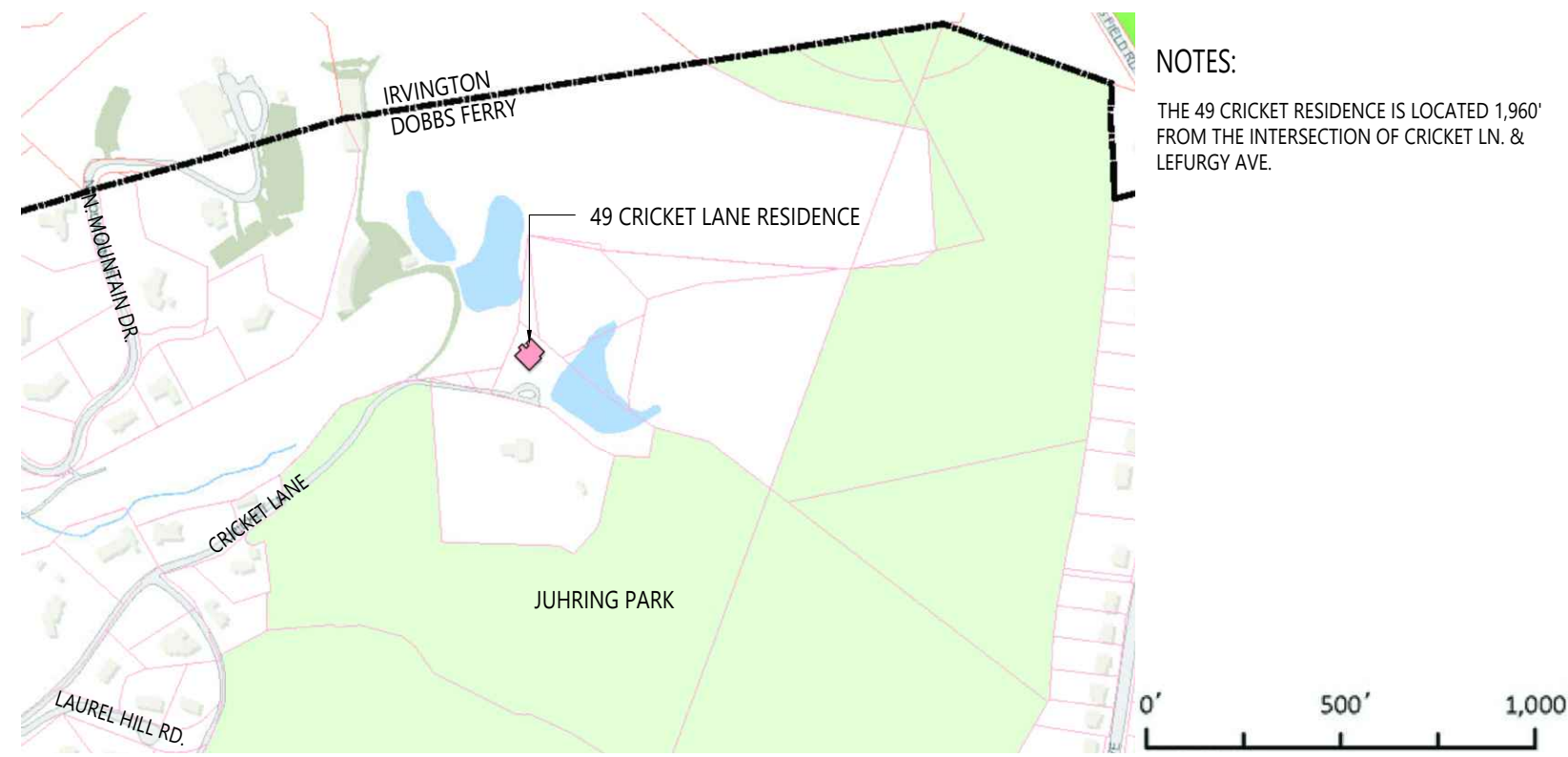


49 CRICKET LANE RENOVATIONS AND ADDITION

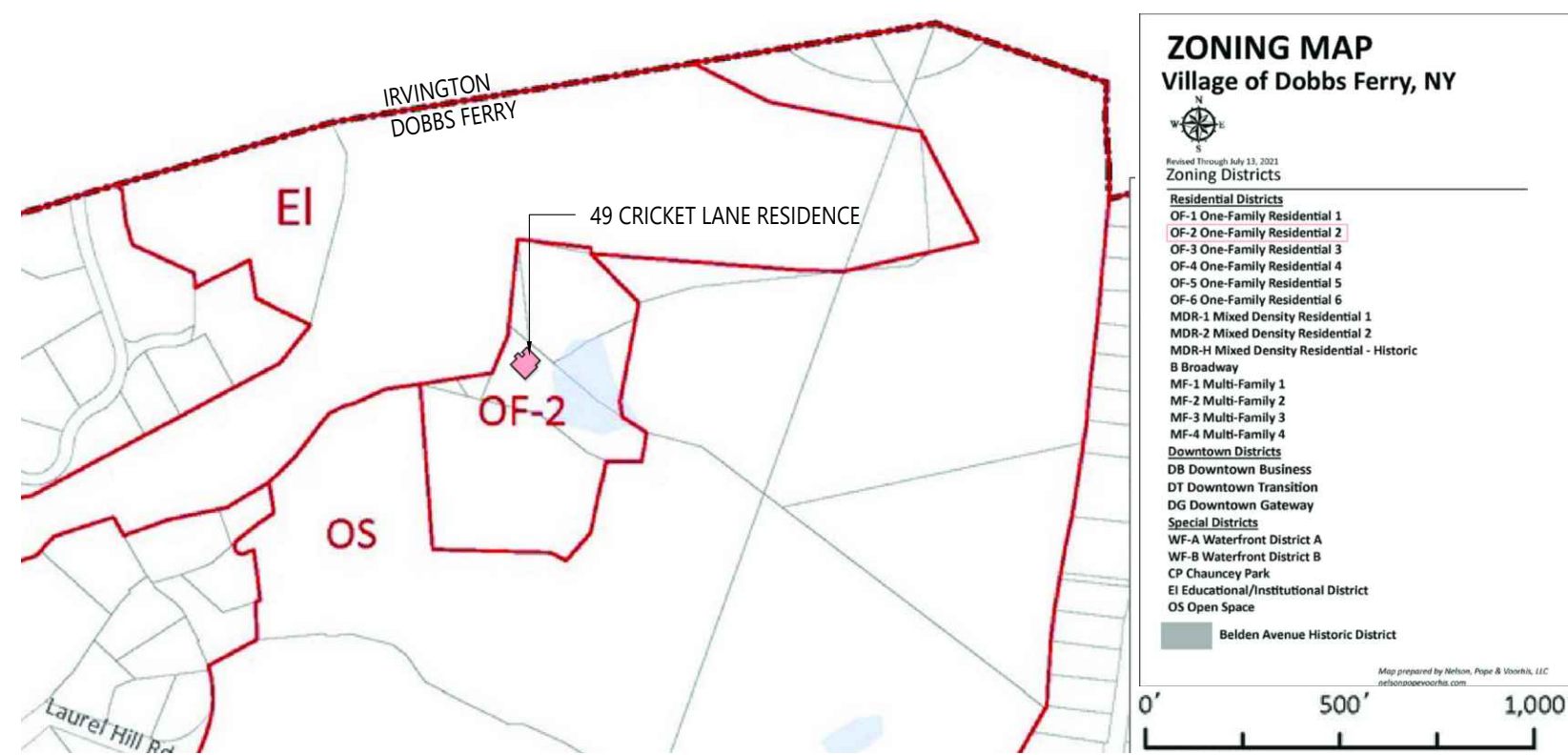


LOCATION MAP



1 LOCATION MAP
SCALE: SEE GRAPHIC SCALE

ZONING MAP



2 ZONING MAP
SCALE: SEE GRAPHIC SCALE

NOTES

GENERAL NOTES:

- SCOPE OF WORK: RENOVATIONS AND ADDITION TO RESIDENCE AT 49 CRICKET LANE, DOBBS FERRY, NY. IT IS THE INTENT THAT THE WORK INCLUDED SHALL COVER THE MANUFACTURE, FABRICATION, DELIVERY, INSTALLATION AND/OR ERECTION, WITH ALL INCIDENTALS THEREOF, AS SHOWN ON THE DOCUMENTS, AS SPECIFIED HEREIN, AND AS REQUIRED BY JOB CONDITIONS.
- ADDITION WILL BE CONSTRUCTED IN ACCORDANCE WITH ALL LOCAL AND STATE ENERGY CODES.

CONSTRUCTION SEQUENCE:

- EROSION CONTROL MEASURES SHALL BE IMPLEMENTED PER NEW YORK GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL.
- PROTECT PLANTS AND TREES THAT ARE LOCATED IN THE CONSTRUCTION AREA AND THAT ARE TO REMAIN.
- SELECTIVE EXTERIOR AND INTERIOR DEMOLITION.
- ADDITION AND PORTICO FOOTING AND FROST WALL INSTALLATION; REMOTE METER, OTHER INTERIOR AND EXTERIOR WORK; CONDENSERS AND GENERATOR INSTALLATION.
- ASPHALT REPLACEMENT, CURBING, AND EXTERIOR TERRACE AND WALK WORK.
- RESTORATION OF EXTERIOR WORK AREA: SEED AND MOW.
- LANDSCAPING.

DEMOLITION NOTES:

- CONTRACTOR SHALL PERFORM ALL OPERATIONS OF DEMOLITION AND REMOVAL INDICATED ON THE DRAWINGS AND AS MAY BE REQUIRED BY THE WORK. ALL WORK SHALL BE DONE CAREFULLY AND NEATLY, IN A SYSTEMATIC MANNER.
- NO STRUCTURAL ELEMENTS SHALL BE REMOVED UNTIL PORTIONS AFFECTED ARE ADEQUATELY SUPPORTED BY EITHER TEMPORARY SHORING OR NEW STRUCTURAL ELEMENTS AS REQUIRED TO PROTECT THE STABILITY AND INTEGRITY OF THE SITE AND WORK. THE DESIGN OF THE TEMPORARY SHORING IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL ADJOINING PROPERTY AFFECTED BY ANY OPERATIONS OF DEMOLITION SHALL BE PROTECTED PER THE REQUIREMENTS OF THE LOCAL AUTHORITIES.
- THE CONTRACTOR SHALL PROVIDE, ERECT, AND MAINTAIN ALL TEMPORARY BARRIER AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY ALL REGULATING AUTHORITIES.
- THE CONTRACTOR SHALL FILE ALL NECESSARY CERTIFICATES OF INSURANCE, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES, AND PROVIDE ANY AND ALL BONDS REQUIRED BY THE STATE OF NEW YORK, COUNTY OF WESTCHESTER, AND VILLAGE OF DOBBS FERRY IN ORDER TO DO THE WORK HEREIN DESCRIBED.

PROJECT DIRECTORY

OWNER:

NICHOLAS & KRISTIN WILLOUGHBY
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BRONXVILLE, NY 10708

ARCHITECT:

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DRAWING LIST

GENERAL:

T-001 COVER SHEET & GENERAL NOTES
EC-001 CODE REQUIREMENTS & ENERGY COMPLIANCE

SITE SURVEY

#21280 EXISTING CONDITION SITE SURVEY

SITE PLAN

A-001 SITE PLAN

REMOVAL:

D-100 BASEMENT REMOVAL PLAN
D-101 FIRST FLOOR REMOVAL PLAN
D-102 SECOND FLOOR REMOVAL PLAN
D-200 SOUTH & WEST REMOVAL ELEVATIONS
D-201 NORTH & EAST REMOVAL ELEVATIONS

ARCHITECTURAL:

A-100 FOUNDATION PLAN
A-101 FIRST FLOOR PLAN
A-102 SECOND FLOOR PLAN
A-200 SOUTH & WEST ELEVATIONS
A-201 NORTH & EAST ELEVATIONS
A-202 RENDERED ELEVATIONS & EXISTING ELEVATION PHOTOS

A-300 BUILDING SECTIONS
A-310 BUILDING SECTION DETAILS
A-312 PROJECTING GARAGE ROOF DETAILS

SCHEDULES:

SCH-100 SCHEDULES

DRAWING SYMBOLS

FIN. FIRST FLOOR EL. ±100'-0"	ELEVATION LEVEL
SP	START POINT
1 A301	BUILDING SECTION / ELEVATION REFERENCE
1 A401	DETAIL REFERENCE
1 A401	DETAIL REFERENCE
1 A301	INTERIOR ELEVATION REFERENCE
A	WINDOW NUMBER
101	DOOR NUMBER
101	ROOM NUMBER
114A-1	MILLWORK NUMBER
100-A	PLUMBING NUMBER

ABBREVIATIONS

A.B.	ANCHOR BOLT	INSUL.	INSULATION
ACC.	ACCESSIBLE	INT.	INTERIOR
ACT.	ACCT.	MAX.	MAXIMUM
ADDL.	ADDITIONAL	M.D.O.	MEDIUM DENSITY OVERLAY PLYWOOD
ADJ.	ADJACENT	MIN.	MINIMUM
A.E.D.	AUTOMATED EXTERNAL DEFIBRILLATOR	N.A.	NOT PART OF WORK
A.F.F.	ABOVE FINISH FLOOR	N.I.C.	NOT IN CONTRACT
APPROX.	APPROXIMATE	N.T.S.	NOT TO SCALE
ARCH.	ARCHITECT	O/	OVER
A.S.F.	ABOVE SUB FLOOR	O.C.	ON CENTER
B.	BOTTOM	OPNG.	OPENING
B.D.	BOARD	OPP.	OPPOSITE
BET.	BETWEEN	PLYWD.	PLYWOOD
BIT.	BITUMINOUS	P.N.L.	PANEL
B.O.	BOTTOM OF	P.T.	PRESERVATIVE PRESSURE TREATED
CANT.	CANTILEVERED	PTD.	PAINTED
CL.	CLOSET	RECEPT.	RECEPTACLE
CL.	CENTERLINE	REIN.	REINFORCED
C.G.	CENTERLINE	REQ.	REQUIRED
COL.	COLUMN	RM.	ROOM
CONC.	CONCRETE	R.O.	ROUGH OPENING
CONT.	CONTINUOUS	R.T.U.	ROUGH OPENING
DEMO.	DEMOLISH	SCRN.	SCREEN
DIA.	DIAMETER	S.F.	SQUARE FEET
DM.	DIMENSION	SIM.	SIMILAR
DR.	DOOR	SLP.	SLOPE
DS.	DOWNSPOUT	SQ.	SQUARE
DWG.	DRAWING	S.S.	STAINLESS STEEL
EL.	ELEVATION	ST.	STONE
ELEC.	ELECTRICAL	STD.	STANDARD
ELEV.	ELEVATION	STL.	STEEL
ELEVS.	ELEVATIONS	STRUC.	STRUCTURAL
E.O.	EDGE OF	SUBFLR.	SUB FLOOR
EQ.	EQUAL	T.	TOP
EQUIP.	EQUIPMENT	T&B.	TOP AND BOTTOM
E.T.R.	EXISTING TO REMAIN	T.B.D.	TO BE DECIDED
EXT.	EXTERIOR	T&G.	TOLING AND GROOVE
EXTG.	EXISTING	THK.	THICK
F.A.I.	FRESH AIR INTAKE	T.O.	TOP OF
F.F.	FINISH FLOOR	T.R.M.	TOILET ROOM
FIN.	FINISH	TYP.	TYPICAL
F.L.	FLOOR	UNI.	UNIVERSAL
F.M.F.M.	FACE OF MASONRY TO FACE OF MASONRY	UNQ.	UNLESS NOTED OTHERWISE
F.O.	FACE OF	V.I.F.	VERIFY IN FIELD
FOUND.	FOUNDATION	VERT.	VERTICAL
F.R.	FIBER REINFORCED	W.C.	WATER CLOSET
FTG.	FOOTING	W/	WITH
GALV.	GALVANIZED	WIND.	WINDOW
G.B.	GYP-SUM BOARD	WD.	WOOD
HORIZ.	HORIZONTAL	W.W.F.	WELDED WIRE FABRIC

