

# 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 licensed professional).
4. One USB with all plans (with Licensed Professionals certification/stamp) and specifications in PDF (file size must be less than 25MB).
5. Copy of approved site plan from the Irvington Planning Board when applicable (required on all increases of FAR, footprint, coverage, driveways and increases of cubic content under a roof).
6. Approval by the Architectural Review Board (ARB) when applicable. An additional five (5) sets of construction drawings and specifications (please see ARB requirements (available on the village web site [www.irvingtonny.gov](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  
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).

N/A

\* 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.

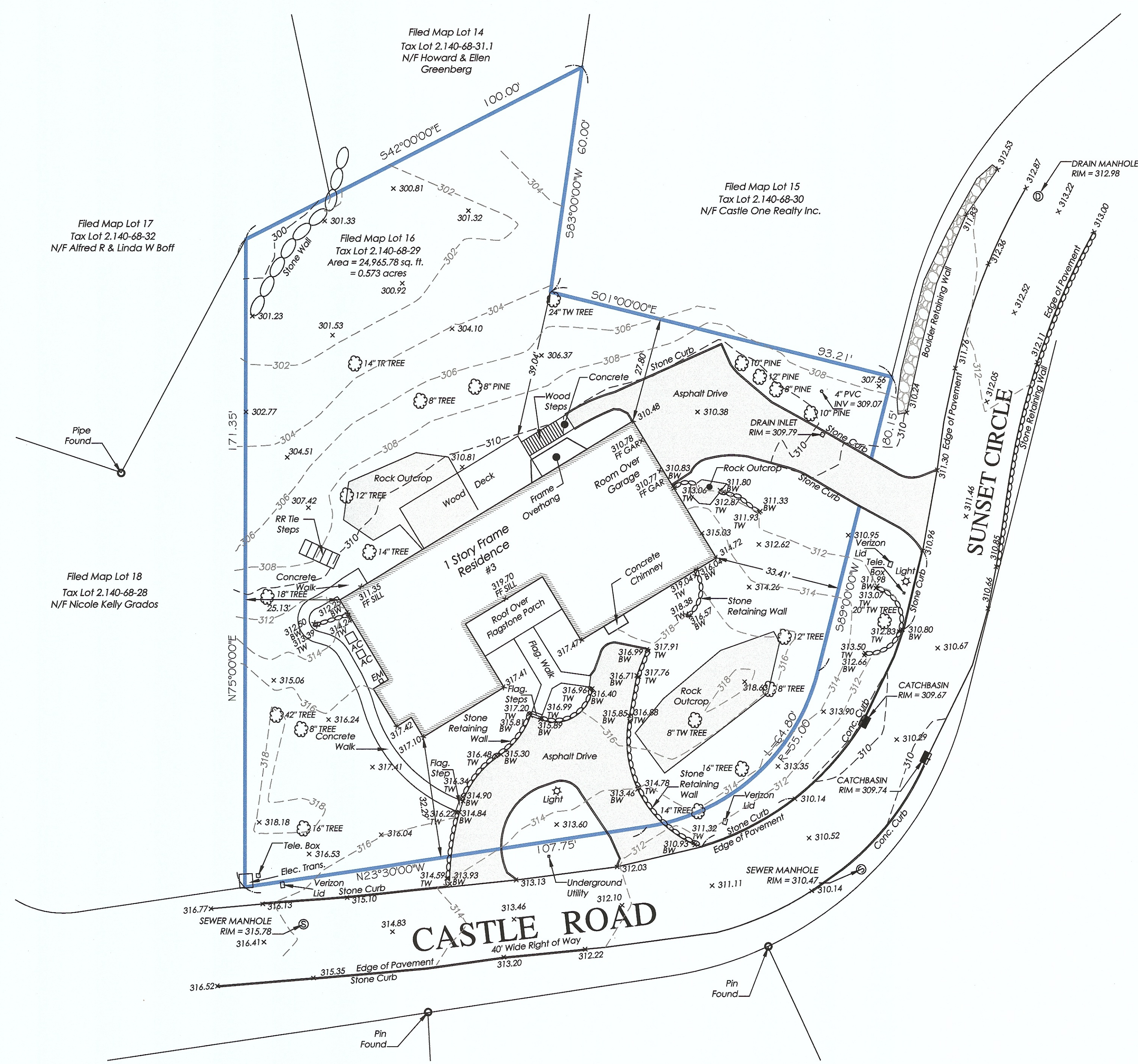
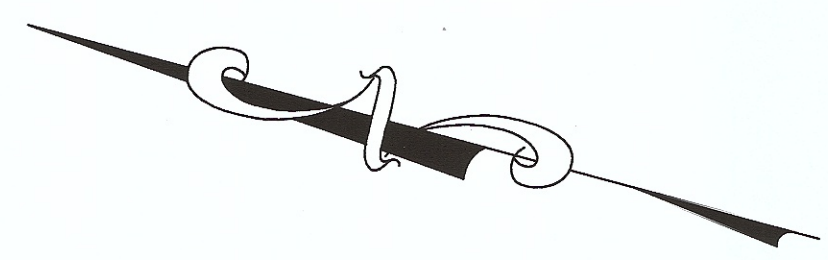
N/A

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

\$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.

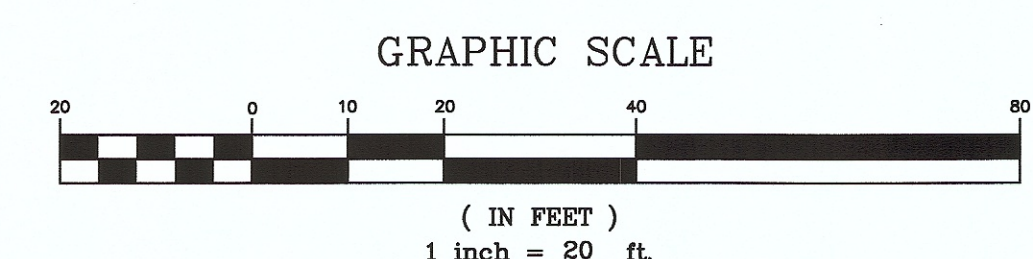
Surveyed in accordance with Deed Liber 11367, Page 279.

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.



THOMAS C. MERRITTS LAND SURVEYORS, P.C.  
394 BEDFORD ROAD • PLEASANTVILLE • N.Y.10570  
(914) 769-8003 • (203) 622-8899

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 By: AN/FT
Drawn By: CMP	Checked By: SBG



