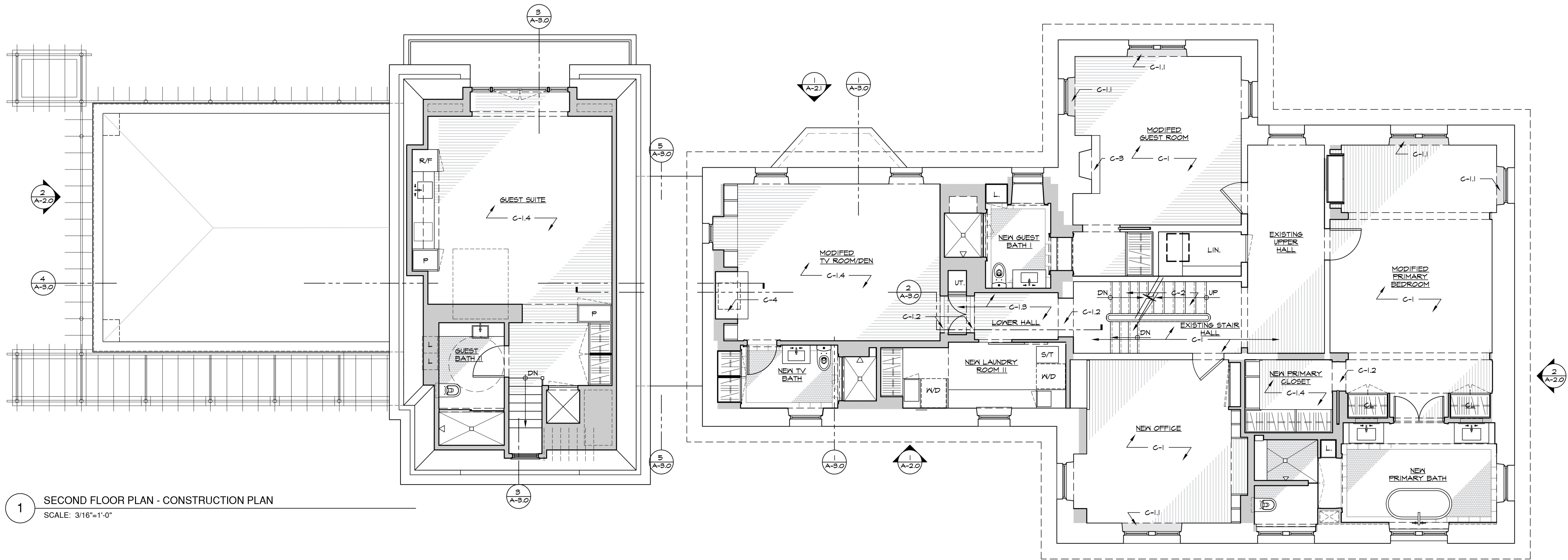
