

REVISIONS		DWG. ISSUED	
REV.	BY:	DATE:	DESCRIPTION
02	SS	9-27-20	REVISE PER AHRB
02	SS	7-30-20	REVISE DECK REAR YARD SETBACK

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PROJECT NAME:
DURGADA RESIDENCE
PROPOSED ADDITION & ALTERATIONS

46 BROADWAY
DOBBS FERRY, NY

DWG TITLE:

si design
architecture · interiors · landscapes
3 PETERSVILLE ROAD
MOUNT KISCO, NY 10549
914.673.2209 SIDesign@sihq.com

ARCHITECT'S SEAL

DATE: PROJECT No. SCALE: CHECKED BY:

MDR1 ZONE - 7804 SF

REQUIREMENT	EXISTING	PROPOSED	COMMENTS
FRONT - 20'	20.9'	20.9'	COMPLIES
SIDE 10', 10'	40.5', 31.1'	21', 31.1'	COMPLIES
REAR - 25'	20.9'	20.9'	COMPLIES
HEIGHT - 30'	27'	27'	COMPLIES
BLDG COV 27%	14.4%	19.1%	COMPLIES
IMPERV COV 54%	19.8%	19.8%	COMPLIES
PARKING 2 PER UNIT	4	4	COMPLIES
LOT SIZE 5000	7804	7804	COMPLIES
LOT WIDTH 50'	117.3'	117.3'	COMPLIES
LOT DEPTH 100'	65.3'	65.3'	NON-COMFORMING

NOTE: NEW STRUCTURE DECKED OVER EXISTING REAR YARD SETBACK

SCOPE OF WORK
FINISH EXISTING BASEMENT (PART OF 1FL APARTMENT) NEW 2 LEVEL DECK (UNIT 1 & 2) REPLACE/ADD WINDOWS PAINT SIDING REPAIR WOOD FENCE REPAIR RETAINING WALL INSTALL BELGIAN BLOCK APRON AT DRIVEWAY INSTALL COLUMNS AND 2ND FLOOR BALCONY REMOVE 2FL WINDOW, INSTALL DOOR

FOR AHRB

PLOT PLAN

1/8"=1'-0"

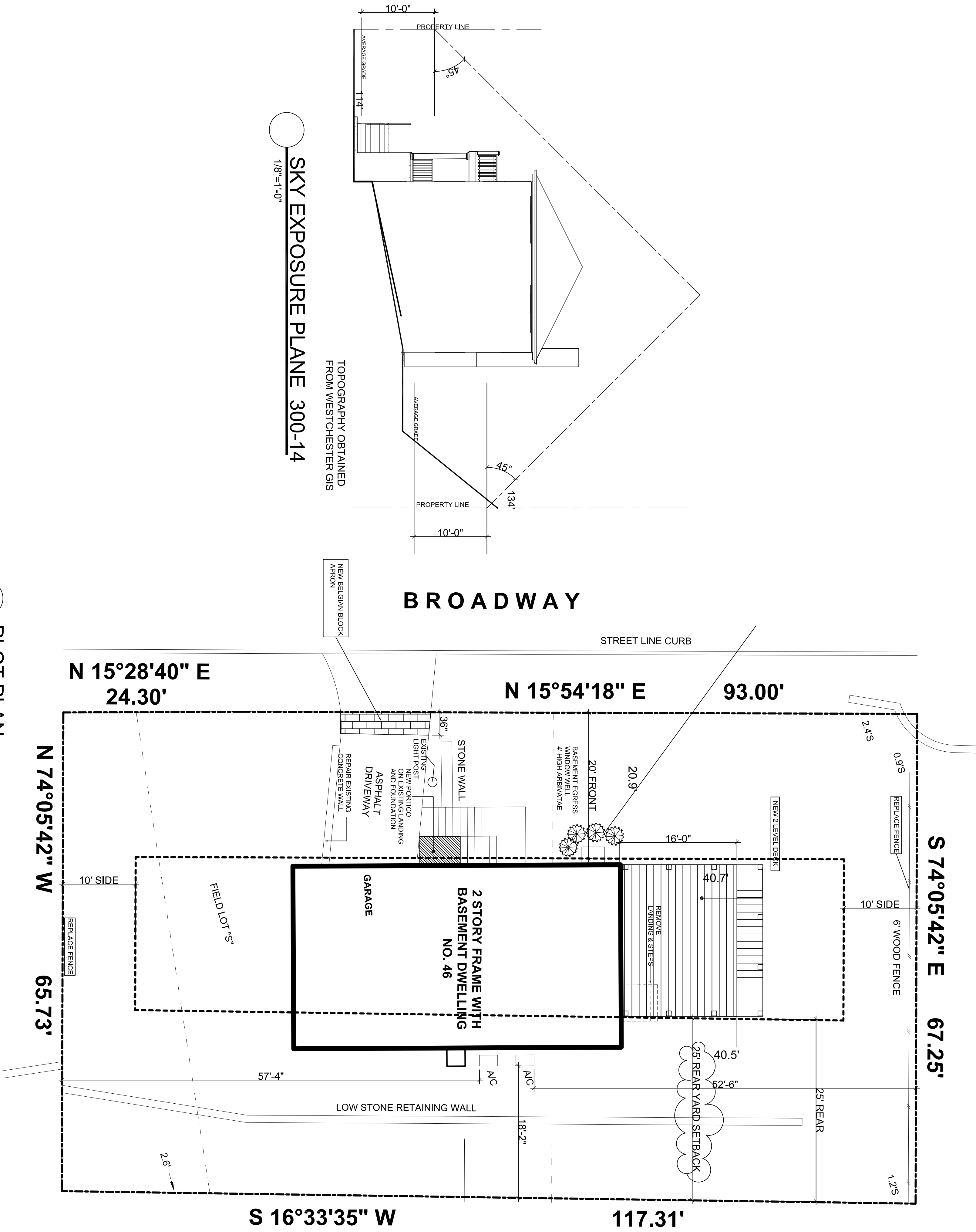
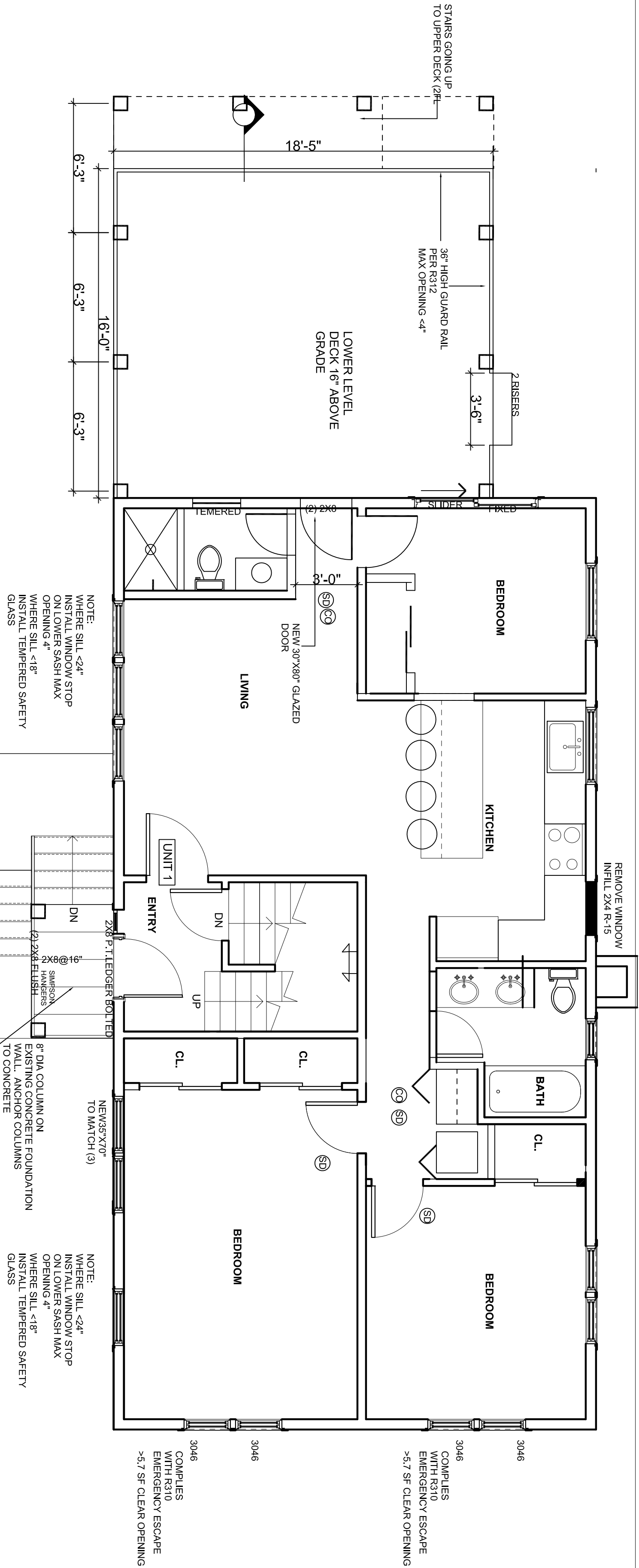


