

APPLICATION FOR BUILDING PERMIT

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

Application Number:	191	Date:	02/24/2020
Job Location:	23 CEDARLAWN RD	Parcel ID:	2.90-45-48
Property Owner:	David and Lucia Squires	Property Class:	1 FAMILY RES
Occupancy:	One/ Two Family	Zoning:	
Common Name:			

Applicant	Contractor
Douglas McClure	Kevin Scanlan
McC Architecture pllc	Scanlan Enterprises, Inc.
25 North Dutcher St.Irvington NY 10533	314 Front St. Upper Nyack NY 10906
917-887-0975	845-216-3122

Description of Work

Type of Work:	Exterior alteration or renovations	Applicant is:	Architect
Work Requested by:	The Owner	In association with:	
Cost of Work (Est.):	100000.00	Property Class:	1 FAMILY RES

Description of Work

Expansion of existing dormer to create new Master Bedroom, Master Bath, and walk in closet in existing space.

Please Note: Completing the application does not constitute a permit to commence construction. To obtain your permit follow the instructions on the instruction page provided on page 3.

Job Location: 23 CEDARLAWN RD

Parcel Id: 2.90-45-48

AFFIDAVIT OF APPLICANT

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

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

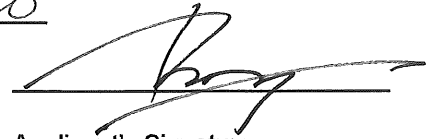
That the information contained in this application and on the accompanying drawings is true to the best of his knowledge and belief. The undersigned hereby agrees to comply with all the requirements of the New York State Uniform Fire Prevention and Building Code, the Village of Irvington Building Code, 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 9 day of March of 2020



Notary Public / Commission of Deeds

SARAH PALERMO
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN WESTCHESTER COUNTY
No. 01PA6182438
COMMISSION EXPIRES FEBRUARY 25, 2021



Applicant's Signature

OWNER'S AUTHORIZATION

I **David and Lucia Squires** 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 646-469-2740 Owner email address SquiresLucia@yahoo.com

- ☒ LUCIA SQUIRES 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.

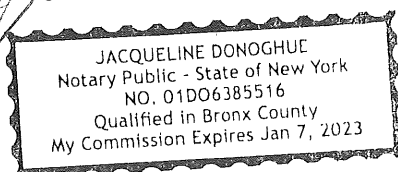
Sworn to before me this 2nd day of MARCH of 2020



Notary Public / Commission of Deeds



Applicant's Signature



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 licensed professional).
4. One USB with all plans (with Licensed Professionals certification/stamp) and specifications in PDF (file size must be less than 25MB).
5. Copy of approved site plan from the Irvington Planning Board when applicable (required on all increases of FAR, footprint, coverage, driveways and increases of cubic content under a roof).
6. Approval by the Architectural Review Board (ARB) when applicable. An additional five (5) sets of construction drawings and specifications (please see ARB requirements (available on the village web site www.irvingtonny.gov) prior to submission).
7. Visit the Village of Irvington website www.irvingtonny.gov for additional check list for solar panels, generators, underground propane tanks, signs and awnings (found in forms and documents in the Building & Planning General Information folder).
8. Village Zoning Code is available on the Village website: www.irvingtonny.gov.
9. Provide evidence that the application meets the NYS Energy code as described by www.dos.state.ny.us/code/energycode/overview.htm

Contractor Requirements in order to obtain a Building Permit:

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

Please Note:

-State Law requires that the contractor submits a copy of Workman's Compensation as required by the New York State Disability Insurance naming the Department of Buildings, Village of Irvington as certificate holder and showing coverage for general 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
1700

• Inspection Fees (as applicable)

• Insulation: \$50

• Solid Fuel: \$50

• Foundation and footing drain: \$50

• Energy Code Compliance: \$50

• Sediment and erosion control: \$50

• Footing: \$50

• Preparation for concrete slabs and walls: \$50

• Footing: \$50

• Preparation for concrete slabs and walls: \$50

• Framing: \$50

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

• Fire resistant construction and penetrations: \$50

• Final Inspection for C.O.: \$50

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

Total Inspections 150

* 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).

100

* 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 2035

(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.)



VILLAGE OF IRVINGTON

Building Department
85 Main Street
Irvington, NY 10533

Phone: (914) 591-8335
Fax: (914) 591-5870
Hours:
M - F 8:30 AM - 4:30 PM

PAYMENT RECEIPT

Receipt Number	2020-158	Application No.	191
Payment Date	03/17/2020	Applicant	Douglas McClure
Cost of Work (EST)	100000.0000	Property Owner	David and Lucia Squires
Amount Paid	2035.00	Job Location	23 CEDARLAWN RD
Payment Type	Permit		
Permit Type	Exterior alteration or renovations		
Check Number	169		
Account Code			

Description of Work

Expansion of existing dormer to create new Master Bedroom, Master Bath, and walk in closet in existing space.

This receipt does not constitute a permit or permission to begin any work

NOTES:

PROJECT INFORMATION:

GROUND SNOW LOAD	WIND SPD	SEISMIC DSGN CATEGORY	SUBJECT DAMAGE FROM			ICE BARRIER UNDERLYMNT REQ'D	FLOOD HAZARDS	DECAY
			W/THRNG	FRST LINE DPTH	TERMITE			
30 LBS./S.F.	90-100 MPH	C	SEVERE	42" DEEP	MODERATE TO HEAVY	YES	FIRM COMMUNITY-PANEL MAP# 36119C0261F EFFECTIVE DATE: 9/28/2007	SUGHT TO MODERATE

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	CEILING R-VALUE	WOOD FRAME R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT R-VALUE & DEPTH	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
4	ALLOWBLE: .35 ACTUAL: 0.33	N/A (EXIST)	N/A (EXIST)	N/A (EXIST)	N/A (EXIST)	EXIST.	EXIST. - 108" MIN.	EXIST. - 4" MIN.	EXIST.



Squires Residence

23 Cedarlawn Rd. • Irvington, NY 10533

DRAWING LIST:	
ARCHITECTURAL:	
COV	COVER SHEET
SP1	SITE PLANS, ZONING CALCS, ENERGY CODE NOTES
SP2	COVERAGE AND F.A.R.
A1.1	CONSTRUCTION/DEMOLITION PLANS
A2.1	EXTERIOR ELEVATIONS
A4.1	INTERIOR ELEVATIONS
E1.1	ELECTRICAL PLANS

REV. #/DATE		
1	PLANNING BOARD	10/23/19
△	PERMIT SUBMISSION	2/25/20

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

DRAWING TITLE:

REGISTERED ARCHITECT

STATE OF NEW YORK

023959

17 September 2018

1617

1617-KRIM-PLANS.dwg

COV

CLIMATIC & GEOGRAPHIC DESIGN CRITERIA

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

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	CEILING R-VALUE	WOOD FRAME R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT R-VALUE & DEPTH	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
4	ALLOWABLE: .35 ACTUAL: 0.33	N/A (EXIST)	N/A (EXIST)	N/A (EXIST)	N/A (EXIST)	EXST.	EXST. - 108" MIN.	EXST. - 4" MIN.	EXST.

4 ZONE - 5750 HEATING DEGREE DAYS

ENERGY CODE COMPLIANCE

FROM TABLE 402.1(1) FROM ENERGY CONSERVATION CONSTRUCTION
CODE OF NEW YORK STATE PUBLISHED JANUARY 2015 - BASED ON 2010
BASED ON 5,750 HEATING DEGREE DAYS IN CLIMATE ZONE 4 (NOT MARINE)

SUB-SYSTEM	MAXIMUM U-FACTOR	MINIMUM R-VALUE
FENESTRATION	Ug = .35	R - 4
SKYLITE	Ug = .55	
GLAZED FENESTRATION	Ug = .40	
CEILING	Ug = .026	R - 49
FRAME WALL	Ug = .060	20 OR 13+5
MASS WALL	Ug = .098	8/13
FLOOR	Uf = .047	R - 19
BASEMENT WALL	Uf = .069	R - 10/13
SLAB PERIMETER		R10 FOR 2'
CRAWL SPACE WALL	Uf = .065	R - 10/13

