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 <u>jmalone@fergusonmalone.com</u>.

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

Gallo Residence Project No. 2117 BP No. 2022-0082



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 RevisionsJune 29, 2022Revision s

Revision #6 - Window RevisionJune 29, 2022Revision რ

Revision #7 - Lighting RevisionAugust 10, 2022Revision

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

	Climate and Geographic Design Criteria (Effective 10/3/2016)												
Location: Vill	ocation: Village of Irvington Zip Code: 10533												
		Wind	Design		-	Subjec	ct to Damage	e From					
Ground Snow Load	Speed (mph)	Topo Effects	Special Wind Region	Wind-borne Debris Zone	Seismic Design Category (RCNY Only)	Weathering	Frost Line Depth	Termite	Climate Zone	Ice Barrier Underlayment Reqd	Flood Hazards	Air Freezing Index	Mean Annual Temp
30	*Special Wind Region	No	Yes	No	С	Severe	42"	Moderate to Heavy	4A	Yes	**Firm Community - Panel Map # 36119C0261F Effective Date, 9-28-2007	2000	51.6

*115 MPH to 120 MPH. The Special wind region should serve as a warning to design professionals in evaluating wind loading conditions. Wind Speeds higher than the derived values takes from Section 1609 of to IBC and Figure R301.2(4) A of the IRC are likely to occur and should be considered in the design.

**State if applicable. For Flood Hazards the Design Professional shall state if they are applicable. Y/N. Verify with FIRM Maps. Maps are available on the FIMA web site http://www.floodmap.floodsimple.com/

	Insulation and Fenestration Requirements by Component									
Climate Zone	Fenestration U-Factor	Skylight U-Factor	Glazed Fenestration SHGC	Ceiling R-Value	Wood Frame Wall R-Value	Mass Wall R-Value	Floor R-Value	Basement Wall R-Value	Slab R-Value & Depth	Crawl Space Wall R-Value
	Table R402.1.2 Insultation and Fenestration Requirements by Component									
4	0.27	0.50	0.4	49	21 int. or 20+5 or 13 + 5	15/20	30	15/19	10,4 FT	15/19
				Tab	le R402.1.4 Equi	valent U-Facto	ors			
4	0.27	0.50		0.026	0.045	0.056	0.033	0.050	0.059	0.042

Notes:

* Plans have been designed in accordance with the prescriptive energy requirement * Plans have been designed in accordance with the National Electrical code NFPA 7

* All wall insulation to be installed per manufacturer's instructions. * All ceiling insulation to be installed per manufacturer's instructions. Blown insulat

* Air barrier and thermal barrier to be installed per manufacturer's instructions.
 * Blower door test @50 Pa. <=5 ach in Climate Zones 1-2, and <=3 ach in Clima

* Existing and proposed building construction to be Type 5 B: Wood-Framed, comb

* Existing occupancy is 2-Family and proposed occupancy is 1-Family

Construction Requirements

All work shall be in accordance with the 2020 New York State Building Code and the November 2019 addition, and all applicable local jurisdiction and fire department regulations.

Contractor shall obtain all permits as required prior to start of work and schedule inspections with the building inspector and other regulating authority at appropriate stages of the work as required by code and by the local building inspector. Inspection personnel shall be notified a minimum of five days prior to proposed date of inspections. Work shall not be closed or covered until it has been inspected and approved.

All work, including plumbing and electrical work, shall be performed by licensed contractors.

All work with engineered lumber and/ or truss construction must be placarded as per NYSDOS.

The contractor shall maintain a current and complete set of construction drawings and specifications at the construction site during all phases of construction for use of trades, architect and Building Dept. personnel.

Contractor shall verify all field conditions and dimensions and be responsible for field fit and quantity of work.

Contractor shall notify the architect of any discrepancies in drawings, specifications and field conditions before commencing the work and notify architect immediately if any portion of work cannot be performed as specified.

The contractor shall not scale drawings for purposes of construction and shall verify any dimensions needing clarification with architect prior to construction.

Construction work shall be done on regular work hours except as directed by owner. All local ordinances regarding noise and nuisance shall be respected.

Contractor shall exercise strict control over safety and security of the site.

The contractor(s) shall strictly adhere to requirements of all jurisdictional agencies for the protection of all persons from hazards during demolition and construction and during removal of any lead paint, asbestos, pcb's etc. Which might exist on the site. Test all paint and suspected hazardous materials to be removed prior to commencement of work. Notify owner if abatement and mitigation is required. Follow DEP, NY state DOL ICR 56 and U.S. EPA certification programs for containment, removal, and disposal of waste. Materials used for construction, fabrication or finishes shall be approved per minimum standard appropriate for the respective purpose.

Contractors shall provide on site first aid facilities and protective gear required by Osha Standards to prevent injury to all workers and persons visiting the site.

The entire areas and the job site shall be maintained in a neat and orderly condition and kept free from waste and rubbish during the entire construction period. Remove materials or trash from the site at the end of each working day.

All exits, and ways of approach thereto shall be continuously maintained free from all obstructions or impediments to full instant use in the case of fire or other emergency.

Contractor's personnel will be admitted to the property upon permission of the owner. No alcohol nor drug use shall be permitted.

Contractor will be responsible for repairing any damages or replacing any items destroyed in the process of the work. Contractor will be responsible for property and materials of any kind on the premises, and shall provide all necessary protection for the work until turned over to the owner.

Concrete:

Soil bearing value assumed to be min. 2 tons per square foot subject to field verification. Concrete work shall conform to ACI 318-63. in cases of conflict the NY state building code shall govern.

Concrete slabs on grade at sidewalks, concrete fill and pads shall be average concrete. Average concrete shall have a mix proportion and a water cement ratio which has been shown by previous CBE to produce satisfactory concrete of 2,500 psi at a slump of 5" +/- 1".

