

RENOVATIONS & EXTENSIONS TO THE  
B R A M B R I N K R E S I D E N C E  
2 0 L Y M A N P L A C E , D O B B S F E R R Y , N Y 1 0 5 2 2  
C H R I S T I N A G R I F F I N A R C H I T E C T  
1 2 S p r i n g S t r e e t , H a s t i n g s - o n - H u d s o n , N Y 1 0 7 0 6



GENERAL NOTES

1. These documents remain the exclusive property of the Architect, and may not be used for any purpose whatsoever without written consent of the Architect.
2. All construction shall comply fully with the 2020 Residential code of NYS, local building code, fire department regulations, and all other agencies having jurisdiction over project.
3. Approved stamped set of building plans must be present on site for all inspections.
4. A current Westchester County licensed and insured contractor must be on file with current building permit until Certificate of Occupancy is issued. If contractor of record has been removed from the project, a stop work order will be issued until a new Westchester County licensed and insured contractor is retained.
5. General Contractor shall carry property damage insurance, public liability insurance, workman's compensation, auto insurance, and general liability as required by Federal, State, and Local Codes and as Owner requires.
6. Licensed electrician to file separate electrical permit.
7. Licensed plumber to file separate plumbing permit.
8. All health, safety, fire, zoning and environmental regulations shall be adhered to at all times by the Owner and/or occupant.
9. The contractor shall become familiar with conditions of the site, and the work as shown on the construction documents, prior to submitting a bid for construction.
10. Contractors shall coordinate all work procedures and working hours with local authorities, neighborhood associations, and any other governing authorities.
11. The contractor shall be responsible for providing all labor and materials to complete the project, in accordance with the construction documents, tested and ready for owner's use.
12. All indicated Survey material is for general reference only. The Architect assumes no responsibility for the accuracy or the correctness of any of the indicated material.
13. Contractors shall be responsible for protection of all existing and new conditions and materials with and adjacent to the construction area. Any damage caused by the execution of the work indicated or implied herein shall be repaired or replaced to the Owner's satisfaction.
14. All construction sites shall conform to the 2020 New York State Property Maintenance Code. All rubbish garbage and construction debris shall be disposed of in an onsite dumpster or removed off site immediately. Materials shall be stacked in orderly fashion as to not create a blight on the community. The village right of way must be kept clear and maintained at all times.
15. General contractor shall be responsible for the removal of construction debris, rubbish and offsite disposal in a responsible manner.
16. The contractor shall obtain all inspections, approvals and permits, and pay all necessary permit fees required by the local building department and all other agencies having jurisdiction over the project, such as plumbing, electrical & HVAC, except for the building permit, which shall be obtained by the Architect. The contractor shall obtain the certificate of occupancy for the project when construction is complete.
17. Contractor shall keep work site free from debris and accumulated refuse, and shall have sole responsibility for protecting all dangerous areas from entry by unauthorized parties.
18. Drawings may be rough scaled for estimating and general purposes, but are not to be scaled for construction locations, dimensions, or any other purposes. Dimensions shown shall govern over measurements scaled from plans. Wall dimensions are given to finished surfaces. Contractor to consult with the Architect for questions regarding final dimensions and locations.
19. All dimensions and conditions shown and assumed on the drawings must be verified at the site by contractor before ordering any material or doing any work.
20. Contractor is to design and install adequate and code approved shoring and bracing where needed to safely complete structural work. Contractor to assume full and sole responsibility for structural adequacy of the shoring and for any injuries, damages, cracks, or defects caused by shoring or bracing, and shall repair all such damage at his sole expense.
21. The Architect is not responsible for workmanship, construction methods, or any omissions or derivations from the drawings during construction.
22. Materials and products indicated on drawings shall be installed in accordance with manufacturer's requirements.
23. The drawings and notes are intended to be complete. Should anything be omitted from the drawings necessary to the proper construction of the work herein described, it shall be the duty of the contractor to notify the Architect. The builder shall visit the site and inform the Architect of any discrepancies of field conditions that may interfere with the total completion of all work included within the contract and verify all conditions prior to the ordering of materials and the start of construction.
24. Minor details not usually shown or specified, but necessary for proper and acceptable construction, installation or operation of any part of the work shall be included in the work the same as specified or indicated.
25. The contractor shall supervise and direct the work using his best skill and attention, he shall be solely responsible for all construction means, methods, sequences and procedures and for coordination of all portions of the work.
26. The use of the words "provide" or "provided" in connection with any item specified is intended to mean that such item be furnished and installed and connected where required.
27. Contractor shall maintain a sealed enclosure between work area and other areas of the residence. In addition,

