS AND REQUIRED REPLACEMEMENTS

#	CALIPER	BOTANICAL NAME	COMMON NAME	NOTES	TO BE REMOVED	removed caliper
1	10	Fagus sylvatica	European Beech		no	
2	7	Fagus sylvatica	European Beech		yes	7
3	18	Acer saccharum	Sugar Maple		yes	18
4	6	Fagus sylvatica	European Beech		yes	6
5	18	Acer platanoides	Norway Maple	invasive	no	
6	18	Liriodendron tulipifera	Tulip		yes	18
7	22	Liriodendron tulipifera	Tulip		no	
8	20	Acer platanoides	Norway Maple	invasive	no	
9	7	Acer platanoides	Norway Maple	invasive	no	
10	24	Acer platanoides	Norway Maple	invasive	no	
11	7	Liriodendron tulipifera	Tulip		no	
12	10	Liriodendron tulipifera	Tulip		no	
13	6	Acer platanoides	Norway Maple	invasive	yes	6
14	14	Acer platanoides	Norway Maple	invasive	yes	14
15	20	Acer platanoides	Norway Maple	invasive	yes	20
16	6	Acer platanoides	Norway Maple	invasive	yes	6
17	5	Liriodendron tulipifera	Tulip		yes	**5**
18	6	Cornus florida	Flowering Dogwood		yes	6
19	18	Acer platanoides	Norway Maple	invasive	yes	18
20	5	Liriodendron tulipifera	Tulip		no	
21	20	Liriodendron tulipifera	Tulip		no	
22	7	Liriodendron tulipifera	Tulip		no	
23	22	Liriodendron tulipifera	Tulip		no	
24	24	Picea abies	Norway Spruce		no	
25	5	Liriodendron tulipifera	Tulip		no	
26	12	Liriodendron tulipifera	Tulip		no	
27	20	Liriodendron tulipifera	Tulip		no	
28	22	Acer platanoides	Norway Maple		no	
29	9	Acer platanoides	Norway Maple		no	
30	8	Acer platanoides	Norway Maple		no	
31	16	Querus palustris	Pin Oak		no	
32		shrub			no	
33	13	Acer platanoides	Norway Maple		no	
34	20	Acer platanoides	Norway Maple		no	
35	18	Acer platanoides	Norway Maple		no	
36	6	Acer platanoides	Norway Maple		no	
37	8	Acer platanoides	Norway Maple		no	
38	6	Acer platanoides	Norway Maple		no	
39	12	Prunus serrulata	Kwanzan Cherry		no	
40	5	Acer palmatum	Japanese Maple		no	
41	24	Prunus serrulata	Kwanzan Cherry		no	
42	4	Acer palmatum	Japanese Maple		no	
43	12	Cornus kousa	Kousa Dogwood		no	
		TOTAL CALIPER INCHES TO BE REMOVED				124
		TOTAL CALIPER INCHES OF INVASIVE SPECIES TO BE REMOVED				64 52%

SEE ARBORIST REPORT BY MALCOLM MCBURNEY, REGISTERED CONSULTING ARBORIST FOR ADDITIONAL MITIGATION RECOMMENDATIONS



SEE PLANS BY HUDSON ENGINEERING FOR SEDIMENT, EROSION CONTROL AND TREE PROTECTION.

SCALE 1"=10'

0 10' 20' 30'

GENERAL NOTES

SURVEY BY RAMSAY LAND SURVEYING OF BRONX, NEW YORK DATED MARCH 7, 2020.

SITE PLAN BY HUDSON ENGINEERING AND CONSULTING, INC. OF ELMSFORD, NEW YORK DATED JULY 20, 2021

REGISTERED LANDSCAPE ARCHITECT DEAN PAUL PUSHLAR 2147 STATE OF NEW YORK

dean pushlar ASLA, PLA
licensed landscape architect

www.deanpushlar.com
dpushlar@charter.net
203-733-8516

13 Kimberly Drive
Brookfield, CT 06804

revision: 1-5-2022 per town review
date: NOVEMBER 12, 2021

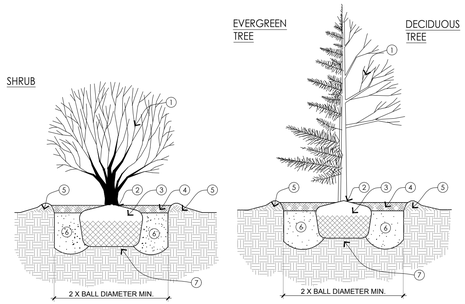
MOHAN / CHANDRA RESIDENCE

49 FIELD TERRACE
IRVINGTON, NY

TREE INVENTORY, REMOVALS AND PROTECTION PLAN

job number: xxx
scale: as shown
drawn by: dpp

drawing number: L-1.0

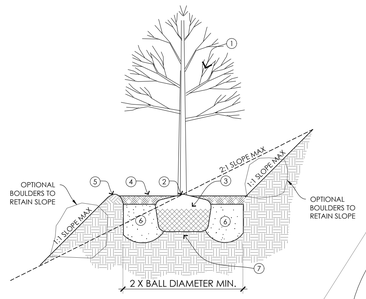


NOTE: STAKING, GUYING AND WRAPPING TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. DETAILS PROVIDED UPON NECESSITY

1. PRUNING ONLY TO REMOVE BROKEN OR DEAD LIMBS, CO-DOMINANT LEADER OR CROSSING BRANCHES.
2. TOP OF ROOTBALL TO BE SET FLUSH WITH ADJACENT GRADE OR SLIGHTY HIGHER IN POORER SOILS. ROOT FLARE SHALL BE VISIBLE.
3. REMOVE ROPE, TWINE, EXCESS SOIL, WIRE, BURLAP AT TOP 1/3 OF ROOTBALL. REMOVE ALL NON-BIODEGRADEABLE MATERIAL TOTALLY FROM BALL.
4. MULCH WITH 3" PARTIALLY DECOMPOSED SHREDDED HARDWOOD MULCH, DARK IN COLOR OR APPROVED SUBSTITUTE. DO NOT COVER ROOT FLARE.
5. 4" HIGH X 6' DIAMETER MIN. COMPACTED SAUCER BEYOND EDGE OF ROOTBALL.
6. PLANTING MIX - IN LOAMY SOILS BACKFILL WITH EXISTING SOIL. IN SANDY SOILS ADD 20% MAX. ORGANIC MATTER. (ALERT LANDSCAPE ARCHITECT IF POOR SOILS ARE PRESENT) TAMP WITH FOOT AND WATER IN 6" LIFTS.
7. ROOTBALL TO REST ON UNDISTURBED OR COMPACTED SOIL TO PREVENT SETTLING

X SHRUB AND TREE PLANTING DETAIL

SCALE = N.T.S.



X TREE PLANTING DETAIL ON SLOPES

SCALE = N.T.S.

PLANTING NOTES:

1. ALL BIDS INCLUDE SITE PREPARATION, SOIL, AND PLANT MATERIALS, TREE PITS, INSTALLATION, FERTILIZER, MULCH, GUYING, AND TREE GUARANTEE, UNLESS OTHERWISE STATED.

2. LANDSCAPE CONTRACTOR IS TO LOCATE AND VERIFY ALL UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO DIGGING FOR FIELD VERIFICATION. THE OWNER AND LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO UTILITY LINES OR IRRIGATION LINES.

3. LANDSCAPE CONTRACTOR IS TO VERIFY ALL CURRENT DRAWINGS AND CHECK DISCREPANCIES AND BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING WITH THE WORK.

4. PLANTING PLANS SHALL TAKE PRECEDENCE OVER PLANT LISTS IN CASE OF DISCREPANCIES. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES NECESSARY TO COMPLETE THE PLANTINGS AS SPECIFIED ON THE PLANTING PLAN. CONTRACTOR(OWNER) TO ADJUST QUANTITIES OF HEDGES AS NEEDED TO ACHIEVE A CONTINUOUS HEDGE WITH NO GAPS BETWEEN SHRUBS.

