

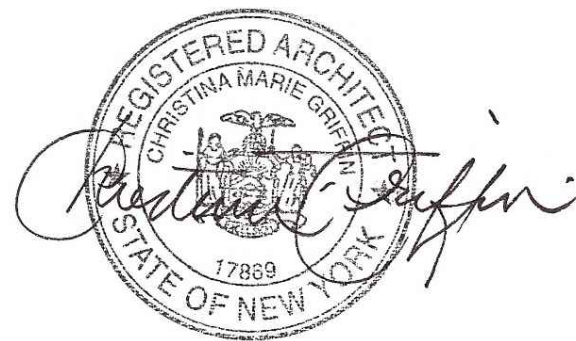
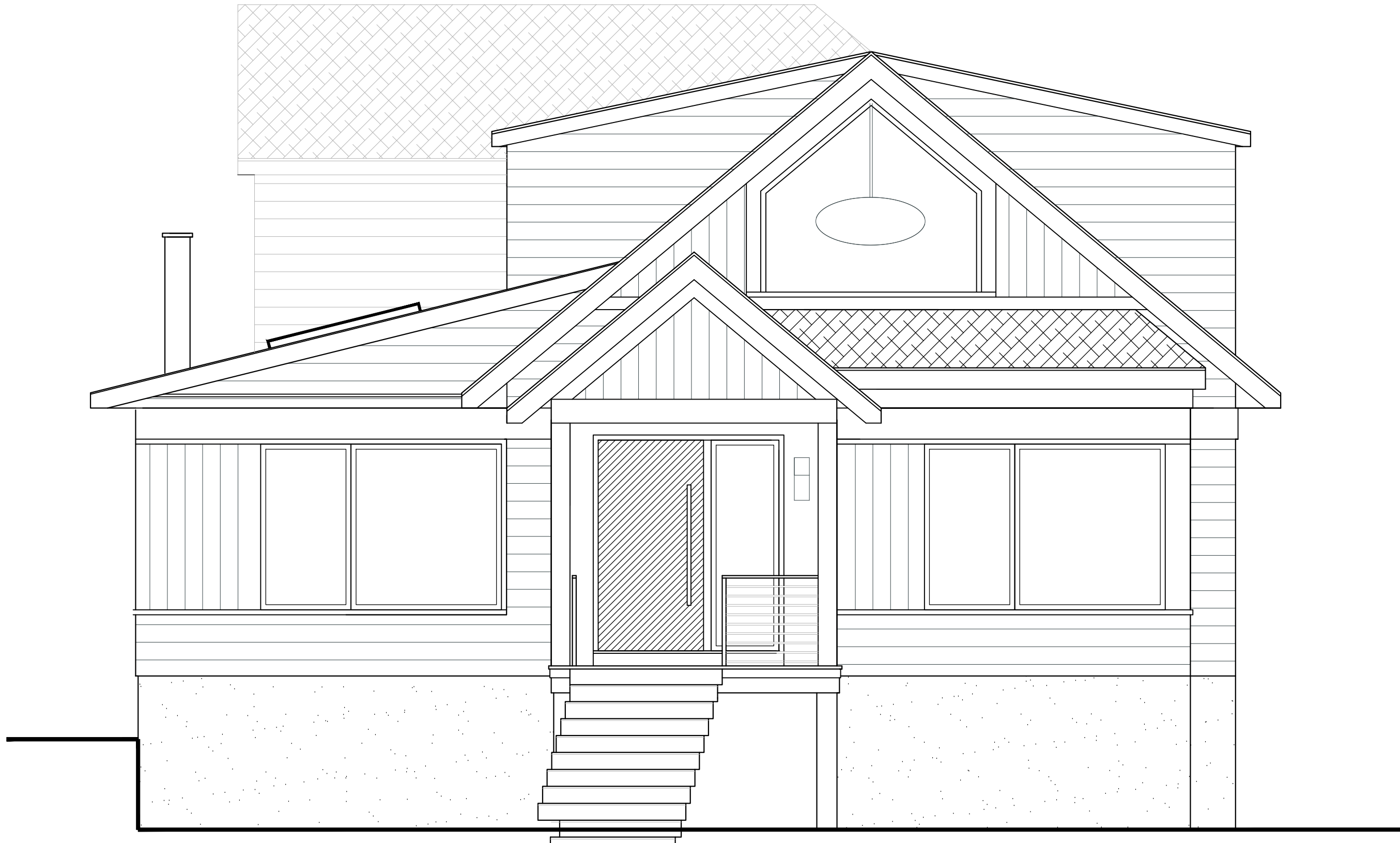
RENOVATIONS & EXTENSIONS TO THE

BRAMBRINK RESIDENCE

20 LYMAN PLACE, DOBBS FERRY, NY 10522

CHRISTINA GRIFFIN ARCHITECT

12 Spring Street, Hastings-on-Hudson, NY 10706



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
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,
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 blackout.

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
R-49
R-21
0.27 U value
R-30

Proposed
R-49
R-21
0.27 U value
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.

- CLIMATE ZONE

FENESTRATION U-FACTOR^a

SKYLIGHT U-FACTOR^b

GLAZED FENESTRATION SHGC^a

CEILING R-VALUE

WOOD FRAME WALL^{b,c} R-VALUE
- 4A

0.27

0.50

0.40

49

21^{req} or 20+5^{code} or 13+10^{code}
- MASS WALL^d R-VALUE

FLOOR R-VALUE

BASEMENT WALL^e R-VALUE

SLAB^f R-VALUE & DEPTH

CRAWL SPACE WALL^g R-VALUE
- 15/20

30^g

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.

h. 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

SEISMIC DESIGN CATEGORY

SUBJECT TO DAMAGE FROM

ICE SHIELD UNDERLAY REQUIRED

FLOOD HAZARDS

AIR FREEZING INDEX

MEAN ANNUAL TEMP.

SPEED (MPH)

TOPO EFFECTS

SPECIAL WIND REGION

WIND BORNE DEBRIS ZONE

WEATHERING

FROST LINE DEPTH

TERMITES

N/A

2000

51.6

30 PSF

120-130 MPH

NO

YES

NO

B

SEVERE

42"

MODERATE TO HEAVY

YES

N/A

2000

51.6

INSULATION AND FENESTRATION REQUIREMENT BY COMPONENT

TABLE R402.1.2 2020 NY ECC AMENDED BY NY STRETCH ENERGY CODE

CLIMATE ZONE	FENESTRATION U-FACTOR ^a	SKYLIGHT U-FACTOR ^b	GLAZED FENESTRATION SHGC ^a	CEILING R-VALUE	WOOD FRAME WALL ^{b,c} R-VALUE
4A	0.27	0.50	0.40	49	21 ^{req} or 20+5 ^{code} or 13+10 ^{code}
	MASS WALL ^d R-VALUE	FLOOR R-VALUE	BASEMENT WALL ^e R-VALUE	SLAB ^f R-VALUE & DEPTH	CRAWL SPACE WALL ^g R-VALUE
	15/20	30 ^g	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.

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g. Alternatively, insulation sufficient to fill the framing cavity and providing not less than an R-value of R-19.

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

DATES

- PRE-BID DOCUMENTS

BUILDING PERMIT SUBMISSION

PLANNING BOARD SUBMISSION

BID DOCUMENTS

AHRB SUBMISSION
- 8-12-21

8-13-21

9-16-21

11-18-21

12-2-21

LIST of DRAWINGS

- TITLE SHEET

M-1

S-1

S-2

ST- 1

A-1

A-2

A-3

A-4

A-5

E-1

E-2
- GENERAL NOTES, CLIMATIC & GEOGRAPHIC CRITERIA, DATES, LIST OF DRAWINGS

COLOR SCHEME AND MATERIALS

SITE PLAN, ZONING COMPLIANCE, LOCATION MAP

STREETVIEW, PHOTOS OF EXISTING CONDITIONS & NEIGHBORING PROPERTIES

STRUCTURAL / DEMOLITION PLANS

FIRST FLOOR PLAN

SECOND FLOOR PLAN

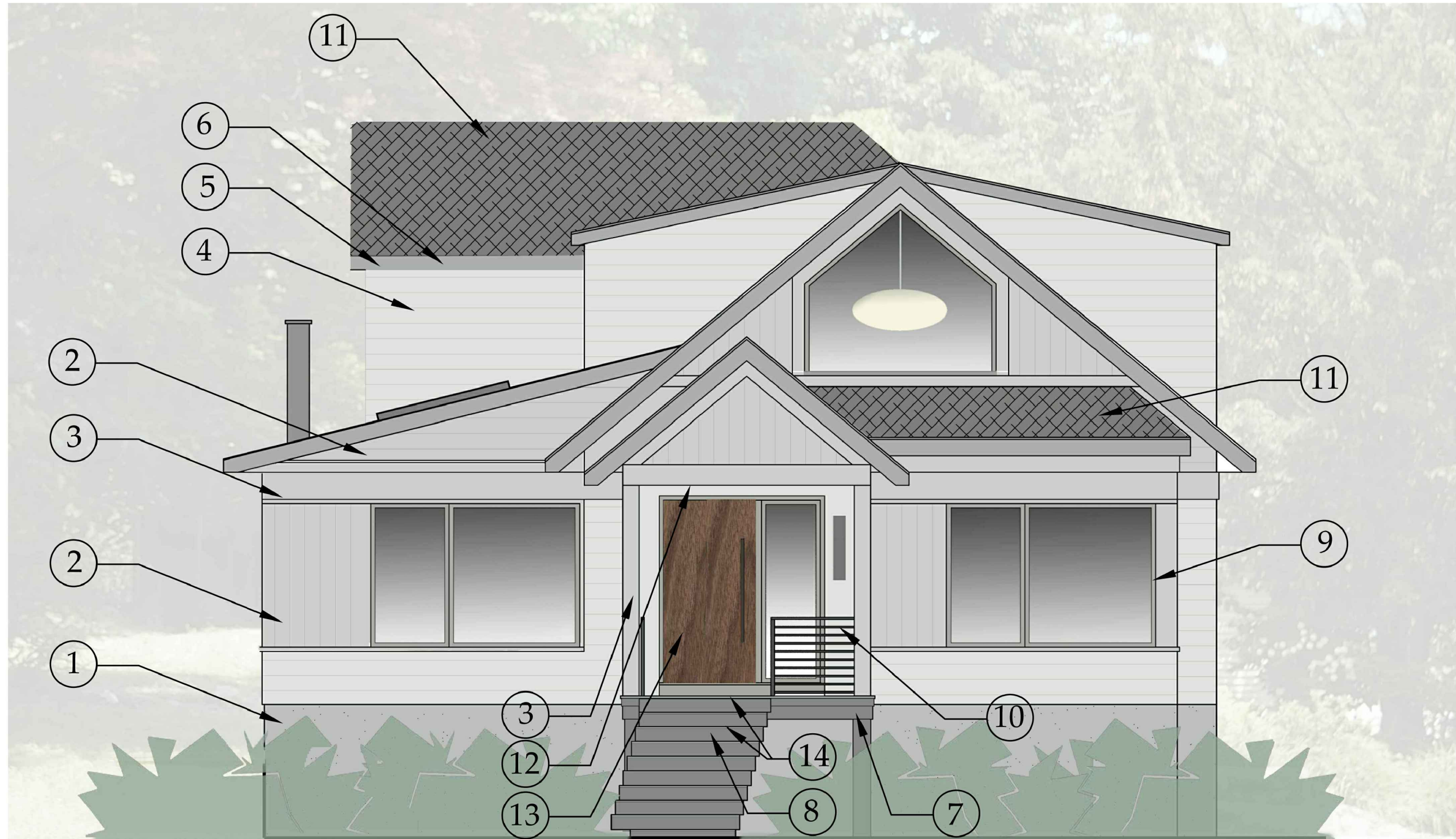
EXTERIOR ELEVATIONS, FENCE & RAILING DETAILS

EXTERIOR ELEVATIONS

GARAGE PLAN & ELEVATIONS, PHOTOS OF EXIST. CONDITIONS

ELECTRICAL PLANS

ELECTRICAL PLAN - EXTERIOR FIXTURES



COLOR SCHEME -SOUTH ELEVATION

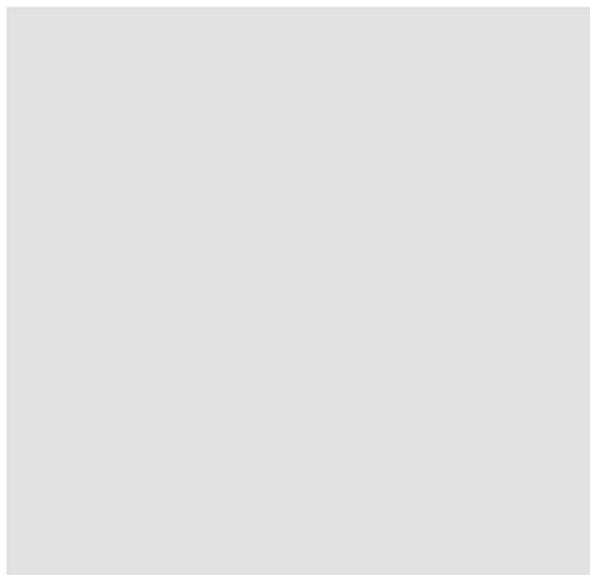
SCALE: 1/4" = 1'-0"



