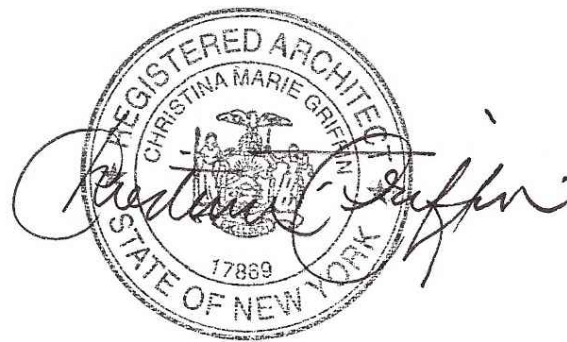
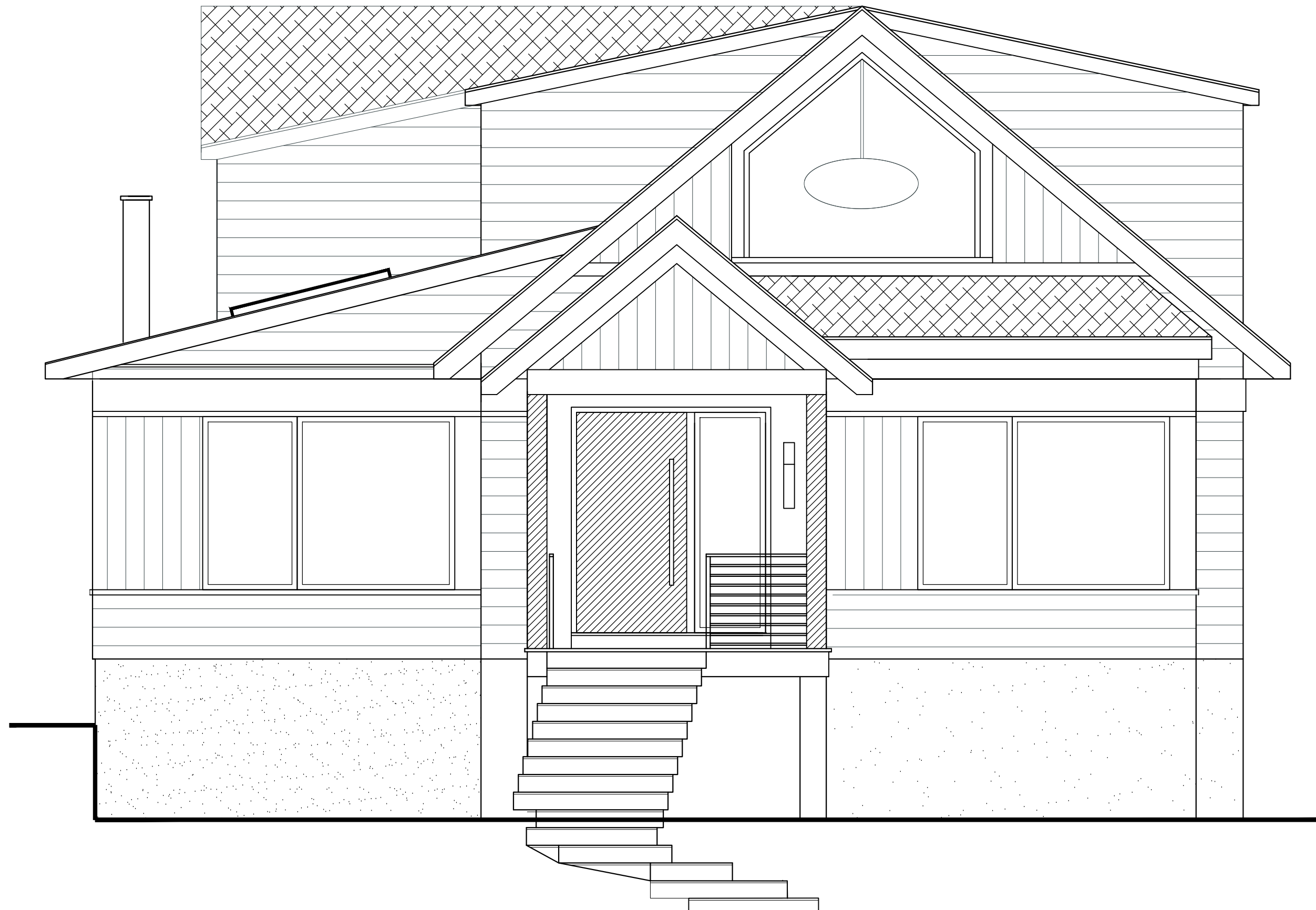


RENOVATIONS & EXTENSIONS TO THE
B R A M B R I N K R E S I D E N C E

2 0 L Y M A N P L A C E , D O B B S F E R R Y , N Y 1 0 5 2 2

C H R I S T I N A G R I F F I N A R C H I T E C T

1 2 S p r i n g S t r e e t , H a s t i n g s - o n - H u d s o n , N Y 1 0 7 0 6



