

APPLICATION FOR BUILDING PERMIT

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

Application Number:	242	Date:	03/03/2022
Job Location:	2 BARNEY PARK	Parcel ID:	2.80-32-25
Property Owner:	Laura Grey & Robert Honstein	Property Class:	1 FAMILY RES
Occupancy:	One/ Two Family	Zoning:	
Common Name:			

Applicant	Contractor
John Malone	Kevin Scanlan
Ferguson Malone Architecture	Scanlan Enterprises Incorporated
One Bridge Street Suite 29 Irvington NY 10533	314 Front Street Nyack New York 10960
9145643166	845-216-3122

Description of Work

Type of Work:	Ext. Elevation Changes	Applicant is:	Architect
Work Requested by:	The Owner	In association with:	
Cost of Work (Est.):	57600.00	Property Class:	1 FAMILY RES

Description of Work

Replacement of existing windows throughout, as part of existing building permit #BP2020-0121.

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: 2 BARNEY PARK

Parcel Id: 2.80-32-25

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 4th day of March of 2022

[Signature]

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

[Signature]
Applicant's Signature

OWNER'S AUTHORIZATION

I **Laura Grey & Robert Honstein** 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 203 687 9096 Owner email address rhonstein@gmail.com

- ☐ ROBERT HONSTEIN 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 4th day of March of 2022

[Signature]
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

[Signature]
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 contracting and the locations covered by such insurance. If structure is to be demolished a copy of Liability Insurance must also be submitted.

- Please be advised under State and Municipal Laws, the Workman's Compensation and Disability benefits insurance must be submitted on separate state approved forms. The "Acord Form" is no longer acceptable as proof of Workman's Compensation coverage. Further information or questions may be answered by calling the NYS Bureau of Compliance at (518) 486-6307 or by visiting their website or by contacting your insurance provider.

FEES ASSOCIATED WITH BUILDING PERMIT APPLICATION(All fees must be paid at time of application):

Fee schedule

Building Permit (Non-Refundable)

* Application fee \$85

* Permit fee \$17 per thousand dollars (\$1000) of estimated cost of construction, or fraction thereof

85

• Inspection Fees (as applicable)

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

Total Inspections

* 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).

1,036

* 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 to applying for and receiving a building permit shall pay double all applicable fees and inspections, including the cost of construction based on the cost of all proposed work being legalized at the time of application. Minimum fee \$500.00.

(To be collected at time of submission of application)Total 1,121

(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.)

Grey / Honstein Residence

2 Barney Park
Irvington, NY

Submission for Planning Board Approval
August 21, 2019

Submission for Zoning Board Approval
September 09, 2019 **Revision** 

Resubmission for Planning Board Approval
September 18, 2019 **Revision** 

Submission for Architectural Review Board Approval
February 03, 2020 **Revision** 

Submitted for Bidding
February 03, 2020 **Revision** 

Addendum 1
February 11, 2020 **Revision** 

Submitted for Building Permitting
February 17, 2020 **Revision** 

Resubmitted for Building Permitting
July 14, 2020 **Revision** 

Resubmitted for IPB Approval
May 19, 2021 **Revision** 

Resubmitted for IPB Approval
July 30, 2021 **Revision** 

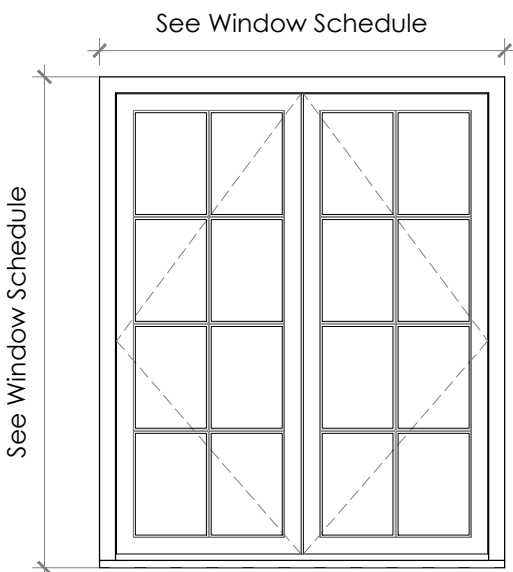
Revision - Foundation Wall
January 11, 2022 **Revision** 

Revision - Framing
February 24, 2022 **Revision** 

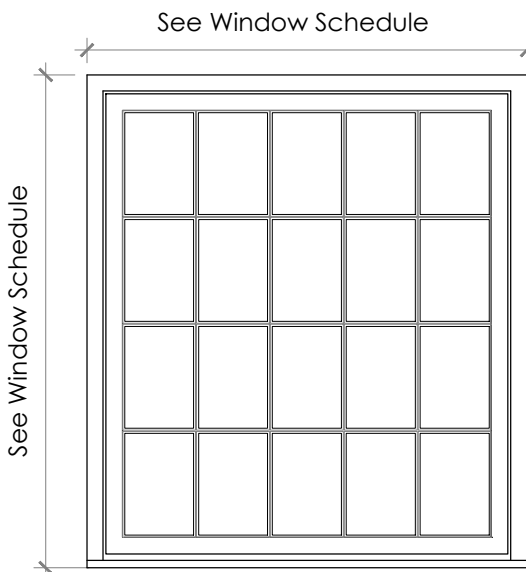
Submitted for Architectural Review Board Approval
March 07, 2022 **Revision** 

