

APPLICATION FOR BUILDING PERMIT

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

Application Number:	878	Date:	09/03/2021
Job Location:	49 KINGSLEY CL	Parcel ID:	2.180-91-13
Property Owner:	Hannah Arkin	Property Class:	1 FAMILY RES
Occupancy:	One/ Two Family	Zoning:	
Common Name:			

Applicant	Contractor
John Malone	
Ferguson Malone Architecture	
One Bridge Street Suite 29Irvington NY 10533	
914-564-3166	

Description of Work

Type of Work:	Deck	Applicant is:	Architect
Work Requested by:	The Owner	In association with:	
Cost of Work (Est.):	50000.00	Property Class:	1 FAMILY RES

Description of Work

The renovation and expansion of an existing wood deck, modifications of an existing side entrance in a style that coordinates with the existing house, and addition of patio under and/or alongside the expanded deck.

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.

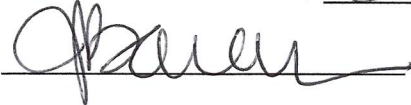
AFFIDAVIT OF APPLICANT

I **John Malone** being duly sworn, depose and says: That s/he does business as: **Ferguson Malone Architecture** with offices at: **One Bridge Street Suite 29 Irvington NY 10533** 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.

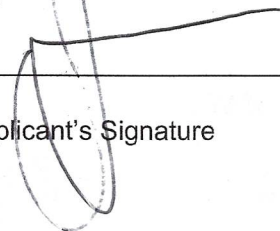
Sworn to before me this 3rd day of September of 2021



Notary Public / Commission of De

JESSICA EMILIA BARAN
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN WESTCHESTER COUNTY
No. 01BA6355917
COMMISSION EXPIRES March 20, 2025

Applicant's Signature

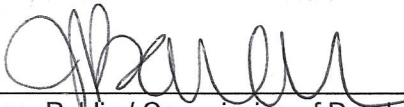
**OWNER'S AUTHORIZATION**

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

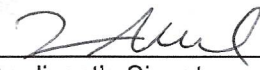
Owner phone number 617-990-7556 Owner email address hwurzel@gmail.com

- ☐ Hannah Arkin 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 3rd day of September of 2021



Notary Public / Commission of Deeds



Applicant's Signature

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COMMISSION EXPIRES March 20, 2025

INSTRUCTIONS

REQUIREMENTS FOR OBTAINING A PERMIT:

The following items must be submitted in order to obtain a Building Permit:

1. One (1) Building Permit application signed by the owner or a notarized Agent Letter.
2. One (1) property survey (signed and sealed), reflecting existing conditions.
3. Two (2) sets of construction drawings and specifications, including existing and proposed conditions, state design criteria, structural and architectural details, plans, and cross sections, mechanical, electrical, and plumbing drawings (signed and sealed by a likened professional).
4. One USB with all plans (with Licensed Professionals certification/stamp) and specifications in PDF (file size must be less than 25MB).
5. Copy of approved site plan from the Irvington Planning Board when applicable (required on all increases of FAR, footprint, coverage, driveways and increases of cubic content under a roof).
6. Approval by the Architectural Review Board (ARB) when applicable. An additional five (5) sets of construction drawings and specifications (please see ARB requirements (available on the village web site www.irvingtonny.gov) prior to submission).
7. Visit the Village of Irvington website www.irvingtonny.gov for additional check list for solar panels, generators, underground propane tanks, signs and awnings(found in forms and documents in the Building & Planning General Information folder).
8. Village Zoning Code is available on the Village website: www.irvingtonny.gov.
9. Provide evidence that the application meets the NYS Energy code as described by www.dos.state.ny.us/code/energycode/overview.htm

Contractor Requirements in order to obtain a Building Permit:

10. Contractor's Certificate of Liability listing the Village of Irvington as the Certificate Holder with no disclaimer in the description other than certificate holder is named additional insured (any additional comments will not be accepted).
11. Contractor's Workers Compensation C-105 form (or equivalent) listing the Village of Irvington as Certificate Holder.
12. Copy of Contractor's Westchester County Home Improvement License.
13. All information above uploaded into permit application with the contractor's contact information, including mailing address, phone number, and email address.
14. Contractor's signature on Affidavit of Contractor (required prior to issuance of the permit).

Please Note:

-State Law requires that the contractor submits a copy of Workman's Compensation as required by the New York State Disability Insurance naming the Department of Buildings, Village of Irvington as certificate holder and showing coverage for general contracting and the locations covered by such insurance. If structure is to be demolished a copy of Liability Insurance must also be submitted.

- Please be advised under State and Municipal Laws, the Workman's Compensation and Disability benefits insurance must be submitted on separate state approved forms. The "Acord Form" is no longer acceptable as proof of Workman's Compensation coverage. Further information or questions may be answered by calling the NYS Bureau of Compliance at (518) 486-6307 or by visiting their website or by contacting your insurance provider.

FEES ASSOCIATED WITH BUILDING PERMIT APPLICATION(All fees must be paid at time of application):

Fee schedule

Building Permit (Non-Refundable)

* Application fee \$85

* Permit fee \$17 per thousand dollars (\$1000) of estimated cost of construction, or fraction thereof

85
850

• Inspection Fees (as applicable)

- | | |
|---|--|
| • Insulation: \$50 | • Footing: \$50 |
| • Solid Fuel: \$50 | • Preparation for concrete slabs and walls: \$50 |
| • Foundation and footing drain: \$50 | • Framing: \$50✓ |
| • Energy Code Compliance: \$50 | • Building systems, including underground and rough-in: \$50 |
| • Sediment and erosion control: \$50✓ | • Fire resistant construction and penetrations: \$50 |
| • Footing: \$50✓ | • Final Inspection for C.O.: \$50✓ |
| • Preparation for concrete slabs and walls: \$50✓ | • State and local laws (per re-inspection): \$50✓ |

Total Inspections 300

* Certificate of Occupancy Fees: One dollar (\$1.00) per thousand dollars of estimated cost. Minimum Fee \$25.00

* Permit Revisions or Amendment: \$50.00 (plus \$17 per thousand (\$1000), of the estimated cost of construction and any additional inspections fees).

50

* Re-inspection fee for work not ready at time of inspection or not in compliance: \$50

* Applications for Undocumented Work/ Legalizing: Applications to legalize work done prior to applying for and receiving a building permit shall pay double all applicable fees and inspections, including the cost of construction based on the cost of all proposed work being legalized at the time of application. Minimum fee \$500.00.

(To be collected at time of submission of application)Total \$1285

(Note: pursuant to 224-54A all permits are valid for one (1) year from date on permit
Any permit that expires will be subject to additional fees.)

Arkin Residence

49 Kingsley Close
Irvington, New York

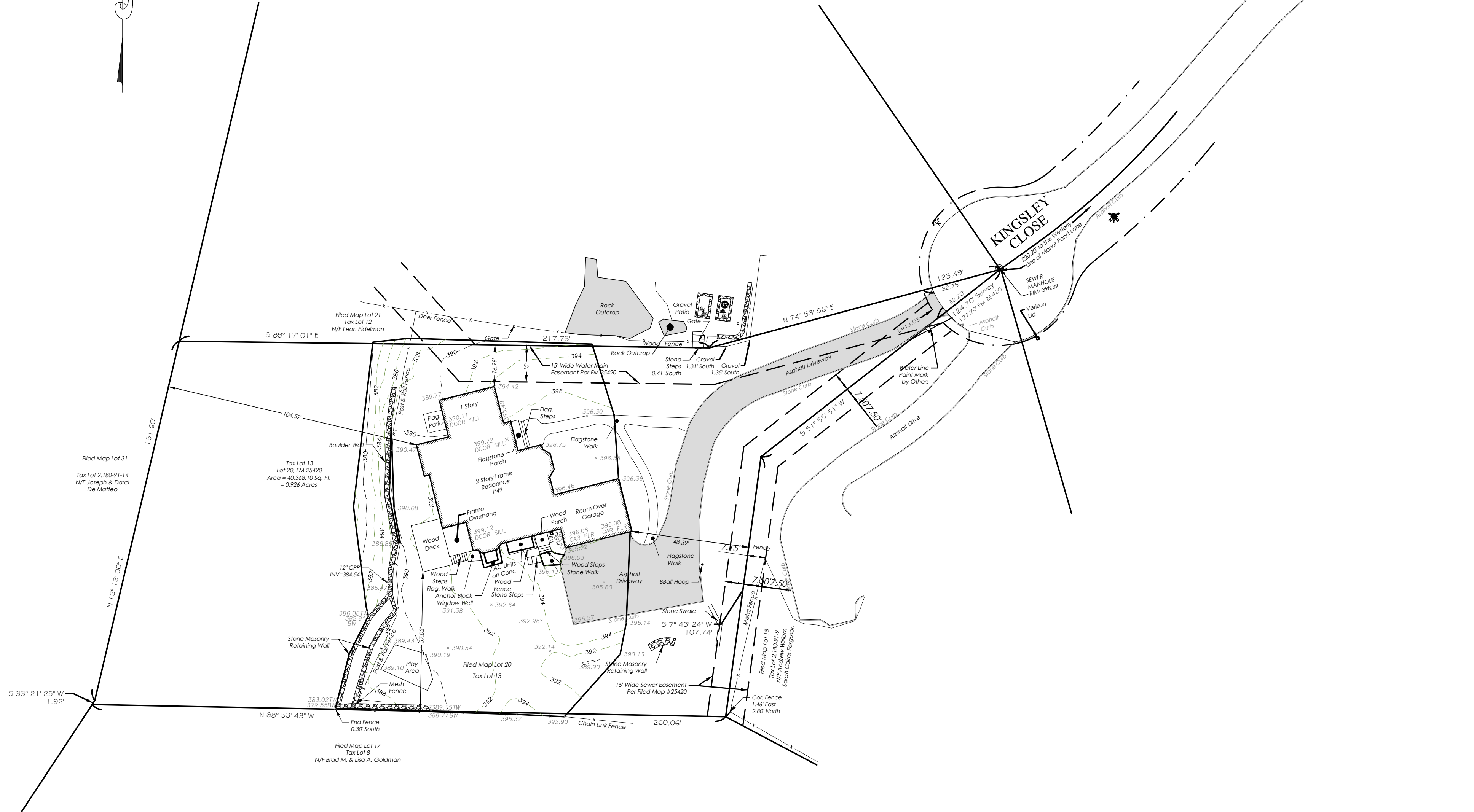
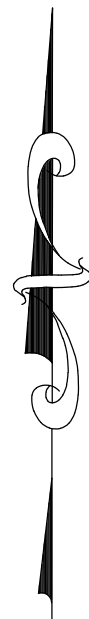
Submission to Irvington Planning Board
for Site Development Plan Approval
May 19, 2021

Resubmission to Irvington Planning Board
for Site Development Plan Approval
June 23, 2021 REVISION 

Submission to Irvington Architectural Review
Board for Approval
September 07, 2021 REVISION 

[illegible]

Thomas C. Merritts
Land Surveyors, P.C.
394 Bedford Road
Pleasantville, N.Y. 10570
Dated: November 17, 2020