- the contractor shall be responsible to (a) protect all interior spaces from the area of renovation, and (b) broom sweep all areas at end of each work day.
28. The contractor shall do all the cutting, fitting & patching that may be required to make several parts of the work come together properly, and to fit his work, and/or receive, or be received by the work of others, as shown, or as reasonably implied on the drawings.
29. New and existing work shall come together in a seamless fashion. All new or modified surfaces shall be finished including, but not limited to taping, spackling and priming.
30. All insulation to comply with the Energy Efficiency Certificate required by 401.3 2020 Energy Conservation Construction Code of New York, prepared by the Architect.
31. If blown or sprayed insulation used, Installer of insulation to submit insulation certification to include the installed thickness of the area covered and R-value of the installed thickness shall be listed on the certificate. The insulation installer shall sign, date and post the certificate in a conspicuous location on the job site per N1101.5 of the 2020 Residential Code of New York State and submit an original signed copy for the Building Departments records.
32. All work shall be guaranteed for one year after final payment. The general contractor is to furnish written guarantees on his work and all subcontractors work against defects resulting from the use of inferior materials, equipment, or workmanship as determined solely by the Architect. All such defects are to be replaced or repaired, complete with labor and materials, at no cost to owner.
33. Substitutions of equipment or materials other than those shown on the drawings or in the specifications shall be made only upon approval of the Architect or owner as noted on the drawings or in these specifications. The contractor shall submit his substitution for approval before releasing any order for fabrication and/or

- shipments. The Architect reserves the right to disapprove such substitution, provided in his sole opinion, the item offered is not equal or detailed on the drawings, which requires any redesign of the structure, partitions, piping, redesign, and all new drawings and detailing required therefore shall, with the approval of the Architect, be prepared by the contractor at his own expense.
34. All work shall be installed so that all parts required are readily accessible for inspection, operation, maintenance and repair. Minor deviations from the drawings may be made to accomplish this, but changes of magnitude shall not be made without prior written approval from the Architect.
35. Upon completion of the work, the entire project is to be completely cleaned and the site restored to existing condition, including but not limited to the following.
- a) Complete sweeping of all areas, and removal of all rubbish and debris, except that caused by the owner or others doing N.I.C. work.
- b) Removal of all labels from glass, fixtures, and equipment, etc. and spray cleaning of glass and mirrors.
- c) Removal of stains, and paint from glass, hardware, finished flooring, cabinets, etc.
- d) Final cleaning of all chrome and aluminum metal work.
- e) Restoration of property by returning shrubs to original locations, filling of all ruts and raked topsoil and repairs to damaged blacktop.
36. Finish materials and paint colors shall be reviewed and approved by the homeowner.
37. The Architect assumes no responsibility for the accuracy or correctness of any material or drawings prepared by others and provided to the Architect.

Energy Notes R-Values & U-Factors  
2020 Residential code of NYS  
Amended by the NY Stretch Energy Code 2020  
Climate Zone 4A

	Required	Proposed
Ceiling	R-49	R-49
Wall	R-21	R-21
Glazing	0.27 U value	0.27 U value
Floor	R-30	R-19

or R-19 per footnote (g)

