

APPLICATION FOR BUILDING PERMIT

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

Application Number:	271	Date:	03/04/2021
Job Location:	17 DOGWOOD LN	Parcel ID:	2.90-45-7
Property Owner:	Justin & Andrea Pollak	Property Class:	1 FAMILY RES
Occupancy:	One/ Two Family	Zoning:	1F-10
Common Name:			

Applicant	Contractor
Bill Witt	
William P Witt Architects PLLC	
268 Route 202 Somers NY 10589	
914-276-0225	

Description of Work

Type of Work:	Interior Renovation/ Repair	Applicant is:	Architect
Work Requested by:	The Owner	In association with:	William P Witt
Cost of Work (Est.):	120000.00	Property Class:	1 FAMILY RES

Description of Work

Renovate kitchen, remove non bearing walls and install new windows and exterior door at rear.

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: 17 DOGWOOD LN

Parcel Id: 2.90-45-7

AFFIDAVIT OF APPLICANT

I **Bill Witt** being duly sworn, depose and says: That s/he does business as: **William P Witt Architects PLLC** with offices at: **268 Route 202 Somers NY 10589** 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 5th day of MARCH of 2021


Notary Public / Commission of Deeds

David N. Parks
Notary Public, State of New York
No. 01PA6056610
Qualified in Westchester County
Commission Expires March 26, 2023


Applicant's Signature

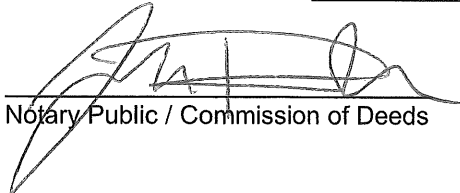
OWNER'S AUTHORIZATION

I **Justin & Andrea Pollak** 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 917-848-3185 Owner email address Justin.Pollak@gmail.com

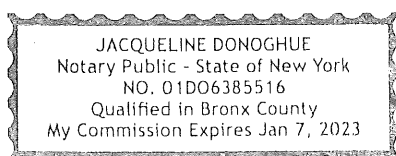
- ☒ Justin & Andrea Pollak I hereby acknowledge that it is my responsibility as the **property owner** to ensure that if the permit (if issued) receives a Final Certificate of Approval from the Building Department and further that if a Final Certificate of Approval is not obtained upon completion of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

Sworn to before me this 11th day of March of 2021


Notary Public / Commission of Deeds


Applicant's Signature


Applicant's Signature



GENERAL SPECIFICATIONS

GENERAL NOTE

Not all portions of this specification may be applicable to the proposed project. Contractors to verify any and all discrepancies with Architect prior to submitting contruction proposal.

DIVISION I - GENERAL CONDITIONS

- 1.1 Scope of Work: Provide all labor, materials and equipment required to complete all work shown on drawings and work required for a fully completed job. All materials and workmanship shall be of the best quality. The specs below and plans included are set up as general limits and minimum standards for the scope of work so that the form and structural requirements are clearly established.
- 1.2 Code Compliance: All work and materials shall conform and comply with the current versions of the following authorities & codes:
2020 Residential Code of NYS
2020 Energy Conservation Construction Code of NYS
2020 Plumbing Code, 2020 Fire Code, 2020 Mechanical Code & 2020 Fuel Gas Code of NYS
2020 Existing Building Code of NYS
2017 National Electrical Code
Village of Irvington Municipal Code
- 1.3 Work in Cold Weather: No work with materials containing water shall be carried out during unreasonably cold weather.

Such work may be started when temperature is 28 degrees F and rising, and shall be stopped when temperature is 34 degrees F and falling. Furthermore, during such cold weather conditions the following precautions shall be taken:

- a. Water shall be heated and kept warm.
- b. Sand shall be heated and kept warm.
- c. An anti-freeze such as "Euco" made by Euclid Chemical Co. "Tri-Mix" by Sonnenborn, or "No Freeze" by Horn shall be added to the mixture in proportions as recommended by the manufacturer.
- d. Material shall be placed as soon as possible and shall not be permitted to get too cold.
- e. No material containing ice or frozen parts shall be used.

Furthermore, all work shall be protected against cold weather or frost by means of hay, straw, canvas, "salamanders" or other approved methods. Work damaged by cold weather or frost will not be accepted.

- 1.4 Permits: The contractor is responsible for obtaining any and all permits including the general permit from the local building department. Construction trade shall be responsible for obtaining permits relevant to their respectable trades (i.e. UL - electrical permits and inspection; plumbing permits and inspections if applicable), final payment shall be subject to the contractor providing the owner with a Certificate of Occupancy upon completion of the job.

N/A DIVISION II - SITEWORK: EXCAVATION AND BACKFILL

- 2.1 General: The work under this section shall include all necessary labor, material, equipment and fees required for the proper execution of the site work as shown on the drawings and/or described herein. The work includes building (foundation) excavation, retaining walls, backfill and rough grading.
- 2.2 Ordinances: All work shall be in conformance with all applicable codes and ordinances and shall be executed in a workpersonlike manner.
- 2.3 At no time shall bulldozers, trucks or other heavy equipment be permitted to approach foundation walls, grade beams and piers closer than 8 feet, unless walls and piers are braced and/or floor beams and joists are installed.
- 2.4 Footing Trenches: Excavate for all footings and proper subgrades. Bottom of all footings shall be level and kept free of standing water at all times. All footings shall be excavated to minimum depths shown on drawings. All Footings shall be set on virgin soil with a minimum bearing capacity of 2,000 P.S.F.
- 2.5 Where footings are stepped, bottoms to be stepped not more than two feet vertical to four feet horizontal.
- 2.6 Where rock is encountered, the contractor shall notify the architect immediately. The contractor shall expose all areas cleanly for inspection. The architect and his structural consultant will advise the contractor of the measures for construction.
- 2.7 Backfill is to be comprised of clean earth, free from any wood or debris.
- 2.8 Backfill and subgrades below slabs shall be placed in 6" lifts and to be compacted at every lift. Areas under concrete slabs to be backfilled shall be fully compacted, to 95% of proctor density with power tamper. All other backfill to be placed in 12" lifts and compacted at every lift.
- 2.9 Do not backfill against foundation walls until the concrete has achieved design strength and/or until first floor framing is secured.
- 2.10 Finish grade is to slope away from the building on all sides and to follow grading plans if provided.
- 2.11 Termite and pest control: Provide a continuous fiberglass seal in between p.t. sill plates and top of foundation walls.

N/A DIVISION III - CONCRETE

- 3.1 General: Work includes concrete footings, foundation walls, grade beams and piers, slabs on work and all concrete work indicated on drawings or as hereinafter specified.
- 3.2 Concrete: "Ready-Mix" product, proportioned to produce a min. 3,000 psi comp. strength concrete for use in found, walls, footings, grade beams and piers and interior floor slabs. Min. 3,500 psi comp. strength concrete shall be used for all horizontal surfaces exposed to the weather including: porches, steps, walks and garage floor slabs, batched at a central plant; and transported dry to the site. Water for a four inch (4") slump shall be added at the job site and mixing carried out for fifteen (15) minutes.
- 3.3 Slabs on Grade: All floor slabs on grade shall be four inches (4") thick with 6x6 #10 mesh reinforcing, steel trowel finish. (At the owners option, garage slabs shall be (5") thick with 6x6 #10 mesh reinforcing).
- Subgrades shall be maintained eight inches (8") below finish floor. Over entire area of subgrade, fill with minimum four inches (4") compacted bank run gravel and sand topping to eliminate protrusions. Provide a 6 mil polyethylene film vapor barrier over the sand topping with 6" lap at joints.
- 3.4 Steel Reinforcing: Provide reinforcement for all footings where indicated on drawings. Consult architect if soil beaming capacity does not have a minimum bearing capacity of 2,000 P.S.F., or if footings are set on fill and rock, for steel reinforcing requirements.

