APPLICATION FOR BUILDING PERMIT

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

| Application Number: | 239 | Date: | 02/28/2021 |
|---------------------|-----------------|-----------------|--------------|
| Job Location: | 8 MAPLE ST | Parcel ID: | 2.80-35-8 |
| Property Owner: | Francis O'Shea | Property Class: | 1 FAMILY RES |
| Occupancy: | One/ Two Family | Zoning: | |
| Common Name: | | | |

| Applicant | Contractor |
|---|------------|
| John Malone | |
| Ferguson Malone Architecture | |
| One Bridge StreetSuite 29Irvington NY 10533 | |
| 9145643166 | |

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.): | 29500.00 | Property Class: | 1 FAMILY RES |

Description of Work

Renovation of existing side entry as new powder room.

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: 8 MAPLE ST

Parcel Id: 2.80-35-8

AFFIDAVIT OF APPLICANT

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I John Malone being duly sworn, depose and says: That s/he does business as: Ferguson Malone Architecture with offices at: One Bridge StreetSuite 29 Irvington NY 10533 and that s/he is:

| The owner of the property described herein. | |
|--|---------------------|
| The with of the New York Corporation with of | ffices at: |
| duly authorized by resolution of the Board of E | Directors, and that |
| said corporation is duly authorized by the owner to make this application. | and that |
| A general partner of with offices and the 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. | hat said |
| John M Malone Who provided identification in the form of driver_license That the information contained in this application and on the accompanying drawings is true to the be knowledge and belief. The undersigned hereby agrees to comply with all the requirements of the Ne Uniform Fire Prevention and Building Code, the Village of Irvington Building Code, Zoning Ordinance laws pertaining to same, in the construction applied for, whether or not shown on plans or specify in t | w York State |
| Sworn to before me this28th day of February of 2021 | |
| E. Sa 'Var Jer Folse Cellurit | |
| Echo Sa'Voi Lee Notary Public / Commission of Deeds Florida Orange | |
| OWNER'S AUTHORIZATION Notarized online using audio-video communication | |
| I Francis O'Shea as the owner of the subject premises and have authorized the contractor named above work under the subject application. | to perform the |
| Owner phone number <u>917-710-5061</u> Owner email address <u>Francis.oshea@gmail.c</u> | : Ohn |
| to ensure that if the permit (if issued) receives a Final On the first of the permit (if issued) receives a Final On the first of the permit of the permit (if issued) receives a Final On the first of the permit o | Droperty 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 day of March of 202 101 Notary Public / Commission of Deeds Applicant's Signature GENINE LOCKWOOD NOTARY PUBLIC, STATE OF NEW YORK Registration No. 01L06210592 Qualified in Westchester County Commission Expires 881 202

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
- 4. One USB with all plans (with Licensed Professionals certification/stamp) and specifications in PDF (file size must be less than 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).
- 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,
- 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 contacting and the locations covered by such insurance. If structure is to be demolished a copy of Liability Insurance must also be general

- 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):

Building Permit (Non-Refundable)

* Application fee \$85

| * Permit fee \$17 per thousand doll | ars (\$1000) of estimated cost of construction, or fraction thereof | 85 |
|--|---|--------|
| <u>_Inspection_Fees_(as_applicable)</u> | (A result of construction, or fraction thereof | _501.5 |
| Insulation: \$50 X Solid Fuel: \$50 | •Footing: \$50 | |
| Foundation and footing drain: \$50 x | Preparation for concrete slabs and walls: \$50 Framing: \$50X | |
| Energy Code Compliance: \$50 X Sediment and erosion control: \$50 | • Building systems, including underground and rough in the | |
| • Footing: \$50 X | The resistant construction and nenetrations: \$50 | |
| Preparation for concrete slabs and walls: \$50 | Final Inspection for C.O.: \$50X State and local laws (per re-inspection): \$50 | |
| | Total Inspections 300 | |
| Certificate of Occupancy Fees: O * Permit Revisions or Amendment: and any additional inspections fees | ne dollar (\$1.00) per thousand dollars of estimated cost. Minimum Fee \$25.00 \$50.00 (plus \$17 per thousand (\$1000), of the estimated cost of construction). | |
| | | _29.5_ |
| * Applications for Under | dy at time of inspection or not in compliance: \$50 | |
| receiving a building permit shall per | /ork/ Legalizing: Applications to legalize work done prior toapplying for and | |
| based on the cost of all proposed w | or Legalizing: Applications to legalize work done prior toapplying for and double all applicable fees and inspections, including the cost of construction ork being legalized at the time of application. Minimum fee \$500.00. | |
| | (To be collected at time of submission of application)Total916 | |
| (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.)

O'Shea Residence

8 Maple Street Irvington, New York

Submission to Irvington Architectural Review Board for Approval **March 01, 2021**

PROJECT NO.: 2101

FERGUSON MALONE ARCHITECTURE

| | | | Climate c | and Geograp | ohic Desi | ign Crite | eria (Effecti | ve 10/3/2 | 016) | | | |
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| 30 | *Special Wind Region | No | Yes | No | (| C | Severe | 42'' | Moderate to Heavy | 4A | Yes | |
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| | floodmap.floods | | Design Profession | ai snaii state it the | ey are appi | licable. 171 | N. Verity with F | IRM Maps. M | aps are avaliab | IE ON THE FIN | AA WED SITE | |
| | | | Insulation | and Fenestr | ation Re | quireme | ents by Cor | mponent | | | | |
| Climate Zor | Fenestration Fenestration | on Skylight U-Factor | Glazed Fenestration SHGC | Ceiling R-Value | Wood Frame Wall R-Value | Mass Wall R-Value | Floor e R-Value | Basemer Wall R-Value | R-Value | | Space Wall 2-Value | |
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| $ \left \begin{array}{cccccccccccccccccccccccccccccccccccc$ | 1 | D.A. | | | L | | SUSP. | SUSPEND(ED) SYMM. | | | |
| D.F. DRINKING LB. (OR #) POND S.D. SMOKE DETECTOR FOUNTAIN LH. LEFT HAND STOR. STORAGE DIA. DIAMETER LAV. LAVATORY DIM. DIMENSION DIV. DIVISION M |] | DET. | DETAI | L | LAM. | LAMINATE | | SYSTEM | | | |
| DIM. DIM.SION M TECH. TECHNICAL DIV. DOWN MAINT. MAINTENANCE TEL TELPHONE DR. DOOR MAX. MAXIMUM TEMPD. TEMPERED DWG. DRAWING MECH. MECHANICAL TEMPD. TEMPERED GLASS DRW. DRAWER M.C. MALLCHUTE THK. THCKINESSI DRW. DRAWER MC. MALLCHUTE THK. THCKINESSI E MTL METAL TYP. TYPICAL E MEZZ. MEZANINE T.M.E. TO MATCH EXISTING ELEC. ELECTRIC MIN. MINUMM U LABORATORY ELEVR. ELEVATION MSC. MISCLANEOUS U.L. LABORATORY ENGR. ENGINEER MUL. MULION LABORATORY LABORATORY EQUIP. EQUIPMENT MW. MICROWAVE U.O.N. UNITY EXST. EXISTING N.T.H. METAL THRESHOLD UTIL. UTIL. EXPAN. EXPANSION EXPOS. N. N.T.H. NERW NOTED EXPAN. EXPANSION EXPOS. N. NEW VERT. VERTICAL ELECT. ELECTRICAL <td></td> <td></td> <td>FOUN</td> <td>TAIN</td> <td>L.H.</td> <td>LEFT HAND</td> <td></td> <td></td> <td></td> <td></td> <td></td> | | | FOUN | TAIN | L.H. | LEFT HAND | | | | | |
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| | | | | | | CONTRACT | | | | | |
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| | | | | ARB Submission |
| | | NO. | DATE | ISSUE/REVISION |
| | General Concrete Notes Soil bearing value assumed to be min. 2 tons per square foot subject to field verification. Concrete work shall conform to ACI 318-63. in cases of conflict the NY state building code shall govern. | proj app regi Nev Am | ject, the Arcl blicable state ulations, inclu w York State | he plans and specifications for the hitect has taken into account e and municipal building laws and uding the Residential Code 2020 o (IRC 2018/New York State which includes Chapter 11 Energy |
| | Concrete slabs on grade at sidewalks, concrete fill and pads shall be average concrete. Average concrete shall have a mix proportion and a water cement ratio which has been shown by previous CBE to produce satisfactory concrete of 2,500 psi at a slump of 5" +/- 1". All reinforcing bars shall be new billet deformed steel conforming to ASTM 615 grade 60. | | ME GUS | ERED ARCCHITECT |
| | Slabs-on-grade reinforcement shall be 6" x 6" - 10/10 gauge welded wire mesh. | | 11 | HAR CALL T |

