

APPLICATION FOR BUILDING PERMIT

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

Application Number:	314	Date:	03/17/2021
Job Location:	15 BECKETT CL	Parcel ID:	2.140-68-69
Property Owner:	Scott Drath	Property Class:	1 FAMILY RES
Occupancy:		Zoning:	
Common Name:			

Applicant	Contractor
Scott Drath	
Owner	
9145884905	

Description of Work

Type of Work:	Windows/ Doors Installation	Applicant is:	Owner
Work Requested by:		In association with:	
Cost of Work (Est.):	0	Property Class:	1 FAMILY RES

Description of Work

Permit 232 is pending for a kitchen remodel. As part of that project we plan to add a window in the kitchen. The cost of that window was included in the submission of the kitchen remodel. Se Schedule A-5.4 of the submitted plans.

Please Note: Completing the application does not constitute a permit to commence construction. To obtain your permit follow the instructions on the instruction page provided on page 3.

Job Location: 15 BECKETT CL

Parcel Id: 2.140-68-69

AFFIDAVIT OF APPLICANT

I **Scott Drath** being duly sworn, depose and says: That s/he does business as: **Owner** with offices at: _____ and that s/he is:

- ☒ The owner of the property described herein.
☐ The _____ of the New York Corporation _____ with offices at: _____
_____ duly authorized by resolution of the Board of Directors, and that
said corporation is duly authorized by the owner to make this application.
- ☐ A general partner of _____ with offices _____ and that said
Partnership is duly authorized by the Owner to make this application.
- ☐ The Lessee of the premises, duly authorized by the owner to make this application.
- ☐ The Architect or Engineer duly authorized by the owner to make this application.
- ☐ The contractor authorized by the owner to make this application.

That the information contained in this application and on the accompanying drawings is true to the best of his knowledge and belief. The undersigned hereby agrees to comply with all the requirements of the New York State Uniform Fire Prevention and Building Code, the Village of Irvington Building Code, Zoning Ordinance and all other laws pertaining to same, in the construction applied for, whether or not shown on plans or specify in this application.

Sworn to before me this 18 day of March of 2021

[Signature]

Notary Public / Commission of Deeds

LIM KIM A.
Notary Public, State of New York
No. 01L16144154
Qualified in Westchester County
Commission Expires Apr. 24, 20__

[Signature]
Applicant's Signature

OWNER'S AUTHORIZATION

I **Scott Drath** as the owner of the subject premises and have authorized the contractor named above to perform the work under the subject application.

Owner phone number 914-588-4405 Owner email address SDRATH@HOTMAIL.COM

- ☐ _____ I hereby acknowledge that it is my responsibility as the **property owner** to ensure that if the permit (if issued) receives a Final Certificate of Approval from the Building Department and further that if a Final Certificate of Approval is not obtained upon completion of the construction, a property violation may be placed on the property for which this permit is being requested.

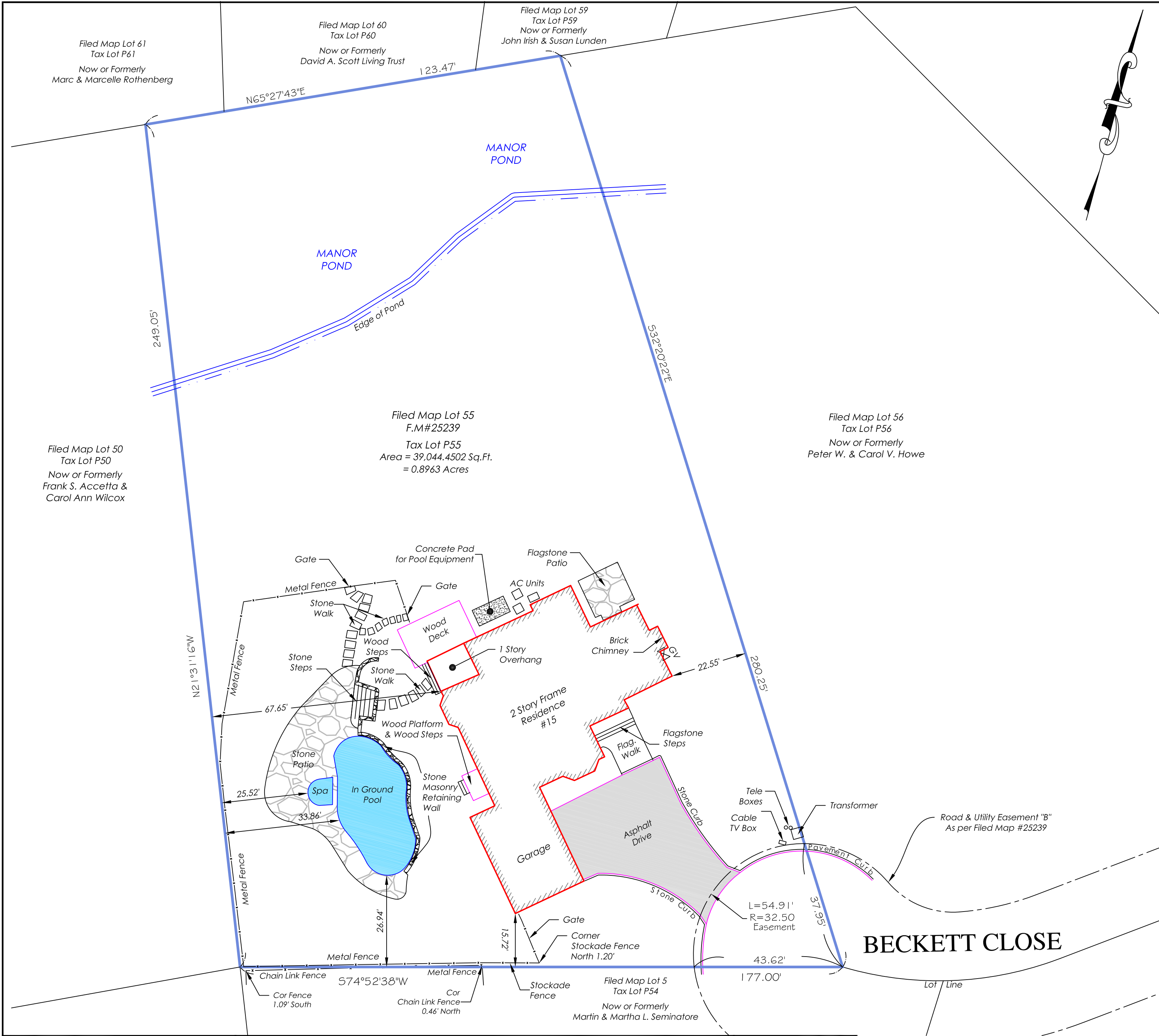
Sworn to before me this _____ day of _____ of _____

Notary Public / Commission of Deeds

Applicant's Signature



Location of proposed window



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

Said certifications shall run only to the person for whom this survey is prepared and on his/her behalf to the title company, governmental agency and lending institutions listed hereon. Certifications are not transferable to additional institutions or subsequent owners.

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

Possession only where indicated.

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

The location of underground utilities are not shown or certified. Encroachments and structures below grade, if any, not shown or certified.

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

Premises hereon being Lot 55 as shown on a certain map entitled, "Subdivision Map of Phase One prepared for RR Irvington Associates". Said map filed in the Westchester County Clerk's Office, Division of Land Records on August 10, 1994, as map number 25239.

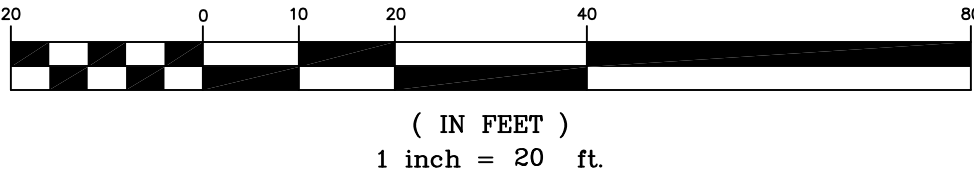
Premises hereon being designated as:
Section 6, Sheet 12B, Lot P55

Address:
15 Beckett Close
Irvington, NY 10533

**SURVEY OF PROPERTY
PREPARED FOR
SCOTT J. DRATH
AND
PAMELA O. KAUFMAN**
SITUATE IN THE
VILLAGE OF IRVINGTON
TOWN OF GREENBURGH
WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 20'

GRAPHIC SCALE



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IS A VIOLATION OF APPLICABLE LAWS.



