



MAXIMUM IMPERVIOUS COVERAGE PERMITTED 54% OR 2,782.62 SQ.FT.
ZONING VARIANCES REQUIRED:
SIDE YARD INFRINGEMENT OF 7.22 FT AT ONE STORY ADDITION
SIDE YARD INFRINGEMENT OF 1.33 FT AT TWO STORY ADDITION
FRONT YARD INFRINGEMENT OF 13.2 FT AT ONE STORY ADDITION

PREVAILING EXISTING FRONT YARD SET BACK AVERAGE OF EXISTING HOUSE AND ADJACENT HOUSES IS 5.60 FT
OR AN AVERAGE INFRINGEMENT OF .1439 FT.

-
- Maple St
- Devree St
- Ashford Ave
- 3rd Ave
- Dobbs Ferry Lutheran Church
- 14
- Dobbs Ferry, NY 10522
- 44-91-0212, 72-0464-01
- 1st St
- 2nd St
- 3rd St
- 4th St
- 5th St
- 6th St
- 7th St
- 8th St
- 9th St
- 10th St
- 11th St
- 12th St
- 13th St
- 14th St
- 15th St
- 16th St
- 17th St
- 18th St
- 19th St
- 20th St
- 21st St
- 22nd St
- 23rd St
- 24th St
- 25th St
- 26th St
- 27th St
- 28th St
- 29th St
- 30th St
- 31st St
- 32nd St
- 33rd St
- 34th St
- 35th St
- 36th St
- 37th St
- 38th St
- 39th St
- 40th St
- 41st St
- 42nd St
- 43rd St
- 44th St
- 45th St
- 46th St
- 47th St
- 48th St
- 49th St
- 50th St
- 51st St
- 52nd St
- 53rd St
- 54th St
- 55th St
- 56th St
- 57th St
- 58th St
- 59th St
- 60th St
- 61st St
- 62nd St
- 63rd St
- 64th St
- 65th St
- 66th St
- 67th St
- 68th St
- 69th St
- 70th St
- 71st St
- 72nd St
- 73rd St
- 74th St
- 75th St
- 76th St
- 77th St
- 78th St
- 79th St
- 80th St
- 81st St
- 82nd St
- 83rd St
- 84th St
- 85th St
- 86th St
- 87th St
- 88th St
- 89th St
- 90th St
- 91st St
- 92nd St
- 93rd St
- 94th St
- 95th St
- 96th St
- 97th St
- 98th St
- 99th St
- 100th St
- 101st St
- 102nd St
- 103rd St
- 104th St
- 105th St
- 106th St
- 107th St
- 108th St
- 109th St
- 110th St
- 111th St
- 112th St
- 113th St
- 114th St
- 115th St
- 116th St
- 117th St
- 118th St
- 119th St
- 120th St
- 121st St
- 122nd St
- 123rd St
- 124th St
- 125th St
- 126th St
- 127th St
- 128th St
- 129th St
- 130th St
- 131st St
- 132nd St
- 133rd St
- 134th St
- 135th St
- 136th St
- 137th St
- 138th St
- 139th St
- 140th St
- 141st St
- 142nd St
- 143rd St
- 144th St
- 145th St
- 146th St
- 147th St
- 148th St
- 149th St
- 150th St
- 151st St
- 152nd St
- 153rd St
- 154th St
- 155th St
- 156th St
- 157th St
- 158th St
- 159th St
- 160th St
- 161st St
- 162nd St
- 163rd St
- 164th St
- 165th St
- 166th St
- 167th St
- 168th St
- 169th St
- 170th St
- 171st St
- 172nd St
- 173rd St
- 174th St
- 175th St
- 176th St
- 177th St
- 178th St
- 179th St
- 180th St
- 181st St
- 182nd St
- 183rd St
- 184th St
- 185th St
- 186th St
- 187th St
- 188th St
- 189th St
- 190th St
- 191st St
- 192nd St
- 193rd St
- 194th St
- 195th St
- 196th St
- 197th St
- 198th St
- 199th St
- 200th St
- 201st St
- 202nd St
- 203rd St
- 204th St
- 205th St
- 206th St
- 207th St
- 208th St
- 209th St
- 210th St
- 211st St
- 212nd St
- 213rd St
- 214th St
- 215th St
- 216th St
- 217th St
- 218th St
- 219th St
- 220th St
- 221st St
- 222nd St
- 223rd St
- 224th St
- 225th St
- 226th St
- 227th St
- 228th St
- 229th St
- 230th St
- 231st St
- 232nd St
- 233rd St
- 234th St
- 235th St
- 236th St
- 237th St
- 238th St
- 239th St
- 240th St
- 241st St
- 242nd St
- 243rd St
- 244th St
- 245th St
- 246th St
- 247th St
- 248th St
- 249th St
- 250th St
- 251st St
- 252nd St
- 253rd St
- 254th St
- 255th St
- 256th St
- 257th St
- 258th St
- 259th St
- 260th St
- 261st St
- 262nd St
- 263rd St
- 264th St
- 265th St
- 266th St
- 267th St
- 268th St
- 269th St
- 270th St
- 271st St
- 272nd St
- 273rd St
- 274th St
- 275th St
- 276th St
- 277th St
- 278th St
- 279th St
- 280th St
- 281st St
- 282nd St
- 283rd St
- 284th St
- 285th St
- 286th St
- 287th St
- 288th St
- 289th St
- 290th St
- 291st St
- 292nd St
- 293rd St
- 294th St
- 295th St
- 296th St
- 297th St
- 298th St
- 299th St
- 300th St
- 301st St
- 302nd St
- 303rd St
- 304th St
- 305th St
- 306th St
- 307th St
- 308th St
- 309th St
- 310th St
- 311st St
- 312nd St
- 313rd St
- 314th St
- 315th St
- 316th St
- 317th St
- 318th St
- 319th St
- 320th St
- 321st St
- 322nd St
- 323rd St
- 324th St
- 325th St
- 326th St
- 327th St
- 328th St
- 329th St
- 330th St
- 331st St
- 332nd St
- 333rd St
- 334th St
- 335th St
- 336th St
- 337th St
- 338th St
- 339th St
- 340th St
- 341st St
- 342nd St
- 343rd St
- 344th St
- 345th St
- 346th St
- 347th St
- 348th St
- 349th St
- 350th St
- 351st St
- 352nd St
- 353rd St
- 354th St
- 355th St
- 356th St
- 357th St
- 358th St
- 359th St
- 360th St
- 361st St
- 362nd St
- 363rd St
- 364th St
- 365th St
- 3

