

2018 IECC GREEN BUILDING NOTES:

- ENVELOPE:**
- [402.4.1.1] Air barrier and thermal barrier installed per manufacturer's instructions.
 - [402.4.3] Fenestration that is not site built is listed and labeled as meeting AAMA/WDMA/CSA 101/I.S.2/A440 or has infiltration rates per NFRC 400 that do not exceed code limits.
 - [402.4.5] (C-rated recessed lighting fixtures sealed at housing/interior finish and labeled to indicate less than or equal to 2.0 cfm leakage at 75 Pa.
 - [403.6] Automatic or gravity dampers are installed on all outdoor air intakes and exhausts.
 - [4.2.4.1.2] Blower door test @50 Pa. <=5 ach in Climate Zones 1-2, and <=3 ach in Climate Zones 3-8.

- FENESTRATION:**
- [303.1.3] U-factors of fenestration products are determined in accordance with the NFRC test procedure or taken from the default table.

- INSULATION:**
- [303.2.1] A protective covering is installed to protect exposed exterior insulation and extends a minimum of 6in. below grade.
 - [303.1] All insulation is labeled or the installed R-values provided.
 - [303.2, 402.2.7] Floor insulation installed per manufacturer's instructions and in substatal contact with the underside on the subfloor, or floor framing cavity insulation is in contact with the top side of sheathing, or continuous insulation is installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.
 - [303.2] wall insulation is installed per manufacturer's instructions.
 - [303.1.1, 1, 303.2] Ceiling insulation installed per manufacturer's instructions. Blown insulation marked every 300 ft².
 - [402.2.3] Vented attics with air permeable insulation include baffle adjacent to soffit and eave vents that extends over insulation.
 - [402.2.4] Attic access hatch and door insulation >=R-value of the adjacent assembly.

- PLAN REVIEW:**
- [103.1, 103.2] Construction drawings and documentation demonstrate energy code compliance for the building envelope. Thermal envelope represented on construction documents.

- DUCTS:**
- [403.3.1] Supply and return ducts in attics insulated >=R-8 where duct is >=3 inches in diameter and >=R-6 where <3 inches. Supply and return ducts in other portions of the building insulated >=R-6 for diameter >=3 inches and R-4.2 for <3 inches in diameter.
 - [403.3.5] Building cavities are not used as ducts or plenums.
 - [403.3.4] Duct tightness test result of <=4 cfm/100 ft² across the system or <= cfm/100 ft² without air handler @ 25 Pa. For rough-in tests, verification may need to occur during Framing Inspection.
 - [403.3.3] Ducts are pressure tested to determine air leakage with either:
 - Rough-in test: Total leakage measured with a pressure differential of 0.1 inch w.g. across the system including the manufacturer's air handler enclosure if installed at time of test.
 - Postconstruction test: Total leakage measured with a pressure differential of 0.1 inch w.g. across the entire system including the manufacturer's air handler enclosure.

- LIGHTING:**
- [404.1] 75% of lamps in permanent fixtures have high efficacy lamps. Does not apply to low-voltage lighting.
 - [404.1.1] Fuel lighting systems have no continuous pilot light.

- MECHANICAL:**
- [403.3.2.1] Air handler leakage designated by manufacturer at <=2% of design air flow.
 - [403.1.1] Programmable thermostats installed for control of primary heating and cooling systems and initially set by manufacturer to code specifications.
 - [403.1.2] Heat pump thermostat installed on heat pumps.
 - [403.5.1] Circulating service hot water systems have automatic or accessible manual controls.
 - [403.6.1] All mechanical ventilation system fans not part of tested and listed HVAC equipment meet efficacy and air flow limits.
 - [403.2] Hot water boilers supplying heat through one- or two-pipe systems have outdoor setback control to lower boiler water temperature based on outdoor temperature.
 - [403.5.1.1] Heated water circulation systems have a circulation pump. The system return pipe is a dedicated return pipe or a cold water supply pipe. Gravity and thermos-syphon circulation systems are not present. Controls for circulating hot water system pumps start the pump with signal for hot water demand within the occupancy. Controls automatically turn off the pump when water is in circulation loop is at set-point temperature and no demands for hot water exists.
 - [403.5.1.2] Electric heat trace systems comply with IEEE 515.1 or UL 515. Controls automatically adjust the energy input to the heat tracing to maintain the desired water temperature in the piping.
 - [403.5.2] Water distribution systems that have recirculation pumps that pump water from a heated water supply pipe back to the heated water source through a cold water supply pipe have a demand recirculation water system. Pumps have controls that manage operation of the pump and limit the temperature of the water entering the cold water piping to 104°F.
 - [403.5.4] Drain water heat recovery units tested in accordance with CSA B55.1. Potable water-side pressure loss of drain water heat recovery units <3 psi for individual units connected to one or two showers. Potable waterSide pressure loss of drain water heat recovery units <2 psi for individual units connected to three or more showers.
 - [303.3] Manufacturer manuals for mechanical and water heating systems have been provided.

- PLAN REVIEW:**
- [103.1, 103.2, 403.7] Construction drawings and documentation demonstrate energy code compliance for lighting and mechanical systems. Systems serving multiple dwelling units must demonstrate compliance with the IECC Commercial Provisions.
 - [302.1, 403.7] Heating and cooling equipment is sized per ACCA Manual S based on loads calculated per ACCA Manual J or other methods approved by the code official.

- SYSTEMS:**
- [403.9] Snow- and ice-melting system controls installed.
 - [403.3] HVAC piping conveying fluids above 105°F or chilled fluids below 55°F are insulated to >=R-3.
 - [403.4.1] Protection of insulation on HVAC piping.
 - [403.5.3] Hot water pipes are insulated to >=R-3.

TYPE V 1-HR CONTRUCTION NOTES

- Continuous drywall is required behind all electrical service panels, fire hoses and medicine cabinets.
- Recessed ceiling light fixtures must be boxed around with 5/8" TYPE X drywall to maintain the 1-hour ceiling assembly.
- All plumbing penetration through walls which required protected occupancies (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.
- Plumbing penetration through a horizontal occupancy separations shall be boxed out and filled with approved safing material. Insulation is not approved.
- 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 (for joints) 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.
- 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.

FIRE DEPARTMENT NOTES

- Contractor shall provide ordinary hazard fire extinguishers at a max. Travel distance of 75'-0". Max floor area per extinguisher 11,250 S.F. Or in accordance with the local fire department. Min. rating of 2-A
- All interior used for the interior finished shall be classified in accordance with the UBC section 804, Tables 8-A and 8-B or with local code, whichever is more stringent.
- Building address shall be visible from the street per the standard of the local fire department.
- All exits shall be operable from the inside without the use of a key or special knowledge.
5. Main exit doors with locks requiring the use of a key shall have a sign posted above the door opening that reads, "This door to remain unlocked during business hours." The sign shall be in letters not less than 1" high on a contrasting background.
- All utility meters shall be labeled with the building / suite address.
- A Knox box shall be installed in a locations approved by the local fire department.
- All wood located in rated assemblies shall be fire treated.
9. All penetrations in rated construction shall be installed per approved rated assemblies. Fire dampers shall be installed in all penetrations through rated assemblies.
10. When required by the local fire department, install a emergency evacuation signage posted in locations approved by the fire department
11. All utility rooms shall be labeled.
12. All assembly occupancies shall have a max. Occupancy sign posted in a location approved by the local fire department.

FIRE PROTECTION

- 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.
- All materials are to be stored in an orderly manner.
- All flammable material to be kept tightly sealed in their respective containers. Such materials are to be kept away from all heat sources.
- All flammable materials to be used and stored in an adequately ventilated space.
- All electrical power to be shut off where there is exposed conduit.
- 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. All roof assemblies to be class 'A' rated roof. Roof deck to be IBCO rated.
9. On site fire protection equipment (such as extinguisher) will be kept readily available at all times.
10. ~~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 one- and two-story houses less than 10' in height.~~
11. Framing: Fireblock, with approved materials, stud wall & partitions including furring, spaces, floor ceiling & soffits. All joints shall be solidly blocked at ends & 8'-0" O.C. Each way. All top plates shall be doubled & splices lapped Min. 4'-0". 16" DIA@8" O.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 6'-0" high, bridging required if walls exceed 10' in height. Sheet metal is or Non-combustible insigle is required around gas vents and solid fuel furnaces for required clearances.
12. Enclosed usable space under stairs to be protected by 1-HR, fire resistive materials.

FIREBLOCKING AND DRAFTSTOPPING

- Fire blocking must be provided in accordance with Section 708.2.1 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.
- Draft stops must be provided in the following locations:
 - A.in the attics, mansards, overhangs, false front set out from walls and similar concealed spaces, and if 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.
 - B.Draft- Stopping materials must not be less than 1/2 inch gypsum board, 3/8-inch plywood, 3/8-inch plywood, 3/8-inch TYPE 2-M particle board or other materials approved by the building department. Draft stopping must be adequately supported.
3. Penetrations in walls requiring protected openings must be fire stopped with an approved material in accordance with Section 709.6. 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 or 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 Section 703.2.

ECCCNYS COMPLIANCE STATEMENT:

To the best of my knowledge, belief, and professional judgement these plans and specifications are compliant with the energy conservation construction code of New York State.

CONSTRUCTION PLAN NOTES:

- 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.
- 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, panes 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.
- All glazing in hazardous locations shall be tempered.
4. Water heater must be strapped to wall.

PLUMBING NOTES:

- Plumbing work to be installed by a licensed subcontractor.
- 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.
- 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 piping.
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 waster closets for all new construction. Existing shower heads and toilets must be adapted for low water consumption.
14. Provide 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.

