DOBBS RESIDENCE

88 Lefurgy Avenue
Dobbs Ferry, NY 10522

Bid Set
March 10, 2021

Bid Set - Addendum 1
March 18, 2021 **Revision** 1

Submission for Building Permit
March 29, 2021 **Revision** 2

Resubmission for Building Permit
June 18, 2021 **Revision** 3

Bank Submission
June 21 2021 **Revision** 4

Architectural & Historical Review Board Submission
July 29, 2021 **Revision** 4

Resubmission for Building Permit
September 17, 2021 **Revision** 5

Construction Set
December 02, 2021 **Revision** 6

Revision
March 23, 2022 **Revision** 7

Revision
April 01, 2022 **Revision** 8

Revision
April 18, 2022 **Revision** 9

Revision
April 25, 2022 **Revision** 10

Revision - Patio
June 6, 2022 **Revision** 11

Architectural & Historical Review Board Submission
July 27, 2022 **Revision** 12

PROJECT NO.: 20-19

FERGUSON MALONE ARCHITECTURE

Climate and Geographic Design Criteria (Effective 10/3/2016)

Location: Village of Dobbs Ferry — Zip Code: 10533

Ground Snow Load	Wind Design: Speed (mph)	Wind Design: Topo Effects	Wind Design: Special Wind Region	Wind Design: Wind-borne Debris Zone	Seismic Design Category (RCNY Only)	Subject to Damage From: Weathering	Subject to Damage From: Frost Line Depth	Subject to Damage From: Termite	Climate Zone	Ice Barrier Underlayment Reqd	Flood Hazards	Air Freezing Index	Mean Annual Temp
30	*Special Wind Region	No	Yes	No	C	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

Notes:
* 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.
* 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.
* Existing and proposed building construction to be Type 5 B: Wood-Framed, combustible.
* Existing and proposed occupancy is: 1 Family

Legend and Symbols

- ELEVATION NUMBER / DRAWING NUMBER — ELEVATION
- DETAIL NUMBER / DRAWING NUMBER — DETAIL
- DOOR NUMBER
- WINDOW TYPE
- PLUMBING FIXTURE TAG
- EQUIPMENT TAG
- FINISH TAG
- KEY NOTE
- WALL TYPE
- ROOM NAME / ROOM NO. — ROOM TAG

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 approved.

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 NYSDOS.

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	3/4"
	Beams	1-1/2"
	Footings	3-0"
Walls:	Exterior face	1-1/2"
	Interior face	3/4"

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 cement is used.
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 review.

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.....3
B. Concrete exposed to earth or weather:
#6 through #18 bars.....2
#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.....1 1/2
#11 bar and smaller.....3/4
beams, columns:
primary reinforcement, ties, stirrups
spirals.....1 1/2

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 as required.

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

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 buildings.

General Framing Notes

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:	Douglas Fir, larch #2
Beams, girders and headers:	Douglas Fir, larch #1
Studs and plates:	Douglas Fir, larch stud grade

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 approved equal by architect.

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

6. The general contractor is to identify any discrepancies prior to beginning any re-framing work.

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
b. 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 Part 1265) affidavit.

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

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

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

Materials:
1. All wide flange sections shall ASTM A992Fy 50 ksi steel.
2. All other shapes including plates shall be ASTM A36 steel.
3. All pipe columns shall be ASTM A53 Grade B.
4. All HSS sections shall be ASTM A501 or ASTM A500.
5. Bolts and washers shall conform to ASTM A325, ¾" diameter u.o.n.
6. Anchor bolts shall be galvanized and conform to ASTM A307, 3/4" 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 E70XX.

ABBREVIATIONS

A	
A/C	AIR CONDITIONING
ACOUS.	ACOUSTICAL
ACOUS.T	ACOUSTICAL TILE (OR AC.T.)
ADD'N(L).	ADDITION(AL)
ADJ.	ADJUSTABLE
ALUM.	ALUMINUM
ALT.	ALTERNATE
ANOD.	ANODIZED
APPVD.	APPROVED
APPROX.	APPROXIMATE
ARCH.	ARCHITECT or ARCHITECTURAL
AUTO.	AUTOMATIC
AVG.	AVERAGE
&	AND
A.F.F.	ABOVE FINISH FLOOR
ABV.	ABOVE
B	
BD.	BOARD
BLDG.	BUILDING
BLKG.	BLOCKING
BRKT.	BRACKET
BRZ.	BRONZE
BSMT.	BASEMENT
C	
CAB.	CABINET
C.C.	CENTER TO CENTER
CER.	CERAMIC
CLKG.	CALKING
	CENTER LINE
CLG. (OR CEIL.)	CEILING
CLOS.	CLOSET
CLR.	CLEAR
CLR. OPG.	CLEAR OPENING
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECT OR CONNECTION
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
COR.	CORNER
CORR.	CORRIDOR
C.T.	COUNTERTOP
CTR.	CENTER
C.W.	COLD WATER
CM.	CARBON MONOXIDE
D	
D.A.	DOUBLE-ACTING
DBL.	DOUBLE
DEPT.	DEPARTEMENT
DET.	DETAIL
D.F.	DRINKING FOUNTAIN
DIA.	DIAMETER
DIM.	DIMENSION
DIV.	DIVISION
DN.	DOWN
DR.	DOOR
DWG.	DRAWING
DRW.	DRAWER
E	
(E.)	EAST
ELEC.	ELECTRIC
EL.	ELEVATION
ELEVR.	ELEVATOR
ENGR.	ENGINEER
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXH.	EXHAUST
E. EXIST.	EXISTING
EXPAN.	EXPANSION EXPOS. EXPOSED
EXT.	EXTERIOR
ELECT.	ELECTRICAL
F	
F.ALM.	FIRE ALARM
FABR.	FABRICATE
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
FIN. FL.	FINISH FLOOR
F.H.C.	FIRE HOSE CABINET
FIN.	FINISH(ED)
FLR.	FLOOR
FLUOR.	FLUORESCENT
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.G.	FACE OF GYP.BD.
F.O.S.	FACE OF STUD
F.O.W.	FACE OF WALL
FR.	FRAME
F.S.	FULL SIZE
FT.	FOOT OR FEET
F.A.R.	FLOOR AREA RATIO
F-F	FACE TO FACE
FURR.	FURRING
FIXT.	FIXTURE
G	
GA.	GAUGE
GEN.	GENERAL
GL.	GLASS OR GLAZED
GYP.	GYPSUM
GWB	GYPSUM WALL BOARD
H	
HDWR.	HARDWARE
HDWD.	HARDWOOD
HGT.	HEIGHT
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HVAC	HEATING, VENTILATING AND AIR CONDITIONING
H.W.	HOT WATER
I	
I.D.	INSIDE DIAMETER
INCL.	INCLUDE(D)(ING)
INFO.	INFORMATION
	INCAN. INCANDESCENT
INT.	INTERIOR
J	
JAN.	JANITOR
JT.	JOINT
L	
∠	ANGLE
LAM.	LAMINATE
LB. (OR #)	POUND
L.H.	LEFT HAND
LAV.	LAVATORY
M	
MAINT.	MAINTENANCE
MAX.	MAXIMUM
MECH.	MECHANICAL
M.C.	MAIL CHUTE
MTL.	METAL
MEZZ.	MEZZANINE
MGR.	MANAGER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTD.	MOUNTED
MUL.	MULLION
M.TH.	METAL THRESHOLD
MW.	MICROWAVE
N	
(N)	NORTH
N.	NEW
NEG.	NEGATIVE
N.I.C.	NOT IN CONTRACT
NO.(OR #)	NUMBER
N.T.S.	NOT TO SCALE
O	
O.A.	OVERALL
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER OFF. OFFICE
O.H.	OPPOSITE HAND
OPNG.	OPENING
OPP.	OPPOSITE
ORIG.	ORIGINAL
P	
PART. BD.	PARTICLE BOARD
P.LAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLYWD.	PLYWOOD
PNL.	PANEL
PR.	PAIR
PREFAB.	PREFABRICATED
PROJ.	PROJECT
PTN.	PARTITION
PTD.	PAINTED
PWG.	PAINTED WOOD & GLASS
Q	
QUAL.	QUALITY
QUAN.	QUANTITY
R	
R/A	RETURN AIR
RAD.	RADIUS
RECEP.	RECEPTACLE
REF.	REFERENCE
REFL.	REFLECTED
REINF.	REINFORCED
RESIL.	RESILIENT
REQ'D.	REQUIRED
R.H.	RIGHT HAND
RM.	ROOM
RND.	ROUND
R.O.	ROUGH OPENING
REV.	REVISION
S	
(S)	SOUTH
SCHED.	SCHEDULE
SECT.	SECTION
SIM.	SIMILAR
SQ.	SQUARE
S.F.	SQUARE FEET
STL.	STEEL
S.S.	STAINLESS STEEL
STD.	STANDARD
STRUCT.	STRUCTURAL
SUSP.	SUSPEND(ED)
SYMM.	SYMMETRICAL
SYS.	SYSTEM
SPL.	SPLASH
S.D.	SMOKE DETECTOR
STOR.	STORAGE
T	
TECH.	TECHNICAL
TEL.	TELEPHONE
TEMPD.	TEMPERED
TEMP. GL.	TEMPERED GLASS
THK.	THICK(NESS)
TYP.	TYPICAL
T.M.E.	TO MATCH EXISTING
U	
U.L.	UNDERWRITERS LABORATORY
UTIL.	UTILITY
U.O.N.	UNLESS OTHERWISE NOTED
V	
VERT.	VERTICAL
VEST.	VESTIBULE
V.I.F.	VERIFY IN FIELD
VOL.	VOLUME
W	
(W)	WEST
W/	WITH
W.C.	WATER CLOSET
WD	WOOD
WIN.	WINDOW
W.H.	WATER HEATER W/O WITHOUT
W.S.	WEATHERSTRIPPING
WV.	WOOD VENEER
Y	
YD.	YARD

