

Mr. Ed Marron Jr. - Building Inspector Village Hall 85 Main Street Irvington NY. 10533 ARB & Permit Application

Re: 62 Butterwood Lane West

Dear Mr. Marron,

The next piece of the process.

Attached are drawings to be submitted for ARB review ahead of a building permit.

Since planning board approval the drawings have been updated to reflect the latest notes from Hahn engineering and bubbled on the site plan with reference to the footing drains at foundation level. The details sheets for the exterior construction have been updated as well as plans for the basement rennovation shown.

We hope this meets your approval and look forward to the ARB meeting to field any further comments.

Thank you for your time in reviewing our project.

Indrew Hout.

Sincerely,

Andrew Hunt ,RA. For the owners Julia Rosenfield & Mark Cordasco

APPLICATION FOR BUILDING PERMIT

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

Application Number:	873	Date:	11/06/2022
Job Location:	62 BUTTERWOOD LANE WEST	Parcel ID:	2.130-67-26
Property Owner:	62 BWL LLC, owner Julie Rosenfield &	Property Class:	1 FAMILY RES
	Mark Cordasco		
Occupancy:	One/ Two Family	Zoning:	
Common Name:			

Applicant	Contractor
Andrew Hunt	
Hunt Architecture D.P.C.	
70 Southlawn Ave.Dobbs Ferry NY 10522	
5408186142	

Description of Work

Type of Work:	Exterior alteration or renovations	Applicant is:	Architect
Work Requested by:	The Owner	In association with:	
Cost of Work (Est.):	150000.00	Property Class:	1 FAMILY RES

Description of Work

This permit request entails the construction of an exterior stair to the basement, and the fit out to finsh that basement. The basement is currently demoed and unusable. The basement is to be refit and used as an open rec room, excercise space, bathroom and infared (plug in) sauna included.

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: 62 BUTTERWOOD LANE WEST Parcel ld: 2.130-67-26

AFFIDAVIT OF APPLICANT

Andrew Hunt being duly sworn, depose and 70 Southlawn Ave. Dobbs Ferry NY 10522 a		s as: Hunt Architecture D.P.C. with offices a
The owner of the property described h	erein.	
The	of the New York Corporation	on with offices at:
	duly authorized by	resolution of the Board of Directors, and that
said corporation is duly authorized by t	the owner to make this applica	ation.
A general partner of	with offices	and that said
A general partner of	orized by the owner to make tl zed by the owner to make this	his application.
That the information contained in this appli knowledge and belief. The undersigned he Uniform Fire Prevention and Building Code laws pertaining to same, in the construction	ereby agrees to comply with all e, the Village of Irvington Build	Il the requirements of the New York State
Sworn to before me this o	lay ofof	
Notary Public / Commission of Deeds		Applicant's Signature
DWNER'S AUTHORIZATION		
62 BWL LLC, owner Julie Rosenfield & Ma contractor named above to perform the work u		the subject premises and have authorized th
Owner phone number	_ Owner email address	
to ensure that if the permit (if issued) refurther that if a Final Certificate of Approviolation may be placed on the propert	eceives a Final Certificate of A roval is not obtained upon com	
Sworn to before me this	day of c	of
Notary Public / Commission of Deeds		Applicant's Signature

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
- 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 contacting 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	SCh	ıed	11	Р

Building Permit (Non-Refundable)

* Application fee \$85 * Permit fee \$17 per thousand dollars (\$1000) of estimated cost of construction, or fraction thereof

· Inspection Fees (as applicable)

Insulation: \$50

· Solid Fuel: \$50

• Footing: \$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

- * 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).
- * 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 toapplying 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

(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.)

VILLAGE OF IRVINGTON

85 MAIN STREET IRVINGTON, NEW YORK 10533

Tel: (914) 591-7070 • Fax: (914) 591-4072

E-MAIL: office@irvingtonny.gov WEB SITE: http://irvingtonny.gov



September 29, 2022

62 BWL LLC 62 Butterwood Lane West Irvington, New York 10533

Re: Application for a Variance; Sheet 2.130; Block 67; Lot

62 BWL LLC:

This will confirm that at its meeting Tuesday night the Zoning Board of Appeals voted unanimously to grant your request for a variance from the provisions of §224-13 (exceeds allowable coverage) and of the Irvington Zoning Code ("Code"), in order to add required egress stair at the above referenced property, as long as an equal amount of coverage is removed from the property.

The Board concluded that the benefit to you from granting the variance outweighed any detriment to the health, safety and welfare of the neighborhood or community. In particular, the Board found that granting the variance would not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. The variance requested would have minimal impact on neighboring properties.

The Board also found that the benefit that you seek could not feasibly be achieved by any method other than a variance. Finally, the Board found that your requested variance would not adversely affect the physical or environmental conditions of your neighborhood or district.

For these reasons, the Board voted to grant your request and your application is hereby granted to vary the requirements of the above cited sections of the Code in order to add a required egress stair at the above referenced property in accordance with plans submitted at the hearing and made a part of the record herein.

The granting of this variance is not a substitute for a building permit. Construction may not commence until the Building Inspector issues a valid building permit. The Building Inspector may be contacted at 591-8335 for further assistance.

Very truly yours,

Sarah Gardner Chairman

Irvington Zoning Board

cc: Zoning Board Members and Alternates

Sarah Palermo, Clerk

Edward Marron, Jr., Building Inspector

BUILT-IN CHARGING AND AUDIO STATION

Charge your tablet or smartphone inside the sauna and connect your favorite audio device with Bluetooth or the included MP3 jack.

BUILT-IN ERGONOMIC BACKREST

Relax close to the soothing infrared heat against the Chiropractor designed built-in ergonomic backrest.

BEAUTIFUL ACCENT

Energy efficient LED lights highlight the beauty of your sauna while providing gentle ambient lighting.

COMBINATION DOOR / HANDLE/TABLET CRADLE FOR EASY MEDIA VIEWING

Place your tablet on the door handle for easy viewing of your favorite shows or movies.



- ITALIAN INSPIRED DESIGN AND GLASS ROOF

The open feel and beautiful design of your Sanctuary sauna will compliment every room.

THERAPEUTIC FAR INFRARED HEATERS

Our exclusive True Wave® combination carbon/ceramic low EMF / low ELF heaters surround you in healing infrared heat.