PROPOSED MODEL



EXISTING CONDITIONS



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



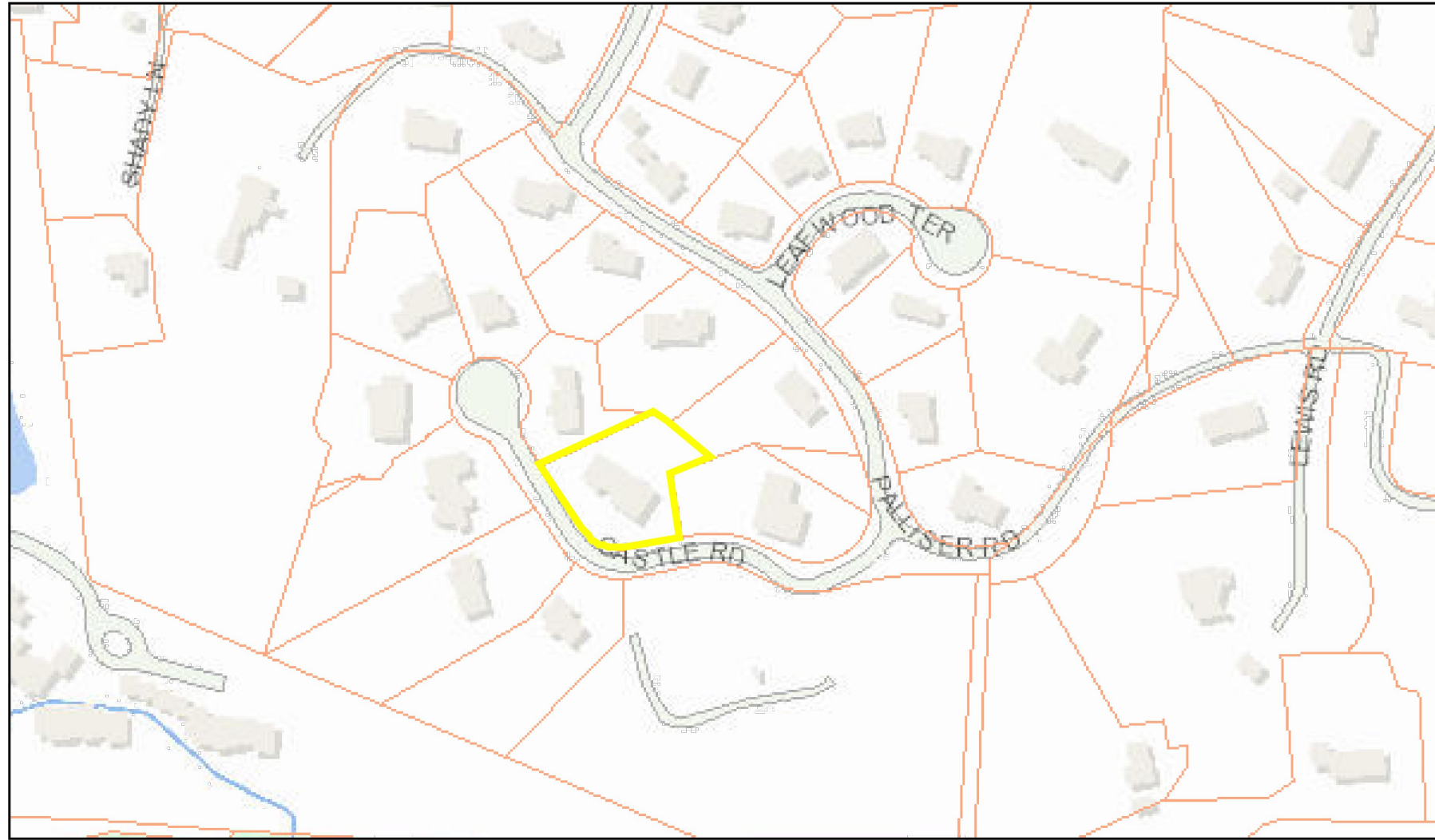
EAST ELEVATION

TAX MAP

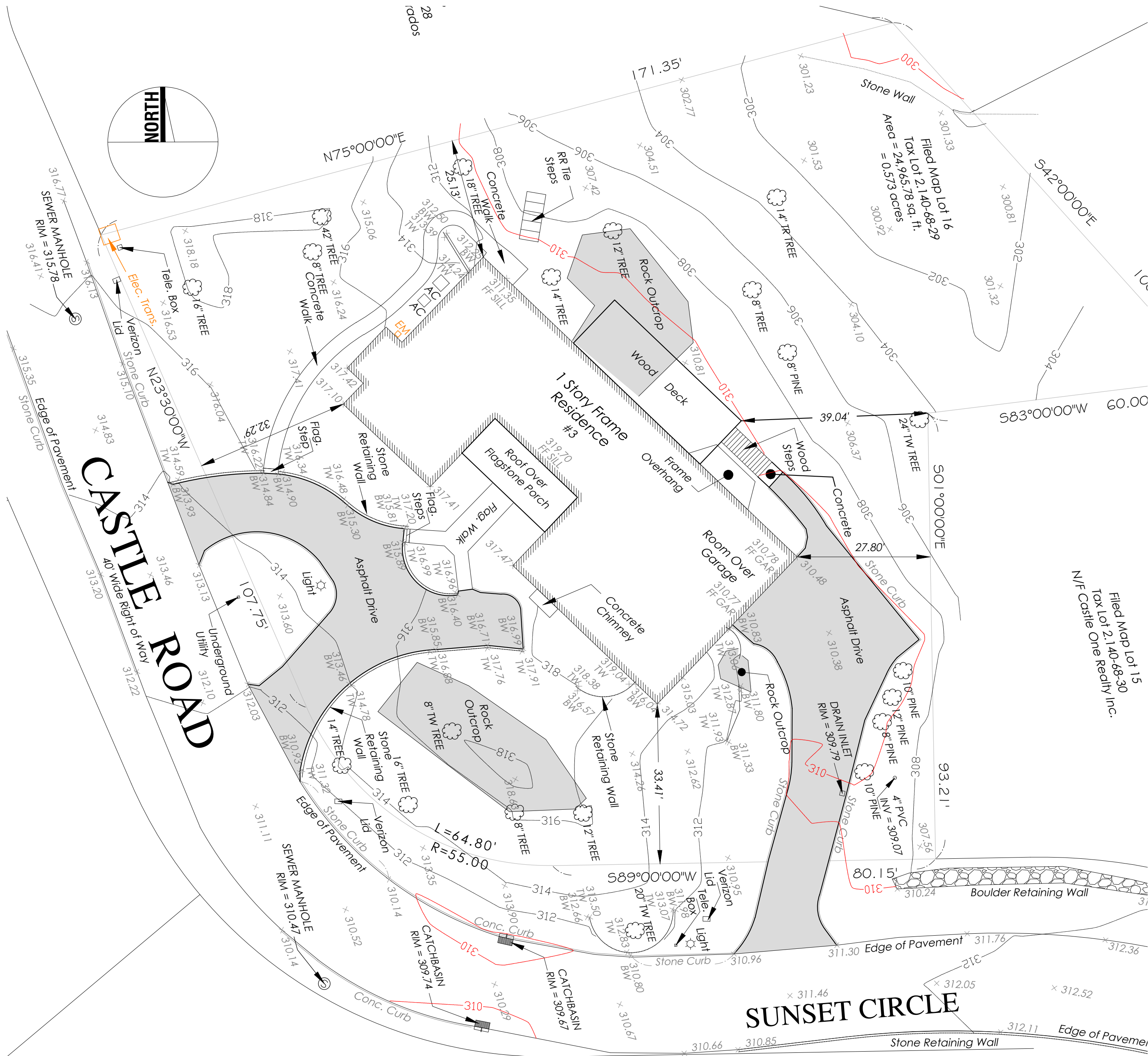
Address: 3 CASTLE RD

Print Key: 2.140-68-29

SBL: 00214000680290000000



SURVEY



LIST OF DRAWINGS

ARCHITECTURAL	
T-100	COVER SHEET/SURVEY
G-100	GENERAL NOTES
DM-100	DEMOLITION PLAN
DM-200	EXISTING/DEMO ELEVATIONS
DM-201	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
A-201	PROPOSED EXTERIOR ELEVATIONS
A-202	PROPOSED MODEL
A-300	SECTION
S-001	STRUCTURAL NOTES
S-100	STRUCTURAL PLAN
S-101	STRUCTURAL ROOF PLAN

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

SEAL



PROJECT DATA

3 CASTLE ROAD  
IRVINGTON, NY 10533

ISSUE

21\_0301 - ARB SUBMISSION

COVER SHEET

T-100.00



GENERAL NOTES

- The following notes apply to applicable. 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 revision prior to bidding. In the event of conflict between applicable codes or regulations and reference standards of these plans and specification, the more stringent provisions shall govern.
  - 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 be owner upon completion of the work. The general contractor shall arrange and coordinate inspection of all work by building officials. The general contractor shall be responsible for any violations arising from lack of permit, coordinated work, or fines.
  - All work to be performed in accordance with the AIA general conditions for construction.
  - 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.
  - studioPPARK is contracted to serve as the owner's representative during construction. A representative of studioPPARK 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 approximate construction. Contractor should field verify all dimensions and conditions prior to construction. The heights of grade indicated on drawings are approximate and are provided for information only. Notify designer of any alterations or discrepancies immediately upon discovery and before proceeding with work.
  - Should the general contractor (GC) Discover any discrepancies or omissions of data that cause doubt as to the meaning of any drawings or specifications, the general contractor shall notify the architect and request clarification prior to proceeding.
  - Provide any apparatus, appliance, material, work, incidental assistance, 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 thereof.
  - The contractor shall acknowledge that jobs are not different 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, diking, safety lighting, etc. As required. The use of any stressors and/or restraints and the presence of pets of any kind are prohibited on the job site.
  - Contractor shall have sole responsibility for protecting all dangerous areas from entry by unauthorized parties.
  - 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.
  - All workmen employed by the general contractor or any sub contractors shall be skilled at the work to which he is assigned.
  - Temporary work as necessary and required shall be part of the contract.
  - Include all trades overtime costs in the bid proposal and perform such work at no additional cost to the owner.
  - All contractors and subcontractors involved in this work shall carry property damage and public liability insurance as req'd by governmental agencies having jurisdiction and comply with statutory requirements for disability and workmen's compensation.
  - 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.
  - Each subcontractor shall be responsible to coordinate with the work of other subcontractors as req'd. Each trade will be expected to proceed in a fashion that will not delay the trades following them.
  - 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 expeditious 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.
  - The general contractor shall be responsible for distribution of drawings to all trades under his jurisdiction.
  - The contractor and each subcontractor shall be required to coordinate with other subcontractors as necessary, including those hired under separate contract by the owner.
  - Approval of minor changes or clarifications 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.
  - 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 change.
  - The architect and/or designer shall have no control over and shall have no responsibility for the construction means, methods 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 documents.
  - 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.
  - All notes on all drawings of the architect, engineer and designers drawings and plans are to be considered part of the contract documents.
  - Drawings are not to be copied. 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.
  - 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.
  - Shop drawings are to be submitted to the designer for approval before proceeding with all items which require fabrication.
  - When manufacturer's 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.
  - The contractor shall be responsible for adequately bracing and protecting all work during construction against damage, breakage, collapse, distortion, 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 specifically noted by the manufacturer thereof.
  - 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 project will be the GC's responsibility.
  - The project site is to be least reasonably clean at all times and broom sweep daily. Debris and loose trash is to be contained and emptied off the site on a daily basis. paint spots and excess caulking are to be removed.
  - All materials shall be new, unused, and of the highest quality of every respect unless otherwise noted.
  - The contractor shall furnish samples to the designer of all materials, together with finishes as specified and intended to be used in the work project.
  - 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.
  - Contractor shall perform all cutting and patching required to complete work or make parts fit together properly, without compromising quality of work.
  - All window frames and doors are to be protected during construction. Protection may not be permanently attached to window and door frames.
  - All nails and fasteners in areas prone to moisture shall be "hot dipped galvanized" unless noted otherwise.
  - All joint materials 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.
  - Upon completion of the work, the general contractors responsible for the final adjustments of windows, doors, hardware, devices, and those items deemed by the architect and/or designer to make the project habitable.
  - All framed materials will be responsible to maintain and protect all elements from the effects of adverse weather (rain, snow, frost, etc.) Within the areas of work under this contract at no additional cost to the owner.
  - 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 fire-certified, reclaimed or finger-joint studs. All sheathing shall be fire-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 wall studs shall be 2x4 stud construction at 16" o.c. Typical. Walls shall have single stud and double stud plate.
- Joist hangers shall be used at all flush-framed floor joists. Joists overlapping at a supporting beam, shall overlap 3' minimum.
- 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.
- Double floor joists or blocking shall be provided below all interior partition walls.
- Structural members shall not be impaired or undermined by improper cutting or drilling.
- Corners shall be framed as 2-stud corners and allow for full corner insulation through the use of diagonal clips, horizontal nailers or other means to support drywall.
- The intersection of exterior and interior walls shall be framed such that insulation is continuous in the external wall through the use of advanced ledger t-wall framing or other technique.
- Exterior and bearing wall construction shall include adequate resistance to wrinkling by the use of corner bracing or anchorage of structural sheathing to plates.
- Install girdle members with joists over supports, provide 1/2" airspace at ends and sides of girdles framed into masonry or concrete. Wood studs under the ends of girdles shall not be permitted.
- Minimum bearing of joists framed into masonry shall be 4".
- Joists extending over bearing partitions or beams may be butted and tied together, or nailed together with a min. Overlay of 4".
- Framing shall not include jack studs to support header. Header hangers or other supports as required by code shall be req'd. add 2x2 rafter flush to the exterior of window opening to provide nailing surface for siding.
- Window and door headers in exterior walls shall be framed with at least 1 1/2 inch rigid foam insulation between the members. Bevel headers with insulation batts are also acceptable.
- Non-load bearing walls shall not have structural window and door headers.
- 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.
- Sheathing shall be installed with gaps no larger than 0.25 inch and provide complete coverage.
- Plywood shall comply with all applicable standards of the apa (american plywood association) and shall not contain urea-formaldehyde.
- Exterior type hardwood plywood, "technical" or "type 1", may be used for any part of the structure.
- Structural interior type, "tstu-nt", plywood may be used for all interior work and exterior work not directly exposed to the weather.
- Interior plywood, "int-" or "type 2" may be used for interior work, except bathroom and shower enclosures.
- Roof sheathing: 3/4" exterior grade "technical" plywood nailed at 10" o.c. With galvanized 10d common nails.
- Floor sheathing: 3/4" structural "tstu-nt" plywood nailed at 10" o.c. With 10d common nails.
- Exterior wall sheathing: 1/2" exterior grade "technical" plywood nailed at 8" 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 tonguegro, conform, flat but with 1/4" regular spacing. All flooring and decking shall be treated % borated insect oil/ 50 % cuprinol and specifications. If any code is in conflict with these, the contractor shall report such to studioPPARK for revision prior to bidding. In the event of conflict between applicable codes or regulations and reference standards of these plans and specification, the more stringent provisions shall govern.
- 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 additional info.
- All exterior steps shall land on a 4" concrete pad set on a 4" gravel base on structurally compacted soil. Pad shall be 6" wide than steps and project from last riser 6" toward deck and 18" away from deck.
- Porch ceilings shall be 1x8 cedar natural to weather, square groove.
- Porch posts shall be 4x4 stud, core wrapped w/ 1x6 sp. Natural cedar trim.
- Sidewalk shall be siding to match existing.
- 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 cap.
  - 9.2 Window sills: When not noted by elevation, shall be primed cedar w/ 1x4 regular spacing. Flat shall continue below at primed cedar or equal.
  - 9.3 Door sill: installed by manufacturer
  - 9.4 Corner boards: See elevation
  - 9.5 Sill boards: See elevation
  - 9.6 Fascia boards: See elevation
  - 9.7 Sill/fascia trim boards: See elevation
  - 9.8 Fence boards: See elevation
- Exterior trim shall be painted on all four sides and have squared edges. Painted wood trim and siding shall be primed on all six sides.
- Exterior brick shall meet standards of the brick institute of America (BIA) for exterior/ceremonial use.
- 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 below at primed cedar or equal.
- 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 barrier.
- A self-adhesive, spin-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 paper shall be installed as per mfr's written instructions and have a minimum 25-year manufacturer's warranty. Warranty documentation must be provided to the owner.
- Self-adhering sheet waterproofing shall be installed according to manufacturer's written instructions and adm #8135.
- Unless otherwise noted, all roofing materials shall have a solar reflectance of 90% or more.
- 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.
- All eaves, valleys and penetrations in the roofing system shall be reinforced with either metal flashing material or a self-adhesive underlayment designed and approved for use with the installed roofing system.
- Barrier strips shall be installed on all sides of exterior door or window openings. Refer to typical diagrams.
- 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. Each 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 to cover the course above without being punctured by nails.
- When 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 spaces unobstructed.
- Provide step flashing at all chimney locations.
- Roof gutter downspouts 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 design.
- Refer to typical details and diagrams for further notes and information.