All reinforcing bars shall be new billet deformed steel conforming to ASTM 615 grade 60. Slabs-on-grade reinforcement shall be 6" x 6" - 10/10 gauge welded wire mesh. Provide clearances from faces of concrete to

reinforcem	ent as follows:	
	Slabs	3/4"
	Beams	1-1/2"
	Footings	3-0"
Walls:	Exterior face	1-1/2"
	Interior face	3/4"
At concret	e surfaces to be e	xposed to weather:
	#4 and smaller	1-1/2"
	#5 and larger	2-0"

Abbreviation	S

nts by Co	omponent		1		Legend	and Symbols		
	Basement	Slab						
Floor R-Valu	e R-Value	R-Value & Depth	Crawl Space R-Value	e Wall	X A-X.XX		ELEVATION	
30	15/19	10,4 FT	15/19		X	- DETAIL NUMBER	DETAIL	
ors					A-X.XX	DRAWING NUMBER		
0.033	0.050	0.059	0.042		XX	DOOR NUMBER	X	FINISH TAG
of the	2020 Energy Cons	convertion (opertruction (odo of Now York State	$\langle X \rangle$	WINDOW TYPE	\bigotimes	KEY NOTE
2014	Edition.		onstruction c	ode of New Tork State.	PXX	PLUMBING FIXTURE TAG		- WALL TYPE
e Zones	3-8.	Ι.			EXX	EQUIPMENT TAG	ROOM NAME ROOM NO.	ROOM TAG
oreviati	ons		F		0		W	
DUS. DUS.T	AIR CONDITIONIN ACOUSTICAL ACOUSTICAL TILE	NG E (OR	F.ALM. FABR. F.E.	FIRE ALARM FABRICATE FIRE EXTINGUISHER	O.A. O.C. O.D.	OVERALL ON CENTER OUTSIDE DIAMETER OFF.	(W) W/ W.C.	WEST WITH WATER CLOSET
.) 'N(L).	ADDITION(AL)		F.E.C.		О.Н.	OPPOSITE HAND OPNG.	WIN. WIN	WOOD WINDOW WATER HEATER
М.	ALUMINUM		F.H.C. FIN.	FIRE HOSE CABINET FINISH(ED)	OPP. ORIG.	OPPOSITE ORIGINAL	W/O W.S.	WITHOUT
D. √D.	ANODIZED		FLR. FLUOR.	FLOOR FLUORESCENT	P		WV.	WOOD VENEER
२ ० ४. 	APPROXIMATE ARCHITECT or		F.O.C. F.O.F.	FACE OF CONCRETE FACE OF FINISH	PART. BD. PIAM	PARTICLE BOARD PLASTIC I AMINATE	<u>Y</u>	
D.	ARCHITECTURAL AUTOMATIC		F.O.G. F.O.S.	FACE OF GYP.BD. FACE OF STUD	PLAS. PLYWD	PLASTER PLYWOOD	YD.	YARD
•	AVERAGE AND		F.O.W. FR.	FACE OF WALL FRAME	PNL. PR	PANEL PAIR		
	ABOVE FINISH FLOOR		F.S. FT.	FULL SIZE FOOT OR FEET	PREFAB.			
	ABOVE		F.A.R. F-F	FLOOR AREA RATIO FACE TO FACE FURR	РТN. РТN.			
			FIXT	FURRING	PWG.	PAINTED PAINTED WOOD &		
2.	BUILDING		G	INTONE	~	GLASS		
•	BLOCKING BRACKET		GA.	GAUGE	Q QUAL.	QUALITY		
	BRONZE BASEMENT		GEN. GL.	GENERAL GLASS OR GLAZED	QUAN.	QUANTITY		
			GYP. GWB	GYPSUM GYPSUM WALL	R			
	CABINET			BOARD	к/A RAD.	RADIUS		
	CENTER TO CENTE CERAMIC	:R	H Humb		RECEP. REF.	RECEPTACLE REFERENCE		
Э.	CALKING CENTER LINE		HDWD.		REFL. REINF.	REFLECTED REINFORCED		
CEIL.)	CEILING		H.M.		RESIL. REQ'D.	RESILIENT REQUIRED		
S. ,	CLOSET CLEAR		HURIZ. HVAC	HORIZONIAL HEATING,	R.H. RM.	RIGHT HAND ROOM		
OPG.	CLEAR OPENING COLUMN			VENTILATING AND AIR CONDITIONING	RND. R.O.	ROUND ROUGH OPFNING		
C. N			H.W.	HOT WATER	REV.	REVISION		
. . . ст	CONNECTION		<u>ı</u> I.D.	INSIDE DIAMETER	S			
IT.			INCL. INFO.	INCLUDE(D)(ING) INFORMATION INCAN.	(S) SCHED.	SOUTH SCHEDULE		
R.			INT.	INCANDESCENT INTERIOR	SECT. SIM.	SECTION SIMILAR		
	CENTER				SQ. S.F.	SQUARE SQUARE FEET		
	COLD WATER CARBON MONOX	KIDE	J JAN.	JANITOR	STL. S.S.	STEEL STAINLESS STEEL		
			JT.	JOINT	STD.	STANDARD STRUCT. STRUCTURAL		
	DOUBLE-ACTING DOUBLE	DBL.	L		SUSP.	SUSPEND(ED) SYMM. SYMMETRICAL		
	DEPARTMENT DETAIL		L LAM.	ANGLE LAMINATE	SYS. SPL	SYSTEM SPLASH		
	DRINKING FOUNTAIN		LB. (OR #) L.H.	POUND LEFT HAND	S.D. STOP	SMOKE DETECTOR		
	DIAMETER		LAV.	LAVATORY	л.			
					<u>ı</u> TECH.	TECHNICAL		
2			MAINI. MAX.	MAINTENANCE MAXIMUM	TEL. TEMPD.	TELEPHONE TEMPERED		
·	DRAWING		MECH. M.C.	MECHANICAL MAIL CHUTE	TEMP. GL. THK	TEMPERED GLASS THICK (NFSS)		
			MTL. MEZZ.	METAL MEZZANINE	TYP.			
	EAST ELECTRIC		MGR. MIN.	MANAGER MINIMUM	I./VI.L.			
R			MISC.	MISCELLANEOUS	<u>U</u> U.L.	UNDERWRITERS		
R.	ENGINEER		MUL.		(ITII	LABORATORY		
IP.	EQUAL EQUIPMENT		M.IH. MW.	METAL IHRESHOLD MICROWAVE	U.O.N.			
IST.	exhaust existing		Ν					
.N.	EXPANSION EXPC EXPOSED	DS.	(N)	NORTH	VERT.	VERTICAL		
CT.	EXTERIOR		NEG.	NEGATIVE	VEST. V.I.F.	VESTIBULE VERIFY IN FIELD		
- • •			N.I.C.	NOT IN CONTRACT	VOL.	VOLUME		
			NO.(OR #) N.T.S.	NUMBER NOT TO SCALE				

