APPLICATION FOR BUILDING PERMIT

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

Application Number:	440	Date:	04/26/2021
Job Location:	26 WILLOW ST	Parcel ID:	2.80-36-2
Property Owner:	Carolyn and Sean Neuhaus	Property Class:	1 FAMILY RES
Occupancy:	One/ Two Family	Zoning:	
Common Name:			

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

Description of Work

Type of Work:	Deck	Applicant is:	Architect
Work Requested by:	The Owner	In association with:	
Cost of Work (Est.):	50000.00	Property Class:	1 FAMILY RES

Description of Work

Replacement and expansion of an existing deck with associated hardscape and fence.

Please Note: Completing the application does not constitute a permit to commence construction. To obtain your permit follow the instructions on the instruction page provided on page 3.

Job Location: 26 WILLOW ST Parcel Id: 2.80-36-2

AFFIDAVIT OF APPLICANT

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

- ☐ The owner of the property described herein.
- ☐ The _____ of the New York Corporation _____ with offices at: _____ duly authorized by resolution of the Board of Directors, and that said corporation is duly authorized by the owner to make this application.
- ☐ A general partner of _____ with offices _____ and that said Partnership is duly authorized by the Owner to make this application.
- ☐ The Lessee of the premises, duly authorized by the owner to make this application.
- ☒ The Architect of Engineer duly authorized by the owner to make this application.
- ☐ The contractor authorized by the owner to make this application.

That the information contained in this application and on the accompanying drawings is true to the best of his knowledge and belief. The undersigned hereby agrees to comply with all the requirements of the New York State Uniform Fire Prevention and Building Code, the Village of Irvington Building Code, Zoning Ordinance and all other laws pertaining to same, in the construction applied for, whether or not shown on plans or specify in this application.

Sworn to before me this 30th day of April of 2021

Notary Public / Commission of Deeds

Jessica Emilia Baran
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01BA6355917
Qualified in Westchester County
Commission Expires March 20, 2025

Applicant's Signature

OWNER'S AUTHORIZATION

I **Carolyn and Sean Neuhaus** as the owner of the subject premises and have authorized the contractor named above to perform the work under the subject application.

Owner phone number 914-419-7497 Owner email address carolyn.neuhaus@gmail.com

☑ _____ I hereby acknowledge that it is my responsibility as the **property owner** to ensure that if the permit (if issued) receives a Final Certificate of Approval from the Building Department and further that if a Final Certificate of Approval is not obtained upon completion of the construction, a property violation may be placed on the property for which this permit is being requested.

Sworn to before me this 29th day of April of 2021

Notary Public / Commission of Deeds

KEVIN J. PLUNKETT
Notary Public, State of New York
No. 60-4698276
Qualified in Westchester County
Certificate filed in Westchester County
Commission Expires JUNE 30, 2023

Carolyn Neuhaus Sean Neuhaus
Applicant's Signature

INSTRUCTIONS

REQUIREMENTS FOR OBTAINING A PERMIT:

The following items must be submitted in order to obtain a Building Permit:

1. One (1) Building Permit application signed by the owner or a notarized Agent Letter.
2. One (1) property survey (signed and sealed), reflecting existing conditions.
3. Two (2) sets of construction drawings and specifications, including existing and proposed conditions, state design criteria, structural and architectural details, plans, and cross sections, mechanical, electrical, and plumbing drawings (signed and sealed by a likened professional).
4. One USB with all plans (with Licensed Professionals certification/stamp) and specifications in PDF (file size must be less than 25MB).
5. Copy of approved site plan from the Irvington Planning Board when applicable (required on all increases of FAR, footprint, coverage, driveways and increases of cubic content under a roof).
6. Approval by the Architectural Review Board (ARB) when applicable. An additional five (5) sets of construction drawings and specifications (please see ARB requirements (available on the village web site www.irvingtonny.gov) prior to submission).
7. Visit the Village of Irvington website www.irvingtonny.gov for additional check list for solar panels, generators, underground propane tanks, signs and awnings(found in forms and documents in the Building & Planning General Information folder).
8. Village Zoning Code is available on the Village website: www.irvingtonny.gov.
9. Provide evidence that the application meets the NYS Energy code as described by www.dos.state.ny.us/code/energycode/overview.htm

Contractor Requirements in order to obtain a Building Permit:

10. Contractor's Certificate of Liability listing the Village of Irvington as the Certificate Holder with no disclaimer in the description other than certificate holder is named additional insured (any additional comments will not be accepted).
11. Contractor's Workers Compensation C-105 form (or equivalent) listing the Village of Irvington as Certificate Holder.
12. Copy of Contractor's Westchester County Home Improvement License.
13. All information above uploaded into permit application with the contractor's contact information, including mailing address, 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 — 85
* Permit fee $17 per thousand dollars ($1000) of estimated cost of construction, or fraction thereof — 850

• Inspection Fees (as applicable)

- Insulation: $50
- Solid Fuel: $50
- Foundation and footing drain: $50
- Energy Code Compliance: $50
- Sediment and erosion control: $50
- Footing: $50
- Preparation for concrete slabs and walls: $50
- Footing: $50
- Preparation for concrete slabs and walls: $50
- Framing: $50
- Building systems, including underground and rough-in: $50
- Fire resistant construction and penetrations: $50
- Final Inspection for C.O.: $50
- State and local laws (per re-inspection): $50

Total Inspections 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). — 50

* 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 $1,185

**(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.)**

Neuhaus Residence

26 Willow Street
Irvington, New York

Submission to Irvington Planning Board
for Site Development Plan Approval
December 23, 2020

Submission for Zoning Board of Appeal Approval
January 11, 2021

Resubmission to Irvington Planning Board
for Site Development Plan Approval
January 20, 2021 **REVISION** 1

Resubmission to Irvington Zoning Board of
Appeal for Approval
February 08, 2021 **REVISION** 2

Resubmission to Irvington Zoning Board of
Appeal for Approval
March 08, 2021 **REVISION** 3

Resubmission to Irvington Planning Board
for Site Development Plan Approval
March 24, 2021

Submission to Irvington Architectural Review
Board for Approval
May 03, 2021 **REVISION** 4

PROJECT NO.: 20-25

FERGUSON MALONE ARCHITECTURE

Climate and Geographic Design Criteria (Effective 10/3/2016)

Location: Village of Irvington — Zip Code: 10533

Wind Design						Subject to Damage From							
Ground Snow Load	Speed (mph)	Topo Effects	Special Wind Region	Wind-borne Debris Zone	Seismic Design Category (RCNY Only)	Weathering	Frost Line Depth	Termite	Climate Zone	Ice Barrier Underlayment Reqd	Flood Hazards	Air Freezing Index	Mean Annual Temp
30	*Special Wind Region	No	Yes	No	C	Severe	42"	Moderate to Heavy	4A	Yes	**Firm Community - Panel Map # 36119C0261F Effective Date, 9-28-2007	2000	51.6

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

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

Insulation and Fenestration Requirements by Component

Climate Zone	Fenestration U-Factor	Skylight U-Factor	Glazed Fenestration SHGC	Ceiling R-Value	Wood Frame Wall R-Value	Mass Wall R-Value	Floor R-Value	Basement Wall R-Value	Slab R-Value & Depth	Crawl Space Wall R-Value
Table R402.1.2 Insultation and Fenestration Requirements by Component										
4A	0.32	0.55	0.4	49	20 or 13 + 5	8/13	19	10/13	10,2 FT	10/13
Table R402.1.4 Equivalent U-Factors										
4A	0.32	0.55		0.026	0.06	0.098	0.047	0.047	0.059	0.065

Energy Code Compliance Notes:
* The proposed screen porch is not conditioned. The insulation, window, and door U-Vales apply to conditioned space only. No changes are proposed to the conditioned space of the house.
* Plans have been designed in accordance with the National Electrical code NFPA 70 2014 Edition.
* Existing and proposed building construction to be Type 5 B: Wood-Framed, combustible.
* Existing and proposed occupancy is: 1 Family

Legend and Symbols

- X / A-X.XX — ELEVATION NUMBER / DRAWING NUMBER — ELEVATION
- X / A-X.XX — DETAIL NUMBER / DRAWING NUMBER — DETAIL
- XX — DOOR NUMBER
- X — WINDOW TYPE
- PXX — PLUMBING FIXTURE TAG
- EXX — EQUIPMENT TAG
- X — FINISH TAG
- X — KEY NOTE
- X — WALL TYPE
- ROOM NAME / ROOM NO. — ROOM TAG

