

RENOVATIONS TO THE

JERUTIS RESIDENCE

99 OLIPHANT AVENUE, DOBBS FERRY, NY 10522

CGA STUDIO ARCHITECTS

12 SPRING STREET, HASTINGS.ON.HUDSON, NY 10706



GENERAL NOTES

1. These documents remain the exclusive property of the Architect, and may not be used for any purpose whatsoever without written consent of the Architect.

2. 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.

3. Approved stamped set of building plans must be present on site for all inspections.

4. 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.

5. 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.

6. Licensed electrician to file separate electrical permit.

7. Licensed plumber to file separate plumbing permit.

8. All health, safety, fire, zoning and environmental regulations shall be adhered to at all times by the Owner and/or occupant.

9. 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.

10. Contractors shall coordinate all work procedures and working hours with local authorities, neighborhood associations, and any other governing authorities.

11. 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.

12. All indicated Survey material is for general reference only. The Architect assumes no responsibility for the accuracy or the correctness of the indicated material.

13. 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.

14. 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.

15. General contractor shall be responsible for the removal of construction debris, rubbish and offsite disposal in a responsible manner.

16. 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.

17. 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.

18. Drawings may be rough scaled for estimating & 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.

19. 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.

20. 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.

21. The Architect is not responsible for workmanship, construction methods, or any omissions or derivations from the drawings during construction.

22. Materials and products indicated on drawings shall be installed in accordance with manufacturer's requirements.

23. 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.

24. 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.

25. 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.

26. 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.

27. 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.

28. 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.

29. New & existing work shall come together in a seamless fashion. All new or modified surfaces shall be finished including, but not limited to taping, spackling & priming.

30. All insulation to comply with the Energy Efficiency Certificate required by 401.3 2020 Energy Conservation Construction Code of New York, prepared by Architect.

31. 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.

32. 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.

33. 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.

34. All work shall be installed so 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.

35. 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.

a) 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.

b) Removal of all labels from glass, fixtures, and equipment, etc. and spray cleaning of glass and mirrors.

c) Removal of stains, and paint from glass, hardware, finished flooring, cabinets, etc.

d) Final cleaning of all chrome and aluminum metal work.

e) Restoration of property by returning shrubs to original locations, filling of all ruts and raked topsoil and repairs to damaged blacktop.

36. Finish materials and paint colors shall be reviewed and approved by the homeowner.

37. 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 NY ECC AMENDED BY NY STRETCH ENERGY CODE: Climate Zone 4A

	Required	Proposed
Ceiling	R-49	R-49
Wall	R-21	R-21
Basement Wall	R-19 (cavity)	R-19
Floor	R-30	R-30
Floor Slab	R-10, 4ft. depth	R-10, 4ft. depth
Glazing	0.27 U-value	0.23 U-value windows 0.27 U-value glass doors

INSULATION & FENESTRATION

REQUIRED BY COMPONENT TABLE R402.1.2 2020 NY ECC AMENDED BY NY STRETCH ENERGY CODE

CLIMATE ZONE	FENESTRATION U-FACTOR ^a	SKYLIGHT ^h U-FACTOR	GLAZED FENESTRATION SHGC ^h	CEILING ^a R-VALUE	WOOD FRAME WALL ^{b,c} R-VALUE
4A	0.27	0.50	0.40	49	21 ^{1st} or 20+5 ^{cont.} or 13+10 ^{cont.}
	MASS WALL ^d R-VALUE	FLOOR R-VALUE	BASEMENT WALL ^e R-VALUE	SLAB ^f R-VALUE & DEPTH	CRAWL SPACE WALL ^g R-VALUE
	15/20	30 ^g	15/19	10, 4FT (d)	15/19

a. 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.

b. INT. (INTERMEDIATE FRAMINGS) DENOTES STANDARD FRAMING 16 INCHES ON CENTER. HEADERS SHALL BE INSTALLED WITH A MINIMUM OF R-10 INSULATION.

c. THE FIRST VALUE IS CAVITY INSULATION, THE SECOND VALUE IS CONTINUOUS INSULATION. THEREFORE, AS AN EXAMPLE, "13+10" MEANS R-13 CAVITY INSULATION PLUS R-10 CONTINUOUS INSULATION.

d. MASS WALLS SHALL BE IN ACCORDANCE WITH SECTION R402.2.5. THE SECOND R-VALUE APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL.

e. 15/19 MEANS R-15 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-19 CAVITY INSULATION ON THE INTERIOR OF THE BASEMENT WALL.

f. R-10 CONTINUOUS 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.

g. ALTERNATIVELY, INSULATION SUFFICIENT TO FILL THE FRAMING CAVITY AND PROVIDING NOT LESS THAN AN R-VALUE OF R-19.

h. THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS. THE SHGC COLUMN APPLIES TO ALL GLAZED FENESTRATION.

DESIGN REQUIREMENTS

FOR 2020 RESIDENTIAL CODE OF NEW YORK STATE CLIMATIC & GEOGRAPHIC DESIGN CRITERIA

WIND DESIGN					SUBJECT TO DAMAGE FROM							
GROUND SNOW LOAD	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

REGISTERED ARCHITECT
CHRISTINA MARIE GRIFFIN
STATE OF NEW YORK
17889

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 Building Code of NYS.

DATES

DESIGN STUDY

BUILDING PERMIT SUBMISSION

ZBA SUBMISSION

PB/AHRB SUBMISSION

10-25-22

1-18-23

2-14-23

3-16-23

LIST of DRAWINGS

TITLE SHEET

S-1

S-2

S-3

S-4

ST-1

ST-2

ST-3

A-1

A-2

A-3

A-4

A-5

GENERAL NOTES, CLIMATIC & GEOGRAPHIC CRITERIA, DATES, LIST OF DRAWINGS

SITE PLAN, ZONING DATA, COVERAGE CALCULATIONS, LOCATION MAP

PHOTOGRAPHS OF SITE, SPRINKLER CALCULATIONS, SKY EXPOSURE DIAGRAM, DRAINAGE CALCULATIONS

AREA MAP, PHOTOGRAPHS OF NEIGHBORING PROPERTIES

EROSION & SEDIMENT CONTROL / SITE DETAILS

DEMOLITION/STRUCTURAL PLANS - BASEMENT

DEMOLITION/STRUCTURAL PLANS - 1ST FLOOR

DEMOLITION/STRUCTURAL PLANS - 2ND FLOOR

BASEMENT PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

EXTERIOR ELEVATIONS

EXTERIOR ELEVATIONS

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VILLAGE OF DOBBS FERRY REQUIREMENTS

1. 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.

2. The Village Engineer may require additional erosion control measures if deemed appropriate to mitigate unforeseen siltation and erosion of disturbed soils.

3. 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.

4. 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.

5. All exterior lighting shall conform with Village of Dobbs Ferry Zoning Code, Section 300-41.

CLIMATE ZONE	FENESTRATION U-FACTOR ¹	SKYLIGHT ¹ U-FACTOR	GLAZED FENESTRATION SHGC ¹	CEILING ^a R-VALUE	WOOD FRAME WALL ^{b,c} R-VALUE
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S-1	SITE PLAN, ZONING DATA, COVERAGE CALCULATIONS, LOCATION MAP
S-2	PHOTOGRAPHS OF SITE, SPRINKLER CALCULATIONS, SKY EXPOSURE DIAGRAM, DRAINAGE CALCULATIONS
S-3	AREA MAP, PHOTOGRAPHS OF NEIGHBORING PROPERTIES
S-4	EROSION & SEDIMENT CONTROL / SITE DETAILS
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ST-2	DEMOLITION/STRUCTURAL PLANS - 1ST FLOOR
ST-3	DEMOLITION/STRUCTURAL PLANS - 2ND FLOOR
A-1	BASEMENT PLAN
A-2	FIRST FLOOR PLAN
A-3	SECOND FLOOR PLAN
A-4	EXTERIOR ELEVATIONS
A-5	EXTERIOR ELEVATIONS

NOTE: ALL NEW GUTTERS AND LEADERS TO BE TIED INTO NEW EXISTING UNDERGROUND DRAINAGE SYSTEM

SILT FENCE / HAY BALE EROSION CONTROL, SEE DETAILS A, B, & C, SHEET S-4

PROPOSED 1-STORY ADDITION BELOW EXIST. 2ND FLOOR OVERHANG / PORCH

NEW PLANTINGS:
(3) DECIDUOUS SHRUBS - CLETHRA ALNIFOLIA 'HUMMINGBIRD' (HUMMINGBIRD SWEET PEPPERBUSH, SIZE #5 CONT.

NEW PLANTINGS:
(1) DECIDUOUS SHRUB - HYDRANGEA QUERCIFOLIA 'GASTBY PINK' (OAKLEAF HYDRANGEA 'GASTBY PINK') SIZE #7 CONT.

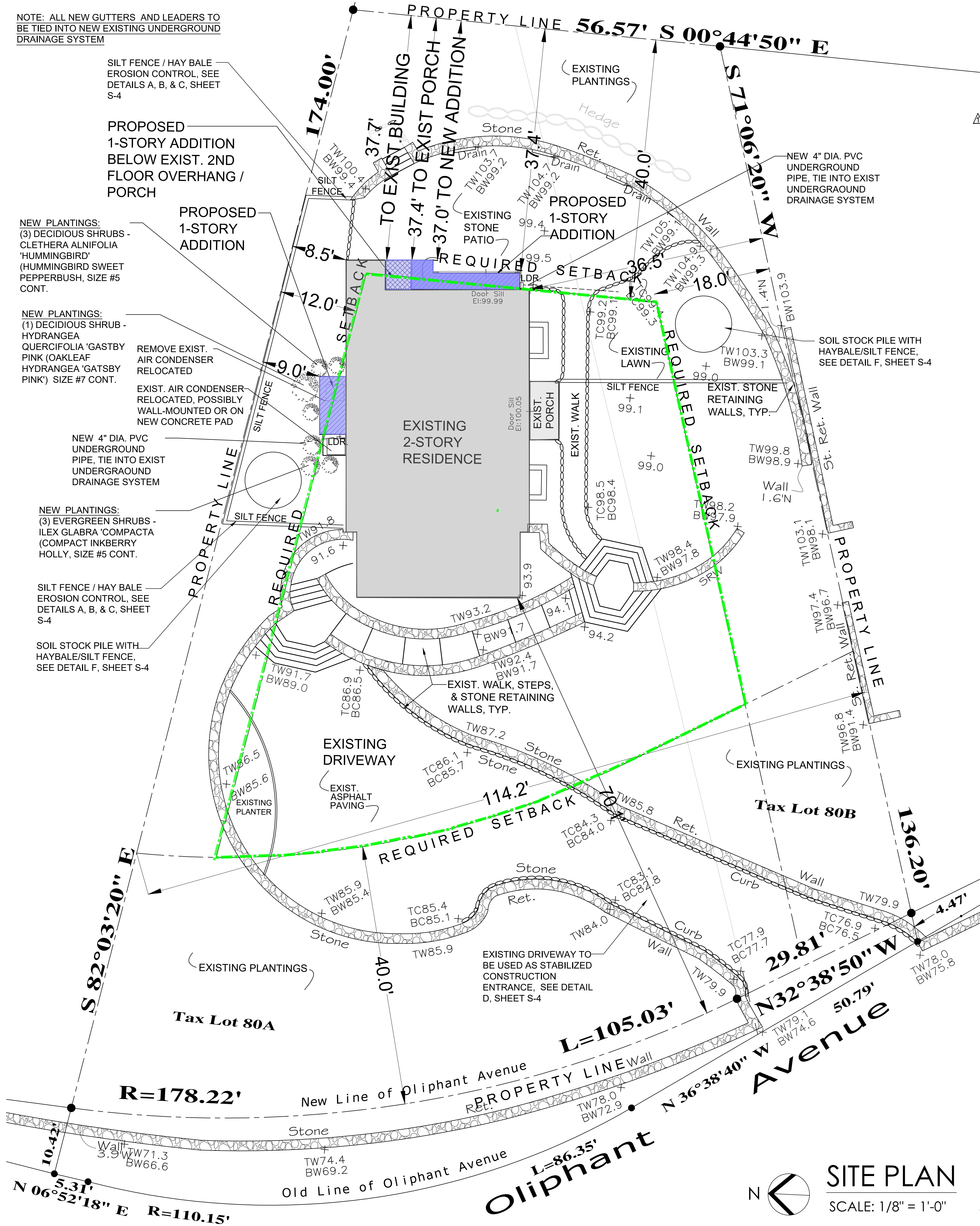
REMOVE EXIST. AIR CONDENSER RELOCATED
EXIST. AIR CONDENSER-RELOCATED, POSSIBLY WALL-MOUNTED OR ON NEW CONCRETE PAD

NEW 4" DIA. PVC UNDERGROUND PIPE, TIE INTO EXIST UNDERGROUND DRAINAGE SYSTEM

NEW PLANTINGS:
(3) EVERGREEN SHRUBS - ILEX GLABRA 'COMPACTA' (COMPACT INKBERRY HOLLY, SIZE #5 CONT.

