

17 June 2021

Ed Marron  
Building Inspector  
Village of Irvington  
85 Main St.  
Irvington, NY 10533

RE: Permit application No. 701  
19 Jaffray Ct., Irvington, NY

Mr. Marron:

Attached please find 2 sets of drawings and a thumb drive with a PDF scanned set of the drawings for the above listed property. This project has exterior work, so will need to go in front of the Architectural Review Board. We would like to be put on the agenda for the August 23rd Meeting.

The proposed exterior work involves reconfiguring windows on the second floor, north side of the house to create an egressable window.

Best,

A handwritten signature in black ink, appearing to read 'DMC', with a long horizontal stroke extending to the right.

Douglas McClure

ALT LEVEL NO 2

SCOPE: SECOND FLOOR RENOVATION INCLUDING BATHROOM

CONSTRUCTION TYPE 5B UNPROTECTED(EXIST AND NEW)

OCCUPANCY= R3 ONE FAMILY RESIDENTIAL (NO CHANGE)

# Kehoe Residence

19 Jaffray Park • Irvington, NY

REV. #/DATE DESCRIPTION

BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE 2015 IRC (2ND PRINTING)  
CLIMATIC & GEOGRAPHIC DESIGN CRITERIA (CLIMATE ZONE 4A)

GROUND SNOW LOAD TEMP.REQU'D	WIND SPD	SEISMIC DSGN CATEGORY INDEX	SUBJECT DAMAGE FROM				WINTER DESIGN	ICE BARRIER UNDERLYMNT	FLOOD HAZARDS	AIR FREEZING	MEAN ANNUAL
			WTHRING TEMP.	FRST LINE DPTH	TERMITE	DECAY					
30 LBS./S.F.	115-120 MPH	C	SEVERE	42" DEEP	MODERATE TO HEAVY	SLIGHT TO MODERATE	7D	YES	FIRM COMMUNITY-PANEL MAP# 36119C0261F EFFECTIVE DATE: 9/28/2007	2000	51.6



Cov

TO THE BEST OF MY KNOWLEDGE BELIEF & PROFESSIONAL JUDGEMENT OF THE  
UNDERSIGNED, THE PLANS & SPECIFICATIONS DEPICTED ON THESE DRAWINGS ARE IN  
COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE NEW YORK STATE UNIFORM  
FIRE PREVENTION & BUILDING CODE & THE NEW YORK STATE ENERGY  
CONSERVATION CONSTRUCTION CODE CURRENTLY IN EFFECT

- I. ALL WORK SHALL COMPLY WITH THE 2020 NEW YORK STATE RESIDENTIAL BUILDING CODE, NOVEMBER 2019 ADDITION, THE VILLAGE OF IRVINGTON BUILDING CODE AND ALL OTHER AGENCIES HAVING JURISDICTION.
- II. THE GENERAL CONTRACTOR IS TO SECURE A BUILDING PERMIT FROM THE VILLAGE OF IRVINGTON BUILDING DEPARTMENT. (ARCHITECT WILL FILE PLANS, OWNER TO PAY FOR APPLICATION FEES.) THE GENERAL CONTRACTOR IS TO PAY ALL PERMIT FEES.
- III. CONTRACTOR SHALL GIVE THE OWNER A WRITTEN GUARANTEE COVERING ALL EQUIPMENT, MATERIALS AND WORKMANSHIP FOR A PERIOD OF (1) ONE YEAR FROM DATE OF FINAL ACCEPTANCE BY THE OWNER (CONFIRMED IN WRITING), AND HE SHALL, UPON NOTICE, PROMPTLY MAKE GOOD AT HIS OWN EXPENSE ALL DEFECTS IN MATERIAL AND WORKMANSHIP DURING THIS PERIOD WITHOUT ANY COST TO THE OWNER.
- IV. THE CHARACTER AND SCOPE OF THE WORK ARE ILLUSTRATED BY THE DRAWINGS AND NOTES. TO INTERPRET AND EXPLAIN THE DRAWINGS, OTHER INFORMATION DEEMED NECESSARY BY THE ARCHITECT WILL BE GIVEN TO THE CONTRACTOR WHEN AND AS REQUIRED BY THE WORK, AND IT IS TO BE UNDERSTOOD THAT SAID ADDITIONAL INFORMATION OR DRAWINGS ARE TO BE OF EQUAL FORCE WITH THESE DRAWINGS.
- V. FULL SIZE OR LARGE SCALE DETAILS OR DRAWINGS SHALL GOVERN OVER SMALL SCALE DRAWINGS WHICH THEY ARE INTENDED TO AMPLIFY. DETAILS OR CONDITIONS INDICATED FOR A PORTION OF THE WORK BUT NOT CARRIED OUT FULLY FOR THE OTHER PORTIONS SHALL APPLY THROUGHOUT TO ALL SIMILAR PORTIONS EXCEPT AS OTHERWISE SPECIFICALLY NOTED. DIMENSIONS SHALL BE FIGURED RATHER THAN DETERMINED BY RULE OR SCALE.
- VI. THE PROJECT HAS BEEN DESIGNED AND DETAILED FOR THE SPECIFIC MATERIALS AND EQUIPMENT SPECIFIED. NO SUBSTITUTIONS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT. IF THE SPECIFIED MATERIAL IS NOT AVAILABLE, THE CONTRACTOR SHALL PROPOSE AN ALTERNATE MATERIAL AND SHALL PROVIDE DRAWINGS, SAMPLES, SPECIFICATIONS, MANUFACTURER'S LITERATURE, PERFORMANCE DATA, ETC., IN ORDER THAT THE ARCHITECT CAN EVALUATE THE PROPOSED SUBSTITUTION. IF THE SUBSTITUTION AFFECTS A CORRELATED FUNCTION, ADJACENT CONSTRUCTION, OR THE WORK OF ANY OTHER CONTRACTOR OR TRADE, THE NECESSARY CHANGES AND MODIFICATION TO THE AFFECTED WORK SHALL BE ACCOMPLISHED BY THE GENERAL CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER. NO REQUESTS FOR SUBSTITUTES WILL BE ENTERTAINED BY THE ARCHITECT DUE TO CONTRACTOR'S FAILURE TO ORDER MATERIALS IN A TIMELY MANNER.
- VII. THE MANUFACTURER'S STANDARD SPECIFICATIONS ARE APPROVED FOR USE IN THE PROJECT AND ARE HEREBY MADE A PART OF THESE NOTES WITH THE SAME FORCE AND EFFECT AS THOUGH HEREIN WRITTEN OUT IN FULL, EXCEPT THAT WHEREVER THE DRAWINGS REQUIRE HEAVIER MEMBERS, BETTER QUALITY MATERIALS, OR ARE OTHERWISE MORE STRINGENT, THESE MORE STRINGENT REQUIREMENTS SHALL GOVERN.

- VIII. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, FIELD CONDITIONS OR DIMENSIONAL INCONSISTENCIES OR NEED FOR CLARIFICATION PRIOR TO OR DURING CONSTRUCTION.
- IX. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE FINISHED DIMENSIONS.
- X. ARCHITECT TO VERIFY LAYOUT OF ALL PARTITIONS.
- XI. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION AGAINST DIRT AND DAMAGE.
- XII. THE GENERAL CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN TEMPORARY DUST BARRIERS/PARTITIONS AND OTHER ITEMS REQUIRED FOR PROPER PROTECTION OF AREAS ADJACENT TO THE WORK AND PROVIDE SAFE ACCESS TO THE PORTIONS THAT ARE NOT AFFECTED BY THE WORK.
- XIII. ALL PERTINENT PRECAUTIONS FOR ACCIDENT PREVENTION RECOMMENDED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, INC., OSHA, OR BY STATE AND LOCAL LAWS AND REGULATIONS, SHALL BE CONSIDERED TO FORM A PART OF THE CONTRACT WORK.
- XIV. CONTRACTOR SHALL PROVIDE TEMPORARY LIGHT, POWER, TELEPHONE AND WATER AS REQUIRE, AND SHALL REMOVE ALL TEMPORARY WORK PRIOR TO COMPLETION OF THE JOB.
- XV. CONTRACTOR SHALL KEEP A FULL SET OF COMPLETE UP-TO-DATE PLANS AVAILABLE AT THE JOB.
- XVI. INSURANCE REQUIREMENTS:

A. THE CONTRACTOR SHALL PURCHASE AND MAINTAIN INSURANCE OF A FORM AND WITH COMPANIES SATISFACTORY TO THE OWNER, THE VILLAGE OF IRVINGTON, AND THE ARCHITECT.

B. ADDRESS ALL INQUIRIES CONCERNING INSURANCE REQUIREMENTS WITH THE BUILDING MANAGER AND SUBMIT ALL CERTIFICATES AS REQUIRED.
- XVII.DEMOLITION - CUTTING - PROTECTION:

A. WHERE DEMOLITION, REMOVAL OR CUTTING OF NEW OPENINGS OCCURS, THE GENERAL CONTRACTOR IS TO PATCH AND REPAIR ALL SURFACES, READY TO RECEIVE NEW FINISHES OR TO MATCH EXISTING FINISHES INCLUDING BASES AND CEILINGS.