GENERAL NOTES

- These documents remain the exclusive property of the Architect, and may not be used for any purpose whatsoever without written consent of the Architect.
- All construction shall comply fully with the 2020 Residential code of NYS, local building code, fire department regulations, and all other agencies having jurisdiction over project.
- Approved stamped set of building plans must be present on site for all inspections.
- A current Westchester County licensed and insured contractor must be on file with current building permit until Certificate of Occupancy is issued. If contractor of record has been removed from the project, a stop work order will be issued until a new Westchester County licensed and insured contractor is retained.
- General Contractor shall carry property damage insurance, public liability insurance, workman's compensation, auto insurance, and general liability as required by Federal, State, and Local Codes and as Owner requires.
- Licensed electrician to file separate electrical permit.
- Licensed plumber to file separate plumbing permit.
- All health, safety, fire, zoning and environmental regulations shall be adhered to at all times by the Owner and/or occupant.
- The contractor shall become familiar with conditions of the site, and the work as shown on the construction documents, prior to submitting a bid for construction.
- Contractors shall coordinate all work procedures and working hours with local authorities, neighborhood associations, and any other governing authorities.
- The contractor shall be responsible for providing all labor and materials to complete the project, in accordance with the construction documents, tested and ready for owner's use.
- All indicated Survey material is for general reference only. The Architect assumes no responsibility for the accuracy or the correctness of any of the indicated material.
- Contractors shall be responsible for protection of all existing and new conditions and materials with and adjacent to the construction area. Any damage caused by the execution of the work indicated or implied herein shall be repaired or replaced to the Owner's satisfaction.
- All construction sites shall conform to the 2020 New York State Property Maintenance Code. All rubbish garbage and construction debris shall be disposed of in an onsite dumpster or removed off site immediately. Materials shall be stacked in orderly fashion as to not create a blight on the community. The village right of way must be kept clear and maintained at all times.
- General contractor shall be responsible for the removal of construction debris, rubbish and offsite disposal in a responsible manner.
- The contractor shall obtain all inspections, approvals and permits, and pay all necessary permit fees required by the local building department and all other agencies having jurisdiction over the project, such as plumbing, electrical & HVAC, except for the building permit, which shall be obtained by the Architect. The contractor shall obtain the certificate of occupancy for the project when construction is complete.
- Contractor shall keep work site free from debris and accumulated refuse, and shall have sole responsibility for protecting all dangerous areas from entry by unauthorized parties.
- Drawings may be rough scaled for estimating and general purposes, but are not to be scaled for construction locations, dimensions, or any other purposes. Dimensions shown shall govern over measurements scaled from plans. Wall dimensions are given to finished surfaces. Contractor to consult with the Architect for questions regarding final dimensions and locations.
- All dimensions and conditions shown and assumed on the drawings must be verified at the site by contractor before ordering any material or doing any work.
- Contractor is to design and install adequate and code approved shoring and bracing where needed to safely complete structural work. Contractor to assume full and sole responsibility for structural adequacy of the shoring and for any injuries, damages, cracks, or defects caused by shoring or bracing, and shall repair all such damage at his sole expense.
- The Architect is not responsible for workmanship, construction methods, or any omissions or derivations from the drawings during construction.
- Materials and products indicated on drawings shall be installed in accordance with manufacturer's requirements.
- The drawings and notes are intended to be complete. Should anything be omitted from the drawings necessary to the proper construction of the work herein described, it shall be the duty of the contractor to notify the Architect. The builder shall visit the site and inform the Architect of any discrepancies of field conditions that may interfere with the total completion of all work included within the contract and verify all conditions prior to the ordering of materials and the start of construction.
- Minor details not usually shown or specified, but necessary for proper and acceptable construction, installation or operation of any part of the work shall be included in the work the same as specified or indicated.
- The contractor shall supervise and direct the work using his best skill and attention, he shall be solely responsible for all construction means, methods, sequences and procedures and for coordination of all portions of the work.
- The use of the words "provide" or "provided" in connection with any item specified is intended to mean that such item be furnished and installed and connected where required.
- Contractor shall maintain a sealed enclosure between work area and other areas of the residence. In addition,

- the contractor shall be responsible to (a) protect all interior spaces from the area of renovation, and (b) broom sweep all areas at end of each work day.
- The contractor shall do all the cutting, fitting & patching that may be required to make several parts of the work come together properly, and to fit his work, and/or receive, or be received by the work of others, as shown, or as reasonably implied on the drawings.
- New and existing work shall come together in a seamless fashion. All new or modified surfaces shall be finished including, but not limited to taping, spackling and priming.
- All insulation to comply with the Energy Efficiency Certificate required by 401.3 2020 Energy Conservation Construction Code of New York, prepared by the Architect.
- If blown or sprayed insulation used, Installer of insulation to submit insulation certification to include the installed thickness of the area covered and R-value of the installed thickness shall be listed on the certificate. The insulation installer shall sign, date and post the certificate in a conspicuous location on the job site per N1101.5 of the 2020 Residential Code of New York State and submit an original signed copy for the Building Departments records.
- All work shall be guaranteed for one year after final payment. The general contractor is to furnish written guarantees on his work and all subcontractors work against defects resulting from the use of inferior materials, equipment, or workmanship as determined solely by the Architect. All such defects are to be replaced or repaired, complete with labor and materials, at no cost to owner.
- Substitutions of equipment or materials other than those shown on the drawings or in the specifications shall be made only upon approval of the Architect or owner as noted on the drawings or in these specifications. The contractor shall submit his substitution for approval before releasing any order for fabrication and/or