Existing

Coverage Calculations

Structures	3205
Decks	240
Patios, Walks	60
Porches	0
Floor Overhangs	(Included in Structures) 0
Swimming Pool	0
Other (Retaining Walls, AC Pads)	0
Existing Coverage:	3,505 (73% of Allowable)
Undocumented Work to be Legalized	
Undocumented Patios and Walks	265
Undocumented Other (Walls, Window Well, Play Area)	408
Total Undocumented Work Coverage to be Legalized:	673
Existing Total Coverage + Undocumented Work to be Legalized	
	4,178 (87% of Allowable)
Subdivision ¹ (Excluded from coverage calculations, shown for reference only)	
Walks from Subdivision	451
Other from Subdivision (AC Pad, Wall)	245
Existing Subdivision Coverage:	696

Proposed

Coverage Calculations

Structures	3205
Decks	489
Patios, Walks	158
Porches	0
Floor Overhangs	(Included in Structures) 0
Swimming Pool	0
Other (Retaining Walls, AC Pads)	66
Proposed Coverage:	3,918 (81% of Allowable)
Undocumented Work to be Legalized	
Undocumented Patios and Walks	245
Undocumented Other (Walls, Window Well, Play Area)	408
Total Undocumented Work Coverage to be Legalized:	653
Existing Total Coverage + Undocumented Work to be Legalized	
	4,571 (95% of Allowable)
Subdivision ¹ (Excluded from coverage calculations, shown for reference only)	
Walks from Subdivision	451
Other from Subdivision (AC Pad, Wall)	245
Existing Subdivision Coverage:	696

¹ As per Memorandum from Village Attorney, Marianne Stecich - dated January 9, 2014, Walks and retaining wall that existed when the properties was originally developed have not been calculated a building coverage

[illegible]

developing the plans and specifications for the project, the Architect has taken into account applicable state and municipal building laws and regulations, including the Residential Code 2020 of New York State (IRC 2018/New York State Amendments) which includes Chapter 11 Energy Efficiency.



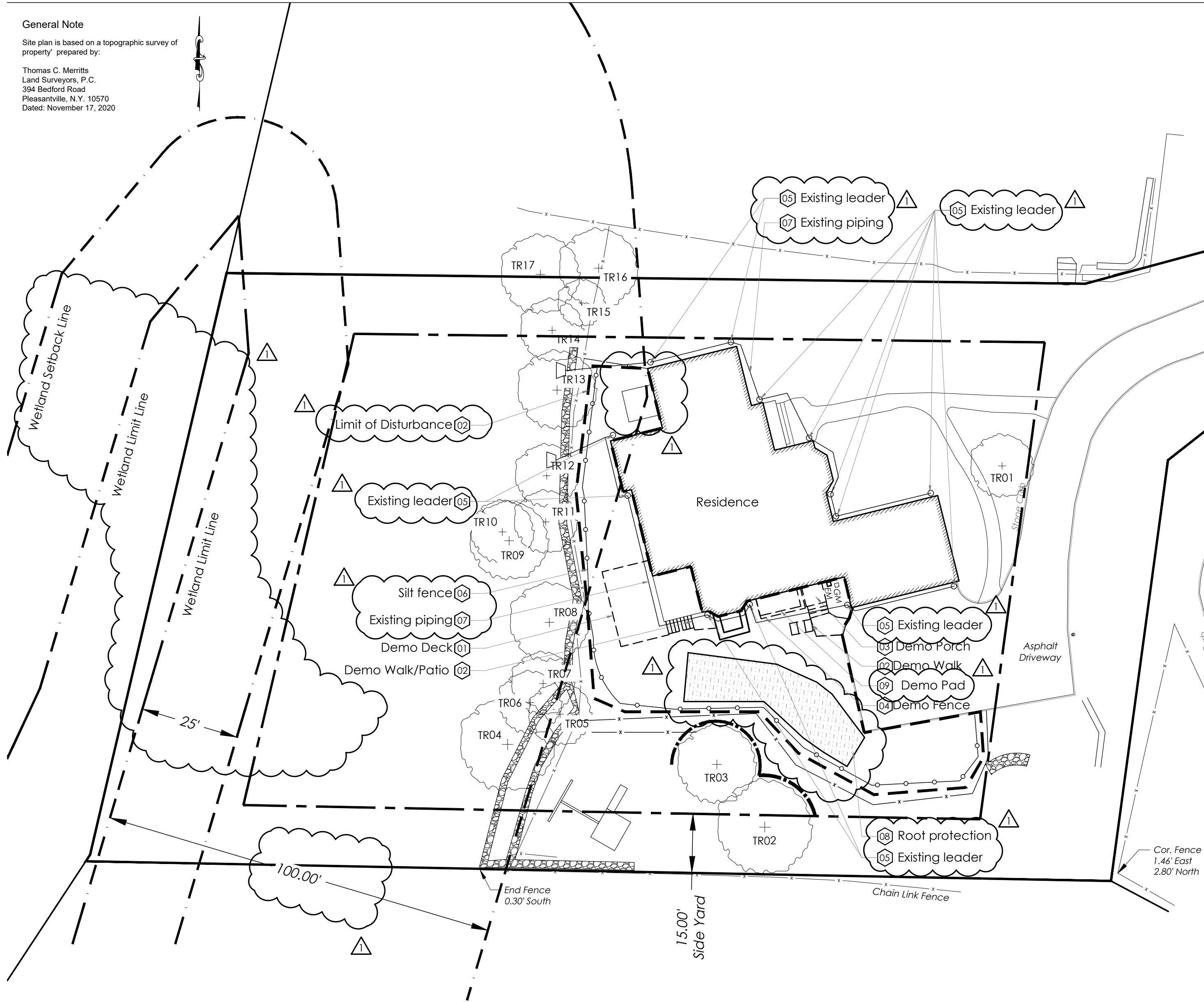
FERGUSON MALONE ARCHITECTURE
ONE BRIDGE STREET
IRVINGTON NY 10533
T 914 591 5066 F 914 591 5031

JOB: 20-31

G-1.00

General Note

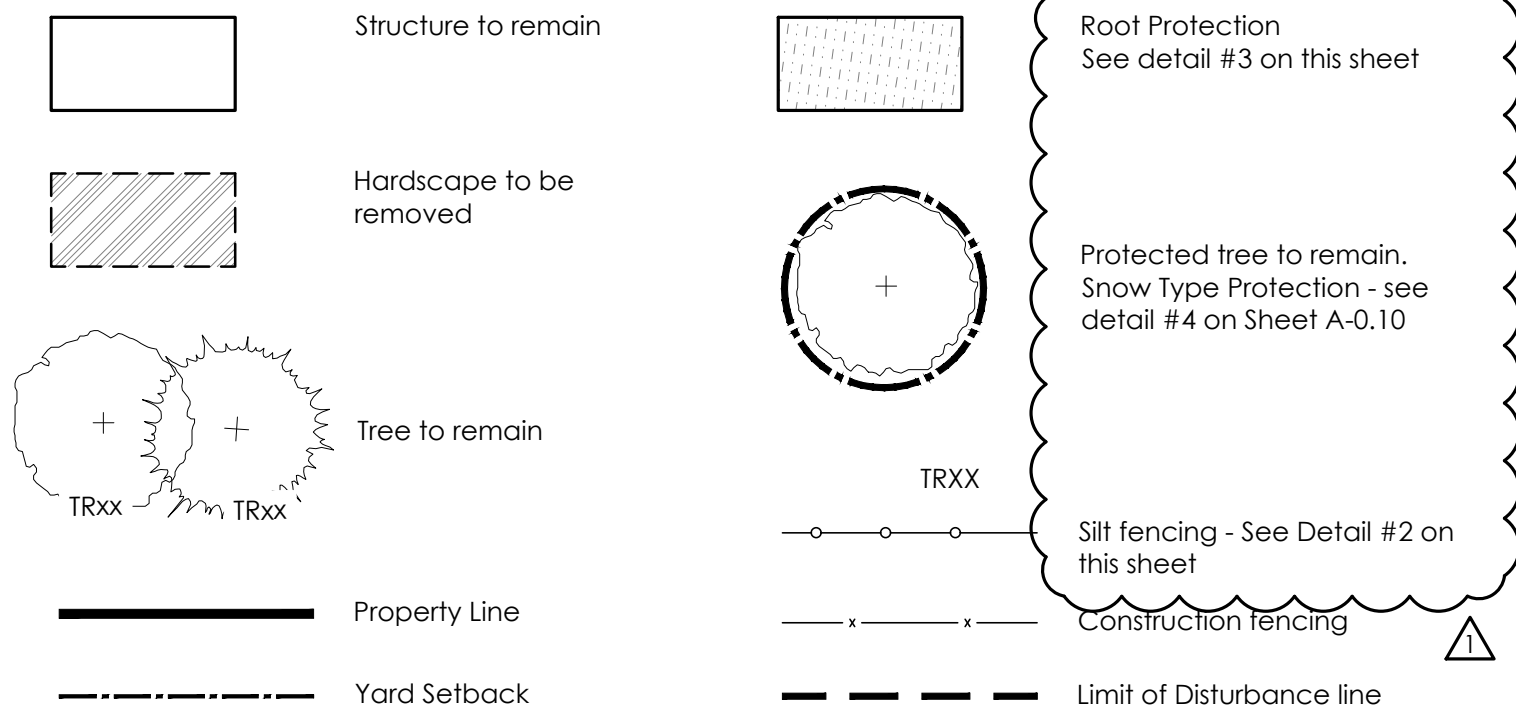
Site plan is based on a topographic survey of property prepared by:
Thomas C. Merritts
Land Surveyors, P.C.
394 Bedford Road
Pleasantville, N.Y. 10570
Dated: November 17, 2020



1 Demolition Site Plan

Scale: 1" = 20'

Demolition and Tree Protection Key



General Notes

When tree roots are encountered during excavation, they shall never be pulled with machinery. Where necessary cut roots cleanly and bridge when possible.

Excavation within tree drip lines shall be completed by hand.

No soil is to be brought to the site, excess soil associated with excavation for footings is to be removed and disposed of as approved by the regulatory authority.

The village engineer may require additional erosion control measures if deemed appropriate to mitigate unforeseen siltation and erosion of disturbed soils.

Existing utilities will not be disturbed by proposed work.

No trees are to be removed.

Driveway is to be used for stabilized construction entrance.

Key Notes

- 01 Demo Deck - Existing wood deck and stair to be removed
- 02 Limit of Disturbance - 3,641.60 sf
- 03 Demo Porch - Existing wood porch and steps to be removed.
- 04 Demo Fence - Existing wood fence at AC condensers to be removed.
- 05 Existing leader - Existing roof leader to remain
- 06 Silt Fence - See detail #2 on sheet A-0.10
- 07 Existing piping - Existing subgrade drainage piping extends to existing riprap protected outlet
- 08 Root Protection - See detail #3 on sheet A-0.10
- 09 Demo Pad - Existing concrete equipment pad to be removed

Arkin Residence

49 Kingsley Close
Irvington, NY 10533

06/23/2021 Resubmission for IPB Approval
05/19/2021 Submission for IPB Approval

NO. DATE ISSUE/REVISION

In developing the plans and specifications for the project, the Architect has taken into account applicable state and municipal building laws and regulations, including the Residential Code 2020 of New York State (RCS 2018 New York State Amendments) which includes Chapter 11 Energy Efficiency.



