

# APPLICATION FOR BUILDING PERMIT

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

Application Number:	326	Date:	03/30/2022
Job Location:	61 FIELD TER	Parcel ID:	2.170-76-8
Property Owner:	Rachel Alkon	Property Class:	1 FAMILY RES
Occupancy:	One/ Two Family	Zoning:	
Common Name:			

Applicant	Contractor
Mike Jacobs	
Jacobschang Architecture	
39 E.13th Street, 4th FloorNew York NY 10003	
323 896 4548	

## Description of Work

Type of Work:	Interior Renovation/ Repair	Applicant is:	Architect
Work Requested by:	The Owner	In association with:	
Cost of Work (Est.):	300000.00	Property Class:	1 FAMILY RES

## Description of Work

***Interior non-structural remodel of existing Single Family House. New thermally broken windows to replace existing single pane windows. Minor alterations to existing exterior. No additional square footage. No change in occupancy.***

**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.





VIEW EAST FROM DRIVEWAY

61 FIELD TERRACE  
ARCH. REVIEW BOARD HEARING  
APRIL 2022





VIEW SOUTH FROM LAWN

**61 FIELD TERRACE**  
ARCH. REVIEW BOARD HEARING  
APRIL 2022





VIEW SOUTH FROM LAWN

**61 FIELD TERRACE**  
ARCH. REVIEW BOARD HEARING  
APRIL 2022





VIEW SOUTHEAST TO ROOF DECK

61 FIELD TERRACE  
ARCH. REVIEW BOARD HEARING  
APRIL 2022





VIEW SOUTH TO NEW KITCHEN WINDOWS

61 FIELD TERRACE  
ARCH. REVIEW BOARD HEARING  
APRIL 2022





VIEW NORTH TO BASEMENT / UPPER FLOOR

**61 FIELD TERRACE**  
ARCH. REVIEW BOARD HEARING  
APRIL 2022





VIEW NORTH TO BEDROOMS / GARAGE

61 FIELD TERRACE  
ARCH. REVIEW BOARD HEARING  
APRIL 2022





VIEW NORTH TO BEDROOMS

61 FIELD TERRACE  
ARCH. REVIEW BOARD HEARING  
APRIL 2022





VIEW NORTH TO CARPORT / BEDROOMS

**61 FIELD TERRACE**  
ARCH. REVIEW BOARD HEARING  
APRIL 2022





VIEW TO CARPORT WALL

61 FIELD TERRACE  
ARCH. REVIEW BOARD HEARING  
APRIL 2022





VIEW SOUTH TO CARPORT / ENTRY

61 FIELD TERRACE  
ARCH. REVIEW BOARD HEARING  
APRIL 2022





VIEW NORTHWEST TO ENTRY

61 FIELD TERRACE  
ARCH. REVIEW BOARD HEARING  
APRIL 2022





VIEW OF DRIVEWAY APPROACH

61 FIELD TERRACE  
ARCH. REVIEW BOARD HEARING  
APRIL 2022





VIEW WEST OF LIVING ROOM

61 FIELD TERRACE  
ARCH. REVIEW BOARD HEARING  
APRIL 2022



CONSTRUCTION PLAN NOTES:

1. An approved seismic gas shutoff valve will be installed on the fuel gas line on the down side of the utility meter and be rigidly connected to the exterior of the building or structure containing the fuel gas piping.
2. The construction shall not restrict a five-foot clear and unobstructed access to any water or power distribution facilities (power poles, pull-boxes, transformers, vaults, pumps, valves, meters, appurtenances, etc.) or to the location of the hook-up. the construction shall not be within ten feet of any power lines whether overhead or underground. The lines are located on the property. Failure to comply may cause construction delays and/or additional expenses.
3. All glass and glazing shall comply with applicable codes and must be labeled safety glazing at hazardous locations defined as: glazing at all doors, bath & shower enclosures, glazing within a 24" arc of a door edge, panies over (9) square feet with the lowest edge less than 18" a.f.f. and having a top edge greater than 36" a.f.f., glazing located within 5'-0" from top or bottom of stairway with bottom edge less than 60" a.f.f. all exterior glazing shall be dual-glazed.
4. All glazing in hazardous locations shall be tempered.

PLUMBING NOTES:

1. Plumbing work to be installed by a licensed subcontractor.
2. The plumbing subcontractor shall give all necessary notices, obtain all permits in connection with the work, file all necessary plans, prepare all necessary documents and obtain all necessary approvals of State authorities, all local Town and County departments having jurisdiction.
3. Furnish and install all fixtures indicated, complete for normal operation. Install any fixtures provided by owner.
4. Provide all supplementary items, appurtenances, devices and materials as necessary for a sound, secure, complete and operational installation, whether or not indicated or specified.
5. Provide hot and cold water lines, wastewater, and vent lines. Plumbing fixtures shall be provided and installed in accordance with manufacturers recommended specifications; this includes any and all custom fixtures.
6. All drain lines & waste lines from second floor to be cast iron.
7. All exterior water lines shall be insulated. Interior lines shall be insulated as required by Code.
8. Provide prefabricated wall connection for washer.
9. Supply and install all necessary mechanical piping and hookups.
10. All work and materials are to be of the finest quality and to conform to all industry standards.
11. An approved seismic gas shutoff valve will be installed on the fuel gas line on the down stream side of the utility meter and be rigidly connected to the exterior of the building or structure containing the fuel gas piling.
12. Showers and tub-shower combinations shall be provided with individual control valves of the pressure-balance or thermostatic mixing type.
13. Provide ultra flush water closets for all new construction. Existing shower heads and toilets must be adapted for low water consumption.
14. Provided permanently accessible 12"x12" tub trap access or provide one-piece tub drain system.
15. Gas fired water heaters shall comply to the following [UPC 223.507.3.1, 509.0, 510.5, 511, T-5-1]:  
A. Water Heater must be strapped at top and bottom for lateral support.  
B. Water heater is not allowed in any bedroom, bathroom, or closet that opens into bedrooms or bathrooms.  
C. Compartments within an unconfined area of the building shall have at least two openings located within the upper and lower 12" of the enclosure for combustion air. Each opening shall have an area of at least 100 square inches.  
D. Compartments outside a building or located in the basements or utility rooms shall have at least two openings located within the upper and lower 12" of the enclosure for combustion air. Each opening shall have an area of at least 1 squared inch per 4000 BTU/HR input and must be freely communication with the outdoors.  
E. Doors serving the compartment shall be at least 24" wide.  
F. Sprinkler system to be approved by plumbing section prior to installation.
16. Protection of insulation on HVAC piping.

ELECTRICAL NOTES:

1. Supply and install all light fixtures, receptacles, controls, conduit, and wiring as required according to drawings.
2. Supply and install all necessary power and hook-ups as required by mechanical systems.
3. Supply and install all in-situ wiring for audiovisual, computer, and telephone system as required as directed by audiovisual contractor or owner. coordinate schedules with said contractor.
4. Supply and install all in-situ wiring for alarm system as required and directed by security systems contractor. coordinate schedules with said contractor.
5. All work and materials are to be of the finest quality and conform to all industry standards. Samples of all finishes, connections, sizes and assemblies are to be provided upon request of the owner or Architect.
6. Electrical work to be furnished and installed by a licensed electrical subcontractor approved by the owner.
7. Provide new 200 amp - ul listed electrical service breaker panel & sub panels per drawings.
8. Provide receptacle outlets, switches, fixtures and wiring as shown on drawings or as required by local codes and regulations. All materials shall be new and all work installed shall comply with the State electrical code, NEC, UL, NFPA and all local Town or County regulations.
9. The electrical subcontractor shall give all necessary notices, obtain all permits in connection with the work, file all necessary plans, prepare all necessary documents and obtain all permits in connection with the work, file all necessary plans, prepare all necessary documents and obtain all necessary approvals of state authorities, all local town and county departments having jurisdiction.
10. All wiring shall be concealed.
11. Provide all supplementary items, appurtenances, devices and materials as necessary for a sound, secure, complete, and operational installation whether or not indicated or specified.
12. Provide wiring devices by single manufacturer as specified.
13. Provide telephone wiring and telephone outlets.
14. Provide 3-way switches as indicated and as required.
15. All cover plates for switches, outlets, telecommunications cable to be "Lutron" Maestro White, vertically mounted.
16. Switch location (height) per drawings.
17. All audio-video system cable requirements as specified in drawings. Furnish and install all outlets, switches. Fixtures and equipment indicated, including light bulbs, and install any fixtures and equipment furnished by owner.
18. Non-metallic sheathed cable shall be concealed or protected.
19. Provide Ground-Fault Circuit-Interruption (GFI) protection for all 125 -volt, single phase, 15-AND 20-AMP bathroom, laundry, garage and exterior receptacles, countertop receptacles within 6'-0" of all sink locations, and all kitchen receptacles.
20. Central heating equipment requires individual branch circuits.
21. All fixtures, devices and equipment shall comply with applicable regulations.
22. At least one light outlet (Wall Switch Controlled) shall be installed on the exterior side of outdoor entrances and exits. [NEC 210-70(A)]
23. Openings for steel electrical outlet boxes not exceeding 16 square inches area permitted provided openings do not aggregate more than 100 square inches or 100 square feet of wall or partitions. Outlet boxes on opposite sides of walls or partitions must be separated by a horizontal distance of 24 inches.
24. Electrical and communication boxes installed in the thermal boundary of the envelope sealed to limit air leakage between conditioned and unconditioned spaces.
25. Permanent interior lighting shall be controlled with either a dimmer, occupancy sensor or other control built into the fixture.
26. Exterior lighting >= 30 watts shall have the following controls: manual on/off switch with automatic shut-off, automatic shut-off in daylight hours, and controls that override automatic shutoff that returns to automatic control within 24 hours.

MECHANICAL NOTES

1. Refer to New York State Energy Code report and all other energy notes for heating & air conditioning equipment requirements.
2. Mechanical system: units, ducting and grilles to design-built with full coordination between the general contractor and the architect for sizing and placement of equipment. All fixtures, devices and equipment shall comply with applicable regulations.
3. Metal ventilation and air conditioned air ducts located in sound assemblies shall be lined. (Exception: Ducts serving only exit ways, kitchen cooking facilities & bathrooms need not be lined).
4. All mechanical ventilation system fans not part of tested and listed HVAC equipment meet efficacy and air flow limits per Table R403.6.2.
5. HVAC piping conveying fluids above 105 °F or chilled fluids below 55 °F are insulated to ≥R-3.
6. Building cavities are not used as ducts or plenums.
7. 100% of permanent fixtures have high efficacy lamps.

MOISTURE PROTECTION

1. Flash and counterflash at all roof to wall conditions.
2. All exterior finish materials shall be applied over 15# asphalt saturated felt, unless otherwise noted.
3. Flash all exterior openings with approved waterproof building paper to extend at least 3" under the building paper behind the wall covering or greater as specified.
4. Shower and bathtub wall surrounds shall be stone/tile as noted, to a minimum 6'-8" A.F.F. And shall also extend 4" beyond the face of shower pan or tub.
5. Toilet room floors shall have a smooth, hard non-absorbent surface such as Portland cement, ceramic tile or other approved material that extends upward onto the walls at least 5 inches.
6. Walls within 2 feet of the front and sides of urinals and water closets shall have a smooth, hard non-absorbent surface of Portland cement, concrete, ceramic tile or other smooth, hard non-absorbent surface to a height of 4 feet, and except for structural elements, the materials used i such walls shall be of a type that is not adversely affected by moisture.
7. All shower compartments, regardless of shape, shall have minimum finished interior area of not less than 1,024 square inches and shall be capable of encompassing 30 inch circle. The minimum area and dimensions shall be maintained to a point 70 inches above the shower drain outlet.

GENERAL NOTES

1. General notes shall apply to all drawings.
2. All work shall comply applicable local and municipal building codes. As well as any and all regulatory agencies having jurisdiction. The rules and regulations of OSHA shall be adopted for this project.
3. The terms "construction contractor," "general contractor," "G.C.," and "Contractor" shall be understood to be the same unless specifically noted otherwise.
4. The contractor shall supervise and direct the work, using best skill and attention. The contractor shall solely be responsible for all construction means, methods, techniques, sequences and procedures and or the coordination of all portion of work.
5. The architect shall be notified of any discrepancies or omissions which would interfere with the satisfactory completion of the work, prior to the start of any and all work.
6. All workmen performing under this work shall be skilled workmen in their respective trades.
7. All work, whether shown or implied, unless specifically questioned, shall be considered fully understood in all respects by the general contractor. And he will be responsible for any misinterpretation or consequences thereof for all work on all drawings. The submission of a bid price by the invited contractor will attest that they have visited and inspected the site and that they understand all project conditions.
8. General contractor shall review and familiarize himself with the general notes & specifications drawing. And determine which notes apply directly to his responsibility. Each subtrade will be responsible for reviewing the entire set of drawings and nothing their work as applicable. All work indicated or inferred on the drawings will be deemed and included in all contractors' cost.
9. The drawing and specifications are complimentary and their intent is to include all items necessary for the proper execution and completion of work. The contractor is responsible to provide all labor, materials and equipment required for the construction of the project. The organization of the specification and drawings shall not control the contractor in dividing the work among the subcontractors or in establishing the extent of the work performed by any trade.
10. If contract drawings and specifications are at variance with one another on a particular item or items, contractor shall base his proposal on the better quality of the conditions indicated or noted.
11. Do not scale drawings. Any clarifications or information required by the contractor shall be furnished upon request, by the architect.
12. G.C. shall be responsible to pick up the building permit at the building department offices and pay all outstanding fees.
13. G.C. shall provide all the drawings, completed paperwork and certificates of inspection and shall perform all the controlled inspections as required for building department approval.
14. The contractor shall furnish to the architect a complete punch list that represents all items of work left to be completed at the time of substantial completion. The architect has the right to add items included in the construction documents but overlooked by the G.C.
15. When the work noted on the punch list is completed, the contractor shall notify the architect that the project is ready for final inspection. Prior to submitting the application for final payment, the general contractor shall submit certificates of inspection, proof of all required sign-off's certificate of substantial completion (A.I.A. DOCUMENT #G-704), contractor's affidavit of payment of debts and claims (AIA G706), and contractors affidavit of release of liens (AIA G706).
16. The contractor shall not proceed with any work which he expects additional compensation beyond that contract amount without written authorization from the architect. Failure to obtain such authorization shall invalidate any claim for extra compensation.
17. The owner reserves the right to solicit other contracts in connection with the work of the project. The general contractor shall be responsible for coordination of work and establishing schedules for all trades. he shall afford other contractors reasonable opportunity for the introduction and storage of their materials and equipment and the execution of their work.
18. Contractor shall schedule all work in a timely manner to conform to the general construction schedule.
19. All work is to conform to architect's drawings and specification and shall be new and best quality of the kinds specified.
20. All material and equipment shall be supplied, installed, connected, erected, cleaned and conditioned as directed by the supplier/manufacturer, in accordance with accepted industry standard practice.
21. The contractor shall in all respects comply with and abide by all regulations of the building management. It shall be contractor's responsibility to obtain such regulation documentation (including any alteration agreements) from the building owner and shall include any costs associated with these regulations in the initial bid. No additional compensation will be awarded to the general contractor for pre-determined and required work scope. In the event of conflict between building regulations and other contract documents, the architect shall be consulted prior to proceeding.
22. The contractor shall be responsible for arranging with the building management the use of elevator or other hosting facilities for handling the delivery of materials. The general contractor shall be responsible for notifying all subtrades of conditions regarding elevator can size, door opening, etc. Any and all fees involved for the use of the hosting facilities will be the responsibility of the general contractor.
23. All public areas such as elevator lobbies, corridors, toilets and service halls shall be protected to the satisfaction of the building management.
24. The contractor shall maintain construction premises in a neat and orderly condition at the end of each working day.
25. The contractor shall secure and lock-up the tenant premises at the end of each working day and shall not permit unauthorized personnel to circulate in the space.
26. The general contractor shall maintain and operate an onsite field office with access to telephone, e-mail (or fax), and a device or instantly sending digital images at all times during the course of construction work.
27. The contractor shall make all arrangements, maintain and pay all costs for temporary water and plumbing, power and lighting or ventilation as he may require to properly conduct the work of his contract.
28. The contractor shall provide and maintain for the entire length of the work all exits, exit lighting, fire protection devices and alarms to conform to local building code requirements.
29. Fire extinguishers appropriate to the work being performed must be kept on the job site during construction.
30. The contractor shall protect the building premises and all occupants on the project site, the contractor shall provide and maintain all necessary covering, boards, temporary, partitions and doors as required to protect existing work and finishes to remain at the job site and all areas of the building affected by construction. The contractor shall be responsible for all damage caused by improper protection and shall make all necessary replacements or repairs without any additional charge to the tenant or the party affected.
31. General contractor is responsible to clean up and remove from the premises all waste materials, rubbish, wrappings and salvages as generated by the construction, demolition and/or the delivery and installation of any products, materials, or equipment which is part of his contract.
32. General contractor is responsible to thoroughly vacuum clean all carpeted area, clean all flooring, millwork, etc. and uncover and vacuum out all convactor units after the installation is completed, and maintain condition through the tenants move-in. The contractor shall clean all surfaces of dust, debris, and loose construction material equipment.
33. All work and construction operations shall not undermine the structural integrity of the building.
34. The general contractor will be responsible for all the costs incurred for damages caused by his subcontractors. It is recommended the G.C. take pre-construction photos for any future claims.
35. The general contractor shall have a competent superintendent on the premises at all times when work is in progress and shall keep and maintain an up-to-date complete set of construction documents and sketches on the premises at all times when work is in progress. No out-dated material shall be on the premises at any time.
36. Any and all existing-to-remain construction, finishes, fixtures, equipment, etc. must be patched, repaired, refinished and/or replaced so as to meet a "like new" condition.
37. All safety glass must be laser or acid etched.
38. Automatic or gravity dampers are installed on all outdoor air intakes and exhausts for mechanical ventilation systems.
39. Blower door test @ 50 Pa. <=5.0 ach in Climate Zones 1-2, and <=3.0 ach in Climate Zones 3-8.

SMOKE DETECTOR & CO2 NOTES

1. EACH DWELLING UNIT SHALL BE EQUIPPED WITH AN APPROVED TYPE SMOKE DETECTOR AND CARBONMONOXIDE DETECTOR, RECEIVING PRIMARY POWER FROM THE BUILDING WIRING WITH NO SWITCHES IN THE CIRCUIT OTHER THAN THE OVER CURRENT DEVICE PROTECTING THE BRANCH CIRCUIT AS PER CODE.
2. SUCH SMOKE DETECTOR MUST BE EITHER THE IONIZATION CHAMBER TYPE OR THE PHOTOELECTRIC DETECTOR TYPE AS PER CODE.
3. ALL SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS MUST BE INSTALLED WITHIN 15'-0" OF THE ENTRANCE TO ANY SLEEPING ROOM, WALL OR CEILING MOUNTED AND INDICATED ON PLANS PER CODE.
4. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNERS APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS (\$1,000). (R315.6.2)
5. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.2. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2.2)

FIREBLOCKING & DRAFTSTOPPING

1. FIREBLOCKING MUST BE PROVIDED IN ACCORDANCE WITH LOCAL LAWS IN THE FOLLOWING LOCATIONS:  
A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS.  
B. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10-FOOT INTERVALS ALONG THE LENGTH OF THE WALL.  
C. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVERED CEILINGS.  
D. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALL UNDER THE STAIRS IS UNFINISHED.  
E. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.  
2. DRAFTSTOPS MUST BE PROVIDED IN THE FOLLOWING LOCATIONS:  
A. IN THE ATTICS, MANSARDS, OVERHANGS, FALSE FRONTS SET OUT FROM WALLS AND SIMILAR CONCEALED SPACES, AND IN FLOOR/CEILING ASSEMBLIES. DRAFT STOPS SHALL BE IN LINE WITH WALLS SEPARATING INDIVIDUAL DWELLING UNITS AND GUEST ROOMS FROM EACH OTHER AND FROM OTHER USES. THE SEPARATED ATTIC SPACE CANNOT EXCEED 3,000 SQUARE FEET AND THE GREATEST HORIZONTAL DIMENSION CANNOT EXCEED 60 FT.  
A. DRAFT STOPPING MATERIALS MUST NOT BE LESS THAN 1/2" GYPSUM BOARD, 3/8" PLYWOOD, 3/8-INCH TYPE 2-M PARTICLE BOARD OR OTHER MATERIALS APPROVED BY THE BUILDING DEPARTMENT. DRAFT STOPPING MUST BE ADEQUATELY SUPPORTED.  
3. FIRESTOPPING MUST BE INSTALLED WITH AN APPROVED MATERIAL IN PENETRATIONS IN WALLS REQUIRING PROTECTED OPENINGS. SPACE BETWEEN PENETRATING MATERIALS (DESCRIBED BELOW) MUST BE DESIGNED TO PREVENT THE MOVEMENT OF HOT FLAME OR GASES.  
A. COPPER OR FERROUS PIPES OR CONDUITS MAY PENETRATE THE WALLS OR PARTITIONS, PROVIDED THEY ARE FIRE STOPPED.  
B. OPENINGS FOR STEEL ELECTRICAL OUTLET BOXES NOT EXCEEDING 16 SQUARE INCHES ARE PERMITTED PROVIDED OPENINGS DO NOT AGGREGATE MORE THAN 100 SQUARE INCHES OR 100 SQUARE FEET OF WALL OR PARTITIONS. OUTLET BOXES ON OPPOSITE SIDES OF WALLS OR PARTITIONS MUST BE SEPARATED BY A HORIZONTAL DISTANCE OF 24 INCHES.  
C. WHERE WALLS ARE PENETRATED BY THE OTHER MATERIALS OR WHERE LARGER OPENINGS ARE REQUIRED THAN PERMITTED IN (B) ABOVE, THEY MUST BE QUALIFIED BY TESTS CONDUCTED IN ACCORDANCE WITH LOCAL LAWS.

