

LETTER OF TRANSMITTAL

To: Building Department - Irvington, NY

Date: July 17, 2023

Project: Modifications to 3 Woodbine Road - Application No. 807

The following materials are enclosed / attached **By Hand - for revised ARB Drawings**

Quant.	Description	Date	Item No.	Notes
3	Transmittal	7/17/23		1 Page
3	Cover Letter	7/14/23		1 Page
3	Architectural drawings	7/14/23		Signed and sealed. 10 pages per set
1	USB drive	-		

The materials listed above are submitted in application for ARB review at the meeting scheduled for July 24, 2023.

Please do not hesitate to contact us with any questions or concerns:

mlewis@mlarchitect.com (914) 224-4745

Cc: Alex and Elizabeth Reynolds - Owner

To: Architectural Review Board
Building Department
Village of Irvington, NY

Date: July 14, 2023

Re: Modifications to 3 Woodbine Road - Application No. 807

Dear Architectural Review Board,

On behalf of our clients, Alexander and Elizabeth Reynolds – we are submitting this application for interior renovations and new windows at 3 Woodbine Place.

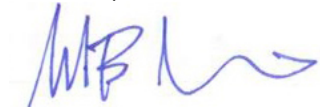
We have revised the drawings after getting comments from Sarah Palermo and the ARB, please see new drawings dated 7.14.23.

As shown on the drawings, the work is primarily interior with the 1st floor Kitchen renovated, Living Room interior ceiling raised, minor reconfiguration of walls, renovated existing Bath, and insulation in walls and ceilings at the lower level, and new windows in existing openings throughout.

Exterior work – No sitework or change to the building footprint is proposed. Proposed work at the exterior is limited to replacement of windows and addition of a skylight above the central stair. Most of the windows are being replaced within the existing openings with the exception to this occurring at the Lower Level rear façade and 1st Floor South Side where some of the existing openings have been enlarged. None of these are proposed window revisions are visible from the street. Proposed trim at all windows is existing to remain or replaced to match the existing in configuration and finish.

Thank you in advance for your time and attention to the project.

Sincerely Yours,



Michael B. Lewis
AIA, Leed AP

Modifications to 3 WOODBINE ROAD

IRVINGTON, NY 10533

GENERAL REQUIREMENTS

1. Related Documents: Drawings, Specifications and General Conditions of the Contract for Construction apply to Work of this Project.
2. Scope of Work: Includes all items described in Drawings & Specifications, verbally & graphically, with more stringent and /or costly items assumed in all cases of discrepancy.
3. All new construction shall adhere to the 2020 Residential Code of New York State and the 2020 Energy Conservation Code of New York State. Notify Architect of any inadvertent noncompliance with Codes regarding information contained in Drawings and Specifications, with no Work to be performed knowingly in noncompliance with Code.
4. The General Contractor (G.C.) shall coordinate all work procedures w/ requirements of Local Authorities. Prior to commencement of Construction, the G.C. shall be responsible for the acquisition of a Building Permit and pay all fees required by Governing Agencies. The G.C. shall be responsible for calling for Inspections and Sign-offs of all Work, including Plumbing & Electrical, as required by Governing Agencies.
5. The G.C., Subcontractors, and all others working for Owner shall comply with National, State, and Local Laws and Regulations relating to insurance for work under this Contract. The following insurance policies shall be in force and copies shall be submitted to Architect prior to signing Agreement Between Owner and Contractor: Workman's Compensation & Unemployment Insurance as required by law, Contractor's Liability Coverage in the amount required by applicable Governing Agencies, & Liability Coverage for damages & uninstalled materials. The G.C. shall submit to the Owners, Insurance Certificates naming Owner as Additional Insured. All insurance shall be at Contractor's expense.
6. All Terms & Conditions laid out in the A.I.A. Standard Form Of General Conditions shall apply to the G.C. & to all of his Sub-Contractors.
7. The G.C. & Subcontractors shall attend regular job meetings as required by the Architect.

DIVISION 01: PROJECT REQUIREMENTS

1. The G.C. shall verify all Dimensions & Conditions in the field prior to Construction. Any discrepancies are to be brought to the attention of the Architect prior to work. The G.C. shall be responsible for Field Fit & Quality of all Work, whether by the G.C. or by Subcontractors. No allowances shall be made on behalf of the G.C. for any error or neglect on his part. Under no circumstances are the Drawings to be scaled for location of Work. G.C. shall verify all clearances & locations prior to installation including requirements for appliances, fixtures, or equipment.
2. Retain licensed Surveyor to mark site before beginning construction and to verify location of foundation and slab-on-grade formwork before pouring concrete. Verify that all work conforms to zoning requirements including all setbacks and yard requirements.
3. The G.C. shall be responsible for the protection of all new & existing Work, Owner's Property, Building, and its Premises from damage & dirt or dust.
4. Plumbing & Electrical Work shall be performed by Contractors licensed in their trade. G.C. shall be licensed to perform the Work as required.
5. The G.C. shall maintain at the Site one Record Copy of all Drawings, Clarification Sketches, Approved Shop Drawings, Approved Samples, and Change Orders continuously updated to record all changes during Construction. G.C. shall fully correct, at no additional expense, all Work wrongly constructed or materials wrongly ordered from obsolete Drawings.
6. Details not usually shown or specified, but necessary for proper construction on any part of the work shall be included as if they were indicated in the Drawings.
7. Architectural Drawings shall be Followed as closely as actual Field Conditions & the work of other trades permit. Any piping, wiring, or materials not specifically shown or specified but required to complete Work shall be deemed to be part of Work & shall be furnished & installed by the G.C.
8. G.C. shall prepare schedule for completion of Work prior to commencement and submit to Architect for approval. Contractor shall follow approved schedule and immediately notify Architect of any deviations from the approved schedule.
9. The G.C. must submit all Engineering & Shop Drawings (including Millwork) & cut sheets of all equipment, plumbing & electrical fixtures, hardware & accessories to the Architect for approval prior to Fabrication, Ordering and /or Construction. Shop Drawings shall be revised per Architect's instruction if required prior to approval.
10. The G.C. shall supervise & be solely responsible for all aspects of the Work, including Site Safety, maintenance of exit clearances & fire extinguishers as required by Code. The G.C. shall have sole responsibility for any damage or injuries caused by or during the execution of the Work.
11. The G.C. shall be responsible for demolition & safe removal from the Site of all materials that must be removed to enable completion of Work and occupation of the Premises. All removed materials shall be disposed of regularly in a legal manner.
12. All piping & wiring to be demolished shall be removed to a point of concealment & shall be properly capped or plugged.
13. The G.C. shall do all cutting, patching & repairing as required to perform all Work required to complete the Job. All patching where new construction occurs shall match existing adjacent or as indicated on the Drawings.
14. All new construction shall be laid-out in field for Architect's approval prior to starting construction.
15. No changes to approved layouts shall be made without Written Consent Of The Architect.
16. When "Approved Equal", "Equal To", "Similar" or other general qualifying terms are used, it shall be subject to final review by the Architect. There shall be no substitutions unless agreed upon in writing by the Architect.
17. The G.C. shall verify all equipment dimensions, locations & hook-ups with Manufacturer's Specifications whether the G.C. or Others supply the equipment.
18. All items noted "Furnished By Owner" shall be installed by the G.C. under this Contract as per Manufacturers' Specifications & industry standards. Wall reinforcement & all other requirements required to incorporate Owner furnished items shall be provided & coordinated by the G.C.
19. G.C. shall employ experienced workers or professional cleaners for final cleaning prior to request of inspection for Certificate of Substantial Completion.

NYS CODE COMPLIANCE

1. This design is in compliance with requirements of 2020 Residential Code of New York State and the 2020 Energy Conservation Code of New York State.
2. Contractor shall perform all work in accordance with applicable codes as listed in the 2020 NYS Code Books.

2020 RESIDENTIAL CODE OF NYS ENERGY EFFICIENCY NOTES

WESTCHESTER NY: CLIMATE ZONE 4A

[NY] TABLE N1102.1.2 (R402.1.2) INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT*										
CLIMATE ZONE	FENESTRATION U-FACTOR*	SKYLIGHT* R-FACTOR	GLAZED FENESTRATION SHGC**	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT* WALL R-VALUE	SLAB* R-VALUE & DEPTH	CRAWL SPACE* WALL R-VALUE
1	NR	0.75	0.25	30	13	3/4	13	0	0	0
2	0.40	0.65	0.25	38	13	4/6	13	0	0	0
3	0.32	0.55	0.25	38	20 or 13 + 5"	8/13	19	5/13'	0	5/13
4 except Marine	0.32	0.55	0.40	49	20 or 13 + 5"	8/13	19	10/13	10, 2 ft	10/13
5 and Marine 4	0.30	0.55	NR	49	20 or 13 + 5"	13/17	30"	15/19	10, 2 ft	15/19
6	0.30	0.55	NR	49	20 + 5" or 13 + 10"	15/20	30"	15/19	10, 4 ft	15/19
7 and 8	0.30	0.55	NR	49	20 + 5" or 13 + 10"	19/21	38"	15/19	10, 4 ft	15/19

For SI: 1 foot = 304.8 mm.

NR = Not Required.

- a. R-values are minimums. U-factors and SHGC are maximums. Where insulation is installed in a cavity that is less than the label or design thickness of the insulation, the installed R-value of the insulation shall be not less than the R-value specified in the table.
- b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
- c. "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation on the interior of the basement wall. "15/19" means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation on the interior of the basement wall. Alternatively, compliance with "15/19" shall be R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home.
- d. R-5 insulation shall be provided under the full slab area of a heated slab in addition to the required slab edge insulation R-value for slabs, as indicated in the table. The slab edge insulation for heated slabs shall not be required to extend below the slab.
- e. Reserved.
- f. Reserved.
- g. Alternatively, insulation sufficient to fill the framing cavity providing not less than an R-value of R-19.
- h. The first value is cavity insulation, the second value is continuous insulation. Therefore, as an example, "13+5" means R-13 cavity insulation plus R-5 continuous insulation.
- i. Mass walls shall be in accordance with Section N1102.2.5. The second R-value applies where more than half of the insulation is on the interior of the mass wall.



1 FRONT YARD - APPROACH
Scale: none

GENERAL CONDITIONS

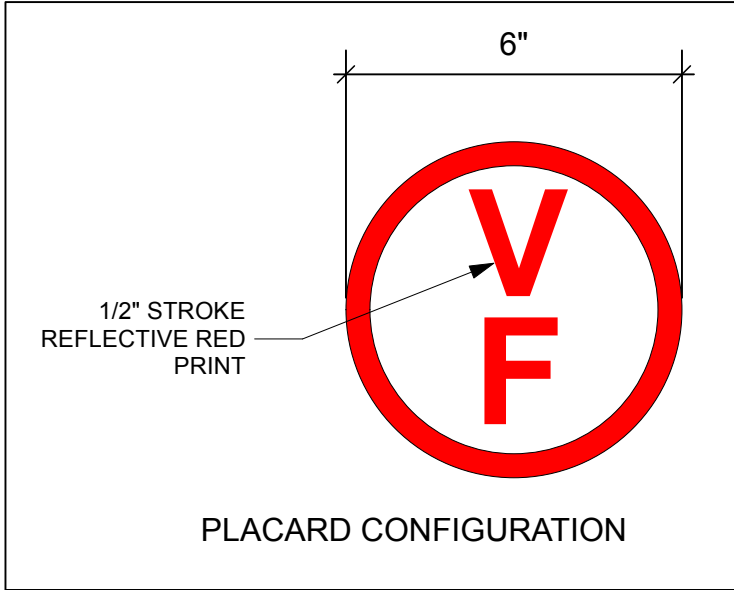
1. APPROVED STAMPED SET OF BUILDING PLANS MUST BE PRESENT ON SITE AT ALL TIMES.
2. LICENSED ELECTRICIAN TO FILE ELECTRICAL PERMIT

HIGH WIND CONNECTIONS

PROVIDE STRAPPING AS REQUIRED TO RESIST HIGH WIND AND UPLIFT FORCES TO BE IN COMPLIANCE WITH TABLE R802.11 OF THE NY STATE RESIDENTIAL CODE. USE TENSION TIES EQUAL TO SIMPSON MODEL # 112 OR AS INDICATED AT ALL POST-PLATE-RAFTER CONNECTIONS.

PRE-ENGINEERED WOOD PLACARDING

CONTRACTOR SHALL PROVIDE PLACARD AS REQUIRED BY CODE, 6" DIA. CIRCLE WITH RED REFLECTIVE PRINT ON WHITE BACKGROUND, INDICATING THAT PRE-ENGINEERED WOOD HAS BEEN USED IN CONSTRUCTION. PLACARD SHALL BE PLACED AT EXTERIOR ON OR NEAR ELECTRIC METER IN PLAIN VIEW AND INDICATE THAT PRE-ENGINEERED WOOD HAS BEEN USED FOR ROOF AND FLOOR SUPPORT IN THE BUILDING OF TYPE-V CONSTRUCTION.



CLIMATE AND GEOGRAPHIC DESIGN CRITERIA

2020 INTERNATIONAL RESIDENTIAL CODE													
CHAPTER 3 - BUILDING PLANNING SECTION R301 DESIGN CRITERIA WESTCHESTER, NY: CLIMATE ZONE 4 TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA													
GROUND SNOW LOAD	WIND SPEED (MPH)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
30 PSF	115-120	NO	YES	NO	C	SEVERE	FROST DEPTH	TERMITES	15°F	YES	NO	2000	51.6°F

DRAWING INDEX

NO.	SHEET	ISSUE DATE	REV. DATE
T-000.00	Title Sheet & Notes	7/14/23	
S-000.00	Site Plan, Site Photos Existing	7/14/23	
A-101.00	Lower Level Plans Exstg + Proposed	7/14/23	
A-102.00	1st Floor Plans - Exstg + Proposed	7/14/23	
A-103.00	Kitchen Detail Plan + Elevation-Sections	7/14/23	
A-104.00	Living Room Ceiling Plan + Section	7/14/23	
A-105.00	Window + Interior Door Schedule	7/14/23	
A-106.00	Electrical, Lighting, Ceiling Plans	7/14/23	
A-107.00	Existing Exterior Elevations	7/14/23	
A-108.00	Proposed Exterior Elevations	7/14/23	

STRUCTURAL & LOADING NOTES

Soil Bearing Capacity:
Design bearing capacity of soil shall be 2,000 PSI in accordance with 2020 Residential Code of New York State R401.4.1 for Sand, Silty Sand, Clayey Sand

Concrete Compressive Strength
Shall be Min. 3,000 PSI at exposed exterior walls; shall be Min. 2,500 PSI at basement slabs; and shall be Min. 3,500 PSI at horizontal surfaces exposed to the weather including porches, steps, walks, and garage floor slabs, all to be in compliance with the 2020 Residential Code of New York State

Required Placard
Provide exterior placard as required by code indicating that engineered lumber is used for roof support in a Class V structure. Placard is to be permanently mounted for display as required near electrical meter or as directed in field by Architect.

High Wind Connections
Provide strapping as required to resist high wind and uplift forces to be in compliance with table R802.11 of the Code. Use tension tie equal to Simpson model # HTT22 at all footing-post connections and equal to Simpson model # H2 at all post-plate-rafter connections.

