

MICHAEL LEWIS ARCHITECTS PC

145 Palisade Street, Suite 307, Dobbs Ferry, New York 10522 V: 914.231.7700 Fx: 914.231.7701 INFO@MLARCHITECT.COM

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

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

Cc: Robert and Teresa Forster, Owners

CASEMENT & AWNING WINDOWS

FEATURES

Frame

A 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.

B The seamless rigid exterior vinyl cover extends 1 1/4" (35) around the perimeter of the unit. This creates a flange to help seal the unit to the structure.

C Wood frame members are treated with a water-repellent preservative for long-lasting* protection and performance.

D Interior stops are unfinished pine. Low-maintenance prefinished white, dark bronze and black interiors are also available.

Sash

E Rigid vinyl encases the entire sash — a vinyl weld protects each sash corner for superior weathertightness. It maintains an attractive appearance and minimizes maintenance.

F Wood core members provide excellent structural stability and energy efficiency.

G Flexible bulb weatherstrip or vinyl closed-cell foam weatherstrip is factory installed on the perimeter of the sash.

Glass

H A glazing bead and silicone provide superior weathertightness and durability.

I High-Performance glass options include:

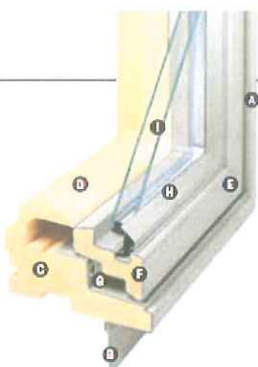
- Low-E4** glass
- Low-E4 HeatLock® glass
- Low-E4 Sun glass
- Low-E4 SmartSun™ glass
- Low-E4 SmartSun HeatLock glass

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 lock easily releases all locking points on casement sash while the reach-out action eliminates binding when closing. The lock 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.

StormWATCH

Casement and awning windows are available with Stormwatch® 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 (PG) 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



INTERIOR



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™



Stone | White

ESTATE™



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

TRADITIONAL FOLDING



Antique Brass | Black | Bright Brass
Distressed Bronze | Distressed Nickel
Gold Dust | Oil Rubbed Bronze | Satin Nickel
Stone | White

CONTEMPORARY FOLDING



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

Folding handle avoids interference with window treatments.
Bold name denotes finish shown.

* Visit andersenwindows.com/warranty for details.

** Dark bronze and black interiors are only available with dark bronze and black exteriors respectively.

* Hardware sold separately.

Dimensions in parentheses are in millimeters.

