APPLICATION FOR BUILDING PERMIT

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

Application Number:	240	Date:	02/28/2021	
Job Location:	3 CASTLE RD	Parcel ID:	2.140-68-29	
Property Owner:	Alice Villa	Property Class:	1 FAMILY RES	
Occupancy:	One/ Two Family	Zoning:		
Common Name:				

Applicant	Contractor
James Krapp	
studio PPARK	
1 Bridge Street, Suite 18Irvington New York 10533-1906	
6464817081	

Description of Work

Type of Work:	Ext. Elevation Changes	Applicant is:	Architect
Work Requested by:	The Owner	In association with:	
Cost of Work (Est.):	250000.00	Property Class:	1 FAMILY RES

Description of Work

Proposed exterior alterations including, new asphalt and metal roofing, new siding, louver screening, and decking. New windows, doors and minor change to exterior massing at existing kitchen. Interior changes include new gas fireplace, kitchen renovation, new mudroom/laundry and study spaces.

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.

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).
- One USB with all plans (with Licensed Professionals certification/stamp) and specifications in PDF (file size must be less than 25MB).
- 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.irvingtongy.gov) prior to submission).
- 7. Visit the Village of Irvington website www.irvingtongv.gov for additional check list for solar panels, generators, underground propane tanks, signs and awnings(found in forms and documents in the Building & Planning General Information folder).
- 8. Village Zoning Code is available on the Village website: www.irvingtonny.gov.
- 9. Provide evidence that the application meets the NYS Energy code as described by www.dos.state.ny.us/code/energycode/overview.htm

Contractor Requirements in order to obtain a Building Permit:

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

Please Note:

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

4250

· Inspection Fees (as applicable)

• Insulation: \$50 √

• Footing: \$50

Solid Fuel: \$50

Preparation for concrete slabs and walls: \$50

• Foundation and footing drain: \$50

Framing: \$50 √

• Energy Code Compliance: \$50

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

• Sediment and erosion control: \$50

• Fire resistant construction and penetrations: \$50

• Footing: \$50

Final Inspection for C.O.: \$50 ♥

• Preparation for concrete slabs and walls: \$50

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

Total Inspections 200

- * 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).

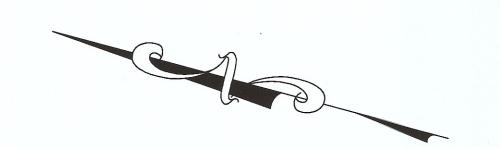
* Re-inspection fee for work not ready at time of inspection or not in compliance: \$50

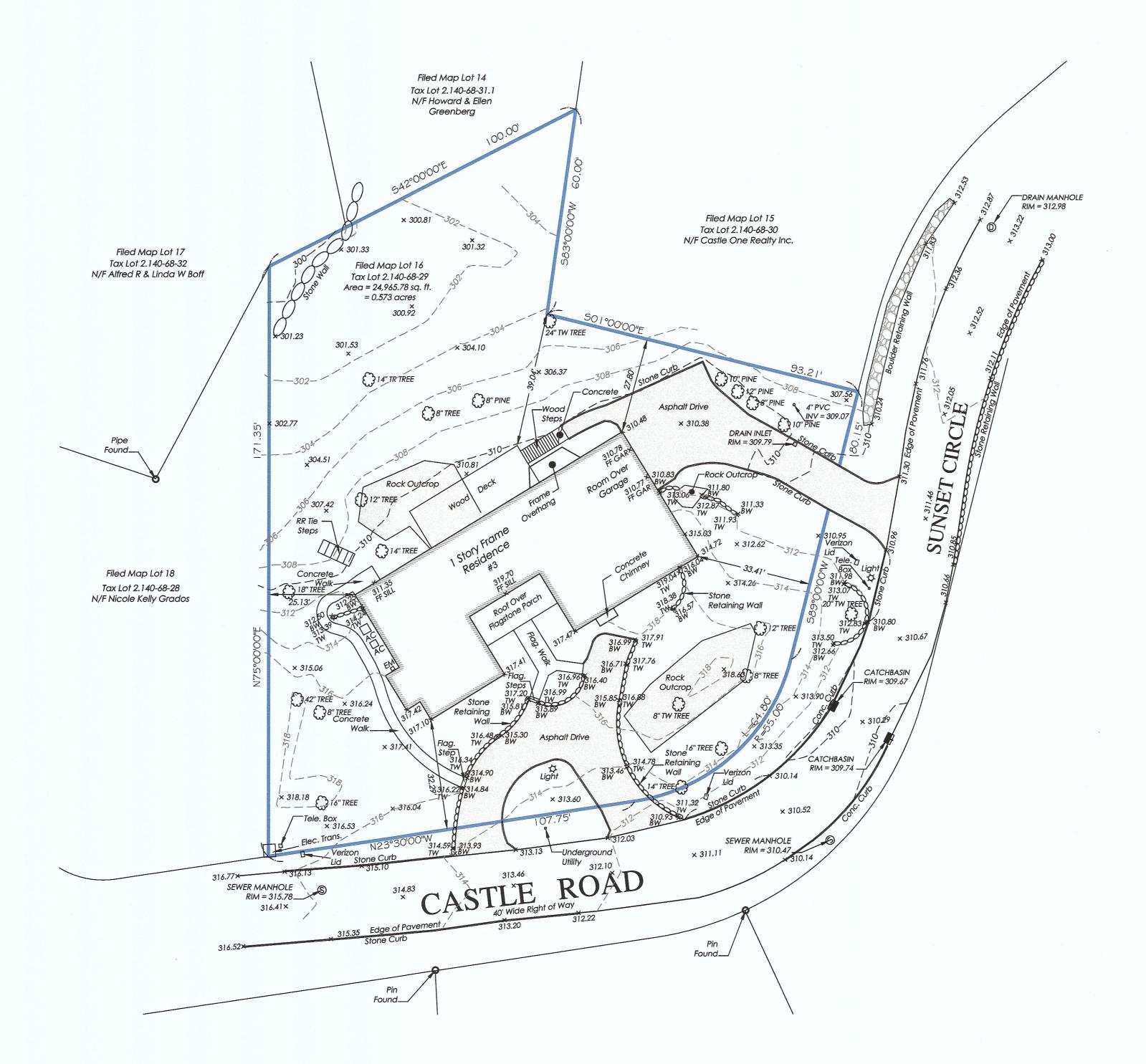
* Applications for Undocumented Work/ Legalizing: Applications to legalize work done prior toapplying for and receiving a building permit shall pay double all applicable fees and inspections, including the cost of construction based on the cost of all proposed work being legalized at the time of application. Minimum fee \$500.00.

(To be collected at time of submission of application)Total

\$4535

(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.)





Only copies from the original of this topography map marked with an original of the Land Surveyors embossed seal shall be considered to be true, valid copies.

Unauthorized alteration or addition to a map bearing a licensed Land Surveyors seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.

Possession only where indicated.

Adjacent property lines and easements not surveyed or certified.

Access to adjacent rights of way, easements and public or private lands not guaranteed or certified.

Underground utilities shown hereon are approximate and should be verified before excavating.

Additional underground utilities are not shown or certified.

Encroachments and structures below grade, if any, not shown or certified.

Subject to covenants, easements, restrictions, conditions and agreements of record.

This map is prepared to show topography only and is not to be used for title transfer purposes. Map may not be certified to title companies and/or banks.

Tree species shown hereon to be verified by a licensed arborist and are not certified by surveyor.

Elevations shown hereon generally in accordance with North American Vertical Datum 88.

Premises hereon being Lot 16 as shown on a certain map entitled, "Subdivision of Property prepared for Halsey Lake Estates, situate in the Village of Irvington, Town of Greenburgh, Westchester County, N.Y." Said map filed in the Westchester County Clerk's Office, Division of Land Records on October 22, 1980 as map number 20405.

Surveyed in accordance with Deed Liber 11367, Page 279.

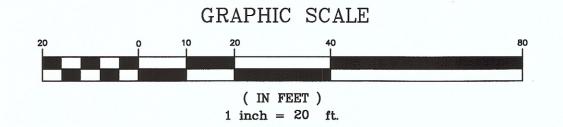
Premises shown hereon designated on the Village of Irvington Tax Maps as: Section 2.140, Block 68, Lot 29.

Property Address: 3 Castle Road Irvington, NY 10533

TOPOGRAPHY OF PROPERTY PREPARED FOR ALICE VILLA WINTERROTH

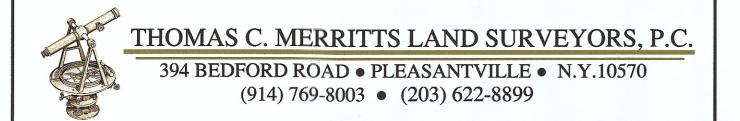
SITUATE IN THE
VILLAGE OF IRVINGTON
TOWN OF GREENBURGH
WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 20'



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ELECTRONIC TRANSMISSION WITHOUT PRIOR PERMISSION

IS A VIOLATION OF APPLICABLE LAWS.



Surveyed: December 7, 2016 Map Prepared: December 13, 2016

By:
Scott B. Gray New York State Licensed Land Surveyor No.050672

Project: 16-439	Field Survey B _. AN/FT
Drawn By: CMP	Checked By: SBG

studioPPARK architecture + design

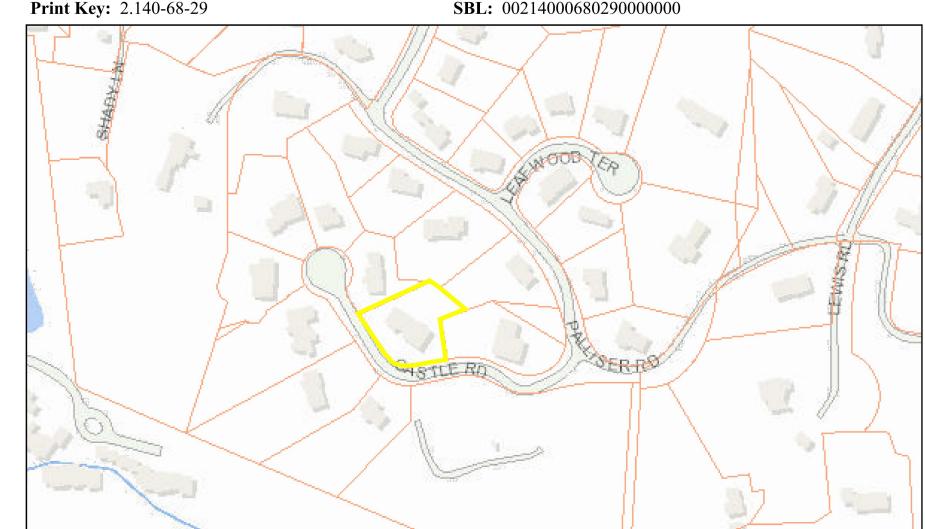
PROPOSED MODEL



TAX MAP

Address: 3 CASTLE RD

Print Key: 2.140-68-29 **SBL:** 00214000680290000000



ARCHITECTURAL T-100 G-100 COVER SHEET/SURVEY

LIST OF DRAWINGS

GENERAL NOTES DM-100 DEMOLITION PLAN EXISTING/DEMO ELEVATIONS DM-200 EXISTING/DEMO ELEVATIONS A-100 PROPOSED BASEMENT FLOOR PLAN A-101 PROPOSED FIRST FLOOR PLAN A-102 PROPOSED ROOF PLAN A-200 PROPOSED EXTERIOR ELEVATIONS PROPOSED EXTERIOR ELEVATIONS A-201

Stone Retaining Wall

PROPOSED MODEL A-202 A-300 SECTION S-001 STRUCTURAL NOTES STRUCTURAL PLAN STRUCTURAL ROOF PLAN S-101

AJV VILLA RESIDENCE

3 CASTLE ROAD IRVINGTON, NY 10533

OWNER

ALICE AND JAMES VILLA 3 CASTLE ROAD IRVINGTON, NY 10533

ARCHITECT

STUDIO PPARK JAMES KRAPP, R.A. STUDIO@STUDIOPPARK.COM 646 481 7081

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

EXISTING CONDITIONS

SOUTH ELEVATION

NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

SURVEY

583°00'00"W 60.00

PROJECT DATA

3 CASTLE ROAD IRVINGTON, NY 10533

21_0301 - ARB SUBMISSION

COVER SHEET

T-100.00

GENERAL NOTES The following notes shall apply throughout. Exceptions are specifically noted on drawings and specifications. All work shall conform to all applicable national, state and local building, plumbing, electrical, and life safety codes, even when not specified in the drawing, notes, or specifications. If any code is in conflict with these, the contractor shall report such to studioPPARK for revisions prior to bidding. In the event of conflict between pplicable codes or regulations and reference standards of these plans and specification, the more stringent provisions shall gover contractor shall be responsible for any violations arising from lack of permit, condemned work, or fines.