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HEET NO.	TITLE	REVISION	D
G-0.00	General Notes and List of Drawings	$\underline{\mathbb{V}}$	02/0
G-0.01	Photo Sheet (Not included on Subm. for Bldg. Permit)	2	04/0
A-0.10	Door Schedule	$\overline{\mathbb{A}}$	02/
A-0.11	Window Schedule	$\overline{\mathbb{A}}$	02/
A-0.12	Equipment, Plumbing Fixtures & Accessories Schedule	3	05/
A-1.00	Existing Demolition Floor Plans	<u>_5</u>	06/
A-1.10	Existing Elevations	2	04/
		Δ	
A-2.00	Proposed Floor Plans - Basement, First & Second Floor		02/
A-2.01	Proposed Floor Plans - Attic & Roof	3	05/
A-2.10	Proposed Reflective Ceiling Plans	<u>/9</u>	01/
A-2.11	Proposed Reflective Ceiling Plans	<u></u>	05/
A-2.20	Proposed Power & Data Plans	<u></u>	05/
A-2.21	Proposed Power & Data Plans	<u></u>	05/
A-2.30	Proposed Finish Plans	<u></u>	05/
A-2.31	Proposed Finish Plans	3	05/
A-3 00	Proposed Exterior Elevations	A	02/
A-3 10	Proposed Building Section & Details	$\overline{\Lambda}$	02/
A-3 11	Proposed Building Section & Details	$\overline{\Lambda}$	02/
//-0.11		<u> </u>	
A-4.00	Proposed Enlarged Plans	6	06/
A-4.01	Enlarged Kitchen Plan and Interior Elevations	8	10/
M-1.00	Proposed Mechanical Plans	4	06/
M-1.01	Proposed Mechanical Plans	3	05/
M-1.02	Proposed Mechanical Details	3	05/

)ATE	SHEET NO.	TITLE	REVISION	DATE	Gallo
04/2022					Residence
107 10000					126 Main Street
/06/2023					Irvington, NY
/23/2022					
/29/2022					
/04/2022					
/06/2023					
/23/2022					
/18/2023					9 01/18/2023 Revision 9 - Basement Revisions
/23/2022					8 10/07/2022 Revision 8 - Kitchen Elevations
/23/2022					7 08/10/2022 Revision 7 - Lighting Revisions 6 06/29/2022 Revision 6 - Windows
/23/2022					06/29/2022 Revision 5 - Structural Revisions
/23/2022					4 06/28/2022 Revision 4 - Permit Resubmission
					2 04/04/2022 Submission for ARB Approval
/06/2023					1 03/17/2022 Resubm. for Demolition Permit
/06/2023					NO. DATE ISSUE/REVISION
/06/2023					In developing the plans and specifications for the
12912022					project, the Architect has taken into account applicable state and municipal building laws and regulations including the Pacidential Code 2000 c
/07/2022					New York State (IRC 2018/New York State Amendments) which includes Chapter 11 Energy Efficiency
					Encorey.
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					FERGUSON MALONE ARCHITECTURE
					IRVINGTON NY 10533
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					NOTES & LIST OT
					Drawings
					SCALE: As Noted
					JOB: 2117
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Door									
100	Entry 100	А	3'-0'' x 8'-0''	RH	Wood/Pine	Primed / Painted	1	TBD	Color TBD
101	Shared Bathroom 101	D	2'-6'' x 6'-8''	RH Reverse	Wood/Pine	Primed / Painted	2	2	Color TBD
102	Shared Bathroom 101	D	2'-8'' x 6'-8''	LH	Wood/Pine	Primed / Painted	2	N/A	Color TBD
103	Hall 103	D	2'-8'' x 6'-0'' - V.I.F.	LH Reverse	Wood/Pine	Primed / Painted	3	N/A	Color TBD -
104	Dining Room 104	В	2'-6'' x 8'-0''	RH Reverse	Wood/Pine	Primed / Painted	1	TBD	Interior Col
105	Dining Room 104	С	11'-10.5" x 7'-11.5"	Slider	Wood/Pine	Primed / Painted	By Manufacturer	N/A	Interior Col to V.I.F. Wit
200	Laundry 201	D	2'-10" x 6'-8"	RH Reverse	Wood/Pine	Primed / Painted	3	TBD	Color TBD
201	Primary Bedroom 202	D	2'-6'' x 6'-8''	RH	Wood/Pine	Primed / Painted	2	N/A	Color TBD
202	Primary Bedroom 202-Cl	E	(2) 2'-6'' x 6'-8''	LH/RH Reverse	Wood/Pine	Primed / Painted	4	N/A	Color TBD
203	Primary Bathroom 203	D	2'-6'' x 6'-8''	RH	Wood/Pine	Primed / Painted	2	2	Color TBD
204	Bedroom 206	D	2'-8" x 6'-8"	LH	Wood/Pine	Primed / Painted	2	N/A	Color TBD
205	Bedroom 206-Closet	D	2'-6'' x 6'-8''	RH Reverse	Wood/Pine	Primed / Painted	3	N/A	Color TBD
206	Bathroom 205	D	2'-8" x 6'-8"	LH	Wood/Pine	Primed / Painted	2	N/A	Color TBD
207	Bathroom 205-Closet	D	2'-0'' x 6'-8''	LH Reverse	Wood/Pine	Primed / Painted	3	N/A	Color TBD
208	Bathroom 204	D	2'-8'' x 6'-8''	RH	Wood/Pine	Primed / Painted	2	N/A	Color TBD
209	Bedroom 204-Closet	D	2'-6'' x 6'-8''	LH Reverse	Wood/Pine	Primed / Painted	3	N/A	Color TBD
300	Storage Room 300	F	2'-2" × 5'-0"	LH	Wood/Pine	Primed / Painted	2	2	Color TBD
301	Storage Room 300	F	2'-6" x 6'-5"	RH	Wood/Pine	Primed / Painted	4	N/A	Color TBD

Door Notes

Submit door and hardware specifications and shop drawings for architects approval. See door details for casing information.

