

# APPLICATION FOR BUILDING PERMIT

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

Application Number:	234	Date:	02/25/2021
Job Location:	45 STATION RD	Parcel ID:	2.80-34-5
Property Owner:	VALENTZAS, JASON & VALENTZAS, ANNE	Property Class:	1 FAMILY RES
Occupancy:	One/ Two Family	Zoning:	
Common Name:			

<b>Applicant</b>	<b>Contractor</b>
John Malone	
Ferguson Malone Architecture	
One Bridge Street - Suite 29Irvington NY 10533	
914-564-3166	

## Description of Work

Type of Work:	Addition	Applicant is:	Architect
Work Requested by:	The Owner	In association with:	
Cost of Work (Est.):	300000.00	Property Class:	1 FAMILY RES

## Description of Work

**Attic addition to existing residence.**

**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.

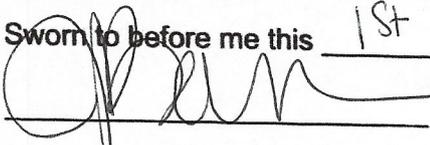
**AFFIDAVIT OF APPLICANT**

I John Malone being duly sworn, depose and says: That s/he does business as: Ferguson Malone Architecture with offices at: One Bridge Street - Suite 29 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 of Engineer duly authorized by the owner to make this application.
- The contractor authorized by the owner to make this application.

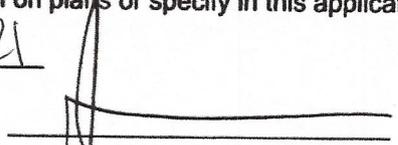
That the information contained in this application and on the accompanying drawings is true to the best of his knowledge and belief. The undersigned hereby agrees to comply with all the requirements of the New York State Uniform Fire Prevention and Building Code, the Village of Irvington Building Code, 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 1<sup>st</sup> day of March of 2021



Notary Public / Commission of Deeds

JESSICA EMILIA BARAN  
Notary Public, State of New York  
No. 01BA6355917  
Qualified in Westchester County  
Commission Expires 03/20/2021



Applicant's Signature

**OWNER'S AUTHORIZATION**

I VALENTZAS, JASON & VALENTZAS, ANNE as the owner of the subject premises and have authorized the contractor named above to perform the work under the subject application.

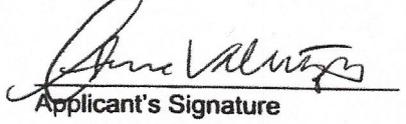
Owner phone number 917 566 3294 Owner email address annevalentzas@hotmail.com

Anne Valentzas 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.

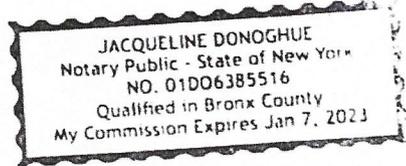
Sworn to before me this 26<sup>th</sup> day of FEB of 2021



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 likened 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](http://www.irvingtonny.gov) ) prior to submission).
7. Visit the Village of Irvington website [www.irvingtonny.gov](http://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](http://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](http://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  
5100

**• 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** 350

\* 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).

300

\* Re-inspection fee for work not ready at time of inspection or not in compliance: \$50

N/A

\* 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.

N/A

(To be collected at time of submission of application) **Total** \$5,835

**(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.)**

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# Valentzas Residence

45 Station Road  
Irvington, New York

Submission to Irvington Planning Board  
for Site Development Plan Approval  
**July 22, 2020**

Resubmission to Irvington Planning Board  
for Site Development Plan Approval  
**August 19, 2020**    **REVISION** 

Submission to Irvington Zoning Board  
for Approval  
**September 08, 2020**

Submission for Preliminary Pricing  
**September 09, 2020**

Resubmission to Irvington Planning Board  
for Site Development Plan Approval  
**September 23, 2020**    **REVISION** 

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

PROJECT NO.: 2011

FERGUSON MALONE ARCHITECTURE

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Climate and Geographic Design Criteria (Effective 10/3/2016)													
Location: Village of Irvington										Zip Code: 10533			
Wind Design					Subject to Damage From								
Ground Snow Load	Speed (mph)	Topo Effects	Special Wind Region	Wind-borne Debris Zone	Seismic Design Category (RCNY Only)	Weathering	Frost Line Depth	Termite	Climate Zone	Ice Barrier Underlayment Req'd	Flood Hazards	Air Freezing Index	Mean Annual Temp
30	**Special Wind Region	No	Yes	No	C	Severe	42"	Moderate to Heavy	4A	Yes	**Firm Community - Panel Map # 36119C0261F Effective Date, 9-28-2007	2000	\$1.6

\*115 MPH to 120 MPH. The Special wind region should serve as a warning to design professionals in evaluating wind loading conditions. Wind Speeds higher than the derived values takes from Section 1609 of IBC and Figure R301.2(4)A of the IRC are likely to occur and should be considered in the design.

\*\*State if applicable. For Flood Hazards the Design Professional shall state if they are applicable. Y/N. Verify with FIRM Maps. Maps are available on the FIMA web site <http://www.floodmap.floodsimple.com/>

Insulation and Fenestration Requirements by Component										
Climate Zone	Fenestration U-Factor	Skylight U-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
Table R402.1.2 Insulation and Fenestration Requirements by Component										
4A	0.32	0.55	0.4	49	20 or 13 + 5	8/13	19	10/13	10.2 FT	10/13
Table R402.1.4 Equivalent U-Factors										
4A	0.32	0.55		0.026	0.06	0.098	0.047	0.047	0.059	0.065

Notes:  
 \* Plans have been designed in accordance with the prescriptive energy requirements of the 2020 Energy Conservation Construction Code of New York State.  
 \* Plans have been designed in accordance with the National Electrical code NFPA 70 2014 Edition.  
 \* Existing and proposed building construction to be Type 5 B: Wood-Framed, combustible.  
 \* Existing and proposed occupancy is: 1 Family

### Construction Requirements

All work shall be in accordance with the 2020 New York State Building Code and the November 2019 addition, and all applicable local jurisdiction and fire department regulations.

Contractor shall obtain all permits as required prior to start of work and schedule inspections with the building inspector and other regulating authority at appropriate stages of the work as required by code and by the local building inspector. Inspection personnel shall be notified a minimum of five days prior to proposed date of inspections. Work shall not be closed or covered until it has been inspected and approved.

All work, including plumbing and electrical work, shall be performed by licensed contractors.

All work with engineered lumber and/ or truss construction must be placarded as per NYSOS.

The contractor shall maintain a current and complete set of construction drawings and specifications of the construction site during all phases of construction for use of trades, architect and Building Dept. personnel.

Contractor shall verify all field conditions and dimensions and be responsible for field fit and quantity of work.

Contractor shall notify the architect of any discrepancies in drawings, specifications and field conditions before commencing the work and notify architect immediately if any portion of work cannot be performed as specified.

The contractor shall not scale drawings for purposes of construction and shall verify any dimensions needing clarification with architect prior to construction.

Construction work shall be done on regular work hours except as directed by owner. All local ordinances regarding noise and nuisance shall be respected.

Contractor shall exercise strict control over safety and security of the site.

The contractor(s) shall strictly adhere to requirements of all jurisdictional agencies for the protection of all persons from hazards during demolition and construction and during removal of any lead paint, asbestos, pcb's etc. which might exist on the site. Test all paint and suspected hazardous materials to be removed prior to commencement of work. Notify owner if abatement and mitigation is required. Follow DEP, NY state DOL ICR 56 and U.S. EPA certification programs for containment, removal, and disposal of waste. Materials used for construction, fabrication or finishes shall be approved per minimum standard appropriate for the respective purpose.

Contractors shall provide on site first aid facilities and protective gear required by Osha Standards to prevent injury to all workers and persons visiting the site.

The entire areas and the job site shall be maintained in a neat and orderly condition and kept free from waste and rubbish during the entire construction period. Remove materials or trash from the site at the end of each working day.

All exits, and ways of approach thereto shall be continuously maintained free from all obstructions or impediments to full instant use in the case of fire or other emergency.

Contractor's personnel will be admitted to the property upon permission of the owner. No alcohol nor drug use shall be permitted.

Contractor will be responsible for repairing any damages or replacing any items destroyed in the process of the work. Contractor will be responsible for property and materials of any kind on the premises, and shall provide all necessary protection for the work until turned over to the owner.

### Legend and Symbols

	ELEVATION NUMBER	ELEVATION
	DRAWING NUMBER	
	DETAIL NUMBER	DETAIL
	DRAWING NUMBER	
	DOOR NUMBER	FINISH TAG
	WINDOW TYPE	
	PLUMBING FIXTURE TAG	
	EQUIPMENT TAG	

### Abbreviations

<b>A</b>	A/C ACOUS. ACOUS.T AC.T.) ADD'N(L). ADJ. ALUM. ALT. ANOD. APPROX. ARCH. AUTO. AVG. & A.F.F. ABV.	AIR CONDITIONING ACOUSTICAL ACOUSTICAL TILE (OR AC.T.) ADDITION(AL) ADJUSTABLE ALUMINUM ALTERNATE ANODIZED APPROVED APPROXIMATE ARCHITECT or ARCHITECTURAL AUTOMATIC AVERAGE AND ABOVE FINISH FLOOR ABOVE	<b>F</b> F.AL.M. FABR. F.E. F.E.C. FIN. FL. F.H.C. FIN. FLR. FLUOR. F.O.C. F.O.F. F.O.G. F.O.S. F.O.W. FR. F.S. FT. F.A.R. F-F FIXT.	FIRE ALARM FABRICATE FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FINISH FLOOR FIRE HOSE CABINET FINISHED) FLOOR FLUORESCENT FACE OF CONCRETE FACE OF FINISH FACE OF GYP.BD. FACE OF STUD FACE OF WALL FRAME FULL SIZE FOOT OR FEET FLOOR AREA RATIO FACE TO FACE FURR. FIXTURE	<b>Q</b> Q.A. O.C. O.D. O.H. OPP. ORIG. PART. BD. P.LAM. PLAS. PLYWD. PNL. PR. PREFAB. PROJ. PTN. PTD. PWG.	OVERALL ON CENTER OUTSIDE DIAMETER OFF. OFFICE OPPOSITE HAND OPNG. OPENING OPPOSITE ORIGINAL PARTICLE BOARD PLASTIC LAMINATE PLASTER PLYWOOD PANEL PAIR PREFABRICATED PROJECT PARTITION PAINTED PAINTED WOOD & GLASS QUALITY QUAN. R R/A RAD. RECEP. REF. REFL. REINF. RESIL. REQ'D. R.H. RM. RND. R.O. REV.	[W] WEST WITH WATER CLOSET WOOD WINDOW WATER HEATER WITHOUT WEATHERSTRIPPING WOOD VENER Y YARD
<b>B</b> BD. BLDG. BLKG. BRKT. BRZ. BSMT.	BOARD BUILDING BLOCKING BRACKET BRONZE BASEMENT	<b>G</b> GA. GEN. GL. GYP. GWB	GAUGE GENERAL GLASS OR GLAZED GYPSUM GYPSUM WALL BOARD	<b>Q</b> QUAL. QUAN.	QUALITY QUANTITY		
<b>C</b> CAB. C.C. CER. CLKG. CLG. (OR CEIL.) CLQS. CLR. CLR. OPNG. COL. CONC. CONN.	CABINET CENTER TO CENTER CERAMIC CALKING CENTER LINE CEILING CLOSET CLEAR CLEAR OPENING COLUMN CONCRETE CONNECT OR CONNECTION CONSTRUCTION CONTINUOUS CORNER CORRIDOR COUNTERTOP CENTER COLD WATER CARBON MONOXIDE	<b>H</b> HDWR. HDWD. HGT. H.M. HORIZ. HVAC H.W.	HARDWARE HARDWOOD HEIGHT HOLLOW METAL HORIZONTAL HEATING, VENTILATING AND AIR CONDITIONING HOT WATER	<b>R</b> R/A RAD. RECEP. REF. REFL. REINF. RESIL. REQ'D. R.H. RM. RND. R.O. REV.	RETURN AIR RADIUS RECEPTACLE REFERENCE REFLECTED REINFORCED RESILIENT REQUIRED RIGHT HAND ROOM ROUND ROUGH OPENING REVISION		
<b>CON</b> CONST. CONT. COR. CORR. C.T. CTR. C.W. CM.	CONNECTION CONSTRUCTION CONTINUOUS CORNER CORRIDOR COUNTERTOP CENTER COLD WATER CARBON MONOXIDE	<b>I</b> I.D. INCL. INFO. INT.	INSIDE DIAMETER INCLUDE(D)(ING) INFORMATION INCAN. INCANDESCENT INTERIOR	<b>S</b> (S) SCHDED. SECT. SIM. SQ. S.F. STL. S.S. STD. SUSP.	SOUTH SCHEDULE SECTION SIMILAR SQUARE SQUARE FEET STEEL STAINLESS STEEL STANDARD STRUCT. STRUCTURAL SUSPEND(ED) SYMM. SYMMETRICAL SYSTEM SPLASH SMOKE DETECTOR STORAGE		
<b>D</b> D.A. DEPT. DET. D.F. DIA. DIM. DIV. DN. DR. DWG. DRW.	DOUBLE-ACTING DBL. DOUBLE DEPARTMENT DETAIL DRINKING FOUNTAIN DIAMETER DIMENSION DIVISION DOWN DOOR DRAWING DRAWER	<b>J</b> JAN. JT.	JANITOR JOINT	<b>T</b> TECH. TEL. TEMPD. TEMP. GL. THK. TYP. T.M.E.	TECHNICAL TELEPHONE TEMPERED TEMPERED GLASS THICK(NESS) TYPICAL TO MATCH EXISTING		
<b>E</b> (E.) ELEC. EL. ELEV.R. ENGR. EQ. EQUIP. EXH. E. EXIST. EXPAN. EXT. ELECT.	EAST ELECTRIC ELEVATION ELEVATOR ENGINEER EQUAL EQUIPMENT EXHAUST EXISTING EXPANSION EXPOS. EXPOSED EXTERIOR ELECTRICAL	<b>L</b> LAM. LB. (OR #) L.H. LAV.	ANGLE LAMINATE POUND LEFT HAND LAVATORY	<b>U</b> U.L. UTIL. U.O.N.	UNDERWRITERS LABORATORY UTILITY UNLESS OTHERWISE NOTED		
<b>M</b> MAINT. MAX. MECH. M.C. MTL. MEZZ. MGR. MIN. MISC. MTD. MULL. M.TH. MW.	MAINTENANCE MAXIMUM MECHANICAL MAIL CHUTE METAL MEZZANINE MANAGER MINIMUM MISCELLANEOUS MOUNTED MULLION METAL THRESHOLD MICROWAVE	<b>N</b> [N] N. NEG. N.I.C. NO.(OR #) N.T.S.	NORTH NEW NEGATIVE NOT IN CONTRACT NUMBER NOT TO SCALE	<b>V</b> VERT. VEST. V.I.F. VOL.	VERTICAL VESTIBULE VERIFY IN FIELD VOLUME		