PROJECT NO.: 1900

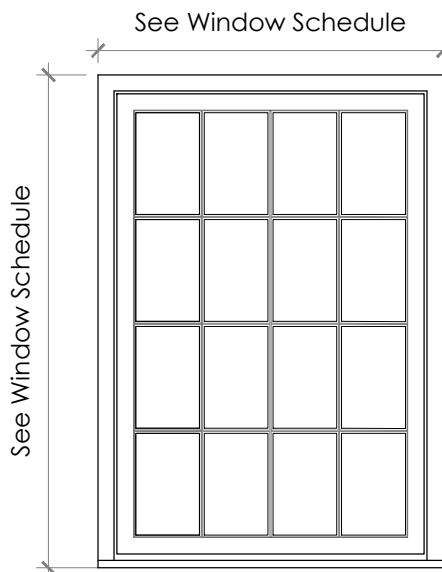
FERGUSON MALONE ARCHITECTURE



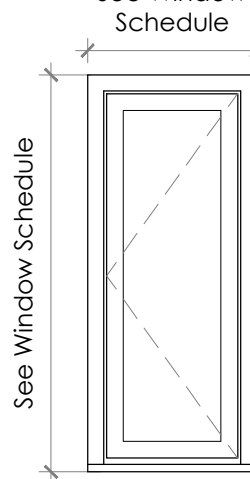
Type A



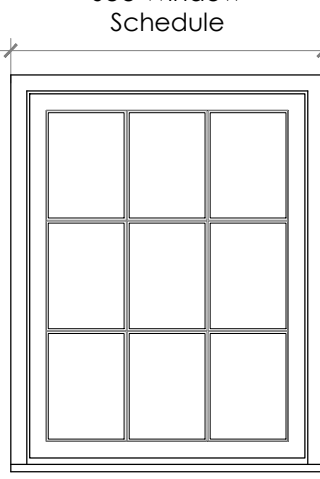
Type B



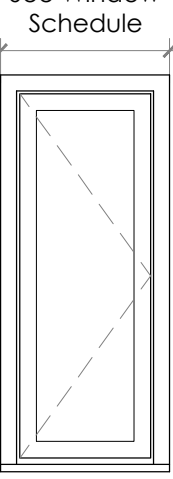
Type C



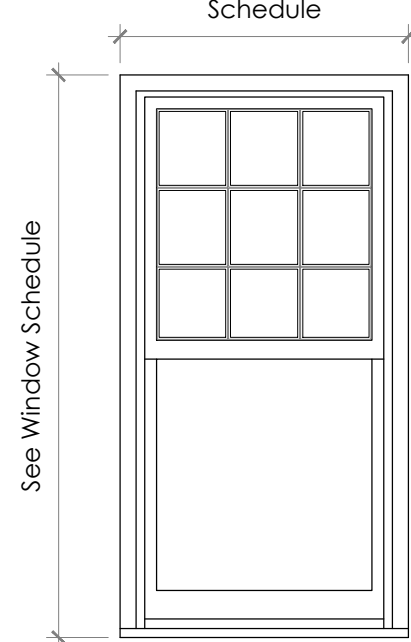
Type D1



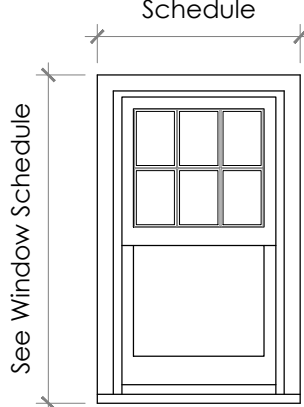
Type E



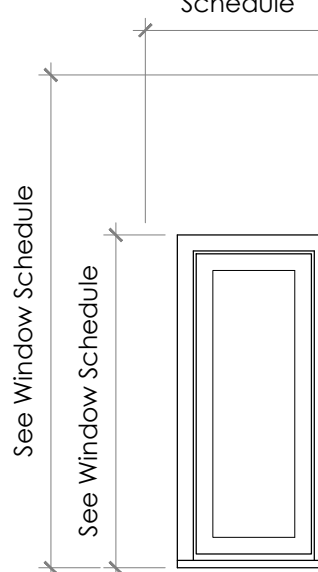
Type D2



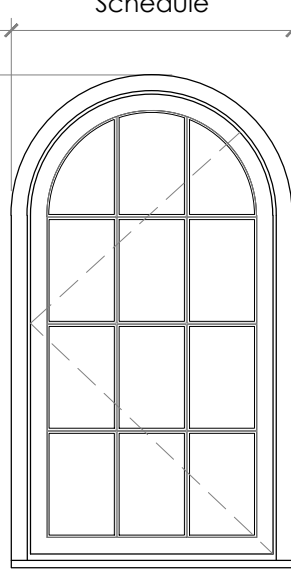
Type F



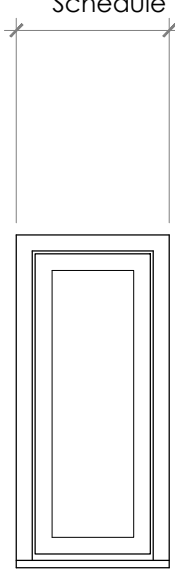
Type G



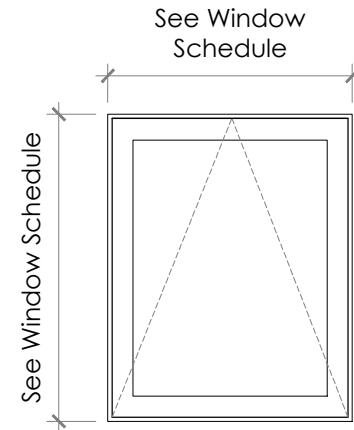
Type H



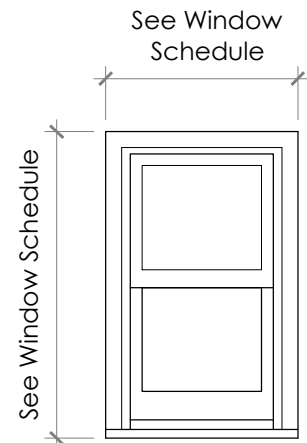
Type I



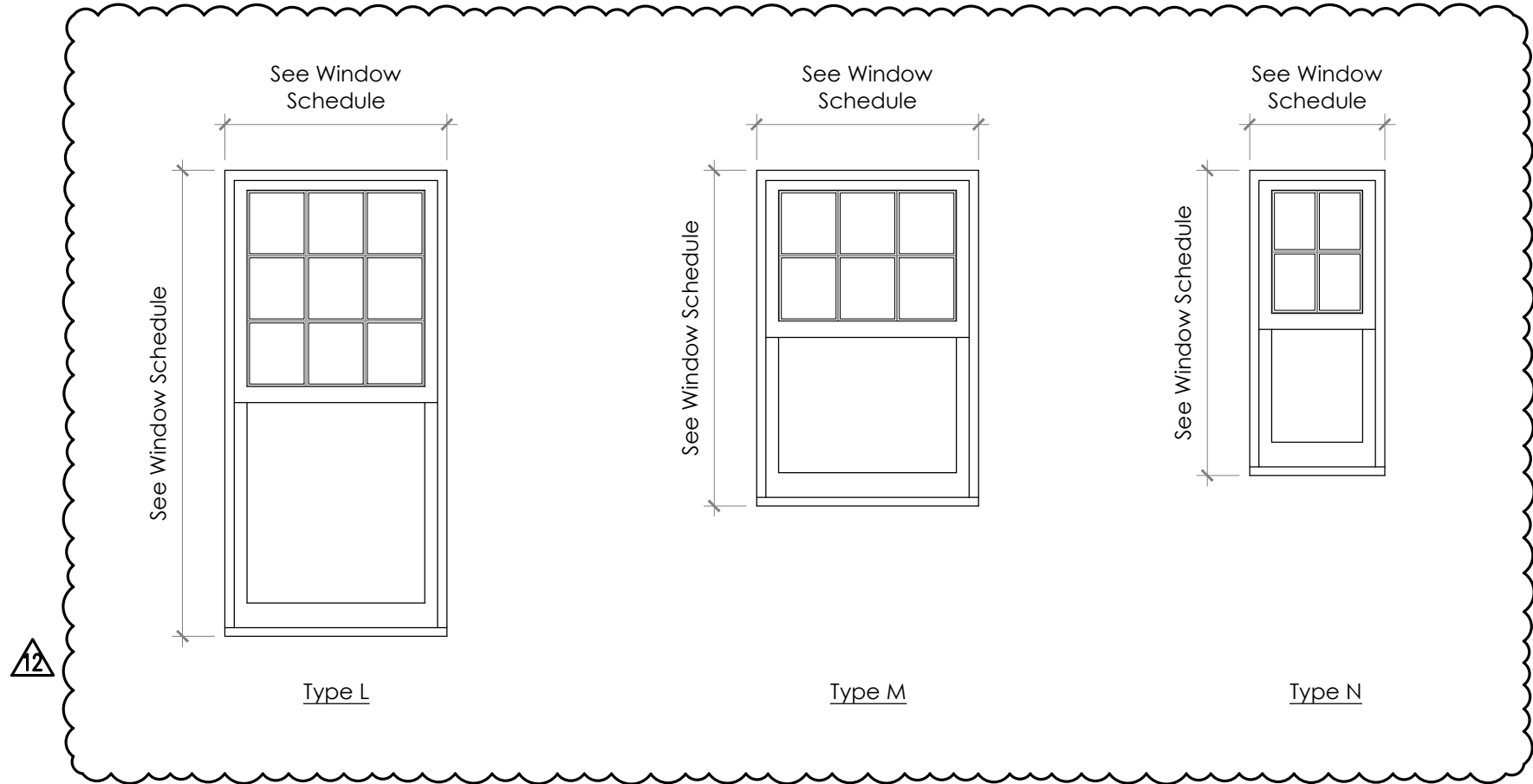
Type H



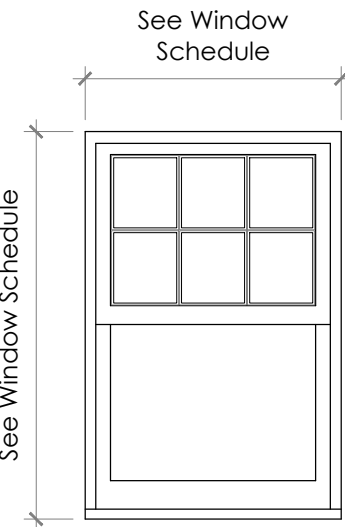
Type J



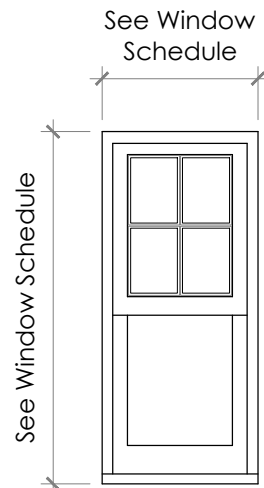
Type K



Type L



Type M



Type N

Window Types

Window Schedule										
A	Not Used	Marvin	WUFC44860	4'-1" x 5'-0 9/16"	Wood/Pine	Primed White				
B	Not Used	Marvin	WUCAP5160 - Custom Width	4'-4 1/2" x 5'-0 9/16"	Wood/Pine	Primed White				
C	Not Used	Marvin	WUCAP4060	3'-5" x 5'-0 9/16"	Wood/Pine	Primed White				
D1	Ultimate Casement Window	Marvin	WUCA1848	1'-7" x 4'-0 9/16"	Wood/Pine	Primed White	Left Hand			
D2	Ultimate Casement Window	Marvin	WUCA1848	1'-7" x 4'-0 9/16"	Wood/Pine	Primed White	Right Hand			
E	Ultimate Casement Stationary Window	Marvin	WUCA3648	3'-1" x 4'-0 9/16"	Wood/Pine	Primed White	Stationary			
F	Ultimate Double Hung	Marvin	UWDH2830	2'-10 3/8" x 5'-9 1/2"	Wood/Pine	Primed White				
G	Ultimate Double Hung	Marvin	WUDH2016	2'-2 3/8" x 3'-5 1/2"	Wood/Pine	Primed White	w/ Tempered safety glass			
H	Ultimate Casement Stationary Window	Marvin	WUCA1640	1'-5" x 3'-4 9/16"	Wood/Pine	Primed White	Stationary			
I	Ultimate Casement Round Top Window	Marvin	UWCART3260	2'-9" x 5'-0 9/16"	Wood/Pine	Primed White				
J	YS - Manual Venting Skylight	Velux	M04	30 1/16" x 37 7/8"	Wood/Aluminum					
K	Ultimate Double Hung Window	Marvin	WUDH1614	1'-10 3/8" x 3'-1 1/2"	Wood/Pine	Primed White	w/ Tempered safety glass			
L	Ultimate Double Hung Insert Window	Marvin	UWDHIN	Size to be Verified in Field	Wood/Pine	Primed White	Contractor to verify dimensions			
M	Ultimate Double Hung Insert Window	Marvin	UWDHIN	Size to be Verified in Field	Wood/Pine	Primed White	Contractor to verify dimensions			
N	Ultimate Double Hung Insert Window	Marvin	UWDHIN	Size to be Verified in Field	Wood/Pine	Primed White	Contractor to verify dimensions			

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.

Prior to ordering, verify all rough openings and wall thickness for window jam dimensions in field.

Light and Ventilation Calculations - 1900 Grey / Honstein Residence, 2 Barney Park, Irvington NY									
Room	Window/ Door Designation	Room Area	Required Glazing Area (sf), 8%	Provided Glazing Area, sf	Provided Artificial Illumination	Req'd Openable Area (sf), 4%	Provided Openable Area	Provided Mech. Ventilation	Remarks
Family Room 105/Kitchen 106	Door 101, (5) Windows A and Windows B, C, D1, D2, and E	421	33.7	112.6	Yes	16.8	115.0	Yes	See mechanical drawings
Mudroom 109	Door 102	57	4.6	21.4	Yes	2.3	12.0	No	See mechanical drawings
Bedroom 207	(2) Existing windows	115	9.2	18.2	Yes	4.6	11.2	No	See mechanical drawings
Sitting Area 204	(2) Existing windows and Door 205	141	11.3	27.2	Yes	5.6	32.6	No	See mechanical drawings
Bedroom 304	(2) Windows H, (1) I and (4) skylights J	149	11.9	37.4	Yes	6.0	22.4	No	See mechanical drawings

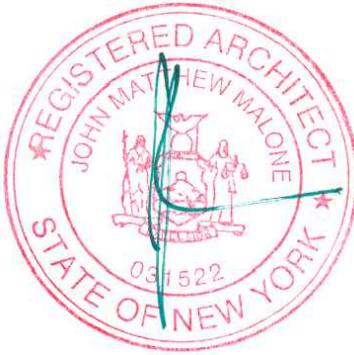
Grey / Honstein Residence

2 Barney Park
Irvington, New York

12	03/07/22	Revision - ARB Submission
11	02/24/22	Revision - Framing
10	01/11/22	Revision - Foundation Wall
9	07/30/21	Revision - Full Scope
8	05/19/21	Resubmitted for IPB Approval
7	07/14/20	Resubmitted for Building Permitting
6	02/17/20	Submitted for Building Permitting
5	02/11/20	Addendum 1
4	02/03/20	Submitted for Bidding
3	02/03/20	ARB Submission
2	9/18/19	IPB Resubmission
1	9/09/19	ZBA Submission
	8/21/19	IPB Submission

NO.	DATE	ISSUE/REVISION
-----	------	----------------

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

Civil Engineer
Keano Coppelman & Gregory
Engineers, P.C.
Civil, Sanitary, and Environmental Engineers
113 Smith Avenue, Mount Kisco, New York 10549
1914-241-2235

