

# APPLICATION FOR BUILDING PERMIT

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

Application Number:	765	Date:	07/29/2021
Job Location:	19 N FERRIS ST	Parcel ID:	2.50-21-16
Property Owner:	HEAVEY, JAMES	Property Class:	1 FAMILY RES
Occupancy:	One/ Two Family	Zoning:	
Common Name:			

Applicant	Contractor
JAMES HEAVEY	Heavey, James
25 RIVERDALE AVE. ARDSLEY NY.	25 Riverdale Ave Ardsley NY 10502
914-490-7490	914-490-7490

## Description of Work

Type of Work:	Addition	Applicant is:	OWNER
Work Requested by:	The Owner	In association with:	
Cost of Work (Est.):	350000.00	Property Class:	1 FAMILY RES

## Description of Work

**Renovate & expand and existing single family residence.  
New kitchens, bathrooms and rear deck.**

**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.



# 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

85  
5950

#### • Inspection Fees (as applicable)

350 x 17

• 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 350

7 x 50

\* 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).

350 x 1

350

\* 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 6,735

(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.)



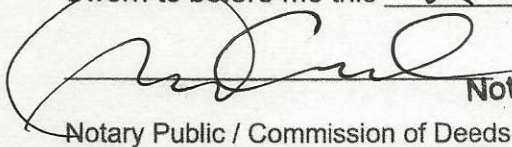
**AFFIDAVIT OF APPLICANT**

I JAMES HEAVEY being duly sworn, depose and says: That s/he does business as: with offices at: 25 RIVERDALE AVE APT. 10502 and that s/he is:

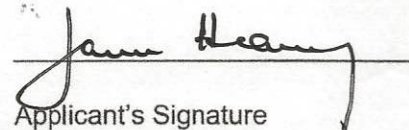
- ☒ The owner of the property described herein.  
☐ The \_\_\_\_\_ of the New York Corporation \_\_\_\_\_ with offices at: \_\_\_\_\_  
 \_\_\_\_\_ duly authorized by resolution of the Board of Directors, and that  
 said corporation is duly authorized by the owner to make this application.
- ☐ A general 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 2 day of August of 2021

  
 Notary Public / Commission of Deeds

MIRANDA TOMA  
 Notary Public, State of New York  
 No. 01T06395059  
 Qualified in Westchester County  
 Commission Expires 7/22/2023

  
 Applicant's Signature

**OWNER'S AUTHORIZATION**

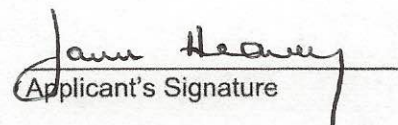
I HEAVEY, JAMES as the owner of the subject premises and have authorized the contractor named above to perform the work under the subject application.

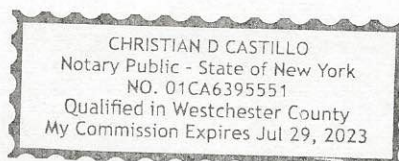
Owner phone number 914-490-7490 Owner email address RIVERDALE CONST @ AOL.COM

- ☒ JAMES HEAVEY 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 31 day of July of 2021

  
 Notary Public / Commission of Deeds

  
 Applicant's Signature





# 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  
2020 Plumbing Code, 2020 Fire Code, 2020 Mechanical Code & 2020 Fuel Gas Code of NYS  
2020 Existing Building Code of NYS  
2017 National Electrical Code  
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 properly 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 primed cedar, clapboard siding to match existing Color as selected by owner. Provide owner w/ samples prior to installation. Match existing exposure, color & corner details.
2. Exterior non-sided areas (panels, soffits, underside of cantilevered projections) shall be 1/2" exterior grade finish plywood or to match existing.
- b. Exterior trim, bases and fascias shall be 1x & 5/4x primed cedar to match existing 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" x3/4" 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" Cedar or approved equal. 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 asphalt shingles at new and existing roof structure. 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.

Provide for metal open valleys at roof intersections

- 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 gum 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 1/2 round metal gutters and leaders at additions & replace existing. Gutters shall be directed to new drywells for additions.
- 7.10 Provide a continuous 4" perforated PVC footing drain in 12" washed stone around perimeter of foundation at all areas where slabs are below grade. (See Sections.)

## 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 (6) panel prehung 1 3/4" thick solid wood 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 units shall be as manufactured by "Marvin", 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 "Marvin", 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.
- 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.

HVAC NOTE:  
All mechanical / HVAC work to be filed separately by mechanical sub contractor. (if required)

## 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

## 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 cruction 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 & WINDOW SCHEDULE
E-101	ELECTRICAL PLANS
F-101	FRAMING PLANS
X-101	EXISTING FLOOR PLANS & ELEVATIONS

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 CATAGORY	C
SUBJECT TO DAMAGE	
WEATHERING	SEVERE
FROST DEPTH	42"
TERMITE	MODERATE/HEAVY
WINTER DESIGN TEMPERATURE	0°- 10°
ICE BARRIER UNDERLAYMENT REQUITEMENT	YES
FLOOD HAZARDS MAP # 36119C0261F	NO
AIR FREEZING INDEX	2000
MEAN ANNUAL TEMPERATURE	51.6 °F

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Project Title

ADDITIONS & ALTERATIONS  
HEAVEY RESIDENCE  
19 N. FERRIS ST. IRVING NY10533

PROJECT  
SPECIFICATIONS

Scale AS NOTED

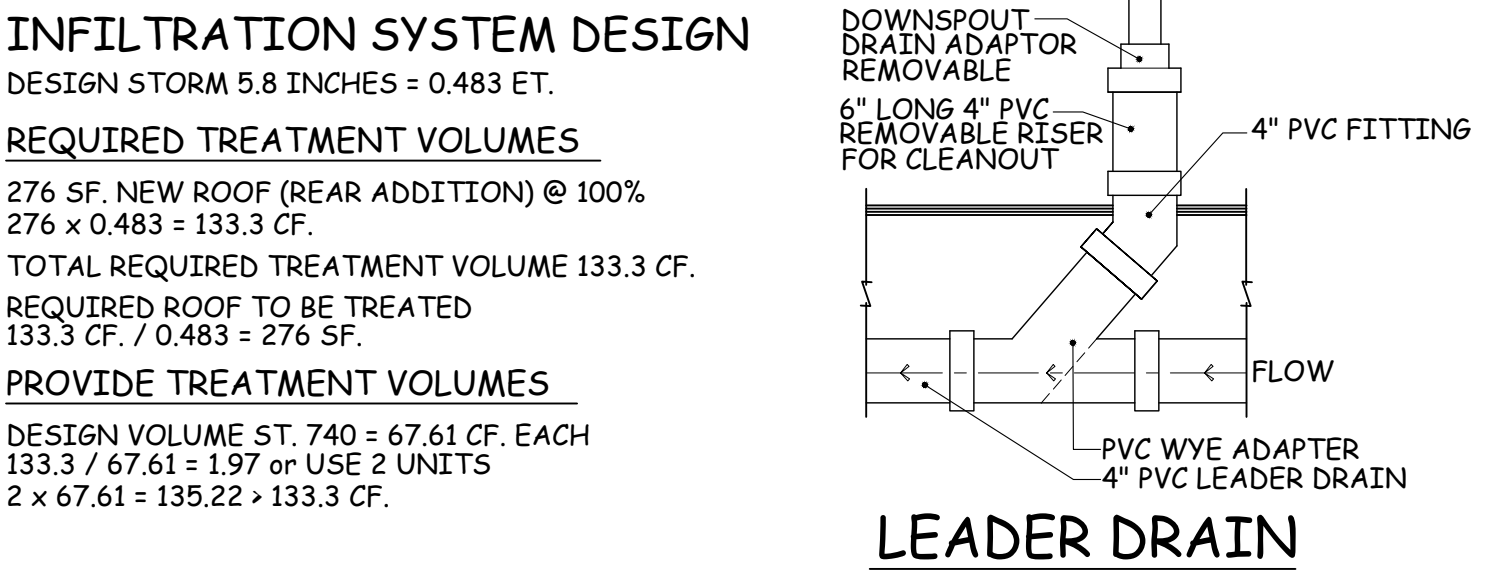
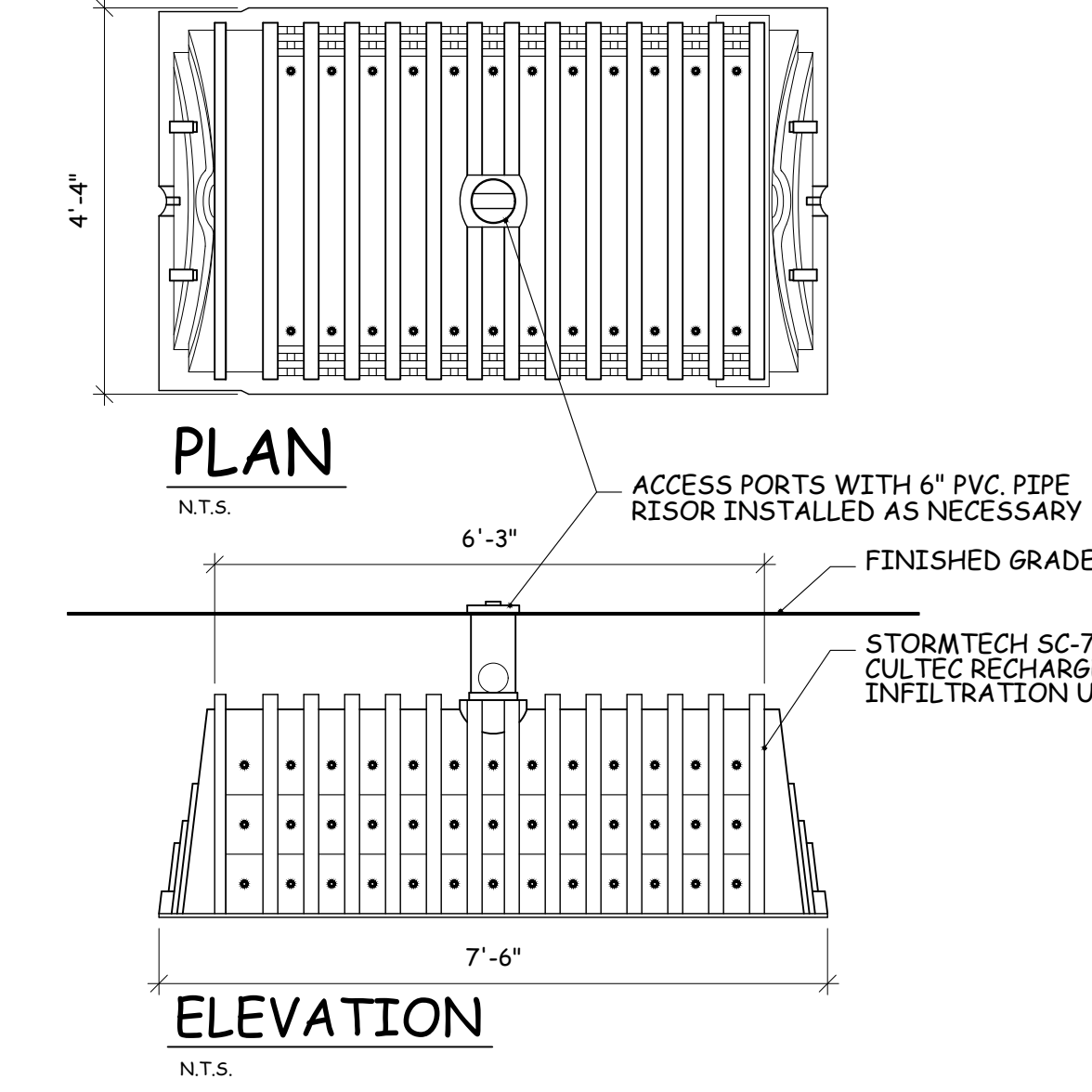
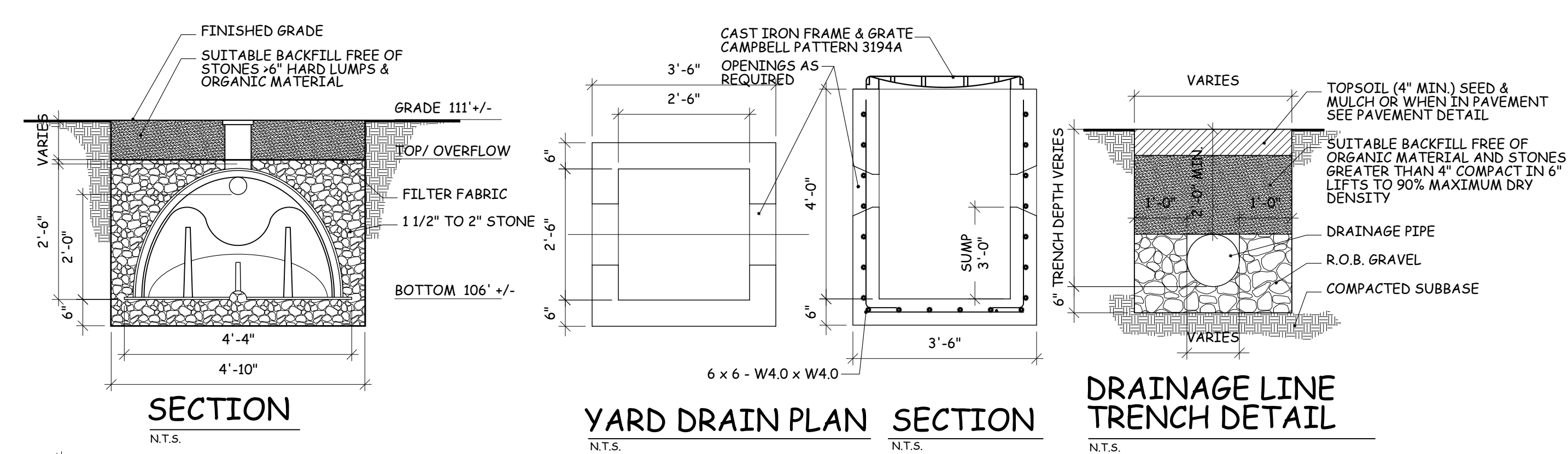


Date 07/21/21  
Drawing By W.P.W.

Drawing No.

