

APPLICATION FOR BUILDING PERMIT

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

Application Number:	307	Date:	03/17/2021
Job Location:	129 RUTTER DUBOIS LN	Parcel ID:	2.111-59-11
Property Owner:	Balet, Steven	Property Class:	1 FAMILY RES
Occupancy:	One/ Two Family	Zoning:	IF-20
Common Name:			

Applicant	Contractor
STEVEN BALET (OWNER)	Mark Galgano
129 RUTTER DUBOIS LANE	
IRVINGTON NY.	
917-757-8887	914-403-3078

Description of Work

Type of Work:	Exterior alteration or renovations	Applicant is:	Architect
Work Requested by:	The Owner	In association with:	William P. WSB
Cost of Work (Est.):	35000.00	Property Class:	1 FAMILY RES

Description of Work

**Modify and renovate an existing rear deck. Install new stair, deck boards and railing.
Install new exterior door and window at existing basement.**

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: 129 RUTTER DUBOIS LN

Parcel Id: 2.111-59-11


AFFIDAVIT OF APPLICANT

I STEVEN BALET ^{RESIDES} being duly sworn, depose and says: That s/he ~~does business as:~~ with offices at: 129 RUTTER Dubois and that s/he is:


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

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

Sworn to before me this 18th day of March of 2021


Notary Public / Commission of Deeds

Darius P. Chafizadeh
Notary Public State of New York
No. 02CH6069044
Qualified in Westchester County
Commission Expires November 1, ~~2014~~


Applicant's Signature

OWNER'S AUTHORIZATION

I Balet, Steven 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 917-751-8887 Owner email address SCBALET@gmail.com

- ☒ STEVEN BALET 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.

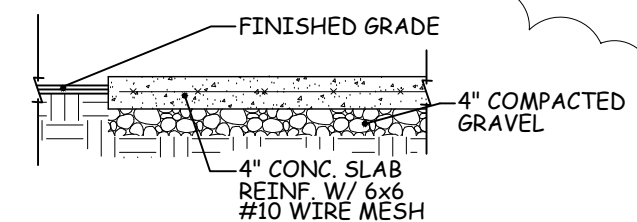
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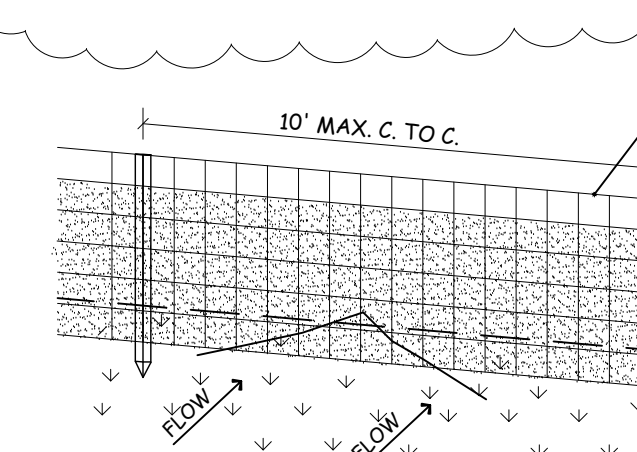

Applicant's Signature

$1/2^* = 1^* - 1$



TREE PROTECTION NOTES: NOT TO SCALE

1. NO MECHANICAL EXCAVATION WITHIN THE DRIP LINE OR CRZ. OF ANY PROTECTED TREE (HAND DIG ONLY)
2. WHEN ROOTS ARE ENCOUNTERED IN ANY EXCAVATION, THE EXCAVATION SHALL BE PERFORMED BY A CERTIFIED ARBORIST UTILIZING PROPER METHODS, WHEN TRENCING FOR PIPING & ROOF DRAINAGE, THE EXCAVATION SHALL BE LIMITED TO BRIDGE ROOTS GREATER THAN 1" DIAMETER.
3. BACKFILL THE EXCAVATION AS SOON AS POSSIBLE AND WATER THE SOIL AROUND ROOTS TO AVOID AIR
4. NO WORK SHALL BE CONDUCTED BEYOND THE DISTURBANCE LIMIT LINE OR WITHIN ANY PROTECTIVE TREE BARRIER.
5. PROTECTIVE TREE BARRIERS ARE TO BE MAINTAINED AND THE DISTURBANCE LIMIT SITE WORK IS COMPLETE AND WITH APPROVAL FROM VILLAGE INSPECTOR
6. PROTECTION FENCING SHALL NOT BE INSTALLED CLOSER TO THE DISTURBANCE LIMIT LINE OF THOSE TREES TO BE SAVED UNLESS NOTED ON THE PLAN.



NTS

CONSTRUCTION SPECIFICATIONS

1. FILTER FABRIC TO EMBEDDED IN SOIL A MIN. OF 6 INCHES
2. INSPECTIONS SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE AS REQUIRED
3. SOIL FENCE TO BE REMOVED AT END OF CONSTRUCTION BUT NOT BEFORE ALL DISTURBED AREA ARE STABILIZED AND VEGETATED.
4. FOR SOIL FENCE INSTALLATION ON PAVED AREAS REMOVE PORTION OF ASPHALT NECESSARY TO TIE-IN THE FABRIC AND TO INSTALL THE POSTS THE PAVEMENT HAS TO BE RESTORED BEFORE FINAL SITE CLEANING.

N.T.S. (IF REQUIRED)

CONSTRUCTION SEQUENCE:

1. Install erosion control and tree protection measures.
2. Excavate for new deck footing
3. Erect deck structure
4. Remove erosion control and tree protection measures.

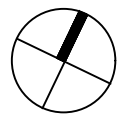
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA	
GROUND SNOW LOAD	30 psf
WIND DESIGN	
WIND SPEED	115-120 mph
TOPOGRAPHIC EFFECTS	NO
SPECIAL WIND REGION	YES
WIND-BORN DEBRIS ZONE	NO
SEISMIC DESIGN CATEGORY	C
SUBJECT TO DAMAGE	
WEATHERING	SEVERE
FROST DEPTH	42"
TERMITE	MODERATE/HEAVY
WINTER DESIGN TEMPERATURE	0°- 10°
ICE BARRIER UNDERLAYMENT REQUIREMENT	YES
FLOOD HAZARDS MAP # 36119C0261F	
AIR FREEZING INDEX	2000
MEAN ANNUAL TEMPERATURE	51.6 °F

COVERAGE CALCULATIONS	EXISTING	PROPOSED	INCREASE
MAIN HOUSE	1,910 sq.ft.	1,910 sq.ft.	0 sq.ft.
DECK & STEPS	410 sq.ft.	461 sq.ft.	51 sq.ft.
WALK WAYS	145 sq.ft.	145 sq.ft.	0 sq.ft.
PATIO (not under deck)	20 sq.ft.	0 sq.ft.	- 20 sq.ft.
FRONT COVERED PORCH	(included in main house sq.ft.)		0 sq.ft.
A/C EQUIP. PAD	12.5 sq.ft.	12.5 sq.ft.	0 sq.ft.
CONC. PAD @ deck stair	0 sq.ft.	8 sq.ft.	8 sq.ft.
STEPPING STONES	49 sq.ft.	49 sq.ft.	0 sq.ft.
* TOTAL COVERAGE	2,546.5 sq.ft.	2,585.5 sq.ft.	39 sq.ft.