FIRE PROTECTION

1. ALL BUILDING MATERIALS STORED AT THE CONSTRUCTION SITE AND/OR INSIDE THE BUILDING ARE TO BE SECURED IN A LOCKED AREA. ACCESS TO SUCH AREAS TO BE CONTROLLED BY THE OWNER AND/OR THE GENERAL CONTRACTOR.
2. ALL MATERIALS ARE TO BE STORED IN AN ORDERLY MANNER.
3. ALL FLAMMABLE MATERIALS TO BE KEPT TIGHTLY SEALED IN THEIR RESPECTIVE CONTAINERS. SUCH MATERIALS ARE TO BE KEPT AWAY FROM ALL HEAT SOURCES.
4. ALL FLAMMABLE MATERIALS TO BE USED AND STORED IN AN ADEQUATELY VENTILATED SPACE.
5. ALL ELECTRICAL POWER TO BE SHUT OFF WHERE THERE IS EXPOSED CONDUIT.
6. ALL ELECTRICAL POWER IN THE CONSTRUCTION AREA TO BE SHUT OFF AFTER WORKING HOURS.
7. THE CONTRACTOR WILL AT ALL TIMES MAKE SURE THAT THERE IS NO LEAKAGE OF NATURAL GAS IN THE BUILDING, OR ANY FLAMMABLE GAS USED IN CONSTRUCTION.
8. ON SITE FIRE PROTECTION EQUIPMENT (SUCH AS EXTINGUISHERS) WILL BE KEPT READILY AVAILABLE AT ALL TIMES.
9. FRAMING: FIREBLOCK WITH APPROVED MATERIALS, STUD WALLS & PARTITIONS INCLUDING FURRING, SPACES, FLOOR, CEILING & SOFFITS. ALL JOISTS SHALL BE SOLIDLY BLOCKED AT ENDS & 8'-0" EACH WAY. ALL TOP PLATES SHALL BE DOUBLED & SPLICES LAPPED MIN. 4'-0". 16"DIA#8@C. ALL BREAKS FOR DUCTS, VENTS & PLUMBING TO BE STRAPPED W/ 1 1/2" X 1/8" STL. STRAPS W/ 4-160 NAILS EACH SIDE. FIREBLOCK MID-HEIGHT OF WALLS OVER 8'-0" HIGH. BRIDGING REQUIRED IF WALLS EXCEED 10' IN HEIGHT. SHEET METAL IS OR NON-COMBUSTIBLE EQUAL IS REQUIRED AROUND GAS VENTS AND SOLID FUEL CHIMNEYS FOR REQUIRED CLEARANCES.
10. ENCLOSED USABLE SPACE UNDER STAIRS TO BE PROTECTED BY 1-HR. FIRE RESISTIVE MATERIALS.
11. G.C. TO PROVIDE 5/8" QWB AT CEILING ABOVE THE GAS BOILER. 3'-0" RADIUS FROM UNIT.
12. RESIDENTIAL FIRE SPRINKLERS ARE REQUIRED. EXCEPTION TO, OR REDUCTIONS IN BUILDING CODE REQUIREMENTS BASED ON THE INSTALLATION OF AUTOMATIC FIRE EXTINGUISHING SYSTEM IS NOT ALLOWED WHEN UTILIZING NFPA 13R TYPE RESIDENTIAL SPRINKLER SYSTEM ALLOWED FOR OCCUPANCIES FOUR STORIES OR LESS IN HEIGHT.
13. ENCLOSED USABLE SPACE UNDER STAIRS TO BE PROTECTED BY 1-HR. FIRE RESISTIVE MATERIALS.

FIRE DEPARTMENT NOTES

1. CONTRACTOR SHALL PROVIDE ORDINARY HAZARD FIRE EXTINGUISHERS AT A MAX. TRAVEL DISTANCE OF 75'-0". MAX PUBLIC AREA PER EXTINGUISHER 11,250 S.F. OR IN ACCORDANCE WITH THE LOCAL FIRE DEPARTMENT. MIN. RATING OF 2-A.
2. ALL MATERIAL USED FOR THE INTERIOR FINISHES SHALL BE CLASSIFIED IN ACCORDANCE WITH THE UBC SECTION 804, TABLES 8-4 AND 8-8 OR WITH LOCAL CODE, WHICHEVER IS MORE STRINGENT.
3. BUILDING ADDRESS SHALL BE VISIBLE FROM THE STREET PER THE STANDARD OF THE LOCAL FIRE DEPARTMENT.
4. ALL EXITS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE.
5. ALL UTILITY METERS SHALL BE LABELED WITH THE BUILDING / SUITE ADDRESS.
6. A KNOX BOX SHALL BE INSTALLED IN A LOCATIONS APPROVED BY THE LOCAL FIRE DEPARTMENT.

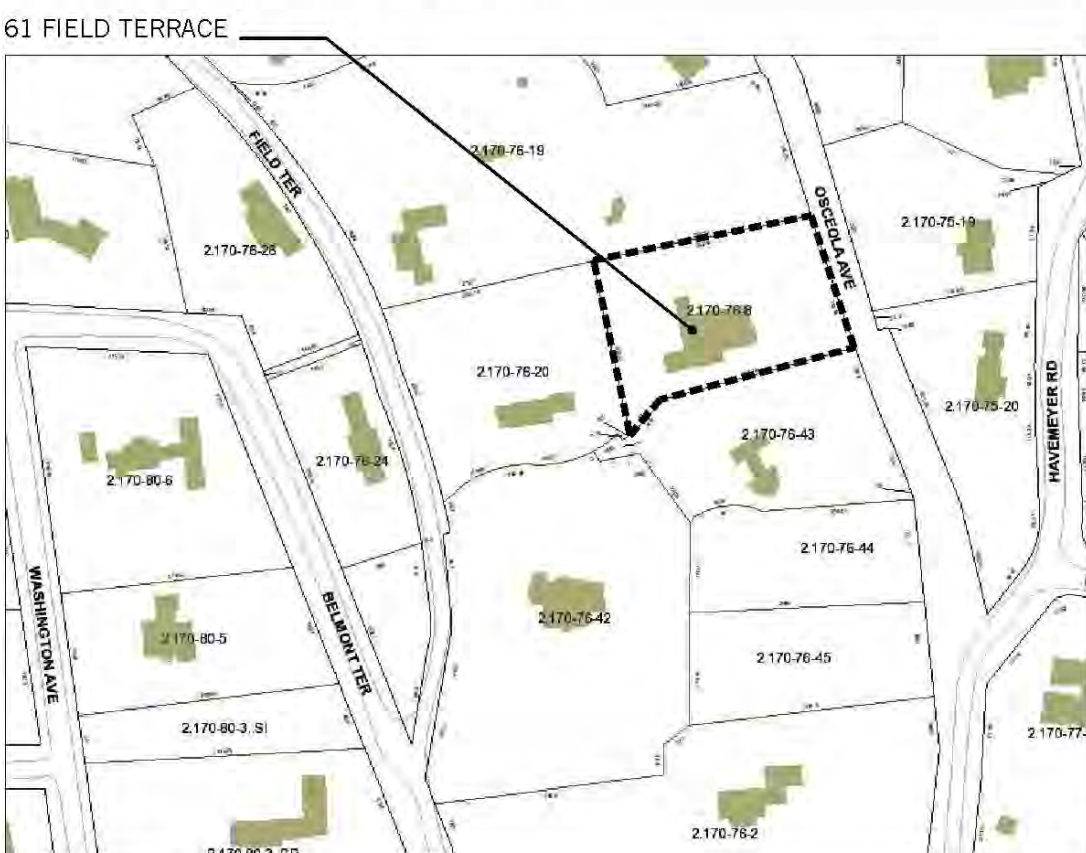
CODE COMPLIANCE AND INSPECTIONS

1. ALL CONSTRUCTION SHALL CONFORM TO THE VILLAGE OF IRVINGTON BUILDING AND ZONING CODES, THE NEW YORK STATE RESIDENTIAL BUILDING CODE AND ALL OTHER APPLICABLE CODES, INCLUDING 2020 IRC & THE 2020 NYS SUPPLEMENT.
2. AN APPROVED SET OF DRAWINGS BEARING THE STAMP OF THE VILLAGE OF IRVINGTON BUILDING DEPARTMENT SHALL BE AVAILABLE ON THE CONSTRUCTION SITE AT ALL TIMES. ALL APPROPRIATE AND NECESSARY DEPARTMENT OF BUILDING AND SAFETY PERMITS MUST BE POSTED AT ALL TIMES.

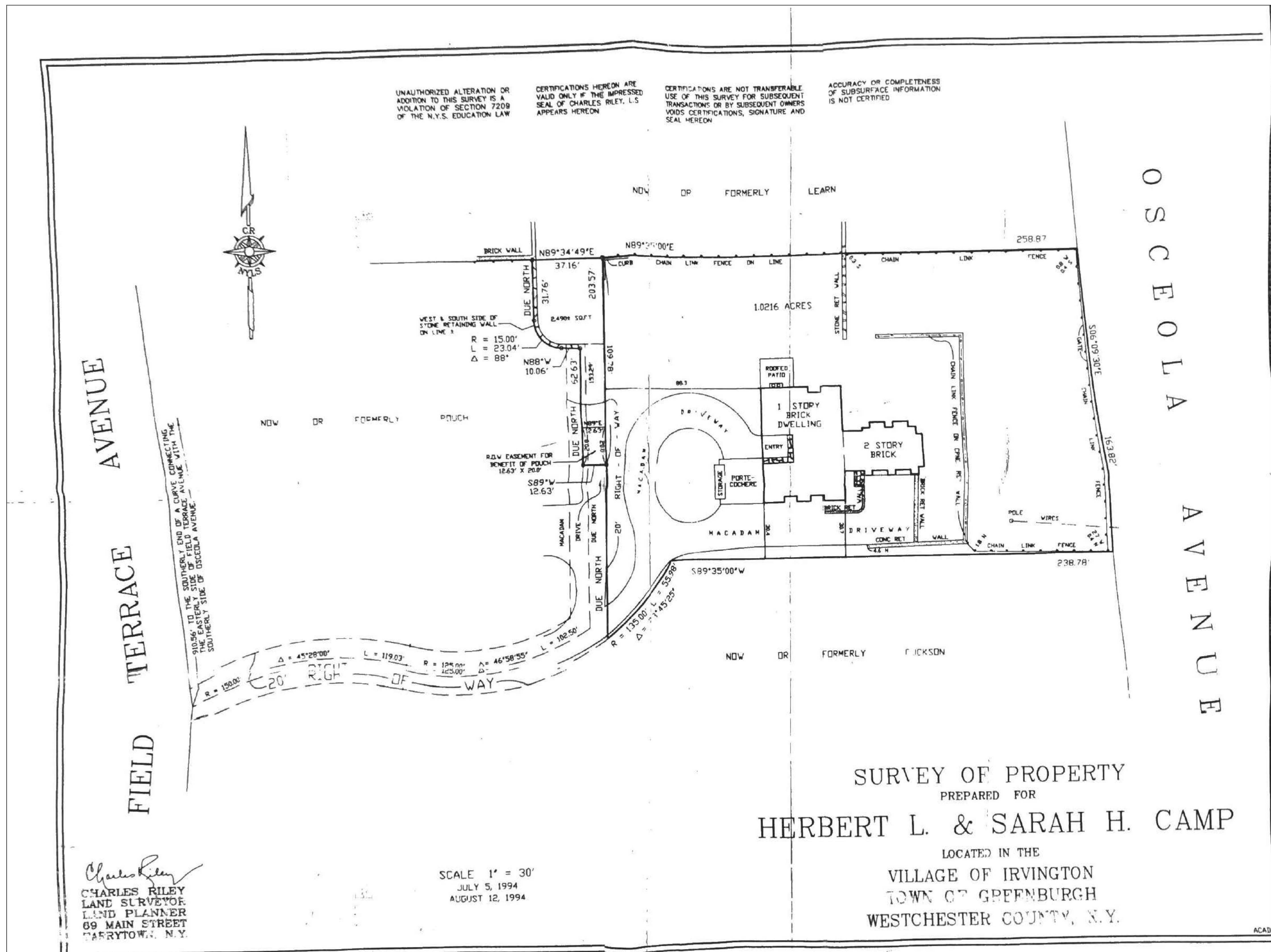
TYPE V 1-HR CONTRUCTION NOTES

1. Continuous drywall is required behind all electrical service panels, fire hoses and medicine cabinets.
2. Recessed ceiling light fixtures must be boxed around with 5/8" TYPE X drywall to maintain the 1-hour ceiling assembly.
3. All plumbing penetration through walls which required protected openings (occupancy separation walls, area separations walls, corridor walls and walls to close to a real or imaginary property line) are required to be galvanized or cast-iron piping.
4. Plumbing penetration through a horizontal occupancy separations shall be boxed out and filled with approved safing material. Insulation is not approved.
5. Steel beams and columns shall be protected as required for 1-hour protection.  
A. Where ceiling forms the protective membrane for fire-resistive assemblies (occupancy separations and rated roof/ceiling of floor/ceiling assemblies), the construction (floor joists) and their individually fire protected except where such members (beams) need not be individually fire protected except where such member support directly applied loads from more than one floor or roof. The required fire resistance shall not be less than that required for individual protection of members.  
B. Columns must always be individually protected.  
C. Water heater combustion air ducts through 1-hour ceilings must be in a shaft. Water heater combustion air ducts in walls and ceiling without penetrating the ceiling are permitted.
6. Plastic electrical boxes are to be clearly identified as approved for 1-hour construction.
7. Penetration of the 1-hour ceiling by ducts from the FAU and the stove hood require dampers (use a ductless hood whenever possible) + add note plans.
8. Special details at all soffits are required to show the 1-hour floor/ceiling of roof/ceiling assembly.

VICINITY MAP (N.T.S.)







OWNER  
RACHEL ALKON / MARC YUKELSON  
81 FIELD TERRACE  
IRVINGTON, NY

ARCHITECT  
JACOBSCHANG ARCHITECTURE  
39 EAST 13TH STREET 4TH FLOOR  
NEW YORK NY 10003  
P: 212 481 8455  
MICHAEL JACOBS NY #028351

STRUCTURAL ENGINEER

ALKON YUKELSON  
RESIDENCE

61 FIELD TERRACE  
IRVINGTON, NY

REVISION	DATE	DESCRIPTION
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SEAL:



## SITE SURVEY



INTERIOR DOORS

No.		LOCATION	TYPE	SIZE (W x H)	FINISH	REMARKS	HARDWARE	
01	INT	ENTRY	Swing	TBD	TBD	TBD	TBD	
02	INT	STUDY	Swing	TBD	TBD	TBD	TBD	
03	INT	HALL CLOSET	Swing	TBD	TBD	TBD	TBD	
04	INT	HALL CLOSET	Swing	TBD	TBD	TBD	TBD	
05	INT	HALL CLOSET	Swing	TBD	TBD	TBD	TBD	
06	INT	HALL CLOSET	Swing	TBD	TBD	TBD	TBD	
07	INT	BATH 2	Swing	TBD	TBD	TBD	TBD	
08	INT	BEDROOM 2	Swing	TBD	TBD	TBD	TBD	
09	INT	BEDROOM 2	Swing	TBD	TBD	TBD	TBD	
10	INT	BEDROOM 3	Swing	TBD	TBD	TBD	TBD	
11	INT	BEDROOM 3	Swing	TBD	TBD	TBD	TBD	
12	INT	BEDROOM 4	Pocket	TBD	TBD	TBD	TBD	
13	INT	BEDROOM 4	Swing	TBD	TBD	TBD	TBD	
14	INT	Powder	Swing	TBD	TBD	TBD	TBD	
15	INT	Kitchen	Swing	TBD	TBD	TBD	TBD	
16	INT	Living	Swing	TBD	TBD	TBD	TBD	
17	INT	Living	Swing	TBD	TBD	TBD	TBD	
18	INT	Master	Swing	TBD	TBD	TBD	TBD	
19	INT	Rec Rm	Swing	TBD	TBD	TBD	TBD	
20	INT	Exercise Rm	Swing	TBD	TBD	TBD	TBD	

FINISH SCHEDULE

No.	DESCRIPTION	MANUFACTURER	PRODUCT	COLOR
ST-1	3-Coat Stucco - Infill/Patch Per drawings (Bsmt Ext, Pool Apron, Pool Patio Walls)	La Habra Stucco or approved eq.	Sand Float 20/30 - Finish to Match Existing	Paint Finish P-4
FL-1	Wood Floors		3 1/2" Oak Strip Flooring	Species and finish to match existing
FL-2	Tile (Kitchen/Entry/Pwdr Rm)			
FL-3	Bluestone Pavers (Existing)			
FL-5	Tile Floor: Bath 02			
FL-6	Sport Plus Designer Foam Tile		10 mm 2'x2'	Black
FL-7	Paint over exist interior concrete floor.			
FL-8	Not Used			
MT-1	Sheet Metal Roof Fascia (Existing)			
MT-2	Sheet Metal Window Flashing & Trim	Black Anodized Aluminum		Color / Sheen to match Aluminum Window / Door finish
P-1	Painted Walls (Interior)	Benjamin Moore	Regal Select Interior Paint Eggshell Finish	50% White Dove + 50% Base White
P-2	Painted Doors & Trim & Interior Sills (Interior)	Benjamin Moore	Regal Select Interior Paint Semi-Gloss Finish	50% White Dove + 50% White
P-3	Painted Ceilings (Interior)	Benjamin Moore	Regal Select Interior Paint Matte Finish	50% White Dove + 50% White
P-4	Painted Exterior Exist. Brick	Sherwin Williams	SuperPaint Exterior Acrylic Latex	SW7068 Grizzle Grey Low Lustre Sheen
P-5	Painted Entry Door	Sherwin Williams	SuperPaint Exterior Acrylic Latex	SW6690 Gambol Gold Low Lustre Sheen
W-1	Interior Wood Walls (Mudroom)			Clear sealant over stained wood. Color TBD
W-2	Interior Wood Walls (Powder)	Home Depot	Primed MDF Shiplap Interior Siding	
W-3	Solid Wood Trim (Door frames & basebd)	Paint-grade interior solid wood.	Finish with paint finish P-2	
W-4	Veneer Millwork: Kitchen	Paint-grade visible panels with cabinet pulls architect to provide. Interior cabinets to be pre-finished maple.	Paint-grade plywood or MDF.	Lacquered. Benjamin Moore 1651, 1659, 1652, or 1624
W-5	Veneer Millwork: Living Rm / Dining Rm / Living Rm side of Kitchen Island	Plain slice stained white oak veneer plywood. Interior cabinets to be pre-finished maple.	Finish grade veneer plywood. Veneer species and finish TBD.	Stain TBD, Finish clear.
W-6	Millwork & Screen			
W-7	Veneer Millwork: Kitchen Tall Cabinets	Paint-grade visible panels with cabinet pulls. Interior cabinets to be pre-finished maple.	Paint-grade plywood or MDF.	Lacquered. Benjamin Moore 50% base white, 50% white dove
CT-1	Kitchen Countertop / Backsplash	Caesarstone		TBD
CT-2	Bath 02 Vanity Countertop	TBD. Contractor to provide material allowance and labor.	Corian	