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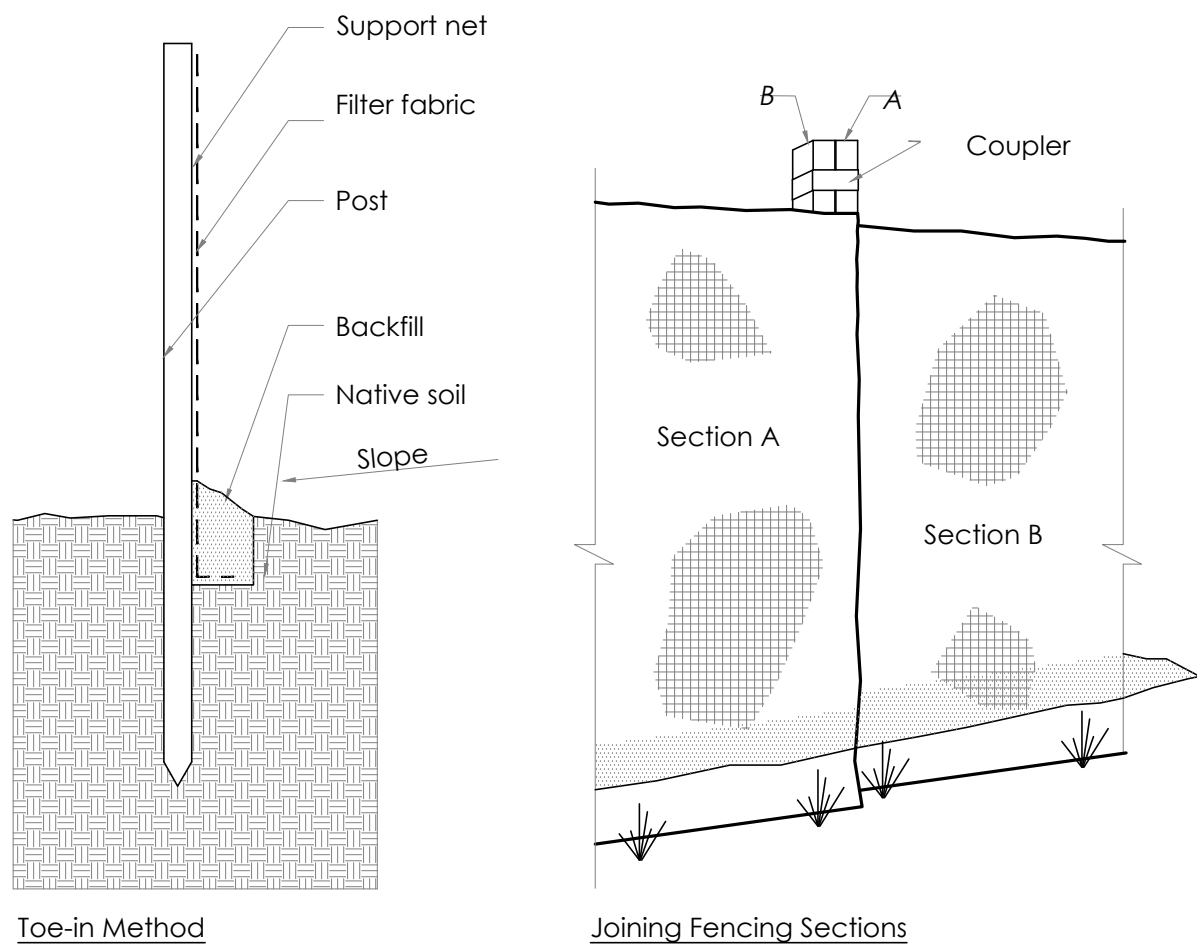
Demolition Site Plan, ECM and Tree Protection

SCALE: As Noted

DATE: 04/01/2021

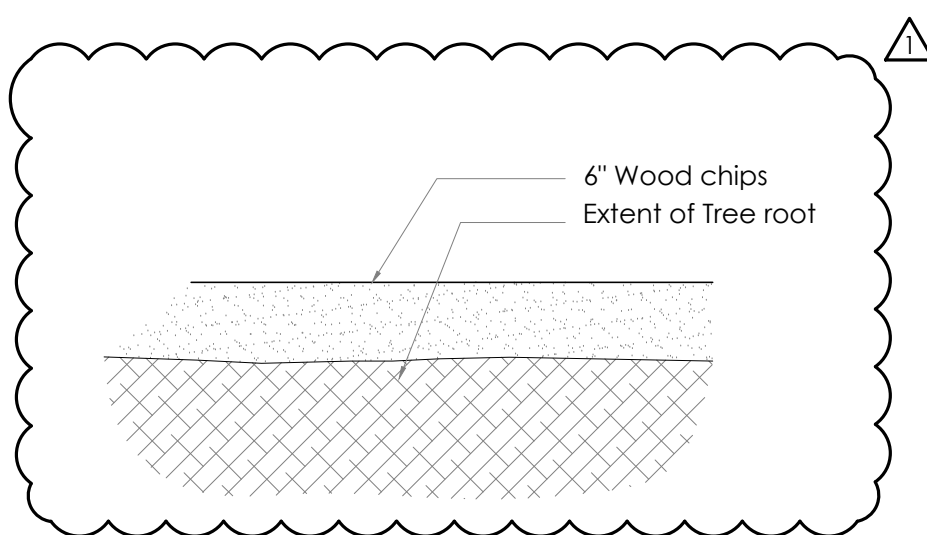
JOB: 20-31

A-0.10



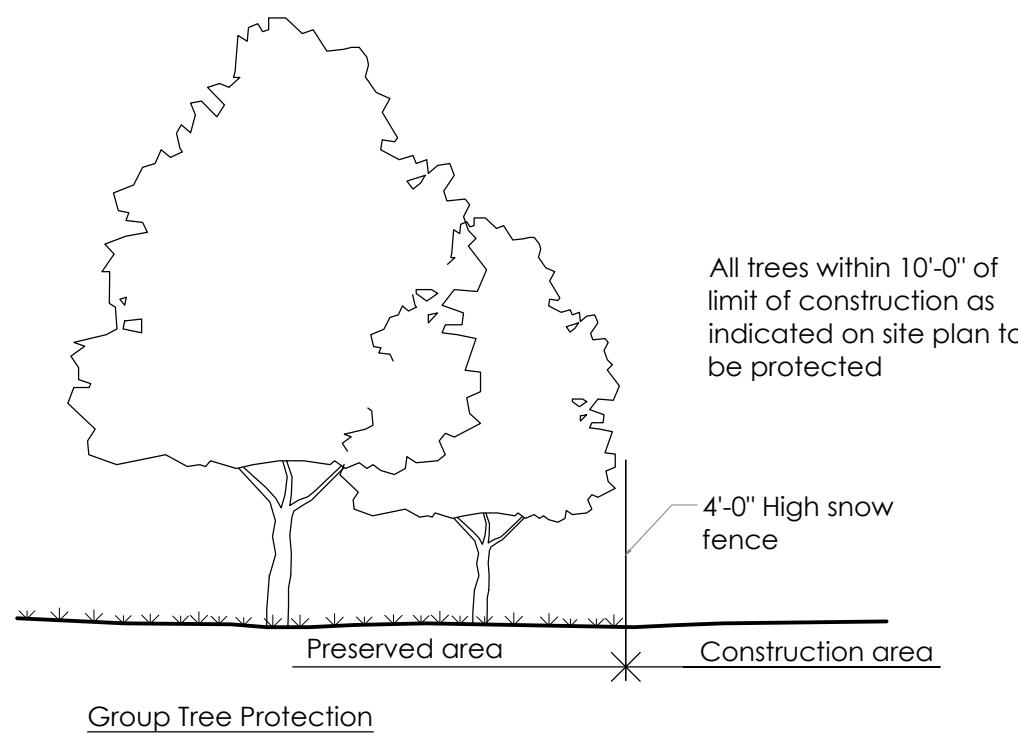
2 Silt Fence Detail

N.T.S.



3 Root Compaction Protection Detail

N.T.S.

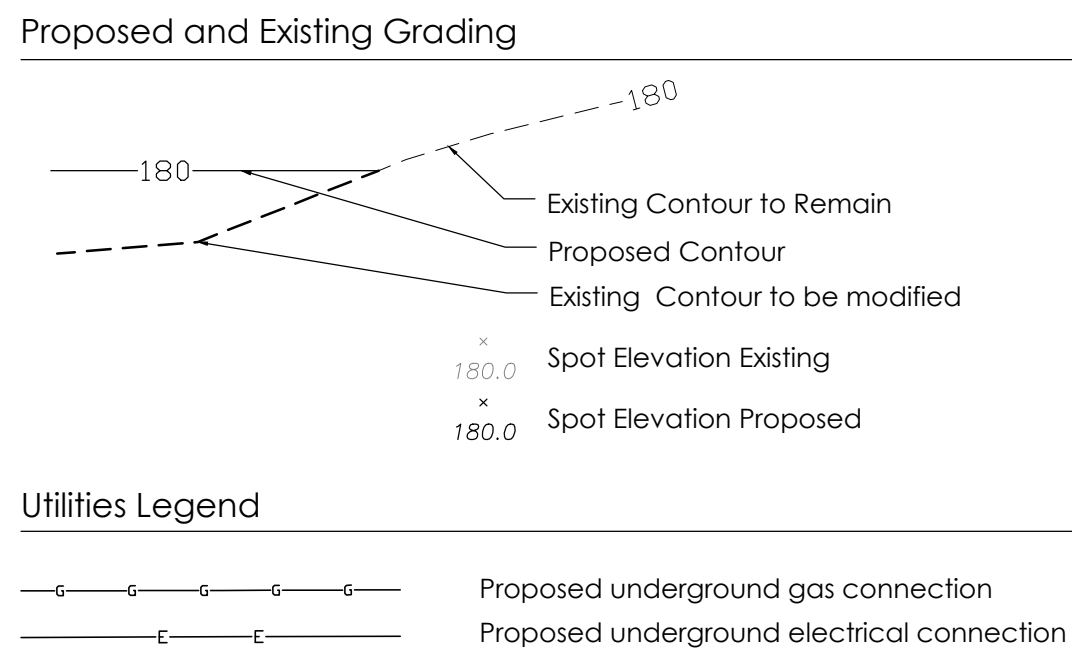


4 Snowtype - Tree Protection Detail

N.T.S.

Site plan is based on a topographic survey of property prepared by:

Thomas C. Merritts
Land Surveyors, P.C.
394 Bedford Road
Pleasantville, N.Y. 10570
Dated: November 17, 2020



- 01 Proposed Deck - Proposed wood deck and stairs, refer to architectural plans for more information and detail on sheet A-4.00
- 02 Proposed stair - Proposed stone steps and walk, refer to detail #4 on Sheet A-0.12
- 03 Proposed patio - Proposed patio, refer to detail #3 on Sheet A-0.12
- 04 Proposed wall - Proposed retaining wall, refer to detail #5 on Sheet A-0.12; Top of Wall 392.0'
- 05 Generator - Proposed generator including equipment pad, refer to detail #2 on Sheet A-0.12
- 06 Proposed porch - Proposed wood porch and stairs in location of existing porch to be removed
- 07 Proposed steps - Proposed stone steps in location of existing steps to be removed
- 08 Relocated HVAC Condensers - Existing condensers to be relocated and indicated, new equipment pad refer to detail #2 on sheet A-0.12
- 09 Gas Meter - New Gas meter to be installed for generator
- 10 Stormwater Area - Area below expanded deck to be used as stormwater storage/ infiltration area; refer to detail on sheet A-4.00

As-built drawings of the site improvements shall be submitted to the village engineer for review prior to obtaining certificate of occupancy.