| reinforcement as follows: | | | | | |
|--|----------------|--------|--|--|--|
| | Slabs | 3/4" | | | |
| | Beams | 1-1/2" | | | |
| | Footings | 3-0" | | | |
| Walls: | Exterior face | 1-1/2" | | | |
| | Interior face | 3/4" | | | |
| At concrete surfaces to be exposed to weather: | | | | | |
| | #4 and smaller | 1-1/2" | | | |
| | #5 and larger | 2-0'' | | | |

Provide clearances from faces of concrete to

1. Concrete mix designs required are listed below. All concrete mixes shall conform to the provisions for concrete quality contained in chapter 4, ACI 318, except that minimum cement content and maximum water-cement ration shall be given as below. Compressive strength, F 'C, is measured at 28 days age, except if high early strength

cement is used. F 'C 3000 PSI coarse aggregate normal weight MIN. cement (LBS/CY) 520 MAX. water-cement ratio 0.48

2. See architectural drawings for exact detail and location of openings, depressions, or recesses in walls and slabs and for the dimensions not shown in the structural drawings. See mechanical and electrical drawings for information regarding size and location of openings for ducts, pipes, conduits, machine pads, and the like. Proposed openings or recesses in the structure which are not shown in the structural drawings, either directly or by typical detail, shall be submitted through the architect to the structural engineer for review.

3. All reinforcing steel shall be deformed bars conforming to ASTM A615, grade 60.

4. Welded wire mesh (WWM) shall conform to ASTM A185.

5. Detailing of reinforcing steel shall conform to "ACI Manual of Standard Practice for Detailing Reinforced Concrete Structures" (ACI 315).

6. The minimum concrete protection for reinforcement, subject to tolerances permitted by code, shall be as noted below but shall not be less than 1 bar diameter. minimum cover

...1 1/2

...1 ½

...3/4

- (inches)
- A. Concrete cast against and permanently exposed to earth.. B. Concrete exposed to earth or weather: #6 through #18 bars....
- #5 bar, w31 or d31 wire and smaller......1 1/2
- C. Concrete not exposed to weather or in contact with the ground: slabs, walls, joists:
- #14 and #18 bars...
- #11 bar and smaller....

beams, columns: primary reinforcement, ties, stirrups

spirals.....

7. Splice of WWM, at al spliced edges, shall be such that the overlap measured between outermost cross wires of each fabric sheet is not less than the spacing of the cross wire plus 2 inches, nor less than 8 inches.

General Foundation Notes

1. Footings shall rest on undisturbed soil of minimum bearing capacity: 4000PSF. Adequacy of bearing stratum shall be verified in the field by the architect and his geotechnical engineer, prior to pouring concrete. Adjust bottom of footing elevation as required.