Design Criteria:  
5750 Degree Days  
15% Maximum Glazing  
**R402.2.1 CEILING WITH ATTIC SPACES**  
\* Installing R-38 over 100% of the ceiling area requiring insulation shall be deemed to satisfy the requirement for R-49 insulation wherever the full height of uncompressed R-38 insulation extends over the wall top plate at eaves.  
**R402.2.2 CEILING WITHOUT ATTIC SPACES**  
Where Section R402.1.2 requires insulation R-values greater than R38 in the ceiling and the design of the roof/ceiling assembly does not allow sufficient space for the required insulation, the minimum required insulation R-value for such roof/ceiling assemblies shall be R38. Insulation shall extend over the top of the wall plate to the outer edge of such plate and shall not be compressed. This reduction of insulation from the requirements of Section R402.1.2 shall be limited to 500 SF or 20% of the total insulated ceiling area, whichever is less.

Certification  
I, Christina Griffin, Architect A.I.A., hereby states that I have prepared these plans and specifications to the best of my knowledge in compliance with all the requirements of the 2020 Residential code of NYS.

INSULATION AND FENESTRATION REQUIREMENT BY COMPONENT  
TABLE R402.1.2 2020 NY ECC AMENDED BY NY STRETCH ENERGY CODE

CLIMATE ZONE	FENESTRATION U-FACTOR <sup>a</sup>	SKYLIGHT U-FACTOR <sup>b</sup>	GLAZED FENESTRATION SHGC <sup>b</sup>	CEILING R-VALUE	WOOD FRAME WALL <sup>b,c</sup> R-VALUE
4A	0.27	0.50	0.40	49	21 <sup>d,e</sup> for 20+5" of 13+10" <sup>d,f,g</sup>
	MASS WALL <sup>d</sup> R-VALUE	FLOOR R-VALUE	BASEMENT WALL <sup>e</sup> R-VALUE	SLAB <sup>f</sup> R-VALUE & DEPTH	CRAWL SPACE WALL <sup>e</sup> R-VALUE
	15/20	30 <sup>g</sup>	15/19	10, 4FT (d)	15/19

- a. R-values are minimums. U-factors and SHGC are maximums. Where insulation is installed in a cavity that is less than the label or design thickness of the insulation, the installed R-value of the insulation shall be not less than the R-value specified in the table.
- b. Int. (intermediate framings) denotes standard framing 16 inches on center. Headers shall be insulated with a minimum of R-10 insulation.
- c. The first value is cavity insulation, the second value is continuous insulation. Therefore, as an example, "13+10" means R-13 cavity insulation plus R-10 continuous insulation.
- d. Mass walls shall be in accordance with Section R402.2.5. The second R-value applies when more than half the insulation is on the interior of the mass wall.
- e. 15/19 means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall.
- f. R-10 continuous insulation shall be provided under the full slab area of a heated slab in addition to the required slab edge insulation R-value for slabs as indicated in the table. The slab edge insulation for heated slabs shall not be required to extend below the slab.
- g. Alternatively, insulation sufficient to fill the framing cavity and providing not less than an R-value of R-19. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.