Window Schedule

SCALE: AS NOTED

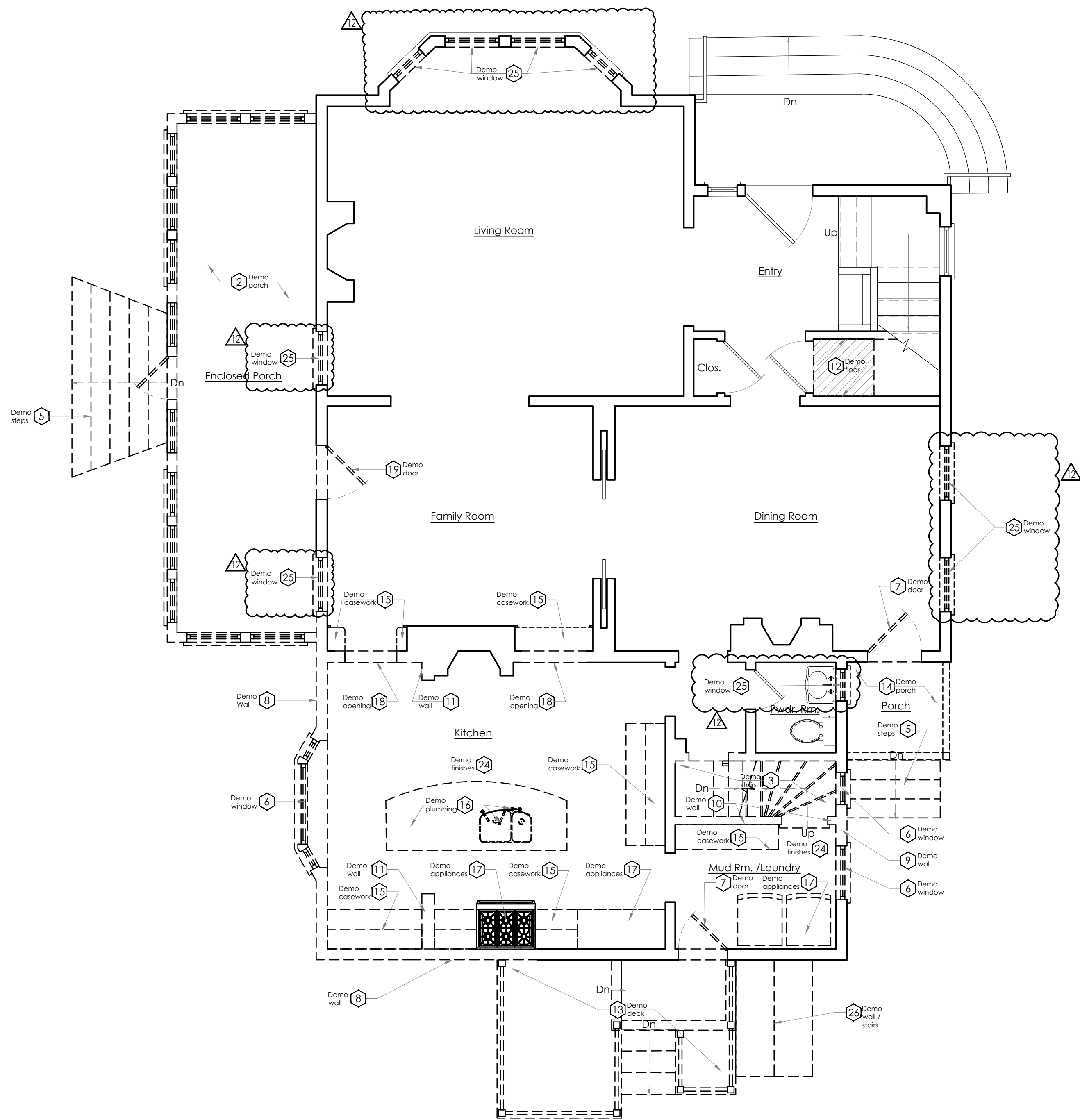
DATE: 08/21/2019

JOB: 1900

A-0.11

Legend

- Existing Partition Wall To Remain
- Existing Partition Wall To Be Demolished
- Existing Floor Area To Be Demolished



1 Demolition Plan - First Floor

1/4" = 1'-0"

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.

Demolition Key Notes

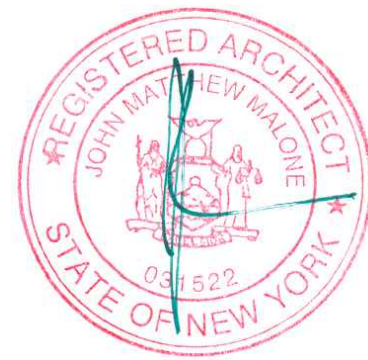
- 1 Demo pier
Remove masonry foundation pier.
- 2 Demo porch
Carefully remove the enclosed porch and all the associated components including windows, doors, roof and structure.
- 3 Demo stairs
Remove existing stair and all associated components. Patch and repair flooring as a result of stair removal.
- 4 Existing HVAC
Existing mechanical equipment and all associated duct work to be modified to accommodate proposed ship ladder. See mechanical plans for further information.
- 5 Demo steps
Remove the existing masonry steps.
- 6 Demo window
Remove the existing window. Patch and repair wall as a result of window removal.
- 7 Demo door
Remove the existing door. Patch and repair wall as a result of door removal.
- 8 Demo wall
Carefully and selectively demolish a portion of the existing exterior wall as necessary to accommodate proposed addition.
- 9 Demo wall
Carefully and selectively demolish exterior wall as necessary to accommodate new door entry.
- 10 Demo wall
Carefully and selectively demolish the existing interior wall.
- 11 Demo wall
Carefully remove the existing interior wall and provide shoring, bracing, and structural support as required to preserve stability and prevent movement, settlement or collapse of second floor above.
- 12 Demo floor
Carefully and selectively demolish floor as necessary to accommodate the proposed ship ladder.
- 13 Demo deck
Carefully remove the wooden deck and all the associated components including post, railing, roof and wooden steps.
- 14 Demo porch
Carefully remove the porch and all the associated components. Carefully remove the post and roof and provide shoring, bracing, and structural supports as required to preserve stability and prevent movement, settlement or collapse of main roof above.
- 15 Demo casework
Remove existing casework / built-in.
- 16 Demo plumbing
Remove existing plumbing fixtures, and any cabinetry associate with it. Cap or remove all abandoned plumbing.
- 17 Demo appliances
Carefully disconnect and remove all existing appliances.
- 18 Demo opening
Selectively demolish the interior partition to enlarge the existing opening as per the proposed plan.
- 19 Demo door
Remove the existing door. Prepare the framing to receive a new window unit.
- 20 Demo window
Carefully demolish the existing window. Prepare the framing to receive a new door unit.
- 21 Demo roof
Carefully demolish the roof structure.
- 22 Demo wall
Carefully and selectively demolish the interior partition, and prep for a new door.
- 23 Demo door
Remove the existing door.
- 24 Demo finishes
Remove the existing finishes throughout u.o.n.
- 25 Demo window
Carefully demolish the existing window. Prepare frame to receive a new window unit.
- 26 Demo wall/stairs
Carefully demolish masonry walls, stairs and access doors.
- 27 Demo radiator
Carefully disconnect and remove radiator and all associated components.
- 28 Demo wall
Carefully selectively demolish foundation wall to below existing slab wall.
- 29 Demo gutter
Remove the existing gutter and leader.

Grey /
Honstein
Residence

2 Barney Park
Irvington, New York

NO.	DATE	ISSUE/REVISION
2	03/07/22	Revision - ARB Submission
1	02/24/22	Revision - Framing
10	01/11/22	Revision - Foundation Wall
9	07/30/21	Revision - Full Scope
8	05/19/21	Resubmitted for IPB Approval
7	07/14/20	Resubmitted for Building Permitting
6	02/17/20	Submitted for Building Permitting
5	02/11/20	Addendum 1
4	02/03/20	Submitted for Bidding
3	02/03/20	ARB Submission
2	9/18/19	IPB Resubmission
1	9/09/19	ZBA Submission
	8/21/19	IPB Submission

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

Civil Engineer
Keane Coppelman & Gregory
Engineers, P.C.
Civil, Sanitary, and Environmental Engineers
113 Smith Avenue, Mount Kisco, New York 10549
1914-241-2235

Demolition
Plan-
First Floor

SCALE: AS NOTED

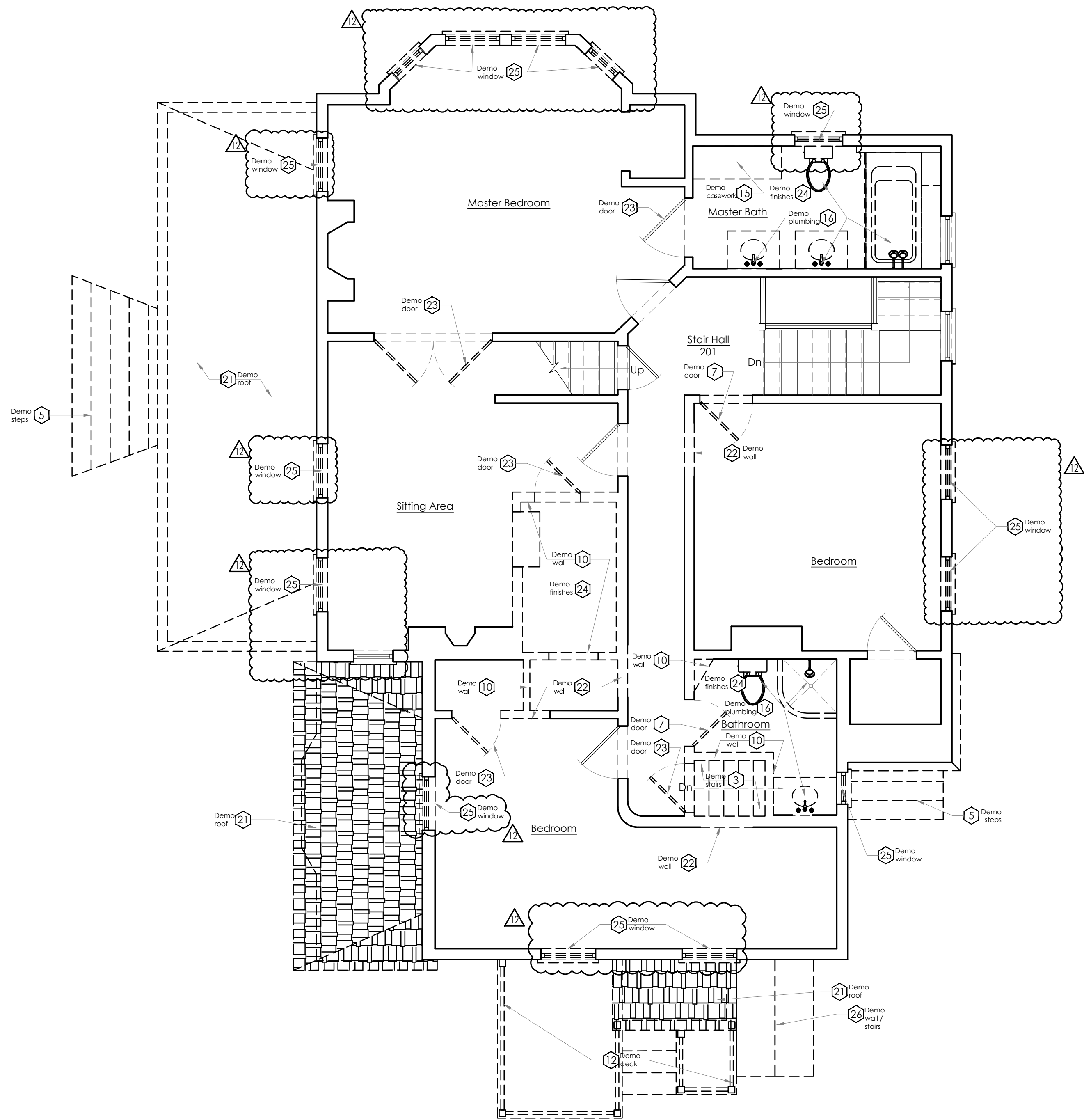
DATE: 08/21/199

JOB: 1900

A-1.01

Legend

- Existing Partition Wall To Remain
- Existing Partition Wall To Be Demolished
- Existing Floor Area To Be Demolished



1 Demolition Plan - Second Floor

1/4" = 1'-0"

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.