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.
- 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 baffle at all vent openings.
- Insulation shall be specified as follows:
  - 3.1. Exterior walls: Minimum 5" +/- R13 batt insulation. Install 4 mil. Poly-vapor barrier at inside face of all exterior walls. general contractor to provide pricing code to the owner.
  - 3.2. Roof: +/-38 open cell spray foam insulation (ezyfoam or equal)
  - 3.3. Interior walls and ceilings: 2" Rigid Side 1" Sound batts
  - 3.4. Foundation insulation: 4" rigid insulation secured to exterior face of wall
- Where applicable flash & bat a maximum VOC content of 150 g/L. Flat finish interior paints shall have a maximum VOC content of 90 g/L.
- Non specified insulation shall have minimum r-values in the locations installed as follows: walls +/-19, floor overhangs +/-30, roofs and ceilings in unconditioned spaces +/-30, bare part +/-30, basement walls +/-15, foundation walls +/-10, slab-on-grade for conditioned spaces +/-15, for unconditioned spaces +/-5.
- All sheathing gaps and penetrations, including condensation lines, electrical outlets and locations with broken or missing sheathing shall be sealed with sheathing and a proper sealant. Penetrations shall be sealed with an expanding spray foam or equivalent.
- The spaces between the framing for windows or door (including attic access) rough openings and the installed units shall be sealed with non-expanding spray foam sealant, closed from 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 door assembly for plumbing, wiring, ductwork, and other purposes connecting conditioned and unconditioned (and exterior) areas shall be sealed. Penetrations for flues and other heat-producing items shall be sealed with noncombustible sheet materials and high temperature sealant.
- Penetrations through the head joint (rim joint) area shall be sealed with sheathing and proper sealant such as holes drilled for hvac, plumbing and electric lines. All abutting seams in head joint shall be sealed.
- 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 suitable sealant.
- Drywall shall be sealed to top plate on ceilings separating unconditioned from conditioned space.
- Flamed spaces that connect conditioned areas to unconditioned attics, basements or crawl spaces (i.e. Chases for plumbing, duct work, chimneys and flues) shall be sealed with sheet material and sealant.
- 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.
- Tightly seal all shared surfaces between a garage and conditioned spaces, including all of the following: seal all penetrations, weatherstrip all doors, seal all connecting floor and ceiling gable joints, 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 appliance in the refrigerator and all other appliances as indicated on plans and specifications.
- 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 10-inch nominal diameter.
- 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.
- 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 +/-4 insulation. Insulation shall be properly installed on all piping above to adequately insulate the 90-degree bend.
- Heating work shall include all labor and materials, electrical/plumbing connections, and installation as they occur.
- Unless otherwise noted, hot water heater shall be prepared fire tankless hot water heater, power vented.
- Heat traps shall be installed at all water heaters.
- Unless otherwise noted, heating system shall be divided into two zones. Thermostats shall be with enabled, digital and programmable.
- Vent to the exterior all bathrooms which do not have operable windows.
- Where applicable plumber shall furnish and install 500 gal. Underground propane storage tank, and all required piping to boiler, clothes dryer and kitchen range.
- Where applicable unless otherwise noted, standard heating unit shall be prepared fire radiant hot water baseboard system with efficiency rating of 94 unit is to be sidewall vented. Unit size shall be sized to accommodate the entire house at 78d at a 6d exterior temperature. Heating system shall be capable of operating at peak efficiency at a temperature of 72°.
- Refer to engineer's drawings for further plumbing or heating work notes and specifications.

ELECTRICAL NOTES

- 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.
- Electrical contractor to obtain all required permits, inspectors and sign-offs.
- Electrical contractor to provide engineering for circuitry, power requirements and distribution.
- 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.
- Contractor must verify all wall future and device locations on elevation drawings. Do not scale off this plan.
- Verify all recessed lights and housing sizes against ceiling structure and conditions, review on site w/ designer if discrepancies occur.
- Duplex outlets within 6'-0" of sinks are to be gfi type.
- All abandoned boxes with remaining wiring entering or leaving shall remain accessible w/ removable covers.
- All receptacle switch or lamp holder boxes shall be set flush to final finished surface.
- 10.1 req'd, extend and Boxes to achieve continuous grounded metal surface to face plates.
11. Confirm all doors and coverplate colors and styles w/ designer, assume standard colors and screwless plates. Lutron cloth or equal.
12. Wiring and installation of any wiring for cabs and telephones is included in the scope of the electrical contract. Do not splice cabs lines. All cabs outlets are to be tested prior to putting of walls to confirm proper working order.
13. All data communication wiring to be cabs homenum to new switch board in accessible location near apt. Phone and cable tv locations.
14. Low voltage connections (phone, tv and data) to be grouped in quirkpost face plates to the furthest extent possible. Review all locations prior to installation.