2. Do not place backfill against foundation walls until all floors or roofs bracing these walls are in place.

3. All concrete subject to potentially destructive weathering action such as freeze/ thaw shall be air entrained.

4. Installation shall be in accordance with ACI 301, specifications for concrete for buildings.

General Notes & List of Drawings

FERGUSON MALONE ARCHITECTURE

ONE BRIDGE STREET

IRVINGTON NY 10533

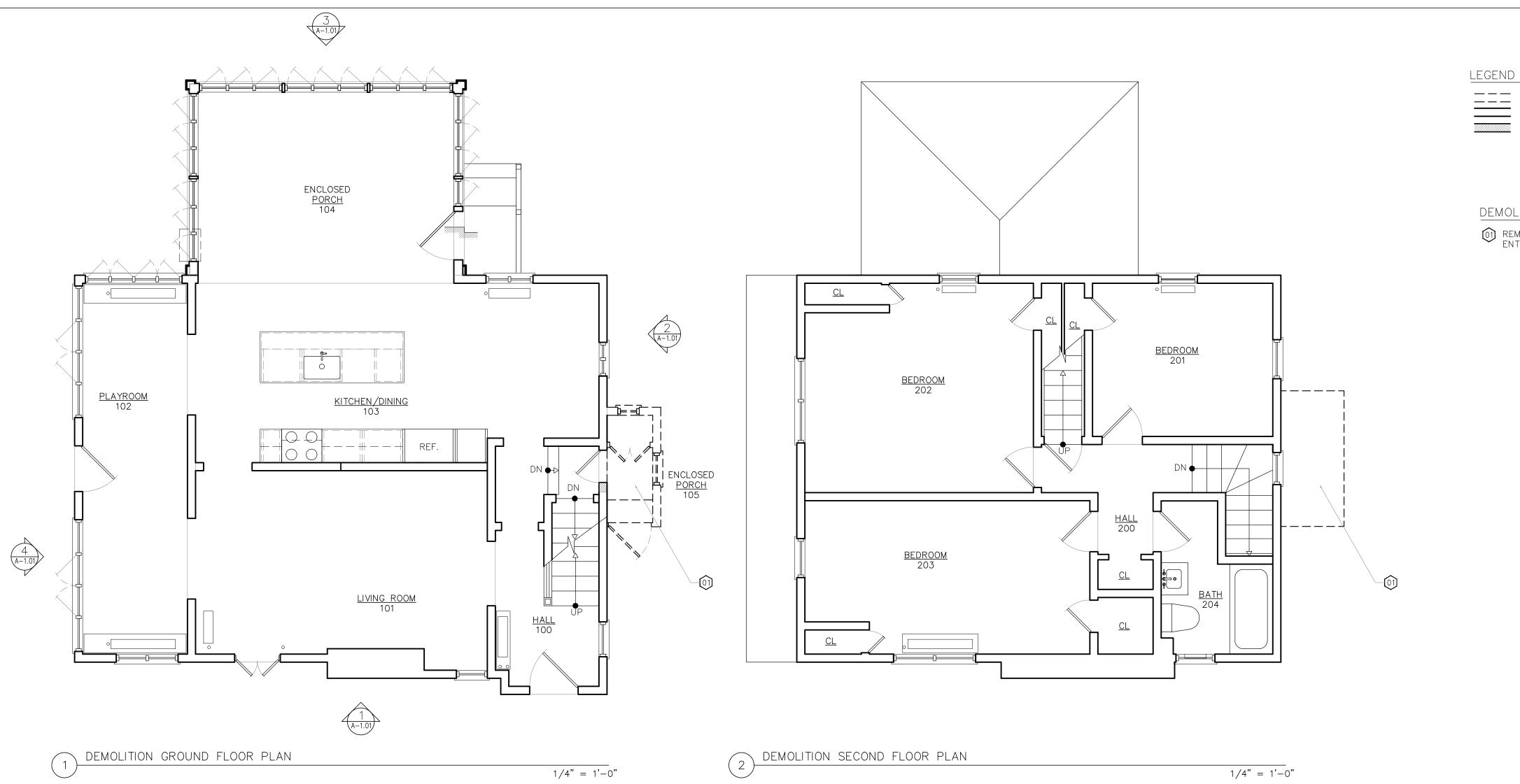
T 914 591 5066 F 914 591 5031

SCALE: As Noted

DATE: 03/01/2020

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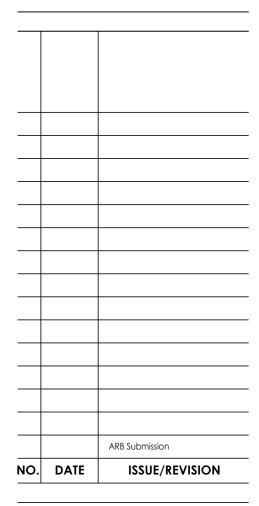
EXISTING PARTITION TO BE REMOVED EXISTING PARTITION/ WALL TO REMAIN

DEMOLITION KEY NOTES

REMOVE ONE STORY ENTRY PORCH STRUCTURE IN ITS ENTIRETY, INCLUDING FOUNDATION.

O'Shea Residence

8 Maple Street Irvington, NY 10533



In developing the plans and specifications for the project, the Architect has taken into account applicable state and municipal building laws and regulations, including the Residential Code 2020 of New York State (IRC 2018/New York State Amendments) which includes Chapter 11 Energy Efficiency.



FERGUSON MALONE ARCHITECTURE ONE BRIDGE STREET IRVINGTON NY 10533 T 914 591 5066 F 914 591 5031

DEMOLITION PLANS

SCALE: As Noted

DATE: 03/01/2020

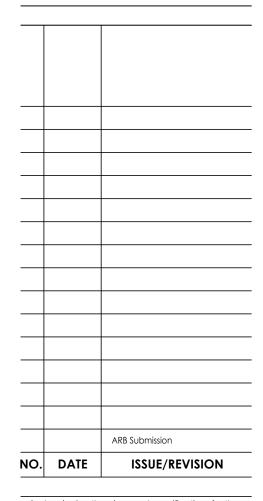
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O'Shea Residence

8 Maple Street Irvington, NY 10533



In developing the plans and specifications for the project, the Architect has taken into account applicable state and municipal building laws and regulations, including the Residential Code 2020 of New York State (IRC 2018/New York State Amendments) which includes Chapter 11 Energy Efficiency.



FERGUSON MALONE ARCHITECTURE ONE BRIDGE STREET IRVINGTON NY 10533 T 914 591 5066 F 914 591 5031

EXISTING ELEVATIONS

SCALE: As Noted

DATE: 03/01/2020

JOB: 2101

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●9'-4" SECOND FLOOR

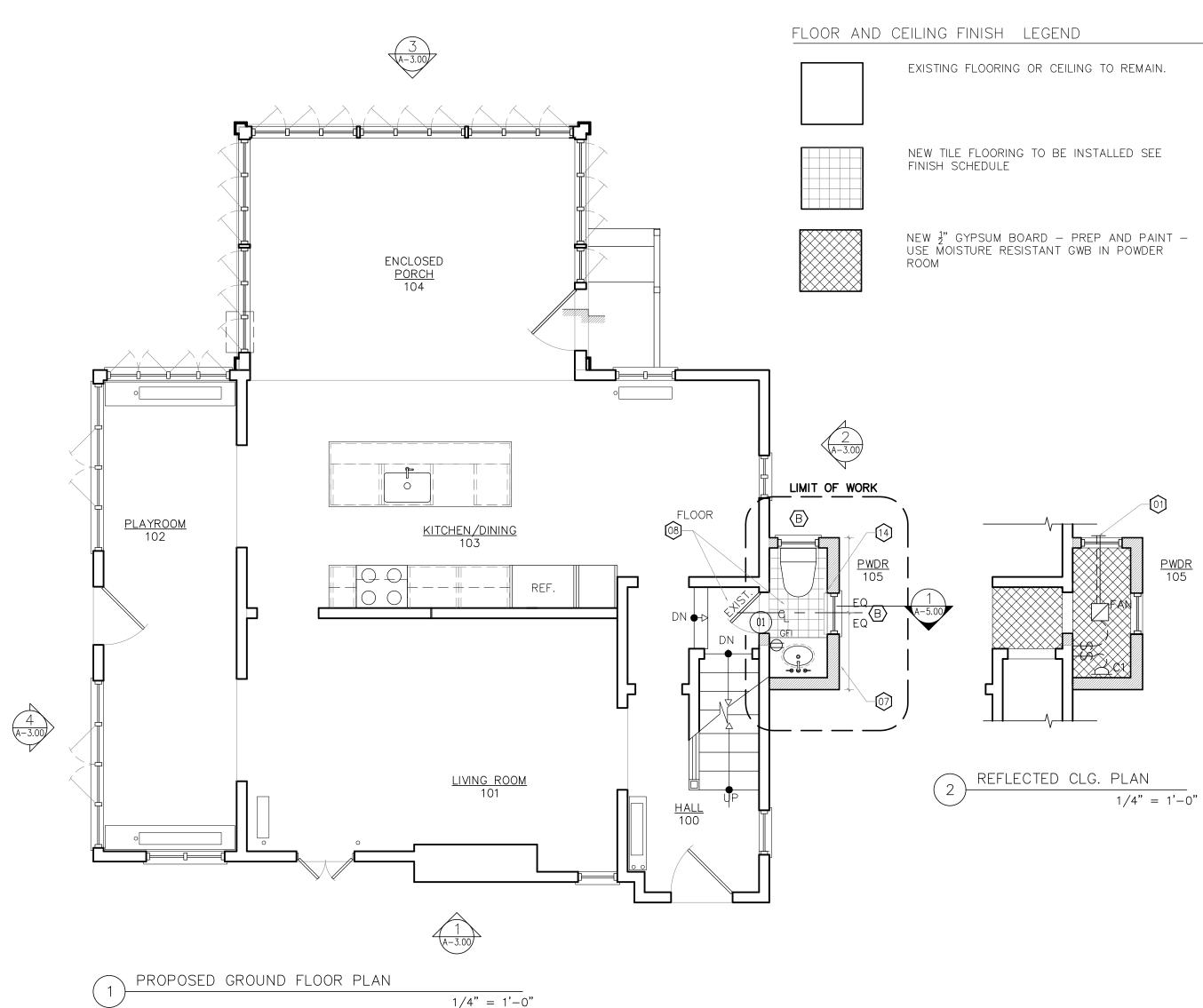
♦0.0' FIRST FLOOR

1/4" = 1'-0"