EXTERIOR DOOR & WINDOW SCHEDULE

No.		LOCATION	MANUFACTURER	TYPE	SIZE (W x H)	FINISH	REMARKS	U-Factor
01	EXT	ENTRY	TBD	Fixed Window	24x96	Black Finish	Tempered Glass	0.29
02	EXT	STUDY	TBD	Fixed Over Awning	40x96	Black Finish	Tempered Glass	0.29
03	EXT	BEDROOM 4	TBD	Casement, Fixed	80x64	Black Finish		0.29
04	EXT	BEDROOM 3	TBD	Casement	36x64	Black Finish		0.29
05	EXT	BEDROOM 3	TBD	Casement	36x64	Black Finish		0.29
06	EXT	BEDROOM 2	TBD	Casement	40x64	Black Finish		0.29
07	EXT	BEDROOM 2	TBD	Casement, Fixed	72x40	Black Finish		0.29
08	EXT	STAIR HALL	TBD	Fixed	88x88	Black Finish	Tempered Glass	0.29
09	EXT	BEDROOM 1	TBD	Casement, Fixed	96x48	Black Finish		0.29
10	EXT	BEDROOM 1	TBD	Casement, Fixed	96x48	Black Finish		0.29
11	EXT	BEDROOM 1	TBD	Casement, Fixed	24x68	Black Finish		0.29
12	EXT	BEDROOM 1	TBD	Fixed	24x68	Black Finish		0.29
13	EXT	BEDROOM 1	TBD	Fixed	24x68	Black Finish		0.29
14	EXT	BEDROOM 1	TBD	Casement, Fixed	24x68	Black Finish		0.29
15	EXT	BEDROOM 1	TBD	Casement, Fixed	26x50	Black Finish		0.29
16	EXT	BEDROOM 1	TBD	Fixed	81x50	Black Finish	Tempered Glass	0.29
17	EXT	BEDROOM 1	TBD	Fixed	26x50	Black Finish		0.29
18	EXT	BEDROOM 1	TBD	Glass Aluminum Door	36x90	Black Finish		0.29
19	EXT	DRESSING ROOM	TBD	Fixed	26x50	Black Finish		0.29
20	EXT	DRESSING ROOM	TBD	Fixed	81x50	Black Finish	Tempered Glass	0.29
21	EXT	DRESSING ROOM	TBD	Casement, Fixed	26x50	Black Finish		0.29
22	EXT	BATH 1	TBD	Casement, Fixed	84x30	Black Finish		0.29
23	EXT	COFFEE BAR	TBD	Fixed	56x24	Black Finish		0.29
24		KITCHEN	TBD	Sliding Window X-O	82x56	Black Finish		0.29
25	EXT	KITCHEN	TBD	Sliding Door X-O	82x98	Black Finish		0.29
26	EXT	DEN	TBD	Fixed	80x98	Black Finish	Tempered Glass	0.29
27	EXT	DEN	TBD	Accordian Doors	200x98	Black Finish	Screen	0.29
28	EXT	DEN	TBD	Fixed	80x98	Black Finish	Tempered Glass	0.29
29	EXT	LIVING ROOM	TBD	Fixed, Awning	80x98	Black Finish	Tempered Glass	0.29
30	EXT	REC ROOM	TBD	Sliding Door X-O	96x84	Black Finish	Screen	0.29
31	EXT	REC ROOM	TBD	Sliding Door X-O	96x84	Black Finish	Screen	0.29
32	EXT	GUEST ROOM	TBD	Sliding Door X-O	96x78	Black Finish	Screen	0.29
32	EXT	GUEST ROOM	TBD	Fixed	96x20	Black Finish		0.29
36	EXT	EXERCISE	TBD	Fixed	96x20	Black Finish		0.29

APPLIANCES

LOCATION	NO.	DESCRIPTION	MANUFACTURER	ITEM	MODEL #	FINISH/COLOR	DIMENSIONS	ADDITIONAL
Kitchen	A1	Refrigerator						
	A2	Dishwasher						
	A3	Range						
	A4	Hood						
	A5	Oven						
	A6	Disposal						
	A7	Microwave						

PLUMBING SCHEDULE

LOCATION	NO.	DESCRIPTION	MANUFACTURER	ITEM	MODEL #	FINISH/COLOR	QUAN.
Kitchen	P1	Sink	TBD	TBD	TBD	TBD	1
		Sink Faucet	TBD	TBD	TBD	TBD	1
		Disposal Flange	TBD	TBD	TBD	TBD	1
		Garbage Disposal	TBD	TBD	TBD	TBD	1
Powder	P2	Sink	TBD	TBD	TBD	TBD	1
		Sink Faucet	TBD	TBD	TBD	TBD	1
		Toilet Bowl	TBD	TBD	TBD	TBD	1
Bath 02	P3	Toilet Tank	TBD	TBD	TBD	TBD	1
		Toilet Seat	TBD	TBD	TBD	TBD	1
		Sink	TBD	TBD	TBD	TBD	1
	P4	Sink Faucet	TBD	TBD	TBD	TBD	1
		Bath Tub	TBD	TBD	TBD	TBD	1
		Tile Flange	TBD	TBD	TBD	TBD	1
		Tub Drain	TBD	TBD	TBD	TBD	1
		Shower Head	TBD	TBD	TBD	TBD	1
		Shower Arm	TBD	TBD	TBD	TBD	1
		Bath Spout	TBD	TBD	TBD	TBD	1
		Shower Trim	TBD	TBD	TBD	TBD	1
		Thermostatic Rough	TBD	TBD	TBD	TBD	1
	P6	Toilet Bowl	TBD	TBD	TBD	TBD	1
		Toilet Tank	TBD	TBD	TBD	TBD	1
		Toilet Seat	TBD	TBD	TBD	TBD	1

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SEAL



SCHEDULES



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SEAL:



MANUFACTURER  
SPEC SHEETS

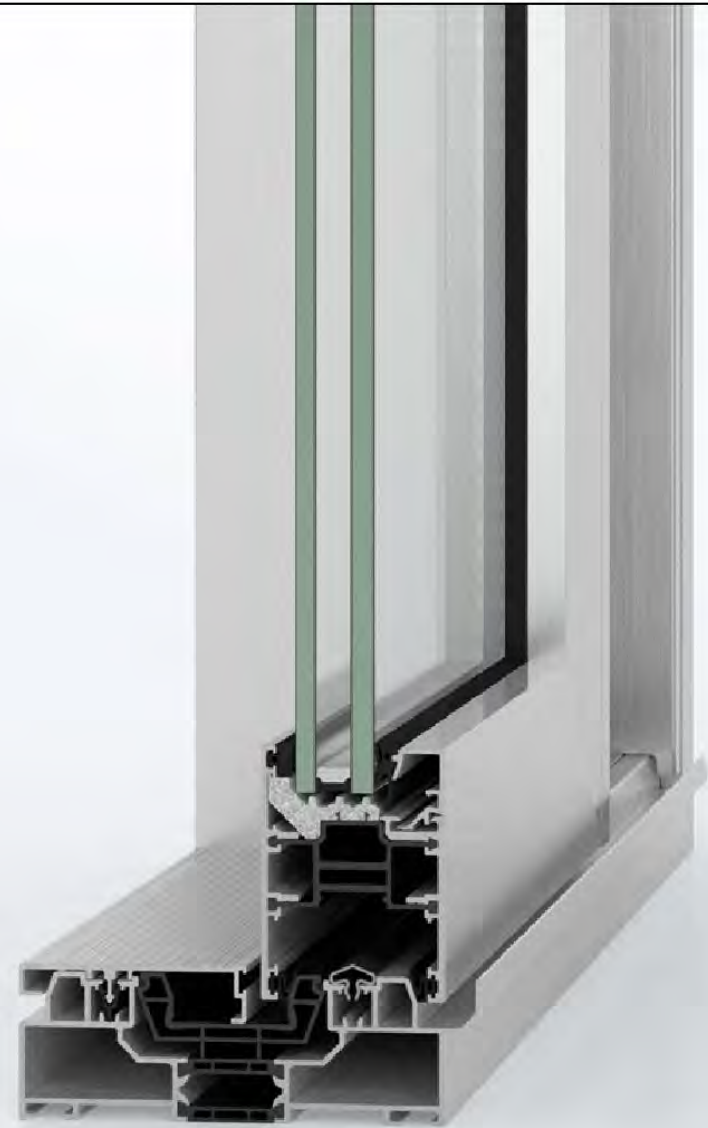
JACOBSCHANG ARCHITECTURE

A.007



Grundlagen  
Basic principles

SCHUECO ALUMINUM DOORS & WINDOWS:  
BLACK ALUM. FINISH



Die Schüco Systemplattform ASE 60/80.HI setzt neue Maßstäbe  
Seit über 65 Jahren beschäftigen wir uns bei Schüco mit Gebäudehüllen und ihren Einsatz-  
elementen, insbesondere mit Schiebeelementen. Weil es unser Antrieb ist, Form, Funktion  
und Architektur miteinander zu vereinen, ohne dabei Kompromisse einzugehen.  
Es ist nun an der Zeit, Schiebelemente von Schüco neu zu definieren. Denn: Seit dem letzten  
Schritt in der Systementwicklung haben sich Nutzungsverhalten, Zeitgeist, aktuelle gesellschaft-  
liche und gesetzliche Anforderungen und nicht zuletzt Komfort- und Designverwartungen wesent-  
lich verändert. Unser Anspruch ist es, nicht nur Ihre Erwartungen, sondern auch sämtliche  
Anforderungen an Komfort, Design, Fertigung und technische Eigenschaften zu erfüllen.  
Das Ergebnis ist die neue Maßlinie setzende Schiebesystemplattform Schüco ASE 60/80.HI.  
Lassen Sie sich inspirieren!



The Schüco ASE 60/80.HI system platform sets new standards  
At Schüco, we have been working on building envelopes and their insert units, especially sliding  
units, for over 65 years. This is because we strive to combine form, function and architecture  
without making compromises.  
The time has now come to redefine sliding units from Schüco. Usage behaviour, trends, current  
social and legal requirements and not least comfort and design expectations have all changed  
significantly and noticeably since the last stage of system development. Our aim is to not only  
meet your expectations, but also fulfil all requirements in terms of comfort, design, fabrication  
and technical properties. The result is the Schüco ASE 60/80.HI sliding system range, which  
sets new standards.  
Be inspired!





DEMOLITION NOTES:

1. G.C. TO PROVIDE FIRE EXTINGUISHERS AT EACH FLOOR THROUGHOUT DURATION OF WORK
- THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL RECYCLING ORDINANCES PERTAINING TO DEMOLITION AND CONSTRUCTION WASTE DEBRIS REMOVAL AND DISPOSAL. CONTRACTOR SHALL INCLUDE ANY FEES/ COSTS FOR SUCH COMPLIANCE IN THE DEMOLITION/ CONSTRUCTION BUDGET. IN ADDITION, CONTRACTOR SHALL TRANSPORT AND DISPOSE OF DEBRIS AS REQUIRED BY THE APPROPRIATE CODES.
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7. SHORE ALL EXISTING SUSPENDED CONDUITS, PIPES, DUCTS, ETC. REFASTEN TO NEW CONSTRUCTION. DO NOT DAMAGE ANY EMBEDDED CONDUITS OR OTHER EMBEDDED ITEMS SCHEDULED TO REMAIN DURING DEMOLITION. CONTRACTOR SHALL FIELD VERIFY THE EXISTENCE OF ANY ELECTRICAL CONDUITS PRIOR TO CUTTING OPENING. REROUTE AS REQUIRED, COORDINATE WITH ARCHITECT.
8. THE CONTRACTOR SHALL ADEQUATELY BRACE AND SUPPORT ALL MEMBERS PRIOR TO DEMOLITION OF EXISTING STRUCTURAL FRAMING. ALL NEW LOAD TRANSFER SHALL BE INSTALLED AND SECURED PRIOR TO REMOVAL OF EXISTING FRAMING.
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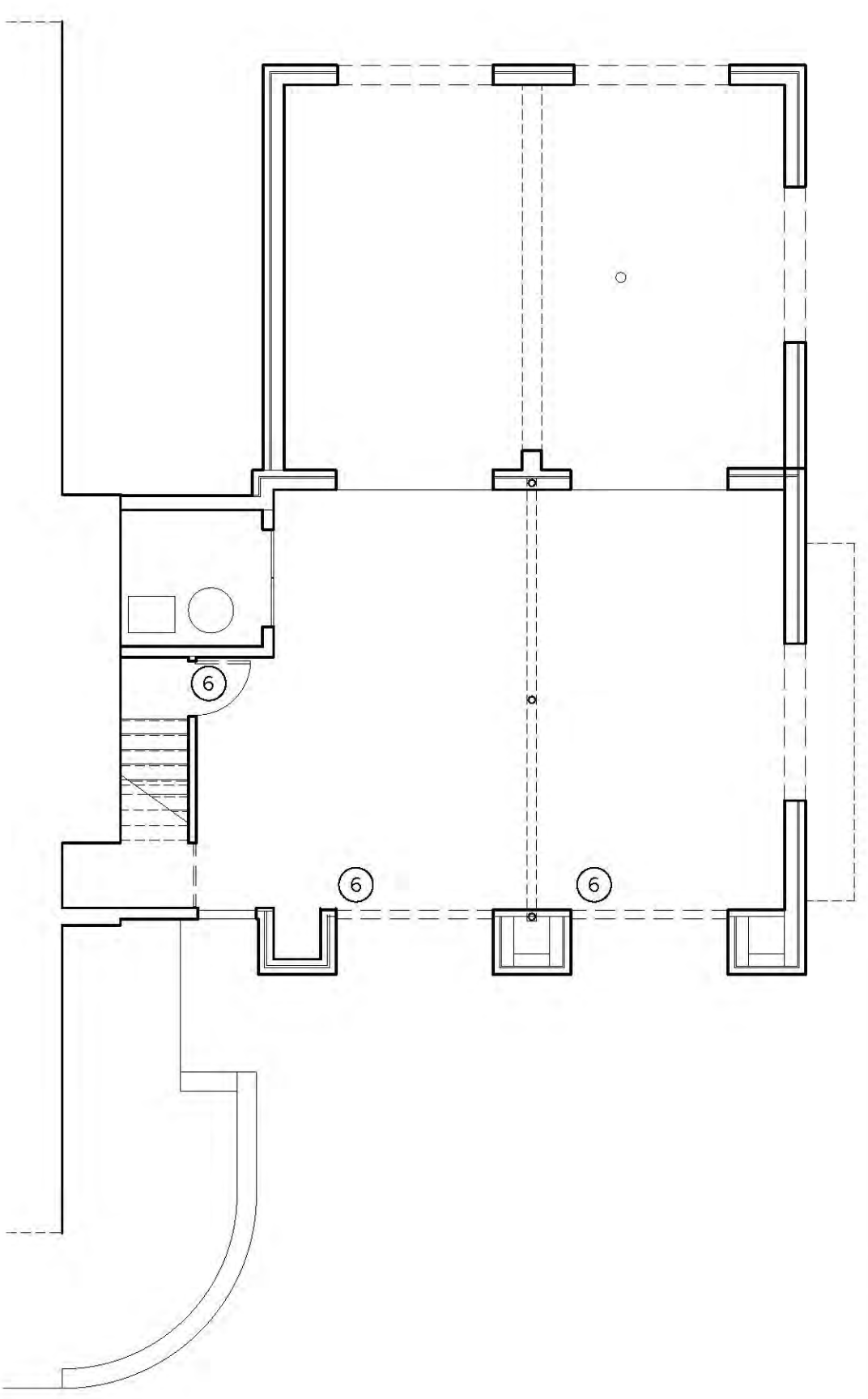
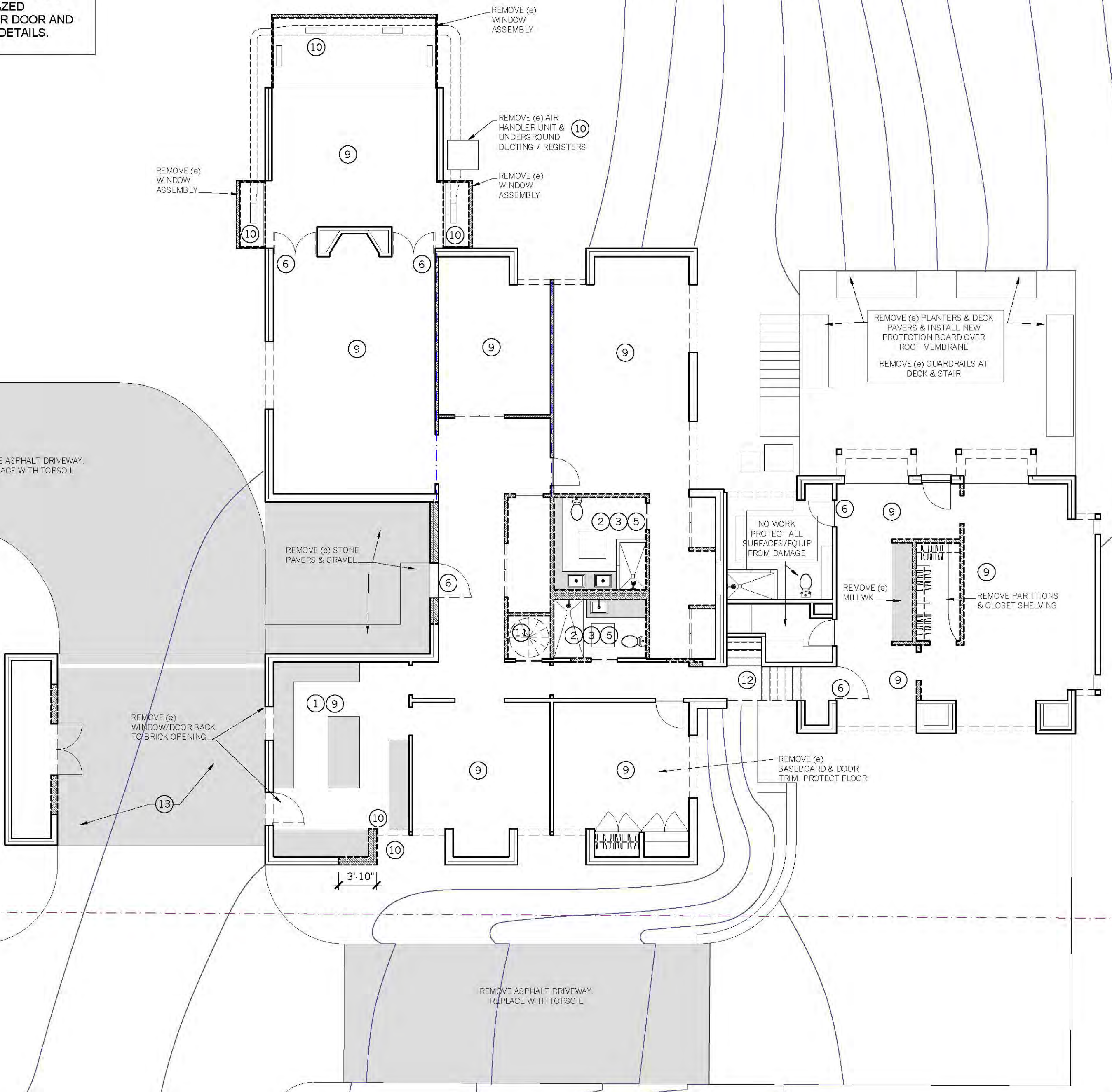
DEMOLITION SCOPE:

1. REMOVE ALL KITCHEN MILLWORK, COUNTERTOPS, APPLIANCES & PLUMBING FIXTURES. CAP ALL PLUMBING TO RECEIVE NEW WORK.
2. REMOVE ALL BATHROOM MILLWORK, FITTINGS & PLUMBING FIXTURES. CAP ALL PLUMBING TO RECEIVE NEW WORK.
3. REMOVE ALL FLOOR TILE/GROUT & SUBFLOOR. LEAVE CLEAN TO RECEIVE NEW WORK.
4. REMOVE ALL (E) WOOD FLOOR ONLY AS NECESSARY. LEAVE CLEAN TO RECEIVE NEW WORK.
5. REMOVE ALL WALL TILE/GROUT AND CEMENTITIOUS BOARD.
6. REMOVE (E) DOOR, HARDWARE, HINGES AND LOCKSET.
7. REMOVE (E) STUCCO & FRAMING TO ACCOMMODATE (N) WINDOW UNITS.
8. REMOVE (E) WINDOWS, SHEET MTL FLASHING DOWN TO FRAMING. RE-FRAME R.O. TO RECEIVE (N) WINDOW UNITS.
9. REMOVE ALL EXISTING MOLDINGS, TRIMS AND BASEBOARD THROUGHOUT.
10. REMOVE (e) AIR CONDITIONING UNIT & CAP (e) WIRING & DUCTWORK
11. REMOVE (E) SPIRAL STAIR ASSEMBLY
12. REMOVE (E) STAIR HANDRAIL.
13. REMOVE (E) COBBLE STONES

DEMOLITION LEGEND

- WALLS /PARTITIONS TO BE DEMOLISHED
- SURFACES TO BE REMOVED
- DOORS/WINDOWS TO BE REMOVED

SCOPE OF WORK TO INCLUDE REMOVAL OF ALL WINDOW AND DOOR UNITS AND TO BE REPLACED WITH NEW DUAL GLAZED ALUMINUM UNITS. SEE EXTERIOR DOOR AND WINDOW SCHEDULE A.006 FOR DETAILS.