ELECTRICAL NOTES:

- Supply and install all light fixtures, receptacles, controls, conduit, and wiring as required according to drawings.
- Supply and install all necessary power and hook-ups as required by mechanical systems.
- 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.
- Supply and install all in-situ wiring for alarm system as required and directed by security systems contractor. coordinate schedules with said contractor.
- 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.
- Electrical work to be furnished and installed by a licensed electrical subcontractor approved by the owner.
- Provide new 200 amp - u listed electrical service breaker panel & sub panels per drawings.
- 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.
- 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.
- 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" Decora White, vertically mounted.
16. Switch location (height) per drawings.
17. All audio-video system cable requirements as specified in drawings - speaker & amp locations for 2-separate systems (master bedroom & media rm/1st floor).
18. Furnish and install all outlets, switches. Fixtures and equipment indicated, including light bulbs, and install any fixtures and equipment furnished by owner.
19. Non-metallic sheathed cable shall be concealed or protected.
20. Provide Ground-Fault-Circuit-Interrupters (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.
21. Central heating equipment requires individual branch circuits.
22. All fixtures, devices and equipment shall comply with applicable regulations.
23. At least one light outlet (Wall Switch Controlled) shall be installed on the exterior side of outdoor entrances and exits. [NEC 210-70(A)]
24. 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.

MECHANICAL NOTES

- Refer to New York State Energy Code report and all other energy notes for heating & air conditioning equipment requirements.
- 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.
- Metal ventilation and air conditioned air ducts located in sound assemblies shall be lined. (Exception: Ducts serving only exit ways, kitchen cooking facilities, and bathrooms need not be lined).

GENERAL NOTES

- General notes shall apply to all drawings.
- 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. ADA compliance in accordance with the American Disabilities act for barrier-free design.
- The terms "construction contractor," "general contractor," "G.C." and "Contractor" shall be understood to be the same unless specifically noted otherwise.
- 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.
- 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.
- All workmen performing under this work shall be skilled workmen in their respective trades.
- 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.
- 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.
- 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, material 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.
- 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 the contract amount without the written approval of 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 be responsible for the coordination of 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 all times and 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 all cover 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.

MOISTURE PROTECTION

- Flash and counterflash at all roof to wall conditions.
- All exterior finish materials shall be applied over 15# asphalt saturated felt, unless otherwise noted.
- 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 by the manufacturer.
- 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
- 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.
- Walls within 2 feet of the front and sides of urinals and waster 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, stall 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.

PROJECT DESCRIPTION

EXTENSION TO EXISTING WOOD DECK. 500SF ADDITION TO EXISTING WOOD DECK. NEW 42' TALL GARDEN WALL IN REAR YARD. NEW STAIR FROM DECK TO YARD.

PROJECT DATA

LEGAL DESCRIPTION:	SINGLE FAMILY RESIDENCE
LOCATION:	177 PALISADE AVE. DOBBS FERRY, NY 10522
ZONING DISTRICT:	OF-5
PARCEL#:	3.160-139-3
CONSTRUCTION TYPE:	Type V-B
LOT SIZE:	8,712 SQFT

SETBACK & AREA CALCULATIONS

ALLOWABLE USE:	SINGLE FAMILY RESIDENTIAL	
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL	
	REQUIRED	PROPOSED
MINIMUM LOT SIZES:		
LOT AREA	7,500 SF	NO CHANGE
LOT WIDTH	75' MIN	NO CHANGE
LOT DEPTH	100' MIN	NO CHANGE
MAX LOT COVERAGE:		
LOT COVERAGE BY BUILDINGS	25% (2,178 SF) MAX	NO CHANGE
LOT COVERAGE BY IMPERVIOUS SURFACES	44% (3,833 SF) MAX	NO CHANGE
MINIMUM YARDS:		
FRONT	25'-0" MIN	NO CHANGE
REAR	25'-0" MIN	NO CHANGE
SIDE (EACH)	10'-0" MIN	NO CHANGE
SIDE (BOTH)	25'-0" MIN	NO CHANGE
BUILDING HEIGHT:	35'-0" MAX	NO CHANGE

APPLICABLE CODES

BUILDING:	RESIDENTIAL CODE OF NEW YORK STATE 2020
ELECTRICAL:	CHAPTER 27 OF THE BUILDING CODE OF NEW YORK STATE 2020
MECHANICAL:	MECHANICAL CODE OF NEW YORK STATE 2020
PLUMBING:	PLUMBING CODE OF NEW YORK STATE 2020
PUMP, MAINT:	PROPERTY MAINTENANCE CODE OF NEW YORK STATE 2020
FIRE:	FIRE CODE OF NEW YORK STATE 2020
ENERGY:	ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK 2020

DRAWING INDEX

A.000	TITLESHEET & REGULATORY NOTES	N.T.S
A.001	SCHEDULES	N.T.S
A.002	SITE PHOTOGRAPHS	N.T.S.
	PROPERTY SURVEY	AS NOTED
DM.100	DEMOLITION PLAN	1/4" = 1'-0"
A.100	CONSTRUCTION PLAN	1/4" = 1'-0"
A.200	ELEVATIONS	AS NOTED
A.300	SECTIONS & STAIR DETAILS	AS NOTED
STRUCTURAL DRAWINGS		
S.001	STRUCTURAL PLAN	AS NOTED

177 PALISADE

OWNER:

JENNIFER & EMMETT MURPHY
177 PALISADE AVE
DOBBS FERRY, NY 10522

ARCHITECT:

JACOBSSCHANG ARCHITECTURE
39 EAST 13TH STREET 4TH FLOOR
NEW YORK NY 10003
P: 212 481 8455

STRUCTURAL ENGINEER

JACOBSON STRUCTURES
163 KELSEY HILL ROAD,
DEEP RIVER, CT

MURPHY RESIDENCE

177 PALISADE AVE
DOBBS FERRY, NY 10522

REV.	DATE	DESCRIPTION
	OCT 15, 2020	PERMIT SET
1	DEC 18, 2020	PERMIT RESPONSE SET 1
2	JAN 27, 2021	AHRB SUBMISSION SET

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SEAL:



PROJECT DATA
DRAWING INDEX
VICINITY MAP

A.000

FINISH SCHEDULE

No.	DESCRIPTION	MANUFACTURER	PRODUCT	COLOR	NOTES
S-1	Stucco	La Habra integral color stucco or approved equal.	Smooth sand stucco finish	Crystal White or Egg Shell TBD	Provide 4'x4' field mockups each color for Architect/Owner approval.
ST-1	Dry stacked stone garden wall		Match existing stone	Match existing stone	
FL-1	Solid Wood Decking	Kebony Decking			
C-1	Concrete Steps		TBD	Color and aggregate to match FL-1. Mix must be tested for SRI > 0.3 in accordance with ASTM C1549	
MT-1	Structural & Misc Steel · Painted	Semi-Gloss Metal Paint Finish over fully primed, clean surface		Color T.B.D. with Arch	
P-1	Painted Wood Posts	Benjamin Moore		Color T.B.D. with Arch	
W-1	Wood Clad Steel Guardrail	Kebony Cladding			Unfinished Kebony. Steel paint TBD.
W-2	N/A				
W-3	A-C Plywood ceiling	A-C finish grade plywood ceiling			Clear Polyurethane finish

SLIDING DOOR SPECIFICATION

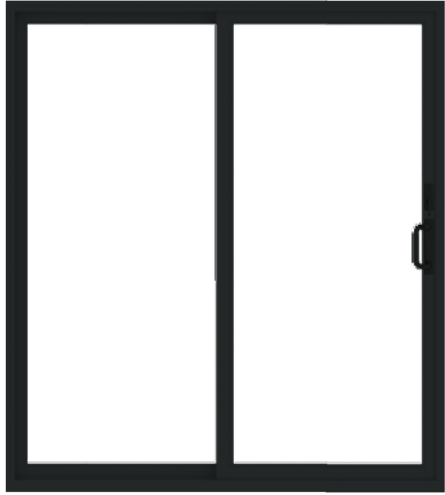
1/28/2021

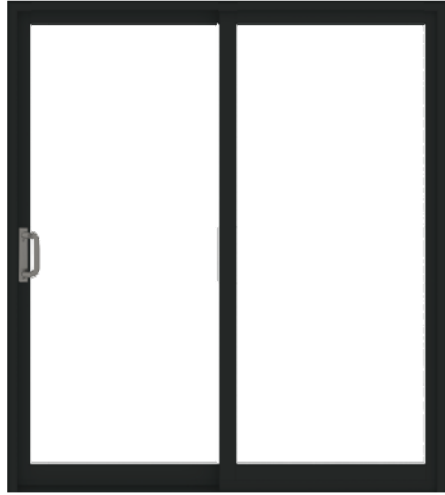
Window & Door Design Tool | Andersen Windows

ANDERSEN

WINDOWS & DOORS

E-SERIES GLIDING PATIO DOOR





Interior

Exterior

Summary

Product ID#	GP6068
Unit Width	71 3/4"
Unit Height	80"
Panel Style	Contemporary
Bottom Rail Height	
Interior Color	Black
Glass	Low-E4® Glass
Hardware	Anvers®, Oil Rubbed Bronze
Blinds Between Glass	None
Grille Pattern	None
Exterior Door Color	Black
Exterior Trim Profile	None
Exterior Trim Color	Black

Feedback

https://www.andersenwindows.com/ideas-and-inspiration/design-tool/#/45c37afe-3cd4-4821-88a7-c9ac8d28de2d/9?width=71.75&height=80&panelStyle...