∲9'-4" SECOND FLOOR

∲0.0' FIRST FLOOR

1/4" = 1'-0"



| DOOR | SCHEDULE | | | | | | | |
|--------|----------|---------------|----------|----------|------|--------|-------|---------|
| | DOOR | | | FRAME | | | | HARDWAF |
| NUMBER | TYPE | SIZE | FUNCTION | TYPE | MAT. | FINISH | WIDTH | TYPE |
| | | | | | | | | |
| 01 | Existing | 2'-0" X 6'-8" | LHR | Existing | | | | EXIS |
| | | | | | | | | |

| | WINDOW | SCHEDULE | | | | | |
|---|--------|-------------|--------------------------|--------------|--------------|----------------|-------------|
| ſ | TYPE | DESCRIPTION | ROUGH OPENING DIMENSIONS | MANUFACTURER | PRODUCT NAME | PRODUCT NUMBER | INT. FINISH |
| | A | WOOD AWNING | 2'-0 5/8" X 1'-5 1/2" | ANDERSEN | 400 SERIES | AR21 | PRIMED |

ELECTRICAL DISTRIBUTION AND LIGHTING NOTES

ALL WORK SHALL BE PERFORMED BY LICENSED PERSONNEL, AND SHALL COMPLY WITH N.Y. STATE UNIFORM FIRE PREVENTION AND BUILDING CODE, THE REGULATIONS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS, NATIONAL FIRE PROTECTIVE ASSOCIATION AND ALL FEDERAL, STATE, AND MUNICIPAL AUTHORITIES HAVING JURISDICTION OVER THE WORK.

ADAPT NEW INSTALLATION TO EXISTING SERVICE AS REQUIRED. EXISTING ELECTRICAL SERVICE SHALL BE INSPECTED BY THE CONTRACTOR TO VERIFY CAPACITY FOR ANY NEW LOADS, SAFE FUNCTIONING, CODE COMPLIANCE AND PERFORMANCE OF ENTIRE SYSTEM AS SPECIFIED. MODIFY EXISTING SYSTEM AS REQUIRED.

ALL ELECTRICAL EQUIPMENT TO BE REMOVED DURING DEMOLITION SHALL BE TRACED TO AND REMOVED FROM IT'S ORIGIN.

RECEPTACLES AND SWITCHES ARE TO BE LUTRON "DESIGNER SERIES" COVER PLATES WITH CORA RECEPTACLES, RESIDENTIAL GRADE. DEVICES ARE TO BE WHITE.

ADJACENT SWITCHES AND RECEPTACLES ARE TO BE INSTALLED IN GANGED WITH SINGLE COVERPLATE.

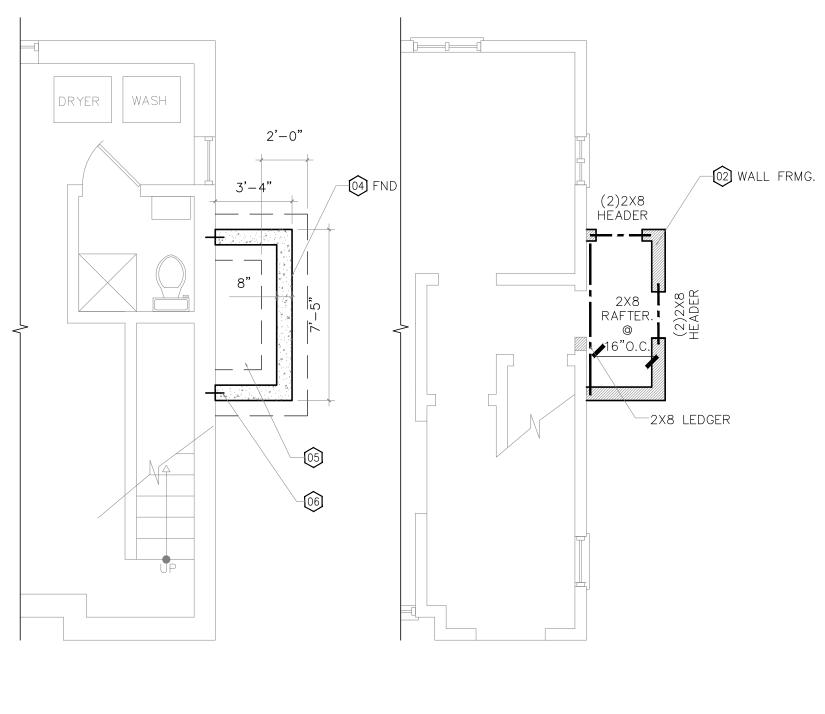
EXACT LOCATIONS OF RECEPTACLES AND SWITCHES SHALL BE VERIFIED WITH OWNER PRIOR TO INSTALLATION.

FIRE SAFETY NOTES

EXISTING INTERCONNECTED SMOKE DETECTORS ARE TO REMAIN OPERATIONAL DURING CONSTRUCTION

KEY ELECTRICAL OF DEVICES NEW WALL MOUNTED DUPLEX ELECTRICAL

- Ð RECEPTACLE @ 42" A.F.F. (TYP) U.O.N. GROUND-FAULT CIRCUIT INTÈRRÚPTER.
- NEW SINGLE POLE SWITCH
- The NEW WALL SCONCE LED OWNER SUPPLED TBD
 - FAN NEW EXHAUST FAN



FRAMING PLAN FOUNDATION PLAN 1/4" = 1'-0"1/4" = 1'-0"

| ARDWARE | |
|----------|---|
| TYPE | REMARKS |
| | |
| EXISTING | EXISTING GLASS TO BE REPLACE WITH NEW OBSCURE GLASS, TEMPERED OR LAMINATED SAFETY GLASS. |
| | |

EXT. COLOR TO MATCH EXISTING

REMARKS

GENERAL DOOR NOTES

INSPECT AND ADJUST ALL EXISTING DOORS AND DOOR HARDWARE. ENSURE LIKE NEW OPERATION WITH POSITIVE LATCHING. DOORS ARE TO BE CASED WITH 3/4" SOLID WOOD, POPLAR. CASING DESIGN TO MATCH EXISTING.

GENERAL WINDOW NOTES

ALL NEW WINDOWS TO MEET THE REQUIREMENTS OF RESIDENTIAL CODE OF NEW YORK STATE AND ARE TO HAVE A U-FACTOR OF 0.35 OR LESS.

INSTALLATION SHALL BE IN STRICT ACCORDANCE W/MANUFACTURE'S INSTRUCTIONS AND RECOMMENDATIONS. VERIFY ROUGH OPENING & WALL THICKNESS FOR WINDOW JAMB

DIMENSIONS IN FIELD. NEW WINDOWS ARE TO BE CASED WITH 3/4" SOLID WOOD, POPLAR.