5. NO CHANGES ARE TO BE MADE WITHOUT THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT AND OWNER.

6. PROVIDE ALL TOPSOIL NECESSARY TO COMPLETE ALL APPROPRIATE PLANTINGS AND BERMS AND TO PROVIDE FOR PROPER DRAINAGE OF PLANTING AREAS.

7. ALL PLANT MATERIALS ARE TO BE INSTALLED IN COMPLIANCE WITH STANDARDS AS ESTABLISHED BY RECOGNIZED LANDSCAPE ARCHITECTURAL AND AMERICAN NURSERY AND LANDSCAPE ASSOCIATION PRACTICES. SIZE AND GRADING STANDARDS SHALL CONFORM TO "AMERICAN STANDARD FOR NURSERY STOCK", SPONSORED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. PLANTS SHALL EQUAL OR EXCEED SIZES AS SCHEDULED.

8. ALL AREAS INDICATED AS LAWN SHALL BE SEEDED AND MULCHED AND RE-SEEDED TO ESTABLISH LAWN- PROVIDE UNIT PRICE AS WELL AS QUANTITY.

9. ALL AREAS INDICATED AS SOD SHALL RECEIVE SOD

10. ALL EXISTING AREAS AND NEW LAWN DISTURBED DURING THE CONSTRUCTION PROCESS SHALL BE REPAIRED AND SEEDED TO ESTABLISH LAWN FREE OF DEPRESSIONS CAUSED BY CONSTRUCTION.

11. TOP ALL PLANTING BEDS WITH SHREDDED BARK MULCH, 2" DEEP, AFTER ALL MATERIAL HAS BEEN PLANTED AND WEEDS REMOVED.

12. INSTALL NEW IRRIGATION SYSTEM AS REQUIRED TO PROPERLY PROVIDE 100% COVERAGE OF ALL NEW LAWN AREAS, SHRUB AND TREE AREAS.

SEEDING NOTES:

1. FINE GRADE AND SEED AREAS DISTURBED BY CONSTRUCTION OPERATIONS AND AREAS NOT COVERED BY BUILDINGS, STRUCTURES, PAVING OR PLANTING AREAS.

2. SPREAD STOCKPILED TOPSOIL, PROVIDE CLEAN FILL AND TOPSOIL AS REQUIRED TO MEET FINISH GRADES AS CALLED FOR (MIN. 4" TOPSOIL IN SEEDED AREAS AND MIN. 6" IN PLANTED AREAS.) .

3. THE RATE OF SEEDING SHALL BE 350 POUNDS PER ACRE (8 POUNDS PER 1000 S.F.) GRASS SEED SHALL BE SOWN BY HAND OR BY APPROVED MACHINE IN SUCH A MANNER THAT A UNIFORM STAND WILL RESULT. AFTER SEEDING, THE SURFACE SHALL BE EVENLY RAKED WITH A FINE TOOTHED RAKE. (SEED SHALL BE 50% KENTUCKY BLUE, 25% RED FESCUE, 25% PERENNIAL RYE.)

4. APPLY 1" OF LOOSELY APPLIED WEED FREE STRAW MULCH TO ALL SEEDED AREAS.

5. APPLY EROSION CONTROL BURLAP TO ALL SLOPES OVER 1 FOOT VERTICAL TO 2 FEET HORIZONTAL.

6. ROTO-TILL COMPACTED AREAS AS REQUIRED

7. RESEED ALL AREAS THAT DO NOT SHOW A SATISFACTORY STAND OF GRASS AFTER 30 DAYS AND CONTINUE TO DO SO UNTIL A SATISFACTORY STAND OF GRASS HAS BEEN ESTABLISHED.

NO TO LOW MOW FESCUE NOTES:

ROTO-TILL COMPACTED AREAS AS REQUIRED

FINE GRADE AND SEED AREAS DISTURBED BY CONSTRUCTION OPERATIONS AND AREAS NOT COVERED BY BUILDINGS, STRUCTURES, PAVING OR PLANTING AREAS.

SPREAD STOCKPILED TOPSOIL, PROVIDE CLEAN FILL AND TOPSOIL AS REQUIRED TO MEET FINISH GRADES AS CALLED FOR (MIN. 4" TOPSOIL IN SEEDED AREAS AND MIN. 6" IN PLANTED AREAS.) .

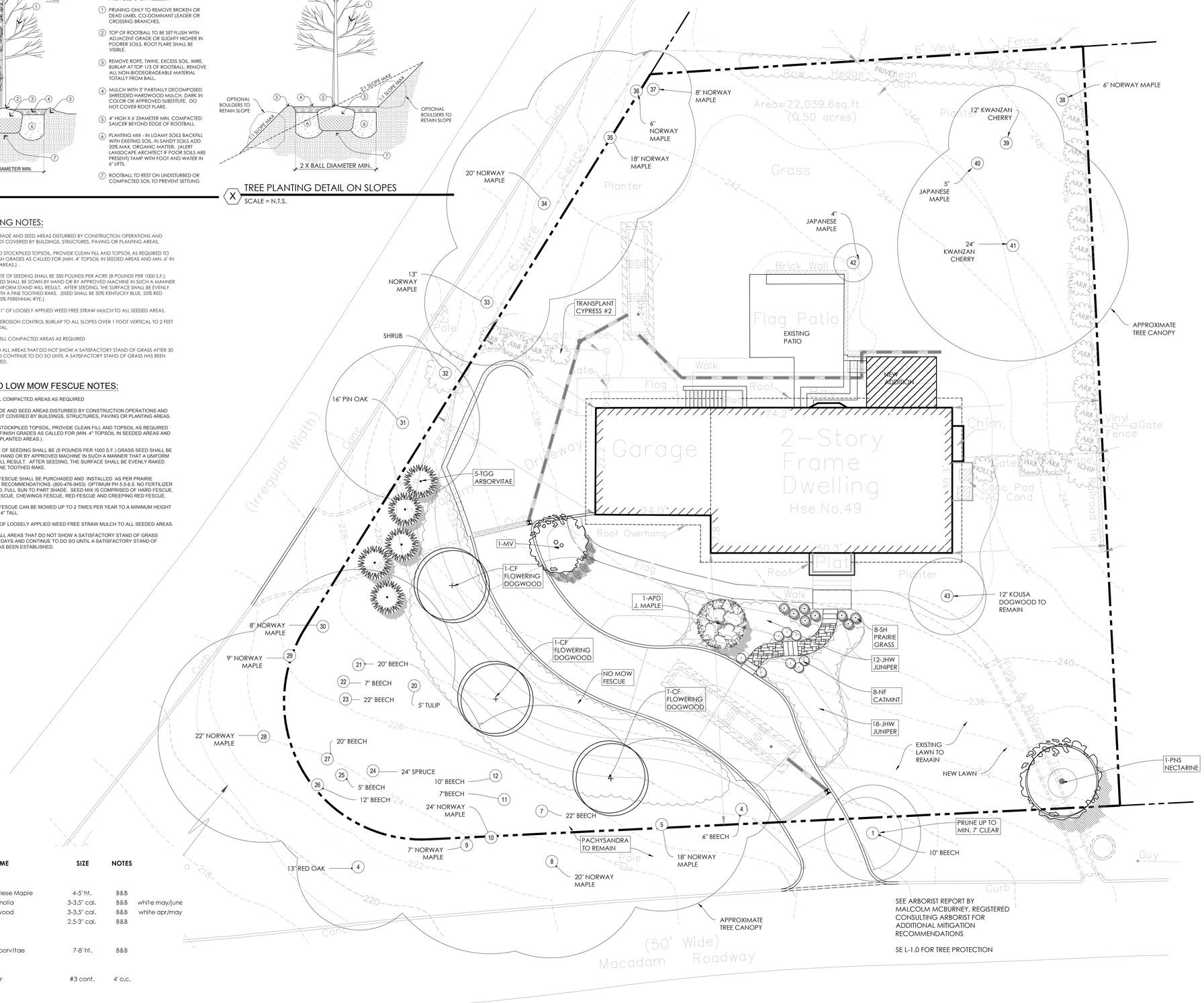
THE RATE OF SEEDING SHALL BE (5 POUNDS PER 1000 S.F.) GRASS SEED SHALL BE SOWN BY HAND OR BY APPROVED MACHINE IN SUCH A MANNER THAT A UNIFORM STAND WILL RESULT. AFTER SEEDING, THE SURFACE SHALL BE EVENLY RAKED WITH A FINE TOOTHED RAKE.