1/1

UNDER DECK LIGHTING SPECIFICATION

KOS ROUND 140 LED

astro

GENERAL

LOCATION:

CLASS:

LOCATION RATING:

DRIVER REQUIRED:

INSTALLATION ORIENTATION:

FITTING METHOD:

MAIN MATERIAL:

DIMENSIONS (mm):

DIMENSIONS (inch):

CUT OUT HOLE (mm/inch):

RECESS DEPTH (mm/inch):

FIRE RATING:

CABLE LENGTH (mm/inch):

GROSS WEIGHT (lb):

ADA COMPLIANT:

IC RATING:

Bathroom/Interior/Exterior

eLux (Class 1)

Wet

Moins 120V

Ceiling Mount

4" Octagon Box

Metal - Aluminum

H:142 Ø:115

H: 5.59 Ø: 4.53

-

-

-

-

2.03

Yes - If installed in compliance with ADA 307.4

-

LAMP

LIGHT SOURCE:

WATTAGE:

LAMP INCLUDED:

MAXIMUM LAMP LENGTH (mm/inch):

LUMINOUS FLUX (lm):

COLOR TEMP (K):

CRI (Ra):

MACADAM ELLIPSE:

TI LT ADJUSTABLE ANGLE (°):

ROTATION ADJUSTABLE ANGLE (°):

LIFETIME (hrs):

BEAM ANGLE (°):

AC LED Module

11.4W

Yes (Integral)

-

721

2700

90

3-Step

-

-

L70 >40000

36

ELECTRICAL

SWITCHED:

DIMMABLE:

DIMMING METHOD:

SUPPLY FREQUENCY (Hz):

DRIVER/BALLAST VOLTAGE (V):

DRIVER LIFETIME (hrs):

EFFICACY (lm/W):

No

Yes

Phase - Leading & Trailing Edge

50/60

110-130

40000

63

ADDITIONAL INFORMATION

SHADE INCLUDED:

SHADE MATERIAL:

F MARK:


-

-

Suitable for mounting on flammable materials







CODE: 1336029

FINISH: TEXTURED WHITE

CODE: 1336030

FINISH: TEXTURED BLACK

CODE: 1336031

FINISH: TEXTURED GREY

TO MAINTAIN THIS PRODUCT TO ITS BEST CONDITION, PLEASE VIEW OUR CARE AND CLEANING GUIDE ON THE SUPPORT SECTION OF THE ASTRO WEBSITE.

Pour entretenir au mieux ce produit, veuillez consulter notre guide d'entretien et de nettoyage, dans la rubrique d'aide sur le site Web d'Astro.

Um dieses Produkt im besten Zustand zu erhalten, beachten Sie bitte unsere Anleitung zu Pflege und Reinigung im Abschnitt „Support“ auf der Astro-Website.

Per mantenere questo prodotto nella sua migliori condizione, consultare la nostra guida per la manutenzione e la pulizia nella sezione dedicata all'assistenza del sito Web Astro.

PAGE: 01/02

ISSUE 2 / 11.05.2020

NOTE:
ALL LIGHTING SHALL COMPLY WITH DOBBS FERRY ZONING CODE SECTION 300-41

177 PALISADE

OWNER:
JENNIFER & EMMETT MURPHY
177 PALISADE AVE
DOBBS FERRY, NY 10522

ARCHITECT:
JACOBSSCHANG ARCHITECTURE
39 EAST 13TH STREET 4TH FLOOR
NEW YORK NY 10003
P: 212 481 8455

STRUCTURAL ENGINEER:
JACOBSON STRUCTURES
163 KELSEY HILL ROAD,
DEEP RIVER, CT

MURPHY RESIDENCE

177 PALISADE AVE
DOBBS FERRY, NY 10522

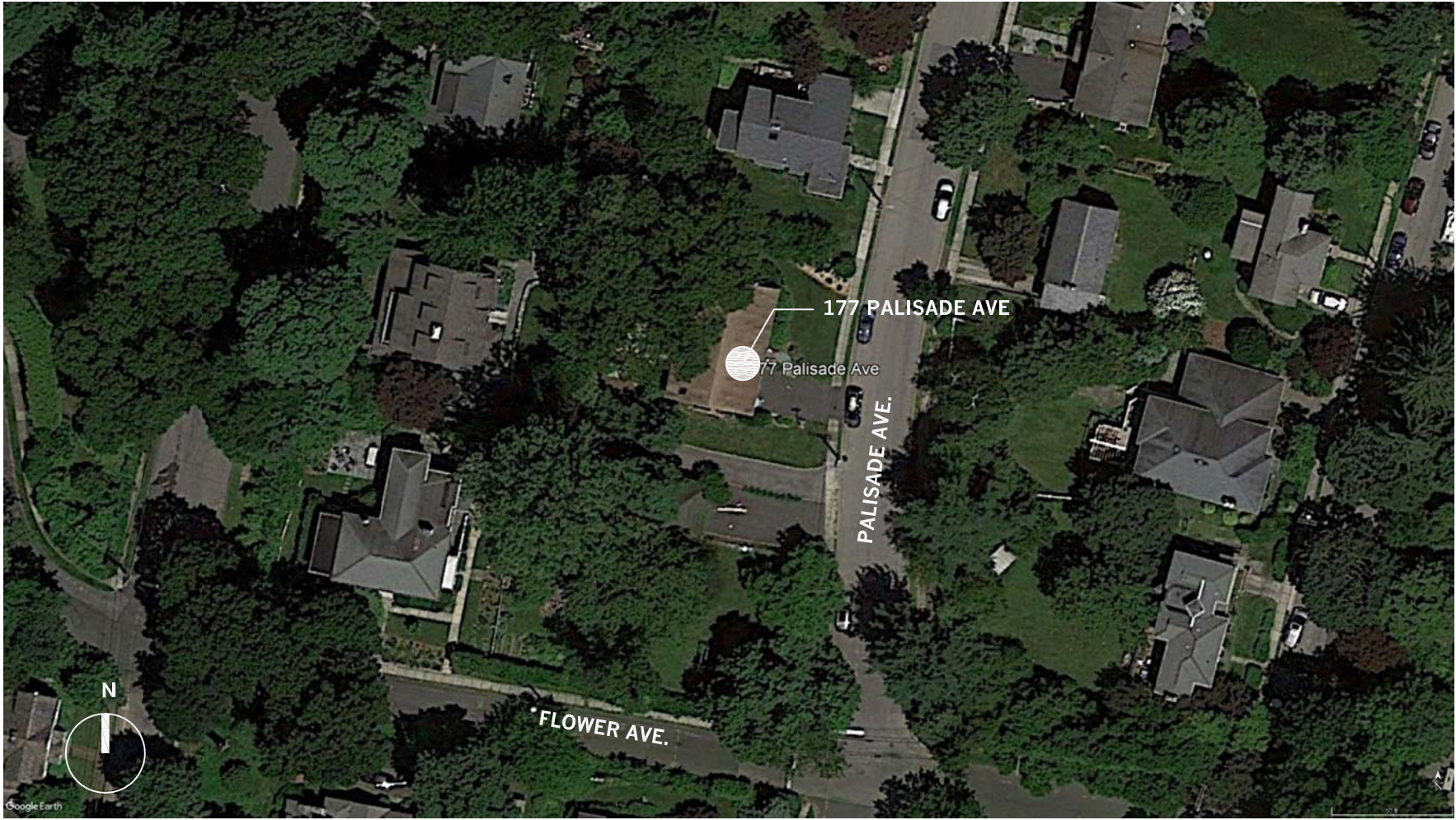
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2	JAN 27, 2021	AHRB SUBMISSION SET

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SEAL:

SCHEDULES

A.001



AERIAL SITE LOCATION MAP
SCALE: N.T.S.

OWNER:
JENNIFER & EMMETT MURPHY
177 PALISADE AVE
DOBBS FERRY, NY 10522

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DEEP RIVER, CT



VIEW LOOKING SOUTH - UNDER DECK
SCALE: N.T.S.



VIEW LOOKING SOUTH
SCALE: N.T.S.



VIEW LOOKING NORTH
SCALE: N.T.S.



VIEW LOOKING EAST 3
SCALE: N.T.S.



VIEW LOOKING EAST 2
SCALE: N.T.S.



VIEW LOOKING EAST 1
SCALE: N.T.S.

