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LETTER OF TRANSMITTAL

To: The Architectural Review Board

Village of Irvington, NY

Date: April 22, 2022

Project: Modifications to 12 Maple Street

The following materials are enclosed / attached:

Quant.	Description	Date	Item No.	Notes
1	Amendment Cover Letter	4/22/22		
3	Architectural Drawing	4/05/22	A-202.00	Signed, sealed drawing showing proposed amendment
3	Window Cut Sheets			
1	USB Drive with PDF's of items above			

By Hand

The materials listed above are submitted for the Architectural Review Board meeting scheduled for May 23, 2022

Cc: Teresa & Robert Forster, Owners

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To: The Architectural Review Board

Village of Irvington, NY

Date: April 22, 2022

Re: 12 Maple Street

Dear Board Members,

On behalf of our clients Robert and Teresa Forster we are submitting this application to amend an application that was approved in September of 2021. This is because the owners would like to extend the depth of the proposed foundation to create a full basement, where a crawl space was shown previously, and add windows which are what trigger another ARB review. Please note that the proposed changes under the Amendment are summarized on new drawing A-202.00 included as the last sheet in the drawing set.

Here below is the description of the previously approved project for your references:

"The proposed project consists of the demolition of an existing 1-story sunroom at the rear of the house and the construction of a 2-story wood frame addition. The first floor of the addition will contain a sunroom, pantry, and powder room. The second floor will contain a primary bedroom, bathroom, and closets. A small wood landing with steps will connect the new addition to the existing concrete patio at grade. We are also proposing to remove a small shed, wood deck, concrete walkways, and small garden walls in the rear yard, along with a portion of the unusable concrete driveway strips along the southern side of the house....

The only exterior visual change proposed in the current amendment is that there will now be windows in the basement walls where there were only crawlspace foundation walls previously.

Thank you, as always, for your time and consideration in reviewing this amendment.

Sincerely,

Michael B. Lewis AIA, Leed AP

AIA, Leed AP

Cc: Robert and Teresa Forster, Owners

CASEMENT & AWNING WINDOWS

FEATURES

Frame

- A seamless one-piece, rigid vinyl frame cover is secured to the exterior of the frame to protect the wood frame from moisture and maintain an attractive appearance while minimizing maintenance.
- ① The seamless rigid exterior vinyl cover extends 1 %* (35) around the perimeter of the unit. This creates a flange to help seal the unit to the structure.
- Wood frame members are treated with a water-repellent preservative for long-tasting protection and performance.
- Interior stops are unfinished pine. Low-maintenance prefinished white, dark bronze and black interiors are also available.

Sash

- Rigid vinyl encases the entire sash
 a vinyl weld protects each sash corner
 for superior weathertightness. It maintains
 an attractive appearance and minimizes
 maintenance.
- Wood core members provide excellent structural stability and energy efficiency.
- G Flexible bulb weatherstrip or viryl closed-cell foam weatherstrip is factory installed on the perimeter of the sash.

Glass

- A glazing bead and silicone provide superior weathertightness and durability.
- High-Performance glass options include:
- Low-E4 glass
- Low-E4 HeatLock* glass
- Low-E4 Sun glass
- Low-E4 SmartSun glass
- Low-E4 SmartSun HeatLock glass

Tempered glass and other glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction and simplifies finishing at the jobsite.

Patterned Glass

Patterned glass options are available. See page 12 for more details.



Hardware

Smooth Control Hardware System



The smooth control hardware system employs a worm gear drive for easy operation. Units with a wash mode have hinges that move the sash away from the frame to

provide easier glass cleaning, CXW15, CXW155, CXW16 and CXW25 sizes are not available with wash mode. Hardware option and finish must be specified. Operator handle and cover sold separately.

Single-Actuation Casement Lock



On casement windows, a single-actuation look easily releases all looking points on casement sash while the reach-out action eliminates binding when closing. The look handle is offered in finishes that coordinate with your specified hardware option.

Awning Sash Locks



Awning sash locks provide an added measure of security and weathertightness. Hardware style and finish options are compatible with Andersen® casement windows to ensure consistency in appearance when used in combination designs.

- Visit andersenwindows.com/warranty for details.
- ** Oark bronze and black interiors are only available with dark bronze and black exteriors respectively.
- Hardware sold separately.
- Dimensions in parentheses are in millimeters.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

See your Andersen supplier for actual color and finish samples.

SWATCH

Casement and awning windows are available with Stormwatch^a Protection Visit andersenwindows.com/coastal for more details

Performance Grade (PG) Upgrade Performance upgrades are available for select casement and awning sizes, allowing these units to achieve higher performance ratings. Performance Grade (PC) Ratings are more comprehensive than Design Pressure (DP) Ratings for measuring product performance. Contact your Andersen supplier for availability. For up-to-date performance information of individual products, visit andersenwindows.com.

EXTERIOR





Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a prefinished option is specified.