N/A DIVISION IV - MASONRY

N/A

- 4.1 General: The work required under this section consists of all masonry work related items necessary to complete the work indicated on drawings and specified herein and/or as required by job conditions.
- 4.2 Concrete Block:

a. All concrete block at below grade conditions shall be standard 60% solid 8" high x 16" long units in widths indicated on drawings. Blocks shall extend from top of footings to 8" above finished grade, or as indicated on sections and details.

b. Provide square finished end blocks at all ends of block walls above grade.

c. All block shall be laid in running bond, reinforced every second course with 9GA galvanized wire "Dur-O-Wall" reinforcing.

d. Provide a raked joint at all exposed concrete block.

DIVISION V - METALS

- 5.1 General: Steel construction shall conform to AISC Manual of Steel Construction, 9th Edition.
- 5.2 Material: All structural steel shall conform to ASTM A-36. Columns shall be 3" I.D. tube columns with sizes and locations indicated.
- 5.3 Anchor bolts: shall be A36 or A307 steel, placed in all foundation walls, set up high to attach the sillplates as indicated on sections and details. See sections for locations of bolts for proper alignment with wood plates. If masonry is used, fill top of all block walls solid. The top of all foundation walls shall receive 1/2" round x 12" long anchor bolts, in concrete and 16" long in masonry, 4'-0" O.C., maximum 1'-0" from corners and a minimum of two bolts in each plate. Minimum anchor bolt embedment into concrete shall be 7" as per R403.1.6
- 5.4 All structural steel shall be shop painted with gray zinc chromatic primer 2.0 mils thick.
- 5.5 Provide shop drawings for all structural steel to architect for approval prior to ordering steel.

DIVISION VI - WOOD

6.1 Rough Carpentry

Materials:

- a. Framing Lumber: All first floor sill plates shall be construction grade, "S.Y.P." pressure treated minimum Fb=1550 psi. All other framing shall be construction grade "Doug. Fir," No. 2 and better, with a minimum Fb of 1000 psi and a maximum moisture content of 19%
- b. Cross bridging: "Doug. Fir" No. 2 and better construction grade, 5/4 x 3, 8' x 0" maximum O.C. in all floor and roof framing.
- c. Subfloor sheathing shall be one layer 3/4" T&G CD interior plywood glued and screwed to floor joists.
- d. Roof sheathing shall be 5/8" CDX; wall sheathing shall be 5/8" CDX plywood.
- e. All sheathing shall have a panel span rating of 32/16. Panel grades shall be APA rated "Sturd-I-Floor" for subfloors.
- f. Face grain of plywood to be perpendicular to joists and studding, with staggered joints. Provide clips where necessary.
- g. Wall studs: shall be 2x6 16" O.C. for exterior walls and 2x4 16" O.C. for interior partitions, or as noted otherwise.
- h. Rafters and floor joists shall be sizes, spans and locations as indicated on framing plans.
- i. All LVL beams indicated on framing plans shall be as manufactured by "Weyerhaeuser"; sizes, spans and locations shall be as indicated on framing plans. Installation, nailing and the use of framing connectors shall be in accordance with the manufacturer's recommendations.
- j. All engineered framing members indicated on framing plans shall be as manufactured by "Weyerhaeuser"; sizes, spans and locations shall be as indicated on framing plans. Installation, nailing and the use of framing connectors shall be in accordance with the manufacturer's recommendations.

Workmanship and Construction:

- a. All partitions to have single shoe and double cap plates, double studding around all openings, at corners and property trussed across all openings. Corners for all rooms to be framed solid for interior finish. Wood cats shall be placed between studs in all bearing partitions and those over 8' high.
- b. Beams and girders: Three-inches (3") minimum ledgers over all supports. All headers and tail beams not supported by wood ledgers shall rest on metal hangers, "Teco" or equal. Splice over supports.
- c. Provide solid post or solid studding below all beams and girders at bearing points. Provide single jack studs at all openings to support headers.
- d. Set all beams, girders, joists and rafters with natural crown up.
- e. All wood plates and sills in contact with concrete shall be pressure teated, S.Y.P.
- f. Nailing: All perimeter (exterior) walls and interior bearing walls studs, jack studs and posts, shall be toe-nailed to sole and cap plates with three 16 penny nails, one nail on one side and two on opposite. Double end nailing is permitted to set partitions and can remain on non-bearing interior walls only.

6.2 Finish Carpentry

MATERIALS

- a. 1. Vinyl siding & exterior trim shall match existing

2. Exterior non-sided areas (panels, soffits, underside of cantilevered projections) shall be to match existing
- b. Exterior trim, bases and fascias shall be to match existing
- c. Interior trim around doors, windows and base shall be as indicated on drawings and general notes or to match existing as selected by owner. (See notes & details)

- d. Wood strip flooring shall be oak plank 2 1/4" x3/4" thick oak to match existing Laid over building paper in all areas of new work except bathrooms and utility rooms, or as indicated on drawings. (verify w/ owner)

Workmanship:

- a. Work shall be accurately and neatly done, properly plumbed, squared or leveled with tight joints.
- b. Exterior hardware and all exterior nails shall be galvanized or of non-ferrous rust-resistant metal. Countersink nails and set nails in putty where face nailing is required. All nailing shall be blind wherever possible.

6.3 Wood Decks: (N/A)

Materials: All lumber for deck framing shall be decay resistant, pressure treated Southern Yellow Pine or equal, with a minimum of 1550 psi stress grade. All rails shall be as indicated on drawings. All decking shall be 5/4" X 6" Trex transcend decking. All components of railing & deck to be finished in color as selected by owner.

Workmanship and Construction:

- a. All framing not resting on wood leaders shall rest on metal hangers, "Teco" or equal.
- b. Decking members shall be installed with a "Finish-Nail" thickness separation to allow drainage of water and shrinkage.
- c. Deck railings shall have a minimum height of 3'-0". Spacing between railing members shall not exceed 3.9".
- d. No framing or finished wood shall be within 8" of finished grade.

DIVISION VII - THERMAL AND MOISTURE PROTECTION

- 7.1 Dampproofing: All foundation walls below grade shall be treated "Tuff N Dri" spray-on membrane by Owens/Corning. Follow manufacturer's instructions strictly for application. Provide a 1" thick protection board between membrane and earth. Material shall not extend above finished grade, and shall extend down to bottom of footing.
- 7.2 Insulation: Shall be fiberglass batt-fail in the following thickness:
Closed cell spray foam of matching R values may be substituted.

a. Exterior walls: Fiberglass Batt (R-15) @ existing 2x4 walls that are opened or spray foam equiv. at R-6.5 per inch closed cell

b. Roof / Clg: n/a

c. Floor: n/a

d. Slab edge: n/a
- 7.3 Roofing: n/a
Roof shingles shall be set above 15# felt building paper. Also install "GAF Weatherwatch" waterproof underlayment along all eaves, valleys and crickets for a distance of 6'-0" from lowest edge up sloping portion of roof. Install in accordance with manufacturers instructions. All area's of new & existing roof w/ pitch below 3:12 to recieve membrane type roofing Remove existing roof shingles and install new as per notes.

- 7.4 Flashing: Flash all hips, valleys, projections through roof, intersections of roof and vertical surfaces, including drip and rake edges, and any other conditions shown on the drawings or requiring flashing. Finished surfaces shall have a white baked enamel finish or as otherwise indicated on drawings.

(All flashing, i.e., drip and rake edges, counter flashing, etc., shall be aluminum or copper as called out on drawings. All seams shall be soldered and shall have a minimum overlap of 6". All flashing along drip and rake edges shall be secured to roof cross framing & shall extend a minimum of 18" under the roof shingles. All exposed drip and rakes shall have a maximum of 1 1/4" exposure along the fascias.)