KEY PLAN

NcCstudio
NIALL CAIN / ARCHITECT

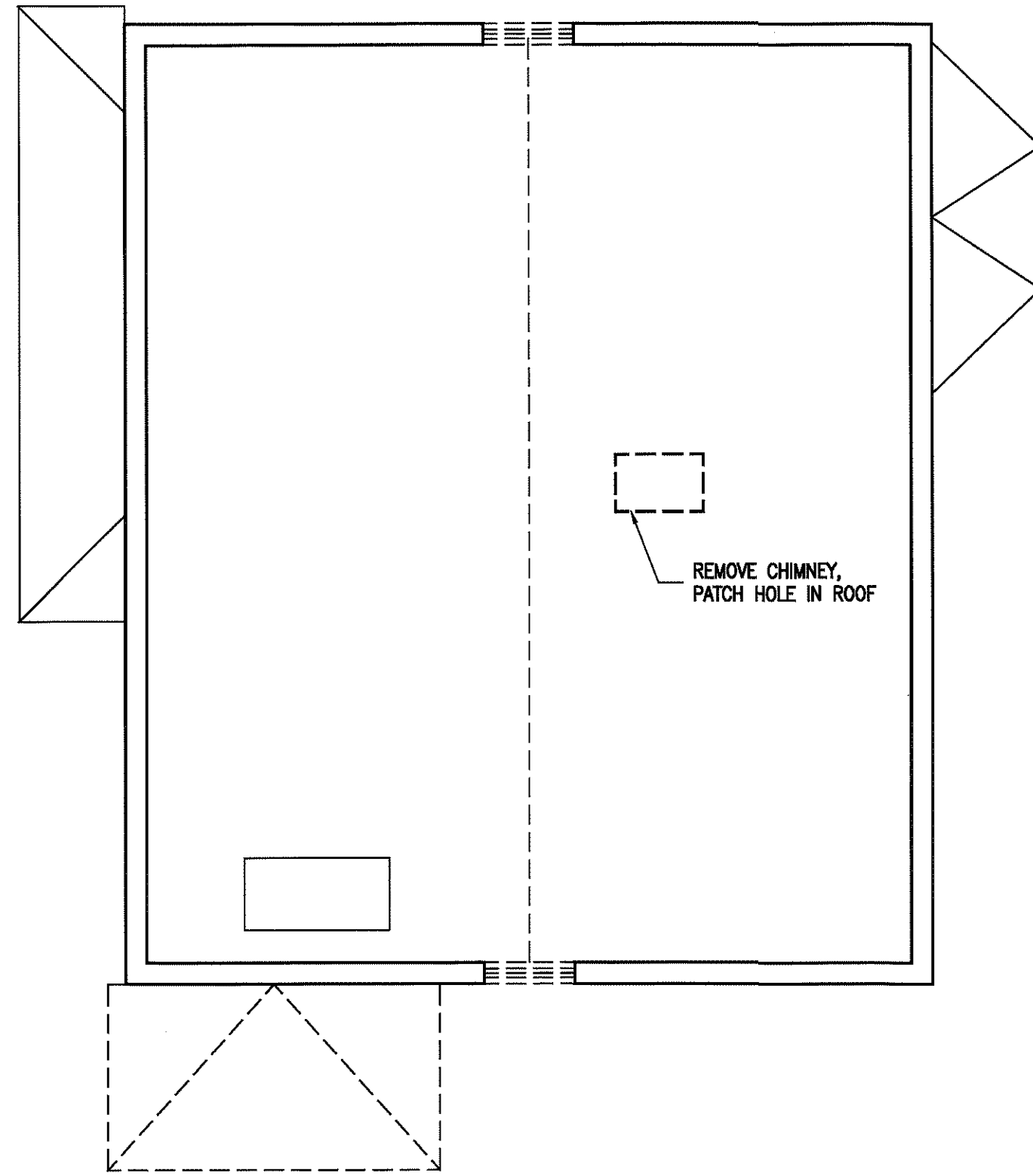
5 Attila Avenue
Dobbs Ferry NY 10522

914.478.3448
www.ncstudio.com



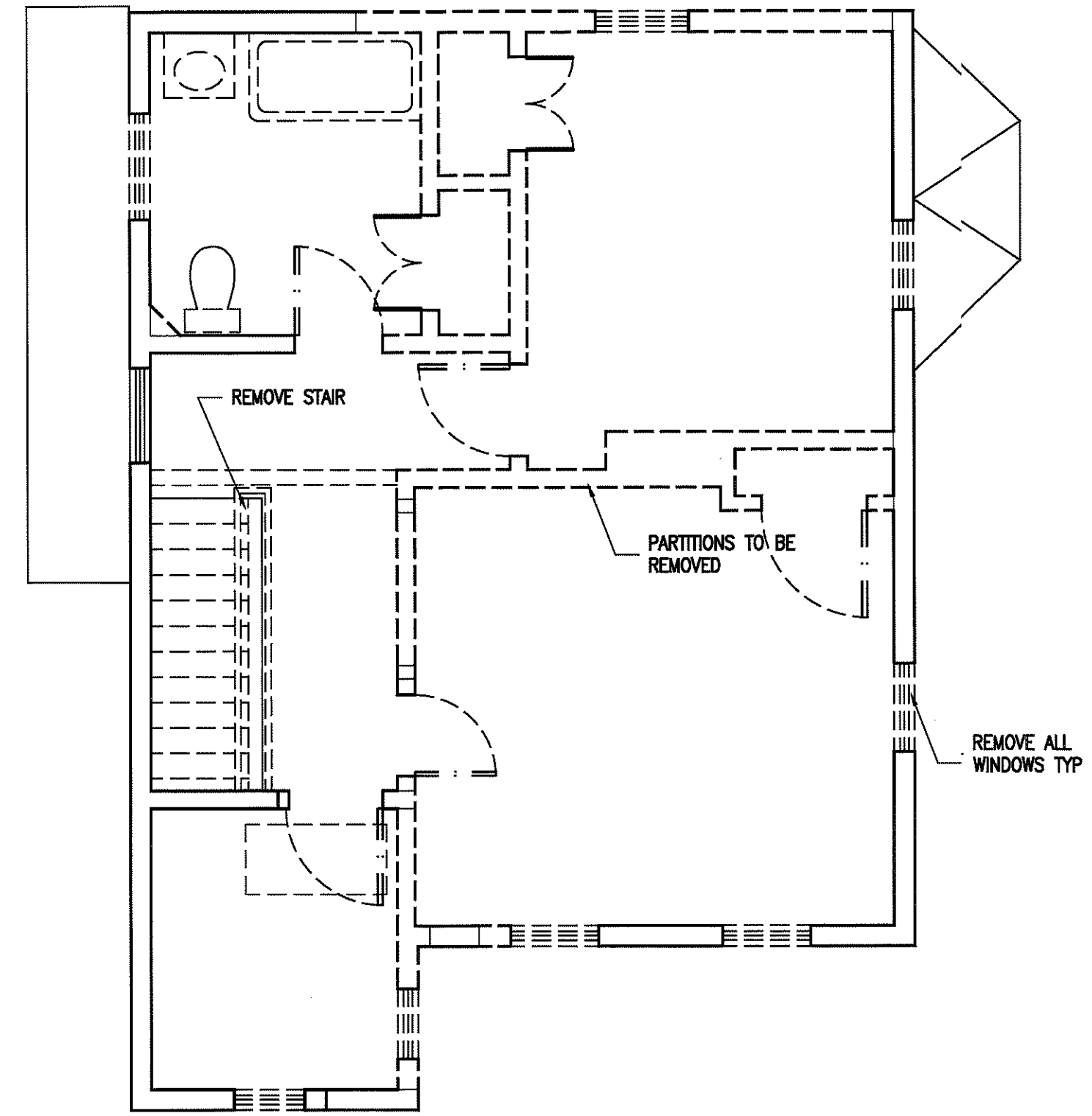
number: **S100**

Copyright NcC Studio Arch

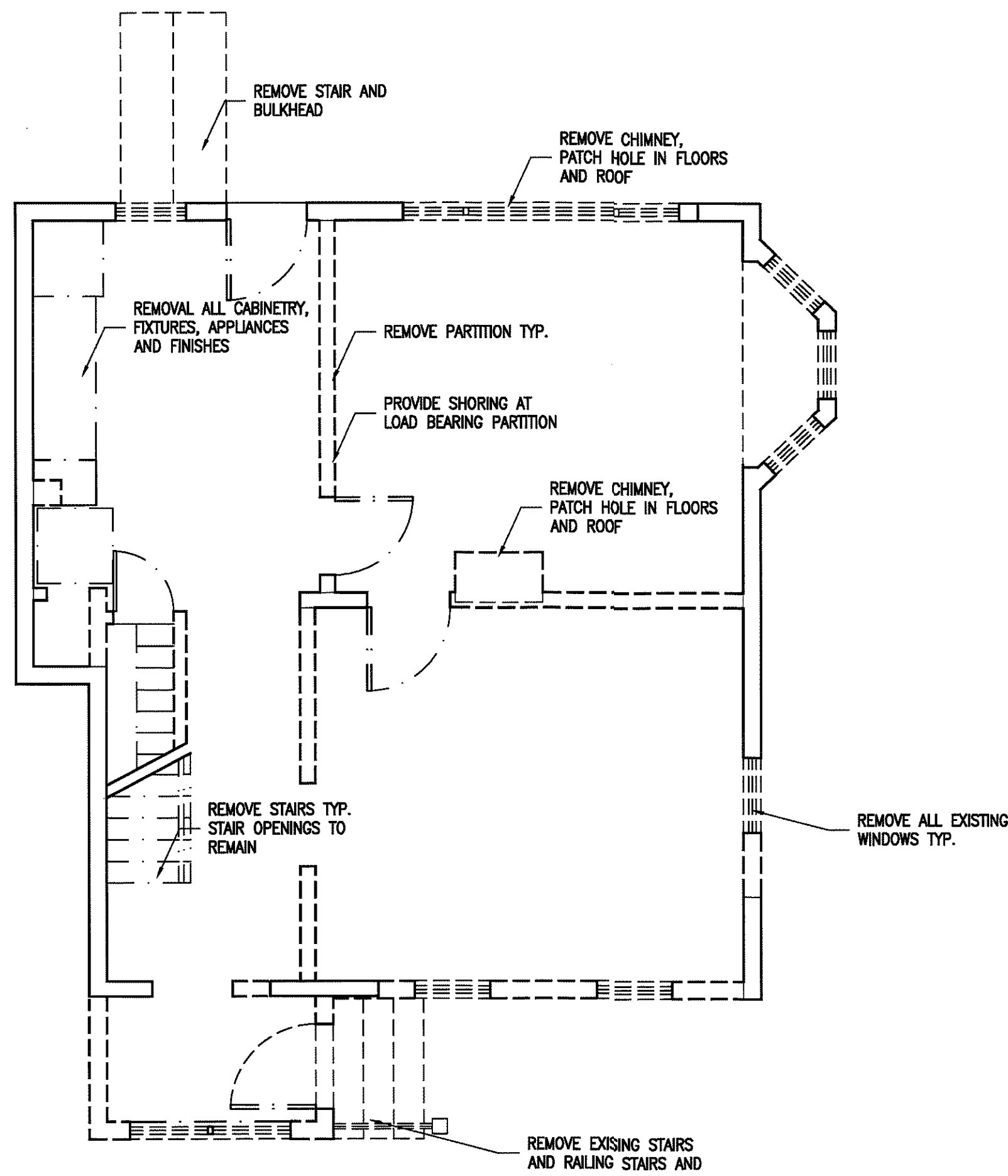


3 ATTIC FLOOR PLAN
1/4" = 1'-0"

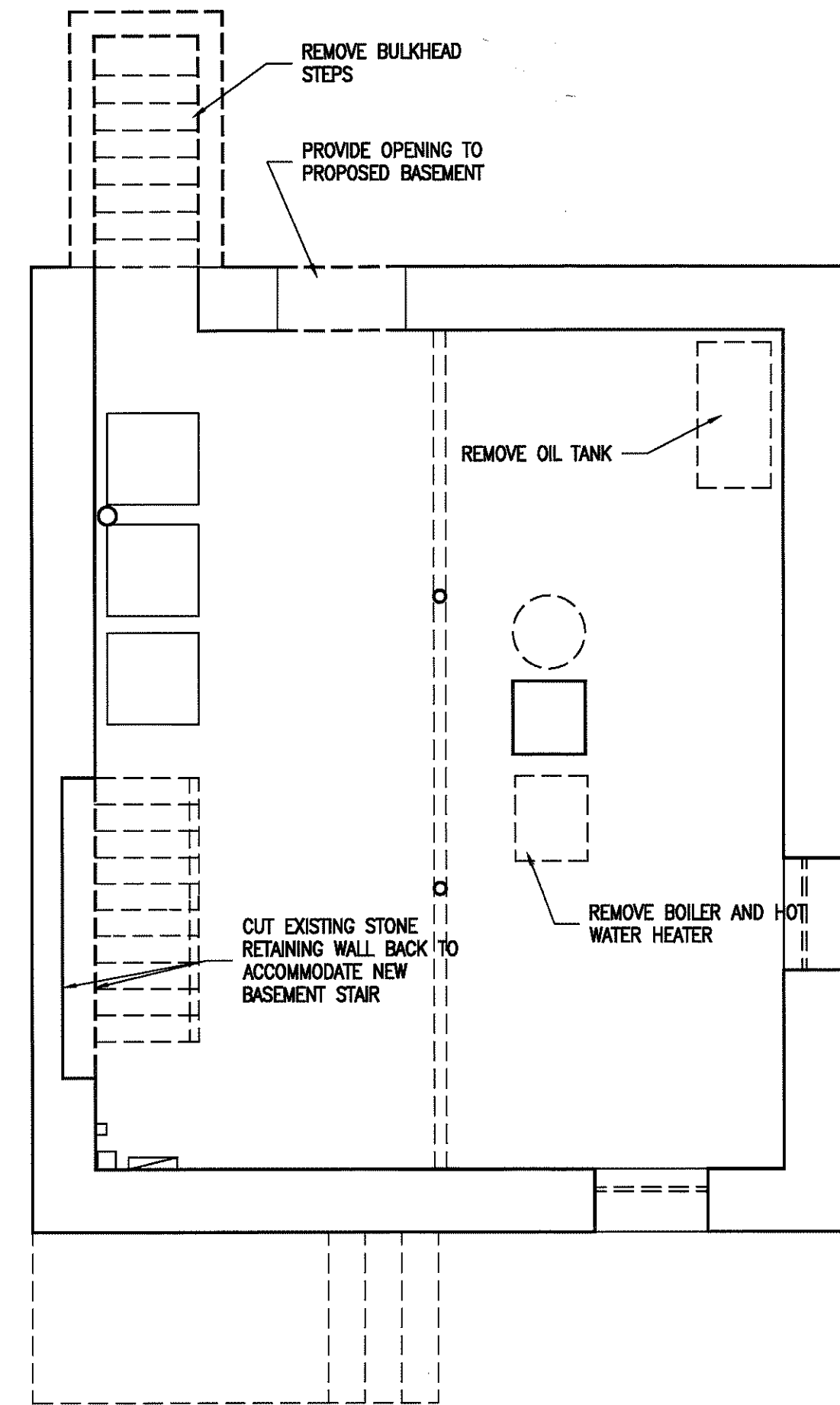
LEGEND FOR DEMOLITION PLAN	
	EXISTING CONSTRUCTION TO REMAIN
	CONSTRUCTION TO BE REMOVED



3 SECOND FLOOR PLAN
1/4" = 1'-0"



2 FIRST FLOOR PLAN
1/4" = 1'-0"



1 BASEMENT PLAN
1/4" = 1'-0"



**Furrugia/Obregon
Alteration**
14 Devoe Street
Dobbs Ferry, NY

CONSTRUCTION DRAWINGS

date:
SEPTEMBER 29, 2020

drawn by:

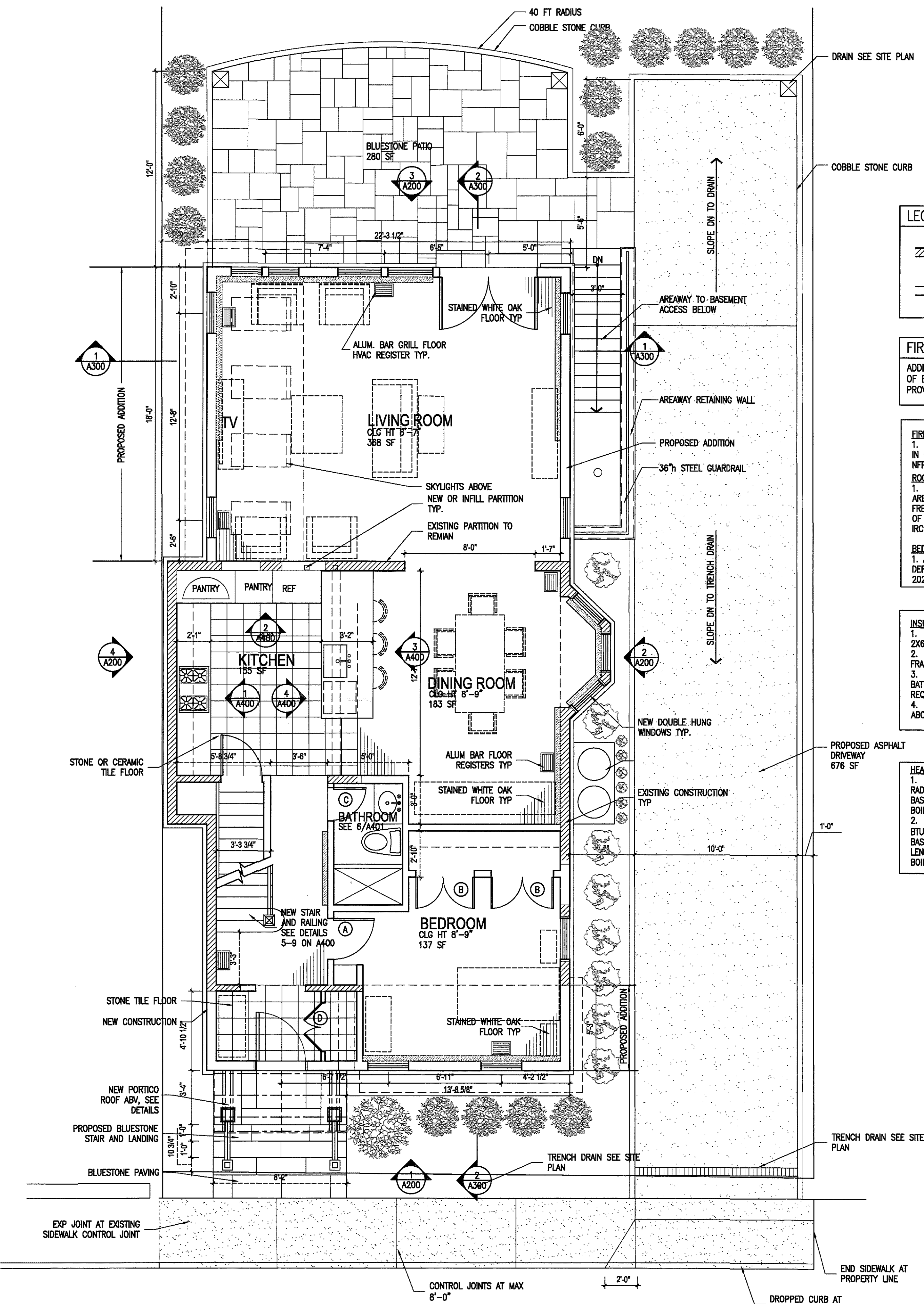
scale:
1/4" = 1'-0"

title:

**DEMOLITION
PLANS**

number:

D100



2 FIRST FLOOR PLAN
1/4" = 1'-0"

LEGEND FOR CONSTRUCTION PLAN

EXISTING CONSTRUCTION TO REMAIN

