

FIRE PROTECTION

ADDITION AND RENOVATION AREA EXCEEDS 50% OF EXISTING AREA. FIRE-SPRINKLERS ARE TO BE PROVIDED THROUGHOUT IN ACCORDANCE WITHNFPA 13D.

FIRE PROTECTION:

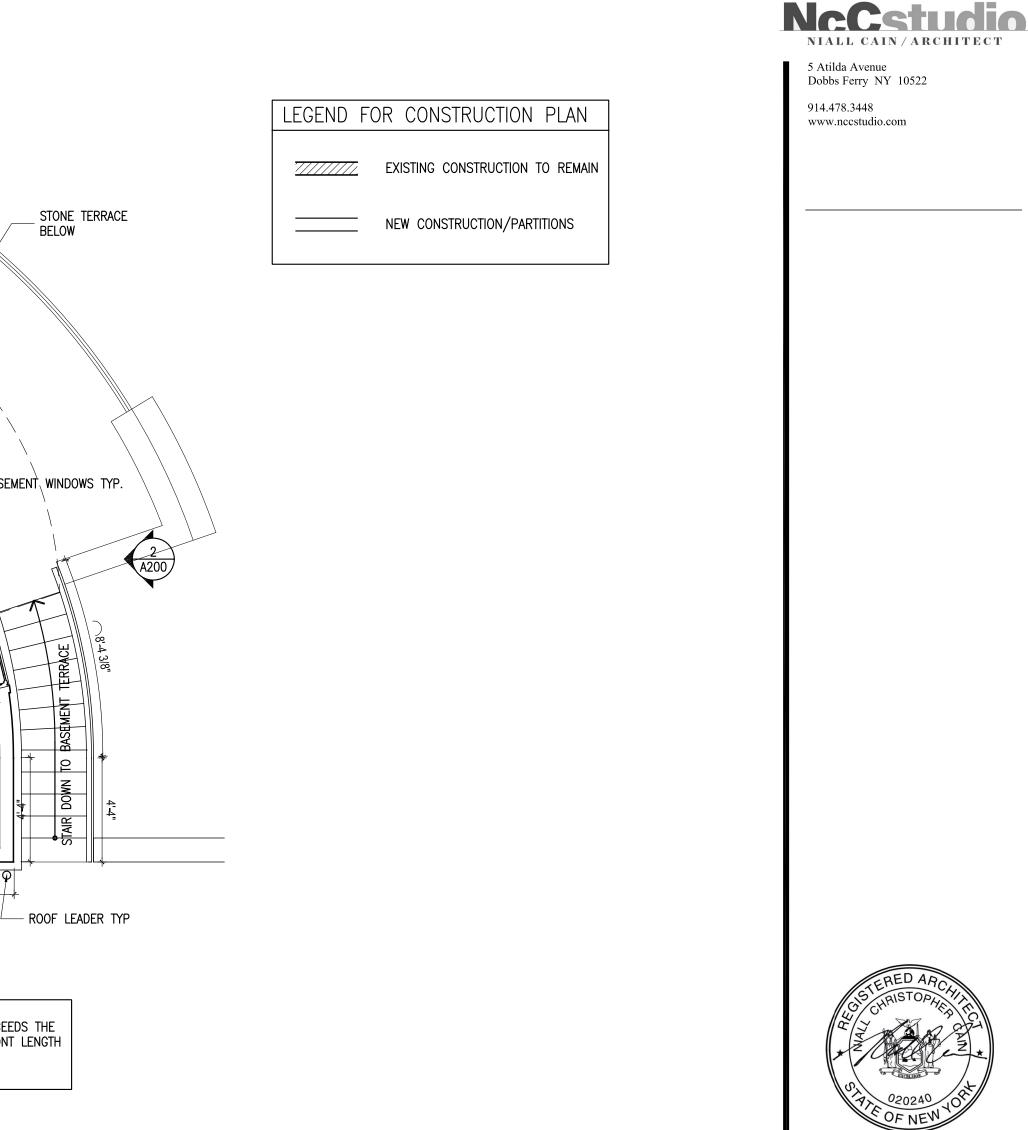
. ALL SPACES ARE TO BE FULLY SRINKLERED IN COMPLIANCE WITH THE LATEST EDITION OF THE NFPA FOR SINGLE FAMILY HOMES. ROOM LIGHT AND VENTILATION: ALL HABITABLE ROOMS HAVE A GLAZING AREA IN

EXCESS OF 8% WITH OPENINGS FOR FRESH AIR IN EXCESS OF 4% OF THE FLOOR AREA OF SUCH ROOMS IN COMPLIANCE WITH THE 2020 NYS RESIDENTIAL CODE

BEDROOM EGRESS: 1. ALL BEDROOMS TO HAVE EGRESS WINDOWS/ DOORS AS DEFINED BY 2020 NYS RESIDENTIAL CODE

AT FOUNDATION WALLS.