The general contractor will be responsible for obtaining and or paying for all permits certificates, guarantees, etc. As required by local authorities having jurisdiction and deliver these to the owner upon completion of the work. The general contractor shall arrange and coordinate inspection of all work by building officials. The general

All work is to be performed in accordance with the AIA general conditions for construction

4. A registered surveyor shall be required to set all foundation corners, elevations and dimensions on site.

The contractor is responsible for contacting utility companies to ensure safe digging.

5. studioPPARK is contracted to serve as the owner's representative during construction. A representative of studioPPARK shall make periodic site visits to verify construction progress and will report findings to the owner and contractor in the form of a written report

The general contractor (GC) Shall provide free access to the work to the owner, architect and/or designer, subcontractor, and their representatives at all times. Drawings are representative documents to facilitate construction. Contractor should field verify all dimensions and conditions prior to construction. The beinhts of

grade indicated on drawings are approximate and are provided for information only. Notify designer of any alterations or discrepancies immediately upon discovery and . Should the general contractor (GC) Discover any discrepancies or ambiguities of data that cause doubt as to the meaning of any drawings or specifications, the general

10. Provide any apparatus, appliance, material, work, incidental accessory, or minor detail, which is necessary to make the work complete and perfect in every respect, at no additional cost to the owner. Those items not noted, but implied as necessary for the completion of the work are to be part there . The contractor shall acknowledge that job sites are difficult and dangerous places to work by nature. As such, all necessary precautions will be taken to ensure the

safety and general well being of his employees. Contractor shall provide guards, rails, barricades, fences, catch platforms, bridging, decking, night lighting, etc. As required. The use of any stereos and/or radios and the presence of pets of any kind are prohibited on the job site.

2. Contractor shall have sole responsibility for protecting all dangerous areas from entry by unauthorized parties.

13. The general contractor shall keep sufficient workmen on the job site to perform the work in the most expeditious manner consistent with good workmanship, sound business practice, and in the best interest of the owner. It is expected that enough labor will be provided so that activity for any given trade will not be limited to only one part of the total work area.

14. All workmen employed by the general contractor or any sub contractors shall be skilled at the work to which he is assigned.

15. Temporary work as necessary and required shall be part of the contract.

16. Include all trades' overtime costs in the bid proposal and perform such work at no additional cost to the owner

17. All contractors and subcontractors involved in this work shall carry property damage and public liability insurance as req'd by governmental agencies having iurisdiction and comply with statutory requirements for disability and workmen's compensation.

18. The contractor shall provide to the owner and designer, prior to the commencement of work, a list of all subcontractors, the name of the principal contact. The address and phone number of each subcontractor shall be included in the list.

19. Each subcontractor shall be responsible to coordinate with the work of other subcontractors as reo'd. Each trade will be expected to proceed in a fashion that will not delay the trades following them.

20. The contractor is to coordinate the work of all sub-contractors, including the timing and scheduling of their work and the layout of their systems. Each subcontractor should complete work on an expedient and reasonable schedule, in a manner that does not delay other trades and subcontractors from completion of work. The contractor shall provide all sub-contractors with necessary power and access and connections through foundation walls as required.

1. The general contractor shall be responsible for distribution of drawings to all trades under his jurisdiction 22. The contractor and each subcontractor shall be required to coordinate with other subcontractors as necessary, including those hired under separate contract by the

23. Approval of minor changes or clarification to plans may be accomplished by issuance of revised plans, partial sketch, or initialing and dating of change by the architect and/or designer on the existing plans

24. No change by the architect and/or designer will be made by the general contractor unless authorized via change order, and signed by all parties, prior to affecting the

25. The architect and/or designer shall have no control over and shall have no responsibility for the construction means, methods, techniques or procedures. The architect and/or designer has no responsibility for any actions or omissions of the GC, or his subcontractors, or the failure of them to perform work according to the contract 26. Verify dimensions and conditions shown on the drawings by field inspection, and by measurement at the project site. The contractor shall become familiar with the

project site, the work and the contract drawings of each trade. Adjust the work to suit all the conditions found as directed by the architect at the site.

27. All notes on all drawings of the architect, engineer and designers drawings and plans are to be considered part of the contract documents. 28. Drawings are not to be scaled. Use dimensions only. All dimensions and conditions shown and assumed on the drawings must be verified at the site by the

contractor before ordering any material or doing any work.

29. The height of floor levels indicated on the plan drawings are approximate and are provided for information only. Install the work to maintain ceiling heights shown on the architectural drawings.

30. Shop drawings are to be submitted to the designer for approval before proceeding with all items which require fabrication.

31. Where manufacturers' names and product numbers are indicated on the drawings or specifications, it shall mean the establishing of quality and performance standards of such items. Any substitution must be submitted to the designer for approval. 32. The contractor shall be responsible for adequately bracing and protecting all work during construction against damage, breakage, collapse, distortions, and off-

alignments according to codes and standards of good practice. Any work which is damaged, lost or stolen prior to final acceptance shall be replaced at no additional cost to the owner. The general contractors shall be responsible for all labor and materials and make good any defects therein which are discovered or occur within one year after the completion of the project. He shall be responsible for repairing or replacing any material or equipment considered part of the contract and under guarantee periods

34. All materials stored on the site shall be adequately protected against damage from other work in progress. Repair of completed work damaged in the course of the

35. The project site is to be kept reasonably clean at all times and broom swept daily. Debris and loose trash is to be contained and emptied off the site on a daily basis.

36. All materials shall be new, unused, and of the highest quality in every respect unless otherwise noted.

The contractor shall furnish samples to the designer of all materials, together with finishes as specified and intended for the use in the project. 38. All work shall be erected and installed plumb, level, square and true, and in proper alignment to existing and new elements as shown on drawings.

39. Contractor shall perform all cutting and patching required to complete work or make parts fit together properly, without compromising quality of work.

40. All window frames and doors are to be protected during construction. Protection may not be permanently attached to window and door frames.

41. All nails and fasteners in areas prone to moisture shall be "hot dipped galvanized" unless noted otherwise.

42. All joint surfaces shall be free of any substance or material that would prevent the proper adhesion of the caulking upon application or would cause failure of the connection between the caulking and the wall joint. All caulking lines are to be even, smooth, and straight.

43. Upon completion of the work, the general contractors responsible for the final adjustments of windows, doors, hardware, devices, and those items deemed by the

44. At all times the contractor will be responsible to maintain and protect all elements from the affects of adverse weather (rain, snow, cold, etc.) Within the areas of work

45. All work shall be installed so that all parts req'd are readily accessible for inspection, operation, maintenance, and repair. Contractor shall maintain free and

unobstructed access to all areas.

FRAMING NOTES

General contractor shall reduce waste by optimizing ordered lumber material to the actual amounts required according to plans or other documents. general contractor shall establish and submit a detailed lumber order as a record to the project.

All wooden framing members shall be fsc- certified, reclaimed or finger-joint studs. All sheathing shall be fsc-certified, reclaimed or contain a minimum of 25%

postconsumer recycled material. Framing members shall be structural grade #2 or better. All wood shall comply with the u.s. Department of commerce american lumber standards simplified practice and grading requirements of a recognized association under whose rules the lumber is produced.

Wood shall be from live stock, thoroughly seasoned, well manufactured and generally free from warpage that cannot be corrected by bridging or nailing

Sizes of wood members are nominal sizes. All lumber shall be surfaced on four sides, unless noted otherwise

Moisture content of lumber shall not exceed 19 % at the time of construction.

All plan dimensions are to outside of framing members and centerline of openings. Verify all rough openings with window and door schedule

All exterior walls, and interior partition walls shall be 2x6 stud construction at 16" o.c. Typical. All other interior partition walls shall be 2x4 stud construction at 16" o.c. Typical, Walls shall have single shoe and double top plate.

Joist hangers shall be used at all flush-framed floor joists. Joists overlapping at a supporting beam, shall overlap 3" minimum. 10. Provide metal bridging at 1/3rd points on all floor joists. Blocking should be spaced 4'-0" o.c. Minimum and 8'-0" o.c. Maximum.

11. Double floor joists or blocking shall be provided below all interior partition walls.

12. Structural members shall not be impaired or undermined by improper cutting or drilling

13. Corners shall be framed as 2-stud corners and allow for full corner insulation through the use of drywall clips, horizontal nailers or other means to support drywall. 14. The intersection of exterior and interior walls shall shall be framed such that insulation is continuous in the external wall through the use of advanced ladder t-wall framing or other technique.

15. Exterior and bearing wall construction shall include adequate resistance to wrecking by the use of corner bracing or anchorage of structural sheathing to plates.

16. Install girder members with joints over supports, provide 1/2" airspace at ends and sides of girders framed into masonry or concrete. Wood shims under the ends of girders shall not be permitted.

Minimum bearing of joists framed into masonry shall be 4".

18. Joists extending over bearing partitions or beams may be butted and tied together, or nailed together with a min. Overlap of 4".

19. Framing shall not include jack studs to support header. Header hangers or other support as required by code shall be used. If req'd, add 2x2 nailer flush to the exterior of window opening to provide nailing surface for siding. be sidewall vented. Unit size shall be sized to accommodate the entire house at 78df at a 0df exterior temperature. Heating system shall be capable of 20. Window and door headers in exterior walls shall be framed with at least ½ inch of rigid foam insulation between the members. Boxed headers with insulation batts are

21. Non-load bearing walls shall not have structural window and door headers.

22. Roof rafters and ceiling joists shall align within 2 inches of exterior wall studs such that a single top plate can transfer loads to the wall framing.

23. Sheathing shall be installed with gaps no larger than 0.25 inch and provide complete coverage.

24. Plywood shall comply with all applicable standards of the apa (american plywood association) and shall not contain urea-formaldehyde. 25. Exterior type hardwood plywood, "technical" or "type 1", may be used for any part of the structure.

26. Structural interior type, "struc-int.", plywood may be used for all interior work and exterior work not directly exposed to the weather.