02 MAIN FLOOR DEMOLITION PLAN  
SCALE: 1/8" = 1'-0"

01 LOWER FLOOR DEMOLITION PLAN  
SCALE: 1/8" = 1'-0"

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SEAL:



DEMOLITION PLANS

1/8"=1'-0"



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DEMOLITION SCOPE:

1. REMOVE ALL KITCHEN MILLWORK, COUNTERTOPS, APPLIANCES & PLUMBING FIXTURES. CAP ALL PLUMBING TO RECEIVE NEW WORK.
2. REMOVE ALL BATHROOM MILLWORK, FITTINGS & PLUMBING FIXTURES. CAP ALL PLUMBING TO RECEIVE NEW WORK.
3. REMOVE ALL FLOOR TILE/GROUT & SUBFLOOR. LEAVE CLEAN TO RECEIVE NEW WORK.
4. REMOVE ALL (E) WOOD FLOOR ONLY AS NECESSARY. LEAVE CLEAN TO RECEIVE NEW WORK.
5. REMOVE ALL WALL TILE/GROUT AND CEMENTITIOUS BOARD.
6. REMOVE (E) DOOR, HARDWARE, HINGES AND LOCKSET.
7. REMOVE (E) STUCCO & FRAMING TO ACCOMMODATE (N) WINDOW UNITS.
8. REMOVE (E) WINDOWS, SHEET MTL FLASHING DOWN TO FRAMING. RE-FRAME R.O. TO RECEIVE (N) WINDOW UNITS.
9. REMOVE ALL EXISTING MOLDINGS, TRIMS AND BASEBOARD THROUGHOUT.
10. REMOVE (e) AIR CONDITIONING UNIT & CAP (e) WIRING & DUCTWORK
11. REMOVE (E) SPIRAL STAIR ASSEMBLY
12. REMOVE (E) STAIR HANDRAIL
13. REMOVE (E) COBBLE STONES

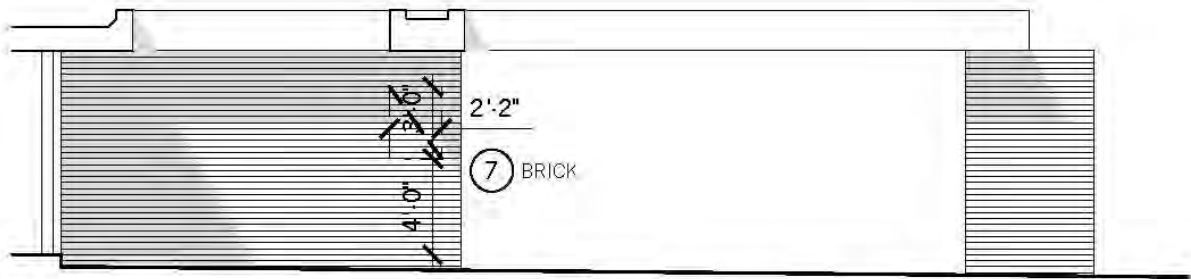
DEMOLITION LEGEND

- WALLS /PARTITIONS TO BE DEMOLISHED
- SURFACES TO BE REMOVED
- DOORS/WINDOWS TO BE REMOVED

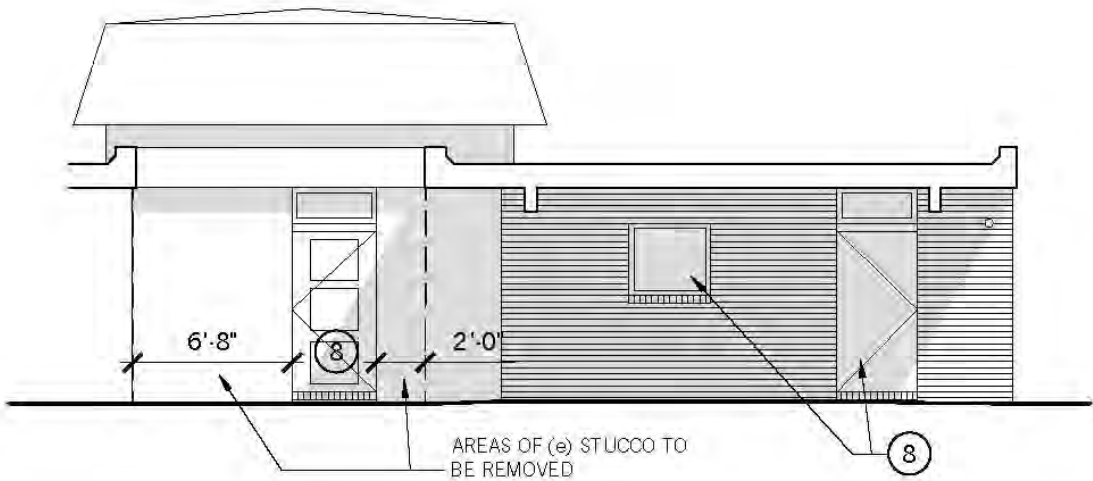
SCOPE OF WORK TO INCLUDE REMOVAL OF ALL WINDOW AND DOOR UNITS AND TO BE REPLACED WITH NEW DUAL GLAZED ALUMINUM UNITS. SEE EXTERIOR DOOR AND WINDOW SCHEDULE A.006 FOR DETAILS.



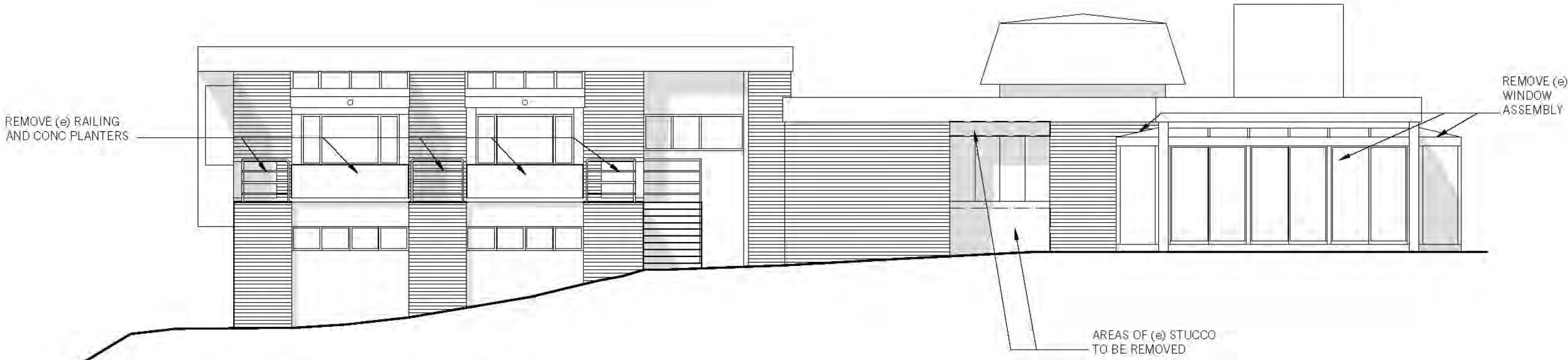
07 DEMO EXT. ELEVATION: PARTIAL EAST  
SCALE: 1/8" = 1'-0"



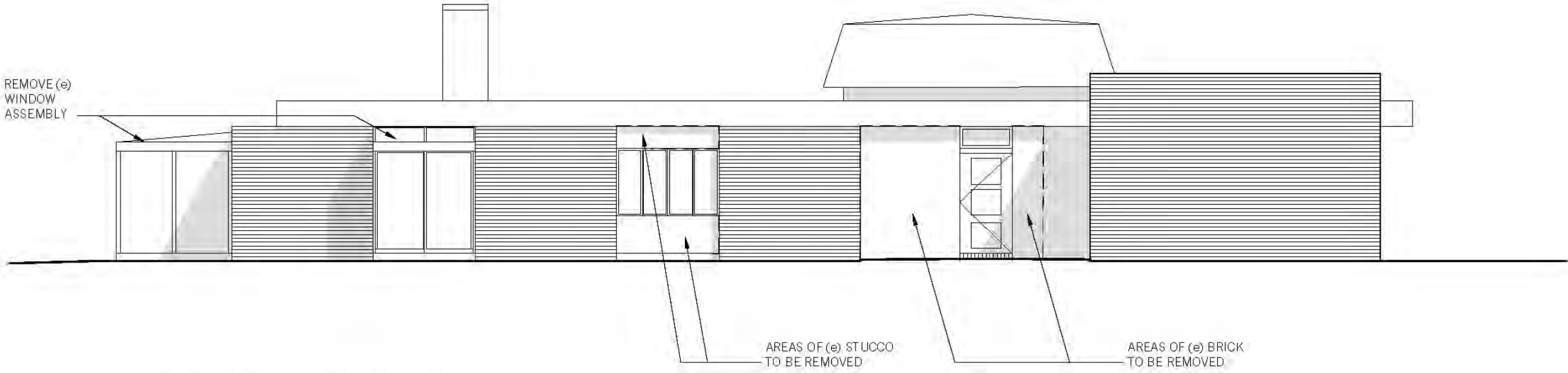
06 DEMO EXT. ELEVATION: PARTIAL NORTH  
SCALE: 1/8" = 1'-0"



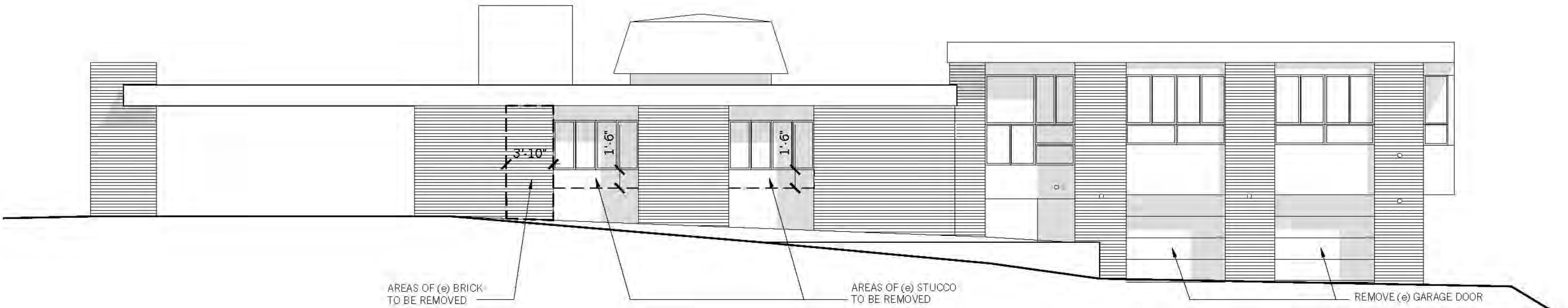
05 DEMO EXT. ELEVATION: PARTIAL WEST  
SCALE: 1/8" = 1'-0"



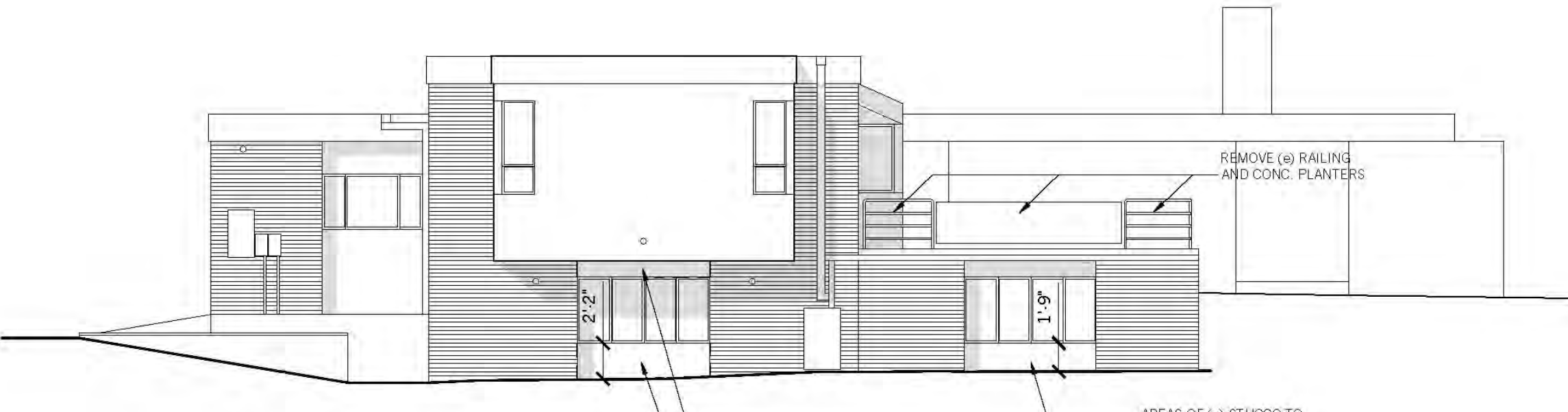
04 DEMO EXTERIOR ELEVATION: NORTH  
SCALE: 1/8" = 1'-0"



03 DEMO EXTERIOR ELEVATION: WEST  
SCALE: 1/8" = 1'-0"



02 DEMO EXTERIOR ELEVATION: SOUTH  
SCALE: 1/8" = 1'-0"



01 DEMO EXT. ELEVATION: WEST  
SCALE: 1/8" = 1'-0"

OWNER  
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REVISION DATE DESCRIPTION

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SEAL:



DEMO EXTERIOR  
ELEVATIONS

1/4"=1'-0"



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1





GENERAL NOTES:

1. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.
2. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
3. PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW FLOW CONSUMPTION.
4. PROVIDE 70 INCH HIGH NON ABSORBENT WALLS ADJACENT TO ALL SHOWERS AND APPROVED SHATTER RESISTANT MATERIALS FOR ALL SHOWER ENCLOSURES.
5. ALL GLASS AND GLAZING SHALL COMPLY WITH APPLICABLE CODES AND MUST BE LABELED SAFETY GLAZING AT HAZARDOUS LOCATIONS DEFINED AS: GLAZING AT ALL DOORS, BATH & SHOWER ENCLOSURES. GLAZING WITHIN A 24" ARC OF A DOOR EDGE, PANELS OVER (9) SQUARE FEET WITH THE LOWEST EDGE LESS THAN 18" A.F.F. AND HAVING A TOP EDGE GREATER THAN 36" A.F.F. GLAZING LOCATED WITHIN 5'-0" FROM TOP OR BOTTOM OF STAIRWAY WITH BOTTOM EDGE LESS THAN 60" A.F.F. ALL EXTERIOR GLAZING SHALL BE DUAL GLAZED.
6. ALL GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED.
7. WATER HEATER MUST BE FASTENED TO WALL.




PLUMBING NOTES:

1. PLUMBING WORK TO BE INSTALLED BY A LICENSED SUBCONTRACTOR.
2. THE PLUMBING SUBCONTRACTOR SHALL GIVE ALL NECESSARY NOTICES, OBTAIN ALL PERMITS IN CONNECTION WITH THE WORK, FILE ALL NECESSARY PLANS, PREPARE ALL NECESSARY DOCUMENTS AND OBTAIN ALL NECESSARY APPROVALS OF STATE AUTHORITIES, ALL LOCAL TOWN AND COUNTY DEPARTMENTS HAVING JURISDICTION.
3. PROVIDE ALL SUPPLEMENTARY ITEMS, APPURTENANCES, DEVICES AND MATERIALS AS NECESSARY FOR A SOUND, SECURE, COMPLETE AND OPERATIONAL INSTALLATION, WHETHER OR NOT INDICATED OR SPECIFIED.
4. PROVIDE HOT AND COLD WATER LINES, WASTEWATER, AND VENT LINES.
5. PLUMBING FIXTURES SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDED SPECIFICATIONS; THIS INCLUDES ANY AND ALL CUSTOM FIXTURES.
6. ALL EXTERIOR WATER LINES SHALL BE INSULATED. INTERIOR LINES SHALL BE INSULATED AS REQUIRED.
7. PROVIDE PREFABRICATED WALL CONNECTION FOR WASHER, (ALTERNATE: ROUGH PLUMBING FOR WASHER TO BE PROVIDED AND LEFT IN WALL, HOOK-UP FOR WASHER TO BE INCLUDED IN ALT. # 3 RETURN PACKAGE).
8. SUPPLY AND INSTALL ALL NECESSARY MECHANICAL PIPING AND HOOKUPS INCLUDING HYDRONIC RADIANT HEATING SYSTEM.
9. ALL WORK AND MATERIALS ARE TO BE OF THE FINEST QUALITY AND TO CONFORM TO ALL INDUSTRY STANDARDS.

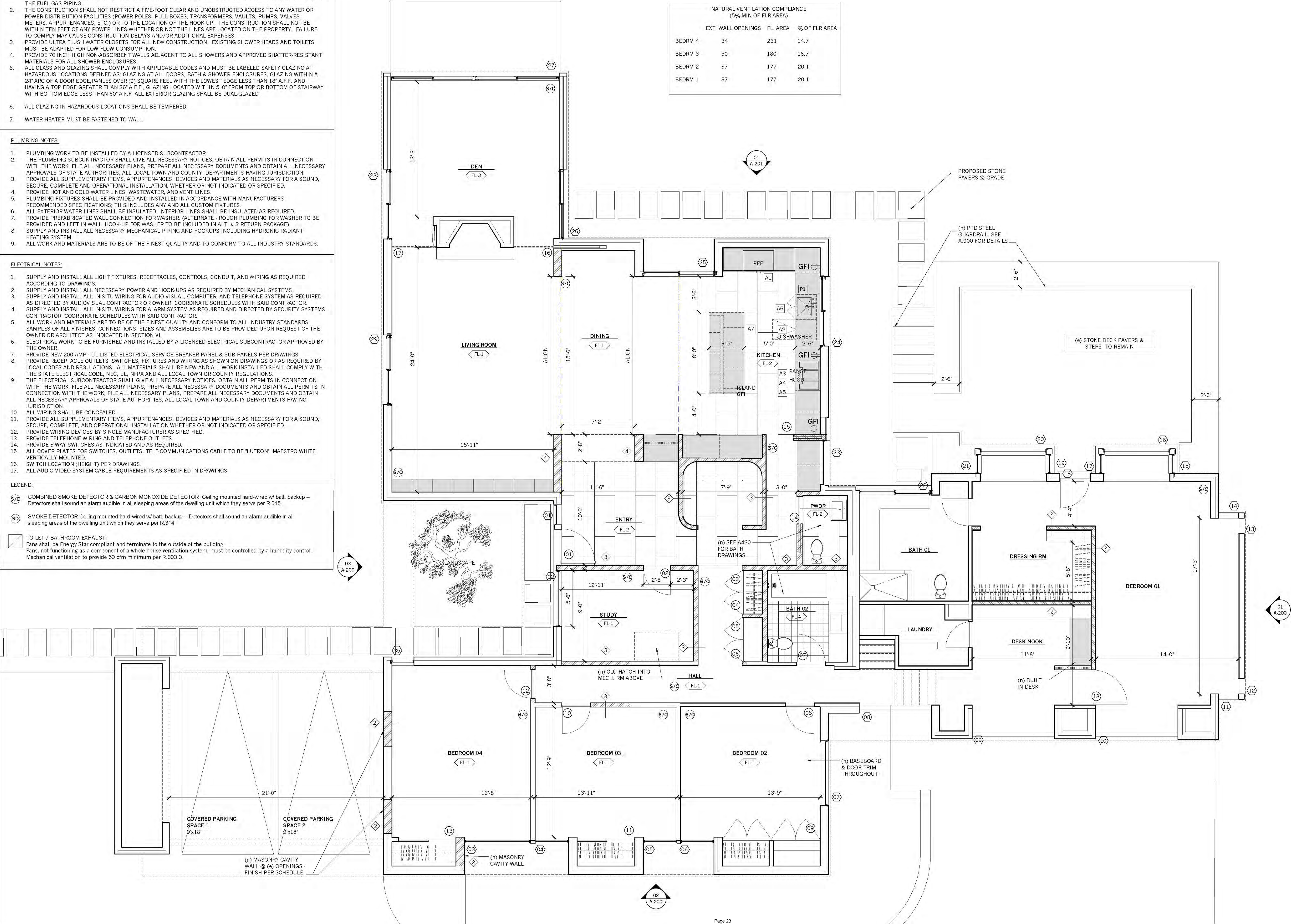
ELECTRICAL NOTES:

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2. SUPPLY AND INSTALL ALL NECESSARY POWER AND HOOK-UPS AS REQUIRED BY MECHANICAL SYSTEMS.
3. SUPPLY AND INSTALL ALL IN-SITU WIRING FOR AUDIO-VISUAL, COMPUTER, AND TELEPHONE SYSTEM AS REQUIRED AS DIRECTED BY AUDIOVISUAL CONTRACTOR OR OWNER. COORDINATE SCHEDULES WITH SAID CONTRACTOR.
4. SUPPLY AND INSTALL ALL IN-SITU WIRING FOR ALARM SYSTEM AS REQUIRED AND DIRECTED BY SECURITY SYSTEMS CONTRACTOR. COORDINATE SCHEDULES WITH SAID CONTRACTOR.
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15. ALL COVER PLATES FOR SWITCHES, OUTLETS, TELE-COMMUNICATIONS CABLE TO BE "LUTRON" MAESTRO WHITE, VERTICALLY MOUNTED.
16. SWITCH LOCATION (HEIGHT) PER DRAWINGS.
17. ALL AUDIO-VIDEO SYSTEM CABLE REQUIREMENTS AS SPECIFIED IN DRAWINGS.