* DRIVEWAY AREA NOT INCLUDED IN TOTAL

NOTE 1 / 81

NOTE: $1/8 = 1 - 0$



SHEET- LOT = 2.111-59-11 (05-10600004-129)
 LOT AREA = 12,568 sq.ft. / 0.288 AC.
 ZONE = 1F-20

SITE PLAN NOTES:

1. NO STEEP SLOPES EXIST WITHIN THE AREA OF NEW OR EXISTING CONSTRUCTION.
 2. NO EXISTING TREES WILL BE REMOVED IN ORDER TO CONSTRUCT PROPOSED ADDITION.
 3. SITE PLAN BASED ON SURVEY AS PREPARED BY J. A. KIRBY COMPANY LAND SURVEYORS DATED 02/24/2009. TOPO & SPOT ELEVATIONS BASED ON FIELD OBSERVATIONS & TOPO SURVEY MAP.
 4. NO EXISTING UTILITIES WILL BE DISTURBED BY THE PROPOSED WORK.
 5. EXISTING TOPOGRAPHY WILL REMAIN AS IS AND NO NEW RE-GRADING IS PROPOSED.
- VILLAGE ENGINEER NOTES:
1. THE BUILDING INSPECTOR OR VILLAGE ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF DEEMED APPROPRIATE TO MITIGATE UNPREGESSED EROSION AND EVIDENCE OF DISTURBED SOILS.
 2. AS-BUILT DRAWINGS OF SITE IMPROVEMENTS SHALL BE SUBMITTED TO THE VILLAGE ENGINEER FOR REVIEW PRIOR TO OBTAINING CERTIFICATE OF OCCUPANCY.
 3. CUT / FILL MATERIAL SHALL NOT BE IMPORTED OR EXPORTED FROM THE SITE
 4. NO EXISTING UTILITIES WILL BE DISTURBED BY PROPOSED WORK.

VILLAGE ENGINEER NOTES:

1. THE BUILDING INSPECTOR OR VILLAGE ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF DEEMED APPROPRIATE TO MITIGATE UNFORESEEN SILTATION AND EROSION OF DISTURBED SOILS.
2. AS BUILT DRAWINGS OF THE SITE IMPROVEMENTS SHALL BE SUBMITTED TO THE VILLAGE ENGINEER FOR REVIEW PRIOR TO OBTAINING CERTIFICATE OF OCCUPANCY.
3. CUT / FILL MATERIAL SHALL NOT BE IMPORTED OR EXPORTED FROM THE SITE
4. NO EXISTING UTILITIES WILL BE DISTURBED BY PROPOSED WORK.

WILLIAM P WITT ARCHITECT

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

INTERIOR RENOVATIONS
BALET / BORISOFF
RESIDENCE

129 RUTTER DUBOIS LANE
IRVINGTON, NY 10533

PROPOSED SITE PLAN

Scale **AS NOTED**

 Revised 01/12/21

Date 8/28/20
Drawing By A.O.

Drawing No.