27. Interior plywood, "int." or "type 2" may be used for interior work, except bathroom and shower enclosures

28. Roof sheathing: 3/4" exterior grade "technical" plywood nailed at 10" o.c. With galvanized 10d common nails.

29. Floor sheathing: 3/4" structural "struct-int" plywood nailed at 10" o.c. With 10d common nails.

30. Exterior wall sheathing: 1/2" exterior grade "technical" plywood nailed at 6" o.c. With galvanized 6d common nails.

EXTERIOR FINISH NOTES Exterior foundation to be 3 part stucco. Color TBD, general contractor to provide samples.

Decks shall use 1 x 4 mahoghany, confirm, laid flat with 1/4" regular spacing. All flooring and decking shall be treated % boiled linseed oil/ 50 % cuprinol and with a mixture of 50 traffic shall be prevented over finished surfaces for the period of one week.

All outdoor decking and porches shall be constructed of lumber that has not been pressure treated with cca (copper chromium arsenate). Other types of

pressure treated lumber or non-wood materials are eligible.

Exterior steps shall be equal to deck construction, trim and finish. See details for addditional info. 5. All exterior steps shall land on to a 4" concrete pad set on a 4" gravel base on structurally compacted soil. Pad shall be 6" wider than steps and project from last

riser 6" toward deck and 18" away from deck. 6. Porch ceilings shall be 1x8 cedar natural to weather, square groove

7. Porch posts shall be 4x4 struct. core wrapped w/ 1x6 sq. Natural cedar trim.

8. Sidewall shall be siding to match existing 9. Exterior trim shall be specified as follows (all trim in metal facade to be coordinated w/ manufacturer):

9.1. Window and door jambs: See elevation. Heads to have continuous copper drip ca 9.2. Window sills: When not wood by manufacturer shall be primed Azek or equal.

9.3.Door sills: installed by manufacture 9.5.Rake boards: See elevation 9.6.Fascia boards: See elevation

.7.Rake/fascia trim boards: See elevation 9.8.Frieze boards: See elevation

10. Exterior trim shall be planed on all four sides and have squared edges. Painted wood trim and siding shall be primed on all six sides. 10. Exterior brick shall meet standards of the brick institute of America (BIA) for exterior/severe weather use.

11. All cement or concrete used for poured or block installation shall have a fly-ash content of minimally 30%

EXTERIOR FINISH NOTES - MOISTURE PROTECTION

Unless otherwise noted, building paper shall be installed over all exterior sheathing to resist moisture and wind infiltration. Walls shall have minimum 15# felt paper, roofs shall have minimum 30# asphalt impregnated felt paper, with not less than 4" overlap. Felt shall continue behind all exterior trim, doubled and folded into openings.

!. Housewrap shall be installed according to the manufacturer's specifications. All seams must be cut properly and all edges taped to ensure a continuous air

8. A sill gasket, epdm-type rubber, sheet metal or other suitable membrane shall be installed over the complete framed wall width between a concrete foundation

wall and sill plate. Exterior roofing material shall be installed as per mfgr's written instructions and have a minimum 25-year manufacturer's warranty. Warranty documentation

Self-adhering sheet waterproofing shall be installed according to manufacturer's written instructions and astm d6135.

6. Unless otherwise noted, all roofing materials shall have a solar reflectance of 60% or more

7. A minimum width of 3 feet of ice flashing shall be installed over roof sheathing at eaves.

Metal drip edge shall be installed at all exposed roof decking.

9. All eaves, vallevs and penetrations in the roofing system shall be reinforced with either metal flashing material or a self-adhering underlayment designed and approved for use with the installed roofing system

10. Barrier strips shall be installed on all sides of exterior door or window openings. Refer to typical diagrams.

10. Window caps or trim and all other projections at points where rain accumulates or runs off shall be provided with flashing. Flashing for red cedar shingles shall be copper. Such flashing shall extend a minimum of 6" up the wall under the sheathing paper and not less than 6" horizontally. Flashing shall be sufficient length

Where applicable a continuous ridge vent shall be provided at all roof ridges, where required. Soffit venting shall be provided as indicated on detail drawings. Ridge vents shall be "core vent" or equal, extending along all ridge lines. Terminate ridge vents 12" from end of ridge. Covered w/ shingles. Cavities shall support proper venting, including the installation of baffles between all rafters. Keep all ventilation space unobstructed.

14. Roof gutter discharges shall be a minimum of 5 feet away from any foundation wall, or into a captured system, i.e. Barrel or cistern where provided for in the

15. Refer to typical details and diagrams for further notes and information

13. Provide step flashing at all chimney location

Insulation shall be specified as follows:

EXTERIOR FINISH NOTES - THERMAL PROTECTION

All exterior walls, ceilings and roofs or walls and ceilings between conditioned and unconditioned spaces shall be fully insulated and sealed as follows.

2. Areas and surfaces have to be clean and dry prior to insulation. Do not install insulation where it may be exposed to water. Install as per manufacturer's instructions and building code requirements. Provide insect screen or barrier at all vent openings.

Exterior walls: Minimum 5" r-19 batt insulation. Install 4 mil. Poly-vapor barrier at inside face of all exterior walls. general contractor to provide pricing alternative to use spray foam for all exterior wall Roof: r-38 open cell spray foam insulation (icynene or equal Interior walls and ceilings: 3" Roxul Safe 'n' Sound batts

Foundation insulation: 4" rigid insulation secured to exterior face of wa Where applicable flash & hatt insulation: all insulated framed walls, ceilings and roofs shall be insulated by a minimum layer of 11/2" inches of closed-cell sprayed insulation (earth seal, bio base, or approved equal) towards the exterior of the conditioned space and full unfaced batt insulation towards the interio

Non specified insulation shall have minimum r-values in the locations installed as follows: walls r-19, floor overhangs r-30, roofs and ceilings to unconditioned

spaces r-50, band joist r-30, basement walls r-15, foundation walls r-10, slab-on-grade for conditioned spaces r-15, for unconditioned spaces r-5. All sheathing gaps and penetrations, including condensation lines, electrical outlets and locations with broken or missing sheathing shall be sealed with

sheeting and a proper sealant. Penetrations shall be sealed with an expanding spray foam or equivalent.

The space between the framing for window or door (including attic access) rough openings and the installed units shall be sealed with non-expanding spray foam sealant, closed cell foam backer rod, spray applied insulation, or other suitable sealant. Cellulose, fiberglass or rock wool batt insulation is not

acceptable as a sealant but can be used as a backing for a sealant (such as caulk). Thresholds for exterior doors shall be sealed to the subfloor. All holes in the floor assembly for plumbing, wiring, ductwork, and other purposes connecting conditioned and unconditioned (and exterior) areas shall be ealed. Penetrations for flues and other heat-producing items shall be sealed with noncombustible sheet materials and high temperature sealant.

10. Penetrations through the band joist (rim joist) area shall be sealed with sheeting and proper sealant such as holes drilled for hvac, plumbing and electric lines.

11. Bottom plates shall be sealed to floor or foundation with a proper sealant. An optional strategy is a foam gasket beneath the bottom plate in combination with a

12. Drywall shall be sealed to top plate on ceilings separating unconditioned from conditioned space.

13. Framed spaces that connect conditioned areas to unconditioned attics, basements or crawl spaces (i.e. Chases for plumbing, duct work, chimneys and flues)

14. Breaks in framing and interior finish materials, such as for a dropped soffit and changing ceiling heights, that connect unconditioned and conditioned areas, shall be sealed with horizontal blocking or sheet material and sealant.

15. Tightly seal all shared surfaces between a garage and conditioned spaces, including all of the following: seal all penetrations, weatherstrip all doors, seal all innecting floor and ceiling joist bays, seal all cracks at garage wall base. Garage walls and ceilings to be primed and painted and must not be left unfinished

PLUMBING NOTES

All plumbing/heating work shall comply with all applicable national, state and local codes, be performed by a licensed tradesperson, and be completed in accordance with the direction of local building code officials.

Subcontractors and tradespersons are responsible for obtaining required permits for their trade, scheduling and completing required inspections and operating on a reasonable and efficient schedule that does not delay the work of other trades.

Plumbing work shall include all labor and materials for all piping, fixtures, hot water heater, and sewer/septic connections. This includes connections for an icemaker in the refrigerator and all other appliances as indicated on plans and specifications. 4. All products, materials and fixtures shall be installed in a manner consistent with sound practice and quality workmanship.

All materials shall be sized in accordance with the proposed plans, allowing for future expansion if indicated. All work shall be installed so that required parts are readily accessible and available for inspection, operation, maintenance and repair.

Structural members shall not be impaired or undermined by improper cutting or drilling. Branch lines from the central header to each fixture shall be a maximum of ½-inch nominal diameter. 8. No branch line from the water heater may exceed the length of 20 feet plus the ceiling height of each floor crossed by a vertical riser. Plumbing contractor

shall alert designer immediately if these lengths can not be achieved. No plumbing lines shall be located in exterior walls. Plumbing contractor shall alert designer immediately if this length can not be achieved.

10. Check valves must be furnished on branch piping to all faucets, tub spouts or showerheads having mixing valves.

All domestic hot and cold water piping shall have r-4 insulation. Insulation shall be properly installed on all piping elbows to adequately insulate the 90-degree 12. Plumbing work shall include all labor and materials for all piping, fixtures, hot water heater, and sewer/septic connections. This includes connections for an

icemaker in the refrigerator, the dishwasher, and washing machine as indicated on plans. The kitchen sink will have a garbage disposal where allowed. 13. Heating work shall include all labor and materials, electrical/plumbing connections, and installation as they occur.

14. Unless otherwise noted, hot water heater shall be propane fired tankless hot water heater, power vented. Heat traps shall be installed at all water heaters.

16. Unless otherwise noted, heating system shall be divided into two zones. Thermostats shall be wifi enabled, digital and programmable.

18. Where applicable plumber shall furnish and install 500 gal. Underground propane storage tank, and all required piping to boiler, clothes dryer and kitchen Where applicable unless otherwise noted, standard heating unit shall be propane fired radiant hot water baseboard system with efficiency rating of 94 unit is to

operating at peak efficiency at a temperature of 72°f. 20. Refer to engineer's drawings for further plumbing or heating work notes and specifications.

17. Vent to the exterior all bathrooms which do not have operable windows

ELECTRICAL NOTES

1. The contractor shall furnish and install a fully operational electrical system in accordance with all applicable national, state and local building and electrical codes. All work shall be performed in strict conformance with the requirements of the New York State Residential Code (2020 edition), NFPA 70 National Electric Code (2014 edition), the Building Department and local all authorities having jurisdiction

2. Electrical contractor to obtain all required permits, inspections and sign-off's.

3. Electrical contractor to provide engineering for circuitry, power requirements and distribution.

4. Electrical contractor to review proposed work and determine properly sized power supply. If power supply exist to site, electrical contractor shall confirm to designer if power supply is adequate before commencing the work.

5. Contractor must verify all wall fixture and device locations on elevation drawings. Do not scale off this plan.

6. Verify all recessed lights and housing sizes against ceiling structure and conditions, review on site w/ designer is discrepancies occur. 7. Duplex outlets within 6'-0" of sinks are to be gfi type.

8. All abandoned boxes with remaining wiring entering or leaving shall remain accessible w/ removable covers. 9. All receptacle switch or lamp holder boxes shall be set flush to final finished surface

10. If req'd, extend exg. Boxes to achieve continuous grounded metal surface to face plates.

11. Confirm all device and coverplate colors and styles w/ designer, assume standard colors and screwless plates. Lurton claro or equal. 12. Wiring and relocation of any wiring for caty and telephones is included in the scope of the electrical contract. Do not splice caty lines. All caty outlets are to be tested prior to painting of walls to confirm proper working order.