NEW CONSTRUCTION/PARTITIONS

FIRE PROTECTION

ADDITION AND RENOVATION AREA EXCEEDS 50% OF EXISTING AREA. FIRESPRINKERS ARE TO BE PROVIDED THROUGHOUT.

FIRE PROTECTION:

1. ALL SPACES ARE TO BE FULLY SINKLERED IN COMPLIANCE WITH THE LATEST EDITION OF THE NFPA FOR SINGLE FAMILY HOMES.

ROOM LIGHT AND VENTILATION:

1. ALL HABITABLE ROOMS HAVE A GLAZING AREA IN EXCESS OF 8% WITH OPENINGS FOR FRESH AIR IN EXCESS OF 4% OF THE FLOOR AREA OF SUCH ROOMS IN COMPLIANCE WITH THE 2015 IRC.

BEDROOM EGRESS:

1. ALL BEDROOMS TO HAVE EGRESS WINDOWS AS DEFINED BY 2020 NYS RESIDENTIAL CODE AND 2020 IBC

INSULATION:

1. PROVIDE R20 BATT INSULATION AT ALL NEW 2X6 EXTERIOR WALLS

2. PROVIDE R49 BATT INSULATION AT ROOF FRAMING AT PROPOSED ADDITION

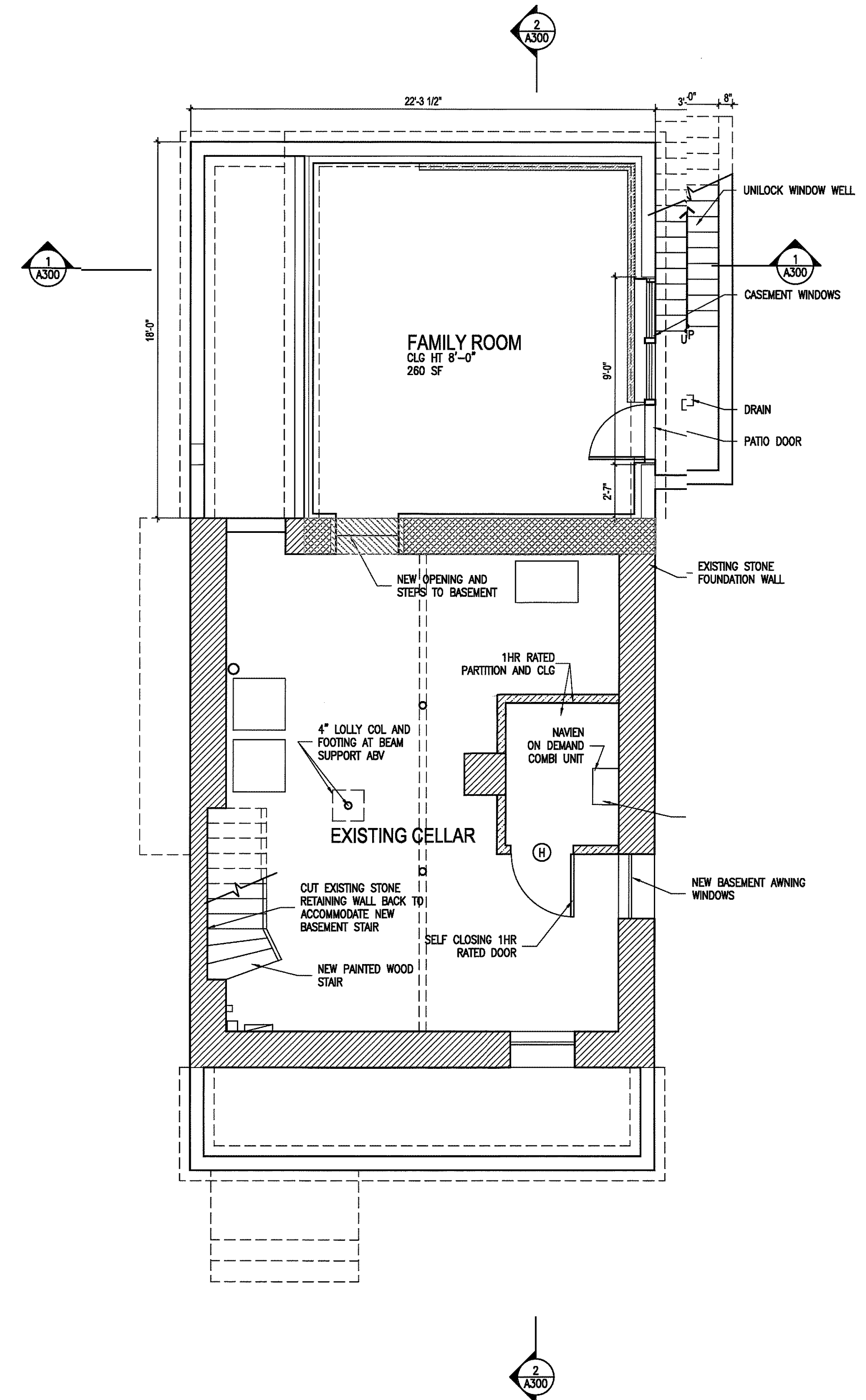
3. PROVIDE ENTIRE EXISTING ATTIC WITH R49 BATT INSULATION. REMOVE OLD INSULATION AS REQUIRED FOR COMPLETE INSTALLATION