1. 3-COAT CEMENT STUCCO, FINE FINISH, COLOR MATCH TO BEN. MOORE COVENTRY GRAY #HC-169



2. JAMES HARDIE ARTISAN SHIPLAP CEMENTITIOUS SIDING, SMOOTH FINISH, PAINT FINISH, BEN. MOORE THUNDER #AF-685



4. JAMES HARDIE ARTISAN SHIPLAP CEMENTITIOUS SIDING, SMOOTH FINISH, PAINT FINISH, BEN. MOORE HORIZON #OC-53



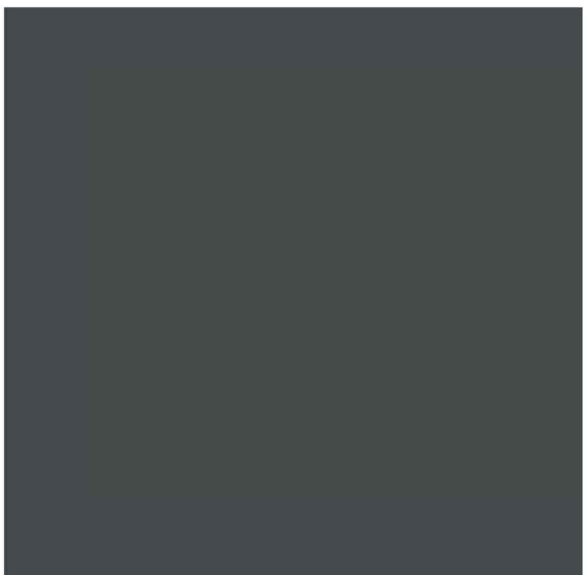
5. AZEK FACIA BOARDS, PAINT FINISH, BEN. MOORE LAMPBLACK, #CW-695



7. AZEK TRIM BOARDS, POST ENCLOSURE, PAINT FINISH, BEN. MOORE CHELSEA GRAY, #CW-695



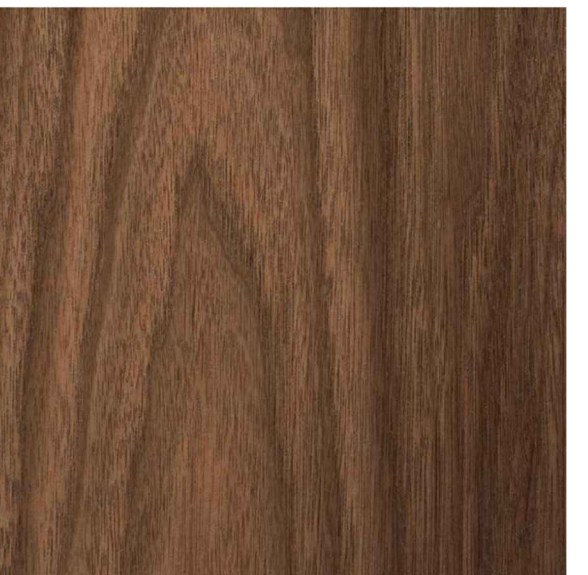
9. PELLA WINDOWS LIFESTYLE SERIES, 'WOLF GRAY' ALUMINUM CLADDING



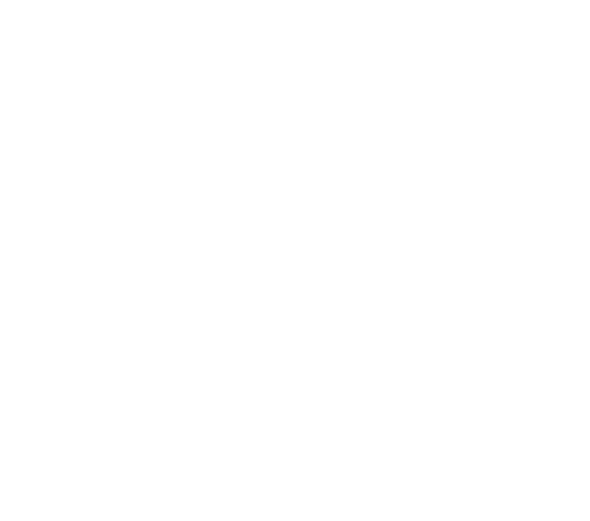
10. STEEL RAILING WITH POWDERCOAT PAINT FINISH, COLOR-MATCHED TO BEN. MOORE LAMPBLACK, # CW-695



11. 30-YEAR ARCHITECTURAL SHINGLES BY CERTANTEED, LANDMARK SERIES, GEORGETOWN GREY



12. SOLID WALNUT DOOR WITH SINGLE INSET PANEL, STAIN FINISH



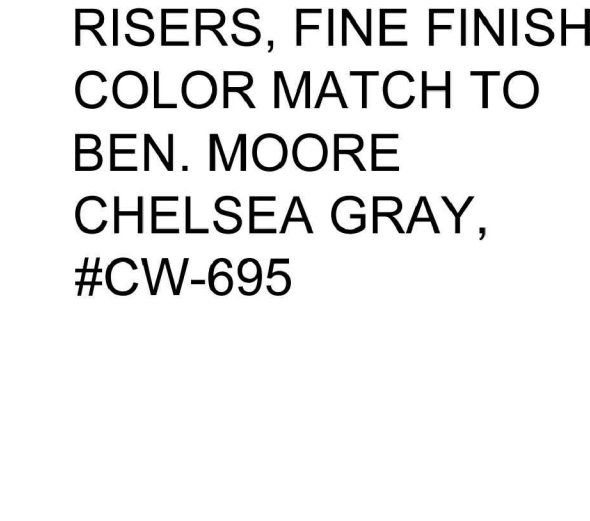
3. AZEK TRIM BOARDS, POST ENCLOSURE, PAINT FINISH, BEN. MOORE THUNDER #AF-685



4. JAMES HARDIE ARTISAN SHIPLAP CEMENTITIOUS SIDING, SMOOTH FINISH, PAINT FINISH, BEN. MOORE HORIZON #OC-53



6. ALUMINUM HALF-ROUND GUTTER, COLOR-MATCHED TO BEN. MOORE LAMPBLACK, # CW-695



8. 3-COAT CEMENT STUCCO AT STAIR RISERS, FINE FINISH, COLOR MATCH TO BEN. MOORE CHELSEA GRAY, #CW-695



9. PELLA WINDOWS LIFESTYLE SERIES, 'WOLF GRAY' ALUMINUM CLADDING



10. STEEL RAILING WITH POWDERCOAT PAINT FINISH, COLOR-MATCHED TO BEN. MOORE LAMPBLACK, # CW-695



11. 30-YEAR ARCHITECTURAL SHINGLES BY CERTANTEED, LANDMARK SERIES, GEORGETOWN GREY



12. SOLID WALNUT DOOR WITH SINGLE INSET PANEL, STAIN FINISH



STREETVIEW OF NEIGHBORING PROPERTIES

SCALE: 1/32" = 1'-0"



20 LYMAN PLACE PHOTOS OF EXISTING CONDITIONS

SCALE: N.T.S.



34 Lyman Place



30 Lyman Place



24 Lyman Place



16 Lyman Place



8 Lyman Place



36 Temple Road



25 Lyman Place



23 Lyman Place



19 Lyman Place



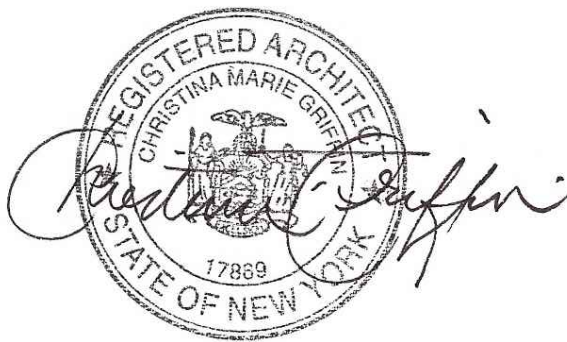
11 Lyman Place



3 Lyman Place

PHOTOS OF NEIGHBORING PROPERTIES

SCALE: N.T.S.



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Date: PRE-BID DOCUMENTS 8-12-21
BUILDING PERMIT SUBMISSION 8-13-21
AIRBO SUBMISSION 12-2-21

Drawing Title: STREET VIEWS
PHOTOS OF EXIST. COND.
Scale: AS SHOWN

20 LYMAN PLACE, DOBBS FERRY, NY: TAX MAP: 3.60-21-17		ZONING DISTRICT: OF-6	
	REQUIRED	EXISTING	PROPOSED
PRINCIPAL USE PERMITTED	ONE-FAMILY RESIDENCE	ONE-FAMILY RESIDENCE	ONE-FAMILY RESIDENCE
MIN. LOT SIZE	5,000 SF	10,797 SF	10,797 SF
MIN. LOT WIDTH	50 FT	96 FT	96 FT
MIN. LOT DEPTH	100 FT	110.70 FT / 115.58 FT	110.70 FT / 115.58 FT
MAX. LOT COVERAGE (INCLUDES BUILDING, PORCH, GARAGE, SHED)	27% (OR 20% SLIDING SCALE)	11% (1,232 SF)	17% (1,792 SF)
MAX. IMPERVIOUS COVERAGE (INCL. PATIO)	54% (OR 40% SLIDING SCALE)	23% (2,507 SF)	3,452 SF (32%)
MIN. FRONT YARD	20 FT	21.58 FT	21.58 FT; 15.7 FT TO PORCH **
MIN. REAR YARD	25 FT	46.4 FT (16.75FT TO EXIST. GARAGE)	46.4 FT (16.75FT TO EXIST. GARAGE)
MIN. SIDE 1 YARD	10 FT	17.4 FT	17.4 FT
MIN. SIDE 2 YARD	10 FT	54.4 FT	42.08 FT TO NEW ADDITION
MIN. COMBINED SIDE YARDS	20 FT	71.8 FT	59.48 FT
MAXIMUM RIDGE HEIGHT	30 FT DEFAULT	23 FT	25.6 FT
MAXIMUM EAVE HEIGHT	28 FT DEFAULT	19.9 FT	19.9 FT
SITE PLAN BASED ON SURVEY BY RAMSAY LAND SURVEYING P.C., PROFESSIONAL LAND SURVEYORS - PLANNERS, MAY 21, 2021			***PER DF ZONING CODE 300-34-B(4)(C), OPEN PORCHES MAY PROJECT INTO FRONT YARD SETBACK

LOT AREA	10,797 SF	
	EXISTING	PROPOSED
PRINCIPAL BUILDING & FRONT PORCH	1,001 SF	1,446 SF
GARAGE & SHED	231 SF	289 SF
NEW FRONT PORCH	N/A	57 SF
REAR / SIDE PATIO	421 SF	869 SF
ENTRY PLATFORM/ WALKS/ STONE STEPS	129 SF	66 SF
DRIVEWAY & CONCRETE RAMP	725 SF	725 SF
<u>TOTAL IMPERVIOUS COVERAGE</u>	EXISTING	PROPOSED
	2,507 SF (23%)	3,452 SF (32%)

