

9 July 2020

Architectural Review Board
Village of Irvington
85 Main St.
Irvington, NY 10533

RE: 18 Meadowbrook Rd.
Styburski Residence
Revisions to exterior windows

Dear Board Members:

We are proposing a revision to the plans, previously approved and permitted (BP2020-0041). Prior to the start of construction, the client asked me to take over the project to see where there could be savings, and if there were some other options for the Kitchen layout. We came up with a new interior layout that moved the Kitchen to the existing family room, and involved changing some window and door layouts and locations. In addition, we simplified the roof construction, maintaining the existing roof line, and extending the Garage gable over the new Mudroom, in an effort to save money.

Siding, window manufacturer, colors and materials all remain the same.

Thank you for your time and your review of these items.

Sincerely,



Douglas McClure
President

NOTES:

PROJECT INFORMATION:

REV. #/DATE

1	BID SET	3/2/20
	ARB	6/29/20

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Styburski Residence

18 Meadowbrook Rd. • Irvington, NY

DRAWING LIST:

ARCHITECTURAL:		STRUCTURAL:	
COV	COVER SHEET	S-1	STRUCTURAL GENERAL NOTES
SP1	SITE PLANS, ZONING CALCS, ENERGY CODE NOTES	S-2	STRUCTURAL SHEET 2
SP2	COVERAGE AND F.A.R.		
A1.0	DEMOLITION PLANS		
A1.1	ENTRY FLOOR CONSTRUCTION PLAN		
A1.2	SECOND FLOOR CONSTRUCTION PLAN		
A2.0	FRONT AND REAR ELEVATIONS		
A2.1	ELEVATIONS AND SECTION		
E1.0	POWER AND LIGHTING PLANS		

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

DRAWING TITLE:

DRAWING INFO.



COV

17 September 2018

1617-KRIM-PLANS.dwg

NOTES:

WINDOW SCHEDULE:				
UNIT	MODEL	ROUGH OPENING (HxW)	DESCRIPTION	GRILLE COMMENTS
⊕	TW210310	3'-0" 5/8" x 4'-0" 7/8"	DOUBLE HUNG	‡BOTH REPLACEMENT IN SAME OPENING MEASURE PRIOR TO ORDER
⊕	P5535	3'-5 5/8" x 5'-5 3/8"	AWNING CASEMENT	NO
⊕	CR13	1'-5 1/2" x 3'-0 1/2"	CASEMENT	2/2 REPLACEMENT IN SAME OPENING MEASURE PRIOR TO ORDER
⊕	TW210310	3'-0" 5/8" x 4'-0" 7/8"	DOUBLE HUNG	‡BOTH REPLACEMENT IN SAME OPENING MEASURE PRIOR TO ORDER
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⊕	TW210310	3'-0" 5/8" x 4'-0" 7/8"	DOUBLE HUNG	‡BOTH REPLACEMENT IN SAME OPENING MEASURE PRIOR TO ORDER
⊕	DH/PICT/DH	11'-9" 5/8" x 4'-0" "		‡‡‡ FACTORY 1" MULL
⊕	200 SERIES 244DH3040	3'-0" 5/8" x 4'-0" 7/8"	DOUBLE HUNG	‡BOTH REPLACEMENT IN SAME OPENING MEASURE PRIOR TO ORDER
⊕	CASEMENT SIMULATED DH	2'-4" x 3'-0" "	EGRESS	REPLACEMENT IN SAME OPENING MEASURE PRIOR TO ORDER
⊕	CR13,CR13,CR13		CA,PICT,CA	‡‡‡ FACTORY 1" MULL
⊕	TW3046	3'-0" " x 5'-0" "	DOUBLE HUNG	‡BOTH EGRESS
⊕	TW3046	3'-0" " x 5'-0" "	DOUBLE HUNG	‡BOTH EGRESS
⊕	TW3046	3'-0" " x 5'-0" "	DOUBLE HUNG	‡BOTH EGRESS
⊕	A281	2'-8" " x 2'-0" "	AWNING	3/1 TEMPERED
⊕	A281	2'-8" " x 2'-0" "	AWNING	3/1 TEMPERED