LIST OF DRAWINGS

SHEET NO.	TITLE	REVISION	DATE
G-1.00	General Notes And List of Drawings	12	07/27/22
G-1.01	Site Plan / Zoning Analysis	11	06/06/22
A-0.10	Door and Hardware Schedules	12	07/27/22
A-0.11	Window Schedule	2	03/29/21
A-0.12	Equipment, Plumbing and Accessories Schedules	6	12/02/21
A-1.00	Demolition Floor Plans	12	07/27/22
A-1.01	Existing Elevations	2	03/29/21
A-1.02	Existing Elevations	2	03/29/21
A-2.00	Proposed Floor Plan - Lower Level	11	06/06/22
A-2.01	Proposed Floor Plan - Upper Level	12	07/27/22
A-2.02	Proposed Partial Plan - Lower Level and Details	11	06/06/22
A-2.10	Proposed Reflected Ceiling Plans	9	04/18/22
A-2.20	Proposed Power and Data Plans	9	04/18/22
A-2.30	Proposed Finish Plans	6	12/02/21
A-3.00	Proposed Elevations	12	07/27/22
A-3.01	Proposed Elevations	11	06/06/22
A-3.10	Proposed Building Sections	2	03/29/21
A-3.20	Proposed Wall Sections	5	09/17/21
A-3.21	Proposed Wall Sections	5	09/17/21
A-4.00	Proposed Enlarged Plans and Interior Elevations	7	03/23/22
A-4.01	Proposed Enlarged Plans and Interior Elevations	9	04/18/22
A-5.00	Details	2	03/29/21
S-1.00	Proposed Framing Plans	8	04/02/22
S-1.01	Proposed Structural Details	8	04/02/22
P-1.00	Proposed Plumbing Plans	5	09/17/21
P-1.01	Proposed Plumbing Riser Diagrams	2	03/29/21

DOBBS RESIDENCE

88 Lefurgy Avenue
Dobbs Ferry, NY 10522

NO.	DATE	ISSUE/REVISION
12	07/27/22	Revision
11	06/06/22	Revision - Patio
10	04/25/22	Exterior Lighting
9	04/18/22	Revision
8	04/01/22	Revision
7	03/23/22	Revision
6	12/02/21	Revision
5	09/17/21	Permit Resubmission
4	07/29/21	ARHB Submission
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

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.

REGISTERED ARCHITECT JOHN MATTHEW MALONE 038522 STATE OF NEW YORK

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

G-1.00

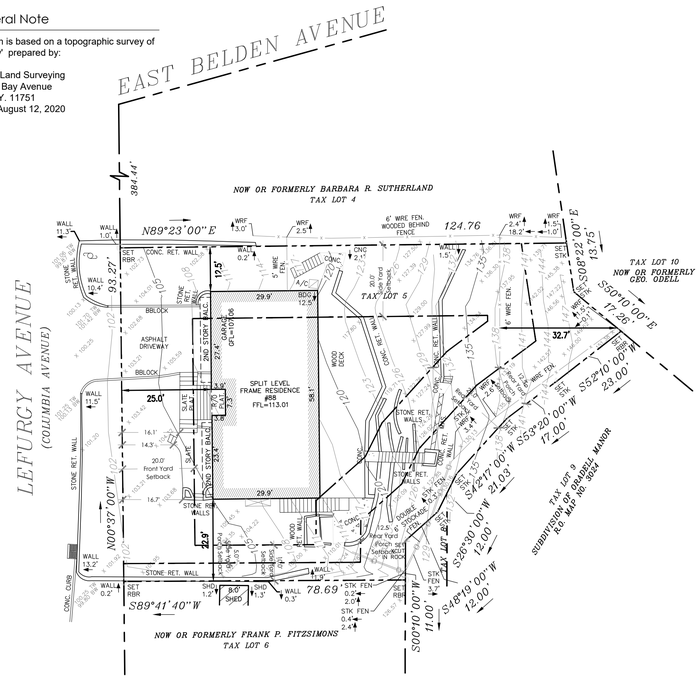
Existing Site Condition

Scale 1"=20'

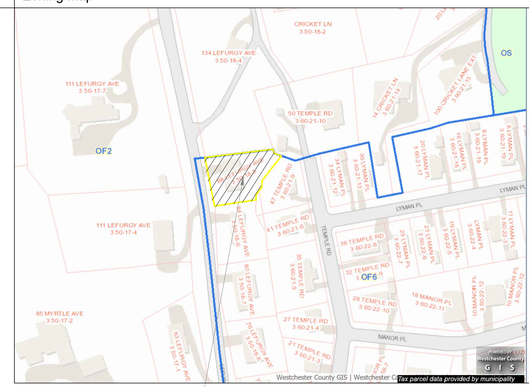
General Note

Site plan is based on a topographic survey of property' prepared by:

Scalice Land Surveying
1 South Bay Avenue
Islip, N.Y. 11751
Dated: August 12, 2020



Zoning Map



Zoning Analysis

General Information

ADDRESS	ZONING DISTRICT	PARCEL ID / BLOCK - LOT
88 Lefurgy Avenue	OF6	3.50-18-5

Use Requirements - *As Per § 300-35 C*

CATEGORY	REQUIRED/ALLOWED	EXISTING	PROPOSED	REMARK
Use	One-Family	One-Family	No Change	

Off Street Parking Requirements - *As Per § 300-48-B [3] [b]*

CATEGORY	REQUIRED/ALLOWED	EXISTING	PROPOSED	REMARK
Parking Space	2 Min.	2 Spaces	No Change	

Table 1: Floor Areas

Residential Floor Area Requirements -

CATEGORY	REQUIRED/ALLOWED	EXISTING HABITABLE AREA	AREA AT RENOVATION/ NEW AREA	REMARK
Story 1 (Lower Level)	N/A	N/A	N/A	
Story 2 (Upper Level)	N/A	N/A	N/A	

Table 2: Building Dimensions

Area Requirements - *As Per § 300-35 D(2)*

CATEGORY	REQUIRED/ALLOWED	EXISTING	PROPOSED	REMARK
Lot Area S.F.	5,000	5,942.23	No Change	
Lot Width FT.	50'	93.27'	No Change	
Lot Depth FT.	100'	124.76'	No Change	

Coverage Requirements - *As Per § 300-35 D(9)*

CATEGORY	REQUIRED/ALLOWED	EXISTING	PROPOSED	REMARK
Lot Coverage by Buildings S.F.	1,350	1,726	No Change	
Percentage	27%	29%	No Change	
Lot Coverages by Impervious Surfaces S.F.	2,700	2,198	No Change	
Percentage	54%	37%	No Change	

Yard Requirements - *As Per § 300-35 D(4)*

CATEGORY	REQUIRED/ALLOWED	EXISTING	PROPOSED	REMARK
Front Yard (West) FT.	20' min.	25'	No Change	
Side Yard (North) FT.	20' min.[4]	12.5'	No Change	
Side Yard (South) FT.	10' min. / 17.9' min.[3]	22.9'	No Change	
Rear Yard (East) FT.	25' min. / 12.5' min.[3]	25'	No Change	

Table 3: Height

Building Height Requirements - *As Per § 300-35 D(8)*

CATEGORY	REQUIRED/ALLOWED	EXISTING	PROPOSED	REMARK
Number of Stories	2 1/2	N/A	No Change	
Grade to Ridge (OF+MDR-1) FT.	28'	N/A	No Change	
Grade to Eave (OF+MDR-1) FT.	22'	N/A	No Change	
Grade to Mid-point of Roof (All Other)	35'	N/A	No Change	

General Notes:

1. Existing net lot area has been determined as per §300-34 A.(2)(a)
2. Setback has been determined as per §300-34 B.(3) - Property abuts OF2 district boundary.
3. Setback has been determined as per §300-34 B.(4)(c)[1]

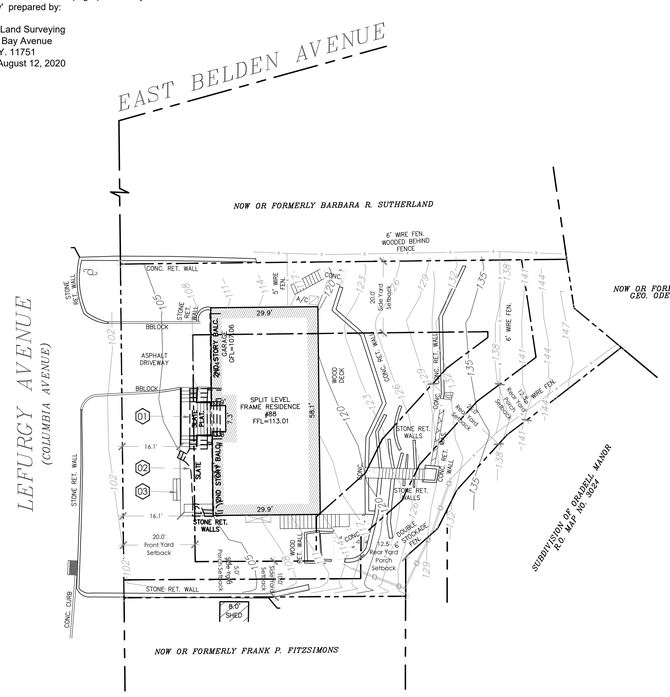
Proposed Site Plan

Scale 1"=20'

General Note

Site plan is based on a topographic survey of property' prepared by:

Scalice Land Surveying
1 South Bay Avenue
Islip, N.Y. 11751
Dated: August 12, 2020



General Notes

1. The Building Inspector or Village Engineer may require erosion control measures if deemed appropriate to mitigate unforeseen siltation and erosion of disturbed soils.

2. As-built drawings of the site improvements shall be submitted to the Village Engineer for review prior to obtaining certificate of occupancy.`

3. Existing utilities will not be disturbed by proposed work.

4. All disturbed areas not indicated to be planted with groundcover or other plantings are to be seeded as lawn.

Key Notes

01 Existing stairs - Existing stairs to be refinished with stucco, and receive new railing. See proposed plan on sheet A-2.00 for further information.