### LIST OF DRAWINGS

SHEET NO.	TITLE	REVISION	DATE	SHEET NO.	TITLE	REVISION	DATE
G-0.00	General Notes and List of Drawings	3	03/01/2021	A-2.22	Attic Floor Electrical Plan	3	03/01/2021
				A-2.30	Basement Finish Plan	3	03/01/2021
G-1.00	Zoning	1	08/19/2020	A-2.31	Main Floor and Attic Floor Finish Plans	3	03/01/2021
A-0.10	Proposed Architectural Site Plan	2	09/23/2020				
A-0.11	Property Analysis - Not Included		07/22/2020	A-3.00	Proposed Exterior Elevations	3	03/01/2021
				A-3.01	Proposed Exterior Elevations	3	03/01/2021
A-0.20	Window Schedule	3	03/01/2021	A-3.10	Building Sections	3	03/01/2021
A-0.21	Door Schedule	3	03/01/2021				
				A-4.00	Interior Elevations	3	03/01/2021
A-1.00	Demo Floor Plans	3	03/01/2021	A-4.01	Interior Elevations	3	03/01/2021
A-1.01	Existing Exterior Elevations	3	03/01/2021	A-4.02	Interior Elevations	3	03/01/2021
A-1.02	Existing Exterior Elevations	3	03/01/2021				
				A-5.00	Wall Sections - Not Included	3	03/01/2021
A-2.00	Proposed Basement Floor Plan	3	03/01/2021	A-5.01	Wall Sections - Not Included	3	03/01/2021
A-2.01	Proposed Main Level Floor Plan	3	03/01/2021	A-5.02	Wall Sections - Not Included	3	03/01/2021
A-2.02	Proposed Attic Level Floor Plan	3	03/01/2021				
				S-1.00	First Floor Framing Plan	3	03/01/2021
A-2.10	Basement Reflected Ceiling Plan	3	03/01/2021	S-1.01	Second Floor Framing Plan	3	03/01/2021
A-2.11	Main and Attic Level Reflected Ceiling Plans	3	03/01/2021	S-1.02	Roof Floor Framing Plan	3	03/01/2021
A-2.20	Basement Electrical Plan	3	03/01/2021				
A-2.21	First Floor Electrical Plan	3	03/01/2021				

# Valentzas Residence

45 Station Road  
Irvington, NY 10533

NO.	DATE	ISSUE/REVISION
1	03/01/2021	Submission for ABB approval
2	09/23/2020	Resubmission to IPB for Approval
	09/09/2020	Submission for Preliminary Pricing
	09/08/2020	Submission for Zoning Board Approval
1	08/19/2020	Resubmission to IPB for Approval
	07/22/2020	Submission to IPB for Approval

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 (R.C. 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

CIVIL ENGINEER  
Paul J. Petretti - Civil Engineer & Land Surveyor  
30 Gould Avenue, Dobbs Ferry, New York 10522  
T: 914-674-9827

## General Notes & List of Drawings

SCALE: As Noted

DATE: 05/05/2020

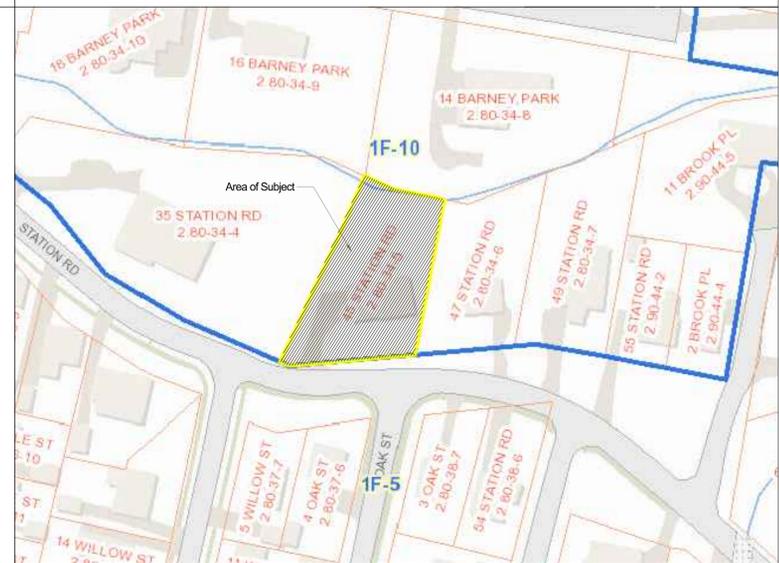
JOB: 2011

# G-0.00

EXISTING SITE CONDITION

SCALE 1"=30'

ZONING MAP



ZONING ANALYSIS

GENERAL INFORMATION

ADDRESS	ZONING DISTRICT	PARCEL ID
45 Station Road, Irvington, NY	1F-10	2.80-34-5

USE REQUIREMENTS - AS PER SECTION 224-8

CATEGORY	REQUIRED / ALLOWED	EXISTING	PROPOSED	REMARK
Use	One-Family	One-Family	No Change	

LOT REQUIREMENTS - AS PER SECTION 224-10

CATEGORY	REQUIRED / ALLOWED	EXISTING	PROPOSED	REMARK
Lot Area	S.F. 10,000 S.F. Min.	12,416.82 S.F.	No Change	
Lot Width	FT. 85.00' Min.	99.54'	No Change	
Lot Depth	FT. 100.00' Min.	140.69'	No Change	

YARD REQUIREMENTS - AS PER SECTION 224-11

CATEGORY	REQUIRED / ALLOWED	EXISTING	PROPOSED	REMARK
Front Yard (South) FT.	30' Min.	30.30'	No Change	
Side Yard (East) FT.	15' Min.	16.44'	No Change	
Side Yard (West) FT.	15' Min.	12.79'	No Change	Existing Non-Conforming Variance may be required
Rear Yard (North) FT.	30' Min.	68.57'	No Change	

COVERAGE REQUIREMENTS - AS PER SECTION 224-13

CATEGORY	REQUIRED / ALLOWED	EXISTING	PROPOSED	REMARK
Building Coverage	2,290 S.F. Max.	2,698.43 S.F.	2,854.34 S.F.	Existing Non-Conforming Variance may be required

RESIDENTIAL FLOOR AREA RATIO REQUIREMENTS - AS PER SECTION 224-136

CATEGORY	REQUIRED / ALLOWED	EXISTING	PROPOSED	REMARK
Floor Area Ratio	0.265 Max.	0.189	0.259	
Floor Area	S.F. 3,290.46 S.F. Max.	2,350.51 S.F.	3,226.39 S.F.	

BUILDING SIZE REQUIREMENTS - AS PER SECTION 224-3

CATEGORY	REQUIRED / ALLOWED	EXISTING	PROPOSED	REMARK
Building Height	2.5 STY/ 35 FT	2 STY/ 27'-8 5/8" FT	3 STY/ 35' - 0" FT	Variance requested. Third story attic addition is 61% of building footing

OFF-STREET PARKING REQUIREMENTS - AS PER SECTION 224-14

CATEGORY	REQUIRED / ALLOWED	EXISTING	PROPOSED	REMARK
Parking Space	2 Min.	2 Spaces	No Change	

General Notes:

- \* Basement has been included as per section 224-137 B.
- \* Garage has been calculated as per section 224-137 D.(1).
- \* Attic has been calculated as per section 224-137 C.(5).

Valentzas Residence

45 Station Road  
Irvington, NY 10533

NO.	DATE	ISSUE/REVISION
09/09/2020		Submission for Preliminary Pricing
09/08/2020		Submission for Zoning Board Approval
08/19/2020		Resubmission to IPB for Approval
07/22/2020		Submission to IPB for Approval
05/21/2020		Client Review

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 (R.C. 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

CIVIL ENGINEER  
Paul J. Petretti - Civil Engineer & Land Surveyor  
30 Gould Avenue, Dobbs Ferry, New York 10522  
T: 914 674-9827

Zoning Analysis

SCALE: As Noted

DATE: 05/05/2020

JOB: 2011

G-1.00

General Note

Site plan is based on a topographic survey of property prepared by:

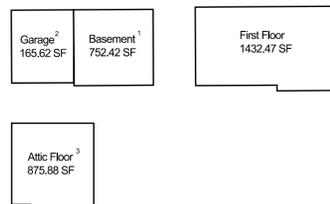
Thomas C. Merritts  
Land Surveyors, P.C.  
394 Bedford Road  
Pleasantville, N.Y. 10570  
Dated: April 29, 2020

FLOOR AREA DIAGRAMS

Existing	Floor Area Calculations
Basement <sup>1</sup>	752.42
First Floor	1432.47
Second Floor	0
Attic	0
Garage <sup>2</sup>	165.62
Existing Floor Area:	2,350.51 (76% of Allowable)

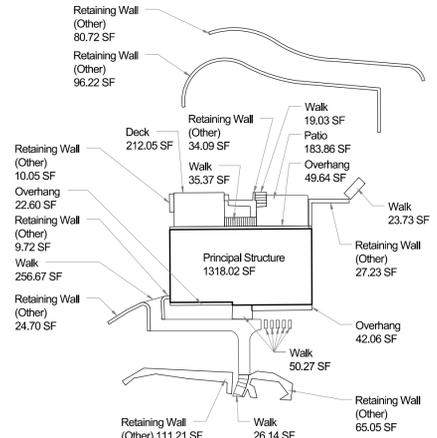


Proposed	Floor Area Calculations
Basement <sup>1</sup>	752.42
First Floor	1432.47
Second Floor	0
Attic <sup>3</sup>	875.88
Garage <sup>2</sup>	165.62
Proposed Floor Area:	3,226.39 (104% of Allowable)

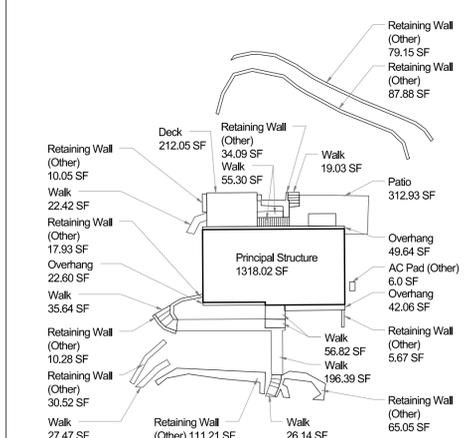


COVERAGE DIAGRAMS

Existing	Coverage Calculations
Structures	1318.02
Decks	212.05
Patios, Walks	595.07
Porches	0
Floor Overhangs	114.30
Swimming Pool	0
Other (Retaining Walls, AC Pads)	458.99
Existing Coverage:	2,698.43 (118% of Allowable)



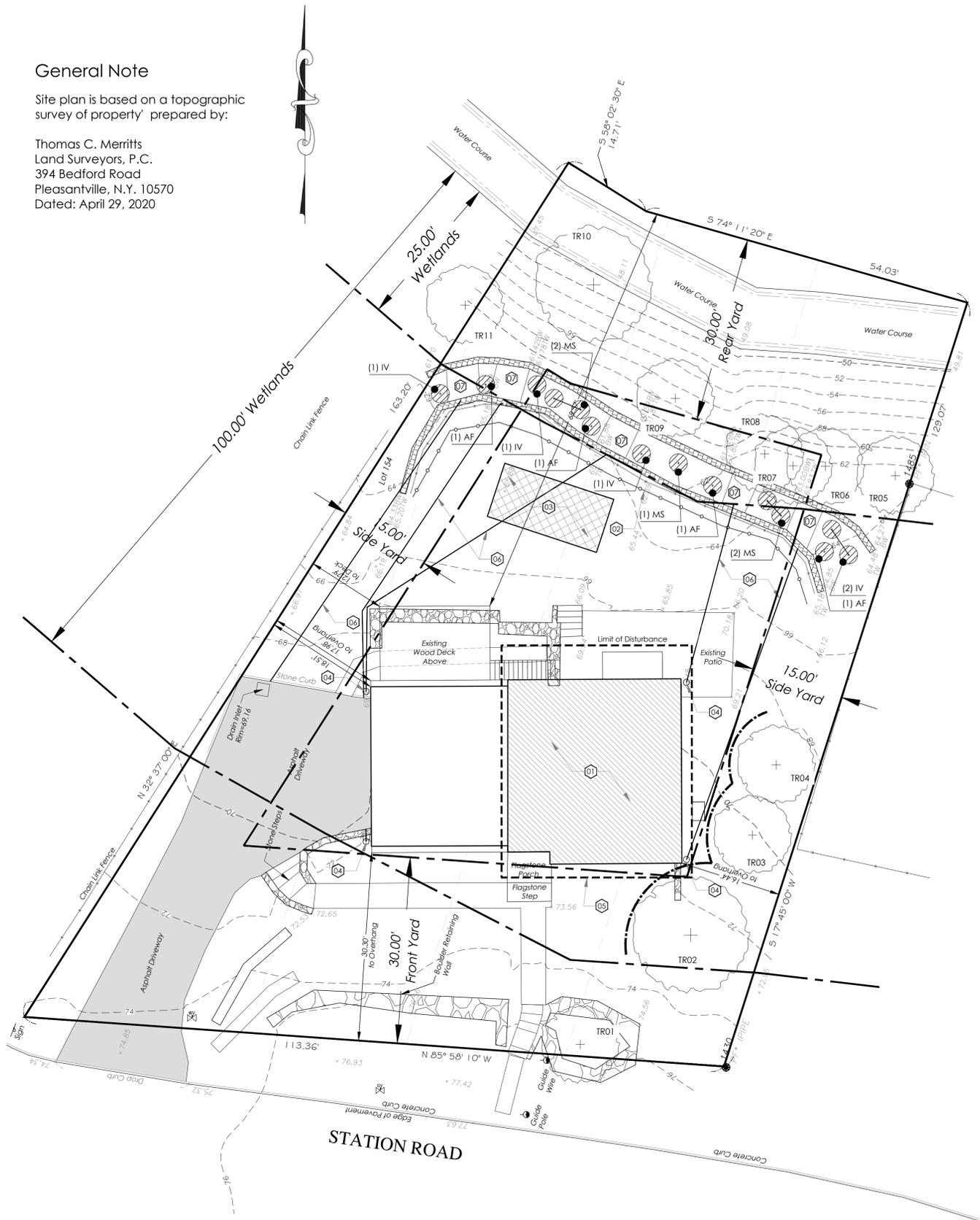
Proposed	Coverage Calculations
Structures	1318.02
Decks	212.05
Patios, Walks	752.14
Porches	0
Floor Overhangs	114.30
Swimming Pool	0
Other (Retaining Walls, AC Pads)	457.83
Proposed Coverage:	2,854.34 (125% of Allowable)