INSULATION: 1. PROVIDE R20 BATT INSULATION AT ALL NEW 2X6 EXTERIOR WALLS 2. PROVIDE R49 BATT INSULATION AT ROOF FRAMING AT PROPOSED ADDITION 3. PROVIDE ENTIRE ATTIC WITH R49 BATT INSULATION. 4. PROVIDE R49 CLOSED CELL FOAM INSULATION AT CATHEDRAL CEILING AREA, WHERE NO ATTIC EXISTS 5. PROVIDE R30 BATT INSULATION AT JOIST ABOVE CRAWL SPACE. 6. PROVIDE 2" RIGID INSULATION FOR 4 FEET MEASURED HORIZONTALLY AT CONCRETE PERIMETER



ST.STL.CABLE RILING WITH ⁻ IPE TOP RAIL, SEE DETAIL THERMAL BLUESTONE PAVING WITH 12" WIDE THERMAL BLUESTONE

(2) (A200)

Child/Dabiri Alteration 111 Bellair Drive Dobbs Ferry, NY

CONSTRUCTION DOCUMENTS

OCTOBER 11, 2022 REV: DECEMBER 05, 2022 REV: FEBRUARY 13, 2023

drawn by:

scale:

title:

 $\frac{1}{4}$ " = 1'-0"

FLOOR PLANS

A100

FIRE PROTECTION

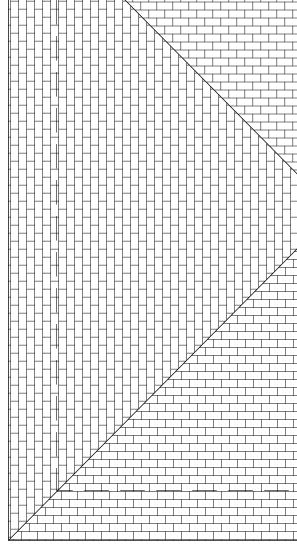
ADDITION AND RENOVATION AREA EXCEEDS 50% OF EXISTING AREA. FIRESPRINKERS ARE TO BE PROVIDED THROUGHOUT.

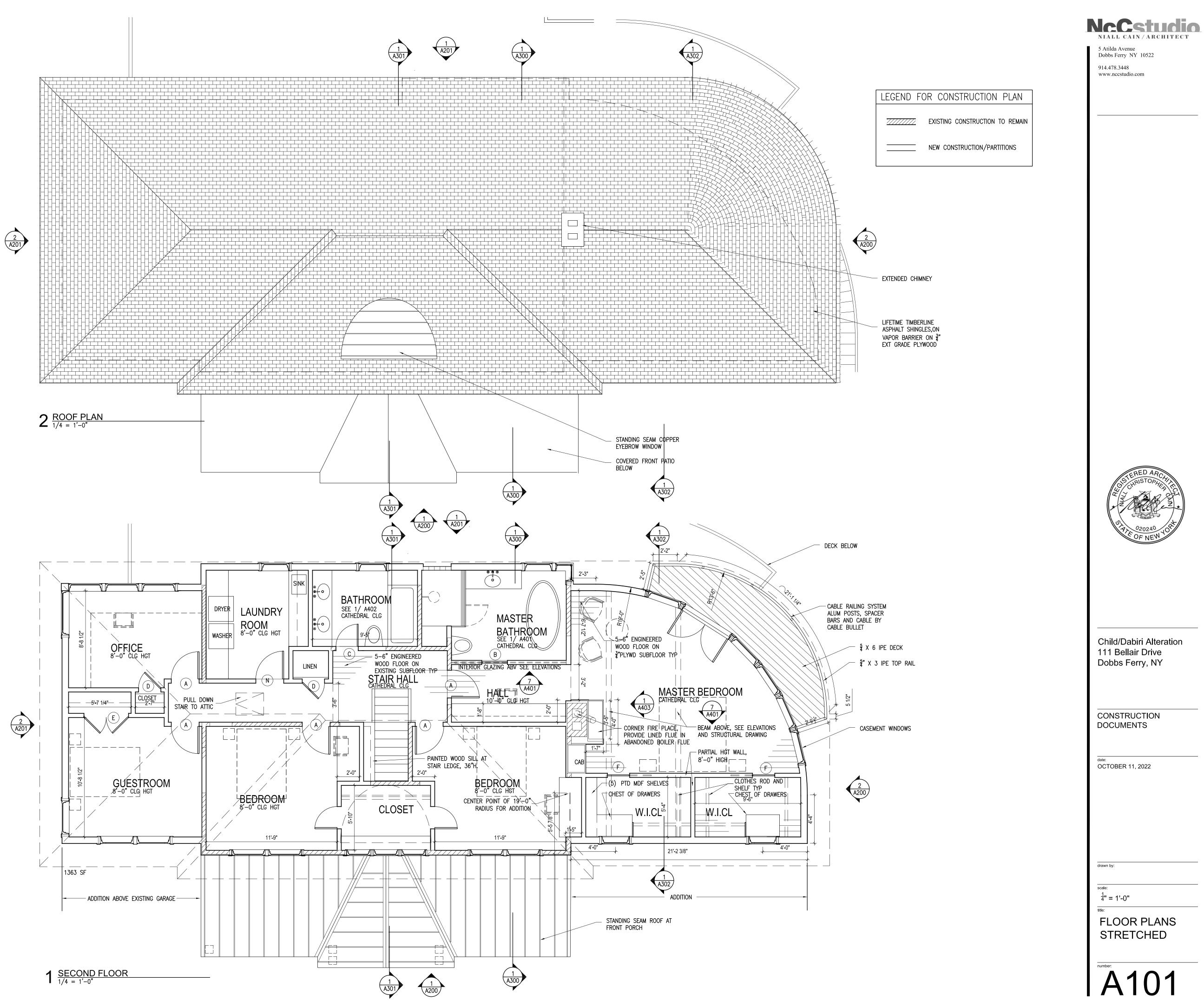
FIRE PROTECTION: 1. ALL SPACES ARE TO BE FULLY SRINKLERED IN COMPLIANCE WITH THE LATEST EDITION OF THE NFPA FOR SINGLE FAMILY HOMES. <u>ROOM LIGHT AND VENTILATION:</u> 1. ALL HABITABLE ROOMS HAVE A GLAZING AREA IN EXCESS OF 8% WITH OPENINGS FOR FRESH AIR IN EXCESS OF 4% OF THE FLOOR AREA OF SUCH ROOMS IN COMPLIANCE WITH THE 2015 IRC.