TRUE WAVE® FULL SPECTRUM HEATERS

Our full spectrum near, mid and far infrared heaters deliver over 20 times the power of the nearest leading competitor. Our patented heating system allows for the deepest penetration with peak performance for the best results.

DOCTOR DESIGNED ERGONOMIC BENCH

Relax in comfort with our reversible bench. The extra deep bench is ergonomic on one side and flat on the other for maximum comfort. The bench can be flipped at any time.

ENHANCED AUDIO SOUND SYSTEM



Bluetooth and AUX inputs makes it easy to connect and listen to your audio devices.





Never Fail™ digital keypad controls temperature, time, lights, heater intensity and reservation mode.

COLOR LIGHT THERAPY



Your Sanctuary sauna comes standard with our healing Chromotherapy. Choose from one of twelve colors or auto-cycle through all color tones.

TABLET / SMARTPHONE CONTROL (optional)



Log in from your Android tablet or smartphone and remotely operate your sauna.

SPECIFICATIONS

Construction

Eco-Certified wood choices:

- I. Mahogany Exterior/Cedar Interior
- 2. Basswood Exterior/Interior

Tongue & Groove Construction

Weight: 450 lbs

Exterior

Width: 52" Depth: 48"

Height: 77"

Door: 23 3/4" × 73 1/4"

Interior

Width: 47" Depth: 44"

Height: 74"

Bench: 47" x 22"
Bench Height: 20"

Heaters

True Wave® Carbon/Ceramic
Far infrared and full spectrum heaters
Power: 120V / 2,250W / 18.75A

OWEL. 1201 / 2,23011 / 18.73A

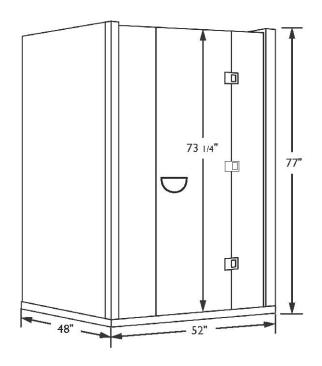
Limited Lifetime Residential Warranty

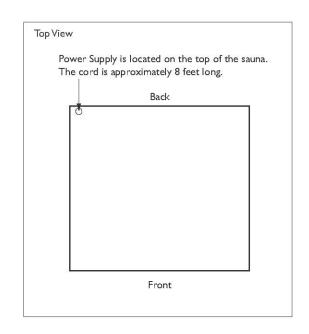
Cabinetry & Glass

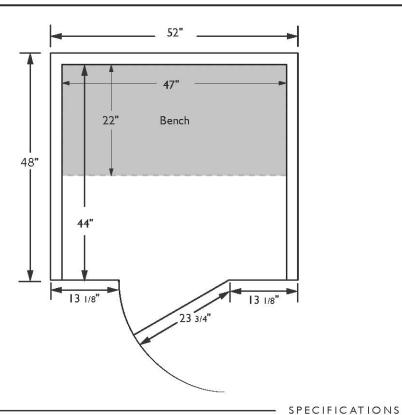
Electrical Heaters

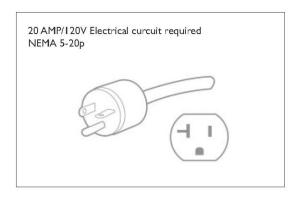
Controls

CLEARLIGHT SANCTUARY 2









Construction

Eco-Certified wood choices:

- I. Mahogany Exterior/Cedar Interior
- 2. Basswood Exterior/Interior

Tongue & Groove Construction

Weight: 450 lbs

Exterior

Width: 52"

Depth: 48" Height: 77"

Door: 23 3/4" x 73 1/4"

Interior

Width: 47"

Depth: 44" Height: 74"

Bench: 47" x 22" Bench Height: 20"

Heaters

True Wave® Carbon/Ceramic Far infrared and full spectrum heaters

Power: I20V / 2,250W / I8.75A

Limited Lifetime Residential Warranty

Cabinetry & Glass Electrical Heaters

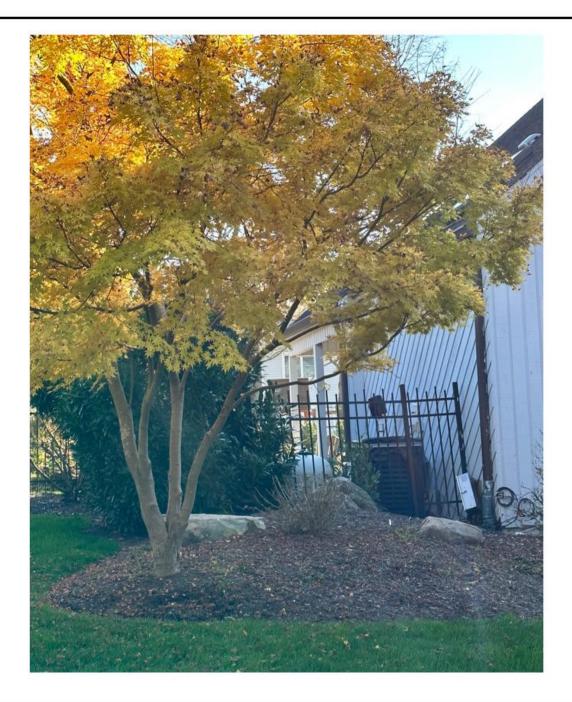
Controls















NORTH ELEVATION - ENTRY



SOUTH / EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



SITE PHOTOS

GENERAL NOTES

- 1. CONTRACTOR IS TO READ AND FOLLOW ALL BUILDING RULES. CONTRACTOR IS SUPPLY ALL INSURANCE INFORMATION TO BUILDING MANAGER 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 BUILDING OPERATION 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 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 RECORD SET SHALL BE DELIVERED TO THE BUILDING MANAGER PRIOR TO SIGN OFF.
- 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 REQUIREMENTS OF THE OWNERS.
- 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 PROVIDE PROTECTION TO THE AREAS OF THE HOUSE NOT IN SCOPE BUT USED FOR DAILY CIRCULATION.