4. PROVIDE R30 BATT INSULATION AT JOIST ABOVE CRAWL SPACE.

HEATING:

1. PROVIDE SLANTFIN BASEBOARD HYDRONIC RADIATOR THROUGHOUT. CONTRACTOR TO VERIFY BASEBOARD LENGTH AND BTUH CAPACITY BASED ON BOILER PERFORMANCE FOR ALL SPACES.

2. BASEBOARD LAYOUT ASSUMES APPROX 40 BTUH PER SQ FT, W/ APPROX 500 BTUH/LF BASEBOARD OUTPUT. CONTRACTOR TO VERIFY LENGTHS BASED ON ACTUAL HEAT LOAD AND BOILER PERFORMANCE.



1 BASEMENT PLAN
1/4" = 1'-0"



**Furrugia/Obregon
Alteration**
14 Devoe Street
Dobbs Ferry, NY

CONSTRUCTION DRAWINGS

date:
SEPTEMBER 29, 2020

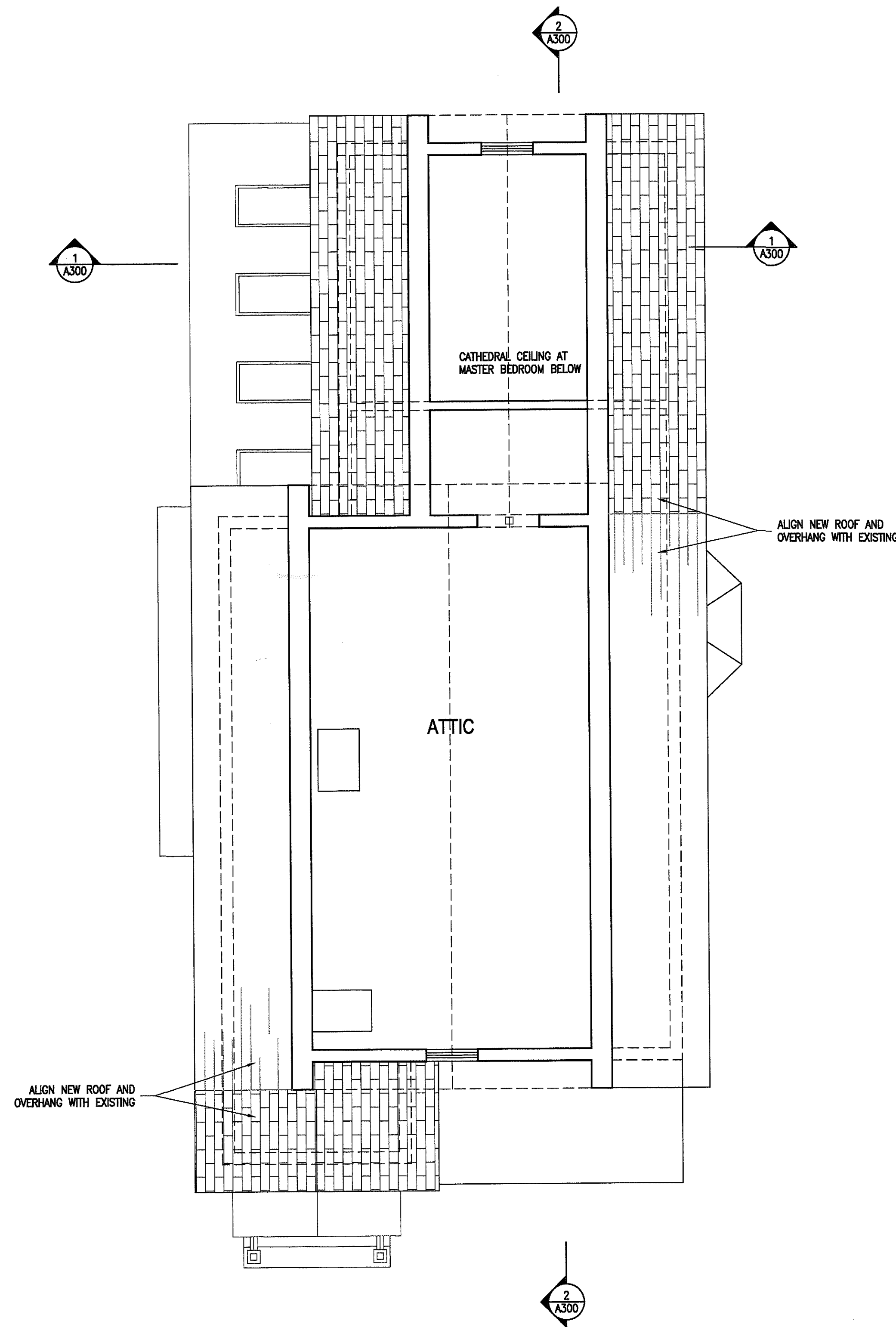
drawn by:

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

title:
**CONSTRUCTION
PLANS**

number:

A100



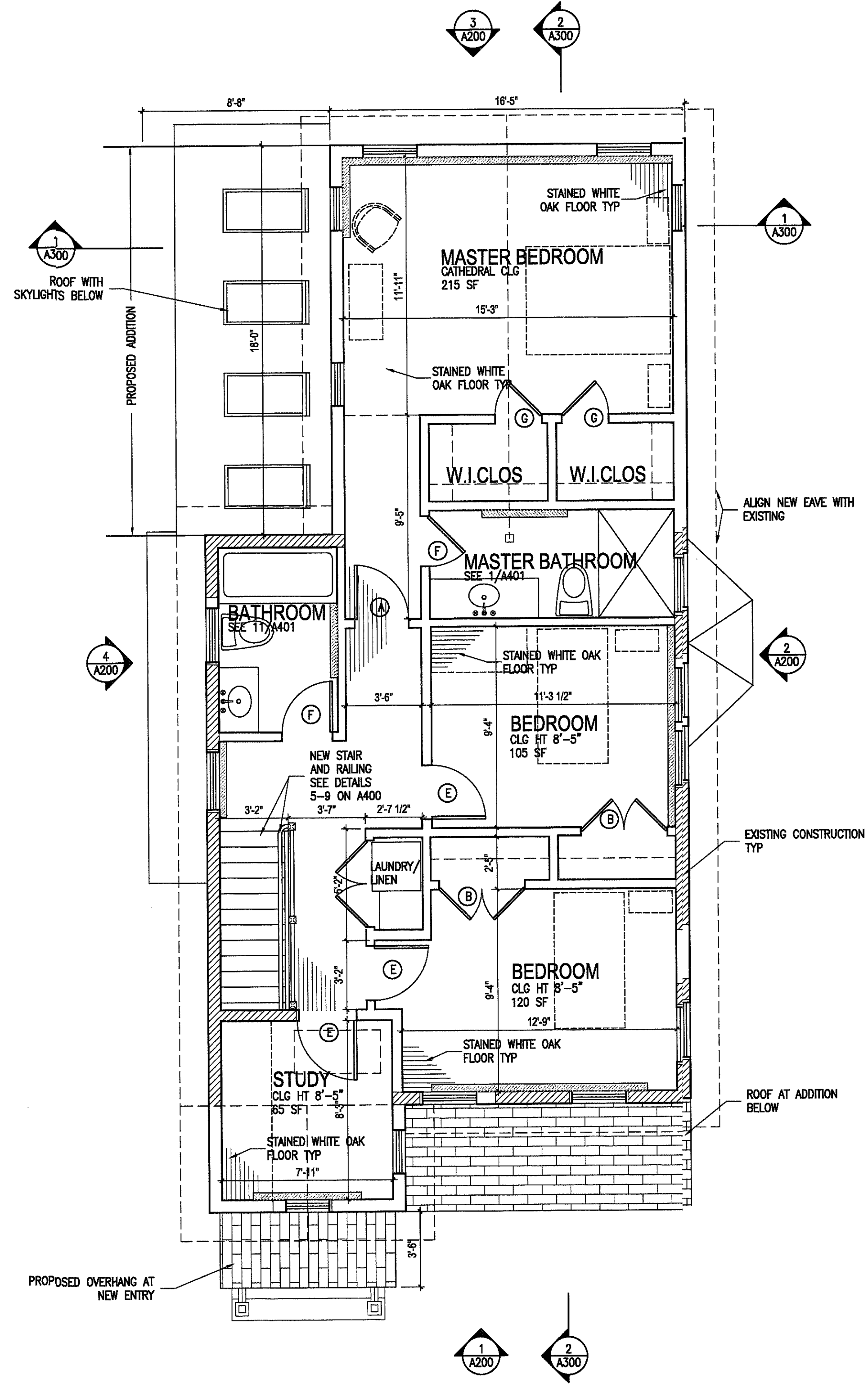
2 ATTIC FLOOR PLAN
1/4" = 1'-0"

LEGEND FOR CONSTRUCTION PLAN	
	EXISTING CONSTRUCTION TO REMAIN
	NEW CONSTRUCTION/PARTITIONS

FIRE PROTECTION	
ADDITION AND RENOVATION AREA EXCEEDS 50% OF EXISTING AREA. FIRESPRINKERS ARE TO BE PROVIDED THROUGHOUT.	