MURPHY RESIDENCE

177 PALISADE AVE
DOBBS FERRY, NY 10522

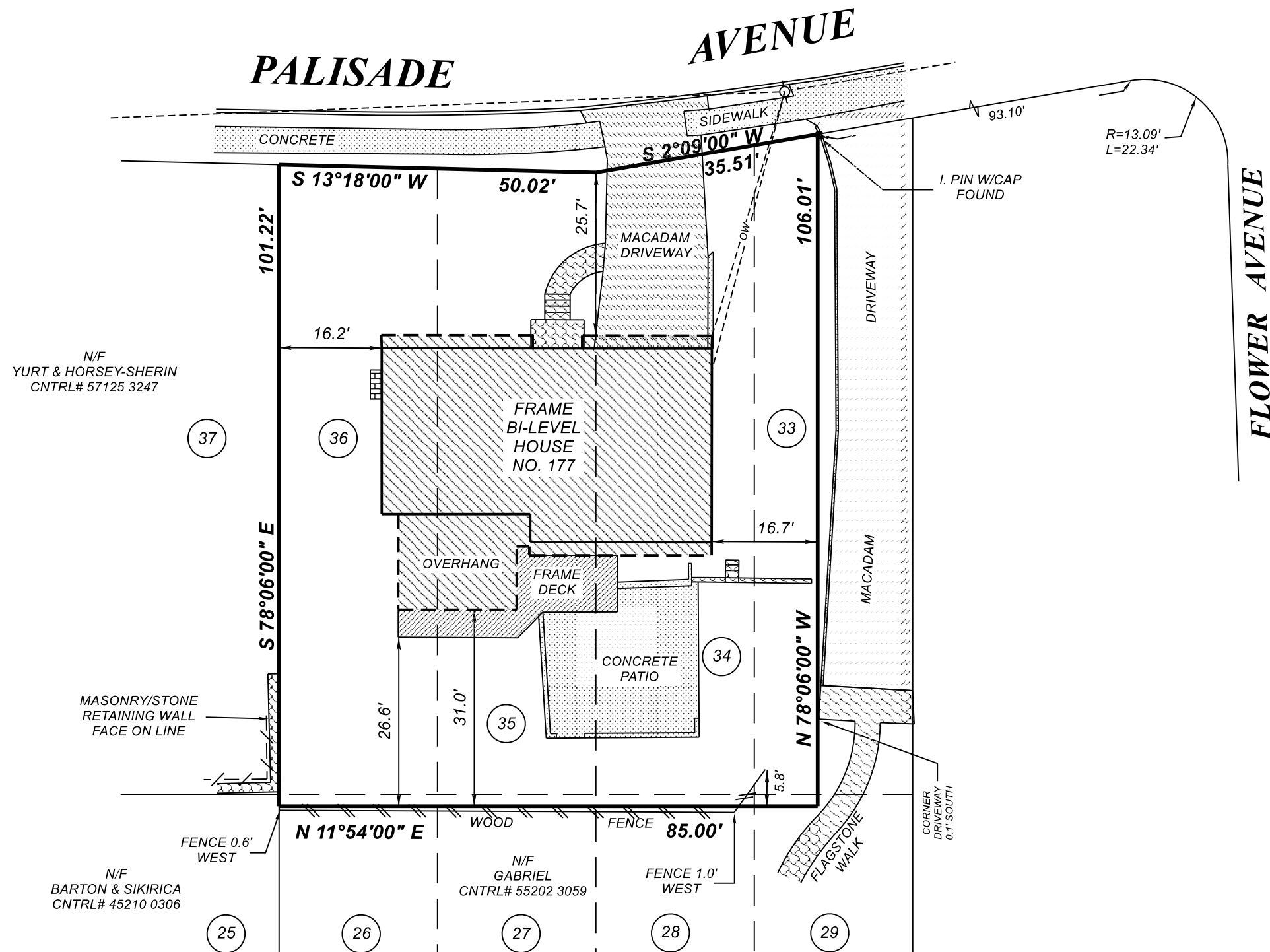
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SEAL:



SITE PHOTOGRAPHS



NOTES:

-TAX LOT: 3.160-139-3

-RECORD DEED: LIBER 10641 PAGE 13

-AREA: 8,636 S.F. = 0.198 ACRE

-SUBJECT TO THE FINDINGS OF AN UP TO DATE ABSTRACT OF TITLE

-UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW

-ONLY COPIES OF THIS MAP BEARING THE LICENSED LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID, TRUE COPIES

-UNDERGROUND UTILITIES SUCH AS SEWERAGE DISPOSAL SYSTEMS, DRAINAGE, WATER, GAS, AND/OR ELECTRIC LINES, ETC..., ARE NOT SHOWN AND ARE NOT CERTIFIED TO

I HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON AUGUST 28, 2017 AND WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC.

-JOHN EMMETT MURPHY, III

-JENNIFER MURPHY

-ALL NEW YORK TITLE AGENCY, INC.

-STEWART TITLE INSURANCE COMPANY

-WELLS FARGO BANK, N.A., ITS SUCCESSORS AND/OR ASSIGNS

REFERENCES:

-BEING LOTS 34, 35 AND 36 AND PORTIONS OF LOTS 26, 27, 28, 29 AND 33 AS SHOWN ON A MAP ENTITLED "BLOCKS NO. 2, 23, 24, 25, 26, AND 27, MAP NO. 5, AND AMENDED MAP OF BLOCK #2, MAP #2, ALSO AMENDED MAP OF PART OF BL. #3 MAP#1, AND PART OF REVISED MAP OF BL. #4 MAP #1, RIVER VIEW MANOR, PROPERTY OF HASTINGS HOMES COMPANY", FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE ON JUNE 20, 1910 AS MAP NO. 1907

-DEEDS AS NOTED

DONALD R. STEDGE, L.S., NYS LIC. NO. 49759

SURVEY OF PROPERTY PREPARED FOR

**JOHN EMMETT, III & JENNIFER
MURPHY**

VILLAGE OF DOBBS FERRY

WESTCHESTER COUNTY
SCALE: 1" = 20'

NEW YORK
AUGUST 28, 2017

DONALD R. STEDGE, P.L.S.
112 MURRAY AVENUE
GOSHEN, NY 10924
(845) 325-9734

JOB NO.
1657

DEMOLITION LEGEND

- WALLS /PARTITIONS TO BE DEMOLISHED
- MILLWORK TO BE DEMOLISHED

DEMOLITION NOTES:

1.

G.C. TO PROVIDE FIRE EXTINGUISHERS AT EACH FLOOR THROUGHOUT DURATION OF WORK
2.

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 ENDEAVOR TO FULLY RECYCLE WASTE DEBRIS FROM DEMOLITION/ CONSTRUCTION, WITH THE GOAL OF NO MATERIALS BEING SENT TO LANDFILL DISPOSAL SITES.
3.

THE CONTRACTOR SHALL COMPLY WITH ALL OTHER GOVERNING CODES AND REGULATIONS, AND MOST CURRENT EDITIONS OF THE AMERICAN NATIONAL STANDARD SAFETY REQUIREMENT FOR DEMOLITION (ANSI 10.4 AND ANSI 10.6).
4.

THE CONTRACTOR SHALL VERIFY ALL CONDITIONS PRIOR TO COMMENCING DEMOLITION AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DEMOLITION DRAWINGS AND EXISTING CONDITIONS.
5.

THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY UNFORESEEN CONDITIONS DISCOVERED DURING THE COURSE OF DEMOLITION. REMOVAL OF ANY UNFORESEEN, UNDOCUMENTED STRUCTURE, MECHANICAL, ELECTRICAL, SPRINKLER OR PLUMBING FEATURES SHALL BE REVIEWED FIRST WITH THE ARCHITECT, STRUCTURAL ENGINEER AND APPROPRIATE SUB-CONTRACTOR.
6.

ALL MATERIALS, EQUIPMENT, FIXTURES, FINISHES, ETC. DESIGNATED TO REMAIN SHALL BE PROTECTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING/ REFURBISHING/ REPLACING ANY DAMAGE CAUSED THEREIN DURING DEMOLITION, AS DIRECTED BY THE ARCHITECT.
7.

ALL EQUIPMENT, FURNISHINGS AND OTHER NON-FIXED ITEMS SHALL BE INCLUDED IN DEMOLITION AND REMOVAL WORK, UNLESS OTHERWISE NOTED IN CONSTRUCTION DOCUMENTS.
8.

DEMOLITION IS NOT LIMITED TO WHAT IS SHOWN ON THE PLAN DOCUMENTS. PLANS ARE INTENDED TO INDICATE THE GENERAL SCOPE OF THE DEMOLITION, BUT NOT LIMITED TO THE DEMOLITION REQUIRED TO COMPLETE THE PROJECT.
9.

THESE DRAWINGS ARE FOR DEMOLITION OF NON-STRUCTURAL ITEMS ONLY, UNLESS SPECIFICALLY NOTED HEREIN.

177 PALISADE

OWNER:

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DOBBS FERRY, NY 10522

ARCHITECT:

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39 EAST 13TH STREET 4TH FLOOR
NEW YORK NY 10003
P: 212 481 8455

STRUCTURAL ENGINEER:

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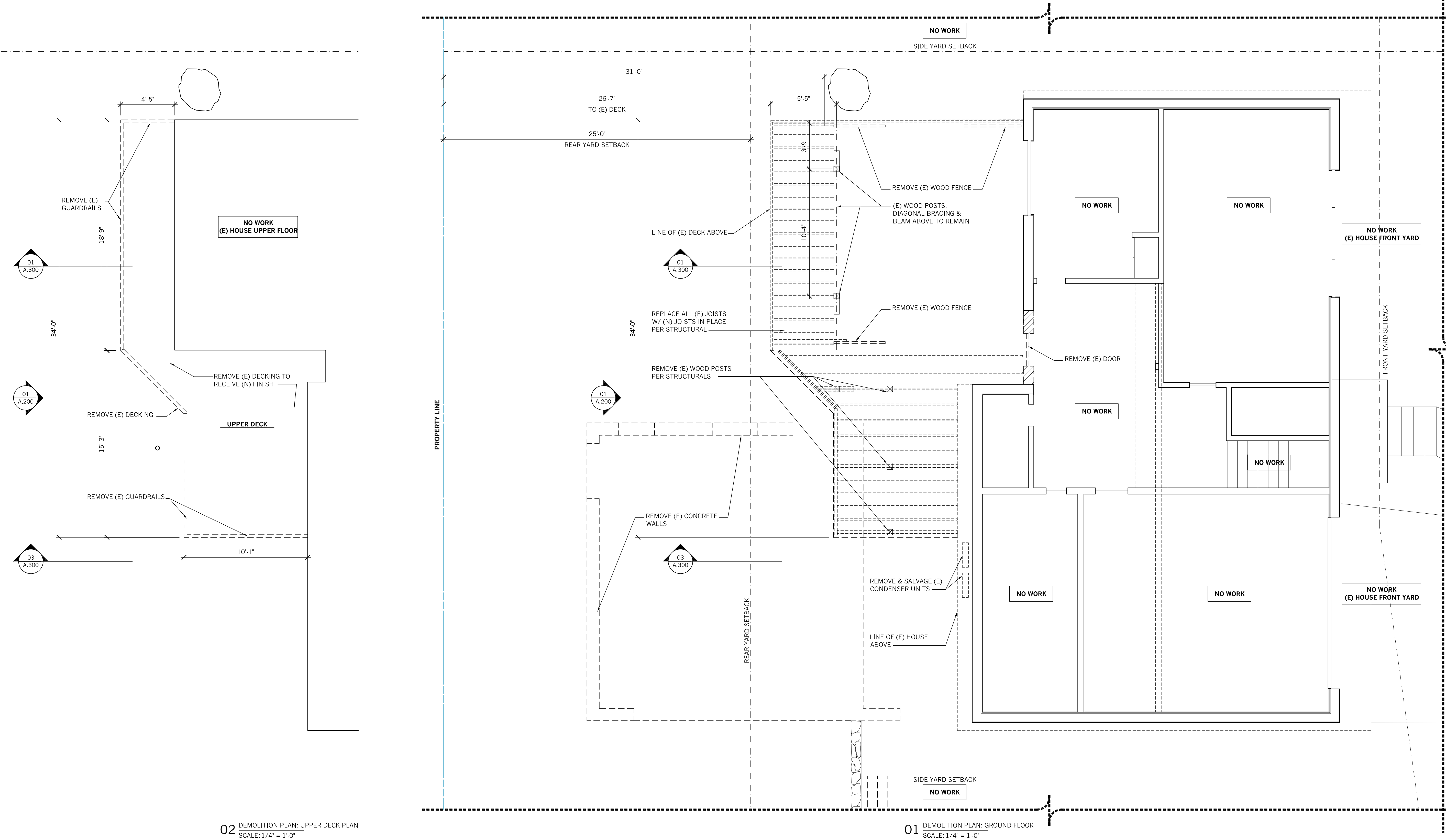
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SEAL:



DEMOLITION PLAN



02 DEMOLITION PLAN: UPPER DECK PLAN
SCALE: 1/4" = 1'-0"

01 DEMOLITION PLAN: GROUND FLOOR
SCALE: 1/4" = 1'-0"

DM.100

ELECTRICAL NOTES:

- SUPPLY AND INSTALL ALL LIGHT FIXTURES, RECEPTACLES, CONTROLS, CONDUIT, AND WIRING AS REQUIRED ACCORDING TO DRAWINGS.
- SUPPLY AND INSTALL ALL NECESSARY POWER AND HOOK-UPS AS REQUIRED BY MECHANICAL SYSTEMS.
- 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.
- SUPPLY AND INSTALL ALL IN-SITU WIRING FOR ALARM SYSTEM AS REQUIRED AND DIRECTED BY SECURITY SYSTEMS CONTRACTOR. COORDINATE SCHEDULES WITH SAID CONTRACTOR.
- 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 AS INDICATED IN SECTION VI.
- ELECTRICAL WORK TO BE FURNISHED AND INSTALLED BY A LICENSED ELECTRICAL SUBCONTRACTOR APPROVED BY THE OWNER.
- PROVIDE NEW 200 AMP - UL LISTED ELECTRICAL SERVICE BREAKER PANEL & SUB PANELS PER DRAWINGS.
- 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.
- 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.
- ALL WIRING SHALL BE CONCEALED.
- PROVIDE ALL SUPPLEMENTARY ITEMS, APPURTENANCES, DEVICES AND MATERIALS AS NECESSARY FOR A SOUND, SECURE, COMPLETE, AND OPERATIONAL INSTALLATION WHETHER OR NOT INDICATED OR SPECIFIED.
- PROVIDE WIRING DEVICES BY SINGLE MANUFACTURER AS SPECIFIED.
- PROVIDE TELEPHONE WIRING AND TELEPHONE OUTLETS.
- PROVIDE 3-WAY SWITCHES AS INDICATED AND AS REQUIRED.
- ALL COVER PLATES FOR SWITCHES, OUTLETS, TELECOMMUNICATIONS CABLE TO BE 'LUTRON' MAESTRO WHITE, VERTICALLY MOUNTED.
- SWITCH LOCATION (HEIGHT) PER DRAWINGS.
- ALL AUDIO-VIDEO SYSTEM CABLE REQUIREMENTS AS SPECIFIED IN DRAWINGS

PLUMBING NOTES:

- PLUMBING WORK TO BE INSTALLED BY A LICENSED SUBCONTRACTOR
- 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.
- PROVIDE ALL SUPPLEMENTARY ITEMS, APPURTENANCES, DEVICES AND MATERIALS AS NECESSARY FOR A SOUND, SECURE, COMPLETE AND OPERATIONAL INSTALLATION, WHETHER OR NOT INDICATED OR SPECIFIED.
- 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.
- ALL EXTERIOR WATER LINES SHALL BE INSULATED. INTERIOR LINES SHALL BE INSULATED AS REQUIRED.
- 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).
- SUPPLY AND INSTALL ALL NECESSARY MECHANICAL PIPING AND HOOKUPS INCLUDING HYDRONIC RADIANT HEATING SYSTEM.
- ALL WORK AND MATERIALS ARE TO BE OF THE FINEST QUALITY AND TO CONFORM TO ALL INDUSTRY STANDARDS.

GENERAL NOTES:

- 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.
- 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.
- PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW FLOW CONSUMPTION.
- PROVIDE 70 INCH HIGH NON-ABSORBENT WALLS ADJACENT TO ALL SHOWERS AND APPROVED SHATTER-RESISTANT MATERIALS FOR ALL SHOWER ENCLOSURES.
- 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 PANES 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.
- ALL GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED.
- WATER HEATER MUST BE FASTENED TO WALL

LEGEND:

- XX

DOOR NUMBER (SEE SCHEDULE)
- XX

WINDOW NUMBER (SEE SCHEDULE)
- ◆

PARTITION TYPE
- +10'-0"

FIRST FLOOR F.F.
- XX-1

FINISH TAG
- A

REFERENCE LINE
- 00

A.000

REFERENCE TAG

- 6/C

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.
- SD

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.
- 177 PALISADE
- OWNER:
JENNIFER & EMMETT MURPHY
177 PALISADE AVE
DOBBS FERRY, NY 10522
- ARCHITECT:
JACOBSCHANG ARCHITECTURE
39 EAST 13TH STREET 4TH FLOOR
NEW YORK NY 10003
P: 212 481 8455
- STRUCTURAL ENGINEER:
JACOBSON STRUCTURES
163 KELSEY HILL ROAD,
DEEP RIVER, CT
- MURPHY RESIDENCE
- 177 PALISADE AVE
DOBBS FERRY, NY 10522
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- SEAL:
-
- CONSTRUCTION PLAN
- A.100
-