Demolition Key Notes

- 1

Demo pier
Remove masonry foundation pier.
- 2

Demo porch
Carefully remove the enclosed porch and all the associated components including windows, doors, roof and structure.
- 3

Demo stairs
Remove existing stair and all associated components. Patch and repair flooring as a result of stair removal.
- 4

Existing HVAC
Existing mechanical equipment and all associated duct work to be modified to accommodate proposed ship ladder. See mechanical plans for further information.
- 5

Demo steps
Remove the existing masonry steps.
- 6

Demo window
Remove the existing window. Patch and repair wall as a result of window removal.
- 7

Demo door
Remove the existing door. Patch and repair wall as a result of door removal.
- 8

Demo wall
Carefully and selectively demolish a portion of the existing exterior wall as necessary to accommodate proposed addition.
- 9

Demo wall
Carefully and selectively demolish exterior wall as necessary to accommodate new door entry.
- 10

Demo wall
Carefully and selectively demolish the existing interior wall.
- 11

Demo wall
Carefully remove the existing interior wall and provide shoring, bracing, and structural support as required to preserve stability and prevent movement, settlement or collapse of second floor above.
- 12

Demo floor
Carefully and selectively demolish floor as necessary to accommodate the proposed ship ladder.
- 13

Demo deck
Carefully remove the wooden deck and all the associated components including post, railing, roof and wooden steps.
- 14

Demo porch
Carefully remove the porch and all the associated components. Carefully remove the post and roof and provide shoring, bracing, and structural supports as required to preserve stability and prevent movement, settlement or collapse of main roof above.
- 15

Demo casework
Remove existing casework / built-in.
- 16

Demo plumbing
Remove existing plumbing fixtures, and any cabinetry associate with it. Cap or remove all abandoned plumbing.
- 17

Demo appliances
Carefully disconnect and remove all existing appliances.
- 18

Demo opening
Selectively demolish the interior partition to enlarge the existing opening as per the proposed plan.
- 19

Demo door
Remove the existing door. Prepare the framing to receive a new window unit.
- 20

Demo window
Carefully demolish the existing window. Prepare the framing to receive a new door unit.
- 21

Demo roof
Carefully demolish the roof structure.
- 22

Demo wall
Carefully and selectively demolish the interior partition, and prep for a new door.
- 23

Demo door
Remove the existing door.
- 24

Demo finishes
Remove the existing finishes throughout u.o.n.
- 25

Demo window
Carefully demolish the existing window. Prepare frame to receive a new window unit.
- 26

Demo wall/stairs
Carefully demolish masonry walls, stairs and access doors.
- 27

Demo radiator
Carefully disconnect and remove radiator and all associated components.
- 28

Demo wall
Carefully selectively demolish foundation wall to below existing slab wall.
- 29

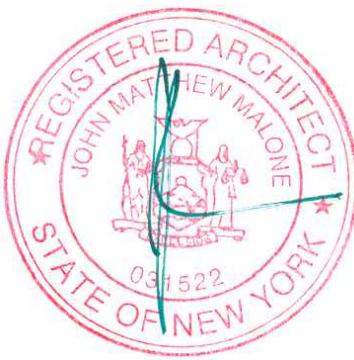
Demo gutter
Remove the existing gutter and leader.

Grey /
Honstein
Residence

2 Barney Park
Irvington, New York

NO.	DATE	ISSUE/REVISION
2	03/07/22	Revision - ARB Submission
1	02/24/22	Revision - Framing
10	01/11/22	Revision - Foundation Wall
9	07/30/21	Revision - Full Scope
8	05/19/21	Resubmitted for IPB Approval
7	07/14/20	Resubmitted for Building Permitting
6	02/17/20	Submitted for Building Permitting
5	02/11/20	Addendum 1
4	02/03/20	Submitted for Bidding
3	02/03/20	ARB Submission
2	9/18/19	IPB Resubmission
1	9/09/19	ZBA Submission
	8/21/19	IPB Submission

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

Civil Engineer
Keane Coppelman & Gregory
Engineers, P.C.
Civil, Sanitary, and Environmental Engineers
113 Smith Avenue, Mount Kisco, New York 10549
1914-241-2335

Demolition
Plan-
Second Floor

SCALE: AS NOTED

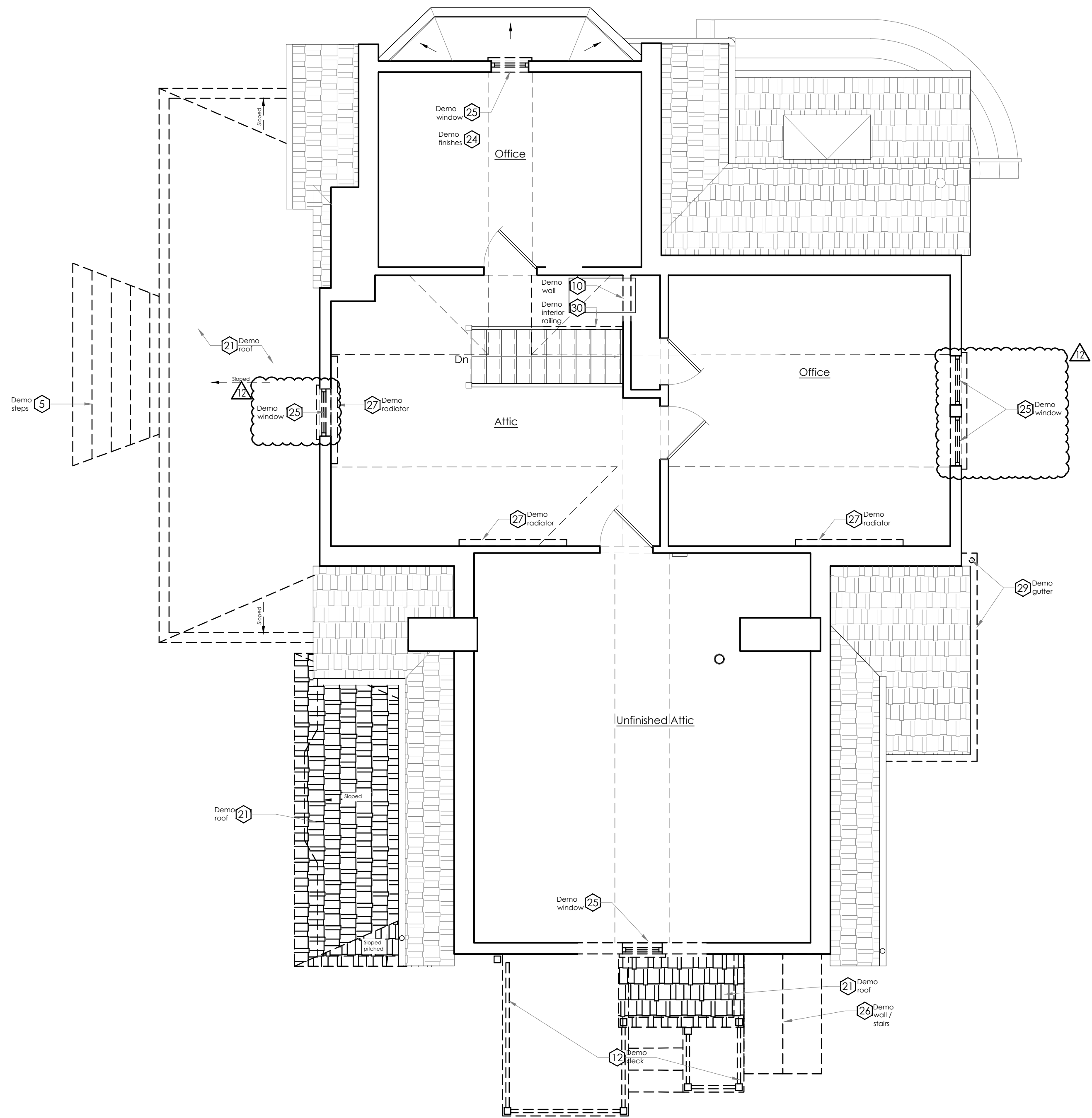
DATE: 08/21/199

JOB: 1900

A-1.02

Legend

- Existing Partition Wall To Remain
- Existing Partition Wall To Be Demolished
- Existing Floor Area To Be Demolished



1 Demolition Plan - Attic Floor

1/4" = 1'-0"

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.

Demolition Key Notes

- 1

Demo pier
Remove masonry foundation pier.
- 2

Demo porch
Carefully remove the enclosed porch and all the associated components including windows, doors, roof and structure.
- 3

Demo stairs
Remove existing stair and all associated components. Patch and repair flooring as a result of stair removal.
- 4

Existing HVAC
Existing mechanical equipment and all associated duct work to be modified to accommodate proposed ship ladder. See mechanical plans for further information.
- 5

Demo steps
Remove the existing masonry steps.
- 6

Demo window
Remove the existing window. Patch and repair wall as a result of window removal.
- 7

Demo door
Remove the existing door. Patch and repair wall as a result of door removal.
- 8

Demo wall
Carefully and selectively demolish a portion of the existing exterior wall as necessary to accommodate proposed addition.
- 9

Demo wall
Carefully and selectively demolish exterior wall as necessary to accommodate new door entry.
- 10

Demo wall
Carefully and selectively demolish the existing interior wall.
- 11

Demo wall
Carefully remove the existing interior wall and provide shoring, bracing, and structural support as required to preserve stability and prevent movement, settlement or collapse of second floor above.
- 12

Demo floor
Carefully and selectively demolish floor as necessary to accommodate the proposed ship ladder.
- 13

Demo deck
Carefully remove the wooden deck and all the associated components including post, railing, roof and wooden steps.
- 14

Demo porch
Carefully remove the porch and all the associated components. Carefully remove the post and roof and provide shoring, bracing, and structural supports as required to preserve stability and prevent movement, settlement or collapse of main roof above.
- 15

Demo casework
Remove existing casework / built-in.
- 16

Demo plumbing
Remove existing plumbing fixtures, and any cabinetry associate with it. Cap or remove all abandoned plumbing.
- 17

Demo appliances
Carefully disconnect and remove all existing appliances.
- 18

Demo opening
Selectively demolish the interior partition to enlarge the existing opening as per the proposed plan.
- 19

Demo door
Remove the existing door. Prepare the framing to receive a new window unit.
- 20

Demo window
Carefully demolish the existing window. Prepare the framing to receive a new door unit.
- 21

Demo roof
Carefully demolish the roof structure.
- 22

Demo wall
Carefully and selectively demolish the interior partition, and prep for a new door.
- 23

Demo door
Remove the existing door.
- 24

Demo finishes
Remove the existing finishes throughout u.o.n.
- 25

Demo window
Carefully demolish the existing window. Prepare frame to receive a new window unit.
- 26

Demo wall/stairs
Carefully demolish masonry walls, stairs and access doors.
- 27

Demo radiator
Carefully disconnect and remove radiator and all associated components.
- 28

Demo wall
Carefully selectively demolish foundation wall to below existing slab wall.
- 29

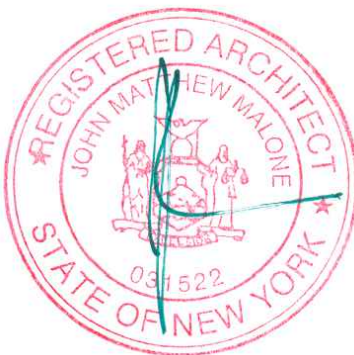
Demo gutter
Remove the existing gutter and leader.

