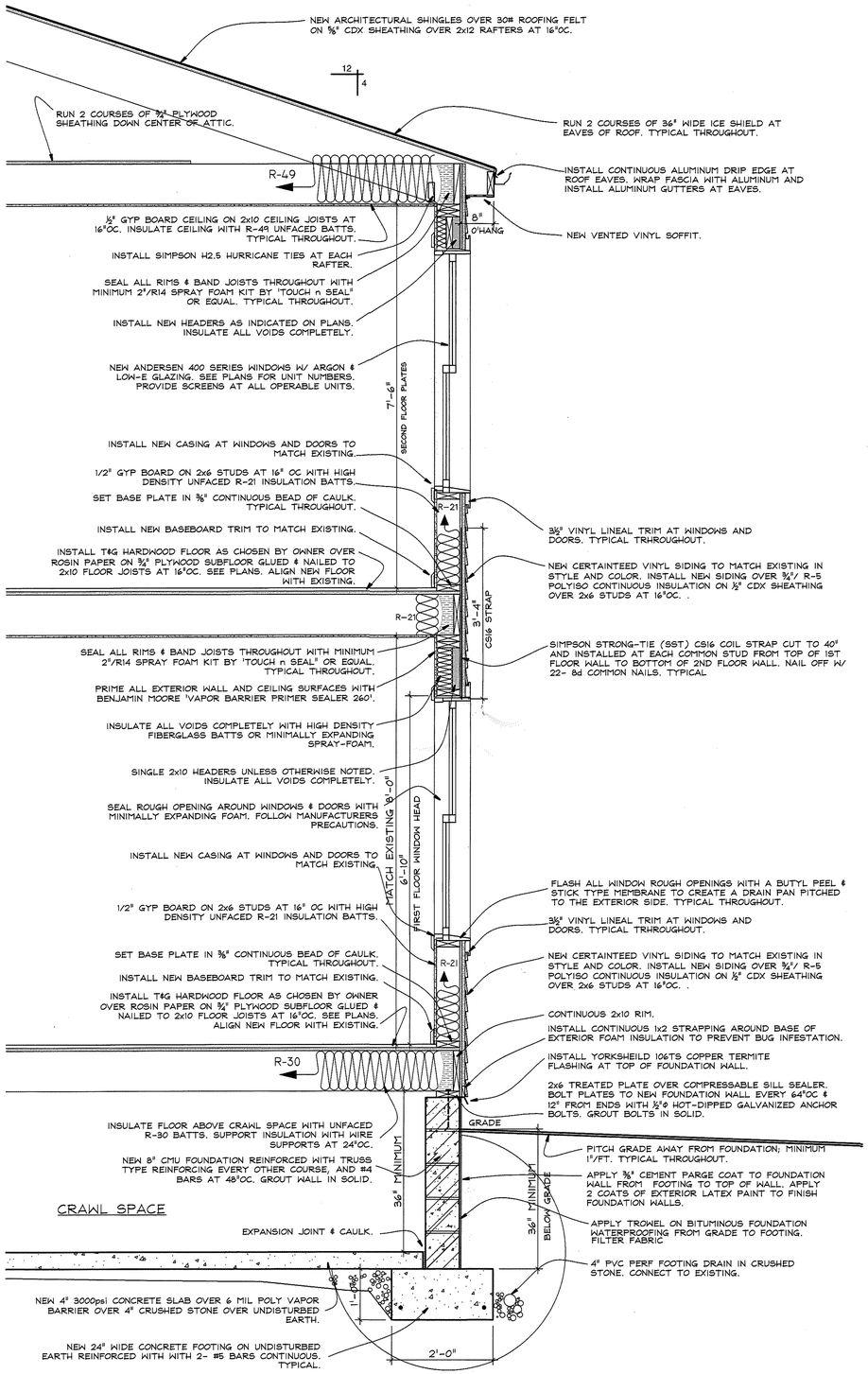
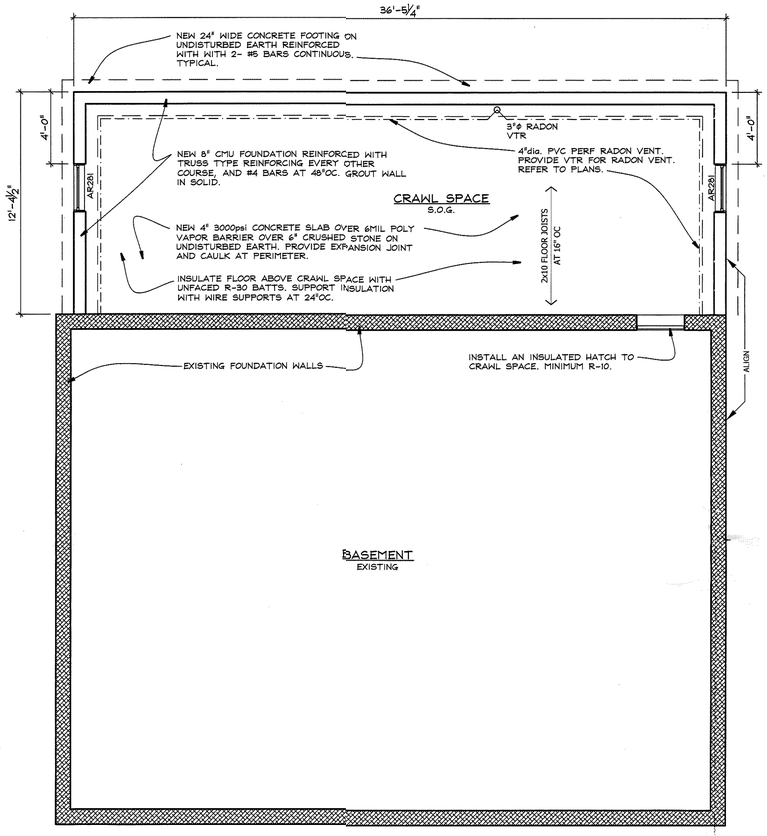


