88 Lefurgy Avenue Dobbs Ferry, NY 10522

Bid Set

March 10, 2021

Bid Set - Addendum 1

March 18, 2021 Revision 🛆

Submission for Building Permit

March 29, 2021 Revision 🛆

Resubmission for Building Permit

June 18, 2021 Revision 🖄

Architectural & Historical Review Board Submission

July 29, 2021 Revision 👍

			Climate a	ınd Geograp	hic Design Crit	eria (Effecti	ve 10/3/20	016)					
Location: Vil	age of Dobbs Fo	erry										Zip	Code: 10533
	Wind Design					Subject to Damage From			-				
Ground Snow Load	Speed (mph)	Topo Effects	Special Wind Region	Wind-borne Debris Zone	Seismic Design Category (RCNY Only)	Weathering	Frost Line Depth	Termite	Climate Zone	Ice Barrier Underlayment Reqd	Flood Hazards	Air Freezing Index	Mean Annual Temp
30	*Special Wind Region	No	Yes	No	С	Severe	42"	Moderate to Heavy	4A	Yes	**Firm Community - Panel Map # 36119C0261F Effective Date, 9-28-2007	2000	51.6

*115 MPH to 120 MPH. The Special wind region should serve as a warning to design professionals in evaluating wind loading conditions. Wind Speeds higher than the derived values takes from Section 1609 of to IBC and Figure R301.2(4)A of the IRC are likely to occur and should be considered in the design.

**State if applicable. For Flood Hazards the Design Professional shall state if they are applicable. Y/N. Verify with FIRM Maps. Maps are available on the FIMA web site http://www.floodmap.floodsimple.com/

	Insulation and Fenestration Requirements by Component											
Climate Zone	Fenestration U-Factor	Skylight U-Factor	Glazed Fenestration SHGC	Ceiling R-Value	Wood Frame Wall R-Value	Mass Wall R-Value	Floor R-Value	Basement Wall R-Value	Slab R-Value & Depth	Crawl Space Wall R-Value		
	Table R402.1.2 Insultation and Fenestration Requirements by Component											
4A	0.32	0.55	0.4	49	20 or 13 + 5	8/13	19	10/13	10,2 FT	10/13		
	Table R402.1.4 Equivalent U-Factors											
4A	0.32	0.55		0.026	0.06	0.098	0.047	0.047	0.059	0.065		

* Plans have been designed in accordance with the prescriptive energy requirements of the 2020 Energy Conservation Construction Code of New York State.

* Plans have been designed in accordance with the National Electrical code NFPA 70 2020 Edition.

* All wall insulation is to be installed as per manufacturer's instructions. All ceiling insulation is to be installed as per manufacturer's instruction. Blown insulation is to be marked every 300 ft². $\langle \frac{73}{2} \rangle$

Air barrier and thermal barrier is to be installed as per manufacturer's instructions. * Blower door test@50Pa. <=5 ach in Climate Zones 1-2, and <=3 ach in Climate Zones 3-8 ting and proposed building construction to be Type 5 B: Wood-Framed, combustible

* Existing and proposed occupancy is: 1 Family

General Construction Requirements

All work shall be in accordance with the 2020 New York State Building Code and the November 2019 addition, and all applicable local jurisdiction and fire department regulations.

Contractor shall obtain all permits as required prior to start of work and schedule inspections with the building inspector and other regulating authority at appropriate stages of the work as required by code and by the local building inspector. Inspection personnel shall be notified a minimum of five days prior to proposed date of inspections. Work shall not be closed or covered until it has been inspected and

All work, including plumbing and electrical work, shall be performed by licensed contractors.

All work with engineered lumber and/ or truss construction must be placarded as per

The contractor shall maintain a current and complete set of construction drawings and specifications at the construction site during all phases of construction for use of trades, architect and Building Dept. personnel.

Contractor shall verify all field conditions and dimensions and be responsible for field fit and quantity of work.

Contractor shall notify the architect of any discrepancies in drawings, specifications and field conditions before commencing the work and notify architect immediately if any portion of work cannot be performed as specified.

The contractor shall not scale drawings for purposes of construction and shall verify any dimensions needing clarification with architect prior to construction.

Construction work shall be done on regular work hours except as directed by owner. All local ordinances regarding noise and nuisance shall be respected.

Contractor shall exercise strict control over safety and security of the site.

The contractor(s) shall strictly adhere to requirements of all jurisdictional agencies for the protection of all persons from hazards during demolition and construction and during removal of any lead paint, asbestos, pcb's etc. Which might exist on the site. Test all paint and suspected hazardous materials to be removed prior to commencement of work. Notify owner if abatement and mitigation is required. Follow DEP, NY state DOL ICR 56 and U.S. EPA certification programs for containment, removal, and disposal of waste. Materials used for construction, fabrication or finishes shall be approved per minimum standard appropriate for the respective purpose.

Contractors shall provide on site first aid facilities and protective gear required by Osha Standards to prevent injury to all workers and persons visiting the site.

The entire areas and the job site shall be maintained in a neat and orderly condition and kept free from waste and rubbish during the entire construction period. Remove materials or trash from the site at the end of each working day.

All exits, and ways of approach thereto shall be continuously maintained free from all obstructions or impediments to full instant use in the case of fire or other emergency.

Contractor's personnel will be admitted to the property upon permission of the owner. No alcohol nor drug use shall be permitted.

Contractor will be responsible for repairing any damages or replacing any items destroyed in the process of the work. Contractor will be responsible for property and materials of any kind on the premises, and shall provide all necessary protection for the work until turned over to the owner.

Cutting and Patching

Contractors shall neatly cut and fit work required to make all parts and systems work with those of other trades shown on the notes, drawings and specifications. All materials shall be as appropriate for surrounding material to minimize visual impact. All cutting or patching must be performed by the trade responsible for materials to be cut or patched, with no damage to adjacent surfaces.

Contractor shall survey all damaged surfaces and other defects causing an appearance different from a new first class finished installation. These defective surfaces shall be repaired or if beyond repair, contractor shall remove existing and install new surfaces to the satisfaction of the architect and owner.

General Concrete Notes

Soil bearing value assumed to be min. 2 tons per square foot subject to field verification. Concrete work shall conform to ACI 318-63. in cases of conflict the NY state building code shall govern.

Concrete slabs on grade at sidewalks, concrete fill and pads shall be average concrete. Average concrete shall have a mix proportion and a water cement ratio which has been shown by previous CBE to produce satisfactory concrete of 2,500 psi at a slump of 5" +/- 1".

All reinforcing bars shall be new billet deformed steel conforming to ASTM 615 grade 60. Slabs-on-grade reinforcement shall be 6" x 6" - 10/10 gauge welded wire mesh. Provide clearances from faces of concrete to

reinforcement as follows: Slabs 1-1/2" Beams Footings Exterior face 1-1/2' Interior face At concrete surfaces to be exposed to weather: #4 and smaller 1-1/2

#5 and larger 2-0"

1. Concrete mix designs required are listed below. All concrete mixes shall conform to the provisions for concrete quality contained in chapter 4, ACI 318, except that minimum cement content and maximum water-cement ration shall be given as below. Compressive strength, F'C, is measured at 28 days age, except if high early strength

F'C 3000 PSI coarse aggregate normal weight

MIN. cement (LBS/CY) 520 MAX. water-cement ratio 0.48

2. See architectural drawings for exact detail and location of openings, depressions, or recesses in walls and slabs and for the dimensions not shown in the structural drawings. See mechanical and electrical drawings for information regarding size and location of openings for ducts, pipes, conduits, machine pads, and the like. Proposed openings or recesses in the structure which are not shown in the structural drawings, either directly or by typical detail, shall be submitted through the architect to the structural engineer for

3. All reinforcing steel shall be deformed bars conforming to ASTM A615, grade 60. 4. Welded wire mesh (WWM) shall conform to ASTM A185.

5. Detailing of reinforcing steel shall conform to "ACI Manual of Standard Practice for Detailing Reinforced Concrete Structures" (ACI 315).

6. The minimum concrete protection for reinforcement, subject to tolerances permitted by code, shall be as noted below but shall not be less than 1 bar diameter. minimum cover

(inches)

A. Concrete cast against and permanently exposed to earth.... B. Concrete exposed to earth or weather:

#6 through #18 bars..... #5 bar, w31 or d31 wire and smaller......1 1/2 C. Concrete not exposed to weather or in

> contact with the ground: slabs, walls, joists: #14 and #18 bars.. #11 bar and smaller.

beams, columns: primary reinforcement, ties, stirrups

7. Splice of WWM, at al spliced edges, shall be such that the overlap measured between outermost cross wires of each fabric sheet is not less than the spacing of the cross wire plus 2 inches, nor less than 8 inches.

General Foundation Notes

1. Footings shall rest on undisturbed soil of minimum bearing capacity: 4000PSF. Adequacy of bearing stratum shall be verified in the field by the architect and his geotechnical engineer, prior to pouring concrete. Adjust bottom of footing elevation

2. Do not place backfill against foundation walls until all floors or roofs bracing these

3. All concrete subject to potentially destructive weathering action such as freeze/ thaw shall be air entrained.

4. Installation shall be in accordance with ACI 301, specifications for concrete for

General Framing Notes

Legend and Symbols

A-X.XX

ELEVATION NUMBER

DRAWING NUMBER

DRAWING NUMBER

DETAIL NUMBER

DOOR NUMBER

WINDOW TYPE

EQUIPMENT TAG

PLUMBING FIXTURE TAG

1. All framing lumber and details of wood construction shall conform to national design specifications for stress grade lumber and its fastenings (including supplement no. 1). All new framing lumber shall be grade marked at mill and shall be surfaced dry new joists shall comply with PS 20-70 for sizes and shall conform to the following specie and grade.

> Rafters and joists: Beams, girders and headers: Studs and plates:

Douglas Fir, larch #2 Douglas Fir, larch #1 Douglas Fir, larch stud grade

FINISH TAG

KEY NOTE

ROOM NAME ROOM TAG

All factory manufactured glue laminated wood framing members (LVL, TJI, PSL) shall be Microllam, TJI joists or Parallam members as manufactured by Trus Joist Corporation or architect approved equal.

2. Set rough carpentry to required levels and lines, with members plumb, true to line, cut, and fitted. Fit rough carpentry to other construction; scribe and cope as needed for accurate fit. Locate furring, nailers, blocking, grounds, and similar supports to comply with requirements for attaching other construction.

3. Framing standard: comply with AF&PA's "details for conventional wood frame construction," unless otherwise indicated.

4. Metal framing anchors: install metal framing to comply with manufacturer's written instructions. All flush framed connections shall be made with approved galvanized steel joists or beam hangers, minimum 18 gauge. All metal including joist hangers, flashing, anchor bolts, post bases, etc. that come in contact with pressure treated lumber shall be hot dipped galvanized g186 by Simpson strong tie, stainless steel, or

5. Do not splice structural members between supports, unless otherwise indicated.

6. The general contractor is to identify any discrepancies prior to beginning any

- 7. All doors, windows and openings shall have minimum header to be as follows, u.o.n. on structural plans:
- a. Up to 5'-0" wide, use (2) 2x10 Up to 8'-0" wide, use (3) 2x10 or (2) 2x12
- c. Openings greater than 8'-0", see plans for header sizes or as specified by P.E.

8. Notice of Utilization of Truss Type Construction, Pre-Engineered Wood Construction and/or Timber Construction in Residential Structures (In Accordance with Title 19 NYCRR

9. Provide a termite shield between foundation and framing members.

General Structural Steel and Miscellaneous Metal Work

Provide all structural steel and miscellaneous metal work including lintels, flitch plates,

Steel shall be designed in accordance with the latest edition of the A.I.S.C. code.

Materials:

1. All wide flange sections shall ASTM A992Fy 50 ksi steel.

2. All other shapes including plates shall be ASTM A36 steel.

5. Bolts and washers shall conform to ASTM A325, 34" diameter u.o.n.

diameter u.o.n.

For Flitch Plate Beam: Provide a minimum of 7/8" dia. thru bolts @ 32" o.c. max. to connect wood framing to steel plates u.o.n.

Welding shall be performed by certified welders, electrodes shall be ASTM A233, class

ELEVATION

DETAIL

approved equal by architect.

- Part 1265) affidavit.

and all support members, complete with bracing, welds, washers, nuts, shims & anchor

Fabricate and erect structural steel in accordance with A.I.S.C. Manual of Steel Construction latest edition. verify all dimensions prior to fabrication.

3. All pipe columns shall be ASTM A53 Grade B. 4. All HSS sections shall be ASTM A501 or ASTM A500.

6. Anchor bolts shall be galvanized and conform to ASTM A307, 3/4"

ABBREVIATIONS LIST OF DRAWINGS SHEET NO. TITLE REVISION DATE AIR CONDITIONING JANITOR General Notes And List of Drawings 07/29/21 ACOUS. ACOUSTICAL JOINT ACOUS.T ACOUSTICAL TILE (OR AC.T.) ADD'N(L) ADDITION(AL) ANGLE Door and Hardware Schedules 06/18/21 **ADJUSTABLE** ADJ. LAMINATE ALUM. ALUMINUM LB. (OR #) POUND A-0.11 Window Schedule 03/29/21 **ALTERNATE** ALT. L.H. LEFT HAND ANOD. **ANODIZED** LAV. **LAVATORY** Equipment, Plumbing and Accessories Schedules 03/29/21 **APPVD** APPROVED APPROX. **APPROXIMATE** ARCH. ARCHITECT or MAINT. **MAINTENANCE ARCHITECTURA** A-1.00 Demolition Floor Plans 03/29/21 MAX. MAXIMUM AUTO. AUTOMATIC MECH. MECHANICAL AVG. AVERAGE A-1.01 03/29/21 Existing Elevations M.C. MAIL CHUTE AND MTL. A.F.F. **ABOVE FINISH** METAL A-1.02 Existing Elevations 03/29/21 MEZZ. **MEZZANINE FLOOR** MGR. **MANAGER** ABV. **ABOVE** MINIMUM MISC. MISCELLANEOUS A-2.00 Proposed Floor Plan - Lower Level 06/18/21 MTD. MOUNTED BOARD MUL. MULLION BLDG. BUILDING Proposed Floor Plan - Upper Level 06/18/21 <u>/</u>3\ M.TH. METAL THRESHOLD BLKG. **BLOCKING** MW. MICROWAVE BRKT. **BRACKET** A-2.10 Proposed Reflected Ceiling Plans 07/29/21 BRZ. BRONZE BSMT. A-2.20 Proposed Power and Data Plans 03/29/21 **BASEMENT** NORTH A-2.30 Proposed Finish Plans 06/18/21 NEG. NEGATIVE **CABINET** N.I.C. NOT IN C.C. CENTER TO CENTER CONTRACT CER. CERAMIC NO.(OR # NUMBER A-3.00 Proposed Elevations 07/29/21 CLKG. CALKING N.T.S. NOT TO SCALE **CENTER LINE** A-3.01 Proposed Elevations 07/29/21 CLG. CEILING O.A. OVERALL (OR CEIL.) A-3.10 Proposed Building Sections 03/29/21 O.C. ON CENTER **CLOSET** CLOS. O.D. OUTSIDE DIAMETER OFF. CLEAR A-3.20 CLR. Proposed Wall Sections 06/18/21 OFFICE CLR. OPG CLEAR OPENING O.H. **OPPOSITE HAND** COL. COLUMN A-3.21 Proposed Wall Sections 06/18/21 OPNG. OPENING CONC. **CONCRETE OPPOSITE** OPP. CONN. **CONNECT OR** ORIG. ORIGINAL CONNECTION CONST. CONSTRUCTION Proposed Enlarged Plans and Interior Elevations 03/29/21 CONT. CONTINUOUS PART. BD. COR. CORNER PARTICLE BOARD Proposed Enlarged Plans and Interior Elevations 03/29/21 CORR. P.LAM. PLASTIC LAMINATE CORRIDOR PLAS. PLASTER **COUNTERTOP** PLYWD. PLYWOOD CENTER CTR. PANEL A-5.00 03/29/21 C.W. COLD WATER PAIR PR. CARBON MONOXIDE PREFAB. PREFABRICATED PROJ. **PROJECT** 03/29/21 PTN. **PARTITION** S-1.00 Proposed Framing Plans D.A. DOUBLE-ACTING PTD. PAINTED DBL. DOUBLE PWG. PAINTED WOOD & S-1.01 Proposed Structural Details 03/29/21 DEPT. DEPARTMENT GLASS DET. DETAIL D.F. DRINKING **FOUNTAIN** Proposed Plumbing Plans P-1.00 03/29/21 DIA. DIAMETER QUAL. QUALITY DIMENSION QUAN. QUANTITY 03/29/21 Proposed Plumbing Riser Diagrams DIV. DIVISION DN. DOWN DOOR DR. R/A RETURN AIR DWG DRAWING RAD. RADIUS DRW. **DRAWER RECEP** RECEPTACLE REF. REFERENCE REFL. REFLECTED REINF. REINFORCED ELEC. **ELECTRIC** RESIL. RESILIENT **ELEVATION** REQ'D. REQUIRED ENGR. ENGINEER RM. ROOM **EQUAL** EQ. RND. ROUND **EQUIPMENT** EQUIP. R.O. ROUGH OPENING EXHAUST EXH. REV. REVISION E, EXIST. EXISTING EXPAN. EXPANSION EXPOS EXPOSED SOUTH EXTERIOR SCHED. SCHEDULE ELECT. ELECTRICAL SECT. **SECTION** SIM. SIMILAR SQUARE F.ALM. FIRE ALARM SQUARE FEET FABR. **FABRICATE** STL. STEFL F.E. FIRE EXTINGUISHER S.S. STAINLESS STEEL F.E.C. FIRE EXTINGUISHER STD. STANDARD CABINET STRUCT. STRUCTURAL FIN. FL. FINISH FLOOR SUSP. SUSPEND(ED) F.H.C. FIRE HOSE CABINET SYMM. SYMMETRICAL FINISH(ED) SYSTEM SYS. FLR. FLOOR SPL. SPLASH FLUOR. **FLUORESCENT** S.D. SMOKE DETECTOR F.O.C. FACE OF CONCRETE STOR. STORAGE F.O.F. FACE OF FINISH F.O.G. FACE OF GYP.BD. F.O.S. FACE OF STUD TECH. **TECHNICAL** F.O.W. **FACE OF WALL** TEL. TELEPHONE FRAME **TEMPERED** TEMPD. F.S. FULL SIZE TEMP. GL. TEMPERED GLASS FOOT OR FEET THK. TYP. THICK (NESS) F.A.R. FLOOR AREA RATIO TYPICAL FACE TO FACE T.M.E. TO MATCH EXISTING FURR. **FURRING** FIXT. FIXTURE **UNDERWRITERS** LABORATORY GAUGE UTIL. UTILITY GEN. GENERAL U.O.N. **UNLESS OTHERWISE** GLASS OR GLAZED NOTED GYP. GYPSUM GWB GYPSUM WALL BOARD VERT. VERTICAL VEST. VESTIBULE V.I.F. VERIFY IN FIELD HDWR. **HARDWARE** VOL. VOLUME HDWD. HARDWOOD HGT. HEIGHT HOLLOW METAL H.M. HORIZ. HORIZONTAL HVAC HEATING, WITH W/ W.C. VENTILATING AND WATER CLOSET AIR CONDITIONING WOOD H.W. HOT WATER WINDOW WATER HEATER W/O WITHOUT INSIDE DIAMETER W.S. WEATHERSTRIPPING INCL. INCLUDE(D)(ING) WOOD VENEER WV. INFO. INFORMATION INCAN. **INCANDESCENT** INT. INTERIOR

DOBBS RESIDENCE

88 Lefurgy Avenue Dobbs Ferry, NY 10522

Ο.	DATE	ISSUE/REVISION
	03/10/21	Bid Set
/	03/18/21	Bid Set - Addendum 1
2	03/29/21	Permit Submission
3/	06/18/21	Permit Resubmission
1	07/29/21	ARHB Submission

In developing the plans and specifications for the project, the Architect has taken into account applicable state and municipal building laws and egulations, including the Residential Code 2020 of New York State (IRC 2018/New York State Amendments) which includes Chapter 11 Energy



FERGUSON MALONE ARCHITECTURE ONE BRIDGE STREET IRVINGTON NY 10533 T 914 591 5066 F 914 591 5031

General Notes & List of Drawings

SCALE: AS NOTED

DATE: 10/21/20

JOB: 20-19

Type C

Type D

Type E

Door Type Schedule Type Description

A Modern Steel Garage Door

C Elevate In-swing Patio Door

D Interior Flush Wood Interior Door

E Interior Flush Wood Interior Door

F Interior Flush Wood Interior Pocket Door

H Interior Double Flush Wood Interior Door

B Elevate Sliding Patio Door

G Interior Flush Barn Door

Exterior glass door

Door Hardware Notes

Type F

Manufacturer Product No.

Jeldwen or Equal Flush Panel

Trustile or Equal TBD

Clopay

Marvin

Flush Panel

ELSFD6065 - OX

ELIFD2668 - XL

Type G

DOBBS RESIDENCE

See Door Schedule

Tempered

Safety

/Glass

Type I

w/ contemporary slim in black windows - See Proposed elevation.

45 min. Fire rated assembly, minimum .32 R-value w/ self closing hinges

73

4 9/16" Jamb Width, w/ Tempered safety glass

4 9/16" Jamb Width, w/ Tempered safety glass

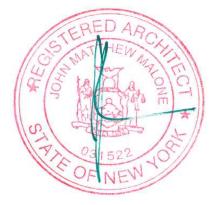
Door must be air sealed and gasketed

Type H

88 Lefurgy Avenue Dobbs Ferry, NY 10522

	I	I
/3\	06/18/21	Permit Resubmission
2\	03/29/21	Permit Submission
1	03/18/21	Bid Set - Addendum 1
	03/10/21	Bid Set
NO.	DATE	ISSUE/REVISION

In developing the plans and specifications for the project, the Architect has taken into account applicable state and municipal building laws and regulations, including the Residential Code 2020 of New York State (IRC 2018/New York State Amendments) which includes Chapter 11 Energy Efficiency.



FERGUSON MALONE ARCHITECTURE ONE BRIDGE STREET IRVINGTON NY 10533

NO.	DATE	ISSUE/REVISION
	03/10/21	Bid Set
1	03/18/21	Bid Set - Addendum 1
2	03/29/21	Permit Submission
3	06/18/21	Permit Resubmission

T 914 591 5066 F 914 591 5031

Door Hardware Category	Туре	Description	Manufacturer	Product Number	Finish	Remark
	.,,,,,,	Tubular Entry Set	Emtek	Single Cylinder: 4820	Flat Black	w/ Helios lever
					TIGI BIGCK	w) nelios level
Entry	1					
		3½" x 3½" Square Corners Hinges	Emtek	0.125" Thickness: 96313	Flat Black	1½ pair per leaf
Privacy		Lever	Emtek	Helios Brass Lever	Flat Black	
Filvacy	2	Square Rosette	Emtek	Passage Set - 5110	Flat Black	
		Privacy Lockset	Emtek	818TP	Flat Black	
		3 ½" x 3 ½" Square Corners Hinges	Emtek	0.125" Thickness: 96313	Flat Black	1½ pair per leaf
Passage / Closet	3	Lever	Emtek	Helios Brass Lever	Flat Black	
r assage / closer	3	Square Rosette	Emtek	Passage Set - 5110	Flat Black	
		3 ½" x 3 ½" Square Corners Hinges	Emtek	0.125" Thickness: 96313	Flat Black	1½ pair per leaf
Double Closet	4	Lever	Emtek	Helios Brass Lever	Flat Black	
Dooble Closel	4	Square Rosette	Emtek	Passage Set - 5110	Flat Black	
		Edge Pull	Emtek	2221	Flat Black	
Pocket	5	Privacy Bolt	House of Antique Hardware	Solid Brass Pocket Door Privacy Bolt	Oil Rubbed Bronze	
		Sliding Door Track	Hafele	Hawa Junior 80/Z	N/A	
		Modern Rectangular Face Mount - Steel	Emtek	B110113 - Flat wheel- Flat Hanger- Flat Black (DD)	Flat Black	
Barn Door	6	Modern Rectangular Flush Pull 8"	Emtek	221710	Flat Black	

Width

1 3/4"

1 3/4"

1 3/4"

1 3/4"

1 3/4"

1 3/4"

Material

Wood/Pine

Wood/Pine

Wood/Pine

Riff white oak Stained

Riff white oak veneer
Riff white oak veneer
Riff white oak veneer
Stained

Wood/Pine Stained

Wood / Pine Stained

Metal Steel

Designer Black

Door Schedule

SCALE: AS NOTED

DATE: 10/21/20

JOB: 20-19

Door Types

Type A

		Door			Frame		Hardware	Saddle	Remark
Number	Location	Туре	Unit Size	Function	Туре	Finish	Туре	Туре	
001	Garage 010	А	16'-0" x 7'-0"	TBD	TBD	TBD	N/A	N/A	
002	Garage 010	D	2'-4" x 6'-8"	RHR	Wood/Pine	Primed White	3	3	
003	Proposed Wine Room 004	I	2'-6" x 6'-8"	RHR	Wood/Pine	Primed White	3	3	
004	Proposed Mud Room 007	Е	2'-6" x 6'-8"	RHR	Wood/Pine	Primed White	3	3	
005	Proposed Pwdr. Room 008	F	2'-4" x 6'-8"	Pocket	Wood/Pine	Primed White	5	3	
006	Existing Mechanical 006	N/A	Existing	N/A	N/A	N/A	N/A	N/A	
007	Proposed Storage 005	D	2'-6" x 6'-8"	RHR	Wood/Pine	Primed White	3	3	
008	Proposed Master Suite 001	D	2'-6" x 6'-8"	LH	Wood/Pine	Primed White	2	3	
009	Proposed Master Suite 001	D	2'-6" x 6'-8"	LH	Wood/Pine	Primed White	3	3	
010	Proposed Bath 002	F	2'-6" x 6'-8"	Pocket	Wood/Pine	Primed White	5	3	
011	Proposed Bath 002	F	2'-4" x 6'-8"	Pocket	Wood/Pine	Primed White	5	3	
012	Proposed Master Suite 001	В	5'-11" x 6'-7 1/2"	Sliding	Wood/Pine	Primed White	1	1	
013	HVAC Closet	D	1'-8" x 6'-8"	LHR	Wood/Pine	Primed White	3	3	
101	Main Entry	N/A	Existing	N/A	N/A	N/A	N/A	N/A	
102	Proposed Kitchen 101	С	2'-6 5/16" x 6'-10"	LH	Wood/Pine	Primed White	1	1	
103	Existing Bedroom 103	N/A	Existing	N/A	N/A	N/A	N/A	N/A	
104	Existing Bedroom 103	N/A	Existing	N/A	N/A	N/A	N/A	N/A	
105	Proposed Bath 108	D	2'-6" x 6'-8"	LH	Wood/Pine	Primed White	2	3	
106	Existing Bedroom 104	N/A	Existing	N/A	N/A	N/A	N/A	N/A	
107	Existing Bedroom 104	N/A	Existing	N/A	N/A	N/A	N/A	N/A	
108	Proposed Family Room 107	G	(2)3'-0" x 7'-6"	Sliding	Wood/Pine	Primed White	6	N/A	
109	Linen Closet	D	3'-0" x 6'-8"	LHR	Wood/Pine	Primed White	3	3	
110	Proposed Family Room 107	Н	(2)2'-0" x 6'-8"	LHR/RHR	Wood/Pine	Primed White	4	N/A	
111	Proposed Office/ Guest Bedroom 105	D	Existing	N/A	N/A	N/A	N/A	N/A	
112	Bedroom 105 Proposed Office/ Guest Bedroom 105	Н	(2)2'-0" x 6'-8"	LHR/RHR	Wood/Pine	Primed White	4	N/A	
113	Proposed Bath 113	D	2'-6" x 6'-8"	RH	Wood/Pine	Primed White	2	3	

Type B

Door Notes

Submit door and hardware specifications and shop drawings for architects approval. See door details for casing information.