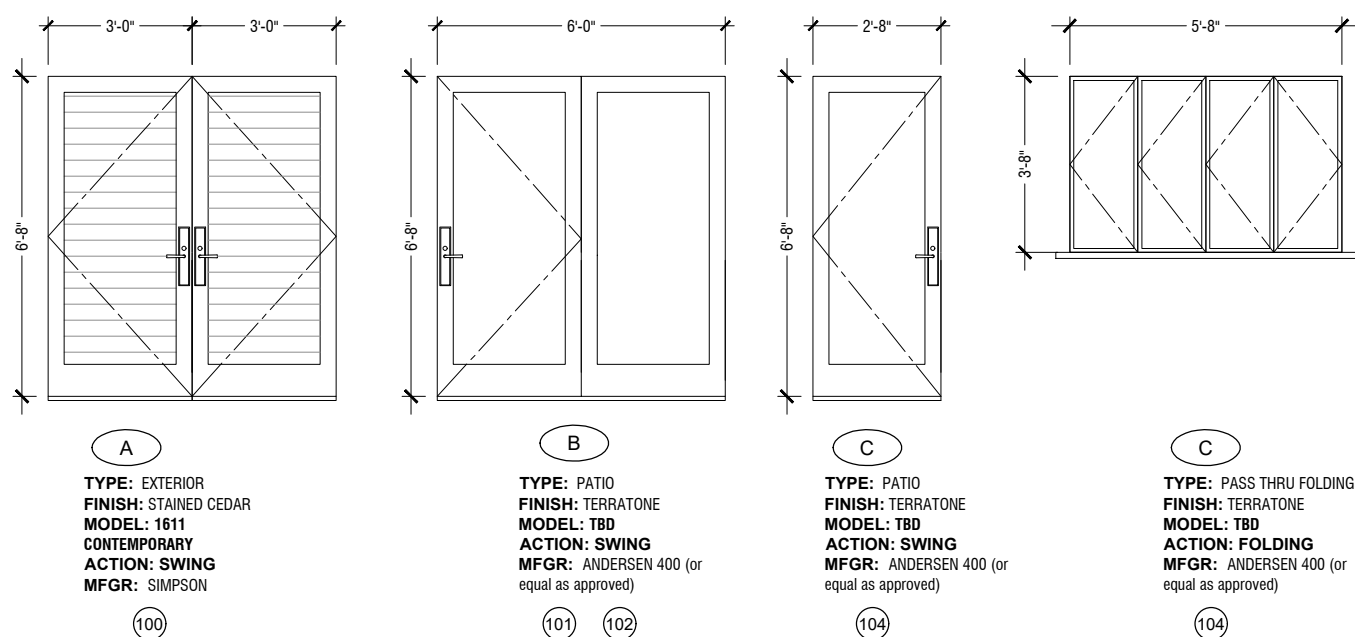
MECHANICAL NOTES

- Any HVAC required will be approved under separate cover/application if needed. Refer to engineer's drawings for further mechanical work notes and specifications.
- 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.
- Mechanical contractor shall confirm that all hvac equipment specified is in compliance w/ acma manual j and all ductwork is laid out and installed in compliance w/ acma manual d.
- Install air filters with a minimum efficiency reporting value (merv) of 13 or higher and ensure that air handrakes can maintain adequate pressure and air flow. Air filter housings must be airtight to prevent bypass or leakage. (zone generators are not permissible as air cleaners.
- All zones shall be equipped w/ digital and programmable thermostats with a standard energy star setting and label.
- All exhaust fans shall be ducted directly to the exterior with rigid metal.
- All bath fans shall be exhaust 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 75 cfm or larger must be no louder than 1.5 sones and move a minimum of 2.8 cfm/watt.
- Any refrigerants used shall be hvc-free. Mechanical contractor must execute refrigerant charge test and submit results as proof of proper refrigerant charge.
- 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 fibreglass reinforcing mesh.
- Supply duct take-offs shall be spaced at least 6 inches apart from other with no duct take-offs originating from the cap of the supply plenum.
- No supply or return ducts, boots or registers shall be located in exterior walls. This includes vaulted ceilings and insulated walls between conditioned and unconditioned spaces.
- Insulate any ventilation and exhaust ductwork outside of the insulated envelope. Use at least +/-6 insulation around ducts in unconditioned spaces.
- Minimize the transmission of equipment or other noise to the outdoors. Sound transmissions shall be avoided by geometry of duct layout, only Acoustical liners on the interior face of the duct shall not be acceptable.

EXTERIOR DOOR SCHEDULE

TAB	#	W	H	T	TYPE	ACTION	FINISH	LOCK SET	H.W. SET	REMARKS
F I R S T F L O O R										
100	2	36"	6'-6"	1.5x4"	A	SWING	STAINED CEDAR		PRIVACY	EXTERIOR
101	1	60"	6'-6"	1.5x4"	A	SWING	CLAD	-	-	EXTERIOR
102	1	60"	6'-6"	1.5x4"	A	SWING	CLAD	-	-	EXTERIOR
103	1	60"	6'-6"	1.5x4"	C	SWING	CLAD	-	-	EXTERIOR
104	1	36"	6'-6"	1.5x4"	D	SWING	CLAD	-	-	EXTERIOR

DOOR KEY



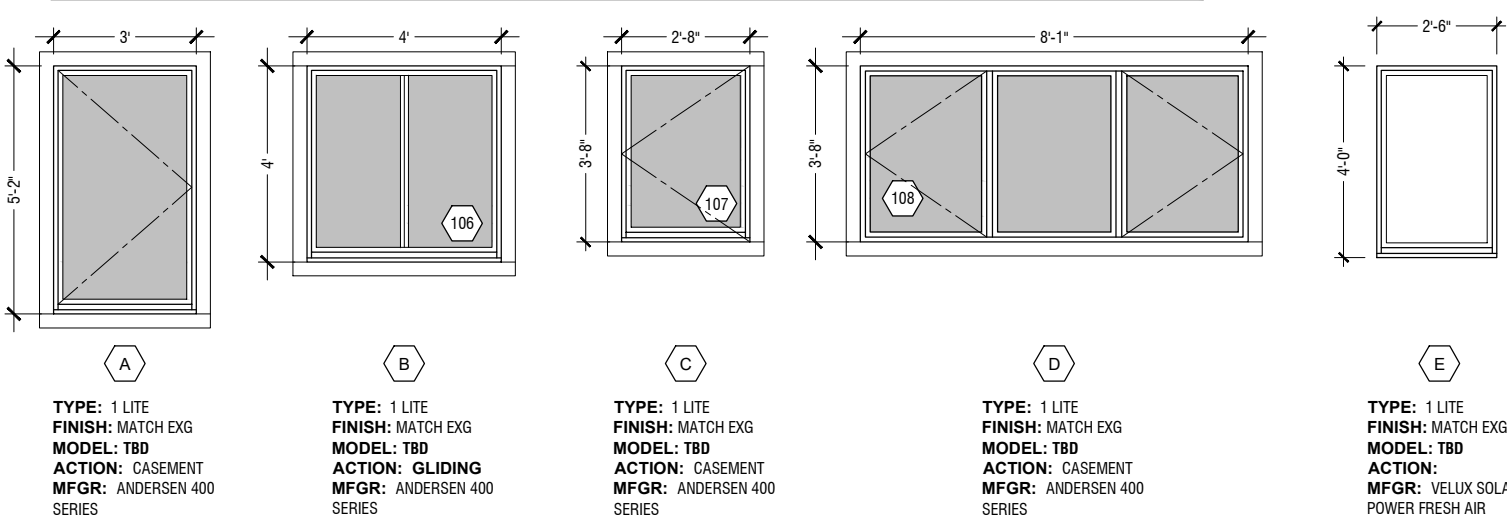
NOTES:

- 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...
- All doors to be FACTORY FINISHED WHITE INTERIOR.
- All doors to have SCREENS TO BE PROVIDED FROM STANDARD MANUFACTURER OPTIONS
- All EXTERIOR DOORS (EXCEPT ENTRY) HARDWARE TO BE PROVIDED FROM STANDARD MANUFACTURER OPTIONS

WINDOW SCHEDULE

TAB	#	MFR.	SERIES	MODEL #	TYPE	HARDWARE	REMARKS
F I R S T F L O O R							
100	1	ANDERSEN	400	TBD_WF	A	WHITE	
101	1	ANDERSEN	400	TBD_WF	A	WHITE	
102	1	ANDERSEN	400	TBD_WF	A	WHITE	
103	1	ANDERSEN	400	TBD_WF	A	WHITE	
104	1	ANDERSEN	400	TBD_WF	A	WHITE	
105	1	ANDERSEN	400	TBD_WF	A	WHITE	
106	1	ANDERSEN	400	TBD_WF	B	WHITE	
107	1	ANDERSEN	400	TBD_WF	C	WHITE	
108	1	ANDERSEN	400	TBD_WF	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 FRESH AIR	E	WHITE		

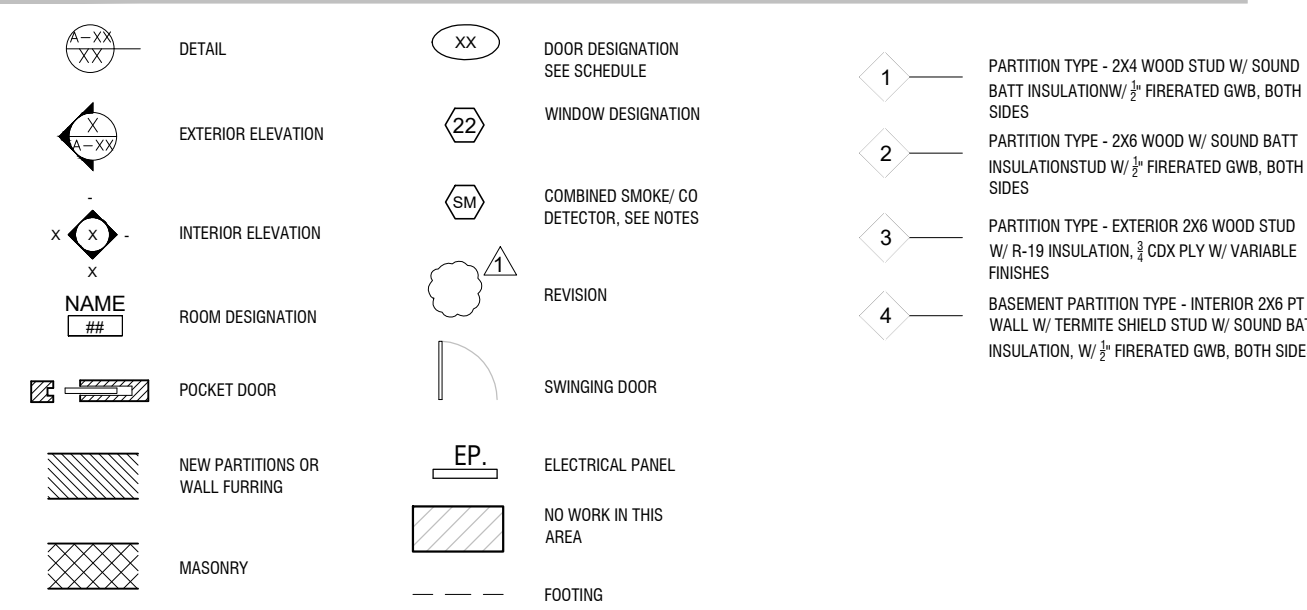
WINDOW/DOOR KEY



NOTES:

- ALL WINDOWS TO BE SIMULATED DIVIDED LITE AS INDICATED
- ALL WINDOWS DIMENSIONED TO CENTER LINE.
- PROVIDE 6" MIN. CLEARANCE BOTH SIDES OF ROUGH WINDOW OPENING TO WALL (IF APPLICABLE)
- FLASH AS PER MFR'S SPECIFICATIONS
- TEMPER WINDOWS AS REQUIRED BY CODE
- EXTERIOR COLOR: MATCH EXG (TERMATONE)
- INTERIOR COLOR: FACTORY FINISH WHITE

GENERAL LEGEND



AJV  
VILLA RESIDENCE

3 CASTLE ROAD  
IRVINGTON, NY 10533

OWNER

ALICE AND JAMES VILLA

3 CASTLE ROAD  
IRVINGTON, NY 10533

ARCHITECT

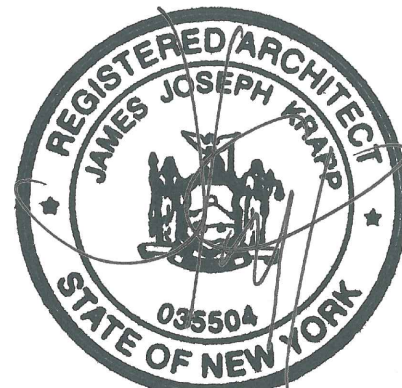
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COVER SHEET