FIRE PROTECTION:	
1. ALL SPACES ARE TO BE FULLY SINKLERED IN COMPLIANCE WITH THE LATEST EDITION OF THE NFPA FOR SINGLE FAMILY HOMES.	
ROOM LIGHT AND VENTILATION:	
1. ALL HABITABLE ROOMS HAVE A GLAZING AREA IN EXCESS OF 8% WITH OPENINGS FOR FRESH AIR IN EXCESS OF 4% OF THE FLOOR AREA OF SUCH ROOMS IN COMPLIANCE WITH THE 2015 IRC.	
BEDROOM EGRESS:	
1. ALL BEDROOMS TO HAVE EGRESS WINDOWS AS DEFINED BY 2020 NYS RESIDENTIAL CODE AND 2020 IBC.	

INSULATION:	
1. PROVIDE R20 BATT INSULATION AT ALL NEW 2X6 EXTERIOR WALLS	
2. PROVIDE R49 BATT INSULATION AT ROOF FRAMING AT PROPOSED ADDITION	
3. PROVIDE ENTIRE EXISTING ATTIC WITH R49 BATT INSULATION. REMOVE OLD INSULATION AS REQUIRED FOR COMPLETE INSTALLATION	
4. PROVIDE R30 BATT INSULATION AT JOISTS ABOVE CRAWL SPACE.	



1 SECOND FLOOR PLAN
1/4" = 1'-0"



Furrugia/Oregon
Alteration
14 Devoe Street
Dobbs Ferry, NY

CONSTRUCTION DRAWINGS

date:
SEPTEMBER 29, 2020

drawn by:

scale:
3/4" = 1'-0"

title:

CONSTRUCTION
PLANS

number:

A101



Furrugia/Oregon
Alteration
14 Devoe Street
Dobbs Ferry, NY

CONSTRUCTION DRAWINGS

date:
SEPTEMBER 29, 2020

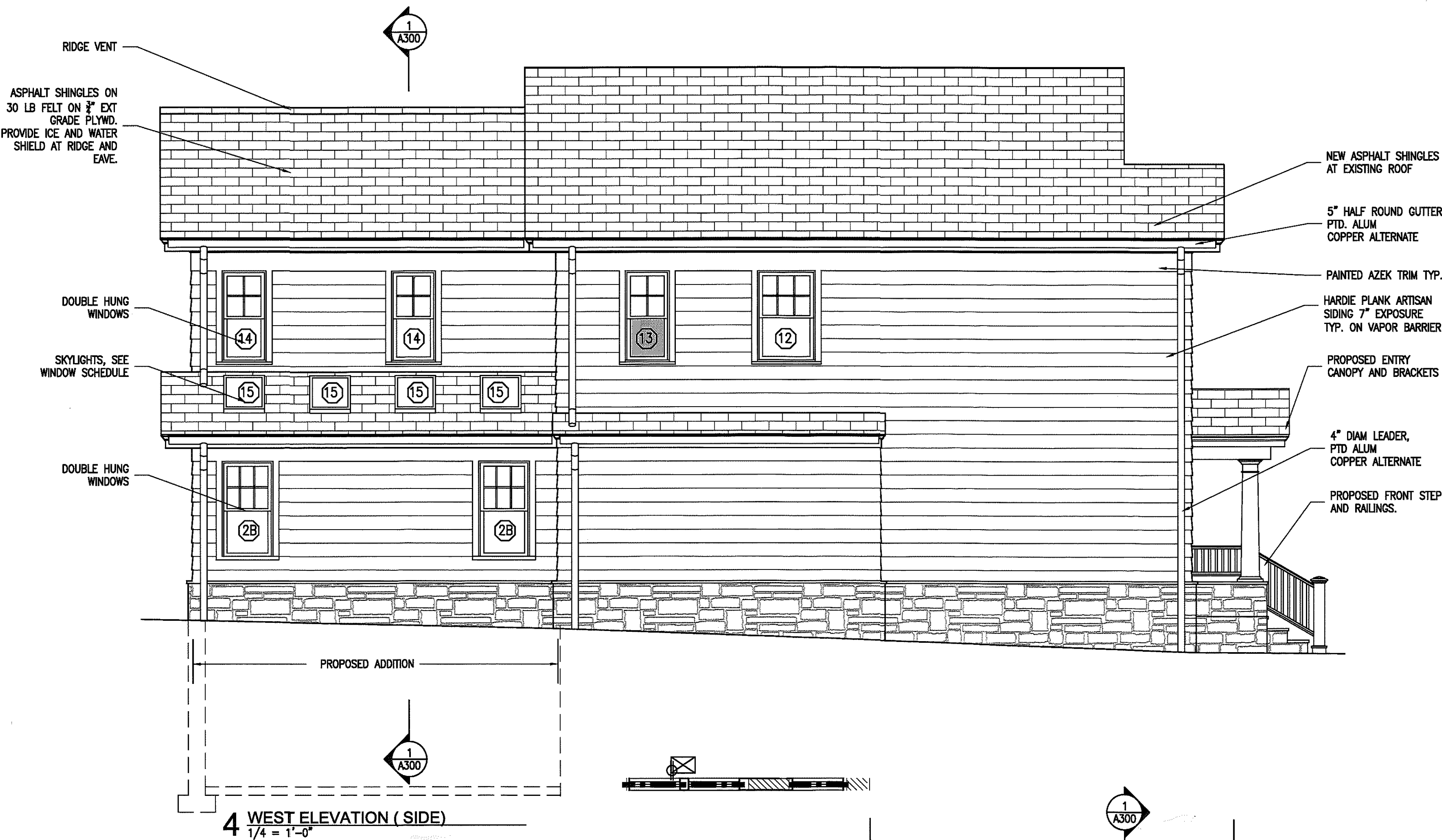
drawn by:

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

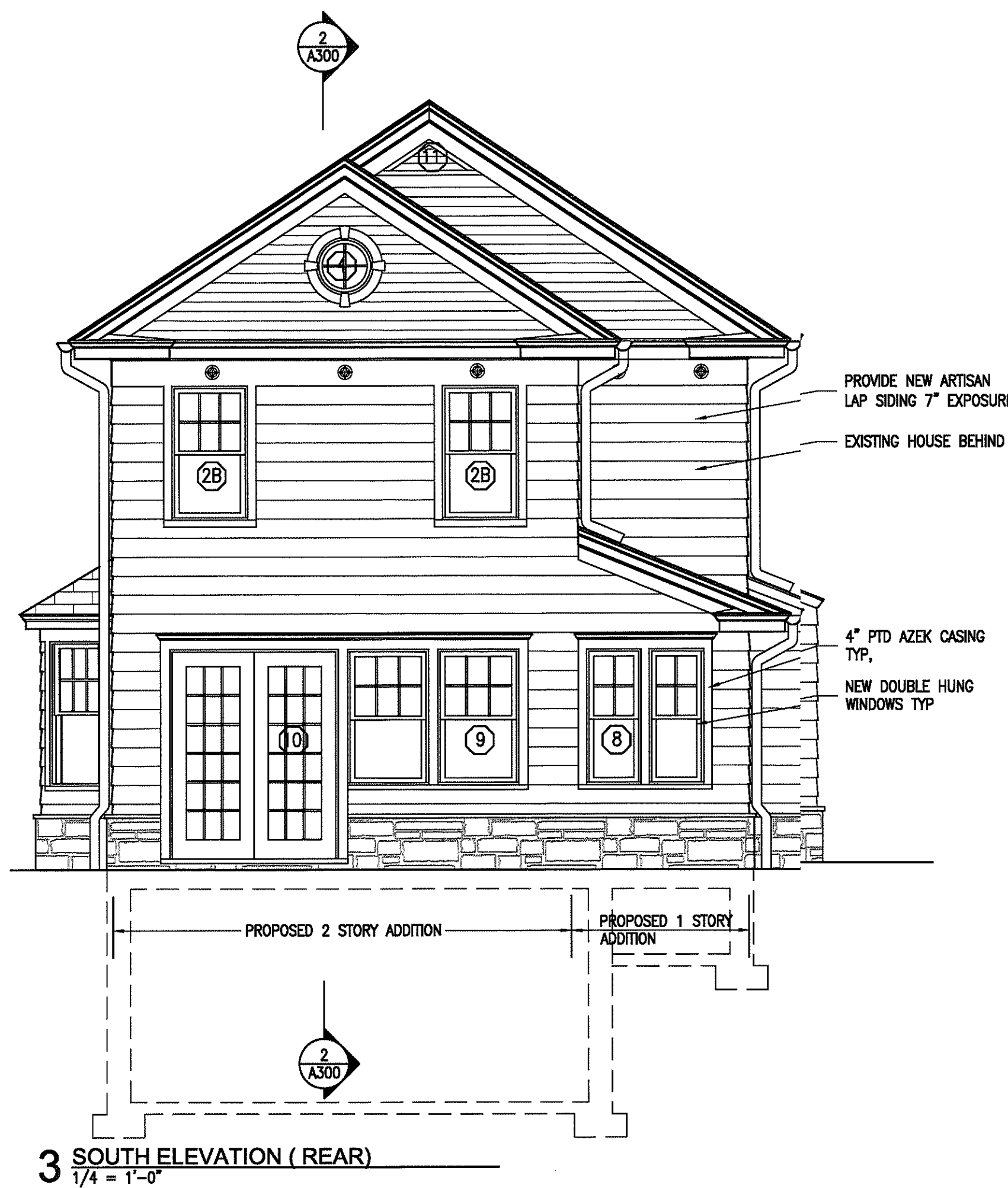
title:
PROPOSED
EXTERIOR
ELEVATIONS

number:

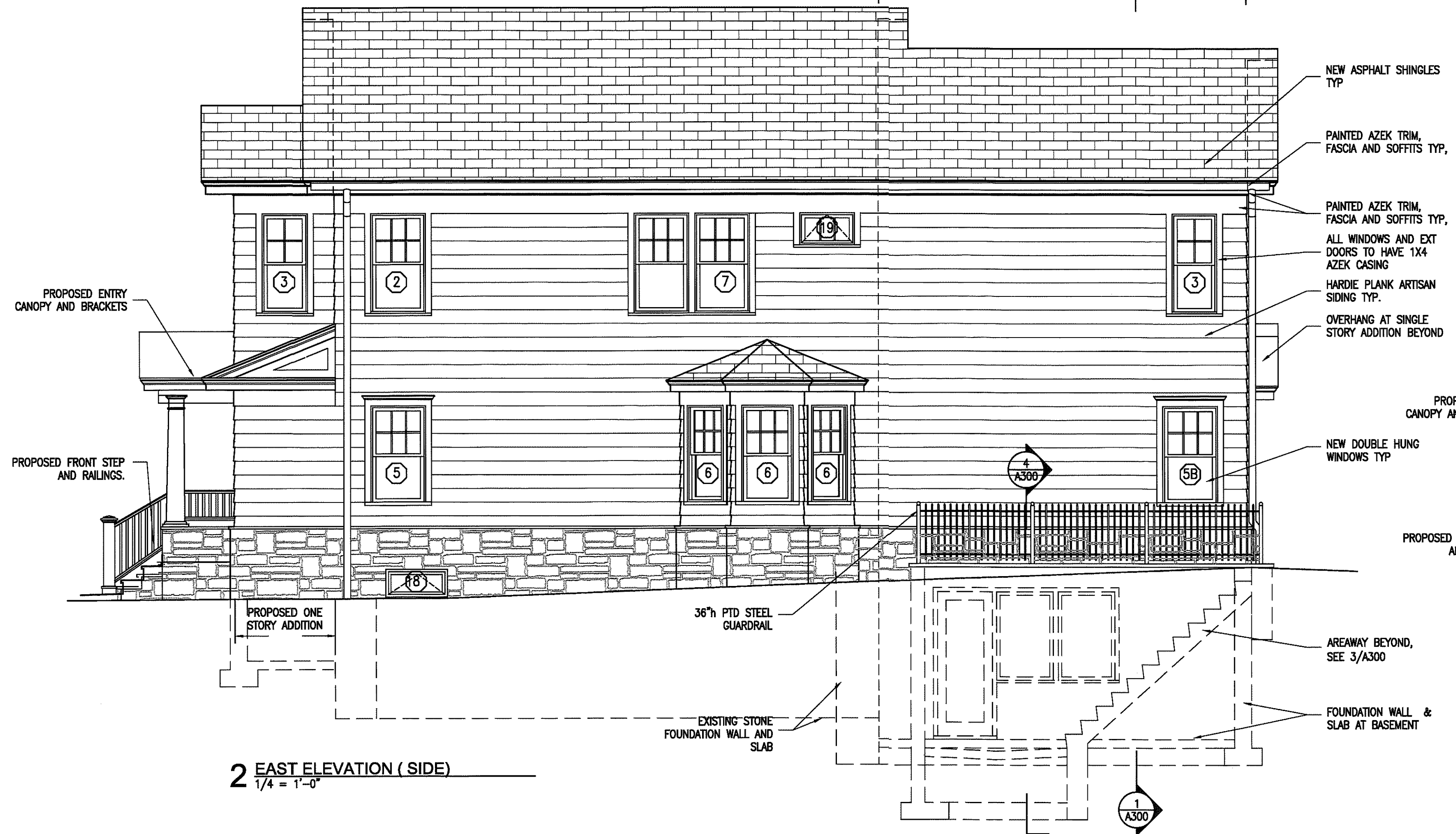
A200



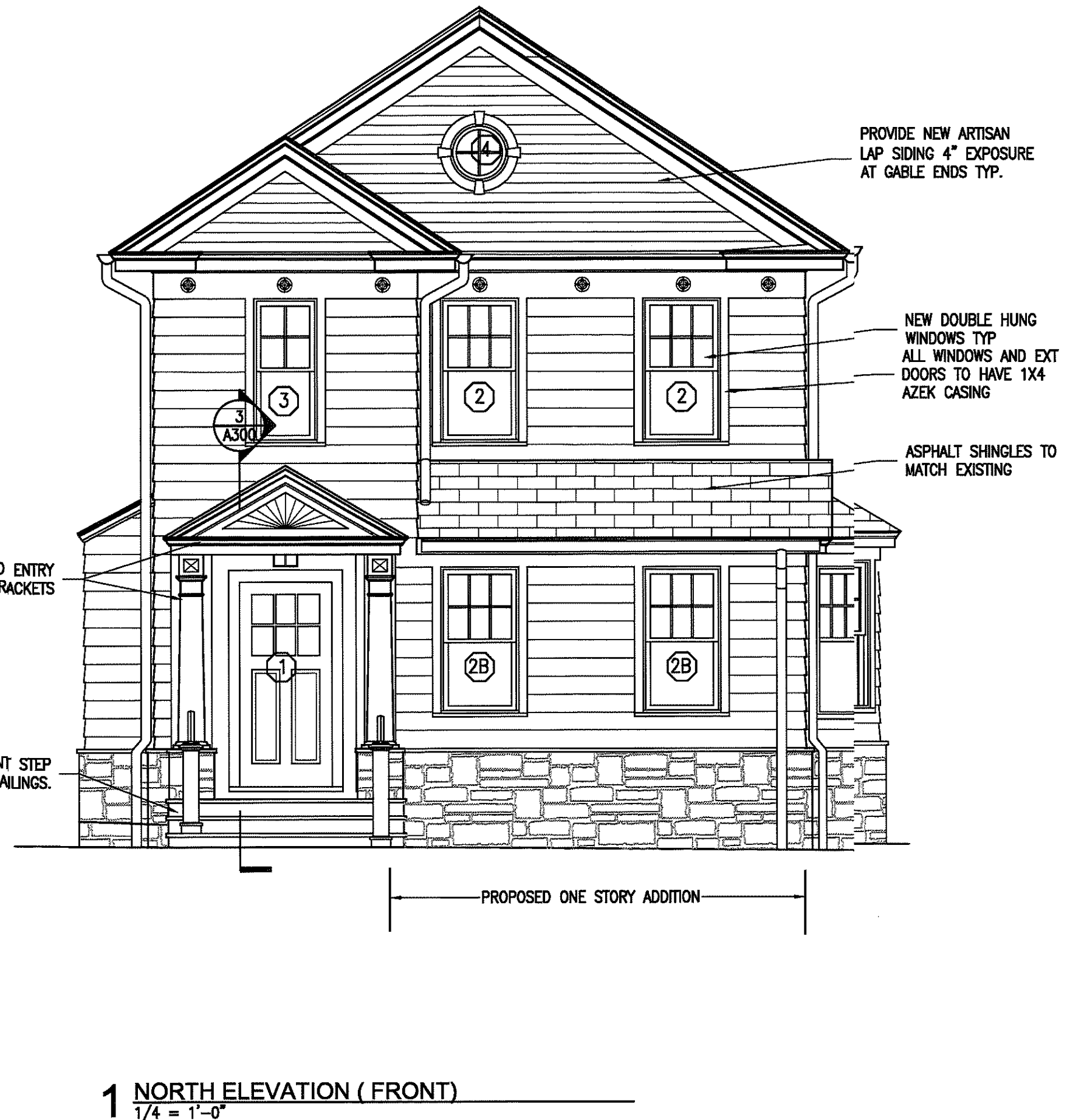
4 WEST ELEVATION (SIDE)
1/4" = 1'-0"