LIST OF DRAWINGS

SHEET NO.	TITLE	REVISION	DATE
G-0.00	General Notes and List of Drawings	4	05/03/2021
G-1.00	Zoning Analysis	3	03/08/2021
A-0.10	Proposed Architectural Site Plan	4	05/03/2021
A-0.11	Neighborhood Analysis - Not Included	3	03/08/2021
A-1.00	Demo Floor Plans	4	05/03/2020
A-1.01	Existing Exterior Elevations	4	05/03/2020
A-2.00	Proposed Floor Plans	4	05/03/2020
A-3.00	Proposed Exterior Elevations	4	05/03/2020
S-1.00	Structural Plans	4	05/03/2020

Construction Requirements

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations

A	
A/C	AIR CONDITIONING
ACOUS.	ACOUSTICAL
ACOUS.T	ACOUSTICAL TILE (OR
AC.T.)	
ADD'N(L).	ADDITION(AL)
ADJ.	ADJUSTABLE
ALUM.	ALUMINUM
ALT.	ALTERNATE
ANOD.	ANODIZED
APPVD.	APPROVED
APPROX.	APPROXIMATE
ARCH.	ARCHITECT or ARCHITECTURAL
AUTO.	AUTOMATIC
AVG.	AVERAGE
&	AND
A.F.F.	ABOVE FINISH FLOOR
ABV.	ABOVE
B	
BD.	BOARD
BLDG.	BUILDING
BLKG.	BLOCKING
BRKT.	BRACKET
BRZ.	BRONZE
BSMT.	BASEMENT
C	
CAB.	CABINET
C.C.	CENTER TO CENTER
CER.	CERAMIC
CLKG.	CALKING
	CENTER LINE
CLG.	CEILING
(OR CEIL.)	
CLOS.	CLOSET
CLR.	CLEAR
CLR. OPG.	CLEAR OPENING
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECT OR CONNECTION
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
COR.	CORNER
CORR.	CORRIDOR
C.T.	COUNTERTOP
CTR.	CENTER
C.W.	COLD WATER
CM.	CARBON MONOXIDE
D	
D.A.	DOUBLE-ACTING DBL. DOUBLE
DEPT.	DEPARTMENT
DET.	DETAIL
D.F.	DRINKING FOUNTAIN
DIA.	DIAMETER
DIM.	DIMENSION
DIV.	DIVISION
DN.	DOWN
DR.	DOOR
DWG.	DRAWING
DRW.	DRAWER
E	
(E.)	EAST
ELEC.	ELECTRIC
EL.	ELEVATION
ELEVR.	ELEVATOR
ENGR.	ENGINEER
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXH.	EXHAUST
E. EXIST.	EXISTING
EXPAN.	EXPANSION EXPOS. EXPOSED
EXT.	EXTERIOR
ELECT.	ELECTRICAL

F	
F.A.M.	FIRE ALARM
FABR.	FABRICATE
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
FIN. FL.	FINISH FLOOR
F.H.C.	FIRE HOSE CABINET
FIN.	FINISH(ED)
FLR.	FLOOR
FLUOR.	FLUORESCENT
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.G.	FACE OF GYP.BD.
F.O.S.	FACE OF STUD
F.O.W.	FACE OF WALL
FR.	FRAME
F.S.	FULL SIZE
FT.	FOOT OR FEET
F.A.R.	FLOOR AREA RATIO
F-F	FACE TO FACE FURR. FURRING
FIXT.	FIXTURE
G	
GA.	GAUGE
GEN.	GENERAL
GL.	GLASS OR GLAZED
GYP.	GYPSUM
GWB	GYPSUM WALL BOARD
H	
HDWR.	HARDWARE
HDWD.	HARDWOOD
HGT.	HEIGHT
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HVAC	HEATING, VENTILATING AND AIR CONDITIONING
H.W.	HOT WATER
I	
I.D.	INSIDE DIAMETER
INCL.	INCLUDE(D)(ING)
INFO.	INFORMATION INCAN. INCANDESCENT
INT.	INTERIOR
J	
JAN.	JANITOR
JT.	JOINT
L	
∠	ANGLE
LAM.	LAMINATE
LB. (OR #)	POUND
L.H.	LEFT HAND
LAV.	LAVATORY
M	
MAINT.	MAINTENANCE
MAX.	MAXIMUM
MECH.	MECHANICAL
M.C.	MAIL CHUTE
MTL.	METAL
MEZZ.	MEZZANINE
MGR.	MANAGER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTD.	MOUNTED
MUL.	MULLION
M.TH.	METAL THRESHOLD
MW.	MICROWAVE
N	
(N)	NORTH
N.	NEW
NEG.	NEGATIVE
N.I.C.	NOT IN CONTRACT
NO.(OR #)	NUMBER
N.T.S.	NOT TO SCALE

O	
O.A.	OVERALL
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER OFF. OFFICE
O.H.	OPPOSITE HAND OPNG. OPENING
OPP.	OPPOSITE
ORIG.	ORIGINAL
P	
PART. BD.	PARTICLE BOARD
P.LAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLYWD.	PLYWOOD
PNL.	PANEL
PR.	PAIR
PREFAB.	PREFABRICATED
PROJ.	PROJECT
PTN.	PARTITION
PTD.	PAINTED
PWG.	PAINTED WOOD & GLASS
Q	
QUAL.	QUALITY
QUAN.	QUANTITY
R	
R/A	RETURN AIR
RAD.	RADIUS
RECEP.	RECEPTACLE
REF.	REFERENCE
REFL.	REFLECTED
REINF.	REINFORCED
RESIL.	RESILIENT
REQ'D.	REQUIRED
R.H.	RIGHT HAND
RM.	ROOM
RND.	ROUND
R.O.	ROUGH OPENING
REV.	REVISION
S	
(S)	SOUTH
SCHED.	SCHEDULE
SECT.	SECTION
SIM.	SIMILAR
SQ.	SQUARE
S.F.	SQUARE FEET
STL.	STEEL
S.S.	STAINLESS STEEL
STD.	STANDARD STRUCT. STRUCTURAL
SUSP.	SUSPEND(ED) SYMM. SYMMETRICAL
SYS.	SYSTEM
SPL.	SPLASH
S.D.	SMOKE DETECTOR
STOR.	STORAGE
T	
TECH.	TECHNICAL
TEL.	TELEPHONE
TEMPD.	TEMPERED
TEMP. GL.	TEMPERED GLASS
THK.	THICK(NESS)
TYP.	TYPICAL
T.M.E.	TO MATCH EXISTING
U	
U.L.	UNDERWRITERS LABORATORY
UTIL.	UTILITY
U.O.N.	UNLESS OTHERWISE NOTED
V	
VERT.	VERTICAL
VEST.	VESTIBULE
V.I.F.	VERIFY IN FIELD
VOL.	VOLUME

W	
(W)	WEST
W/	WITH
W.C.	WATER CLOSET
WD	WOOD
WIN.	WINDOW
W.H.	WATER HEATER
W/O	WITHOUT
W.S.	WEATHERSTRIPPING
WV.	WOOD VENEER
Y	
YD.	YARD

Neuhaus Residence

26 Willow Street
Irvington, NY 10533

NO.	DATE	ISSUE/REVISION
4	05/03/2021	Submission to ARB for Approval
3	03/08/2021	Resubmission for ZBA Approval
2	02/08/2021	Resubmission for ZBA Approval
1	01/20/2021	Resubmission for IPB Approval
	01/11/2021	Submission for ZBA Approval
	12/23/2020	Submission for IPB Approval