B. PROBE TO LOCATE UTILITIES OR STRUCTURE PRIOR TO REMOVING ANY PARTITIONS. DO ALL WORK SO AS NOT TO ENDANGER BUILDING STRUCTURE AND UTILITIES; PROBE TO LOCATE UTILITIES OR STRUCTURAL ELEMENTS PRIOR TO REMOVING ANY PARTITIONS. PROVIDE TEMPORARY BRACES AND OTHER SUPPORTS AS MAY BE REQUIRED TO ASSURE THE SAFETY OF THE EXISTING CONSTRUCTION, WORKMEN, OCCUPANTS AND FINISHES.

DO SUCH REQUIRED WORK WITH CARE INCLUDING SHORING, BRACING, DUST PROTECTION, ETC. BE RESPONSIBLE FOR ANY DAMAGE WHICH MAY BE CAUSED BY SUCH WORK TO ANY PART OR PARTS OF EXISTING STRUCTURES OR ITEMS DESIGNATED FOR REUSE. PERFORM PATCHING, RESTORATION AND NEW WORK AS REQUIRED.

- C. DO NOT LOAD OR PERMIT ANY PART OF ANY STRUCTURE TO BE LOADED TO SUCH AN EXTENT AS TO ENDANGER ITS SAFETY.
- D. PROVIDE ADEQUATE FIRE PROTECTION IN ACCORDANCE WITH LOCAL FIRE DEPARTMENT REGULATIONS.
- E. BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING STRUCTURE OR CONTENTS BY REASON OF THE INSUFFICIENCY OF PROTECTION PROVIDED.
- F. NO STRUCTURAL PARTS OF THE EXISTING BUILDING SHALL BE DAMAGED OR REMOVED.

XXVIII. WATERPROOFING AND SOUNDPROOFING

- A. WATERPROOFING MEMBRANE BY LATICRETE - "HYDRO BAN" OR EQUAL, .5-.8mm CURED THICKNESS MAX.
- B. SOUNDPROOFING UNDERLAYMENT TO BE "QUITE BARRIER SOUNDPROOFING MATERIAL" OR EQUAL (WWW.SOUNDPROOFCOW.COM), MAX. ¼" THK.

XXIX. PLUMBING NOTES:

- A. ALL PLUMBING WORK TO BE IN ACCORDANCE WITH THE NEW YORK STATE PLUMBING CODE, BY A LICENSED PLUMBING CONTRACTOR. CONTRACTOR IS TO OBTAIN ALL NECESSARY APPROVALS FROM ALL AGENCIES HAVING JURISDICTION.

XVXI. ELECTRICAL NOTES:

- A. ENTIRE ELECTRICAL INSTALLATION SHALL BE IN ACCORDANCE WITH NEW YORK BOARD OF FIRE UNDERWRITERS, THE N.E.C., THE VILLAGE OF IRVINGTON BUILDING DEPARTMENT, AND ALL OTHER CONTROLLING AGENCIES. CONTRACTOR TO OBTAIN ALL NECESSARY APPROVALS FROM ALL AGENCIES HAVING JURISDICTION.

- B. FURNISH AND INSTALL ALL LIGHTING FIXTURES AND OTHER ELECTRICAL FIXTURES AS NOTED ON THE DRAWINGS OR AS DIRECTED BY THE OWNER.

C. SMOKE DETECTOR NOTES:

1. THE INSTALLATION OF WIRING AND EQUIPMENT SHALL BE IN ACCORDANCE WITH THE NEW YORK STATE ELECTRICAL CODE.
2. SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM AND OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
3. SMOKE ALARMS SHALL BE LOCATED ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS.
4. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN THREE FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM AS REQUIRED BY CODE.

5. EACH SMOKE DETECTOR SHALL HAVE AN INTEGRAL TEST MEANS TO PERMIT THE OCCUPANT TO CHECK THAT IT IS OPERATIONAL. A CONTINUOUS POWER DISPLAY INDICATOR LIGHT IS RECOMMENDED. SMOKE ALARMS SHALL BE INTERCONNECTED AND HARD WIRED, OR AS NOTED BELOW.
6. SMOKE ALARMS IN EXISTING AREAS SHALL NOT BE REQUIRED TO BE INTERCONNECTED AND HARD WIRED WHERE INTERIOR WALL OR CEILING FINISHES ARE NOT REMOVED TO EXPOSE THE STRUCTURE
7. IF WALL MOUNTED THE CLOSET EDGE OF THE DETECTOR SHALL BE FOUR INCHES AND A MAXIMUM OF TWELVE INCHES FROM THE CEILING.
8. SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND UL 2034
9. UNITS TO BE EITHER, IONIZATION CHAMBER OR PHOTO ELECTRIC.
10. SMOKE ALARMS SHALL BE PERMITTED TO BE BATTERY OPERATED WHERE EXISTING INTERIOR WALL OR CEILING FINISHES ARE NOT REMOVED TO EXPOSE THE STRUCTURE.
11. SMOKE ALARMS SHALL NOT BE REQUIRED TO BE INTERCONNECTED WHERE BATTERY OPERATED ALARMS ARE PERMITTED.

CARBON MONOXIDE DETECTOR NOTES:

1. CARBON MONOXIDE DETECTORS TO BE INSTALLED IN ACCORDANCE WITH NEW YORK STATE BUILDING CODE.

XVX.CLEANING UP:

- A. THE PREMISES AND THE JOB SITE SHALL BE MAINTAINED IN A REASONABLY NEAT AND ORDERLY CONDITION AND KEPT FREE FROM ACCUMULATION OF SOOT, WASTE MATERIALS AND RUBBISH DURING THE ENTIRE CONSTRUCTION PERIOD. REMOVE CRATES, CARTONS AND OTHER FLAMMABLE WASTER MATERIALS OR TRASH FROM THE WORK AREAS AT THE END OF EACH WORKING DAY.

- B. DAMP, MOP, POLISH, VACUUM AND DUST ENTIRE JOB READY FOR TENANT'S OCCUPANCY.

XVXI. PROJECT CLOSE OUT:

- A. PROVIDE ONE FULL GALLON OF EACH PAINT COLOR FOR TENANT'S USE.
- B. PROVIDE ONE BOX OF ADDITIONAL FLOORING MATERIAL.

TO THE BEST OF MY KNOWLEDGE BELIEF & PROFESSIONAL JUDGEMENT OF THE UNDERSIGNED, THE PLANS & SPECIFICATIONS DEPICTED ON THESE DRAWINGS ARE IN COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE NEW YORK STATE UNIFORM FIRE PREVENTION & BUILDING CODE & THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE CURRENTLY IN EFFECT

REV. #DATE DESCRIPTION



McC | Architecture pllc  
25 n. dutcher st., irvington, ny 10533 | mcc-architecture.com  
t: 917.887.0975 | e: dmccclure@mcc-architecture.com

Kehoe Residence  
19 Jaffray Lane • Irvington, NY

General Notes

SPC  
AS NOTED

8 July 2021

2114  
2114-Base.dwg

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

FROM TABLE 402.1(2) AND R402.1.4 FROM 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE, BASED ON 5,750 HEATING DEGREE DAYS IN CLIMATE ZONE 4A (NOT MARINE)

SUB-SYSTEM	MAXIMUM U-FACTOR	MINIMUM R-VALUE
FENESTRATION	Ug = .35	R - 4
SKYLITE	Ug = .55	
GLAZED FENESTRATION	Ug = .40	
CEILING	Ug = .026	R - 49
FRAME WALL	Ug = .060	20 OR 13+5
MASS WALL	Ug = .098	8/13
FLOOR	Uf = .047	R - 19
BASEMENT WALL	Uf = .059	R - 10/13
SLAB PERIMETER and DEPTH		R10 FOR 2'
CRAWL SPACE WALL	Uf = .065	R - 10/13