When tree roots are encountered during excavation, they shall never be pulled with machinery. Where necessary cut roots cleanly and bridge when possible.

Excavation within tree drip lines shall be completed by hand.

No soil is to be brought to the site, excess soil associated with excavation for footings is to be removed and disposed of as approved by the regulatory authority.

Existing utilities will not be disturbed by proposed work.
No trees are to be removed.

All outdoor lighting to be dark-sky compliant and to meet requirements of Section 224-72.C (4) of the Village Code.

All lighting shall be dark-sky compliant. All lighting fixtures shall be full cutoff and shall utilize light shields as necessary to reduce light trespass and glare. Lighting shall be designed to the minimum level required for health and safety and shall not exceed five footcandles.

Install all erosion control measures prior to the start of construction. Call for inspection from appropriate municipal authority.

The village engineer may require additional erosion control measures if deemed appropriate to mitigate unforeseen situation and erosion of disturbed soils.

After rain causing runoff, contractor is to inspect all erosion control measure and correct any problems.

Remove unneeded subgrade soil from site and provide final grading.

Spread topsoil evenly over areas to be seeded and seed with fast growing variety of grass seed and install all landscaping

Once grass and planting beds are established remove all erosion control measure and call for final inspection.

1. Proposed additional impervious surface: 393 sf
2. Total impervious surface to be mitigated: 393 sf
3. Gravel area below deck to be used as stormwater area: 282 sf
4. Required Retention Capacity (as per Condition 2 of the Irvington Stormwater Management Requirements and Guidelines - 100yr storm, CN-pre 59, CN-post 93): $[(0.48 \times 393\text{sf}) + 157 \text{ cf}] = 157 \text{ cf}$
5. Total Proposed Capacity of Proposed System: 18 inches of gravel 40% open $(0.4 \times 1.5\text{ ft} \times 282\text{sf}) = 169 \text{ cf}$
6. Excess capacity of deck mitigation: 12 cf

1. Driveway to be used as construction entrance to the development area. Material for construction and excavation of any soil to be removed to the driveway across the lawn. The existing stone stars are to be protected as necessary.
2. Driveway is to be used as construction staging area. No soil is to be stockpiled in the driveway. Soil is to be removed immediately by truck.
3. Install tree protection on trees as noted on plans.
4. Install silt fence down slope of all areas to be disturbed as shown on plans.
5. Demolish any existing site features and/or structures noted as being removed on the construction documents, and dispose of off site.
6. Excavate and construct foundations for retaining wall and deck.
7. Rough grade site
8. Construct retaining wall and deck, including gravel stormwater mitigation.
9. Fine grade and seed all disturbed areas
10. Install 4'-6" of topsoil, fine grade, seed in all disturbed areas and install landscape plantings. Spread silt hay over seeded areas
11. Remove all temporary soil erosion and sediment control measures after the site is stabilized with vegetation

***Soil erosion and sediment control maintenance must occur weekly and prior to and after every 1/2" or greater rainfall event.

The diagram illustrates a cross-section of a tree planting bed. A tree is shown with its root system extending into a bed of planting soil mix. The bed is bordered by a 3" x 4" rim of tamped earth. Above the rim is a 3" min. layer of shredded cedar bark mulch. A 3" deep watering saucer is placed within the mulch layer. The top of the rootball is set at or slightly above the finished grade. The rootball is cut with burlap and twine, and all plant tags are removed. The finished grade is indicated by a dashed line. The planting soil mix is shown as a textured area. A single area may be excavated for groups of shrub plantings to create one continuous planting bed; bare root planting may be set in holes only 2x root spread.

Set top of rootball at or slightly above grade where plant was dug

Cut burlap & twine from top $\frac{3}{4}$ of rootball; loosen all ties, remove all plant tags

3" min. shredded cedar bark mulch, set in 3" deep watering saucer (substitutes approved by landscape architect only)

3" x 4" rim of tamped earth at hole perimeter to retain water

Finished grade

Planting soil mix

A single area may be excavated for groups of shrub plantings to create one continuous planting bed; bare root planting may be set in holes only 2x root spread

Note:
1) Do not add fertilizer to fall plantings.

12" Min.

2" Min. for groundcovers
24" Min. for perennials

Groundcover plants - set on sides to promote rooting from stems

Finish grade

2" Shredded cedar bark mulch

Planting mix b (perennial mix), see specs for further info

NTS

Plant List						
Qty.	Key	Botanical Name	Common Name	Size (Planted)	Size (Mature)	Remarks
Ground Cover						
10 CP		Carex pensylvanica	Pennsylvania Sedge	12"	18"	Native, 1 plant/5F
8	IG	Ilex Galabra	Inkberry Holly	2'	3'	Native
8	PL	Prunus laurocerasus	Schip Laurel	4'	7'	Shade compatible, Deer resistant
2	RM	Rhododendron Maximum	Great Laurel	3'	7'	Native

06/23/2021	Resubmission for IPB Approval
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DATE	ISSUE/REVISION

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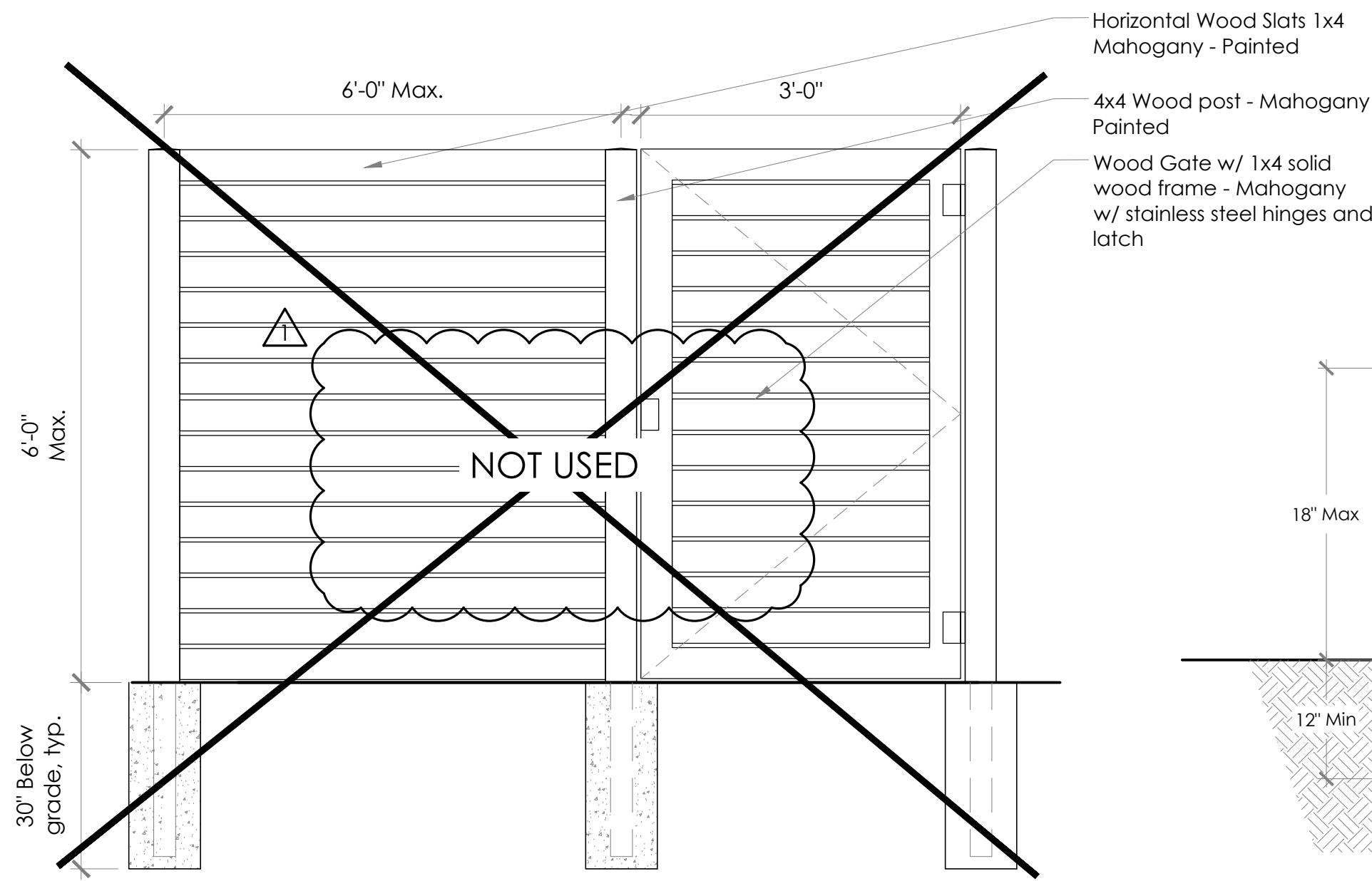
Architectural Site and Planting Plan

