
FERGUSON MALONE ARCHITECTURE

February 06, 2023

Mr. Rocco Rasulo, Chairperson
Village of Irvington Architectural Review Board
Village Hall
85 Main Street
Irvington, NY 10533

ARB Revisions to Exterior Finishes

Gallo Residence
BP#: 2022-0082 (126 Main Street, Irvington NY)
Parcel No. 2.90-44-28

Dear Chairperson and Members of the Architectural Review Board:

Attached please a drawing set with the following proposed revisions to the exterior design of the renovation of the residence at 126 Main Street:

- The panel detail originally shown at the front and side of the enclosed portion of the original porch has been revised to be siding.
- Rather than cover the original novelty type siding with new fiber cement lap siding, we are proposing to repair the original siding and replace with new siding with a matching historic profile.
- The existing concrete masonry unit and brick portions of the foundation are proposed to be finished with a veneer granite stone. – See Image below.
- The front porch stair railing and newel posts have been revised to show turned balusters and a box type newel at the base of the stair.

Please feel free to contact me at (914) 591-5066 or via email at jmalone@fergusonmalone.com.

Sincerely,



John Malone, AIA LEED AP

Enc: Revised Drawing Set – Rev. 10 Dated 2/6/23

cc: Pat Gallo
Sean Connaughton – Black Diamond Contracting
File



CT Weathered Fieldstone Mosaic Cut

Gallo

Residence

126 Main Street
Irvington, NY

Submission for Interior Demolition Permit
March 03, 2022

Re-Submission for Interior Demolition Permit
March 17, 2022 Revision 

Submission for ARB Exterior Demolition Approval
April 04, 2022 Revision 

Submission for Building Permit
May 23, 2022 Revision 

Revision #4 - Permit Resubmission
June 28, 2022 Revision 

Revision #5 - Structural Revisions
June 29, 2022 Revision 

Revision #6 - Window Revision
June 29, 2022 Revision 

Revision #7 - Lighting Revision
August 10, 2022 Revision 

Revision #8 - Kitchen Elevations
October 07, 2022 Revision 

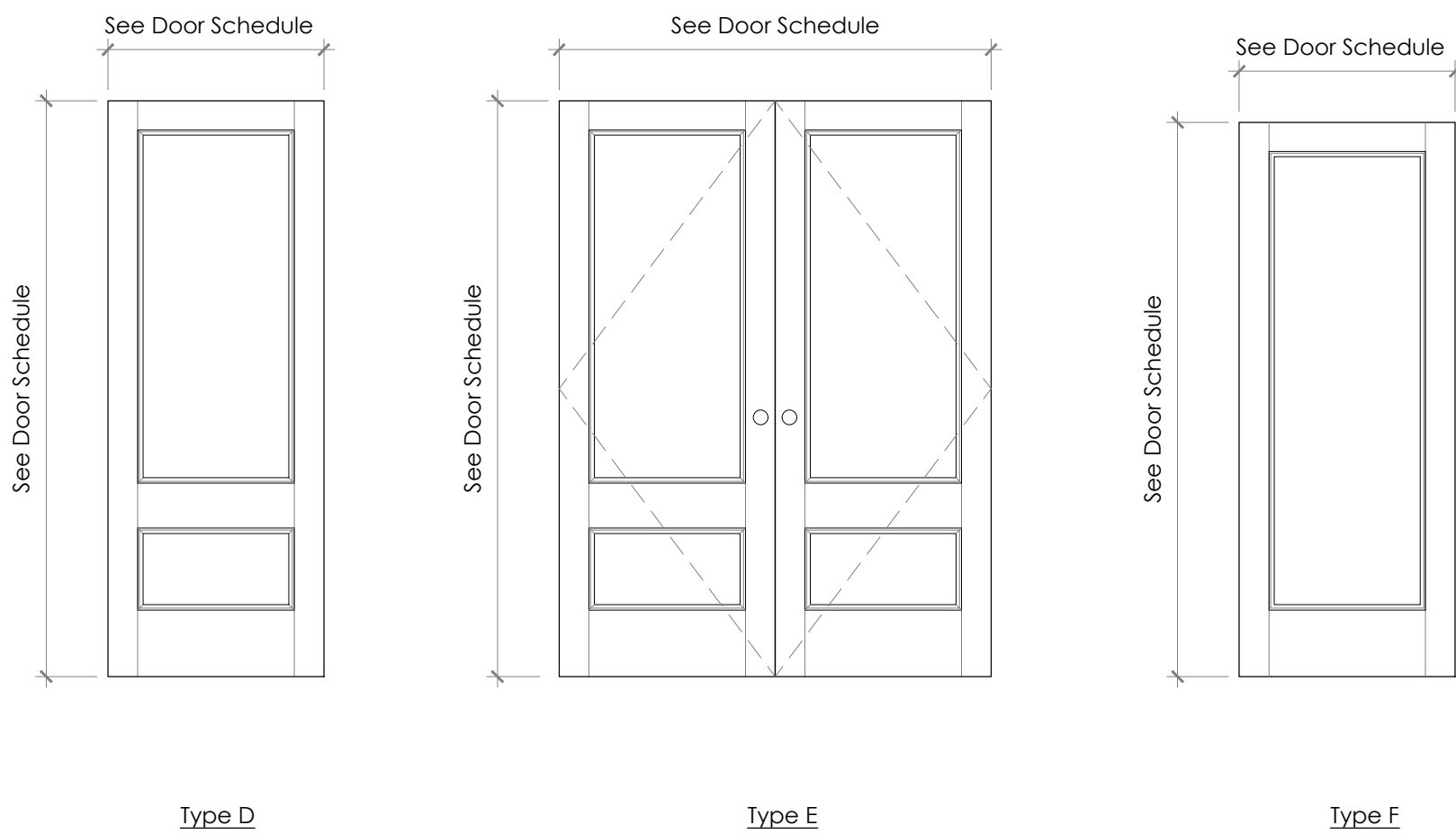
Revision #9 - Basement Revisions
January 26, 2023 Revision 

Revision #10 - ARB Resubmission
February 06, 2023 Revision 

PROJECT NO.: 2117

FERGUSON MALONE ARCHITECTURE

Interior Doors:



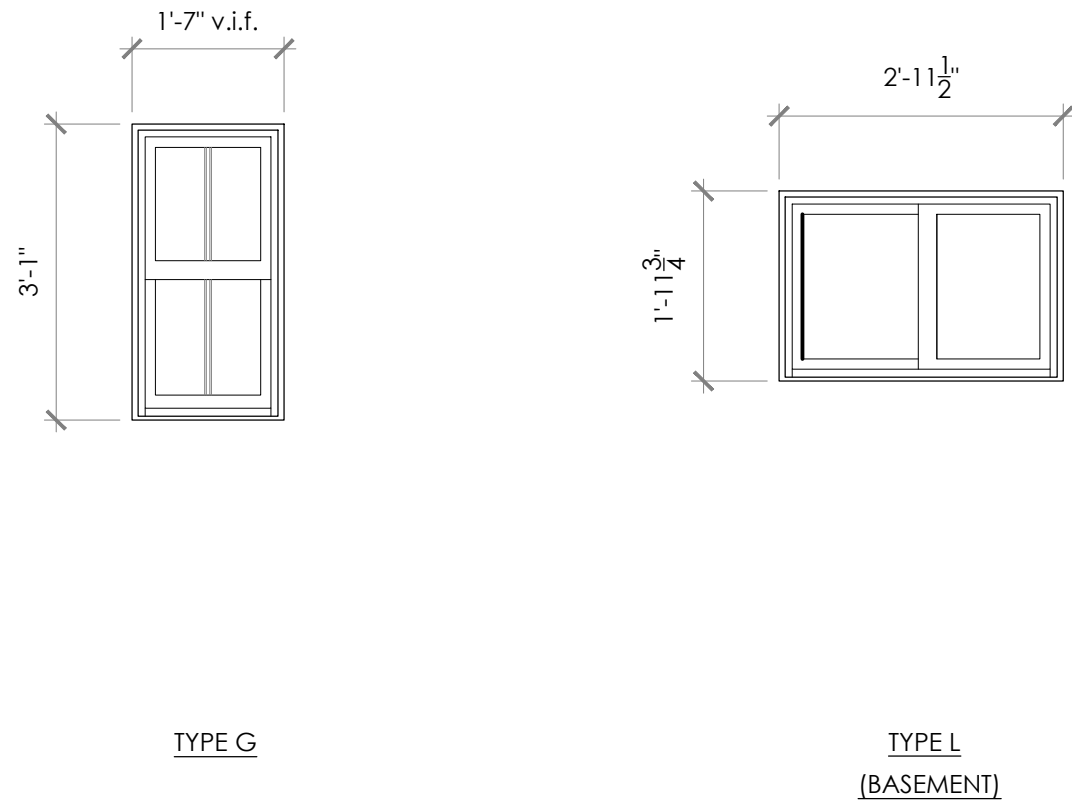
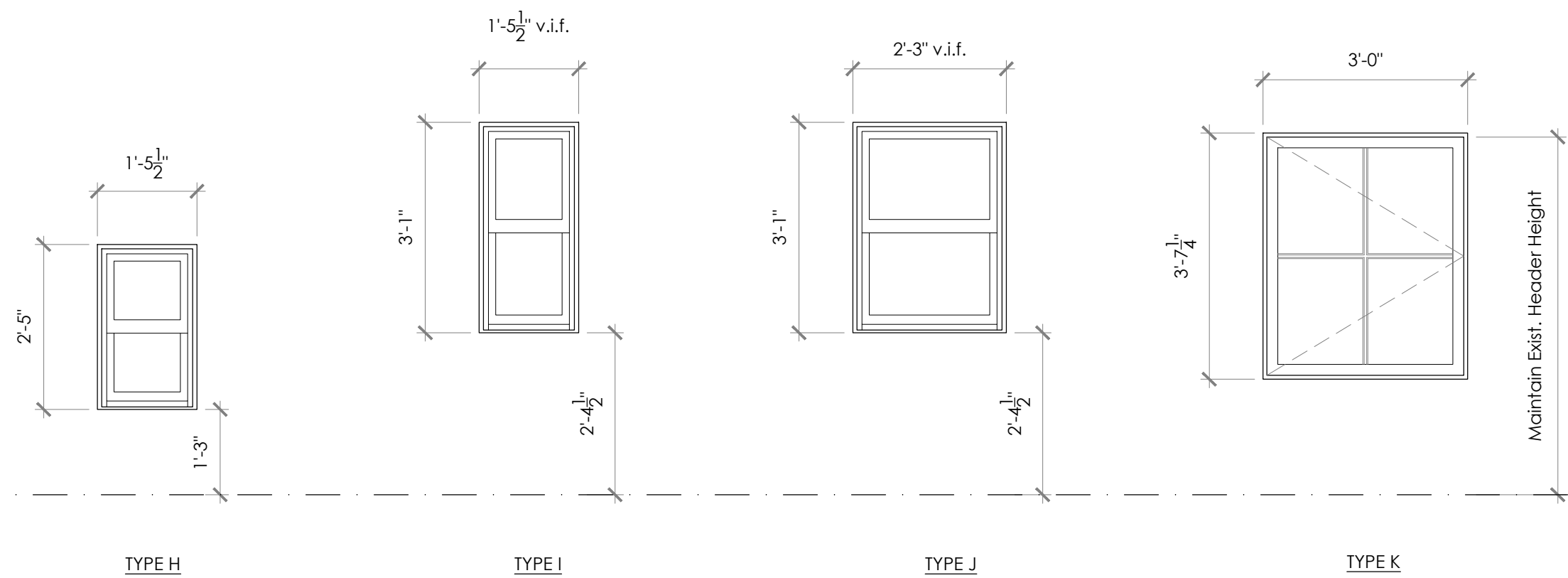
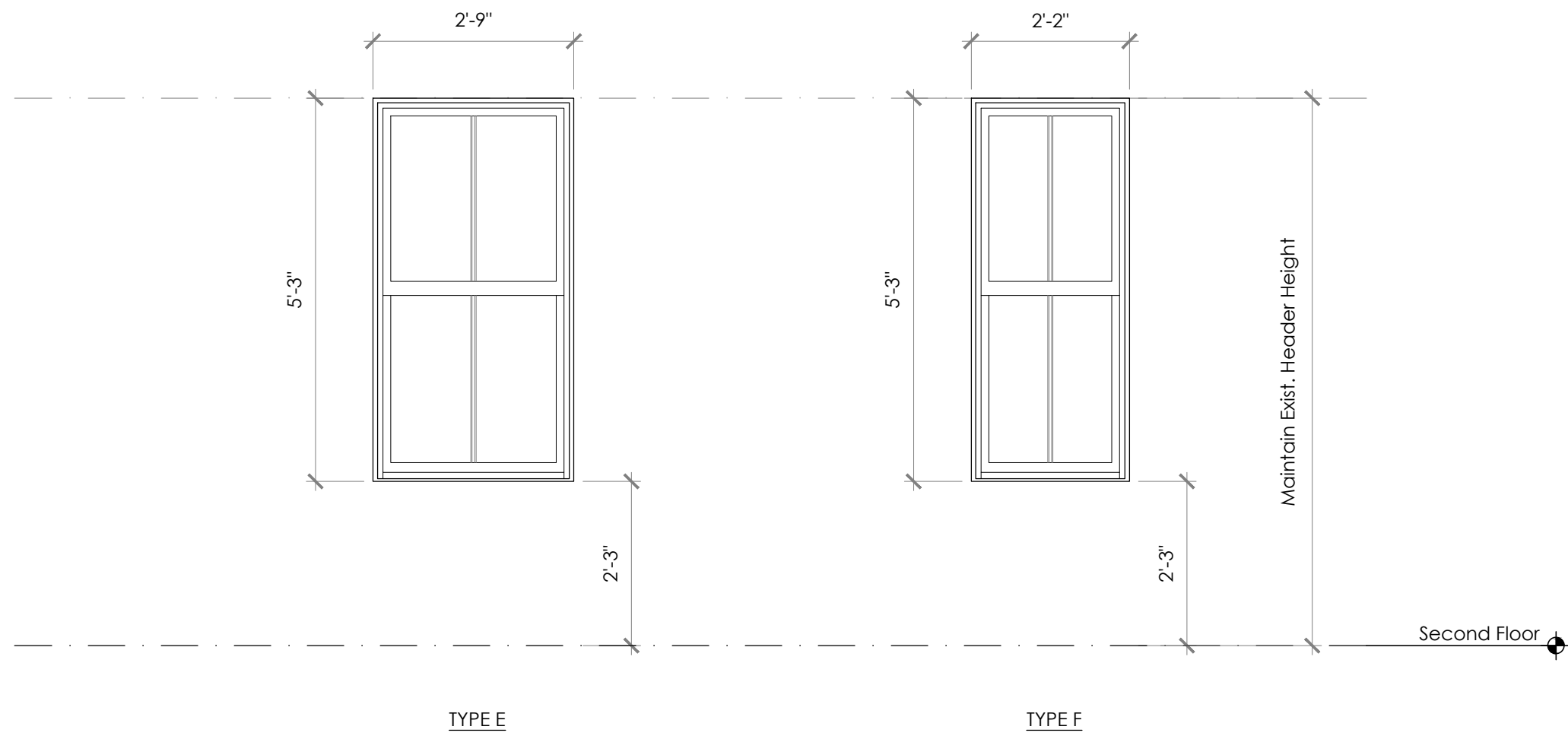
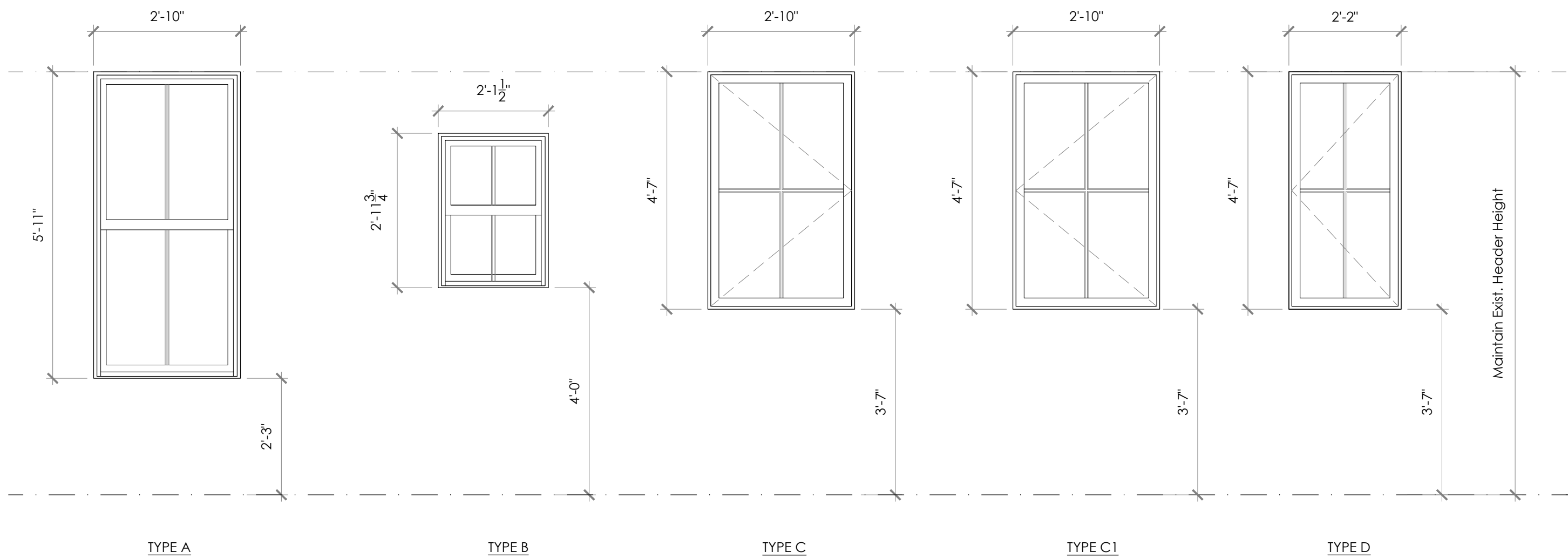
Door Type Schedule						
A	Inswing Wood Entry Door w/ Raised Panel & Glass	TruStile Door	PL220	1 3/4"	Mahogany & Insulated Glass	Stain Grade
B	Inswing Wood Entry Door	Marvin Ultimate	ELSPD2880	1 3/4"	Wood/Pine & glass	Primed White
C	Interior 2 Panel Door	Simpson	81	1 3/4"	Wood/Pine	Primed White
D	Interior 2 Panel Pair of Doors	Simpson	(2) 81	1 3/4"	Wood/Pine	Primed White
E	Sliding Patio Doors	Marvin	ELSPD9080		Fiber glass exterior/Pine Wood interior	Factory finished Bronze exterior / Prefinished White interior
F	Interior 1 Panel Door	Simpson	49900	1 3/4"	Wood/Pine	Primed White