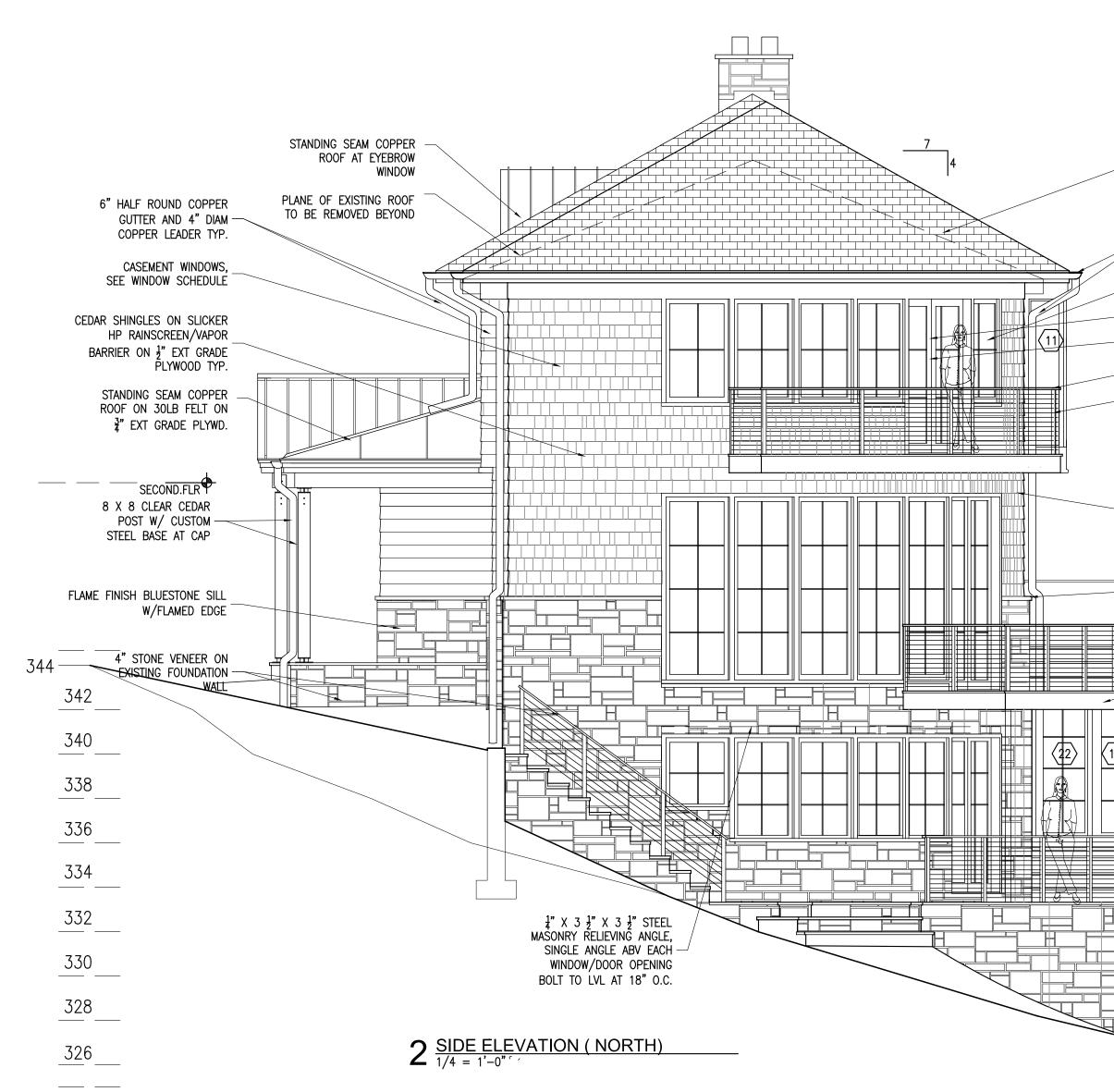
BEDROOM EGRESS:

1. ALL BEDROOMS TO HAVE EGRESS WINDOWS/ DOORS AS DEFINED BY 2020 NYS RESIDENTIAL CODE AND 2020 IBC

INSULATION: 1. PROVIDE R20 BATT INSULATION AT ALL NEW 2X6 EXTERIOR WALLS 2. PROVIDE R49 BATT INSULATION AT ROOF FRAMING AT PROPOSED ADDITION 3. PROVIDE ENTIRE EXISTING ATTIC WITH R49 BATT INSULATION. 4. PROVIDE R49 CLOSED CELL FOAM INSULATION AT CATHEDRAL CEILING AREA, WHERE NO ATTIC EXISTS 5. PROVIDE R30 BATT INSULATION AT JOIST ABOVE CRAWL SPACE.







STANDING SEAM COPPER ROOF AT EYEBROW WINDOW

6" HALF ROUND COPPER GUTTER AND 4" DIAM COPPER LEADER TYP.

CASEMENT WINDOWS, SEE WINDOW SCHEDULE

CEDAR SHINGLES ON SLICKER HP RAINSCREEN/VAPOR BARRIER ON ½" EXT GRADE PLYWOOD TYP.

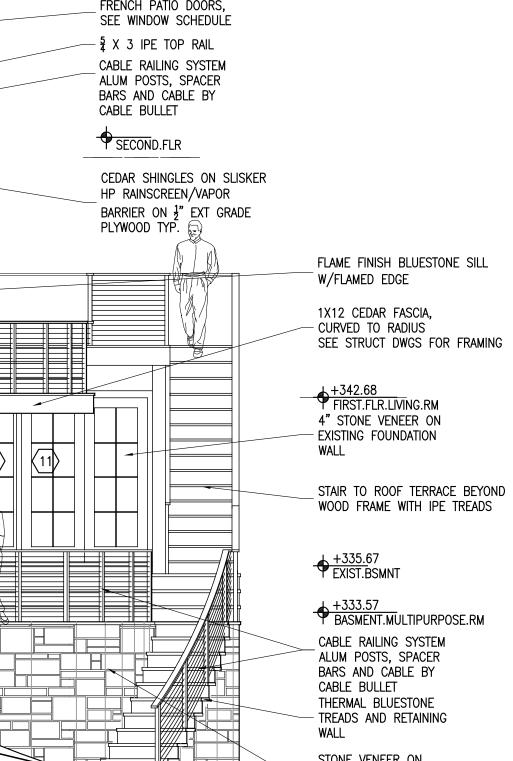
> STANDING SEAM COPPER ROOF ON 30LB FELT ON ₹" EXT GRADE PLYWD SECOND.FLR

8 X 8 CLEAR CEDAR POST W/ CUSTOM — STEEL BASE AT CAP

FLAME FINISH BLUESTONE SILL $W/FLAMED EDGE^{-1}$

4" STONE VENEER ON EXISTING FOUNDATION -WALL





FLAME FINISH BLUESTONE SILL W/FLAMED EDGE

1X12 CEDAR FASCIA, - CURVED TO RADIUS

+342.68 FIRST.FLR.LIVING.RM

FRENCH PATIO DOORS,

LIFETIME TIMBERLINE

ASPHALT SHINGLES,ON

VAPOR BARRIER ON $\frac{3}{4}$ " EXT GRADE PLYWOOD

6" HALF ROUND COPPER

- GUTTER AND 4" DIAM COPPER LEADER TYP.