B: 20-31

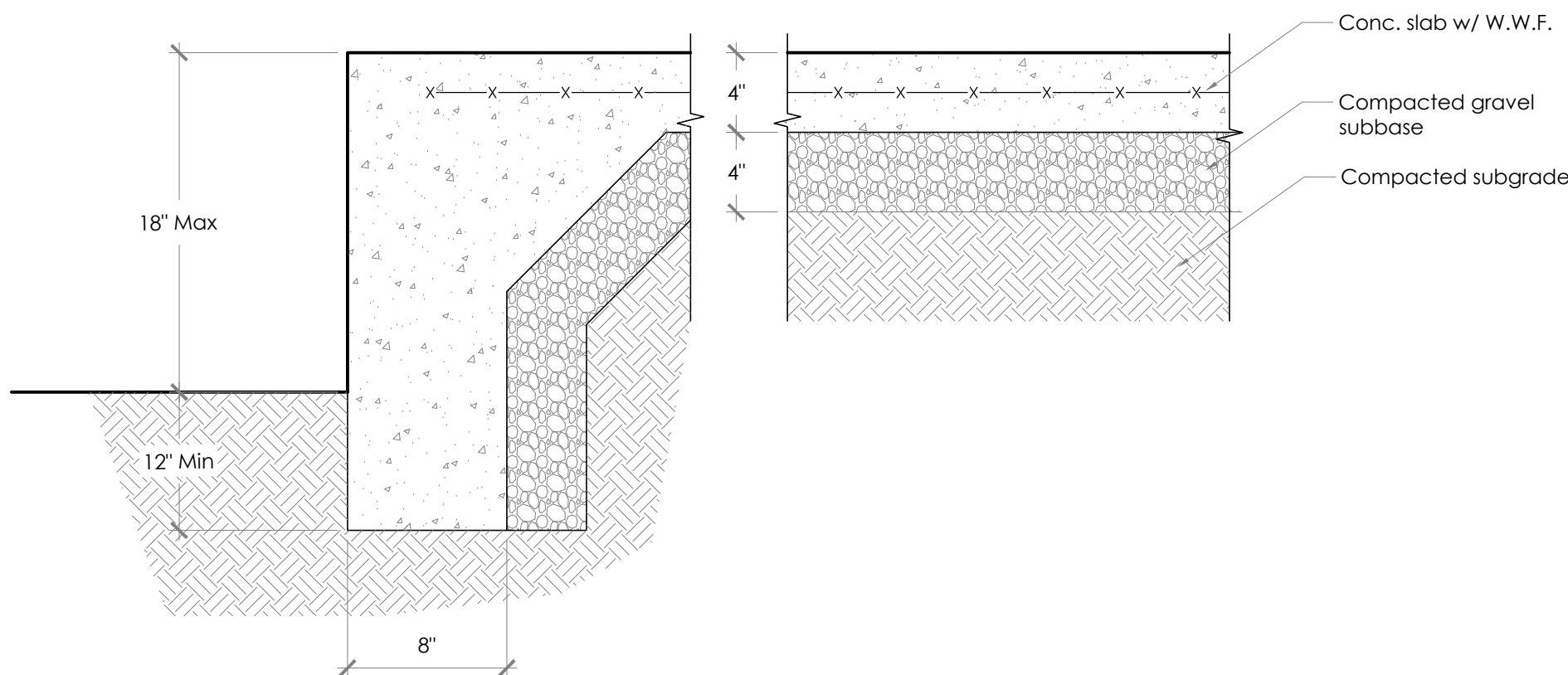
A-0.11

Arkin
Residence

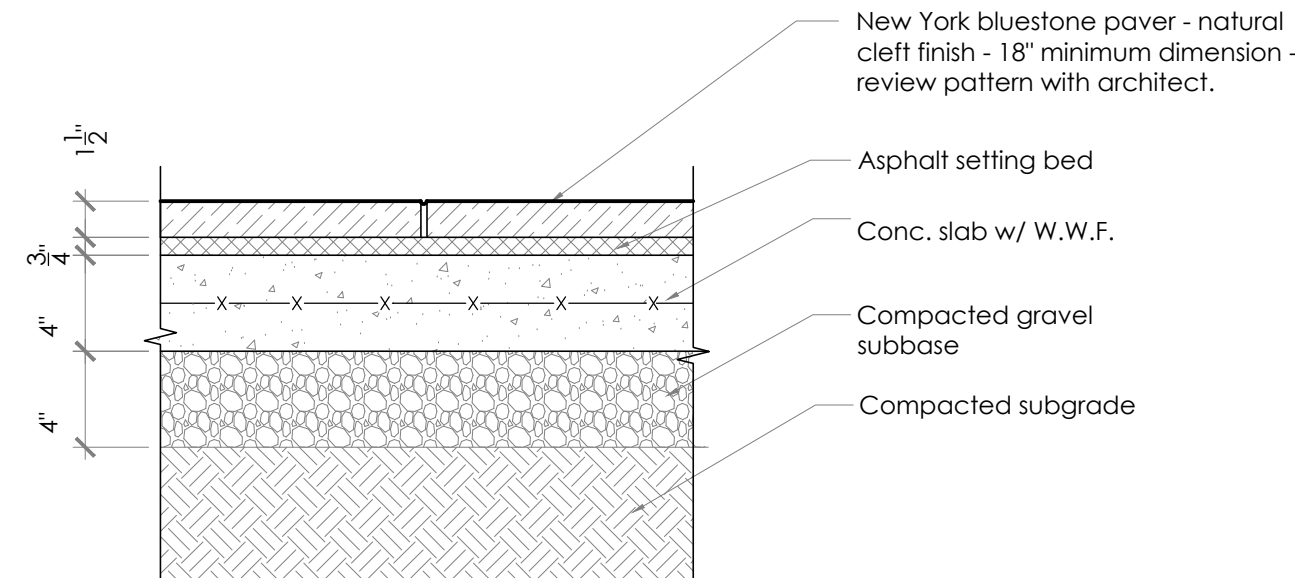
49 Kingsley Close
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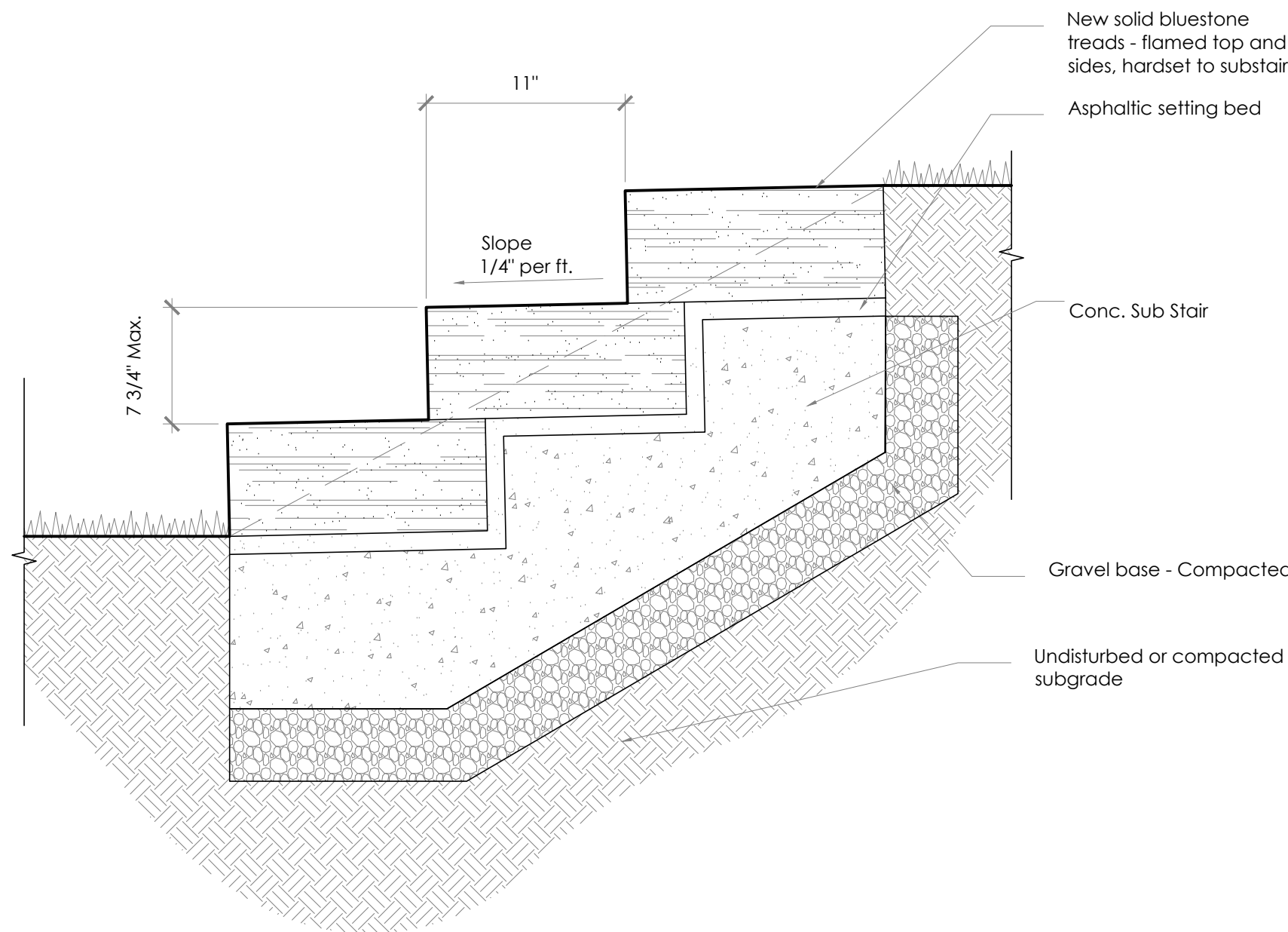
1 Wood Fence Detail - Omit
N.T.S.



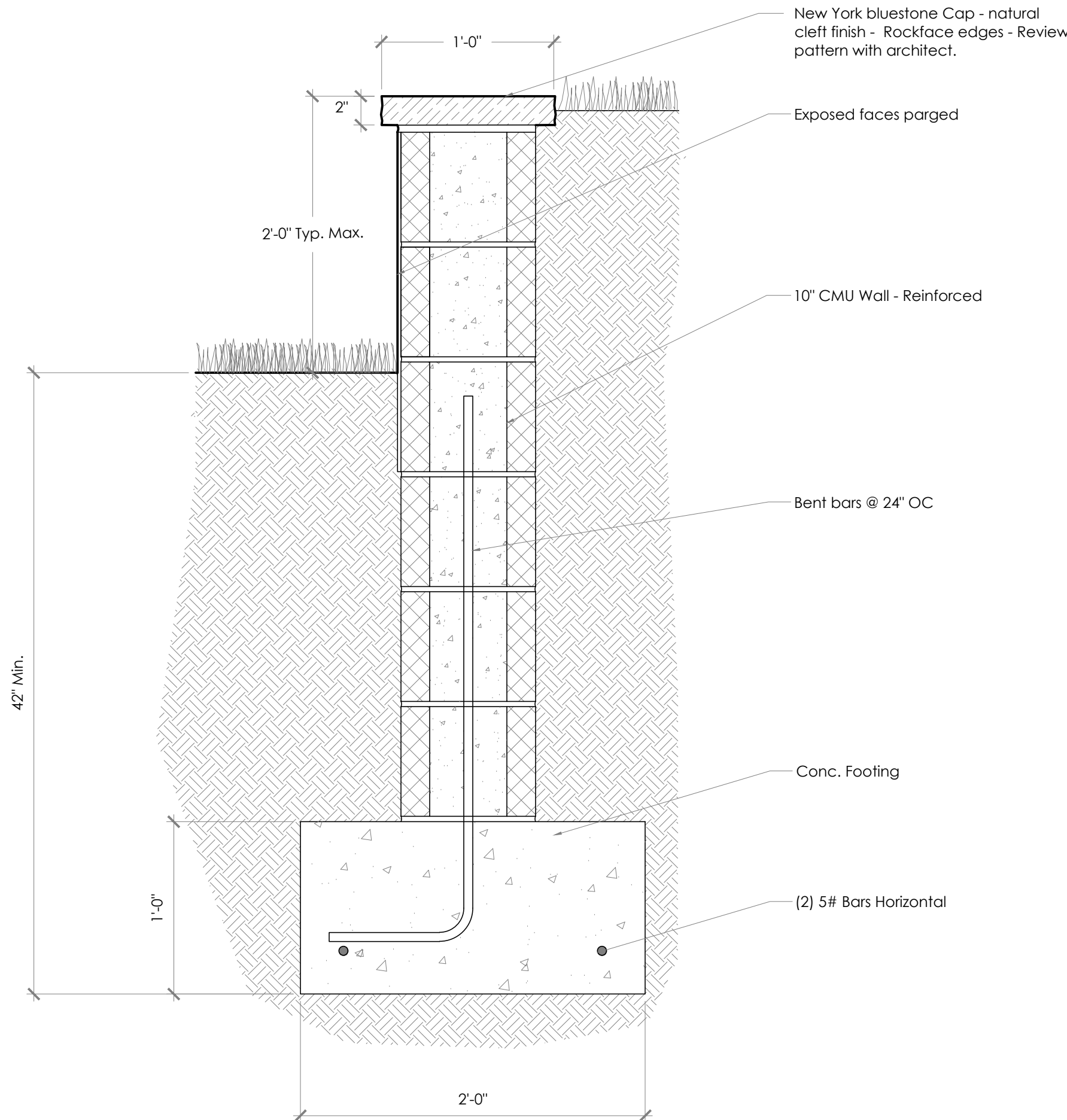
2 Equipment Pad
1 1/2" = 1'-0"