- A. R-VALUES ARE MINIMUMS. U-FACTORS AND SHGC ARE MAXIMUMS. R-19 BATTS COMPRESSED INTO A NOMINAL 2X6 FRAMING CAVITY SUCH THAT THE R-VALUE IS REDUCED BY R-1 OR MORE SHALL BE MARKED WITH THE COMPRESSED BATT R-VALUE IN ADDITION TO THE FULL THICKNESS R-VALUE.
- B. THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS. THE SHGC COLUMN APPLIES TO ALL GLAZED FENESTRATION.
- C. "15/19" MEANS R-15 CONTINUOUS INSULATED SHEATHING ON HE INTERIOR OR EXTERIOR OF THE HOME OR R-19 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL. "10/13" MEANS R-10 CONTINUOUS INSULATED SHEATHING ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-13 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL.
- D. R-5 SHALL BE ADDED TO THE REQUIRED SLAB EDGE R-VALUES FOR HEATED SLABS. INSULATION DEPTH SHALL BE THE DEPTH OF THE FOOTING OR 2 FEET, WHICHEVER IS LESS IN ZONES 1 THROUGH 3 FOR HEATED SLABS.
- E. THERE ARE NO SHGC REQUIREMENTS IN THE MARINE ZONE.
- F. BASEMENT WALL INSULATION IS NOT REQUIRED IN WARM-HUMID LOCATIONS.
- G. OR INSULATION SUFFICIENT TO FILL THE FRAMING CAVITY. R-19 IS MINIMUM.
- H. "13+5" MEANS R-13 CAVITY INSULATION PLUS R-5 INSULATED SHEATHING. IF STRUCTURAL SHEATHING COVERS 25 PERCENT OR LESS OF THE EXTERIOR. INSULATING SHEATHING IS NOT REQUIRED WHERE STRUCTURAL SHEATHING IS USED. IF STRUCTURAL SHEATHING COVERS MORE THAN 25 PERCENT OF EXTERIOR, STRUCTURAL SHEATHING SHALL BE SUPPLEMENTED WITH INSULATED SHEATHING OF ATLEAST R-2.
- I. THE SECOND R-VALUE APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR OF THE WALL.
- J. FOR IMPACT RATED FENESTRATION COMPLYING WITH SECTIONR301.2.1.2 OF THE INTERNATIONAL RESIDENTIAL CODE OR SECTION 1608.1.2 OF THE INTERNATIONAL BUILDING CODE, THE MAXIMUM U-FACTOR SHALL BE 0.75 IN ZONE 2 AND 0.65 IN ZONE

GENERAL NOTE:

THESE HAVE BEEN PREPARED WITH NO KNOWLEDGE OF PRESENCE OF LEAD OR ASBESTOS. CONTRACTOR AND OWNER MUST TAKE APPROPRIATE STEPS TO IDENTIFY AND ABATE AS PER ALL APPLICABLE CODES.

ENERGY NOTES:

- I, DOUGLAS MCCLURE, CERTIFY THAT THESE PLANS AND SPECIFICATIONS COMPLY WITH THE LATEST EDITION OF THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE. CURRENTLY THE 2015 ENERGY CONSERVATION CODE OF NYS.
- ALL INSULATION SHALL BE AT MINIMUM PAPER FACED FIBERGLASS BATTS, WITH THE PAPER FACING THE WARM SIDE OF THE ASSEMBLY.
- THE G.C. SHALL PROVIDE A PERMANENT CERTIFICATE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL LISTING THE PREDOMINANT R-VALUES OF THE INSULATION INSTALLED PER SYSTEM THROUGH OUT THE RESIDENCE PER SECTION 401.3 OF THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE.
- CEILING INSULATION MAY BE REDUCED TO R-30 IN THE FOLLOWING SITUATIONS:
 - PER SECTION 402.2.1- CEILINGS WITH ATTIC SPACES: IF THE FULL HEIGHT OF THE UNCOMPRESSED R-30 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES
 - PER SECTION 402.2.2-CEILINGS WITHOUT ATTIC SPACES:WHERE THE DESIGN OF THE ROOF/CEILING ASSEMBLY DOESN'T ALLOW SUFFICIENT SPACE FOR THE REQUIRED INSULATION, THIS REDUCTION SHALL BE LIMITED TO 500 SF OF CEILING AREA.
- INSULATION VALUES SHOWN IN CHART ABOVE MAY BE REDUCED TO R-30 FOR CEILING AND R-13 FOR WALL IF THE MECHANICAL SYSTEM COMPLIES WITH TABLE 403.7 OF THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE. (I.E., GAS FURNACE: 90% AFUE OR GAS BOILER 82% AFUE.
- FOR BLOWN IN INSULATION, THE SETTLED R-VALUE SHALL BE USED.
- INSULATION VALUES SHOWN IN THE CHART ABOVE ARE MINIMUM VALUES REQUIRED BY CODE AND MAY NOT REFLECT THE INSULATION VALUES CALLED OUT IN THE CONSTRUCTION DOCUMENTS. WHEN TWO DIFFERENT INSULATION VALUES ARE CALLED OUT, CONTRACTORS ARE HEREBY DIRECTED TO INSTALL THE INSULATION WITH GREATER R-VALUE PER ASSEMBLY.
- R-19 BATT INSULATION SHALL BE INSTALLED IN ALL 2X6 EXTERIOR WALLS.

ZONING ANALYSIS			
IRVINGTON, WESTCHESTER NY ACC 2592800			
ZONE	1F-10	PARCEL NO.	2-90-45-48
ALLOWABLE	EXISTING	PROPOSED	
LOT DATA			
LOT SIZE	10,000	10000	NO CHANGE
WIDTH (NARROWEST SIDE)	85	100	NO CHANGE
DEPTH (SHORTEST SIDE)	100	100	NO CHANGE
SETBACKS			
FRONT YARD	30	30.81	NO CHANGE
SIDE YARD 1	15	33.84	NO CHANGE
SIDE YARD 2	15	15.16	NO CHANGE
REAR	30	33.63	NO CHANGE
MAX. HEIGHT-STORIES	2	EXISTING	NO CHANGE
MAX. HEIGHT- FEET	30	EXISTING	NO CHANGE
COVERAGE			
MAX. BUILDING COVERAGE (20%)1ST 10,000+12% OF ADDITIONAL FT²	2,600	2,665	NO CHANGE
FLOOR AREA RATIO (.28 x LOT AREA)	2,800		
BASEMENT*		0	0
FIRST & 1.5 (SPLIT)		1,497	1497
SECOND		514	578
ATTIC		0	0
GARAGE (604 S.F PROPOSED**)		162**	162**
TOTAL	2,800	2,173	2,237

** ON LOTS MEASURING 9,999 SQ. FT. OR LESS, THE LESSER OF 250 SQ. FT. OR THE TOTAL FLOOR AREA CONTAINED WITHIN ONE STORY GARAGES, EITHER DETACHED OR ATTACHED TO THE PRINCIPAL STRUCTURE, SHALL BE EXCLUDED FROM THE CALCULATION OF F.A.R.

GENERAL NOTES:

- ALL WORK SHALL COMPLY WITH THE N.Y. STATE BUILDING CODE, THE VILLAGE OF IRVINGTON ZONING CODE AND ALL OTHER AGENCIES HAVING JURISDICTION.
- THE G.C. IS TO SECURE A BUILDING PERMIT FROM THE VILLAGE OF IRVINGTON BUILDING DEPARTMENT.
- G.C. SHALL GIVE THE OWNER A WRITTEN GUARANTEE COVERING ALL EQUIPMENT, MATERIALS AND WORKMANSHIP FOR A PERIOD OF (1) ONE YEAR FROM DATE OF FINAL ACCEPTANCE BY THE OWNER (CONFIRMED IN WRITING), AND HE SHALL, UPON NOTICE, PROMPTLY MAKE GOOD AT HIS OWN EXPENSE ALL DEFECTS IN MATERIAL AND WORKMANSHIP DURING THIS PERIOD AT NO COST TO THE OWNER.
- THE CHARACTER AND SCOPE OF THE WORK ARE ILLUSTRATED BY THE DRAWINGS AND NOTES. FULL SIZE OR LARGE SCALE DETAILS OR DRAWINGS SHALL COVER OVER SMALL SCALE DRAWINGS WHICH THEY ARE INTENDED TO AMPLIFY. DETAILS OR CONDITIONS INDICATED FOR A PORTION OF THE WORK SHALL APPLY THROUGHOUT TO ALL SIMILAR PORTIONS EXCEPT AS OTHERWISE SPECIFICALLY NOTED. DIMENSIONS SHALL BE FIGURED RATHER THAN DETERMINED BY RULE OR SCALE.
- UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE FINISHED DIMENSIONS.
- THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION AGAINST DIRT AND DAMAGE.
- THE G.C. SHALL PROVIDE, ERECT & MAINTAIN TEMP. DUST BARRIERS/PARTITIONS & OTHER ITEMS REQ'D. FOR PROPER PROTECTION OF AREAS ADJACENT TO THE WORK & PROVIDE SAFE ACCESS TO THE PORTIONS THAT ARE NOT AFFECTED BY THE WORK.
- ALL PERTINENT PRECAUTIONS FOR ACCIDENT PREVENTION RECOMMENDED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, INC., OSHA, OR BY STATE AND LOCAL LAWS AND REGULATIONS, SHALL BE CONSIDERED TO FORM A PART OF THE CONTRACT WORK.
- CONTRACTOR SHALL KEEP A FULL SET OF COMPLETE UP-TO-DATE PLANS AVAILABLE AT THE JOB.
- INSURANCE REQUIREMENTS:
 - THE CONTRACTOR SHALL PURCHASE & MAINTAIN INSURANCE OF A FORM & WITH COMPANIES SATISFACTORY TO THE OWNER, & THE VILLAGE OF IRVINGTON.
 - DEMOLITION - CUTTING - PROTECTION:
 - PROBE TO LOCATE UTILITIES OR STRUCTURE PRIOR TO REMOVING MATERIALS. DO ALL WORK SO AS NOT TO ENDANGER BUILDING STRUCTURE AND UTILITIES. PROVIDE TEMPORARY BRACES AND OTHER SUPPORTS AS MAY BE REQUIRED TO ASSURE THE SAFETY OF THE EXISTING CONSTRUCTION, WORKMEN, OCCUPANTS AND FINISHES.
 - DO SUCH REQ'D WORK WITH CARE INCLUDING SHORING, BRACING, DUST PROTECTION, ETC. BE RESPONSIBLE FOR ANY DAMAGE WHICH MAY BE CAUSED BY SUCH WORK TO ANY PART OR PARTS OF EXISTING STRUCTURES OR ITEMS DESIGNATED FOR REUSE. PERFORM PATCHING, RESTORATION & NEW WORK AS REQ'D.
 - DO NOT REMOVE ANY STRUCTURAL FRAMING WITHOUT APPROVAL BY ARCHITECT OR ENGINEER OF RECORD. EXISTING STUD FRAMING TO REMAIN UNLESS OTHERWISE INDICATED.
 - DO NOT LOAD OR PERMIT ANY PART OF ANY STRUCTURE TO BE LOADED TO SUCH AN EXTENT AS TO ENDANGER ITS SAFETY.
 - PROVIDE ADEQUATE FIRE PROTECTION IN ACCORDANCE WITH LOCAL FIRE DEPARTMENT REGULATIONS.
 - NO STRUCTURAL PARTS OF THE EXISTING BUILDING SHALL BE DAMAGED OR REMOVED.
- ELECTRICAL NOTES:
 - ENTIRE ELECTRICAL INSTALLATION SHALL BE IN ACCORDANCE WITH NEW YORK BOARD OF FIRE UNDERWRITERS, THE N.E.C., THE VILLAGE OF IRVINGTON BUILDING DEPARTMENT, & ALL OTHER CONTROLLING AGENCIES. CONTRACTOR TO OBTAIN ALL NECESSARY APPROVALS FROM ALL AGENCIES HAVING JURISDICTION.
 - FURNISH & INSTALL ALL LIGHTING FIXTURES & OTHER ELECTRICAL FIXTURES AS DIRECTED BY THE OWNER.
- SMOKE DETECTOR NOTES:
 - THE INSTALLATION OF WIRING AND EQUIPMENT SHALL BE IN ACCORDANCE WITH THE NEW YORK STATE ELECTRICAL CODE.
 - SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM AND OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
 - SMOKE ALARMS SHALL BE LOCATED ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS.
 - SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN THREE FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM AS REQUIRED BY CODE.
 - EACH SMOKE DETECTOR SHALL HAVE AN INTEGRAL TEST MEANS TO PERMIT THE OCCUPANT TO CHECK THAT IT IS OPERATIONAL. A CONTINUOUS POWER DISPLAY INDICATOR LIGHT IS RECOMMENDED. SMOKE ALARMS SHALL BE INTERCONNECTED AND HARD WIRED, OR AS NOTED BELOW.
 - SMOKE ALARMS IN EXISTING AREAS SHALL NOT BE REQUIRED TO BE INTERCONNECTED AND HARD WIRED WHERE INTERIOR WALL OR CEILING FINISHES ARE NOT REMOVED TO EXPOSE THE STRUCTURE
 - IF WALL MOUNTED THE CLOSEST EDGE OF THE DETECTOR SHALL BE FOUR INCHES & A MAX. OF TWELVE INCHES FROM THE CLG.
 - SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217, COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND UL 2134.
 - UNITS TO BE EITHER, IONIZATION CHAMBER OR PHOTO ELECTRIC.
 - SMOKE ALARMS SHALL BE PERMITTED TO BE BATTERY OPERATED WHERE EXISTING INTERIOR WALL OR CEILING FINISHES ARE NOT REMOVED TO EXPOSE THE STRUCTURE.
 - SMOKE ALARMS SHALL NOT BE REQUIRED TO BE INTERCONNECTED WHERE BATTERY OPERATED ALARMS ARE PERMITTED.

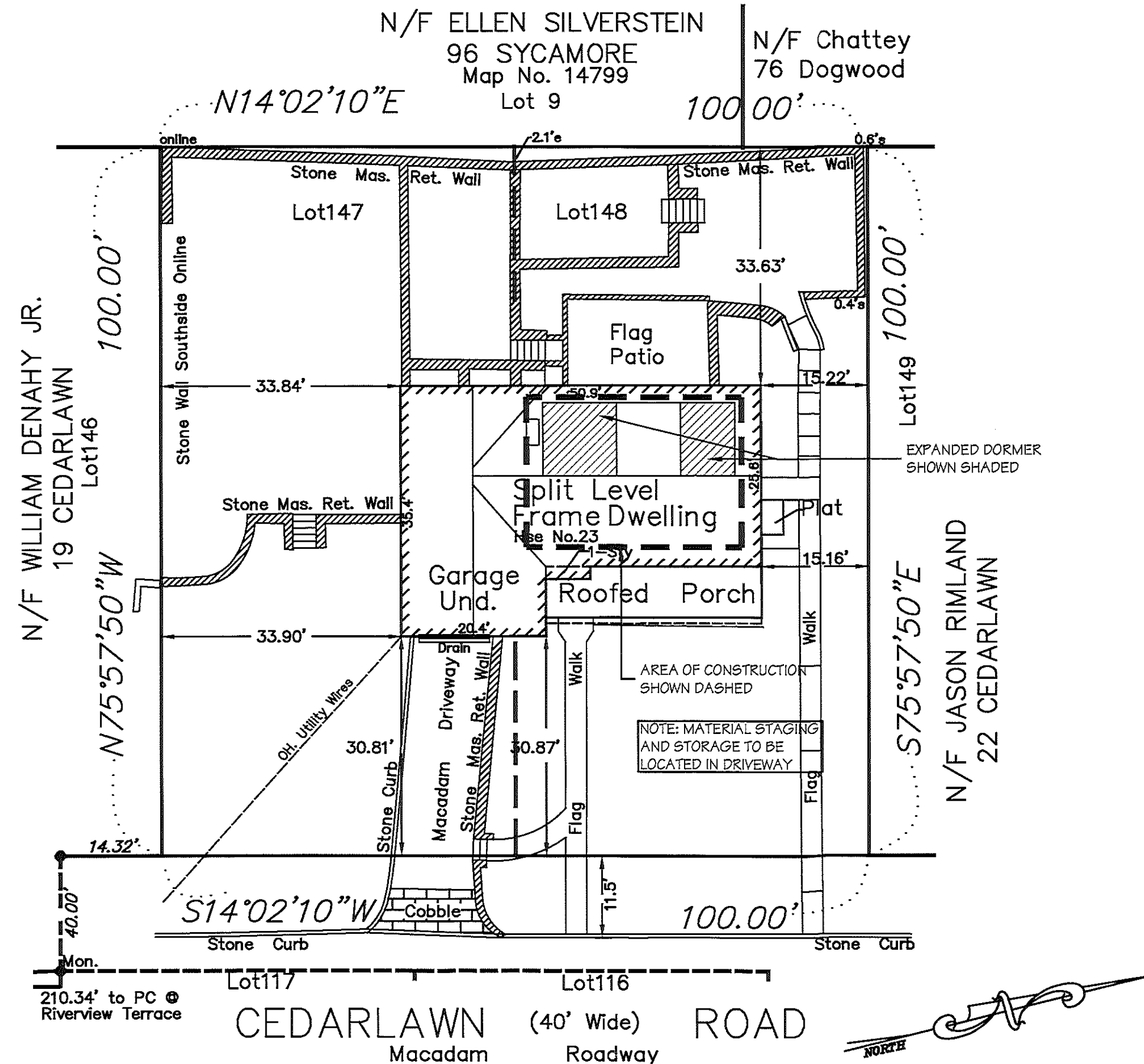
CARBON MONOXIDE DETECTOR NOTES:

- CARBON MONOXIDE DETECTORS TO BE INSTALLED IN ACCORDANCE WITH NEW YORK STATE BUILDING CODE.

STRUCTURAL NOTES:

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

PROJECT MUST BE PLACARDED FOR ENGINEERED LUMBER AND/OR TRUSS CONSTRUCTION AS PER NYSDOC.