02 Proposed patio - Existing patio to be removed and new patio to be re-built in its place. See proposed plan on sheet A-2.00 for further information.

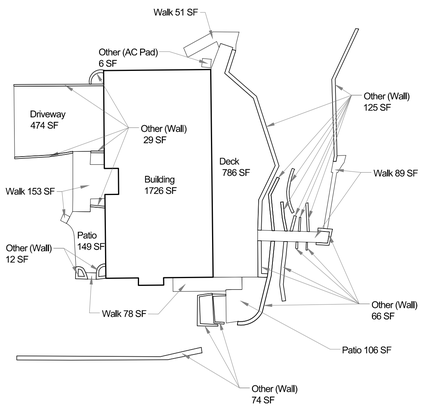
03 Proposed patio steps - New steps. See patio steps detail on sheet A-2.02 for further information.

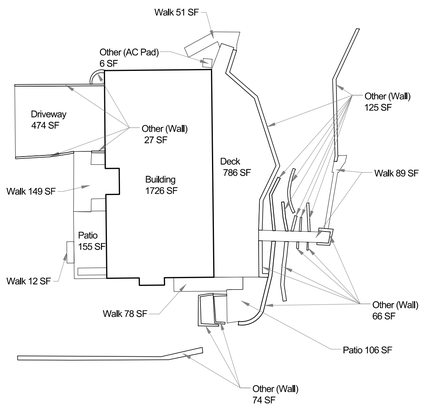
Existing Building Coverage	Calculations
Building	1,726
Accessory Building	0
Total Coverage by Building	**1,726**
Percentage of Allowable	**29%**

Existing Impervious Coverage	Calculations
Decks	786
Patios and Walks	626
Porches	0
Driveway	474
Swimming Pool	0
Other(Retaining Walls, AC Pads)	312
Total Coverage by Impervious Surfaces	**2,198**
Percentage of Allowable	**37%**

Proposed Building Coverage	Calculations
Building	No change
Accessory Building	No change
Total Building	**No Change**
Percentage of Allowable	

Proposed Impervious Coverage	Calculations
Decks	786
Patios and Walks	640
Porches	0
Driveway	474
Swimming Pool	0
Other(Retaining Walls, AC Pads)	298
Total Impervious	**2,198**
Percentage of Allowable	**37%**





DOBBS RESIDENCE

88 Lefurgy Avenue
Dobbs Ferry, NY 10522

NO.	DATE	ISSUE/REVISION
1	06/06/22	Revision - Patio

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.

REGISTERED ARCHITECT JOHN MATTHEW MALONE 031522 STATE OF NEW YORK

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

Site Plan/
Zoning Analysis

SCALE: AS NOTED

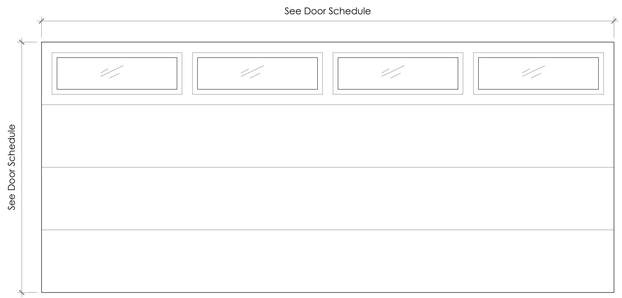
DATE: 10/21/20

JOB: 20-19

1 New Sheet

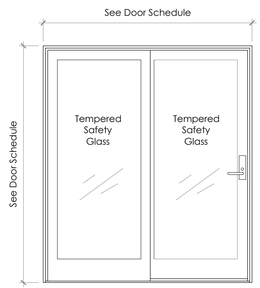
G-1.01

Exterior Doors:

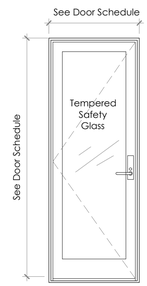


Type A

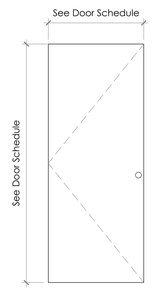
Interior Doors:



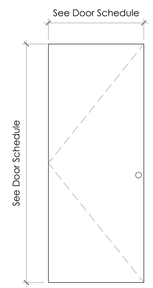
Type B



Type C



Type D



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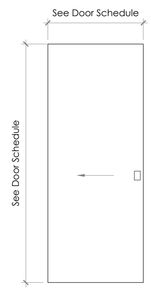

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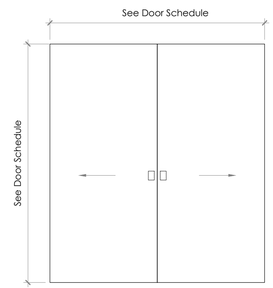
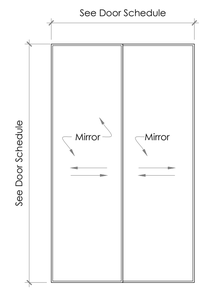
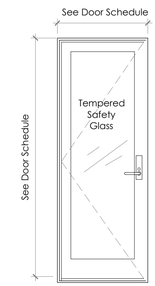


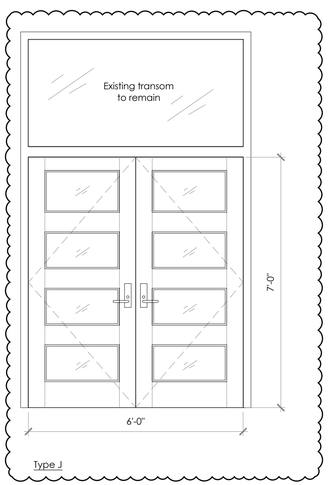
Type G



Type H



Type I



Type J

Door Types

Door Schedule

Number	Location	Door Type	Door Unit Size	Door Function	Frame Type	Frame Finish	Hardware Type	Saddle Type	Remark
001	Garage 010	A	16'-0" x 7'-0"	TBD	TBD	TBD	N/A	N/A	
002	Garage 010	D	2'-4" x 6'-8"	RHR	Wood/Poplar	Primed White	3	3	
003	Proposed Wine Room 004	I	2'-6" x 6'-8"	RHR	Wood/Poplar	Primed White	3	3	
004	Proposed Mud Room 007	E	2'-6" x 6'-8"	RHR	Wood/Poplar	Primed White	3	3	
005	Proposed Pwdr. Room 008	F	2'-4" x 6'-8"	Pocket	Wood/Poplar	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/Poplar	Primed White	3	3	
008	Proposed Master Suite 001	D	2'-6" x 6'-8"	LH	Wood/Poplar	Primed White	2	3	
009	Proposed Master Suite 001	D	2'-6" x 6'-8"	LH	Wood/Poplar	Primed White	3	3	
010	Proposed Bath 002	F	2'-6" x 6'-8"	Pocket	Wood/Poplar	Primed White	5	3	
011	Proposed Bath 002	F	2'-4" x 6'-8"	Pocket	Wood/Poplar	Primed White	5	3	
012	Proposed Master Suite 001	B	5'-11" x 6'-7 1/2"	Sliding	Wood/Poplar	Primed White	1	1	
013	HVAC Closet	D	1'-8" x 6'-8"	LHR	Wood/Poplar	Primed White	3	3	
101	Main Entry	J	See Door Type	RH/LH	Wood/Poplar	Primed White	2	1	
102	Proposed Kitchen 101	C	2'-6 5/16" x 6'-10"	LH	Wood/Poplar	Primed White	1	1	
103	Existing Bedroom 103	D	Verify in field	LH	N/A	N/A	N/A	N/A	
104	Existing Bedroom 103	H	Verify in field	Sliding	N/A	N/A	N/A	N/A	
105	Proposed Bath 108	D	2'-6" x 6'-8"	LH	Wood/Poplar	Primed White	2	3	
106	Existing Bedroom 104	D	Verify in field	RH	N/A	N/A	N/A	N/A	
107	Existing Bedroom 104	H	Verify in field	Sliding	N/A	N/A	N/A	N/A	
108	Proposed Guest Bedroom/ Office 107	G	(2)2'-6" x 6'-8"	Pocket	Wood/Poplar	Primed White	5	N/A	
109	Proposed Bedroom 105	D	2'-6" x 6'-8"	LHR	Wood/Poplar	Primed White	3	3	
110	Proposed Guest Bedroom/ Office 107	H	(2)2'-0" x 6'-8"	Sliding	Wood/Poplar	Primed White	4	N/A	
111	Not Used								
112	Proposed Bedroom 105	H	(2)2'-0" x 6'-8"	Sliding	Wood/Poplar	Primed White	4	N/A	
113	Proposed Bath 113	D	2'-6" x 6'-8"	RH	Wood/Poplar	Primed White	2	3	

Door Notes

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

Saddle Types

1. As per manufacturer
2. Flush Wood
3. Stone

Door Type Schedule

Type	Description	Manufacturer	Product No.	Width	Material	Finish	Remark
A	Modern Steel Garage Door	Clopay	Flush Panel	1 3/4"	Wood/Pine	Metal Steel	w/ contemporary slim in black windows - See Proposed elevation.
B	Elevate Sliding Patio Door	Marvin	ELSFD6065 - OX	1 3/4"	Wood/Pine	Ebony Black/ Designer Black	4 9/16" Jamb Width, w/ Tempered safety glass
C	Elevate In-swing Patio Door	Marvin	ELIFD2668 - XL	1 3/4"	Wood/Pine	Ebony Black/ Designer Black	4 9/16" Jamb Width, w/ Tempered safety glass
D	Interior Flush Wood Interior Door	Jeldwen or Equal	Flush Panel	1 3/4"	Riff white oak veneer	Stained	
E	Interior Flush Wood Interior Door	Jeldwen or Equal	Flush Panel	1 3/4"	Riff white oak veneer	Stained	45 min. Fire rated assembly.minimum .32 R-value w/ self closing hinges
F	Interior Flush Wood Interior Pocket Door	Jeldwen or Equal	Flush Panel	1 3/4"	Riff white oak veneer	Stained	
G	Interior Flush Barn Door	Jeldwen or Equal	Flush Panel	1 3/4"	Riff white oak veneer	Stained	
H	Interior Double Flush Mirror Wood Interior Door	TBD	TBD	1 3/4"	Wood/Pine	Stained	
I	Exterior glass door	Trustile or Equal	TBD	1 3/4"	Wood / Pine	Stained	Door must be air sealed and gasketed
J	Exterior Entry Double Door	Simpson	7404 / 7404	1 3/4"	Wood / Pine	Painted	