T-100.00



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EXISTING BASEMENT  
AND  
FIRST FLOOR PLANS

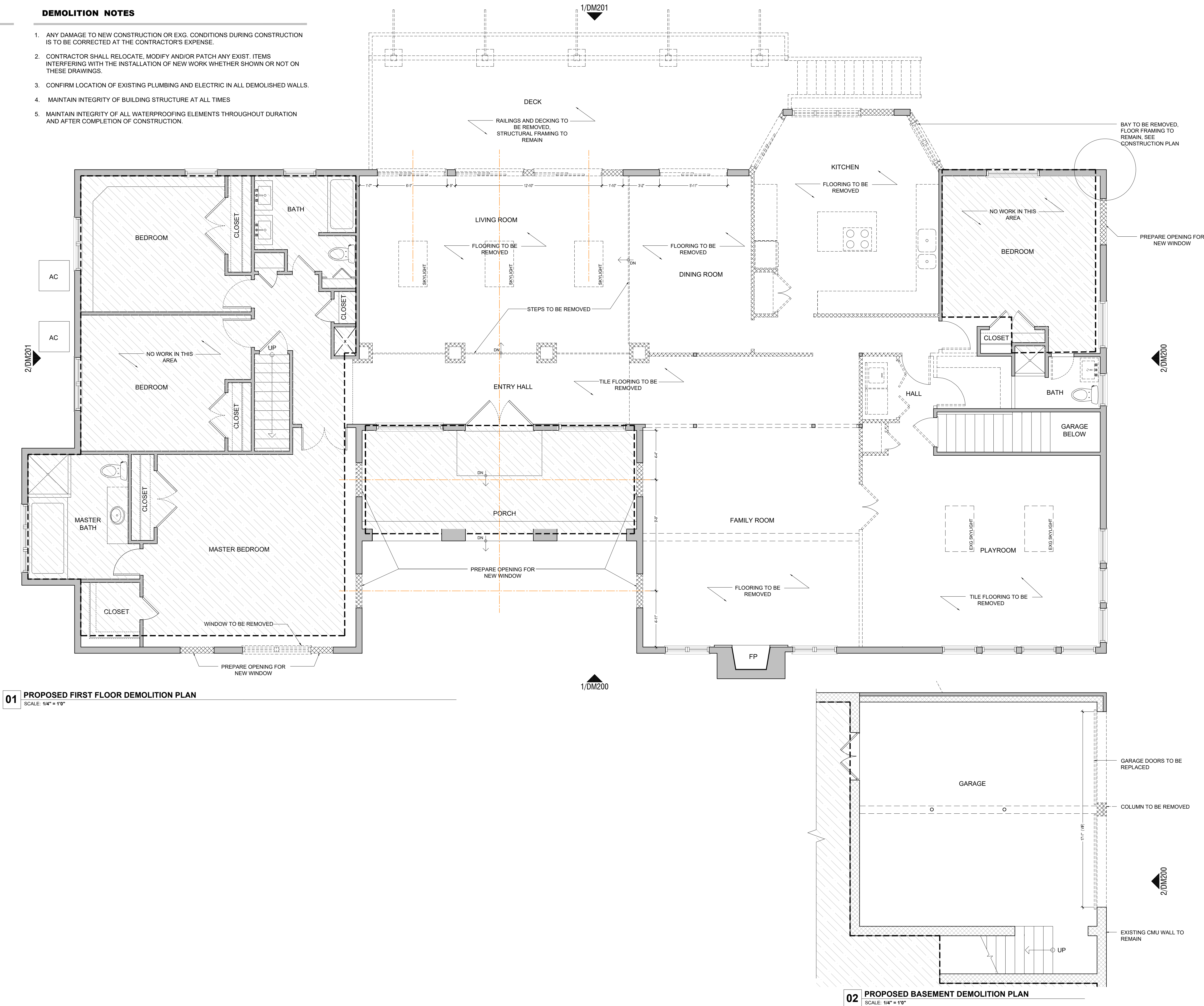
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DEMOLITION LEGEND

- EXISTING WALL OR PARTITION
- WALL TO BE REMOVED
- LIMITED SCOPE OF WORK

DEMOLITION NOTES

- ANY DAMAGE TO NEW CONSTRUCTION OR EXG. CONDITIONS DURING CONSTRUCTION IS TO BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL RELOCATE, MODIFY AND/OR PATCH ANY EXIST. ITEMS INTERFERING WITH THE INSTALLATION OF NEW WORK WHETHER SHOWN OR NOT ON THESE DRAWINGS.
- CONFIRM LOCATION OF EXISTING PLUMBING AND ELECTRIC IN ALL DEMOLISHED WALLS.
- MAINTAIN INTEGRITY OF BUILDING STRUCTURE AT ALL TIMES
- MAINTAIN INTEGRITY OF ALL WATERPROOFING ELEMENTS THROUGHOUT DURATION AND AFTER COMPLETION OF CONSTRUCTION.





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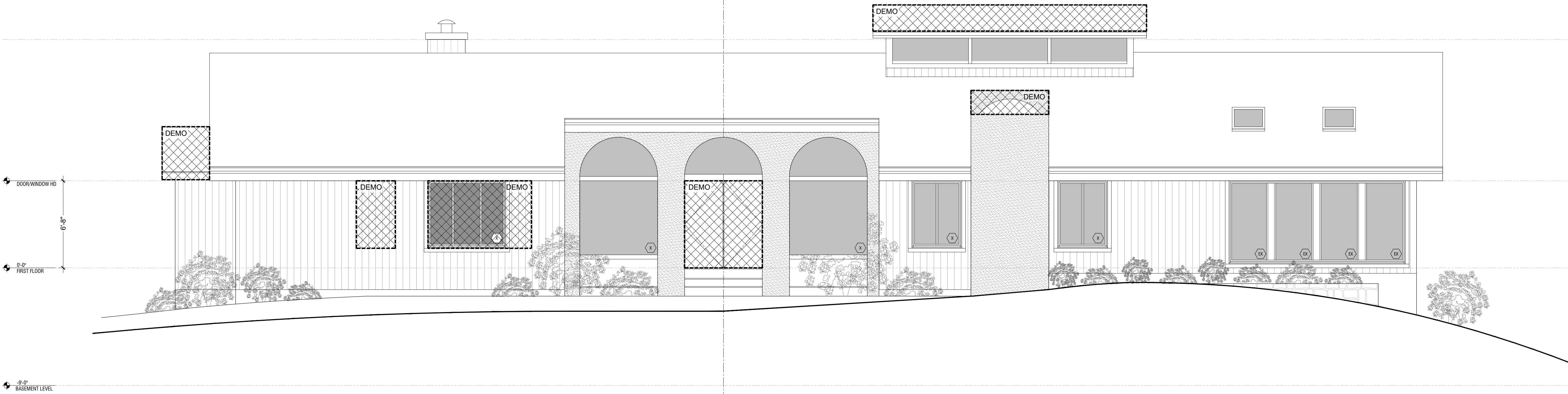
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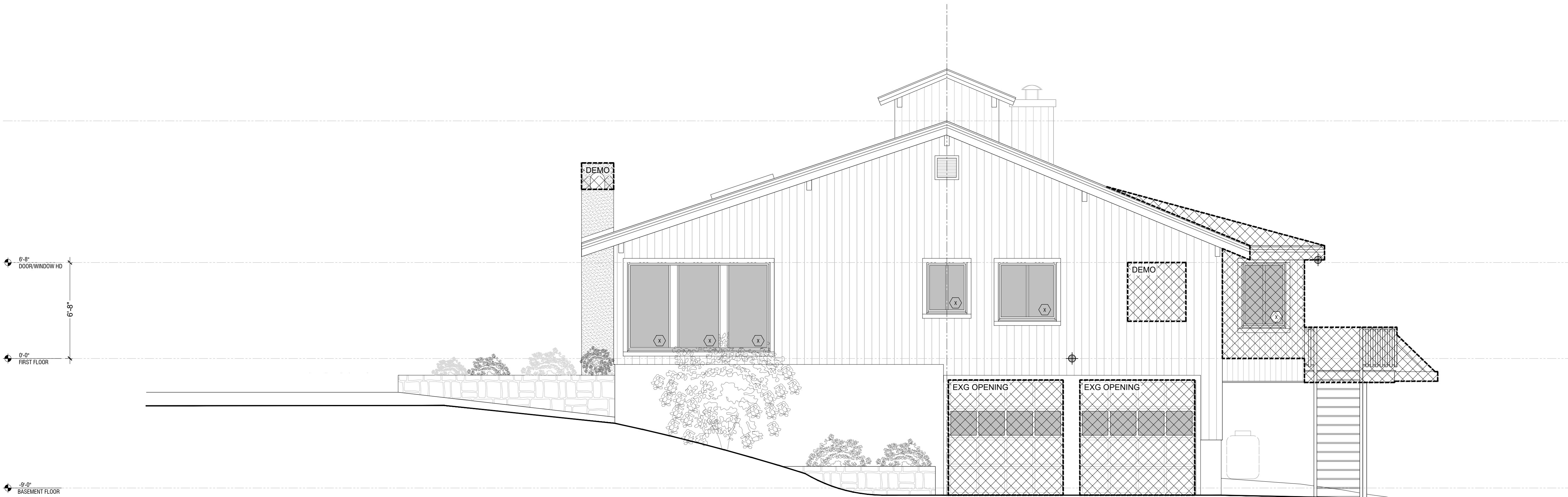
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EXISTING/DEMO  
ELEVATIONS