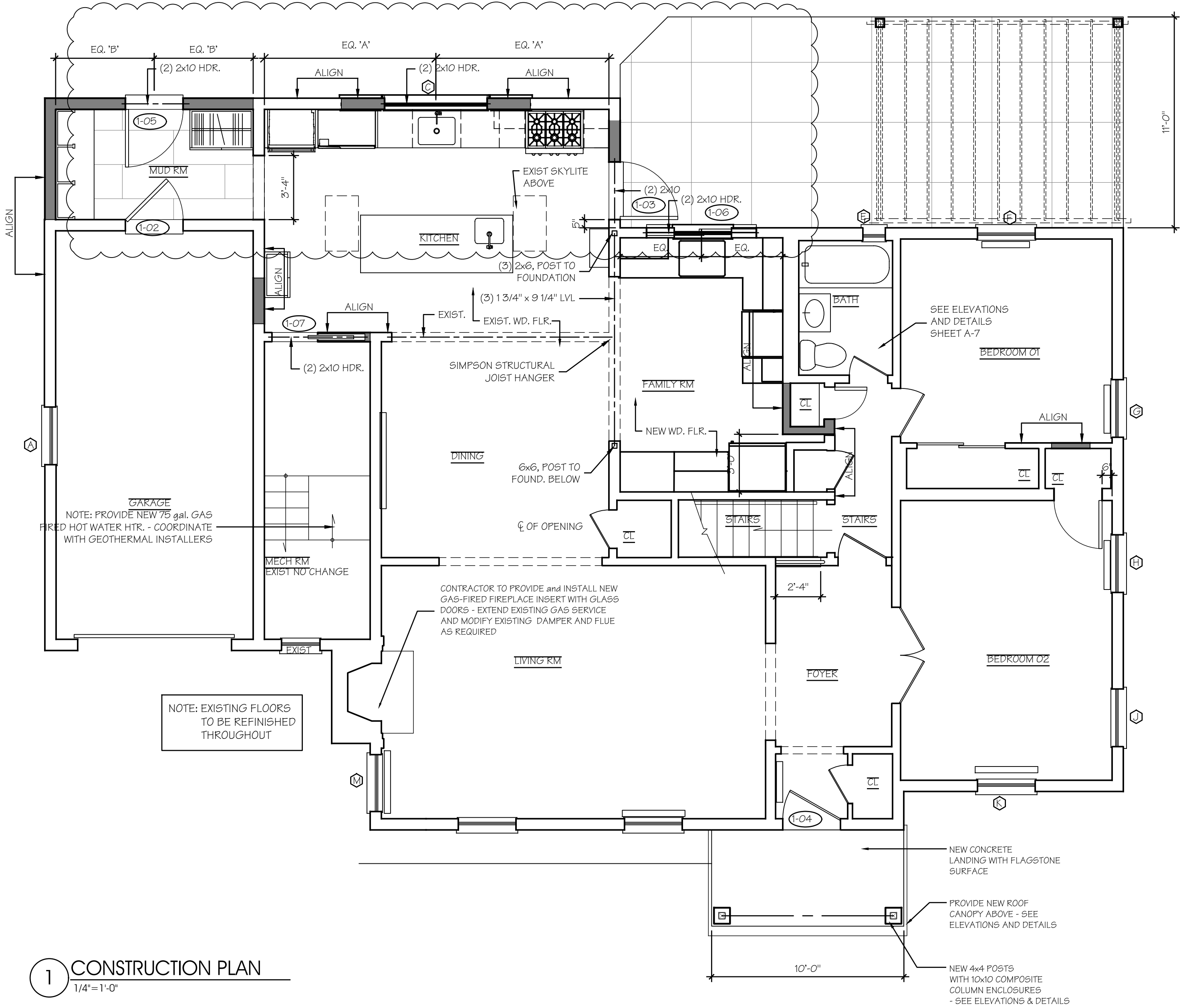
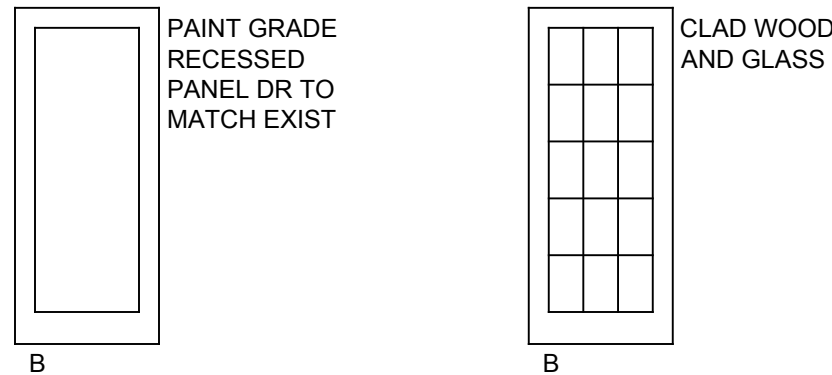
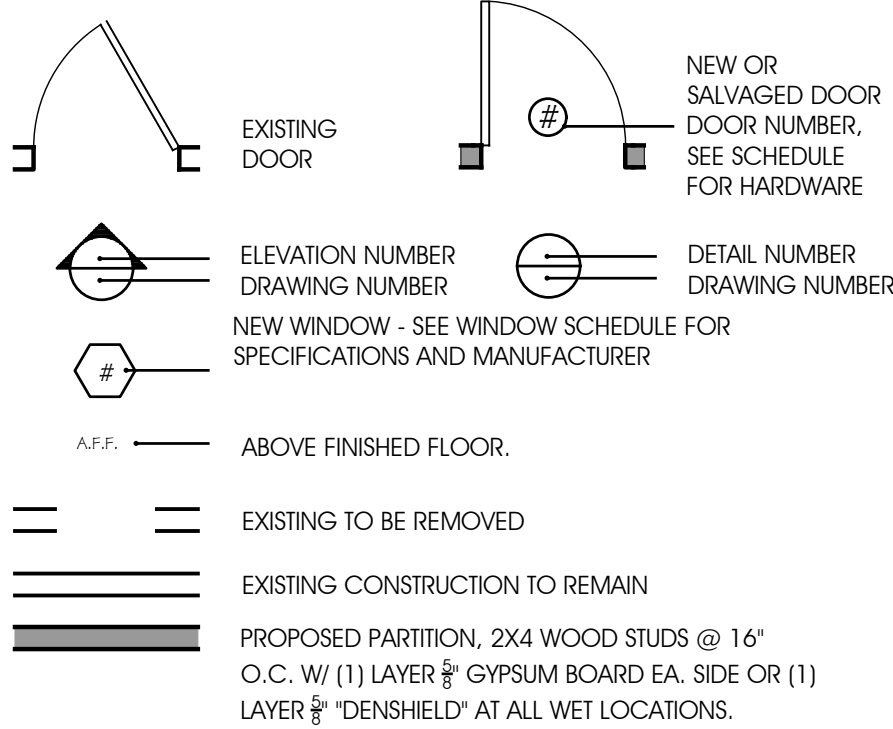
ANDERSEN 400 SERIES SPECIFICATIONS
HAVE U FACTOR LESS THAN .30 SHGC LESS THAN .42 AIR LEAKAGE LESS THAN .3 CFM/FT SQ