13. All data communication wiring to be cat5 homerun to new switch board in accessible location near apt. Phone and cable ty feeds.

14. Low voltage connections (phone, tv and data) to be grouped in quickport face plates to the furthest extent possible. Review all locations prior to installation

MECHANICAL NOTES

w/ acca manual d.

1. Any HVAC required will be approved under separate cover/application if needed. Refer to engineer's drawings for further mechanical work notes and

All mechanical work shall comply with all applicable national, state and local codes, be performed by a licensed tradesperson, and be completed in accordance with the direction of local building code officials

Subcontractors and tradespersons are responsible for obtaining required permits for their trade, scheduling and completing required inspections and operating on a reasonable and efficient schedule that does not delay the work of other trades. 4. Mechanical contractor shall confirm that all hvac equipment specified is in compliance w/ acca manual j and all ductwork is laid out and installed in compliance

Install air filters with a minimum efficiency reporting value (mery) of 13 or higher and ensure that air handlers can maintain adequate pressure and air flow. Air filter housings must be airtight to prevent bypass or leakage. (ozone generators are not permissible as air cleaners

6. All zones shall be equipped w/ digital and programmable thermostats with a standard energy star setting and label. 7. All exhaust fans shall be ducted directly to the exterior with rigid material.

8. All bath fans shall be energy star rated. This rating requires that fans 50 cfm or smaller be no louder than 2.0 sones and move a minimum of 1.4 cfm/watt. Fans 76 cfm or larger must be no louder than 1.5 sones and move a minimum of 2.8 cfm/wat Any refrigerants used shall be hcfc-free. Mechanical contractor must execute refrigerant charge test and submit results as proof of proper refrigerant charge

6. All transverse seams in supply and return ducts, including supply and return plenums and leakage sites in the air handler, shall be sealed with duct mastic and

7. Supply duct take-offs shall be spaced at least 6 inches apart from each other with no duct take-offs originating from the cap of the supply plenum. 8. No supply or return ducts, boots or registers shall be located in exterior walls. This includes vaulted ceilings and insulated walls between conditioned and

9. Insulate any ventilation and exhaust ductwork outside of the insulated envelope. Use at least r-6 insulation around ducts in unconditioned spaces.

10. Minimize the transmission of equipment or other noise to the diffusers. Sound transmissions shall be avoided by geometry of duct layout, only. Acoustical liners on the interior face of the duct shall not be acceptable. 11. Supply and return duct outlets shall be covered to stop construction trash and dust from contaminating new duct system

12. An outdoor air intake duct shall be connected to the return side of each air handler to bring in fresh outside air for ventilation. The air shall be filtered and a damper (barometric or motorized) should close automatically when the air handler fan is not operating.

13. An energy recovery ventilator shall be installed according to the manufacturer's specifications 14. Exhaust ventilation shall be considered part of the mechanical work. Provide exhaust fans in every bathroom (min 50cfm), kitchen (min 100cfm) and/or garage (min 100cfm) according to ashrae 62.2-2007/5

Pre-occupancy flush: prior to occupancy, but after completion of construction, the entire house shall be flushed w/ outside air for 48 hours. Keep all interior doors open and run all hvac and exhaust fans continuously. Replace or clean hvac air filter afterwards, as required 16. A passive radon vent system shall be installed in compliance with epa guidelines for "model standards and techniques for control of radon in new residential

buyer. If test indicates greater than 4 picocuries per liter radon concentration, general contractormust follow epa guidelines to reduce radon levels.

ouildings." general contractorshall conduct a radon test of house as per epa guidelines after final construction is complete and provide test results to home

FINISH NOTES - PAINT 1. Paint to be latex base by Benjamin Moore or equal. Painted trim, millwork, door panels to be satin finish. Wall surfaces to be flat washable (low luster). Ceilings to be

2. All surfaces shall be properly and thoroughly primed. Primer for GWB surfaces to be Beniamin Moore acrylic primer or equal. Primer for wood surfaces to be Beniamin Moore alkyd Enamel Underbody or equal

4. All existing walls and ceiling, where rust, flaking, peeling, powdering, scaling or cracking is present shall be scraped, wire brushed, plaster patched, etc. and sanded as necessary to provide a smooth level surface ready for painting.

All surfaces to be painted are to be cleaned of all dirt, oil or other foreign substance prior to painting 6. Do not paint outlets, switches, plates, or other electrical devices unless they have previously been painted. Do not paint new hardware or unpainted existing hardware.

7. All colors to be applied to cover fully and completely to provide an opaque, smooth surface of uniform finish, color and appearance. Any substrate which is still visible

8. All cans of individual color to be intermixed to assure uniform color throughout.

at the completion of painting shall be considered unacceptable. All new surfaces t receive a minimum of one primer coat and two finish coats.

3. All interior paints shall have a maximum VOC content of 150 g/L. Flat finish interior paints shall have a maximum VOC content of 50 g/L

9. Provide up to 3 color samples on site per color for Architect'fs approval prior to application. For bidding purposes, the Painter shall assume that there will be at least (5) different colors in scope.

10. Make edges of paint adjoining other materials or colors sharp and clean, with no overlapping. Each coating of paint shall be wiped free of dust prior to application of succeeding finishes.

12. Drips, roller marks, roller fuzz and mottled surfaces are not acceptable 13. Upon completion of painting work, clean all surfaces of spattered or spilled paint. Painter shall leave any excess paint in properly sealed cans with superintendent; label

each can clearly with number, finish and type.

GLAZING NOTES 1. All glazing within 18" of floor, 24" of door or within hazardous areas (stairs/showers) will be tempered for safety.

2. All shower enclosures will be $\frac{3}{8}$ minimum thickness low iron tempered glazing.

necessary due to the dirt and debris generated by the construction process.

SITE MANAGEMENT NOTES

1. The general contractor shall dedicate a site foreman or project manager to this project who will be on site daily and always available for communications with the

2. The general contractor shall establish and maintain a well-organized site office throughout the construction process. This office shall consist of a desk large enough to spread the construction documents and a fax and/or laptop with a continuously open communication line to send faxes or emails to the site. 3. It shall be the responsibility of the general contractor to maintain a complete and current set of all construction documents and specifications in the field at all times. These shall be secured to the site office desk.

4. The general contractor shall have a printed copy of all sketches, faxes, revised specifications or other communication in a well-organized binder secured to the site 5. Drawings are NOT TO BE SCALED FOR DIMENSIONS. Errors resulting from such actions shall be corrected at the sole expense or the general contractor.

6. Demolition and construction waste shall be diverted to recycling or reuse to maximum degree. A waste management plan shall be established, identifying the

a maximum level of 2.5 pounds or less of per square foot of conditioned floor area, general contractormust keep receipts and documentation of all separated waste hauls and submit as proof of the achieved goal. 7. The general contractor shall provide on-site separation of all waste materials or arrange waster haulers who separate materials.

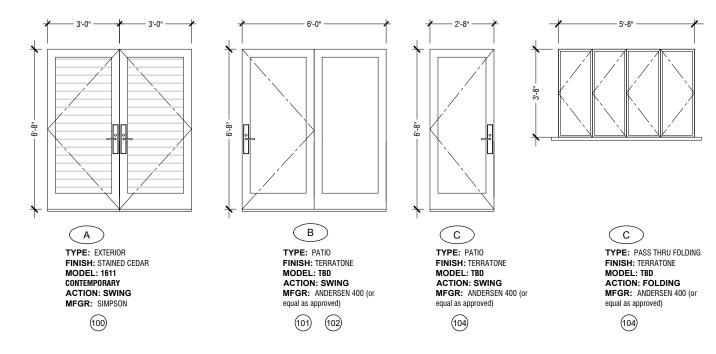
11. At the end of each workday the general contractor shall clean the stairs, elevator, landings, and public spaces of the building so that it is in presentable condition as

possibilities for reuse or recycling demolition or construction waste (metals, wood, concrete or other). Net waste (hauled to landfills or incineration) shall be reduced to

8. The general contractor shall educate each subcontractor of the waste management plan and be responsible of their abiding by the separation of waste. 9. The general contractor shall never block any path of egress including but not limited to the public stairs, fire stairs, or elevator doors at any time. 10. It shall be the responsibility of the general contractor and/or Subcontractor to confirm adequate accessibility for all items of the work into the work space, and into their

EXTERIOR DOOR SCHEDULE TAG # W. H. T. TYPE ACTION FINISH LOCK SET H.W. SET REMARKS FIRST FLOOR 100 2 36" 6'-8" 1 3/4" A SWING 101 | 1 | 60" | 6'-8" | 1 3/4" | SWING **EXTERIOR** SWING 103 | 1 | 60" | 6'-8" | 1 3/4" | C | SWING | CLAD EXTERIOR 104 | 1 | 36" | 6'-8" | 1 3/4" | D | SWING

DOOR KEY

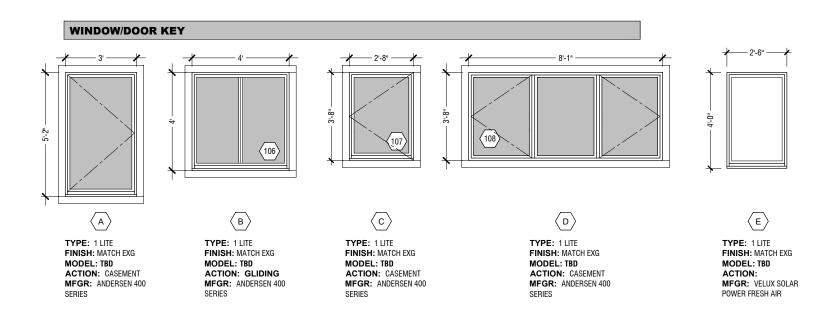


1. ALL DOORS TO HAVE 6" CLEAR BOTH SIDES OF JAMB. IF THIS IS NOT POSSIBLE, CENTER DOOR BETWEEN WALLS, OTHERWISE CENTER DOORS IN HALLWAYS ETC...