LEGEND

| | EXISTING PARTITION TO BE REMOVED EXISTING PARTITION/ WALL TO REMAIN NEW PARTITION |
|-----|---|
| KEN | (NOTES |
| 01 | EXHAUST DUCTWORK – 4" DIA. W/ DAMPER EXHAUST OUTLET – COPPER. |
| 02 | WALL FRAMING – 2X6 @ 16" OC. TYP. – SEE WALLSECTION |
| 04 | CONC. FOUNDATION - See Wallsection |
| 05 | BUILT-UP FLOOR OVER REINFORCED CONCRETE SLAB - see Wallsection. |
| 06 | NEW FOUNDATION SECURED TO EXISTING #5 DOWELS AT 16" OC. |
| 07 | ONE STORY WOOD FRAME STRUCTURE - See Wallsection |
| 08 | FLOOR TO LEVEL TO ALIGN WITH EXISTING STAIR PLATFORM. |

 $\widehat{14}$ radiator – New baseboard radiator replacing existing RADIATOR - RUNTAL 2 FOOT UF-3

FRAMING NOTES

1. ALL FRAMING LUMBER AND DETAILS OF WOOD CONSTRUCTION SHALL CONFORM TO NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADE LUMBER AND ITS FASTENINGS (INCLUDING SUPPLEMENT NO. 1). ALL NEW FRAMING LUMBER SHALL BE GRADE MARKED AT MILL AND SHALL BE SURFACED DRY. NEW JOISTS SHALL COMPLY WITH PS 20-70 FOR SIZES AND SHALL CONFORM TO THE FOLLOWING SPECIE AND GRADE.

| RAFTERS AND JOISTS: | DOUGLAS FIR, LARCH #2 |
|-----------------------------|-------------------------------|
| BEAMS, GIRDERS AND HEADERS: | DOUGLAS FIR, LARCH #1 |
| STUDS AND PLATES: | DOUGLAS FIR, LARCH STUD GRADE |
| | |

2. SET ROUGH CARPENTRY TO REQUIRED LEVELS AND LINES, WITH MEMBERS PLUMB, TRUE TO LINE, CUT, AND FITTED. FIT ROUGH CARPENTRY TO OTHER CONSTRUCTION; SCRIBE AND COPE AS NEEDED FOR ACCURATE FIT. LOCATE FURRING, NAILERS, BLOCKING, GROUNDS, AND SIMILAR SUPPORTS TO COMPLY WITH REQUIREMENTS FOR ATTACHING OTHER CONSTRUCTION.

3. FRAMING STANDARD: COMPLY WITH AF&PA'S "DETAILS FOR CONVENTIONAL WOOD FRAME CONSTRUCTION," UNLESS OTHERWISE INDICATED.

4. METAL FRAMING ANCHORS: INSTALL METAL FRAMING TO COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS. ALL FLUSH FRAMED CONNECTIONS SHALL BE MADE WITH APPROVED GALVANIZED STEEL JOISTS OR BEAM HANGERS, MINIMUM 18 GAUGE. ALL METAL INCLUDING JOIST HANGERS, FLASHING, ANCHOR BOLTS, POST BASES, ETC. THAT COME IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED G186 BY SIMPSON STRONG TIE, STAINLESS STEEL, OR APPROVED EQUAL BY ARCHITECT. 5. DO NOT SPLICE STRUCTURAL MEMBERS BETWEEN SUPPORTS, UNLESS OTHERWISE INDICATED.

6. SECURELY ATTACH ROUGH CARPENTRY WORK TO SUBSTRATE BY ANCHORING AND FASTENING AS INDICATED, COMPLYING WITH THE FOLLOWING: A. NES NER-272 FOR POWER-DRIVEN FASTENERS.

B. TABLE R602.3(1), "FASTENER SCHEDULE FOR STRUCTURAL MEMBERS," AND TABLE R602.3(2), "ALTERNATE ATTACHMENTS," IN ICC'S INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY

DWELLINGS. 7. NEW INTERIOR WOOD FRAME BEARING WALLS ARE TO BE 2X4 @ 16" O.C. UNLESS OTHERWISE INDICATED.

8. ALL RAFTERS AND JOISTS SHALL ALIGN DIRECTLY WITH STUDS BELOW. WHERE REQUIRED, INSTALL ADDITIONAL STUDS. USE DOUBLE STUDS @ ENDS OF WALL AND ENDS OF OPENINGS. USE DOUBLE TRIMMERS AND HEADERS AT ALL FLOOR OPENINGS WHERE BEAMS ARE NOT DESIGNATED. LAP ALL PLATES AT CORNERS AND AT INTERSECTION OF PARTITIONS. 9. AT THE ENDS OF ALL BEAMS, HEADERS AND GIRDERS PROVIDE A BUILT UP

OR SOLID POST WHOSE WIDTH IS AT LEAST EQUAL TO THE WIDTH OF THE MEMBER IT IS SUPPORTING 10. PLYWOOD SHALL BE APA GRADE STAMPED AND SHALL NOT EXCEED THE

SPANS INTENDED FOR USE ON THE GRADE STAMP. ALL PLYWOOD SHALL BE MADE WITH EXTERIOR GLUE AND SHALL BE OF THE FOLLOWING THICKNESS: FLOOR: 3/4" 5/8"CDX ROOF: WALL SHEATHING: 1/2"

11. FRAMING DRAWINGS SIZING AND LOCATING EXISTING STRUCTURAL MEMBERS

HAS BEEN DEVELOPED BASED ON A SITE SURVEY WITH LIMITED ACCESS TO STRUCTURAL MEMBERS. THE GENERAL CONTRACTOR IS TO IDENTIFY ANY DISCREPANCIES PRIOR TO BEGINNING ANY REFRAMING WORK.

GYPSUM BOARD NOTES

ALL GYPSUM BOARD MATERIALS AND ACCESSORIES SHALL CONFORM TO ASTM C36, C79, C475, C514, C630, C931, C960, C1002, C1047, C1177, C1178, C1278, C1395 OR C1396. AND SHALL BE INSTALLED IN ACCORDANCE W/ THE 2007 RESIDENTIAL CODE OF NEW YORK STATE.

USE MOISTURE RESISTANCE GWB AT ALL WET AREAS, INCLUDING BATHROOMS. USE CEMENT BOARD AS SUBSTRATE FOR TILE IN ALL SHOWERS.

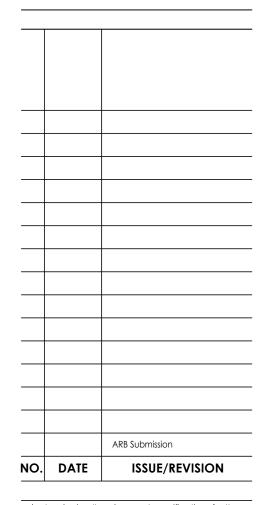
DIMENSIONS ARE FROM FINISH TO FINISH UNLESS OTHERWISE NOTED.

CONTRACTOR SHALL USE CORNER BEADS AT ALL EXPOSED CORNERS AT SOFFITS AND ENDS IN DRYWALL PARTITIONS U.O.N. PARTITIONS SHALL BE ANCHORED FIRMLY AS PER U.S. GYPSUM SPECIFICATIONS AND BUILDING CODE REQUIREMENTS.

ALL MECHANICAL, PLUMBING AND ELECTRICAL LINES ARE TO BE CONCEALED UNLESS OTHERWISE SPECIFIED. WHERE SUCH ARE TO BE SEALED, PARTITIONS OR CEILINGS SHALL NOT BE CLOSED-IN UNTIL THE LINES HAVE BEEN TESTED.