Door Hardware Schedule						
Entry	1	Hinges	TBD	TBD	TBD	
		Mortise Entry Set	TBD	TBD	TBD	
		Lever	TBD	TBD	TBD	
Privacy Rim locks	2	Hinges	TBD	TBD	TBD	
		Knob	TBD	TBD	TBD	
		Rosette	TBD	TBD	TBD	
Passage / Closet	3	Hinges	TBD	TBD	TBD	
		Knob	TBD	TBD	TBD	
		Rosette	TBD	TBD	TBD	
Double Closet	4	Hinges	TBD	TBD	TBD	
		Knob	TBD	TBD	TBD	
		Rosette	TBD	TBD	TBD	

Door Hardware Notes

Verify backset distance and door thickness and coordinate with selected door hardware.

1. As per manufacturer
2. Flush Wood
3. Stone



Gallo Residence

126 Main Street
Irvington, NY

10	02/06/2023	Resubmission for ARB Approval
3	05/23/2022	Submission for Building Permit
2	04/04/2022	Submission for ARB Approval
1	03/17/2022	Resubm. for Demolition Permit
	03/10/2022	Submission for Demolition Permit

NO.	DATE	ISSUE/REVISION
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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

Window Schedule							
A	Elevate Double Hung Window	Marvin	Custom	See elevations	Fiber glass exterior/Pine Wood interior	Factory finished Ebony exterior / Prefinished White interior	With Screen and semi-divided lights with spacer
B	Elevate Double Hung Window	Marvin	ELDH2636	See elevations	Fiber glass exterior/Pine Wood interior	Factory finished Ebony exterior / Prefinished White interior	With Screen and semi-divided lights with spacer
C	Elevate Casement Window	Marvin	Custom	See elevations	Fiber glass exterior/Pine Wood interior	Factory finished Ebony exterior / Prefinished White interior	With Screen and semi-divided lights with spacer
C1	Elevate Casement Window	Marvin	Custom	See elevations	Fiber glass exterior/Pine Wood interior	Factory finished Ebony exterior / Prefinished White interior	With Screen and semi-divided lights with spacer
D	Elevate Casement Window	Marvin	Custom	See elevations	Fiber glass exterior/Pine Wood interior	Factory finished Ebony exterior / Prefinished White interior	With Screen and semi-divided lights with spacer
E	Elevate Double Hung Window	Marvin	Custom	See elevations	Fiber glass exterior/Pine Wood interior	Factory finished Ebony exterior / Prefinished White interior	Egress compliant as per Marvin - With Screen and semi-divided lights with spacer. Glass to be tempered safety glass at bathroom window.
F	Elevate Double Hung Window	Marvin	Custom	See elevations	Fiber glass exterior/Pine Wood interior	Factory finished Ebony exterior / Prefinished White interior	With Screen and semi-divided lights with spacer
G	Elevate Double Hung Window	Marvin	Custom	See elevations	Fiber glass exterior/Pine Wood interior	Factory finished Ebony exterior / Prefinished White interior	With Screen and semi-divided lights with spacer. Glass to be tempered safety glass
H	Elevate Double Hung Window	Marvin	Custom	See elevations	Fiber glass exterior/Pine Wood interior	Factory finished Ebony exterior / Prefinished White interior	With Screen
I	Elevate Double Hung Window	Marvin	Custom	See elevations	Fiber glass exterior/Pine Wood interior	Factory finished Ebony exterior / Prefinished White interior	With Screen
J	Elevate Double Hung Window	Marvin	Custom	See elevations	Fiber glass exterior/Pine Wood interior	Factory finished Ebony exterior / Prefinished White interior	With Screen
K	Elevate Casement Window	Marvin	ELCA3743	See elevations	Fiber glass exterior/Pine Wood interior	Factory finished Ebony exterior / Prefinished White interior	Egress compliant as per Marvin - With Screen and semi-divided lights with spacer
L	Elevate Slider Window	Marvin	Custom	See elevations	Fiber glass exterior/Pine Wood interior	Factory finished Ebony exterior / Prefinished White interior	With Screen

Window Notes

All new windows to meet the requirements of Residential Code of New York and are to have a U-factor of 0.27 or less and SHGC of 0.4 or less.

Insulated glass units to be Low E 3 w/ Argon ERS

Operable windows hardware to be selected by homeowner.

Verify rough opening and wall thickness for window jam dimensions in field.

Submit window and hardware specifications and shop drawings for architects approval.

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

Light and Ventilation Calculations									
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	Notes
Living Room102	(3) A	198	15.8	36.0	YES	7.9	21.0	YES	
Dining Room 104 - Kitchen 105	(7) C, Door 103	334	26.7		YES	13.4		YES	
Bedroom 202	(3) E	142	11.4	30.0	YES	5.7	18.0	YES	
Bedroom 206	(2) E	124	9.9	20.0	YES	5.0	12.0	YES	
Bedroom 204	(2) E	115	9.2	20.0	YES	4.6	12.0	YES	
Storage Room 300	(2) H, (1) J, (2) I	205	16.4	11.4	YES	8.2	8.8	YES	
Storage Room 301	(1) K	123	9.8	6.4	YES	4.9	8.0	YES	

Window Schedule

SCALE: As Noted

DATE: 02/03/2022

JOB: 2117

Gallo Residence

126 Main Street
Irvington, NY

[illegible]

3	05/23/2022	Submission for Building Permit
2	04/04/2022	Submission for ARB Approval
1	03/17/2022	Resubm. for Demolition Permit
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ONE BRIDGE STREET
IRVINGTON NY 10533
T 914 591 5066 F 914 591 503

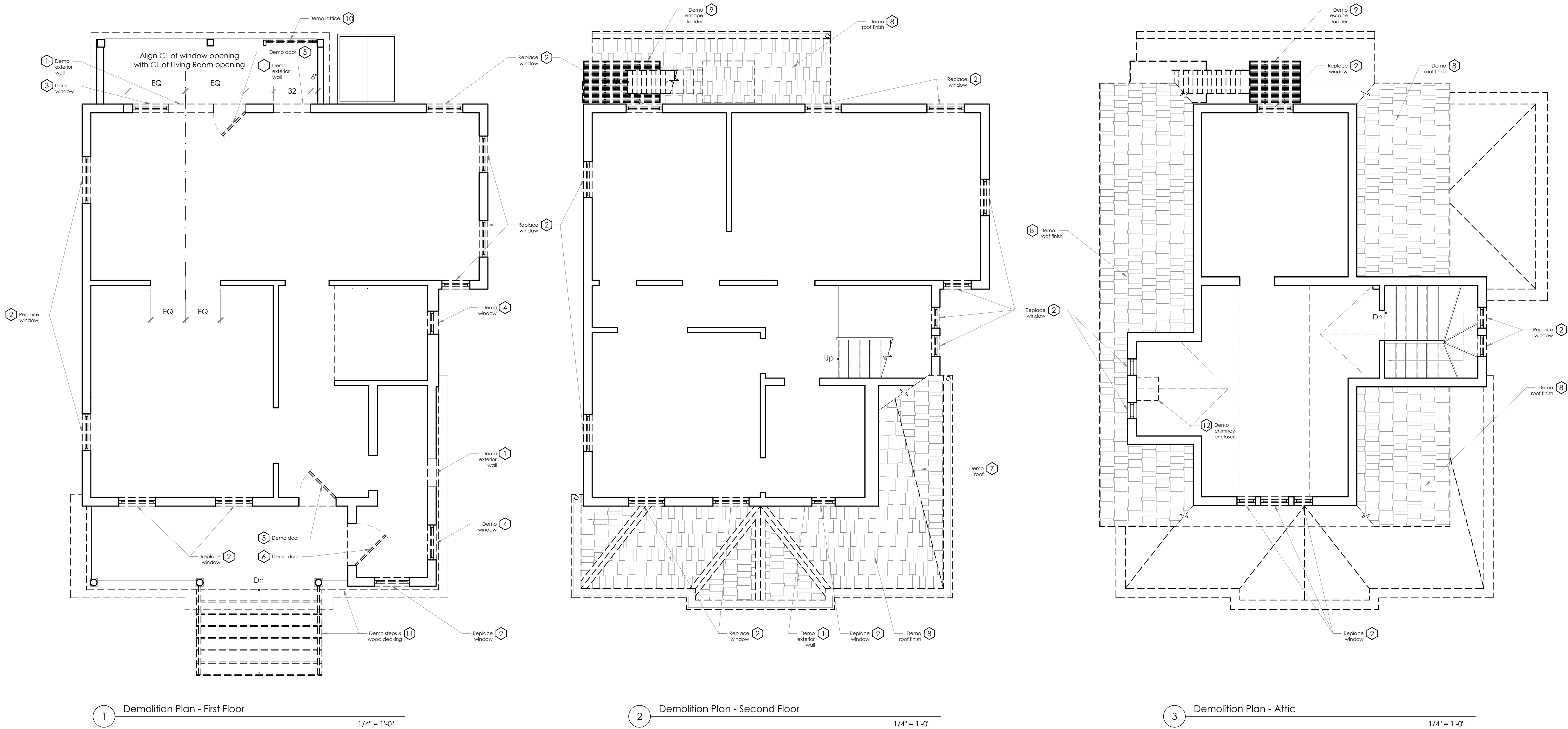
Equipment, Plumbing & Accessories Schedule

SCALE: As Noted

DATE: 02/03/2022

JOB: 2117

A-0.12



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.

Demolition Key Notes

- 1 Demo exterior wall - Carefully and selectively demolish exterior wall framing as necessary to accommodate proposed renovations. Prepare opening to receive new window or door. Refer to proposed plans.
- 2 Replace window - Carefully demolish the existing window. Prepare existing framed to receive a new window. Refer to proposed plans and window schedule.
- 3 Demo window - Remove the existing window and all associated framing components. Prepare opening to receive new door. Refer to proposed plans and door schedule.
- 4 Demo window - Remove the existing window and all associated framing components. Prepare opening to be infilled. Refer to proposed plans.
- 5 Demo door - Carefully demolish the existing door. Prepare existing framed to receive a new door. Refer to proposed plans and door schedule.
- 6 Demo door - Remove the existing door and all associated framing components. Prepare opening to be infilled. Refer to proposed plans.
- 7 Demo roof - Carefully remove portion of existing roof and all associated components including structure, gutters and leaders. Frame to receive new roof. Refer to proposed plans.
- 8 Demo roof finish - Carefully remove roof finishes throughout including highest portions of roof not shown on the Attic plan. Demo gutters and leaders. Roof structure to remain and associated trim to remain. Repair or replace roof sheathing and framing components as necessary.
- 9 Demo escape ladder - Carefully remove existing escape ladder and all associated components in their entirety.
- 10 Demo lattice - Carefully remove existing lattice and all associated framing.
- 11 Demo steps and wood decking - Carefully remove existing steps to porch and all associated components including railing. Carefully remove wood decking. Existing structure and railing to remain. Replace within the same footprint. Refer to proposed plans.
- 12 Demo chimney enclosure - Remove the existing chimney enclosure in its entirety.

Gallo Residence

126 Main Street
Irvington, NY

04/04/2022	Submission for ARB Approval
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ONE BRIDGE STREET
IRVINGTON NY 10533
T 914 591 5066 F 914 591 5031

Existing/Demo Plans

SCALE: As Noted

DATE: 02/03/2022

JOB: 2117

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126 Main Street
Irvington, NY

26 Main Street
Irvington, NY

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FERGUSON MALONE ARCHITECTURE

ONE BRIDGE STREET
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T 914 591 5066 F 914 591 5031

Existing/Demo Elevations

SCALE: As Noted

DATE: 02/03/2022

JOB: 2117

A-1.10

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 conditions are encountered, consult with interior design professional, identify, 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.

Key Notes

- ① Demo chimney - Existing chimney to be removed in its entirety.
- ② Existing brick foundation- Existing brick foundation to remain, to be repaired and re-pointed as necessary.
- ③ Existing CMU foundation- Existing CMU foundation to remain.
- ④ Replace door - Carefully remove the existing door. Prepare frame to receive a new door. Refer to plans and door schedule.
- ⑤ Replace window - Carefully remove the existing window. Prepare existing frame to receive a new window. Refer to plans and window schedule.
- ⑥ Demo window, door & wall - Carefully remove existing window, door & portion of existing wall. Prepare opening to receive new doors. Refer to plans and door schedule. Infill wall as necessary to match existing wall framing.
- ⑦ Demo window & wall - Carefully remove existing window & portion of existing wall. Prepare opening to receive a new window. Refer to plans and window schedule.
- ⑧ Demo wall - Carefully remove portion of existing wall. Prepare opening to receive a new window. Refer to plans and window schedule.
- ⑨ Demo window - Carefully remove existing window. Prepare opening to receive a new window. Infill remaining of the wall to match existing wall framing.
- ⑩ Demo window/door - Carefully remove existing window/door and all framing components. Infill remaining wall to match existing wall framing.
- ⑪ Demo roof finish - Carefully remove roof finishes and components including gutters and leaders. Roof structure and associated trim to remain. Repair and replace as necessary.
- ⑫ Demo roof - Carefully remove portion of the roof including structure, sheathing and finishes. Refer to demo and proposed plans.
- ⑬ Demo escape ladder - Carefully remove existing escape ladder and all associated components.
- ⑭ Demo Existing Lattice - Carefully remove existing lattice and all associated framing components.
- ⑮ Demo stair to porch - Carefully remove existing stair to porch and all associated components.
- ⑯ Demo porch decking - Carefully remove existing porch decking to be replaced. Existing framing and structure to remain. Repair as necessary.
- ⑰ Demo siding - Carefully remove existing siding throughout. Repair and replace existing sheathing as necessary. Repair to receive new siding.



126 Main Street
Irvington, NY

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6	06/29/2022	Revision 6 - Windows
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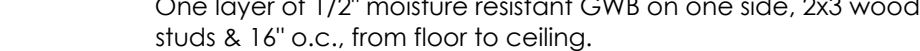
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ONE BRIDGE STREET
IRVINGTON NY 10533
T 914 591 5066 F 914 591 5031

JOB: 2117

A-2.00



One layer of 1/2" moisture resistant GWB on one side, 2x3 wood studs & 16" o.c., from floor to ceiling.