2. ALL DOORS TO BE FACTORY FINISHED WHITE INTERIOR

3. ALL DOORS TO HAVE SCREENS TO BE PROVIDED FROM STANDARD MANUFACTURER OPTIONS 4. ALL EXTERIOR DOORS (EXCEPT ENTRY) HARDWARE TO BE PROVIDED FROM STANDARD MANUFACTURER OPTIONS

WINDOW SCHEDULE							
TAG	#	MFGR.	SERIES	MODEL #	TYPE	HARDWARE	REMARKS
				FIRS	T F	L 0 0 R	
100	1	ANDERSEN	400	TBD, VIF	А	WHITE	
101	1	ANDERSEN	400	TBD, VIF	А	WHITE	
102	1	ANDERSEN	400	TBD, VIF	А	WHITE	
103	1	ANDERSEN	400	TBD, VIF	А	WHITE	
104	1	ANDERSEN	400	TBD, VIF	А	WHITE	
105	1	ANDERSEN	400	TBD, VIF	А	WHITE	
106	1	ANDERSEN	400	TBD, VIF	В	WHITE	
107	1	ANDERSEN	400	TBD, VIF	С	WHITE	
108	1	ANDERSEN	400	TBD, VIF	D	WHITE	
200	1	VELUX	SOLAR POWER FRESH AIR		E	WHITE	
201	1	VELUX	SOLAR POWER FRESH AIR		E	WHITE	
202	1	VELUX	SOLAR POWER I	FRESH AIR	Е	WHITE	



GENERAL LEGEND

POCKET DOOR

NOTES:

ALL WINDOWS TO BE SIMULATED DIVIDED LITE AS INDICATED

PROVIDE 6" MIN. CLEARANCE BOTH SIDES OF ROUGH WINDOW OPENING TO WALL (IF APPLICABLE)

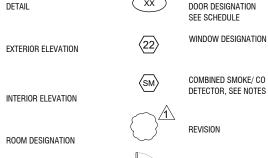
. ALL WINDOWS DIMENSIONED TO CENTER LINE

FLASH AS PER MFGR'S SPECIFICATIONS

TEMPER WINDOWS AS REQUIRED BY CODE

INTERIOR COLOR: FACTORY FINISH WHITE

EXTERIOR COLOR: MATCH EXG (TERRATONE



ELECTRICAL PANE

PARTITION TYPE - 2X4 WOOD STUD W/ SOUND BATT INSULATIONW/ $\frac{1}{2}$ " FIRERATED GWB, BOTH PARTITION TYPE - 2X6 WOOD W/ SOUND BATT

INSULATIONSTUD W/ $\frac{1}{2}$ " FIRERATED GWB, BOTH

PARTITION TYPE - EXTERIOR 2X6 WOOD STUD W/ R-19 INSULATION, 3/4 CDX PLY W/ VARIABLE BASEMENT PARTITION TYPE - INTERIOR 2X6 PT WOOD WALL W/ TERMITE SHIELD STUD W/ SOUND BATT

INSULATION, W/ $\frac{1}{2}$ " FIRERATED GWB, BOTH SIDES

ALICE AND JAMES VILLA 3 CASTLE ROAD

ARCHITECT

OWNER

STUDIO PPARK JAMES KRAPP, R.A. STUDIO@STUDIOPPARK.COM 646 481 7081

IRVINGTON, NY 10533

VILLA RESIDENCE

3 CASTLE ROAD

IRVINGTON, NY 10533

STRUCTURAL ENGINEER

MECHANICAL ENGINEER



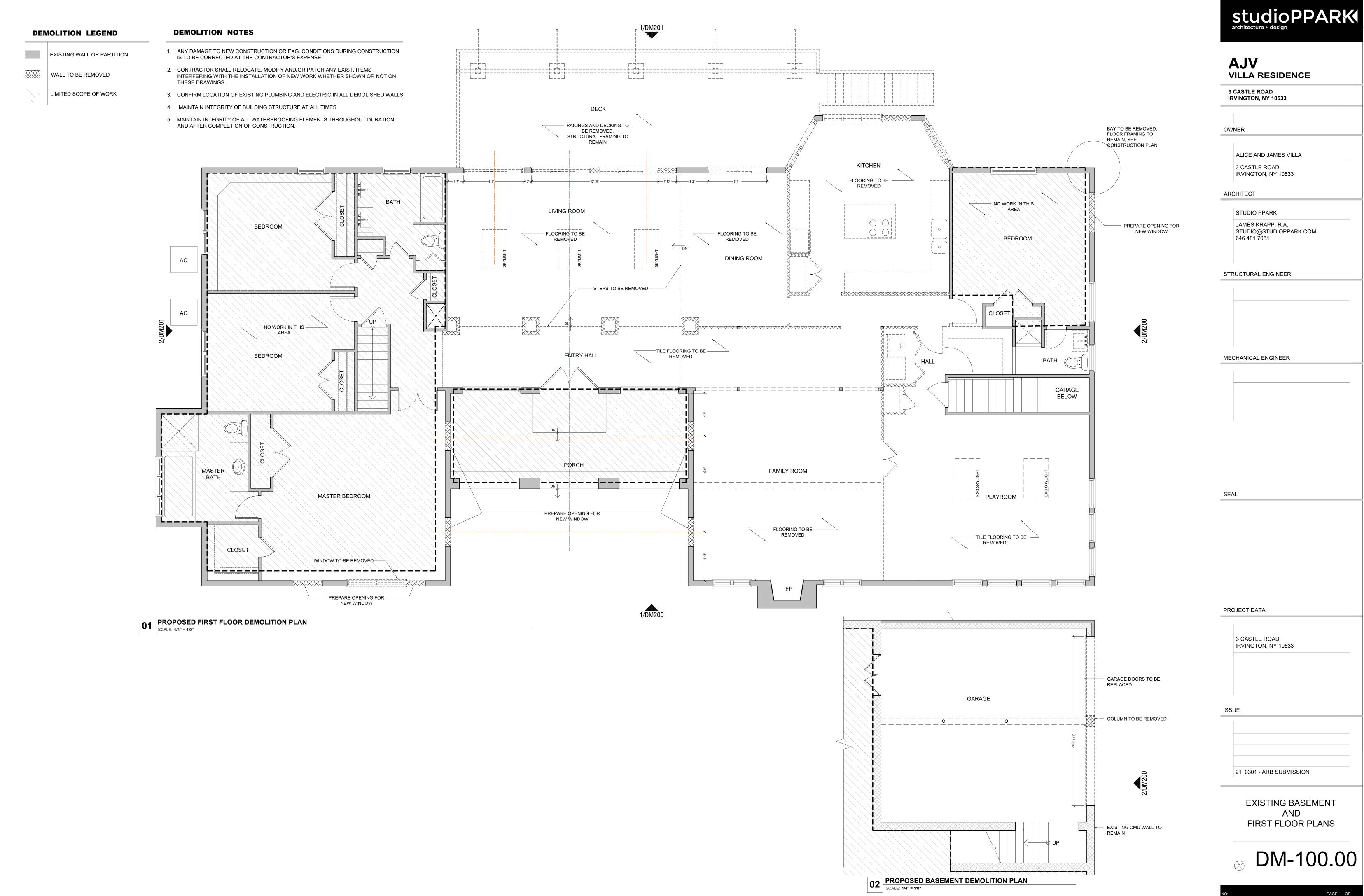
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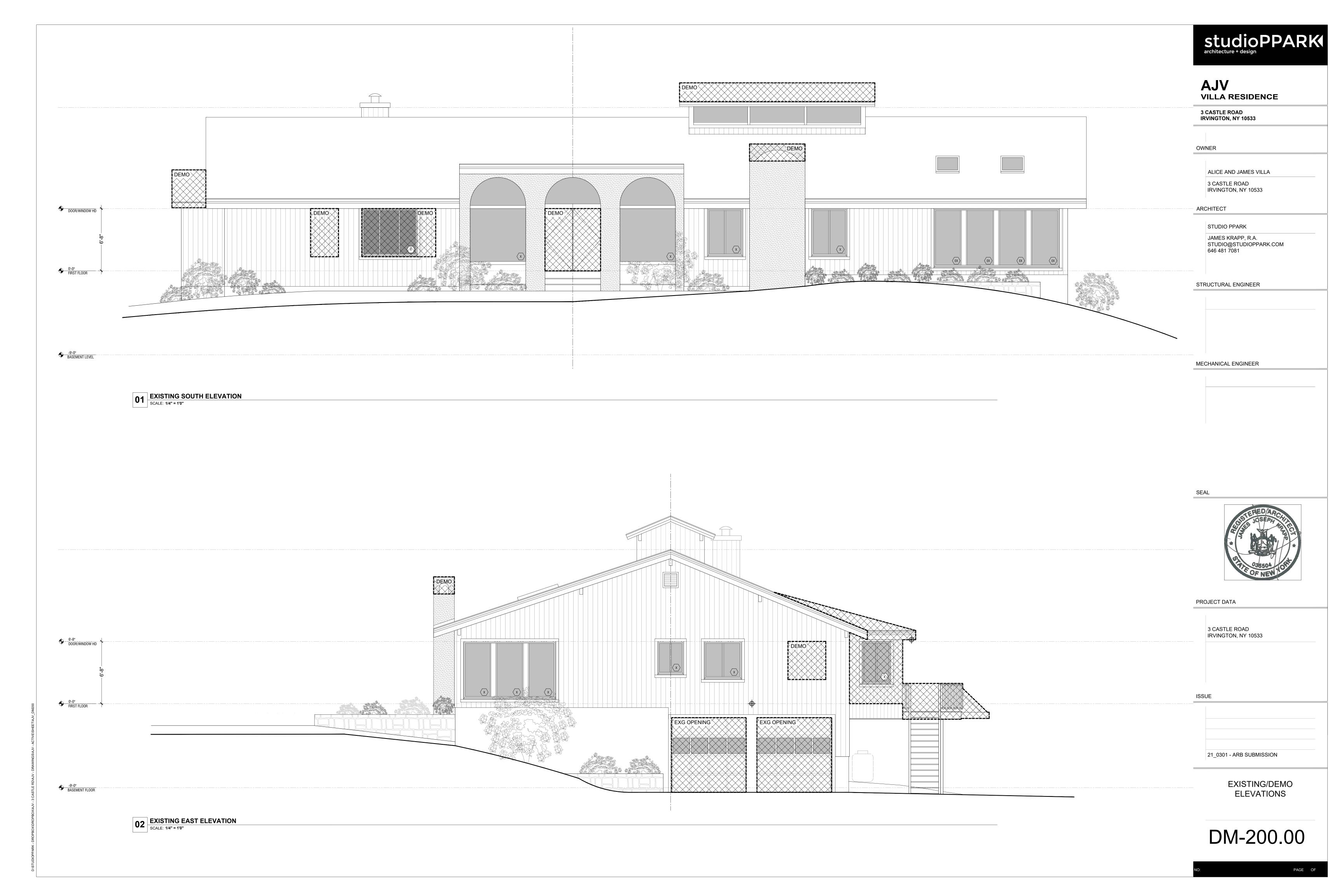
3 CASTLE ROAD
IRVINGTON, NY 10533