Saddle Types

1. As per manufacturer

Flush Wood
 Stone

Interior Doors:





Type D

Type F

See Door Schedule

	Door Ty	yr Type Schedule										
<u>o</u> (A	Inswing Wood Entry Door w/ Raised Panel	TruStile Door	PL220	1 3/4"	Mahogany & Insulated	Stain Grade					
N		& Glass				Glass						
	B	Inswing Wood Entry Door	Marvin Ultimate	ELIFD 2880	1 3/4"	Wood/Pine & glass	Primed White					
	С	Interior 2 Panel Door	Simpson	81	1 3/4"	Wood/Pine	Primed White	4 9/16" Jamb Width, OG Sticking Option w/ 3/4 single hip Raised Panel				
	D	Interior 2 Panel Pair of Doors	Simpson	(2) 81	1 3/4"	Wood/Pine	Primed White	4 9/16" Jamb Width, OG Sticking Option w/ 3/4 single hip Raised Panel				
	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	4 9/16" Jamb Width, OG Sticking Option w/ 3/4 single hip Raised Panel				

Door Hardware Schedule

		Hinges	TBD	TBD	TBD	
Entry	1	Mortise Entry Set	TBD	TBD	TBD	
Liniy	I	Lever	TBD	TBD	TBD	
		Hinges	TBD	TBD	TBD	
Privacy	2	Knob	TBD	TBD	TBD	
Rim locks	2	Rosette	TBD	TBD	TBD	
		Hinges	TBD	TBD	TBD	
Passage / Closet	3	Knob	TBD	TBD	TBD	
1 disage / closer	5	Rosette	TBD	TBD	TBD	
		Hinges	TBD	TBD	TBD	
Double Closet	4	Knob	TBD	TBD	TBD	
		Rosette	TBD	TBD	TBD	

Door Hardware Notes

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

Finish hardware shall be premium grade Baldwin or as indicated in hardware schedule.

Functional and finish hardware shall be provided by and installed by contractor and shall be installed as per manufacturer's specifications. Verify backset distance and door thickness and coordinate with selected door hardware.





126 Main Street Irvington, NY



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

Door Schedule

SCALE:	As Noted	
DATE:	02/03/2022	
JOB:	2117	

Windov	v Schedule						
A	Elevate Double Hung Window	Marvin	Custom	See elevations	Fiber glass exterior/Pine Wood interior	Factory finished Ebony exterior / refinished White interior	With Screen and semi-divided lights with spacer
В	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
С	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 wind
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 Arefinished White interior	With Screen and semi-divided lights with spacer. Glass to be tempered safety glass
Н	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 / refinished 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
L			1				

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.

<u>TYPE E</u>

<u>TYPE K</u>

Attic 🔶

TYPE G

Light and Ventilation Calculations

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	
(3) A	198	15.8	36.0	YES	7.9	21.0	YES	
(7) C, Door 103	334	26.7		YES	13.4		YES	
(3) E	142	11.4	30.0	YES	5.7	18 <mark>.</mark> 0	YES	
(2) E	124	9.9	20.0	YES	5.0	12.0	YES	
(2) E	115	9.2	20.0	YES	4.6	12.0	YES	
(2) H, (1)J, (2)I	205	16.4	11.4	YES	8.2	8.8	YES	
(1)K	123	9.8	6.4	YES	4.9	8.0	YES	
	Window / Door Designation (3) A (7) C, Door 103 (3) E (2) E (2) E (2) E (2) H, (1)J, (2)I (1)K	Window / Door Designation Room Area (3) A 198 (7) C, Door 103 334 (3) E 142 (2) E 124 (2) E 115 (2) H, (1) J, (2)I 205 (1)K 123	Window / Door Designation Room Area Required Glazing Area (sf), 8% (3) A 198 15.8 (7) C, Door 103 334 26.7 (3) E 142 11.4 (2) E 124 9.9 (2) E 115 9.2 (2) H, (1) J, (2)I 205 16.4 (1)K 123 9.8	Window / Door Designation Room Area Required Glazing Area (sf), 8% Provided Glazing Area, sf (3) A 198 15.8 36.0 (7) C, Door 103 334 26.7 (3) E 142 11.4 30.0 (2) E 124 9.9 20.0 (2) E 115 9.2 20.0 (2) H, (1) J, (2)I 205 16.4 11.4 (1) K 123 9.8 6.4	Window/Door Designation Room Area Required Glazing Area (sf), 8% Provided Glazing Area, sf Provided Artificial Illumination (3) A 198 15.8 36.0 YES (7) C, Door 103 334 26.7 YES (3) E 142 11.4 30.0 YES (2) E 124 9.9 20.0 YES (2) E 115 9.2 20.0 YES (2) H, (1) J, (2)I 205 16.4 11.4 YES (1) K 123 9.8 6.4 YES	Window/Door Designation Room Area Required Glazing Area (sf), 8% Provided Glazing Area, sf Provided Artificial Illumination Req'd Openable Area (sf), 4% (3) A 198 15.8 36.0 YES 7.9 (7) C, Door 103 334 26.7 YES 13.4 (3) E 142 11.4 30.0 YES 5.7 (2) E 124 9.9 20.0 YES 5.0 (2) E 115 9.2 20.0 YES 4.6 (1) K 123 9.8 6.4 YES 4.9	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 (3) A 198 15.8 36.0 YES 7.9 21.0 (7) C, Door 103 334 26.7 YES 13.4 11.4 (3) E 142 11.4 30.0 YES 5.7 18.0 (2) E 124 9.9 20.0 YES 5.0 12.0 (2) E 115 9.2 20.0 YES 4.6 12.0 (2) H, (1) J, (2)I 205 16.4 11.4 YES 8.2 8.8 (1) K 123 9.8 6.4 YES 4.9 8.0	Window/ Door DesignationRoom AreaRequired Glazing Area (sf), 8%Provided Glazing Area, sfProvided Artificial IlluminationReq'd Openable Area (sf), 4%Provided Mech. Ventilation(3) A19815.836.0YES7.921.0YES(7) C, Door 10333426.7YES13.4YES(3) E14211.430.0YES5.718.0YES(2) E1249.920.0YES5.012.0YES(2) E1159.220.0YES4.612.0YES(2) H, (1)J, (2)I20516.411.4YES8.28.8YES(1) K1239.86.4YES4.98.0YES

(BASEMENT)

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Notes _____

Window Schedule

SCALE:	As Noted	
DATE:	02/03/2022	
JOB:	2117	
		-

Appliance and Equipment Schedule

Tag	Description	Location	Manufacturer	Product Name /Number	Finish	Remark
E01	36" Range	Kitchen 105	TBD	TBD	TBD	Owner
E02	36" Wall Hood	Kitchen 105	TBD	TBD	TBD	Owner
E03	24" Dishwasher	Kitchen 105	TBD	TBD	TBD	Owner
E04	30" Microwave Drawer	Kitchen 105	TBD	TBD	TBD	Owner
E05	36" Refrigerator / Freezer	Kitchen 105	TBD	TBD	TBD	Owner
E06	Washing Machine (Stackable)	Laundry 201	TBD	TBD	TBD	Owner
E07	Dryer (Stackable)	Laundry 201	TBD	TBD	TBD	Owner