Grey /
Honstein
Residence

2 Barney Park
Irvington, New York

NO.	DATE	ISSUE/REVISION
2	03/07/22	Revision - ARB Submission
1	02/24/22	Revision - Framing
10	01/11/22	Revision - Foundation Wall
9	07/30/21	Revision - Full Scope
8	05/19/21	Resubmitted for IPB Approval
7	07/14/20	Resubmitted for Building Permitting
6	02/17/20	Submitted for Building Permitting
5	02/11/20	Addendum 1
4	02/03/20	Submitted for Bidding
3	02/03/20	ARB Submission
2	9/18/19	IPB Resubmission
1	9/09/19	ZBA Submission
	8/21/19	IPB Submission

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

Civil Engineer

Keane Coppelman & Gregory
Engineers, P.C.
Civil, Sanitary, and Environmental Engineers
113 Smith Avenue, Mount Kisco, New York 10549
1914-241-2335

Demolition
Plan- Attic

SCALE: AS NOTED

DATE: 08/21/2019

JOB: 1900

A-1.03



1 Existing West Elevation

1/4" = 1'-0"



2 Existing South Elevation

1/4" = 1'-0"

Key Notes

- Existing door to remain
- Existing window to remain
- Existing roof to remain
- Existing chimney to remain
- Existing gutter to remain
- Existing leader to remain
- Existing siding to remain
- Existing iron railing to remain
- Existing stone foundation to remain
- Demo door
Remove existing door, finishes and structure in its entirety - refer to demo plan
- Demo window
Remove all existing windows, finishes and structure in their entirety - refer to demo plan
- Demo roof
Roof portion to be removed, including structure, sheathing and finishes - refer to demo plan
- Demo existing structure
Remove existing partially covered wood deck in its entirety including roof, steps, foundation and footing - refer to demo plan
- Demo existing structure
Remove existing enclosed porch in its entirety including steps, foundation and footing - refer to demo plan.
- Demo doors
Remove existing cellar doors and steps to basement - refer to demo plan
- Demo porch
Remove covered porch in its entirety including steps and footings - refer to demo plan
- Demo wall
Demo portion of exterior wall, including finishes and structure - refer to demo plan
- Demo foundation wall
Demo portion of stone foundation wall - refer to demo plan
- Demo window
Carefully remove the existing window, and prepare existing frame to receive new double hung window insert.

Demolition Notes

Refer to Site Demolition and Tree Protection Plan for additional demolition scope.

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 structures. 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.

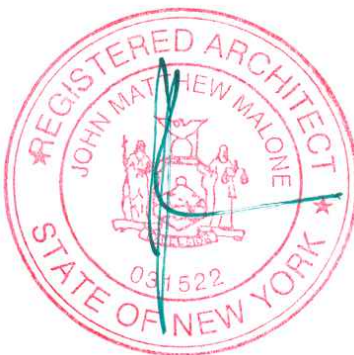
Grey / Honstein Residence

2 Barney Park
Irvington, New York

1	03/07/22	Revision - ARB Submission
10	01/11/22	Revision - Foundation Wall
9	07/30/21	Revision - Full Scope
8	05/19/21	Resubmitted for IPB Approval
7	07/14/20	Resubmitted for Building Permitting
6	02/17/20	Submitted for Building Permitting
5	02/11/20	Addendum 1
4	02/03/20	Submitted for Bidding
3	02/03/20	ARB Submission
2	9/18/19	IPB Resubmission
1	9/09/19	ZBA Submission
	8/21/19	IPB Submission

NO.	DATE	ISSUE/REVISION
-----	------	----------------

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

Civil Engineer

Keane Coppelman & Gregory
Engineers, P.C.
Civil, Sanitary, and Environmental Engineers
113 Smith Avenue, Mount Kisco, New York 10549
1914-241-2235

Existing Elevations

SCALE: AS NOTED

DATE: 08/21/2019

JOB: 1900

A-1.10



Key Notes

- 1 Existing door to remain
- 2 Existing window to remain
- 3 Existing roof to remain
- 4 Existing chimney to remain
- 5 Existing gutter to remain
- 6 Existing leader to remain
- 7 Existing siding to remain
- 8 Existing iron railing to remain
- 9 Existing stone foundation to remain
- 10 Demo door
Remove existing door, finishes and structure in its entirety - refer to demo plan
- 11 Demo window
Remove all existing windows, finishes and structure in their entirety - refer to demo plan
- 12 Demo roof
Roof portion to be removed, including structure, sheathing and finishes - refer to demo plan
- 13 Demo existing structure
Remove existing partially covered wood deck in its entirety including roof, steps, foundation and footing- refer to demo plan
- 14 Demo existing structure
Remove existing enclosed porch in its entirety including steps, foundation and footing - refer to demo plan.
- 15 Demo doors
Remove existing cellar doors and steps to basement - refer to demo plan
- 16 Demo porch
Remove covered porch in its entirety including steps and footings - refer to demo plan
- 17 Demo wall
Demo portion of exterior wall, including finishes and structure - refer to demo plan
- 18 Demo foundation wall
Demo portion of stone foundation wall - refer to demo plan

- 19 Demo window
Carefully remove the existing window, and prepare existing frame to receive new double hung window insert.

Demolition Notes

Refer to Site Demolition and Tree Protection Plan for additional demolition scope.

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.

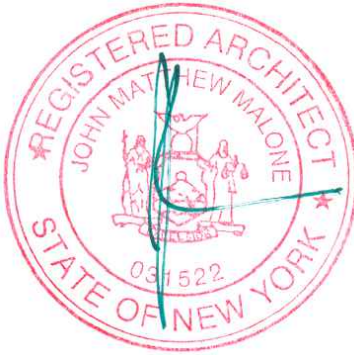
Cleaning: Clean adjacent structures and improvements of dust, dirt, and debris caused by selective demolition operations. return adjacent areas to condition existing before selective demolition operations began.

Grey / Honstein Residence

2 Barney Park
Irvington, New York

NO.	DATE	ISSUE/REVISION
1	03/07/22	Revision - ARB Submission
2	02/24/22	Revision - Framing
3	01/11/22	Revision - Foundation Wall
4	07/30/21	Revision - Full Scope
5	05/19/21	Resubmitted for IPB Approval
6	07/14/20	Resubmitted for Building Permitting
7	02/17/20	Submitted for Building Permitting
8	02/11/20	Addendum 1
9	02/03/20	Submitted for Bidding
10	02/03/20	ARB Submission
11	9/18/19	IPB Resubmission
12	9/09/19	ZBA Submission
13	8/21/19	IPB Submission

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

Civil Engineer

Kearney Coppelman & Gregory
Engineers, P.C.
Civil, Sanitary, and Environmental Engineers
113 Smith Avenue, Mount Kisco, New York 10549
1914-241-2235

Existing Elevations

SCALE: AS NOTED

DATE: 08/21/2019

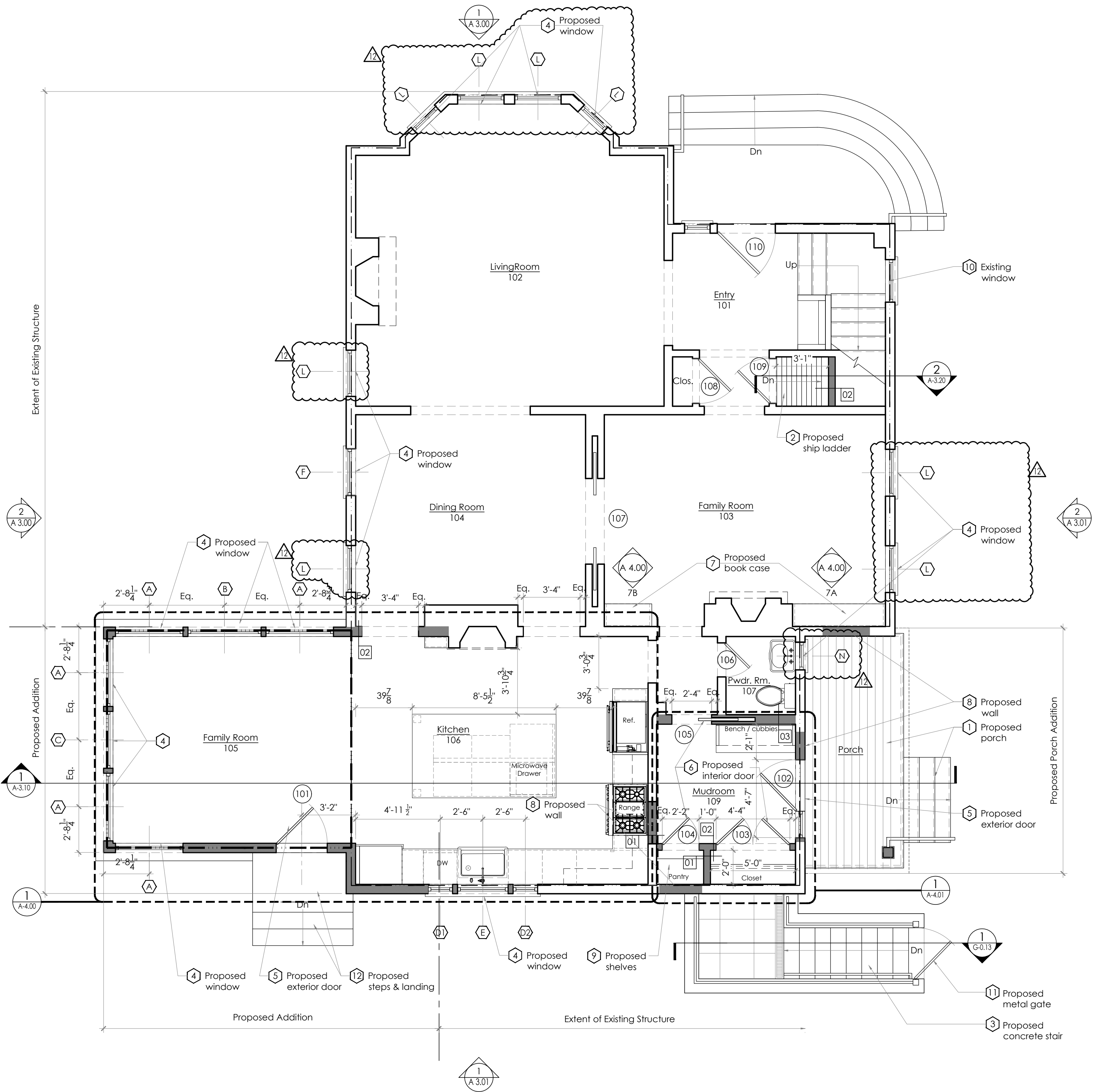
JOB: 1900

A-1.11

Legend

Existing Partition Wall To Remain

New Partition



1 Proposed First Floor Plan

1/4" = 1'-0"

Partition Notes

All gypsum board materials and accessories shall conform to ASTM C36, C79, C475, C514, C630, C931, C960, C1002, C1047, C1177, C1178, C1278, C1395 OR C1396. And shall be installed in accordance w/ The 2010 Residential Code of New York State.

Use moisture resistance GWB at all wet areas including bathrooms.

Use cement board as substrate for tile in all showers.

Dimensions are from finish to finish unless otherwise noted.

Contractor shall use corner beads at all exposed corners at soffits and ends in drywall partitions u.o.n. Partitions shall be anchored firmly as per U.S. gypsum specifications and building code requirements.

All mechanical, plumbing and electrical lines are to be concealed unless otherwise specified. Where such are to be sealed, partitions or ceilings shall not be closed-in until the lines have been tested.

Partition Types

- 01

Full Height Partition

One layer of 5/8" GWB on each side, 2x wood studs & 16" o.c., from floor to ceiling.
- 02

Full Height Partition

One layer of 5/8" GWB on one side, 2x wood studs & 16" o.c., from floor to ceiling.
- 03

Moisture Resistant Partition

One layer of 5/8" moisture resistant GWB on side facing wet area and one 5/8" GWB on side facing dry area, 2x wood studs @ 16" o.c., from floor to ceiling.

Key

- Existing thermal envelope
- Proposed thermal envelope

General Notes

Attic Bedroom 304 is an addition and will comply with the energy efficiency code requirements as per the 2020 Residential Code of New York State.