- shipments. The Architect reserves the right to disapprove such substitution, provided in his sole opinion, the item offered is not equal or detailed on the drawings, which requires any redesign of the structure, partitions, piping, redesign, and all new drawings and detailing required therefore shall, with the approval of the Architect, be prepared by the contractor at his own expense.
- All work shall be installed so that all parts required are readily accessible for inspection, operation, maintenance and repair. Minor deviations from the drawings may be made to accomplish this, but changes of magnitude shall not be made without prior written approval from the Architect.
- Upon completion of the work, the entire project is to be completely cleaned and the site restored to existing condition, including but not limited to the following.
 - Complete sweeping of all areas, and removal of all rubbish and debris, except that caused by the owner or others doing N.I.C. work.
 - Removal of all labels from glass, fixtures, and equipment, etc. and spray cleaning of glass and mirrors.
 - Removal of stains, and paint from glass, hardware, finished flooring, cabinets, etc.
 - Final cleaning of all chrome and aluminum metal work.
 - Restoration of property by returning shrubs to original locations, filling of all ruts and raked topsoil and repairs to damaged blactop.
- Finish materials and paint colors shall be reviewed and approved by the homeowner.
- The Architect assumes no responsibility for the accuracy or correctness of any material or drawings prepared by others and provided to the Architect.

- Energy Notes R-Values & U-Factors
2020 Residential code of NYS - Climate Zone 4A
- | | Required | Proposed |
|---------|--------------|--------------|
| Ceiling | R-49 | R-49 |
| Wall | R-20 | R-21 |
| Glazing | 0.32 U value | 0.32 U value |
| Floor | R-19 | R-19 |
- Design Criteria:
5750 Degree Days
15% Maximum Glazing
R402.2.1 CEILINGS WITH ATTIC SPACES
* Installing R-38 over 100% of the ceiling area requiring insulation shall be deemed to satisfy the requirement for R-49 insulation wherever the full height of uncompressed R-38 insulation extends over the wall top plate at eaves.
- Certification
I, Christina Griffin, Architect A.I.A., hereby states that I have prepared these plans and specifications to the best of my knowledge in compliance with all the requirements of the 2020 Residential code of NYS.
- VILLAGE OF DOBBS FERRY REQUIREMENTS**
- Should rock blasting be required, a permit application in accordance with Chapter 125 - Blasting and Explosives of the Village of Dobbs Ferry must be submitted to the Village by the applicant for review/approval.
 - The Village Engineer may require additional erosion control measures if deemed appropriate to mitigate unforeseen siltation and erosion of disturbed soils.
 - As-built plans of the any proposed driveway and drainage improvements shall be submitted to the Village Engineer for review prior to issuance of Certificate of Occupancy.
 - Before the site plan is signed by the Chairman of the Planning Board, the applicant shall be required to post a performance bond or other type of acceptable monetary guaranty which shall be in an amount determined by the Planning Board and the Village Engineer and in a form satisfactory to the Village Attorney.
 - All exterior lighting shall conform with Village of Dobbs Ferry Zoning Code, Section 300-41.

INSULATION AND FENESTRATION
REQUIREMENT BY COMPONENT

CLIMATE ZONE	FENESTRATION U-FACTOR ^a	SKYLIGHT ^b U-FACTOR	GLAZED FENESTRATION SHGC ^{c,*}	CEILING R-VALUE	WOOD FRAME WALL R-VALUE
4A	0.32	0.55	0.40	49	20 or 13+5 ^e
	MASS WALL R-VALUE ^f	FLOOR R-VALUE	BASEMENT ^g WALL R-VALUE	SLAB ^h R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
	8/13(g)	19	10/13(c)	10, 2FT(d)	10/13(c)

- R-values are minimums. U-factors and SHGC are maximums. Where insulation is installed in a cavity that is less than the label or design thickness of the insulation, the installed R-value of the insulation shall be not less than the R-value specified in the table.
- The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
-
- "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation on the interior of the basement wall. "15/19" means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. Alternatively, compliance with "15/19" shall be R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home.
- R-5 insulation shall be provided under the full slab area of a heated slab in addition to the required slab edge insulation R-value for slabs, as indicated in the table. The slab edge insulation for heated slabs shall not be required to extend below the slab.
- Reserved.
- Reserved.
- Alternatively, insulation sufficient to fill the framing cavity and providing not less than an R-value of R-19.
- The first value is cavity insulation, the second value is continuous insulation. Therefore, as an example, "13+5" means R-13 cavity insulation plus R-5 continuous insulation.
- Mass walls shall be in accordance with Section R402.2.5. The second R-value applies where more than half of the insulation is on the interior of the mass wall.

DESIGN REQUIREMENTS for the 2020 RESIDENTIAL
CODE OF NEW YORK STATE CLIMATIC &
GEOGRAPHIC DESIGN CRITERIA

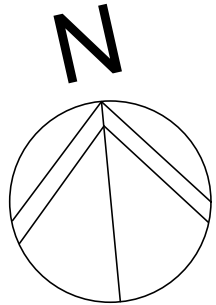
GROUND SNOW LOAD	WIND DESIGN					SUBJECT TO DAMAGE FROM						
	SPEED (MPH)	TOPO EFFECTS	SPECIAL WIND REGION	WIND BORNE DEBRIS ZONE	SEISMIC DESIGN CATEGORY	WEATHERING	FROST LINE DEPTH	TERMITE	ICE SHIELD UNDERLAY REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP.
30 PSF	120-130 MPH	NO	YES	NO	B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