- A. R-VALUES ARE MINIMUMS U-FACTORS AND SHGC ARE MAXIMUMS WHEN INSULATION IS INSTALLED IN A CAVITY WHICH IS LESS THAN THE LABEL OR DESIGN THICKNESS OF THE INSULATION, THE INSTALLED R-VALUE OF THE INSULATION SHALL NOT BE LESS THAN THE R-VALUE SPECIFIED IN THE TABLE.
- B. THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS THE SHGC COLUMN APPLIES TO ALL GLAZED FENESTRATION EXCEPTION: SKYLIGHTS MAY BE EXCLUDED FROM GLAZED FENESTRATION SHGC REQUIREMENTS IN CLIMATE ZONES I THROUGH 3 WHERE THE SHGC FOR SUCH SKYLIGHTS DOES NOT EXCEED 0.30 .
- C. 15/ 19" MEANS R-IS CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-21 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL. 15/19 SHALL BE PERMITTED TO BE MET WITH R-13 CAVITY INSULATION ON THE INTERIOR OF THE BASEMENT WALL PLUS R-5 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME '10/13' MEANS R-10 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-13 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL
- D. R-5 SHALL BE ADDED TO THE REQUIRED SLAB EDGE R-VALUES FOR HEATED SLABS INSULATION DEPTH SHALL BE THE DEPTH OF THE FOOTING OR 2 FEET, WHICHEVER IS LESS IN CLIMATE ZONES I THROUGH 3 FOR HEATED SLABS
- E. THERE ARE NO SHGC REQUIREMENTS IN THE MARINE ZONE
- F. BASEMENT WALL INSULATION IS NOT REQUIRED IN WARM-HUMID LOCATIONS AS DEFINED BY FIGURE R301 AND TABLE R301
- G. OR INSULATION SUFFICIENT TO FILL THE FRAMING CAVITY, R-21 MINIMUM
- H. THE FIRST VALUE IS CAVITY INSULATION, THE SECOND VALUE S CONTINUOUS INSULATION, SO '13+5" MEANS R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION.
- I. THE SECOND R-VALUE APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL

ENERGY NOTES:

1. I, DOUGLAS MCCLURE, CERTIFY THAT THESE PLANS AND SPECIFICATIONS COMPLY WITH  

A 2020 International Energy Conservation Construction Code of the New York State
- 2 ALL INSULATION SHALL BE AT MINIMUM PAPER FACED FIBERGLASS BATTS, WITH THE PAPER FACING THE WARM SIDE OF THE ASSEMBLY.
3. THE G.C. SHALL PROVIDE A PERMANENT CERTIFICATE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL LISTING THE PREDOMINANT R-VALUES OF THE INSULATION INSTALLED PER SYSTEM THROUGH OUT THE RESIDENCE PER SECTION 401.3 OF THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE.
4. IFOR BLOWN IN INSULATION, THE SETTLED R-VALUE SHALL BE USED.
5. INSULATION VALUES SHOWN IN THE CHART ABOVE ARE MINIMUM VALUES REQUIRED BY CODE AND MAY NOT REFLECT THE INSULATION VALUES CALLED OUT IN THE CONSTRUCTION DOCUMENTS. WHEN TWO DIFFERENT INSULATION VALUES ARE CALLED OUT, CONTRACTORS ARE HEREBY DIRECTED TO INSTALL THE INSULATION WITH GREATER R-VALUE PER ASSEMBLY.
6. R-21 BATT INSULATION SHALL BE INSTALLED IN ALL 2X6 EXTERIOR WALLS.

R402.2.1 CEILINGS WITH ATTIC SPACES.  
WHERE SECTION R402.1.2 WOULD REQUIRE R-38 INSULATION IN THE CEILING, INSTALLING R-30 OVER 100 PERCENT OF THE CEILING AREA REQUIRING INSULATION SHALL BE DEEMED TO SATISFY THE REQUIREMENT TOR R-38 WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-30 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. SIMILARLY, WHERE SECTION R402.1.2 WOULD REQUIRE R-49 INSULATION IN THE CEILING, INSTALLING R-38 OVER 100 PERCENT OF THE CEILING AREA REQUIRING INSULATION SHALL BE DEEMED TO SATISFY THE REQUIREMENT TOR R-49 INSULATION WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-38 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. THIS REDUCTION SHALL NOT APPLY TO THE U-FACTOR ALTERNATIVE APPROACH IN SECTION R402.1.4 AND THE TOTAL U-FACTOR ALTERNATIVE IN SECTION R402.1.5

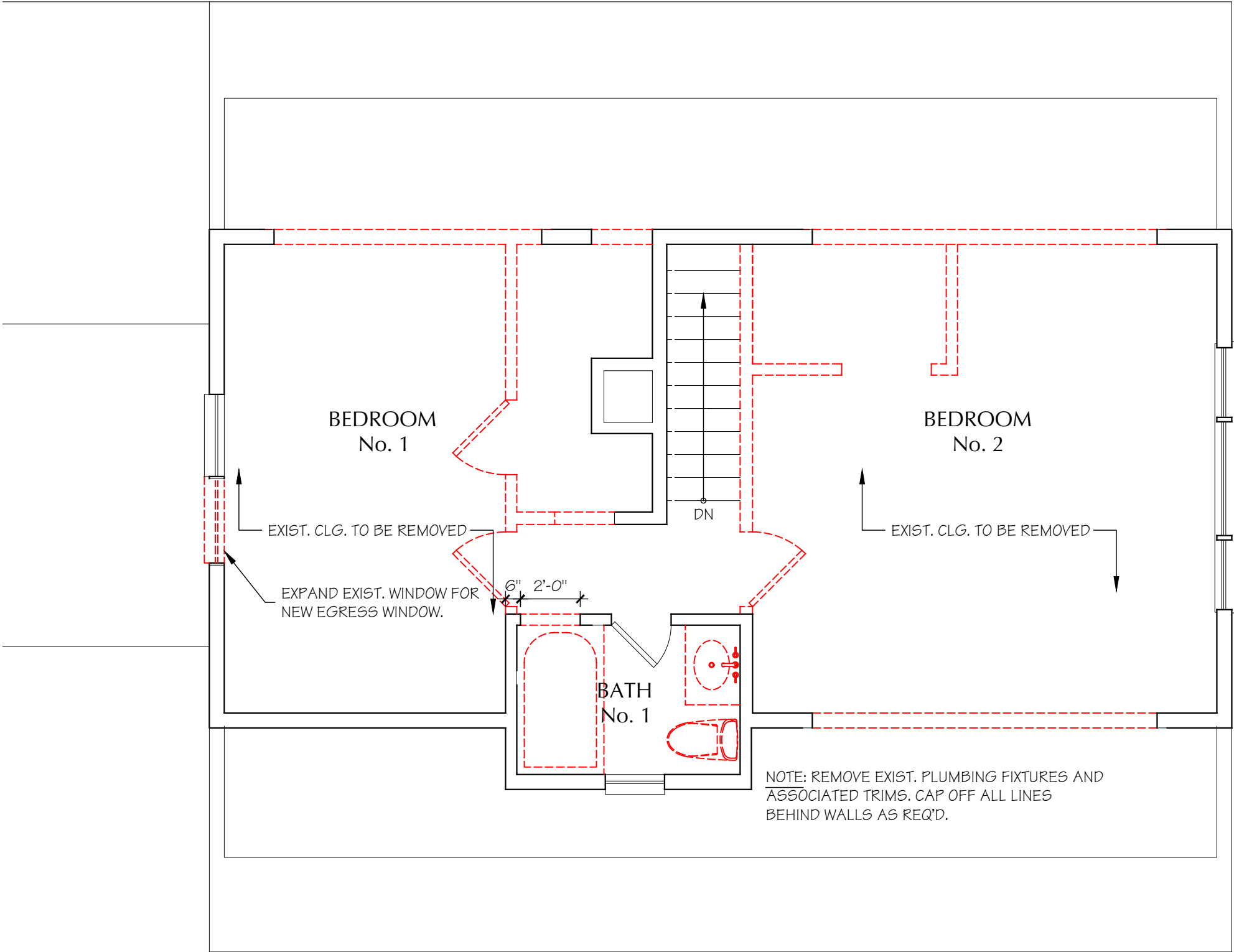
R402.2.2 CEILINGS WITHOUT ATTIC SPACES.  
WHERE SECTION R402.1.2 WOULD REQUIRE INSULATION LEVELS ABOVE R-30 AND THE DESIGN OF THE ROOF/CEILING ASSEMBLY DOES NOT ALLOW SUFFICIENT SPACE TOR THE REQUIRED INSULATION, THE MINIMUM REQUIRED INSULATION TOR SUCH ROOT/CEILING ASSEMBLIES SHALL BE R-30\_ THIS REDUCTION OF INSULATION FROM THE REQUIREMENTS OF SECTION R402.1.2 SHALL BE LIMITED TO 500 SQUARE FEET (46 METER SQ) OR 20 PERCENT OF THE TOTAL INSULATED CEILING AREA, WHICHEVER IS LESS. THIS REDUCTION SHALL NOT APPLY TO THE U-FACTOR ALTERNATIVE APPROACH IN SECTION R402\_1\_4 AND THE TOTAL UA ALTERNATIVE IN SECTION

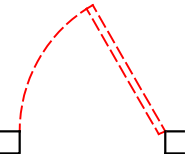
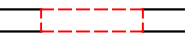

R402.2.3 EAVE BAFFLE.  
FOR AIR-PERMEABLE INSULATIONS IN VENTED ATTICS, A BATTLE SHALL BE INSTALLED ADJACENT TO SOFFIT AND EAVE VENTS. BAFFLES SHALL MAINTAIN AN OPENING EQUAL OR GREATER THAN THE SIZE OF THE VENT. THE BATTLE SHALL EXTEND OVER THE TOP OF THE ATTIC INSULATION. THE BATTLE SHALL BE PERMITTED TO BE ANY SOLID MATERIAL.