TABLE 402.1.2 IECC 2015

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	CEILING R-VALUE
4	0.35	0.55	49	20 or 13+5	8/13	19	10/13	10/2FT 10/13

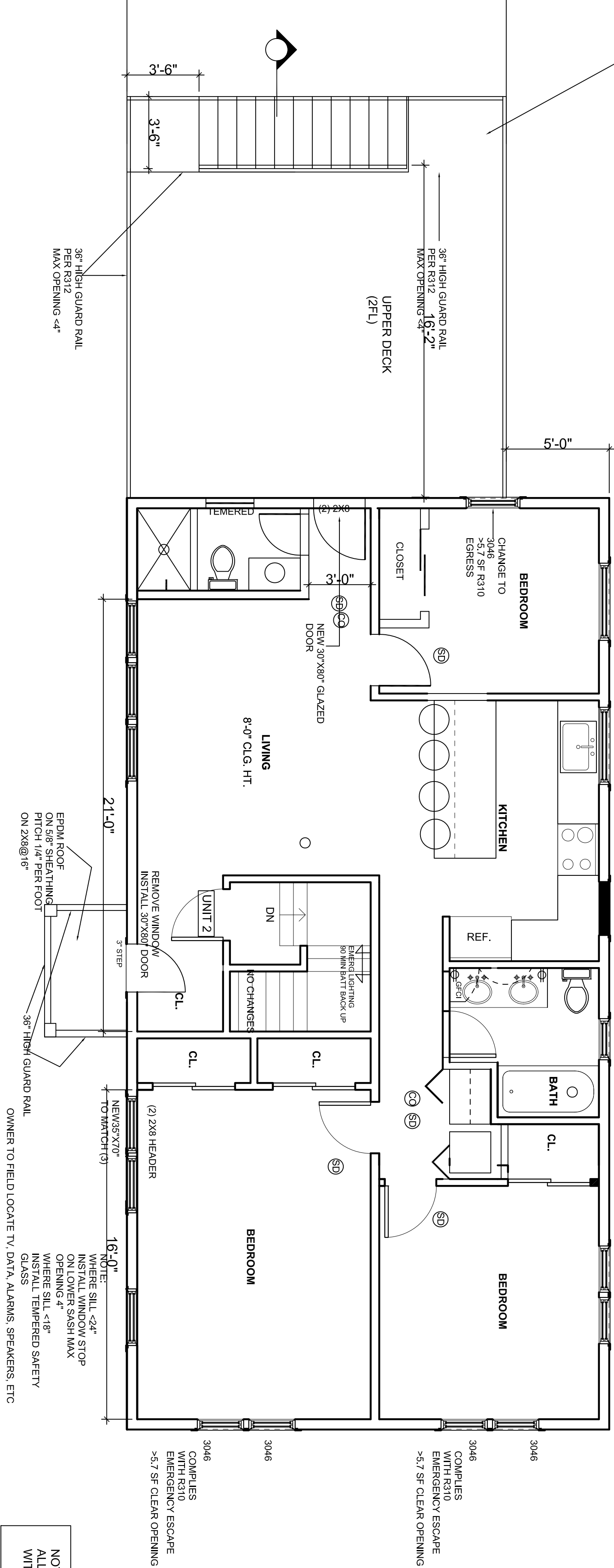
IRC-2015 as modified by 2017 NY STATE UNIFORM CODE SUPPLEMENT
DOBBS FERRY CLIMATIC & GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN	SEISMIC DESIGN	SUBJECT TO DAMAGE FROM	WINTER DESIGN	ICE BARRIER	FLOOD HAZARDS	AIR INDEX	MEAN
20PSF	Speed 115 mph, d effects k	Special wind region I, design winds m	Weathering a Frost line b, depth b	Temp e	REQUIRED h	See Below	1500	52deg F