NO MOW FESCUE SHALL BE PURCHASED AND INSTALLED AS PER PRAIRIE NURSERY RECOMMENDATIONS. (800-476-9453) OPTIMUM PH 5.5-6.5. NO FERTILIZER REQUIRED. FULL SUN TO PART SHADE. SEED MIX IS COMPRISED OF HARD FESCUE, SHEEP FESCUE, CHEWINGS FESCUE, RED FESCUE AND CREEPING RED FESCUE.

NO MOW FESCUE CAN BE MOWED UP TO 2 TIMES PER YEAR TO A MINIMUM HEIGHT OF 3.5 TO 4" TALL.

APPLY 1" OF LOOSELY APPLIED WEED FREE STRAW MULCH TO ALL SEEDED AREAS.

RESEED ALL AREAS THAT DO NOT SHOW A SATISFACTORY STAND OF GRASS AFTER 30 DAYS AND CONTINUE TO DO SO UNTIL A SATISFACTORY STAND OF GRASS HAS BEEN ESTABLISHED.



SEE ARBORIST REPORT BY MALCOLM MCBURNEY, REGISTERED CONSULTING ARBORIST FOR ADDITIONAL MITIGATION RECOMMENDATIONS

SE L-1.0 FOR TREE PROTECTION

PLANTLIST

KEY	QUAN	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	
DECIDUOUS TREES						
APD	1	*Acer palmatum 'Crimson Queen'*	Weeping Japanese Maple	4-5' ht.	B&B	
MV	1	*Magnolia virginica*	Sweetbay Magnolia	3-3.5" cal.	B&B	white may/june
CF	3	*Cornus florida*	Flowering Dogwood	3-3.5" cal.	B&B	white apr/may
PNH	1	*Prunus persica (hardy variety to be selected)*	Nectarine	2.5-3" cal.	B&B	
EVERGREEN TREES						
TGG	5	*Thuja plicata 'Green Giant'*	Green Giant Arborvitae	7-8' ht.	B&B	
EVERGREEN SHRUBS						
JHW	30	*Juniperus horizontalis 'Wiltonii'*	Blue Rug Juniper	#3 cont.	4' o.c.	
PERENNIALS, GRASSES AND FERNS						
NF	8	*Nepeta faasenii 'Walkers Low'*	Walkers Low Catmint	#1 cont.	18" o.c..	lav apr/sep
SH	8	*Sporobolus heterolepsis*	Prairie Dropseed	#1 cont.	30" o.c.	fall

SCALE 1"=10'

0 10' 20' 30'

GENERAL NOTES

SURVEY BY RAMSAY LAND SURVEYING OF BRONX, NEW YORK DATED MARCH 7, 2020.

SITE PLAN BY HUDSON ENGINEERING AND CONSULTING, INC. OF ELMSFORD, NEW YORK DATED JULY 20, 2021

REGISTERED LANDSCAPE ARCHITECT DEAN PAUL PUSHLAR 2147 STATE OF NEW YORK

dean pushlar ASLA, PLA
licensed landscape architect

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203-733-8516

13 Kimberly Drive
Brookfield, CT 06804

revision:	1-5-2022 per town review
date:	NOVEMBER 12, 2021

MOHAN / CHANDRA RESIDENCE

49 FIELD TERRACE
IRVINGTON, NY

PLANTING PLAN

job number: xxx
scale: as shown
drawn by: dpp

drawing number: L-2.0

NOTES:

1. THE BUILDING INSPECTOR OR 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 FOR REVIEW PRIOR TO OBTAINING CERTIFICATE OF OCCUPANCY.
3. INFILTRATION SYSTEM ACCESS PORTS SHALL BE SHOWN ON THE "AS-BUILT".
4. THE INFILTRATION SYSTEM MUST NOT BE CONNECTED UNTIL CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
5. ALL EXISTING TREES SHALL BE PROTECTED WITH A MINIMUM OF 6-INCHES OF WOOD CHIPS OR MULCH IN AREAS PRONE TO COMPACTION DUE TO CONSTRUCTION ACTIVITIES.
6. IMPORTED FILL MUST BE CERTIFIED AND APPROVED BY THE VILLAGE BUILDING INSPECTOR OR ENGINEER
7. WHEN TREE ROOTS ARE ENCOUNTERED DURING EXCAVATION, THEY SHALL NEVER BE PULLED WITH MACHINERY. WHERE NECESSARY, CUT ROOTS CLEANLY AND BRIDGE WHEN POSSIBLE.
8. WORK WITHIN DRIP LINE OF TREES SHALL BE COMPLETED BY HAND.
9. THE RESTORATION WORK FOR THE ROADWAY AND SHOULDER CONSTRUCTION WITHIN THE VILLAGE RIGHT-OF-WAY SHALL BE PERFORMED TO THE SATISFACTION OF THE VILLAGE ENGINEER AND HIGHWAY SUPERINTENDENT.
10. THE FOLLOWING PROCEDURES WILL MINIMIZE THE POTENTIAL FOR INJURY TO THE TWO ENTRY TREES:
    - MARK THE EDGES OF THE DRIVEWAY FROM THE ROAD TO A POINT PAST THE DRIPLINE OF THE TWO TREES (SUGAR MAPLE AND EUROPEAN BEECH).
    - EXCAVATE A TRENCH WITH AN AIR SPADE ALONG THE MARKED-OUT EDGES TO EXPOSE THE TREE ROOTS. DEPTH SHOULD BE BELOW ANY CURBING TO BE INSTALLED.
    - WITH THE ROOTS EXPOSED PROPER PRUNING CUTS CAN BE MADE.
    - APPLICATION OF CAMBISTAT®, A GROWTH REGULATOR TO ALLOWING THE TREES TO DIVERT THEIR RESOURCES FOR REPAIR AND STIMULATE ROOT PRODUCTION.
    - PROVIDE TEMPORARY SUPPLEMENTAL IRRIGATION FOR ONE YEAR.