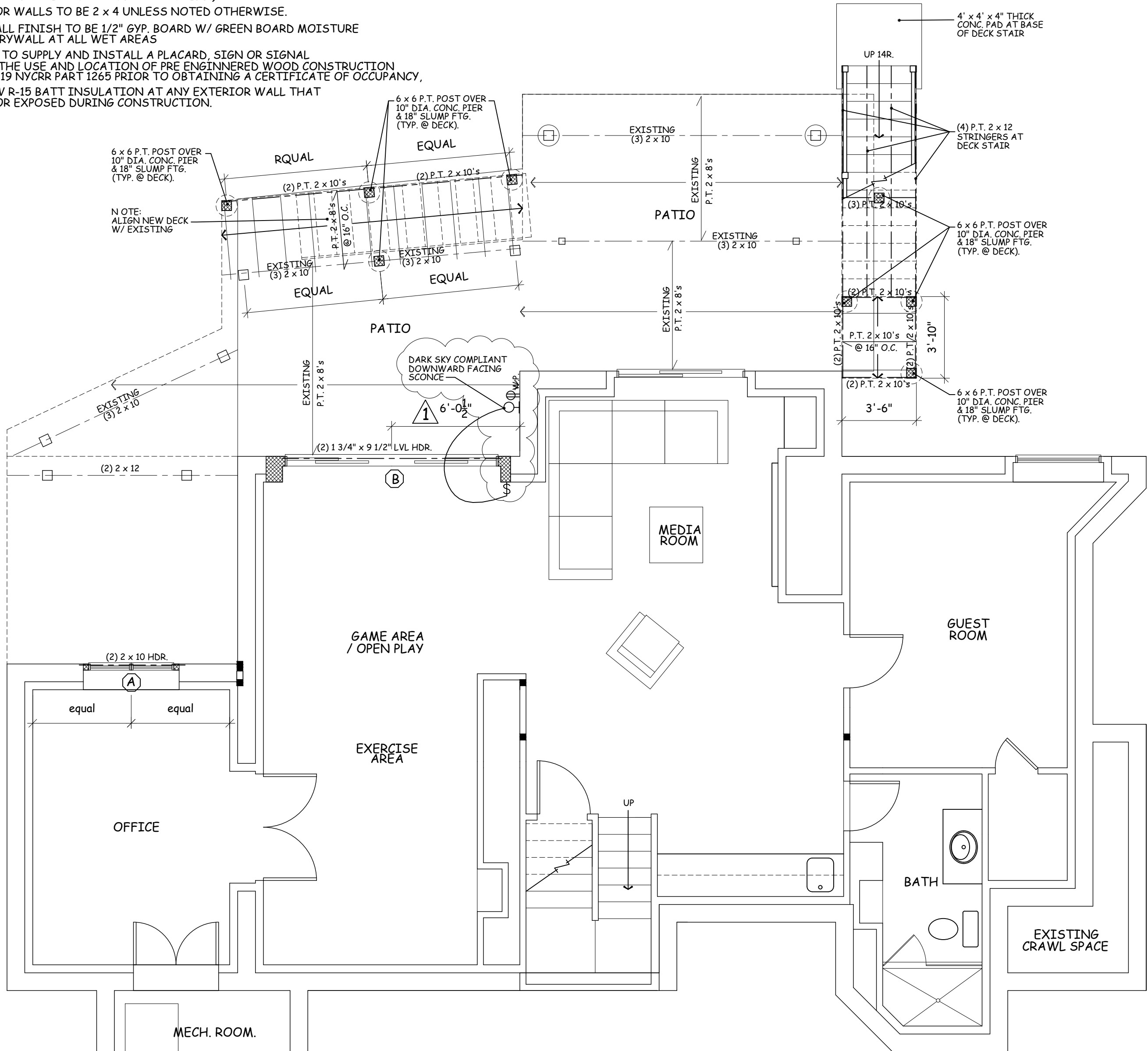
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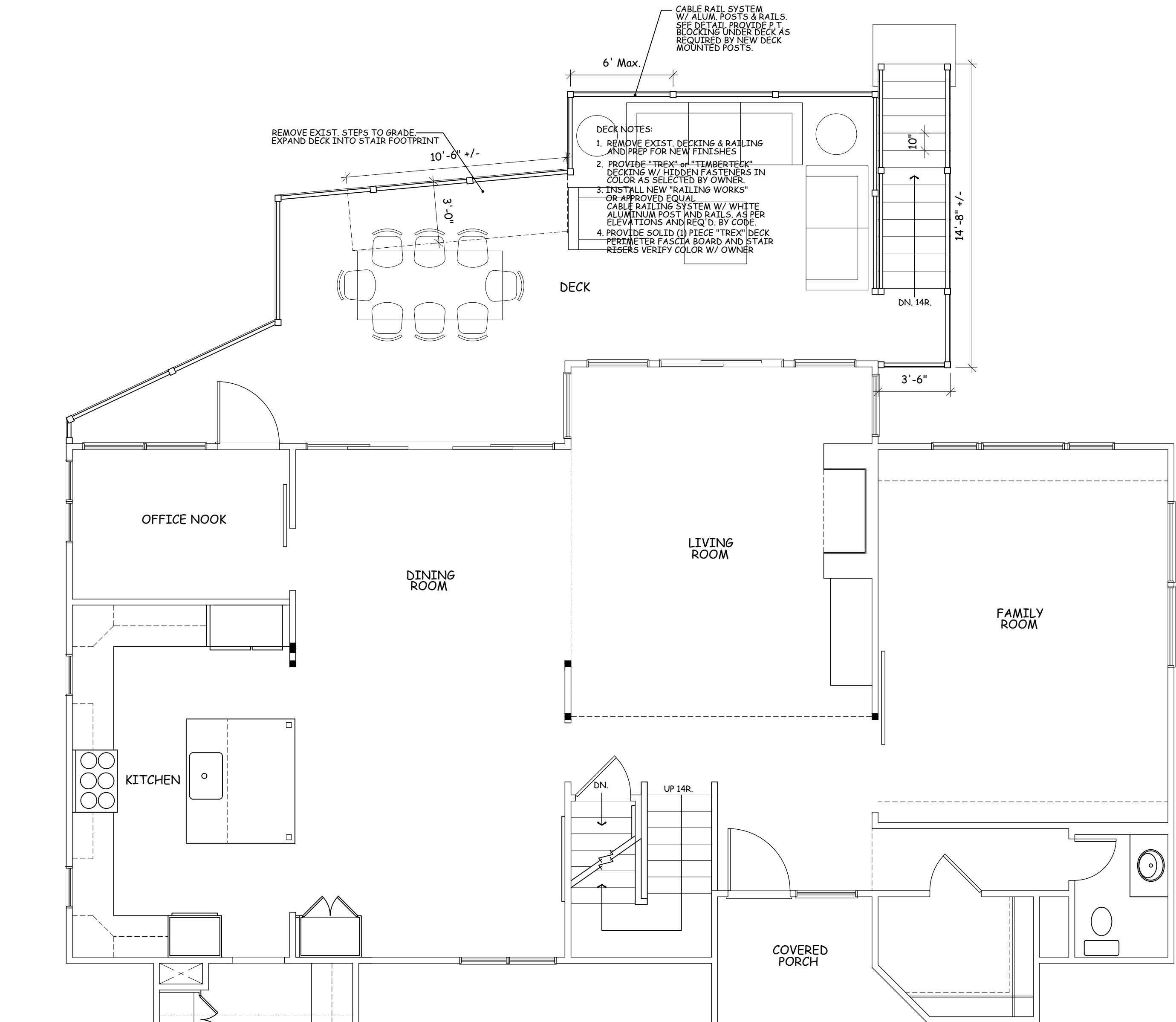
BASEMENT NOTES:

1. PAINT ALL NEW & EXISTING WALLS, TRIM & CLG. SURFACES AT ENTIRE FINISHED BASEMENT IN COLORS AS SELECTED BY OWNER.
2. REMOVE EXISTING FLOOR FINISHES AT ENTIRE BASEMENT AND PREP FOR NEW AS SELECTED BY OWNER.
3. INSTALL OWNER SUPPLIED DOOR HARDWARE, LIGHT FIXTURES, CABINETRY, PLUMBING FIXTURES AND TILE AT BATHROOM.
4. ALL NEW INTERIOR DOORS AND TRIM TO MATCH EXISTING UNLESS NOTED OTHERWISE. (6) PANEL WOOD DOORS, 1 x 4 CASING, 1 x 5 BASE (VERIFY SIZE AND TYPE AT FIRST FLOOR IN FIELD.)
5. NEW INTERIOR WALLS TO BE 2 x 4 UNLESS NOTED OTHERWISE.
6. INTERIOR WALL FINISH TO BE 1/2" GYP. BOARD W/ GREEN BOARD MOISTURE RESISTANT DRYWALL AT ALL WET AREAS.
7. CONTRACTOR TO SUPPLY AND INSTALL A PLACARD, SIGN OR SIGNAL INDICATING THE USE AND LOCATION OF PRE-ENGINEERED WOOD CONSTRUCTION AS PER TITLE 19 NYCRR PART 1265 PRIOR TO OBTAINING A CERTIFICATE OF OCCUPANCY.
8. INSTALL NEW R-15 BATT INSULATION AT ANY EXTERIOR WALL THAT ARE OPENED OR EXPOSED DURING CONSTRUCTION.



BASEMENT PLAN

1/4"=1'-0"



FIRST FLOOR PLAN

1/4"=1'-0"

CODE NOTES:

Code Compliance: All work and materials shall conform and comply with the current versions of the following authorities & codes:
2020 Energy Conservation Construction Code of NYS
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

OCCUPANCY & CONSTRUCTION TYPE:

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

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



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

INTERIOR RENOVATIONS
BALET / BORISOFF
RESIDENCE

129 RUTTER DUBOIS LANE
IRVINGTON, NY 10533

PROPOSED
FLOOR PLANS

Scale 1/4" = 1'-0"

Revised 03/15/21
Revised 01/12/21

Date 8/28/20
Drawing By A.O.