REVISIONS 02:
1. CONSTRUCTION SEQUENCE ADDED
2. ZONING AND LOCATION MAPS ADDED
3. PROJECT DIRECTORY AND DRAWING LIST REVISED

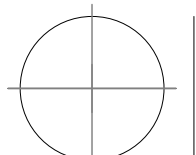
05.31.2022 AHRB ISSUE
05.09.2022 PLANNING BOARD ISSUE
03.11.2022 BUILDING PERMIT ISSUE

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49 CRICKET LANE
RESIDENCE

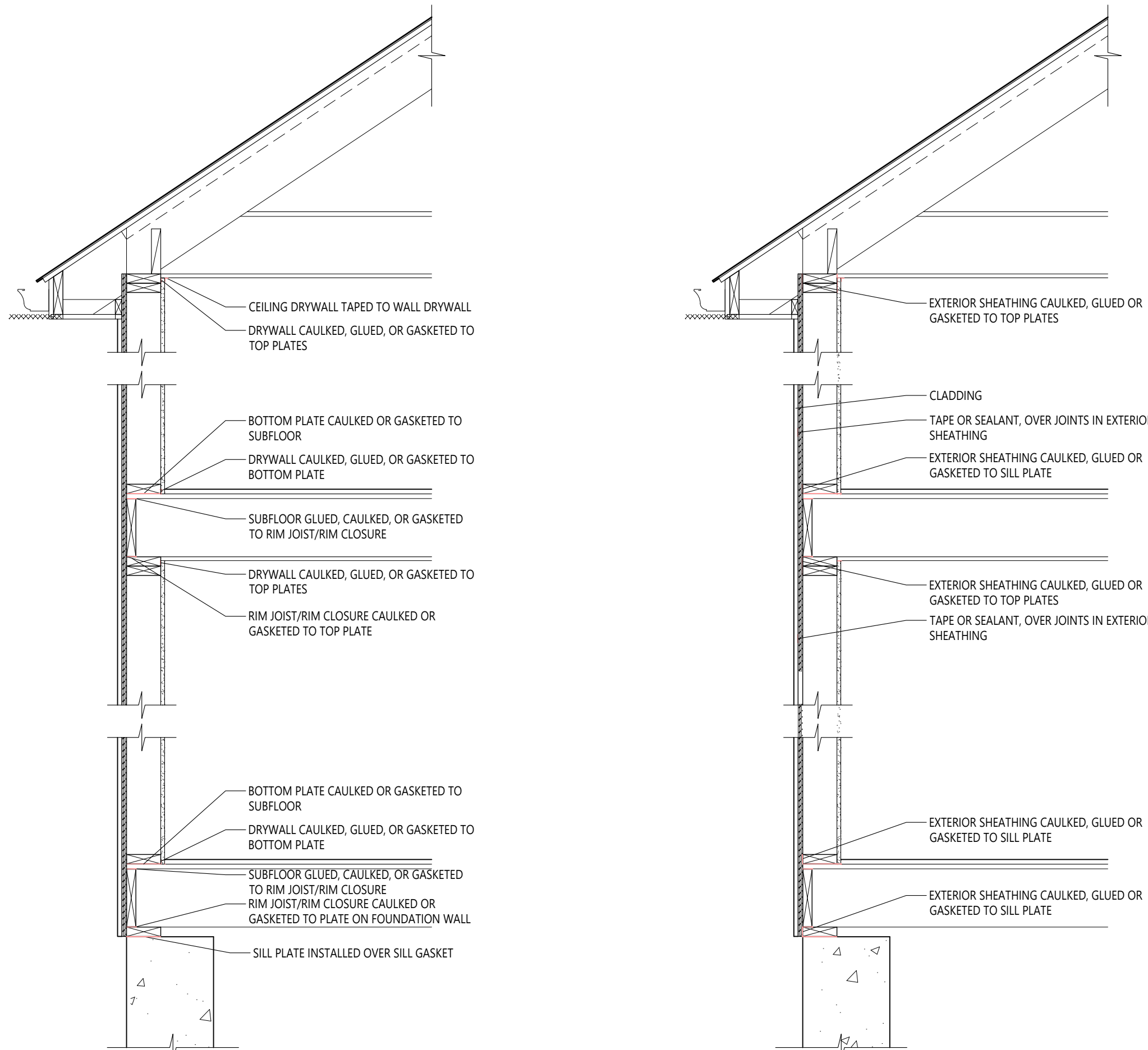
DOBBS FERRY, NY

COVER SHEET
GENERAL NOTES



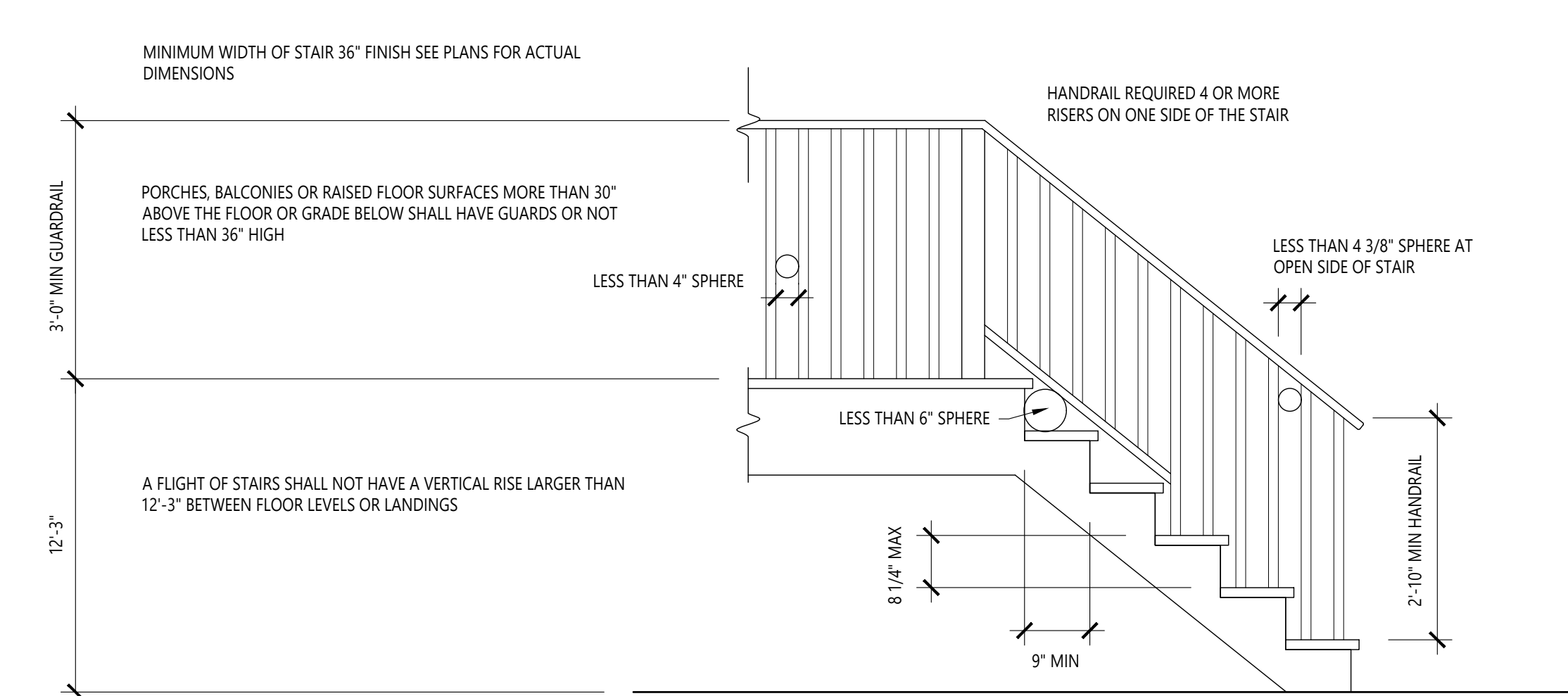
PROJECT NO.
190
WIL

T-001



1 FRAMING & G.B.: GENERIC AIR BARRIER AND THERMAL ALIGNMENT SECTION
NOT TO SCALE

2 SHEATHING: GENERIC AIR BARRIER AND THERMAL ALIGNMENT SECTION
NOT TO SCALE



3 STAIR HANDRAIL AND GUARDRAIL CODE
NOT TO SCALE

ZONING INFORMATION		
ZONE: OF-2 (ONE FAMILY RESIDENTIAL 2)		
	REQUIRED	PROVIDED
MINIMUM NET LOT AREA (SQUARE FEET)	20,000 SF	66,402 SF *
MINIMUM LOT WIDTH (FEET)	125 FT	492.6 FT
MINIMUM LOT DEPTH (FEET)	125 FT	215.7 FT **
MAXIMUM LOT COVERAGE BY BUILDINGS	18%	3.5%
MAXIMUM LOT COVERAGE BY IMPERVIOUS SURFACES	40%	11.4%
MINIMUM FRONT YARD SETBACK (FEET)	30 FT	86.9 FT
MAXIMUM FRONT YARD SETBACK (FEET)	N/A	N/A
MINIMUM REAR YARD SETBACK (FEET)	25 FT	25 FT
MINIMUM SIDE YARD SETBACK (EACH) (FEET)	20 FT	28 FT
MINIMUM SIDE YARD SETBACK (BOTH) (FEET)	50 FT	397.7 FT

* - THE NET LOT AREA IS DETERMINED BY DEDUCTING THE ADJUSTMENTS SPECIFIED IN § 300-34A (2) FROM GROSS LOT AREA.
** - THE LOT DEPTH AT THE WEST SIDE OF THE PROPERTY CLOSEST TO THE HOUSE IS 215.7 FT. THE LOT DEPTH AT THE EAST SIDE OF THE PROPERTY IS 81.9 FT.

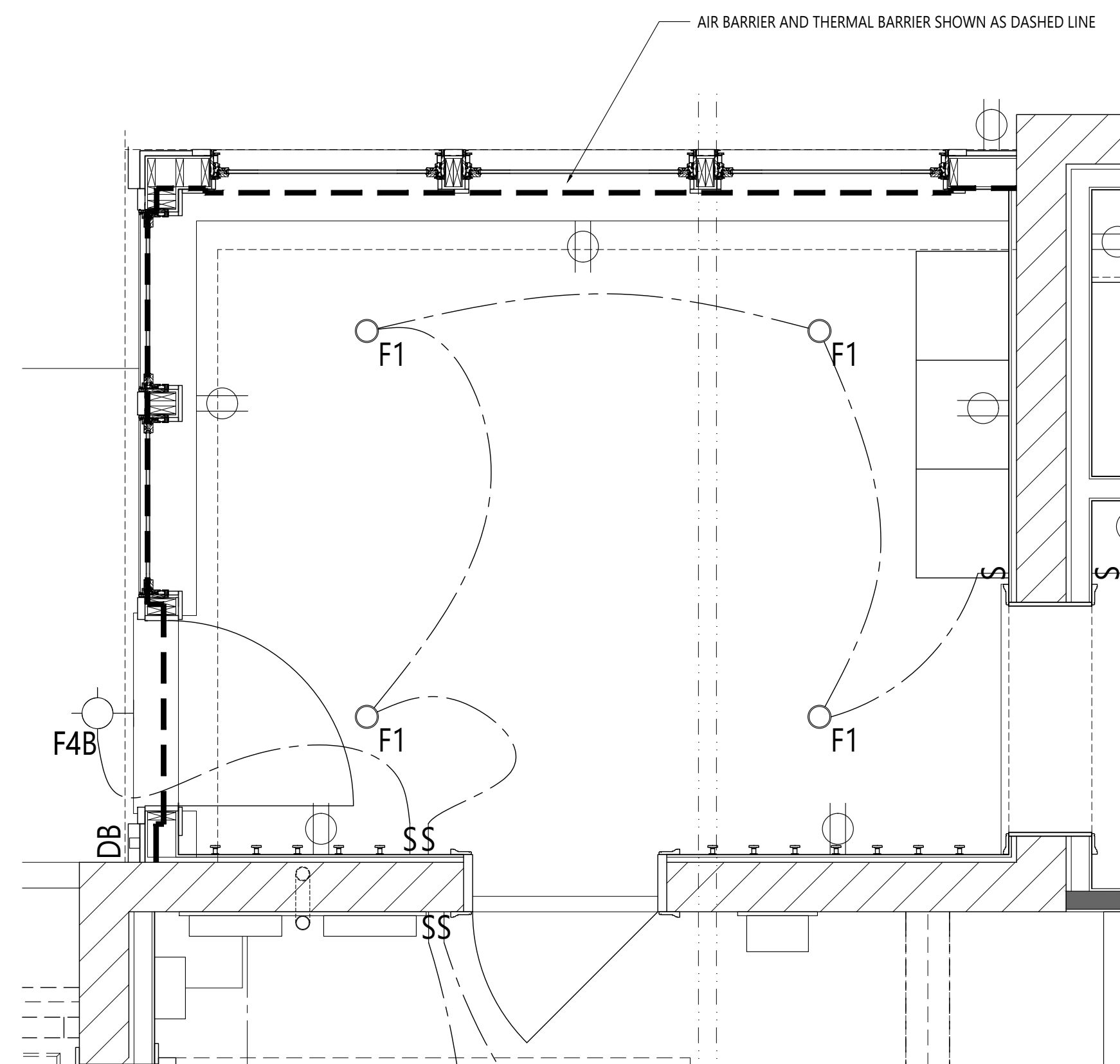
5A BULK ZONING TABLE SHOWING REQUIRED AND PROVIDED

ZONING INFORMATION		
ZONE: OF-2 (ONE FAMILY RESIDENTIAL 2)		
	REQUIRED	PROVIDED
MAXIMUM RIDGE HEIGHT (FEET)	30 FT	27.2 FT
MAXIMUM EAVE HEIGHT (FEET)	28 FT	20 FT