STORMWATER MANAGEMENT FACILITIES MAINTENANCE PROGRAM

THE FOLLOWING MAINTENANCE PLAN HAS BEEN DEVELOPED TO MAINTAIN THE PROPER FUNCTION OF ALL DRAINAGE AND EROSION AND SEDIMENT CONTROL FACILITIES:

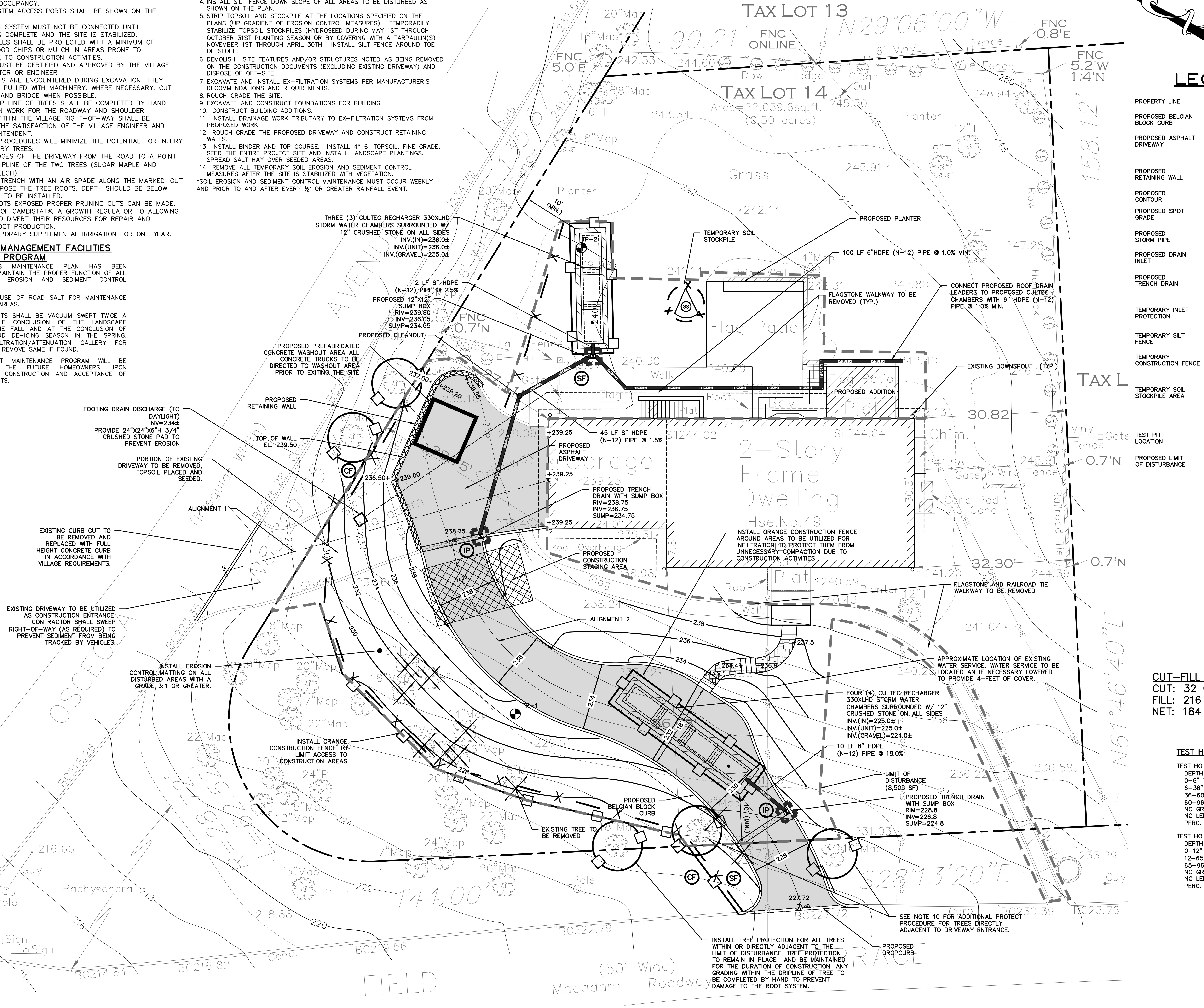
- MINIMIZE THE USE OF ROAD SALT FOR MAINTENANCE OF DRIVEWAY AREAS.
- DRAINAGE INLETS SHALL BE VACUUM SWEPT TWICE A YEAR, AT THE CONCLUSION OF THE LANDSCAPE SEASON IN THE FALL AND AT THE CONCLUSION OF THE SAND AND DE-ICING SEASON IN THE SPRING. INSPECT EXFILTRATION/ATTENUATION GALLERY FOR SEDIMENT AND REMOVE SAME IF FOUND.

THE PERMANENT MAINTENANCE PROGRAM WILL BE MANAGED BY THE FUTURE HOMEOWNERS UPON COMPLETION OF CONSTRUCTION AND ACCEPTANCE OF THE IMPROVEMENTS.

CONSTRUCTION SEQUENCING:

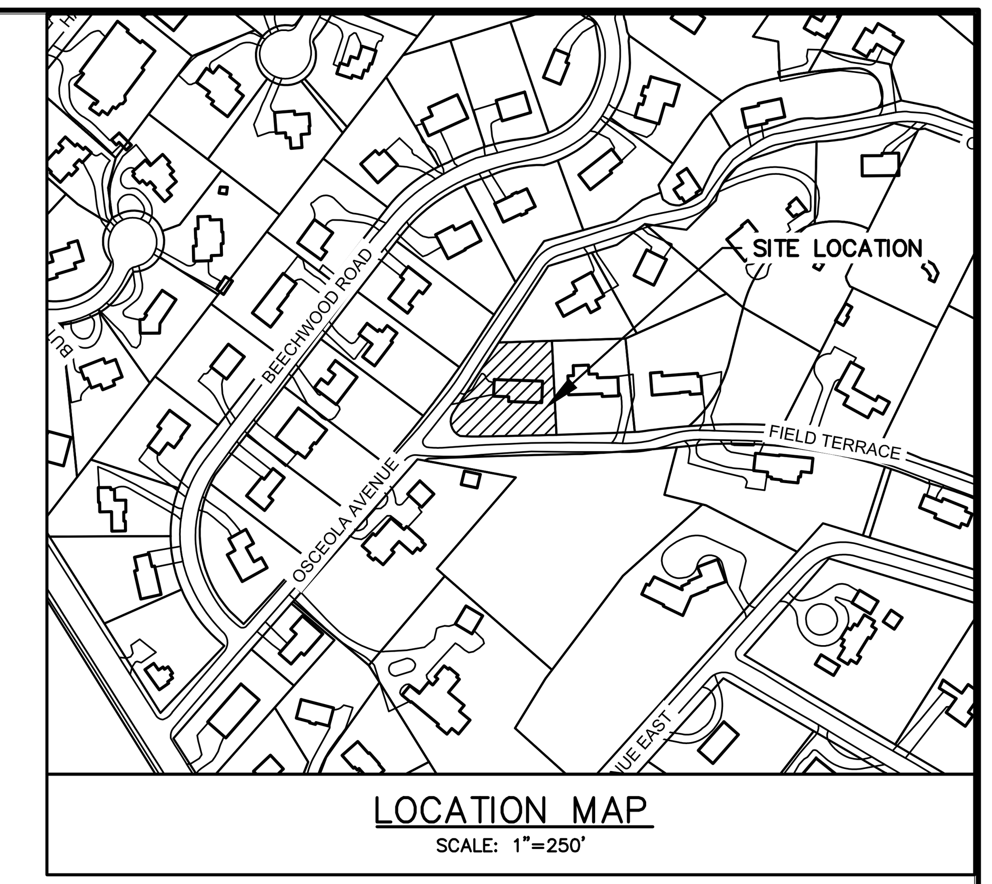
1. PLACE ORANGE CONSTRUCTION FENCING AROUND AREAS TO BE USED FOR EX-FILTRATION TO AVOID COMPACTION.
2. INSTALL TREE PROTECTION ON TREES AS NOTED ON PLANS.
3. SELECTIVE VEGETATION REMOVAL FOR SILT FENCE INSTALLATION.
4. INSTALL SILT FENCE DOWN SLOPE OF ALL AREAS TO BE DISTURBED AS SHOWN ON THE PLAN.
5. STRIP TOPSOIL AND STOCKPILE AT THE LOCATIONS SPECIFIED ON THE PLANS (UP GRADIENT OF EROSION CONTROL MEASURES). TEMPORARILY STABILIZE TOPSOIL STOCKPILES (HYDROSEED DURING MAY 1ST THROUGH OCTOBER 31ST PLANTING SEASON OR BY COVERING WITH A TARPAULIN(S) NOVEMBER 1ST THROUGH APRIL 30TH. INSTALL SILT FENCE AROUND TOE OF SLOPE.
6. DEMOLISH SITE FEATURES AND/OR STRUCTURES NOTED AS BEING REMOVED ON THE CONSTRUCTION DOCUMENTS (EXCLUDING EXISTING DRIVEWAY) AND DISPOSE OF OFF-SITE.
7. EXCAVATE AND INSTALL EX-FILTRATION SYSTEMS PER MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS.
8. ROUGH GRADE THE SITE.
9. EXCAVATE AND CONSTRUCT FOUNDATIONS FOR BUILDING.
10. CONSTRUCT BUILDING ADDITIONS.
11. INSTALL DRAINAGE WORK TRIBUTARY TO EX-FILTRATION SYSTEMS FROM PROPOSED WORK.
12. ROUGH GRADE THE PROPOSED DRIVEWAY AND CONSTRUCT RETAINING WALLS.
13. INSTALL BINDER AND TOP COURSE. INSTALL 4"-6" TOPSOIL, FINE GRADE, SEED THE ENTIRE PROJECT SITE AND INSTALL LANDSCAPE PLANTINGS. SPREAD SALT HAY OVER SEEDED AREAS.
14. REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES AFTER THE SITE IS STABILIZED WITH VEGETATION.