SILT FENCE / HAY BALE EROSION CONTROL, SEE DETAILS A, B, & C, SHEET S-4

SOIL STOCK PILE WITH HAYBALE/SILT FENCE, SEE DETAIL F, SHEET S-4



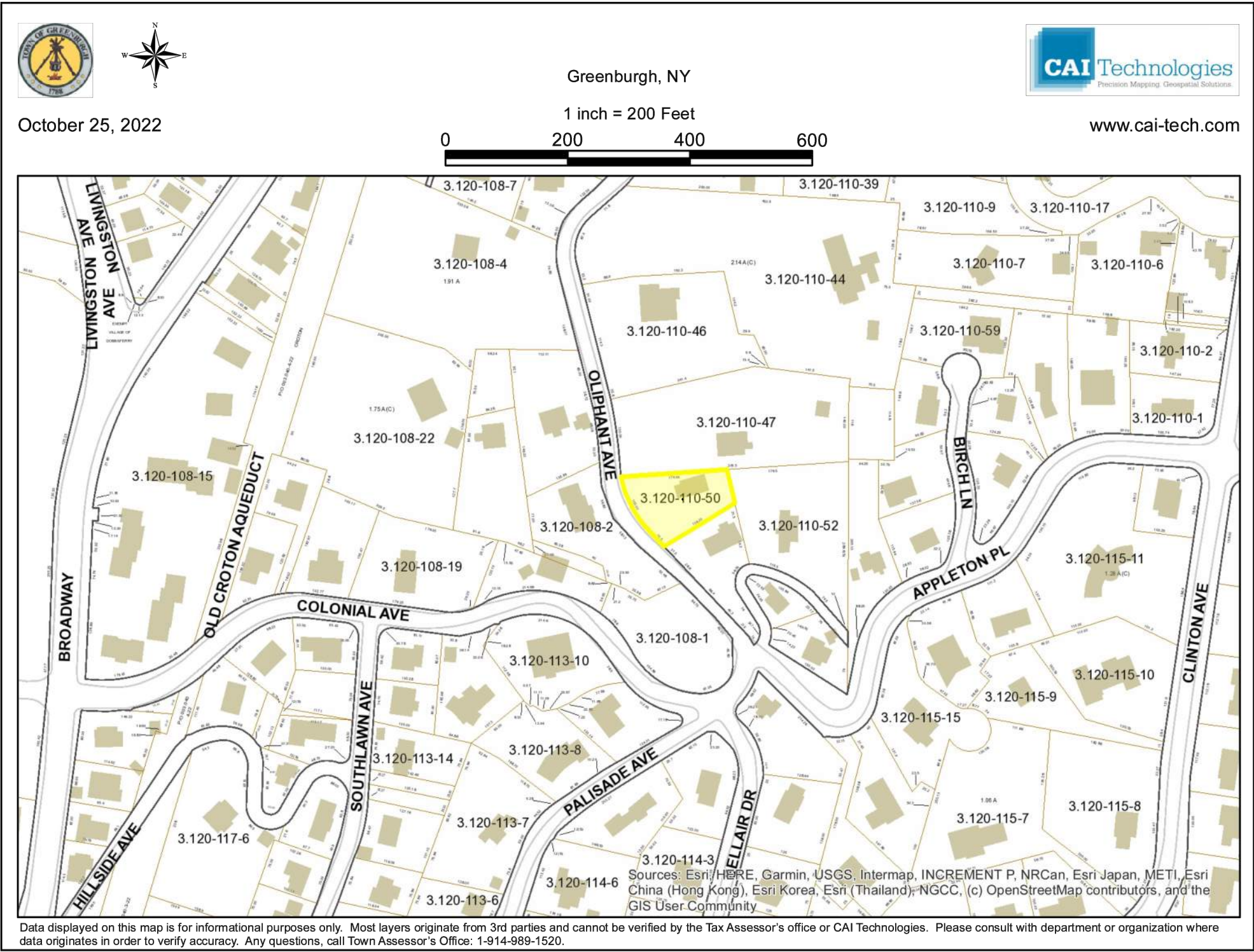
ZONING CALCULATIONS

99 OLIPHANT AVE., DOBBS FERRY, NY TAX MAP: 3.120-110-50 ZONING DISTRICT: OF-4			
	REQUIRED	EXISTING	PROPOSED
PRINCIPAL USE PERMITTED	ONE-FAMILY RESIDENCE	ONE-FAMILY RESIDENCE	ONE-FAMILY RESIDENCE
MIN. LOT SIZE	10,000 SF	14,852.80 SF	14,852.80 SF
MIN. NET LOT SIZE (SEE CALC. BELOW)	10,000 SF	12,135 SF	12,135 SF
MIN. LOT WIDTH	100 FT	114.2 FT (WIDTH AT FRONT YD. SETBACK) 56.57 FT - 134.84 FT (95.7 FT AVG.)	114.2 FT (WIDTH @ FRONT YD. SETBACK) 56.57 FT - 134.84 FT (95.7 FT AVG.)
MIN. LOT DEPTH	100 FT	155.1 FT. AVERAGE (136.2 FT - 175 FT)	155.1 FT. AVERAGE (136.2 FT - 175 FT)
MAX. LOT COVERAGE (INCLUDES BUILDING, PORCHES) BASED ON NET LOT SIZE	16.5% (SLIDING SCALE: .75 X 22%) 2,450.71 SF	11.4 % 1,384 SF	12 % 1,467.4 SF
MAX. IMPERVIOUS COVERAGE BASED ON GROSS LOT SIZE	30% (SLIDING SCALE: .75 X 40%) 4,455.84 SF	36 % * 5,404 SF	37 % ** 5,455.4 SF
MIN. FRONT YARD	40 FT (SLIDING SCALE: ≥150 FT LOT D.)	70.1 FT	70.1 FT
MIN. REAR YARD	40 FT (SLIDING SCALE: ≥150 FT LOT D.)	37.7 FT *	37.0 FT **
MIN. SIDE 1 YARD	12 FT (SLIDING SCALE: 114 FT LOT W.)	8.5 FT *	8.5 FT * / 9.0 FT. TO NEW ADDITION **
MIN. SIDE 2 YARD	18 FT (SLIDING SCALE: 114 FT LOT W.)	36.5 FT	36.5 FT
MIN. SIDE 1 & SIDE 2 COMBINED YARD	30 FT (SLIDING SCALE: 114 FT LOT W.)	45 FT	45 FT
MAXIMUM STORIES	2 1/2 STORIES	2 STORIES	2 STORIES
MAXIMUM HEIGHT TO EAVE	28 FT SET LIMITS	19.3 FT	19.3 FT
MAXIMUM HEIGHT TO RIDGE	30 FT SET LIMITS	29.7 FT	29.7 FT
STEEP SLOPES CALCULATION	GROSS LOT: 14,852.8 SF GROSS LOT WITH 25% OR GREATER SLOPE: 4,969 SF (DEDUCT 50% FOR NET LOT = 2,484.5 SF) GROSS LOT WITH 15%-24% SLOPE: 933 SF (DEDUCT 25% FOR NET LOT = 233.3 SF)	NET LOT: 14,852.8 SF - 2,484.5 SF - 233.3 SF = 12,135 SF NET LOT EXISTING BUILDING COVERAGE: 1,384 SF OR 11.4% OF NET LOT	NET LOT: 14,852.8 SF - 2,484.5 SF - 233.3 SF = 12,135 SF NET LOT PROPOSED BUILDING COVERAGE: 1,467.4 SF OR 12% OF NET LOT

* EXIST. NON-CONFORMING
** ZONING VARIANCE REQUIRED

SITE PLAN BASED ON SURVEY BY ARISTOTLE BOURNAZOS, P.C. LAND SURVEYORS-PLANNERS
SURVEY DATE: SEPTEMBER 8, 2021

LOCATION MAP



COVERAGE CALCULATIONS

LOT AREA	14,852.80 SF	14,852.80 SF
	EXISTING	PROPOSED
BUILDING & PORCHES	1,384 SF	1,467.4 SF
PATIO	842 SF	810 SF
WALKS & STEPS	590 SF	590 SF
DRIVEWAY	1,979 SF	1,979 SF
RETAINING WALLS	609 SF	609 SF
TOTAL IMPERVIOUS COVERAGE	5,404 SF	5,455.4 SF

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RENOVATIONS TO THE
JERUTIS RESIDENCE
99 OLIPHANT AVENUE, DOBBS FERRY, NY 10522

Project Submitted
BUILDING PERMIT SUB. 1-18-23
REVISED BLDG. PERMIT SUB. 2-9-23
ZBA SUBMISSION 2-14-23
PB/AHRB SUBMISSION 3-16-23



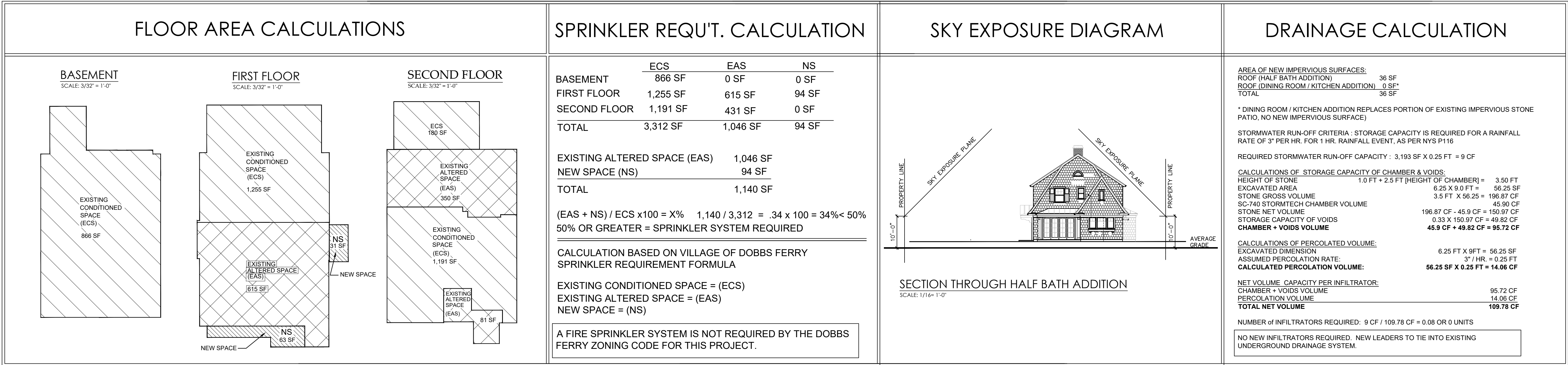
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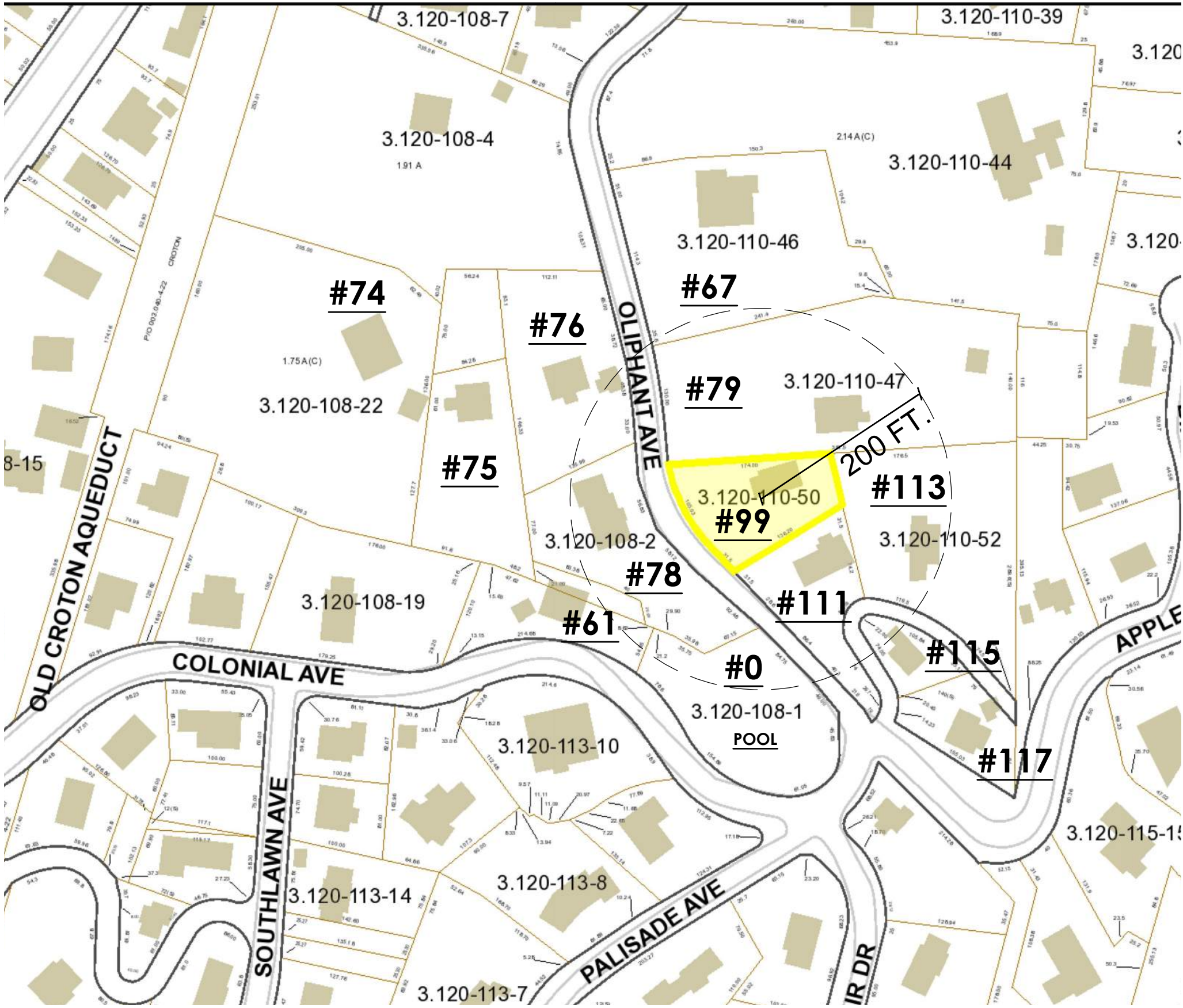
S-1

Sheet Number



99 OLIPHANT AVENUE
PHOTOS OF EXISTING CONDITIONS
SCALE: N.T.S.





AREA MAP
SCALE: N.T.S.