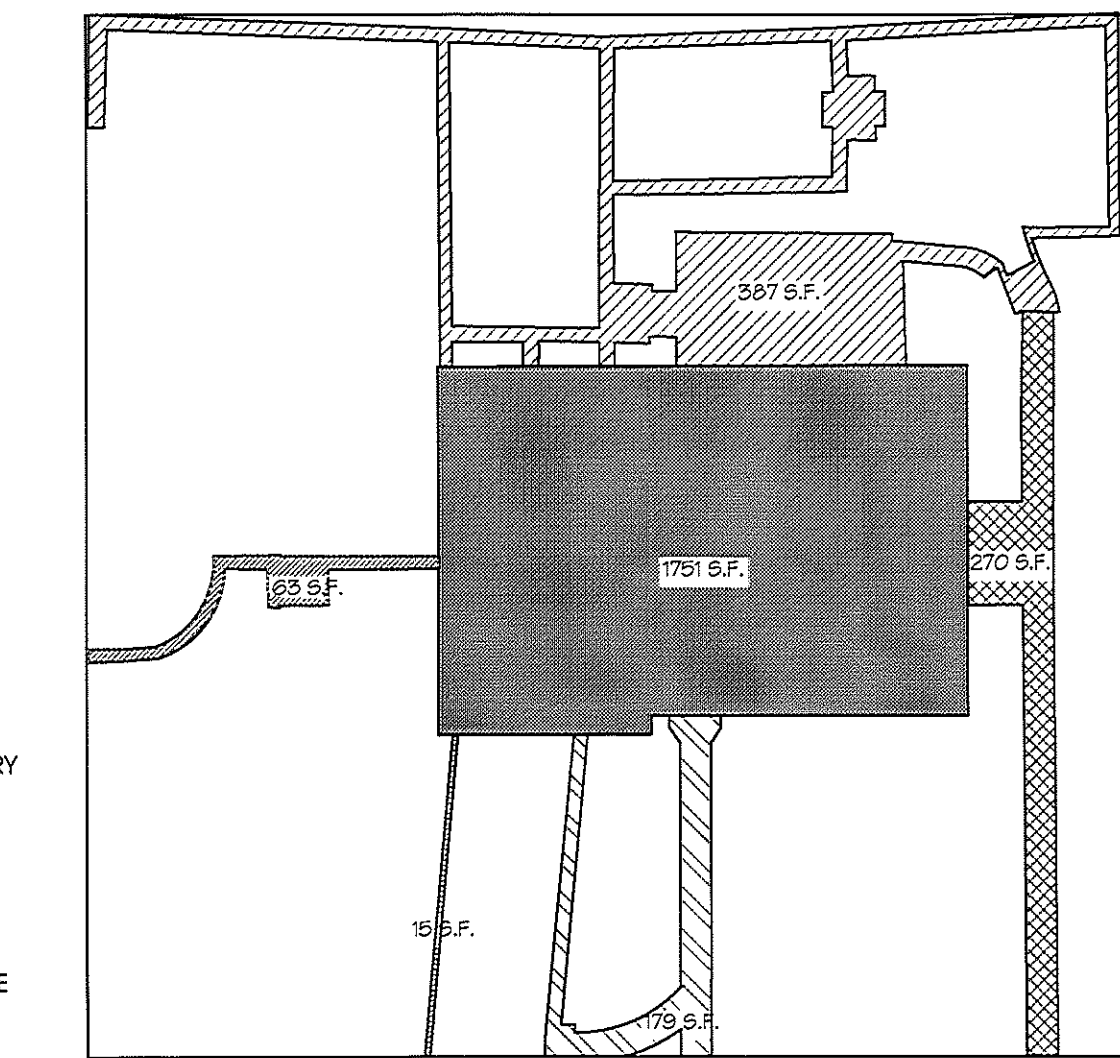


1 SITE PLAN

1/20"=1'-0"

NOTE:
NO UTILITIES WILL BE DISTURBED
BY PROPOSED WORK.

RAMSAY LAND SURVEYING, PC
LAND SURVEYORS - PLANNERS
3024 RADCLIFF AVENUE
BRONX, NEW YORK 10469
PH.: (718) 884-0238
MOBILE: (917) 544-8174
SURVEY DATED: 3 AUGUST 2019



2 COVERAGE PLAN

N.T.S.

3 F.A.R. ANALYSIS

N.T.S.

McC | Architecture pllc
25 n. dutcher st., irvington, ny 10533 | mcc-architecture.com
t: 917.887.0973 | e: dmccure@mcc-architecture.com

NOTES:

PROJECT INFORMATION:

Squires Residence
23 Cedarlawn Lane
Irvington, NY 10533

REV. #/DATE

- | | |
|---------------------|----------|
| 1 PLANNING BOARD | 10/23/19 |
| 2 PERMIT SUBMISSION | 2/25/20 |

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

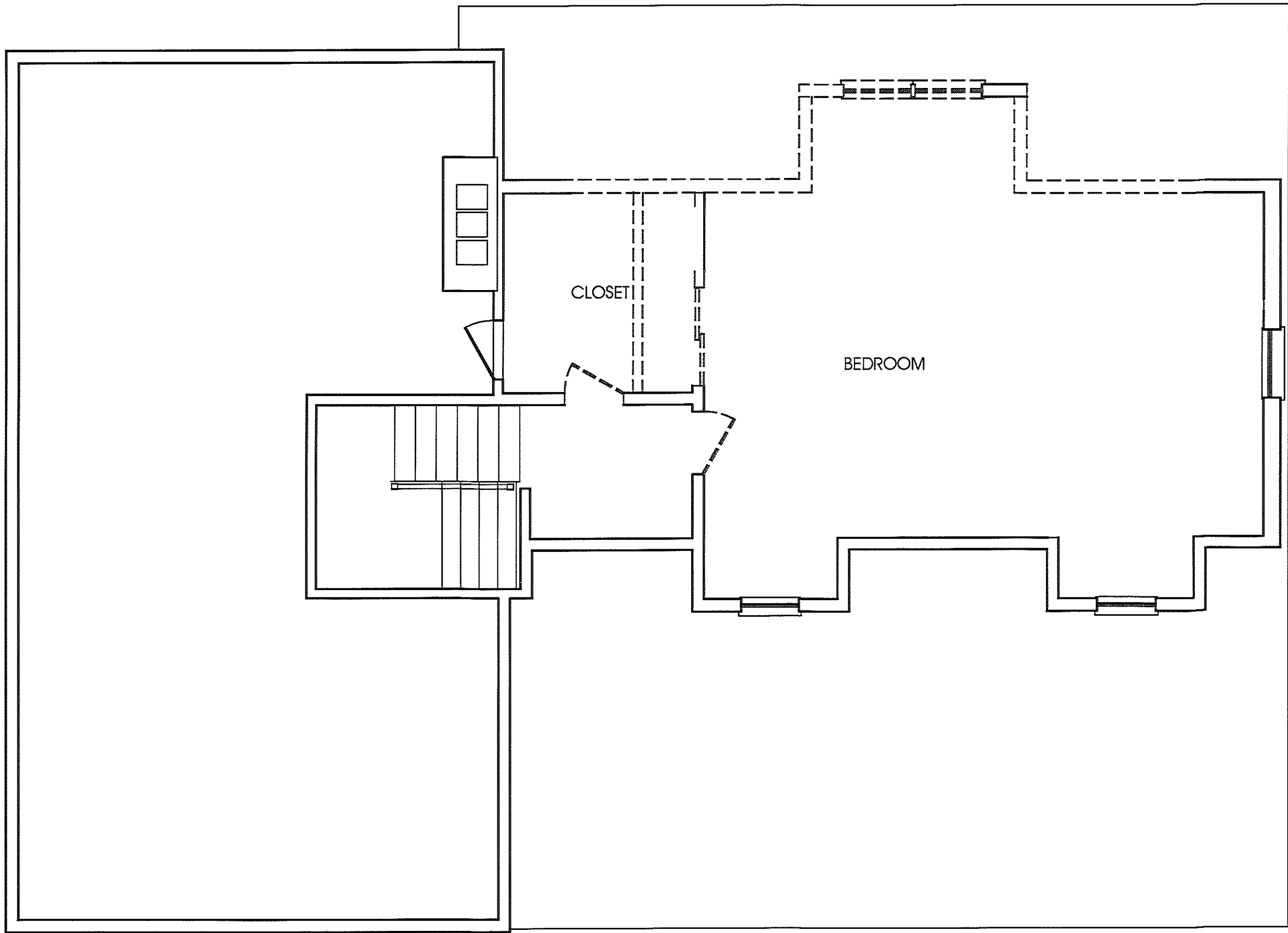
DRAWING TITLE:

SITE PLAN
ZONING CALCS
ENERGY CODE NOTES

DRAWING INFO.



SP.1
AS NOTED



1 2ND FLOOR DEMOLITION PLAN
1/4"=1'-0"

DEMO NOTES

I. USE OF PREMISES:

- CONFINE APPARATUS, STORAGE, MATERIALS AND CONSTRUCTION OPERATIONS TO THE LIMITS INDICATED BY THE BUILDING MANAGEMENT. DO NOT UNREASONABLY ENCUMBER THE PREMISES WITH MATERIALS.
- MAKE SUCH EXPLORATION AND PROBES AS ARE NECESSARY TO ASCERTAIN ANY REQUIRED PROTECTIVE MEASURES BEFORE PROCEEDING WITH DEMOLITION AND REMOVAL.
- DO NOT CLOSE OR OBSTRUCT WALKWAYS, PASSAGEWAYS OR STAIRWAYS. DO NOT STORE OR PLACE MATERIALS IN PASSAGEWAYS, STAIRS OF OTHER MEANS OF EGRESS. CONDUCT OPERATIONS WITH A MINIMUM OF INTERFERENCE.