O'Shea Residence

8 Maple Street Irvington, NY 10533



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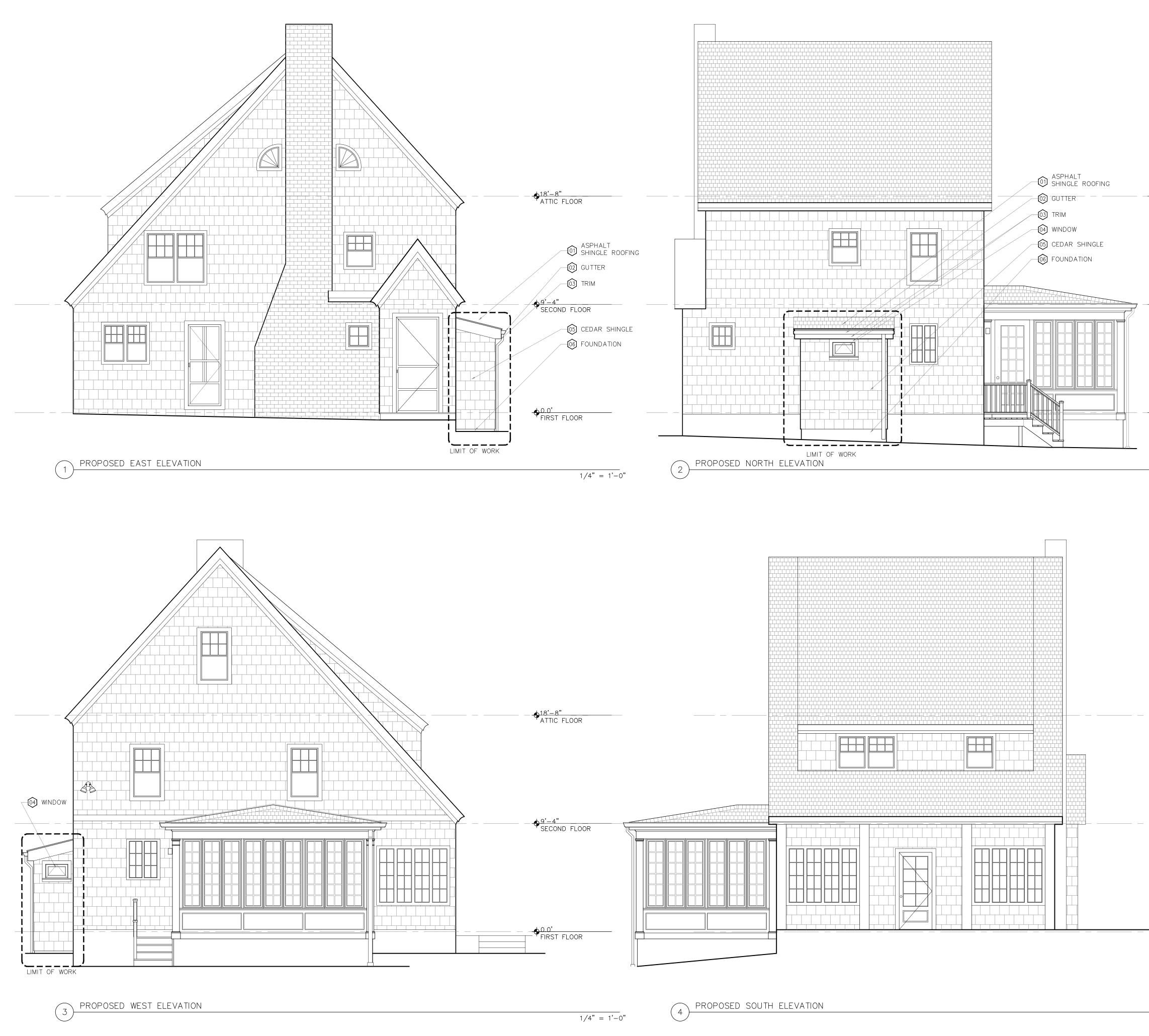
FERGUSON MALONE ARCHITECTURE ONE BRIDGE STREET IRVINGTON NY 10533 T 914 591 5066 F 914 591 5031

PROPOSED FLOOR PLAN, RCP, FOUNDATION 7 FRAMING PLANS

SCALE: As Noted

DATE: 03/01/2020

JOB: 2101



KEY NOTES

- 01 ASPHALT SHINGLE ROOFING TO MATCH EXISTING
- 02 GUTTER WHITE ALUMINUM K-STYLE GUTTER
- 03 TRIM SOLID WD. TRIM PAINTED WHITE TO MATCH
- (0) WINDOW- WOOD AWNING WINDOW SEE WINDOW SCHEDULE EXTERIOR COLOR TO MATCH EXISTING WINDOWS
- ©5 CEDAR SHINGLE CEDAR SHINGLE SIDING FINISHED TO MATCH EXISTING
- 6 FOUNDATION CONC. FOUNDATION PARGED AND PAINTED WHITE TO MATCH EXISTING

●9'-4" SECOND FLOOR

♦0.0' FIRST FLOOR

1/4" = 1'-0"

∲9'-4" SECOND FLOOR

∲0.0' FIRST FLOOR

1/4" = 1'-0"

O'Shea Residence

8 Maple Street Irvington, NY 10533

| IO. DATE | ISSUE/REVISION |
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| | ARB Submission |
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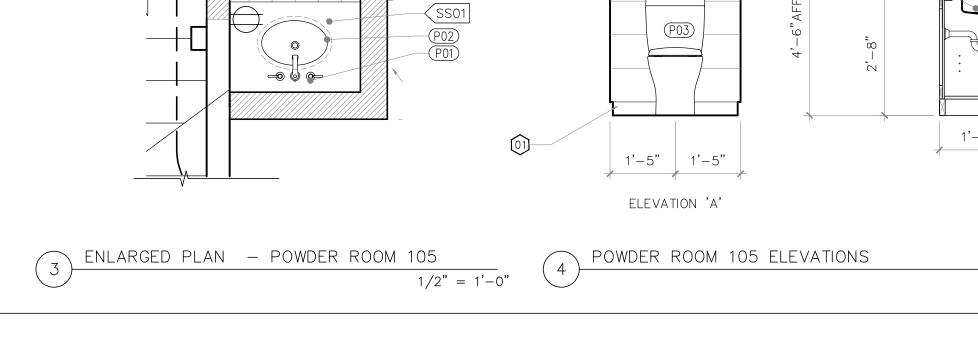
PROPOSED ELEVATIONS