RENOVATIONS & EXTENSION TO THE
BRAMBRINK RESIDENCE
20 LYMAN PLACE, DOBBS FERRY, N

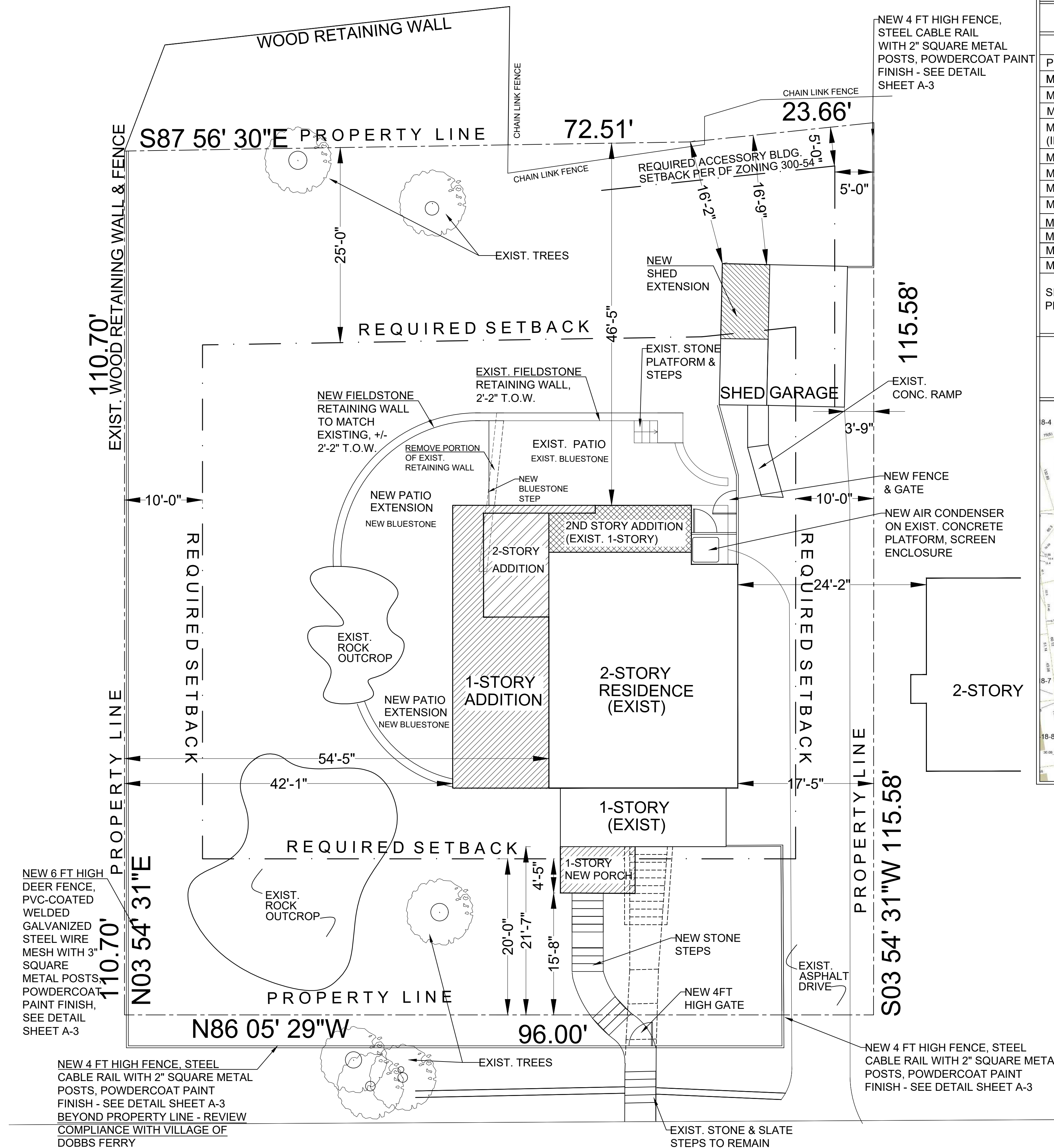
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PRE-BID DOCUMENTS 8-12-21
BUILDING PERMIT SUBMISSION 8-13-21
PLANNING BOARD SUBMISSION 9-16-21
PLANNING BOARD SUBMISSION 9-16-21
PLANNING BOARD REVISIONS 10-14-21
BID DOCUMENTS 11-18-21
AHRB SUBMISSION 12-2-21

Drawing Title
**SITE PLAN
ZONING DATA
AREA MAP**

Scale:
AS SHOWN

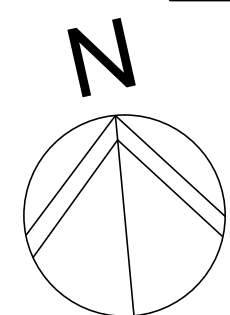
S-1

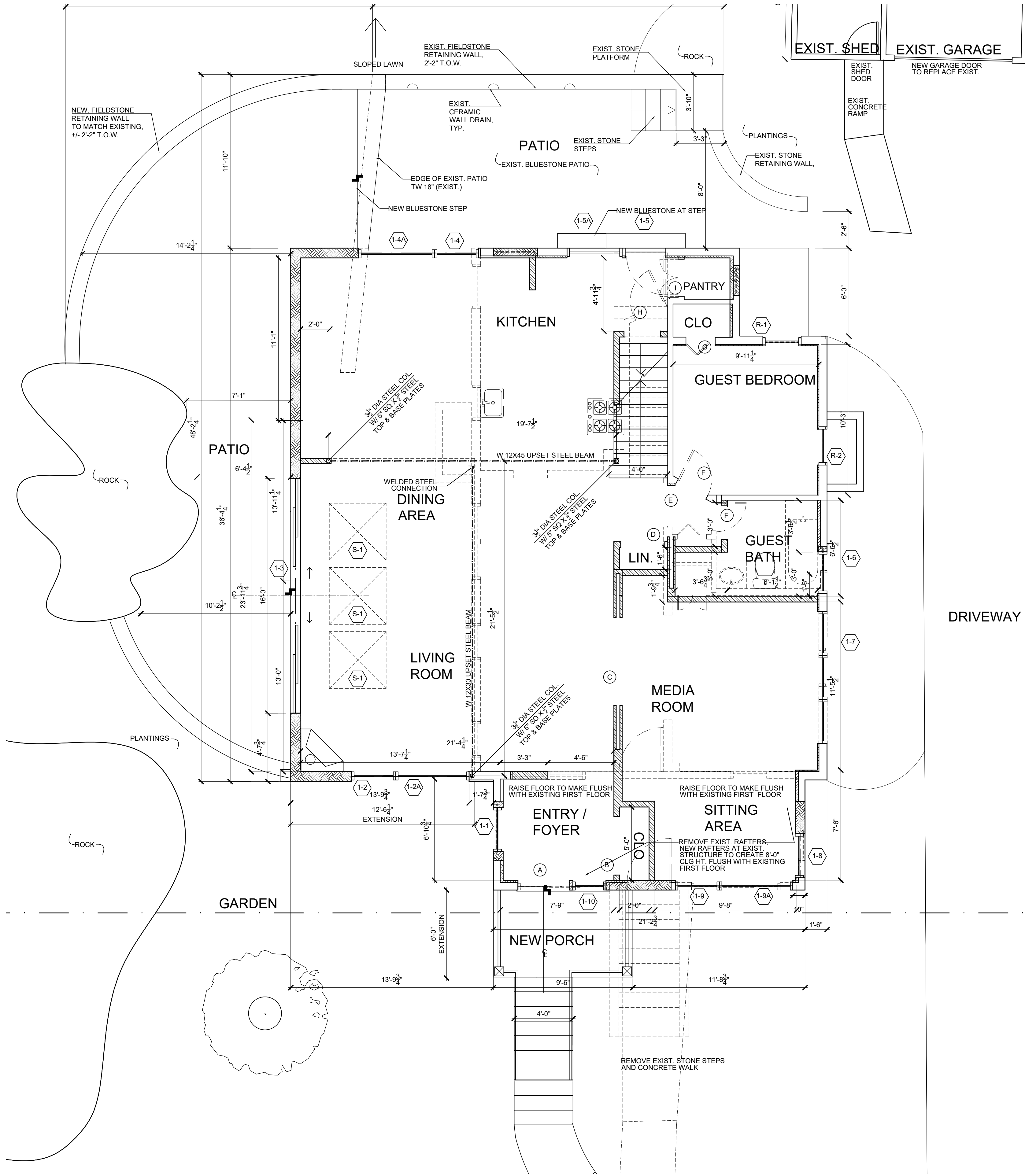


LYMAN PLACE

SITE PLAN

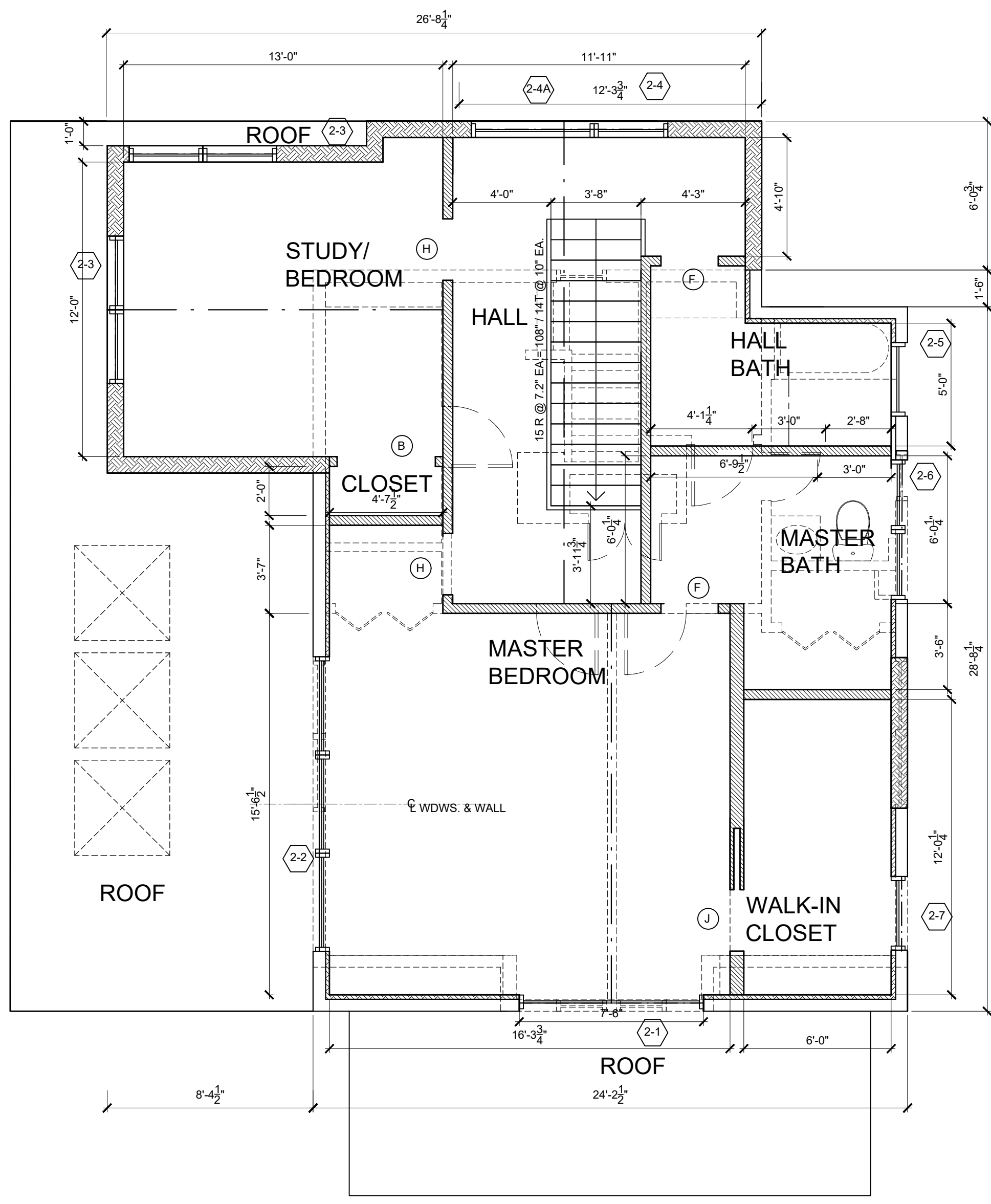
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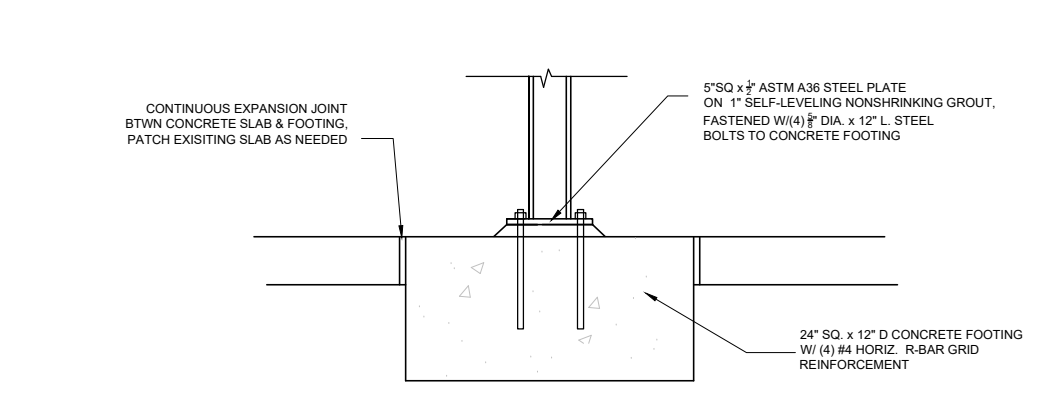
DEMOLITION PLAN - FIRST FLOOR

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



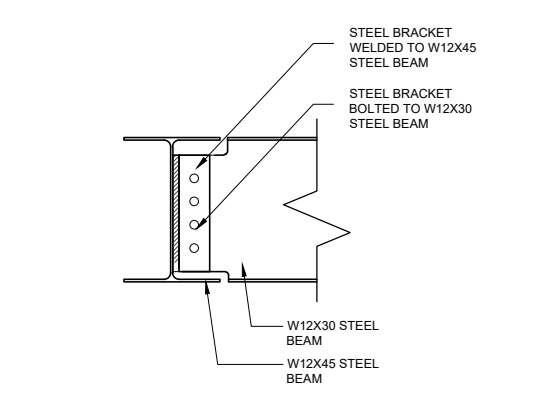
DEMOLITION PLAN - SECOND FLOOR

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



TYPICAL STEEL COLUMN & FOOTING DETAIL

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



TYPICAL CONNECTION DETAIL

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

LEGEND	
	INTERIOR WALL: 5/8" gypsum board ea. side of 2 x 4s @ 16" o.c.
	INTERIOR WALL WITH ACOUSTICAL INSULATION: 5/8" gypsum board each side of 2 x 4s @ 16" o.c., 3" ThermoFiber acoustical insulation
	EXTERIOR WALL: Siding as shown on elevations, 1 1/2" 2p F sheathing, 5/8" Advantech engineered sheathing 2x6 studs 16" o.c., R-21 Batt insulation 5/8" gypsum board
	FOUNDATION WALL: 10" reinforced concrete wall, stucco finish above grade, troweled on waterproofing below grade
	DOOR TYPE, FOR DESCRIPTION, SEE SPECIFICATIONS - DOOR SCHEDULE
	WINDOW TYPE, FOR DESCRIPTION, SEE SPECIFICATIONS - WINDOW SCHEDULE