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 DISCONNECTED AND REMOVED UP TO THE MAIN PLUMBING RISERS ON THE MAIN ACTIVE PLUMBING LINE RUNS, AND CAPPED OFF PROPERLY.

- 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, RISERS OR COMMON AREA CONDUITS ARE NOT TO BE REMOVED, OFFSET OR REROUTED. IF BUILDING RISERS OR COMMON AREA CONDUITS ARE ENCOUNTERED DURING DEMOLITION CONSULT ARCHITECT BEFORE PROCEEDING. 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 BUILDING
- 14. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS AS REQUIRED BY NYS 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.

CONSTRUCTION NOTES

- 1. EACH FLOOR ON WHICH CONSTRUCTION IS UNDERTAKEN MUST REMAIN IN SAFE CONDITIONS WITH REGARD TO FIRE SAFETY FOR PERSONNEL WORKING ON THE FLOOR. ALL FIRE STAIRS, ALARMS, SPEAKERS, ETC., MUST REMAIN ACCESSIBLE AND OPERABLE AT ALL TIMES.
- 2. DO NOT ATTACH SECURITY DEVICES OR SIGNAGE WITHOUT PRIOR OWNER CONSENT THAT WOULD IN ANY WAY DAMAGE OR ALTER EXISTING FACADES, EXTERIOR OR INTERIOR. IF CONSENT IS GIVEN, ANY DAMAGE DONE WILL BE REPAIRED BY CONTRACTOR.

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- 3. ALL PUBLIC AREAS SUCH AS ELEVATOR LOBBIES, CORRIDORS, TOILETS AND SERVICE HALLS SHALL BE PROTECTED WITH MASONITE AND CRAFT PAPER TO THE SATISFACTION OF THE OWNER. ALSO SHOE WIPING MATS MUST BE PACED AT ALL OPENINGS (WITHIN THE AREAS UNDER CONSTRUCTION) AND PUBLIC AREAS MUST BE CONTINUOUSLY KEPT CLEAN. EQUIPMENT AND OTHER PROPERTY BELONGING TO THE BUILDING SHALL ALSO BE PROTECTED, AND REFURBISHED IF DAMAGED DURING THE COURSE OF CONSTRUCTION.
- 4. ALL EXISTING CONSTRUCTION SUCH AS COLUMNS, PIERS, AND CORE PARTITIONS, WHERE DISTURBED DUE TO ADJACENT DEMOLITION, ARE TO BE REPLACED AND REPAIRED WITH MATERIAL TO MATCH EXISTING CONSTRUCTION AT THE CONTRACTOR'S EXPENSE.
- 5. PARTITIONS SHALL NOT BE BRACED TO ANY DUCTWORK, CONDUIT OR PIPING.
- 6. FLOOR LOADING OF ALL EQUIPMENT, FURNITURE, CONSTRUCTION, ETC., SHALL NOT EXCEED THE STRUCTURAL CAPACITY OF THE BUILDING.
- 7. PROVIDE WATERPROOF MEMBRANE IN ALL WET AREAS BOTH ON FLOOR AND 6" A.F.F. ON WALLS
- 8. ALL DIMENSIONS GIVEN ARE MEASURED TO FINISHED FACE UNLESS NOTED.
- 9. PROVIDE ALL BLOCKING AND SUPPORTS TO SUPPORT WALL HUNG COUNTERS, CABINETS, AND LIGHT FIXTURES AS REQUIRED BY THE NEW YORK STATE BUILDING CODE.
- 10. CONTRACTORS CARTS, EQUIPMENT BOXES, ETC. SHALL BE EQUIPPED WITH RUBBER WHEELS.
- 11. CONTRACTOR SHALL FURNISH AND INSTALL FIRE EXTINGUISHERS IN ACCORDANCE WITH THE NEW YORK STATE BUILDING CODE OR AS INDICATED ON THE DRAWINGS.

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

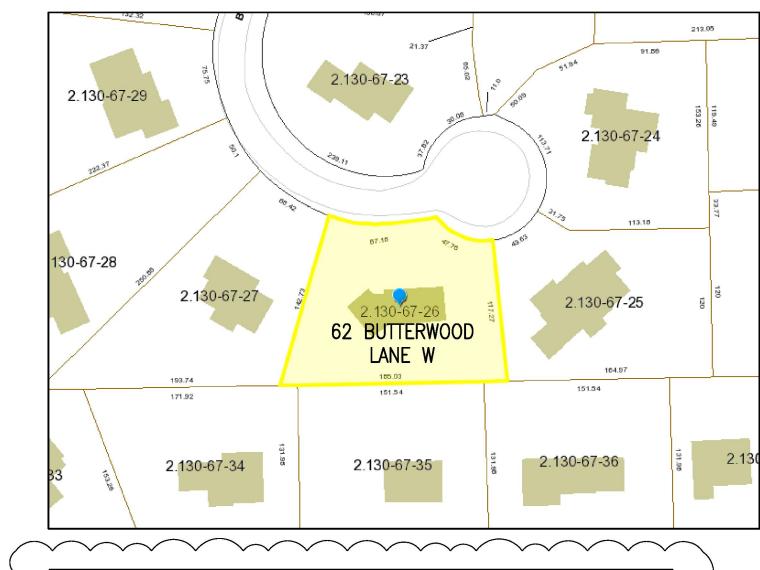
ALL PLANS ATTACHED ARE DESIGNED IN COMPLIANCE TO THE 2020 INTERNATIONAL BUILDING CODE AND 2020 NEW YORK STATE BUILDING CODE, NOVEMBER 2019 ADDITION

ALL PLANS ATTACHED ARE DESIGNED IN COMPLIANCE TO THE NATIONAL ELECTRICAL CODE NFPA 70 2020 EDITION

ALL PLANS ATTACHED ARE DESIGNED IN COMPLIANCE TO THE 2020 NEW YORK STATE RESIDENTIAL PLUMBING CODE

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 OF 2020

PLOT PLAN - SCALE N.T.S.