A/A1 WALL SECTION
3/4" = 1 FOOT



I/AI FOUNDATION PLAN
1/4" = 1 FOOT

GENERAL NOTES

1. **DO NOT SCALE THE DRAWINGS.** USE INDICATED DIMENSIONS ONLY.
2. ALL WORK SHALL CONFORM TO LOCAL AND NEW YORK STATE CODE REQUIREMENTS. NO WORK SHALL COMMENCE UNTIL A BUILDING PERMIT HAS BEEN ISSUED AS REQUIRED BY THE LOCAL BUILDING DEPARTMENT.
3. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE INDICATED. DOOR SIZES ARE IN FEET-INCHES. REFER TO THE INTERIOR ELEVATIONS FOR DOOR HEIGHT AND STYLE.
4. ALL NEW WALL BASE PLATES SHALL BE SET IN A MINIMUM ⅜" CONTINUOUS BEAD OF CAULK OR SEALANT. ALL PENETRATIONS THROUGH CEILINGS AND EXTERIOR WALLS SHALL BE AIR SEALED WITH EXPANDING FOAM AND/OR SILICONE CAULK PRIOR TO FLASHING.
5. ALL NEW EXTERIOR WALLS ARE 2x6 STUDS AT 16"OC UNLESS OTHERWISE NOTED. ALL INTERIOR WALLS ARE 2x4 STUDS AT 16"OC UNLESS OTHERWISE INDICATED.
6. DOUBLE UP JOISTS UNDER PARALLEL PARTITIONS.
7. WINDOWS ARE 400 SERIES SERIES BY ANDERSEN. UNITS TO BE LOW-E COATED WITH INSULATING GLASS, ARGON GAS. PROVIDE ALL OPERATING UNITS WITH SCREENS. UNIT NUMBERS ARE INDICATED ON THE PLANS.
8. ALL WOOD IN CONTACT WITH MASONRY & CONCRETE SHALL BE PRESSURE TREATED WITH A WOOD PRESERVATIVE.
9. INSTALL HANGERS AND CONNECTORS BY SIMPSON STRONG-TIE (SST) AS NOTED ON THE DRAWINGS AND DETAILS. INSTALL ALL CONNECTORS WITH NAILS OR SCREWS AS SPECIFIED BY SIMPSON STRONG-TIE. DO NOT SUBSTITUTE CONNECTORS OR FASTENERS. ALL FASTENER COATINGS SHALL MATCH THE EXTERIOR COATING OF THE SPECIFIED HANGER: HDG TO HDG AND STAINLESS TO STAINLESS.
10. FLASH ALL WINDOW ROUGH OPENINGS WITH A PEEL & STICK TYPE MEMBRANE FLASHING. FLASH SILLS TO CREATE A DRAIN PAN PITCHED TO THE EXTERIOR SIDE.
11. SEAL AROUND ALL DOOR AND WINDOW ROUGH OPENINGS WITH MINIMALLY EXPANDING FOAM. FOLLOW MANUFACTURERS PRECAUTIONS.
12. REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

CONSTRUCTION LEGEND

- NEW CONSTRUCTION
- EXISTING WALLS TO BE DEMOLISHED
- EXISTING MASONRY WALL
- EXISTING STUD WALL TO REMAIN
- S45 — SHEET NOTES CALL: SEE NOTES THIS SHEET
- CO — HARDWIRED CARBON MONOXIDE DET.
- S — HARDWIRED SMOKE DETECTOR