LEGEND:

-  COMBINED SMOKE DETECTOR & CARBON MONOXIDE DETECTOR Ceiling mounted hard-wired w/ batt. backup -- Detectors shall sound an alarm audible in all sleeping areas of the dwelling unit which they serve per R.315.
-  SMOKE DETECTOR Ceiling mounted hard-wired w/ batt. backup -- Detectors shall sound an alarm audible in all sleeping areas of the dwelling unit which they serve per R.314.
-  TOILET / BATHROOM EXHAUST:  
Fans shall be Energy Star compliant and terminate to the outside of the building.  
Fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidity control.  
Mechanical ventilation to provide 50 cfm minimum per R.303.3.

NATURAL VENTILATION COMPLIANCE (5% MIN OF FLR AREA)			
	EXT. WALL OPENINGS	FL. AREA	% OF FLR AREA
BEDRM 4	34	231	14.7
BEDRM 3	30	180	16.7
BEDRM 2	37	177	20.1
BEDRM 1	37	177	20.1



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REVISION DATE DESCRIPTION

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SEAL:



CONSTRUCTION PLAN  
1st FLOOR

1/4"=1'-0"

A.100



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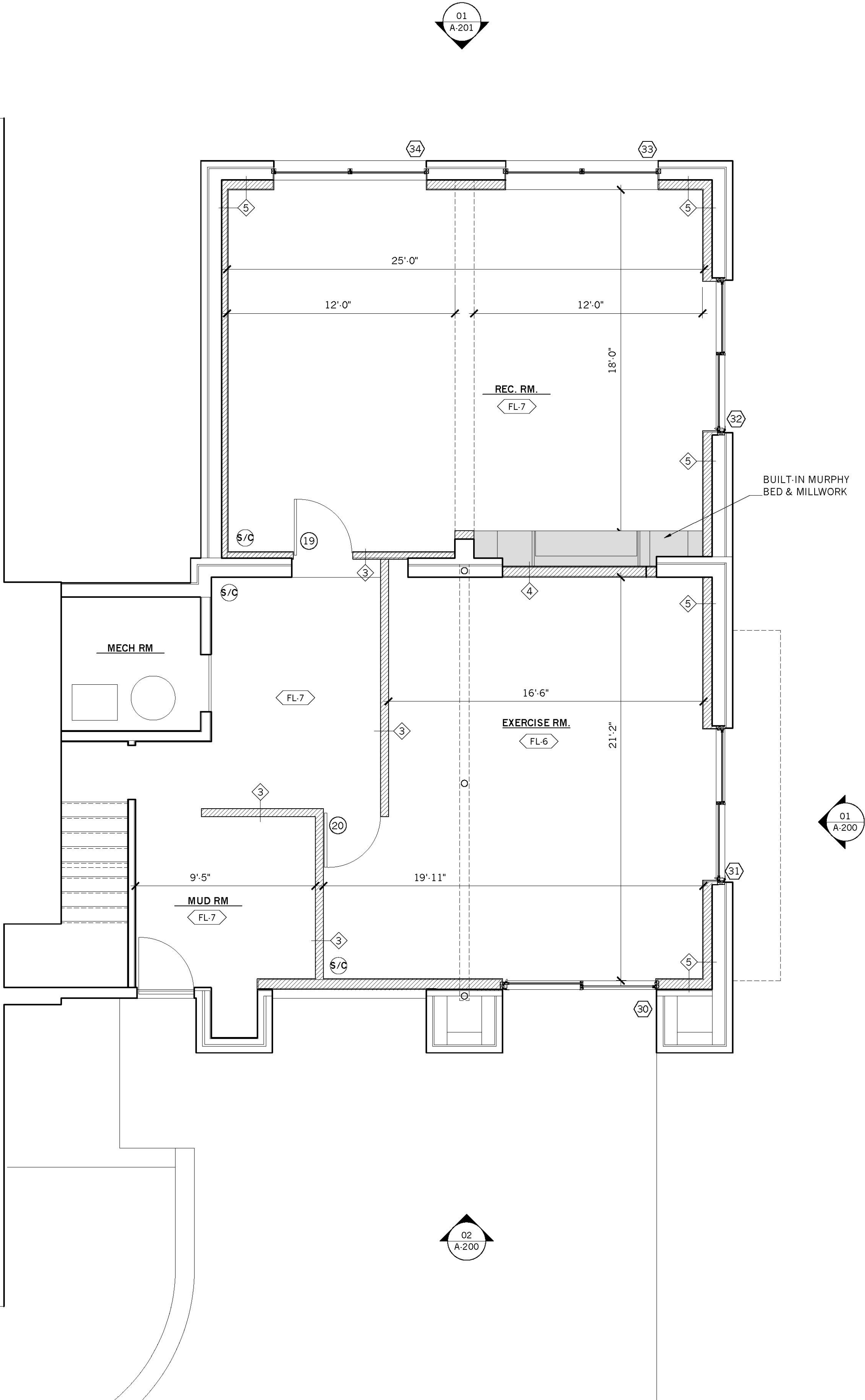
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 SMOKE DETECTOR Ceiling mounted hard-wired w/ batt. backup -- Detectors shall sound an alarm audible in all sleeping areas of the dwelling unit which they serve per R.314.

 TOILET / BATHROOM EXHAUST:  
Fans shall be Energy Star compliant and terminate to the outside of the building.  
Fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidity control.  
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SEAL:



CONSTRUCTION PLAN  
BASEMENT

1/4"=1'-0"

A.101

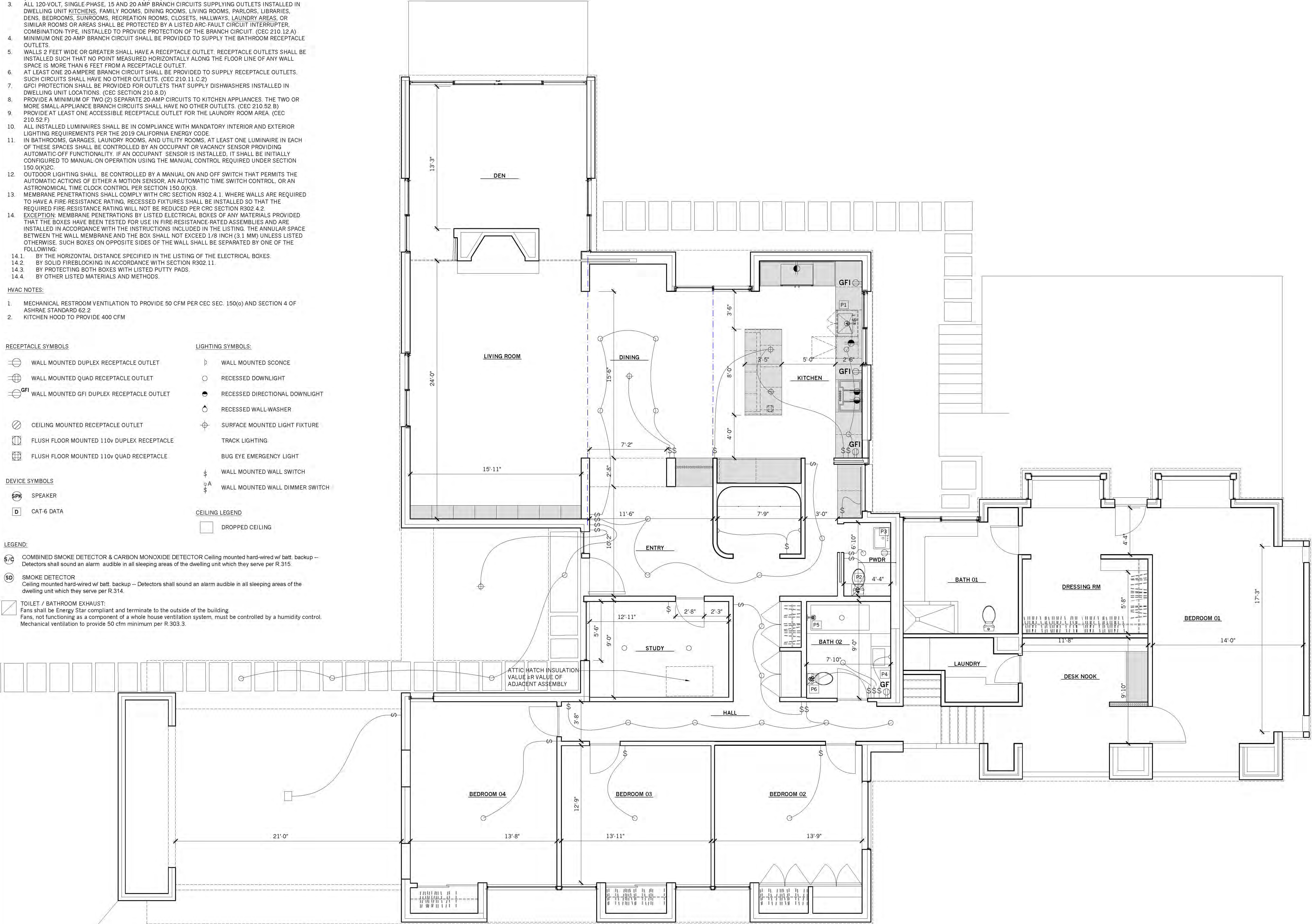


- ELECTRICAL NOTES:
- ALL 120 VOLT RECEPTACLE OUTLETS SHALL BE LISTED AS TAMPER-RESISTANT RECEPTACLES.
  - ALL INSTALLED LUMINAIRES SHALL BE HIGH-EFFICIENCY IN ACCORDANCE WITH TABLE 150.0.A. (CALIFORNIA ENERGY CODE SECTION 150.0 (K) 1 A) OR LED.
  - ALL 120-VOLT, SINGLE-PHASE, 15 AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. (CEC 210.12.A) MINIMUM ONE 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE BATHROOM RECEPTACLE OUTLETS.
  - WALLS 2 FEET WIDE OR GREATER SHALL HAVE A RECEPTACLE OUTLET. RECEPTACLE OUTLETS SHALL BE INSTALLED SUCH THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE OF ANY WALL SPACE IS MORE THAN 6 FEET FROM A RECEPTACLE OUTLET.
  - AT LEAST ONE 20-AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. (CEC 210.11.C.2)
  - GFCI PROTECTION SHALL BE PROVIDED FOR OUTLETS THAT SUPPLY DISHWASHERS INSTALLED IN DWELLING UNIT LOCATIONS. (CEC SECTION 210.8.D)
  - PROVIDE A MINIMUM OF TWO (2) SEPARATE 20-AMP CIRCUITS TO KITCHEN APPLIANCES. THE TWO OR MORE SMALL-APPLIANCE BRANCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. (CEC 210.52.B)
  - PROVIDE AT LEAST ONE ACCESSIBLE RECEPTACLE OUTLET FOR THE LAUNDRY ROOM AREA. (CEC 210.52.F)
  - ALL INSTALLED LUMINAIRES SHALL BE IN COMPLIANCE WITH MANDATORY INTERIOR AND EXTERIOR LIGHTING REQUIREMENTS PER THE 2019 CALIFORNIA ENERGY CODE.
  - IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY. IF AN OCCUPANT SENSOR IS INSTALLED, IT SHALL BE INITIALLY CONFIGURED TO MANUAL-ON OPERATION USING THE MANUAL CONTROL REQUIRED UNDER SECTION 150.0(K)2C.
  - OUTDOOR LIGHTING SHALL BE CONTROLLED BY A MANUAL ON AND OFF SWITCH THAT PERMITS THE AUTOMATIC ACTIONS OF EITHER A MOTION SENSOR, AN AUTOMATIC TIME SWITCH CONTROL, OR AN ASTRONOMICAL TIME CLOCK CONTROL PER SECTION 150.0(K)3.
  - MEMBRANE PENETRATIONS SHALL COMPLY WITH CRC SECTION R302.4.1. WHERE WALLS ARE REQUIRED TO HAVE A FIRE-RESISTANCE RATING, RECESSED FIXTURES SHALL BE INSTALLED SO THAT THE REQUIRED FIRE-RESISTANCE RATING WILL NOT BE REDUCED PER CRC SECTION R302.4.2.
  - EXCEPTION: MEMBRANE PENETRATIONS BY LISTED ELECTRICAL BOXES OF ANY MATERIALS PROVIDED THAT THE BOXES HAVE BEEN TESTED FOR USE IN FIRE-RESISTANCE RATED ASSEMBLIES AND ARE INSTALLED IN ACCORDANCE WITH THE INSTRUCTIONS INCLUDED IN THE LISTING. THE ANNULAR SPACE BETWEEN THE WALL MEMBRANE AND THE BOX SHALL NOT EXCEED 1/8 INCH (3.1 MM) UNLESS LISTED OTHERWISE. SUCH BOXES ON OPPOSITE SIDES OF THE WALL SHALL BE SEPARATED BY ONE OF THE FOLLOWING:
    - BY THE HORIZONTAL DISTANCE SPECIFIED IN THE LISTING OF THE ELECTRICAL BOXES.
    - BY SOLID FIREBLOCKING IN ACCORDANCE WITH SECTION R302.11.
    - BY PROTECTING BOTH BOXES WITH LISTED PUTTY PADS.
    - BY OTHER LISTED MATERIALS AND METHODS.

- HVAC NOTES:
- MECHANICAL RESTROOM VENTILATION TO PROVIDE 50 CFM PER CEC SEC. 150.(g) AND SECTION 4 OF ASHRAE STANDARD 62.2
  - KITCHEN HOOD TO PROVIDE 400 CFM

- RECEPTACLE SYMBOLS
- WALL MOUNTED DUPLEX RECEPTACLE OUTLET
  - WALL MOUNTED QUAD RECEPTACLE OUTLET
  - WALL MOUNTED GFI DUPLEX RECEPTACLE OUTLET
  - CEILING MOUNTED RECEPTACLE OUTLET
  - FLUSH FLOOR MOUNTED 110v DUPLEX RECEPTACLE
  - FLUSH FLOOR MOUNTED 110v QUAD RECEPTACLE
- DEVICE SYMBOLS
- SPEAKER
  - CAT-6 DATA
- LIGHTING SYMBOLS:
- WALL MOUNTED SCENCE
  - RECESSED DOWNLIGHT
  - RECESSED DIRECTIONAL DOWNLIGHT
  - RECESSED WALL WASHER
  - SURFACE MOUNTED LIGHT FIXTURE
  - TRACK LIGHTING
  - BUG EYE EMERGENCY LIGHT
  - WALL MOUNTED WALL SWITCH
  - WALL MOUNTED WALL DIMMER SWITCH
- CEILING LEGEND
- DROPPED CEILING

- LEGEND:
- COMBINED SMOKE DETECTOR & CARBON MONOXIDE DETECTOR Ceiling mounted hard-wired w/ batt. backup -- Detectors shall sound an alarm audible in all sleeping areas of the dwelling unit which they serve per R.315.
  - SMOKE DETECTOR Ceiling mounted hard-wired w/ batt. backup -- Detectors shall sound an alarm audible in all sleeping areas of the dwelling unit which they serve per R.314.
  - TOILET / BATHROOM EXHAUST: Fans shall be Energy Star compliant and terminate to the outside of the building. Fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidity control. Mechanical ventilation to provide 50 cfm minimum per R.303.3.



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MICHAEL JACOBS NY #028351

STRUCTURAL ENGINEER

ALKON YUKELSON  
RESIDENCE

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IRVINGTON, NY

REVISION DATE DESCRIPTION

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SEAL:



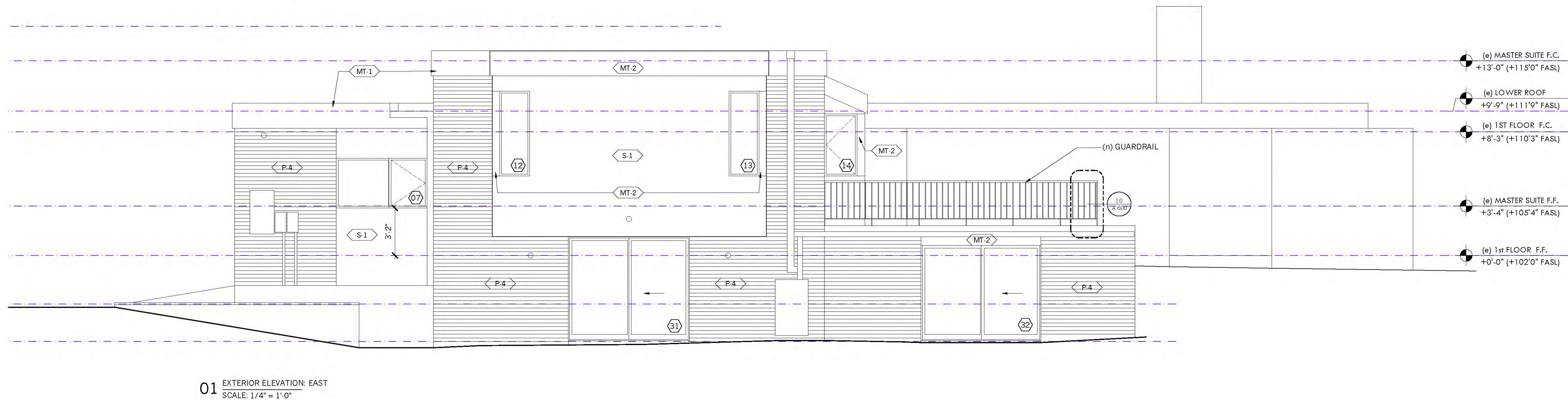
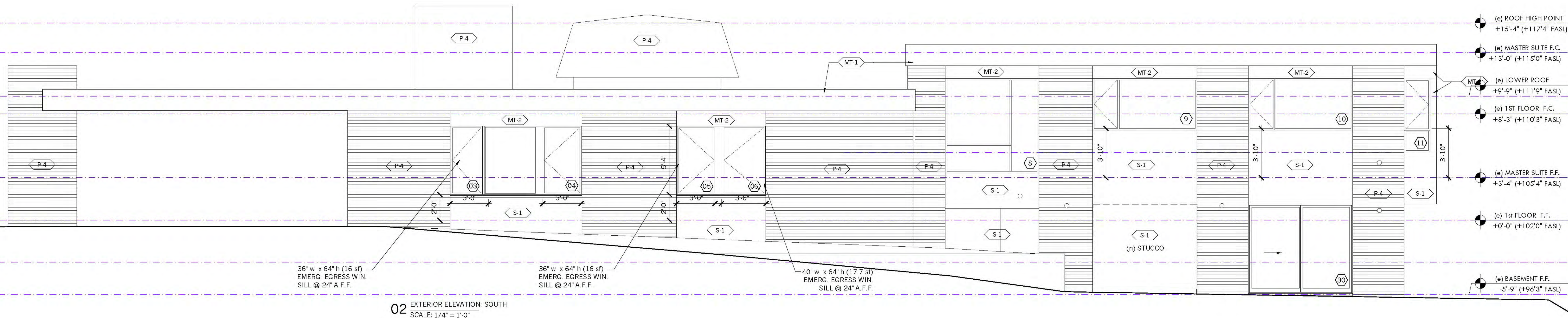
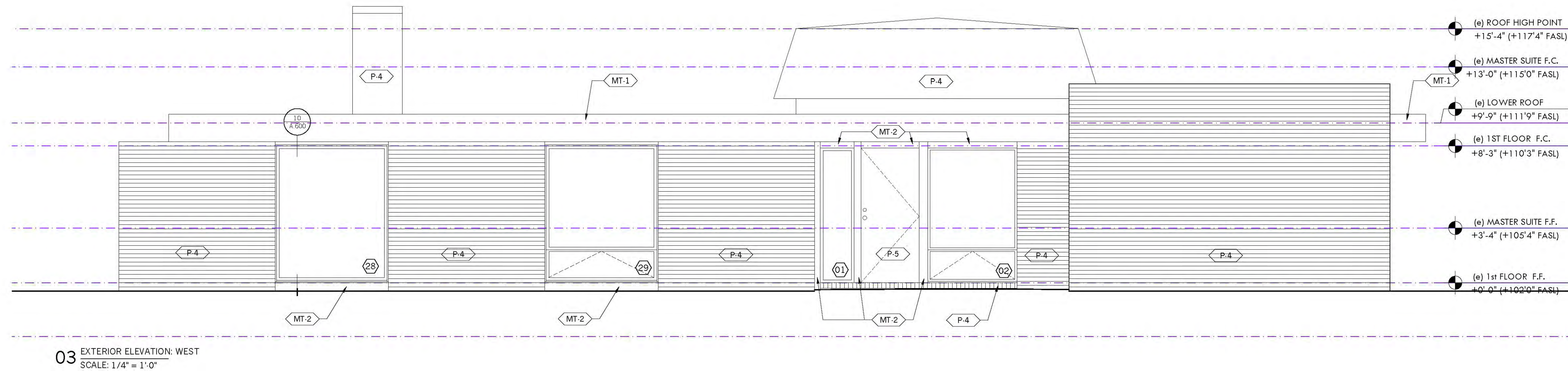
1st FLOOR REFLECTED  
CEILING & POWER  
PLAN