DM-200.00



01 EXISTING SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



02 EXISTING EAST ELEVATION  
SCALE: 1/4" = 1'-0"



**02** **EXISTING WEST ELEVATION**  
SCALE: 1/4" = 1'0"



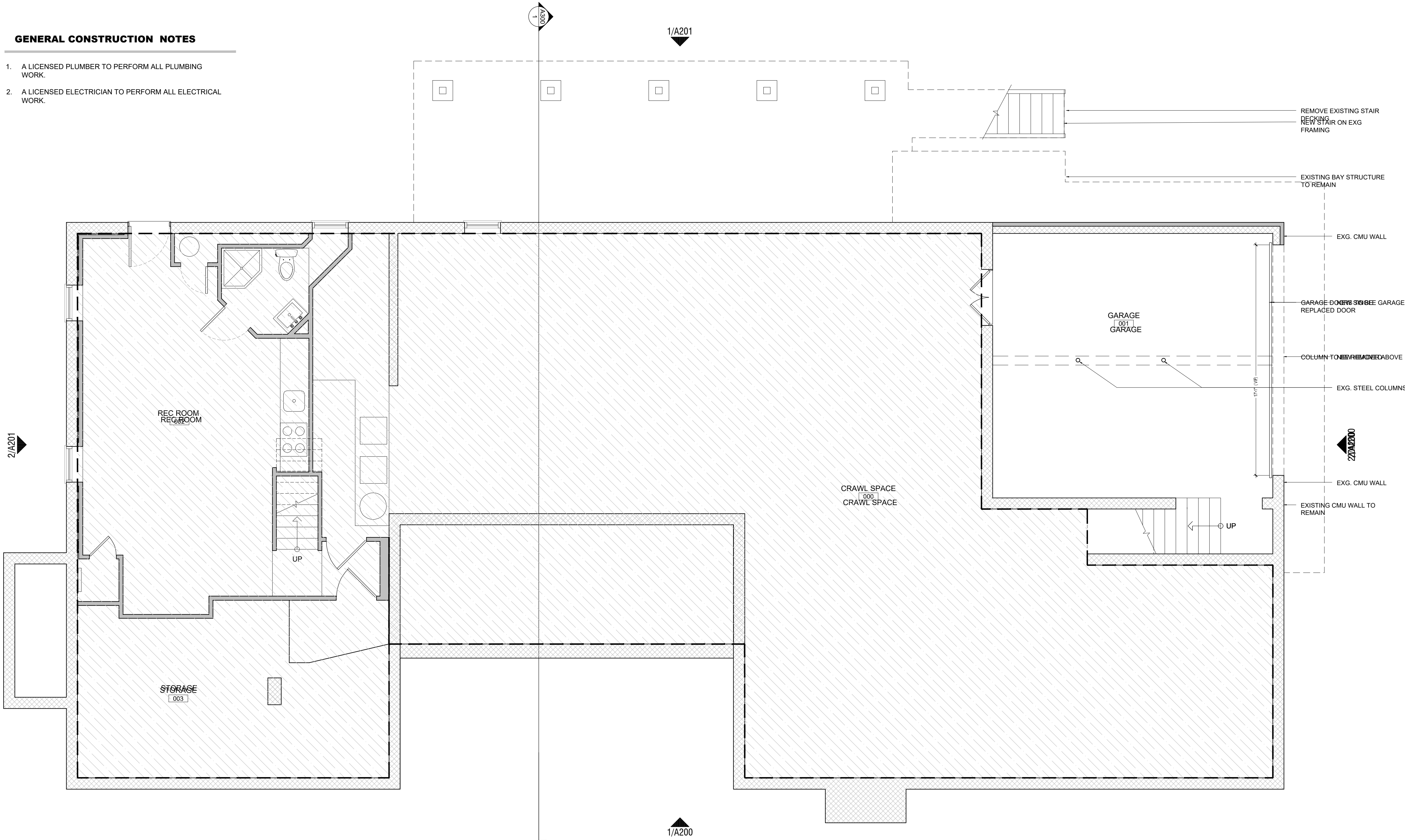
CONSTRUCTION LEGEND

- EXISTING WALL OR PARTITION
- NEW PARTITION OR WALL FURRING
- COSMETIC SCOPE ONLY
- NEW CUSTOM BUILT MILLWORK
- SM

CEILING MOUNTED COMBINED CARBON MONOXIDE AND SMOKE DETECTOR MODEL T.B.D. - SEE RCP FOR LOCATIONS

GENERAL CONSTRUCTION NOTES

1. A LICENSED PLUMBER TO PERFORM ALL PLUMBING WORK.
2. A LICENSED ELECTRICIAN TO PERFORM ALL ELECTRICAL WORK.



01 PROPOSED BASEMENT CONSTRUCTION PLAN  
SCALE: 1/4" = 1'-0"

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PROPOSED  
BASEMENT  
CONSTRUCTION PLAN

A-100.00

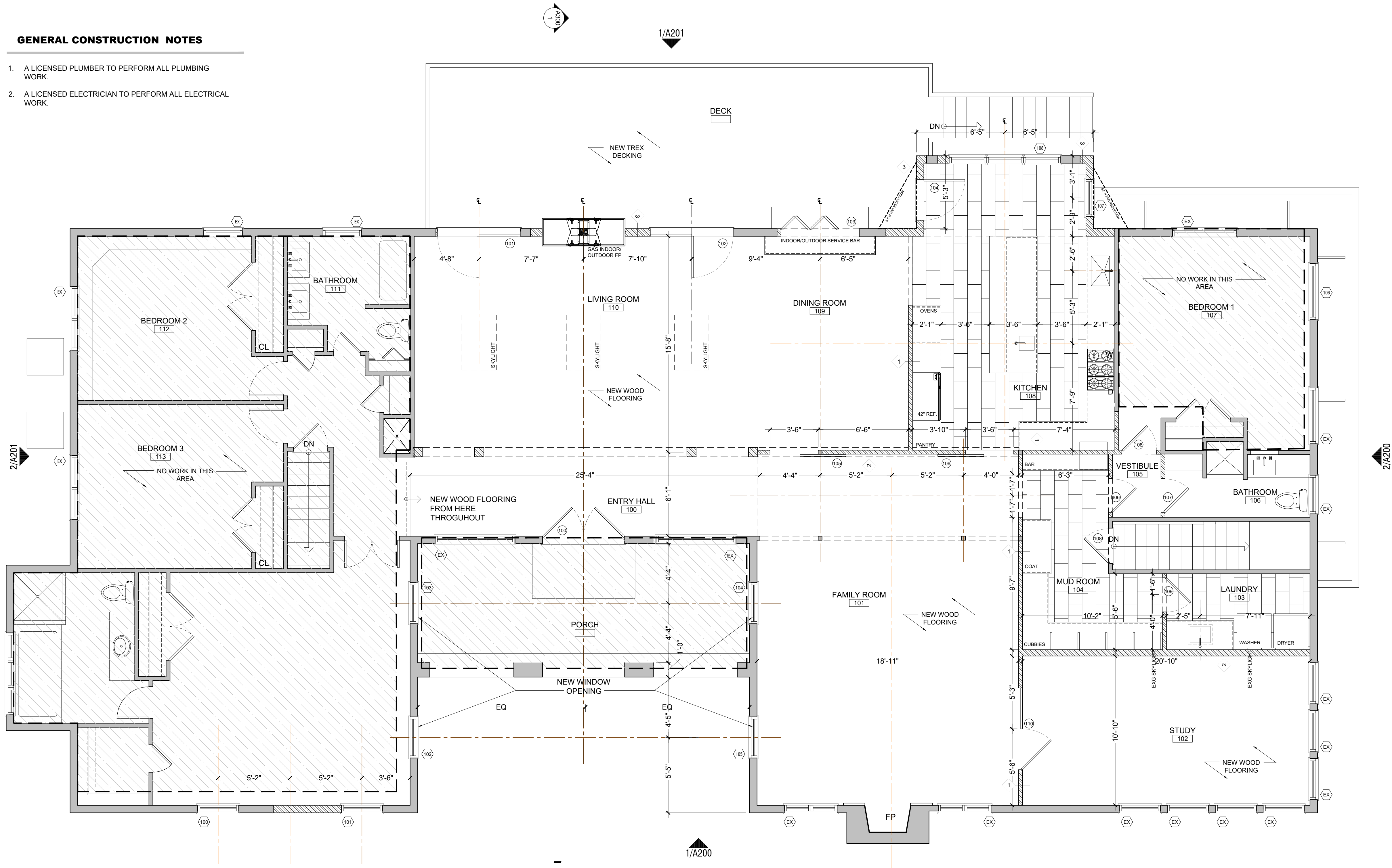


CONSTRUCTION LEGEND

- EXISTING WALL OR PARTITION
- NEW PARTITION OR WALL FURRING
- COSMETIC SCOPE ONLY
- NEW CUSTOM BUILT MILLWORK
- CEILING MOUNTED COMBINED CARBON MONOXIDE AND SMOKE DETECTOR MODEL T.B.D. - SEE RCP FOR LOCATIONS

GENERAL CONSTRUCTION NOTES

1. A LICENSED PLUMBER TO PERFORM ALL PLUMBING WORK.
2. A LICENSED ELECTRICIAN TO PERFORM ALL ELECTRICAL WORK.



01 PROPOSED FIRST FLOOR CONSTRUCTION PLAN  
SCALE: 1/4" = 1'-0"

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PROPOSED  
FIRST FLOOR  
CONSTRUCTION PLAN