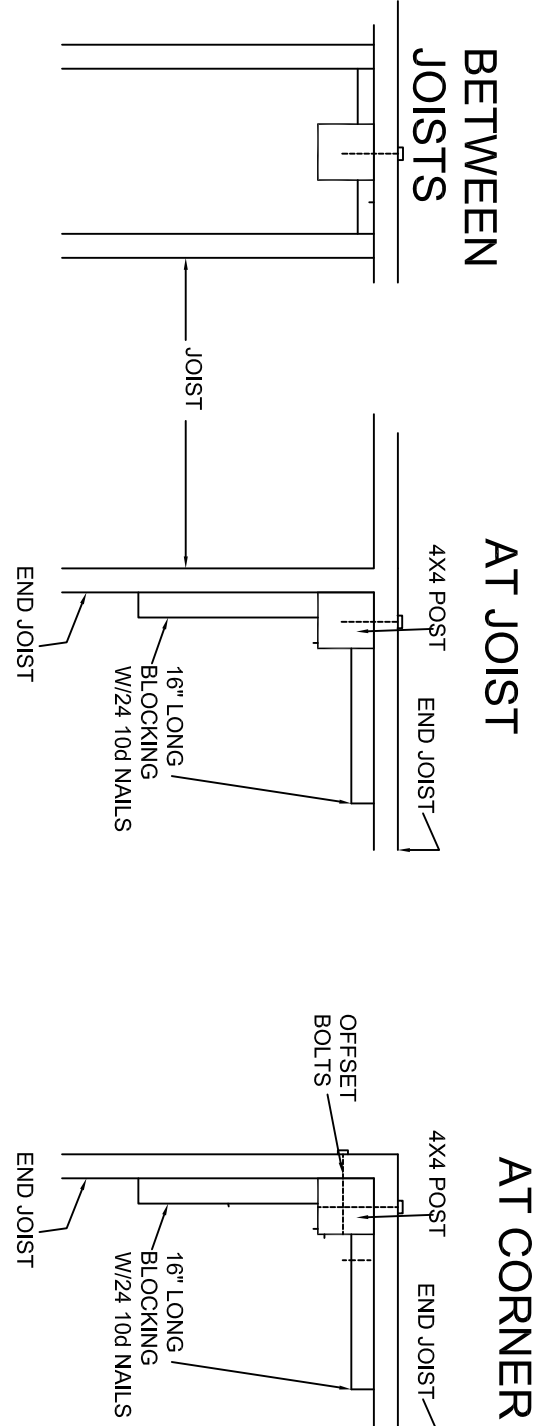
FIRST FLOOR CONSTRUCTION PLAN

1/4" = 1'-0"



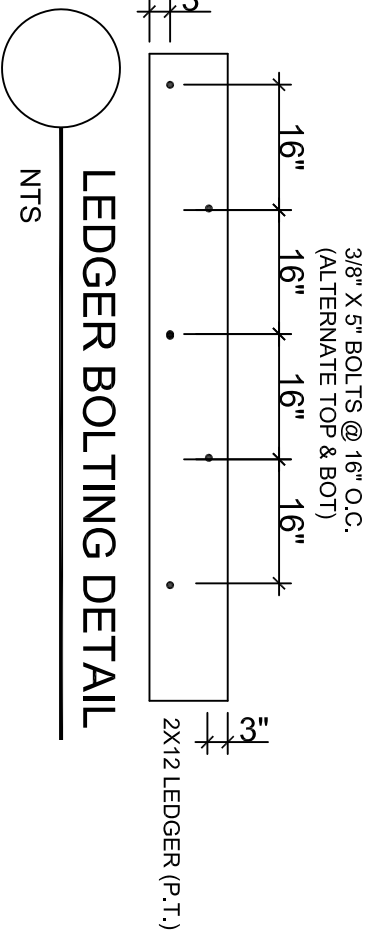
SECOND FLOOR CONSTRUCTION PLAN

1/4" = 1'-0"



4X4 GUARD POST CONNECTIONS

N.T.S.



LEDGER BOLTING DETAIL

N.T.S.

