

APPLICATION FOR BUILDING PERMIT

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

Application Number:	680	Date:	08/16/2022
Job Location:	28 ERIE ST	Parcel ID:	2.170-78-5
Property Owner:	Georgia Juvelis	Property Class:	1 FAMILY RES
Occupancy:	One/ Two Family	Zoning:	
Common Name:			

Applicant	Contractor
LEARY, LINDA	
28 ERIE ST IRVINGTON NY 10533	
6464205869	

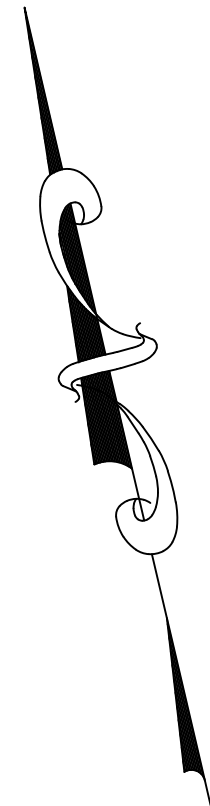
Description of Work

Type of Work:	Exterior alteration or renovations	Applicant is:	Architect
Work Requested by:	The Owner	In association with:	
Cost of Work (Est.):	50000.00	Property Class:	1 FAMILY RES

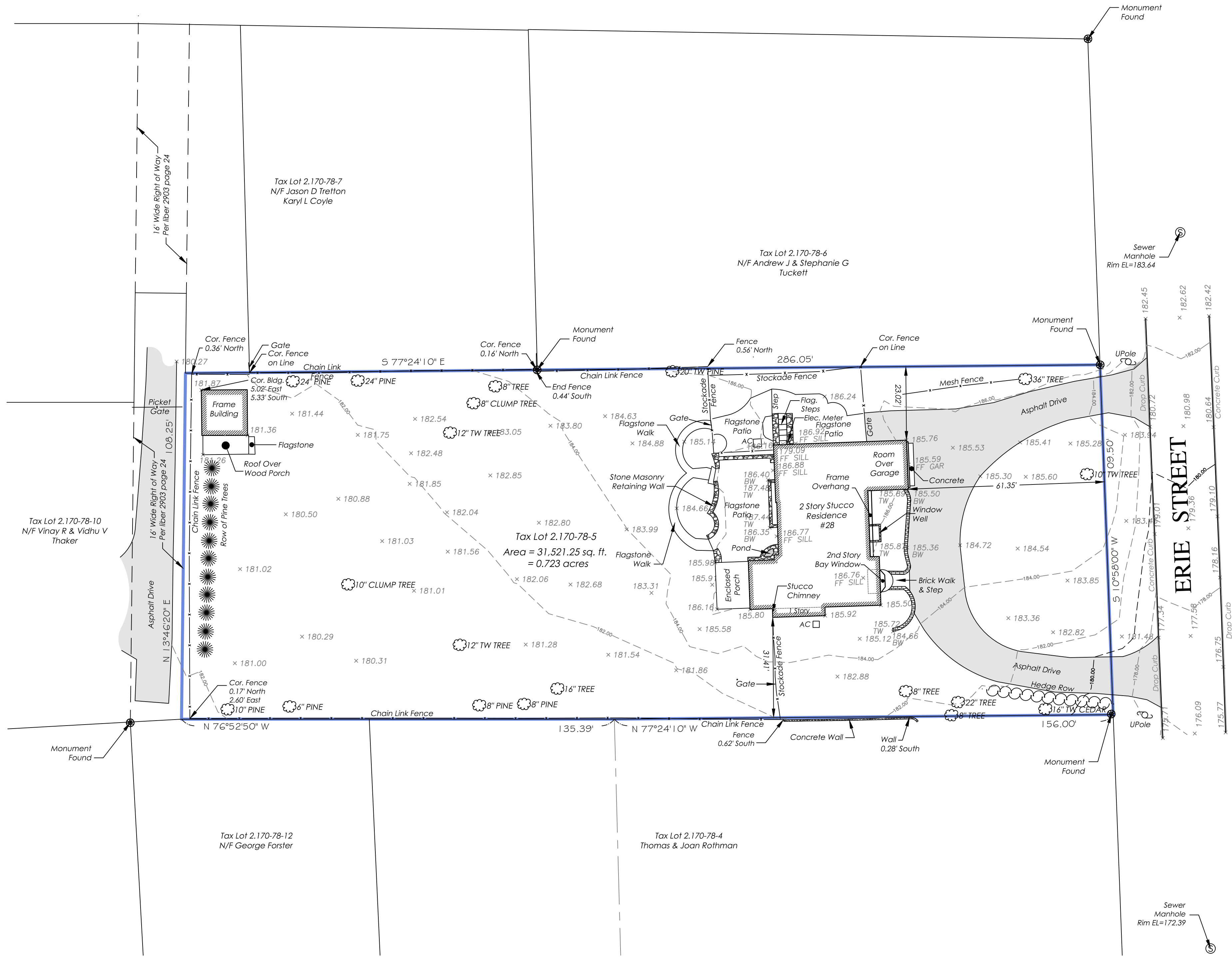
Description of Work

Interior renovation of existing basement, 1st fl sunroom, 2nd fl master closet and hall bath. New master bathroom and exterior trellis at existing rear patio.

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.



ARDSLEY AVENUE



Only copies from the original of this topography map marked with an original of the Land Surveyors embossed seal shall be considered to be true, valid copies.

Unauthorized alteration or addition to a map bearing a licensed Land Surveyors seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.

Possession only where indicated.

Adjacent property lines and easements not surveyed or certified. Access to adjacent rights of way, easements and public or private lands not guaranteed or certified.

Underground utilities shown hereon are approximate and should be verified before excavating. Additional underground utilities are not shown or certified. Encroachments and structures below grade, if any, not shown or certified.

Subject to covenants, easements, restrictions, conditions and agreements of record.

This map is prepared to show topography only and is not to be used for title transfer purposes. Map may not be certified to title companies and/or banks.

Tree species shown hereon to be verified by a licensed arborist and are not certified by surveyor.

Elevations shown hereon generally in accordance with North American Vertical Datum 88.

Premises hereon being property as shown on a certain map entitled, "Survey of Property Prepared For T. Sloan Young..." Said map filed in the Westchester County Clerk's Office, Division of Land Records on June 19, 1929 in volume 69 of maps page 77.

Surveyed in accordance with Deed Control Number 461740804.

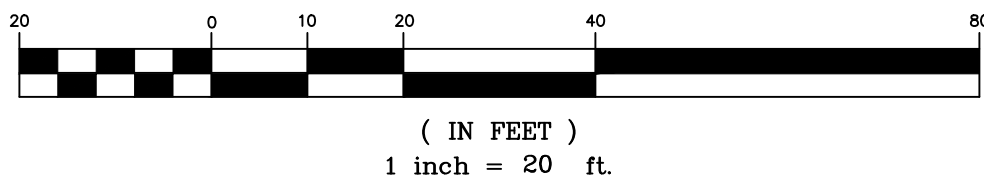
Premises shown hereon designated on the Town of Greenburgh Tax Maps as: Section 2.170, Block 78, Lot 5.

Property Address:
28 Erie Street
Irvington, NY 10533

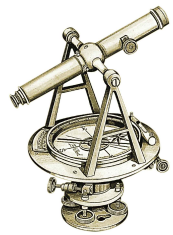
TOPOGRAPHY OF PROPERTY
PREPARED FOR
CHARLES AND GEORGIA
FOLEY
SITUATE IN THE
TOWN OF GREENBURGH
WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 20'

GRAPHIC SCALE



COPYRIGHT © 2017
THOMAS C. MERRITTS LAND SURVEYORS, P.C.
ALL RIGHTS RESERVED. UNAUTHORIZED DUPLICATION OR
ELECTRONIC TRANSMISSION WITHOUT PRIOR PERMISSION
IS A VIOLATION OF APPLICABLE LAWS.



