

APPLICATION FOR BUILDING PERMIT

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

Application Number:	193	Date:	02/10/2021
Job Location:	55 FIELD TERRACE MAIN HOUSE LOT	Parcel ID:	2.170-76-19
Property Owner:	Julia & David Welch	Property Class:	1 FAMILY RES
Occupancy:	One/ Two Family	Zoning:	
Common Name:			

Applicant	Contractor
Andrew Hunt	Mario Szczebara
Hunt Architecture D.P.C.	Diavel Designs
70 Southlawn Ave.Dobbs Ferry NY 10522	92 Patterson Ave Midland Park nj 07432
5408186142	9179232503

Description of Work

Type of Work:	Interior Renovation/ Repair	Applicant is:	Architect
Work Requested by:	The Owner	In association with:	
Cost of Work (Est.):	350000.00	Property Class:	1 FAMILY RES

Description of Work

Our renovation consists of the complete remodel of the existing kitchen on the ground floor and the remodel of three bathrooms on the second floor. As well we are converting the existing garage into a family space open to the kitchen. This ask has been approved by the Irvington Planning Board for the increase in FAR by converting the garage.

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: 55 FIELD TERRACE MAIN HOUSE LOT

Parcel Id: 2.170-76-19

AFFIDAVIT OF APPLICANT

I **Andrew Hunt** being duly sworn, depose and says: That s/he does business as: **Hunt Architecture D.P.C.** with offices at: **70 Southlawn Ave. Dobbs Ferry NY 10522** 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 of 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 16 day of February of 2021

Notary Public / Commission of Deeds

Andrew Hunt
Applicant's Signature

OWNER'S AUTHORIZATION

I, ~~David~~ **David Welch** 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 504-289-1152 Owner email address david.j.welch@gmail.com

- ☒ David Welch 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 10th day of February of 2021

[Signature]
Notary Public / Commission of Deeds

David Welch
Applicant's Signature

JULIA DIMITRIADIS
Notary Public, State of New York
No. 01D16310800
Qualified in New York County
Commission Expires Sept. 2, 2022

George Latimer
Westchester County Executive

Westchester
gov.com

James Maisano
Director, Consumer Protection

Department of Consumer Protection Home Improvement License

DIAVEL DESIGNS CORP.

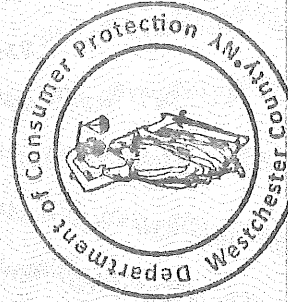
86-04 106 STREET

RICHMOND HILL, NY-11418

This license is issued in accordance with Article XVI of the Westchester County Consumer Protection Code and is valid only upon presence of the official department seal. Proof of citizenship or immigration status is not required for issuance of this license.
NOT FOR FEDERAL PURPOSES

License Number
WC-30546-H18

Date of Expiration
04/17/2022





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
02/11/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Automax Services Inc 231 Norman Ave #101 Brooklyn New York 11222	CONTACT NAME: Dorota Swieboda PHONE (A/C, No, Ext): Phone:(718) 389-5111 ext. FAX (A/C, No): Fax:(718) 349-7139 E-MAIL ADDRESS: automax@automaxservices.com																					
INSURED Diavel Designs Corp 8604 106th Street Richmond Hill New York 11418	<table border="1"><tr><th colspan="2">INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A:</td><td>Northfield Insurance Co</td><td>27987</td></tr><tr><td>INSURER B:</td><td></td><td></td></tr><tr><td>INSURER C:</td><td></td><td></td></tr><tr><td>INSURER D:</td><td></td><td></td></tr><tr><td>INSURER E:</td><td></td><td></td></tr><tr><td>INSURER F:</td><td></td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A:	Northfield Insurance Co	27987	INSURER B:			INSURER C:			INSURER D:			INSURER E:			INSURER F:		
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INSURER E:																						
INSURER F:																						

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y		WS435540	10/31/2020	10/31/2021	EACH OCCURRENCE \$ 1,000,000
	DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000						
	MED EXP (Any one person) \$ 5,000						
	PERSONAL & ADV INJURY \$ 1,000,000						
	GENERAL AGGREGATE \$ 2,000,000						
							PRODUCTS - COMP/OP AGG \$ 2,000,000
							\$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							\$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$
							AGGREGATE \$
							\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/>	N/A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/>
							E.L. EACH ACCIDENT \$
							E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Subject to terms, conditions and exclusions of the actual insurance policy at the time of issuance.
Village of Irvington is listed as additional insured.

CERTIFICATE HOLDER

The Village of Irvington
Building Department
85 Main Street
Irvington, New York 10533

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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ACORD 25 (2016/03)

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USD



Workers'
Compensation
Board

CERTIFICATE OF INSURANCE COVERAGE DISABILITY AND PAID FAMILY LEAVE BENEFITS LAW

PART 1. To be completed by Disability and Paid Family Leave Benefits Carrier or Licensed Insurance Agent of that Carrier

1a. Legal Name & Address of Insured (use street address only)
DIAVEL DESIGNS CORP

8604 106TH STREET
RICHMOND HILL, NY 11418

Work Location of Insured (Only required if coverage is specifically limited to certain locations in New York State, i.e., Wrap-Up Policy)

1b. Business Telephone Number of Insured

917-923-2503

1c. Federal Employer Identification Number of Insured
or Social Security Number

811065799

2. Name and Address of Entity Requesting Proof of Coverage
(Entity Being Listed as the Certificate Holder)

THE VILLAGE OF IRVINGTON
BUILDING DEPARTMENT
85 MAIN STREET
IRVINGTON, NY 10533

3a. Name of Insurance Carrier

ShelterPoint Life Insurance Company

3b. Policy Number of Entity Listed in Box "1a"

DBL515699

3c. Policy effective period

10/24/2020

to

10/23/2021

4. Policy provides the following benefits:

- ☒ A. Both disability and paid family leave benefits.
☐ B. Disability benefits only.
☐ C. Paid family leave benefits only.

5. Policy covers:

- ☒ A. All of the employer's employees eligible under the NYS Disability and Paid Family Leave Benefits Law.
☐ B. Only the following class or classes of employer's employees:

Under penalty of perjury, I certify that I am an authorized representative or licensed agent of the insurance carrier referenced above and that the named insured has NYS Disability and/or Paid Family Leave Benefits insurance coverage as described above.

Date Signed 2/11/2021 By

(Signature of insurance carrier's authorized representative or NYS Licensed Insurance Agent of that insurance carrier)

Telephone Number 516-829-8100

Name and Title Richard White, Chief Executive Officer

IMPORTANT: If Boxes 4A and 5A are checked, and this form is signed by the insurance carrier's authorized representative or NYS Licensed Insurance Agent of that carrier, this certificate is COMPLETE. Mail it directly to the certificate holder.

If Box 4B, 4C or 5B is checked, this certificate is NOT COMPLETE for purposes of Section 220, Subd. 8 of the NYS Disability and Paid Family Leave Benefits Law. It must be mailed for completion to the Workers' Compensation Board, Plans Acceptance Unit, PO Box 5200, Binghamton, NY 13902-5200.

PART 2. To be completed by the NYS Workers' Compensation Board (Only if Box 4C or 5B of Part 1 has been checked)

State of New York Workers' Compensation Board

According to information maintained by the NYS Workers' Compensation Board, the above-named employer has complied with the NYS Disability and Paid Family Leave Benefits Law with respect to all of his/her employees.

Date Signed By

(Signature of Authorized NYS Workers' Compensation Board Employee)

Telephone Number

Name and Title

Please Note: Only insurance carriers licensed to write NYS disability and paid family leave benefits insurance policies and NYS licensed insurance agents of those insurance carriers are authorized to issue Form DB-120.1. Insurance brokers are NOT authorized to issue this form.



CERTIFICATE OF WORKERS' COMPENSATION INSURANCE

***** 811065799
AUTOMAX SERVICES INC
231 NORMAN AVE SUITE 101
BROOKLYN NY 11222



SCAN TO VALIDATE
AND SUBSCRIBE

POLICYHOLDER DIAVEL DESIGNS CORP. 86-04 106TH STR RICHMOND HILL NY 11418		CERTIFICATE HOLDER THE VILLAGE OF IRVINGTON BUILDING DEPARTMENT 85 MAIN STREET IRVINGTON NY 10533	
POLICY NUMBER Q2402 787-2	CERTIFICATE NUMBER 930366	POLICY PERIOD 11/01/2020 TO 11/01/2021	DATE 2/11/2021

THIS IS TO CERTIFY THAT THE POLICYHOLDER NAMED ABOVE IS INSURED WITH THE NEW YORK STATE INSURANCE FUND UNDER POLICY NO. 2402 787-2, COVERING THE ENTIRE OBLIGATION OF THIS POLICYHOLDER FOR WORKERS' COMPENSATION UNDER THE NEW YORK WORKERS' COMPENSATION LAW WITH RESPECT TO ALL OPERATIONS IN THE STATE OF NEW YORK, EXCEPT AS INDICATED BELOW, AND, WITH RESPECT TO OPERATIONS OUTSIDE OF NEW YORK, TO THE POLICYHOLDER'S REGULAR NEW YORK STATE EMPLOYEES ONLY.

IF YOU WISH TO RECEIVE NOTIFICATIONS REGARDING SAID POLICY, INCLUDING ANY NOTIFICATION OF CANCELLATIONS, OR TO VALIDATE THIS CERTIFICATE, VISIT OUR WEBSITE AT [HTTPS://WWW.NYSIF.COM/CERT/CERTVAL.ASP](https://www.nysif.com/cert/certval.asp). THE NEW YORK STATE INSURANCE FUND IS NOT LIABLE IN THE EVENT OF FAILURE TO GIVE SUCH NOTIFICATIONS.

THIS POLICY DOES NOT COVER CLAIMS OR SUITS THAT ARISE FROM BODILY INJURY SUFFERED BY THE OFFICERS OF THE INSURED CORPORATION.

OWNER/PRESIDENT
MARIUSZ SZCZEBARA
I OF 1 DIAVEL DESIGNS CORP

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS NOR INSURANCE COVERAGE UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICY.

NEW YORK STATE INSURANCE FUND



DIRECTOR, INSURANCE FUND UNDERWRITING

VALIDATION NUMBER: 428713475

Cesare Manfredi, - Planning Board Chairperson
Ed Marron Jr. - Building Inspector
Village Hall
85 Main Street
Irvington NY. 10583

Response to Hahn Engineering Comments of 02.01.21

Re: Planning Board Submission for 55 Field Terrace, Irvington NY. Welch Residence

Dear Mr. Manfredi, members of the planning board, Mr. Marron and Hahn Engineering,

In response to the comments from Hahn engineering dated February 01, 2021, we have updated the effected drawings and consolidated the package.
Below are their comments listed with our response in *Italics* beneath.

1. It should be noted on the Site Plan that there is not exterior work.

HA_ noted and bubbled on sheet L-100.

2. An area for construction staging should be shown on the Site Plan.

HA_ noted with dashed area and bubbled on sheet L-100.

3. The location of all existing utilities should be shown (i.e. water, gas, electric, storm, sewer, cable, etc.) or the design professional should verify that no utilities will be disturbed. If so, a note should be added to the plan that indicates no utilities will be disturbed by the proposed work.

HA_ noted as advised that no utilities will be disturbed by the proposed work. This is bubbled on sheet L-100.

4. Any parking spaces on site should be shown.

HA_ there are no designated parking spaces on site

5. Drawings must be signed and sealed by a Registered Architect or Professional Engineer, licensed in New York State.

HA_ All drawings both digital and printed are signed and sealed by the architect or licensed professional.

6. The following should be shown on the plans: a zoning table, the name and address of the architect, the name and address of the surveyor, and a north arrow.

HA_ noted and bubbled the name of the surveyor whose drawing was referenced in the site plan, name and address of the architect always appears along the right edge of each drawings sheet, and the north arrow was noted and bubbled on sheet L-100.

7. The date of the original plan and all revisions should be shown on the plans

HA_ Noted and shown throughout the drawings set.

8. The following note should be shown on the plans:

"The building inspector or village engineer may require erosion control measures if deemed appropriate to mitigate unforeseen siltation and erosion of disturbed soils"

HA_ noted and bubbled on sheet L-100.

9. Item 5.C of the Application should be revised to "Yes" to indicate that Protected Trees (as defined in section 300-14 of the Village Code) are contained on the property

HA_ The revision was made to the application and copies printed for inclusion in the package.

Please note, in addition, scope adjustments to the interior renovation made by the client have been reflected in the removal of the following drawings from the architectural set. This does not effect our planning board ask but will be shown as part of the building permit set.

Sheets, D-104, A-104, A-108, & A-310.

I do hope you find this review satisfactory. It was a pleasure presenting to you all, however briefly at this past planning board meeting.

Sincerely,



Andrew Hunt, RA. For the owners Julia and David Welch

_____ Erect a building, as defined in § 224-3 of the Irvington Zoning Code. The building to be erected is _____.

_____ Tear down an existing building or structure.

_____ Subdivide the property in such a way as to create an additional lot.

 X Alter a building so as to increase the cubic area enclosed by roof and exterior walls. The increase will add a total of approximately 594 square feet of floor area on a total of 1 floors and a total of approximately 7128 cubic feet.

_____ Add an unenclosed structure to a building, namely _____.

_____ Enlarge or relocate an existing unenclosed structure, namely _____.

_____ Alter a building in such a way as to create an additional dwelling unit.

_____ Construct or alter a driveway or parking space.

_____ Other. Explain _____.

5. Characteristics of Site

A. Does any portion of the subject property: (1) come within 30 feet of the Croton Aqueduct, (2) lie within the Village Watershed, (3) abut Broadway, Cyrus Field Road, Mountain Road or Sunnyside Lane, (4) lie within 500 yards of a border of Irvington or the Hudson River, (5) contain any wetland, (6) contain or border a water body or watercourse, (7) lie in or adjacent to a flood plain, (8) lie within the View Preservation District (*i.e.* lie west of Broadway), (8) lie in the Historic District? If the answer to any of the above is "Yes," state particulars.

NO

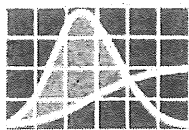
B. State whether there are any covenants, deed restrictions, or prior subdivision plats that cover all or any part of the subject property. If "Yes," identify them, indicate the nature thereof, and **submit a copy** of each such document as part of this application.

NO

C. Does the subject property contain any Protected Trees or Trees or Shrubs of Historic or Unique Value, as defined in § 202-2 of the Irvington Code? If "Yes," any such tree or shrub must be identified on the site plans.



ARH - amended from Hahn Engineering
comments of 2.01.21



JAMES J. HAHN
ENGINEERING, P.C.

Pulnam Business Park
1689 Route 22
Brewster, NY 10509

Tel: 845-279-2220
Fax: 845-279-8909
jhahn@hahn-eng.com

MEMORANDUM

To : Cesare Manfredi, Planning Board Chair
Village of Irvington

From : George E. Pommer, P.E.
Vice President

Dated : February 18, 2021

Subject : Site Plan Review
Irvington Planning Board No. 2021-09
Owner/Applicant – David & Julia Welch
55 Field Terrace

Drawings Reviewed : "Cover", Dated 12/21/20, Sheet A-000.
"Site Plan", Revised 2/18/21, Sheet L100.
"General Notes", Dated 12/21/20, Sheet A-001.
"General Notes", Revised 2/12/21, Sheet A-002.
"Schedules Win & Doors", Dated 1/15/21, Sheet A005.
"Materials & Schedules", Revised 2/12/21, Sheet A006.
"Plumbing Riser Diagram", Dated 1/15/21, Sheet A007.
"Demo Basement", Dated 12/21/20, Sheet D101.
"Demo First Floor", Dated 12/21/20, Sheet D102.
"Demo Second Floor", Dated 12/21/20, Sheet D103.
"Demo Ext. Elevations", Dated 12/21/20, Sheet D201.
"Proposed Basement", Dated 12/21/20, Sheet A101.
"Proposed First Floor", Dated 12/21/20, Sheet A102.
"Proposed Second Floor", Dated 12/21/20, Sheet A103.
"RCP First Floor", Dated 1/15/21, Sheet A106.
"RCP Second Floor", Dated 12/21/20, Sheet A107.
"Proposed Ext. Elevations", Dated 12/21/20, Sheet A201.
"Section @ Stair Vest. 10", Dated 12/21/20, Sheet A210.
"Section Family Room", Dated 1/15/21, Sheet A211.
"Enlarged Kitchen Plans & Elev.", Dated 12/21/20, Sheet A301.
"Kitchen Elevations", Dated 12/21/20, Sheet A302.
"Family Rm Enlarged Plans & Elev.", Dated 1/15/21, Sheet A303.
"Family Rm Enlarged Plans & Elev.", Dated 1/15/21, Sheet A304.
"Family Rm Enlarged Plans & Elev.", Dated 1/15/21, Sheet A305.
"Bathroom 07 Enlarged Plans & Elev.", Dated 1/15/21, Sheet A306.
"Bathroom 08 Enlarged Plans & Elev.", Dated 12/21/20, Sheet A307.

E N V I R O N M E N T A L A N D C I V I L E N G I N E E R I N G
S T U D I E S • R E P O R T S • D E S I G N

"M. Bathroom 09 Enlarged Plans & Elev.", Dated 1/15/21, Sheet A308.
"Utility 10 Enlarged Plans & Elev.", Dated 1/15/21, Sheet A309.
"Kitchen Elevations", Dated 12/21/20, Sheet A401.
"Enlarged Cabinet Details", Dated 12/21/20, Sheet A402.
"Entry Vest. Details", Dated 12/21/20, Sheet A403.
"Proposed Basement Level", Dated 1/14/21, Sheet S100.
"Proposed Main Level", Dated 1/14/21, Sheet S101.
"Demo Main Level", Dated 1/14/21, Sheet S102.

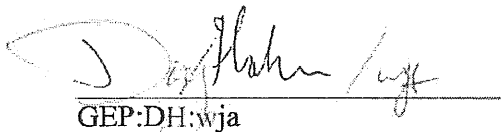
Documents

Reviewed : Application for Site Development Plan Approval, Dated 1/11/21.
Letter from Andrew Hunt, RA, Dated 2/8/21.

The referenced plans have been reviewed for compliance with the Village Code and our previous memorandum dated February 1, 2021. The applicant proposes the construction of interior renovations to a singular family residence on 3.06 acres in the 1F-40 Zoning District. The site is located within 500 yards of the border with Dobbs Ferry.

Pursuant to our review, the applicant has satisfactorily addressed the comments from our previous memorandum. Therefore, we have no objection to approval of this project.

If you have any questions, please do not hesitate to contact me at your earliest convenience.



GEP:DH:wja

55 FIELD TERRACE

INTERIOR RENNOVATION



55

FIELD

TERRACE



WELCH Residence

55 FIELD TERRACE, IRVINGTON

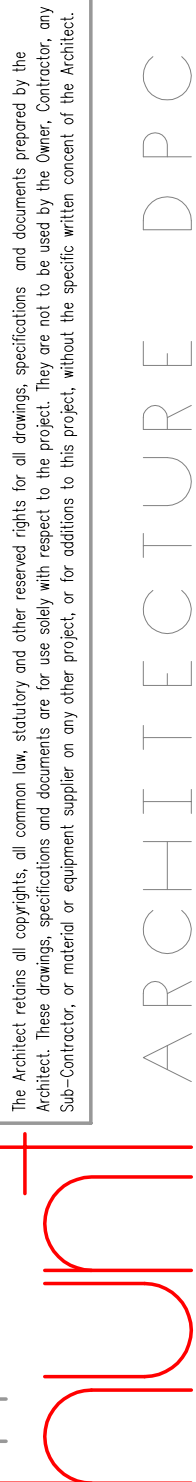
NEW YORK 10533

COVER

A-000

SCALE: AS NOTED

DATE: DEC. 21, 2020



ARCHITECTURE DPC

70 SOUTHLAWN AVENUE

DOBBS FERRY, NY. 10522

GENERAL NOTES

1. CONTRACTOR IS SUPPLY ALL INSURANCE INFORMATION TO OWNER FOR APPROVAL PRIOR TO COMMENCING WORK. VERIFY ALL EXISTING CONDITIONS & REVIEW ALL ASPECTS OF THE CONSTRUCTION DOCUMENTS. IF CONDITIONS IN THE FIELD OR IN THE DRAWINGS ARE OTHER THAN AS SHOWN IN THE ARCHITECTURAL, ENGINEERING OR THEIR CONSULTANTS' DRAWINGS THE GENERAL CONTRACTOR IS TO REPORT ALL DISCREPANCIES IN WRITING TO THE OWNER/ARCHITECT IMMEDIATELY PRIOR TO THE FINAL BID & COMMENCEMENT OF CONSTRUCTION.

2. VERIFY ALL EXISTING DIMENSIONS, GRADE LINES & LEVELS BEFORE COMMENCING WORK.

3. THE GENERAL CONTRACTOR SHALL FURNISH ALL NECESSARY ITEMS, LABOR, MATERIAL, EQUIPMENT, ETC. FOR THE ENTIRE PROJECT UNLESS OTHERWISE STATED. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION METHODS AND SHALL COMPLY WITH THE REQUIREMENTS OF THE NEW YORK STATE BUILDING CODE, AND ALL OTHER LOCAL AND FEDERAL LAWS.

4. ALL FABRICATION, MATERIALS AND PRODUCTS ETC. SHALL BE INSTALLED OR BUILT IN ACCORDANCE WITH THE ARCHITECTURAL DRAWINGS, AND/OR MANUFACTURES RECOMMENDATIONS AND ALL APPLICABLE CODES.

5. ALTERATION WORK AS SHOWN TO INCLUDE CUTTING AND PATCHING EXISTING PARTITIONS, CEILINGS, FLOORS, AND THE WORK OF OTHER TRADES. CUT, REMOVE, PATCH, ALTER AND REFINISH EXISTING CONSTRUCTION AS CALLED FOR ON THE DRAWINGS AND AS SPECIFIED, SO AS TO LEAVE WORK COMPLETE AND IN SATISFACTORY CONDITION. SURFACES OF EXISTING WORK THAT WILL BE IN CONTACT WITH NEW WORK TO BE PREPARED TO RECEIVE AND BOND NEATLY AND CAREFULLY, MATERIALS AND METHODS TO MATCH EXISTING ADJACENT WORK.

6. CONTRACTOR SHALL INSPECT ALL EXISTING SURFACES AND REPAIR OR PATCH WHERE NECESSARY, SURFACES WILL THEN BE PREPARED (SANDED, TAPED, SPACKLED, BACKED, SIZED, ETC.) TO RECEIVE NEW FINISHES AND MATERIALS.

7. ANY DAMAGE OR DESTRUCTION TO/OF EXISTING CONDITIONS, MATERIALS ETC., REQUIRED IN THE RENOVATION AND CONSTRUCTION OF THIS PROJECT, SHALL BE REPAIRED OR REPLACED TO THEIR ORIGINAL CONDITION.

8. ALL WORK SHALL CONFORM TO THE NEW YORK STATE BUILDING CODE LATEST EDITION.

9. ELECTRICAL, PLUMBING AND HVAC SUBCONTRACTORS SHALL BE REQUIRED TO PULL A SEPARATE PERMIT FOR THEIR RESPECTIVE PORTION OF THE WORK.

10. SUPERVISION OF CONTRACTOR: THE GENERAL CONTRACTOR OR HIS QUALIFIED REPRESENTATIVE SHALL BE PRESENT WHEN SUBCONTRACTORS ARE ON THE JOB.

11. CONTRACTOR SHALL VISIT THE SITE, FAMILIARIZE HIMSELF W/THE EXISTING CONDITIONS AND MAKE PROVISIONS IN HIS BID FOR THE REMOVAL AND/OR RELOCATION OF ALL ITEMS INDICATED AND/OR ALL UNCONCEALED ITEMS NOT SPECIFICALLY INDICATED, BUT REQUIRED TO COMPLETE THE WORK AS INTENDED.

12. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY ITEMS PURCHASED BY THE OWNER AND GIVEN TO HIM FOR INSTALLATION.

13. THE CONTRACTOR SHALL NOT PROCEED WITH ANY ADDITIONAL SERVICES OR WORK WITHOUT PRIOR APPROVAL BY THE OWNER, FOLLOWED BY A CHANGE ORDER.

14. THE CONTRACTOR SHALL MAKE THE REQUIRED ARRANGEMENTS, SECURE AND PAY FOR ALL SANITARY FACILITIES, BARRICADES, ENCLOSURES, AND FENCING AS NEEDED FOR AND DURING THE PROGRESS OF CONSTRUCTION. CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES, EQUIPMENT, ETC.

15. THE ARCHITECT/OWNER HAS THE RIGHT TO REFUSE ANY MATERIAL AND WORKMANSHIP THAT DOES NOT MEET HIGH QUALITY STANDARDS OF THE VARIOUS STANDARDS OF THE VARIOUS TRADES INVOLVED.

16. CONTRACTOR SHALL DELIVER THE ANNOTATED JOB RECORD SET TO THE OWNER UPON COMPLETION OF THE WORK AS A CONDITION OF ACCEPTANCE. A

17. THE CONTRACTOR SHALL PRODUCE, BY MEANS OF SHOP DRAWINGS, ALL ADDITIONAL DETAILS WHICH ARE INFERABLE FROM THESE PLANS AND WHICH ARE NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK.

18. UPON ACCEPTANCE OF SUBSTANTIAL COMPLETION, THE ARCHITECT SHALL ISSUE THE CONTRACTOR A PUNCH LIST INDICATING THE OBSERVED DEFICIENCIES IN THE WORK. THE CONTRACTOR SHALL MAKE SUCH CORRECTIONS AND ACHIEVE FINAL COMPLETION WITHIN 14 CALENDAR DAYS.

19. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY ARE INDICATED ON THE DRAWINGS.

20. THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH THE SCHEDULE OF THE OWNER.

21. THE CONTRACTOR SHALL CAREFULLY EXAMINE ALL OF THE CONSTRUCTION DOCUMENTS AND SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF HIS/HER WORK AND PROPER CONSIDERATION FOR THE WORK OF OTHERS AND EXISTING BUILDING CONSTRUCTION.

22. MECHANICAL, ELECTRICAL AND PLUMBING WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES AND WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.

23. THE CONTRACTOR SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF ALL TRASH, DEBRIS AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE, SOILING, PAINT OVERSPRAY, ETC. ALL TRASH SHALL BE DISPOSED OF IN A LEGAL MANNER. ALL FIXTURES, EQUIPMENT, GLAZING, FLOORS, ETC., SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY UPON COMPLETION OF THE PROJECT. CONTRACTOR SHALL PROTECT ALL EQUIPMENT AND FIXTURES PURCHASED BY OWNER AND DELIVERED TO THE SITE. CONTRACTOR SHALL PUT DOWN IN THE A.M. AND REMOVE IN THE P.M. MIN. 1/8" MASONITE, TAPED IN PLACE FROM APARTMENT ENTRANCE TO SERVICE ELEVATOR. DEMOLITION NOTES

DEMOLITION NOTES

1. ALL DEMOLISHED MATERIALS THAT ARE NOT SALVAGED BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE PROMPTLY REMOVED FROM THE SITE.

2. DEMOLITION CONTRACTOR SHALL PROVIDE ALL MATERIALS NECESSARY TO SUITABLY SCREEN DEMOLITION WORK FROM PUBLIC VIEW AND PROTECT THE OWNERS / PUBLIC SAFETY.

3. ALL ITEMS AND FINISHES WHICH ARE TO REMAIN SHALL BE PROTECTED AGAINST DAMAGE DURING DEMOLITION. ANY DAMAGE WHICH OCCURS DURING DEMOLITION SHALL BE CORRECTED BY THE DEMOLITION CONTRACTOR AT THE CONTRACTOR'S EXPENSE. UNDER THE SUPERVISION OF THE GENERAL CONTRACTOR.

4. ALL WORK WHICH REQUIRED ACCESS TO THE SITE AND AREAS ADJACENT TO THE SITE, SHALL BE COORDINATED WITH OWNER/LANDLOARD TO MINIMIZE DISTURBANCE AND INCONVENIENCE.

5. REMOVE ALL EXISTING INTERIOR WALL FINISHES TO UNDERLYING SUBSTRATE, EXCEPT WHERE FINISHES ARE NOTED TO REMAIN (SEE PLANS AND NOTES).

6. THE CONTRACTOR SHALL PERFORM ALL OPERATIONS OF DEMOLITION AND REMOVAL INDICATED ON THE DRAWINGS AND AS MAY BE REQUIRED BY THE WORK. ALL WORK SHALL BE DONE CAREFULLY AND NEATLY, IN A SYSTEMATIC AND TIMELY MANNER.

7. EXISTING PLUMBING FIXTURES, SINKS, LAVATORIES, WATER CLOSETS, SHOWERS, FLOOR DRAINS, ETC., WHICH ARE TO BE REMOVED MUST HAVE WATER SUPPLY SHUT OFF PRIOR TO DISCONNECTING AND REMOVING. ALL ABANDONED PLUMBING AND PIPING LINES MUST BE CAPPED AS NOTED IN THE DRAWINGS.

8. ALL EXISTING SURFACES AND EQUIPMENT TO REMAIN SHALL BE FULLY PROTECTED FROM DAMAGE. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR DAMAGE AND SHALL MAKE REPAIRS REQUIRED WITHOUT ADDITIONAL COST TO THE OWNER.

9. ALL FIRE SAFETY EQUIPMENT AND ASSOCIATED CONDUIT AND WIRING SHALL BE PROTECTED FROM ANY PHYSICAL DAMAGE DURING DEMOLITION AND/OR CONSTRUCTION.

10. REMOVE OR RELOCATE ALL LOCAL WIRING, PLUMBING AND MECHANICAL EQUIPMENT AFFECTED BY REMOVAL OF PARTITIONS. REMOVED PIPES AND/OR LINES SHALL BE CUT TO A POINT OF CONCEALMENT BEHIND OR BELOW FINISH SURFACES AND SHALL BE PROPERLY CAPPED OR PLUGGED.

11. REMOVE ALL ABANDONED CABLING BACK TO THEIR SOURCE.

12. NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE ON THE SITE. DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AS THE JOB PROCEEDS, AND DISPOSED OF IN A TIMELY AND LEGAL MANNER. THE SITE SHALL BE LEFT BROOM CLEAN AT THE COMPLETION OF DEMOLITION.

13. ALL ADJOINING PROPERTY AFFECTED BY ANY OPERATIONS OF DEMOLITION SHALL BE PROTECTED PER THE REQUIREMENTS OF THE OWNER

14. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS AS REQUIRED BY VILLAGE DEPARTMENT OF BUILDING RULES AND REGULATIONS, IF APPLICABLE. BARRICADES SHALL BE OF A TYPE AND DESIGN APPROVED BY THE OWNER.

15. THE CONTRACTOR SHALL FILE ALL NECESSARY CERTIFICATES OF INSURANCE WITH THE VILLAGE DEPARTMENT OF BUILDINGS, PAY ALL FEES, OBTAIN ALL PERMITS AND PROVIDE ANY AND ALL BONDS REQUIRED BY ANY AGENCY IN ORDER TO DO THE WORK HEREIN DESCRIBED.

16. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, REGULATIONS OF ANY GOVERNING AGENCY WHICH HAS JURISDICTION OVER THE PROTECTION AND SAFETY OF PERSONS AND PROPERTY.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE CONSTRUCTION AREAS UNTIL COMPLETION OF THE CONTRACT.

SHOP DRAWINGS

1. THE GENERAL CONTRACTOR SHALL SUBMIT FABRICATION SHOP DRAWINGS TO OWNER/ARCHITECT FOR APPROVAL PRIOR TO ORDERING OR FABRICATION, TO INCLUDE, BUT NOT LIMITED THE ELECTRICAL CONDUIT, WOOD DOORS, COUNTERTOPS, AND ALL MILLWORK.

2. ALL SHOP DRAWINGS SHALL BE SUBMITTED AS A MINIMUM OF FOUR (4) COPIES. 1 TO REMAIN AS A RECORD FOR THE ARCHITECT, 1 AS A RECORD FOR THE OWNER AND TWO SHALL BE RETURNED TO THE CONTRACTOR.

3. THE GENERAL CONTRACTOR SHALL SUBMIT MANUFACTURER'S CUT SHEETS FOR ALL FIXTURES AND EQUIPMENT CALL FOR ON THE CONSTRUCTION DOCUMENTS INCLUDING BUT NOT LIMITED TO LIGHT FIXTURES, HARDWARE, PLUMBING FIXTURES, EQUIPMENT, ETC.

PLUMBING NOTES

1. ALL PLUMBING WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE NEW YORK STATE BUILDING CODE.

2. PLUMBING CONTRACTOR SHALL ARRANGE AND OBTAIN ALL NECESSARY INSPECTIONS AND REQUIRED SIGN-OFFS.

FEMA COMPLIANCE

THE PROPOSED WORK IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA, COASTAL ZONE OR WATER SENSITIVE INLAND SUBJECT TO

BUILDING OCCUPANCY DURING CONSTRUCTION

THE RESIDENCE WILL BE UNOCCUPIED DURING CONSTRUCTION
THIS BUILDING IS OCCUPANCY CLASS R-3 (EXISTING & PROPOSED)

CODE COMPLIANCE

ALL PLANS ATTACHED ARE DESIGNED IN COMPLIANCE TO THE 2015 INTERNATIONAL BUILDING CODE AND 2015 NEW YORK STATE BUILDING CODE

ALL PLANS ATTACHED ARE DESIGNED IN COMPLIANCE TO THE NATIONAL ELECTRICAL CODE NFPA 70 2014 EDITION

TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT, THE PLANS AND SPECIFICATIONS DEPICTED ON THESE DRAWINGS ARE IN COMPLIANCE WITH THE APPLICABLE PROVISION OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE CURRENTLY IN EFFECT

PROJECT INFORMATION

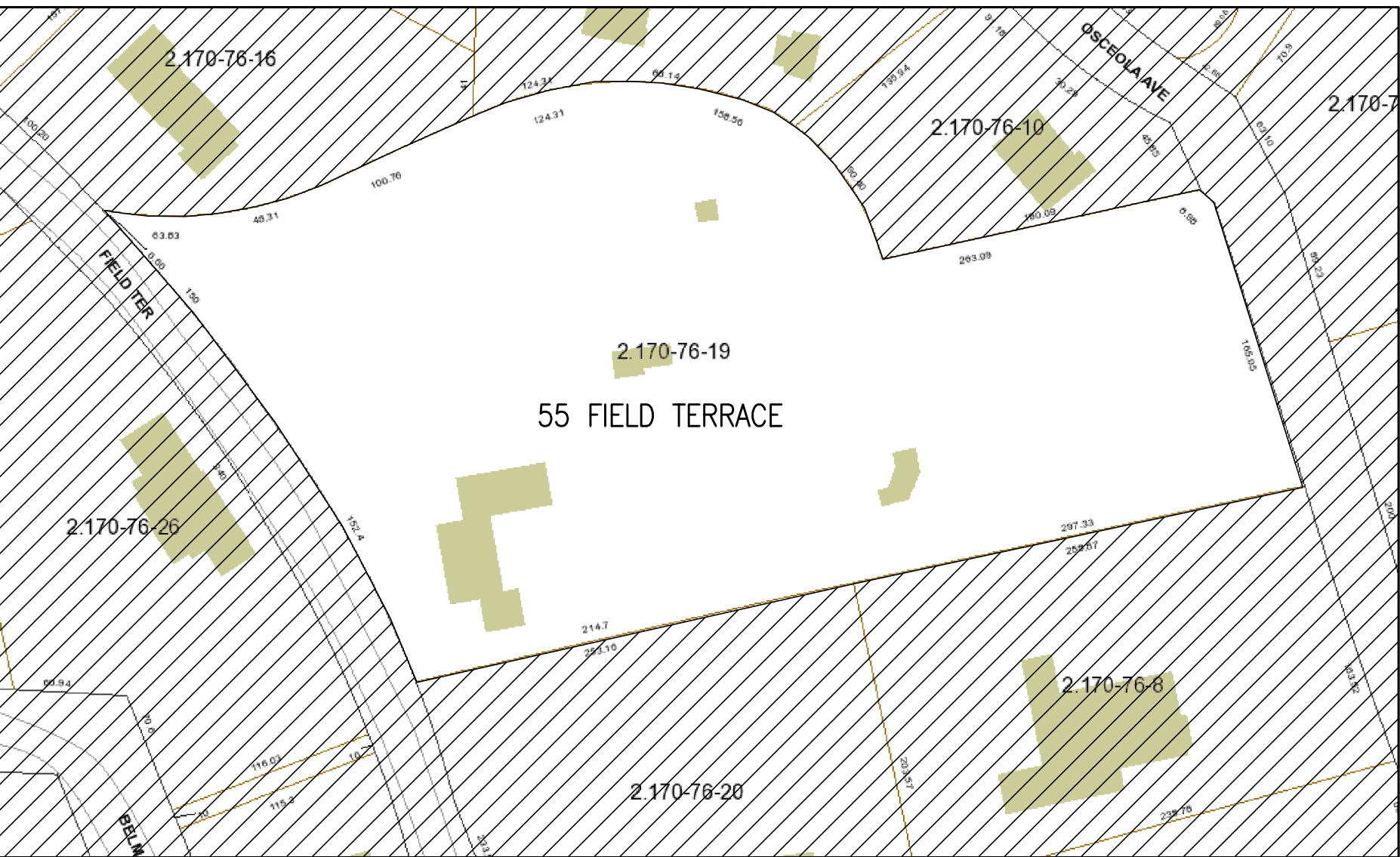
LOCATION:

55 FIELD TERRACE
IRVINGTON
NEW YORK 10533

PROPERTY CLASS: SINGLE FAMILY RESIDENCE

CONSTRUCTION TYPE: TYPE 5 (EXISTING AND PROPOSED)

PLOT PLAN - SCALE 1/64" = 1'-0"



55
FIELD
TERRACE



WELCH Residence
55 FIELD TERRACE, IRVINGTON
NEW YORK 10533

GENERAL
NOTES

A-001

SCALE: AS NOTED
DATE: DEC. 21, 2020

70 SOUTHLAWN AVENUE DOBBS FERRY, NY. 10522

ARCHITECTURE DPC

FLOORING

1. ALL TILE FLOORS SHALL BE FREE FROM BUCKLES, OPEN JOINTS & IMPERFECTIONS. SEAMS SHALL BE KEPT IN ACCURATE ALIGNMENT.
2. TILE FLOORING SHALL BE LAID IN A SQUARE PATTERN WITH COURSES PARALLEL TO WALLS UNLESS OTHERWISE NOTED. TILE TO BE SECURELY CEMENTED WITH GROUT JOINTS IN ACCORDANCE WITH ADHESIVE MANUFACTURERS' SPECIFICATIONS.
3. CHIPPED OR CRACKED TILES SHALL BE REJECTED, AND IF INSTALLED SHALL BE REMOVED AND REPLACED WITH ACCEPTABLE TILE.
4. UPON COMPLETION, ALL WORK SHALL BE CLEANED, REMOVING ALL ADHESIVE AND SURFACE STAINS.
5. PROVIDE AND MAINTAIN ADEQUATE PROTECTION FOR ALL FLOORING FOR THE DURATION OF CONSTRUCTION.
6. ALL CLOSETS TO RECEIVE THE SAME FLOORING AS ADJACENT AREAS UNLESS OTHERWISE NOTED.

FINISH AND DETAIL NOTES

1. INTERIOR FINISHES SHALL BE CLASSIFIED IN ACCORDANCE WITH SURFACE FLAME SPREAD RATINGS (RS 5-5) AND SHALL BE USED IN ACCORDANCE WITH TABLE "5-5", C26 504-10.
2. NO INTERIOR FINISH MATERIAL COVERING MORE THAN 20% OF THE AGGREGATE WALL AND CEILING AREA SHALL BE USED IF IT DEVELOPS SMOKE IN GREATER DENSITY THAN THE RATING SHOWN IN THE TABLE "C" C26-504.10B.
3. ATTACHMENT AND ADHESIVES FOR INTERIOR FINISHES TO HAVE THE SAME FLAME-SPREAD AND SMOKE DEVELOPED RATING OF THE INTERIOR FINISHES, AS PER C26 504.10E.
4. NO MATERIAL SHALL BE USED IN ANY INTERIOR LOCATION WHICH WILL PRODUCE PRODUCTS MORE TOXIC THAN THOSE GIVEN OFF BY WOOD OR PAPER WHEN DECOMPOSING OR BURING AS PER C26 504.10B.
5. COATING APPLIED BY BRUSH OR SPRAY SHALL NOT BE USED AS FLAME-SPREAD RETARDANTS EXCEPT AS PROVIDED FOR IN C26 504.11.
6. FOR CONSTRUCTION GROUP 1, COMBUSTIBLE FLOORING MAY BE USED WHEN IN COMPLIANCE WITH C26 504.13B.
7. CARPET, WHEN USED AS FLOOR COVERING, SHALL HAVE FLAMMABILITY REQUIREMENTS IN ACCORDANCE WITH RS 5-20, IF USED AS AN INTERIOR FINISH, TO COMPLY WITH PROVISIONS REGARDING INTERIOR FINISHES PER C26 504.10.
8. ALL GLASS PANELS, USED IN WINDOWS, DOORS, AS INTERIOR PARTITIONS, ETC SHALL BE IN COMPLIANCE WITH C26 1011.0 AND RS 1010-68. THICKNESS, MAXIMUM GLASS AREA, STRENGTH, ETC. OF GLASS PANEL SHALL BE IN ACCORDANCE WITH TABLES 10-6, 10-7, 10-8, 10-9 OF C26 1011.0.

PAINTING

1. ALL AREAS ARE TO BE PAINTED IN ACCORDANCE WITH FINISH SCHEDULE.
2. PRIOR TO PAINTING, THE CONTRACTOR SHALL REMOVE AND PROTECT ALL FINISH SURFACES, HARDWARE, SWITCH AND OUTLET PLATES, WINDOW FRAMES, ETC. REPLACING AND UNCOVERING THE SAME WITH PAINTING IS COMPLETE.
3. PROTECT ALL EXISTING FURNITURE, ADJACENT FINISHED WORK, CABINET WORK AND FINISHED FLOORING.
4. ALL DRYWALL WALLS, CEILINGS, SOFFITS AND FASCIA SURFACES TO RECEIVE 1 PRIME COAT AND 2 FINISH COATS OF PAINT, UNLESS OTHERWISE NOTED. PAINT TO BE BENJAMIN-MOORE EGGSHELL FINISH OR APPROVED EQUAL. OWNER TO SELECT COLOR. PAINTING CONTRACTOR TO PROVIDING 24" x 24" SAMPLES IN THE FIELD, PAINTED ON THEIR RESPECTIVE SURFACES, ON A CORNER, WHEN APPLICABLE, FOR OWNER APPROVAL.
5. ALL EXISTING AREAS ADJACENT TO NEW CONSTRUCTION TO BE PATCHED AS REQUIRED TO MATCH NEW SURFACES.
6. ALL SURFACES TO BE PAINTED OR TO RECEIVE NEW WALL COVERING SHALL HAVE A TRUE, SMOOTH AND LEVEL FINISH AND SHALL BE CLEANED FREE OF ALL DIRT, GRIT, GREASE AND LOOSE MATERIAL, ALL CRACKS, OPEN JOINTS, HOLES AND OTHER DEFECTS SHALL BE PROPERLY CUT OUT, PATCHED, AND BROUGHT TO A SMOOTH EVEN FINISH. PLASTER WORK SHALL BE CLEANED TO BARE MATERIAL PRIOR TO PRIMING.
7. OWNER TO APPROVE ALL SURFACES AFTER PRIMING AND PRIOR TO FINISH COATS.