NOTE:
ALL LIGHTING SHALL COMPLY
WITH SECTION 300-4.1.4

FOR
AHRB

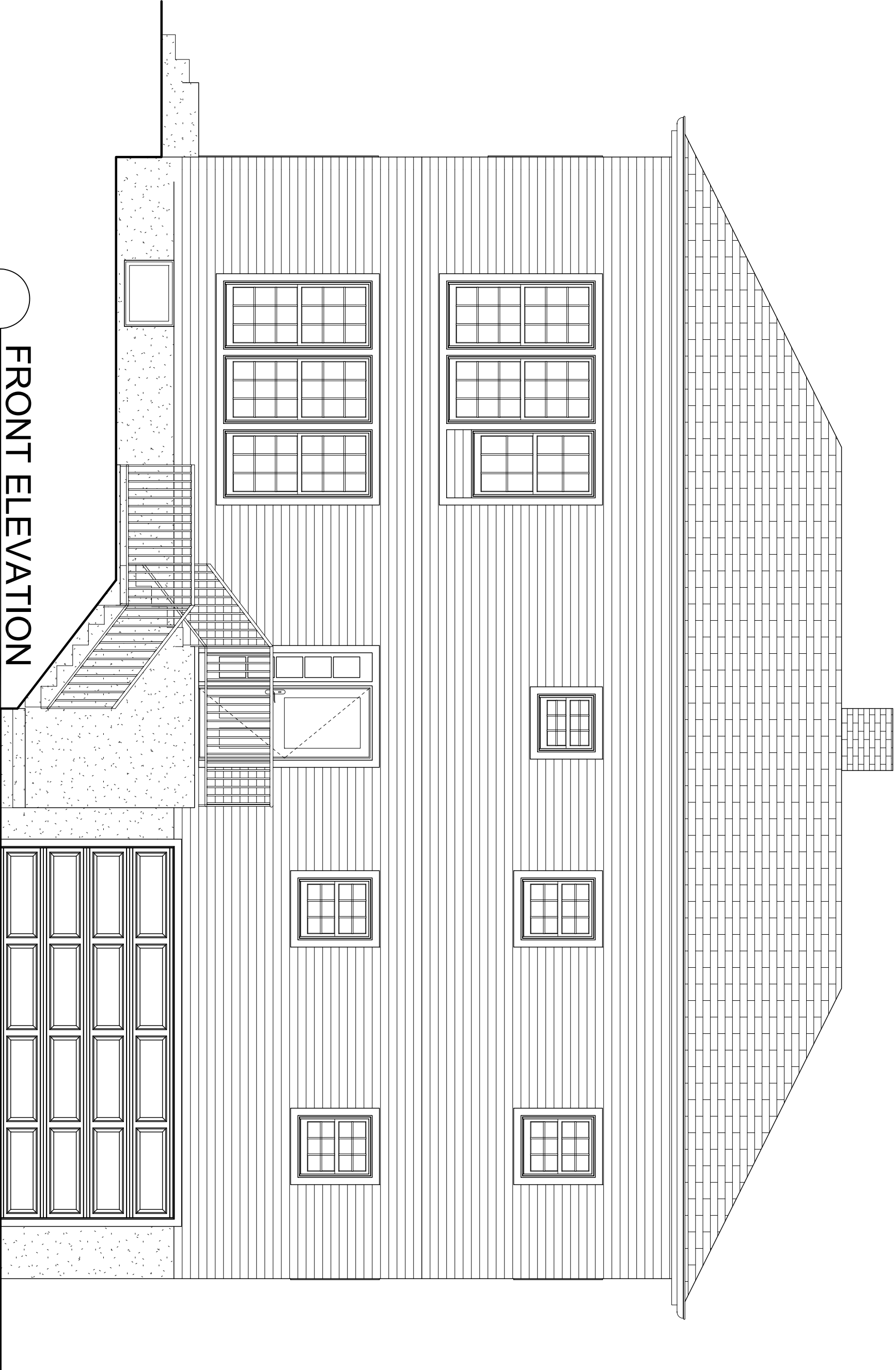
PROJECT NAME: DURGADA RESIDENCE PROPOSED INTERIOR ALTERATIONS		PROJECT NO. A-401.00	
46 BROADWAY DOBBS FERRY, NY		4 OF 5	
DWG TITLE:			
DRAWING BY: PROJECT NO. SCALE DATE		REV. BY: DATE: DESCRIPTION	
ARCHITECTS SEAL		DWG. ISSUED	
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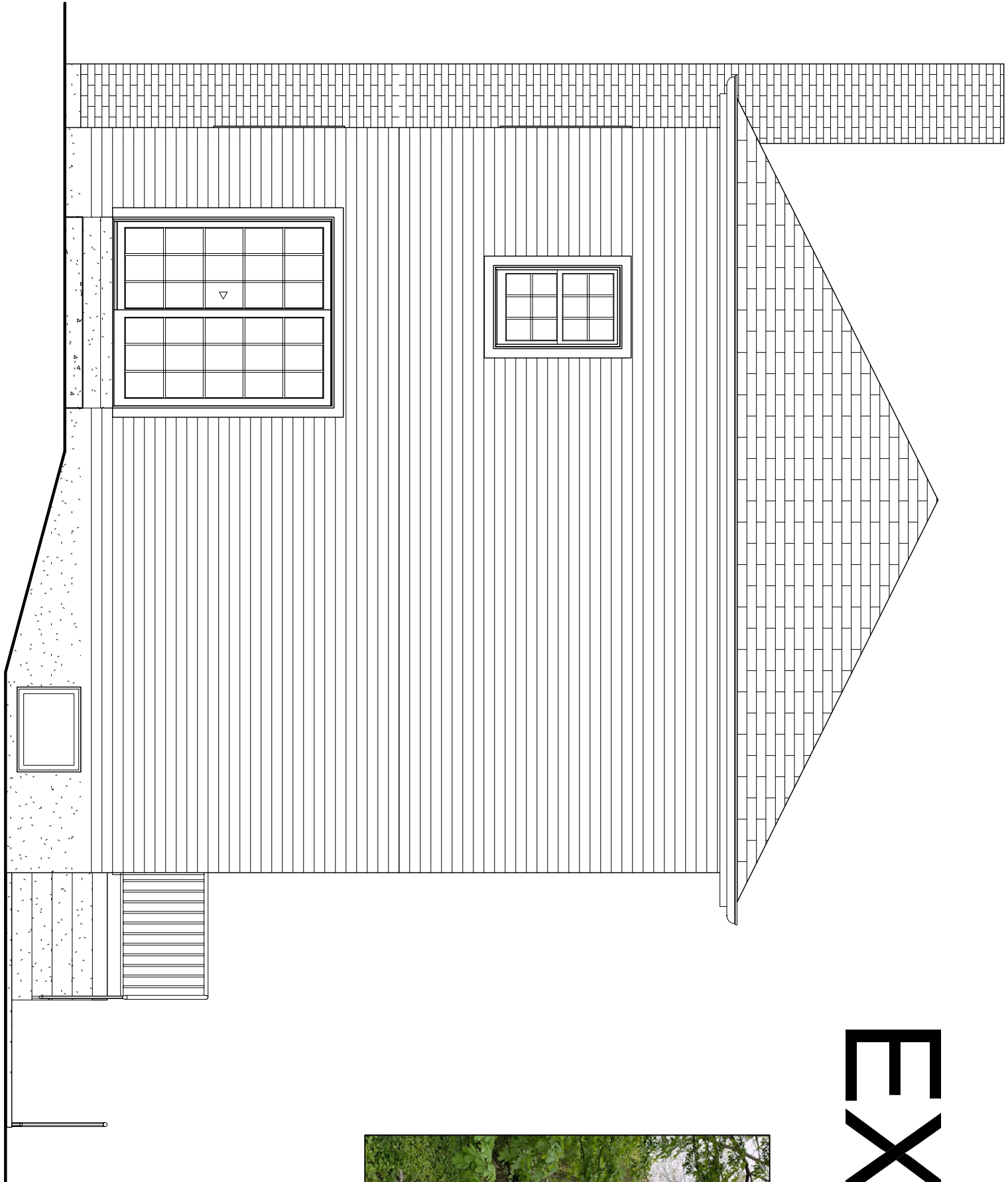
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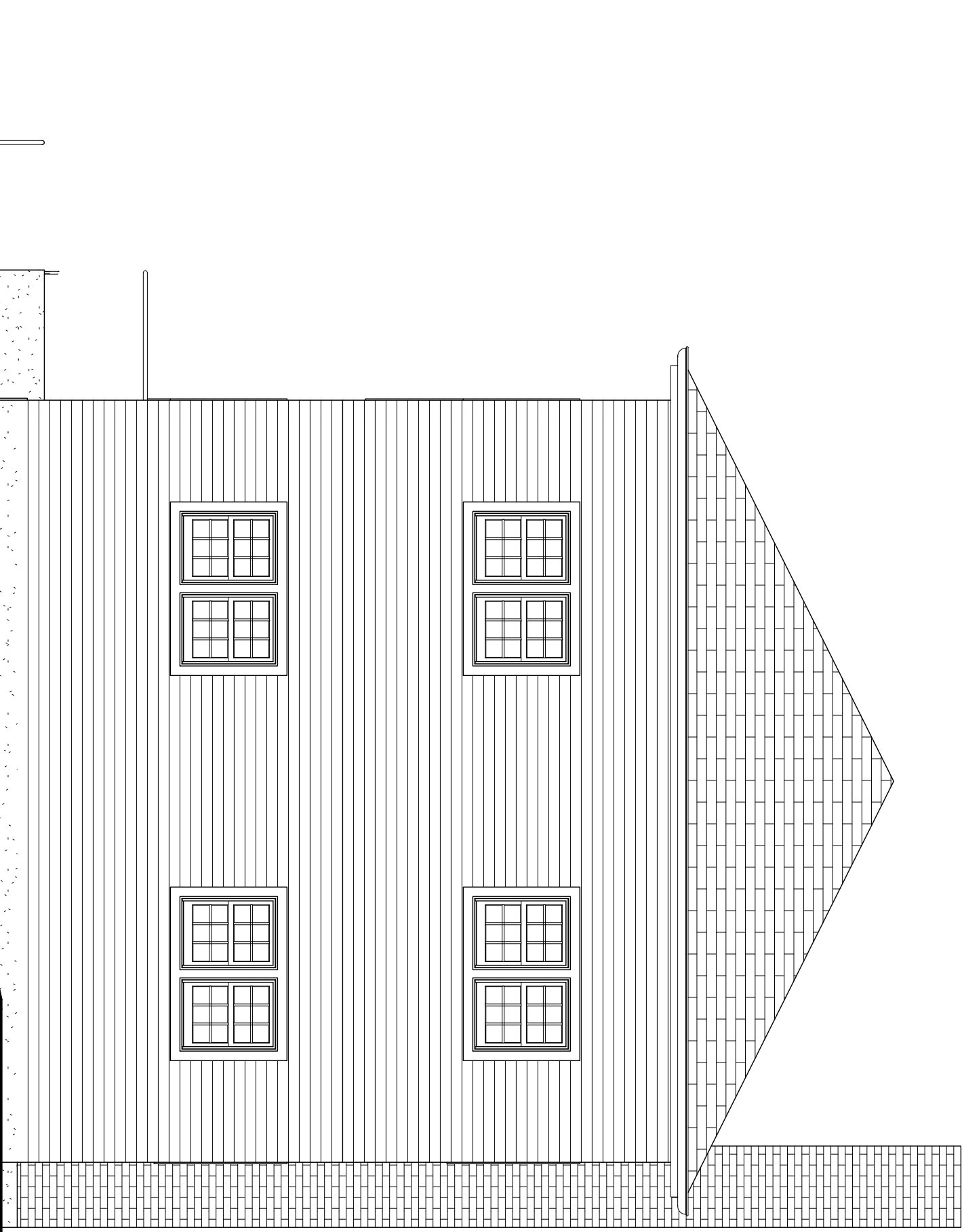
EXISTING