A-101.00



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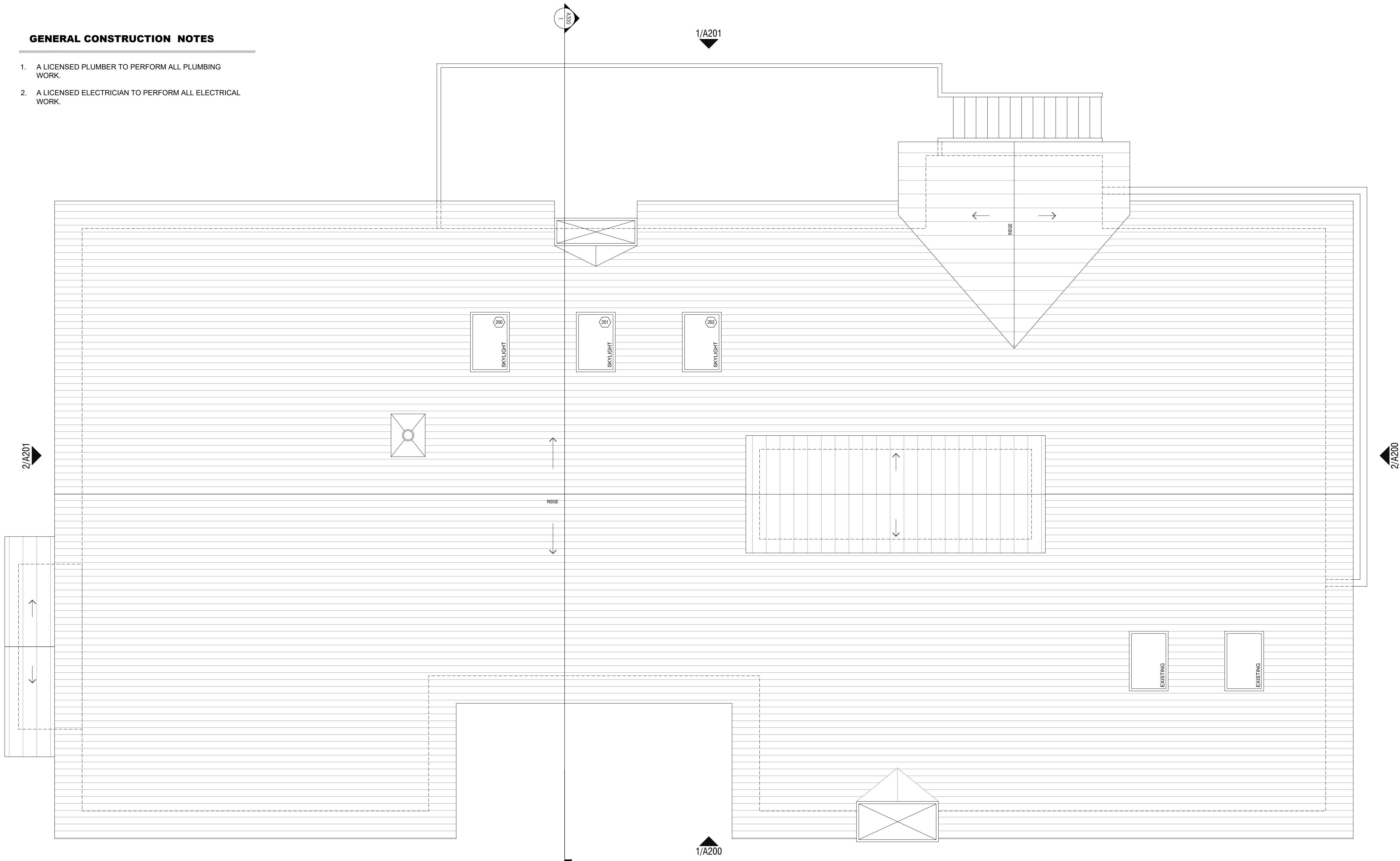
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PROPOSED  
ROOF  
CONSTRUCTION PLAN

A-102.00

GENERAL CONSTRUCTION NOTES

1. A LICENSED PLUMBER TO PERFORM ALL PLUMBING WORK.
2. A LICENSED ELECTRICIAN TO PERFORM ALL ELECTRICAL WORK.



01 PROPOSED ROOF CONSTRUCTION PLAN  
SCALE: 1/4" = 1'0"



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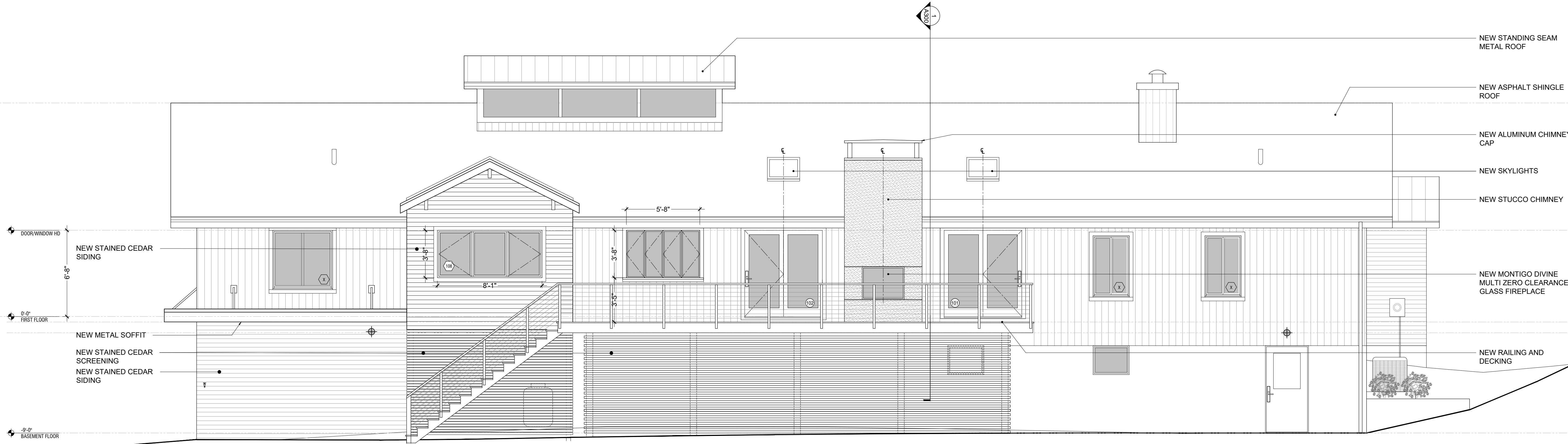
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PROPOSED  
ELEVATIONS

A-201.00



01 PROPOSED NORTH ELEVATION

SCALE: 1/4" = 1'-0"



02 PROPOSED WEST ELEVATION

SCALE: 1/4" = 1'-0"



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01 PROPOSED MODEL WEST  
SCALE: NTS



03 PROPOSED MODEL SOUTH  
SCALE: NTS



05 PROPOSED MODEL NORTH  
SCALE: NTS



02 PROPOSED MODEL NORTHEAST  
SCALE: NTS



04 PROPOSED MODEL EAST  
SCALE: NTS



06 PROPOSED MODEL WEST  
SCALE: NTS

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PROPOSED  
MODEL

A-202.00



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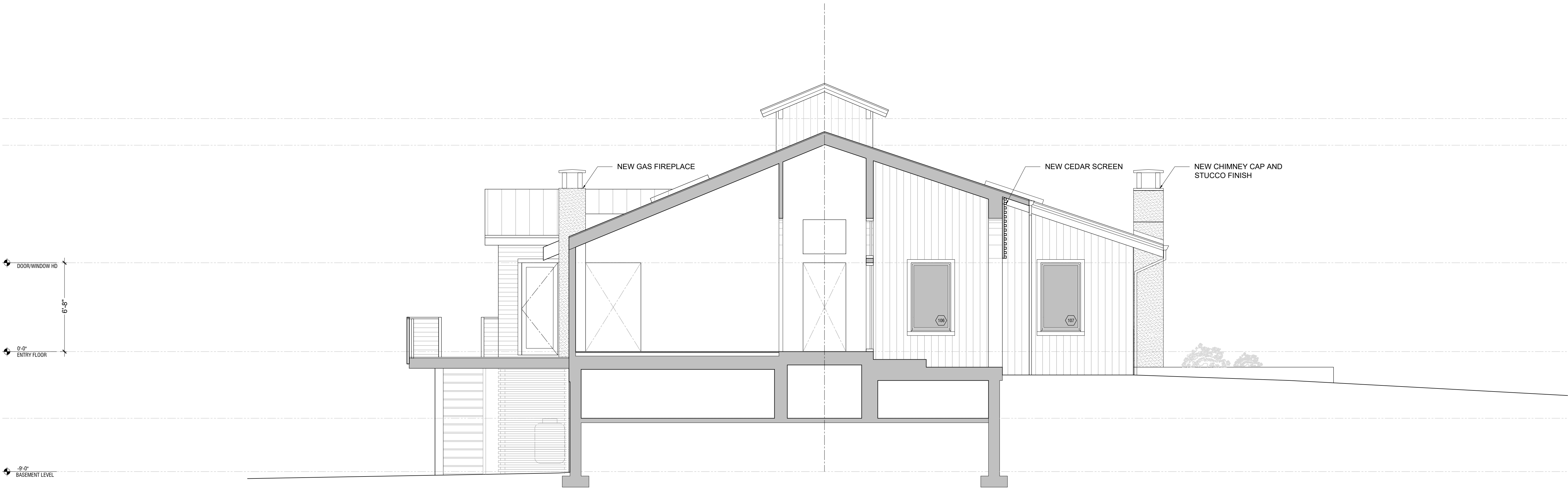
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PROPOSED  
SECTIONS

A-300.00



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



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Maximum height of installation wall posed in one operation shall not exceed 60 feet.

Reproductions, in whole or in part, of Engineer's design documents, shall not be used as shop drawings and/or details.





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ISSUE

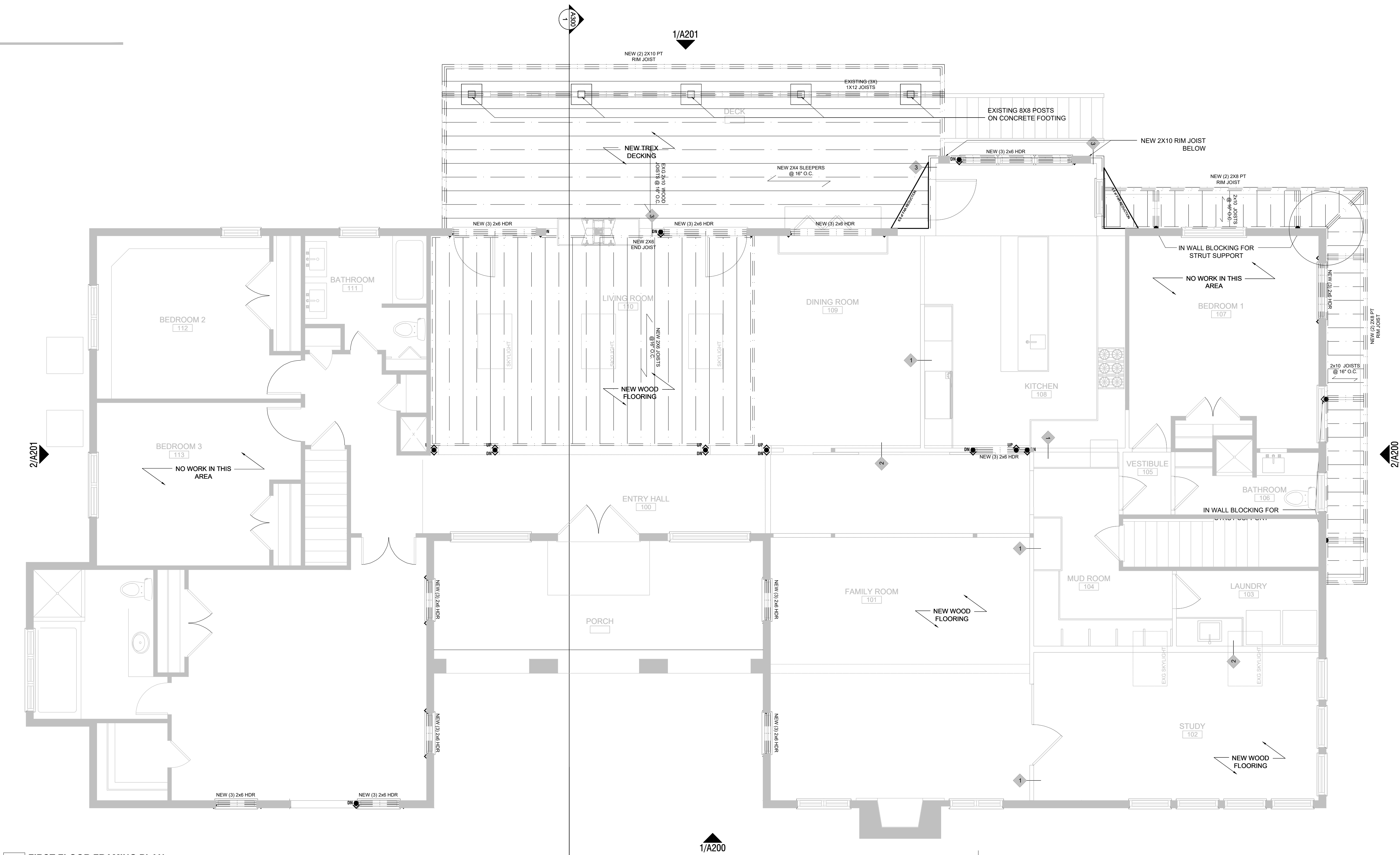
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PROPOSED BASEMENT  
AND FIRST FLOOR  
STRUCTURAL PLANS

