#### FERGUSON MALONE ARCHITECTURE

June 07, 2021

Ed Marron, Building inspector Village of Irvington Village Hall 85 Main Street Irvington, NY 10533

> Parganos Residence BP No. 361 (90 Fargo Lane, Irvington NY) Revisions to ARB Approved Floor Plans and Elevations

Mr. Marron & Members of the Architectural Review Board,

Attached please find a revised submission for the Parganos project at 90 Fargo Lane. The project was submitted and approved by ARB in February. This submission is limited to the modifications that require ARB approval and include relocation of proposed exterior finishes, changes to the window configurations, exterior stair railing details and exterior lighting specifications.

Please let me know if you or your consultants have any questions or concerns, and feel free to contact me at (914) 591-5066 or via email at <a href="mailto:jmalone@fergusonmalone.com">jmalone@fergusonmalone.com</a>.

Sincerely,

John Malone, AIA LEED AP

Enc: Revised Drawing Set – Dated 06/07/2021

cc: ETA Fargo, LLC - Sara Parganos-Account Manager

File

# Parganos Residence

## 90 Fargo Lane Irvington, NY

Submission for Planning Board Approval **October 21, 2020** 

Resubmission for Planning Board Approval November 18, 2020 REVISION A

Submission for Zonning Board of Appeal Approval **January 11, 2021** 

Submission to Architectural Review Board for Approval

February 01, 2021

REVISION **A** 

Submission to Building Department for Foundation and Sitework Permit

March 16, 2021

Revision #3 - Structural Revisions

April 30, 2021 REVISION (3)

Revision #4 - Building Permit Resubmission May 11, 2021 REVISION (4)

Revision #5 - Window Pricing

May 28, 2021 **REVISION A** 

Revision #6 - Resubmission to Architectural Review Board

June 07, 2021

**REVISION** 🙆

PROJECT NO.: 1818

FERGUSON MALONE ARCHITECTURE

			Climate c	ınd Geograp	hic Design Crit	eria (Effecti	ve 10/3/20	016)					
Location: Vil	lage 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			Ice Barrier Underlayment Reqd	Flood Hazards	Air Freezing Index	Mean Annual Temp
30	*Special Wind Region	No	Yes	No	С	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. Womd 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. Verigy 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	0.35	0.55	0.4	49	20 or 13 + 5	8/13	19	10/13	10,2 FT	10/13		
				Tab	le R402.1.2 Equi	valent U-Fact	ors					
4A	0.35	0.55		0.026	0.06	0.098	0.047	0.047	0.059	0.065		

#### Notes

\* Plans have been designed in accordance with the prescriptive energy requirements of the 2016 Energy Conservation Construction Code of New York State.

\* Plans have been designed in accordance with the National Electrical code NFPA 70 2014 Edition.

\* New proposed building construction to be Type 5 B: Wood-Framed, combustible.

Legend and	d Symbols				
X	ELEVATION NUMBER	ELEVATION			
A-X.XX	DRAWING NUMBER				
X	DETAIL NUMBER	DETAIL			
A-X.XX	DRAWING NUMBER	DETAIL			
XX	DOOR NUMBER	$\overline{x}$	FINISH TAG		
$\langle X \rangle$	WINDOW TYPE	$\bigotimes$	KEY NOTE		
PXX	PLUMBING FIXTURE TAG	×	WALL TYPE		
EXX	EQUIPMENT TAG	ROOM NAME ROOM NO.	ROOM TAG		

#### Construction Requirements

All work shall be in accordance with the 2015 IRC as amended by NYS 2017 Uniform Code Supplement 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

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 point, ashestos, publis etc. Which might exist on the site. The

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 owne

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.

Concrete:

Soil bearing value assumed to be min. 2 tons per square foot subject to field verification. Concrete work shall conform to ACI 318-63. in cases of conflict the NY state building code shall govern.

Concrete slabs on grade at sidewalks, concrete fill and pads shall be average concrete. Average concrete shall have a mix proportion and a water cement ratio which has been shown by previous CBE to produce satisfactory concrete of 2,500 psi at a slump of 5" +/- 1".

All reinforcing bars shall be new billet deformed steel conforming to ASTM 615 grade 60. Slabs-on-grade reinforcement shall be 6" x 6" - 10/10 gauge welded wire mesh. Provide clearances from faces of concrete to

reinforcement as follows:

Slabs

Beams

1-1/2"

Footings

3-0"

Walls: Exterior face
Interior face

44 and smaller

#5 and larger

1-1/2"

2-0"

nergy Consei	rvation Construction Code of I	New York State.				ROOM NO.	
bbreviations	S						
		F		0		W	
,/C ,COUS. ,COUS.T ,C.T.) ,DD'N(L). ,DJ.	AIR CONDITIONING ACOUSTICAL ACOUSTICAL TILE (OR ADDITION(AL) ADJUSTABLE	F.ALM. FABR. F.E. F.E.C. FIN. FL.	FIRE ALARM FABRICATE FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FINISH FLOOR	O.A. O.C. O.D.	OVERALL ON CENTER OUTSIDE DIAMETER OFF. OFFICE OPPOSITE HAND OPNG. OPENING	(W) W/ W.C. WD WIN. W.H.	WEST WITH WATER CLOSET WOOD WINDOW WATER HEATER
LUM. LT. NOD. PPVD. PPROX.	ALUMINUM ALTERNATE ANODIZED APPROVED APPROXIMATE	F.H.C. FIN. FLR. FLUOR. F.O.C.	FIRE HOSE CABINET FINISH (ED) FLOOR FLUORESCENT FACE OF CONCRETE	OPP. ORIG. <u>P</u>	OPPOSITE ORIGINAL	W/O W.S. WV.	WITHOUT WEATHERSTRIPPIN WOOD VENEER
PPROX. RCH. UTO. VG.	APPROXIMATE ARCHITECT OF ARCHITECTURAL AUTOMATIC AVERAGE AND	F.O.C. F.O.F. F.O.G. F.O.S. F.O.W. FR.	FACE OF CONCREIE FACE OF FINISH FACE OF GYP.BD. FACE OF STUD FACE OF WALL FRAME	PART. BD. P.LAM. PLAS. PLYWD. PNL. PR.	PARTICLE BOARD PLASTIC LAMINATE PLASTER PLYWOOD PANEL PAIR	Y YD.	YARD
.F.F. BV.	ABOVE FINISH FLOOR ABOVE	F.S. FT. F.A.R. F-F	FULL SIZE FOOT OR FEET FLOOR AREA RATIO FACE TO FACE FURR. FURRING	PREFAB. PROJ. PTN. PTD. PWG.	PREFABRICATED PROJECT PARTITION PAINTED PAINTED WOOD &		
D. LDG. LKG.	BOARD BUILDING BLOCKING	FIXT. G	FIXTURE	Q	GLASS		
RKT. RZ. SMT.	BRACKET BRONZE BASEMENT	GA. GEN. GL. GYP. GWB	GAUGE GENERAL GLASS OR GLAZED GYPSUM GYPSUM WALL	QUAL. QUAN. R	QUALITY QUANTITY		
CAB.	CABINET CONTER		BOARD	R/A RAD.	RETURN AIR RADIUS		
C.C. CER. CLKG. CLG.	CENTER TO CENTER CERAMIC CALKING CENTER LINE CEILING	H HDWR. HDWD. HGT.	HARDWARE HARDWOOD HEIGHT	RECEP. REF. REFL. REINF. RESIL.	RECEPTACLE REFERENCE REFLECTED REINFORCED RESILIENT		
OR CEIL.) CLOS. CLR. CLR. OPG. COL.	CLOSET CLEAR CLEAR OPENING COLUMN	H.M. HORIZ. HVAC H.W.	HOLLOW METAL HORIZONTAL HEATING, VENTILATING AND AIR CONDITIONING HOT WATER	REQ'D. R.H. RM. RND. R.O.	REQUIRED RIGHT HAND ROOM ROUND ROUGH OPENING		
CONC. CONN.	CONCRETE CONNECT OR CONNECTION	<u>I</u>		REV. S	revision		
CONST. CONT. COR. CORR. C.T.	CONSTRUCTION CONTINUOUS CORNER CORRIDOR COUNTERTOP CENTER	I.D. INCL. INFO.	INSIDE DIAMETER INCLUDE(D)(ING) INFORMATION INCAN. INCANDESCENT INTERIOR	(S) SCHED. SECT. SIM. SQ. S.F.	SOUTH SCHEDULE SECTION SIMILAR SQUARE SQUARE SQUARE FEET		
C.W. CM. D.A.	COLD WATER CARBON MONOXIDE  DOUBLE-ACTING DBL.	J JAN. JT.	JANITOR JOINT	STL. S.S. STD. SUSP.	STEEL STAINLESS STEEL STANDARD STRUCT. STRUCTURAL SUSPEND(ED) SYMM.		
EPT. ET.	DOUBLE DEPARTMENT DETAIL	<u>L</u> ∠ LAM. LB. (OR #)	ANGLE LAMINATE POUND	SYS. SPL.	SYMMETRICAL SYSTEM SPLASH		
J.F. JA. JM. JV.	DRINKING FOUNTAIN DIAMETER DIMENSION DIVISION	L.H. LAV.	LEFT HAND LAVATORY	S.D. STOR. T	SMOKE DETECTOR STORAGE		
N. R. WG. RW.	DOWN DOOR DRAWING DRAWER	MAINT. MAX. MECH. M.C. MTL.	MAINTENANCE MAXIMUM MECHANICAL MAIL CHUTE METAL	TECH. TEL. TEMPD. TEMP. GL. THK. TYP.	TECHNICAL TELEPHONE TEMPERED TEMPERED GLASS THICK(NESS) TYPICAL		
E.) LEC.	EAST ELECTRIC ELEVATION	MEZZ. MGR. MIN. MISC.	MEZZANINE MANAGER MINIMUM MISCELLANEOUS	T.M.E. <u>U</u>	TO MATCH EXISTING		
LEVR. NGR. Q. QUIP. KH.	ELEVATOR ENGINEER EQUAL EQUIPMENT EXHAUST	MTD. MUL. M.TH. MW.	MOUNTED MULLION METAL THRESHOLD MICROWAVE	U.L. UTIL. U.O.N.	underwriters Laboratory Utility Unless Otherwise Noted		
, EXIST. XPAN. XT.	EXISTING EXPANSION EXPOS. EXPOSED EXTERIOR	N (N) N.	NORTH NEW	V VERT. VEST.	VERTICAL VESTIBULE		
LECT.	ELECTRICAL	NEG. N.I.C. NO.(OR #) N.T.S.	NEGATIVE NOT IN CONTRACT NUMBER NOT TO SCALE	V.I.F. VOL.	VERIFY IN FIELD VOLUME		