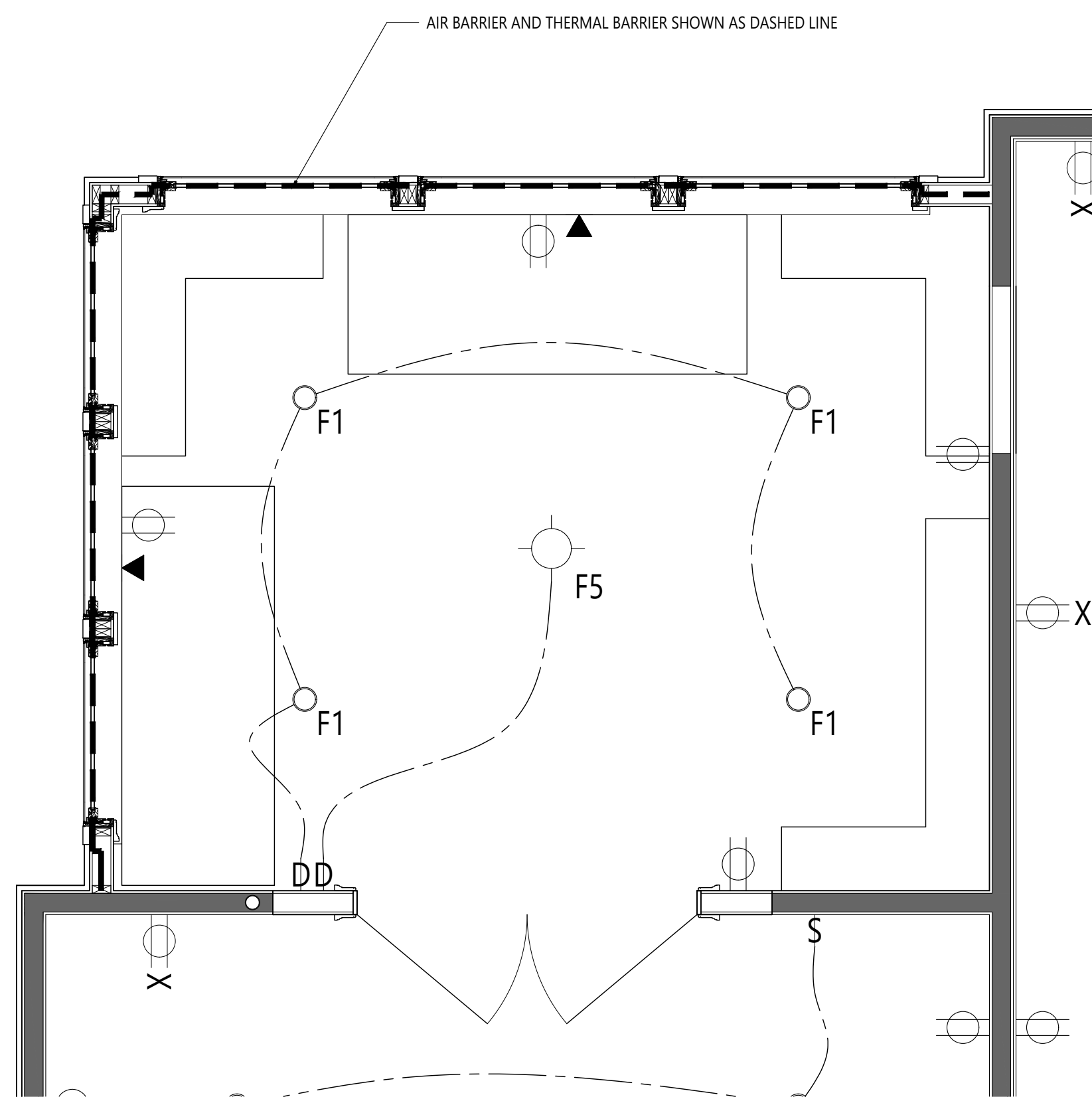
5B EAVE AND RIDGE HEIGHTS TABLE SHOWING REQUIRED AND PROVIDED

ALL EXTERIOR LIGHTING SHALL COMPLY WITH SECTION 300-41 OF THE VILLAGE OF DOBBS FERRY ZONING AND LAND USE REGULATIONS.

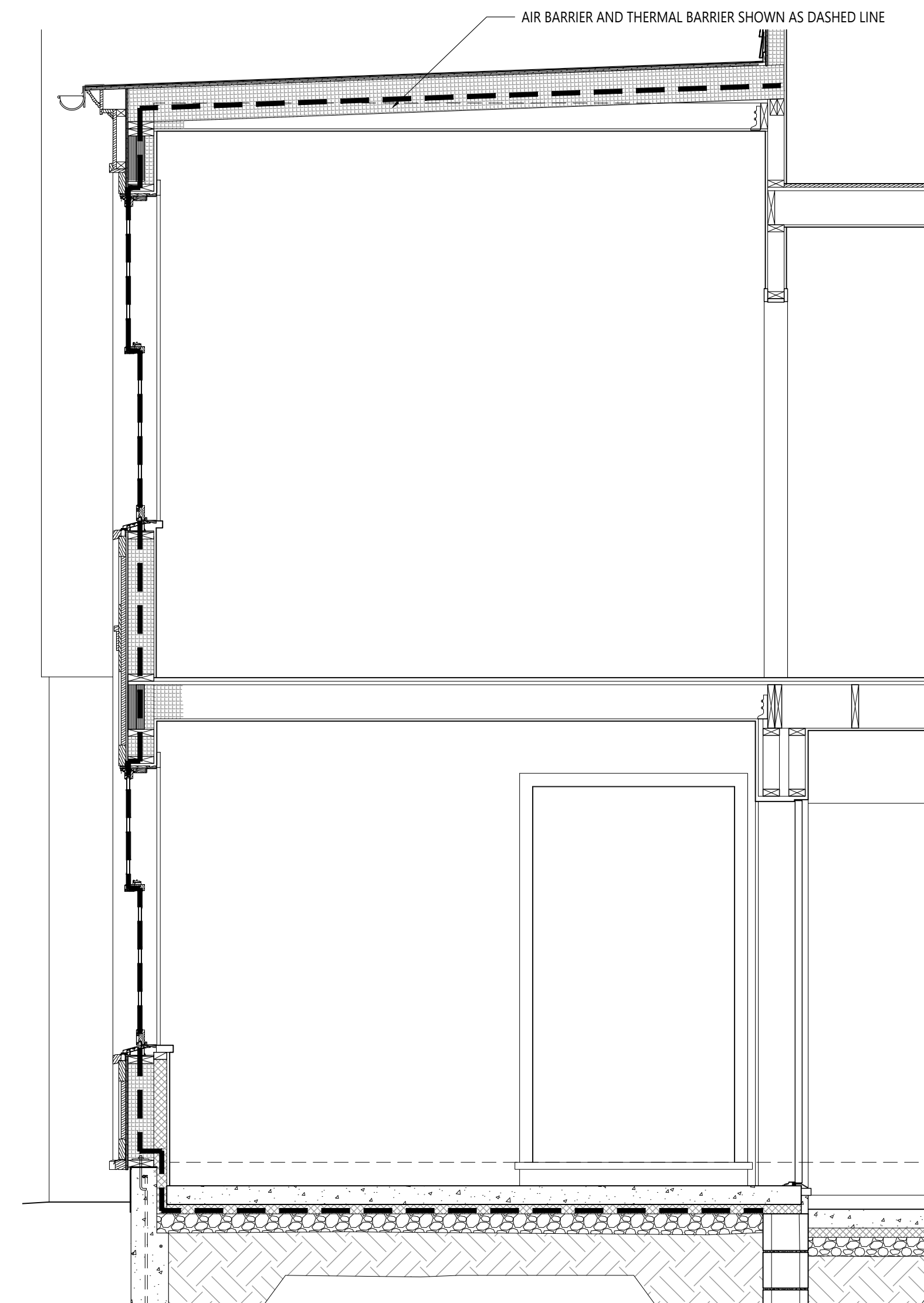
5C LIGHTING COMPLIANCE NOTE



6 FRAMING & G.B.: GENERIC AIR BARRIER AND THERMAL ALIGNMENT: PARTIAL PLAN SHOWING ADDITION AT LOWER LEVEL
NOT TO SCALE



7 FRAMING & G.B.: GENERIC AIR BARRIER AND THERMAL ALIGNMENT: PARTIAL PLAN SHOWING ADDITION AT FIRST FLOOR
NOT TO SCALE



8 FRAMING & G.B.: GENERIC AIR BARRIER AND THERMAL ALIGNMENT SECTION
NOT TO SCALE

- PER CHAPTER 4 OF THE NEW YORK STATE ENERGY CODE, SECTION R402.1.5, PRESCRIPTIVE COMPLIANCE PATH USING UA ALTERNATIVE: NYSSTRETCH ENERGY CODE - 2020, COMPLIANCE CERTIFICATE ATTACHED.
- CONTRACTOR TO REVIEW AND COMPLY WITH THE REScheck INSPECTION CHECKLIST, WHICH IS INCORPORATED AS A PART OF THE ARCHITECTURAL DOCUMENTS AND CONSTRUCTION REQUIREMENTS.
- THERMAL ENVELOPE SHOWN ON DIAGRAMS BELOW.
- REQUIREMENTS:

R402.4.1.1 INSTALLATION: THE COMPONENTS OF THE BUILDING THERMAL ENVELOPE AS INDICATED IN TABLE R402.4.1.1 SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION AND THE CRITERIA INDICATED IN TABLE R402.4.1.1 AS APPLICABLE TO THE METHOD OF CONSTRUCTION. AN APPROVED AGENCY SHALL INSPECT ALL COMPONENTS AND VERIFY COMPLIANCE. THE INSPECTION SHALL INCLUDE AN OPEN WALL VISUAL INSPECTION OF ALL COMPONENTS INCLUDED IN TABLE R402.4.1.1 AND SHALL BE INSTALLED SO THAT THE INSULATION MATERIAL UNIFORMLY FILLS EACH CAVITY SIDE-TO-SIDE AND TOP-TO-BOTTOM, WITHOUT SUBSTANTIAL GAPS OR VOIDS AROUND OBSTRUCTIONS, AND IS SPLIT, INSTALLED, OR FITTED TIGHTLY AROUND WIRING AND OTHER PENETRATIONS IN THE CAVITY. NO MORE THAN 2 PERCENT OF THE TOTAL INSULATED AREA SHALL BE COMPRESSED BELOW THE THICKNESS REQUIRED TO ATTAIN THE LABELED R-VALUE OR CONTAIN GAPS OR VOIDS IN THE INSULATION.

R402.6.3 VERIFICATION: INSTALLED PERFORMANCE OF THE MECHANICAL VENTILATION SYSTEM SHALL BE TESTED AND VERIFIED BY AN APPROVED AGENCY AND MEASURED USING A FLOW HOOD, FLOW GRID, OR OTHER AIRFLOW MEASURING DEVICE IN ACCORDANCE WITH AIR CONDITIONING CONTRACTORS OF AMERICA (ACCA) HVAC QUALITY INSTALLATION VERIFICATION PROTOCOLS - ANSI/ACCA 9QVP-2016.

R403.3.8 DUCT SYSTEM SIZING (MANDATORY): DUCTS SHALL BE SIZED IN ACCORDANCE WITH ACCA MANUAL D BASED ON CALCULATIONS MADE IN ACCORDANCE WITH SECTIONS R403.7 AND R403.8.

R403.5 SERVICE HOT WATER SYSTEMS: ENERGY CONSERVATION MEASURES FOR SERVICE HOT WATER SYSTEMS SHALL BE IN ACCORDANCE WITH SECTIONS R403.5.1 THROUGH R403.5.5.

R404.1 LIGHTING EQUIPMENT (MANDATORY): NOT LESS THAN 90 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL USE LAMPS WITH AN EFFICACY OF AT LEAST 65 LUMENS PER WATT OR HAVE A TOTAL LUMINAIRE EFFICACY OF AT LEAST 45 LUMENS PER WATT.

R403.3 DUCTS: ALL DUCTS AND AIR HANDLERS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R403.3.1 THROUGH R403.3.8, WHERE APPLICABLE. THE DUCT SYSTEM IN NEW BUILDINGS AND ADDITIONS SHALL BE LOCATED IN A CONDITIONED SPACE IN ACCORDANCE WITH SECTIONS R403.3.7 (1) AND R403.3.7 (2).

ENERGY COMPLIANCE STANDARD AND CRITERIA

REVISIONS 03:
1. ZONING TABLE 5B ADDED
2. LIGHTING COMPLIANCE NOTE ADDED

REVISIONS 02:
1. ZONING INFORMATION ADDED

05.31.2022 AHRB ISSUE
05.09.2022 PLANNING BOARD ISSUE
03.11.2022 BUILDING PERMIT ISSUE

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49 CRICKET LANE
RESIDENCE
DOBBS FERRY, NY

CODE REQUIREMENTS
AND
ENERGY COMPLIANCE



PROJECT NO.
190
WIL
EC-001

Certifications on this boundary survey map signify that the map 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. The certification is not an expressed or implied warranty or guarantee, it is purely a statement of professional opinion based on knowledge, information and existing field evidence and documentary evidence available. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this boundary survey map.

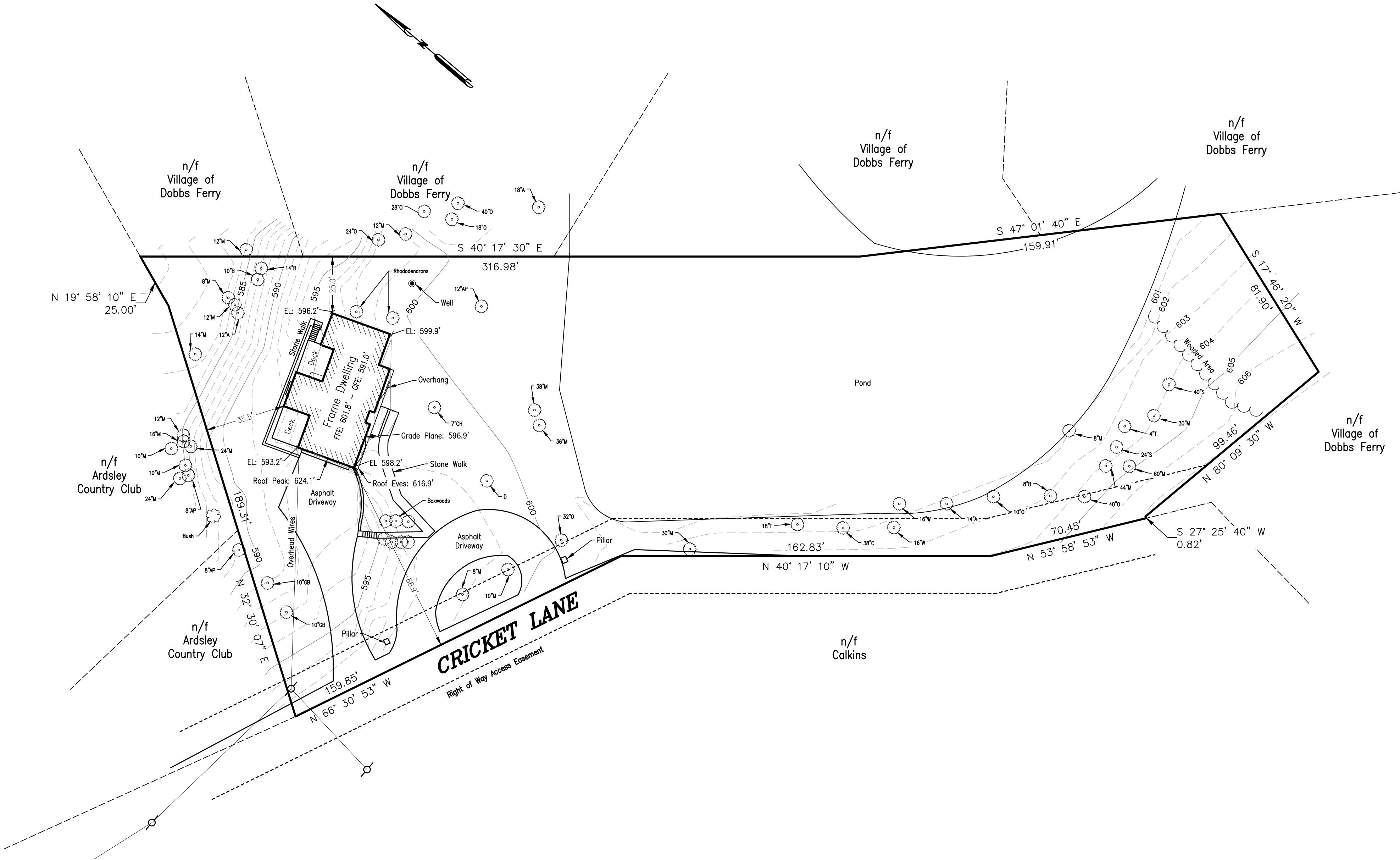
Any alteration or addition to this survey is a violation of SECTION 7209 of the NEW YORK STATE EDUCATION LAW, except as per SUBDIVISION 2. All certifications hereon are valid for this map and copies thereof only if said map or copies bear the inked or impressed seal of the surveyor whose original signature appears hereon.