RECEIVED
AUG 31 2020
Village of Dobbs Ferry
Building Department

0'Connor ~~Addition~~
4 BRADLEY ST.
Dobbs Ferry, N.Y. 10522

NY LICENSE # 15938
KIER B. LEVESQUE, R.A.
ARCHITECT
49 THIRD AVENUE
NYACK, NEW YORK 10960
845-358-2359

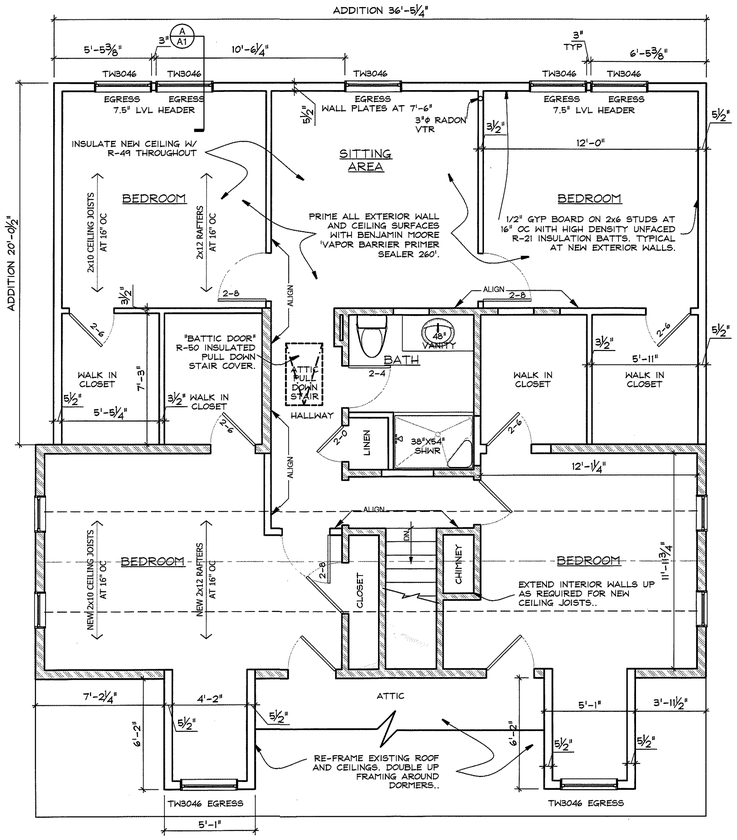
N

FOUNDATION PLAN &
WALL SECTION

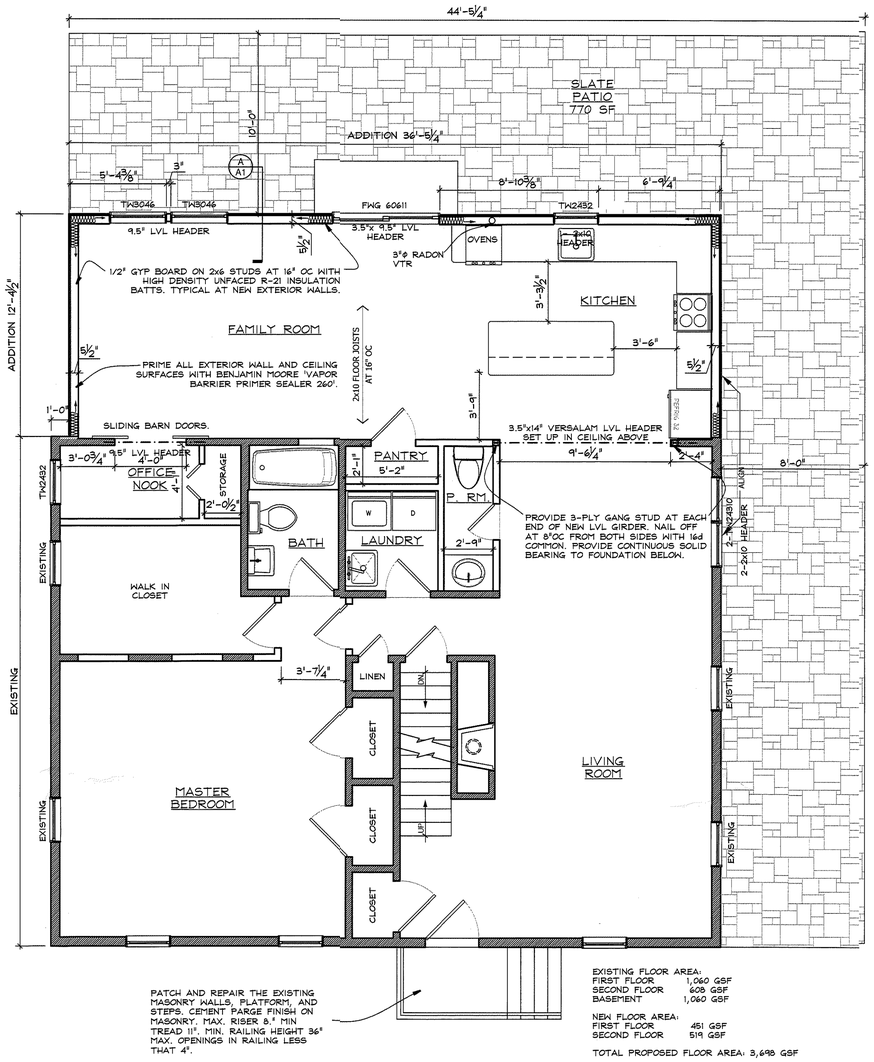
REGISTERED ARCHITECT KIER B. LEVESQUE 15938 STATE OF NEW YORK

SCALE AS SHOWN
DATE MAY 18, 2020
JOB NO. 19124
REVISIONS:
SHEET NO.
1 JUNE 22, 2020

A-1



2 / A1 SECOND FLOOR PLAN
1/4" = 1 FOOT



1 / A2 FIRST FLOOR PLAN
1/4" = 1 FOOT

EXISTING FLOOR AREA:
FIRST FLOOR 1,060 GSF
SECOND FLOOR 609 GSF
BASEMENT 1,060 GSF

NEW FLOOR AREA:
FIRST FLOOR 451 GSF
SECOND FLOOR 519 GSF

TOTAL PROPOSED FLOOR AREA: 3,698 GSF

GENERAL NOTES

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3. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE INDICATED. DOOR SIZES ARE IN FEET-INCHES. REFER TO THE INTERIOR ELEVATIONS FOR DOOR HEIGHT AND STYLE.
4. ALL NEW WALL BASE PLATES SHALL BE SET IN A MINIMUM ⅜" CONTINUOUS BEAD OF CAULK OR SEALANT. ALL PENETRATIONS THROUGH CEILINGS AND EXTERIOR WALLS SHALL BE AIR SEALED WITH EXPANDING FOAM AND/OR SILICONE CAULK PRIOR TO FLASHING.
5. DOUBLE UP JOISTS UNDER PARALLEL PARTITIONS.
6. ANY EXISTING EXTERIOR WALL CAVITY THAT IS OPENED SHALL BE FILLED TO THE FULL DEPTH OF THE CAVITY WITH HIGH DENSITY FIBERGLASS INSULATION. TYPICAL.
7. INSTALL SMOKE AND CO DETECTORS IF NONE PRESENT IN EACH SLEEPING ROOM AND 1 ON EACH FLOOR.