TO THE BEST OF MY KNOWLEDGE BELIEF & PROFESSIONAL JUDGEMENT OF THE UNDERSIGNED, THE PLANS & SPECIFICATIONS DEPICTED ON THESE DRAWINGS ARE IN COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE NEW YORK STATE UNIFORM FIRE PREVENTION & BUILDING CODE & THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE CURRENTLY IN EFFECT

REV. #/DATE DESCRIPTION



- DEMOLITION LEGEND
-  EXISTING DOOR TO BE REMOVED
  -  EXISTING WALL TO BE REMOVED
  -  EXISTING WINDOW TO BE REMOVED

Kehoe Residence  
19 Jaffray Park • Irvington, NY  
Demolition Plan

McC | Architecture pllc  
25 n. dutcher st., irvington, ny 10533 | mcc-architecture.com  
t: 917.887.0975 | e: dmccclure@mcc-architecture.com

REV. #	DATE	DESCRIPTION
--------	------	-------------



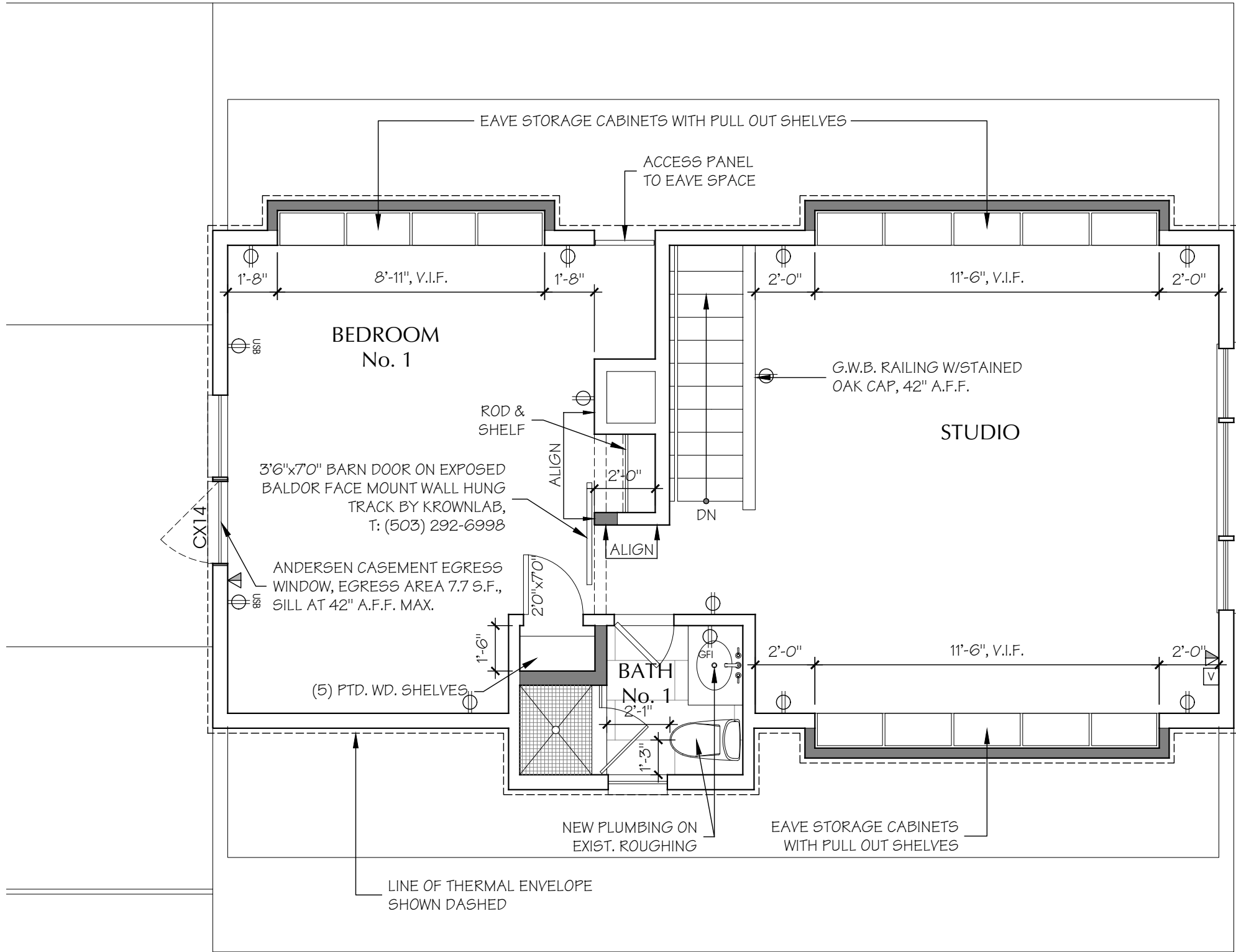
TO THE BEST OF MY KNOWLEDGE BELIEF & PROFESSIONAL JUDGEMENT OF THE UNDERSIGNED, THE PLANS & SPECIFICATIONS DEPICTED ON THESE DRAWINGS ARE IN COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE NEW YORK STATE UNIFORM FIRE PREVENTION & BUILDING CODE & THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE CURRENTLY IN EFFECT

A1

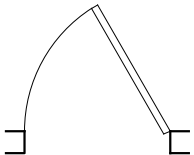
1/4"=1'-0"

8 July 2021

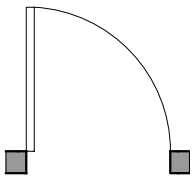
2114  
2114-Base.dwg



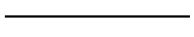
CONSTRUCTION LEGEND




EXISTING DOOR  
TO REMAIN



NEW OR  
SALVAGED DOOR



EXISTING CONSTRUCTION TO REMAIN



PROPOSED PARTITION, 2X4 WOOD STUDS @ 16"  
O.C. W/ (1) LAYER 5/8" GYPSUM BOARD EA. SIDE OR (1)  
LAYER 5/8" "DENSIELD" AT ALL WET LOCATIONS.

HEADER SCHEDULE	
OPENING	HEADER
UP TO 4'-0"	(2) 2" X 8" WOOD
4'-0" TO 6'-0"	(2) 2" X 10" WOOD
6'-0" TO 10'-0"	(2) 2" X 12" WOOD

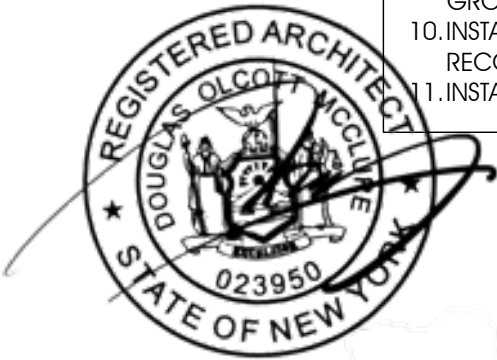
NOTE:  
1. SEE PLANS FOR ADDITIONAL  
2. INSTALL TWO STUDS AT ENDS OF EA. HEADER

ANDERSEN 400 SERIES SPECIFICATIONS  
WINDOWS TO HAVE U FACTOR LESS THAN .30 SHGC LESS THAN.42 AIR  
LEAKAGE LESS THAN .3 CFM/FT SQ