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Tag	Description	Location	Manufacturer	Product Name /Number	Finish	Remark
P01	31" Undermount Sink	Kitchen 105	TBD	TBD	TBD	Owner supplied and contractor installed.
P02	Sink Faucet	Kitchen 105	TBD	TBD	TBD	Owner supplied and contractor installed.
P03	Sink Spray	Kitchen 105	TBD	TBD	TBD	Owner supplied and contractor installed.
P04	18" Vanity Sink	Shared Bathroom 101	TBD	TBD	TBD	Owner supplied and contractor installed.
P05	18" Vanity Sink Faucet	Shared Bathroom 101	TBD	TBD	TBD	Owner supplied and contractor installed.
P06	Toilet	Shared Bathroom 101	TBD	TBD	TBD	Owner supplied and contractor installed.
P07	Shower Head	Shared Bathroom 101	TBD	TBD	TBD	Owner supplied and contractor installed.
P08	Shower Control	Shared Bathroom 101	TBD	TBD	TBD	Owner supplied and contractor installed.
P09	Shower Drain	Shared Bathroom 101	TBD	TBD	TBD	Owner supplied and contractor installed.
P10	Diverter	Shared Bathroom 101	TBD	TBD	TBD	Owner supplied and contractor installed.
P11	Handshower Set	Shared Bathroom 101	TBD	TBD	TBD	Owner supplied and contractor installed.
P12	18" Vanity Sink	Primary Bathroom 203	TBD	TBD	TBD	Owner supplied and contractor installed.
P13	18" Vanity Sink Faucet	Primary Bathroom 203	TBD	TBD	TBD	Owner supplied and contractor installed.
P14	Toilet	Primary Bathroom 203	TBD	TBD	TBD	Owner supplied and contractor installed.
P15	Shower Head	Primary Bathroom 203	TBD	TBD	TBD	Owner supplied and contractor installed.
P16	Shower Control	Primary Bathroom 203	TBD	TBD	TBD	Owner supplied and contractor installed.
P17	Shower Drain	Primary Bathroom 203	TBD	TBD	TBD	Owner supplied and contractor installed.
P18	Diverter	Primary Bathroom 203	TBD	TBD	TBD	Owner supplied and contractor installed.
P19	Handshower Set	Primary Bathroom 203	TBD	TBD	TBD	Owner supplied and contractor installed.
P20	5' Tub	Shared Bathroom 205	TBD	TBD	TBD	Owner supplied and contractor installed.
P21	Shower Head	Shared Bathroom 205	TBD	TBD	TBD	Owner supplied and contractor installed.
P22	Shower Control	Shared Bathroom 205	TBD	TBD	TBD	Owner supplied and contractor installed.
P23	Diverter	Shared Bathroom 205	TBD	TBD	TBD	Owner supplied and contractor installed.
P24	Tub Spout	Shared Bathroom 205	TBD	TBD	TBD	Owner supplied and contractor installed.
P25	Diverter	Shared Bathroom 205	TBD	TBD	TBD	Owner supplied and contractor installed.
P26	Handshower Set	Shared Bathroom 205	TBD	TBD	TBD	Owner supplied and contractor installed.
P27	(2) 18" Vanity Sinks	Shared Bathroom 205	TBD	TBD	TBD	Owner supplied and contractor installed.
P28	(2) 18" Vanity Sink Faucets	Shared Bathroom 205	TBD	TBD	TBD	Owner supplied and contractor installed.
P29	Toilet	Shared Bathroom 205	TBD	TBD	TBD	Owner supplied and contractor installed.

Accessor	y Schedule					
Tag	Description	Location	Manufacturer	Product Name /Number	Finish	Remark
A01	Toilet Paper Holder	Shared Bathroom 101	TBD	TBD	TBD	Owner supplied and contractor installed.
A02	24" Towel Bar	Shared Bathroom 101	TBD	TBD	TBD	Owner supplied and contractor installed.
A03	Towel Ring	Shared Bathroom 101	TBD	TBD	TBD	Owner supplied and contractor installed.
A04	Medicine Cabinet	Shared Bathroom 101	TBD	TBD	TBD	Owner supplied and contractor installed.
A05	Wall Hook	Shared Bathroom 101	TBD	TBD	TBD	Owner supplied and contractor installed.
A06	Toilet Paper Holder	Primary Bathroom 203	TBD	TBD	TBD	Owner supplied and contractor installed.
A07	18" Towel Bar	Primary Bathroom 203	TBD	TBD	TBD	Owner supplied and contractor installed.
A08	Towel Ring	Primary Bathroom 203	TBD	TBD	TBD	Owner supplied and contractor installed.
A09	(2) Wall Hook	Primary Bathroom 203	TBD	TBD	TBD	Owner supplied and contractor installed.
A10	Mirror	Primary Bathroom 203	TBD	TBD	TBD	Owner supplied and contractor installed.
A11	Toilet Paper Holder	Shared Bathroom 205	TBD	TBD	TBD	Owner supplied and contractor installed.
A12	18" Towel Bar	Shared Bathroom 205	TBD	TBD	TBD	Owner supplied and contractor installed.
A13	Towel Ring	Shared Bathroom 205	TBD	TBD	TBD	Owner supplied and contractor installed.
A14	(2) Medicine Cabinets	Shared Bathroom 205	TBD	TBD	TBD	Owner supplied and contractor installed.
A15	Wall Hook	Shared Bathroom 205	TBD	TBD	TBD	Owner supplied and contractor installed.

r supplied and contractor installed. r supplied and contractor installed.

General Appliance Notes

All appliances to be installed as per manufacturer's specification.

All new or replacement appliances governed by energy star, such as but not limited to, dishwashers, refrigerators, freezers, washing machines, water heaters, and room air conditioners shall be compliant with energy star.

General Plumbing notes

Design and installation of plumbing shall be performed by licensed personnel as per applicable codes.

All fixtures shall be plumbed with fixture shutoff valves and hose bibs where required. provide isolation valves at each fixture. All waste lines above grade shall be insulated for acoustical treatment. All underground waste lines shall be 4" pvc and installed in accordance with code

Cold water piping shall be insulated with min. 1/2 inch fiberglass as manufactured by owens corning. Install continuous on pipes and through walls and floors. All underground water lines shall be run with insulpex or approved equal. size of main water lines from well tank across building shall be min. 1". Then 3/4" branch lines up or down to local areas.