LIST OF DR							
SHEET NO.	TITLE	REVISION	DATE	SHEET NO.	TITLE	REVISION	DATE
G-0.00 G-1.00	General Notes and List of Drawings  Zoning Analysis	6	06/07/2021				
A-0.10	Site Demolition and Tree Protection Plan	2	02/01/2021				
A-0.11	Proposed Architectural Site Plan	4	05/11/2021				
A-0.12	Proposed Planting Plan	4	05/11/2021				
A-0.13	Site Details		11/18/2020				
A-0.13.1	Site Details	<u></u>	05/11/2021				
A-0.13.2	Pool Details	4	05/11/2021				
A-0.14	Property Analysis	<u>î</u>	11/18/2020				
A-0.15	Driveway Section	1	11/18/2020				
A-0.16	Exterior Lighting Plan	6	06/07/2021				
A-0.20 A-0.21	Window Schedule Window Schedule	<u>6</u>	06/07/2021				
A-0.21	Window Schedule	<u>6</u>	06/07/2021				
A-0.23	Door Schedule	<u> </u>	06/07/2021				
A-0.24	Door Schedule	<u> </u>	06/07/2021				
C-1	Stormwater Management Plan	<u></u>	11/18/20				
C-2	Details	<u></u>	11/18/20				
A-1.00	Demo Floor Plans	<u>&amp;</u>	06/07/2021				
A-1.01	Demo Roof Plan	2	02/01/2021				
A-1.10	Existing Exterior Elevations	2	02/01/2021				
A-1.11	Existing Exterior Elevations	2	02/01/2021				
A-2.00	Proposed Basement Plan	<u>(6)</u>	06/07/2021				
A-2.01	Proposed First Floor Plan		06/07/2021				
A-2.02	Proposed Second Floor Plan		06/07/2021				
A-2.03	Proposed Roof Plan	4	05/11/2021				
A-2.10	Proposed Basement Reflected Ceiling Plan	2	02/01/2021				
A-2.11	Proposed First Floor Reflected Ceiling Plan	2	02/01/2021				
A-2.12	Proposed Second Reflected Ceiling Plan	2	02/01/2021				
A-2.20	Proposed Basement Power & Data Plan	2	02/01/2021				
A-2.21	Proposed First Floor Power & Data Plan	2	02/01/2021				
A-2.22	Proposed Second Floor Power & Data Plan	2	02/01/2021				
A-3.00	Proposed Exterior Elevations		06/07/2021				
A-3.01	Proposed Exterior Elevations	<u> </u>	06/07/2021				
A-3.10	Building Sections - Not included	703					
A-3.11	Building Sections - Not included						
A-3.12	Building Sections - Not included						
A-3.13	Building Sections - Not included						
A-4.00	Wall Sections	4	05/11/2021				
A-4.01	Wall Sections	2	02/01/2021				
A-4.02 A-4.03	Wall Sections  Wall Sections	2 2	02/01/2021				
A-4.04	Wall Sections	2	02/01/2021				
A-4.04 A-4.05	Wall Sections	2	02/01/2021				
			, ,				
A-5.00	Stair Details		05/11/2021				
A-5.01	Stair Details		05/11/2021				
A-5.02	Stair Details	<u></u>	05/11/2021				
		^					
S-0.00	Structural General Notes	2	02/01/2021				
S-1.00	Foundation Plan	4	05/11/2021				
S-1.01	Structural Concrete Details	4	05/11/2021				
S-1.02 S-1.03	Structural Concrete Details  First Floor Framing Plan	<u>/4</u> <u>/2</u>	05/11/2021				
S-1.03	Second Floor Framing Plan	2	02/01/2021				
S-1.05	Roof Framing Plan	2	02/01/2021				
S-1.06	Structural Steel Details	2	02/01/2021				
S-1.07	Structural Wood Details	<u></u>	02/01/2021				
S-1.08	Structural Wood Details	2	02/01/2021				
S-1.09	Structural Details	2	02/01/2021				
S-1.10	Structural Details	2	02/01/2021				
		_					

#### Parganos Residence

90 Fargo Lane Irvington, NY

NO.	DATE	ISSUE/REVISIO
	10/21/2020	Submission for IPB Appro
$\overline{\triangle}$	11/18/2020	Resubmission for IPB App
	01/11/2021	Submission for ZBA Appr
$\sqrt{2}$	02/01/2021	Submission for ARB Appr
$\overline{4}$	05/11/2021	Building Permit Resubmi
$\triangle$	06/07/2021	Resubmission for ARB Ap

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 2015 of New York State (IRC 2015/New York State Amendments) which includes Chapter 11 Energy Efficiency.



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

CIVIL ENGINEER

HUDSON ENGINEERING & CONSULTING, P.C.
45 Knollwood Road - Elmsford, New York 10523
T: 914-909-0420

MEP ENGINEER

EP ENGINEERING LLC

110 William Street, 32nd Floor - New York, New York 10038

ARBORIST

MALCOLM MCBURNEY CONSULTING ARBORIST
47 Pine Street - Ramsey, New Jersey 07446

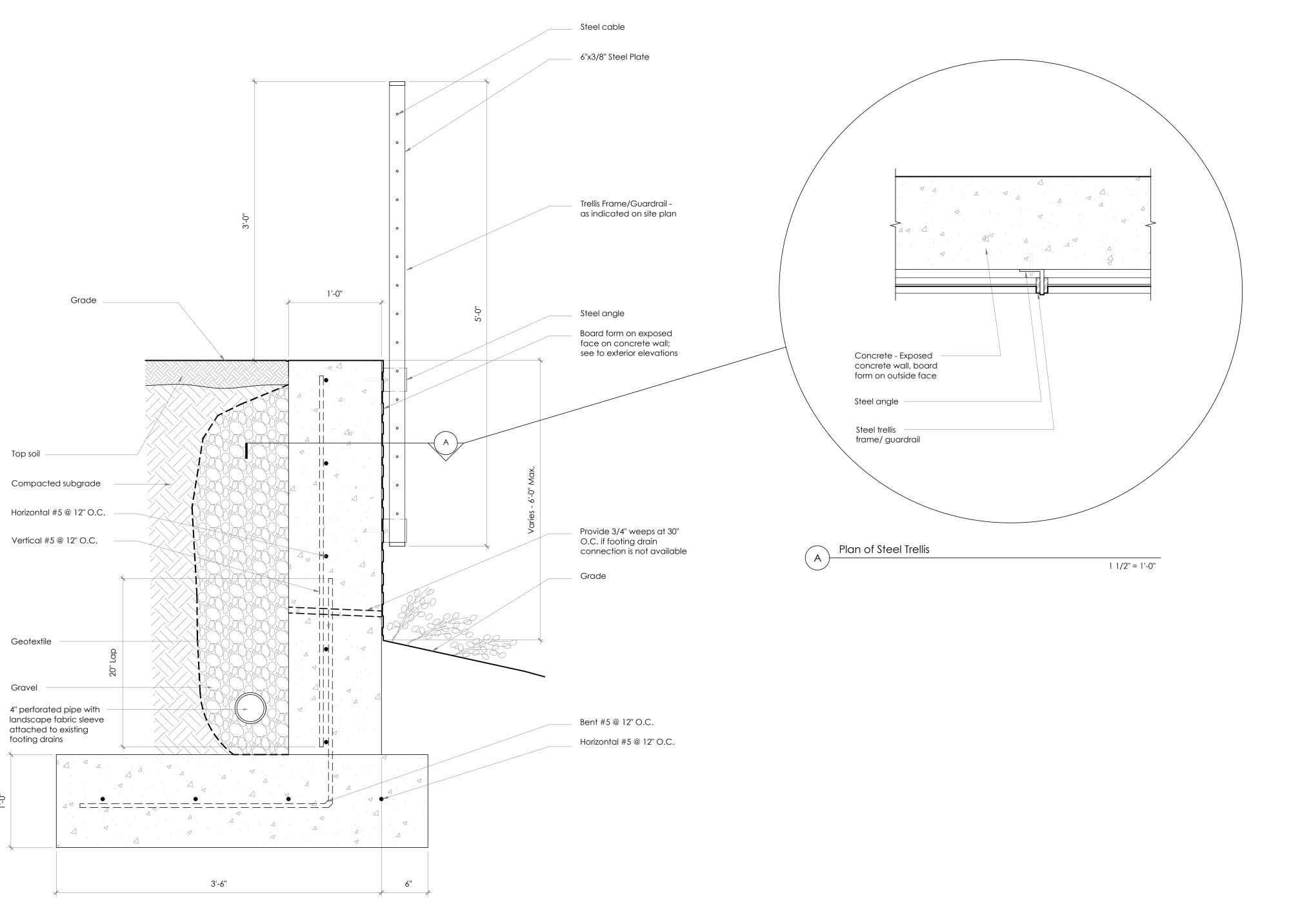
General Notes & List of Drawings

SCALE: As Noted

**DATE:** 09/04/2020

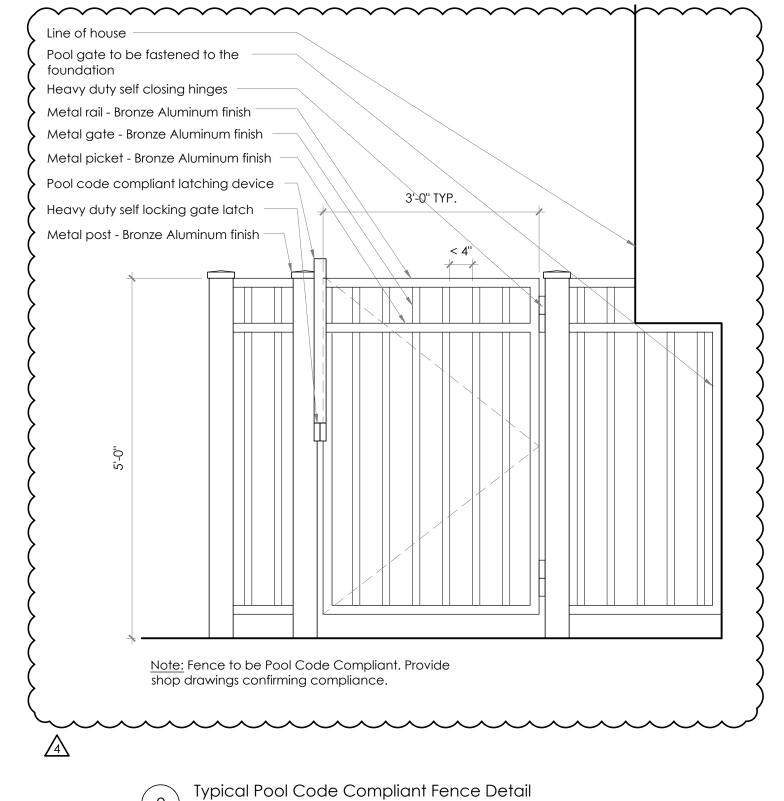
**JOB:** 1818

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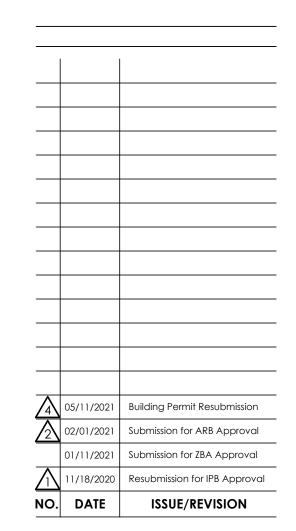
Concrete Retaining Wall @ Driveway

1 1/2" = 1'-0"



### Parganos Residence

90 Fargo Lane Irvington, NY



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 2015 of New York State (IRC 2015/New York State Amendments) which includes Chapter 11 Energy Efficiency.



3/4" = 1'-0"