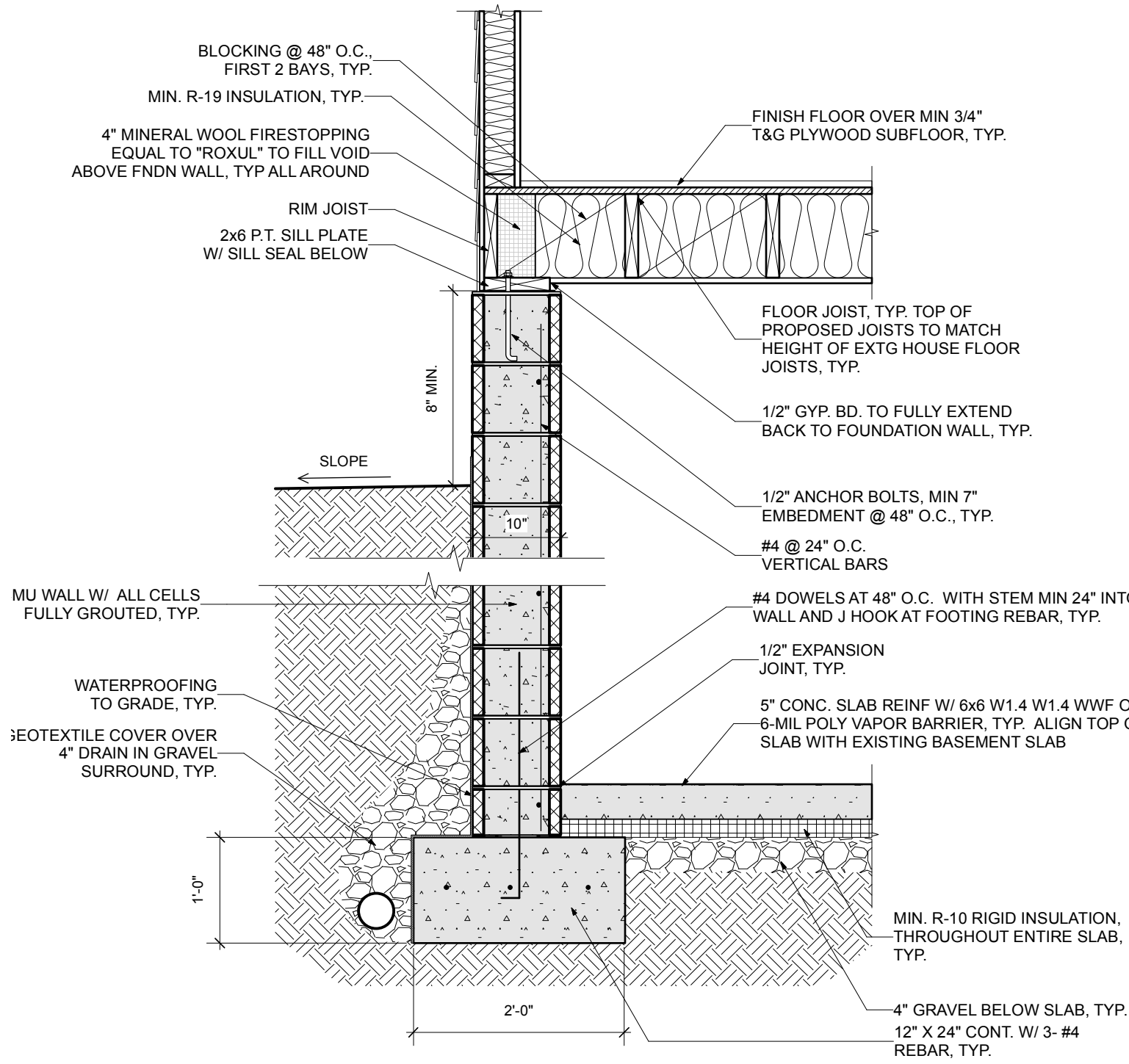
Printing limitations prevent exact replication of colors and finishes.

See your Andersen supplier for actual color and finish samples.