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NO. REVISIONS DATE

NO. ISSUE DATE
B Revised Filing 7/14/23



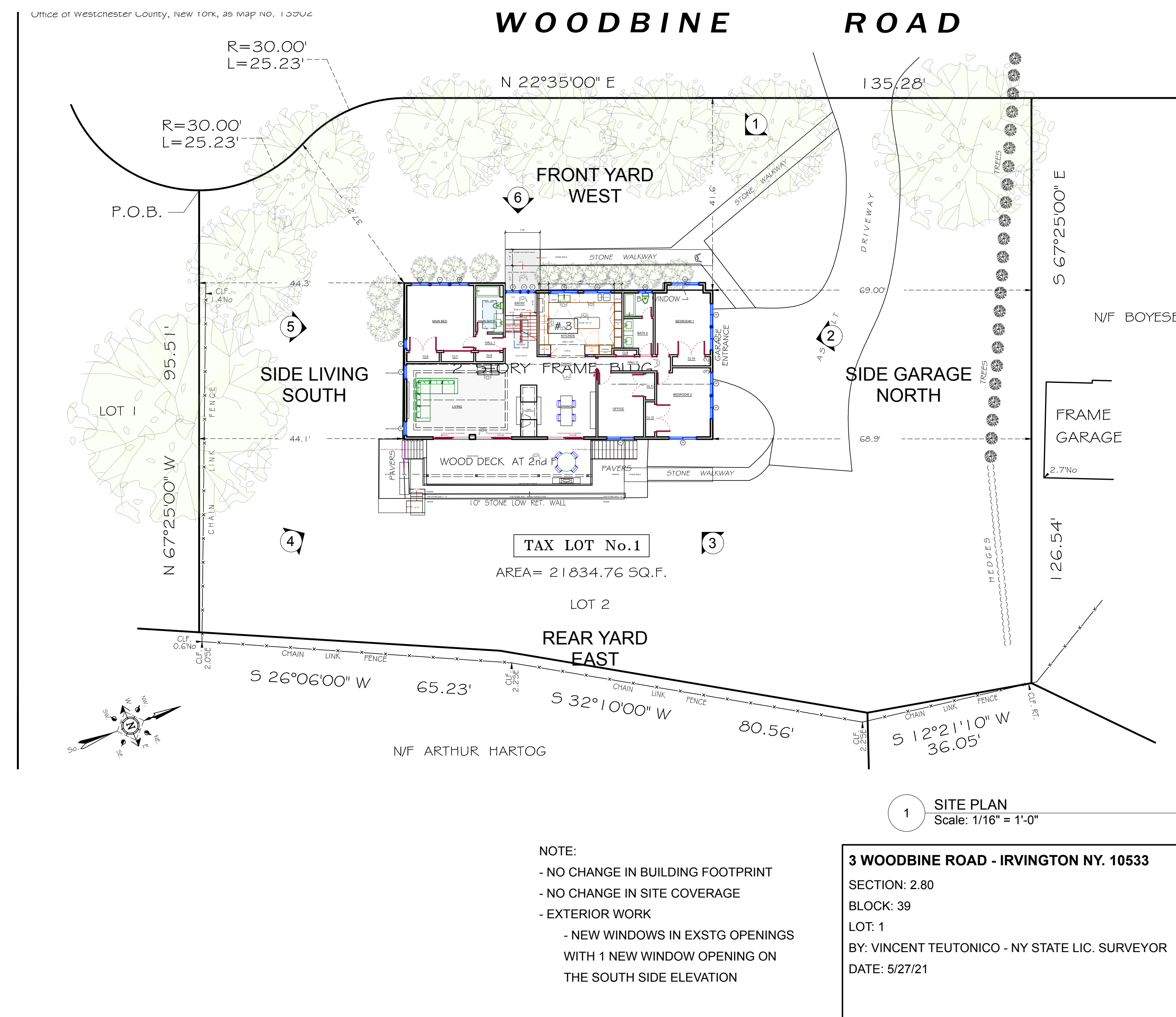
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PROJECT:
3 WOODBINE ROAD
IRVINGTON, NY 10533

DRAWING TITLE:
TITLE SHEET & NOTES

FILE NAME:
DRAWN BY: PG DRAWING NUMBER
SCALE: As Noted
DATE: 7/14/23
PROJECT ID: 2214A
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NO.	REVISIONS	DATE
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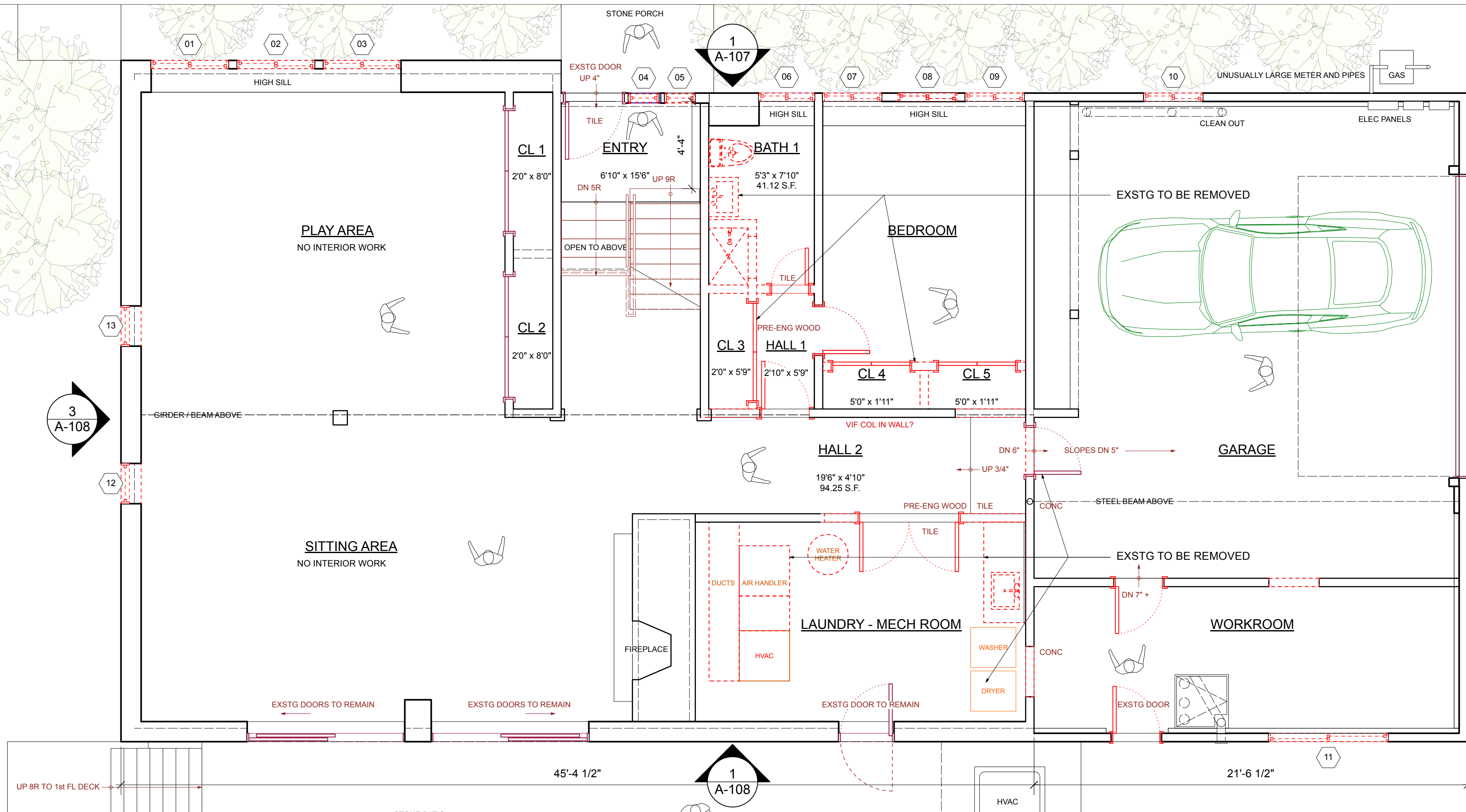
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PROJECT:
3 WOODBINE ROAD
IRVINGTON, NY 10533

DRAWING TITLE:
EXISTING SITE PLAN, PHOTOS

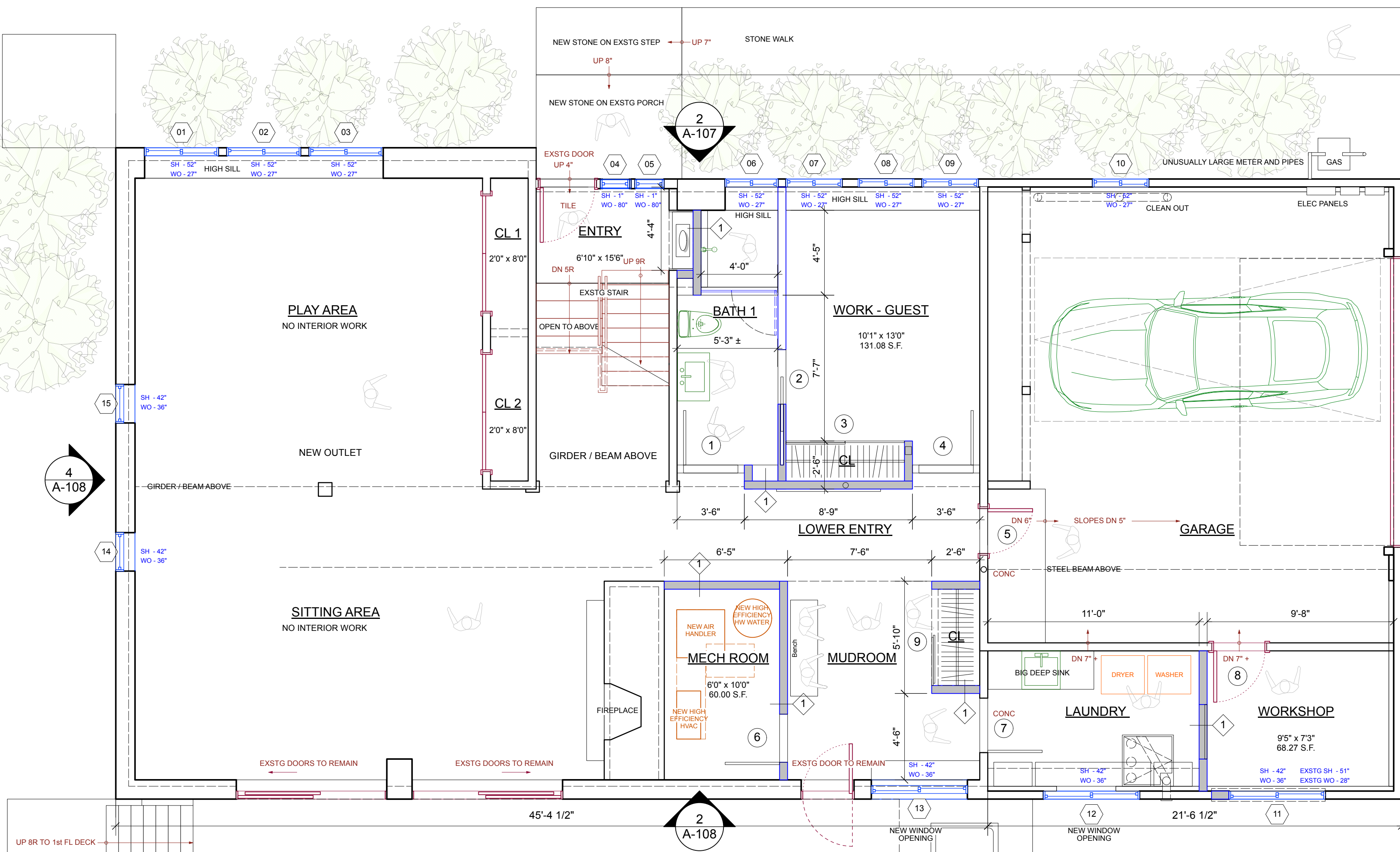
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SOUTH



WEST

SOUTH



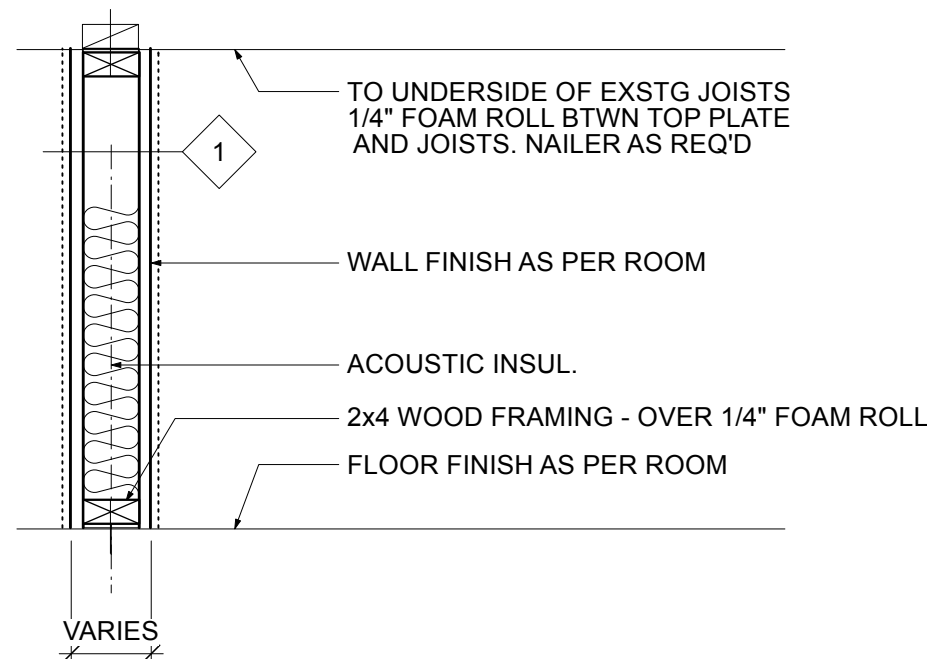
LOWER LEVEL REMOVALS

- 1 - WINDOWS - Remove Existing Windows as noted
- 2 - MECHANICAL - remove existing HVAC equipment
- 3 - FLOOR PLAN CHANGES
 - Remove existing walls as noted to accommodate new design - walls
- 4 - GARAGE - WORK ROOM CEILING - Remove existing gypsum board ceiling
- 5 - BATH - Remove existing Bath - to be replaced with new Bath

DEMO PLAN GENERAL NOTES

1. ALL DEMOLITION TO BE APPROVED BY ARCHITECT IN FIELD PRIOR TO START OF WORK.
2. ALL SHOWN DIMENSIONS ARE SUBJECT TO VERIFICATION IN FIELD.
3. CONTRACTOR SHALL ESTABLISH CONSTRUCTION BARRIERS TO PROTECT AREAS OF NO OR LIMITED WORK PRIOR TO COMMENCEMENT OF DEMOLITION.
4. CONTRACTOR SHALL PROVIDE NEAT CUTS & BOUNDARIES AT LIMITS OF DEMOLITION.
5. CONTRACTOR TO PROTECT EXISTING FINISHES TO REMAIN.
6. CONTRACTOR TO PROVIDE REQUIRED SUPPORT AND BRACING PRIOR TO DEMOLITION OF ALL EXISTING WALLS.
7. CONTRACTOR TO SAVE EXISTING DOORS, FIXTURES & APPLIANCES FOR RE-USE AS DIRECTED BY THE OWNER UNLESS OTHERWISE DIRECTED IN THE FIELD BY OWNER OR ARCHITECT.