THOMAS C. MERRITTS LAND SURVEYORS, P.C.
394 BEDFORD ROAD • PLEASANTVILLE • N.Y.10570
(914) 769-8003 • (203) 622-8899

Surveyed: September 30, 2009
Map Prepared: October 6, 2009

By:
New York State Licensed Land Surveyor No.050604

Project: 08-136	Field Survey By: AN/FT
Drawn By: CMP	Checked By: DTM

DRATH-KAUFMAN RESIDENCE

15 BECKETT CLOSE, IRVINGTON, NY 10533

ABBREVIATIONS:

A

ACCES	ACCESSORY
ACOUS	ACOUSTIC(AL)
AFF	ABOVE FINISHED FLOOR
AL	ALUMINUM
ALT	ALTERNATE
ANNUNC	ANNUNCIATOR
ANOD	ANODIZED
APPL	APPLIANCE
ARCH	ARCHITECT(URAL)
AUTO	AUTOMATIC
AVG	AVERAGE
&	AND

B

BLDG	BUILDING
BD	BOARD
BLKG	BLOCKING
BRDLM	BROADLOOM
BU	BUILT UP

C

CAB	CABINET
CPT	CARPET
CEM	CEMENT(ITIOUS)
CER	CERAMIC
CLG	CEILING
COATG	COATING
COILG	COILING
CONC	CONCRETE
CONSTR	CONSTRUCTION
CONT	CONTINUOUS(ATION)
CONTR	CONTRACT(OR)
COV	COVER

D

DBL	DOUBLE
DEPT	DEPARTMENT
DES	DESIGN(ED)
DET	DETAIL
DIA	DIAMETER
DIFF	DIFFUSER
DIM	DIMENSION
DISP	DISPENSER
DIV	DIVISION
DN	DOWN
DR	DOOR
DSCON	DISCONNECT
DWR	DRAWER

E

ELEC	ELECTRICAL
EMBED	EMBEDD(ED)(ING)
ENGR	ENGINEER(ED)
ENTR	ENTRANCE
EQ	EQUAL
EQUIP	EQUIPMENT
EXIST	EXISTING
EXP JT	EXPANSION JOINT
EXPS	EXPOSE(D)
EXT	EXTERIOR

F

FAB	FABRICATION
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FE&C	FIRE EXTINGUISHER AND CABINET
FHC	FIRE HOSE CABINET
FIN	FINISH
FLDG	FOLDING
FLPC	FIREPLACE
FR	FIRE RAT(ING)(ED)
FRMG	FRAMING
FXD	FIXED
FXTR	FIXTURE
FLR	FLOOR(ING)
FURN	FURNITURE

G

GA	GAUGE
GL	GLASS
GR	GRAD(E)(ING)
GYP	GYPSUM

H

HD	HEAD
HDWD	HARDWOOD
HDWE	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING

I

INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
INFILTR	INFILTRATION

J

JAN	JANITOR
-----	---------

K

KIT	KITCHEN
-----	---------

L

LAV	LAVATORY
LB	POUND
LT	LIGHT
LVLG	LEVELING
LVR	LOUVER

M

MAX	MAXIMUM
MFD	MANUFACTURED
MFR	MANUFACTURER
MECH	MECHANICAL
MET	METAL
MEMB	MEMBRANE
MEZZ	MEZZANINE
MIN	MINIMUM
MISC	MISCELLANEOUS
MLWK	MILLWORK
MOIST	MOISTURE
MOT	MOTOR(IZED)
MTD	MOUNTED

N

NIC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE

O

OVFL	OVERFLOW
OVHD	OVERHEAD
OPNG	OPENING(S)
OPR	OPERABLE

P

PTN	PARTITION
PEDTR	PEDESTRIAN
PBD	PARTICLE BOARD
PNL	PANEL
POLYST	POLYSTYRENE
PORT	PORTABLE
PREFIN	PREFINISHED
PREFAB	PREFABRICATED
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLSTC	PLASTIC
PLYWD	PLYWOOD
PRTECN	PROTECTION

R

RDR	READER
RECES	RECESSED
RECPT	RECEPTACLE
REF	REFERENCE
REFL	REFLECTED
REFR	REFRIGERATOR
REQD	REQUIRED
RESIS	RESIST(ANT)(IVE)
REINF	REINFORCE(D)(ING)(MENT)
RESIL	RESILIENT
RFG	ROOFING
RM	ROOM
RO	ROUGH OPENING

S

SECUR	SECURITY
SF	SQUARE FEET
SGL	SINGLE
SHORG	SHORING
SIM	SIMILAR
SST	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STRFR	STOREFRONT
STRUCT	STRUCTURAL
SURF	SURFACE
SUSP	SUSPENDED
SYS	SYSTEM(S)

T

THK	THICK
TLT	TOILET
TRANS	TRANSPARENT
T&G	TONGUE AND GROOVE
TYP	TYPICAL

U

UTIL	UTILITY
UNO	UNLESS NOTED OTHERWISE

W

W/	WITH
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
W/O	WITHOUT
WT	WEIGHT

V

VERT	VERTICAL
VIF	VERIFY IN FIELD

BUILDING DEPARTMENT NOTES:

1. THE CONSTRUCTION WORK DESCRIBED HEREIN SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND MUNICIPAL BUILDING CODES.

2. THE SELECTED CONTRACTOR IS RESPONSIBLE FOR ARRANGING THE REQUIRED BUILDING INSPECTIONS WITH THE LOCAL BUILDING DEPARTMENT

3. ALL CONSTRUCTION MEANS, METHODS AND MATERIALS SHALL COMPLY AT LEAST WITH THE MINIMUM REQUIREMENTS OF THE BUILDING DEPT.

4. CONTRACTOR SHALL PAY FOR AND OBTAIN ALL NECESSARY PERMITS, FEES AND SIGNOFFS FOR THE CONSTRUCTION OF THIS PROJECT.

5. ALL FIRE STOPPING AND DRAFT STOPPING SHALL COMPLY AT LEAST WITH THE MINIMUM REQUIREMENTS OF THE CONSTRUCTION CODE.

6. ALL DEMISING WALL PENETRATIONS SHALL BE FITTED WITH APPROVED TYPE FIRE RESISTANT LABELED ASSEMBLIES

7. ALL GYPSUM BOARD IN WET AREAS SHALL BE WATER RESISTANT GREENBOARD.

8. ALL ELECTRIC RECEPTACLES AND SWITCHES LOCATED IN A ROOM WITHIN 6'-0" OF A WET AREA SHALL BE GFI PROTECTED.

9. ALL ELECTRIC, PLUMBING, HVAC AND FIRE SAFETY WORK SHALL COMPLY AT LEAST WITH THE MINIMUM REQUIREMENTS OF THE BUILDING DEPT.

10. ALL ELECTRICAL WORK SHALL BE INSTALLED BY A LICENSED ELECTRICIAN

11. ALL PLUMBING WORK SHALL BE INSTALLED BY A LICENSED PLUMBER.

12. ALL INTERIOR WOOD TO BE USED SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND MUNICIPAL BUILDING REGULATIONS.

13. CONSTRUCTION WORK WILL BE CONFINED TO THE WORK AREA.

14. CONSTRUCTION OPERATION WILL NOT BLOCK HALLWAY OR MEANS OF EGRESS.

15. ALL CONSTRUCTION MEANS, METHODS AND MATERIALS SHALL COMPLY AND BE PERFORMED WITH THE HIGHEST STANDARDS OF THE INDUSTRY.

16. PLANS ARE DESIGNED IN ACCORDANCE WITH THE 2020 NYS BUILDING CODE, THE NOVEMBER 2019 ADDITION.

17. PLANS ARE DESIGNED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE NFPA 70 2017 EDITION.

18. THE EXISTING CONSTRUCTION TYPE IS 5B.

19. THE EXISTING AND PROPOSED OCCUPANCY CLASSIFICATION IS R3.

LIST OF DRAWINGS:

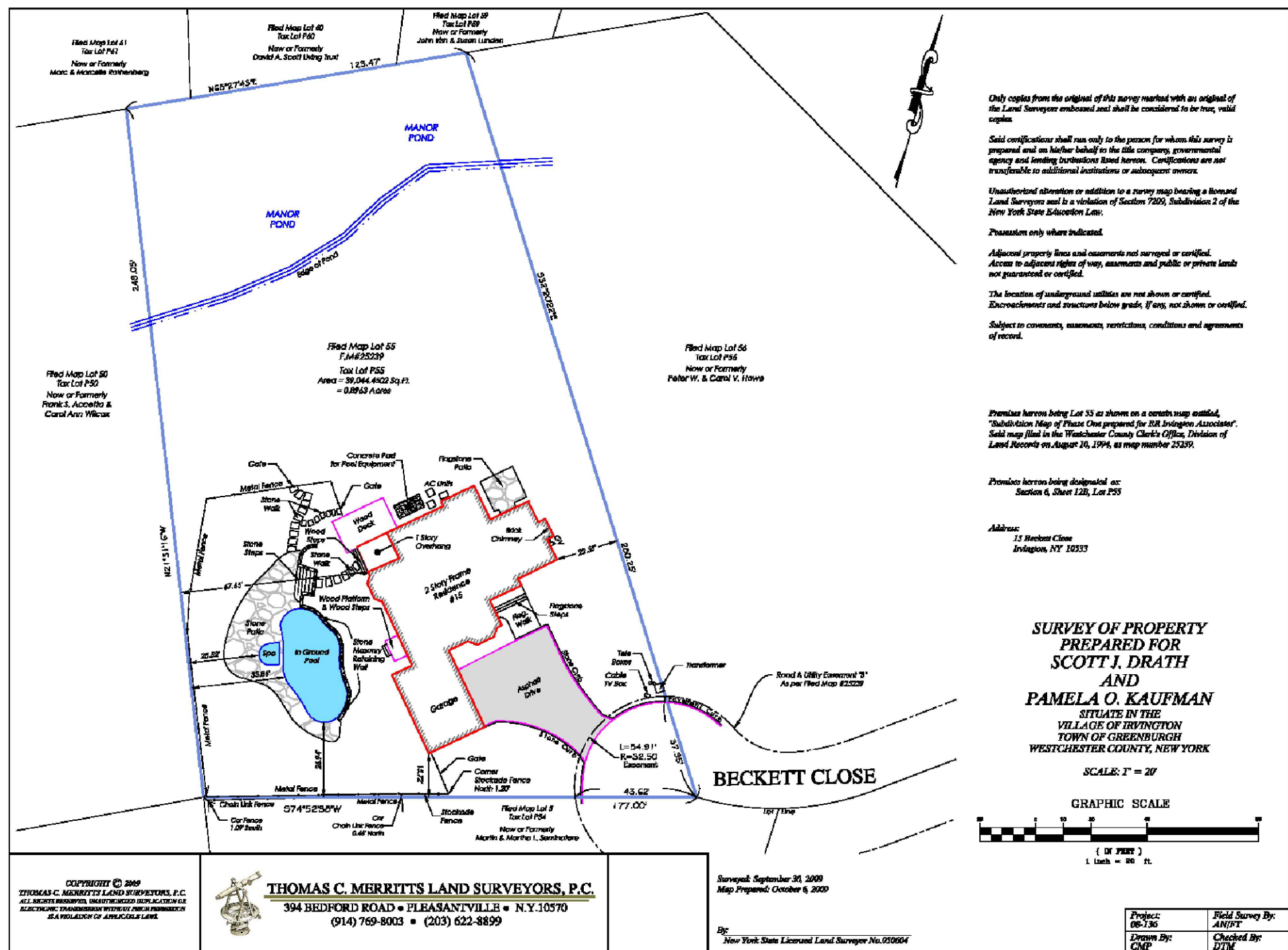
T-1	ABBREVIATIONS, DRAWING LIST, & NOTES
T-2	GENERAL NOTES & PROJECT NOTES
A-0.0	EXISTING FIRST FLOOR PLAN
A-1.0	DEMOLITION PLAN
A-2.0	CONSTRUCTION PLAN
A-3.1	REFLECTED CEILING PLAN
A-4.1	ELECTRICAL PLAN
A-5.1	KITCHEN ELEVATIONS
A-5.2	KITCHEN ELEVATIONS
A-5.3	PANTRY AND MUDROOM ELEVATIONS
A-5.4	EXTERIOR ELEVATIONS
A-6.1	DETAILS AND LIGHTING SCHEDULE