DRAWING	G LIST:	$] \langle$
A-001 A-002	GENERAL NOTES GENERAL NOTES CONT.	
L-100	SITE PLAN	
A-101 A-102	DEMO & PROPOSED PLAN PROPOSED RCP	
A-200 A-201	ENLARGED PLAN DETAILS ENLARGED SECTION DETAILS	
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# PROJECT INFORMATION

LOCATION:

62 BUTTERWOOD LANE W, IRVINGTON, NY. 10533

PROPERTY CLASS: SINGLE FAMILY RESIDENCE

CONSTRUCTION TYPE: TYPE 5 (EXISTING AND PROPOSED)

# ECCCNYC COMPLIANCE STATEMENT

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE 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 SHEET A-101
PIPING INSULATION	R-2 ALL EXISTING PIPE AND NEW PIPE	R-2 MIN. NYCECC 403.3	SEE PLUMBING RISER DIAGRAM ON SHEET A-105

62 BUTTERWOOD WEST

DOB FILING

11.07.22

ERWOOD WEST, IRVINGTON

RK 10533

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**GENERAL** 

A - 00

SCALE: N.T.S.

DATE: SEPTEMBER 21, 2022

NOTES

### **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" C26-504.10D.
- 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 504.10E.
- 5. COATING APPILED 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.

# LEAD PAINT

- 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 ORENOVATORS, WORKING FOR COMPENSATION, TO DISTRIBUTE A PAMPHLET TO OWNERS AND OCCUPANTS OF MOST HOUSING BUILT PRIOR TO 1978 BEFORE COMMENCING RENOVATION ACTIVITY.Ó 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 APPROVED EQUAL AND SHALL BE CLOSED OFF WITH CLOSE FITTING METAL ESCUTCHEON PLATES.
- 8. PROVIDE CEMENT BOARD IN WET AREAS.

- 1. ALL BRANCH PIPING, SUPPLY, WASTE AND VENT, MUST BE REPLACED BACK TO THE BUILDINGS RISERS AND STACKS. REPLACEMENT OF BRANCH PIPING IS TO INCLUDE PROVIDING NEW RISER 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 2Ó 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 MANUFACTURERÕS 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.
- 4. MODIFICATIONS TO THE GAS LINES ARE PROPOSED. NOTE THAT THESE MAY ONLY OCCUR BEYOND THE INLET VALVE. MODIFICATIONS THAT REQUIRE PRESSURE TESTING OF THE BUILDING RISER ARE NOT ALLOWED.

3. CHECK VALVES MUST BE INDICATED

FOR INSTALLATIONS OF DISHWASHERS

(REFERENCE CODE P104.11.C)

- 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 2Ó DRAIN. AS THE DRAIN SIZE WILL NEED TO BE ENLARGED, THE EXISTING DRAIN MUST BE REPLACED BACK 4. NEW STONE ADA COMPLIANT SADDLES MUST BE TO THE RISER.
- 9. NOTE, ALL LAVATORIES MUST HAVE AN INTO A NEW DRAIN COLLAR, CAPPED OVER THE OVERFLOW IF AN INTEGRAL STOPPER DRAIN IS BEING PROPOSED.

### **ARCHITECTURAI**

- 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 RATING AT BUILDING STEEL BEAMS OR COLUMNS WHERE REMOVED OR DISLODGED PER BUILDING STANDARDS
- 5. PROVIDE PATCHING OF HUDSON HOUSE CONCRETE PLANK FLOORS, LIKELY NEEDED AT EXISTING PLUMBING FIXTURE REMOVALS. FOLLOW NOTED HUDSON HOUSE STANDARDS AND INSPECTIONS.

### WATERPROOFING / SOUNDPROOFING

- 1. PROVIDE FULL WATERPROOFING (WP) AND SOUNDPROOFING (SP) IN ORDER TO PROTECT THE AREA BELOW.
- 2. WP SYSTEMS BY LATICRETE (9235 OR APPROVED EQUAL).
- 3. FOLLOW MANUFACTURERÕS WP RECOMMENDATIONS WHEREVER PRODUCT IS INSTALLED. PLUMBING LINES RUNNING IN WALLS OVER DRY AREAS BELOW MUST BE WATERPROOFED. WP MUST TURN UP A MINIMUM OF 6Ó AT ALL WALL CONDITIONS. AT THE WALLS SURROUNDING BATH TUBS AND SHOWERS, WATERPROOFING MUST EXTEND FLOOR TO CEILING. THE WP INSTALLATION MUST BE INSPECTED BY OUR OFFICE UPON COMPLETION.
- INSTALLED AT ALL BATHROOMS.
- 5. SHOWER LEAD PANS, CLAMPED AND SOLDERED, CURB EXTENDING 40 UP THE WALL ABOVE THE TOP OF CURB, WEEP HOLES ARE INDICATED AS REQUIRED. AFTER PASSING A 24-HOUR WATER RETENTION TEST, WITNESSED BY THE RESIDENT MANAGER, THE ENTIRE LEAD PAN MUST BE COATED WITH A SUITABLE WATERPROOF MASTIC MEMBRANE PRIOR TO INSTALLATION OF THE MORTAR BED.
- 6. NOTE THAT ALL FRAMING FOR SHOWER MUST BE METAL CONSTRUCTION OR OF LIGHT WEIGHT CONCRETE CONSTRUCTION.
- 7. AT SHOWER BENCHES THAT FORM A CONTIGUOUS BOX-OUT WITHIN THE SHOWER FOOTPRINT, THE LEAD PAN MUST WRAP AROUND ALL SIDES OF THE BENCH AND EXTEND A MINIMUM OF 40 UP THE PERIMETER WALLS AT THE TOP OF THE BENCH AS WELL AS ACROSS THE SIDE WALLS ON THE VERTICAL PLANES.
- 8. WHERE NICHES ARE PROPOSED FOR TUB AND SHOWER ENCLOSURES, PROVIDE WATERPROOFING THROUGHOUT ENTIRE NICHE, AND EXTENDING AROUND ALL SIDES OF THE NICHE FACE TO FORM A CONTINUOUS MEMBRANE WITH THE WATERPROOFING MEMBRANE REQUIRED AT THE SHOWER. SLOPE BOTTOM OF NICHE TO DRAIN.
- 9. WHERE THE WINDOW IS LOCATED WITHIN SHOWER ENCLOSURE, EXTEND THE WATERPROOFING AT THE WALLS INTO THE FRAMED OPENING AND PROVIDE A PROPER SEAL WHERE THE WATERPROOFING MEETS THE WINDOW FRAME AROUND THE ENTIRE OPENING (JAMBS, HEAD AND SILL). SILL MUST BE SLOPED TO DRAIN AT 1/20 PER FOOT MINIMUM WHERE POSSIBLE.