Saddle Types

As per manufacturer
 Flush Wood
 Stone

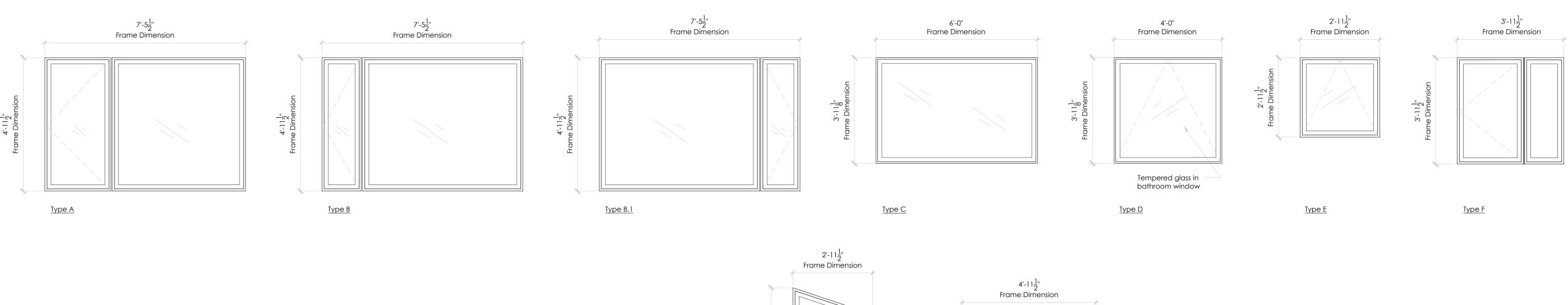
Suc	idle Types	
1	As nor manu	f

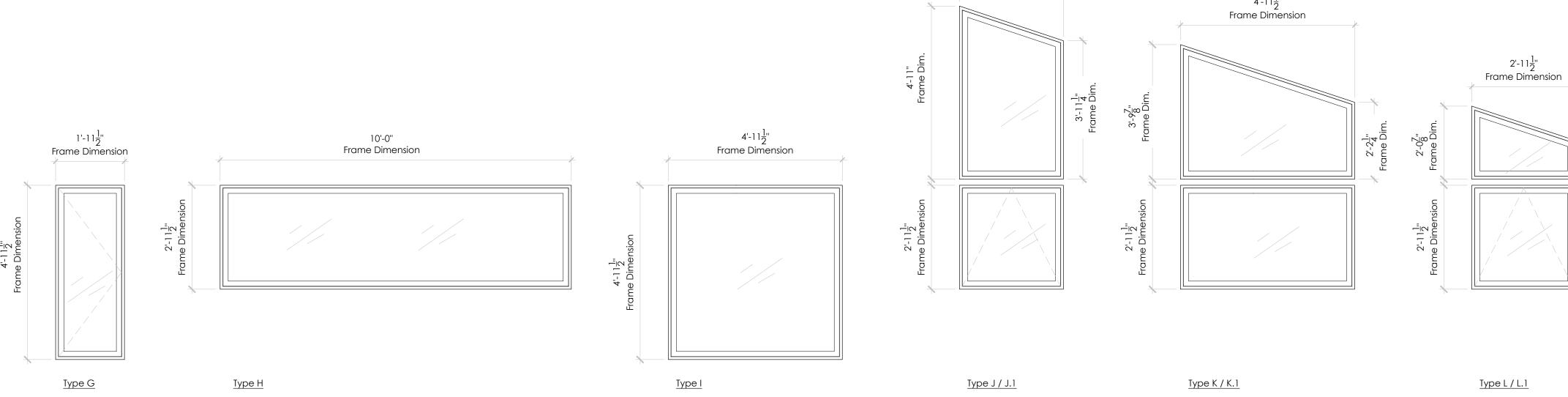
Verify backset dis	tance and door thickne	ss and coordinate with	selected door hardware.

Functional and finish hardware shall be provided by and installed by contractor and shall be installed as per manufacturer's specifications.

Submit door and hardware specifications and shop drawings for architects approval.

Finish hardware shall be premium grade Baldwin or as indicated in hardware schedule.





Window Types

Windo	w Schedule						
Туре	Description	Manufacturer	Product No.	Frame Dimension	Material	Finish	Remark
Α	Essential Casement / Picture Window	Marvin	ESCA2650 / ESCAP5050	7'-5 ½" x 4'-11 ½"	Aluminum/Pine	Ebony Black / Designer Black	Left Hand / Stationary. Window ESCA2650 meets egress - Clr. width opening 1'-8 $\frac{43}{64}$ " x Clr. height opening 4'-6 $\frac{5}{16}$ ". Egress opening 7.80 Sq.ft. Sill height will be no more than 44" max. AFF
В	Essential Casement / Picture Window	Marvin	ESCA1650 / ESCAP6050	7'-5½" x 4'-11½"	Aluminum/Pine	Ebony Black / Designer Black	Left Hand / Stationary
B.1	Essential Casement / Picture Window	Marvin	ESCA1650 / ESCAP6050	7'-5½" x 4'-11½"	Aluminum/Pine	Ebony Black / Designer Black	Stationary / Right Hand
С	Elevate Picture Window	Marvin	ELCAP7347	6'-0 " x 3'-11 ½"	Aluminum/Pine	Ebony Black / Designer Black	Stationary
D	Elevate Awning Window	Marvin	ELAWN4947	4'-0 " x 3'-11 ½"	Aluminum/Pine	Ebony Black / Designer Black	See window type - Window in bathroom 002 to have tempered safety glass
E	Essential Awning Window	Marvin	ESAWN3030	2'-11 ½" x 2'-11 ½"	Aluminum/Pine	Ebony Black / Designer Black	See window type
F	Essential Casement / Picture Window	Marvin	ESCA2640 / ESCAP1640	3'-11 ½" x 3'-11 ½"	Aluminum/Pine	Ebony Black / Designer Black	Left Hand / Stationary. Window ESCA2640 meets egress - Clr. width opening 1'-8 43" x Clr. height opening 3'-6 516". Egress opening 6.07 Sq.ft. Sill height will be no more than 44" max. AFF
G	Essential Casement Window	Marvin	ESCA2050	1'-11 ½" x 4'-11 ½"	Aluminum/Pine	Ebony Black / Designer Black	Right Hand See window type - Window in bathroom 109 to have tempered safety glass
Н	Custom Picture Window	TBD	TBD	10'-0" x 2'-11 ½"	Aluminum/Pine	Ebony Black / Designer Black	Stationary
	Essential Picture Window	Marvin	ESCAP5050	4'-11 ½" x 4'-11 ½"	Aluminum/Pine	Ebony Black / Designer Black	Stationary
J	Essential Awning Window	Marvin	ESAWN3030	2'-11 ½" x 2'-11 ½"	Aluminum/Pine	Ebony Black / Designer Black	Stationary
J.1	Essential Trapazoid	Marvin	ESDGP4	2'-11 ½" x 4'-11" x 3'-11 ½"	Aluminum/Pine	Ebony Black / Designer Black	See window type
K	Essential Picture Window	Marvin	ESCAP5030	4'-11 ½" x 2'-11 ½"	Aluminum/Pine	Ebony Black / Designer Black	Stationary
K.1	Essential Trapazoid	Marvin	ESDGP4	$4'-11\frac{1}{2}$ " x 3'-9 $\frac{7}{8}$ " x 2'-2 $\frac{1}{4}$ "	Aluminum/Pine	Ebony Black / Designer Black	See window type
L	Essential Awning Window	Marvin	ESAWN3030	2'-11 ½" x 2'-11 ½"	Aluminum/Pine	Ebony Black / Designer Black	Stationary
L.1	Essential Trapazoid	Marvin	ESDGP4	2'-11 ½" x 2'-½" x 1'-1 ½"	Aluminum/Pine	Ebony Black / Designer Black	See window type

Room	Window/ Door Designation	Room Area	 Required Glazing Area (sf), 8% 	Provided Glazing Area, sf	Provided Artificial Illumination	1. Req'd Openable Area (sf), 4%	Provided Openable Area	Provided Mech. Ventilation	Remarks
Proposed Master Suite 001	(2) Windows (1) Door	368	29.4	61.1	Yes	14.7	45.6	Yes	See mechanical drawings
Proposed Bath 002	(1) Window	122	9.8	10.5	Yes	4.9	11.1	Yes	See mechanical drawings
Powder Room 008	0	23.3	1.9	0.0	Yes	0.9	0.0	Yes	See mechanical drawings
Proposed Kitchen 101/ Living/ Dining 102	(13)Windows (1) Door	652	52.2	156.7	Yes	26.1	33.8	Yes	See mechanical drawings
Existing Bedroom 103	(1)Window	130.36	10.4	10.5	Yes	5.2	6.1	Yes	See mechanical drawings
Existing Bedroom 104	(1)Window	130.25	10.4	10.5	Yes	5.2	6.1	Yes	See mechanical drawings
Proposed Office Guest / Bedroom 105	(1)Window	126.46	10.1	10.5	Yes	5.1	6.1	Yes	See mechanical drawings
Proposed Family Room 107	(2) Windows	198.36	15.9	29.2	Yes	7.9	7.9	Yes	See mechanical drawings
Proposed Bath 108	0	57.9	4.6	0.0	Yes	2.3	0.0	Yes	See mechanical drawings
Proposed Bath 109	(1)Window	41.4	3.3	6.7	Yes	1.7	5.5	Yes	See mechanical drawings

All new windows to meet the requirements of 2020 Residential Code of New York and are to have a U-factor of 0.35 or less and SHGC of 0.4 or less. See Insulation and Fenestration Requirements by Component Chart and Table R4.02.1 Equivalent U-Factors on the General Notes sheet.

Windows serving as an emergency escape and rescue opening shall meet the requirements of section R310.2 in the 2020 Residential Code of New York State, and have a net clear opening of not less than 5.7 square feet (0.530m). The net clear height of the opening shall be not less than 24 inches (610mm) and the net clear width shall be not less than 20 inches (508 mm). Window sill height shall have a sill height of not more than 44 inches (1118 mm) above the floor.

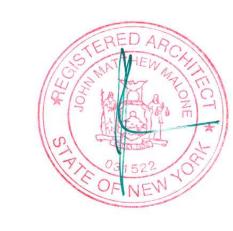
Prior to ordering, verify all rough openings and wall thickness for window jamb dimensions in field.

DOBBS RESIDENCE

88 Lefurgy Avenue Dobbs Ferry, NY 10522

$\sqrt{2}$	03/29/21	Permit Submission
$\overline{\boxed{1}}$	03/18/21	Bid Set - Addendum 1
	03/10/21	Bid Set
NO.	DATE	ISSUE/REVISION

In developing the plans and specifications for the project, the Architect has taken into account applicable state and municipal building laws and regulations, including the Residential Code 2020 of New York State (IRC 2018/New York State Amendments) which includes Chapter 11 Energy Efficiency.



FERGUSON MALONE ARCHITECTURE

ONE BRIDGE STREET

IRVINGTON NY 10533

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Window Schedule

SCALE: AS NOTED

DATE: 10/21/20

JOB: 20-19

A-0.11

Applianc	Appliance and Equipment Schedule									
Tag	Description	Location	Manufacturer	Product Name /Number	Finish	Remark				
E01	48" Range	Kitchen 101	JennAir	JGRP648HL	SS	Owner supplied and contractor installed.				
E02	48" Range Hood Liner	Kitchen 101	JennAir	UXL6048YSS	SS	Owner supplied and contractor installed.				
E03	24" Dishwasher	Kitchen 101	JennAir	JDTSS244GL	SS	Owner supplied and contractor installed.				
E04	24" Wine Refrigerator	Kitchen 101	Existing	Existing	Existing	Owner supplied and contractor installed.				
E05	48" Refrigerator / Freezer	Kitchen 101	JennAir	J\$48NXFXDE	Panel Ready	Owner supplied and contractor installed.				
E06	30" Microwave	Kitchen 101	JennAir	JMDFS30HL	SS	Owner supplied and contractor installed.				
E07	Washer	Laundry Area 008	TBD	TBD	TBD	Owner supplied and contractor installed.				
E08	Dryer	Laundry Area 008	TBD	TBD	TBD	Owner supplied and contractor installed.				

1	Description	Location	Manufacturer	Product Name /Number	Finish	Remark
	Sink	Kitchen 101	TBD	TBD	TBD	Owner supplied and contractor installed.
2	Sink Spray	Kitchen 101	TBD	TBD	TBD	Owner supplied and contractor installed.
3	Sink Faucet	Kitchen 101	TBD	TBD	TBD	Owner supplied and contractor installed.
4	Lavatory Faucet	Bathroom 002	TBD	TBD	TBD	Owner supplied and contractor installed.
5	Lavatory	Bathroom 002	TBD	TBD	TBD	Owner supplied and contractor installed.
6	Freestanding Tub	Bathroom 002	TBD	TBD	TBD	Owner supplied and contractor installed.
7	Free Standing Tub Filler	Bathroom 002	TBD	TBD	TBD	Owner supplied and contractor installed.
3	Toilet	Bathroom 002	TBD	TBD	TBD	Owner supplied and contractor installed.
9	Showerhead	Bathroom 002	TBD	TBD	TBD	Owner supplied and contractor installed.
)	Shower Diverter / Thermostatic Valve	Bathroom 002	TBD	TBD	TBD	Owner supplied and contractor installed.
1	Steam Unit	Bathroom 002	TBD	TBD	TBD	Owner supplied and contractor installed.
2	Lavatory Faucet	Bathroom 108	TBD	TBD	TBD	Owner supplied and contractor installed.
3	Lavatory	Bathroom 108	TBD	TBD	TBD	Owner supplied and contractor installed.
4	Toilet	Bathroom 108	TBD	TBD	TBD	Owner supplied and contractor installed.
5	Tub	Bathroom 108	TBD	TBD	TBD	Owner supplied and contractor installed.
6	Showerhead	Bathroom 108	TBD	TBD	TBD	Owner supplied and contractor installed.
7	Shower Diverter / Thermostatic Valve	Bathroom 108	TBD	TBD	TBD	Owner supplied and contractor installed.
3	Lavatory Faucet	Bathroom 109	TBD	TBD	TBD	Owner supplied and contractor installed.
9	Lavatory	Bathroom 109	TBD	TBD	TBD	Owner supplied and contractor installed.
0	Toilet	Bathroom 109	TBD	TBD	TBD	Owner supplied and contractor installed.
1	Showerhead	Bathroom 109	TBD	TBD	TBD	Owner supplied and contractor installed.
2	Shower Diverter / Thermostatic Valve	Bathroom 109	TBD	TBD	TBD	Owner supplied and contractor installed.
3	Sink Faucet	Laundry Area 009	TBD	TBD	TBD	Owner supplied and contractor installed.
4	Sink	Laundry Area 009	TBD	TBD	TBD	Owner supplied and contractor installed.
5	Lavatory Faucet	Powder Room 008	TBD	TBD	TBD	Owner supplied and contractor installed.
6	Lavatory	Powder Room 008	TBD	TBD	TBD	Owner supplied and contractor installed.
7	Toilet	Powder Room 008	TBD	TBD	TBD	Owner supplied and contractor installed.

9	Description	Location	Manufacturer	Product Name /Number	Finish	Remark
1	Towel Ring	Bathroom 002	TBD	TBD	TBD	Owner supplied and contractor installed.
A02	Toilet Paper Holder	Bathroom 002	TBD	TBD	TBD	Owner supplied and contractor installed.
A03	Towel Hooks	Bathroom 002	TBD	TBD	TBD	Owner supplied and contractor installed.
A04	Medicine Cabinet	Bathroom 002	TBD	TBD	TBD	Owner supplied and contractor installed.
A05	Smart Cabinet Wall Mount Swivel	Bathroom 002	TBD	TBD	TBD	Owner supplied and contractor installed.
A06	Medicine Cabinet	Bathroom 108	TBD	TBD	TBD	Owner supplied and contractor installed.
A07	Towel Ring	Bathroom 108	TBD	TBD	TBD	Owner supplied and contractor installed.
A08	Toilet Paper Holder	Bathroom 108	TBD	TBD	TBD	Owner supplied and contractor installed.
A09	Towel Hooks	Bathroom 108	TBD	TBD	TBD	Owner supplied and contractor installed.
A10	Medicine Cabinet	Bathroom 109	TBD	TBD	TBD	Owner supplied and contractor installed.
A11	Towel Ring	Bathroom 109	TBD	TBD	TBD	Owner supplied and contractor installed.
A12	Toilet Paper Holder	Bathroom 109	TBD	TBD	TBD	Owner supplied and contractor installed.
A13	Towel Hooks	Bathroom 109	TBD	TBD	TBD	Owner supplied and contractor installed.
A14	Towel Ring	Powder Room 008	TBD	TBD	TBD	Owner supplied and contractor installed.
A15	Toilet Paper Holder	Powder Room 008	TBD	TBD	TBD	Owner supplied and contractor installed.

General Appliance Notes

All appliances to be installed as per manufacturer's specification.

All new or replacement appliances governed by energy star, such as but not limited to, dishwashers, refrigerators, freezers, washing machines, water heaters, and room air conditioners shall be compliant with energy star.

General Plumbing notes

Design and installation of plumbing shall be performed by licensed personnel as per applicable codes.

All fixtures shall be plumbed with fixture shutoff valves and hose bibs where required. provide isolation valves at each fixture. All waste lines above grade shall be insulated for acoustical treatment. All underground waste lines shall be 4" pvc and installed in accordance with code

Cold water piping shall be insulated with min. 1/2 inch fiberglass as manufactured by owens corning. Install continuous on pipes and through walls and floors. All underground water lines shall be run with insulpex or approved equal. size of main water lines from well tank across building shall be min. 1". Then 3/4" branch lines up or down to local areas.

All work must be filed by contractor and inspected by local plumbing inspector.

Contractor shall supply and install all necessary plumbing to complete the project as implied in the drawings. This shall include all new rough-in, including all miscellaneous valves fixtures, hangers, valves etc. To meet both code and professional standards. This shall also include installing all fixtures and faucets supplied by owner or provided as otherwise specified. Protect fixtures and fittings throughout construction.

Premium quality silicone joint sealant and putty fixture setting compound shall be used.

Coordinate with tile contractor and other finishing trades.

Coordinate all work with heating, ventilating and air conditioning trades.

Newly installed toilet or replaced toilet must be either low flush toilets or equal to or less than 1.28 gallons per flush (gpf) or dual -flush toilets where the low flush feature is no more than 1.28 gpf.

Newly installed or replaced shower head must provide an average flow of no more than 2 gallons per minute (gpm).

Newly installed or replaced lavatory faucet must provide an average flow rate of no more than 2 gallons per minute (gpm).

03/29/21 Permit Submission

NO. DATE ISSUE/REVISION

DOBBS

RESIDENCE

88 Lefurgy Avenue Dobbs Ferry, NY 10522

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FERGUSON MALONE ARCHITECTURE

ONE BRIDGE STREET

IRVINGTON NY 10533

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General Accessory Notes

All accessories to be installed as per manufacturer's specification.

Confirm locations of installation with architect prior to installing.

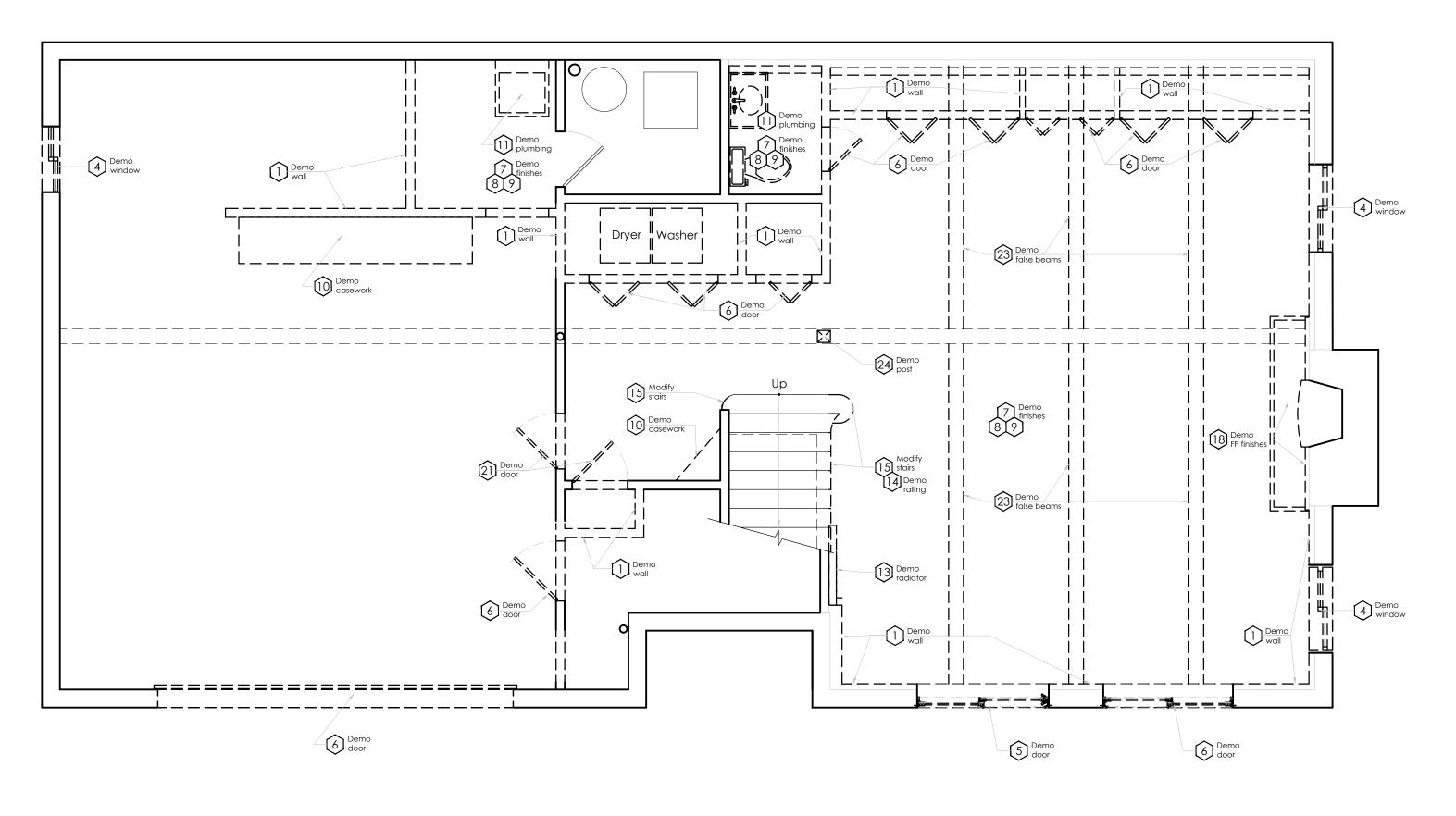
Equipment,Plumbing, and Accessory Schedules

SCALE: AS NOTED

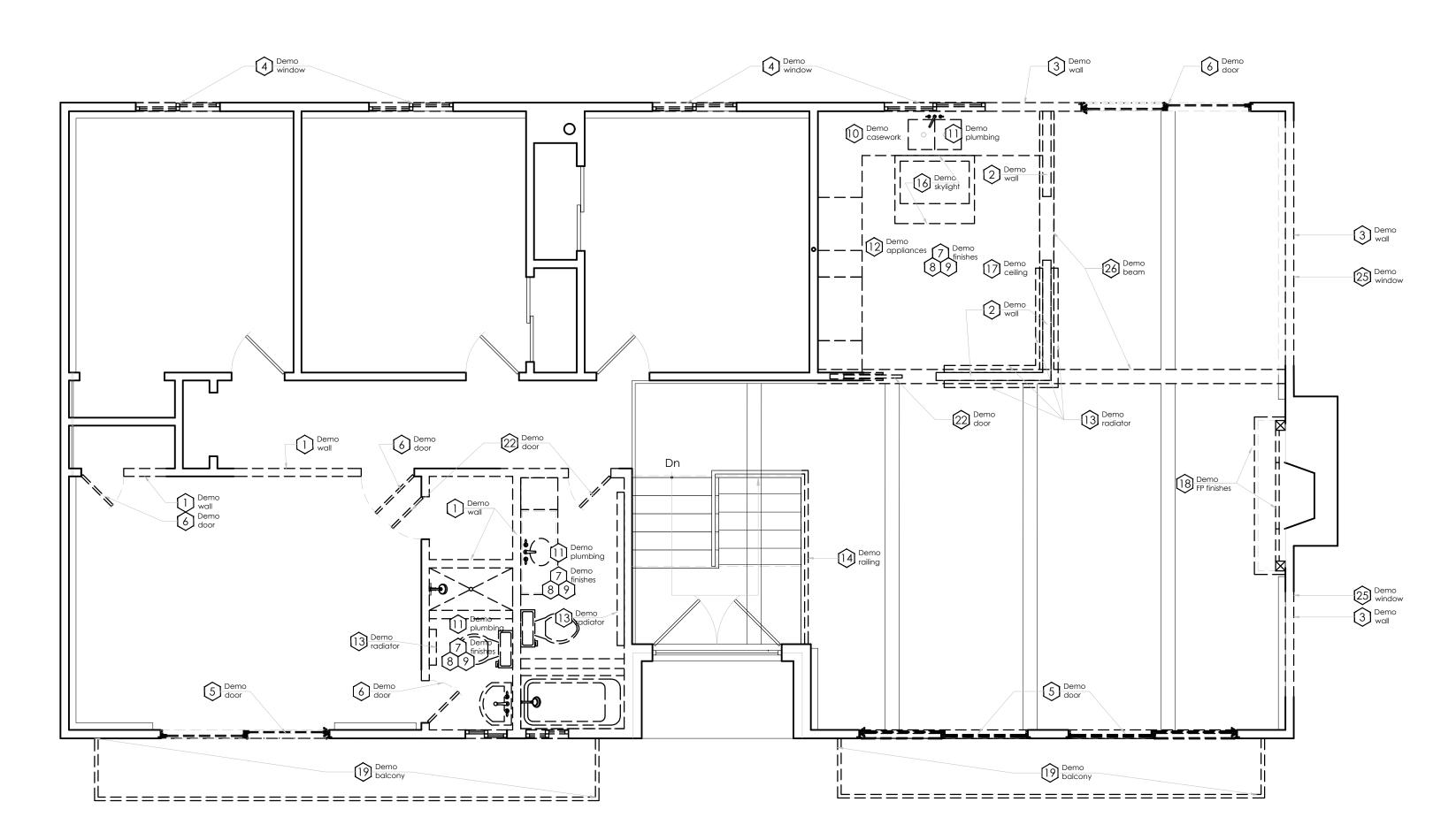
DATE: 10/21/20

JOB: 20-19

A-0.12



Proposed Demolition Plan - Lower Level 1/4" = 1'-0"



1/4" = 1'-0"

Proposed Demolition Plan - Upper Level

Legend



Demolition Notes

Examination: Qualified professional shall survey existing conditions and correlate with requirements indicated to determine extent of selective demolition required. Inventory and record the condition of items to be removed and reinstalled and items to be removed and salvaged. When unanticipated mechanical, electrical, or structural elements that conflict with intended function or design are encountered, investigate and measure the nature and extent of conflict. Survey condition of building to determine whether removing any element might result in structural deficiency or unplanned collapse of any portion of structure or adjacent structures during selective demolition operations. Promptly notify the Architect if any such conditions exist. Perform regular surveys as the work progresses to detect any hazards resulting from selective demolition activities, promptly notify the architect of any such hazards.