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EP ENGINEERING LLC

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T: 212-257-6191

ARBORIST

MALCOLM MCBURNEY CONSULTING ARBORIST

47 Pine Street - Ramsey, New Jersey 07446
T: 201-424-7267

### Site Details

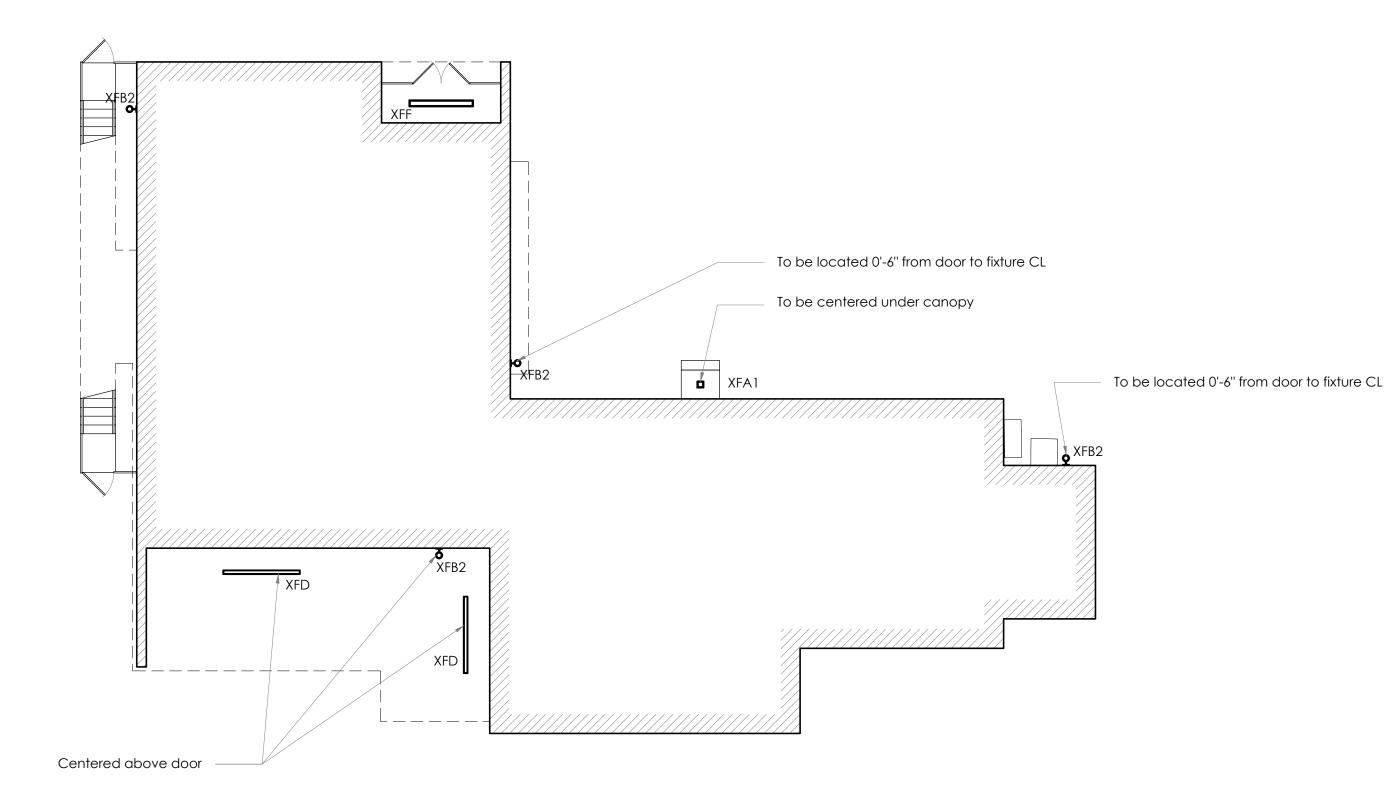
SCALE: As Noted

DATE: 09/04/2020

**JOB:** 1818

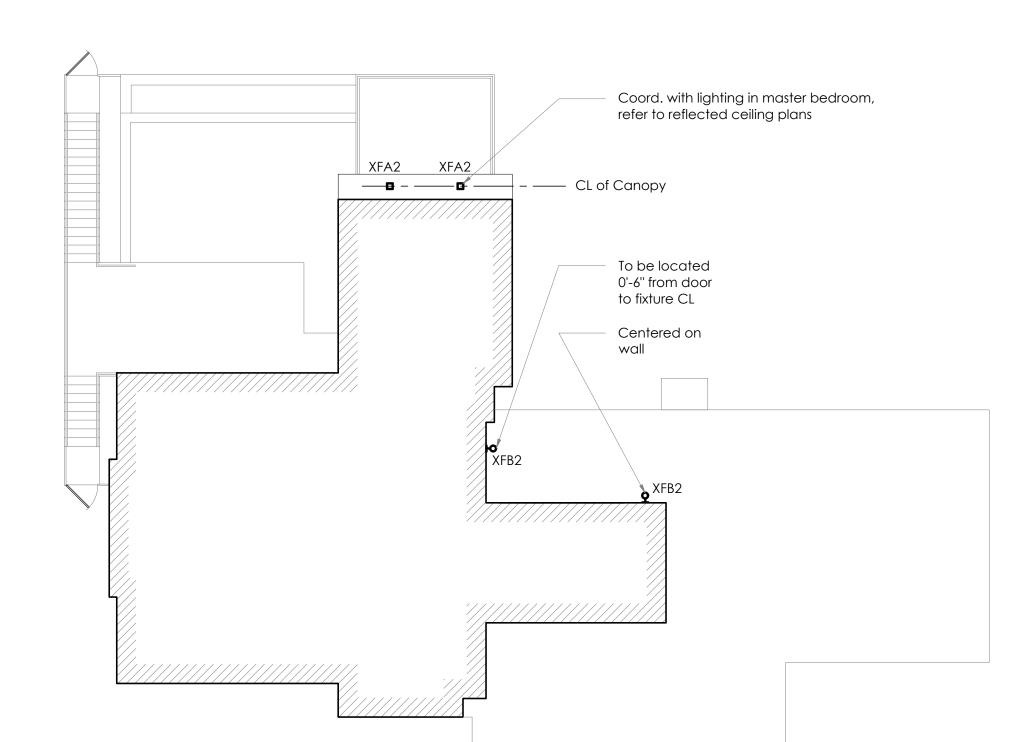
A-0.13.1





Proposed Exterior Lighting Plan - Basement Level

1"=10'-0"



Proposed Exterior Lighting Plan - Second Floor Level

1"=10'-0"

#### General Notes

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

Centered on wall –

To XFB1

LIGHTING FIXTURE SCHEDULE

XFE Exterior integrated handrail light. Wet Pool Stair

Equipment

or Equal

XFF Surface mounted to wall, utility LED Pool

wrap fixture w/ nom. 2.5"W x 3.5"H

profile, frosted, square acrylic lens,

extruded housing and integral driver.

location rated.

CL of Canopy —

Proposed Exterior Lighting Plan - First Floor Level

XFCXFCXFCXFC XFC

1''=10'-0''

HE Williams | LLM-\*\*\*-L6-80-30-S-SQ-\*\*\*-\*\*\*-

DRV-UNV

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.

New lighting fixtures shall be provided as indicated on the fixture schedule. Install all accessories, wiring and conduit as required.

All IC Rated recessed lighting fixtures are to be sealed at housing finish and be labeled to indicate  $\leq$  2.0 cfm leakages at 75 Pa.

Contractor to provide detailed shop drawings indicating all lighting control components and connections. Dimming function for fixture is indicated as switching with dimming capability.

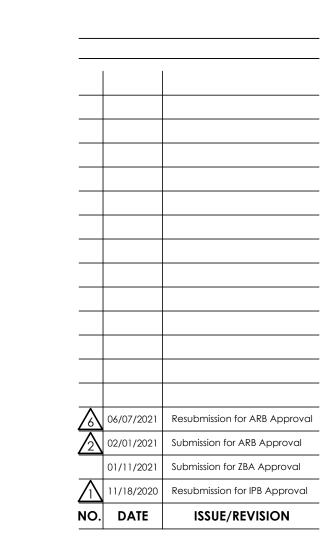
Dimming system is to be coordinated with specified fixture.

Contractor is to confirm compatibility of all specified fixture with the lighting control system.

Exact locations of switches and lighting control components shall be verified with architect prior to installation.

### Parganos Residence

90 Fargo Lane Irvington, NY



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 2015 of New York State (IRC 2015/New York State Amendments) which includes Chapter 11 Energy Efficiency.

To be located

0'-6" from door

to fixture CL



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HUDSON ENGINEERING & CONSULTING, P.C. PROJECT: 90 FARGO 45 Knollwood Road - Elmsford, New York 10523 F: 914-909-0420 Where multiple manufacturers are listed for the same fixture type, the catalog # given refers to the first manufacturer listed. Submittal for each fixture type required. No equipment substitutions allowed without Architect's pre-approval. Any expenses and delays incurred due to submittal substitution are the responsibility of the Contractor. P ENGINEERING LLC 0 William Street, 32nd Floor - New York, New York 10038 \*All sources installed in each fixture type to be the same manufacturer. \*\*System wattage= Fixture input wattage. FIXT. SYSTEM MALCOLM MCBURNEY CONSULTING ARBORIST DESCRIPTION LOCATION MFR. **CATALOGUE#** SOURCE\* **NOTES FINISH TYPE** WATTS\*\* 47 Pine Street - Ramsey, New Jersey 07446 Front & Rear | Tech Lighting | Housing: XFA1 Exterior fully recessed low output White 3000K LED, 80+ CRI, ELV dimming. EC to select (Element) E3S-LF-LO-830-40-D-I 1,319 delivered lumens housing based on field ceiling w/ 3" square aperture, 40° beam conditions. beamspread, Solite lens, flangeless Alternate: confirm USAi trim and integral dimmable driver. ES3-L-B-H-W XFA2 Same as XFA1 except wood slatted Dining White 3000K LED, 80+ CRI, ELV dimming. EC to select 12 Antique E3S-WC-LO-830-40-D-I 1,319 delivered lumens ceiling and finish. Room & housing based on field Bedroom conditions. Decks Arch to ES3-L-B-H-Z confirm Per Arch XFB1 Exterior surface mounted LED wall 33514-K3-\*\*\*-19545 White 3000K LED, 80+ CRI, Non-Dim. Mount bottom of sconce w/ nom. 2"W x 8"H x 2.5"D 204 delivered lumens fixture at 6' AFF; refer to profile, die-cast marine grade housing, arch'l dwgs. matte safety glass, silicone gasket, Proposed
Exterior
Lighting Plans captive stainless steel fasteners and integral driver. Wet location rated. XFB2 Exterior wall mounted LED sconce w/ Various 33405-K3-\*\*\*-19538 White 3000K LED, 80+ CRI, Per Arch Non-Dim. Mount bottom of 189 delivered lumens fixture at 6' AFF; refer to nom. 3.5"W x 4.25"H x 4"D profile, diecast marine grade housing, crystal arch'l dwgs. glass lens, silicone gasket, captive stainless steel fasteners and integral driver. Wet location rated. ISL2-2-\*\*\*-80L04B-30-SSL-2-BB White 3000K LED, 80+ CRI, Non-Dim. EC to confirm req'd XFC Exterior fully recessed LED steplight w/ Entry Per Arch nom. 4.28"W x 2.75"H faceplate, 150 delivered lumens back box; coordinate SCALE: As Noted 3.27"W x 1.7"H slot aperture, sealed mounting w/ arch'l details and field conditions. polycarbonate linear diffusion lens; concealed set screws, foam gasketing **DATE:** 09/04/2020 and remote driver. Wet location rated. DTL-SU-3.18-8'-D-750-80-3K-U- White 3000K LED, 80+ CRI, XFD Exterior surface mounted LED linear Garage 7 /If Per Arch Non-Dim. **JOB:** 1818 FR-\*\*\*-SU-Non Dim-\*\*\*-\*\*\*- 750 lumens/lf fixture w/ nom. 3.18"W x 4"H profile, Energy frosted diffuse lens, extruded channel and remote driver. Wet location rated.

White 3000K LED, 80+ CRI,

603 delivered lumens/lf

Allow 20W /If Per Arch

4 /If Standard

Non-Dim. Refer to arch'l

and verify in field.

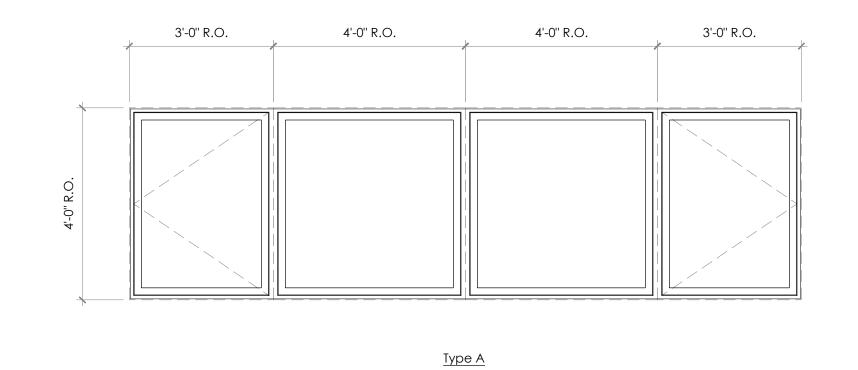
dwgs for mounting heights

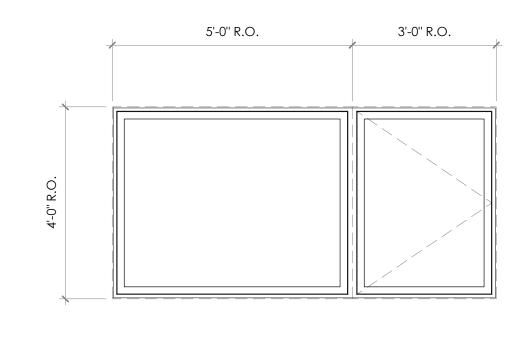
Coord. with lighting in dining room, refer to reflected ceiling plans

 $\overline{\phantom{a}}$  - CL of Canopy

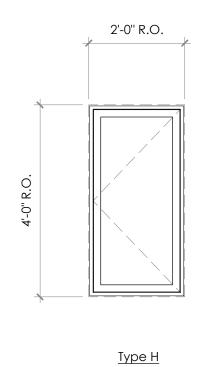
XFA2 XFA2

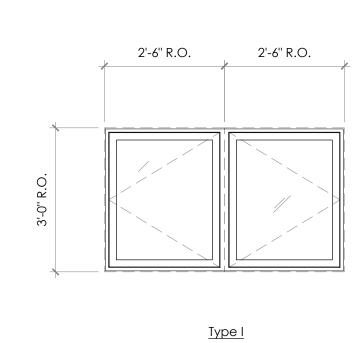
Marvin Windows:

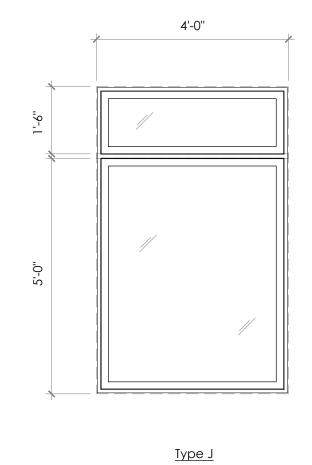




Type G







Window Notes

to have screens.

safety glass.

a U-factor of 0.35 or less and SHGC of 0.4 or less.