Any existing ceiling, wall or floor cavities exposed during construction will be insulated as per Section N1109.1.1 Exceptions 2 and 5.

Existing windows within all work areas are to be cleaned up and repaired as necessary making sure windows are operable.

Key Notes

- 1

Proposed porch - Wood porch and steps. See wall sections 3 and 4 on sheet A-3.21 for more information.
- 2

Proposed ship ladder - See wall section 1 on sheet A-3.23 for more information.
- 3

Proposed concrete stair, Praged concrete wall and concrete stair to basement. See site detail 1 on sheet G-0.13 for more information.
- 4

Proposed window - See window schedule for more information.
- 5

Proposed exterior door - See door schedule for more information.
- 6

Proposed interior door - See door schedule for more information.
- 7

Proposed book case - See details for more information.
- 8

Proposed wall - Fill existing opening w/ 2x wood construction to match existing wall.
- 9

Proposed shelves - General contractor to provide (5) 18" deep wood shelves painted.
- 10

Existing window - There are no proposed modifications to existing stairs or the window glazing to the adjacent stairs. The existing window on the landing meets the requirements of R308.4.3. The stair platform is more than 36 inches measured horizontally and in a straight line, of the glazing.
- 11

Proposed metal gate - See proposed elevation for more information.
- 12

Proposed steps & landing - Masonry steps & landing with brick treads and brick veneer risers. See wall detail 2 on sheet A-3.20 for more information.

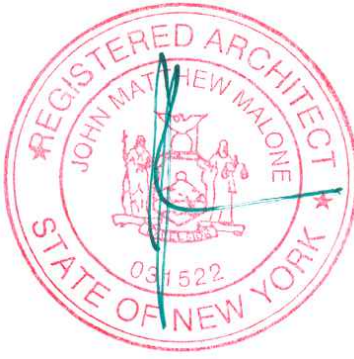
Grey /
Honstein
Residence

2 Barney Park
Irvington, New York

03/07/22	Revision - ARB Submission
02/24/22	Revision - Framing
01/11/22	Revision - Foundation Wall
07/30/21	Revision - Full Scope
05/19/21	Resubmitted for IPB Approval
07/14/20	Resubmitted for Building Permitting
02/17/20	Submitted for Building Permitting
02/11/20	Addendum 1
02/03/20	Submitted for Bidding
02/03/20	ARB Submission
9/18/19	IPB Resubmission
9/09/19	ZBA Submission
8/21/19	IPB Submission

NO.	DATE	ISSUE/REVISION
-----	------	----------------

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

Civil Engineer
Keane Coppelman & Gregory
Engineers, P.C.
Civil, Sanitary, and Environmental Engineers
113 Smith Avenue, Mount Kisco, New York 10549
1914-241-2235

Proposed
First Floor Plan

SCALE: AS NOTED

DATE: 08/21/2019

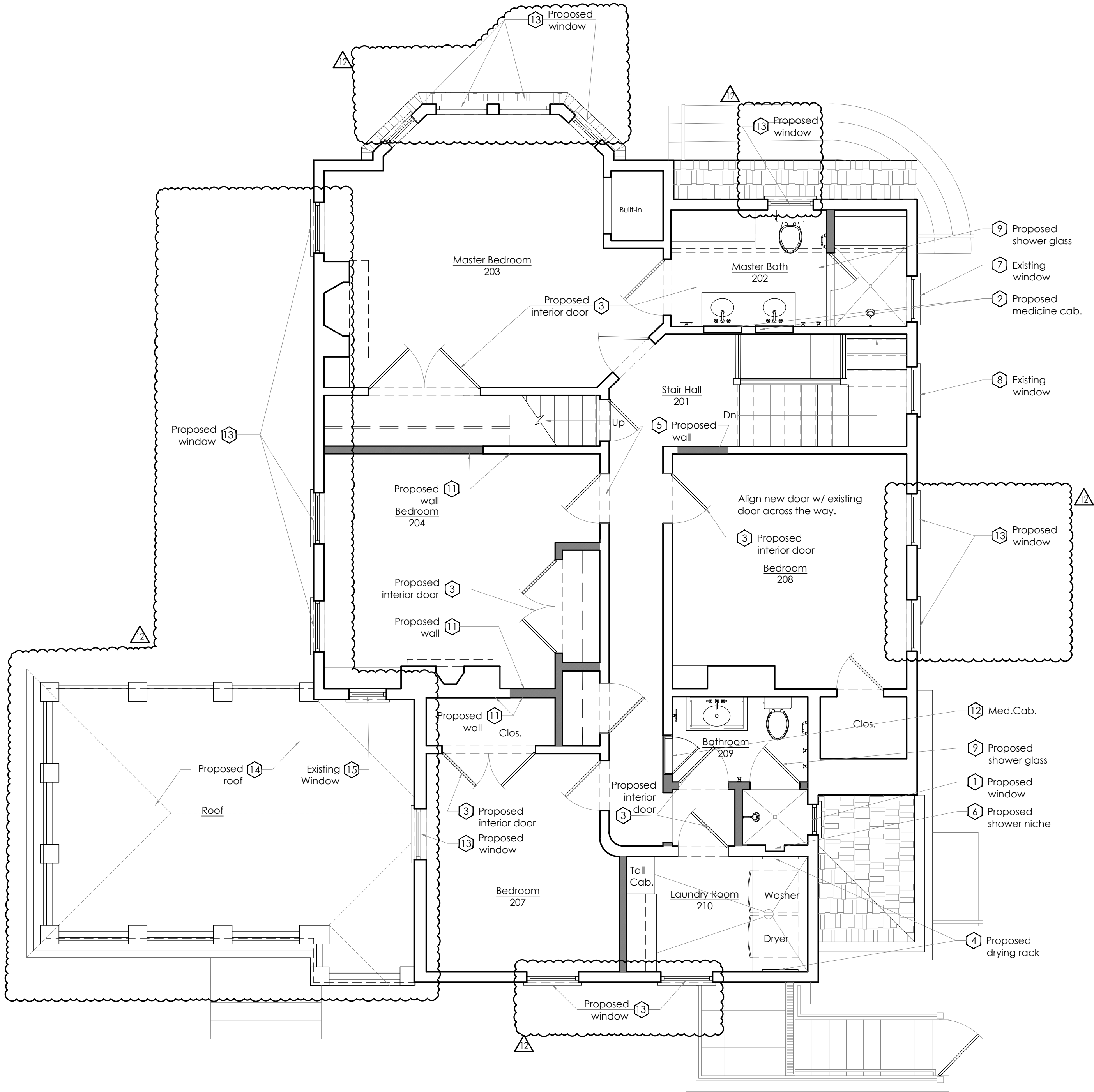
JOB: 1900

A-2.01

Legend

Existing Partition Wall To Remain

New Partition



1

Proposed Second Floor Plan

1/4" = 1'-0"

Partition Notes

All gypsum board materials and accessories shall conform to ASTM C36, C79, C475, C514, C630, C931, C960, C1002, C1047,C1177, C1178, C1278, C1395 OR C1396. And shall be installed in accordance w/ The 2010 Residential Code of New York State.

Use moisture resistance GWB at all wet areas including bathrooms.

Use cement board as substrate for tile in all showers.

Dimensions are from finish to finish unless otherwise noted.

Contractor shall use corner beads at all exposed corners at soffits and ends in drywall partitions u.o.n. Partitions shall be anchored firmly as per U.S. gypsum specifications and building code requirements.

All mechanical, plumbing and electrical lines are to be concealed unless otherwise specified. Where such are to be sealed, partitions or ceilings shall not be closed-in until the lines have been tested.

Partition Types

- 01

Full Height Partition

One layer of 5/8" GWB on each side, 2x wood studs & 16" o.c., from floor to ceiling.
- 02

Full Height Partition

One layer of 5/8" GWB on one side, 2x wood studs & 16" o.c., from floor to ceiling.
- 03

Moisture Resistant Partition

One layer of 5/8" moisture resistant GWB on side facing wet area and one 5/8" GWB on side facing dry area, 2x wood studs @ 16" o.c., from floor to ceiling.

Key

Existing thermal envelope

Proposed thermal envelope

General Notes

Attic Bedroom 304 is an addition and will comply with the energy efficiency code requirements as per the 2020 Residential Code of New York State.

Any existing ceiling, wall or floor cavities exposed during construction will be insulated as per Section N1109.1.1 Exceptions 2 and 5.

Existing windows within all work areas are to be cleaned up and repaired as necessary making sure windows are operable.

Key Notes

- 1

Proposed window - Proposed window is located in a hazardous location and is to comply with section R308 in the 2020 Residential Code of New York State. See window schedule for more information.
- 2

Proposed medicine cab. - See enlarged plan for more information.
- 3

Proposed interior door - See door schedule for more information.
- 4

Proposed drying rack - See enlarged plan for more information on wall mounted drying rack.
- 5

Proposed wall - Fill existing opening w/ 2x wood construction to match existing wall.
- 6

Proposed shower niche - See enlarged plans for more information.
- 7

Existing window - Existing window is to remain. Glazing is more than 60" measured horizontally and in a straight from the edge of the shower, complying with section R308.4.5 Exception in the 2020 Residential Code of New York State.
- 8

Existing window - Existing window is to remain. Glazing is higher than 36" above stairway and landing, therefore not considered hazardous, complying with section R308.4.6 in the 2020 Residential Code of New York State.
- 9

Proposed shower glass - All glazing within any "Hazardous Locations" ie: bathtubs, showers, whirlpools etc. to be tempered safety glass.
- 10

Existing window - Existing window is to remain. Existing window clear opening is 32 1/2" wide x 28" high with a 28" sill height, meeting egress requirements as per section R310.2.1 in the 2020 Residential Code of New York State.
- 11

Proposed wall - Align proposed wall with existing wall .
- 12

Med.Cab. - Proposed custom medicine cabinet.
- 13

Proposed window - See Window Schedule.
- 14

Proposed roof - Proposed EPDM roof.
- 15

Existing Window - Existing window to remain.