OWNER:
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177 PALISADE AVE
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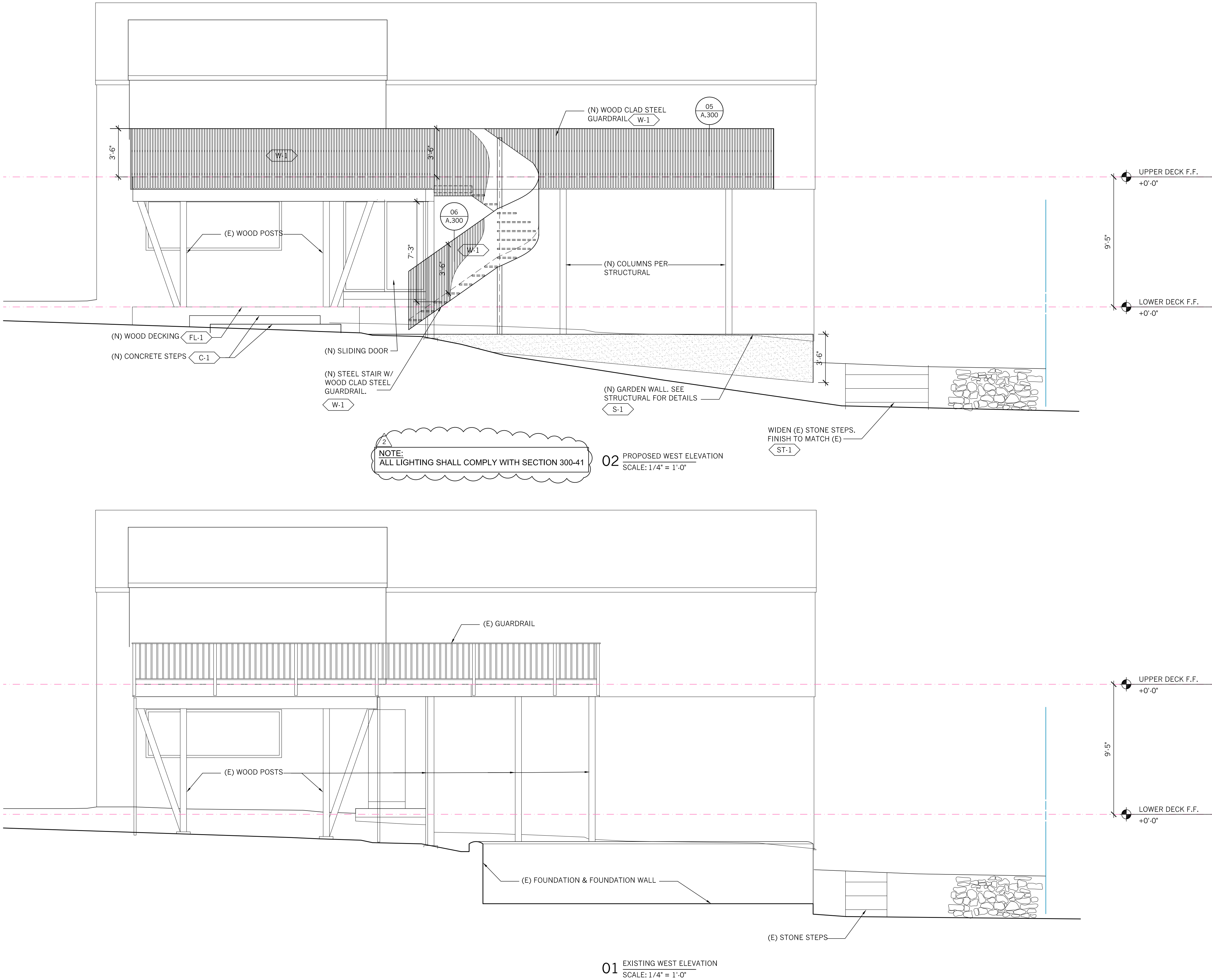
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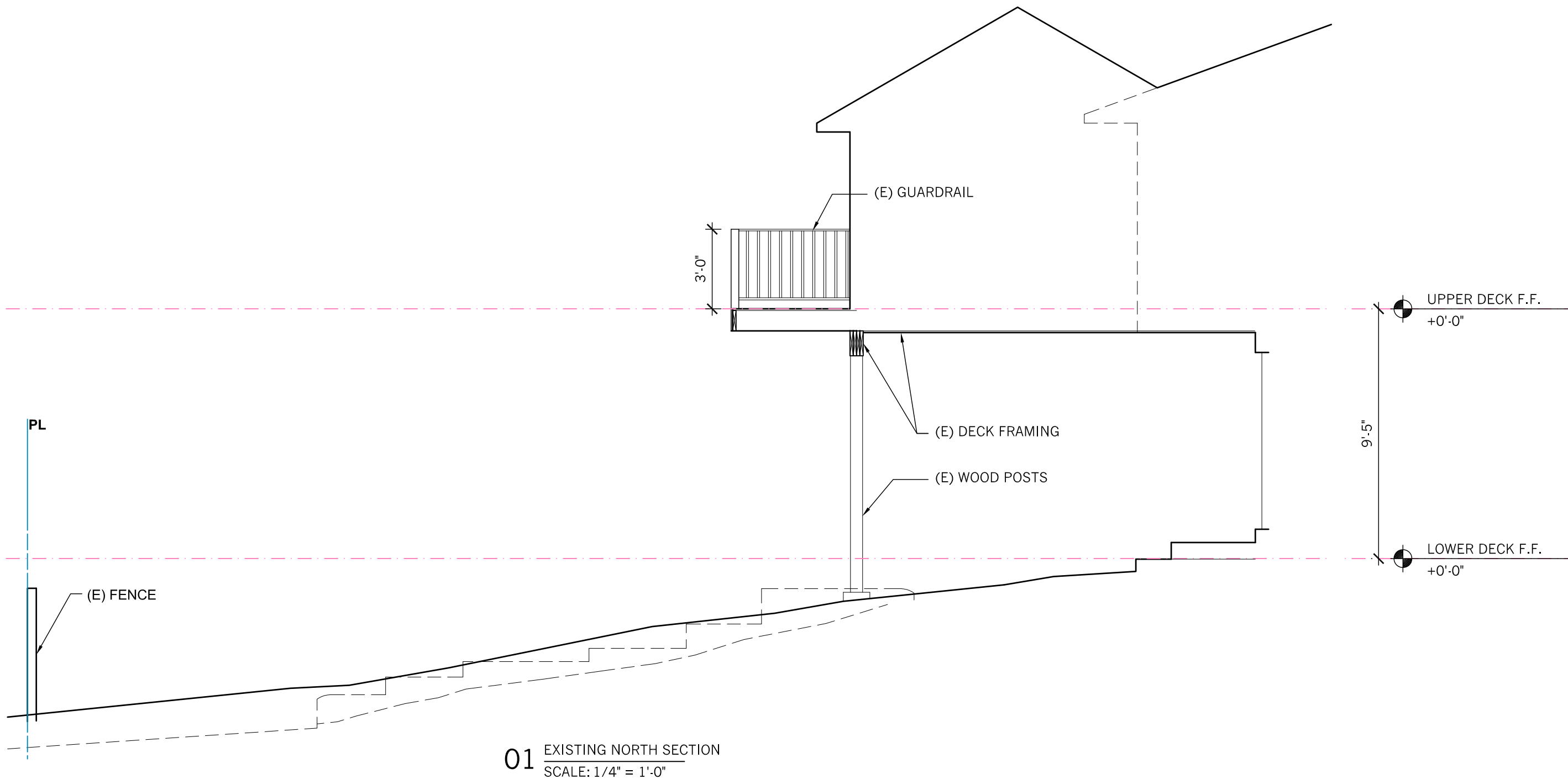