ENERGY CODE NOTE

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT THIS APPLICATION IS IN COMPLIANCE WITH THE NY STATE ENERGY CODE.

PLUMBING NOTE

ALL PLUMBING WORK WILL BE TO THE NYS RESIDENTIAL PLUMBING CODE.



SITE SURVEY:

KAUFMAN-DRATH

15 BECKETT CLOSE
IRVINGTON, NY 10533



Seal/Signature



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DARREN RAY CHINA
IDEA SPACE ARCHITECTURE + DESIGN

Issue	Date & Issue Description	By	Check
1	12.1.20 FOR BUDGET PRICING	JC	DC
2	3.2.21 FOR PERMIT & CONSTRUCTION	JC	DC
3	3.16.21 DOB REVISION 1	JC	DC
4	3.19.21 DOB REVISION 2	JC	DC

Project Number

2016

Drawing File Location

Drawing Name

ABBREVIATIONS, DRAWING LISTS AND NOTES

SCALE:

Sheet Number

T-1

NORTH

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1. THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT ACCORDANCE WITH APPLICABLE BUILDING CODES AND ALL OTHER GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE PROJECT; RULES OF THE BUILDING WHERE WORK IS IN PROGRESS; AN NORMALLY ACCEPTED CONSTRUCTION INDUSTRY PRACTICES SUCH AS A.I.A. GENERAL CONDITIONS FOR CONSTRUCTION PROJECTS OF LIMITED SCOPE.

2. THE ACCEPTANCE OF ALL WORK BY AUTHORITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. HE SHALL OBTAIN AND PAY THE COSTS OF ALL PERMITS OR INSPECTIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION, INCLUDING CONTROLLED INSPECTIONS AND CERTIFICATE OF OCCUPANCY WORK, AND SHALL DELIVER ALL EXECUTED CERTIFICATES UPON COMPLETION OF THE WORK.

3. FOR PURPOSES OF CLARIFICATION, THE TERM OWNER USED HEREIN MAY INDICATE THE TENANT FOR THE PREMISES.

5. PRIOR TO THE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL SUBMIT A LIST OF SUB-CONTRACTORS FOR THE VARIOUS PORTIONS OF THE WORK INCLUDING FIRM NAME, ADDRESS, AND TELEPHONE NUMBERS.

7. THE CONTRACTOR SHALL MAINTAIN INSURANCE IN A COMPANY OR COMPANIES LICENSED TO DO BUSINESS IN NEW JERSEY IN THE TYPES OF COVERAGE LISTED BELOW. INSURANCE CARRIERS MAY BE SUBJECT TO THE APPROVAL OF THE OWNER. CERTIFICATES OF APPROPRIATE INSURANCE SHOWING REQUIRED COVERAGE SHALL BE FILED WITH THE OWNER AND ARCHITECT BEFORE EXPOSURE TO LOSS MAY OCCUR.

8. THE CONTRACTOR SHALL GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION OF THE CONTRACT. NEITHER THE FINAL PAYMENT NOR ANY PROVISIONS IN THE CONTRACT SHALL RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FOR NEGLIGENCE, FAULTY MATERIALS OR WORKMANSHIP EVIDENCED WITHIN THE EXTENT OF THE GUARANTEE UPON WRITTEN NOTICE BY THE OWNER, THE CONTRACTOR SHALL PROMPTLY REMEDY ANY SUCH DEFECTS, PAY ALL EXPENSES FOR DAMAGE TO OTHER WORK RESULTING THEREFROM, AND PERFORM ALL REMOVAL AND REPLACEMENT WORK WITHOUT COST TO THE OWNER.

10. APPLICATIONS FOR PAYMENT SHALL BE MADE BY THE CONTRACTOR ON A.I.A. DOCUMENT G-702 APPLICATION AND CERTIFICATE FOR PAYMENT, WITH G-703 CONTINUATION SHEET ATTACHED. THESE FORMS SHALL BE FILLED OUT BY THE CONTRACTOR AND THREE (3) COPIES SUBMITTED TO THE ARCHITECT.

12. WITH THE EXCEPTION THAT THE FOLLOWING PROVISIONS SHALL IN NO EVENT BE CONSTRUED TO REQUIRE INDEMNIFICATION BY CONTRACTOR IN EXCESS OF THAT PERMITTED UNDER LAW, CONTRACTOR SHALL DEFEND, INDEMNIFY, AND SAVE HARMLESS OWNER AND ARCHITECT KNOWN AS STUDIO CHINA ARCHITECTURE + DESIGN, LLC AND ITS AGENTS, SERVANTS, SUBSIDIARIES, AFFILIATES, OFFICERS, INVITEES, PARTNERS AND THEIR RESPECTIVE PARTNERS, PARENTS, PARENT AFFILIATED COMPANIES, ASSIGNS AND SUCCESSORS-IN-INTEREST, FROM ANY AND ALL CLAIMS, DEMANDS, CAUSES OF ACTION, LIENS, DAMAGES, COSTS, EXPENSES, LOSSES OR LIABILITIES, IN LAW OR IN EQUITY, OF EVERY KIND AND NATURE WHATSOEVER, INCLUDING ANY EXPENSES FOR ATTORNEYS FEES, AND DEFENSE COSTS, AND ALL INCIDENTAL OR CONSEQUENTIAL DAMAGES RESULTING TO OWNER THEREFROM, ARISING OUT OF OR IN ANY MANNER DIRECTLY OR INDIRECTLY CONNECTED WITH THE WORK, AS DEFINED IN THESE CONTRACT DOCUMENTS, HOWSOEVER CAUSED, INCLUDING ANY CONDUCT, ACTS, OMISSIONS, WILLFUL MISCONDUCT OR NEGLIGENT CONDUCT WHETHER ACTIVE OR PASSIVE, ON THE PART OF THE CONTRACTOR, REGARDLESS OF ANY NEGLIGENCE, BE IT ACTIVE OR PASSIVE, OF OWNER OR ANY OF ITS AGENTS, SERVANTS, PARENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, OFFICERS, INVITEES, PARTNERS AND THEIR RESPECTIVE PARTNERS, PARENT AFFILIATED COMPANIES, ASSIGNS AND SUCCESSORS-IN-INTEREST, EXCEPT FOR CLAIMS CAUSED BY THE SOLE NEGLIGENCE OR SOLE WILLFUL MISCONDUCT OF THE OWNER OR ARCHITECT

1. THE CONTRACTOR SHALL COORDINATE ALL WORK AND INSURE COOPERATION OF ALL TRADES WITH EACH OTHER IN ORDER TO FACILITATE THE TIMELY PROGRESS OF THE WORK, INCLUDING ANY THAT MAY BE REQUIRED FOR THE OWNER'S WORK FORCES.

3. THE PROJECT REQUIRES ALL WORK NECESSARY FOR A COMPLETED AND FINISHED PROJECT EXCEPT FOR ITEMS INDICATED "N.I.C." (NOT IN CONTRACT) THAT MAY HAVE BEEN SHOWN FOR CLARITY. ITEMS INDICATED "B.O." (BY OTHERS) WILL BE RECEIVED INSTALLED AND CONNECTED BY THE CONTRACTOR.