Door Hardware Schedule

Category	Type	Description	Manufacturer	Product Number	Finish	Remark
Entry	1	Tubular Entry Set	Emtek	Single Cylinder: 4820	Flat Black	w/ Helios lever
Privacy	2	3 $\frac{1}{2}$" x 3 $\frac{1}{2}$" Square Corners Hinges	Emtek	0.125" Thickness: 96313	Flat Black	1 $\frac{1}{2}$ pair per leaf
		Lever	Emtek	Helios Brass Lever	Flat Black	
		Square Rosette	Emtek	Passage Set - 5110	Flat Black	
		Privacy Lockset	Emtek	818TP	Flat Black	
Passage / Closet	3	3 $\frac{1}{2}$" x 3 $\frac{1}{2}$" Square Corners Hinges	Emtek	0.125" Thickness: 96313	Flat Black	1 $\frac{1}{2}$ pair per leaf
		Lever	Emtek	Helios Brass Lever	Flat Black	
		Square Rosette	Emtek	Passage Set - 5110	Flat Black	
Sliding Closet	4	Flush Pull	TBD	TBD	Flat Black	
		Sliding Door Track	Hafele	EKU Divido 100HM	N/A	Double track
Pocket	5	Edge Pull	Emtek	2221	Flat Black	
		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	

Door Hardware Notes

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

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

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

Verify backset distance and door thickness and coordinate with selected door hardware.

DOBBS RESIDENCE

88 Lefurgy Avenue
Dobbs Ferry, NY 10522

NO.	DATE	ISSUE/REVISION
12	07/27/22	Revision
11	06/06/22	Revision - Patio
6	12/02/21	Revision
5	09/17/21	Permit Resubmission
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

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.

REGISTERED ARCHITECT
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031522
STATE OF NEW YORK

FERGUSON MALONE ARCHITECTURE
ONE BRIDGE STREET
IRVINGTON NY 10533
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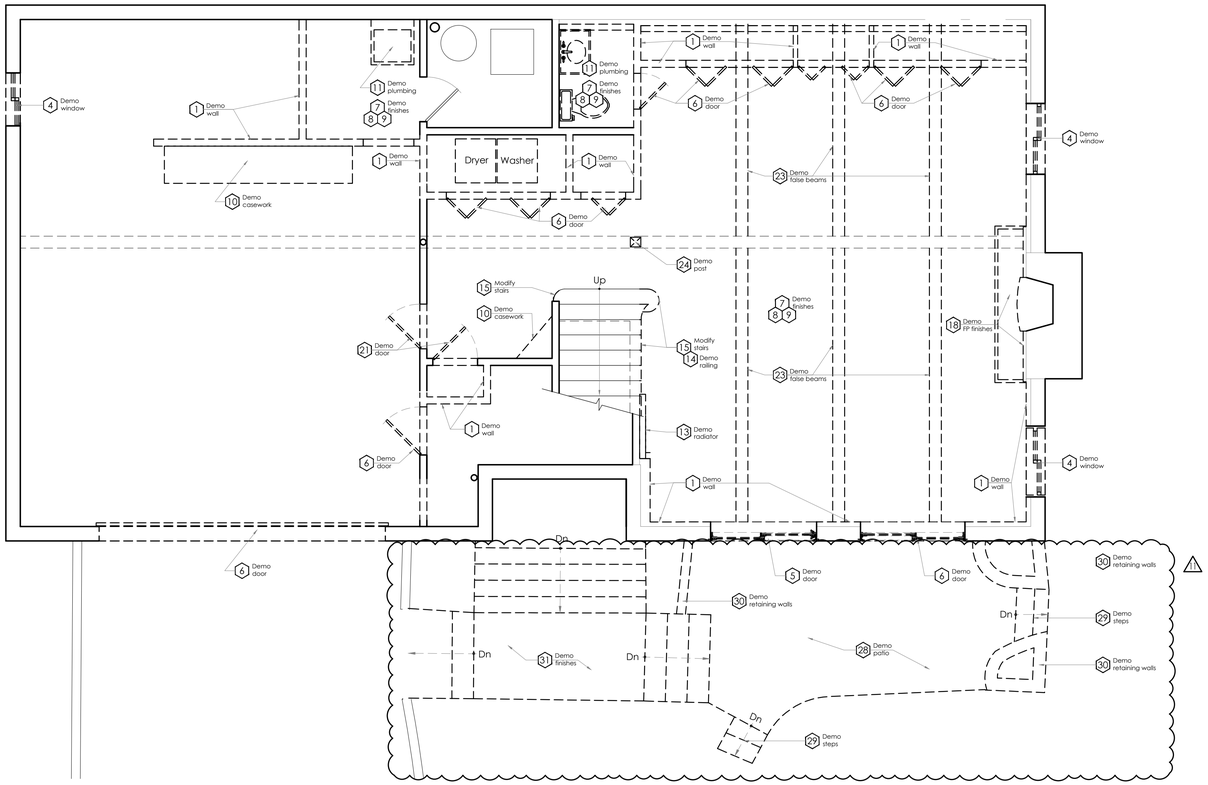
Door Schedule

SCALE: **AS NOTED**

DATE: 10/21/20

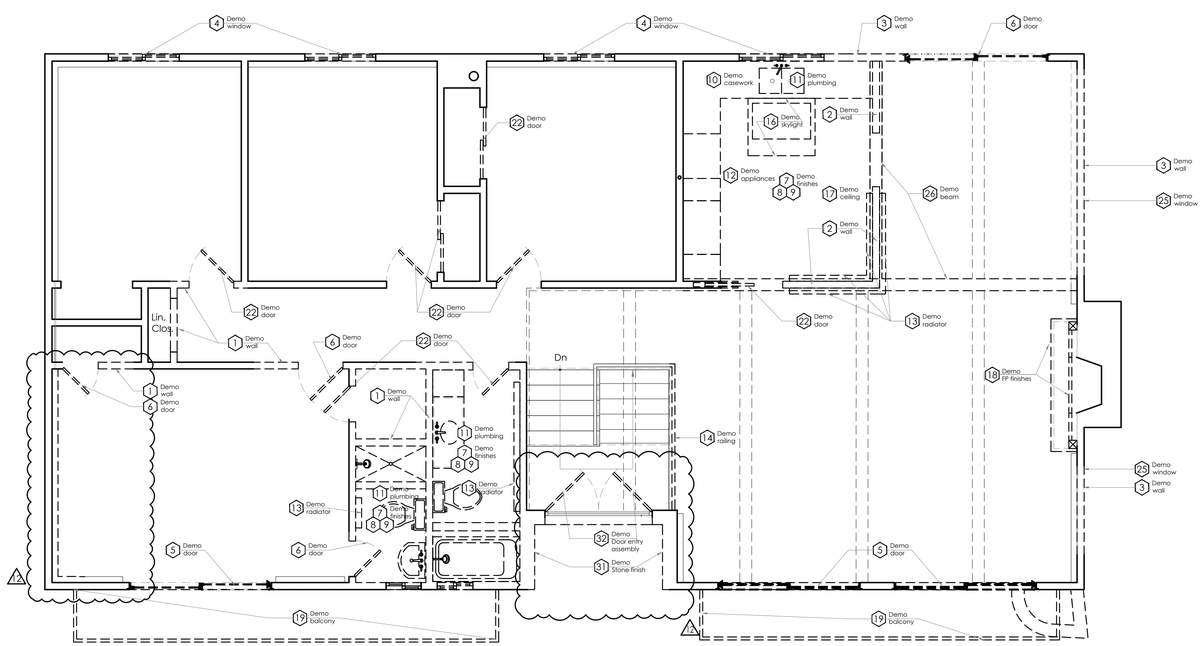
JOB: 20-19

A-0.10



1 Proposed Demolition Plan - Lower Level

1/4" = 1'-0"



2 Proposed Demolition Plan - Upper Level

1/4" = 1'-0"

Legend

- Existing Partition Wall To Remain
- Existing Partition Wall To Be Demolished
- Existing Floor Area To Be Demolished

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 indicated to remain in service and protect them against damage during 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.

Demolition Key Notes

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

2. 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 structural drawings

3. 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.

5. Demo door
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.

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

12. Demo appliances
Carefully disconnect and remove all existing appliances.

13. Demo radiator
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.

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

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

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

18. Demo FP finishes
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.

20. 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.

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

22. Demo door
Remove the existing door.

23. Demo false beams
Remove false beams

24. Demo post
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.

25. 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

27. Demo stone finish
Remove stone finish and prepare wall to receive new siding - See Proposed elevations.

28. Demo patio
Existing patio, including associated retaining walls to be removed.

29. Demo steps
Existing steps to be removed.

30. Demo retaining walls
Existing retaining walls to be removed.

31. Demo finishes
Existing stair finishes, including existing stair handrails to be removed. Prep existing stair foundation to receive new finishes, and new handrail. Refer to proposed plan for further information.

32. Demo door entry assembly
Existing door to be removed. Prep framing to receive new door entry assembly. Refer to proposed plan for further information.