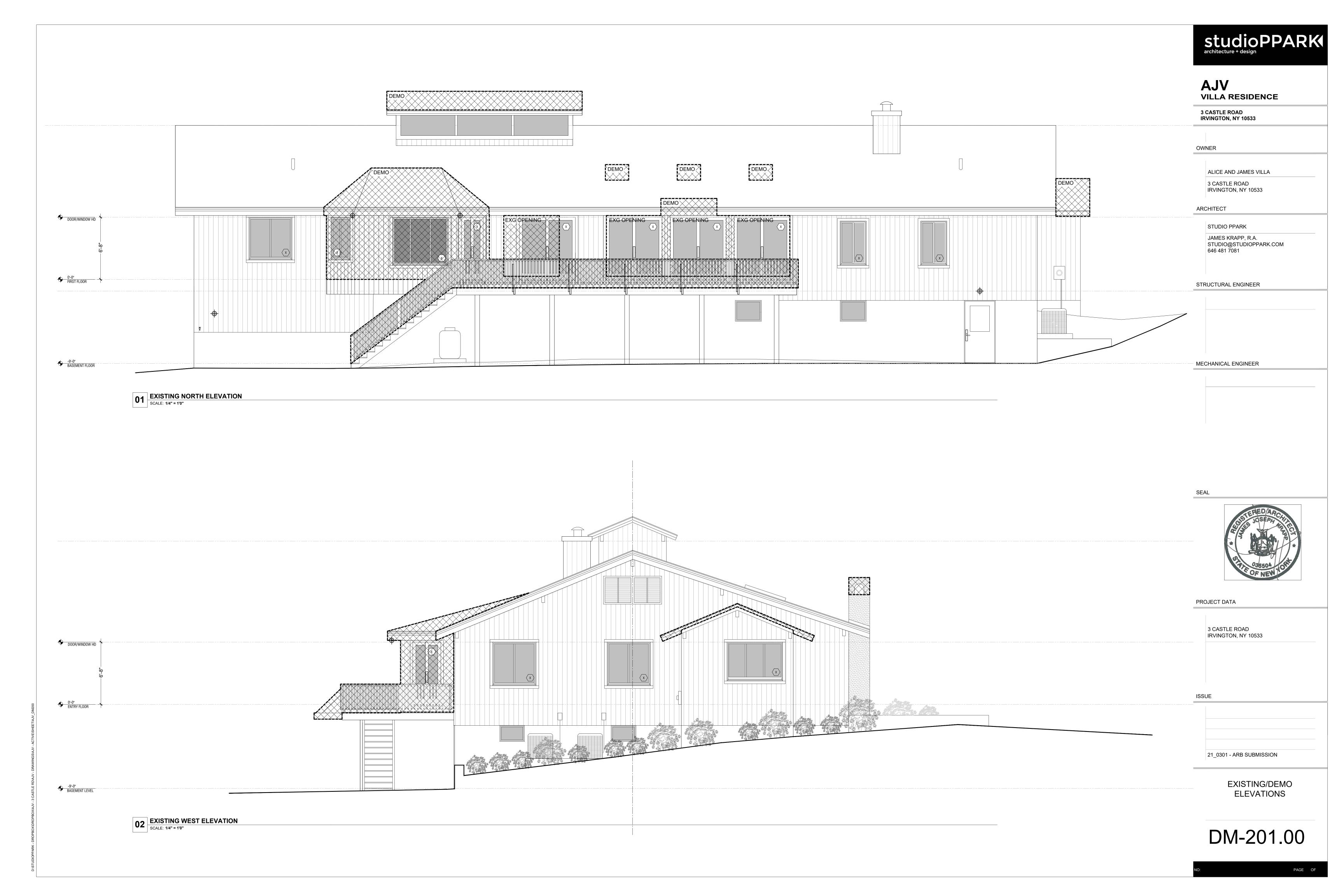
ISSUE

21 0301 - ARB SUBMISSION

COVER SHEET







AJV **VILLA RESIDENCE**

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STRUCTURAL ENGINEER

MECHANICAL ENGINEER



PROJECT DATA

3 CASTLE ROAD IRVINGTON, NY 10533

ISSUE

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PROPOSED

BASEMENT

CONSTRUCTION PLAN

⊗ A-100.00

FOR LOCATIONS

1/A200

studioPPARKI architecture + design

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STRUCTURAL ENGINEER

MECHANICAL ENGINEER

SEA

NEW WOOD — FLOORING



PROJECT DATA

3 CASTLE ROAD IRVINGTON, NY 10533

ISSUE

21_0301 - ARB SUBMISSION

PROPOSED FIRST FLOOR CONSTRUCTION PLAN

⊗ A-101.00

PROPOSED FIRST FLOOR CONSTRUCTION PLAN

SCALE: 1/4" = 1'0"

studioPPARK
architecture + design

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646 481 7081

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

054



PROJECT DATA

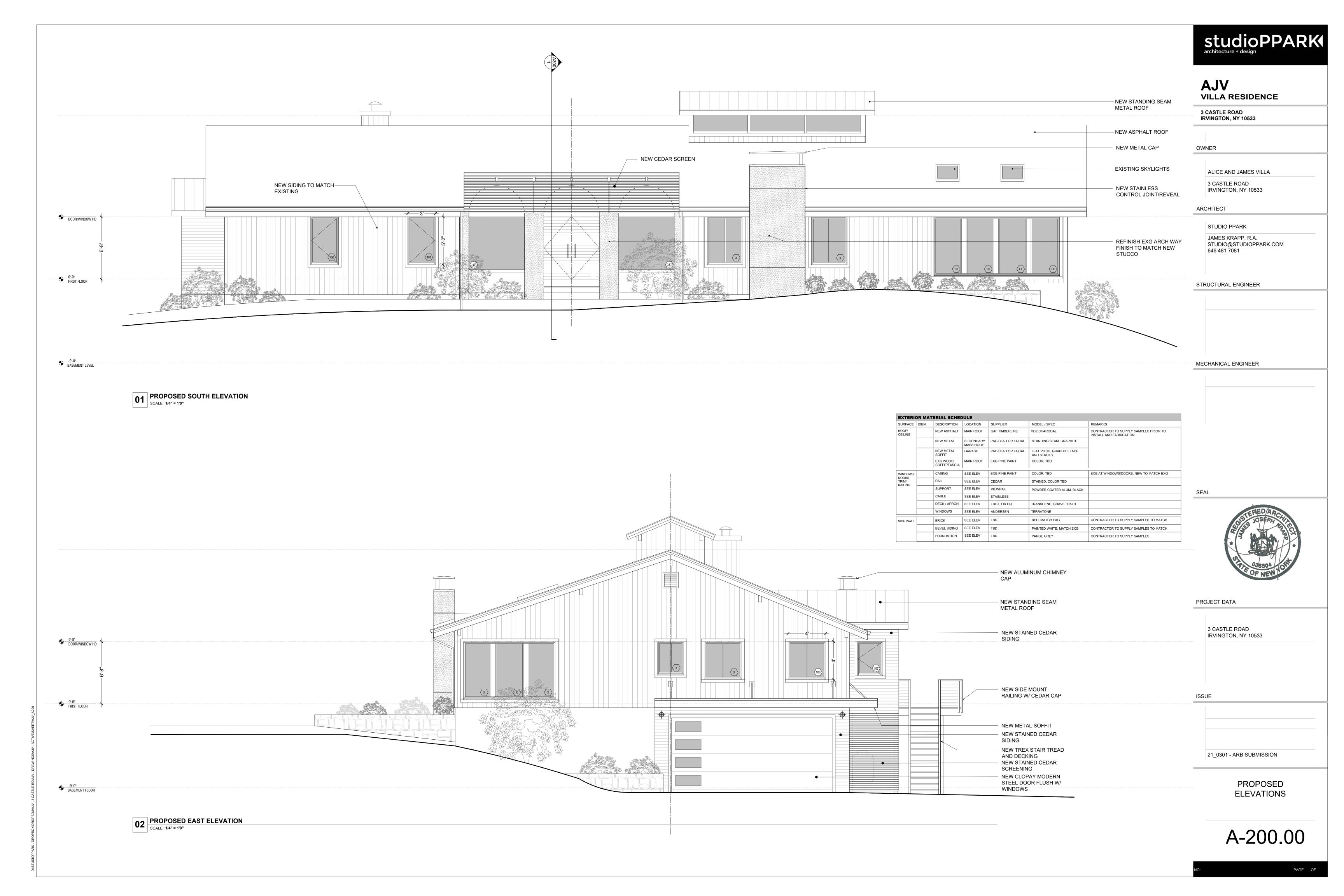
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21_0301 - ARB SUBMISSION

PROPOSED ROOF CONSTRUCTION PLAN

⊗ A-102.00





PAGE OF



PROPOSED MODEL WEST SCALE: NTS



PROPOSED MODEL SOUTH
SCALE: NTS



05 PROPOSED MODEL NORTH
SCALE: NTS



02 PROPOSED MODEL NORTHEAST SCALE: NTS



PROPOSED MODEL EAST SCALE: NTS



PROPOSED MODEL WEST SCALE: NTS



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MECHANICAL ENGINEER



PROJECT DATA

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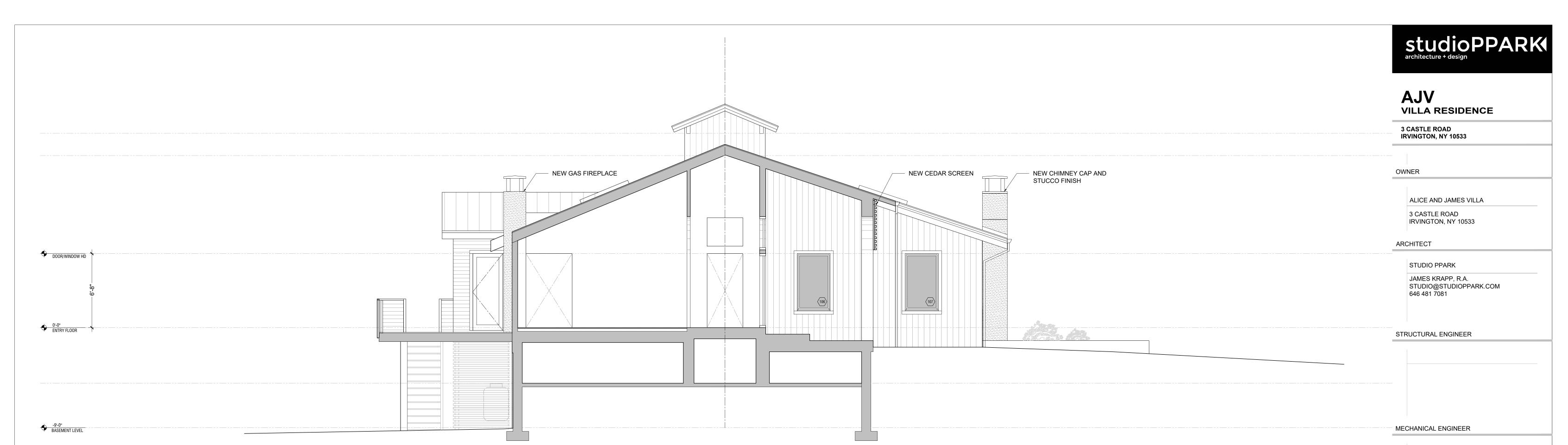
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PROPOSED MODEL

A-202.00

DAGE 05



PROPOSED SECTION
SCALE: 1/4" = 1'0"

SEAL



PROJECT DATA

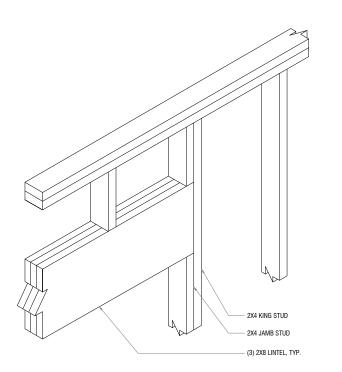
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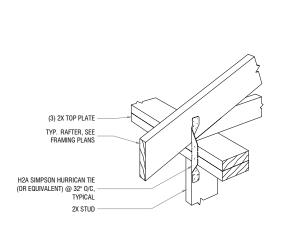
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PROPOSED SECTIONS