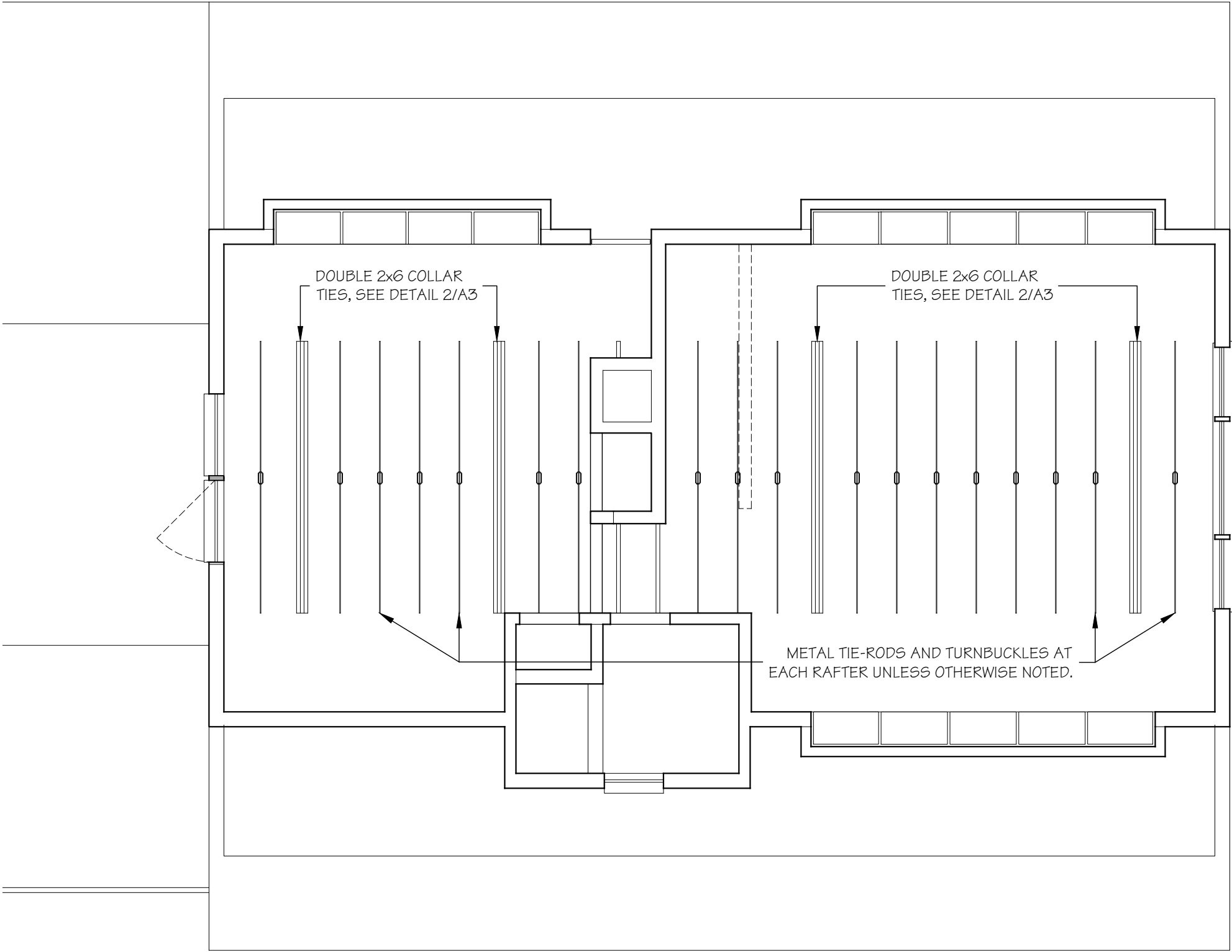
- 6-1 1/16 JAMBS (VERIFY FOR EXIST CONST WALL)
- NATURAL PINE INTERIOR TO BE PRIMED.
- EXTERIOR CLAD BLACK
- LOW-E/ ARGON INSULATED GLASS (TEMPERED WHERE APPLICABLE/  
INDICATED)
- SCREENS ON ALL OPERABLE WINDOWS / SCREENS ON SLIDER  
DOORS ONLY
- NO FACTORY EXTERIOR CASINGS: (BY CONTRACTOR)5/4X 4 FLAT  
STOCK PINE
- SIMULATED DIVIDED LITES PER ELEVATION
- INTERIOR HARDWARE WHITE CLASSIC (LIFTS AND LOCKS)
- INSECT SCREENS GRAY
- EGRESS WINDOWS: MINIMUM OPENING 5.7 S.F. 5 SQ FT FOR  
GROUND LEVEL, 44AFF
- INSTALLATION IN STRICT ACCORDANCE WITH MANUFACTURER'S  
RECOMMENDATION AND SPECIFICATIONS
- INSTALL ALUM DRIP CAPS AND EXTENSION JAMBS AS REQUIRED

NOTE:

- NEW WINDOWS TO BE SIZED TO FIT IN EXISTING OPENINGS. NO NEW HEADERS REQU'D.
- WINDOW, DOOR, CASSED OPENINGS AND BASEBOARD TIRM TO MATCH EXISTING.
- EXISTING HVAC SYSTEM TO BE MODIFIED FOR NEW LAYOUT.

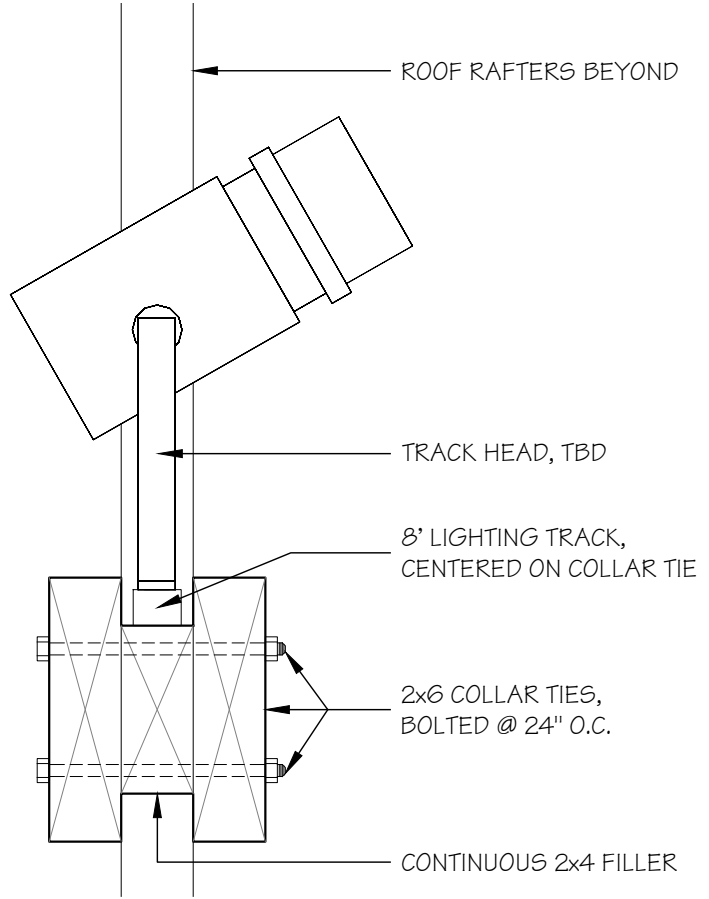


TO THE BEST OF MY KNOWLEDGE BELIEF & PROFESSIONAL JUDGEMENT OF THE  
UNDERSIGNED, THE PLANS & SPECIFICATIONS DEPICTED ON THESE DRAWINGS ARE IN  
COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE NEW YORK STATE UNIFORM  
FIRE PREVENTION & BUILDING CODE & THE NEW YORK STATE ENERGY  
CONSERVATION CONSTRUCTION CODE CURRENTLY IN EFFECT