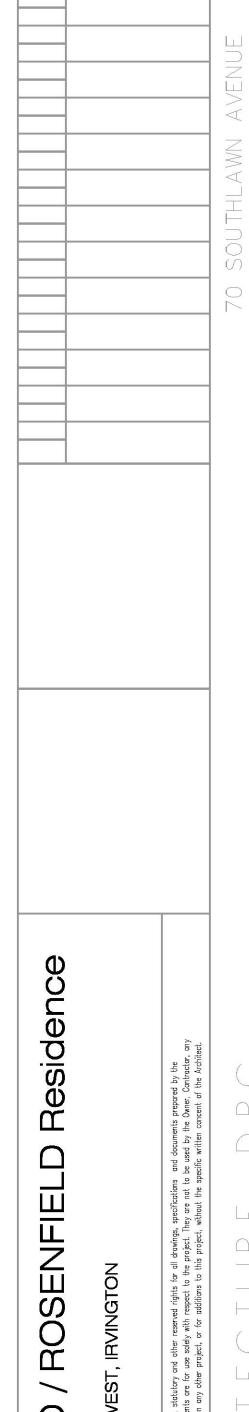
- 1.EGRESS. AT ALL TIMES IN THE COURSE OF CONSTRUCTION PROVISION SHALL BE MADE FOR ADEQUATE EGRESS AS REQUIRED BY THIS CODE AND THE TENANT PROTECTION PLAN SHALL IDENTIFY THE EGRESS THAT WILL BE PROVIDED. REQUIRED EGRESS SHALL NOT BE OBSTRUCTED AT ANY TIME EXCEPT WHERE APPROVED BY THE COMMISSIONER.
- 2.FIRE SAFETY. ALL NECESSARY LAWS AND CONTROLS, INCLUDING THOSE WITH RESPECT TO OCCUPIED DWELLINGS, AS WELL AS ADDITIONAL SAFETY MEASURES NECESSITATED BY THE CONSTRUCTION SHALL BE STRICTLY OBSERVED.
- 3. HEALTH REQUIREMENTS. SPECIFICATION OF METHODS TO BE USED FOR CONTROL OF DUST, DISPOSAL OF CONSTRUCTION DEBRIS, PEST CONTROL AND MAINTENANCE OF SANITARY FACILITIES, AND LIMITATION OF NOISE TO ACCEPTABLE LEVELS SHALL BE INCLUDED. 3.1. THERE SHALL BE INCLUDED A STATEMENT OF COMPLIANCE WITH APPLICABLE PROVISIONS OF LAW RELATING TO LEAD AND ASBESTOS.
- 4.COMPLIANCE WITH HOUSING STANDARDS. THE REQUIREMENTS OF THE NEW YORK STATE HOUSING MAINTENANCE CODE, AND, WHERE APPLICABLE, THE NEW YORK STATE MULTIPLE DWELLING LAW SHALL BE STRICTLY OBSERVED.
- 5.STRUCTURAL SAFETY. NO STRUCTURAL WORK SHALL BE DONE THAT MAY ENDANGER THE OCCUPANTS.
- 6.NOISE RESTRICTIONS. WHERE HOURS OF THE DAY OR THE DAYS OF THE WEEK IN WHICH CONSTRUCTION WORK MAY BE UNDERTAKEN ARE LIMITED PURSUANT TO THE NEW YORK STATE NOISE CONTROL CODE, SUCH LIMITATIONS SHALL BE STATED.

### **MANAGER**

- 2. PROVIDE AND/OR MAINTAIN FIRE RATED CONSTRUCTION AS REQUIRED AT SHAFTS, STRUCTURAL MEMBERS, DEMISING WALLS, ETC.
- 3. WHERE CHASES, SHAFTS, DEMISING WALLS AND STRUCTURAL ELEMENTS ARE OPENED DURING CONSTRUCTION, PROVIDE A UL-LISTED FIRESTOPPING OR FIREPROOFING SYSTEM AS REQUIRED BY CODE AT ALL EXISTING OR NEW OPENINGS. WHERE PIPE CHASES ARE ENCLOSED IN MASONRY CONSTRUCTION, THE FIRE RATING MUST BE MAINTAINED AND WALLS THAT ARE DEMOLISHED IN THE COURSE OF THE WORK MUST BE RESTORED WITH SIMILAR CONSTRUCTION OR NEW CONSTRUCTION WITH THE SAME RATING. WHERE PIPING IS NOT LOCATED IN A RATED ENCLOSURE PROVIDE FIRESTOPPING SYSTEMS AS MANUFACTURED BY STI, HILTI, USG OR EQUAL UL LISTED PRODUCTS ARE ACCEPTABLE AND THEIR RATING MUST COINCIDE WITH THE FIRE RATING OF THE EXISTING ASSEMBLY. ORDINARY CEMENT, INSULATION AND OTHER NON-RATED SEALANTS AND PRODUCTS MAY NOT BE USED UNLESS PARTITIONS PROVIDE THE REQUIRED FIRE RATING. NOTE THAT FIRESTOPPING AND FIREPROOFING MUST BE INSTALLED UPON THE COMPLETION OF DEMOLITION AND PRIOR TO THE INSTALLATION OF ANY SHEATHING OR OTHER WORK THAT WILL BLOCK ACCESS TO ANY OPENINGS THAT MUST BE FIRESTOPPED. IF THE EXISTING FIREPROOFING OR RATED ENCLOSURE IS REMOVED AROUND ANY STRUCTURAL COLUMN OR SHAFT, IT MUST BE REPLACED WITH A 4H RATED ENCLOSURE AND A UL APPROVED ASSEMBLY OF THE PROPOSED ENCLOSURE MUST BE SUBMITTED TO OUR OFFICE FOR REVIEW.
- DUST/DEBRIS LEAVING THE APARTMENT AND PROTECT ALL SERVICE STAIRWAYS/HALLWAYS PRIOR TO START OF DEMOLITION UNTIL ALL ALTERATION WORK IS COMPLETED. WHEN REQUIRED BY BUILDING MANAGEMENT, NEGATIVE AIR PRESSURE MACHINES SHALL BE UTILIZED PER MANUFACTURER'S GUIDELINES AND AS DIRECTED BY MANAGEMENT, SPECIFICATIONS FOR WHICH MUST BE SUBMITTED PRIOR TO IMPLEMENTATION. NEGATIVE AIR PRESSURE MACHINES REDUCE DUST INFILTRATION TO ADJACENT UNITS AND PUBLIC SPACES OUTSIDE OF THE UNIT BEING ALTERED, PARTICULATE DUST WITHIN THE WORK AREA, CLEANUP AND MAINTENANCE TIME, AND UNPLEASANT ODORS. DEMOLITION SHALL BE MANAGED TO COINCIDE WITH THE AMOUNT OF DEBRIS THAT CAN BE PROPERLY REMOVED ON THAT DAY. ALL DEBRIS IS TO BE PROPERLY SEALED IN BAGS OR CONTAINERS THAT WILL NOT PERMIT DUST TO LEAVE THE VESTIBULE OR ENTER THE PUBLIC HALLS