5. SHOP DRAWINGS SHALL BE SUBMITTED AS DIRECTED BY THE ARCHITECT FOR ALL FABRICATED ITEMS. SAMPLES SHALL BE SUBMITTED FOR ALL FINISHES. CATALOG CUTS SHALL BE SUBMITTED FOR ALL APPLIANCES, EQUIPMENT, HARDWARE, FIXTURES OR OTHER PROPRIETARY ITEMS AS REQUIRED BY THE ARCHITECT. ALL SHOP DRAWINGS SHALL BE CHECKED AND COORDINATED WITH ALL AREAS AFFECTED BY THE CONTRACTOR. THE ARCHITECT WILL NOT REVIEW SHOP DRAWINGS NOT PREVIOUSLY APPROVED BY THE CONTRACTOR.

7. THE CONTRACTOR SHALL NOT DETERMINE DIMENSIONS OF WORK BY SCALE OR RULE BUT SHALL FOLLOW FIGURE DIMENSIONS AT ALL TIMES.

9. LARGE-SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE AND WRITTEN INFORMATION TAKES PRECEDENCE OVER ANY OTHER INSTRUCTIONS.

11. THE CONTRACTOR SHALL PROTECT AND BE RESPONSIBLE FOR THE EXISTING BUILDING, FACILITIES AND IMPROVEMENTS WITHIN THE AREAS OF HIS OPERATIONS UNDER THIS CONTRACT. ANY DISTURBANCES OR DAMAGE TO THE WORK, THE EXISTING BUILDING, OR ANY IMPAIRMENTS OF FACILITIES RESULTING DIRECTLY OR INDIRECTLY FROM THE CONTRACTOR'S OPERATIONS, SHALL BE PROMPTLY RESTORED, REPAIRED OR REPLACED TO THE SATISFACTION OF THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFEGUARDS SUCH AS GUARDRAILS, BARRICADES, ETC., TO PROTECT THE WORKMEN, THE OCCUPANTS OF THE EXISTING BUILDING AND THE PUBLIC FROM POSSIBLE INJURY. TEMPORARY PARTITIONING WITHIN THE PREMISES SHALL BE PROVIDED TO PREVENT DAMAGE AND TO PREVENT SPREAD OF DUST. TEMPORARY BRACING, SHORING, CENTERING AND SIMILAR WORK SHALL BE PROVIDED TO PREVENT DAMAGE TO THE EXISTING CONSTRUCTION.

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE PREMISES AND FULLY ACQUAINT HIMSELF WITH ALL EXISTING CONDITIONS AND LIMITATIONS AFFECTING THE WORK.

3. EXISTING CONSTRUCTION, MECHANICAL EQUIPMENT, PLUMBING EQUIPMENT, AND ELECTRICAL EQUIPMENT WHICH INTERFERES WITH THE WORK OF THE CONTRACT SHALL BE MOVED, REMOVED AND RELOCATED, RE-ROUTED, RECONNECTED, CAPPED OR OTHERWISE REWORKED TO ACCOMMODATE ALL WORK OF THE CONTRACT AS DIRECTED BY AND TO THE SATISFACTION OF THE ARCHITECT.

4. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL ARRANGE A COORDINATION MEETING WITH THE ARCHITECT AND ALL TRADES. THE CONTRACTOR SHALL HAVE REVIEWED THE WORK REQUIRED PRIOR TO THE MEETING AND EACH TRADE SHALL BE FAMILIAR WITH ITS PORTION OF THE WORK.

5. THE CONTRACTOR SHALL PROVIDE A TEMPORARY FIELD OFFICE AND MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS, ARCHITECTS SUPPLEMENTAL INSTRUCTIONS, CLARIFICATION DRAWINGS, AND OTHER DOCUMENTS REQUIRED BY THE WORK THERE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE THE TEMPORARY FIELD OFFICE WITH ADEQUATE HEAT AND LIGHTING, UTILIZING THE EXISTING BUILDING SERVICES; AS WELL AS STORAGE FACILITIES FOR SAMPLES AND SHOP DRAWINGS, AND DESK SPACE, ALL FOR THE USE OF THE ARCHITECT AND OWNER.

6. NEITHER THE CONTRACTOR NOR ANY SUB-CONTRACTOR SHALL PLACE ANY SIGN OR POSTER ON ANY PART OF THE BUILDING OR SITE WITHOUT APPROVAL FROM THE OWNER OR ARCHITECT.

7. DURING THE ENTIRE PERIOD OF CONSTRUCTION, THE TELEPHONE NUMBER OF THE CLOSEST AVAILABLE PHYSICIANS, HOSPITALS OR AMBULANCES SHALL BE CONSPICUOUSLY POSTED.

8. THE ARCHITECT SHALL REVIEW LAYOUT (SNAPPED CHALK LINES) PRIOR TO COMMENCEMENT OF CONSTRUCTION. PARTITION LAYOUTS SHOULD DEMONSTRATE ALIGNMENTS AND SPECIAL RELATIONSHIPS INDICATED ON DRAWINGS. ARCHITECT'S REVIEW DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR CORRECTNESS OF LAYOUT. FURTHER REVIEW OF ALL PLUMBING AND ELECTRICAL LOCATIONS ARE INDICATED IN THE SECTIONS PERTAINING TO THOSE TRADES.

1. FOR SUBSTANTIAL COMPLETION, THE CONTRACTOR SHALL CLEAN THE ENTIRE PREMISES TO MOVE-IN CONDITION INCLUDING: ALL FLOORS, WALLS, GLASS, CABINET INTERIORS, LAMPS, LIGHT FIXTURES AND HARDWARE. ALL TEMPORARY FACILITIES, EXCESS MATERIAL, TOOLS, DEBRIS, DIRT AND OTHER SOIL MARKS SHALL BE REMOVED, AND PAINT SHALL BE TOUCHED-UP AS REQUIRED.

2. FOR SUBSTANTIAL COMPLETION, THE CONTRACTOR SHALL START-UP ALL SYSTEMS AND EQUIPMENT AND DEMONSTRATE THEIR OPERATION TO THE OWNER.

3. FINAL ACCEPTANCE INSPECTION WILL OCCUR WHEN THE CONTRACTOR NOTIFIES THE ARCHITECT THAT ALL WORK INCLUDING PUNCH-LIST ITEMS IS COMPLETED, EXCEPTING ITEMS PREVIOUSLY AGREED TO BY THE ARCHITECT AND THE OWNER.

4. AS A PREREQUISITE TO FINAL PAYMENT, THE CONTRACTOR SHALL SUBMIT A "CONTRACTORS AFFIDAVIT OF PAYMENT OF DEBTS AND CLAIMS" (A.I.A. DOCUMENT G706) AND COPIES OF ALL SIGNED-OFF BUILDING DEPARTMENT FORMS.

15 BECKETT CLOSE
IRVINGTON, NY 10533



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ARCHITECT AND BEARS THE SEAL AND SIGNATURE OF THE ALTERING
ARCHITECT

DARREN RAY CHINA
IDEA SPACE ARCHITECTURE + DESIGN

[illegible]

Project Number	2016
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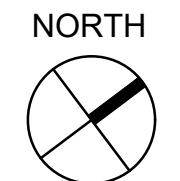
Drawing File Location

Drawing Name	
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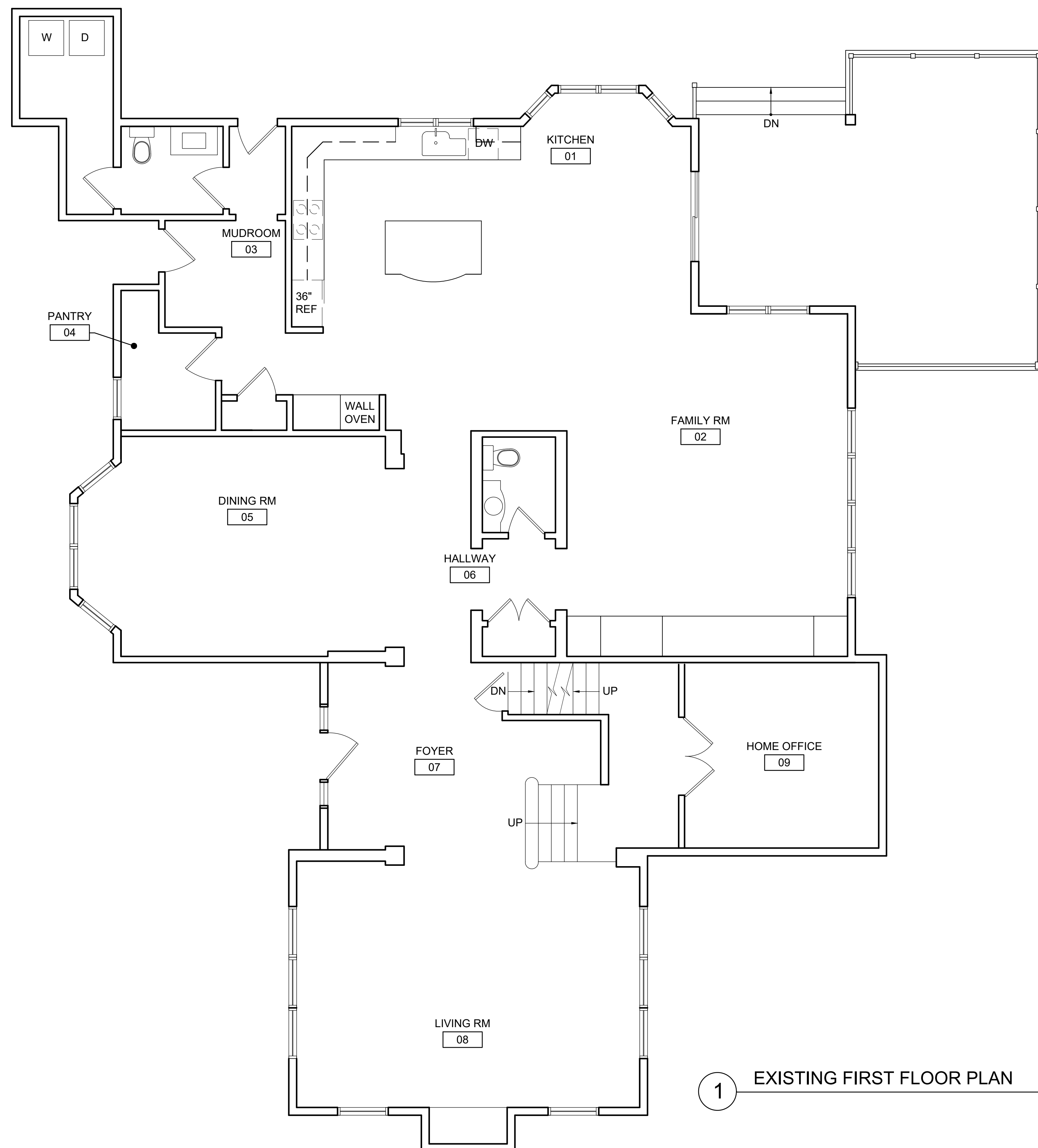
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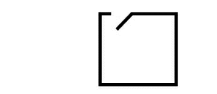