8. PROPERLY SEAL AND PRIME ALL WOOD SURFACES TO BE PAINTED.
9. ALL PAINT MATERIALS SHALL BE SPREAD WITH CARE TO INSURE A UNIFORM AND PROPER FINISHED THICKNESS WITHOUT RUNS, SAGS, CRAWLS, OR OTHER DEFECTS. ALL PAINT TO BE APPLIED TO SHOW MINIMUM BRUSHWORK. ALL SURFACES SHALL BE OF UNIFORM SHEEN, COLOR AND TEXTURE.
10. UPON COMPLETION, THE CONTRACTOR SHALL CLEAN ALL EXCESS ADHESIVES AND SPILLS AND SPLATTERS. ANY WORK THAT CANNOT BE CLEANED SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- SMOKE/CO DETECTOR NOTES**

1. SMOKE ALARMS/CO DETECTORS IN GROUPS R-2, R-3 & I-1 SHALL BE INSTALLED ON THE CEILING OR WALL OUTSIDE OF EACH ROOM USED FOR SLEEPING PURPOSES WITHIN 15 FEET FROM THE DOOR TO SUCH ROOM.
2. INSTALL IN EACH ROOM USED FOR SLEEPING PURPOSES.
3. IN EACH STORY WITHIN A DWELLING UNIT, INCLUDING ANY BELOW-GRADE STORIES AND PENTHOUSES OF ANY AREA, BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
4. REQUIRED SMOKE ALARMS/CO DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM A DEDICATED BRANCH CIRCUIT OR THE UNSWITCHED PORTION OF A BRANCH CIRCUIT ALSO USED FOR POWER AND LIGHTING, AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVER-CURRENT PROTECTION.
5. WHERE MORE THAN ONE SMOKE ALARM /CO DETECTOR IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT IN GROUP R-2, R-3 OR WITHIN R-1, THE SMOKE ALARMS OR DETECTORS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM OR DETECTOR WILL ACTIVATE ALL OF THE ALARMS OR DETECTORS IN THE INDIVIDUAL UNIT. THE ALARM OR DETECTOR SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.
6. CARBON MONOXIDE ALARMS OR DETECTORS SHALL BE INSTALLED ON THE SAME STORY WHERE CARBON MONOXIDE PRODUCING EQUIP OR ENCLOSED PARKING IS LOCATED; UNITS ON THE STORIES ABOVE AND BELOW THE FLOOR WHERE CARBON MONOXIDE PRODUCING EQUIP OR ENCLOSED PARKING IS LOCATED; UNITS IN A BUILDING CONTAINING A CARBON MONOXIDE PRODUCING FURNACE, BOILER OR WATER HEATER AS PART OF A CENTRAL SYSTEM.

7. UNITS IN A BUILDING SERVED BY A CARBON MONOXIDE PRODUCING FURNACE, BOILER OR WATER HEATER AS PARE OF A CENTRAL SYSTEM THAT IS LOCATED IN AN ADJOINING OR ATTACHED BUILDING.

1. PLEASE BE ADVISED THAT AS OF JUNE 1, 1999, NEW RULES FROM THE FEDERAL EPA HAVE BEEN MANDATED ON ALL ALTERATION WORK REQUIRING THAT ÖRENOVATORS, WORKING FOR COMPENSATION, TO DISTRIBUTE A PAMPHLET TO OWNERS AND OCCUPANTS OF MOST HOUSING BUILT PRIOR TO 1978 BEFORE COMMENCING RENOVATION ACTIVITY.Ö THE EPA HAS DEVELOPED A LEAD HAZARD PAMPHLET WHICH MUST BE DISTRIBUTED TO ALL AFFECTED PERSONS IN ADJOINING APARTMENTS. THE SELECTED CONTRACTOR SHALL BE PREPARED TO DISTRIBUTE THE NECESSARY WARNING BULLETINS IN ACCORDANCE WITH EPA RULE 40 CFR PART 745, RULE TSCA 406B.

2. TO PROTECT AGAINST THIS RISK, ON APRIL 22, 2008, EPA ISSUED A RULE REQUIRING THE USE OF LEAD-SAFE PRACTICES AND OTHER ACTIONS AIMED AT PREVENTING LEAD POISONING. CONTRACTORS PERFORMING RENOVATION, REPAIR AND PAINTING PROJECTS THAT DISTURB LEAD-BASED PAINT IN HOMES, CHILD CARE FACILITIES, AND SCHOOLS BUILT BEFORE 1978 MUST BE CERTIFIED AND MUST FOLLOW SPECIFIC WORK PRACTICES TO PREVENT LEAD CONTAMINATION. EPA REQUIRES THAT FIRMS PERFORMING SUCH WORK BE CERTIFIED BY EPA AND THAT THEY USE CERTIFIED RENOVATORS WHO ARE TRAINED BY EPA-APPROVED TRAINING PROVIDERS TO FOLLOW LEAD-SAFE WORK PRACTICES.

3. SEE EPA REGULATIONS ON RESIDENTIAL PROPERTY RENOVATION AT 40 CFR 745.80, SUBPART E

DRYWALL

1. THE DRYWALL CONTRACTOR SHALL COORDINATE HIS/HER WORK WITH THAT OF THE OTHER TRADES WHERE DRYWALLS ARE IN CONFLICT WITH DUCTWORK, PLUMBING, ETC. PROVIDE ALL NECESSARY SEALING AND BRACING REQUIRED TO SECURE DRYWALL AND TO MAINTAIN FIRE AND SOUND RATING.
2. THE GENERAL CONTRACTOR SHALL COORDINATE AND PROVIDE ALL WOOD BLOCKING, STEEL SUPPORTS AND ANY OTHER ITEMS TO BE EMBEDDED INTO DRYWALL PARTITIONS.
3. PROVIDE CHALKED PARTITION LAYOUTS FOR OWNER APPROVAL PRIOR TO PROCEEDING WITH CONSTRUCTION.
4. ALL ALL DIMENSIONS ARE FROM FINISH TO FINISH. 5. ALL EXPOSED CORNERS TO HAVE CORNER BEADS, TAPE AND SPACKLE.
6. WHEN THE NOTE "ALIGN" IS USED IT IS TO BE CONSIDERED AS "TO ALIGN FINISHED SURFACES" UNLESS OTHERWISE NOTED.
7. THE SPACE AROUND PIPE, DUCT, ETC., PENETRATIONS IN RATED WALLS SHALL NOT EXCEED 1/2" AND SHALL BE PACKED SOLID WITH MINERAL WOOD OR APPROVE EQUAL AND SHALL BE CLOSED OFF WITH CLOSE FITTING METAL ESCUTCHEON PLATES.
8. PROVIDE CEMENT BOARD IN WET AREAS.

PLUMBING

1. ALL BRANCH PIPING, SUPPLY, WASTE AND VENT, MUST BE REPLACED BACK TO THE BUILDINGS MAINS. NEW SHUT-OFF VALVES TO BE LOCATED IN CLOSE PROXIMITY TO THE RISER. A MINIMUM OF 4 ELBOW SWINGS TO ALLOW FOR VERTICAL EXPANSION ARE REQUIRED BETWEEN THE HOT WATER RISER T AND SHUT-OFF VALVE. PROVIDE DIELECTRIC UNIONS WITH APPROPRIATE END CONNECTIONS FOR THE PIPE MATERIALS IN WHICH INSTALLED (SCREWED, SOLDERED, OR FLANGED) TO ISOLATE DISSIMILAR METALS. SOFT-SEATED, SPRING LOADED SWING CHECK VALVES ARE TO BE PROVIDED ON HOT AND COLD WATER BRANCH LINES FOLLOWING THE SHUTOFF VALVES. ALL VALVES ARE TO BE MADE ACCESSIBLE FOR SERVICING. BRANCH PIPING IS TO BE WRAPPED WITH DURABLE, CONDENSATE CONTROLLING, INSULATING MATERIAL AND SUPPORTED WITH NON-REACTIVE MATERIALS. A MINIMUM CLEAR DISTANCE OF 20 IS REQUIRED BETWEEN HOT AND COLD WATER PIPES AND THERE MUST BE NO METAL-TO-METAL CONTACT BETWEEN PIPING, CONDUIT, BX, ETC. A WATER HAMMER ARRESTER IS TO BE PROVIDED AT ALL BRANCH LINES THAT FEED SINKS, LAVATORIES AND WATER CLOSETS. ARRESTERS MUST BE MADE ACCESSIBLE FOR SERVICING (UNLESS THE UNIT HAS A LIFETIME GUARANTEE I.E. SIOUX CHIEF) AND ARE TO BE LOCATED ACCORDING TO MANUFACTURERÖS INSTRUCTIONS.
2. HOT AND COLD WATER SUPPLY PIPING AND GAS SUPPLY PIPING MAY NOT BE RUN IN THE FLOOR. THEY MUST BE RUN IN WALLS OR CEILINGS.
3. CHECK VALVES MUST BE INDICATED FOR INSTALLATIONS OF DISHWASHERS (REFERENCE CODE P104.11.C)
4. MODIFICATIONS TO THE GAS LINES AS NOTED.

5. PROVIDE A GAS SHUT-OFF VALVE AT EACH GAS APPLIANCE.
6. GC SHALL COORDINATE WITH THE RESIDENT MANAGER PRIOR TO REMOVALS OR INSTALLATIONS FOR ANY BUILDING SPECIFIC REQUIREMENTS REGARDING ALL PLUMBING EQUIPMENT / APPLIANCES.
7. ANTI-SCALD VALVES MUST BE PROVIDED FOR SHOWER CONDITIONS.
8. NOTE THAT A TUB GENERALLY HAS A 1-1/20 DRAIN WHEREAS A SHOWER REQUIRES A 20 DRAIN. AS THE DRAIN SIZE WILL NEED TO BE ENLARGED, THE EXISTING DRAIN MUST BE REPLACED BACK TO THE RISER.
9. NOTE, ALL LAVATORIES MUST HAVE AN OVERFLOW IF AN INTEGRAL STOPPER DRAIN IS BEING PROPOSED.

ARCHITECTURAL

1. ALL NEW FRAMING MUST BE METAL STUD CONSTRUCTION AND INCLUDE SOUND ATTENUATION INSULATION WHERE POSSIBLE. ALL WOOD, INCLUDING PLYWOOD, USED FOR BLOCKING OR OTHER SUPPORT IS TO BE FIRE-TREATED, AND THE TREATMENT METHOD MUST BE COMPOSED OF NON-TOXIC MATERIALS.
2. ALL WALLS MUST BE COMPLETELY SHEATHED AND ALL OPENINGS IN BLOCK WALLS MUST BE PATCHED OR PLASTERED PRIOR TO INSTALLATION OF CABINETRY. THE INTEGRITY OF THE FIRE RATING OF ALL DEMISING WALLS MUST BE MAINTAINED.
3. UPON REMOVAL OF BASEBOARDS, ALL WALLS MUST BE CHECKED TO ASSURE THAT ANY ALL SURFACES ARE COMPLETELY SHEATHED OR PLASTERED PRIOR TO INSTALLATION OF NEW BASEBOARDS. THE INTEGRITY OF THE FIRE RATING OF ALL DEMISING WALLS MUST BE MAINTAINED. THIS ASSURES THAT PESTS ARE MAINTAINED UNDER CONTROL AND THAT SOUND RATINGS BETWEEN PARTITIONS ARE PRESERVED.
4. PROVIDE FIRE STOPPING AT ALL PENETRATIONS PASSING BETWEEN FLOORS.

NYSECC COMPLIANCE STATEMENT

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE PERSCRIPTIVE REQUIREMENTS OF THE 2016 NEW YORK STATE ENERGY CONSERVATION CODE. HUNT ARCHITECTURE D.P.C.

ENERGY ANALYSIS

ITEM DESCRIPTION	PROPOSED DESIGN VALUE	CODE PRESCRIBED VALUE AND CITATION	SUPPORTING DOCUMENTATION
LIGHTING IN RENOVATED AREAS (INTERIOR)	MIN. OF 100% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICACY LAMPS.	MIN. OF 100% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICACY LAMPS.	SEE FLOOR PLANS ON SHEETS A-101-104
PIPING INSULATION	R-2 ALL EXISTING PIPE AND NEW PIPE	R-2 MIN. NYECCC 403.3	SEE RISER DIAGRAM A-007
CEILING INSULATION	R49 OVER 100 PERCENT OF NEW CEILING	R49 MIN. NYECCC 402.1	SEE INTERIOR ELEVATIONS AND SECTIONS

DRAWING LIST:	
A-000	COVER
A-001	GENERAL NOTES
A-002	NOTES
A-005	SCHEDULES - WINDOWS AND DOORS
A-006	MATERIALS LIST - APPLIANCE & PLUMBING SCHEDULES
A-007	PLUMBING RISER DIAGRAM
L-100	SITE PLAN
D-101	BASEMENT DEMO PLAN
D-102	FIRST FLOOR DEMO PLAN
D-103	SECOND FLOOR DEMO PLAN
D-104	ATTIC DEMO PLAN
D-201	EXTERIOR ELEVATIONS
A-101	BASEMENT PROPOSED PLAN
A-102	FIRST FLOOR PROPOSED PLAN
A-103	SECOND FLOOR PROPOSED PLAN
A-104	ATTIC PROPOSED PLAN
A-106	FIRST FLOOR RCP
A-107	SECOND FLOOR RCP
A-108	ATTIC RCP
A-201	PROPOSED EXTERIOR ELEVATIONS
A-210	SECTION @ STAIR VESTIBULE 10
A-211	FAMILY ROOM SECTION
A-301	ENLARGED KITCHEN PLANS & ELEVATIONS
A-302	ENLARGED KITCHEN ELEVATIONS
A-303	ENLARGED LIVING ROOM PLANS
A-304	ENLARGED LIVING ROOM ELEVATIONS
A-305	ENLARGED LIVING ROOM ELEVATIONS
A-306	ENLARGED BATHROOM 07
A-307	ENLARGED BATHROOM 08
A-308	ENLARGED M. BATHROOM 09
A-309	ENLARGED UTILITY ROOM
A-310	ENLARGED ATTIC BATHROOM 10
A-401	KITCHEN DETAILS
A-402	ENLARGED CABINET DETAILS
A-403	ENTRY VESTIBULE DETAILS
S-100	PROPOSED BASEMENT LEVEL
S-101	PROPOSED MAIN LEVEL
S-102	PROPOSED SECOND LEVEL

55
FIELD
TERRACE

REV 1
02.12.21
SCOPE ADJUSTMENT



WELCH Residence
55 FIELD TERRACE, IRVINGTON
NEW YORK 10533

GENERAL
NOTES
A-002
SCALE: AS NOTED
DATE: 01.15.21

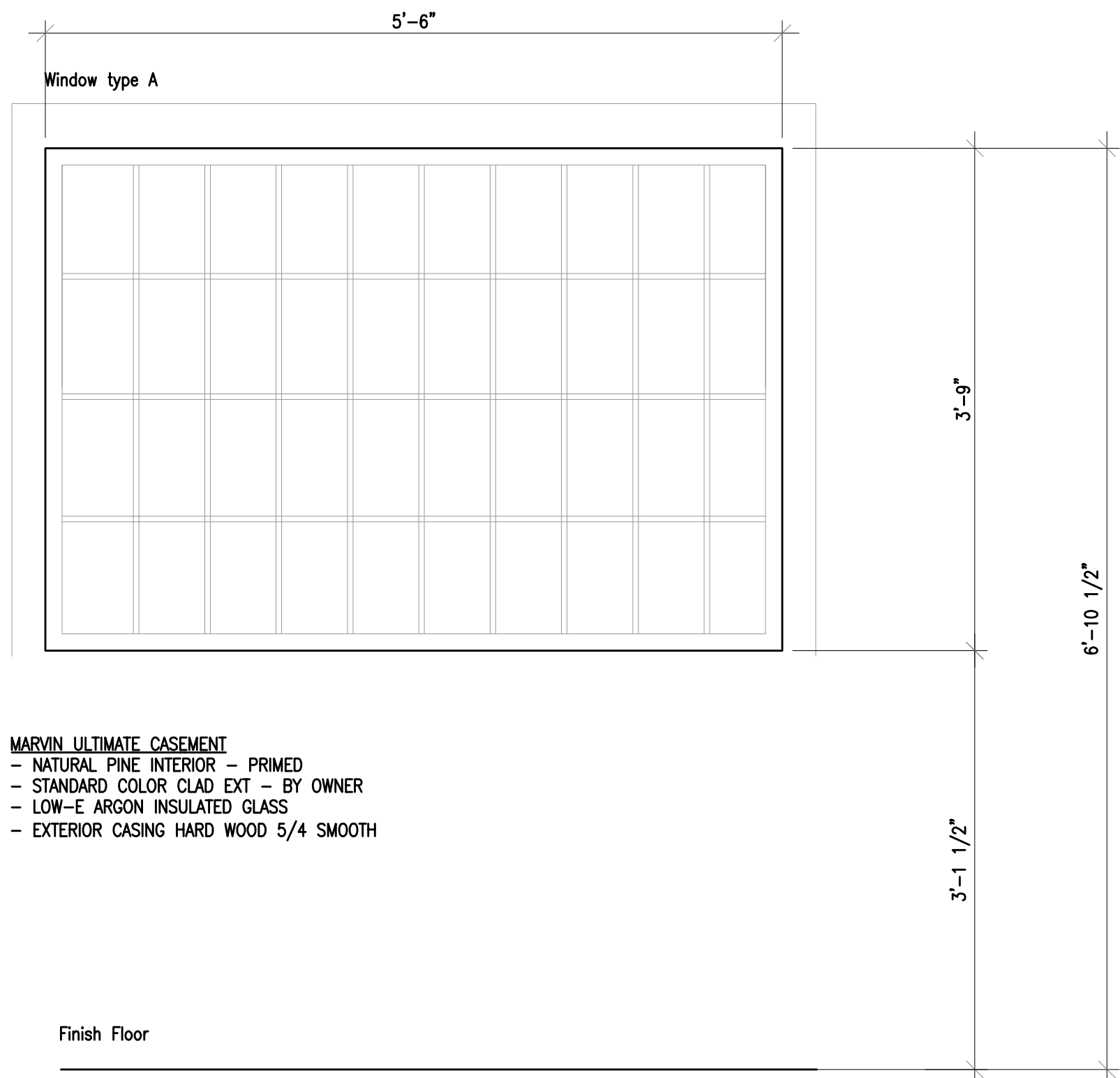
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ARCHITECTURE DPC

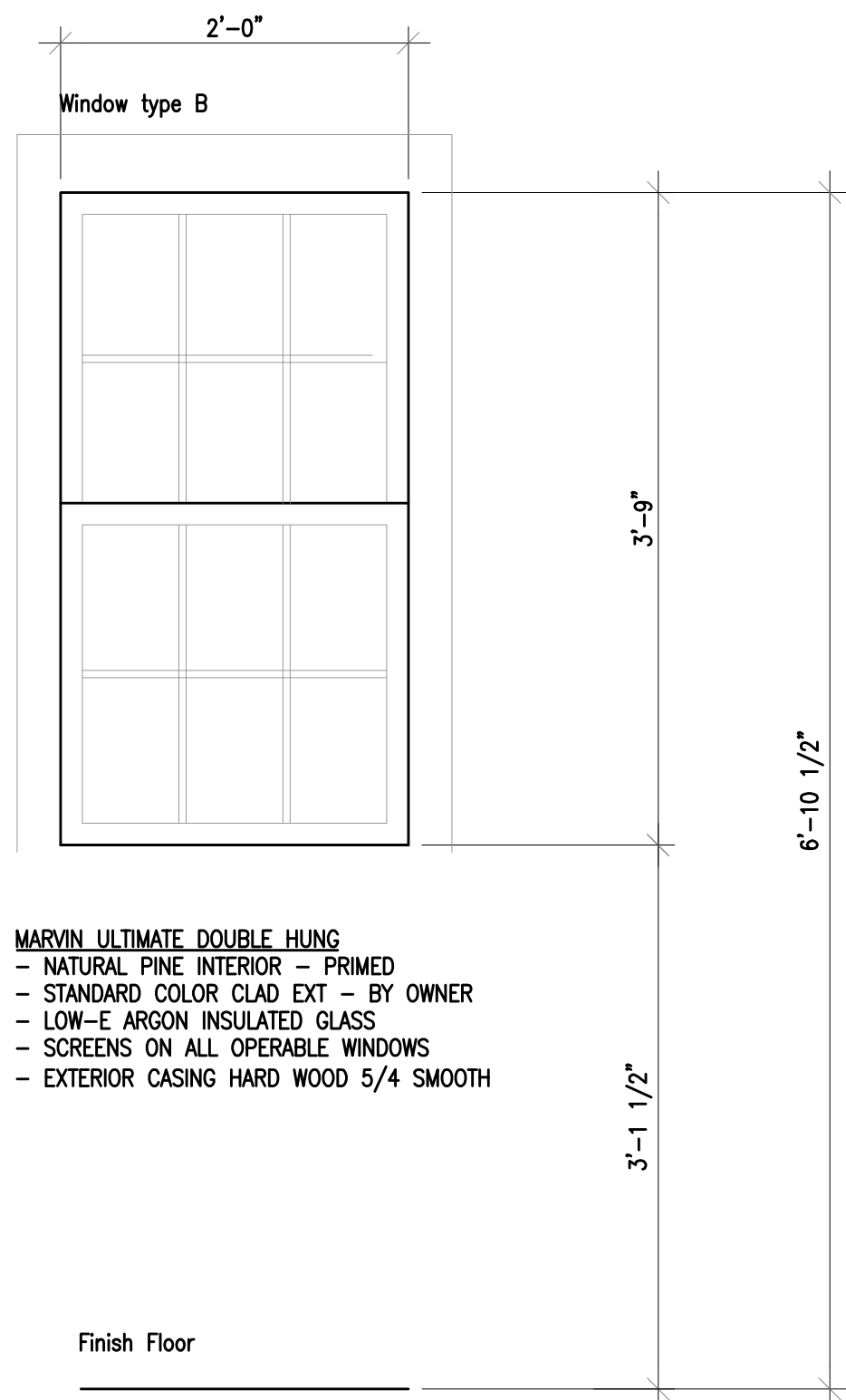
70 SOUTHLAWN AVENUE DOBBS FERRY, NY. 10522

DOOR SCHEDULE												
DOOR #	LOCATION	DOOR				JAMB		SADDLE	HDWR	FINISH	HAND	REMARKS
		HEIGHT	WIDTH	THICK	TYPE HINGE SIDE/ OPP	MAT	TYPE					
1-02	KITCHEN - 02	7'-3"	2'-8"	1.75"	B/C	WD	CNCLD	FLAT - WD	PASSAGE	ORB	LH	CONCEALED DOOR - APPLIED BASE - DOOR AND BASE PAINTED TO MATCH ADJACENT CONDITIONS
1-07	BATHROOM - 07	6'-8"	2'-8"	1.75"	C/B	WD	CNCLD	FLAT - WD	PASSAGE	ORB	RH	PANEL DOOR WITH APPLIED MIRROR ON THE HINGE (BATHROOM) SIDE
1-09	BATHROOM - 09	6'-8"	2'-8"	1.75"	C/B	WD	GLS	FLAT - WD	PASSAGE	ORB	RH	
2-09	BATHROOM - 09	6'-8"	2'-6"	1.75"	B	WD	PANEL	FLAT - WD	PRIVACY	SPLIT	RH	STAINLESS WITHIN THE BATHROOM
3-09	BATHROOM - 09	6'-8"	2'-8"	1.75"	B/C	WD	CNCLD	FLAT - WD	PASSAGE	ORB	RH	CONCEALED DOOR - APPLIED BASE - DOOR AND BASE PAINTED TO MATCH ADJACENT CONDITIONS
1-10	UTILITY ROOM - 10	6'-8"	2'-6"	1.75"	C	WD	POCKET	FLAT - WD	PRIVACY	ORB		RIGHT HAND ACTIVE - EXTERIOR FRENC DOORS - WOOD INTERIOR WITH ALUMINUM CLAD EXTERIOR
1-11	CLOSET - 11	6'-8"	2'-8"	1.75"	B	WD	BI-FLD	FLAT - WD	NONE	ORB	LH	

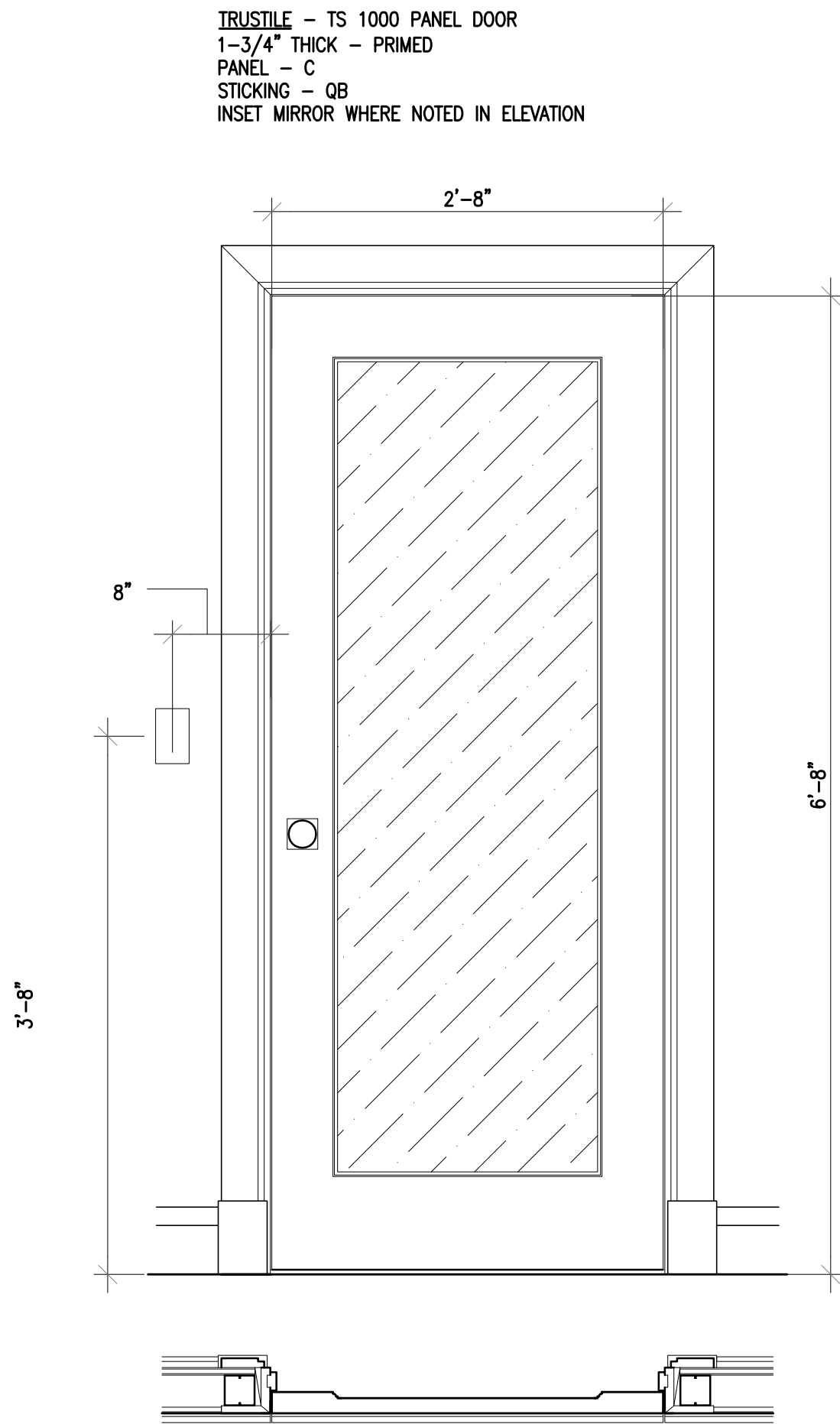
WINDOW SCHEDULE												
DOOR #	LOCATION	WINDOW				MATERIAL		TYPE		FINISH		REMARKS
		HEIGHT	WIDTH	HEAD HT	SILL HT	INT	EXT			INT	EXT	
1-04	FAMILY ROOM - 04	3'-9"	2'-0"	6'-10-1/2"	3'-1-1/2"	WD	ALM-CLD	DH		PAINT	ALUM -WHITE	NEW ALUM CLAD EXT / WD INTERIOR EXTERIOR WINDOW - MARVIN ULTIMATE DOUBLE HUNG OR APPROVED ALT.
2-04	FAMILY ROOM - 04	3'-9"	5'-6"	6'-10-1/2"	3'-1-1/2"	WD	ALM-CLD	CS		PAINT	ALUM -WHITE	NEW ALUM CLAD EXT / WD INTERIOR EXTERIOR WINDOW - MARVIN ULTIMATE DOUBLE HUNG OR APPROVED ALT.
3-04	FAMILY ROOM - 04	3'-9"	2'-0"	6'-10-1/2"	3'-1-1/2"	WD	ALM-CLD	DH		PAINT	ALUM -WHITE	NEW ALUM CLAD EXT / WD INTERIOR EXTERIOR WINDOW - MARVIN ULTIMATE DOUBLE HUNG OR APPROVED ALT.



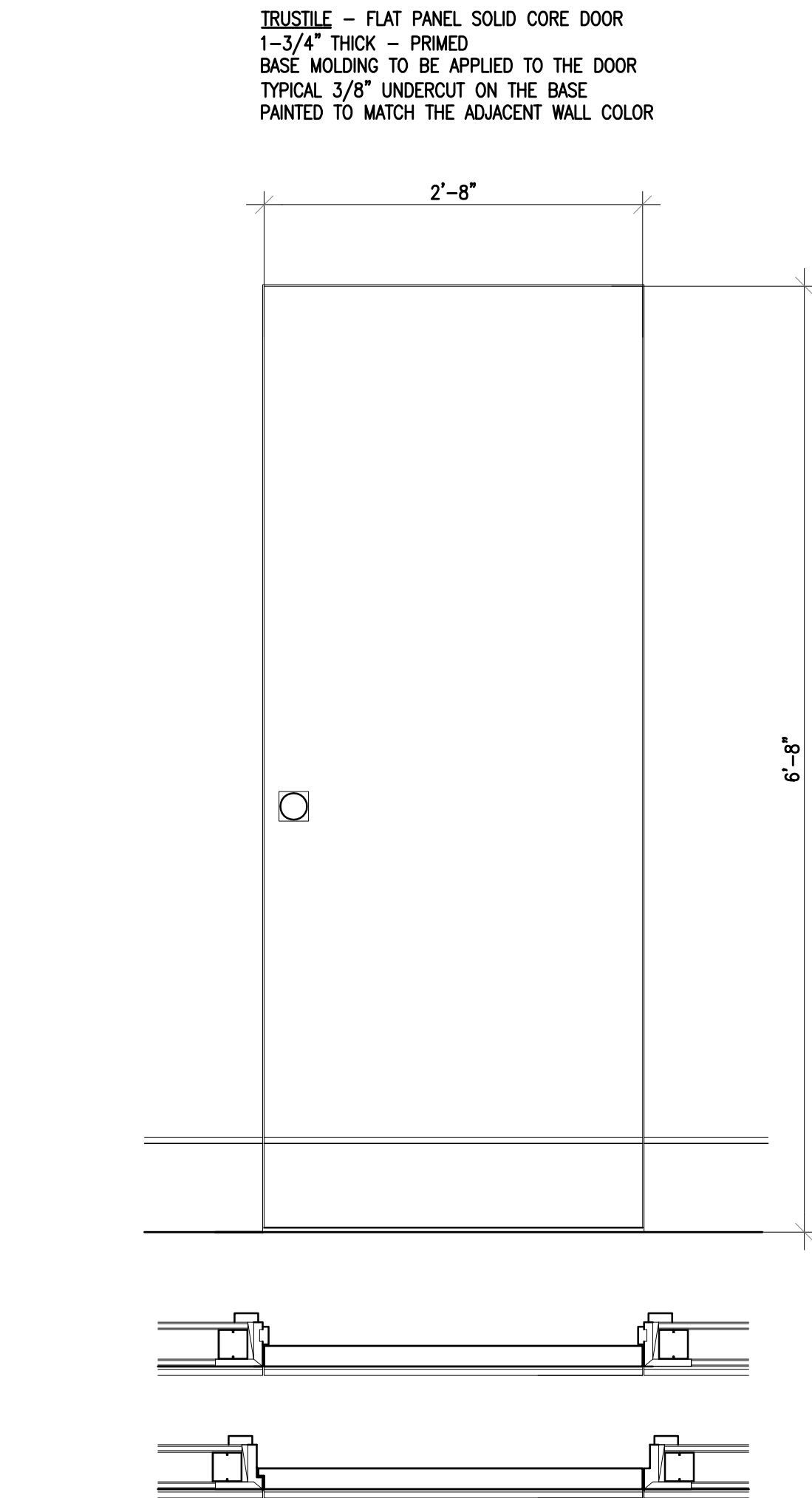
4 WINDOW TYPE A
SCALE 1" = 1'-0"



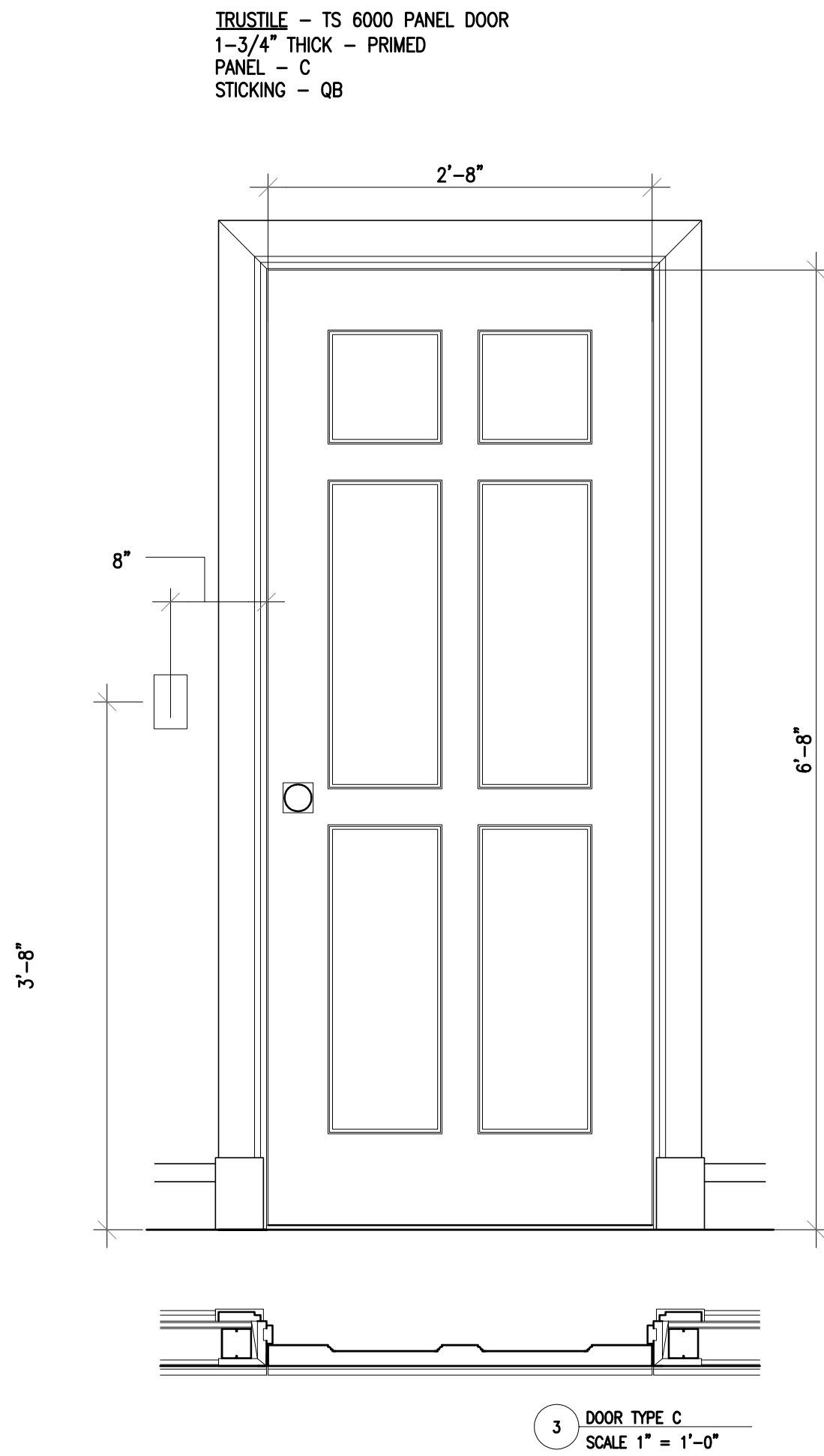
5 WINDOW TYPE B
SCALE 1" = 1'-0"



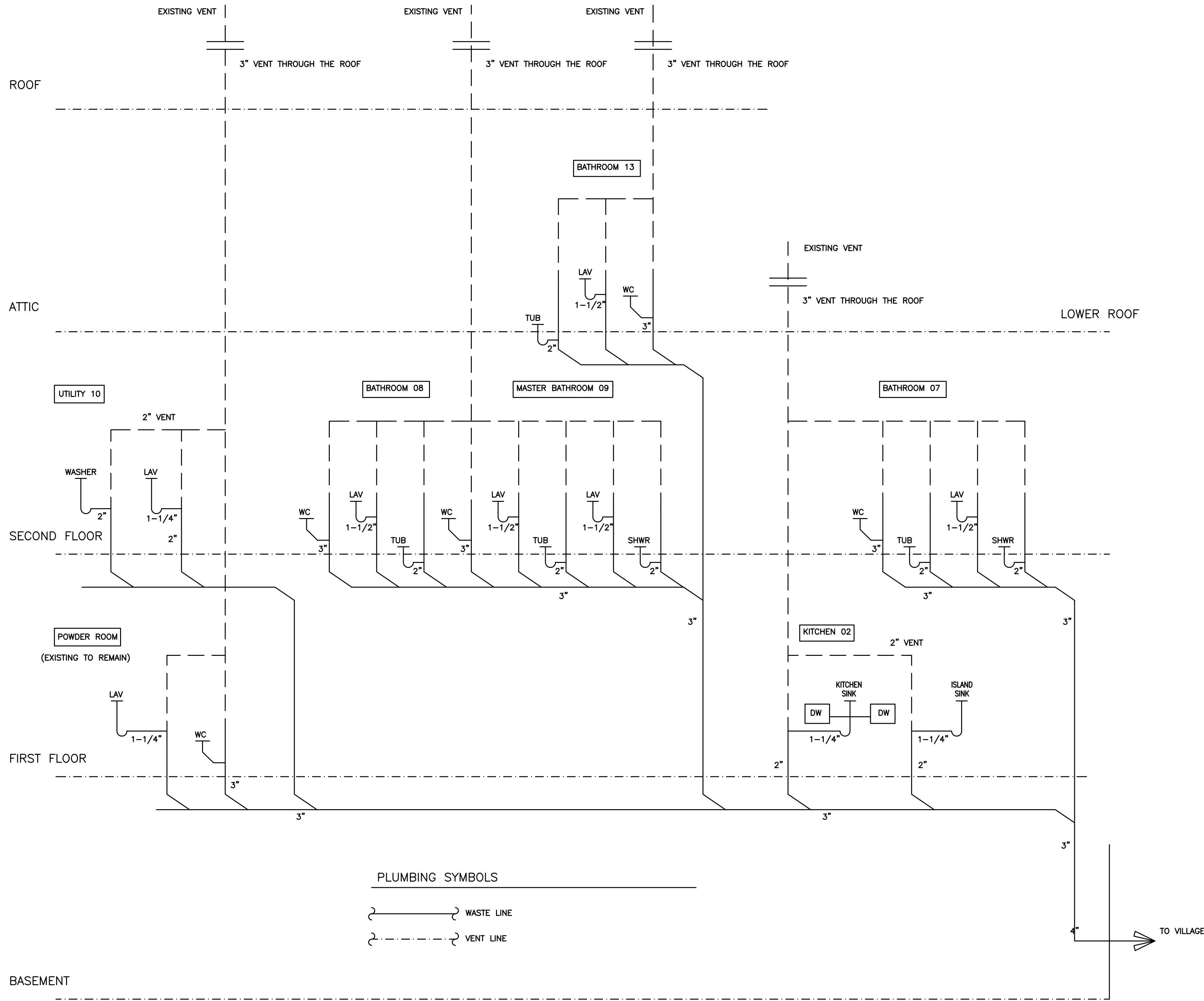
3 DOOR TYPE A
SCALE 1" = 1'-0"



2 DOOR TYPE B
SCALE 1" = 1'-0"



3 DOOR TYPE C
SCALE 1" = 1'-0"



1 PLUMBING RISER DIAGRAM
SCALE 1/2" = 1'-0"





WELCH Residence

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NEW YORK 10533

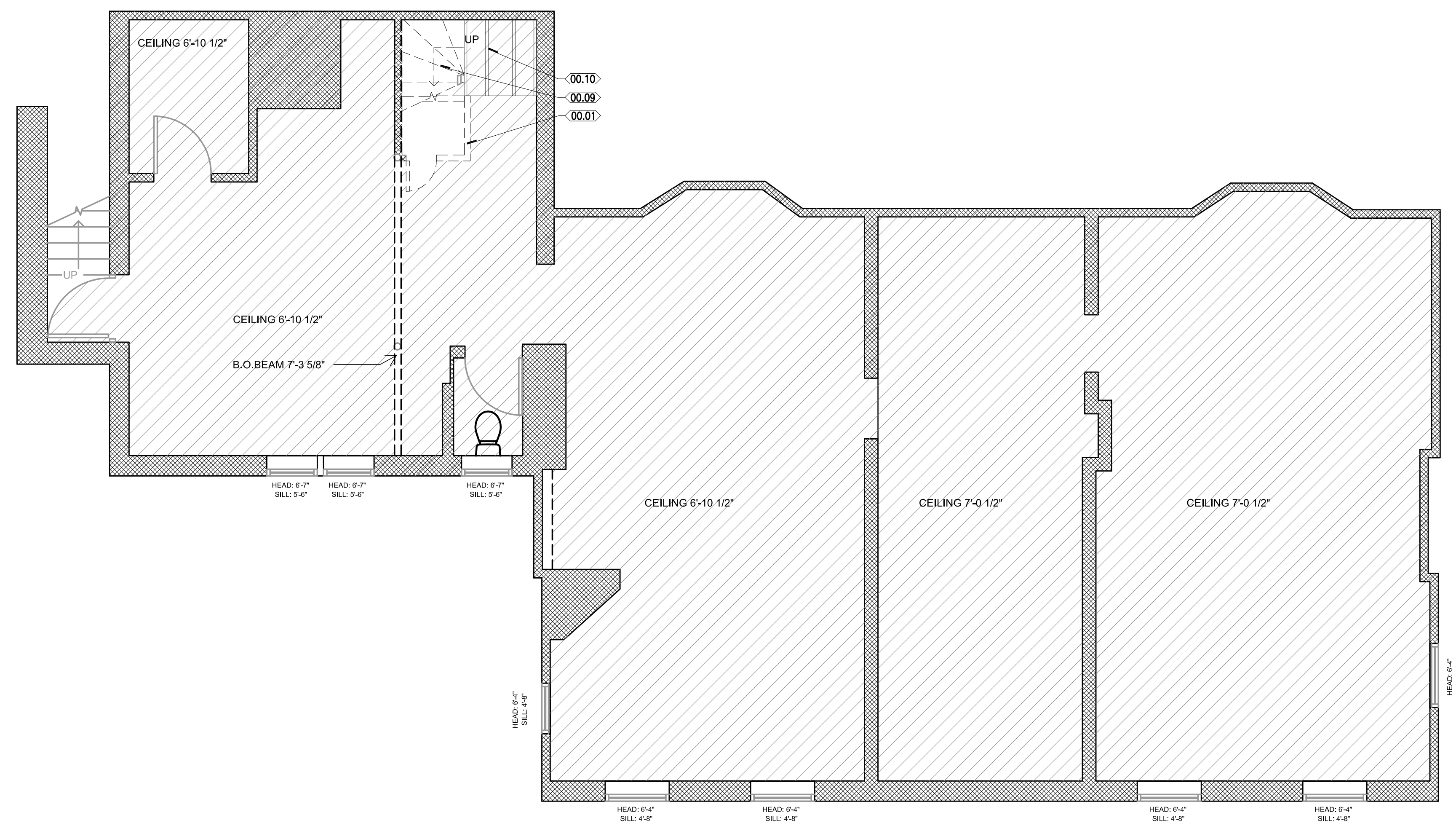
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ARCHITECTURE DPC

DEMO
BASEMENT
D101

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

DATE: DEC. 21, 2020



KEYNOTE LIST:

00.01 REMOVE WALL
00.02 REMOVE AND RETAIN EXISTING GARAGE DOOR AND
HARDWARE

00.03 REMOVE EXISTING TILE FLOORING,
00.04 REMOVE EXISTING DOOR, TRIM, AND FRAME
00.05 REMOVE EXISTING INCINERATOR SHAFT, SEE
STRUCTURAL DRAWINGS FOR SUPPORT

00.06 REMOVE EXISTING ISLAND, COUNTERTOP, UPPER AND LOWER CABINETRY AND TILE BACKSPLASH

00.07 REMOVE EXISTING APPLIANCE
00.08 REMOVE EXISTING JOISTS OVERHEAD PER
STRUCTURAL DRAWINGS, REINFORCE ROOF RAFTERS
AND INSTALL TIE DOWNS AS NOTED

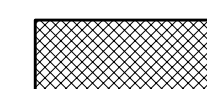
00.09 REMOVE EXISTING STAIR, UPPER AND LOWER
00.10 REMOVE FLOORING AND CUT BACK JOISTS AS
PER STRUCTURAL DRAWINGS.