EXISTING LOWER LEVEL REMOVAL PLAN
Scale: 1/4" = 1'-0"



WALL TYPE 1 - NEW INTERIOR PARTITION

NEW INTERIOR WOOD FRAMED WALL - 2 x 4, SOME WALLS ARE 2 x 6 FOR PLUMBING, STRUCTURE

LOWER LEVEL SCOPE of WORK

- 1 - WINDOWS - Replace existing windows - See Schedules Sheet A 105
- 2 - NEW HVAC - Replace existing HVAC equipment with smaller, more efficient system(s)
- 3 - FLOOR PLAN CHANGES
 - New walls and doors as noted
- 4 - GARAGE - WORK ROOM - NEW LAUNDRY CEILING - Insulate, new gypsum board, taped and painted
- 5 - NEW BATH - New Bath to replace existing
- 6 - INSULATION - All Walls, Garage ceiling
- 7 - INTERIOR DOORS - See Schedules Sheet A 105

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

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CONSTRUCTION PLAN LEGEND

- EXISTING STONE WALL TO REMAIN
- EXISTING MASONRY WALL TO REMAIN
- EXISTING EXTERIOR FRAME WALL TO REMAIN
- EXISTING INTERIOR FRAME WALL TO REMAIN
- NEW MASONRY WALL
- NEW C.I.P. CONCRETE WALL
- NEW EXTERIOR FRAME WALL
- NEW INTERIOR FRAME WALL
- OBJECTS ABOVE
- WINDOW ID
- DOOR ID
- WALL TYPE ID
- BUILDING SECTION KEY
- EXTERIOR ELEVATION KEY
- DETAIL KEY
- INTERIOR ELEVATION KEY

NOTE: ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD (VIF) PRIOR TO CONSTRUCTION

NO. REVISIONS DATE

NO. ISSUE DATE

B Revised Filing 7/14/23



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PROJECT:
3 WOODBINE ROAD
IRVINGTON, NY 10533

DRAWING TITLE:
LOWER LEVEL PLANS

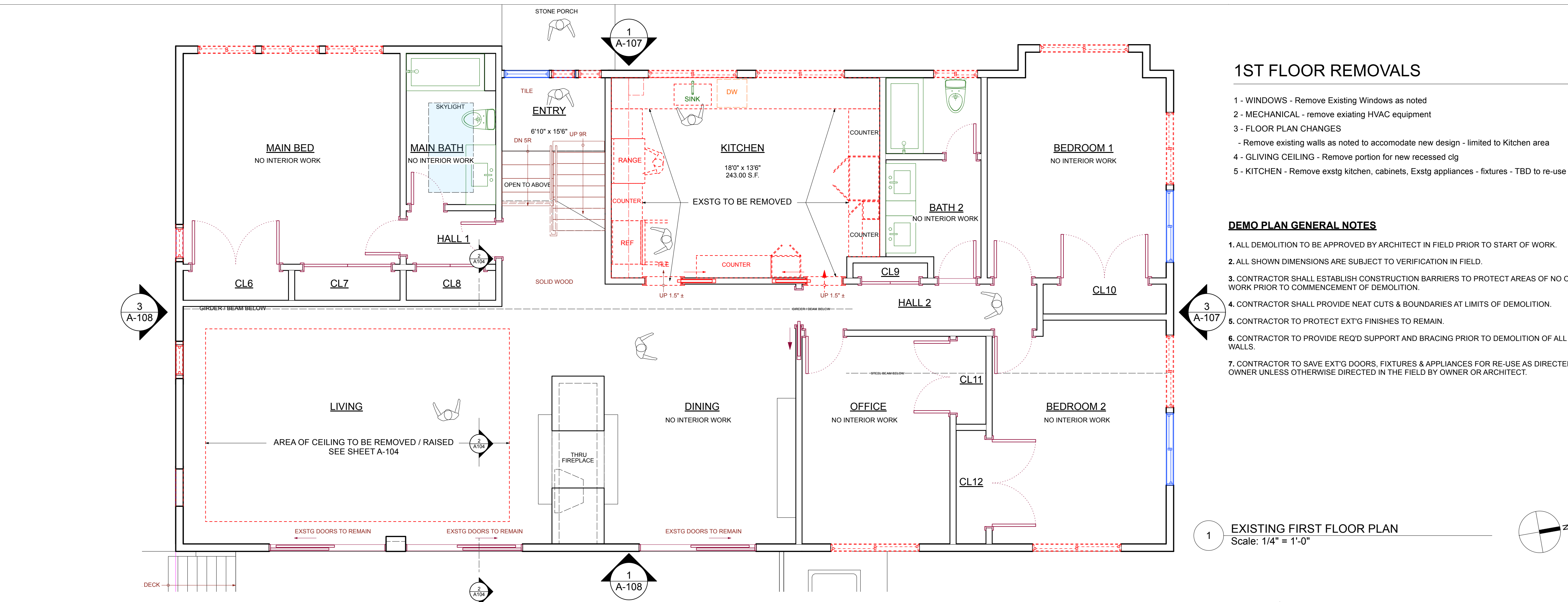
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DATE: 7/14/23

PROJECT ID: 2214A



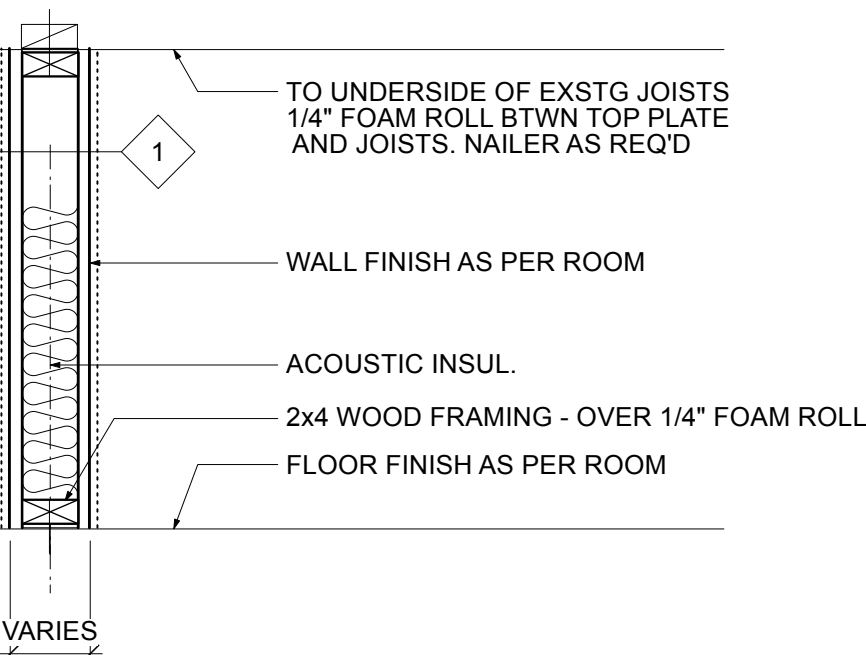
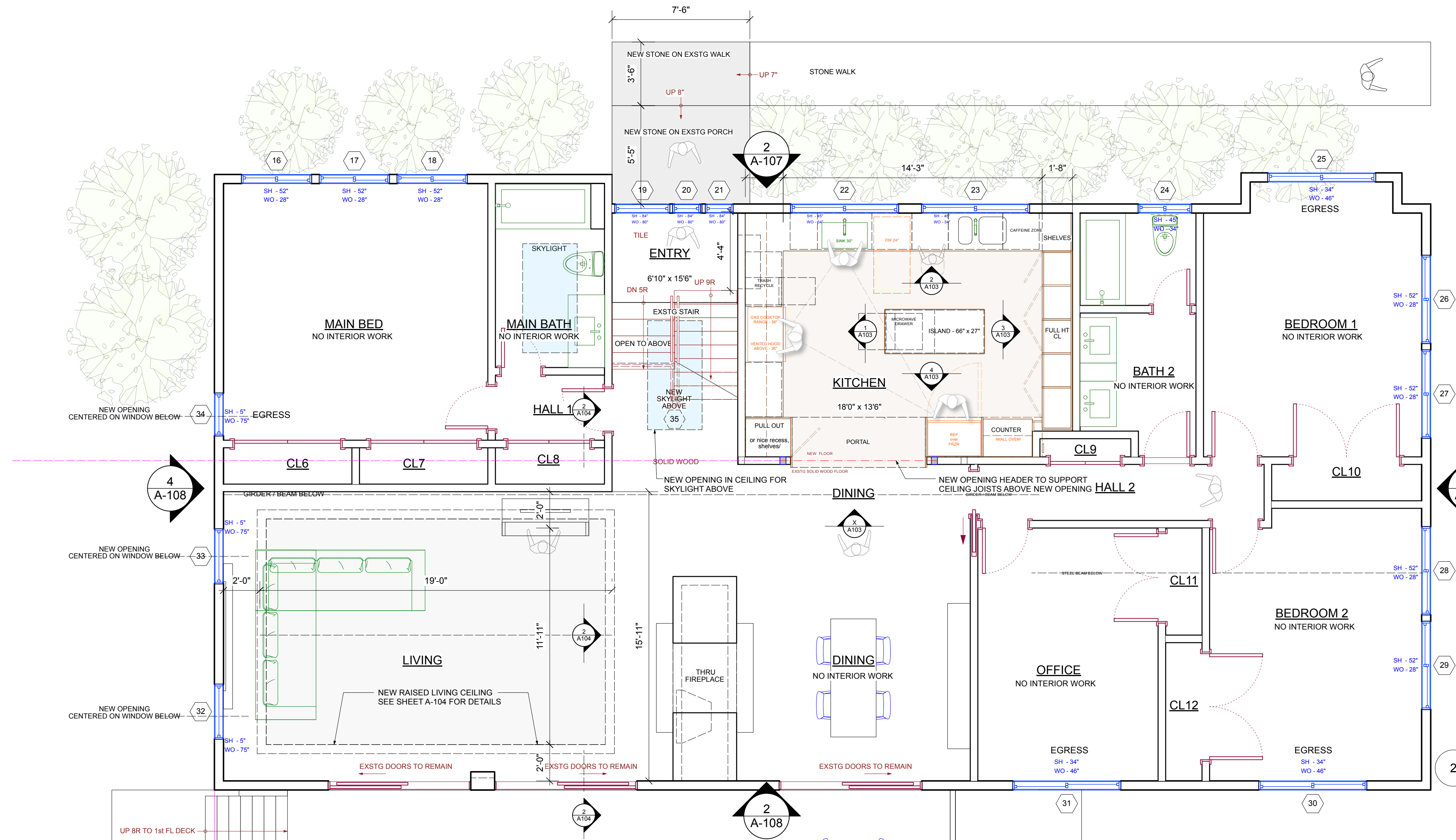
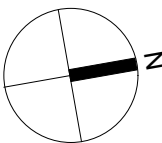
1ST FLOOR REMOVALS

- 1 - WINDOWS - Remove Existing Windows as noted
- 2 - MECHANICAL - remove exiating HVAC equipment
- 3 - FLOOR PLAN CHANGES
 - Remove existing walls as noted to accomodate new design - limited to Kitchen area
- 4 - GLIVING CEILING - Remove portion for new recessed clg
- 5 - KITCHEN - Remove exstg kitchen, cabinets, Exstg appliances - fixtures - TBD to re-use

DEMO PLAN GENERAL NOTES

- 1. ALL DEMOLITION TO BE APPROVED BY ARCHITECT IN FIELD PRIOR TO START OF WORK.
- 2. ALL SHOWN DIMENSIONS ARE SUBJECT TO VERIFICATION IN FIELD.
- 3. CONTRACTOR SHALL ESTABLISH CONSTRUCTION BARRIERS TO PROTECT AREAS OF NO OR LIMITED WORK PRIOR TO COMMENCEMENT OF DEMOLITION.
- 4. CONTRACTOR SHALL PROVIDE NEAT CUTS & BOUNDARIES AT LIMITS OF DEMOLITION.
- 5. CONTRACTOR TO PROTECT EXT'G FINISHES TO REMAIN.
- 6. CONTRACTOR TO PROVIDE REQ'D SUPPORT AND BRACING PRIOR TO DEMOLITION OF ALL EXISTING WALLS.
- 7. CONTRACTOR TO SAVE EXT'G DOORS, FIXTURES & APPLIANCES FOR RE-USE AS DIRECTED BY THE OWNER UNLESS OTHERWISE DIRECTED IN THE FIELD BY OWNER OR ARCHITECT.

1 EXISTING FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



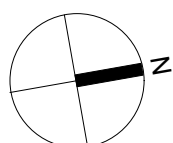
WALL TYPE 1 - NEW INTERIOR PARTITION

NEW INTERIOR WOOD FRAMED WALL - 2 x 4, SOME WALLS ARE 2 x 6 FOR PLUMBING, STRUCTURE

1ST FLOOR SCOPE of WORK

- 1 - WINDOWS - Replace existing windows - See Schedules Sheet A 105
- 2 - INSULATION - All Walls, ceilings
- 3 - FLOOR PLAN CHANGES
 - New Kitchen - expanded opening to new Kitchen layout, cabinets, Exstg appliances - fixtures - TBD to re-use
- 4 - NEW HVAC - Replace existing HVAC equipment with smaller, more efficient system(s)
- 5 - LIVING ROOM CEILING - Vault at Living - Main Bedroom, Skylight over Entry
- 6 - BATH VENTS - New mechanically vented ceiling fans - 2
- 7 - INTERIOR DOORS - No new Interior Doors on 1st Floor

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



CONSTRUCTION PLAN LEGEND	
	EXISTING STONE WALL TO REMAIN
	EXISTING MASONRY WALL TO REMAIN
	EXISTING EXTERIOR FRAME WALL TO REMAIN
	EXISTING INTERIOR FRAME WALL TO REMAIN
	NEW MASONRY WALL
	NEW C.I.P. CONCRETE WALL
	NEW EXTERIOR FRAME WALL
	NEW INTERIOR FRAME WALL
	OBJECTS ABOVE
	WINDOW ID
	DOOR ID
	WALL TYPE ID
	BUILDING SECTION KEY
	EXTERIOR ELEVATION KEY
	DETAIL KEY
	INTERIOR ELEVATION KEY
NOTE: ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD (VIF) PRIOR TO CONSTRUCTION	

NO.	REVISIONS	DATE
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NO.	ISSUE	DATE
B	Revised Filing	7/14/23