II. PROTECTION:

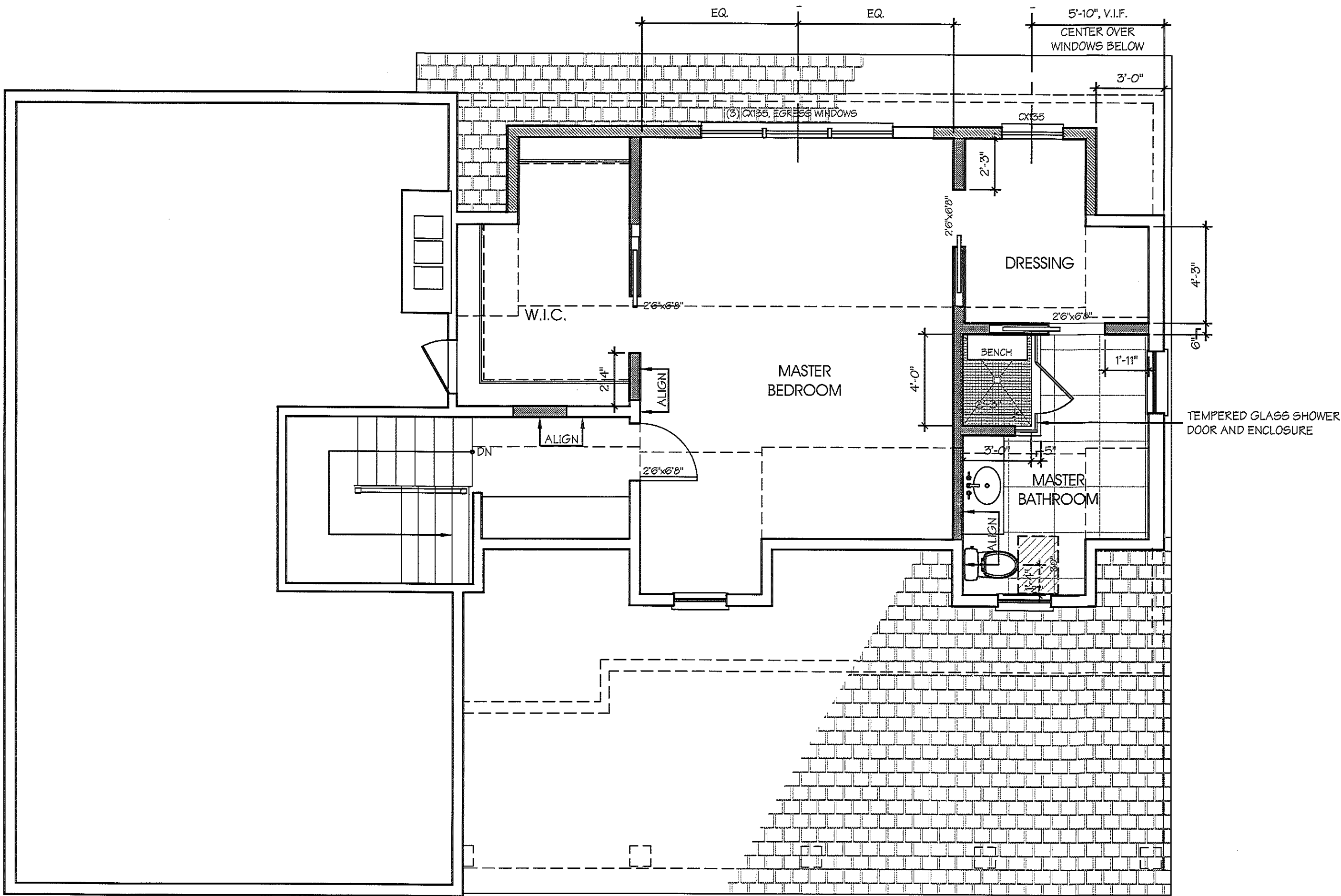
- MAKE SUCH EXPLORATIONS AND PROBES AS ARE NECESSARY TO ASCERTAIN ANY REQUIRED PROTECTIVE MEASURES BEFORE PROCEEDING WITH DEMOLITION AND REMOVAL. GIVE PARTICULAR ATTENTION TO SHORING AND BRACING REQUIREMENTS SO AS TO PREVENT ANY DAMAGE TO EXISTING CONSTRUCTION.
- PROVIDE, ERECT AND MAINTAIN TEMPORARY DUST BARRIERS, WEATHER PROTECTION, WARNING SIGNS AND OTHER ITEMS AS REQUIRED FOR PROPER PROTECTION OF THE PUBLIC, OCCUPANTS OF THE BUILDING, WORKMEN ENGAGED IN DEMOLITION OPERATIONS AND ADJACENT EXISTING CONSTRUCTION.
- PROVIDE AND MAINTAIN TEMPORARY PROTECTION OF THE EXISTING STRUCTURE DESIGNATED TO REMAIN WHERE DEMOLITION, REMOVAL AND NEW WORK IS BEING DONE, CONNECTIONS MADE, MATERIALS HANDLED OR EQUIPMENT MOVED.
- TAKE NECESSARY PRECAUTIONS TO PREVENT DUST FROM RISING BY WETTING DEMOLISHED MASONRY, CONCRETE, PLASTER AND SIMILAR DEBRIS, PROTECT UNALTERED PORTIONS OF THE EXISTING BUILDING ADJACENT TO THIS OPERATION BY DUST PROOF PARTITIONS AND OTHER ADEQUATE MEANS.
- BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING STRUCTURE OR CONTENTS BY REASON OF THE INSUFFICIENCY OF PROTECTION PROVIDED.
- PROVIDE ADEQUATE FIRE PROTECTION IN ACCORDANCE WITH LOCAL FIRE DEPARTMENT REGULATIONS.

III. EXAMINATION OF EXISTING BUILDING:

- THE GENERAL CONTRACTOR SHALL VISIT THE BUILDING AND EXAMINE THE WORK TO BE DEMOLISHED, AND ADJOINING AREAS TO DETERMINE THE EXTENT THAT HIS CONTRACT MAY BE AFFECTED BY EXISTING CONDITIONS. HE SHALL THOROUGHLY EXAMINE THE BUILDING FOR ACCESSIBILITY THERE TO AND FOR OBSTRUCTIONS THEREIN, FOR AVAILABILITY OF STORAGE SPACE AND FOR ANY OTHER CONDITIONS WHICH MAY AFFECT THE PERFORMANCE OF THE WORK.

IV. DEMOLITION - CUTTING - PROTECTION:

- PROBE TO LOCATE UTILITIES OR STRUCTURE PRIOR TO REMOVING ANY PARTITIONS. DO ALL WORK SO AS NOT TO ENDANGER BUILDING STRUCTURE AND UTILITIES; PROBE TO LOCATE UTILITIES OR STRUCTURAL ELEMENTS PRIOR TO REMOVING ANY PARTITIONS. PROVIDE TEMPORARY BRACES AND OTHER SUPPORTS AS MAY BE REQUIRED TO ASSURE THE SAFETY OF THE EXISTING CONSTRUCTION, WORKMEN, OCCUPANTS AND FINISHES.
- DO SUCH REQUIRED WORK WITH CARE INCLUDING SHORING, BRACING, DUST PROTECTION, ETC. BE RESPONSIBLE FOR ANY DAMAGE WHICH MAY BE CAUSED BY SUCH WORK TO ANY PART OR PARTS OF EXISTING STRUCTURES OR ITEMS DESIGNATED FOR REUSE. PERFORM PATCHING, RESTORATION AND NEW WORK AS REQUIRED.
- DO NOT LOAD OR PERMIT ANY PART OF ANY STRUCTURE TO BE LOADED TO SUCH AN EXTENT AS TO ENDANGER ITS SAFETY.
- ENFORCE ALL REQUIREMENTS REGARDING SIGNS, SECURITY, FIRES, DANGER SIGNALS, BARRICADES, SAFETY LIGHTING OR SMOKING.
- PROVIDE AND MAINTAIN TEMPORARY PROTECTION OF THE EXISTING STRUCTURE DESIGNATED TO REMAIN WHERE DEMOLITION REMOVAL AND NEW WORK IS BEING DONE, CONNECTIONS BEING MADE, MATERIALS HANDLED OR EQUIPMENT MOVED.
- PROVIDE ADEQUATE FIRE PROTECTION IN ACCORDANCE WITH LOCAL FIRE DEPARTMENT REGULATIONS.
- BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING STRUCTURE OR CONTENTS BY REASON OF THE INSUFFICIENCY OF PROTECTION PROVIDED.
- NO STRUCTURAL PARTS OF THE EXISTING BUILDING SHALL BE DAMAGED OR REMOVED BEYOND SCOPE OF WORK.
- THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION AGAINST DIRT AND DAMAGE, AND SHALL BE RESPONSIBLE FOR KEEPING PUBLIC CORRIDORS CLEAN AND FREE OF MATERIALS AT ALL TIMES.



