

# APPLICATION FOR BUILDING PERMIT

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

Application Number:	604	Date:	07/16/2022
Job Location:	21 S COTTINET ST	Parcel ID:	2.80-31-17
Property Owner:	JOHN, COSSINS + BEVERLY ADAMS	Property Class:	1 FAMILY RES
Occupancy:	One/ Two Family	Zoning:	
Common Name:	21 S COTTINET ST		

Applicant	Contractor
Bill Witt	
William P Witt Architects PLLC	
268 Route 202 Somers NY 10589	
914-276-0225	

## Description of Work

Type of Work:	Exterior alteration or renovations	Applicant is:	Architect
Work Requested by:	The Owner	In association with:	
Cost of Work (Est.):	150000.00	Property Class:	1 FAMILY RES

## Description of Work

**Renovate the existing kitchen, replace existing exterior siding and windows and build a new rear porch & steps.**

**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: 21 S COTTINET ST

Parcel Id: 2.80-31-17

**AFFIDAVIT OF APPLICANT**

I **Bill Witt** being duly sworn, depose and says: That s/he does business as: **William P Witt Architects PLLC** with offices at: **268 Route 202 Somers NY 10589** 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 21 day of July of 2022

Patricia Kalba  
Notary Public / Commission of Deeds

PATRICIA KALBA  
Notary Public, State of New York  
No. 01KA6080158  
Qualified in Westchester County  
My Commission Expires Sept. 9, 2022

William P Witt  
Applicant's Signature

**OWNER'S AUTHORIZATION**

+ **BEVERLY ADAMS**

I **JOHN COSSINS** 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 6469831994 Owner email address beadam565@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 25 day of July of 2022

Genine Lockwood  
Notary Public / Commission of Deeds

John Cossins  
Applicant's Signature

GENINE LOCKWOOD  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01L06210592  
Qualified in Westchester County  
Commission Expires 8/1/2025



# 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](http://www.irvingtonny.gov)) prior to submission).
7. Visit the Village of Irvington website [www.irvingtonny.gov](http://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](http://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](http://www.dos.state.ny.us/code/energycode/overview.htm)

### Contractor Requirements in order to obtain a Building Permit:

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

### Please Note:

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

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

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

#### Fee schedule

#### Building Permit (Non-Refundable)

\* Application fee \$85

\* Permit fee \$17 per thousand dollars (\$1000) of estimated cost of construction, or fraction thereof

150,000 150 x 17 =

85  
2,550

#### • Inspection Fees (as applicable)

• Insulation: \$50

• Solid Fuel: \$50

• Foundation and footing drain: \$50

• Energy Code Compliance: \$50

• Sediment and erosion control: \$50

• Footing: \$50

• Preparation for concrete slabs and walls: \$50

• Footing: \$50

• Preparation for concrete slabs and walls: \$50

• Framing: \$50

• Building systems, including underground and rough-in: \$50

• Fire resistant construction and penetrations: \$50

• Final Inspection for C.O.: \$50

• State and local laws (per re-inspection): \$50

5x50

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).

150

\* Re-inspection fee for work not ready at time of inspection or not in compliance: \$50

\* Applications for Undocumented Work/ Legalizing: Applications to legalize work done prior to applying for and receiving a building permit shall pay double all applicable fees and inspections, including the cost of construction based on the cost of all proposed work being legalized at the time of application. Minimum fee \$500.00.

(To be collected at time of submission of application) Total

2,950

(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.)

3,035



# GENERAL SPECIFICATIONS

## DIVISION I - GENERAL CONDITIONS

- 1.1 Scope of Work: Provide all labor, materials and equipment required to complete all work shown on drawings and work required for a fully completed job. All materials and workmanship shall be of the best quality. The specs below and plans included are set up as general limits and minimum standards for the scope of work so that the form and structural requirements are clearly established.
- 1.2 Code Compliance: All work and materials shall conform and comply with the current versions of the following authorities & codes:  
2020 Residential Code of NYS  
2020 Energy Conservation Construction Code of NYS w/ 2020 NYStretch Code as adopted.  
2020 NYS Residential Plumbing Code  
2020 Fine Code, 2020 Mechanical Code & 2020 Fuel Gas Code of NYS  
2020 Existing Building Code of NYS  
National Electrical Code NFPA 70 2017 EDITION  
Village of Irvington Municipal Code

- 1.3 Work in Cold Weather: No work with materials containing water shall be carried out during unreasonably cold weather.

Such work may be started when temperature is 28 degrees F and rising, and shall be stopped when temperature is 34 degrees F and falling. Furthermore, during such cold weather conditions the following precautions shall be taken:

- a. Water shall be heated and kept warm.  
b. Sand shall be heated and kept warm.  
c. An anti-freeze such as "Euco" made by Euclid Chemical Co. "Tri-Mix" by Sonnenborn, or "No Freeze" by Horn shall be added to the mixture in proportions as recommended by the manufacturer.  
d. Material shall be placed as soon as possible and shall not be permitted to get too cold.  
e. No material containing ice or frozen parts shall be used.

Furthermore, all work shall be protected against cold weather or frost by means of hay, straw, canvas, "salamanders" or other approved methods. Work damaged by cold weather or frost will not be accepted.

- 1.4 Permits: The contractor is responsible for obtaining any and all permits including the general permit from the local building department. Construction trade shall be responsible for obtaining permits relevant to their respectable trades (i.e. UL - electrical permits and inspection; plumbing permits and inspections if applicable), final payment shall be subject to the contractor providing the owner with a Certificate of Occupancy upon completion of the job.

## DIVISION II - SITEWORK: EXCAVATION AND BACKFILL

- 2.1 General: The work under this section shall include all necessary labor, material, equipment and fees required for the proper execution of the site work as shown on the drawings and/or described herein. The work includes building (foundation) excavation, retaining walls, backfill and rough grading.
- 2.2 Ordinances: All work shall be in conformance with all applicable codes and ordinances and shall be executed in a workpersonlike manner.
- 2.3 At no time shall bulldozers, trucks or other heavy equipment be permitted to approach foundation walls, grade beams and piers closer than 8 feet, unless walls and piers are braced and/or floor beams and joists are installed.
- 2.4 Footing Trenches: Excavate for all footings and proper subgrades. Bottom of all footings shall be level and kept free of standing water at all times. All footings shall be excavated to minimum depths shown on drawings. All footings shall be set on virgin soil with a minimum bearing capacity of 2,000 P.S.F.
- 2.5 Where footings are stepped, bottoms to be stepped not more than two feet vertical to four feet horizontal.
- 2.6 Where rock is encountered, the contractor shall notify the architect immediately. The contractor shall expose all areas cleanly for inspection. The architect and his structural consultant will advise the contractor of the measures for construction.
- 2.7 Backfill is to be comprised of clean earth, free from any wood or debris.
- 2.8 Backfill and subgrades below slabs shall be placed in 6" lifts and to be compacted at every lift. Areas under concrete slabs to be backfilled shall be fully compacted to 95% of proctor density with power tamper. All other backfill to be placed in 12" lifts and compacted at every lift.
- 2.9 Do not backfill against foundation walls until the concrete has achieved design strength and/or until first floor framing is secured.
- 2.10 Finish grade is to slope away from the building on all sides and to follow grading plans if provided.
- 2.11 Termite and pest control: Provide a continuous fiberglass seal in between p.t. sill plates and top of foundation walls.

## DIVISION III - CONCRETE

- 3.1 General: Work includes concrete footings, foundation walls, grade beams and piers, slabs on grade and all concrete work indicated on drawings or as hereinafter specified.
- 3.2 Concrete: "Ready-Mix" product, proportioned to produce a min. 3,000 psi comp. strength concrete for use in found. walls, footings, grade beams and piers and interior floor slabs. Min. 3,500 psi comp. strength concrete shall be used for all horizontal surfaces exposed to the weather including: porches, steps, walks and garage floor slabs, batched at a central plant; and transported dry to the site. Water for a four inch (4") slump shall be added at the job site and mixing carried out for fifteen (15) minutes.
- 3.3 Slabs on Grade: All floor slabs on grade shall be four inches (4") thick with 6x6 #10 mesh reinforcing, steel trowel finish. (At the owners option, garage slabs shall be (5") thick with 6x6 #10 mesh reinforcing).
- Subgrades shall be maintained eight inches (8") below finish floor. Over entire area of subgrade, fill with minimum four inches (4") compacted bank run gravel and sand topping to eliminate protrusions. Provide a 6 mil polyethylene film vapor barrier over the sand topping with 6" lap at joints.
- 3.4 Steel Reinforcing: Provide reinforcement for all footings where indicated on drawings. Consult architect if soil bearing capacity does not have a minimum bearing capacity of 2,000 P.S.F., or if footings are set on fill and rock, for steel reinforcing requirements.

## DIVISION IV - MASONRY

- 4.1 General: The work required under this section consists of all masonry work related items necessary to complete the work indicated on drawings and specified herein and/or as required by job conditions.
- 4.2 Concrete Block:
- a. All concrete block at below grade conditions shall be standard 60% solid 8" high x 16" long units in widths indicated on drawings. Blocks shall extend from top of footings to 8" above finished grade, or as indicated on sections and details.
- b. Provide square finished end blocks at all ends of block walls above grade.
- c. All block shall be laid in running bond, reinforced every second course with 9GA galvanized wire "Dur-O-Wall" reinforcing.
- d. Provide a raked joint at all exposed concrete block.

## DIVISION V - METALS

- 5.1 General: Steel construction shall conform to AISC Manual of Steel Construction, 9th Edition.
- 5.2 Material: All structural steel shall conform to ASTM A-36. Columns shall be 3" I.D. tube columns with sizes and locations indicated.
- 5.3 Anchor bolts: shall be A36 or A307 steel, placed in all foundation walls, set up high to attach the sillplates as indicated on sections and details. See sections for locations of bolts for proper alignment with wood plates. If masonry is used, fill top of all block walls solid. The top of all foundation walls shall receive 1/2" round x 12" long anchor bolts, in concrete and 16" long in masonry, 4'-0" O.C., maximum 1'-0" from corners and a minimum of two bolts in each plate. Minimum anchor bolt embedment into concrete shall be 7" as per R403.1.6
- 5.4 All structural steel shall be shop painted with gray zinc chromatic primer 2.0 mils thick.
- 5.5 Provide shop drawings for all structural steel to architect for approval prior to ordering steel.

## DIVISION VI - WOOD

- 6.1 Rough Carpentry
- Materials:
- a. Framing Lumber: All first floor sill plates shall be construction grade. "S.Y.P." pressure treated minimum Fb-1550 psi. All other framing shall be construction grade "Doug. Fir," No. 2 and better, with a minimum Fb of 1000 psi and a maximum moisture content of 19%.
- b. Cross bridging: "Doug. Fir," No. 2 and better construction grade, 5/4 x 3, 8' x 0" maximum O.C. in all floor and roof framing.
- c. Subfloor sheathing shall be one layer 3/4" T&G CD interior plywood glued and screwed to floor joists as per manufacturers specs.
- d. Roof sheathing shall be 5/8" CDX; wall sheathing shall be 5/8" CDX plywood.
- e. All sheathing shall have a panel span rating of 32/16. Panel grades shall be APA rated "Sturd-I-Floor" for subfloors.
- f. Face grain of plywood to be perpendicular to joists and studding, with staggered joints. Provide clips where necessary.
- g. Wall studs: shall be 2x6 16" O.C. for exterior walls and 2x4 16" O.C. for interior partitions, or as noted otherwise.
- h. Rafters and floor joists shall be sizes, spans and locations as indicated on framing plans.
- i. All LVL beams indicated on framing plans shall be as manufactured by "Weyerhaeuser"; sizes, spans and locations shall be as indicated on framing plans. Installation, nailing and the use of framing connectors shall be in accordance with the manufacturer's recommendations.
- j. All engineered framing members indicated on framing plans shall be as manufactured by "Weyerhaeuser"; sizes, spans and locations shall be as indicated on framing plans. Installation, nailing and the use of framing connectors shall be in accordance with the manufacturer's recommendations.

### Workmanship and Construction:

- a. All partitions to have single shoe and double cap plates, double studding around all openings, at corners and property trussed across all openings. Corners for all rooms to be framed solid for interior finish. Wood cats shall be placed between studs in all bearing partitions and those over 8' high.
- b. Beams and girders: Three-inches (3") minimum bearing over all supports. All headers and tail beams not supported by wood ledgers shall rest on metal hangers, "Teco" or equal. Splice over supports.
- c. Provide solid post or solid studding below all beams and girders at bearing points. Provide single jack studs at all openings to support headers.
- d. Set all beams, girders, joists and rafters with natural crown up.
- e. All wood plates and sills in contact with concrete shall be pressure teated, S.Y.P.
- f. Nailing: All perimeter (exterior) walls and interior bearing walls studs, jack studs and posts, shall be toe-nailed to sole and cap plates with three 16 penny nails, one nail on one side and two on opposite. Double end nailing is permitted to set partitions and can remain on non-bearing interior walls only.

## 6.2 Finish Carpentry

### MATERIALS

- a. 1. Exterior siding shall be "Hardieplank" horizontal clapboard siding Color as selected by owner. Provide owner w/ samples prior to installation. Remove existing siding and install new as per elevations
2. Exterior non-sided areas (panels, soffits, underside of cantilevered projections) shall be 1/2" Hardie panels.
- b. Exterior trim, bases and fascias shall be 1x & 5/4x Hardie trim or Azek or as noted on drawings.
- c. Interior trim around doors, windows and base shall be as indicated on drawings and general notes or to match existing as selected by owner. (See notes & details Sheet A-301)
- d. Wood strip flooring shall be oak plank 2 1/4" x 3/4" thick oak or as indicated on plans Laid over building paper in all areas of new work except bathrooms and utility rooms, or as indicated on drawings. (verify w/ owner)
- Match existing oak grade & allow for proper acclimation & installation to reduce chance of gaps. Protect existing oak flooring at all areas of work w/ ram board or approved equal.

### Workmanship:

- a. Work shall be accurately and neatly done, properly plumbed, squared or leveled with tight joints.
- b. Exterior hardware and all exterior nails shall be galvanized or of non-ferrous rust-resistant metal. Countersink nails and set nails in putty where face nailing is required. All nailing shall be blind wherever possible.

## 6.3 Wood Decks:

Materials: All lumber for deck framing shall be decay resistant, pressure treated Southern Yellow Pine or equal, with a minimum of 1550 psi stress grade. All rails shall be as indicated on drawings. All decking shall be 5/4" X 6" Trex transcend decking. All components of railing & deck to be finished in color as selected by owner.

### Workmanship and Construction:

- a. All framing not resting on wood leaders shall rest on metal hangers, "Teco" or equal.
- b. Decking members shall be installed with a "Finish-Nail" thickness separation to allow drainage of water and shrinkage.
- c. Deck railings shall have a minimum height of 3'-0". Spacing between railing members shall not exceed 3.9".
- d. No framing or finished wood shall be within 8" of finished grade.

## DIVISION VII - THERMAL AND MOISTURE PROTECTION

- 7.1 Dampproofing: All foundation walls below grade shall be treated "Tuff N Dri" spray-on membrane by Owens/Corning. Follow manufacturer's instructions strictly for application. Provide a 1" thick protection board between membrane and earth. Material shall not extend above finished grade, and shall extend down to bottom of footing.
- 7.2 Insulation: Shall be fiberglass batt-foil in the following thickness: Closed cell spray foam of matching R values may be substituted.
- a. Exterior walls: Fiberglass Batt (R-15) @ existing 2x4 walls & (R-21) @ new 2x6 walls. or spray foam equiv. at R-6.5 per inch closed cell
- b. Roof / Clg: (R-49) Batts or spray foam equiv. at R-6.5 per inch closed cell
- c. Floor: Fiberglass Batt 9" thick (R-30).
- d. Slab edge: rigid board, 24" long with a minimum R-10 rating.
- 7.3 Roofing: Shall be GAF Lifetime shingles as selected by owner. Roof shingles shall be set above 15# felt building paper. Also install "GAF Weatherwatch" waterproof underlayment along all eaves, valleys and crickets for a distance of 6'-0" from lowest edge up sloping portion of roof. Install in accordance with manufacturers instructions.

- 7.4 Flashing: Flash all hips, valleys, projections through roof, intersections of roof and vertical surfaces, including drip and rake edges, and any other conditions shown on the drawings or requiring flashing. Finished surfaces shall be copper to match existing finish or as otherwise indicated on drawings.

(All flashing, i.e., drip and rake edges, counter flashing, etc., shall be aluminum or copper as called out on drawings. All seams shall be soldered and shall have a minimum overlap of 6". All flashing along drip and rake edges shall be secured to roof cross framing & shall extend a minimum of 18" under the roof shingles. All exposed drip and rakes shall have a maximum of 1 1/4" exposure along the fascias.)

- 7.5 Sealants: Provide sealant around all doors, windows and other openings for a water-tight condition. Sealant shall be gun grade gun consistency. Color to be selected by architect.
- 7.6 Air Infiltration Barrier: All exterior walls shall be wrapped with "Tyvek" air infiltration barrier as manufactured by "Dupont". Follow manufacturer's instructions for installation.
- 7.7 Ridgevents shall be "Cor-Vent" corrugated plastic installed in strict accordance with manufactures directions ready to receive capshingles or equal. Vents shall run continuous across ridges to within 6" of ends.
- 7.8 All soffit vents shall be material as noted on drawings or to match existing.

- 7.9 Install 5" k style aluminum gutters and leaders to replace existing. leaders to extend to splash blocks and or existing underground piping.

## DIVISION VIII - DOORS AND WINDOWS

- 8.1 Interior Doors: The contractor may have doors pre-hung if he coordinates each door type. Doors shall be (1) panel prehung 1 3/4" thick solid composite or to match existing in sizes as indicated on plans. Mortise hardware as provided by owner. Provide 1 1/2 pair butts on each door.
- 8.2 Windows : Sizes and types as shown on the drawings. All glazing shall be low-e insulated glass, units shall be equipped with screens and hardware for locking and operation. Units shall be in sizes and models as indicated on plans. Wood / clad units shall be as manufactured by "Andersen", and shall be finished as selected by owner.
- 8.3 All doors and windows with glazing less than 18" AFF shall be tempered glass.
- 8.4 French Doors: Shall be glazed with tempered, insulated glass complete with locks Wood / clad units shall be as manufactured by "Andersen", and shall be finished as selected by owner.

## DIVISION IX - FINISHES

- 9.1 Gypsum Board: Gypsum board shall be 1/2" gypsum board, tapered edge. Provide "Dur-O-Rock" behind any ceramic tile in wet areas.

Provide a three coat compound and sanding finish over all gypsum board areas in preparation for paint and/or other finish.

- Provide 5/8" firecode "C" Gypsum board in areas where fire-rating as required, in thickness of one layer for one hour wall and two layers for two hour walls.

- 9.2 Ceramic Tile: Install owner supplied ceramic tile at areas indicated on plans. Tile shall be in sizes as selected by Owner, and installed over 1/2" plywood underlayment laid over 3/4" plywood subfloor. Set tile in a setting bed and grout according to manufacturer's installation instructions. A one-part mildew-resistant silicone sealant shall be applied over tile in non-traffic areas. A multi-part pourable urethane sealant shall be used in high-traffic areas. Contractor may elect to install tile over reinforced cement mud job as an alternate.

- 9.3 Marble Thresholds: Shall be ASTM C 503 and as follows: Color to be white with a honed finish. Classification to be "Group A" as per the M.I.A. soundness classification.