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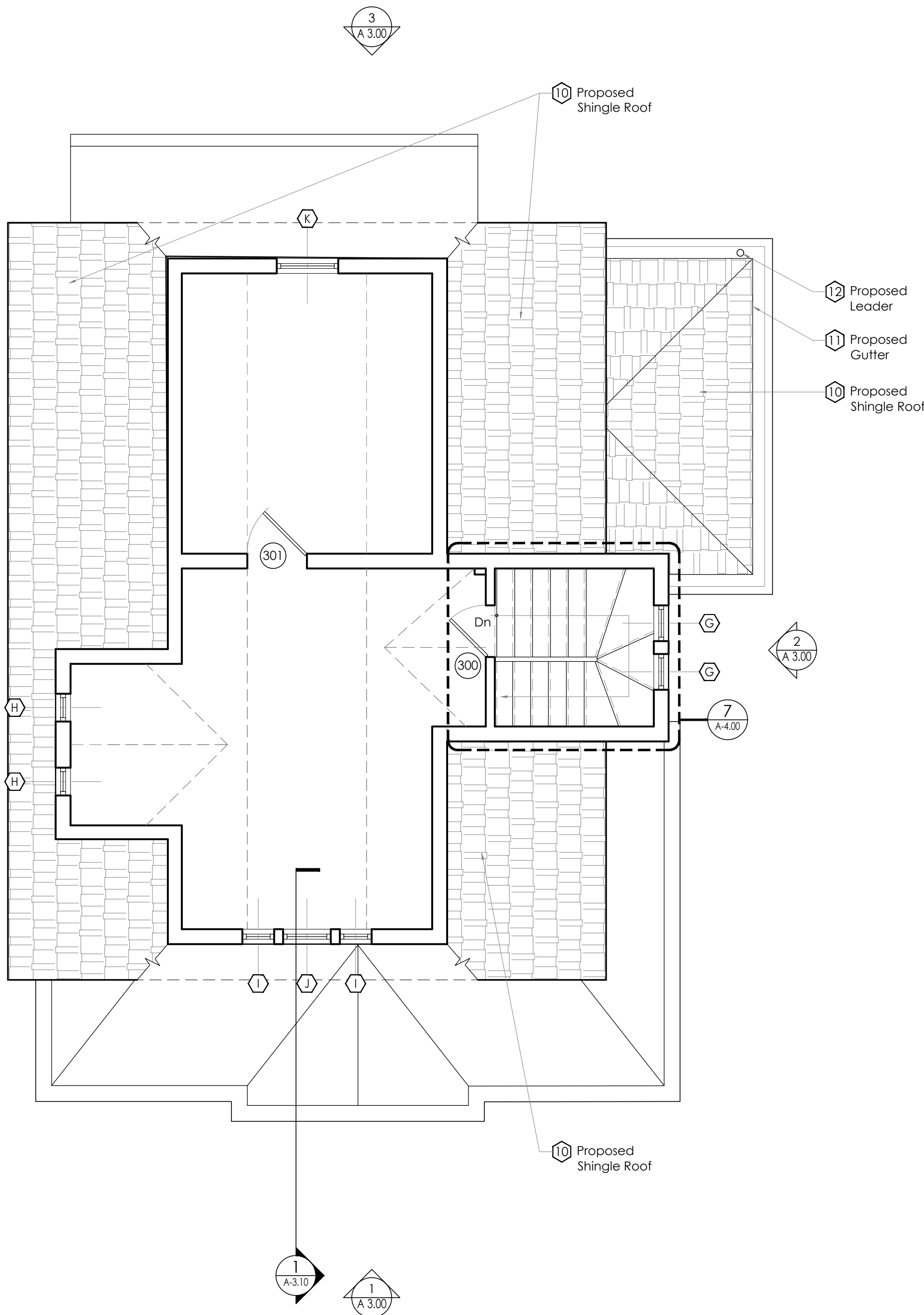
Proposed Floor
Plans

SCALE: As Noted

DATE: 02/03/2022

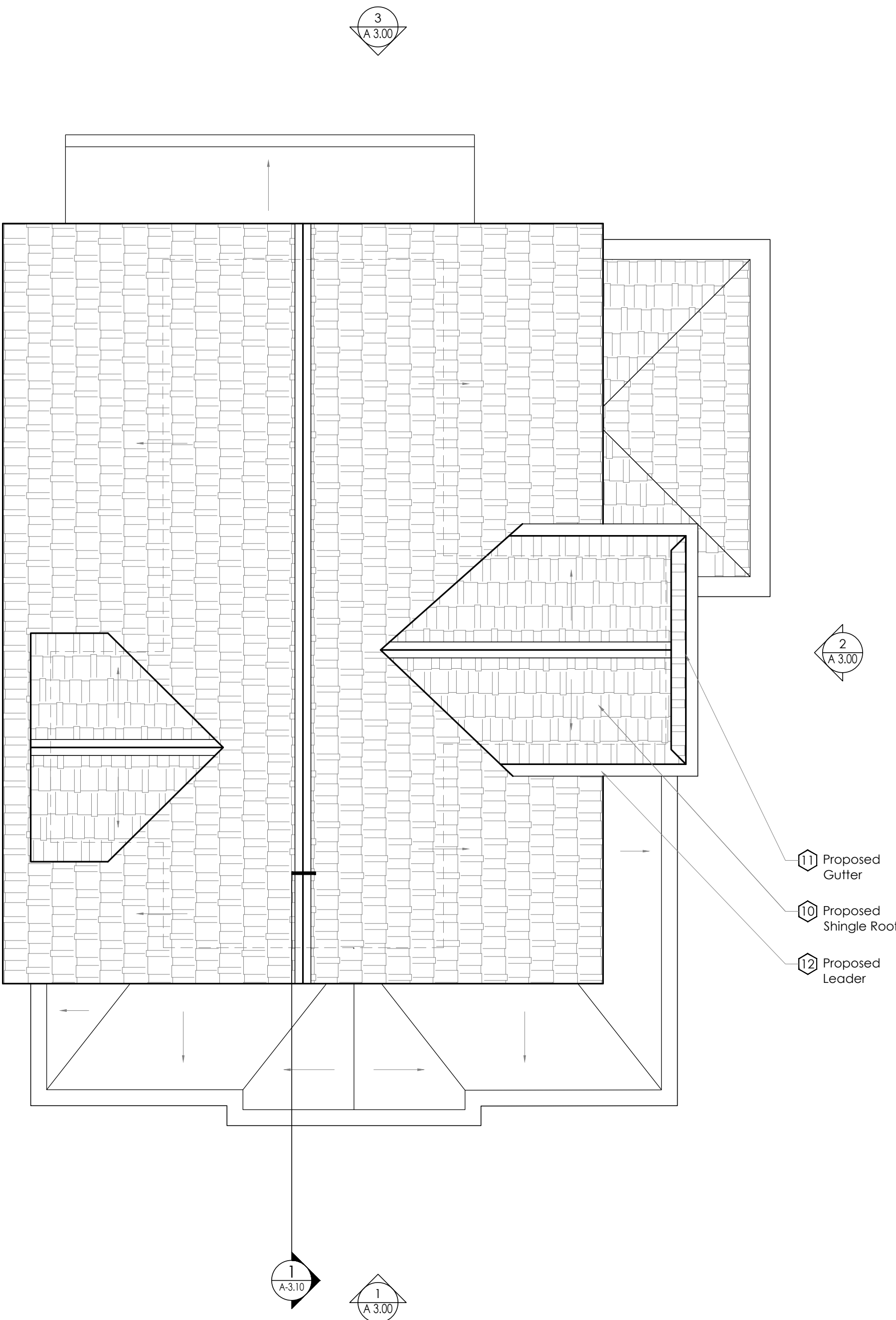
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1 Proposed Attic Plan

1/4" = 1'-0"



2 Proposed Roof Plan

1/4" = 1'-0"

General Notes

Proposed renovation and addition will comply with the energy efficiency code requirements as per the 2020 residential code of New York State.

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

The dwelling unit is to be stested and verified as having an air leakage rate not to exceeding three air changes per hour. Testing shall be conducted in accordance with RESNET/ICC 380, ASTM E779 or 3DYM E1827 and reported at a pressure of 0.2 inch w.g. (50 Pascals). Testing shall be performed by a qualified testing agency, at any time after creation of all penetrations of the building thermal envelope.

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.

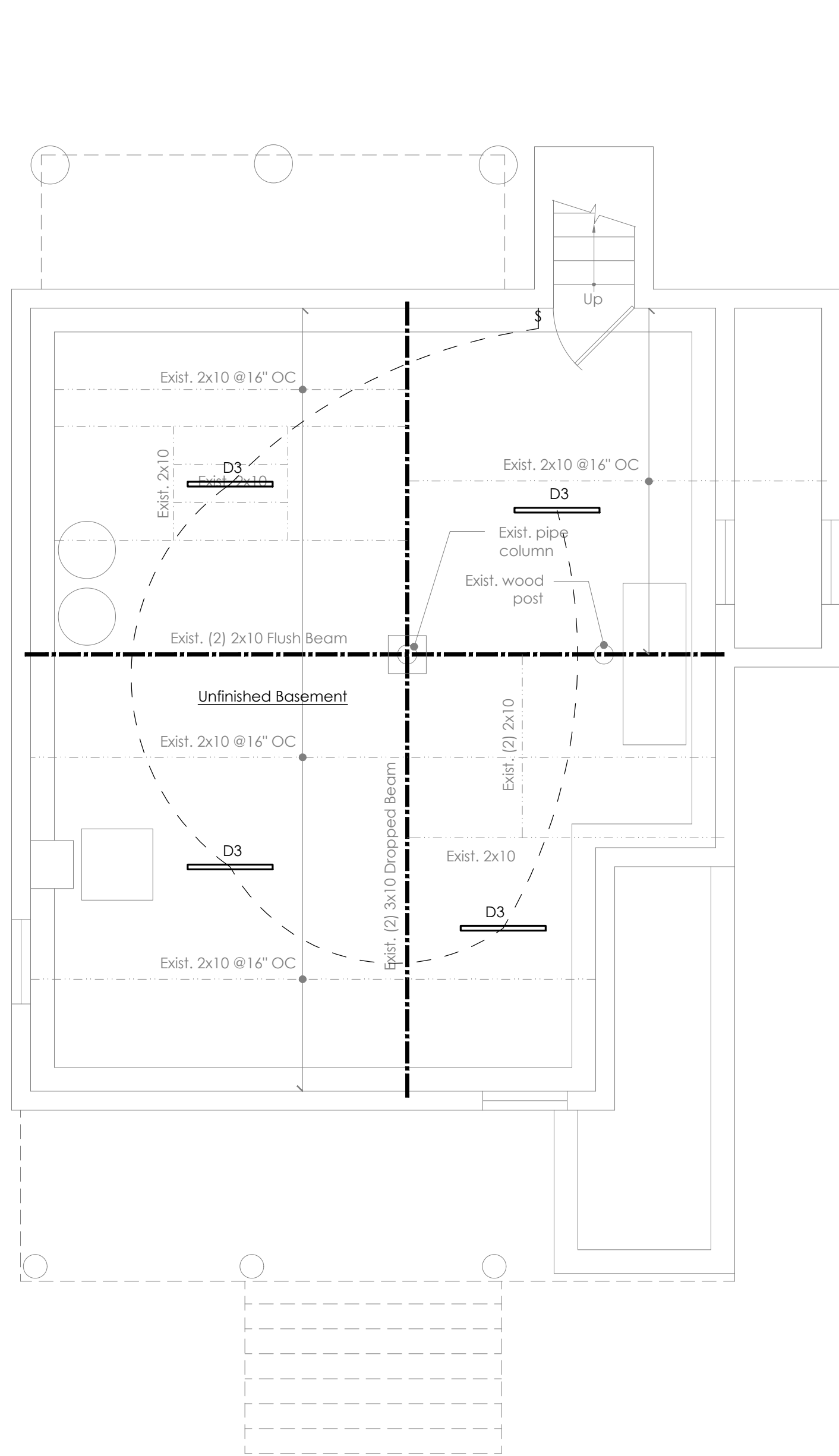
All mechanical, plumbing and electrical lines are to be concealed unless otherwise specified. Where such are to be sealed, partitions or ceilings shall not be closed-in until the lines have been tested.

Partition Types

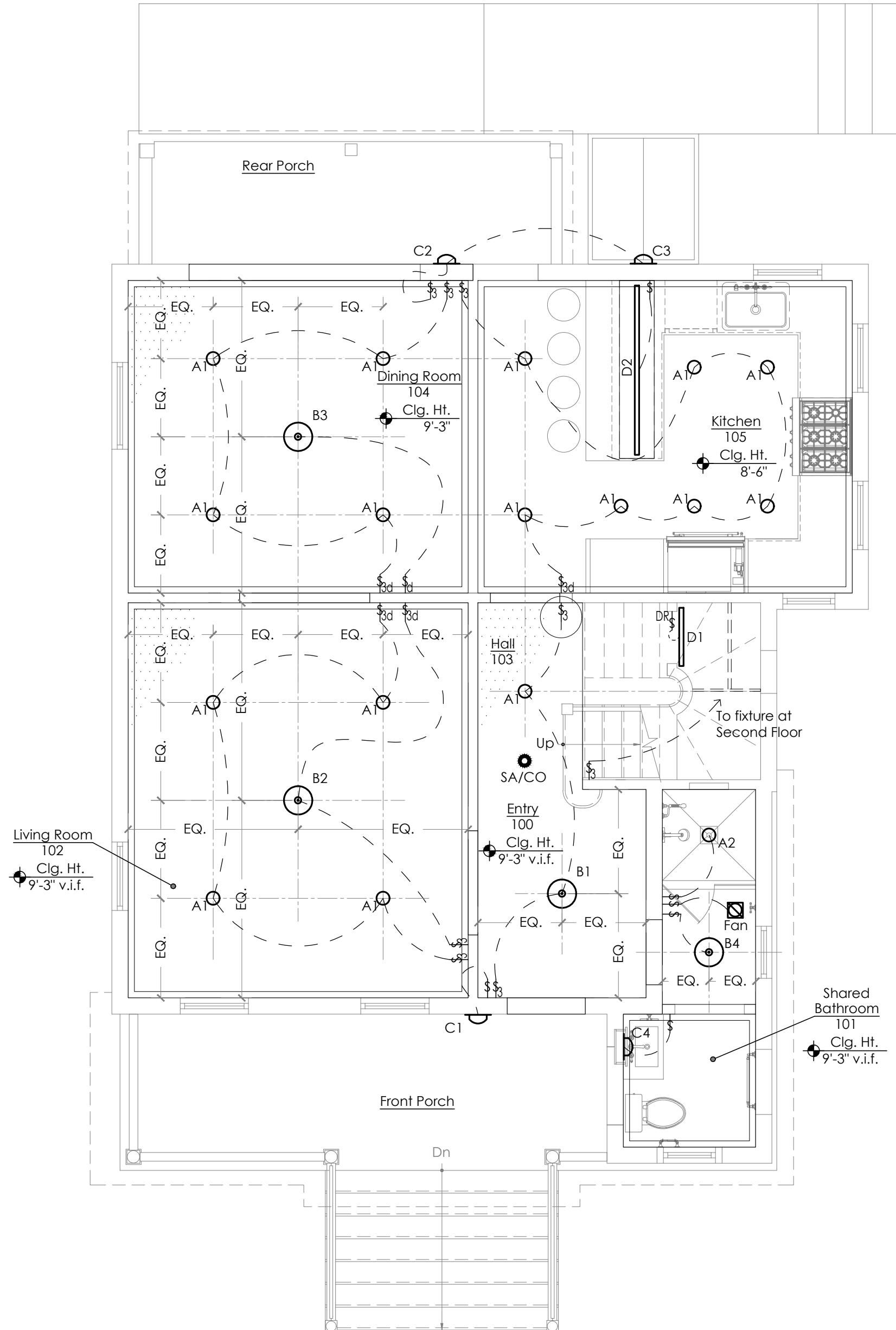
- Full Height Partition**
One layer of 5/8" GWB on each side, 2x wood studs & 16" o.c., from floor to ceiling.
- Full Height Partition**
One layer of 5/8" GWB on one side, 2x wood studs & 16" o.c., from floor to ceiling.
- Moisture Resistant Partition**
One layer of 5/8" moisture resistant GWB on side facing wet area and one 5/8" GWB on side facing dry area, 2x wood studs @ 16" o.c., from floor to ceiling.
- Full Height Furring Partition**
One layer of 5/8" GWB on one side, 2x4 wood studs & 16" o.c., from floor to ceiling.