TC MERRITTS LAND SURVEYORS

394 BEDFORD ROAD • PLEASANTVILLE • NY 10570
(914) 769-8003 • (203) 622-8899



Surveyed: February 1, 2017
Map Prepared: February 7, 2017

By:
Scott B. Gray New York State Licensed Land Surveyor No. 050672

Project: 17-036	Field Survey By: AN/FT
Drawn By: CMP	Checked By: SBG

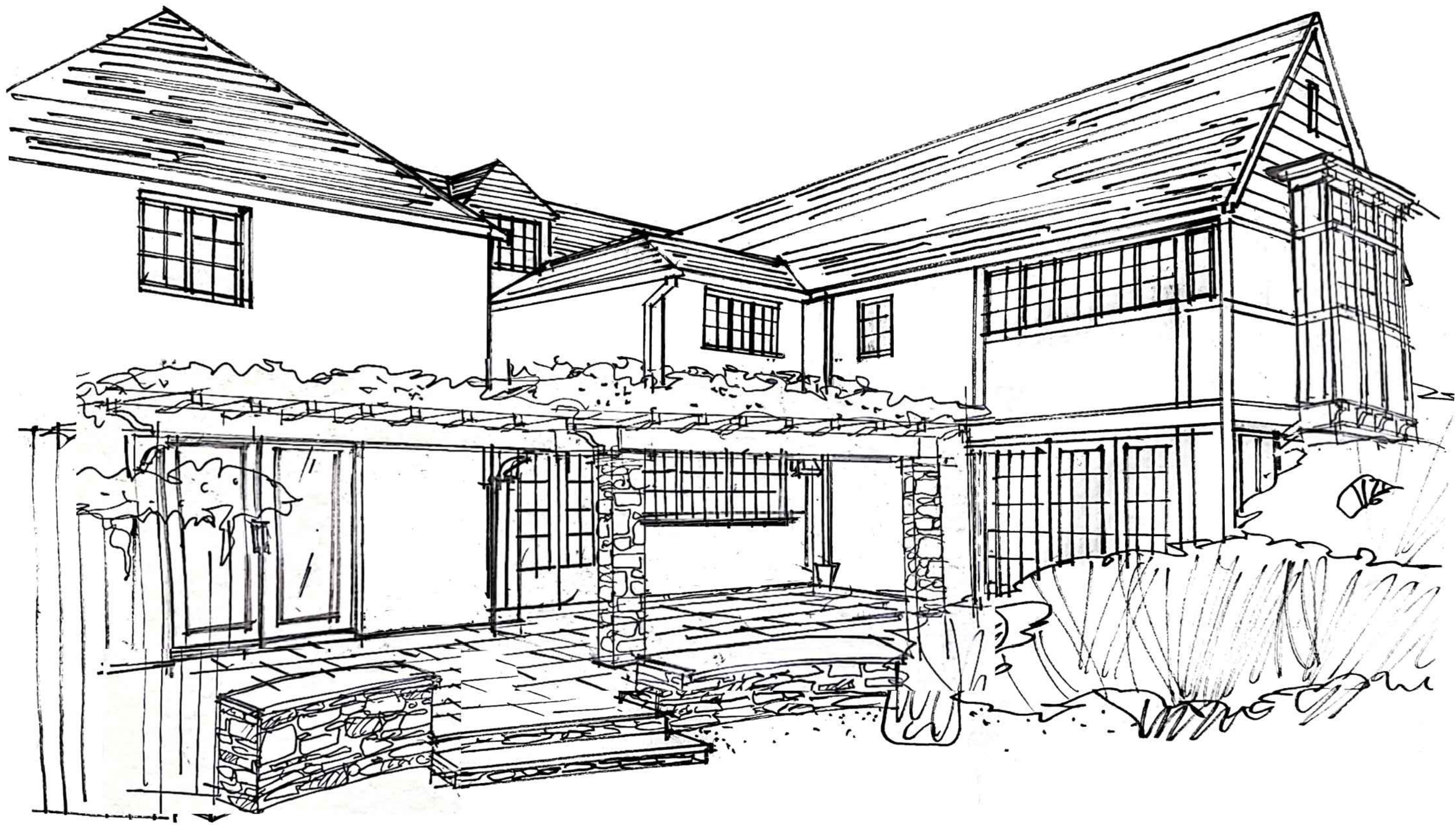
ADDITION & RENOVATIONS TO THE

FOLEY-JUVELIS RESIDENCE

28 ERIE STREET IRVINGTON, NY 10533

CGA STUDIO ARCHITECTS

12 SPRING STREET, HASTINGS.ON.HUDSON, NY 10706



ARB SUB. 08-19-22

GENERAL NOTES

1. These documents remain the exclusive property of the Architect, and may not be used for any purpose whatsoever without written consent of the Architect.

2. All construction shall comply fully with the 2020 Residential code of NYS, local building code, fire department regulations, and all other agencies having jurisdiction over project.

3. Approved stamped set of building plans must be present on site for all inspections.

4. A current Westchester County licensed and insured contractor must be on file with current building permit until Certificate of Occupancy is issued. If contractor of record has been removed from the project, a stop work order will be issued until a new Westchester County licensed and insured contractor is retained.

5. General Contractor shall carry property damage insurance, public liability insurance, workman's compensation, auto insurance, and general liability as required by Federal, State, and Local Codes and as Owner requires.

6. Licensed electrician to file separate electrical permit.

7. Licensed plumber to file separate plumbing permit.

8. All health, safety, fire, zoning and environmental regulations shall be adhered to at all times by the Owner and/or occupant.

9. The contractor shall become familiar with conditions of the site, and the work as shown on the construction documents, prior to submitting a bid for construction.

10. Contractors shall coordinate all work procedures and working hours with local authorities, neighborhood associations, and any other governing authorities.

11. The contractor shall be responsible for providing all labor and materials to complete the project, in accordance with the construction documents, tested and ready for Owner's use.

12. All indicated Survey material is for general reference only. The Architect assumes no responsibility for the accuracy or the correctness of the indicated material.
13. Contractors shall be responsible for protection of all existing and new conditions and materials with and adjacent to the construction area. Any damage caused by the execution of the work indicated or implied herein shall be repaired or replaced to the Owner's satisfaction.

14. All construction sites shall conform to the 2020 New York State Property Maintenance Code. All rubbish garbage and construction debris shall be disposed of in an onsite dumpster or removed off site immediately. Materials shall be stacked in orderly fashion as to not create a blight on the community. The village right of way must be kept clear and maintained at all times.

15. General contractor shall be responsible for the removal of construction debris, rubbish and offsite disposal in a responsible manner.

16. The contractor shall obtain all inspections, approvals and permits, and pay all necessary permit fees required by the local building department and all other agencies having jurisdiction over the project, such as plumbing, electrical & HVAC, except for the building permit, which shall be obtained by the Architect. The contractor shall obtain the certificate of occupancy for the project when construction is complete.

17. Contractor shall keep work site free from debris and accumulated refuse, and shall have sole responsibility for protecting all dangerous areas from entry by unauthorized parties.

18. Drawings may be rough scaled for estimating & general purposes, but are not to be scaled for construction locations, dimensions, or any other purposes. Dimensions shown shall govern over measurements scaled from plans. Wall dimensions are given to finished surfaces. Contractor to consult with the Architect for questions regarding final dimensions and locations.

19. All dimensions and conditions shown and assumed on the drawings must be verified at the site by contractor before ordering any material or doing any work.

20. Contractor is to design and install adequate and code approved shoring and bracing where needed to safely
- complete structural work. Contractor to assume full and sole responsibility for structural adequacy of the shoring and for any injuries, damages, cracks, or defects caused by shoring or bracing, and shall repair all such damage at his sole expense.

21. The Architect is not responsible for workmanship, construction methods, or any omissions or derivations from the drawings during construction.

22. Materials and products indicated on drawings shall be installed in accordance with manufacturer's requirements.

23. The drawings and notes are intended to be complete. Should anything be omitted from the drawings necessary to the proper construction of the work herein described, it shall be the duty of the contractor to notify the Architect. The builder shall visit the site and inform the Architect of any discrepancies of field conditions that may interfere with the total completion of all work included within the contract and verify all conditions prior to the ordering of materials and the start of construction.

24. Minor details not usually shown or specified, but necessary for proper and acceptable construction, installation or operation of any part of the work shall be included in the work the same as specified or indicated.

25. The contractor shall supervise and direct the work using his best skill and attention, he shall be solely responsible for all construction means, methods, sequences and procedures and for coordination of all portions of the work.

26. The use of the words "provide" or "provided" in connection with any item specified is intended to mean that such item be furnished and installed and connected where required.

27. Contractor shall maintain a sealed enclosure between work area and other areas of the residence. In addition, the contractor shall be responsible to (a) protect all interior spaces from the area of renovation, and (b) broom sweep all areas at end of each work day.

28. The contractor shall do all the cutting, fitting & patching that may be required to make several parts of the work come together properly, and to fit his work, and/or receive, or be received by the work of others, as shown, or as reasonably implied on the drawings.

29. New & existing work shall come together in a seamless fashion. All new or modified surfaces shall be finished including, but not limited to taping, spackling & priming.

30. All insulation to comply with the Energy Efficiency Certificate required by 401.3 2020 Energy Conservation Construction Code of New York, prepared by Architect.

31. If blown or sprayed insulation used, Installer of insulation to submit insulation certification to include the installed thickness of the area covered and R-value of the installed thickness shall be listed on the certificate. The insulation installer shall sign, date and post the certificate in a conspicuous location on the job site per N1101.5 of the 2020 Residential Code of New York State and submit an original signed copy for the Building Departments records.

32. All work shall be guaranteed for one year after final payment. The general contractor is to furnish written guarantees on his work and all subcontractors work against defects resulting from the use of inferior materials, equipment, or workmanship as determined solely by the Architect. All such defects are to be replaced or repaired, complete with labor and materials, at no cost to owner.

33. Substitutions of equipment or materials other than those shown on the drawings or in the specifications shall be made only upon approval of the Architect or owner as noted on the drawings or in these specifications. The contractor shall submit his substitution for approval before releasing any order for fabrication and / or shipments. The Architect reserves the right to disapprove such substitution, provided in his sole opinion, the item offered is not equal or detailed on the drawings, which requires any redesign of the structure, partitions, piping, redesign, and all new drawings and detailing required therefore shall, with the approval of the Architect, be prepared by the contractor at his own expense.

34. All work shall be installed so all parts required are readily accessible for inspection, operation, maintenance and repair. Minor deviations from the drawings may be made to accomplish this, but changes of magnitude shall not be made without prior written approval from the Architect.
35. Upon completion of the work, the entire project is to be completely cleaned and the site restored to existing condition, including but not limited to the following.

a) Complete sweeping of all areas, and removal of all rubbish and debris, except that caused by the owner or others doing N.I.C. work.

b) Removal of all labels from glass, fixtures, and equipment, etc. and spray cleaning of glass and mirrors.

c) Removal of stains, and paint from glass, hardware, finished flooring, cabinets, etc.

d) Final cleaning of all chrome and aluminum metal work.

e) Restoration of property by returning shrubs to original locations, filling of all ruts and raked topsoil and repairs to damaged blacktop.

36. Finish materials and paint colors shall be reviewed and approved by the homeowner.

37. The Architect assumes no responsibility for the accuracy or correctness of any material or drawings prepared by others and provided to the Architect.
- Energy Notes R-Values & U-Factors
2020 Residential code of NYS - Climate Zone 4A

	Required	Proposed
Ceiling	R-49	R-38*
Wall	R-21	R-21
Glazing	0.32 U value	0.32 U value
Floor	R-19	R-30

*At rooms with ceilings, R-38 insulation extends over wall plate at eaves to comply with N1102.2.1, at cathedral ceilings, R-38 insulation will be installed at roof rafters to comply with N1102.2.2.