00.11 REMOVE EXISTING RADIATORS
00.12 REMOVE EXISTING WINDOW, SASH, SILL AND ADJACENT
BRICK COARSING. TO BE INSULATED AND CLOSED OFF WITH
BRICKS TO MATCH EXISTING SEE EXTERIOR ELEVATIONS

00.13 CAP EXISTING GARAGE DRAIN
00.14 REMOVE EXISTING ELECTRICAL PANEL FOR CODE
COMPLIANT UPGRADE

00.15 REMOVE AND RETAIN INTERNAL MILK MADES PASS THROUGH. OPENING TO OUTSIDE SHOULD BE INSULATED AND SEALED OFF AS PART OF THE NEW INTERIOR WALL. LEAVE EXTERIOR HATCH IN PLACE.

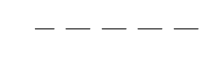
00.16 EXISTING GAS LINE TO BE REROUTED TO NEW APPLIANCE



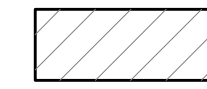
EXISTING WALL



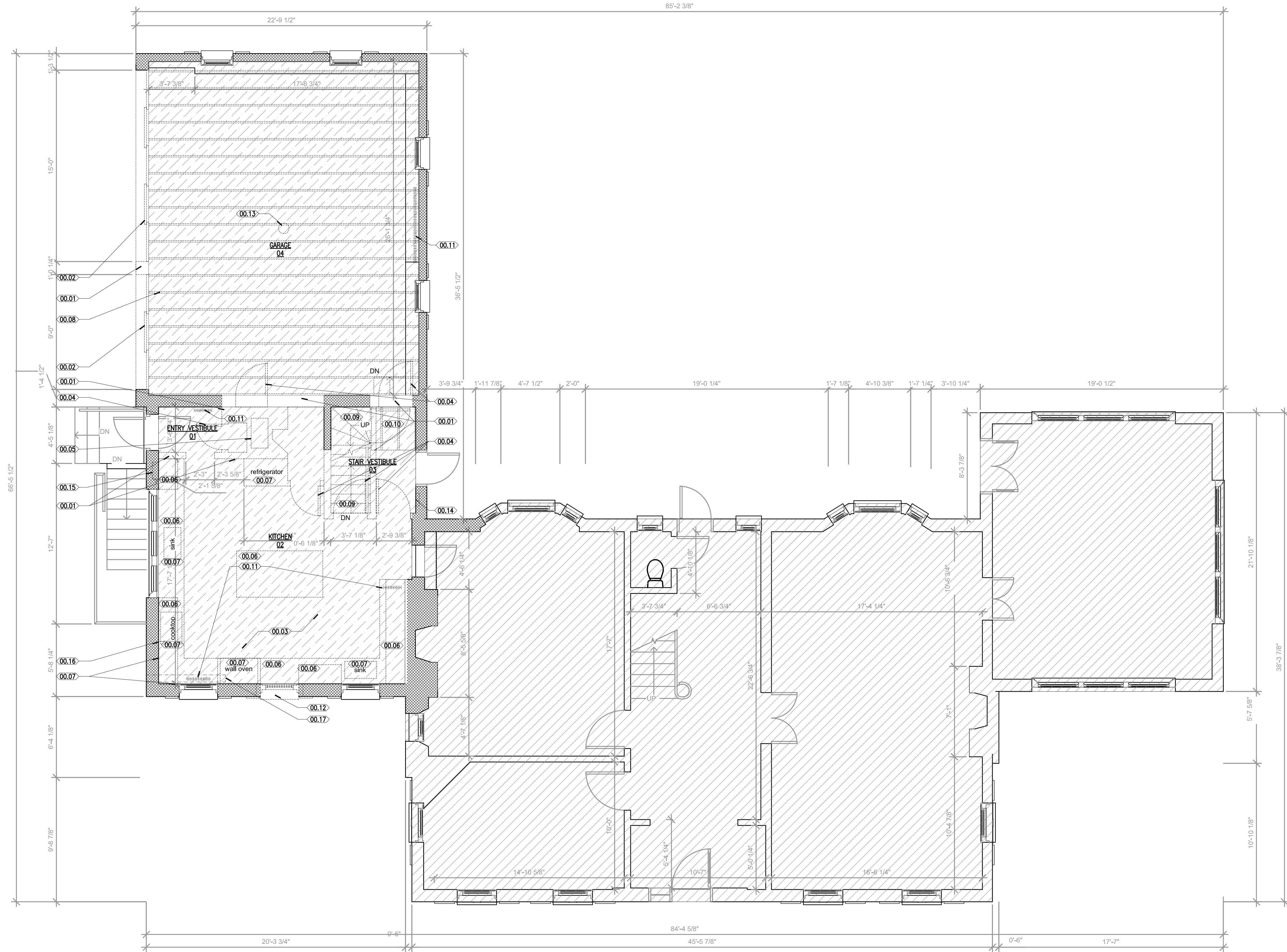
DEMO FLOOR



— DEMO WALL



AREA NOT IN
SCOPE



1 DEMO PLAN
SCALE 1/4" = 1'-0"

- KEYNOTE LIST:
- 00.01 REMOVE WALL
 - 00.02 REMOVE AND RETAIN EXISTING GARAGE DOOR AND HARDWARE
 - 00.03 REMOVE EXISTING TILE FLOORING
 - 00.04 REMOVE EXISTING DOOR, TRIM, AND FRAME
 - 00.05 REMOVE EXISTING INCHES/DASH SWIFT, SEE STRUCTURAL DRAWINGS FOR SUPPORT
 - 00.06 REMOVE EXISTING ISLAND, COUNTERTOP, UPPER AND LOWER CABINETS AND TILE BACKSPLASH
 - 00.07 REMOVE EXISTING APPLIANCE
 - 00.08 REMOVE EXISTING JOISTS OVERHEAD PER STRUCTURAL DRAWINGS, REINFORCE ROOF RAFTERS AND INSTALL TIE DOWNING AS NOTED
 - 00.09 REMOVE EXISTING STAIR, UPPER AND LOWER
 - 00.10 REMOVE FLOORING AND CUT BACK JOISTS AS PER STRUCTURAL DRAWINGS
 - 00.11 REMOVE EXISTING RADIATORS - CAP PIPE UNLESS PROPOSED REPLACEMENT IS NOTED
 - 00.12 REMOVE EXISTING WINDOW, SILL, SILL AND ADJACENT BRICK CHIMNEY, TO BE INSULATED AND CLOSED OFF WITH BRICKS TO MATCH EXISTING SEE EXTERIOR ELEVATIONS
 - 00.13 CAP EXISTING GARAGE DRAIN
 - 00.14 REMOVE EXISTING ELECTRICAL PANEL, FOR CODE COMPLIANT UPGRADE
 - 00.15 REMOVE AND RETAIN INTERNAL MILK MAKES PASS THROUGH OPENING TO OUTSIDE SHOULD BE INSULATED AND SEALED OFF AS PART OF THE NEW INTERIOR WALL LEAVE EXTERIOR HATCH IN PLACE
 - 00.16 EXISTING GAS LINE TO BE REROUTED TO NEW APPLIANCE
 - 00.17 EXHAUST SLEEVE TO REMAIN FOR REUSE BY NEW HOOD

- EXISTING WALL
- DEMO FLOOR
- DEMO WALL
- AREA NOT IN SCOPE

55
FIELD
TERRACE

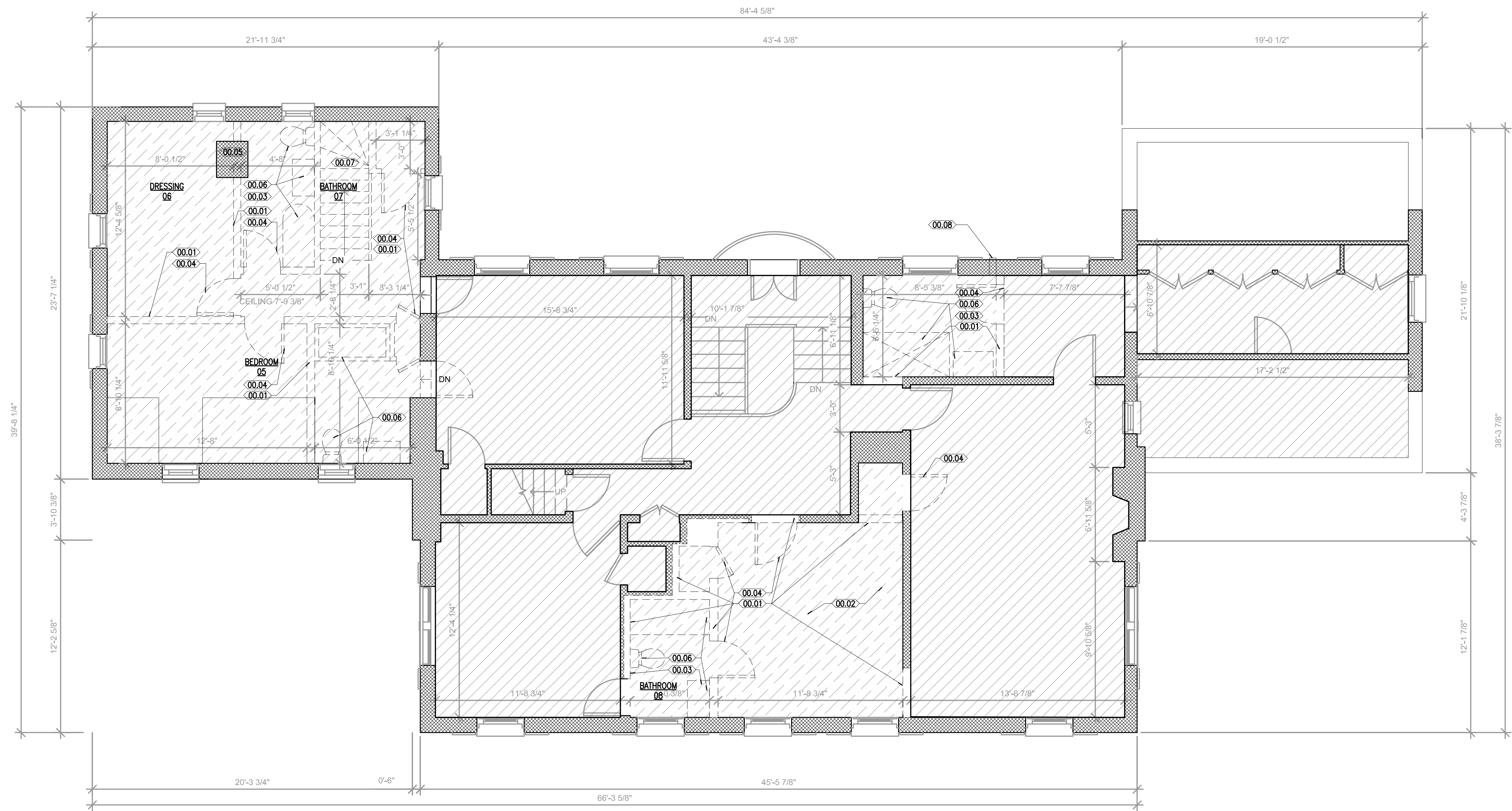


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NEW YORK 10533

DEMO
FIRST FLOOR
D102
SCALE: 1/4" = 1'-0"
DATE: DEC. 21, 2020

ARCHITECTURE DPC

70 SOUTH LAWN AVENUE DOBBS FERRY, NY 10522



1 DEMO PLAN
SCALE 1/4" = 1'-0"

- KEYNOTE LIST:
- 00.01 REMOVE WALL
 - 00.02 REMOVE EXISTING WOOD FLOORING AND PREP SUBSTRATE FOR NEW WOOD FLOORING
 - 00.03 REMOVE EXISTING TILE FLOORING & WALL
 - 00.04 REMOVE EXISTING DOOR, TRIM, AND FRAME
 - 00.05 RETAIN EXISTING WINDOOSTER SHIRT, SEE STRUCTURAL DRAWINGS FOR SUPPORT BELOW
 - 00.06 REMOVE EXISTING PLUMBING FIXTURE
 - 00.07 REMOVE EXISTING SINK, UPPER AND LOWER
 - 00.08 EXISTING BATHROOM VENT ROUTING TO REMAIN

- DEMO FLOOR
- EXISTING WALL
- DEMO WALL
- AREA NOT IN SCOPE

55
FIELD
TERRACE



WELCH Residence

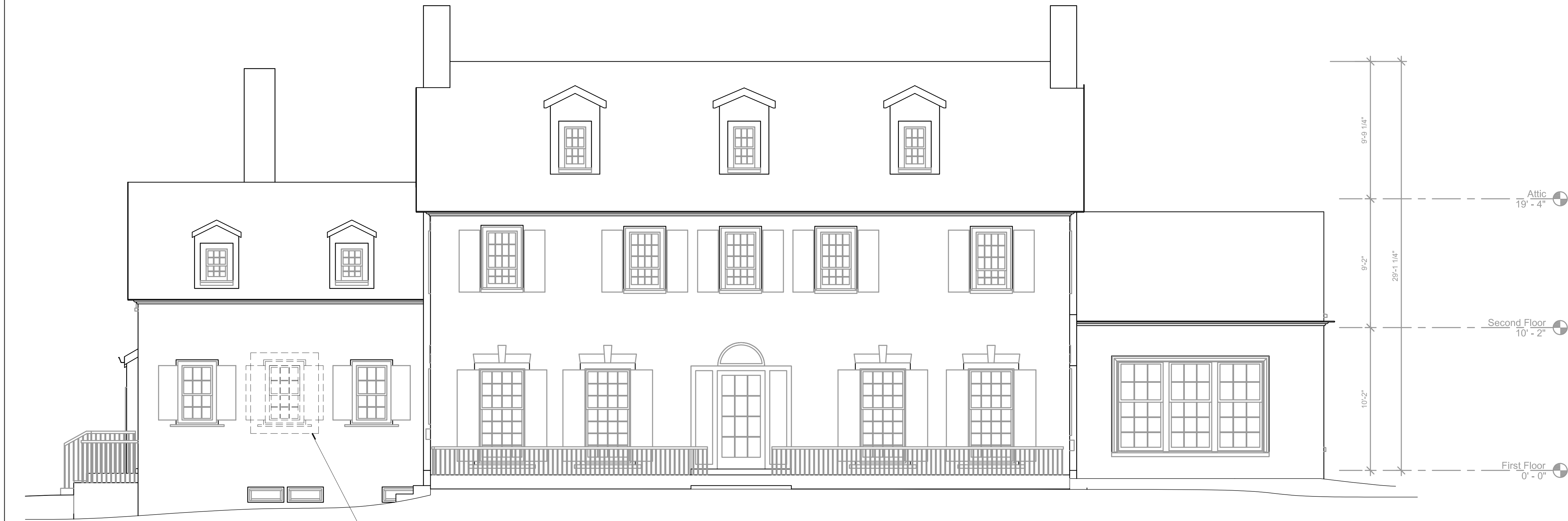
55 FIELD TERRACE, IRVINGTON
NEW YORK 10533

DEMO
SECOND FLOOR
D103

SCALE: 1/4" = 1'-0"
DATE: DEC. 21, 2020

ARCHITECTURE DPC

70 SOUTH LAWN AVENUE DOBBS FERRY, NY. 10522



REMOVE EXISTING WINDOW, SASH, SILL AND ADJACENT BRICK COARSING. TO BE INSULATED AND CLOSED OFF WITH BRICKS TO MATCH EXISTING

1 WEST ELEVATION
SCALE 1/4" = 1'-0"



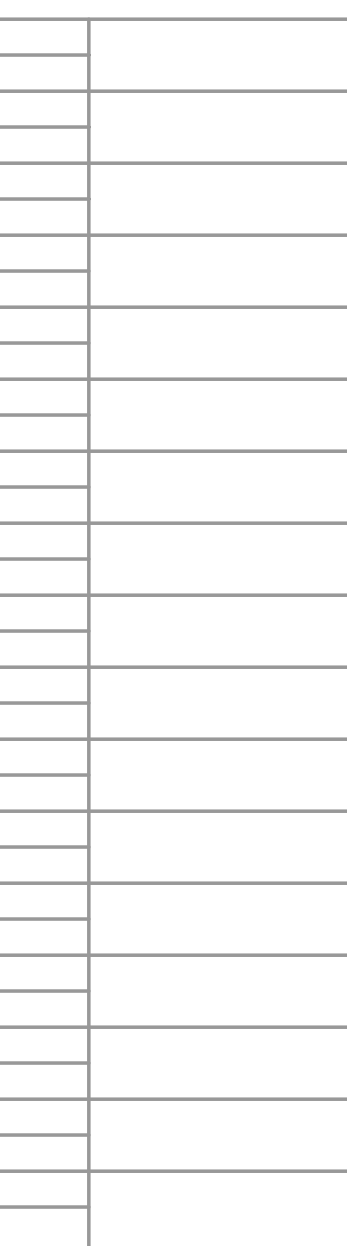
REMOVE WALL
REMOVE AND RETAIN EXISTING GARAGE DOOR AND HARDWARE.
REMOVE GARAGE DOOR FRAME AND SUBSTRUCTURE, SHORE LINTEL IN PREP FOR INFILL WINDOWS AND WALL

2 NORTH ELEVATION
SCALE 1/4" = 1'-0"

- EXISTING WALL
- DEMO FLOOR
- DEMO WALL
- AREA NOT IN SCOPE



55
FIELD
TERRACE



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NEW YORK 10533

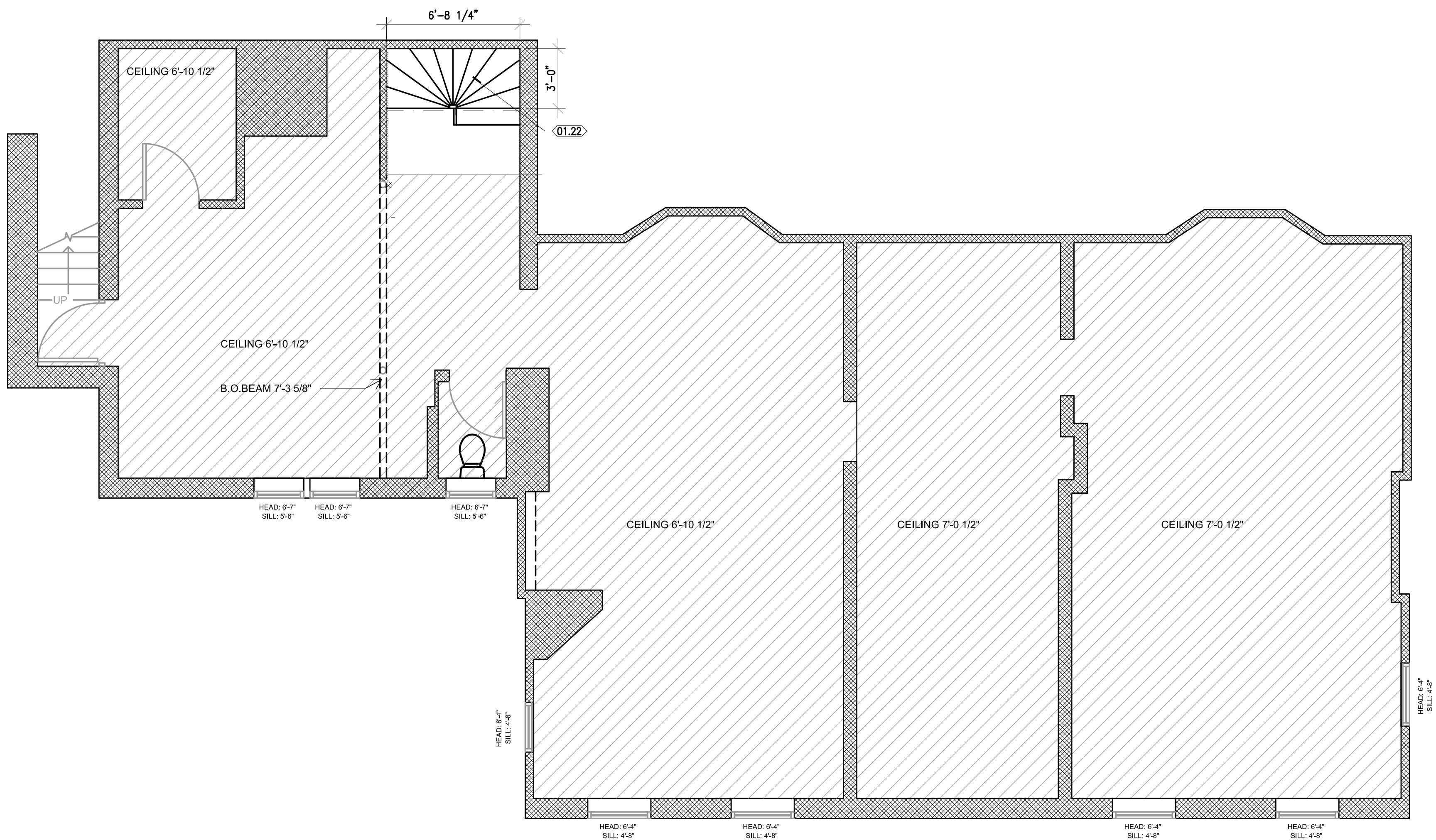
DEMO
EXT. ELEVATIONS

D201

SCALE: 1/4" = 1'-0"
DATE: DEC. 21, 2020

ARCHITECTURE DPC

70 SOUTH LAWN AVENUE DOBBS FERRY, NY. 10522



- WALL TYPES:
- 5/8" GWB (BOTH SIDES) ON 3 5/8" METAL STUDS @ 16" O.C. FLOOR TO CEILING
 - TILE OR STONE ON THINSET, 1/2" MOISTURE RESISTANT GYPSUM BOARD (2 LAYERS OF LIQUID WATERPROOFING MEMBRANE ON 1/2" CONCRETE BOARD AT ALL WET AREAS) ON METAL STUDS OR LAMINATED ON EXISTING SUBSTRATE (ONE SIDE ONLY).
 - 5/8" GWB (ONE SIDE) ON 2-1/2" METAL FURRING STRIPS @ 16" O.C. FLOOR TO CEILING WITH CLOSED CELL BLOWN INSULATION, R-19
 - 2X6 STUD CONSTRUCTION WITH 5/8" GWB, EXIST INSULATION IN WALL, AT THE EXTERIOR, 3/4" RIGID INSULATION BEFORE A 1" AIR GAP USING A 2" PIECE ADJUSTABLE BRICK TIE TO THE VENER FACE. BRICK VENER SELECTED TO MATCH THE MATCHING THE EXISTING.
- KEYNOTE LIST:
- 01.01 NEW STUD WALL
 - 01.02 NEW WOOD DOOR AND FRAME
 - 01.03 NEW WOOD FLOOR, SAND AND STAIN AS PER APPROVED SAMPLE
 - 01.04 NEW WINDOWS AS PER SCHEDULE
 - 01.05 EXISTING WINDOWS TO REMAIN, TO BE CLEANED / PAINTED AS PER PAINT SCHEDULE
 - 01.06 NEW FLOOR LEVEL, STEAM FED RADIATOR
 - 01.07 NEW RAISED FLOOR CONSTRUCTION WITH WOOD FLOORING STAINED AS PER APPROVED SAMPLE
 - 01.08 NEW BUILT-IN WAINSCOTTING AND WOOD LEDGE
 - 01.09 NEW BUILT-IN BOOKCASES WITH LOWER STORAGE AND GRILLS FOR RADIATOR UNITS
 - 01.10 NEW SOLID 6X WOOD POST STAINED TO MATCH APPROVE SAMPLE
 - 01.11 NEW STONE COUNTERTOP AND BACKSPLASH
 - 01.12 NEW MILLWORK ISLAND WITH STONE TOP AND BAR SINK
 - 01.13 NEW FACE FRAME UPPER AND LOWER CABINERY WITH SHAKER STYLE DOORS
 - 01.14 NEW CUSTOM MILLWORK PANTRY - SEE ELEVATIONS
 - 01.15 NEW MILLWORK APPLIANCE PANELS
 - 01.16 NEW APPLIANCE - SEE SCHEDULE
 - 01.17 NEW CODE COMPLIANT ELECTRICAL PANEL - RELOCATED
 - 01.18 NEW WOOD STEP DOWN TO LOWER FAMILY ROOM LEVEL - SAND AND FINISHED TO MATCH FLOORING
 - 01.19 NEW GAS FIREPLACE - SEE SPECIFICATIONS
 - 01.20 NEW WOOD MANTIL - SEE SPECIFICATIONS
 - 01.21 NEW WOOD STAIRCASE AND OUTER BALING
 - 01.22 NEW CONCEALED DOOR - SEE DOOR SCHEDULE
 - 01.23 NEW SPECIALTY "BLIND CORNER" UNDERCOUNTER CABINE LEAVES OR APPROVED ALT.
 - 01.24 NEW INFL WALL
 - 01.25

- NEW WALL
- EXISTING WALL
- AREA NOT IN SCOPE



55
FIELD
TERRACE

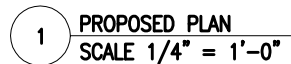


Welch Residence
55 FIELD TERRACE, IRVINGTON
NEW YORK 10533

PROPOSED
BASEMENT
A101
SCALE: 1/4" = 1'-0"
DATE: DEC. 21, 2020

ARCHITECTURE DPC

70 SOUTH LAWN AVENUE DOBBS FERRY, NY. 10522



PROVIDE ADD ALT TO REPLACE
THE EXISTING WINDOWS (4) AS
PER THE DESIRED SPECIFICATION
OF THE NORTH WINDOW

WALL TYPES:

- ④ 5/8" OMB (BOTH SIDES) ON 3 5/8" METAL STUDS @ 16" O.C. FLOOR TO CEILING
- ⑤ TILE OR STONE ON THINSET, 1/2" MOISTURE RESISTANT GYPSUM BOARD (2 LAYERS) MOISTURE RESISTANT MEMBRANE @ 10" JOINT COINT BOARD (ALL JOINTS) ON METAL STUDS OR LAMINATED ON EXISTING SUBSTRATE (ONE SIDE ONLY).
- ⑥ 5/8" OMB (ONE SIDE) ON 1/2-2" METAL FURNISH STRIPS @ 16" O.C. FLOOR TO CEILING WITH CLOSED CELL BLOW INSULATION, R-19
- ⑦ 2X6 STUD CONSTRUCTION WITH 5/8" OMB, BATT INSULATION WITH 1/2" MOISTURE RESISTANT MEMBRANE BATT INSULATION BEFORE A 1" AIR GAP USING A 2" PEACE ADJUSTABLE BRACKET TIE TO THE VENEER FACE BRACKET VENEER SECTIONS TO MATCH THE MATCHING THE EXISTING.

KEYNOTE LIST:

- 01.01 NEW STUD WALL
- 01.02 NEW WOOD DOOR AND FRAME
- 01.03 NEW DOOR, CHAIR, AND STAIN AS PER APPROVED SCHEDULE
- 01.04 NEW CLOTHES AS PER APPROVED SCHEDULE
- 01.05 EXISTING WINDOWS TO REMAIN, TO BE
CLEANED / PAINTED AS PER PANT SCHEDULE
- 01.06 NEW FLOOR LEVEL STEEP FLOOR
- 01.07 NEW FLOOR COVERING TO MATCH FLOOR
FLOORING STAINED AS PER APPROVED SCHEDULE
- 01.08 NEW BUILT-IN WASHCUBING AND WOOD LEDGE
NEW DOOR, CHAIR, AND LOWER SINK AND
DRILLS FOR RADIATOR UNITS
- 01.10 NEW SOLD BLD WOOD POST STAINED TO MATCH
APPROVED SCHEDULE
- 01.12 NEW ~~REPLACE DOOR AND FRAME~~ BAR SIGN
- 01.13 NEW FINE FRAME UPPER AND LOWER CASSETTE WITH
01.14 NEW
- 01.15 NEW CUSTOM WALLPAPER PARTITION - SEE ELEVATIONS
- 01.16 NEW WALLPAPER APPLIANCE PANELS
- 01.17 NEW APPLIANCE - SEE SCHEDULE
- 01.18 NEW APPLIANCE - SEE SCHEDULE
- 01.19 NEW WOOD STEP DOWN TO LOWER FLOOR
NEW STAIN AND FINISHED TO MATCH FLOORING
- 01.20 NEW GAS PREHEAT - SEE SPECIFICATIONS
- 01.21 NEW WOOD MARBLE - SEE SPECIFICATIONS
- 01.22 NEW MARBLE - SEE SPECIFICATIONS
- 01.23 NEW CONCEALED DOOR - SEE DOOR SCHEDULE
- 01.24 NEW SPECIFIC "BLIND COVER" UNDERCOVER CABINET
NEW APPROVED AS PER APPROVED SCHEDULE
- 01.25 NEW NYLON WALL - SEE A-21 FOR TYP. NYLON
NEW APPROVED AS PER APPROVED SCHEDULE

 AREA NOT IN SCOPE

55
FIELD
TERRACE

70 SOUTHLAWN AVENUE DOBBS FERRY, NY. 10522



WELCH Residence

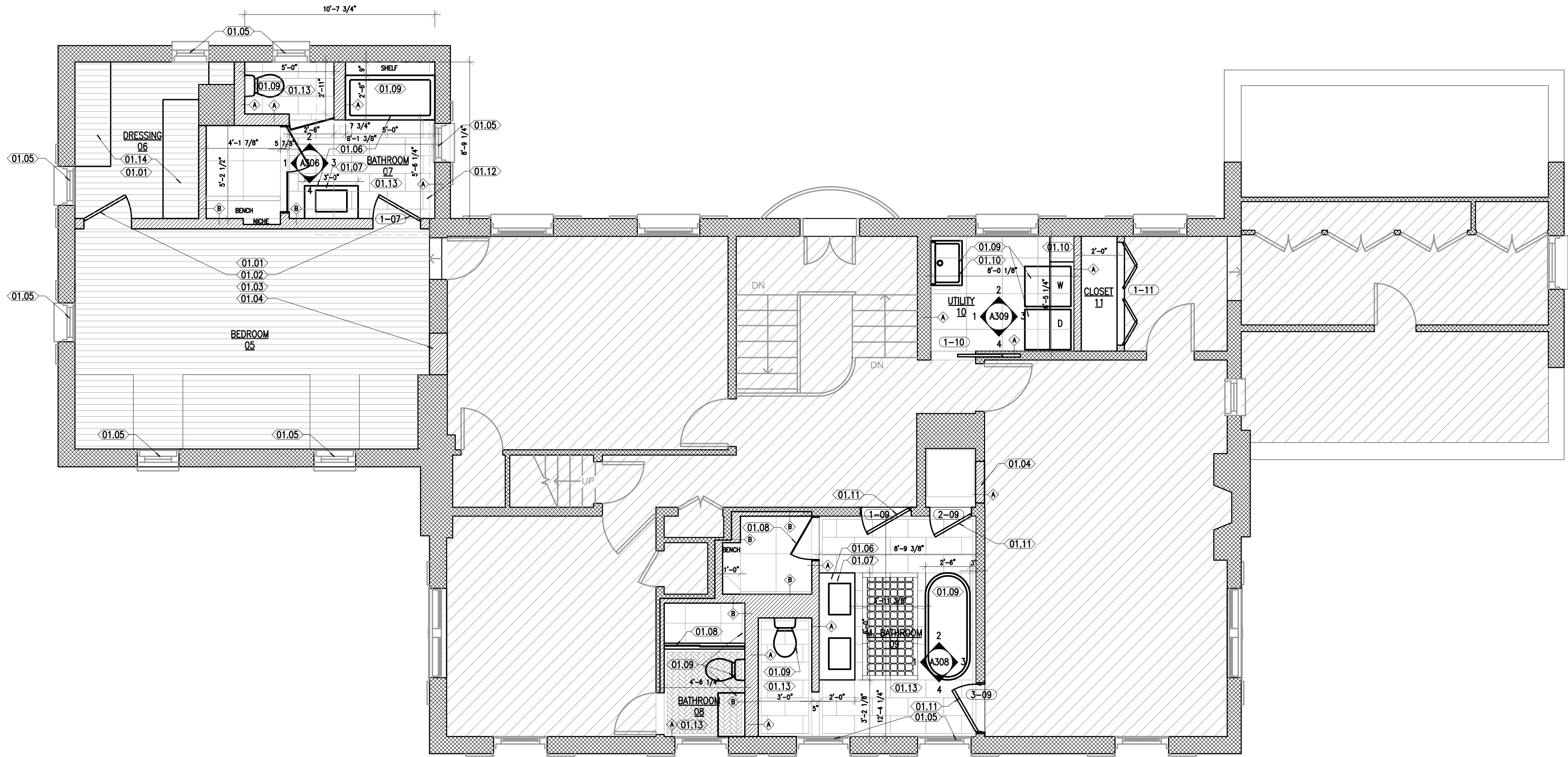
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PROPOSED
FIRST FLOOR

A102

SCALE: $1/4" = 1'-0"$
DATE: DEC. 21, 202



1 PROPOSED PLAN
SCALE 1/4" = 1'-0"

- WALL TYPES:
- 5/8" GWB (BOTH SIDES) ON 3 5/8" METAL STUDS @ 16" O.C. FLOOR TO CEILING
 - TILE OR STONE ON THINSET, 1/2" MOISTURE RESISTANT GYPSUM BOARD (2 LAYERS OF LIQUID WATERPROOFING MEMBRANE ON 1/2" CONCRETE BOARD AT ALL WET AREAS) ON METAL STUDS OR LAMINATED ON EXISTING SUBSTRATE (ONE SIDE ONLY).
 - 5/8" GWB (ONE SIDE) ON 2-1/2" METAL FURRING STRIPS @ 16" O.C. FLOOR TO CEILING WITH CLOSED CELL BLOWN INSULATION. R-19
 - 2X6 STUD CONTRUCTION WITH 5/8" GWB, BATT INSULATION INTILL. AT THE EXTERIOR, 3/4" RIGID INSULATION BEFORE A 1" AIR GAP USING A 2 PIECE ADJUSTABLE BRICK TIE TO THE VENER FACE. BRICK VENER SELECTED TO MATCH THE MATCHING THE EXISTING.

- KEYNOTE LIST:
- 01.01 NEW STUD WALL
 - 01.02 NEW WOOD DOOR AND FRAME
 - 01.03 NEW WOOD FLOOR, SAND AND STAIN AS PER APPROVED SAMPLE
 - 01.04 NEW INTILL WALL
 - 01.05 EXISTING WINDOWS TO REMAIN, INTERNALLY TO BE CLEANED / PAINTED AS PER PAINT SCHEDULE
 - 01.06 NEW STONE COUNTERTOP AND BACKSPLASH
 - 01.07 NEW PURCHASED MILLWORK VANTY - SEE PLUMBING SCHEDULE
 - 01.08 NEW GLASS SHOWER DOOR
 - 01.09 NEW PLUMBING FIXTURE - SEE SCHEDULE
 - 01.10 NEW CUSTOM MILLWORK - SEE ELEVATIONS
 - 01.11 NEW CONCEALED DOOR - SEE DOOR SCHEDULE
 - 01.12 NEW INTILL FLOOR JOISTS WITH SUBSTRATE AND WOOD FLOORING, SAND AND STAIN TO MATCH
 - 01.13 RADIANT HEAT MAT BELOW THE TILE FLOOR
 - 01.14 NEW SHELF AND ROD

- NEW FLOOR FRAMING
- NEW WALL
- EXISTING WALL
- AREA NOT IN SCOPE

55
FIELD
TERRACE



WELCH Residence
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NEW YORK 10533

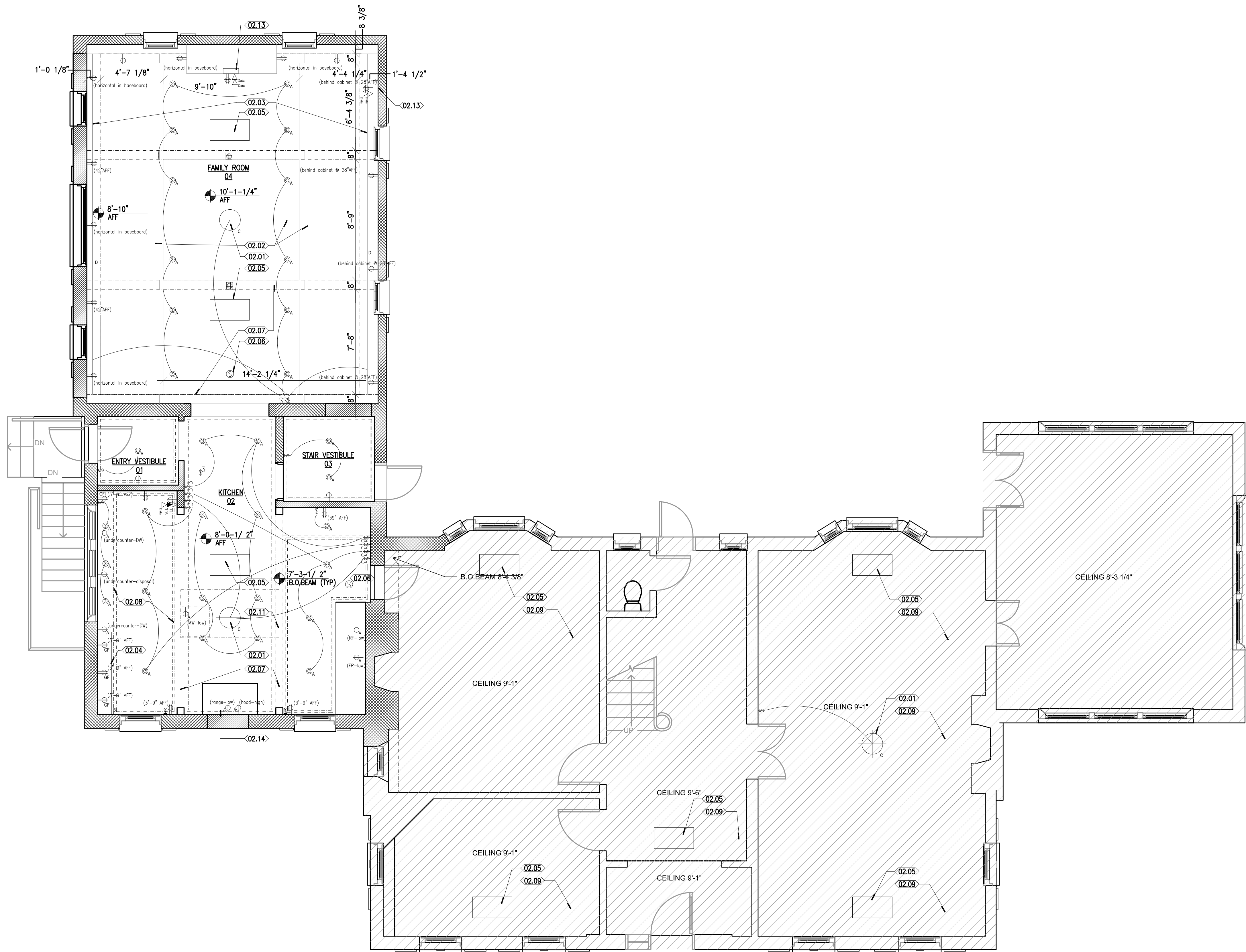
PROPOSED
SECOND FLOOR

A103

SCALE: 1/4" = 1'-0"
DATE: DEC. 21, 2020

70SOUTHLAWN AVENUE DOBBS FERRY, NY. 10522

ARCHITECTURE DPC



1 REFLECTED CEILING PLAN
SCALE 1/4" = 1'-0"

- KEYNOTE LIST:
- 02.01 NEW PENDANT FIXTURE BY OWNER, J-BOX AND SWITCH BY CONTRACTOR
 - 02.02 NEW CIB CEILING OVER FURRING STRIPS AND 9" CLOSED CELL INSULATION - REQUIRED R.O.A.
 - 02.03 NEW LINEAR ACCENT UP LIGHTING - LTD. SEE SPECIFICATIONS
 - 02.04 NEW CONCEALED UNDERCABINET LIGHTING - FROSTED LENS
 - 02.05 NEW FLUSH CEILING CASSETTE HVAC UNIT - SEE SPEC
 - 02.06 NEW SMOKE DETECTOR
 - 02.07 NEW WOOD BEAM ENCLOSURE TO MATCH VERTICAL POSTS STAINED AS PER APPROVED SAMPLE
 - 02.08 NEW CROWN MOLDING - SEE ELEVATIONS FOR TYPE AND FINISH
 - 02.09 EXISTING CEILING TO REMAIN - PATCH AND REPAIR AS NEEDED, PAINT AS PER PAINT SCHEDULE
 - 02.10 NEWLY RELOCATED CODE COMPLIANT ELECTRICAL PANEL
 - 02.11 ISLAND OUTLINE BELOW
 - 02.13 OPEN CONDUIT FROM CHIMNEY BREAST TO CABINET ADJACENT TO POWER AND DATA IN EACH LOCATION
 - 02.14 NEW HOOD TO USE EXISTING EXHAUST PATH

- ELECTRICAL NOTE:
1. PROVIDE GFCI OUTLETS AND CIRCUITS PER CODE IN ALL WET AREAS. OUTLETS AND FIXTURES LOCATED AT DEMISING WALL CONDITIONS MUST MAINTAIN THE EXISTING FIRE RATING.
 2. ALL LIGHTING MUST BE U.L. RATED AND POWER OUTLETS AND SWITCHES LOCATED AS PER AIA REQUIREMENTS.
 3. DURING THE REPLACEMENT/INSTALLATION OF LIGHT FIXTURES AND OUTLETS/SWITCHES CARE IS TO BE EMPLOYED AT DEMISING AND PERIMETER EXTERIOR BUILDING WALLS. CHIPPING OF ANY BLOCK / BRICK ENCOUNTERED DURING INSTALLATION IS PROHIBITED. CONFIRM WALL THICKNESS PRIOR TO INSTALLATION. FIREPROOFING AND FIRESTOPPING MUST BE PROVIDED AT ALL OUTLETS AT DEMISING WALLS. FIRE RATINGS OF ALL WALLS ARE TO BE MAINTAINED AT ALL TIMES. NOTE THAT CEILING MOUNTED LIGHTING MUST BE MOUNTED AT EXISTING JUNCTION BOXES OR SURFACE MOUNTED WITH THE ELECTRICAL SERVICE RUN ON THE SURFACE OF THE CEILING SLAB WHEN A DROPPED CEILING IS PRESENT OR PROPOSED. FIXTURES MAY BE SUSPENDED FROM OR RECESSED INTO THE SUSPENDED CEILING AND WIRING MAY BE CONCEALED ABOVE DROPPED CEILINGS. NOTE THAT NO NEW SLAB PENETRATIONS WILL BE PERMITTED IN OTHER THE FLOOR OR THE CEILING SLAB, FOR LIGHTING OR ELECTRICAL WORK.
 4. ALL ELECTRICAL WIRING IS TO BE NEWLY RUN THROUGHOUT THE APARTMENT.