### General Note

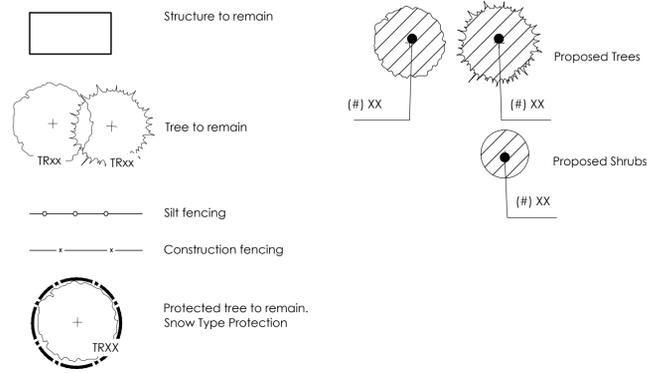
Site plan is based on a topographic survey of property prepared by:

Thomas C. Merritts  
Land Surveyors, P.C.  
394 Bedford Road  
Pleasantville, N.Y. 10570  
Dated: April 29, 2020



1 Proposed Architectural Site Plan  
1"=10'-0"

### Demolition and Tree Protection Key

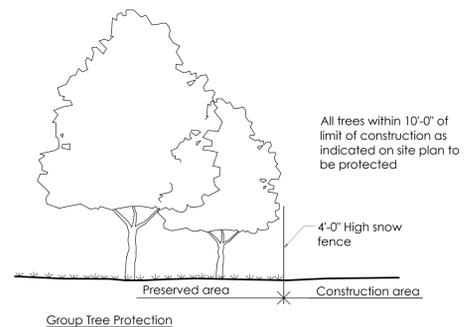


### Tree Schedule

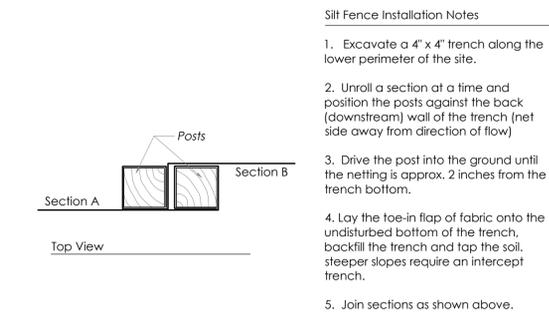
Tag	Species	Caliper	Action	Remarks
TR01	Maple	10"		Existing tree to remain
TR02	Maple	18"	Protected	See Tree Protection detail #2, existing tree to remain
TR03	Maple	12"	Protected	See Tree Protection detail #2, existing tree to remain
TR04	Maple	10"	Protected	See Tree Protection detail #2, existing tree to remain
TR05	Maple	10"		Existing tree to remain
TR06	Tree	10"		Existing tree to remain
TR07	Maple	12"		Existing tree to remain
TR08	Maple	8"		Existing tree to remain
TR09	Maple	10"		Existing tree to remain
TR10	Oak	20"		Existing tree to remain
TR11	Maple	8"		Existing tree to remain

### Plant List

Qty.	Key	Botanical Name	Common Name	Size (Planted)	Size (Mature)	Remarks
Shade Tolerant Evergreen Trees						
5	IV	Itea Virginica	Virginia Sweetspire	24"	3' - 4'	Native, Rain Garden, Partial Shade
4	AF	Athyrium Filix-Femina	Lady Fern	12"	1' - 3'	Native, Rain Garden, Shade Tolerant
5	MS	Matteuccia Struthiopteris	Ostrich Fern	24"	3' - 6'	Native, Rain Garden, Shade Tolerant



2 Snowtype - Tree Protection Detail  
N.T.S.



3 Silt Fence Detail  
N.T.S.

### Key Notes

- 01 Proposed attic addition - see proposed floor plans
- 02 Erosion control fence
- 03 Material and equipment storage area - Lawn area is to be reestablished as soon as material storage area is no longer needed. Silt fencing to stay in place until lawn has been reestablished and there is no risk of erosion.
- 04 Existing 3"x4" downspout to remain or to be replaced in kind
- 05 Limit of Disturbance - 1,150 SF
- 06 Stormwater piping - refer to civil documents for more information
- 07 Existing level spreaders

### General Notes

The village engineer may require additional erosion control measures if deemed appropriate to mitigate unforeseen siltation and erosion of disturbed soils.

As-built drawings of the site improvements shall be submitted to the village engineer for review prior to obtaining certificate of occupancy.

Existing utilities will not be disturbed by proposed work. No trees are to be removed.

## Valentzas Residence

45 Station Road  
Irvington, NY 10533

NO.	DATE	ISSUE/REVISION
2	09/23/2020	Resubmission to IPB for Approval
	09/09/2020	Submission for Preliminary Pricing
	09/08/2020	Submission for Zoning Board Approval
1	08/19/2020	Resubmission to IPB for Approval
	07/22/2020	Submission to IPB for Approval

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 (R.C. 2018) New York State Amendments which includes Chapter 11 Energy Efficiency.



FERGUSON MALONE ARCHITECTURE  
ONE BRIDGE STREET  
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CIVIL ENGINEER  
Paul J. Petretti - Civil Engineer & Land Surveyor  
30 Gould Avenue, Dobbs Ferry, New York 10522  
1-914-674-9827

## Proposed Architectural Site Plan

SCALE: As Noted  
DATE: 05/05/2020  
JOB: 2011

# A-0.10







# Valentzas Residence

45 Station Road  
Irvington, NY 10533

NO.	DATE	ISSUE/REVISION
3	03/01/2021	Submission for ARB approval
	09/09/2020	Submission for Preliminary Pricing
	09/08/2020	Submission for Zoning Board Approval
	07/22/2020	Submission to IPB for Approval
	05/21/2020	Client Review

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## Existing Elevations

SCALE: As Noted

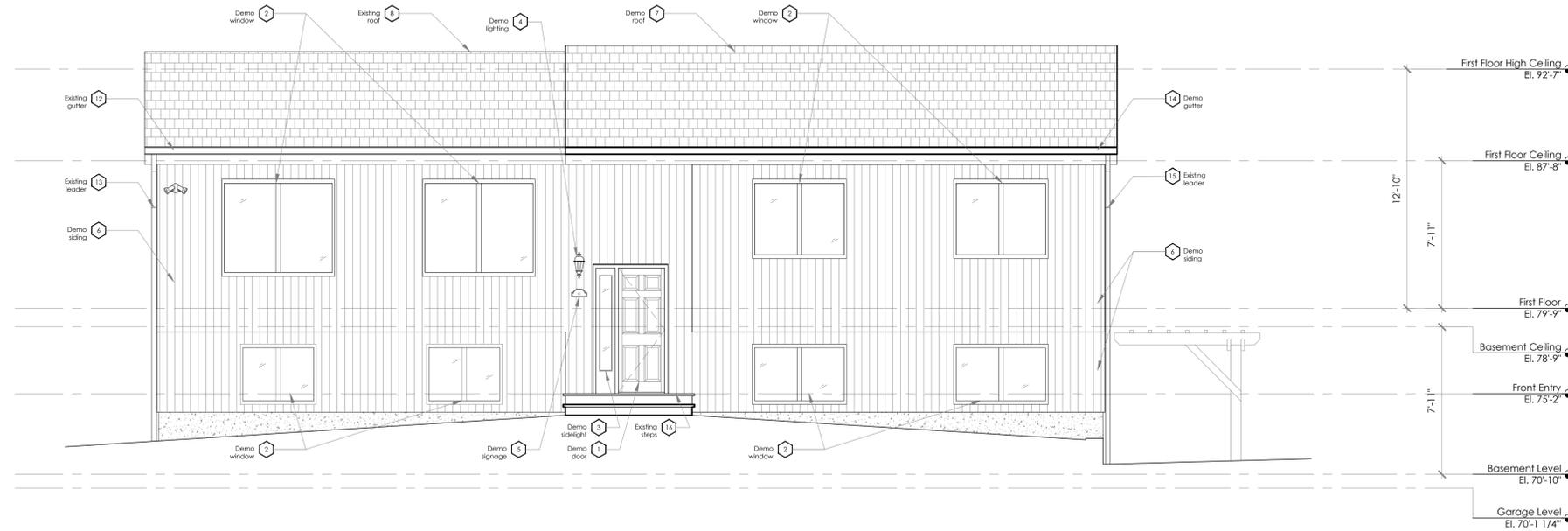
DATE: 05/05/2020

JOB: 2011

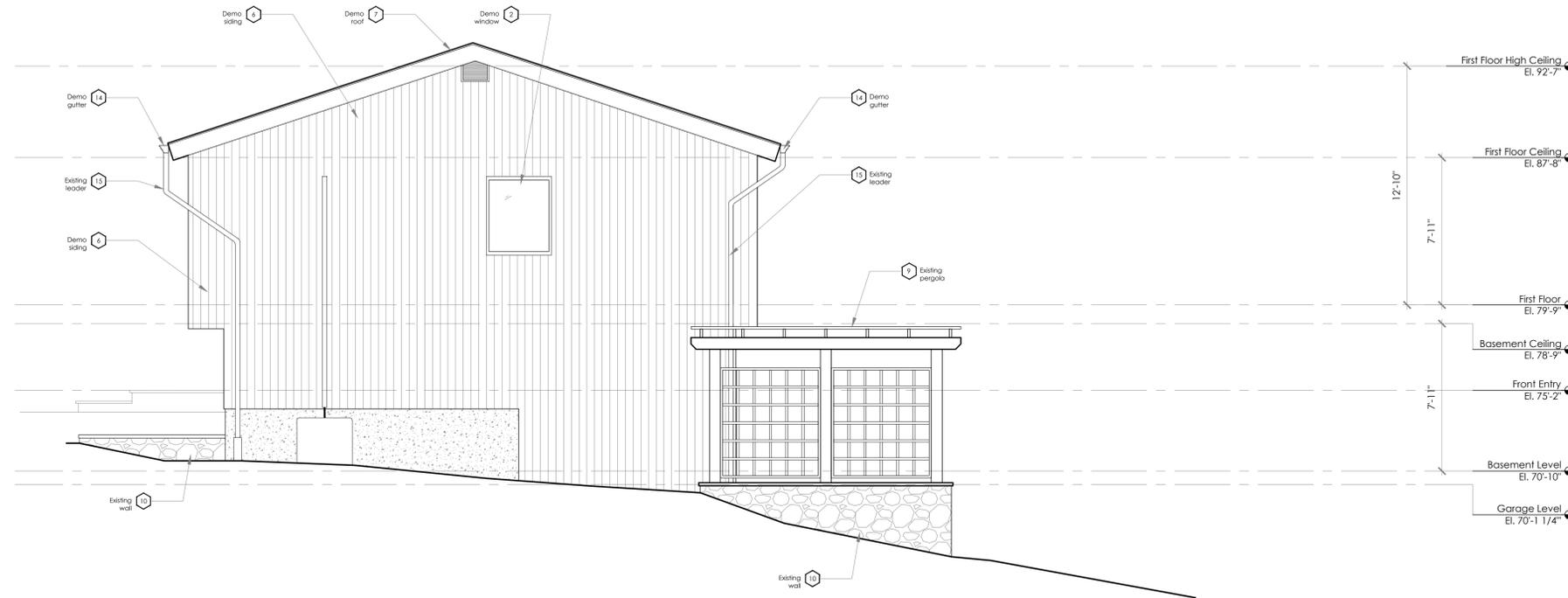
# A-1.01

### Key Notes

- 1 Demo door - existing door to be removed
- 2 Demo window - existing window to be removed, new windows to be installed within existing openings, see window schedule
- 3 Demo sidelight - existing sidelight to be removed
- 4 Demo lighting - existing exterior light fixture to be removed to prepare for new fixture in existing location
- 5 Demo signage - existing house signage to be removed and relocated, coordinate in field with architect and homeowner
- 6 Demo siding - existing exterior siding to be removed
- 7 Demo roof - existing roof to be removed
- 8 Existing roof - existing roof to remain, patch and repair as required
- 9 Existing pergola - existing pergola to remain, protect during demo and construction
- 10 Existing wall - existing retaining wall to remain, protect during demo and construction
- 11 Existing railing - existing railing to remain, protect during demo and construction
- 12 Existing gutter - existing gutter to remain
- 13 Existing leader - existing leader to remain
- 14 Existing gutter - existing gutter to be removed to prepare for new roof
- 15 Existing leader - existing leader to remain, leader may need to be modified to accommodate new gutter for attic level addition
- 16 Existing steps - existing steps to remain, protect during demo and construction
- 17 Existing deck - existing deck, stair, and railing to remain