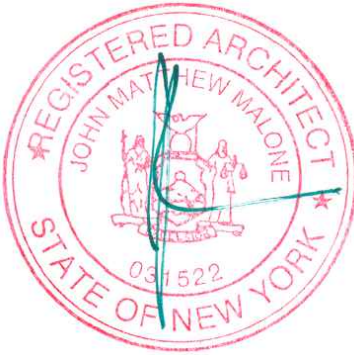
Grey /
Honstein
Residence

2 Barney Park
Irvington, New York

<div>2</div>	03/07/22	Revision - ARB Submission
<div>1</div>	02/24/22	Revision - Framing
<div>10</div>	01/11/22	Revision - Foundation Wall
<div>9</div>	07/30/21	Revision - Full Scope
<div>8</div>	05/19/21	Resubmitted for IPB Approval
<div>7</div>	07/14/20	Resubmitted for Building Permitting
<div>6</div>	02/17/20	Submitted for Building Permitting
<div>5</div>	02/11/20	Addendum 1
<div>4</div>	02/03/20	Submitted for Bidding
<div>3</div>	02/03/20	ARB Submission
<div>2</div>	9/18/19	IPB Resubmission
<div>1</div>	9/09/19	ZBA Submission
<div>1</div>	8/21/19	IPB Submission

NO.	DATE	ISSUE/REVISION
-----	------	----------------

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

Civil Engineer
Keane Coppelman & Gregory
Engineers, P.C.
Civil, Sanitary, and Environmental Engineers
113 Smith Avenue, Mount Kisco, New York 10549
1514-241-2235

Proposed
Second Floor
Plan

SCALE: AS NOTED

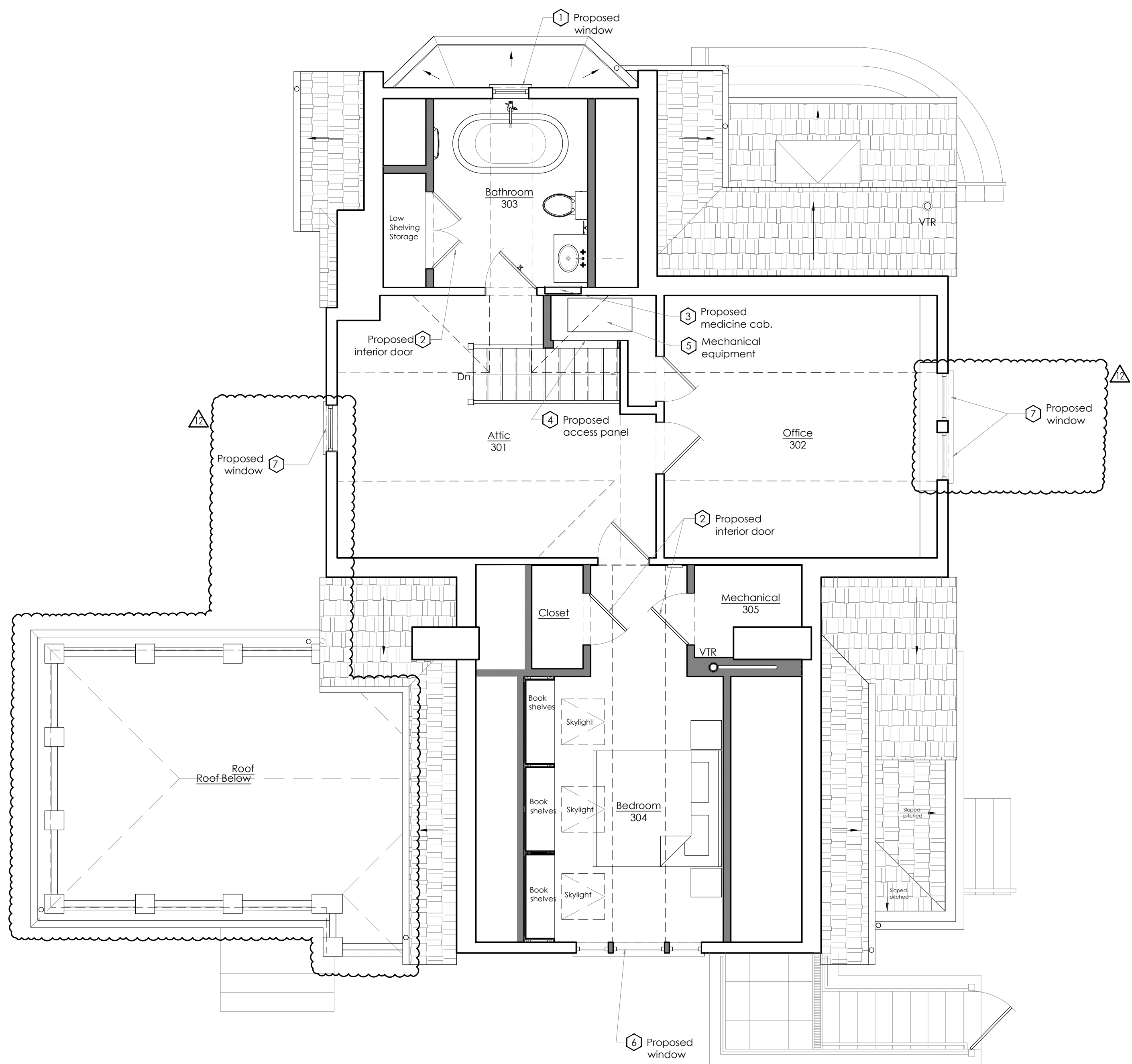
DATE: 08/21/2019

JOB: 1900

A-2.02

Legend

- Existing Partition Wall To Remain
- New Partition



1 Proposed Attic Floor Plan

1/4" = 1'-0"

Partition Notes

All gypsum board materials and accessories shall conform to ASTM C36, C79, C475, C514, C630, C931, C960, C1002, C1047, C1177, C1178, C1278, C1395 OR C1396. And shall be installed in accordance w/ The 2010 Residential Code of New York State.

Use moisture resistance GWB at all wet areas including bathrooms.

Use cement board as substrate for tile in all showers.

Dimensions are from finish to finish unless otherwise noted.

Contractor shall use corner beads at all exposed corners at soffits and ends in drywall partitions u.o.n. Partitions shall be anchored firmly as per U.S. gypsum specifications and building code requirements.

All mechanical, plumbing and electrical lines are to be concealed unless otherwise specified. Where such are to be sealed, partitions or ceilings shall not be closed-in until the lines have been tested.

Partition Types

- 01

Full Height Partition

One layer of 5/8" GWB on each side, 2x wood studs & 16" o.c., from floor to ceiling.
- 02

Full Height Partition

One layer of 5/8" GWB on one side, 2x wood studs & 16" o.c., from floor to ceiling.
- 03

Moisture Resistant Partition

One layer of 5/8" moisture resistant GWB on side facing wet area and one 5/8" GWB on side facing dry area, 2x wood studs @ 16" o.c., from floor to ceiling.

Key

- Existing thermal envelope
- Proposed thermal envelope

General Notes

Attic Bedroom 304 is an addition and will comply with the energy efficiency code requirements as per the 2020 Residential Code of New York State.

Any existing ceiling, wall or floor cavities exposed during construction will be insulated as per Section N1109.1.1 Exceptions 2 and 5.

Existing windows within all work areas are to be cleaned up and repaired as necessary making sure windows are operable.

Key Notes

- 1

Proposed window - Proposed window is located in a hazardous location and is to comply with section R308 in the 2020 Residential Code of New York State. See window schedule for more information.
- 2

Proposed interior door - See door schedule.
- 3

Proposed medicine cab. - See enlarged plan for more information.
- 4

Proposed access panel - 20" high x 40" wide access panel for mechanical equipment. See mechanical plans for more information.
- 5

Mechanical equipment - Proposed mechanical equipment. See mechanical plans for more information.
- 6

Proposed window - Proposed window meets egress requirements as per section R310.2.1 in the 2020 Residential Code of New York State. See window schedule for more information.
- 7

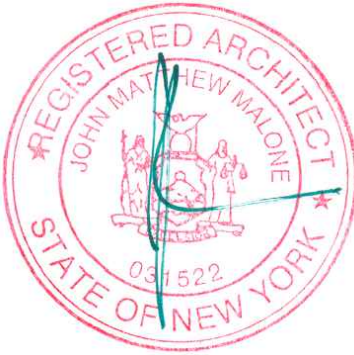
Proposed window - See Window Schedule.

Grey /
Honstein
Residence

2 Barney Park
Irvington, New York

2	03/07/22	Revision - ARB Submission
1	02/24/22	Revision - Framing
10	01/11/22	Revision - Foundation Wall
9	07/30/21	Revision - Full Scope
8	05/19/21	Resubmitted for IPB Approval
7	07/14/20	Resubmitted for Building Permitting
6	02/17/20	Submitted for Building Permitting
5	02/11/20	Addendum 1
4	02/03/20	Submitted for Bidding
3	02/03/20	ARB Submission
2	9/18/19	IPB Resubmission
1	9/09/19	ZBA Submission
	8/21/19	IPB Submission
NO.	DATE	ISSUE/REVISION

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

Civil Engineer
Keane Coppelman & Gregory
Engineers, P.C.
Civil, Sanitary and Environmental Engineers
113 Smith Avenue, Mount Kisco, New York 10549
1914-241-2235

Proposed
Attic Floor Plan

SCALE: AS NOTED

DATE: 08/21/2019

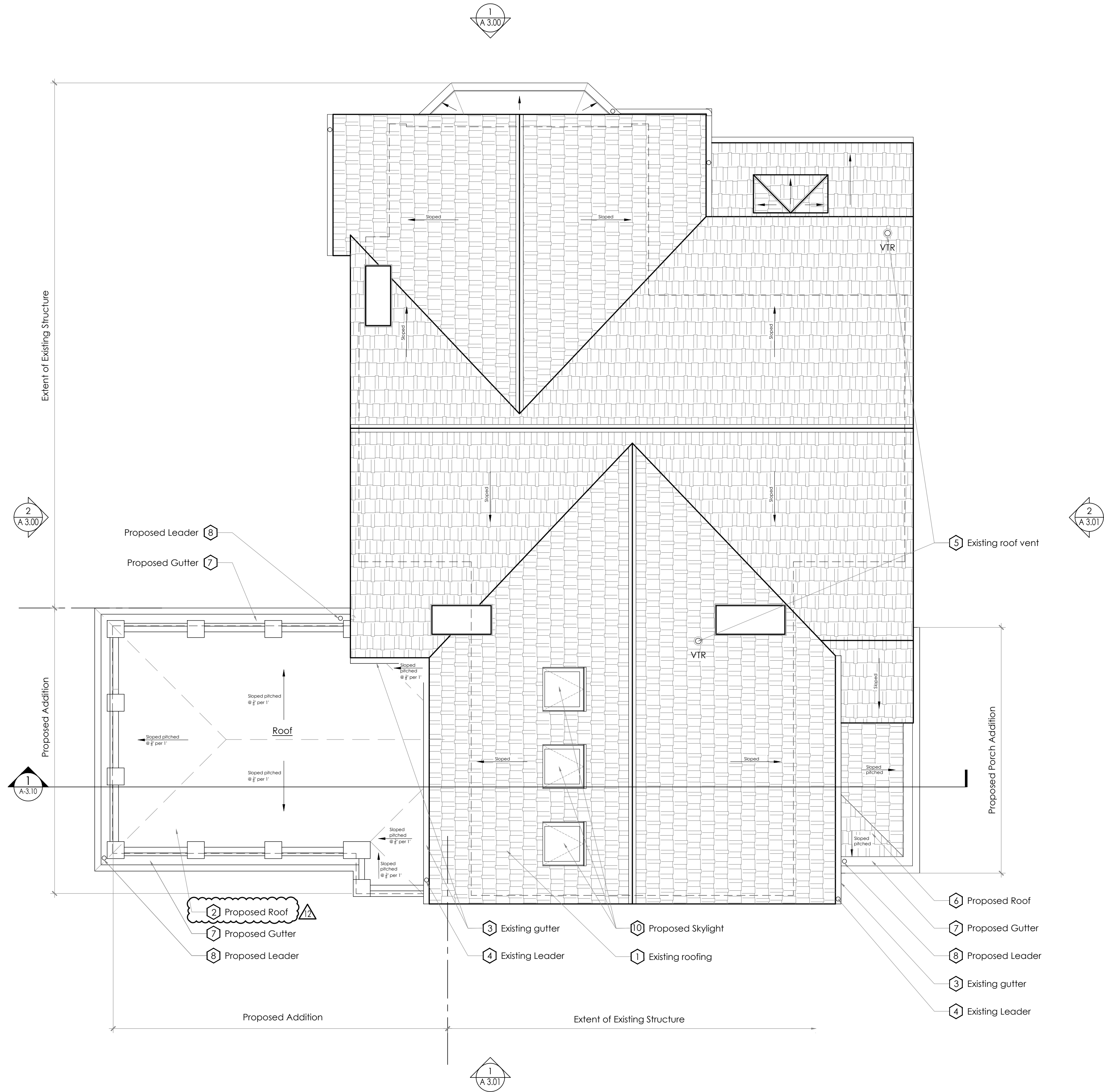
JOB: 1900

A-2.03

Legend

Existing Partition Wall To Remain

New Partition



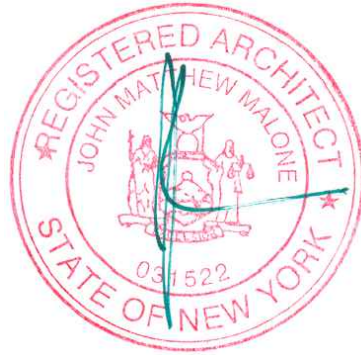
- Key Notes
- Existing roofing - Existing roofing to remain. Wherever proposed construction affects existing roofing, GC to patch and repair to match existing.
 - Proposed roof - Proposed EPDM roof .
 - Existing gutter - Existing gutter to remain
 - Existing leader - Existing leader to remain
 - Existing roof vent - Existing roof vent to remain
 - Proposed roof - GAF Timberline Shingles or approved equal, to match existing
 - Proposed gutter - Internal gutters. See wall details for more information
 - Proposed leader - Metal leaders, painted to match existing.
 - Proposed Railing - 36" high wood railing, painted. See Wall details for more information
 - Proposed Skylight - See window schedule for more information