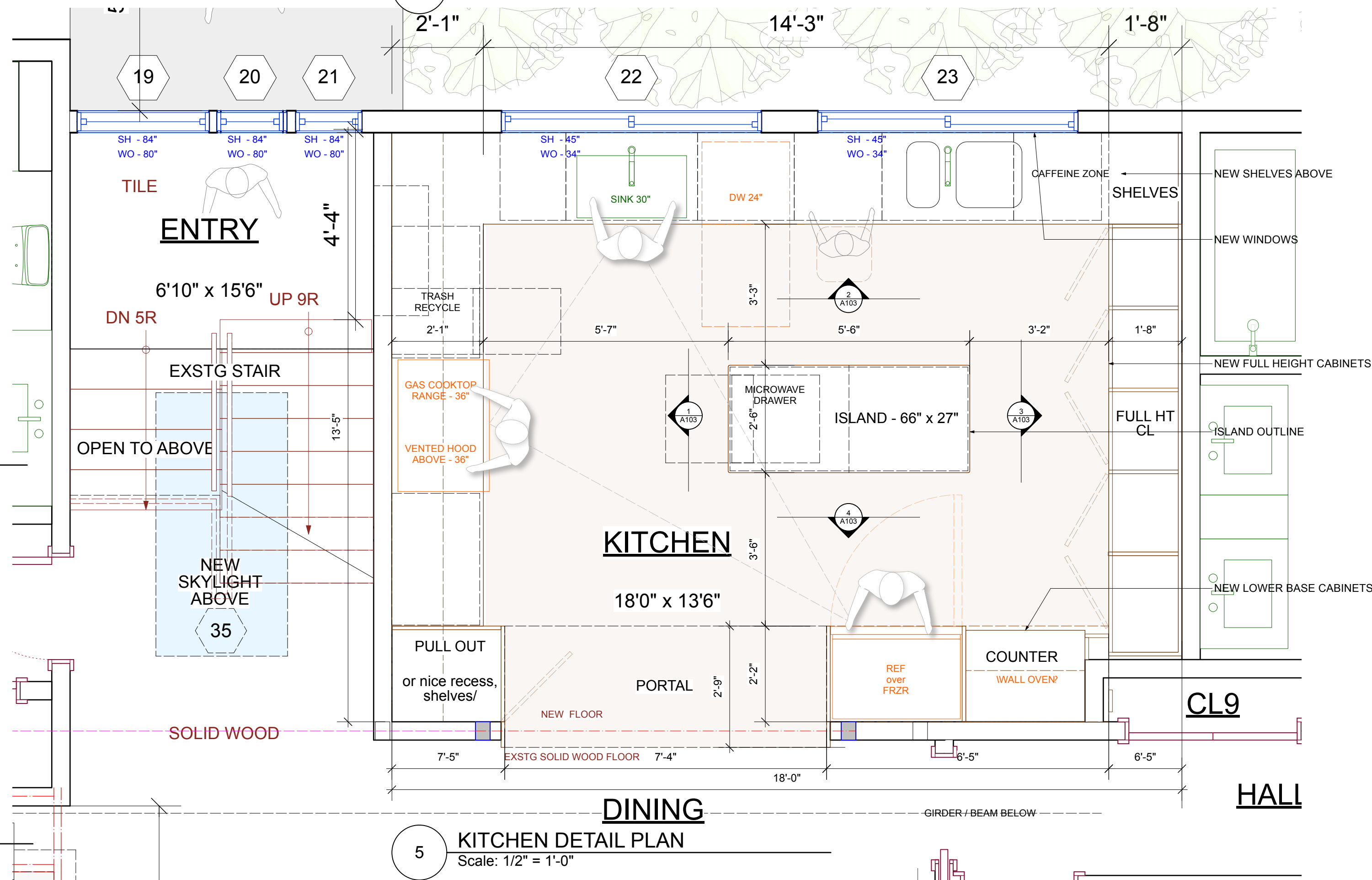
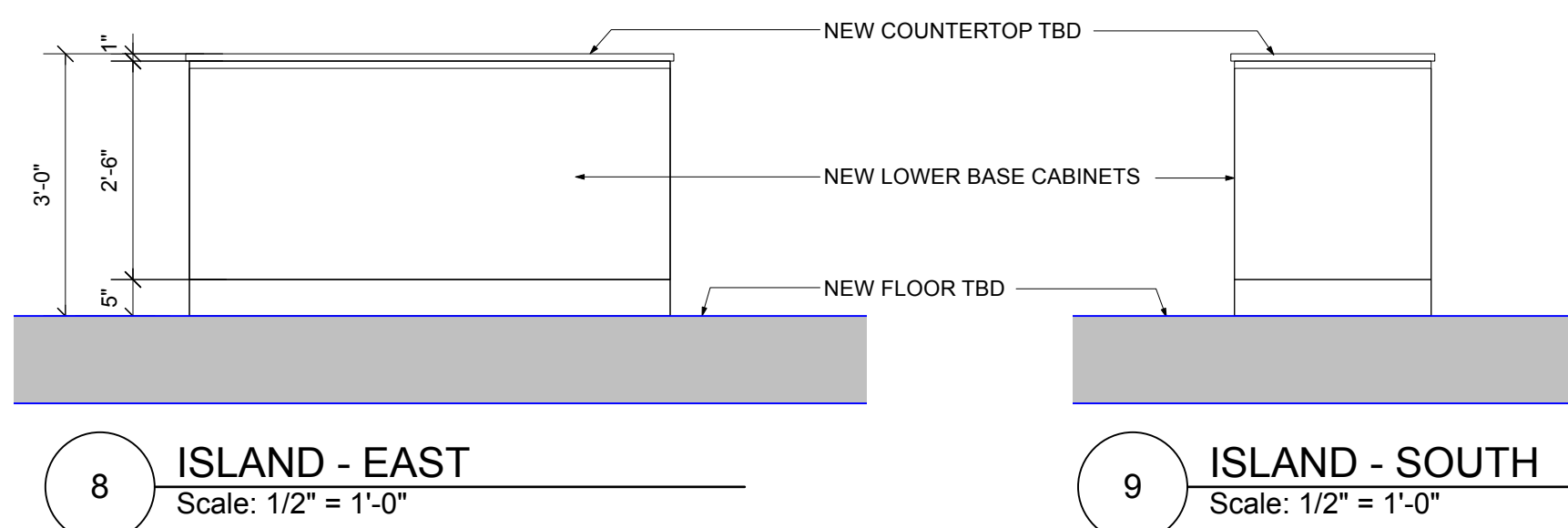
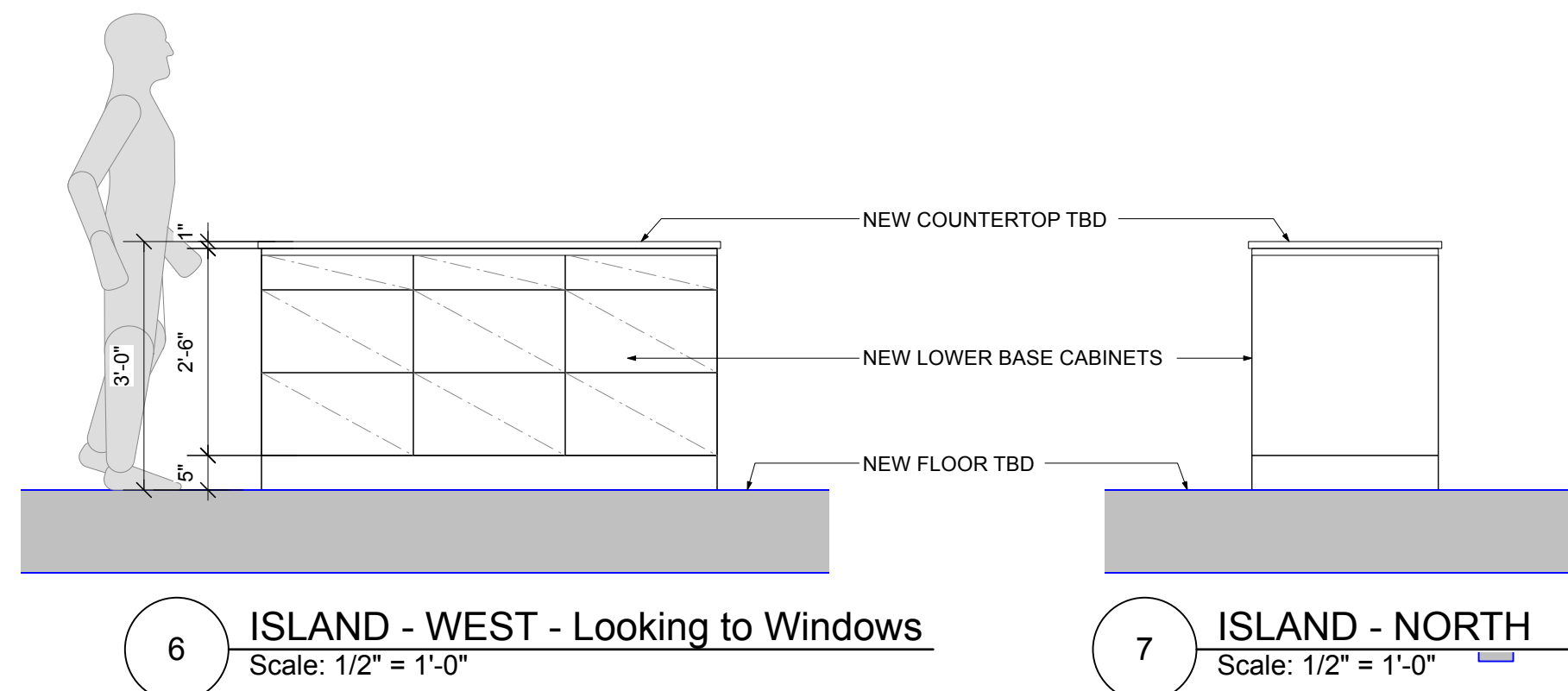
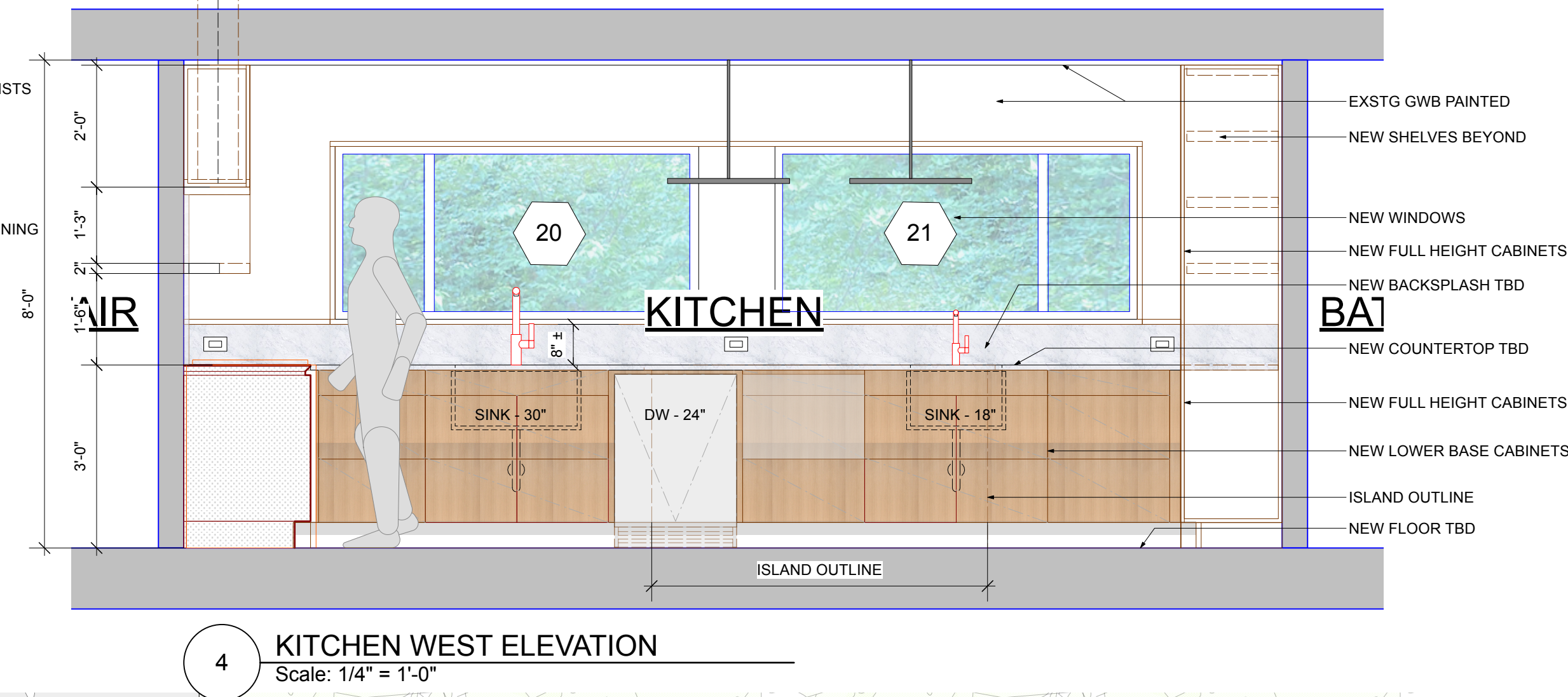
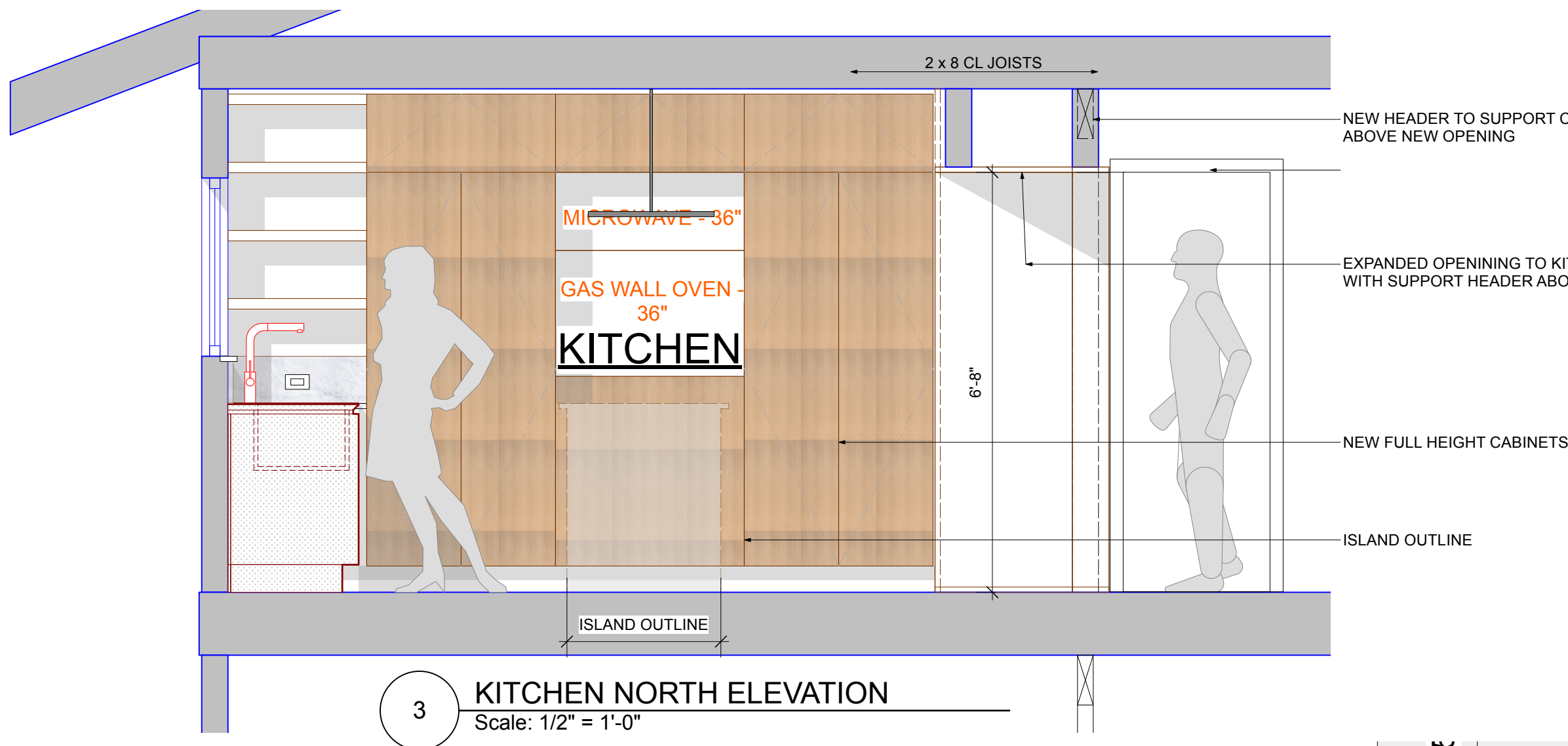
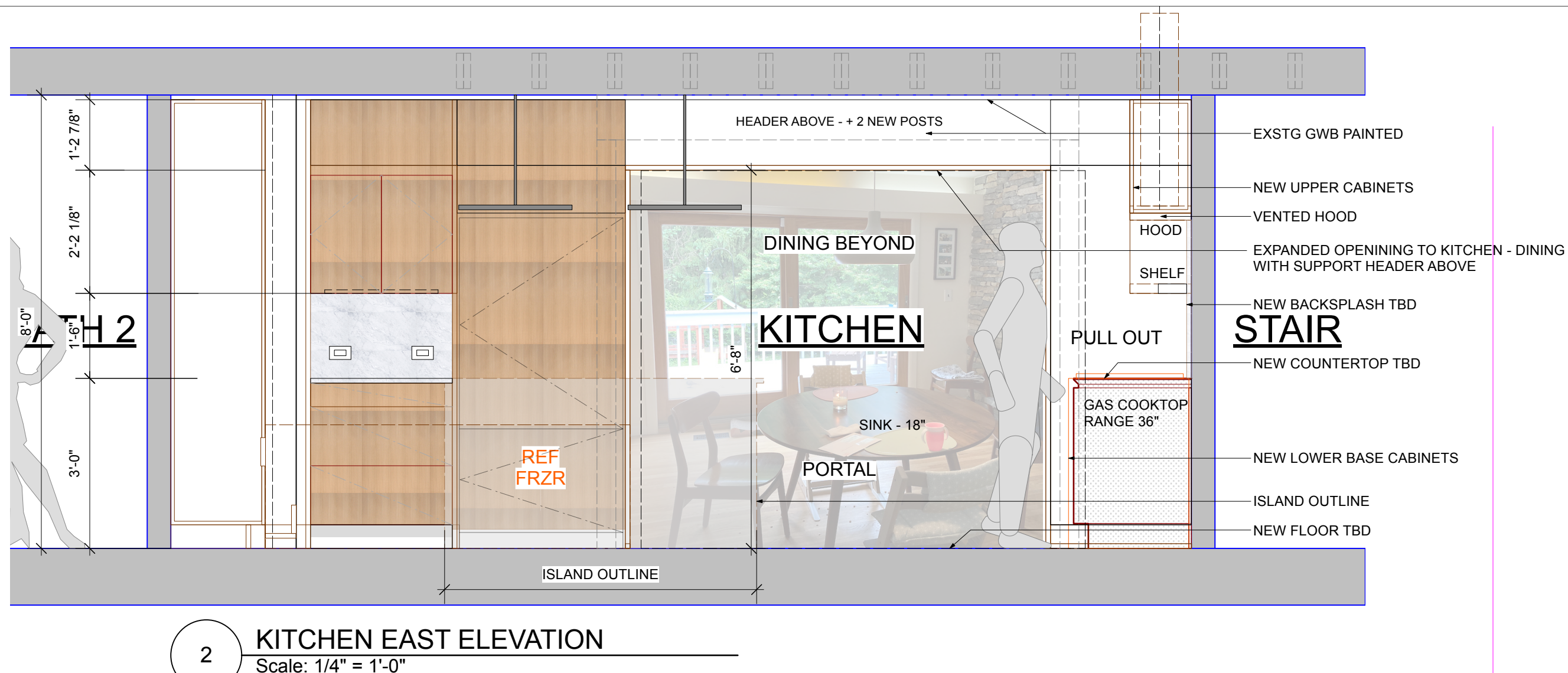
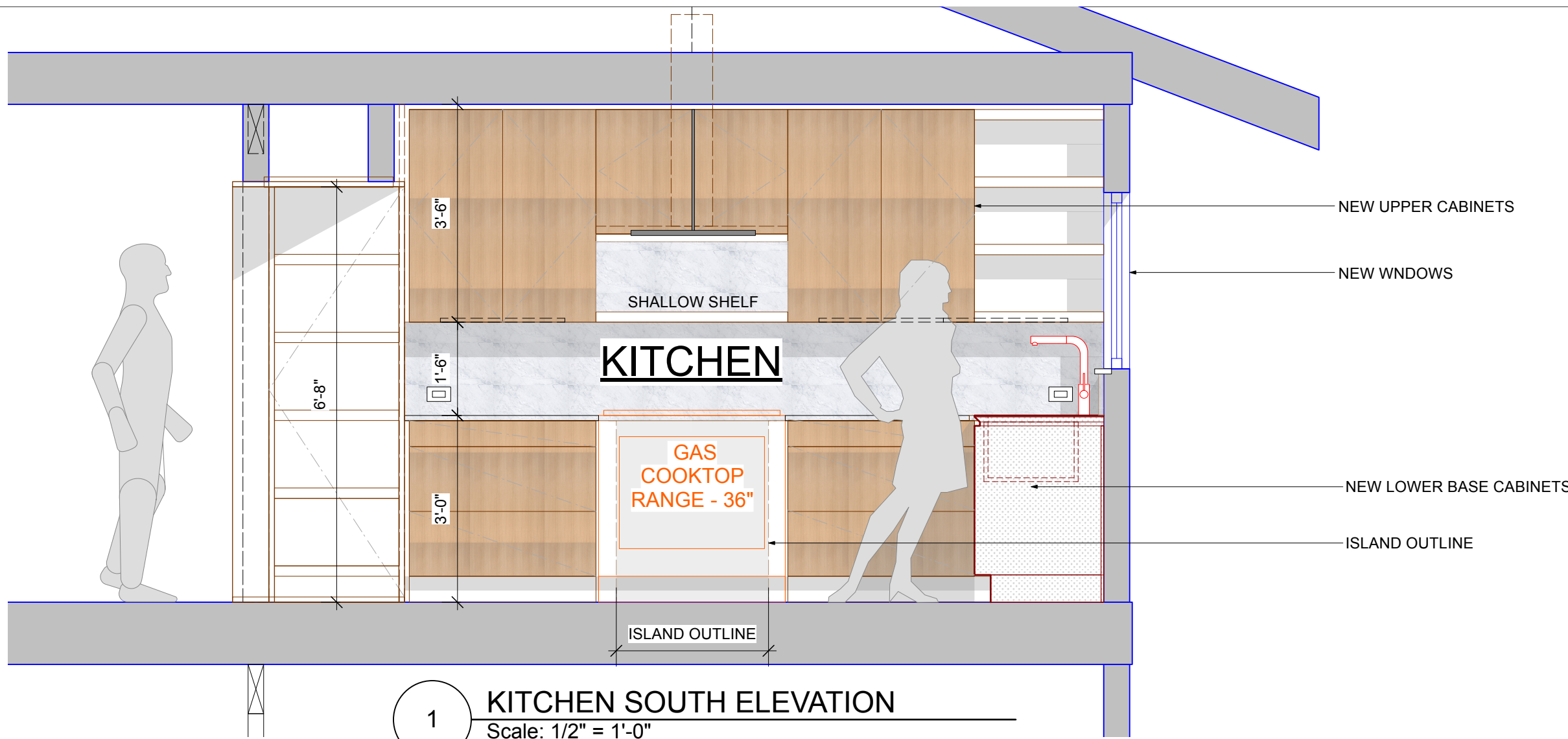
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PROJECT:
3 WOODBINE ROAD
IRVINGTON, NY 10533