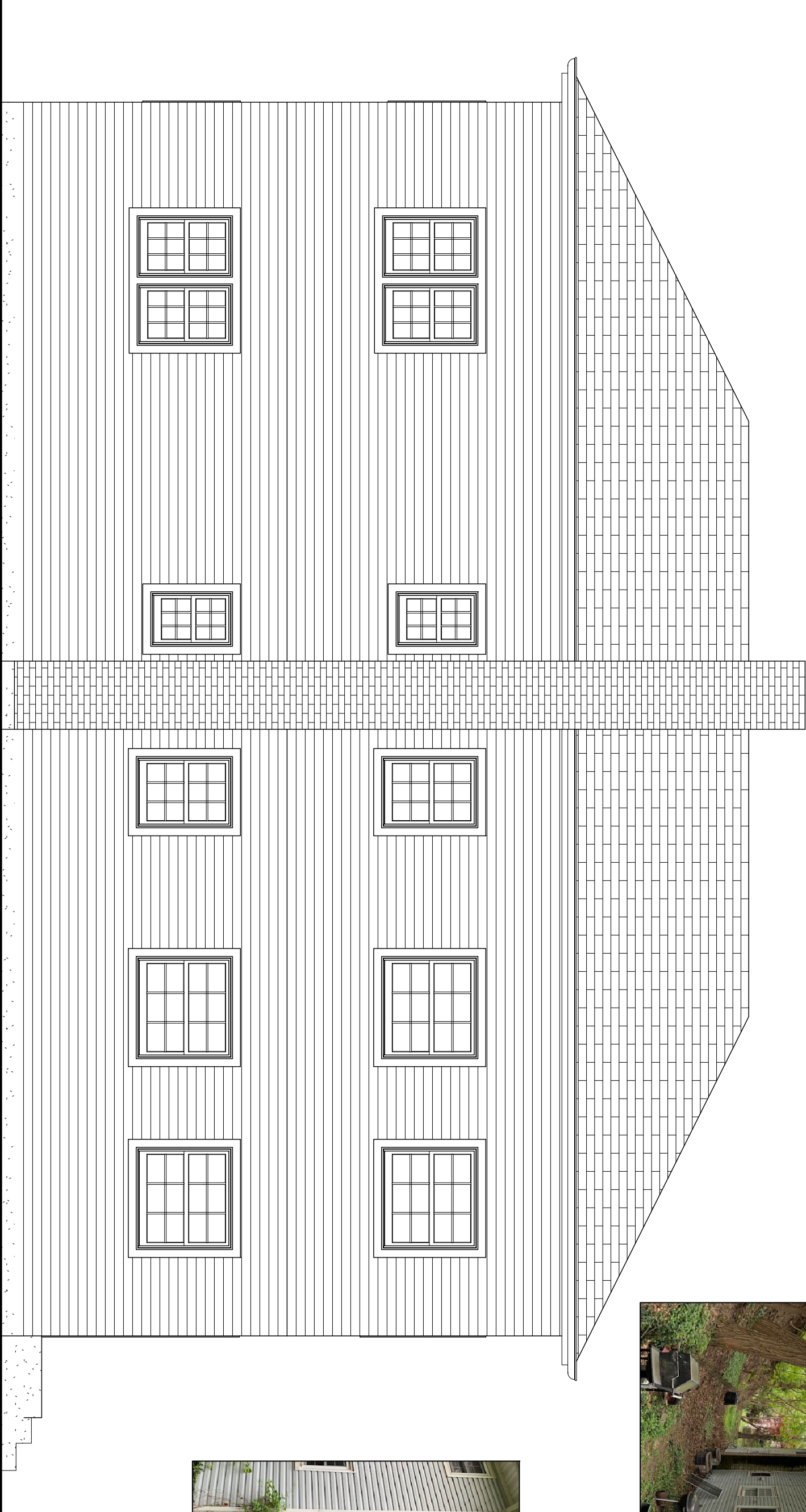
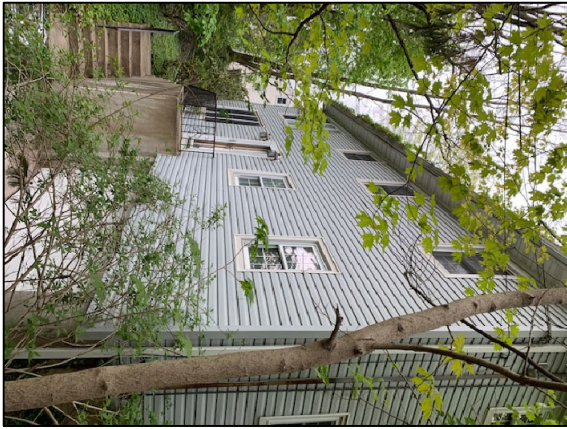
FRONT ELEVATION
1/4"=1'-0"