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KAUFMAN-DRATH

15 BECKETT CLOSE
IRVINGTON, NY 10533



idea space
architecture + design

515 Valley Street, Suite 150
Maplewood, NJ 07040
201-575-5180 | 347-452-1591
www.ideaspacead.com

Seal/Signature



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ARCHITECT

DARREN RAY CHINA
IDEA SPACE ARCHITECTURE + DESIGN

[illegible]

Project Number

2016

[illegible]

Drawing Name

EXISTING FIRST FLOOR PLAN

SCALE: $\frac{1}{4}'' = 1'-0''$

Sheet Number

A-0.0



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Issue	Date & Issue Description	By	Check
1	12.1.20 FOR BUDGET PRICING	JC	DC
2	3.2.21 FOR PERMIT & CONSTRUCTION	JC	DC
2	4 3.19.21 DOB REVISION 2	JC	DC

Project Number
2016

Drawing File Location

Drawing Name

DEMOLITION PLAN

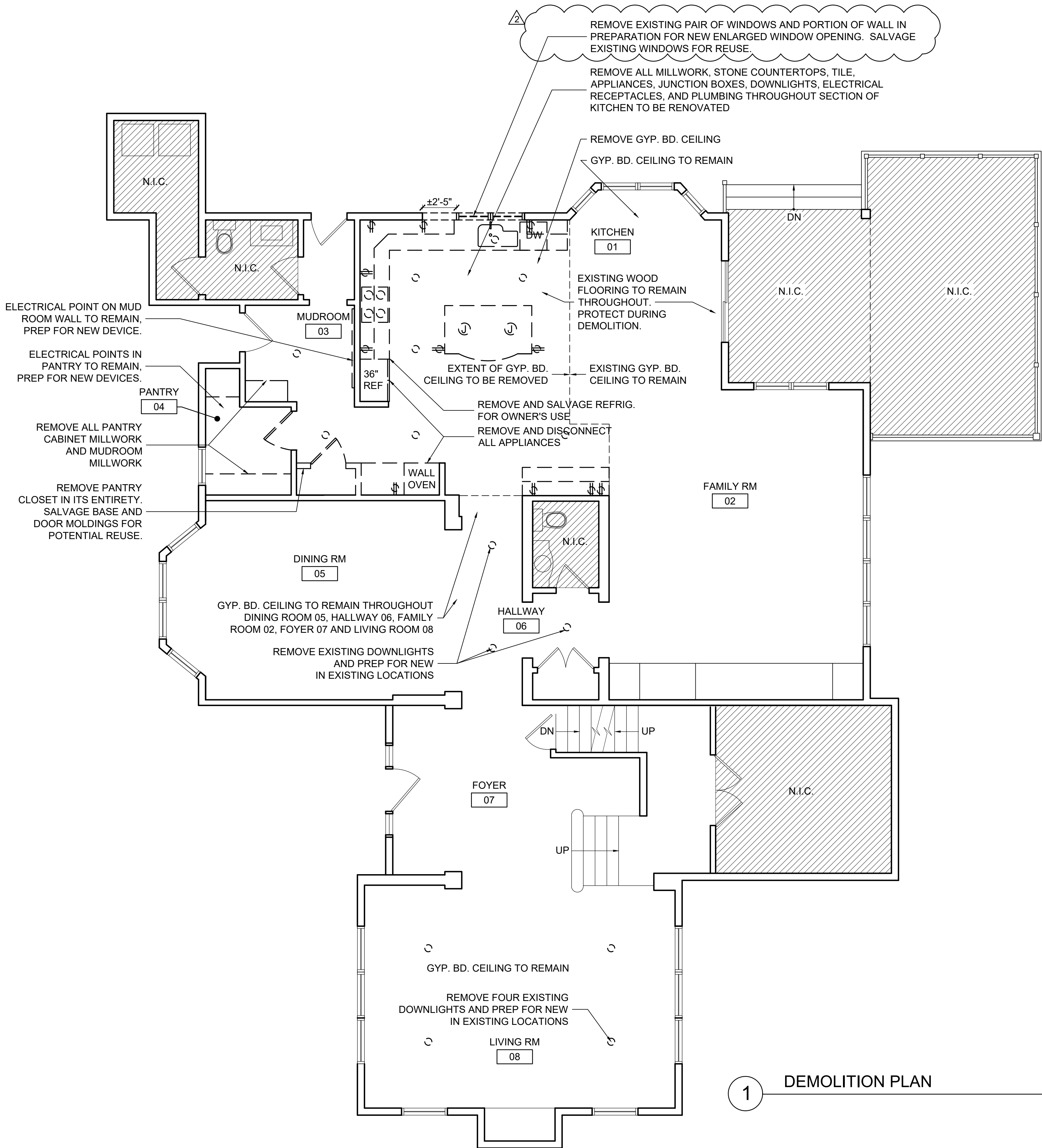
SCALE: 3/8" = 1'-0"

Sheet Number

A-1.1



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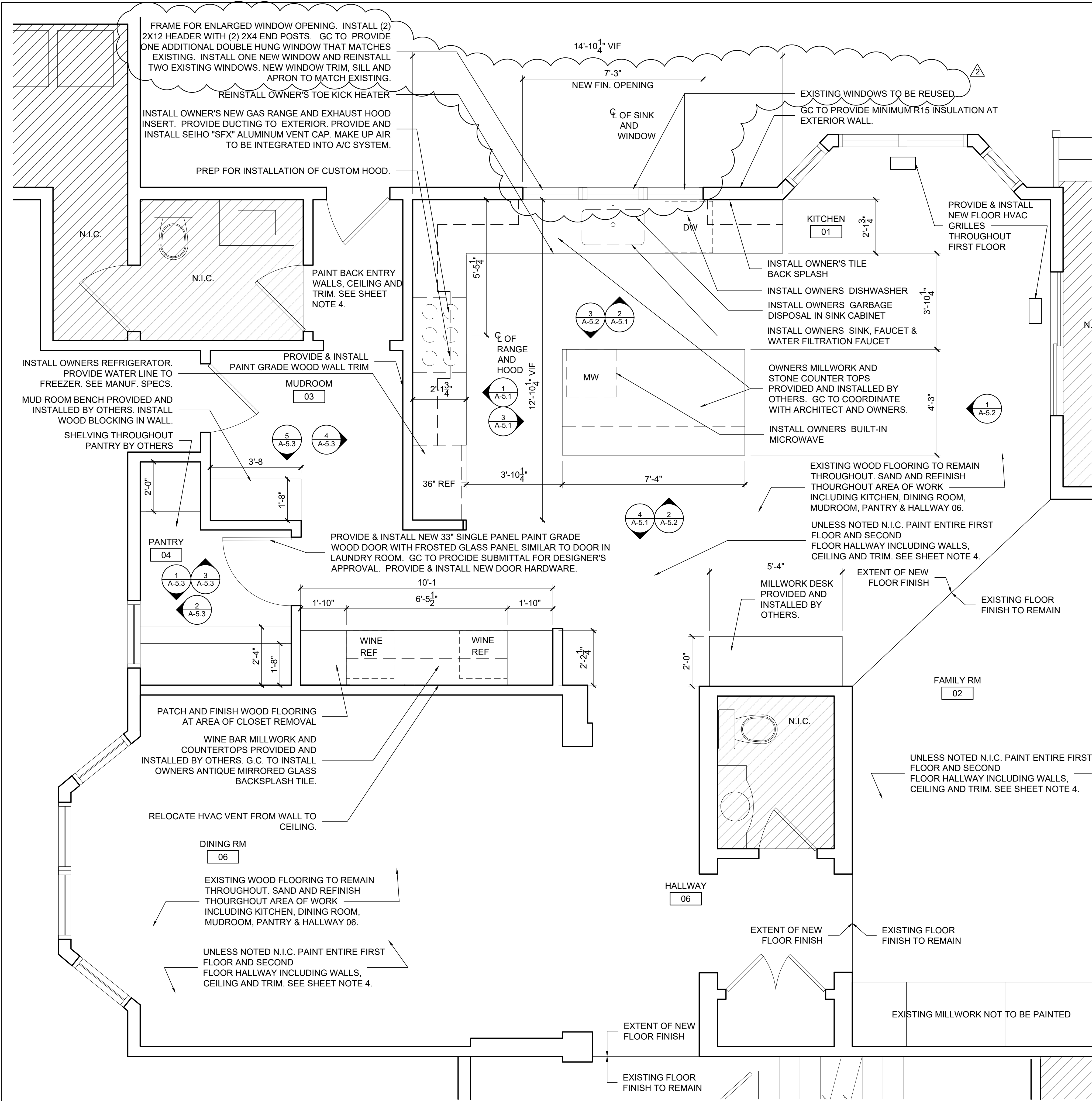
SHEET NOTES:

1. ALL EXISTING ELECTRICAL INDICATED TO BE REMOVED IS TO BE REMOVED BACK TO SOURCE AND/OR WIRING UTILIZED FOR NEW LIGHTING AND RECEPTACLES.
2. PRIOR TO DEMOLITION, G.C. SHALL PROBE PARTITIONS TO DETERMINE WHETHER IT CONTAINS ANY PLUMBING, ELECTRICAL OR GAS RISER, OR STRUCTURAL ELEMENTS. PLAN WILL BE REVISED ACCORDINGLY
3. PROVIDE PROPER SHORING AND ENSURE PROPER STABILIZATION BEFORE REMOVING ANY STRUCTURAL COMPONENTS.
4. GC TO REMOVE ALL INTERIOR DOOR HARDWARE FROM EXISTING DOORS THROUGHOUT HOUSE (1ST AND 2ND FLOORS) . GC TO NOTE LOCKSET TYPE (PRIVACY, PASSAGE, ETC) AND PREP TO REPLACE IN LIKE TYPE UTILIZING HARDWARE MODEL SPECIFIED BY ARCHITECT. DOOR HINGES TO REMAIN.
5. GC TO REMOVE EXISTING DOWNLIGHTS IN CEILING AT LIVING ROOM AND HALLWAY 06. PREPARE TO INSTALL (7) SEVEN NEW DOWNLIGHTS IN EXISTING LOCATIONS. SEE LIGHTING SCHEDULE.
6. GC TO REMOVE ALL EXISTING SWITCH DEVICES THROUGHOUT HOUSE (1ST AND 2ND FLOORS) PREP TO REPLACE WITH NEW DECORA STYLE SWITCHES AND SCREWLESS COVE PLATES. SEE CEILING PLAN AND ELECTRICAL PLAN FOR FURTHER DETAIL.

LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING DOOR, FRAME AND HARDWARE TO REMAIN
- EXISTING DOOR, AND HARDWARE TO BE REMOVED
- SWITCH TO BE REMOVED
- JUNCTION BOX TO BE REMOVED
- RECEPTACLE TO BE REMOVED
- DOWNLIGHTS TO BE REMOVED
- AREA NOT IN CONTRACT (N.I.C.)

1 DEMOLITION PLAN



SHEET NOTES:

- EXISTNG HARDWOOD FLOORING TO REMAIN THROUGHOUT. REFINISH FLOORS AS NOTED. FLOOR FINISH TO MATCH EXISTING STAIN COLOR AND FINISH OF ADJOINING ROOMS.
- PROVIDE AND INSTALL NEW PAINT GRADE WOOD BASE AND MOLDINGS AT AREA OF WORK WHERE PATCHING IN IS REQUIRED TO MATCH EXISTING.
- GC TO EVALUATE EXISTING BRANCH SUPPLY AND WASTE PIPING FOR ALL NEW FIXTURES TO BE INSTALLED TO IDENTIFY IF REPLACEMENT IS NECESSARY. PROVIDE ACCESSIBLE SHUT-OFF VALVES. LOCATIONS TO BE REVIEWED WITH ARCHITECT PRIOR TO INSTALLATION.
- UNLESS OTHERWISE NOTED, ALL WALLS TO BE FINISHED WITH ONE COAT OF TINTED PRIMER AND TWO COATS OF BENJAMIN MOORE PAINT. UNLESS OTHERWISE NOTED, WALLS TO BE REGAL MATTE AND CEILINGS TO BE FLAT. ALL TRIMS AND DOORS THROUGH OUT AREA OF WORK TO BE SATIN ADVANCE.
- PATCH HOLES, SAND AND PAINT WALLS AND CEILINGS AFTER REMOVAL OF EXISTING ELECTRICAL OUTLETS, SWITCHES AND JUNCTION BOXES. PROVIDE A "GRADE A" FINISH.
- ALL PLUMBING FIXTURES, TILE, AND APPLIANCES TO BE PURCHASED BY OWNER, INSTALLED BY CONTRACTOR. G.C. TO RECEIVE ALL OWNERS CURB SIDE DELIVERIES AND PROTECT UNTIL TIME OF INSTALLATION.
- KITCHEN CABINETS, DESK AND PANTRY SHELIVING TO BE PURCHASED BY OWNER AND INSTALLED BY OWNER'S CABINETMAKER. GC TO PROVIDE BLOCKING.
- CONNECT WATER LINE TO NEW REFRIGERATOR IN EXISTING LOCATION FOR ICEMAKER, ETC.
- ALL STONE COUNTERTOP MATERIAL WILL BE PROVIDED AND INSTALLED BY OWNER'S STONE FABRICATOR.
- GC TO PROVIDE AND INSTALL NEW DOOR KNOB LOCKSETS FOR ALL DOORS ON THE FIRST AND SECOND FLOORS. GC TO MATCH EXISTING PASSAGE, PRIVACY OR DUMMY LOCKSET TYPES. EXISTING HINGES TO REMAIN. EXACT HARDWARE SPECIFICATION TO FOLLOW.

LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- NEW PARTITION
- EXISTING DOOR, FRAME AND HARDWARE TO REMAIN
- NEW DOOR AND HARDWARE
- PARTITION TAG

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Project Number
2016

Drawing File Location

Drawing Name

CONSTRUCTION PLAN

SCALE: 3/8" = 1'-0"

Sheet Number

A-2.1

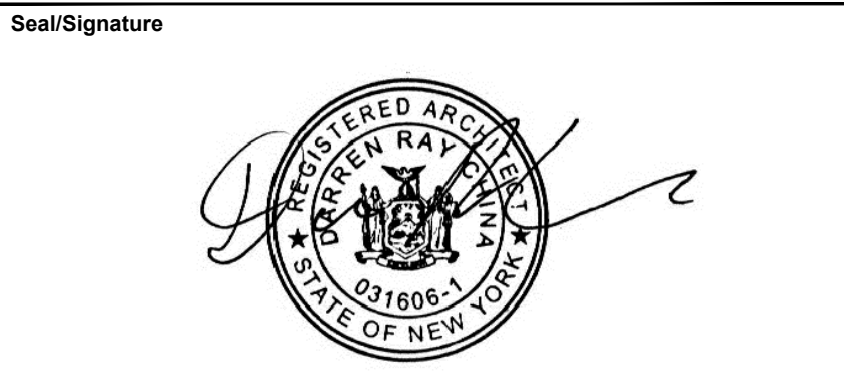


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2	3.2.21	FOR PERMIT & CONSTRUCTION	JC	DC

Project Number
2016

Drawing File Location

Drawing Name

REFLECTED CEILING
PLAN

SCALE: 3/4" = 1'-0"