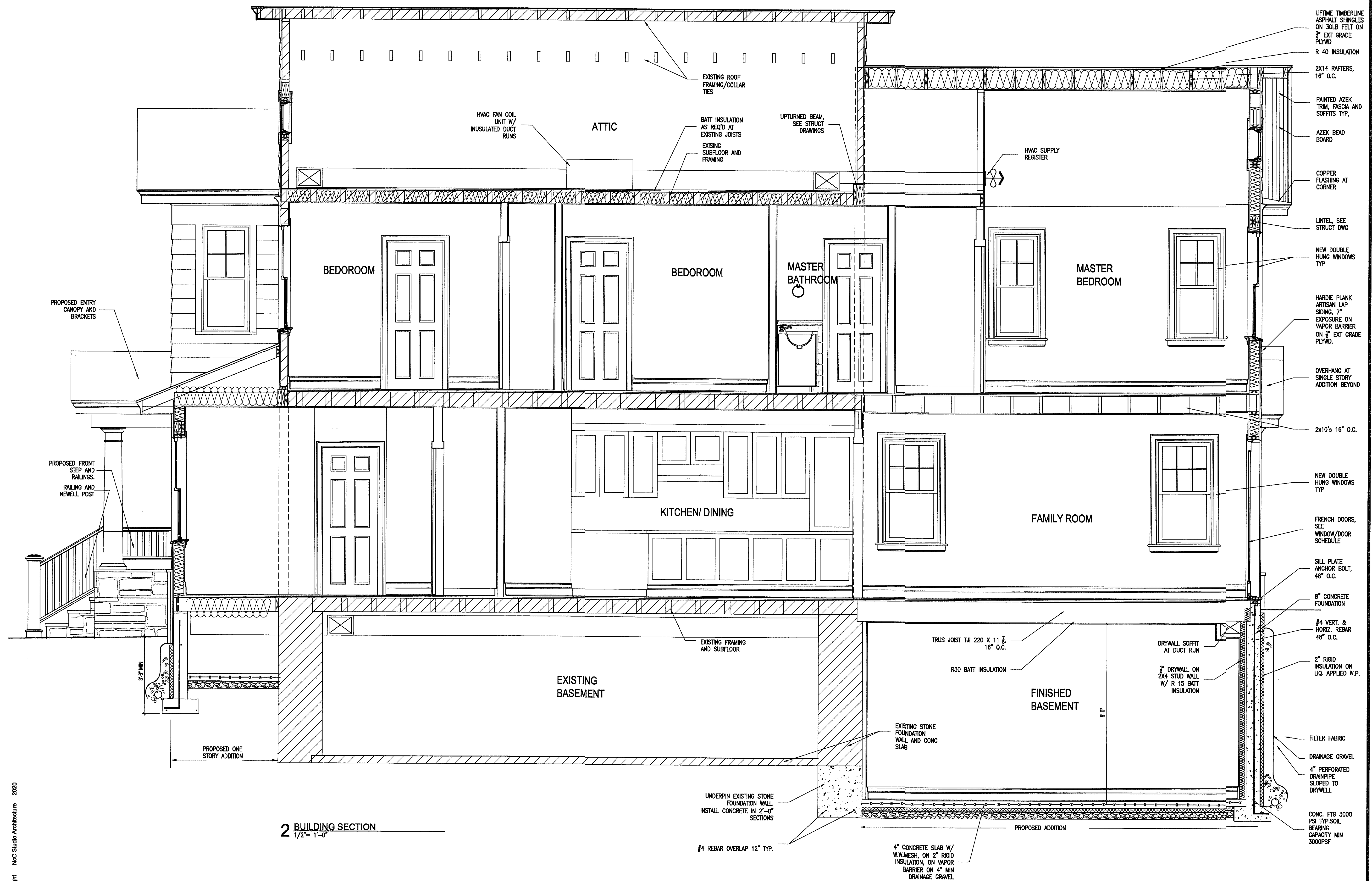
3 SOUTH ELEVATION (REAR)
1/4" = 1'-0"



2 EAST ELEVATION (SIDE)
1/4" = 1'-0"



1 NORTH ELEVATION (FRONT)
1/4" = 1'-0"



Furrugia/Oregon
Alteration
14 Devoe Street
Dobbs Ferry, NY

CONSTRUCTION DRAWINGS

date:
SEPTEMBER 29, 2020

drawn by:

scale:
1/2" = 1'-0"

title:
BUILDING SECTIONS

number:

A300



Furrugia/Obregon
Alteration
14 Devos Street
Dobbs Ferry, NY

CONSTRUCTION DRAWINGS

drawn by:
date:
SEPTEMBER 29, 2020

drawn by:

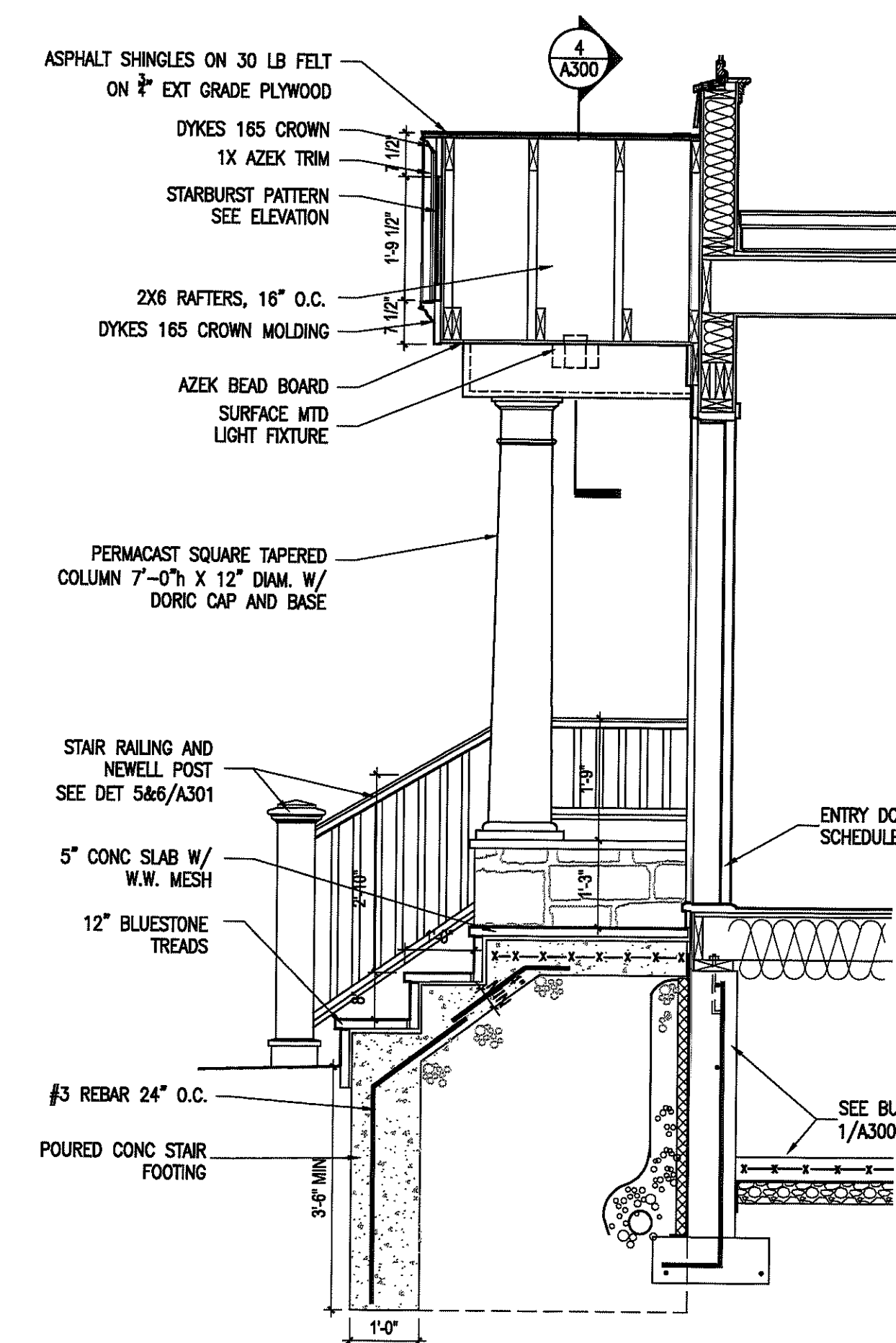
scale:
1/2" = 1'-0"

title:

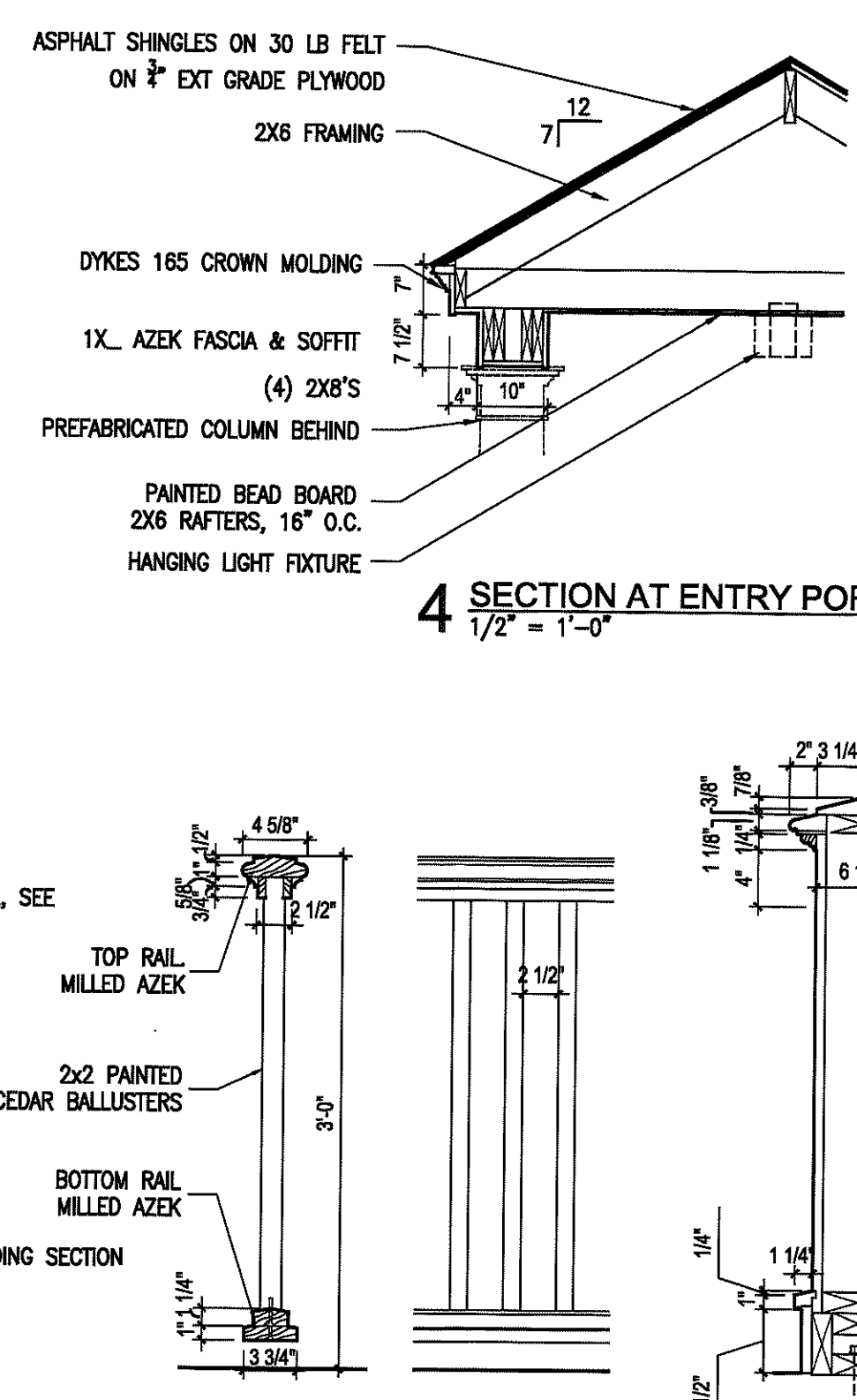
BUILDING
SECTIONS

number:

A301

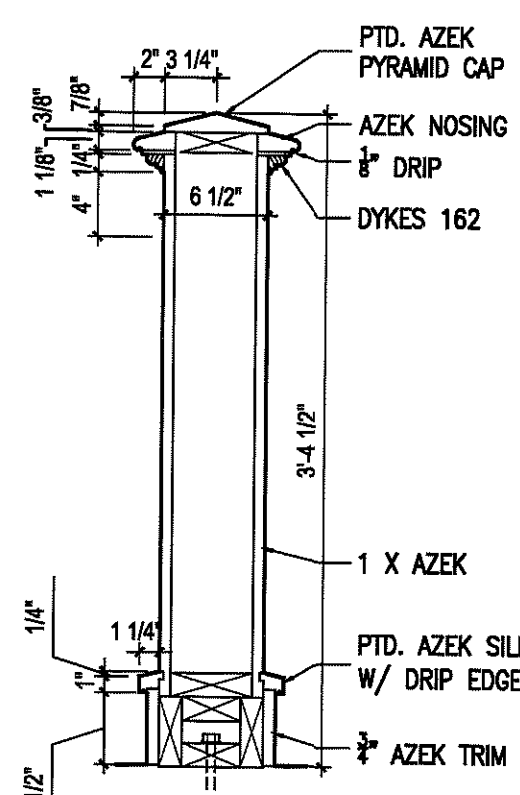


3 SECTION AT ENTRY PORTICO
1/2" = 1'-0"

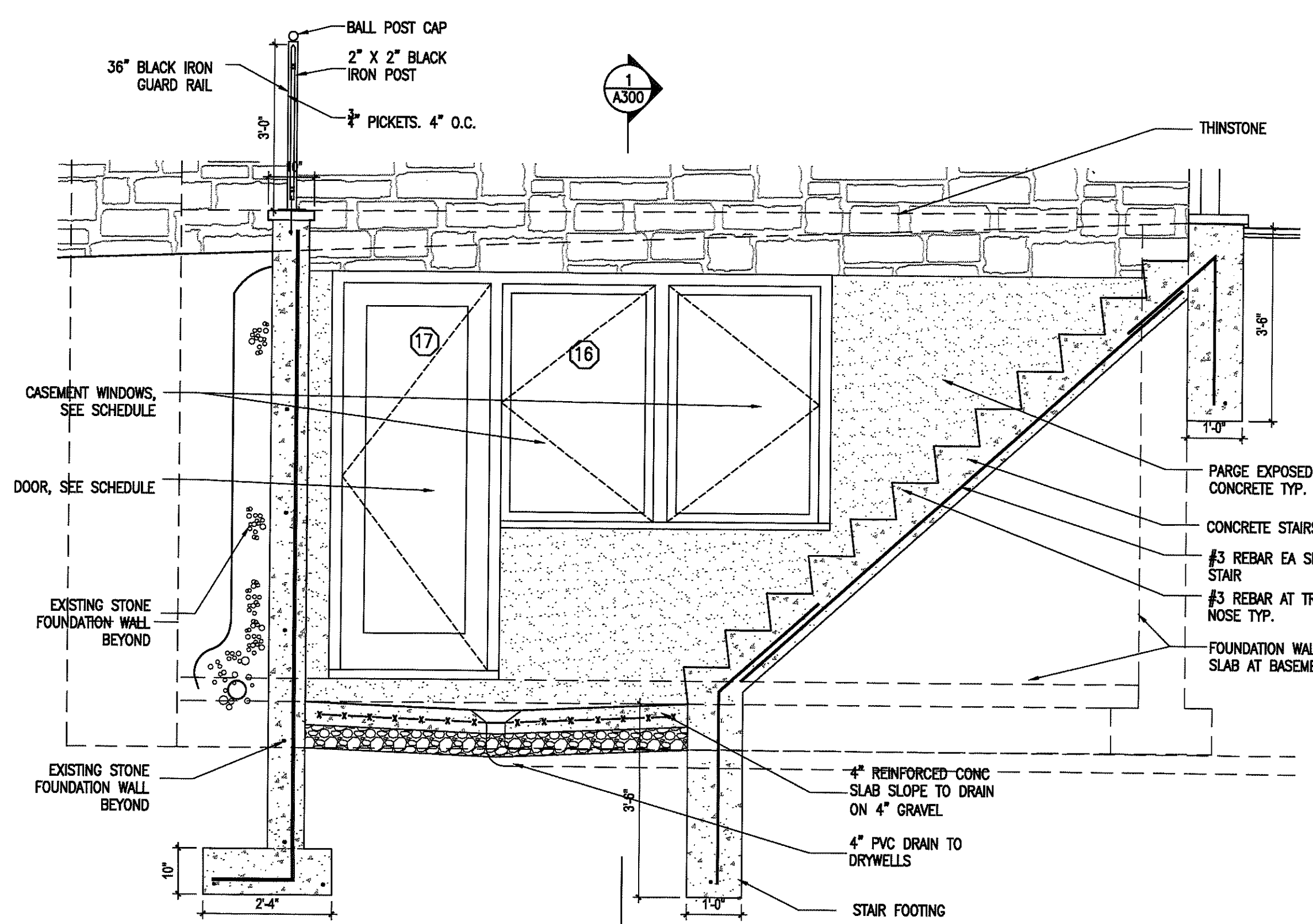


4 SECTION AT ENTRY PORTICO ROOF
1/2" = 1'-0"

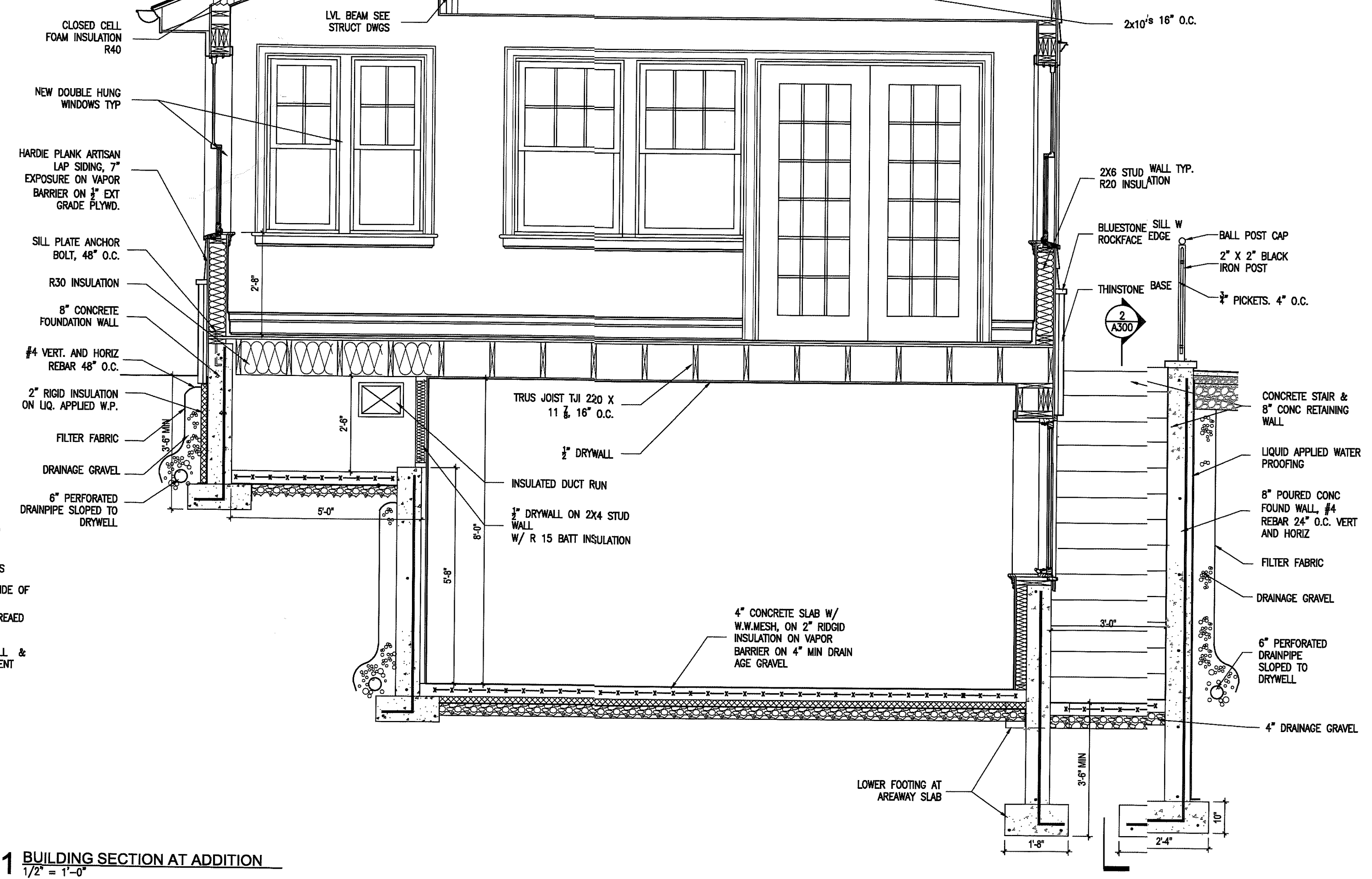
5 SECT & ELEV DET AT RAILING
1" = 1'-0"



6 SECT & DET AT POST
1" = 1'-0"



2 SECTION AT AREAWAY
1/2" = 1'-0"



1 BUILDING SECTION AT ADDITION
1/2" = 1'-0"