Operable windows hardware to be selected by homeowner.

Glazing is triple glazed Low E Insulated Glass.

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 new windows to meet the requirements of Residential Code of New York and are to have

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

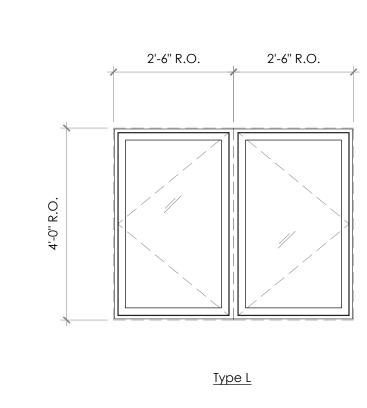
G.C. to verify rough opening and wall thickness. Supplier to provide detailed shop drawings

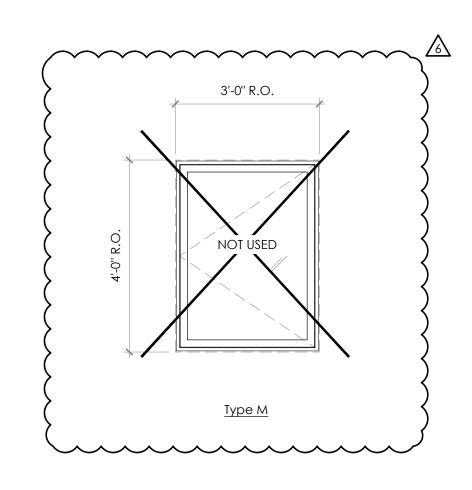
to G.C. and architect for approval prior to G.C. ordering the windows. All operable windows

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

Verify rough opening and wall thickness for window jam dimensions in field.

2'-6" R.O.

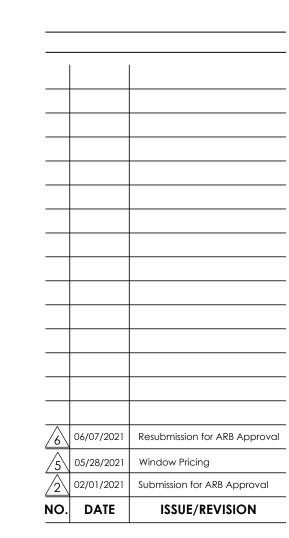




Tag	Description	Manufacturer/Style	Product Name / Number	Finish/Color	Frame Dimensions	Remark
Α	Stationary / Casement	Marvin Windows	(2) ESCAP4040 / (2) ESCA3040 - (4) mulled units	White Interior / Bronze Exterior	(2) 3'-11 1/2" × 3'-11 1/2" / (2) 2'-11 1/2" × 3'-11 1/2"	For window operation - See window elevations above, casement panel is egress
G	Stationary / Casement	Marvin Windows	(1) ESCAP5040 / (1) ESCA3040 - (2) mulled units	White Interior / Bronze Exterior	(1) 4'-11 1/2" x 3'-11 1/2" / (1) 2'-11 1/2" x 3'-11 1/2"	For window operation - See window elevations above, casement panel is egress
Н	Casement	Marvin Windows	ESCA2040	White Interior / Bronze Exterior	1'-11 1/2" x 3'-11 1/2"	For window operation - See window elevations above, egress window
1	Casement	Marvin Windows	(2) ESCA2640 - (2) mulled units	White Interior / Bronze Exterior	(2) 2'-5 1/2" x 2'-11 1/2"	For window operation - See window elevations above
J	Stationary	Marvin Windows	(1) ESCATR4016 / ESCAP4050 - (2) mulled units	White Interior / Bronze Exterior	(1) 3'-11 1/2" x 1'-5 1/2" / (1) 3'-11 1/2" x 4'-11 1/2"	For window operation - See window elevations above
K	Awning	Marvin Windows	ESAWN2620	White Interior / Bronze Exterior	2'-5 1/2" x 1'-11 1/2"	For window operation - See window elevations above
	Casement	Marvin Windows	(2) ESCA2640	White Interior / Bronze Exterior	(2) 2'-5 1/2" × 3'-11 1/2"	For window operation - See window elevations above
	Casement	Marvin Windows	ESCA3040	White Interior / Bronze Exterior	2'-11 1/2" × 3'-11 1/2"	For window operation - See window elevations above

### Parganos Residence

90 Fargo Lane Irvington, NY



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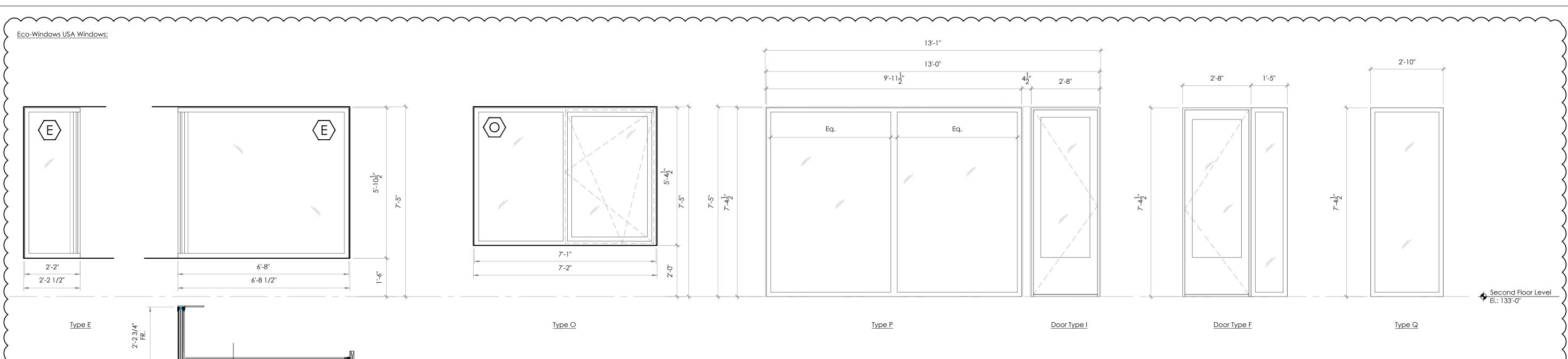
Window Schedule

SCALE: As Noted

**DATE:** 09/04/2020

**JOB:** 1818

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Vindow & Exterior Door Schedule					
Tag Description	Manufacturer/Style	Product Name / Number	Finish/Color	Frame Dimensions	Remark
B Picture / Tilt-Turn Window	EcoWindows USA - ECO uPVC	Custom	uPVC AP60 Anthracite Gray Sanded (RAL 7016 Similar)	See elevation	LH and RH, tilt & push operable windows w/screens
C/C1 Picture Window Assembly	EcoWindows USA - ECO uPVC	Custom	uPVC AP60 Anthracite Gray Sanded (RAL 7016 Similar)	See elevation	Exterior door and window unit; refer to door schedule for entry door information
D Picture Window Assembly	EcoWindows USA - ECO uPVC	Custom	uPVC AP60 Anthracite Gray Sanded (RAL 7016 Similar)	See elevation	
E Picture Window w/ Corner	EcoWindows USA - ECO uPVC	Custom	uPVC AP60 Anthracite Gray Sanded (RAL 7016 Similar)	See elevation	
F1 Picture Window Assembly	EcoWindows USA - ECO uPVC	Custom	uPVC AP60 Anthracite Gray Sanded (RAL 7016 Similar)	See elevation	
F2 Picture Window Assembly w/ Corner	EcoWindows USA - ECO uPVC	Custom	uPVC AP60 Anthracite Gray Sanded (RAL 7016 Similar)	See elevation	
N Picture Window Assembly	EcoWindows USA - ECO uPVC	Custom	uPVC AP60 Anthracite Gray Sanded (RAL 7016 Similar)	See elevation	
O Picture / Tilt-Turn Window	EcoWindows USA - ECO uPVC	Custom	uPVC AP60 Anthracite Gray Sanded (RAL 7016 Similar)	See elevation	
P Picture Window Assembly	EcoWindows USA - ECO uPVC	Custom	uPVC AP60 Anthracite Gray Sanded (RAL 7016 Similar)	See elevation	
Q Picture Window	EcoWindows USA - ECO uPVC	Custom	uPVC AP60 Anthracite Gray Sanded (RAL 7016 Similar)	See elevation	
R1 Picture Window w/ Corner	EcoWindows USA - ECO uPVC	Custom	uPVC AP60 Anthracite Gray Sanded (RAL 7016 Similar)	See elevation	Exterior door and window unit; refer to door schedule for entry door information
R2 Picture Window w/Corner	EcoWindows USA - ECO uPVC	Custom	uPVC AP60 Anthracite Gray Sanded (RAL 7016 Similar)	See elevation	Exterior door and window unit; refer to door schedule for entry door information
S Picture Window Assembly	EcoWindows USA - ECO uPVC	Custom	uPVC AP60 Anthracite Gray Sanded (RAL 7016 Similar)	See elevation	
T Picture Window Assembly	EcoWindows USA - ECO uPVC	Custom	uPVC AP60 Anthracite Gray Sanded (RAL 7016 Similar)	See elevation	
U Picture Window Assembly	EcoWindows USA - ECO uPVC	Custom	uPVC AP60 Anthracite Gray Sanded (RAL 7016 Similar)	See elevation	

6'-8" Frame Size

6'-8 1/2"

1/2" = 1'-0"

Enlarged Plan Master Bath Glazing (ECO uPVC)

#### 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.

Glazing is triple glazed Low E Insulated Glass.

Operable windows hardware to be selected by homeowner.

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

Verify rough opening and wall thickness for window jam dimensions in

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 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.

Windows frame are thermally broken aluminum profile system, U-value

range from 0.12 to 0.18 depending on assembly.

Parganos Residence

90 Fargo Lane Irvington, NY

NO.	DATE	ISSUE/REVISION
2	02/01/2021	Submission for ARB Approval
5	05/28/2021	Window Pricing
6	06/07/2021	Resubmission for ARB Approva

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 2015 of New York State (IRC 2015/New York State Amendments) which includes Chapter 11 Energy Efficiency.