DOBBS RESIDENCE

88 Lefurgy Avenue
Dobbs Ferry, NY 10522

N

NO.	DATE	ISSUE/REVISION
2	07/27/22	Revision
1	06/06/22	Revision - Patio
6	12/02/21	Revision
5	09/17/21	Permit Resubmission
2	03/29/21	Permit Submission
1	03/18/21	Bid Set - Addendum 1
	03/10/21	Bid Set

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.

REGISTERED ARCHITECT
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031522
STATE OF NEW YORK

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

Demolition Plan - Lower Level

SCALE: AS NOTED

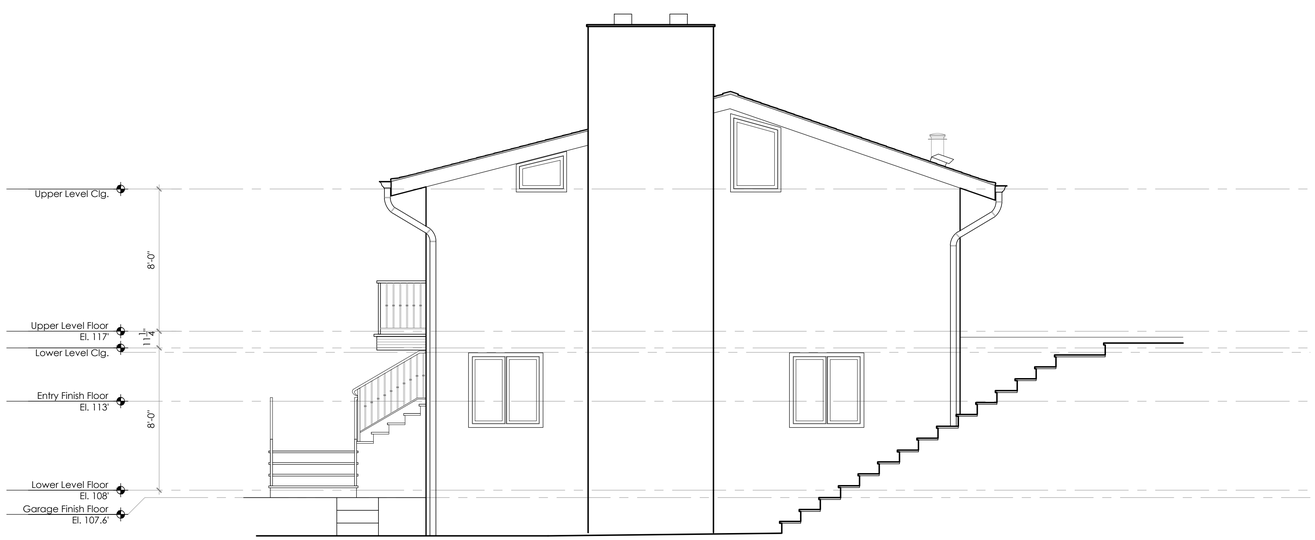
DATE: 10/21/20

JOB: 20-19

A-1.00

1 Existing West Elevation

1/4" = 1'-0"



2 Existing South Elevation

1/4" = 1'-0"

DOBBS RESIDENCE

88 Lefurgy Avenue
Dobbs Ferry, NY 10522

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

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

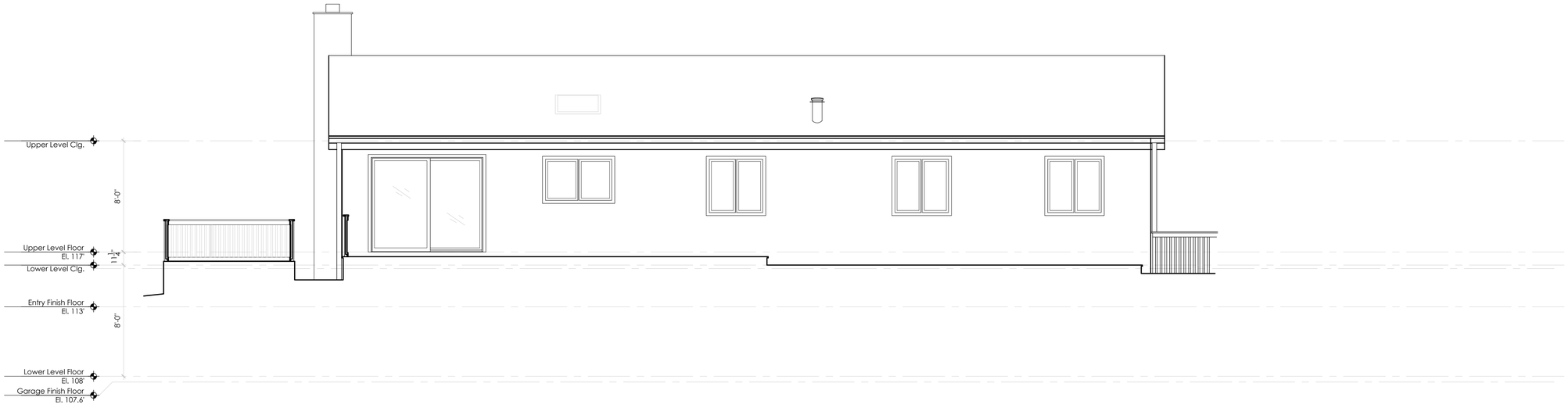
Existing Elevations

SCALE: **AS NOTED**

DATE: 10/21/20

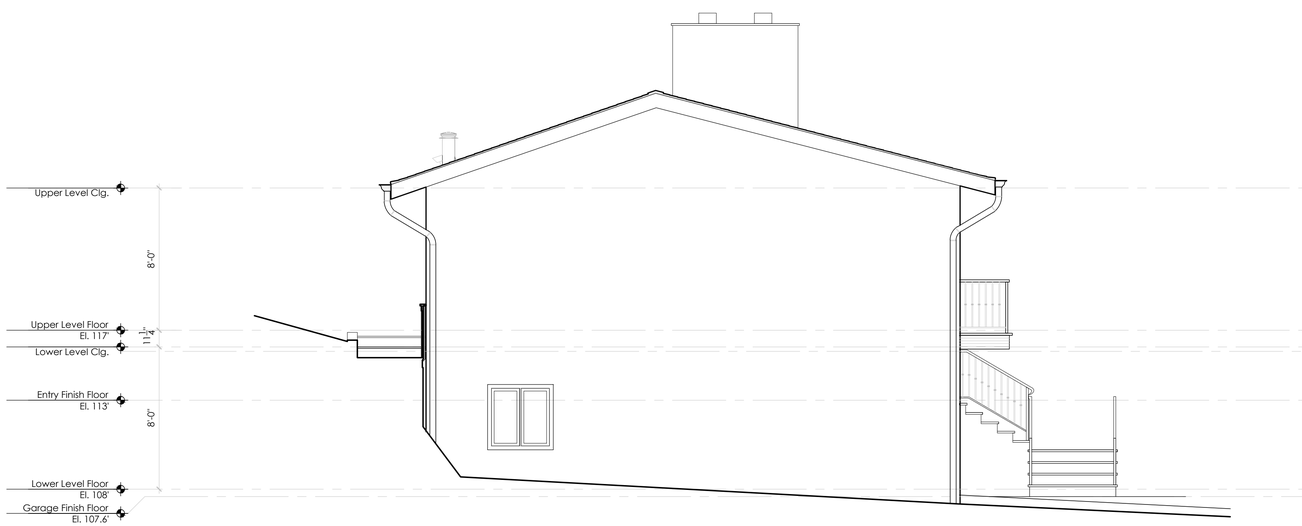
JOB: 20-19

A-1.01



1 Existing East Elevation

1/4" = 1'-0"



2 Existing North Elevation

1/4" = 1'-0"