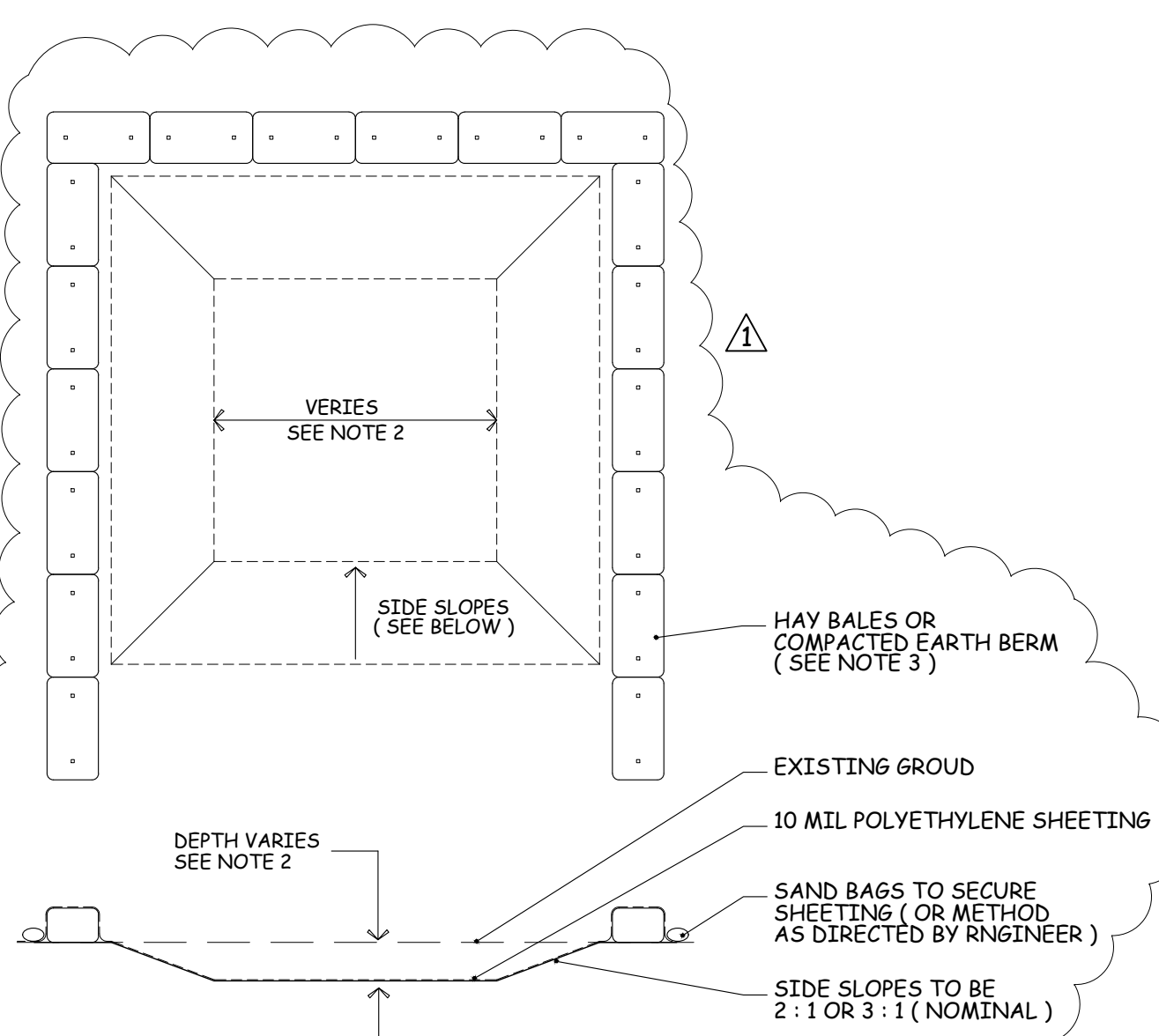
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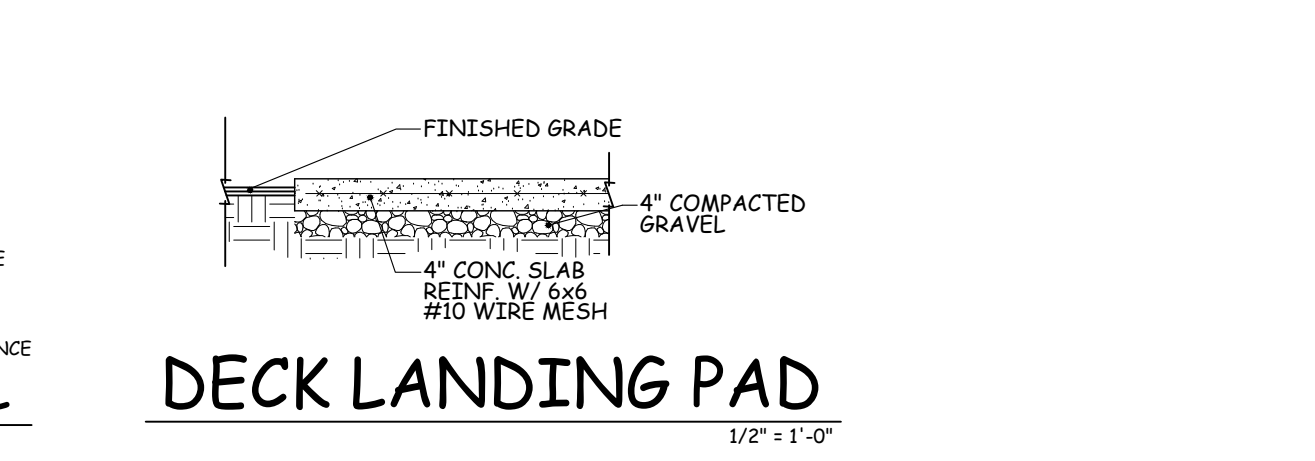


- NOTES:**
1. No existing drainage structures or subsurface piping. Existing downsouts discharge to grade. Existing downsouts will be provided with splash blocks.
  2. The infiltration system must not be connected until construction is complete and the site is stabilized.
  3. All downsouts from the proposed front, side & rear addition, (196 sf.) to be connected to the new infiltration system.
  4. Cut and fill material shall not be imported to or exported from the site.
  5. The building inspector or village engineer may require additional erosion control measures if deemed appropriate to mitigate unforeseen siltation and erosion of disturbed soils.
  6. "As-Built" drawings of the site improvements shall be submitted to the Village Engineer for review prior to obtaining Certificate of Occupancy.
  7. The setting and infiltration chambers shall be inspected annually to determine the depth of solids accumulated therein. When the depth of solids exceeds 3/4 of the depth of the chamber they are to be removed. If significant solids are accumulated within the infiltration chambers they should be removed.
  8. The infiltration system access ports shall be shown on the "As Built"
  9. The area of the proposed infiltration system shall be protected from over-compaction during construction. Fence off area during construction or de-compact soil prior to installation of infiltration units.

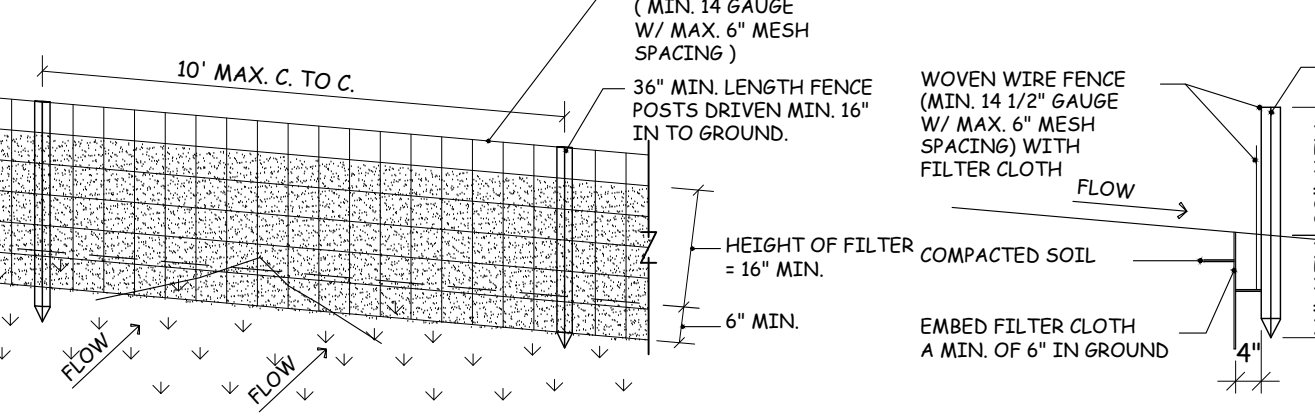
- POST CONSTRUCTION NOTES:**
1. Clean out catch basin twice yearly or as needed.
  2. Visually inspect dry well access ports yearly.



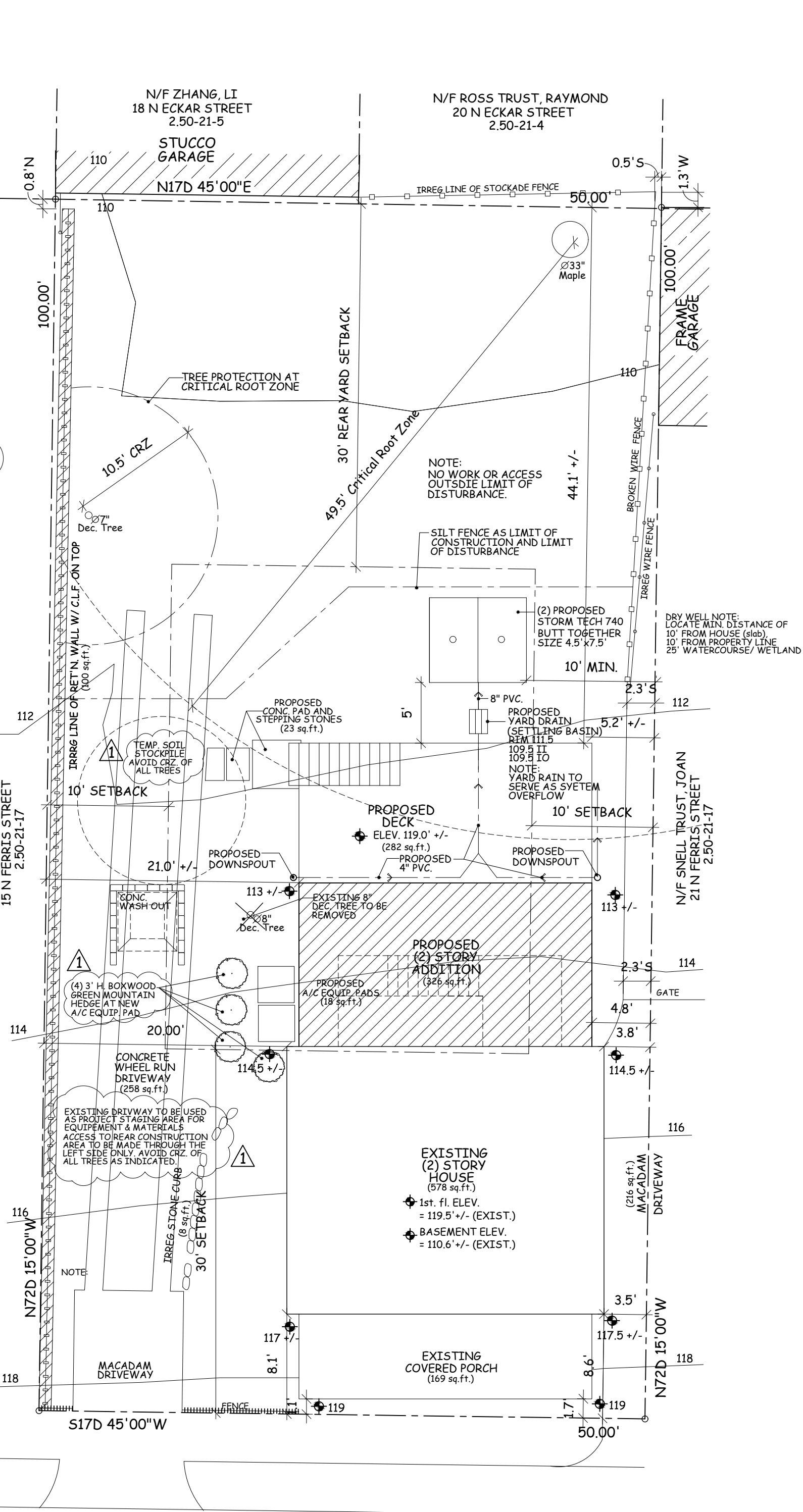
- TREE PROTECTION NOTES:**
1. WHEN EXCAVATING WITHIN ANY CRITICAL ROOT ZONE, PRELIMINARY EXPLORATION SHOULD BE PERFORMED WITH AN AIR SPADE TO UNCOVER ANY ROOTS.
  2. WHEN ROOTS ARE ENCOUNTERED IN ANY EXCAVATION, ROOT PRUNING SHALL BE PERFORMED BY A CERTIFIED ARBORIST UTILIZING APPROVED METHODS. WHEN TRENCHING FOR PIPING & ROOF LEADERS, TUNNEL UNDER ROOTS WHERE POSSIBLE & BRIDGE ROOTS GREATER THAN 1" DIAMETER.
  3. BACKFILL THE EXCAVATION AS SOON AS POSSIBLE AND WATER THE SOIL AROUND ROOTS TO AVOID AIR.
  4. NO WORK OR MATERIAL STORAGE SHALL BE PERMITTED BEYOND THE DISTURBANCE LIMIT LINE OR WITHIN ANY PROTECTIVE TREE BARRIER.
  5. PROTECTIVE TREE BARRIERS ARE TO BE MAINTAINED AND REMAIN IN PLACE UNTIL ALL SITE WORK IS COMPLETE AND WITH APPROVAL FROM VILLAGE INSPECTOR.
  6. PROTECTION FENCING SHALL NOT BE INSTALLED CLOSER TO THE TREE THAN THE DRIPLINE OF THOSE TREES TO BE SAVED UNLESS NOTED ON THE PLAN.
  7. NO MECHANICAL EXCAVATION WITHIN THE DRIPLINE OF ANY PROTECTED TREE (HAND DIG ONLY).



- CONSTRUCTION SEQUENCE:**
1. Install erosion control and tree protection measures.
  2. Excavate for new slab on grade foundations.
  3. Erect structure.
  4. Excavate for and install infiltration system and required piping.
  5. Back fill infiltration system
  6. Stabilize site and install new landscaping.
  7. Remove erosion control and tree protection measures.



- TREE PROTECTION NOTES:**
1. WHEN EXCAVATING WITHIN ANY CRITICAL ROOT ZONE, PRELIMINARY EXPLORATION SHOULD BE PERFORMED WITH AN AIR SPADE TO UNCOVER ANY ROOTS.
  2. WHEN ROOTS ARE ENCOUNTERED IN ANY EXCAVATION, ROOT PRUNING SHALL BE PERFORMED BY A CERTIFIED ARBORIST UTILIZING APPROVED METHODS. WHEN TRENCHING FOR PIPING & ROOF LEADERS, TUNNEL UNDER ROOTS WHERE POSSIBLE & BRIDGE ROOTS GREATER THAN 1" DIAMETER.
  3. BACKFILL THE EXCAVATION AS SOON AS POSSIBLE AND WATER THE SOIL AROUND ROOTS TO AVOID AIR.
  4. NO WORK OR MATERIAL STORAGE SHALL BE PERMITTED BEYOND THE DISTURBANCE LIMIT LINE OR WITHIN ANY PROTECTIVE TREE BARRIER.
  5. PROTECTIVE TREE BARRIERS ARE TO BE MAINTAINED AND REMAIN IN PLACE UNTIL ALL SITE WORK IS COMPLETE AND WITH APPROVAL FROM VILLAGE INSPECTOR.
  6. PROTECTION FENCING SHALL NOT BE INSTALLED CLOSER TO THE TREE THAN THE DRIPLINE OF THOSE TREES TO BE SAVED UNLESS NOTED ON THE PLAN.
  7. NO MECHANICAL EXCAVATION WITHIN THE DRIPLINE OF ANY PROTECTED TREE (HAND DIG ONLY).



# N. FERRIS STREET SITE PLAN

SECTION-BLOCK- LOT = 2.50-21-16

LOT AREA = 5,000sq.ft. +/- OR 0.115 AC. +/-

ZONE = 1F-5

- SITE PLAN NOTES:**
1. NO STEEP SLOPES EXIST WITHIN THE AREA OF NEW OR EXISTING CONSTRUCTION.
  2. SITE PLAN BASED ON SURVEY AS PREPARED BY SUMMIT LAND SURVEYING P.C. LAND SURVEYORS DATED 12/02/2021. TOPO & SPOT ELEVATIONS BASED ON FIELD OBSERVATIONS & GIS TOPO MAPS.
  3. NO EXISTING UTILITIES WILL BE DISTURBED BY THE PROPOSED WORK.
  4. EXISTING TOPOGRAPHY WILL REMAIN AS IS AND NO NEW RE-GRADING IS PROPOSED.
- VILLAGE ENGINEER 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. CUT / FILL MATERIAL SHALL NOT BE IMPORTED OR EXPORTED FROM THE SITE
  4. NO EXISTING UTILITIES WILL BE DISTURBED BY PROPOSED WORK.
  5. THE STORM WATER SYSTEM HAS BEEN DESIGNED TO CAPTURE THE VOL. OF THE ENTIRE 100 YR STORM EVENT. TEST TO VERIFY THE ENTIRE VOLUME WILL INFILTRATE WITHIN 24 HOURS.