All work must be filed by contractor and inspected by local plumbing inspector.

Contractor shall supply and install all necessary plumbing to complete the project as implied in the drawings. This shall include all new rough-in, including all miscellaneous valves fixtures, hangers, valves etc. To meet both code and professional standards. This shall also include installing all fixtures and faucets supplied by owner or provided as otherwise specified. Protect fixtures and fittings throughout construction.

General Accessory Notes

All accessories to be installed as per manufacturer's specification.

Confirm locations of installation with architect prior to installing.

be used.

Coordinate with tile contractor and other finishing trades.

Coordinate all work with heating, ventilating and air conditioning trades. Newly installed toilet or replaced toilet must be

either low flush toilets or equal to or less than 1.28 gallons per flush (gpf) or dual -flush toilets where the low flush feature is no more than 1.28 gpf.

Newly installed or replaced shower head must provide an average flow of no more than 2 gallons per minute (gpm).

of no more than 2 gallons per minute (gpm).

126 Main Street Irvington, NY

Premium quality silicone joint sealant and putty fixture setting compound shall

Newly installed or replaced lavatory faucet must provide an average flow rate

NO.	DATE	ISSUE/REVISION
	03/10/2022	Submission for Demolition Permit
$\overline{\mathbb{N}}$	03/17/2022	Resubm. for Demolition Permit
$\sqrt{2}$	04/04/2022	Submission for ARB Approval
$\sqrt{3}$	05/23/2022	Submission for Building Permit

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
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T 914 591 5066 F 914 591 5031

Equipment,
Plumbing &
Accessories
Schedule

SCALE:	As Noted	
DATE:	02/03/2022	

JOB: 2117

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.

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.

- 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.
- [1] 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

126 Main Street Irvington, NY

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Existing/Demo
Plans

SCALE:	As Noted					
DATE:	02/03/2022					
JOB:	2117					
	<u> </u>					

Demolition Notes

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

Examination: Qualified professional shall survey existing conditions and correlate with requirements indicated to determine extent of selective demolition required. Inventory and record the condition of items to be removed and reinstalled and items to be removed and salvaged. When unanticipated mechanical, electrical, or structural elements that conflict with intended function or design are encountered, investigate and measure the nature and extent of conflict. Survey condition of building to determine whether removing any element might result in structural deficiency or unplanned collapse of any portion of structure or adjacent structures during selective demolition operations. Promptly notify the Architect if any such conditions exist. Perform regular surveys as the work progresses to detect any hazards resulting from selective demolition activities. promptly notify the architect of any such hazards.

Preparation: Conduct selective demolition and debris-removal operations to ensure minimum interference with roads, streets, walks, walkways, and adjacent properties. Provide and maintain shoring, bracing, and structural supports as required to preserve stability and prevent movement, settlement, or collapse of construction and finishes to remain, and to prevent unexpected or uncontrolled movement or collapse of construction being demolished.

Demolition: Demolish and remove existing construction only to the extent required by new construction and as indicated. Use methods required to complete the work within limitations of governing regulations and as follows:

Neatly cut openings and holes plumb, square, and true to dimensions required. Use cutting methods least likely to damage construction to remain or adjoining construction. Use hand tools or small power tools designed for sawing or grinding, not hammering and chopping, to minimize disturbance of adjacent surfaces. Temporarily cover openings to remain.

Cut or drill from the exposed or finished side into concealed surfaces to avoid marring existing finished surfaces.

Do not use cutting torches until work area is cleared of flammable materials. At concealed spaces, such as duct and pipe interiors, verify condition and contents of hidden space before starting flame-cutting operations. Maintain portable fire-suppression devices during flame-cutting operations.

Dispose of demolished items and materials promptly.

Protect construction indicated to remain against damage and soiling during selective demolition. when permitted by architect, items may be removed to a suitable, protected storage location during selective demolition and reinstalled in their original locations after selective demolition operations are complete.

Utility service and mechanical and electrical systems: Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations. locate, identify, disconnect, and seal or cap off indicated utility services and mechanical/electrical systems serving areas to be selectively demolished.

All electrical equipment including switches, receptacles and fixtures not indicated to remain are to be removed. All associated wiring to be abandoned is to be removed. see electrical floor plans for more information.

Disposal of demolished materials: Except for items or materials indicated to be recycled, reused, salvaged, reinstalled, or otherwise indicated to remain owner's property, remove demolished materials from project site and legally dispose of them in an epa-approved landfill. Do not burn demolished materials.

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

Key Notes

Demo chimney - Existing chimney to 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.
- 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.
- Demo window Carefully remove existing window. Prepare opening to receive a new window. Infill remaining of the wall to match existing wall framing.
- Demo window/door Carefully remove existing window/door and all framing components. Infill remaining wall to match existing wall framing.
- 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.
- Demo Existing Lattice Carefully remove existing lattice and all associated frmaing components.
- 15 Demo stair to porch Carefully remove existing stair to porch and all associated components.
- Demo porch decking Carefully remove existing porch decking to be replaced. Existing framing and structure to remain. Repair as necessary.
- Demo siding Carefully remove existing siding throughout. Repair and replace existing sheathing as necessary. Prepare to receive new siding.

Existing/Demo Elevations

SCALE:	As Noted	
DATE:	02/03/2022	
JOB:	2117	

Residence

Gallo

126 Main Street Irvington, NY

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

A-1.10

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 of SDYM 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.

Key Notes

- (1) Mechanical Equipment Existing mechanical equipment to be relocated and all necessary components to be replaced
- 2 Water Heater Existing water heater to be relocated and replaced, re-route piping as necessary.
- 3 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.
- 4 Proposed Door See door schedule for more information.
- 5 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
- (1) Proposed Roof Gutter Kynar aluminum K-Style roof gutter.
- 12 Proposed Leader Proposed aluminum leader, color to match gutter.
- [13] Proposed Porch Floor - 5/4 solid wood mahogany decking over existing
- framing Stained with semitransparent stain. Proposed Exterior Stair - Proposed porch stair, refer to sheet A-3.00 and
 - A-3.10 for more information ······
 - Decorative Railing Existing decorative railing to remain, to be sanded and painted. Repair or replace in kind as necessary.