LEFT ELEVATION
1/4"=1'-0"



RIGHT ELEVATION
1/4"=1'-0"

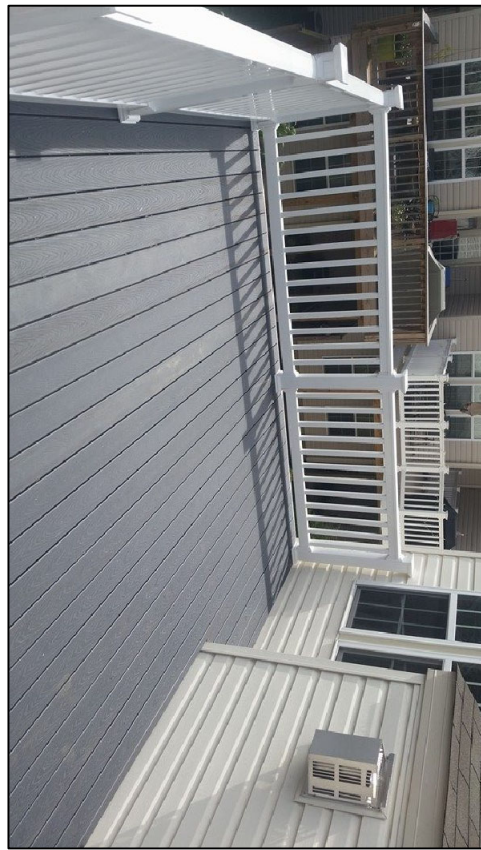


REAR ELEVATION
1/4"=1'-0"