Design Criteria:
5750 Degree Days
15% Maximum Glazing
-
- INSULATION & FENESTRATION
- REQUIRED BY COMPONENT TABLE R402.1.2 2020 NY ECC AMENDED BY NY STRETCH ENERGY CODE
- | CLIMATE ZONE | FENESTRATION U-FACTOR ¹ | SKYLIGHT ^h U-FACTOR | GLAZED FENESTRATION SHGC ¹ | CEILING ^a R-VALUE | WOOD FRAME WALL ^{b,c} R-VALUE |
|--------------|------------------------------------|--------------------------------|---------------------------------------|-----------------------------------|---|
| 4A | 0.27 | 0.50 | 0.40 | 49 | 21 ^{int.} or 20+5 ^{cont.} or 13+10 ^{cont.} |
| | MASS WALL ^d R-VALUE | FLOOR R-VALUE | BASEMENT WALL ^e R-VALUE | SLAB ^f R-VALUE & DEPTH | CRAWL SPACE WALL ^g R-VALUE |
| | 15/20 | 30 ^g | 15/19 | 10, 4FT (d) | 15/19 |
- a. R-VALUES ARE MINIMUMS. U-FACTORS AND SHGC ARE MAXIMUMS. WHERE INSULATION IS INSTALLED IN A CAVITY THAT IS LESS THAN THE LABEL OR DESIGN THICKNESS OF THE INSULATION, THE INSTALLED R-VALUE OF THE INSULATION SHALL BE NOT LESS THAN THE R-VALUE SPECIFIED IN THE TABLE.

b. INT. (INTERMEDIATE FRAMINGS) DENOTES STANDARD FRAMING 16 INCHES ON CENTER. HEADERS SHALL BE INSULATED WITH A MINIMUM OF R-10 INSULATION.

c. THE FIRST VALUE IS CAVITY INSULATION, THE SECOND VALUE IS CONTINUOUS INSULATION. THEREFORE, AS AN EXAMPLE, "13+10" MEANS R-13 CAVITY INSULATION PLUS R-10 CONTINUOUS INSULATION.

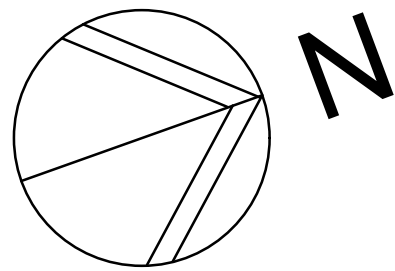
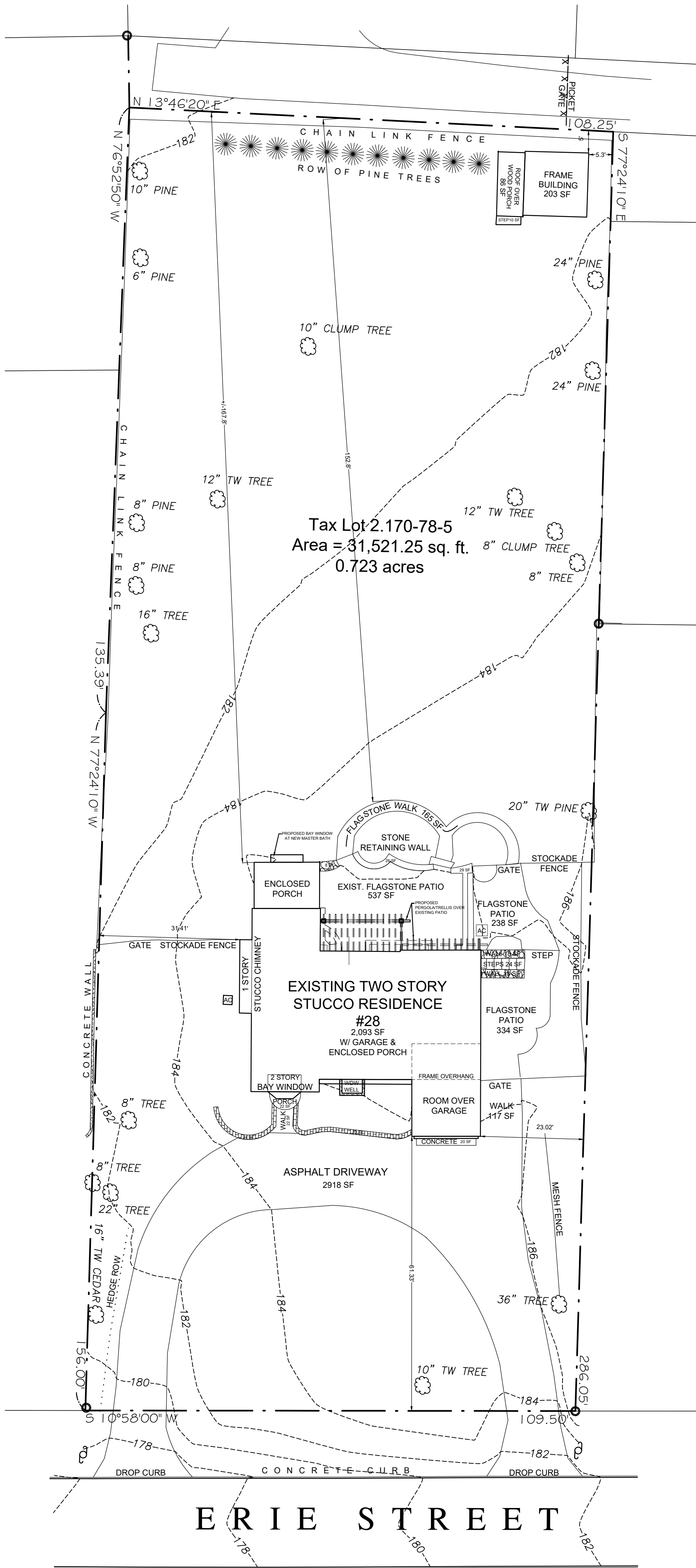
d. MASS WALLS SHALL BE IN ACCORDANCE WITH SECTION R402.2.5. THE SECOND R-VALUE APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL.

e. 15/19 MEANS R-15 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-19 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL.

f. R-10 CONTINUOUS INSULATION SHALL BE PROVIDED UNDER THE FULL SLAB AREA OF A HEATED SLAB IN ADDITION TO THE REQUIRED SLAB EDGE INSULATION R-VALUE FOR SLABS AS INDICATED IN THE TABLE. THE SLAB EDGE INSULATION FOR HEATED SLABS SHALL NOT BE REQUIRED TO EXTEND BELOW THE SLAB.

g. ALTERNATIVELY, INSULATION SUFFICIENT TO FILL THE FRAMING CAVITY AND PROVIDING NOT LESS THAN AN R-VALUE OF R-19.

h. THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS. THE SHGC COLUMN APPLIES TO ALL GLAZED FENESTRATION.
- DESIGN REQUIREMENTS
- FOR 2020 RESIDENTIAL CODE OF NEW YORK STATE CLIMATIC & GEOGRAPHIC DESIGN CRITERIA
- | GROUND SNOW LOAD | WIND DESIGN | | | | SEISMIC DESIGN CATEGORY | SUBJECT TO DAMAGE FROM | | | ICE SHIELD UNDERLAY REQUIRED | FLOOD HAZARDS | AIR FREEZING INDEX | MEAN ANNUAL TEMP |
|------------------|-------------|--------------|---------------------|------------------------|-------------------------|------------------------|------------------|-------------------|------------------------------|---------------|--------------------|------------------|
| | SPEED (MPH) | TOPO EFFECTS | SPECIAL WIND REGION | WIND BORNE DEBRIS ZONE | | WEATHERING | FROST LINE DEPTH | TERMITES | | | | |
| 30 PSF | 120-130 MPH | NO | YES | NO | B | SEVERE | 42" | MODERATE TO HEAVY | YES | N/A | 2000 | 51.6 |
- DATES
- ARB SUBMISSION 08-19-2022
- LIST of DRAWINGS
- | TITLE | GENERAL NOTES, ZONING DATA, CLIMATIC & GEOGRAPHIC CRITERIA, LIST OF DRAWINGS, HASTINGS GREEN CODE |
|-------|---|
| S-1 | SITE PLAN, ZONING COMPLIANCE, AREA MAP |
| S-2 | SITE DETAILS |
| ST-1 | BASEMENT STRUCTURAL PLAN |
| ST-2 | FIRST FLOOR STRUCTURAL PLAN |
| ST-3 | SECOND FLOOR STRUCTURAL PLAN |
| ST-4 | ROOF STRUCTURAL PLAN |
| A-1 | BASEMENT FLOOR PLAN |
| A-2 | FIRST FLOOR PLAN |
| A-3 | SECOND FLOOR PLAN |
| A-4 | EXTERIOR ELEVATIONS |
| A-5 | PHOTOS OF EXIST. HOUSE |
| A-6 | PHOTOS OF NEIGHBORING PROPERTIES |



SITE PLAN
SCALE: 1/16" = 1'-0"

SITE FOR ZONING COMPLIANCE			
OWNER: GEORGIA JUVELIS & CHARLES FOLEY		SHEET: 2.170	SURVEYED BY:
ZONING DISTRICT: 1F-40		BLOCK: 78	SURVEY DATE:
PRESENTLY CONFORMING: NO		LOT: 5	MUNICIPALITY: IRVINGTON
	REQ. CODE	EXISTING	PROPOSED
ZONING DISTRICT USE	One Family	One Family	One Family
MINIMUM LOT SIZE	40,000 SF	31,521 SF	31,521 SF
MINIMUM LOT WIDTH	150 FT	109.5 FT*	109.5 FT*
MAXIMUM BUILDING COVERAGE	12% (3,782.5 SF)	6.7% (2,093 SF)	6.7% (2,093 SF)
SETBACK DIMENSIONS			
Front	50 FT	61.33 FT	61.33 FT
Rear	40 FT	167.8' FT	167.8' FT
Side 1	25 FT	23.02 FT	23.02 FT
MAXIMUM FLOOR AREA	0.178 (5,518 SF)	4,883 SF	4,895 SF
BASEMENT		837 SF	837 SF
FIRST FLOOR		2,093 SF	2,093 SF
SECOND FLOOR		1,953 SF	1,965 SF
MAXIMUM HEIGHT	2.5 STORIES / 35 FT	2 STORIES / 25 FT 10.5 IN	2 STORIES / 25 FT 10.5 IN