Drawing No.

A-101

WINDOW AND EXTERIOR DOOR SCHEDULE

WIN.	QNTY.	MFR.	TYPE	MODEL	ROUGH OPENING
A	1	ANDERSEN	CASEMENT	C24	4'-0 1/2" x 4'-0 1/2"
B	1	ANDERSEN	SLDNG. DOOR	NL6D120611-4	9'-9 3/4" x 6'-11"

WINDOW & EXTERIOR DOOR NOTES:

1. ALL NEW WINDOWS & EXTERIOR DOORS TO BE AS MFR'D. BY "ANDERSEN" (WOOD / CLAD UNITS) SUPPLY AND INSTALL SCREENS ON ALL NEW OPERABLE UNITS.
2. ANY NEW WINDOW OR DOOR EXTENDING LESS THAN 18" ABOVE FINISHED FLOOR MUST BE TEMPERED.
3. ALL NEW WINDOWS TO BE SUPPLIED W/ HARDWARE AS REQ'D. VERIFY TYPE & FINISH W/ OWNER PRIOR TO ORDERING.
4. ALL NEW EXTERIOR FRENCH DOORS TO BE SUPPLIED W/ BRUSHED CHROME HARDWARE OR AS SELECTED BY OWNER.
5. VERIFY ALL WINDOW AND EXTERIOR DOOR OPTIONS W/ OWNER PRIOR TO ORDERING. (COLOR, GRILLS, SCREENS, AND HARDWARE TYPE & COLOR) (MATCH EXISTING BROWN EXTERIOR)
6. ALL EXTERIOR GLASS DOORS SHALL BE TEMPERED GLASS. VERIFY WEATHER ADDITIONAL UNITS SHOULD BE TEMPERED.
7. SEE ELEVATIONS FOR SWING ACTION OF ALL OPERABLE UNITS.

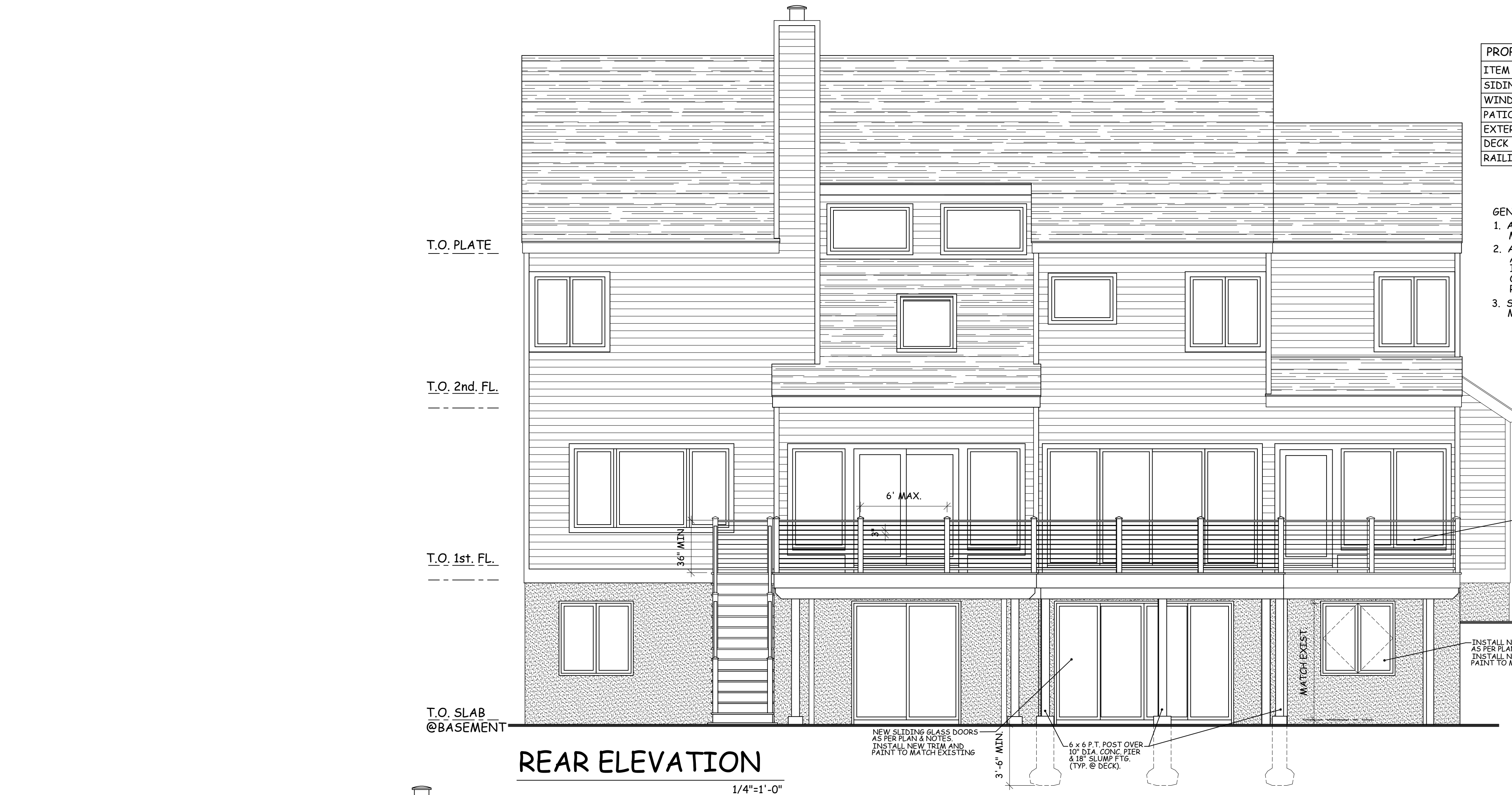
ELECTRIC SYMBOLS

⊕	DUPLEX OUTLET
⊕ _{WP}	WATER PROOF RECEPTICAL
⊕ _{G.F.I.}	G.F.I. RECEPTICAL
⊕	CABLE TV. OUTLET (RG6 QUAD) HOME RUN
⊕	SURFACE MOUNTED LIGHT FIXTURE
○	5" RECESSED LIGHT W/ LED BULB & TRIM
●	3" RECESSED LIGHT W/ LED BULB & TRIM
○	WALL MOUNTED LIGHT FIXTURE
○	EXHAUST FAN
⊕	SMOKE ALARM (INTERCONNECTED)
⊕	CARBON MONOXIDE DET. (INSTALL AS REQ'D.)
\$	SINGLE POLE SWITCH
\$	THREE POLE SWITCH
—	UNDERCOUNTER LIGHTING
⊕	HEAT DETECTOR (INSTALL AS REQ'D. BY CODE)

EXHAUST NOTES:
1. ALL NEW BATH AND LAUNDRY VENTS TO EXIT A MIN. FROM ANY EXTERIOR OPENING.
2. PROVIDE BACKDRAFT DAMPER AT ALL EXHAUSTS VENTS AT EXTERIOR.