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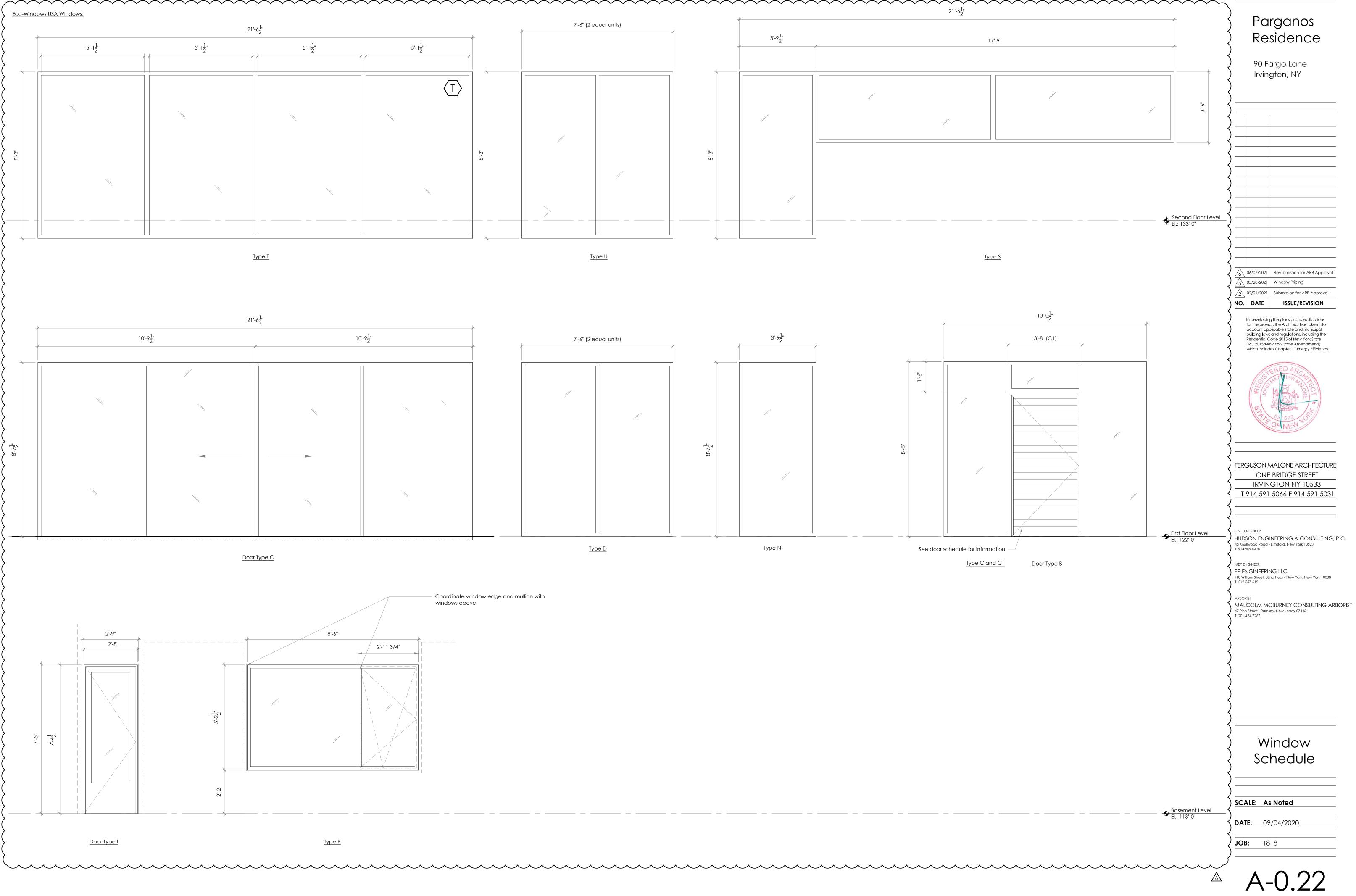
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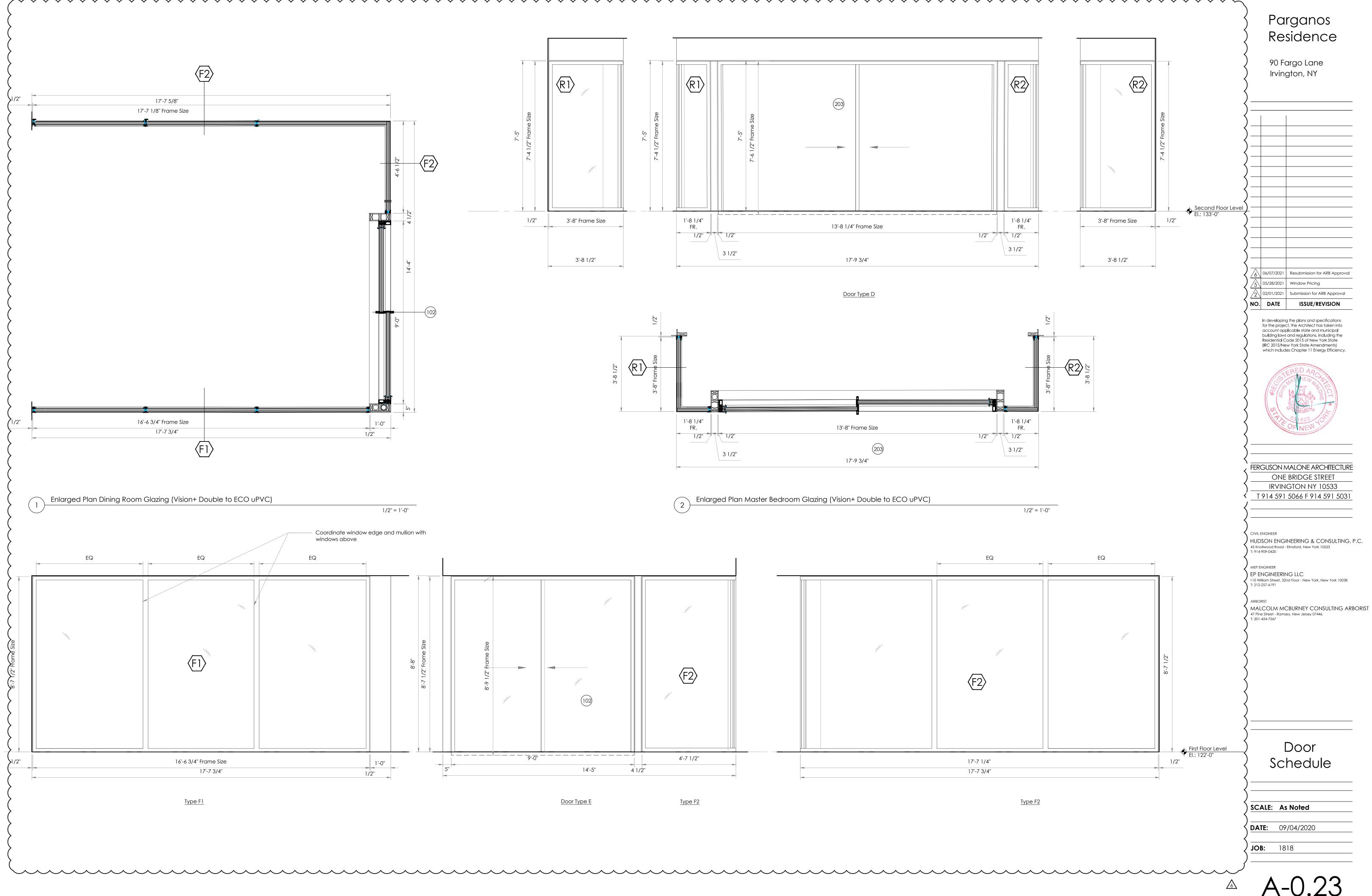
Window Schedule

SCALE: As Noted

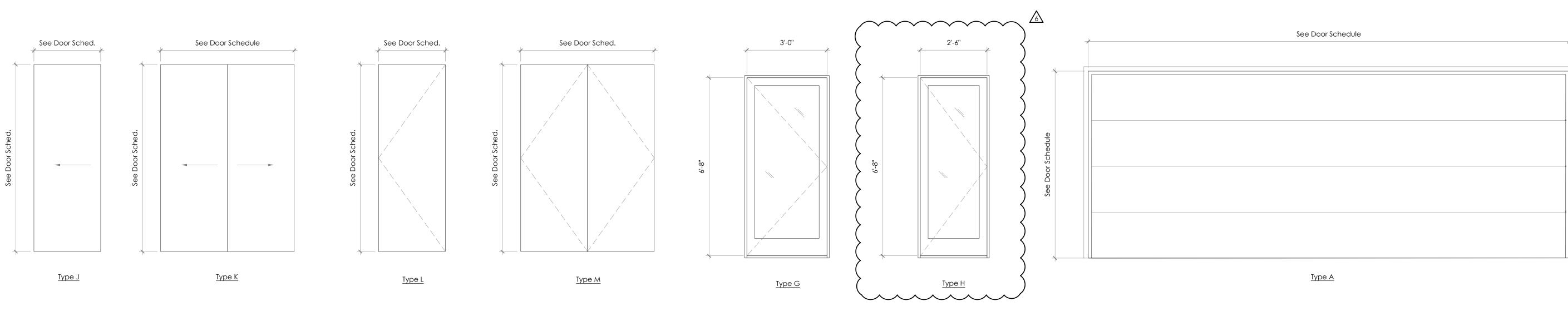
**DATE:** 09/04/2020

**JOB:** 1818





Interior Doors:



	Door Sched	lule								
Ī	Door	Door			Frame			Hardware	Saddle	
	Number Type	$\sim$	Size	Function	Iype	Material	Finish	Туре	Type	Remark
			18'-0" x 7'-0"	Mechanical	Wood	Wood	TBD	8	_	Garage door
	002	L	2'-6" x 6'-8"	RH	Wood	Wood	TBD	3	TBD	Mechanical room
	003	1	See door elevations	LHR	Wood	Wood	TBD	1		
K	004	L	2'-6" x 6'-8"	RH	Wood	Wood	TBD	2	TBD	
K	005	L	2'-6" x 6'-8"	RH	Wood	Wood	TBD	3	TBD	
X	006	М	(2) 2'-6" x 6'-8"	-	Wood	Wood	TBD	6	TBD	
	007	М	(2) 2'-6" x 6'-8"	-	Wood	Wood	TBD	6	TBD	
	008	I	See door elevations	RHR	Wood	Wood	TBD	1	TBD	
	009	G	3'-0" x 6'-8"	LHR	Wood	Wood	TBD	1	TBD	
	010	М	(2) 2'-6" x 6'-8"	-	Wood	Wood	TBD	6	TBD	
K	011	А	16'-6" x 7'-0"	Mechanical	Wood	Wood	TBD	8	_	Garage door, verify existing door opening in field
K	· · · · · · · · · · · · · · · · · · ·									
$\downarrow$	100	В	See door elevations	LHR	Wood	Wood	TBD	1	TBD	
	101	J	2'-6" x 8'-6"	Slider	Wood	Wood	TBD	4	TBD	Coordinate exact door height with track system and finished ceiling height
	102	Е	See door elevations		Wood	Wood	TBD	-	TBD	EcoWindows USA - Core Vision Plus sliding door system
	103	С	See door elevations		Wood	Wood	TBD	-	TBD	EcoWindows USA - Core Vision Plus sliding door system
K	104	J	2'-6" x 6'-8"	Pocket	Wood	Wood	TBD	4	TBD	
K	105	L	2'-0" x 6'-8"	RH	Wood	Wood	TBD	2	TBD	
$\setminus$	106	L	2'-6" x 6'-8"	RH	Wood	Wood	TBD	2	TBD	
	107	L	2'-8" x 6'-8"	RHR	Wood	Wood	TBD	5	TBD	Verify existing door opening in field
	108	L	2'-6" x 6'-8"	RH	Wood	Wood	TBD	2	TBD	
	109	L	2'-6" x 6'-8"	RH	Wood	Wood	TBD	2	TBD	
K	110	М	(2) 2'-6" x 6'-8"	-	Wood	Wood	TBD	6	TBD	
$\mathbf{k}$	111	L	2'-6" x 6'-8"	RHR	Wood	Wood	TBD	5	TBD	Coordinate exact door height with track system and finished ceiling height
K	112	J	2'-0" x 6'-8"	Pocket	Wood	Wood	TBD	4	TBD	
	113	L	2'-6" x 6'-8"	LH	Wood	Wood	TBD	2	TBD	
	114	J	2'-0" x 6'-8"	Pocket	Wood	Wood	TBD	4	TBD	
	115	М	(2) 2'-6" x 6'-8"	-	Wood	Wood	TBD	6	TBD	
	116	L	2'-6" x 6'-8"	RH	Wood	Wood	TBD	3	TBD	
K	117	Н	2'-6" x 6'-8"	RHR	Wood	Wood	TBD	1	TBD	Verify existing door opening in field
K										
$\downarrow$	200	L	2'-6" x 6'-8"	RH	Wood	Wood	TBD	2	TBD	
	201	F	See door elevations		Wood	Wood	TBD	1	TBD	EcoWindows USA - Core Vision Plus door and sidelight
	202	K	(2) 2'-0" x 6'-8"	-	Wood	Wood	TBD	4	TBD	
	203	D	See door elevations		Wood	Wood	TBD	-	TBD	EcoWindows USA - Core Vision Plus sliding door system
K	204	L	2'-6" x 6'-8"	LH	Wood	Wood	TBD	2	TBD	
K	205	L	2'-6" x 6'-8"	LH	Wood	Wood	TBD	2	TBD	
K	206	L	2'-6" x 6'-8"	LHR	Wood	Wood	TBD	2	TBD	
Ţ	207	J	3'-0" x 6'-8"	Pocket	Wood	Wood	TBD	4	TBD	
(	208	I	See door elevations	LHR	Wood	Wood	TBD	1	TBD	
(	209	М	(2) 2'-6" x 6'-8"	-	Wood	Wood	TBD	6	TBD	
1	210	L	1'-8" x 6'-8"	LHR	Wood	Wood	TBD	5	TBD	

Door	Note

Door Notes

GC to verify in field dimensions for existing R.O. prior to ordering.