A-300.00

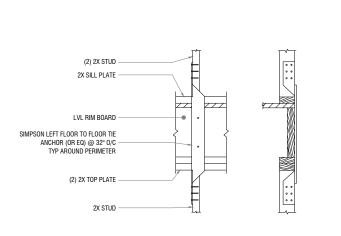


TYP LVL LINTEL DETAIL
SCALE: NTS

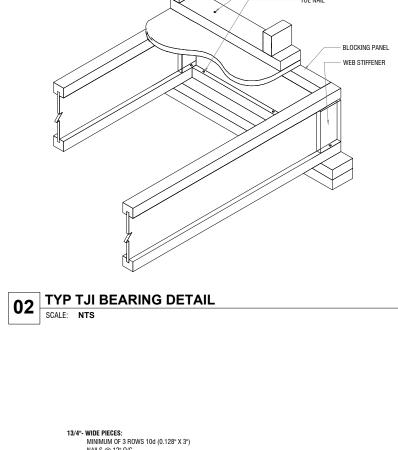


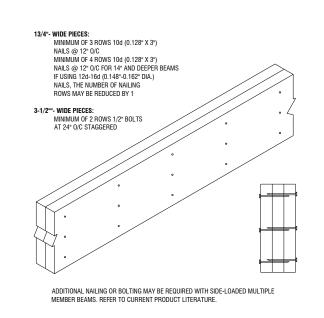
TYP LOAD TRANSFER DETAIL @ RAFTER

SCALE: NTS

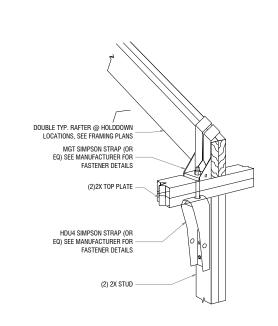


07 TYP LOAD TRANSFER DETAIL @ FLOOR TO FLOOR SCALE: NTS

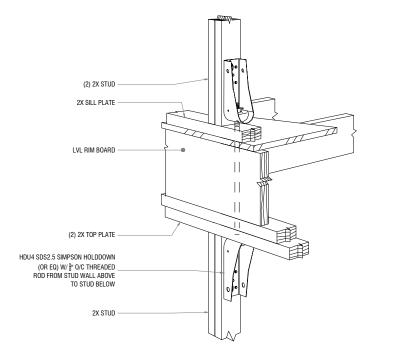




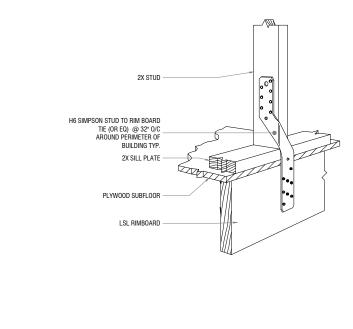
MULTI MEMBER LVL DETAIL



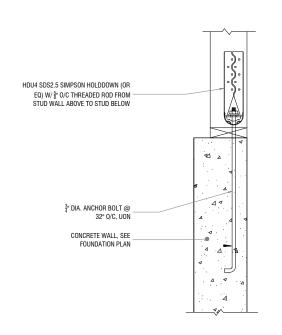
06 TYP HOLDDOWN DETAIL @ RAFTER TO STUD



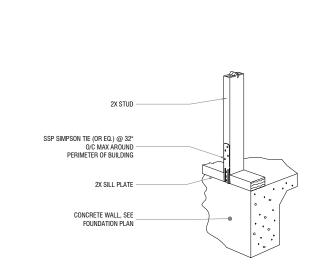
08 TYP HOLDOWN DETAIL @ FLOOR TO FLOOR
| SCALE: NTS



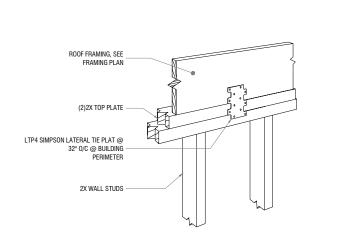
09 TYP LOAD TRANFER DETAIL @ STUD TO RIM BOARD



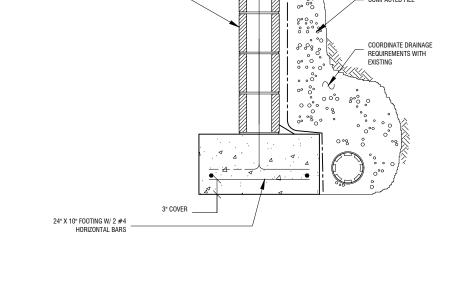
10 TYP HOLDDOWN @ TOP OF CONCRETE WALL
SCALE: NTS



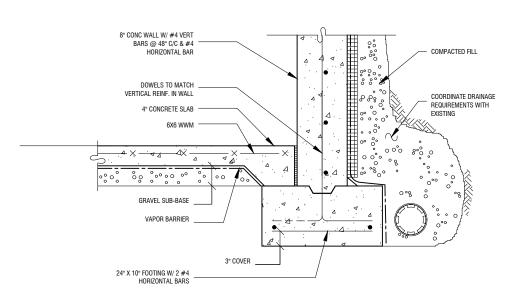
11 TYP LOAD TRANSFER DETAIL @ STUD TO SILL PLATE
| SCALE: NTS



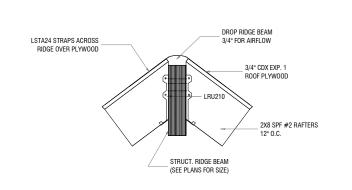
12 TYP LOAD TRANSFER DTL AT EDGE RAFTER TO PARALLEL TOP PLATE SCALE: NTS



14 CMU RETAINING DETAIL
SCALE: NTS



FOUDATION DETAIL
SCALE: NTS



14 STRUCTURAL RIDGE SCALE: NTS

1. All wood framing shall conform to the "Timber Construction Manual" by the American Institute of Timber onstruction latest edition and the "National Design Specification for Wood Construction" by the American Forest & Paper Association latest edition.

2. Plywood floor deck and wall sheathing shall be identified with the appropriate grade trademark of the American Plywood Association and shall meet the requirements of the latest edition of "U.S. Product Standards, PS 1 for Construction and Industrial Plywood", Plywood thickness is shown on the drawings.

3. Glue for wood construction shall comply with specification AFG-01 of the American Plywood Association. 4. Wood framing shall comply with the following minimum material specifications

Douglas Fir-Larch (DF) Select Structural (WWPA/NLGA) a. Bending Fb = 1,350 psi b. Shear Fv = 180 psi c. Mod. Elas. E=1,900,000 psi B. Laminated Veneer Lumber Beams (LVL): a. Bending Fb = 2600 psi

b. Shear Fv = 285 psi c. E = 1,900,000 psi C. Parallel Strand Lumber (PSL): a. Bending Fb = 2900 psi b. Shear Fv = 290 psi c. E = 2,000,000 psi D. Laminated Strand Lumber (LSL): b. Shear Fv = 400 psi c. E = 1,300,000 psi

WOOD FRAMING

E. Wood "I Joists" a. "T.J.I." by Truss Joist MacMillan b. "L.P.I." by Louisiana Pacific. 5. Floor Framing Specifications:

B. Structural Wood Frame

A. Provide galvanized lightgage metal connectors such as joist and beam hangers, post bases and caps and tie-downs in accordance with manufacturer's specifications in all locations unless noted otherwise. B. Subflooring shall be 3/4" thick Exterior Glue (TDX) Tonque and Groove Douglas Fir Plywood (or equivalent) installed with the long dimension perpendicular to the direction of supporting framing. Subflooring shall be glued and screwed to framing, typical. C. At exterior bearing wall locations parallel to floor framing, solid block first (3) joist or truss spaces @ 4-0" o/c, typical.

D. Provide solid blocking at locations where bearing walls are offset above and below at 16" o/c, typical.

Offset in bearing walls shall be limited to a distance equal to the depth of the floor framing.

E. All wood "I Joists" shall be installed according to the manufacturer's requirements, including the use of squash blocks, doublers, stiffeners, bridging, and proper fastenings. Follow manufacturer's hole cutting instructions for locations of holes in webs for plumbing and wiring. Do not cut or notch chords.

6. Wall Framing Specifications: A. Bearing Walls shall consist of 2x6 studs @ 16"o/c minimum, conforming to the specifications above for SPF #2 or better. B. Splices in Double Top Plates @ Bearing Walls shall be 6'-0" minimum with 16D Common Nails @ 4" o/c.

7. Roof Framing Specifications: A. Provide Hurricane Tie Downs (by Simpson or equiv.) @ roof framing members per manufacturer's specifications to bearing walls and beams below. B. Provide galvanized lightgage metal connectors such as joist, rafter and beam hangers, post bases and caps and tie-downs in accordance with manufacturer's specifications in all locations unless noted Progress Inspection Items

1. The following Progress Inspection Items shall be required for construction. A qualified Special Inspection Agency shall be retained by the contractor to perform such inspections.

4. The bottoms of all exterior footings shall be minimum 3'-6" below finished grade. If the building will be under construction during freezing weather, all interior foundations shall be depressed 3'-6" below construction grade for frost protection. If such additional footing depth will cause undermining of adjacent existing footings or structures, provide shoring, bracing or underpinning as required or leave footing elevation as designed and provide continued protection and heat to prevent formation of frost below footing and adjacent to footing.

These notes are to be read in conjunction with the written specifications and these drawings. In the event of conflict between the information on the drawings, these notes and the specifications, the more stringent

2. The contractor is responsible for coordinating the Architectural, Mechanical and Electrical work with the work shown on these drawings. Discrepancies and/or interferences shall be reported to the architect

Contractor shall verify all dimensions and existing conditions before beginning work. Check with electrical and mechanical contractors for conduits, pipe sleeves, etc., to be embedded in concrete, and masonry.

4. It is the contractor's responsibility to provide adequate shoring and bracing during construction to account

6. No openings shall be made in any structural member unless specifically shown on the structural drawings or

7. Reproductions, in whole or in part, of Engineer's design documents, shall not be used as shop drawing

1. The design of the structure is in accordance with the New York State Residential Code, 2014 Edition.

2. Warning: The structural integrity of the building shown on these plans is dependent upon completion

1. The slab on grade shall rest on a minimum of six (6) inches granular fill, compacted to at least 95% of

2. All footings shall bear on undisturbed soil, having a minimum safe bearing capacity of [3000] psf.

3. Isolated footings shall be lowered or raised, and piers shall be added, reduced or increased in height

placement of concrete. Notify architect of any variation from the anticipated bearing capacity for

as approved by the architect, where soil of the specified bearing capacity is found at a lower or

The Testing and Inspection Agency shall verify soil bearing capacity at each footing prior to

braced by the contractor as necessary until stabilized by virtue of completed connections.

according to plans and specifications. Structural members are not self-bracing and shall be shored and/or

for all forces, including but not limited to; forces from gravity, earth, wind, and unbalanced forces due to

5. For conditions not expressly shown use details shown for obviously similar conditions.

Contractor shall take field measurements and be responsible for same.

unless approved in writing by the Structural Engineer.

1. Superimposed Dead Loads, allowed for in design:

requirements shall govern.

construction sequence.

DESIGN

A. Residential Floors = 5PSF

A. Residential Floors: 40PSF

B. Garage Floors: 50PSF

B. Exposure Category: B C. Importance Factor: 1

B. Exposure Factor (Ce): 1 C. Thermal Factor (Ct): 1.0

D. Importance Factor (I): 1 E. + Additional Drift Surcharge

FOUNDATIONS

appropriate redesign or lowering of footing.

higher elevation than shown on drawings.

3. Wind Loads:

2. Live Loads allowed for in design:

A. Basic Wind Speed: 100 MPH

4. Snow Loads: A. Ground Snow Load (Pg): 25 PSF

5. Edges of footings shall not be placed at a greater than 1 vertical to 2 horizontal slope with respect to any adjacent footing or excavation, unless underpinning or shoring and bracing of existing footing or excavation is provided. Underpinning shall be done so as not to cause settlements of existing structure and shall be such that complete contact is achieved between new underpinning and existing

6. Backfilling against basement walls shall not be done until the floor slabs at top and bottom of walls have been placed and have cured, or walls are properly shored and/or braced.

7. Backfilling against foundation walls shall not be done until concrete has been cured to attain sufficient strength, 7 days minimum, and walls are properly shored and/or braced. Backfill foundation walls with earth on both sides of the wall by alternately placing backfill on each side so that height of backfill does not differ by more than 1'-0" from other side.

8. All backfill within building lines shall be engineered granular fill placed under the full time supervision of a soil engineer and shall be compacted to achieve 95% Modified Proctor Density. Fill shall be placed in 9" maximum lifts.