Preparation: Conduct selective demolition and debris-removal operations to ensure minimum interference with roads, streets, walks, walkways, and adjacent properties. Provide and maintain shoring, bracing, and structural supports as required to preserve stability and prevent movement, settlement, or collapse of construction and finishes to remain, and to prevent unexpected or uncontrolled movement or collapse of construction being demolished.

Demolition: Demolish and remove existing construction only to the extent required by new construction and as indicated. Use methods required to complete the work within limitations of governing regulations and as follows:

> Neatly cut openings and holes plumb, square, and true to dimensions required. Use cutting methods least likely to damage construction to remain or adjoining construction. Use hand tools or small power tools designed for sawing or grinding, not hammering and chopping, to minimize disturbance of adjacent surfaces. temporarily cover openings to remain.

Cut or drill from the exposed or finished side into concealed surfaces to avoid marring existing finished surfaces.

Do not use cutting torches until work area is cleared of flammable materials. At concealed spaces, such as duct and pipe interiors, verify condition and contents of hidden space before starting flame-cutting operations. Maintain portable fire-suppression devices during flame-cutting operations.

Dispose of demolished items and materials promptly.

Protect construction indicated to remain against damage and soiling during selective demolition. When permitted by architect, items may be removed to a suitable, protected storage location during selective demolition and reinstalled in their original locations after selective demolition operations are complete.

Utility service and mechanical and electrical systems: Maintain existing utilities selective demolition operations. locate, identify, disconnect, and seal or cap off indicated utility services and mechanical/electrical systems serving areas to be selectively demolished.

All electrical equipment including switches, receptacles and fixtures not indicated to remain are to be removed. All associated wiring to be abandoned is to be removed. see electrical floor plans for more information.

Disposal of demolished materials: Except for items or materials indicated to be recycled, reused, salvaged, reinstalled, or otherwise indicated to remain owner's property, remove demolished materials from project site and legally dispose of them in an epa-approved landfill. Do not burn demolished materials.

Cleaning: Clean adjacent structures and improvements of dust, dirt, and debris caused by selective demolition operations. return adjacent areas to condition existing before selective demolition operations began.

Existing Partition Wall To Remain Existing Partition Wall To Be Demolished **T/7/7**. Existing Floor Area To Be Demolished

Demolition Key Notes

structural drawings

Demo door

1 Demo wall Carefully and selectively demolish the existing interior wall - See proposed plan.

Demo wall Carefully remove the existing interior wall and provide shoring, bracing, and structural support as required to preserve stability and prevent movement, settlement or collapse of roof above. - See

Demo wall Carefully and selectively demolish exterior wall as necessary to accommodate new windows - See proposed plan.

(4) Demo window Remove the existing window. Prepare opening to receive a new window - See proposed plan.

Remove the existing door. Prepare opening to receive a new window -See proposed plan.

6 Demo door Remove the existing door. Prepare opening to receive a new door - See proposed plan.

7 Demo finishes Remove the existing floor finishes

(8) Demo finishes Remove the existing wall finishes

9 Demo finishes Remove the existing ceiling finishes

[10] Demo casework Remove existing casework / built-in.

Demo plumbing Remove existing plumbing fixtures, and any cabinetry associate with it. Cap or remove all abandoned plumbing.

Demo appliances Carefully disconnect and remove all existing appliances.

Carefully disconnect and remove/ modify radiator and all associated components - See mechanical plans for further information.

[14] Demo railing Remove or modify existing railing as necessary - See plan for further information.

Modify stairs Carefully modify existing stairs to receive a wall - See plan for further

Demo skylight Carefully remove skylight and any framing associated with it.

[17] Demo cieling Carefully remove dropped ceiling and all associated framing.

Carefully remove fireplace finishes, prepare fireplace area to receive a new finish - See plan for further information.

(19) Demo balcony Carefully cut back existing cantilevered floor framing and anything associated with the balcony. See wall sections - patch walls necessary to receive new exterior finish. - See structural drawings.

Demo finish Carefully and selectively remove exterior stucco in area where there will be new wood siding, and prep walls to receive a new finish - See exterior

elevations and wall sections. Demo door

Remove the existing door. Patch and repair wall as a result of door

22 Demo door

Remove the existing door.

23 Demo false beams Remove false beams

Demo post

removal.

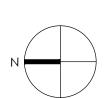
Remove post and provide shoring, bracing, and structural support for steel beam above as required to preserve stability and prevent movement, settlement or collapse of upper level. - See structural drawings.

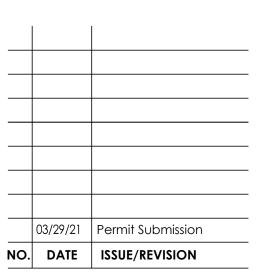
Demo window Remove the existing high window. Patch walls necessary to receive new window or exterior finish.

[26] Demo beam Remove beam and provide shoring, bracing, and structural support as required to preserve stability and prevent movement, settlement or collapse of roof. - See structural drawings

DOBBS RESIDENCE

88 Lefurgy Avenue Dobbs Ferry, NY 10522





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FERGUSON MALONE ARCHITECTURE ONE BRIDGE STREET IRVINGTON NY 10533 T 914 591 5066 F 914 591 5031

Demolition Plan -Lower Level

SCALE: AS NOTED

DATE: 10/21/20

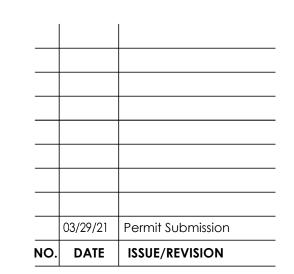
JOB: 20-19

Intermedical Control of the Control

1/4" = 1'-0"

DOBBS RESIDENCE

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FERGUSON MALONE ARCHITECTURE
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Existing Elevations

SCALE: AS NOTED

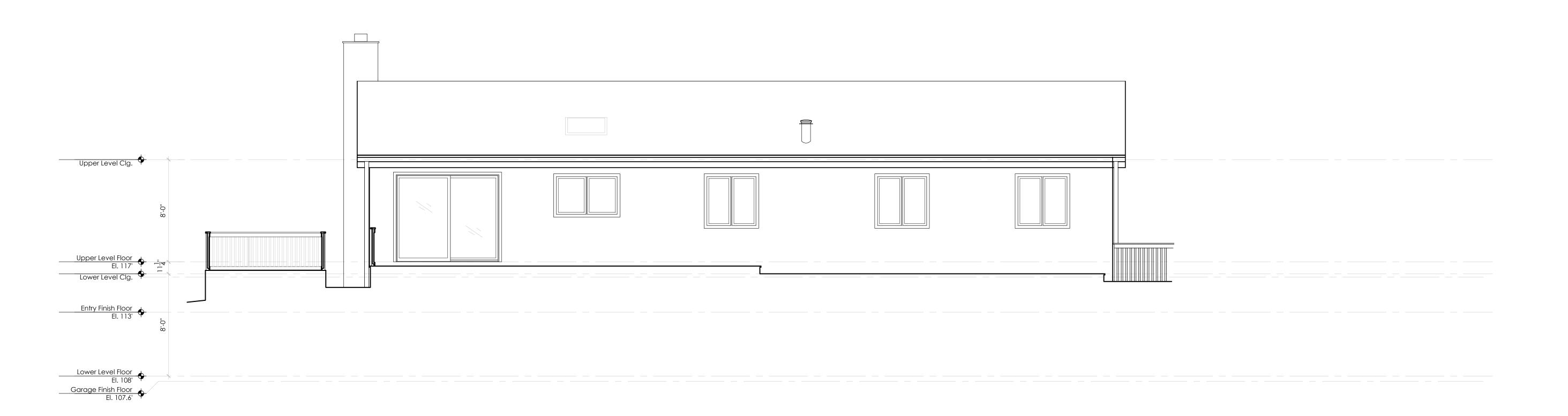
DATE: 10/21/20

JOB: 20-19

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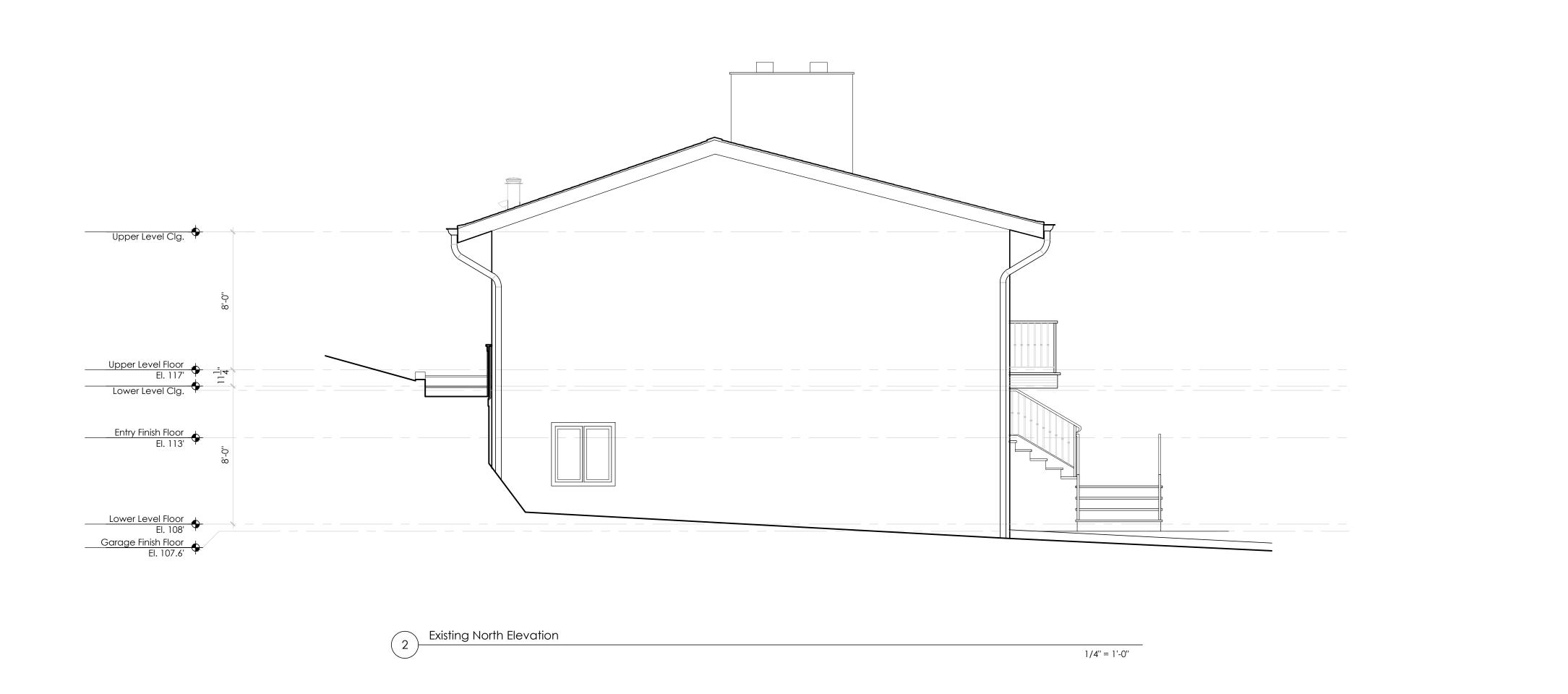


Existing West Elevation



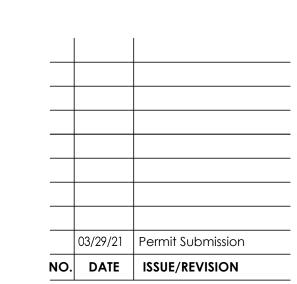
Existing East Elevation

1/4" = 1'-0"

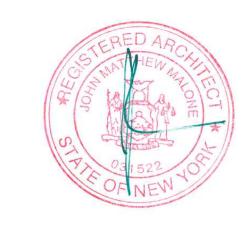


DOBBS RESIDENCE

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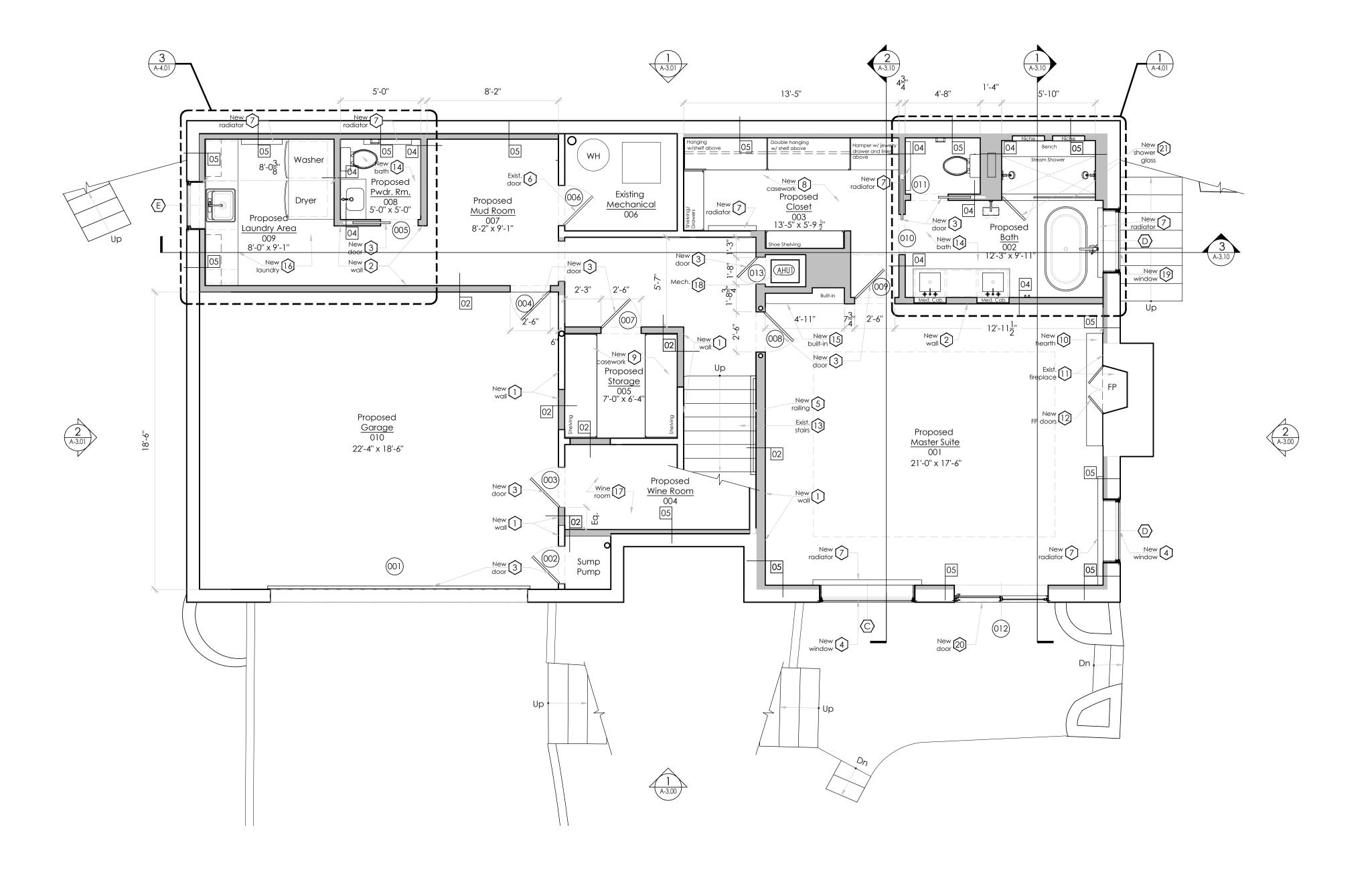
Existing Elevations

SCALE: AS NOTED

DATE: 10/21/20

JOB: 20-19

A-1.02



1/4" = 1'-0"

Proposed Lower Level Plan

General Notes

Proposed Bedroom 001, Proposed Bathroom 002, Proposed Closet 003, Proposed Mudroom 007, Proposed Laundry Room 008 is will comply with the energy efficiency code requirements as per the 2020 Residential Code of Proposed York State.

Any existing ceiling, wall or floor cavities exposed during construction will be insulated as per Section N1109.1.1 Exceptions 2 and 5.

All exterior walls and all Proposed walls abutting unconditioned space must be insulated to R-21 min. Insulation is to be installed as per manufacturer's instructions. Install air barriers as per manufacturers instructions.

The dwelling unit is to be tested and verified as having an air leakage rate not exceeding three air changes per hour. Testing shall be conducted in accordance with RESNET/ ICC 380, ASTM E779 or ASTM E1827 and reported at a pressure of 0.2 inch w.g. (50 Pascals). Testing shall be performed by a qualified testing agency, at any time after creation of all penetrations of the building thermal envelope.

Partition Notes

All gypsum board materials and accessories shall conform to ASTM C36, C79, C475, C514, C630, C931, C960, C1002, C1047, C1177, C1178, C1278, C1395 OR C1396. And shall be installed in accordance w/ The 2010 Residential Code of New York State.

- Use moisture resistance GWB at all wet areas including bathrooms.
- Use cement board as substrate for tile in all showers.

Dimensions are from finish to finish unless otherwise noted.

Contractor shall use corner beads at all exposed corners at soffits and ends in drywall partitions u.o.n. Partitions shall be anchored firmly as per U.S. gypsum specifications and building code requirements.

All mechanical, plumbing and electrical lines are to be concealed unless otherwise specified. Where such are to be sealed, partitions or ceilings shall not be closed-in until the lines have been tested.

Partition Types

01 <u>Full Height Partition</u>

One layer of 5/8" GWB on one side, 2x wood studs @16" o.c., from floor to ceiling w/ high density fiberglass batt R-21 min.

02 <u>Full Height Partition</u>

One layer of 5/8" GWB on each side, 2x wood studs @16" o.c., from floor to ceiling. Wall between Garage and Proposed Laundry Area /Mud Room is to have high density fiberglass batt R-19 min. floor to ceiling.

Moisture Resistant Partition

One layer of 5/8" moisture resistant GWB on side facing wet area and one 5/8" GWB on side facing dry area, 2x wood studs @ 16" o.c., from floor to ceiling.

Moisture Resistant Partition

One layer of 5/8" moisture resistant GWB on side facing wet area of existing 2x wood studs from floor to ceiling.

05 <u>Moisture Resistant Furred Partition</u> One layer of 5/8" moisture resistan

One layer of 5/8" moisture resistant GWB on interior side, 2x wood studs @ 16" o.c., from floor to ceiling w/ closed cell foam insulation, R-16.25 min.

Key Notes

- New wall Align new wall with existing wall. See wall type.
- 2 New wall See wall type.
- 3 New door See door schedule for further information.
- (4) New window See window schedule for further information.
- New railing New 36" high continuous iron handrail mounted to wall w/ metal brackets, min. $1\frac{1}{2}$ " space between wall.
- (6) Exist. door Existing door to remain.
- New radiator New radiator See mechanical plans for further
- information.

 New casework Casework to be owner supplied, installed by G.C.. See
- enlarged plan for further information.
- New casework Coat hanging rod and shelf above on each side, provided installed by G.C.. See enlarged plan for further information.
- New hearth New stone or tile hearth See interior elevations for further information.
- Exist. fireplace Existing fireplace to remain and receive new stone or tile surround. See interior elevations for further information.
- New FP doors Existing fireplace to receive new glass fireplace doors. See interior elevations for further information.
- Existing stairs Existing stairs to be modified to receive new wall at end.
- New bath Bathroom vanity, plumbing fixtures and accessories owner supplied, installed by G.C.. See enlarged plan for further information.
- New built-in New built-in bookcase
- New laundry Upper cabinets w/ adjustable shelving, lower cabinets with flush cabinet overlay doors to be, pre-finished maple plywood boxes to be supplied and installed by G.C.. Countertop to be plastic laminate, supplied and installed by G.C.. Colors to be and finished product to be reviewed with owner prior to purchasing. Plumbing fixtures and appliances to be owner supplied, installed by G.C.. See enlarged plan for further information.
- Wine Room Room to be prepped for future wine room. Walls and ceiling is to be insulated with closed cell foam insulation to R-15 Min. Closed cell foam insulation is to be installed as per manufacturer.
- Mech.- Heat pump -Mitsubishi SVZKP12NA air handler to be coordinated with MXZ outdoor unit. See mechanical plans for further information.
- New Window New window is located in a hazardous location and is to comply with section R308 in the 2020 Residential Code of New York State. See window schedule for more information.
- New Door New door meets egress requirements as per section R310.3 in the 2020 Residential Code of New York State. See door schedule for more information.
- New shower glass Frameless shower glass panel and door 1/2" low iron glass. All glazing within any "Hazardous Locations" ie: bathtubs, showers, whirlpools etc. to be tempered safety glass

DOBBS RESIDENCE

88 Lefurgy Avenue Dobbs Ferry, NY 10522



06/18/21 03/29/21 03/18/21 03/10/21	Permit Resubmission Permit Submission Bid Set - Addendum 1 Bid Set
03/29/21	Permit Submission
06/18/21	Permit Resubmission

In developing the plans and specifications for the project, the Architect has taken into account applicable state and municipal building laws and regulations, including the Residential Code 2020 of New York State (IRC 2018/New York State Amendments) which includes Chapter 11 Energy Efficiency.



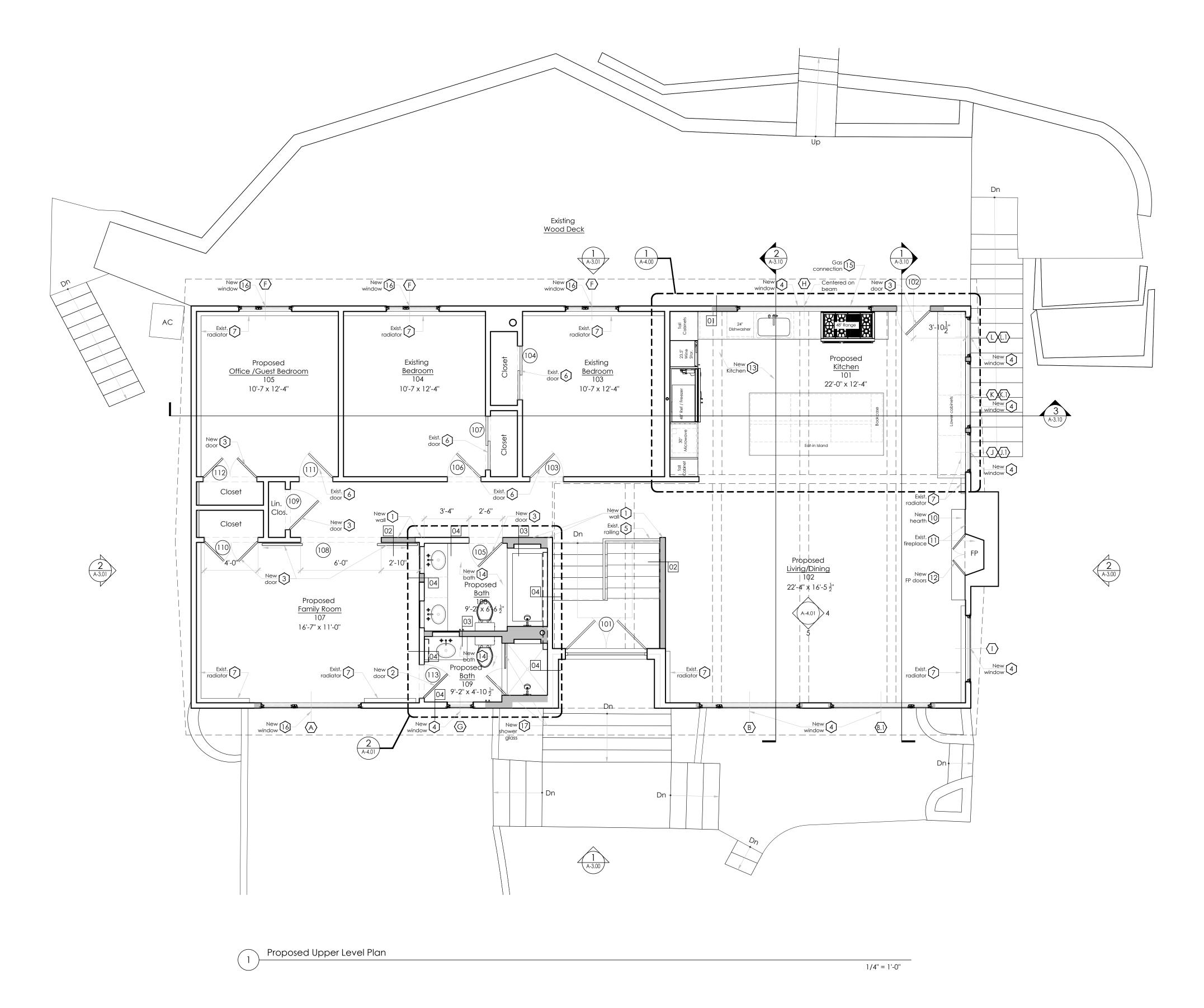
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Proposed Plan

SCALE: AS NOTED

DATE: 10/21/20

JOB: 20-19



General Notes

Proposed Bedroom 001, Proposed Bathroom 002, Proposed Closet 003, Proposed Mudroom 007, Proposed Laundry Room 008 is will comply with the energy efficiency code requirements as per the 2020 Residential Code of Proposed York State.

Any existing ceiling, wall or floor cavities exposed during construction will be insulated as per Section N1109.1.1 Exceptions 2 and 5.

All exterior walls and all Proposed walls abutting unconditioned space must be insulated to R-21 min. Insulation is to be installed as per manufacturer's instructions. Install air barriers as per manufacturers instructions.

The dwelling unit is to be tested and verified as having an air leakage rate not exceeding three air changes per hour. Testing shall be conducted in accordance with RESNET/ ICC 380, ASTM E779 or ASTM E1827 and reported at a pressure of 0.2 inch w.g. (50 Pascals). Testing shall be performed by a qualified testing agency, at any time after creation of all penetrations of the building thermal envelope.