Key Notes (cont.'d)

16	Proposed Door - New Simpson interior flush door
	Door 001 - 36" x 6'-8", RH Swing
(17)	Door 002 - 30" x 6'-8", LH Swing Underpinning - Underpin existing foundation, see detail #1 on sheet A-3.11 Shore as necessary.
18	Proposed Column - New 4" dia. steel column on 36"x36" concrete 12" deep footing, see sheet A-3.11.
[19]	Demo Column - Existing column to be removed. Shore as necessary.
20	Demo Slab - Existing slab to be removed, see detail #1 on sheet A-3.11.
21	Proposed Footing - New concrete footing for new steel column, see detail #2 on sheet A-3.11.
22	Proposed Beam - New C10 x 25 beam, see detail #2 on sheet A-3.11
Partit	ion Types Full Height Partition
	One layer of 5/8" GWB on each side, 2x wood studs & 16" o.c., from floor to ceiling.
02	Full Height Partition
	One layer of 1/2" moisture resistant GWB on both sides, 2x6 wood studs & 16" o.c., from floor to ceiling.
03	Moisture Resistant Partition
	One layer of 5/8" moisture resistant GWB on side facing wet area and one 5/8" GWB on side facing dry area, 2x wood studs @ 16" o.c., from floor to ceiling.
04	Full Height Furring Partition
	One layer of 1/2" moisture resistant GWB on one side, 2x3 wood studs & 16" o.c., from floor to ceiling.

Proposed Floor Plans

SCALE:	As Noted					
DATE:	02/03/2022					
JOB:	2117					

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 of SDYM 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

01	Full Height Partition
	One layer of 5/8" GWB on each side, 2x wood studs & 16" o.c., from floor to ceiling.
02	Full Height Partition
	One layer of 5/8" GWB on one side, 2x wood studs & 16" o.c., from floor to ceiling.
03	Moisture Resistant Partition
	One layer of 5/8" moisture resistant GWB on side facing wet area and one 5/8" GWB on side facing dry area, 2x wood studs @ 16" o.c., from floor to ceiling.
04	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

- (1) Mechanical Equipment Existing mechanical equipment and all necessary components to be replaced See mechanical plans for more information.
- 2 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.
- 4 Proposed Door See door schedule for more information.
- 5 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
- (1) Proposed Roof Gutter Kynar aluminum K-Style roof gutter.
- 12 Proposed Leader Proposed aluminum leader, color to match gutter.
- 13 Proposed Porch Floor $-\frac{5}{4}$ 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 $1\frac{1}{2}$ " metal round over wood railing.
- Decorative Railing Existing decorative railing to remain, to be sanded and painted. Repair or replace in kind as necessary.

126 Main Street Irvington, NY

Proposed Floor Plans

SCALE:	As Noted
DATE:	02/03/2022
JOB:	2117

Proposed Basement Floor Plan

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 1LL MVOLT 30K 80CRI M6			Contractor supplied and installed

1/4" = 1'-0"

1/4" = 1'-0"

Proposed Second Floor Plan (3

126 Main Street Irvington, NY

1/4" = 1'-0"

Proposed RCP
Plans

SCALE:	As Noted					
DATE:	02/03/2022					
JOB:	2117					
JOB:	2117					

1/4" = 1'-0"

126 Main Street Irvington, NY

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Proposed RCP Plans

SCALE:	As Noted	
DATE:	02/03/2022	
JOB:	2117	

Proposed Basement Floor Plan

1/4" = 1'-0"

Electrical Distribution Notes

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 20 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.

Contractor shall obtain exact requirements before proceeding with the work.

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.

Data Notes

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.

Proposed Second Floor Plan - 3

Proposed First Floor Plan

1/4" = 1'-0"

Key of Devices

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 GFI @ 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.

 $\begin{array}{c} \Theta \\ APP \end{array}$ Appliance connection

 $\begin{array}{c} \bigcirc \\ 240 V \end{array}$ 240V receptacle

⊕ USB

D SW

New switched flush mounted floor box w/ duplex electrical receptacle exact location to be confirmed w/ architect.

 \ominus New cable outlet

CAT 6 New telecommunication and data wall outlet @ 18" a.f.f. (typ.) u.o.n.

 \ominus New sill mounted single electrical receptacle, "SILLITES", connected to GFI circuit.

Audio Visual - Key of Devices

TV Flat screen TV

126 Main Street Irvington, NY

$\overline{3}$	05/23/2022	Submission for Building Permit
$\overline{2}$	04/04/2022	Submission for ARB Approval
$\overline{1}$	03/17/2022	Resubm. for Demolition Permit
	03/10/2022	Submission for Demolition Permit
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1/4" = 1'-0"

Proposed
Power & Data
Plans

SCALE:	As Noted	
DATE:	02/03/2022	
JOB:	2117	

1/4" = 1'-0"

SCALE: As Noted

DATE: 02/03/2022

JOB: 2117

Proposed Power & Data Plans

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

FERGUSON MALONE ARCHITECTURE

 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

126 Main Street Irvington, NY

Painting Notes

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.

Tile Installation Notes

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.

Proposed First Floor Plan

1/4" = 1'-0"

3 Proposed Second I

Finish Carpentry Notes

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 aw1 custom grade ii. back prime for stained finish. Sub sills, wood railings, posts and balusters shall be wrc awi custom grade ii. Use hot dipped galvanized common head nails of required size per fs ff-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.

ted.

126 Main Street Irvington, NY

loor	Plan

1/4" = 1'-0"

$\overline{3}$	05/23/2022	Submission for Building Permit
2	04/04/2022	Submission for ARB Approval
$\overline{1}$	03/17/2022	Resubm. for Demolition Permit
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NO.	DATE	ISSUE/REVISION
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Proposed Finish Plans

SCALE:	As Noted	
DATE:	02/03/2022	
JOB:	2117	

Finish S	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.	

126 Main Street Irvington, NY

$\overline{3}$	05/23/2022	Submission for Building Permit
2	04/04/2022	Submission for ARB Approval
$\overline{\Lambda}$	03/17/2022	Resubm. for Demolition Permit
	03/10/2022	Submission for Demolition Permit
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Proposed Finish Plans

SCALE:	As Noted	
DATE:	02/03/2022	
JOB:	2117	

17) Proposed Paneling - Proposed poly ash composite paneling, painted. [18] Proposed Shingles - New shaped cedar shingles to be painted

Gallo Residence

126 Main Street Irvington, NY

NO.	DATE	ISSUE/REVISION
	03/10/2022	Submission for Demolition Permit
$\underline{\land}$	03/17/2022	Resubm. for Demolition Permit
2	04/04/2022	Submission for ARB Approval
3	05/23/2022	Submission for Building Permit
$\overline{\land}$	06/29/2022	Revision 6 - Windows
10	02/06/2023	Resubmission for ARB Approval

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		
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Proposed	
Exterior	
Elevations	

SCALE:	As Noted	
DATE:	02/03/2022	
JOB:	2117	

Front Porch Stair Detail

2

1-1/2" = 1'-0"

SCALE:	As Noted	

4'' Max.