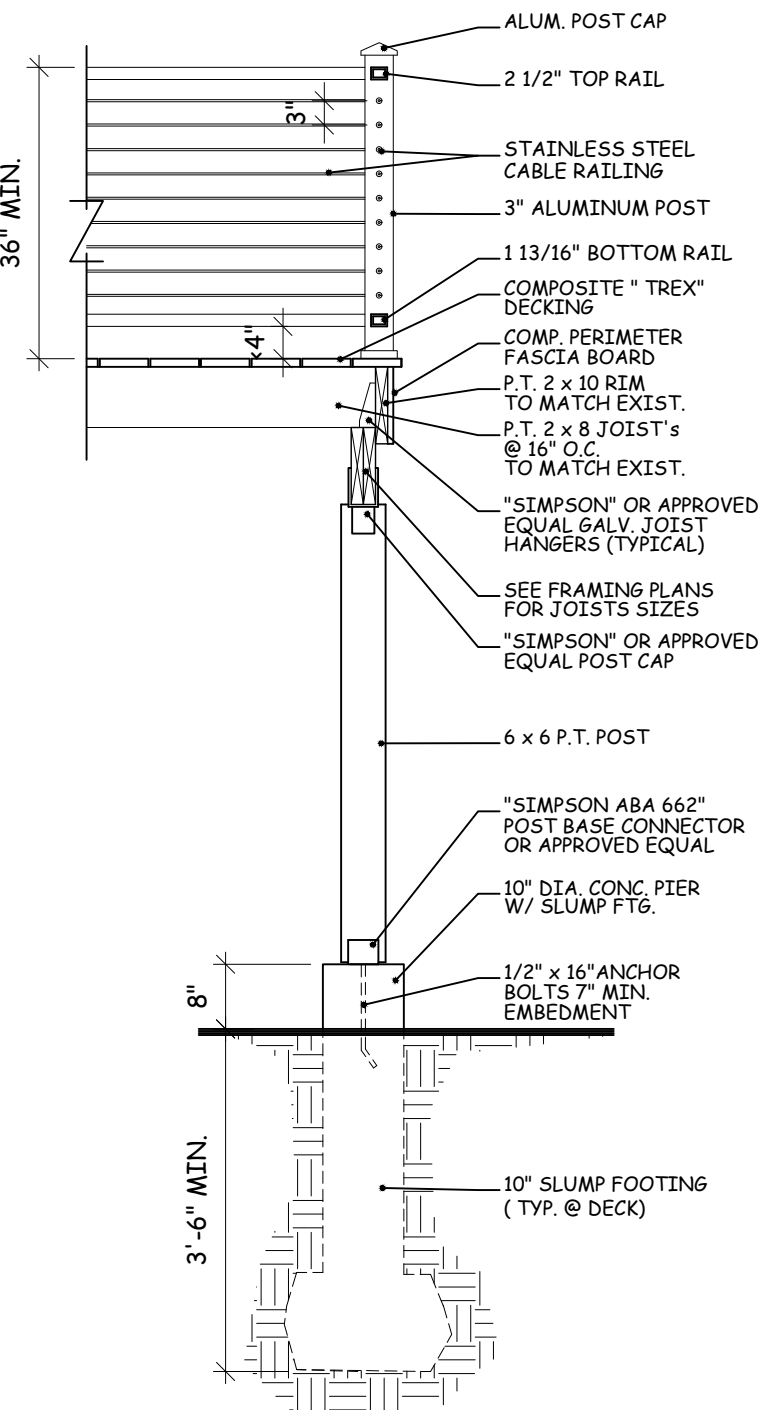
ELECTRICAL NOTES:

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/ \$200 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.



PROPOSED EXTERIOR MATERIALS & COLOR SCHEME				
ITEM	NAME	TYPE	COLOR	NOTES
SIDING	CLAPBOARD	CEDAR CLAPBOARD SIDING	BLUE- GRAY	TO MATCH EXIST.
WINDOWS	ANDERSEN	WOOD / CLAD CASEMENTS	TERRATONE	TO MATCH EXIST.
PATIO DOOR	ANDERSEN	WOOD / CLAD CASEMENTS	TERRATONE	TO MATCH EXIST.
EXTER. TRIM	PRIMED CEDAR	1 x () & 5/4"x ()	WHITE	TO MATCH EXIST.
DECK	TREX / TIMBERTECK	COMPOSITE DECKING	GRAY	
RAILING	TREX	CABLE RAILING W/ WHITE POST	WHITE	W/ STAINLESS CABLES

- GENERAL NOTES:
1. ALL EXTERIOR FINISH COMPONENTS TO MATCH EXISTING.
 2. ALL SIDING AND TRIM PATCHES, REPAIRS AND REPLACEMENT SHALL MATCH EXIST. IN TERMS OF PRODUCT AND FINISH COLOR. OR AS REQ'D BY THE FIELDPOINT DESIGN REVIEW GUIDELINES.
 3. SEE SEPARATE DRAWINGS FOR DETAILS, MATERIALS, AND NOTES.