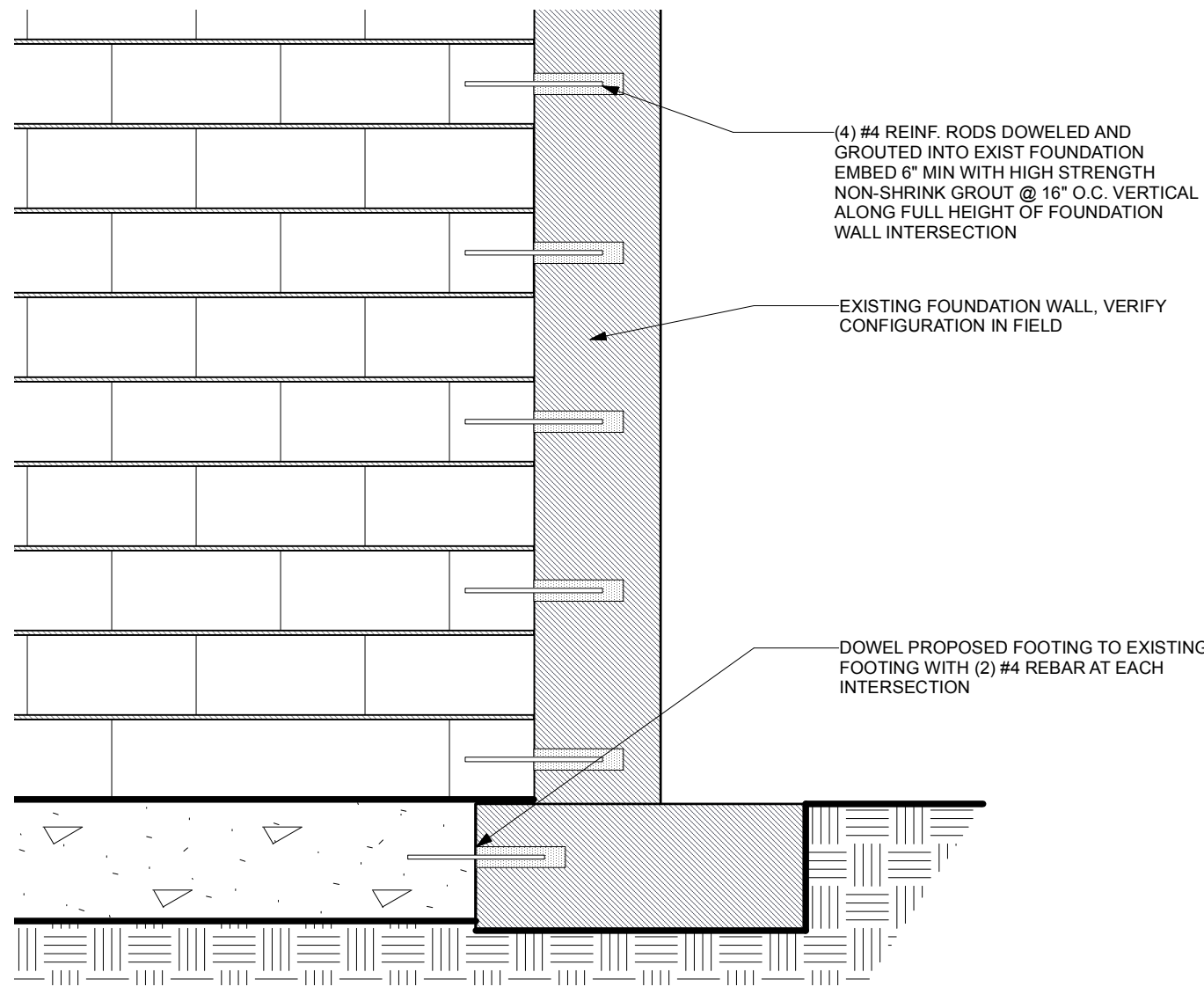
ANDERSEN 400 SERIES CASEMENT WINDOWS IN "WHITE" (When in Hardie Panel Siding)
ANDERSEN 400 SERIES CASEMENT WINDOWS IN "BLACK" (When in IPE Rainscreen)

FLOOR AREA	REQUIRED/ALLOWED	EXISTING HOUSE	PROPOSED
CELLAR FLOOR AREA	N/A	NOT REQ.	90 SF
1ST FL FLOOR AREA	N/A	975 SF	1,061 SF
2ND FL FLOOR AREA	N/A	714 SF	1,020 SF
ATTIC FLOOR AREA	N/A	513 SF	513 SF
TOTAL FLOOR AREA	2,766 SF	2,202	2,684 SF
FLOOR AREA RATIO	0.3	0.24	0.29