CONSTRUCTION LEGEND

- NEW CONSTRUCTION
- EXISTING WALLS TO BE DEMOLISHED
- EXISTING MASONRY WALL
- EXISTING STUD WALL TO REMAIN
- S45 — SHEET NOTES CALL: SEE NOTES THIS SHEET
- CO — HARDWIRED CARBON MONOXIDE DET.
- S — HARDWIRED SMOKE DETECTOR

2020 RESIDENTIAL CODE OF NEW YORK

1. ALL WORK SHALL CONFORM TO LOCAL AND 2020 RESIDENTIAL NEW YORK STATE AND AS REQUIRED BY THE LOCAL BUILDING DEPARTMENT.
2. OCCUPANCY CLASSIFICATION R-3.
3. CONSTRUCTION TYPE 5b
4. COMPLIANCE WITH 2020 RESIDENTIAL CODE APPENDIX "J" EXISTING BUILDINGS AND STRUCTURES. RECONFIGURATION OF SPACE REQUIRES COMPLIANCE WITH LEVEL 1 & 2. WORK AREA IS AS SHOWN ON THE PLANS.
5. COMPLY WITH THE 2020 ENERGY AND CONSTRUCTION OF NEW YORK STATE FOR ALL WALL AND CEILING CAVITIES EXPOSED DURING CONSTRUCTION.

CODE COMPLIANCE
ALL CONSTRUCTION SHALL COMPLY WITH THE NEW YORK STATE:
2020 RESIDENTIAL CODE OF NEW YORK STATE
2017 NATIONAL ELECTRICAL CODE
2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE
2020 FUEL GAS CODE OF NEW YORK STATE
2020 MECHANICAL CODE OF NEW YORK STATE
2020 PLUMBING CODE OF NEW YORK STATE

USE GROUP: R-3 SINGLE FAMILY DETACHED DWELLING
CONSTRUCTION TYPE: 5b
SMOKE ALARMS: COMPLY WITH SEC R314, R315 and NFPA 72

ENERGY CODE COMPLIANCE

THE ARCHITECT CERTIFIES THAT TO THE BEST OF HIS KNOWLEDGE, THAT ALL APPLICABLE SECTIONS OF THE 2020 ECCC OF NEW YORK STATE ENERGY CODE HAVE BEEN MET OR EXCEEDED

CLIMACTIC & GEOGRAPHIC DESIGN CRITERIA WESTCHESTER COUNTY

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CAT.	SUBJECT TO DAMAGE FROM:			WINTER DESIGN TEMP.	ICE BARRIER UNDERLAYMENT	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPEED (MPH)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WINDBORNE DEBRIS ZONE		WEATHERING	FROST DEPTH	TERMITE					
30	115	TBD BY AHJ	YES	TBD BY AHJ	B	SEVERE	36"	MOD/HVY	HDD 5199 15 F	YES	TBD	1000	52.2 F

0'Connor Addition
4 BRADLEY ST.
Dobbs Ferry, N.Y. 10522

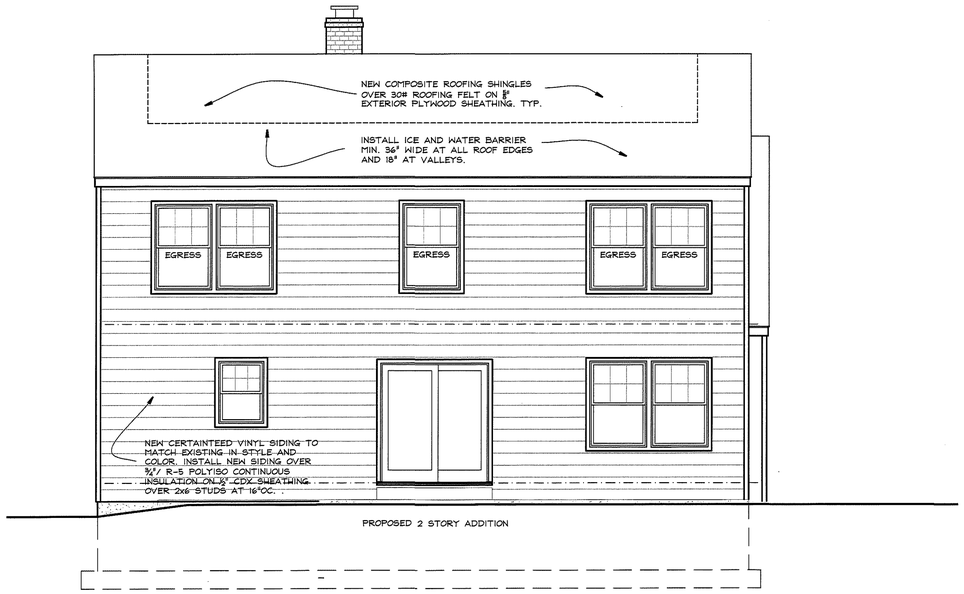
KIER B. LEVESQUE, R.A.
ARCHITECT
49 THIRD AVENUE
NYACK, NEW YORK 10960
845-358-2359
NY LICENSE # 15938