1/4"=1'-0"









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SEAL:



EXTERIOR  
ELEVATIONS

1/4"=1'-0"



EXT. WINDOW/DOORS:  
ALL NEW EXT. WINDOWS & DOORS TO BE BLACK ANODIZED ALUM FINISH.  
MANUFACTURER TO BE EITHER SCHEUCO OR ARCADIA. SEE A.007 FOR CUT  
SHEETS OF WINDOW/DOOR UNITS

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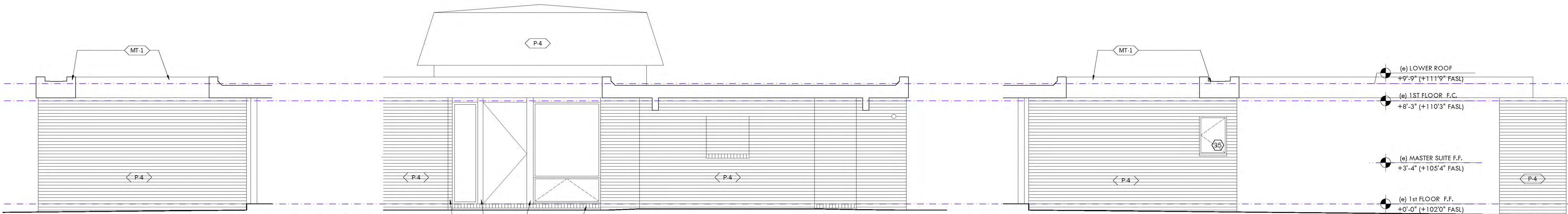
SEAL:



EXTERIOR  
ELEVATIONS

1/4"=1'-0"

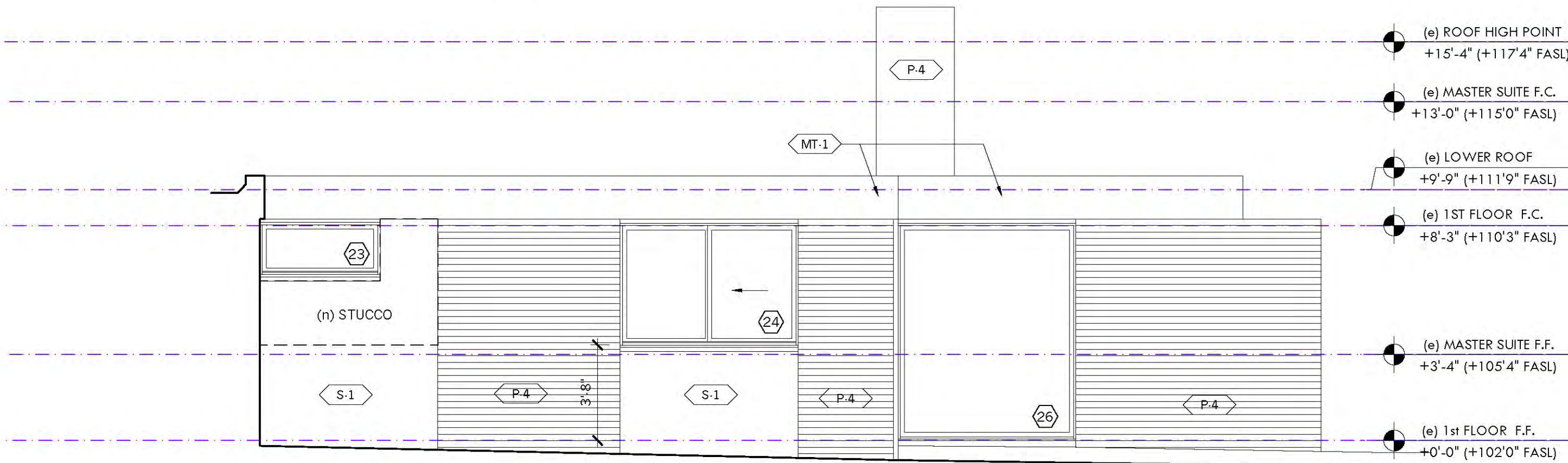
A.201



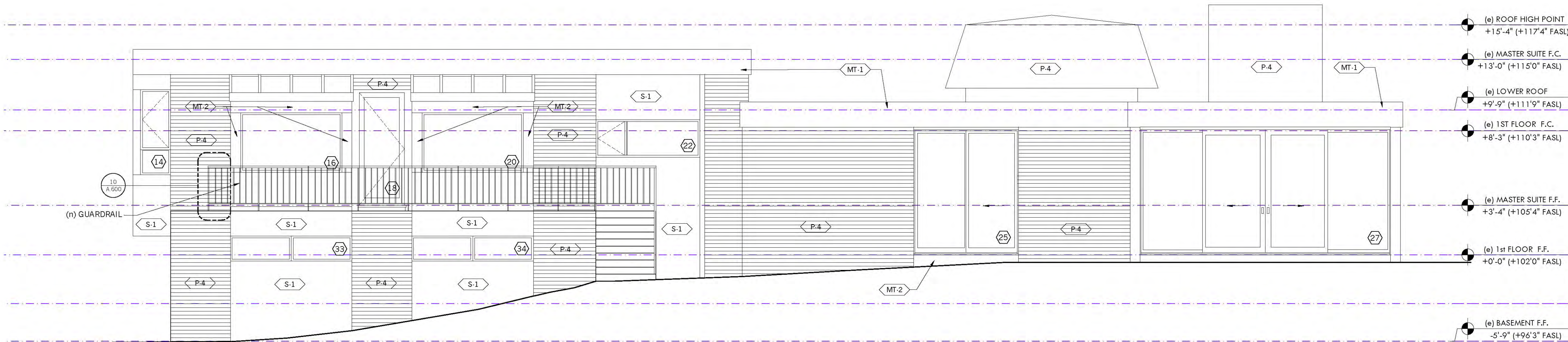
05 EXTERIOR ELEVATION: COURTYARD NORTH  
SCALE: 1/4" = 1'-0"

04 EXTERIOR ELEVATION: COURTYARD WEST  
SCALE: 1/4" = 1'-0"

03 EXTERIOR ELEVATION: COURTYARD SOUTH  
SCALE: 1/4" = 1'-0"

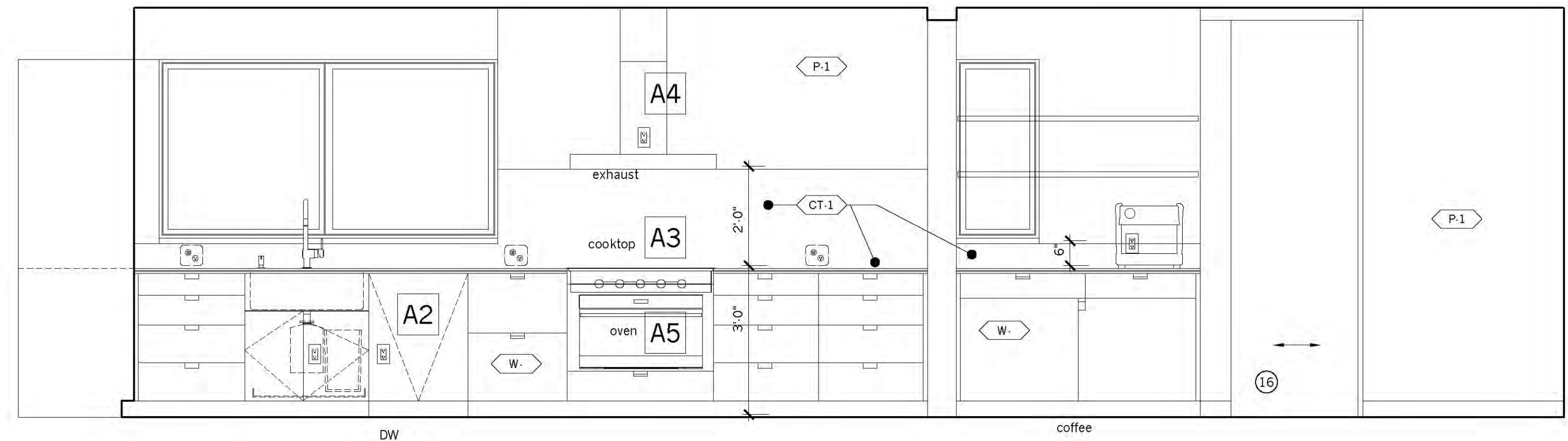


02 EXTERIOR ELEVATION: PARTIAL-EAST  
SCALE: 1/4" = 1'-0"

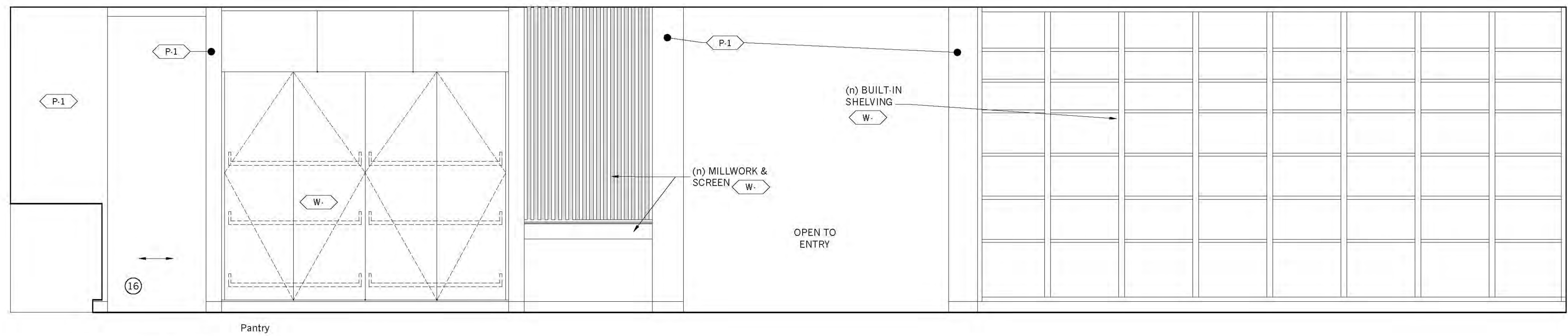


01 EXTERIOR ELEVATION: NORTH  
SCALE: 1/4" = 1'-0"

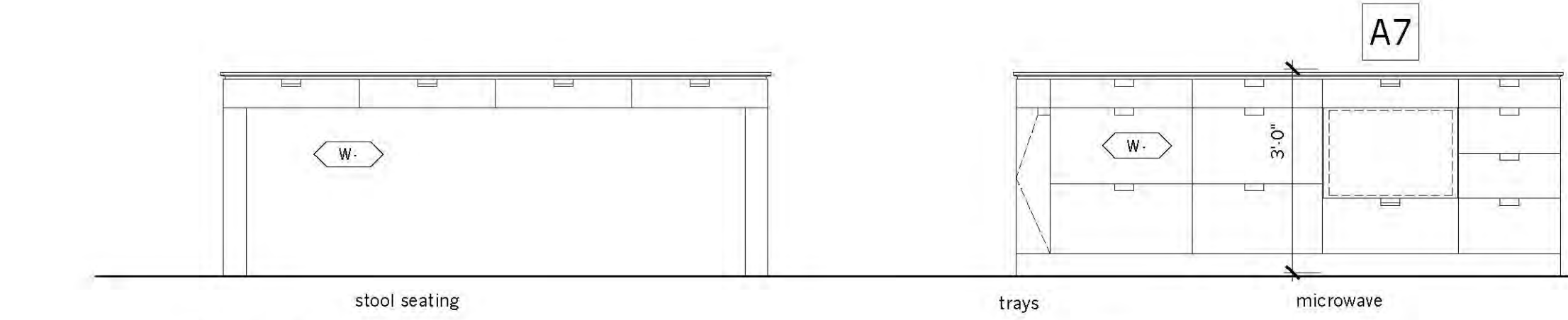




02 KITCHEN: WEST  
SCALE: 1/2" = 1'-0"

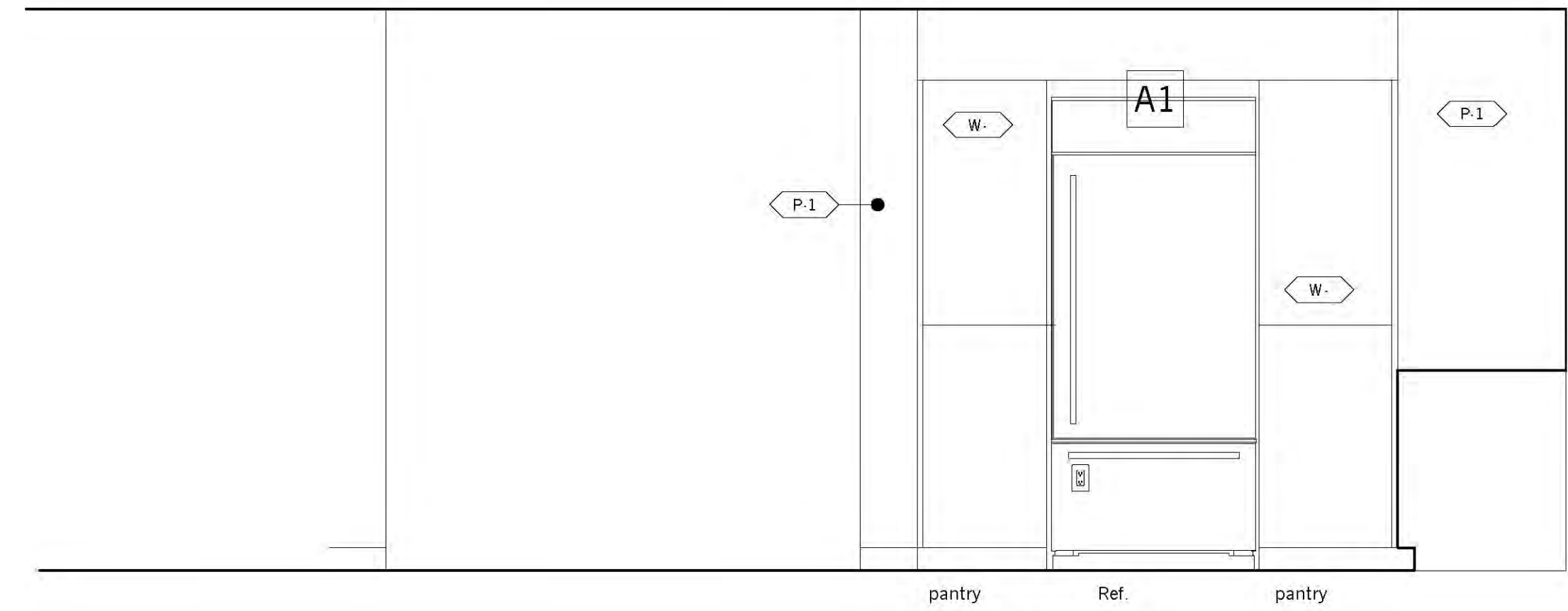


01 KITCHEN / LIVING RM: SOUTH  
SCALE: 1/2" = 1'-0"



05 ISLAND: WEST  
SCALE: 1/2" = 1'.0"

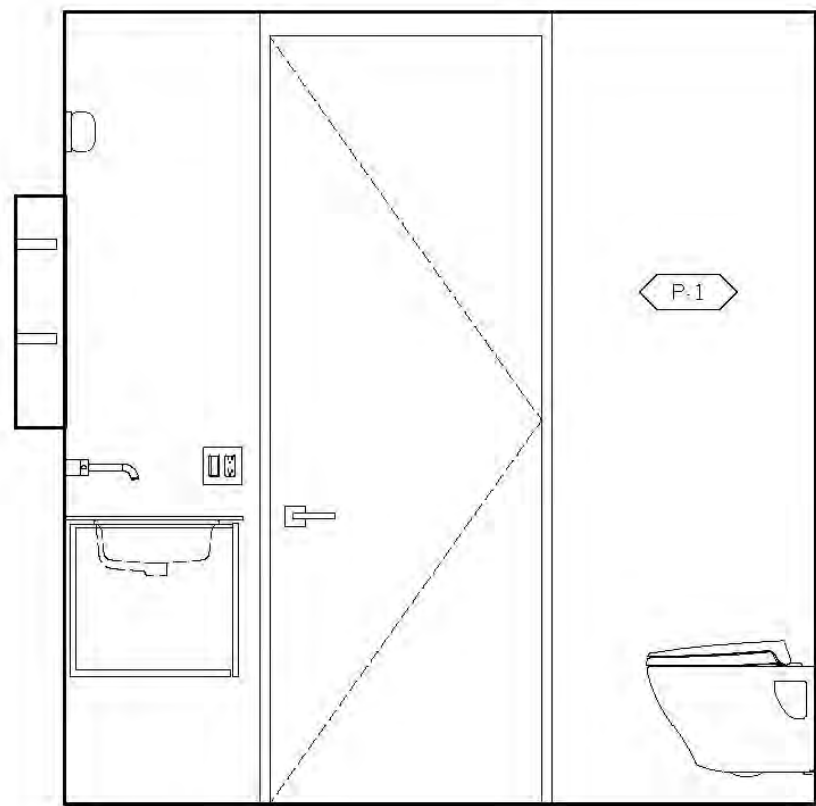
04 ISLAND: EAST  
SCALE: 1/2" = 1'-0"



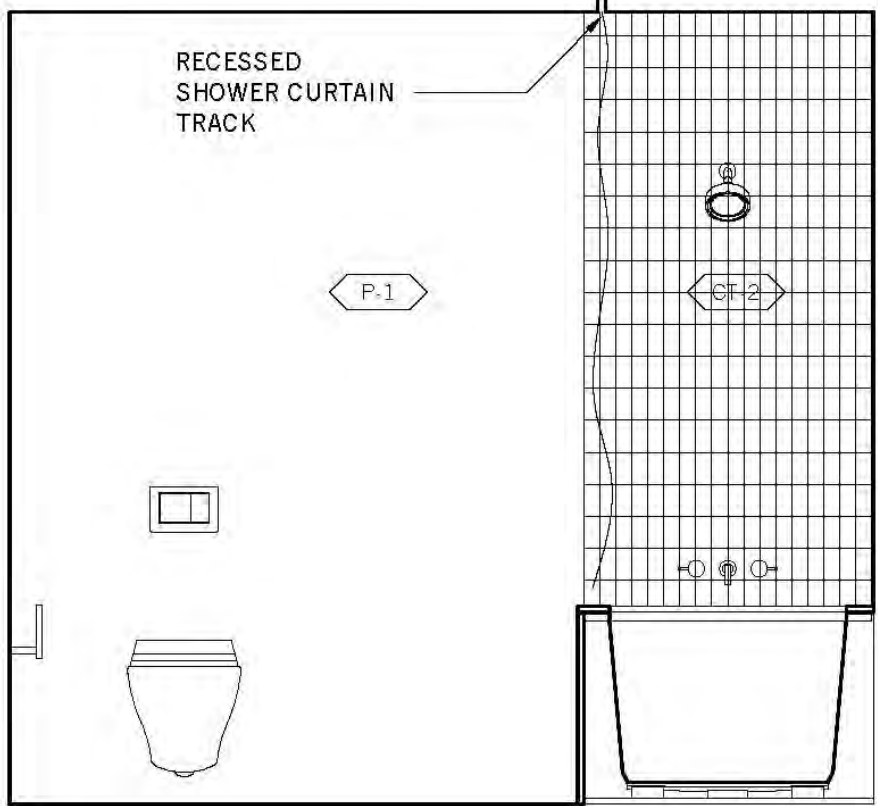
03 KITCHEN: NORTH  
SCALE: 1/2" = 1'-0"