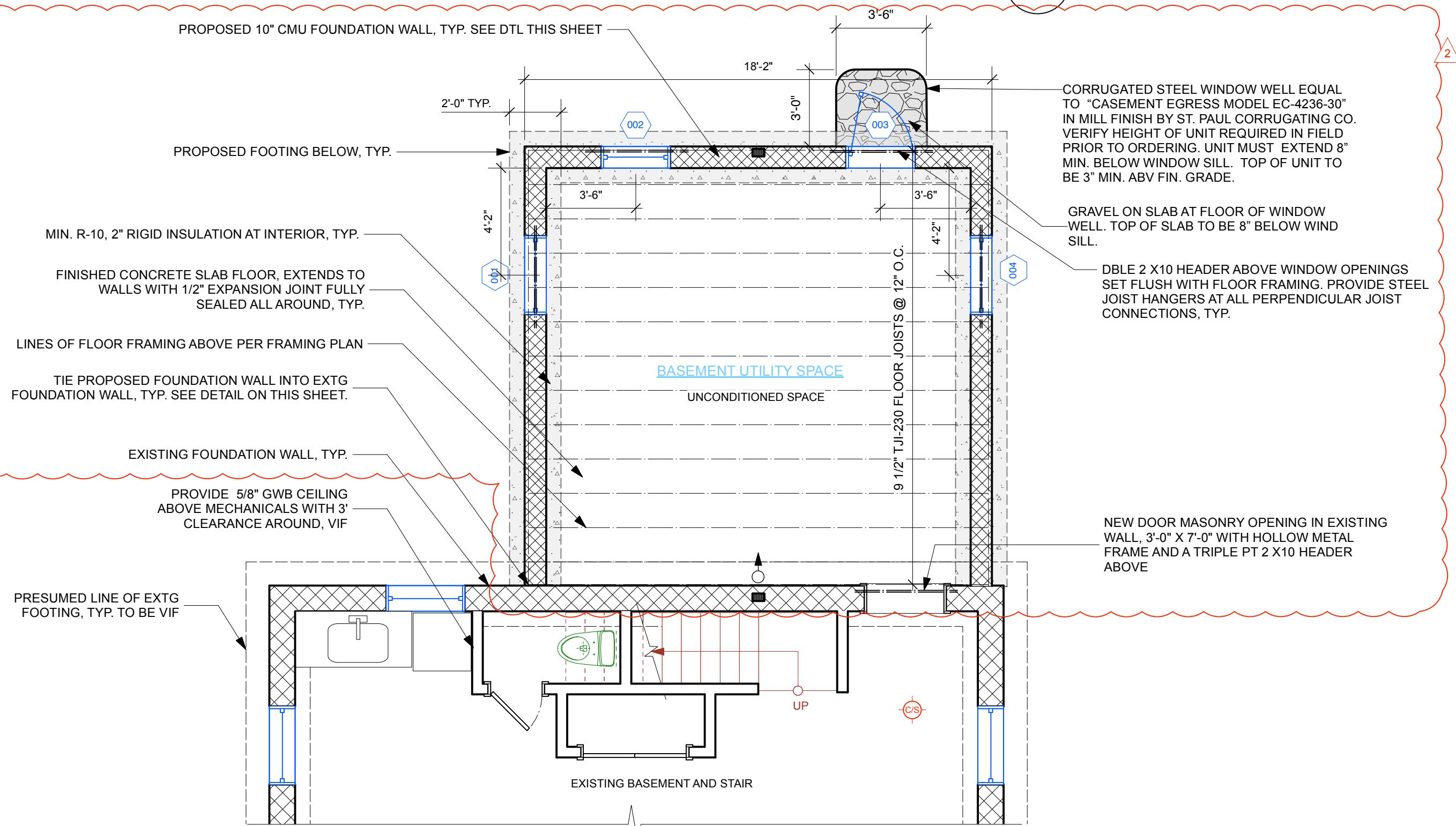
** ADDED BASEMENT FLOOR AREA:
TOTAL BASEMENT FLOOR AREA AT ADDITION: 310 SF
% OF FACADE WITH 3' OR MORE BETWEEN GRADE AND UNDERSIDE
OF FLOOR FRAMING: 29% (SEE DRAWING 5 ON THIS SHEET)
AREA FOR F.A.R. CALCULATION: 0.29 X 310 SF = 90 SF