HARDWARE FINISHES



Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

CASEMENT & AWNING HARDWARE OPTIONS

CLASSIC SERIES





Antique Brass | Bright Brass Brushed Chrome | Distressed Bronze Distressed Nickel | Oil Rubbed Branze Polished Chrome | Satin Nickel

TRADITIONAL FOLDING



Antique Brass | Black | Bright Brass Distressed Branze | Distressed Nickel Gold Dust | Oil Rubbed Branze | Satin Nickel Stane | White

CONTEMPORARY FOLDING



Black | Bright Brass Gold Bust | Oil Rubbed Bronze Satin Nickel | Stone | White

Folding handle avoids interference with window treatments.

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ANDERSEN 400 SERIES CASEMENT WINDOWS IN "WHITE" (When in Hardie Panel Siding) ANDERSEN 400 SERIES CASEMENT WINDOWS IN "BLACK" (When in IPE Rainscreen)

STORIES 2 1/2 2 1/2 NO CHANGE FEET (FROM LOWEST GRADE) 35'0" 32'4" NO CHANGE OCCUPANCY AND USE REQUIRED/ALLOWED EXISTING **PROPOSED** © 2021 Michael Lewis Architects P.C. FLOOR AREA REQUIRED/ALLOWED EXISTING HOUSE PROPOSED CELLAR FLOOR AREA 1ST FL FLOOR AREA 975 SF 1,061 SF 2ND FL FLOOR AREA 714 SF 1,020 SF BLOCKING @ 48" O.C., FIRST 2 BAYS, TYP. ATTIC FLOOR AREA 513 SF 513 SF MIN. R-19 INSULATION, TYP.-FINISH FLOOR OVER MIN 3/4" 2,766 SF TOTAL FLOOR AREA 2,202 2,684 SF 4" MINERAL WOOL FIRESTOPPING T&G PLYWOOD SUBFLOOR, TYP. EQUAL TO "ROXUL" TO FILL VOID-FLOOR AREA RATIO 0.3 0.24 0.29 ABOVE FNDN WALL, TYP ALL AROUND ** ADDED BASEMENT FLOOR AREA: RIM JOIST-TOTAL BASEMENT FLOOR AREA AT ADDITION: 310 SF % OF FACADE WITH 3' OR MORE BETWEEN GRADE AND UNDERSIDE 2x6 P.T. SILL PLATE OF FLOOR FRAMING: 29%. (SEE DRAWING 5 ON THIS SHEET) W/ SILL SEAL BELOW AREA FOR F.A.R. CALCULATION: 0.29 X 310 SF = 90 SF EGRESS CASEMENT WINDOW **EXTERIOR** <u>INTERIOR</u> -OPENS FULLY WITHIN WINDOW FLOOR JOIST, TYP. TOP OF WELL PROPOSED JOISTS TO MATCH HEIGHT OF EXTG HOUSE FLOOR JOISTS, TYP. 1/2" GYP. BD. TO FULLY EXTEND BACK TO FOUNDATION WALL, TYP. SLOPE —(4) #4 REINF. RODS DOWELED AND GROUTED INTO EXIST FOUNDATION EMBED 6" MIN WITH HIGH STRENGTH 1/2" ANCHOR BOLTS, MIN 7" EMBEDMENT @ 48" O.C., TYP. NON-SHRINK GROUT @ 16" O.C. VERTICAL ALONG FULL HEIGHT OF FOUNDATION __#4 @ 24" O.C. VERTICAL BARS WALL INTERSECTION CORRUGATED MU WALL W/ ALL CELLS_ #4 DOWELS AT 48" O.C. WITH STEM MIN 24" INTC WINDOW WELL FULLY GROUTED, TYP. WALL AND J HOOK AT FOOTING REBAR, TYP. -EXISTING FOUNDATION WALL, VERIFY 1/2" EXPANSION CONFIGURATION IN FIELD WATERPROOFING TO GRADE, TYP. 5" CONC. SLAB REINF W/ 6x6 W1.4 W1.4 WWF O —6-MIL POLY VAPOR BARRIER, TYP. ALIGN TOP O SEOTEXTILE COVER OVER SLAB WITH EXISTING BASEMENT SLAB 4" DRAIN IN GRAVEL-GRAVEL FILL SURROUND, TYP. =4" CONCRETE SLAB MIN. R-10 RIGID INSULATION, -DOWEL PROPOSED FOOTING TO EXISTING THROUGHOUT ENTIRE SLAB, FOOTING WITH (2) #4 REBAR AT EACH DRAIN PIPED TO DAYLIGHT INTERSECTION ` SILL HEIGHT NOT TO —4" GRAVEL BELOW SLAB, TYP. EXCEED 3'-6" ABV SLAB 12" X 24" CONT. W/ 3- #4 Section Detail at Egress Window and Window Well Typ. Basement Wall Section Scale: 3/4" = 1'-0" Detail at Intersection of Existing and Proposed foundation