## A.410

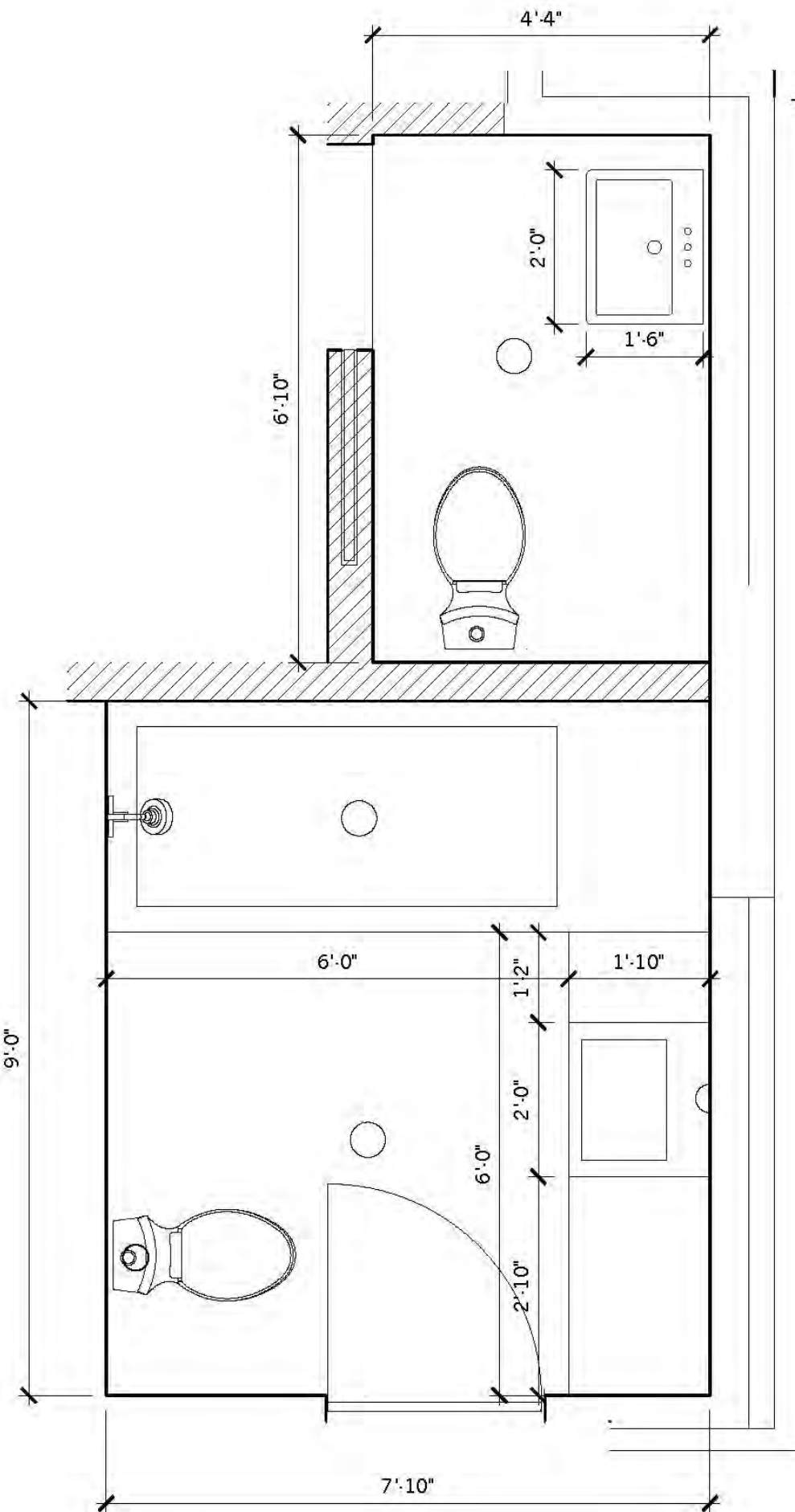
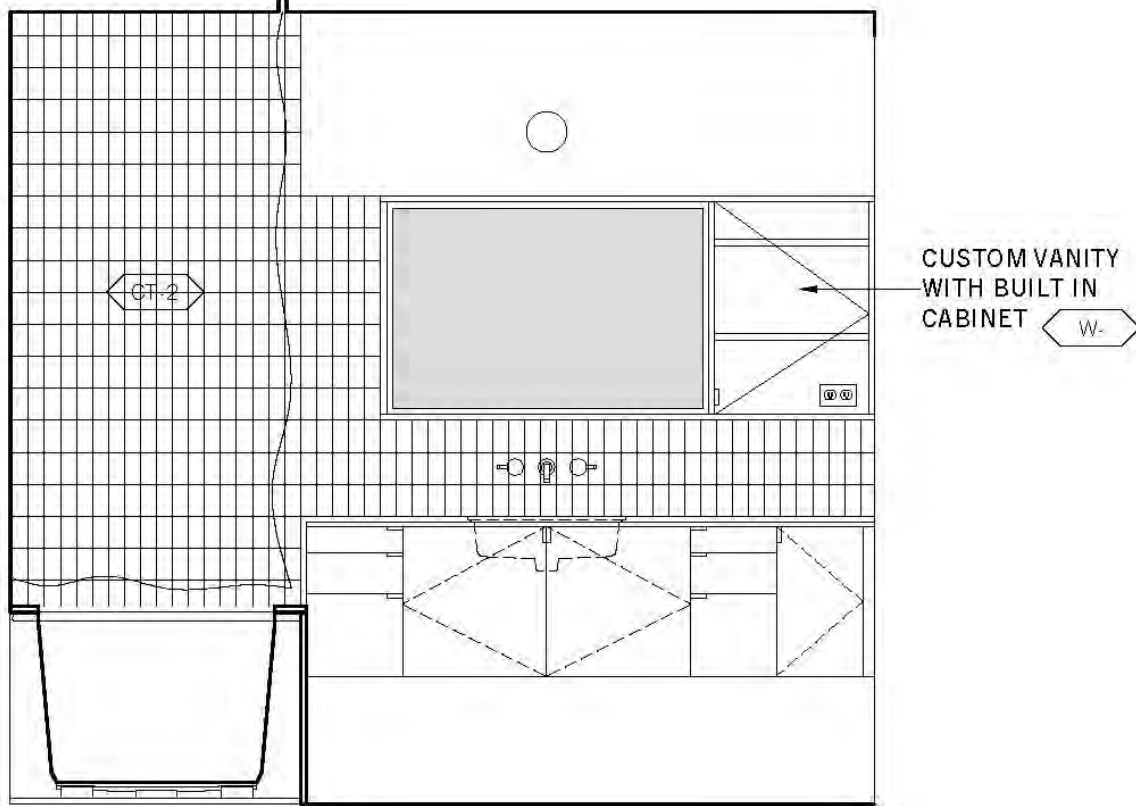
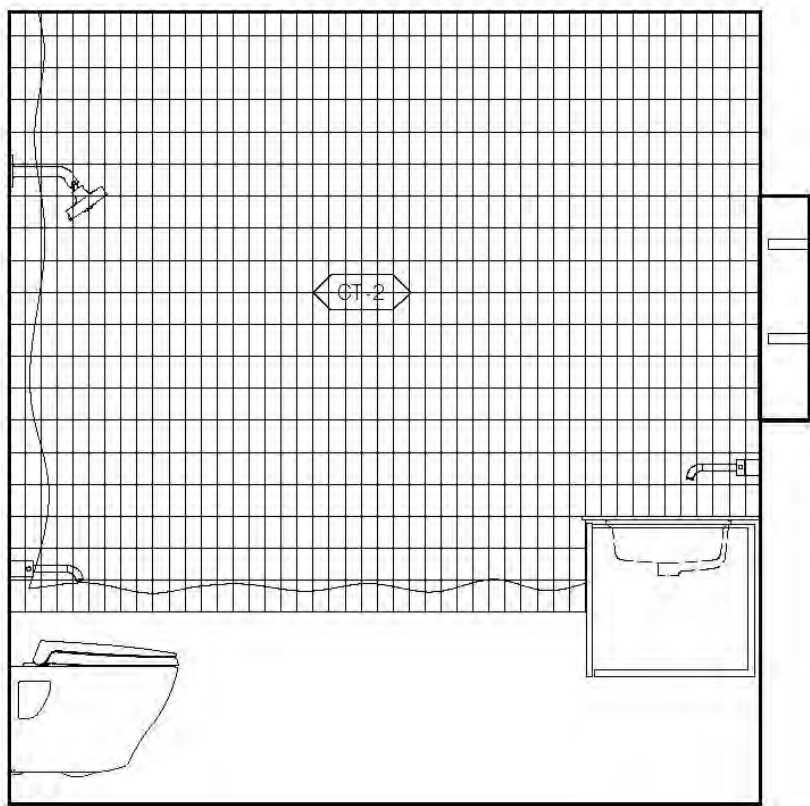
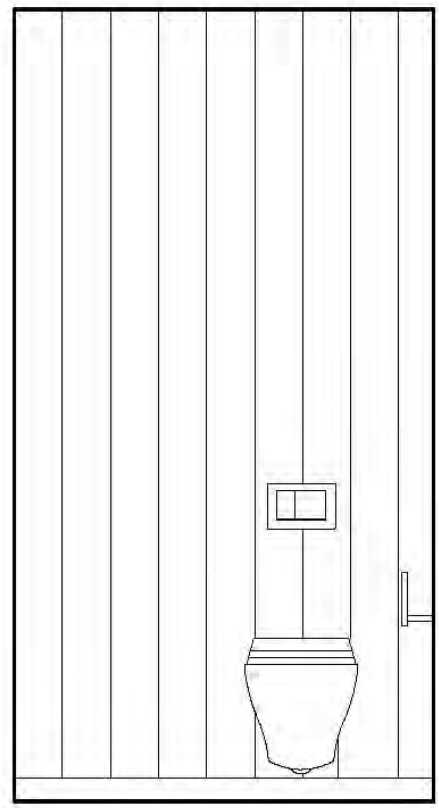
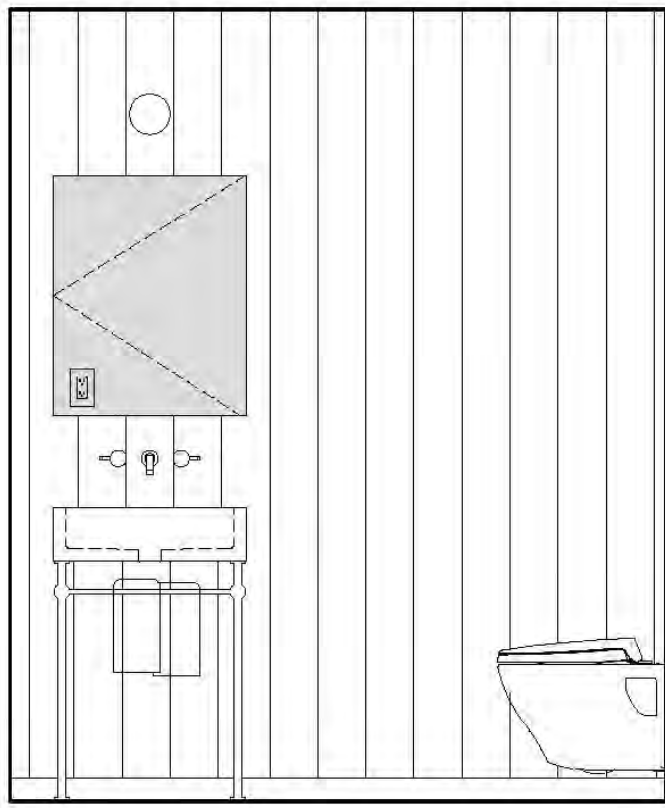
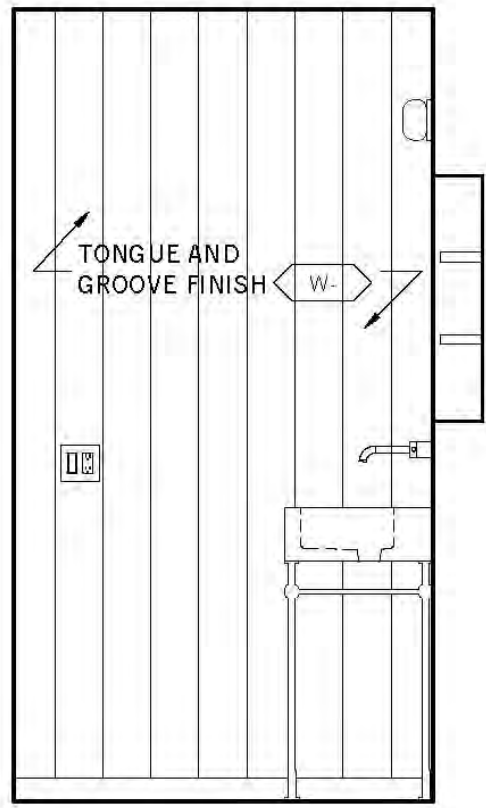




02 BATHROOM  
SCALE: 1/2" = 1'-0"



03 POWDER ROOM  
SCALE: 1/2" = 1'-0"



01 BATHROOM  
SCALE: 1/2" = 1'-0"

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## ALKON YUKELSON RESIDENCE

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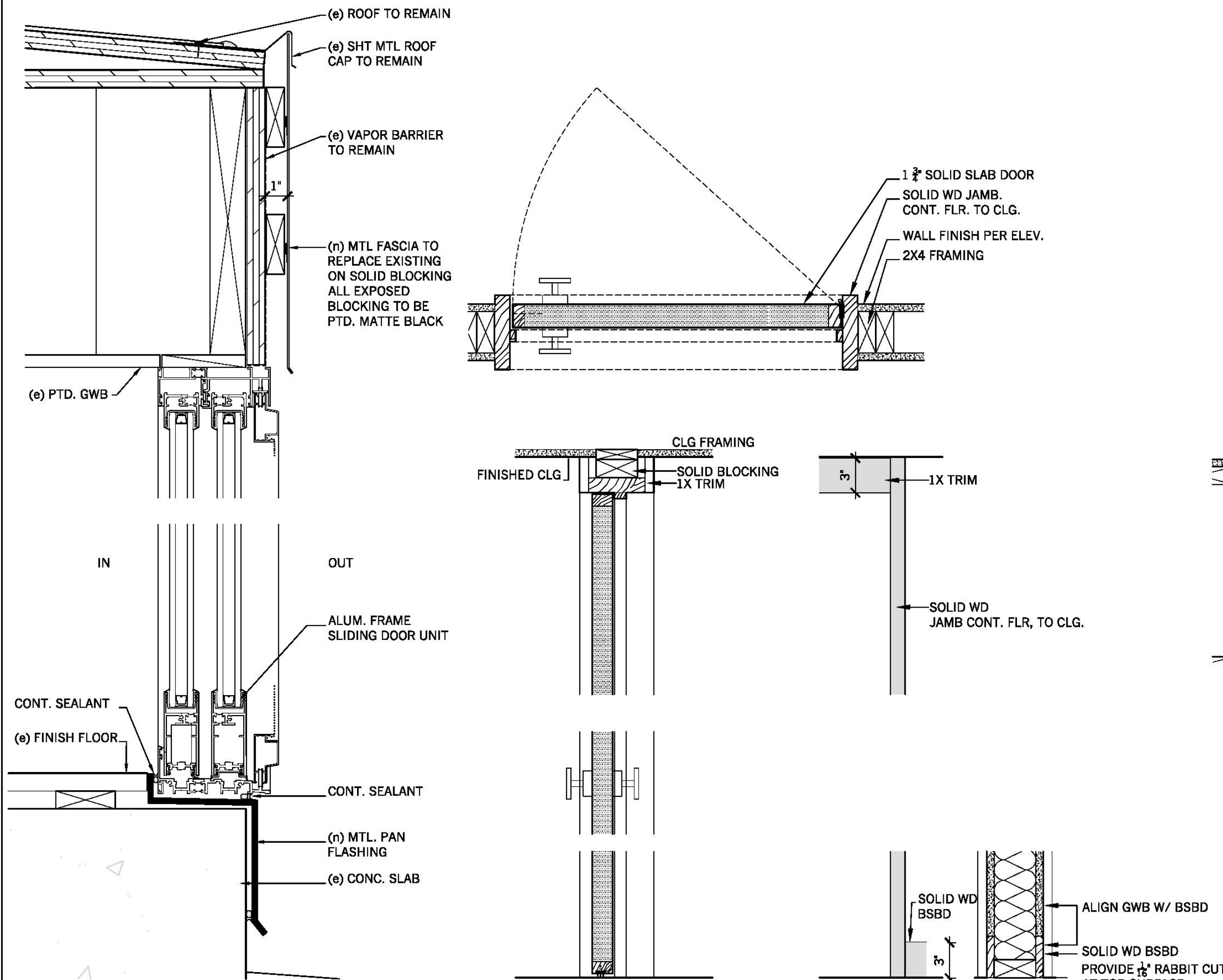


INTERIOR: BATHROOM

2023-08-01 10:00 AM

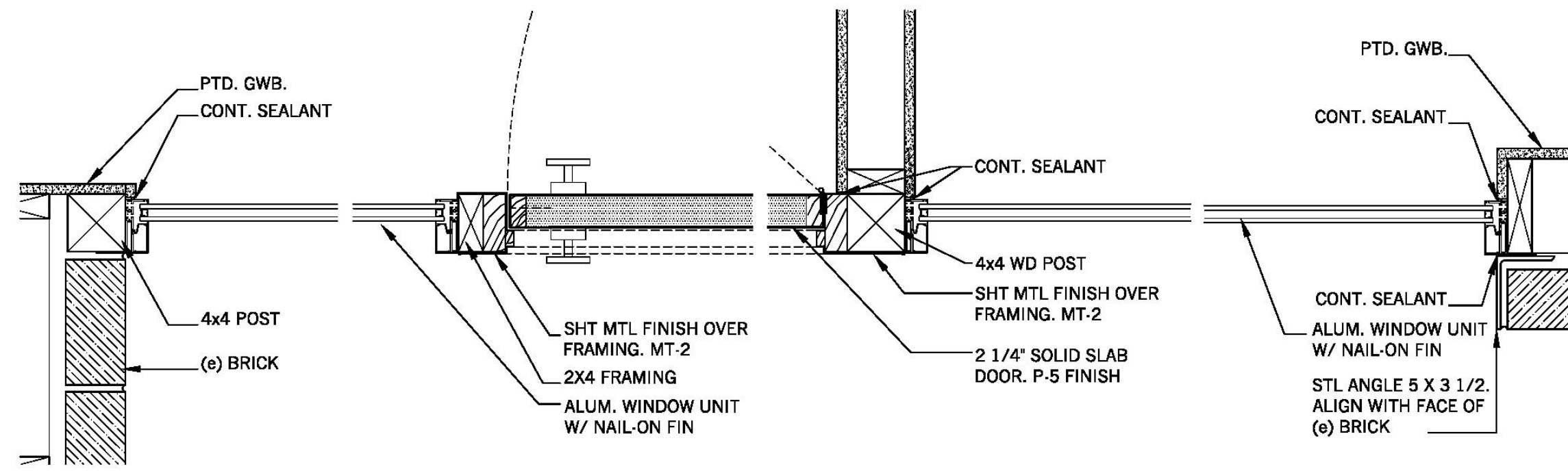
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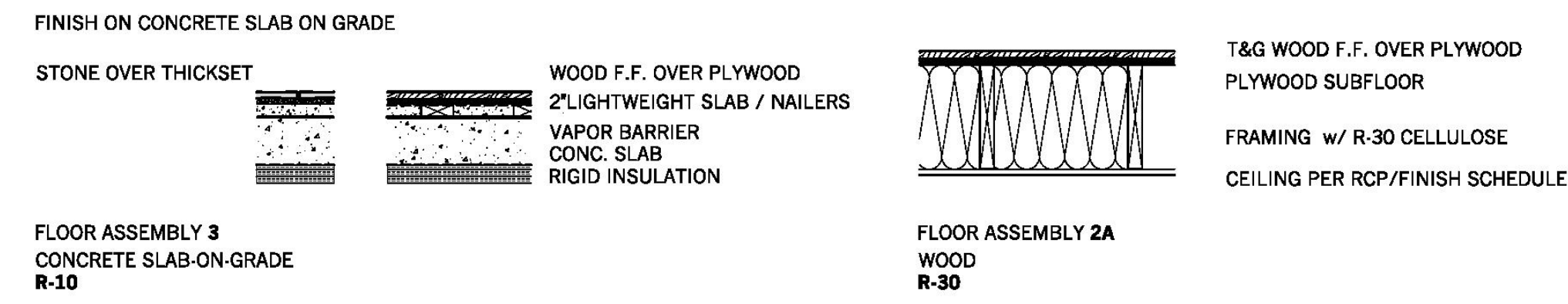