ALL OUTLETS
TO BE 18" A.F.F.
UNLESS OTHERWISE
NOTED

- EXISTING NEW
- RECESSED CAN LIGHT
 - RECESSED CAN LIGHT - WET LISTED
 - WALL WASHER RECESSED LIGHT
 - UNDER CABINET LIGHTS
 - EXISTING J-BOX FOR PENDANT FIXTURE (BY OWNER)
 - NEW J-BOX FOR PENDANT FIXTURE (BY OWNER)
 - LINEAR UP LIGHTING
 - WALL SCONCE (BY OWNER), BACK BOX MAY VARY PER FIXTURE
 - PLUG MOLD
 - DUPLEX OUTLET
 - DUPLEX OUTLET
 - APPLIANCE OUTLET
 - DUPLEX OUTLET
 - QUAD OUTLET
 - TEL / DATA OUTLET
 - QUAD FLOOR OUTLET
 - SMOKE AND CO DETECTOR
 - WALL MOUNTED SMOKE AND CO2 DETECTOR
 - 3 WAY SWITCH (DIMMABLE)
 - SINGLE SWITCH (DIMMABLE)

- NEW WALL
- LINE ABOVE
- CARPET TO BE REMOVED
- AREA NOT IN SCOPE

55
FIELD
TERRACE

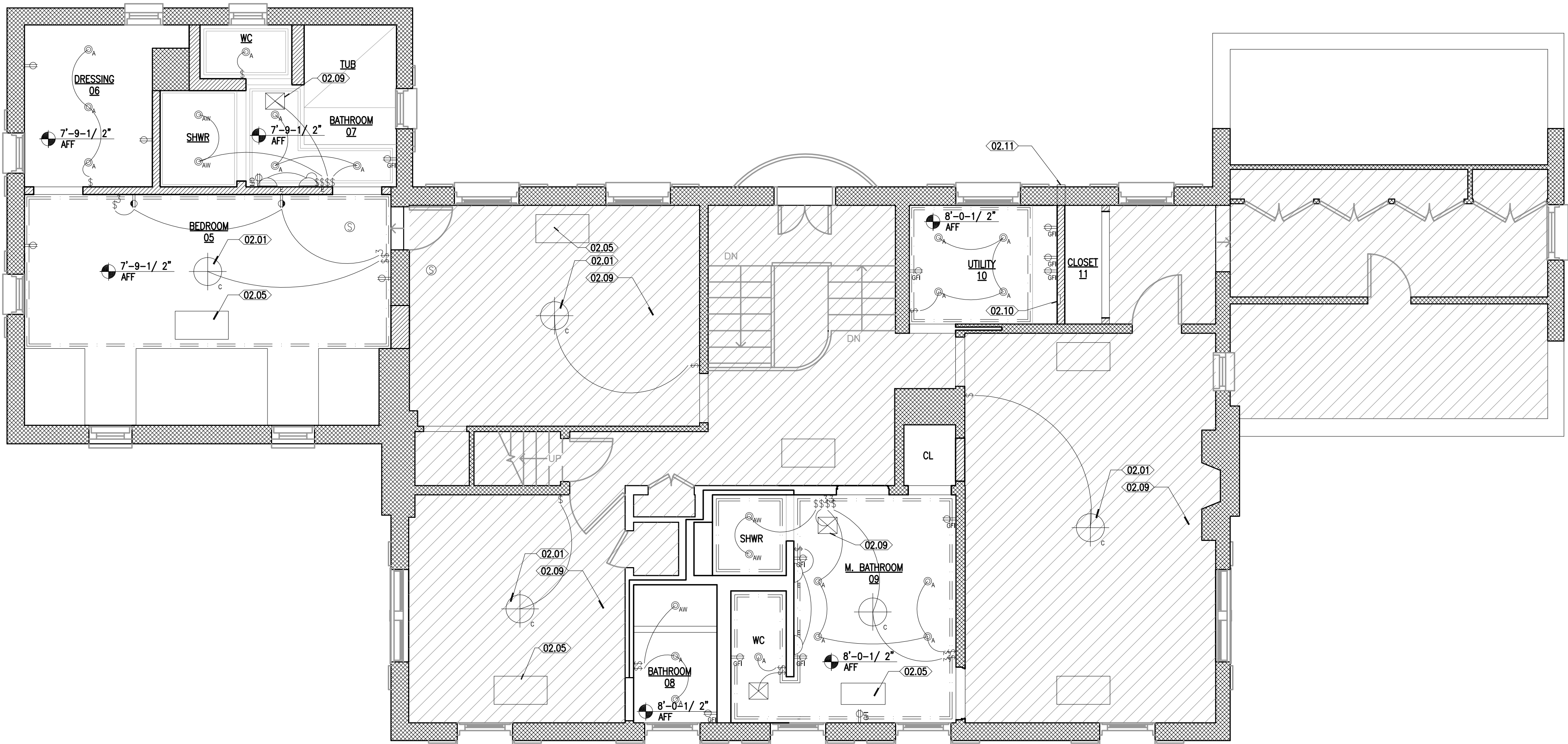


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NEW YORK 10533

RCP
FIRST FLOOR
A106
SCALE: 1/4" = 1'-0"
DATE: 01.15.21

ARCHITECTURE DPC

70 SOUTH LAWN AVENUE DOBBS FERRY, NY 10522



1 REFLECTED CEILING
SCALE 1/4" = 1'-0"

- KEYNOTE LIST:
- 02.01 NEW PENDANT FIXTURE BY OWNER, J-BOX AND SWITCH BY CONTRACTOR
 - 02.02 NEW GWS CEILING
 - 02.03 NEW EXHAUST CEILING FAN
 - 02.04 -
 - 02.05 NEW FLUSH CEILING CASSETTE HVAC UNIT - SEE SPEC
 - 02.06 NEW SMOKE DETECTOR
 - 02.07 -
 - 02.08 NEW CROWN MOLDING - SEE ELEVATIONS FOR TYPE AND FINISH
 - 02.09 EXISTING CEILING TO REMAIN - PATCH AND REPAIR AS NEEDED, PAINT AS PER PAINT SCHEDULE
 - 02.10 IN WALL PLUMBING HOOK UP, UTILIZING EXISTING DRAIN FOR NEW WASHER MACHINE
 - 02.11 REUSE EXISTING BATHROOM VENT FOR DRYER EXHAUST

ELECTRICAL NOTE:

- PROVIDE GFCI OUTLETS AND CIRCUITS PER CODE IN ALL WET AREAS. OUTLETS AND FIXTURES LOCATED AT DEMISING WALL CONDITIONS MUST MAINTAIN THE EXISTING FIRE RATING.
- ALL LIGHTING MUST BE U.L. RATED AND POWER OUTLETS AND SWITCHES LOCATED AS PER AIA REQUIREMENTS.
- DURING THE REPLACEMENT/INSTALLATION OF LIGHT FIXTURES AND OUTLETS/SWITCHES CARE IS TO BE EMPLOYED AT DEMISING AND PERIMETER EXTERIOR BUILDING WALLS. CHIPPING OF ANY BLOCK / BRICK ENCOUNTERED DURING INSTALLATION IS PROHIBITED. CONFIRM WALL THICKNESS PRIOR TO INSTALLATION. FIREPROOFING AND FIRESTOPPING MUST BE PROVIDED AT ALL OUTLETS AT DEMISING WALLS. FIRE RATINGS OF ALL WALLS ARE TO BE MAINTAINED AT ALL TIMES. NOTE THAT CEILING MOUNTED LIGHTING MUST BE MOUNTED AT EXISTING JUNCTION BOXES OR SURFACE MOUNTED WITH THE ELECTRICAL SERVICE RUN ON THE SURFACE OF THE CEILING SLAB WHEN A DROPPED CEILING IS PRESENT OR PROPOSED. FIXTURES MAY BE SUSPENDED FROM OR RECESSED INTO THE SUSPENDED CEILING AND WIRING MAY BE CONCEALED ABOVE DROPPED CEILINGS. NOTE THAT NO NEW SLAB PENETRATIONS WILL BE PERMITTED IN OTHER THE FLOOR OR THE CEILING SLAB, FOR LIGHTING OR ELECTRICAL WORK.
- ALL ELECTRICAL WIRING IS TO BE NEWLY RUN THROUGHOUT THE APARTMENT.

ALL OUTLETS
TO BE 18" A.F.F.
UNLESS OTHERWISE
NOTED

EXISTING NEW

- RECESSED CAN LIGHT
- RECESSED CAN LIGHT - WET LISTED
- WALL WASHER RECESSED LIGHT
- UNDER CABINET LIGHTS
- EXISTING J-BOX FOR PENDANT FIXTURE (BY OWNER)
- NEW J-BOX FOR PENDANT FIXTURE (BY OWNER)
- WALL SCONCE (BY OWNER), BACK BOX MAY VARY PER FIXTURE
- PLUG MOLD
- DUPLEX OUTLET
- DUPLEX OUTLET
- APPLIANCE OUTLET
- DUPLEX OUTLET
- QUAD OUTLET
- TEL / DATA OUTLET
- QUAD FLOOR OUTLET
- SMOKE AND CO DETECTOR
- WALL MOUNTED SMOKE AND CO2 DETECTOR
- 3 WAY SWITCH (DIMMABLE)
- SINGLE SWITCH (DIMMABLE)
- SWITCHED EXHAUST FAN

- RADIANT FLR
- NEW WALL
- LINE ABOVE
- EXISTING WALL
- AREA NOT IN SCOPE

55
FIELD
TERRACE



WELCH Residence
55 FIELD TERRACE, IRVINGTON
NEW YORK 10533

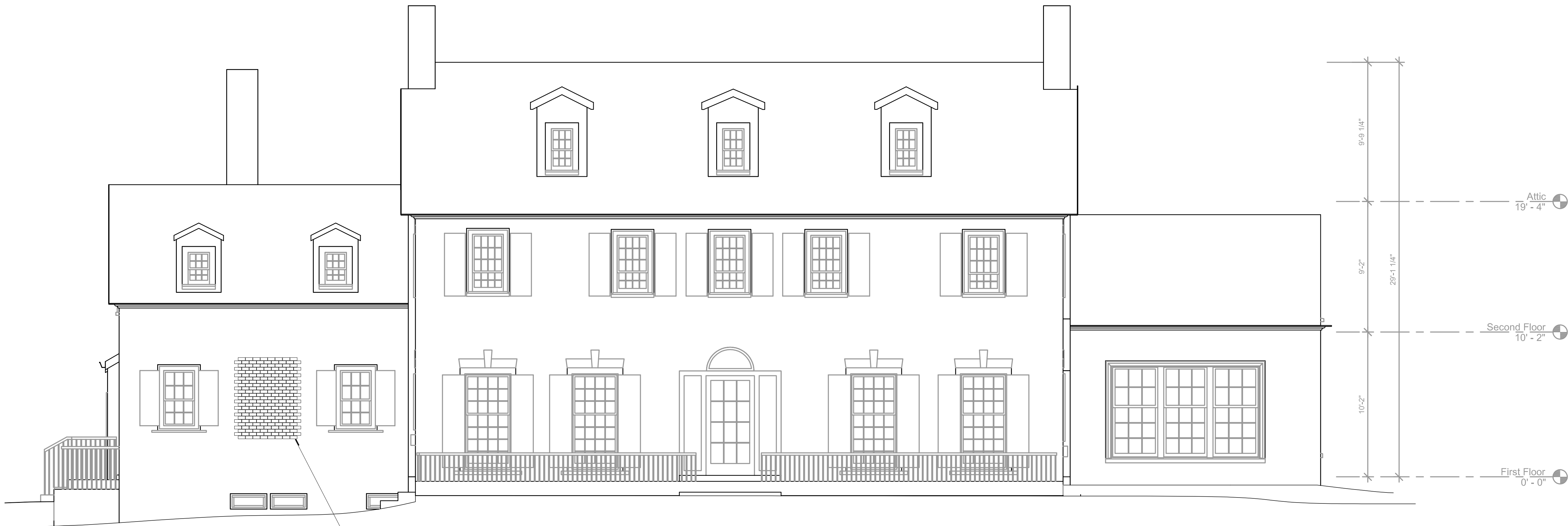
RCP
SECOND FLOOR

A107

SCALE: 1/4" = 1'-0"
DATE: DEC 21, 2020

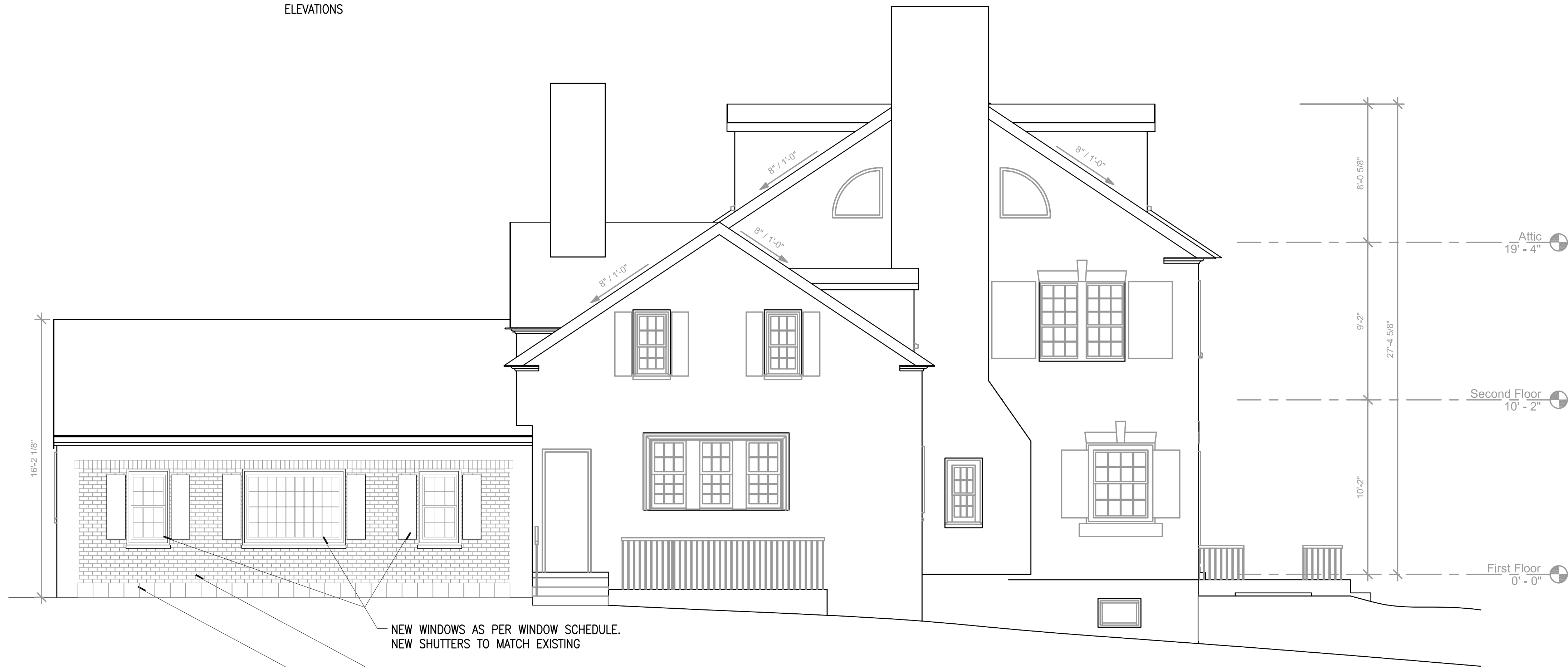
70 SOUTH LAWN AVENUE DOBBS FERRY, NY 10522

ARCHITECTURE DPC



NEW INFILL OPENING WITH BRICK TO MATCH THE EXISTING FACADE. SEE TYP INFILL DETAIL ON A211. INTERIOR FINISH NOTED IN KITCHEN ELEVATIONS

1 WEST ELEVATION
SCALE 1/4" = 1'-0"



NEW WINDOWS AS PER WINDOW SCHEDULE. NEW SHUTTERS TO MATCH EXISTING

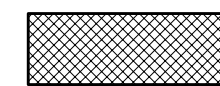
NEW INFILL WALL WITH BRICK TO MATCH EXISTING, SEE SECTION DETAIL ON AXXX

NEW LOWER SILL STONE COURSING TO MATCH ADJACENT EXISTING CONDITIONS

2 NORTH ELEVATION
SCALE 1/4" = 1'-0"



NEW WALL



EXISTING WALL



AREA NOT IN SCOPE



55
FIELD
TERRACE

70 SOUTH LAWN AVENUE DOBBS FERRY, NY. 10522



WELCH Residence

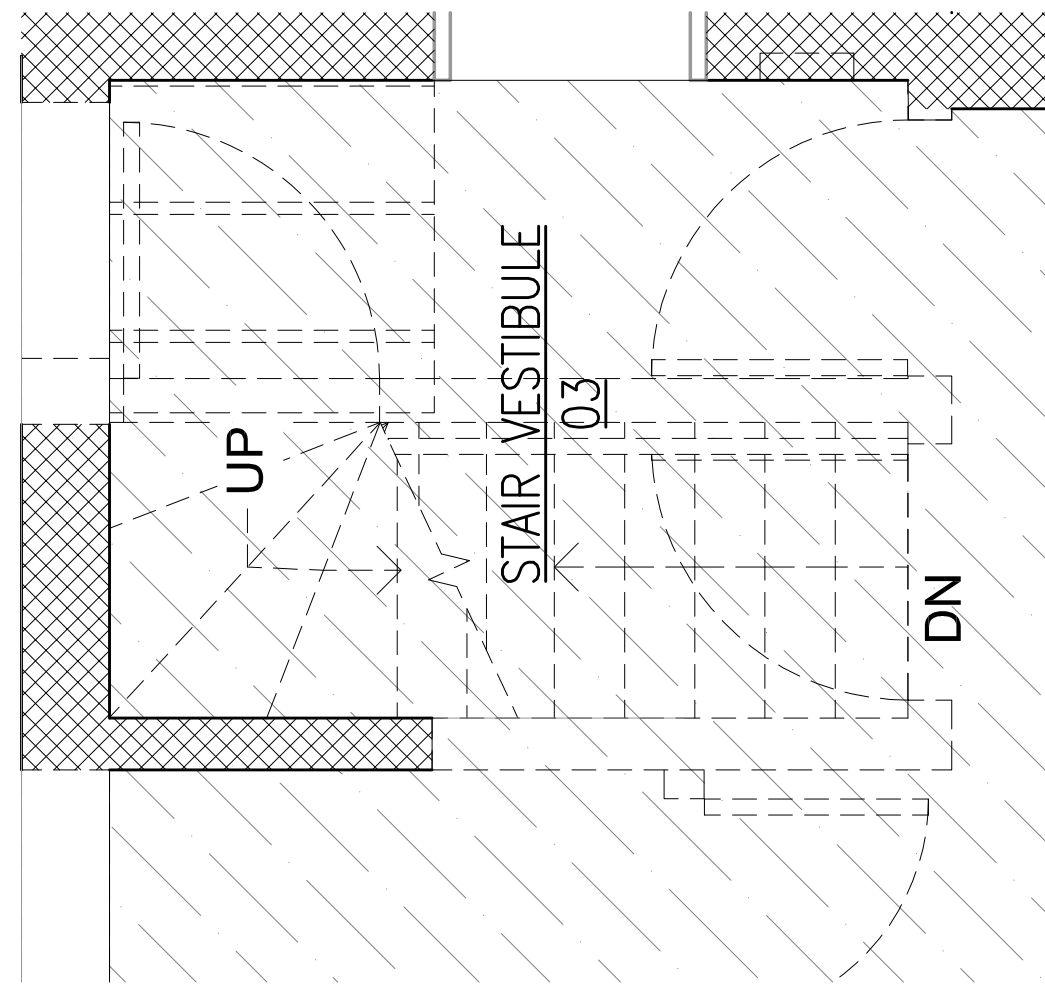
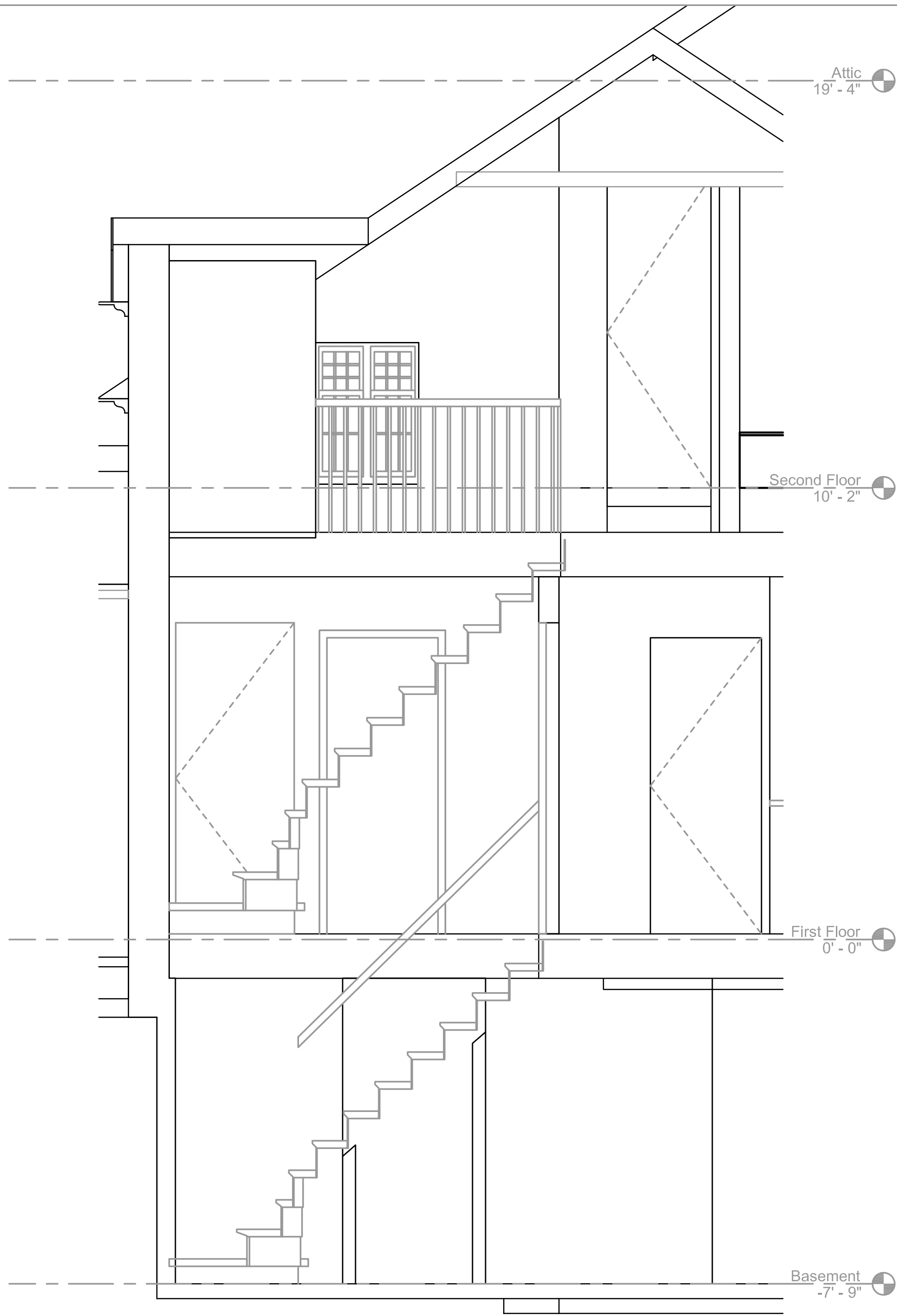
55 FIELD TERRACE, IRVINGTON
NEW YORK 10533

PROPOSED
EXT. ELEVATIONS

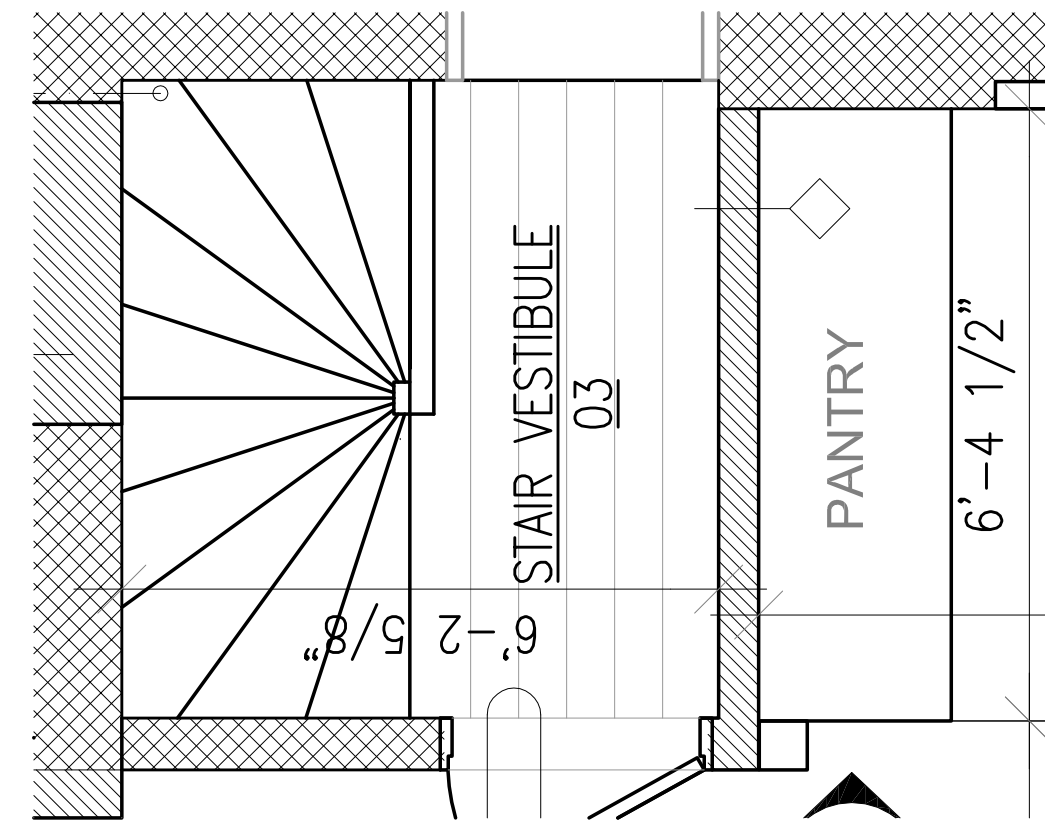
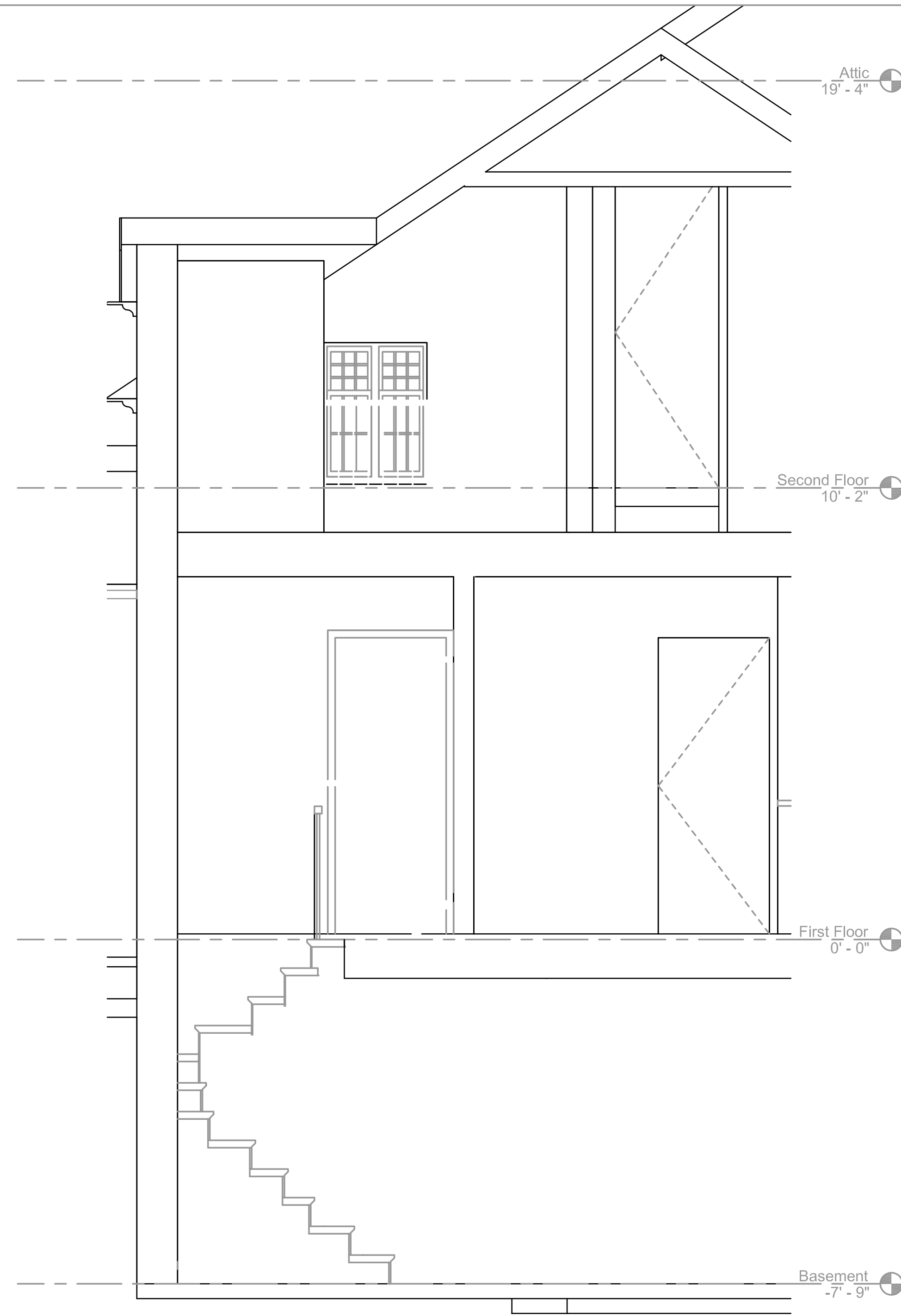
A201

SCALE: 1/4" = 1'-0"
DATE: DEC. 21, 2020

ARCHITECTURE DPC



1 EXISTING SECTION @ STAIR VESTIBULE
SCALE 1/2" = 1'-0"



2 PROPOSED SECTION @ STAIR VESTIBULE
SCALE 1/2" = 1'-0"

55
FIELD
TERRACE



WELCH Residence

55 FIELD TERRACE, IRVINGTON
NEW YORK 10533

SECTION @
STAIR VEST. 10

A210

SCALE: 1/2" = 1'-0"
DATE: DEC. 21, 2020

ARCHITECTURE DPC

70 SOUTHLAWN AVENUE DOBBS FERRY, NY. 10522

NEW RAFTER SUPPORTS - SEE STRUCTURAL DRAWINGS

NEW WD-5 BEAM ENCLOSURE

2X4 FURRING OFF EXISTING 2X6 ROOF RAFTERS
CLOSED CELL BLOWN INSULATION FOR AN R49
INSULATION VALUE,

GWB PAINTED

EXISTING ROOF SYSTEM
TO REMAIN

EXISTING BRICK LINTEL
AND UPPER FACADE TO
REMAIN

BRICK VENEER TO MATCH
EXISTING FACADE

GALVANIZED METAL TIE
EVERY STUD HORIZONTALLY
EVERY 24" VERTICALLY

AIR GAP 1" MIN

3/4" BUILDING SHEATHING

WEATHER RESISTANT MEMBRANE
(15# BUILDING FELT)

WALL BASE FLASHING

WICK WEEPHOLES
16" ON CENTER

STONE SILL TO MATCH
EXISTING CONDITIONS

CONC BLOCK CURB
ON EXISTING CONC SLAB

WD-3 FLOORING OVER 3/4"
SUBFLOOR ON SLEEPERS 12" O.C. LEVELED
RIGID INSULATION BETWEEN SLEEPERS
W/ WATER PROOFING MEMBRANE APPLIED
OVER THE EXISTING SLAB

WD-2 CAP

WD-6 BEAD BOARD PANEL,
PAINTED AS PER APPROVED
SAMPLE

INFILL 6" WALL STUDS
16" O.C,

GWB PREPPED FOR PAINT

WALL INSULATION - R19

SILL PLATE AND ANCHOR BOLT

WD-2 BASE, PAINTED

5 3/4"

3'-0"

8'-8 5/8"

3'-11 1/4"

1'-9 3/8"

3'-3 3/8"

4"

12'-0"
FINISH FLOOR TO FINISH CEILING

55
FIELD
TERRACE



WELCH Residence

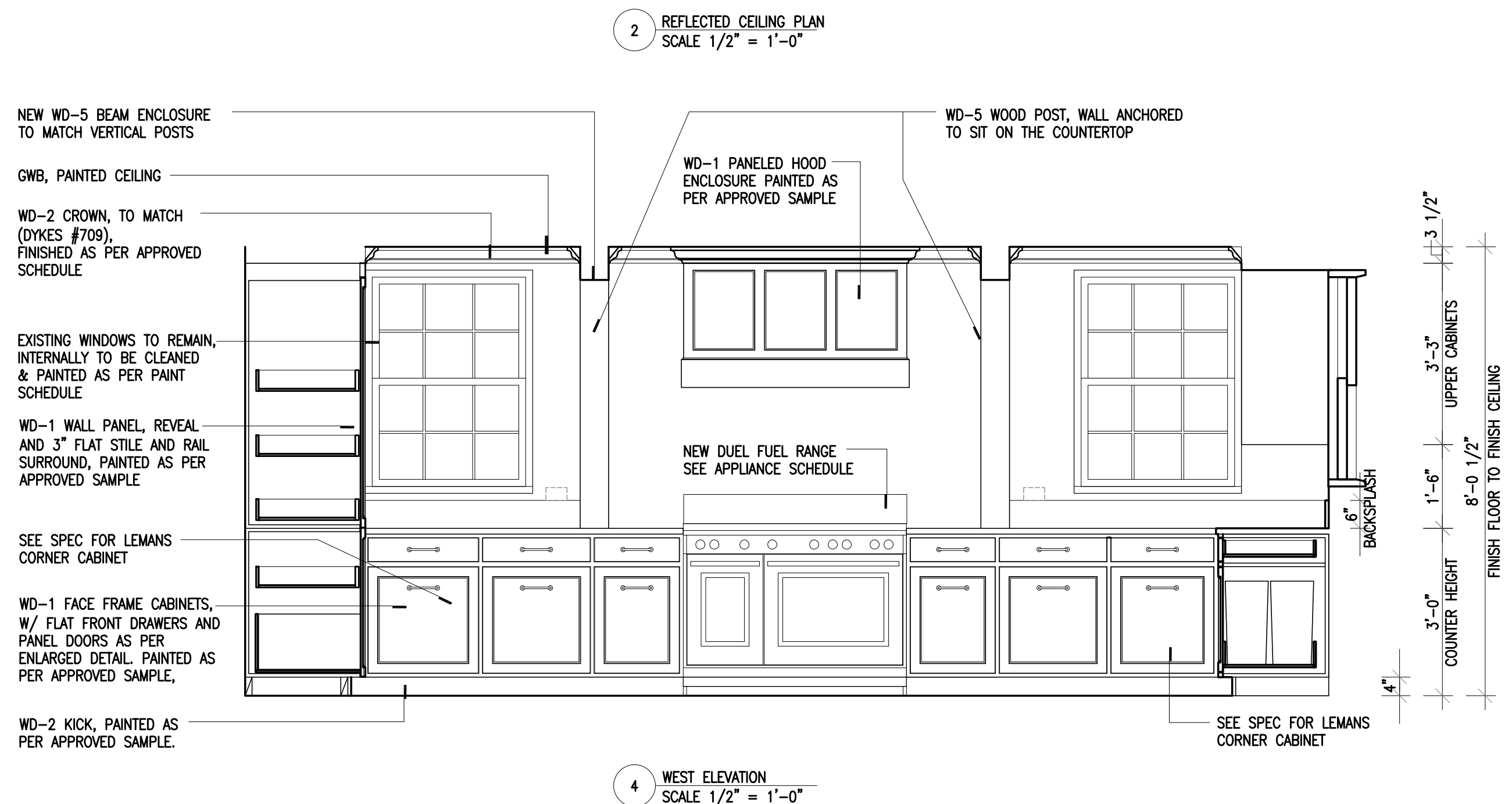
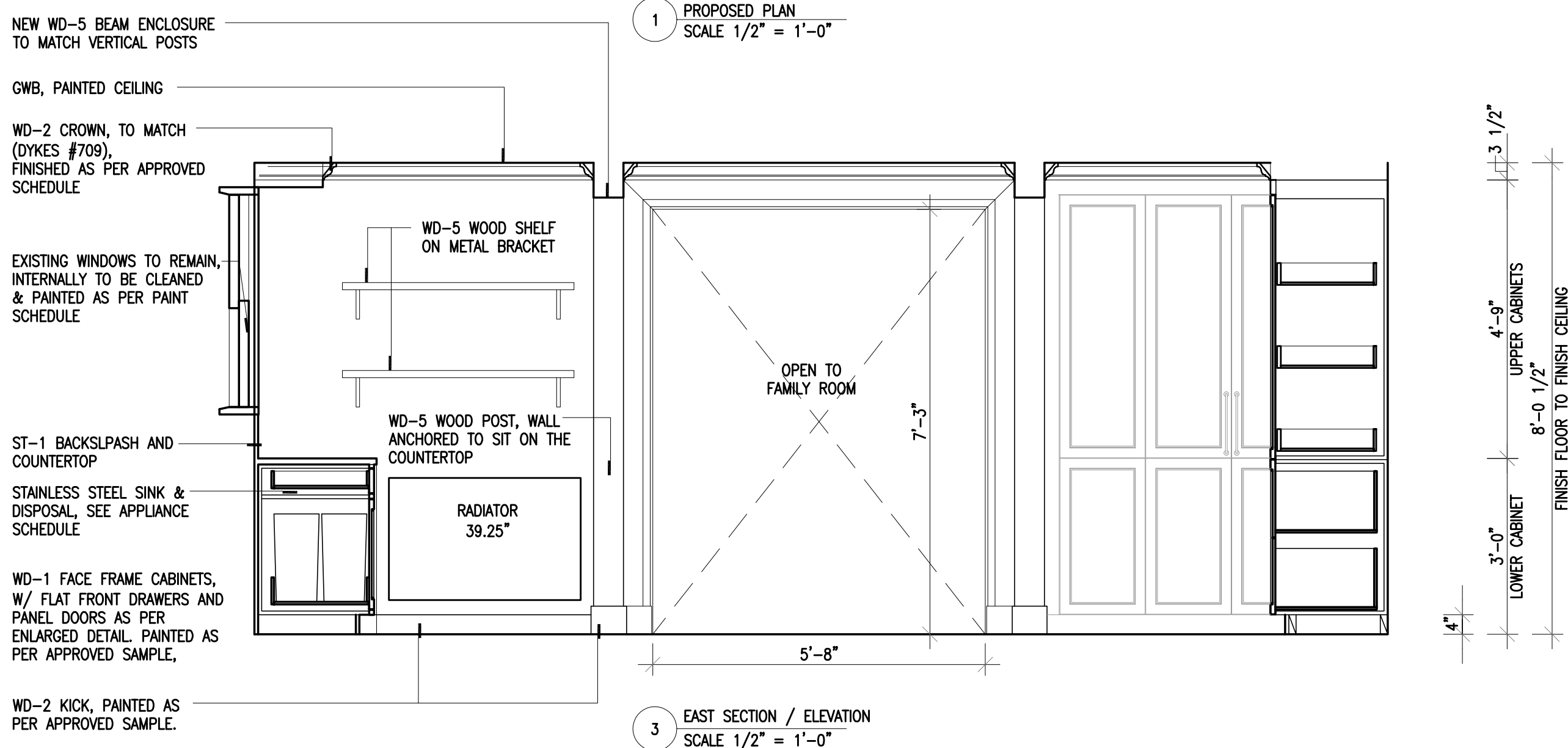
55 FIELD TERRACE, IRVINGTON
NEW YORK 10533