3 Stone Paver on Rigid Base
1 1/2" = 1'-0"



4 Monolithic Bluestone Stairs
1 1/2" = 1'-0"



5 Retaining Wall
1 1/2" = 1'-0"

1	06/23/2021	Resubmission for IPB Approval
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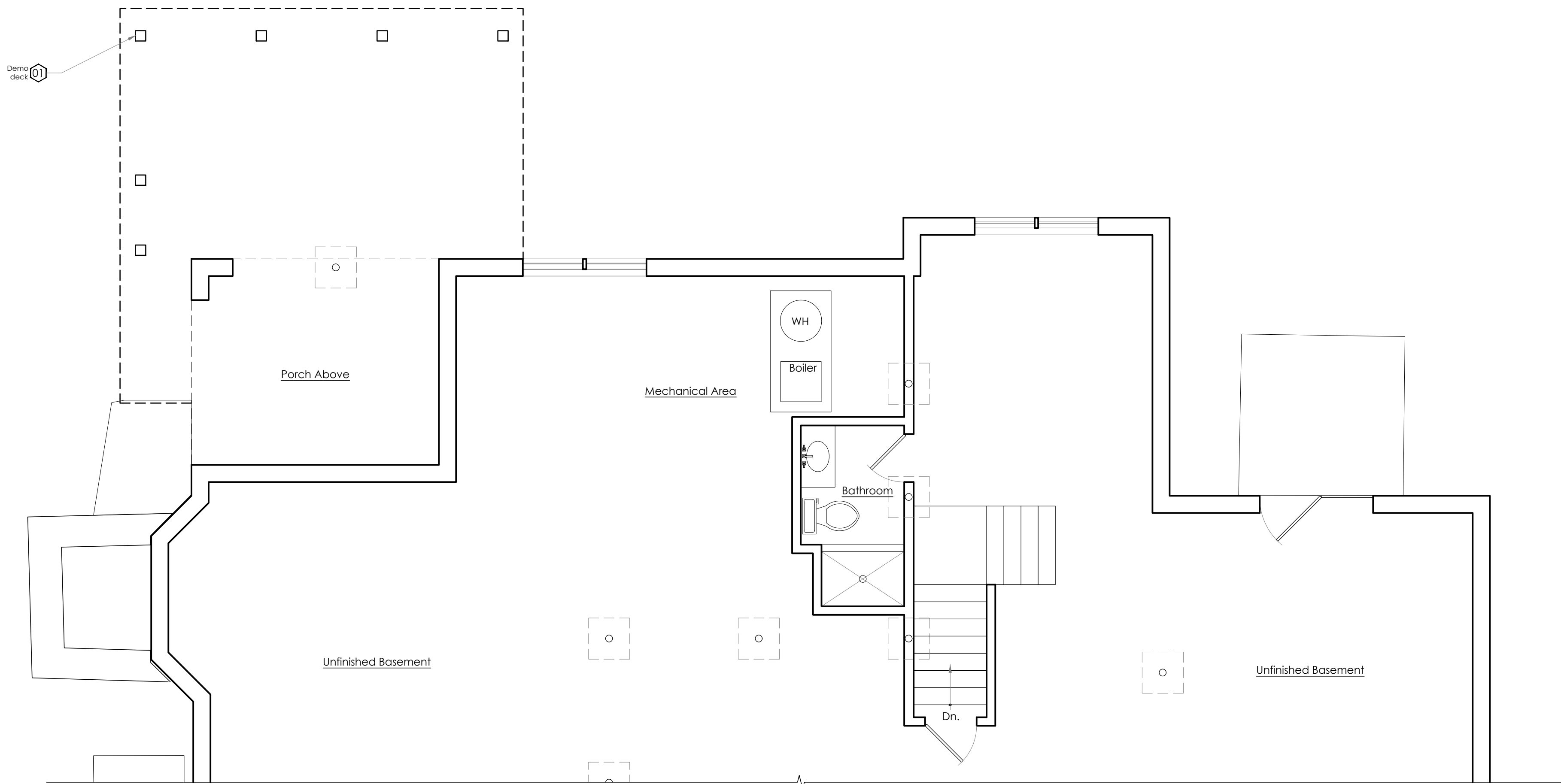
Site Details

SCALE: As Noted

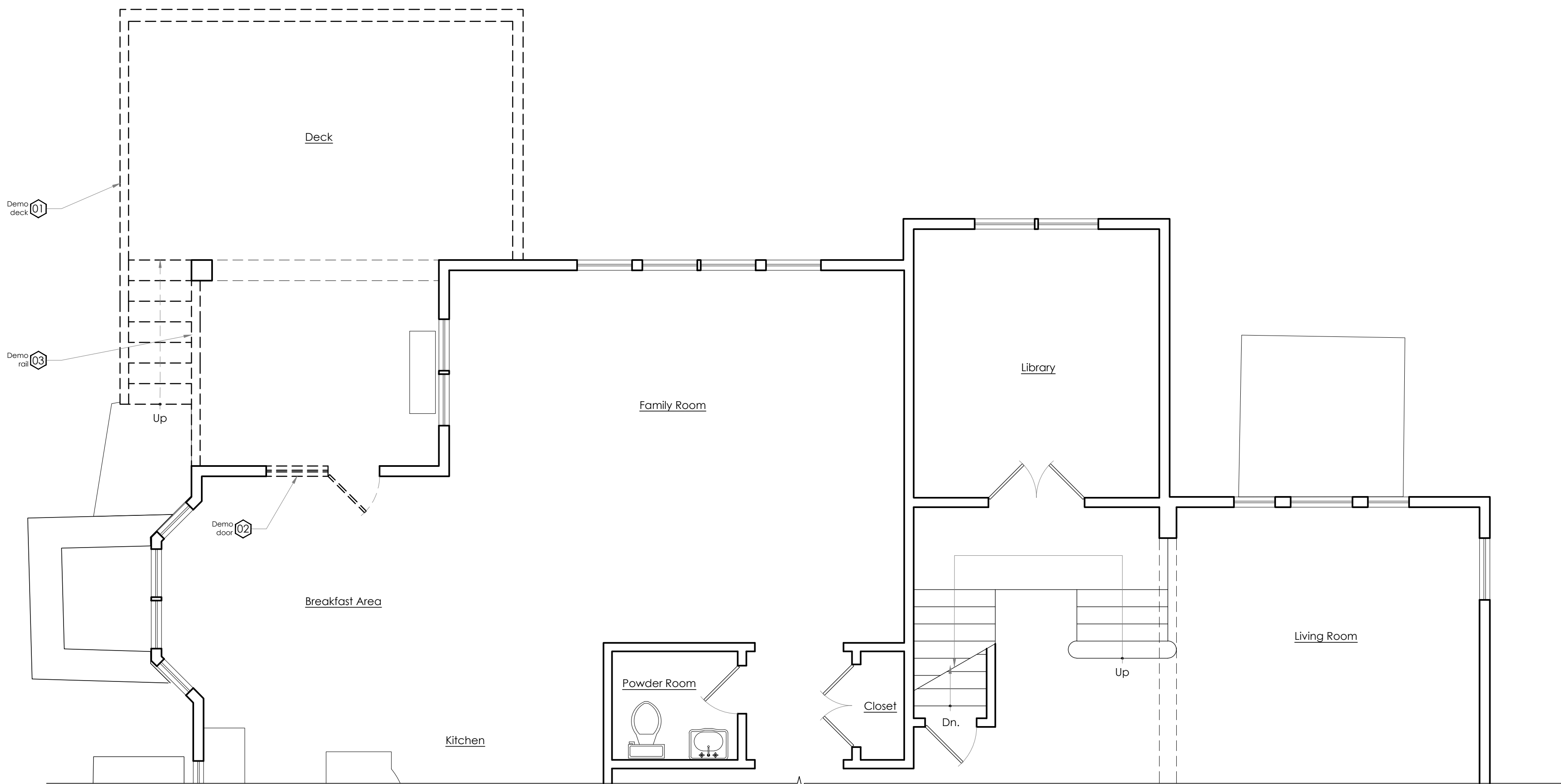
DATE: 04/01/2021

JOB: 20-31

A-0.12



1 Existing Partial Basement Plan
1/4" = 1'-0"



2 Existing Partial First Floor Plan
1/4" = 1'-0"

Phasing Key

- Demo
- Existing Wall/Partition to remain

Demolition Key Notes

- Demo deck
Demolish deck, railing, steps, and all framing associated with it. Footings below high deck to remain for re-use.
- Demo door
Carefully remove existing door, hardware and frame and prepare for new door in existing location. See proposed floor plan for door information.
- Demo rail
Carefully remove existing rail and posts, patch and repair existing residence as necessary as a result of demolition

Demolition Notes

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

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

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

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

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

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

Dispose of demolished items and materials promptly.

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

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

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

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

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

Arkin
Residence

49 Kingsley Close
Irvington, NY 10533

2	09/07/2021	Submission for ARB Approval
	05/19/2021	Submission for IPB Approval
NO.	DATE	ISSUE/REVISION

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

Demolition
Floor Plans

SCALE: As Noted

DATE: 04/01/2021

JOB: 20-31

A-1.00

2 Revised Sheet

49 Kingsley Close
Irvington, NY 10533

49 Kingsley Close
Irvington, NY 10533

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SCALE: As Noted

DATE: 04/01/2021

JOB: 20-31

A-1.01

2 Revised Sheet

Key Notes

- 01 Demo door - existing door to be removed
- 02 Demo deck
Demolish deck, railing, lattice, posts, and all framing associated with it.
- 03 Demo stairs - existing stairs to be removed
- 04 Demo railing - existing railing and posts to be removed
- 05 Existing siding - existing exterior siding to remain
- 06 Existing roof - existing roof to remain
- 07 Existing gutter - existing gutter to remain
- 08 Existing leader - existing leader to remain
- 09 Modified leader - existing leader to remain, leader may need to be modified to accommodate new deck
- 10 Existing window - Existing window to remain
- 11 Existing door - Existing door to remain
- 12 Existing lighting - Existing light fixture to remain