ANY EASEMENTS AND/OR SUBSURFACE STRUCTURES UNRECORDED ARE NOT GUARANTEED
UNLESS PHYSICALLY EVIDENT ON THE PREMISES AT THE TIME OF THE SURVEY
SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS RECORDED
AND UNRECORDED

UNDERGROUND UTILITIES SHOWN HEREON BASED ON UTILITY EVIDENCE VISIBLE AT GROUND
SURFACE AND ARE SUBJECT TO FIELD VERIFICATION BY EXCAVATION
UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED
UPON OR ADJACENT TO THE SURVEYED PREMISES

WETLANDS IF ANY ARE NOT SHOWN

Tree Labels	
A	Ash
AP	Apple
B	Birch
C	Catalpa
CH	Cherry
D	Dogwood
GB	Grey Birch
M	Maple
O	Oak
OR	Ornamental
S	Sycamore
T	Tamarack
W	Willow



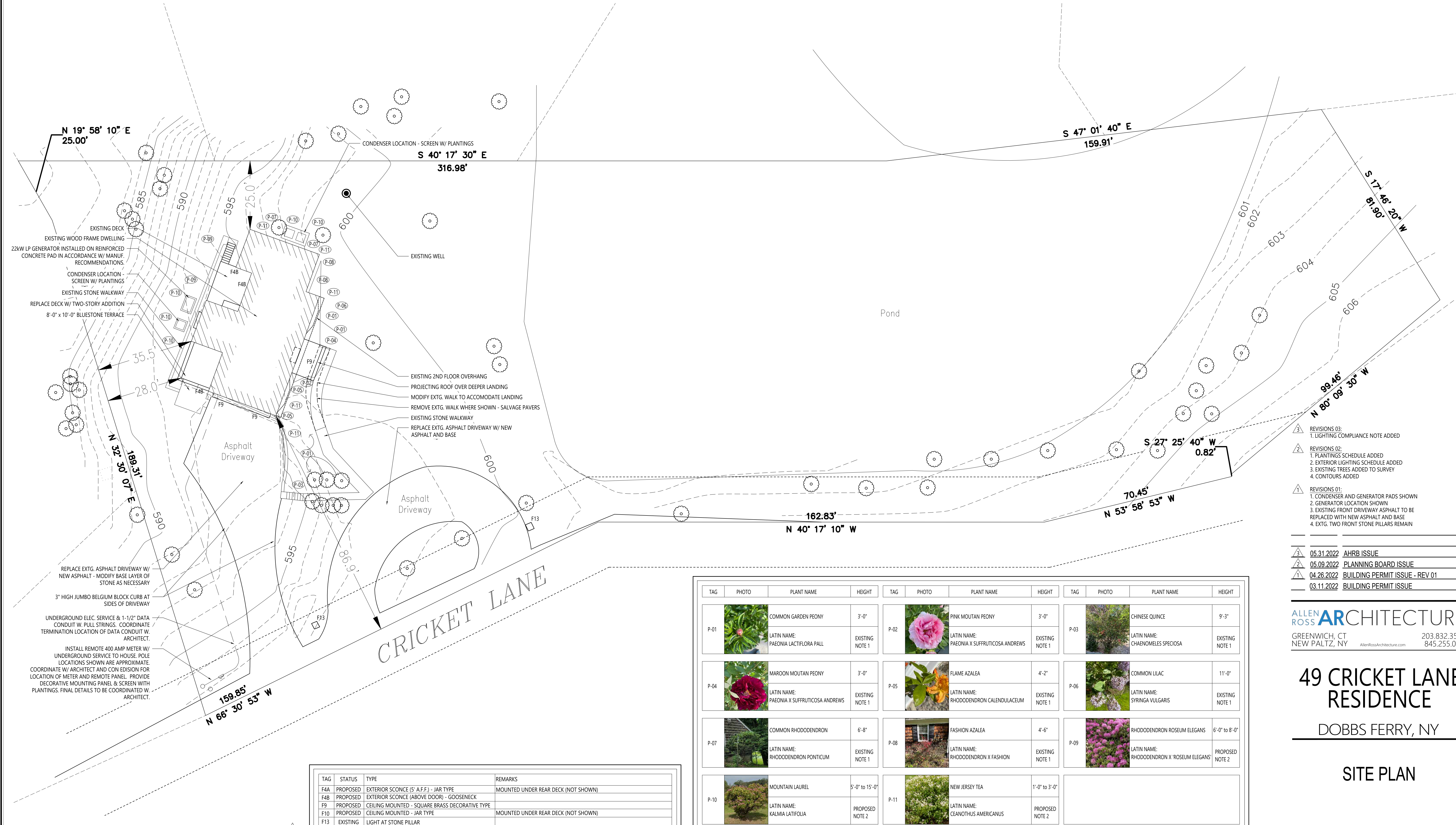
EDWARD T. GANNON, P.L.S.
CHERRY HILL ROAD ~ BLOOMING GROVE, NY 10914
PHONE AND FAX (845) 467-6365



CERTIFIED ONLY TO:
Nicholas L. Willoughby
Kristin S. Willoughby
Benchmark Title Agency, LLC
Stewart Title Insurance Company

SURVEY
PREPARED FOR
NICHOLAS L. & KRISTIN S.
WILLOUGHBY
VILLAGE OF DOBBS FERRY
TOWN OF GREENBURGH, COUNTY OF WESTCHESTER, STATE OF NEW YORK
TAX LOT: SECTION 3.80 - BLOCK 20 - LOT 13
SCALE: 1" = 30'
SURVEY DATE: JUNE 8, 2021
REVISED: MAY 5, 2022 - JUNE 1, 2022
AREA: 67,043 SQ.FT.

NOTES:
1. DATA TAKEN FROM SURVEY PREPARED BY EDWARD T. GANNON, OF BLOOMING GROVE, NY, ON JUNE 8, 2021. THIS DATA IS BEING USED SOLELY AS REFERENCE TO SHOW LOCATION OF PROPOSED SCOPE OF WORK. ORIGINAL STAMPED AND SIGNED SURVEYS OF THE PROPERTY CAN BE PROVIDED UPON REQUEST TO THE SURVEYOR.



- REVISIONS 03:
1. LIGHTING COMPLIANCE NOTE ADDED
- REVISIONS 02:
1. PLANTINGS SCHEDULE ADDED
2. EXTERIOR LIGHTING SCHEDULE ADDED
3. EXISTING TREES ADDED TO SURVEY
4. CONTOURS ADDED
- REVISIONS 01:
1. CONDENSER AND GENERATOR PADS SHOWN
2. GENERATOR LOCATION SHOWN
3. EXISTING FRONT DRIVEWAY ASPHALT TO BE REPLACED WITH NEW ASPHALT AND BASE
4. EXTG. TWO FRONT STONE PILLARS REMAIN

05.31.2022 AHRB ISSUE
05.09.2022 PLANNING BOARD ISSUE
04.26.2022 BUILDING PERMIT ISSUE - REV 01
03.11.2022 BUILDING PERMIT ISSUE

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49 CRICKET LANE
RESIDENCE
DOBBS FERRY, NY

SITE PLAN

TAG	STATUS	TYPE	REMARKS
F4A	PROPOSED	EXTERIOR SCENCE (5' A.F.F.) - JAR TYPE	MOUNTED UNDER REAR DECK (NOT SHOWN)
F4B	PROPOSED	EXTERIOR SCENCE (ABOVE DOOR) - GOOSENECK	
F9	PROPOSED	CEILING MOUNTED - SQUARE BRASS DECORATIVE TYPE	
F10	PROPOSED	CEILING MOUNTED - JAR TYPE	MOUNTED UNDER REAR DECK (NOT SHOWN)
F13	EXISTING	LIGHT AT STONE PILLAR	

NOTE 01: ALL EXTERIOR LIGHTING SHALL COMPLY WITH SECTION 300-41 OF THE VILLAGE OF DOBBS FERRY ZONING AND LAND USE REGULATIONS.
NOTE 02: REMOVE ALL EXISTING SPOT LIGHTS ATTACHED TO BUILDING.

TAG	PHOTO	PLANT NAME	HEIGHT	TAG	PHOTO	PLANT NAME	HEIGHT	TAG	PHOTO	PLANT NAME	HEIGHT
P-01		COMMON GARDEN PEONY LATIN NAME: PAEONIA LACTIFLORA PALL	3'-0" EXISTING NOTE 1	P-02		PINK MOUTAN PEONY LATIN NAME: PAEONIA X SUFFRUTICOSA ANDREWS	3'-0" EXISTING NOTE 1	P-03		CHINESE QUINCE LATIN NAME: CHAENOMELES SPECIOSA	9'-3" EXISTING NOTE 1
P-04		MAROON MOUTAN PEONY LATIN NAME: PAEONIA X SUFFRUTICOSA ANDREWS	3'-0" EXISTING NOTE 1	P-05		FLAME AZALEA LATIN NAME: RHODODENDRON CALENDULACEUM	4'-2" EXISTING NOTE 1	P-06		COMMON LILAC LATIN NAME: SYRINGA VULGARIS	11'-0" EXISTING NOTE 1
P-07		COMMON RHODODENDRON LATIN NAME: RHODODENDRON PONTICUM	6'-8" EXISTING NOTE 1	P-08		FASHION AZALEA LATIN NAME: RHODODENDRON X FASHION	4'-6" EXISTING NOTE 1	P-09		RHODODENDRON ROSEUM ELEGANS LATIN NAME: RHODODENDRON X ROSEUM ELEGANS	6'-0" to 8'-0" PROPOSED NOTE 2
P-10		MOUNTAIN LAUREL LATIN NAME: KALMIA LATIFOLIA	5'-0" to 15'-0" PROPOSED NOTE 2	P-11		NEW JERSEY TEA LATIN NAME: CEANOTHUS AMERICANUS	1'-0" to 3'-0" PROPOSED NOTE 2				

NOTE 01: EXISTING VEGETATION PHOTO TAKEN ON SITE
NOTE 02: NATIVE PLANT PER DOBBS FERRY'S LIST OF NATIVE EVERGREEN/FLOWERING TREES AND SHRUBS.

PLANTING SCHEDULE

1 SITE PLAN
SCALE: 1/16" = 1'-0"





2 EXTERIOR / SITE LIGHTING SCHEDULE

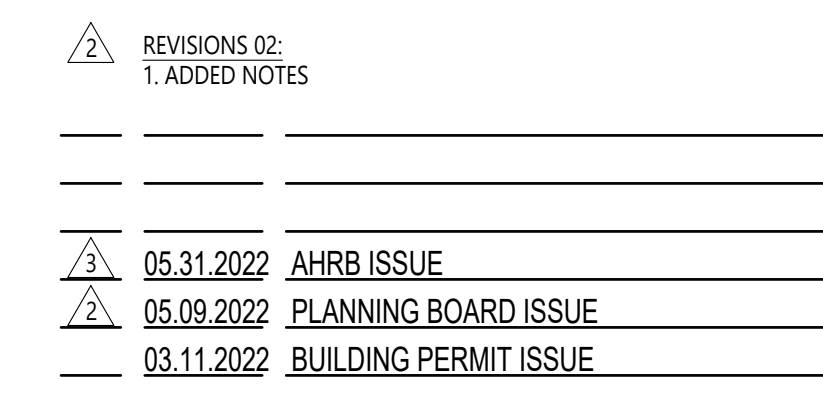
REGISTERED ARCHITECT
ALLEN DOUGLAS ROSS
LIC #026893
STATE OF NEW YORK

PROJECT NO.
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WIL

A-001

LEGEND:

	EXTG. CMU WALL
	EXTG. WALL
	CEILING ABOVE (TO REMAIN)
	REMOVALS






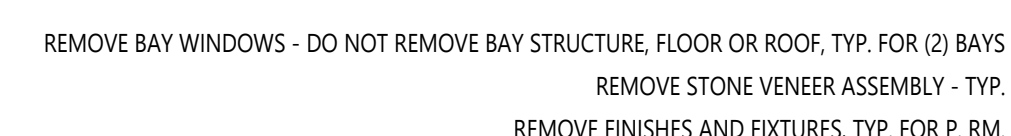
49 CRICKET LANE
RESIDENCE
DOBBS FERRY, NY

PROJECT NO.
190
WIL

D-100

LEGEND:

	EXTG. WALL
	CEILING ABOVE (TO REMAIN)
	REMOVALS

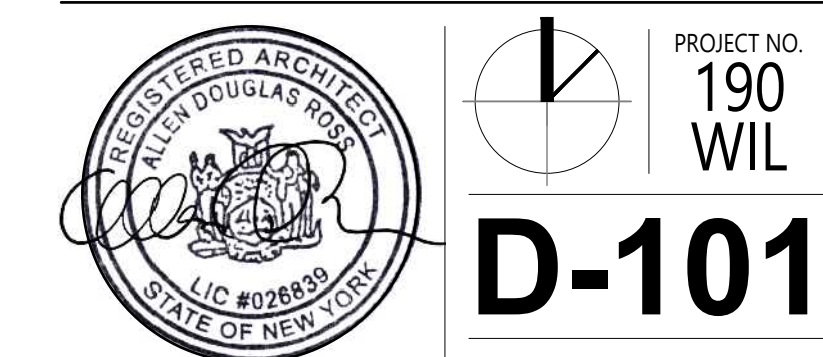


3	05.31.2022	AHRB ISSUE
2	05.09.2022	PLANNING BOARD ISSUE
	03.11.2022	BUILDING PERMIT ISSUE

49 CRICKET LANE RESIDENCE

DOBBS FERRY, NY

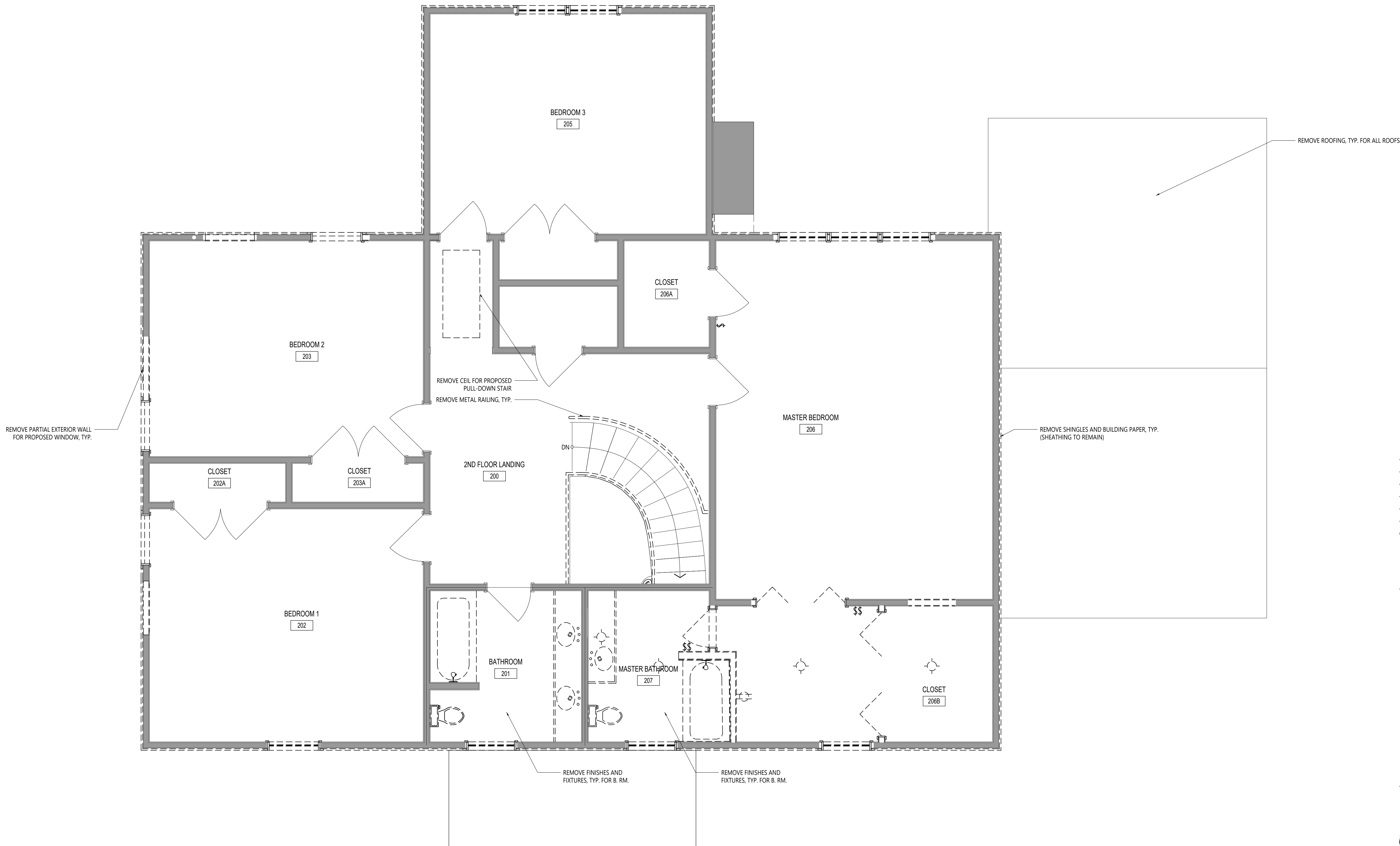
FIRST FLOOR REMOVALS PLAN



NOTES:
1. REMOVE WINDOWS AND EXTERIOR DOORS U.N.O.
2. REMOVE ALL HVAC EQUIPMENT AND DUCTS.

LEGEND:
EXTG. WALL
CEILING ABOVE (TO REMAIN)
REMOVALS

ROOF REMOVAL NOTES:
1. REMOVE ALL ROOFING DOWN THE SHEATHING



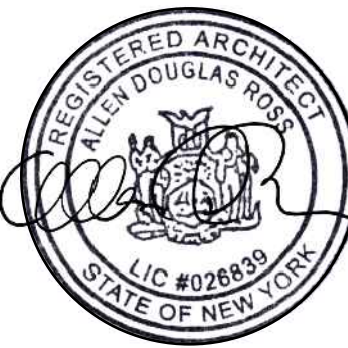
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DOBBS FERRY, NY

SECOND FLOOR
REMOVALS PLAN



PROJECT NO.
190
WIL
D-102

SECOND FLOOR FINISH CEILING
EL: 116'-9"

SECOND FLOOR FINISH FLOOR
EL: 108'-9"

FIRST FLOOR FINISH CEILING
EL: 108'-0"

FIRST FLOOR FINISH FLOOR
EL: 100'-0"

REMOVE SOFFIT & FACIA BOARDS, TYP.
TRIM RAFTER TAILS AS NECESSARY, TYP.

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

SECOND FLOOR FINISH CEILING
EL: 116'-9"

SECOND FLOOR FINISH FLOOR
EL: 108'-9"

FIRST FLOOR FINISH CEILING
EL: 108'-0"

FIRST FLOOR FINISH FLOOR
EL: 100'-0"

2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS 02:
1. SHEET ADDED

05.31.2022 AHRB ISSUE
05.09.2022 PLANNING BOARD ISSUE

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RESIDENCE
DOBBS FERRY, NY

ELEVATIONS
REMOVALS



PROJECT NO.
190
WIL
D-200

SECOND FLOOR FINISH CEILING
EL: 116'-9"

SECOND FLOOR FINISH FLOOR
EL: 108'-9"

FIRST FLOOR FINISH CEILING
EL: 108'-0"

FIRST FLOOR FINISH FLOOR
EL: 100'-0"

REMOVE SOFFIT & FACIA BOARDS, TYP.
TRIM RAFTER TAILS AS NECESSARY, TYP.

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

SECOND FLOOR FINISH CEILING
EL: 116'-9"

SECOND FLOOR FINISH FLOOR
EL: 108'-9"

FIRST FLOOR FINISH CEILING
EL: 108'-0"

FIRST FLOOR FINISH FLOOR
EL: 100'-0"

2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS 02:
1. SHEET ADDED

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ELEVATIONS
REMOVALS



PROJECT NO.
190
WIL
D-201

2
A-201

- NOTES:
1. FILL ALL EXPOSED CAVITIES WITH CLOSED CELL INSULATION.
 2. HARDWIRE AND INTERCONNECT ALL FIRE ALARMS

- LEGEND:
- EXTG. CMU WALL
 - EXTG. WALL
 - CEILING ABOVE
 - INSULATION BOARD
 - (S/C) SMOKE/CO DETECTOR
 - (S) SMOKE DETECTOR
 - (H) HEAT DETECTOR
 - F4A EXTERIOR SCONCE (5' HIGH) - JAR TYPE
 - F4B EXTERIOR SCONCE (ABOVE DOOR) - GOOSENECK
 - F10 CEILING MOUNTED - JAR TYPE
 - F9 CEILING MOUNTED - SQUARE BRASS DECORATIVE TYPE

2
A-200

EXTG. CMU FOUNDATION WALL
PERIMETER TRENCH DRAIN AT INTERIOR WHERE CMU WALL
IS RETAINING SOIL
2X4 STUD WALL, TYP. HOLD 1" OFF FACE OF CMU, FILL W/ 3"
CLOSED CELL SPRAY FOAM

1
A-200

- REVISIONS 02:
1. GRAPHIC SCALE ADDED
 2. EXTERIOR LIGHTS NOTED

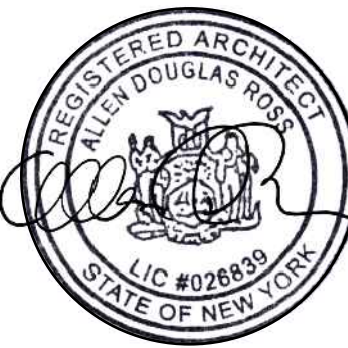
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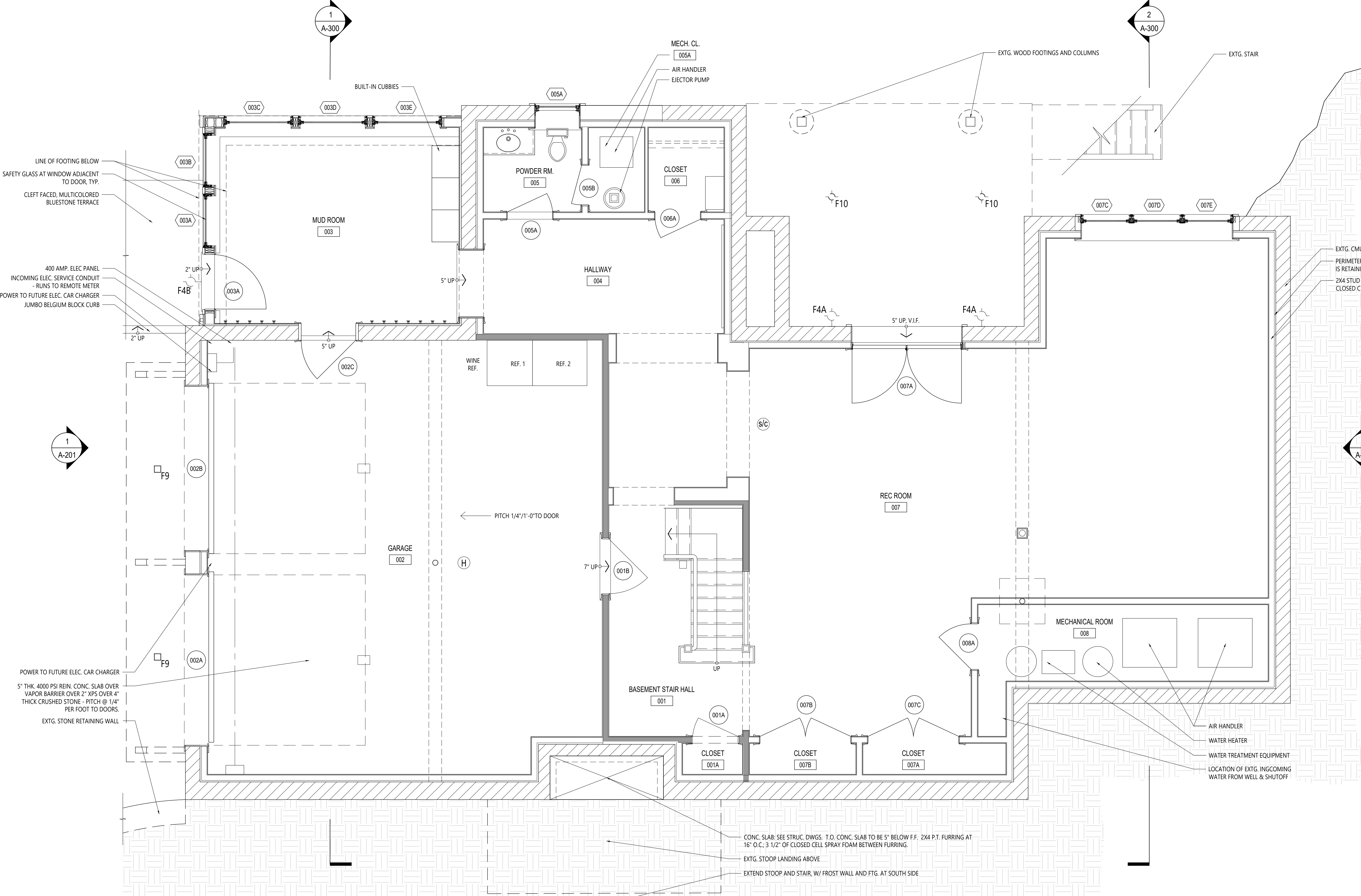
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BASEMENT
FLOOR PLAN



PROJECT NO.
190
WIL
A-100

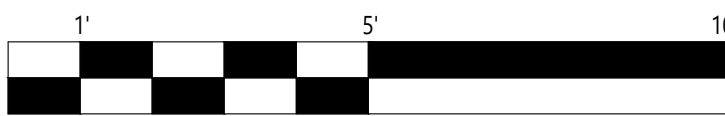


LINE OF FOOTING BELOW
SAFETY GLASS AT WINDOW ADJACENT
TO DOOR, TYP.
CLEFT FACED, MULTICOLORED
BLUESTONE TERRACE
400 AMP. ELEC. PANEL
INCOMING ELEC. SERVICE CONDUIT
- RUNS TO REMOTE METER
POWER TO FUTURE ELEC. CAR CHARGER
JUMBO BELGIUM BLOCK CURB

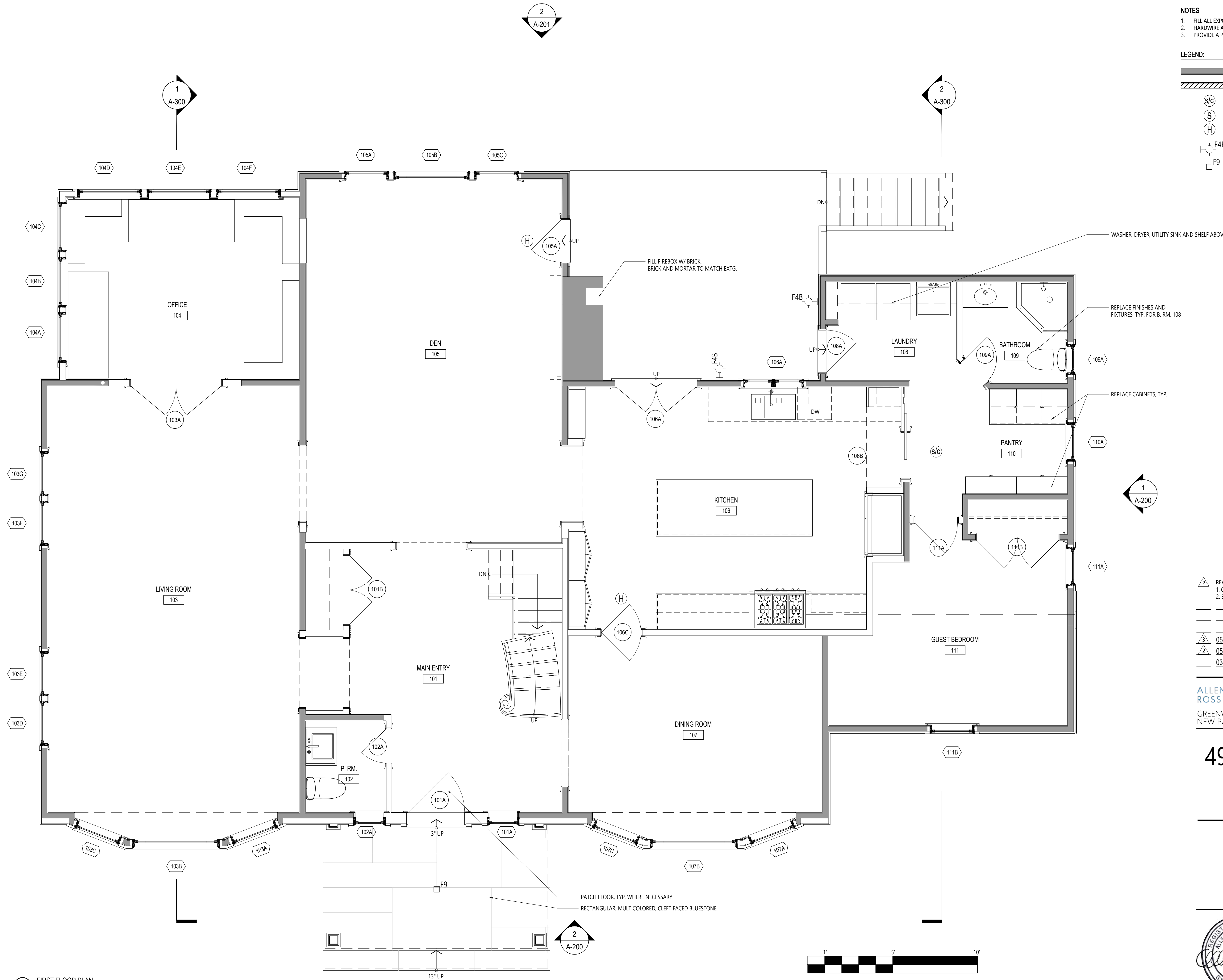
1
A-201

POWER TO FUTURE ELEC. CAR CHARGER
5" THK. 4000 PSI REIN. CONC. SLAB OVER
VAPOR BARRIER OVER 2" XPS OVER 4"
THICK CRUSHED STONE - PITCH @ 1/4"
PER FOOT TO DOORS.
EXTG. STONE RETAINING WALL

CONC. SLAB: SEE STRUC. DWGS. T.O. CONC. SLAB TO BE 5" BELOW F.F. 2X4 P.T. FURRING AT
16" O.C. 3 1/2" OF CLOSED CELL SPRAY FOAM BETWEEN FURRING.
EXTG. STOOP LANDING ABOVE
EXTEND STOOP AND STAIR, W/ FROST WALL AND FTG. AT SOUTH SIDE



1 BASEMENT FLOOR PLAN
SCALE: 3/8" = 1'-0"



- NOTES:
1. FILL ALL EXPOSED CAVITIES WITH CLOSED CELL INSULATION.
 2. HARDWIRE AND INTERCONNECT ALL FIRE ALARMS.
 3. PROVIDE A PARTIAL COVERAGE FIRE SUPPRESSION SYSTEM (SEE SPEC. DIV. 21).