1 Existing Front Elevation (South - facing)  
1/4" = 1'-0"



2 Existing Side Elevation (East - facing)  
1/4" = 1'-0"

# Valentzas Residence

45 Station Road  
Irvington, NY 10533

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	09/09/2020	Submission for Preliminary Pricing
	09/08/2020	Submission for Zoning Board Approval
	07/22/2020	Submission to IPB for Approval
	05/21/2020	Client Review

NO. DATE ISSUE/REVISION

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1-914-674-9827

## Existing Elevations

SCALE: As Noted

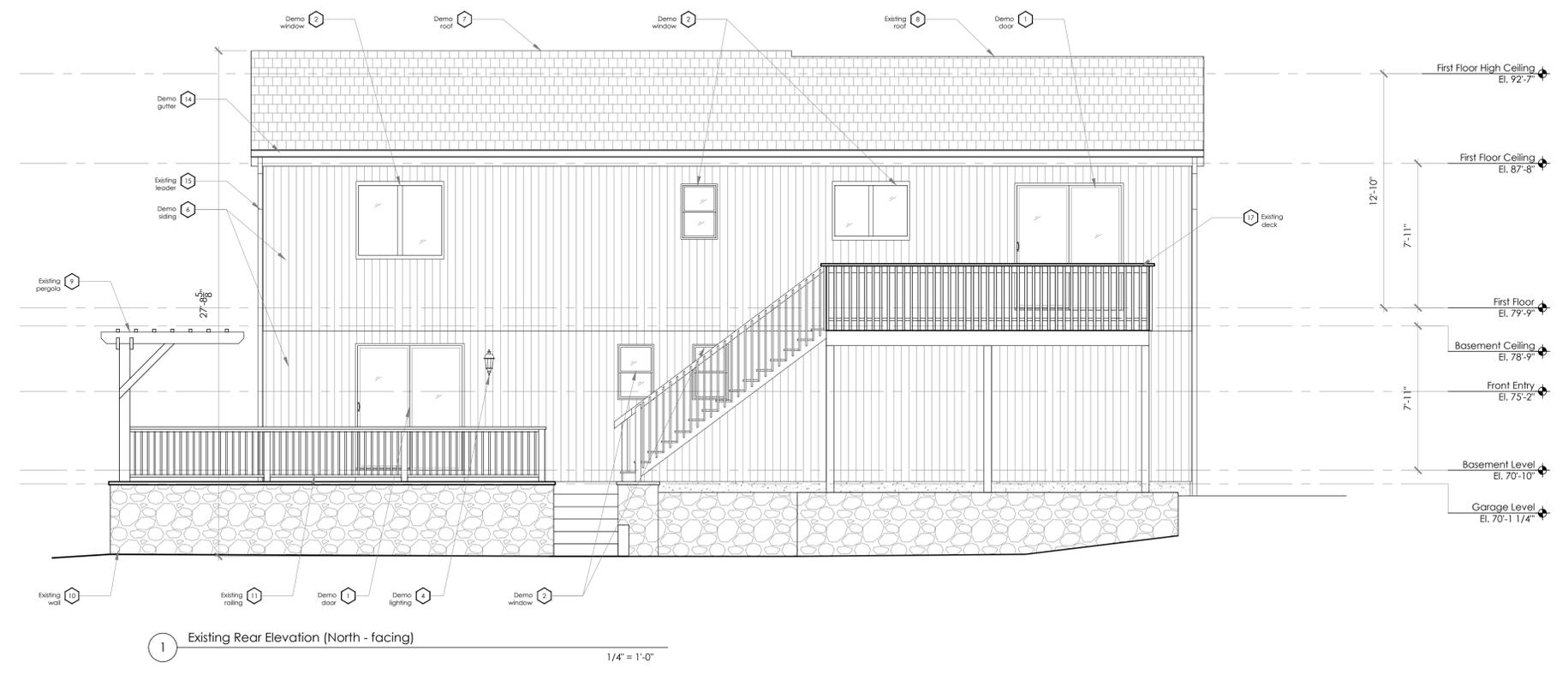
DATE: 05/05/2020

JOB: 2011

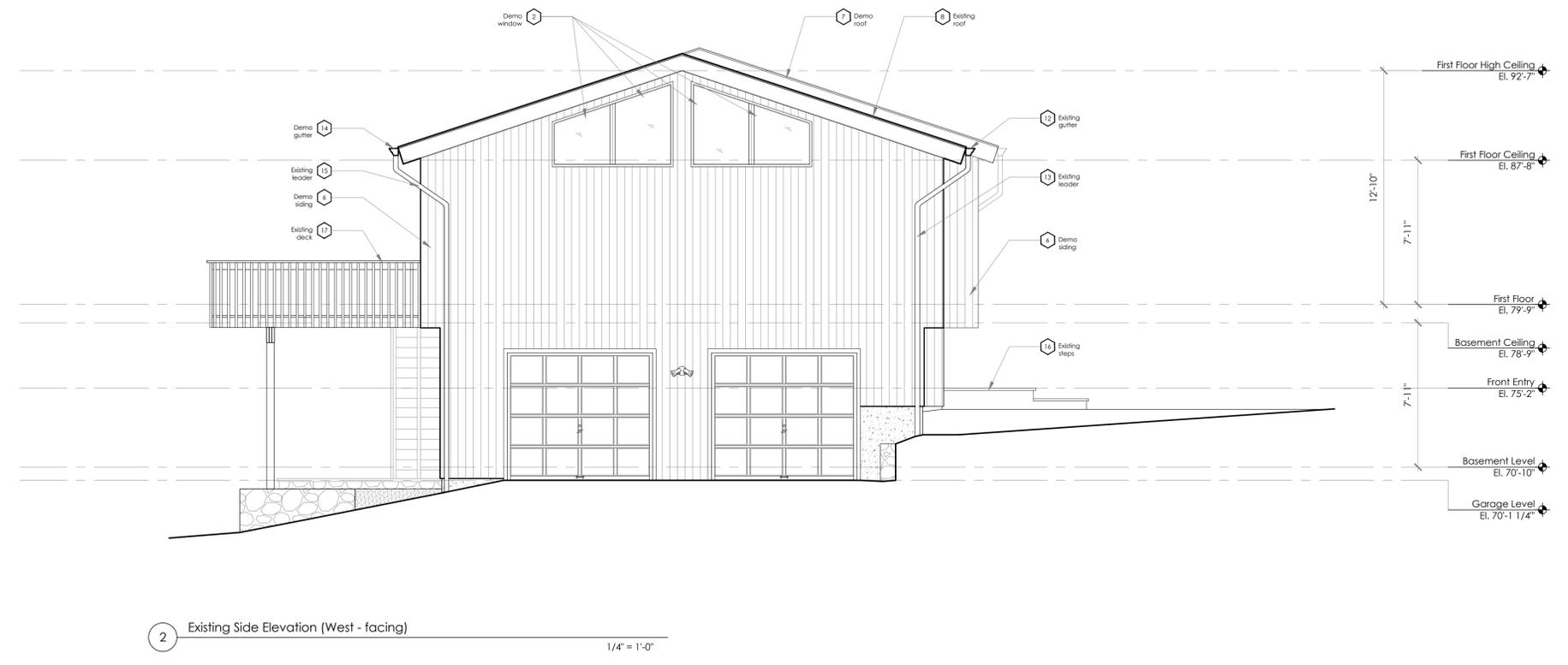
# A-1.02

### Key Notes

- 1 Demo door - existing door to be removed
- 2 Demo window - existing window to be removed, new windows to be installed within existing openings, see window schedule
- 3 Demo sidelight - existing sidelight to be removed
- 4 Demo lighting - existing exterior light fixture to be removed to prepare for new fixture in existing location
- 5 Demo signage - existing house signage to be removed and relocated, coordinate in field with architect and homeowner
- 6 Demo siding - existing exterior siding to be removed
- 7 Demo roof - existing roof to be removed
- 8 Existing roof - existing roof to remain, patch and repair as required
- 9 Existing pergola - existing pergola to remain, protect during demo and construction
- 10 Existing wall - existing retaining wall to remain, protect during demo and construction
- 11 Existing railing - existing railing to remain, protect during demo and construction
- 12 Existing gutter - existing gutter to remain
- 13 Existing leader - existing leader to remain
- 14 Existing gutter - existing gutter to be removed to prepare for new roof
- 15 Existing leader - existing leader to remain, leader may need to be modified to accommodate new gutter for attic level addition
- 16 Existing steps - existing steps to remain, protect during demo and construction
- 17 Existing deck - existing deck, stair, and railing to remain



1 Existing Rear Elevation (North - facing)  
1/4" = 1'-0"



2 Existing Side Elevation (West - facing)  
1/4" = 1'-0"



# Valentzas Residence

45 Station Road  
Irvington, NY 10533

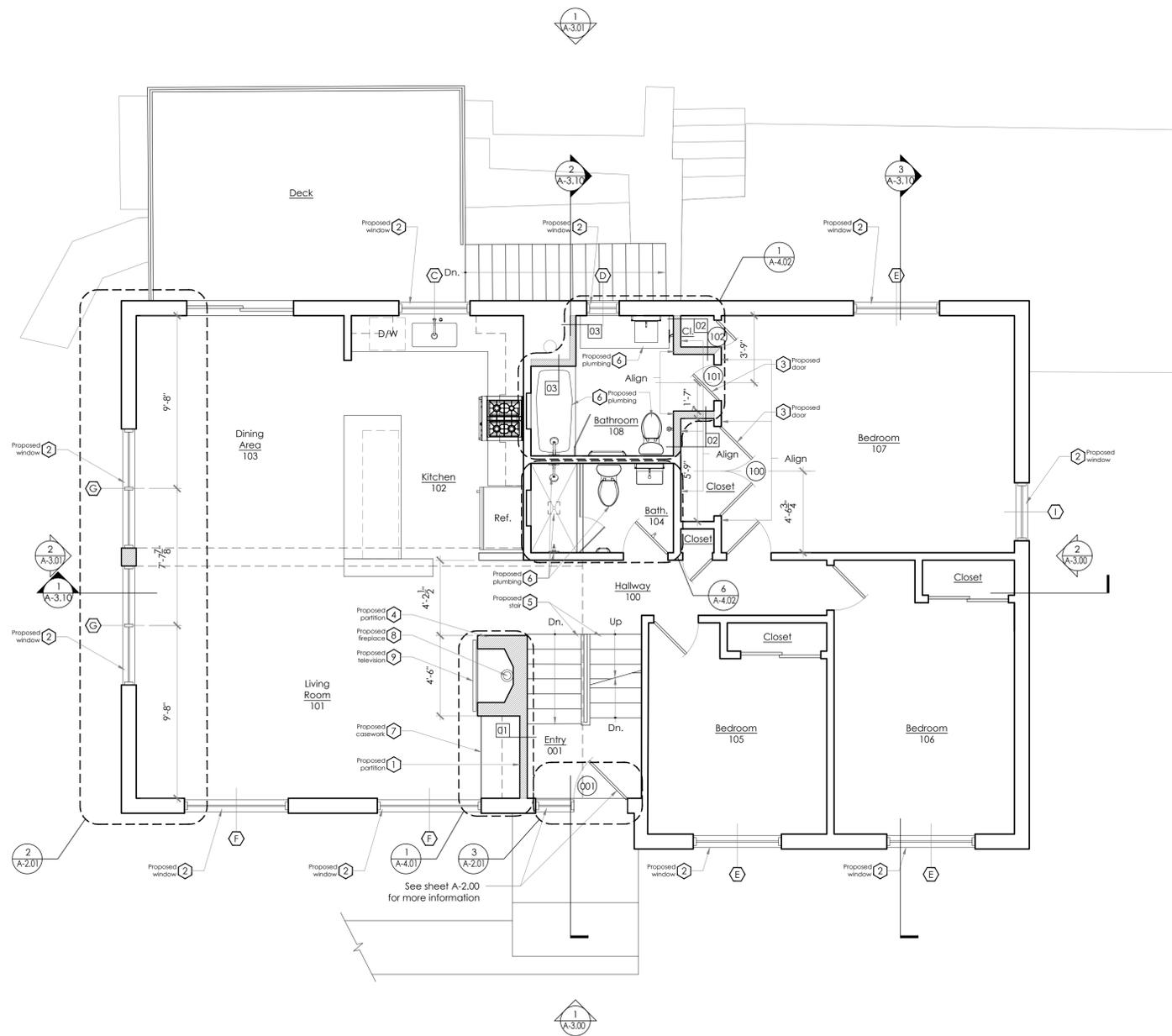
NO.	DATE	ISSUE/REVISION
3	03/01/2021	Submission for ARB approval
	09/09/2020	Submission for Preliminary Pricing
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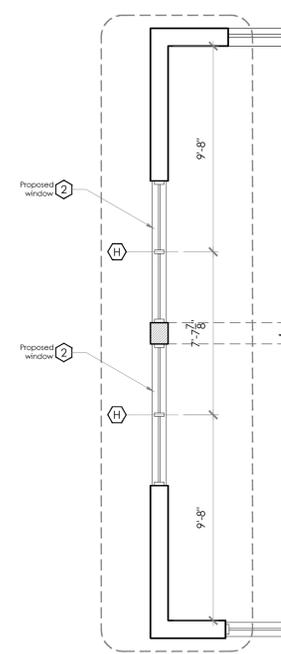


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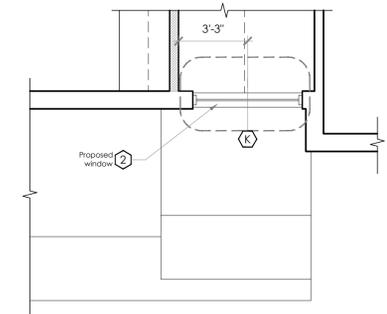
CIVIL ENGINEER  
Paul J. Petretti - Civil Engineer & Land Surveyor  
30 Gould Avenue, Dobbs Ferry, New York 10522  
T: 914-674-9827



1 Proposed Floor Plan - Main Level  
1/4" = 1'-0"



2 Living Room Upper Level Window Plan  
1/4" = 1'-0"



3 Main Entry Upper Level Window Plan  
1/4" = 1'-0"

### Phasing Key

- Existing Wall/Partition to remain
- New Wall/Partition

### Partition Types

- 01 Full Height Partition**  
One layer of 5/8" GWB each side, 2x4 wood studs & 16" o.c., from floor to ceiling, w/ 3 1/2" thick sound attenuation batt insulation.
- 02 Moisture Resistant Partition**  
One layer of 5/8" moisture resistant GWB on side facing wet area and one 5/8" GWB on side facing dry area, 2x4 wood studs @ 16" o.c., from floor to ceiling with 3-1/2" sound attenuation batting.
- 03 Partial Height Partition**  
One layer of 5/8" GWB each side, 2x4 wood studs & 16" o.c., from floor to 3'-0" a.f.f. to top of finished GWB
- 04 Furred Partition**  
One layer of 5/8" GWB one side, 2x4 wood studs & 16" o.c., from floor to ceiling, w/ 3 1/2" thick sound attenuation batt insulation. Moisture resistant GWB in all wet locations.