DESIGN REQUIREMENTS for the 2020 RESIDENTIAL  
CODE OF NEW YORK STATE CLIMATIC &  
GEOGRAPHIC DESIGN CRITERIA

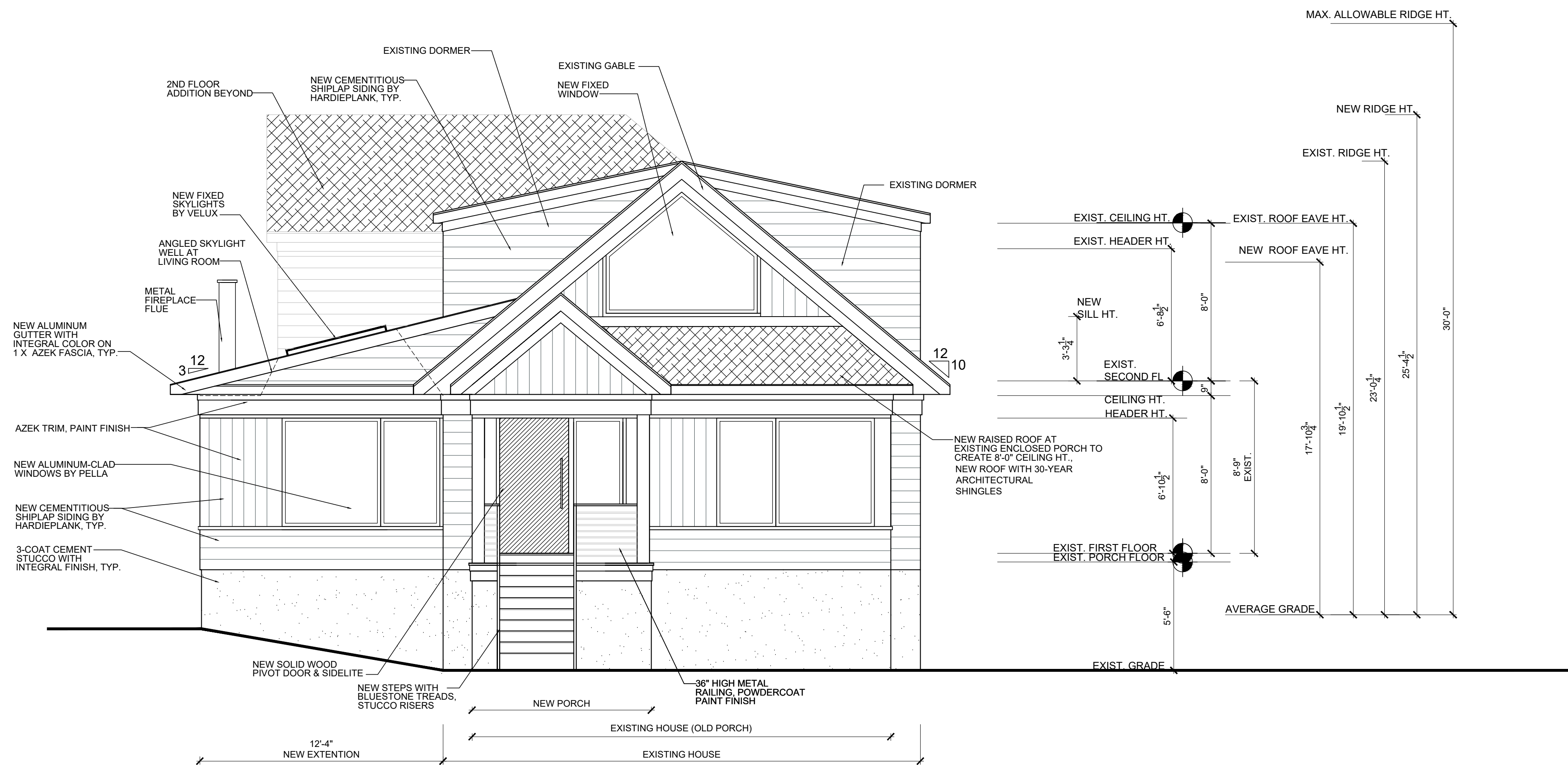
GROUND SNOW LOAD	WIND DESIGN					SUBJECT TO DAMAGE FROM						
	SPEED (MPH)	TOPO EFFECTS	SPECIAL WIND REGION	WIND BORNE DEBRIS ZONE	SEISMIC DESIGN CATEGORY	WEATHERING	FROST LINE DEPTH	TERMITE	ICE SHIELD UNDERLAY REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
30 PSF	120-130 MPH	NO	YES	NO	B	SEVERE	42"	MODERATE TO HEAVY	YES	N/A	2000	51.6

DATES

PRE-BID DOCUMENTS	8-12-21
BUILDING PERMIT SUBMISSION	8-13-21
PLANNING BOARD SUBMISSION	9-16-21
BID DOCUMENTS	11-18-21
AHRB SUBMISSION	12-2-21
AHRB SUBMISSION	12-16-21