FOR
AHRB

PROJECT NAME: DURGADA RESIDENCE PROPOSED ADDITION & ALTERATIONS 46 BROADWAY DOBBS FERRY, NY DWG TITLE:				DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE AND SHALL REMAIN THE PROPERTY OF SI DESIGN, REGISTERED ARCHITECT ANY REPRODUCTION OR USE, IN WHOLE OR IN PART, WITHOUT THE WRITTEN AUTHORIZATION OF SI DESIGN, IS PROHIBITED. THIS DOCUMENT IS INTENDED SOLELY FOR THE CONSTRUCTION OF THE PROJECT NAMED HEREIN AND SHALL NOT BE USED BY ANY OTHER PARTIES FOR ANY OTHER CONSTRUCTION WITHOUT THE WRITTEN CONSENT OF SI DESIGN.				02				SS				9-27-20				REVISE PER AHRB																											
ARCHITECT'S SEAL				DATE:				PROJECT No.				SCALE:				CHECKED BY:				DRAWN BY:				PROJECT NAME: architecte -interiors -landscapes 3 PETERSVILLE ROAD MOUNT KISCO, NY 10549 914.679.2209 siobeghn@si1000.com				PROJECT NAME: DURGADA RESIDENCE PROPOSED ADDITION & ALTERATIONS 46 BROADWAY DOBBS FERRY, NY				DWG TITLE:				DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE AND SHALL REMAIN THE PROPERTY OF SI DESIGN, REGISTERED ARCHITECT ANY REPRODUCTION OR USE, IN WHOLE OR IN PART, WITHOUT THE WRITTEN AUTHORIZATION OF SI DESIGN, IS PROHIBITED. THIS DOCUMENT IS INTENDED SOLELY FOR THE CONSTRUCTION OF THE PROJECT NAMED HEREIN AND SHALL NOT BE USED BY ANY OTHER PARTIES FOR ANY OTHER CONSTRUCTION WITHOUT THE WRITTEN CONSENT OF SI DESIGN.				02 SS 9-27-20 REVISE PER AHRB				A-301.00			
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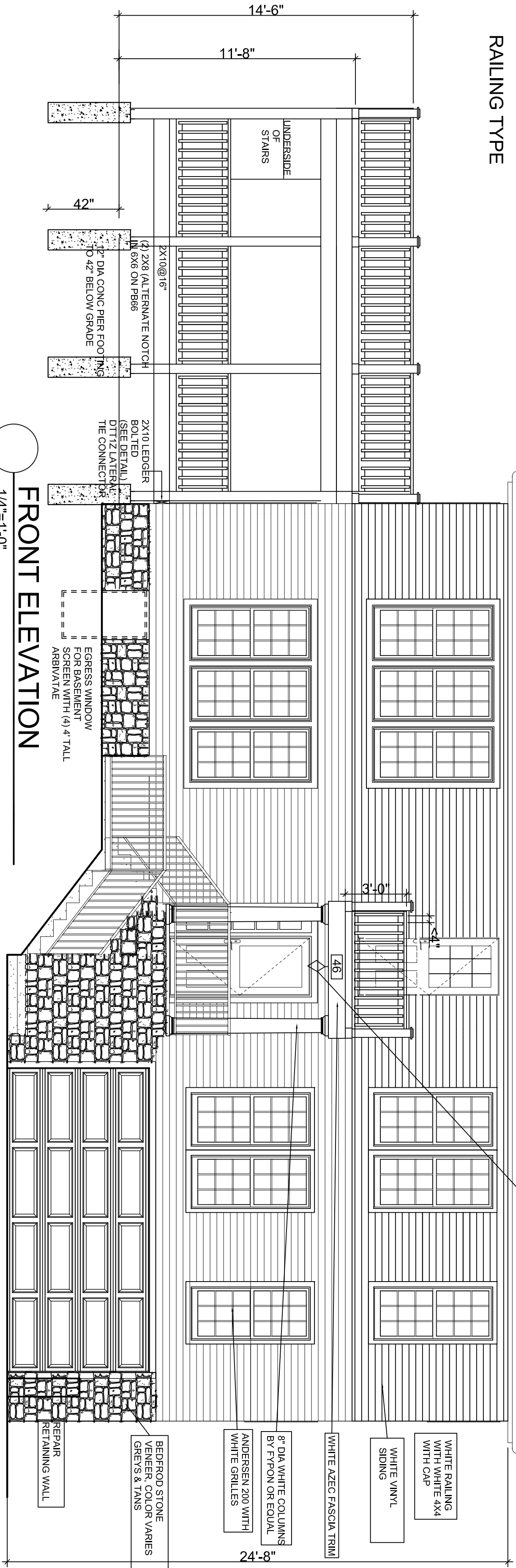