*SOIL EROSION AND SEDIMENT CONTROL MAINTENANCE MUST OCCUR WEEKLY AND PRIOR TO AND AFTER EVERY ½" OR GREATER RAINFALL EVENT.



LEGEND

- PROPERTY LINE
- PROPOSED BELGIAN BLOCK CURB
- PROPOSED ASPHALT DRIVEWAY
- PROPOSED RETAINING WALL
- PROPOSED CONTOUR — 228
- PROPOSED SPOT GRADE — +228.75
- PROPOSED STORM PIPE
- PROPOSED DRAIN INLET
- PROPOSED TRENCH DRAIN
- TEMPORARY INLET PROTECTION — IP
- TEMPORARY SILT FENCE — SF
- TEMPORARY CONSTRUCTION FENCE — CF
- TEMPORARY SOIL STOCKPILE AREA — SS
- TEST PIT LOCATION — TP-1
- PROPOSED LIMIT OF DISTURBANCE



LOCATION MAP
SCALE: 1"=250'

GENERAL NOTES:

1. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SUPERVISION OF THE CONSTRUCTION.
2. NO CHANGES SHALL BE MADE TO THESE PLANS EXCEPT AS PER NYS LAW CHAPTER 987.
3. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO ACI, AISC, ZONING, AND THE NEW YORK STATE BUILDING CODE.
4. ALL CONDITIONS, LOCATIONS AND DIMENSIONS SHALL BE FIELD VERIFIED AND THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES.
5. ALL CHANGES MADE TO THE PLANS SHALL BE APPROVED BY THE ENGINEER AND ANY SUCH CHANGES SHALL BE FILED AS AMENDMENTS TO THE ORIGINAL BUILDING PERMIT.
6. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR THE ACTS AND OMISSIONS OF HIS EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTACT WITH THE CONTRACTOR.
8. SAFETY DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL AGENCIES IN EFFECT DURING THE PERIOD OF CONSTRUCTION.
9. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL MAKE APPLICATION TO RECEIVE ALL NECESSARY PERMITS TO PERFORM THE WORK UNDER CONTRACT. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL BE LICENSED TO DO ALL WORK AS REQUIRED BY THE LOCAL, COUNTY, AND STATE AGENCIES WHICH MAY HAVE JURISDICTION OVER THOSE TRADES, AND SHALL PRESENT THE OWNER WITH COPIES OF ALL LICENSES AND INSURANCE CERTIFICATES.
10. FINAL GRADING AROUND THE BUILDING AREA SHALL SLOPE AWAY FROM THE STRUCTURE.
11. ALL WRITTEN DIMENSIONS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER ANY SCALED DIMENSIONS.
12. ADJOINING PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION, REMODELING AND DEMOLITION WORK. PROTECTION MUST BE PROVIDED FOR FOOTINGS, FOUNDATIONS, PARTY WALLS, CHIMNEYS, SKYLIGHTS AND ROOFS. PROVISIONS SHALL BE MADE TO CONTROL WATER RUNOFF AND EROSION DURING CONSTRUCTION OR DEMOLITION ACTIVITIES. THE PERSON MAKING OR CAUSING AN EXCAVATION TO BE MADE SHALL PROVIDE WRITTEN NOTICE TO THE OWNERS OF ADJOINING BUILDINGS ADVISING THEM THAT THE EXCAVATION IS TO BE MADE AND THAT THE ADJOINING BUILDING SHOULD BE PROTECTED. SAID NOTIFICATION SHALL BE DELIVERED NOT LESS THAN 10 DAYS PRIOR TO THE SCHEDULED STARTING DATE OF THE EXCAVATION.
13. OWNER SHALL INSURE THAT THE INSURANCE PROVIDED BY THE CONTRACTOR HIRED TO PERFORM THE WORK SHALL BE ENDORSED TO NAME HUDSON ENGINEERING & CONSULTING, P.C., AND ANY DIRECTORS, OFFICERS, EMPLOYEES, SUBSIDIARIES, AND AFFILIATES, AS ADDITIONAL INSURED ON ALL POLICIES AND HOLD HARMLESS DOCUMENTS, AND SHALL STIPULATE THAT THIS INSURANCE IS PRIMARY, AND THAT ANY OTHER INSURANCE OR SELF-INSURANCE MAINTAINED BY HUDSON ENGINEERING & CONSULTING, P.C., SHALL BE EXCESS ONLY AND SHALL NOT BE CALLED UPON TO CONTRIBUTE WITH THIS INSURANCE. ISO ADDITIONAL INSURED ENDORSEMENT FORM NUMBER CG2010 1185 UNDER GL. COPIES OF THE INSURANCE POLICIES SHALL BE SUBMITTED TO HUDSON ENGINEERING & CONSULTING, P.C., FOR APPROVAL PRIOR TO THE SIGNING OF THE CONTRACT.
14. INDUSTRIAL CODE RULE 753: THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS PRIOR TO THE START OF HIS OPERATIONS AND SHALL COMPLY WITH ALL THE LATEST INDUSTRIAL CODE RULE 753 REGULATIONS.

INSTALLATION & MAINTENANCE OF EROSION CONTROL:

CONSTRUCTION SCHEDULE
NOTIFY APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 5 DAYS PRIOR TO START.

EROSION CONTROL MEASURES
INSTALL ALL EROSION CONTROL MEASURES PRIOR TO START OF CONSTRUCTION. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

INSPECTION BY MUNICIPALITY
MAINTENANCE (TO BE PERFORMED DURING ALL PHASES OF CONSTRUCTION)

AFTER ANY RAIN CAUSING RUNOFF, CONTRACTOR TO INSPECT HAYBALES, ETC. AND REMOVE ANY EXCESSIVE SEDIMENT AND INSPECT STOCKPILES AND CORRECT ANY PROBLEMS WITH SEED ESTABLISHMENT.
INSPECTIONS SHALL BE DOCUMENTED IN WRITING AND SUBMITTED TO THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION.