61 COLONIAL AVENUE



67 OLIPHANT AVENUE



79 OLIPHANT AVENUE



111 OLIPHANT AVENUE



113 OLIPHANT AVENUE



115 OLIPHANT AVENUE



117 OLIPHANT AVENUE



78 OLIPHANT AVENUE



76 OLIPHANT AVENUE



75 OLIPHANT AVENUE



74 OLIPHANT AVENUE

PHOTOS OF NEIGHBORING PROPERTIES
SCALE: N.T.S.

CGA
studio
ARCHITECTS

12 SPRING STREET
HASTINGS.on.HUDSON
N . Y . 1 0 7 0 6
9 1 4 . 4 7 8 . 0 7 9 9
cg@cgastudio.com
christinagriffinarchitect.com

RENOVATIONS TO THE
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Project Submitted

ZBA SUB. 2-14-23

PB/AHRB SUBMISSION 3-16-23

ScaleAs Shown

S-3

Sheet Number

A

SILT FENCE

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

TOE-IN METHOD

INSTALLATION NOTES

- EXCAVATE A 4" X 4" TRENCH ALONG LOWER PERIMETER OF THE SITE
- UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH (NET SIDE AWAY FROM DIRECTION OF FLOW)
- DRIVE THE POST INTO GROUND UNTIL THE NETTING IS APROXIMATELY 2" FROM THE TRENCH BOTTOM
- LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH; BACKFILL THE TRENCH AND TAMP THE SOIL; STEEPER SLOPES REQUIRE AN INTERCEPT TRENCH
- JOIN SECTION AS SHOWN ABOVE

B

SILT FENCE JOINING SECTION

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

JOINING SECTION OF FENCING

C

HAY BALE

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

INSTALLATION NOTES

- BALES SHALL BE PLACED IN ROWS WITH ENDS TIGHTLY ABBUTING THE ADJACENT BALES
- EACH BALE BE EMBEDDED IN THE SOIL A MINIMUM 4"
- BALES SHALL BE SECURELY ANCHORED IN PLACE BY STAKES OR RE-BAR DRIVEN THROUGH BALES; THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARD PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER
- BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE

D

STABILIZED CONSTRUCTION ENTRANCE

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

STABILIZED CONSTRUCTION ENTRANCE

- STONE - MAXIMUM 3" GRAVEL STONE OR RECLAIMED CONCRETE EQUIVALENT.
- DIMIENSION - 30' MINIMUM LENGTH FOR RESIDENTIAL LOTS, 50' MINIMUM FOR COMMERCIAL SITES; 25' MINIMUM WIDTH, BUT NOT LESS THAN FULL WIDTH WHERE INGREE & EGREE OCCUR; DEPTH - MINIMUM 6".
- FILTER FABRIC - LAY FILTER FABRIC BEFORE APPLYING GRAVEL.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM, WITH 5:1 SLOPES, WILL BE PERMITTED.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT THE TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO A PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.
- WASHING - VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

E

TREE PROTECTION

SCALE: N.T.S.

CORRECT METHODS OF TREE FENCING FOR USE WHERE A TREE IS DESIRED TO BE PRESERVED

F

SOIL STOCKPILE

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

INSTALLATION NOTES

- AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
- SOILS OR FILL TO BE STOCKPILED ON SITE DURING CUTTING AND FILLING ACTIVITIES SHOULD BE LOCATED ON LEVEL PORTIONS OF THE SITE WITH A MINIMUM OF 50 - 75 FOOT SETBACKS FROM TEMPORARY DRAINAGE SWALES.
- MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2
- UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR HAYBALES, THEN STABILIZED WITH VEGETATION OR COVERED.

EROSION & SEDIMENT CONTROL / SITE DETAILS

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

CGA
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12 SPRING STREET
HASTINGS.on.HUDSON
N . Y . 1 0 7 0 6
9 1 4 . 4 7 8 . 0 7 9 9
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RENOVATIONS TO THE
JERUTIS RESIDENCE
99 OLIPHANT AVENUE, DOBBS FERRY, NY 10522

Project Submitted

ZBA SUB. 2-14-23

PB/AHRB SUBMISSION 3-16-23



Scale

As Shown

S-4

Sheet Number

STRUCTURAL NOTES

- GENERAL:
1. ALL WORK SHALL COMPLY WITH THE 2020 NYS RESIDENTIAL BUILDING CODE, AND ALL OTHER APPLICABLE LOCAL CODES AND REGULATIONS OF AGENCIES HAVING JURISDICTION.
 2. ALL DIMENSIONS SHALL BE FIELD MEASURED AND VERIFIED BY THE CONTRACTOR PRIOR TO START OF CONSTRUCTION & PRIOR TO FABRICATION OF STRUCTURAL STEEL MEMBERS.
 3. THE CONTRACTOR SHALL PROVIDE TEMPORARY ERECTIONS BRACING AND/OR SHORING FOR ALL STRUCTURAL WORK AS REQUIRED FOR STRUCTURAL STABILITY DURING ALL PHASES OF CONSTRUCTION.
 4. DESIGN LOADS:

Location	Live Load	Dead Load	Total Loads
Residential Living Areas	40	20	60PSF
Residential Sleeping Areas	40	20	50PSF
Roof	45	20	65PSF
Roof Deck	75	20	95 PSF
Planted Roof - 6" Soil Depth	45	80	125PSF
 5. DESIGN STRESSES: SOIL PRESSURE(assumed)= 2 TONS(4 kips)PSF
F'C = 3,500 PSI (min. compression strength of concrete)
F'S= 24,000 PSI (tensile unit stress of steel)ASTM-A-36
 6. DEFLECTION: MAX. L/480 AT ALL FLOOR JOISTS

- CONCRETE WORK:
1. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE ACI AC318 - 2014, LATEST EDITION, AND THE BUILDING CODE OF NEW YORK STATE.
 2. ALL CONCRETE FOR CAST IN PLACE WORK SHALL HAVE COMPRESSIVE STRENGTH OF 3,500 PSI, MINIMUM 28 DAYS AFTER PLACEMENT.
 3. NO ADMIXTURES SHALL BE ALLOWED WITHOUT PRIOR REVIEW AND ACCEPTANCE BY THE ARCHITECT OR ENGINEER.
 4. ALL REQUIREMENTS FOR BATCHING, MIXING, FINISHING, CURING ETC. SHALL BE AS PER ACI301.
 5. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60, EXCEPT THAT REINFORCING STEEL WELDED DIRECTLY TO STRUCTURAL STEEL SHALL BE ASTM A706.
 6. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185
 7. ALL REINFORCEMENT SHALL BE SECURELY TIED IN PLACE AND ADEQUATELY SUPPORTED. ALL BARS MARKED CONTINUOUS (CONT.) SHALL BE LAPPED 40 BAR DIAMETERS, UNLESS OTHERWISE NOTED.
 8. RE-BAR CHAIRS TO BE INSTALLED TO SUPPORT RE-BAR AT FOOTINGS AND FOUNDATION. NO STIRRUPS REQUIRED.
 9. REINFORCING DOWELS BETWEEN FOOTING AND FOUNDATION WALL SHALL BE TIED IN PLACE PRIOR TO PLACING CONCRETE (DOWELS SHALL NOT BE "WET SET.")
 9. ALL CONCRETE BLOCKS TO COMPLY WITH ASTM C-90 STANDARD MINIMUM GRADE "N", TYPE "1", SIZES AS SHOWN ON PLAN. ALL MORTAR TO BE TYPE "S".
 10. KEY ALL FIRST COURSES OF CONCRETE BLOCK TO FOOTINGS, FILL TOP COURSES SOLID FOR JOIST BEARINGS, AND FILL SOLID FULL HEIGHT FOR GIRDER BEARING POINTS.
 11. PROVIDE HORIZONTAL MASONRY REINFORCEMENT CONTINUOUS AT EVERY OTHER COURSE (FULL WIDTH OF BLOCK).
 12. LOCATION OF ANCHORS (1/2" DIAMETER) TO BE 1'-0" MAXIMUM FROM EACH END OF CORNER AND 4'-0" MAXIMUM ON CENTERS, MIN. 2 PER SILL, EMBEDDED 16" INTO MASONRY.
 13. PROVIDE DAMPROOFING OR WATERPROOFING ON EXTERIOR WALL SURFACES BELOW GRADE.
 14. PROVIDE EXTERIOR PERIMETER FOOTING DRAINS, PITCH TO LOW POINT.
 15. ALL BACK FILL SHALL BE PLACED IN EIGHT TO TWELVE INCH LOOSE LIFTS (MAXIMUM) COMPACTED WITH VIBRATORY ROLLERS, AND MUST QUALIFY AS SELECT, WITH LESS THAN 10% PASSING THROUGH THE NO. 200 SIEVE.

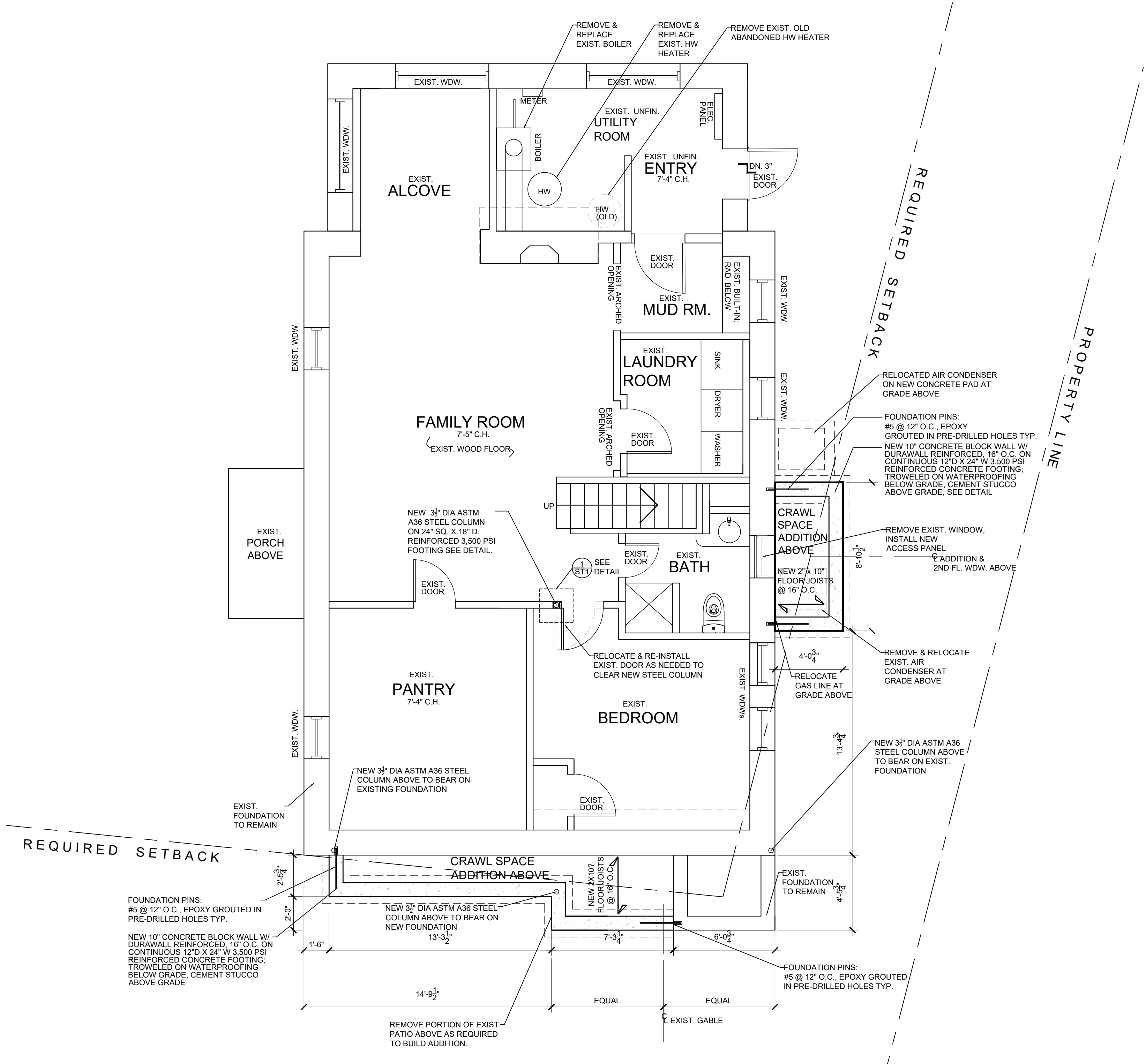
- FRAMING:
1. LUMBER FOR ALL INTERIOR STRUCTURAL FRAMING, INCLUDING ROOF FRAMING, JOISTS, POSTS, STUDS, STILLs, CAP PLATES, WOOD SILL PLATES, AND BLOCKING SHALL BE SURFACE DRY AND USED AT MAXIMUM 19% MOISTURE CONTENT WITH THE FOLLOWING MINIMUM BASE DESIGN VALUES:

BASE DESIGN VALUES FOR VISUALLY GRADED DIMENSION LUMBER:

SIZE	WOOD MEMBERS	REPETITIVE/SINGLE
2X2, 2X3, 2X4	#2DOUGLAS FIR	1315/1510
2X6	#2DOUGLAS FIR	1050/1210
2X8, 2X10	#2DOUGLAS FIR	965/1210
2X2, 2X3, 2X4	#1 PRESS TREATED	875/1005

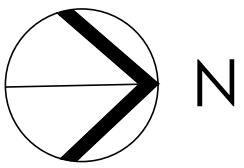
6. NO HEADER BEAM, OR GIRDER SHALL BE CHANGED FROM THE SIZE AND SPECIFICATIONS SHOWN ON THE CONSTRUCTION DOCUMENTS, WITHOUT PRIOR REVIEW AND APPROVAL BY THE ARCHITECT OR ENGINEER.
7. BEAM HANGERS BY TECO OR SIMPSON AS APPROVED BY ARCHITECT, SHALL BE USED WHERE BEAMS FRAMED INTO GIRDERS
8. BLOCK ALL NEW POSTS TO SOLID BEARING WITH KILN DRIED LUMBER.FRAMED BEAM CONNECTIONS ASTM A-325 HIGH STRENGTH BOLTS(3/4") UNLESS OTHERWISE NOTED.
9. ALL MICROLAM (LVLs) & PARALLAM (PSL) BEAMS TO BE 2.0E PSL BY TRUS JOIST,
10. ALL PARALLAM POSTS TO BE 1.8 E PSL BY TRUS JOIST.
11. ALL FASTENERS FOR WOOD FRAMING SHALL BE IN ACCORDANCE WITH RC TABLE R602.3(1).
12. ALL FASTENERS FOR FOR DECKS TO BE IN ACCORDANCE WITH TABLE R507.2..3.
13. ALL LEDGER BOARDS MUST BE FASTENED W/ (2) 5/8" DIAMETER THROUGH BOLTS 16" O.C.
14. ALL RAFTERS SHALL BE FASTENED TO TOP OF PLATES AT EXTERIOR WALLS WITH GALVANIZED STEEL HURRICANE TIES.
15. ALL STUDS BUILT-UP THREE OR MORE MUST BE MECHANICALLY FASTENED TOGETHER.
16. ALL LUMBER BEARING ON MASONRY OR EXPOSED TO WEATHER IS TO BE PRESSURE TREATED. FASTENERS FOR PT LUMBER TO BE STAINLESS STEEL, OR HOT DIPPED GALVANIZED STEEL.
17. PROJECT TO HAVE A PLACARD INDICATING THAT ENGINEERED LUMBER HAS BEEN USED IN THE CONSTRUCTION OF THE ADDITION, IN ACCORDANCE WITH NYS DOS REQUIREMENTS.

- STEEL WORK:
1. ALL STRUCTURAL STEEL SHALL CONFORM TO THE REQUIREMENTS OF THE AISC "SPECIFICATIONS FOR STRUCTURAL STEEL FOR BUILDINGS"- LATEST EDITION AND ALL CURRENT SUPPLEMENTS.
 2. ALL WELDING WORK SHALL CONFORM TO THE AMERICAN WELDING SOCIETY CODE AWS D1.1. ALL WELDING WORK SHALL BE DONE BY AWS CERTIFIED WELDERS. FIELD WELDING SHALL BE DONE BY THE MANUAL SHIELDED METAL ARC WELDING METHOD.
 3. ALL STEEL SHAPED, PLATES, BARS, ROD, AND ANCHOR BOLTS, SHALL CONFORM TO ASTM A36 OR A992 FOR ALL C-CHANNELS AND W SHAPES.
 4. ALL BOLTS SHALL BE 5/8" DIAMETER ASTM A325 BOLTS IN BEARING TYPE CONNECTIONS, UNLESS OTHERWISE NOTED SPECIFICALLY ON THE DRAWINGS. PROVIDE A MINIMUM OF TWO BOLTS PER CONNECTION.
 5. WHERE A WELD IS REQUIRED, AND NO WELD IS SHOWN ON THE DRAWINGS, PROVIDE A 1/4" FILLET WELD ALL AROUND.



DEMOLITION/STRUCTURAL PLAN - BASEMENT

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



LEGEND

EXISTING TO REMAIN

EXISTING TO BE DEMOLISHED

NEW INTERIOR WALL WITH ACOUSTICAL INSULATION:
5/8" gypsum board each side of 2 x 4's @ 16" o.c.,
3" ThermoFiber acoustical insulation

NEW INTERIOR WALL
5/8" gypsum board each side of 2 x 4's @ 16" o.c.

NEW INSULATION & INTERIOR WALL FINISH
Remove existing wall finish, fill existing wall cavity
with new cellulose insulation, new 5/8" gypsum board

NEW GARAGE / DWELLING SEPARATION WALL
5/8" type X gypsum board on one side, 1/2" cdx plywood, 2" x 6"
studs 16" o.c., R-21 spray foam insulation, 1/2" gypsum board

NEW EXTERIOR WALL
New Cedar shingle siding, size and exposure to match exist.,
house wrap, 5/8" Adventech sheathing, 2x6 studs @ 16" o.c.,
w/ R-21 cellulose insulation, 5/8" gypsum board

NEW FOUNDATION WALL:
New 10" reinforced 3,500 psi concrete block wall on continuous
12" d. x 24" w. 3,500 psi reinforced concrete footing troweled on
waterproofing below grade, 3-coat cement stucco with integral
color above grade

ELEVATION NUMBER

ELEVATION

SHEET NUMBER

ELEVATION NUMBER

SECTION DETAIL

SHEET NUMBER

DOOR TYPE,
FOR DESCRIPTION,
SEE SPECIFICATIONS -
DOOR SCHEDULE

WINDOW TYPE,
FOR DESCRIPTION,
SEE SPECIFICATIONS -
WINDOW SCHEDULE

LIST OF ABBREVIATIONS:

CLG. CEILING

CONC. CONCRETE

DIA. DIAMETER

EQ. EQUAL

EXIST. EXISTING

HDR. HEADER

HT. HEIGHT

O.C. ON CENTER

P.T. PRESSURE TREATED

SQ. SQUARE

TYP. TYPICAL

W/ WITH

WIF. WINDOW

VIF. VERIFY IN FIELD

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RENOVATIONS TO THE
JERUTIS RESIDENCE
99 OLIPHANT AVENUE, DOBBS FERRY, NY 10522

Project Submitted
DESIGN STUDY 10-25-22
DESIGN STUDY 12-19-22
BUILDING PERMIT SUB. 1-18-23
ZBA SUBMISSION 2-14-23
PB/AHRB SUBMISSION 3-16-23



Scale As Shown

ST-1

Sheet Number

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Residential Living Areas	40	20	60PSF
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Roof	45	20	65PSF
Roof Deck	75	20	95 PSF
Planted Roof - 6" Soil Depth	45	80	125PSF

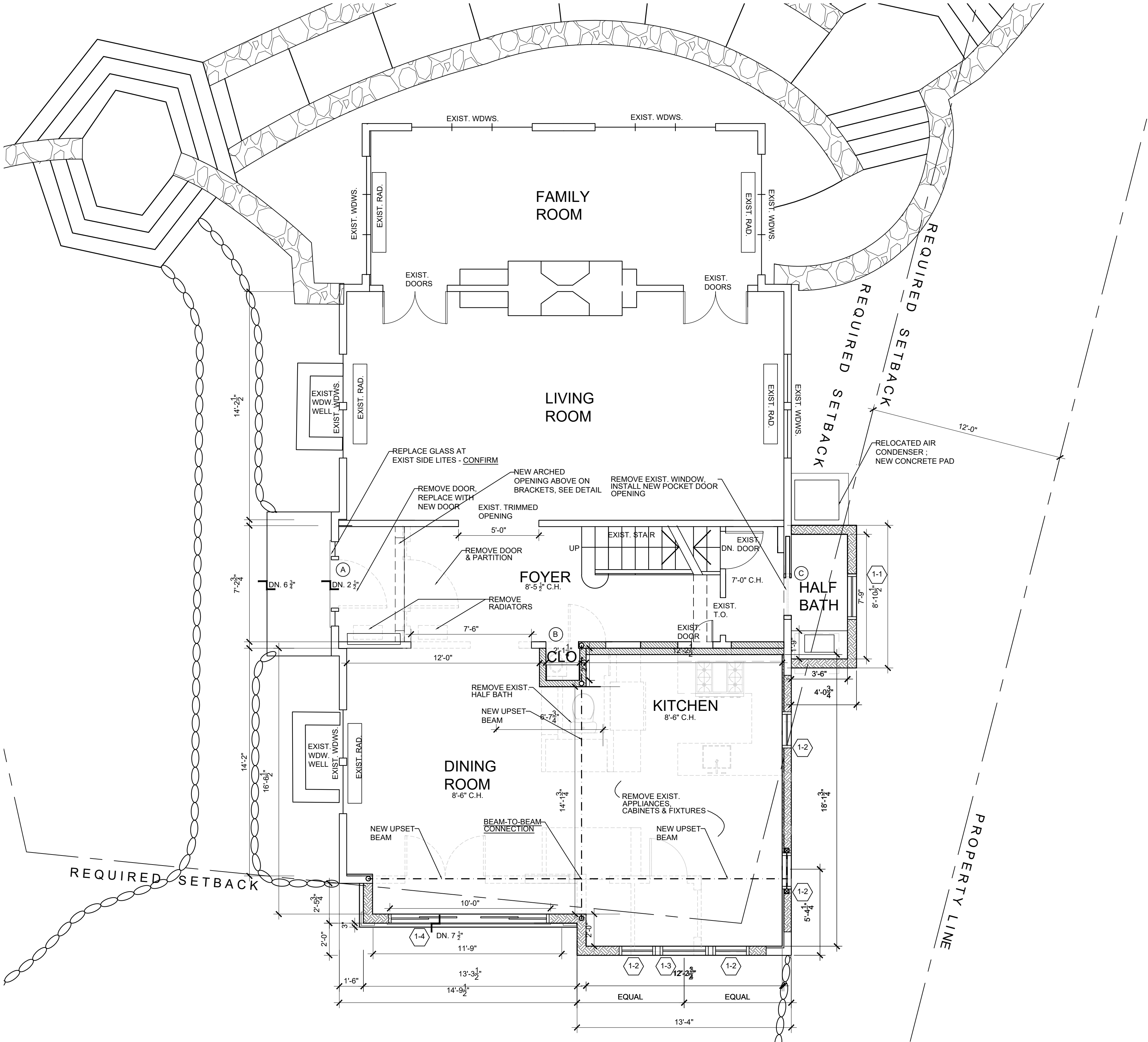
DESIGN STRESSES: SOIL PRESSURE(assumed)= 2 TONS(4 kips)PSF

FC = 3,500 PSI (min. compression strength of concrete)
FS= 24,000 PSI (tensile unit stress of steel)ASTM-A-36
 - DEFLECTION: MAX. L/480 AT ALL FLOOR JOISTS

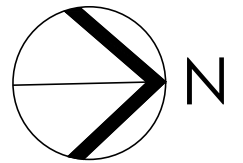
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 - ALL CONCRETE BLOCKS TO COMPLY WITH ASTM C-90 STANDARD MINIMUM GRADE "N", TYPE "I", SIZES AS SHOWN ON PLAN. ALL MORTAR TO BE TYPE "S".
 - KEY ALL FIRST COURSES OF CONCRETE BLOCK TO FOOTINGS, FILL TOP COURSES SOLID FOR JOIST BEARINGS, AND FILL SOLID FULL HEIGHT FOR GIRDER BEARING POINTS.
 - PROVIDE HORIZONTAL MASONRY REINFORCEMENT CONTINUOUS AT EVERY OTHER COURSE (FULL WIDTH OF BLOCK).
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- FRAMING:
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- BASE DESIGN VALUES FOR VISUALLY GRADED DIMENSION LUMBER:
- | SIZE | WOOD MEMBERS | REPETITIVE/SINGLE |
|---------------|------------------|-------------------|
| 2X2, 2X3, 2X4 | #2DOUGLAS FIR | 1315/1510 |
| 2X6 | #2DOUGLAS FIR | 1050/1210 |
| 2X8, 2X10 | #2DOUGLAS FIR | 965/1210 |
| 2X2, 2X3, 2X4 | #1 PRESS TREATED | 875/1005 |

- NO HEADER BEAM, OR GIRDER SHALL BE CHANGED FROM THE SIZE AND SPECIFICATIONS SHOWN ON THE CONSTRUCTION DOCUMENTS, WITHOUT PRIOR REVIEW AND APPROVAL BY THE ARCHITECT OR ENGINEER.
 - BEAM HANGERS BY TECO OR SIMPSON AS APPROVED BY ARCHITECT, SHALL BE USED WHERE BEAMS FRAMED INTO GIRDERS
 - BLOCK ALL NEW POSTS TO SOLID BEARING WITH KILN DRIED LUMBER.FRAMED BEAM CONNECTIONS ASTM A-325 HIGH STRENGTH BOLTS(3/4") UNLESS OTHERWISE NOTED.
 - ALL MICROLAM (LVLs) & PARALLAM (PSL) BEAMS TO BE 2.0E PSL BY TRUS JOIST, 10. ALL PARALLAM POSTS TO BE 1.8 E PSL BY TRUS JOIST.
 - ALL FASTENERS FOR WOOD FRAMING SHALL BE IN ACCORDANCE WITH RC TABLE R602.3(1).
 - ALL FASTENERS FOR FOR DECKS TO BE IN ACCORDANCE WITH TABLE R507.2 .3.
 - ALL LEDGER BOARDS MUST BE FASTENED W/ (2) 5/8" DIAMETER THROUGH BOLTS 16" O.C.
 - ALL RAFTERS SHALL BE FASTENED TO TOP OF PLATES AT EXTERIOR WALLS WITH GALVANIZED STEEL HURRICANE TIES.
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- STEEL WORK:
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 - WHERE A WELD IS REQUIRED, AND NO WELD IS SHOWN ON THE DRAWINGS, PROVIDE A 1/4" FILLET WELD ALL AROUND.