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Date: PRE-BID DOCUMENTS 8-12-21
BUILDING PERMIT SUBMISSION 8-15-21
PLANNING BOARD SUBMISSION 9-16-21
BID DOCUMENTS 11-16-21

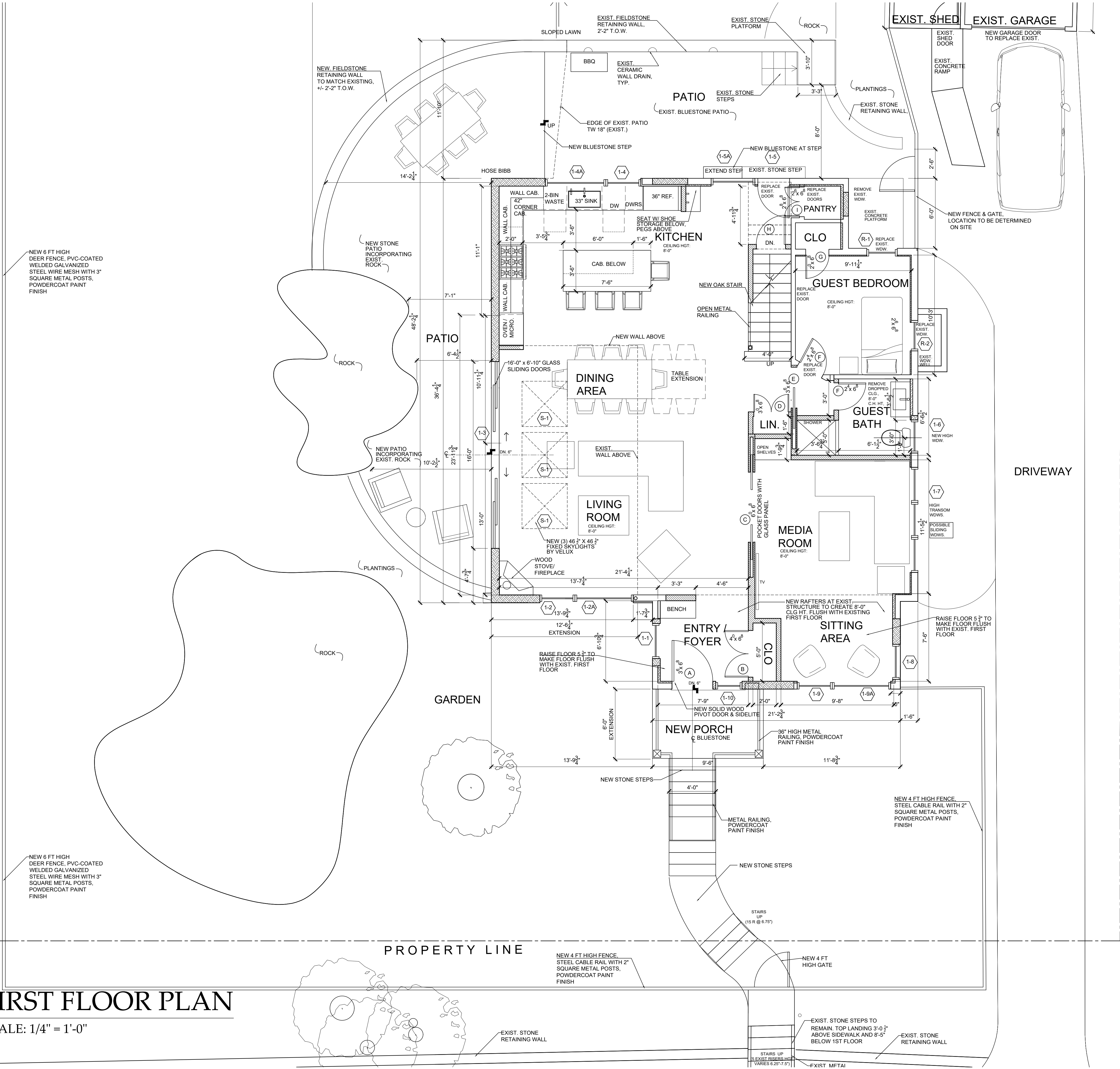
Drawing Title: DEMOLITIONS PLANS
Scale: AS SHOWN

ST-1

PROPERTY LINE

FIRST FLOOR PLAN

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



LEGEND			
	INTERIOR WALL: 5/8" gypsum board ea. side of 2 x 4s @ 16" o.c.		ELEVATION NO. ELEVATION SHEET NO.
	INTERIOR WALL WITH ACOUSTICAL INSULATION: 5/8" gypsum board each side of 2 x 4s @ 16" o.c., 3" ThermaFiber acoustical insulation		ELEVATION NO. SECTION DETAIL SHEET NO.
	EXTERIOR WALL: Siding as shown on elevations, 1 1/2" zip R sheathing, 5/8" Advantech engineered sheathing 2x6 studs 16" o.c., R-21 Batt insulation 5/8" gypsum board		DOOR TYPE, FOR DESCRIPTION, SEE SPECIFICATIONS - DOOR SCHEDULE
	FOUNDATION WALL: 10" reinforced concrete wall, stucco finish above grade, troweled on waterproofing below grade		WINDOW TYPE, FOR DESCRIPTION, SEE SPECIFICATIONS - WINDOW SCHEDULE

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BRAMBRINK RESIDENCE
20 LYMAN PLACE, DOBBS FERRY, NY 10522

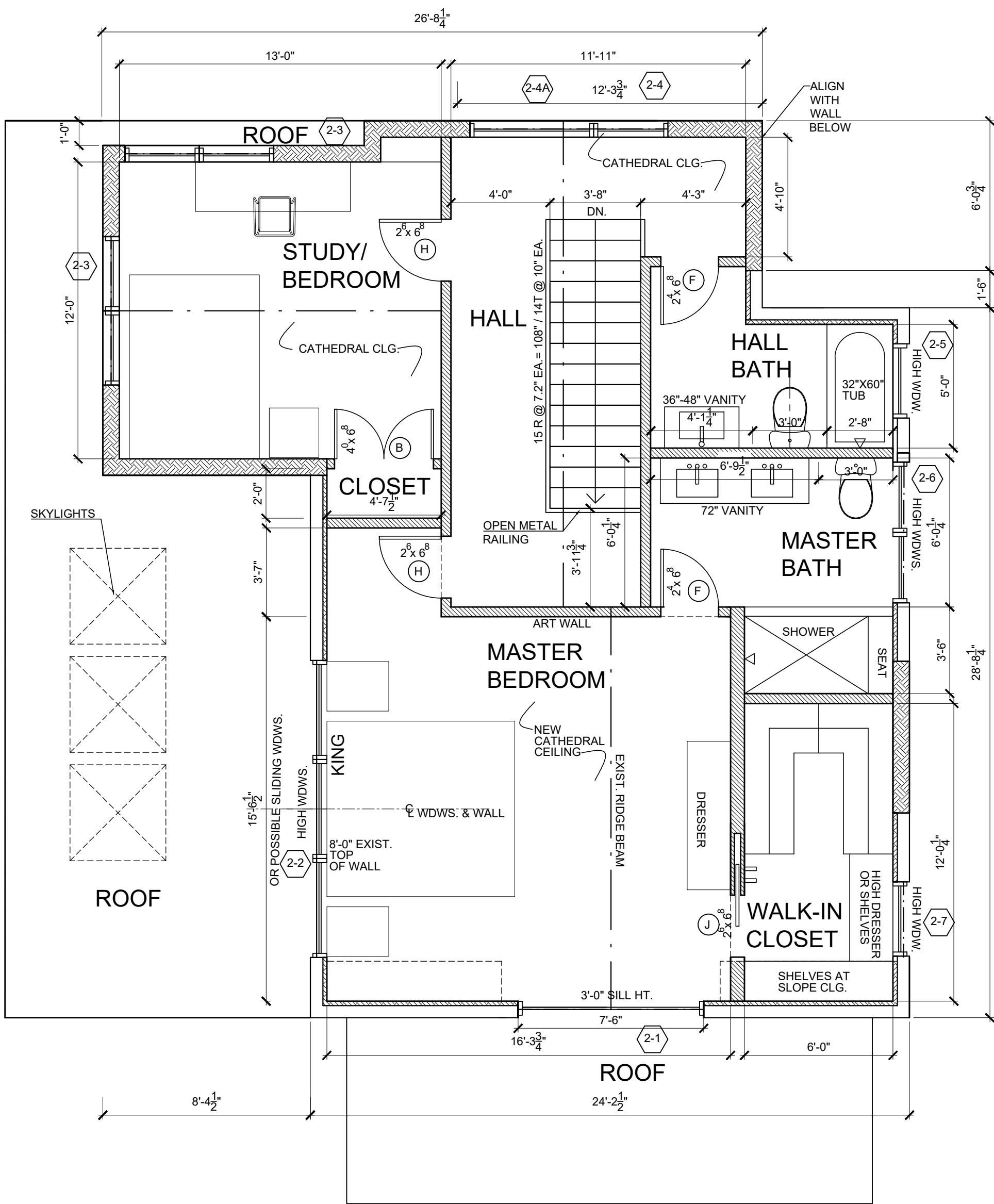
CHRISTINA GRIFFIN ARCHITECT P.C.
10 Spring Street
Hastings-on-Hudson, New York 10706
914.478.0799
www.christinagriffinarchitect.com

Date: PRE-BID DOCUMENTS 8-12-21
BUILDING PERMIT SUBMISSION 8-13-21
PLANNING BOARD SUBMISSION 9-16-21
BIDDING DOCUMENTS 10-14-21
BID DOCUMENTS 11-10-21
A/R/E SUBMISSION 12-2-21

Drawing Title:
FIRST FLOOR PLAN

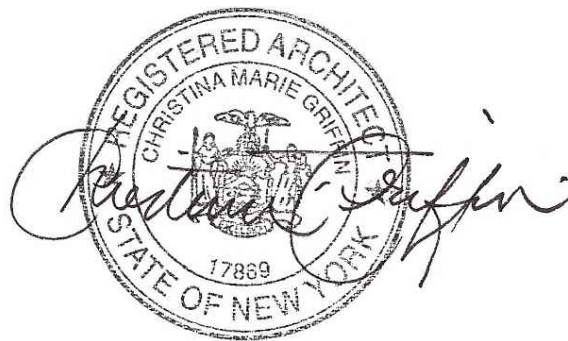
Scale:
AS SHOWN

A-1



SECOND FLOOR PLAN

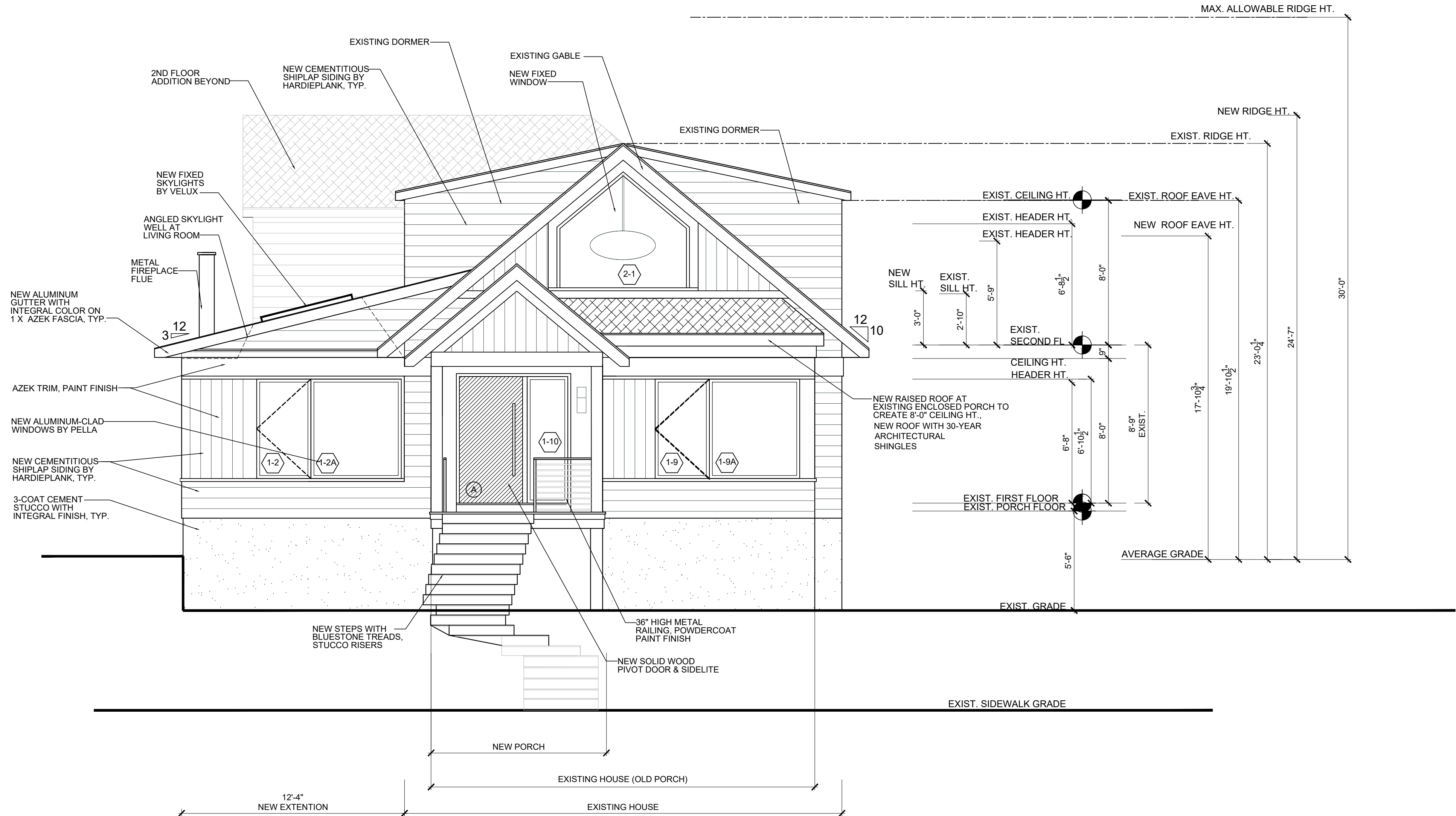
SCALE: 1/4" = 1'-0"