Partition Notes

All gypsum board materials and accessories shall conform to ASTM C36, C79, C475, C514, C630, C931, C960, C1002, C1047, C1177, C1178, C1278, C1395 OR C1396. And shall be installed in accordance w/ The 2010 Residential Code of New York State.

Use moisture resistance GWB at all wet areas including bathrooms.

Use cement board as substrate for tile in all showers.

Dimensions are from finish to finish unless otherwise noted.

Contractor shall use corner beads at all exposed corners at soffits and ends in drywall partitions u.o.n. Partitions shall be anchored firmly as per U.S. gypsum specifications and building code requirements.

All mechanical, plumbing and electrical lines are to be concealed unless otherwise specified. Where such are to be sealed, partitions or ceilings shall not be closed-in until the lines have been tested.

Partition Types

01 Full Height Partition

One layer of 5/8" GWB on one side, 2x wood studs @16" o.c., from floor to ceiling w/ high density fiberglass batt R-21 min.

Full Height Partition

One layer of 5/8" GWB on each side, 2x wood studs @16" o.c., from floor to ceiling. Wall between Garage and Proposed Laundry Area /Mud Room is to have high density fiberglass batt R-19 min. floor to ceiling.

ceiling.

Moisture Resistant Partition

One layer of 5/8" moisture resistant GWB on side facing wet area and one 5/8" GWB on side facing dry area, 2x wood studs @ 16" o.c., from floor to ceiling.

Moisture Resistant Partition

One layer of 5/8" moisture resistant GWB on side facing wet area of existing 2x wood studs from floor to ceiling.

| Moisture Resistant Furred Partition

One layer of 5/8" moisture resistant GWB on interior side, 2x wood studs @ 16" o.c., from floor to ceiling w/ closed cell foam insulation, R-16.25 min.

Key Notes

- (1) New wall Align new wall with existing wall. See wall type.
- 2 New wall See wall type.
- 3 New door See door schedule for further information.
- New window See window schedule for further information.
- 5 Exist. railing Existing railing to be modified as necessary.
- 6 Exist. door Existing door to remain.
- Exist. radiator Existing baseboard radiator to remain, covers are to be replaced. See mechanical plans fro further information.
- 8 Exist. radiator Existing baseboard radiator to be modified, covers are to be replaced. See mechanical plans for further information.
- New radiator Existing baseboard radiator to be modified. See
- mechanical plans for further information.
- New hearth New stone or tile hearth See interior elevations for further information.

 Exist. fireplace Existing fireplace to remain and receive new stone or tile
- surround. See interior elevations for further information.
- New FP doors Existing fireplace to receive new glass fireplace doors. See interior elevations for further information.
- See interior elevations for further information.

 New kitchen Kitchen cabinets are owner supplied, installed by G.C..

 Appliances and plumbing fixtures are owner supplied, installed by G.C..
- New bath Bathroom vanity, plumbing fixtures and accessories owner supplied, installed by G.C.. See enlarged plan for further information.
- Gas connection Supply gas connection for future grill use.

See enlarged plan and interiors for further information.

- New window New window meets egress requirements as per section R310.2.1 in the 2020 Residential Code of New York State. See window schedule for more information.
- New shower glass Frameless shower glass panel and door 3/8" low iron glass. All glazing within any "Hazardous Locations" ie: bathtubs, showers, whirlpools etc. to be tempered safety glass

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NC	D. DATE	ISSUE/REVISION
	03/10/21	Bid Set
$\overline{1}$	03/18/21	Bid Set - Addendum 1
$\sqrt{2}$	03/29/21	Permit Submission
$\sqrt{3}$	06/18/21	Permit Resubmission

In developing the plans and specifications for the project, the Architect has taken into account applicable state and municipal building laws and regulations, including the Residential Code 2020 of New York State (IRC 2018/New York State Amendments) which includes Chapter 11 Energy Efficiency.



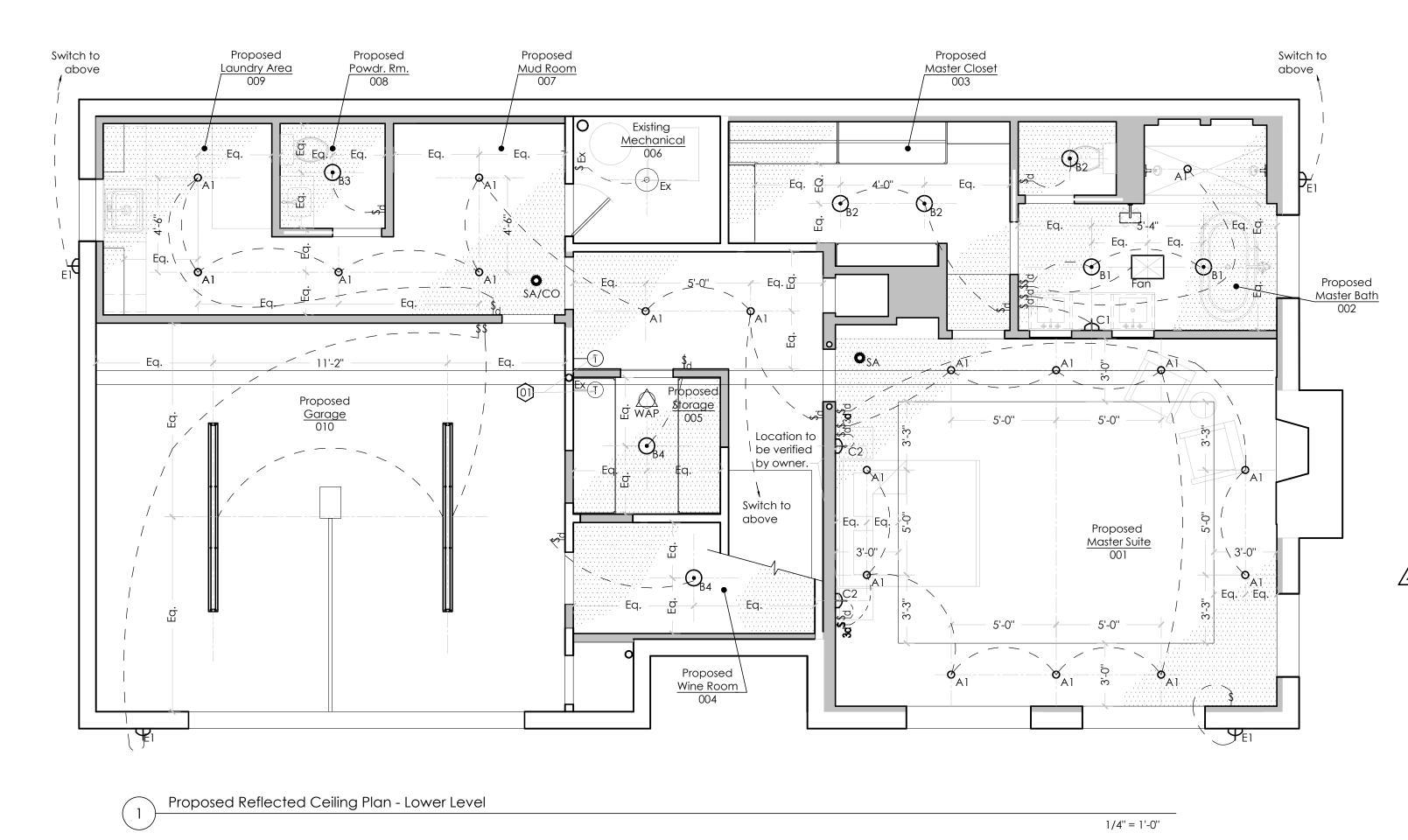
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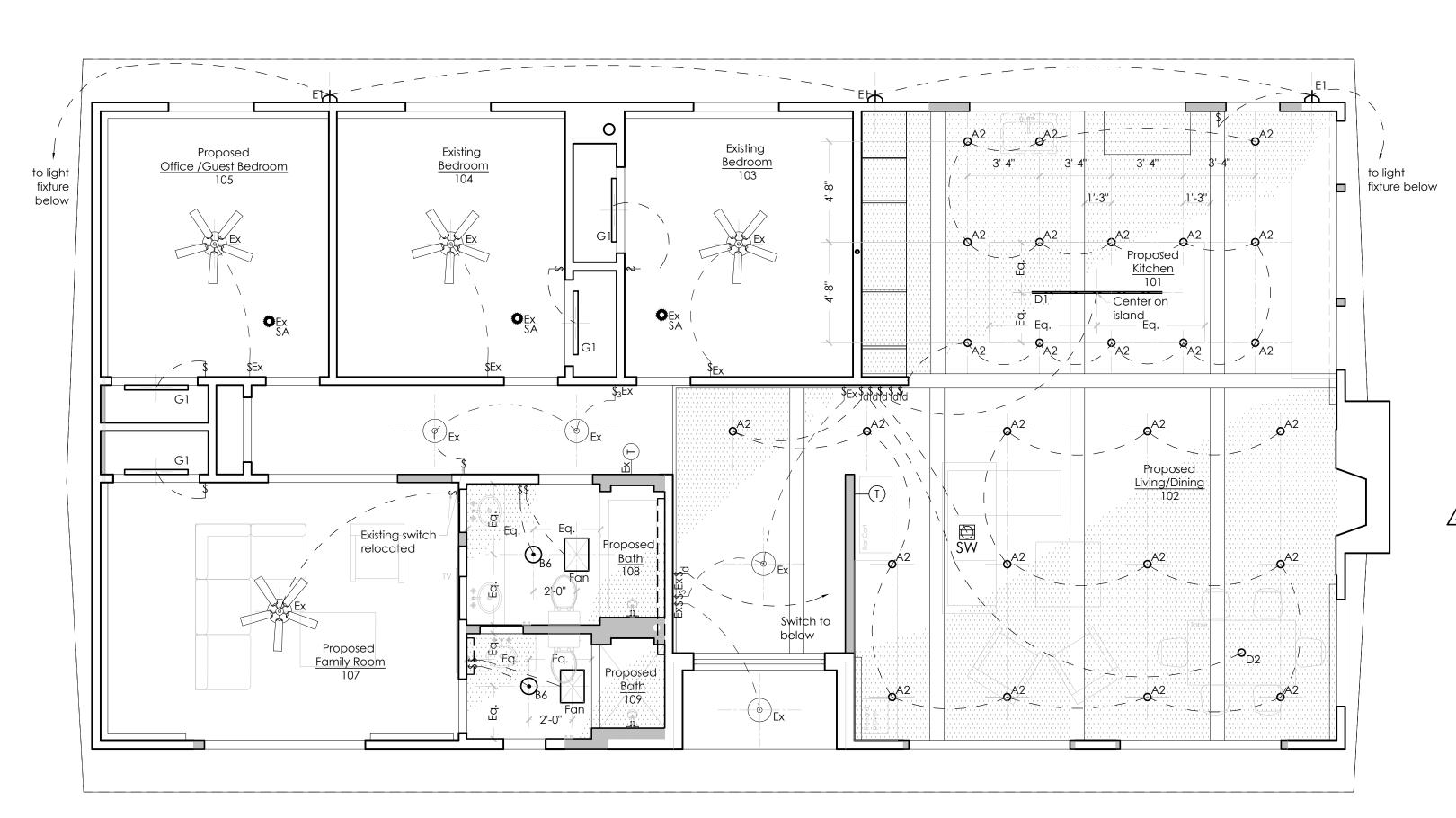
Proposed Plan

SCALE: AS NOTED

DATE: 10/21/20

JOB: 20-19





Proposed Reflected Ceiling Plan - Upper Level

New single pole switch New switch with dimming capability

New switch with 2-way capability

 $\frac{Ex}{T}$ Existing thermostat

SA/CO

New switch with 3-way capability New switched floor mounted duplex electrical receptacle. Location to be Existing smoke detector

Existing smoke / carbon monoxide detector /alarm

\$ Ex Existing single pole switch

Wireless access point

verified by owner.

New programmable thermostat

New smoke detector

New smoke / carbon monoxide detector /alarm SA/CO

New exhaust fan - WhisperWarm DC Ventilation Fan/Heater Combo FV-0511VH1 by Panasonic

New $\frac{1}{2}$ G.W.B. Ceiling - To be finished and painted

All lighting shall comply with Section 300-41 in the Village of Dobbs Ferry Zoning Code.

New lighting fixtures shall be provided as indicated on the fixture schedule. Install all accessories, wiring and conduit as required.

All new fixtures are to be controlled with switches as indicated, Lutron Caseta or approved equal. Provide LED compatible dimmers as indicated.

Exact locations of switches and lighting control components shall be verified with architect prior to installation.

Circuit breakers shall be single switch bolted thermal magnetic protection type. Circuit breakers shall be ground fault interrupters where

Light switches to be mounted at 3'-6" to centerline above finish floor.

All IC-rated recessed lighting fixtures sealed at housing/interior finish and labeled to indicate ≤2.0. cfm leakage at 75 Pa.

Fire Protection Notes

Smoke alarms shall be listed and installed in accordance with the provisions of the Residential Code of New York State and Household Fire Warning Equipment Provisions of NFPA 72. Smoke alarms shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms.

All new fire safety components are to be interconnected as per current code. Provide new SA/CO detector alarm as indicated on RCP.

Installation of an approved NFPA 13D sprinkler system meeting the requirements of the National Fire Protection is required. GC to provide shop drawings.

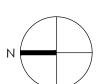
1/4" = 1'-0"

(01) Existing thermostat relocated

Lighti	ng Fixture Schedule						
Tag	Description	Location	Manufacturer	Product Name /Number	Volt	Finish	Remark
Al	LED Round Downlight	Bath 002, Master Suite 001, Mud Room 007, Pwdr. Room 008, Laundry Area 009, Lower Level hall	WAC Lighting	Lotos R4ERDR-W930-WT	120	White	Contractor supplied and installed
A2	LED Adjustable Downlight	Kitchen 101, Living/Dining 102	WAC Lighting	Lotos R4ERAR-W930-WT	120	White	Contractor supplied and installed
В1	Decorative Ceiling Mounted Fixture	Master Bath 002	TBD	TBD	120	TBD	Owner supplied, contractor installe
B2	Decorative Ceiling Mounted Fixture	Master Closet 003	TBD	TBD	120	TBD	Owner supplied, contractor installe
В3	Decorative Ceiling Mounted Fixture	Powder Rm. 008	TBD	TBD	120	TBD	Owner supplied, contractor installe
В4	Decorative Ceiling Mounted Fixture	Storage 005, Wine Room 004	TBD	TBD	120	TBD	Owner supplied, contractor installe
В5	Decorative Ceiling Mounted Fixture	Closet 106	TBD	TBD	120	TBD	Owner supplied, contractor installe
В6	Decorative Ceiling Mounted Fixture	Bath 108, Bath 109	TBD	TBD	120	TBD	Owner supplied, contractor installe
C1	Decorative Wall Mount Fixture	Master Bath 002	TBD	TBD	120	TBD	Owner supplied, contractor installe
C2	Decorative Wall Mount Fixture	Master Suite 001	TBD	TBD	120	TBD	Owner supplied, contractor installe
D1	Pendant Lighting	Kitchen 101	TBD	TBD	120	TBD	Owner supplied, contractor installe
D2	Pendant Lighting	Dining 102	TBD	TBD	120	TBD	Owner supplied, contractor installe
EÌ	Exterior Decorative Wall Mounted Fixture	North, East, South and West Exterior Walls	Tech Lighting	Aspenti 20 H LED930	120	Charco	Owner supplied, contractor installe
F1	Decorative Fan	Living / Dining 102	TBD	TBD	120	TBD	Owner supplied, contractor installe
G1	LED Linear Closet Fixture	Bedroom 103 Closet, Office/Guest 104 Closet, Family Room 107 Closet	WAC Lighting	FLO WS-236-WT	120	White	Contractor supplied and installed

DOBBS RESIDENCE

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3	06/18/21	Permit Resubmission
2	03/29/21	Permit Submission
$\overline{1}$	03/18/21	Bid Set - Addendum 1
	03/10/21	Bid Set
NO.	DATE	ISSUE/REVISION

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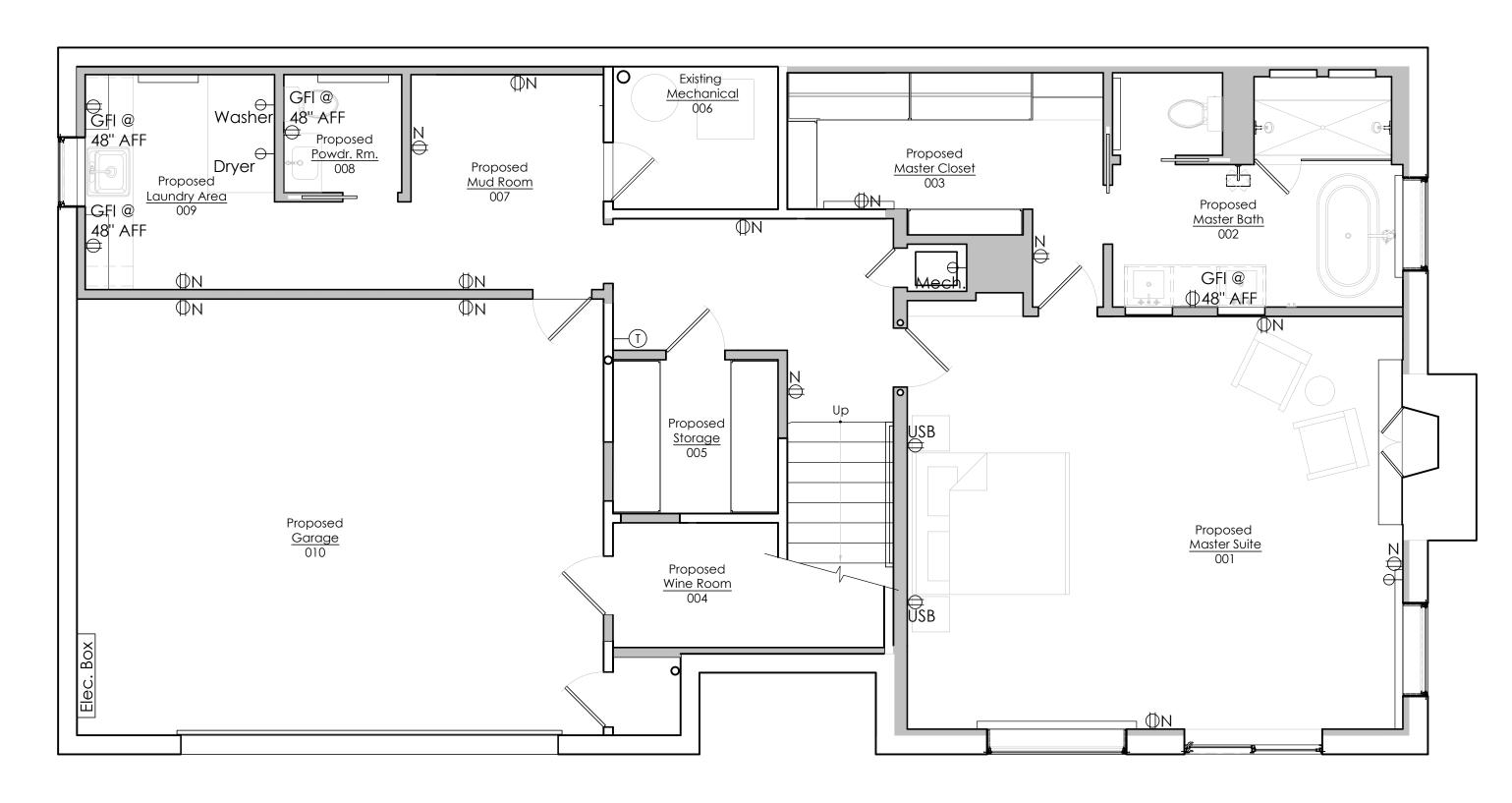
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Proposed Reflected Ceiling Plans

SCALE: AS NOTED

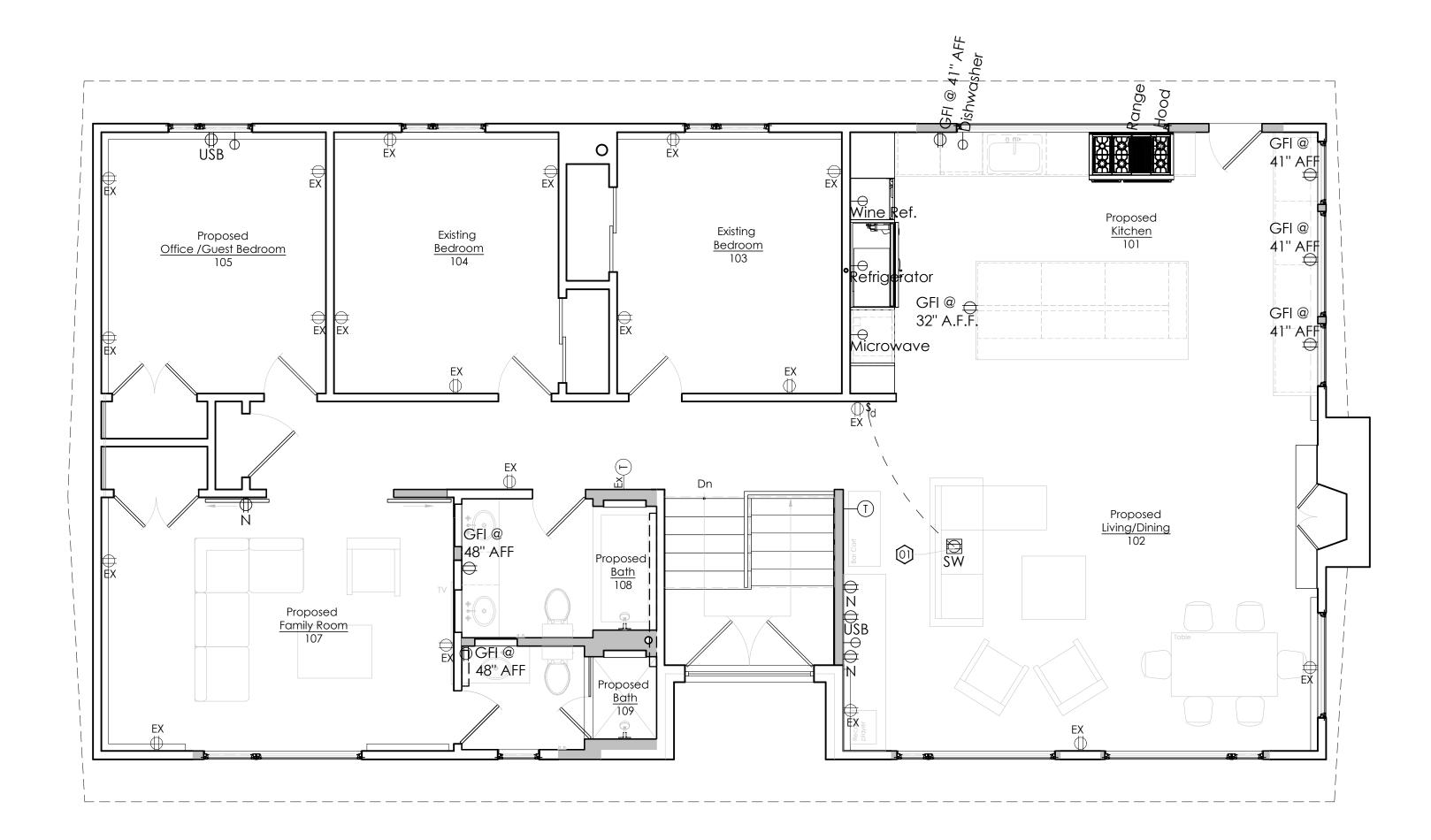
DATE: 10/21/20

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Proposed Power and Data Plan - Lower Level

1/4" = 1'-0"



Proposed Power and Data Plan - Upper Level

1/4" = 1'-0"

ev

New wall mounted duplex electrical receptacle @ 18" a.f.f. (typ) u.o.n.

Existing wall mounted duplex electrical receptacle

Ex(T) Existing thermostat

New wall mounted duplex electrical receptacle ground-fault circuit interrupter.

New switched wall mounted duplex electrical

receptacle @ 18" a.f.f. (typ) u.o.n.

New wall mounted receptacle w/ usb charger @ 18" a.f.f. (typ.) u.o.n.

New switched floor mounted duplex electrical receptacle. Location to be verified by owner.

_____Appliance connection

_ New cable outlet

New programmable thermostat

Electrical Distribution Notes

All work shall be performed by licensed personnel, and shall comply with N.Y. State Uniform Fire Prevention and Building Code, the regulations of the National Board of Fire Underwriters, National Fire Protective Association and all federal, state, and municipal authorities having jurisdiction over the work.

All work shall comply w/ the National Electrical Code NFPA70 edition 2020.

Contractor shall obtain exact requirements before proceeding with the work.

Install wiring and conduit as required by code.

Circuit breakers shall be single switch bolted thermal magnetic protection type. Circuit breakers shall be ground fault interrupters where required.

Install all fixtures and luminaires as per manufacturer's instructions. All fixtures shall be tested to assure a flawlessly functional operation.

All switches and receptacles are to be leviton "decora", residential grade. dimmers are to be "sure slide" type. Coverplates and devices are to be white.

Adjacent switches and receptacles are to be installed in ganged with single coverplate.

Exact locations of outlets & switches shall be verified. Install new outlets at 18" to centerline above finish floor, except as noted. Locate dedicated appliance receptacles as per appliance manufacturers instructions. Receptacle locations shown on power and data plan. Provide additional receptacles as necessary to comply with applicable codes.

Light switches to be mounted at 3'-6" to centerline above finish floor.

Smoke alarms shall be listed and installed in accordance with the provisions of the Residential Code of New York State and household fire warning equipment provisions of NFPA 72. Smoke alarms shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms.

Data Notes

All data cabling to be CAT 6.

Cables are to be homeruns data termination point in electrical room - coordinate work w/ owner's vendor.

All telecom cabling is to be CAT 5E.

Cables are to be homeruns to main telecom panel in telecom closet - coordinate work with owners telecom vendor.

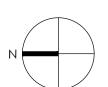
Electrician is to supply telecom, data and cable wires.

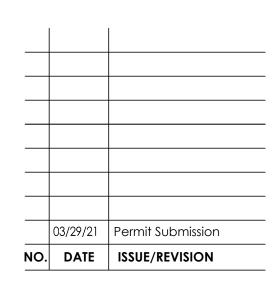
General Notes

(01) Switched floor outlet location to be verified with owner.