### General Notes

All dimensions need to be field verified and coordinated with existing to remain.  
All dimensions are taken to the face of finish u.o.

### Partition 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 2010 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.

### Key Notes

- 1 Proposed partition - continuous partition in same location as partition below, refer to sheet A-2.00
- 2 Proposed window - See window and door schedule
- 3 Proposed door - See window and door schedule
- 4 Proposed partition - See partition types
- 5 Proposed interior stair - See building sections
- 6 Proposed plumbing fixture - new plumbing fixture, see plumbing schedule
- 7 Proposed casework - new casework, see interior elevations for more information
- 8 Proposed fireplace - new fireplace unit, see interior elevations for more information
- 9 Proposed television - new television, see interior elevations and power/data plans for more information

## Proposed Main Level Plan

SCALE: As Noted

DATE: 05/05/2020

JOB: 2011

# A-2.01



NO.	DATE	ISSUE/REVISION
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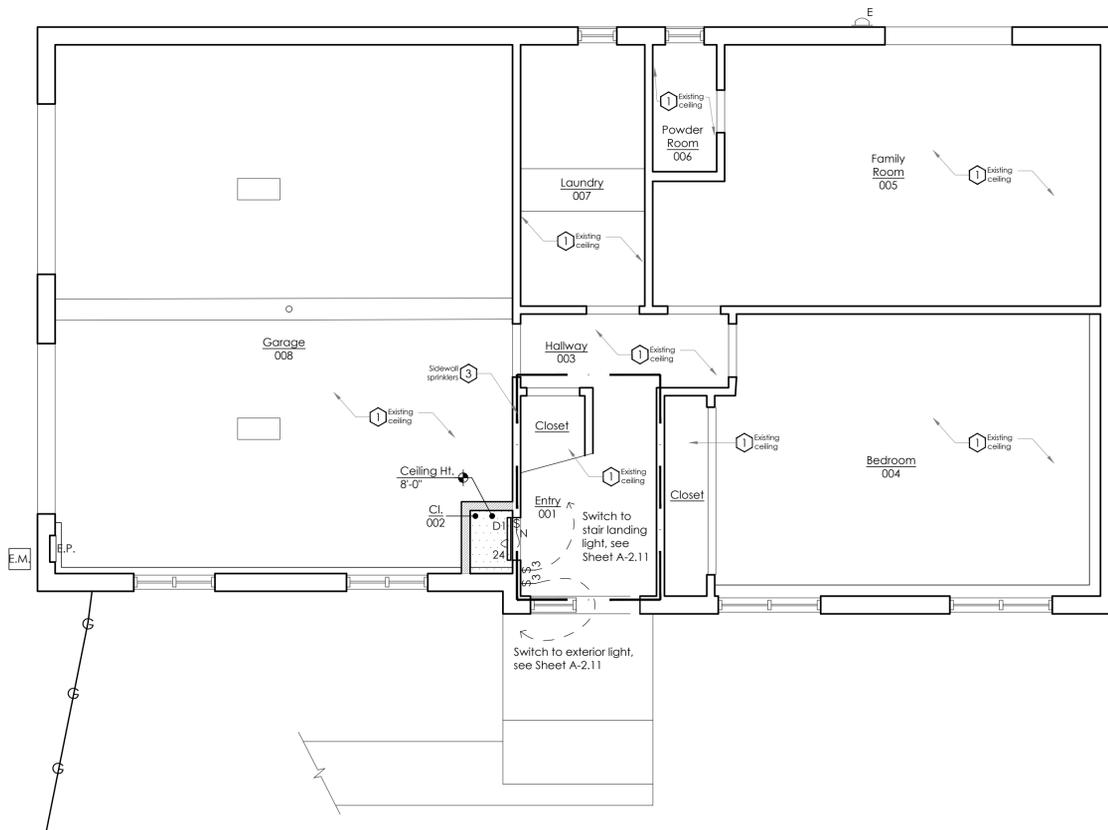
Basement  
Reflected  
Ceiling Plan

SCALE: As Noted

DATE: 05/05/2020

JOB: 2011

A-2.10



1 Proposed Reflected Ceiling Plan - Basement  
1/4" = 1'-0"

Symbol	Description	Manufacturer	Model Number	Finish	Watt / Lamps	Volt	Remarks
[X]	Exhaust Fan	Fantech	PB110	White	N/A	N/A	Contractor supplied, see mechanical plans for more information
●A1	Lotos LED Recessed Downlight	Wac Lighting	R4ERDR-W-930-550-WT	White	T.B.D.	120	Contractor supplied and installed fixture
●A2	Lotos LED 4" Adjustable Recessed Downlight	Wac Lighting	R4ERDR-W-930-750-1050-WT	White	T.B.D.	120	Contractor supplied and installed fixture
●B1	New Semi-Flush Ceiling Mounted Fixture	T.B.D.	T.B.D.	T.B.D.	T.B.D.		Owner supplied and contractor installed
●B2	New Semi-Flush Ceiling Mounted Fixture	T.B.D.	T.B.D.	T.B.D.	T.B.D.		Owner supplied and contractor installed
●B3	New Pendant Ceiling Mounted Fixture	T.B.D.	T.B.D.	T.B.D.	T.B.D.		Owner supplied and contractor installed
●B4	New Semi-Flush Ceiling Mounted Fixture	T.B.D.	T.B.D.	T.B.D.	T.B.D.		Owner supplied and contractor installed
●B5	New Pendant Ceiling Mounted Fixture	T.B.D.	T.B.D.	T.B.D.	T.B.D.		Owner supplied and contractor installed
⌋C1	New Exterior Wall Mounted Fixture	Tech Lighting	Bowman 6" Wall Sconce, 9"W	Bronze	T.B.D.	T.B.D.	Owner supplied and contractor installed, dark sky compliant
⌋C2	New Wall Mounted Vanity Fixture	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	Owner supplied and contractor installed
⌋C3	New Wall Mounted Vanity Fixture	T.B.D.	T.B.D.	T.B.D.	T.B.D.	T.B.D.	Owner supplied and contractor installed
⌋C4	Erie 1 - Bulb 15" H LED Outdoor Flush Mount	Wayfair	SKU: W003388492	Black	T.B.D.	T.B.D.	Owner supplied and contractor installed, dark sky compliant
⌋D1	New Low Profile Linear LED Closet Fixture	Lithonia Lighting	FMLWL24 FMLWL48	White	85 CRI	120	Contractor supplied fixture, 3000K, Non-Dimming Refer to plan for sizing information

Key of Electrical and AV Devices

- S<sub>1N</sub> New single pole switch
- S<sub>1D</sub> New switch with dimming capability
- S<sub>3</sub> New switch with 3-way capability
- S<sub>4</sub> New switch with 4-way capability
- S<sub>E</sub> Existing switch
- SPK New ceiling mounted speaker - Speaker to be connected to existing system
- E Existing recessed light fixture to remain
- - - Switching path
- CS New ceiling supply - see mechanical plans
- CR New ceiling return - see mechanical plans
- AP New 12"x12" ceiling access panel - see mechanical plans

Key of Ceiling Finishes

- [Pattern] New 1/2" G.W.B. Ceiling - To be finished and painted

Key of Fire Protection Devices

- SA/CO New smoke / carbon monoxide detector / alarm
- SA New smoke detector / alarm
- [Symbol] New Recessed Sprinkler Head

Fire Protection Notes

All new fire safety components are to be interconnected as per current code. Provide new SA/CO detector alarm in attic and basement and as indicated on RCP.  
13D Compliant fire sprinkler system to be extended to addition. Sprinkler subcontractor to provide calculations and piping diagram to building department as part of the fire protection permit process.

Lighting Notes

New lighting fixtures shall be provided as indicated on the fixture schedule, install all accessories, wiring and conduit as required.  
All fixtures are to be controlled with switches as indicated, Lutron or approved equal. Provide LED compatible dimmers as indicated.  
Exact locations of switches and lighting control components shall be verified with architect prior to installation.  
Circuit breakers shall be single switch bolted thermal magnetic protection type. Circuit breakers shall be ground fault interrupters where required.  
Light switches to be mounted at 3'-6" to centerline above finish floor.  
Smoke alarms shall be listed and installed in accordance with the provisions of the Residential Code of New York State and Household Fire Warning Equipment Provisions of NFPA 72. Smoke alarms shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms.

Key Notes

- 1 Existing ceiling - existing ceiling in this area to remain u.o.n., patch and repair as necessary
- 2 Existing lighting - existing lighting to be removed
- 3 Sidewall sprinklers - Sidewall system heads to be used in stair areas









# Valentzas Residence

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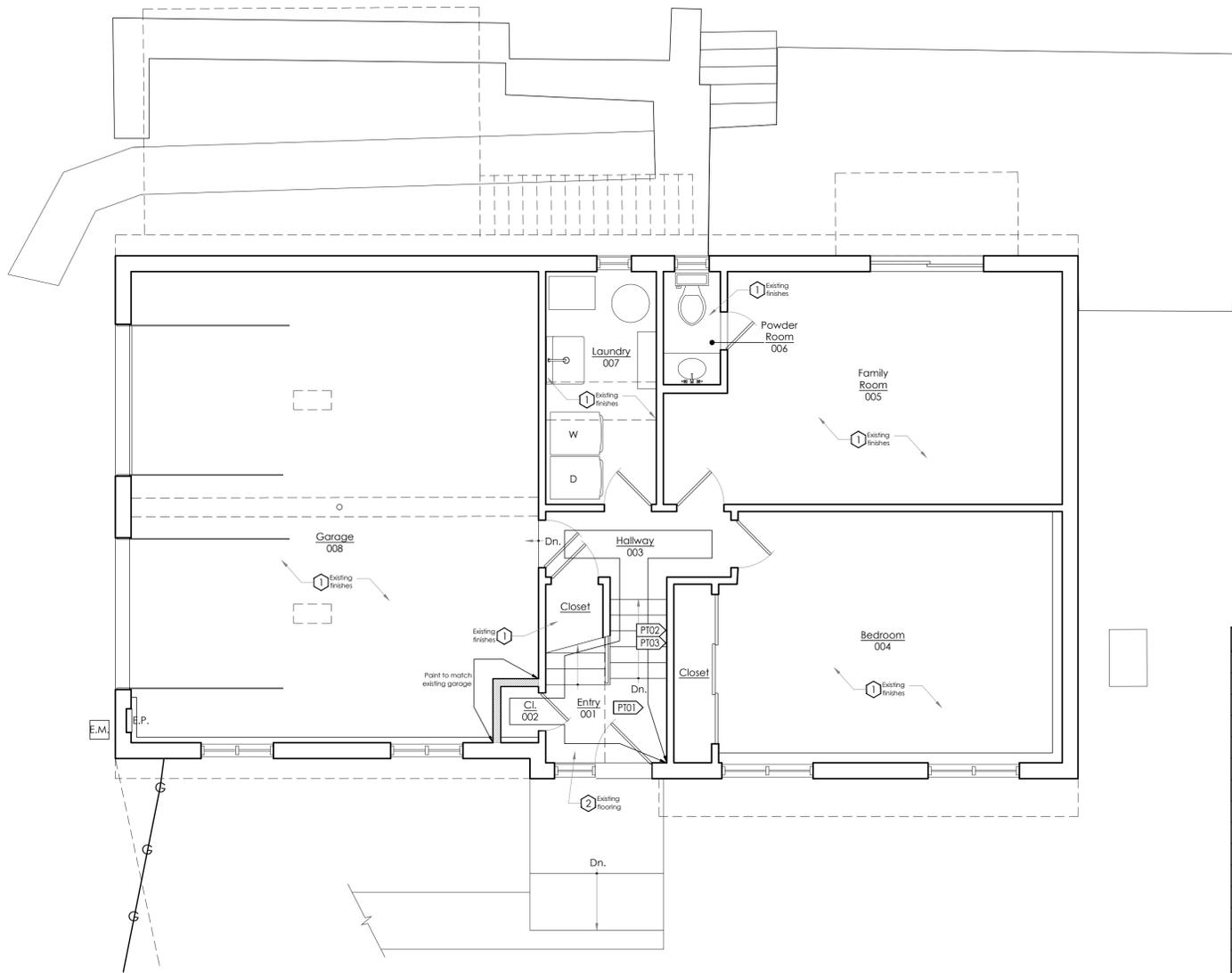
NO.	DATE	ISSUE/REVISION
3	03/01/2021	Submission for ARB approval