CGA
studio
ARCHITECTS

12 SPRING STREET
HASTINGS.on.HUDSON
N . Y . 1 0 7 0 6
9 1 4 . 4 7 8 . 0 7 9 9
c g @ c g a s t u d i o . c o m
christinagriffinarchitect.com

ADDITION & RENOVATIONS TO THE
FOLEY-JUVELIS RESIDENCE
28 ERIE STREET IRVINGTON, NY 10533

Project Submitted
ARB SUBMISSION 08/18/2022















Scale As Shown
Drawing Title
SITE PLAN
ZONING COMPLIANCE
AREA MAP

S-1

Sheet Number

SCALE: 1/4" = 1'-0"
SHOWING FRAMING ABOVE

LEGEND

	EXIST. EXTERIOR WALL: Exist. stud wall w/ new $\frac{1}{2}$ " Gypsum bd. Add furring & R-21 Rockwool Comfort Batt. insulation at exterior wall		ELEVATION NO. 1
	EXIST. INTERIOR WALL: Exist. stud wall w/ new $\frac{1}{2}$ " Gypsum bd. Add furring & Rockwool safe 'n' sound insulation		ELEVATION NO. 2
	INTERIOR WALL: 5/8" gypsum board ea. side of 2"x4"s @ 16" o.c.		SECTION DETAIL
	INTERIOR WALL WITH ACOUSTICAL INSULATION: 5/8" gypsum board each side of 2"x4"s @ 16" o.c., Rockwool safe 'n' sound insulation.		DOOR TYPE FOR DESCRIPTION, SEE SPECIFICATIONS - DOOR SCHEDULE
	34\" data-bbox="311 647 541 660"/>		WINDOW TYPE FOR DESCRIPTION, SEE SPECIFICATIONS - WINDOW SCHEDULE
	EXISTING WALL: Existing stucco on wood sheathing 2"x4"s 16" o.c. New 2" furring R-21 Rockwool Comfort Batt. insulation, $\frac{1}{2}$ " gyp. bd.		WALL REGISTER

ENGINEERED LUMBER AND/OR TRUSS CONSTRUCTION MUST BE PLACARDED AS PER NYSDOCS

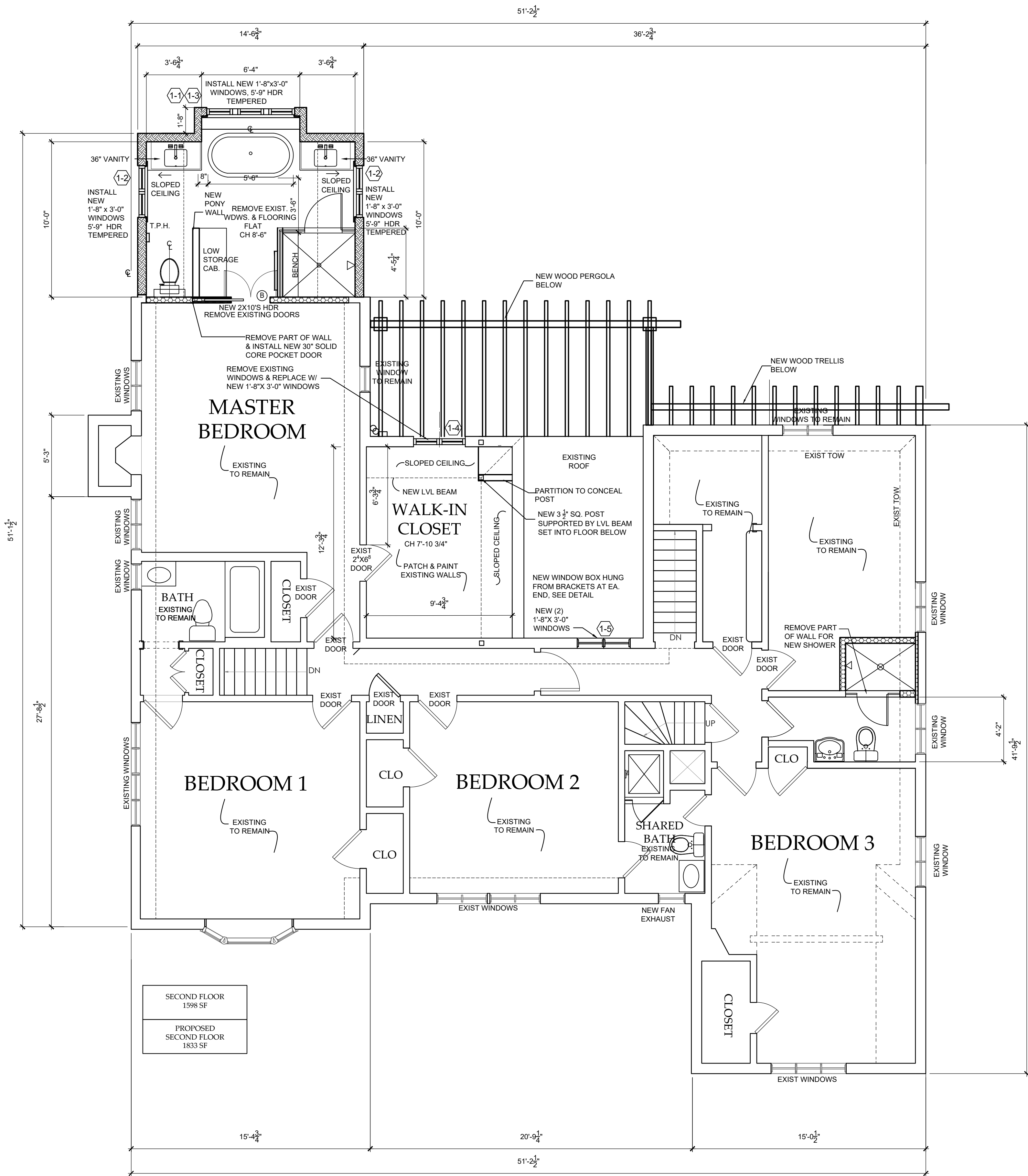
GENERAL STRUCTURAL NOTES

1. DESIGN LOADS:

LOCATION	LIVE LOAD	DEAD LOAD	TOTAL
1ST FL	40	15	55PSF
2ND FL	40	15	55PSF
ROOF	40	15	55PSF
DECK	50	15	65PSF
2. DESIGN STRESSES: SOIL PRESSURE(assumed)= 2 TONS(4 kips)PSF
F'C = 3,500 PSI (min. compression strength of concrete)
F'S= 24,000 PSI (tensile unit stress of steel)ASTM-A36
3. THE FRAMING CONTRACTOR SHALL INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES NECESSARY TO COMPLETE THE STRUCTURAL STEEL WORK AS SHOWN ON THE STRUCTURAL AND ARCHITECTURAL DRAWINGS.
4. FRAMED BEAM CONNECTIONS ASTM A-325 HIGH STRENGTH BOLTS (3/4") UNLESS OTHERWISE NOTED.
5. WELDING SHALL CONFORM TO AWS CODE FOR GAS & ARC WELDING IN BUILDING CONSTRUCTION. THE EXISTING FLOORS AND ROOF CONSTRUCTED OF WOOD AND SPECIAL PROTECTION MUST BE PROVIDED TO PREVENT FIRE DAMAGE AS A RESULT OF THE FIELD WELDING.
6. FURNISH AND DELIVER FOR INSTALLATION BY OTHERS, ANCHOR BOLTS, BEARING PLATES AND LOOSE LINTELS WITH INSTRUCTIONS AND TEMPLATES TO FACILITATE INSTALLATION.
7. SHOP PAINT ALL STRUCTURAL STEEL WITH AN APPROVED PRIMER AND TOUCH UP PAINTING.
8. FABRICATOR MUST PROVIDE SHOP DRAWINGS PREPARED BY TECHNICAL PERSONNEL UNDER THE SUPERVISION OF A QUALIFIED ENGINEER LICENSED BY THE STATE OF NEW YORK.
9. FOOTINGS SHALL BE REINFORCED AS SHOWN AND DOWELED TO RECEIVE THE PIER. ANCHOR BOLTS ARE TO BE SET ACCORDING TO THE ANCHOR BOLT PLAN SUBMITTED BY THE STEEL FABRICATOR AND SECURED IN PLACE BY MEANS OF A TEMPLATE.
10. ALL DIMENSIONS SHALL BE FIELD MEASURED AND VERIFIED BY THE CONTRACTOR PRIOR TO START OF CONSTRUCTION & PRIOR TO FABRICATION OF STRUCTURAL STEEL MEMBERS
11. CONTRACTOR TO SUBMIT SHOP DRAWINGS PREPARED BY AN ENGINEER FOR ALL STRUCTURAL STEEL PRIOR TO FABRICATION, FOR REVIEW & APPROVAL BY THE PROJECT ENGINEER.
12. INSTALL SOLID 2" THICK BLOCKING THE DEPTH OF FL. JOISTS MAX. 8 FT. O.C.
13. ALL PARALLAM BEAMS TO BE 2.0E PSL BY TRUS JOIST.
14. ALL PARALLAM POSTS TP BE 1.8 E PSL BY TRUS JOIST.
15. ANY BEAMS BUILT UP THREE OR MORE MUS BE BOLTED OR EQUIVALENT.
16. ANY STUDS BUILT UP THREE OR MORE MUST BE MECHANICALLY FASTENED TOGETHER.