DEMOLITION/STRUCTURAL PLAN
FIRST FLOOR



LEGEND

	EXISTING TO REMAIN		ELEVATION NUMBER
	EXISTING TO BE DEMOLISHED		ELEVATION
	NEW INTERIOR WALL WITH ACOUSTICAL INSULATION: 5/8" gypsum board each side of 2 x 4s @ 16" o.c., 3" ThermaFiber acoustical insulation		SHEET NUMBER
	NEW INTERIOR WALL 5/8" gypsum board each side of 2 x 4s @ 16" o.c.		ELEVATION NUMBER
	NEW INSULATION & INTERIOR WALL FINISH Remove existing wall finish, fill existing wall cavity with new cellulose insulation, new 5/8" gypsum board		SECTION DETAIL
	NEW GARAGE / DWELLING SEPARATION WALL 5/8" type X gypsum board on one side, 1/2" cdx plywood, 2" x 6" studs 16" o.c., R-21 spray foam insulation, 1/2" gypsum board		SHEET NUMBER
	NEW EXTERIOR WALL New Cedar shingle siding, size and exposure to match exist, house wrap, 5/8" Advantech sheathing, 2x6 studs @ 16" o.c., w/ R-21 cellulose insulation, 5/8" gypsum board		DOOR TYPE, FOR DESCRIPTION, SEE SPECIFICATIONS - DOOR SCHEDULE
	NEW FOUNDATION WALL: New 10" reinforced 3,500 psi concrete block wall on continuous 12" d x 24" w, 3,500 psi reinforced concrete footing; troweled on waterproofing below grade, 3-coat cement stucco with integral color above grade		WINDOW TYPE, FOR DESCRIPTION, SEE SPECIFICATIONS - WINDOW SCHEDULE
LIST OF ABBREVIATIONS:			
CLG. CEILING	HDR. HEADER	SQ. SQUARE	
CONC. CONCRETE	HT. HEIGHT	TYP. TYPICAL	
DIA. DIAMETER	O.C. ON CENTER	W/ WITH	
EQ. EQUAL	P.T. PRESSURE TREATED	WIF. WINDOW	
EXIST. EXISTING		VIF. VERIFY IN FIELD	

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ARCHITECTS

12 SPRING STREET
HASTINGS.on.HUDSON
N . Y . 1 0 7 0 6
9 1 4 . 4 7 8 . 0 7 9 9
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RENOVATIONS TO THE
JERUTIS RESIDENCE
99 OLIPHANT AVENUE, DOBBS FERRY, NY 10522

Project Submitted

BUILDING PERMIT SUB. 1-18-23

ZBA SUBMISSION 2-14-23

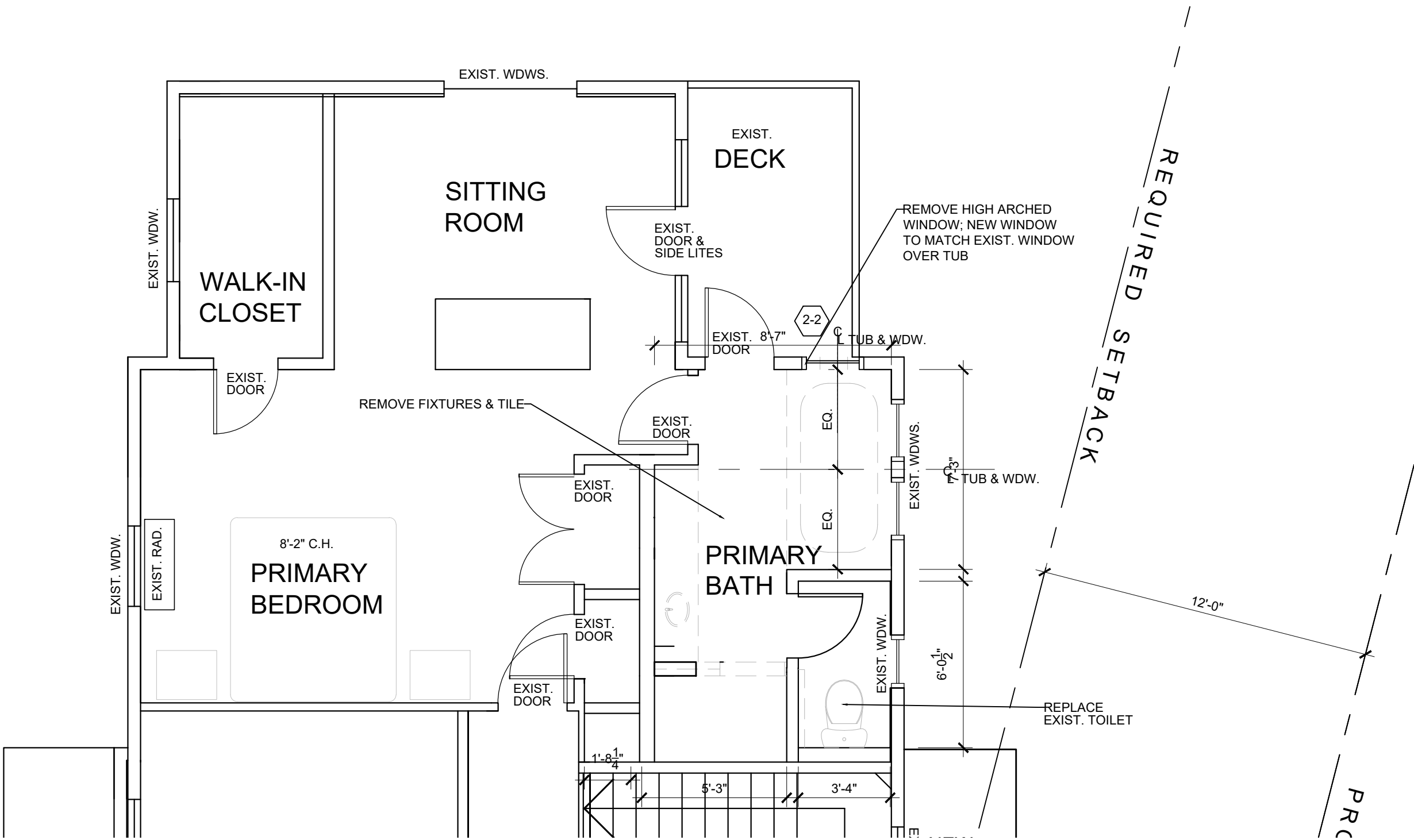
PB/AHRB SUBMISSION 3-16-23



Scale As Shown

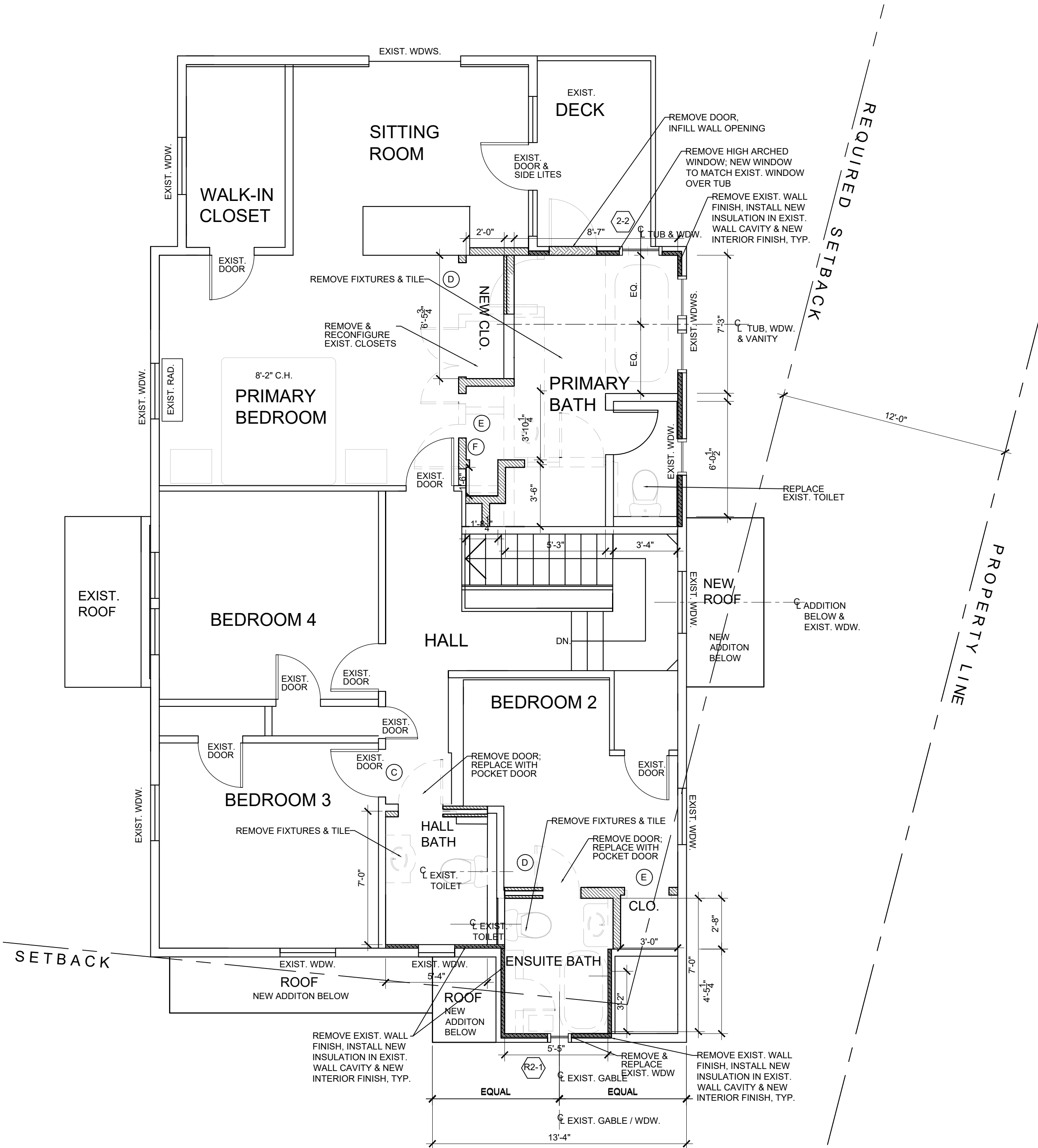
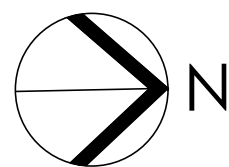
ST-2

Sheet Number



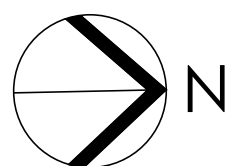
DEMOLITION/STRUCTURAL PLAN
SECOND FLOOR -MASTER BATH ALT LAYOUT

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



DEMOLITION/STRUCTURAL PLAN
SECOND FLOOR

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



LEGEND

	EXISTING TO REMAIN		ELEVATION NUMBER
	EXISTING TO BE DEMOLISHED		ELEVATION
	NEW INTERIOR WALL WITH ACOUSTICAL INSULATION: 5/8" gypsum board each side of 2 x 4s @ 16" o.c., 3" ThermaFiber acoustical insulation		SECTION DETAIL
	NEW INTERIOR WALL 5/8" gypsum board each side of 2 x 4s @ 16" o.c.		SHEET NUMBER
	NEW INSULATION & INTERIOR WALL FINISH Remove existing wall finish, fill existing wall cavity with new cellulose insulation, new 5/8" gypsum board		DOOR TYPE, FOR DESCRIPTION, SEE SPECIFICATIONS - DOOR SCHEDULE
	NEW GARAGE / DWELLING SEPARATION WALL 5/8" type X gypsum board on one side, 1/2" cdx plywood, 2" x 6" studs 16" o.c., R-21 spray foam insulation, 1/2" gypsum board		WINDOW TYPE, FOR DESCRIPTION, SEE SPECIFICATIONS - WINDOW SCHEDULE
	NEW EXTERIOR WALL New Cedar shingle siding, size and exposure to match exist., house wrap, 5/8" Advantech sheathing, 2x6 studs @ 16" o.c., w/ R-21 cellulose insulation, 5/8" gypsum board		
	NEW FOUNDATION WALL: New 10" reinforced 3,500 psi concrete block wall on continuous 12" d x 24" w. 3,500 psi reinforced concrete footing; troweled on waterproofing below grade, 3-coat cement stucco with integral color above grade		