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

LEGEND

- EXISTING DOOR
- NEW OR SALVAGED DOOR, DOOR NUMBER, SEE SCHEDULE FOR HARDWARE
- ELEVATION NUMBER, DRAWING NUMBER
- DETAIL NUMBER, DRAWING NUMBER
- NEW WINDOW - SEE WINDOW SCHEDULE FOR SPECIFICATIONS AND MANUFACTURER ABOVE FINISHED FLOOR.
- EXISTING TO BE REMOVED
- EXISTING CONSTRUCTION TO REMAIN
- NEW PARTITION, 2X4 WOOD STUDS @ 16" O.C. W/ (1) LAYER 5/8" GYPSUM BOARD BOTH SIDES OR (1) LAYER 5/8" "DENSIELD" AT ALL WET LOCATIONS.
- PROPOSED EXTERIOR WALL, WOOD STUDS TO MATCH ADJACENT, R VALUE OF 21 OR MATCH ADJACENT, INTERIOR AND EXTERIOR FINISHES TO MATCH

HEADER SCHEDULE

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

NOTE: SEE 'S' PLAN FOR ADDITIONAL FRAMING

NOTE:
1. INSTALL TWO STUDS AT ENDS OF EA. HEADER

NOTES:

PROJECT INFORMATION:

Squires Residence

23 Cedarlawn Lane
Irvington, NY 10533

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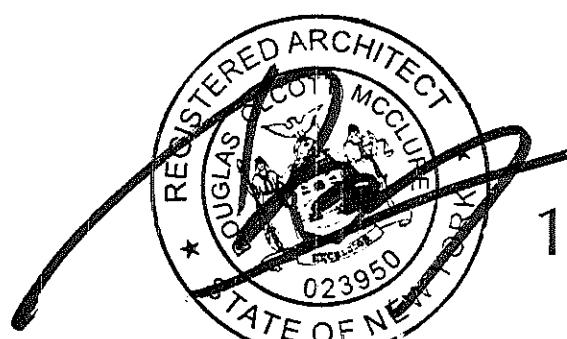
1 PLANNING BOARD 10/23/19
PERMIT SUBMISSION 2/25/20

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

DRAWING TITLE:

CONSTRUCTION PLANS

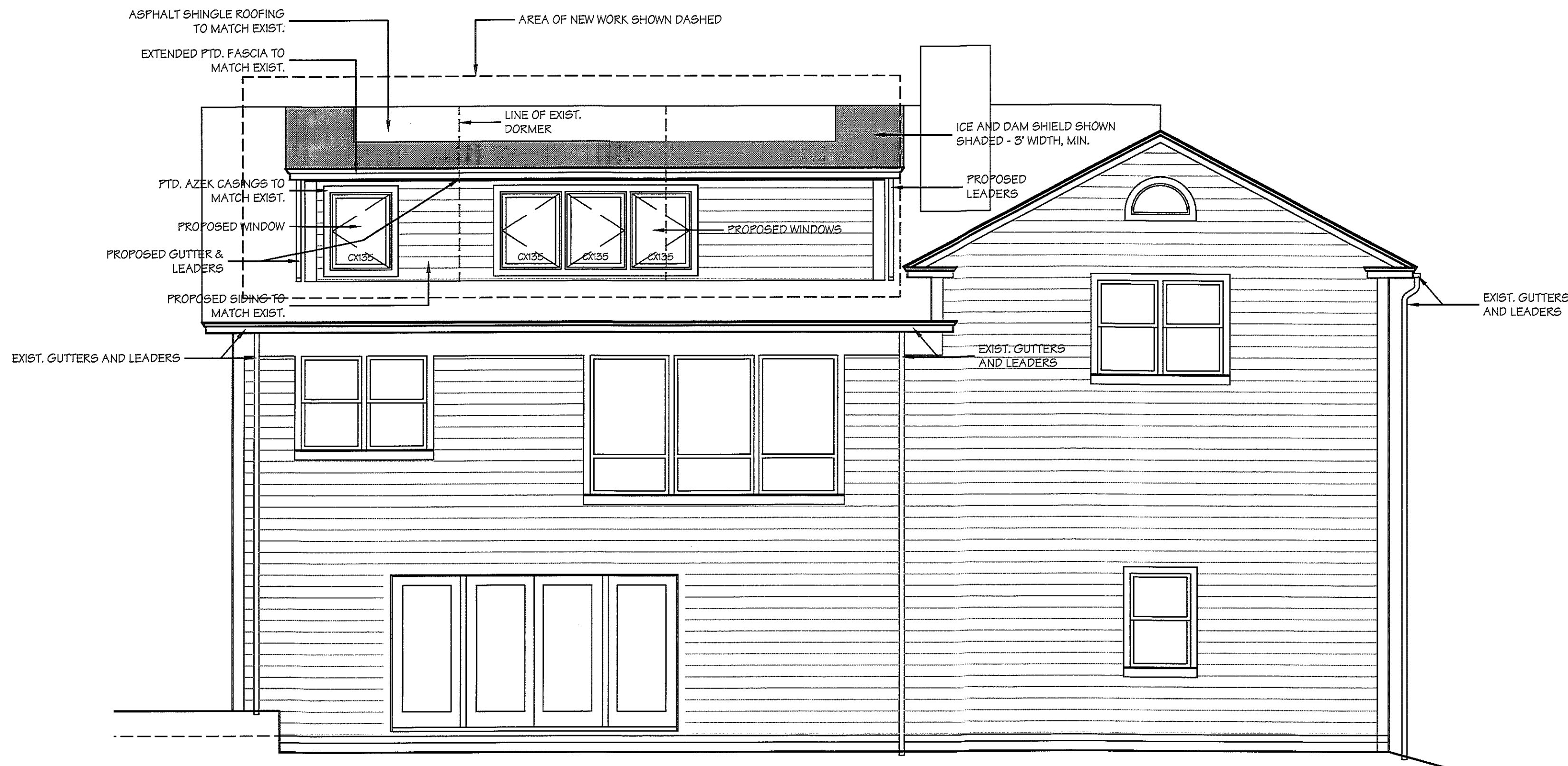
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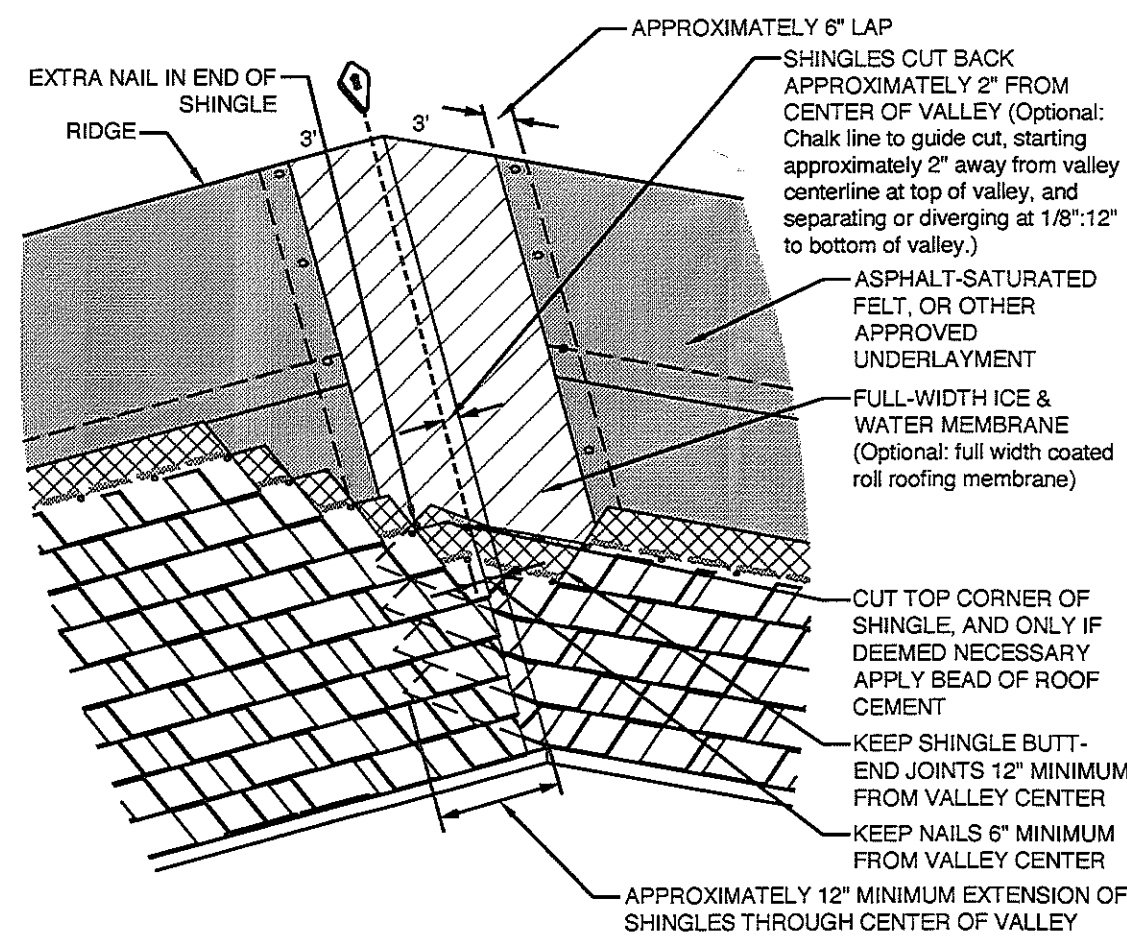
1/4"=1'-0"