Sheet Number

A-3.1



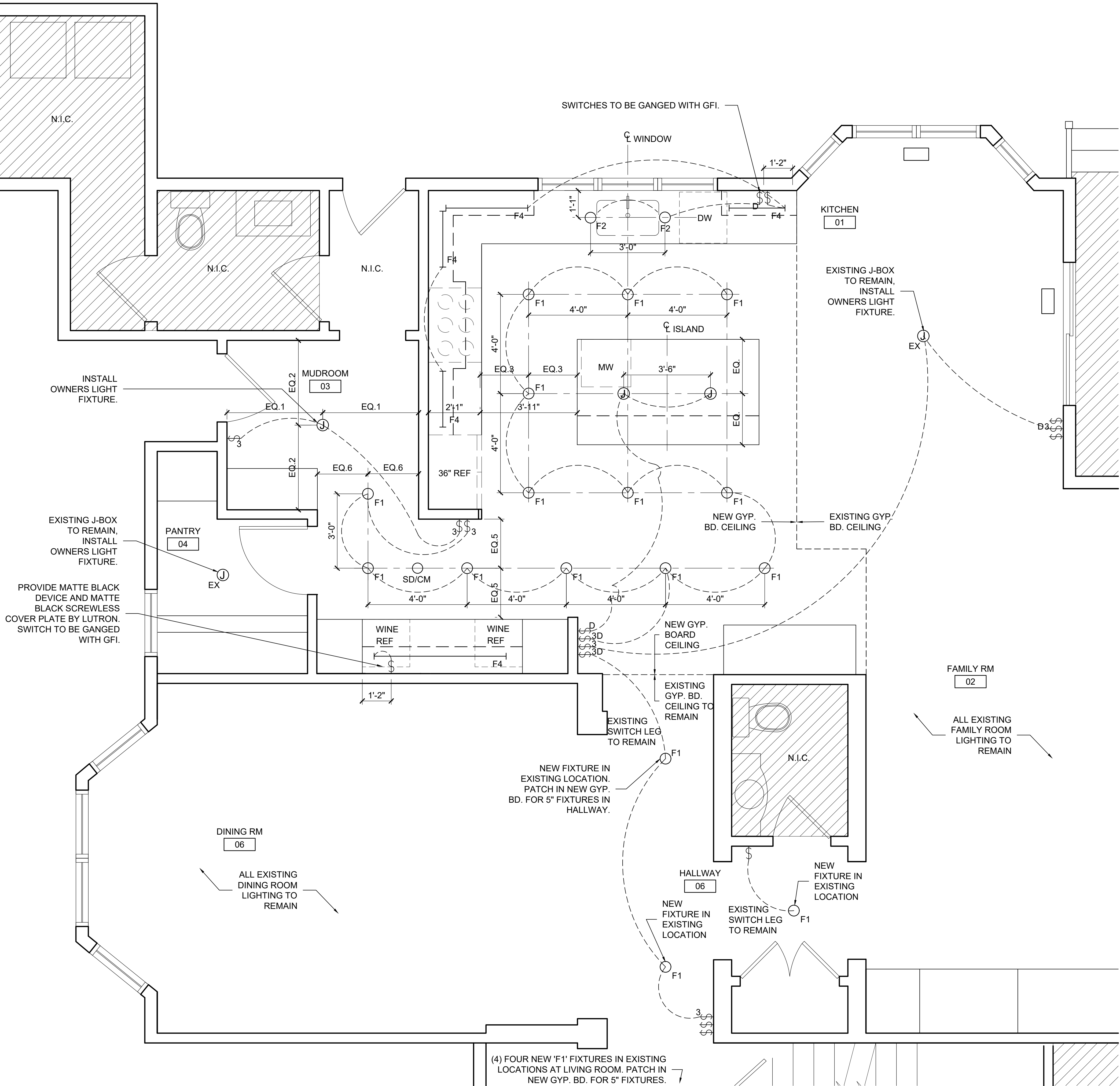
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CEILING NOTES:

1. PROVIDE NEW GYP. BD. CEILINGS THROUGHOUT AREA OF WORK EXCEPT AT MUDROOM.
2. ALL DIMMER SWITCHES TO BE ON LUTRON DIVA CL DIMMERS W/ SCREWLESS COVER PLATES.
3. COLOR OF SWITCH PLATES THROUGHOUT TO BE WHITE SCREWLESS TYPE BY LUTRON.
4. ALL ELECTRICAL WORK SHALL COMPLY WITH STATE AND LOCAL BUILDING CODES.
5. ALL SWITCHES & DIMMERS SHALL BE LOCATED AT CENTER LINE HEIGHT OF 42" A.F.F. WHEN LOCATED ABOVE A COUNTER TOP, SWITCH TO BE MOUNTED WITH CENTER LINE AT 6" ABOVE THAT COUNTER. MULTIPLE SWITCHES AT ONE LOCATION SHALL BE GANGED . TOGETHER & FINISHED WITH ONE COVERPLATE.
6. NOTIFY DESIGNER OF ADDED SWITCHES & REVIEW HOW THEY WILL BE GANGED & STACKED ON WALL.
7. ALL DECORATIVE CEILING FIXTURES, WALL SCONCES & CEILING FANS TO BE PROVIDED BY OWNER AND INSTALLED BY G.C.
8. G.C. TO PROVIDE AND INSTALL APPROPRIATE LAMPS AS REQUIRED BY SPECIFIED LIGHT FIXTURE.
9. LIGHT SWITCH AND DIMMER CIRCUITING AS INDICATED ON PLANS IS FOR SWITCH LOCATION ONLY. CONTRACTOR IS TO VERIFY ALL LIGHT FIXTURE WATTAGE (MAX) AND PROVIDE PROPER NUMBER OF SWITCHES AT THAT LOCATION TO SERVICE INDICATED LIGHT FIXTURES.
10. GC TO PROVIDE & INSTALL ALL FIXTURES ON LIGHT FIXTURE LEGEND
11. GC TO HANG ALL OWNER PROVIDED DECORATIVE LIGHT FIXTURES AND PROPERLY LAMP.
12. GC TO REMOVE EXISTING DOWNLIGHTS IN CEILING AT LIVING ROOM AND HALLWAY 06. PREPARE TO INSTALL (7) SEVEN NEW DOWNLIGHTS IN EXISTING LOCATIONS UTILIZING FIXTURE TYPE "F1". SEE LIGHTING SCHEDULE.
13. GC TO REMOVE ALL EXISTING SWITCH DEVICES THROUGHOUT HOUSE (1ST AND 2ND FLOORS). REPLACE WITH NEW DECORA STYLE SWITCHES AND LUTRON SCREWLESS COVER PLATES IN WHITE UNLESS NOTED OTHERWISE.
14. SEE LIGHTING SCHEDULE ON SHEET A-6.1 FOR ALL FIXTURE SPECIFICATIONS.

LEGEND

- § NEW DECORA STYLE SWITCH WITH LUTRON SCREWLESS COVER PLATE IN WHITE
- §D NEW DECORA STYLE DIMMER SWITCH WITH LUTRON SCREWLESS COVER PLATE IN WHITE
- Ⓜ NEW JUNCTION BOX
- ⓂEX EXISTING JUNCTION BOX TO REMAIN
- (X'-X") DIMENSION OF CEILING ABOVE FINISH FLOOR
- GYP. BD. CEILING MATERIAL
- F1 NEW DOWNLIGHT (SEE SCHEDULE)
- ☒V1 NEW BATHROOM EXHAUST FAN
- SD/CM SMOKE/CO2 DETECTOR



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Project Number
2016

Drawing File Location

Drawing Name

KITCHEN ELEVATIONS

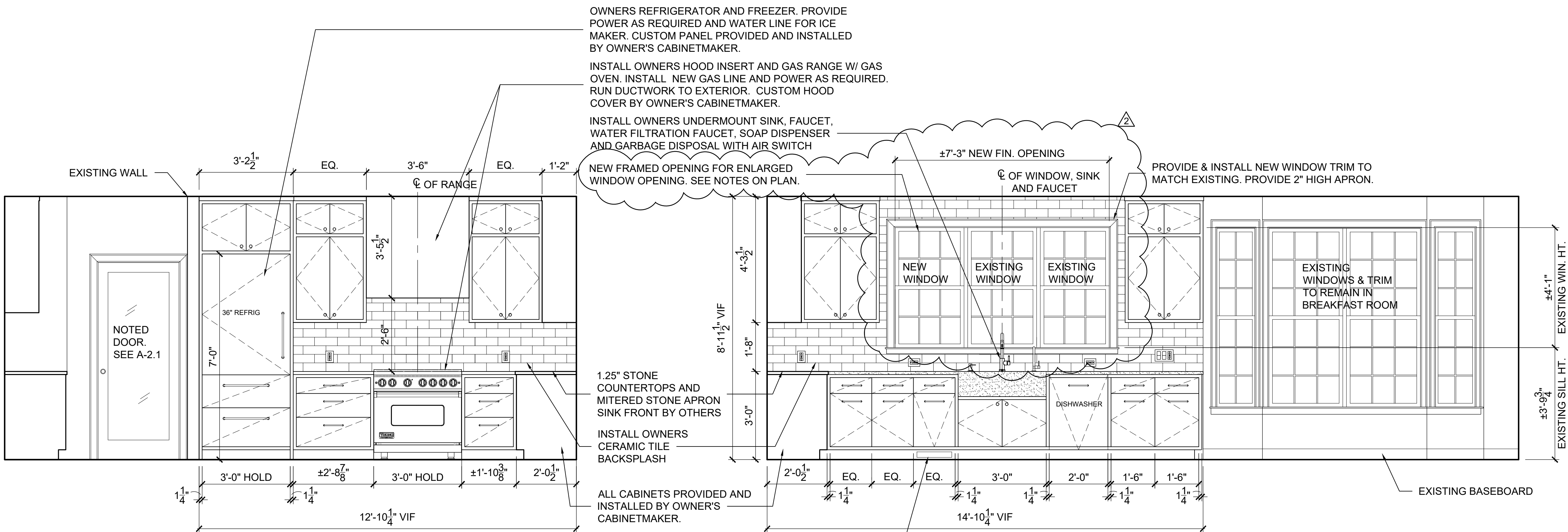
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Sheet Number

A-5.1

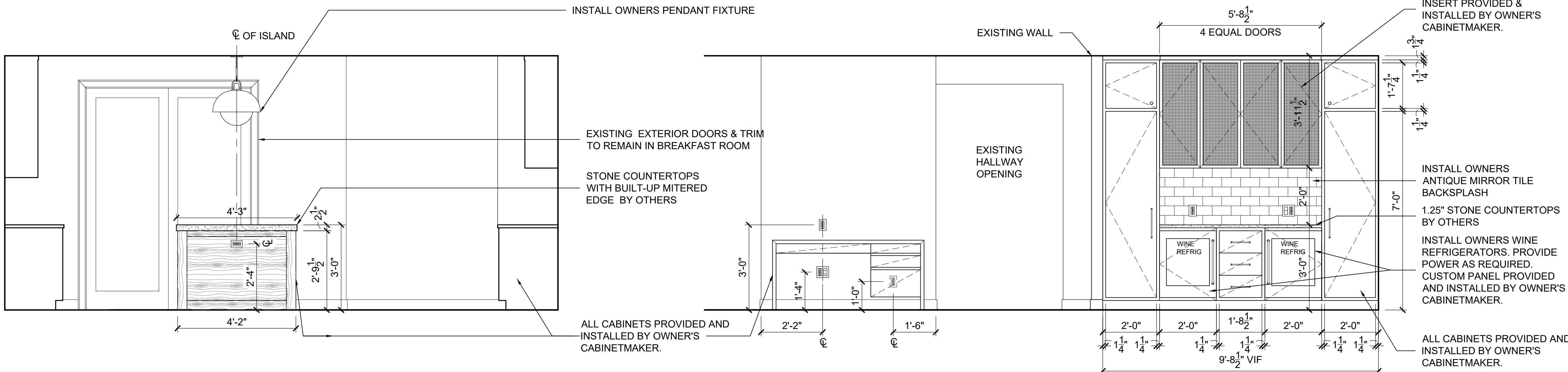


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1 KITCHEN RANGE ELEVATION
SCALE: 1/2" = 1'-0"