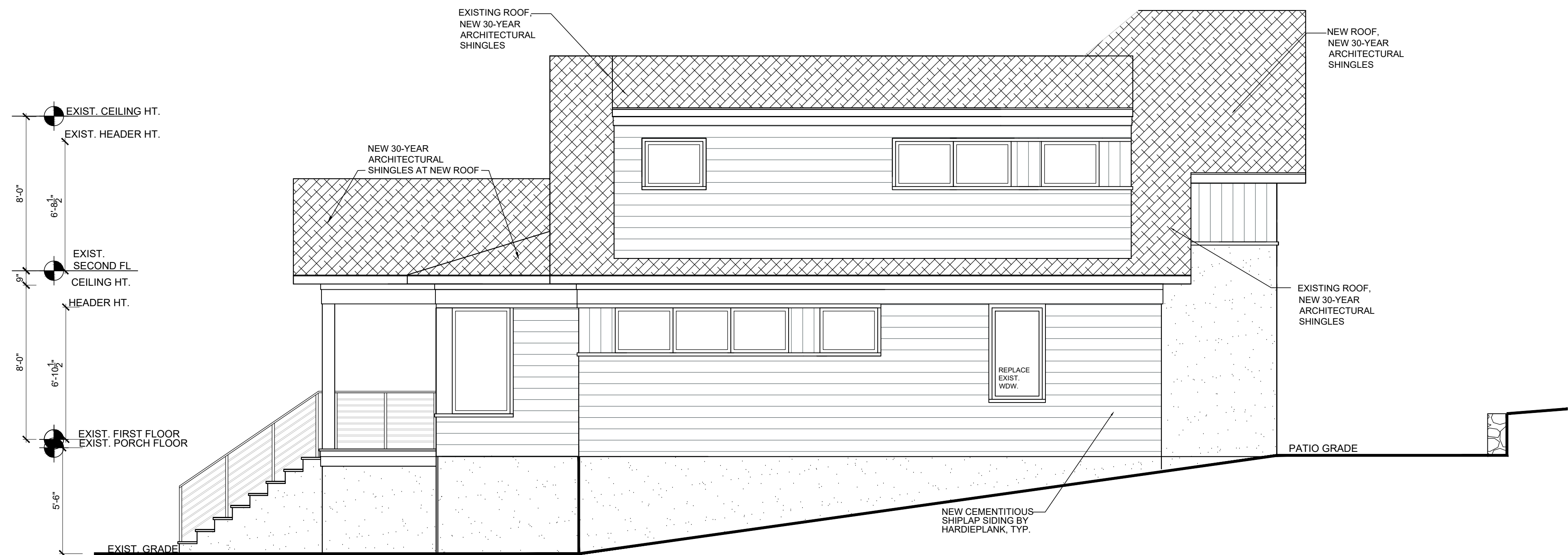
LIST of DRAWINGS

TITLE SHEET	GENERAL NOTES, CLIMATIC & GEOGRAPHIC CRITERIA, DATES, LIST OF DRAWINGS
M-1	COLOR SCHEME AND MATERIALS
S-1	SITE PLAN, ZONING COMPLIANCE, LOCATION MAP
S-2	STREETVIEW, PHOTOS OF EXISTING CONDITIONS & NEIGHBORING PROPERTIES
ST- 1	STRUCTURAL / DEMOLITION PLANS
A-1	FIRST FLOOR PLAN
A-2	SECOND FLOOR PLAN
A-3	EXTERIOR ELEVATIONS, FENCE & RAILING DETAILS
A-4	EXTERIOR ELEVATIONS
A-5	GARAGE PLAN & ELEVATIONS, PHOTOS OF EXIST. CONDITIONS
E-1	ELECTRICAL PLANS
E-2	ELECTRICAL PLAN - EXTERIOR FIXTURES



## SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



## EAST ELEVATION

SCALE: 1/4" = 1'-0"