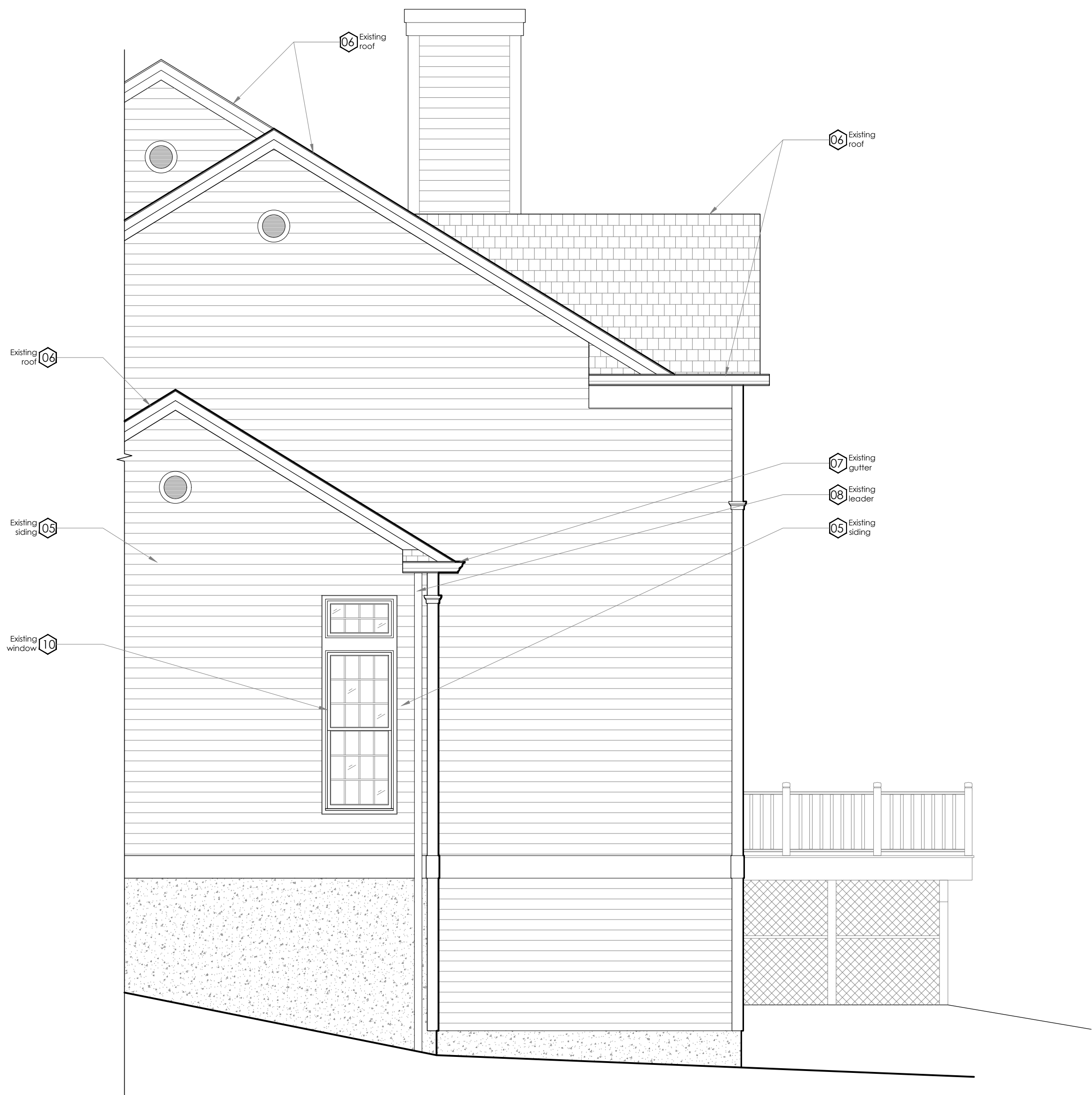
Existing Rear Elevation

$$1/4'' = 1'-0''$$



1 Proposed Partial Side Elevation

1/4" = 1'-0"



2 Proposed Partial Side Elevation

1/4" = 1'-0"

Key Notes

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- 02 Demo deck
Demolish deck, railing, lattice, posts, and all framing associated with it.
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Arkin Residence

49 Kingsley Close
Irvington, NY 10533

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Existing Exterior Elevations

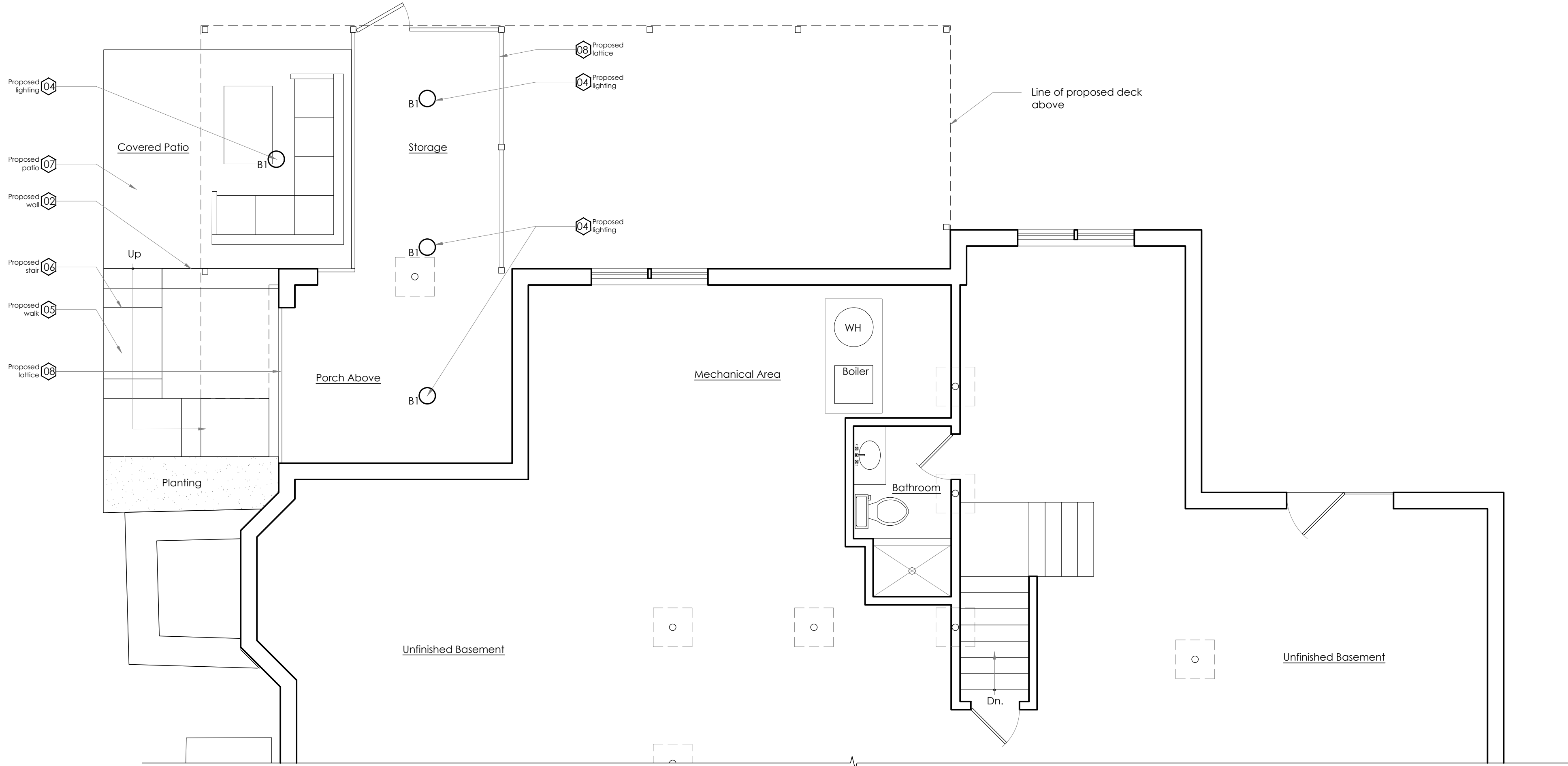
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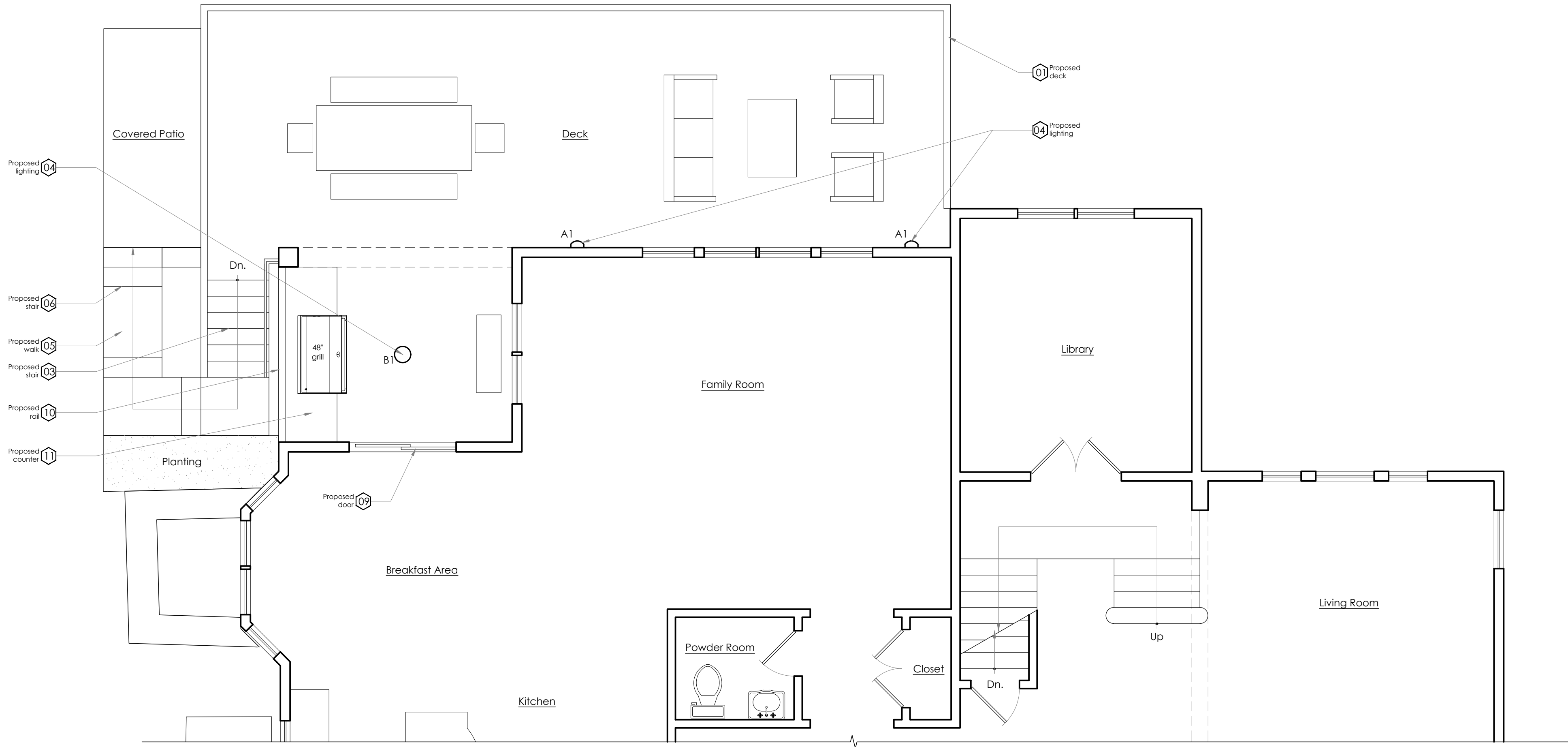
JOB: 20-31

A-1.02

2 Revised Sheet



1 Proposed Partial Basement Plan
1/4" = 1'-0"



2 Proposed Partial First Floor Plan
1/4" = 1'-0"

Legend

Existing Wall/Partition to remain

A1Proposed dark sky compliant wall mounted light fixture

B1Proposed dark sky compliant ceiling mounted light fixture

Construction Key Notes

01

Proposed deck - New deck and code compliant railing, see exterior elevations for more information

02

Proposed wall - New retaining wall, refer to site details for more information

03

Proposed stair - New code compliant deck stair, see exterior elevations for more information

04

Proposed lighting - New dark sky compliant exterior lighting

05

Proposed walk - New stone walk, refer to site details for more information

06

Proposed stair - New stone steps, refer to site details for more information

07

Proposed patio - New stone patio, refer to site details for more information

08

Proposed lattice - New cedar post and lattice; refer to deck section for more information

09

Proposed door - New exterior sliding patio door - Marvin Essential, ESSPD6080, finishes to match existing exterior door finish

10

Proposed rail - New wood rail with panels to match existing, refer to exterior elevations

11

Proposed counter - New counter with built-in grill

General Notes

All dimensions need to be field verified and coordinated with existing to remain.