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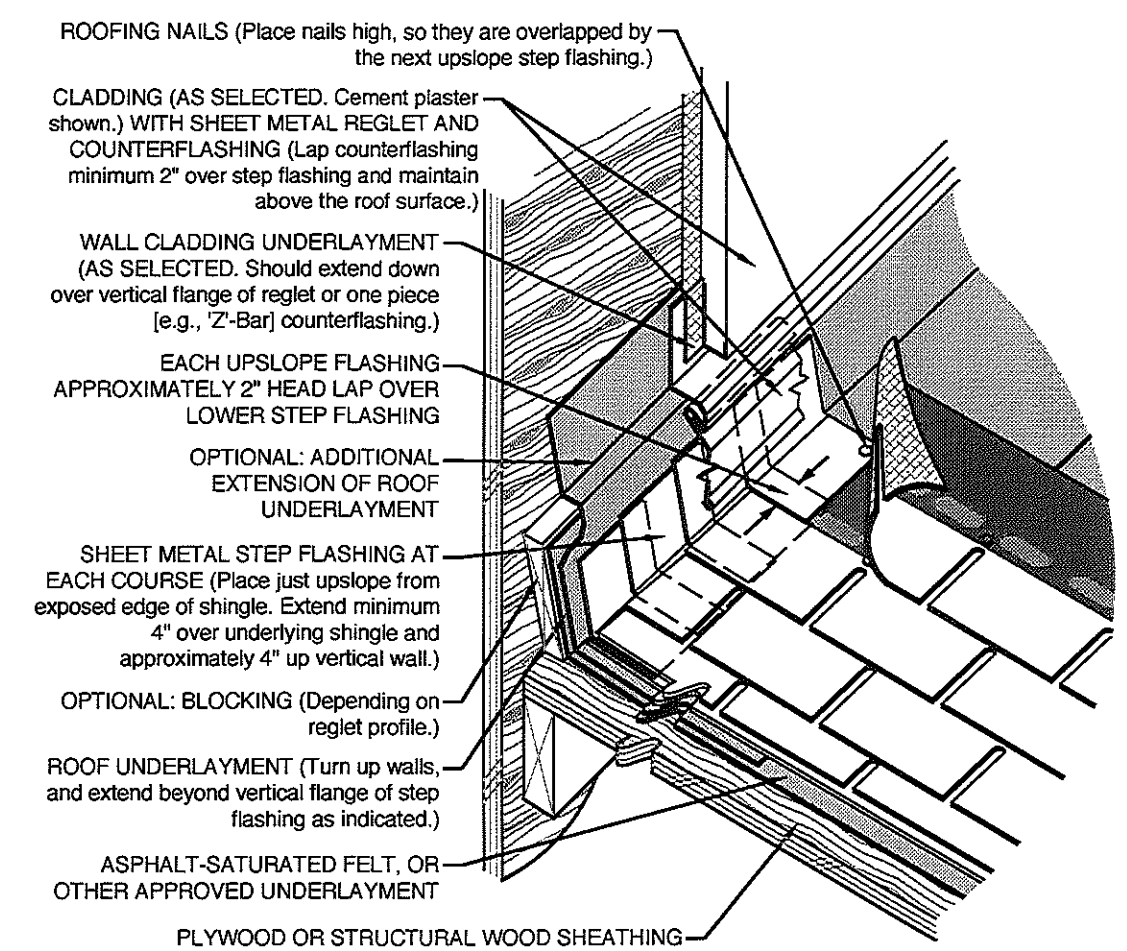


1 WEST ELEVATION
1/4"=1'-0"

NOTE:
EXIST. DRAINAGE SYSTEM TO
REMAIN



2 FLASHING DETAIL
N.T.S.



3 FLASHING DETAIL
N.T.S.

ROOFING AND FLASHING NOTES

ROOF SHINGLES SHALL BE ASPHALT 25 YEAR "ARCHITECTURAL GRADE" INSTALL ACCORDING TO MANUFACTURERS SPECIFICATIONS

FOR CLOSED VALLEYS (VALLEY COVERED WITH SHINGLES), VALLEY LINING OF ONE PLY OF SMOOTH ROLL ROOFING COMPLYING WITH ASTM D 6380 CLASS S TYPE III, CLASS M TYPE II, OR ASTM D 3909 AND AT LEAST 36 INCHES WIDE (914MM) SPECIALTY UNDERLAYMENT COMPLYING WITH ASTM D 1970 MAY BE USED IN LIEU OF THE LINING MATERIAL

UNCONDITIONAL 20 YEAR GUARANTEE SHALL BE REQUIRED OF ROOFING CONTRACTOR FOR ALL WORK IN CONNECTION WITH LAYING OF ROOFS AND INSTALLATION. CONTRACTOR SHALL BE LIABLE FOR ALL EXPENSES CAUSED BY DEFECTS IN THE ABOVE GUARANTEE PERIOD. PROVIDE OWNER WITH MANUFACTURERS BOND.

CHIMNEYS SHALL BE CAP FLASHED THROUGH ALL MASONRY. FLASHING SHALL BE SOLDERED AND EXTENDED UP 1" WITHIN FLUE LININGS.

PROVIDE SELF ADHERING MEMBRANE (ICE AND DAM SHIELD) AT ROOF EAVES AND NEW ROOM WALL VENTS AT INTERSECTION OF DORMER WALL/ROOF AND AROUND ALL ROOF PENETRATIONS. NOTE: MEMBRANE APPLICATION SHALL BE 36" IN WIDTH AT ALL LOCATIONS AND SHALL BE PUTT EDGED AND SEALED. LAPPING IS NOT PERMITTED.

PROVIDE ASPHALT SATURATED FELTS, 30 POUND, COATED 2-SIDES; ASTM D 2718 OR D2424 AT OPTION OF CONTRACTOR. FELT SHALL LAP ALL RIDGES AND HIPS AT LEAST 12" TO FORM DOUBLE THICKNESS AND SHALL BE LAPPED 2" OVER THE METAL OF ANY VALLEYS OR BUILT-IN GUTTERS.

FELT FASTENERS: LARGE HEAD GALVANIZED ROOFING NAILS, DRIVEN THROUGH TIN BUTTONS, LENGTH TO PENETRATE THE SHEATHING.

PLASTIC CEMENT: FS #SS-C-1538, TYPE 1, MIXED TO PROPER CONSISTENCY AT FACTORY DELIVERED IN SEALED CONTAINERS. SEALANT- TYPE IV

SELF ADHERING FLASHINGS AND UNDERLAYMENT: REINFORCED RUBBERIZED ASPHALT LAMINATED TO POLYETHYLENE SHEETING IN 30 MIL. THICKNESS SIMILAR AND EQUAL TO "ICE AND WATER SHIELD" BY W.R. GRACE.

FLASHINGS: PROVIDE PREFORMED, (*) RAIN WATER SYSTEM, PROVIDE 16 OUNCE COPPER CAPS, VALLEY AND CRICKET FLASHING AT NEW CONSTRUCTION, (UNLESS INCOMPATIBLE FLASHING EXISTS). FLASHING TO COMPLY W/ PERTINENT RECOMMENDATIONS IN THE CURRENT EDITION OF SMAACNAS "ARCHITECTURAL SHEET METAL MANUAL".

A. FLASHING MATERIALS: COPPER; (FOR ROOF ONLY) ASTM B 152 AND B370, 16 OUNCE COLD ROLLED EXCEPT SOFT TEMPER IS REQUIRED FOR FORMING. ALUMINUM: 8209 ALLOY, ALCLAD 3003, TEMPER H-14.
B. SOLDER COMPOSITION: 60/40 TIN AND LEAD OR AS OTHERWISE SPECIFIED IN TABLE 5 OF ASTM B 32 AS SUITABLE COPPER MATERIAL USED.
C. FLUX: TYPE R OR MODIFICATION THEREOF AS PER ARTICLE 7.2 OF ASTM B32 SPECIFICALLY DESIGNED FOR USE WITH SPECIFIED SHEET METAL; ALL ACID IS TO BE THOROUGHLY WASHED OFF AFTER SOLDERING IS COMPLETE.