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

REGISTERED ARCHITECT — JOHN MATTHEW MALONE — 034523 — STATE OF NEW YORK

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

General Notes & List of Drawings

SCALE: As Noted

DATE: 09/28/2020

JOB: 20-25

G-0.00

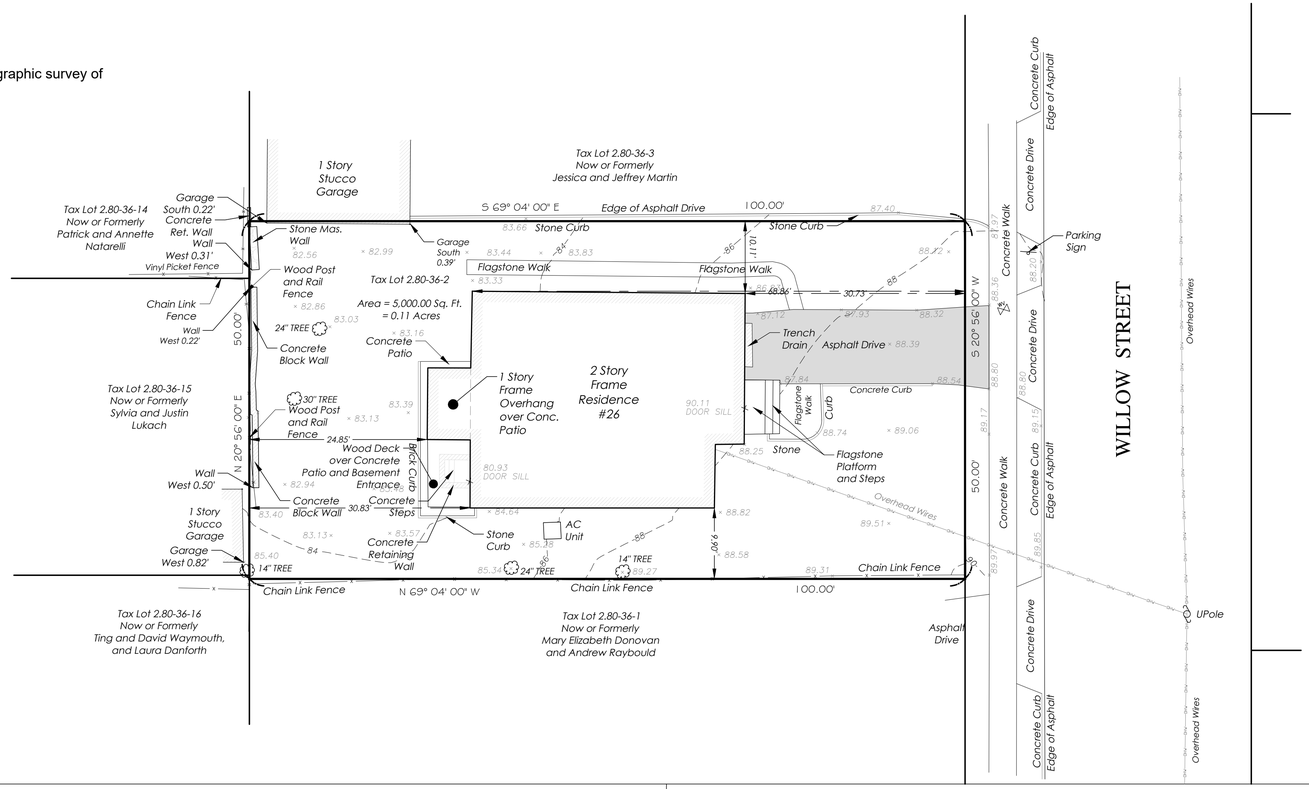
EXISTING SITE CONDITION

SCALE 1"=10'

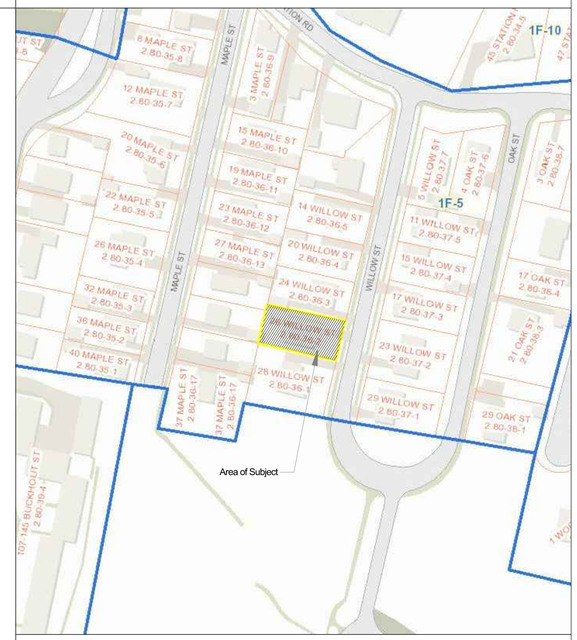
General Note

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

Thomas C. Merritts
Land Surveyors, P.C.
394 Bedford Road
Pleasantville, N.Y. 10570
Dated: September 08, 2020



ZONING MAP



ZONING ANALYSIS

GENERAL INFORMATION

ADDRESS	ZONING DISTRICT	PARCEL ID
26 Willow Street, Irvington, NY	1F-5	2.80-36-2

USE REQUIREMENTS - AS PER SECTION 224-8

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

LOT REQUIREMENTS - AS PER SECTION 224-10

CATEGORY		REQUIRED / ALLOWED	EXISTING	PROPOSED	REMARK
Lot Area	S.F.	5,000 S.F. Min.	5,000 S.F.	No Change	
Lot Width	FT.	50.00' Min.	50.00'	No Change	
Lot Depth	FT.	100.00' Min.	99.85'	No Change	

YARD REQUIREMENTS - AS PER SECTION 224-11

CATEGORY		REQUIRED / ALLOWED	EXISTING	PROPOSED	REMARK
Front Yard	FT.	30' Min.	30.73'	No Change	
Side Yard	FT.	10' Min.	10.11'	No Change	
Side Yard	FT.	10' Min.	9.90'	No Change	
Rear Yard	FT.	30' Min.	24.85'	21.70'	Variance Requested

COVERAGE REQUIREMENTS - AS PER SECTION 224-13

CATEGORY	REQUIRED / ALLOWED	EXISTING	PROPOSED	REMARK
Building Coverage	1,200 S.F. Max.	1,485.55 S.F.	1,515.61 S.F.	Variance Requested

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

CATEGORY		REQUIRED / ALLOWED	EXISTING	PROPOSED	REMARK
Floor Area Ratio		0.43 Max.	0.26	No Change	
Floor Area	S.F.	2,150 S.F. Max.	1,330.02 S.F.	No Change	

BUILDING SIZE REQUIREMENTS - AS PER SECTION 224-3

CATEGORY	REQUIRED / ALLOWED	EXISTING	PROPOSED	REMARK
Building Height	2.5 STY/ 35 FT	2 STY/ 25'-5" FT	No Change	

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

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

General Notes:

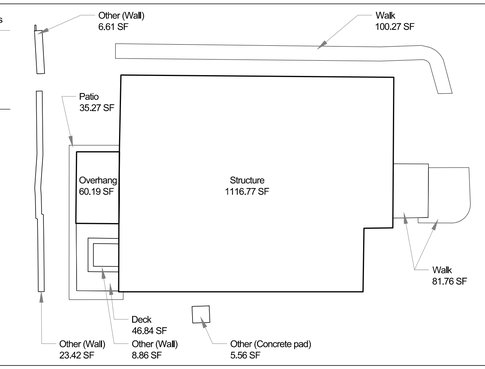
[1] Attic has been calculated as per section 224-137 C.(2).
[2] Garage has been calculated as per section 224-137 D.
[3] Basement has been calculated as per section 224-137 B.

FLOOR AREA DIAGRAMS

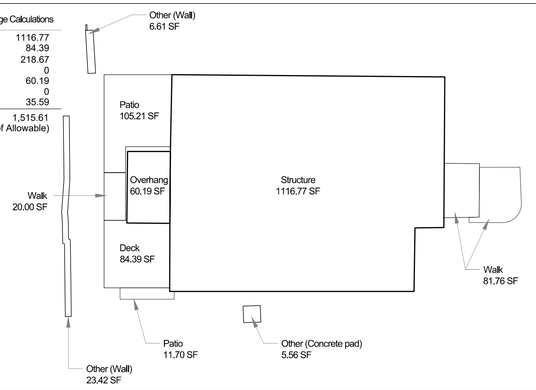
Existing	Floor Area Calculations
Basement [3]	0
First Floor	689.39
Second Floor	515.58
Attic [1]	63.86
Garage [2]	61.19
Existing Floor Area:	1,330.02 (62% of Allowable)

COVERAGE DIAGRAMS

Existing	Coverage Calculations
Structures	1116.77
Decks	46.84
Patios, Walks	217.30
Porches	0
Floor Overhangs	60.19
Swimming Pool	0
Other (Retaining Walls, AC Pads)	44.45
Existing Coverage:	1,485.55 (124% of Allowable)



Proposed	Coverage Calculations
Structures	1116.77
Decks	84.39
Patios, Walks	218.67
Porches	0
Floor Overhangs	60.19
Swimming Pool	0
Other (Retaining Walls, AC Pads)	35.59
Proposed Coverage:	1,515.61 (126% of Allowable)



Neuhaus Residence

26 Willow Street
Irvington, NY 10533

NO.	DATE	ISSUE/REVISION
3	03/08/2021	Resubmission for ZBA Approval
	12/23/2020	Submission for IPB Approval
	11/24/2020	Client Meeting
	11/11/2020	Client Meeting