DOBBS RESIDENCE

88 Lefurgy Avenue Dobbs Ferry, NY 10522





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FERGUSON MALONE ARCHITECTURE

ONE BRIDGE STREET

IRVINGTON NY 10533

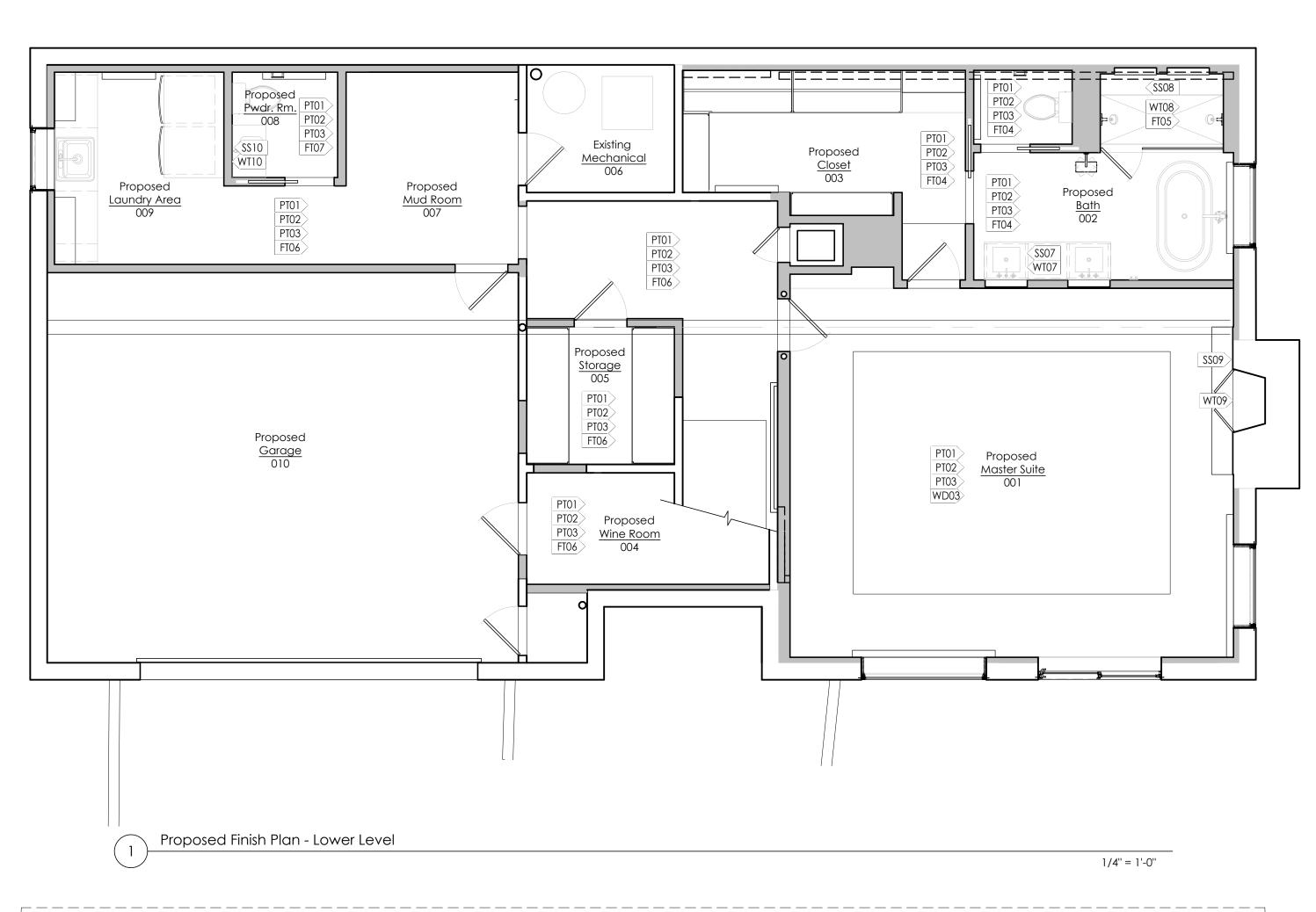
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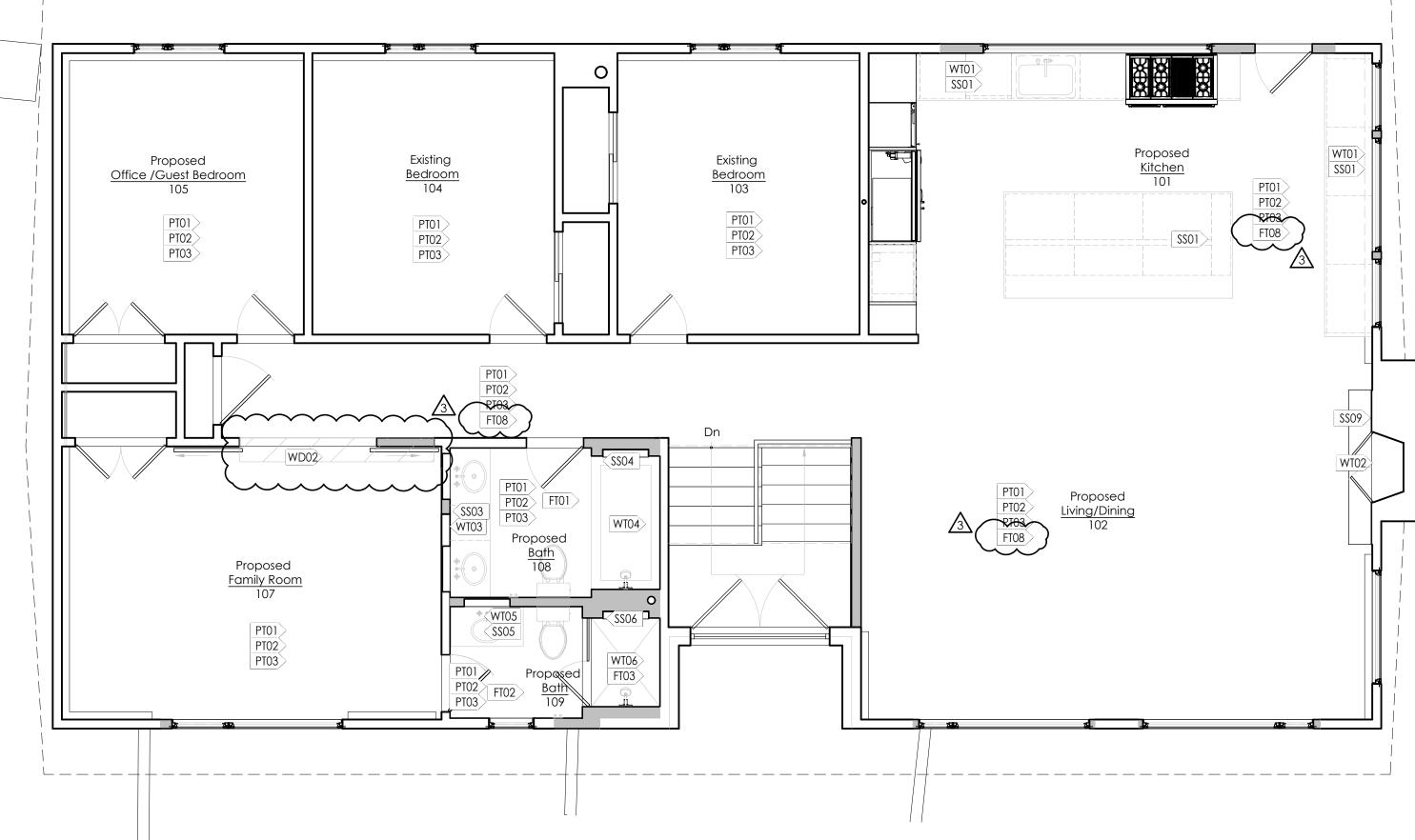
Proposed Power and Data Plans

SCALE: AS NOTED

DATE: 10/21/20

JOB: 20-19





Proposed Finish Plan - Upper Level

See finish material schedule, elevations and finish location schedule for location and extent of ceramic tile.

Comply w/ tca installation guidelines.

Install stone thresholds as necessary; set on same type of setting bed as abutting field tile.

Install floor and wall tile w/ a joint width of 1/16"

Accurately form intersections and returns, perform cutting and drilling of tile without marring visible surfaces. Grind cut edges of tile abutting trim, finish or built-in items. Closely fit tile to electrical outlets, piping, fixtures, and other penetrations so plates, collars or covers overlap tile.

Lay tile grid pattern or as indicated on drawings. Adjust pattern to minimize cutting. Provide uniform joint widths, unless otherwise indicated.

Layout tile wainscot to next full tile beyond dimensions indicated.

Grout tile to comply with ansi a 108-10. Provide samples of grout for architect or owner's approval prior to installation.

Unless otherwise specified, all areas are to be painted in accordance w/ the finish schedule. Paint colors shall be selected by owner.

Contractor shall apply to all surfaces indicated to be painted, one prime and two finish coats of premium paints or stains listed under finish location schedule.

Contractor, upon completion, shall remove all paint from all surfaces where it has been spilled or splashed, including light fixtures, diffusers, registers, fittings, etc. Protect all electric switches and outlet plates and remove surface hardware, etc. Before painting. Protect and replace same when painting is completed.

All painting or stain shall be applied in a manner which is free from runs sags sprinkles, streaks, shiner and brush marks. All material shall be applied uniformly. Before painting begins, all other crafts shall have completed their work and shall remove all dirt and debris resulting therefrom.

Contractor shall patch, putty or spackle all imperfections in surfaces of walls, ceilings and trim to provide continuously smooth surfaces prior to installation of finishes and floor materials.

Painting scope of work to include installation of owner supplied wall covering as indicated in finish location schedule.

Kitchen 101, Living / Dining Room 102

Finish Schedule

1/4" = 1'-0"

Tag Description

WD01 Wood Flooring

See finish location schedule for additional information

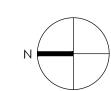
Where finish materials are indicated to be owner supplied, the g.c. is to coordinate delivery and is to install.

Exterior trim, fascias, window & door trim and misc. Wood trim shall be western red cedar aw1 custom grade ii. back prime for stained finish. Sub sills, wood railings, posts and balusters shall be wrc awi custom grade ii. Use hot dipped galvanized common head nails of required size per fs ff-105b. Conceal with countersink and fill with caulk or putty as required. Shop mill lengths as long as practical to minimize joints. Scarf joints where necessary. No finger joints allowed. Allow for shrinkage and expansion.

Unless otherwise noted, interior trim shall be #1 white pine or poplar (to receive painted finish), neatly fitted, mitered, including moldings, base, doors and window casing, aprons & stools. Install plumb and level with tightly fitted joints. Blind nail where possible, face nails shall be set and stopped with non-staining filler. Stagger conceal or place all joints in discrete locations.

DOBBS RESIDENCE

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NO.	DATE	ISSUE/REVISION
	03/10/21	Bid Set
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$\sqrt{2}$	03/29/21	Permit Submission
3	06/18/21	Permit Resubmission

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1 44001	***Ood Hooming	Kilchert for, Living / Diring Room for	LABINING	14/74	ן וטט	Wood hooling to be remissived
WD02	Wood Flooring	Kitchen 101	TBD	TBD	TBD	Wood flooring patching to match existing
WD03	Wood Flooring	Master Suite 001	Pioneer Millworks	Modern farmhouse rift & quartered clean white oak	TBD	Owner Supplied
FT01	Floor Tile	Bath 108	TBD	TBD	TBD	
FT02	Floor Tile	Bath 109	TBD	TBD	TBD	
FT03	Floor Tile - Shower Floor	Bath 109	TBD	TBD	TBD	
FTO4	Floor Tile	Bath 002	TBD	TBD	TBD	
FT05	Floor Tile - Shower Floor	Bath 002	TBD	TBD	TBD	
FT06	Floor Tile	Basement Throughout - unless otherwise noted	TBD	TBD	TBD	
A F107	Floor Tile	Powder Room 008		TBD	IBD	
3 FT08	Floor Tile	Proposed Kitchen 101, Living /Dining 102 /Hallway	TBD	TBD	TBD	
-						
WT01	Wall Tile - Backsplash	Kitchen 101	TBD	TBD	TBD	
WT02	Wall Tile	Living/Dining Room 102 Fireplace	TBD	TBD	TBD	
WT03	Wall Tile - Backsplash	Bath 108	TBD	TBD	TBD	
WT04	Wall Tile - Bath tub wall	Bath 108	TBD	TBD	TBD	
WT05	Wall Tile - Backsplash	Bath 109	TBD	TBD	TBD	
WT06	Wall Tile - Shower wall	Bath 109	TBD	TBD	TBD	
WT07	Wall Tile - Backsplash	Bath 002	TBD	TBD	TBD	
WT08	Wall Tile - Shower wall	Bath 002	TBD	TBD	TBD	
WT09	Wall Tile	Master Suite 001	TBD	TBD	TBD	
WT10	Wall Tile - Backsplash	Powder Room 008	TBD	TBD	TBD	
\$\$01	Kitchen Counter Top	Kitchen 101	TBD	TBD	TBD	
SS02	Fireplace Hearth	Living/Dining Room 102 Fireplace	TBD	TBD	TBD	
\$\$03	Bathroom Vanity Top	Bath 108	TBD	TBD	TBD	
SS04	Wall Niche	Bath 108	TBD	TBD	TBD	
\$\$05	Bathroom Vanity Top	Bath 109	TBD	TBD	TBD	
\$\$06	Wall Niche / Shower curb	Bath 109	TBD	TBD	TBD	
\$\$07	Bathroom Vanity Top	Bath 002	TBD	TBD	TBD	
8088	Wall Niche / Shower curb /Ben	ch Bath 002	TBD	TBD	TBD	
SS09	Fireplace Hearth	Master Suite 001	TBD	TBD	TBD	
SS10	Powder Room Vanity Top	Powder Room 008	TBD	TBD		
PT01	Wall Paint	Through-out unless otherwise noted	Benjamin Moore	TBD	Egg shell	
PT02	Trim Paint	Through-out unless otherwise noted	Benjamin Moore	TBD	TBD	
PT03	Ceiling Paint	Through-out unless otherwise noted	Benjamin Moore	TBD	TBD	

Product Name /Number

Finish/Color Remark

Wood flooring to be refinished

Proposed Finish Plans

SCALE: AS NOTED

DATE: 10/21/20

JOB: 20-19

Specified (in the first of the

2 Proposed Window 6 Proposed Stucco

Proposed Door 9 Proposed Lighting

1/4" = 1'-0"

Proposed door - See door schedule for more information

3 Existing gutter / leader - Existing gutter to remain.

4 Existing roofing - Existing asphalt roofing to remain.

2 Proposed window - See window schedule for more information

5 Proposed siding - 7" shiplap siding by Pioneer Millworks - See wall sections

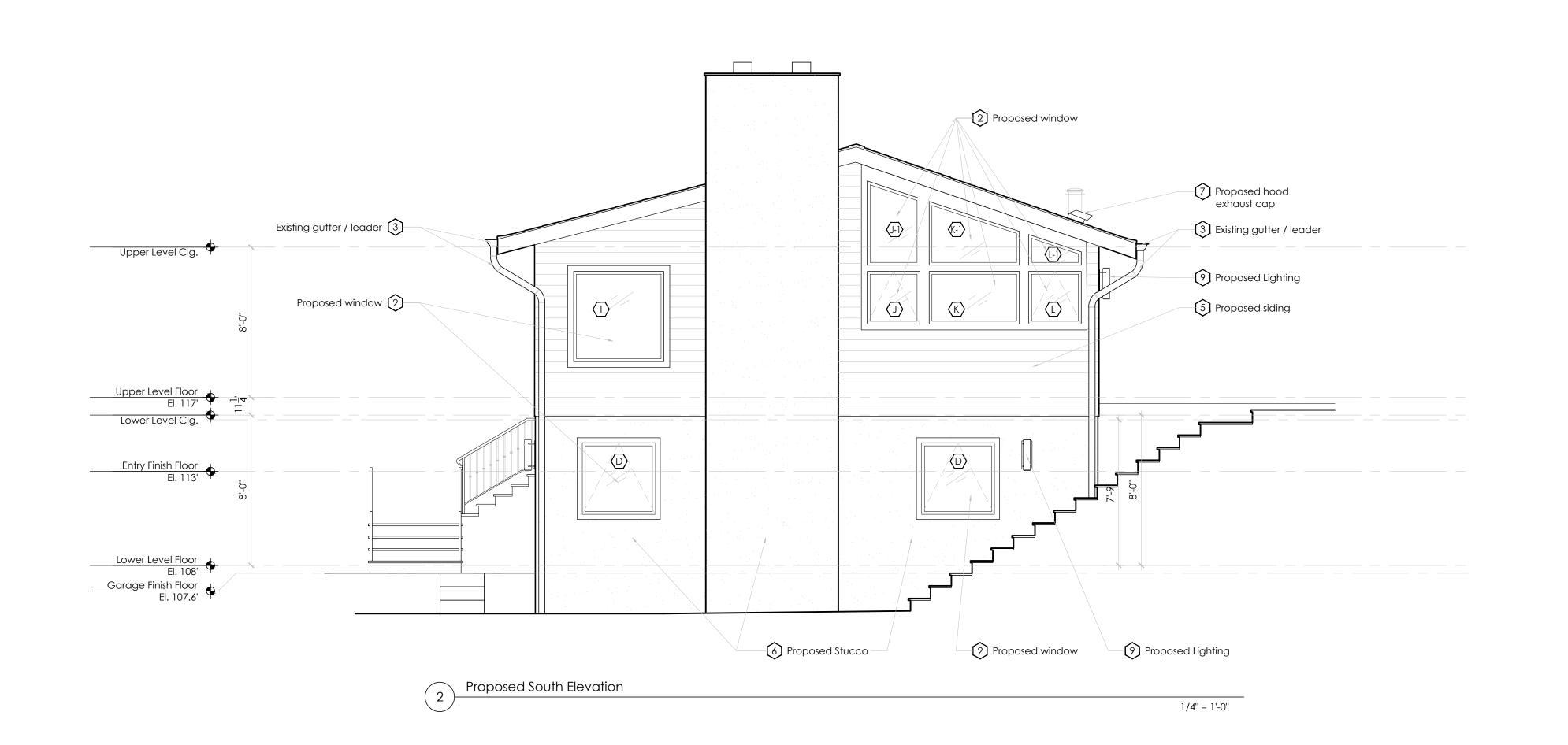
6 Proposed stucco - A layer of new stucco applied on existing unleveled stucco.

7 Proposed hood exhaust cap - Proposed hood exhaust cap - See wall sections

8 Existing roofing - Existing roofing to be filled and patched as a result of skylight removal.

9 Proposed lighting - See reflected ceiling plan for more information

Key Notes



1 Proposed Door

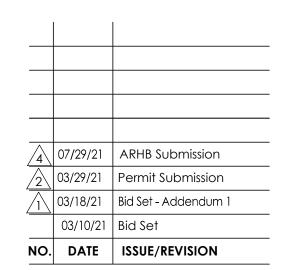
Proposed Lighting 9

Proposed West Elevation

6 Proposed Stucco

DOBBS RESIDENCE

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FERGUSON MALONE ARCHITECTURE

ONE BRIDGE STREET

IRVINGTON NY 10533

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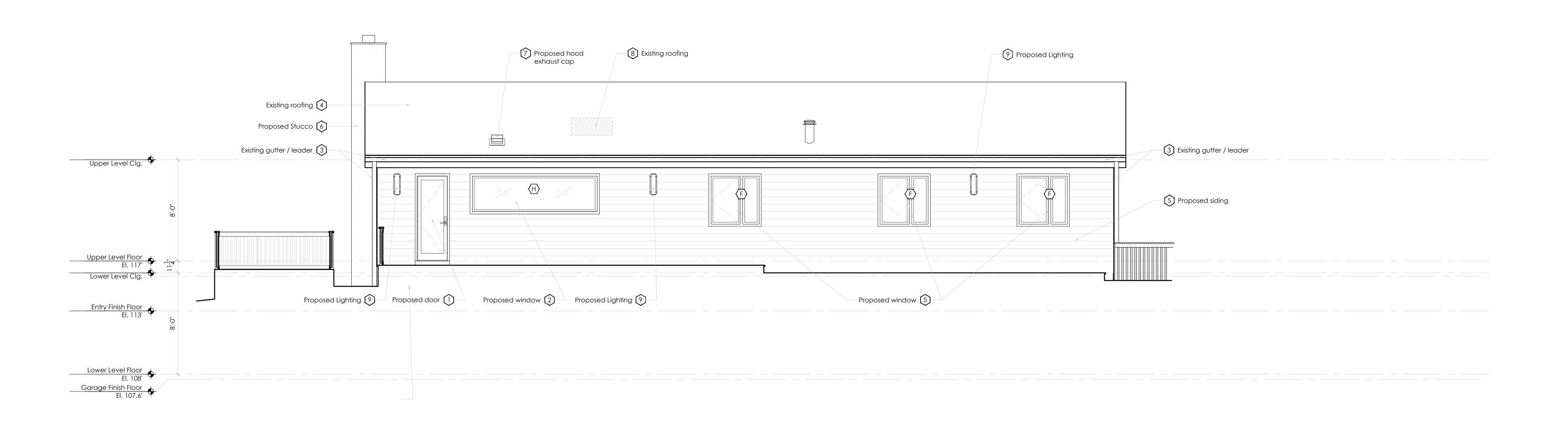
Proposed Elevations

SCALE: AS NOTED

DATE: 10/21/20

JOB: 20-19

A-3.00



1/4" = 1'-0"

Key Notes

Proposed door - See door schedule for more information

3 Existing gutter / leader - Existing gutter to remain.

4 Existing roofing - Existing asphalt roofing to remain.

2 Proposed window - See window schedule for more information

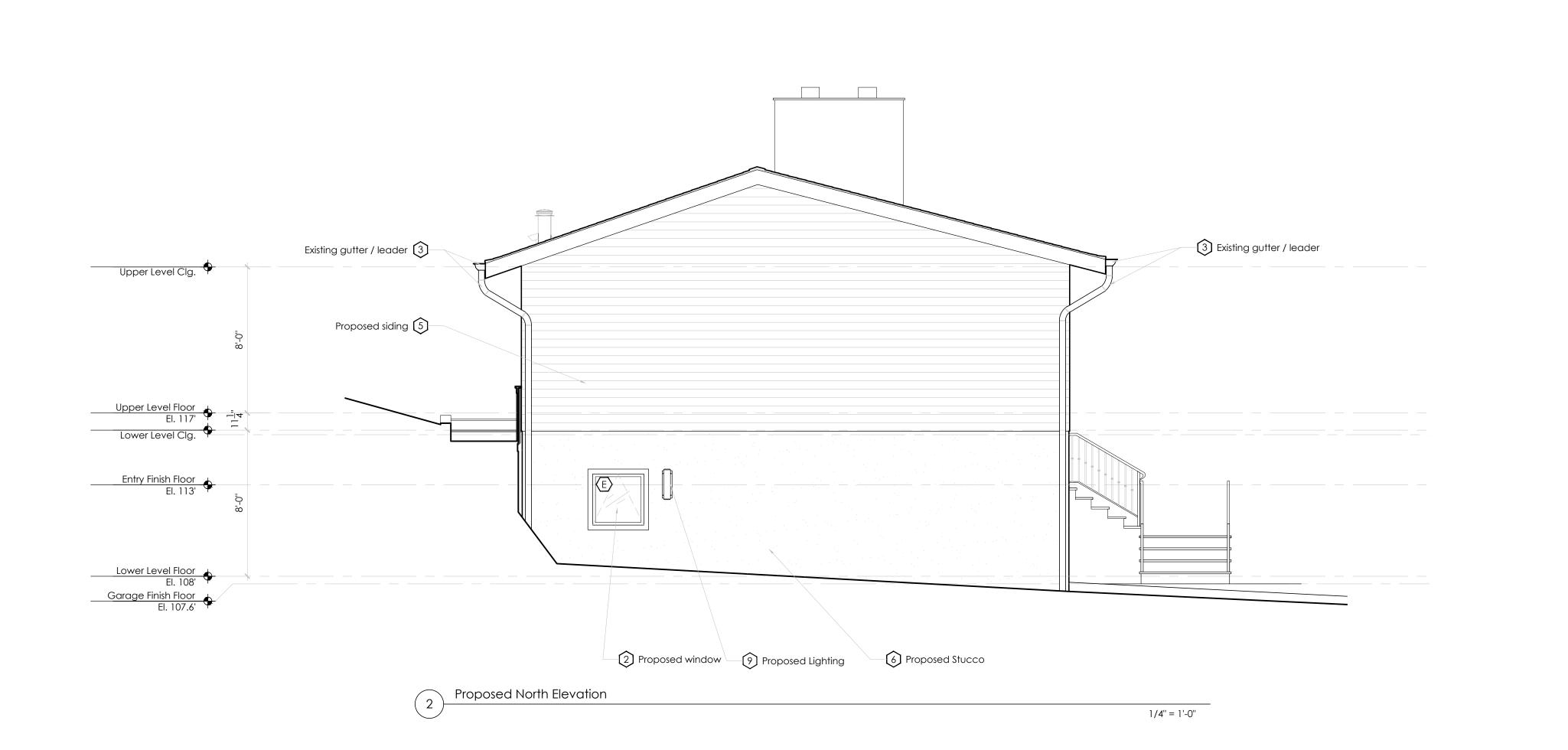
5 Proposed siding - 7" shiplap siding by Pioneer Millworks - See wall sections

6 Proposed stucco - A layer of new stucco applied on existing unleveled stucco.

7 Proposed hood exhaust cap - Proposed hood exhaust cap - See wall sections

8 Existing roofing - Existing roofing to be filled and patched as a result of skylight removal.

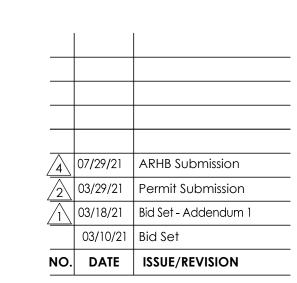
9 Proposed lighting - See reflected ceiling plan for more information



Proposed East Elevation

DOBBS RESIDENCE

88 Lefurgy Avenue Dobbs Ferry, NY 10522



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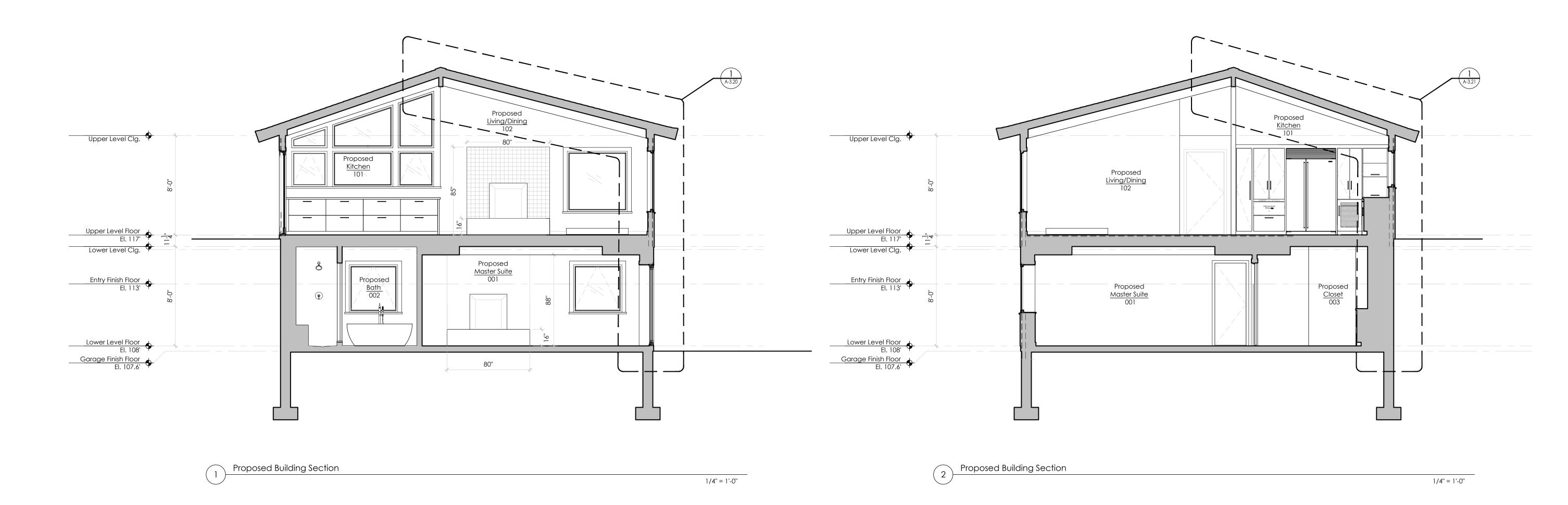
Proposed Elevations