DATES

PRE-BID DOCUMENTS	8-12-21
BUILDING PERMIT SUBMISSION	8-13-21
PLANNING BOARD SUBMISSION	9-16-21

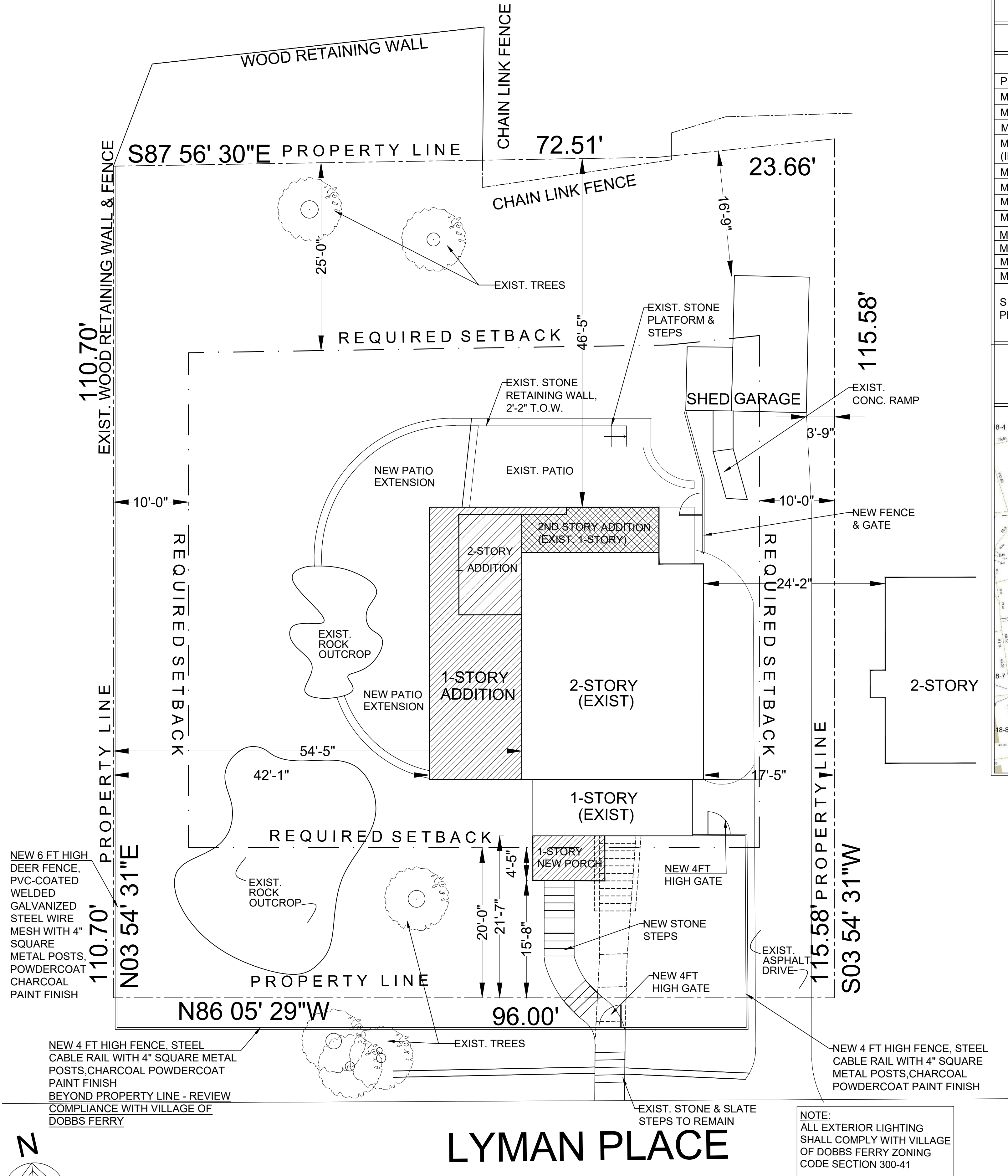
LIST of DRAWINGS

TITLE SHEET	GENERAL NOTES, CLIMATIC & GEOGRAPHIC CRITERIA, DATES, LIST OF DRAWINGS
S-1	SITE PLAN, ZONING COMPLIANCE, LOCATION MAP, PHOTOGRAPHS OF EXISTING CONDITIONS
S-2	PHOTOGRAPHS OF EXISTING CONDITIONS, STREETVIEWS, PHOTOS OF NEIGHBORING PROPERTIES
ST- 1	DEMOLITION PLANS
A-1	FIRST FLOOR PLAN
A-2	SECOND FLOOR PLAN
A-3	EXTERIOR ELEVATIONS
A-4	EXTERIOR ELEVATIONS



SITE PLAN

SCALE: 1/8" = 1'-0"