Key Notes

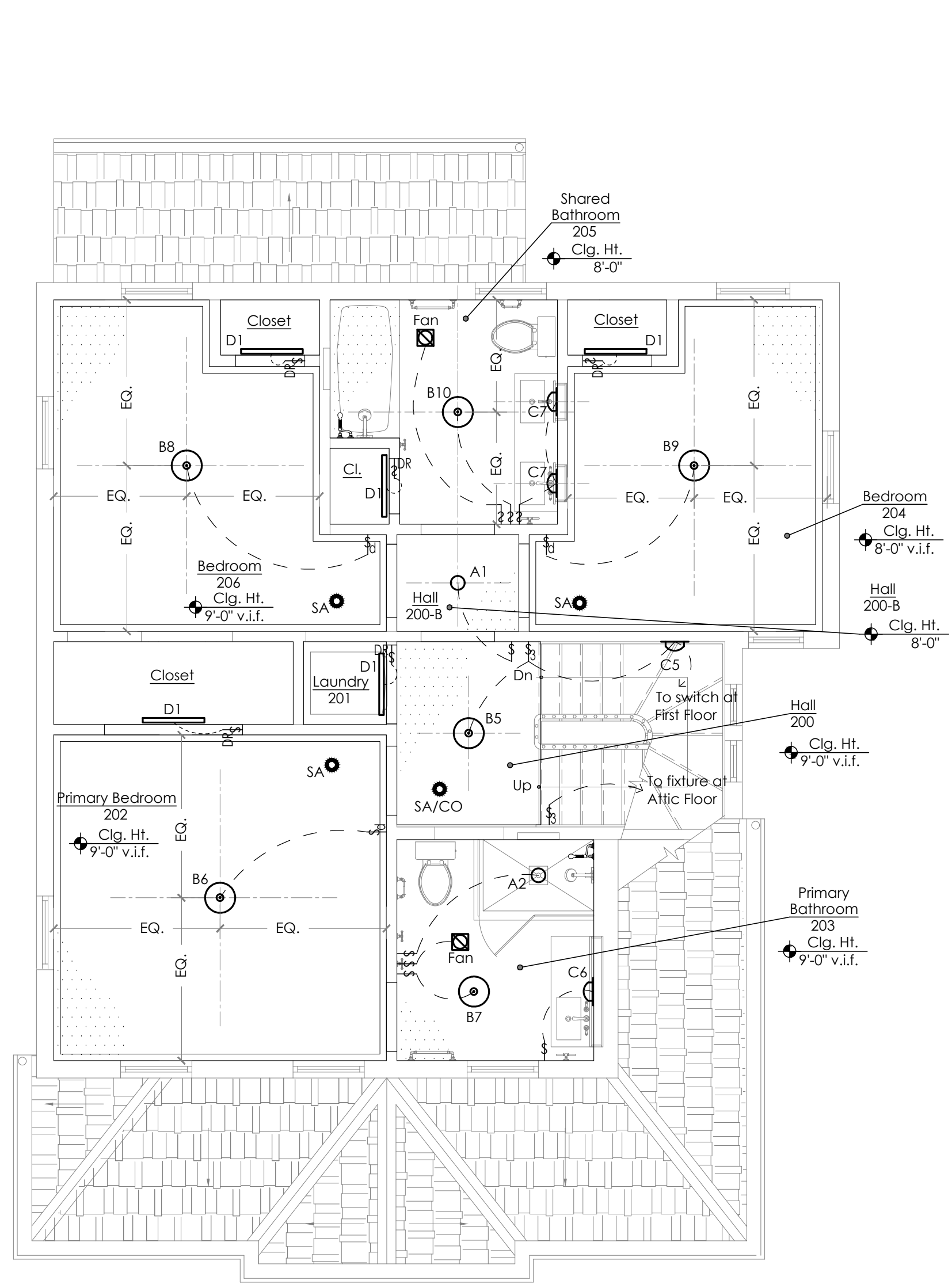
- Mechanical Equipment** - Existing mechanical equipment and all necessary components to be replaced - See mechanical plans for more information.
- Water Heater** - Existing water heater to be replaced. Re-route piping as necessary, according to proposed plans - See plumbing plans for more information.
- Proposed Wall** - Fill door/window opening w/2x wood framing at 16" O.C. Insulation to be code compliant, exterior sheathing. Exterior siding to match existing.
- Proposed Door** - See door schedule for more information.
- Proposed Window** - See window schedule for more information.
- Proposed Stair** - Stair to have mahogany treads stained to match decking. Risers and stringers painted white to match trim. Continuous wood handrail, mahogany, stained to match decking.
- Proposed Shingle Roof** - New framed asphalt roof shingles roof. "Certain Teed" Belmont, Color to be Colonial Slate
- Proposed Roof Gutter** - Kynar aluminum K-Style roof gutter.
- Proposed Leader** - Proposed aluminum leader, color to match gutter.
- Proposed Porch Floor** - 3/4" solid wood mahogany decking over existing framing - Stained with semitransparent stain.
- Proposed Exterior Stair** - Stair to have mahogany treads stained to match decking. Risers and stringers painted white to match trim. Railing to be mahogany, painted to match porch railing. Post to be 6" cedar newel #MS, style to be "Designer", from Vintage Woodworks, painted to match porch railing. Railing extension to be 1 1/2" metal round over wood railing.
- Decorative Railing** - Existing decorative railing to remain, to be sanded and painted. Repair or replace in kind as necessary.



1 Proposed Basement Floor Plan
1/4" = 1'-0"



2 Proposed First Floor Plan
1/4" = 1'-0"



3 Proposed Second Floor Plan
1/4" = 1'-0"

Lighting Fixture Schedule							
Tag	Description	Location	Manufacturer	Product Name /Number	Volt	Finish	Remark
A1	New Recessed Downlight Fixture	Refer to plans	Wac Lighting	Loto Downlight 3000k	120	White	Contractor supplied and installed
A2	New Recessed Downlight Fixture-Wet Location	Refer to plans	Wac Lighting	Loto Downlight 3000k	120	White	Contractor supplied and installed
B1	Decorative Ceiling Mounted Fixture	Entry 100	TBD	TBD		TBD	Owner supplied, contractor installed. Fixture to be high efficiency LED.
B2	Decorative Ceiling Mounted Fixture	Living Room 102	TBD	TBD		TBD	Owner supplied, contractor installed. Fixture to be high efficiency LED.
B3	Decorative Ceiling Mounted Fixture or Pendant	Dining Room 104	TBD	TBD		TBD	Owner supplied, contractor installed. Fixture to be high efficiency LED.
B4	Decorative Ceiling Mounted Fixture	Shared Bathroom 101	TBD	TBD		TBD	Owner supplied, contractor installed. Fixture to be high efficiency LED.
B5	Decorative Ceiling Mounted Fixture or Pendant	Hall 200	TBD	TBD		TBD	Owner supplied, contractor installed. Fixture to be high efficiency LED.
B6	Decorative Ceiling Mounted Fixture or Pendant	Primary Bedroom 202	TBD	TBD		TBD	Owner supplied, contractor installed. Fixture to be high efficiency LED.
B7	Decorative Ceiling Mounted Fixture	Primary Bathroom 203	TBD	TBD		TBD	Owner supplied, contractor installed. Fixture to be high efficiency LED.
B8	Decorative Ceiling Mounted Fixture	Bedroom 206	TBD	TBD		TBD	Owner supplied, contractor installed. Fixture to be high efficiency LED.
B9	Decorative Ceiling Mounted Fixture	Bedroom 204	TBD	TBD		TBD	Owner supplied, contractor installed. Fixture to be high efficiency LED.
B10	Decorative Ceiling Mounted Fixture	Shared Bathroom 205	TBD	TBD		TBD	Owner supplied, contractor installed. Fixture to be high efficiency LED.
B11	Decorative Ceiling Mounted Fixture	Stair at Attic Ceiling	TBD	TBD		TBD	Owner supplied, contractor installed. Fixture to be high efficiency LED.
B12	Decorative Ceiling Mounted Fixture	Finished Storage Rm. 300	TBD	TBD		TBD	Owner supplied, contractor installed. Fixture to be high efficiency LED.
B13	Decorative Ceiling Mounted Fixture	Finished Storage Rm. 301	TBD	TBD		TBD	Owner supplied, contractor installed. Fixture to be high efficiency LED.
C1	Exterior Wall Mounted Fixture	Front Porch	TBD	TBD		TBD	Owner supplied and contractor installed.
C2	Exterior Wall Mounted Fixture	Back Porch	TBD	TBD		TBD	Owner supplied and contractor installed. Motion sensor fixture
C3	Exterior Wall Mounted Fixture	Basement Entry	TBD	TBD		TBD	Owner supplied and contractor installed.
C4	Wall Mounted Fixture	Shared Bathroom 101	TBD	TBD		TBD	Owner supplied and contractor installed.
C5	Wall Mounted Fixture	Stair Wall at Second Floor	TBD	TBD		TBD	Owner supplied and contractor installed.
C6	Wall Mounted Fixture	Primary Bathroom 203	TBD	TBD		TBD	Owner supplied and contractor installed.
C7	Wall Mounted Fixture	Shared Bathroom 205	TBD	TBD		TBD	Owner supplied and contractor installed.
D1	36" ED Linear Closet Fixture	Refer to plans	Wac Lighting	WS-236G2-30-WT		TBD	Contractor supplied and installed
D2	New Linear LED Undercabinet	Kitchen 104	Wac Lighting				Contractor supplied and installed
D3	New Linear Utility Light	Unfinished Basement		Lithonia MNSL L46 11L MVOLT 30K 80CRI M6			Contractor supplied and installed

Gallo Residence

126 Main Street
Irvington, NY

3	05/23/2022	Submission for Building Permit
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1	03/17/2022	Resubm. for Demolition Permit
	03/10/2022	Submission for Demolition Permit

NO.	DATE	ISSUE/REVISION
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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

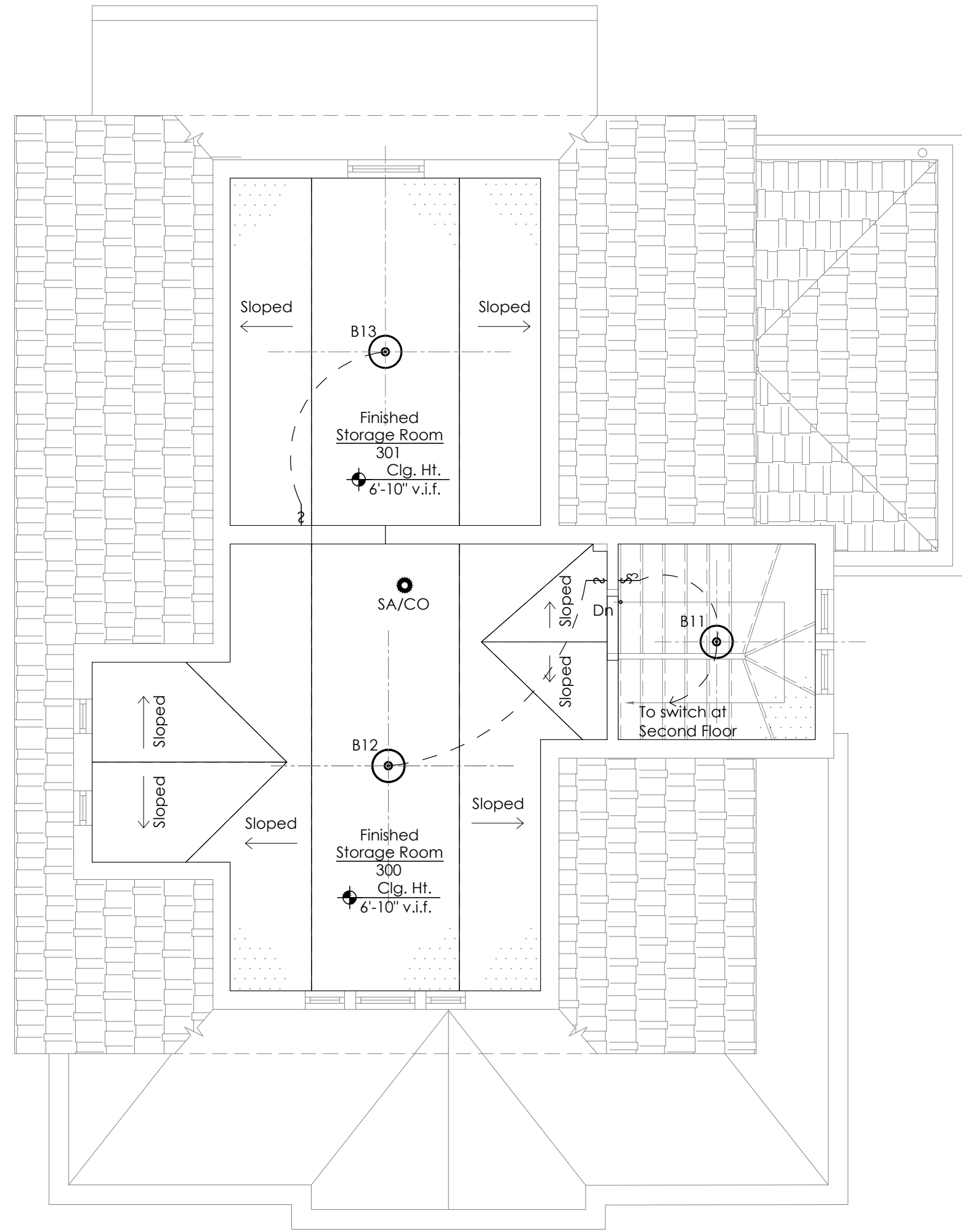
Proposed RCP
Plans

SCALE: As Noted

DATE: 02/03/2022

JOB: 2117

A-2.10



1 Proposed Attic Plan 1/4" = 1'-0"

Gallo Residence

126 Main Street
Irvington, NY

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FERGUSON MALONE ARCHITECTURE

ONE BRIDGE STREET
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Proposed RCP Plans

SCALE: As Noted

DATE: 02/03/2022

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126 Main Street
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[illegible]

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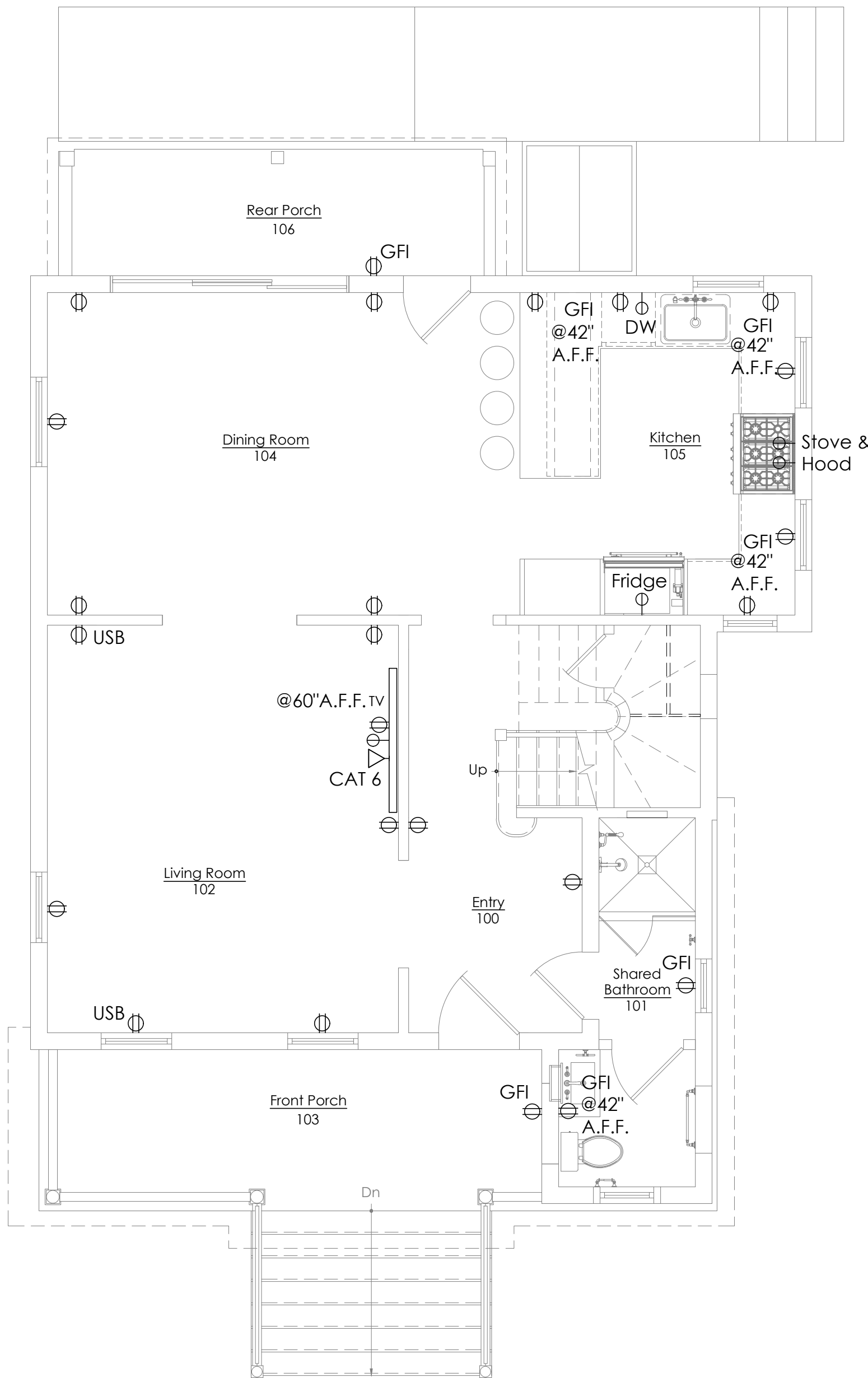
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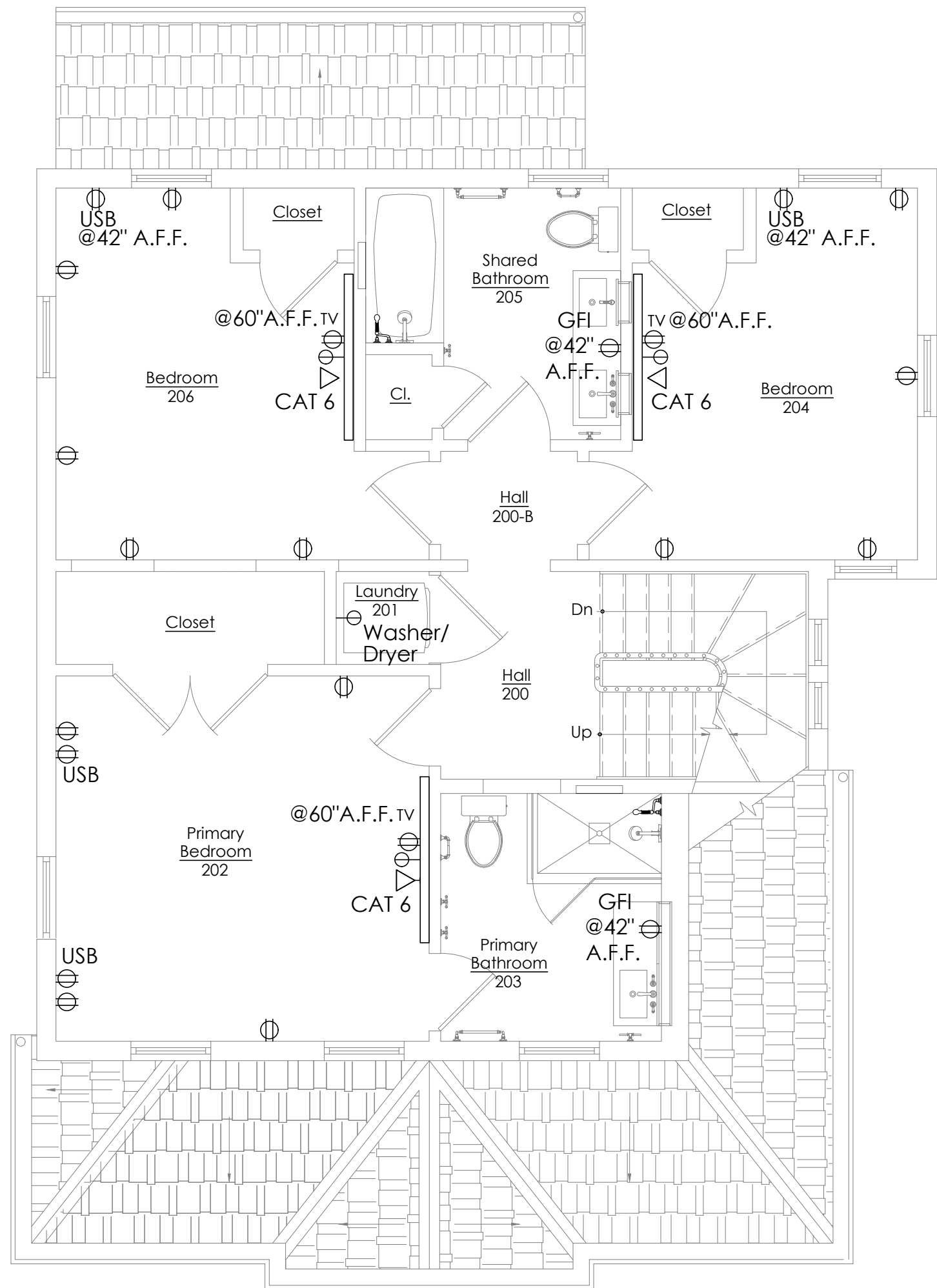
FERGUSON MALONE ARCHITECTURE