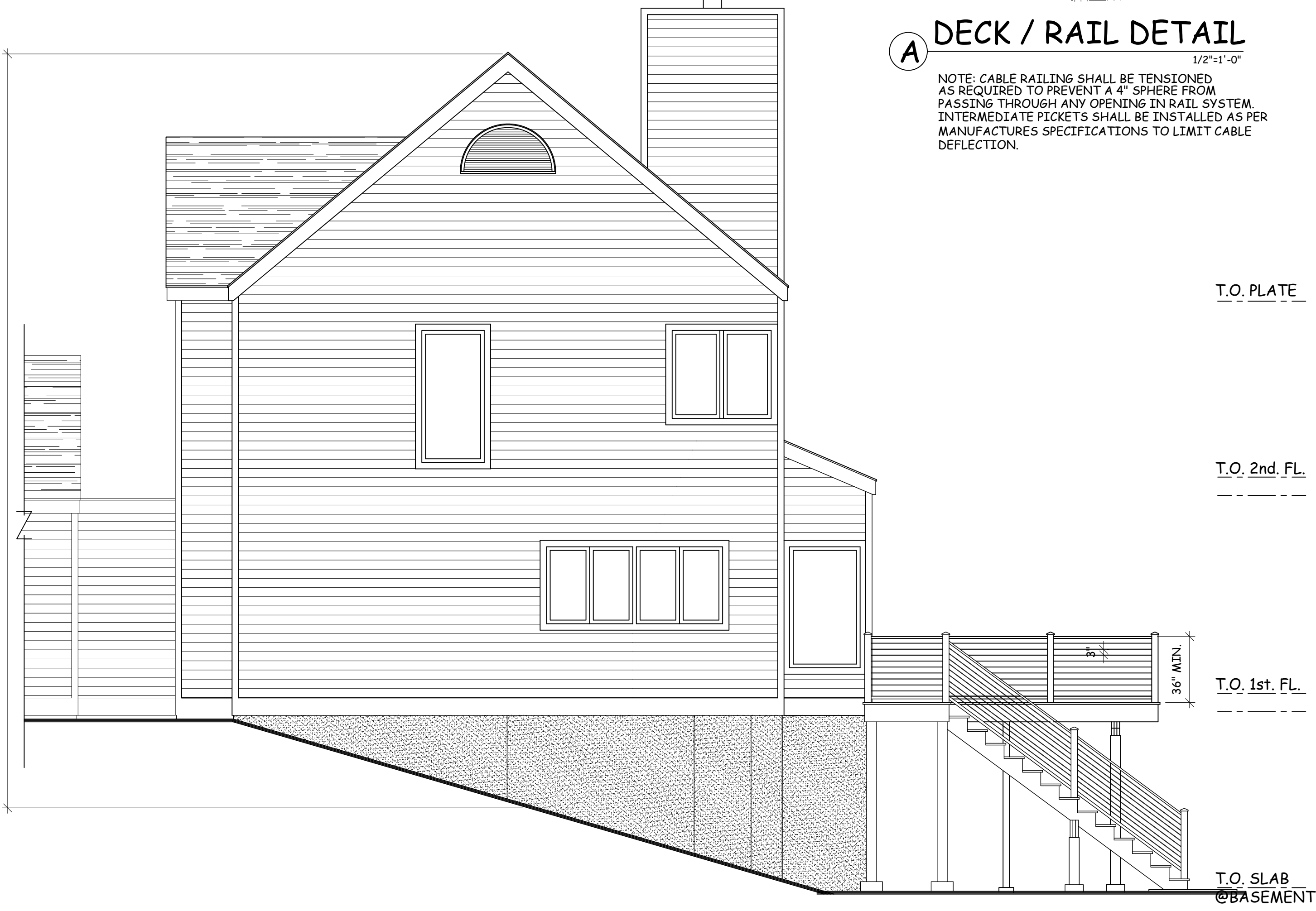
A DECK / RAIL DETAIL

NOTE: CABLE RAILING SHALL BE TENSIONED AS REQUIRED TO PREVENT A 4" SPHERE FROM PASSING THROUGH ANY OPENING IN RAIL SYSTEM. INTERMEDIATE PICKETS SHALL BE INSTALLED AS PER MANUFACTURES SPECIFICATIONS TO LIMIT CABLE DEFLECTION.



LEFT SIDE ELEVATION

1/4"=1'-0"



RIGHT SIDE ELEVATION

1/4"=1'-0"

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

**INTERIOR RENOVATIONS
BALET / BORISOFF
RESIDENCE**

129 RUTTER DUBOIS LANE
IRVINGTON, NY 10533

Project Title

**PROPOSED
ELEVATIONS**

Revised 03/15/21

Scale **1/4" = 1'-0"**

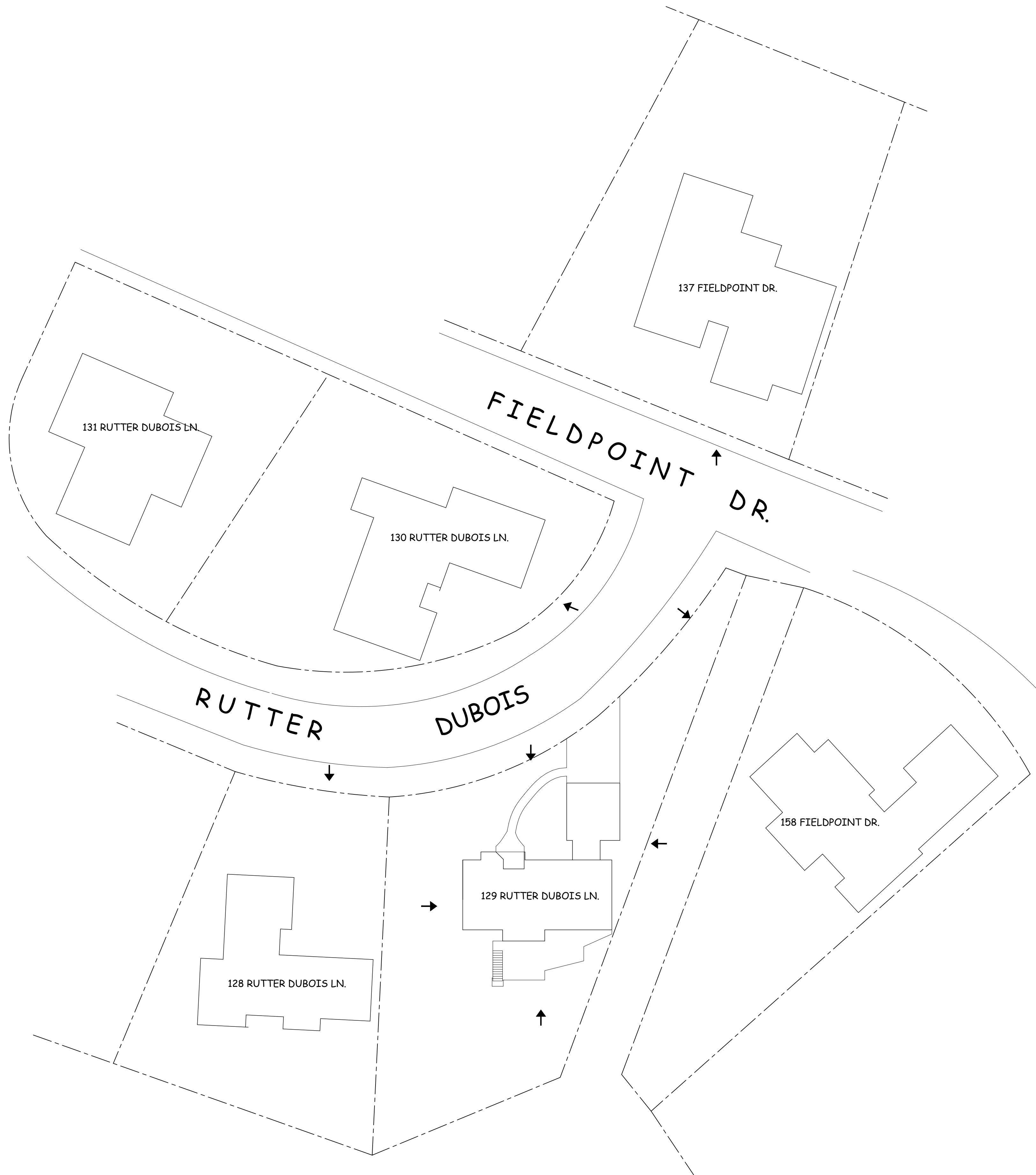


Date **8/28/20**
Drawing By **A.O.**

Drawing No.