LIST OF ABBREVIATIONS:			
CLG.	CEILING	HDR.	HEADER
CONC.	CONCRETE	HT.	HEIGHT
DIA.	DIAMETER	O.C.	ON CENTER
EQ.	EQUAL	P.T.	PRESSURE TREATED
EXIST.	EXISTING	SQ.	SQUARE
		HT.	HEIGHT
		W/	WITH
		WDW.	WINDOW
		VIF	VERIFY IN FIELD

Project Submitted

DESIGN STUDY 10-25-22

DESIGN STUDY 12-19-22

BUILDING PERMIT SUB. 1-18-23

ZBA SUBMISSION 2-14-23

PB/AHRB SUBMISSION 3-16-23

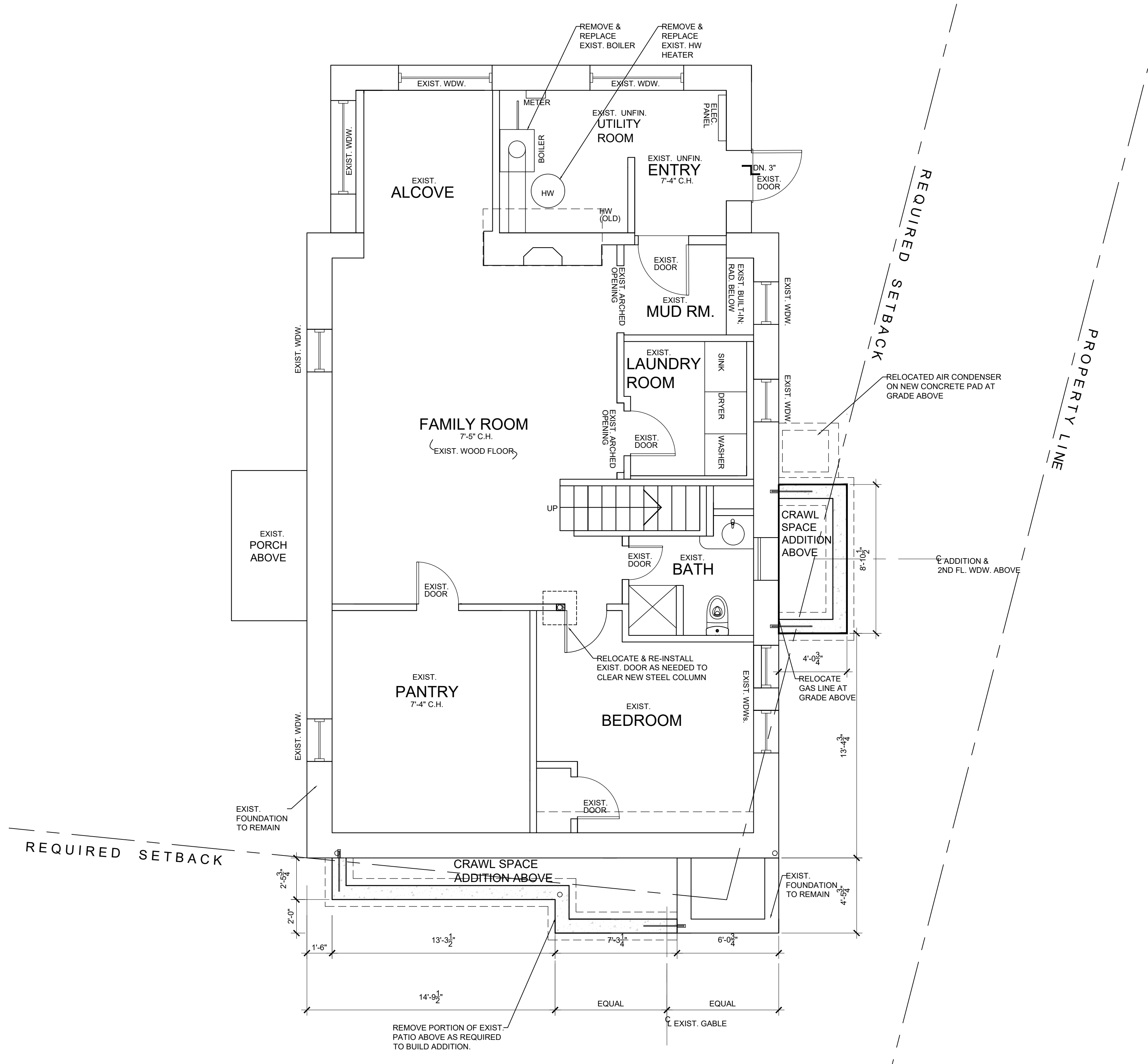


Scale

As Shown

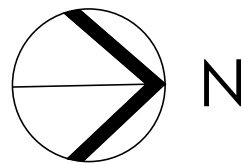
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Sheet Number



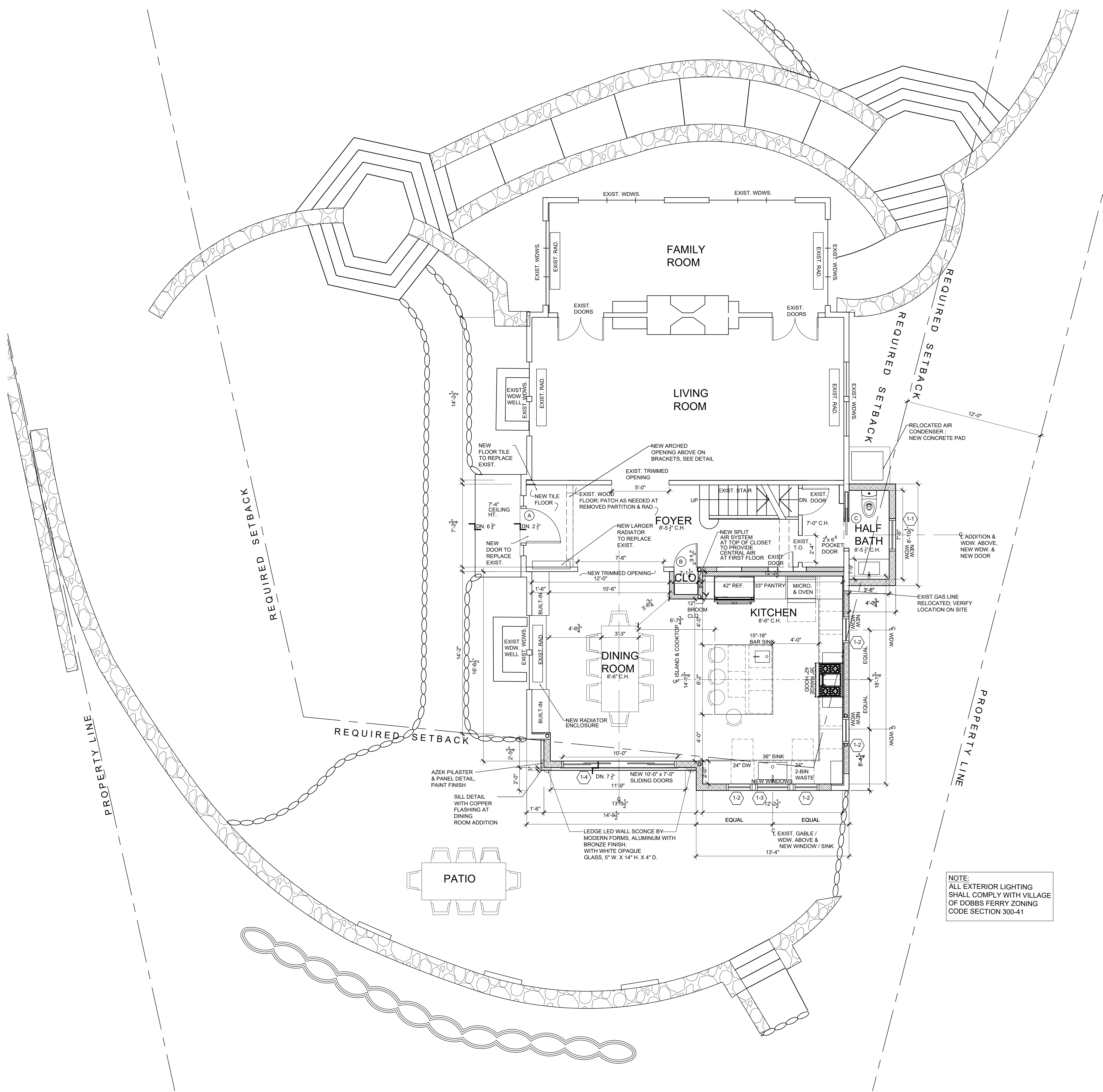
BASEMENT FLOOR PLAN

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



LEGEND

	EXISTING TO REMAIN		ELEVATION NUMBER		
	EXISTING TO BE DEMOLISHED		ELEVATION		
	NEW INTERIOR WALL WITH ACOUSTICAL INSULATION: 5/8" gypsum board each side of 2 x 4's @ 16" o.c., 3" ThermoFiber acoustical insulation		SHEET NUMBER		
	NEW INTERIOR WALL 5/8" gypsum board each side of 2 x 4's @ 16" o.c.		ELEVATION NUMBER		
	NEW INSULATION & INTERIOR WALL FINISH Remove existing wall finish, fill existing wall cavity with new cellulose insulation, new 5/8" gypsum board		SECTION DETAIL		
	NEW GARAGE / DWELLING SEPARATION WALL 5/8" type X gypsum board on one side, 1/2" cdx plywood, 2" x 6" studs 16" o.c., R-21 spray foam insulation, 1/2" gypsum board		SHEET NUMBER		
	NEW EXTERIOR WALL New Cedar shingle siding, size and exposure to match exist., house wrap, 5/8" Adventech sheathing, 2x6 studs @ 16" o.c., w/ R-21 cellulose insulation, 5/8" gypsum board		DOOR TYPE, FOR DESCRIPTION, SEE SPECIFICATIONS - DOOR SCHEDULE		
	NEW FOUNDATION WALL: New 10" reinforced 3,500 psi concrete block wall on continuous 12" d. x 24" w. 3,500 psi reinforced concrete footing, troweled on waterproofing below grade, 3-coat cement stucco with integral color above grade		WINDOW TYPE, FOR DESCRIPTION, SEE SPECIFICATIONS - WINDOW SCHEDULE		
LIST OF ABBREVIATIONS:					
C.C.	CEILING	HDR.	HEADER	SQ.	SQUARE
CONC.	CONCRETE	HT.	HEIGHT	TYP.	TYPICAL
DIA.	DIAMETER	O.C.	ON CENTER	W.	WITH
EQ.	EQUAL	P.T.	PRESSURE TREATED	WID.	WINDOW
EXIST.	EXISTING		TREATED	VIF	VERIFY IN FIELD



DOOR SCHEDULE

NO.	MANUF.	DESCRIPTION	SIZE	NOTES	QTY.
A	SIMPSON OR DSA DOORS	CRAFTSMAN 6-LITE DOOR	3'-0" X 7'-0" VIF EXIST. OPENING	MAIN ENTRY U=0.27 NEW GLAZING IN EXIST. SIDELITES	1
B	SIMPSON	WOOD SIX PANEL	2'-0" X 6'-8"	MECH CLOSET	1
C	SIMPSON	WOOD SIX PANEL	2'-4" X 6'-8"	HALF BATH POCKET	3
DOORS LISTED BELOW ARE NOT IN ALTERNATE PRIMARY BATH LAYOUT SCHEME					
D	SIMPSON	WOOD SIX PANEL	6'-0" X 6'-8" PAIR OF SLIDING DOORS	CLOSET SLIDING DOORS	1
E	SIMPSON	WOOD SIX PANEL	2'-4" X 6'-8"	PRIMARY BATH	1
F	SIMPSON	WOOD SIX PANEL	1'-6" X 6'-8"	LINEN CLO.	1

WINDOW / GLAZING SCHEDULE

NO.	MANUF.	DESCRIPTION	SIZE	NOTES
1-1	MARVIN	ELEVATE DOUBLE HUNG (SDL)	3'-0" x 4'-5"	SAFETY GLAZ. - WET LOCATION
1-2	MARVIN	ELEVATE CASEMENT (SDL)	2'-1" x 3'-6"	LITE SIZE TO MATCH LITES OF #1-3
1-3	MARVIN	ELEVATE CASEMENT (SDL)	3'-0" x 3'-6"	LITE SIZE TO MATCH LITES OF #1-2
1-4	MARVIN	ELEVATE SLIDING DOOR (SDL)	10'-0" x 7'-0"	TEMPERED GLASS
2-2	MARVIN	ELEVATE DOUBLE HUNG (SDL)	3'-0" x 4'-5"	SAFETY GLAZ. - WET LOCATION
R2-1	MARVIN	ELEVATE CASEMENT (SDL)	1'-3" x 2'-11"	VERIFY EXIST. DIM.; IF POSSIBLE REPLACE W/ STOCK WDW SIZE SAFETY GLAZ. - WET LOCATION

WINDOW/GLAZING NOTES:
U-VALUE: 0.27 MIN.; SIMULATED DIVIDE LITES PER ELEVATION DRAWINGS.
ALL SAFETY GLASS TO BE LASER OR ACID ETCHED.