- 7.5 Sealants: Provide sealant around all doors, windows and other openings for a water-tight condition. Sealant shall be gun grade gum consistency. Color to be selected by architect.
- 7.6 Air Infiltration Barrier: All exterior walls shall be wrapped with "Tyvek" air infiltration barrier as manufactured by "Dupont". Follow manufacturer's instructions for installation.
- 7.7 Ridgevents shall be "Cor-Vent" corrugated plastic installed in strict accordance with manufactures directions ready to receive capshingles or equal. Vents shall run continuous across ridges to within 6" of ends.
- 7.8 All soffit vents shall be vinyl vented soffit material as noted on drawings or as selected by owner. Match existing.
- 7.9 Install white aluminum gutters and leaders at additions to match existing. Gutters shall be single one length.
- 7.10 Provide a continuous 4" perforated PVC footing drain in 12" washed stone around perimeter of foundation at all areas where slabs are below grade. (See Sections.)

DIVISION VIII - DOORS AND WINDOWS

- 8.1 Interior Doors: The contractor may have doors pre-hung if he coordinates each door type. Doors shall be (1) panel prehung 1 3/4" thick solid wood or composite as selected by owner in sizes as indicated on plans. Hardware as provided by owner. Provide 1 1/2 pair butts on each door.
- 8.2 Windows : Sizes and types as shown on the drawings. All glazing shall be low-e insulated glass, units shall be equipped with screens and hardware for locking and operation. Units shall be in sizes and models as indicated on plans. Wood / clad units shall be as manufactured by "Andersen", and shall be finished as selected by owner.
- 8.3 All doors and windows with glazing less than 18" AFF shall be tempered glass.
- 8.4 French Doors: Shall be glazed with tempered, insulated glass complete with locks Wood / clad units shall be as manufactured by "Andersen", and shall be finished as selected by owner.

DIVISION IX - FINISHES

- 9.1 Gypsum Board: Gypsum board shall be 5/8" gypsum board, tapered edge. Provide "Dur-O-Rock" behind any ceramic tile areas.

Provide a three coat compound and sanding finish over all gypsum board areas in preparation for paint and/or other finish.

Provide 5/8" firecode "C" Gypsum board in areas where fire-rating as required, in thickness of one layer for one hour wall and two layers for two hour walls.

- 9.2 Ceramic Tile: Install owner supplied ceramic tile at areas indicated on plans. Tile shall be in sizes as selected by Owner, and installed over 1/2" plywood underlayment laid over 3/4" plywood subfloor. Set tile in a setting bed and grout according to manufacturer's installation instructions. A one-part mildew-resistant silicone sealant shall be applied over tile in non-traffic areas. A multi-part pourable urethane sealant shall be used in high-traffic areas. Contractor may elect to install tile over reinforced cement mud job as an alternate.
- 9.3 Marble Thresholds: Shall be ASTM C 503 and as follows: Color to be white with a honed finish. Classification to be "Group A" as per the M.I.A. soundness classification.
- 9.4 Painting and Staining: (if included)

Materials: Unless otherwise specified, exterior stain or paint shall be manufactured by "Benjamin Moore". Stain or paint of all exterior surfaces, including trim, doors, windows, fascias, soffits, columns, railings shall be selected by the owner.

Workmanship and Construction: Contractor shall furnish and lay drop cloths in all areas where painting is done and shall protect floors and other work from damage during the process of this work. Oily rags and waste must be removed from the building at the end of each work day. Upon completion of work, the painter shall clean off all paint spots from glass, hardware and other items not to be painted, and clean the windows thoroughly.

Painting contractor is responsible for all putty work and finish sanding.

a. Interior: It is the intention of this specification to require two (2) coats of paint or stain to all unfinished surfaces inside the building, the taping of all sheetrock surfaces, and painting of the same as indicated. Interior trim around doors and windows, and base trim shall receive (2) coats of semi-gloss latex paint.

Interior Flooring and Stairs: Interior wood finish flooring shall receive (1) coat of stain under (1) coat of sealer under (2) coat of polyurethane. Interior stairs and handrail will receive (1) coat of stain (in color to match finish flooring if present, or as selected by Owner) under (2) coats of polyurethane.

DIVISION X - SPECIALTIES

- 10.1 Mirrors: Shall be supplied by owner and installed in areas shown and in sizes as indicated by plans. Material shall be 1/4" thick polished plate with polished edges and properly glued to surface.
- 10.2 Accessories: Install owner supplied bathroom accessories. at locations verified in field.

DIVISION XI - MECHANICAL

- 11.1 Plumbing: It is the intention of this specification to require conection to the existing water supply and waste water evacuation system. The contractor shall supply and install the equipment, fixtures and fittings as selected by the owner and located on the drawings in full conformance with the applicable local and national plumbing codes. Contractors shall supply certificates of inspection and compliance to the owner upon completion.
- 11.2 Heating: (see suplimental instruction to bidders for detailed HVAC requirements. Provide heating to all new finished area's to comply with section R303.8 of the Residential Building Code of the State of New York.

- 11.3 Cooling: see heating above.
- HVAC NOTE:
All mechanical / HVAC work to be filed separately by mechanical sub contractor. (if required)

DIVISION XII - ELECTRICAL

- 12.1 It is the intention of this specification to require connection to the existing electrical system as per the fire Prevention and Building Code or any agency having authority. The systems and each of its components shall conform to all applicable codes. All equipment and fixtures shall be selected by the owner. The contractor shall supply the owner with certificates of inspection and compliance upon completion. All required panels and subpanels are assumed to be included.

ENERGY STATEMENT

To the best of my knowledge, belief and professional judgement, such plans and specifications are in compliance with the current version of the 2020 Energy Conservation Construction Code of NYS

GENERAL NOTE

Not all portions of this specification may be applicable to the proposed project. Contractors to verify any and all discrepancies with Architect prior to submitting contruction proposal.

SMOKE / CARBON MONOXIDE DETECTORS

Provide & install hard wired, interconnected smoke detectors and carbon monoxide detectors to all portions of the residence as required by current version of the New York State Residential Building Code or any other applicable code.

ARC-FAULT PROTECTION:
Arc-Fault circuit-interrupter protection shall be provided as per E3902.16 of the 2020 Residential Code of NYS

DRAWING LIST

SHEET	TITLE
A-100	SPECIFICATIONS & GENERAL NOTES
A-101	PROPOSED FIRST FLOOR PLAN
A-201	PROPOSED EXTERIOR ELEVATIONS
A-301	KITCHEN LAYOUT & INTERIOR ELEVATIONS
E-101	ELECTRICAL / LIGHTING PLAN
X-101	EXISTING FLOOR PLAN W/ DEMO NOTES
X-201	EXISTING EXTERIOR ELEVATIONS

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA	
GROUND SNOW LOAD	30 psf
WIND DESIGN	
WIND SPEED	115-120 mph
TOPOGRAPHIC EFFECTS	NO
SPECIAL WIND REGION	YES
WIND-BORN DEBRIS ZONE	NO
SEISMIC DESIGN CATAGORY	C
SUBJECT TO DAMAGE	
WEATHERING	SEVERE
FROST DEPTH	42"
TERMITE	MODERATE/HEAVY
WINTER DESIGN TEMPATURE	7°F
ICE BARRIER UNDERLAYMENT REQUIEMENT	YES
FLOOD HAZARDS	MAP 36119C0261F
AIR FREEZING INDEX	1500 OR LESS
MEAN ANNUAL TEMPATURE	51.6 °F

DESIGN LOADS (for areas of new construction)	
GROUND SNOW LOAD	30 psf.
LOWER FLOOR LIVE / DEAD LOAD	40 / 12 psf.
UPPER FLOOR BED. LIVE / DEAD	30 / 12 psf.
UPPER FLOOR OTHER LIVE / DEAD	40 / 12 psf.
ROOF LIVE / SNOW LOAD	30 / 15 psf.

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William P Witt Architects, PLLC

WILLIAM P WITT ARCHITECT

268 Route 202, Somers NY 10589
914-276-0225 bwittarch@gmail.com

Project Title

INTERIOR ALTERATIONS

POLLAK RESIDENCE

17 DOGWOOD LANE
IRVINGTON, NY 10533

PROJECT
SPECIFICATIONS

Scale AS NOTED



Date 02/17/21
Drawing By W.P.W.

Drawing No.