4. THE CONTRACTOR IS REQUIRED TO CONTAIN

- 5. CONTRACTOR IS TO PROVIDE FOR PAINT, DUST, DEBRIS AND NOISE CONTAINMENT AS TENANT PROTECTION PLAN - 2008 CODE per 2014 AMENDMENT DIRECTED BY THE RESIDENT MANAGER. ALL VENTS AND EXHAUSTS MUST BE FULLY SEALED TO PREVENT INFILTRATION OF DUST AND DIRT.
  - 6. A UL LISTED CLASS ABC FIRE EXTINGUISHERS AND SMOKE/CO DETECTORS MUST BE ON SITE AT ALL TIMES DURING CONSTRUCTION. THEY ARE TO BE LOCATED IN A CONSPICUOUS LOCATION AND MAINTAINED IN WORKING ORDER IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE NYC FIRE CODE.
  - 8. ALL WORK IS TO BE IN COMPLIANCE WITH ALL SECTIONS OF THE ALTERATION AGREEMENT AND HOUSE RULES.
  - 9. NOTE THAT THE BUILDINGOS PLUMBING, GAS, TELEPHONE OR ELECTRIC RISERS MAY NOT BE DISTURBED UNLESS EXPLICITLY APPROVED. SHUTDOWN OF SYSTEM RISERS MUST BE COORDINATED WITH THE BUILDING SUPERINTENDENT.
  - 10. PROVIDE PROTECTION OF THE BUILDINGS THERMAL AND MOISTURE SYSTEMS THROUGHOUT THE COURSE OF DEMOLITION AND CONSTRUCTION. ANY ELEMENTS OF THESE SYSTEMS THAT ARE DISTURBED MUST BE RESTORED IMMEDIATELY. EXAMPLES OF WORK THAT COULD POTENTIALLY DISTURB THESE SYSTEMS, NOT LIMITED TO THE FOLLOWING, INCLUDE: WINDOW OR SILL REPLACEMENT, INSTALLATION OF WINDOW TREATMENTS, AND ANY BUILDING/DOB-APPROVED WALL PENETRATIONS.