SCALE: AS NOTED

DATE: 10/21/20

JOB: 20-19

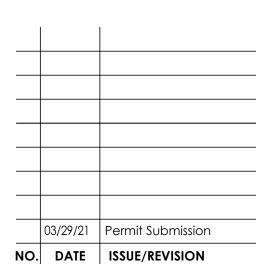
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1/4" = 1'-0"



88 Lefurgy Avenue Dobbs Ferry, NY 10522



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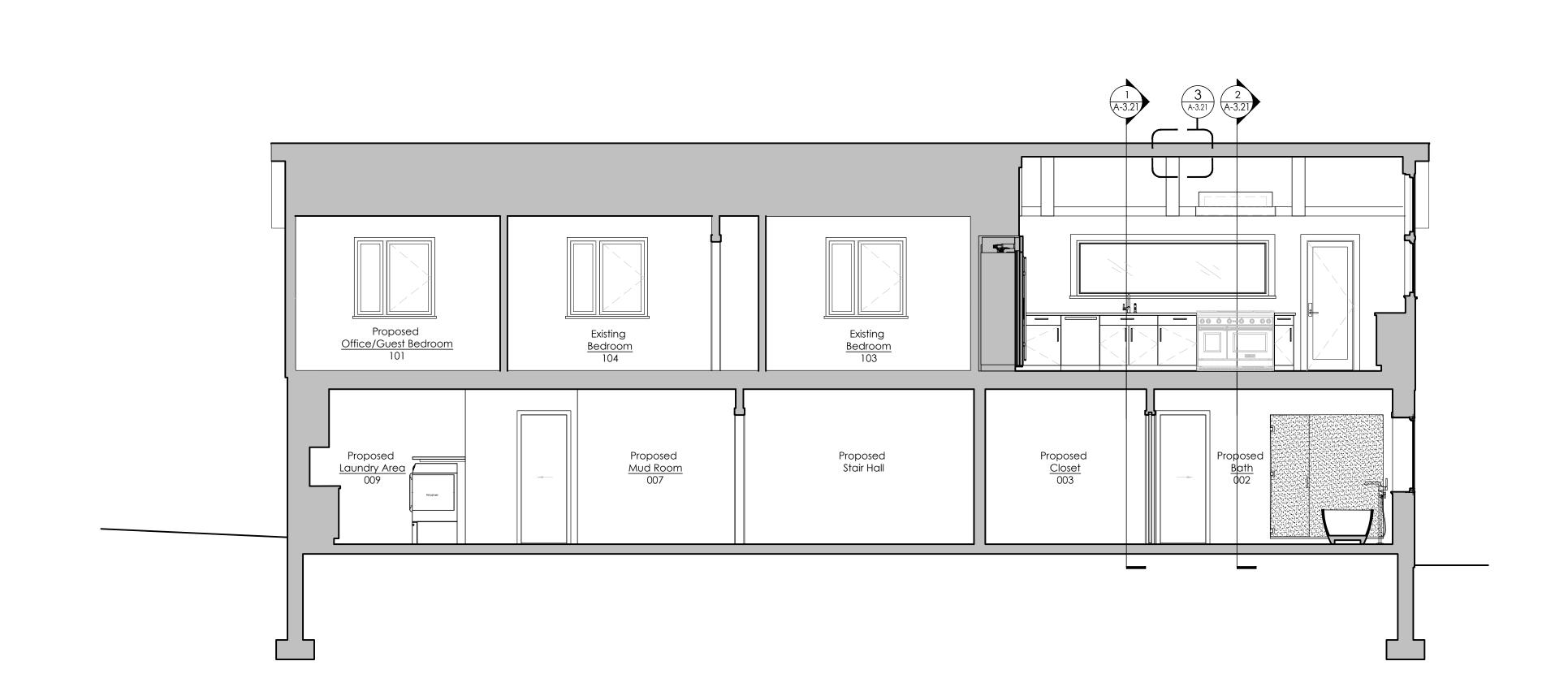
Proposed Building Sections

SCALE: AS NOTED

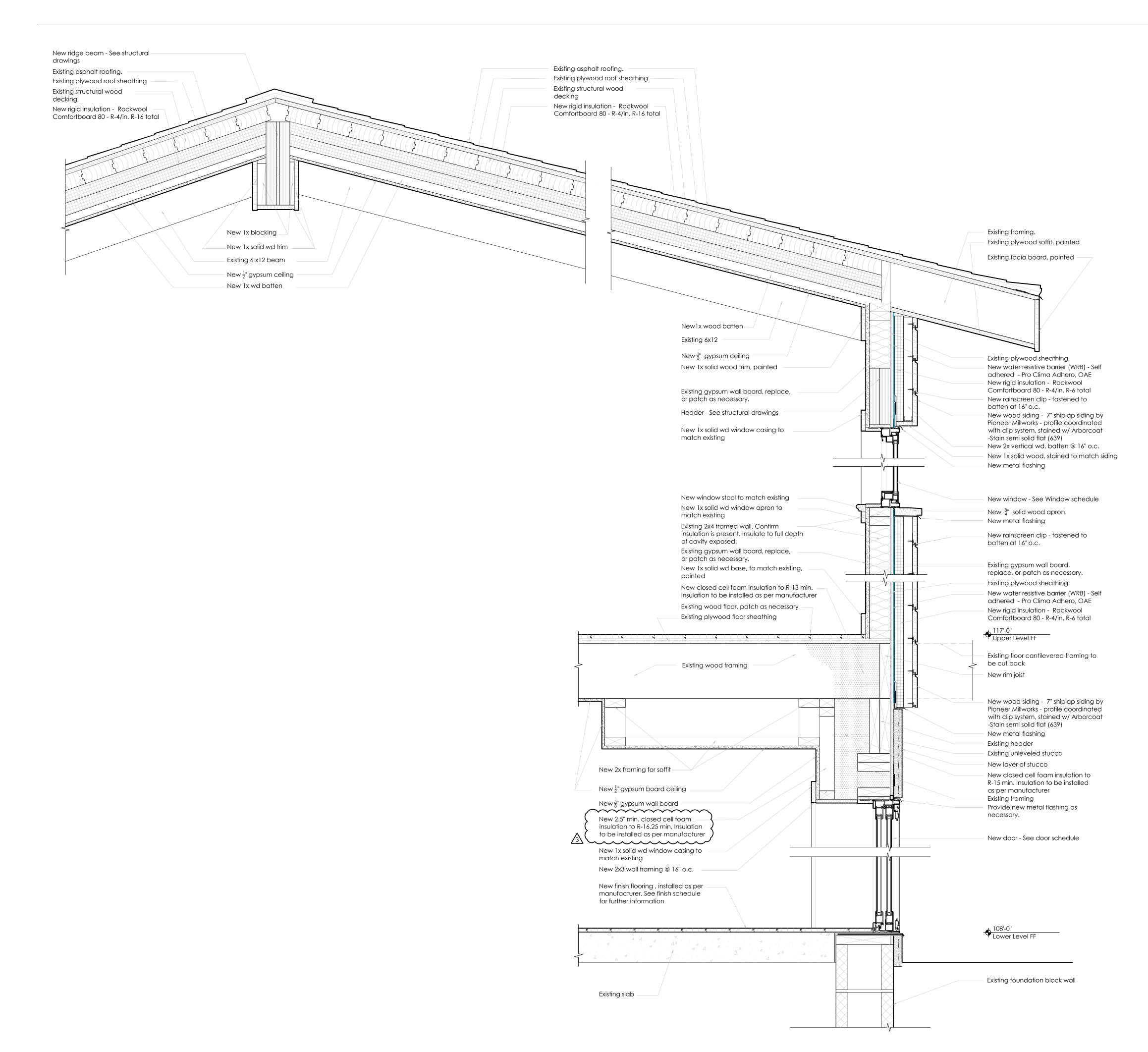
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Proposed Building Section



88 Lefurgy Avenue Dobbs Ferry, NY 10522

NO.	DATE	ISSUE/REVISION
	03/10/21	Bid Set
$\overline{\Lambda}$	03/18/21	Bid Set - Addendum 1
$\sqrt{2}$	03/29/21	Permit Submission
3	06/18/21	Permit Resubmission

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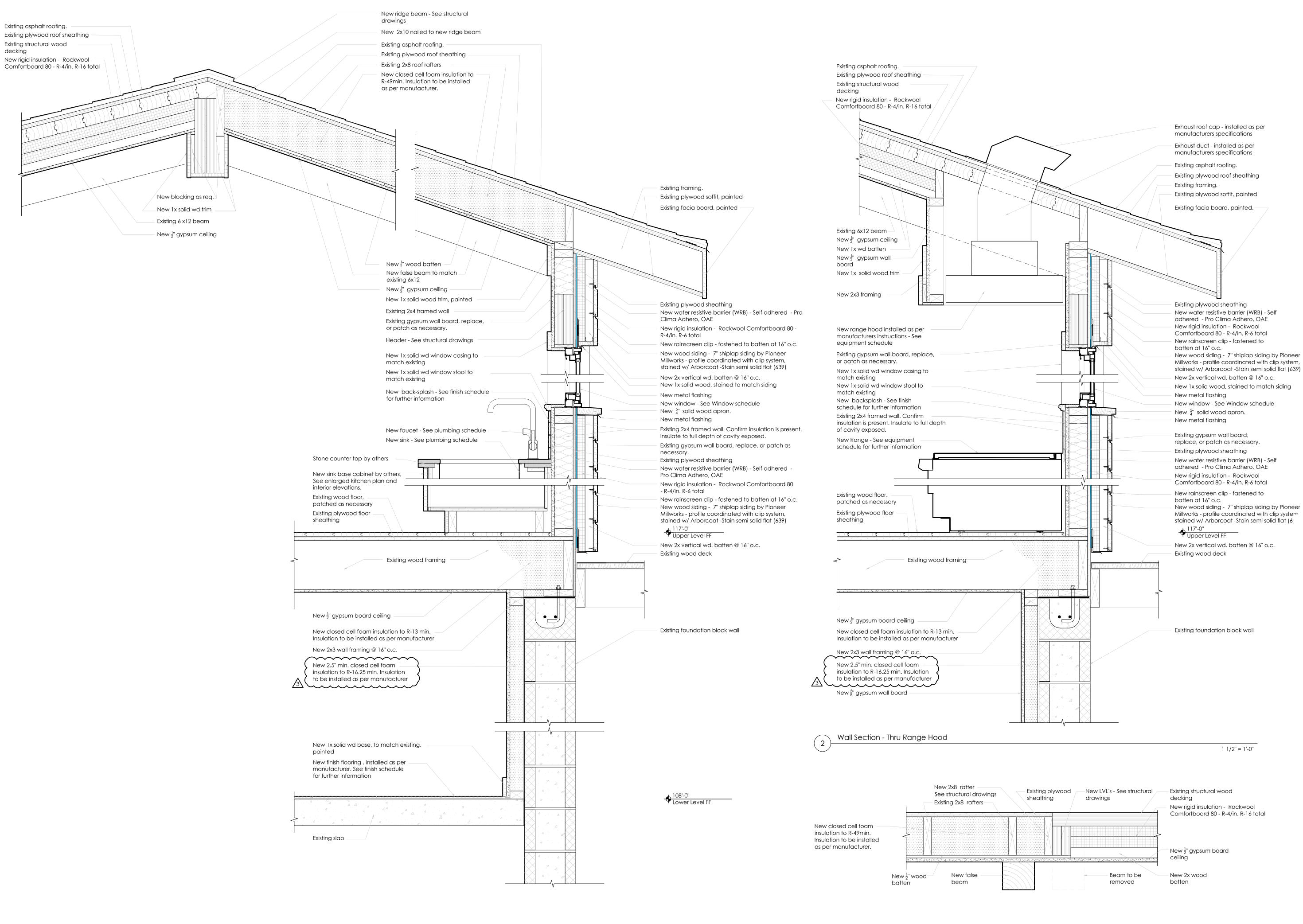
FERGUSON MALONE ARCHITECTURE
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Proposed Wall Sections

SCALE: AS NOTED

DATE: 10/21/20

JOB: 20-19



88 Lefurgy Avenue Dobbs Ferry, NY 10522

3 06/18/21 Permit Resubmission
2 03/29/21 Permit Submission
1 03/18/21 Bid Set - Addendum 1
03/10/21 Bid Set

■ NO. DATE ISSUE/REVISION

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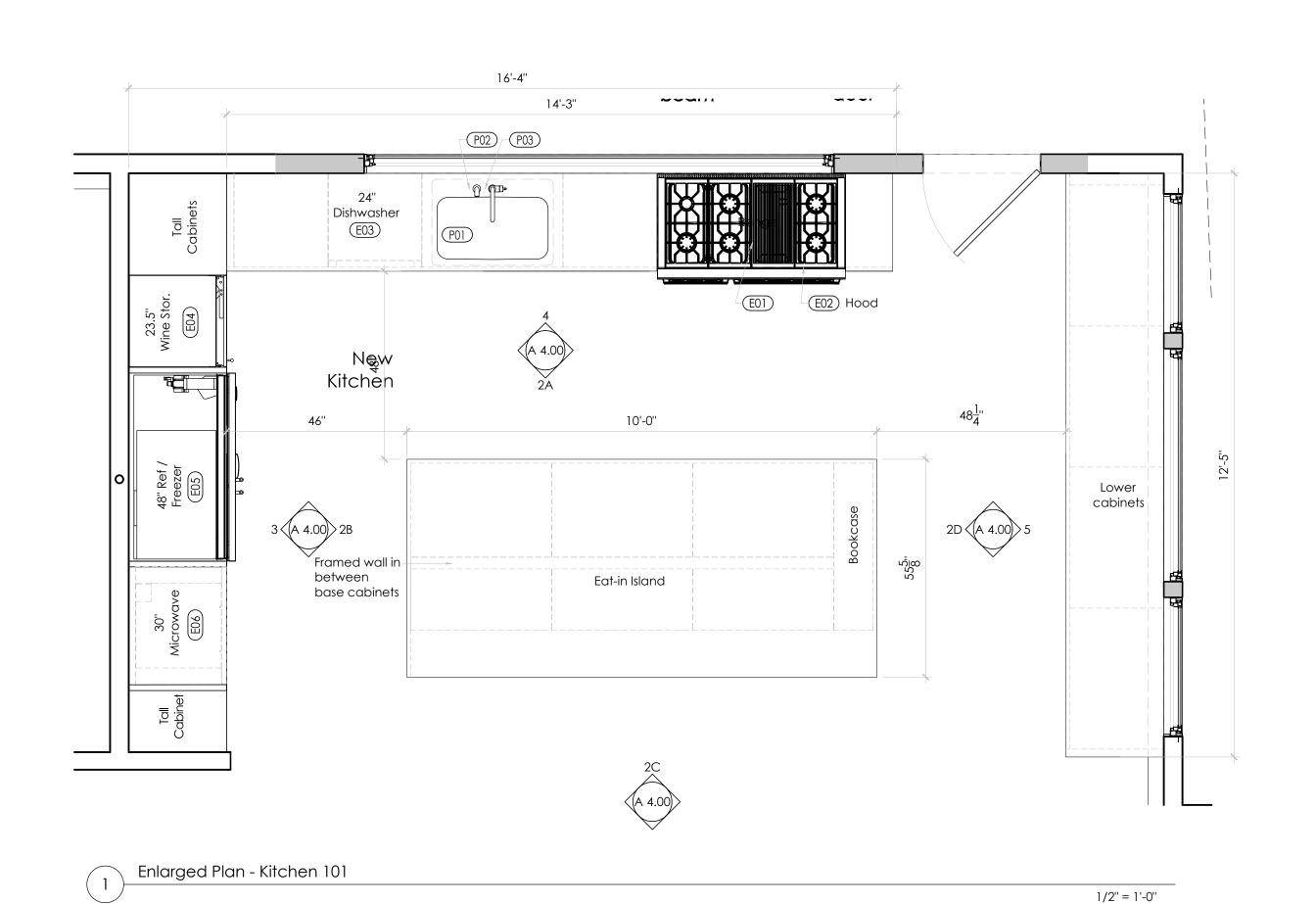
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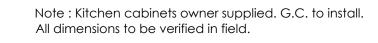
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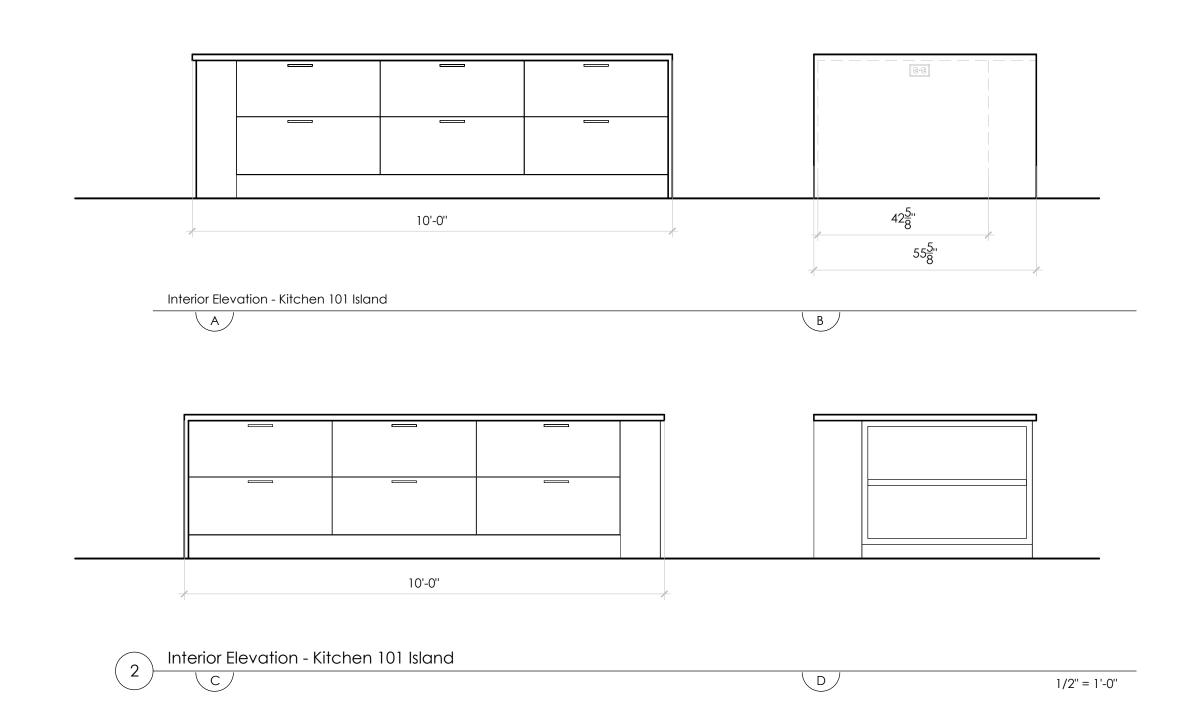
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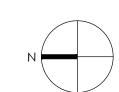
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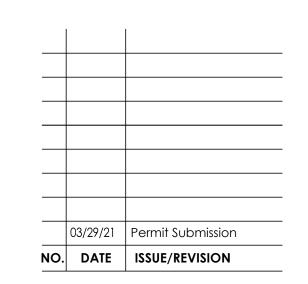






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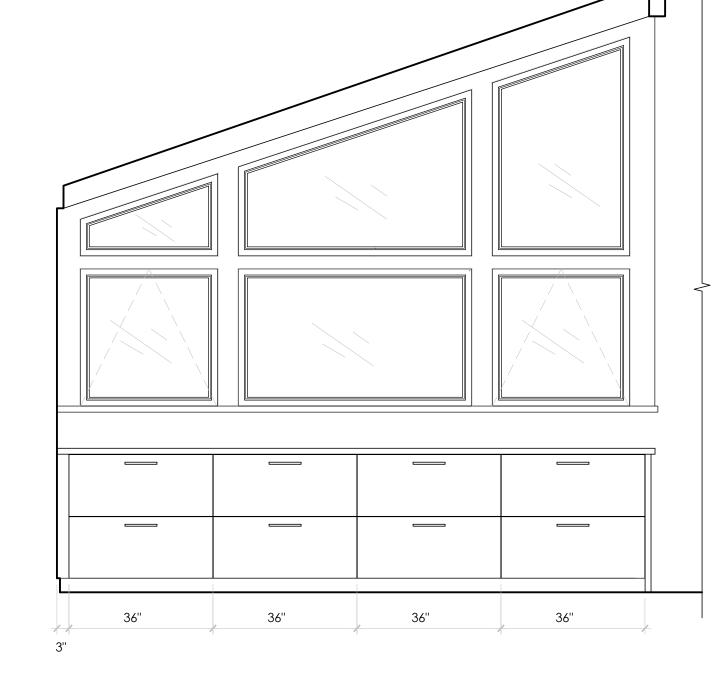


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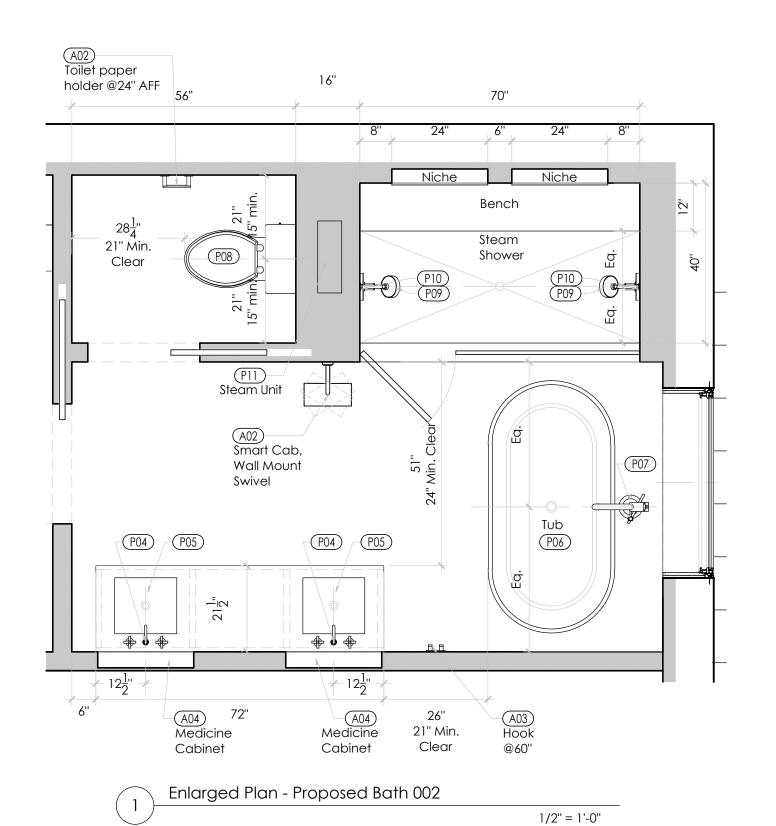


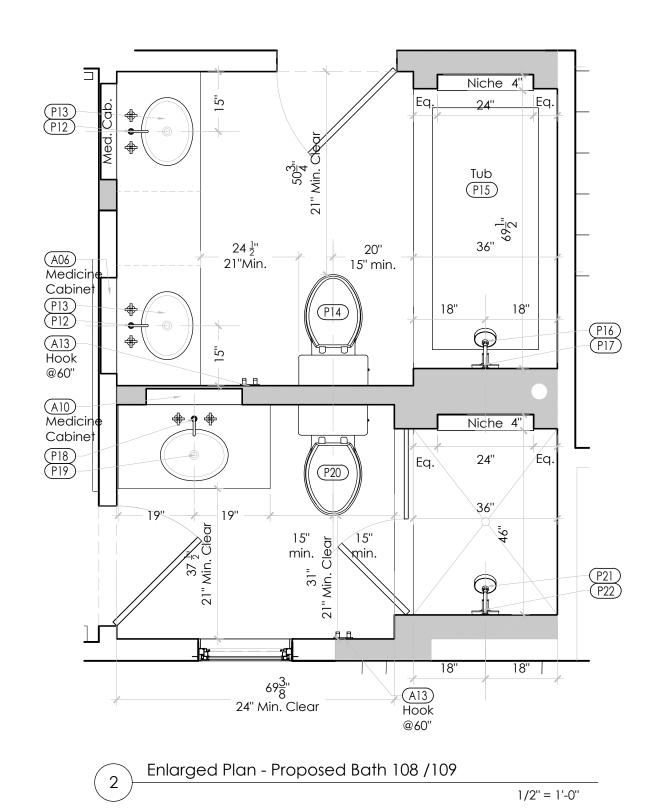


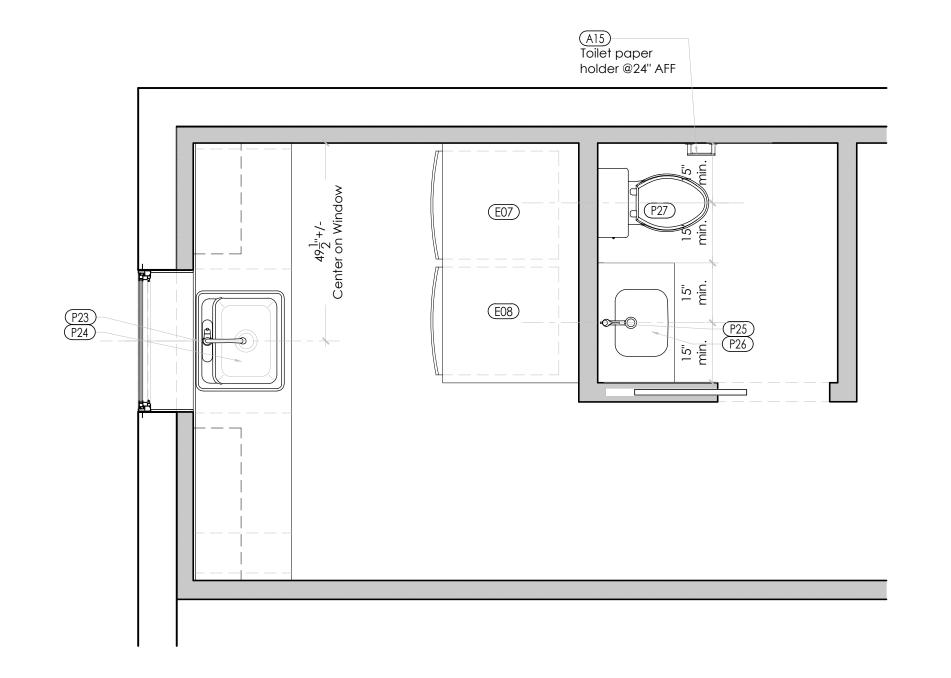
5 Interior Elevation - Kitchen 101

1/2" = 1'-0"