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 CATAGORY	C
SUBJECT TO DAMAGE	
WEATHERING	SEVERE
FROST DEPTH	42"
TERMITE	MODERATE/HEAVY
WINTER DESIGN TEMPTATURE	0°- 10°
ICE BARRIER UNDERLAYMENT REQUEITEMENT	YES
FLOOD HAZARDS	MAP # 36119C0261F
AIR FREEZING INDEX	2000
MEAN ANNUAL TEMPTATURE	51.6 °F

COVERAGE CALCULATIONS	EXISTING	PROPOSED	INCREASE
MAIN HOUSE	628 sq.ft.	904 sq.ft.	276 sq.ft.
FRONT PORCH	169 sq.ft.	169 sq.ft.	0 sq.ft.
REAR DECK	75 sq.ft.	282 sq.ft.	207 sq.ft.
DRIVEWAY & WHEEL RUN	258 sq.ft.	258 sq.ft.	0 sq.ft.
DRIVEWAY-2	216 sq.ft.	216 sq.ft.	0 sq.ft.
STONE WALL & CURB	108 sq.ft.	108 sq.ft.	0 sq.ft.
A/C EQUIP. PAD	N/A	18 sq.ft.	18 sq.ft.
TOTAL COVERAGE	* 980 sq.ft.	1,481 sq.ft.	501 sq.ft.

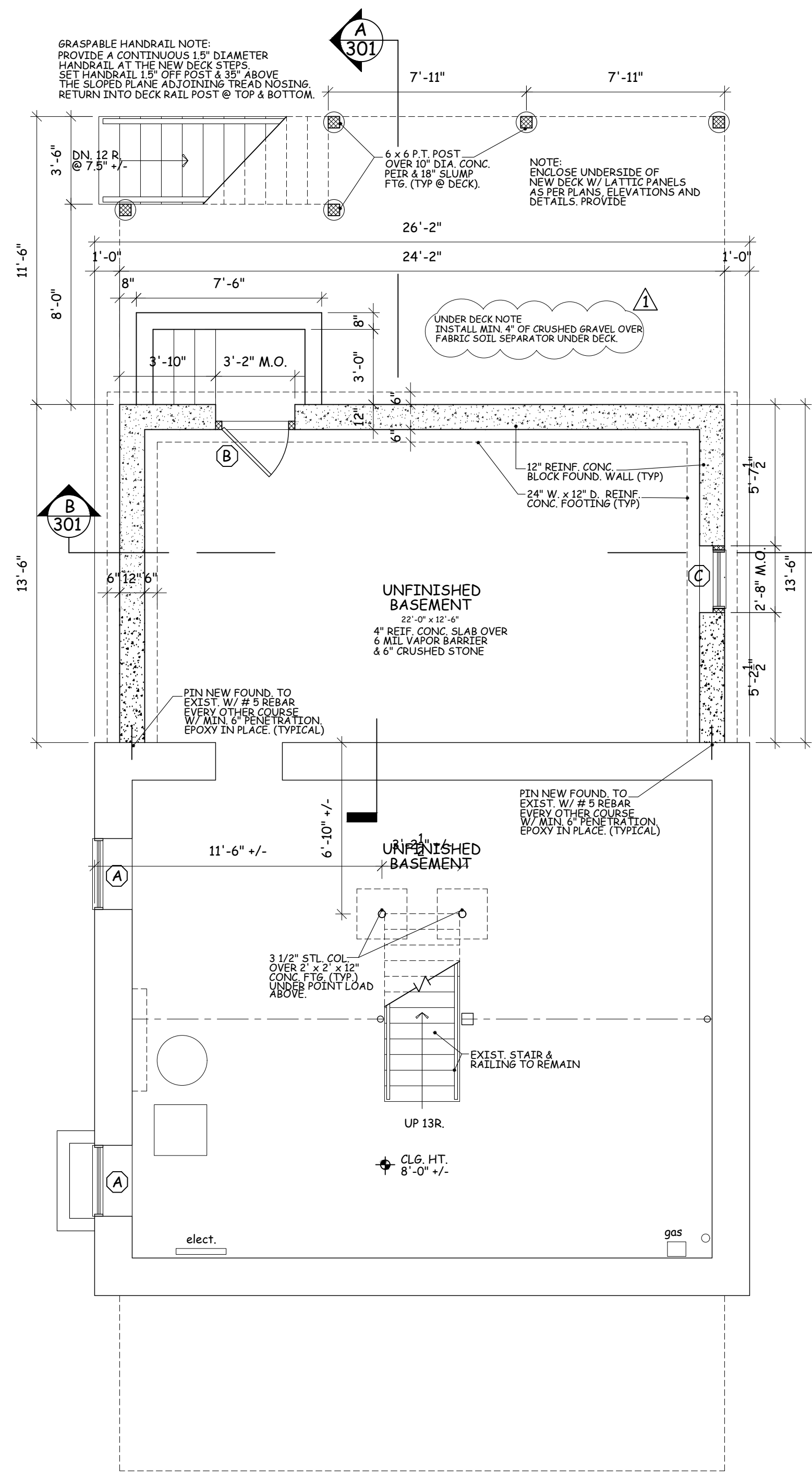
\* LOT COVERAGE TOTAL EXCLUDES DRIVEWAY

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
4	0.32	0.55	0.40	49	20 or 13 + 5 h

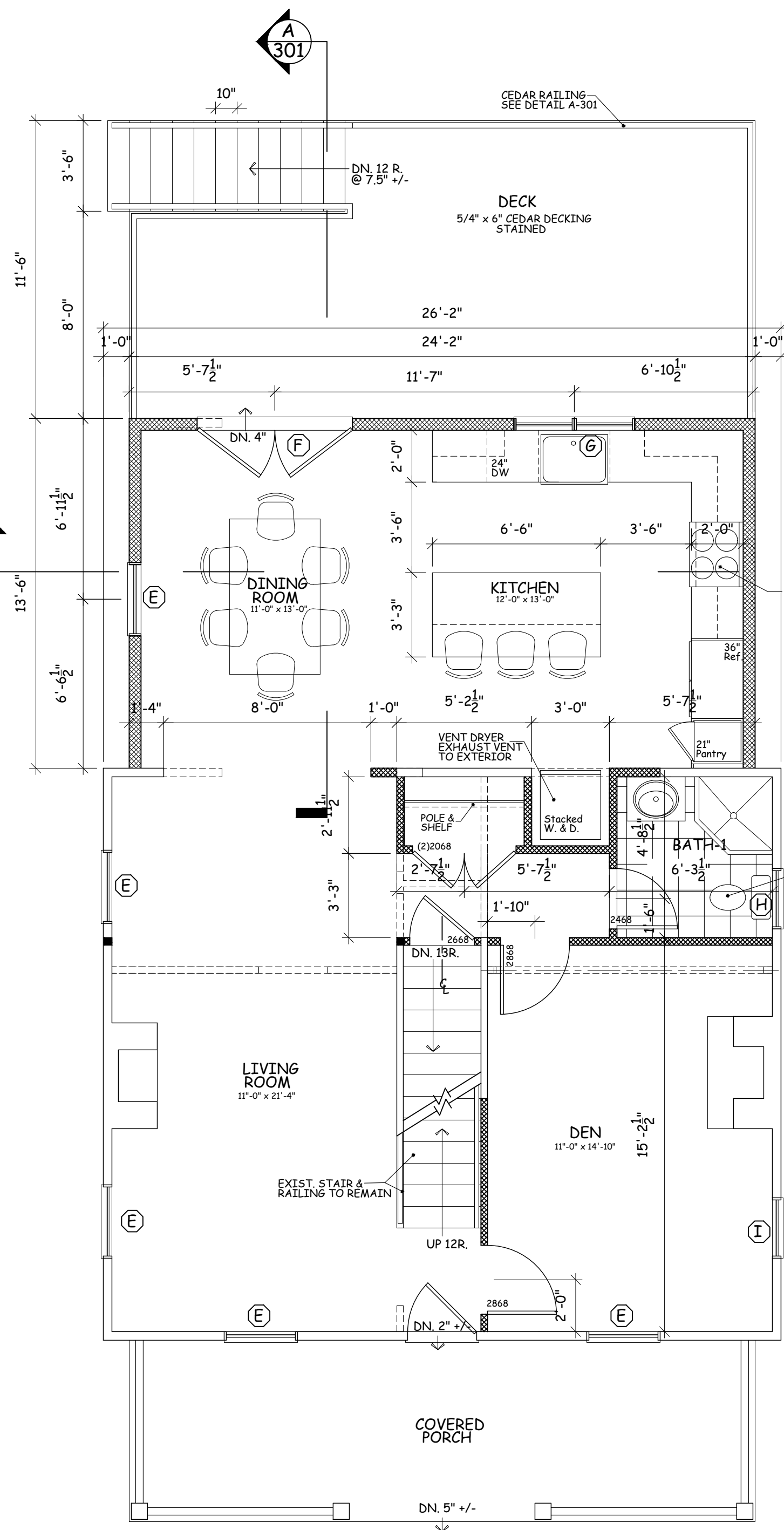
= 2.50-21-16

ZONING DATA SHEET		ZONE = 1F-5		
TAX MAP DESIGNATION: = 2.50-21-16				
	PERMITTED	EXISTING	PROPOSED	COMMENTS
MINIMUM LOT SIZE	5,000 sq.ft.	5,000 sq.ft.	5,000 sq.ft.	MEETS REQUIREMENTS
FRONT YARD SETBACK	30'	1.1'	1.1'	EXISTING NON CONFORMING
SIDE YARD SETBACK-1	10'	3.5'	3.5'	EXISTING NON CONFORMING
SIDE YARD SETBACK-2	10'	20'	20'	MEETS REQUIREMENTS
REAR YARD SETBACK	30'	44.1'	44.1'	MEETS REQUIREMENTS
LOT WIDTH	50'	50'	50'	MEETS REQUIREMENTS
LOT DEPTH	100'	100'	100'	MEETS REQUIREMENTS
HEIGHT	35'	27.0'	27.9'	MEETS REQUIREMENTS
TOTAL LOT COVERAGE (5,000 x 24%)	1,200 sq.ft.	930 sq.ft.	1,481 sq.ft.	NON CONFORMING
FLOOR AREA CALCULATIONS	EXISTING	PROPOSED	INCREASED	
FIRST FLOOR	628 sq.ft.	904 sq.ft.	276 sq.ft.	
SECOND FLOOR	578 sq.ft.	904 sq.ft.	326 sq.ft.	
ATTIC	N/A	N/A	N/A	
BASEMENT	578 sq.ft.	904 sq.ft.	326 sq.ft.	
GARAGE	N/A	N/A	N/A	
TOTAL FLOOR AREA	1,206 sq.ft.	1,808 sq.ft.	602 sq.ft.	MEETS REQUIREMENTS
MAX. PERMITTED FAR (43 x 11,681) = 2,150				
* BASEMENT EXCLUDED FROM F.A.R. CALCULATIONS				



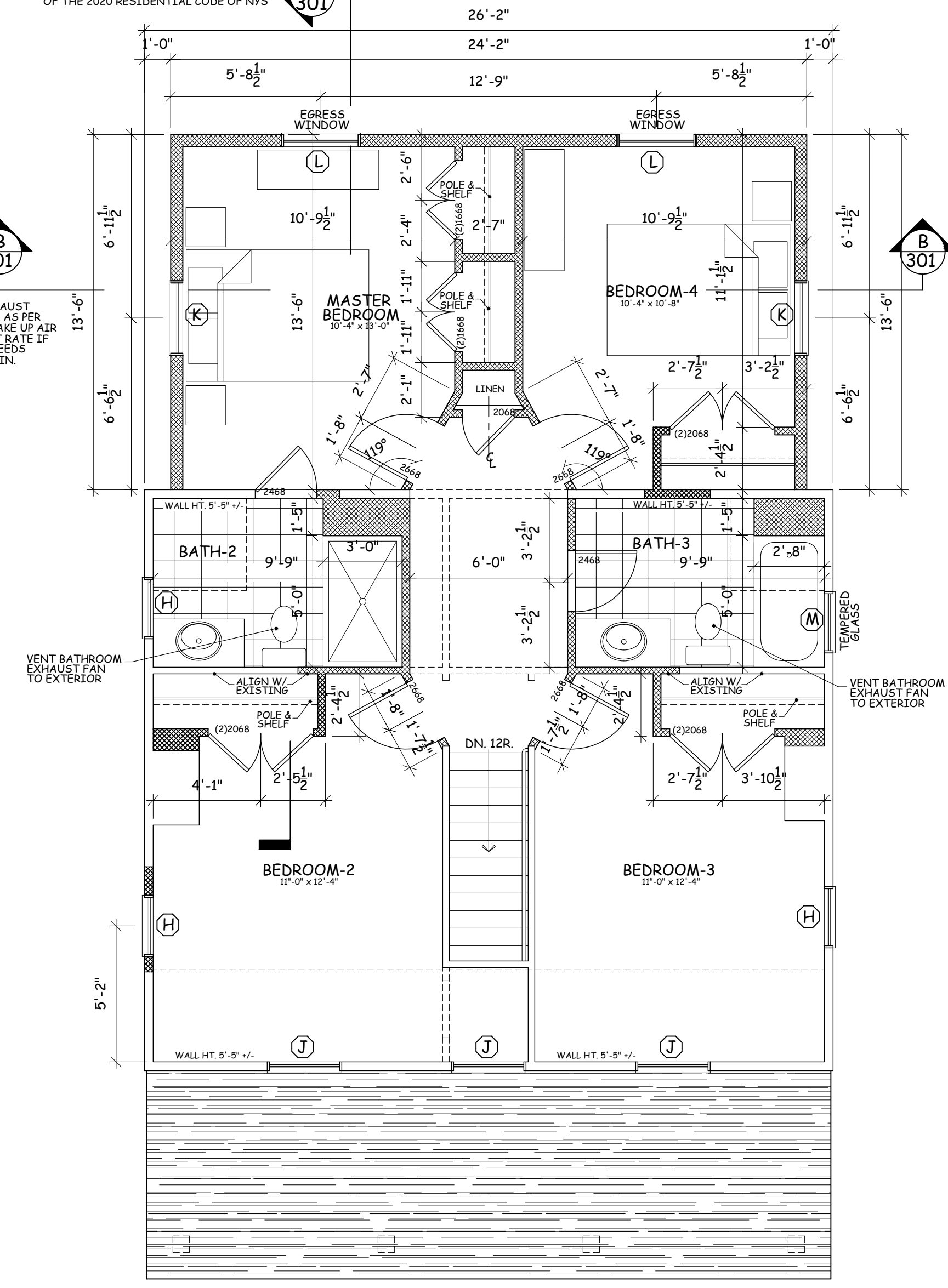


BASEMENT PLAN  
1/4" = 1'-0"



FIRST FLOOR PLAN  
1/4" = 1'-0"

EXHAUST NOTES:  
1. ALL BATH, LAUNDRY & KITCHEN HOOD VENTS TO EXHAUST A MIN. 3" MIN. FROM ANY EXTERIOR OPENING.  
2. PROVIDE BACKDRAFT DAMPER AT ALL EXHAUST VENTS AT EXTERIOR.  
3. PROVIDE MINIMUM EXHAUST AND VENTILATION RATES AS PER SECTION 905.1.1 OF THE 2020 RESIDENTIAL CODE OF NYS.  
4. DRYER VENT EXHAUST TERMINATION SHALL COMPLY W/ SECTION M 1902.3 OF THE 2020 RESIDENTIAL CODE OF NYS.