LEGEND			
	INTERIOR WALL: 5/8" gypsum board ea. side of 2 x 4s @ 16" o.c.		ELEVATION NO. ELEVATION SHEET NO.
	INTERIOR WALL WITH ACOUSTICAL INSULATION: 5/8" gypsum board each side of 2 x 4s @ 16" o.c., 3" ThermoFiber acoustical insulation		ELEVATION NO. SECTION DETAIL SHEET NO.
	EXTERIOR WALL: Siding as shown on elevations, 1 1/2" zip R sheathing, 5/8" Advantech engineered sheathing 2x6 studs 16" o.c., R-21 Batt insulation 5/8" gypsum board		DOOR TYPE: FOR DESCRIPTION, SEE SPECIFICATIONS - DOOR SCHEDULE
	FOUNDATION WALL: 10" reinforced concrete wall, stucco finish above grade, troweled on waterproofing below grade		WINDOW TYPE: FOR DESCRIPTION, SEE SPECIFICATIONS - WINDOW SCHEDULE

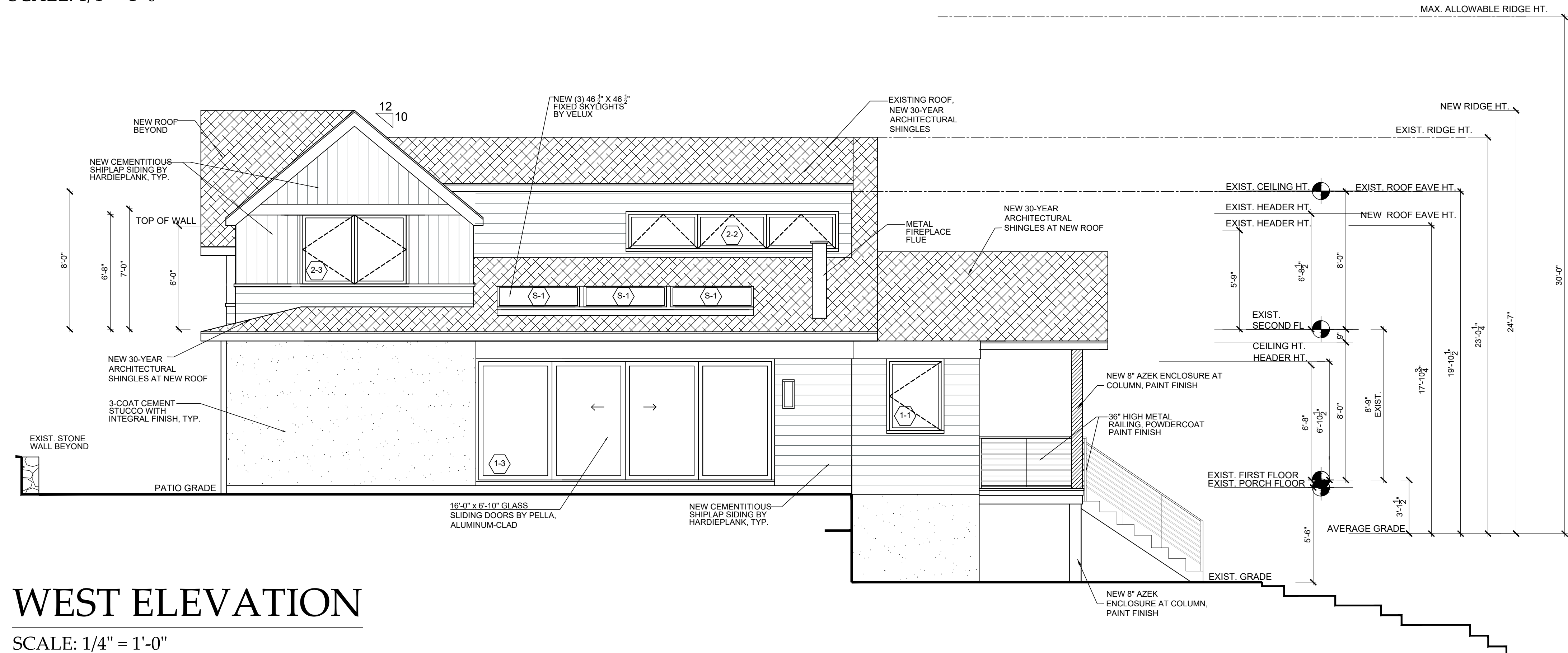
Drawing Title SECOND FLOOR PLAN	Date	PRE-BID DOCUMENTS 8-12-21
		BUILDING PERMIT SUBMISSION 8-13-21
		PLANNING BOARD SUBMISSION 9-16-21
		ADRE SUBMISSION 12-2-21
		ADRE SUBMISSION 12-2-21
Scale: AS SHOWN	Christina Griffin Architect PC	
	10 Spring Street	
	Hastings-on-Hudson, New York 10706	
	914.478.0799	
	www.christinagriffinarchitect.com	