DOBBS RESIDENCE

88 Lefurgy Avenue
Dobbs Ferry, NY 10522

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

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

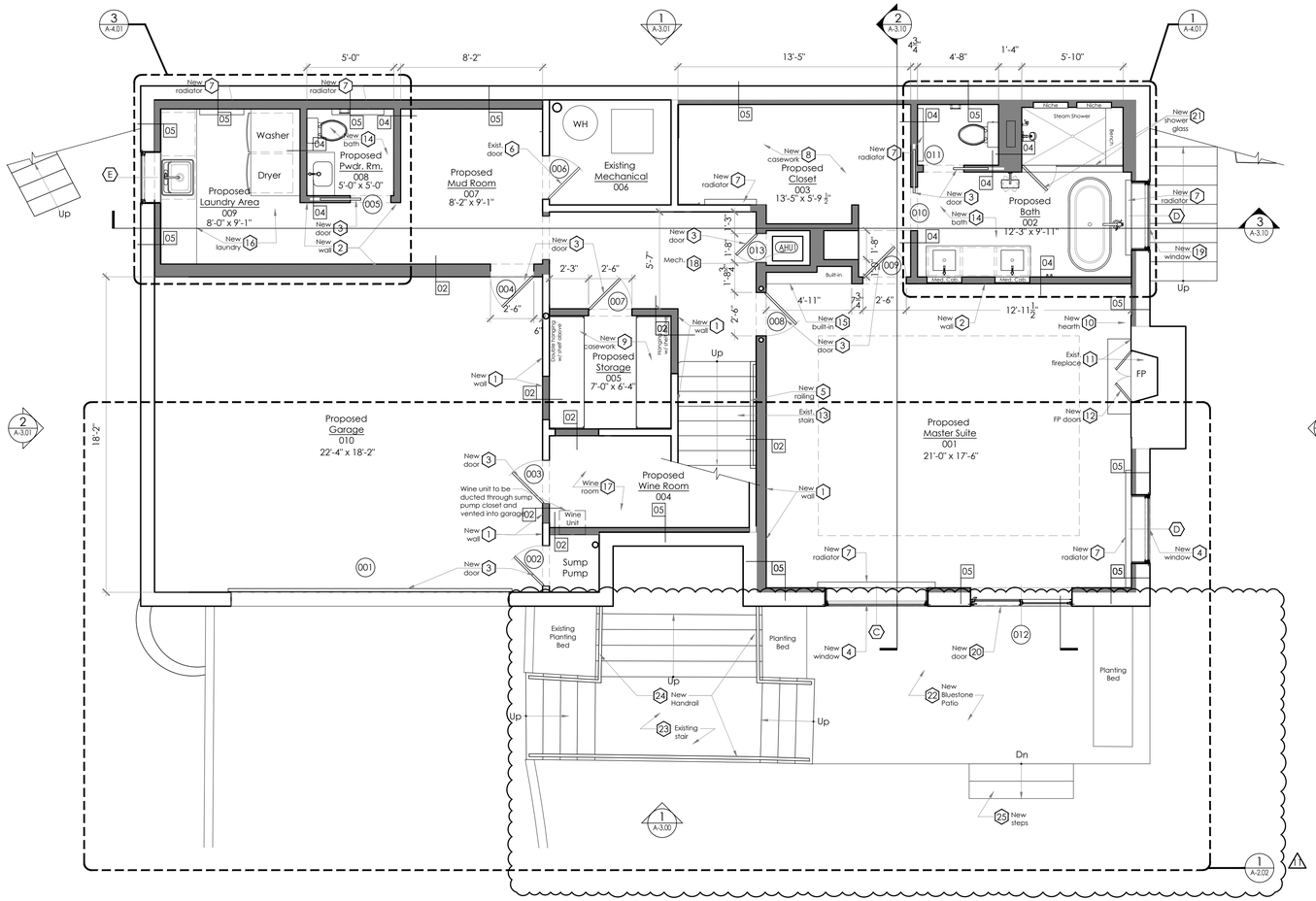
Existing Elevations

SCALE: **AS NOTED**

DATE: 10/21/20

JOB: 20-19

A-1.02



1 Proposed Lower Level Plan

1/4" = 1'-0"

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.

02 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-13 min. plus 2" of XPS continuous rigid insulation R-10 min. floor to ceiling.

03 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.

04 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 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-19 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.
4. New window - See window schedule for further information.
5. New railing - New 36" high continuous iron handrail mounted to wall w/ metal brackets, min. 1 1/2" space between wall.
6. Exist. door - Existing door to remain.
7. New radiator - New radiator - See mechanical plans for further information.
8. New casework - Casework to be owner supplied, installed by G.C.. See enlarged plan for further information.
9. New casework - Coat hanging rod and shelf above on each side, provided installed by G.C.. See enlarged plan for further information.
10. New hearth - New stone or tile hearth - See interior elevations for further information.
11. Exist. fireplace - Existing fireplace to remain and receive new stone or tile surround. - See interior elevations for further information.
12. New FP doors - Existing fireplace to receive new glass fireplace doors. - See interior elevations for further information.
13. Existing stairs - Existing stairs to be modified to receive new wall at end.
14. New bath - Bathroom vanity, plumbing fixtures and accessories owner supplied, installed by G.C.. See enlarged plan for further information.
15. New built-in - New built-in bookcase
16. New laundry - 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 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.
17. 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.
18. Mech.- Heat pump -Mitsubishi SVZKP12NA air handler to be coordinated with MXZ outdoor unit. See mechanical plans for further information.
19. 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.
20. 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.
21. 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
22. New bluestone patio - See proposed partial plan #1 on sheet 2.02 for further information.
23. Existing stair - Existing stone stair to be refaced with stucco and new bluestone tread. See proposed partial plan #1 on sheet A-2.02 for further information.
24. New handrail - New steel handrail. See patio and stair detail #3 on sheet A-2.02
25. New steps - New concrete steps finished with stucco and new bluestone tread. See detail #2 on sheet A-2.02.

DOBBS RESIDENCE

88 Lefurgy Avenue
Dobbs Ferry, NY 10522

NO.	DATE	ISSUE/REVISION
7	06/06/22	Revision - Patio
6	12/02/21	Revision
5	09/17/21	Permit Resubmission
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

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
T 914 591 5066 F 914 591 5031

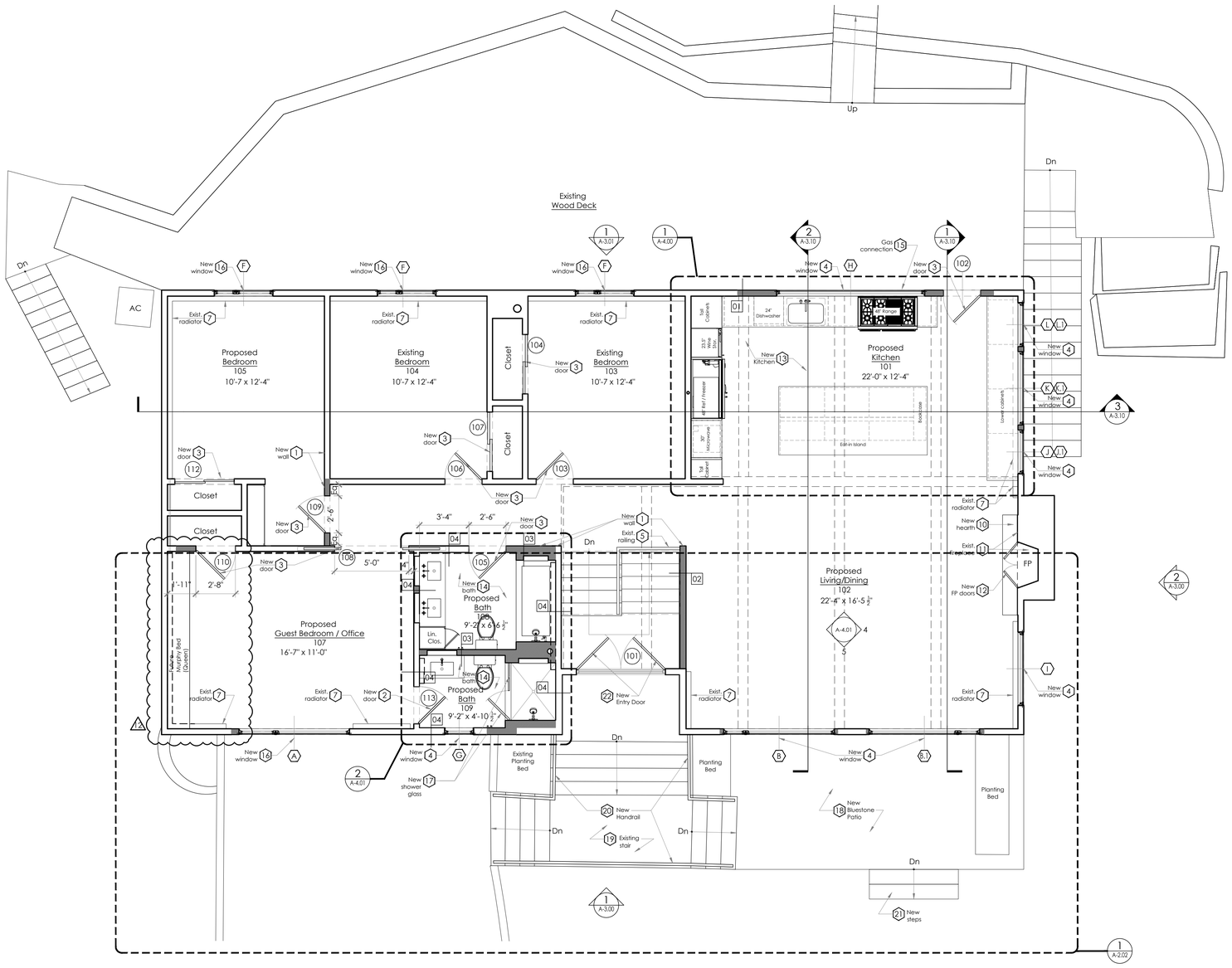
Proposed Plan

SCALE: AS NOTED

DATE: 10/21/20

JOB: 20-19

A-2.00



1 Proposed Upper Level Plan

1/4" = 1'-0"

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.

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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.

02 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-13 min. plus 2" of XPS continuous rigid insulation R-10 min. floor to ceiling.

03 Moisture Resistant Partition

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04 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 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-19 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.
4. New window - See window schedule for further information.
5. Exist. railing - Existing railing to be modified as necessary.
6. Not Used
7. 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.
9. New radiator - Existing baseboard radiator to be modified. - See mechanical plans for further information.
10. New hearth - New stone or tile hearth - See interior elevations for further information.
11. Exist. fireplace - Existing fireplace to remain and receive new stone or tile surround. - See interior elevations for further information.
12. New FP doors - Existing fireplace to receive new glass fireplace doors. - See interior elevations for further information.
13. New kitchen - Kitchen cabinets are owner supplied, installed by G.C.. Appliances and plumbing fixtures are owner supplied, installed by G.C.. See enlarged plan and interiors for further information.
14. New bath - Bathroom vanity, plumbing fixtures and accessories owner supplied, installed by G.C.. See enlarged plan for further information.
15. Gas connection - Supply gas connection for future grill use.
16. 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.
17. 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
18. New bluestone patio - See proposed partial plan #1 on sheet 2.02 for further information.
19. Existing stair - Existing stone stair to be refaced with stucco and new bluestone tread. See proposed partial plan #1 on sheet A-2.02 for further information.
20. New handrail - New steel handrail. See patio and stair detail #3 on sheet A-2.02
21. New steps - New concrete steps finished with stucco and new bluestone tread. See detail #2 on sheet A-2.02.
22. New entry door - New entry door assembly. See door schedule for further information.

DOBBS RESIDENCE

88 Lefurgy Avenue
Dobbs Ferry, NY 10522

N

NO.	DATE	ISSUE/REVISION
2	07/27/22	Revision
1	06/06/22	Revision - Patio
6	12/02/21	Revision
5	09/17/21	Permit Resubmission
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

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.