- 9.4 Painting and Staining: ( if included )

Materials: Unless otherwise specified, exterior stain or paint shall be manufactured by "Benjamin Moore". Stain or paint of all exterior surfaces, including trim, doors, windows, fascias, soffits, columns, railings shall be selected by the owner.

Workmanship and Construction: Contractor shall furnish and lay drop cloths in all areas where painting is done and shall protect floors and other work from damage during the process of this work. Oily rags and waste must be removed from the building at the end of each work day. Upon completion of work, the painter shall clean off all paint spots from glass, hardware and other items not to be painted, and clean the windows thoroughly.

Painting contractor is responsible for all putty work and finish sanding.

- a. Interior: It is the intention of this specification to require two (2) coats of paint or stain to all unfinished surfaces inside the building, the taping of all sheetrock surfaces, and painting of the same as indicated. Interior trim around doors and windows, and base trim shall receive (2) coats of semi-gloss latex paint.

Interior Flooring and Stairs: Interior wood finish flooring shall receive (1) coat of stain under (1) coat of sealer under (2) coat of polyurethane. Interior stairs and handrail will receive (1) coat of stain (in color to match finish flooring if present, or as selected by Owner) under (2) coats of polyurethane.

DESIGN LOADS (for areas of new construction)	
GROUND SNOW LOAD	30 psf.
LOWER FLOOR LIVE / DEAD LOAD	40 / 12 psf.
UPPER FLOOR BED. LIVE / DEAD	30 / 12 psf.
UPPER FLOOR OTHER LIVE / DEAD	40 / 12 psf.
ROOF LIVE / SNOW LOAD	30 / 15 psf.

## DIVISION X - SPECIALTIES

- 10.1 Mirrors: Shall be supplied by owner and installed in areas shown and in sizes as indicated by plans. Material shall be 1/4" thick polished plate with polished edges and properly glued to surface.
- 10.2 Accessories: Install owner supplied bathroom accessories. at locations verified in field.

## DIVISION XI - MECHANICAL

- 11.1 Plumbing: It is the intention of this specification to require connection to the existing water supply and waste water evacuation system. The contractor shall supply and install the equipment, fixtures and fittings as selected by the owner and located on the drawings in full conformance with the applicable local and national plumbing codes. Contractors shall supply certificates of inspection and compliance to the owner upon completion. All new plumbing fixtures to be located in compliance w/ section R307 of the Residential Code of NYS.
- 11.2 Heating: (see suplimental instruction to bidders for detailed HVAC requirements. Provide heating to all new finished area's to comply with section R303.8 of the Residential Building Code of the State of New York.

- 11.3 Cooling: see heating above. HVAC NOTE: All mechanical / HVAC work to be filed separately by mechanical sub contractor. (Verify submission req'ts.)

## DIVISION XII - ELECTRICAL

- 12.1 It is the intention of this specification to require connection to the existing electrical system as per the fire Prevention and Building Code or any agency having authority. The systems and each of its components shall conform to all applicable codes. All equipment and fixtures shall be selected by the owner. The contractor shall supply the owner with certificates of inspection and compliance upon completion. All required panels and subpanels are assumed to be included.

## ENERGY STATEMENT

To the best of my knowledge, belief and professional judgement, such plans and specifications are in compliance with the current version of the 2020 Energy Conservation Construction Code of NYS w/ prescriptive energy requirements of the 2020 NYStrech Code as adopted.

## GENERAL NOTE

Not all portions of this specification may be applicable to the proposed project. Contractors to verify any and all discrepancies with Architect prior to submitting contruction proposal.

## SMOKE / CARBON MONOXIDE DETECTORS

Provide & install hard wired, interconnected smoke detectors and carbon monoxide detectors to all portions of the residence as required by current version of the New York State Residential Building Code or any other applicable code.

ARC-FAULT PROTECTION: Arc-Fault circuit-interrupter protection shall be provided as per E3902.16 of the 2020 Residential Code of NYS

OCCUPANCY & CONSTRUCTION TYPE: Occupancy classification: R-3 existing & proposed Construction Type: 5b existing & proposed

## DRAWING LIST

SHEET	TITLE
A-100	SPECIFICATIONS & GENERAL NOTES
A-101	SITE PLAN, NOTES & ZONING DATA
A-102	PROPOSED FLOOR PLANS
A-201	PROPOSED EXTERIOR ELEVATIONS
A-301	SECTIONS, DETAILS & INTERIOR ELEVATIONS
E-101	ELECTRICAL PLANS
F-101	FRAMING PLANS
X-101	EXISTING FLOOR PLANS & ELEVATIONS

WILLIAM P WITT ARCHITECT

268 Route 202, Somers NY 10589  
914-276-0225 Bwittarch@gmail.com

Project Title

INTERIOR & EXTERIOR ALTERATIONS

COSSINS / ADAMS RESIDENCE

21 S. COTTENET ST.  
IRVINGTON, NY 10533

PROJECT SPECIFICATIONS

Scale

AS NOTED



Date

07/06/22

Drawing By

W.P.W.

Drawing No.

A-100

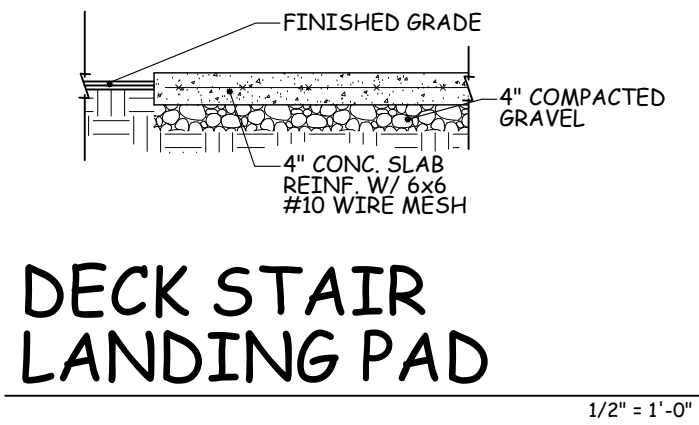


CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA	
GROUND SNOW LOAD	30 psf
WIND DESIGN	
WIND SPEED	115-120 mph
TOPOGRAPHIC EFFECTS	NO
SPECIAL WIND REGION	YES
WIND-BORN DEBRIS ZONE	NO
SEISMIC DESIGN CATEGORY	C
SUBJECT TO DAMAGE	
WEATHERING	SEVERE
FROST DEPTH	42"
TERMITE	MODERATE/HEAVY
WINTER DESIGN TEMPATURE	0° - 10°
ICE BARRIER UNDERLAYMENT REQUIEMENT	YES
FLOOD HAZARDS	MAP # 36119C0261F
AIR FREEZING INDEX	2000
MEAN ANNUAL TEMPERATURE	51.6 °F

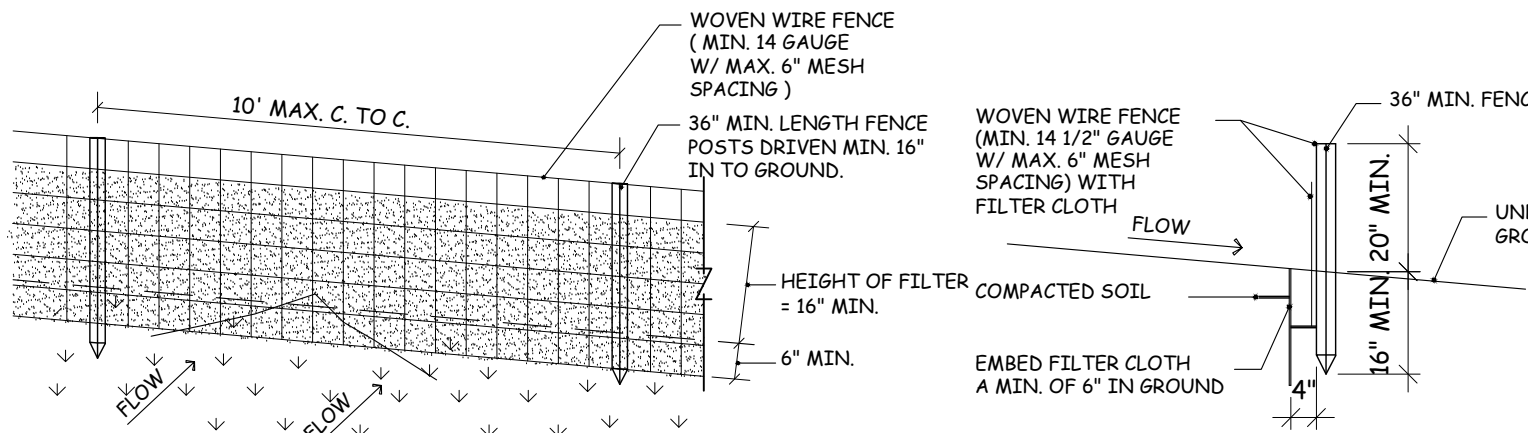
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT										
CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT "b" U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL "c" R-VALUE	SLAB "d" R-VALUE & DEPTH	CRAWLSPACE WALL "c" R-VALUE
4	0.27	0.50	0.40	49	21 or 13 + 10	15 / 20	30	15 / 19	10, 4ft.	15 / 19

ZONING DATA SHEET				
TAX MAP DESIGNATION: = 2.80-31-17				
ZONE = 2F				
	PERMITTED	EXISTING	PROPOSED	COMMENTS
MINIMUM LOT SIZE	5,000 sq.ft.	6,000 sq.ft.	5,000 sq.ft.	MEETS REQUIREMENTS
FRONT YARD SETBACK	30'	31.0'	31.0'	MEETS REQUIREMENTS
SIDE YARD SETBACK-1	10'	8.3'	8.3'	EXISTING NON CONFORMING
SIDE YARD SETBACK-2	10'	10.9'	10.9' / 7.9'	7.9' TO PROPOSED A/C EQUIP. PAD.
REAR YARD SETBACK	30'	28.2'	28.2'	EXISTING NON CONFORMING
LOT WIDTH	50'	60'	60'	MEETS REQUIREMENTS
LOT DEPTH	100'	100'	100'	MEETS REQUIREMENTS
HEIGHT	35'	19.5'	19.5'	MEETS REQUIREMENTS
TOTAL LOT COVERAGE (5,000 x 24% +16% of 1,000)	1,360 sq.ft.	1,569 sq.ft.	1,600 sq.ft.	EXCEEDS MAXIMUM PERMITTED
FLOOR AREA CALCULATIONS	EXISTING	PROPOSED	INCREASED	
UPPER LEVEL	1,316.5 sq.ft.	1,316.5 sq.ft.	0 sq.ft.	
LOWER LEVEL	630 sq.ft.	630 sq.ft.	0 sq.ft.	
GARAGE	524 sq.ft.	524 sq.ft.	0 sq.ft.	
ATTIC	N/A	N/A	N/A	
BASEMENT	N/A	N/A	N/A	
TOTAL FLOOR AREA	2,220.5 sq.ft.	2,220.5 sq.ft.	0 sq.ft.	MEETS REQUIREMENTS
MAX. PERMITTED FAR (39 x 6,000) = 2,340				
* ATTIC & 250 SQ.FT. OF GARAGE EXCLUDED FROM F.A.R. CALCULATIONS				

COVERAGE CALCULATIONS	EXISTING	PROPOSED	INCREASE
MAIN HOUSE	1,316.5 sq.ft.	1,316.5 sq.ft.	0 sq.ft.
FRONT PORCH & WALKWAY	115 sq.ft.	115 sq.ft.	0 sq.ft.
REAR STEPS & PAD	28.5 sq.ft.	41.5 sq.ft.	13 sq.ft.
BASEMENT ACCESS STAIR	53 sq.ft.	53 sq.ft.	0 sq.ft.
CONC. RETAINING WALL	56 sq.ft.	56 sq.ft.	0 sq.ft.
ASPHALT DRIVEWAY	544 sq.ft.	544 sq.ft.	0 sq.ft.
A/C EQUIP. PAD	0 sq.ft.	18 sq.ft.	18 sq.ft.
TOTAL COVERAGE	* 1,569 sq.ft.	* 1,600 sq.ft.	31 sq.ft.
* LOT COVERAGE TOTAL EXCLUDES DRIVEWAY MAX. LOT COV. PERMITTED = 1,360 sq.ft.			



## DECK STAIR LANDING PAD



## PERSPECTIVE VIEW

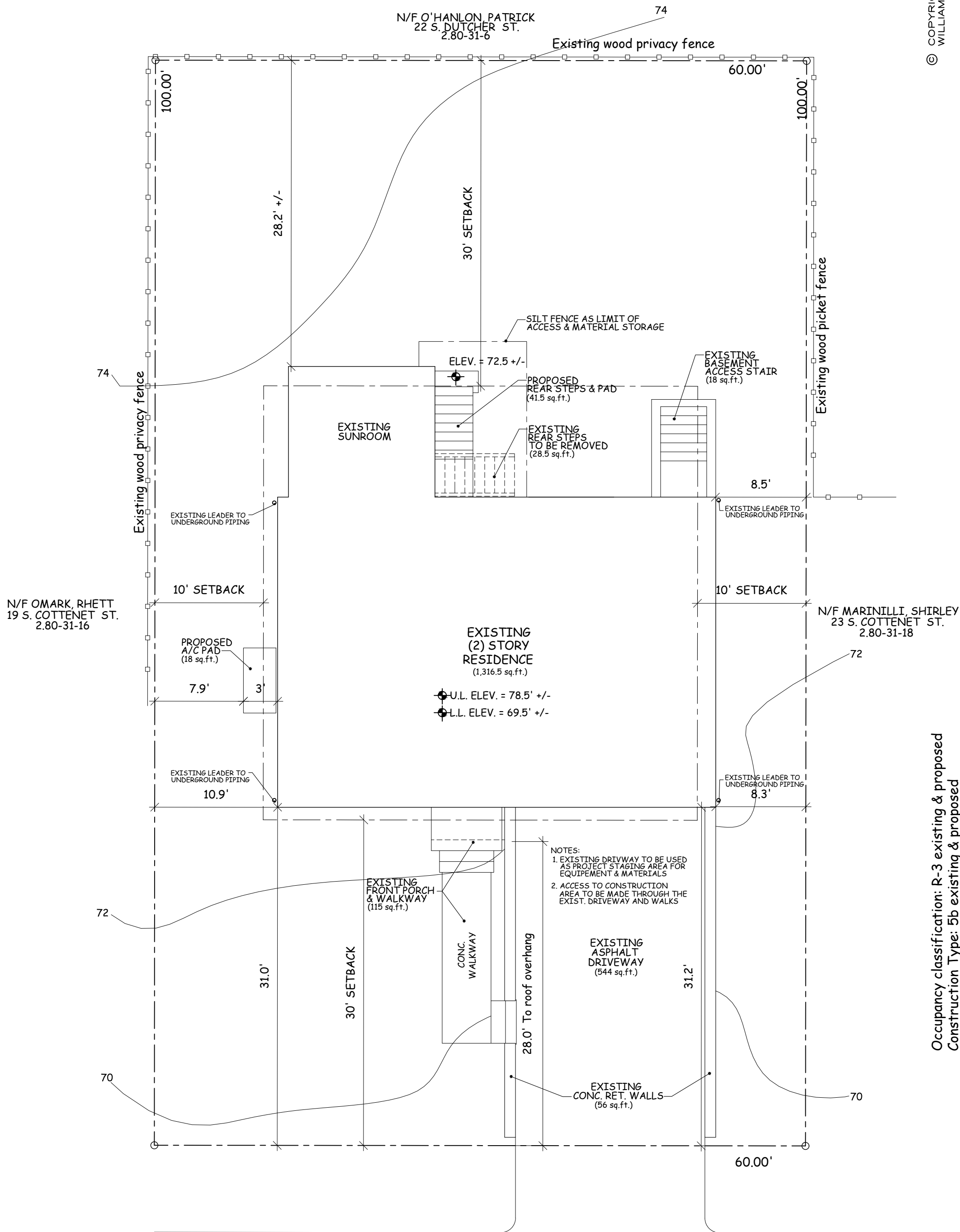
N.T.S.

### CONSTRUCTION SPECIFICATIONS,

- FILTER FABRIC TO EMBEDDED IN SOIL A MIN. OF 6 INCHES
- INSPECTIONS SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- SILT FENCE TO BE REMOVED AT END OF CONSTRUCTION BUT NOT BEFORE ALL DISTURBED AREA ARE STABILIZED AND VEGETATED.
- FOR SILT FENCE INSTALLATION ON PAVED AREAS REMOVE PORTION OF ASPHALT NECESSARY TO TOE-IN THE FABRIC AND TO INSTALL THE POSTS. THE PAVEMENT HAS TO BE RESTORED BEFORE FINAL SITE CLEANING.

## SILT FENCE DETAIL

N.T.S. (IF REQUIRED)



## SOUTH COTTENET STREET

## SITE PLAN

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

SECTION - BLOCK - LOT = 2.80 - 31 - 17

LOT AREA = 6,000 SQ. FT. +/-

or = 0.138 ACRES +/-

ZONE = 2F

### CONSTRUCTION SEQUENCE:

- Install erosion control measures.
- Renovate structure & build rear steps.
- Remove erosion control measures.

### SITE PLAN NOTES:

- EXCAVATION OR GROUND DISTURBANCE IS LIMITED TO (2) CONC. PIERS & STEP PAD FOR PROPOSED REAR PORCH / DECK.
- NO TREES EXIST ON THE SUBJECT PROPERTY AND NO TREES ON ADJOINING PROPERTIES WILL BE DISTURBED.
- SITE PLAN BASED ON SURVEY AS PREPARED BY ARKADIUSZ JUSIEGA LAND SURVEYORS DATED 06/15/2021.  
TOPO & SPOT ELEVATIONS BASED ON WEST. CO. GIS & FIELD MEASURE.
- NO EXISTING UTILITIES WILL BE DISTURBED BY THE PROPOSED WORK.
- EXISTING TOPOGRAPHY WILL REMAIN AS IS AND NO NEW RE-GRADING IS PROPOSED.

### VILLAGE ENGINEER NOTES:

- THE BUILDING INSPECTOR OR VILLAGE ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF DEEMED APPROPRIATE TO MITIGATE UNFORESEEN SILTATION AND EROSION OF DISTURBED SOILS.
- AS BUILT DRAWINGS OF THE SITE IMPROVEMENTS SHALL BE SUBMITTED TO THE VILLAGE ENGINEER FOR REVIEW PRIOR TO OBTAINING CERTIFICATE OF OCCUPANCY.
- CUT / FILL MATERIAL SHALL NOT BE IMPORTED OR EXPORTED FROM THE SITE
- NO EXISTING UTILITIES WILL BE DISTURBED BY PROPOSED WORK.
- EXISTING DRAINAGE STRUCTURES, SUBSURFACE PIPING & DOWNSPOUTS TO REMAIN. NO NEW GUTTERS, LEADERS OR DRAINAGE ARE PROPOSED.

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Occupancy classification: R-3 existing & proposed  
Construction Type: 5b existing & proposed

Project Title

INTERIOR & EXTERIOR  
ALTERATIONS

COSSINS / ADAMS  
RESIDENCE

21 S. COTTENET ST.  
IRVINGTON, NY 10533

PROPOSED  
SITE PLAN

Scale AS NOTED



Date 05/12/22  
Drawing By A.O.

Drawing No.

A-101

THESE DOCUMENTS ARE INSUFFICIENT FOR  
CONSTRUCTION WITHOUT THE SEAL AND SIGNATURE OF  
THE ARCHITECT OF RECORD.