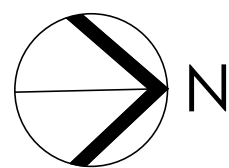
LIGHT&VENTILATION CALCULATIONS

FOR ROOMS TO UNDERGO ALTERATION WORK & NEW ROOMS
BATHROOMS & HALF BATH TO BE PROVIDED WITH ARTIFICIAL LIGHTING & LOCAL EXHAUST SYSTEM PER EXCEPTION TO R303.3

ROOM	FLOOR AREA	LIGHT		VENTILATION		COMPLIANCE
		Minimum Requirement (8% floor area)	Provided	Minimum Requirement (4% floor area)	Provided	YES
		FIRST FLOOR				
DINING ROOM & KITCHEN	457 SF	36.56 SF	97.6 SF	18.28 SF	71 SF	YES

LEGEND

	EXISTING TO REMAIN		ELEVATION NUMBER		
	EXISTING TO BE DEMOLISHED		ELEVATION		
	NEW INTERIOR WALL WITH ACOUSTICAL INSULATION: 5/8" gypsum board each side of 2 x 4's @ 16" o.c., 3" ThermaFiber acoustical insulation		SHEET NUMBER		
	NEW INTERIOR WALL 5/8" gypsum board each side of 2 x 4's @ 16" o.c.		ELEVATION NUMBER		
	NEW INSULATION & INTERIOR WALL FINISH Remove existing wall finish, fill existing wall cavity with new cellulose insulation, new 5/8" gypsum board		SECTION DETAIL		
	NEW GARAGE / DWELLING SEPARATION WALL 5/8" type X gypsum board on one side, 1/2" cdx plywood, 2" x 6" studs 16" o.c., R-21 spray foam insulation, 1/2" gypsum board		DOOR TYPE, FOR DESCRIPTION, SEE SPECIFICATIONS - DOOR SCHEDULE		
	NEW EXTERIOR WALL New Cedar shingle siding, size and exposure to match exist., house wrap, 5/8" Advantech sheathing, 2x6 studs @ 16" o.c., w/ R-21 cellulose insulation, 5/8" gypsum board		WINDOW TYPE, FOR DESCRIPTION, SEE SPECIFICATIONS - WINDOW SCHEDULE		
	NEW FOUNDATION WALL: New 10" reinforced 3,500 psi concrete block wall on continuous 12" d. x 24" w. 3,500 psi reinforced concrete footing, troweled on waterproofing below grade, 3-coat cement stucco with integral color above grade				
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CONC.	CONCRETE	HT	HEIGHT	TYP.	TYPICAL
DIA.	DIAMETER	O.C.	ON CENTER	W/	WITH
EQ.	EQUAL	P.T.	PRESSURE	WDW	WINDOW
EXIST.	EXISTING	TREATED		VIF	VERIFY IN FIELD



FIRST FLOOR PLAN

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

CGA
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12 SPRING STREET
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RENOVATIONS TO THE
JERUTIS RESIDENCE
99 OLIPHANT AVENUE, DOBBS FERRY, NY 10522

Project Submitted

DESIGN STUDY 12-2-22

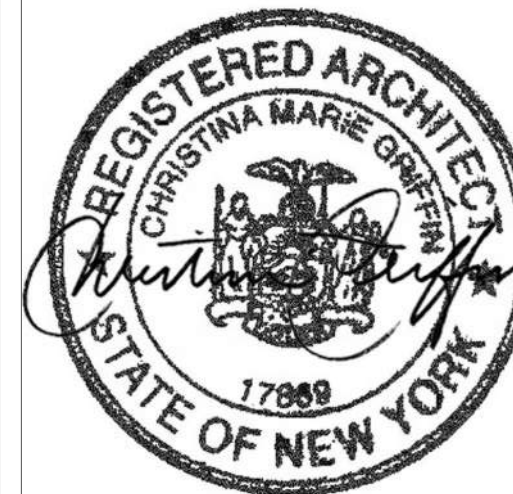
DESIGN STUDY 12-19-22

DESIGN STUDY 1-6-23

BUILDING PERMIT SUB. 1-18-23

ZBA SUBMISSION 2-14-23

PB/AHRB SUBMISSION 3-16-23



Scale As Shown

A-2

Sheet Number

Project Submitted

DESIGN STUDY 12-1-22

DESIGN STUDY 12-19-22

DESIGN STUDY 1-6-23

BUILDING PERMIT SUB. 1-18-23

ZBA SUBMISSION 2-14-23

PB/AHRB SUBMISSION 3-16-23

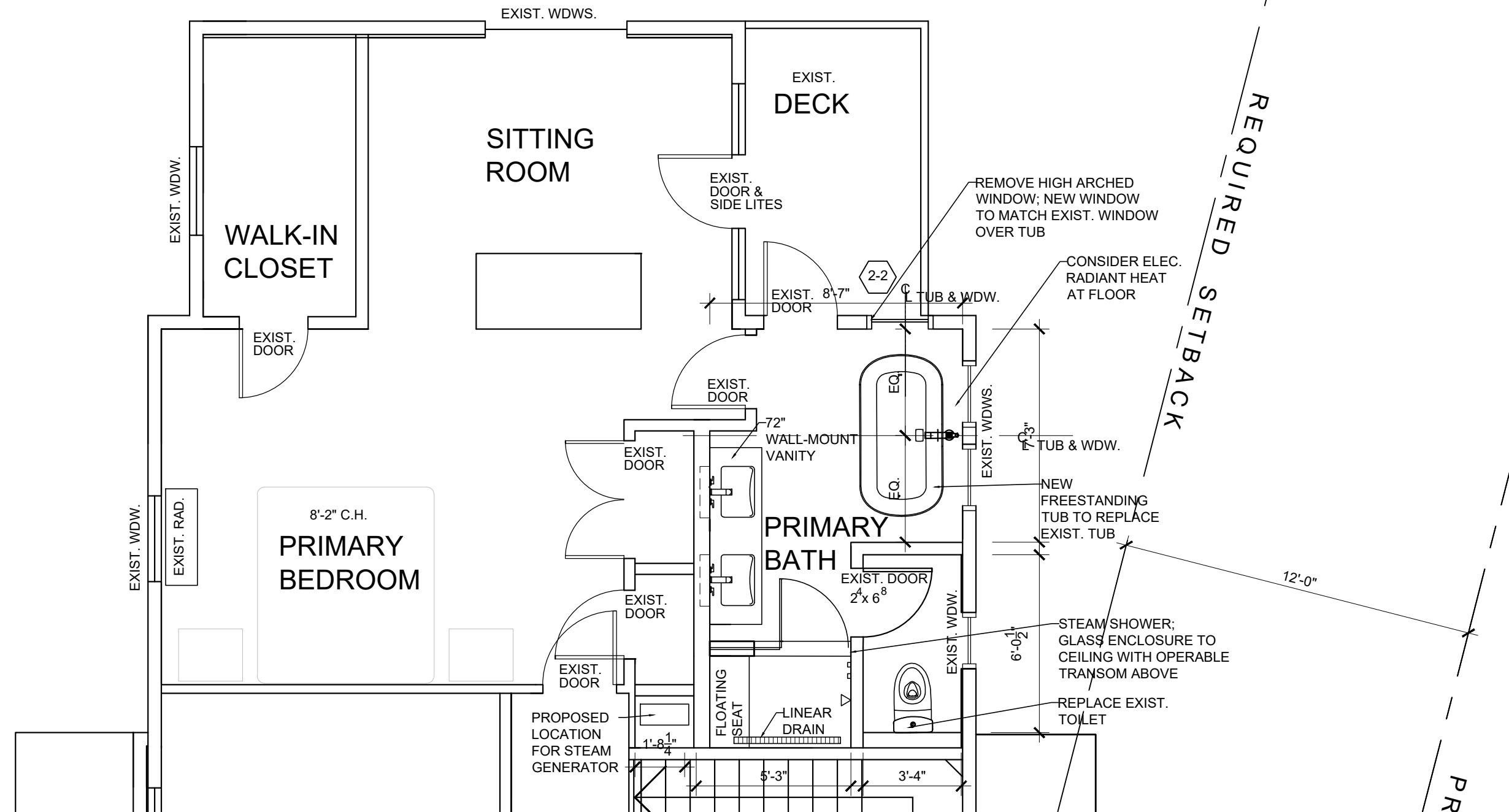


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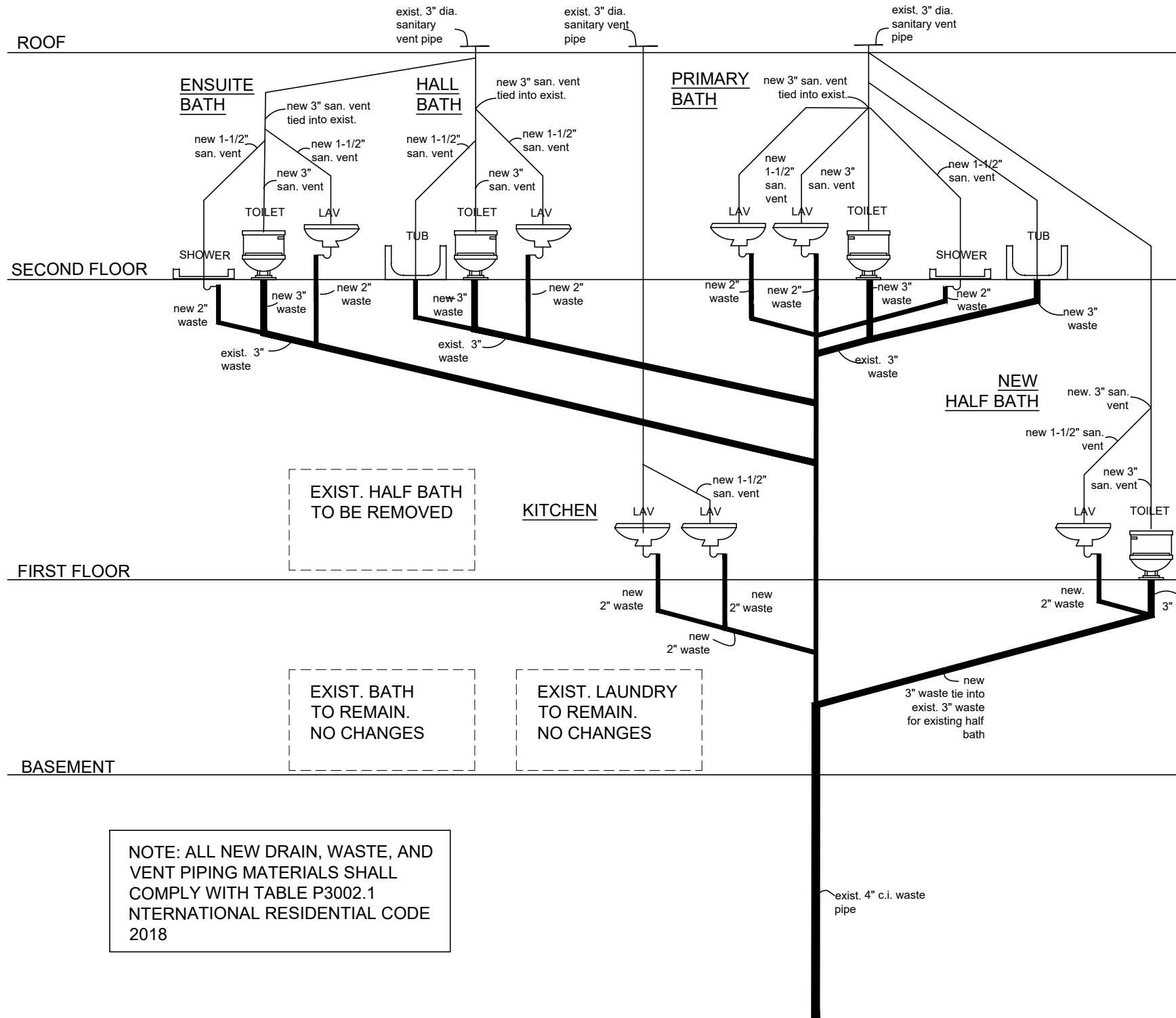
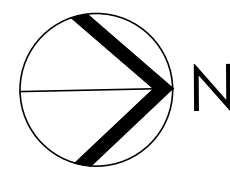
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Sheet Number