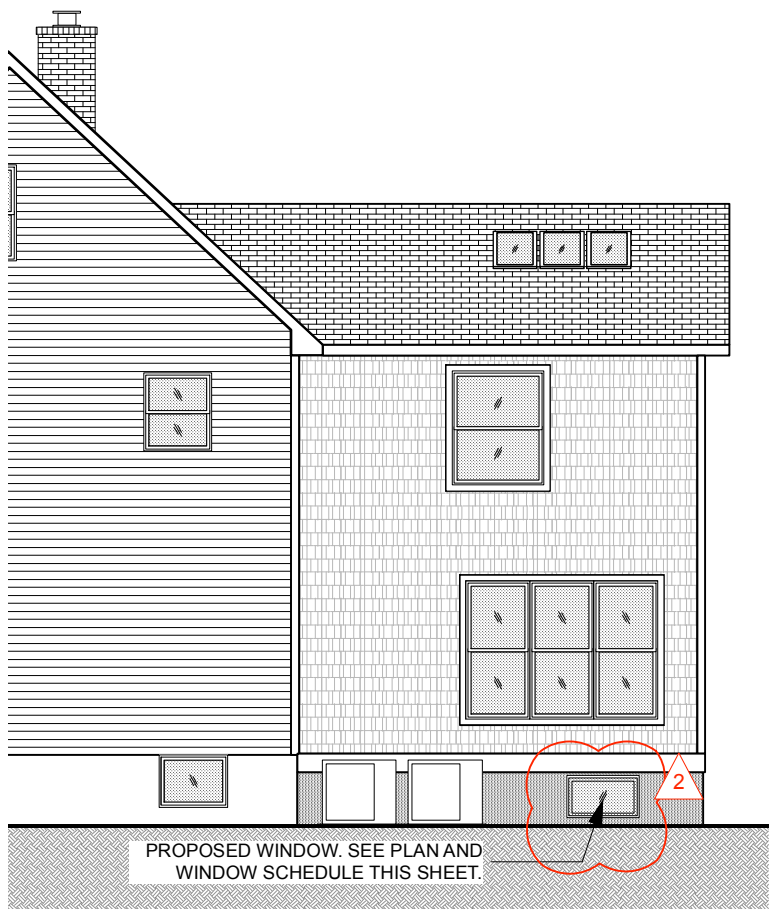
1 Typ. Basement Wall Section
Scale: 3/4" = 1'-0"