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



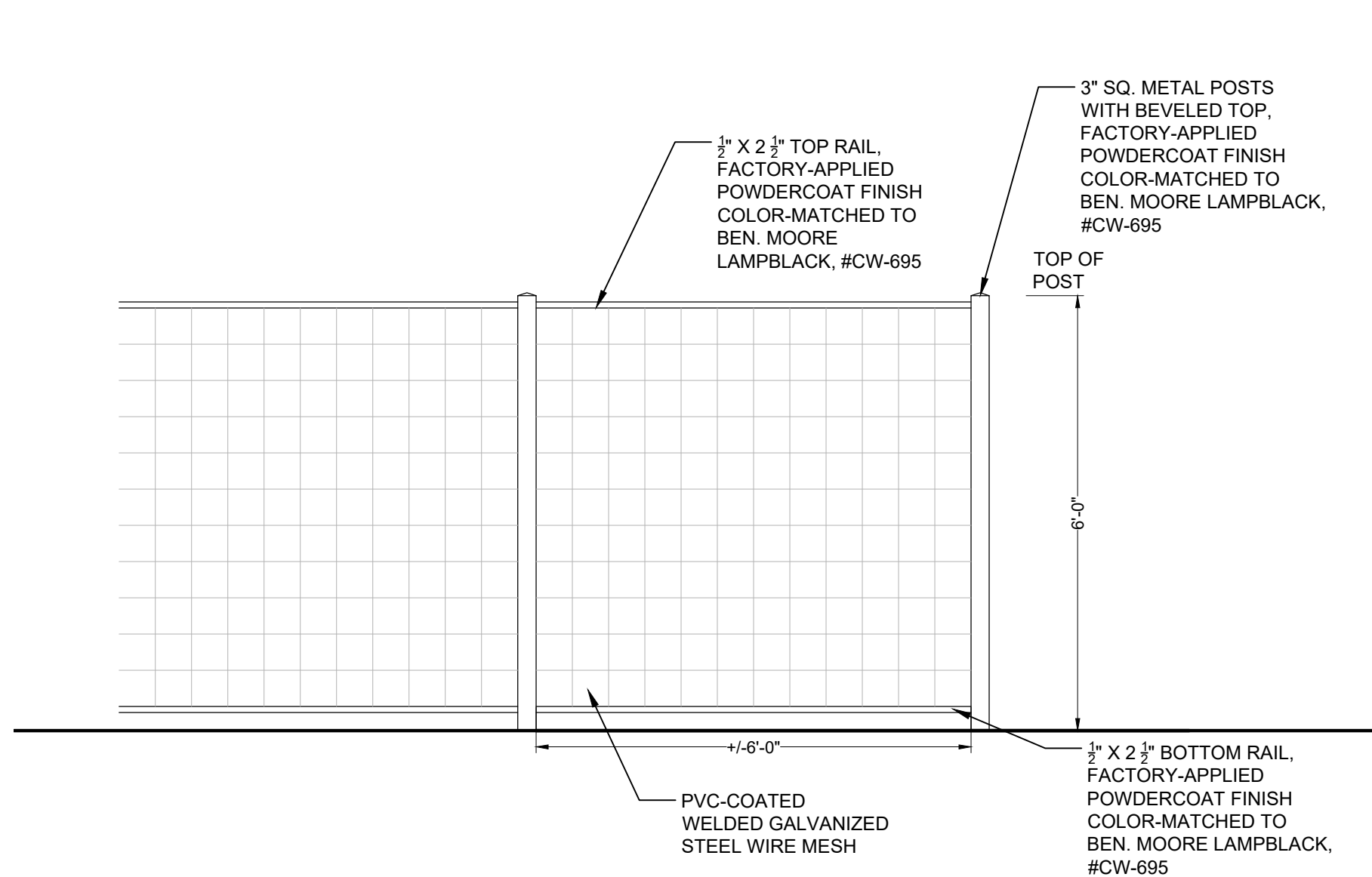
SOUTH ELEVATION

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



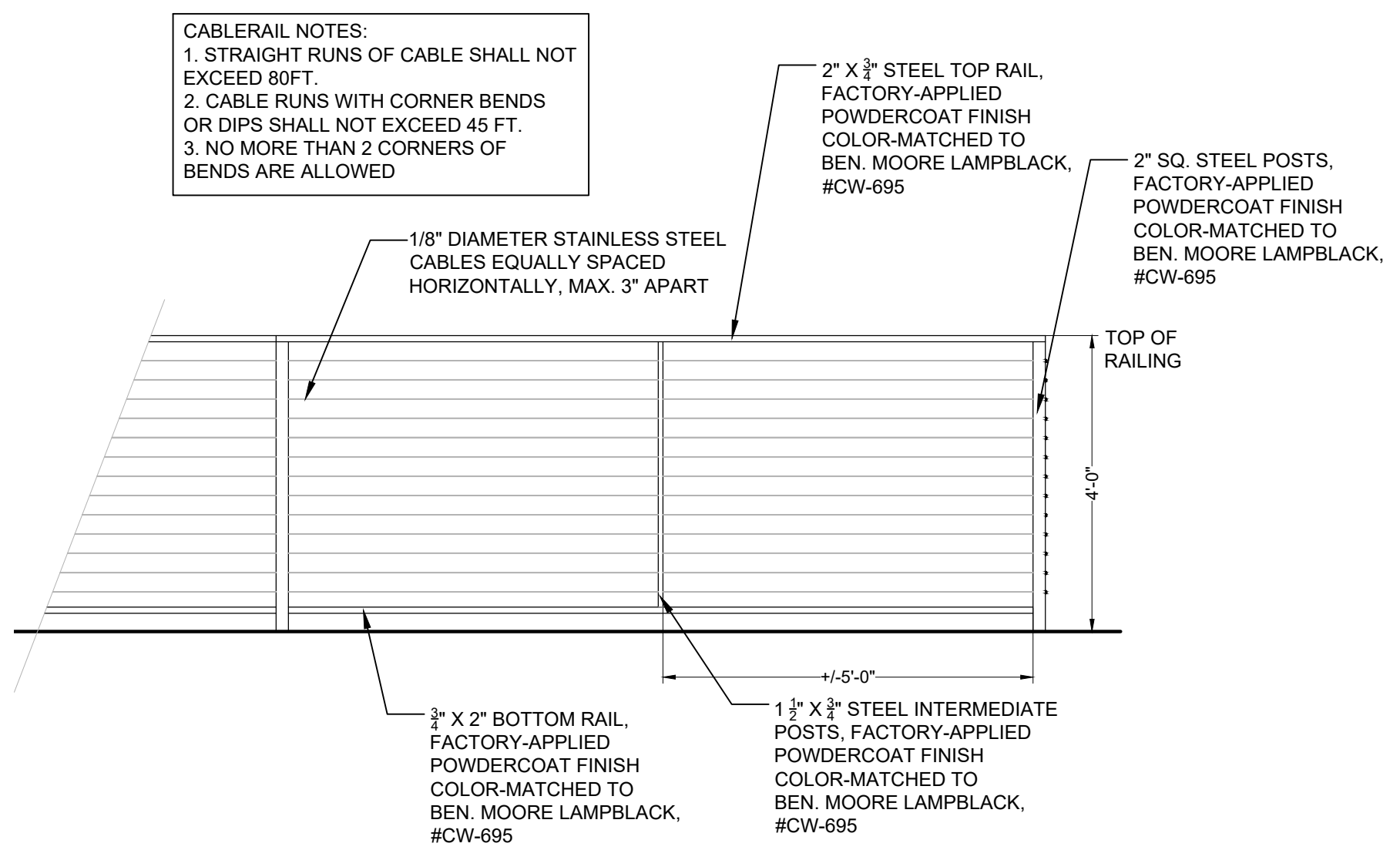
WEST ELEVATION

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



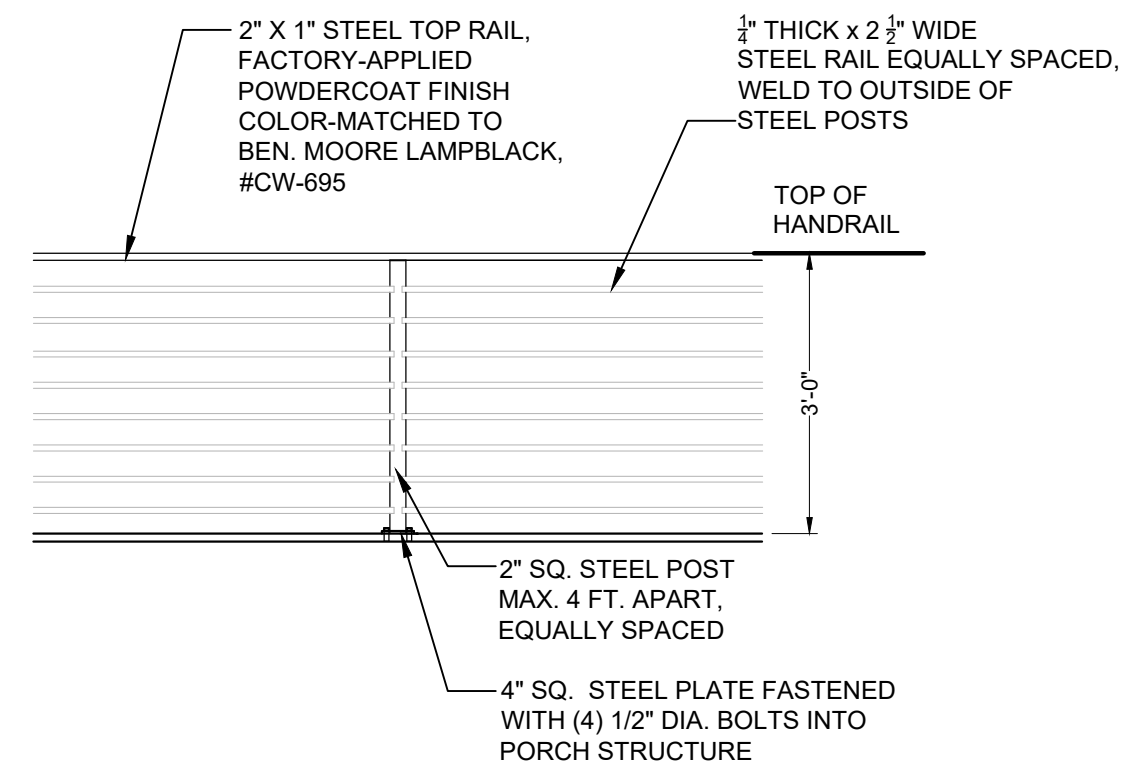
DEER FENCE DETAIL

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



FENCE DETAIL

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



PORCH RAILING DETAIL

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



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

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Date: PRE-BID DOCUMENTS 8-12-21
BUILDING PERMIT SUBMISSION 8-13-21
PLANNING BOARD SUBMISSION 9-16-21
ADDITIONAL PERMIT SUBMISSION 10-13-21
AIRE SUBMISSION 12-2-21

Drawing Title: ELEVATIONS
RAILING DETAILS
Scale: AS SHOWN

A-3

[illegible]

EAST ELEVATION

RENOVATIONS & EXTENSIONS TO THE
BRAMBRINK RESIDENCE
20 LYMAN PLACE DOBBS FERRY, N

20 LYMAN PLACE, DOBBS FERRY, NY 10522

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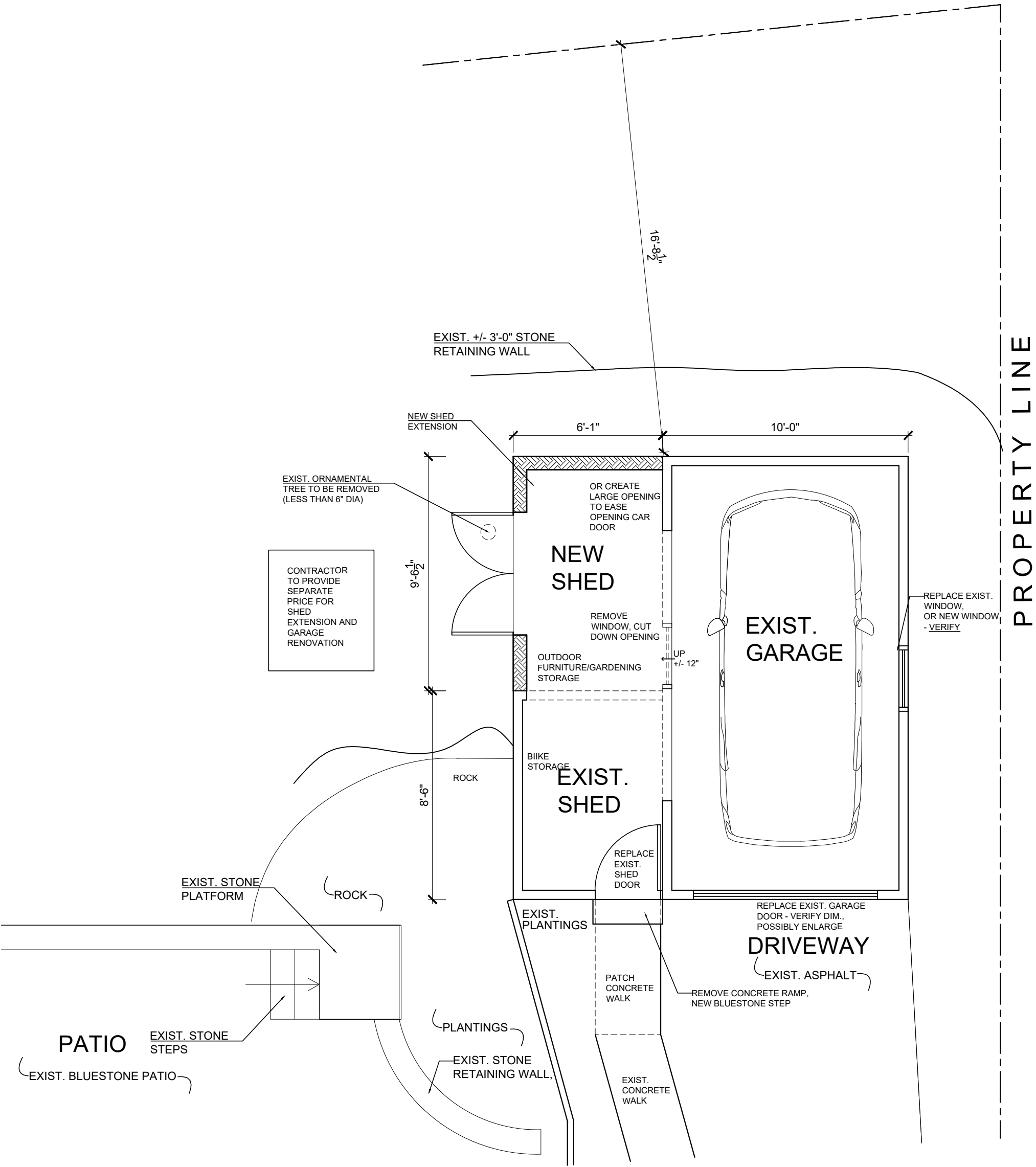
Date	
	PRE-BID DOCUMENTS 8-12-21
	BUILDING PERMIT SUBMISSION 8-13-21
	PLANNING BOARD SUBMISSION 9-16-21
	BID DOCUMENTS 11-18-21
	AHJB SUBMISSION 12-2-21

Drawing Title

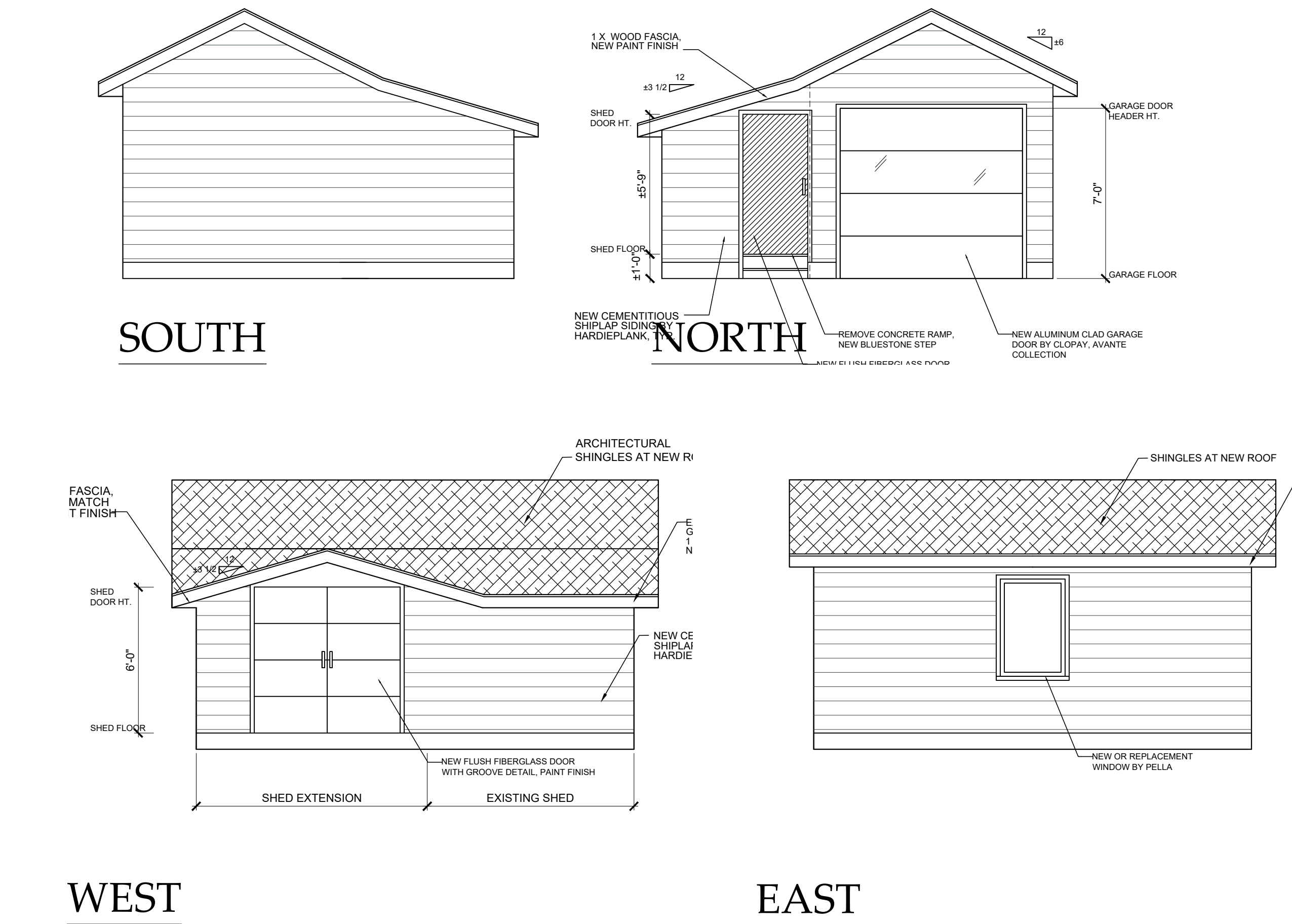
ELEVATIONS

Scale:
AS SHOWN

A-4



GARAGE / SHED FLOOR PLAN
SCALE: 1/4" = 1'-0"



PHOTOS OF EXIST. GARAGE /SHED
SCALE: NTS



LEGEND			
	INTERIOR WALL: 5/8" gypsum board ea. side of 2 x 4s @ 16" o.c.		ELEVATION NO. ELEVATION SHEET NO.
	INTERIOR WALL WITH ACOUSTICAL INSULATION: 5/8" gypsum board each side of 2 x 4s @ 16" o.c., 3" ThermaFiber acoustical insulation		SECTION DETAIL NO. SHEET NO.
	EXTERIOR WALL: Siding as shown on elevations, 1 1/2" zip R sheathing, 5/8" Advantech engineered sheathing 2x6 studs 16" o.c., R-21 Batt insulation 5/8" gypsum board		DOOR TYPE, FOR DESCRIPTION, SEE SPECIFICATIONS - DOOR SCHEDULE
	FOUNDATION WALL: 10" reinforced concrete wall, stucco finish above grade, troweled on waterproofing below grade		WINDOW TYPE, FOR DESCRIPTION, SEE SPECIFICATIONS - WINDOW SCHEDULE