A-201

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129 RUTTER DUBOIS LANE FRONT



129 RUTTER DUBOIS LANE RIGHT SIDE



129 RUTTER DUBOIS LANE REAR



129 RUTTER DUBOIS LANE LEFT SIDE



158 FIELDPOINT DRIVE



137 FIELDPOINT DRIVE



130 RUTTER DUBOIS LANE



128 RUTTER DUBOIS LANE

WILLIAM P WITT ARCHITECT
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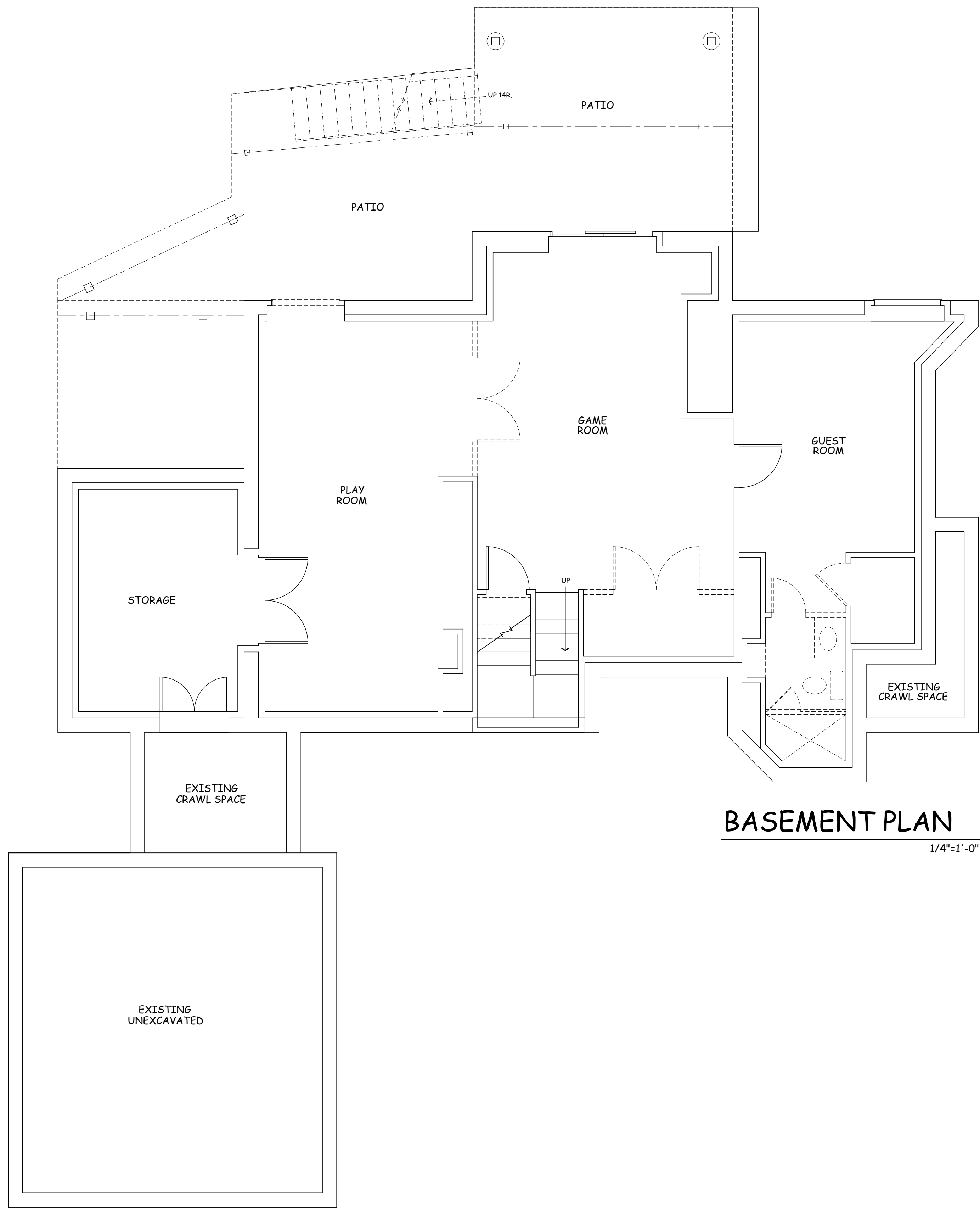
AREA
PHOTOS