9. The contractor shall safeguard and protect all excavations, and adjacent structures, pavements, and utilities. All excavations shall be kept free of water. The contractor is responsible for the design, installation, maintenance, and removal of all shoring, bracing, and dewatering required to properly construct the foundations and to protect adjacent structures, pavements and utilities. Do not remove shoring such as sheet piling if it will cause settlement or damage to existing or new structures,

pavement, and/or utilities. 10. Maximum length of foundation wall placed in one operation shall not exceed 60 feet.

11. The foundation contractor shall refer to Mechanical and Electrical Drawings for all locations of trenches, pits, conduits, etc. not shown on the Structural Drawings.

1. All concrete work shall conform with requirements of the American Concrete Institute A.C.I. 301, 315, 318, and SP66 latest editions.

2. All concrete shall be normal weight concrete having a minimum compressive strength at 28 days as A. Footings & Underpinning 4000 psi B. Foundation Walls 4000 psi C. Slabs on Grade 4000 psi

3. No concrete shall be placed until concrete design mixes and previous tests have been submitted for each class of concrete noted above and have been approved by the engineer. Concrete proportions shall be based upon field experience and/or trial batches per ACI-301 and ACI-318. The controlled concrete to be used shall conform to the approved design mix. The use of any additives not present in

the design mix is prohibited. 4. Representative test cylinders will be taken from the concrete placed each day in accordance with

5. Reinforcing steel shall be deformed bars of intermediate grade new billet steel conforming to current requirements of A.S.T.M. A-615 Grade 60 or ASTM A-706, Grade 60. All hooks shall be standard hooks,

unless otherwise noted. All laps shall be class 'B' laps except the minimum lap length shall be 24" unless

6. Welded wire reinforcement (WWR) shall conform to A.S.T.M. A-185. 7. All WWR shall be spliced so that the overlap of the outermost cross wires of each adjoining sheet is not less than the spacing of the cross wires plus two inches, unless noted otherwise.

8. For all slabs on grade where not otherwise specified, use 6x6-W1.4 x W1.4 WWR. 9. Minimum concrete cover over reinforcing, unless otherwise shown, shall be 1" for interior face of walls,

2" for exterior face of walls, 3" for footings and other structural concrete deposited against ground, 2" for concrete permanently exposed to earth or weather, 1-1/2" for pier ties and beam stirrups, 3/4" for 10. All concrete structural members shall be placed for their full depths in one operation. Construction joints, such as day's end placement joints, shall be located in the middle third of the span, reinforcing to run

through the joint, bulkhead, key and roughen joints. Remove laitance prior to next pour. 11. For additional concrete work not shown on structural drawings, see Architectural, Mechanical and Electrical drawings.

12. Provide accessories and bar supports in accordance with Manual of Standard Practice for Detailing

Reinforced Concrete Structures ACI SP66.

13. Concrete shall not be placed until preparations have been approved by the Testing and Inspection Agency, including formwork, reinforcement, embedments, and accessories. 14. Reproductions, in whole or in part, of Engineer's design documents, shall not be used as shop drawing studioPPARK•

VILLA RESIDENCE 3 CASTLE ROAD

IRVINGTON, NY 10533

OWNER

ALICE AND JAMES VILLA 3 CASTLE ROAD

IRVINGTON, NY 10533

ARCHITECT

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STRUCTURAL ENGINEER

MECHANICAL ENGINEER



PROJECT DATA

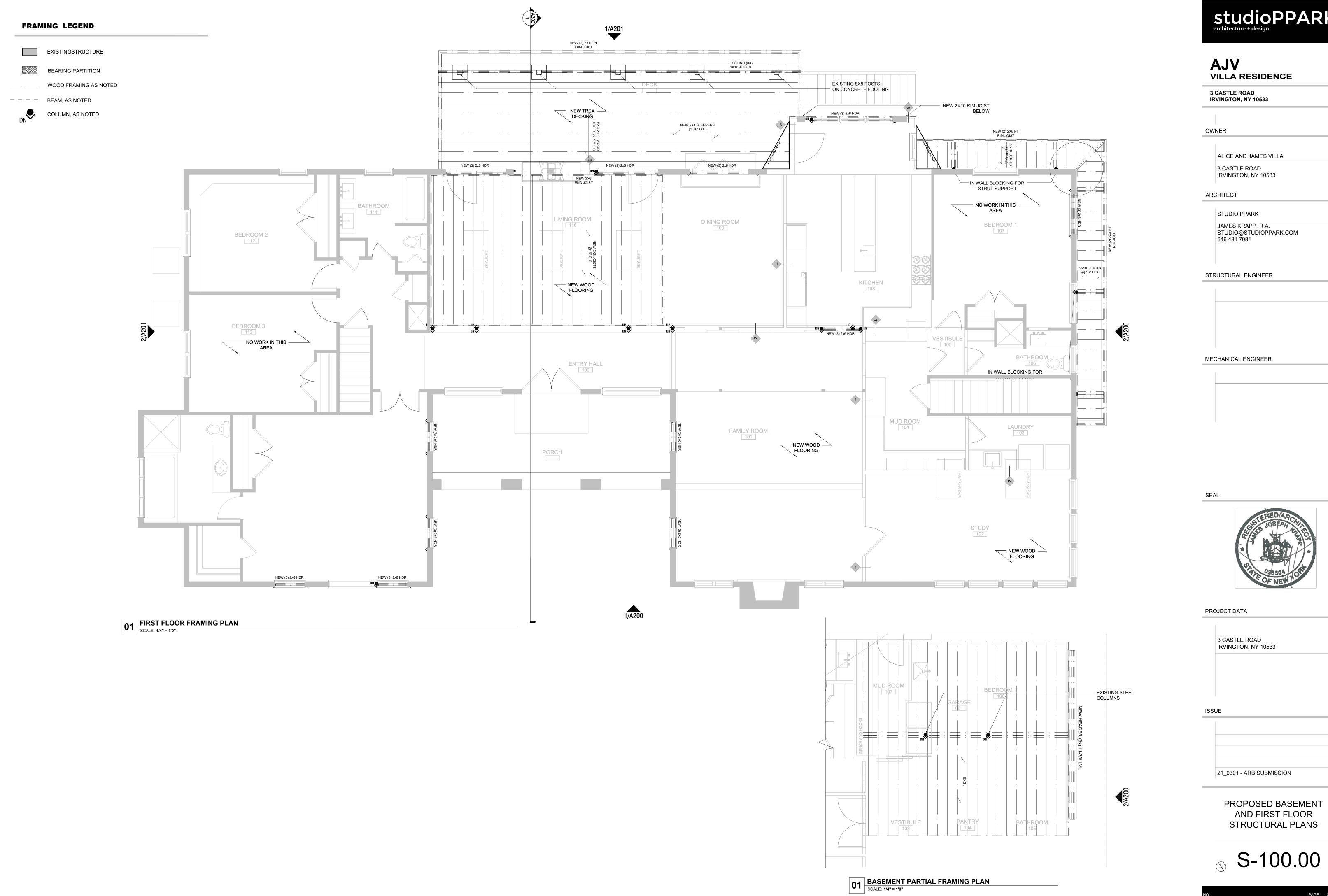
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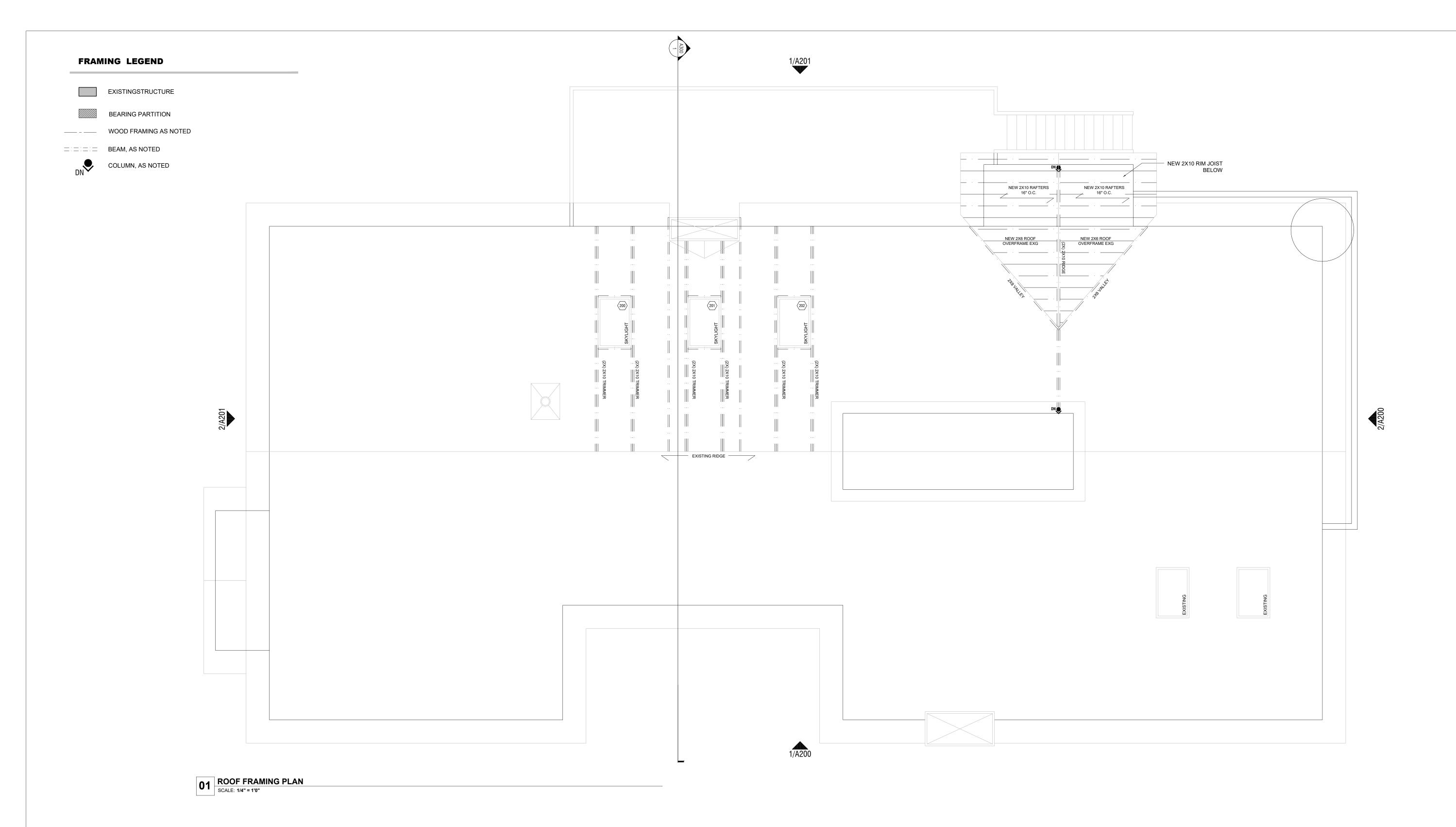
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STRUCTURAL NOTES

S-001.00







studioPPARKI architecture + design

AJV VILLA RESIDENCE

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OWNER

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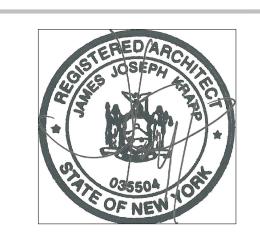
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STRUCTURAL ENGINEER

MECHANICAL ENGINEER

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PROJECT DATA

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ROOF STRUCTURAL PLANS

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