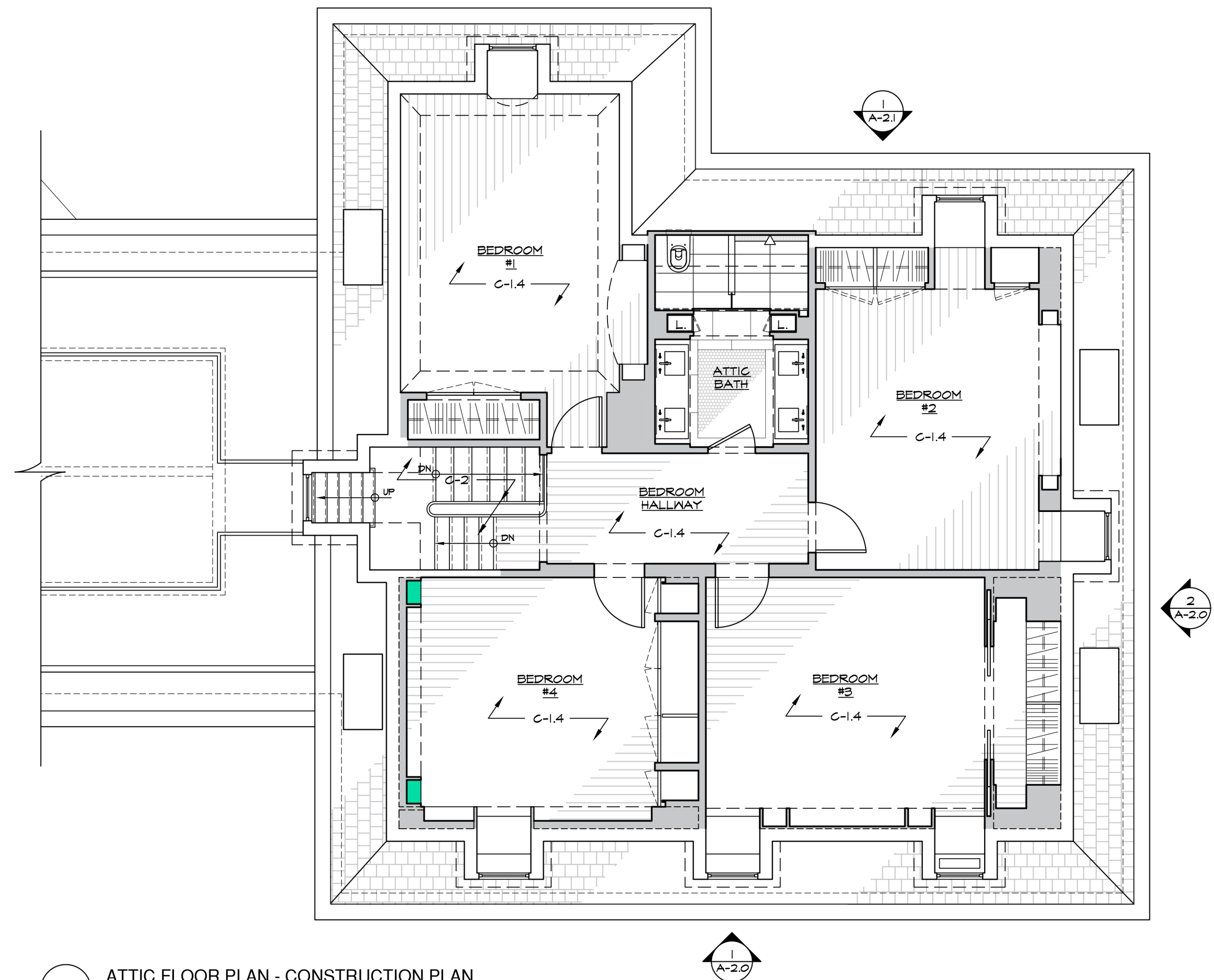