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

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

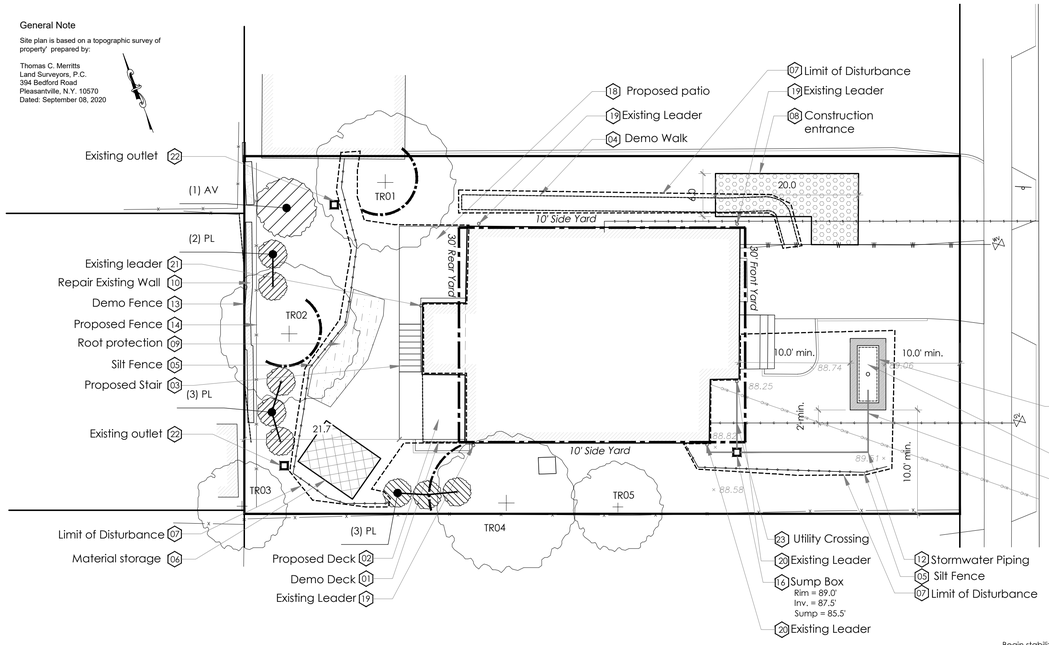
Zoning Analysis

SCALE: As Noted

DATE: 09/28/2020

JOB: 20-25

G-1.00

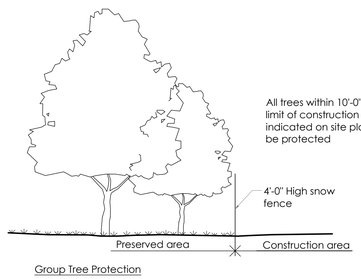


1 Proposed Architectural Site and Planting Plan

1'-0" = 10'-0"

Tree Schedule					
Tag	Species	Caliper	Action	Remarks	
TR01	Japanese Maple	24"	Protected	See Tree Protection detail #2 on this sheet	
TR02	Oak	30"	Protected	See Tree Protection detail #2 on this sheet	
TR03	Tree	14"		Existing tree to remain	
TR04	Tree	24"		Existing tree to remain	
TR05	Tree	14"		Existing trees to remain	

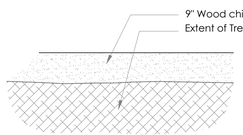
Plant List						
Qty.	Key	Botanical Name	Common Name	Size (Planted)	Size (Mature)	Remarks
Trees & Shrubs						
1	AV	Arborvitae	Green Giant	10'	55'	Fast growing, Deer resistant
8	PL	Prunus Laurocerasus	Schip Laurel	4'	10' - 18'	Shade compatible, Deer resistant



Group Tree Protection

2 Snow Type - Tree Protection Detail

N.T.S.



3 Root Compaction Protection Detail

N.T.S.

Silt Fence Installation Notes

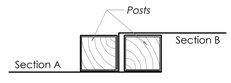
1. In areas outside of root zones, excavate a 4" x 4" trench along the line of the fence where indicated. In root zone areas, no trench is to be used and fencing is to be left on top of the existing grade with soil or root protection material used to hold bottom of fencing material in place as to not disturb existing roots.

2. Unroll a section at a time and position the posts against the back (downstream) wall of the trench (net side away from direction of flow)

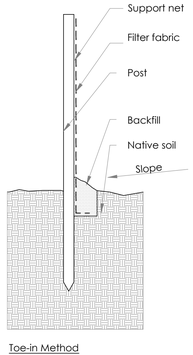
3. Drive the post into the ground until the netting is approx. 2 inches from the trench bottom.

4. Lay the toe-in flap of fabric onto the undisturbed bottom of the trench, backfill the trench and tap the soil. steeper slopes require an intercept trench.

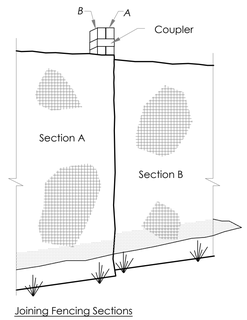
5. Join sections as shown above.



Top View



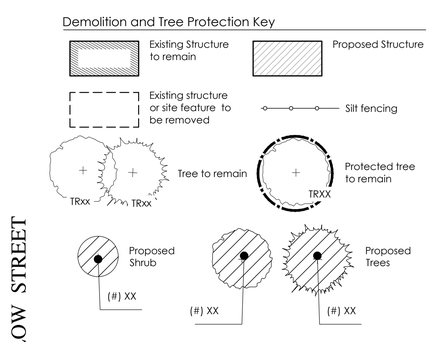
Toe-in Method



Joining Fencing Sections

4 Silt Fence Detail

N.T.S.



Site Lighting General Notes

All outdoor lighting to be dark-sky compliant and to meet requirements of Section 224-72.C (4) of the Village Code.

All lighting shall be dark-sky compliant. All lighting fixtures shall be full cutoff and shall utilize light shields as necessary to reduce light trespass and glare. Lighting shall be designed to the minimum level required for health and safety and shall not exceed five footcandles.

Installation Notes

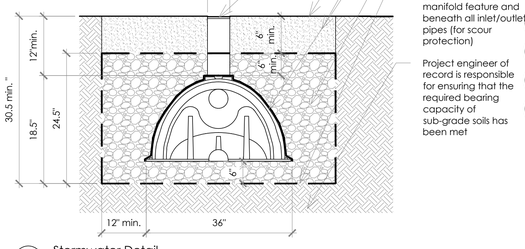
1. Stone size - use 1-1/2" stone
2. Length - As indicated on site plan
3. Thickness - not less than 4-6 inches
4. Width - As indicated on site plan
5. Filter cloth - will be placed over entire area
6. Surface water - all surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 5:1 slopes will be permitted.
7. Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public right of way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment, all sediment spilled, dropped, washed or tracked onto public right of way must be removed thoroughly.
8. Washing - Wheels shall be cleaned to remove sediment prior to entrance onto public right of way. When Washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
9. Periodic inspection and needed maintenance shall occur each rainfall event

5 Stabilized Construction Entrance

N.T.S.

Stormwater System Capacity

1. Proposed additional impervious surface: 87 sf
2. Proposed redeveloped impervious surface: 68 sf
3. Total impervious surface to be mitigated: 155sf
4. Required Retention Capacity (as per Condition1 of the Irvington Stormwater Management Requirements and Guidelines - 100yr storm, CN-pre 59, CN-post 98): (0.4F x 155sf)/2 = 31 cf
5. Total Proposed Capacity of Proposed System: 49.9 cf - See attached calculations.
6. Soil testing to confirm sizing and infiltration requirements will be performed prior to construction and results submitted to the Village.



6 Stormwater Detail

N.T.S.

General Notes

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

Inspection ports are to be shown on the as-built drawings of the site.

When tree roots are encountered during excavation, they shall never be pulled with machinery. Where necessary cut roots cleanly and bridge when possible.

Excavation within tree drip lines shall be completed by hand.

Existing utilities will not be disturbed by proposed work.

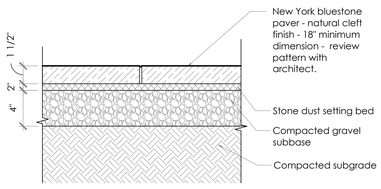
Existing roof leaders will not be disturbed by proposed work.

No soil is to be brought to the site, excess soil associated with excavation for footings and stormwater system is to be removed and disposed of as approved by the regulatory authority.