ZONING CALCULATIONS

20 LYMAN PLACE, DOBBS FERRY, NY: TAX MAP: 3.60-21-17

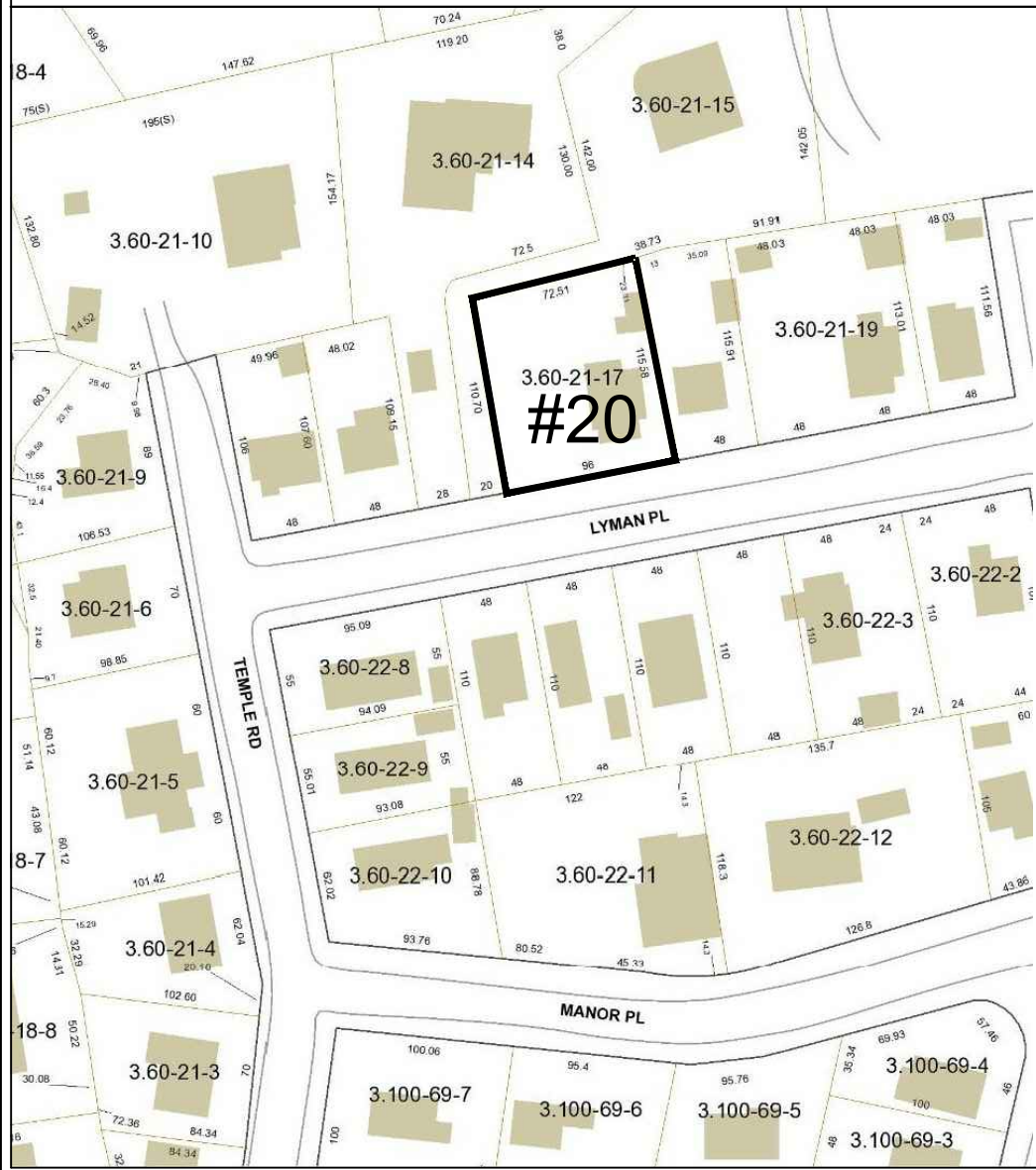
ZONING DISTRICT: OF-6

	REQUIRED	EXISTING	PROPOSED
PRINCIPAL USE PERMITTED	ONE-FAMILY RESIDENCE	ONE-FAMILY RESIDENCE	ONE-FAMILY RESIDENCE
MIN. LOT SIZE	5,000 SF	10,797 SF	10,797 SF
MIN. LOT WIDTH	50 FT	96 FT	96 FT
MIN. LOT DEPTH	100 FT	110.70 FT / 115.58 FT	110.70 FT / 115.58 FT
MAX. LOT COVERAGE (INCLUDES BUILDING, DECK, PORCH)	27% (OR 20% SLIDING SCALE)	11% (1,232 SF)	16% (1,734 SF)
MAX. IMPERVIOUS COVERAGE	54% (OR 40% SLIDING SCALE)	23% (2,507 SF)	31% (3,394 SF)
MIN. FRONT YARD	20 FT	21.58 FT	21.58 FT; 15.7 FT TO PORCH **
MIN. REAR YARD	25 FT	46.4 FT (16.75FT TO EXIST. GARAGE)	46.4 FT (16.75FT TO EXIST. GARAGE)
MIN. SIDE 1 YARD	10 FT	17.4 FT	17.4 FT
MIN. SIDE 2 YARD	10 FT	54.4 FT	42.08 FT TO NEW ADDITION
MIN. COMBINED SIDE YARDS	20 FT	71.8 FT	59.48 FT
MAXIMUM RIDGE HEIGHT	28 FT DEFAULT	23 FT	23 FT
MAXIMUM EAVE HEIGHT	22 FT DEFAULT	19.9 FT	19.9 FT

SITE PLAN BASED ON SURVEY BY RAMSAY LAND SURVEYING P.C., PROFESSIONAL LAND SURVEYORS - PLANNERS, MAY 21, 2021

***PER DF ZONING CODE 300-34-B(4)(C), OPEN PORCHES MAY PROJECT INTO FRONT YARD SETBACK

LOCATION MAP



SOURCE: TOWN OF GREENBURGH GIS

COVERAGE CALCULATIONS

LOT AREA	10,797 SF	
	EXISTING	PROPOSED
PRINCIPAL BUILDING & FRONT PORCH	1,001 SF	1,446 SF
GARAGE & SHED	231 SF	231 SF
NEW FRONT PORCH	N/A	57 SF
REAR / SIDE PATIO	421 SF	869 SF
ENTRY PLATFORM/ WALKS/ STONE STEPS	129 SF	66 SF
DRIVEWAY & CONCRETE RAMP	725 SF	725 SF
TOTAL IMPERVIOUS COVERAGE	EXISTING	PROPOSED
	2,507 SF (23%)	3,394 SF (31%)

CHRISTINA GRIFFIN ARCHITECT PC

10 Spring Street
Hastings-on-Hudson, New York 10706
914.478.0799
www.christinagriffinarchitect.com

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

Drawing Title: SITE PLAN

ZONING DATA
AREA MAP

Scale: AS SHOWN

Scale: AS SHOWN



S-1

STREETVIEW
OF NEIGHBORING
PROPERTIES

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



20 LYMAN PLACE
PHOTOS OF EXISTING CONDITIONS

SCALE: N.T.S.