RENOVATIONS & EXTENSIONS TO THE  
**BRAMBRINK RESIDENCE**  
20 LYMAN PLACE, DOBBS FERRY, NY 10522

**CHRISTINA GRIFFIN ARCHITECT PC**

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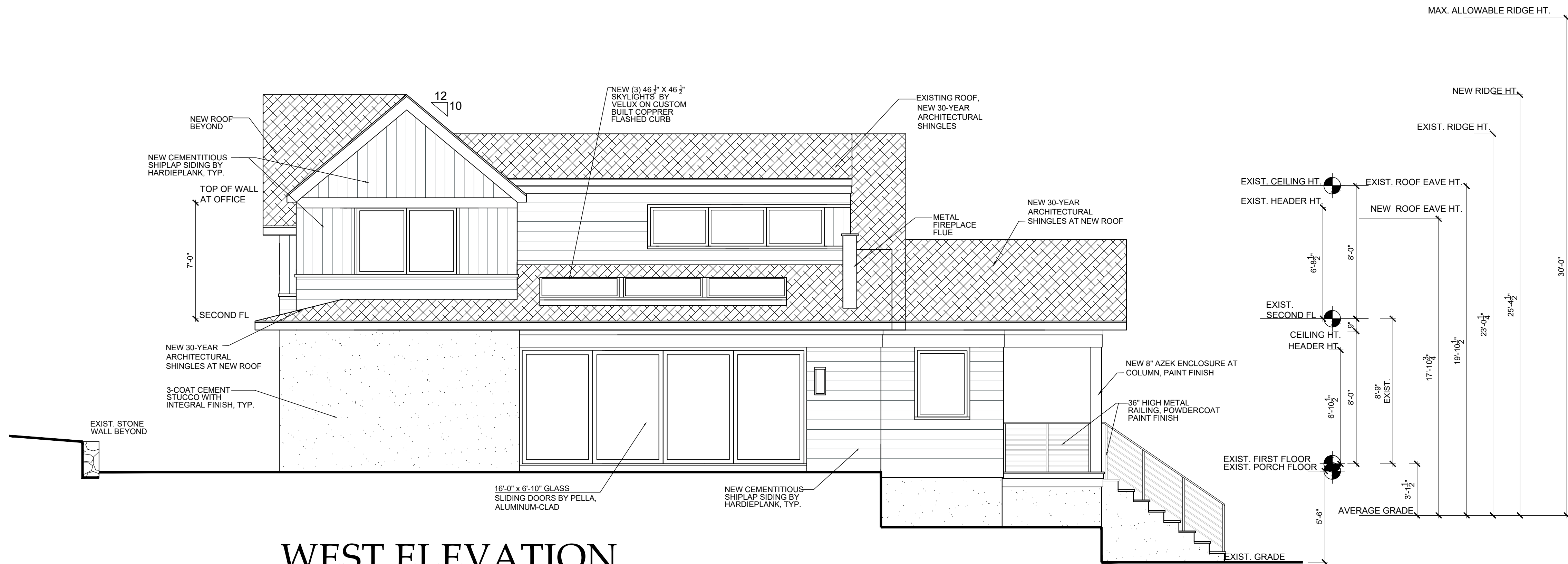
Date	PRE-BID DOCUMENTS 8-12-21
	BUILDING PERMIT SUBMISSION 8-13-21
	PLANNING BOARD SUBMISSION 9-16-21
	FINAL SUBMISSION 12-2-21
	ADRS SUBMISSION 12-2-21
	ADRS SUBMISSION 12-16-21