SECOND FLOOR PLAN  
1/4" = 1'-0"

- FIRST & SECOND FLOOR NOTES:
1. PAINT ALL EXISTING & NEW WALLS, TRIM & CLG. SURFACES AT ENTIRE FIRST & SECOND FLOORS IN COLORS AS SELECTED BY OWNER.
  2. INSTALL NEW 2 1/4" x 3/4" WOOD STRIP FLOORING TO MATCH EXISTING AT ALL AREAS OF NEW WORK. PATCH AND WEAVE WOOD FLOORING AS REQUIRED AT ALL AREAS TO PROVIDE SEAMLESS INTEGRATION BETWEEN OLD & NEW. FINISH AS SELECTED BY OWNER. MATCH EXISTING OAK GRADE AND MATCH EXIST. WOOD GRADE & ALLOW FOR PROPER ACCLIMATION. MATCH OAK PERIMETER BORDER AT ALL MODIFIED & NEW SPACES.
  3. REFINISH EXISTING WOOD FLOORING AT ENTIRE HOUSE FLOOR INCLUDING STAIR TREADS, IN COLOR & FINISH AS SELECTED BY OWNER.
  4. ALL NEW INTERIOR WALL TO BE 2x4 UNLESS NOTED OTHERWISE.
  5. ALL NEW EXTERIOR WALL TO BE 2x6 UNLESS NOTED OTHERWISE.
  6. WALK IN CLOSET ORGANIZERS BY OTHERS, PROVIDE POLE & SHELF AT STANDARD DEPTH CLOSETS & (5) ADJ. SHELVES AT LINEN CLOSETS.
  7. INSTALL OWNER SUPPLIED FLOOR AND WALL TILE AT BATHROOMS.
  8. INSTALL NEW INTERIOR DOORS & TRIM (MOLDINGS) AT ALL AREAS OF NEW CONSTRUCTION TO MATCH EXISTING OR AS NOTED. PROVIDE SAMPLES TO OWNER PRIOR TO PURCHASE AND INSTALLATION.
  9. INSTALL OWNER SUPPLIED DOOR HARDWARE & LIGHT FIXTURES.
  10. INSTALL R-15 BATT INSULATION AT ALL EXISTING EXTERIOR WALLS THAT ARE EXPOSED DURING CONSTRUCTION. INSULATE NEW CONSTRUCTION AS PER NOTES, DETAILS & CODE.

LIGHT & VENTILATION CALCULATIONS						
ROOM	FLOOR AREA	LIGHT REQUIRED-8%	LIGHT PROVIDED	VENTILATION REQUIRED-4%	VENTILATION PROVIDED	COMPLIANCE
FIRST FLOOR						
KITCHEN/ DINING	303 sq.ft.	24 sq.ft.	48 sq.ft.	12 sq.ft.	62 sq.ft.	YES
LIVING ROOM	236 sq.ft.	19 sq.ft.	30 sq.ft.	9 sq.ft.	18 sq.ft.	YES
DEN	164 sq.ft.	13 sq.ft.	17 sq.ft.	7 sq.ft.	10 sq.ft.	YES
SECOND FLOOR						
MASTER BEDROOM	131 sq.ft.	10 sq.ft.	20 sq.ft.	5 sq.ft.	12 sq.ft.	YES
BEDROOM #2	150 sq.ft.	12 sq.ft.	20 sq.ft.	6 sq.ft.	12 sq.ft.	YES
BEDROOM #3	140 sq.ft.	11 sq.ft.	13 sq.ft.	6 sq.ft.	8 sq.ft.	YES
BEDROOM #4	118 sq.ft.	9 sq.ft.	20 sq.ft.	5 sq.ft.	12 sq.ft.	YES

NOTES:  
PROVIDE FOR A MIN. OF 90 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES AS HIGH EFFICACY LAMPS PER R104 OF THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NYS.

FLOOR AREA CALCULATIONS	EXISTING	PROPOSED	INCREASE
BASEMENT	578 sq.ft.	904 sq.ft.	326 sq.ft.
FIRST FLOOR	578 sq.ft.	904 sq.ft.	326 sq.ft.
SECOND FLOOR	578 sq.ft.	904 sq.ft.	326 sq.ft.
* TOTAL FLOOR AREA	1,156 sq.ft.	1,808 sq.ft.	652 sq.ft.

BASEMENT EXCLUDED FROM FLOOR AREA

- LEGEND
- WALL TO REMAIN
  - WALL
  - EXIST. FRAME WALL TO REMAIN
  - NEW FRAME WALL
  - EXIST. FRAME WALL TO BE REMOVED

Revised 07/21/21  
Revised 05/18/21

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Project Title

ADDITIONS & ALTERATIONS  
HEAVEY RESIDENCE  
19 N. FERRIS ST. IRVING NY10533

PROPOSED FLOOR PLANS

Scale 1/4" = 1'-0"

Date 4/02/21  
Drawing By W.P.W.

Drawing No.

A-102





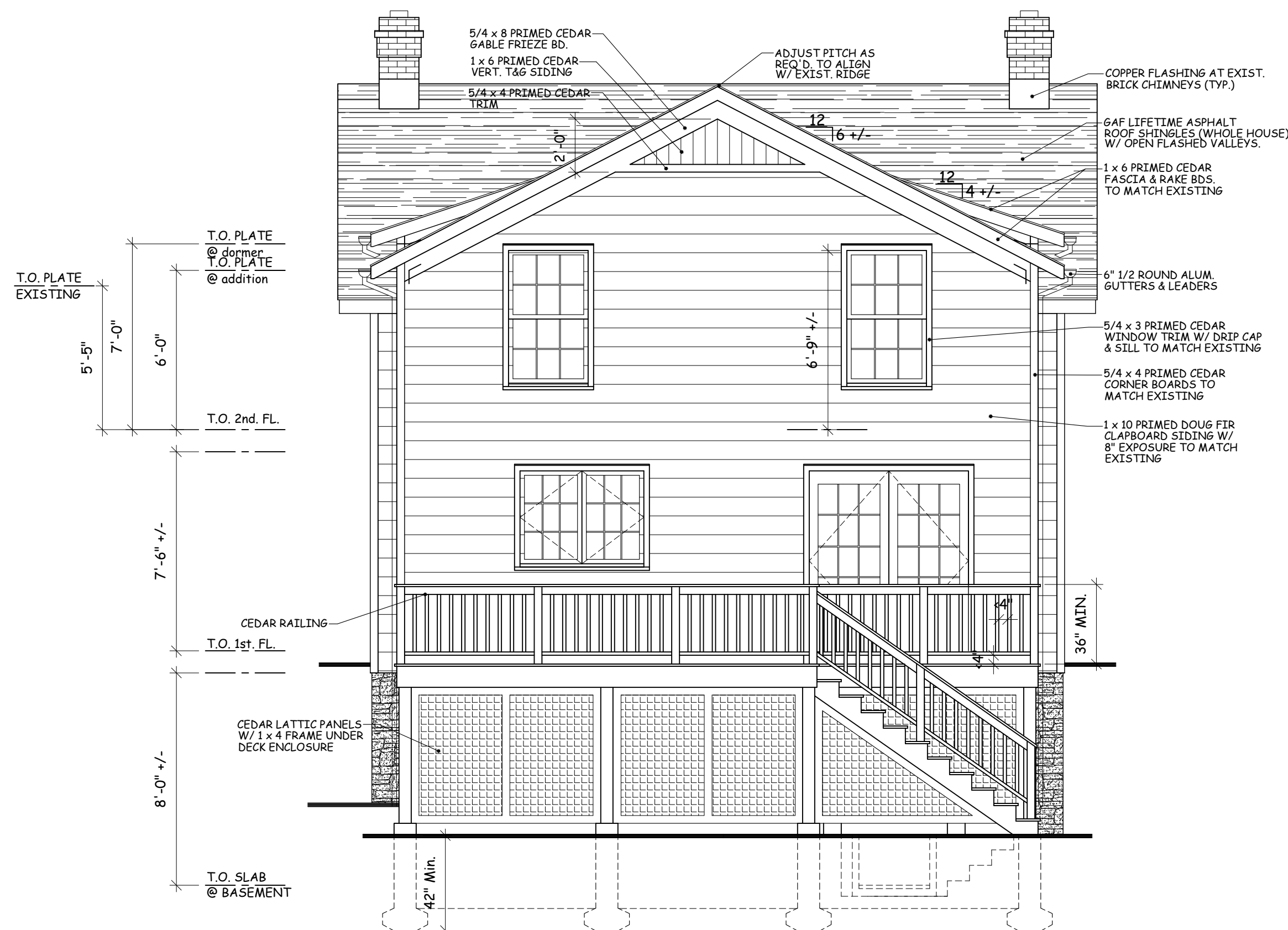
FRONT ELEVATION

1/4" = 1'-0"



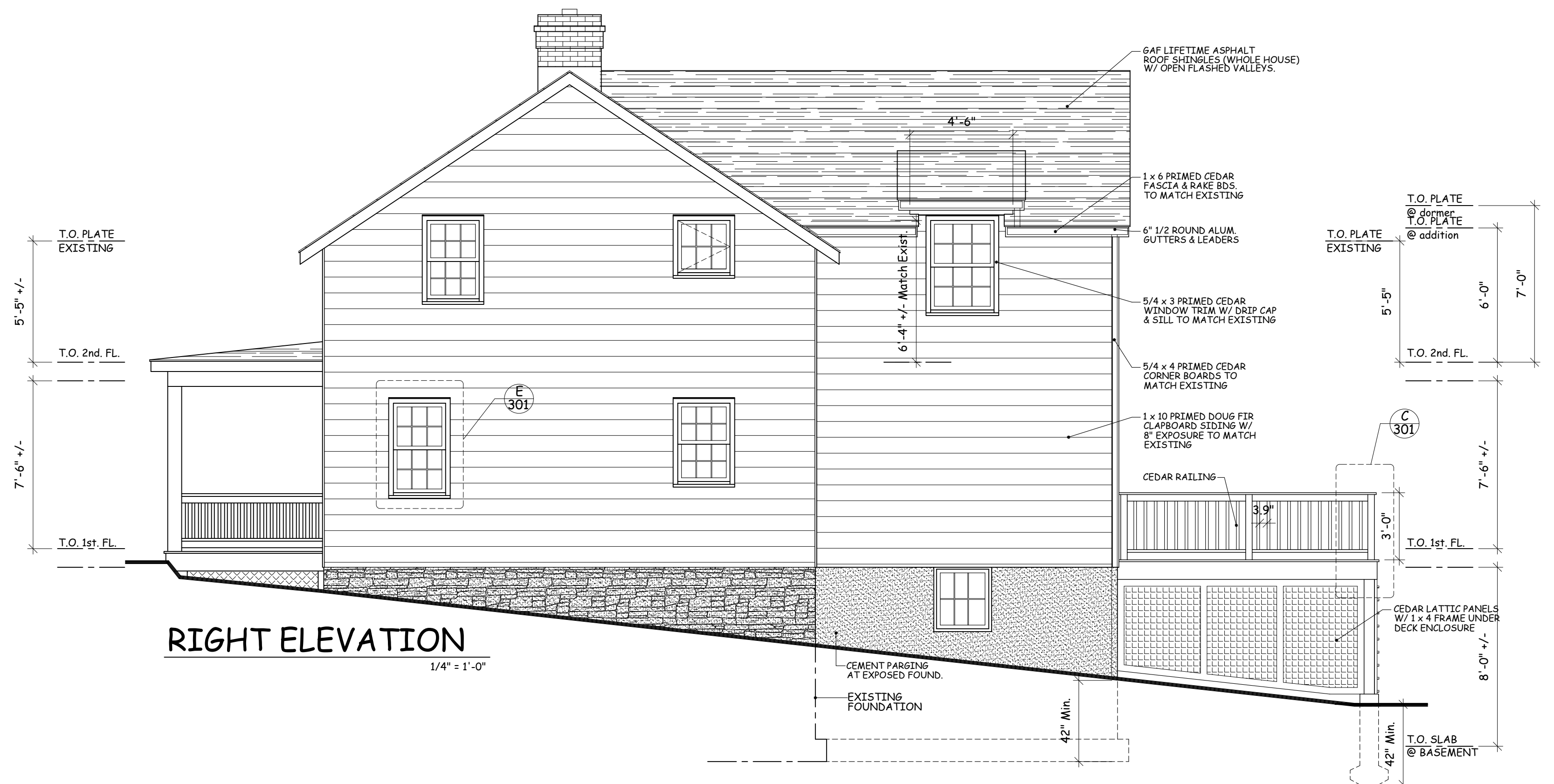
LEFT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"

PROPOSED EXTERIOR MATERIALS & COLOR SCHEME			
ITEM	NAME	TYPE	COLOR
SIDING	CLAPBOARD	DOUG. FIR CLAPBOARD W/ 8" EXPOS.	YELLOW - TO MATCH EXISTING
WINDOWS	MARVIN	WOOD DOUBLE HUNG & CASE	WHITE - TO MATCH EXISTING
TRIM	PRIMED CEDAR	1 x ( ) & 5/4 x ( ) AS PER ELEV.	WHITE - TO MATCH EXISTING
DOORS	PATIO DOOR	WOOD FRENCH DOOR	WHITE
ROOFING	ASPHALT	LIFETIME ARCHITECTURAL SHINGLE	WEATHERED WOOD
GUTTERS	1/2 ROUND	ALUMINUM GUTTERS & LEADERS	WHITE
DECKING	CLEAR CEDAR	5/4" x 6" DECKING OR TREX EQUIV.	NATURAL STAIN
RAILING	PRIMED CEDAR	AS PER DETAIL	WHITE
LATTICE	CEDAR	LATTICE PANEL IN 1 x 4 FRAME	WHITE

- GENERAL NOTES:
- IT IS THE INTENTION OF THESE DRAWINGS TO REQUIRE THAT NEW EXTERIOR MATERIALS, METHODS AND DETAILS MATCH EXISTING TO THE GREATEST EXTENT POSSIBLE. NOTIFY OWNER & ARCHITECT IF EXACT MATCHING CAN NOT BE ACHIEVED.
  - ALL CEDAR CLAPBOARD SIDING TO BE SUPPLIED AS PRIMED PAINT GRADE.
  - ALL EXTERIOR TRIM TO BE PRIMED CEDAR OR EQUAL (PAINTED)
  - PROVIDE OWNER W/ SAMPLES OF ROOFING, SIDING, & DECKING PRIOR TO PURCHASE & INSTALLATION MATERIALS, AND NOTES.
  - BACKFILL TO PROVIDE POSITIVE DRAINAGE AWAY FROM HOUSE, MAINTAIN A MIN. 8" EXPOSED FOUND. ( TYPICAL )
  - REFER TO ELEVATIONS FOR WINDOW AND EXTERIOR DOOR SIMULATED DIVIDED LIGHT PATTERNS PRIOR TO ORDERING.

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**WILLIAM P WITT ARCHITECT**  
268 Route 202, Somers NY 10589  
914-276-0225 Bwittarch@gmail.com

Project Title  
**ADDITIONS & ALTERATIONS  
HEAVEY RESIDENCE**  
19 N. FERRIS ST. IRVING NY10533

**PROPOSED  
ELEVATIONS**

Scale 1/4" = 1'-0"



Date 5/06/21  
Drawing By W.P.W.