A-100

THESE DOCUMENTS ARE INSUFFICIENT FOR
CONSTRUCTION WITHOUT THE SEAL AND SIGNATURE OF
THE ARCHITECT OF RECORD.

LIGHT & VENTILATION CALCULATIONS						
ROOM	FLOOR AREA	LIGHT REQUIRED-8%	LIGHT PROVIDED	VENTILATION REQUIRED-4%	VENTILATION PROVIDED	COMPLIANCE
FIRST FLOOR						
KITCHEN/ DINING ROOM	431 sq.ft.	34.4 sq.ft.	34.5 sq.ft.	17.2 sq.ft.	21.4 sq.ft.	YES
DEN	309 sq.ft.	24.7 sq.ft.	49.7 sq.ft.	12.4 sq.ft.	30.9 sq.ft.	YES

NOTES:
PROVIDE FOR A MIN. OF 90 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES AS HIGH EFFICACY LAMPS PER R404 OF THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NYS.

EXHAUST NOTES:
1. ALL BATH, LAUNDRY & KITCHEN HOOD VENTS TO EXIT A MIN. 3' MIN. FROM ANY EXTERIOR OPENING.
2. PROVIDE BACKDRAFT DAMPER AT ALL EXHAUSTS VENTS AT EXTERIOR.
3. PROVIDE MINIMUM EXHAUST RATES AS PER 2020 RESIDENTIAL CODE OF NYS

FIRST FLOOR NOTES:

- PAINT ALL NEW & EXISTING WALLS, TRIM & CLG. SURFACES AT KITCHEN, DINING AREA, DEN, LIVING ROOM, ENTRY & STAIR HALL IN COLORS AS SELECTED BY OWNER. PROVIDE TOUCH UPS AT OTHER AREAS AS REQUIRED DUE TO RENOVATIONS.
- REMOVE FLOOR FINISHES AT EXISTING KITCHEN & DEN. PREP FOR NEW WOOD - 2 1/4" x 3/4" OAK STRIP FLOORING TO MATCH EXIST. AT LIVING & DINING ROOM. FINISH AS SELECTED BY OWNER.
- REFINISH EXISTING WOOD FLOORING @ FRONT ENTRY, LIVING RM, DINING RM, HALLWAY TO BEDROOMS AND EXISTING STAIR TREADS. (BEDROOMS TO REMAIN AS IS) FINISH AS SELECTED BY OWNER.
- INSTALL OWNER SUPPLIED DOOR HARDWARE & LIGHT FIXTURES.
- INSTALL EXTERIOR DOORS AND WINDOWS AS PER FLOOR PLANS, ELEVATIONS & WIN. SCHEDULE IN LOCATIONS AS NOTED ON PLANS.
- INSTALL NEW INTERIOR TRIM (MOLDINGS) AT AREAS OF NEW WORK TO MATCH EXISTING OR AS NOTED ON DRAWINGS. PROVIDE SAMPLES TO OWNER PRIOR TO PURCHASE AND INSTALLATION. 5 1/2" BASE, 3 1/2" CASING & 3 1/2" CROWN AS PER DETAILS. PATCH ALL EXISTING TRIM AT FRONT ENTRY TO MATCH EXISTING AFTER WIDENING OPENING INTO NEW KITCHEN.
- MODIFY EXISTING FIRST FLOOR ELECTRICAL / LIGHTING AS REQUIRED TO ALLOW FOR INTERIOR MODIFICATIONS. SEE SHEET E-101.
- RELOCATE / MODIFY THE EXISTING HVAC SYSTEM AS REQUIRED TO ALLOW FOR INTERIOR MODIFICATIONS. INDIVIDUAL WALL UNITS TO BE RELOCATED AS REQ'D. PROVIDE FOR MIN. (2) HOT WATER BASED TOE KICK HEATERS IN KITCHEN.

VENT KITCHEN- EXHAUST HOOD TO EXTERIOR AS PER M1503 - MIXER OF THE 2020 RESIDENTIAL CODE OF NYS

36" Ref.

30" Pantry

MATCH EXIST. TRIM, CASING, BASE & CROWN. @ FOYER SIDE OF WIDENED OPENING.

UP 14R.

NOTE: PROVIDE A \$3,000 ALLOWANCE FOR REPLACING EXISTING STAIR RAILINGS. AS SELECTED BY OWNER (MATERIAL & LABOR).

FIRST FLOOR PLAN

1/4" = 1'-0"

WINDOW AND EXTERIOR DOOR SCHEDULE							
WIN.	QNTY.	MFR.	TYPE	MODEL	ROUGH OPENING	DIVIDED LIGHTS	LOCATION
A	1	ANDERSEN	CASE	C335	6'-0 3/8" x 3'-5 3/8"	SEE ELEVATIONS	SEE PLANS
B	1	ANDERSEN	CASE	C345	6'-0 3/8" x 4'-5 3/8"		
C	1	ANDERSEN	SLDNG. DOOR	FWG120611-4	11'-9 3/4" x 6'-11"		

WINDOW & EXTERIOR DOOR NOTES:

- ALL NEW WINDOWS & EXTERIOR FRENCH DOORS TO BE AS MFR'D BY "ANDERSEN" (WOOD UNITS) H.P. LOW E GLASS SUPPLY AND INSTALL SCREENS (WHITE) ON ALL NEW OPERABLE UNITS. 7/8" SIM. DIVIDED LITES AS PER ELEVATIONS.
- ANY NEW WINDOW OR DOOR EXTENDING LESS THAN 18" ABOVE FINISHED FLOOR MUST BE TEMPERED.
- ALL NEW WINDOWS TO BE SUPPLIED W/ HARDWARE AS REQUIRED. VERIFY TYPE & FINISH W/ OWNER PRIOR TO ORDERING.
- ALL NEW EXTERIOR FRENCH DOORS TO BE SUPPLIED W/ OIL RUBBED BRONZE HARDWARE OR AS SELECTED BY OWNER.
- ALL EXTERIOR GLASS DOORS SHALL BE TEMPERED GLASS. VERIFY WEATHER ADDITIONAL UNITS SHOULD BE TEMPERED.
- SEE ELEVATIONS FOR SWING ACTION OF ALL OPERABLE UNITS.
- VERIFY ALL WINDOW AND EXTERIOR DOOR OPTIONS W/ OWNER PRIOR TO ORDERING. (COLOR, GRILLS, SCREENS, AND HARDWARE TYPE & COLOR)
- CONTRACTOR RESPONSIBLE FOR VERIFYING ROUGH OPENINGS OF ALL EXISTING WINDOWS TO BE REPLACED PRIOR TO ORDERING. NOTIFY ARCHITECT IF ASSUMED HEADERS ARE NOT PRESENT, UNDERSIZED OR DAMAGED.

LEGEND

- EXIST. CONC. FOUNDATION WALL TO REMAIN
- NEW CONC. FOUNDATION WALL
- EXIST. FRAME WALL TO REMAIN
- NEW FRAME WALL
- EXIST. FRAME WALL TO BE REMOVED

Occupancy classification: R-3 existing & proposed
Construction Type: 5b existing & proposed

ENERGY STATEMENT

To the best of my knowledge, belief and professional judgement, such plans and specifications are in compliance with the current version of the Residential Code of NYS and the Energy Conservation Construction Code of NYS

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WILLIAM P WITT ARCHITECTS

268 Route 202, Somers NY 10589
914-276-0225

INTERIOR ALTERATIONS

POLLAK RESIDENCE

17 DOGWOOD LANE
IRVINGTON, NY 10533

PROPOSED
FIRST FLOOR

Scale 1/4" = 1'-0"