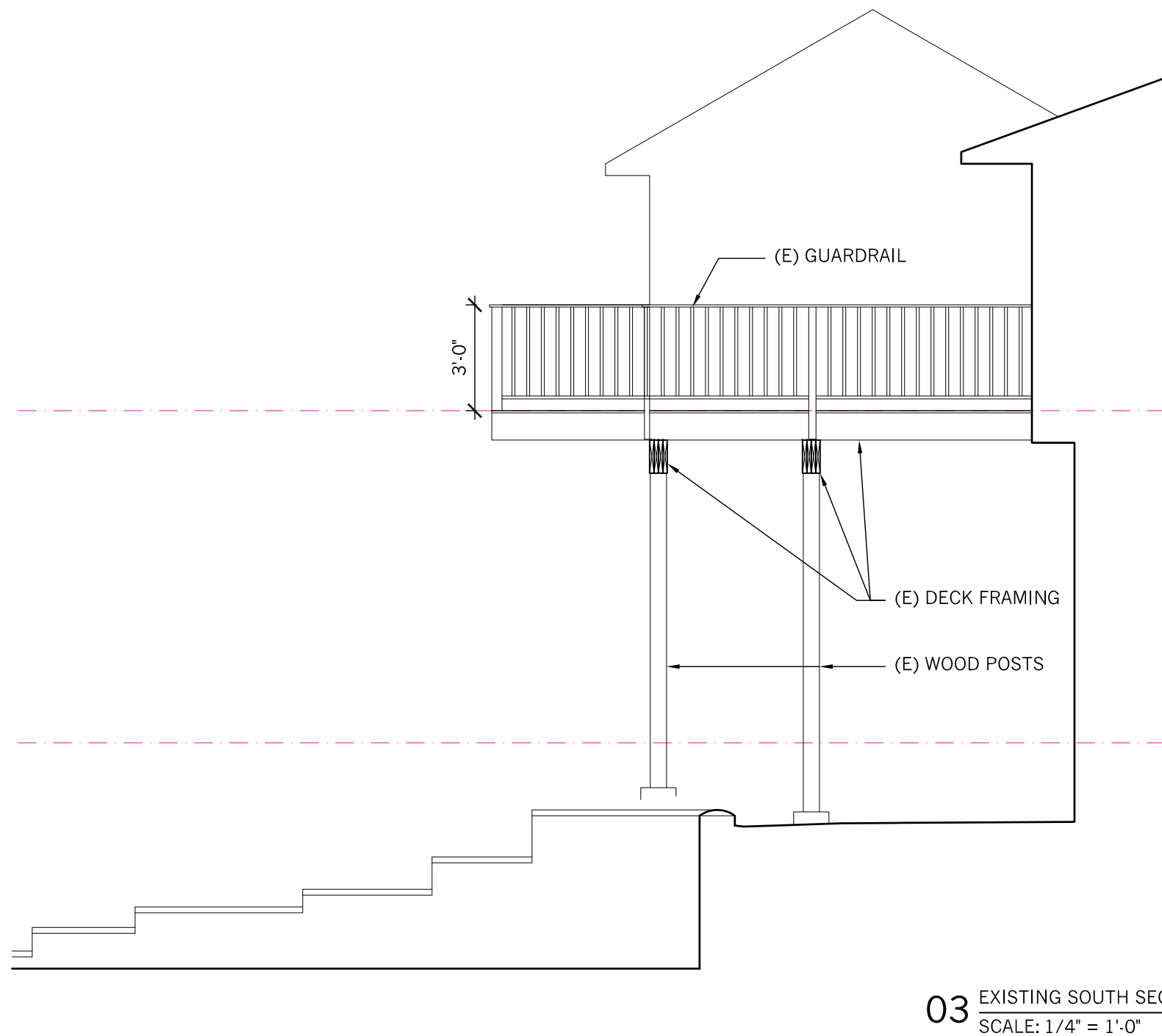
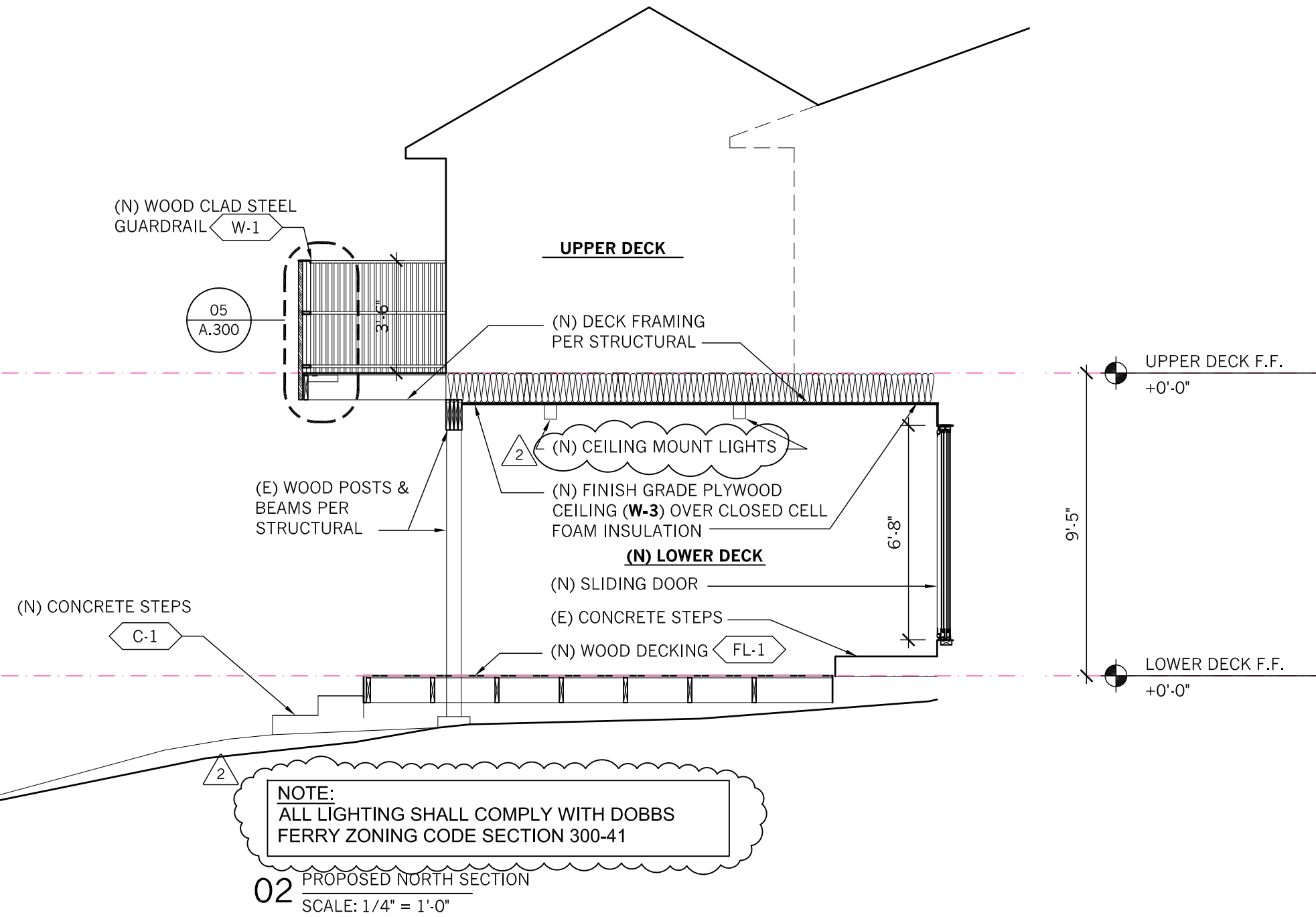
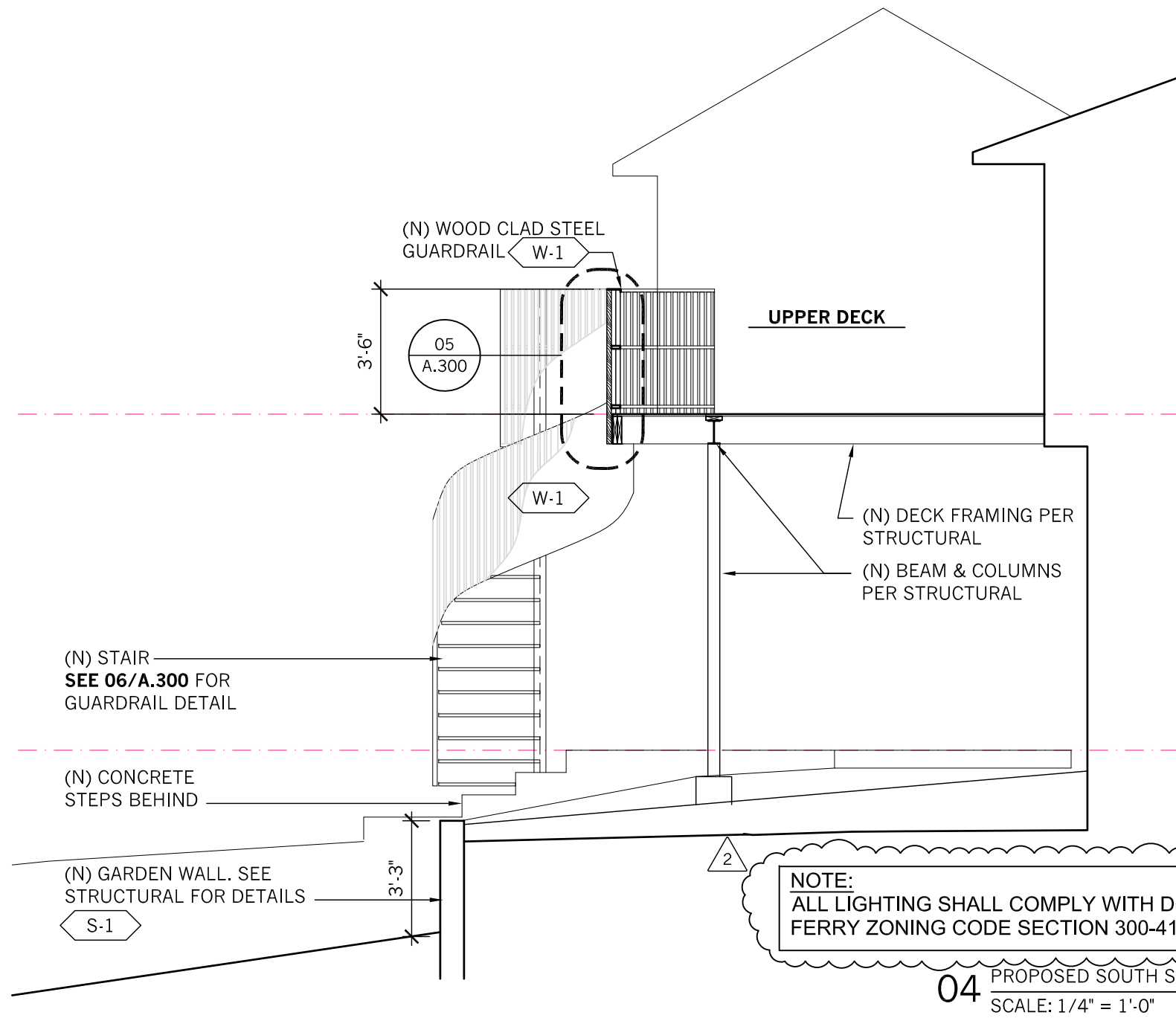
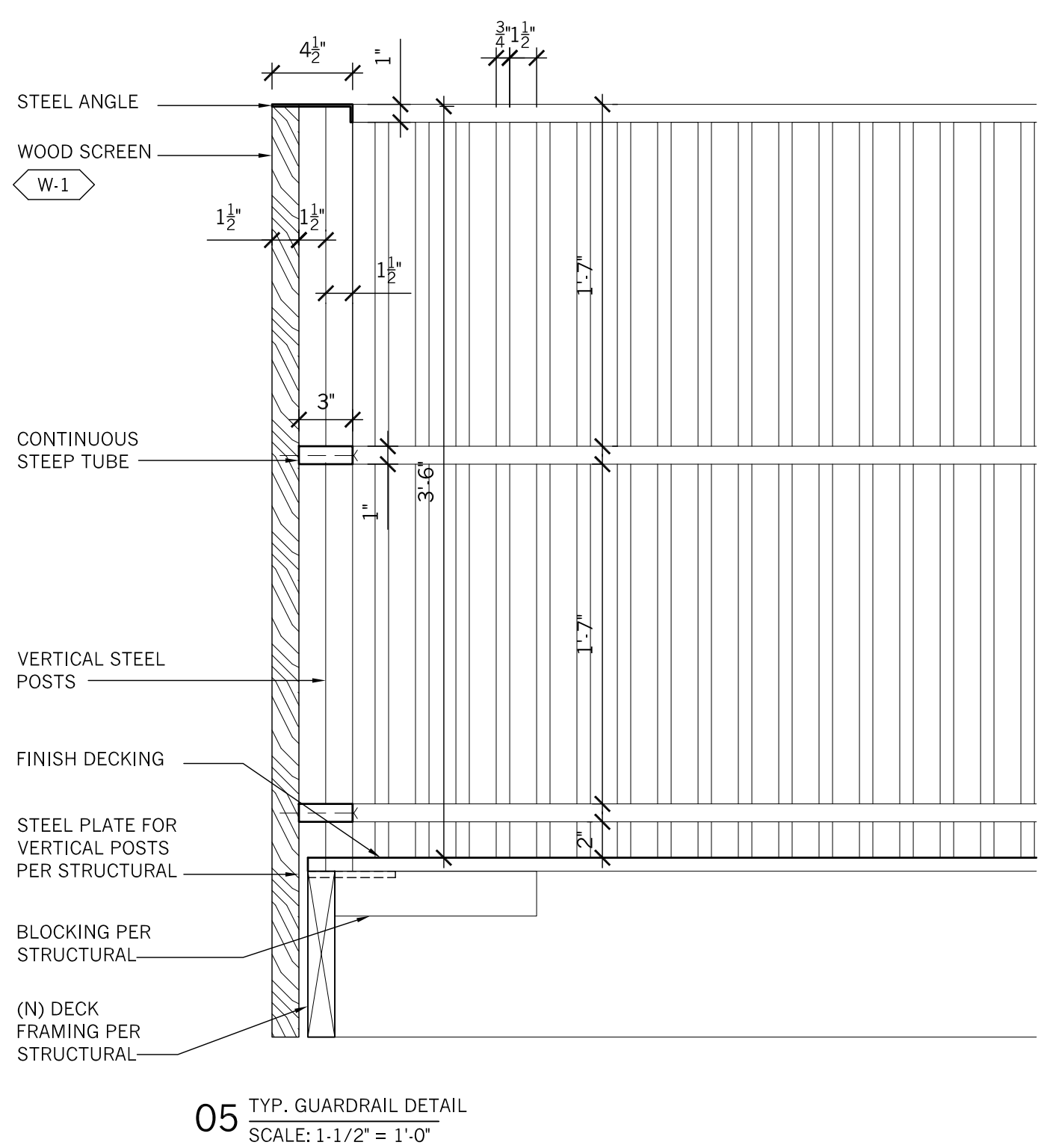
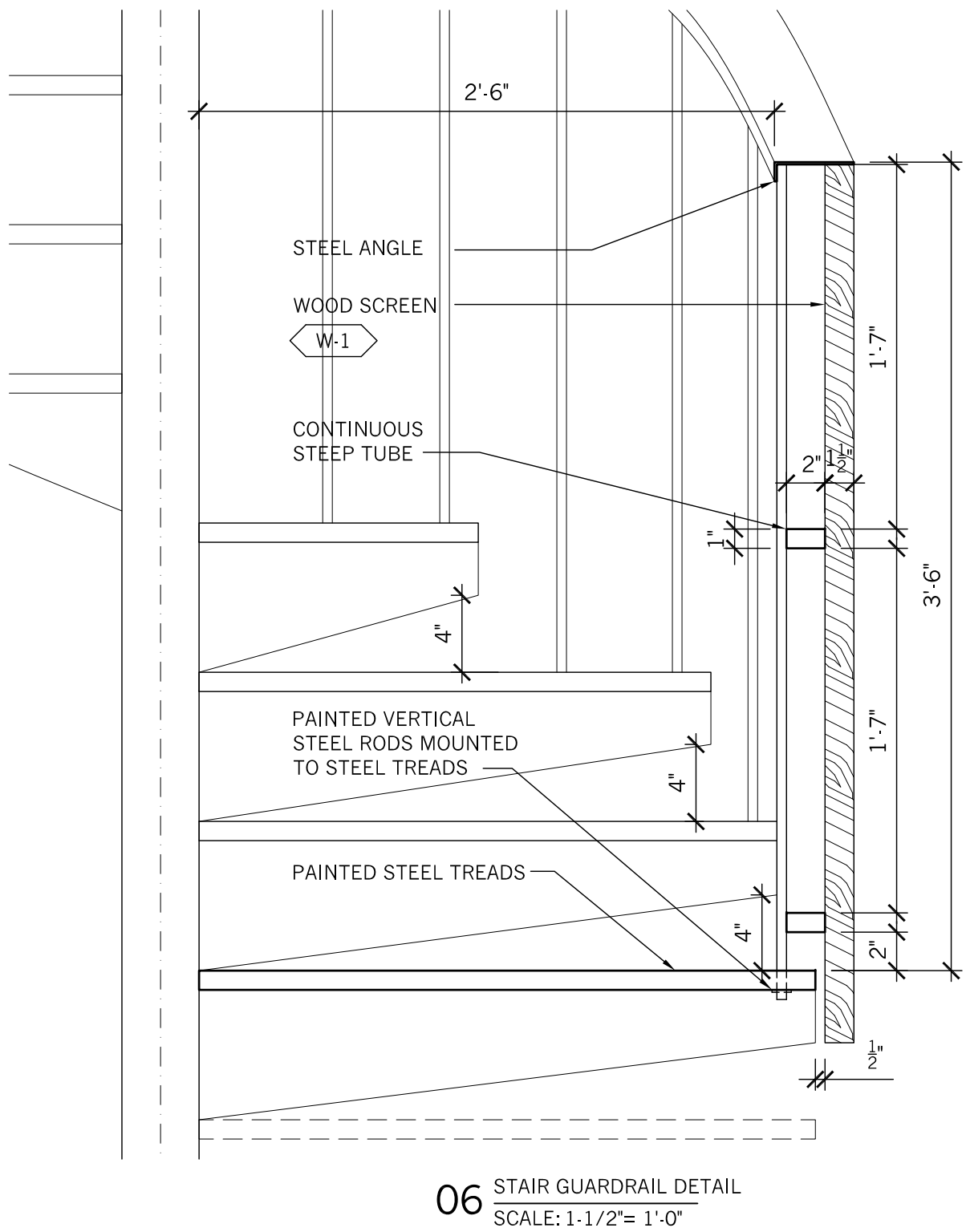
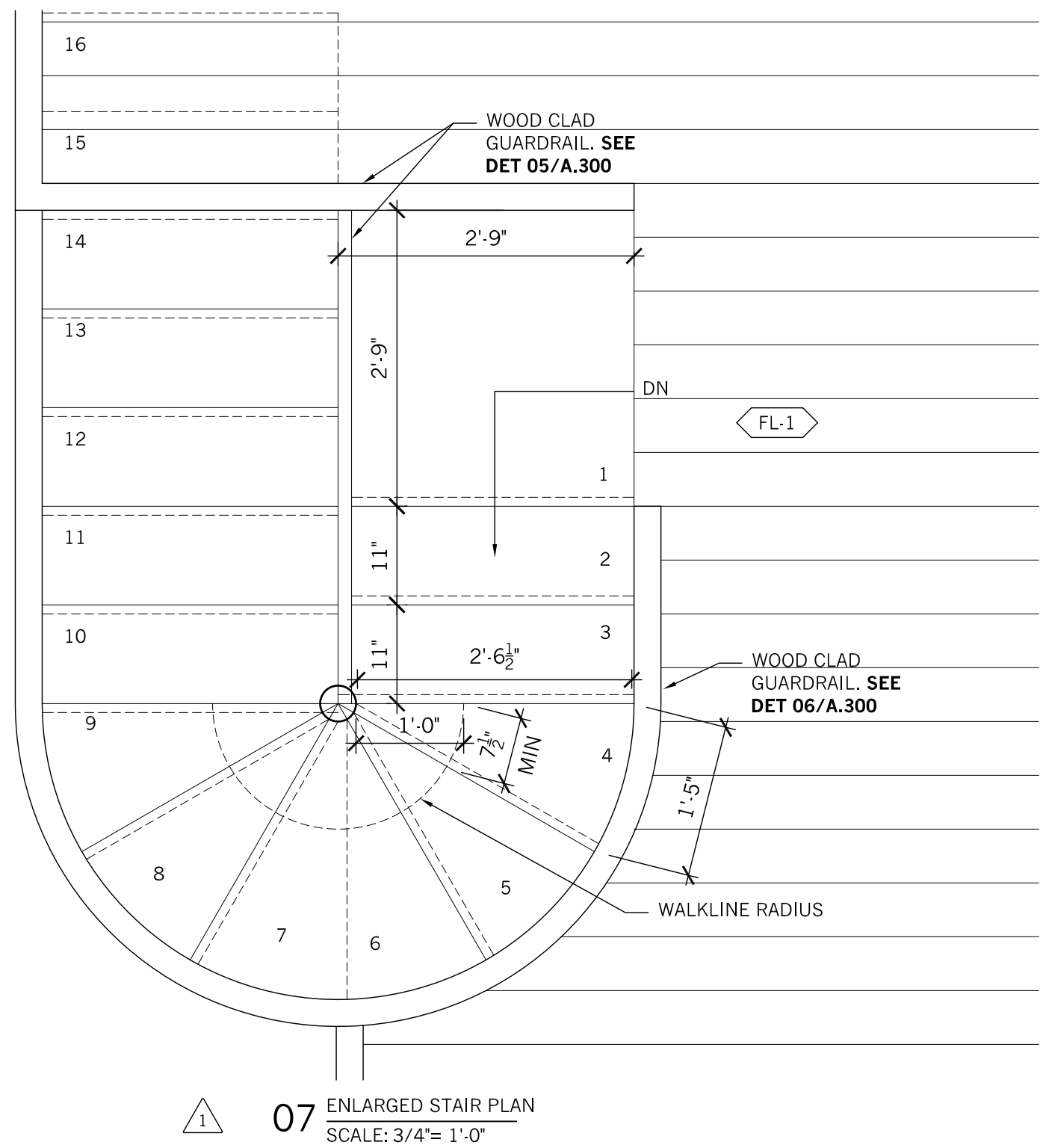
ELEVATIONS



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MURPHY RESIDENCE

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REV.	DATE	DESCRIPTION
	OCT 15, 2020	PERMIT SET
1	DEC 18, 2020	PERMIT RESPONSE SET 1
2	JAN 27, 2021	AHRB SUBMISSION SET

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SEAL:



SECTIONS & STAIR DETAILS