- LEGEND:
- EXTG. WALL
 - PROPOSED WALL
 - (S/C) SMOKE/CO DETECTOR
 - (S) SMOKE DETECTOR
 - (H) HEAT DETECTOR
 - F4B EXTERIOR SCONCE (ABOVE DOOR) - GOOSENECK
 - F9 CEILING MOUNTED - SQUARE BRASS DECORATIVE TYPE

- REVISIONS 02:
1. GRAPHIC SCALE ADDED
 2. EXTERIOR LIGHTS NOTED
- 05.31.2022 AHRB ISSUE
- 05.09.2022 PLANNING BOARD ISSUE
- 03.11.2022 BUILDING PERMIT ISSUE

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FIRST FLOOR
PLAN

REGISTERED ARCHITECT
ALLEN DOUGLAS ROSS
LIC #026893
STATE OF NEW YORK

PROJECT NO.
190
WIL

A-101

1 FIRST FLOOR PLAN
SCALE: 3/8" = 1'-0"

- NOTES:
1. FILL ALL EXPOSED CAVITIES WITH CLOSED CELL INSULATION.
 2. HARDWIRE AND INTERCONNECT ALL FIRE ALARMS

LEGEND:

- EXTG. WALL
- PROPOSED WALL
- (S/C) SMOKE/CO DETECTOR
- (S) SMOKE DETECTOR
- (H) HEAT DETECTOR

- REVISIONS 02:
1. GRAPHIC SCALE ADDED
 2. STEAM BENT CEDAR SHAKES NOTED AT CURVED SECTION OF PORTICO ROOF

- 05.31.2022 AHRB ISSUE
- 05.09.2022 PLANNING BOARD ISSUE
- 03.11.2022 BUILDING PERMIT ISSUE

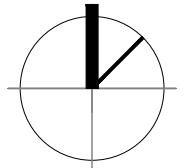
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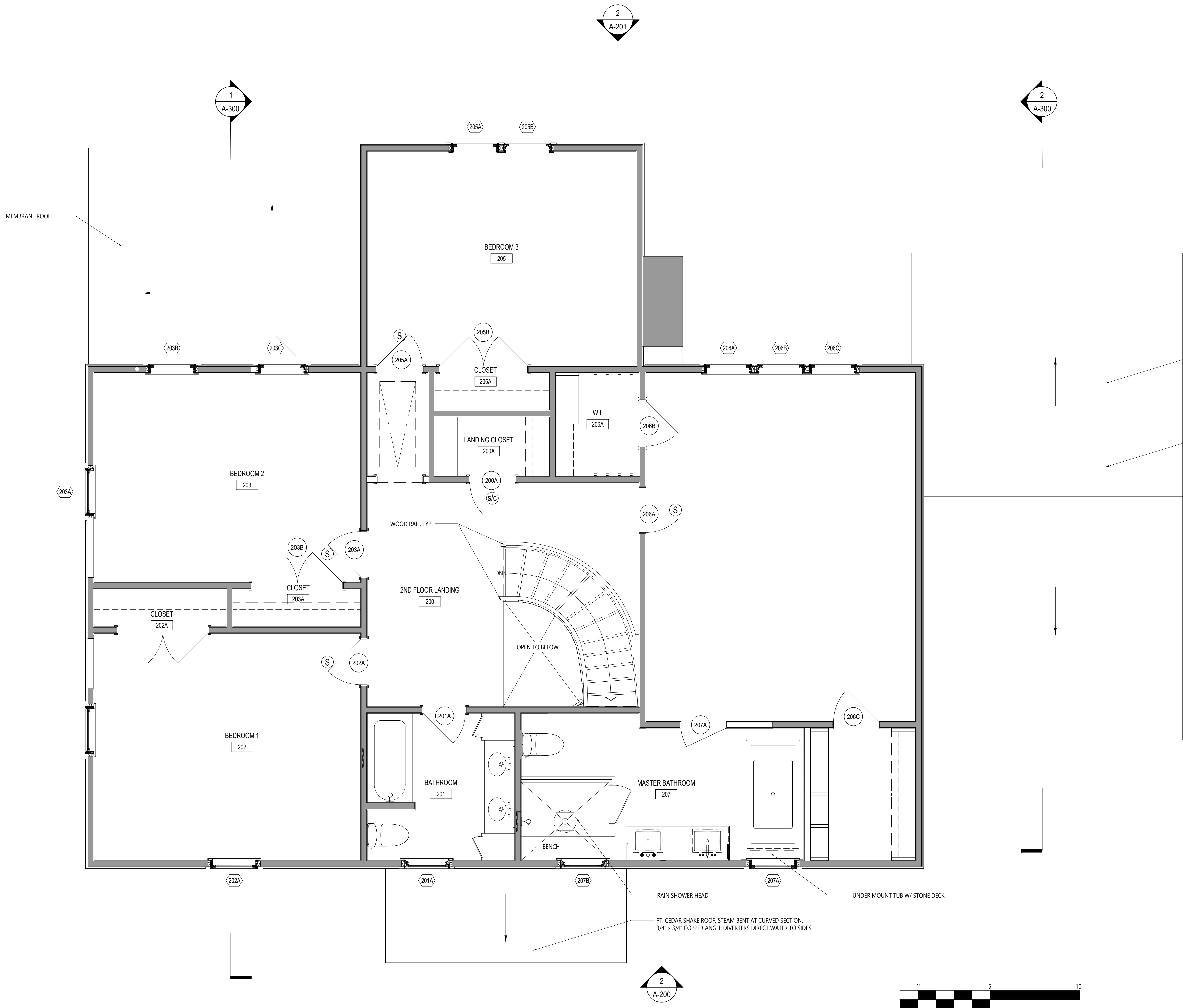
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SECOND FLOOR PLAN



PROJECT NO.
190
WIL

A-102



1 SECOND FLOOR PLAN
SCALE: 3/8" = 1'-0"



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



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS 03:
1. ADDED LINES SHOWING ADDITION FALLS WITHIN PLANE OF EXISTING ROOF SLOPE

REVISIONS 02:
1. ADDED NOTES

05.31.2022 AHRB ISSUE
05.09.2022 PLANNING BOARD ISSUE
03.11.2022 BUILDING PERMIT ISSUE

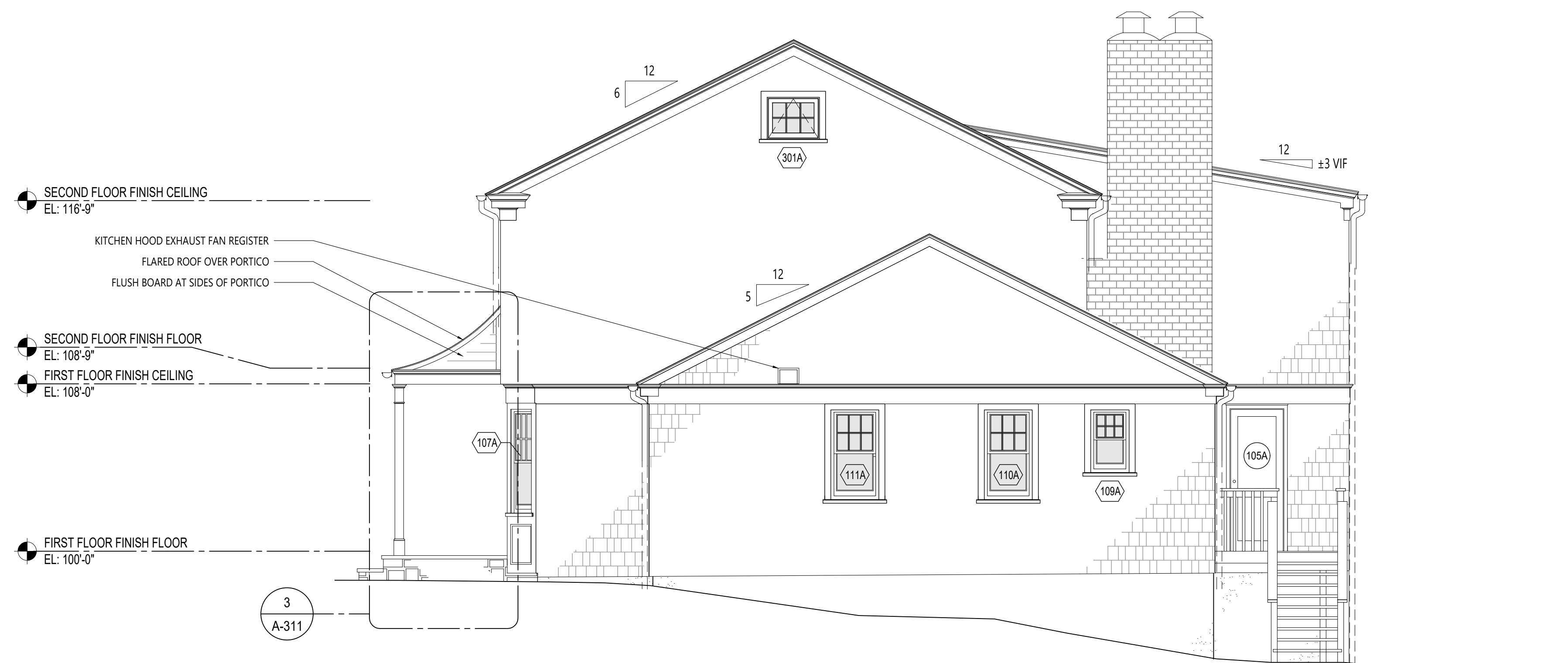
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ELEVATIONS
SOUTH & WEST



PROJECT NO.
190
WIL
A-200



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



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"