WILLIAM P WITT ARCHITECT

2A HARDSCRABBLE RD.  
North Salem, New York 10560  
914-276-0225 Fax 914-669-0180



WINDOW AND EXTERIOR DOOR SCHEDULE										
WIN.	QNTY.	MFR.	TYPE	MODEL	U VALUE	SHGC	ROUGH OPENING	DIVIDED LIGHTS	LOCATION	REMARKS
A	1	ANDERSEN	CASE.	CW335	0.25	0.31	6'-0 3/8" x 3'-5 3/8"		SEE PLANS	
B	5	↓	CASE.	CX135	0.25	0.31	2'-8" x 3'-5 3/8"			VERIFY EXISTING ROUGH OPENING PRIOR TO ORDERING
C	2		CASE.	C16	0.25	0.31	2'-0 5/8" x 6'-0 1/2"			SERIES 1, DESIGN 11 W/ REC 11 UPPER
D	2	CLOPAY	GARAGE DR.	COACHMAN			8'-0" x 7'-0" UNIT SIZE			
E	1	T.B.D.	ENTRY DOOR	T.B.D.			3'-0" x 6'-8" UNIT SIZE			
F	1	ANDERSEN	CASE.	CW35	0.25	0.31	7'-1 1/8" x 5'-0 3/8"			
G	3	↓	CASE.	CX145	0.25	0.31	2'-8" x 4'-5 3/8"			MEET EGRESS REQUIREMENTS VERIFY EXISTING ROUGH OPENING PRIOR TO ORDERING
H	4		CASE.	CN25	0.25	0.31	3'-5 1/4" x 5'-0 3/8"			
I	2		CASE.	C35	0.25	0.31	6'-0 3/8" x 5'-0 3/8"			
J	1		PATIO DOOR	FWH2961IAL	0.27	0.23	2'-9" x 6'-11"			
K	1	↓	CASE.	CX135	0.25	0.31	2'-8" x 3'-5 3/8"			VERIFY EXISTING ROUGH OPENING PRIOR TO ORDERING
L	1		CASE.	C13	0.25	0.31	2'-0 5/8" x 3'-0 1/2"	TEMPERED SAFETY GLASS		
M	3		CASE.	CW245	0.25	0.31	4'-9" x 4'-5 3/8"			MEET EGRESS REQUIREMENTS
N	1		AWING.	AW551	0.25	0.30	5'-5 3/8" x 2'-4 7/8"		SEE ELEVATIONS	FIXED AWING
O	1		CASE.	C16	0.25	0.31	2'-0 5/8" x 6'-0 1/2"			TEMPERED SAFETY GLASS
P	1	THERMATRU	ENTRY DOOR	S6021			2'-8" x 6'-8" UNIT SIZE			PREHUNG W/ DBL. BORE.

WINDOW & EXTERIOR DOOR NOTES:

1. ALL NEW WINDOWS & EXTERIOR FRENCH DOORS TO BE AS MFR'D. BY "ANDERSEN" (WOOD UNITS) H.P. LOW E GLASS W/ HEATLOCK SUPPLY AND INSTALL SCREENS (WHITE) ON ALL NEW
2. ANY NEW WINDOW OR DOOR EXTENDING LESS THAN 18" ABOVE FINISHED FLOOR MUST BE TEMPERED.
3. ALL NEW WINDOWS TO BE SUPPLIED W/ HARDWARE AS REQUIRED. VERIFY TYPE & FINISH W/ OWNER PRIOR TO ORDERING.
4. ALL NEW EXTERIOR FRENCH DOORS TO BE SUPPLIED W/ OIL RUBBED BRONZE HARDWARE OR AS SELECTED BY OWNER.
5. SEE ELEVATIONS FOR SWING ACTION OF ALL OPERABLE UNITS.
6. VERIFY ALL WINDOW AND EXTERIOR DOOR OPTIONS. W/ OWNER PRIOR TO ORDERING (COLOR, GRILLS, SCREENS, AND HARDWARE TYPE & COLOR).
7. CONTRACTOR RESPONSIBLE FOR VERIFYING ROUGH OPENINGS OF ALL EXISTING WINDOWS TO BE REPLACED PRIOR TO ORDERING. NOTIFY ARCHITECT IF ASSUMED HEADERS ARE NOT PRESENT, UNDERSIZED OR DAMAGED.

EGRESS WINDOW NOTES:

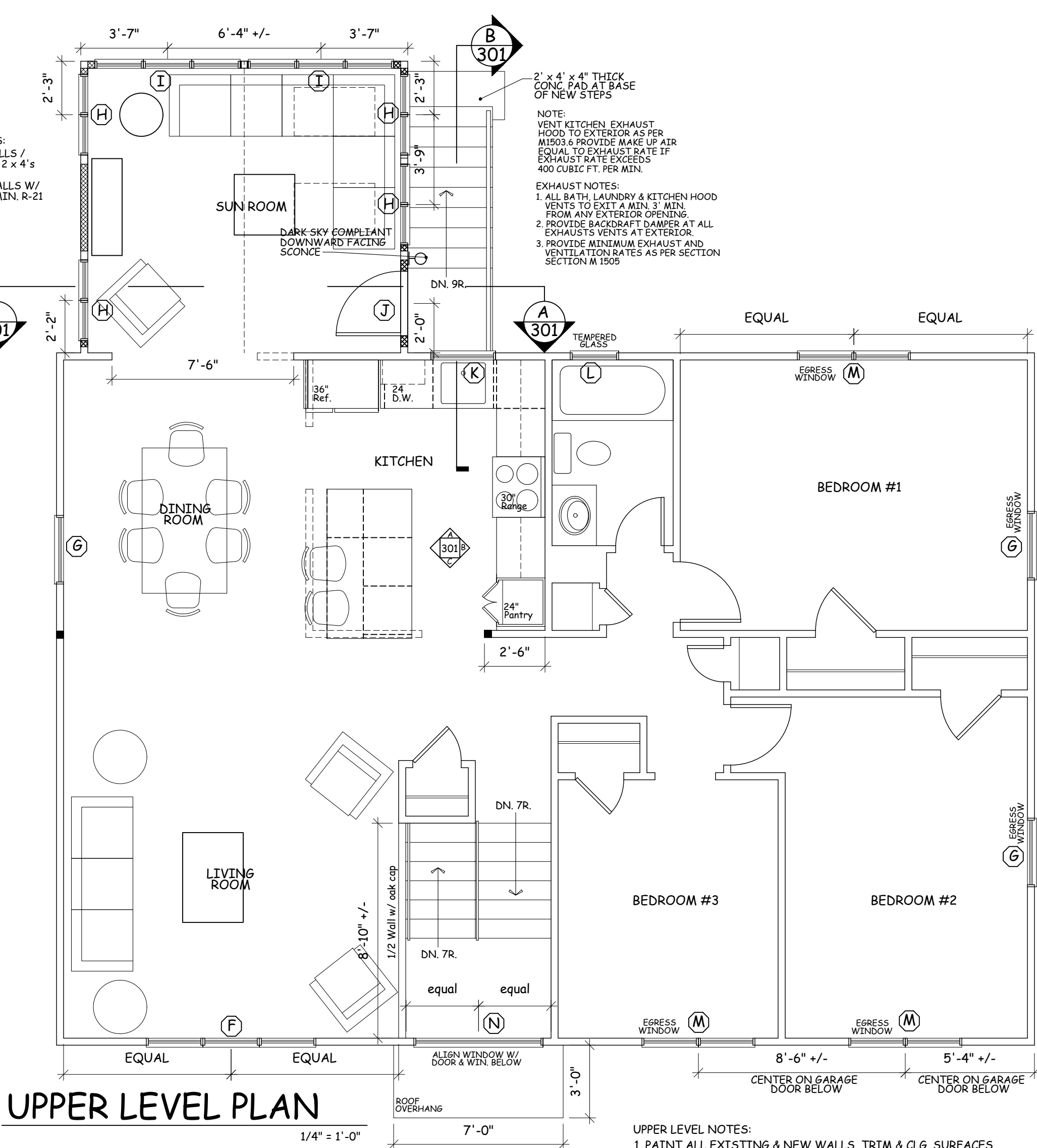
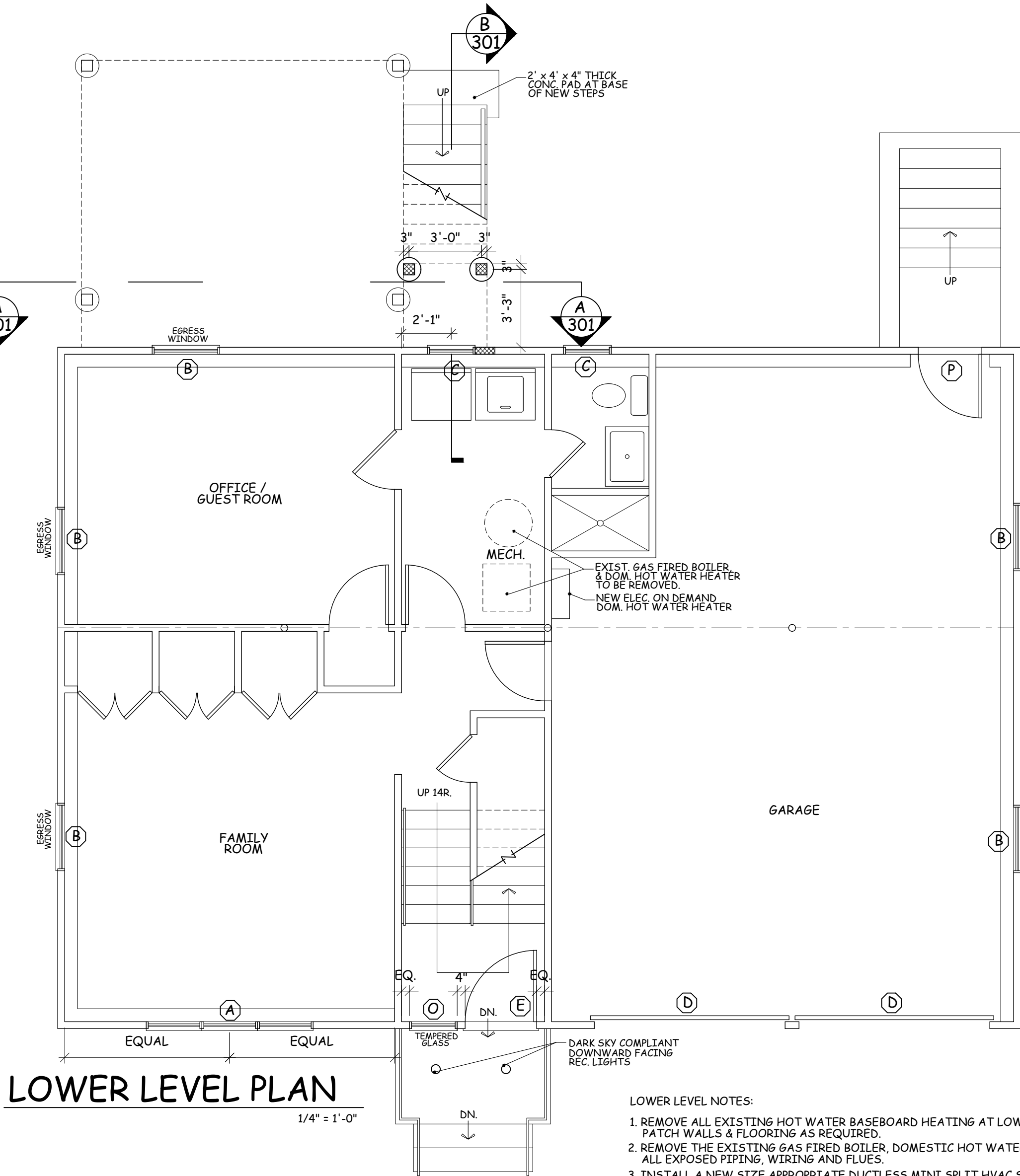
1. NET CLEAR OPENING NOT LESS THAN 5.7 sq ft.
2. NET CLEAR OPENING HEIGHT NOT LESS THAN 24"
3. NET CLEAR OPENING WIDTH NOT LESS THAN 20"
4. MAX. SILL HEIGHT NOT MORE THAN 44"

GARAGE DOOR NOTE:

CLOPAY, COACHMAN SERIES, SERIES 1, DESIGN 11 W/ REC 11 UPPER PANEL PROVIDE 1/2 H.P. CHAMBERLAIN BELT DRIVEN WISPERDRIIVE GARAGE DR. OPENERS OR APPROVED EQUAL.

LOWER LEVEL NOTES:

1. REMOVE ALL EXISTING HOT WATER BASEBOARD HEATING AT LOWER LEVEL. PATCH WALLS & FLOORING AS REQUIRED.
2. REMOVE THE EXISTING GAS FIRED BOILER, DOMESTIC HOT WATER HEATER & ALL EXPOSED PIPING, WIRING AND FLUES.
3. INSTALL A NEW SIZE APPROPRIATE DUCTLESS MINI SPLIT HVAC SYSTEM TO PROVIDE HEATING AND COOLING TO ALL FINISHED PORTIONS OF THE LOWER LEVEL. (HVAC WORK TO BE FILED SEPARATELY.)
4. INSTALL A NEW SIZE APPROPRIATE H.E. ELECTRIC DOMESTIC HOT WATER HEATER. LOCATE IN PLACE OF THE EXISTING GAS FIRED UNIT.
5. INSTALL INTERIOR TRIM AT AREAS OF NEW WORK TO MATCH EXISTING. 3/2" SANITARY CASINGS AT DOORS, WINDOWS & TRIMMED OPENINGS. 3/2" SANITARY BASE AT ALL RENOVATED AREAS.
6. INSTALL R-15 BATT INSULATION AT ALL EXISTING 2x4 EXTERIOR WALLS THAT ARE EXPOSED DURING CONSTRUCTION. INSULATE NEW CONSTRUCTION AS PER NOTES, DETAILS & CODE.
7. INTERIOR PAINTING AT LOWER LEVEL BY OWNER. N.I.C. PAINT ENTRY AND STAIR WELL DOWN TO LL.



UPPER LEVEL NOTES:

1. PAINT ALL EXISTING & NEW WALLS, TRIM & CLG. SURFACES AT ENTIRE UPPER LEVEL IN COLORS AS SELECTED BY OWNER.
2. REMOVE EXISTING FLOOR FINISHES (TILE & ENGINEERED WOOD) AT KITCHEN, KITCHEN & SUN ROOM. PREP FOR NEW OAK STRIP FLOOR.
3. INSTALL NEW 2 1/4" x 3/4" OAK STRIP FLOORING AT RENOVATED KITCHEN AND SUNROOM TO MATCH EXISTING. PATCH AND WEAVE WOOD FLOORING AS REQUIRED AT ALL AREAS TO PROVIDE SEAMLESS INTEGRATION BETWEEN OLD & NEW. FINISH AS SELECTED BY OWNER. MATCH EXIST. OAK GRADE & ALLOW FOR PROPER ACCLAMATION.
4. REFINISH EXISTING OAK FLOORING AT ENTIRE UPPER LEVEL INCLUDING STAIR TREADS & LANDING IN COLOR & FINISH AS SELECTED BY OWNER.
5. INSTALL OWNER SUPPLIED TILE AT KITCHEN BACKSPLASH AS PER PLANS AND INTERIOR ELEVATIONS SHEET A-301
6. INSTALL INTERIOR TRIM AT WHOLE HOUSE (REPLACE EXIST.) SEE TRIM DETAILS SHEET A-301. 2 1/2" CASING AT DOORS, WINDOWS & TRIMMED OPENINGS. 3/2" BASE AT ALL RENOVATED AREAS.
7. INSTALL NEW (1) PANEL SOLID COMPOSITE INTERIOR DOORS AT WHOLE HOUSE (REPLACE EXIST.) IN SIZES AS SHOWN ON PLAN AND AS PER DETAIL SHEET A-301
8. INSTALL OWNER SUPPLIED DOOR HARDWARE & LIGHT FIXTURES.
9. REMOVE ALL EXISTING HOT WATER BASEBOARD HEATING AT UPPER LEVEL. PATCH WALLS & FLOORING AS REQUIRED.
10. INSTALL A NEW SIZE APPROPRIATE H.E. ELECTRIC HVAC SYSTEM IN THE ATTIC TO PROVIDE HEATING AND COOLING TO THE ENTIRE UPPER LEVEL INCLUDING THE RENOVATED SUNROOM (HVAC WORK TO BE FILED SEPARATELY.)
11. INSTALL R-15 BATT INSULATION AT ALL EXISTING 2x4 EXTERIOR WALLS THAT ARE EXPOSED DURING CONSTRUCTION. INSULATE NEW CONSTRUCTION AS PER NOTES, DETAILS & CODE.
12. REMOVE ALL EXISTING THROUGH WALL A/C UNITS AND SLEEVES. PATCH FINISHES AS REQUIRED.

LEGEND

- EXIST. CONC. FOUNDATION WALL
- NEW CONC. FOUNDATION WALL
- EXIST. FRAME WALL TO REMAIN
- NEW FRAME WALL
- EXIST. FRAME WALL TO BE REMOVED

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Occupancy classification: R-3 existing & proposed  
Construction Type: 5b existing & proposed

Project Title

INTERIOR & EXTERIOR ALTERATIONS  
COSSINS / ADAMS RESIDENCE  
21 S. COTTENET ST.  
IRVINGTON, NY 10533

PROPOSED FLOOR PLANS

Scale 1/4" = 1'-0"



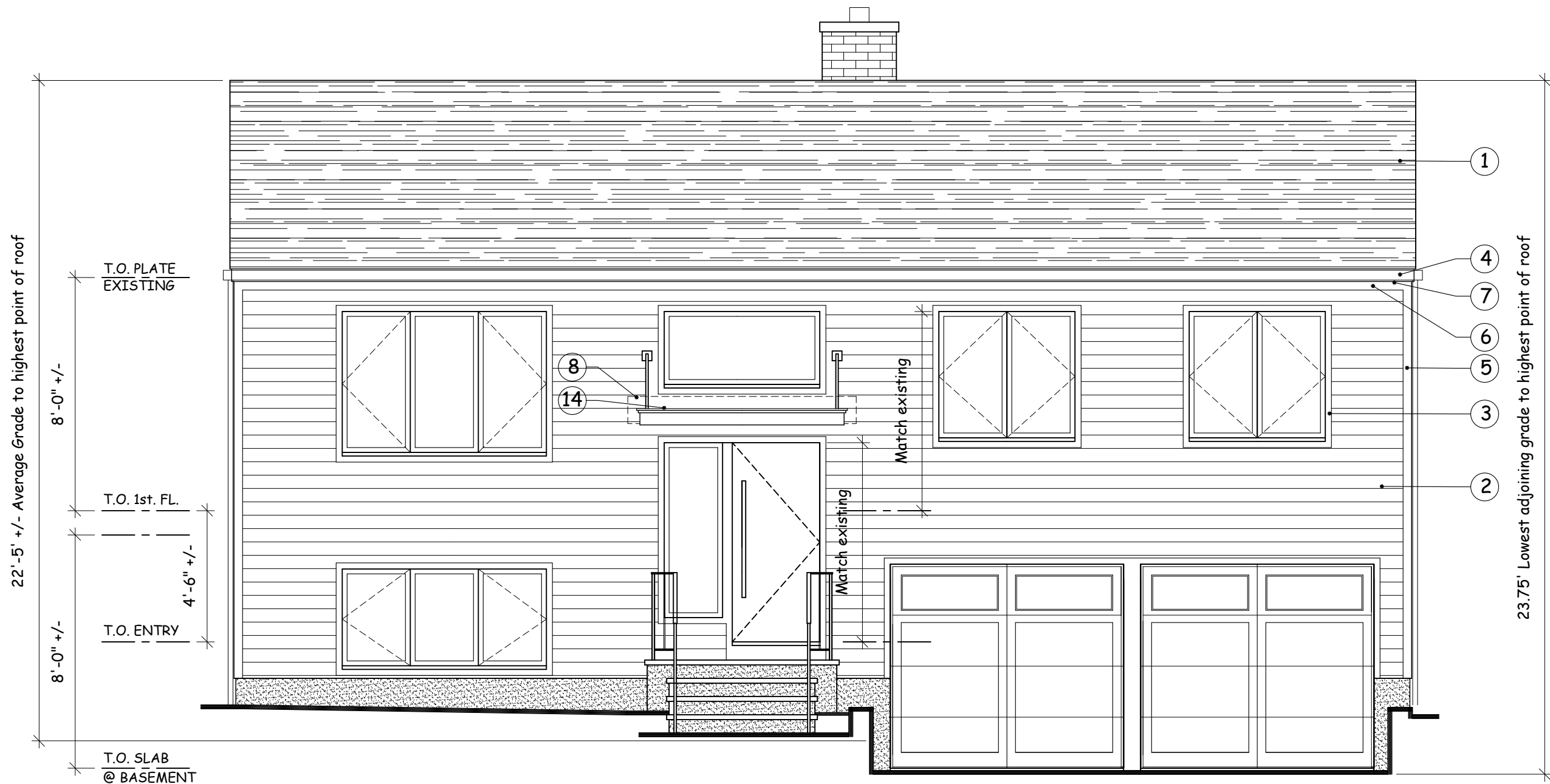
Date 07/06/22  
Drawing By A.O.