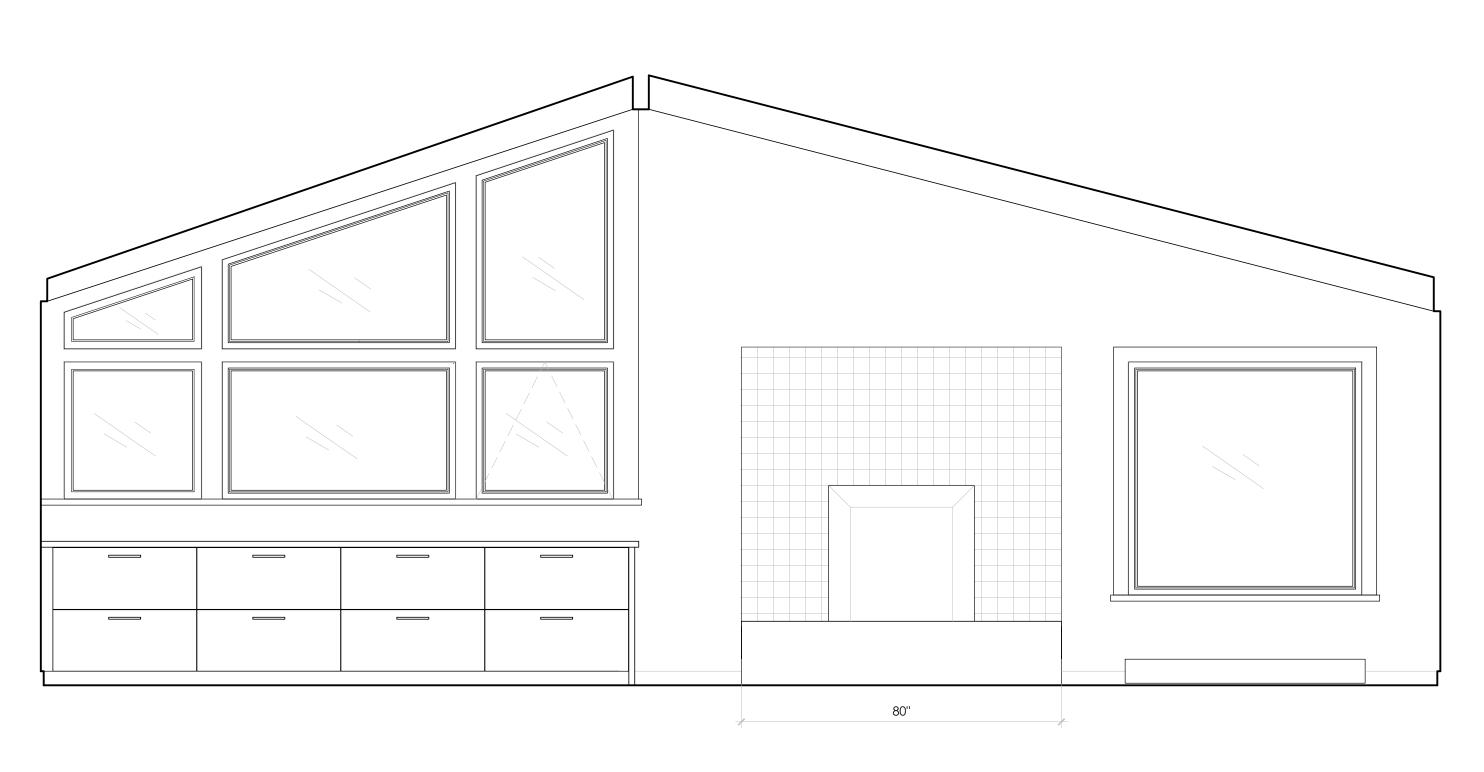
3 Interior Elevation - Kitchen 101



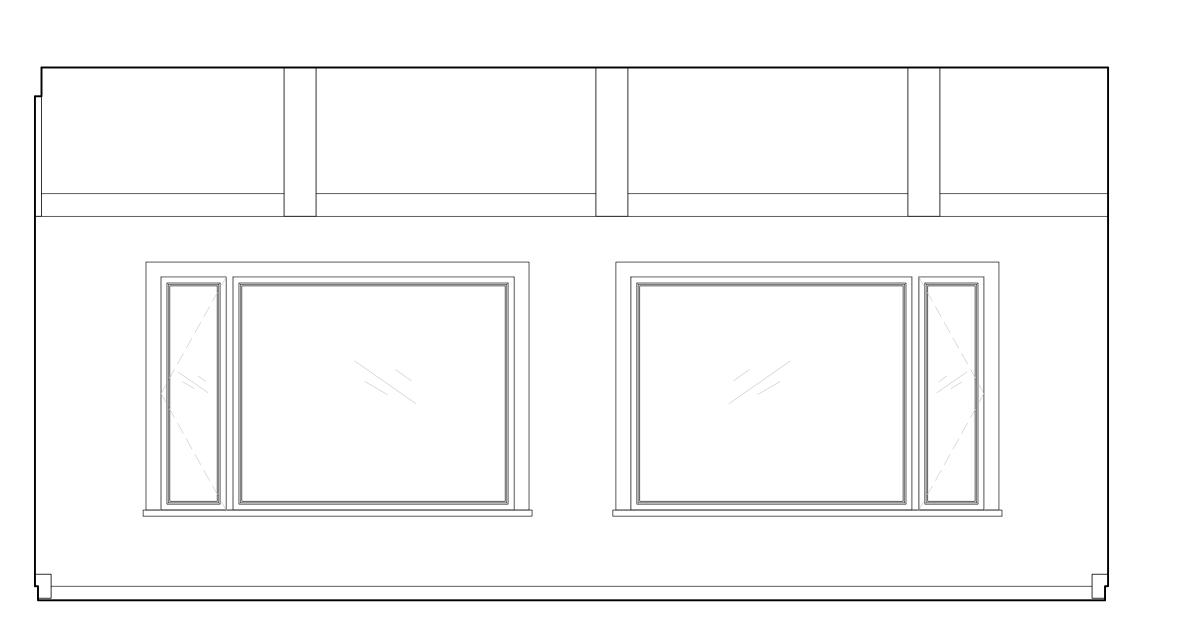




Enlarged Plan - Proposed Laundry Area 009 / Pwdr. Rm. 008



Interior Elevation - Kitchen 101 / Living Room 102

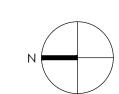


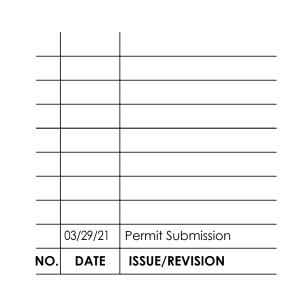
1/2" = 1'-0"

Interior Elevation - Living Room 102

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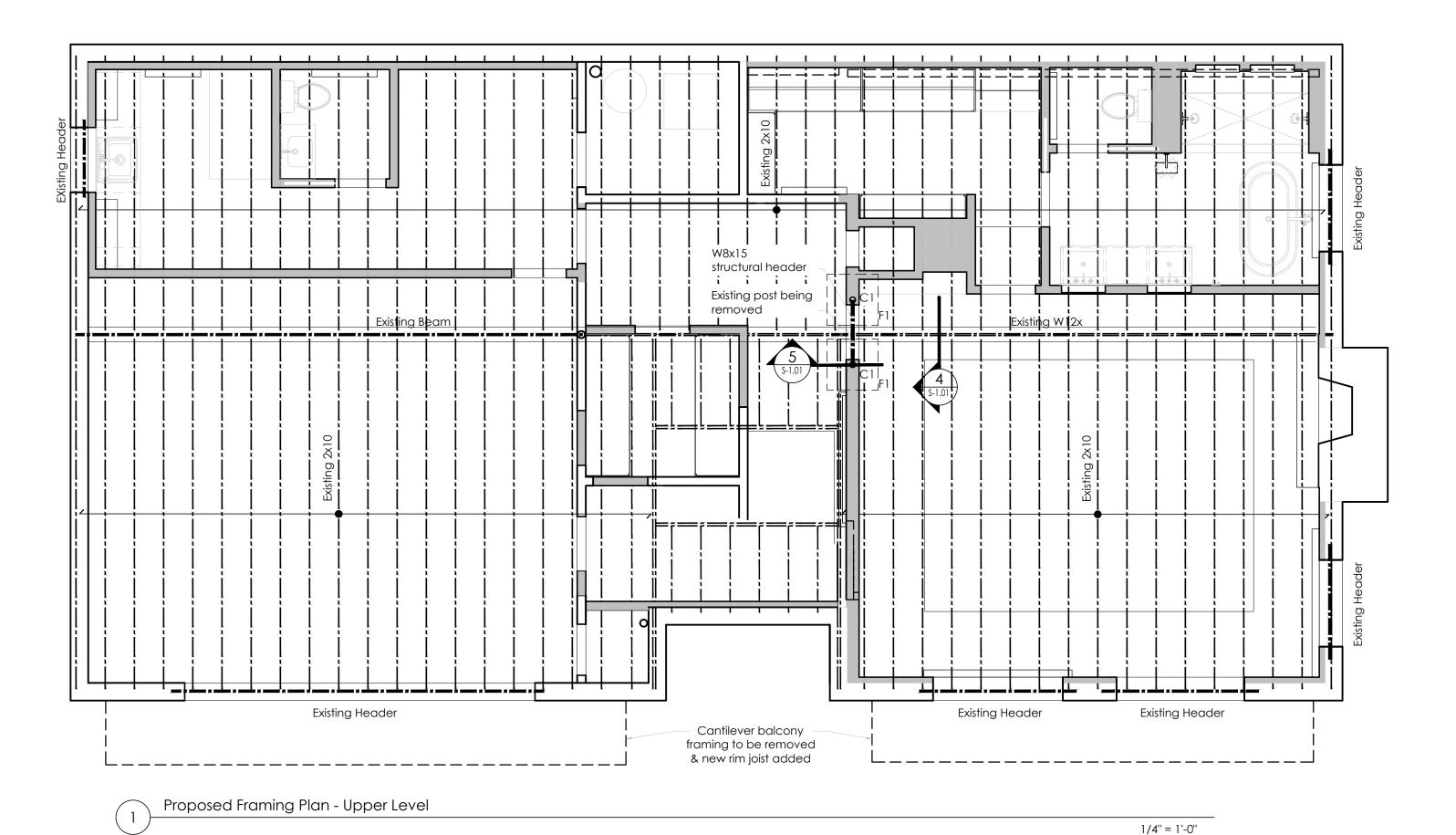
Enlarged Plans

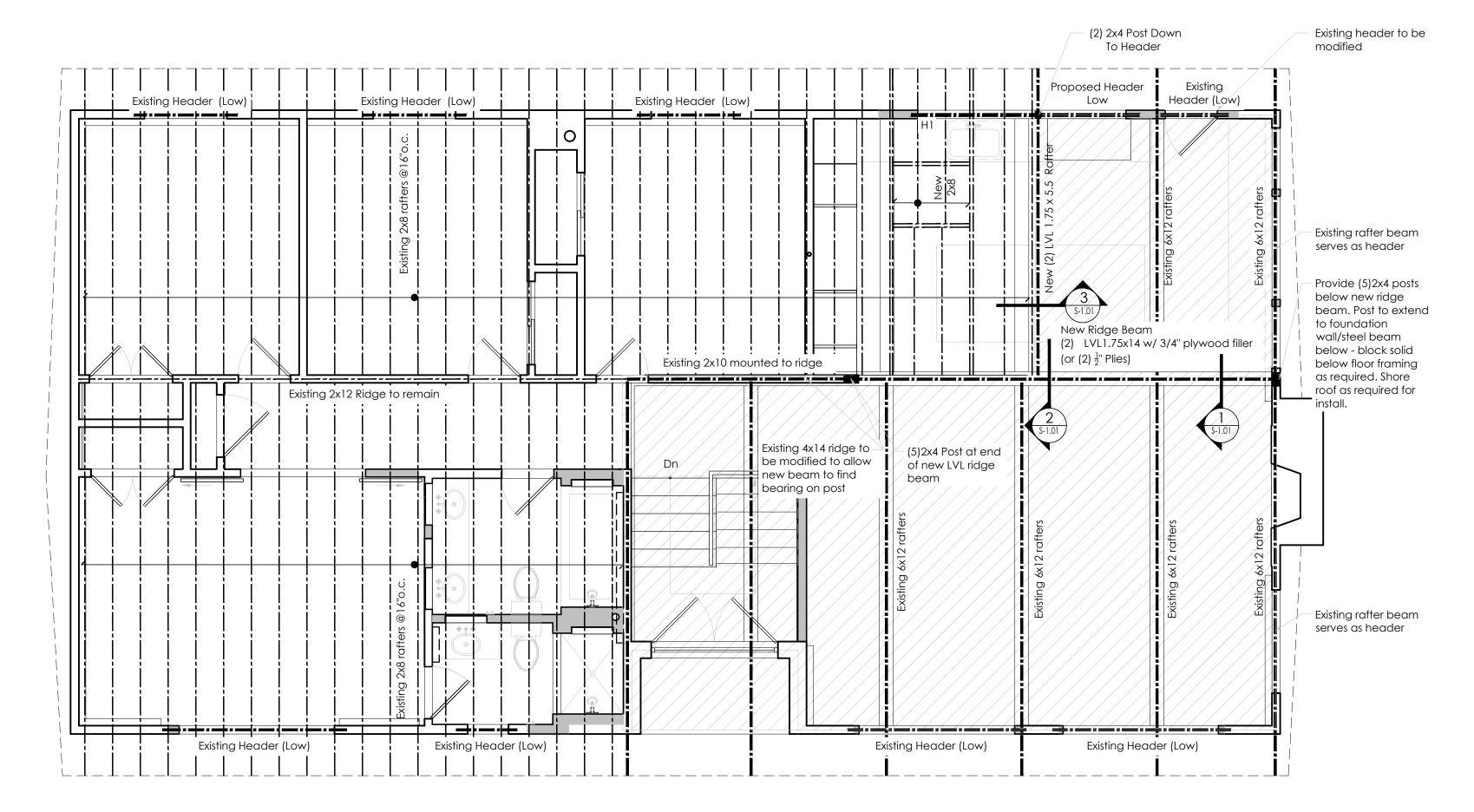
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Proposed Roof Framing Plan

1/4" = 1'-0"

<u>GENERAL</u>

- CONTRACT DOCUMENTS SHALL GOVERN IN THE EVENT OF A CONFLICT WITH STANDARD SPECIFICATIONS OF ANY TECHNICAL SOCIETY, ORGANIZATION, OR ASSOCIATION. WHERE A CONFLICT OCCURS WITHIN THE CONTRACT DOCUMENTS, THE STRICTEST REQUIREMENT SHALL GOVERN.
- 2. ALL OMISSIONS AND CONFLICTS WITHIN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO PROCEEDING WITH THE WORK. WHEN THIS PROCEDURE IS NOT FOLLOWED, THE CONTRACTOR WILL BE RESPONSIBLE FOR CORRECTING IN-PLACE WORK WHEN THE ENGINEER DETERMINES THAT WORK TO BE INADEQUATE.
- 3. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE JOB SITE. ANY DISCREPANCIES BETWEEN THE CONDITIONS FOUND AND THOSE INDICATED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO PROCEEDING WITH THE WORK.
- 4. THE STRUCTURE IS STABLE ONLY IN ITS COMPLETED FORM. TEMPORARY SUPPORTS REQUIRED FOR STABILITY OF THE STRUCTURE DURING ALL INTERMEDIATE STAGES OF CONSTRUCTION SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR.
- 5. CONTRACTOR HAS SOLE RESPONSIBILITY FOR MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION. CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO ADEQUATELY PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO: BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, TEMPORARY STRUCTURES, AND PARTIALLY COMPLETED WORK. OBSERVATION VISITS TO THE SITE BY STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
- 6. DETAILS LABELED "TYPICAL" ON THE STRUCTURAL DRAWINGS APPLY TO ALL SITUATIONS OCCURRING ON PROJECT THAT ARE THE SAME OR SIMILAR TO THOSE LOCATIONS SPECIFICALLY INDICATED. WHERE A DETAIL IS NOT INDICATED, THE DETAIL SHALL BE THE SAME AS FOR OTHER SIMILAR CONDITIONS.

DESIGN CRITERIA

 CODE: 2020 BUILDING CODE OF NEW YORK STATE (INTERNATIONAL BUILDING CODE 2018)

2.	ROOF LIVE LOAD:	= 20 PSF
3.	FLOOR LIVE LOADS:	= 40 PSF
4.	SNOW LOADS:	
	GROUND SNOW LOAD, Pg EXPOSURE FACTOR, Ce THERMAL FACTOR, Ct IMPORTANCE FACTOR, Is FLAT ROOF SNOW LOAD, Pf	= 30 PSF = 1.0 = 1.0 = 1.0 = 23.1 PSF
6.	WIND LOADS:	

STRUCTURAL STEEL

EXPOSURE CATEGORY:

RISK CATEGORY

ULTIMATE WIND SPEED, Vult

INTERNAL PRESSURE COEFFICIENT, Gcpi

- 1. STRUCTURAL STEEL WORK SHALL CONFORM TO THE LATEST EDITIONS OF THE FOLLOWING:
 - A. AISC "SPECIFICATION FOR DESIGN, FABRICATION AND ERECTION OF STEEL FOR BUILDINGS"

= 120 MPH

= <u>+</u> 0.18

- B. AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES"
- C. AWS D1.1 "STRUCTURAL WELDING CODE STEEL"
- D. AISC "STRUCTURAL STEEL DETAILING MANUAL"
- 2. STRUCTURAL STEEL MATERIALS SHALL CONFORM TO THE FOLLOWING UNLESS NOTED OTHERWISE.

HOT ROLLED WF AND WT SHAPES	ASTM A992	(FY = 50 KSI)
PLATES, CHANNELS, AND ANGLES	ASTM A36	(FY = 36 KSI)
RECTANGULAR HSS	ASTM A500 GR C	(FY = 50 KSI)
HIGH STRENGTH BOLTS	ASTM A325 3/4" DIAMETER	(MINIMUM)
ANCHOR RODS	ASTM F1554 GR 36	(FY = 36 KSI)
WELDING ELECTRODES	CONFORM TO AWS D1.1 SI	PECS FOR WELL
METAL		

3. BOLT TIGHTENING

- A. ALL BOLTED CONNECTIONS TO BE DESIGNED AS SNUG-TIGHT BEARING CONNECTIONS WITH THREADS INCLUDED IN THE SHEAR PLANE, UNLESS NOTED OTHERWISE.
- B. ALL BOLTS IN MOMENT CONNECTIONS TO BE SLIP-CRITICAL.
- C. ALL BOLTED CONNECTIONS DESIGNATED AS PRE-TENSIONED PER ASTM F1852 OR SLIP-CRITICAL (FRICTION) SHALL BE INSTALLED WITH LOAD INDICATOR WASHERS OR TENSION CONTROLLED BOLTS.
- 8. ALL WELDS SHALL BE MADE BY WELDERS, CERTIFIED ACCORDING TO AWS PROCEDURES.
- 9. ALL FILLER METAL USED IN WELDING SHALL BE 70 KSI YIELD LOW-HYDROGEN.
- 10. ALL STRUCTURAL STEEL AND MISCELLANEOUS METALS SHALL BE PRIME PAINTED WITH ONE COAT OF FABRICATOR'S STANDARD RUST-INHIBITIVE PRIMER OR AS INDICATED IN THE PROJECT SPECIFICATION. TOUCH UP ALL DISTURBED AREAS AFTER ERECTION. STEEL TO BE FIREPROOFED SHALL RECEIVE PAINT/FINISH PROCESS COMPATIBLE WITH FIREPROOFING.
- 11. CUTS, HOLES (OPENINGS), ETC. REQUIRED IN STRUCTURAL STEEL MEMBERS FOR THE WORK OF OTHER TRADES SHALL NOT BE ALLOWED, EXCEPT BY WRITTEN PERMISSION FROM THE ENGINEER.
- 12. STEEL COLUMN BASE PLATES SHALL BE SIZE SHOWN ON PLAN WITH NON-METALLIC NON-SHRINK GROUT FOR UNIFORM BEARING.

POST INSTALLED ANCHORS

- ALL POST-INSTALLED ANCHORS SHALL BE AS NOTED ON DRAWINGS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS AND ICC EVALUATION REPORTS CORRESPONDING TO THAT ANCHOR.
- 2. ANCHOR TYPE, SIZE AND EMBEDMENT SHALL BE AS INDICATED IN DRAWINGS.
- 3. POST-INSTALLED ANCHORS SHALL NOT BE INSTALLED UNTIL CONCRETE OR GROUT HAS REACHED ITS DESIGN STRENGTH. IN ADDITION, ADHESIVE ANCHORS SHALL BE INSTALLED IN CONCRETE OR GROUT HAVING A MINIMUM AGE OF 21 DAYS AT THE TIME OF ANCHOR INSTALLATION PER ACI 318.
- 4. REINFORCING STEEL DOWELS, THREADED RODS AND ANCHORS SHALL BE FREE OF DUST, GREASE, RUST AND OTHER MATERIALS THAT WILL IMPAIR BOND WITH CONCRETE OR GROUT.

ENGINEERED LUMBER

- WOOD MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE FOLLOWING:
 A. AF&PA "MANUAL FOR ENGINEERED WOOD CONSTRUCTION ASD/LRFD".
- 2. LAMINATED VENEER LUMBER (LVL) MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

ALLOWABLE BENDING STRESS Fb = 2600 PSI
ALLOWABLE SHEAR STRESS Fv = 285 PSI
MODULUS OF ELASTICITY E = 2,000,000 PSI
E = 1,800,000 PSI

Legend

Beam

Extent of structural decking

Double joist or rafter

Existing Beam
Existing Joist or rafter

———— Joist or rafter

Notes

1. Hx indicates header. See schedule below.

2. Cx indicates column. See schedule below.

			Co	olumn Sche	dule		
Mark	5	Size	Base Plate		Anchor Rods		
C1	3" ST	TD. PIPE	1/2" x 4" x 9"		(2) 1/2" Ø Hilti KWIK with 3" Embedment		
Typical Header Schedule							
Туре	Max	imum Ope Size	ning	Header		Number of King Studs	Number of Jack Studs
H1		10'-0"	(2) LVL 1.75x11.875		1.875	(2) 2x4	(3) 2x4
			Fo	ooting Sched	dule		
Mark	ark Size			Reinforcement			
F1 2'-4" x 2'-4" x 1'-0"			#5 @ 12" O.C. Each way bottom				

CAST-IN-PLACE CONCRETE

- 1. ALL CONCRETE WORK SHALL CONFORM TO THE LATEST EDITIONS OF THE FOLLOWING STANDARDS:
 - A. ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE".
- B. ACI MCP "MANUAL OF CONCRETE PRACTICE".
- C. ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
- D. ACI 318.1 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL PLAIN CONCRETE".
- 2. CONCRETE SHALL HAVE A MINIMUM 28-DAY ULTIMATE COMPRESSIVE STRENGTH F'C AS FOLLOWS WHEN TESTING IN ACCORDANCE WITH ASTM C39:

A.	SLABS-ON-GRADE	3000 PSI
В.	FOOTINGS	3000 PSI
C.	FOUNDATION WALLS AND PILASTERS	4000 PSI

- 3. ALL CONCRETE EXPOSED TO WEATHER TO BE AIR ENTRAINED WITH 5%- 8% AIR ENTRAINMENT.
- 4. ALL CONCRETE IS TO BE NORMAL WEIGHT CONCRETE UNLESS NOTED OTHERWISE.
- 5. ALL CONCRETE FLATWORK EXPOSED TO WEATHER TO BE FREE OF LIGNITE AND OTHER DELETERIOUS MATERIALS.
- 6. AGGREGATE SIZES SHALL BE IN ACCORDANCE TO ASTM C33 "STANDARD SPECIFICATION FOR CONCRETE AGGREGATION. THE COARSE AGGREGATE SHALL BE WELL GRADED #57 STONE WITH A MAXIMUM AGGREGATE SIZE OF 3/4".

 AGGREGATE FOR SLAB ON GRADE MAY HAVE A MAXIMUM AGGREGATE SIZE OF 1".
- 7. THE SLUMP OF THE CONCRETE SHALL BE 4" MAXIMUM. IF A HIGH RANGE WATER REDUCER IS USED THEN THE SLUMP PRIOR TO THE ADDITION OF THE WATER REDUCER SHALL BE 4" MAXIMUM. THE SLUMP SHALL NOT EXCEED 10" AFTER THE ADDITION OF A HIGH RANGE WATER REDUCER.
- 8. MINIMUM CEMENTITIOUS REQUIREMENTS:
 - A. 3000 PSI CONCRETE: 517 LBS/CU. YD.
- B. 4000 PSI CONCRETE: 564 LBS/CU. YD.
- 9. MAXIMUM FLYASH CONTENT: 20% OF CEMENTITIOUS MATERIALS BY WEIGHT
- 10. MAXIMUM WATER-CEMENT RATIO:

A. AIR ENTRAINED CONCRETE: 0.45B. NON-AIR ENTRAINED CONCRETE: 0.50

11. CONCRETE DESIGN SUBMITTALS SHALL INCLUDE A HISTORY OF BREAKS ACCORDING TO ACI 318.

12. PROTECTION FOR REINFORCING BARS:

UNFORMED SURFACES IN CONTACT WITH SOIL 3"

FORMED SURFACES EXPOSED TO SOIL OR WEATHER

#6 BARS AND LARGER 2"

#5 BARS AND SMALLER 1 1/2"

FORMED SURFACES NOT EXPOSED TO SOIL OR WEATHER

BEAMS AND COLUMNS 1 1/2"

SLABS, WALLS AND JOISTS

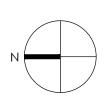
#14 BARS AND LARGER 1 1/2"

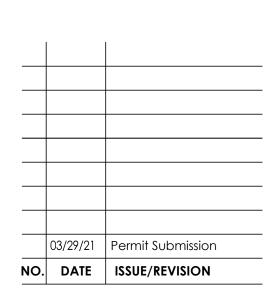
#11 BARS AND SMALLER 3/4"

- 13. ALL COLUMN POCKETS TO BE FILLED WITH CONCRETE AFTER COLUMN IS ERECTED.
- 14. SLAB ON GRADE TO BE A MINIMUM 4" THICK UNDERLAIN BY MINIMUM 10 MIL VAPOR BARRIER ON 6" SUB-BASE OF COMPACTIBLE GRANULAR FILL. COMPACT SAND WITH MECHANICAL EQUIPMENT TO +0 TO -3/4" OF CORRECT ELEVATIONS. THE VAPOR BARRIER SHALL BE PLACED DIRECTLY BENEATH THE SLAB. THE SLAB SHALL BE MOIST CURED TO MINIMIZE THE POTENTIAL FOR CURLING.
- 15. ALL SLABS ON GRADE TO HAVE 6x6-W1.4xW1.4 WELDED WIRE REINFORCEMENT, UNLESS NOTED OTHERWISE.
- 16. ALL SLABS ON GRADE TO HAVE A MINIMUM OF 1.5 LB PER CUBIC YARD OF MACRO SYNTHETIC FIBERS IN CONCRETE MIX, UNLESS NOTED OTHERWISE.
- 17. SLABS ON GRADE SHALL BE PLACED IN CONTINUOUS STRIPS PER ACI RECOMMENDATIONS.