Submit door and hardware specifications and shop drawings for architect's approval.

See door details for casing information.

Door Ha	rdware	<del>)</del>				
Category	Туре	Description	Manufacturer	Product Number	Finish	Remarks
Entry	1	Hinges	TBD	TBD	TBD	
Lilliy	'	Mortise entry set	TBD	TBD	TBD	
		Lever	TBD	TBD	TBD	
Privacy	2	Hinges	TBD	TBD	TBD	
Tilvacy		Lever	TBD	TBD	TBD	
Passage	3	Hinges	TBD	TBD	TBD	
2,50 0,90		Lever	TBD	TBD	TBD	
Pocket	4	Track	TBD	TBD	TBD	
TOCKET		Pull	TBD	TBD	TBD	
		Edge pull	TBD	TBD	TBD	
		Door Bolt	TBD	TBD	TBD	
Closet	5	Hinges	TBD	TBD	TBD	
Closei		Pull	TBD	TBD	TBD	
Closet	6	Hinges	TBD	TBD	TBD	
(Double)		Pull	TBD	TBD	TBD	
		Hinges	TBD	TBD	TBD	
Garage Doors	8	1111903	100		100	

Туре	Description	Manufacturer	Product No.	Width	Material	Finish	Remark
Α	Garage Door	Tbd	Flush Wood Insulated	1 3/4"	Painted	TBD	
В	Wood Slat Entry Door	Tbd	Custom	1 3/4"	Painted	TBD	
С	Sliding Door System	EcoWindow USA	Custom			200 RAL powder-coated. Color to be RAL 7022 Umbra grey	
D	Sliding Door System	EcoWindow USA	Custom			200 RAL powder-coated. Color to be RAL 7022 Umbra grey	
Е	Sliding Door System	EcoWindow USA	Custom			200 RAL powder-coated. Color to be RAL 7022 Umbra grey	
F	Exterior Door System	EcoWindow USA	Custom			200 RAL powder-coated. Color to be RAL 7022 Umbra grey	
G	Exterior Wood Door	Marvin	ELIFD3068	1 3/4"	Painted	TBD	
Н	Exterior Wood Door	Marvin	ELIFD2668	1 3/4"	Painted	TBD	
I	Exterior Door System	EcoWindow USA	Custom			200 RAL powder-coated. Color to be RAL 7022 Umbra grey	
J	Flush Wood Interior Door	Tbd	Solid Paticleboard Core - Wood Door	1 3/4"	Wood	TBD	
K	Flush Wood Double Pocket Door	Tbd	Solid Paticleboard Core - Wood Door	1 3/4"	Wood	TBD	
L	Flush Wood Pocket Door	Tbd	Solid Paticleboard Core - Wood Door	1 3/4"	Wood	TBD	
М	Flush Wood Double Interior Door	Tbd	Solid Paticleboard Core - Wood Door	1 3/4"	Wood	TBD	

Door Hardware Notes

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

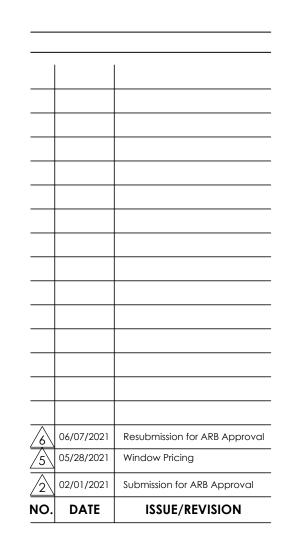
Finish hardware shall be as indicated in hardware schedule.

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.

### Parganos Residence

90 Fargo Lane Irvington, NY



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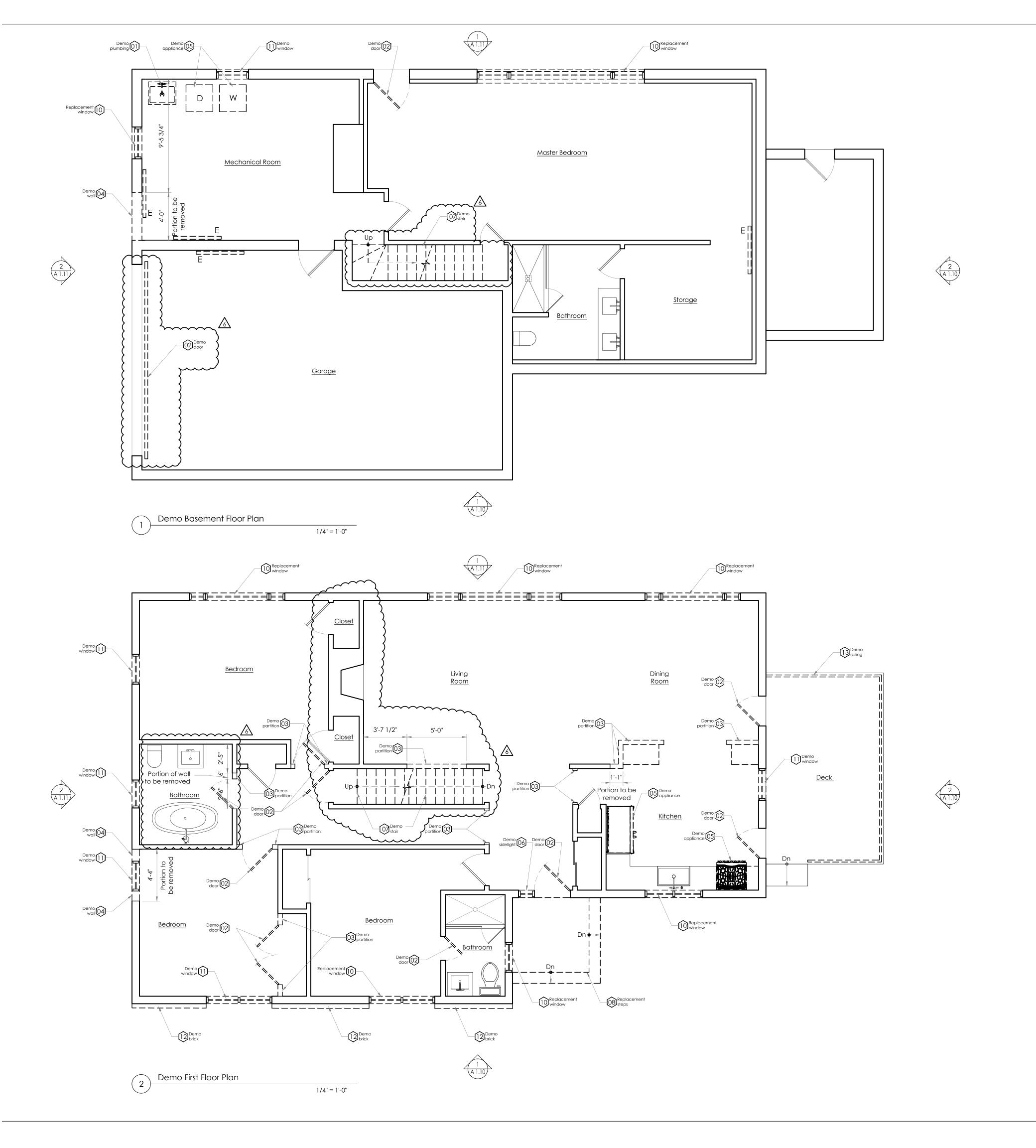
Door Schedule

SCALE: As Noted

**DATE:** 09/04/2020

**JOB:** 18

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\_\_\_\_ Demo

Existing Wall/Partition to remain

#### Demolition Key Notes

- Demo plumbing

  Remove existing plumbing fixtures and any related casework. Cap or remove all abandoned plumbing or prepare for new fixture in existing
- Demo door
  Remove existing exterior door and prepare for new door in existing opening. See door schedule.
- Demo partition
  Remove existing interior partition
- 04) Demo wall
- Carefully demo exterior wall
- Demo appliance
  Carefully disconnect and remove all existing appliances. Salvage for possible reuse and relocation.
- Demo sidelight
  Remove existing plumbing fixtures. Cap or remove all abandoned plumbing or prepare for new fixture in existing location.
- Demo stair
  Remove existing stair and all associated appurtenances. Patch and repair flooring and partitions as a result of stair removal.
- Demo steps
  Remove existing window and prepare for new window in existing opening. See window schedule.
- Replacement window
  Remove existing window and prepare for new window in existing opening. See window schedule.
- Demo steps
  Remove existing exterior stone steps
- Demo brick
- Remove existing exterior brick siding
- Demo railing
  Remove existing railing and all related appurtenances

#### 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.

#### Parganos Residence

90 Fargo Lane Irvington, NY

<u>∆</u>	06/07/2021	Resubmission for ARB Approval
<u>2\</u>	02/01/2021	Submission for ARB Approval
	01/11/2021	Submission for ZBA Approval
	10/21/2020	Submission for IPB Approval
Ο.	DATE	ISSUE/REVISION