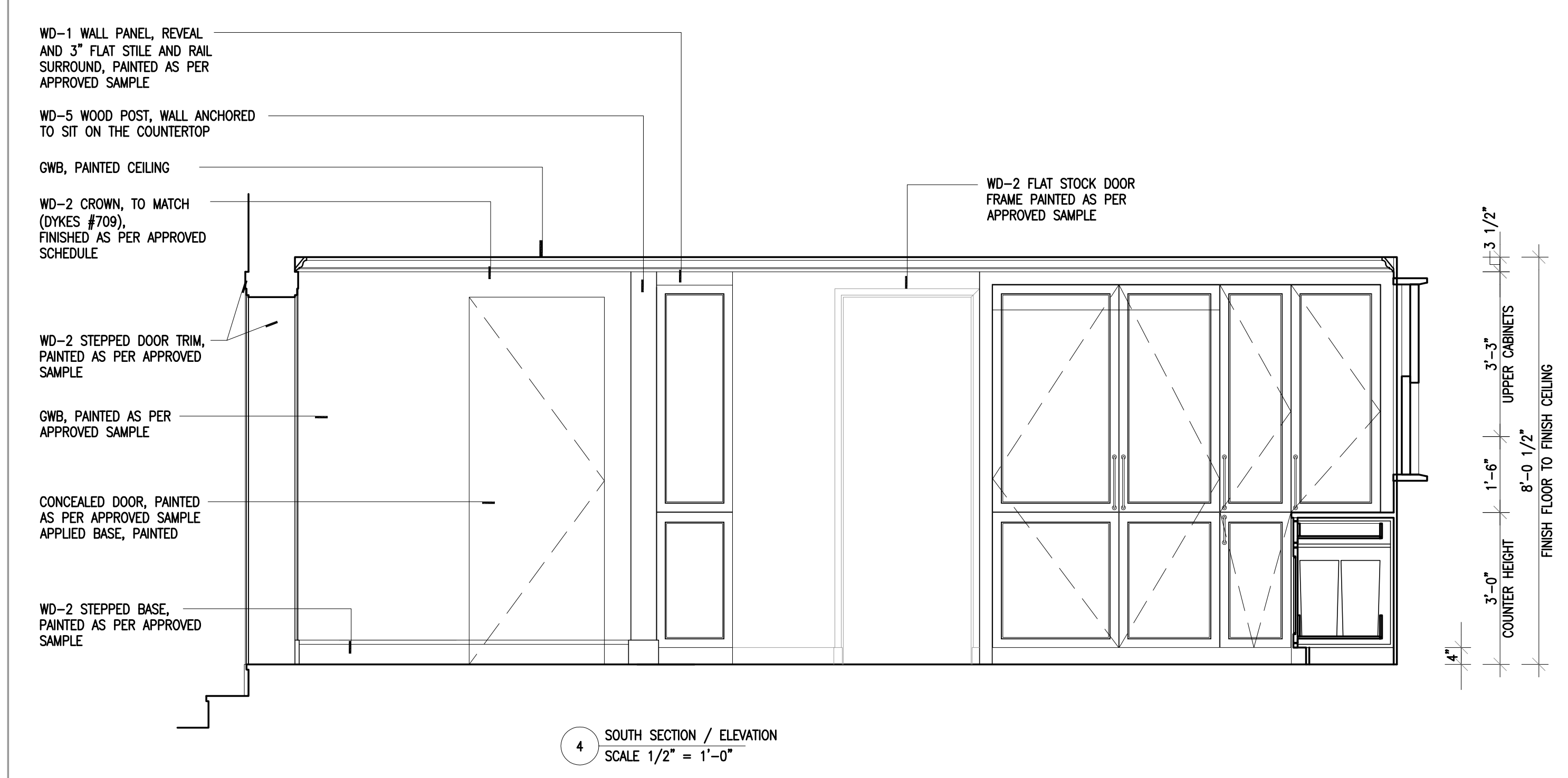
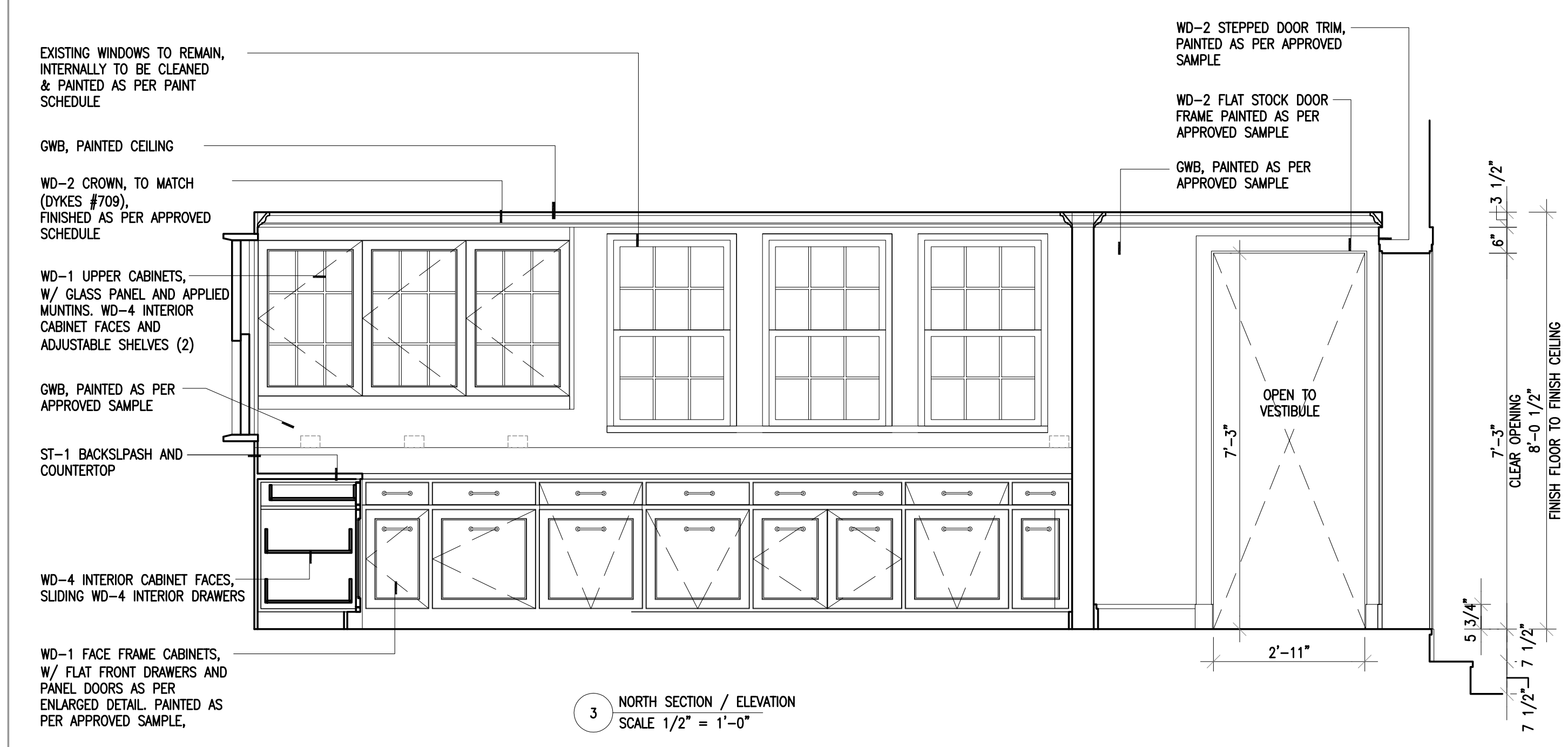
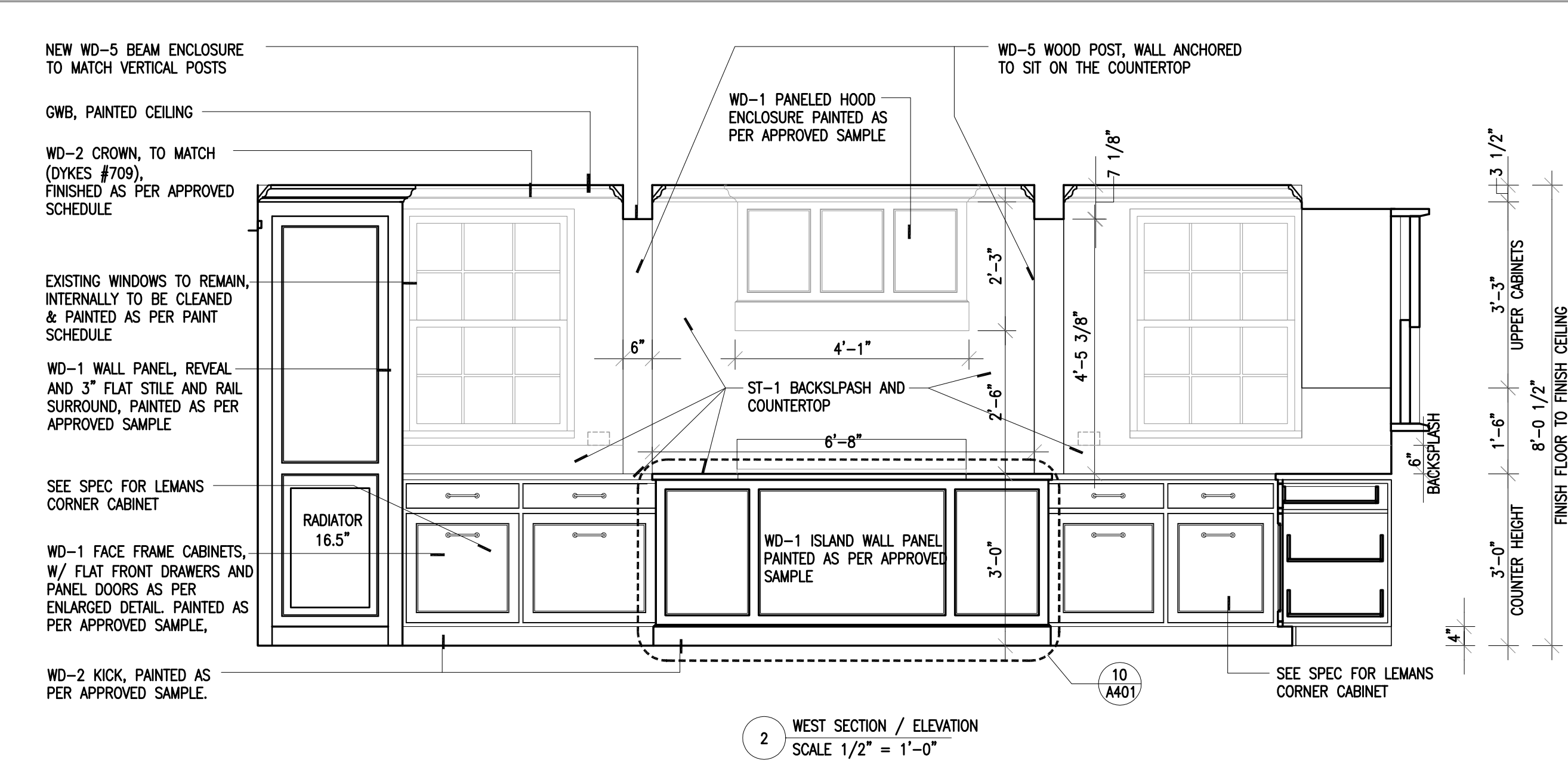
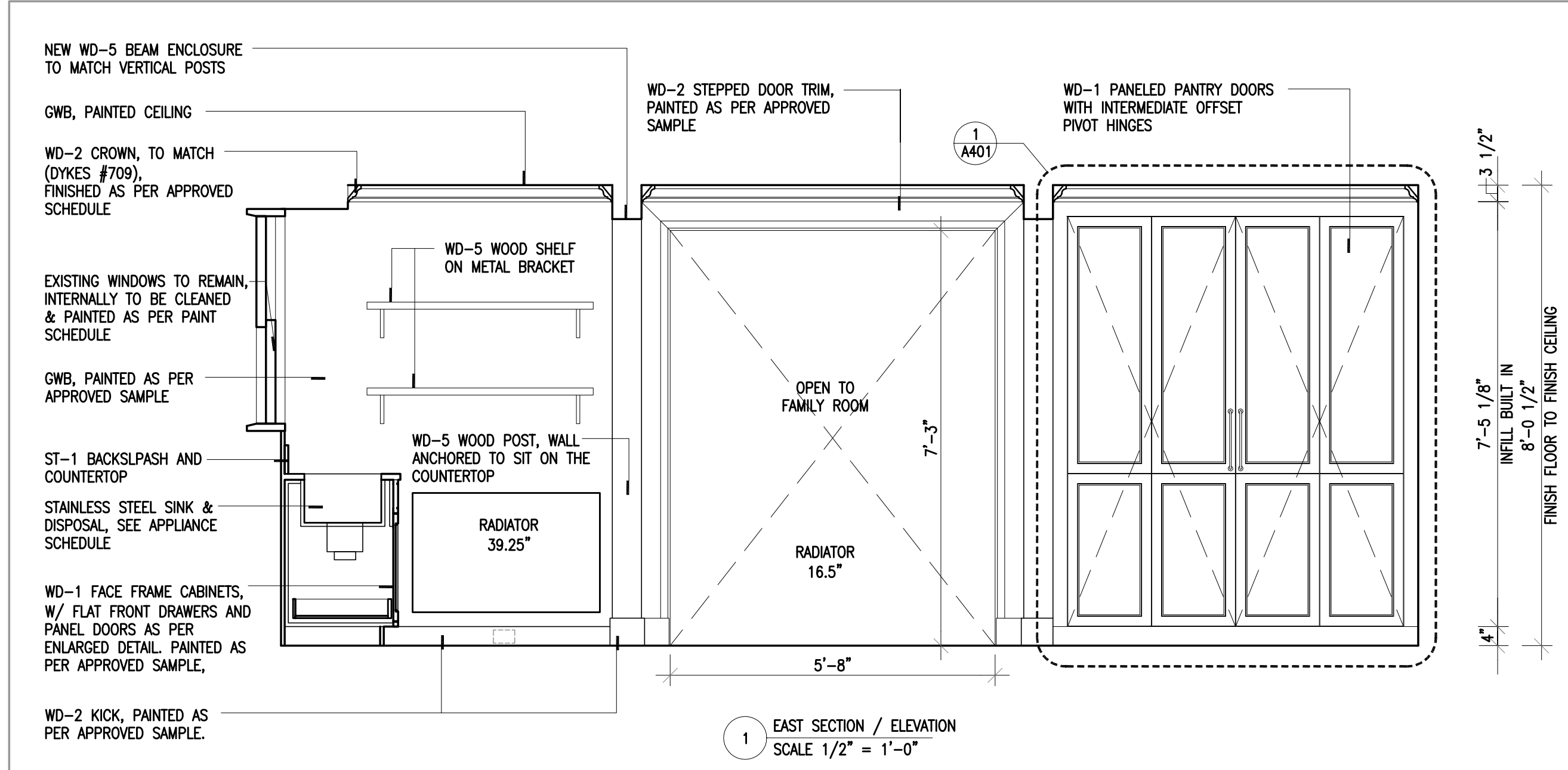
SECTION
FAMILY ROOM
A211

SCALE: 1-1/2" = 1'-0"
DATE: 01.15.21

ARCHITECTURE DPC

70 SOUTHLAWN AVENUE DOBBS FERRY, NY. 10522





55
FIELD
TERRACE

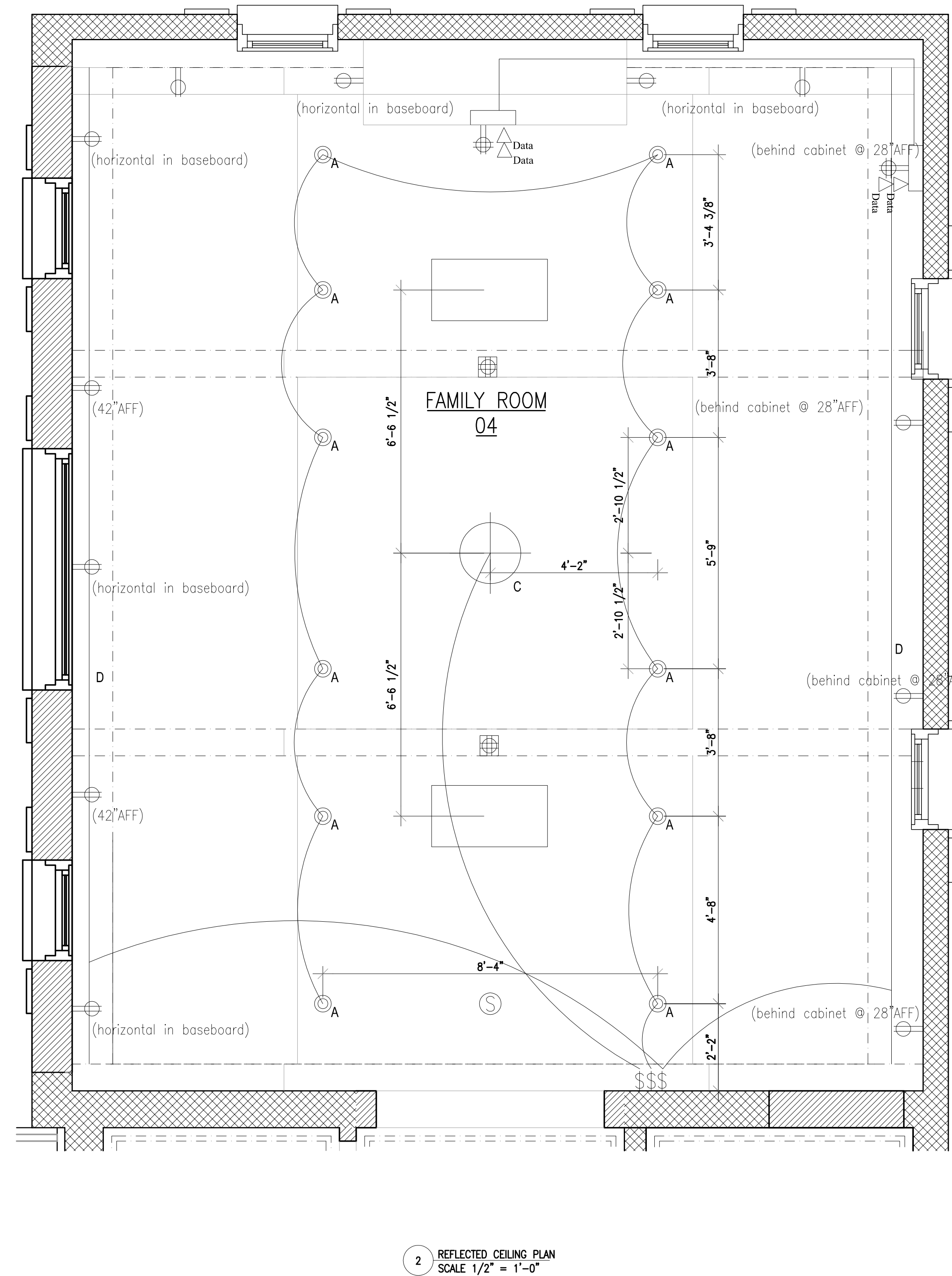
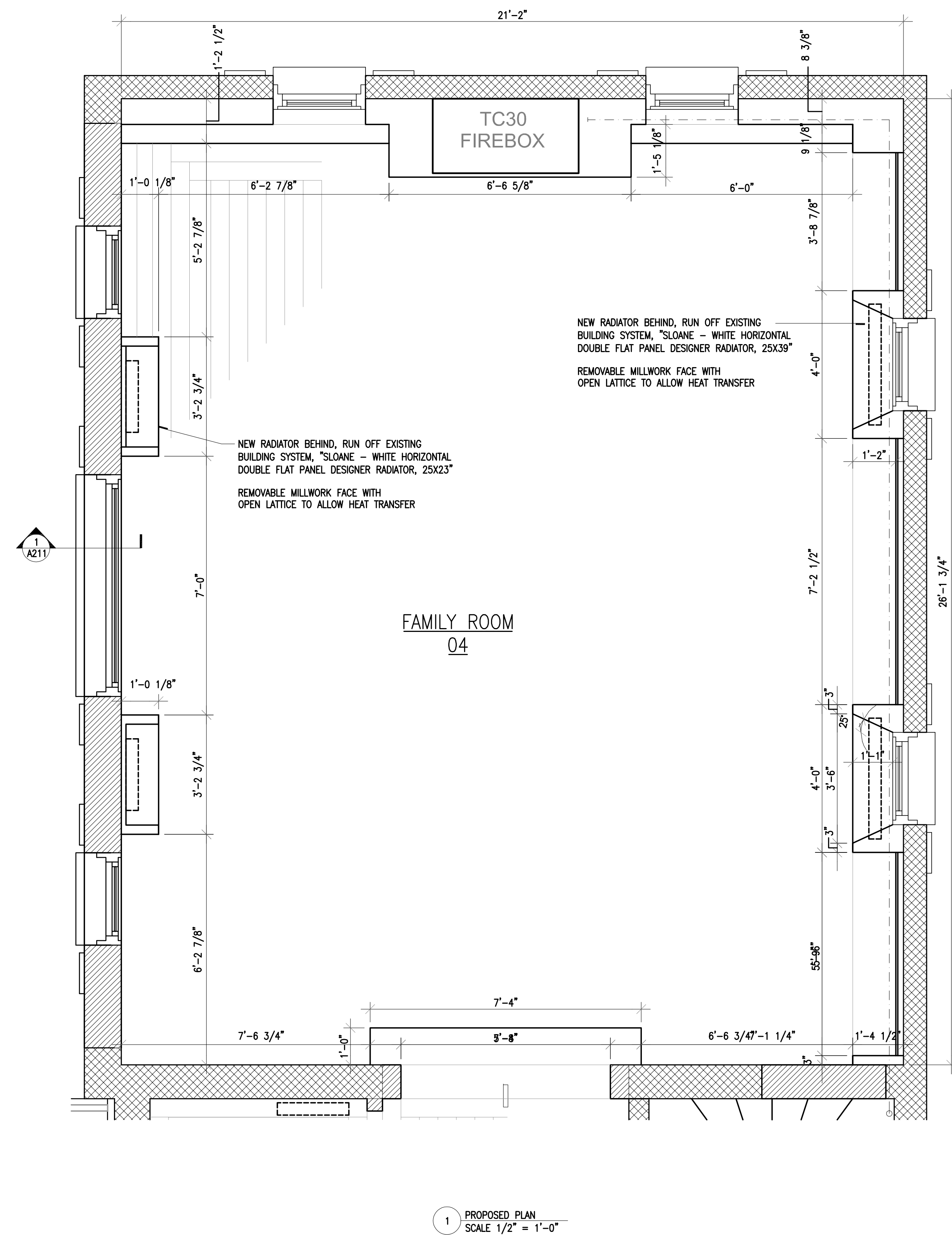


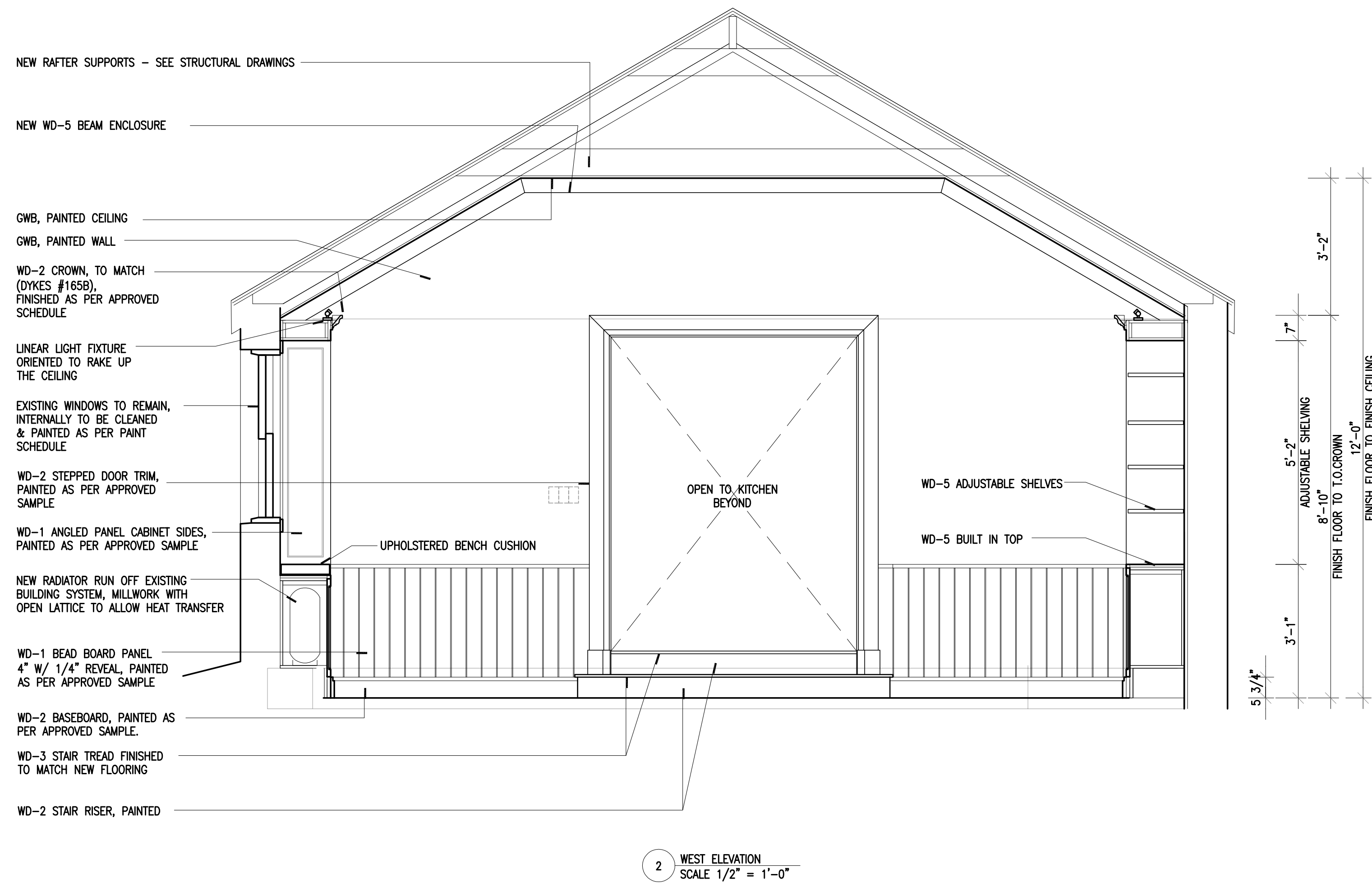
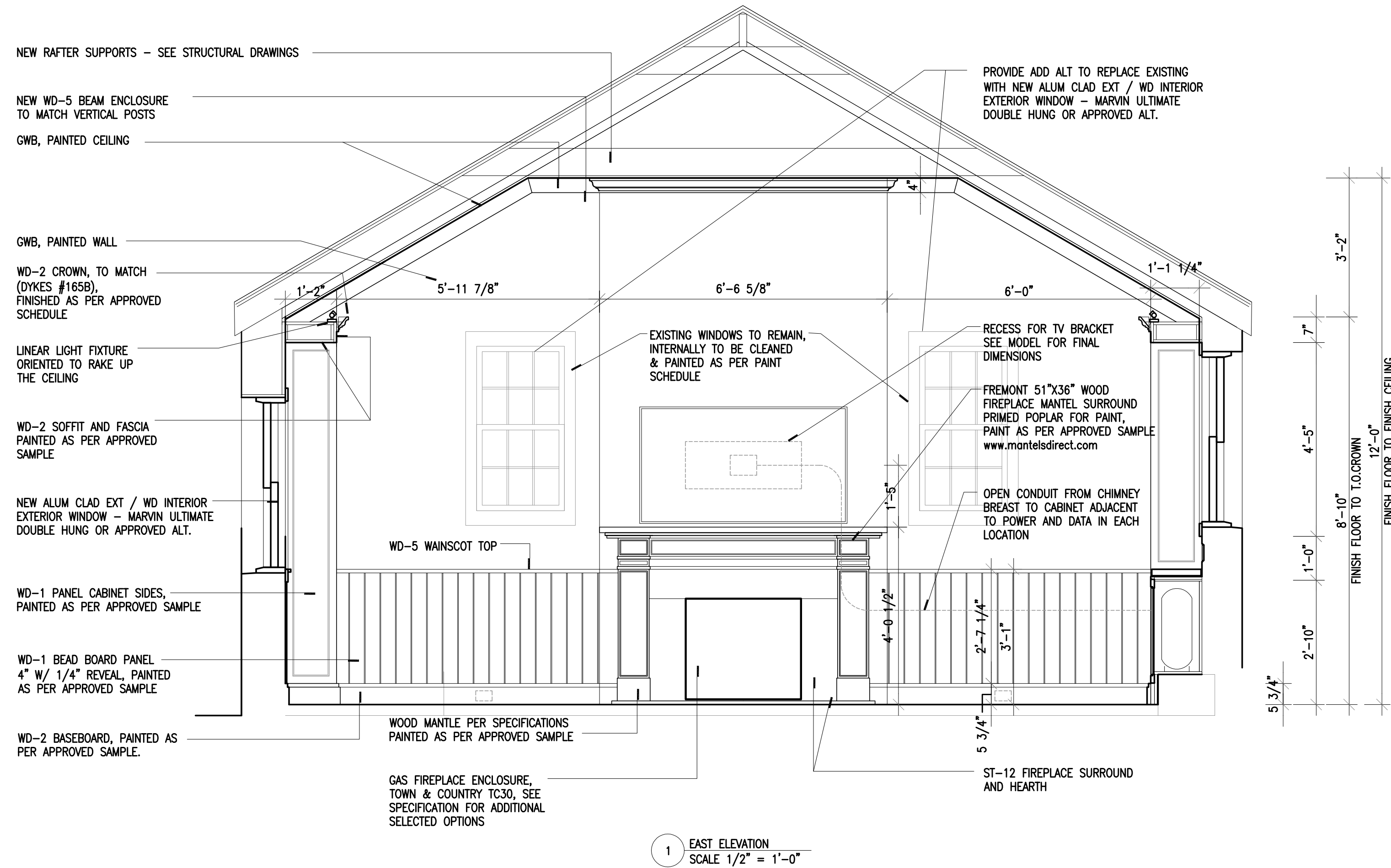
WELCH Residence
55 FIELD TERRACE, IRVINGTON
NEW YORK 10533

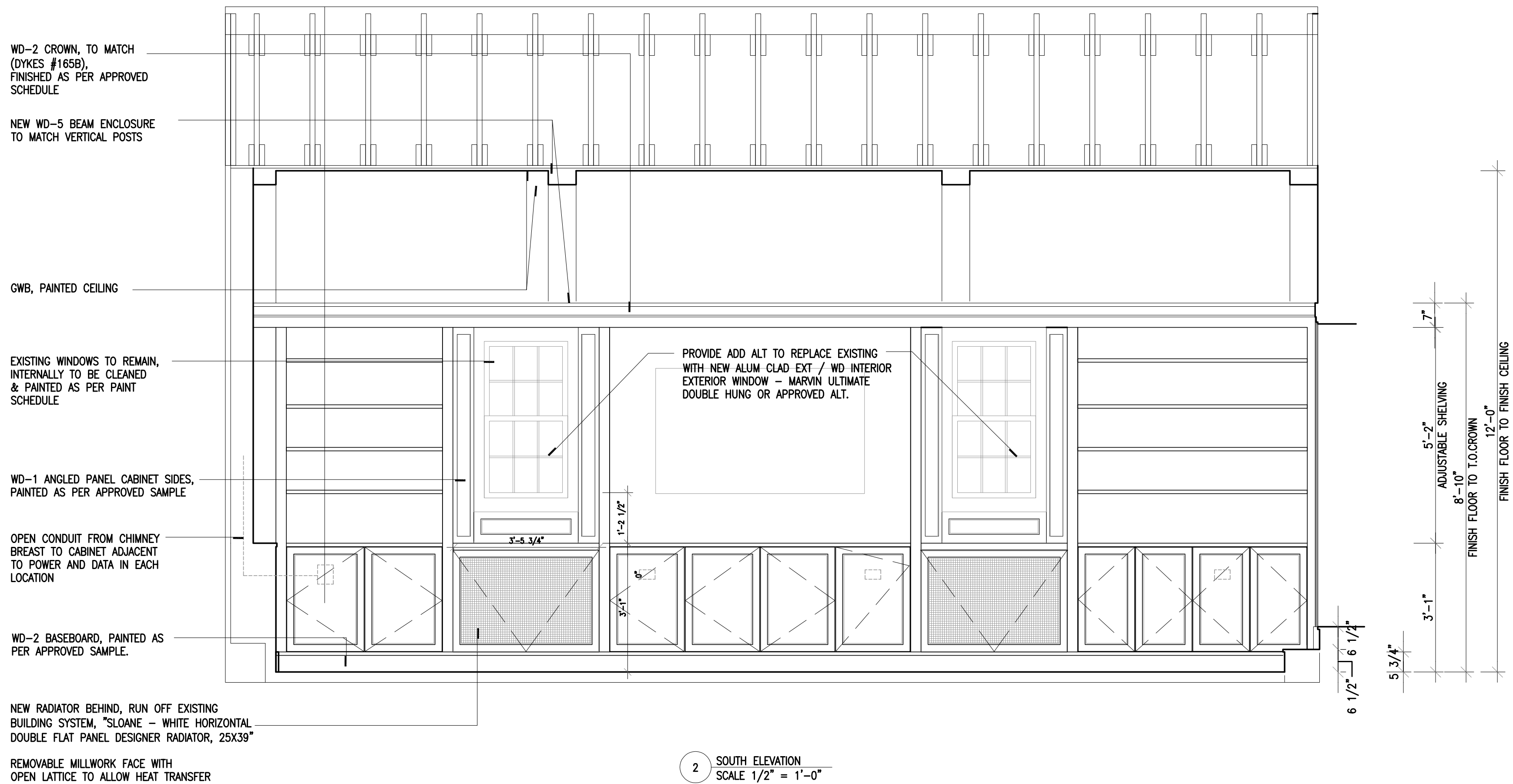
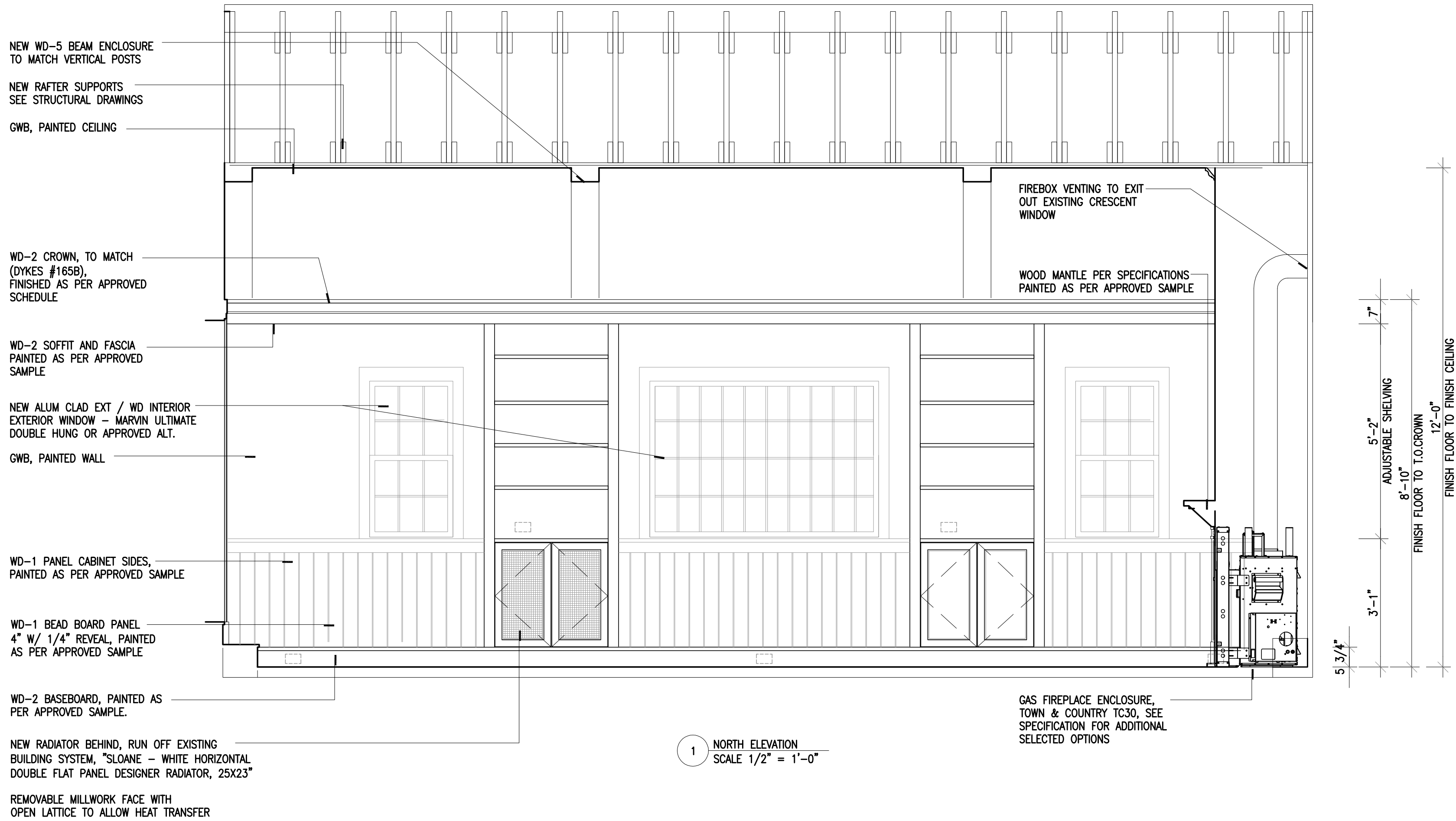
KITCHEN
ELEVATIONS
A302
SCALE: 1/2" = 1'-0"
DATE: DEC. 21, 2020

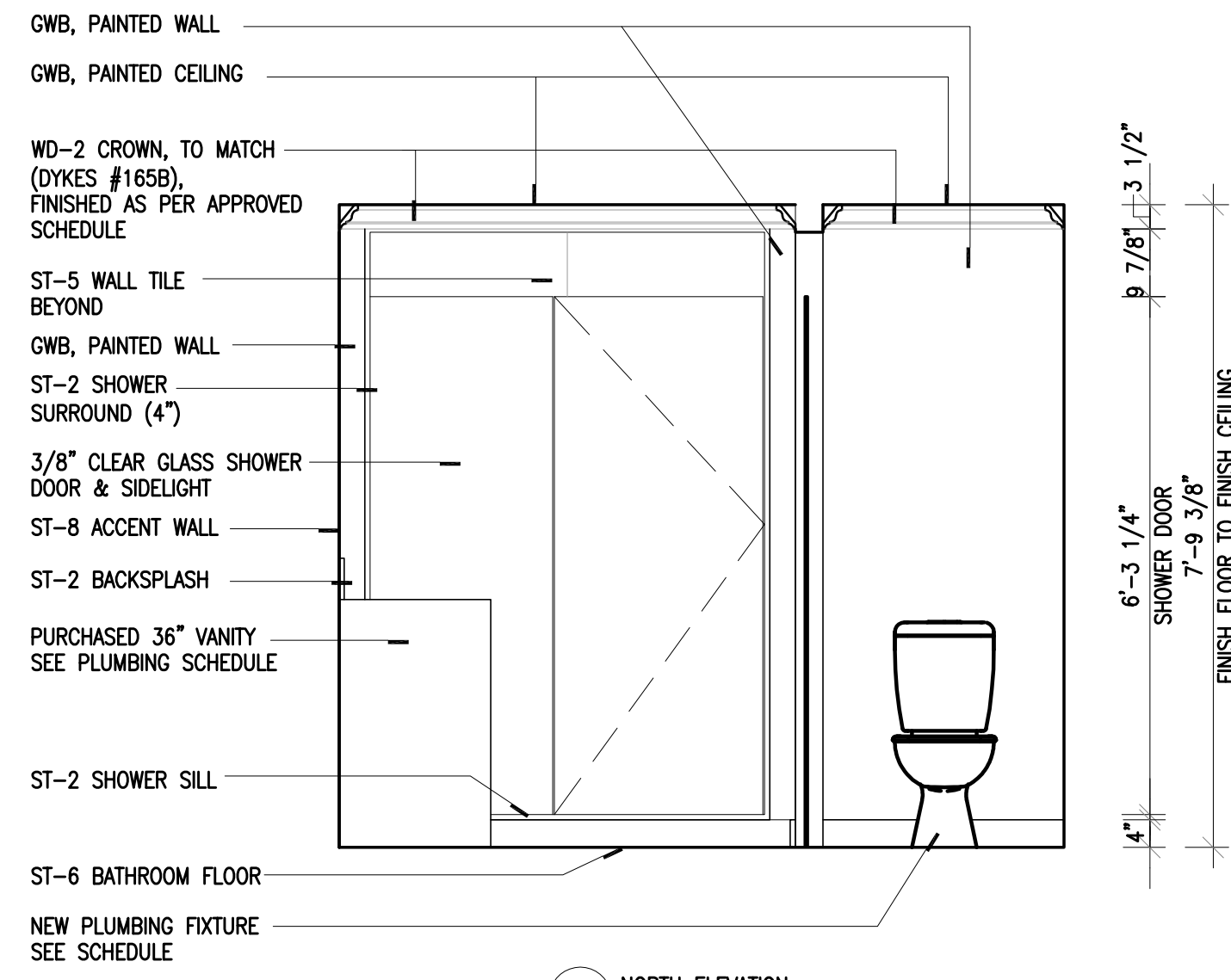
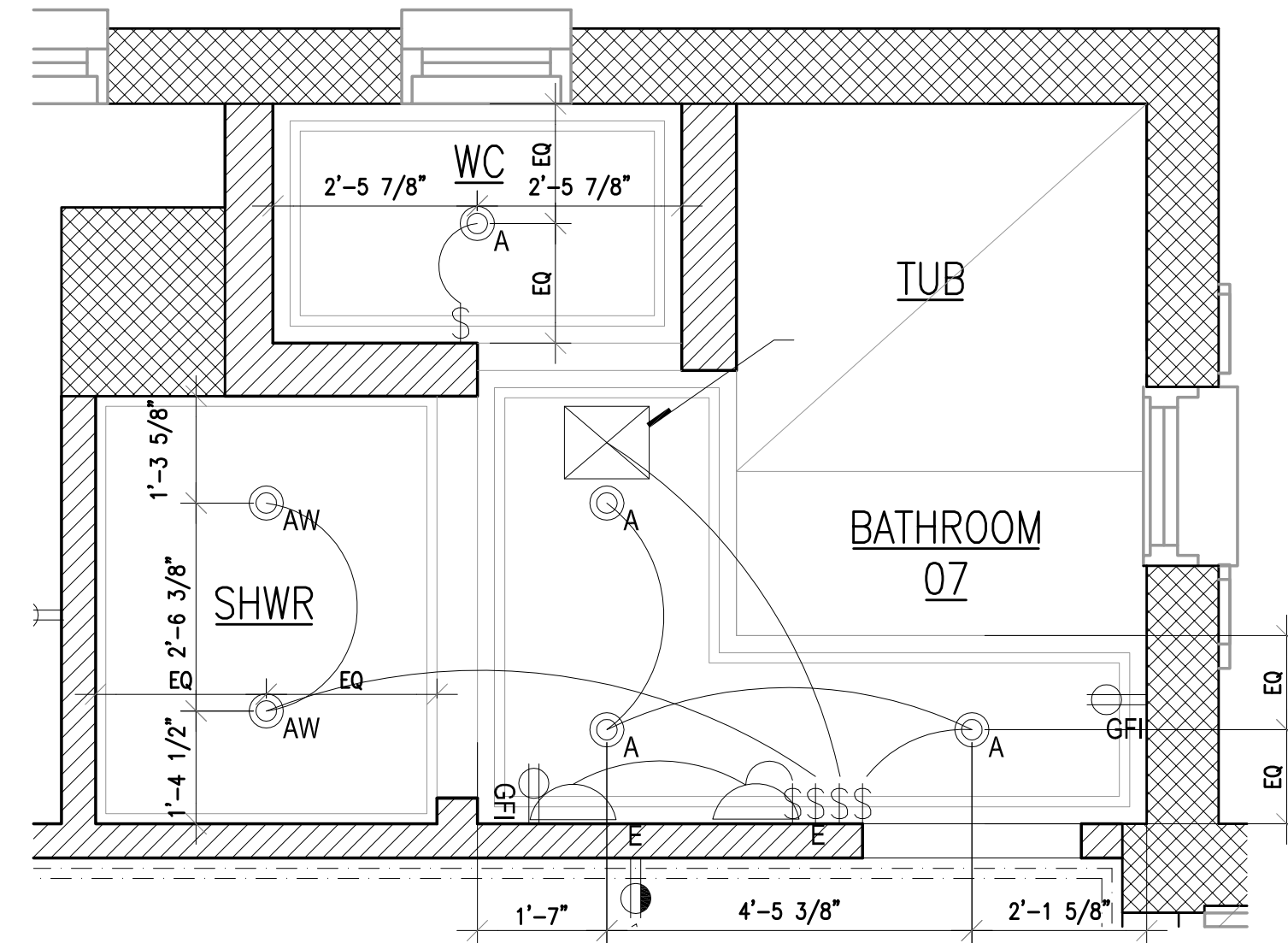
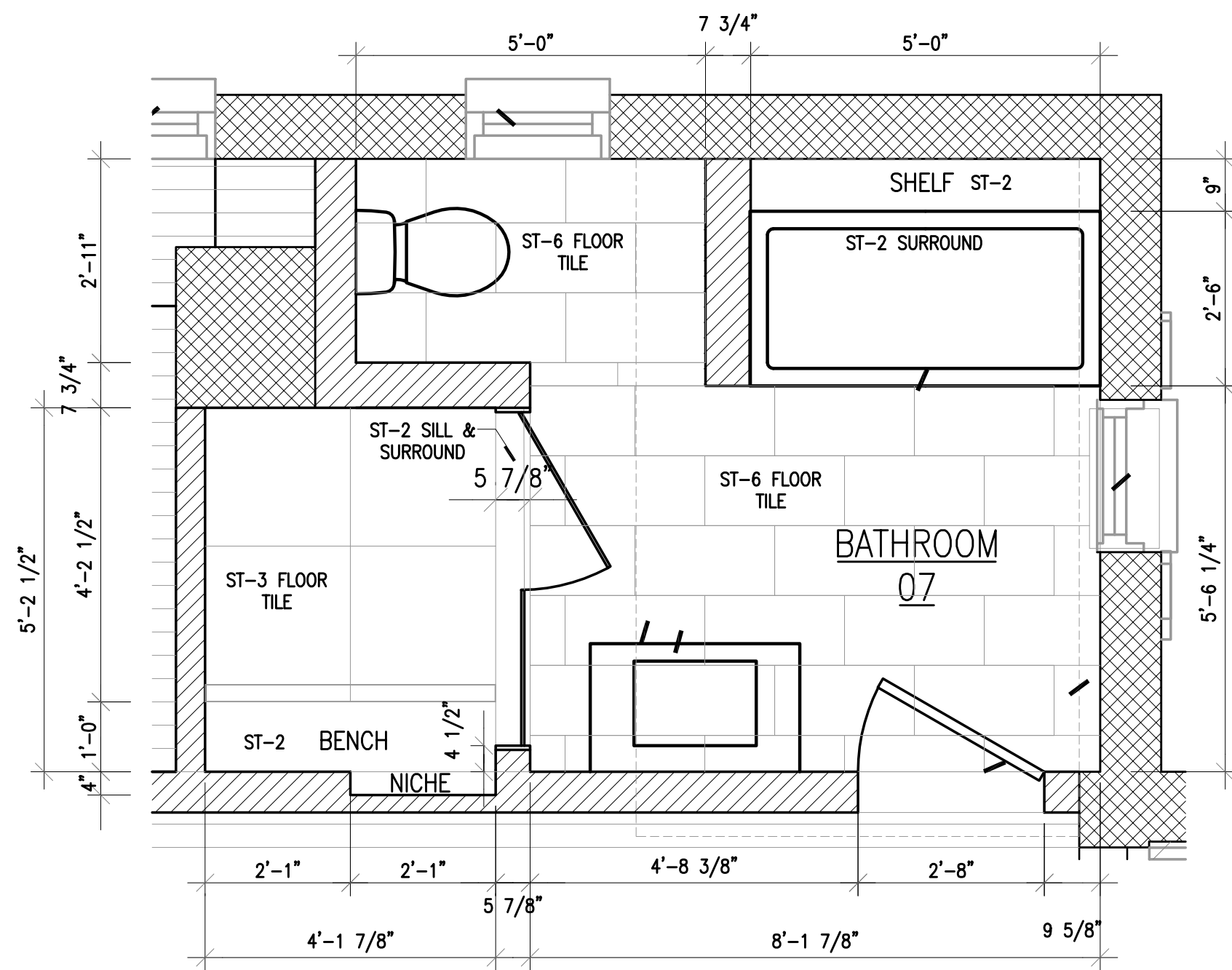
ARCHITECTURE DPC