INSPECTION BY MUNICIPALITY – FINAL GRADING
REMOVE UNNEEDED SUBGRADE FROM SITE.
CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

INSPECTION BY MUNICIPALITY – LANDSCAPING

SPREAD TOPSOIL EVENLY OVER AREAS TO BE SEEDED. HAND RAKE LEVEL. BROADCAST 1.25 LB. BAG OF JONATHAN GREEN "FASTGROW" MIX OR EQUAL OVER AREA TO BE SEEDED. APPLY STRAW MULCH AND WATER WITHIN 2 DAYS OF COMPLETION OF TOPSOILING. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

INSPECTION BY MUNICIPALITY – FINAL LANDSCAPING

GRASS ESTABLISHED.
CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

INSPECTION BY MUNICIPALITY – FINAL INSPECTION

ALL EROSION CONTROL MEASURES REMOVED AND GRASS ESTABLISHED.
CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

CUT-FILL SUMMARY

CUT: 32 CY
FILL: 216 CY
NET: 184 CY

TEST HOLE DATA:

TEST HOLE #1
- DEPTH – 96"
- 0-6" TOPSOIL
- 6-36" DARK COMPACT LOAM
- 36-60" BROWN SILTY CLAY
- 60-96" BROWN SILTY LOAM
- NO GROUNDWATER
- NO LEDGE ROCK
- PERC. = 4.0" INCHES/HOUR

TEST HOLE #2
- DEPTH – 96"
- 0-12" TOPSOIL
- 12-65" DARK COMPACT LOAM
- 65-96" LIGHTLY COMPACT SANDY LOAM
- NO GROUNDWATER
- NO LEDGE
- PERC. = 3.25" INCHES/HOUR

CONTRACTOR SHALL CONTACT DESIGN ENGINEER TO SCHEDULE A SITE INSPECTION PRIOR TO BACKFILLING INFILTRATION/ATTENUATION SYSTEM(S). SHOULD THE CONTRACTOR BACKFILL PRIOR TO INSPECTION, THE CONTRACTOR SHALL EXPOSE THE SYSTEM AT THEIR OWN EXPENSE.

49 FIELD TERRACE STORMWATER MANAGEMENT PLAN BASED UPON EXISTING INFORMATION PROVIDED BY RAMSAY LAND SURVEYING, PC, DATED MARCH 7, 2020

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.

No.	Description	Date
2.	REVISED PER VILLAGE COMMENTS	12-16-21
1.	REVISED PER VILLAGE COMMENTS	1-5-21

Revisions

THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEERS SEAL & SIGNATURE

PROJECT:
PROPOSED ADDITIONS & ALTERATIONS
49 FIELD TERRACE
VILLAGE OF IRVINGTON
WESTCEHSTER COUNTY – NEW YORK

STORMWATER MANAGMENT PLAN

HEC
HUDSON ENGINEERING & CONSULTING, P.C.
45 Knollwood Road – Suite 201
Elmsford, New York 10523
T: 914-909-0420
F: 914-560-2086
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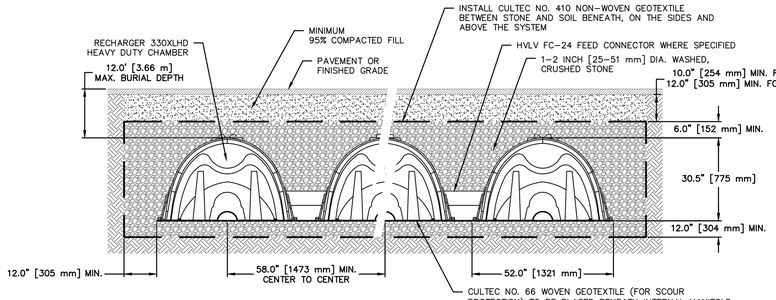
STATE OF NEW YORK · MICHAEL F. STEIN · LICENSED PROFESSIONAL ENGINEER · NO. 80637

Date: 07/20/21
Scale: 1" = 10'
Designed By: T.K.
Checked By: M.S.
Sheet: 1 / 2
Sheet No. C-1

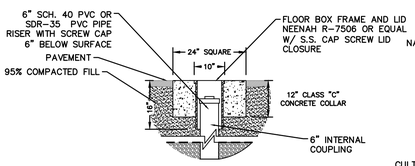


GENERAL NOTES

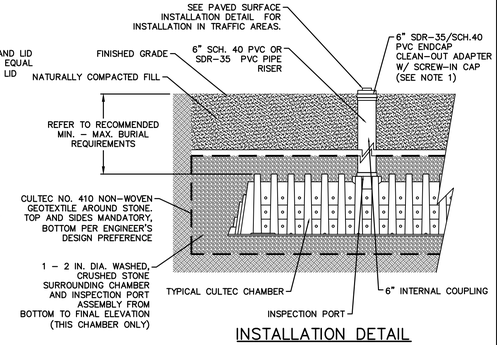
RECHARGER 330XL HD BY CULTEC, INC. OF BROOKFIELD, CT.
STORAGE PROVIDED = 11.32 CF/FT [1.05 m^3/m] PER DESIGN UNIT.
REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS

ALL RECHARGER 330XL HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.
ALL RECHARGER 330XL HD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS

CULTEC RECHARGER 330XL



PAVED SURFACE INSTALLATION DETAIL

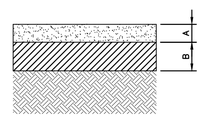


INSTALLATION DETAIL

NOTES:

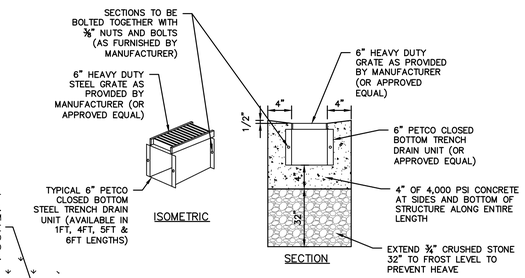
1. WHEN ACCESS PORT IS UTILIZED AS SYSTEM OVERFLOW, INSTALL NDS MODEL 50 GRATE. GRATE TO BE SET 1/2" ABOVE ADJACENT GRADE. ADJACENT GRADE TO PITCH AWAY FROM ACCESS PORT IN ALL DIRECTION.
2. INSPECTION PORT NOT TO SERVE AS OVERFLOW WHEN INSTALLED IN PAVED/TRAFFIC AREAS.

CULTEC INSPECTION PORT

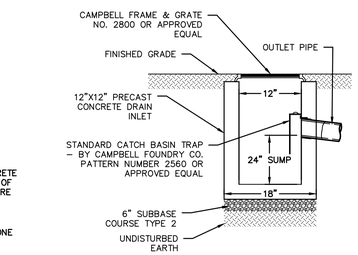


A- 2" TOP COURSE
B- 4" ITEM 4 SUBBASE COURSE

DRIVEWAY PAVEMENT SECTION

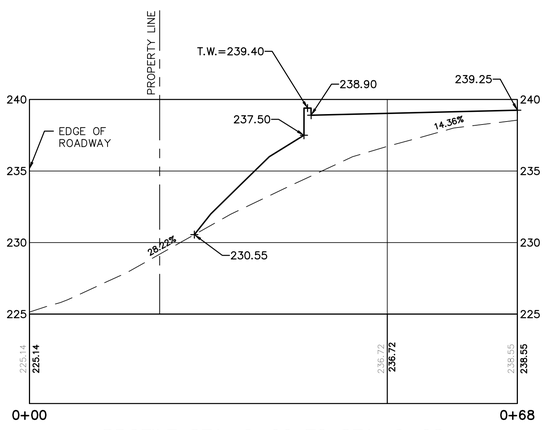


STEEL TRENCH DRAIN



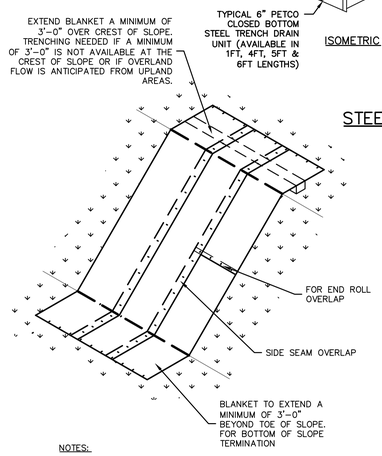
SUMP BOX

ALIGNMENT 1



PROFILE STA. 0+00 TO STA. 0+68

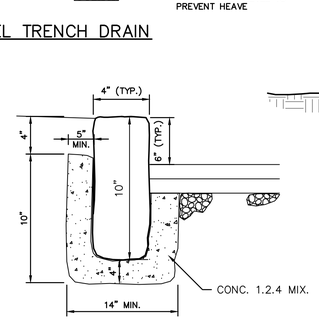
HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 5'