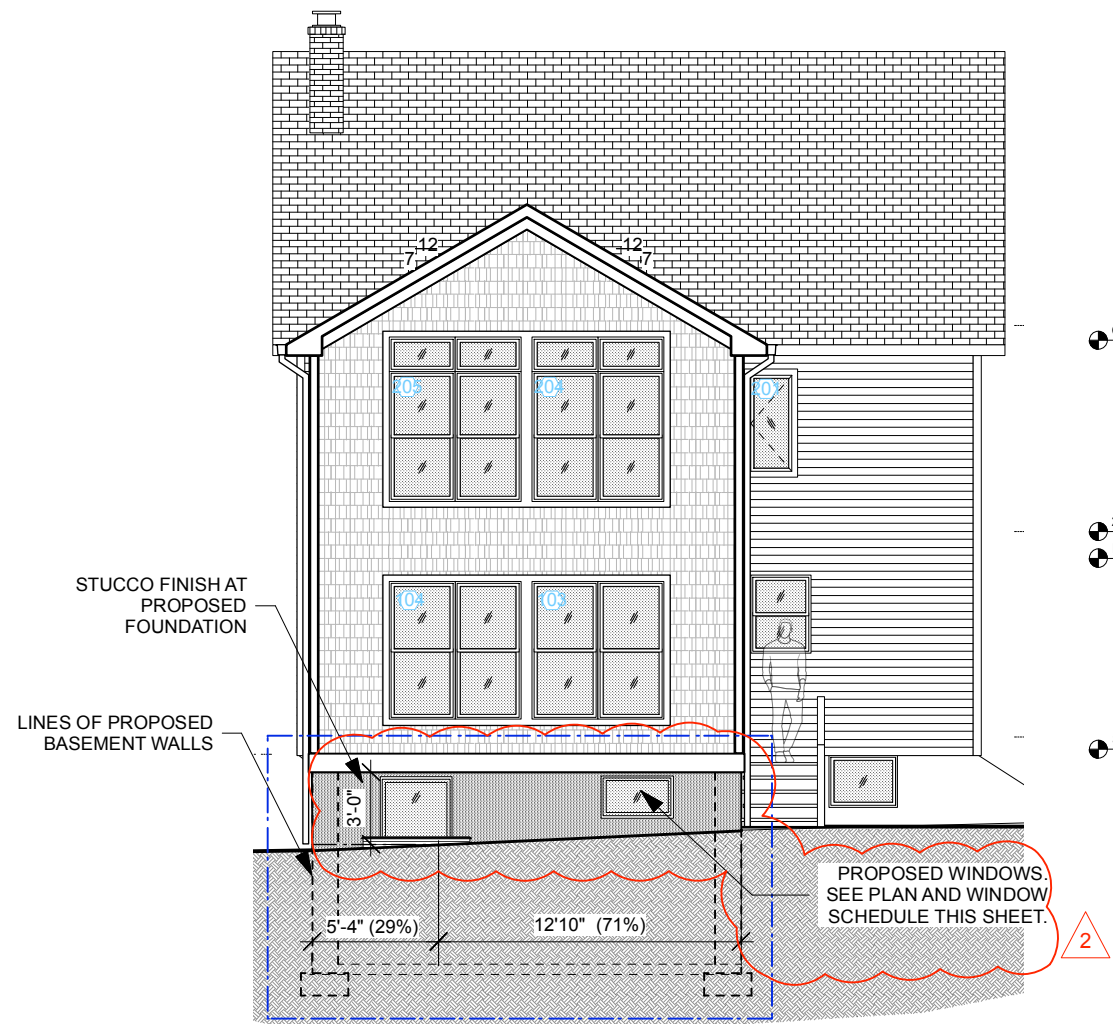
2 Detail at Intersection of Existing and Proposed foundation Wall
Scale: 3/4" = 1'-0"



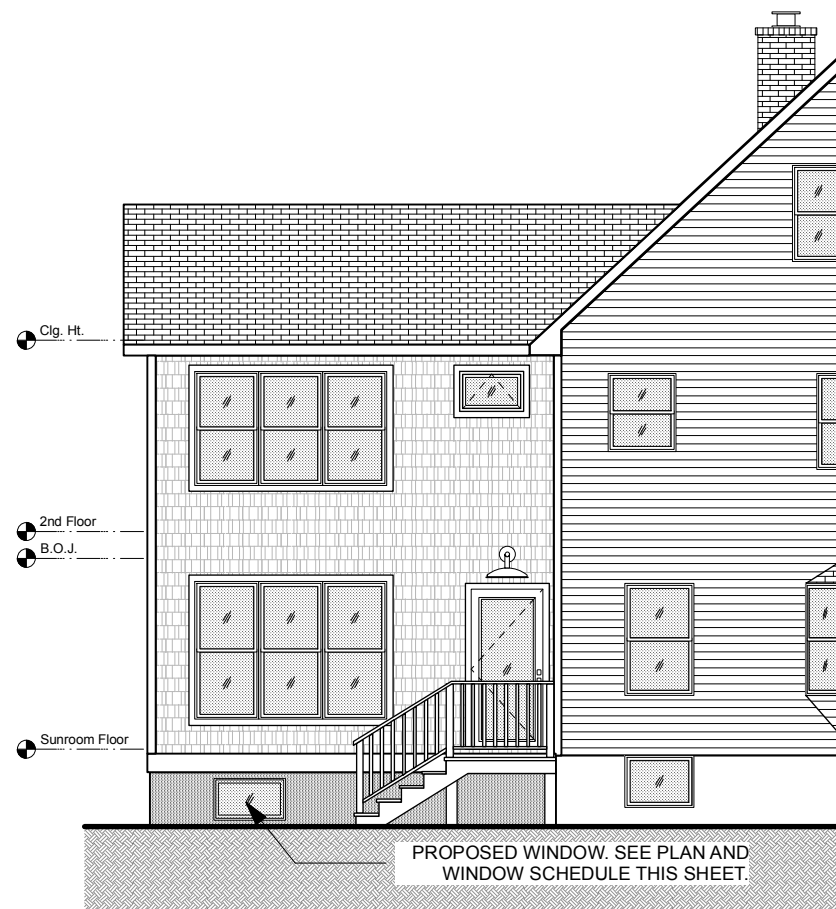
4 Proposed Plan at Extended Basement
Scale: 1/4" = 1'-0"