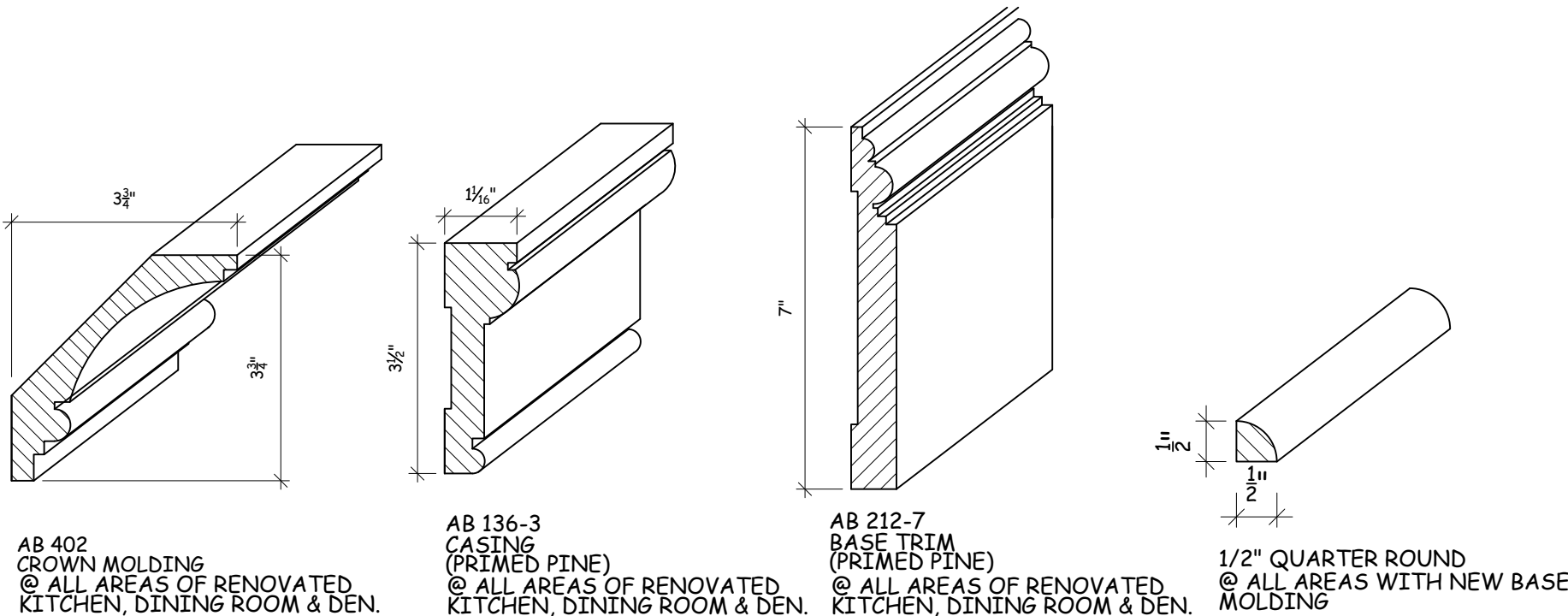


Date 2/22/21
Drawing By A.O.

Drawing No.

A-101

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MILLWORK DETAILS

NOT TO SCALE

- GENERAL NOTES:
- IT IS THE INTENTION OF THESE DRAWINGS TO REQUIRE THAT NEW EXTERIOR MATEIRALS. METHODS AND DETAILS MATCH EXISTING TO THE GREATEST EXTENT POSSIBLE. NOTIFY OWNER & ARCHITECT IF EXACT MATCHING CAN NOT BE ACHIEVED.
 - PATCH IN ALL EXTERIOR FINISHES AS REQUIRED AT AREAS WITH NEW WINDOWS & DOORS
 - PROVIDE OWNER W/ SAMPLES OF VINYL SIDING PRIOR TO INSTALLATION.
 - SEE SEPARATE DRAWINGS FOR DETAILS, MATERIALS, AND NOTES.

PROPOSED EXTERIOR MATERIALS & COLOR SCHEME			
ITEM	NAME	TYPE	COLOR
SIDING	SHINGLE	VINYL SHINGLE / SHAKE	BEIGE - TO MATCH EXISTING
WINDOWS	ANDERSEN	WOOD / VINYL CLAD CASEMENT	WHITE - TO MATCH EXISTING
TRIM	VINYL	3" +/- VINYL WINDOW & DOOR TRIM	WHITE - TO MATCH EXISTING
DOORS	PATIO DOORS	WOOD / VINYL CLAD CASEMENT	WHITE - TO MATCH EXISTING
ROOFING	N/A		EXISTING TO REMIAN
GUTTERS	N/A		EXISTING TO REMIAN
DECK	N/A		EXISTING TO REMIAN

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914-276-0225

INTERIOR ALTERATIONS
POLLAK RESIDENCE
17 DOGWOOD LANE
IRVINGTON, NY 10533

Project Title

PROPOSED
ELEVATIONS

Scale 1/4" = 1'-0"



Date 02/17/21
Drawing By A.O.