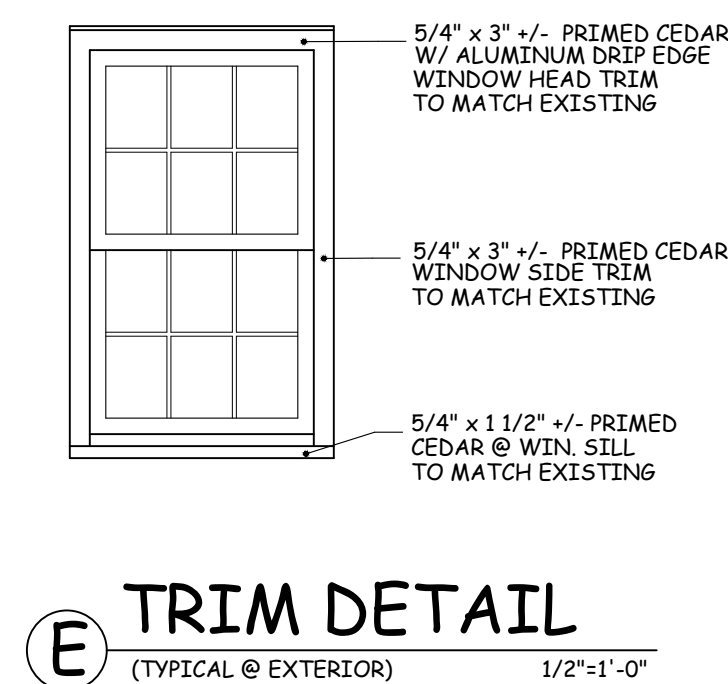
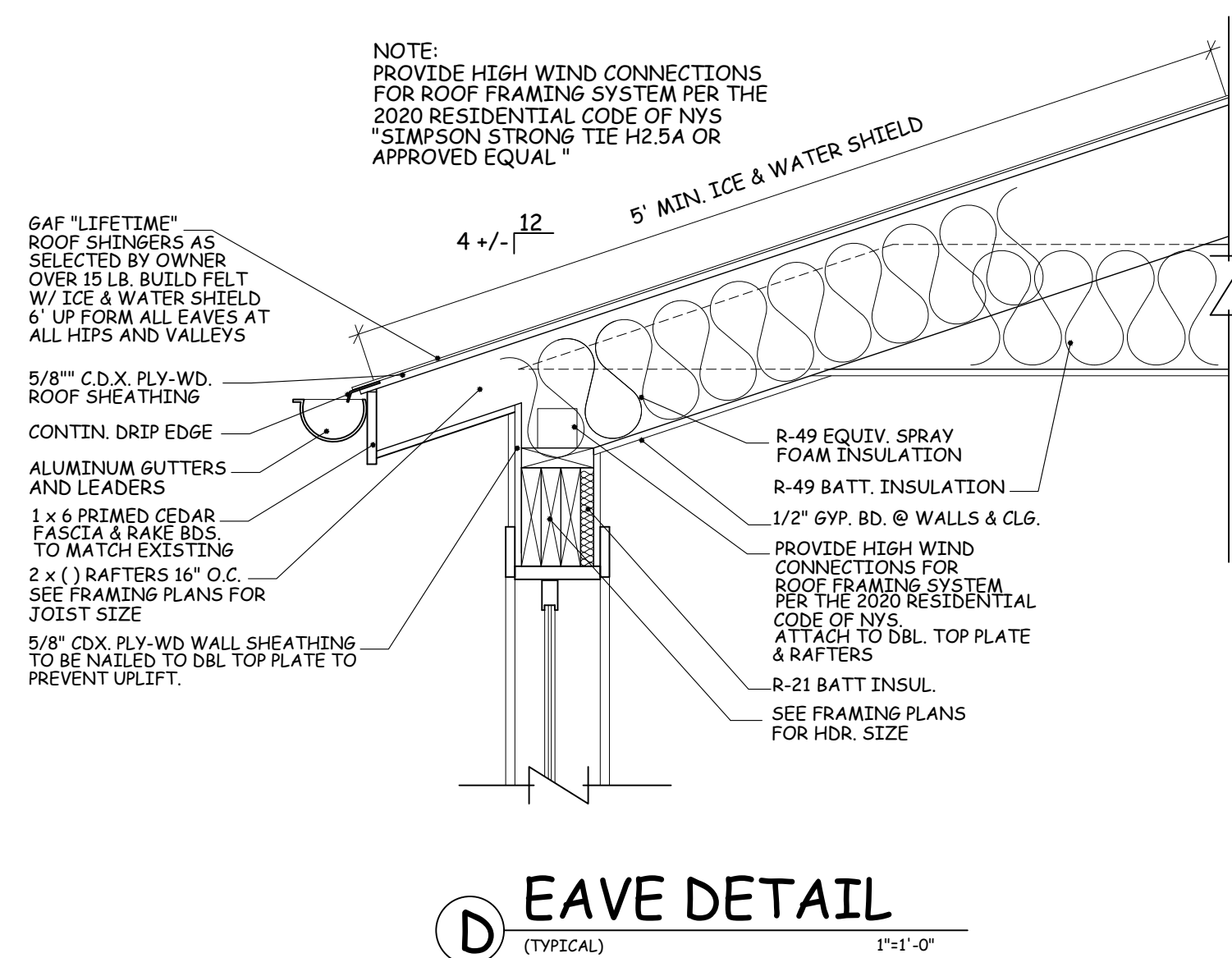
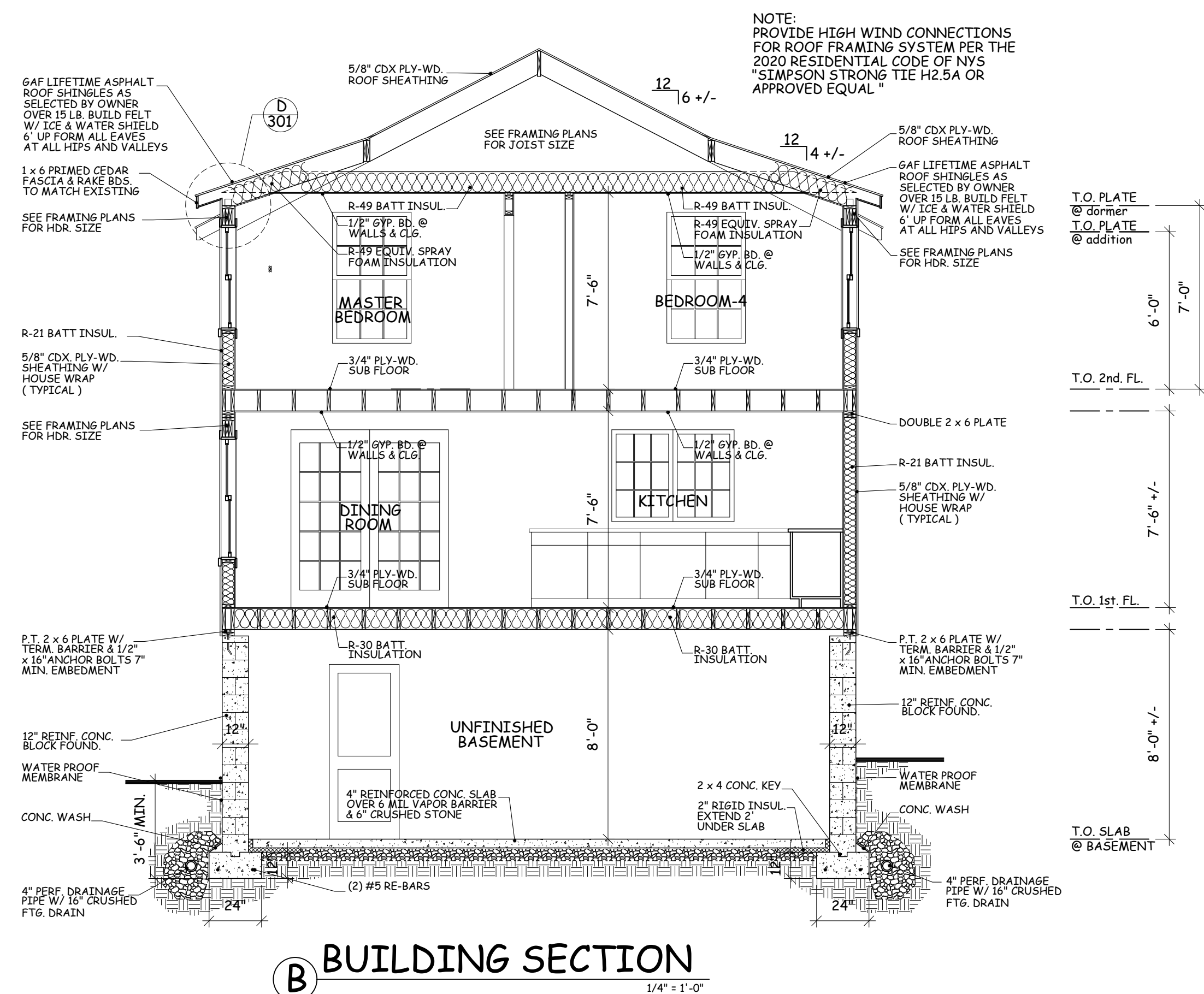
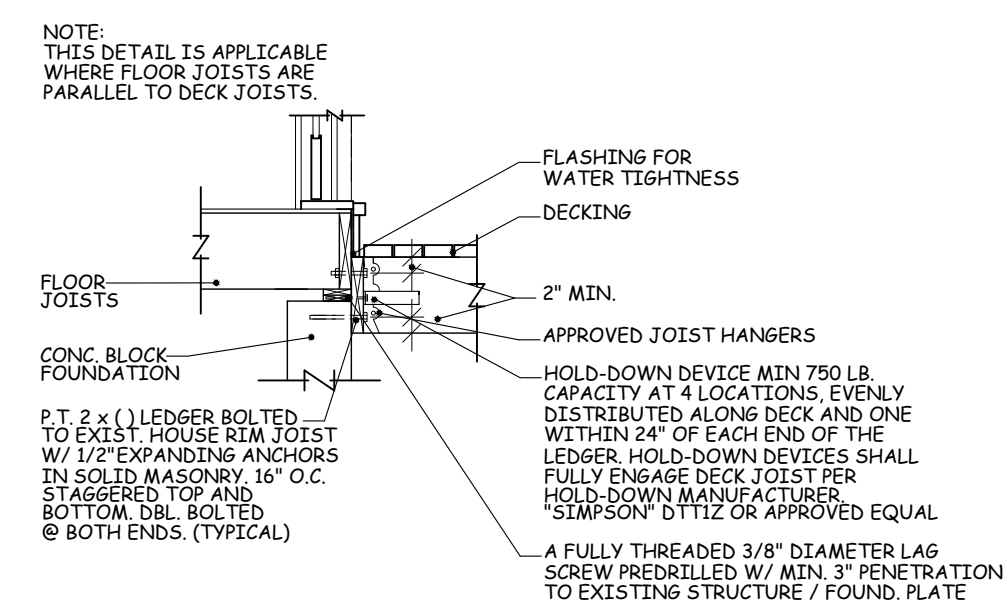
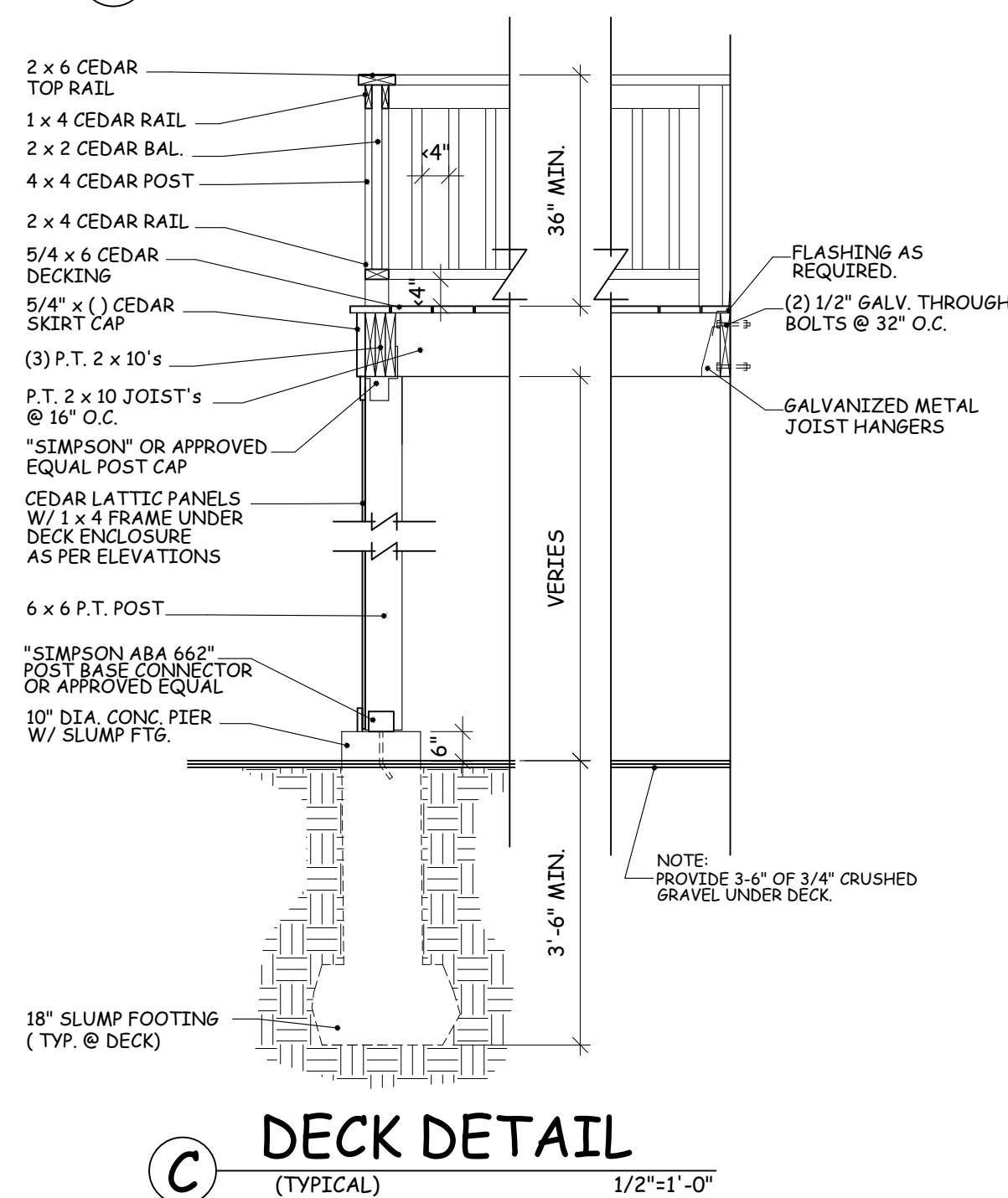
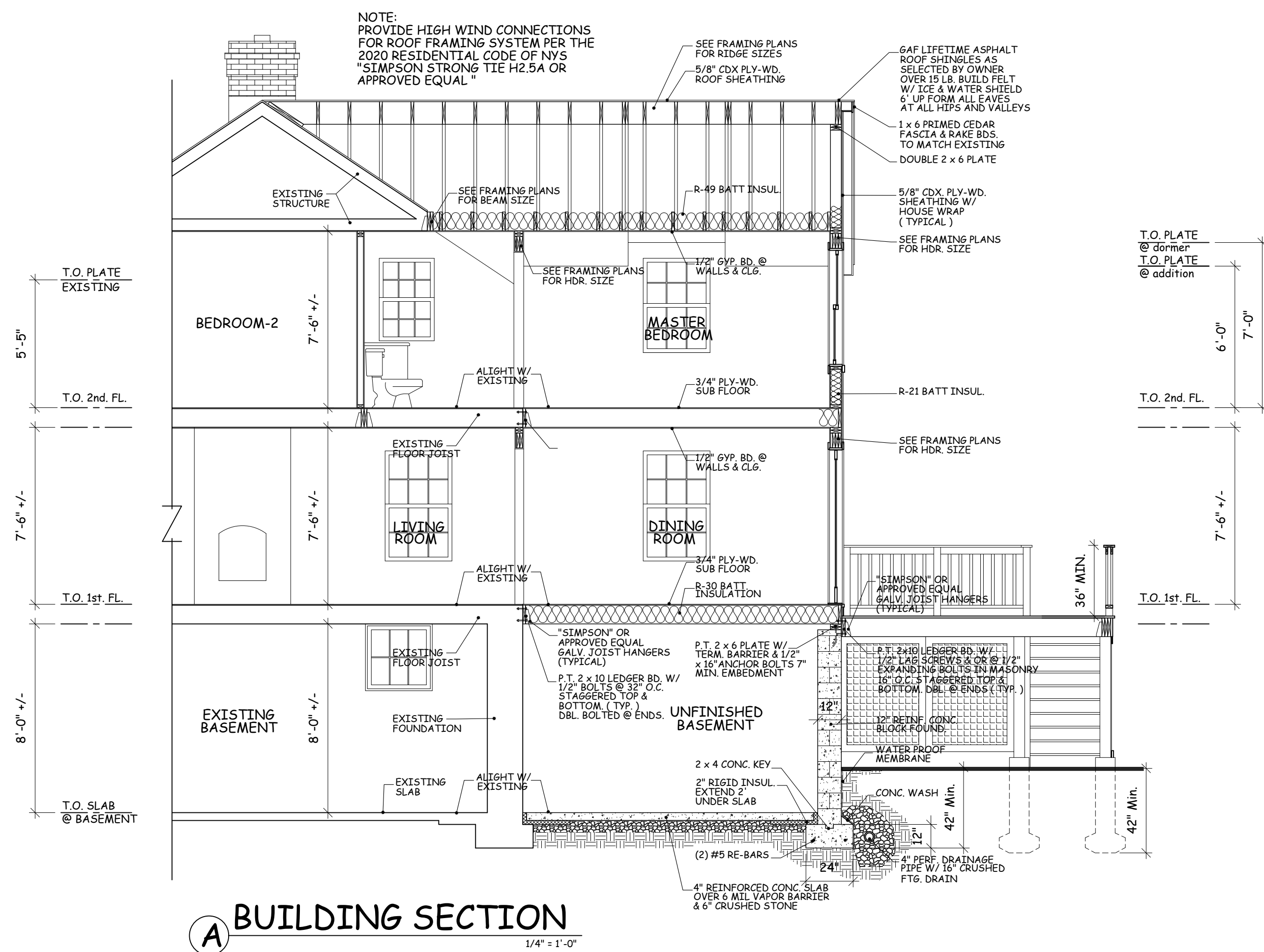
Drawing No.