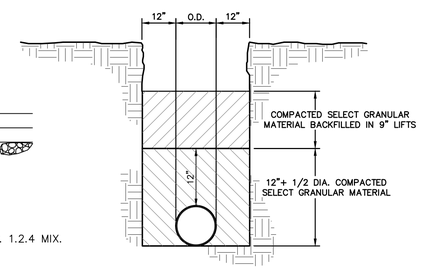
NOTES:

1. MATTING SHALL BE PLACED ON ALL DISTURBED SLOPES OF 3:1 OR GREATER.
2. MATTING IN SWALE SHALL BE PLACED ALONG ENTIRE SWALE UP TO END OF RIP RAP SWALE MEETING
3. ALL EROSION CONTROL BLANKETS OUTSIDE OF THE DRAINAGE CHANNEL EXCAVATION AREA SHALL BE BIONET® S150BN™ EROSION CONTROL BLANKET, AS REQUIRED BY THE NYCDEP

EROSION CONTROL MATTING

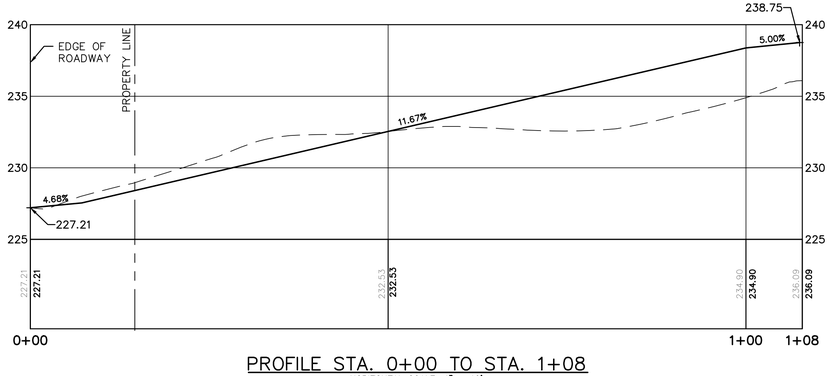


BELGIUM BLOCK CURB DETAIL



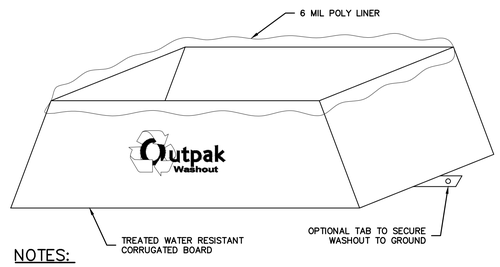
TRENCH BEDDING

ALIGNMENT 2



PROFILE STA. 0+00 TO STA. 1+08

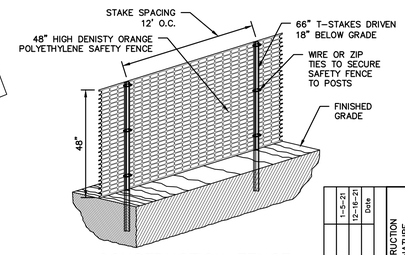
HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 5'



NOTES:

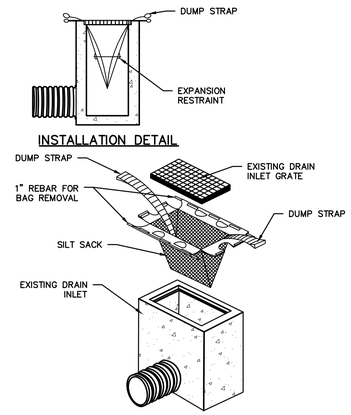
1. THE WASHOUT SHALL BE INSTALLED PRIOR TO USING MATERIALS THAT REQUIRE WASHOUT ON THIS PROJECT.
2. AS NECESSARY, SIGNS SHALL BE PLACED THROUGHOUT THE SITE TO INDICATE THE LOCATION OF THE WASHOUT.
3. THE WASHOUT AREA WILL BE REPLACED AS NECESSARY TO MAINTAIN CAPACITY FOR LIQUID WASTE.
4. WASHOUT RESIDUE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED WASTE FACILITY.
5. DO NOT WASHOUT INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.
6. AVOID DUMPING EXCESS CONCRETE IN NON-DESIGNATED DUMPING AREAS.
7. LOCATE WASHOUT AT LEAST 50' (15 METERS) FROM STORM DRAIN, OPEN DITCHES, OR WATER BODIES.
8. THE WASHOUT SHALL BE USED ONLY FOR NON-HAZARDOUS WASTES.

CORRUGATED CONCRETE WASHOUT



CONSTRUCTION FENCE

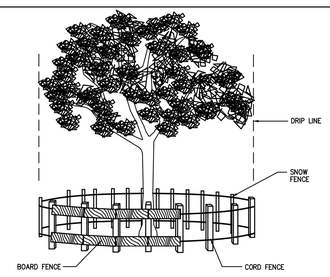
Siltsack Inlet Protection



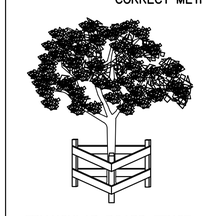
NOTE:

1. EACH SILTSACK SHALL BE PROPERLY SIZED FOR EACH INLET.
2. ALL CURB INLETS SHALL UTILIZE SILTSACK MODELS WITH BUILT IN CURB DEFLECTOR
3. SILTSACKS SHOULD ONLY BE UTILIZED ON DRAIN INLETS OUTSIDE OF THE DISTURBED AREAS TO PREVENT CONTAMINATION OF DOWN STREAM STORMWATER STRUCTURES.
4. SEDIMENT SHALL BE REMOVED FROM EACH SILTSACK WHEN SILT DEPTH EXCEEDS 6-INCHES.
5. SILTSACKS SHOULD BE INSPECTED REGULARLY FOR DAMAGE. ANY DAMAGED SILTSACKS SHOULD BE REPLACED.

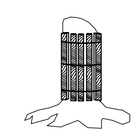
FENCING AND ARMORING



CORRECT METHODS OF TREE FENCING

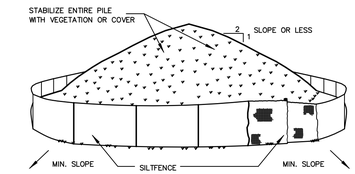


TRIANGULAR BOARD FENCE



CORRECT TRUNK ARMORING

SOIL STOCKPILING

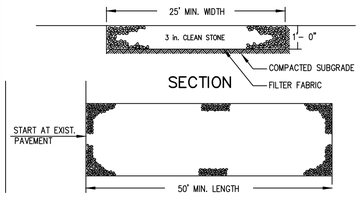


INSTALLATION NOTES

INSTALLATION NOTES:

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. SOILS OR FILL TO BE STOCKPILED ON SITE DURING CUTTING AND FILLING ACTIVITIES SHOULD BE LOCATED ON LEVEL PORTIONS OF THE SITE WITH A MINIMUM OF 50-75 FOOT SETBACKS FROM TEMPORARY DRAINAGE SWALES.
3. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
4. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.
5. STOCKPILES REMAINING IN PLACE FOR MORE THAN A WEEK SHOULD BE SEEDED AND MULCHED OR COVERED WITH GEOTEXTILE FABRIC SURROUNDED BY SILT FENCE.
6. SEE SPECIFICATIONS (THIS MANUAL) FOR INSTALLATION OF SILT FENCE.