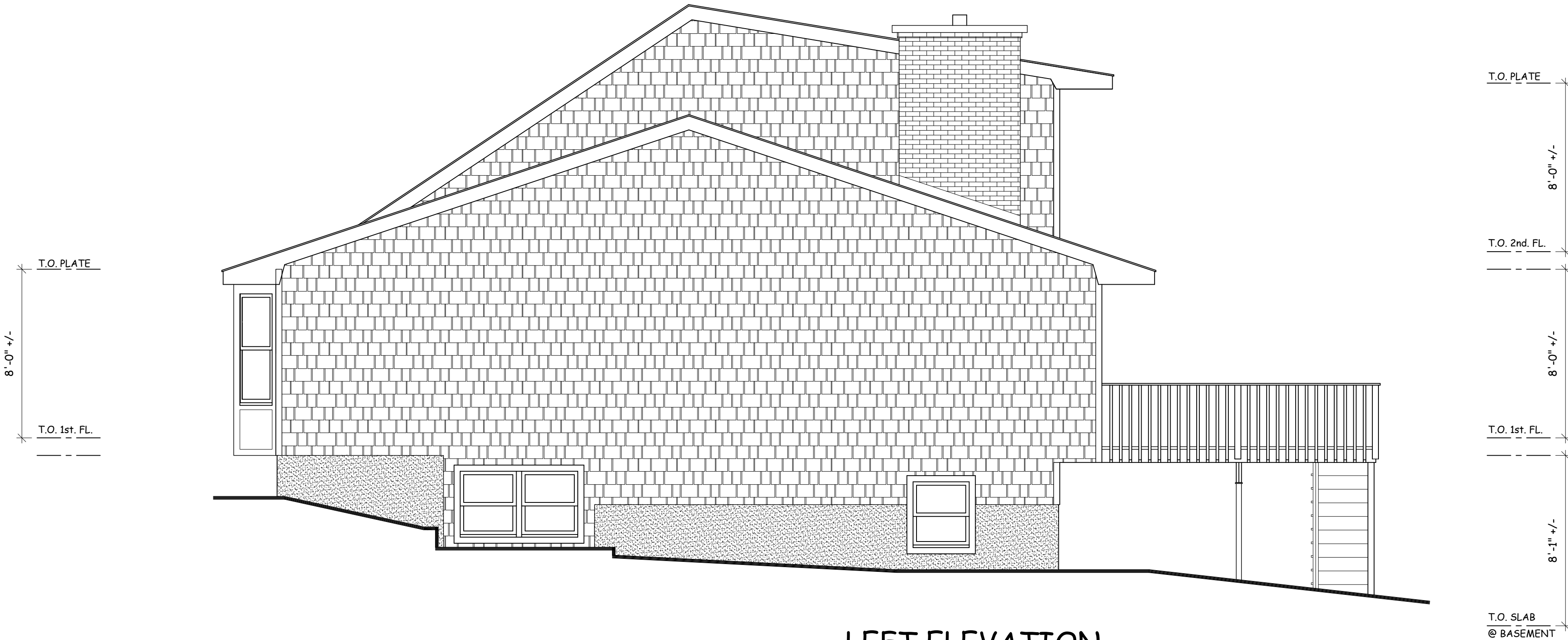
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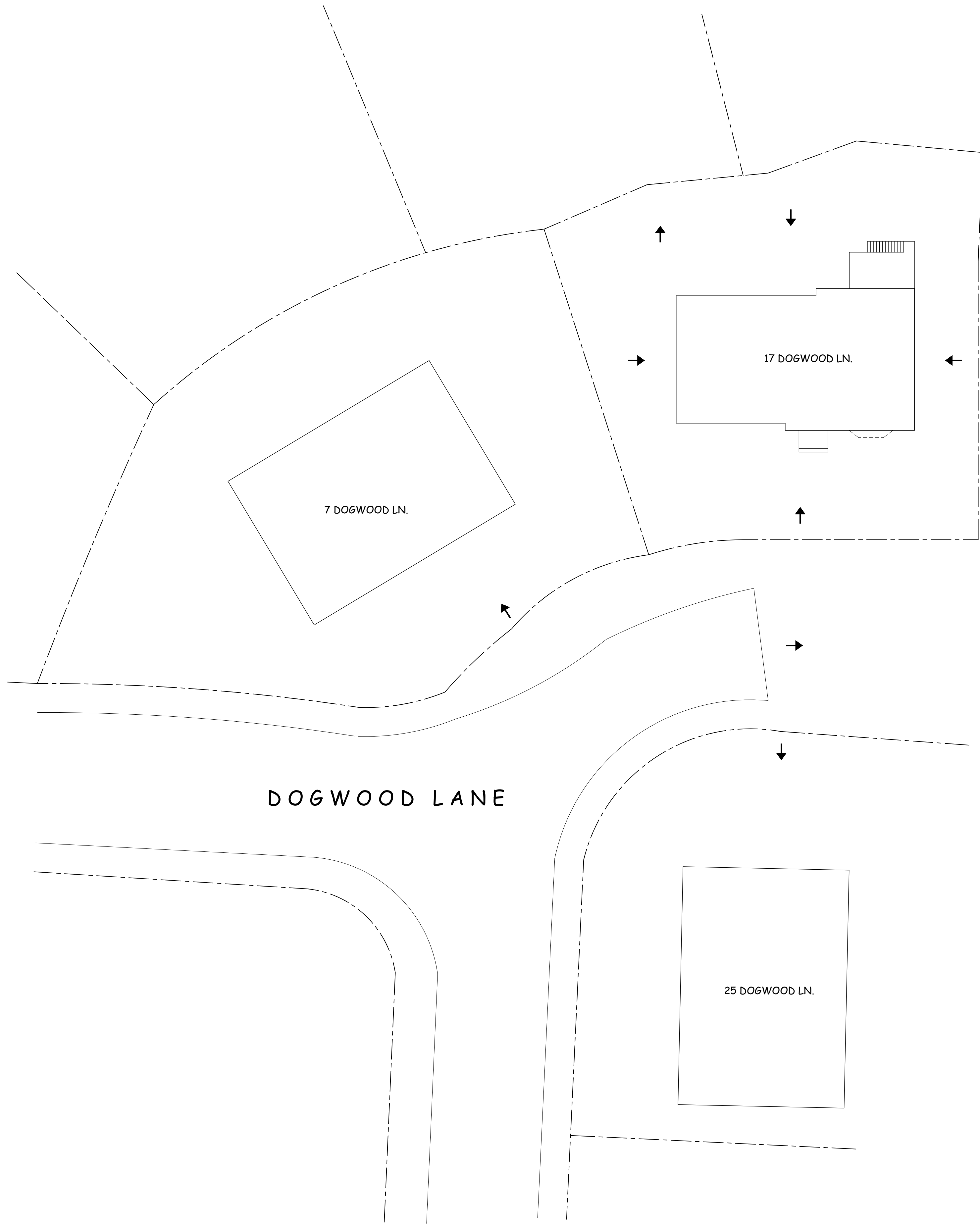
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REAR ELEVATION
1/4" = 1'-0"



LEFT ELEVATION
1/4" = 1'-0"



17 DOGWOOD LANE FRONT



17 DOGWOOD LANE REAR



FIELDPOINT ASSOCIATION



7 DOGWOOD LANE



17 DOGWOOD LANE RIGHT SIDE



17 DOGWOOD LANE LEFT SIDE



25 DOGWOOD LANE



REAR YARD VIEW FROM 17 DOGWOOD LANE

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Project Title

INTERIOR ALTERATIONS
POLLAK RESIDENCE
17 DOGWOOD LANE
IRVINGTON, NY 10533

Scale NOT TO SCALE

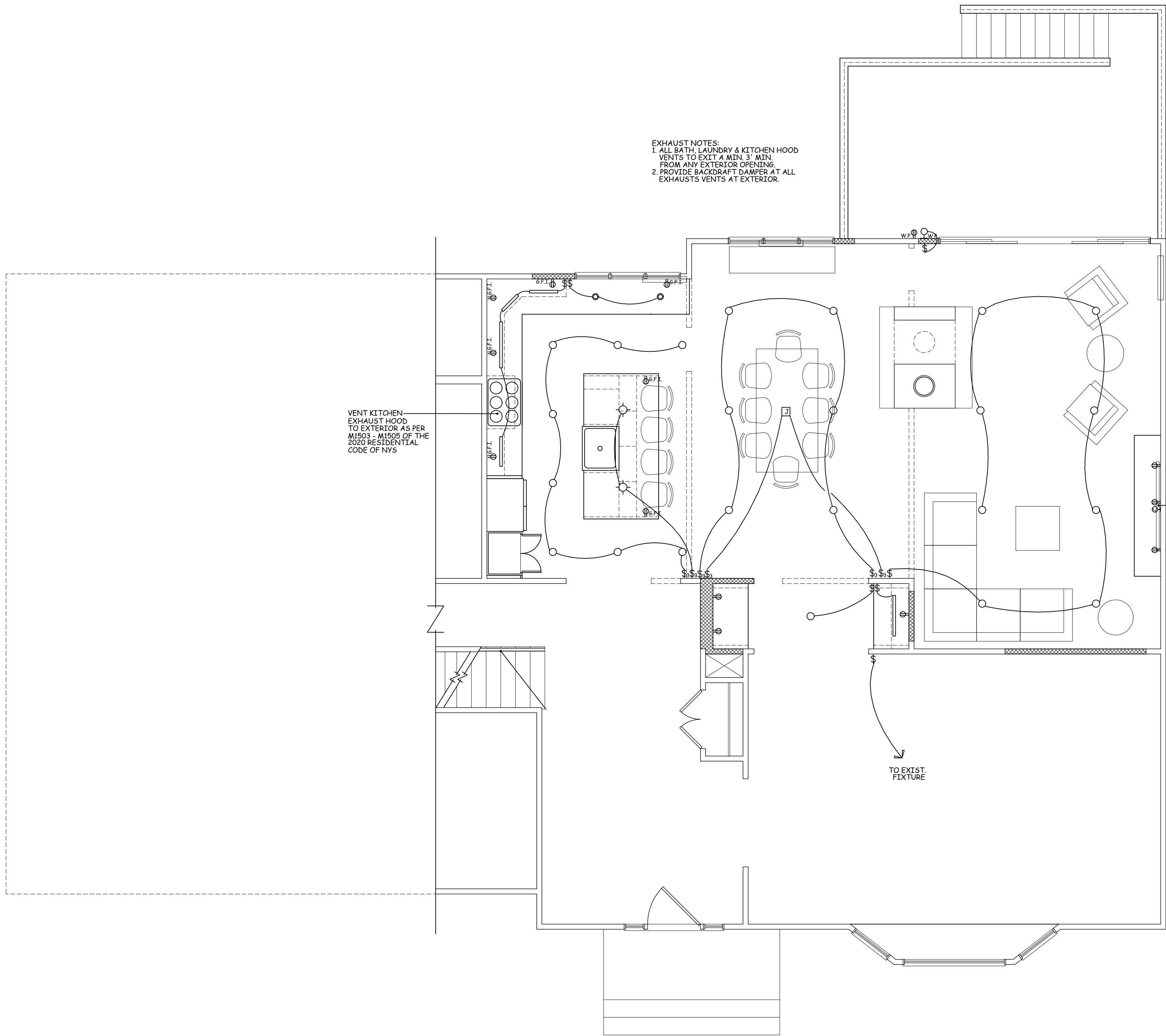


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ARB-1

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

ELECTRIC SYMBOLS	
⦿	DUPLEX OUTLET
⦿WP	WATER PROOF RECEPTICAL
⦿G.F.I.	G.F.I. RECEPTICAL
⦿	CABLE TV. OUTLET (R66 QUAD) HOME RUN
▽	TELEPHONE OUTLET (CAT 5E) HOME RUN
⊙	SURFACE MOUNTED LIGHT FIXTURE
○	5" RECESSED LIGHT W/ LED BULB & TRIM
⦿	3" RECESSED LIGHT W/ LED BULB & TRIM
⦿	CARBON MONOXIDE DET. (INSTALL AS REQ'D.)
\$	SINGLE POLE SWITCH
\$3	THREE POLE SWITCH
⦿	SMOKE ALARM (INTERCONNECTED)
—	UNDERCOUNTER LIGHTING
⦿	WALL MOUNTED LIGHT FIXTURE