**A-201**

Revised 07/21/21  
Revised 05/18/21

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WINDOW AND EXTERIOR DOOR SCHEDULE								
WIN.	QNTY.	MFR.	TYPE	MODEL	ROUGH OPENING	DIVIDED LIGHTS	LOCATION	REMARKS
A	2	MARVIN	CASE.	WCM3232	2'-9" x 2'-8 9/16"	SEE ELEVATIONS	SEE PLANS	REPLACE EXIST. VERIFY ROUGH OPENING PRIOR TO ORDERING
B	1	THERMATRU	DOOR	T.B.D.	2'-8" x 6'-8" UNIT SIZE			
C	1	MARVIN	CASE.	WCM2832	2'-5" x 2'-8 9/16"			
D	0	NOT USED						
E	5	MARVIN	D.H.	WUDH2824	2'-10" x 4'-9 1/2"			
F	1		FRENCH DOOR	WUIFB6066	6'-0" x 6'-9 1/16"			
G	1		CASE.	WCM2840-2	4'-9" x 3'-4 9/16"			
H	4		D.H.	WUDH2416	2'-6 3/8" x 3'-1 5/2"			
I	1		D.H.	WUDH2420	2'-6 3/8" x 4'-1 1/2"			REPLACE EXIST. VERIFY ROUGH OPENING PRIOR TO ORDERING
J	3		D.H.	WUDH2816	2'-10 3/8" x 3'-5 1/2"			
K	2		D.H.	WUDH2820	2'-10 3/8" x 4'-1 1/2"			
L	2		D.H.	WUDH3226	3'-2 3/8" x 5'-1 1/2"			MEET EGRESS REQUIREMENTS
M	1		CASE.	WCM2832	2'-5" x 2'-8 9/16"			

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. STILL HEIGHT NOT MORE THAN 44"

WINDOW & EXTERIOR DOOR NOTES:

1. ALL NEW WINDOWS & EXTERIOR FRENCH DOORS TO BE AS MFR D. BY " MARVIN " ( WOOD UNITS ) H.P. LOW E GLASS SUPPLY AND INSTALL SCREENS (WHITES) ON ALL NEW OPERABLE UNITS 7/8" SLATS DIVIDED TITLES AS PER ELEVATIONS
2. ALL NEW WINDOW OR DOOR UNITS TO BE ORDERED "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. SOME UNITS ON WINDOW SCHEDULE MAY NOT APPEAR ON FLOOR PLANS, SEE ELEVATIONS FOR LOCATIONS.
6. ALL EXTERIOR GLASS DOORS SHALL BE TEMPERED GLASS. VERIFY WEATHER ADDITIONAL UNITS SHOULD BE TEMPERED.
7. SEE ELEVATIONS FOR SWING ACTION OF ALL OPERABLE UNITS
8. VERIFY ALL WINDOW AND EXTERIOR DOOR OPTIONS W/ OWNER PRIOR TO ORDERING. ( COLOR, GRILLS, SCREENS, AND HARDWARE TYPE & COLOR )
9. CONTRACTOR RESPONSIBLE FOR VERIFYING ROUGH OPENINGS OF ALL EXISTING UNITS TO BE REPLACED PRIOR TO ORDERING. NOTIFY ARCHITECT IF ASSUMED HEADERS ARE NOT PRESENT, UNDERSIZED OR DAMAGED.

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WILLIAM P Witt Architects, PLLC

Project Title

**WILLIAM P WITT ARCHITECT**  
268 Route 202, Somers NY 10589  
914-276-0225 Bwittarch@gmail.com

ADDITIONS & ALTERATIONS  
HEAVEY RESIDENCE  
19 N. FERRIS ST. IRVING NY10533

## SECTION, DETAILS & SCHEDULE

Scale	AS NOTED
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Date	7/28/21
Drawing By	W.P.W.

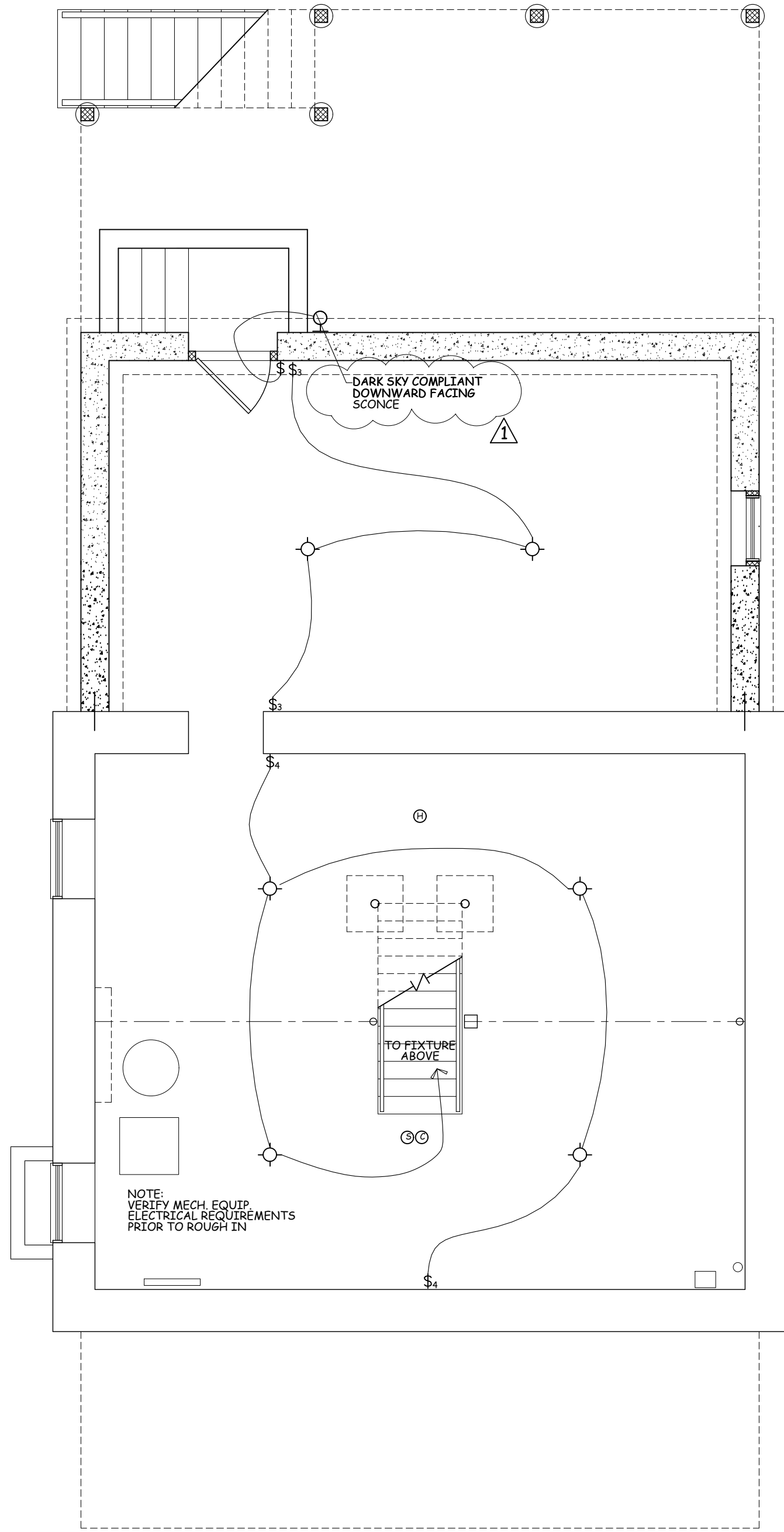
Drawing By **W.P.W.**

Drawing No.

A-301

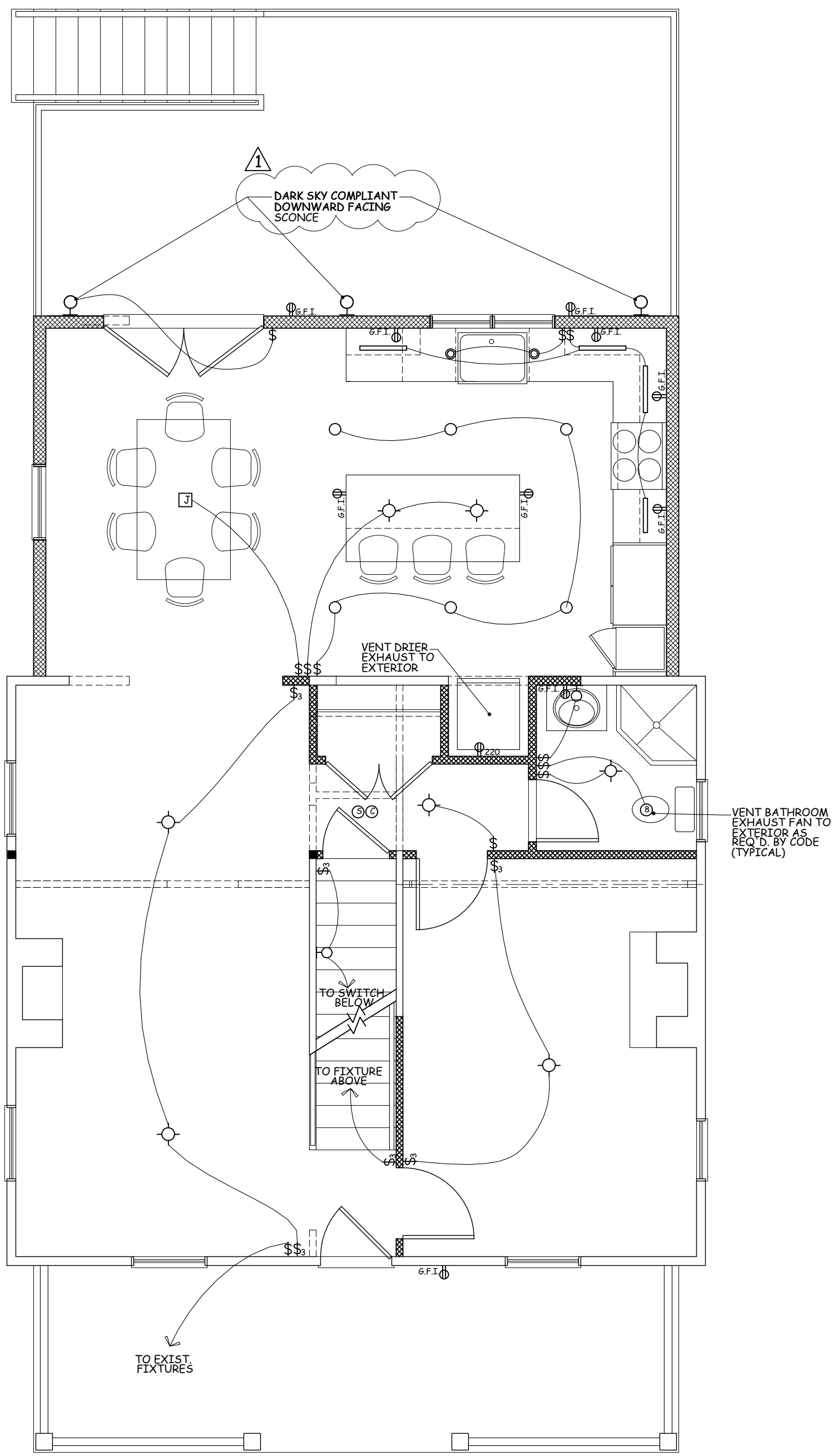
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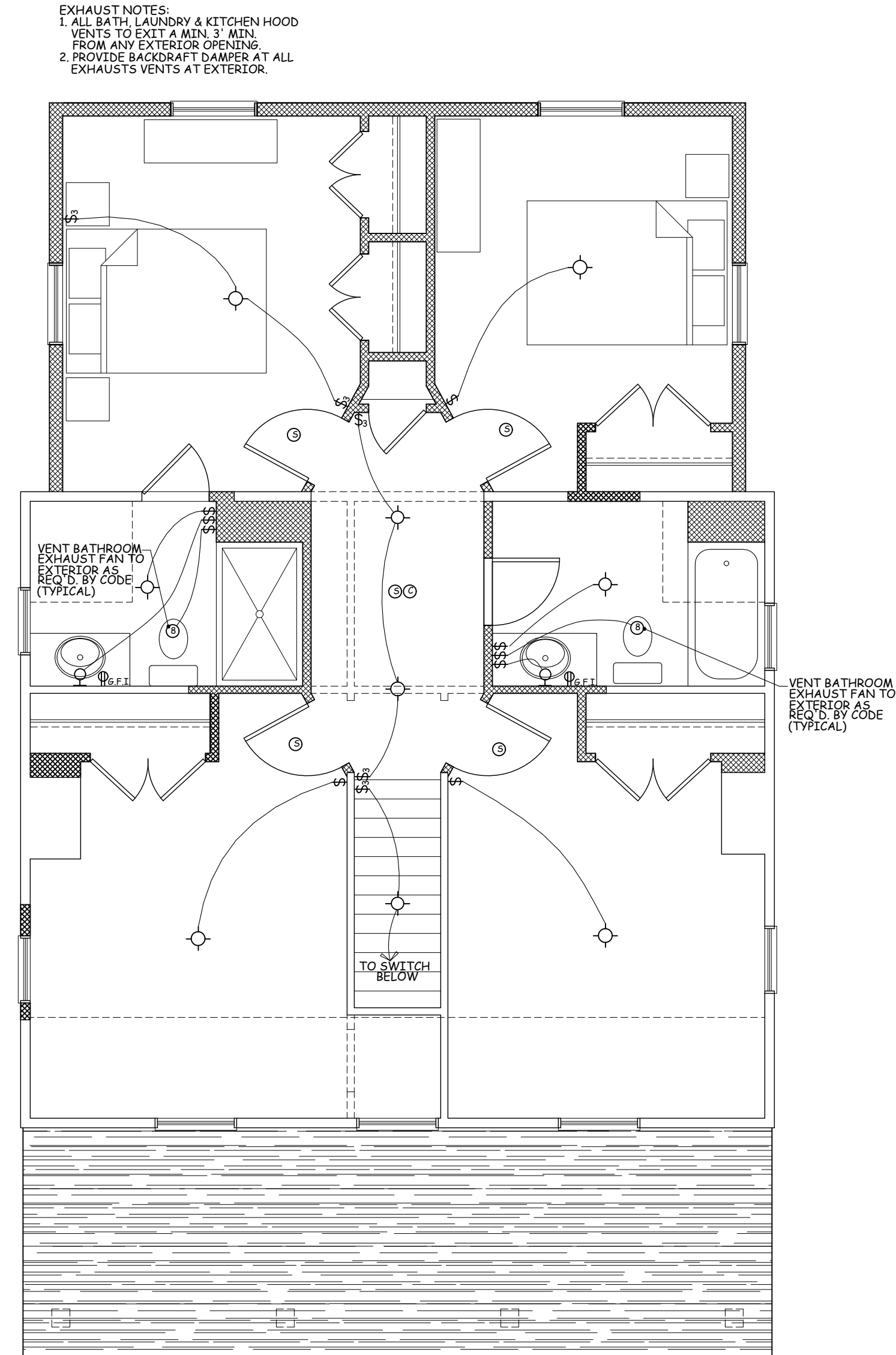
**BASEMENT PLAN**