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1 Proposed Furniture and Finish Plan - Basement Level  
1/4" = 1'-0"

Tag	Description	Location	Manufacturer	Product Name / Number	Finish/Color	Remark
WD01	Wood Flooring	Throughout new attic level addition u.o.n.	To match existing	To match existing	To match existing	Proposed wood flooring to match existing
FT01	Ceramic Floor Tile	Master Bathroom 205	T.b.d.	T.b.d.	T.b.d.	
FT02	Ceramic Floor Tile	Bathroom 108	T.b.d.	T.b.d.	T.b.d.	
WT01	Ceramic Wall Tile	Master Bathroom 205	T.b.d.	T.b.d.	T.b.d.	
WT02	Ceramic Wall Tile	Master Bathroom 205	T.b.d.	T.b.d.	T.b.d.	
WB01	Ceramic Wall Base	Bathroom 108	T.b.d.	T.b.d.	T.b.d.	
WB02	Ceramic Wall Base	Bathroom 108	T.b.d.	T.b.d.	T.b.d.	
SS01	Bathroom Sink Counter	Master Bathroom 205	T.b.d.	T.b.d.	T.b.d.	
SS02	Bathroom Sink Counter	Bathroom 108	T.b.d.	T.b.d.	T.b.d.	
PT01	Ceiling Paint	Throughout renovated areas u.n.o.	T.b.d.	T.b.d.	T.b.d.	Proposed ceiling paint to match existing
PT02	Trim Paint	Throughout renovated areas u.n.o.	T.b.d.	T.b.d.	T.b.d.	Proposed trim style to match existing
PT03	Wall Paint	Common areas u.o.n., Cl. 002, Mech. Rm. 201	T.b.d.	T.b.d.	T.b.d.	
PT04	Wall Paint	Office 202	T.b.d.	T.b.d.	T.b.d.	
PT05	Wall Paint	Master Bedroom 203	T.b.d.	T.b.d.	T.b.d.	
PT06	Wall Paint	Master Closet 204	T.b.d.	T.b.d.	T.b.d.	
PT07	Wall Paint	Master Bathroom 205	T.b.d.	T.b.d.	T.b.d.	
PT08	Wall Paint	Bathroom 108	T.b.d.	T.b.d.	T.b.d.	
PT09	Wall Paint	Bedroom 107	T.b.d.	T.b.d.	T.b.d.	

**Tile Installation Notes**

See finish material schedule, elevations and finish location schedule for location and extent of ceramic tile.

Comply w/ tca installation guidelines.

Install stone thresholds as necessary; set on same type of setting bed as abutting field tile.

Install floor and wall tile w/ a joint width of 1/16"

Accurately form intersections and returns, perform cutting and drilling of tile without marring visible surfaces. Grind cut edges of tile abutting trim, finish or built-in items. Closely fit tile to electrical outlets, piping, fixtures, and other penetrations so plates, collars or covers overlap tile.

Lay tile grid pattern or as indicated on drawings. Adjust pattern to minimize cutting. Provide uniform joint widths, unless otherwise indicated.

Layout tile wainscot to next full tile beyond dimensions indicated.

Grout tile to comply with ansi a 108-10. Provide samples of grout for architect or owner's approval prior to installation.

**Painting Notes**

Unless otherwise specified, all areas are to be painted in accordance w/ the finish schedule. Paint colors shall be selected by owner.

Contractor shall apply to all surfaces indicated to be painted, one prime and two finish coats of premium paints or stains listed under finish location schedule.

Contractor, upon completion, shall remove all paint from all surfaces where it has been spilled or splashed, including light fixtures, diffusers, registers, fittings, etc. Protect all electric switches and outlet plates and remove surface hardware, etc. Before painting. Protect and replace same when painting is completed.

All painting or stain shall be applied in a manner which is free from runs sags, sprinkles, streaks, shiner and brush marks. All material shall be applied uniformly. Before painting begins, all other crafts shall have completed their work and shall remove all dirt and debris resulting therefrom.

Contractor shall patch, putty or spackle all imperfections in surfaces of walls, ceilings and trim to provide continuously smooth surfaces prior to installation of finishes and floor materials.

Painting scope of work to include installation of owner supplied wall covering as indicated in finish location schedule.

**Finish Carpentry Notes**

See finish location schedule for additional information

Where finish materials are indicated to be owner supplied, the g.c. is to coordinate delivery and is to install.

Exterior trim, fascias, window & door trim and misc. Wood trim shall be western red cedar aw1 custom grade ii. back prime for stained finish. Sub sills, wood railings, posts and balusters shall be wrc aw1 custom grade ii. Use hot dipped galvanized common head nails of required size per fs ff-105b. Conceal with countersink and fill with caulk or putty as required. Shop mill lengths as long as practical to minimize joints. Scarf joints where necessary. No finger joints allowed. Allow for shrinkage and expansion.

Unless otherwise noted, interior trim shall be poplar (to receive painted finish), neatly fitted, mitered, including moldings, base, doors and window casing, aprons & stools. Install plumb and level with tightly fitted joints. Blind nail where possible. face nails shall be set and stopped with non-staining filler. Stagger conceal or place all joints in discrete locations.

**Key Notes**

11 Existing finishes - existing finishes in this area to remain, patch and repair as necessary if effected by construction

12 Existing flooring - existing flooring in this area to remain, patch and repair as necessary if effected by construction

13 Proposed saddle - new saddle, finish t.b.d.

14 Existing saddle - existing saddle to remain

## Basement Finish Plan

SCALE: As Noted

DATE: 05/05/2020

JOB: 2011



# Valentzas Residence

45 Station Road  
Irvington, NY 10533

NO.	DATE	ISSUE/REVISION
3	03/01/2021	Submission for ARB approval
	09/09/2020	Submission for Preliminary Pricing
	09/08/2020	Submission for Zoning Board Approval
1	08/19/2020	Resubmission to IPB for Approval
	07/22/2020	Submission to IPB for Approval

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## Proposed Exterior Elevations

SCALE: As Noted

DATE: 05/05/2020

JOB: 2011

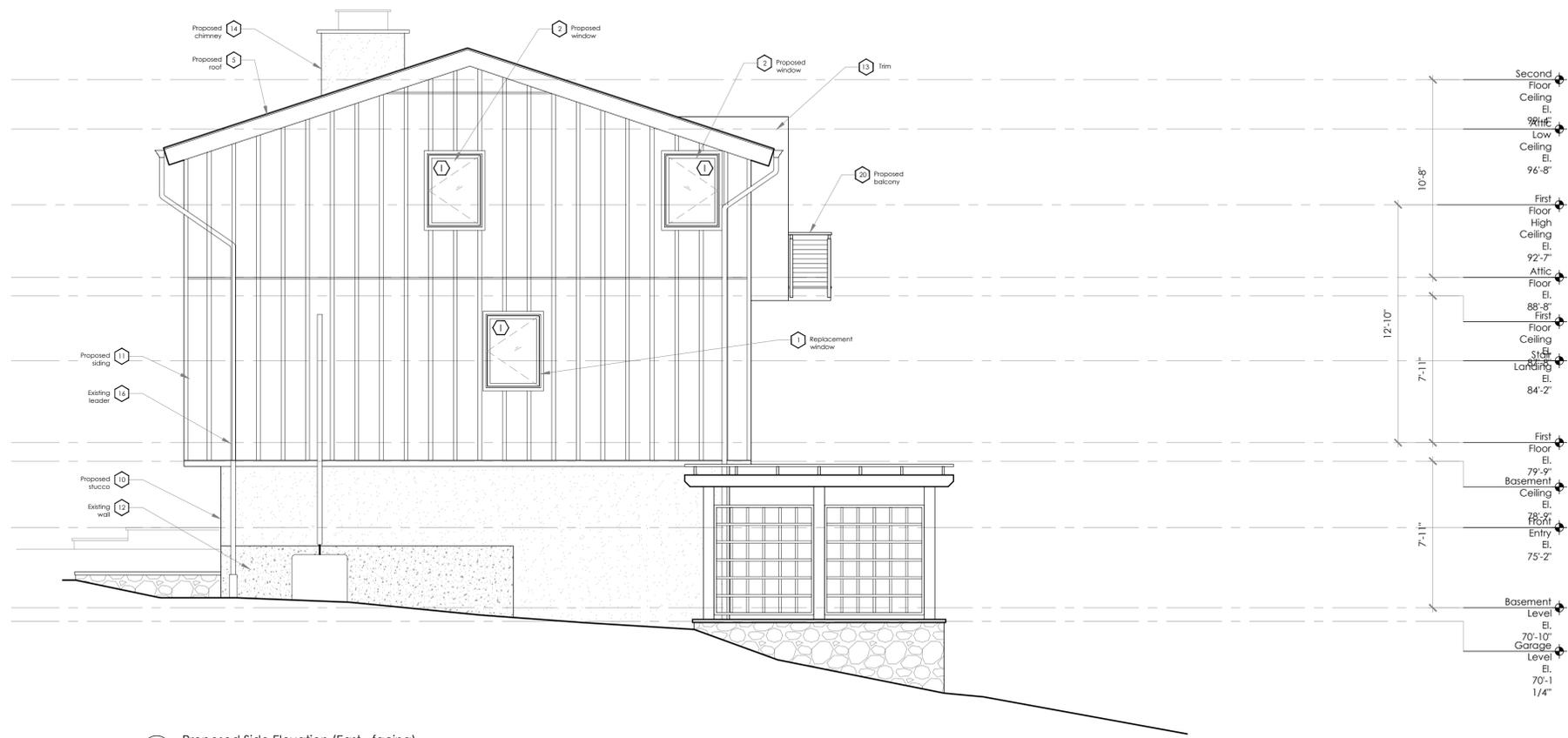
# A-3.00

### Key Notes

- 1 Replacement window - new window in existing opening, see window schedule
- 2 Proposed window - new window, see window schedule
- 3 Proposed door - new main entry door, see door schedule
- 4 Proposed sidelight - new sidelight, see window schedule
- 5 Proposed roof - new architectural asphalt shingle roof to match existing
- 6 Existing roof - existing roof to remain, patch and repair as necessary
- 7 Existing gutter - existing gutter to remain
- 8 Existing leader - existing gutter to remain
- 9 Existing Siding - Existing wood siding - Stained Arborcoat Semi solid, Stonehedge ES-76
- 10 Proposed stucco - new 3 coat Stucco wall finish - LaHabra, Agate P-505 Base 200
- 11 Proposed siding - New Fiber Cement Panel, board and batten type siding, Hardiepanel Vertical Siding - Rich Espresso
- 12 Existing wall - existing parged concrete wall to remain, patch and repair as necessary
- 13 Trim - Solid Wd. Trim - Cedar, stained to match wood siding
- 14 Proposed chimney - new chimney in 3 coat Stucco wall finish - LaHabra Agate P-505 Base 200
- 15 Proposed gutter - new gutter to match existing gutters
- 16 Existing leader - existing leader in existing location to be modified to accommodate new roof of proposed attic addition
- 17 Existing steps - existing steps to remain, protect during demo and construction
- 18 Proposed lighting - new exterior dark sky compliant wall mounted light fixture in existing location
- 19 Proposed signage - new exterior house signage in existing location
- 20 Proposed balcony - new wood balcony with cable rail system
- 21 Proposed door - new door system, see door schedule
- 22 Proposed lighting - new exterior dark sky compliant wall mounted light fixture



1 Proposed Front Elevation (South - facing)  
1/4" = 1'-0"



2 Proposed Side Elevation (East - facing)  
1/4" = 1'-0"

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## Proposed Exterior Elevations