- CORNER WINDOW, SEE WINDOW SCHEDULE

CASEMENT WINDOWS, SEE REAR

ELEVATION AND WINDOW SCHEDULE

SEE STRUCT DWGS FOR FRAMING

4" STONE VENEER ON

- EXISTING FOUNDATION WALL

WOOD FRAME WITH IPE TREADS

+335.67 EXIST.BSMNT

+333.57 BASMENT.MULTIPURPOSE.RM CABLE RAILING SYSTEM ALUM POSTS, SPACER BARS AND CABLE BY

CABLE BULLET



Dobbs Ferry NY 10522 914.478.3448 www.nccstudio.com



Child/Dabiri Alteration
111 Bellair Drive
Dobbs Ferry, NY

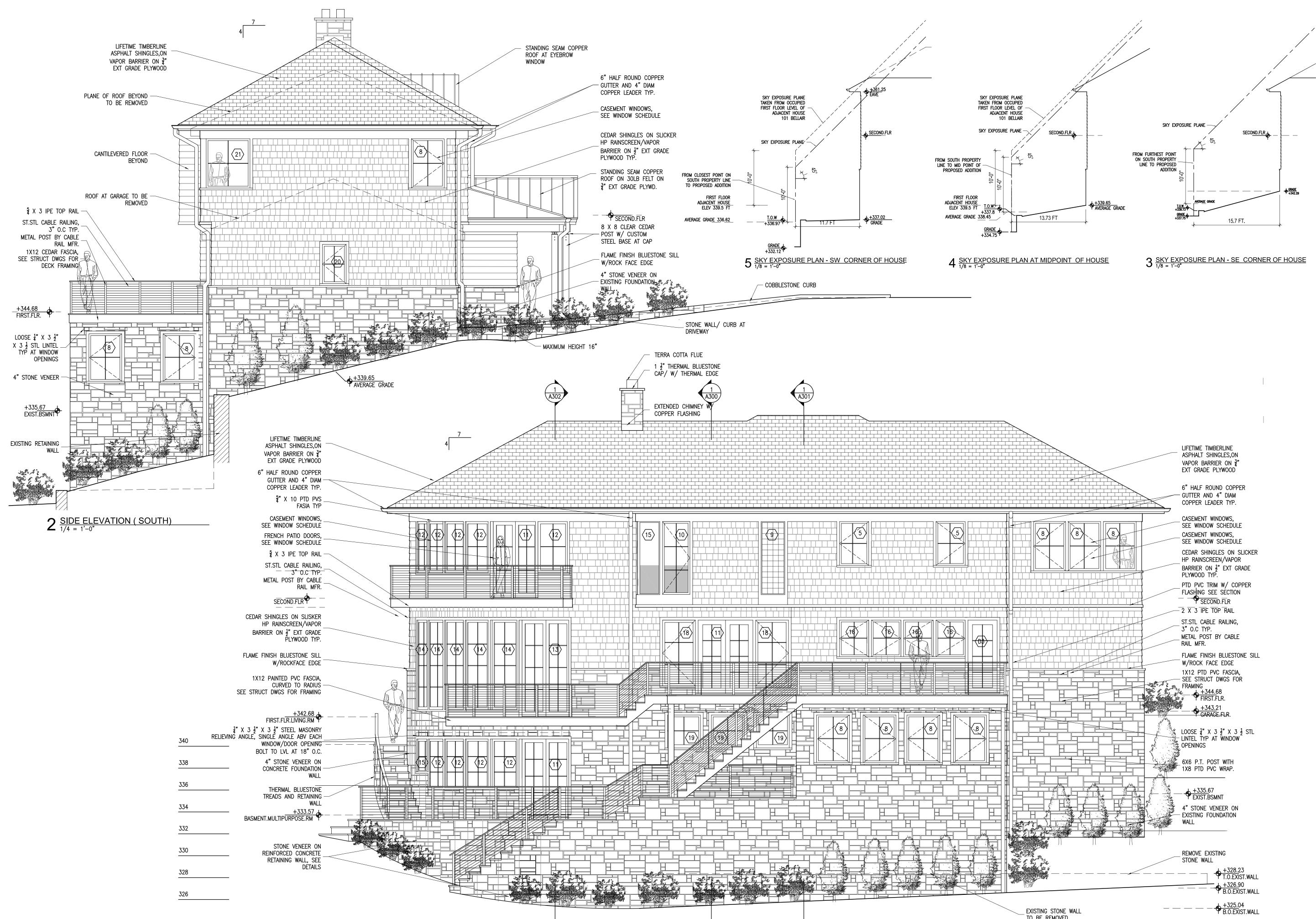
CONSTRUCTION DOCUMENTS

OCTOBER 11, 2022

drawn by:	
scale:	
¹ / ₄ " = 1'-0"	
title:	
EXTERIOR	

EATERIUR ELEVATIONS





TO BE REMOVED



NcCstudio NIALL CAIN/ARCHITECT

5 Atilda Avenue Dobbs Ferry NY 10522

914.478.3448 www.nccstudio.com

Child/Dabiri Alteration 111 Bellair Drive Dobbs Ferry, NY

CONSTRUCTION DOCUMENTS

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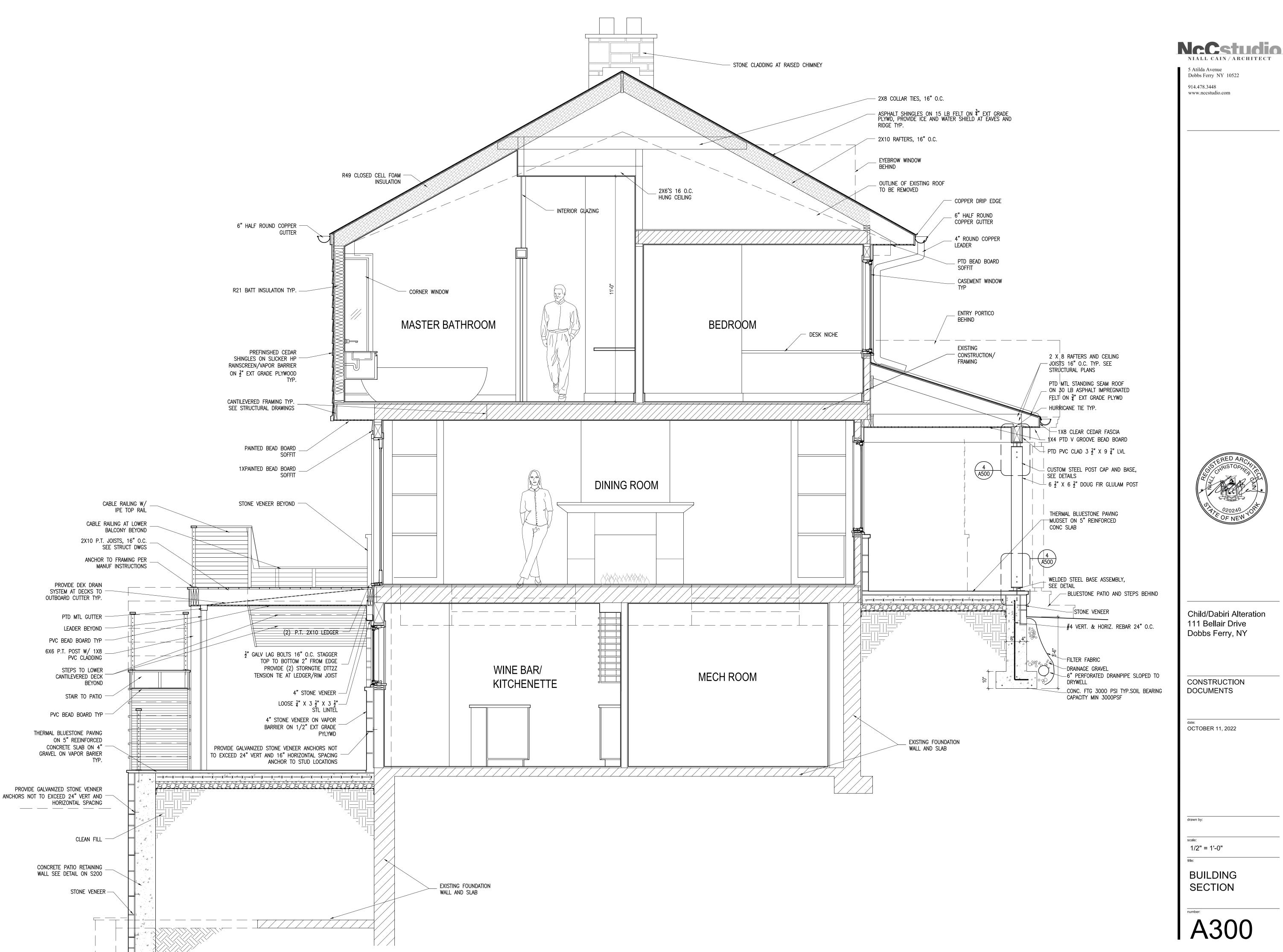
scale:

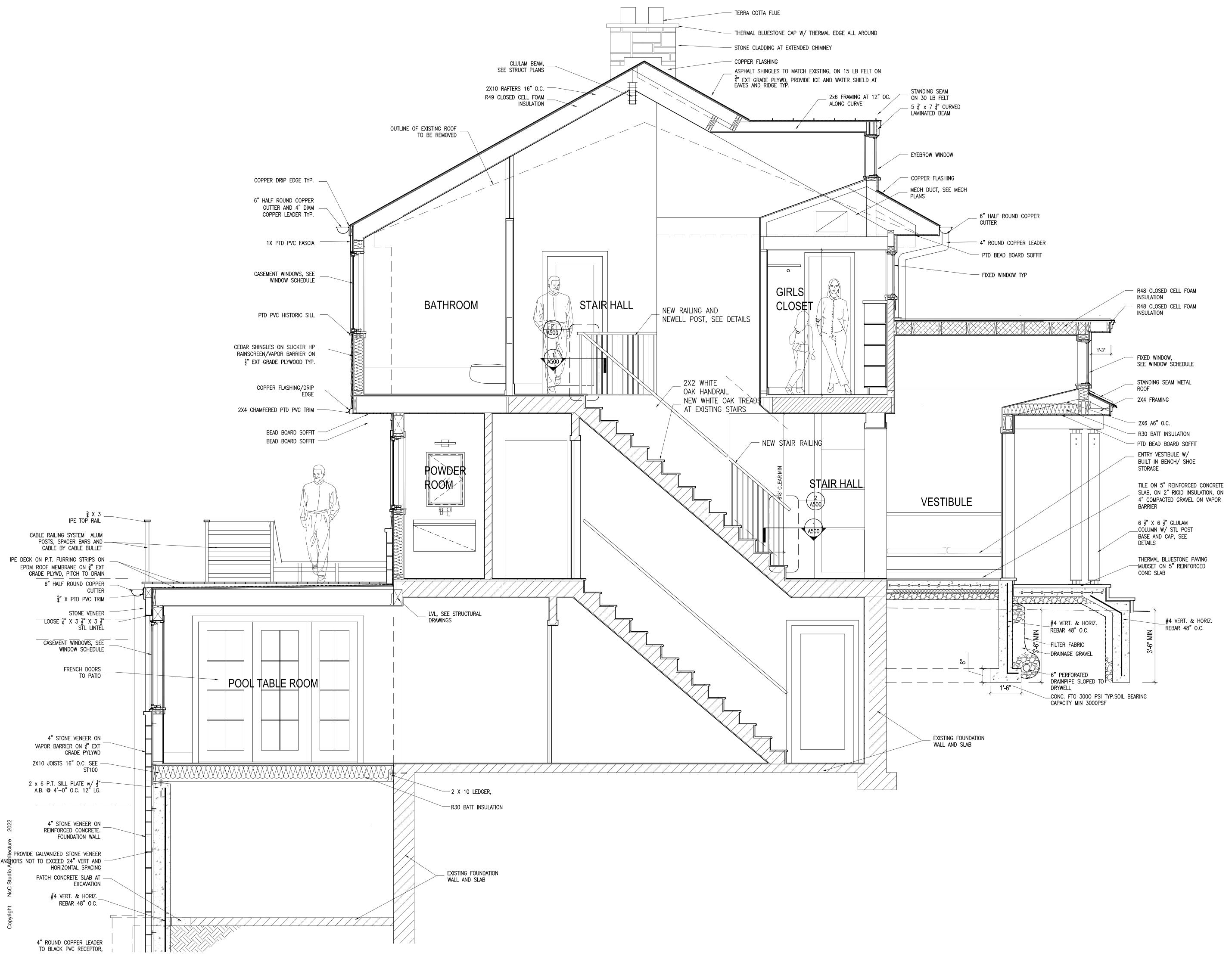
drawn by:

 $\frac{1}{4}$ " = 1'-0" title

EXTERIOR ELEVATIONS

A20







Child/Dabiri Alteration 111 Bellair Drive

DOCUMENTS

OCTOBER 11, 2022

drawn by:

scale:

title:

number:

1/2" = 1'-0"