ONE BRIDGE STREET
IRVINGTON NY 10533
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1 Proposed Basement Floor Plan 1/4" = 1'-0"



2 Proposed First Floor Plan 1/4" = 1'-0"



3 Proposed Second Floor Plan 1/4" = 1'-0"

All work shall be performed by licensed personnel, and shall comply with N.Y. State Uniform Fire Prevention and Building Code, the regulations of the National Board of Fire Underwriters, National Fire Protective Association and all federal, state, and municipal authorities having jurisdiction over the work. All work shall comply with the National Electrical Code NFPA 70 Edition 2020.

New service will be grounded as per section E3608.14 of the NYS IRC, by grounding a rod or pipe electrode. Rod and pipe electrodes shall be installed as per section E3608.1.4.1 of the NYS IRC such that at least 8' of length is in contact with the soil. They shall be driven to a depth of not less than 8'.

All work shall comply w/ the National Electrical Code NFPA70 edition 2020.

Install wiring and conduit as required by code.

Circuit breakers shall be single switch bolted thermal magnetic protection type. Circuit breakers shall be ground fault interrupters where required.

Install all fixtures and luminaires as per manufacturer's instructions. All fixtures shall be tested to assure a flawlessly functional operation.

All switches and receptacles are to be leviton "decora", residential grade. dimmers are to be "sure slide" type. Coverplates and devices are to be white.

Adjacent switches and receptacles are to be installed in ganged with single coverplate.

Exact locations of outlets & switches shall be field verified with architect and homeowner prior to installation. Install new outlets at 18" to centerline above finish floor, except as noted. Locate dedicated appliance receptacles as per appliance manufacturers instructions. Receptacle locations shown on power and data plan. Provide additional receptacles as necessary to comply with applicable codes.

Light switches to be mounted at 3'-6" to centerline above finish floor.

All data cabling to be CAT 6.

Cables are to be homeruns data termination point in electrical closet at Hall 109 - coordinate work w/ owner's it vendor.

All telecom cabling is to be CAT 5E.

Cables are to be homeruns to main telecom panel - coordinate work with owners telecom vendor

Electrician is to supply telecom, data and cable wires

	New wall mounted duplex electrical receptacle @ 18" a.f.f. (typ) u.o.n.
	New switched wall mounted duplex electrical receptacle @ 18" a.f.f. (typ) u.o.n.
	New wall mounted duplex electrical receptacle @ 42" a.f.f. (typ) u.o.n. ground-fault circuit interrupter.
	New wall mounted receptacle w/ usb charger @ 18" a.f.f. (typ.) u.o.n.
	Appliance connection
	240V receptacle
	New switched flush mounted floor box w/ duplex electrical receptacle - exact location to be confirmed w/ architect.
	New cable outlet
	New telecommunication and data wall outlet @ 18" a.f.f. (typ.) u.o.n.
	New sill mounted single electrical receptacle, "SILLITES", connected to GFI circuit.

TV Flat screen TV

SCALE: As Noted

DATE: 02/03/2022

JOB: 2117

A-2.20

Gallo
Residence

126 Main Street
Irvington, NY

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FERGUSON MALONE ARCHITECTURE

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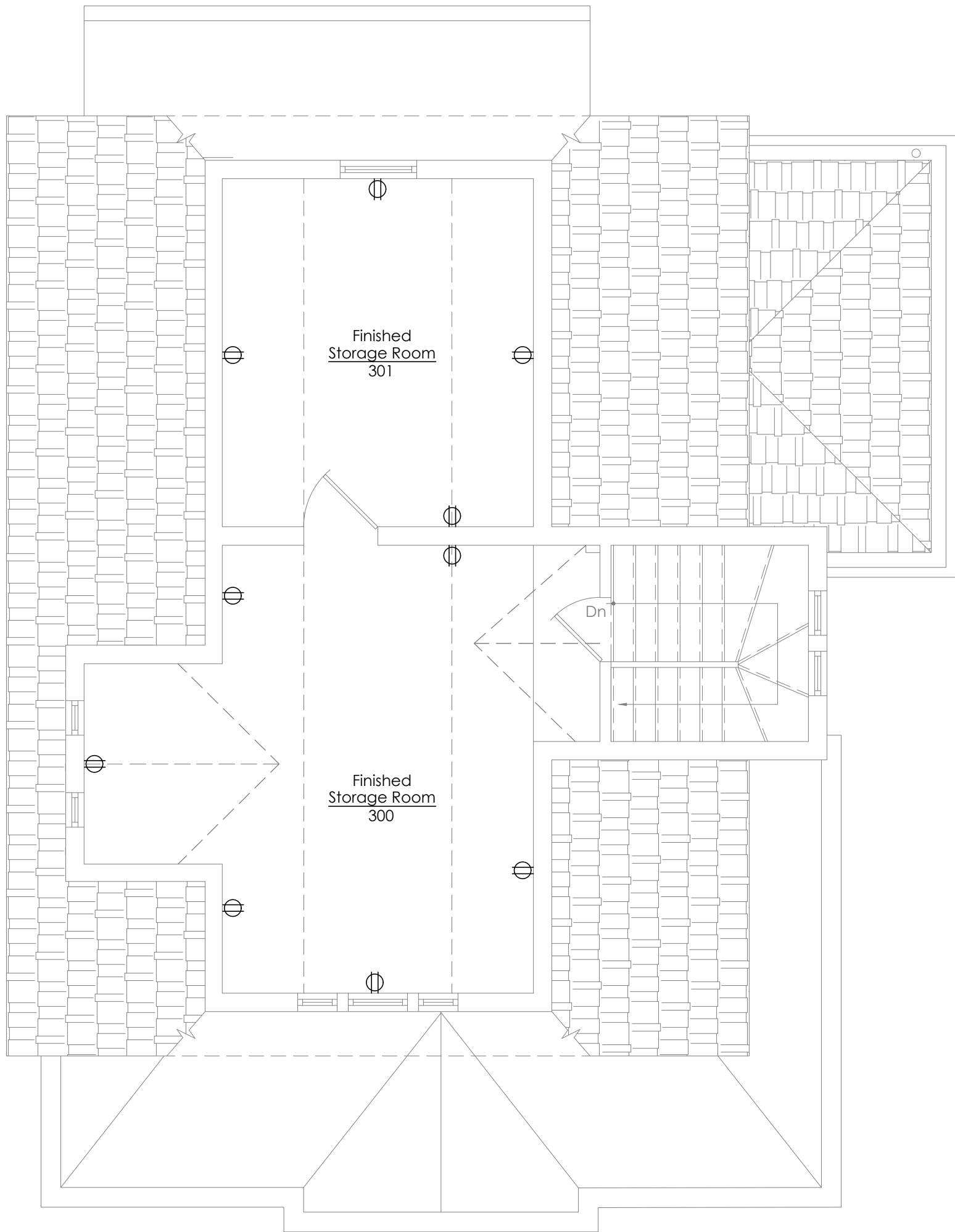
Proposed
Power & Data
Plans

SCALE: As Noted

DATE: 02/03/2022

JOB: 2117

A-2.21



1 Proposed Attic Plan
1/4" = 1'-0"

126 Main Street
Irvington, NY

126 Main Street
Irvington, NY

[illegible]

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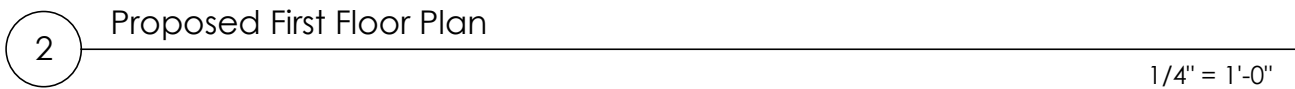
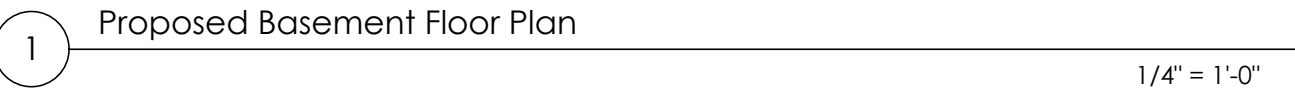
NO.	DATE	ISSUE/REVISION
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FERGUSON MALONE ARCHITECTURE

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Unless otherwise specified, all areas are to be painted in accordance w/ the finish schedule. Paint colors shall be selected by owner.

Contractor shall apply to all surfaces indicated to be painted , one prime and two finish coats of premium paints or stains listed under finish location schedule.

Contractor, upon completion, shall remove all paint from all surfaces where it has been spilled or splashed, including light fixtures, diffusers, registers, fittings, etc. Protect all electric switches and outlet plates and remove surface hardware, etc. Before painting. Protect and replace same when painting is completed.

All painting or stain shall be applied in a manner which is free from runs sags
sprinkles, streaks, shiner and brush marks. All material shall be applied uniformly.
Before painting begins, all other crafts shall have completed their work and
shall remove all dirt and debris resulting therefrom.

Contractor shall patch, putty or spackle all imperfections in surfaces of walls, ceilings and trim to provide continuously smooth surfaces prior to installation of finishes and floor materials.

Painting scope of work to include installation of owner supplied wall covering as indicated in finish location schedule.

See finish material schedule, elevations and finish location schedule for location and extent of ceramic tile.

Comply w/ tca installation guidelines.

Install stone thresholds as necessary; set on same type of setting bed as abutting field tile.

Install floor and wall tile w/ a joint width of 1/16"

Accurately form intersections and returns, perform cutting and drilling of tile without marring visible surfaces. Grind cut edges of tile abutting trim, finish or built-in items. Closely fit tile to electrical outlets, piping, fixtures, and other penetrations so plates, collars or covers overlap tile.

Lay tile grid pattern or as indicated on drawings. Adjust pattern to minimize cutting. Provide uniform joint widths, unless otherwise indicated.

Layout tile wainscot to next full tile beyond dimensions indicated.

Grout tile to comply with ansi a 108-10. Provide samples of grout for architect or owner's approval prior to installation.

See finish location schedule for additional information.

Where finish materials are indicated to be owner supplied, the g.c. is to coordinate delivery and is to install.

Exterior trim, fascias, window & door trim and misc. wood trim shall be western red cedar awl custom grade i. back prime for stained finish. Sub sills, wood railings, posts and balusters shall be wrc awl custom grade ii. Use hot dipped galvanized common head nails of required size per sf H-105b. Conceal with countersink and fill with caulk or putty as required. Shop mill lengths as long as practical to minimize joints. Scarf joints where necessary. No finger joints allowed. Allow for shrinkage and expansion.

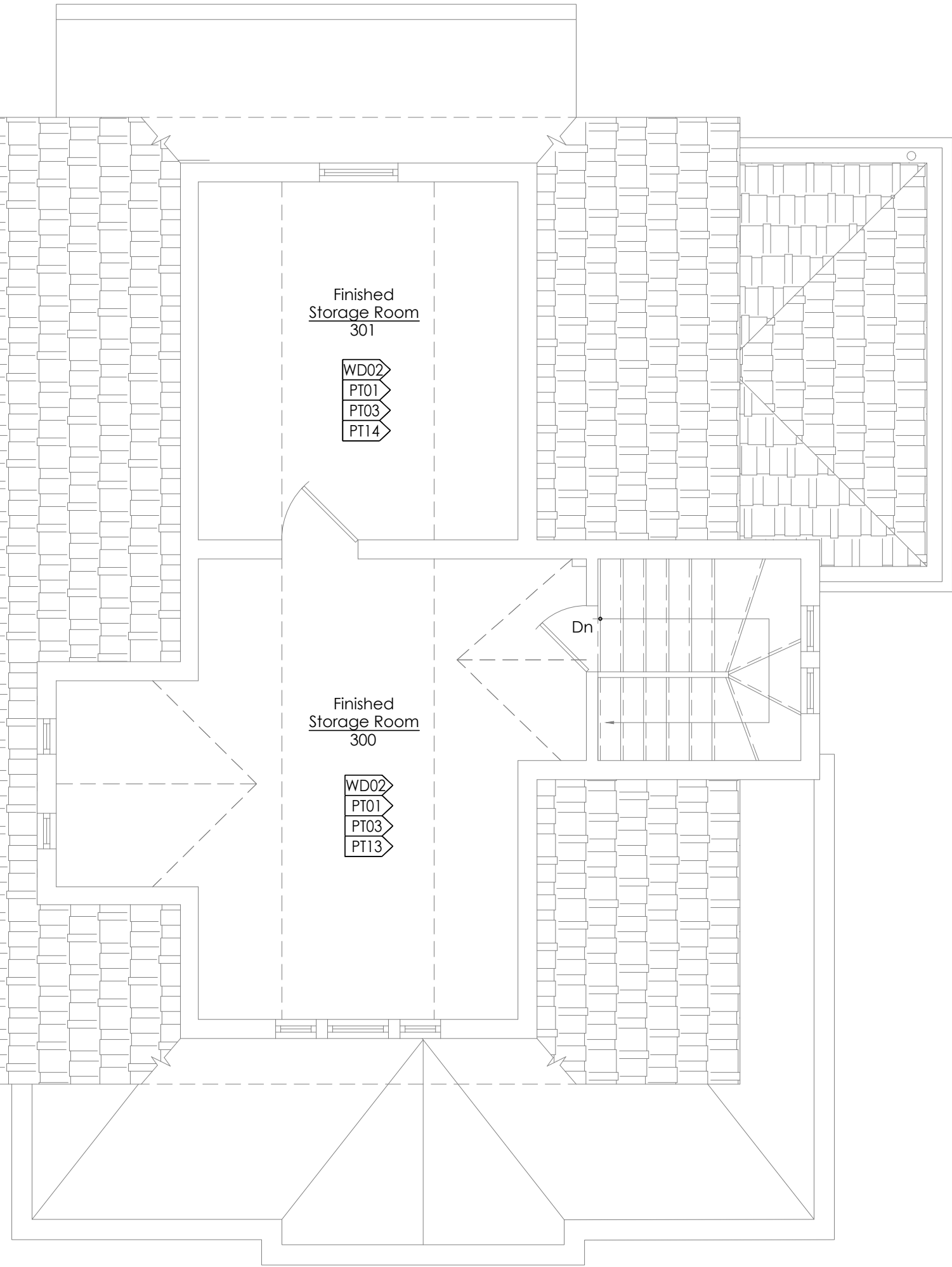
Unless otherwise noted, interior trim shall be poplar (to receive painted finish), neatly fitted, mitered, including moldings, base, doors and window casing, aprons & stools. Install plumb and level with tightly fitted joints. Blind nail where possible. Face nails shall be set and stopped with non-staining filler. Stagger conceal or place all joints in discrete locations.