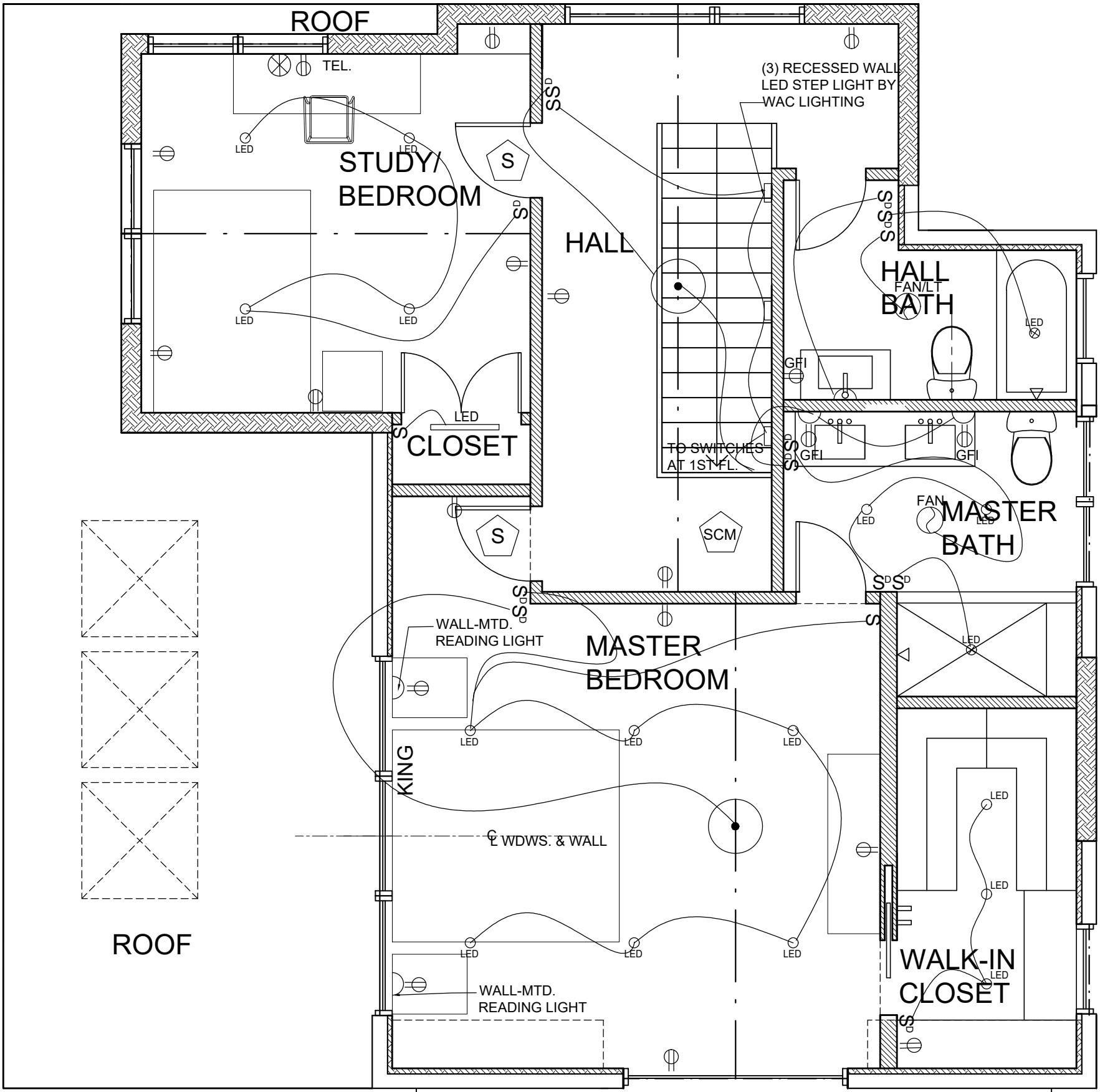
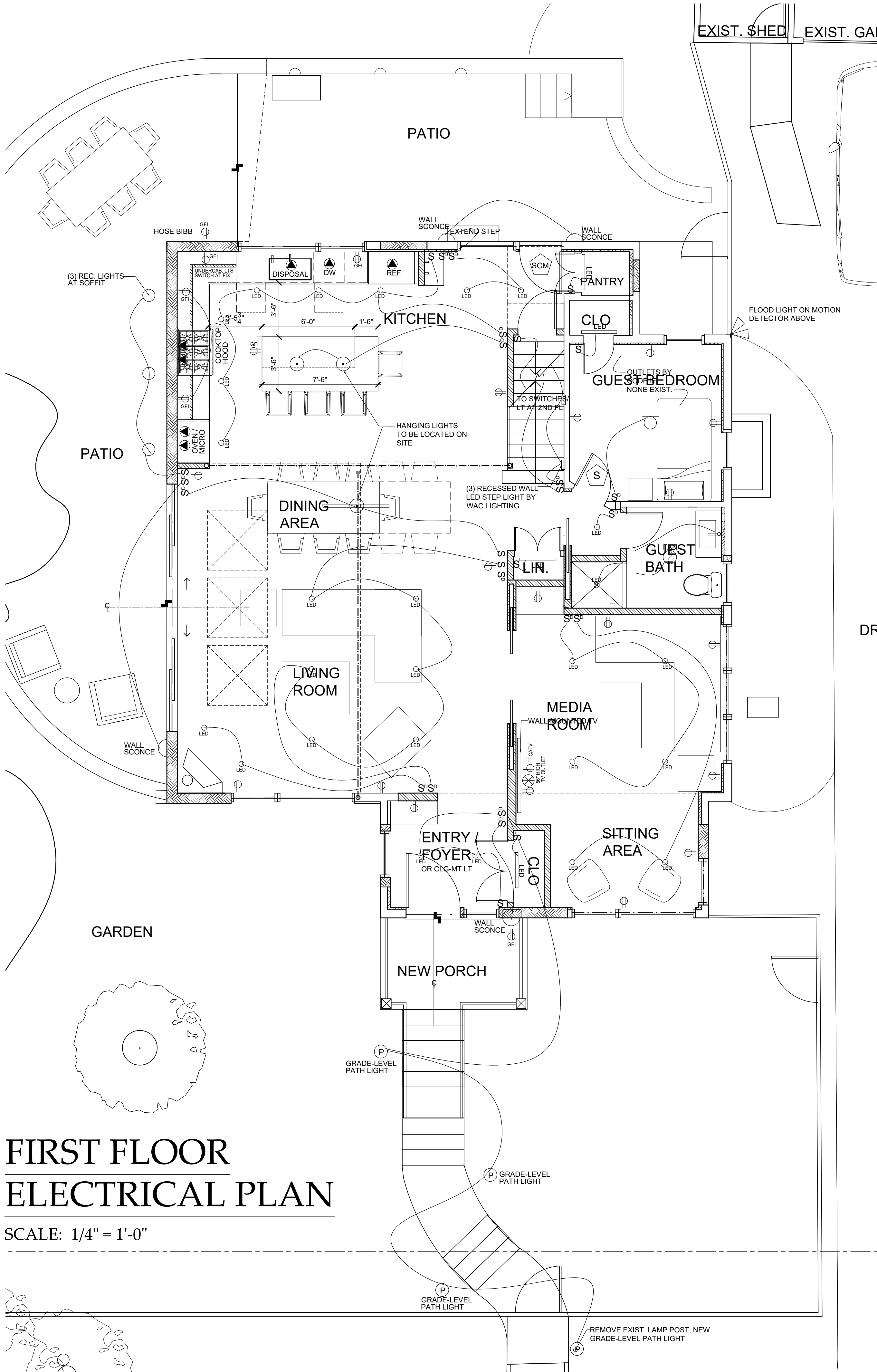
CHRISTINA GRIFFIN ARCHITECT PC
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Date: 11-22-21
BIDD DOCUMENTS 11-18-21
AIRE SUBMISSION 12-2-21