Construction Sequencing

1. Place orange construction fencing around areas to be used for infiltration to avoid compaction
2. Install construction entrance to the development area
3. Establish construction staging area
4. Install tree protection on trees an noted on plans
5. Install silt fence down slope of all areas to be disturbed as shown on plans
6. Strip topsoil and stockpile at the locations specified on the plans (up gradient of erosion control measures). Temporarily stabilize topsoil stockpiles (hydroseed during May 1st through October 31st planting season or by covering with a tarpaulin(s) November 1st through April 30th) install silt fence around toe of slip
7. Demolish any existing site features and/or structures noted as being removed on the construction documents, and dispose of off site
8. Rough grade site
9. Excavate and install stormwater units per manufacturer's recommendations and requirements. Storwater units shall be temporarily plugged until the completion of construction and the site is stabilized
10. Install all pretreatment devices, catch basins and piping
11. Excavate and construct foundations for addition
12. Construct building additions
13. Fine grade and seed all disturbed areas. Clean drain lines and exfiltration galleries. Ensure grass stand is achieved
14. Unplug stormwater sytem. Install and connect all roof drain leaders.
15. Install 4"-6" of topsoil, fine grade, seed in all disturbed areas and install landscape plantings. Spread salt hay over seeded areas
16. Remove all temporary soil erosion and sediment control measures after the site is stabilized with vegetation

* Soil erosion and sediment control maintenance must occur weekly and prior to and after every ½" or greater rainfall event.



7 Stone Paver on Stone Dust Setting Bed

N.T.S.

Installation and Maintenance of Erosion Control

Install all erosion control measures prior to the start of construction. Call for inspection from appropriate municipal authority.

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

After rain causing runoff, contractor is to inspect all erosion control measure and correct any problems.

Remove unneeded subgrade soil from site and provide final grading.

Spread topsoil evenly over areas to be seeded and seed with fast growing variety of grass seed and install all landscaping

Once grass and planting beds are established remove all erosion control measure and call for final inspection.

Drainage inlets shall be cleared of debris twice a year. Stormwater chambers shall be inspected yearly. Debris and sediment shall be removed if found.

Key Notes

01 Demo Deck - Existing wood deck to be removed

02 Proposed Deck - see proposed floor plans

03 Proposed Stairs - see proposed floor plans

04 Demo Walk - Existing bluestone walk to be removed

05 Silt Fence - see detail #4 on this sheet

06 Material Storage - Material and equipment storage area - lawn area is to be reestablished as soon as material storage area is no longer needed. Silt fencing to stay in place until lawn has been reestablished and there is no risk of erosion.

07 Limit of Disturbance - 1,315.82 SF

08 Construction Entrance - See detail #5 on this sheet. Construction access is to proceed limited the use of heavy equipment. The addition will be supported by the existing foundations and tube foundation piers which will require minimal excavation.

09 Root Protection - see detail #3 on this sheet

10 Repair Existing Wall - Existing CMU wall to be repaired in place, steel reinforcing to be added and the wall is to be parged on exposed sides. A 10" wide by 1 1/2" bluestone cap is to be added to the top.

11 Proposed Roof Leader - New leader to splashblock

12 Stormwater Piping - 6" Ø HDPE N-12 @1% Min.

13 Demo Fence - Remove existing fence

14 Proposed Fence - New Fence to be installed - see detail #8 on this sheet

15 Inspection Port - See detail #6 on this sheet

16 Sump Box - 12 x12 precast sump box with 24" sump below invert of pipe. Campbell Frame and Cover No. 2800 o.a.e.; see detail #9

17 Stormwater Chamber - See Detail #6 on this sheet

18 Proposed patio - see detail #7 on this sheet

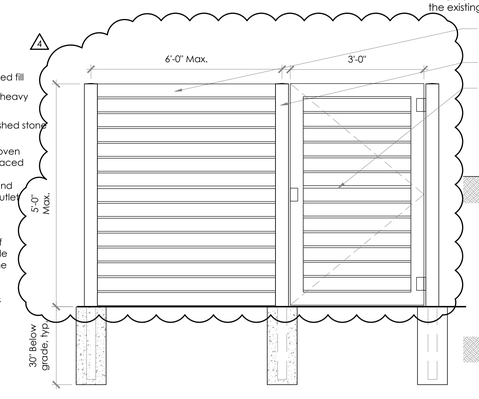
19 Existing leader - Existing roof leader to remain, piped below grade to outlet

20 Existing leader - Existing roof leader to remain to be connected to new stormwater system

21 Existing leader - Existing roof leader to splashblock

22 Existing outlet - Approximate location of existing stormwater outlet

23 Utility Crossing - approximate location of gas utility crossing for proposed storm-water system piping. The Contractor is to have all utilities marked prior to any excavation and is to carefully excavate by hand in the area of the existing utility and determine the depth of the existing piping. The invert of the proposed storm water piping is to be coordinated with the existing gas piping and the invert adjusted as necessary.



8 Wood Fence Detail

N.T.S.

9 Sump Box Detail

N.T.S.

Neuhaus Residence

26 Willow Street
Irvington, NY 10533

NO.	DATE	ISSUE/REVISION
6	05/03/2021	Submission to ARB for Approval
5	03/08/2021	Resubmission for ZBA Approval
4	02/08/2021	Resubmission for ZBA Approval
3	01/20/2021	Resubmission for IPB Approval
2	12/23/2020	Submission for IPB Approval
1		

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

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

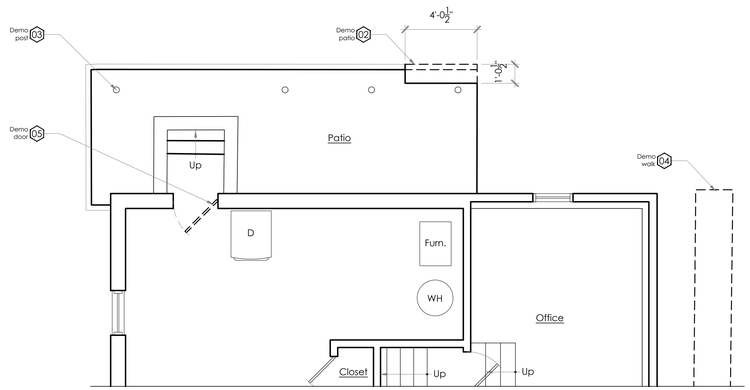
Proposed Architectural Site Plan

SCALE: As Noted

DATE: 09/28/2020

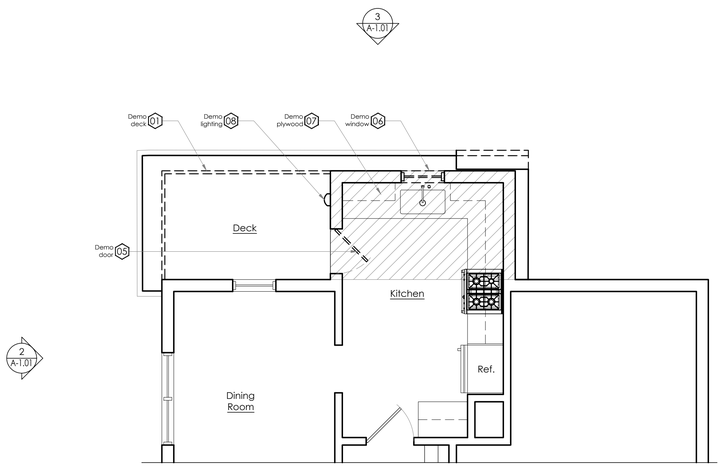
JOB: 20-25

A-0.10



1 Demo Floor Plan - Basement Level

1/4" = 1'-0"



2 Demo Floor Plan - Ground Level

1/4" = 1'-0"

Phasing Key

Demo

Existing Wall/Partition to remain

Demolition Key Notes

01 Demo deck
Remove existing deck, posts, handrail and all related appurtenances

02 Demo patio
Carefully remove portion of existing patio and curb to accommodate new deck stairs and patio

03 Demo post
Remove existing deck structural post, patch and repair patio as necessary

04 Demo walk
Remove existing stone walk, refer to site plan for more information

05 Demo door
Remove existing exterior door and prepare door frame for new door in existing location

06 Demo window
Remove existing window and prepare window frame for new unit in existing location

07 Demo plywood
Remove existing plywood underneath kitchen bumpout and prepare for new plywood and insulation

08 Demo lighting
Existing light fixture to be removed to prepare for new fixture in existing location

Demolition Notes

Examination: Qualified professional shall survey existing conditions and correlate with requirements indicated to determine extent of selective demolition required. Inventory and record the condition of items to be removed and reinstalled and items to be removed and salvaged. When unanticipated mechanical, electrical, or structural elements that conflict with intended function or design are encountered, investigate and measure the nature and extent of conflict. Survey condition of building to determine whether removing any element might result in structural deficiency or unplanned collapse of any portion of structure or adjacent structures during selective demolition operations. Promptly notify the Architect if any such conditions exist. Perform regular surveys as the work progresses to detect any hazards resulting from selective demolition activities, promptly notify the architect of any such hazards.