CGA studio ARCHITECTS	
12 SPRING STREET HASTINGS, ON, HUDSON N. Y. 10706 914.478.0799 cg@cgastudio.com christinagriffinarchitect.com	
ADDITION & RENOVATIONS TO THE FOLEY-JUVELIS RESIDENCE 28 ERIE STREET IRVINGTON, NY 10533	
Project Submitted	
ARB SUBMISSION	08/18/2022
	
Scale	As Shown
Drawing Title	
BASEMENT STRUCTURAL PLAN	
ST-1	
Sheet Number	

FIRST FLOOR STRUCTURAL PLAN



SECOND FLOOR STRUCTURAL PLAN

SCALE: 1/4" = 1'-0"
SHOWING FRAMING ABOVE

LEGEND

- EXIST. EXTERIOR WALL:
Exist. stud wall w/ new 1/2" Gypsum bd.
Add furring & R-21 Rockwool Comfort Batt.
insulation at exterior wall.
- EXIST. INTERIOR WALL:
Exist. stud wall w/ new 1/2" Gypsum bd.
Add furring & Rockwool safe 'n' sound
insulation.
- INTERIOR WALL:
5/8" gypsum board ea. side
of 2"x4"s @ 16" o.c.
- INTERIOR WALL WITH
ACOUSTICAL INSULATION:
5/8" gypsum board each
side of 2"x4"s @ 16" o.c.,
Rockwool safe 'n' sound insulation.
- 3/4" HOUR FIRE RATED WALL:
5/8" fire code gypsum board on
outer side of 2"x4"s @ 16" o.c.
- EXTERIOR WALL:
Existing stucco on wood sheathing
2"x4" studs 16" o.c. New 2" furring
R-21 Rockwool Comfort Batt. insulation,
1/2" gyp. bd.
- ELEVATION
NO.
ELEVATION
SHEET NO.
- ELEVATION
NO.
SECTION DETAIL
SHEET NO.
- DOOR TYPE,
FOR DESCRIPTION,
SEE SPECIFICATIONS -
DOOR SCHEDULE
- WINDOW TYPE,
FOR DESCRIPTION,
SEE SPECIFICATIONS -
WINDOW SCHEDULE
- WALL REGISTER

ENGINEERED LUMBER AND/OR TRUSS CONSTRUCTION MUST BE PLACARDED AS PER NYSDOS

GENERAL STRUCTURAL NOTES

- DESIGN LOADS:

LOCATION	LIVE LOAD	DEAD LOAD	TOTAL
1ST FL	40	15	55PSF
2ND FL	40	15	55PSF
ROOF	40	15	55PSF
DECK	50	15	65PSF
- DESIGN STRESSES: SOIL PRESSURE(assumed)= 2 TONS(4 kips)PSF
F'C = 3,500 PSI (min. compression strength of concrete)
F'S= 24,000 PSI (tensile unit stress of steel)ASTM-A-36
- THE FRAMING CONTRACTOR SHALL INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES NECESSARY TO COMPLETE THE STRUCTURAL STEEL WORK AS SHOWN ON THE STRUCTURAL AND ARCHITECTURAL DRAWINGS.
- FRAMED BEAM CONNECTIONS ASTM A-325 HIGH STRENGTH BOLTS(3/4") UNLESS OTHERWISE NOTED.
- WELDING SHALL CONFORM TO AWS CODE FOR GAS & ARC WELDING IN BUILDING CONSTRUCTION. THE EXISTING FLOORS AND ROOF CONSTRUCTED OF WOOD AND SPECIAL PROTECTION MUST BE PROVIDED TO PREVENT FIRE DAMAGE AS A RESULT OF THE FIELD WELDING.
- FURNISH AND DELIVER FOR INSTALLATION BY OTHERS, ANCHOR BOLTS, BEARING PLATES AND LOOSE INTELS WITH INSTRUCTIONS AND TEMPLATES TO FACILITATE INSTALLATION.
- SHOP PAINT ALL STRUCTURAL STEEL WITH AN APPROVED PRIMER AND TOUCH UP PAINTING.
- FABRICATOR MUST PROVIDE SHOP DRAWINGS PREPARED BY TECHNICAL PERSONNEL UNDER THE SUPERVISION OF A QUALIFIED ENGINEER LICENSED BY THE STATE OF NEW YORK.
- FOOTINGS SHALL BE REINFORCED AS SHOWN AND DOWELED TO RECEIVE THE PIER. ANCHOR BOLTS ARE TO BE SET ACCORDING TO THE ANCHOR BOLT PLAN SUBMITTED BY THE STEEL FABRICATOR AND SECURED IN PLACE BY MEANS OF A TEMPLATE.
- ALL DIMENSIONS SHALL BE FIELD MEASURED AND VERIFIED BY THE CONTRACTOR PRIOR TO START OF CONSTRUCTION & PRIOR TO FABRICATION OF STRUCTURAL STEEL MEMBERS
- CONTRACTOR TO SUBMIT SHOP DRAWINGS PREPARED BY AN ENGINEER FOR ALL STRUCTURAL STEEL PRIOR TO FABRICATION, FOR REVIEW & APPROVAL BY THE PROJECT ENGINEER.
- INSTALL SOLID 2" THICK BLOCKING THE DEPTH OF FL. JOISTS MAX. 8 FT. O.C.
- ALL PARALLAM BEAMS TO BE 2.0E PSL BY TRUS JOIST.
- ALL PARALLAM POSTS TP BE 1.8 E PSL BY TRUS JOIST.
- ANY BEAMS BUILT UP THREE OR MORE MUS BE BOLTED OR EQUIVALENT.
- ANY STUDS BUILT UP THREE OR MORE MUST BE MECHANICALLY FASTENED TOGETHER.

CGA
studio
ARCHITECTS

12 SPRING STREET
HASTINGS.on.HUDSON
N.Y. 10706
914.478.0799
cg@cgastudio.com
christinagriffinarchitect.com

ADDITION & RENOVATIONS TO THE
FOLEY-JUVELIS RESIDENCE
28 ERIE STREET IRVINGTON, NY 10533

Project Submitted
ARB SUBMISSION 08/18/2022



Scale As Shown

Drawing Title

SECOND FLOOR
STRUCTURAL PLAN




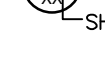







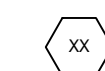

ST-3

Sheet Number

ROOF STRUCTURAL PLAN

SCALE: 1/4" = 1'-0"
SHOWING FRAMING ABOVE

LEGEND

	EXIST. EXTERIOR WALL: Exist. stud wall w/ new $\frac{3}{4}$ " Gypsum bd. Add furring & R-21 Rockwool Comfort Batt insulation at exterior wall		ELEVATION NO.
	EXIST. INTERIOR WALL: Exist. stud wall w/ new $\frac{3}{4}$ " Gypsum bd. Add furring & Rockwool safe 'n' sound insulation.		ELEVATION NO.
	INTERIOR WALL: 5/8" gypsum board ea. side of 2"x4"s @ 16" o.c.		SECTION DETAIL
	INTERIOR WALL WITH ACOUSTICAL INSULATION: 5/8" gypsum board each side of 2"x4"s @ 16" o.c. Rockwool safe 'n' sound insulation.		SECTION DETAIL
	3/4" HOUR FIRE RATED WALL: 5/8" fire code gypsum board on outer side of 2"x4"s @ 16" o.c.		SECTION DETAIL
	EXTERIOR WALL: Existing stucco on wood sheathing 2"x4" studs 16" o.c. New 2" furring R-21 Rockwool Comfort Batt insulation, $\frac{3}{4}$ " gyp. bd.		SECTION DETAIL
			WALL REGISTER

ENGINEERED LUMBER AND/OR TRUSS CONSTRUCTION MUST BE PLACARDED AS PER NYSDOS

GENERAL STRUCTURAL NOTES

- DESIGN LOADS:













LOCATION	LIVE LOAD	DEAD LOAD	TOTAL
1ST FL	40	15	55PSF
2ND FL	40	15	55PSF
ROOF	40	15	55PSF
DECK	50	15	65PSF
- DESIGN STRESSES: SOIL PRESSURE(assumed)= 2 TONS(4 kips)PSF
F'C = 3,500 PSI (min. compression strength of concrete)
F'S= 24,000 PSI (tensile unit stress of steel)ASTM-A-36
- THE FRAMING CONTRACTOR SHALL INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES NECESSARY TO COMPLETE THE STRUCTURAL STEEL WORK AS SHOWN ON THE STRUCTURAL AND ARCHITECTURAL DRAWINGS.
- FRAMED BEAM CONNECTIONS ASTM A-325 HIGH STRENGTH BOLTS(3/4") UNLESS OTHERWISE NOTED.
- WELDING SHALL CONFORM TO AWS CODE FOR GAS & ARC WELDING IN BUILDING CONSTRUCTION. THE EXISTING FLOORS AND ROOF CONSTRUCTED OF WOOD AND SPECIAL PROTECTION MUST BE PROVIDED TO PREVENT FIRE DAMAGE AS A RESULT OF THE FIELD WELDING.
- FURNISH AND DELIVER FOR INSTALLATION BY OTHERS, ANCHOR BOLTS, BEARING PLATES AND LOOSE LINTELS WITH INSTRUCTIONS AND TEMPLATES TO FACILITATE INSTALLATION.
- SHOP PAINT ALL STRUCTURAL STEEL WITH AN APPROVED PRIMER AND TOUCH UP PAINTING.
- FABRICATOR MUST PROVIDE SHOP DRAWINGS PREPARED BY TECHNICAL PERSONNEL UNDER THE SUPERVISION OF A QUALIFIED ENGINEER LICENSED BY THE STATE OF NEW YORK.
- FOOTINGS SHALL BE REINFORCED AS SHOWN AND DOWELED TO RECEIVE THE PIER. ANCHOR BOLTS ARE TO BE SET ACCORDING TO THE ANCHOR BOLT PLAN SUBMITTED BY THE STEEL FABRICATOR AND SECURED IN PLACE BY MEANS OF A TEMPLATE.
- ALL DIMENSIONS SHALL BE FIELD MEASURED AND VERIFIED BY THE CONTRACTOR PRIOR TO START OF CONSTRUCTION & PRIOR TO FABRICATION OF STRUCTURAL STEEL MEMBERS
- CONTRACTOR TO SUBMIT SHOP DRAWINGS PREPARED BY AN ENGINEER FOR ALL STRUCTURAL STEEL PRIOR TO FABRICATION, FOR REVIEW & APPROVAL BY THE PROJECT ENGINEER.
- INSTALL SOLID 2" THICK BLOCKING THE DEPTH OF FL. JOISTS MAX. 8 FT. O.C.
- ALL PARALLAM BEAMS TO BE 2.0E PSL BY TRUS JOIST.
- ALL PARALLAM POSTS TP BE 1.8 E PSL BY TRUS JOIST.
- ANY BEAMS BUILT UP THREE OR MORE MUST BE BOLTED OR EQUIVALENT.
- ANY STEELS BUILT UP THREE OR MORE MUST BE MECHANICALLY FASTENED TOGETHER.