Drawing No.

A-102

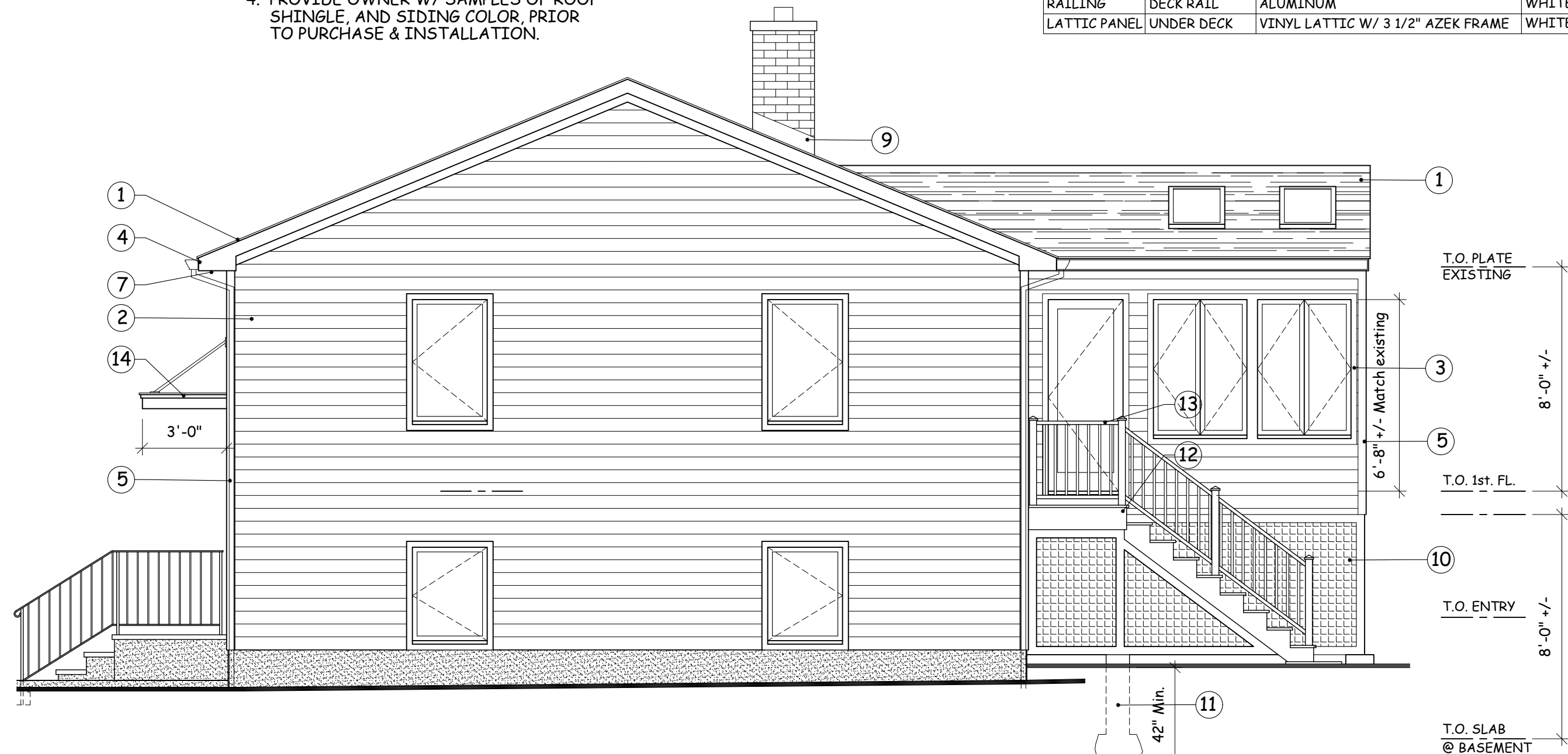
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FRONT ELEVATION

1/4" = 1'-0"



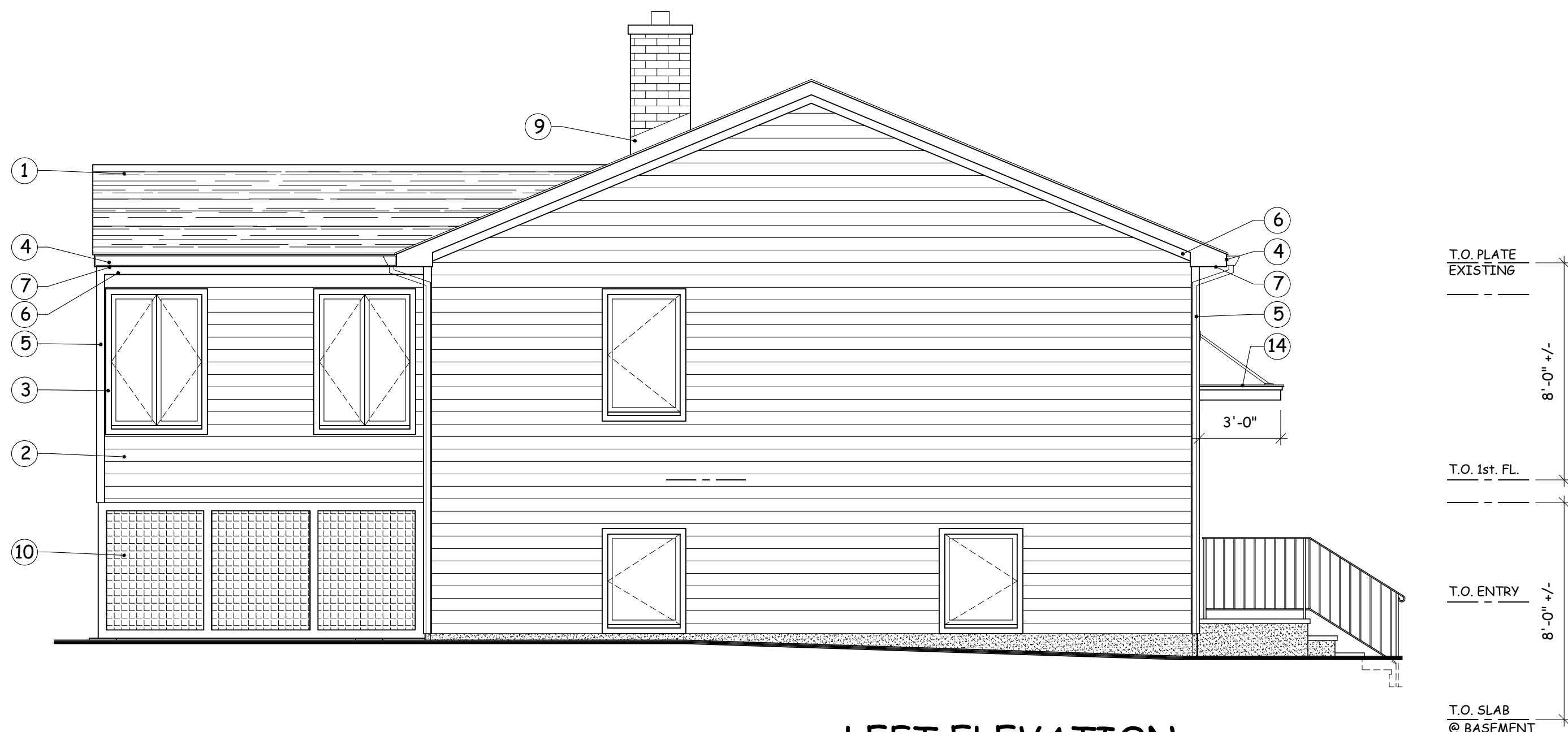
RIGHT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"

EXTERIOR NOTES:

1. ALL EXISTING EXTERIOR FINISH MATERIALS TO BE REMOVED AND REPLACED. PREP FOR NEW SIDING, ROOFING, WINDOWS, DOORS & EXTERIOR TRIM BOARDS AS PER ELEVATIONS.
2. ALL "HARDIE PLANK" CLAP BOARD SIDING TO BE SUPPLIED IN COLOR AS SELECTED BY OWNER.
3. ALL EXTERIOR TRIM BOARDS TO BE HARDIE TRIM IN COLOR & TEXTURE AS SELECTED BY OWNER.
4. PROVIDE OWNER W/ SAMPLES OF ROOF SHINGLE AND SIDING COLOR, PRIOR TO PURCHASE & INSTALLATION.

PROPOSED EXTERIOR MATERIALS & COLOR SCHEME

ITEM	NAME	TYPE	COLOR
SIDING-1	HARDIE PLANK	HORIZONTAL CLAP BOARD	WHITE
WINDOWS	ANDERSEN	WOOD CLAD CASEMENT	WHITE
TRIM	HARDIE TRIM	1 x ( ) & 5/4 x ( ) AS PER ELEV.	WHITE
DOORS	FRONT DOOR	MAHOGANY OR EQUIV. WOOD	NATURAL STAIN
ROOFING	GAF	ASPHALT ROOF SHINGLES	CHARCOAL BLEND
GARAGE DR.	CLOPAY	COMPOSITE / PAINTED	WHITE
DECKING	TREX OR EQ.	COMPOSITE	GRAY
RAILING	DECK RAIL	ALUMINUM	WHITE
LATTIC PANEL	UNDER DECK	VINYL LATTIC W/ 3 1/2" AZEK FRAME	WHITE

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LEGEND :

1. GAF "LIFETIME" ARCH. ROOF SHINGLES OVER 15 LB. BUILD FELT W/ TCE & WATER SHIELD 6" UP FROM ALL EAVES & AT ALL HIPS AND VALLEYS.
2. "HARDIE PLANK" CLAPBOARD SIDING W/ 6" +/- EXPOSURE. IN COLOR AS INDICATED OR AS SELECTED BY OWNER. INSTALL AS PER MFR. SPECIFICATIONS.
3. 2 1/2" HARDIE TRIM WINDOW AND DOOR TRIM AS PER ELEVATIONS AND DETAIL SHEET A-301
4. 1 x 6 HARDIE TRIM FASCIA AND RAKES W/ WHITE ALUM DRIP EDGE.
5. 3 1/2" "HARDIE TRIM" CORNER BOARDS
6. 3 1/2" "HARDIE TRIM" FRIEZE BOARD.
7. HARDIE PANEL SOFFITS.
8. METAL FLASHING AS REQUIRED
9. COPPER STEP FLASHING AT CHIMNEY.
10. VINYL LATTICE PANELS W/ 3 1/2" AZEK FRAME UNDER NEW STEPS & EXISTING SUNROOM.
11. 6 x 6 P.T. POST OVER 10" DIA. CONC. PIER & 18" SLUMP FTG. (TYP. @ NEW DECK PLATFORM & STEPS).
12. TREX DECKING WITH WHITE PERIMETER FASCIA BOARD & RISERS.
13. ALUM. DECK RAILING AS PER DETAIL SHEET A-301 AS PER MFR. SPECIFICATIONS AND AS REQ D. BY CODE.
14. FLAT ROOF OVERHANG W/ MEMBRANE ROOFING, 1 x 8 HARDIE TRIM FASCIA & BLACK METAL SUPPORT RODS.

THESE DOCUMENTS ARE INSUFFICIENT FOR CONSTRUCTION. SEE SET AND SIGNATURE OF THE ARCHITECT OF RECORD.

Project Title

INTERIOR & EXTERIOR ALTERATIONS

COSSINS / ADAMS RESIDENCE

21 S. COTTENET ST.  
IRVINGTON, NY 10533

PROPOSED ELEVATIONS

Scale 1/4" = 1'-0"

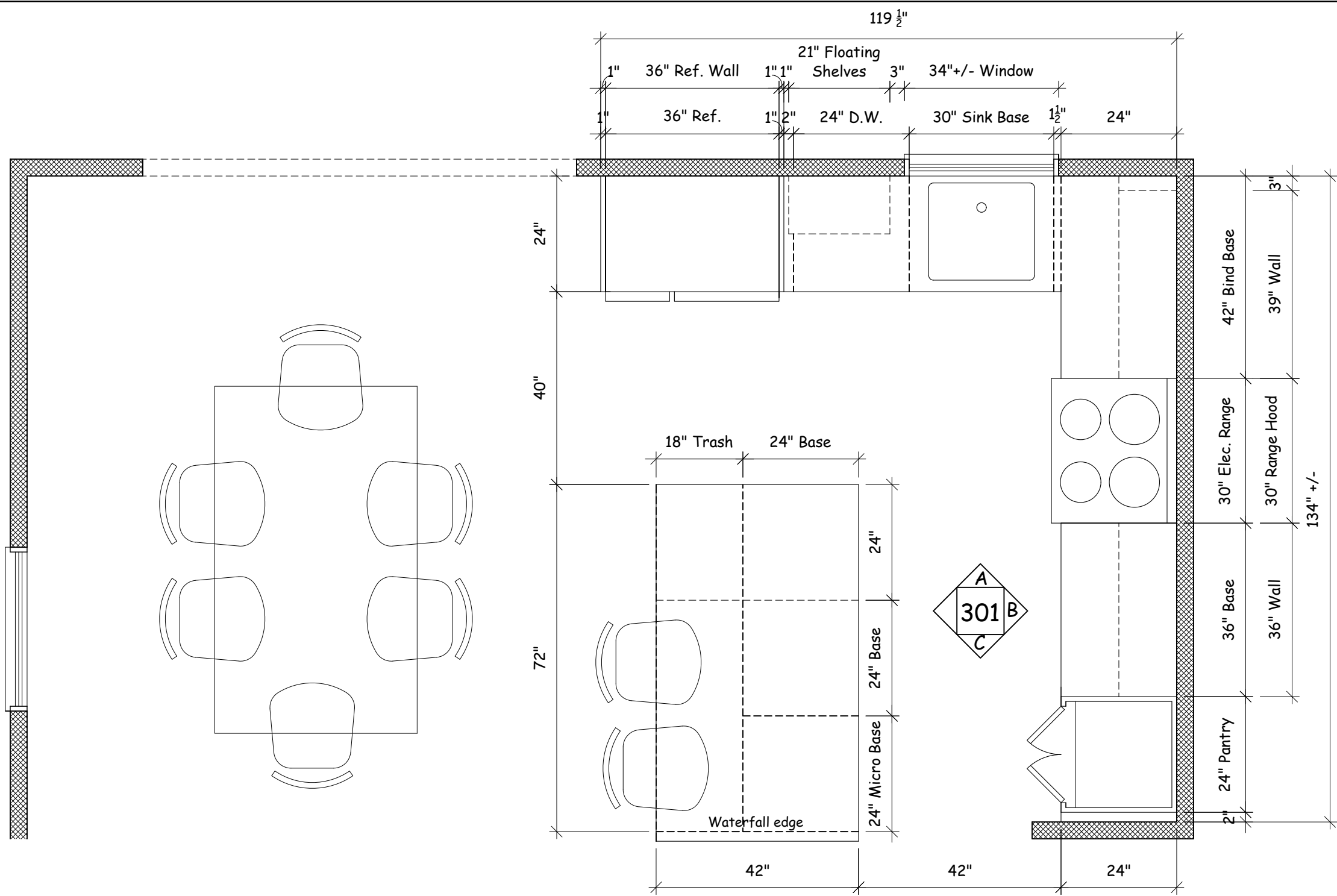


Date 07/06/22  
Drawing By A.O.

Drawing No.