All dimensions are taken to the face of finish u.n.o.

Door Notes

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

All glazing within 18" of finished floor to be safety glass.

All glazing within 24" of any door openings to be safety glass.

All glazing within any "Hazardous Locations" ie: bathtubs, showers, whirlpools etc. to be safety glass.

Door Hardware Notes

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

Interior finish hardware shall be premium grade Baldwin or approved equal, finish and style to match existing.

Functional and finish hardware shall be provided by and installed by contractor and shall be installed as per manufacturer's specifications.

Verify backset distance and door thickness and coordinate with selected door hardware.

All existing window openings to be field verified by G.C. prior to the purchase of all new windows.

Arkin
Residence

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Proposed
Floor Plans

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Proposed
Exterior
Elevations

SCALE: As Noted

DATE: 04/01/2021

JOB: 20-31

A-3.00

2 Revised Sheet

Key Notes

- 01 Proposed door - New exterior door in existing location. Exterior trim to match existing; see proposed floor plans for more information
- 02 Proposed deck - New mahogany decking with cable rail system and mahogany top rail; see deck section for more information
- 03 Proposed lattice - New cedar post and lattice; see deck section for more information
- 04 Proposed walk - New stone walk, refer to site details for more information
- 05 Proposed wall - New retaining wall, refer to site details for more information
- 06 Proposed stair - New code compliant deck stair
- 07 Proposed patio - New stone patio, refer to site details for more information
- 08 Proposed steps - New stone steps, refer to site details for more information
- 09 Proposed rail - New wood rail with panels to match existing
- 10 Proposed post - New 6x6 PT post, refer to deck section for more information
- 11 Proposed lighting - New dark sky compliant exterior lighting



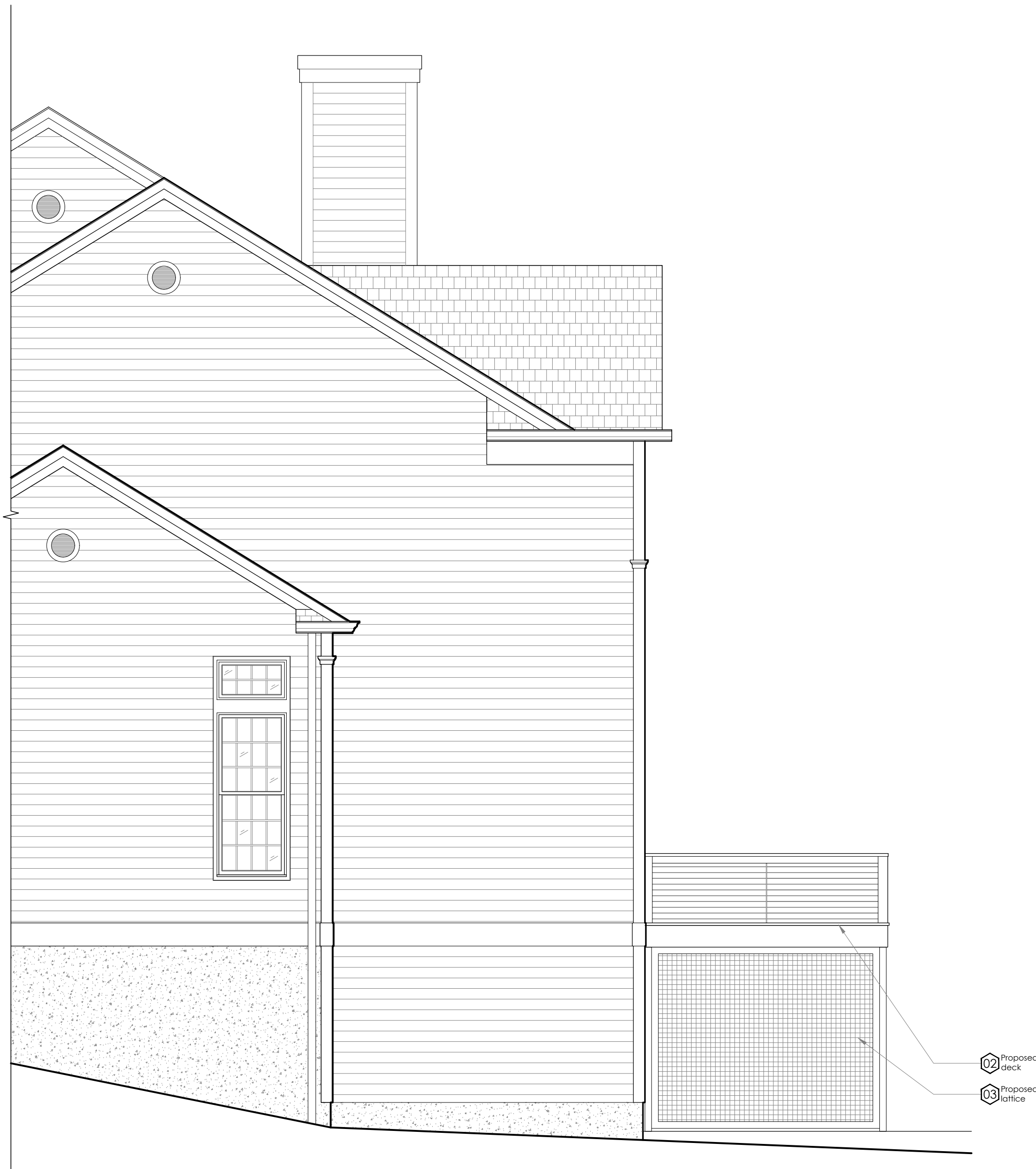
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Arkin
Residence

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Proposed
Exterior
Elevations

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A-3.01

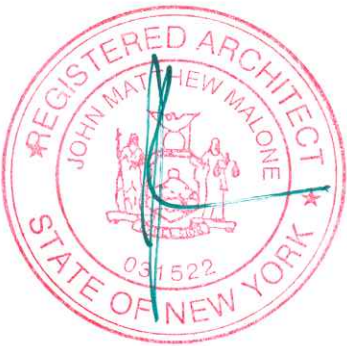
2 Revised Sheet

Arkin
Residence

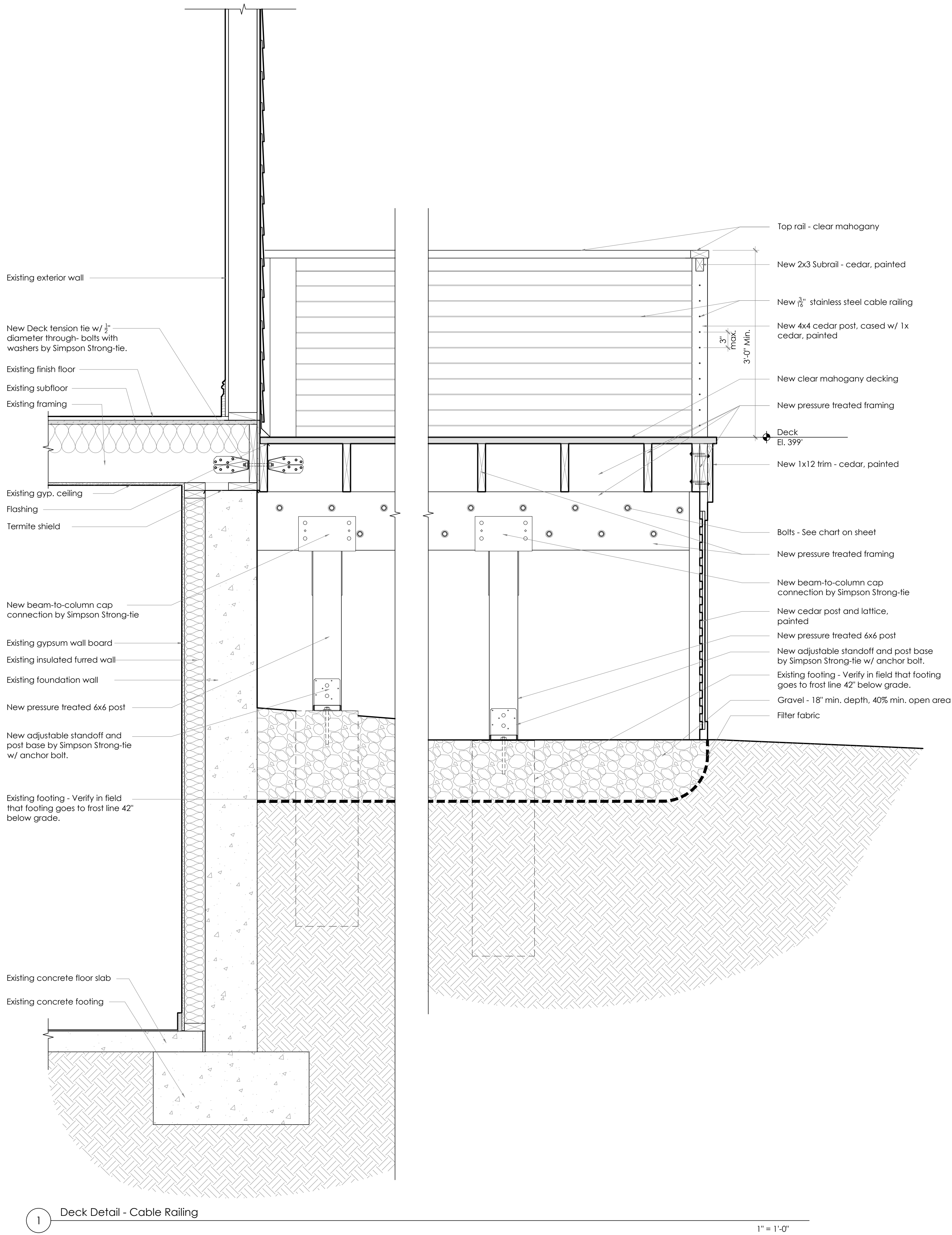
49 Kingsley Close
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NO.	04/23/2021	Resubmission for IPB Approval
	DATE	ISSUE/REVISION

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Deck Section

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A-4.00

New Sheet