SCALE: As Noted

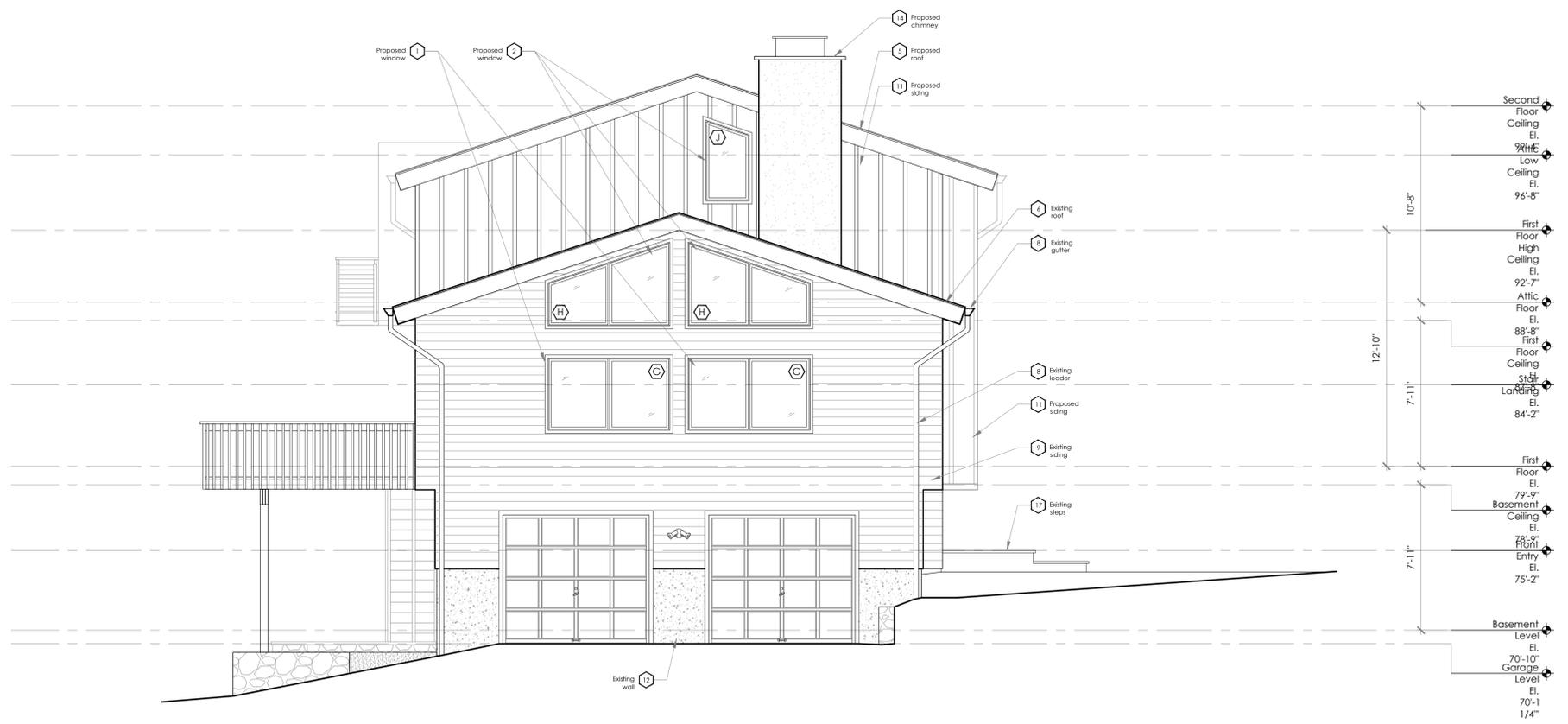
DATE: 05/05/2020

JOB: 2011

# A-3.01



1 Proposed Rear Elevation (North - facing)  
1/4" = 1'-0"



2 Proposed Side Elevation (West - facing)  
1/4" = 1'-0"

### Key Notes

- 1 Replacement window - new window in existing opening, see window schedule
- 2 Proposed window - new window, see window schedule
- 3 Proposed door - new main entry door, see door schedule
- 4 Proposed sidelight - new sidelight, see window schedule
- 5 Proposed roof - new roof to match existing
- 6 Existing roof - existing roof to remain, patch and repair as necessary
- 7 Existing gutter - existing gutter to remain
- 8 Existing leader - existing gutter to remain
- 9 Existing Siding - Existing wood siding - Stained Arborcoat Semi solid, Stonehedge ES-76
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- 19 Proposed signage - new exterior house signage in existing location
- 20 Proposed balcony - new wood balcony with cable rail system
- 21 Proposed door - new door system, see door schedule
- 22 Proposed lighting - new exterior dark sky compliant wall mounted light fixture

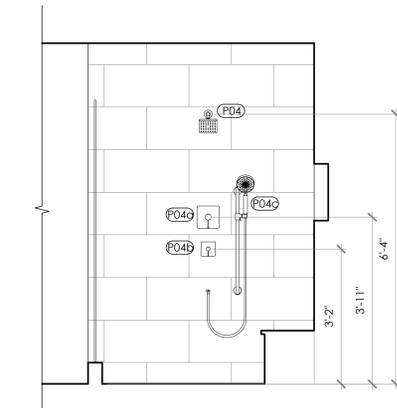
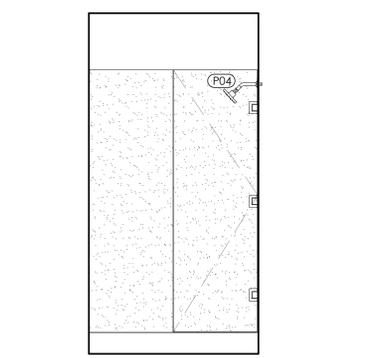
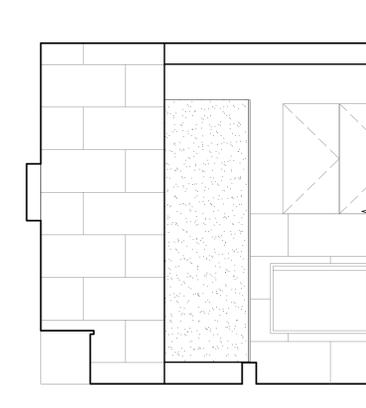
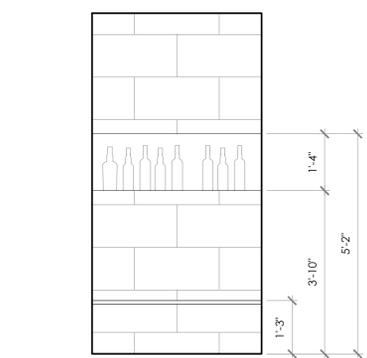
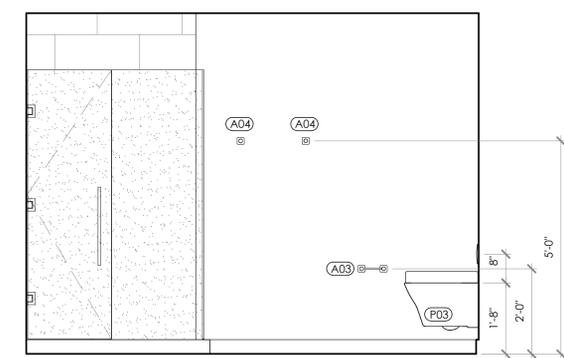
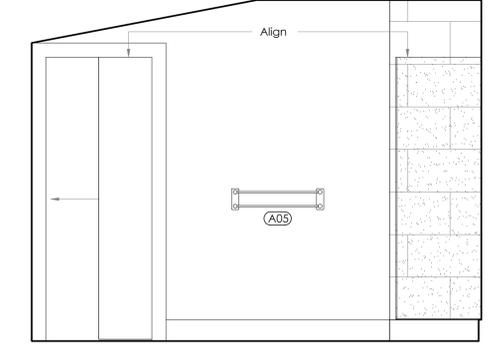
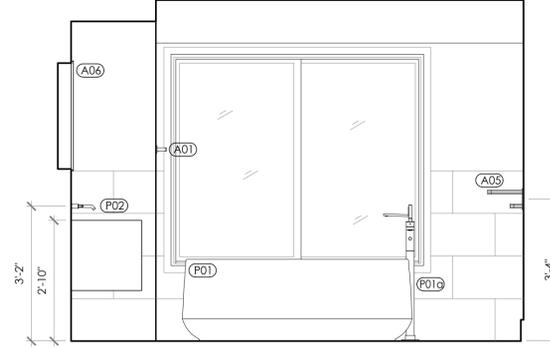
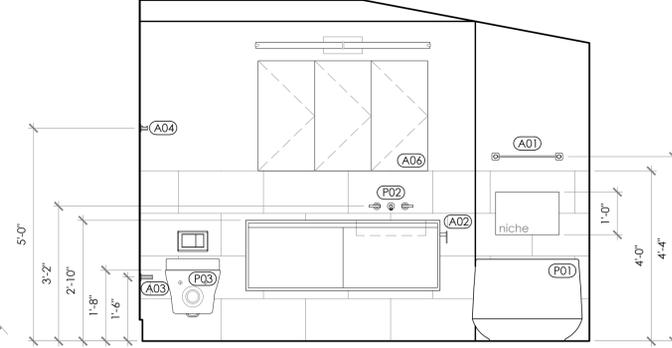
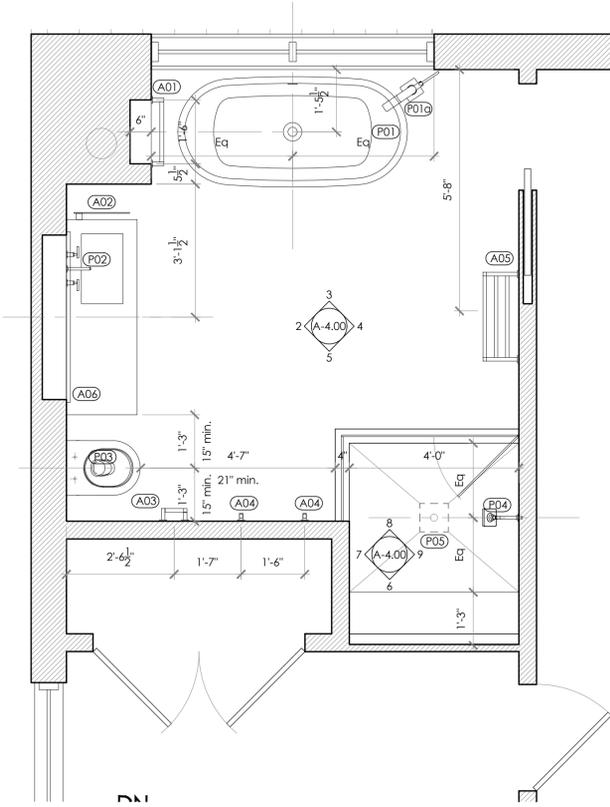


# Valentzas Residence

45 Station Road  
Irvington, NY 10533

Tag	Description	Location	Manufacturer	Product Name / Number	Finish/Color	Remark
A01	Parallel 18" Towel Bar	Master Bathroom	Kohler	K-23524-BN	Vibrant Brushed Nickel	
A02	15-3/4" Towel Bar	Master Bathroom	Blu Bathworks	AE150	Satin	
A03	Parallel Toilet Paper Holder	Master Bathroom	Kohler	K-23528-BN	Vibrant Brushed Nickel	
A04	Parallel Robe Hook	Master Bathroom	Kohler	K-23529-BN	Vibrant Brushed Nickel	
A05	Parallel 24" Double Towel Bar	Master Bathroom	Kohler	K-23530-BN	Vibrant Brushed Nickel	
A06	48" Furview Medicine Cabinet	Master Bathroom	Signature Hardware	SKU : 413210	Aluminum	

Note: Refer to plumbing plans for plumbing fixture specifications



NO.	DATE	ISSUE/REVISION
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## Interior Elevations

SCALE: As Noted

DATE: 05/05/2020

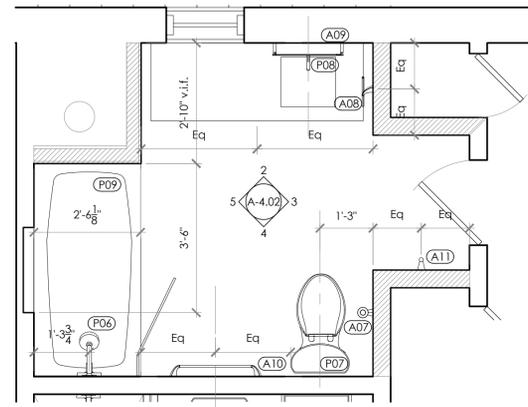
JOB: 2011

# A-4.00

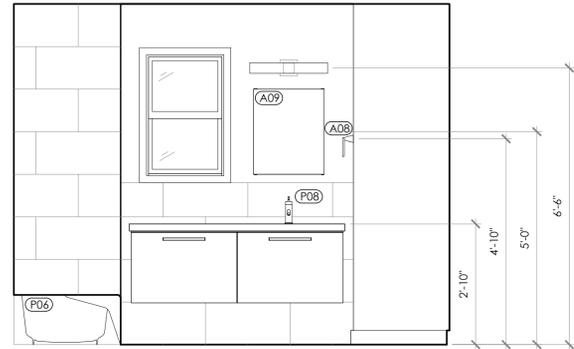


# Valentzas Residence

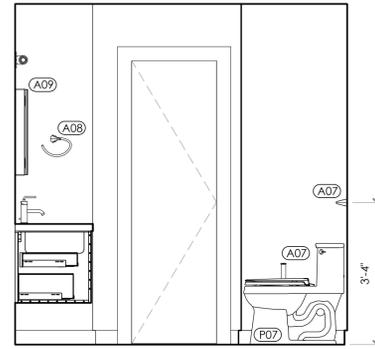
45 Station Road  
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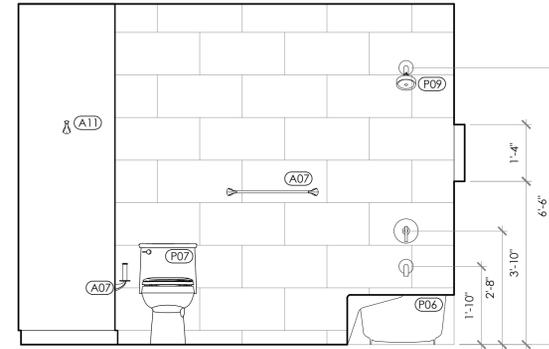
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1/2" = 1'-0"



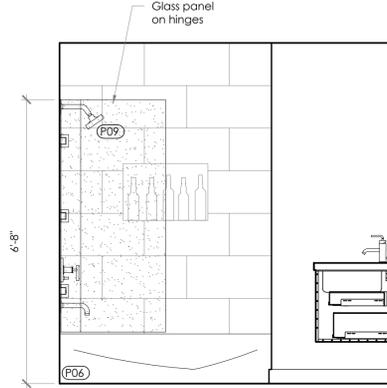
2 Bathroom 108 Interior Elevation  
1/2" = 1'-0"



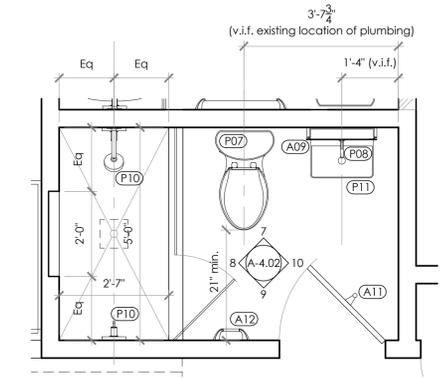
3 Bathroom 108 Interior Elevation  
1/2" = 1'-0"