Exterior Wallsection

126 Main Street Irvington, NY

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Proposed
Bldg. Section
& Details

SCALE:	As Noted
DATE:	02/03/2022
JOB:	2117

Enlarged Plan - Stair at Attic Floor

samples Wood risers and stringers painted white

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 most by cerified by the manufacturer of the equipment specified. (Installers for Mitsubishi systems most 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.

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 O4 Condensate - Condesate to be pumped to nearest waste stack, provide trap. 05 Bath Fan Wall Exhaust Bath Fan Roof Exhaust - Copperlab low profile roof exhaust, copper coordinate with ductwork size. Bath Fan Ductwork - Bath fan flexible ductwork coordinate size with specified fan system Bath Fan Intake - Bath Fan ceiling intake location - see fan specifications (09) Hood - Owner supplied wall mounted hood (10) Access Panel - Size to be coordinated with equipment

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 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 vierified 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.

VAC Legend
WR
CS
FR
FS
🖂 Ex. Up/ Ex. Dr
🖾 Ex. Up/ Ex. Dr
🖂 Ex. FS
Ex. FR
Ex.
─── ─ Ex.
- Ex.
Ex. X'' x X'' Up/Di
— — X'' x X'' Up/Di
FS FS
FR
- CS
WxD

WxD

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-(1)

WxD

Wall Return
Ceiling Supply
Floor Return
Floor Supply
Existing duct riser / drop supply
Existing duct riser / drop return
Existing Floor Supply Diffuser
Existing Floor Return Register
Existing supply grill wall mounted
Existing return grill wall mounted
Existing supply diffuser ceiling mounted
Proposed return grill ceiling mounted
Proposed duct riser /drop supply
Proposed duct riser / drop return
Proposed Floor Supply Diffuser
Proposed Floor Return Register
Proposed supply grill wall mounted (TK: Toe Kicl
Proposed return grill wall mounted
Proposed supply diffuser ceiling mounted
Proposed return grill ceiling mounted
New ductwork

Existing ductwork

Ductwork to be removed

Programmable Thermostat

Gallo Residence

126 Main Street Irvington, NY

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 S	TREET	
	IRVIN	GTON NY	1053	3
T	914 591	5066 F 91	4 591	5031

Proposed Mechanico Plans

SCALE:	As Noted	
DATE:	02/03/2022	

JOB: 2117

Proposed Second Floor Plan

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

1/4" = 1'-0"

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.
001		Mitsubishi					
COT	Condenser	///////////////////////////////////////	SUZ-KA24NAHZ				0.A.E.
C02	Condenser	Mitsubishi	MXZ-3C30NAHZ3-U1				O.A.E.
DEO1	Destingence Fulle such Faue	Fantach				110	
BFUI	Bathroom Exhaust Fan	Famech	PBIIU				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.

HVAC Key Notes

- Dryer Exhaust 4" flexible ductwork through wall, with 4" cap.
- 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
- O4 Condensate Condesate to be pumped to nearest waste stack, provide trap.
- 05 Bath Fan Wall Exhaust
- Bath Fan Roof Exhaust Copperlab low profile roof exhaust, copper coordinate with ductwork size.
- Bath Fan Ductwork Bath fan flexible ductwork -coordinate size with specified fan system
- Bath Fan Intake Bath Fan ceiling intake location see fan specifications
- 09 Hood Owner supplied wall mounted hood
- 10 Access Panel Size to be coordinated with equipment

Proposed Attic Plan

(2)

1/4" = 1'-0"

HVAC Legend

WR

CS
FR
FS
🖾 Ex. Up/ Ex. Dn
🖾 Ex. Up/ Ex. Dn
Ex. FS
🗁 Ex. FR
← Ex.
-~~-ÈEx.
- Ex.
Ex.
🖂 X'' x X'' Up/Dn
🖂 X'' x X'' Up/Dn
FS FS
FR FR
-∼→- WR
- CS
WxD
WxD

Wall Return Ceiling Supply Floor Return Floor Supply Existing duct riser / drop supply Existing duct riser / drop return Existing Floor Supply Diffuser Existing Floor Return Register Existing supply grill wall mounted Existing return grill wall mounted Existing supply diffuser ceiling mounted Proposed return grill ceiling mounted Proposed duct riser /drop supply Proposed duct riser / drop return Proposed Floor Supply Diffuser Proposed Floor Return Register Proposed supply grill wall mounted (TK: Toe Kick) Proposed return grill wall mounted Proposed supply diffuser ceiling mounted Proposed return grill ceiling mounted New ductwork

Existing ductwork

Ductwork to be removed

Programmable Thermostat

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Proposed
Mechanical
Plans

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M-1.01

Interior Ductwork Insulation and Sealing Detail

	Separate speed clip washer Air Flow Pins spot welded to ductwork
Note: Of liner at traverse joints (all joints) entering, butting and trailing edges to be covered by nosing. Traverse Joint Detail	Maximum 16" on centers Coated surface of insulation exposed to air stream Longitudinal joint Typical stud-welded pins and speed clip
Damper or turning vane section	washer (see detail 'A') <u>Note:</u> Not less than two pins on each face of duct.
Note: Hatch section installed with nosing to conceal liner edges.	Speed clip washer pressed down over pin to lining
Detail at Dampers and Turning Vanes	Adhesive over complete surface of duct Duct
Liner Nosing	Detail "A" Low density backing
	High density facing

Longitudinal Joint Detail

General Notes Nosing attached to duct by rivets, screws or welds Nosing: 24 ga. up to 48"; over 48" - Same ga. as

Sound Lining Installation & Nosing Details

duct.

Not to Scale

– Corner break

Lapped and compressed

– Not more than 3"

- All ends of liner coated with adhesive

– Lining (thickness as specified) pressed down over grip-pin

- Weld-pin stud welded to duct (pins fastened to duct with adhesive not approved)

<u>Note:</u> Fold over high density facing on all longitudinal joints and secure with mechanical fastners

Not to Scale

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Details

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M-1.02