FLOOR PLANS

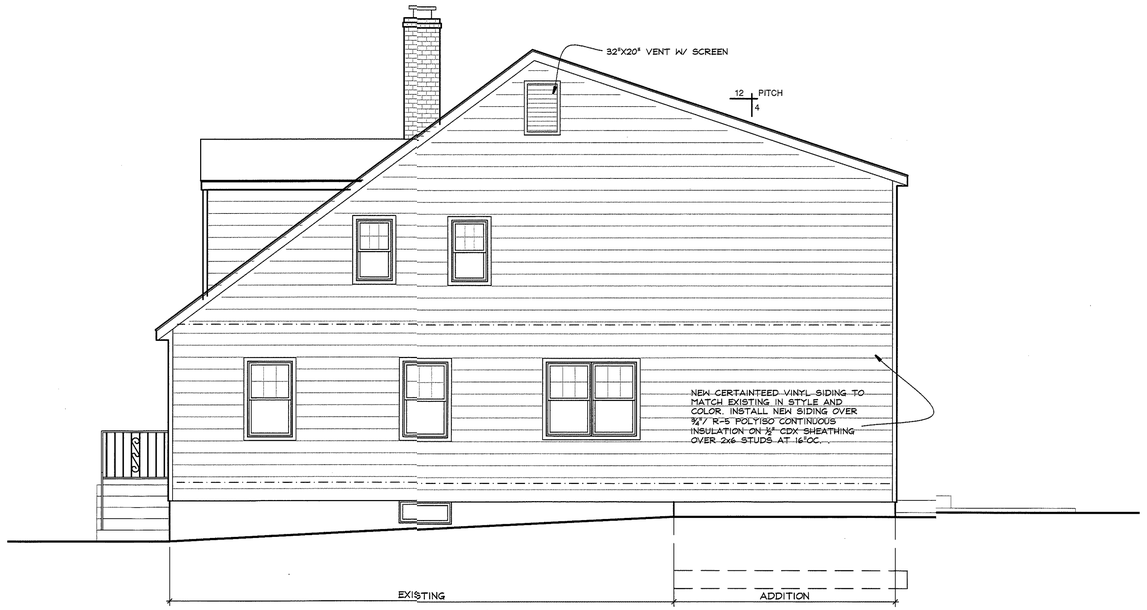
SCALE AS SHOWN
DATE MAY 18, 2020
JOB NO. 19124
REVISIONS: SHEET NO.