SCALE: As Noted

DATE: 02/03/2022

JOB: 2117

A-2.30



1 Proposed Attic Plan
1/4" = 1'-0"

Finish Schedule						
Tag	Description	Location	Manufacturer	Product Name / Number	Finish/Color	Remark
WD01	Wood Flooring	Throughout u.n.o.	T.b.d.	T.b.d.	T.b.d.	
WD02	Wood Flooring	Finished Storage Room 300, Finished Storage Room 301	T.b.d.	T.b.d.	T.b.d.	Match existing. Existing floor to be patched, repaired & refinished
FT01	Ceramic Floor Tile	Shared Bathroom 101	T.b.d.	T.b.d.	T.b.d.	
FT02	Ceramic Floor Tile	Shared Bathroom 101 - Shower Floor	T.b.d.	T.b.d.	T.b.d.	
FT03	Ceramic Floor Tile	Primary Bathroom 203	T.b.d.	T.b.d.	T.b.d.	
FT04	Ceramic Floor Tile	Primary Bathroom 203 - Shower Floor	T.b.d.	T.b.d.	T.b.d.	
FT05	Ceramic Floor Tile	Shared Bath 205	T.b.d.	T.b.d.	T.b.d.	
FT06	Ceramic Floor Tile	Laundry 201	T.b.d.	T.b.d.	T.b.d.	
WT01	Ceramic Wall Tile	Shared Bathroom 101 - Shower Walls	T.b.d.	T.b.d.	T.b.d.	Wall tile/paint scope to be defined in interior elevations
WT02	Ceramic Wall Tile	Kitchen 105 - Backsplash	T.b.d.	T.b.d.	T.b.d.	Wall tile/paint scope to be defined in interior elevations
WT03	Ceramic Wall Tile	Primary Bathroom 203 - Shower Walls	T.b.d.	T.b.d.	T.b.d.	Wall tile/paint scope to be defined in interior elevations
WT04	Ceramic Wall Tile	Shared Bath 205 - Bath Walls	T.b.d.	T.b.d.	T.b.d.	Wall tile/paint scope to be defined in interior elevations
SS01	Kitchen Sink Counter	Kitchen 105	T.b.d.	T.b.d.	T.b.d.	
SS02	Bathroom Sink Counter	Shared Bath 101	T.b.d.	T.b.d.	T.b.d.	
SS03	Bathroom Sink Counter	Primary Bathroom 203	T.b.d.	T.b.d.	T.b.d.	
SS04	Bathroom Sink Counter	Shared Bathroom 205	T.b.d.	T.b.d.	T.b.d.	
PT01	Ceiling Paint	Throughout u.n.o.	T.b.d.	T.b.d.	T.b.d.	
PT02	Ceiling Paint	Shared Bath 101, Primary Bath 203, Shared Bath 205	T.b.d.	T.b.d.	T.b.d.	
PT03	Trim & Crown Paint	Throughout u.n.o.	T.b.d.	T.b.d.	T.b.d.	
PT04	Wall Paint	Entry 100	T.b.d.	T.b.d.	T.b.d.	
PT05	Wall Paint	Shared Bathroom 101	T.b.d.	T.b.d.	T.b.d.	
PT06	Wall Paint	Living Room 102, Dining Room 104, Kitchen 105	T.b.d.	T.b.d.	T.b.d.	
PT07	Wall Paint	Hall 200, Hall 200-B	T.b.d.	T.b.d.	T.b.d.	
PT08	Wall Paint	Primary Bedroom 202	T.b.d.	T.b.d.	T.b.d.	
PT09	Wall Paint	Primary Bathroom 203	T.b.d.	T.b.d.	T.b.d.	
PT10	Wall Paint	Bedroom 204	T.b.d.	T.b.d.	T.b.d.	
PT11	Wall Paint	Shared Bathroom 205	T.b.d.	T.b.d.	T.b.d.	
PT12	Wall Paint	Bedroom 206	T.b.d.	T.b.d.	T.b.d.	
PT13	Wall Paint	Finished Storage Room 300	T.b.d.	T.b.d.	T.b.d.	
PT14	Wall Paint	Finished Storage Room 301	T.b.d.	T.b.d.	T.b.d.	

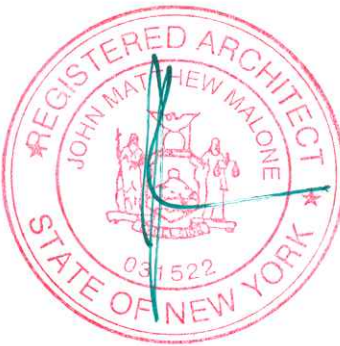
Gallo
Residence

126 Main Street
Irvington, NY

3	05/23/2022	Submission for Building Permit
2	04/04/2022	Submission for ARB Approval
1	03/17/2022	Resubm. for Demolition Permit
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FERGUSON MALONE ARCHITECTURE

ONE BRIDGE STREET
IRVINGTON NY 10533
T 914 591 5066 F 914 591 5031

Proposed Finish
Plans

SCALE: As Noted

DATE: 02/03/2022

JOB: 2117

A-2.31

26 Main Street
Irvington, NY

26 Main Street
Irvington, NY

[illegible]

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A-3.00



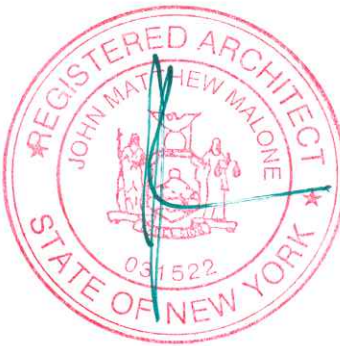
26 Main Street
Irvington, NY

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10	02/06/2023	Resubmission for ARB Approval
3	05/23/2022	Submission for Building Permit
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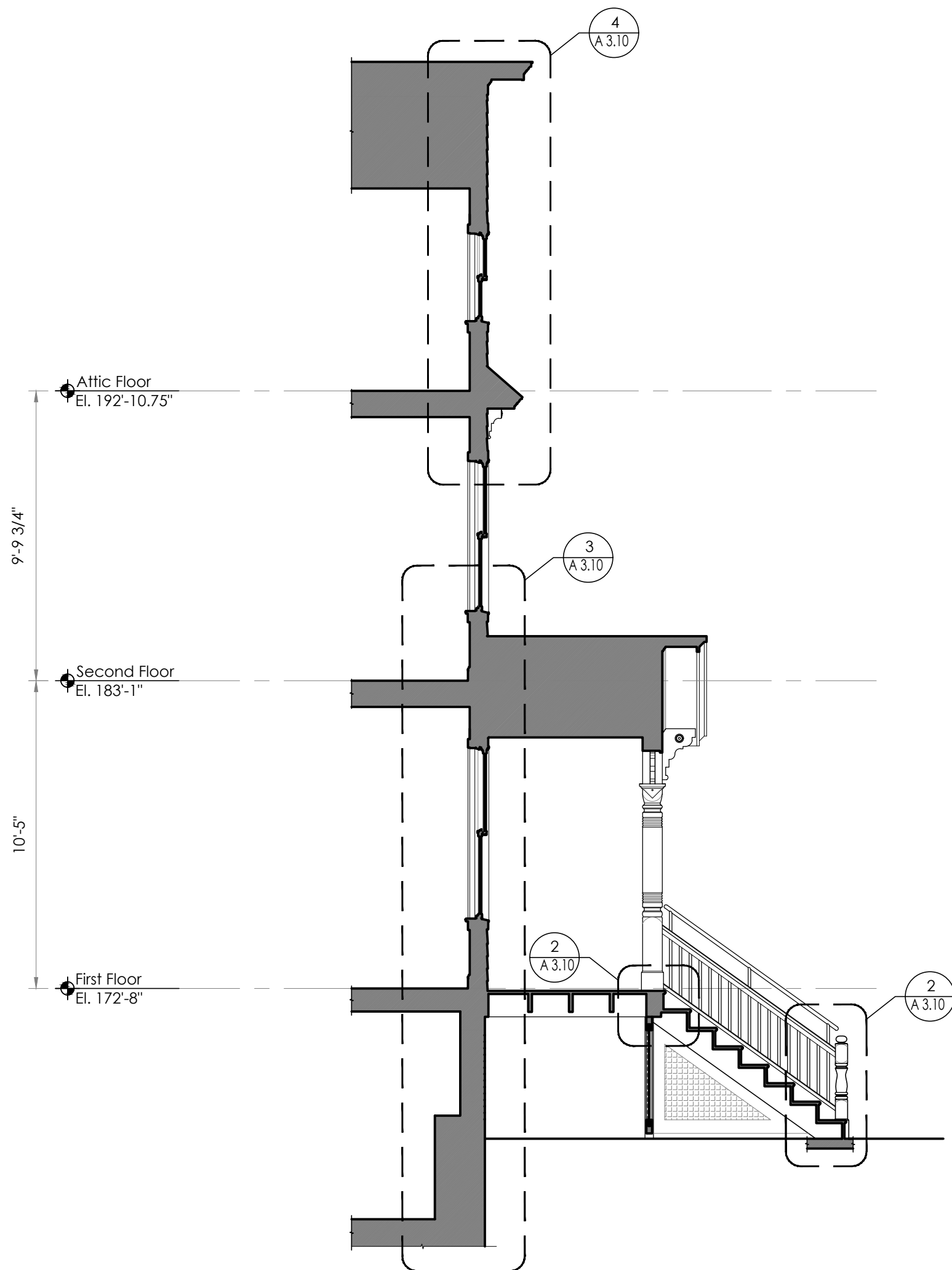
ONE BRIDGE STREET
IRVINGTON NY 10533
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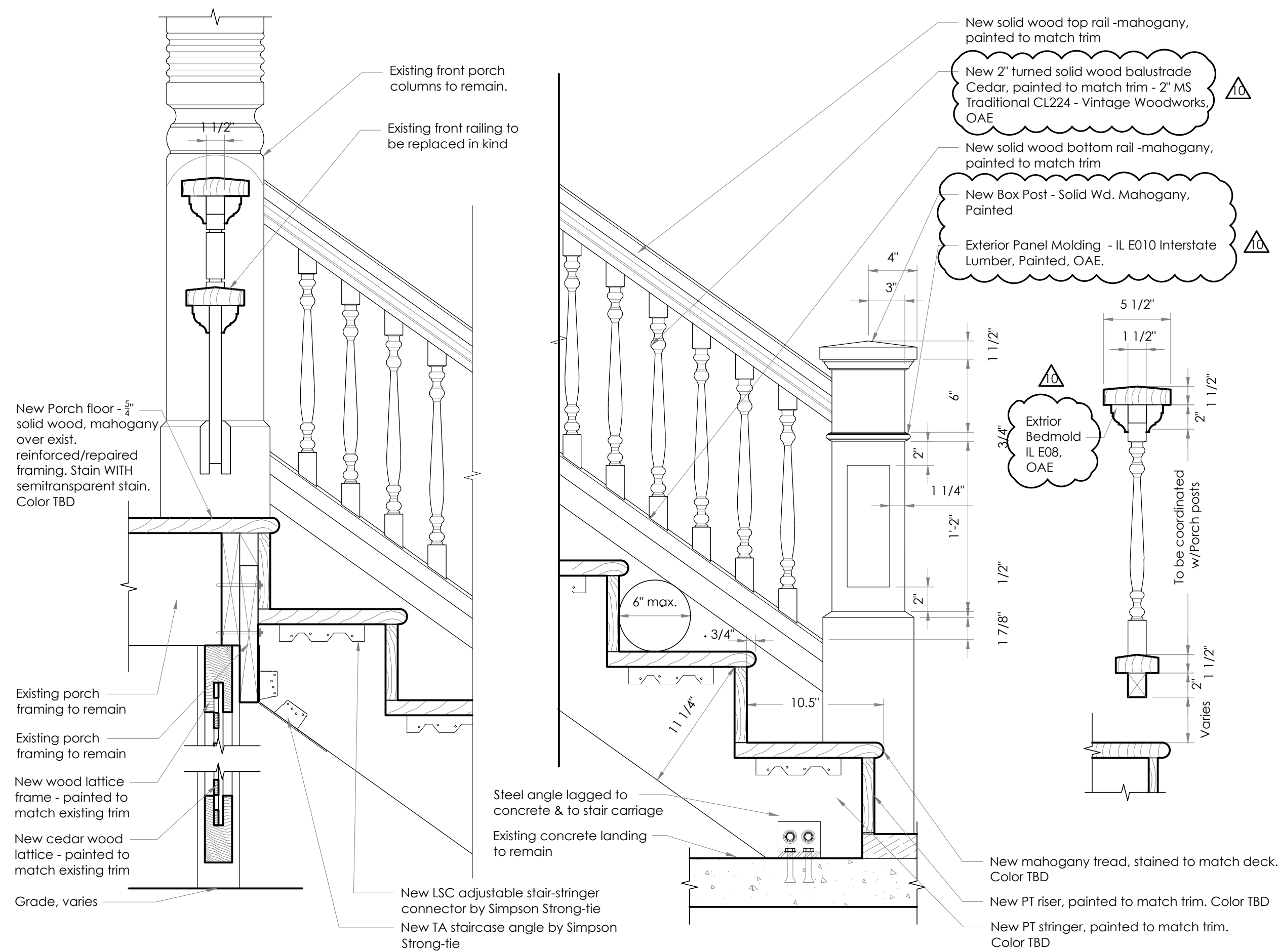
DATE: 02/03/2022