REVISIONS 02:	
1. ADDED NOTES	
05.31.2022	AHRB ISSUE
05.09.2022	PLANNING BOARD ISSUE
03.11.2022	BUILDING PERMIT ISSUE

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ELEVATIONS NORTH & EAST



PROJECT NO.
190
WIL
A-201



2 EXISTING
NOT TO SCALE



1 RENDERINGS: PROPOSED
NOT TO SCALE

REVISIONS 02:
1. SHEET ADDED

06.02.2022	AHRB ISSUE
05.09.2022	PLANNING BOARD ISSUE

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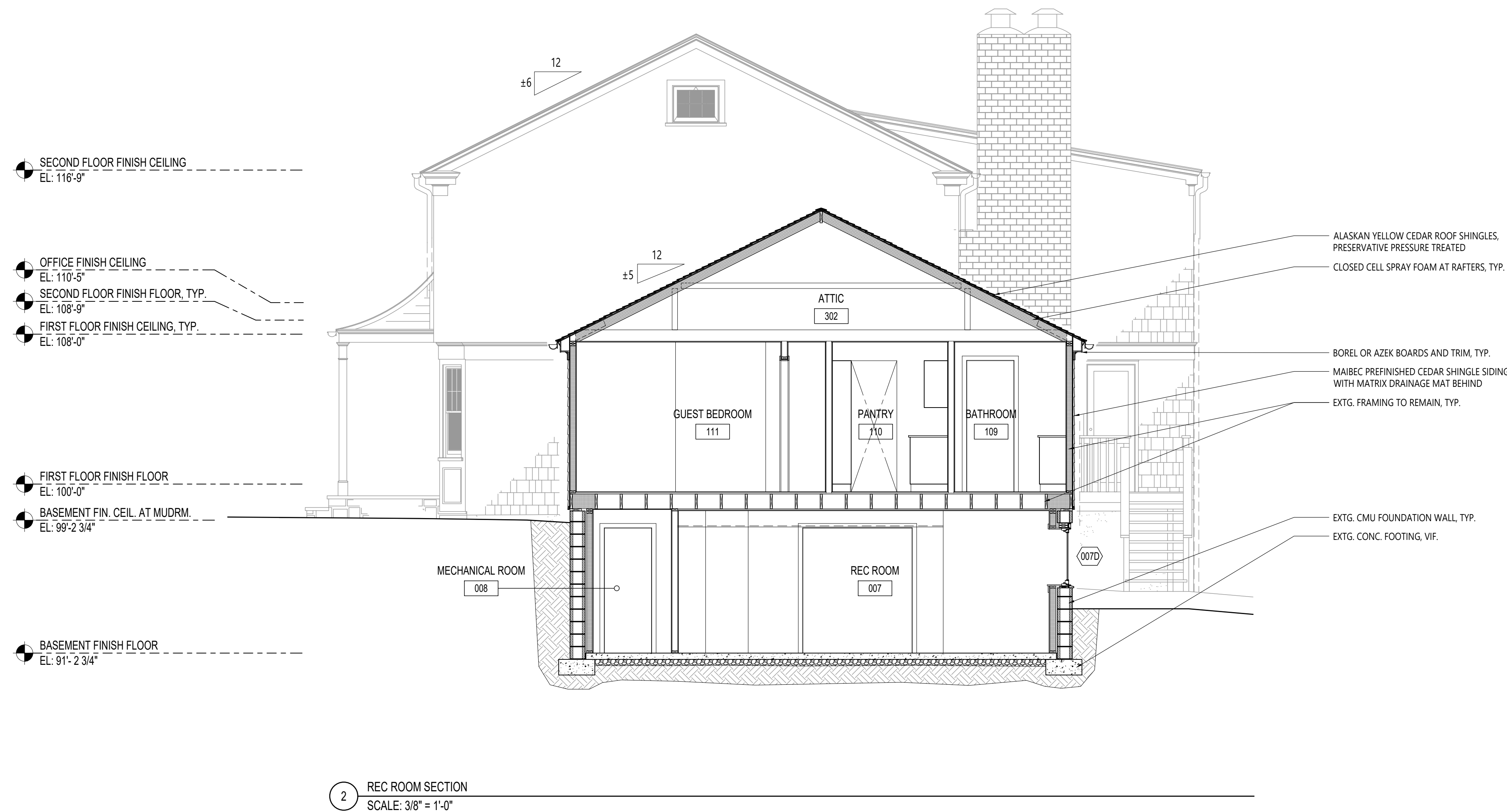
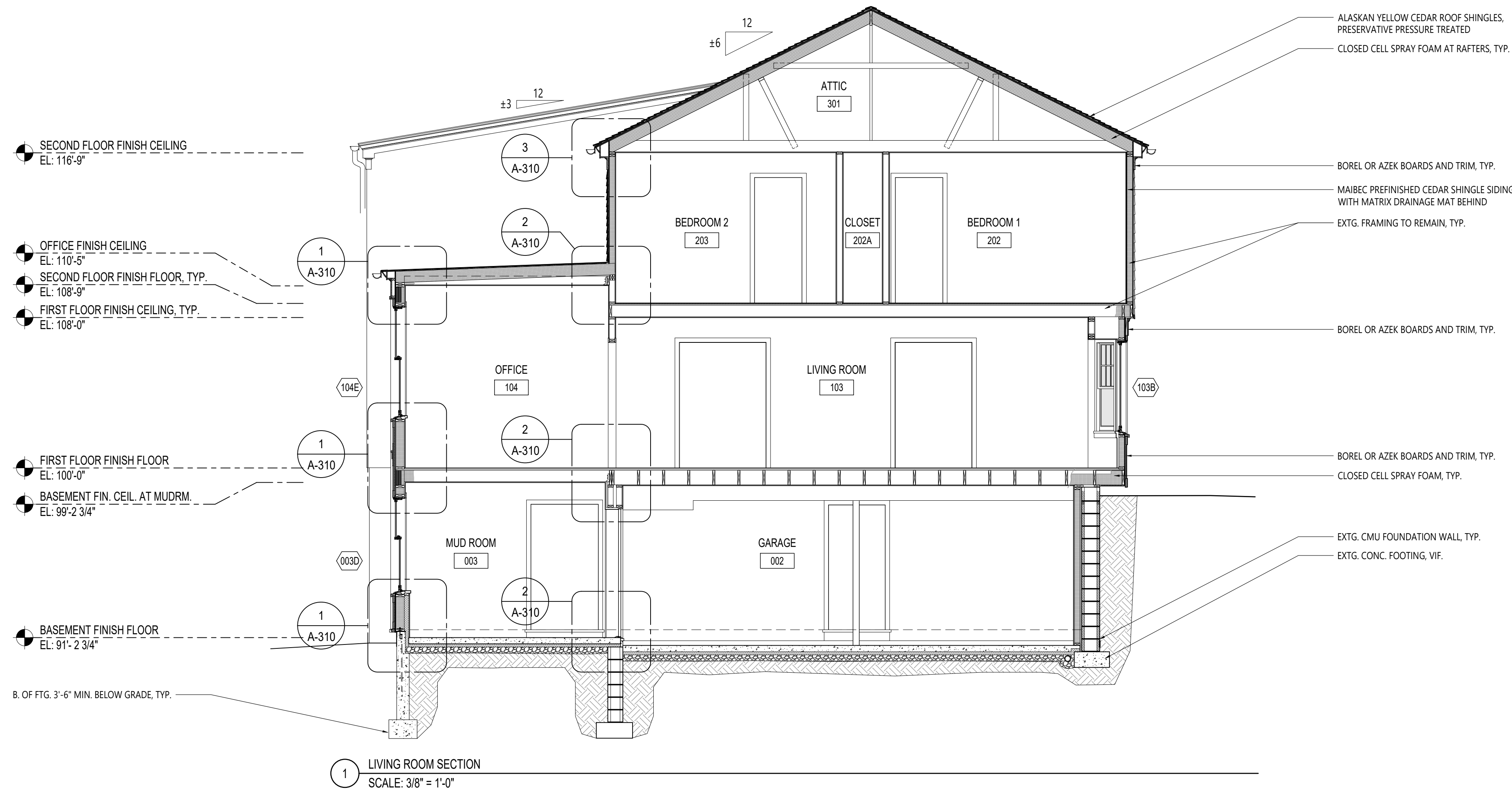
RENDERINGS &
EXISTING PHOTOS

REGISTERED ARCHITECT
ALLEN DOUGLAS ROSS
LIC #026859
STATE OF NEW YORK

PROJECT NO.
190
WIL

A-202

- NOTES:
1. FILL ALL EXPOSED CAVITIES WITH CLOSED CELL SPRAY FOAM INSULATION.



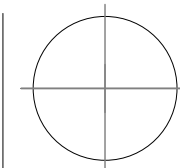
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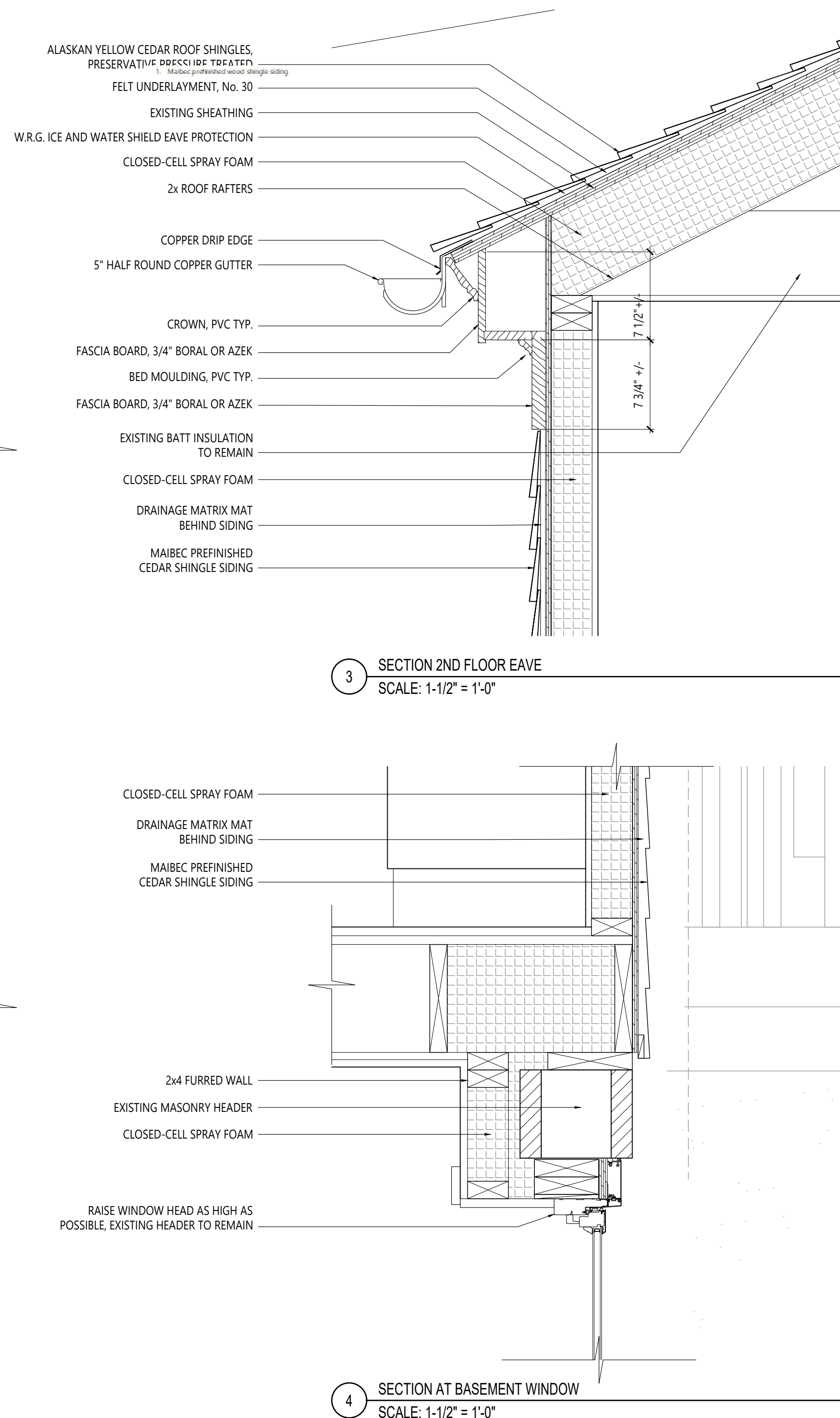
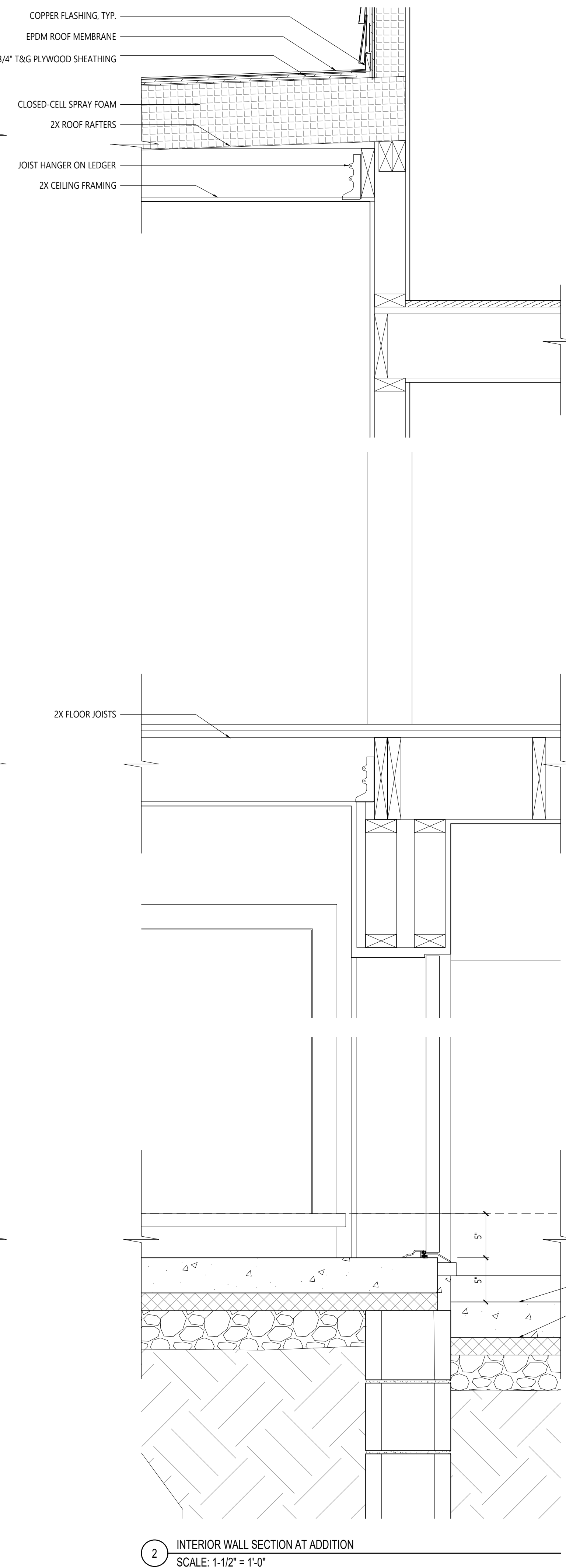
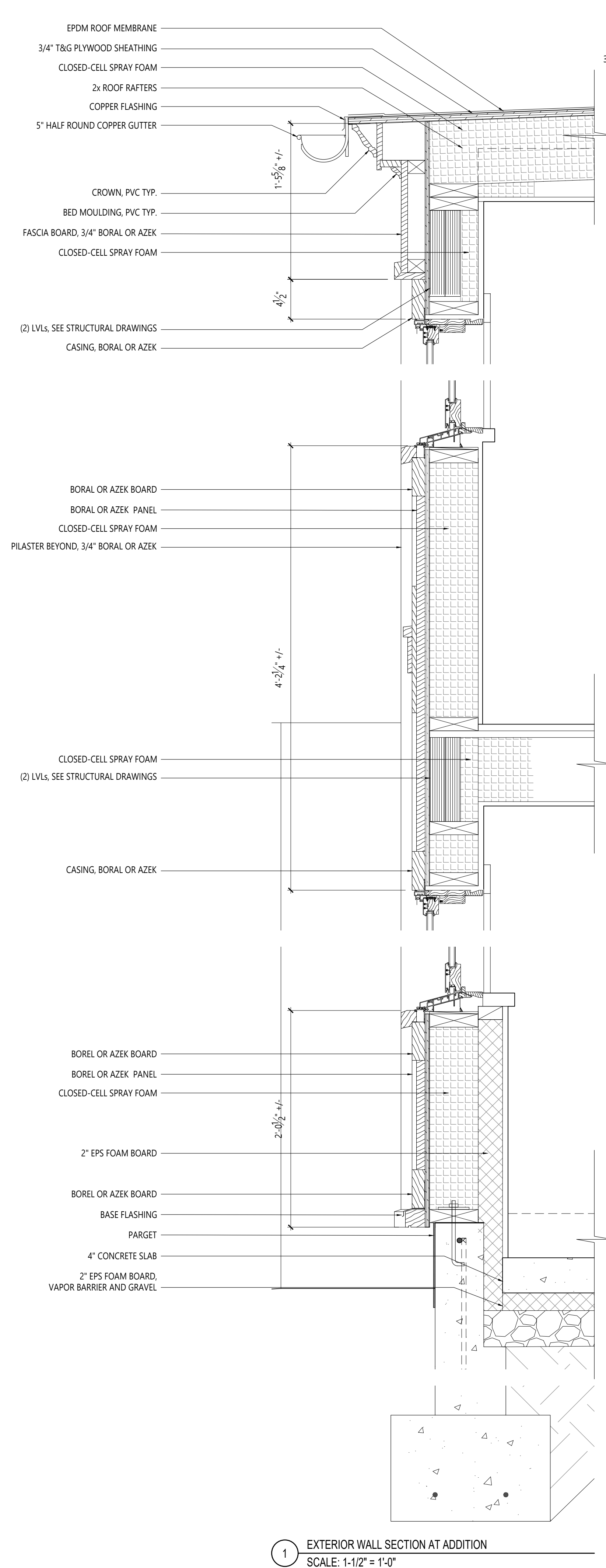
DOBBS FERRY, NY