1/4" = 1'-0"



**FIRST FLOOR PLAN**

1/4" = 1'-0"



**SECOND FLOOR PLAN**

1/4" = 1'-0"

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

ELECTRIC SYMBOLS	
Ⓢ	DUPLEX OUTLET
Ⓢ	DUPLEX SPLIT OUTLET
Ⓢ <sub>W.P.</sub>	WATER PROOF RECEPTICAL
Ⓢ <sub>G.F.I.</sub>	G.F.I. RECEPTICAL
Ⓢ <sub>220</sub>	220 VOLT RECEPTICAL
Ⓢ	FLOOR OUTLET
Ⓢ <sub>C.E.</sub>	CEILING OUTLET
Ⓢ	CABLE TV. OUTLET (R66 QUAD) HOME RUN
Ⓢ	TELEPHONE OUTLET (CAT 5E) HOME RUN
Ⓢ	SURFACE MOUNTED LIGHT FIXTURE
Ⓢ	4" 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 LED STRIP LIGHTING
Ⓢ	WALL MOUNTED LIGHT FIXTURE
Ⓢ	HEAT DETECTOR (INSTALL AS REQ'D. BY CODE)

**KITCHEN ELECTRICAL NOTES:**

- KITCHEN REQUIREMENTS:
  - \* RANGE
  - \* DISHWASHER
  - \* EXHAUST HOOD
  - \* REFRIG.
  - \* MICROWAVE OVEN
  - \* UNDER CAB. LIGHTS
  - \* G.F.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

**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/ \$1,000 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 EXIST 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.

Revised 07/21/21  
Revised 05/18/21

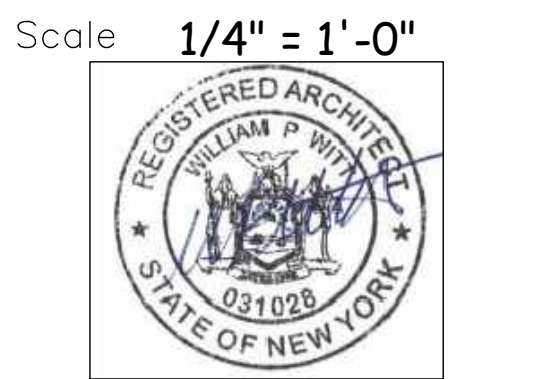
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**WILLIAM P WITT ARCHITECT**  
268 Route 202, Somers NY 10589  
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Project Title  
**ADDITIONS & ALTERATIONS  
HEAVEY RESIDENCE**  
19 N. FERRIS ST. IRVING NY10533

**PROPOSED  
ELECTRICAL  
PLANS**



Date **4/02/21**  
Drawing By **W.P.W.**

Drawing No.  
**E-101**





BOLTING DETAIL, SEE FRAMING PLAN FOR MEMBER SIZING & STEEL  
PLATE REQUIREMENTS IF ANY.

- # FRAMING PLANS

F-101

Revised 05/18/21

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SCALE COMPARISON			based on property card / public info. garages over 250 sq.ft. included		House, detached structures and covered porches (w/o walks & uncovered patios)	
ADDRESS	LOT SIZE	FLOOR AREA	F.A.R.	LOT COVERAGE	% of LOT	
19 N FERRIS ST. <small>As per property card w/o attic, walks or patios</small>	0.115 AC. +/- 5,000 sq. ft. +/-	1,206 sq.ft. Existing 1,808 sq.ft. Proposed	.242 .361	980 sq.ft. Existing 1,481 sq.ft. Proposed	19.6% 29.6%	
11 N FERRIS ST.	0.115 AC. +/- 5,000 sq. ft. +/-	1,564 sq.ft. House 880 sq.ft. Garage	.488	2,199 sq.ft.	43.9%	
15 N FERRIS ST.	0.115 AC. +/- 5,000 sq. ft. +/-	2,463 sq.ft. House 664 sq.ft. Garage	.625	1,959 sq.ft.	39.1%	
21 N FERRIS ST.	0.06 AC. +/- 2,500 sq. ft. +/-	1,183 sq.ft. House 22 sq.ft. Garage	.482	1,062 sq.ft.	42.4%	
25 N FERRIS ST.	0.115 AC. +/- 5,000 sq. ft. +/-	2,346 sq.ft. House 326 sq.ft. Garage	.534	2,281 sq.ft.	45.6%	
10 N ECKAR ST.	0.115 AC. +/- 5,000 sq. ft. +/-	1,583 sq.ft. House 0 sq.ft. Garage	.316	1,184 sq.ft.	23.6%	
14 N ECKAR ST.	0.06 AC. +/- 2,670 sq. ft. +/-	1,382 sq.ft. House 0 sq.ft. Garage	.517	963 sq.ft.	36.0%	
16 N ECKAR ST.	0.05 AC. +/- 2,270 sq. ft. +/-	1,519 sq.ft. House 0 sq.ft. Garage	.669	943 sq.ft.	41.5%	
18 N ECKAR ST.	0.06 AC. +/- 2,500 sq. ft. +/-	3,663 sq.ft. House 0 sq.ft. Garage	1.465	2,348 sq.ft.	93.9%	
20 N ECKAR ST.	0.06 AC. +/- 2,500 sq. ft. +/-	2,210 sq.ft. House 0 sq.ft. Garage	.884	1,868 sq.ft.	74.7%	
24 N ECKAR ST.	0.115 AC. +/- 5,000 sq. ft. +/-	1,752 sq.ft. House 146 sq.ft. Garage	.379	1,446 sq.ft.	28.9%	

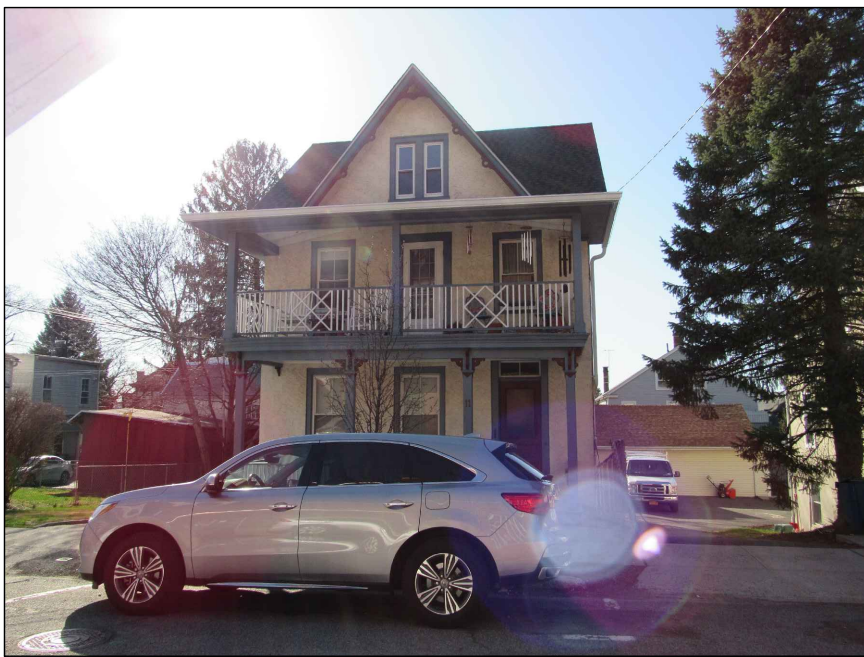
NOTES:  
1. ADJACENT HOUSE LOCATIONS & SIZES BASED ON THE FOLLOWING:  
A. VILLAGE OF IRVINGTON WEBSITE AND G.I.S. MAPPING INFORMATION.  
B. TOWN OF GREENBURGH WEBSITE AND GIS INFORMATION.  
INCLUDING PROPERTY CARD AND G.I.S. MAPPING  
2. LOT COVERAGE FOR ADJACENT PROPERTIES ONLY INCLUDES STRUCTURES AND ATTACHED PORCH  
FOOTPRINTS FROM AVAILABLE DATA. EXCLUDES WALKWAYS, DECKS & UNCOVERED PATIOS  
3. FLOOR AREA AREA (F.A.R.) FOR ADJACENT PROPERTIES ONLY INCLUDES MAIN HOUSE  
& DETACHED STRUCTURES SIZE OVER 250 sq.ft. EXCLUDES BASEMENTS & ATTIC SPACE



19 N. FERRIS ST. FRONT



19 N. FERRIS ST. REAR



11 N. FERRIS ST.



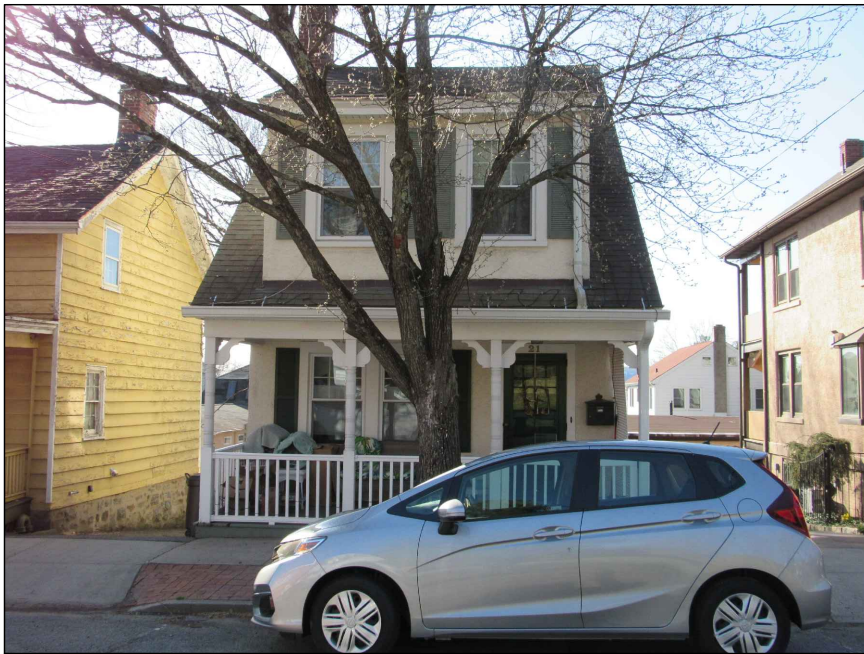
15 N. FERRIS ST.



19 N. FERRIS ST. RIGHT SIDE



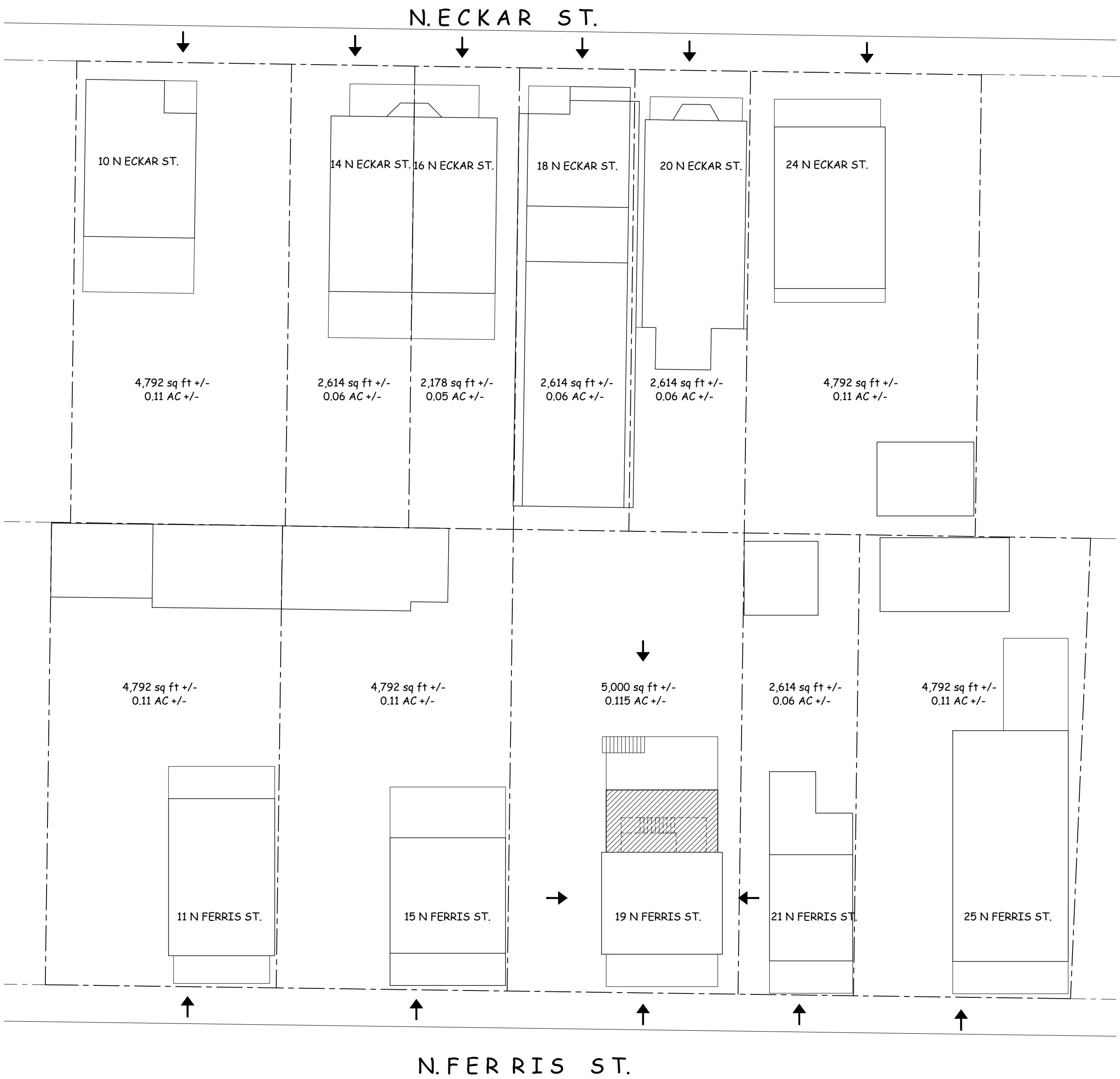
19 N. FERRIS ST. LEFT SIDE



21 N. FERRIS ST.



25 N. FERRIS ST.



10 N. ECKAR ST.



14 N. ECKAR ST.



16 N. ECKAR ST.



18 N. ECKAR ST.



20 N. ECKAR ST.



24 N. ECKAR ST.



AERIAL VIEW

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268 Route 202, Somers NY 10589  
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Project Title