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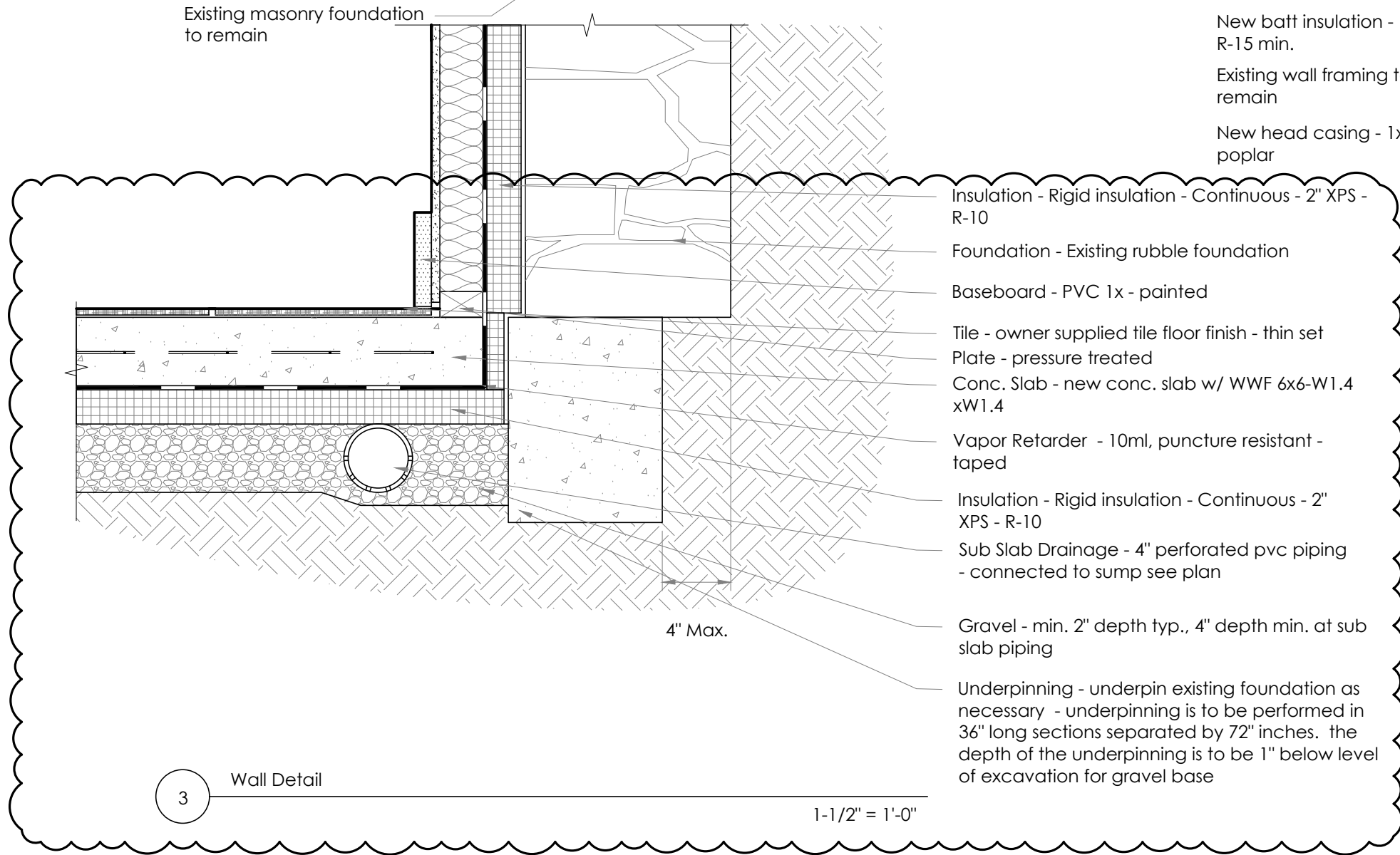
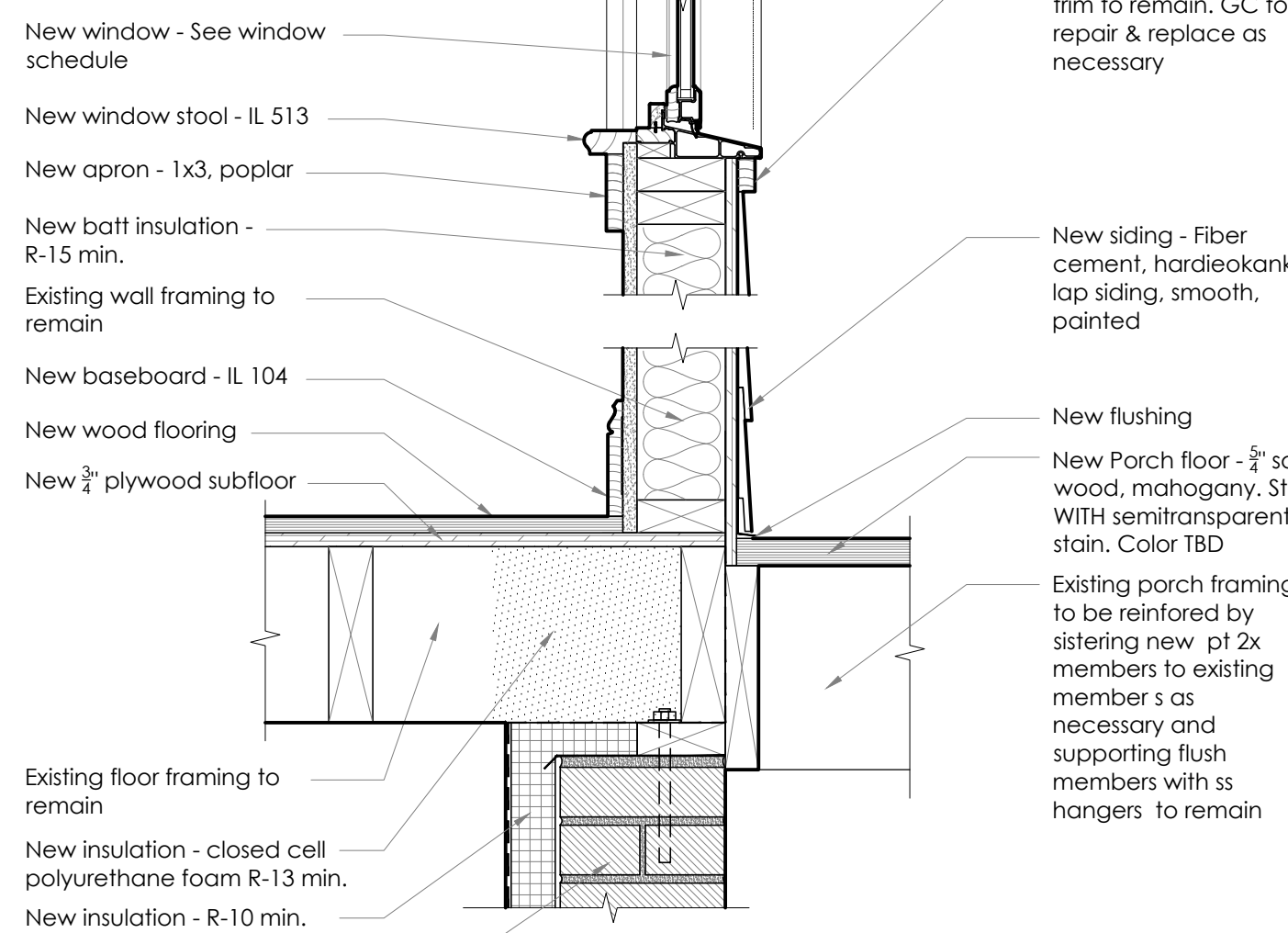
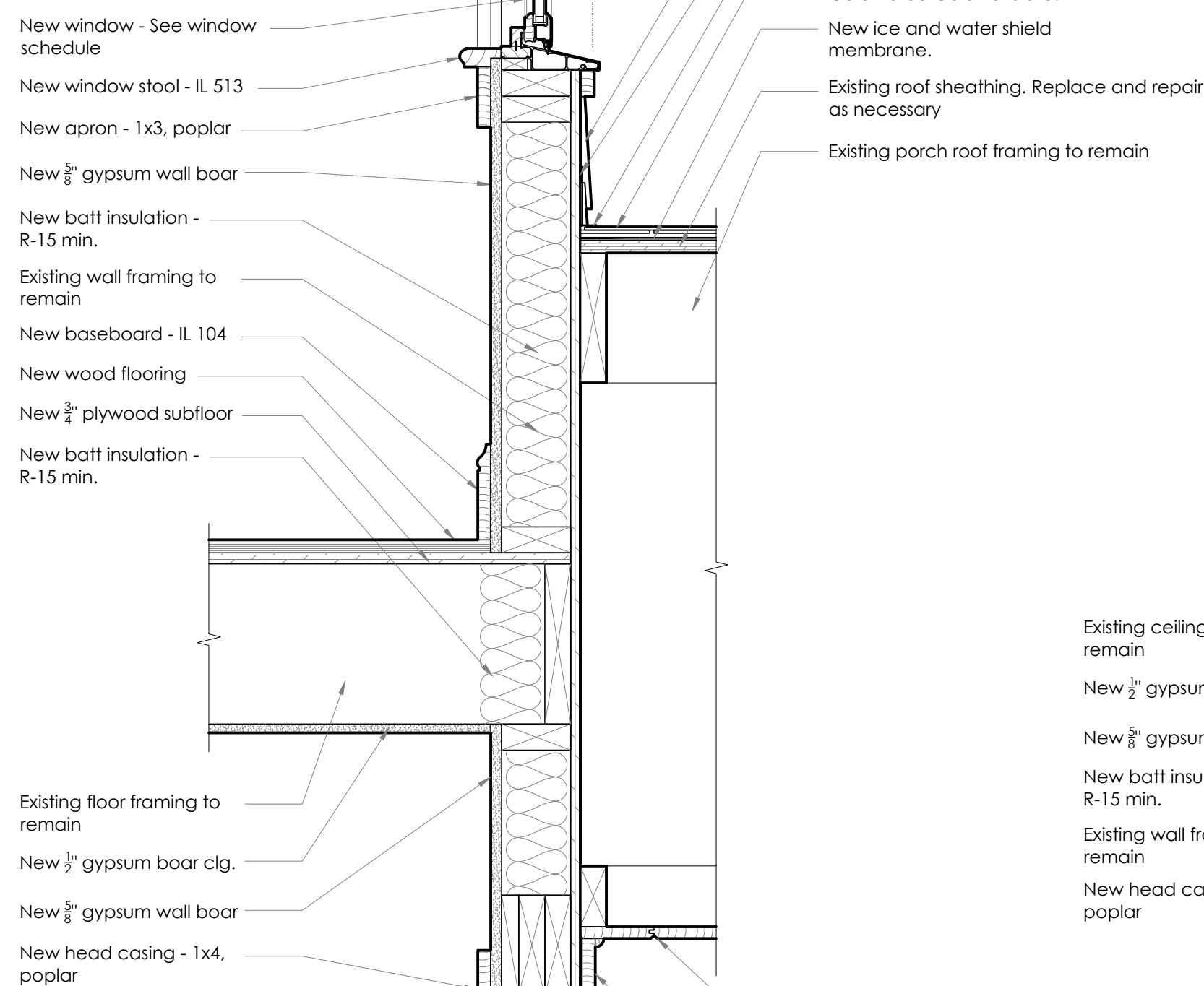
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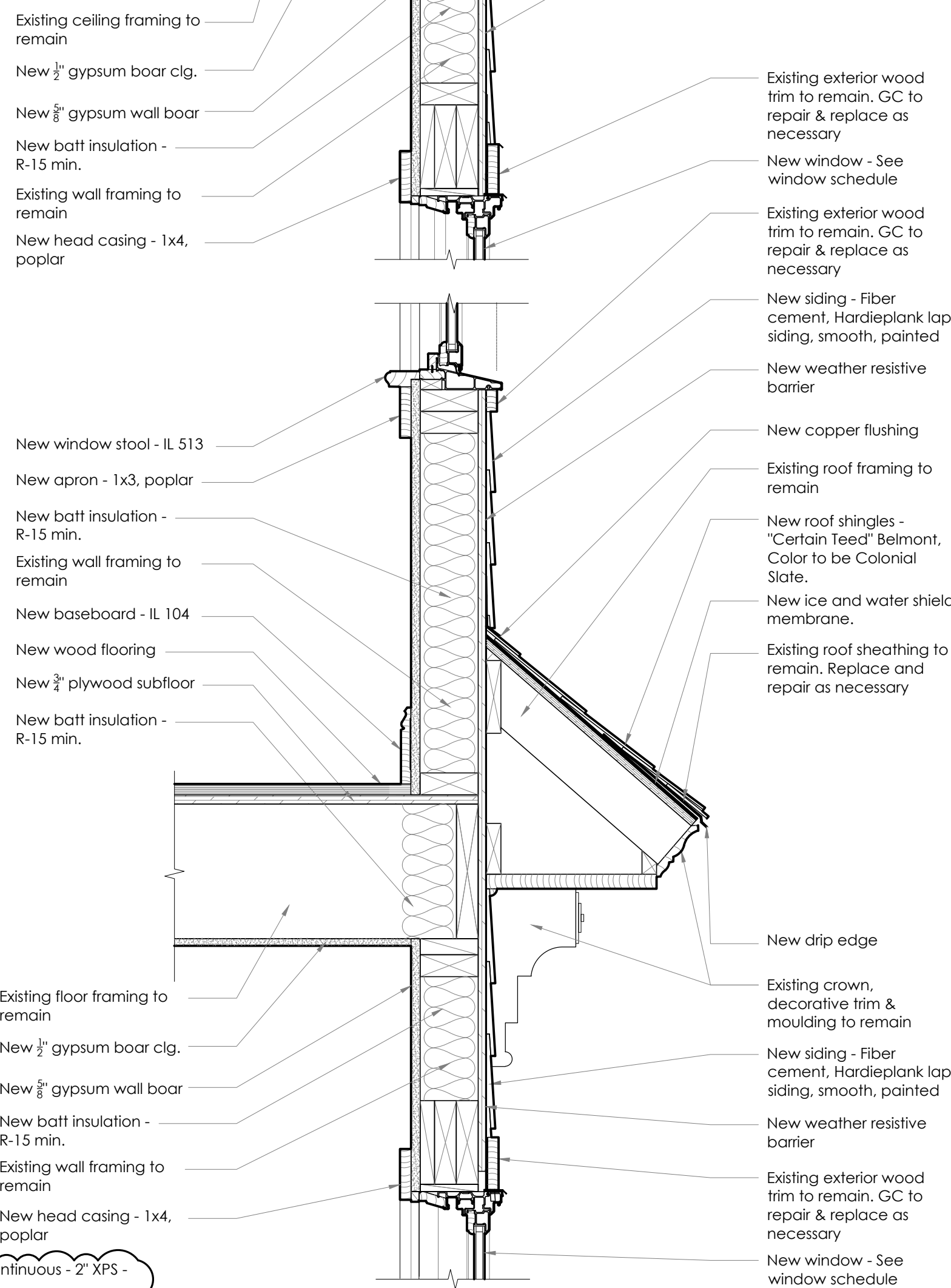
Typical Building Section

$$1/4'' = 1'-0''$$


Front Porch Stair Detail

$$1-1/2'' = 1'-0''$$


Wall Detail

$$1\text{-}1/2'' = 1\text{'-}0''$$


Wall Detail

$$1-1/2' = 1'-0'$$

126 Main Street
Irvington, NY

A	02/06/2023	Resubmission for ARB Approval Revision 9 - Basement Revisions	
B	01/26/2023		
C	05/23/2022	Submission for Building Permit	
D	04/04/2022	Submission for ARB Approval	
E	03/17/2022	Resubm. for Demolition Permit	
F	03/10/2022	Submission for Demolition Permit	
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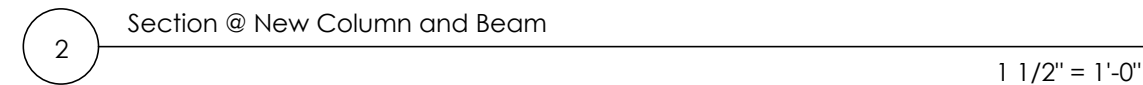
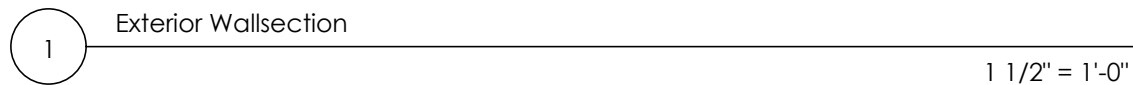
ONE BRIDGE STREET
IRVINGTON NY 10533
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SCALE: As Noted

DATE: 02/03/2022

JOB: 2117

A-3.11



126 Main Street
Irvington, NY

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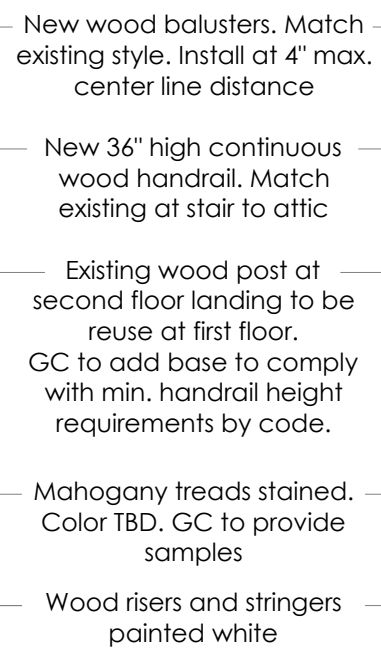
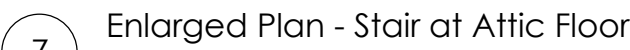
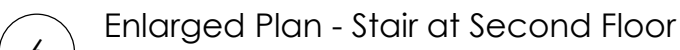
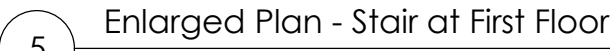
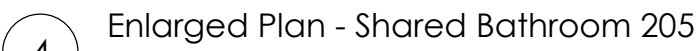
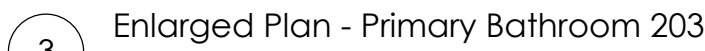
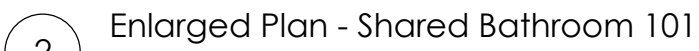
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SCALE: As Noted