<h1 style="margin: 0;">CGA</h1> <h2 style="margin: 0;">studio</h2> <h3 style="margin: 0;">ARCHITECTS</h3>	
12 SPRING STREET HASTINGS.on.HUDSON N . Y . 1 0 7 0 6 9 1 4 . 4 7 8 . 0 7 9 9 cg@cgastudio.com christinagriffinarchitect.com	
<h2 style="margin: 0;">ADDITION & RENOVATIONS TO THE FOLEY-JUVELIS RESIDENCE</h2> <p style="margin: 10px 0;">28 ERIE STREET IRVINGTON, NY 10533</p>	
Project Submitted	
ARB SUBMISSION	08/18/2022
	
Scale	As Shown
Drawing Title	
ROOF STRUCTURAL PLAN	
<h1 style="margin: 0;">ST-4</h1>	
Sheet Number	



SCALE: 1/4" = 1'-0"

LEGEND

	EXIST. EXTERIOR WALL: Exist. stud wall w/ new 2" Gypsum bd. Add furring & R-21 Rockwool Comfort Batt. Insulation at exterior wall	 ELEVATION NO. _____ ELEVATION _____
	EXIST. INTERIOR WALL: Exist. stud wall w/ new 2" Gypsum bd. Add furring & Rockwool® safe 'n' sound insulation.	 SHEET NO. _____
	INTERIOR WALL: 5/8" gypsum board ea. side of 2"x4"s @ 16" o.c.	 ELEVATION NO. _____ SECTION DETAIL _____
	INTERIOR WALL WITH ACoustICAL INSULATION: 5/8" gypsum board each side of 2"x4"s @ 16" o.c., Rockwool® safe 'n' sound insulation.	
	3/4" HOUR FIRE RATED WALL: 5/8" fire code gypsum board on outer side of 2"x4"s @ 16" o.c.	DOOR TYPE, FOR DESCRIPTION, SEE SPECIFICATIONS - DOOR SCHEDULE
	EXTERIOR WALL: Existing stucco on wood sheathing 2"x4" studs 16" o.c. New 2" furring R-21 Rockwool Comfort Batt., insulation, 3" gyp. bd.	
		WINDOW TYPE, FOR DESCRIPTION, SEE SPECIFICATIONS - WINDOW SCHEDULE
		 WINDOW REGISTER

ENGINEERED LUMBER AND/OR TRUSS CONSTRUCTION MUST BE PLACARDED AS PER NYSOS

CGA
studio
ARCHITECTS

12 SPRING STREET
HASTINGS.on.HUDSON
N . Y . 1 0 7 0 6
9 1 4 . 4 7 8 . 0 7 9 9
cg@cghostudio.com
christinagriffinarchitect.com

ADDITION & RENOVATIONS TO THE
FOLEY-JUVELIS RESIDENCE
28 ERIE STREET IRVINGTON, NY 10533

28 ERIE STREET IRVINGTON, NY 10533

Project Submitted	
RB SUBMISSION	08/18/2024



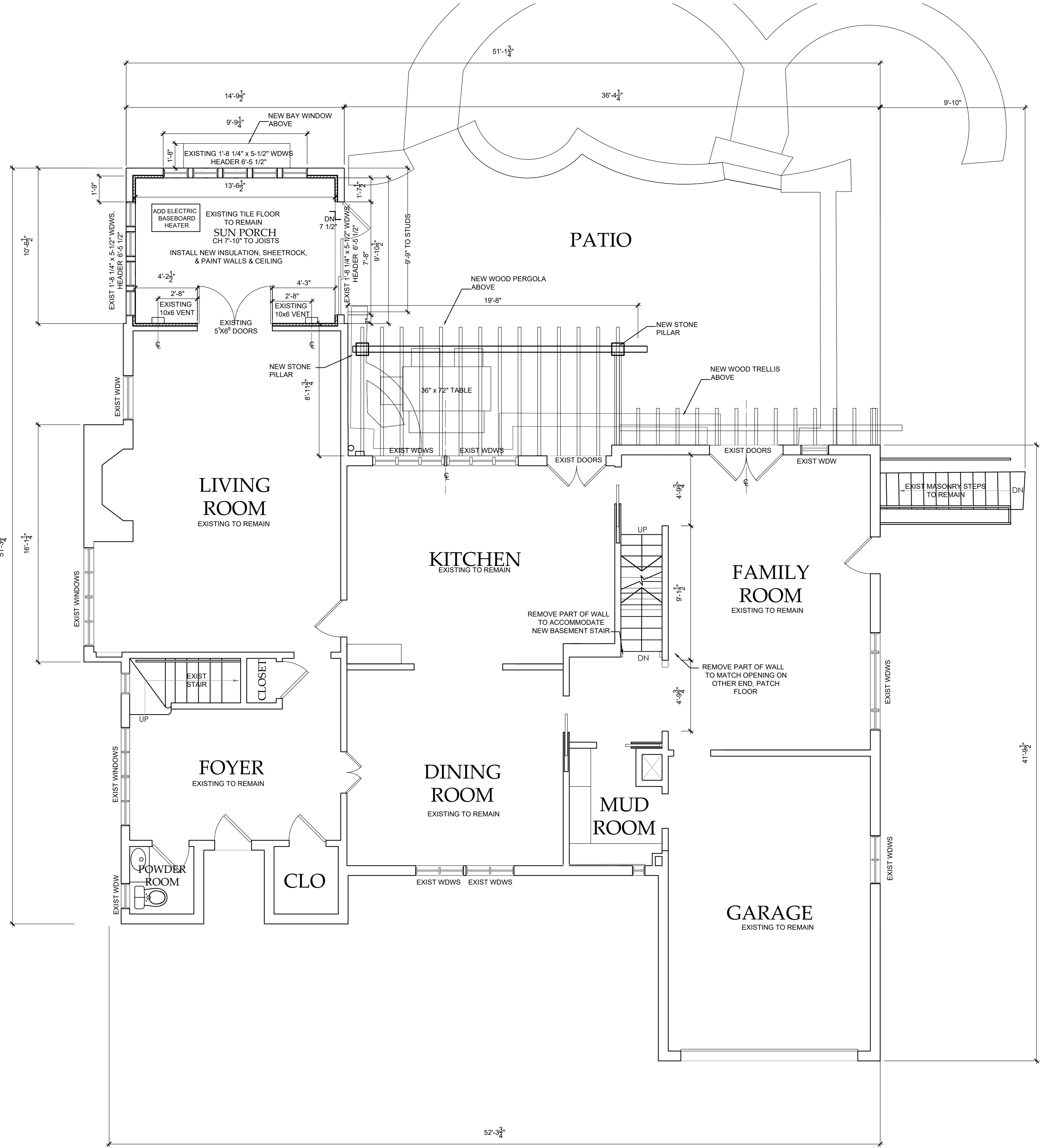
Scale _____ As Shown _____

Drawing Title

BASEMENT FLOOR PLAN

A-1

Sheet Number



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

LEGEND

EXIST. EXTERIOR WALL:
Exist. stud wall w/ new 5/8" Gypsum bd.
Add furring & R-21 Rockwool Comfort Batt.
insulation at exterior wall

EXIST. INTERIOR WALL:
Exist. stud wall w/ new 5/8" Gypsum bd.
Add furring & Rockwool safe 'n' sound
insulation.

INTERIOR WALL:
5/8" gypsum board ea. side
of 2"x4"s @ 16" o.c.

INTERIOR WALL WITH
ACOUSTICAL INSULATION:
5/8" gypsum board each
side of 2"x4"s @ 16" o.c.,
Rockwool safe 'n' sound insulation.

3/4" HOUR FIRE RATED WALL:
5/8" fire code gypsum board on
outer side of 2"x4"s @ 16" o.c.

EXTERIOR WALL:
Existing stucco on wood sheathing
2"x4" studs 16" o.c. New 2" furring
R-21 Rockwool Comfort Batt. insulation,
5/8" gyp. bd.

ELEVATION
NO.

ELEVATION
NO.