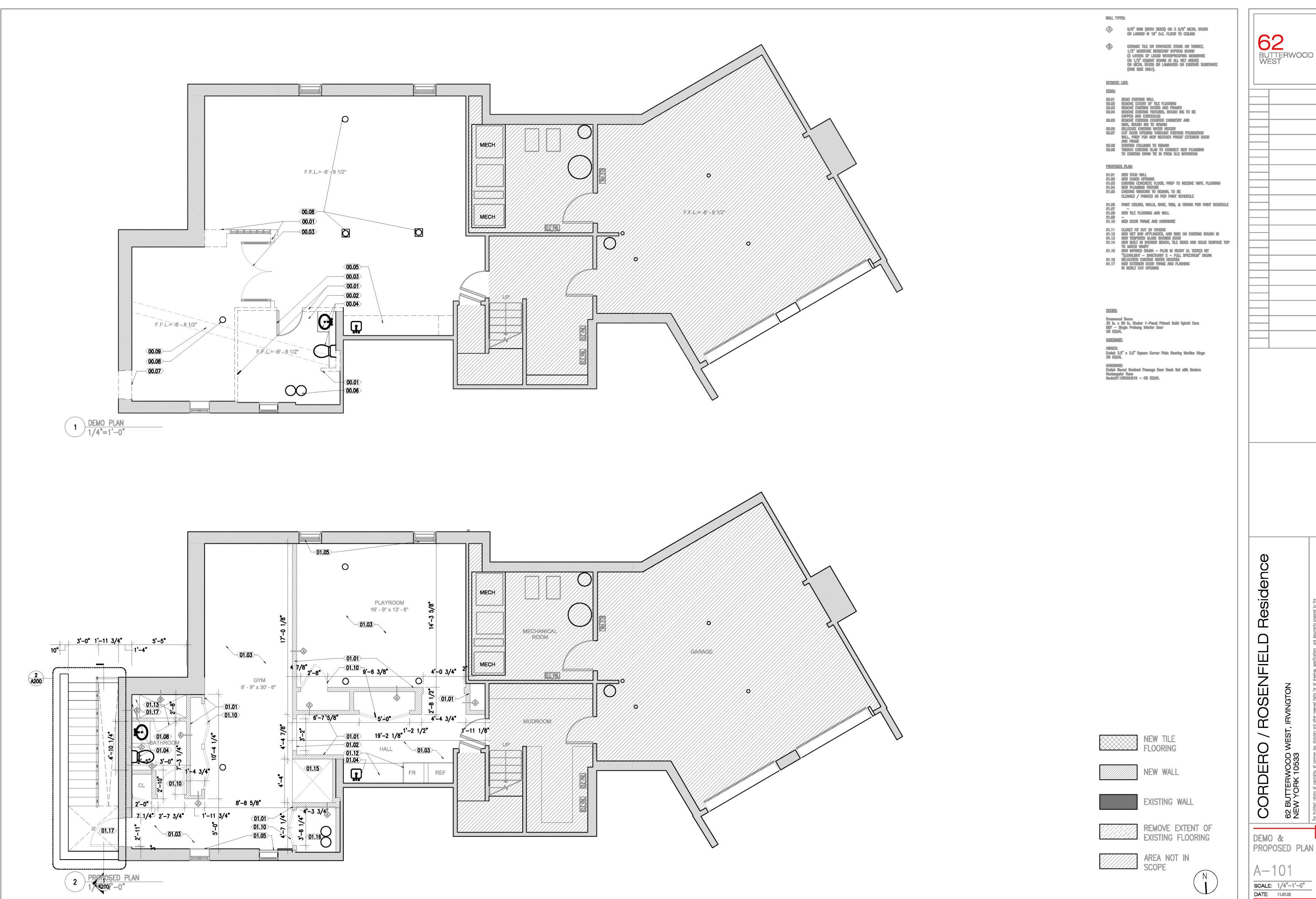


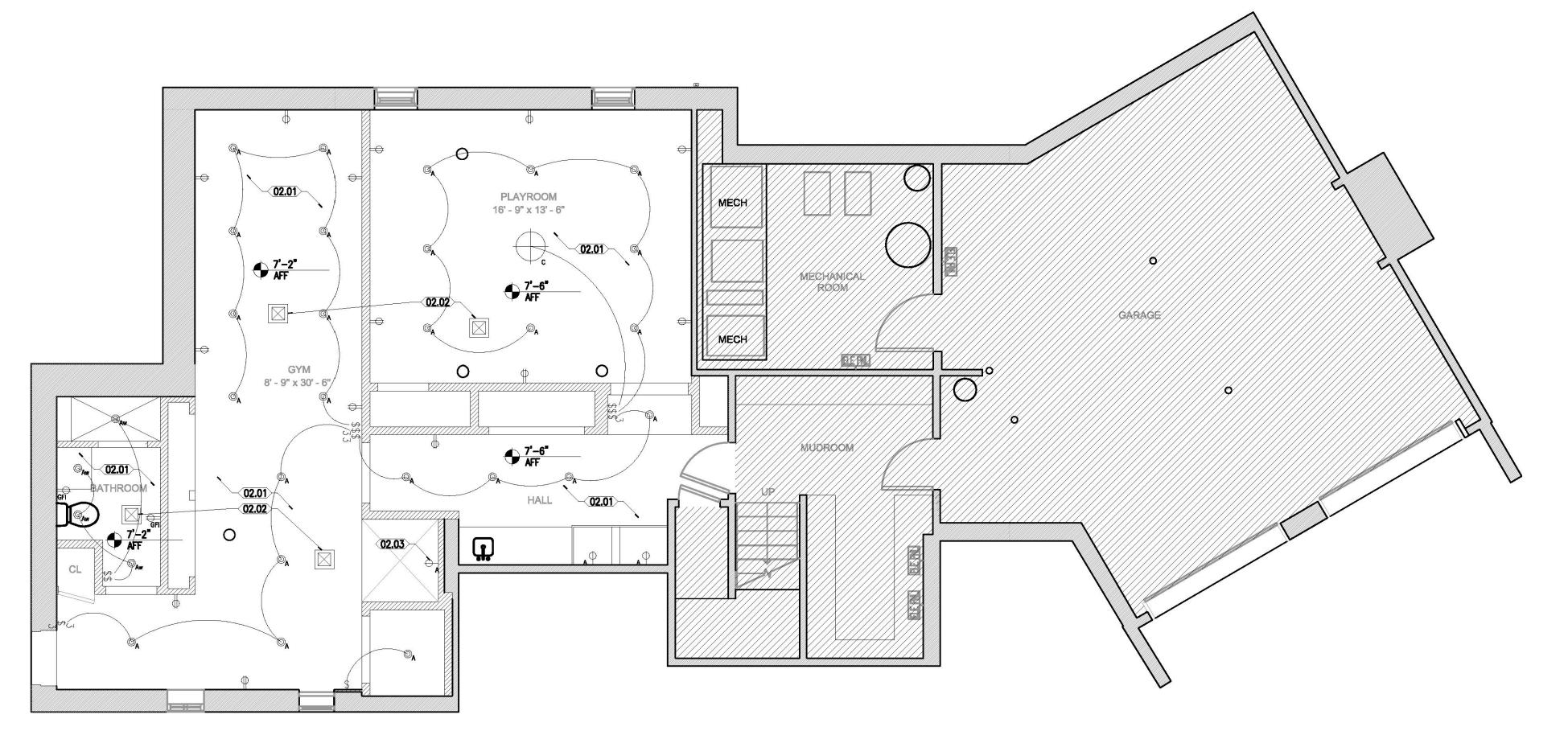
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BUTTERWOOD WEST

**GENERAL** A - 002

SCALE: N.T.S. DATE: SEPTEMBER 21, 2022





NEW SOLID SURFACE SHOWER DOOR TRIM AND SELL TO MATCH -WANTY COLLITER

PART WALLS (OR WALLCOVERINS) AS PER PART SCHEDULE

NEW DOOR, FRAME, HARDWARE -

NEW GLASS SHOWER DOOR — NIT, FURNISHED BY CHINER DISDALED BY GC

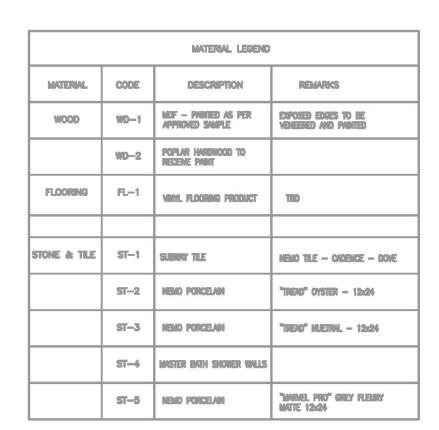
NEW WOOD BASE, PARNED

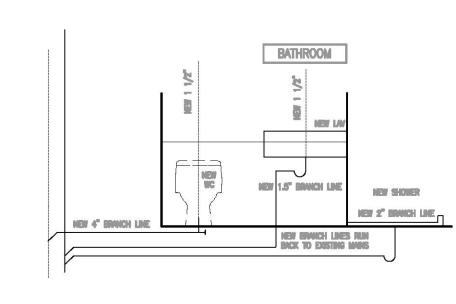
3 BATH - NORTH ELEV 1/4"=1'-0"

