

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 better than 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
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
- 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.
- REGISTERED ARCHITECT  
CHRISTINA MARIE GRIFFIN  
17889  
STATE OF NEW YORK
- 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.
- INSULATION & FENESTRATION
- REQUIRED BY COMPONENT TABLE R402.1.2 2020 NY ECC AMENDED BY NY STRETCH ENERGY CODE
- | CLIMATE ZONE | FENESTRATION U-FACTOR <sup>a</sup> | SKYLIGHT <sup>b</sup> U-FACTOR | GLAZED FENESTRATION SHGC <sup>c</sup> | CEILING <sup>a</sup> R-VALUE      | WOOD FRAME WALL <sup>b,c</sup> R-VALUE                                |
|--------------|------------------------------------|--------------------------------|---------------------------------------|-----------------------------------|---|
| 4A           | 0.27                               | 0.50                           | 0.40                                  | 49                                | 21 <sup>int.</sup> or 20+5 <sup>cont.</sup> or 13+10 <sup>cont.</sup> |
|              | MASS WALL <sup>d</sup> R-VALUE     | FLOOR R-VALUE                  | BASEMENT WALL <sup>e</sup> R-VALUE    | SLAB <sup>f</sup> R-VALUE & DEPTH | CRAWL SPACE WALL <sup>g</sup> R-VALUE                                 |
|              | 15/20                              | 30 <sup>g</sup>                | 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 INSULATED 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.

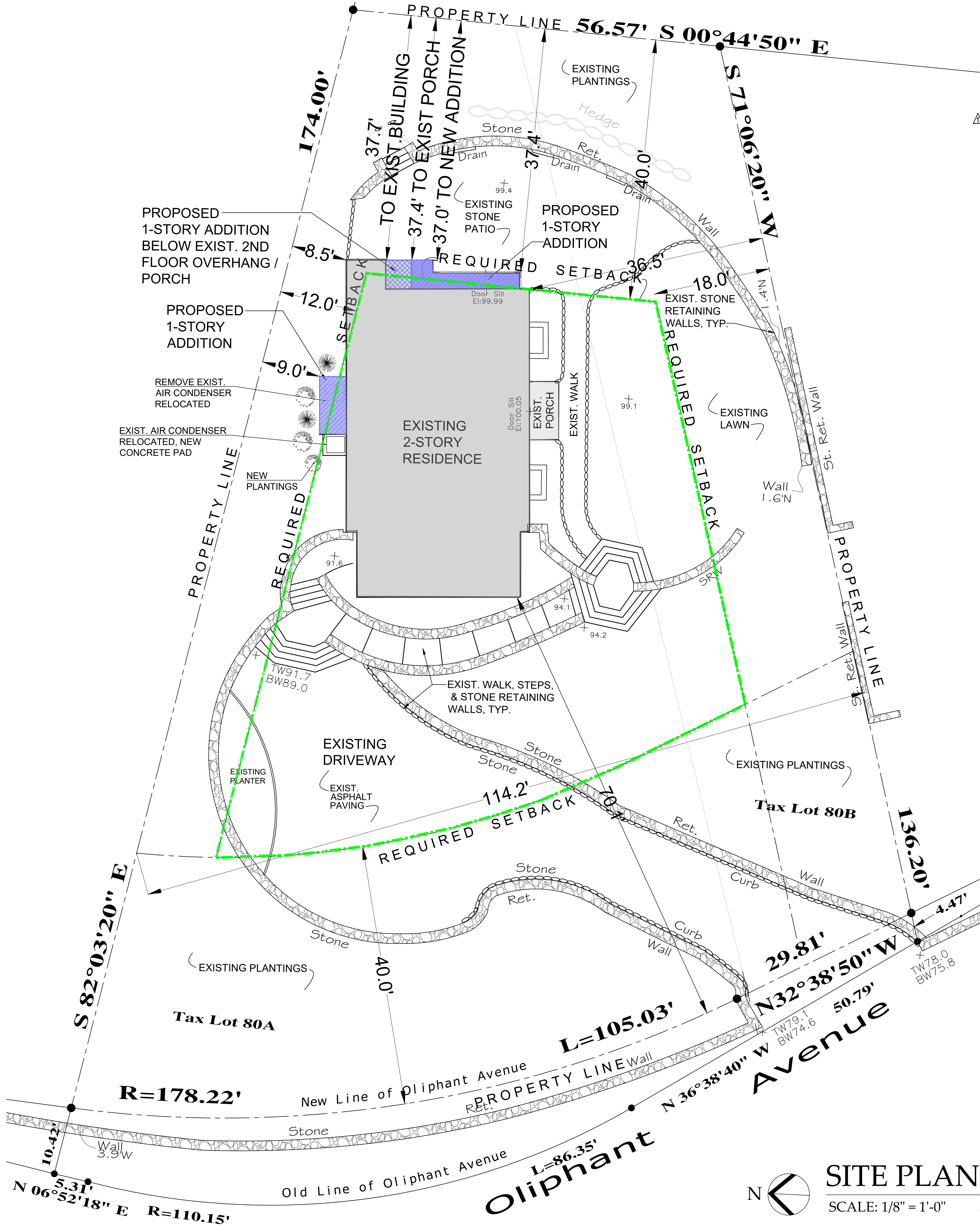
e. 15/19 MEANS R-15 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-19 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL.

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.