Drawing Title  
ELEVATIONS  
RAILING DETAILS

Scale:  
AS SHOWN

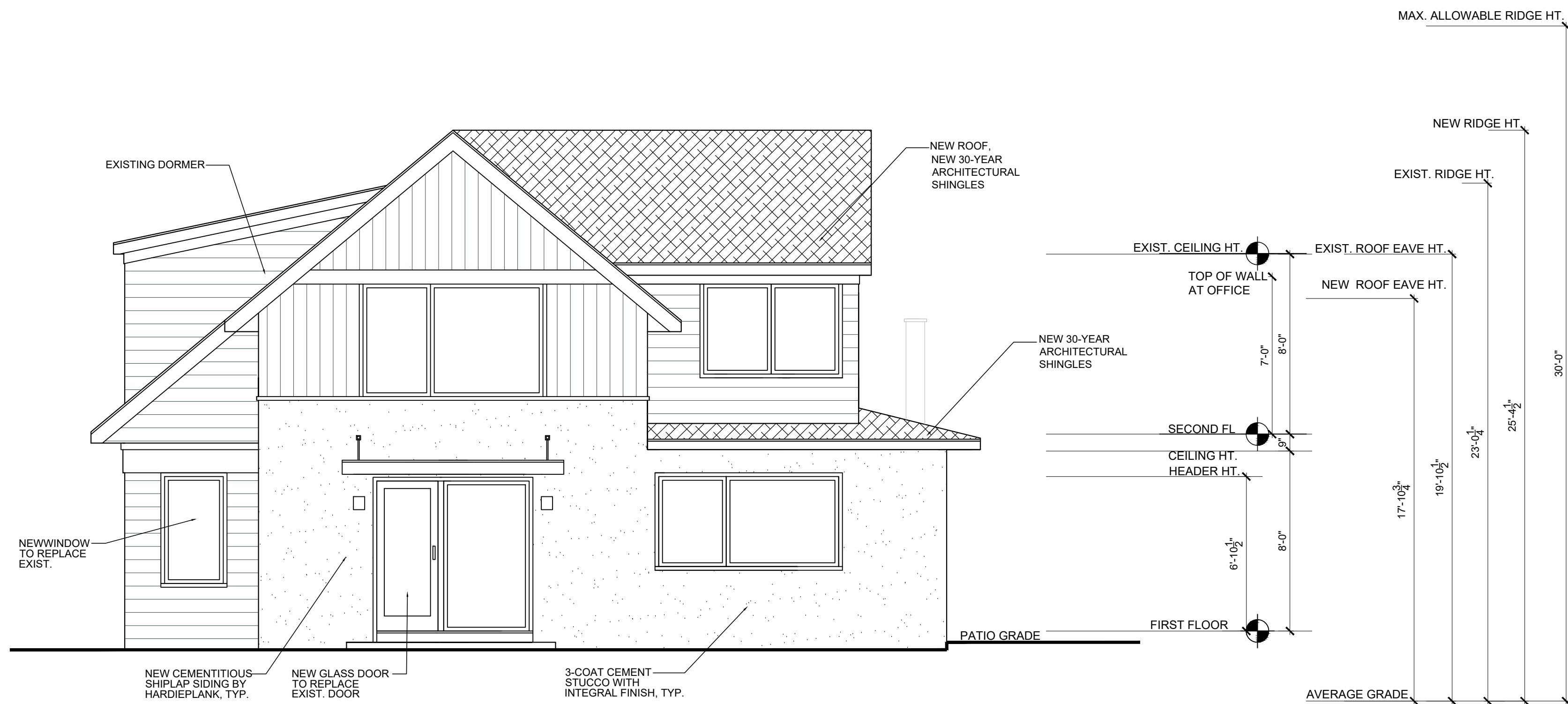


A-3



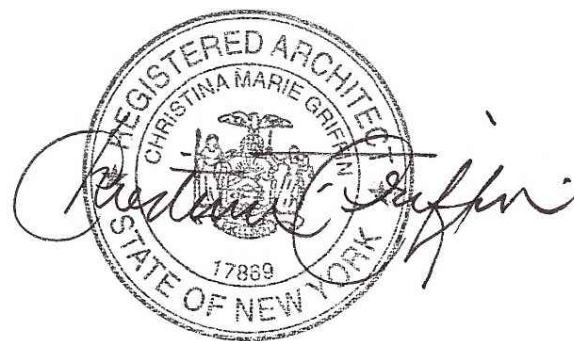
# WEST ELEVATION

SCALE: 1/4" = 1'-0"



# NORTH ELEVATION

SCALE: 1/4" = 1'-0"



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 AHRB SUBMISSION 12-2-21  
 AHRB SUBMISSION 12-16-21

Drawing Title: ELEVATIONS  
 Scale: AS SHOWN

A-4