REGISTERED ARCHITECT JOHN MATTHEW MALONE 031522 STATE OF NEW YORK

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

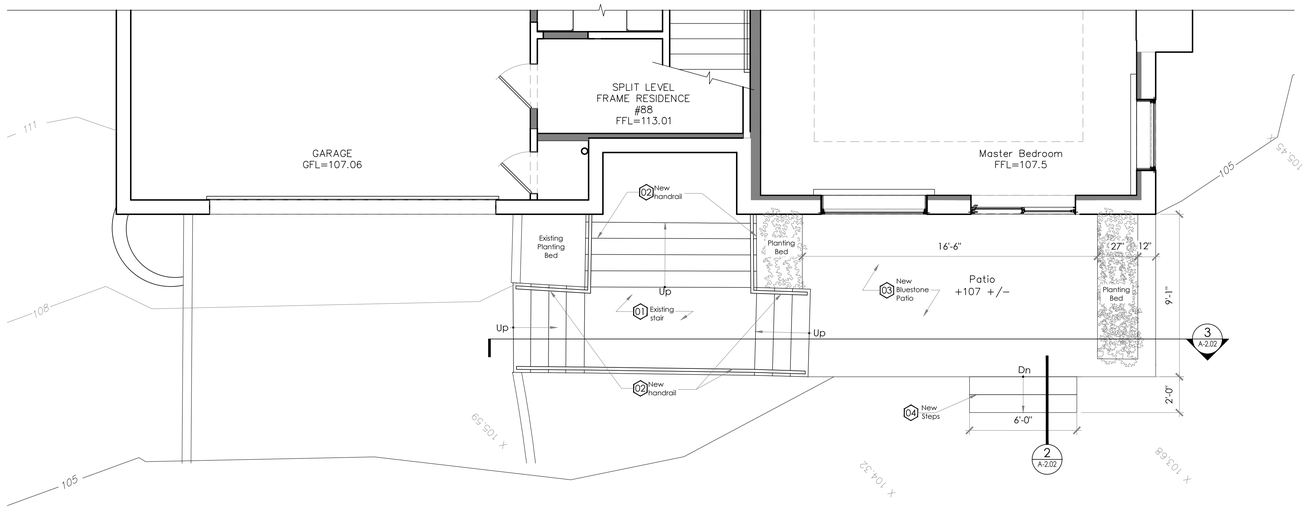
Proposed Plan

SCALE: AS NOTED

DATE: 10/21/20

JOB: 20-19

A-2.01



1 Proposed Enlarged Plan - Front Stairs and Patio

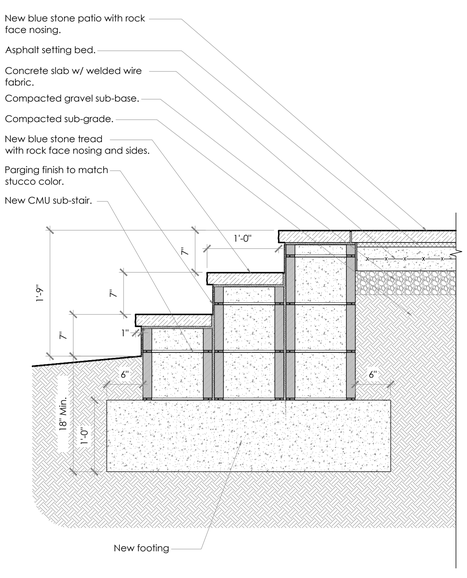
1/4" = 1'-0"

Key Notes

01 Existing stair - Existing stone stair to be refaced with stucco and new blue stone treads. See detail for further information.

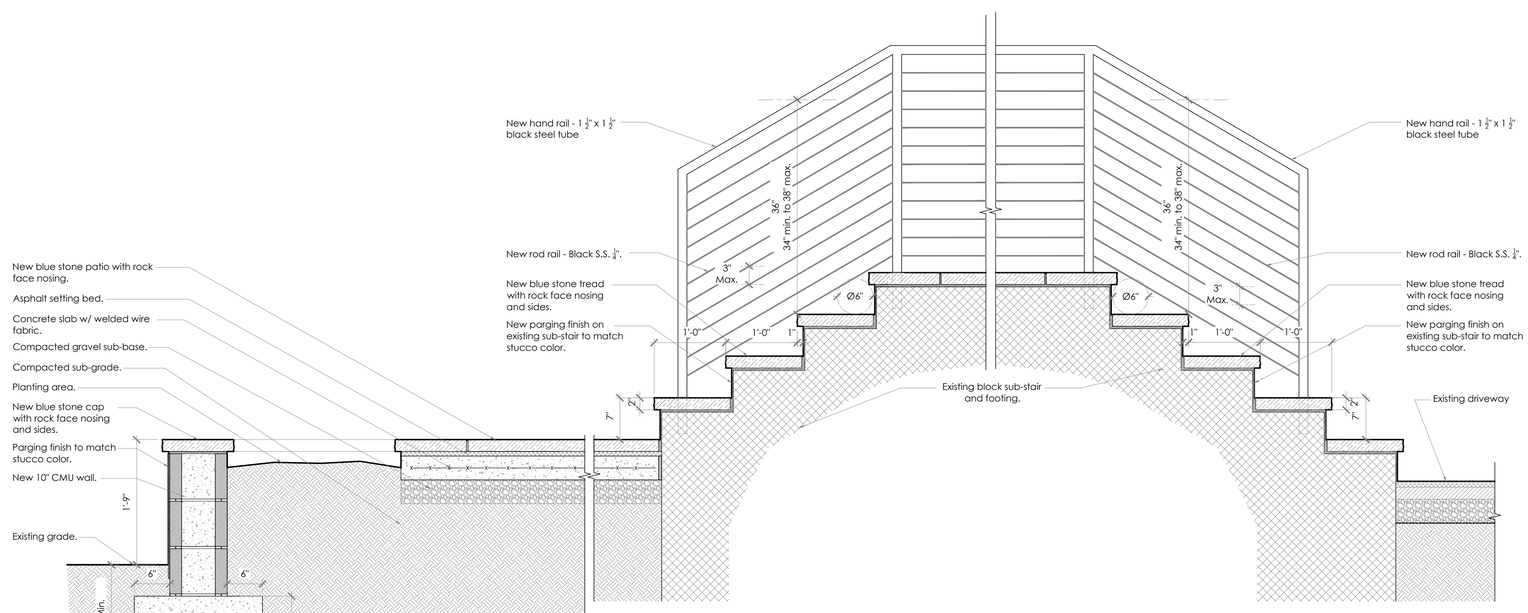
02 New handrail - New steel handrail. - See detail for further information.

03 New blue stone patio - New bluestone patio. See detail for further information.



2 Patio Steps Detail

1" = 1'-0"



3 Patio and Stair Detail

1" = 1'-0"