1 JUNE 22, 2020

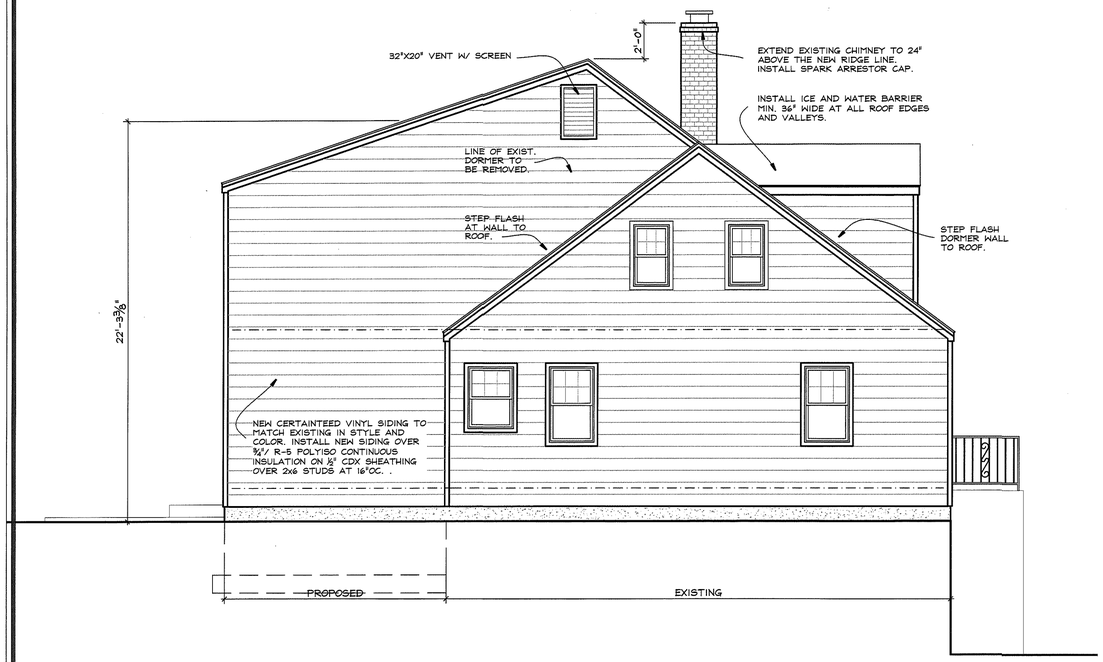
A-2



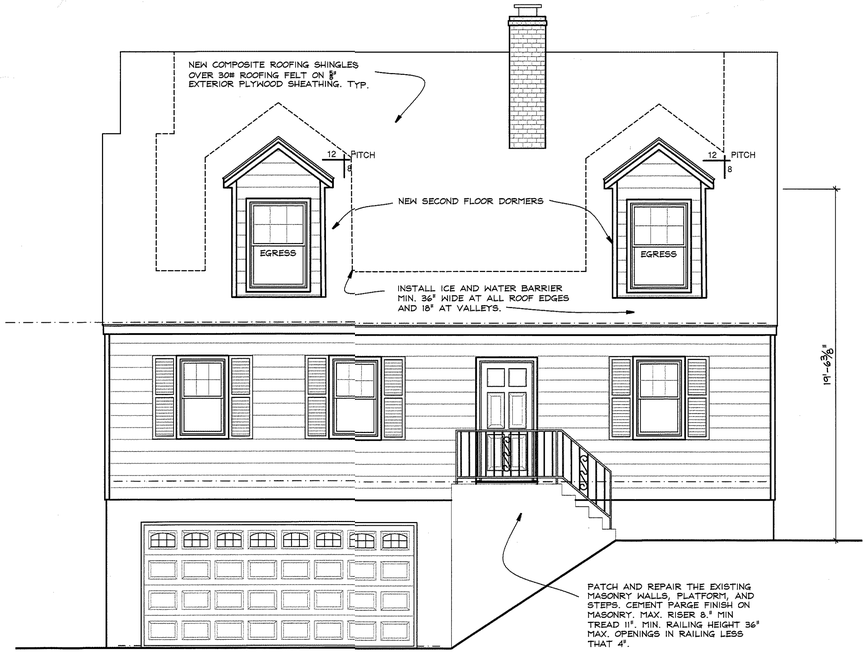
3/A3 REAR ELEVATION
1/4" = 1 FOOT



4/A3 SIDE ELEVATION
1/4" = 1 FOOT



2/A3 SIDE ELEVATION
1/4" = 1 FOOT



1/A3 FRONT (NORTH) ELEVATION
1/4" = 1 FOOT

0'Connor Addition
4 BRADLEY ST.
Dobbs Ferry, N.Y. 10522

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845-358-2359

ELEVATIONS

SCALE AS SHOWN
DATE MAY 18, 2020
JOB NO. 19124
REVISIONS:
1 JUNE 22, 2020

REGISTERED ARCHITECT KIER B. LEVESQUE 18938 STATE OF NEW YORK

SHEET NO.
A-3

GENERAL NOTES

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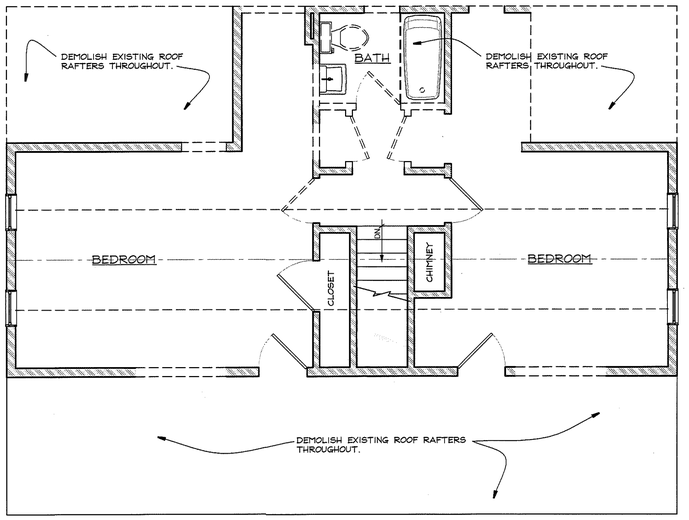
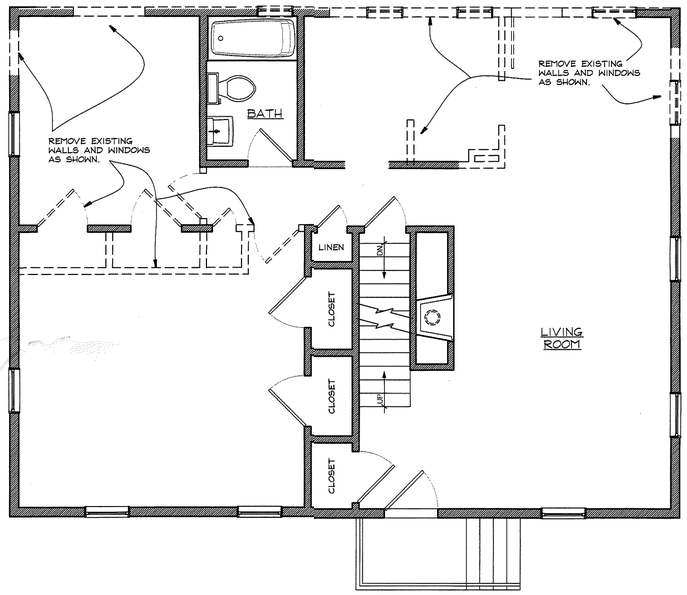
7. INSTALL SMOKE AND CO DETECTORS IF NONE PRESENT IN EACH SLEEPING ROOM AND 1 ON EACH FLOOR.