Drawing Title:
GARAGE PLANS/
ELEVATIONS

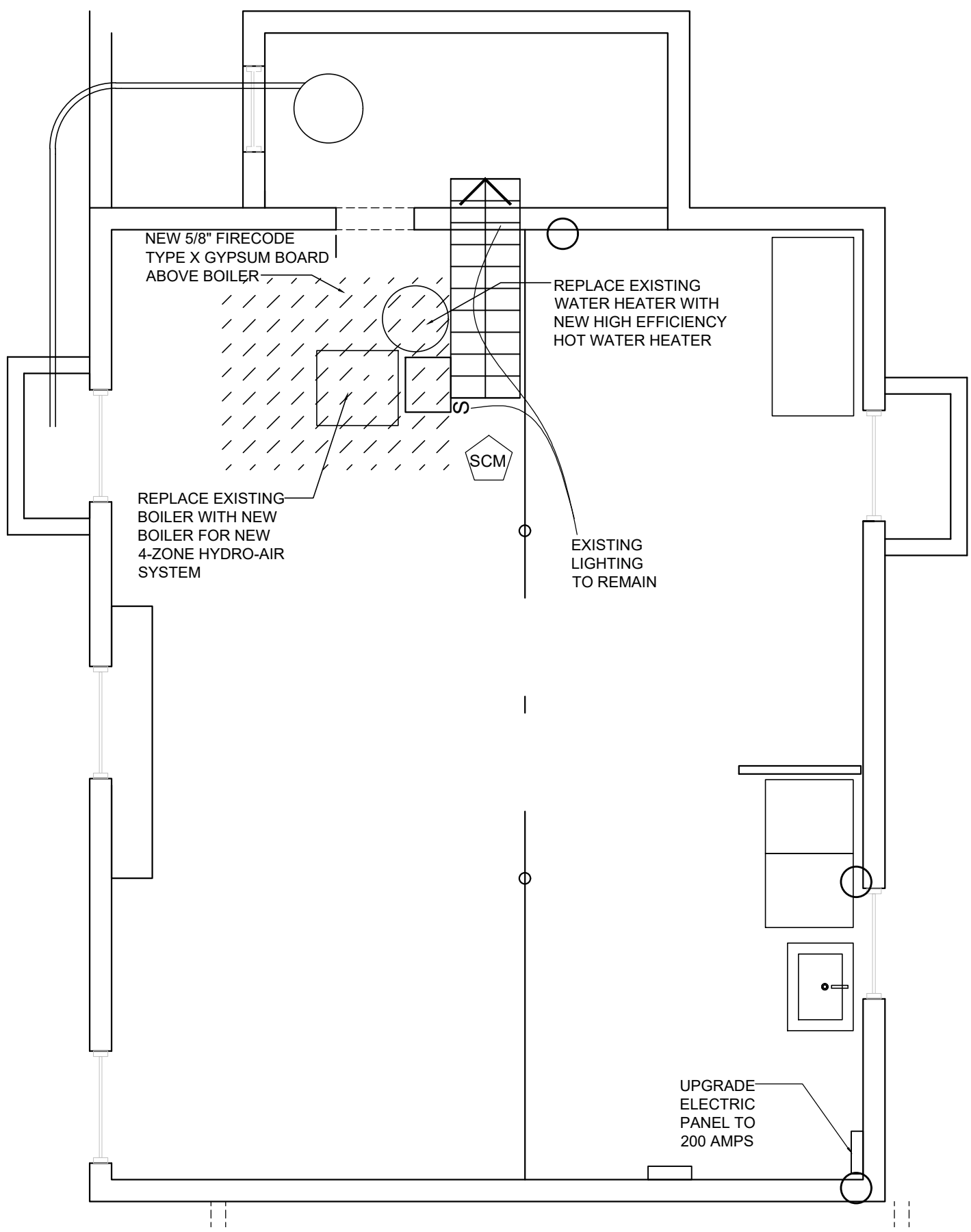
Scale:
AS SHOWN

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



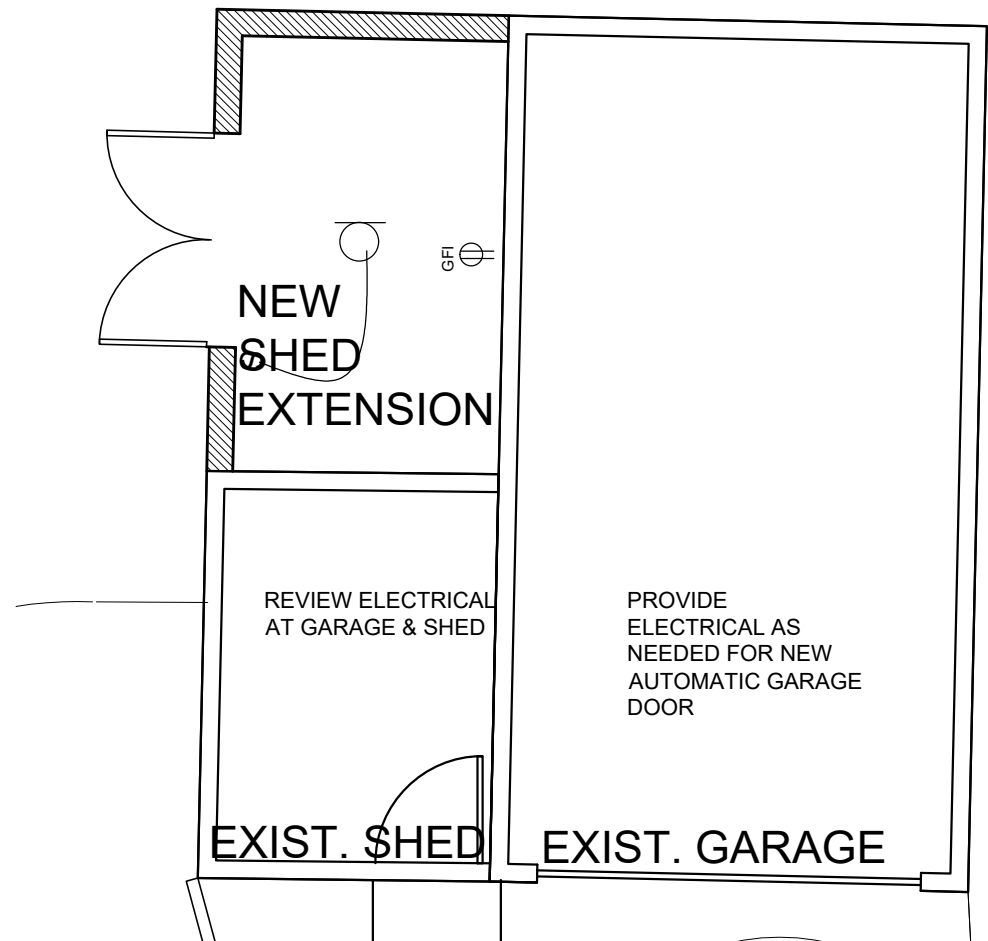
SECOND FLOOR ELECTRICAL PLAN

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



BASEMENT ELECTRICAL PLAN

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



GARAGE ELECTRICAL PLAN

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

ELECTRICAL LEGEND

	DUPLEX		HARDWIRED SMOKE DETECTOR
	QUAD OUTLET		MONOXIDE DETECTOR
	BRASS FLOOR OUTLET		HEAT DETECTOR
	DIRECT LINE		SPEAKER OUTLET
	TELEPHONE/DATA OUTLET		THERMOSTAT
	GROUND FAULT INTERRUPTER OUTLET		HARDWIRED DOOR BELL
	SWITCH		GRADE LEVEL LANDSCAPE LIGHT
	DIMMER		FLOOD LIGHTS
	EXISTING		CAT5 TELEPHONE OUTLET
	RECESSED LT FIX		CAT5 COMPUTER OUTLET/RJ6 RECEPTACLE
	LED RECESSED LT. FIXTURE, 3 1/2" DIA. TRIM		HVAC GRILLE
	ADJUSTABLE LED RECESSED LT. FIXTURE, 3 1/2" DIA. TRIM		ADJUSTABLE RECESSED LIGHT FIXTURE
	TRACK LT FIX		RECESSED SHOWER LIGHT FIXTURE
	CLG MTD LT FIX		UNDER CAB. LT FIX
	WALL MTD LT FIX		UNDER CAB. LT FIX
	PORCELAIN LT FIX		FLUORESCENT LT FIX
	PENDANT LT FIX		CEILING FAN
	LOW VOLTAGE PENDANT LT FIX		CEILING FAN W/ LT FIX.
	EXHAUST FAN		
	GRADE LEVEL, LOW VOLTAGE LT. FIX WIRE TO 300 WATT TRANSFORMER		
	EXHAUST FAN LT FIX		

ELECTRICAL NOTES

1. ALL OUTLETS AND LIGHT FIXTURES ARE NEW UNLESS SHOWN WITH "E" FOR EXISTING.
2. CONTRACTOR TO SUPPLY ALL RECESSED LIGHT FIXTURES IN ACCORDANCE WITH OWNERS' SPECIFICATIONS. ALL OTHER LIGHT FIXTURES, EXHAUST FANS, & PADDLE FANS, TO BE PROVIDED BY OWNER, AND INSTALLED BY CONTRACTOR.
3. ALL CAT6 TELEPHONE, CAT6E COMPUTER AND RGG CABLE TV WIRE TO HAVE HOME RUNS TO ENTRY POINT LOCATION IN BASEMENT. LOCATIONS TO BE DETERMINED BY OWNER
4. IN ACCORDANCE WITH CURRENT NATIONAL ELECTRICAL CODE, 4 HARD WIRED SMOKE AND HEAT DETECTORS, AND CARBON MONOXIDE DETECTORS SHALL BE PROVIDED AS FOLLOWS:
 - 1 HARDWIRED SMOKE DETECTOR PER FLOOR.
 - 1 SMOKE DETECTOR PER BEDROOM & STUDIO
 - 1 SMOKE DETECTOR PER HALL OUTSIDE BEDROOMS.
 - 1 HEAT DETECTOR AT KITCHEN AND UTILITY ROOM.
 - 1 HARDWIRED CARBON MONOXIDE DETECTOR AT GARAGE.
 - 1 HARDWIRED CARBON MONOXIDE DETECTOR PER FLOOR.
5. ELECTRICIAN PROVIDE COST FOR ALL LABOR & MATERIALS FOR INSTALLATION OF ELECTRICAL RECEPTACLES NECESSARY TO MEET CURRENT NATIONAL ELECTRICAL CODE IN CONTRACT.
6. ALL SMOKE AND CARBON MONOXIDE DETECTORS TO BE AT LEAST 6'-0" FROM A BATHROOM DOOR. NO SMOKE AND CARBON MONOXIDE DETECTORS TO BE INSTALLED IN THE KITCHEN.
7. FIRE ALARM SYSTEM TO BE LOW VOLTAGE ADDRESSABLE SYSTEM WITH HORN AND STROBES AS PER NYS FIRE CODE AND TO BE SUBMITTED SEPARATELY TO BE REVIEWED BY HASTINGS-ON-HUDSON FIRE INSPECTOR.

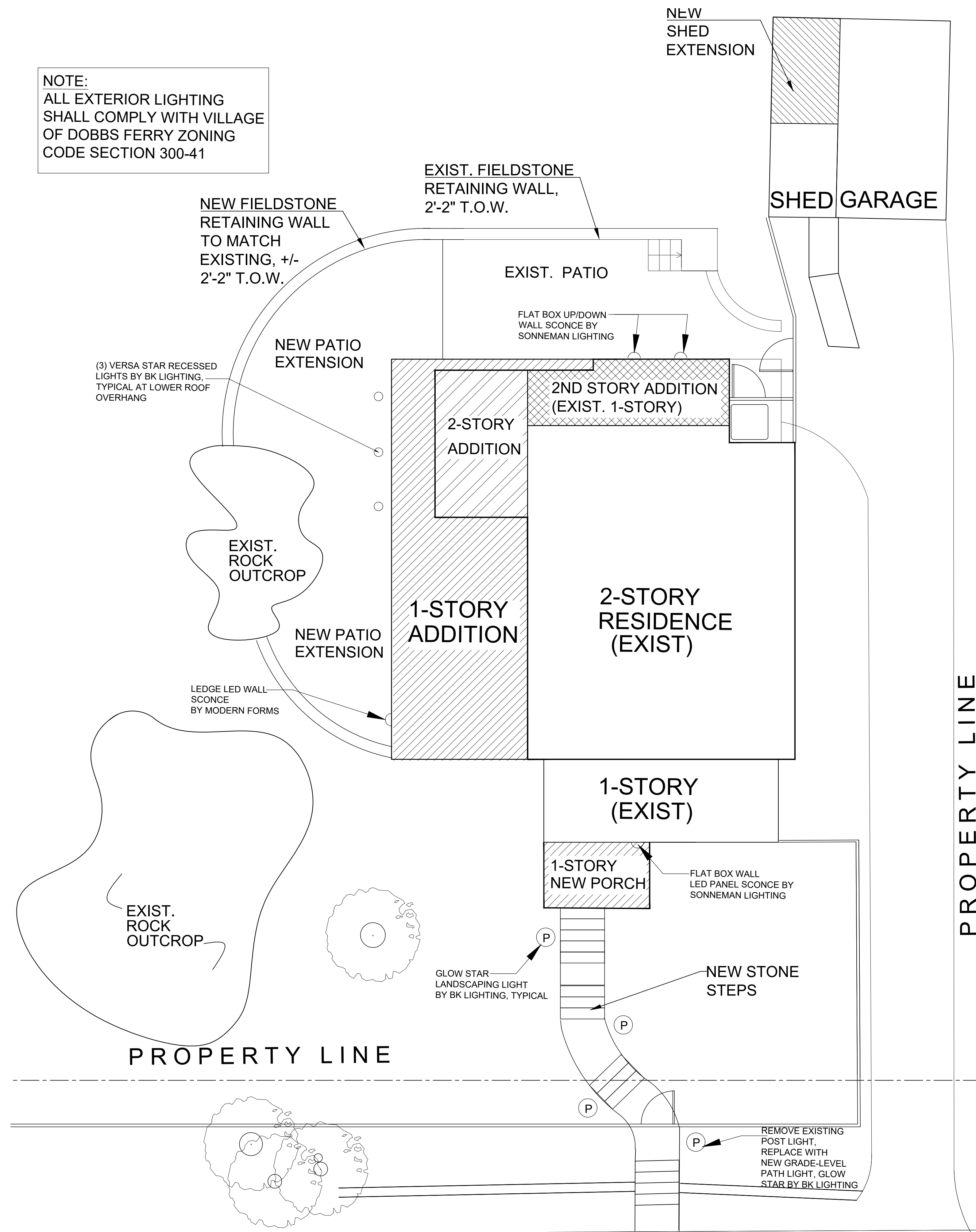
RENOVATIONS & EXTENSION TO THE
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Date: 10-14-21
PLANNING BOARD REVISIONS 10-14-21
BID DOCUMENTS 11-16-21
ARCH SUBMISSION 12-22-21

Drawing Title:
ELECTRICAL PLAN
Scale:
AS SHOWN

E-1



ELECTRICAL PLAN - EXTERIOR LIGHT FIXTURES

SCALE: 3/16" = 1'-0"



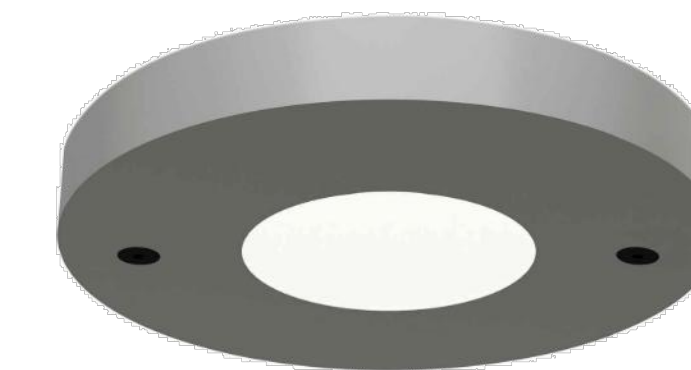
LEDGE WALL SCONCE
BY MODERN FORMS,
8" W X 20" H X 4" D
ALUMINUM FINISH



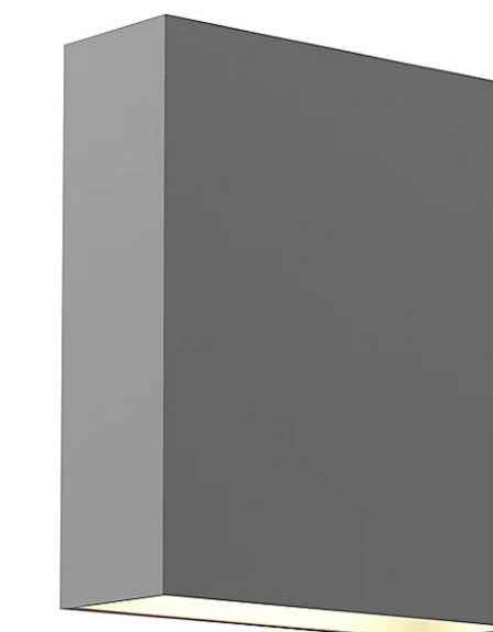
FLAT BOX WALL SCONCE
BY SONNEMAN LIGHTING,
6" W X 17" H X 2.5" D
TEXTURED GREY FINISH



GLow STAR LANDSCAPE LIGHT
BY BK LIGHTING, STYLE "K"
2 1/2" DIAMETER, 6 3/4" HIGH
SATIN ALUMINUM FINISH



VERSA STAR RECESSED
LIGHT BY BK LIGHTING,
5" DIAMETER,
SATIN ALUMINUM FINISH



FLAT BOX WALL SCONCE
BY SONNEMAN LIGHTING,
6" W X 7" H X 2.5" D
TEXTURED GREY FINISH



RENOVATIONS & EXTENSION TO THE
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Date: PLANNING BOARD REVISIONS 10-14-21
A/RB SUBMISSION 12-2-21

Drawing Title:
ELECTRICAL PLAN

Scale:
AS SHOWN

E-2