DOBBS RESIDENCE

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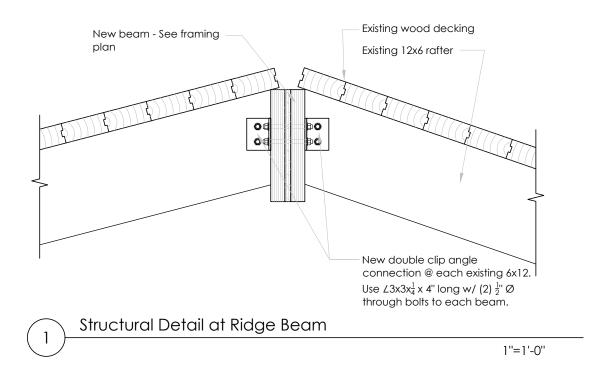
Proposed Framing Plans

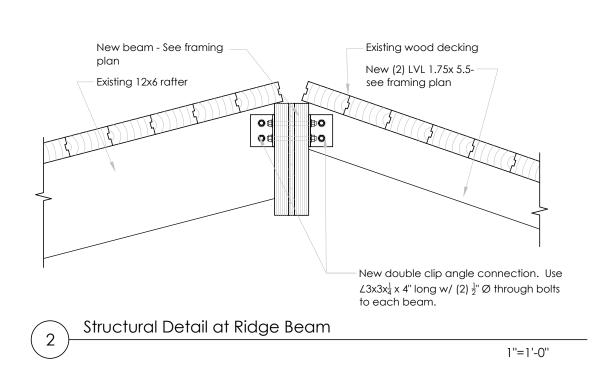
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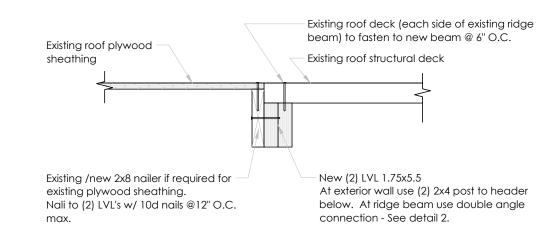
JOB: 20-19

DATE: 10/21/20

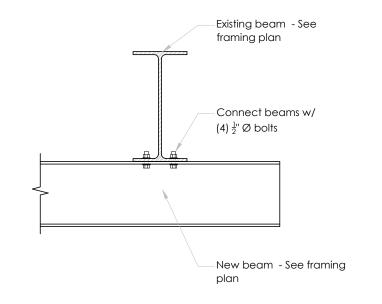
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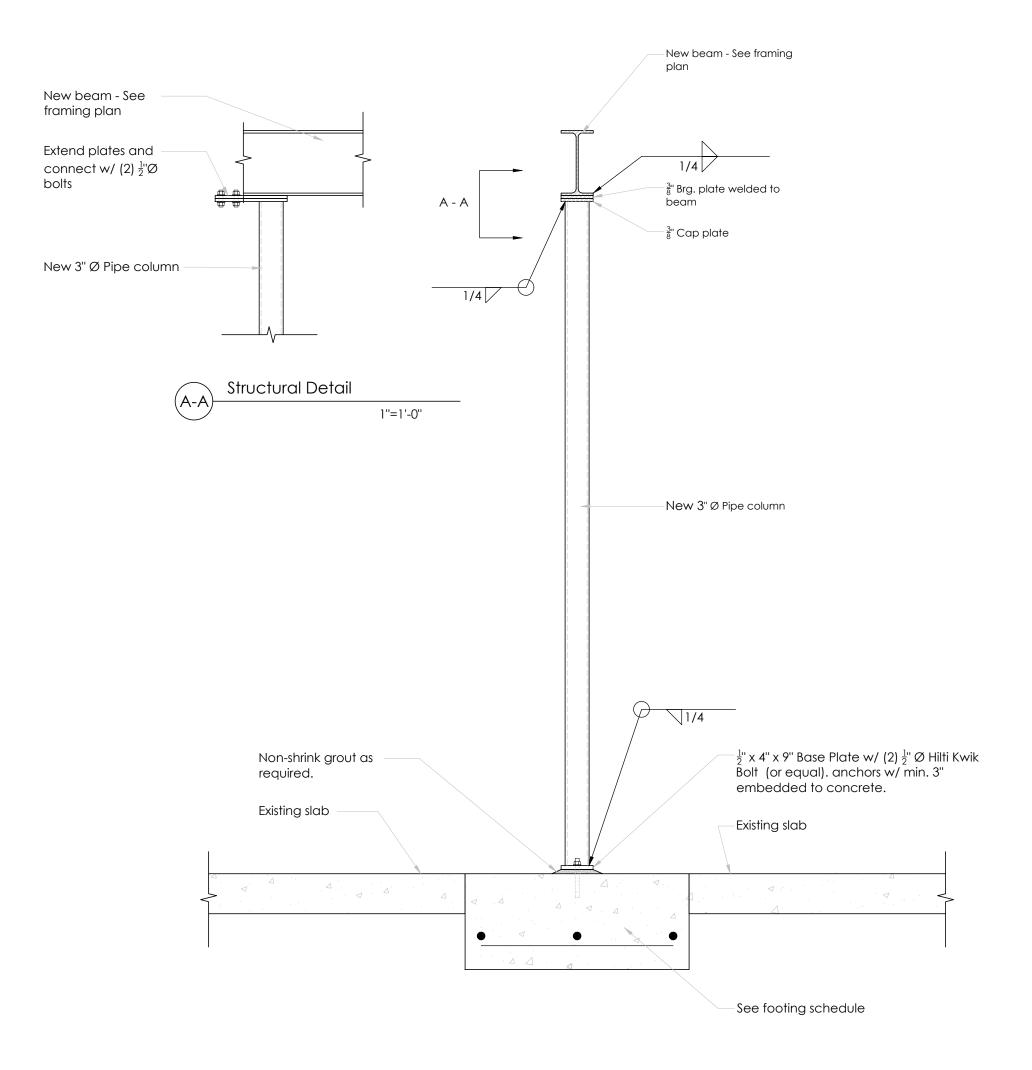






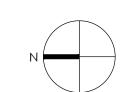


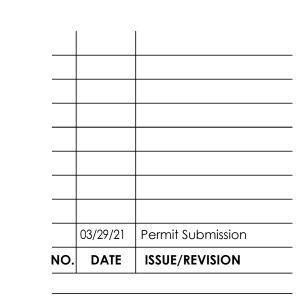






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FERGUSON MALONE ARCHITECTURE

ONE BRIDGE STREET

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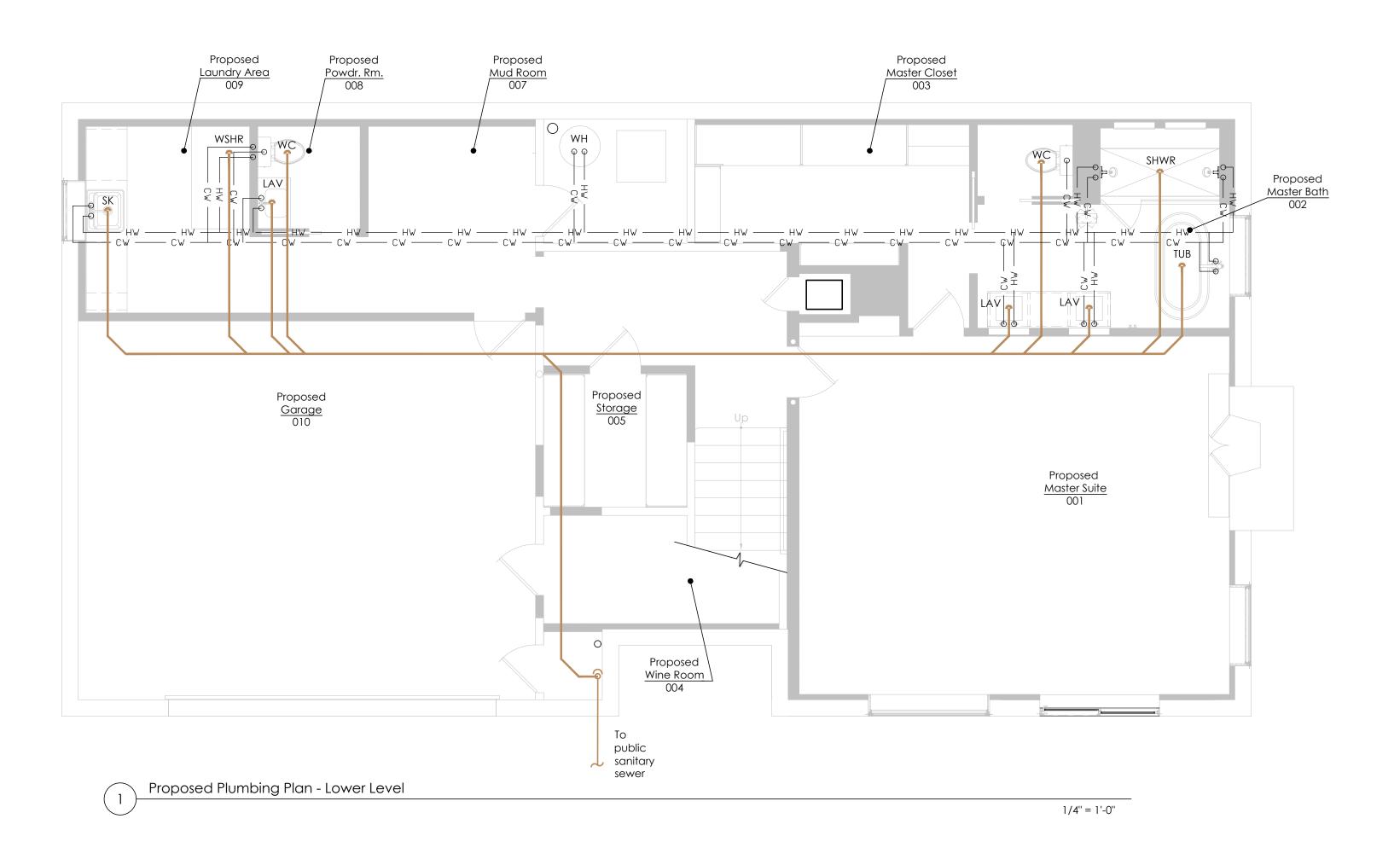
Proposed Structural Details

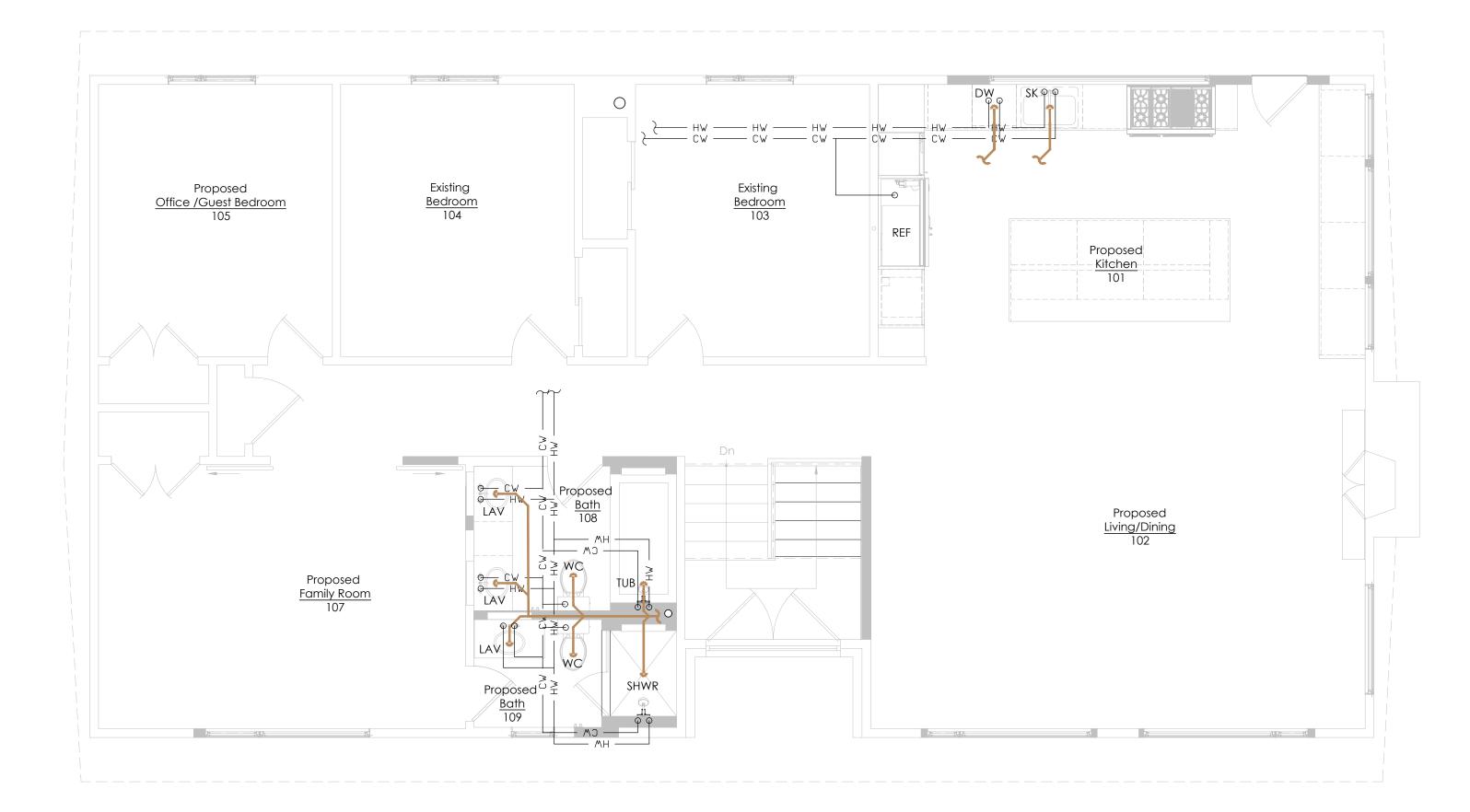
SCALE: AS NOTED

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JOB: 20-19

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Proposed Plumbing Plan - Upper Level

1/4" = 1'-0"

General Plumbing Notes

Design and installation of plumbing shall be performed by licensed personnel as per applicable codes.

All fixtures shall be plumbed with fixture shutoff valves and hose bibs where required. Provide isolation valves at each fixture. All waste lines above grade shall be insulated for acoustical treatment. All underground waste lines shall be 4" pvc and installed in accordance with code

Where ever there is reconfiguration of existing hot water piping, piping is to be insulated to R3 min.

Cold water piping shall be insulated with min. 1/2 inch fiberglass as manufactured by Owens Corning. Install continuous on pipes and through walls and floors. All underground water lines shall be run with Insulpex or approved equal. Size of main water lines from well tank across building shall be min. 1". Then 3/4" branch lines up or down to local areas.

All work must be filed by contractor and inspected by local plumbing inspector.

Contractor shall supply and install all necessary plumbing to complete the project as implied in the drawings. This shall include all new rough-in, including all miscellaneous valves fixtures, hangers, valves etc, to meet both code and professional standards. This shall also include installing all fixtures and faucets supplied by owner or provided as otherwise specified. Protect fixtures and fittings throughout construction.

Premium quality silicone joint sealant and putty fixture setting compound shall be used

Coordinate with tile contractor and other finishing trades.

Coordinate all work with heating, ventilating and air conditioning trades.

Newly installed toilet or replaced toilet must be either low flush toilets or equal to or less than 1.28
Gallons per flush (gpf) or dual -flush toilets where the low flush feature is no

more than 1.28 gpf.

Newly installed or replaced shower head must provide an average flow of no

Newly installed or replaced lavatory faucet must provide an average flow rate of no more than 2 gallons per minute (gpm).

All air admittance valves must be provided with vented access to room.

All plumbing fixtures to be owner supplied except where noted. gc coordinate to coordinate delivery. GC to install all fixtures.

Carefully review equipment specifications for plumbing requirement.

All plumbing to comply w/ state and local laws.

more than 2 gallons per minute (gpm).

KEY

New Waste Line (W)

Vent (V)

Cold Water (CW)

Hot Water (HW)

GAS

Piping Drop

Piping Up

Waste P Trap

RTC

Rise To Ceiling

VTR

Vent Thru Roof

SK

Sink

LAV Lavatory
WC Water Closet
SHWR Shower
TUB Bath Tub
DW Dishwasher

WSHR Laundry Washer
WH Water Heater
REF Refrigerator

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03/29/21 | Permit Submission

NO. DATE ISSUE/REVISION

DOBBS

RESIDENCE

88 Lefurgy Avenue

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FERGUSON MALONE ARCHITECTURE

ONE BRIDGE STREET

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Proposed Plumbing Plans

SCALE: AS NOTED

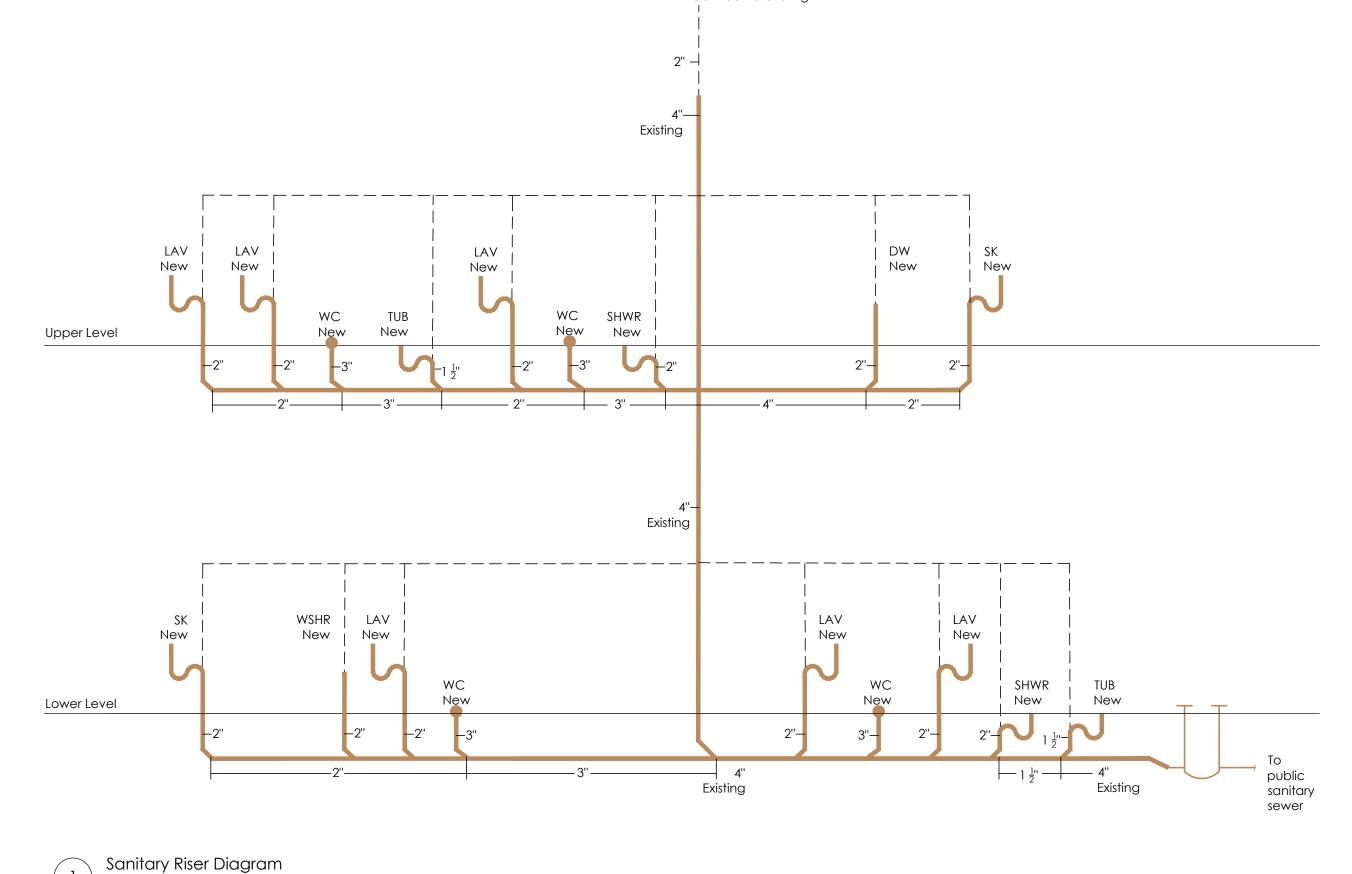
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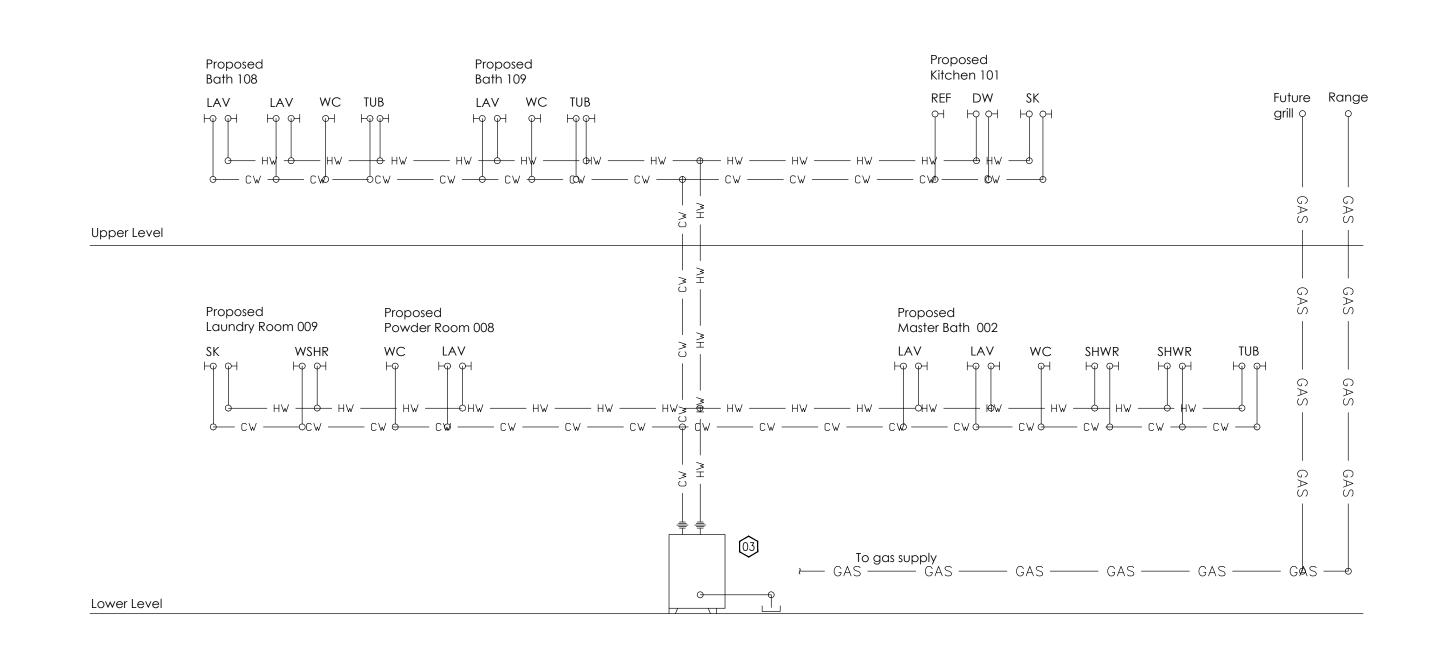
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88 Lefurgy Avenue Dobbs Ferry, NY 10522

Connect to existing VTR





03/29/21 | Permit Submission NO. DATE ISSUE/REVISION

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FERGUSON MALONE ARCHITECTURE ONE BRIDGE STREET IRVINGTON NY 10533

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Domestic Water / Gas Supply Riser Diagram

Lavatory

Water Closet

Dishwasher

Bath Tub

General Plumbing Notes

Design and installation of plumbing shall be performed by licensed personnel as per applicable codes.

All fixtures shall be plumbed with fixture shutoff valves and hose bibs where required. Provide isolation valves at each fixture. All waste lines above grade shall be insulated for acoustical treatment. All underground waste lines shall be 4" pvc and installed in accordance with code

Where ever there is reconfiguration of existing hot water piping, piping is to be insulated to R3 min.

Cold water piping shall be insulated with min. 1/2 inch fiberglass as manufactured by Owens Corning. Install continuous on pipes and through walls and floors. All underground water lines shall be run with Insulpex or approved equal. Size of main water lines from well tank across building shall be min. 1". Then 3/4" branch lines up or down to local areas.

All work must be filed by contractor and inspected by local plumbing inspector.

Contractor shall supply and install all necessary plumbing to complete the project as implied in the drawings. This shall include all new rough-in, including all miscellaneous valves fixtures, hangers, valves etc, to meet both code and professional standards. This shall also include installing all fixtures and faucets supplied by owner or provided as otherwise specified. Protect fixtures and fittings throughout construction.

Premium quality silicone joint sealant and putty fixture setting compound shall be used.

Coordinate with tile contractor and other finishing trades.

Coordinate all work with heating, ventilating and air conditioning trades.

Newly installed toilet or replaced toilet must be either low flush toilets or equal to or less than 1.28 Gallons per flush (gpf) or dual -flush toilets where the low flush feature is no more than 1.28 gpf.

Newly installed or replaced shower head must provide an average flow of no more than 2 gallons per minute (gpm).

Newly installed or replaced lavatory faucet must provide an average flow rate of no more than 2 gallons per minute (gpm).

All air admittance valves must be provided with vented access to room. All plumbing fixtures to be owner supplied except where noted. gc coordinate to coordinate delivery. GC to install all fixtures.

Carefully review equipment specifications for plumbing requirement. All plumbing to comply w/ state and local laws.

Key Existing Waste Line (W) SK Sink New Waste Line (W) LAV Cold Water (CW) Hot Water (HW) WSHR Laundry Washer —— GAS —— Gas Line SHWR Shower Piping Drop TUB Piping Up Rise To Ceiling Vent Thru Roof

Key Notes

(01) Existing house trap

02 Plumbing Stack - 4" PVC

03 Water heater

04 Open vents shall not extend less than 6" through the roof.

©5 Existing Sanitary pump

Proposed Plumbing Riser Diagrams

SCALE: AS NOTED

DATE: 10/21/20

JOB: 20-19