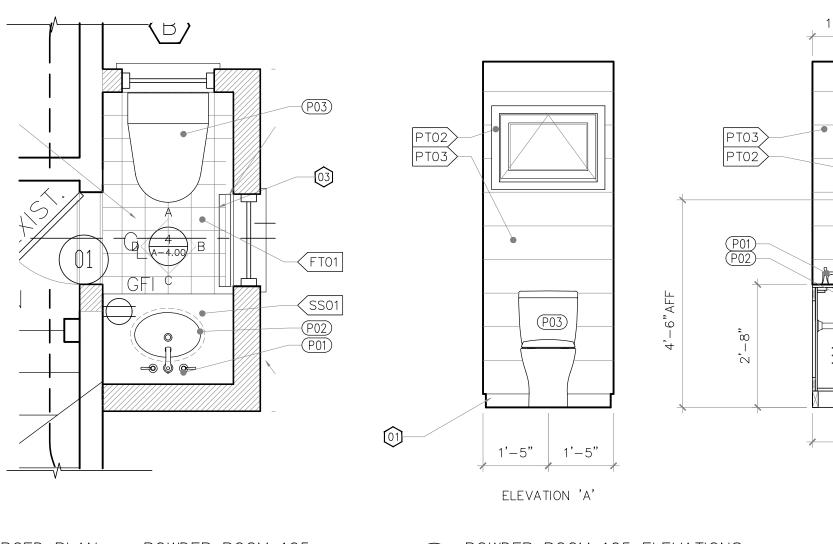
SCALE: As Noted

DATE: 03/01/2020

JOB: 2101

A-3.00





PLUMBING FIXTURE SCHEDULE

| LOCATION | MANUFACTURER | PRODUCT NAME / NUMBER | FINISH/COLOR | REMARK |
|--------------|------------------------------|---|---|--|
| PWDR. RM 105 | KOHLER | K-10577-4 | POLISHED NICKEL | SUPPLIED BY OWNER |
| PWDR. RM 105 | тото | LT641 | #01 COTTON | SUPPLIED BY OWNER |
| PWDR. RM 105 | тото | CST412MF | #01 COTTON | FLUSH BOTTON & SS204 SOFTCLOSE SEAT - BY OWNER |
| | PWDR. RM 105 PWDR. RM 105 | PWDR. RM 105 KOHLER PWDR. RM 105 TOTO | PWDR. RM 105 KOHLER K-10577-4 PWDR. RM 105 TOTO LT641 | PWDR. RM 105 KOHLER K-10577-4 POLISHED NICKEL PWDR. RM 105 TOTO LT641 #01 COTTON |

| FINIS | H SCHEDULE | | | | |
|-------|------------------------------|---------------------------|-----------------------|-----------------------|----------------|
| TAG | DESCRIPTION | MANUFACTURER / SUPPLER | PRODUCT NAME / NUMBER | FINISH/COLOR | REMARK |
| FT01 | FLOOR TILE | TBD | TBD | TBD | OWNER SUPPLIED |
| PT01 | CEILING PAINT | BENJAMIN MOORE | NATURA / 512 | MATTE / WHITE | OR APPROVED EC |
| PT02 | TRIM PAINT | BENJAMIN MOORE | NATURA / 514 | SEMI / TBD | OR APPROVED EC |
| PT03 | WALL PAINT | BENJAMIN MOORE | NATURA / 513 | EGGSHELL / TBD | OR APPROVED EC |
| PT04 | WALL PAINT | BENJAMIN MOORE | NATURA / 513 | EGGSHELL / TBD | OR APPROVED EC |
| SS01 | STONE COUNTER TOP - BATH 204 | TBD | 1 1/4 " MARBLE | HONED / MATCH KITCHEN | W/ SINK CUTOUT |

ACCESSORY SCHEDULE

| TAG | DESCRIPTION | LOCATION | MANUFACTURER | PRODUCT NAME / NUMBER | FINISH/COLOR | REMARK |
|-----|---------------|-----------------|--------------|-----------------------|--------------|-------------------------|
| A01 | MIRROR | POWDER ROOM 105 | TBD | TBD | TBD | TO BE SUPPLIED BY OWNER |
| A02 | 12" TOWEL BAR | POWDER ROOM 105 | GATCO | LATITUDE II | SATIN NICKEL | TO BE SUPPLIED BY OWNER |
| A03 | TP HOLDER | POWDER ROOM 105 | GATCO | LATITUDE II | SATIN NICKEL | TO BE SUPPLIED BY OWNER |
| | | | | | | |

GENERAL ACCESSORY NOTES

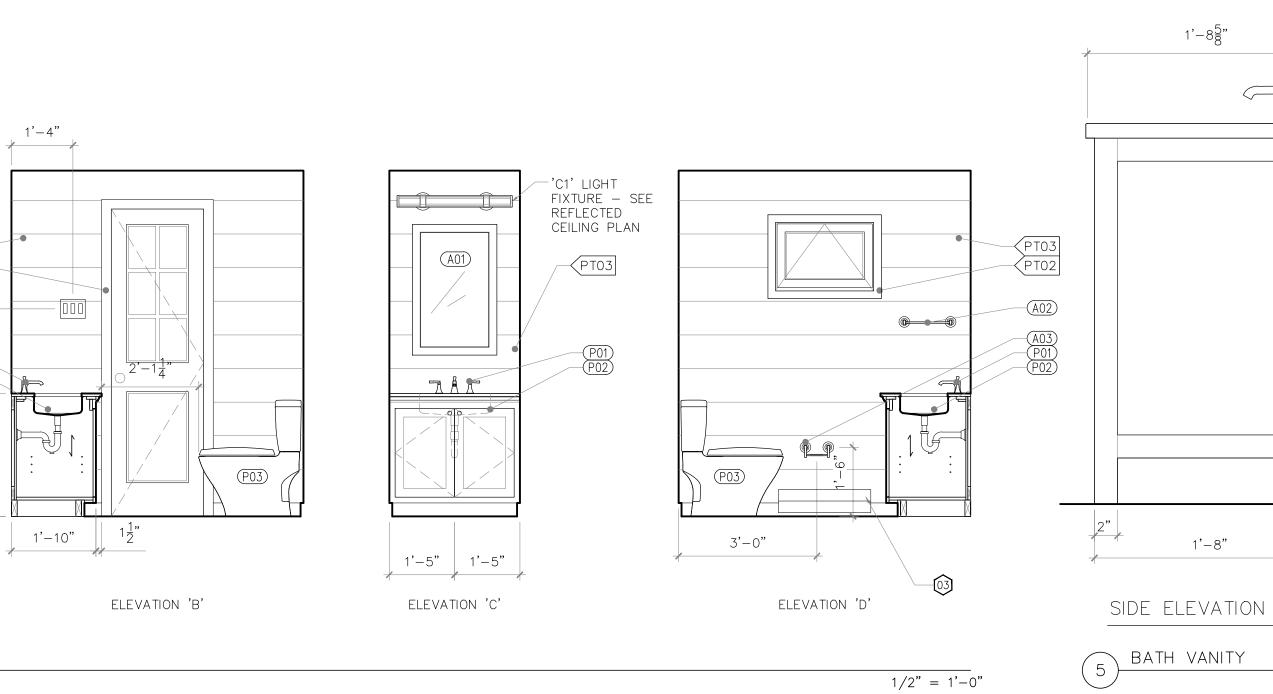
KEY NOTES

01 BASE TO MATCH EXISTING

CONFIRM LOCATIONS OF INSTALLATION WITH ARCHITECT PRIOR TO INSTALLING.

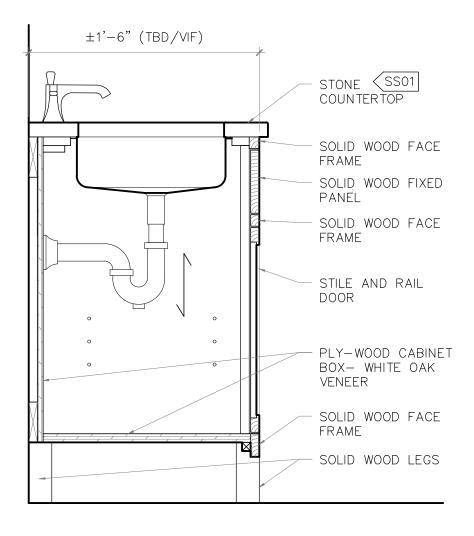
ALL ACCESSORIES TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATION.