Preparation: Conduct selective demolition and debris-removal operations to ensure minimum interference with roads, streets, walks, walkways, and adjacent properties.
Provide and maintain shoring, bracing, and structural supports as required to preserve stability and prevent movement, settlement, or collapse of construction and finishes to remain, and to prevent unexpected or uncontrolled movement or collapse of construction being demolished.

Demolition: Demolish and remove existing construction only to the extent required by new construction and as indicated. Use methods required to complete the work within limitations of governing regulations and as follows:

Neatly cut openings and holes plumb, square, and true to dimensions required. Use cutting methods least likely to damage construction to remain or adjoining construction. Use hand tools or small power tools designed for sawing or grinding, not hammering and chopping, to minimize disturbance of adjacent surfaces. temporarily cover openings to remain.

Cut or drill from the exposed or finished side into concealed surfaces to avoid marring existing finished surfaces.

Do not use cutting torches until work area is cleared of flammable materials. At concealed spaces, such as duct and pipe interiors, verify condition and contents of hidden space before starting flame-cutting operations. Maintain portable fire-suppression devices during flame-cutting operations.

Dispose of demolished items and materials promptly.

Protect construction indicated to remain against damage and soiling during selective demolition. when permitted by architect, items may be removed to a suitable, protected storage location during selective demolition and reinstalled in their original locations after selective demolition operations are complete.

Utility service and mechanical and electrical systems: Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations. locate, identify, disconnect, and seal or cap off indicated utility services and mechanical/electrical systems serving areas to be selectively demolished.

All electrical equipment including switches , receptacles and fixtures not indicated to remain are to be removed. All associated wiring to be abandoned is to be removed. see electrical floor plans for more information.

Disposal of demolished materials: Except for items or materials indicated to be recycled, reused, salvaged, reinstalled, or otherwise indicated to remain owner's property, remove demolished materials from project site and legally dispose of them in an epa-approved landfill. Do not burn demolished materials.

Cleaning: Clean adjacent structures and improvements of dust, dirt, and debris caused by selective demolition operations. return adjacent areas to condition existing before selective demolition operations began.

G.C. to review direction of attic floor framing once demo has commenced to confirm attic floor framing dimensions. Review and confirm all load bearing headers with architect.

Neuhaus Residence

26 Willow Street
Irvington, NY 10533

NO.	DATE	ISSUE/REVISION
4	05/03/2021	Submission to ARB for Approval
	12/23/2020	Submission for IPB Approval
	11/11/2020	Client Meeting

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

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

Demo Floor Plans

SCALE: As Noted

DATE: 09/28/2020

JOB: 20-25

A-1.00

Key Notes

01 Demo deck - Existing deck to be removed, refer to demo floor plans

02 Demo post - Existing post to be removed, refer to demo floor plans

03 Demo door - Existing door to be removed, prepare door frame for new door

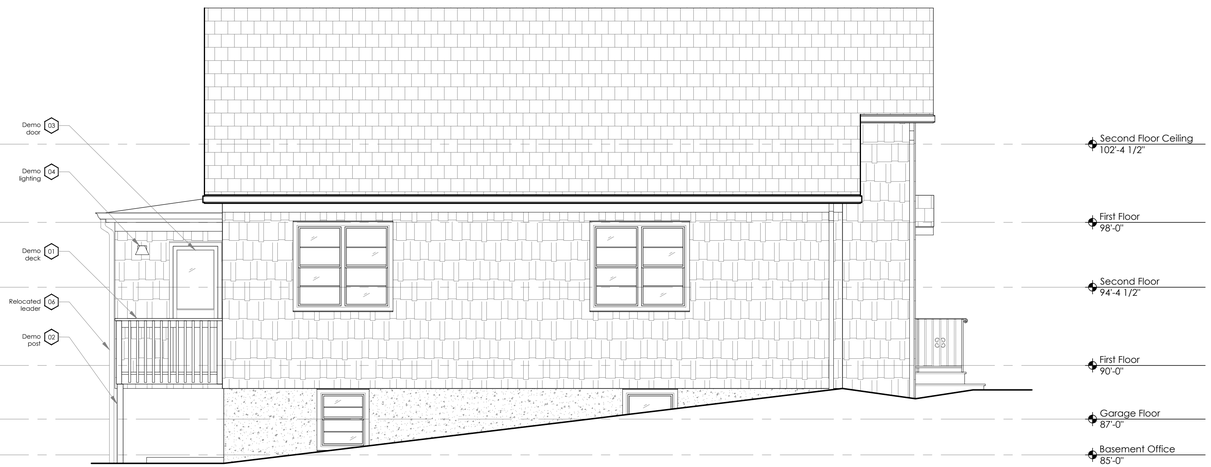
04 Demo lighting - existing exterior light fixture to be removed to prepare for new fixture in existing location

05 Demo window - Existing window to be removed, prepare window frame for new unit

06 Demo post - Existing post to be removed, refer to demo floor plans

1 Existing Front Elevation

1/4" = 1'-0"

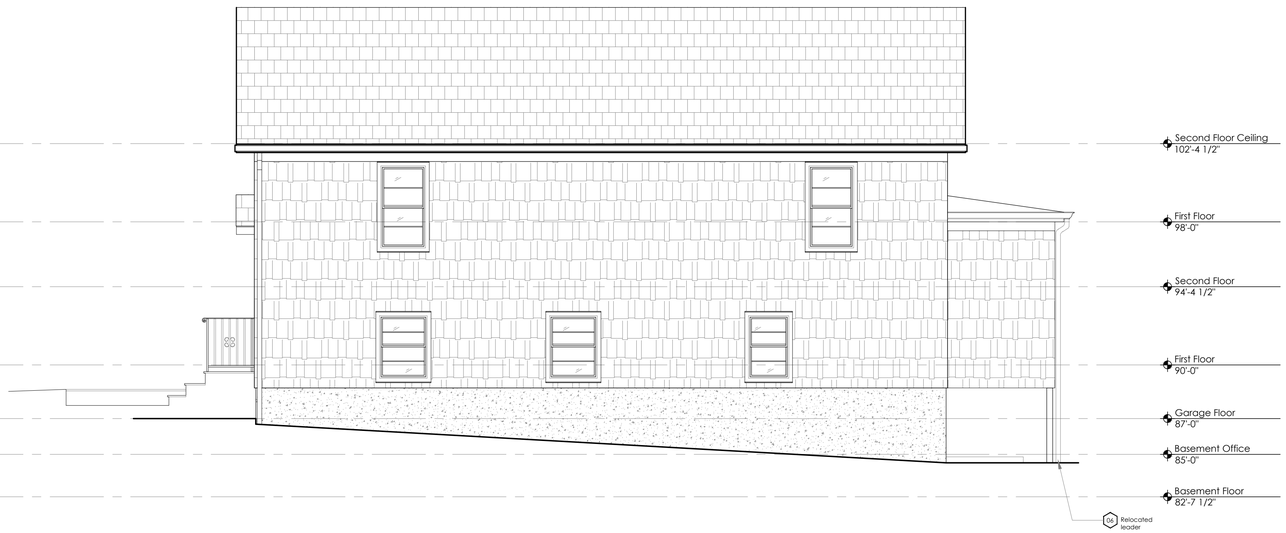


2 Existing Side Elevation

1/4" = 1'-0"

3 Existing Rear Elevation

1/4" = 1'-0"



4 Existing Side Elevation

1/4" = 1'-0"

Neuhaus Residence

26 Willow Street
Irvington, NY 10533

NO.	DATE	ISSUE/REVISION
4	05/03/2021	Submission to ARB for Approval
	12/23/2020	Submission for IPB Approval
	11/11/2020	Client Meeting