34 Lyman Place



30 Lyman Place



24 Lyman Place



16 Lyman Place



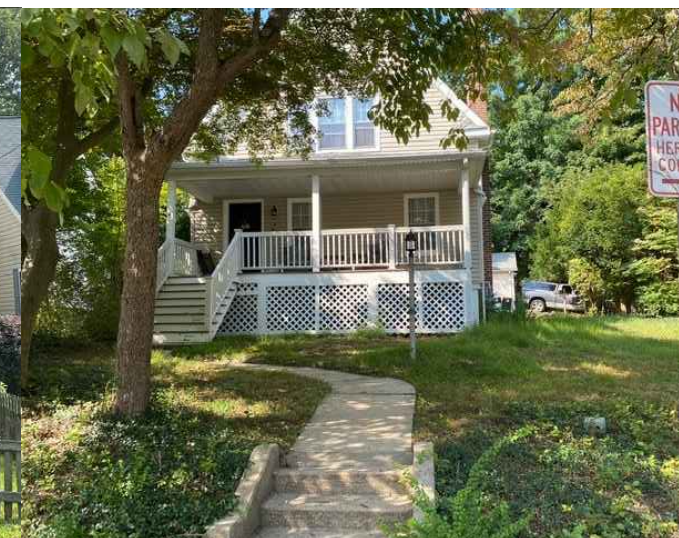
8 Lyman Place



36 Temple Road



25 Lyman Place



23 Lyman Place



19 Lyman Place



11 Lyman Place



3 Lyman Place

PHOTOS OF NEIGHBORING PROPERTIES

SCALE: N.T.S.

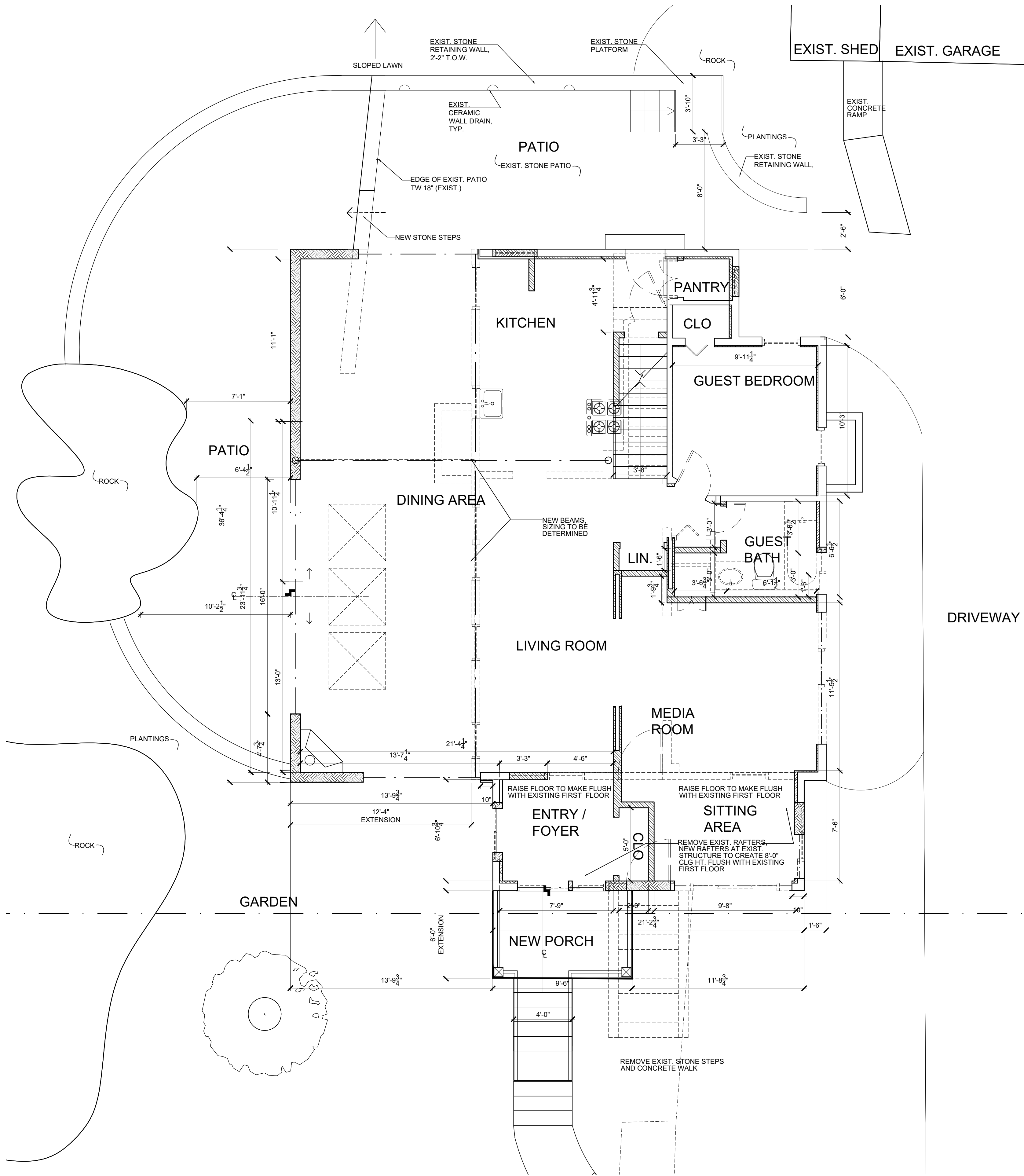
CHRISTINA GRIFFIN ARCHITECT PC
10 Spring Street
Hastings-on-Hudson, New York 10706
914.478.0799
www.christinagriffinarchitect.com