1 REFLECTED CLG. PLAN  
1/4"=1'-0"

2 DETAIL @ COLLAR TIE  
3/8"=1'-0"



Kehoe Residence  
19 Jaffray Park • Irvington, NY  
Reflected Ceiling Plan

REV. #/DATE DESCRIPTION



A3

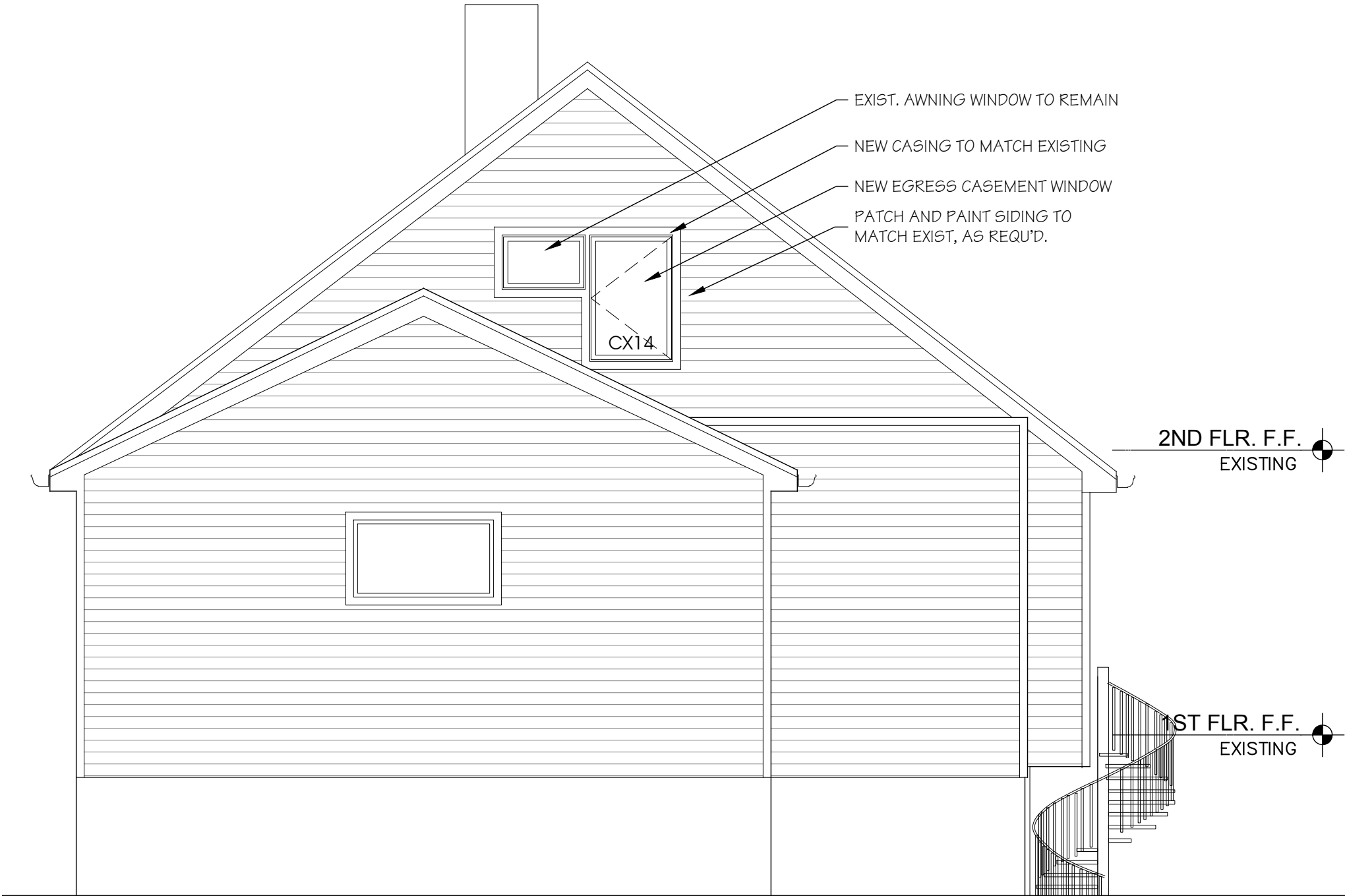
As Noted

8 July 2021

2114

2114-Base.dwg

TO THE BEST OF MY KNOWLEDGE BELIEF & PROFESSIONAL JUDGEMENT OF THE  
UNDERSIGNED, THE PLANS & SPECIFICATIONS DEPICTED ON THESE DRAWINGS ARE IN  
COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE NEW YORK STATE UNIFORM  
FIRE PREVENTION & BUILDING CODE & THE NEW YORK STATE ENERGY  
CONSERVATION CONSTRUCTION CODE CURRENTLY IN EFFECT



Kehoe Residence  
19 Jaffray Park • Irvington, NY  
North Elevation

McC | Architecture pllc  
25 n. dutcher st., irvington, ny 10533 | mcc-architecture.com  
t: 917.887.0975 | e: dmccclure@mcc-architecture.com

REV. #/DATE DESCRIPTION



TO THE BEST OF MY KNOWLEDGE BELIEF & PROFESSIONAL JUDGEMENT OF THE  
UNDERSIGNED, THE PLANS & SPECIFICATIONS DEPICTED ON THESE DRAWINGS ARE IN  
COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE NEW YORK STATE UNIFORM  
FIRE PREVENTION & BUILDING CODE & THE NEW YORK STATE ENERGY  
CONSERVATION CONSTRUCTION CODE CURRENTLY IN EFFECT

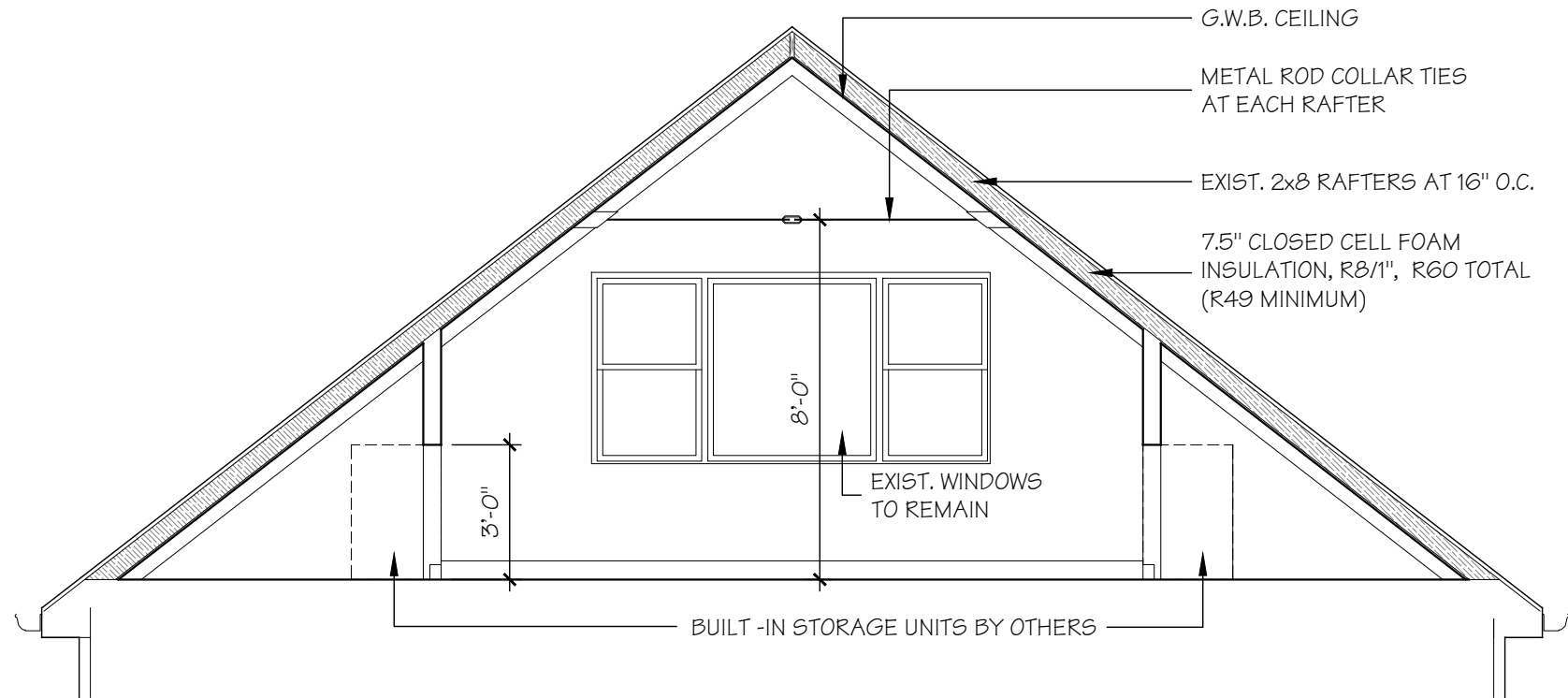
A4

1/4"=1'-0"

8 July 2021

2114  
2114-Base.dwg





# Kehoe Residence

19 Jaffray Park • Irvington, NY

Section

MCC | Architecture pllc  
25 n. dutcher st., irvington, ny 10533 | mcc-architecture.com  
t: 917.887.0975 | e: dmccclure@mcc-architecture.com

REV. #	DATE	DESCRIPTION
--------	------	-------------



A5

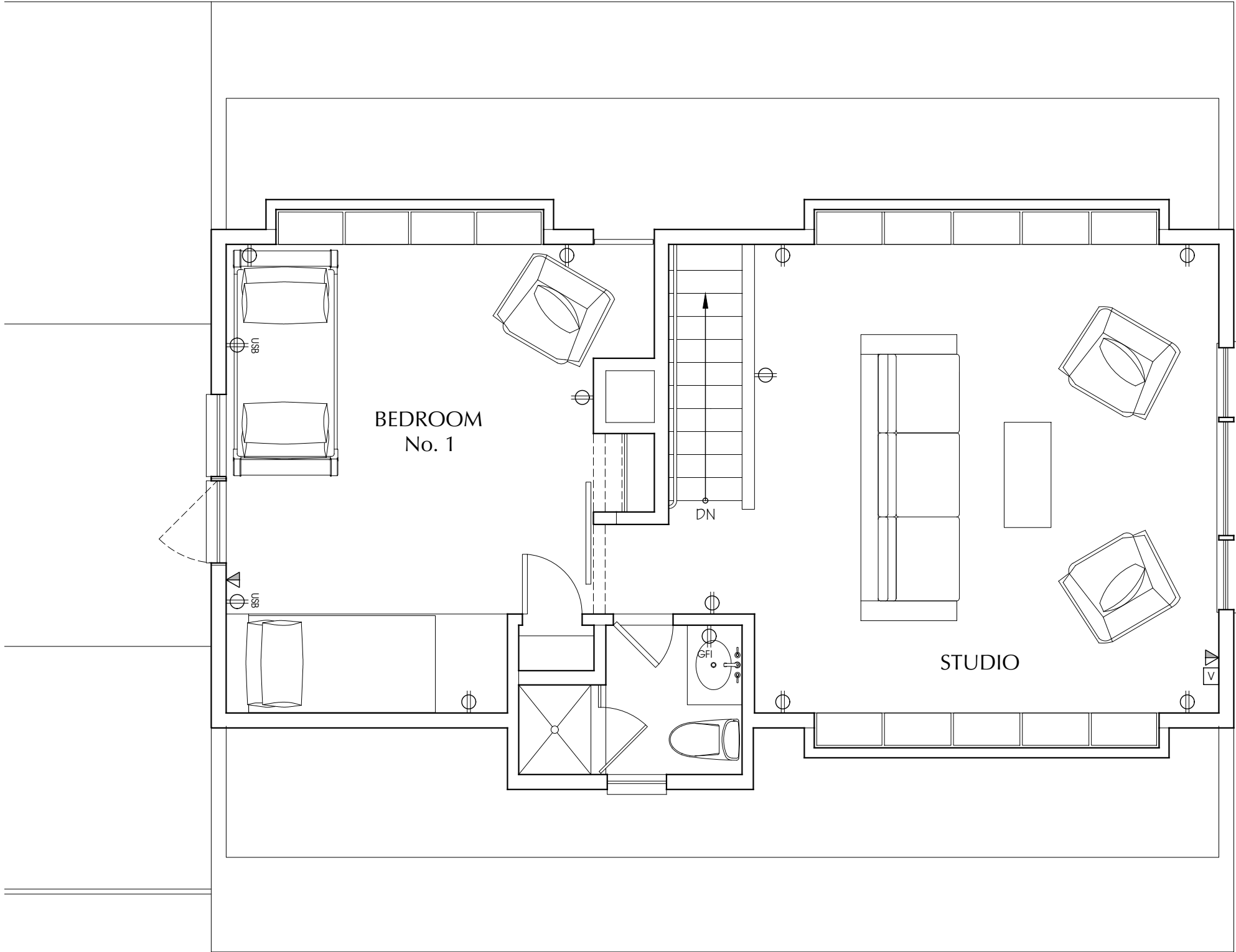
1/4"=1'-0"