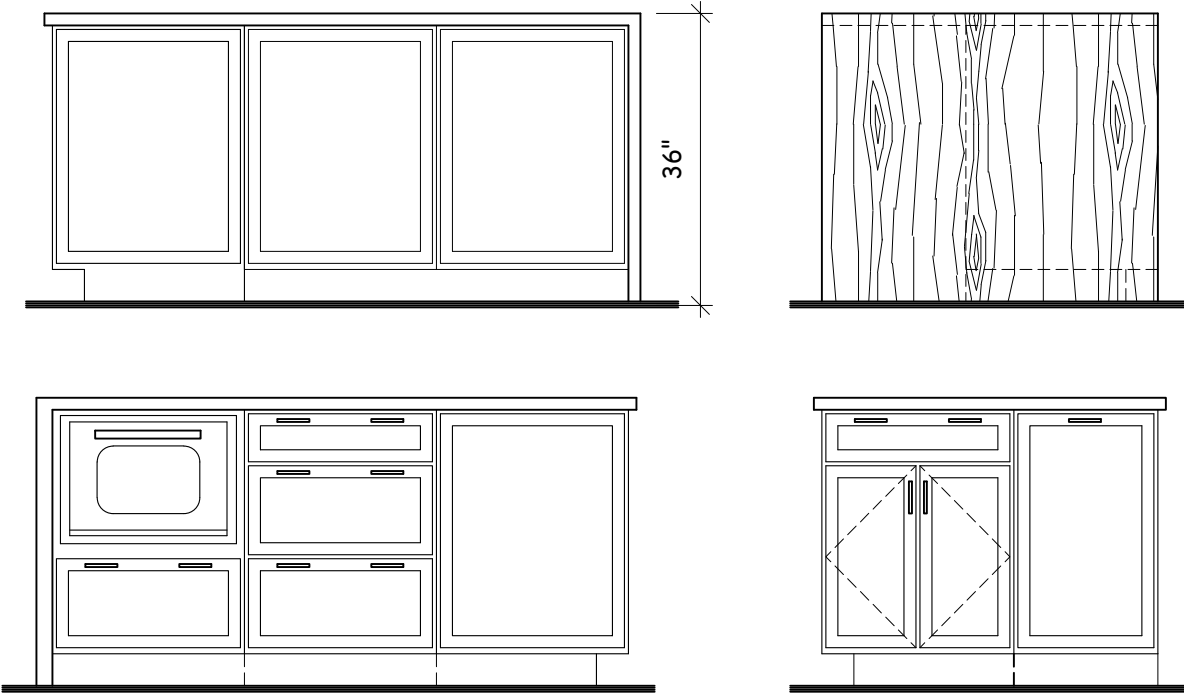
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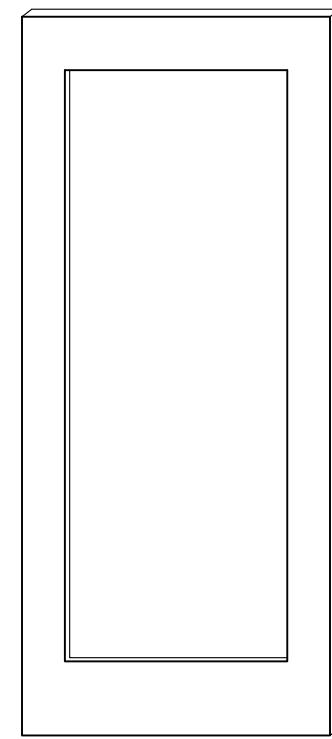


**KITCHEN CABINET LAYOUT**  
SCALE 1/2"=1'-0"

- KITCHEN NOTES:**
1. VERIFY FINAL KITCHEN LAYOUT, APPLIANCES AND PLUMBING FIXTURE LOCATIONS W/ OWNER PRIOR TO ROUGH IN.
  2. CABINET MFR., COUNTER TOP MATERIAL AND TILE BACK SPLASH TO BE DET. VERIFY W/ OWNER.
  3. INTERIOR TRIM TO BE AS INDICATED OR AS DETAILED ON 300 SERIES DRAWINGS.
  4. VENT EXHAUST FROM RANGE HOOD THROUGH CEILING OR WALL TO EXTERIOR AS REQ'D.
  5. KITCHEN FLOOR MATERIAL TO BE WOOD STRIP FLOORING AS SELECTED BY OWNER.
  6. ALL BASE AND WALL CABINETS WITH EXPOSED SIDES TO BE SUPPLIED WITH FINISHED END PANELS (DOORS).
  7. KITCHEN CABINETS MANUFACTURER TO VERIFY ALL DIMENSIONS AND FIELD CONDITIONS WITH CONTRACTOR PRIOR TO PLACING CABINET ORDER.
  8. PROVIDE ELECTRICAL, WATER, DRAINS AND GAS AS REQUIRED VERIFY SPECS W/ OWNER & MFR.

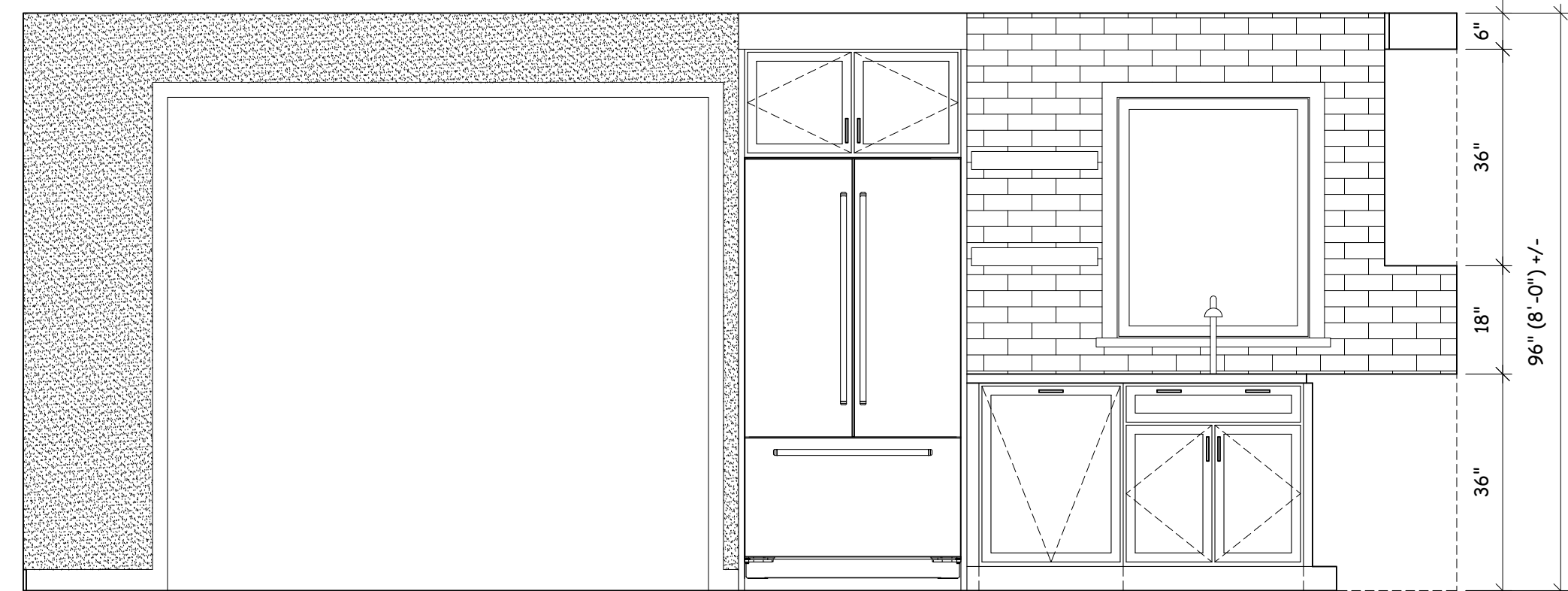
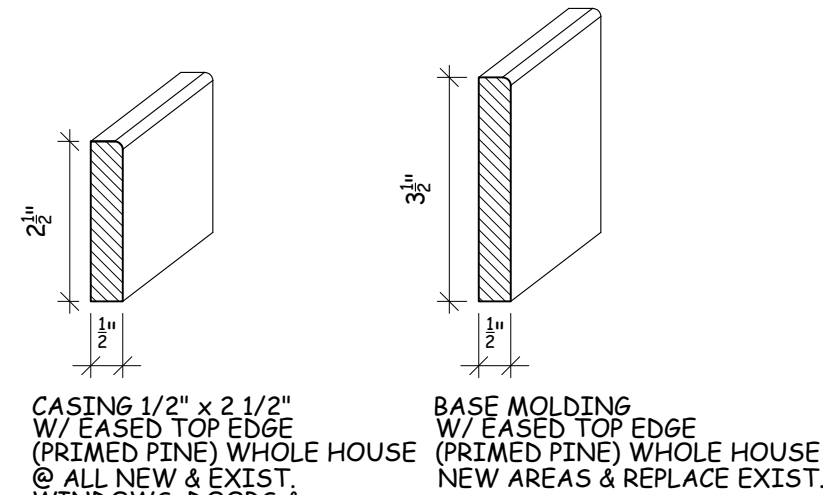


**KITCHEN ISLAND LAYOUT**  
SCALE 1/2"=1'-0"

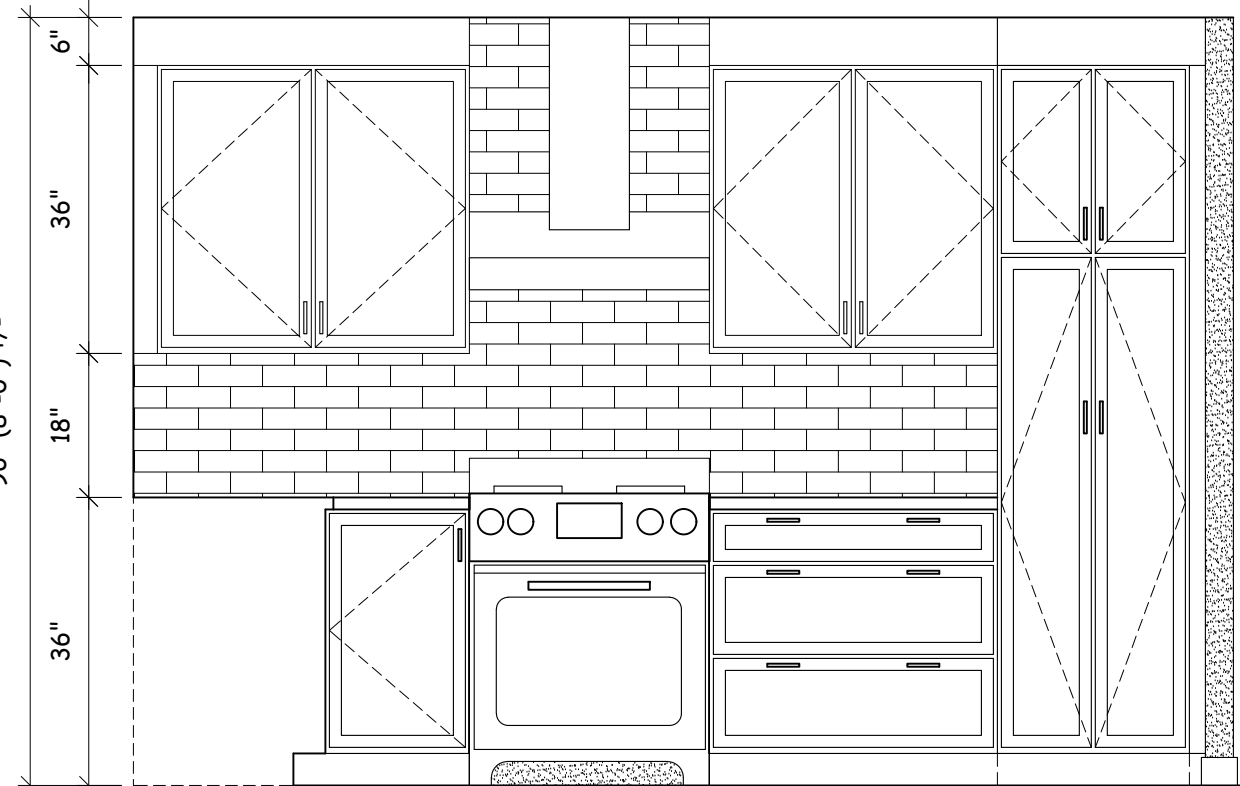


INTERIOR DOORS  
JELD WEN MODEL "L1000"  
SOLID COMPOSITE ALL PANEL  
INTERIOR DOORS  
NEW AREAS & REPLACE EXIST.  
PRE-HUNG W/ HINGES IN FINISH  
AS SELECTED BY OWNER.

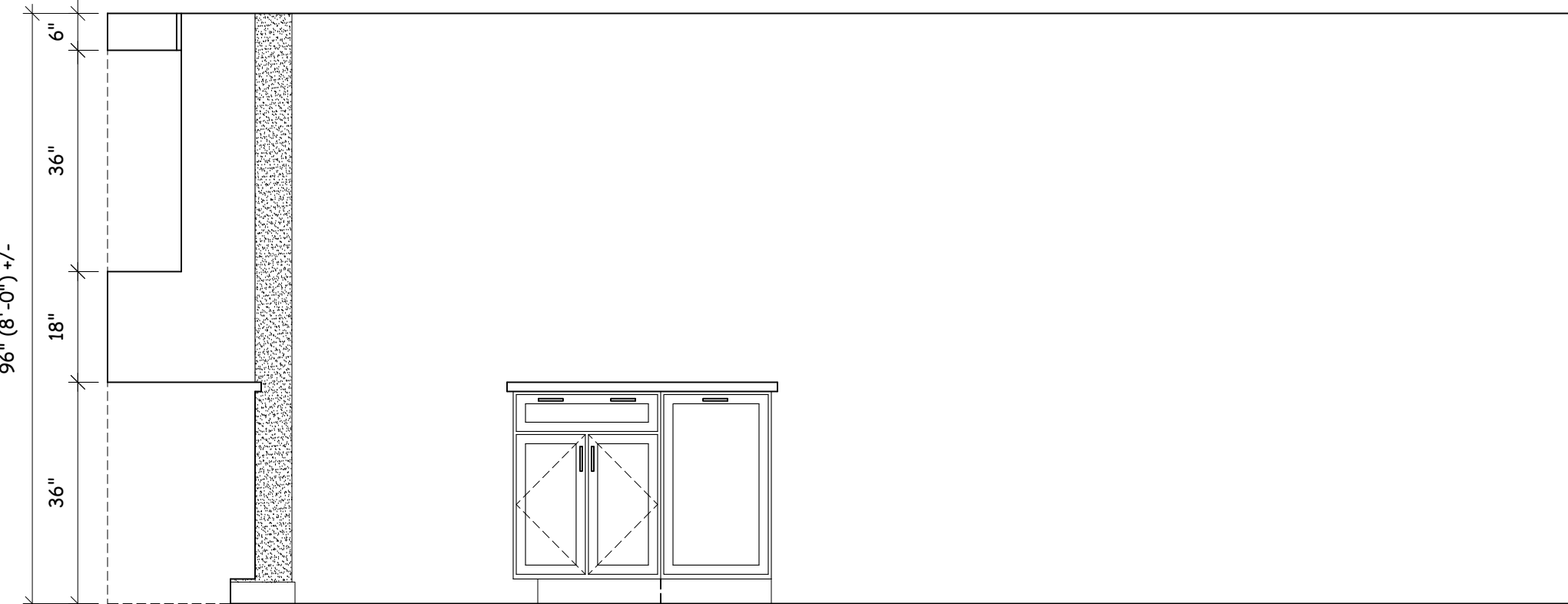
**F TRIM DETAIL**  
(TYPICAL @ INTERIOR) N.T.S.