DRAWING TITLE:
FIRST FLOOR PLANS

FILE NAME:	
DRAWN BY:	PG
SCALE:	1/4" = 1'-0"
DATE:	7/14/23
PROJECT ID:	2214A
DRAWING NUMBER	
A-102.00	



NO. REVISIONS DATE

NO. ISSUE DATE

B Revised Filing 7/14/23



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PROJECT:
3 WOODBINE ROAD
IRVINGTON, NY 10533

DRAWING TITLE:
KITCHEN DETAIL PLAN, ELEVS

FILE NAME:

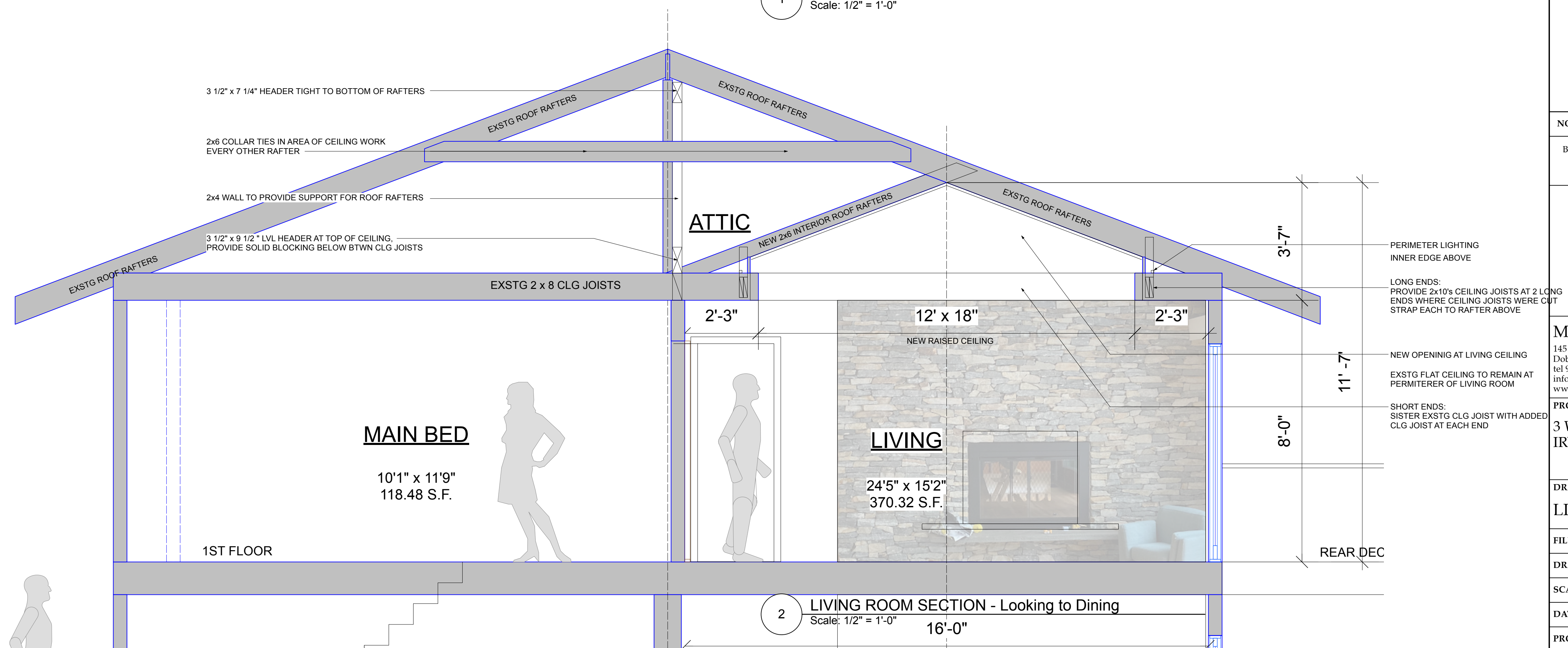
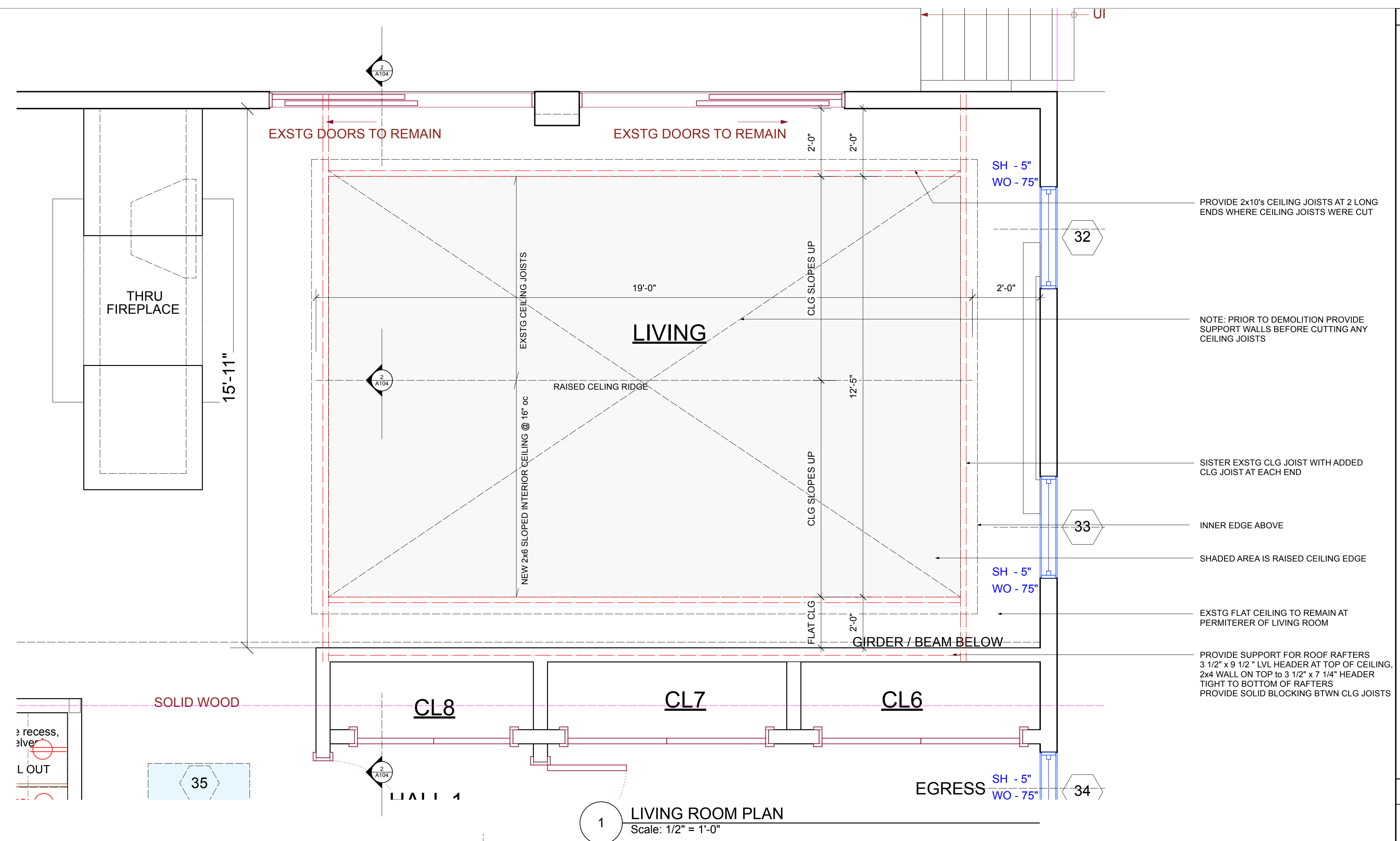
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SCALE: 1/2" = 1'-0"

DATE: 7/14/23

PROJECT ID: 2214A

A-103.00



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NO. REVISIONS	DATE
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NO.	ISSUE	DATE
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B	<u>Revised Filing</u>	7/14/23
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PROJECT:
3 WOODBINE ROAD
IRVINGTON, NY 10533

DRAWING TITLE:

LIVING CEILING DETAILS

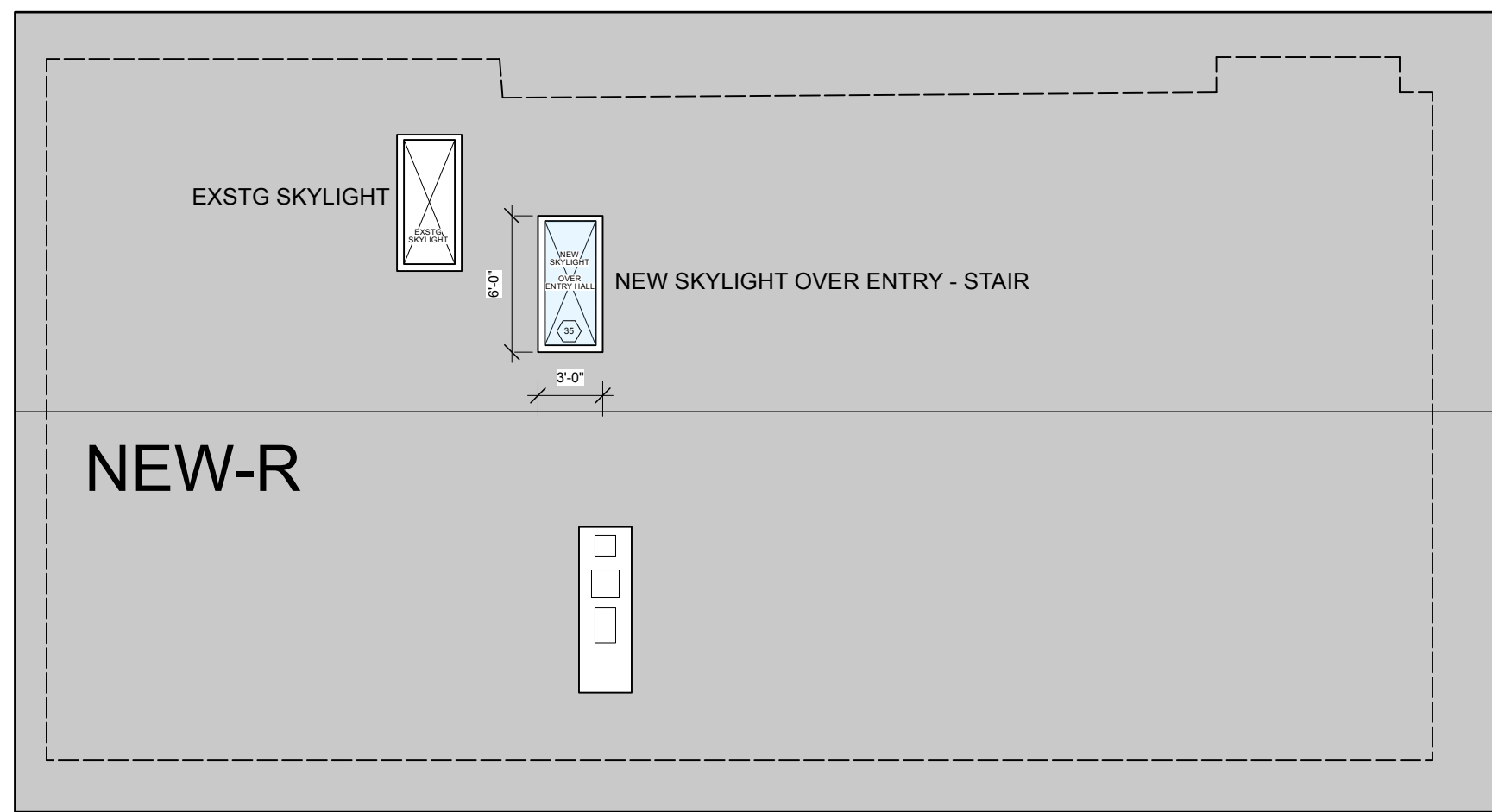
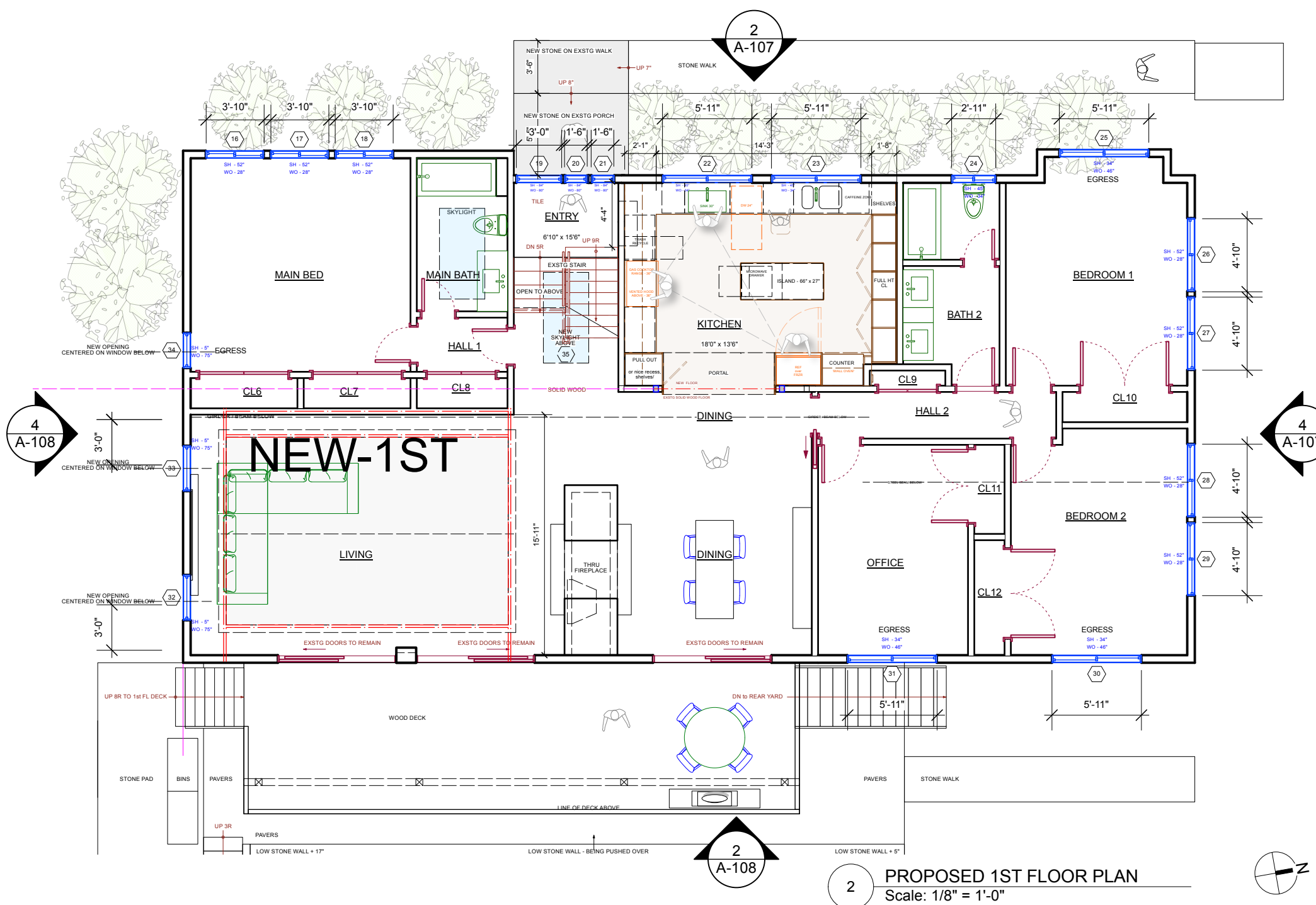
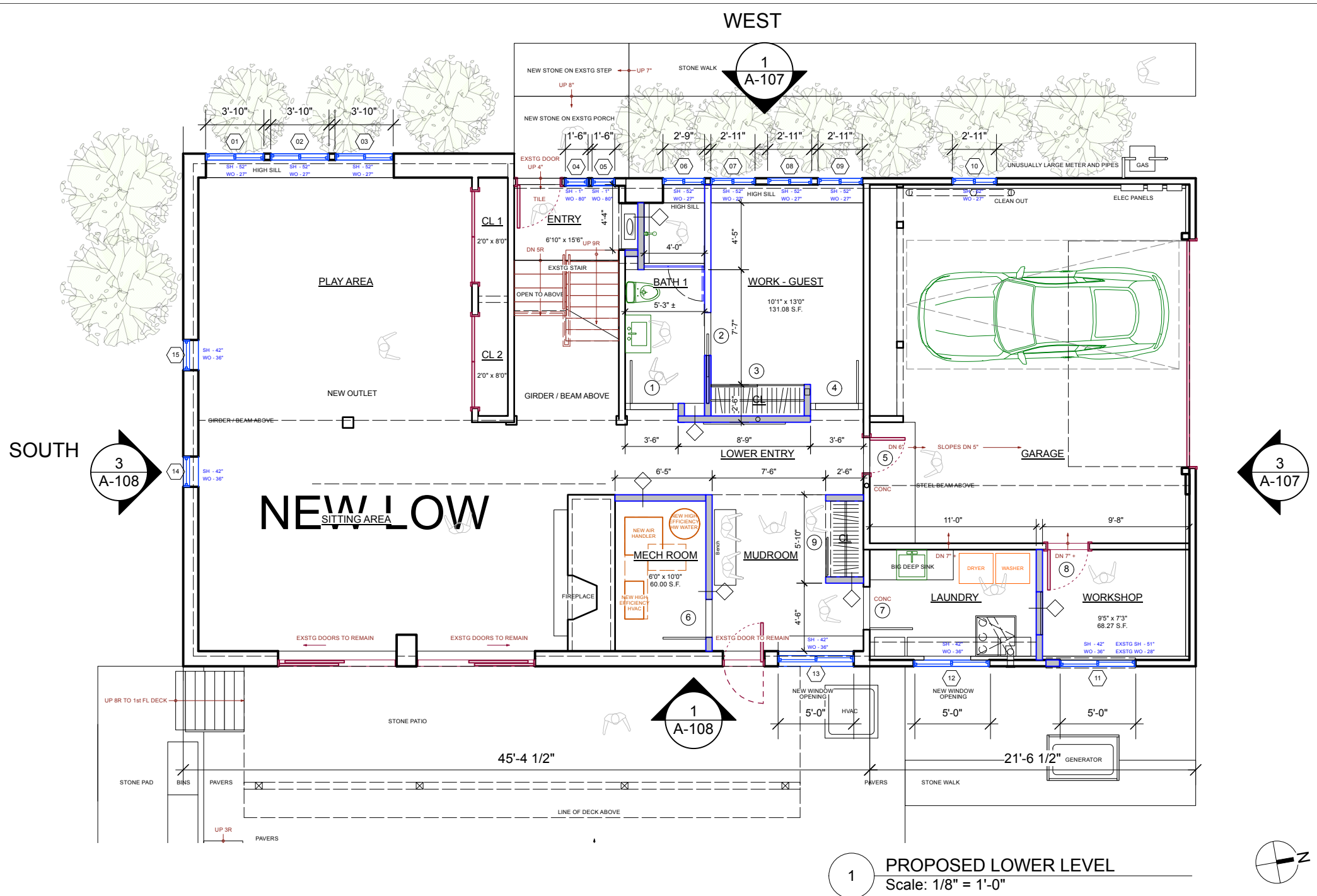
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DRAWN BY:	PG	DRAWING NUMBER
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SCALE: 1/2" = 1'-0"

DATE:	7/14/23	A-104.00
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PROJECT ID:	2214A
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WINDOW SCHEDULE - Verify All Units Prior to Final Order (LAST UPDATED 6.22.23)

No.	Location	Description	Manuf.	Model No.	RO Width	RO Height	Hdr Ht	Jamb	Grille/SDL	Exterior Fin	Interior Fin	Hardware	U-Fact	SHGC	Remarks
LOWER LEVEL															
1	Play Area	Glider	Marvin - Essential	-	3'10"	2'3"				Fiberglass	Fiberglass				
2	Play Area	Glider	Marvin - Essential	-	3'10"	2'3"				Fiberglass	Fiberglass				
3	Play Area	Glider	Marvin - Essential	-	3'10"	2'3"				Fiberglass	Fiberglass				
4	Entry	Fixed	Marvin - Essential	-	1'6"	6'8"				Fiberglass	Fiberglass				
5	Entry	Fixed	Marvin - Essential	-	1'6"	6'8"				Fiberglass	Fiberglass				
6	Bath 1	Glider	Marvin - Essential	-	2'9"	2'3"				Fiberglass	Fiberglass				
7	Work - Guest	Glider	Marvin - Essential	-	2'11"	2'3"				Fiberglass	Fiberglass				
8	Work - Guest	Glider	Marvin - Essential	-	2'11"	2'3"				Fiberglass	Fiberglass				
9	Work - Guest	Glider	Marvin - Essential	-	2'11"	2'3"				Fiberglass	Fiberglass				
10	Garage	Glider	Marvin - Essential	-	2'11"	2'3"				Fiberglass	Fiberglass				
11	Workshop	Glider	Marvin - Essential	-	5'0"	3'-0"				Fiberglass	Fiberglass				
12	Laundry	Glider	Marvin - Essential	-	5'0"	3'-0"				Fiberglass	Fiberglass				
13	Mudroom	Glider	Marvin - Essential	-	5'0"	3'-0"				Fiberglass	Fiberglass				
14	Sitting Area	Fixed	Marvin - Essential	-	5'0"	3'-0"				Fiberglass	Fiberglass				
15	Play Area	Fixed	Marvin - Essential	-	5'0"	3'-0"				Fiberglass	Fiberglass				
1st FLOOR															
16	Main Bed	Glider	Marvin - Essential	-	3'10"	2'4"				Fiberglass	Fiberglass				
17	Main Bed	Glider	Marvin - Essential	-	3'10"	2'4"				Fiberglass	Fiberglass				
18	Main Bed	Glider	Marvin - Essential	-	3'10"	2'4"				Fiberglass	Fiberglass				
19	Entry	Fixed	Marvin - Essential	-	3'0"	6'8"				Fiberglass	Fiberglass				
20	Entry	Fixed	Marvin - Essential	-	1'6"	6'8"				Fiberglass	Fiberglass				
21	Entry	Fixed	Marvin - Essential	-	1'6"	6'8"				Fiberglass	Fiberglass				
22	Kitchen	Glider	Marvin - Essential	-	5'11"	2'10"				Fiberglass	Fiberglass				
23	Kitchen	Glider	Marvin - Essential	-	5'11"	2'10"				Fiberglass	Fiberglass				
24	Bath 2	Glider	Marvin - Essential	-	2'11"	2'10"				Fiberglass	Fiberglass				
25	Bed 1	Glider	Marvin - Essential	-	5'11"	3'10"				Fiberglass	Fiberglass				EGRESS
26	Bed 1	Glider	Marvin - Essential	-	4'10"	2'10"				Fiberglass	Fiberglass				
27	Bed 1	Glider	Marvin - Essential	-	4'10"	2'10"				Fiberglass	Fiberglass				
28	Bed 2	Glider	Marvin - Essential	-	4'10"	2'10"				Fiberglass	Fiberglass				
29	Bed 2	Glider	Marvin - Essential	-	4'10"	2'10"				Fiberglass	Fiberglass				
30	Bed 2	Glider	Marvin - Essential	-	5'11"	3'10"				Fiberglass	Fiberglass				EGRESS
31	Office	Glider	Marvin - Essential	-	5'11"	3'10"				Fiberglass	Fiberglass				EGRESS
32	Living	Casement	Marvin - Essential	-	3'0"	6'3"				Fiberglass	Fiberglass				
33	Living	Casement	Marvin - Essential	-	3'0"	6'3"				Fiberglass	Fiberglass				
34	Main Bed	Casement	Marvin - Essential	-	2'4	6'3"				Fiberglass	Fiberglass				EGRESS
ROOF															
35	Over Entry	Skylight	Velux	S 06	3'0	6'0				Aluminum					Velux - 800-888-3589

INTERIOR DOORSSCHEDULE - Verify All Units Prior to Final Order (LAST UPDATED 6.22.23)

No.	Loc.	Door Type	Mat.	Width	Height	Thick	Frame Type	Mat.	Sill	HRDW	Remarks
1st FLOOR											
NO NEW DOORS		0 Doors	-	-	-	-	-	-	-	-	
LOWER LEVEL											
1	BATH 1	A	WD	3'0"	6'8"	1 1/2"	SWING	WD		A	
2	BATH 1	B	WD	3'0"	6'8"	1 1/2"	SLIDER	WD		C	
3	WORK-GUEST CL	C	WD	5'0"	6'8"	1 1/2"	SLIDERS	WD		A	
4	WORK-GUEST	A	WD	3'0"	6'8"	1 1/2"	SWING	WD		A	4 SIDED DOOR FRAME GASKET
5	LOWER ENTRY	A	WD	3'0"	6'8"	1 1/2"	SWING	WD		A	
6	MECH ROOM	A	WD	3'0"	6'8"	1 1/2"	SWING	WD		C	2 HR FIRE RATED
7	LAUNDRY	A	WD	3'0"	6'8"	1 1/2"	SWING	WOOD			4 SIDED DOOR FRAME GASKET
8	WORKSHOP	A	WD	3'0"	6'8"	1 1/2"	SWING	WD		A	
9	MUDROOM	C	WD	5'0"	6'8"	1 1/2"	SLIDERS	WD		A	

Door Type Key

- A. WOOD - FLUSH SOLID CORE DOOR - PAINTED - COLOR TBD
B. WOOD - SINGLE SLIDER
C. WOOD - 2 SLIDERS

Hardware Key

- A. PRIVACY - AS PER CLIENT SPEC
B. PRIVACY - AS PER CLIENT SPEC
B. PRIVACY - AS PER CLIENT SPEC
D. PRIVACY - AS PER CLIENT SPEC

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NO. REVISIONS

DATE

NO. ISSUE

DATE

B Revised Filing

7/14/23



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PROJECT:

3 WOODBINE ROAD
IRVINGTON, NY 10533

DRAWING TITLE:

WINDOWS - INTERIOR DOORS

FILE NAME:

DRAWN BY:

PG

DRAWING NUMBER

SCALE:

1/8" = 1'-0"

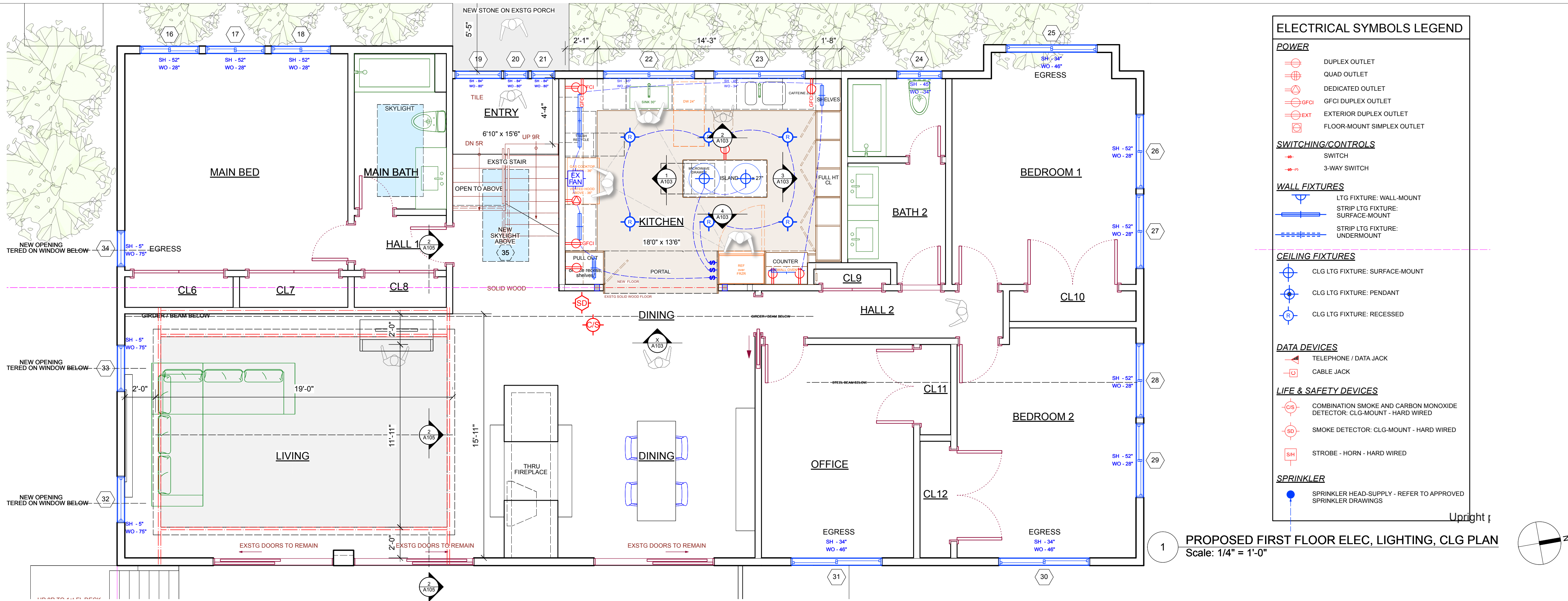
DATE:

7/14/23

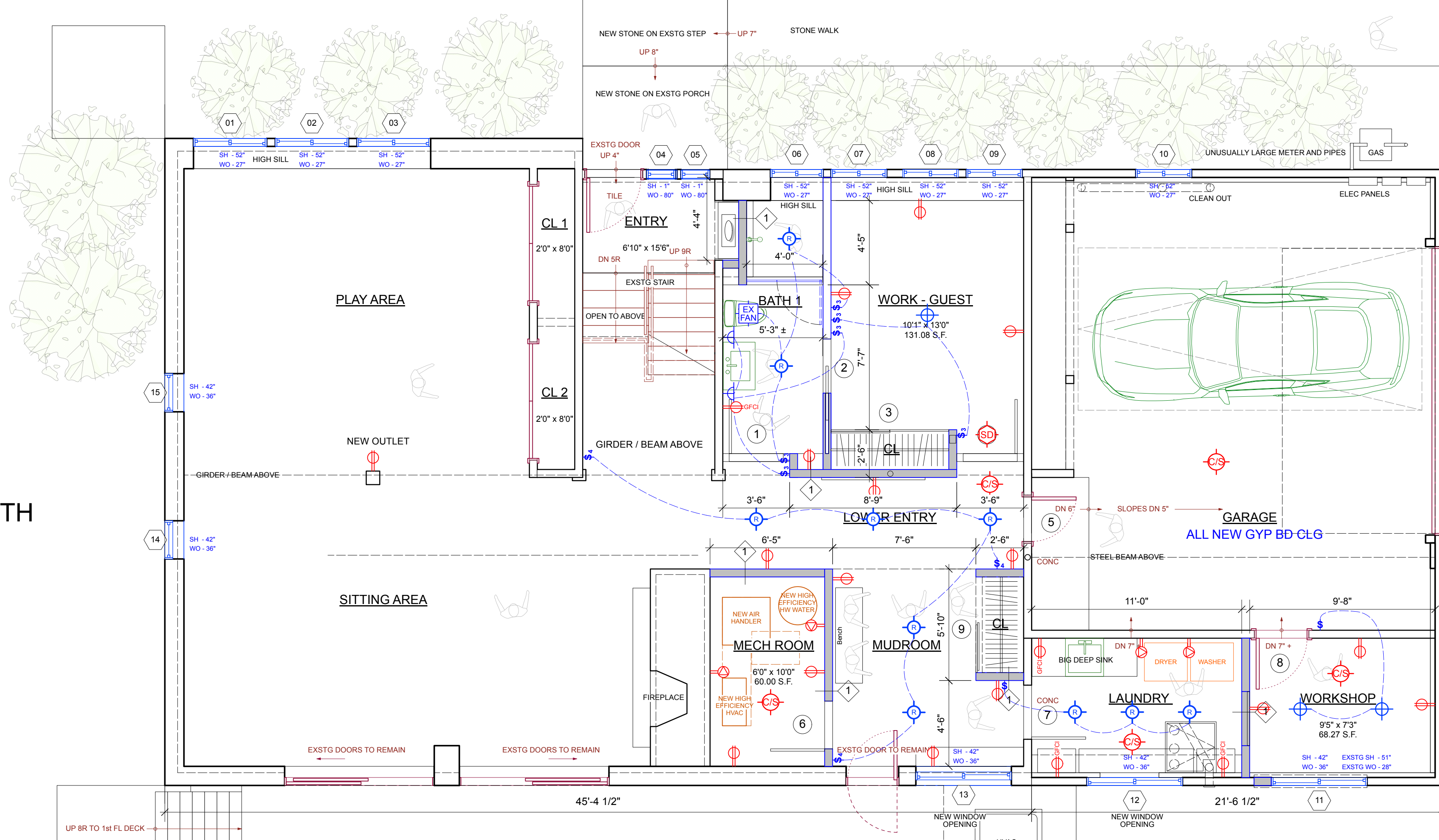
PROJECT ID:

2214A

A-105.00



WEST



SOUTH

SMOKE AND CARBON MONOXIDE ALARMS

1. CONTRACTOR SHALL PROVIDE SMOKE AND CO DETECTORS THROUGHOUT AS REQUIRED BY THE 2020 BUILDING CODE OF NYS.
2. SMOKE DETECTORS SHALL MEET ALL REQUIREMENTS OF THE 2020 BUILDING CODE OF NYS. SMOKE DETECTORS ARE REQUIRED TO BE INSTALLED IN ALL SLEEPING ROOMS AND IN AREAS IN THE IMMEDIATE VICINITY OF SLEEPING ROOMS. SMOKE DETECTORS SHALL BE HARD-WIRED WITH BATTERY BACK UP AND INTERCONNECTED. SMOKE DETECTORS SHALL BE PERMITTED TO BE BATTERY WHERE EXISTING INTERIOR WALL OR CLG FINISHES ARE NOT REMOVED TO THE STRUCTURE.
3. CARBON MONOXIDE DETECTORS SHALL MEET ALL REQUIREMENTS OF THE 2020 BUILDING CODE OF NYS. CARBON MONOXIDE DETECTORS ARE REQUIRED TO BE INSTALLED IN THE IMMEDIATE VICINITY OF ALL SLEEPING AREAS. MORE THAN ONE CARBON MONOXIDE DETECTOR SHALL BE PROVIDED AS REQUIRED TO ASSURE THAT NO SLEEPING AREA IS MORE THAN 15 FEET FROM ALARM. DETECTORS SHALL BE HARD-WIRED WITH BATTERY BACK UP.

ELECTRICAL NOTES

1. ALL EQUIPMENT, DEVICE, AND FIXTURE LOCATIONS ARE SCHEMATIC. ONLY DEDICATED AND GFCI OUTLET LOCATIONS SHOWN ON PLANS. GC SHALL PROVIDE FOR ALL OTHER REGULAR DUPLEX OUTLETS AS REQUIRED BY CODE. FINAL LOCATIONS TO BE DETERMINED IN FIELD WITH OWNER OR ARCHITECT PRIOR TO ROUGH-IN. TYP. THROUGHOUT. ELECTRICAL WORK INSTALLED WITHOUT PRIOR APPROVAL SHALL BE SUBJECT TO RELOCATION AT NO ADDITIONAL CHARGE.
2. PROVIDE ALL ELECTRICAL SUPPLIES AND SHUTOFFS AS REQUIRED BY CODE, TYP. FOR ALL EQUIPMENT, TYP. THROUGHOUT
3. PROVIDE 5 INDIVIDUALLY METERED ELECTRICAL SERVICES: TO EACH OF THE 4 UNITS AND TO THE BUILDING COMMON, OF AT LEAST 220V 100AMP EACH, FINAL SIZE TO BE VERIFIED WITH CON-EDISON BASED ON PROPOSED LOADS AT EACH LOCATION.
4. ALL LIGHT FIXTURES ARE TO BE LED HIGH EFFICACY UNLESS SPECIFICALLY NOTED.
5. PROVIDE ALL LOW VOLTAGE AND COMMUNICATION WIRING AS INDICATED.
6. PROVIDE TEMPORARY ELECTRICAL SERVICE DURING CONSTRUCTION AND PROVIDE TEMPORARY LIGHTING AND POWER THROUGH SITE AS REQUIRED TO SUPPORT ALL CONSTRUCTION ACTIVITIES.

4 PROPOSED LOWER LEVEL ELEC< LIGHTING, CLG PLAN
Scale: 1/4" = 1'-0"

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CONSTRUCTION PLAN LEGEND

- EXISTING STONE WALL TO REMAIN
- EXISTING MASONRY WALL TO REMAIN
- EXISTING EXTERIOR FRAME WALL TO REMAIN
- EXISTING INTERIOR FRAME WALL TO REMAIN
- NEW MASONRY WALL
- NEW C.I.P. CONCRETE WALL
- NEW EXTERIOR FRAME WALL
- NEW INTERIOR FRAME WALL
- OBJECTS ABOVE
- WINDOW ID
- DOOR ID
- WALL TYPE ID
- BUILDING SECTION KEY
- EXTERIOR ELEVATION KEY
- DETAIL KEY
- INTERIOR ELEVATION KEY

NOTE: ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD (VIF) PRIOR TO CONSTRUCTION

NO. REVISIONS DATE

NO. ISSUE DATE

B Revised Filing 7/14/23



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PROJECT:

3 WOODBINE ROAD
IRVINGTON, NY 10533

DRAWING TITLE:
ELEC, LIGHTING, CLG PLANS

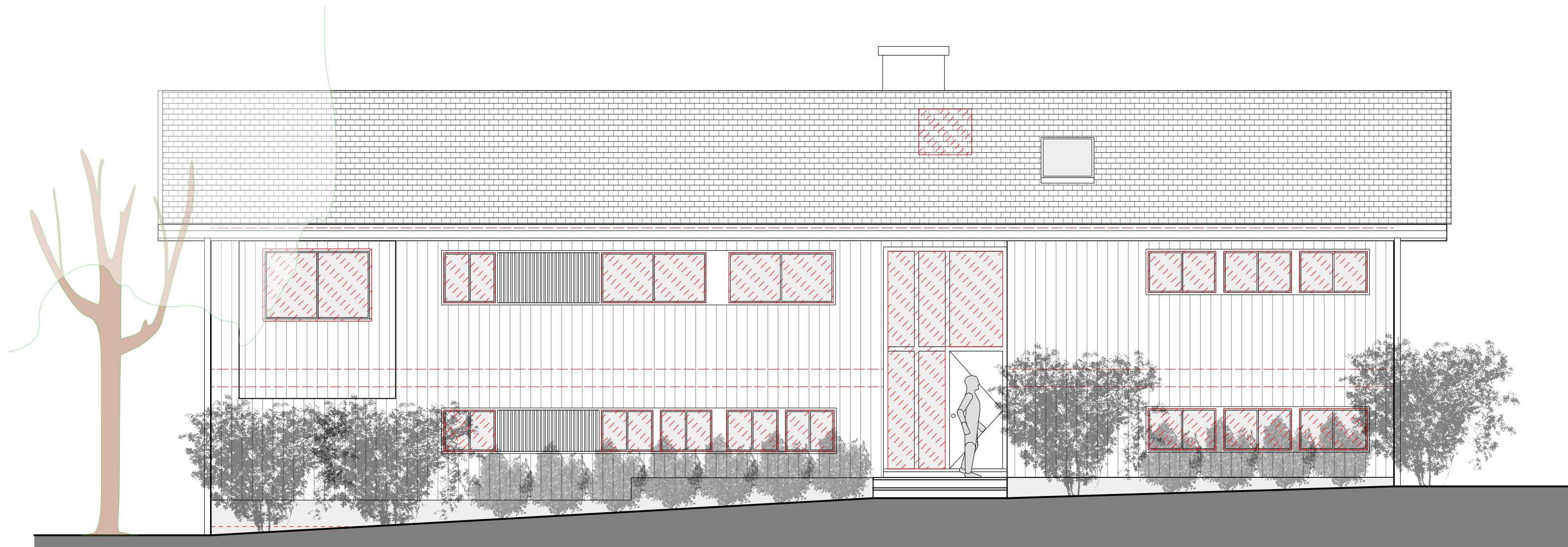
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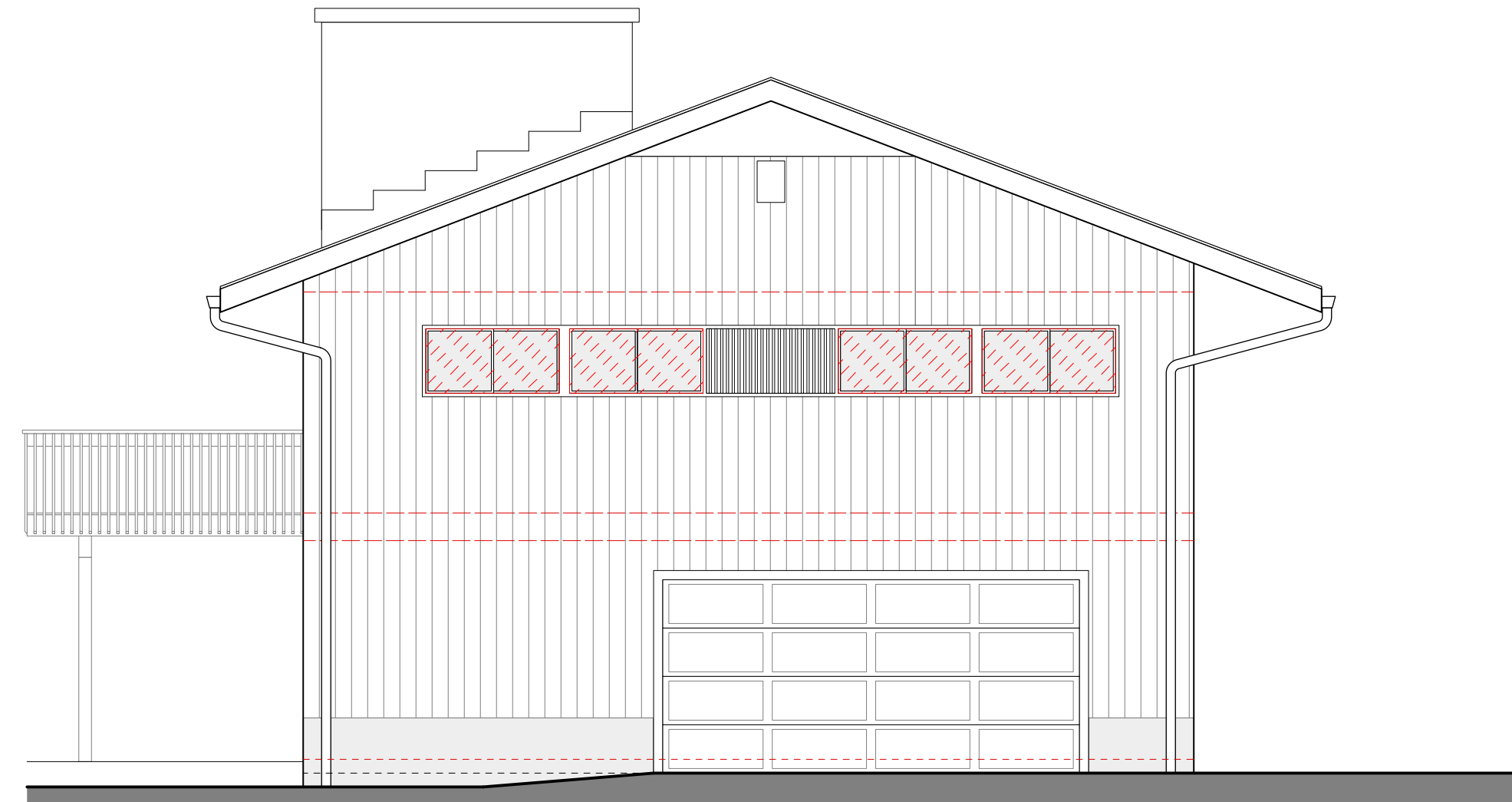
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DATE: 7/14/23