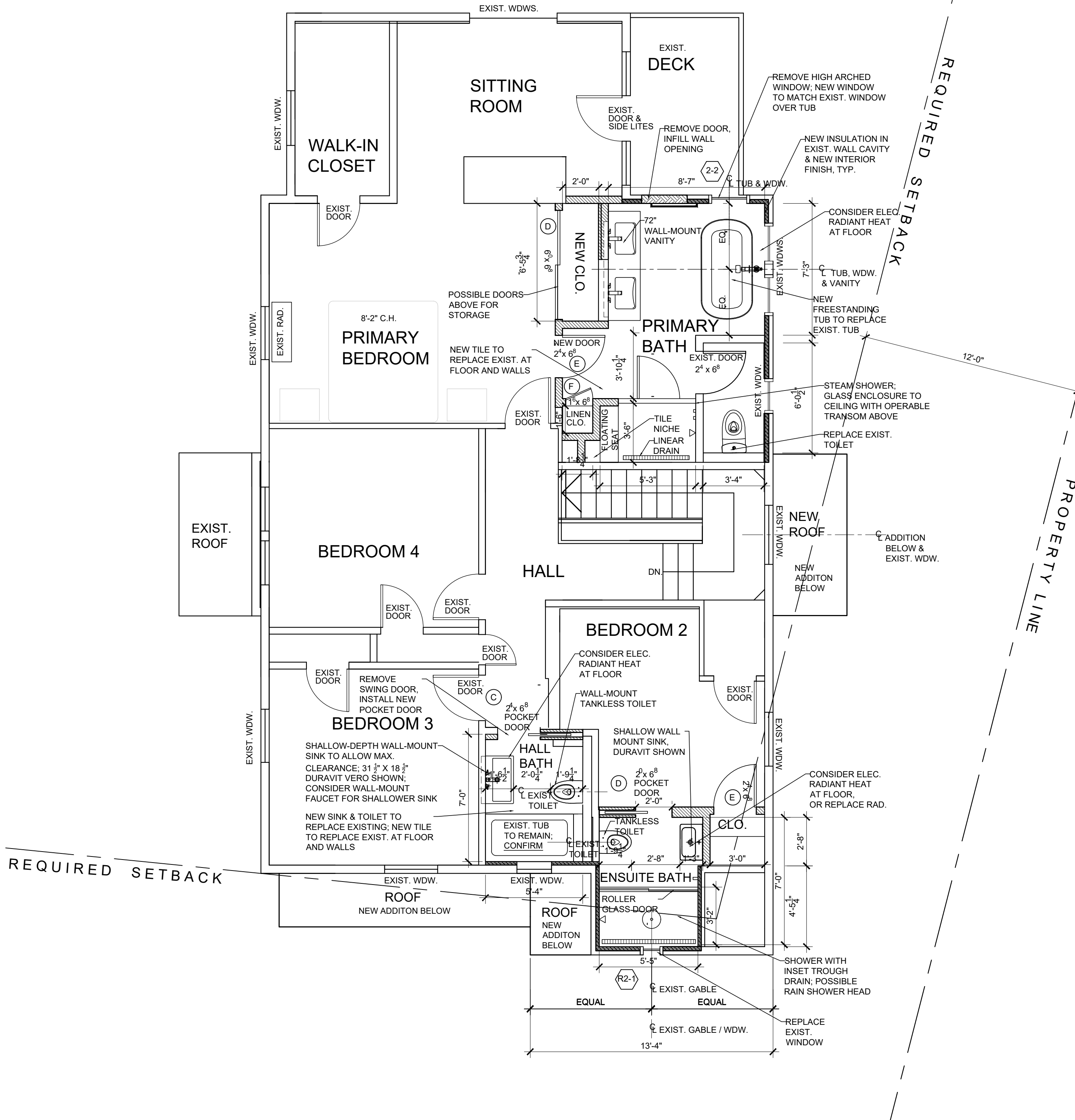
SECOND FLOOR PLAN PRIMARY BATH ALT LAYOUT

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



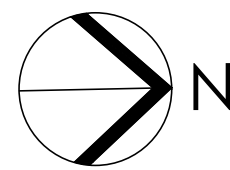
RISER DIAGRAM

SCALE: NTS



SECOND FLOOR PLAN

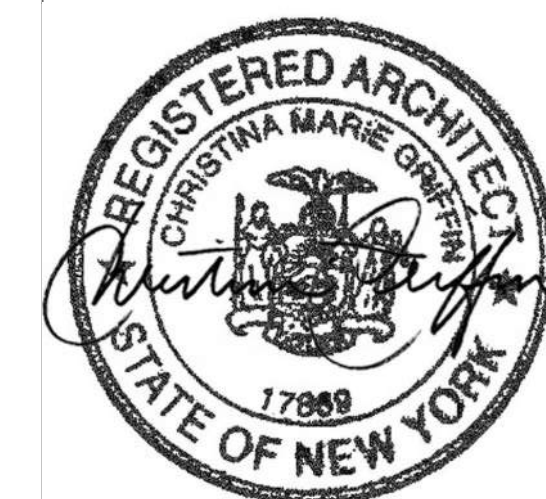
SCALE: 1/4" = 1'-0"



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	EXISTING TO BE DEMOLISHED		ELEVATION		
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DIA.	DIAMETER	O.C.	ON CENTER	W.	WITH
EQ.	EQUAL	P.T.	PRESSURE TREATED	WIF	WINDOW IN FIELD
EXIST.	EXISTING			VIF	VERIFY IN FIELD

Project Submitted
DESIGN STUDY 10-25-22
DESIGN STUDY 12-19-22
DESIGN STUDY 1-6-23
BUILDING PERMIT SUB. 1-18-23
ZBA SUBMISSION 2-14-23
PB/AHRB SUBMISSION 3-16-23



Scale	As Shown
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A-4

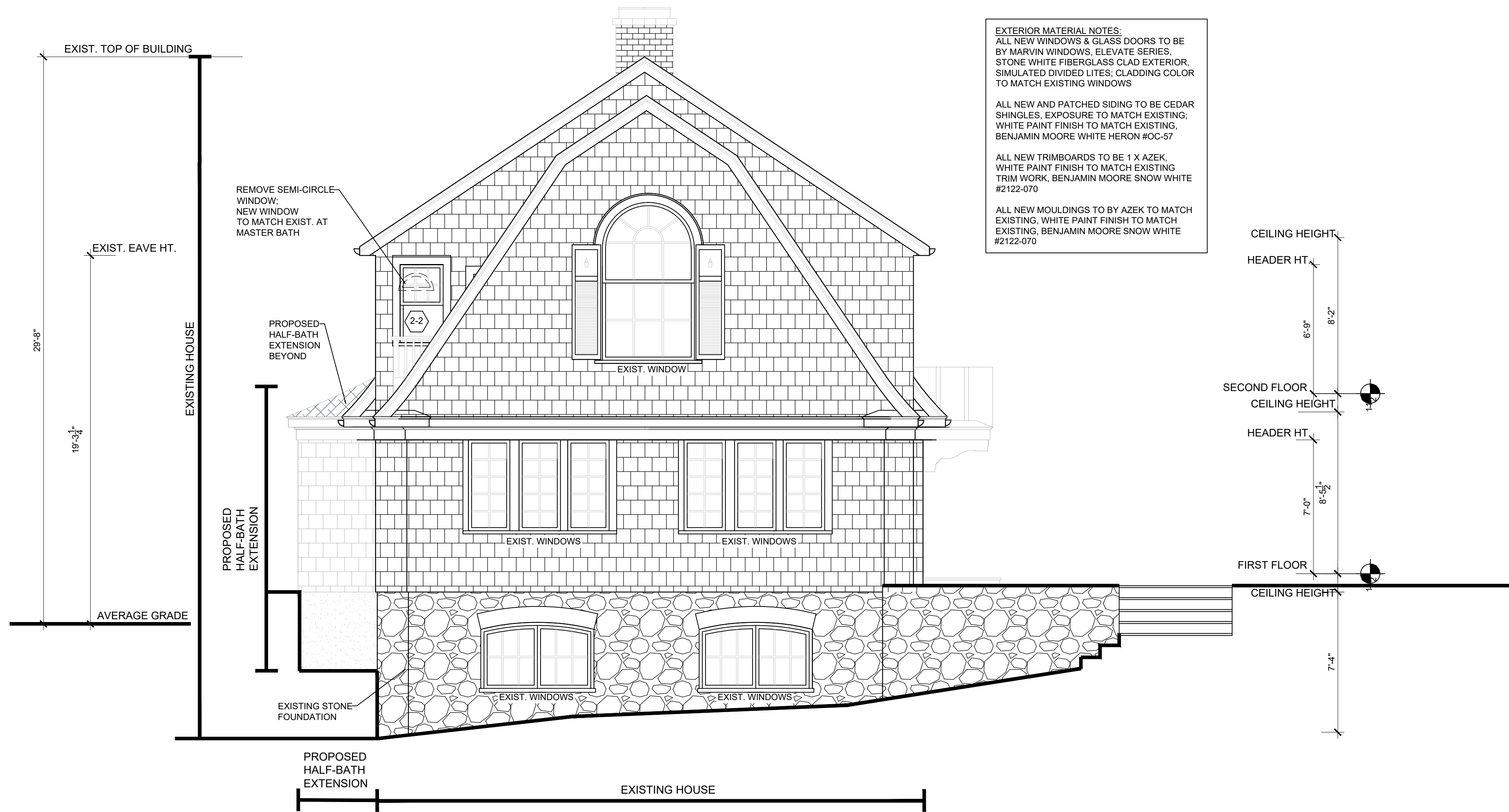
Sheet Number



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



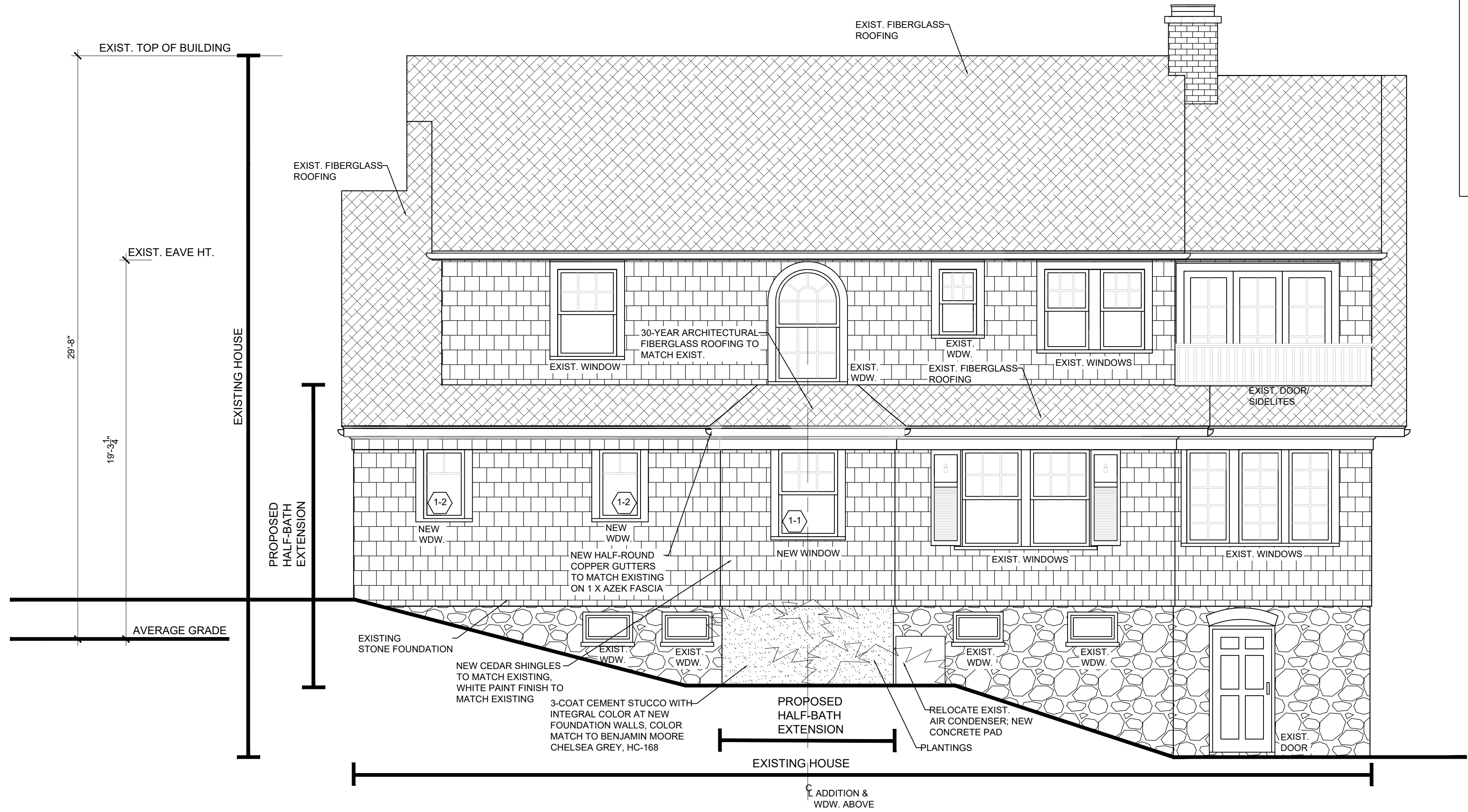
SCALE: 1/4" = 1'-0"



EXTERIOR MATERIAL NOTES:
ALL NEW WINDOWS & GLASS DOORS TO BE BY MARVIN WINDOWS, ELEVATE SERIES, STONE WHITE FIBERGLASS CLAD EXTERIOR, SIMULATED DIVIDED LITES, CLADDING COLOR TO MATCH EXISTING WINDOWS
ALL NEW AND PATCHED SIDING TO BE CEDAR SHINGLES, EXPOSURE TO MATCH EXISTING, WHITE PAINT FINISH TO MATCH EXISTING, BENJAMIN MOORE WHITE HERON #OC-57
ALL NEW TRIMBOARDS TO BE 1 X AZEK, WHITE PAINT FINISH TO MATCH EXISTING TRIM WORK, BENJAMIN MOORE SNOW WHITE #2122-070
ALL NEW MOULDINGS TO BY AZEK TO MATCH EXISTING, WHITE PAINT FINISH TO MATCH EXISTING, BENJAMIN MOORE SNOW WHITE #2122-070

WEST ELEVATION

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



EXTERIOR MATERIAL NOTES:
ALL NEW WINDOWS & GLASS DOORS TO BE BY MARVIN WINDOWS, ELEVATE SERIES, STONE WHITE FIBERGLASS CLAD EXTERIOR, SIMULATED DIVIDED LITES, CLADDING COLOR TO MATCH EXISTING WINDOWS
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NORTH ELEVATION

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

CGA
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ARCHITECTS

12 SPRING STREET
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N . Y . 1 0 7 0 6
9 1 4 . 4 7 8 . 0 7 9 9
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RENOVATIONS TO THE
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99 OLIPHANT AVENUE, DOBBS FERRY, NY 10522

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Scale As Shown

A-5

Sheet Number