REPLACE ROOF SHINGLES
WITH "GAF" ROYAL Sovereign
CHARCOAL. 3 YR ARCHITECTURAL
LIFETIME WARRANTY

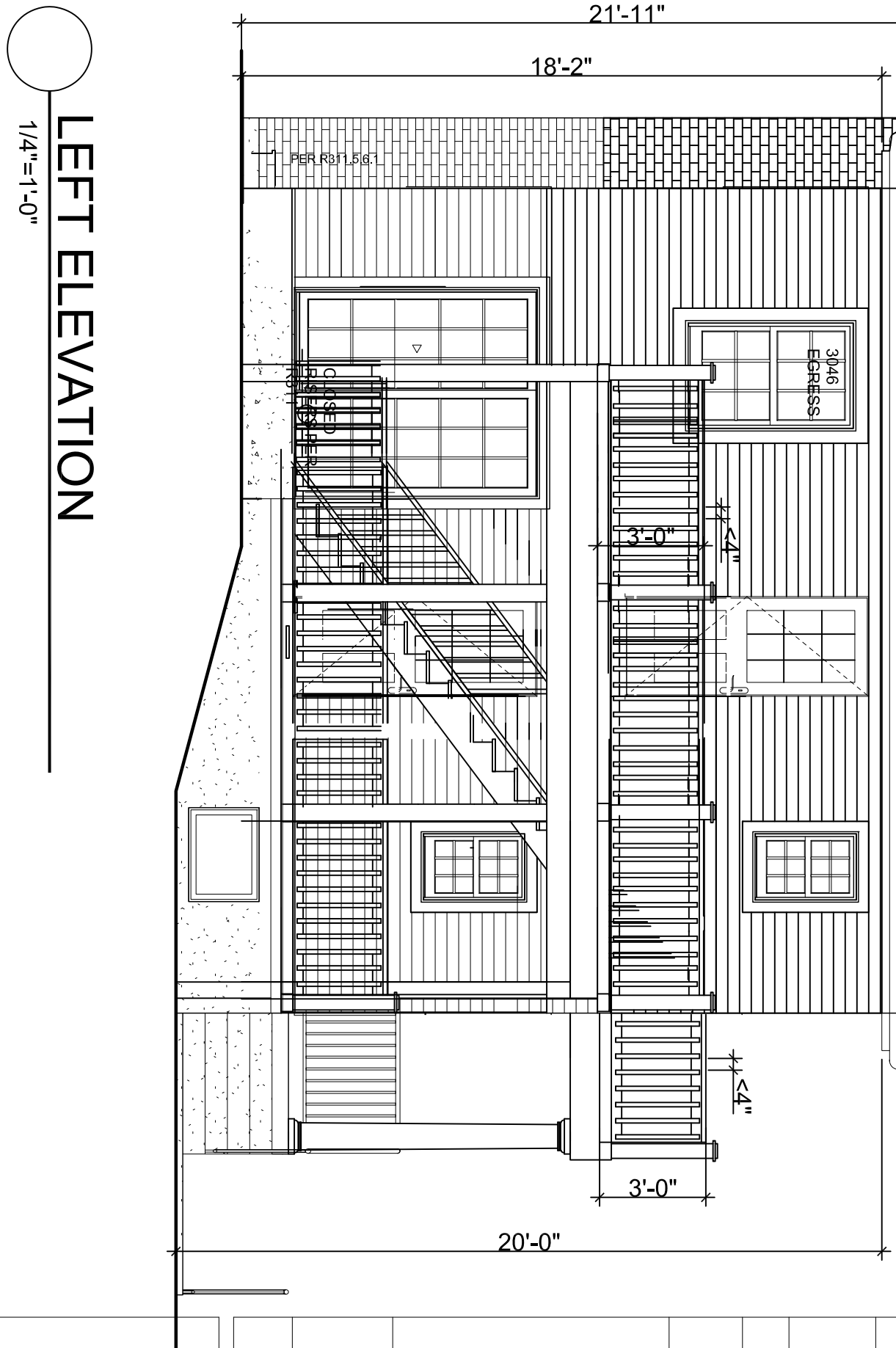


PROPOSED

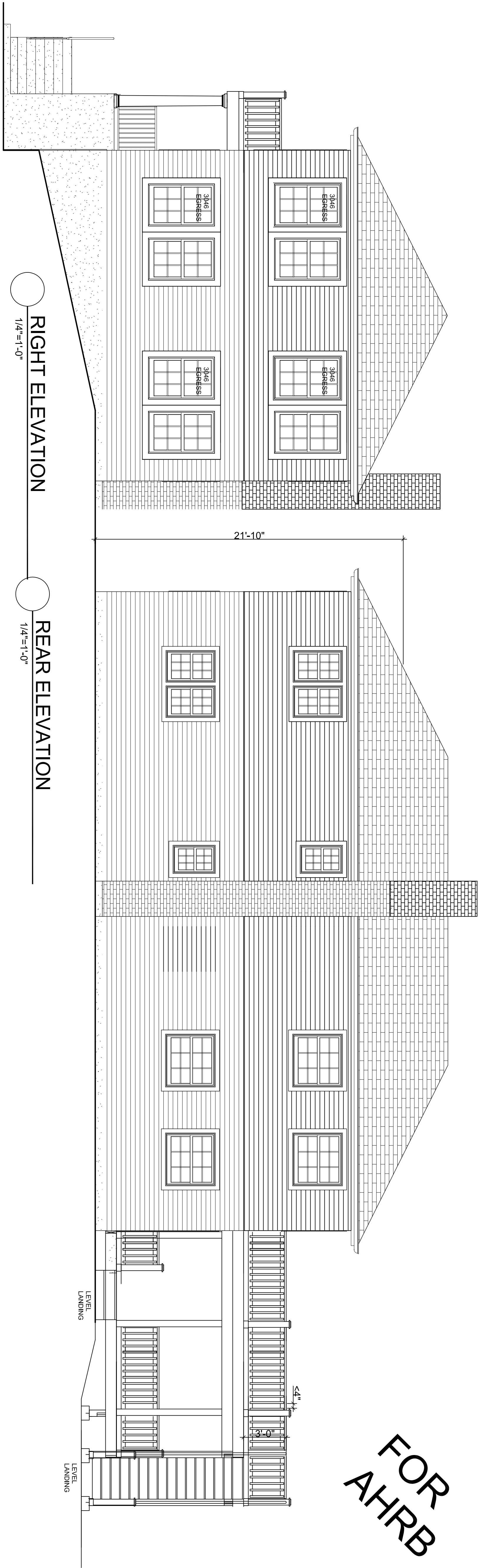
RAILING TYPE



FRONT ELEVATION
1/4"=1'-0"



LEFT ELEVATION
1/4"=1'-0"



RIGHT ELEVATION
1/4"=1'-0"

REAR ELEVATION
1/4"=1'-0"

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A-501.00
5 OF 5

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