DOBBS RESIDENCE

88 Lefurgy Avenue
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N

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1	06/06/22	Revision - Patio

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REGISTERED ARCHITECT JOHN MATTHEW MALONE 036522 STATE OF NEW YORK

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

1 New Sheet

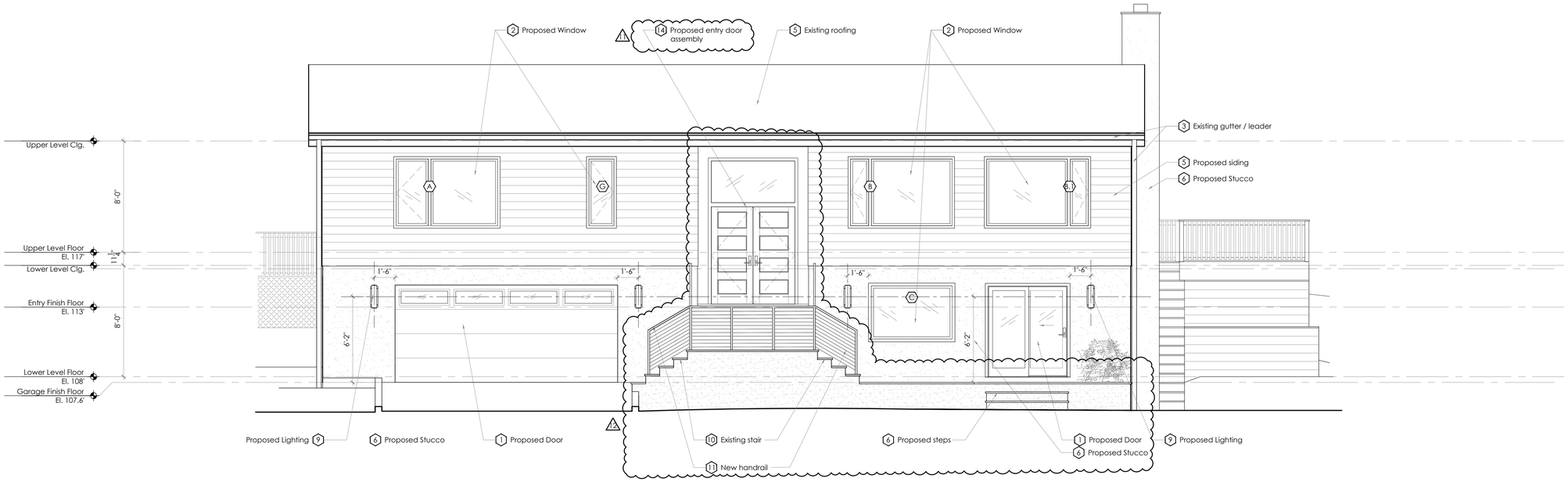
Proposed Partial Lower Plan and Details

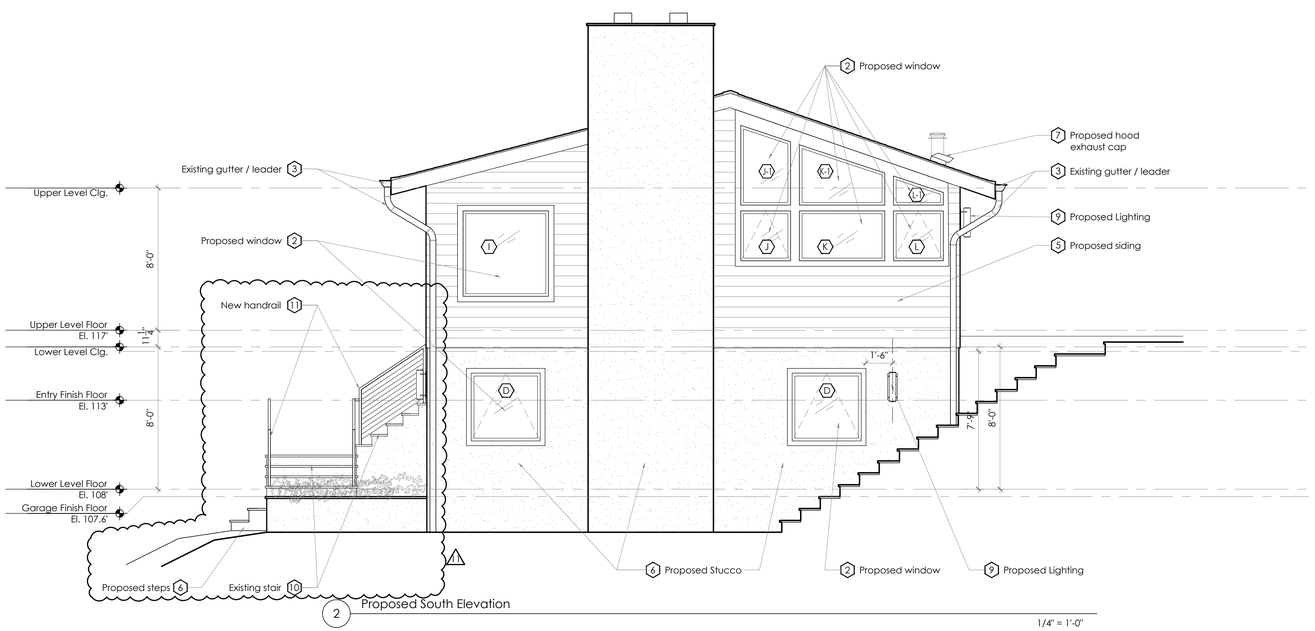
SCALE: AS NOTED

DATE: 10/21/20

JOB: 20-19

A-2.02





2 Proposed South Elevation

1/4" = 1'-0"

Key Notes

1. Proposed door - See door schedule for more information
2. Proposed window - See window schedule for more information
3. Existing gutter / leader - Existing gutter to remain.
4. Existing roofing - Existing asphalt roofing to remain.
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
10. Existing stair - Existing stone stair to be refaced with stucco and new bluestone tread. See proposed partial plan #1 on sheet A-2.02.
11. Proposed handrail - New steel handrail. See patio and stair detail #3 on sheet A-2.02
12. Proposed blue stone patio - New blue stone patio. See proposed partial plan #1 on sheet A-2.02.
13. Proposed steps - New concrete steps finished with stucco and new bluestone tread. See detail #2 on sheet A-2.02.
14. Proposed entry door assembly - New entry door assembly. Refer to door schedule for further information.

DOBBS RESIDENCE

88 Lefurgy Avenue
Dobbs Ferry, NY 10522

NO.	DATE	ISSUE/REVISION
2	07/27/22	Revision
1	06/06/22	Revision - Patio
D	04/25/22	Exterior Lighting
A	07/29/21	ARHB Submission
2	03/29/21	Permit Submission
1	03/18/21	Bid Set - Addendum 1
	03/10/21	Bid Set

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.

REGISTERED ARCHITECT
JOHN MATTHEW MALONE
031522
STATE OF NEW YORK

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

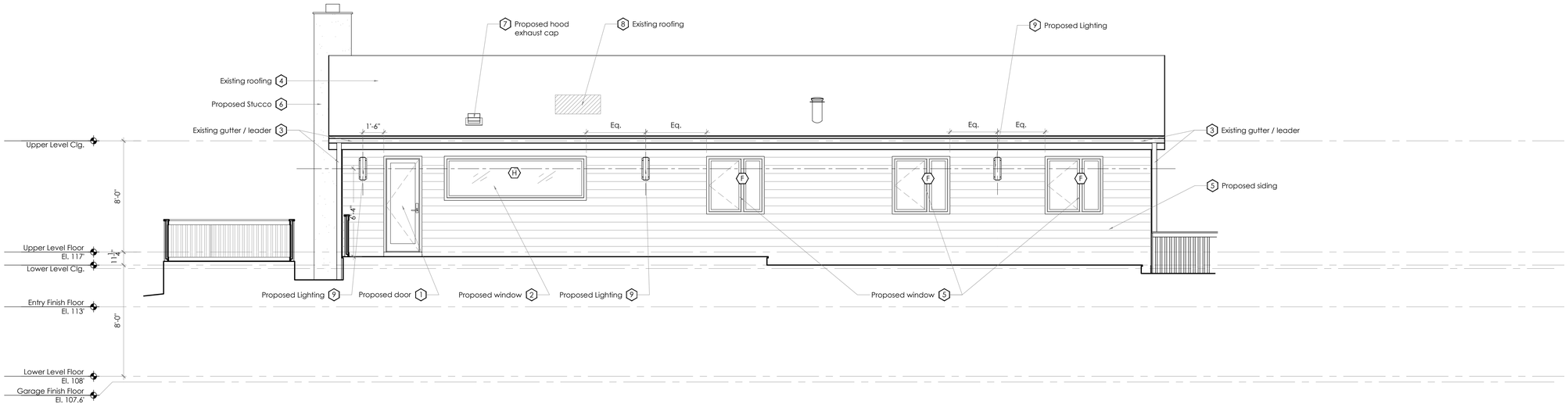
Proposed Elevations

SCALE: **AS NOTED**

DATE: 10/21/20

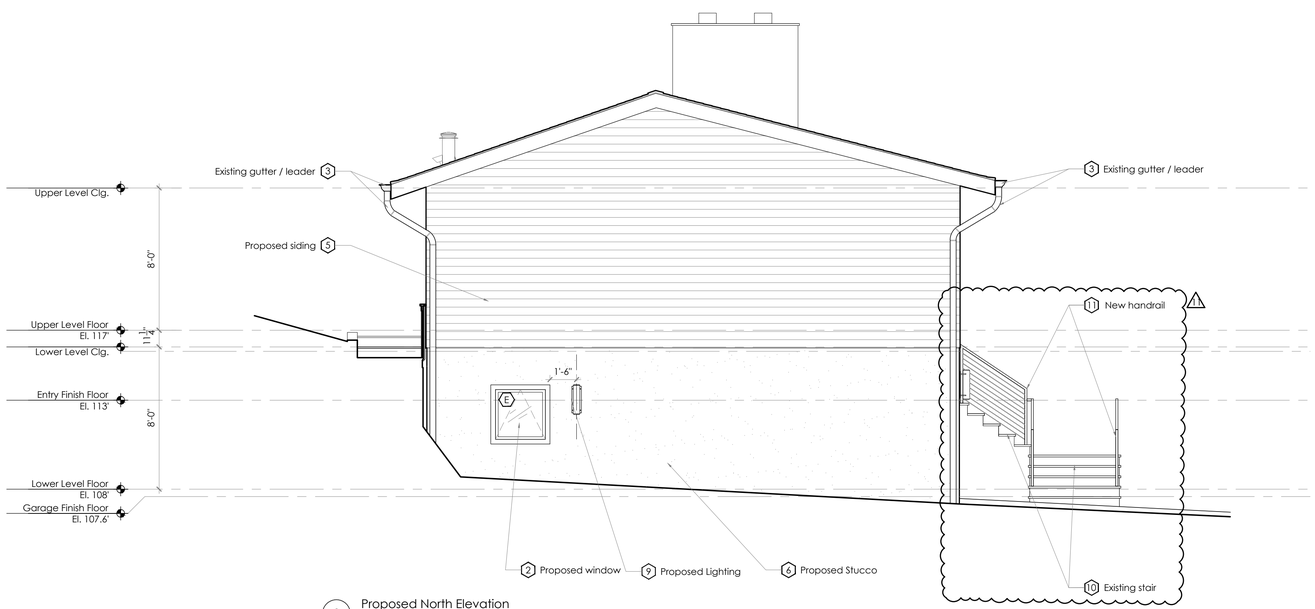
JOB: 20-19

A-3.00



1 Proposed East Elevation

1/4" = 1'-0"



2 Proposed North Elevation

1/4" = 1'-0"

Key Notes

1. Proposed door - See door schedule for more information
2. Proposed window - See window schedule for more information
3. Existing gutter / leader - Existing gutter to remain.
4. Existing roofing - Existing asphalt roofing to remain.
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
10. Existing stair - Existing stone stair to be refaced with stucco and new bluestone tread. See proposed partial plan #1 on sheet A-2.02. (1)
11. Proposed handrail - New steel handrail. See patio and stair detail #3 on sheet A-2.02
12. Proposed blue stone patio - New blue stone patio. See proposed partial plan #1 on sheet A-2.02.
13. Proposed steps - New concrete steps finished with stucco and new bluestone tread. See detail #2 on sheet A-2.02.
14. Proposed entry door assembly - New entry door assembly. Refer to door schedule for further information.

DOBBS RESIDENCE

88 Lefurgy Avenue
Dobbs Ferry, NY 10522

NO.	DATE	ISSUE/REVISION
1	06/06/22	Revision - Patio
10	04/25/22	Exterior Lighting
4	07/29/21	ARHB Submission
2	03/29/21	Permit Submission
1	03/18/21	Bid Set - Addendum 1
	03/10/21	Bid Set

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REGISTERED ARCHITECT
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031522
STATE OF NEW YORK

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Proposed Elevations

SCALE: **AS NOTED**

DATE: 10/21/20

JOB: 20-19

A-3.01