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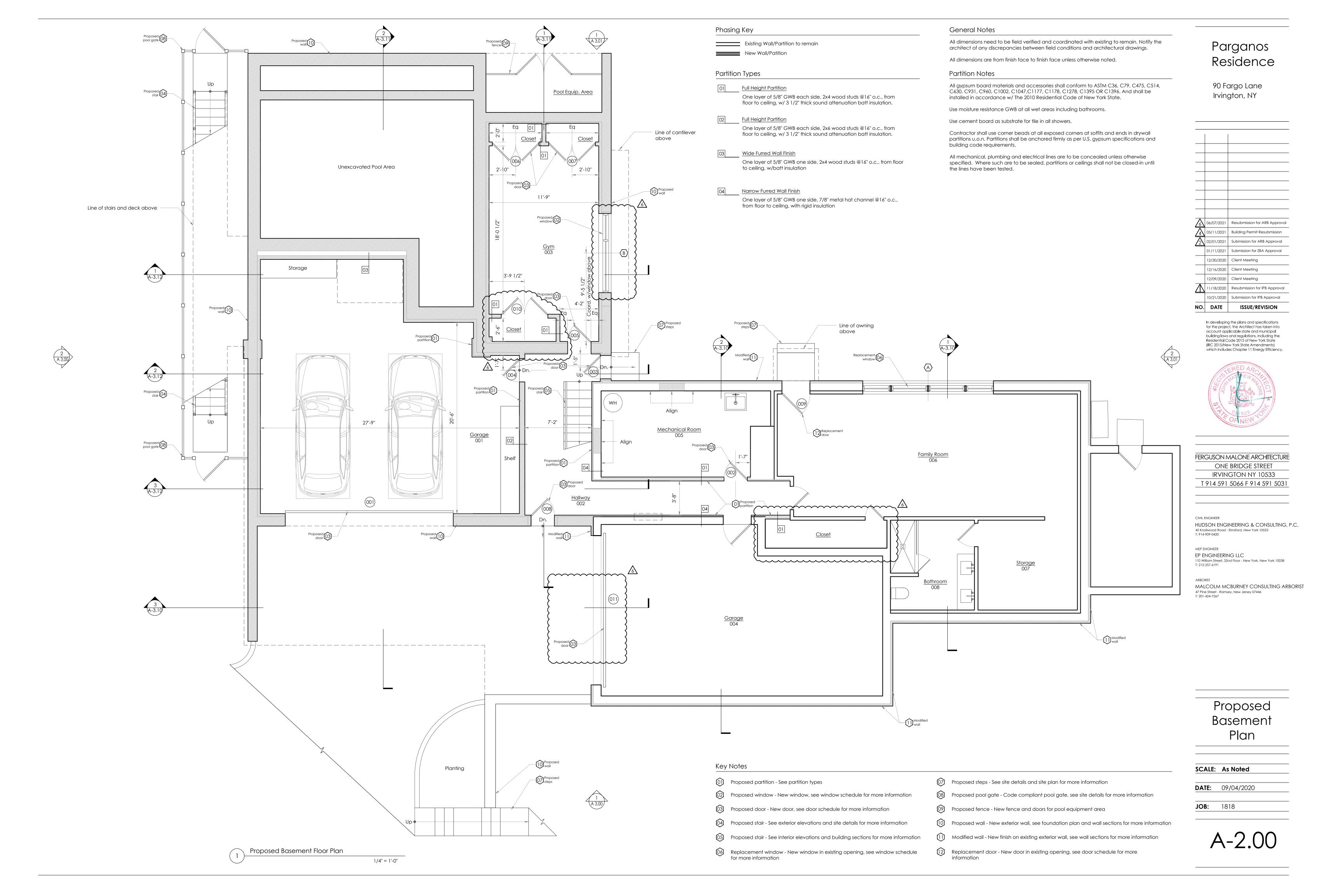
Demo Floor Plans

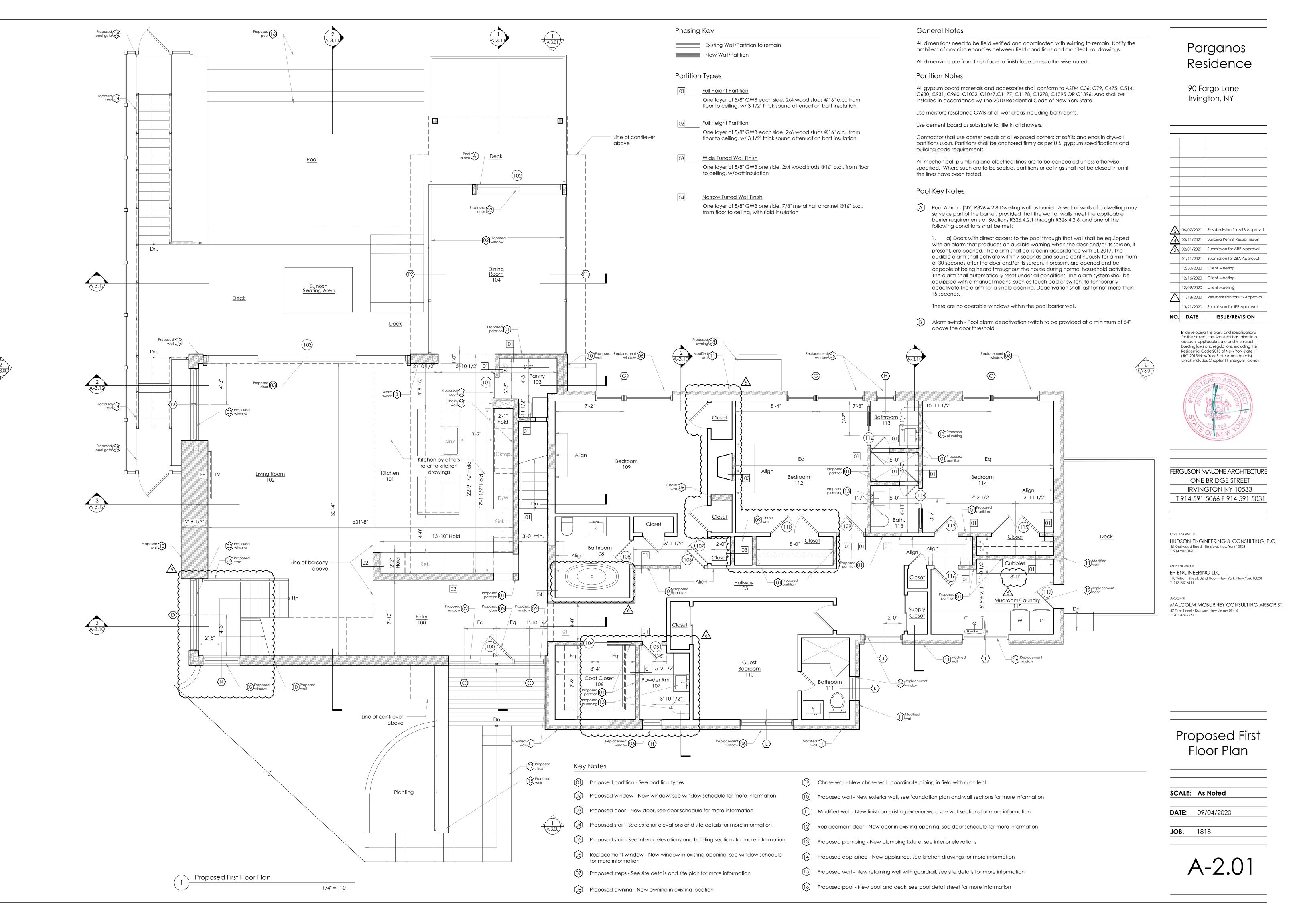
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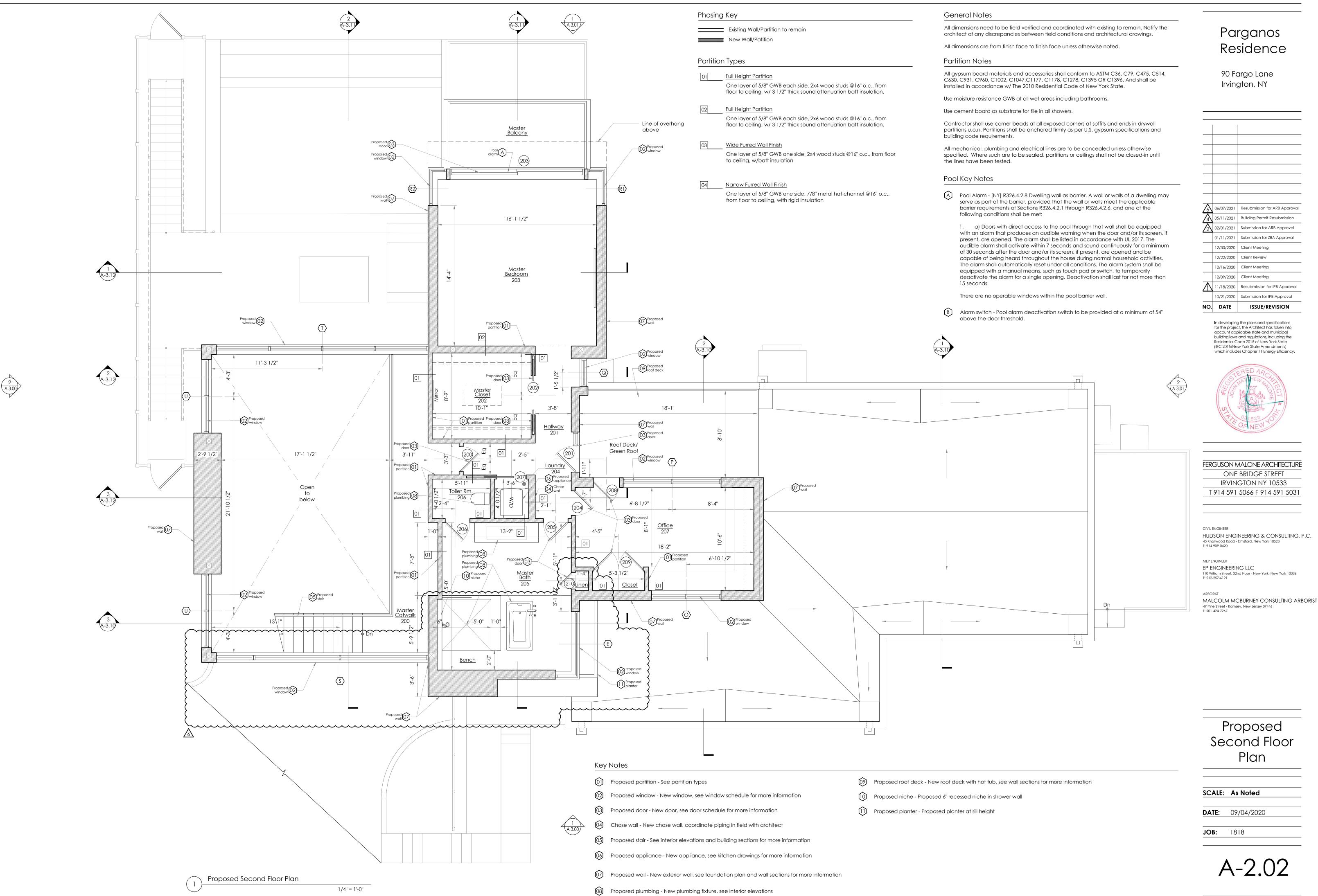
**DATE:** 09/04/2020

**JOB:** 181

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Parganos

06/07/2021 Resubmission for ARB Approval 4 05/11/2021 Building Permit Resubmission 02/01/2021 Submission for ARB Approval 01/11/2021 Submission for ZBA Approval 11/18/2020 Resubmission for IPB Approval 10/21/2020 Submission for IPB Approval ISSUE/REVISION

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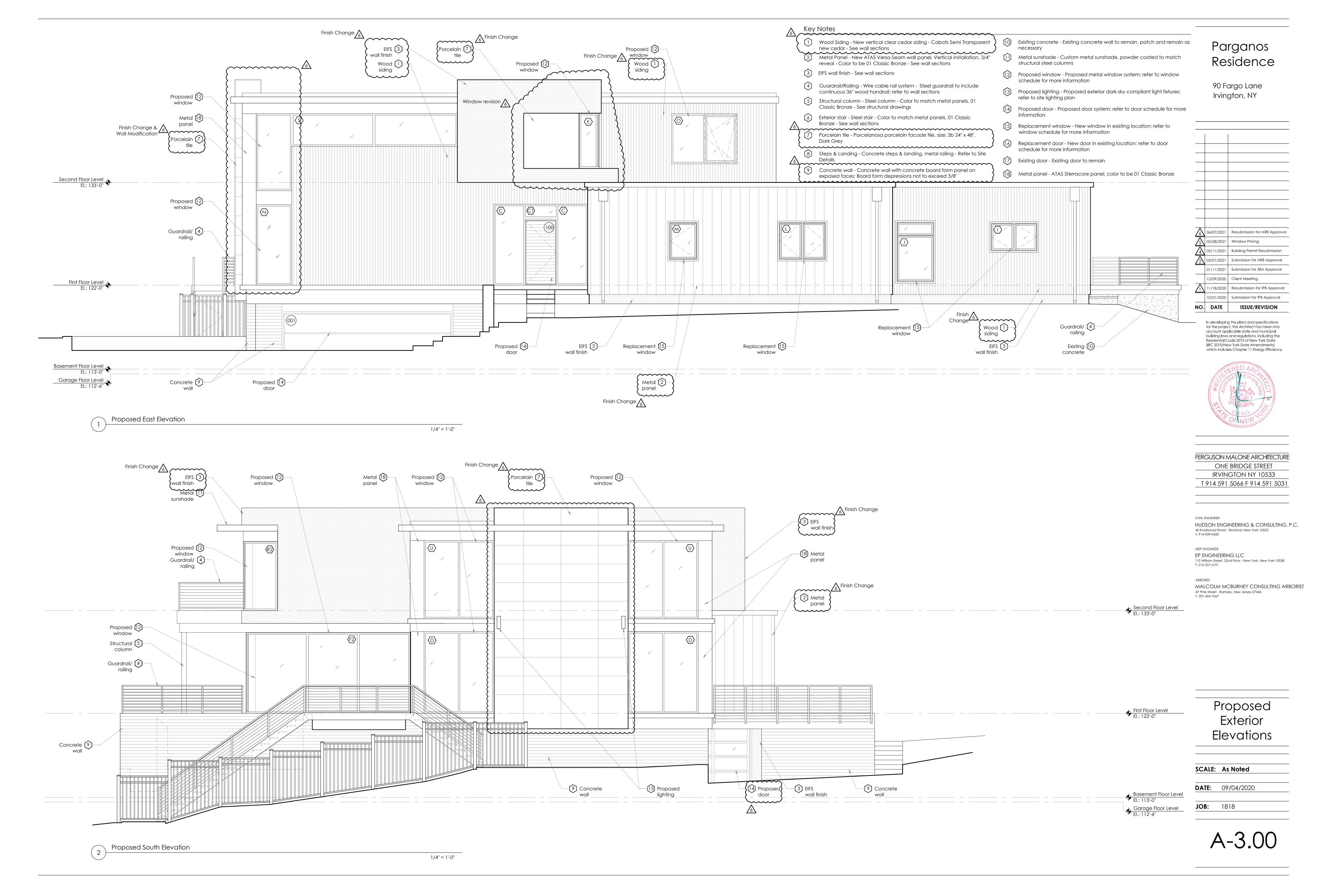