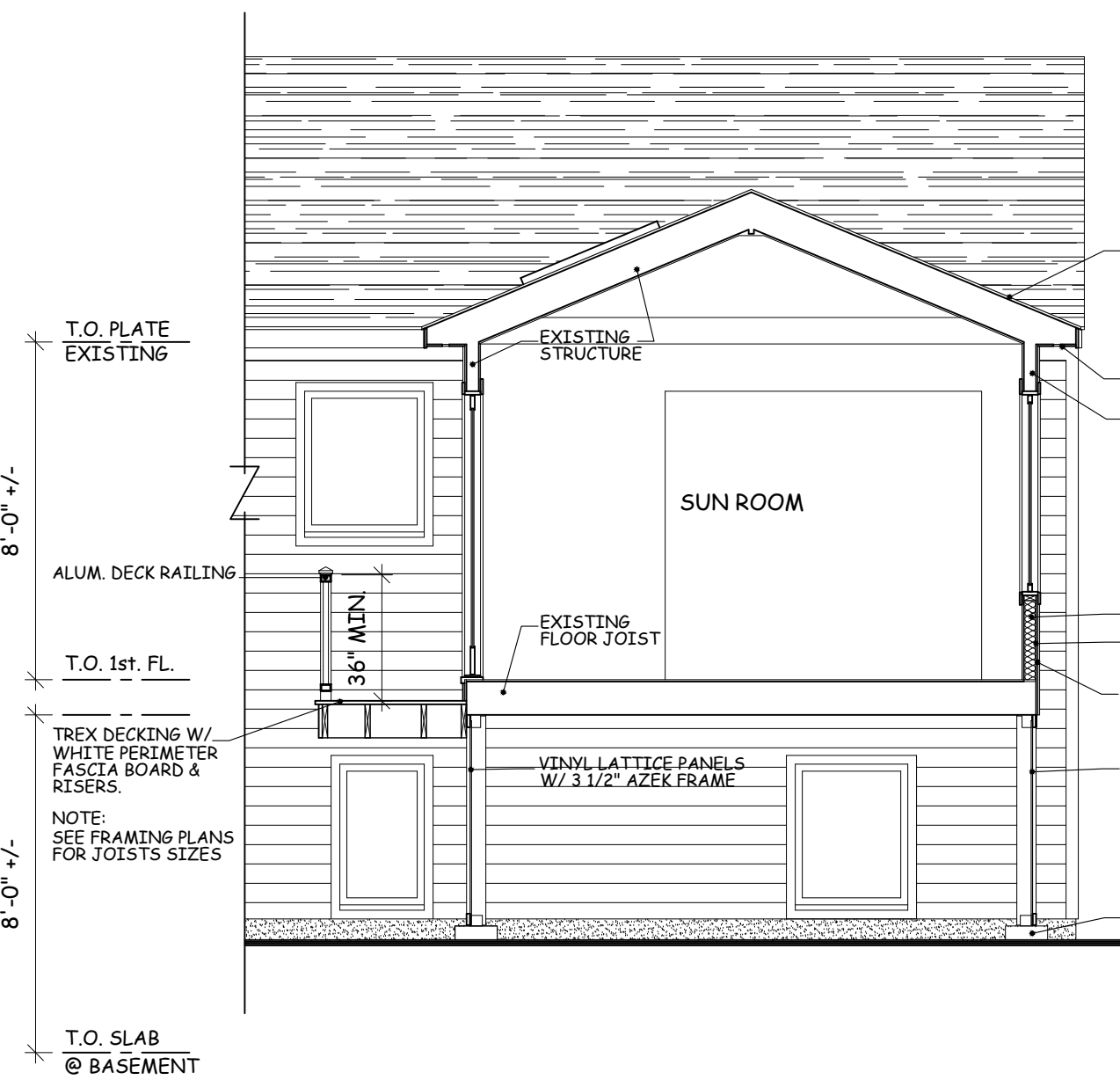
**ELEVATION "A"**  
@ KITCHEN



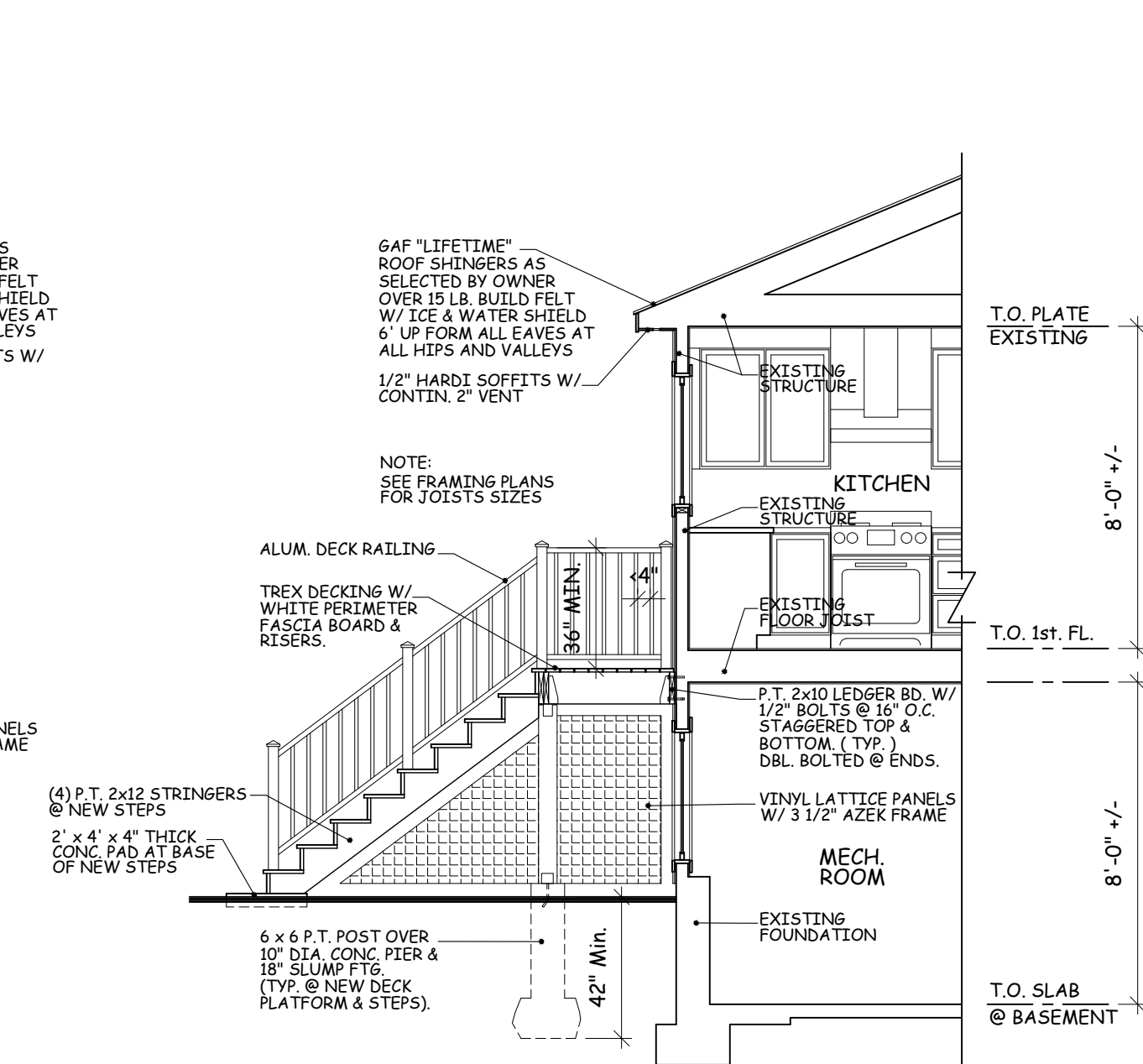
**ELEVATION "B"**  
@ KITCHEN



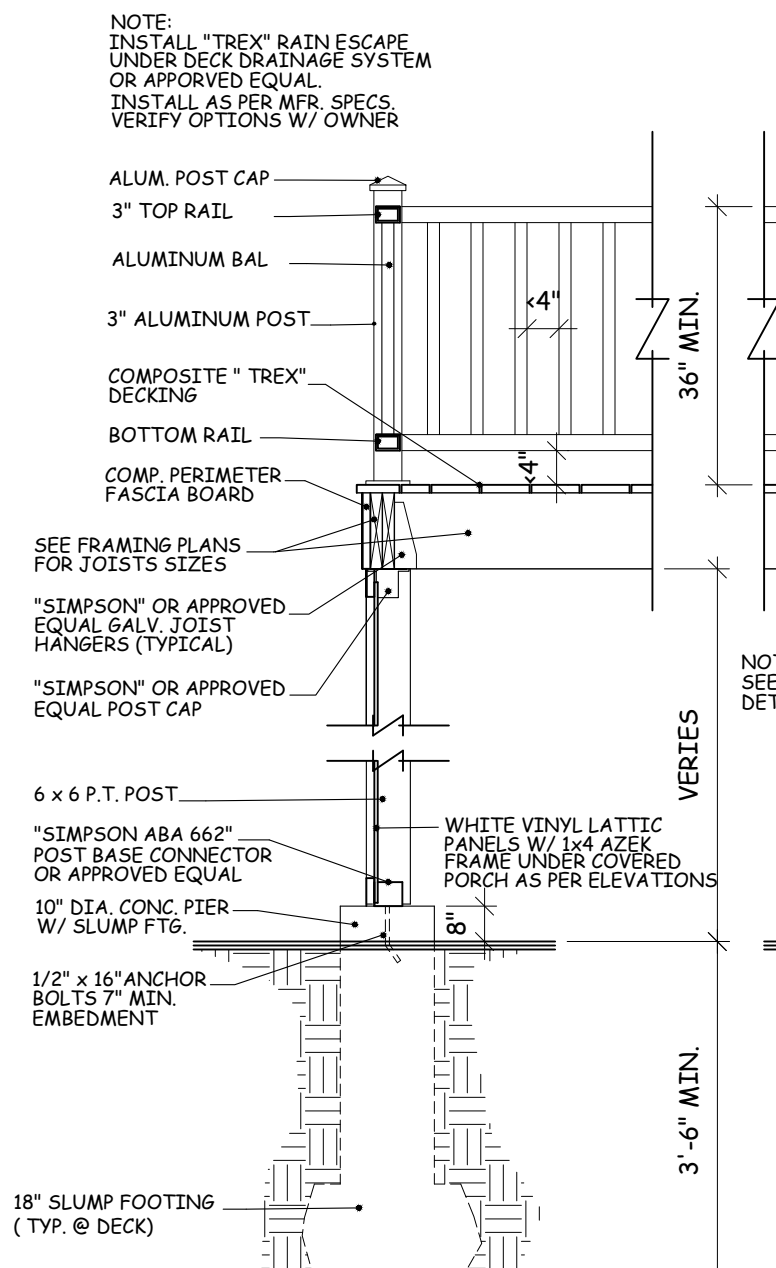
**ELEVATION "C"**  
@ KITCHEN



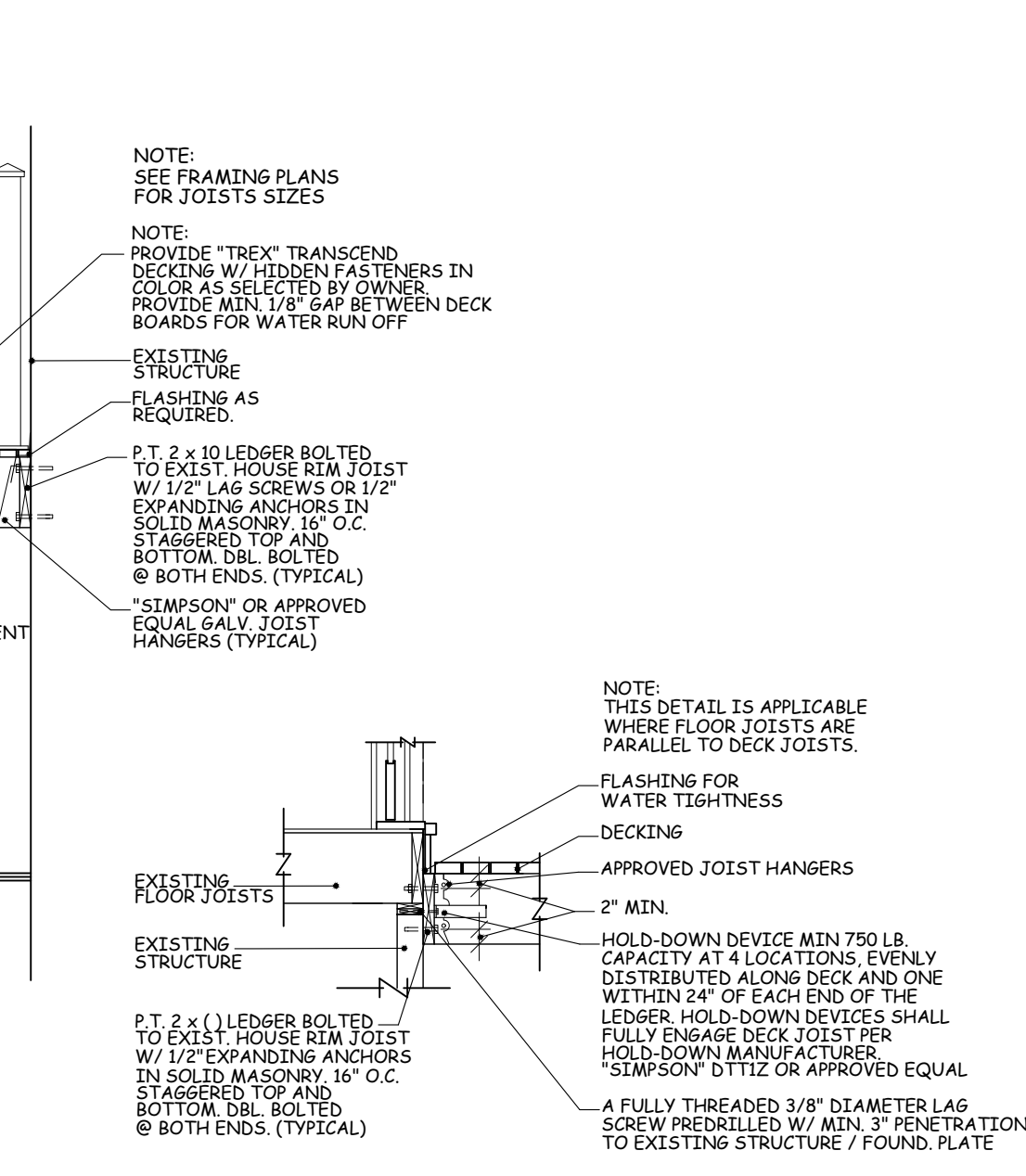
**A BUILDING SECTION**  
1/4"=1'-0"



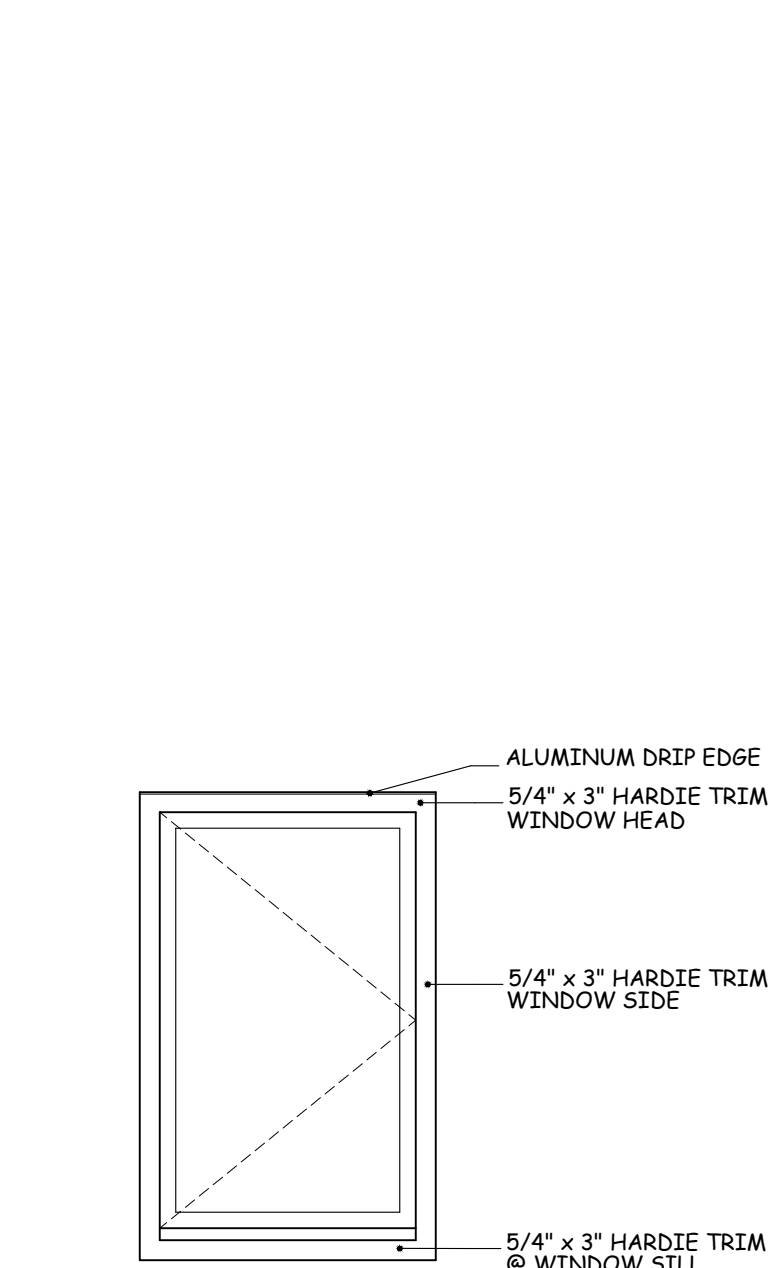
**B BUILDING SECTION**  
1/4"=1'-0"



**C DECK DETAIL**  
1/2"=1'-0"



**D DECK ATTACHMENT DETAIL**  
1/2"=1'-0"



**E TRIM DETAIL**  
(TYPICAL @ EXTERIOR) 1/2"=1'-0"

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**WILLIAM P WITT ARCHITECT**

2A HARDSCRABBLE RD.  
North Salem, New York 10560  
914-276-0225 Fax 914-669-0180

Project Title

INTERIOR & EXTERIOR  
ALTERATIONS

COSSINS / ADAMS  
RESIDENCE

21 S. COTTENET ST.  
IRVINGTON, NY 10533

**INTERIOR  
ELEVATIONS,  
SECTIONS &  
DETAILS**

Scale AS NOTED



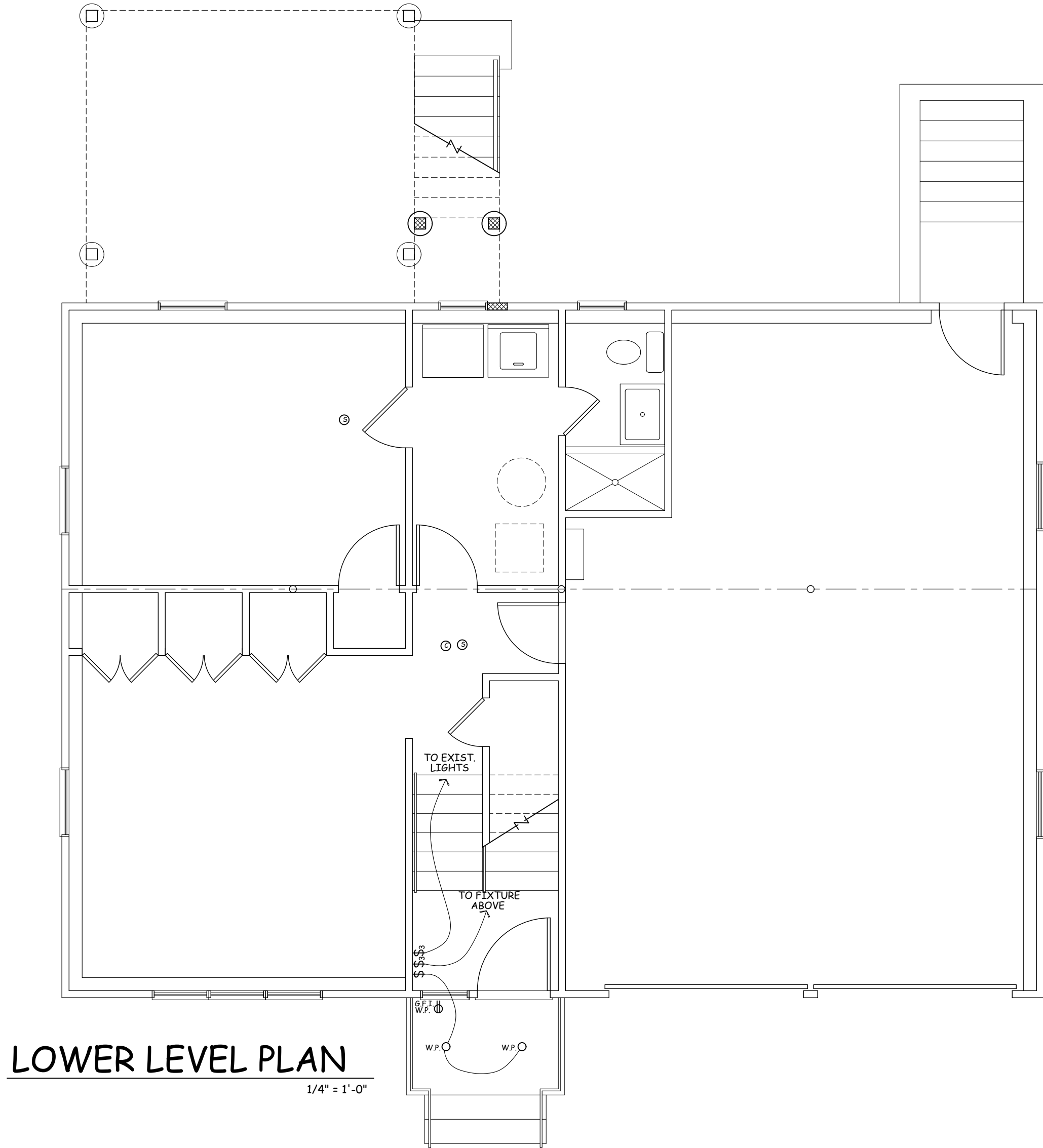
Date 05/03/22  
Drawing By A.O.

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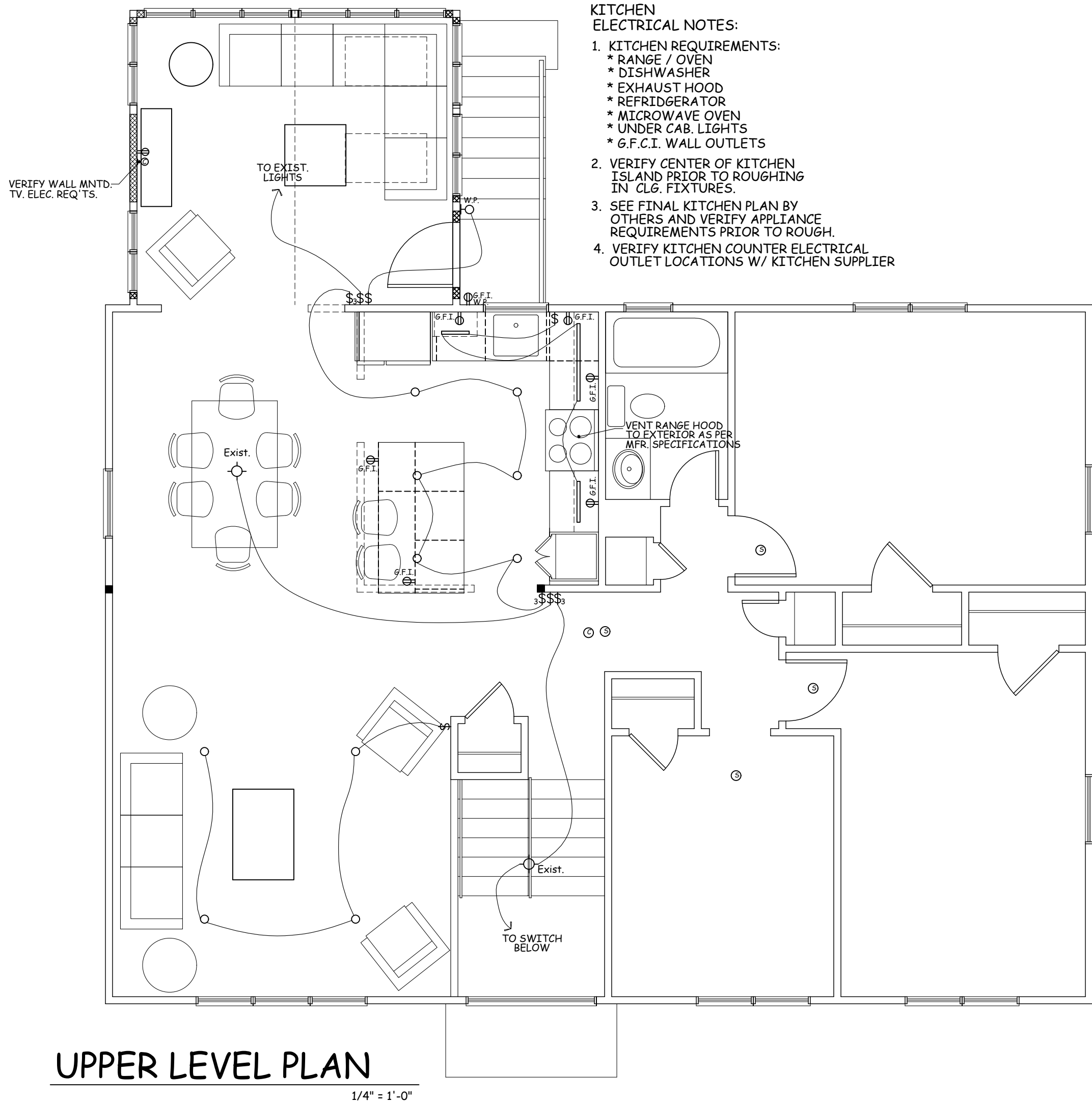
**A-301**

THESE DOCUMENTS ARE INSUFFICIENT FOR  
CONSTRUCTION. SEE ORIGINAL SET AND SIGNATURE OF  
THE ARCHITECT OF RECORD.