11 DETAIL @ SLIDING DOOR  
SCALE: NTS

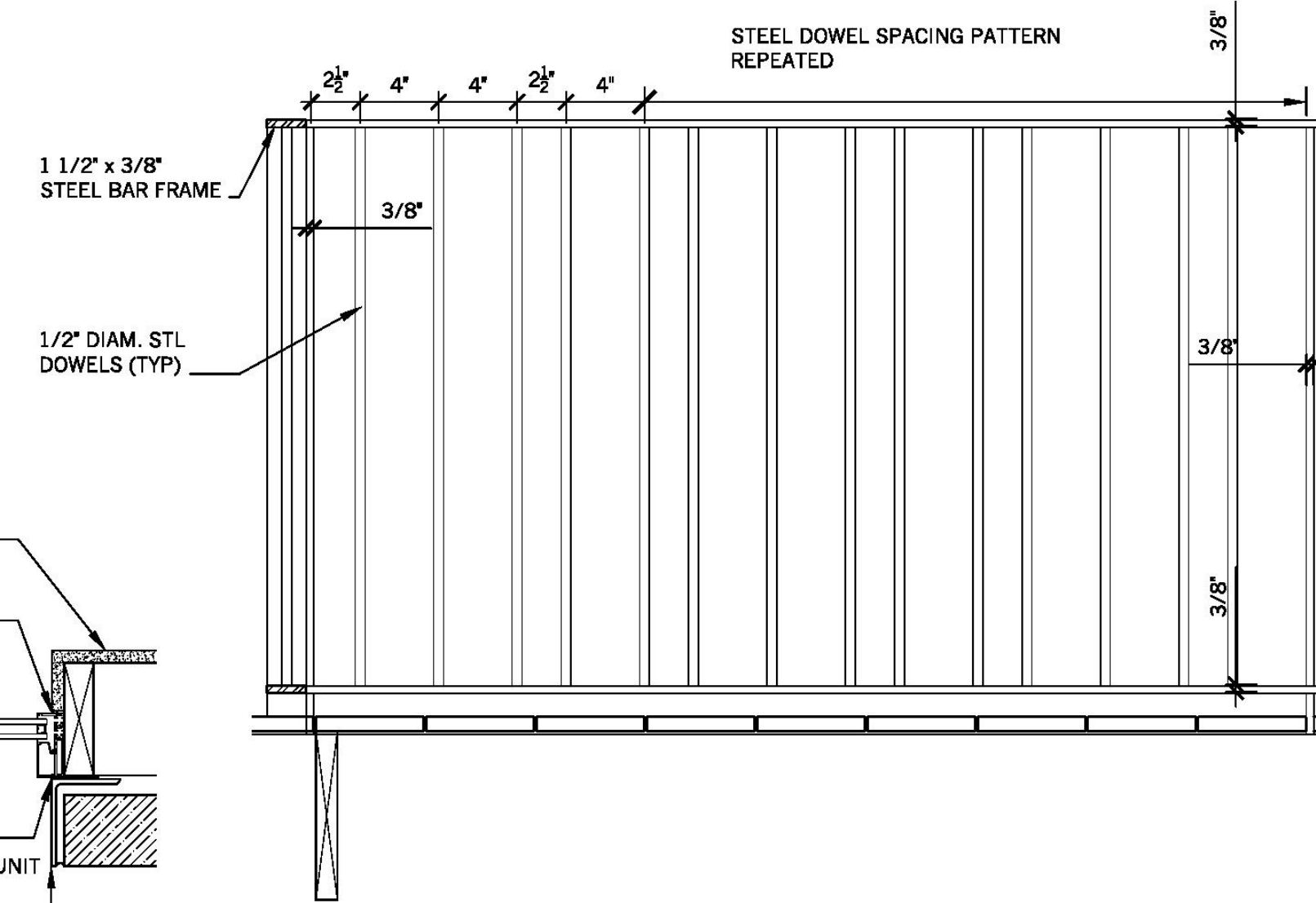
10 DETAIL @ INTERIOR DOOR  
SCALE: NTS



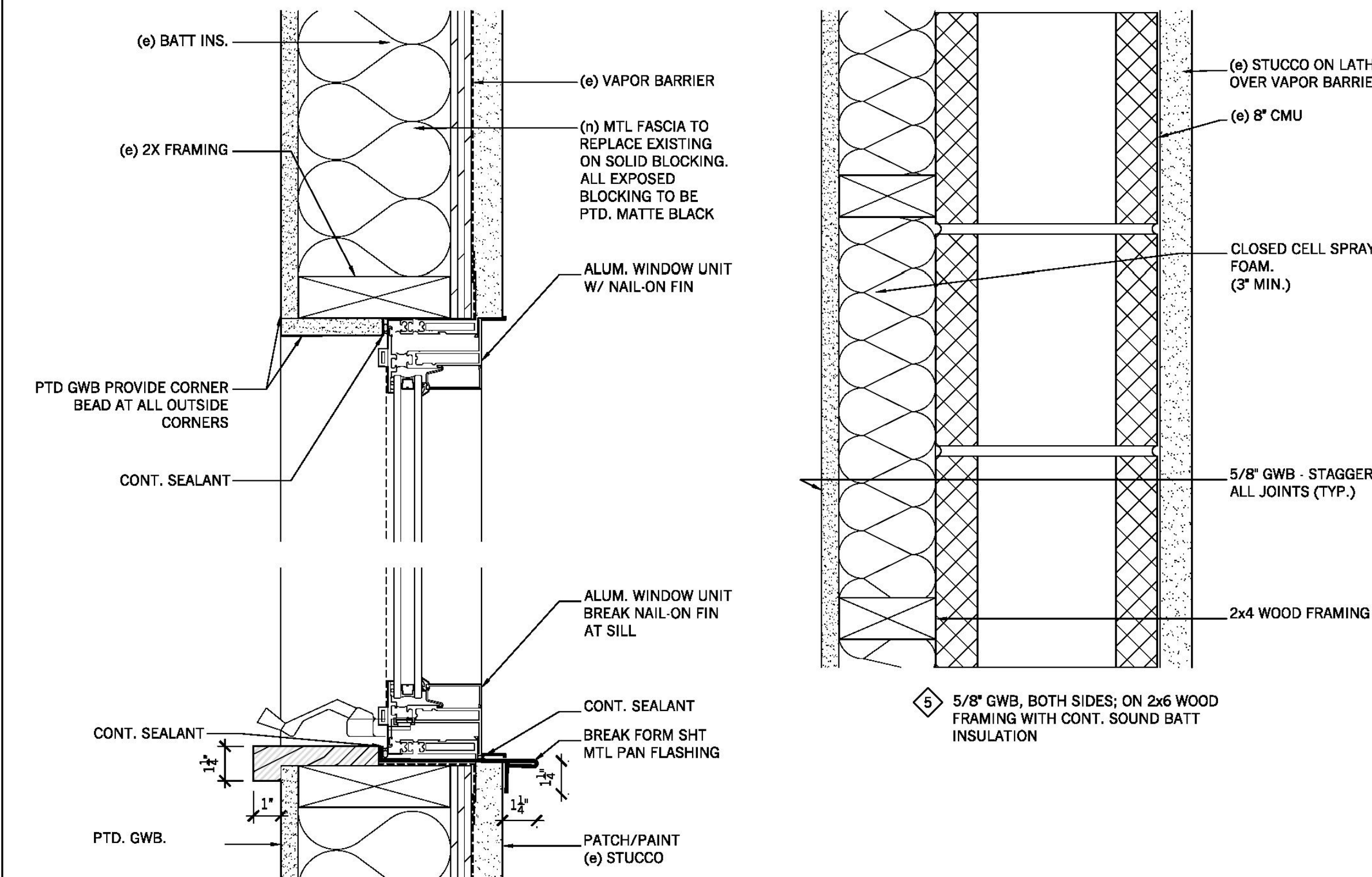
09 DETAIL @ ENTRY DOOR/WINDOW  
SCALE: NTS



08 FLOOR ASSEMBLY  
SCALE: NTS

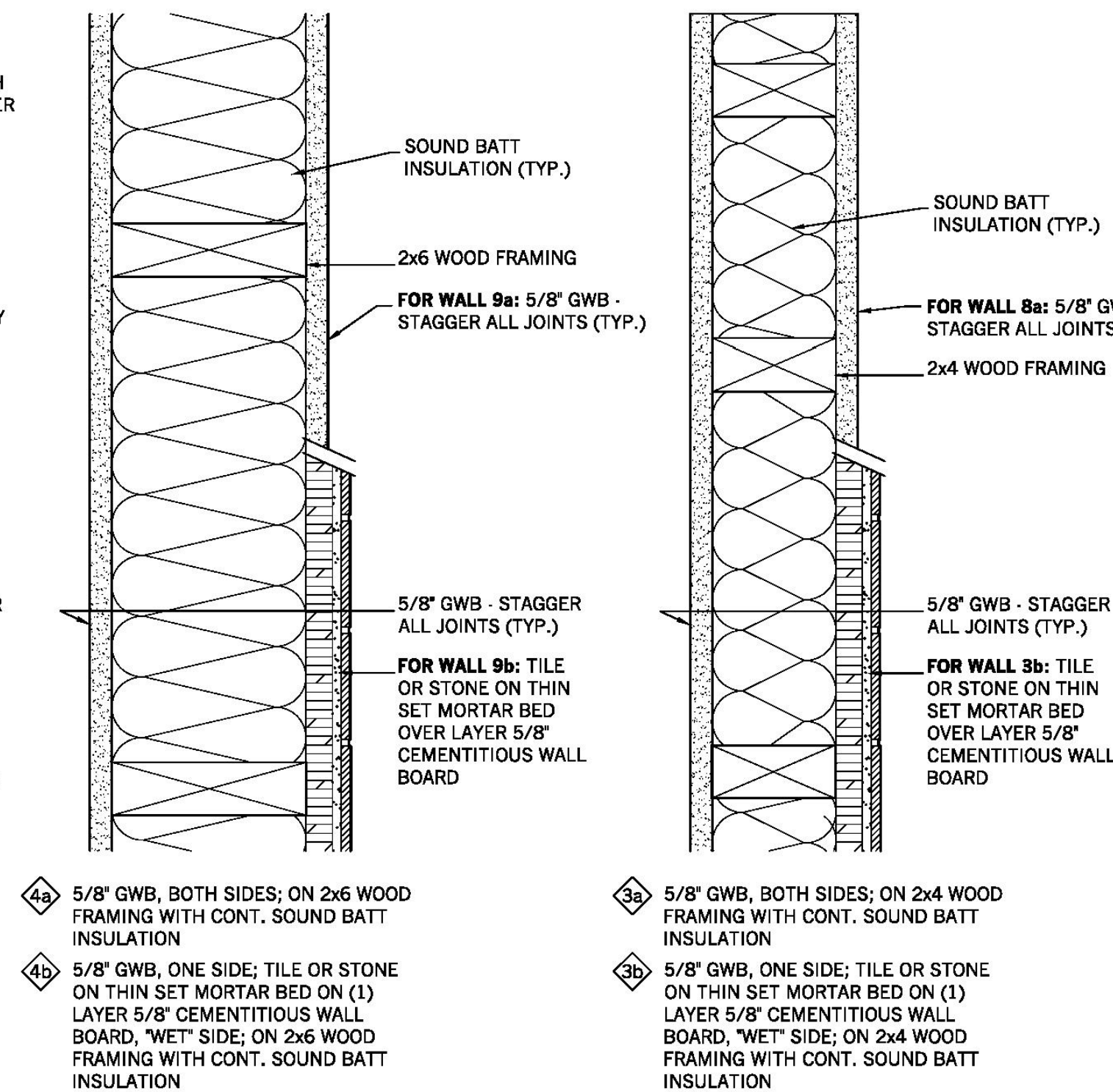


07 DETAIL @ RAILING  
SCALE: NTS



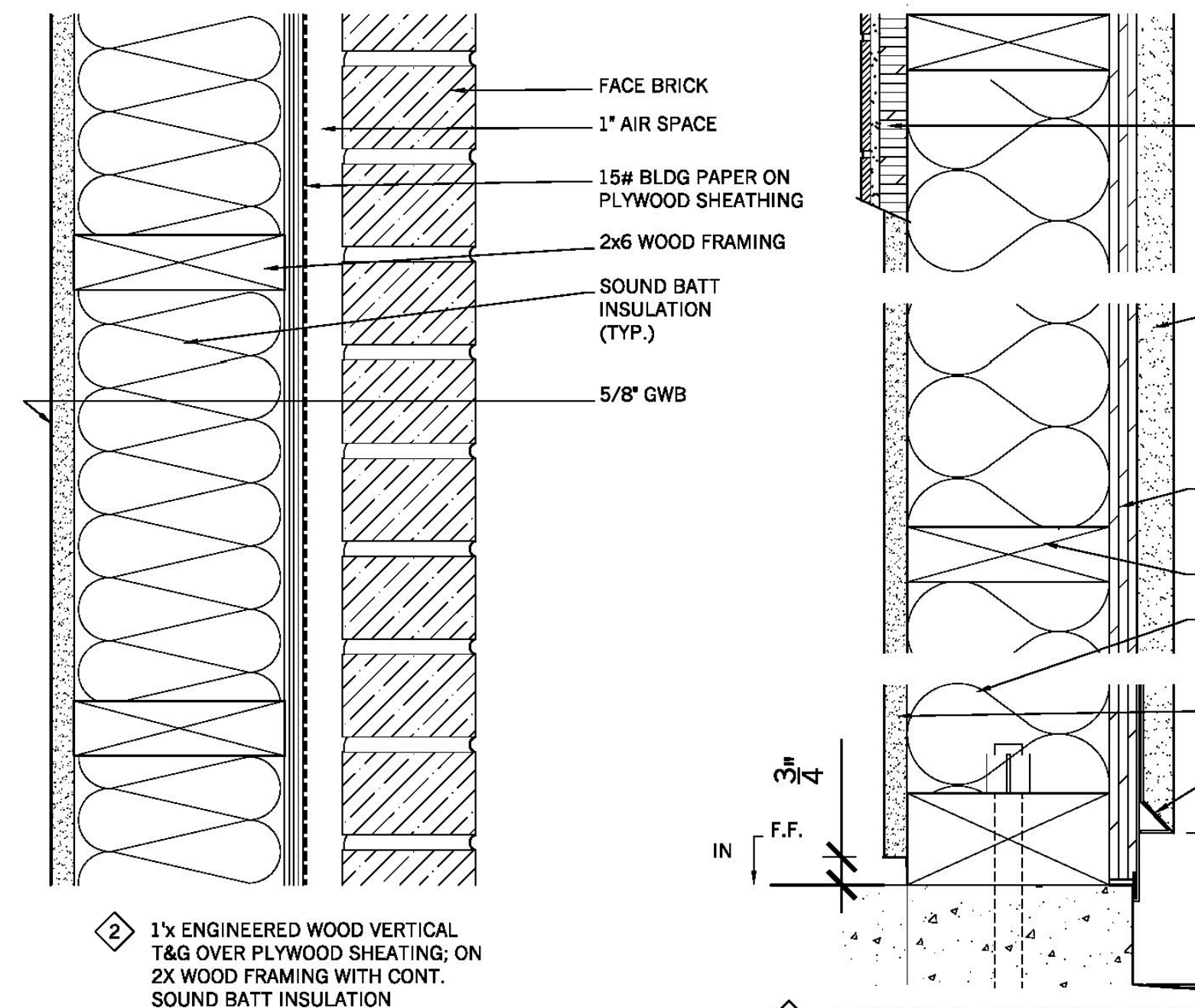
06 DETAIL @ TYPICAL WINDOW  
SCALE: NTS

05 WALL TYPE 5  
SCALE: NTS

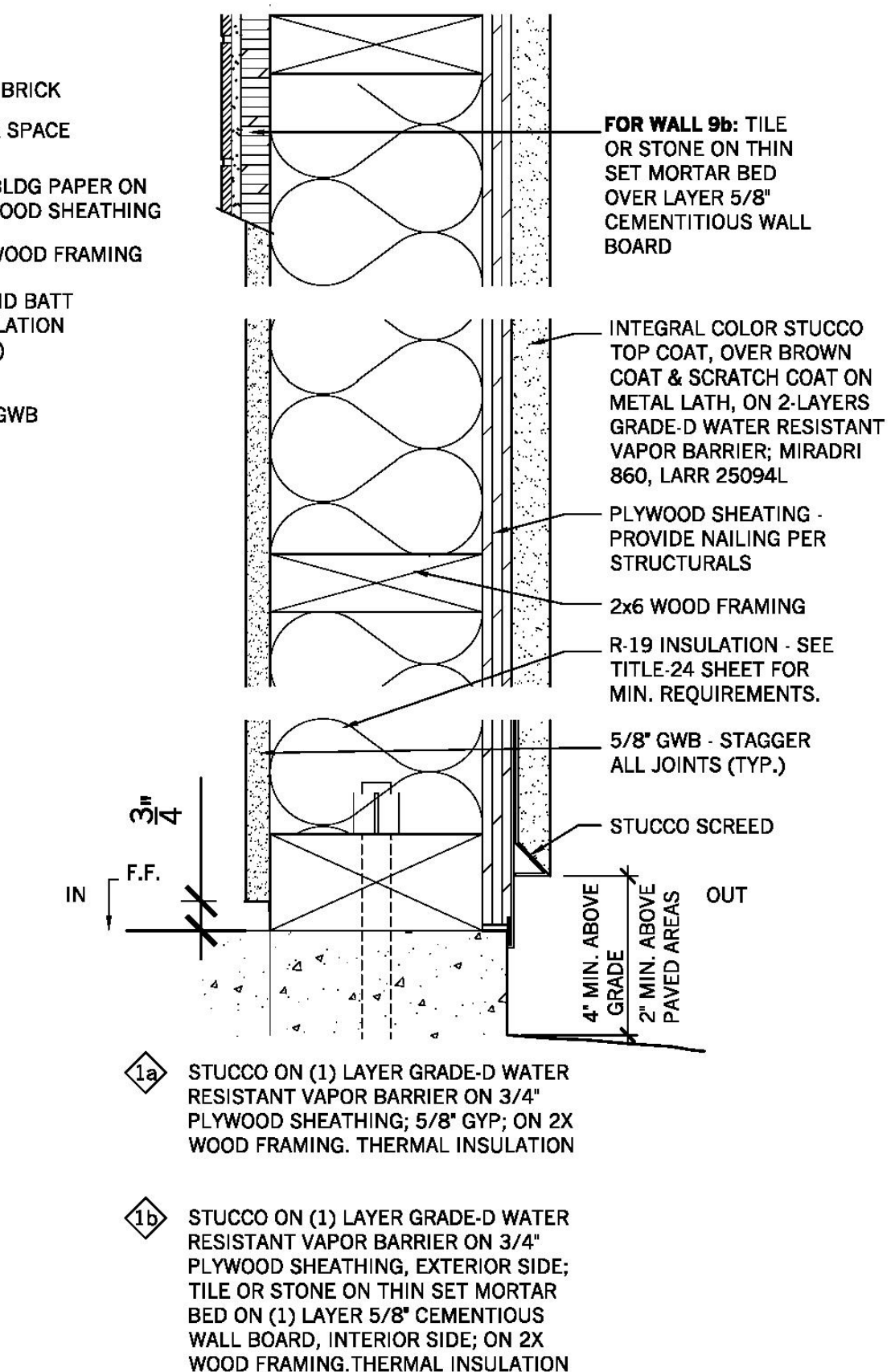


04 WALL TYPE 4  
SCALE: NTS

03 WALL TYPE 3  
SCALE: NTS



02 WALL TYPE 2  
SCALE: NTS



01 WALL TYPE 1  
SCALE: NTS

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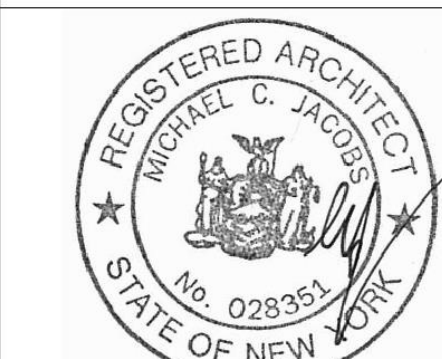
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SEAL:



## WALL / FLOOR / WINDOW / DOOR / RAILING ASSEMBLIES