5 Proposed North Elevation
Scale: 1/8" = 1'-0"



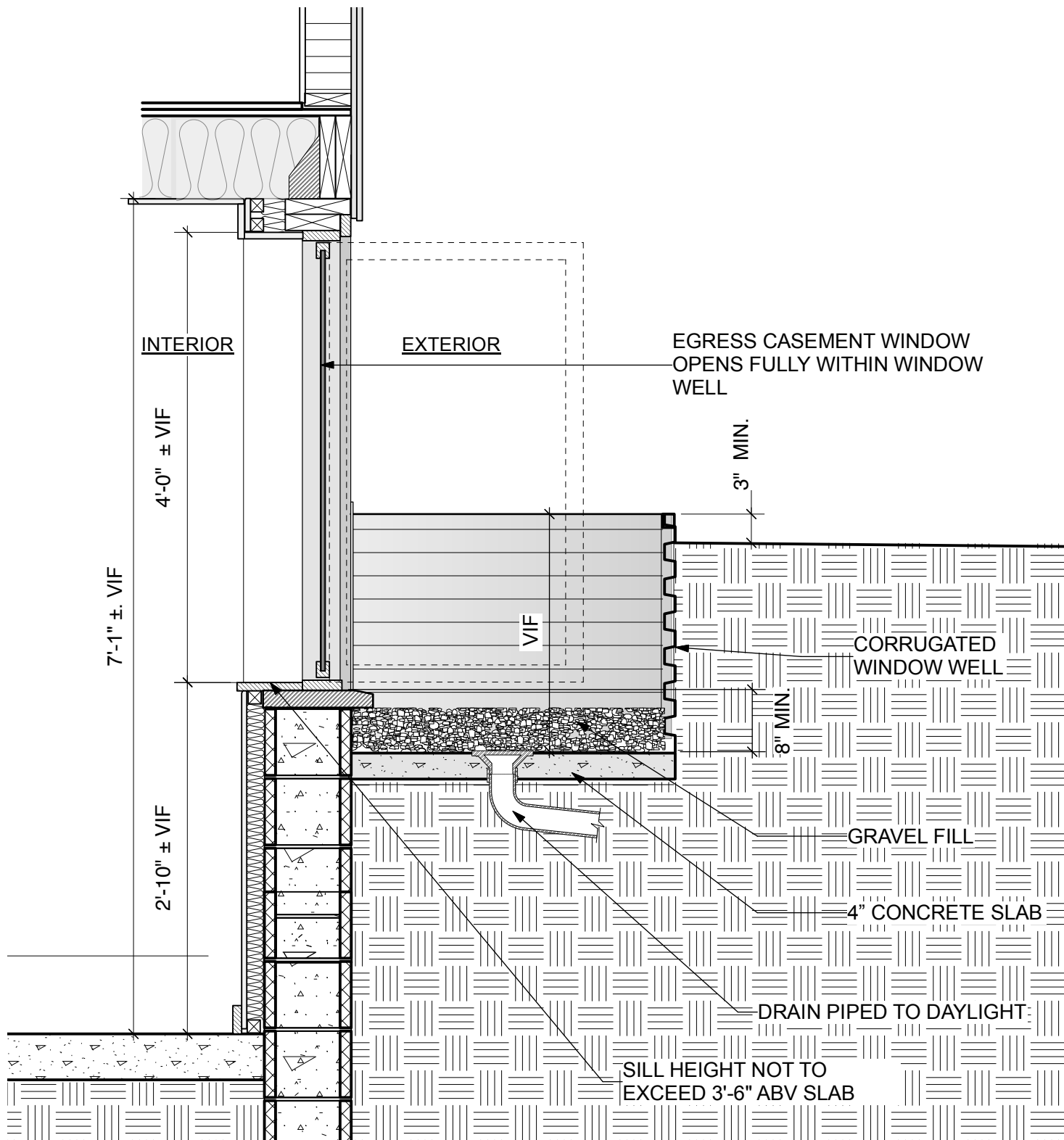
6 Proposed West Elevation
Scale: 1/8" = 1'-0"