BUILDING

SECTION

A301

CONSTRUCTION

Dobbs Ferry, NY

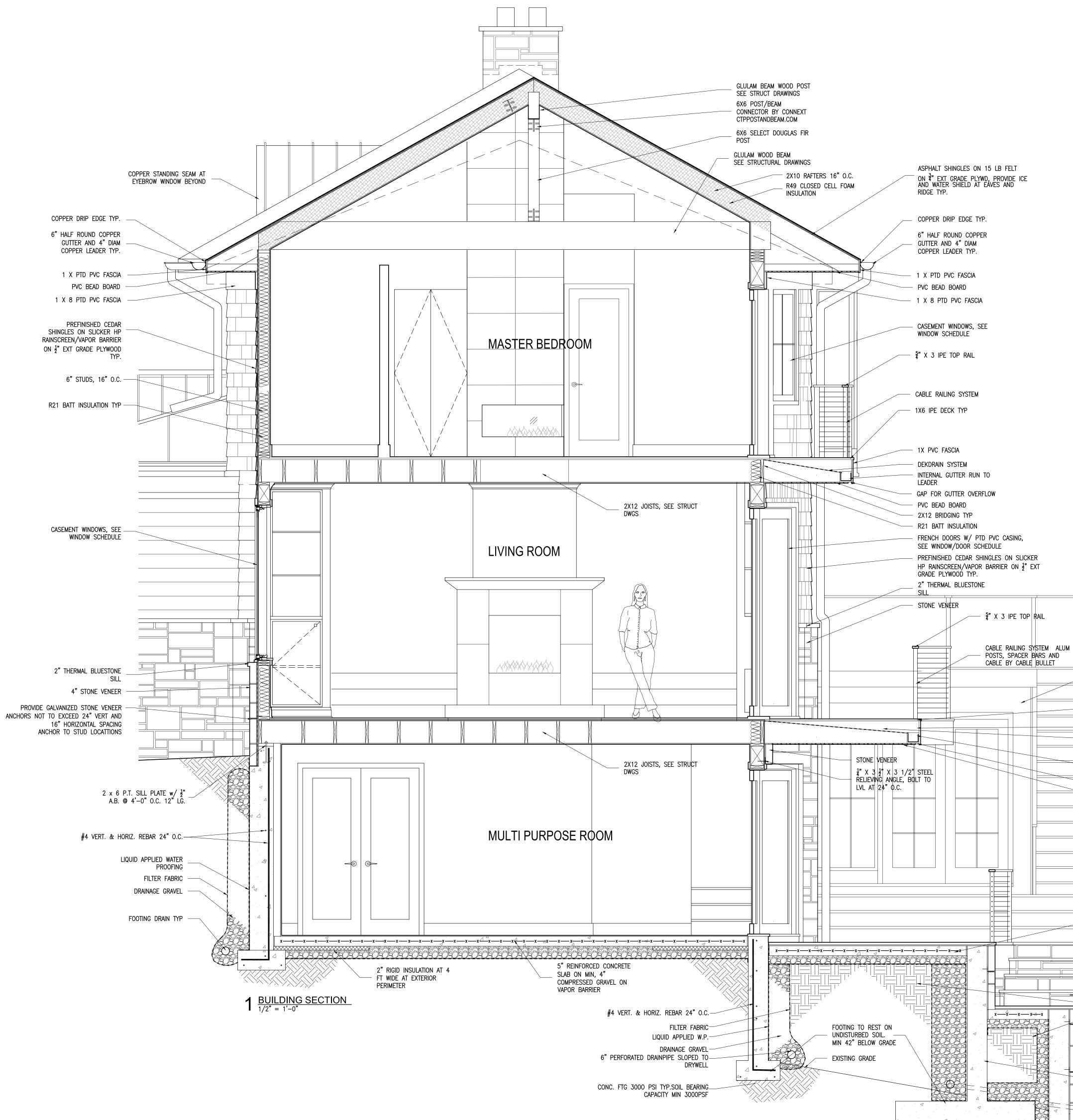
NcCstudio

NIALL CAIN/ARCHITECT

5 Atilda Avenue Dobbs Ferry NY 10522

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OUTLINE OF RAILING BEYOND BASEMENT ADDITION AND DECK BEYOND GUTTER LEADER DEKDRAIN SYSTEM LEADER - STAIR BEYOND $--\frac{5}{4}$ " X 3 IPE TOP RAIL WALL TREADS TYP — CLEAN FILL STONE VENEER

NOTCH JOISTS FOR 4" INTERNAL GUTTER RUN TO

INTERNAL GUTTER RUN TO

- GAP FOR GUTTER OVERFLOW - PVC BEAD BOARD

- CABLE RAILING SYSTEM THERMAL BLUESTONE PAVING ON 5" REINFORCED CONCRETE SLAB ON 4" GRAVEL ON VAPOR BARRIER TYP. PITCH TO RETAINING

THERMAL BLUESTONE

PROVIDE GALVANIZED STONE VENNER ANCHORS NOT TO EXCEED 24" VERT AND HORIZONTAL SPACING

ON REINFORCED CONCRETE RETAINING WALL TYP. SEE DETAIL 4 ON S200



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Child/Dabiri Alteration 111 Bellair Drive Dobbs Ferry, NY

CONSTRUCTION DOCUMENTS

OCTOBER 11, 2022

drawn by:

scale: 1/2" = 1'-0"

title:

BUILDING SECTION





































4 bd 5 ba 3,782 sqft 80 Bellair Drive, Dobbs Ferry, NY 10522



4 bd | 4 ba | 4,204 sqft 142 Bellair Drive, Dobbs Ferry, NY 10522





HARDY ISLAND LOUVERED BRICK LIGHT

HARDY ISLAND LOUVERED LED BRICK LIGHT

1594MZ-LL

Named after the ruggedly beautiful island off the coast of British Columbia; Hardy Island products are impeccably designed to defy the harshest environments. FINISH: Matte Bronze GLASS: Clear WIDTH: 8.8" HEIGHT: 3.3" DEPTH: 3.8" LIGHT SOURCE: LED Lamp WATTAGE: 1-1.50w Mini Wedge LED *Included TRANSFORMER REQUIRED: Yes



HINKLEY 33000 Pin Oak Parkway Avon Lake, OH 44012 PHONE: (440) 653-5500 Toll Free: 1 (800) 446-5539 hinkley.com





HARDY ISLAND DIRECTIONAL WELL LIGHT

DIRECTIONAL WELL LIGHT

16710MZ

Named after the ruggedly beautiful island off the coast of British Columbia, Hardy Island products are impeccably designed to defy the harshest environments. FINISH: Matte Bronze GLASS: Clear WIDTH: 3.8" HEIGHT: 4.3" DEPTH: 3.8" LIGHT SOURCE: Socket WATTAGE: 1-20w MR-16 TRANSFORMER REQUIRED: Yes

HINKLEY

HINKLEY 33000 Pin Oak Parkway Avon Lake, OH 44012 PHONE: (440) 653-5500 Toll Free: 1 (800) 446-5539 hinkley.com





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