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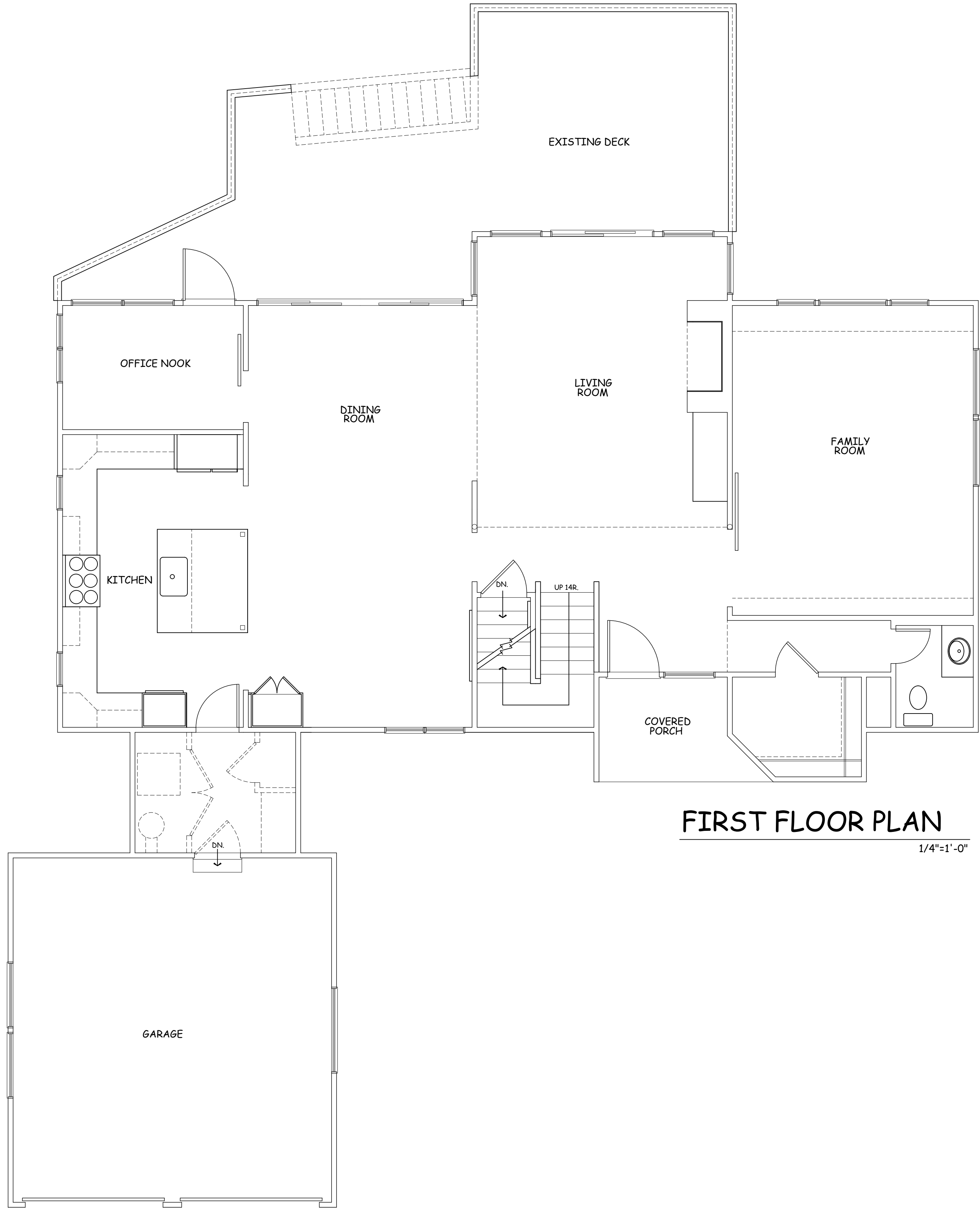
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Drawing No.
ARB-1



BASEMENT PLAN

1/4"=1'-0"



FIRST FLOOR PLAN

1/4"=1'-0"

LEGEND

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- EXIST, CONC. FOUNDATION WALL TO BE REMOVED
- EXIST. FRAME WALL TO REMAIN
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**EXISTING
FLOOR PLANS**

Scale 1/4" = 1'-0"



Date 06/30/20
Drawing By A.O.

Drawing No.

X-101



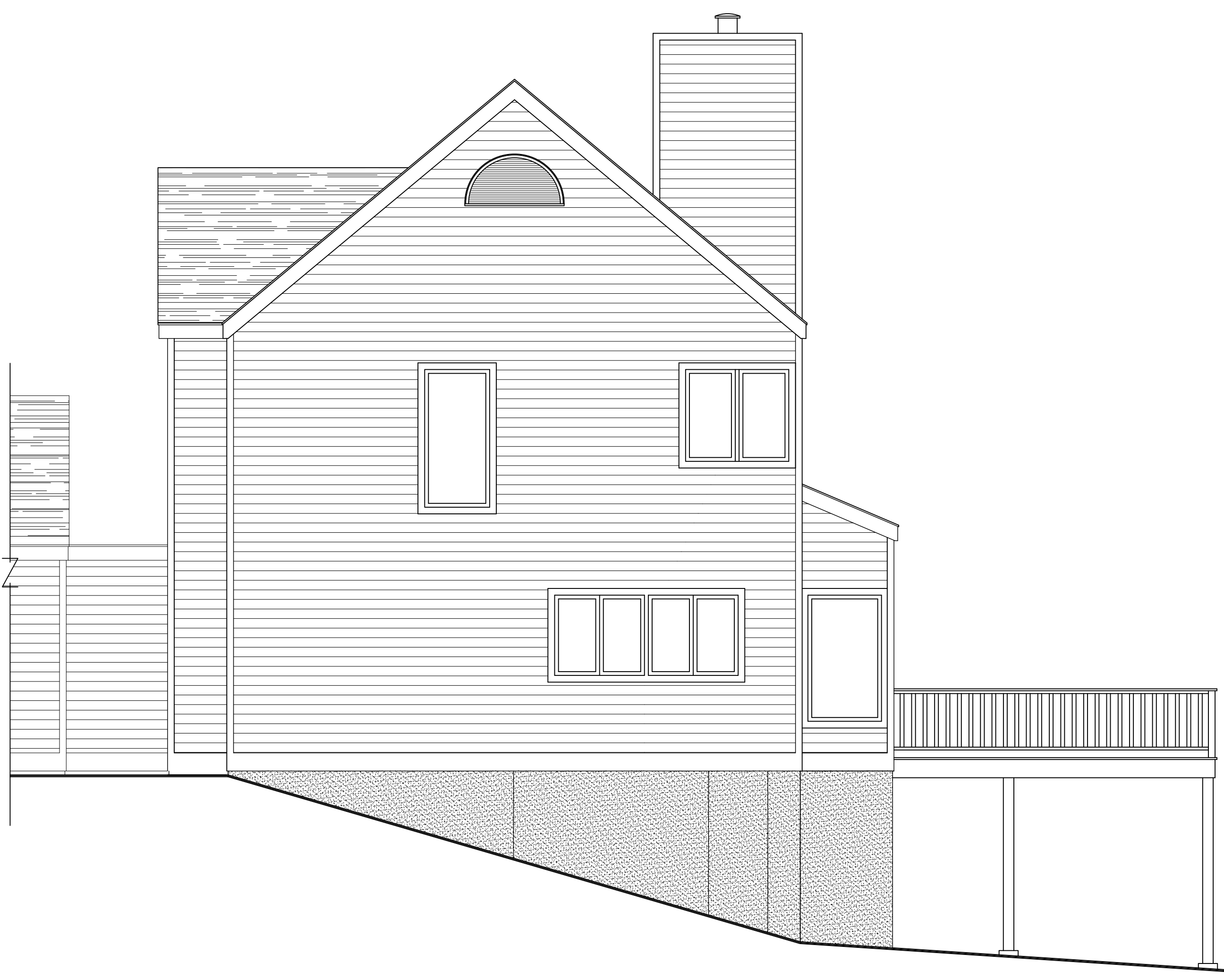
REAR ELEVATION

1/4"=1'-0"



LEFT SIDE ELEVATION

1/4"=1'-0"



RIGHT SIDE ELEVATION

1/4"=1'-0"

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