2/D1 SECOND FLOOR PLAN
1/4" = 1 FOOT



1/D1 FIRST FLOOR PLAN
1/4" = 1 FOOT

DEMOLITION

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING, BRACING AND PROTECTION OF ANY PART OF THE JOBSITE TO REMAIN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS, METHODS, PROCEDURES, SAFETY DIRECTIVES, AND REQUIREMENTS DURING THE COURSE OF DEMOLITION AND CONSTRUCTION
3. THE CONTRACTOR SHALL PROTECT ALL ADJACENT BUILDING AREAS AND PROPERTIES. ANY DAMAGE DONE TO ADJACENT AREAS SHALL BE REPAIRED OR REPLACED WITHOUT CHARGE TO THE OWNER.
4. ALL MATERIALS WHICH ARE REMOVED OR DEMOLISHED SHALL BE DISPOSED OF OFF SITE AS REQUIRED BY LOCAL REGULATIONS.
5. DOORS AND OTHER MATERIALS INTENDED FOR REUSE SHALL BE REMOVED, STORED AND PROPERLY PROTECTED.
6. THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM ACCUMULATED DEBRIS AT ALL TIMES. EACH AREA SHALL BE LEFT IN A BROOM CLEAN CONDITION DAILY.
7. THE GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY LIGHTING AS REQUIRED BY CODE.
8. REMOVE ALL EXISTING TELEPHONE AND ELECTRICAL RECEPTACLES NOT BEING RE-USED. REMOVE ALL WIRING BACK TO THE PANEL.
9. EXISTING FLOORS SHALL HAVE FINISH MATERIALS REMOVED AND BE SCRAPED CLEAN IN PREPARATION FOR NEW FINISHES.
10. REMOVE ALL EXISTING WALL FINISHES, AND GYPSUM BOARD.

CONSTRUCTION LEGEND

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- CO — HARDWIRED CARBON MONOXIDE DET.
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NY LICENSE # 15938

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NYACK, NEW YORK 10960
845-358-2359

0'Connor Addition
4 BRADLEY ST.
Dobbs Ferry, N.Y. 10522

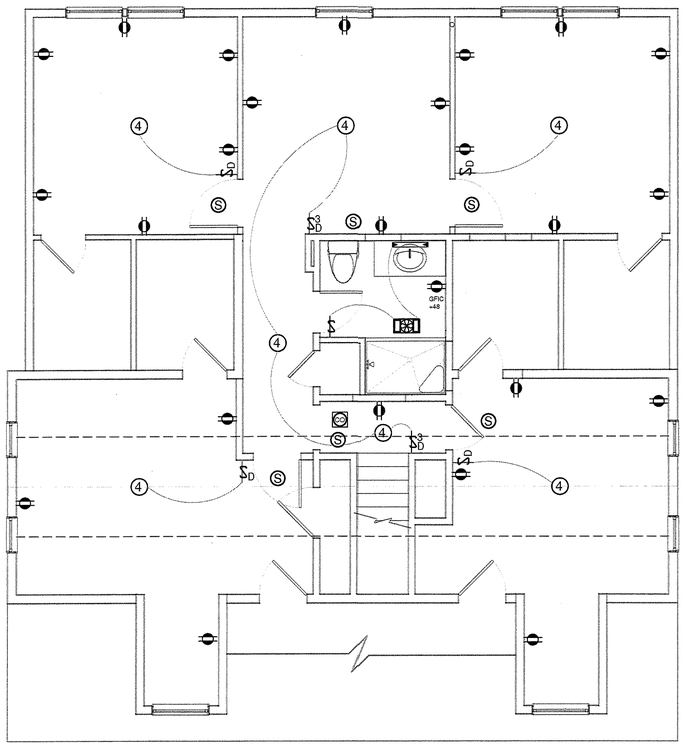
FLOOR PLANS

REGISTERED ARCHITECT KIER B. LEVESQUE 15938 STATE OF NEW YORK

SCALE AS SHOWN
DATE MAY 18, 2020
JOB NO. 19124
REVISIONS:
1 JUNE 22, 2020

SHEET NO.