- 6-11/16 JAMBS (VERIFY FOR EXIST CONST WALL)
- NATURAL PINE INTERIOR TO BE PRIMED.
- EXTERIOR CLAD BLACK
- LOW-E ARGON INSULATED GLASS (TEMPERED WHERE APPLICABLE/ INDICATED)
- SCREENS ON ALL OPERABLE WINDOWS / SCREENS ON SLIDER DOORS ONLY
- NO FACTORY EXTERIOR CASINGS; (BY CONTRACTOR/S/AX 4 FLAT STOCK PINE
- SIMULATED DIVIDED LITES PER ELEVATION
- INTERIOR HARDWARE WHITE CLASSIC (LIFTS AND LOCKS)
- INSECT SCREENS GRAY
- EGRESS WINDOWS: MINIMUM OPENING 5.7 S.F. 5 SQ FT FOR GROUND LEVEL, 44AFF
- INSTALLATION IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION AND SPECIFICATIONS
- INSTALL ALUM DRIP CAPS AND EXTENSION JAMBS AS REQUIRED

NOTE:
ALL SAFETY GLASS MUST BE LASER OR ACID ETCHED

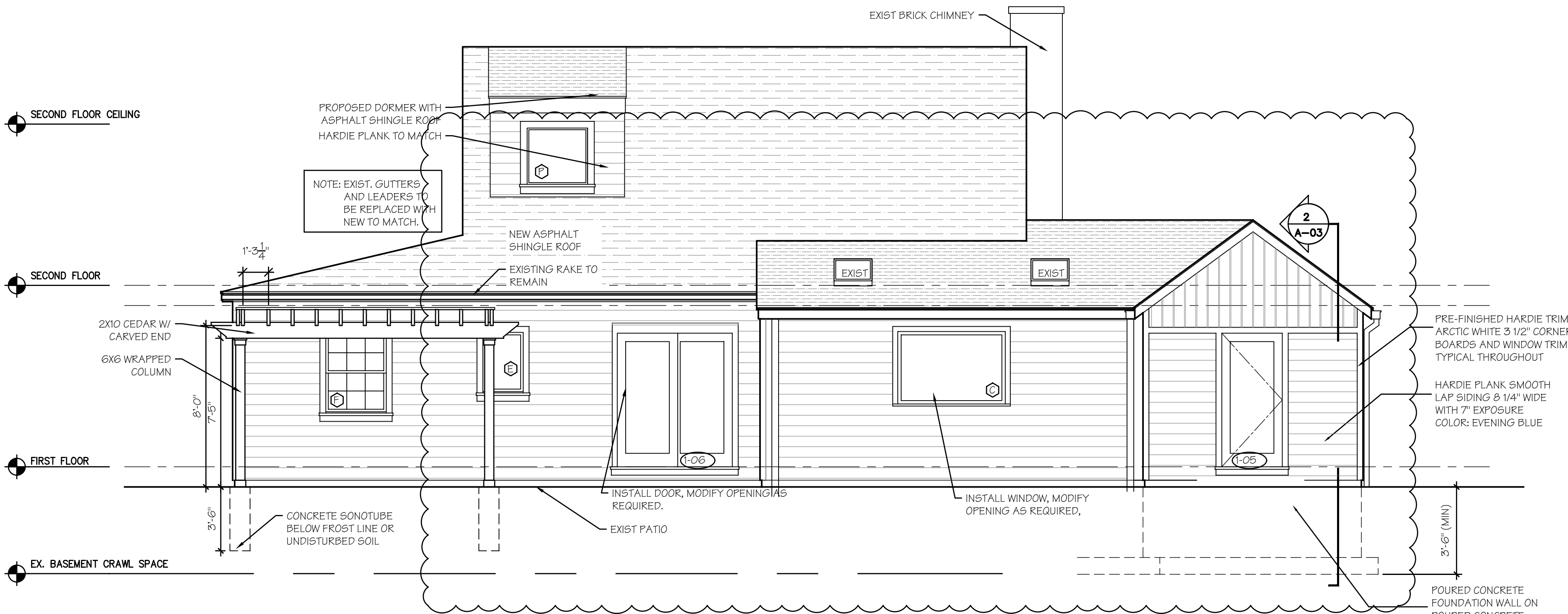
DOOR SCHEDULE:						
UNIT	FRAME SIZE (HxW)	TYPE	DOOR	FRAME	SADDLE	REMARKS
⓪-01	8' X 7'	A	ALUM	WOOD	N/A	MOTORIZED OVERHEAD GARAGE DOOR AND TRACK MODERN ALUM AND SATIN GLASS #521 W/ WHITE ANODIZED FINISH
⓪-02	3' X 6'-8"	B	WOOD	WOOD	N/A	45 MIN RATED NON COMBUSTIBLE FACE GARAGE SIDE,SELF CLOSING, ENTRY LOCK AND HARDWARE
⓪-03	3' X 6'-8"	C	CLAD/ GL	WOOD	METAL	ANDERSEN FRENCH WOOD WHITE CLAD OUTSWING HINGE PATIO DOOR W/ "ANVERS" ENTRY LOCK
⓪-05	3' X 6'-8"	C	CLAD/ GL	WOOD	METAL	
⓪-04	3' X 6'-8"	D	WOOD GL	WOOD	METAL	SIMPSON CONTEMPORARY EXTERIOR DOOR #48918 MAHOGANY FIN WITH ENTRY LOCK
⓪-06	6' X 6'-11'	B	WOOD GL	WOOD	METAL	ANDERSEN FWG 80611R
⓪-07	2' 6 X 7'-0"	B	WOOD	WOOD	WOOD	POCKET DOOR AND HARDWARE
⓪-01	2' 6 X 6'-8"	B	WOOD	WOOD	WOOD	PRIVACY LOCK ON 2-01, PASSAGE LOCKS OTHERWISE
⓪-02						
⓪-03						

- CONTRACTOR SHALL VERIFY ALL DOOR SIZES IN THE FIELD PRIOR TO ORDERING
- ALL DOORS SHALL BE SOLID CORE RECESSED PANEL, PAINT GRADE DOORS TO MATCH EXISTING (UNLESS OTHERWISE NOTED)
- ALL DOORS SHALL RECEIVE 1 PAIR BUTT HINGES (STANLEY OR EQ) AND RESIDENTIAL GRADE LATCH / LOCKSET
- FINISH HARDWARE STYLE AND FINISH OR STAIN AS DIRECTED BY OWNER
- ALL DOOR CASINGS AND TRIM TO BE PAINTED
- 1X4 FLATSTOCK TRIM, VERIFY SIZE IN THE FIELD





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



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

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DRAWING TITLE:

ELEVATIONS AND SECTION

DRAWING INFO.

A2.1

= 1'-0"

1917
01-PLAN-STYR.dwg