02 NEW TRIM TO MATCH EXISTING 03 BASEBOARD – RUNTAL UF SERIES

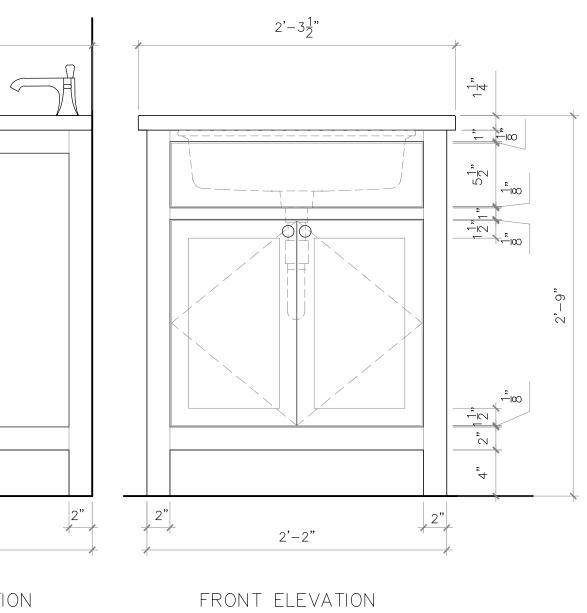


EQUAL EQUAL EQUAL EQUAL OUT & PENCIL EDGE



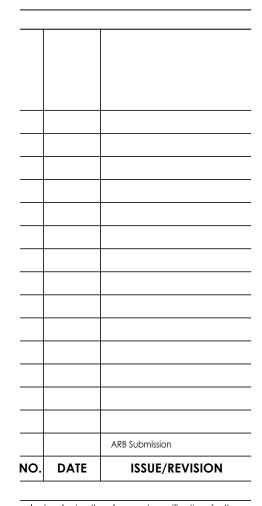


SECTION



O'Shea Residence

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Efficiency.



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INTERIOR ELEVATIONS

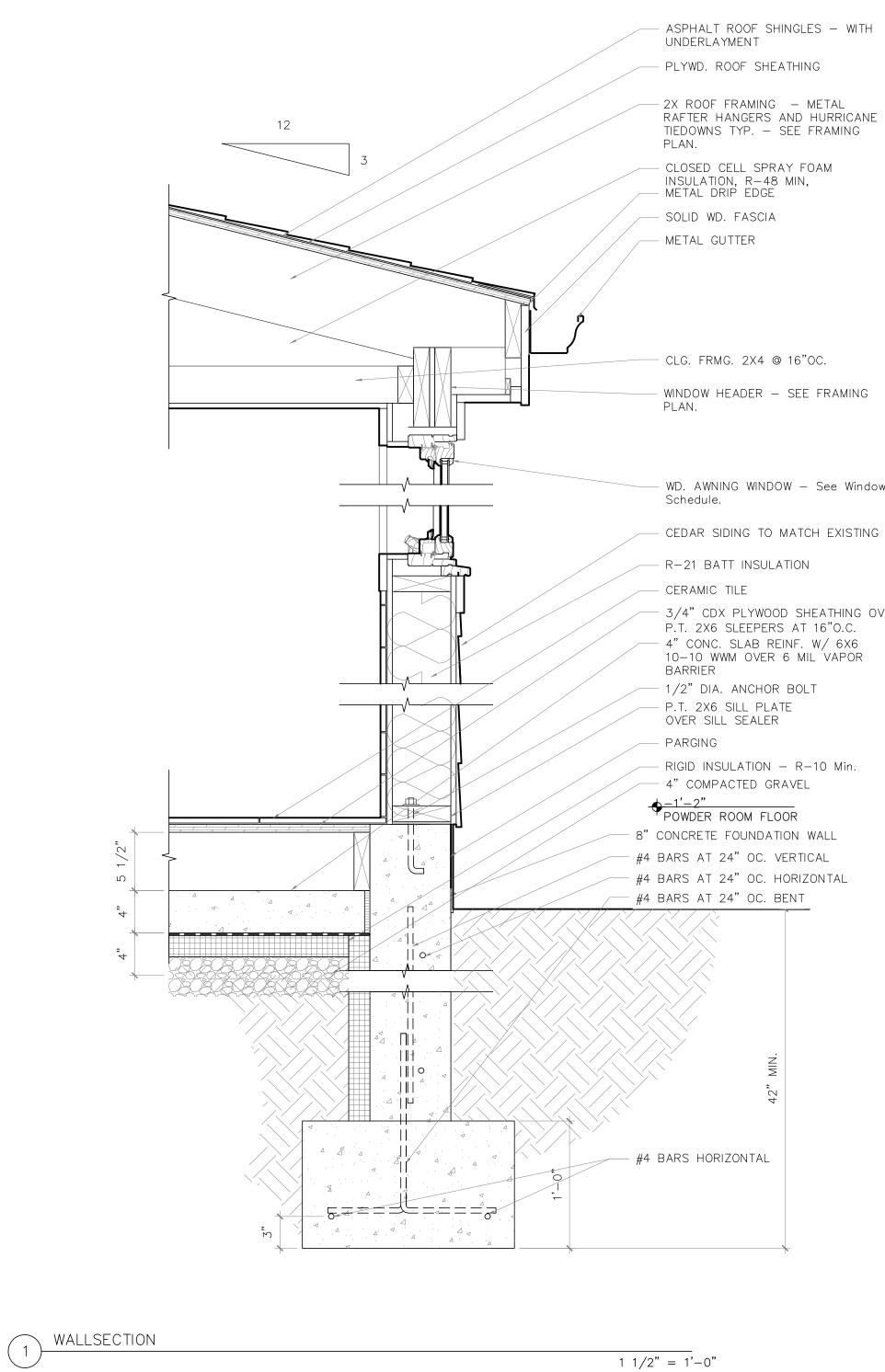
SCALE: As Noted

DATE: 03/01/2020

JOB: 2101



1 1/2" = 1'-0"



– ASPHALT ROOF SHINGLES – WITH UNDERLAYMENT

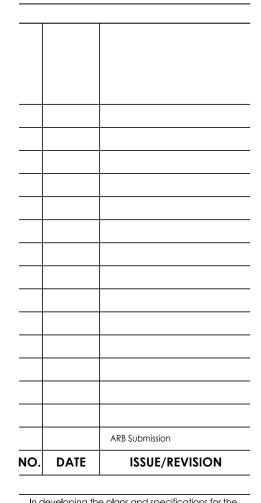
WD. AWNING WINDOW - See Window

CEDAR SIDING TO MATCH EXISTING

- 3/4" CDX PLYWOOD SHEATHING OVER P.T. 2X6 SLEEPERS AT 16"O.C. - 4" CONC. SLAB REINF. W/ 6X6

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WALLSECTION

SCALE: As Noted

DATE: 03/01/2020

JOB: 2101

A-5.00