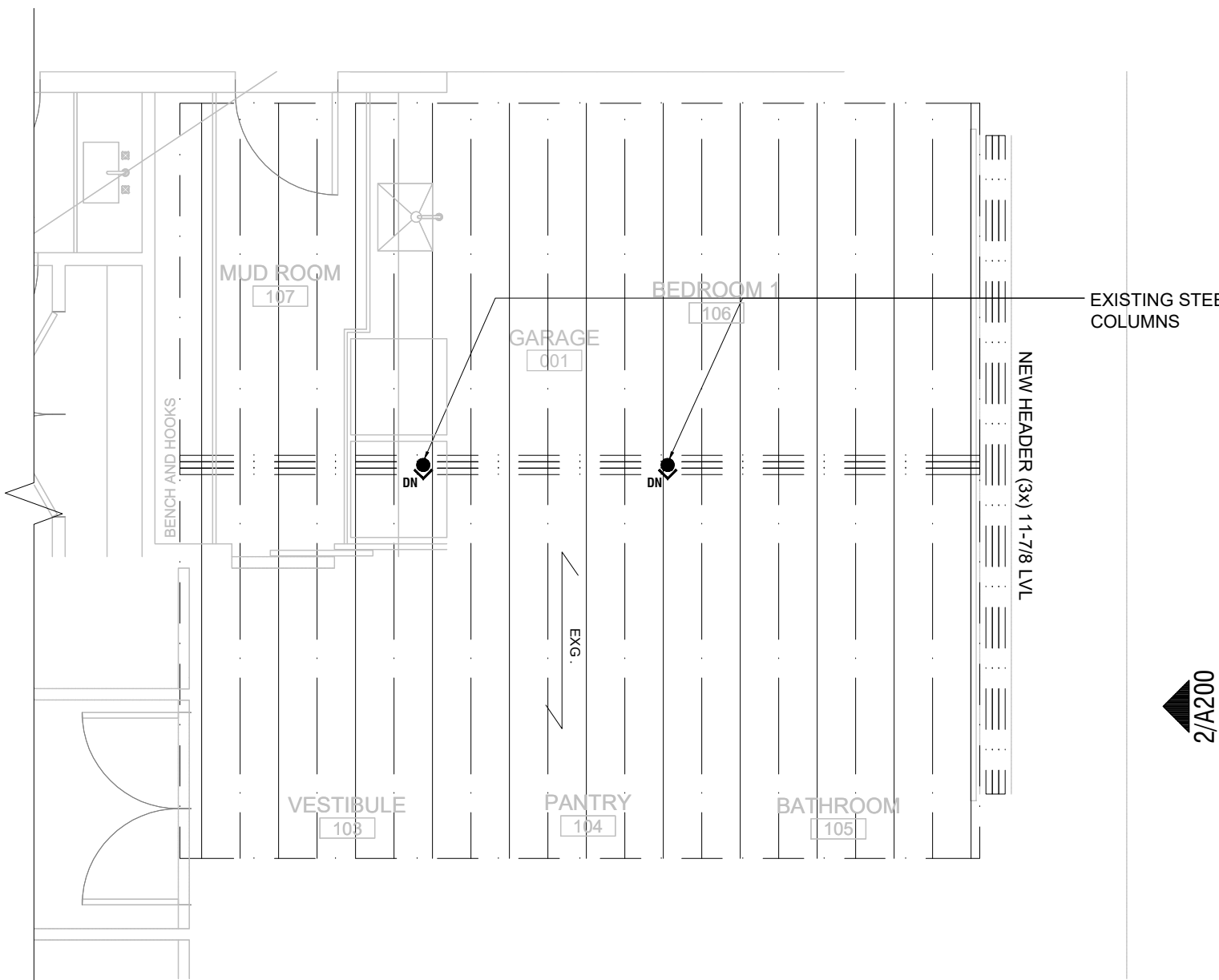
S-100.00

FRAMING LEGEND

- EXISTING STRUCTURE
- BEARING PARTITION
- WOOD FRAMING AS NOTED
- BEAM, AS NOTED
- COLUMN, AS NOTED



01 FIRST FLOOR FRAMING PLAN  
SCALE: 1/4" = 1'0"



01 BASEMENT PARTIAL FRAMING PLAN  
SCALE: 1/4" = 1'0"

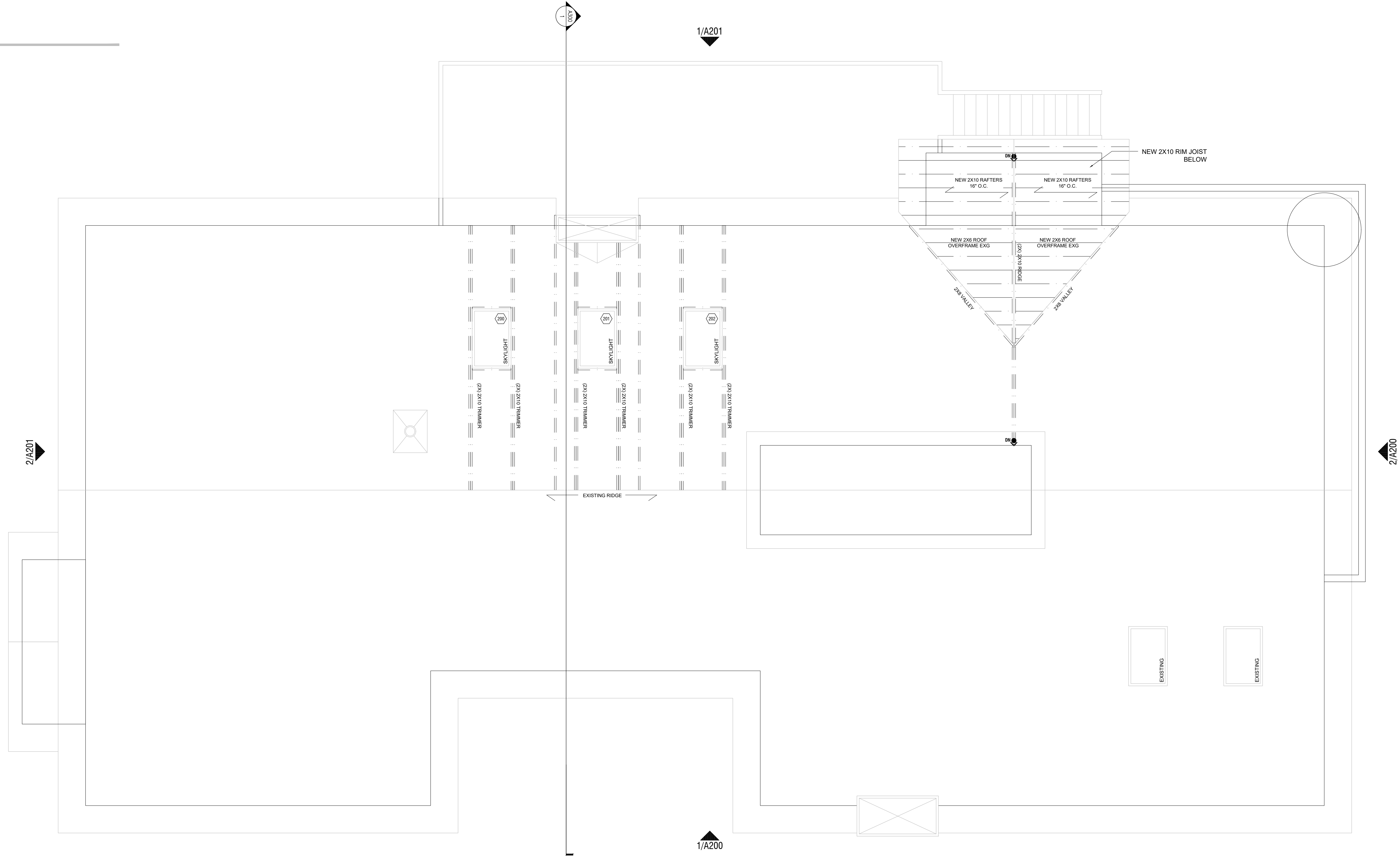


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FRAMING LEGEND

- EXISTINGSTRUCTURE
- BEARING PARTITION
- WOOD FRAMING AS NOTED
- BEAM, AS NOTED
- DN

COLUMN, AS NOTED



01 ROOF FRAMING PLAN  
SCALE: 1/4" = 1'0"

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STRUCTURAL ENGINEER

MECHANICAL ENGINEER

SEAL



PROJECT DATA

3 CASTLE ROAD  
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ISSUE

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ROOF STRUCTURAL  
PLANS

S-101.00