1 SECOND FLOOR PLAN - CONSTRUCTION PLAN
SCALE: 3/16"=1'-0"

LIGHT AND VENTILATION CALCULATIONS - HABITABLE SPACES RESIDENTIAL CODE OF NEW YORK STATE REQUIREMENTS						
ROOM (FLOOR)	FLOOR AREA (SQUARE FEET)	LIGHT (8% REQUIRED)	LIGHT (PROVIDED)	VENTILATION (4% REQUIRED)	VENTILATION (PROVIDED)	COMPLIANCE
ATTIC FLOOR						
BEDROOM #1	214.02 SF	17.12 SF	8.52 SF NATURAL LIGHT BALANCE WITH ARTIFICIAL LIGHT	8.56 SF	10.02 SF	YES
BEDROOM #2	213.67 SF	17.09 SF	17.04 SF NATURAL LIGHT BALANCE WITH ARTIFICIAL LIGHT	8.55 SF	17.04 SF	YES
BEDROOM #3	254.79 SF	20.38 SF	17.04 SF NATURAL LIGHT BALANCE WITH ARTIFICIAL LIGHT	10.19 SF	17.04 SF	YES
BEDROOM #4	209.45 SF	16.76 SF	8.52 SF NATURAL LIGHT BALANCE WITH ARTIFICIAL LIGHT	8.38 SF	10.02 SF	YES
SECOND FLOOR						
TV ROOM	290.69 SF	23.26 SF	20.96 SF	11.63 SF	24.88 SF	YES
LAUNDRY ROOM	54.45 SF	4.36 SF	14.96 SF	2.18 SF	9.73 SF	YES
OFFICE	211.23 SF	16.90 SF	35.28 SF	8.45 SF	23.63 SF	YES
GUEST BEDROOM	280.38 SF	22.43 SF	50.24 SF	11.22 SF	33.36 SF	YES
MASTER BEDROOM	336.04 SF	26.88 SF	35.28 SF	13.44 SF	23.63 SF	YES
FUTURE GUEST SUITE	315.63 SF	25.23 SF	35.28 SF	12.61 SF	23.63 SF	YES
FIRST FLOOR						
MUDROOM	120.75 SF	9.66 SF	15.16 SF	4.83 SF	20.00 SF	YES
FAMILY ROOM / CABANA	312.73 SF	25.02 SF	47.78 SF	12.51 SF	48.00 SF	YES
KITCHEN	399.64 SF	31.97 SF	126.76 SF	15.99 SF	56.94 SF	YES
DINING ROOM	298.46 SF	23.88 SF	54.88 SF	11.94 SF	33.6 SF	YES
LIBRARY	209.67 SF	16.77 SF	38.65 SF	8.05 SF	23.85 SF	YES
LIVING ROOM	511.86 SF	40.95 SF	77.3 SF	20.47 SF	47.7 SF	YES



2 ATTIC FLOOR PLAN - CONSTRUCTION PLAN
SCALE: 3/16"=1'-0"

LEGEND:

SHADED WALLS INDICATE
NEW CONSTRUCTION

CONSTRUCTION NOTES:

- C-1 EXISTING WOOD FLOORINGS TO REMAIN, PROTECT DURING DEMOLITION AND CONSTRUCTION. SEE FINISH SCHEDULE FOR REFINISHING SCOPE.
- C-1.1 PATCH FLOORING WHERE RADIATOR WAS REMOVED, MATCH FLOORING SIZE & WOOD SPECIES. REFINISH SAME AS C-1.
- C-1.2 PROVIDE NEW SADDLE TO MATCH EXISTING FLOORING WOOD SPECIES. FINISH TO MATCH C-1.
- C-1.3 PROVIDE NEW WOOD FLOORING TO MATCH EXISTING IN HALL.
- C-1.4 PROVIDE NEW WOOD FLOORING, SEE FINISH SCHEDULE FOR SPECIFICATIONS AND FINISH.
- C-2 EXISTING STAIR AND RAILINGS TO REMAIN, PROTECT DURING DEMOLITION AND CONSTRUCTION. REFINISH AS PER FINISH SCHEDULE.
- C-3 EXISTING FIREPLACE MANTEL AND HEARTH TO REMAIN, PROTECT DURING DEMOLITION AND CONSTRUCTION.
- C-4 EXISTING WOOD-BURNING STOVE TO BE RE-USED, SEE DETAIL ON A-6.11.

06-02-23 ISSUED FOR AHRB APPROVAL

No. Date Revision

Project Title
SIRULNIK RESIDENCE
19 South Matthiessen Park
Irvington, NY 10533

Architect
Opacic Architects
24 North Astor
Irvington, NY 10533
(914) 591-4306
(914) 591-4308



Drawing Title
SECOND FLOOR AND ATTIC FLOOR PLAN

Scale AS NOTED Job no. 1806 Issue Date 06-02-23 Drawing no. A-1.2
Drawn By NW, MM Checked By Approved By