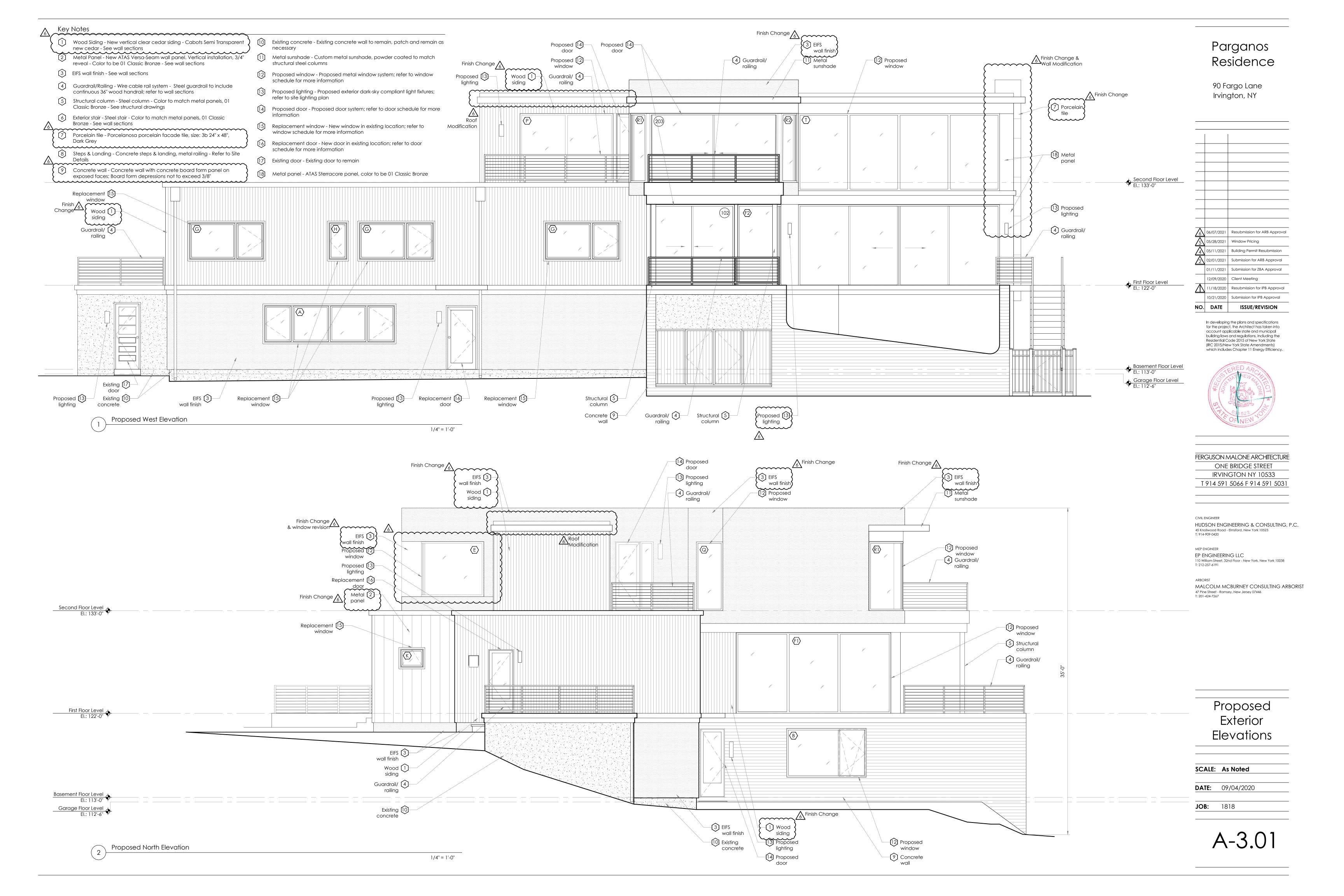
FERGUSON MALONE ARCHITECTURE ONE BRIDGE STREET IRVINGTON NY 10533 T 914 591 5066 F 914 591 5031

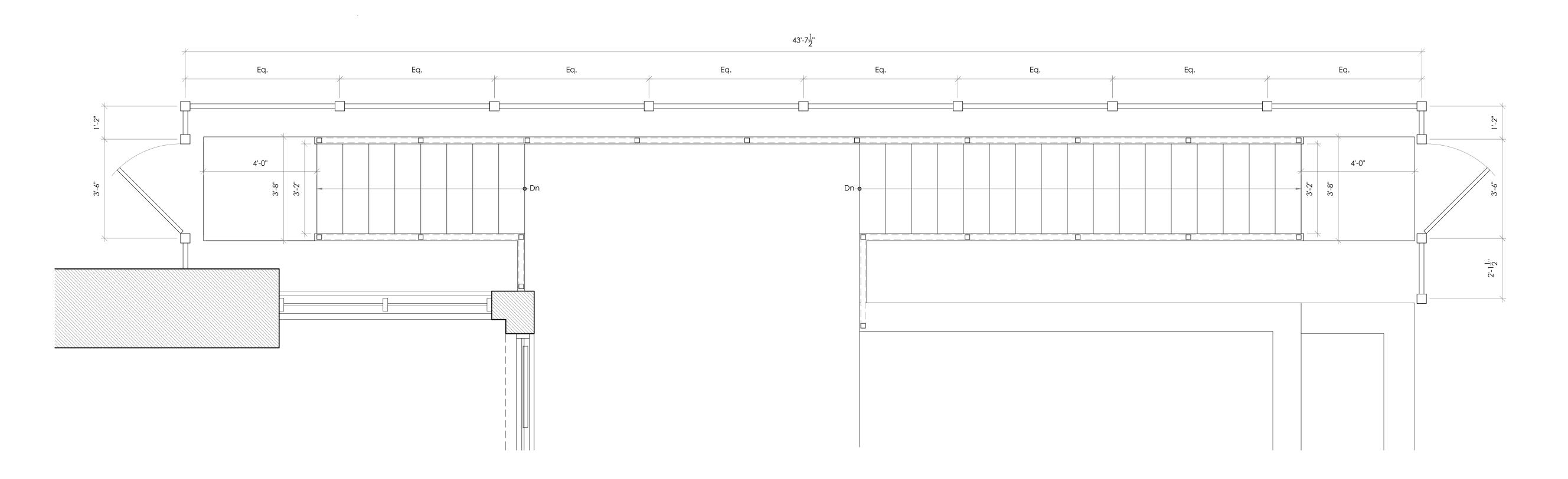
HUDSON ENGINEERING & CONSULTING, P.C.

110 William Street, 32nd Floor - New York, New York 10038

Proposed Second Floor

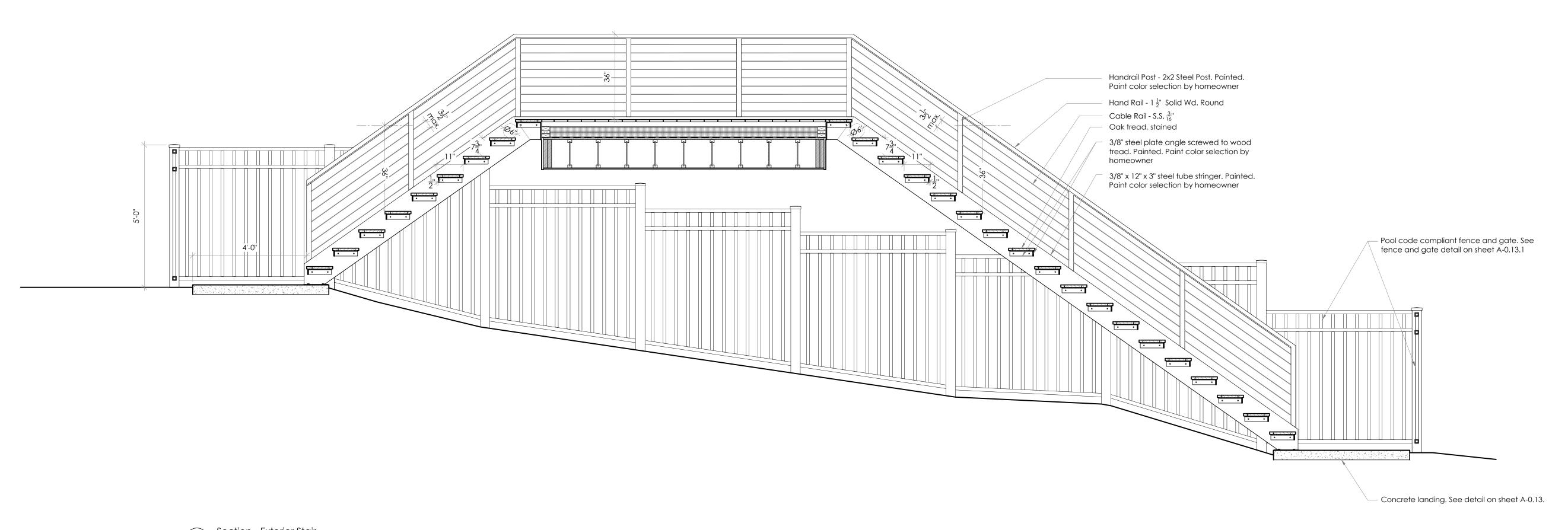






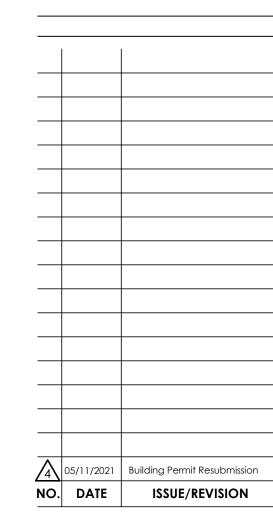
Enlarged Partial Plan - Exterior Stair

1/2" = 1'-0"



### Parganos Residence

90 Fargo Lane Irvington, NY



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 2015 of New York State (IRC 2015/New York State Amendments) which includes Chapter 11 Energy Efficiency.



FERGUSON MALONE ARCHITECTURE

ONE BRIDGE STREET

IRVINGTON NY 10533

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MALCOLM MCBURNEY CONSULTING ARBORIST
47 Pine Street - Ramsey, New Jersey 07446
T: 201-424-7267

Stair Details

SCALE: As Noted

**DATE:** 09/04/2020

**JOB:** 1818

**A-5.02**⚠ New Sheet

Section - Exterior Stair

1/2" = 1'-0"