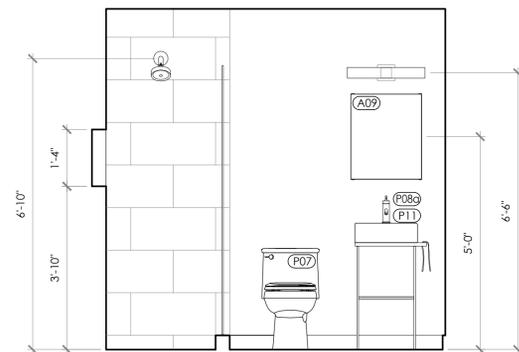
4 Bathroom 108 Interior Elevation  
1/2" = 1'-0"



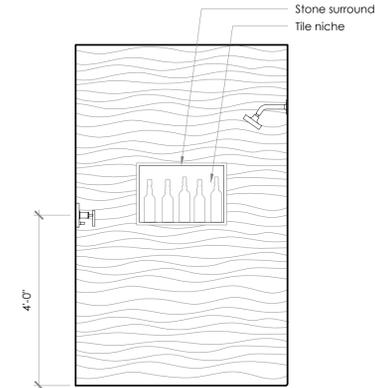
5 Bathroom 108 Interior Elevation  
1/2" = 1'-0"



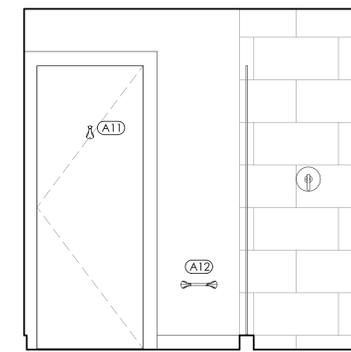
6 Bathroom 108 Enlarged Plan  
1/2" = 1'-0"



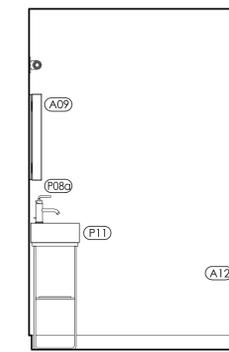
7 Bathroom 108 Interior Elevation  
1/2" = 1'-0"



8 Bathroom 108 Interior Elevation  
1/2" = 1'-0"



9 Bathroom 108 Interior Elevation  
1/2" = 1'-0"



10 Bathroom 108 Interior Elevation  
1/2" = 1'-0"

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Tag	Description	Location	Manufacturer	Product Name / Number	Finish/Color	Remark
A07	Purist Vertical Toilet Paper Holder	First Floor Bathroom	Kohler	K-14444-BN	Vibrant Brushed Nickel	
A08	Alteo Towel Ring	First Floor Bathroom	Kohler	K-37057-CP	Vibrant Brushed Nickel	
A09	Maxstow 20 x 24 Medicine Cabinet	Hall & First Floor Bathroom	Kohler	K-81145-DA1	Dark Anodized Aluminum	
A10	Alteo 24" Towel Bar	Hall & First Floor Bathroom	Kohler	K-37051-BN	Vibrant Brushed Nickel	
A11	Alteo Robe Hook	First Floor Bathroom	Kohler	K-37055-BN	Vibrant Brushed Nickel	
A12	Alteo Pivoting Toilet Paper Holder	Hall Bathroom	Kohler	K-37054-BN	Vibrant Brushed Nickel	

Note: Refer to plumbing plans for plumbing fixture specifications

## Interior Elevations

SCALE: As Noted

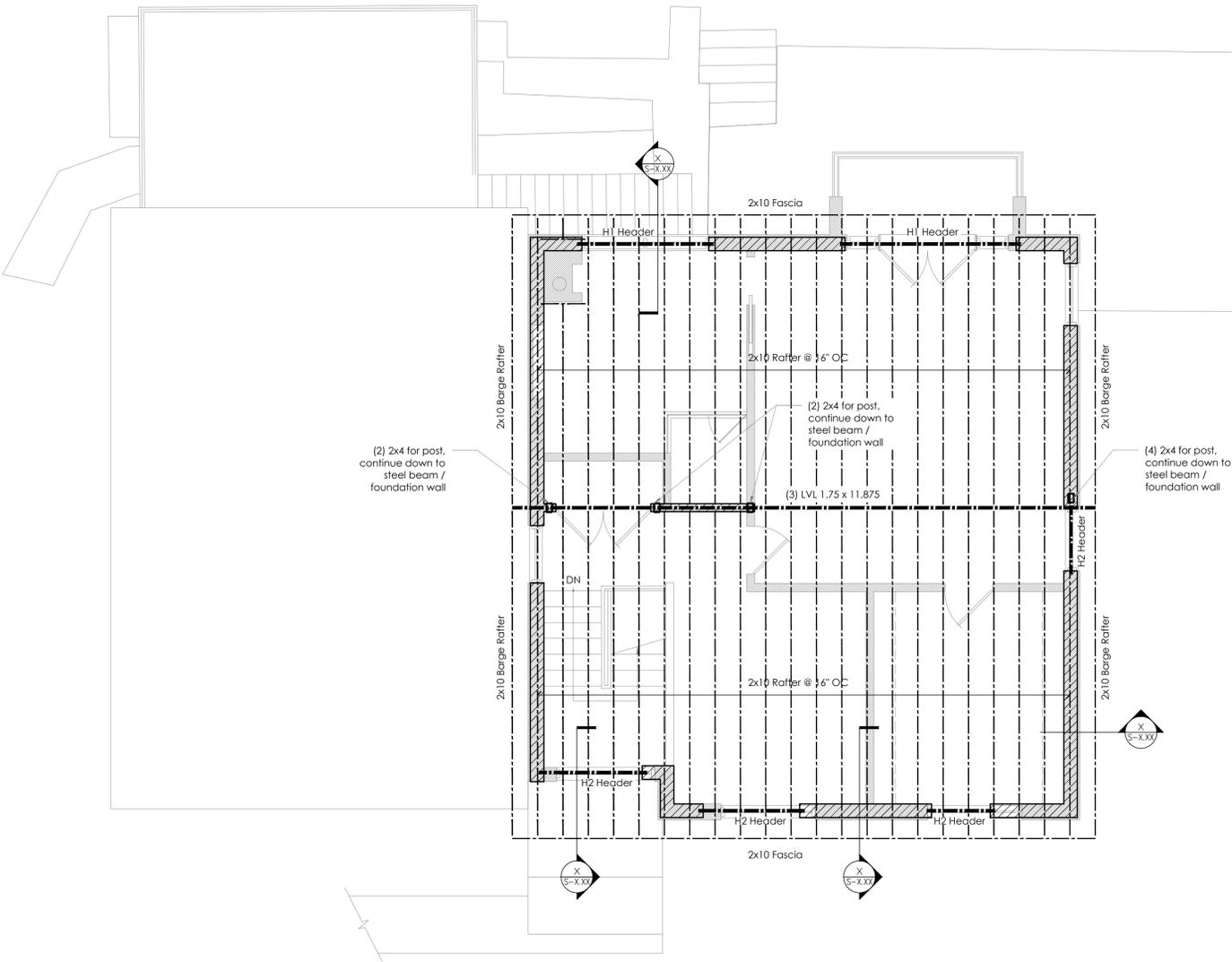
DATE: 05/05/2020

JOB: 2011

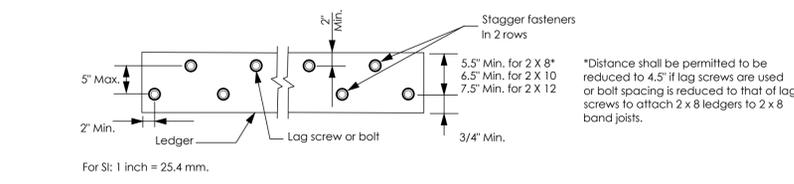
# A-4.02







1 Roof Framing Plan  
1/4" = 1'-0"



2 Typical Placement of Lag Screws & Bolts in Ledgers  
Not To Scale

Legend

- Beam
- Existing Beam
- Double joist or rafter
- Joist or rafter
- Existing double joist or rafter
- Existing Joist or rafter
- Load bearing wall above
- H1 - Header - (2) 2x12 w/ 2x4 jamb stud and (3) 2x4 king stud
- H2 - Header - (2) 2x12 w/ 2x4 jamb stud and (2) 2x4 king stud
- H3 - Header - (2) 2x12 w/ 2x4 jamb stud and (1) 2x4 king stud

Foundation Notes

- 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.
- Do not place backfill against foundation walls until all floors or roofs bracing these walls are in place.
- All concrete subject to potentially destructive weathering action such as freeze/thaw shall be air entrained.
- Installation shall be in accordance with ACI 301, specifications for concrete for buildings.

Structural Steel and Misc. Metal Work

Provide all structural steel and miscellaneous metal work including lintels, flitch plates, and all support members, complete with bracing, welds, washers, nuts, shims & anchor bolts.

Steel shall be designed in accordance with the latest edition of the A.I.S.C. code.

Fabricate and erect structural steel in accordance with A.I.S.C. Manual of Steel Construction latest edition, verify all dimensions prior to fabrication.

Materials:

- All wide flange sections shall ASTM A992Fy 50 ksi steel.
- All other shapes including plates shall be ASTM A36 steel.
- All pipe columns shall be ASTM A53 Grade B.
- All HSS sections shall be ASTM A501 or ASTM A500.
- Bolts and washers shall conform to ASTM A325, 3/4" diameter u.o.n.
- Anchor bolts shall be galvanized and conform to ASTM A307, 3/4" diameter u.o.n.

For Flitch Plate Beam: Provide a minimum of 7/8" dia. thru bolts @ 32" o.c. max. to connect wood framing to steel plates u.o.n.

Welding shall be performed by certified welders, electrodes shall be ASTM A233, class E70XX.

Framing Notes

- 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

All factory manufactured glue laminated wood framing members (LVL, TJI, PSL) shall be Microlam, TJI joists or Parallam members as manufactured by Trus Joist Corporation or architect approved equal.

- 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.

- Framing standard: comply with AF&PA's "details for conventional wood frame construction," unless otherwise indicated.

Concrete Notes

- 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 ratio 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

- 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.

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

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

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

- 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 (inches)
A. Concrete cast against and permanently exposed to earth.....	3
B. Concrete exposed to earth or weather:	
#6 through #18 bars.....	2
#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.....	1 1/2
#11 bar and smaller.....	3/4
beams, columns:	
primary reinforcement, ties, stirrups	
spirals.....	1 1/2

- Splice of WWM, at all 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.

- 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.

- Do not splice structural members between supports, unless otherwise indicated.

- The general contractor is to identify any discrepancies prior to beginning any re-framing work.

- All doors, windows and openings shall have minimum header to be as follows, u.o.n. on structural plans:
  - a. Up to 5'-0" wide, use (2) 2x10
  - b. Up to 8'-0" wide, use (3) 2x10 or (2) 2x12
  - c. Openings greater than 8'-0": see plans for header sizes or as specified by P.E.

- Notice of Utilization of Truss Type Construction, Pre-Engineered Wood Construction and/or Timber Construction in Residential Structures (In Accordance with Title 19 NYCRR Part 1265) affidavit.

NO.	DATE	ISSUE/REVISION
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03/01/2021 Submission for ARB approval

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DECK LEDGER CONNECTION TO BAND JOIST a,b  
(Deck live load = 40 psf, deck dead load = 10 psf, snow load ≤ 40 psf)

CONNECTION DETAILS	JOIST SPAN						
	6' and less	6'1" to 8'	8'1" to 10'	10'1" to 12'	12'1" to 14'	14'1" to 16'	16'1" to 18'
	On-center spacing of fasteners						
1/2-inch diameter lag screw with 1/2-inch maximum sheathing c,d	30	23	18	15	13	11	10
1/2-inch diameter bolt with 1/2-inch maximum sheathing d	36	36	34	29	24	21	19
1/2-inch diameter bolt with 1-inch maximum sheathing e	36	36	29	24	21	18	16

- For S1: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square foot = 0.0479 kPa.
- Ledgers shall be flashed in accordance with Section R703.4 in the 2020 Residential Code of New York State to prevent water from contacting the house band joist.
  - Snow load shall not be assumed to act concurrently with live load.
  - The tip of the lag screw shall fully extend beyond the inside face of the band joist.
  - Sheathing shall be wood structural panel or solid sawn lumber.
  - Sheathing shall be permitted to be wood structural panel, gypsum board, fiberboard, lumber or foam sheathing. Up to 1/2-inch thickness of stacked washers shall be permitted to substitute for up to 1/2 inch of allowable sheathing thickness where combined with wood structural panel or lumber sheathing.

PLACEMENT OF LAG SCREWS AND BOLTS IN DECK LEDGERS AND BAND JOISTS

	MINIMUM END AND EDGE DISTANCES AND SPACING BETWEEN ROWS			
	TOP EDGE	BOTTOM EDGE	ENDS	ROW SPACING
Ledger <sup>a</sup>	2 inches <sup>d</sup>	3/4 inch	2 inches <sup>b</sup>	1 5/8 inches <sup>b</sup>
Band Joist <sup>c</sup>	3/4 inch	2 inches	2 inches <sup>b</sup>	1 5/8 inches <sup>b</sup>

- For S1: 1 inch = 25.4 mm.
- Lag screws or bolts shall be staggered from the top to the bottom along the horizontal run of the deck ledger in accordance with Deck Ledger Connection To Band chart above.
  - Maximum 5 inches.
  - For engineered rim joists, the manufacturer's recommendations shall govern.
  - The minimum distance from bottom row of lag screws or bolts to the top edge of the ledger shall be in accordance with Deck Ledger Connection To Band chart above.

Roof Framing Plan

SCALE: As Noted

DATE: 05/05/2020

JOB: 2011