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

REGISTERED ARCHITECT
JOHN MATTHEW MALONE
049523
STATE OF NEW YORK

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

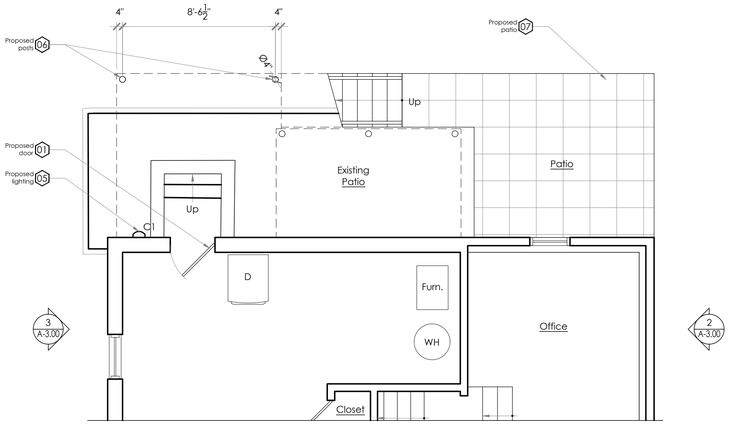
Existing Exterior Elevations

SCALE: As Noted

DATE: 09/28/2020

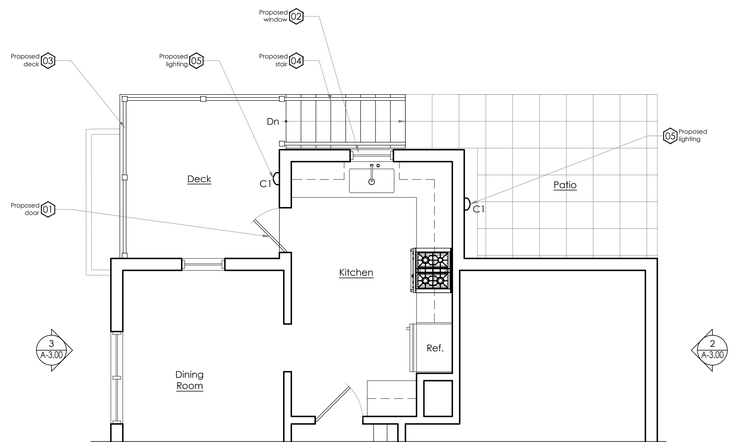
JOB: 20-25

A-1.01



1 Proposed Floor Plan - Basement Level

1/4" = 1'-0"



2 Proposed Floor Plan - Ground Level

1/4" = 1'-0"

Window Schedule						
Tag	Description	Manufacturer	Product Name / Number	Finish/Color	Frame Sizes	Remark
A	Casement	Marvin Windows & Doors	Essential Casement / ELCA2935	Stone White Exterior/ Prefinished White Interior	2'-4" x 2'-11 1/8"	For window operation - See window elevations above, Marvin Elevate standard folding handle in White

Door Schedule									
	Door			Frame			Hardware	Saddle	Remark
Number	Type	Unit Size	Function	Type	Material	Finish	Type	Type	
001	A	2'-6" x 6'-8"	LH	Wood	Poplar	Primed	Exterior	T.b.d.	
100	B	2'-6 5/16" x 6'-7 1/2"	LH	Wood	Poplar	Primed	Exterior	T.b.d.	

Door Type Schedule							
Type	Description	Manufacturer	Product No.	Thickness	Material	Finish	Remark
A	Exterior Swing Door	Simpson Doors	7114 Thermal Sash	-	Engineered Wood	Primed	Hardware to match existing
B	Exterior Swing Door	Marvin Windows & Doors	ELOFD2665	-	Fiberglass	Stone White Exterior/ Prefinished White Interior	Hardware to be Marvin: Style - Northfield, Exterior Finish - Matte Black, Interior Finish - Brass

Legend

Existing Wall/Partition to remain

C1 Proposed dark sky compliant light fixture

Construction Key Notes

01 Proposed door - New door in existing opening, refer to door schedule for more information

02 Proposed window - New window in existing opening, refer to window schedule for more information

03 Proposed Deck - New deck - Decking and stair treads to be 5/4x6 mahogany with clear oil based finish, trim to be 1x clear cedar or pvc painting to match house trim, posts to be cased as trim and ptd., ballasters to 1 ½" x ¾" solid wood painted. Top rail to be 2x6 mahogany with clear finish

04 Proposed Stair - Stair treads to be 5/4x6 mahogany with clear oil based finish, Posts to be cased with 1x clear cedar or pvc painting to match house trim, ballasters to be1 ½" x ¾" solid wood painted. Top rail/handrail to be 2x6 mahogany with clear finish

05 Proposed lighting - New dark sky compliant exterior lighting

06 Proposed Posts - 4x4 pressure treated posts painted to match house trim

07 Proposed patio - New patio, refer to site details for more information

General Notes

All dimensions need to be field verified and coordinated with existing to remain.

All dimensions are taken to the face of finish u.n.o.

Window Notes

All new windows to meet the requirements of Residential Code of New York and are to have a U-factor of 0.35 or less and SHGC of 0.4 or less.

Operable windows hardware to be Marvin Elevate standard hardware in White finish to match interior window frame.

G.C. to verify rough opening and wall thickness. Supplier to provide detailed shop drawings to G.C. and architect for approval prior to G.C. ordering the windows. All operable windows to have screens.

All existing window openings to be field verified by G.C. prior to the purchase of all new windows.

All Marvin Windows to be Low E Glass u.n.o.

All glazing within 18" of finished floor to be safety glass.

All glazing within 24" of any door openings to be safety glass.

All glazing within any "Hazardous Locations" ie: bathtubs, showers, whirlpools etc. to be safety glass.

Door Notes

Submit door and hardware specifications and shop drawings for architects approval.

See door details for casing information.

All glazing within 18" of finished floor to be safety glass.

All glazing within 24" of any door openings to be safety glass.

All glazing within any "Hazardous Locations" ie: bathtubs, showers, whirlpools etc. to be safety glass.

Door Hardware Notes

Submit door and hardware specifications and shop drawings for architects approval.

Interior finish hardware shall be premium grade Baldwin or approved equal, finish and style to match existing.

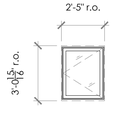
Functional and finish hardware shall be provided by and installed by contractor and shall be installed as per manufacturer's specifications.

Verify backset distance and door thickness and coordinate with selected door hardware.

All new hardware is to match existing hardware u.o.n.

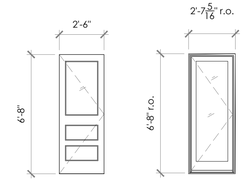
All existing window openings to be field verified by G.C. prior to the purchase of all new windows.

Windows:



Type A

Doors:



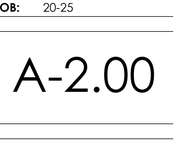
Type A Type B

Neuhaus Residence

26 Willow Street
Irvington, NY 10533

NO.	DATE	ISSUE/REVISION
4	05/03/2021	Submission to ARB for Approval
3	03/08/2021	Resubmission for ZBA Approval
	12/23/2020	Submission for IPB Approval
	11/11/2020	Client Meeting