ADDITIONS & ALTERATIONS  
**HEAVEY RESIDENCE**  
19 N. FERRIS ST. IRVING NY10533

AERIAL VIEW ,  
PHOTOGRAPHS &  
NEIGHBORHOOD  
SCALE  
COMPARISON

Scale NOT TO SCALE

REGISTERED ARCHITECT  
WILLIAM P WITT  
031028  
STATE OF NEW YORK

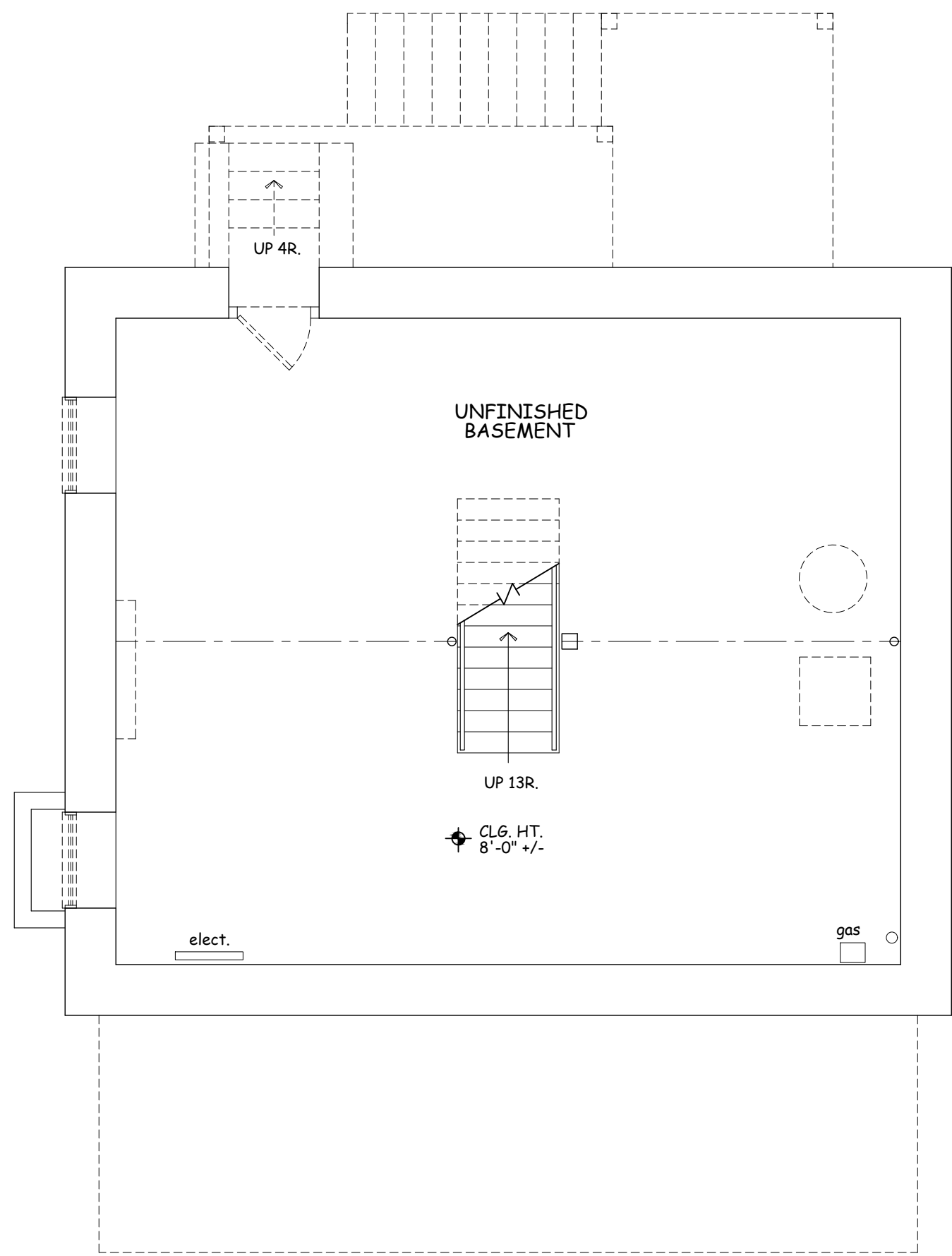
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Date 04/02/21  
Drawing By A.O.

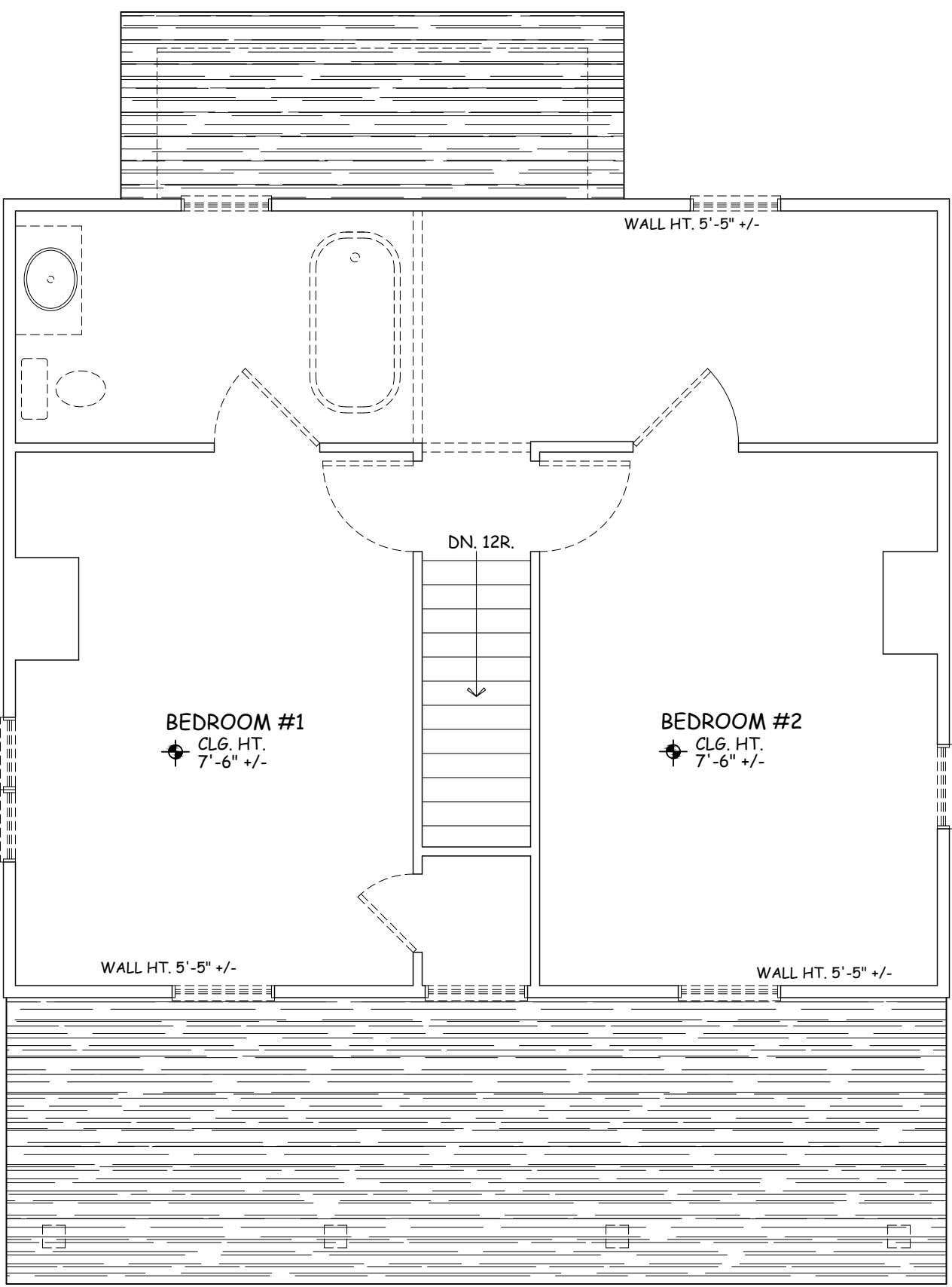
Drawing No.

**PB-1**

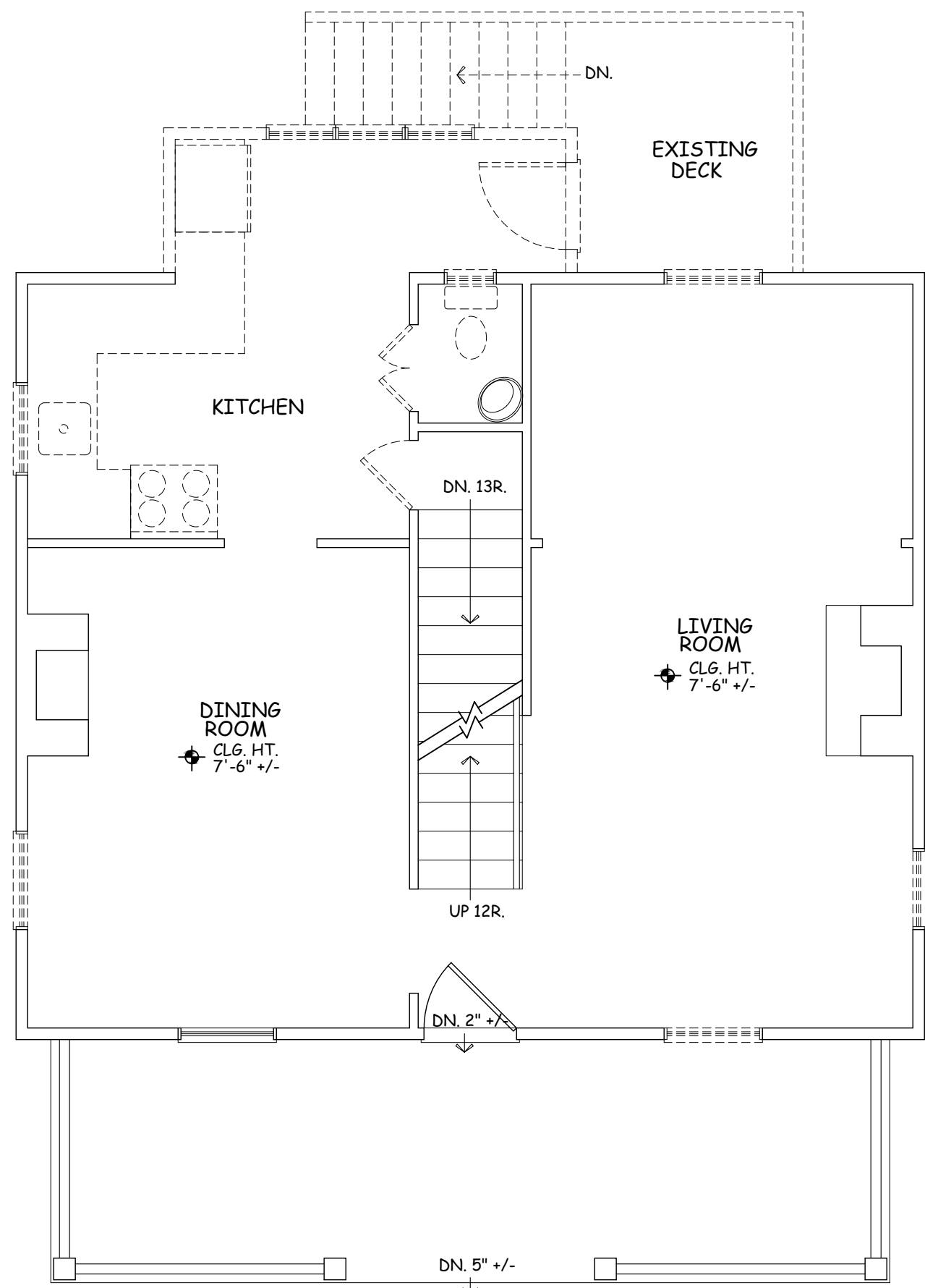




**BASEMENT PLAN**  
1/4" = 1'-0"

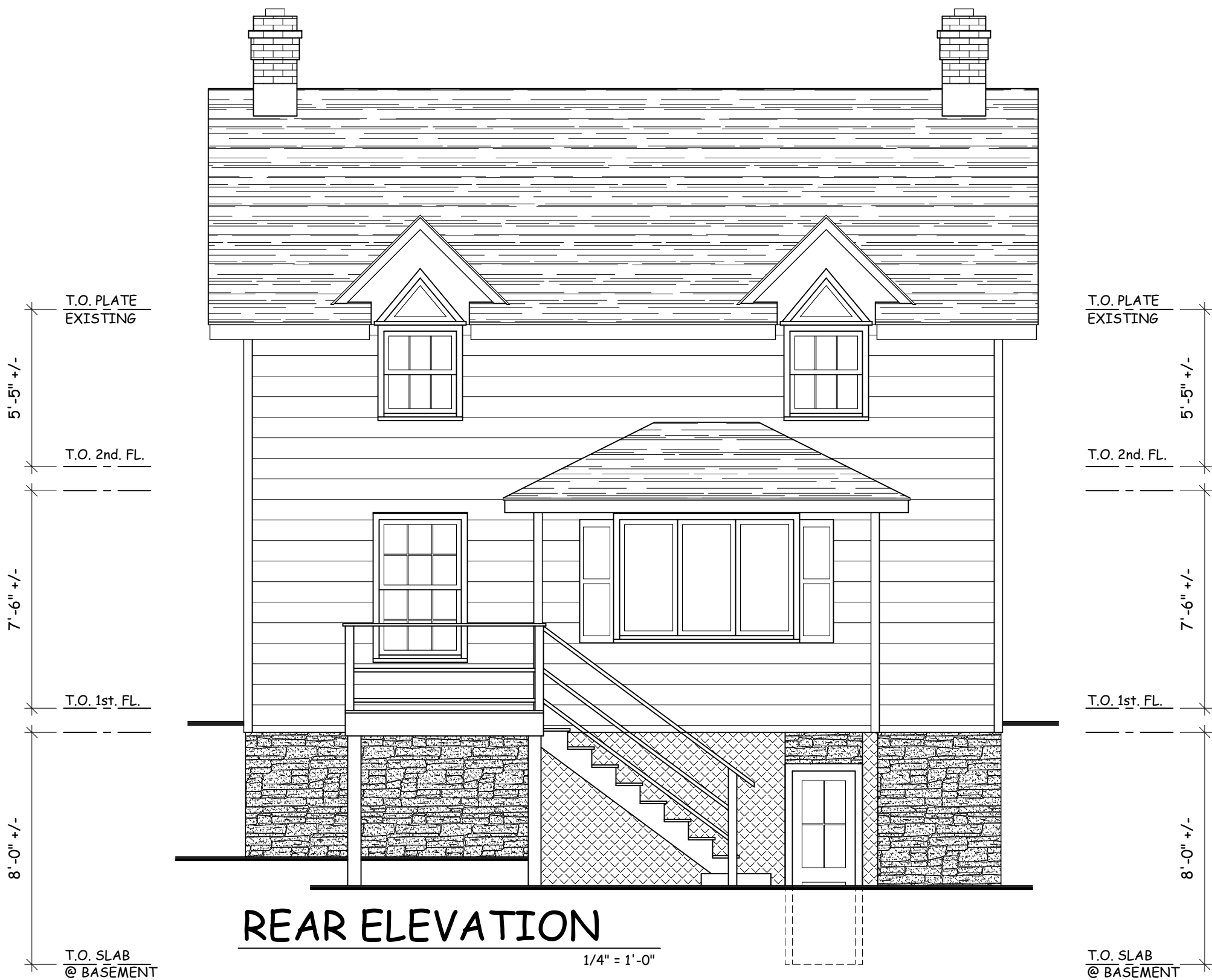


**SECOND FLOOR PLAN**  
1/4" = 1'-0"



**FIRST FLOOR PLAN**  
1/4" = 1'-0"

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



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



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



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



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

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**ADDITIONS & ALTERATIONS  
HEAVEY RESIDENCE**  
19 N. FERRIS ST. IRVING NY10533

**EXISTING  
CONDITIONS**

Scale 1/4" = 1'-0"



Date 1/28/21  
Drawing By A.O.

Drawing No.

**X-101**

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