- ELECTRICAL NOTES:
1. WALL OUTLETS AT AREA'S OF NEW WORK BY ELECTRICIAN AS REQ'D. BY CODE UNLESS OTHERWISE NOTED ON DRAWING.
 2. INSTALL HARDWIRED, INTERCONNECTED SMOKE DETECTORS W/ BATTERY BACKUP TO ALL AREA'S OF RESIDENCE AS REQ'D. BY CURRENT VERSION OF APPLICABLE CODE.
 3. PROVIDE HARDWIRED, CARBON MONOXIDE DETECTORS W/ BATTERY BACKUP LOCATE AS REQ'D. BY CURRENT CODE.
 4. VERIFY APPLIANCE & NEW MECHANICAL EQUIPMENT ELECTRICAL REQUIREMENTS W/ OWNER PRIOR TO ROUGH IN
 5. PROVIDE OWNER W/ \$250 ALLOWANCE FOR THE SELECTION & INSTALLATION OF DIMMER SWITCHES. VERIFY LOCATIONS.
 6. PROVIDE FOR A MIN. OF 90 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES AS HIGH EFFICIENCY LAMPS PER THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NYS.
 7. ALL BATH, LAUNDRY & KITCHEN EXHAUST VENTS TO EXIT A MIN. OF 3' FROM ANY EXTERIOR OPENING. PROVIDE BACKDRAFT DAMPER AT ALL EXHAUST VENTS.
 8. ALL RECESSED LIGHTS IN CONTACT W/ ROOF OR FLOOR INSULATION TO BE BOTH IC & UL RATED.

- KITCHEN ELECTRICAL NOTES:
1. KITCHEN REQUIREMENTS:
 - * ELECTRIC INDUCTION COOKTOP
 - * (2) ELECTRIC OVEN
 - * DISHWASHER
 - * EXHAUST HOOD
 - * REFRIG.
 - * MICROWAVE OVEN
 - * UNDER CAB. LIGHTS
 - * G.F.C.I. WALL OUTLETS
 - * WINE COOLER
 - * GARBAGE DISPOSAL
 2. VERIFY CENTER OF KITCHEN ISLAND PRIOR TO ROUGHING IN CLG. FIXTURES.
 3. SEE FINAL KITCHEN PLAN BY OTHERS AND VERIFY APPLIANCE REQUIREMENTS PRIOR TO ROUGH.
 4. VERIFY KITCHEN COUNTER ELECTRICAL OUTLET LOCATIONS W/ KITCHEN SUPPLIER

LIGHTING NOTE:
PROVIDE FOR A MIN. OF 90 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES AS HIGH EFFICIENCY LAMPS PER 404 OF THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NYS.

Occupancy classification: R-3 existing & proposed
Construction Type: 5b existing & proposed

ENERGY STATEMENT
To the best of my knowledge, belief and professional judgement, such plans and specifications are in compliance with the current version of the Residential Code of NYS and the Energy Conservation Construction Code of NYS

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268 Route 202, Somers NY 10589
914-276-0225

Project Title

INTERIOR ALTERATIONS
POLLAK RESIDENCE
17 DOGWOOD LANE
IRVINGTON, NY 10533

PROPOSED
ELECTRICAL
PLAN

Scale 1/4" = 1'-0"

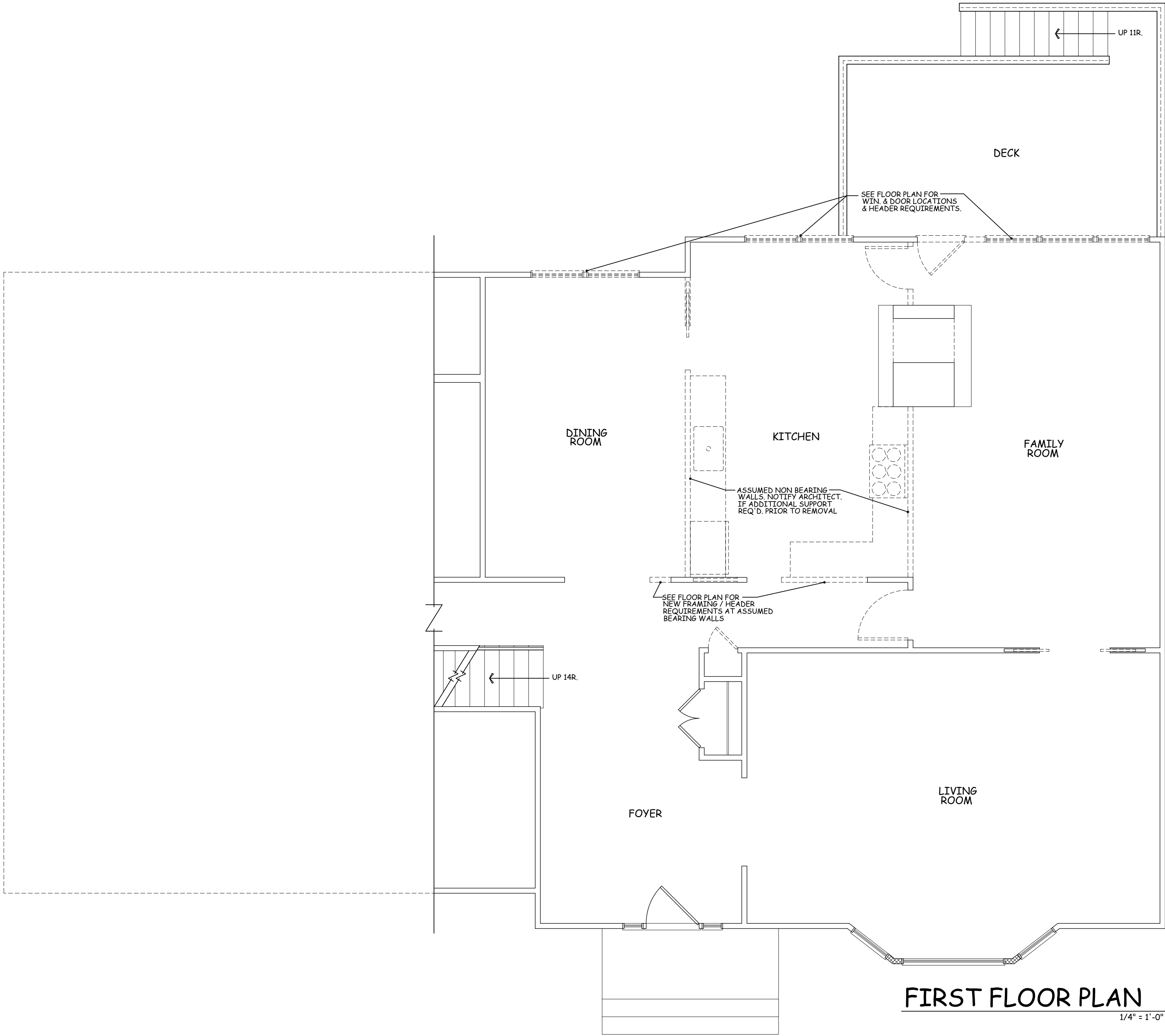


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Drawing No.