70 SOUTH LAWN AVENUE DOBBS FERRY, NY. 10522

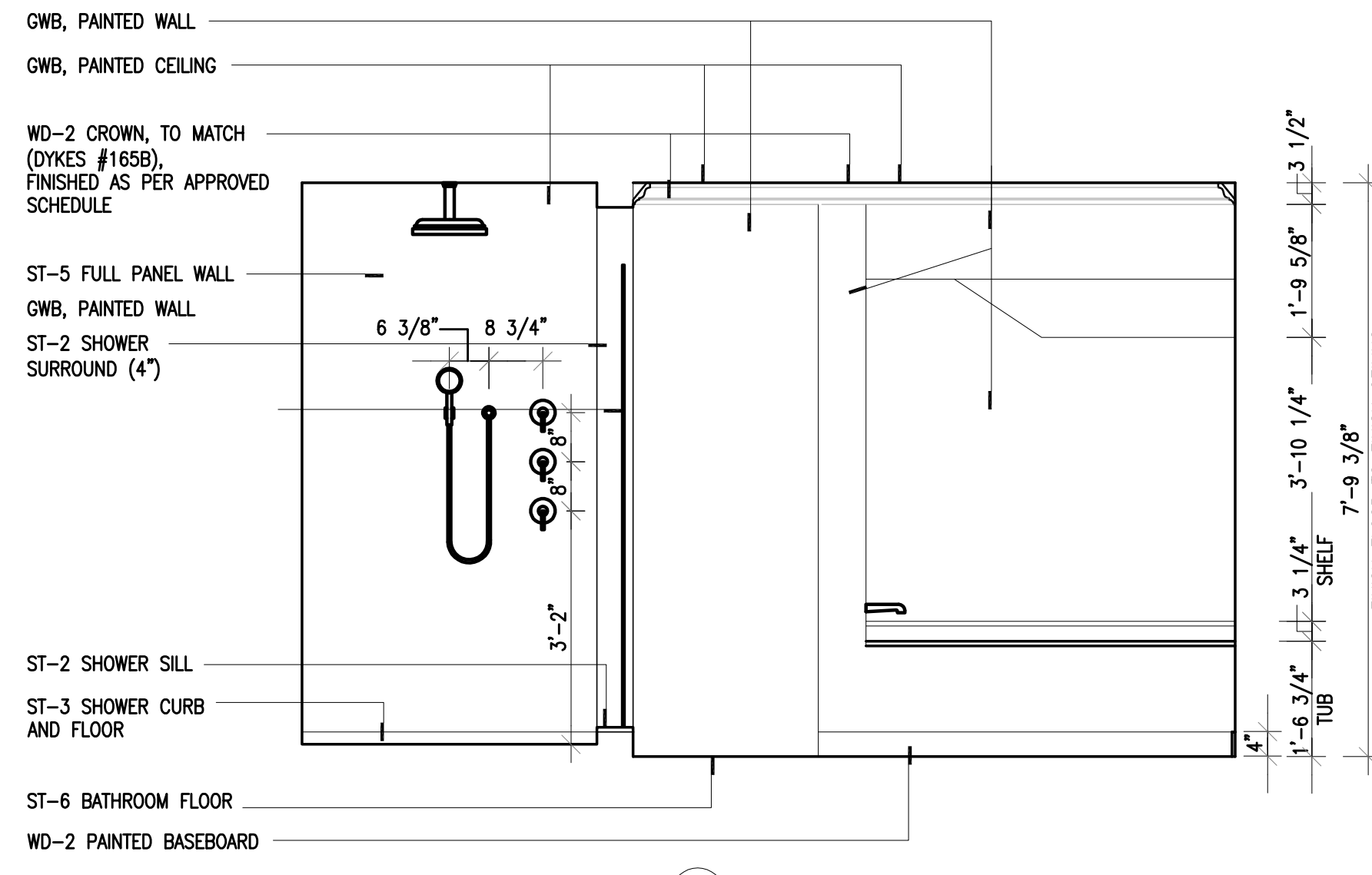




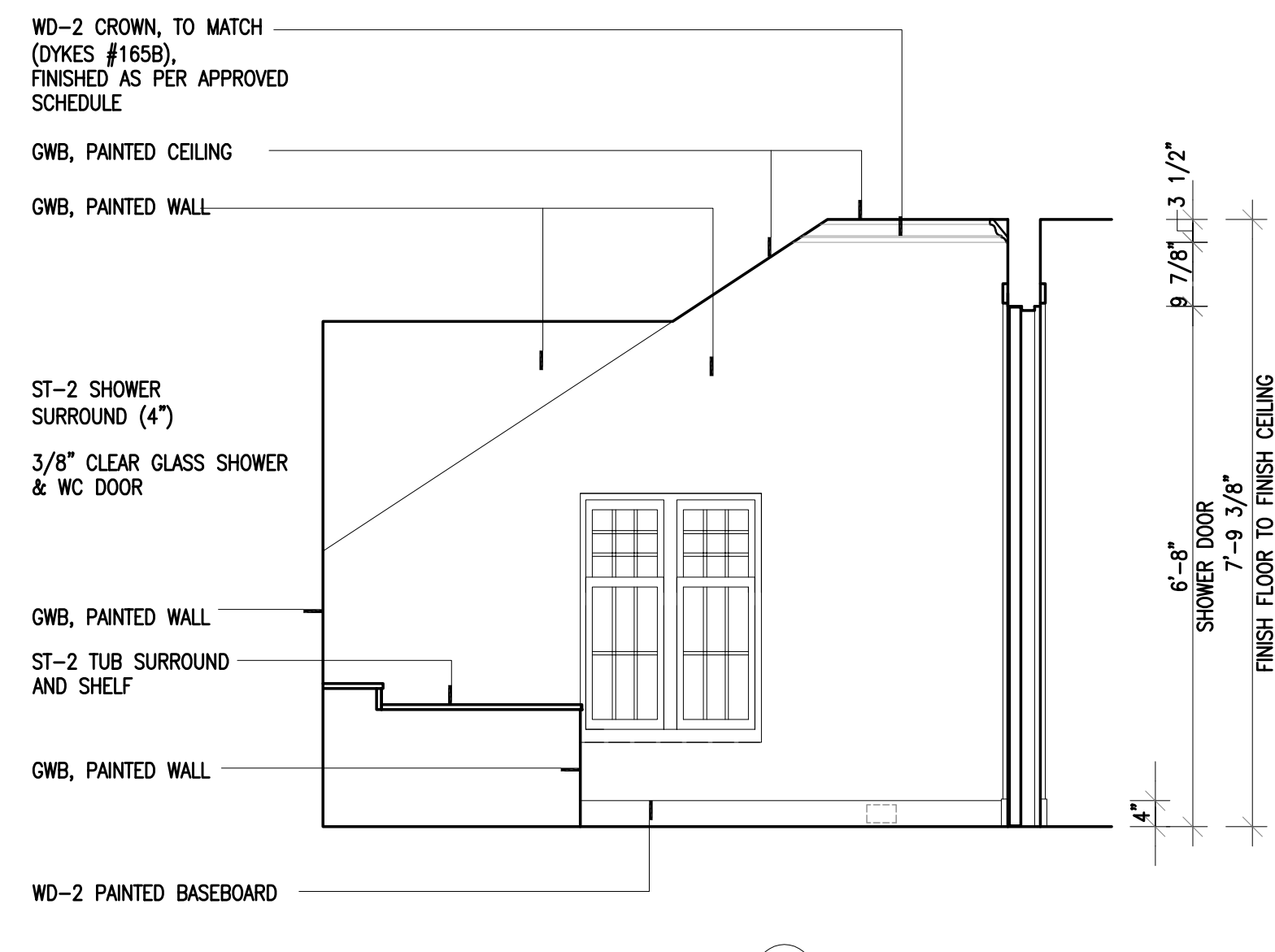




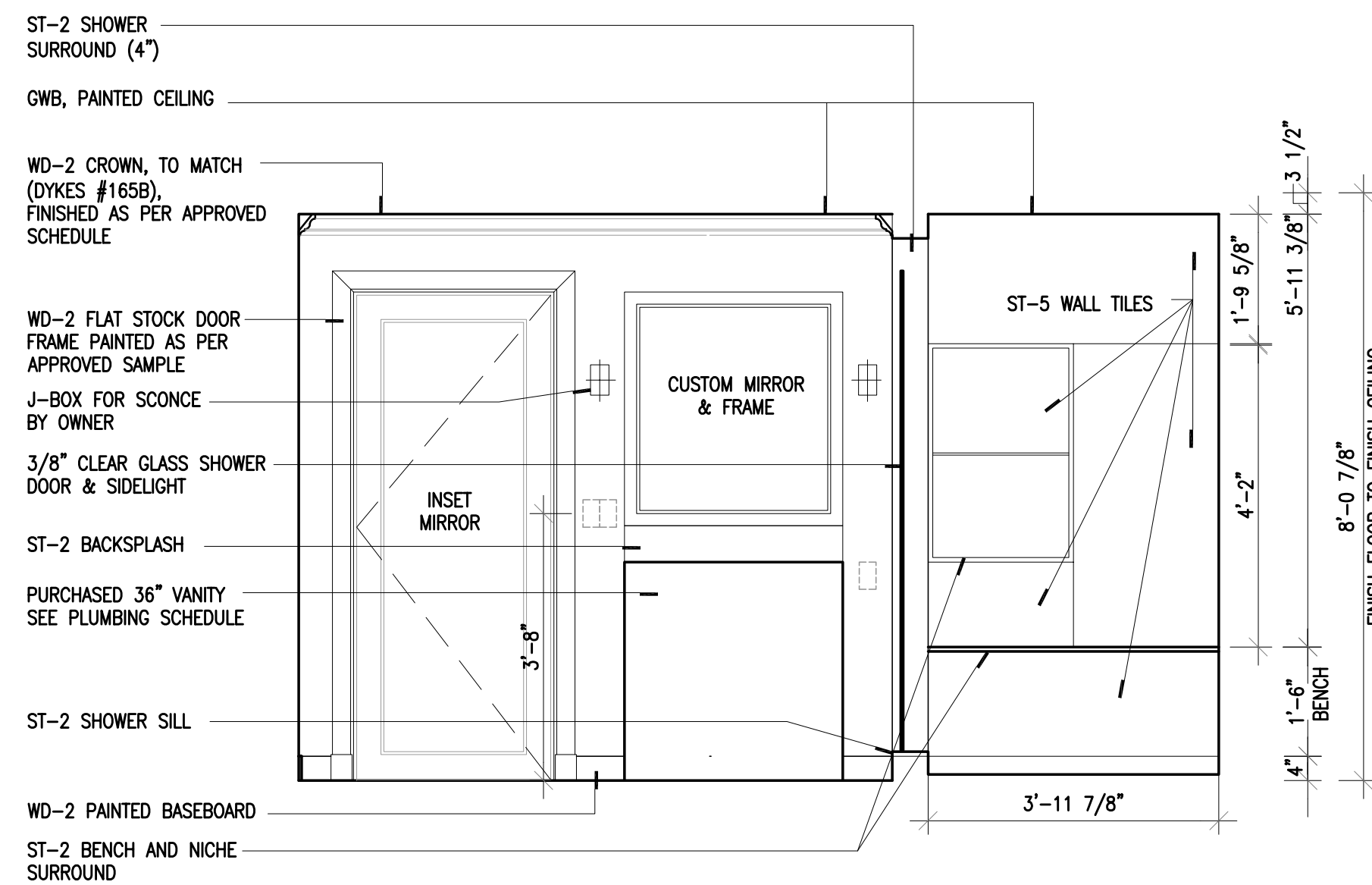
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SCALE 1/2" = 1'-0"



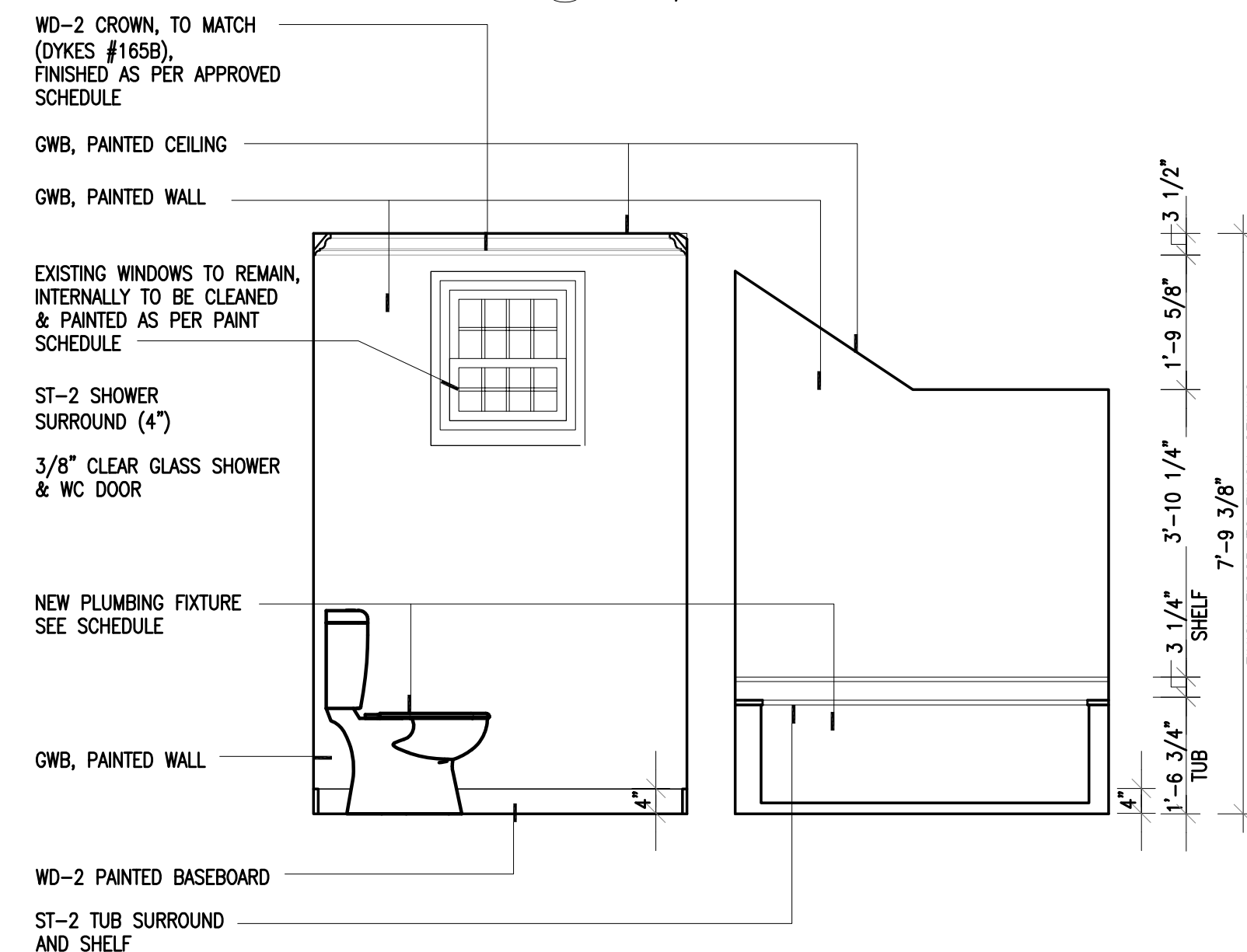
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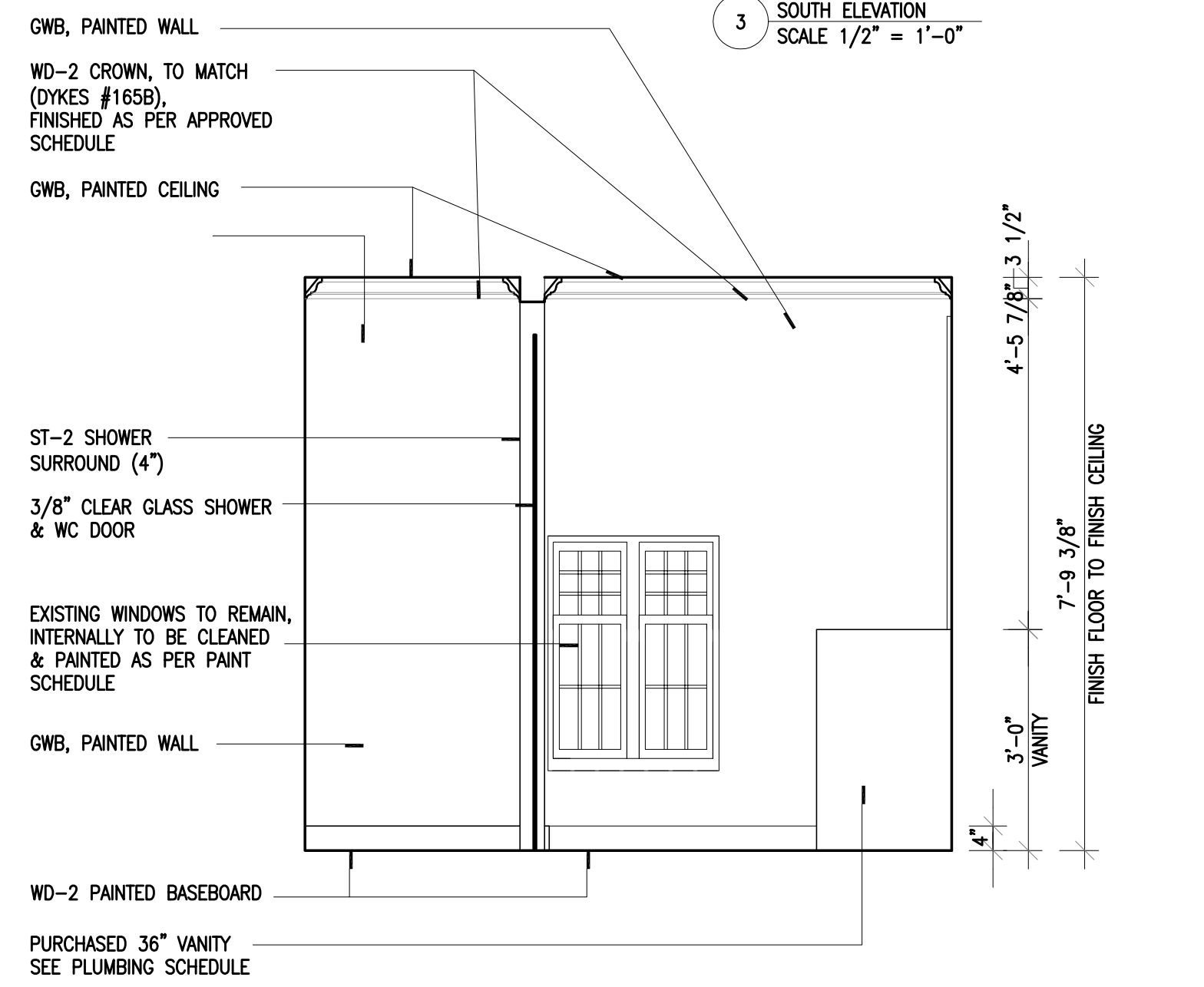
3 SOUTH ELEVATION
SCALE 1/2" = 1'-0"



4 WEST ELEVATION
SCALE 1/2" = 1'-0"



5 EAST ELEVATION
SCALE 1/2" = 1'-0"



6 SOUTH ELEVATION
SCALE 1/2" = 1'-0"

55
FIELD
TERRACE

70 SOUTH LAWN AVENUE DOBBS FERRY, NY 10522

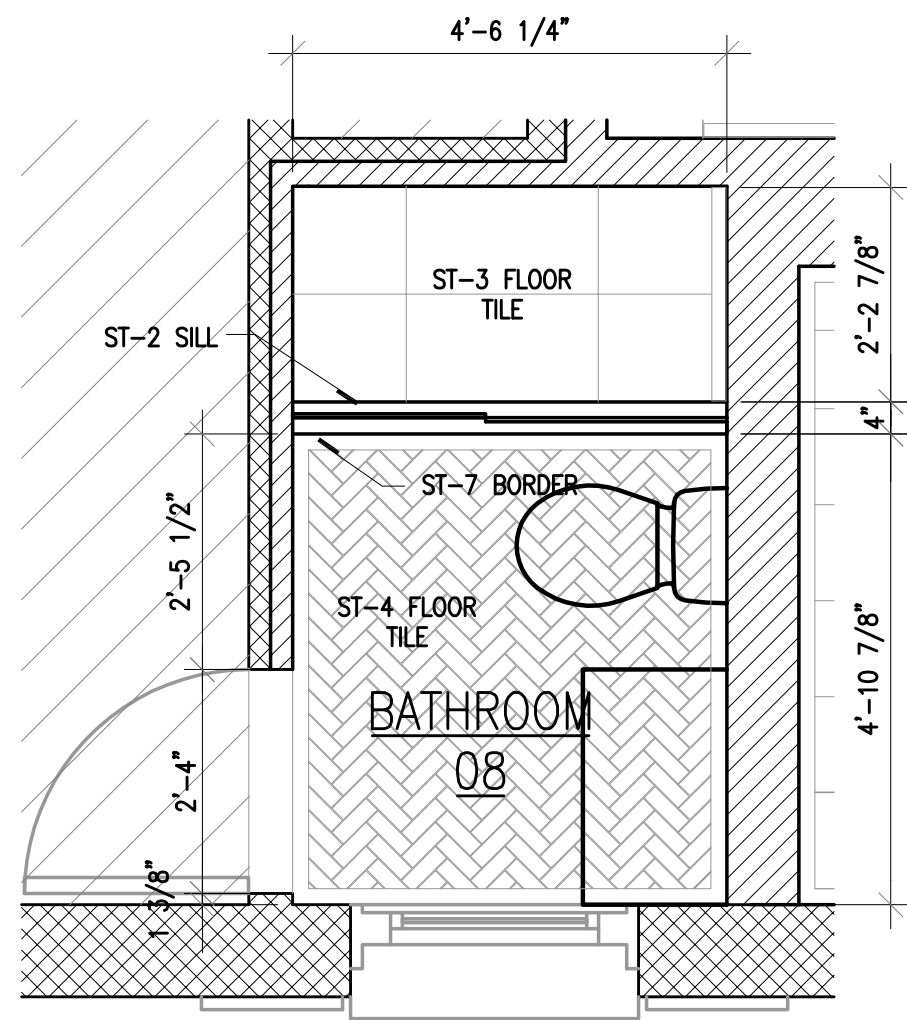


WELCH Residence
55 FIELD TERRACE, IRVINGTON
NEW YORK 10533

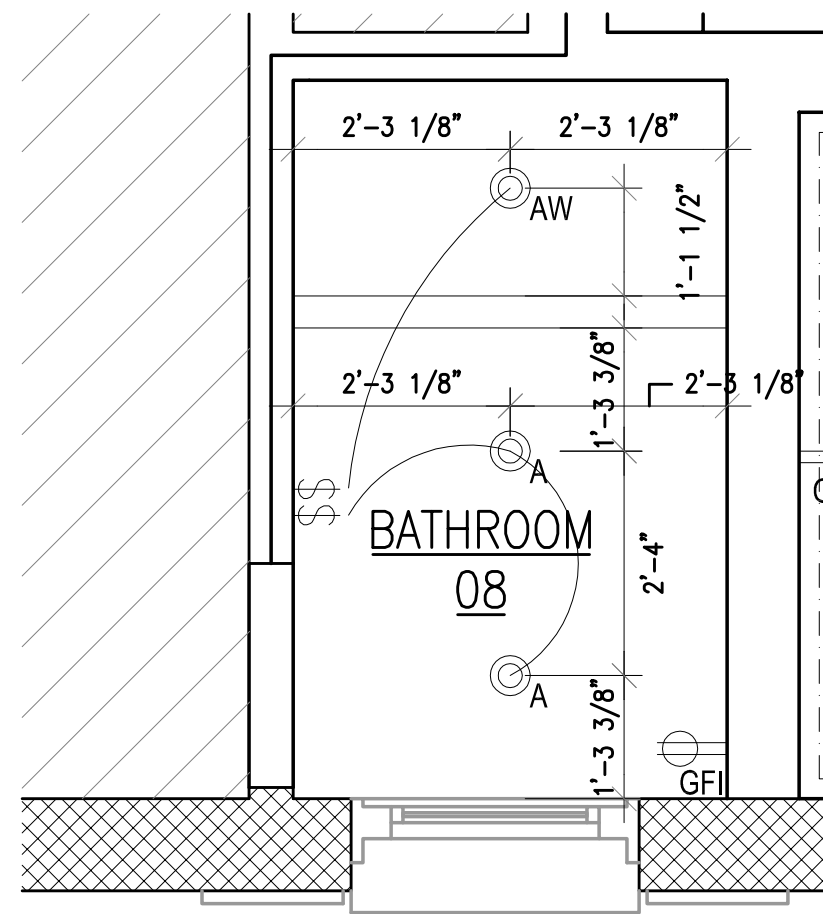
BATHROOM 07
ENLARGED
PLANS & ELEV
A306

SCALE: 1/2" = 1'-0"
DATE: 01.15.21

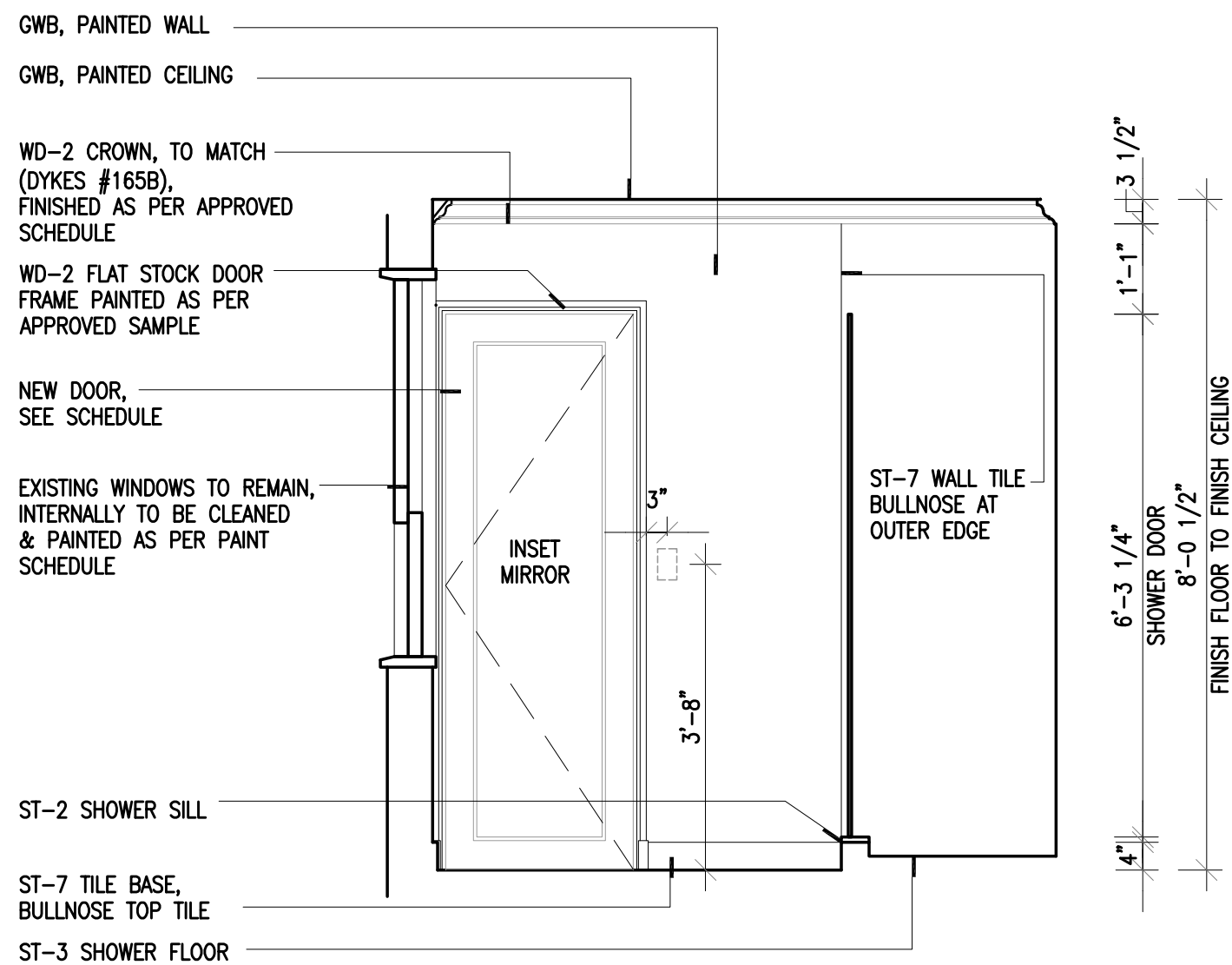
ARCHITECTURE DPC



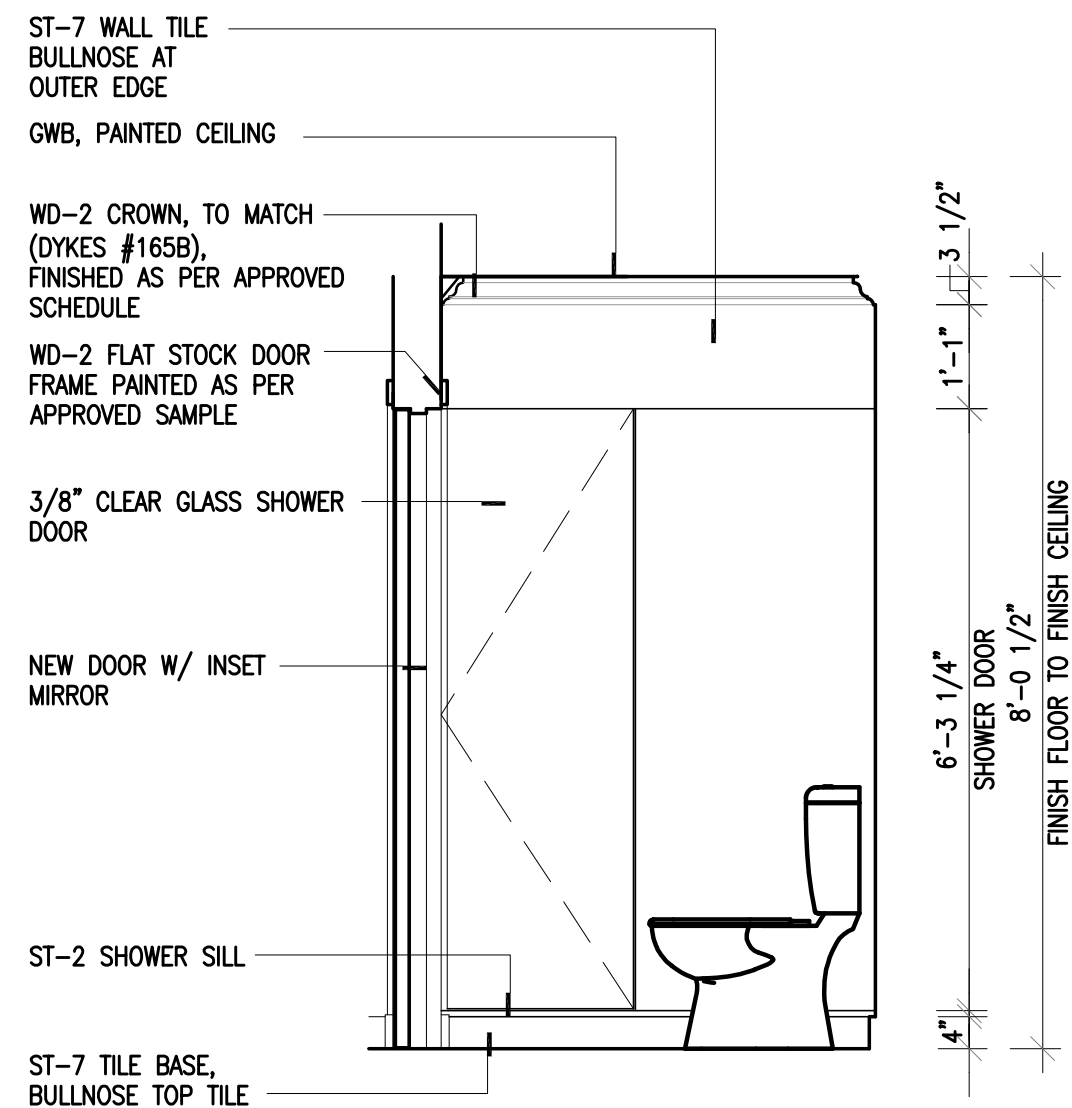
1 PROPOSED PLAN
SCALE 1/2" = 1'-0"



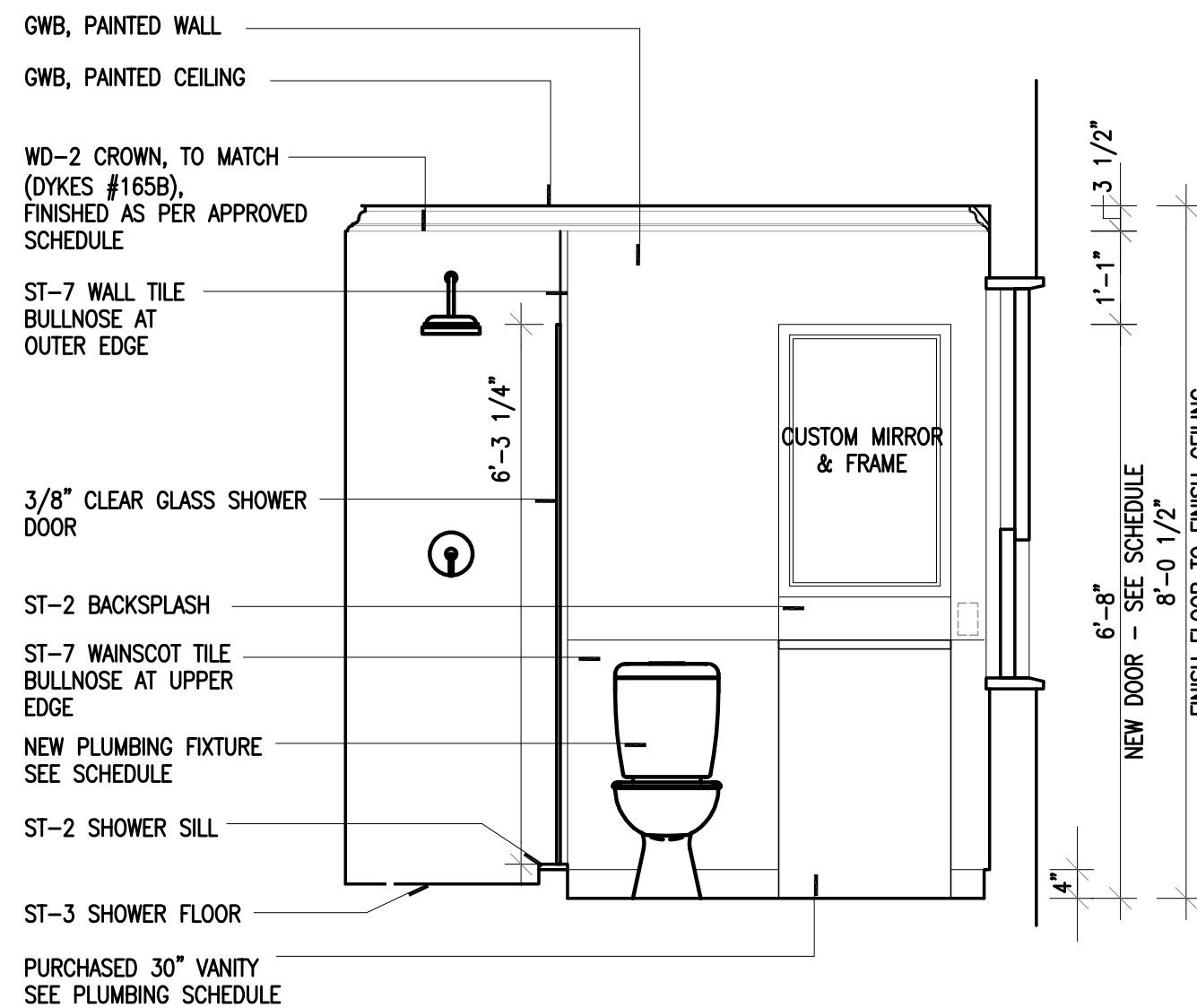
2 REFLECTED CEILING PLAN
SCALE 1/2" = 1'-0"



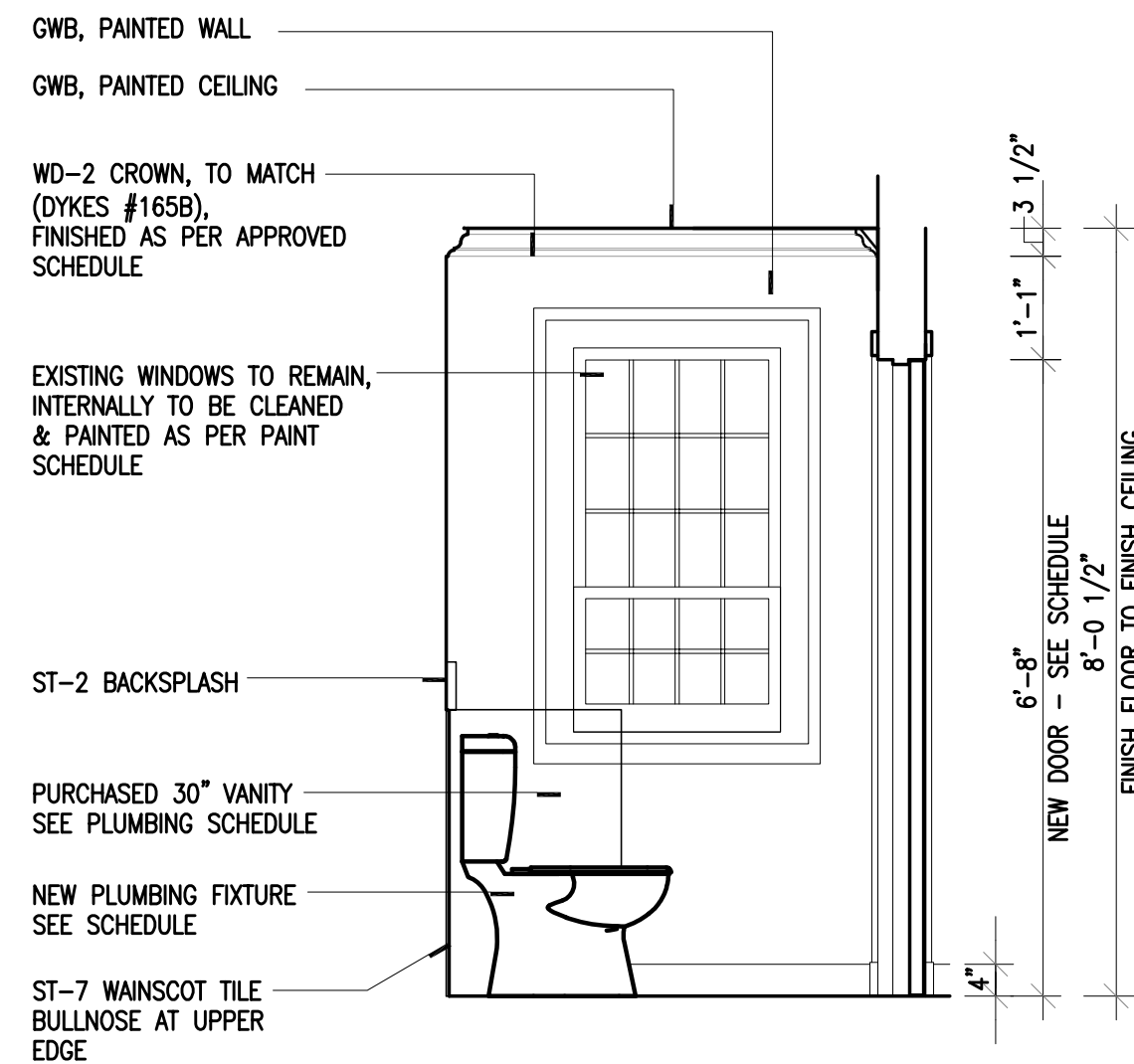
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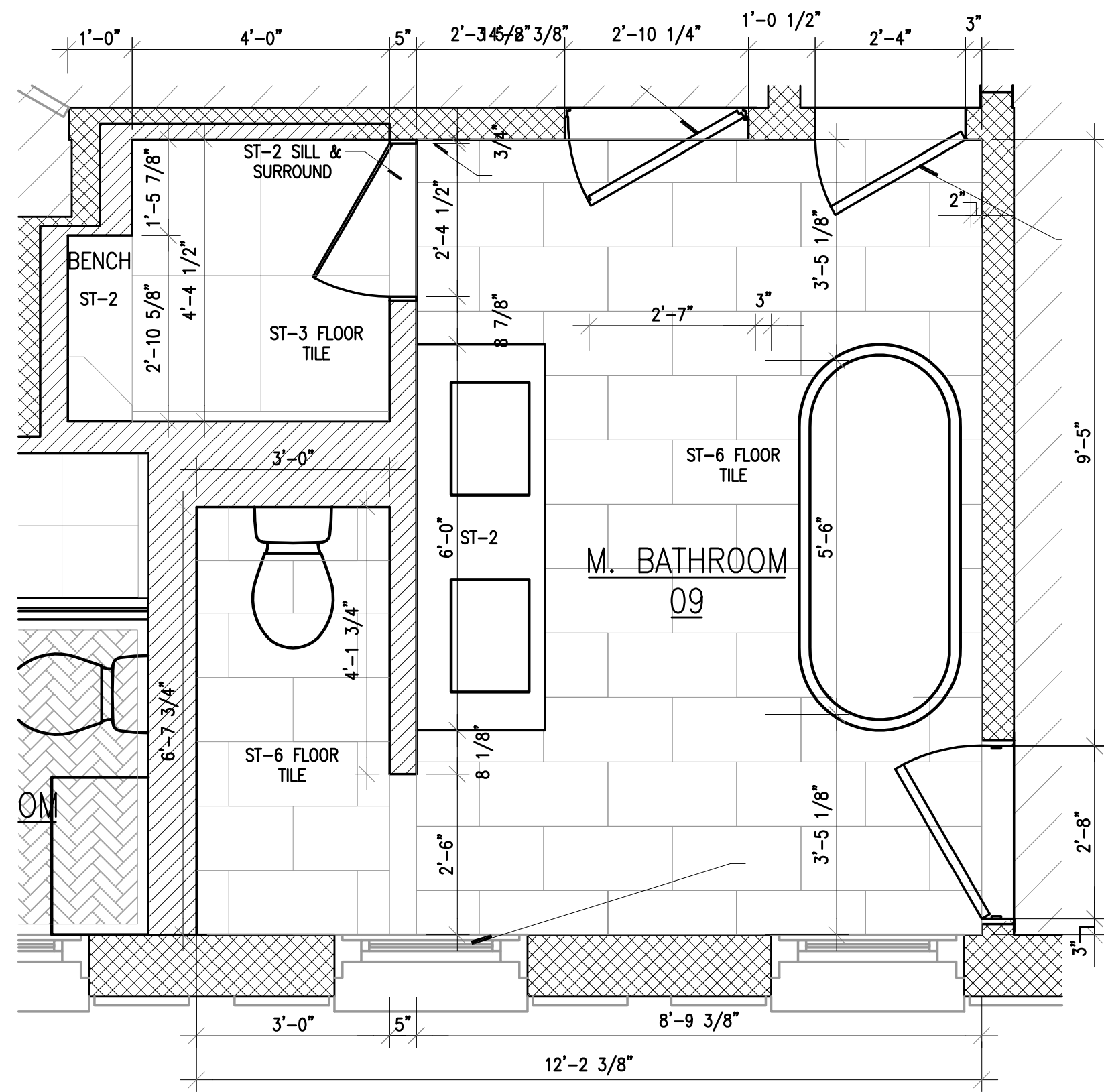
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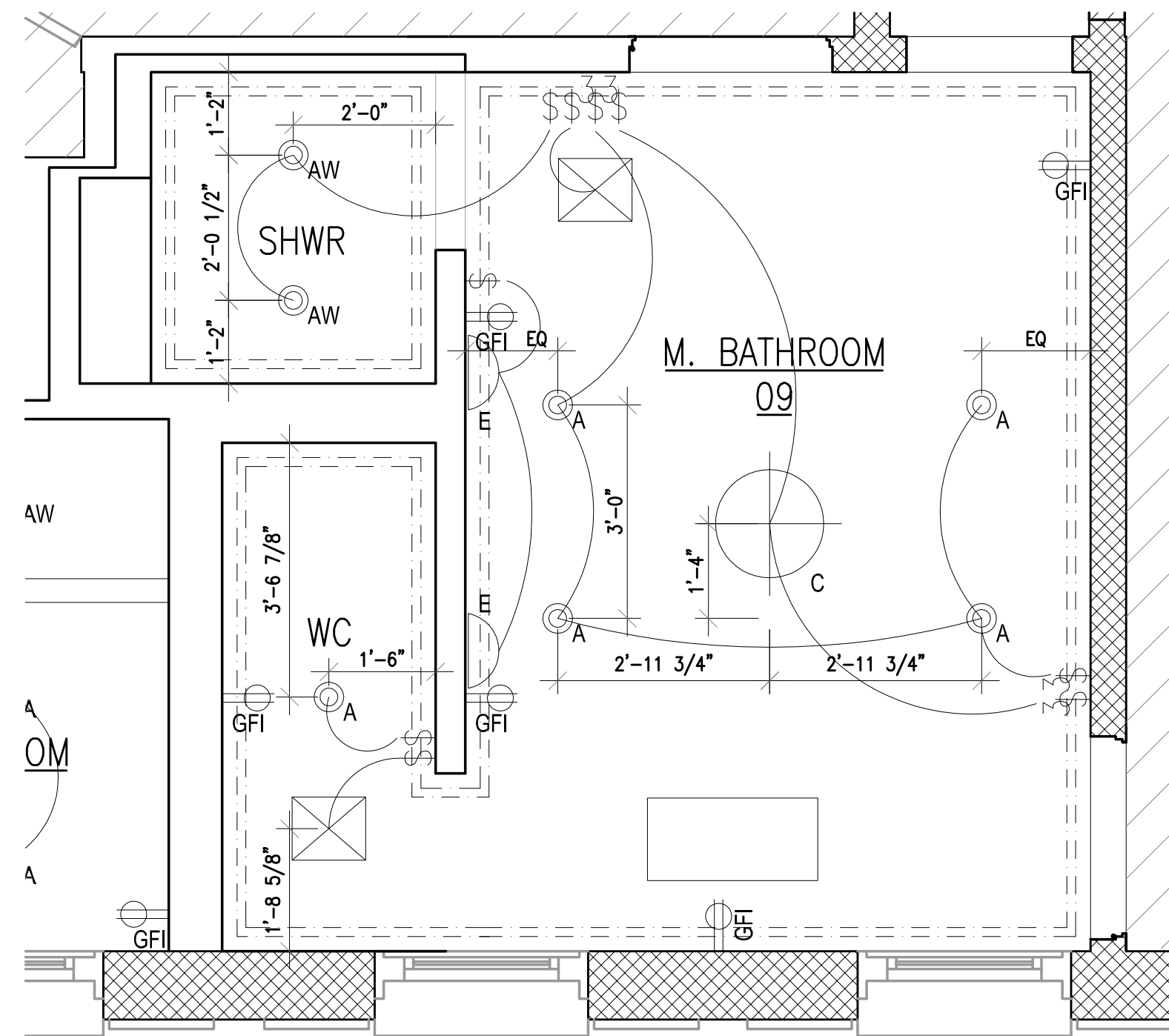
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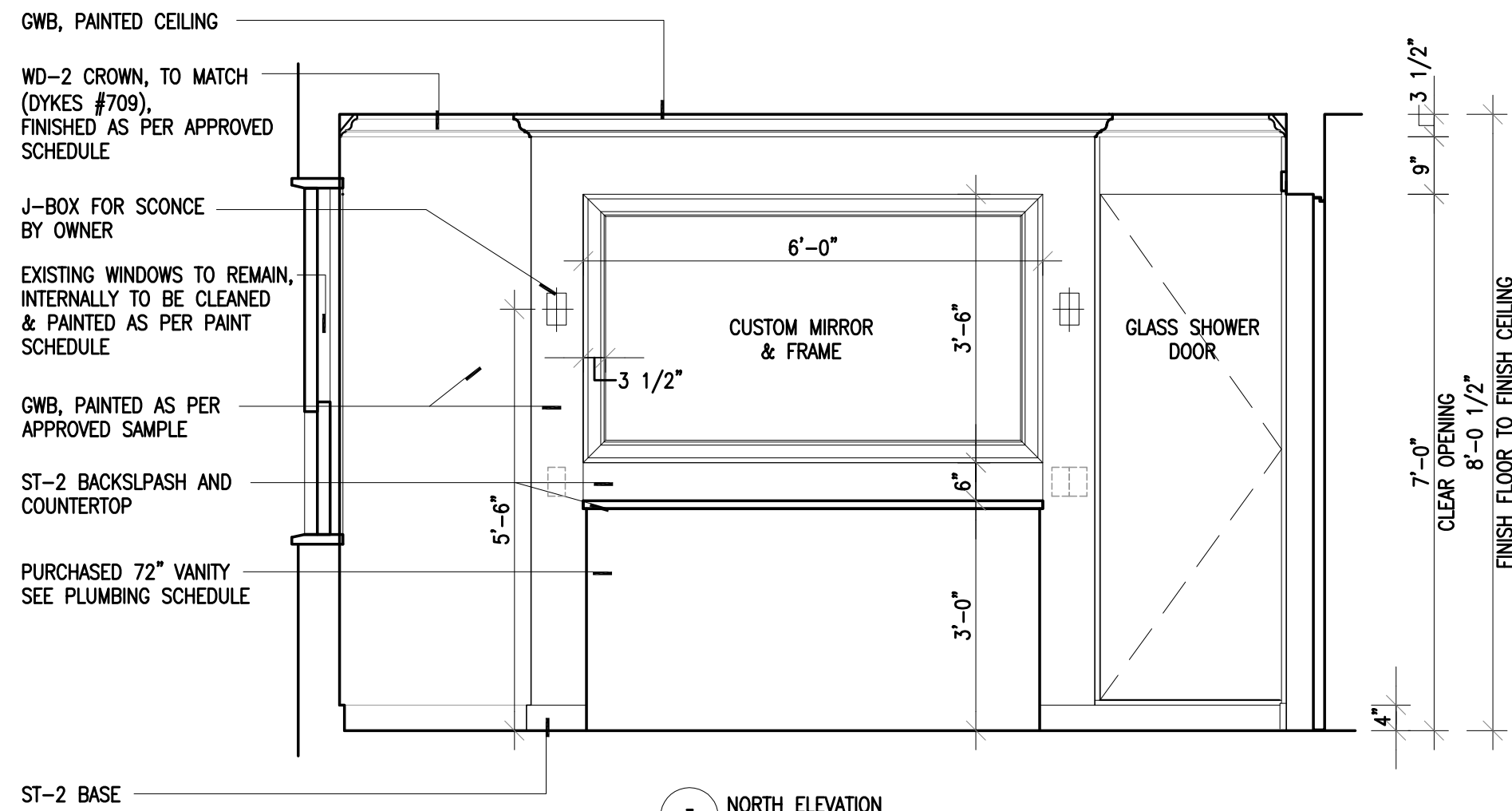
4 WEST ELEVATION
SCALE 1/2" = 1'-0"