SECURELY INSTALL 3/4" EXTERIOR-GLUE PLYWOOD OR EQUIVALENT (TO MEET A.P.A. REQUIREMENTS) OVER ROOF INSULATION TO RECEIVE UNDERLAYMENT AND TILE.

ALL SPACES BETWEEN ROOF DECK AND CEILING SHALL BE VENTILATED TO CONFORM TO H.U.D. MINIMUM REQUIREMENTS AND AS REQUIRED, (UNLESS CLOSED CELL INSULATION IS USED)

DO NOT INSTALL UNDERLAYMENT OR SHINGLES ON WET SURFACES.

NOTES:

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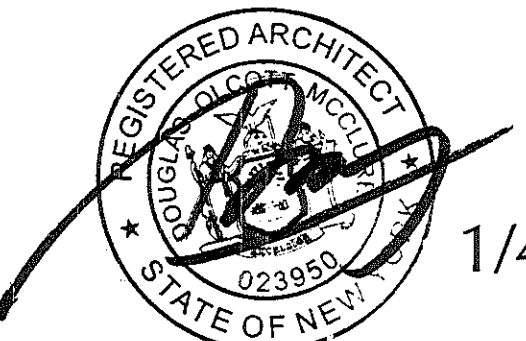
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DRAWING TITLE:

EXTERIOR
ELEVATION
AND
DETAILS

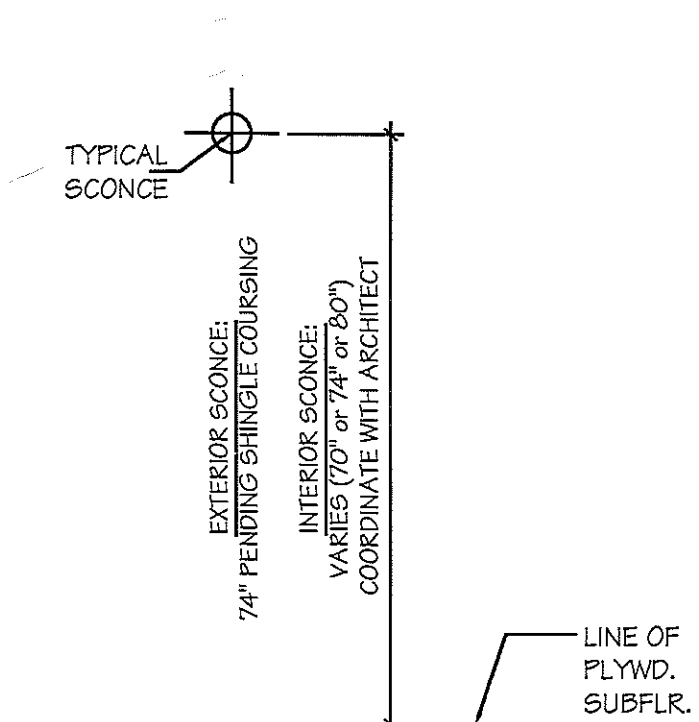
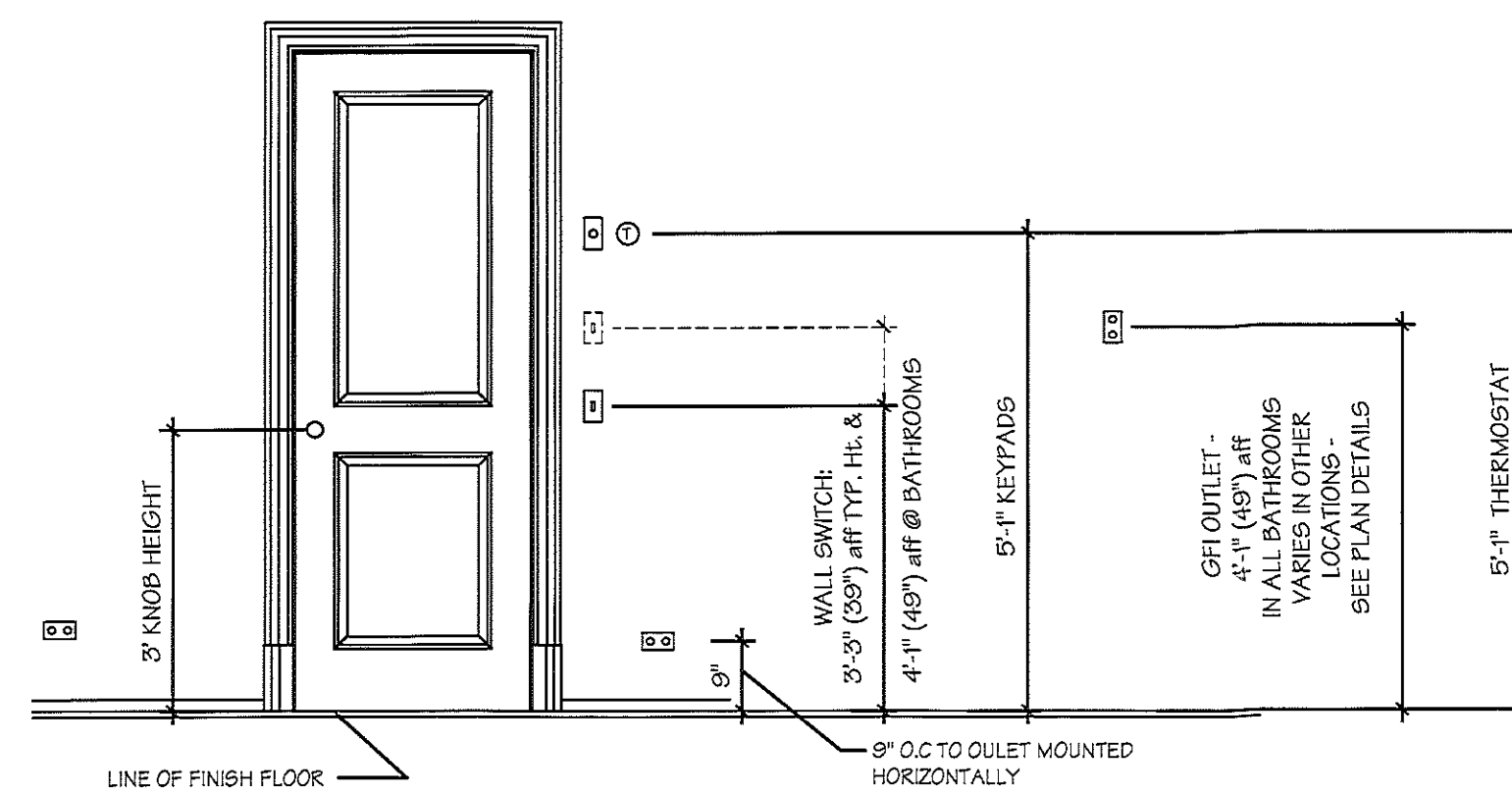
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1/4"=1'-0"

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

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

LEGEND:

\$ DIMMER SWITCH

⌘ FIXTURE SYMBOL

\$ DIMMER SWITCH SINGLE LOCATION
LUTRON "LYNCO" COLOR TO FOLLOW

\$ 3 OR 4 WAY DIMMER SWITCH
LUTRON "LYNCO" COLOR TO FOLLOW

■ 2 RECESSED LENSED INCANDESCENT DOWNLIGHT - SHOWER
LOCATIONS
MANUF: LIGHTOLIER
MODEL: 2090/20G3R - LYTECASTER RECESSED
DOWNLIGHTING
SIZE: 4 $\frac{1}{8}$ " DIA. x 5 $\frac{1}{8}$ " DEEP
LAMP: 50 W. PAR 20 DIMMABLE LED, 3000K MAX

⌘ J CLOSET LIGHT ON JAMB SWITCH
MANUF: PROGRESSIVE LIGHTING
MODEL: P3910-30WB, WHITE ETCHED OPAL ACRYLIC BOWL
LAMP: 25 W CFL, WARM WHITE (2700 K)

⌘ 4 SURFACE MOUNTED DECORATIVE WALL SCONCE INCANDESCENT
FIXTURE - SUPPLIED BY OWNER - 100 WATTS SET MOUNTING HEIGHT IN
FIELD WITH ARCHITECT.

⌘ 3 SURFACE MOUNTED DECORATIVE CEILING INCANDESCENT
FIXTURE ON JUNCTION BOX - SUPPLIED BY OWNER - 100 WATTS

SD ○

⌘ EF EXHAUST FAN - SWITCH CONTROLLED - PANASONIC
MODEL NO. FV-08V Q2(90CFM) - VENTED TO EXTERIOR

✕ Fan CEILING FAN
MANUF: REJUVENATION
MODEL: FALCON LED CEILING FAN
COLOR: MATTE BLACK AND NATURAL BLADE

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DRAWING TITLE:

ELECTRICAL
PLANS

DRAWING INFO.

E1

$$/4''=1'-0''$$

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