8 July 2021

2114

2114-Base.dwg

TO THE BEST OF MY KNOWLEDGE BELIEF & PROFESSIONAL JUDGEMENT OF THE  
UNDERSIGNED, THE PLANS & SPECIFICATIONS DEPICTED ON THESE DRAWINGS ARE IN  
COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE NEW YORK STATE UNIFORM  
FIRE PREVENTION & BUILDING CODE & THE NEW YORK STATE ENERGY  
CONSERVATION CONSTRUCTION CODE CURRENTLY IN EFFECT



# Kehoe Residence

19 Jaffray Park • Irvington, NY

## Furniture Plan

McC | Architecture pllc  
25 n. dutcher st., irvington, ny 10533 | mcc-architecture.com  
t: 917.887.0975 | e: dmccclure@mcc-architecture.com

REV. #	DATE	DESCRIPTION
--------	------	-------------



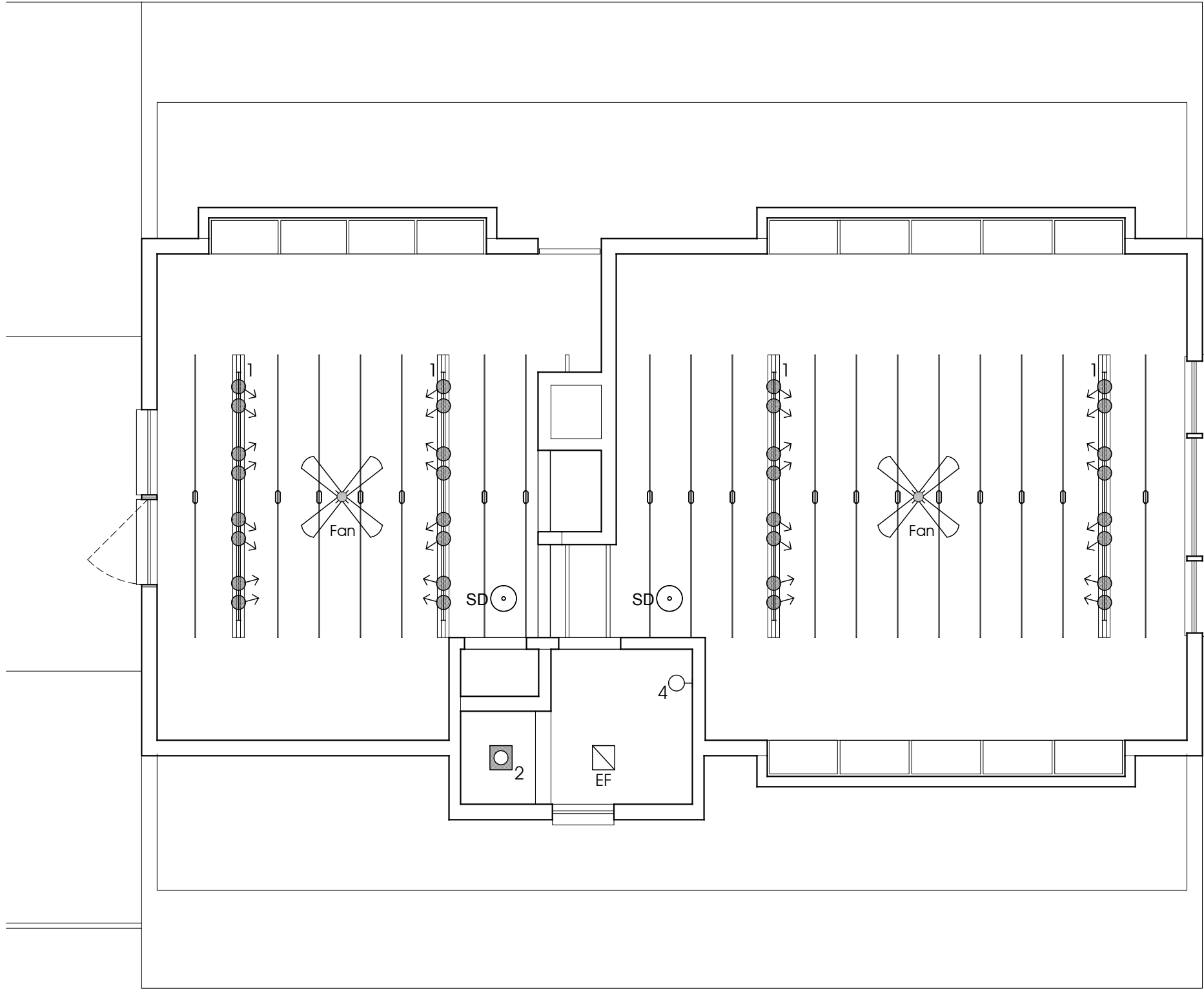
TO THE BEST OF MY KNOWLEDGE BELIEF & PROFESSIONAL JUDGEMENT OF THE  
UNDERSIGNED, THE PLANS & SPECIFICATIONS DEPICTED ON THESE DRAWINGS ARE IN  
COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE NEW YORK STATE UNIFORM  
FIRE PREVENTION & BUILDING CODE & THE NEW YORK STATE ENERGY  
CONSERVATION CONSTRUCTION CODE CURRENTLY IN EFFECT

# A6

1/4"=1'-0"

8 July 2021

2114  
2114-Base.dwg



LEGEND:

DIMMER SWITCH

FIXTURE SYMBOL

DIMMER SWITCH SINGLE LOCATION  
LUTRON "CASETA" COLOR TO FOLLOW

3 OR 4 WAY DIMMER SWITCH  
LUTRON "CASETA" COLOR TO FOLLOW

SURFACE MOUNTED TRACK LIGHT  
MANUF: W.A.C. LIGHTING  
TRACK: 120 V. SINGLE CIRCUIT TRACK, WHITE  
HEAD: EXTERMINATOR II 22W,38° FLOOD, 2700K #1023F-827-WT  
COLOR: WHITE

SURFACE MOUNTED DECORATIVE CEILING INCANDESCENT  
FIXTURE ON JUNCTION BOX - SUPPLIED BY OWNER - 100 WATTS

SURFACE MOUNTED DECORATIVE WALL SCONCE  
INCANDESCENT FIXTURE - SUPPLIED BY OWNER - 100 WATTS  
SET MOUNTING HEIGHT IN FIELD WITH ARCHITECT.

RECESSED LENSED INCANDESCENT DOWNLIGHT - SHOWER  
LOCATIONS  
MANUF: LIGHTOLIER  
MODEL: 2090/2003R - LYTECASTER RECESSED DOWNLIGHTING  
SIZE: 4 5/8" DIA. x 5 3/16" DEEP  
LAMP: 50 W. PAR 20 DIMMABLE LED, 3000K MAX

CEILING FAN  
MANUF: TBD  
MODEL: TBD  
COLOR:TBD

EXHAUST FAN - SWITCH CONTROLLED - PANASONIC  
MODEL NO. FV-08V Q2(90CFM) - VENT TO EXTERIOR

COMBINATION SMOKE/CO DETECTOR  
MANUF: KIDDE  
MODEL: #KN-COPE-1

NOTE:  
MINIMUM 50% OF ALL FIXTURE LAMPS TO BE HIGH EFFICIENCY, AS PER NY STATE ENERGY CONSERVATION CODE.