2 WINDOW/SINK ELEVATION
SCALE: 1/2" = 1'-0"



3 ISLAND ELEVATION
SCALE: 1/2" = 1'-0"

4 DESK/BAR/PANTRY ELEVATION
SCALE: 1/2" = 1'-0"

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Project Number	2016
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Drawing File Location	
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Drawing Name	
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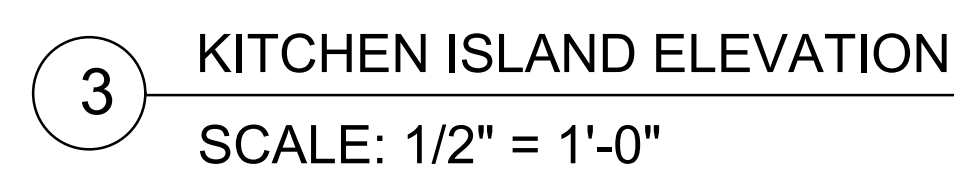
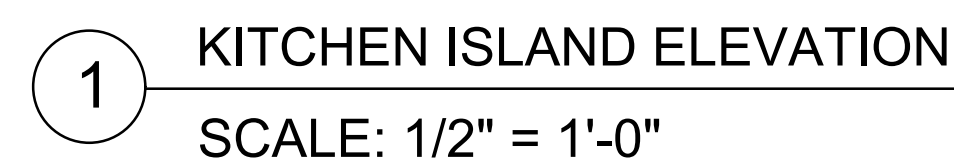
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Sheet Number

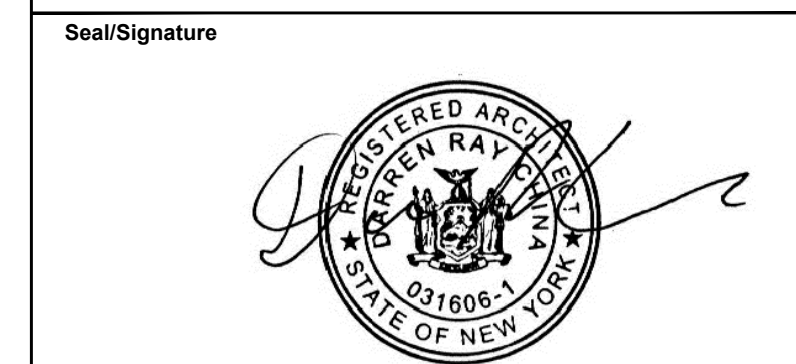
NORTH

A circular compass rose with a vertical line and a horizontal line intersecting at the center. The top half is shaded black, representing North. The bottom half is white, representing South. The left half is white, representing East. The right half is black, representing West.

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Drawing File Location	
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Drawing Name	
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SCALE: $\frac{1}{4}" = 1'-0"$

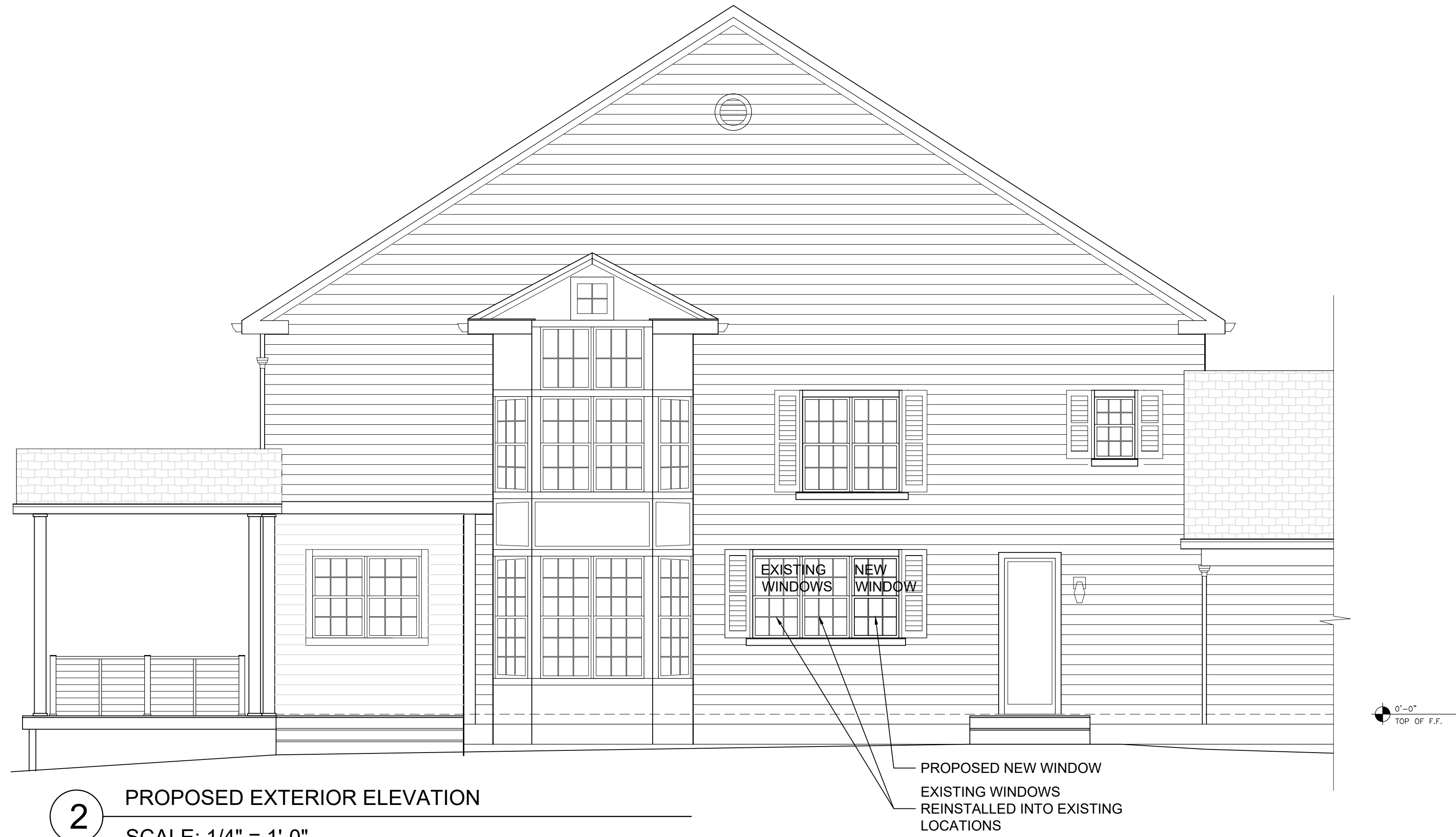
Sheet Number

NORTH

A circular compass rose with a vertical line and a horizontal line intersecting at the center. The top half is shaded black, representing North. The bottom half is white, representing South. The left half is white, representing East. The right half is black, representing West.

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2 PROPOSED EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



1 EXISTING EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

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EXTERIOR
ELEVATIONS

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

Sheet Number

A-5.4



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[illegible]


2016

Drawing File Location

DETAILS AND LIGHTING SCHEDULE

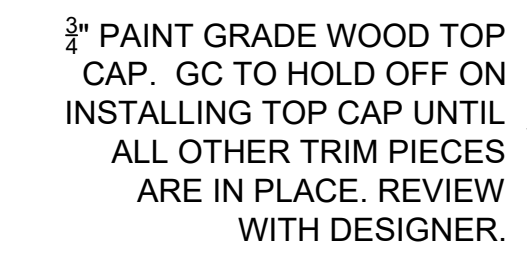
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A-6.1



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LIGHT FIXTURE LEGEND



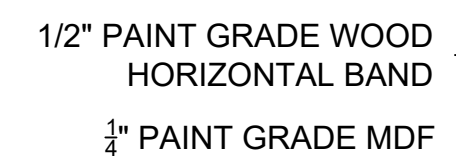
INSTALL OWNER'S COAT
HOOKS

1/4" PAINT GRADE MDF

LINE OF $\frac{1}{2}$ " PAINT GRADE _____
WOOD VERTICAL BEYOND

PROVIDE BLOCKING IN WALL
FOR COAT HOOKS

WOOD BASE
TO MATCH EXISTING



WOOD BASE
TO MATCH EXISTING

1 SECTION - MUD ROOM paneled wall detail
SCALE: 3" = 1'-0"

2 PLAN SECTION - MUD ROOM PANELED WALL DETAIL
SCALE: 3" = 1'-0"