D-1



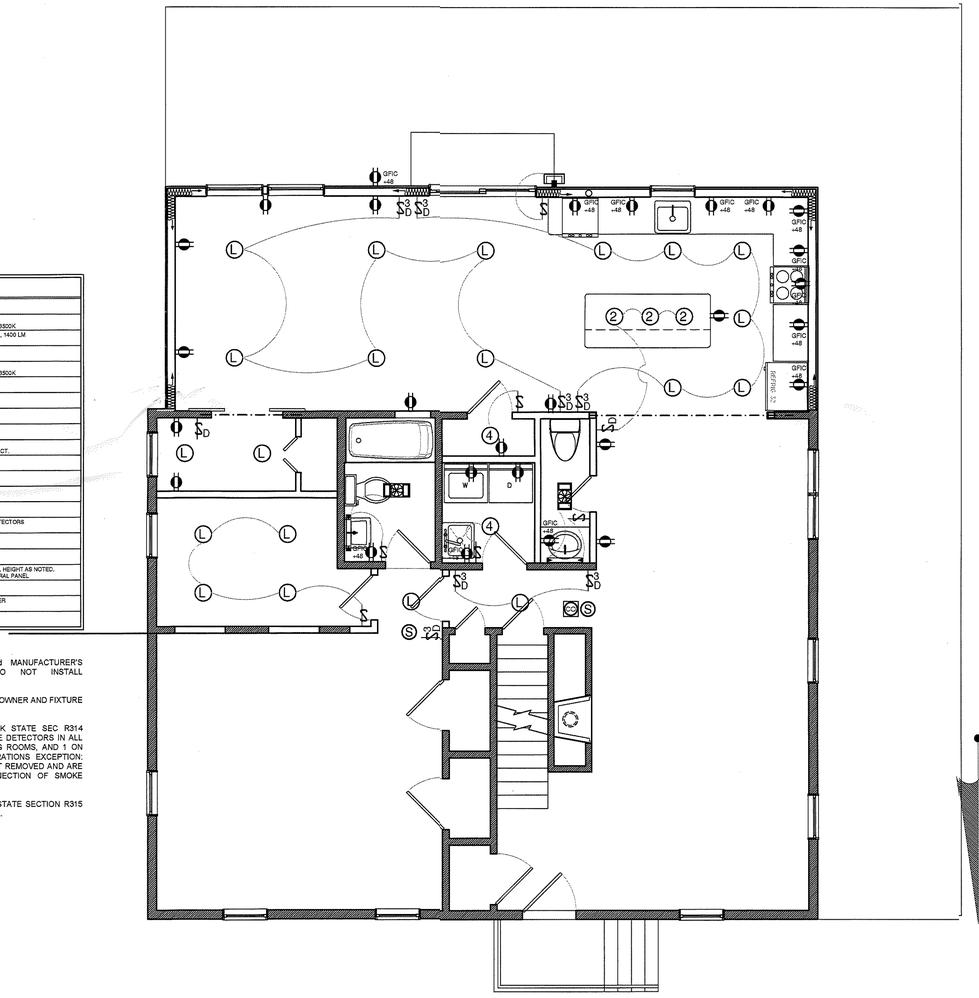
2 SECOND FLOOR PLAN
EI 1/4" = 1 FOOT

ELECTRIC SYMBOL LEGEND

(2)	HALOGEN PENDANT LIGHT FIXTURE TO BE CHOSEN BY OWNER
(L)	4" led RECESSED DOWNLIGHT AIR SEAL, IC, ENERGY STAR, led NEUTRAL COLOR LAMP 3500K
(3)	GOTHAM EVO SQUARE led RECESSED DOWNLIGHT 2700K, 1400 LM AIR SEAL, IC, ENERGY STAR, DAMP LOCATION
(4)	SURFACE MOUNTED LED CEILING LIGHT FIXTURE TO BE CHOSEN BY OWNER
	6" CREE S-DL6 led WALLWASH WITH WALL WASH TRIM. AIR SEAL, IC, ENERGY STAR, led NEUTRAL COLOR LAMP 3500K
(J)	JUNCTION BOX INSTALL CHANDELIER AS CHOSEN BY OWNER
	WALL SCONCE. TO BE CHOSEN BY OWNER.
	WALL MOUNT BATHROOM VANITY LIGHT. TO BE CHOSEN BY OWNER
	EXTERIOR FLOOD LIGHT MD: INDICATED MOTION DETECTOR SWITCH
	TOILET EXHAUST FAN - W/ LIGHT - 75cfm MINIMUM. VENT DIRECTLY TO THE EXTERIOR W/ 4" GALVANIZED DUCT.
	DUPLEX RECESSED FLOOR RECEPTACLE
	DUPLEX WALL RECEPTACLE
	QUAD WALL RECEPTACLE
CO	CARBON MONOXIDE DETECTOR 1 ON EACH FLOOR
S	HARDWIRED SMOKE DETECTOR. INSTALL NEW SMOKE DETECTORS IN ALL NEW & EXISTING BEDROOMS AS REQ'D BY CODE
$3D	3 POLE SWITCH
$3D	3 POLE DIMMER SWITCH
	CABLE TELEVISION/ COMPUTER JACK LOCATION. SET WALL HEIGHT AS NOTED. RG 6 CABLE: HOMERUN ALL WIRES INDIVIDUALLY TO CENTRAL PANEL.
	JAMB SWITCH
	3 SPEED REVERSIBLE CEILING FAN AS CHOSEN BY OWNER

ELECTRICAL NOTES:

1. COORDINATE DIMMER SWITCHES WITH led MANUFACTURER'S APPROVED DIMMER SWITCH LIST. DO NOT INSTALL NON-COMPATABLE DIMMER SWITCHES.
2. FIELD VERIFY SCONCE HEIGHTS ON WALL WITH OWNER AND FIXTURE CHOSEN.
3. PER 2020 RESIDENTIAL CODE OF NEW YORK STATE SEC R314 INSTALL INTERCONNECTED HARDWIRED SMOKE DETECTORS IN ALL SLEEPING ROOMS AND OUTSIDE OF SLEEPING ROOMS, AND 1 ON EACH FLOOR. PER AJ601.8.1 LEVEL 2 ALTERATIONS EXCEPTION: WHERE CEILINGS AND WALL FINISHES ARE NOT REMOVED AND ARE NOT ACCESSIBLE FROM ATTICS, INTERCONNECTION OF SMOKE ALARMS IS NOT REQUIRED.
4. PER 2020 RESIDENTIAL CODE OF NEW YORK STATE SECTION R315 INSTALL CO DETECTORS ON EACH FLOOR LEVEL.



1 FIRST FLOOR PLAN
EI 1/4" = 1 FOOT

CONSTRUCTION LEGEND

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ELECTRICAL & LIGHTING PLANS

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E-1