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

Drawing Title: STREETVIEWS
PHOTOS OF EXIST. COND.
Scale: AS SHOWN

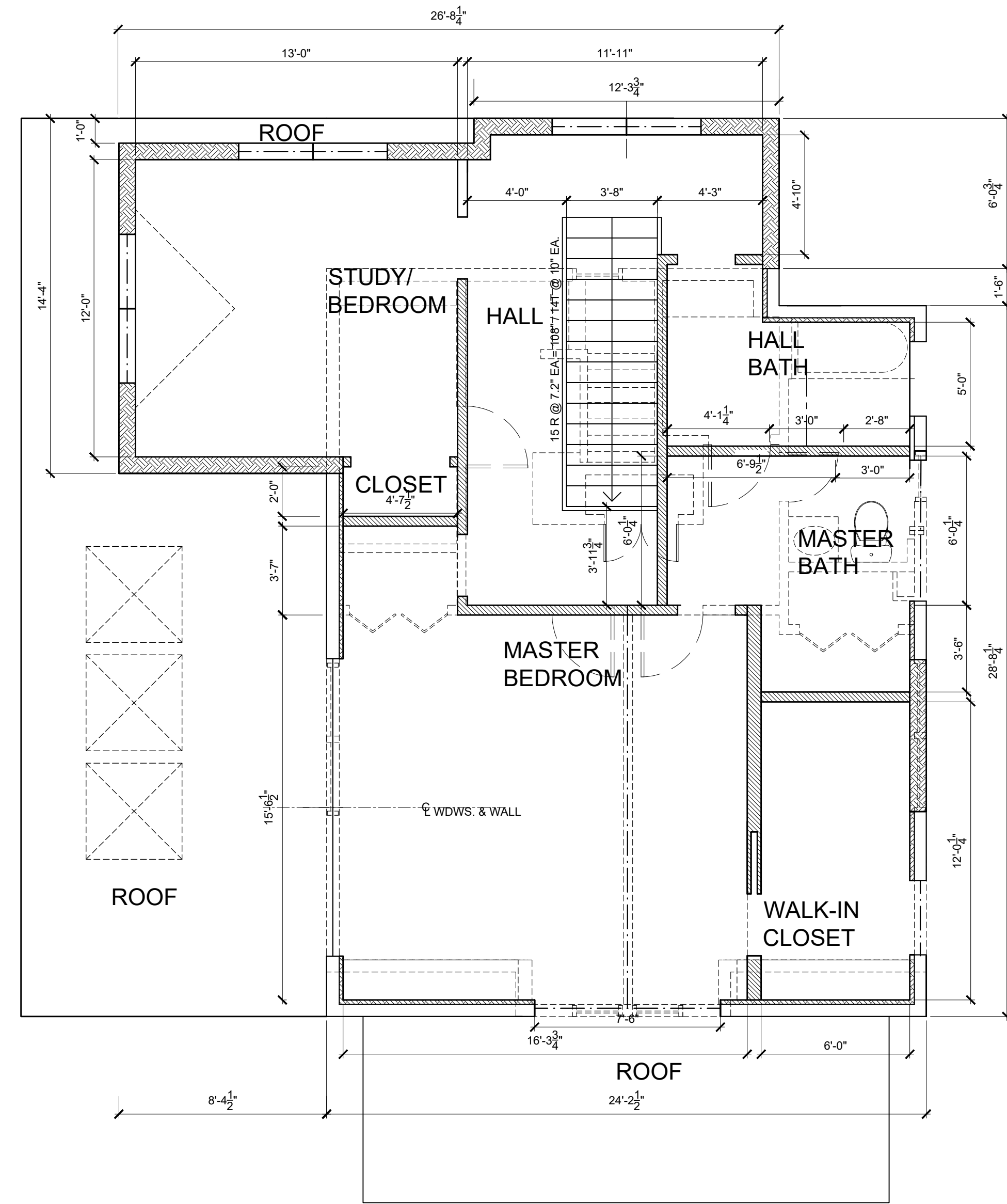


S-2



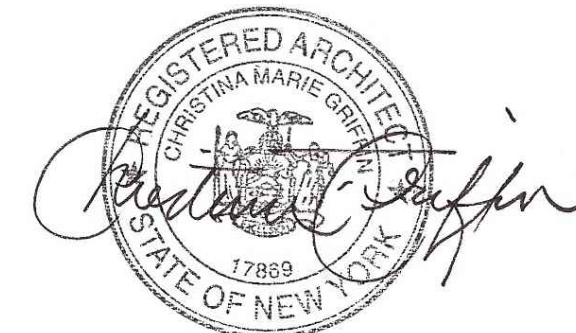
DEMOLITION PLAN - FIRST FLOOR

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



DEMOLITION PLAN - SECOND FLOOR

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



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

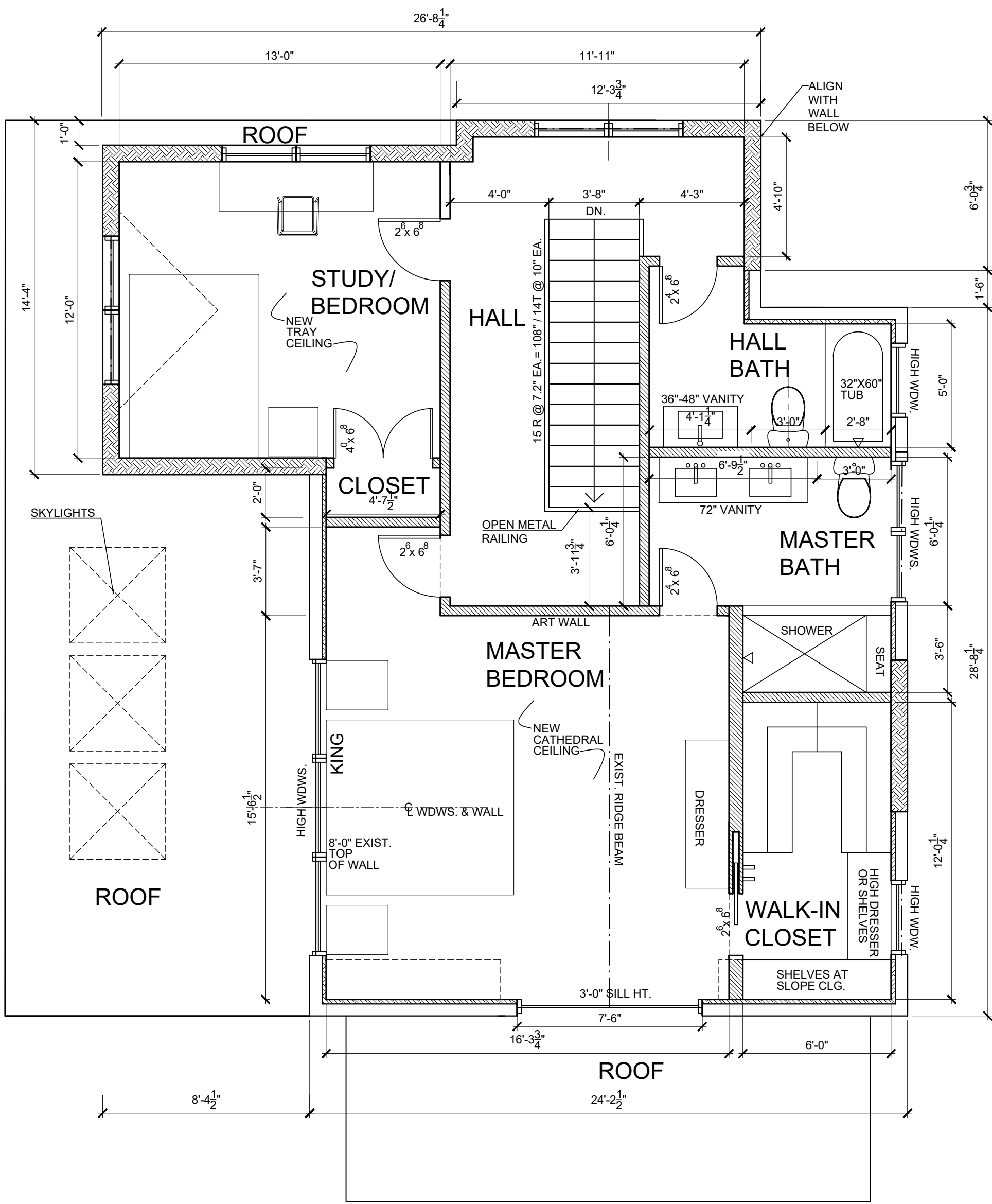
RENOVATIONS & EXTENSIONS TO THE
BRAMBRINK RESIDENCE
20 LYMAN PLACE, DOBBS FERRY, NY 10522

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

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

Drawing Title: DEMOLITIONS PLANS
Scale: AS SHOWN

ST-1



SECOND FLOOR PLAN

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



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

Date

PRE-BID DOCUMENTS 8-12-21
BUILDING PERMIT SUBMISSION 8-13-21
PLANNING BOARD SUBMISSION 9-16-21

Drawing Title

SECOND FLOOR PLAN

Scale:

AS SHOWN

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914.478.0799
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RENOVATIONS & EXTENSIONS TO THE

BRAMBRINK RESIDENCE

20 LYMAN PLACE, DOBBS FERRY, NY 10522



WEST ELEVATION

RENOVATIONS & EXTENSIONS TO THE
BRAMBRINK RESIDENCE
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10 Spring Street
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914.478.0799
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BUILDING PERMIT SUBMISSION 8-13-21
PLANNING BOARD SUBMISSION 9-16-21

Drawing Title

ELEVATIONS

Scale:
AS SHOWN

A-3

A-3



EAST ELEVATION

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PRE-BID DOCUMENTS 8-12-21
BUILDING PERMIT SUBMISSION 8-13-21
PLANNING BOARD SUBMISSION 9-16-21

Drawing Title

ELEVATIONS

Scale:

AS SHOWN

A-4