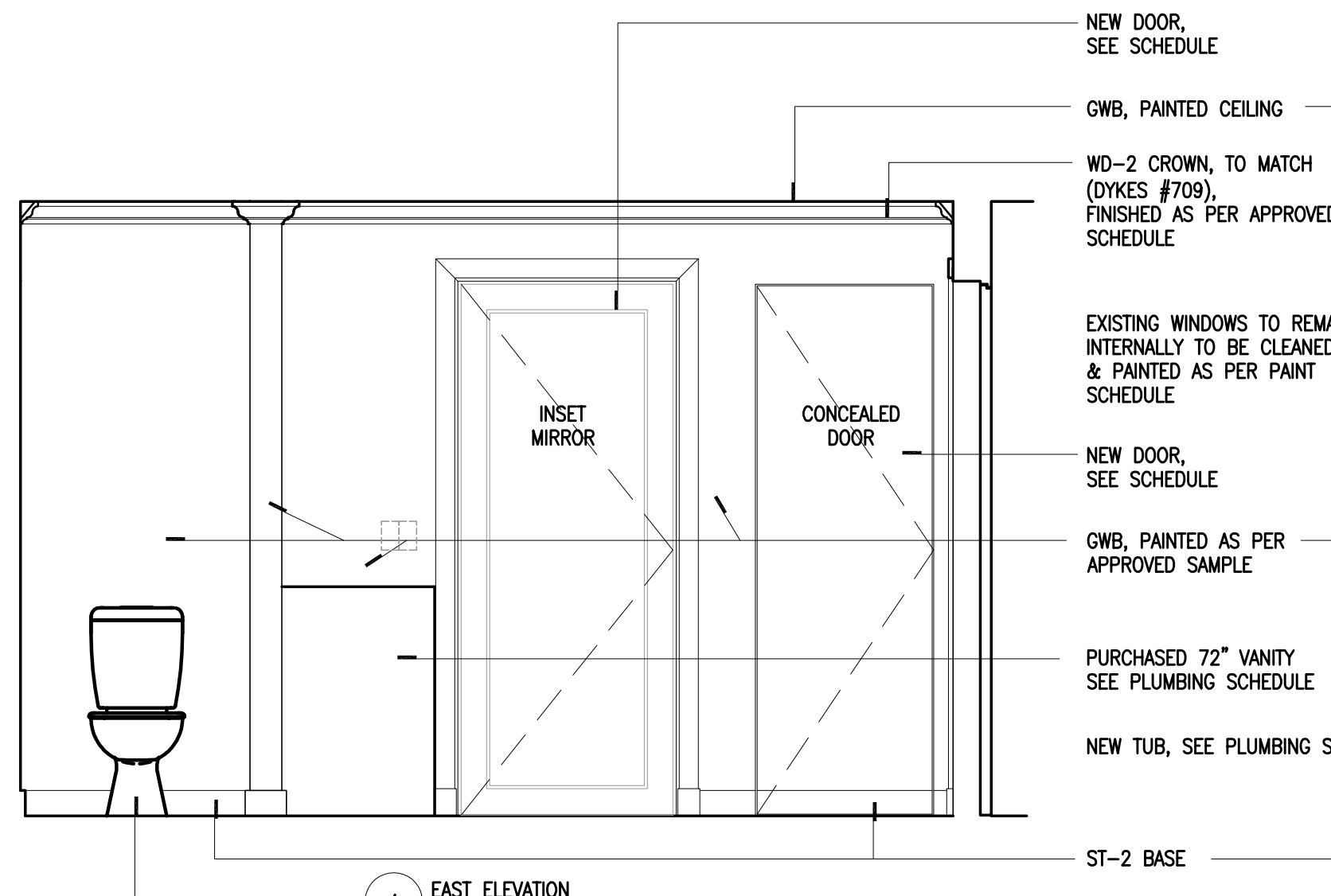
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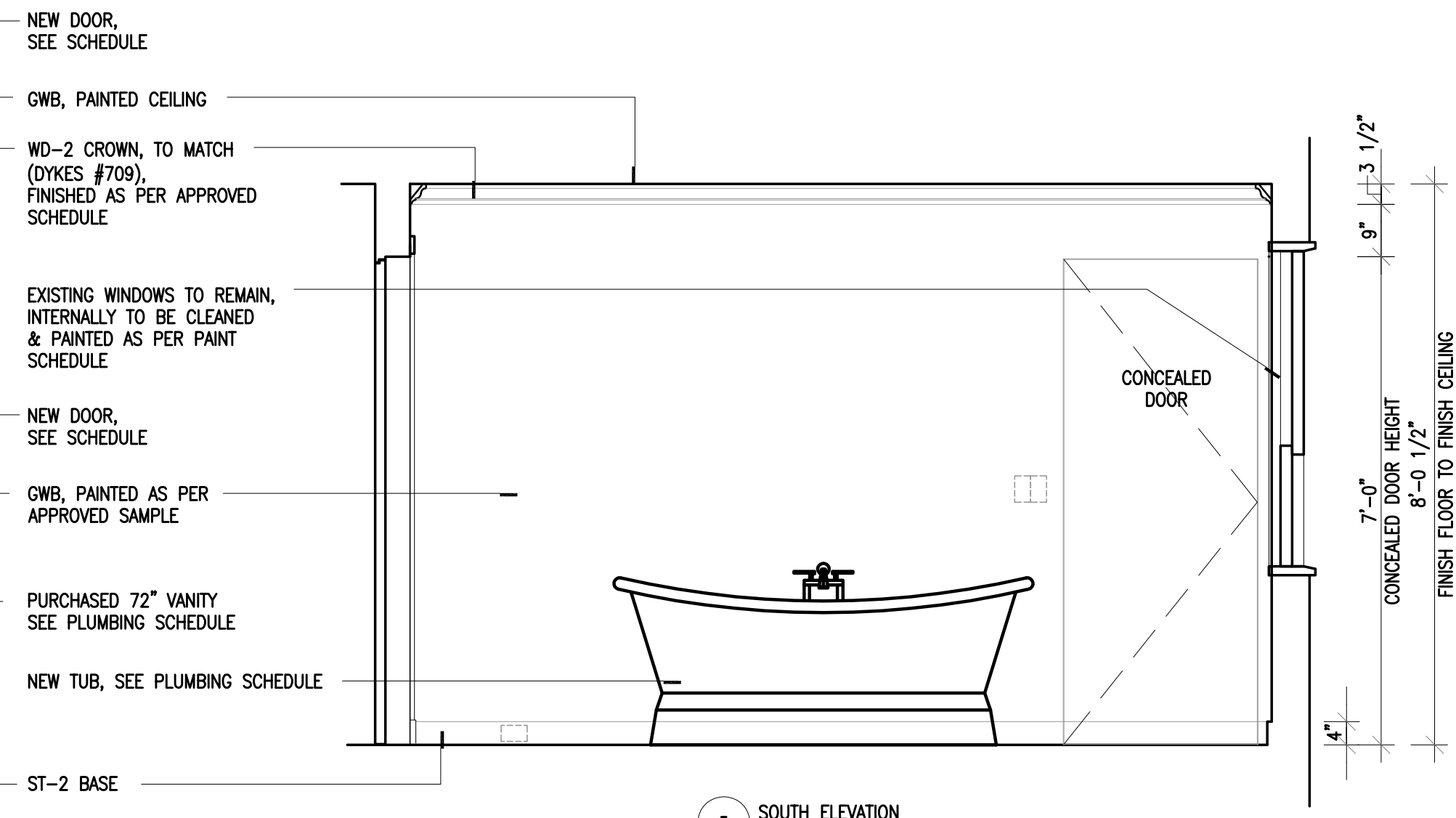
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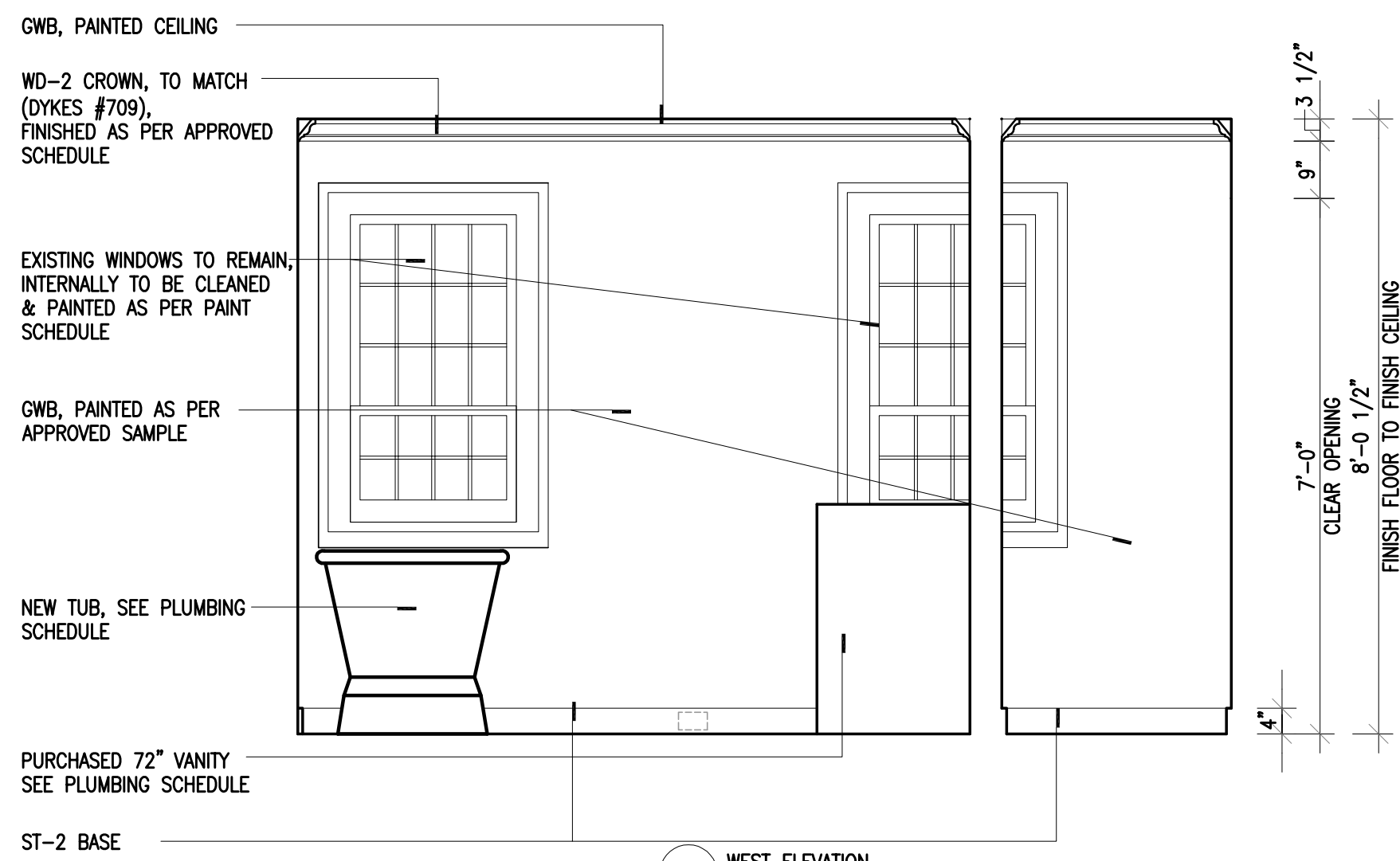
3 NORTH ELEVATION
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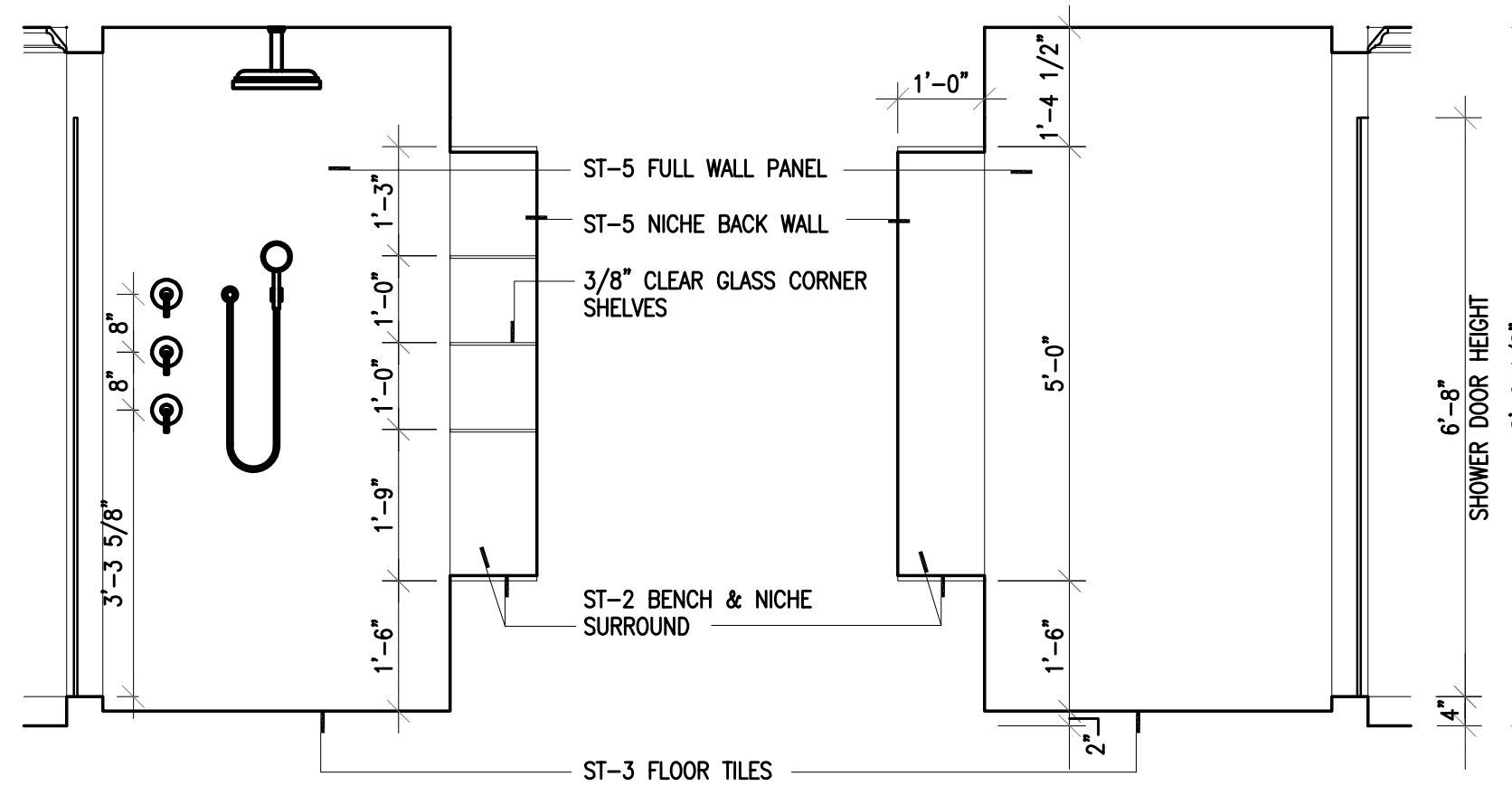
4 EAST ELEVATION
SCALE 1/2" = 1'-0"



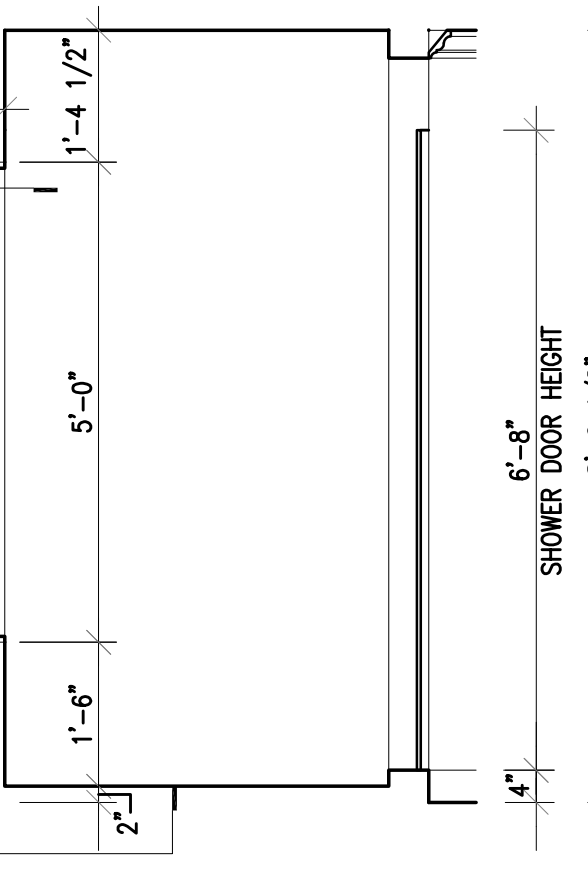
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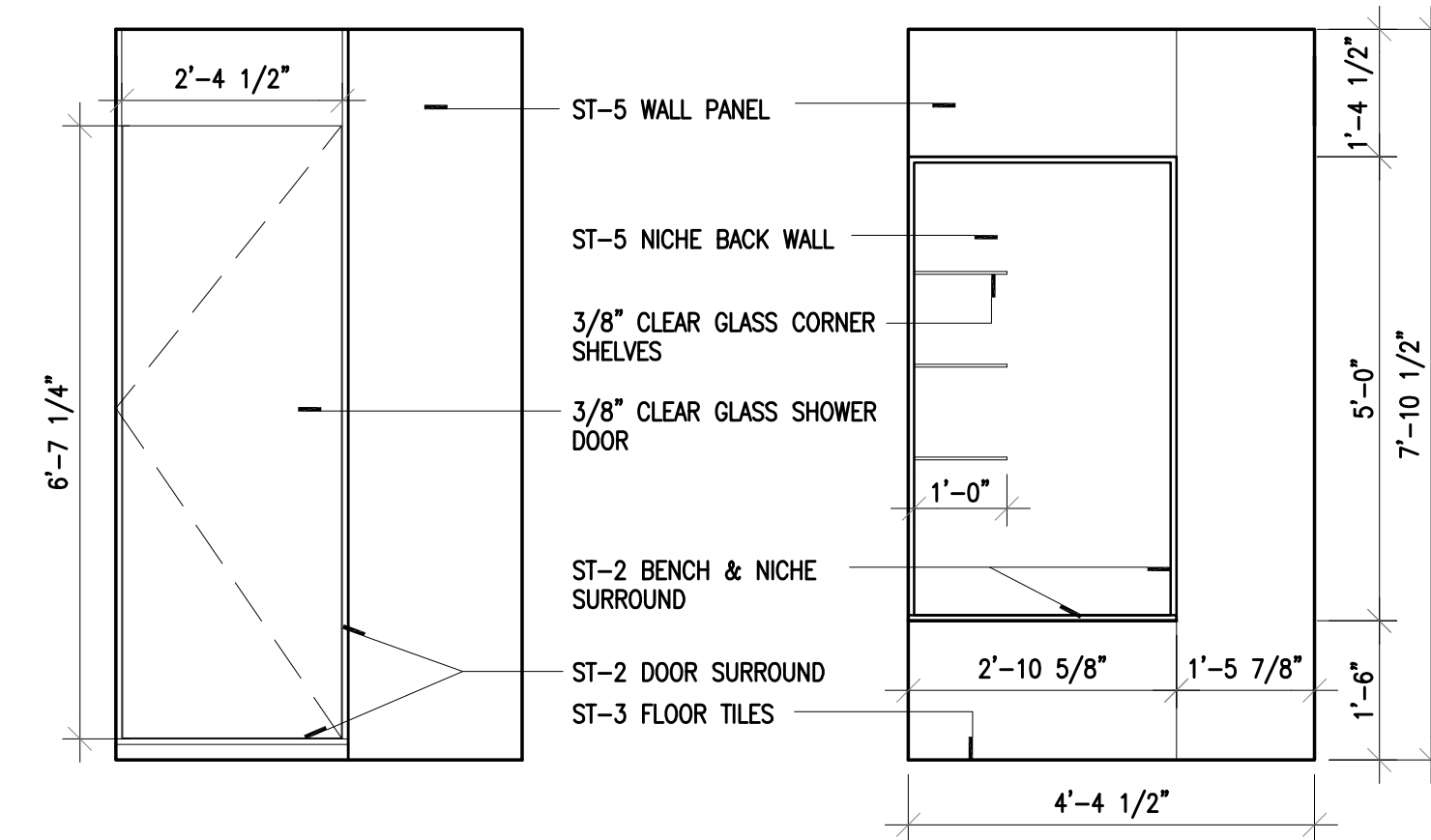
6 WEST ELEVATION
SCALE 1/2" = 1'-0"



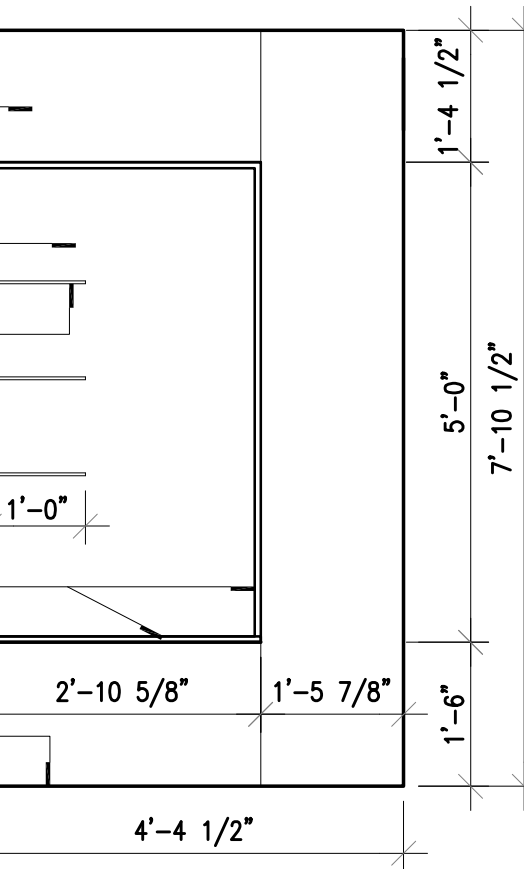
7 WEST SHOWER ELEVATION
SCALE 1/2" = 1'-0"



8 EAST SHOWER ELEVATION
SCALE 1/2" = 1'-0"

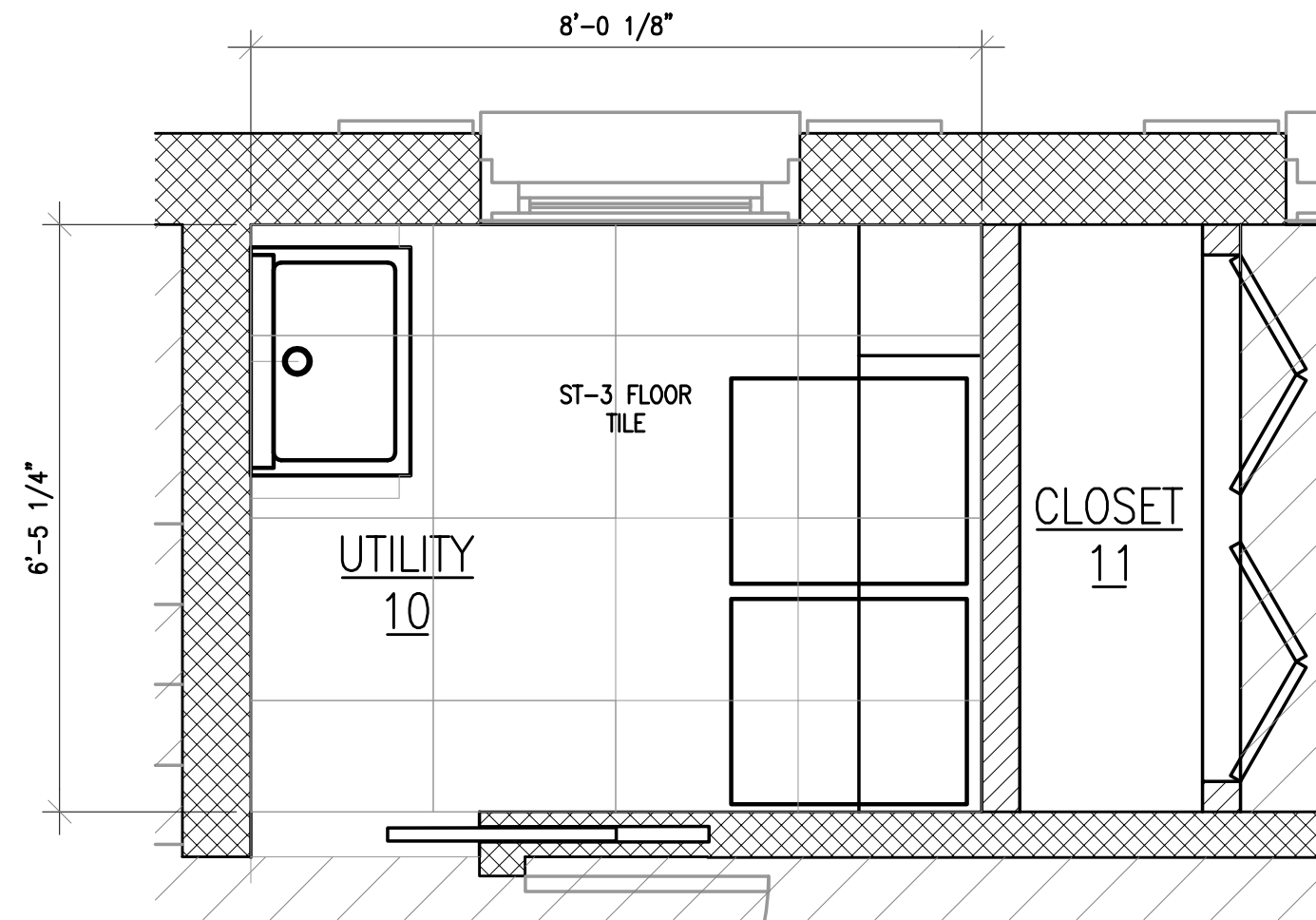


9 SOUTH SHOWER ELEVATION
SCALE 1/2" = 1'-0"

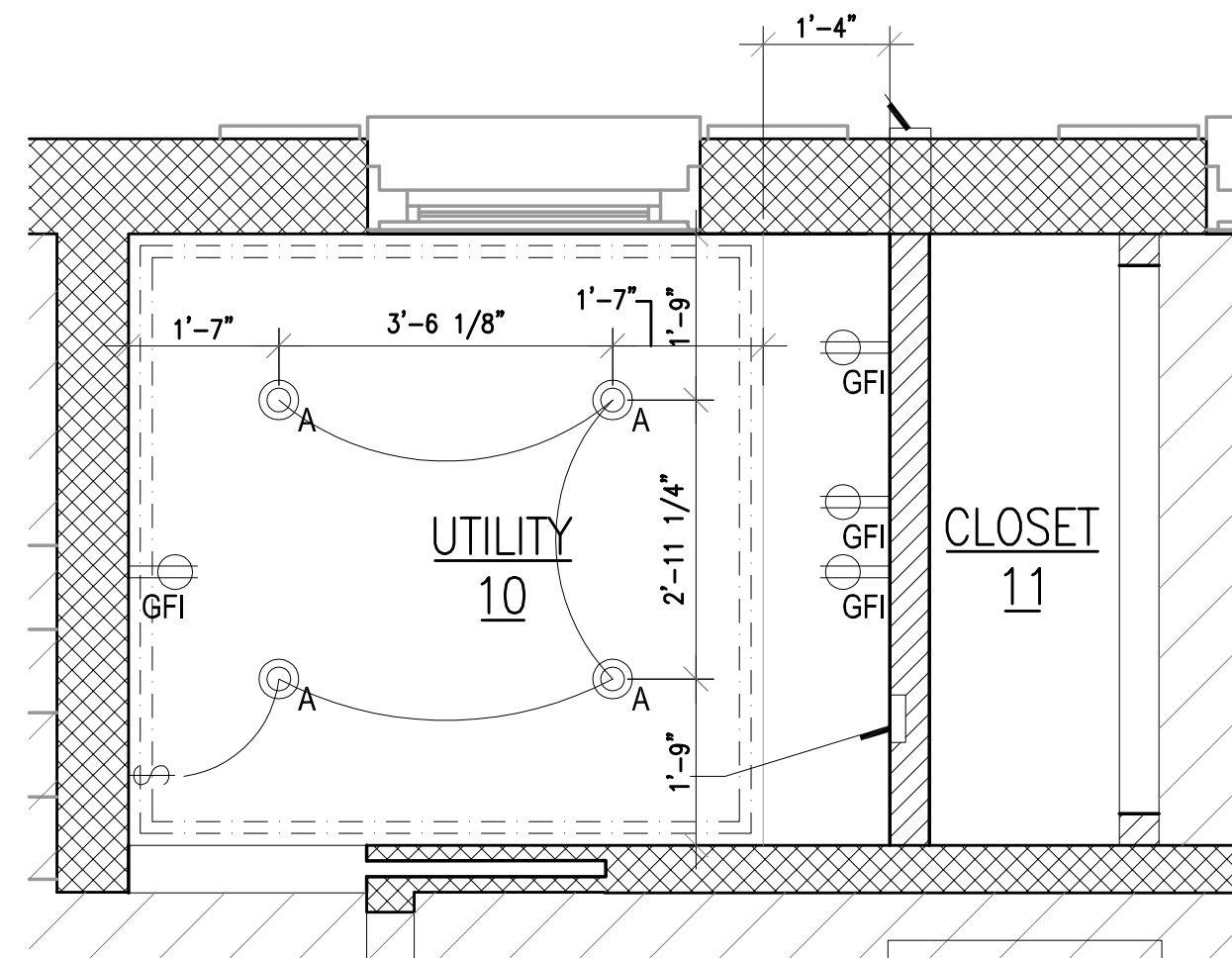


10 NORTH SHOWER ELEVATION
SCALE 1/2" = 1'-0"

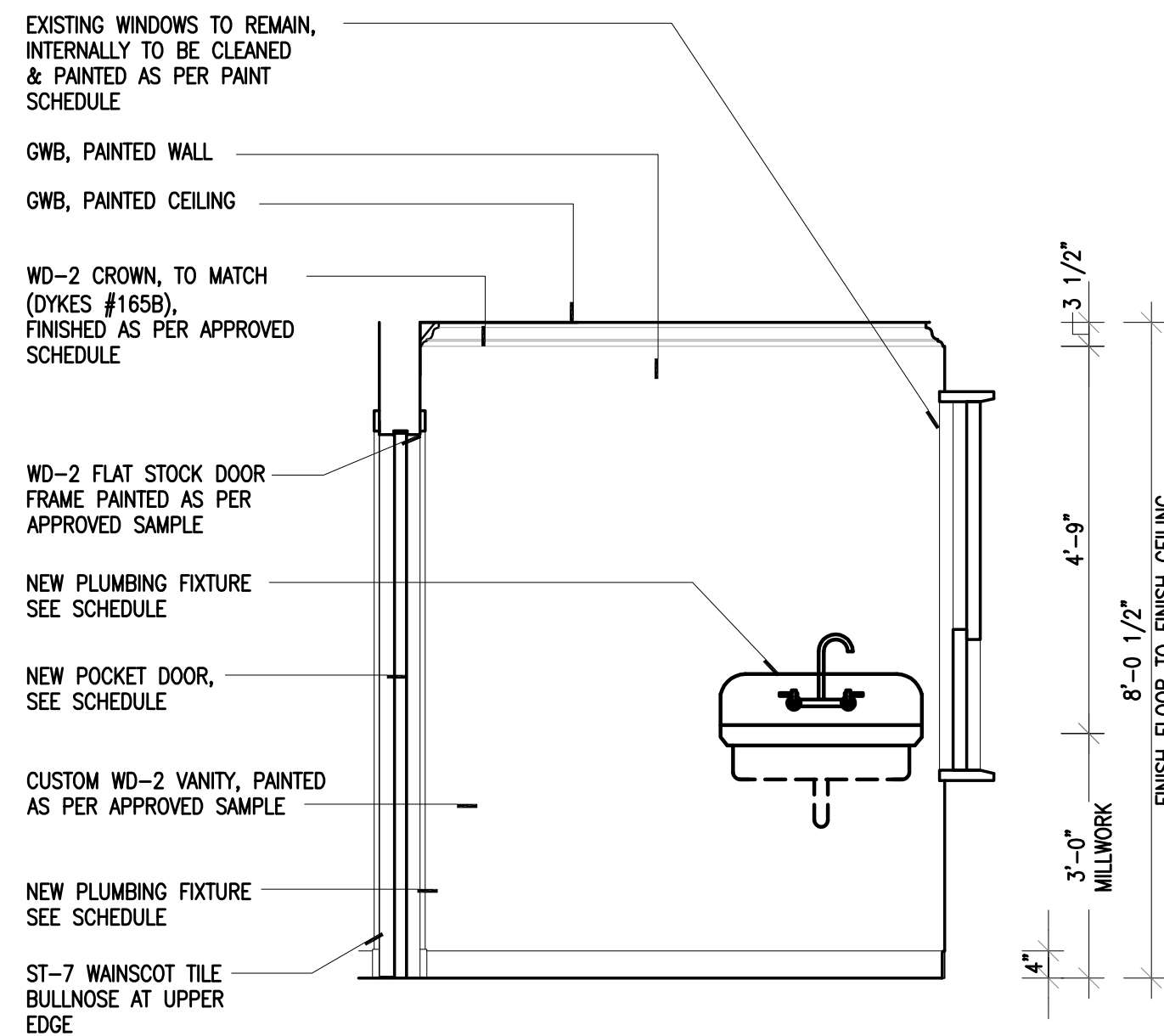




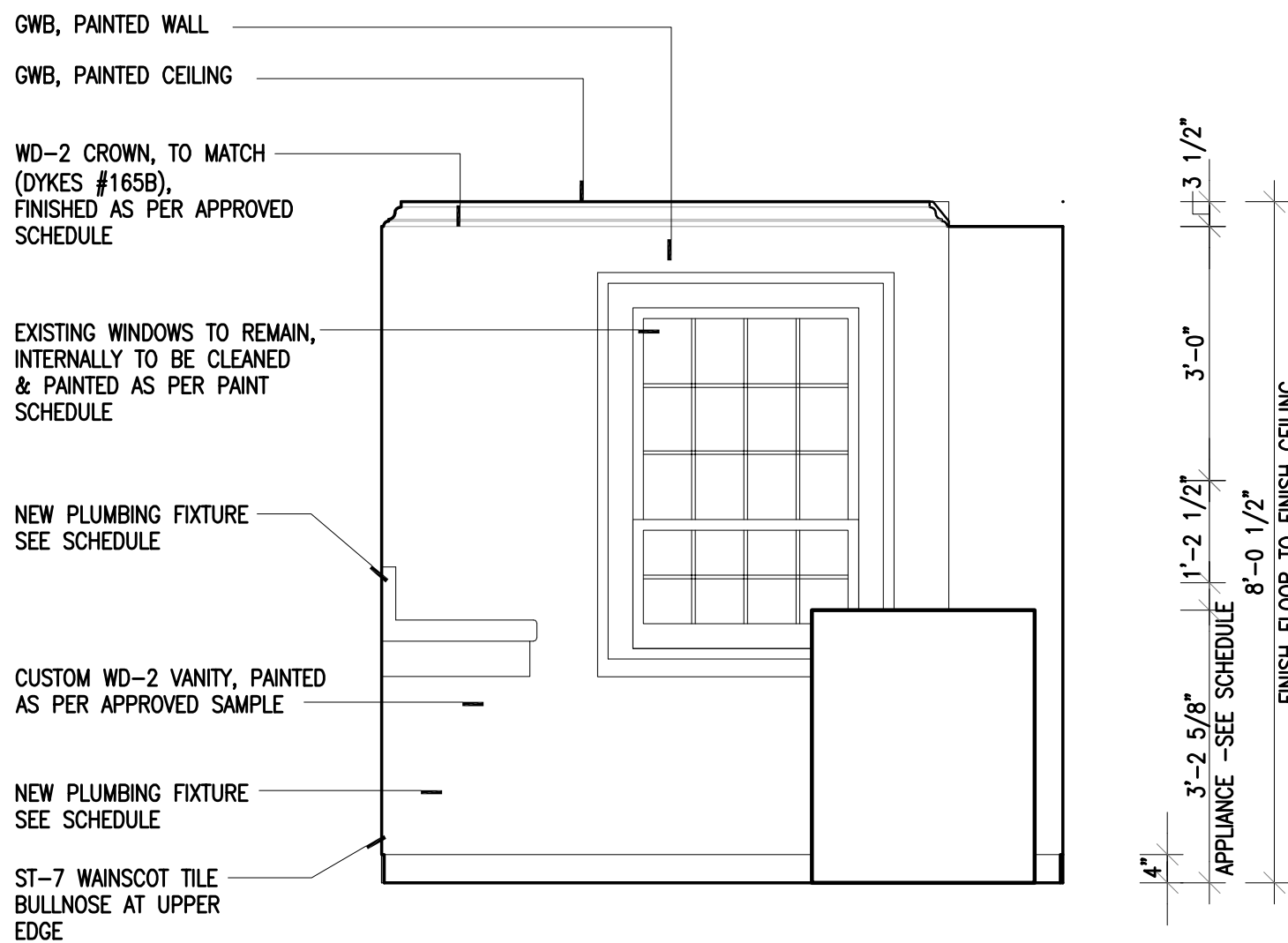
1 PROPOSED PLAN
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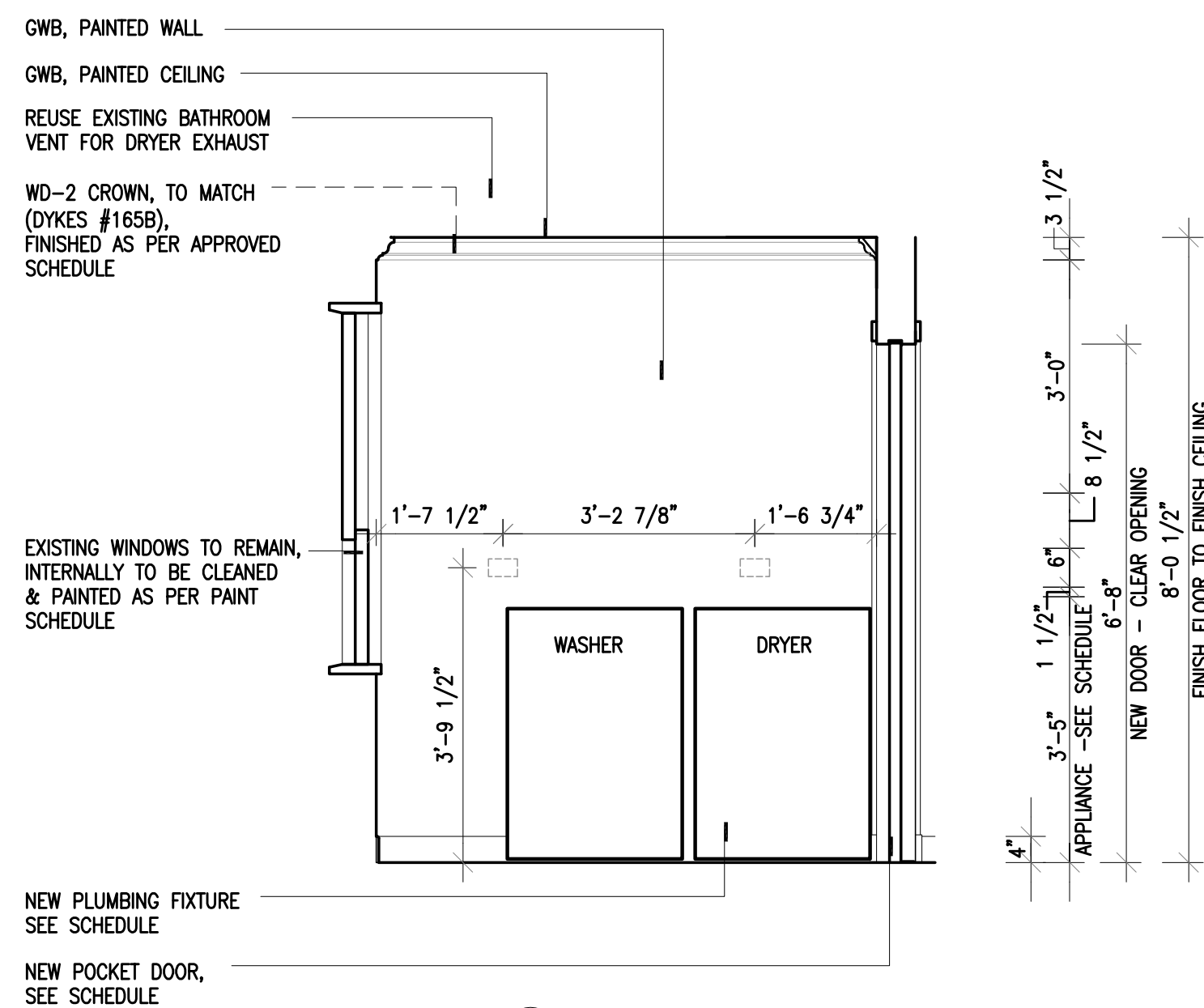
2 REFLECTED CEILING PLAN
SCALE 1/2" = 1'-0"