NEW CROWN MOLDING - PAINT

	FINISH SCHEDULE						
ROOM NAME / #	CEILING	FLOOR	BASE	CROWN	DOORS / TRIM / CASED OPN.	WALLS	REMARKS
HALL	PAINT - FLAT WHITE	EXIST CONC W/ APPLIED VINYL FLOORING	NEW FLAT 1X4" WOOD - PAINT	N/A	CASED OPENING, CLOSET DOORS, FRAME, TRIM, PAINTED AS PER APPROVED SAMPLE	PAINT	
PLAYROOM	PAINT - FLAT WHITE	EXIST CONC W/ APPLIED VINYL FLOORING	NEW FLAT 1X4" WOOD - PAINT	N/A	NEW CASED OPENING & CLOSET DR - PAINTED	PAINT	
GYM	PAINT - FLAT WHITE	EXIST CONC W/ APPLIED VINYL FLOORING	NEW FLAT 1X4" WOOD - PAINT	N/A	NEW CASED OPENING & CLOSET DR — PAINTED	PAINT	
BATHROOM	PAINT - FLAT WHITE	TILE	TILE	FRP	NEW ENTRY DOOR, FRAME, TRIM — PAINTED	PAINT	
CLOSETS	PAINT - FLAT WHITE	EXIST CONC W/ APPLIED VINYL FLOORING	NEW FLAT 1X4" WOOD - PAINT	N/A	NEW ENTRY DOOR, FRAME, TRIM - PAINTED	PAINT	

NEW CROWN MOLDING - PAINT PAINT WILLS (OR WILLCOVERING) AS PER PAINT SCHEDULE  SCONCE OUTLET MERICR BY OWNER THE WILL BEHARD WARTY AND TOTALET, THE BY OWNER AND INSTALLED BY OC  NEW WOOD BASE, PAINTED	MEN SOLD SURFACE SHOWER DOOR THM AND SILL TO MATCH WANTY COUNTER  NEW CROWN MOLDING - PAINT  PAINT WALLS AS PER PAINT SCHEDULE  GLASS SHOWER DOOR TEMPERED GLASS  NEW GLASS SHOWER DOOR INT, FURNISHED BY OWNER INSTALLED BY GC	PAINT WILLS AS PER PAINT SCHEDULE NEW CROWN MOLDING — PAINT MEN TILED SHOWER, MITERIAL BY COMER, NISTALLED BY CC
NEW WHITY, SHX AND FALCET BY CONER INSTALLED BY CC,	MEN WOOD BASE, PARMED	NEW WOOD BASE, PARTIED
4 BATH - EAST ELEV 1/4"=1'-0"	5 BATH - SOUTH ELEV 1/4"=1'-0"	6 BATH - WEST ELEV 1/4"=1'-0"





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

### CANDIE USE

BED WITES 02.01 NEW DRYWILL CELING - DOWNLIGHTS FURNISHED AND INSTALLED

02.02 DISTING HAYC SUPPLY, RELOCATED TO NEW ROOM DEMSE, SYSTEM WAS UPDATED IN 2020 UNDER A SEPARATE PERMIT. THE BASEMENT IS ITS OWN ZONE RESULATED BY A SEPARATE THERMOSOXI, AIR DISCHARGE IS UP TO CLIRICATE CODE

02.03 120 V INFRIED SAMINA O 2. P. D. L. SEPARATE CALINA. "CLEARLIGHT — SANCTUARY 2 — FULL SPECTRUM" SAUNA

### बोदमा है 🖷 गाब

PROMDE GFCI OUTLETS AND CIRCUITS PER CODE IN ALL WET AREAS.
 OUTLETS AND FIXTURES LOCATED AT DEMISING WILL CONDITIONS MUST MAINTAIN THE EXISTING FIRE RATING.

2. PLEASE PROVIDE USB COMPADIBLE GFCI OUTLETS.

3. ALL LIGHTING MUST BE U.L. RATED AND POWER GUILLEIS AND SWITCHES LOCATED AS PER ADA REQUIREMENTS.

4. DURING THE REPLACEMENT/INSTALLATION OF LIGHT FOTURES AND OUTLETS/SURGES CARE IS TO BE EMPLOYED AT DEJASING AND PERMETER EXTENDE BUILDING WALLS. CHOPPING OF ANY BLOCK / BYCK ENCOUNTERED DURING INSTALLATION IS PROHEITED. CONFRIM WALL THICKNESS PRIOR TO INSTALLATION. FREEFROOFING AND PRESTOPPING MUST BE PROVIDED AT ALL OUTLETS AT DEJASING WALLS. FREE ROUNS OF ALL WALLS ARE TO BE MANIFAMED AT ALL TIMES. NOTE THAT CELLING MOUNTED LIGHTING MUST BE MOUNTED AT THE ELECTRICAL SERVICE RUN ON THE SURFACE OF THE CELING SLAB. WHEN A DROPPED CELING IS PRESENT OR PROPOSED, PRATURES MAY BE SUSPENDED FROM OR RECESSED INTO THE SUSPENDED CELING AND WINNS MAY BE CONCEALED ABOVE DROPPED CELINGS. NOTE THAT NO NEW SLAB PEREINITIONS WILL BE PERMITTED IN EITHER THE FLOOR OR THE CELING SLAB, FOR LICHTIMG OR ELECTRICAL WORK. 5. ALL NEWLY INSTALLED SWITCHES TO BE DIMMABLE

# DEPLIE NAME OF

O_A REFESSED ON LIGHT

O_{AW} REFERENCE ON LIGHT - WET LISTED

NEW J-BOX for PENDANT FRITURE (BY OWNER)

DUPLEX OUTLET

DUPLEX CUILET

APPLIANCE OUTLET

GFI DUPLEX OUTLET

OWO OVILET

TEL / DATA OUTLET

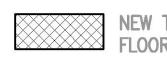
QUIO FLOOR CUTLET S SMOKE AND CO DETECTOR

S WILL MOUNTED SMOKE AND COS

\$3 may smitch (Dammele)

\$ SNOLE SMITCH (DAMMELE)

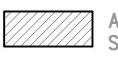
EASTING HAVE SUPPLY











AREA NOT IN SCOPE