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



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

Proposed Floor Plans

SCALE: As Noted

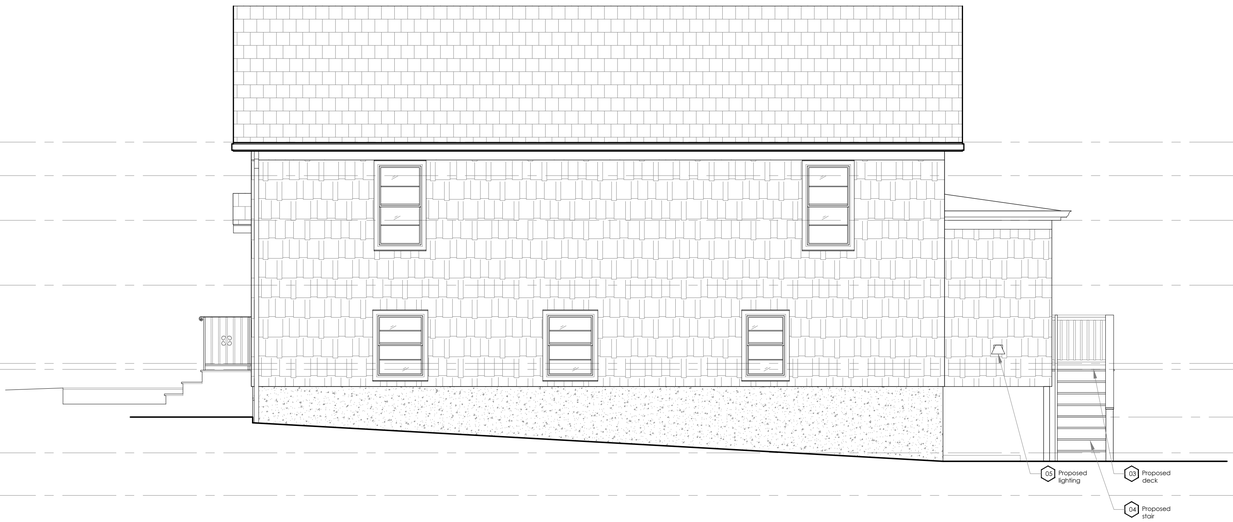
DATE: 09/28/2020

JOB: 20-25

A-2.00

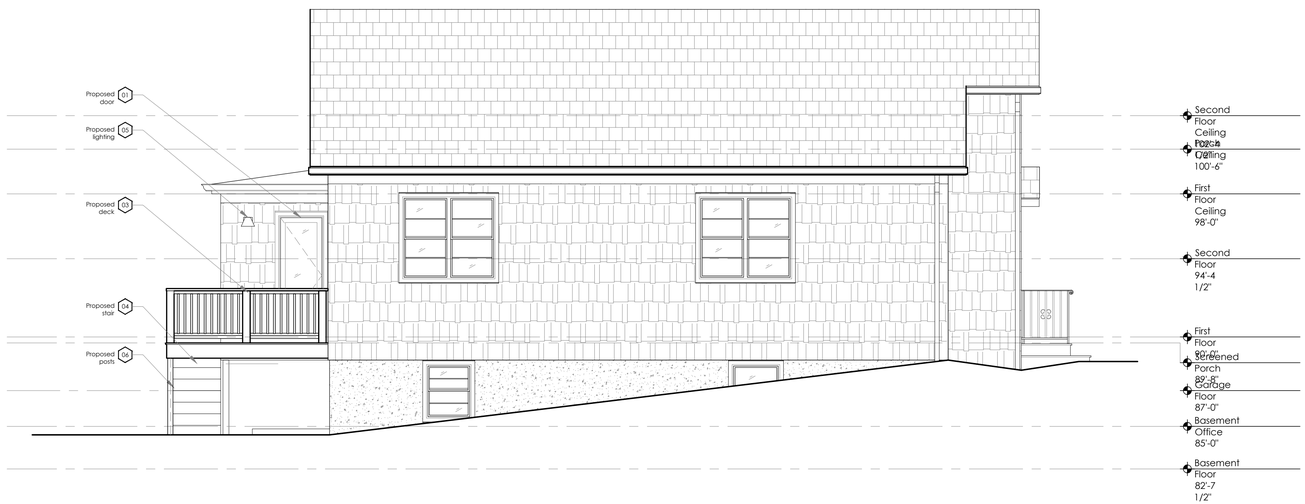
1 Proposed Rear Elevation

1/4" = 1'-0"



2 Proposed Side Elevation

1/4" = 1'-0"



3 Proposed Side Elevation

1/4" = 1'-0"

Key Notes

01 Proposed Door - New door in existing opening, refer to door schedule for more information

02 Proposed Window - New window in existing opening, refer to window schedule for more information

03 Proposed Deck - New deck - Decking and stair treads to be 5/4x6 mahogany with clear oil based finish, trim to be 1x clear cedar or pvc painting to match house trim, posts to be cased as trim and ptd., ballasters to 1 $\frac{1}{4}$" x $\frac{1}{4}$" solid wood painted. Top rail to be 2x6 mahogany with clear finish

04 Proposed Stair - Stair treads to be 5/4x6 mahogany with clear oil based finish, Posts to be cased with 1x clear cedar or pvc painting to match house trim, ballasters to be1 $\frac{1}{4}$" x $\frac{1}{4}$" solid wood painted. Top rail/handrail to be 2x6 mahogany with clear finish

05 Proposed Lighting - New dark sky compliant exterior lighting

06 Proposed Posts - 4x4 pressure treated posts painted to match house trim.

Neuhaus Residence

26 Willow Street
Irvington, NY 10533

NO.	DATE	ISSUE/REVISION
4	05/03/2021	Submission to ARB for Approval
3	03/08/2021	Resubmission for ZBA Approval
2	01/20/2021	Resubmission for IPB Approval
	12/23/2020	Submission for IPB Approval
	11/11/2020	Client Meeting

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

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

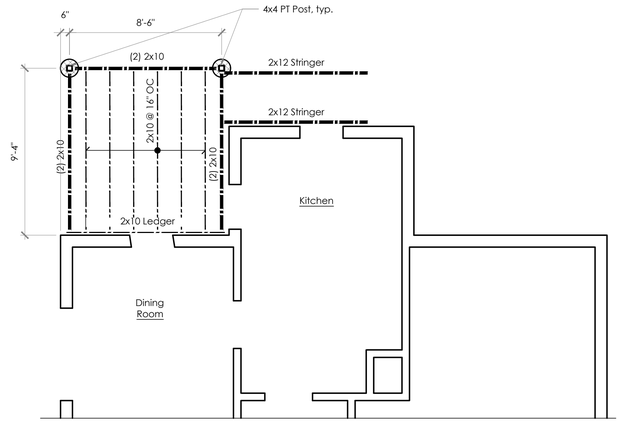
Proposed Exterior Elevations

SCALE: As Noted

DATE: 09/28/2020

JOB: 20-25

A-3.00



1 Deck Framing & Foundation Plan

1/4" = 1'-0"

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

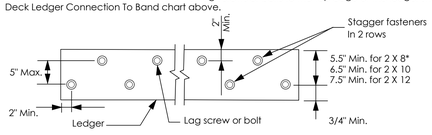
CONNECTION DETAILS	JOIST SPAN						
	6' and less	6'1" to 8'	8'1" to 10'	10'1" to 12'	12'1" to 14'	14'1" to 16'	16'1" to 18'
	On-center spacing of fasteners						
1/2-inch diameter lag screw with 1/2-inch maximum sheathing [c,d]	30	23	18	15	13	11	10
1/2-inch diameter bolt with 1/2 -inch maximum sheathing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

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

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

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

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



*Distance shall be permitted to be reduced to 4.5" if lag screws are used or bolt spacing is reduced to that of lag screws to attach 2 x 8 ledgers to 2 x 8 band joists.

For SI: 1 inch = 25.4 mm.

2 Typical Placement of Lag Screws & Bolts in Ledgers

Not To Scale

Legend

Beam — New Concrete Tube

Joist or rafter

Foundation Notes

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

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

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

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

Concrete Notes

1. Concrete mix designs required are listed below. All concrete mixes shall conform to the provisions for concrete quality contained in chapter 4, ACI 318, except that minimum cement content and maximum water-cement ration shall be given as below. Compressive strength, F 'C, is measured at 28 days age, except if high early strength cement is used.
F 'C 3000 PSI coarse aggregate normal weight
MIN. cement (LBS/CY) 520
MAX. water-cement ratio 0.48

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

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

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

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

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

minimum cover
(inches)

A. Concrete cast against and permanently exposed to earth.....3
B. Concrete exposed to earth or weather:
#6 through #18 bars.....2
#5 bar, w31 or d31 wire and smaller.....1 1/2
C. Concrete not exposed to weather or in contact with the ground:
slabs, walls, joists:
#14 and #18 bars.....1 1/2
#11 bar and smaller.....3/4
beams, columns:
primary reinforcement, ties, stirrups
spirals.....1 1/2

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

Framing Notes

1. All framing lumber and details of wood construction shall conform to national design specifications for stress grade lumber and its fastenings (including supplement no. 1). All new framing lumber shall be grade marked at mill and shall be surfaced dry new joists shall comply with PS 20-70 for sizes and shall conform to the following specie and grade.

Rafters and joists:	Douglas Fir, larch #2
Beams, girders and headers:	Douglas Fir, larch #1
Studs and plates:	Douglas Fir, larch stud grade

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

2. Set rough carpentry to required levels and lines, with members plumb, true to line, cut, and fitted. Fit rough carpentry to other construction; scribe and cope as needed for accurate fit. Locate furring, nailers, blocking,grounds, and similar supports to comply with requirements for attaching other construction.

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

4. Metal framing anchors: install metal framing to comply with manufacturer's written instructions. All flush framed connections shall be made with approved galvanized steel joists or beam hangers, minimum 18 gauge. All metal including joist hangers, flashing, anchor bolts, post bases, etc. that come in contact with pressure treated lumber shall be hot dipped galvanized g186 by Simpson strong tie, stainless steel, or approved equal by architect.

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

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

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

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

Neuhaus Residence

26 Willow Street
Irvington, NY 10533

NO.	DATE	ISSUE/REVISION
1	05/03/2021	Submission to ARB for Approval

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

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

Structural Plan

SCALE: **As Noted**

DATE: 09/28/2020

JOB: 20-25

S-1.00