Grey /
Honstein
Residence

2 Barney Park
Irvington, New York

NO.	DATE	ISSUE/REVISION
1	03/07/22	Revision - ARB Submission
2	02/24/22	Revision - Framing
3	01/11/22	Revision - Foundation Wall
4	07/30/21	Revision - Full Scope
5	05/19/21	Resubmitted for IPB Approval
6	07/14/20	Resubmitted for Building Permitting
7	02/17/20	Submitted for Building Permitting
8	02/11/20	Addendum 1
9	02/03/20	Submitted for Bidding
10	02/03/20	ARB Submission
11	9/18/19	IPB Resubmission
12	9/09/19	ZBA Submission
13	8/21/19	IPB Submission

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

Civil Engineer
Keane Coppelman & Gregory
Engineers, P.C.
Civil, Sanitary, and Environmental Engineers
113 Smith Avenue, Mount Kisco, New York 10549
1914-241-2235

Proposed
Roof Plan

SCALE: AS NOTED

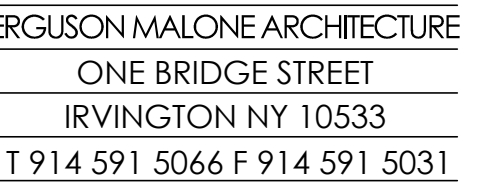
DATE: 08/21/2019

JOB: 1900

A-2.04

2 Barney Park
Irvington, New York

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.



Civil Engineer
Keane Coppelman & Gregory
Engineers, P.C.
Civil, Sanitary, and Environmental Engineers
13 Smith Avenue, Mount Kisco, New York 10549
914-241-2235

SCALE: AS NOTED

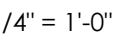
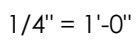
DATE: 08/21/2019

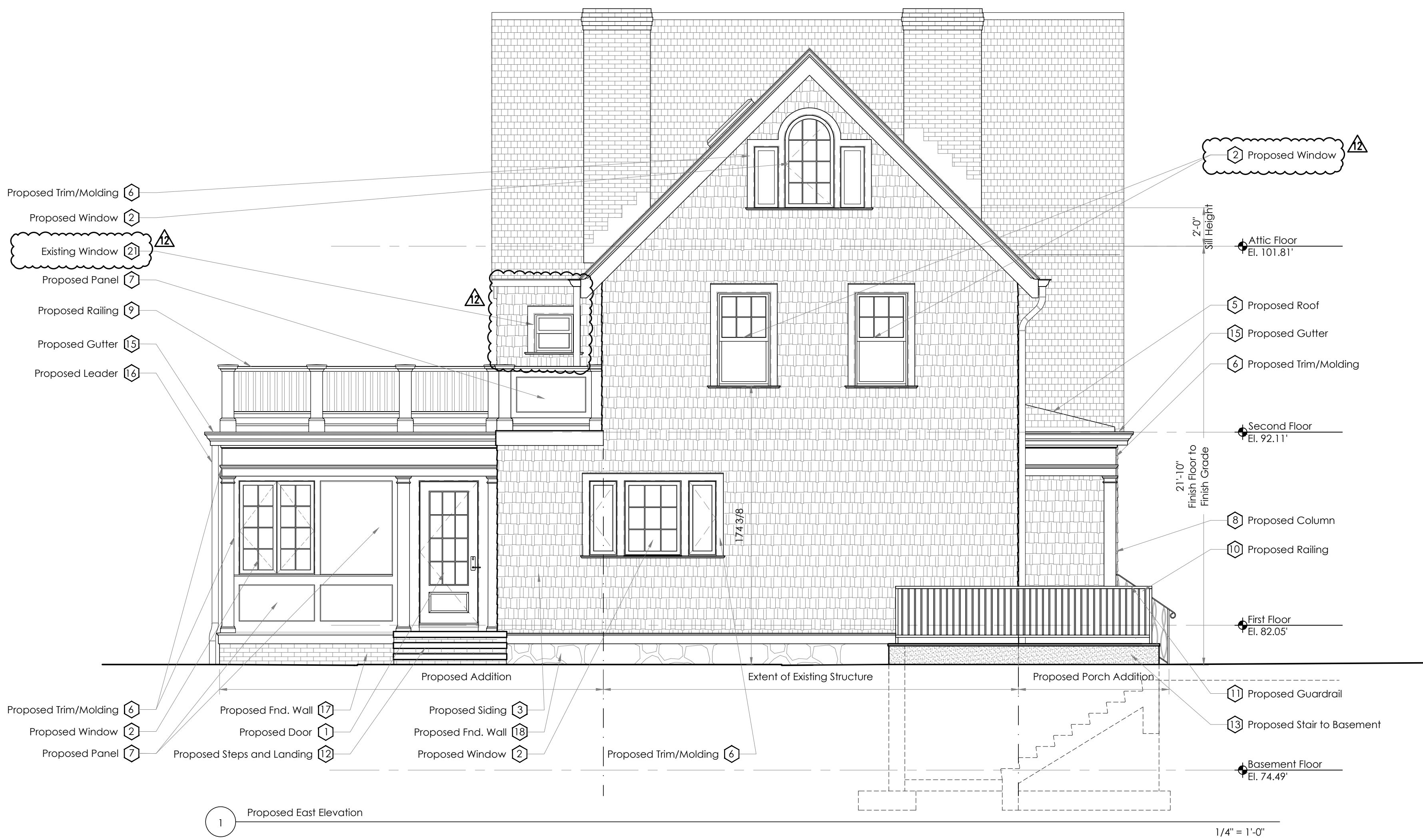
DOB: 1900

A-3.00

Key Notes

- Proposed Door - See door schedule for more information
- Proposed Window - See window schedule for more information
- Proposed Siding - Wood shingles. Match existing. Wherever proposed construction affects existing siding, GC to patch, repair and finish to match existing
- Proposed Skylight - See window schedule for more information
- Proposed Roof - GAF Timberline Shingles or approved equal, to match existing
- Proposed Trim/Molding - Exterior wood trim, cedar or mahogany, painted to match existing house trim
- Proposed Panel - Wood panel, cedar or mahogany, painted to match existing house trim
- Proposed Column - Wood column, painted to match existing house trim
- Proposed Railing - 36" high wood railing, painted. See Wall details for more information
- Proposed Railing - 36" high iron railing, Match existing
- Proposed Guardrail - 36" high from top of low wall to top of metal guard rail. Include a continuous metal handrail. Refer to site details for more information
- Steps & Landing - Masonry steps & landing with brick treads and brick veneer risers. See wall details for more information
- Proposed Stair to Basement - Parged concrete wall and concrete stair to basement. See site details for more information
- Proposed Deck - Solid mahogany decking with mahogany treads and AZEK risers. See wall details for more information
- Proposed Gutter - Internal gutters. See roof plan and wall details for more information
- Proposed Leader - Metal leaders, painted to match existing. See roof plan and wall details for more information
- Proposed Foundation Wall - Masonry wall with brick veneer. See wall details for more information
- Proposed Foundation Wall - Masonry wall with stone veneer to match existing. See wall details for more information
- Proposed Pier - Structural concrete pier with brick veneer. See structural drawings and wall details for more information
- Proposed Lattice - Proposed wood lattice, painted. Color TBD





Key Notes

- Proposed Door - See door schedule for more information
- Proposed Window - See window schedule for more information
- Proposed Siding - Wood shingles. Match existing. Wherever proposed construction affects existing siding, GC to patch, repair and finish to match existing
- Proposed Skylight - See window schedule for more information
- Proposed Roof - GAF Timberline Shingles or approved equal, to match existing
- Proposed Trim/Molding - Exterior wood trim, cedar or mahogany, painted to match existing house trim
- Proposed Panel - Wood panel, cedar or mahogany, painted to match existing house trim
- Proposed Column - Wood column, painted to match existing house trim
- Proposed Railing - 36" high wood railing, painted. See Wall details for more information
- Proposed Railing - 36" high iron railing. Match existing
- Proposed Guardrail - 36" high from top of low wall to top of metal guard rail. Include a continuous metal handrail. Refer to site details for more information
- Steps & Landing - Masonry steps & landing with brick treads and brick veneer risers. See wall details for more information
- Proposed Stair to Basement - Parged concrete wall and concrete stair to basement. See site details for more information
- Proposed Deck - Solid mahogany decking with mahogany treads and AZEK risers. See wall details for more information
- Proposed Gutter - Internal gutters. See roof plan and wall details for more information
- Proposed Leader - Metal leaders, painted to match existing. See roof plan and wall details for more information
- Proposed Foundation Wall - Masonry wall with brick veneer. See wall details for more information
- Proposed Foundation Wall - Masonry wall with stone veneer to match existing. See wall details for more information
- Proposed Pier - Structural concrete pier with brick veneer. See structural drawings and wall details for more information
- Proposed Lattice - Proposed wood lattice, painted. Color TBD
- Existing Window - Existing window to remain.

Grey / Honstein Residence

2 Barney Park
Irvington, New York

NO.	DATE	ISSUE/REVISION
12	03/07/22	Revision - ARB Submission
11	02/24/22	Revision - Framing
10	01/11/22	Revision - Foundation Wall
9	07/30/21	Revision - Full Scope
8	05/19/21	Resubmitted for IPB Approval
7	07/14/20	Resubmitted for Building Permitting
6	02/17/20	Submitted for Building Permitting
5	02/11/20	Addendum 1
4	02/03/20	Submitted for Bidding
3	02/03/20	ARB Submission
2	9/18/19	IPB Resubmission
1	9/09/19	ZBA Submission
	8/21/19	IPB Submission

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

Civil Engineer
Keane Coppelman & Gregory
Engineers, P.C.
Civil, Sanitary, and Environmental Engineers
113 Smith Avenue, Mount Kisco, New York 10549
1914-241-2235

Proposed Elevations

SCALE: AS NOTED

DATE: 08/21/2019

JOB: 1900

A-3.01