Wall PROPOSED 10" CMU FOUNDATION WALL, TYP. SEE DTL THIS SHEET 18'-2" CORRUGATED STEEL WINDOW WELL EQUAL 2'-0" TYP. TO "CASEMENT EGRESS MODEL EC-4236-30" IN MILL FINISH BY ST. PAUL CORRUGATING CO NO. REVISIONS DATE VERIFY HEIGHT OF UNIT REQUIRED IN FIELD PRIOR TO ORDERING. UNIT MUST EXTEND 8" PROPOSED FOOTING BELOW, TYP. -MIN. BELOW WINDOW SILL. TOP OF UNIT TO 1 Change crawlspace to full basement, add BE 3" MIN. ABV FIN. GRADE. windows and window well GRAVEL ON SLAB AT FLOOR OF WINDOW -WELL. TOP OF SLAB TO BE 8" BELOW WIND MIN. R-10, 2" RIGID INSULATION AT INTERIOR, TYP. — - DBLE 2 X10 HEADER ABOVE WINDOW OPENINGS FINISHED CONCRETE SLAB FLOOR, EXTENDS TO SET FLUSH WITH FLOOR FRAMING. PROVIDE STEEL WALLS WITH 1/2" EXPANSION JOINT FULLY -JOIST HANGERS AT ALL PERPENDICULAR JOIST SEALED ALL AROUND, TYP. LINES OF FLOOR FRAMING ABOVE PER FRAMING PLAN -BASEMENT UTILITY SPACE NO. ISSUE DATE TIE PROPOSED FOUNDATION WALL INTO EXTG FOUNDATION WALL, TYP. SEE DETAIL ON THIS SHEET. UNCONDITIONED SPACE 1 AMENDMENT PLANNING BOARD SET 3/23/22 EXISTING FOUNDATION WALL, TYP. -PROVIDE 5/8" GWB CEILING ABOVE MECHANICALS WITH 3' -NEW DOOR MASONRY OPENING IN EXISTING CLEARANCE AROUND, VIF WALL, 3'-0" X 7'-0" WITH HOLLOW METAL FRAME AND A TRIPLE PT 2 X10 HEADER PRESUMED LINE OF EXTG FOOTING, TYP. TO BE VIF STUCCO FINISH AT PROPOSED FOUNDATION Michael Lewis Architects PC LINES OF PROPOSED BASEMENT WALLS 145 Palisade St. Suite #307 Dobbs Ferry, NY 10522 tel 914-231-7700, fax 914-231-7701 PROPOSED WINDOW. SEE PLAN AND PROPOSED WINDOW. SEE PLAN AND info@mlarchitect.com EXISTING BASEMENT AND STAIR WINDOW SCHEDULE THIS SHEET. PROPOSED WINDOWS www.mlarchitect.com SEE PLAN AND WINDOW SCHEDULE THIS SHEET. 12'10" (71%) PROJECT: Proposed Plan at Extended Basement Modifications to 12 Maple St. Proposed East Elevation Proposed North Elevation Proposed West Elevation 12 Maple St. Irvington, NY 10533 Scale: 1/8" = 1'-0" Schedule Of Windows for Extended Basement **DRAWING TITLE:** Remarks Description **Basement Amendment** 001 EXTENDED BASEMENT ANDERSEN 400 Series LOW-E4 SMART SUN / .28 1'9" 7'2" VIF VIF LOW-E4 SMART SUN / .28
4'0 1/2" 7'2" VIF VIF LOW-E4 SMART SUN / .28 002 EXTENDED BASEMENT AWNING ANDERSEN 400 Series AN281 2'8" 003 EXTENDED BASEMENT AWNING ANDERSEN 400 Series CX14 FILE NAME: EGRESS WINDOW WITH EXTERIOR WELL 004 EXTENDED BASEMENT CASEMENT ANDERSEN 400 Series 7'2" VIF VIF LOW-E4 SMART SUN / .28 **NEW DRAWING FOR AMENDMENT:** DRAWN BY: DRAWING NUMBER NOTE: IN CASE OF ANY DISCREPANCY BETWEEN A. WINDOWS SHALL BE ANDERSEN 400 SERIES CLAD EXTERIOR AND PRIMED WOOD INTERIOR UNLESS OTHERWISE NOTED. COLOR AND HARDWARE TO BE APPROVED BY ARCHITECT INFORMATION ON THIS DRAWING AND THAT ON OTHER **SCALE:** B. FOR CASEMENT SWING DIRECTION REFER TO DRAWINGS DRAWINGS IN THE SET, THE INFORMATION ON THIS c. CONTRACTOR SHALL VERIFY DIMENSIONS FOR EACH MODEL NO. 3/18/22 DRAWING SHALL GOVERN. DATE: D. CONTRACTOR SHALL VERIFY ROUGH OPENING REQUIREMENTS FOR ALL INSTALLATIONS FROM MANUFACTU E. CONTRACTOR SHALL PROVIDE SCREENS FOR ALL OPERABLE UNITS PROJECT ID: 2039A