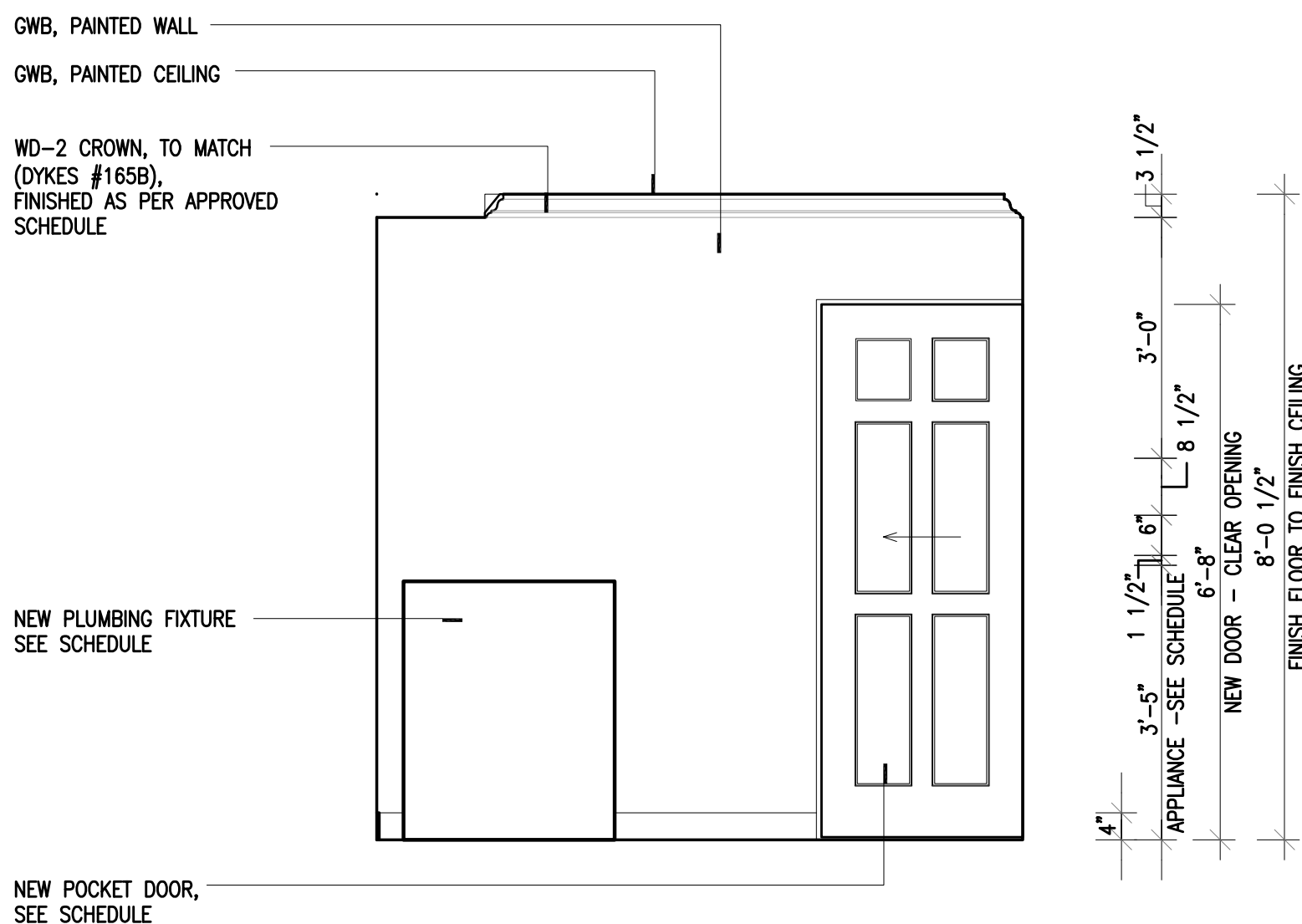
1 NORTH ELEVATION
SCALE 1/2" = 1'-0"



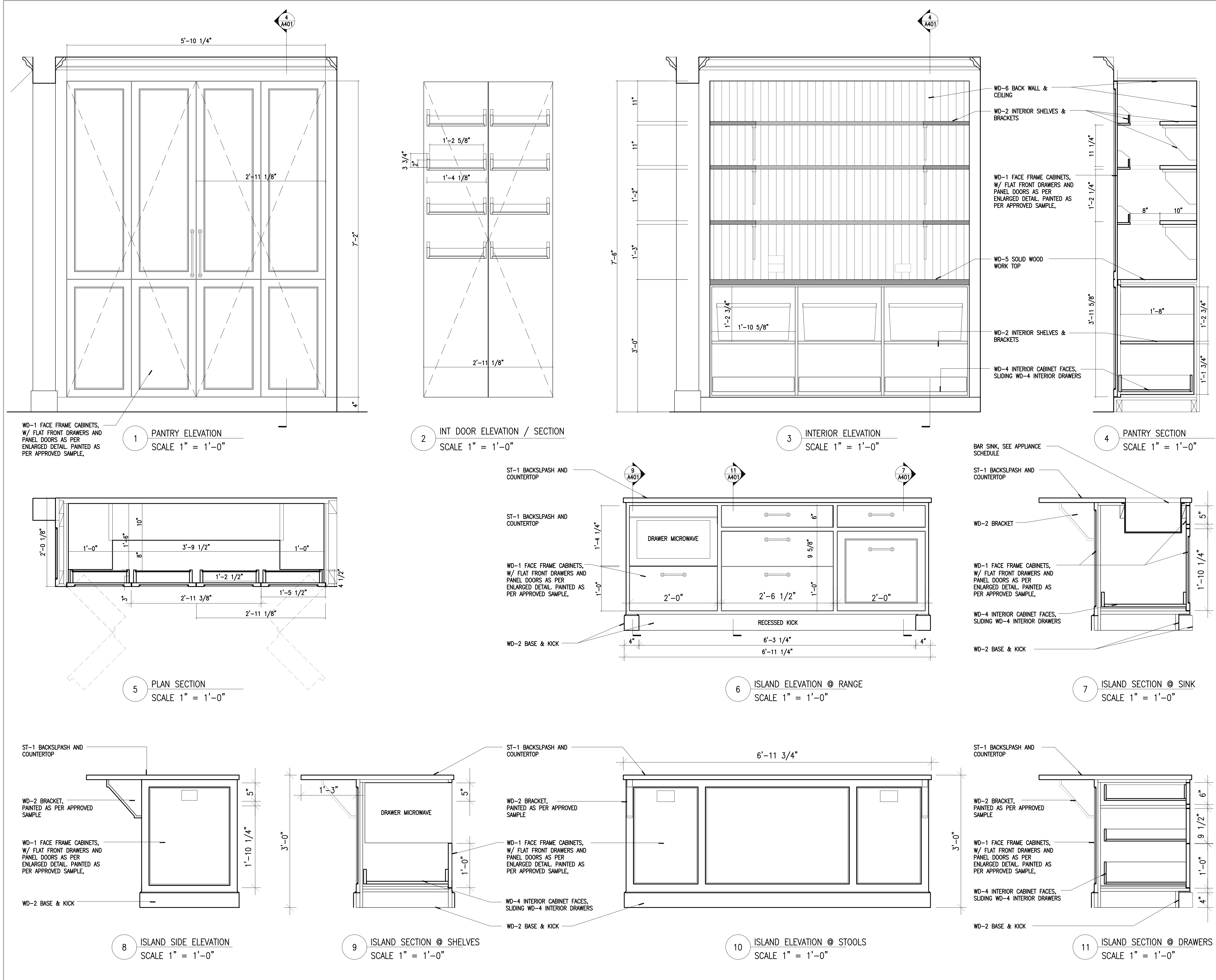
2 EAST ELEVATION
SCALE 1/2" = 1'-0"

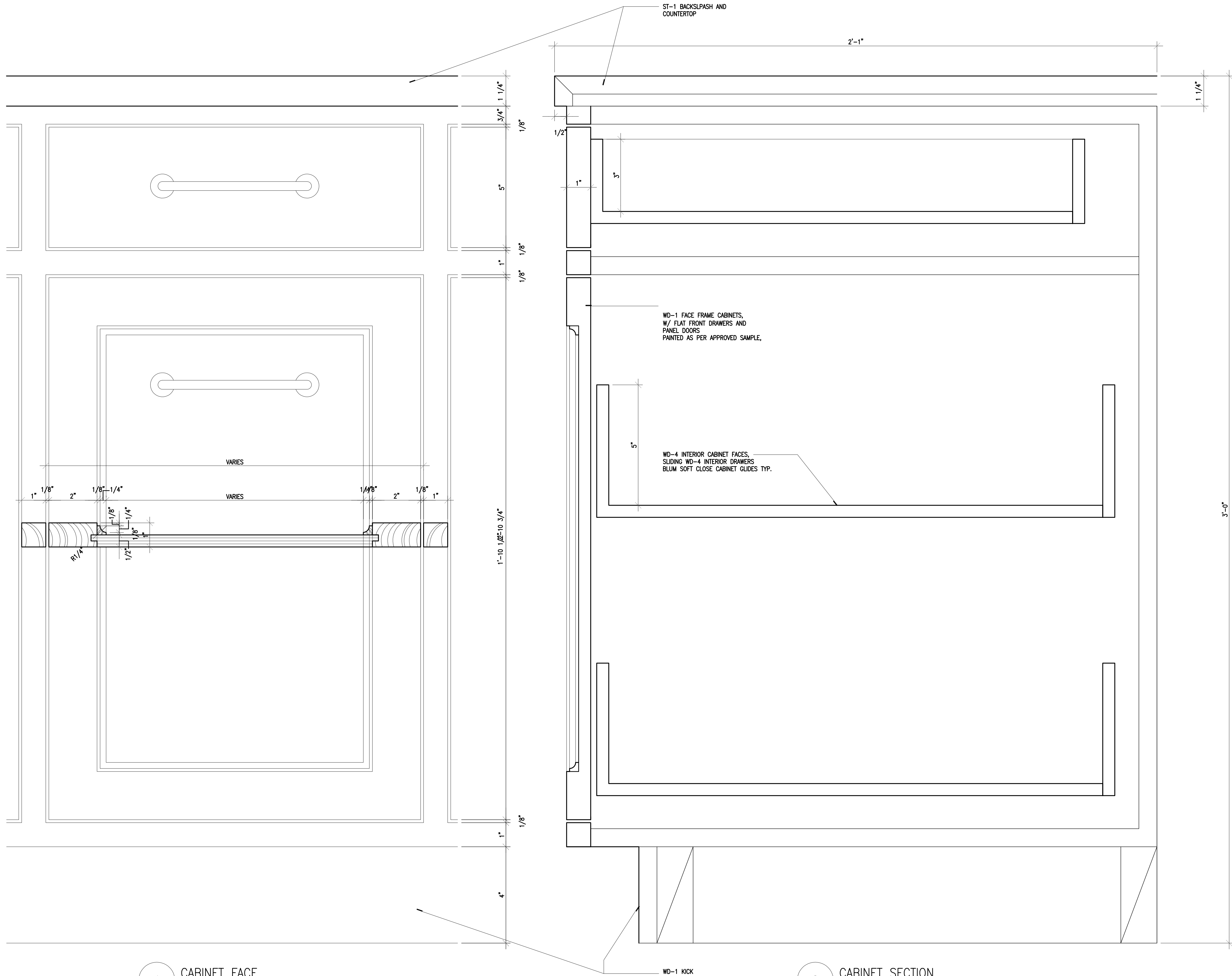


3 SOUTH ELEVATION
SCALE 1/2" = 1'-0"



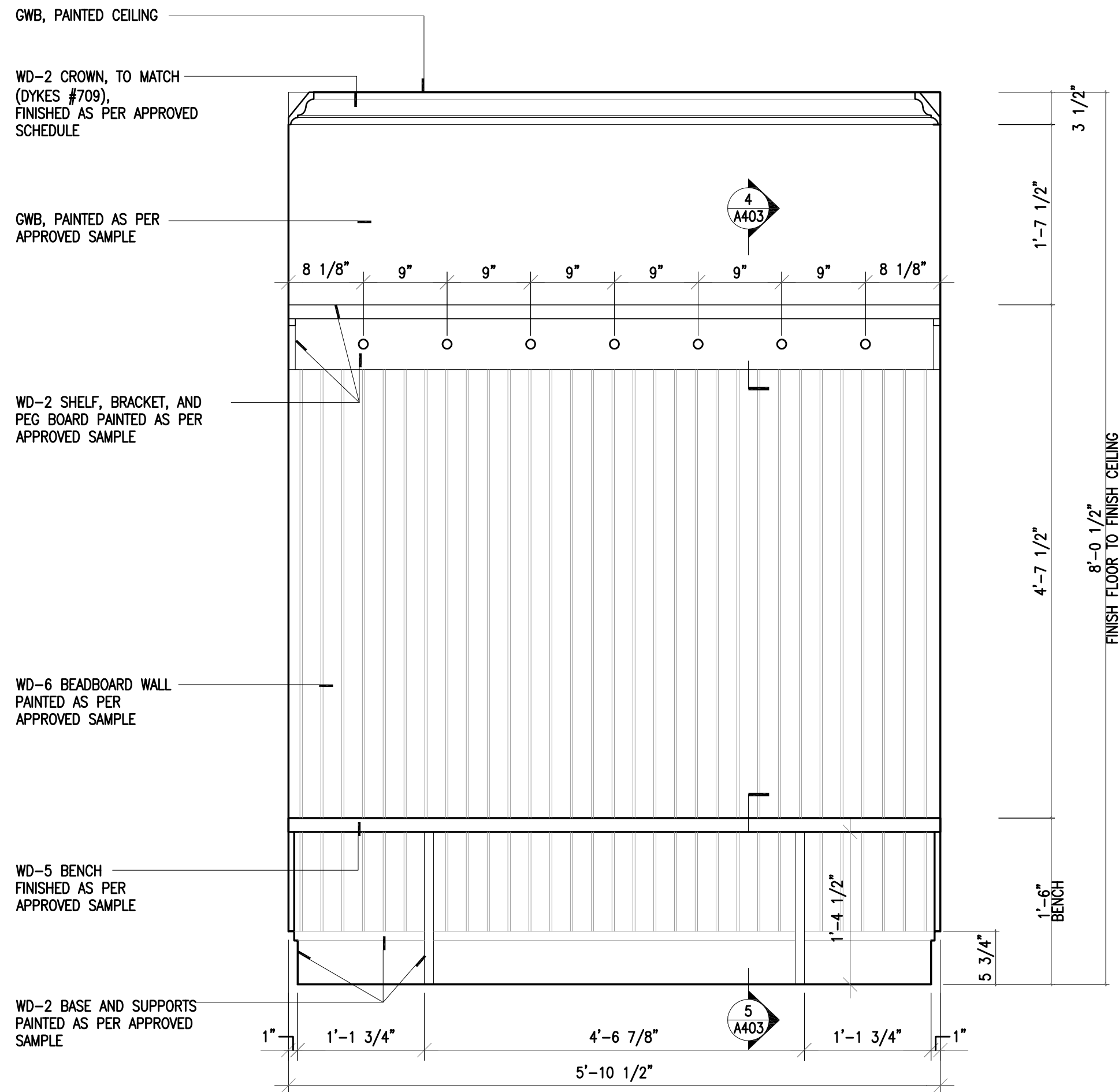
4 WEST ELEVATION
SCALE 1/2" = 1'-0"



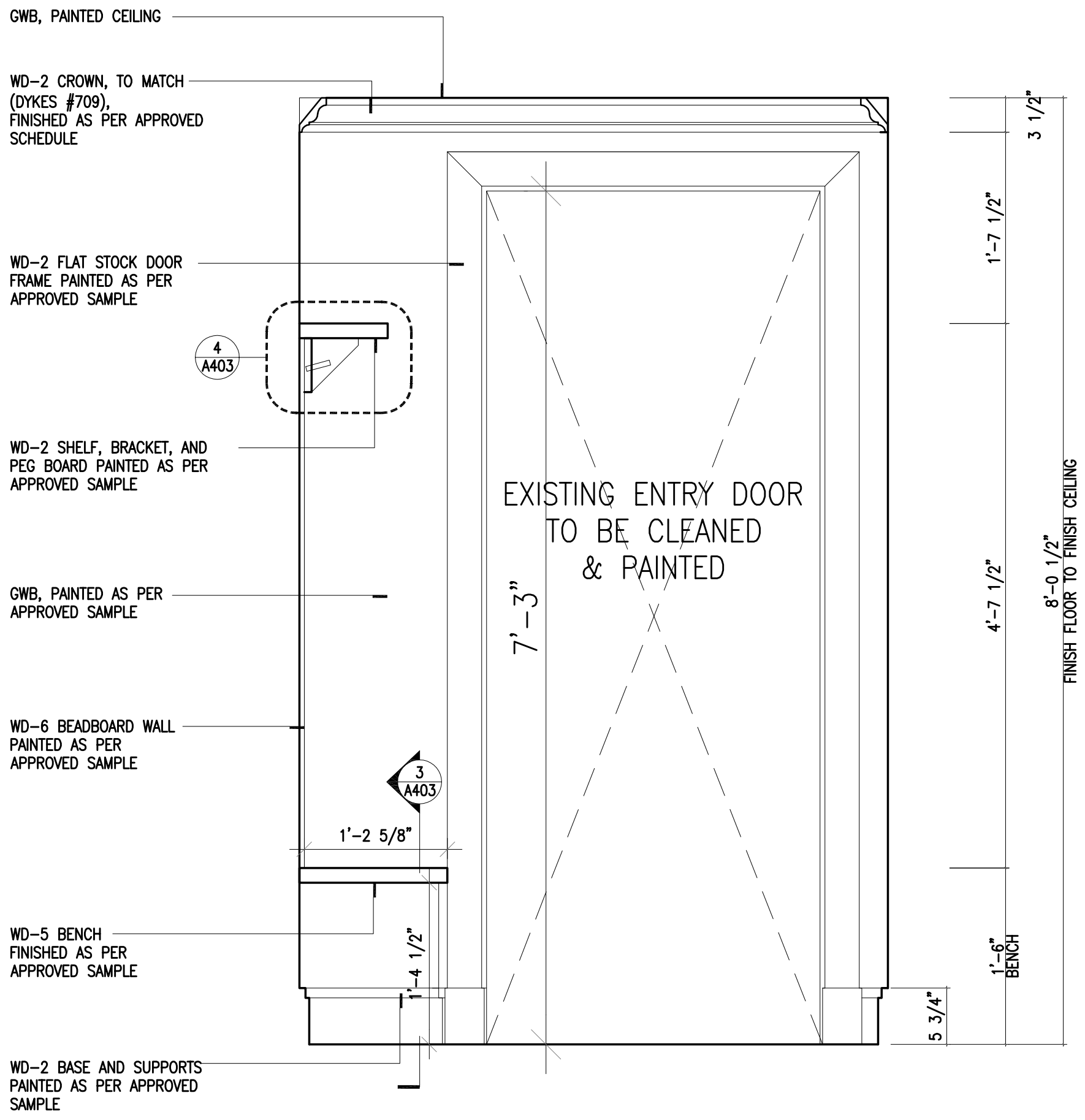


1 CABINET FACE
SCALE 6" = 1'-0"

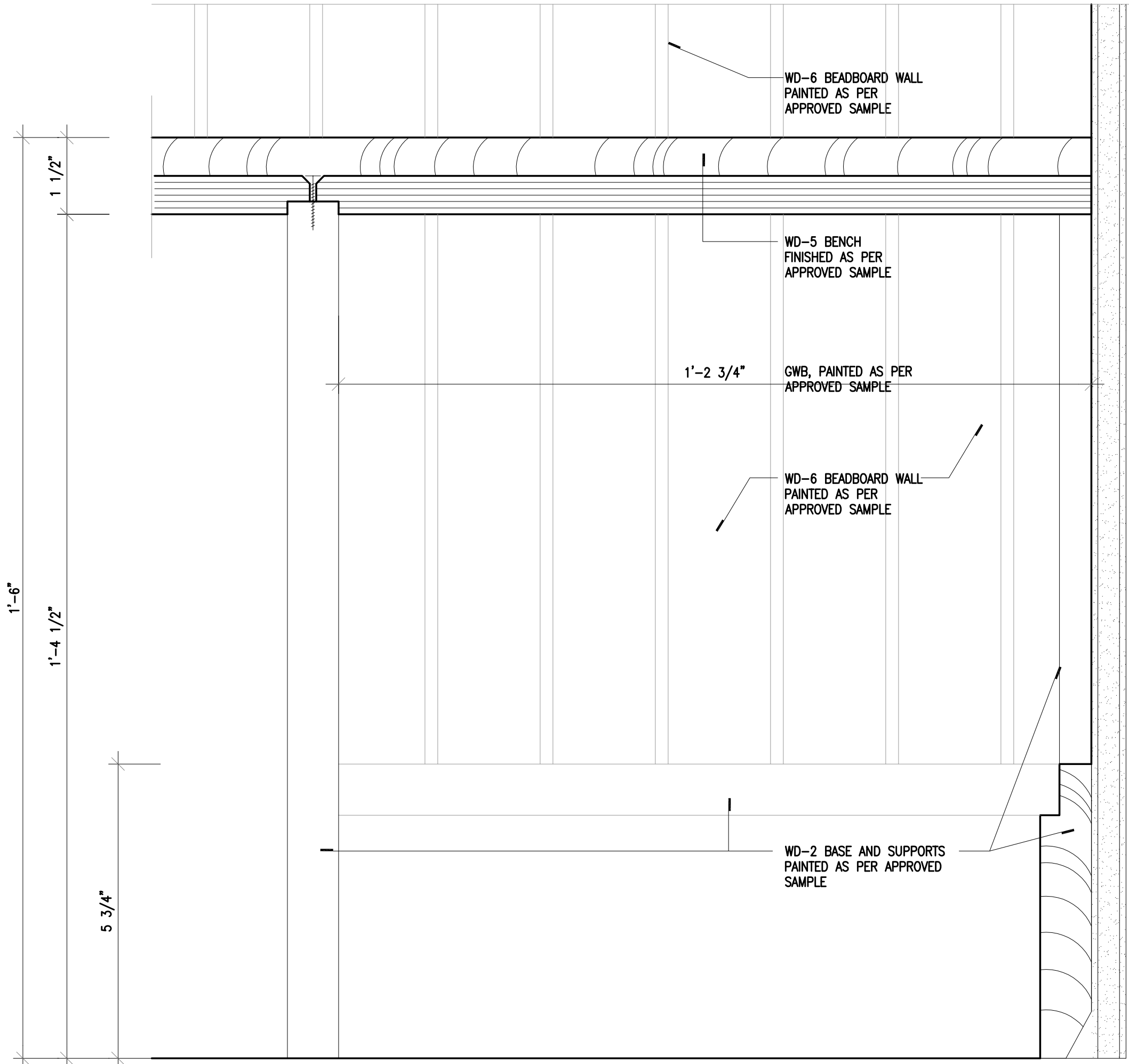
2 CABINET SECTION
SCALE 6" = 1'-0"



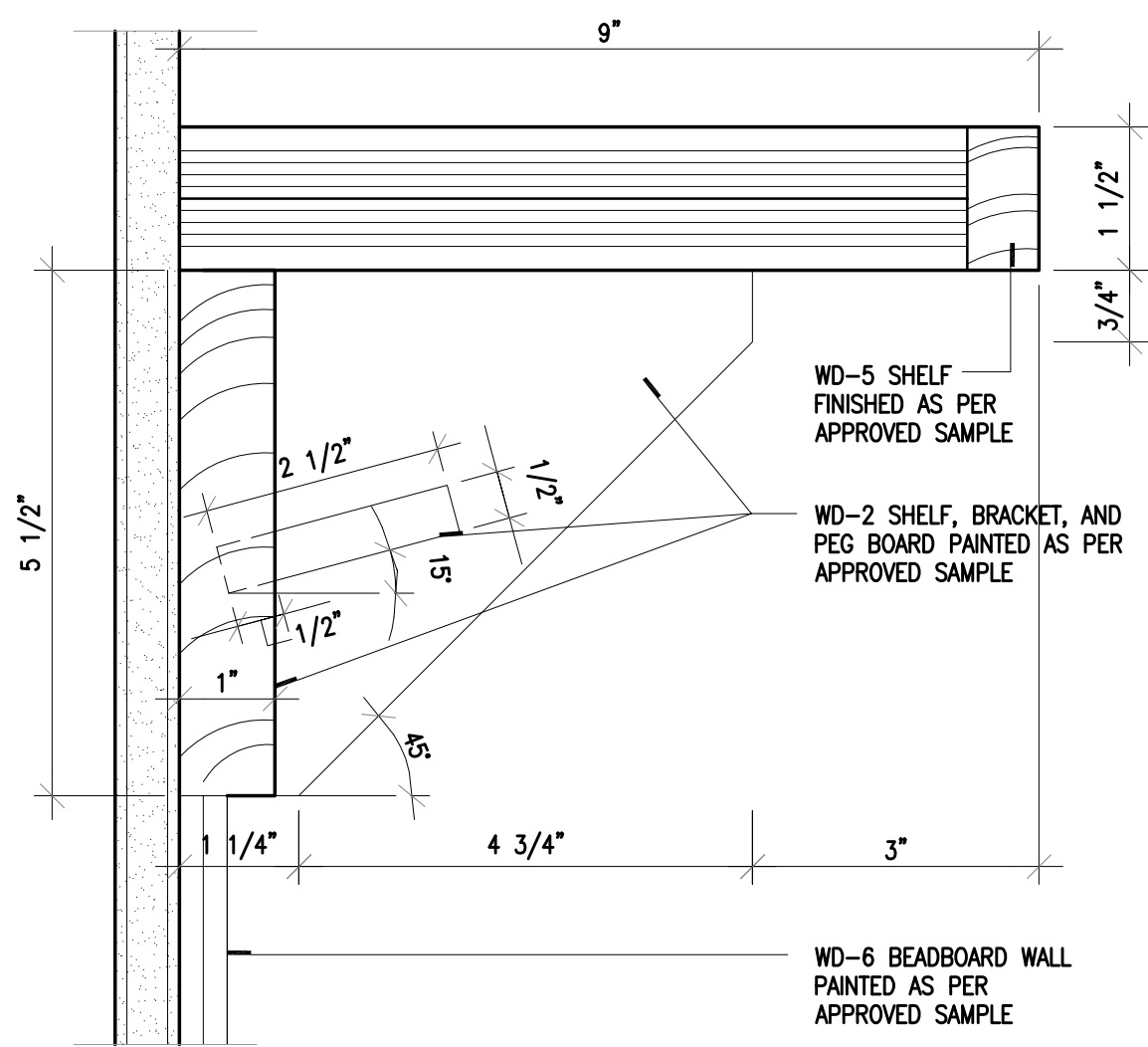
1 WEST ELEVATION
SCALE 1" = 1'-0"



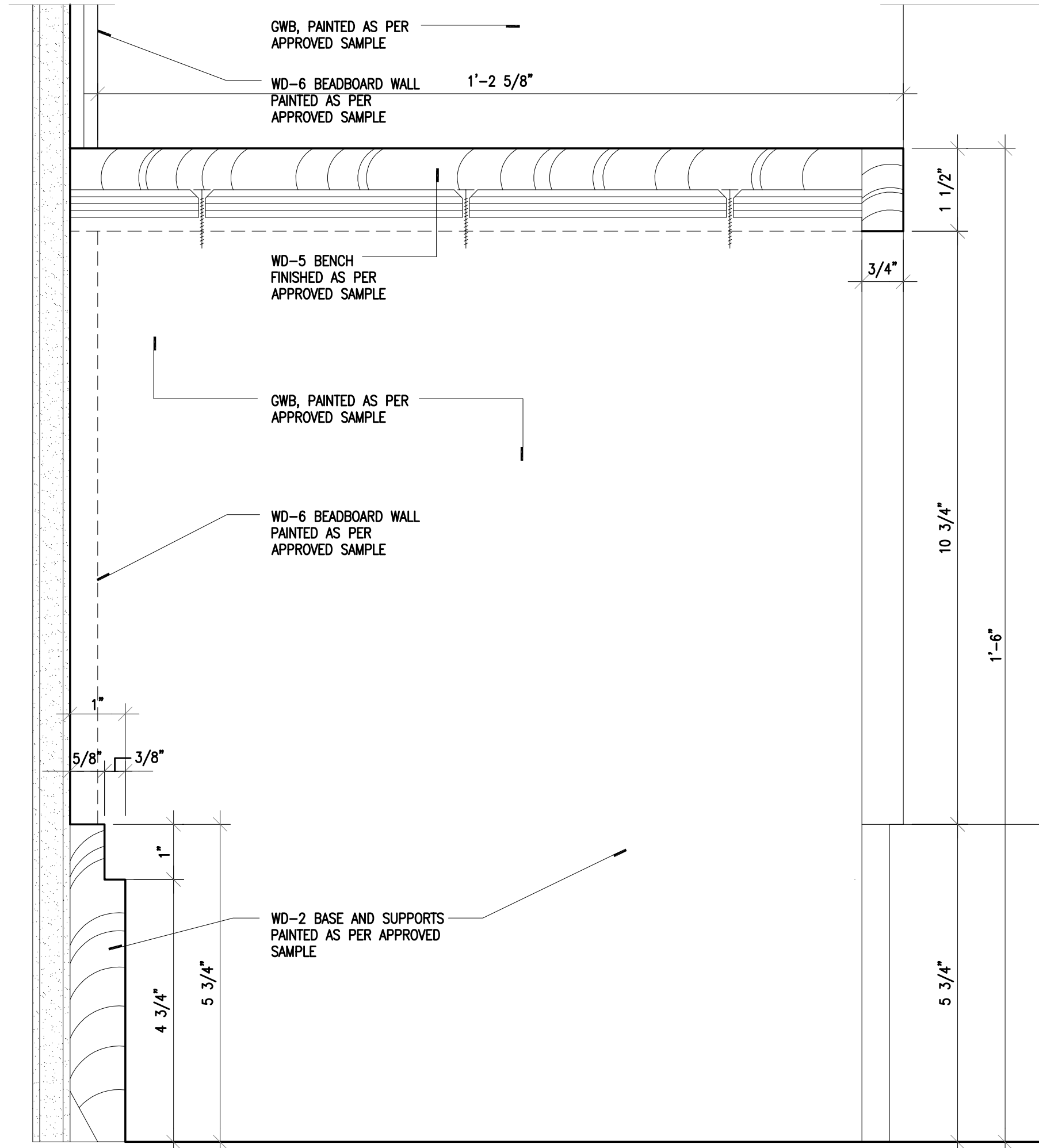
2 NORTH ELEVATION
SCALE 1" = 1'-0"



3 BENCH SECTION
SCALE 6" = 1'-0"



4 SHELF SECTION
SCALE 6" = 1'-0"



5 BENCH SECTION
SCALE 6" = 1'-0"

55
FIELD
TERRACE

70SOUTHLAWN AVENUE DOBBS FERRY, NY. 10522



WELCH Residence

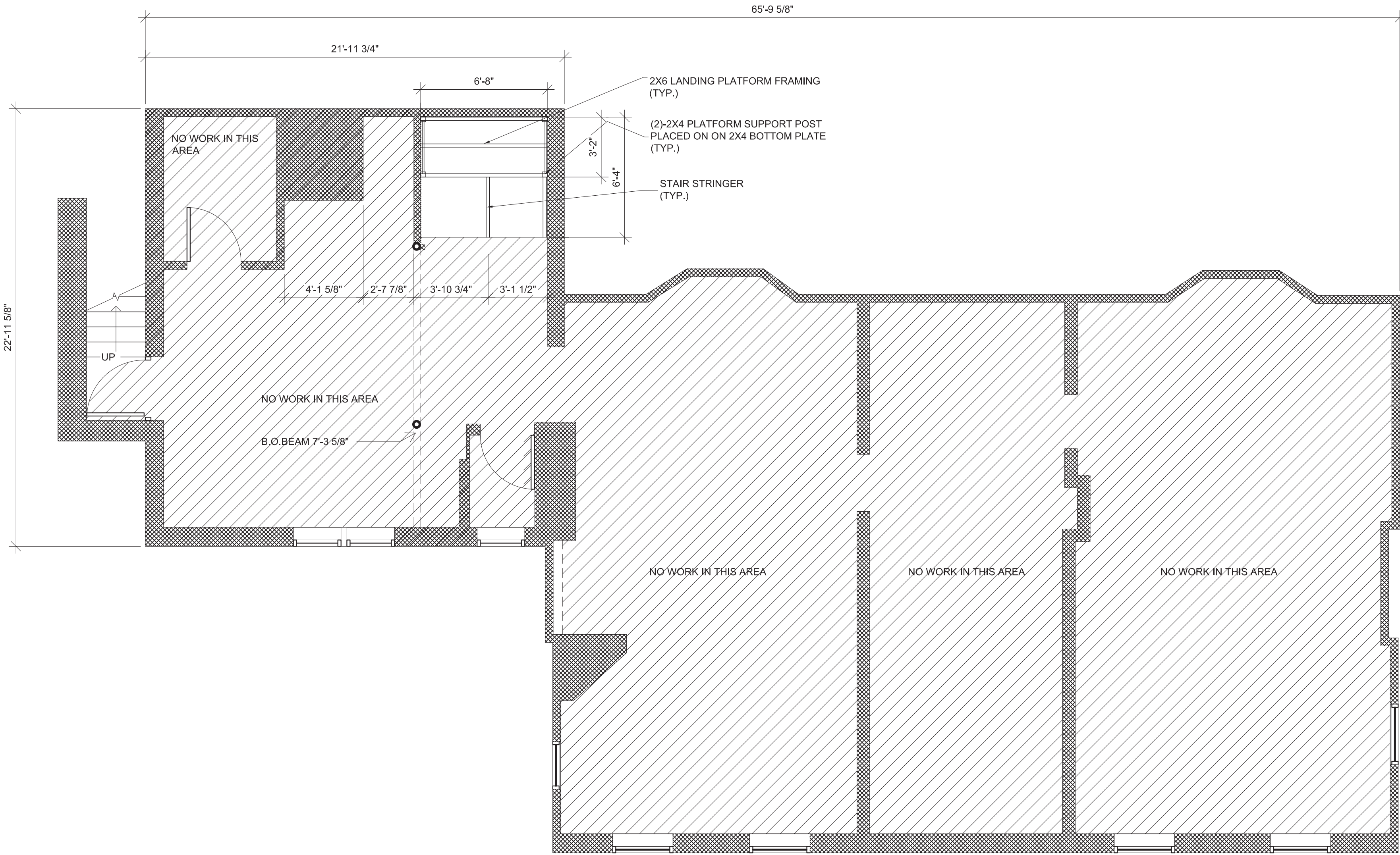
55 FIELD TERRACE, IRVINGTON
NEW YORK 10533

ARCHITECTURE DPC

ENTRY VEST.
DETAILS

A403

SCALE: 6" = 1'-0"
DATE: DEC. 21, 2020



- NEW WALL
- EXISTING WALL
- AREA NOT IN SCOPE



55
FIELD
TERRACE

WELCH Residence
55 FIELD TERRACE, IRVINGTON
NEW YORK 10533

PROPOSED
BASEMENT LEVEL

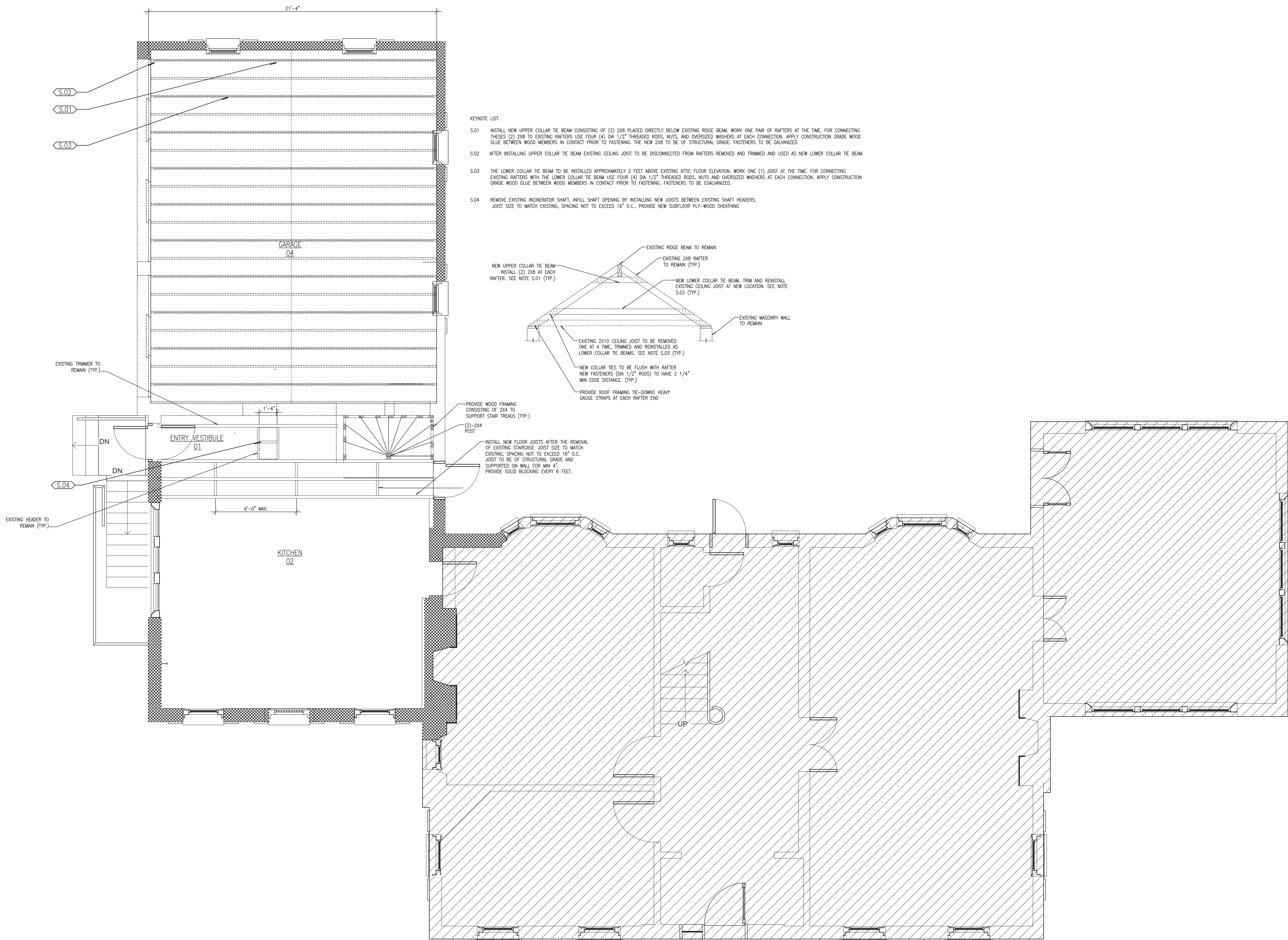
S100

SCALE: 1/4" = 1'-0"
DATE: 01-14-2021

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STRUCTURE X

13B TRIUMPH COURT, EAST RUTHERFORD, NJ 07070



1 PROPOSED PLAN
SCALE 1/4" = 1'-0"



- EXISTING WALL
- DEMO FLOOR
- DEMO WALL
- AREA NOT IN SCOPE



WELCH Residence

55 FIELD TERRACE, IRVINGTON
NEW YORK 10533

PROPOSED
MAIN LEVEL

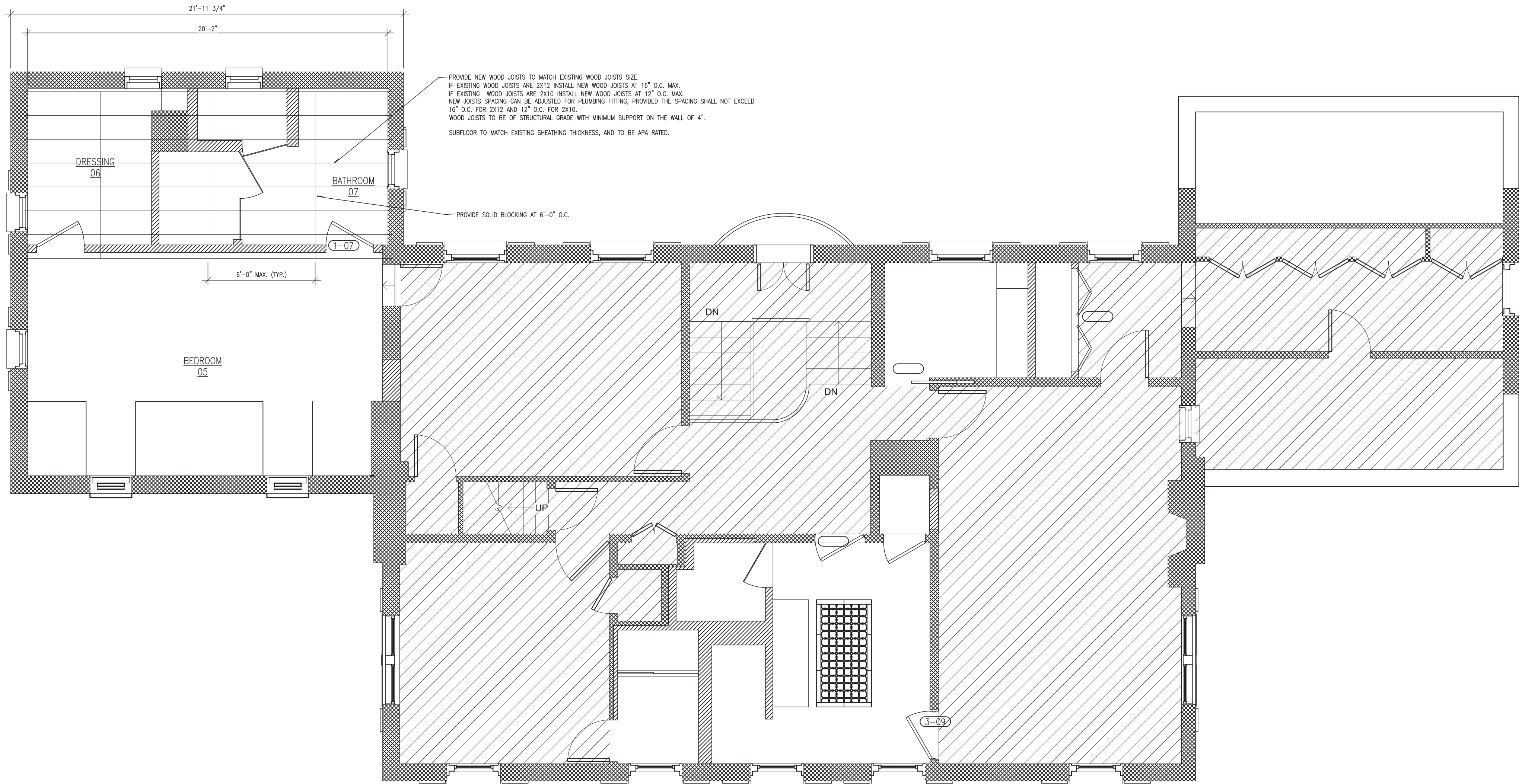
S101

SCALE: 1/4" = 1'-0"
DATE: 01-14-2021

55
FIELD
TERRACE

STRUCTURE X

13B TRIUMPH COURT, EAST RUTHERFORD, NJ 07070



- NEW FLOOR FRAMING
- NEW WALL
- EXISTING WALL
- AREA NOT IN SCOPE



WELCH Residence
55 FIELD TERRACE, IRVINGTON
NEW YORK 10533

DEMO
MAIN LEVEL

S102

SCALE: 1/4" = 1'-0"
DATE: 01-14-2021

55
FIELD
TERRACE

STRUCTURE X

13B TRIUMPH COURT, EAST RUTHERFORD, NJ 07070