7 Proposed East Elevation
Scale: 1/8" = 1'-0"

Schedule Of Windows for Extended Basement										
No.	Loc.	Description	Manuf.	Model No.	R.O. Width	R.O. Height	Bot. of Hdr. AFF	Jamb	Glass	Remarks
001	EXTENDED BASEMENT	AWNING	ANDERSEN 400 Series	AN31	3'0 1/2"	1'9"	7'2" VIF	VIF	LOW-E4 SMART SUN / .28	EGRESS WINDOW WITH EXTERIOR WELL
002	EXTENDED BASEMENT	AWNING	ANDERSEN 400 Series	AN281	2'8"	1'9"	7'2" VIF	VIF	LOW-E4 SMART SUN / .28	
003	EXTENDED BASEMENT	AWNING	ANDERSEN 400 Series	CX14	2'8"	4'0 1/2"	7'2" VIF	VIF	LOW-E4 SMART SUN / .28	
004	EXTENDED BASEMENT	CASEMENT	ANDERSEN 400 Series	AN31	3'0 1/2"	1'9"	7'2" VIF	VIF	LOW-E4 SMART SUN / .28	

- NOTES**
- WINDOWS SHALL BE ANDERSEN 400 SERIES CLAD EXTERIOR AND PRIMED WOOD INTERIOR UNLESS OTHERWISE NOTED. COLOR AND HARDWARE TO BE APPROVED BY ARCHITECT
 - FOR CASEMENT SWING DIRECTION REFER TO DRAWINGS
 - CONTRACTOR SHALL VERIFY DIMENSIONS FOR EACH MODEL NO.
 - CONTRACTOR SHALL VERIFY ROUGH OPENING REQUIREMENTS FOR ALL INSTALLATIONS FROM MANUFACTURER
 - CONTRACTOR SHALL PROVIDE SCREENS FOR ALL OPERABLE UNITS



3 Section Detail at Egress Window and Window Well
Scale: 3/4" = 1'-0"



Michael Lewis Architects PC
145 Palisade St. Suite #307
Dobbs Ferry, NY 10522
tel 914-231-7700, fax 914-231-7701
info@mlarchitect.com
www.mlarchitect.com

PROJECT:

Modifications to 12 Maple St.

12 Maple St.
Irvington, NY 10533

DRAWING TITLE:

Basement Amendment

FILE NAME:

DRAWN BY: MM DRAWING NUMBER

SCALE: As Noted A-202.00

DATE: 3/18/22

PROJECT ID: 2039A

NEW DRAWING FOR AMENDMENT:
NOTE: IN CASE OF ANY DISCREPANCY BETWEEN INFORMATION ON THIS DRAWING AND THAT ON OTHER DRAWINGS IN THE SET, THE INFORMATION ON THIS DRAWING SHALL GOVERN.