TO THE BEST OF MY KNOWLEDGE BELIEF & PROFESSIONAL JUDGEMENT OF THE UNDERSIGNED, THE PLANS & SPECIFICATIONS DEPICTED ON THESE DRAWINGS ARE IN COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE NEW YORK STATE UNIFORM FIRE PREVENTION & BUILDING CODE & THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE CURRENTLY IN EFFECT

1 LIGHTING PLAN  
1/4"=1'-0"

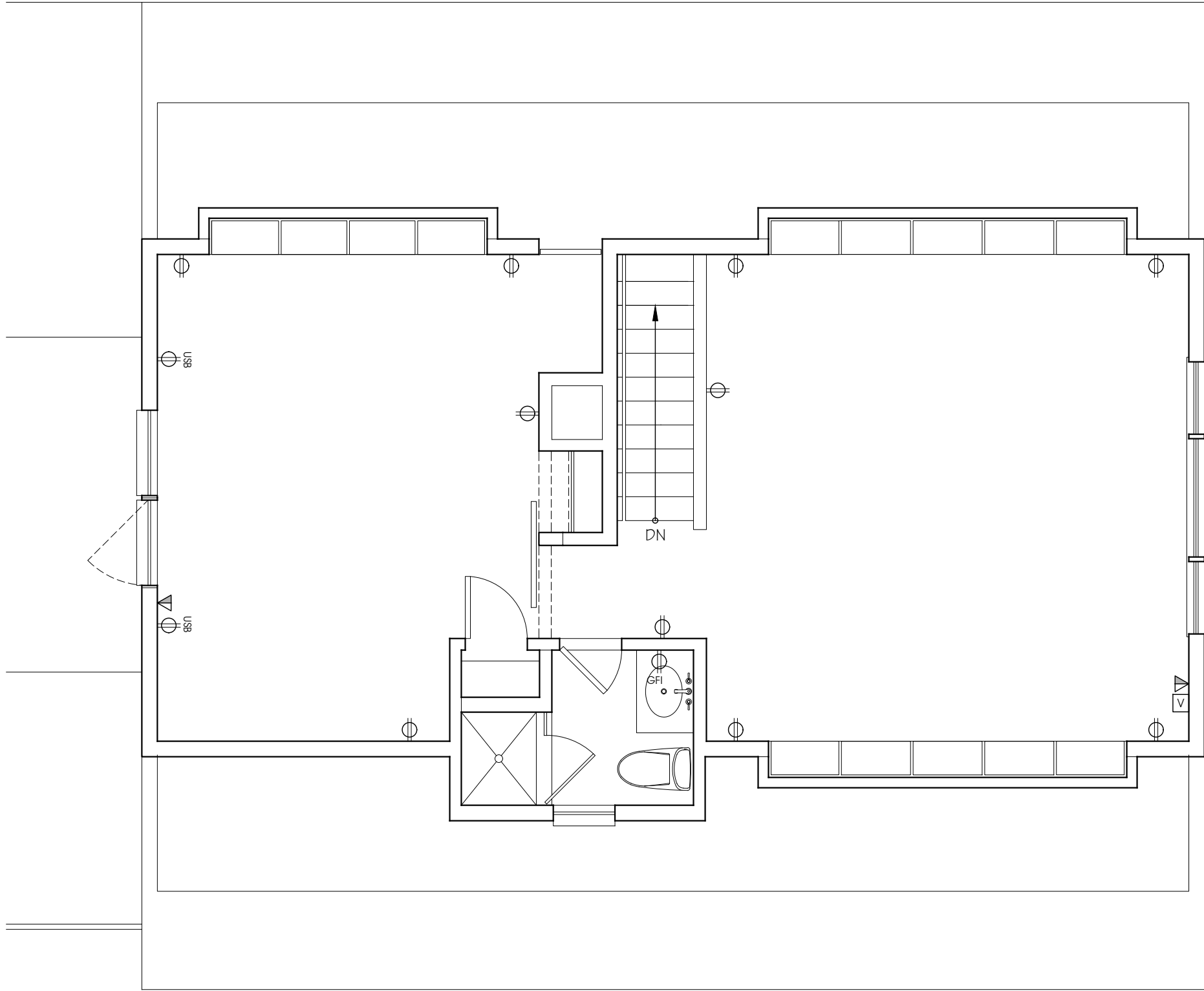
Kehoe Residence

19 Jaffray Park • Irvington, NY

Lighting Plan

REV. #	DATE	DESCRIPTION
--------	------	-------------

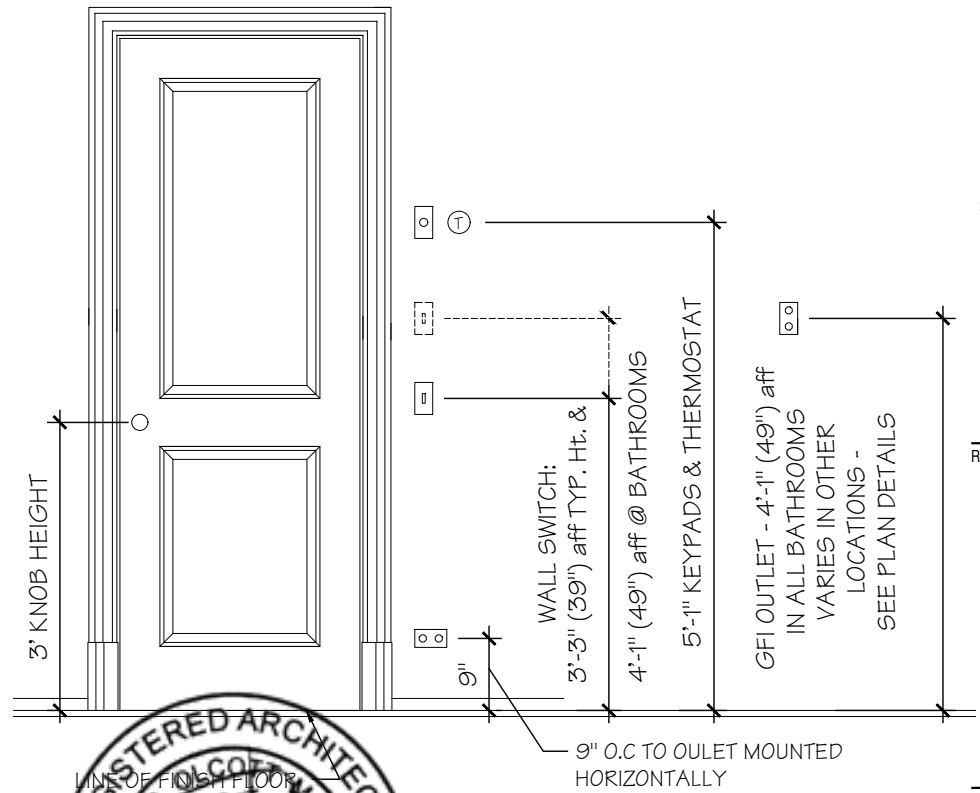
MCC | Architecture pllc  
25 n. dutcher st., irvington, ny 10533 | mcc-architecture.com  
t: 917.887.0975 | e: dmccclure@mcc-architecture.com



**POWER LEGEND**

NOTE: ONLY NEW OUTLETS AND OTHER ELECTRICAL DEVICES ARE SHOWN. EXISTING OUTLETS TO BE RECIRCUITED, REPLACED, OR ABANDONED AS DIRECTED BY OWNER AND AS PER EXIST. NEW YORK STATE ELECTRICAL CODE

- DUPLEX ELECTRIC OUTLET MOUNTED @ 15" A.F.F. UNLESS OTHERWISE NOTED.
- G.F.I. OUTLET MOUNTED @ 42" A.F.F. UNLESS OTHERWISE NOTED
- DUPLEX ELECTRIC OUTLET WITH INTEGRATED USB MOUNTED @ 42" A.F.F. UNLESS OTHERWISE NOTED.
- TELEPHONE/DATA OUTLET MOUNTED HORIZONTALLY - PROVIDE 2 CAT 5E CABLES AT EACH LOCATION
- TELEVISION OR VIDEO CABLE OUTLET



**1 POWER PLAN**  
1/4" = 1'-0"



TO THE BEST OF MY KNOWLEDGE BELIEF & PROFESSIONAL JUDGEMENT OF THE UNDERSIGNED, THE PLANS & SPECIFICATIONS DEPICTED ON THESE DRAWINGS ARE IN COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE NEW YORK STATE UNIFORM FIRE PREVENTION & BUILDING CODE & THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE CURRENTLY IN EFFECT

**Kehoe Residence**  
19 Jaffray Park • Irvington, NY

**Power Plan**

REV. #	DATE	DESCRIPTION
--------	------	-------------