PROJECT ID: 2214A



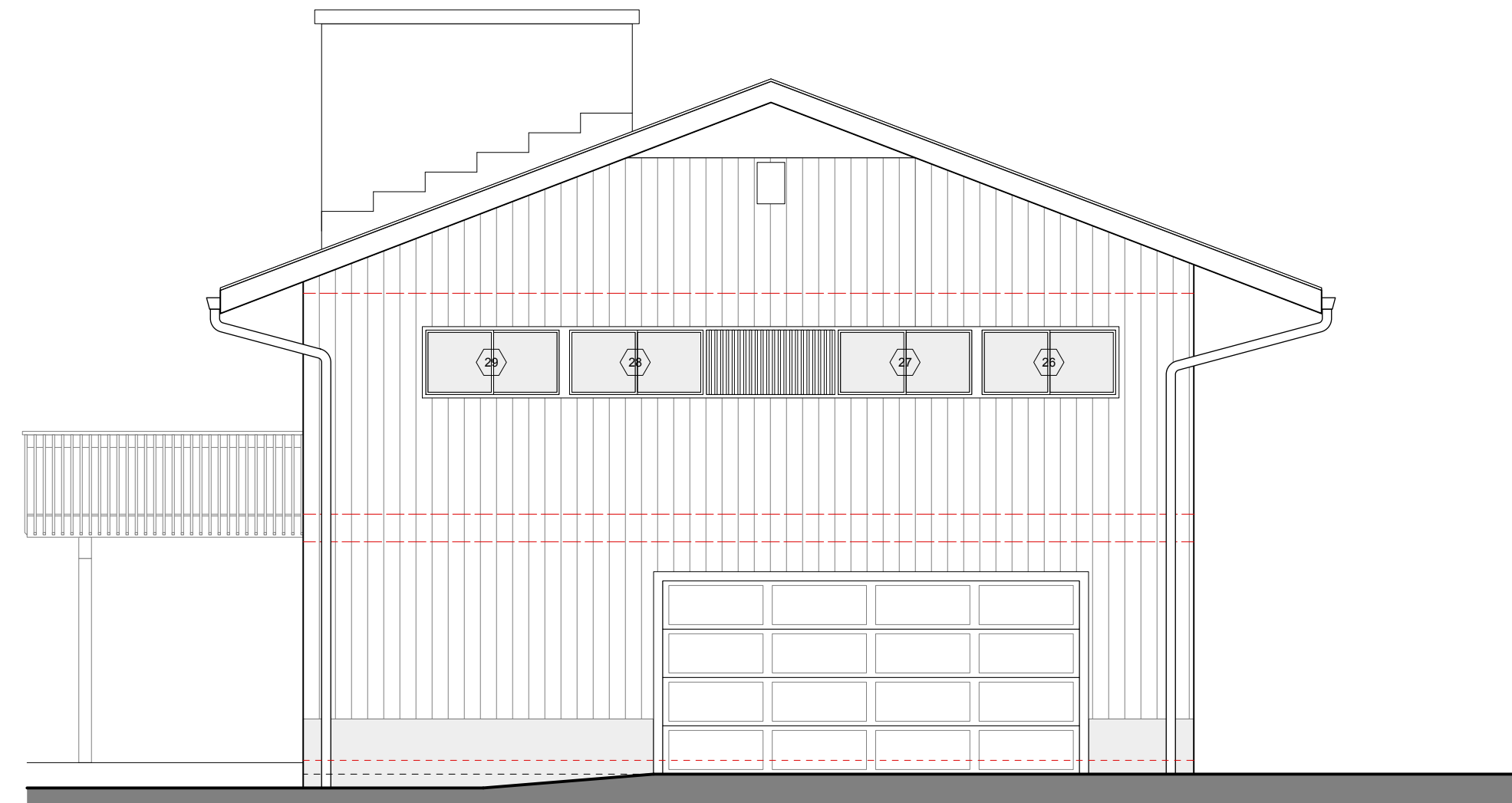
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3 EXISTING NORTH EXTERIOR ELEVATION "SIDE"
Scale: 3/16" = 1'-0"



2 PROPOSED WEST EXTERIOR ELEVATION "FRONT"
Scale: 3/16" = 1'-0"



4 PROPOSED NORTH EXTERIOR ELEVATION "SIDE"
Scale: 3/16" = 1'-0"

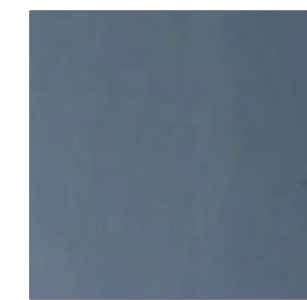
EXTERIOR MATERIAL FINISHES



WINDOWS EXTERIOR FINISH
MARVIN - ESSENTIAL SERIES
EXTERIOR COLOR - BRONZE



EXISTING EXTERIOR FINISH
VERTICAL WOOD PAINTED



EXISTING EXTERIOR TRIM
EXISTING WOOD TO REMAIN



NEW SKYLIGHT
BRONZE ALUMINUM FRAME
TO MATCH EXISTING



PROPOSED FRONT PORCH STEPS
EXISTING STEPS REPLACED WITH STONE
BLUESTONE

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CONSTRUCTION PLAN LEGEND	
	EXISTING STONE WALL TO REMAIN
	EXISTING MASONRY WALL TO REMAIN
	EXISTING EXTERIOR FRAME WALL TO REMAIN
	EXISTING INTERIOR FRAME WALL TO REMAIN
	NEW MASONRY WALL
	NEW C.I.P. CONCRETE WALL
	NEW EXTERIOR FRAME WALL
	NEW INTERIOR FRAME WALL
	OBJECTS ABOVE
	WINDOW ID
	DOOR ID
	WALL TYPE ID
	BUILDING SECTION KEY
	EXTERIOR ELEVATION KEY
	DETAIL KEY
	INTERIOR ELEVATION KEY
NOTE: ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD (VIF) PRIOR TO CONSTRUCTION	

NO.	REVISIONS	DATE
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NO.	ISSUE	DATE
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B	Revised Filing	7/14/23
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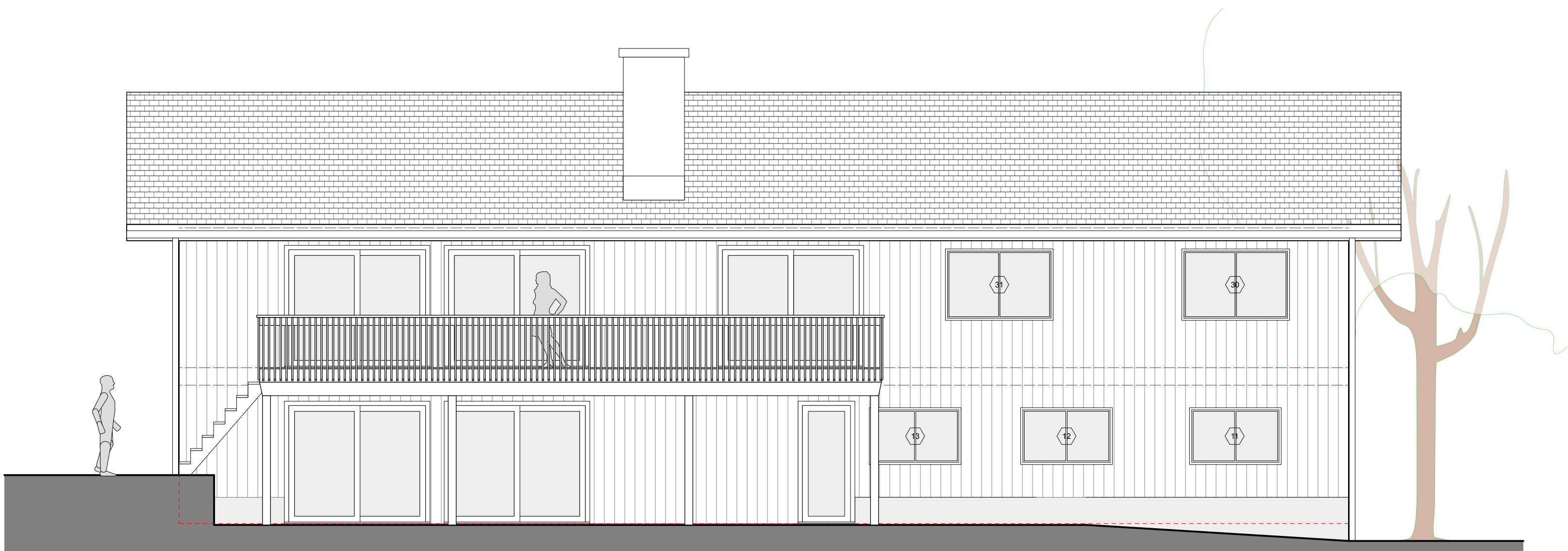
PROJECT:
3 WOODBINE ROAD
IRVINGTON, NY 10533

DRAWING TITLE:
ELEVATIONS - FRONT - NORTH

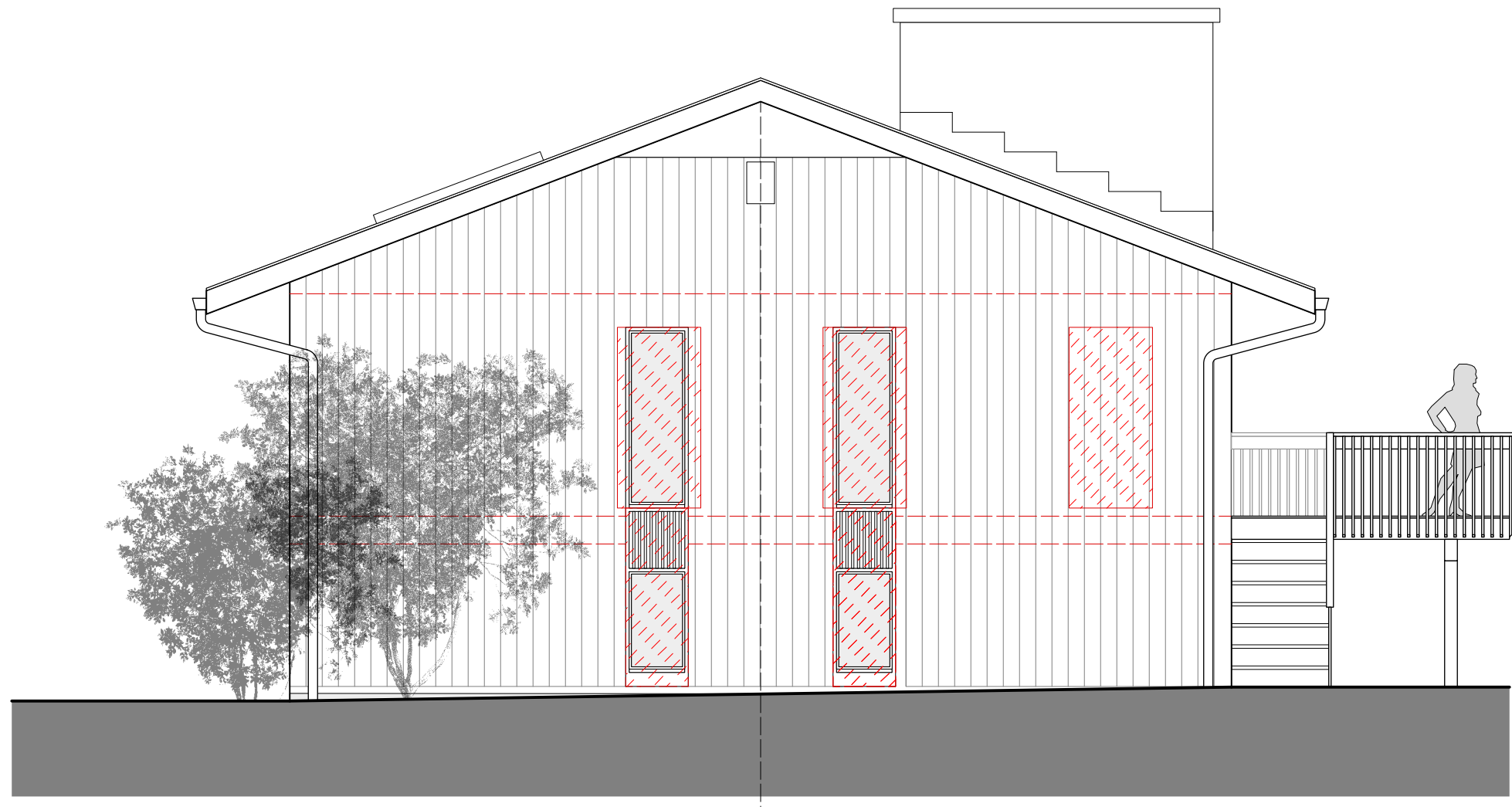
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DATE:	7/14/23
PROJECT ID:	2214A
DRAWING NUMBER	
A-107.00	



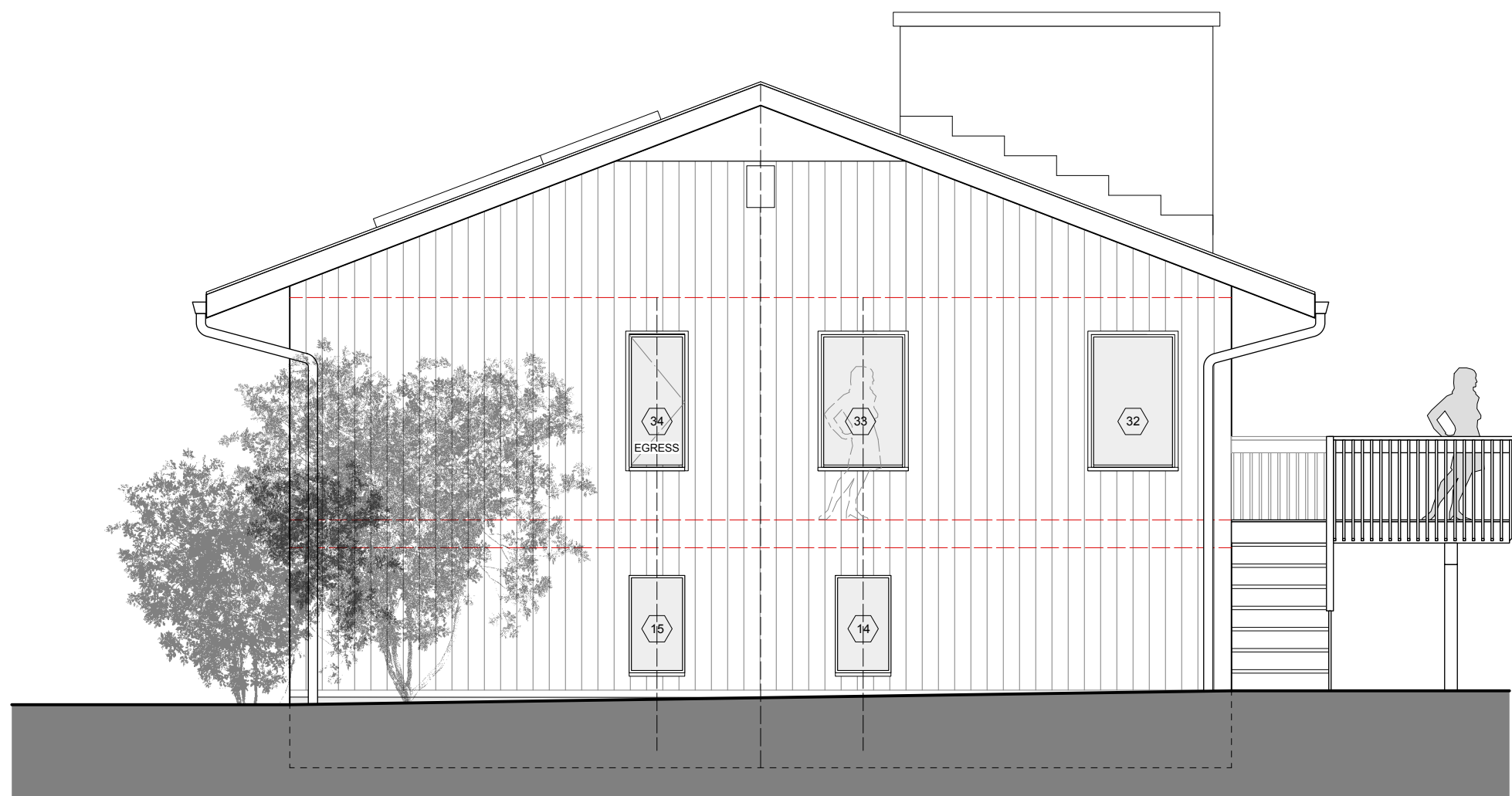
1 EXISTING EAST EXTERIOR ELEVATION "REAR"
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2 PROPOSED EAST EXTERIOR ELEVATION "REAR"
Scale: 3/16" = 1'-0"



3 EXISTING SOUTH EXTERIOR ELEVATION "SIDE"
Scale: 3/16" = 1'-0"



4 PROPOSED SOUTH EXTERIOR ELEVATION "SIDE"
Scale: 3/16" = 1'-0"

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CONSTRUCTION PLAN LEGEND	
	EXISTING STONE WALL TO REMAIN
	EXISTING MASONRY WALL TO REMAIN
	EXISTING EXTERIOR FRAME WALL TO REMAIN
	EXISTING INTERIOR FRAME WALL TO REMAIN
	NEW MASONRY WALL
	NEW C.I.P. CONCRETE WALL
	NEW EXTERIOR FRAME WALL
	NEW INTERIOR FRAME WALL
	OBJECTS ABOVE
	WINDOW ID
	DOOR ID
	WALL TYPE ID
	BUILDING SECTION KEY
	EXTERIOR ELEVATION KEY
	DETAIL KEY
	INTERIOR ELEVATION KEY

NOTE: ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD (VIF) PRIOR TO CONSTRUCTION

NO.	REVISIONS	DATE

NO.	ISSUE	DATE
B	Revised Filing	7/14/23

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PROJECT:
3 WOODBINE ROAD
IRVINGTON, NY 10533

DRAWING TITLE:
ELEVATIONS - REAR - SOUTH

FILE NAME:

DRAWN BY:	PA	DRAWING NUMBER
SCALE:	3/16" = 1'-0"	A-108.00
DATE:	7/14/23	
PROJECT ID:	2214A	