LOWER LEVEL PLAN  
1/4" = 1'-0"



UPPER LEVEL PLAN  
1/4" = 1'-0"

- KITCHEN ELECTRICAL NOTES:
- KITCHEN REQUIREMENTS:
    - \* RANGE / OVEN
    - \* DISHWASHER
    - \* EXHAUST HOOD
    - \* REFRIDGERATOR
    - \* MICROWAVE OVEN
    - \* UNDER CAB. LIGHTS
    - \* G.F.C.I. WALL OUTLETS
  - VERIFY CENTER OF KITCHEN ISLAND PRIOR TO ROUGHING IN CLG. FIXTURES.
  - SEE FINAL KITCHEN PLAN BY OTHERS AND VERIFY APPLIANCE REQUIREMENTS PRIOR TO ROUGH.
  - VERIFY KITCHEN COUNTER ELECTRICAL OUTLET LOCATIONS W/ KITCHEN SUPPLIER

- LIGHTING NOTE:  
PROVIDE FOR A MIN. OF 90 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES AS HIGH EFFICIENCY LAMPS PER 404 OF THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NYS.
- ELECTRICAL NOTES:
- WALL OUTLETS AT AREA'S OF NEW WORK BY ELECTRICIAN AS REQ'D. BY CODE. UNLESS OTHERWISE NOTED ON DRAWING.
  - INSTALL HARDWIRED, INTERCONNECTED SMOKE DETECTORS W/ BATTERY BACKUP TO ALL AREA'S OF RESIDENCE AS REQ'D. BY CURRENT VERSION OF APPLICABLE CODE.
  - PROVIDE HARDWIRED, CARBON MONOXIDE DETECTORS W/ BATTERY BACKUP LOCATE AS REQ'D. BY CURRENT CODE.
  - VERIFY APPLIANCE & NEW MECHANICAL EQUIPMENT ELECTRICAL REQUIREMENTS W/ OWNER PRIOR TO ROUGH IN.
  - PROVIDE OWNER W/ \$250 ALLOWANCE FOR THE SELECTION & INSTALLATION OF DIMMER SWITCHES. VERIFY LOCATIONS.
  - PROVIDE FOR A MIN. OF 90 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES AS HIGH EFFICIENCY LAMPS PER THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NYS.
  - ALL BATH, LAUNDRY & KITCHEN EXHAUST VENTS TO EXIT A MIN. OF 3' FROM ANY EXTERIOR OPENING. PROVIDE BACKDRAFT DAMPER AT ALL EXHAUST VENTS.
  - ALL RECESSED LIGHTS IN CONTACT W/ ROOF OR FLOOR INSULATION TO BE BOTH IC & UL RATED.

- EXHAUST NOTES:
- ALL NEW BATH AND LAUNDRY VENTS TO EXIT A 3' MIN. FROM FROM ANY EXTERIOR OPENING.
  - PROVIDE BACKDRAFT DAMPER AT ALL EXHAUSTS VENTS AT EXTERIOR.
- ELECTRIC SYMBOLS
- |                     |   |
|---------------------|---|
| Ⓢ                   | DUPLEX OUTLET                             |
| Ⓢ                   | DUPLEX SPLIT OUTLET                       |
| Ⓢ <sub>WP</sub>     | WATER PROOF RECEPTICAL                    |
| Ⓢ <sub>G.F.I.</sub> | G.F.I. RECEPTICAL                         |
| Ⓢ <sub>220</sub>    | 220 VOLT RECEPTICAL                       |
| Ⓢ                   | CABLE TV. OUTLET (R66 QUAD) HOME RUN      |
| Ⓢ                   | TELEPHONE OUTLET (CAT 5E) HOME RUN        |
| Ⓢ                   | SURFACE MOUNTED LIGHT FIXTURE             |
| Ⓢ                   | 5" RECESSED LIGHT W/ LED BULB & TRIM      |
| Ⓢ                   | 3" RECESSED LIGHT W/ LED BULB & TRIM      |
| Ⓢ                   | CARBON MONOXIDE DET. (INSTALL AS REQ'D.)  |
| Ⓢ                   | EXHAUST FAN                               |
| Ⓢ                   | EXHAUST FAN / LIGHT COMBO                 |
| Ⓢ                   | SINGLE POLE SWITCH                        |
| Ⓢ                   | THREE POLE SWITCH                         |
| Ⓢ                   | DIMMER SWITCH                             |
| Ⓢ                   | SMOKE ALARM (INTERCONNECTED)              |
| Ⓢ                   | CEILING FAN JUNCTION BOX                  |
| Ⓢ                   | EXTER. SPOT LIGHT W/ MOT. DET.            |
| Ⓢ                   | UNDERCOUNTER LIGHTING                     |
| Ⓢ                   | WALL MOUNTED LIGHT FIXTURE                |
| Ⓢ                   | HEAT DETECTOR (INSTALL AS REQ'D. BY CODE) |

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WILLIAM P WITT ARCHITECTS, PLLC

Occupancy classification: R-3 existing & proposed  
Construction Type: 5b existing & proposed

Project Title

INTERIOR & EXTERIOR  
ALTERATIONS

COSSINS / ADAMS  
RESIDENCE

21 S. COTTENET ST.  
IRVINGTON, NY 10533

PROPOSED  
ELECTRICAL  
PLANS

Scale 1/4" = 1'-0"

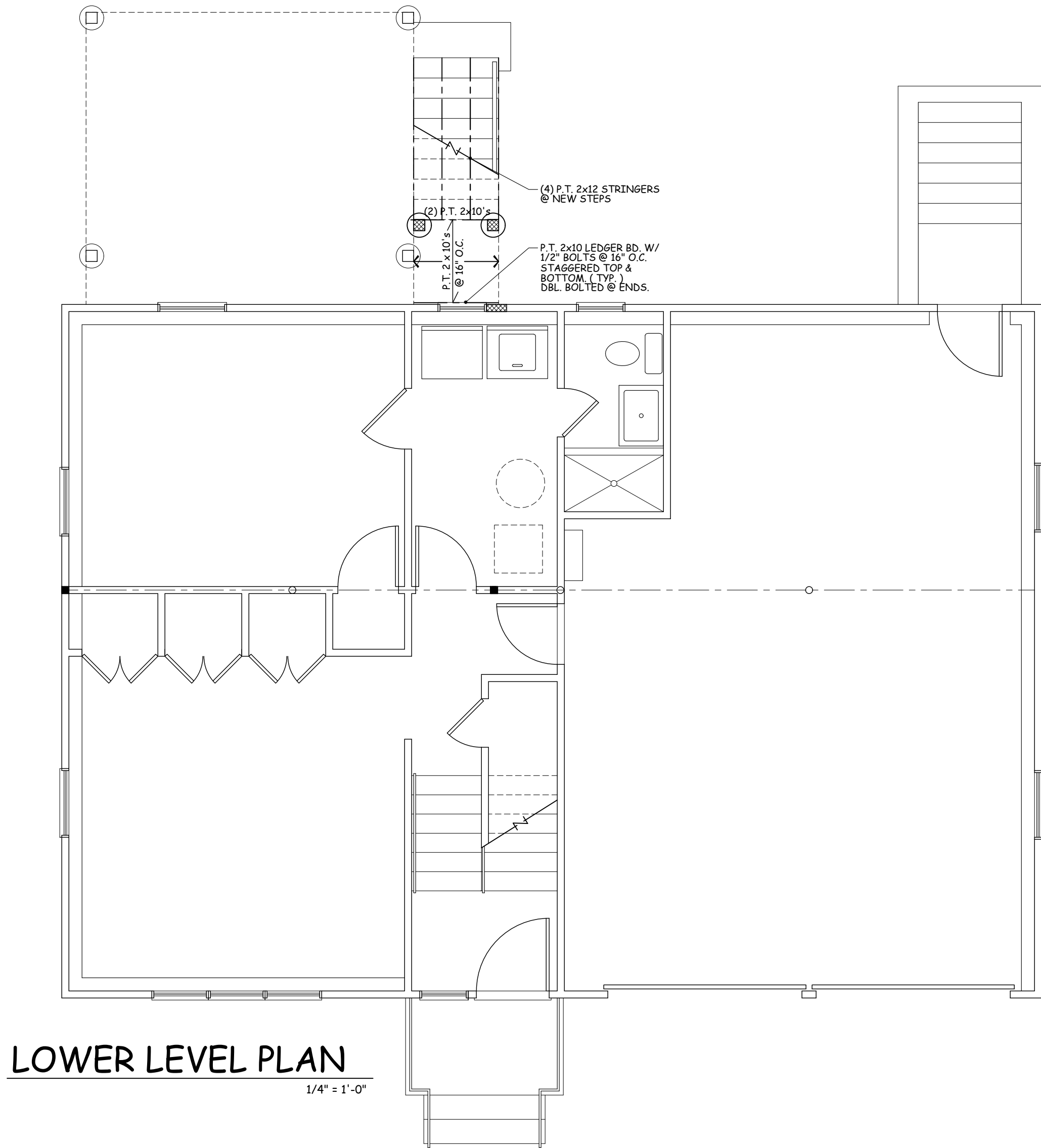


Date 07/06/22  
Drawing By A.O.

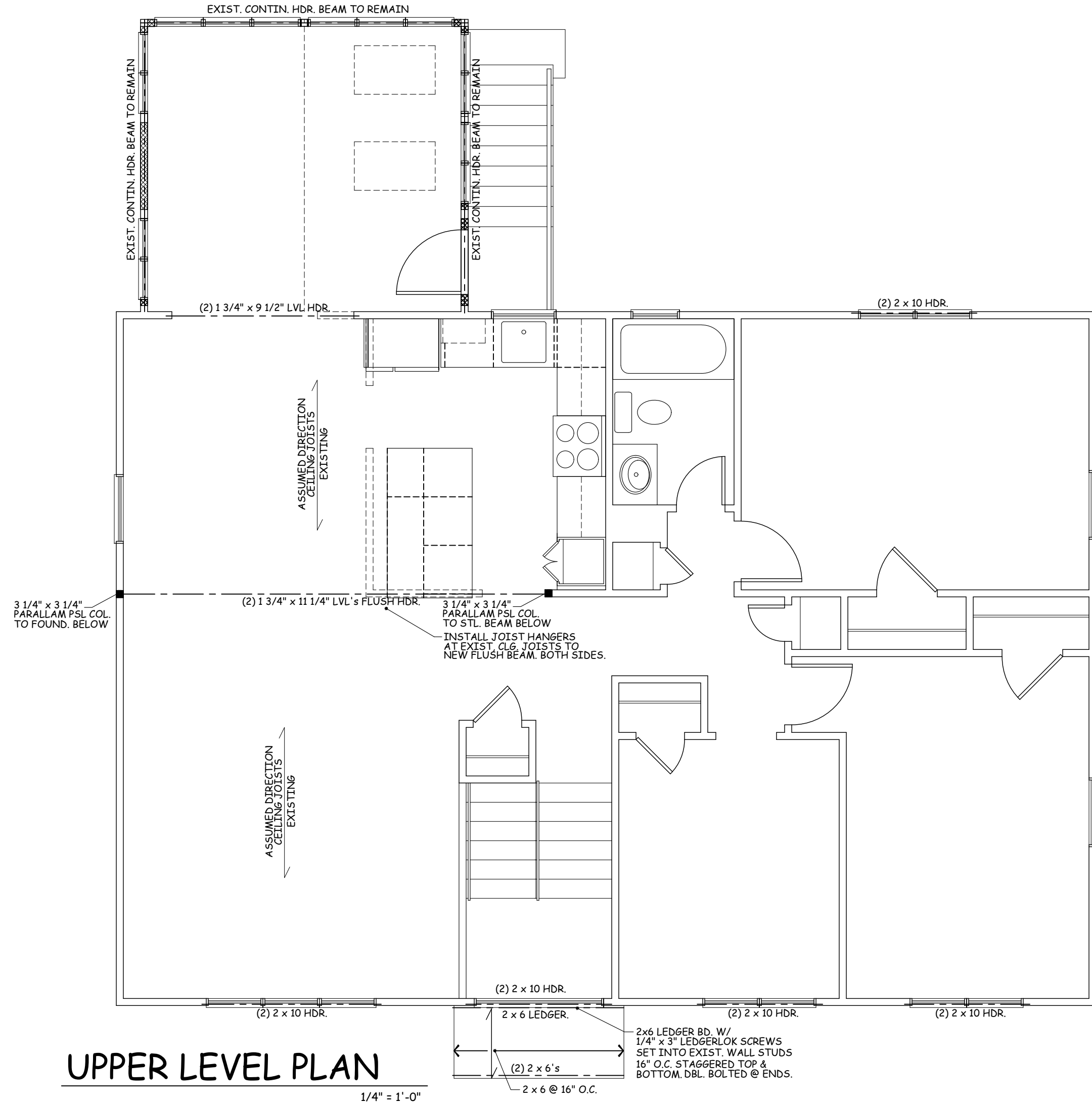
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E-101

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THE ARCHITECT OF RECORD.





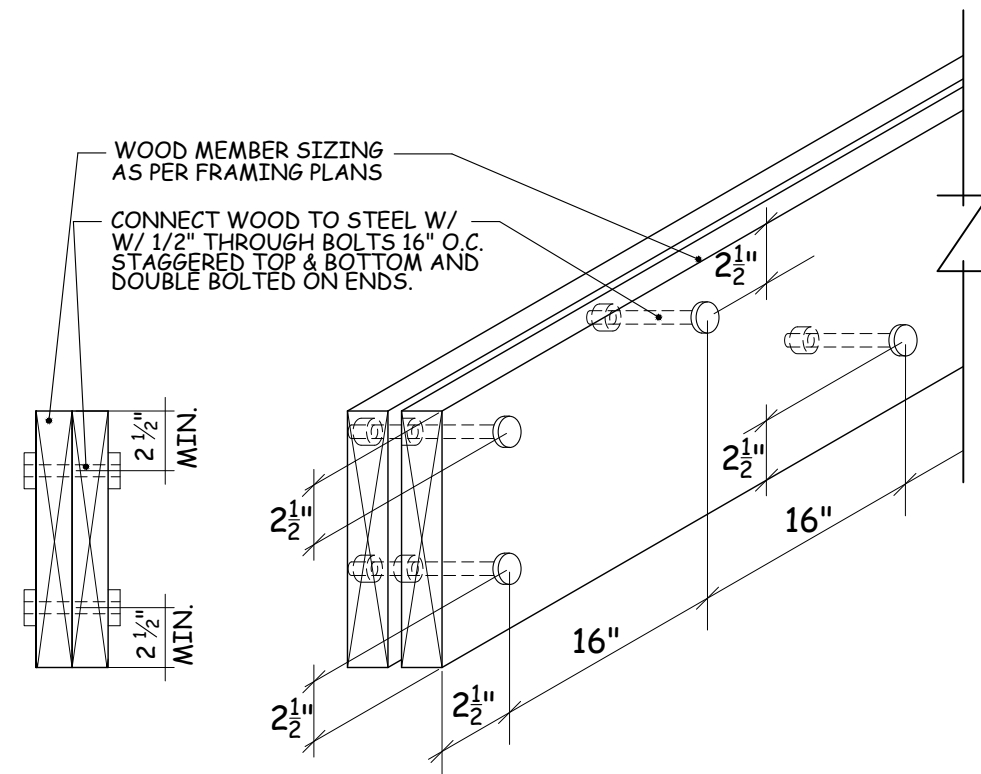
LOWER LEVEL PLAN  
1/4" = 1'-0"



UPPER LEVEL PLAN  
1/4" = 1'-0"

FRAMING NOTES:

- ALL FRAMING SHOWN TO PLATE LINE BELOW
- ALL HEADERS TO BE (2) 2 x 10's UNLESS NOTED OTHERWISE
- VERIFY FASCIA AND RAKE OVERHANGS. (SEE A-200)
- PROVIDE SOLID STUDDING @ ALL BEAMS, HEADERS, AND POINT LOADS TO FOUND.
- ALL ENGINEERED WOOD FRAMING PRODUCTS TO BE AS MFR'D. BY WEYERHAEUSER OR APPROVED EQUAL. INSTALL AS PER Mfr.'s SPECS.
- SEE BUILDING SECTIONS AND DETAILS (A-300 SERIES DRAWINGS) FOR SUPPLEMENTAL FRAMING REQ.
- CONTRACTOR RESPONSIBLE FOR VERIFYING FIELD CONDITIONS BEFORE START OF WORK AND NOTIFY ARCHITECT IN CASE OF DISCREPANCIES.
- PROVIDE 2 x 8 COLLAR TIES 32" O.C. AT ALL ROOFS. SET AT UPPER THIRD OF ATTIC SPACE. (TYP.)
- PROVIDE AND INSTALL REQUIRED PLACARDS INDICATING LOCATION AND USE OF ALL ENGINEERED FRAMING COMPONENTS.
- PROVIDE 2 x ( ) FLAT NAILER AT ALL VALLEYS OVER ROOFS. FLAT NAILER WIDTH SHALL MATCH THE JACK RAFTER LEVEL CUT MIN.
- LVL's SHALL BE AS MFR'D. BY "WEYERHAEUSER" 2 OF MICROLLAM OR APPROVED EQUAL. 1 3/4" WIDE IN DEPTH AS INDICATED ON PLANS.  
G= 125,000psi, E= 2.0 x 10<sup>6</sup> psi, Fc=750 psi, Ft= 1,555psi  
Fb=2,600 psi at 12" depth for other than 12" depth multiply Fb by (12/d) .136
- PROVIDE ROOF UPLIFT & TIE DOWN CONNECTIONS AS PER SECTION 802.11 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE



BUILT UP BEAM DETAIL

BOLTING DETAIL

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Construction Type: 5b existing & proposed

Project Title

INTERIOR & EXTERIOR  
ALTERATIONS

COSSINS / ADAMS  
RESIDENCE

21 S. COTTENET ST.  
IRVINGTON, NY 10533

WILLIAM P WITT ARCHITECT

2A HARDSCRABBLE RD.  
North Salem, New York 10560  
914-276-0225 Fax 914-669-0180

PROPOSED  
FRAMING  
PLANS

Scale 1/4" = 1'-0"