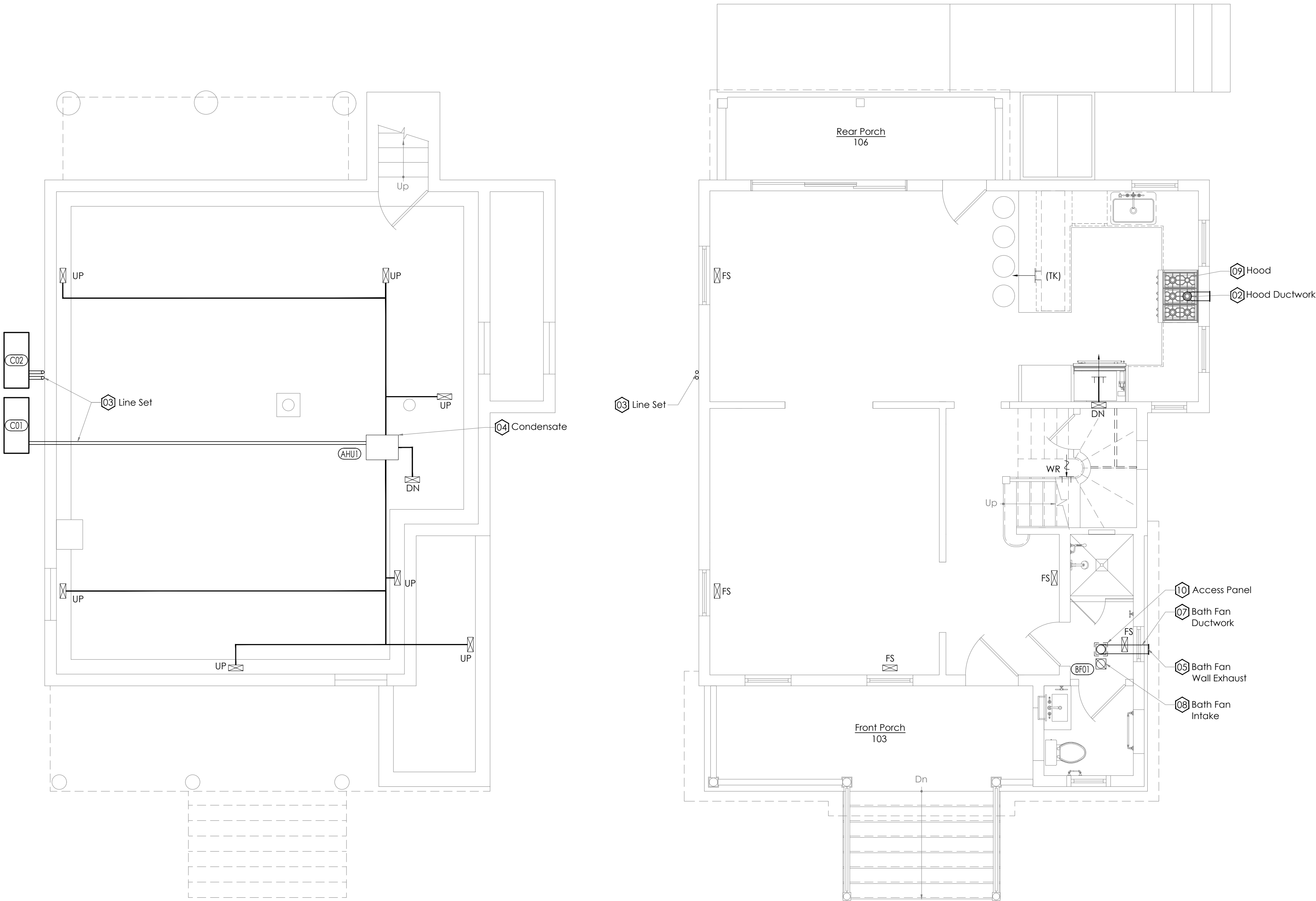
DATE: 02/03/2022

JOB: 2117

A-4.00



- Existing stair to attic to remain. No changes. GC to sand and finish to match new stair



HVAC Key Notes

- 01 Dryer Exhaust - 4" flexible ductwork through wall, with 4" cap.
- 02 Hood Ductwork - 6" flexible ductwork through wall with damper, coordinate with owner supplier hood appliance and framing, Copper wall outlet.
- 03 Line Set - Proposed line set path
- 04 Condensate - Condensate to be pumped to nearest waste stack, provide trap.
- 05 Bath Fan Wall Exhaust
- 06 Bath Fan Roof Exhaust - Copper/ab low profile roof exhaust, copper coordinate with ductwork size.
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- 09 Hood - Owner supplied wall mounted hood
- 10 Access Panel - Size to be coordinated with equipment

HVAC Legend

WR	Wall Return
CS	Ceiling Supply
FR	Floor Return
FS	Floor Supply
Ex. Up/ Ex. Dn	Existing duct riser / drop supply
Ex. Up/ Ex. Dn	Existing duct riser / drop return
Ex. FS	Existing Floor Supply Diffuser
Ex. FR	Existing Floor Return Register
Ex.	Existing supply grill wall mounted
Ex.	Existing return grill wall mounted
Ex.	Existing supply diffuser ceiling mounted
Ex.	Proposed return grill ceiling mounted
X" x X" Up/Dn	Proposed duct riser / drop supply
X" x X" Up/Dn	Proposed duct riser / drop return
FS	Proposed Floor Supply Diffuser
FR	Proposed Floor Return Register
(TK)	Proposed supply grill wall mounted (TK: Toe Kick)
WR	Proposed return grill wall mounted
CS	Proposed supply diffuser ceiling mounted
CR	Proposed return grill ceiling mounted
---	New ductwork
WxD	Existing ductwork
WxD	Ductwork to be removed
①	Programmable Thermostat

Gallo Residence

126 Main Street
Irvington, NY

3	05/23/2022	Submission for Building Permit
2	04/04/2022	Submission for ARB Approval
1	03/17/2022	Resubm. for Demolition Permit
	03/10/2022	Submission for Demolition Permit

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FERGUSON MALONE ARCHITECTURE

ONE BRIDGE STREET
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HVAC Notes

New heating and cooling system equipment shall be installed as per manufacturer's instructions and shall include all required accessories.

Heating and cooling system work shall be provided and installed by licensed personnel. Installers must be certified by the manufacturer of the equipment specified. (Installers for Mitsubishi systems must have Diamond Contractor certification, preferred level minimum.)

The GC is to provide alternate for Mitsubishi heat pump system of similar capacity.

Duct final routing is to be provided in shop drawing form. All ductwork is to be coordinated with other building systems. All proposed duct work is to be insulated as per details on sheet M-1.03.

Specified grilles to be from Hart & Cooley or equal. Provide shop drawings for review. Floor diffusers and return registers are to be wood to match flooring. HVAC installer to coordinate with GC and to confirm performance requirements for wood registers.

Mechanical system piping capable of carrying fluids above 105°F (41°C) or below 55° (13°C) shall be insulated to minimum of R-3.

Hot water pipes shall be insulated to a minimum of R-3.what i

All joints, seams and connections in metallic and non-metallic ducts shall be constructed as specified in SMACNA HVAC Duct Construction Standards- Metal and Flexible.

All joints and seams, and connections in ductwork shall be securely fastened and sealed with welds, gaskets, mastics (adhesives), plastic-plus-embedded-fabric-systems, liquid sealants or tapes.

Tapes and mastics used to seal metallic and flexible air ducts and flexible air connectors shall comply with UL 181B and shall be marked "181 B-FX" for pressure-sensitive tape or "181 BM" for mastic. Duct connections to flanges of air distribution system equipment shall be sealed and mechanically fastened. Mechanical fasteners for use with flexible nonmetallic air ducts shall comply with UL 181B and shall be marked 181B-C. Crimp joints for round metallic ducts shall have a contact lap of not less than 1 inch(25mm) and shall be mechanically fastened by means of not less than three sheet-metal screws or rivets equally spaced around the joint.

Closure systems used to seal all ductwork shall be installed in accordance with the manufacturer's instructions.

Ducts, air handlers and filter boxes shall be sealed with joints/seams compliant with International Mechanical Code or International Residential Code, as applicable.

Ducts outside of the conditioned space to be pressure tested to determine air leakage with either: Rough-in test: Total leakage measured with a pressure differential of 0.1 inch w.g. across the system including the manufacturer's air handler enclosure if installed at time of test. Postconstruction test: Total leakage measured with a pressure differential of 0.1 inch w.g. across the entire system including the manufacturer's air handler enclosure. Ducts declared to be within the conditioned space are either 1) completely within the continuous air barrier and within the building thermal envelope, 2) buried within ceiling insulation in accordance with Section R403.3.6 and the air handler is located completely within the continuous air barrier and within the building thermal envelope and the duct leakage is <= 1.5 cfm / 100 square feet of conditioned floor area served by the duct system, or 3) the ceiling insulation R-value installed against and above the insulated duct >= to the proposed ceiling insulation R-value, less the R-value of the insulation on the duct

Ducts outside of the conditioned space to have tightness test result of <=4 cfm/100 ft2 across the system or <=3 cfm/100 ft2 without air handler @ 25 Pa. For rough-in tests, verification may need to occur during Framing Inspection.

Ducts shall be pressure tested to determine air leakage with either: Rough-in test: Total leakage measured with a pressure differential of 0.1 inch w/g/ across the system including the manufacturer's air handler enclosure if installed at time of test. Post construction test: Total leakage measured with a pressure differential of 0.1 inch w/g/ across the entire system including the manufacturer's air handler enclosure.

Provide duct testing at rough-in and post construction. Leakage not to exceed 4 CFM per 100 SF of conditioned space.

Contractor to provide load calculations for approval confirming design calculations.

Ducts outside of the conditioned space to be pressure tested to determine air leakage with either: Rough-in test: Total leakage measured with a pressure differential of 0.1 inch w.g. across the system including the manufacturer's air handler enclosure if installed at time of test. Postconstruction test: Total leakage measured with a pressure differential of 0.1 inch w.g. across the entire system including the manufacturer's air handler enclosure. Ducts declared to be within the conditioned space are either 1) completely within the continuous air barrier and within the building thermal envelope, 2) buried within ceiling insulation in accordance with Section R403.3.6 and the air handler is located completely within the continuous air barrier and within the building thermal envelope and the duct leakage is <= 1.5 cfm / 100 square feet of conditioned floor area served by the duct system, or 3) the ceiling insulation R-value installed against and above the insulated duct >= to the proposed ceiling insulation R-value, less the R-value of the insulation on the duct

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Provide duct testing at rough-in and post construction. Leakage not to exceed 4 CFM per 100 SF of conditioned space.

Contractor to provide load calculations for approval confirming design calculations.

Ducts to be sized in accordance with ACCA Manual D and sections R403.7-8. Ductwork sizing to be confirmed by the contractors. Any sizing indicated is to be confirmed based on the contractor's approved load calculations and final equipment specification and shop drawings.

Contractor to confirm all required equipment clearances.

Supply and return ducts in attics to be insulated >= R-8 where duct is >= 3 inches in diameter and >= R-6 where < 3 inches. Supply and return ducts in other portions of the building to be insulated >= R-6 for diameter >= 3 inches and R-4.2 for < 3 inches in diameter. Return ductwork to be insulated for sound.

Automatic or gravity dampers to be installed on all outdoor air intakes and exhausts.

Air handlers and filter boxes shall be sealed with joints/seams compliant with New York City Mechanical Code. Air handler leakage designated by manufacturer at <=2% of design air flow.

Programmable thermostats shall be installed for control of primary heating and cooling systems and initially set by manufacturer to code specifications. Heat pump thermostat shall be installed on heat pumps. Boilers to have a set back control to lower boiler water temperature based on outdoor temperature.

Gc to provide owner with manuals for mechanical and water heating systems.

The dwelling unit is to be tested and verified as having an air leakage rate not exceeding 3 ACH (air changes per hour.) Testing shall be conducted in accordance with RESNET/ICC380, ASTM E779 or ASTM E1827 and reported at a pressure of 0.2 inch w/g/ (50 Pascals). Testing shall be performed by a qualified testing agency, at any time after creation of all penetrations of the building thermal envelope.

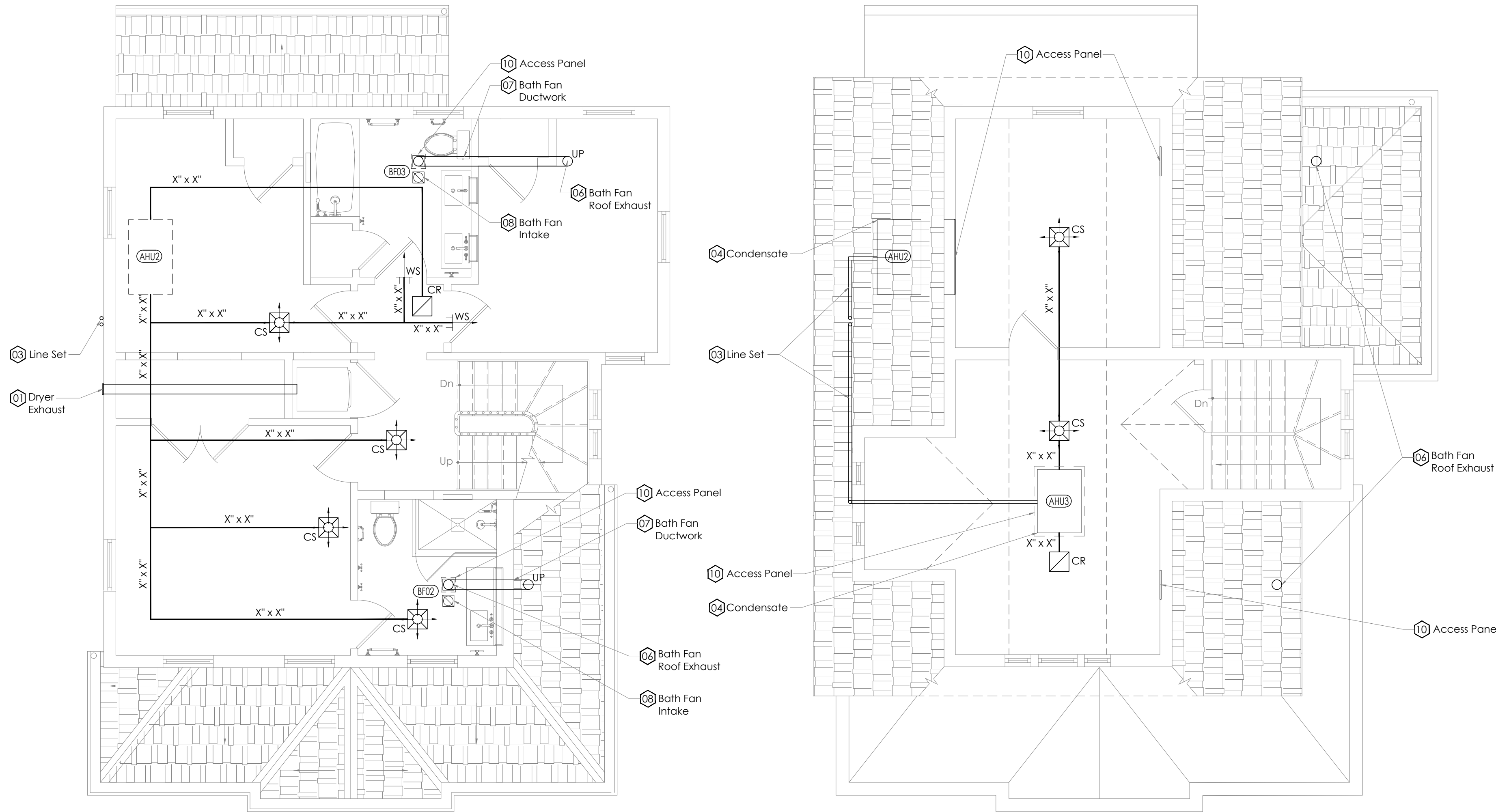
Proposed Mechanical Plans

SCALE: As Noted

DATE: 02/03/2022

JOB: 2117

M-1.00



1 Proposed Second Floor Plan
1/4" = 1'-0"

2 Proposed Attic Plan
1/4" = 1'-0"

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- Ductwork to be removed
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Gallo Residence

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Irvington, NY

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FERGUSON MALONE ARCHITECTURE

ONE BRIDGE STREET
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T 914 591 5066 F 914 591 5031

Proposed
Mechanical
Plans

SCALE: As Noted

DATE: 02/03/2022

JOB: 2117

M-1.01

System Design Calculations

Equipment is to be sized to conform with Manual S and based on building loads calculate in accordance with ACCA Manual J: Residential Load Calculation. The HVAC sub contractor is to provide Manual J and Manual S confirmations for final equipment specifications.

Construction Feature Performance:

Above Grade Walls	U Value	0.047
Below Grade Walls	U Value	0.10
Roof	U Value	0.020
Door	U Value	0.27 - 0.29
Windows	U Value	0.26 - 0.28
	SHGC	0.16 - 0.21
Floors (Basement ceiling)	U Value	0.10

Design Condition

ACCA Weather Station: White Plains
Heating Design Temperature: 12° F
Cooling Design Temperature: 87° F

HVAC Equipment Schedule

Tag	Description	Manufacturer	Model	Cooling Capacity	Heating Capacity	CFM	Remark
AHU1	Air Handler Unit	Mitsubishi	SVZ-KP24NA	24,000	23,000	625	O.A.E.
AHU2	Air Handler Unit	Mitsubishi	SEZ-KD18NA4R1.TH	17,200	21,600	529	O.A.E.
AHU3	Air Handler Unit	Mitsubishi	SEZ-KD12NA4R1.TH	11,500	13,600	317	O.A.E.
C01	Condenser	Mitsubishi	SUZ-KA24NAHZ				O.A.E.
C02	Condenser	Mitsubishi	MXZ-3C30NAHZ3-U1				O.A.E.
BF01	Bathroom Exhaust Fan	Fantech	PB110	NA	NA	110	Inline Bath Fan w/ Grill - Contractor supplied and installed.
BF02	Bathroom Exhaust Fan	Fantech	PB110	NA	NA	110	Inline Bath Fan w/ Grill - Contractor supplied and installed.
BF03	Bathroom Exhaust Fan	Fantech	PB110	NA	NA	110	Inline Bath Fan w/ Grill - Contractor supplied and installed.

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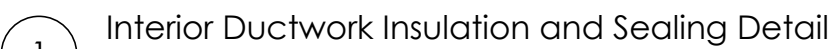
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Not to Scale



Sound Lining Installation & Nosing Details



Not to Scale