E-101

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- LEGEND
- EXIST. CONC. FOUNDATION WALL TO REMAIN
 - EXIST. CONC. FOUNDATION WALL TO BE REMOVED
 - EXIST. FRAME WALL TO REMAIN
 - EXIST. FRAME WALL TO BE REMOVED

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Scale 1/4" = 1'-0"

Date 02/17/21
Drawing By A.O.

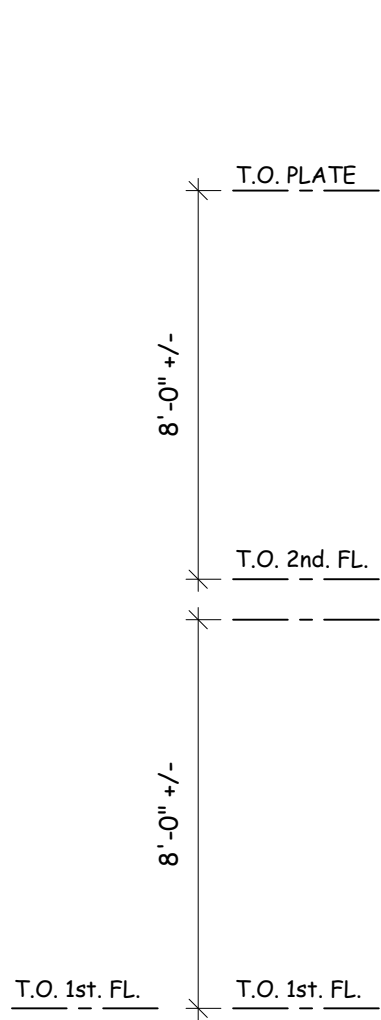
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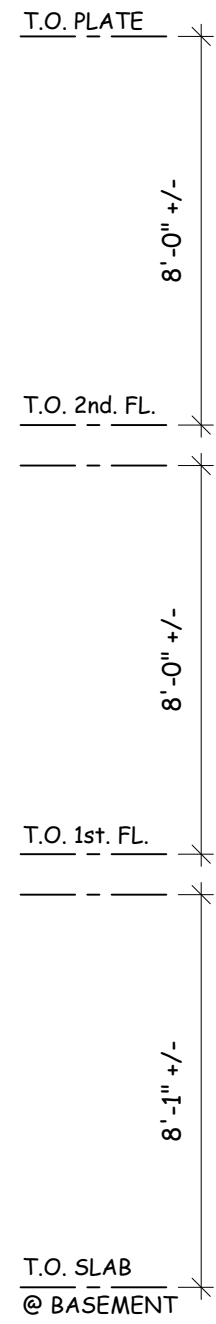
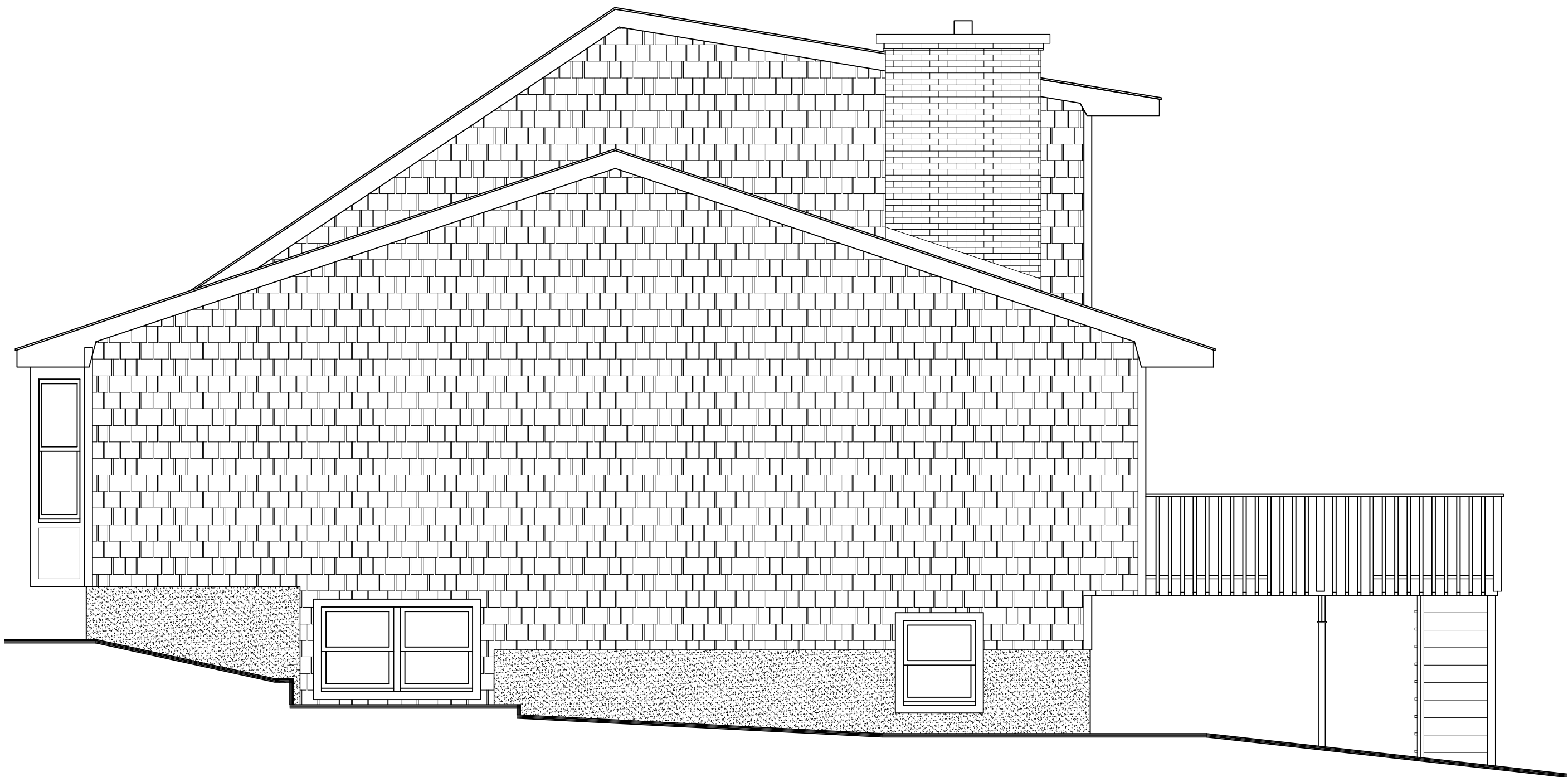
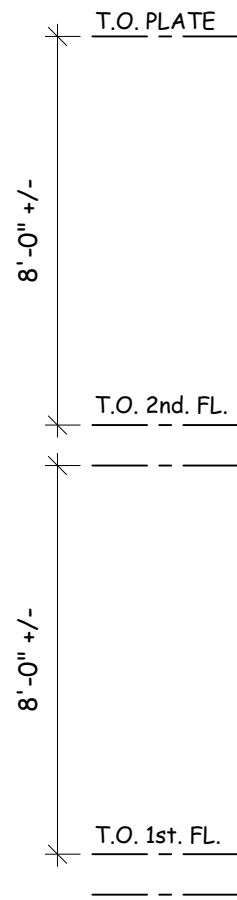
EXISTING
FIRST FLOOR
PLAN & DEMO

Project Title
INTERIOR ALTERATIONS
POLLAK RESIDENCE
17 DOGWOOD LANE
IRVINGTON, NY 10533

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268 Route 202, Somers NY 10589
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REAR ELEVATION
1/4" = 1'-0"



LEFT ELEVATION
1/4" = 1'-0"

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Project Title

INTERIOR ALTERATIONS
POLLAK RESIDENCE
17 DOGWOOD LANE
IRVINGTON, NY 10533

EXISTING
ELEVATIONS

Scale 1/4" = 1'-0"



Date 02/17/21
Drawing By A.O.

Drawing No.

X-201