SECTION
DETAIL

SECTION
DETAIL

DOOR TYPE,
FOR DESCRIPTION,
SEE SPECIFICATIONS -
DOOR SCHEDULE

DOOR TYPE,
FOR DESCRIPTION,
SEE SPECIFICATIONS -
DOOR SCHEDULE

WINDOW TYPE,
FOR DESCRIPTION,
SEE SPECIFICATIONS -
WINDOW SCHEDULE

WINDOW TYPE,
FOR DESCRIPTION,
SEE SPECIFICATIONS -
WINDOW SCHEDULE

WALL REGISTER

ENGINEERED LUMBER AND/OR TRUSS CONSTRUCTION MUST BE PLACARDED AS PER NYSDOS

CGA
studio
ARCHITECTS

12 SPRING STREET
HASTINGS.on.HUDSON
N.Y. 10706
914.478.0799
cg@cgastudio.com
christinagriffinarchitect.com

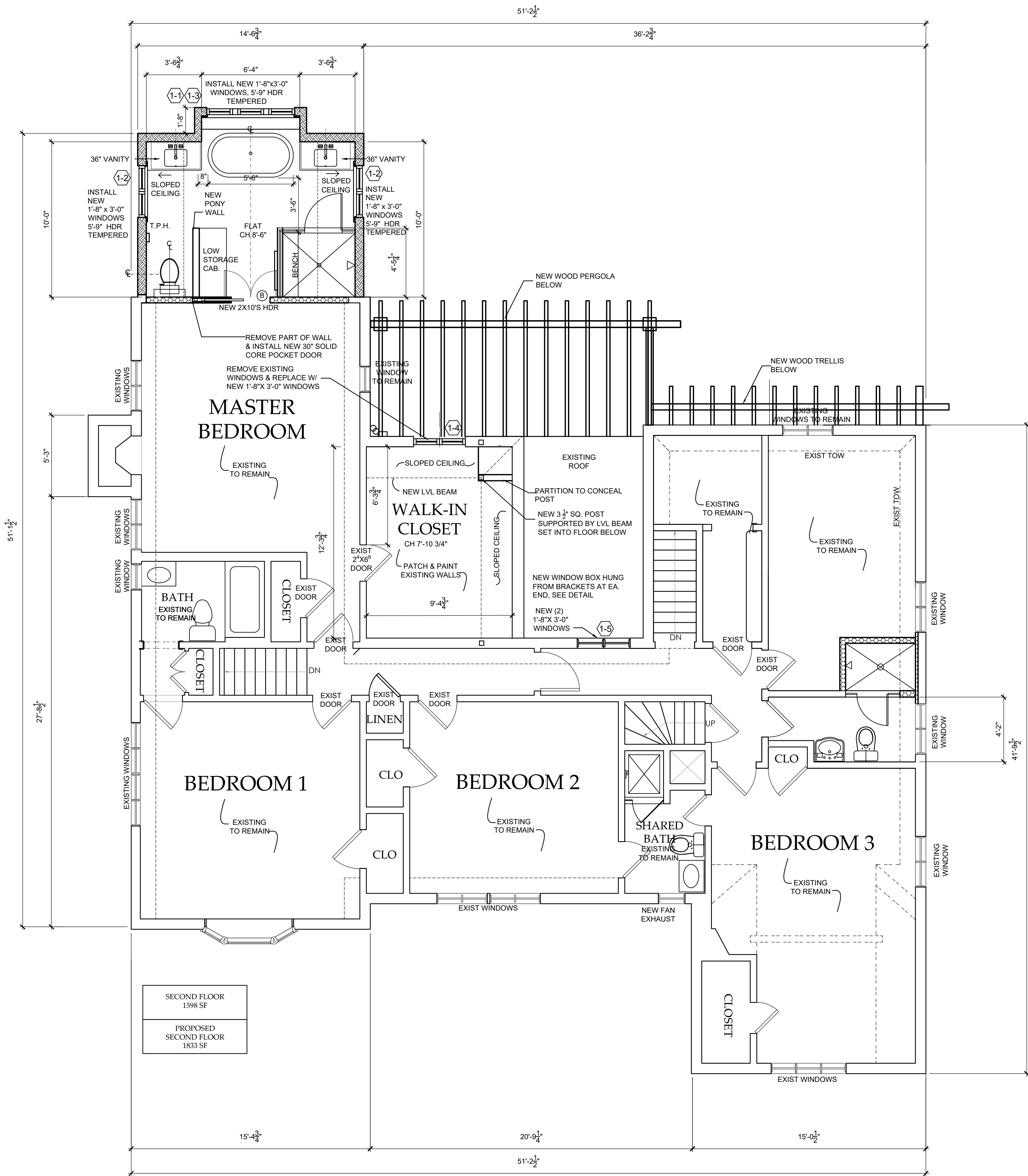
ADDITION & RENOVATIONS TO THE
FOLEY-JUVELIS RESIDENCE
28 ERIE STREET IRVINGTON, NY 10533

Project Submitted
ARB SUBMISSION 08/18/2022

Scale As Shown
Drawing Title
FIRST FLOOR PLAN

A-2

Sheet Number



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

LIGHT & VENTILATION CALCULATIONS

FOR ROOMS TO UNDERGO ALTERATION WORK & NEW ROOMS

ROOM	FLOOR AREA	LIGHT		VENTILATION		COMPLIANCE
		Minimum Requirement (8% floor area)	Provided	Minimum Requirement (4% floor area)	Provided	
SECOND FLOOR						
MASTER BATH	145 SF	11.6 SF	28.7 SF	5.8 SF	36.4 SF	YES
MASTER CLOSET	116 SF	9.28 SF	5.8 SF	4.64 SF	8.6 SF	YES

LEGEND

- EXIST. EXTERIOR WALL:
Exist. stud wall w/ new 5/8" Gypsum bd.
Add furring & R-21 Rockwool Comfort Batt.
insulation at exterior wall.
- EXIST. INTERIOR WALL:
Exist. stud wall w/ new 5/8" Gypsum bd.
Add furring & Rockwool safe 'n' sound
insulation.
- INTERIOR WALL:
5/8" gypsum board ea. side
of 2"x4"s @ 16" o.c.
Rockwool safe 'n' sound insulation.
- INTERIOR WALL WITH
ACOUSTICAL INSULATION:
5/8" gypsum board each
side of 2"x4"s @ 16" o.c.
Rockwool safe 'n' sound insulation.
- 3/4" HOUR FIRE RATED WALL:
5/8" fire code gypsum board on
outer side of 2"x4"s @ 16" o.c.
- EXTERIOR WALL:
Existing stucco on wood sheathing
2"x4" studs 16" o.c. New 2" furring
R-21 Rockwool Comfort Batt. insulation.
5/8" gyp. bd.
- ELEVATION
NO.
ELEVATION
SHEET NO.
- ELEVATION
NO.
SECTION DETAIL
SHEET NO.
- DOOR TYPE.
FOR DESCRIPTION,
SEE SPECIFICATIONS -
DOOR SCHEDULE
- WINDOW TYPE.
FOR DESCRIPTION,
SEE SPECIFICATIONS -
WINDOW SCHEDULE
- WALL REGISTER

ENGINEERED LUMBER AND/OR TRUSS CONSTRUCTION MUST BE PLACARDED AS PER NYSDOS

CGA
studio
ARCHITECTS

12 SPRING STREET
HASTINGS.on.HUDSON
N.Y. 10706
914.478.0799
cg@cgastudio.com
christinagriffinarchitect.com

ADDITION & RENOVATIONS TO THE
FOLEY-JUVELIS RESIDENCE
28 ERIE STREET IRVINGTON, NY 10533

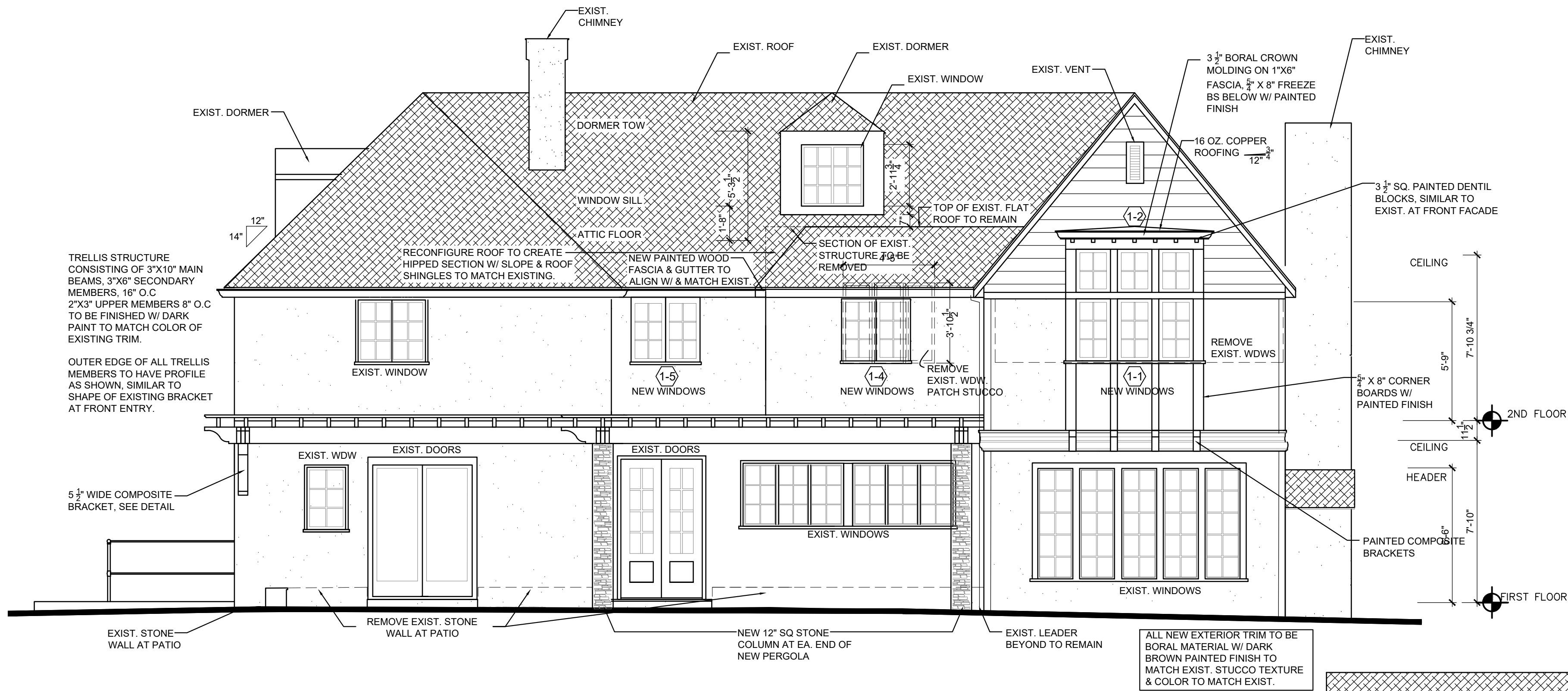
Project Submitted
ARB SUBMISSION 08/18/2022