BUILDING
SECTIONS



PROJECT NO.
190
WIL

A-300

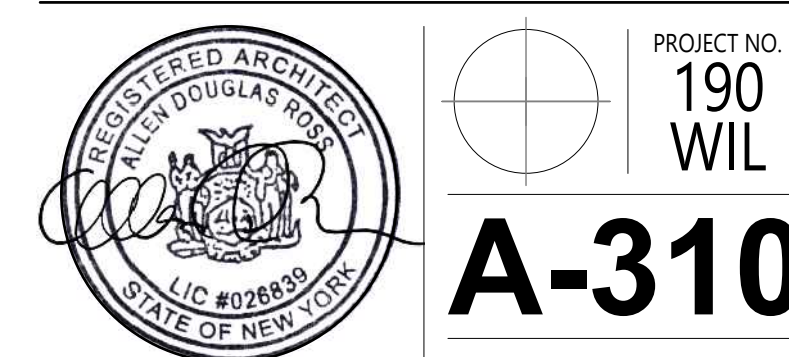


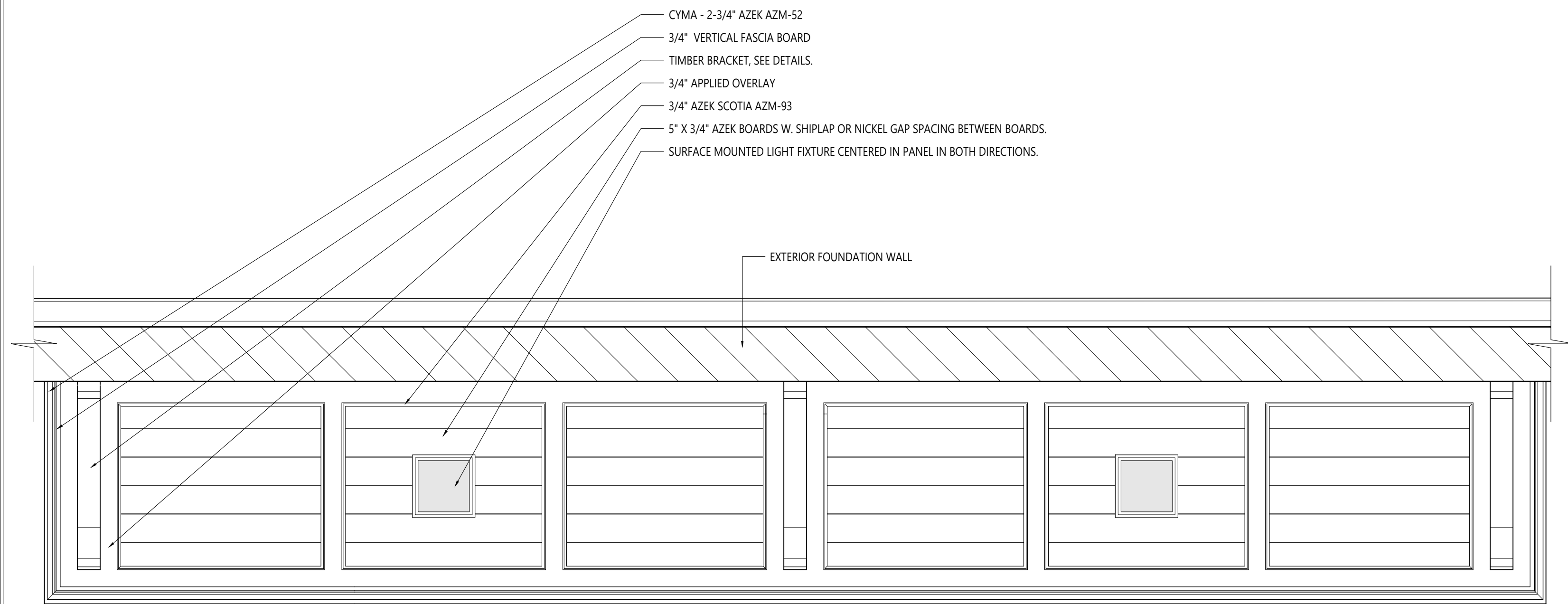
REVISIONS 02:	
1. ADDED SHEET	
05.31.2022	AHRB ISSUE
05.09.2022	PLANNING BOARD ISSUE

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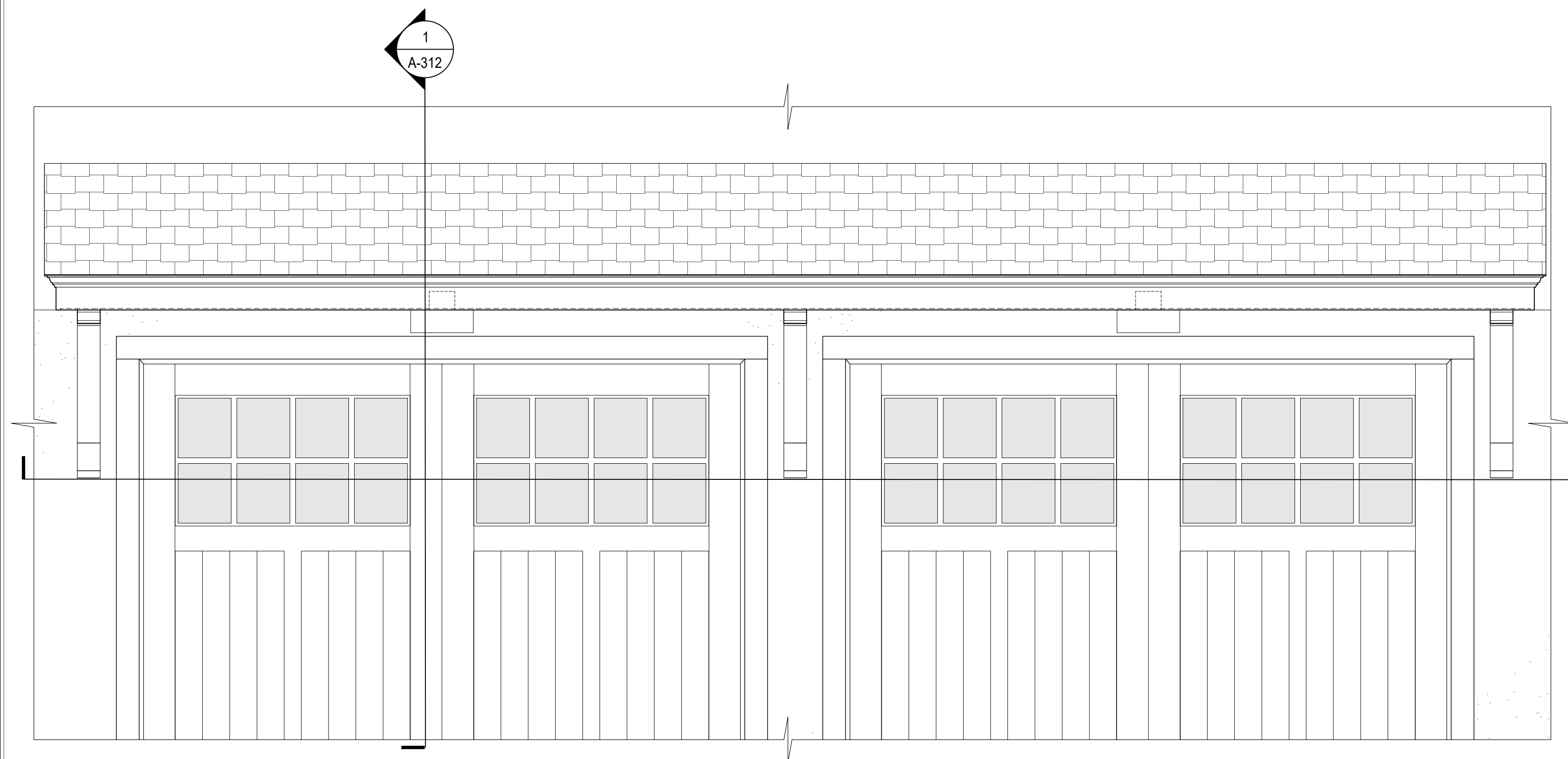
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DOBBS FERRY, NY

BUILDING SECTION
DETAILS

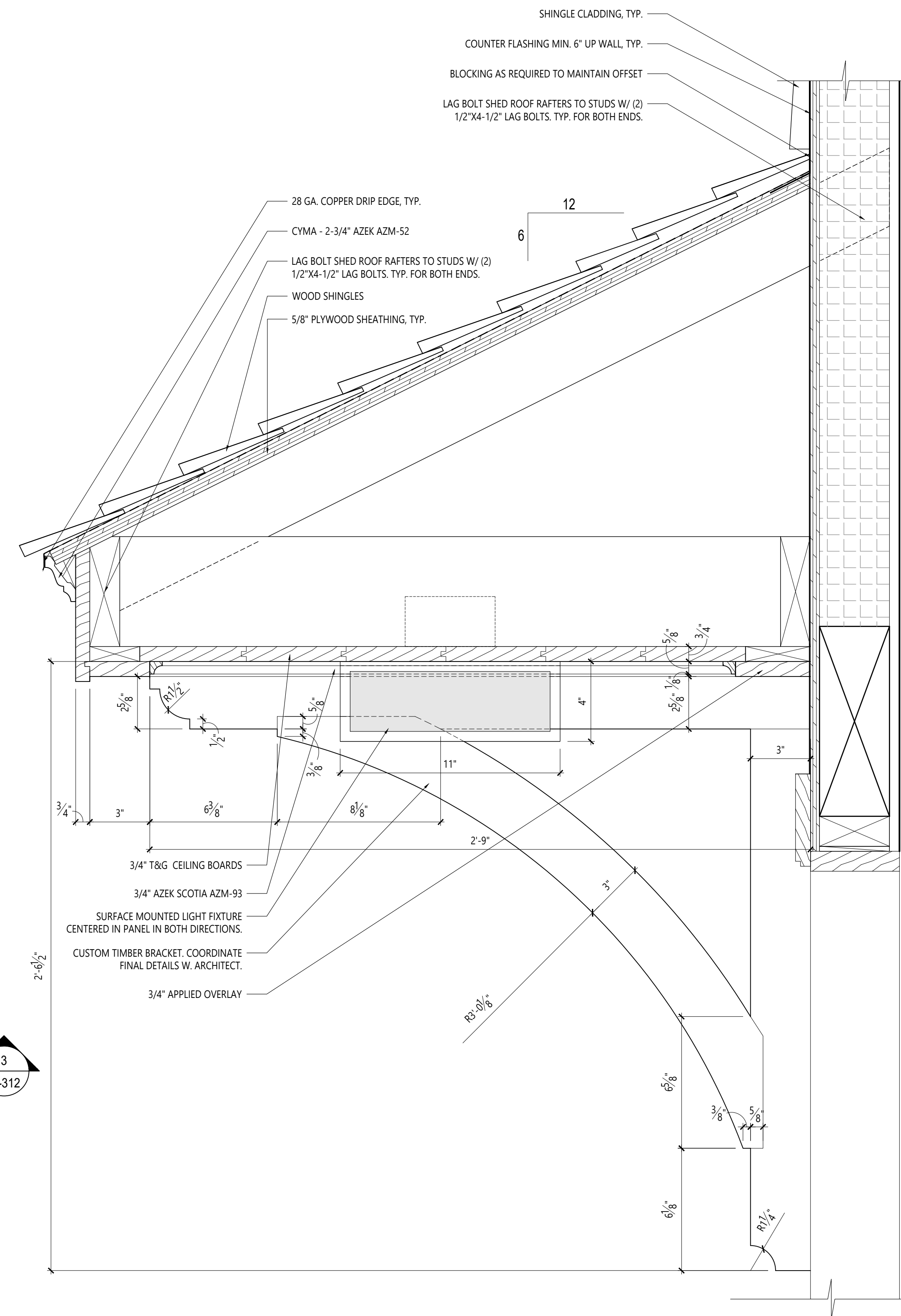




3 REFLECTED CEILING PLAN OF SHED ROOF OVER GARAGE DOOR
SCALE: 3/4" = 1'-0"



2 ENLARGED ELEVATION OF SHED ROOF OVER GARAGE DOOR
SCALE: 3/4" = 1'-0"



1 BRACKET DETAIL
SCALE: 3" = 1'-0"

2	REVISIONS 02:
1	ADDED SHEET
3	05.31.2022 AHRB ISSUE
2	05.09.2022 PLANNING BOARD ISSUE

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PROJECTING GARAGE
ROOF DETAILS



A-312

Page 3

3

1. ALL CABINETRY MATERIAL TO BE LOW VOC & ADDED FORMALDEHYDE FREE MATERIAL - PROVIDE CUT SHEETS FROM MANUF. ESTABLISHING THIS.
2. ALL CABINETRY & BUILD-UPS TO HAVE COMPLETE, THOROUGH, SHOP DRAWINGS PROVIDED TO ARCHITECT IN BOTH PDF & AUTOCAD DWG. FILE FORMATS. SIGN-OFF BY ARCHITECT ON SHOP DRAWINGS REQUIRED BEFORE PURCHASE OF MATERIALS OR CONSTRUCTION BEGINS.
3. GENERALLY FOLLOW THE AIA PREMIUM STANDARD, EXCEPT WHERE IN CONFLICT WITH THE FOLLOWING NOTES:
4. SHELVES TO BE OF 1" BIRCH VENEER PLYWOOD WITH 1" THICK SOLID WOOD EDGE, ADJUSTABLE WHERE NECESSARY.
5. DOORS & DRAWERS TOP OF INSIDE FRAME
6. FLAT PANELS WITH SQUARE EDGE AT PANEL - CABINET MAKER TO PROVIDE SAMPLE PANEL FOR SELECTION BY OWNER/ARCHITECT.
7. ALL DRAWERS ON FULL EXTENSION, UNDERMOUNT, SELF-CLOSING BLUMATIC SLIDES.
8. ALL DRAWER BOXES TO BE CONSTRUCTED OF MAPLE, WITH DOVETAIL JOINTS.
9. DRAWERS: BOTTOMS OF THE SMALLER DRAWERS, UP TO 24" WIDE, TO BE 3/8" VENEER PLYWOOD, CLEAR FINISH OF WOOD TYPE SPECIFIED OR PAINTED AS NOTED ON SCHEDULE. BOTTOMS OF THE LARGER DRAWERS TO BE 1/2" VENEER PLYWOOD - CLEAR FINISH OF WOOD TYPE SPECIFIED OR PAINTED AS NOTED ON SCHEDULE. SIDES OF DRAWER BOXES TO BE 1/2" OR 5/8" CLEAR FINISH, DRAWER FRONT TO BE 1" THICK CLEAR, SHOP FINISH. USE CLEAR POPULAR OR MAPLE.
10. CABINET BOXES, 3/4" SIDES, BOTTOM, AND TOP TO BE OF VENEER PLYWOOD - CLEAR FINISH OF WOOD TYPE SPECIFIED OR PAINTED AS NOTED ON SCHEDULE. JOINTS TO BE RABBETED OR MORTISE AND TENON, 1/2" PLYWOOD BACK, JOINTS TO BE RABBETED OR MORTISE AND TENON - INTERIOR OF BOXES TO BE CLEAR FINISH, FACES TO SHOP PRIMED AND FINISHED CLEAR SOLID POPULAR OR MAPLE.
11. ALL WALL CABINETS TO BE MAPLE VENEER PLYWOOD, NOT BIRCH VENEER PLYWOOD, FOR SURFACES TO BE PAINTED. USE MDF "RANGER BOARD" OR BETTER, WHERE FURNISHED BY ARCHITECT. FACE FRAMES TO BE 1 1/16" OR 1 1/8" THICK. FURNITURE BASES AND CROWNS TO BE SOLID WOOD, NOT MDF OR PLYWOOD. DOOR STILES AND RAILS TO BE 1" THICK SOLID WOOD.
12. HARDWARE: HARDWARE, INCLUDING HINGES AND LATCHES, FINISH T.B.D. KNOBS AND PULLS T.B.O.
13. (1) EGRESS WINDOW AT EACH BEDROOM TO BE CASEMENT W/ WIDE CENTER HORIZONTAL MUNTIN MATCHING WIDTH OF DOUBLE HUNG CENTER RAIL.

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SCHEDULES