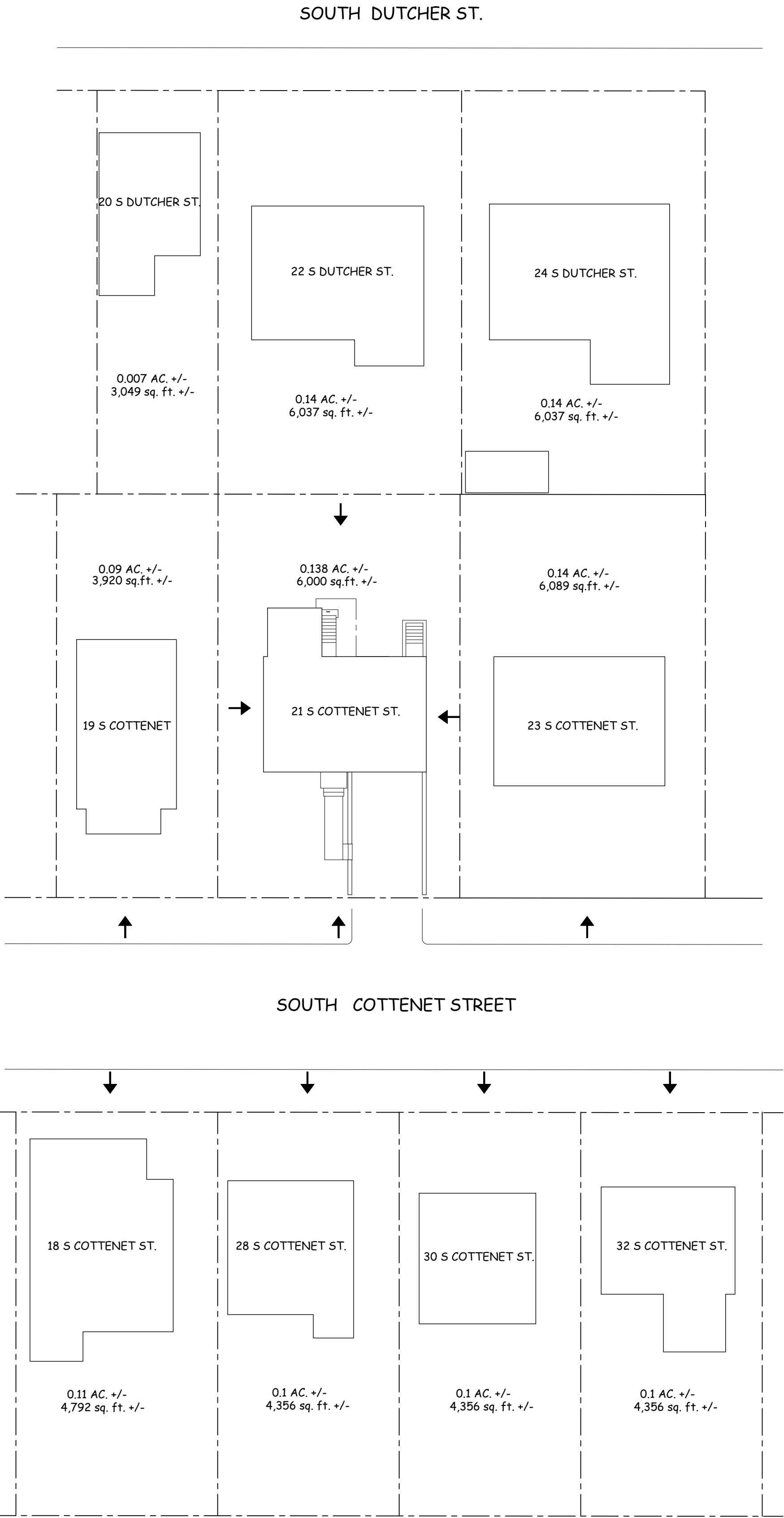
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Drawing By A.O.

Drawing No.

F-101

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CONSTRUCTION UNLESS SIGNED AND SIGNED BY  
THE ARCHITECT OF RECORD.





TAX MAP  
NOT TO SCALE



21 S. COTTENET ST. FRONT



21 S. COTTENET ST. REAR



21 S. COTTENET ST. RIGHT SIDE



21 S. COTTENET ST. LEFT SIDE



18 S. COTTENET ST.



28 S. COTTENET ST.



30 S. COTTENET ST.



32 S. COTTENET ST.



19 S. COTTENET ST.



23 S. COTTENET ST.



AERIAL VIEW  
NOT TO SCALE

AERIAL VIEW

SCALE COMPARISON		House, detached structures and covered porches (w/o walks & uncovered patios)	
ADDRESS	LOT SIZE	LOT COVERAGE	% of LOT
21 S COTTENET ST. <small>As per property card w/o attic, walks or patios</small>	0.138 AC. +/- 6,000 sq. ft. +/-	1,569 sq. ft. Existing 1,600 sq. ft. Proposed	26.1% 26.6%
23 S COTTENET ST.	0.14 AC. +/- 6,089 sq. ft. +/-	1,671 sq. ft.	27.4%
19 S COTTENET ST.	0.09 AC. +/- 3,920 sq. ft. +/-	1,208 sq. ft.	30.8%
28 S COTTENET ST.	0.1 AC. +/- 4,356 sq. ft. +/-	1,356 sq. ft.	31.1%
30 S COTTENET ST.	0.1 AC. +/- 4,356 sq. ft. +/-	1,057 sq. ft.	24.2%
32 S COTTENET ST.	0.1 AC. +/- 4,356 sq. ft. +/-	1,089 sq. ft.	25.0%
18 S COTTENET ST.	0.11 AC. +/- 4,792 sq. ft. +/-	1,958 sq. ft.	40.8%
20 S DUTCHER ST.	0.007 AC. +/- 3,049 sq. ft. +/-	910 sq. ft.	29.8%
22 S DUTCHER ST.	0.14 AC. +/- 6,037 sq. ft. +/-	1,684 sq. ft.	27.8%
24 S DUTCHER ST.	0.14 AC. +/- 6,037 sq. ft. +/-	1,558 sq. ft.	25.8%

NOTES:  
1. ADJACENT HOUSE LOCATIONS & SIZES BASED ON THE FOLLOWING:  
A. VILLAGE OF IRVINGTON WEBSITE AND G.I.S. MAPPING INFORMATION.  
B. TOWN OF GREENBURGH WEBSITE AND GIS INFORMATION, INCLUDING PROPERTY CARD AND G.I.S. MAPPING  
2. LOT COVERAGE FOR ADJACENT PROPERTIES ONLY INCLUDES STRUCTURES AND PORCHES, PATIOS & DECK FOOTPRINTS FROM AVAILABLE DATA. EXCLUDES WALKWAYS, EQUIP. PADS & RETAINING WALLS, ETC.

WILLIAM P WITT ARCHITECTS

268 Route 202, Somers NY 10589  
914-276-0225 Bwittarch@gmail.com

Project Title  
INTERIOR & EXTERIOR ALTERATIONS  
COSSINS / ADAMS RESIDENCE  
21 S. COTTENET ST.  
IRVINGTON, NY 10533

AERIAL VIEW, PHOTOGRAPHS & NEIGHBORHOOD SCALE COMPARISON



Date 05/12/22  
Drawing By A.O.

Drawing No.

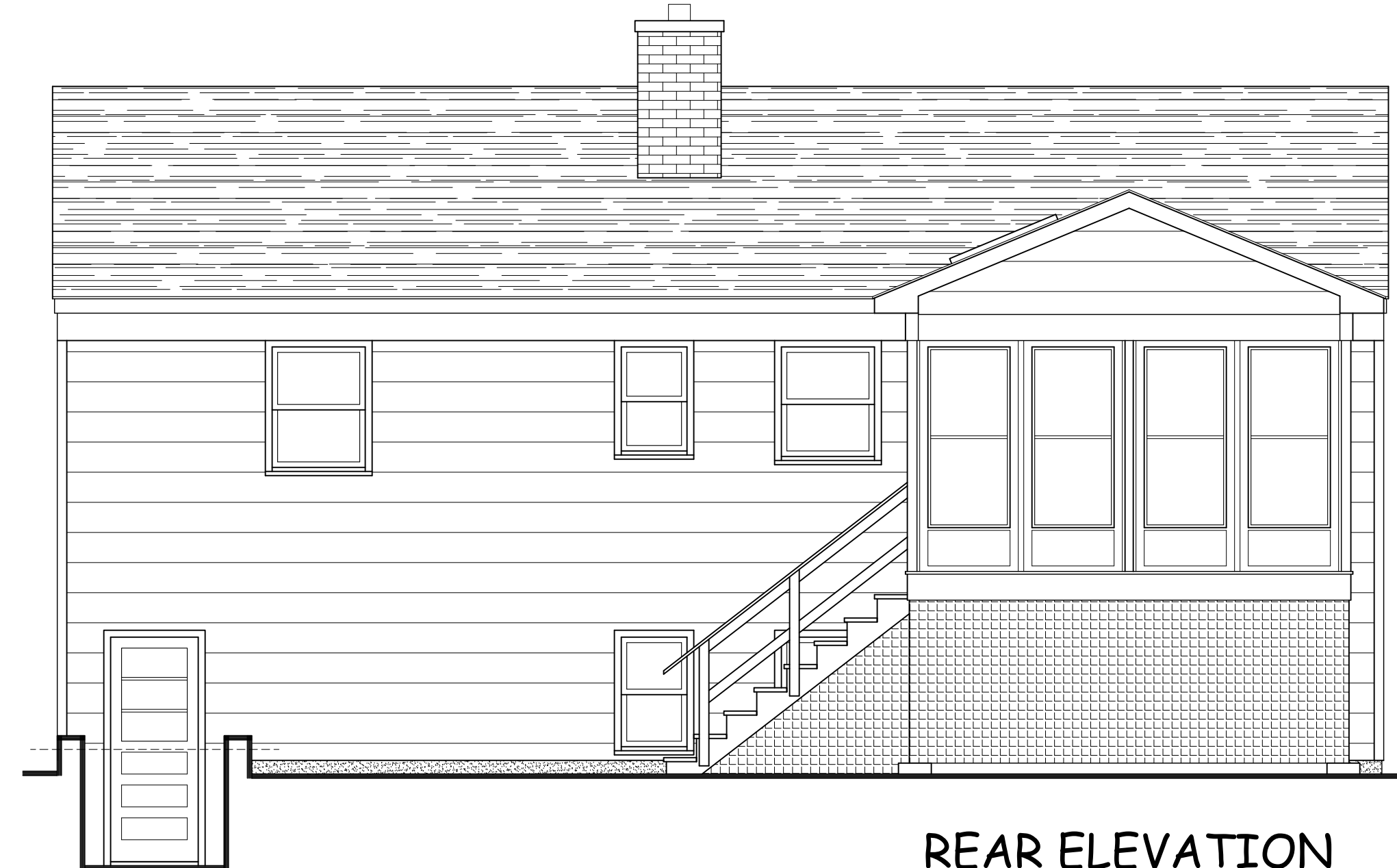
PB-1





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

19.5' Average Grade to Mean Roof  
T.O. PLATE EXISTING  
8'-0" +/-  
T.O. 1st. FL.  
T.O. ENTRY  
8'-0" +/-  
T.O. SLAB @ BASEMENT



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

T.O. PLATE EXISTING  
8'-0" +/-  
T.O. 1st. FL.  
T.O. ENTRY  
8'-0" +/-  
T.O. SLAB @ BASEMENT

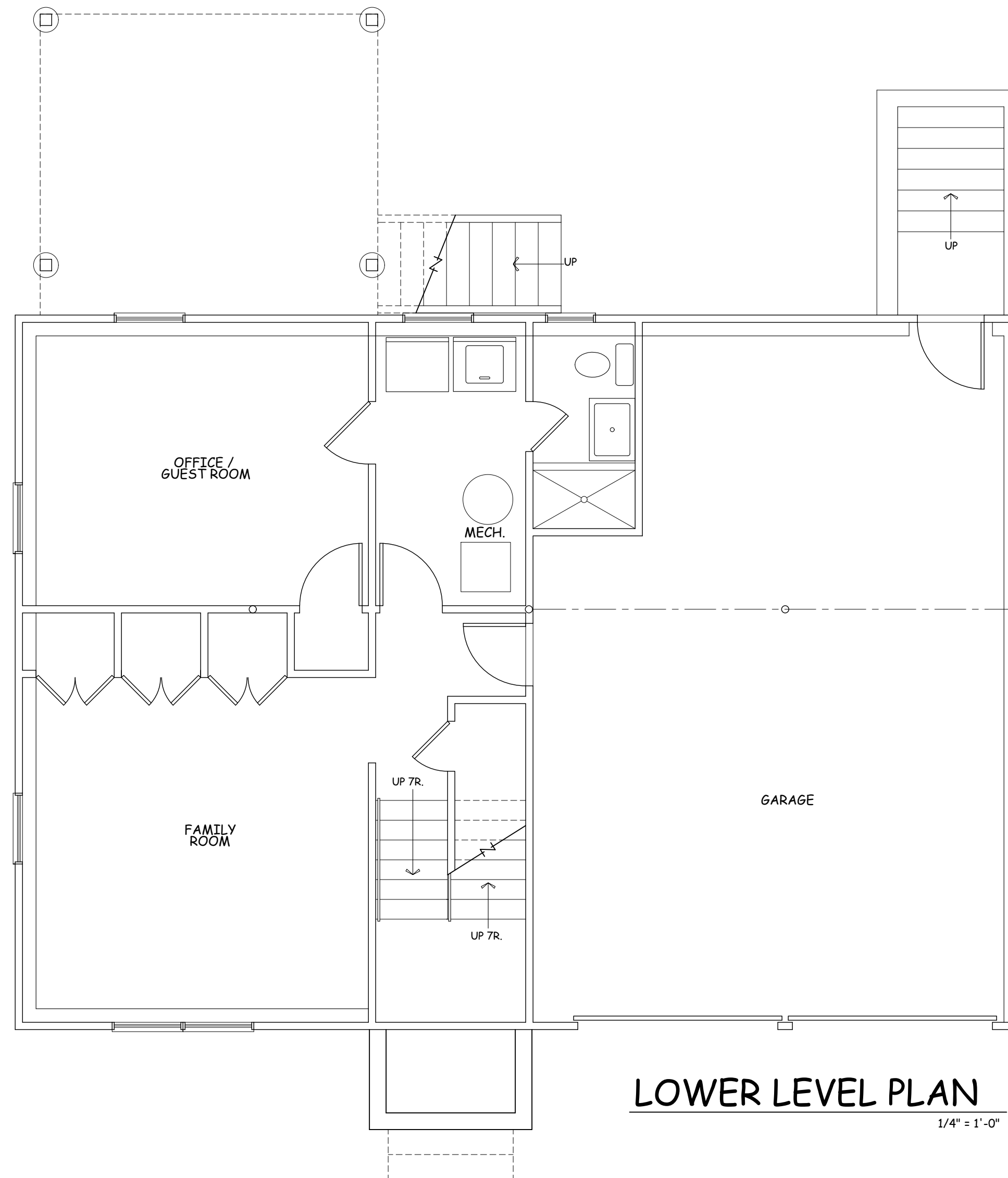


RIGHT ELEVATION  
1/4" = 1'-0"

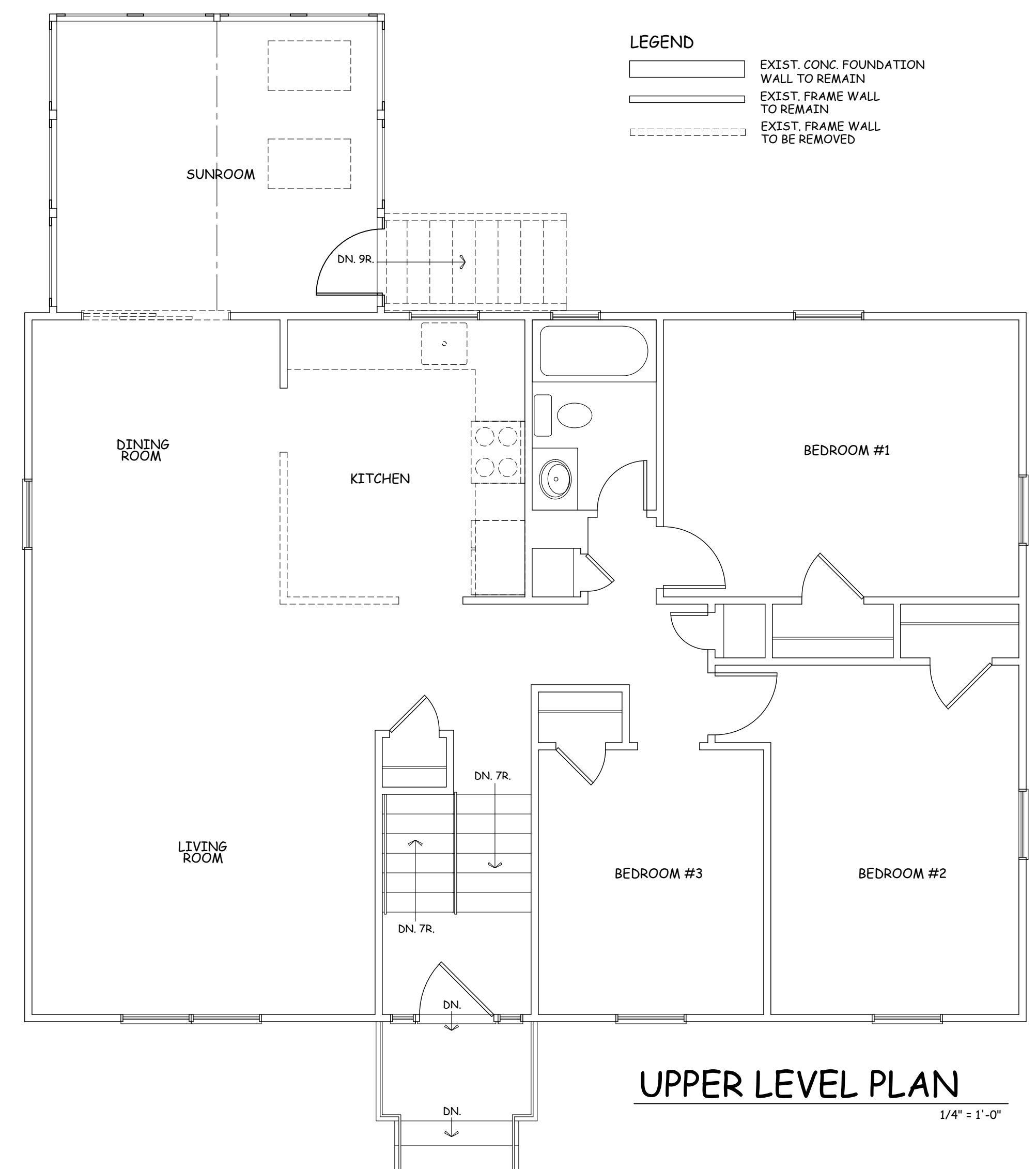
T.O. PLATE EXISTING  
8'-0" +/-  
T.O. 1st. FL.  
T.O. ENTRY  
8'-0" +/-  
T.O. SLAB @ BASEMENT



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



LOWER LEVEL PLAN  
1/4" = 1'-0"



LEGEND  
EXIST. CONC. FOUNDATION  
WALL TO REMAIN  
EXIST. FRAME WALL  
TO REMAIN  
EXIST. FRAME WALL  
TO BE REMOVED

EXISTING  
FLOOR PLANS  
& ELEVATIONS

Scale 1/4" = 1'-0"



Date 05/12/22  
Drawing By A.O.

Drawing No.

X-101

Project Title  
INTERIOR & EXTERIOR  
ALTERATIONS

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