Scale As Shown
Drawing Title
SECOND FLOOR PLAN

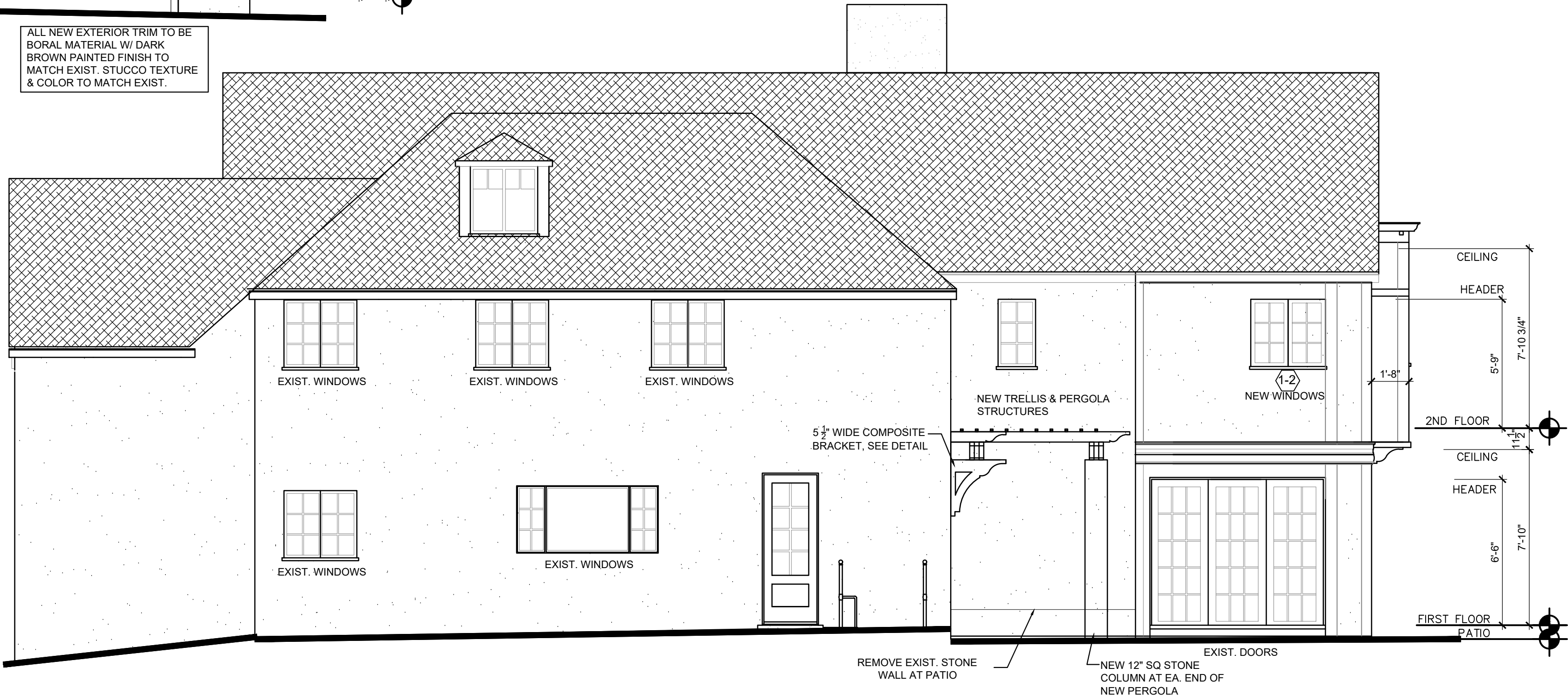
A-3

Sheet Number



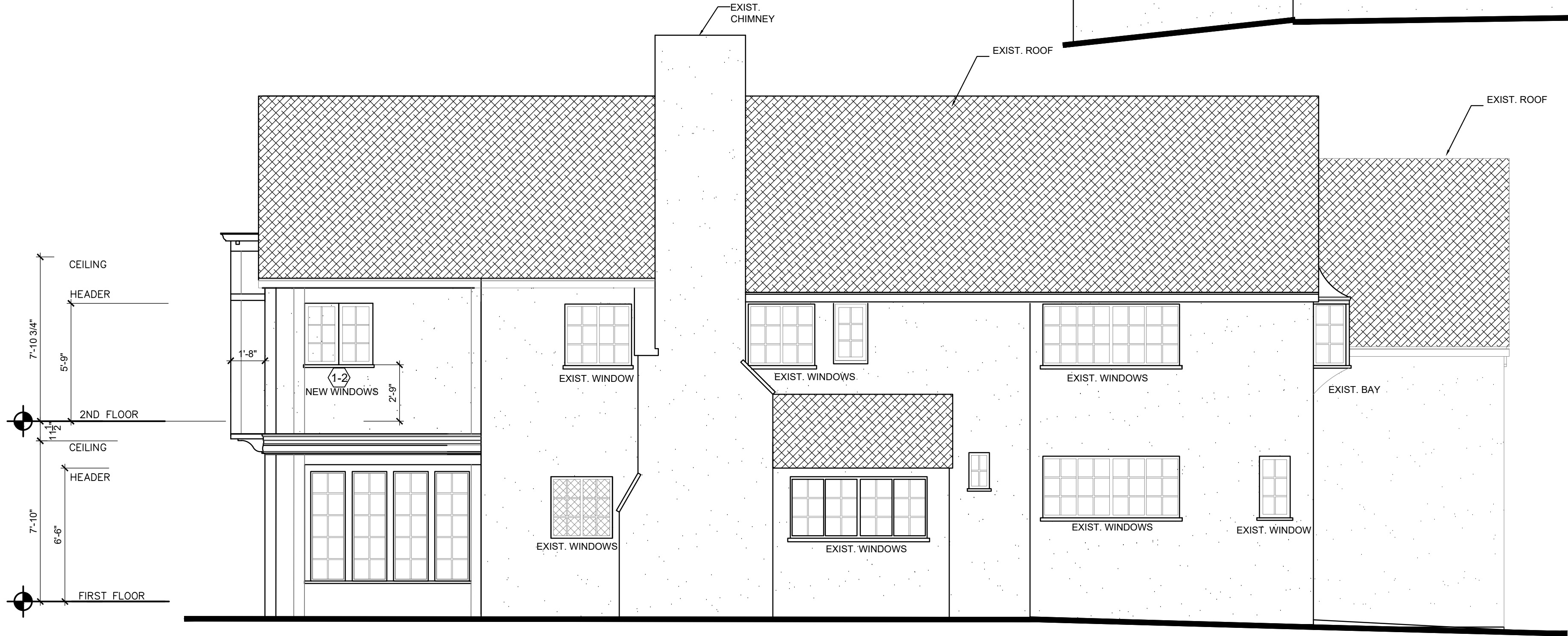
EAST ELEVATION

SCALE: 1/4" = 1'-0"



NORTH ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE

2ND FL MASTER BATH					
1-1	MARVIN ULTIMATE	CASEMENT	UCA2036	1'-9" X 2'-11 3/4"	TRIPLE MULLED UNIT , TEMPERED
1-2	MARVIN ULTIMATE	CASEMENT	UCA2036	1'-9" X 2'-11 3/4"	DOUBLE MULLED UNIT , TEMPERED
1-3	MARVIN ULTIMATE	PICTURE	UCA2036	1'-9" X 1'-11 3/4"	TRIPLE MULLED UNIT , TEMPERED
2ND MASTER CLOSET					
1-4	MARVIN ULTIMATE	CASEMENT	UCA2036	1'-9" X 2'-11 3/4"	TRIPLE MULLED UNIT
2ND FL HALLWAY					
1-5	MARVIN ULTIMATE	CASEMENT	UCA2036	1'-9" X 2'-11 3/4"	DOUBLE MULLED UNIT

- WINDOW & GLASS DOOR NOTES:
- ALL NEW WINDOWS WILL HAVE THE FOLLOWING FEATURES:
 - EXTERIOR FINISH: EBONY
 - INTERIOR FINISH: PRIMED WHITE PINE
 - STICKING: 5/8" SQUARE
 - HARDWARE: FOLDING HARDWARE, TBD
 - GLASS: DOUBLE INSULATED LOW-E4, SHGC (SOLAR HEAT GAIN COEFFICIENT) = 0.42
 - U-VALUE FOR CASEMENT UNITS = 0.28, U-VALUE FOR PICTURE UNITS = 0.29
 - GRILLS: SIMULATED DIVIDED LITES, AS SHOWN ON ELEVATIONS
 - SCREENS: RETRACTABLE
 - ALL SAFETY GLASS TO BE LASER ETCHED

CGA
studio
ARCHITECTS

12 SPRING STREET
HASTINGS, N.Y. 10706
914.478.0799
cg@cgastudio.com
christinagriffinarchitect.com

ADDITION & RENOVATIONS TO THE
FOLEY-JUVELIS RESIDENCE
28 ERIE STREET IRVINGTON, NY 10533

Project Submitted
ARB SUBMISSION 08/18/2022



Scale As Shown
Drawing Title
ELEVATIONS

A-4

Sheet Number



PHOTOS OF EXISTING HOUSE

CGA
studio
ARCHITECTS

12 SPRING STREET
HASTINGS.on.HUDSON
N.Y. 10706
914.478.0799
cg@cgaudio.com
christinagriffinarchitect.com

ADDITION & RENOVATIONS TO THE
FOLEY-JUVELIS RESIDENCE
28 ERIE STREET IRVINGTON, NY 10533

Project Submitted

ARB SUBMISSION 08/18/2022



Scale As Shown

Drawing Title

ELEVATIONS
PHOTOS OF EXISTING HOUSE

A-5

Sheet Number



① 32 ERIE STREET



② 44 ARDSLEY AVE E



③ 25 ERIE STREET



④ 24 ERIE STREET

PHOTOS OF NEIGHBORING PROPERTIES

CGA
studio
ARCHITECTS

12 SPRING STREET
HASTINGS.on.HUDSON
N.Y. 10706
914.478.0799
cg@cgaudio.com
christinagriffinarchitect.com

ADDITION & RENOVATIONS TO THE
FOLEY-JUVELIS RESIDENCE
28 ERIE STREET IRVINGTON, NY 10533

Project Submitted

ARB SUBMISSION 08/18/2022



Scale As Shown

Drawing Title

PHOTOS OF
NEIGHBORING PROPERTIES

A-6

Sheet Number