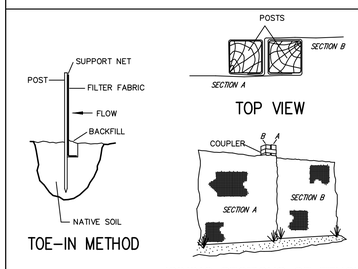
STABILIZED CONSTRUCTION ENTRANCE



INSTALLATION NOTES:

1. STONE SIZE - USE 3" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - 25 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCUR.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

SILT FENCE



INSTALLATION NOTES:

1. EXCAVATE A 4 INCH * 4 INCH 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 APPROXIMATELY 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 TAMP THE SOIL. STEEPER SLOPES REQUIRE AN INTERCEPT TRENCH.
5. JOIN SECTIONS AS SHOWN ABOVE.

ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.

No.	Revisions Description	Date
2.	REVISED PER VILLAGE COMMENTS	1-5-21
1.	REVISED PER VILLAGE COMMENTS	12-16-21

THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEER'S SEAL & SIGNATURE

PROJECT:

PROPOSED ADDITIONS & ALTERATIONS
49 FIELD TERRACE
VILLAGE OF IRVINGTON
WESTCEHSTER COUNTY - NEW YORK

DETAILS

STATE OF NEW YORK · MICHAEL F. STEIN · No. 80837 · LICENSED PROFESSIONAL ENGINEER

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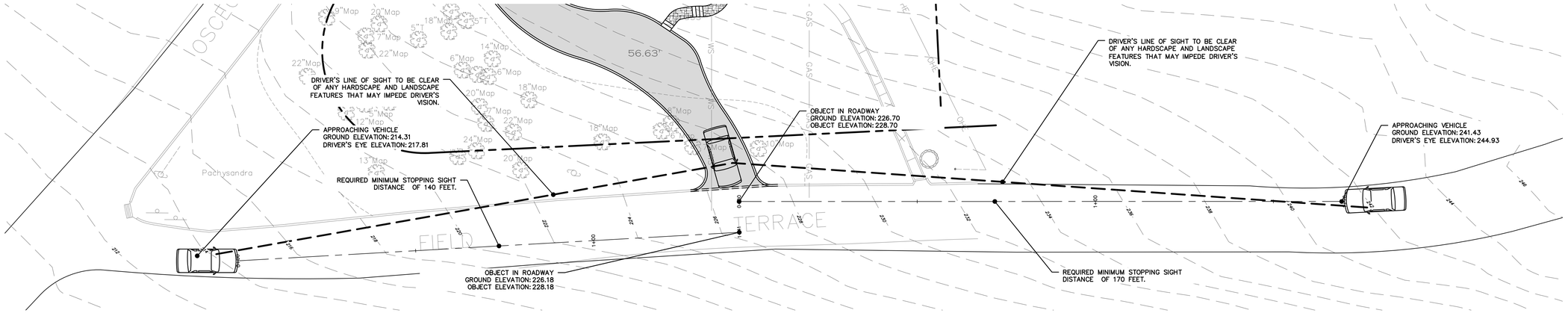
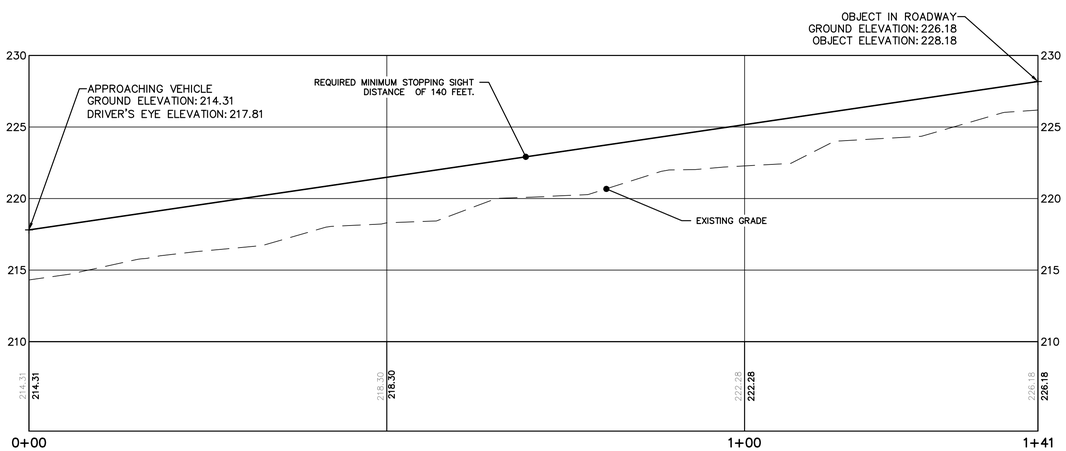
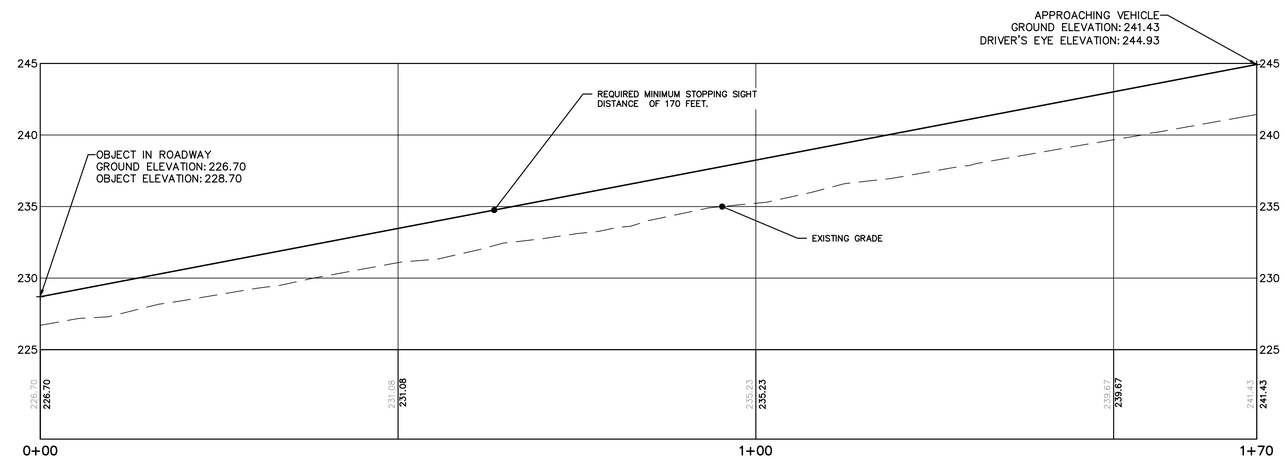
Date:	07/20/21
Scale:	N.T.S.
Designed By:	T.K.
Checked By:	M.S.
Sheet:	2 of 2
Sheet No.	C-2





VEHICLE TRAVELING NORTH
PROFILE STA. 0+00 TO STA. 1+41

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 10'



VEHICLE TRAVELING SOUTH
PROFILE STA. 0+00 TO STA. 1+70

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 10'

49 FIELD TERRACE STORMWATER MANAGEMENT PLAN BASED UPON EXISTING INFORMATION PROVIDED BY RAMSAY LAND SURVEYING, PC, DATED MARCH 7, 2020

GRAPHIC SCALE
15 0 7.5 15 30 60
(IN FEET)
1 inch = 15 ft.

ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.

No.	Description	Date
	Revisions	

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PROJECT:
PROPOSED ADDITIONS & ALTERATIONS
49 FIELD TERRACE
VILLAGE OF IRVINGTON
WESTCEHSTER COUNTY – NEW YORK

SIGHT DISTANCE PLAN

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Date:	12/10/21
Scale:	AS NOTED
Designed By:	T.K.
Checked By:	M.S.
Sheet No.	SD-1
Sheet:	1 / 1