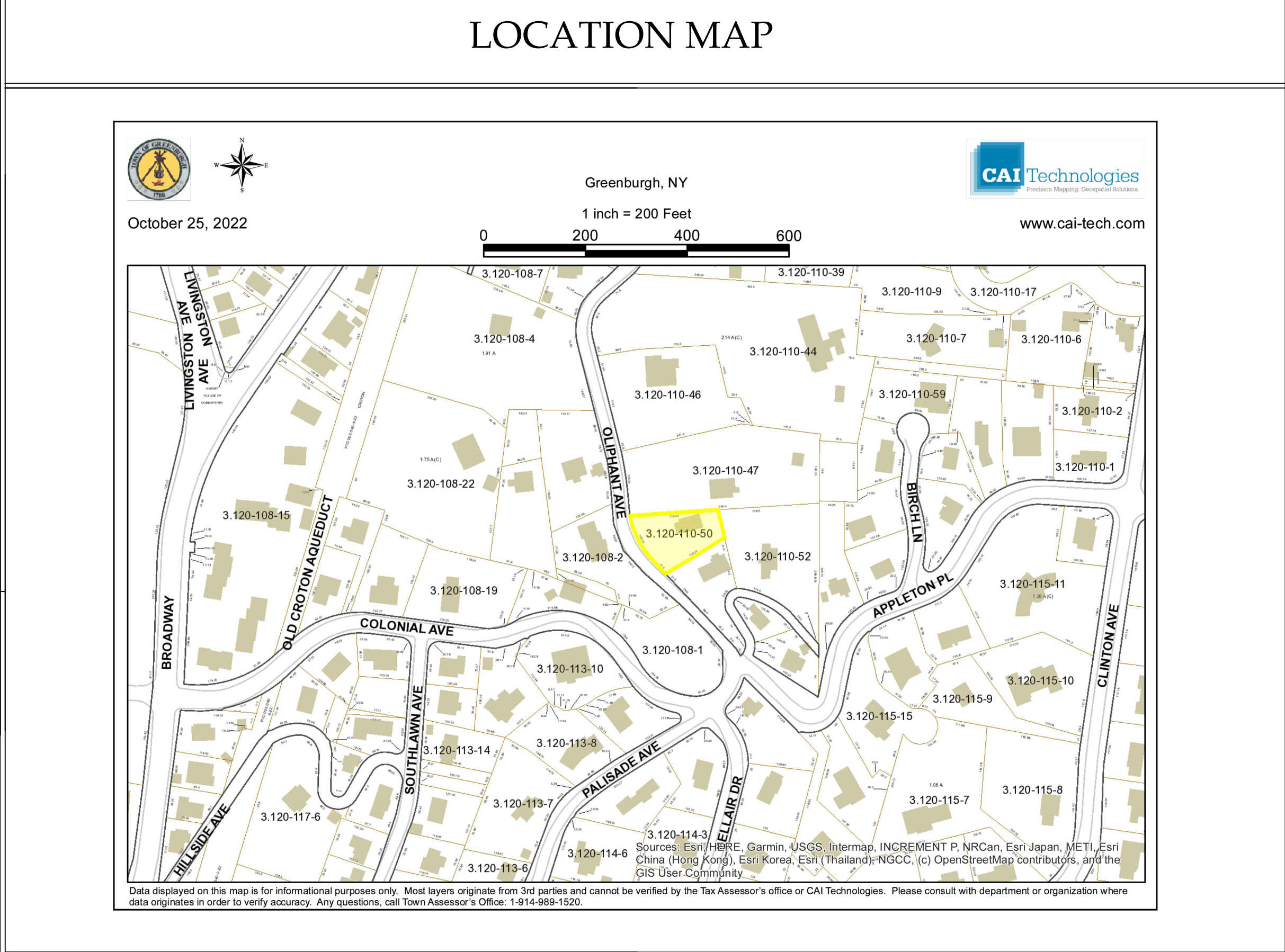
h. THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS. THE SHGC COLUMN APPLIES TO ALL GLAZED FENESTRATION.
- DESIGN REQUIREMENTS
- FOR 2020 RESIDENTIAL CODE OF NEW YORK STATE CLIMATIC & GEOGRAPHIC DESIGN CRITERIA
- | GROUND SNOW LOAD | WIND DESIGN |              |                     |                        |   | SEISMIC DESIGN CATEGORY | SUBJECT TO DAMAGE FROM |                  |                   | ICE SHIELD UNDERLAY REQUIRED | FLOOD HAZARDS | AIR FREEZING INDEX | MEAN ANNUAL TEMP |
|------------------|-------------|--------------|---------------------|------------------------|---|-------------------------|------------------------|------------------|-------------------|------------------------------|---------------|--------------------|------------------|
|                  | SPEED (MPH) | TOPO EFFECTS | SPECIAL WIND REGION | WIND BORNE DEBRIS ZONE |   |                         | WEATHERING             | FROST LINE DEPTH | TERMITES          |                              |               |                    |                  |
| 30 PSF           | 120-130 MPH | NO           | YES                 | NO                     | B |                         | SEVERE                 | 42"              | MODERATE TO HEAVY | YES                          | N/A           | 2000               | 51.6             |
- DATES
- |                            |          |
|----------------------------|----------|
| DESIGN STUDY               | 10-25-22 |
| BUILDING PERMIT SUBMISSION | 1-18-23  |
| ZBA SUBMISSION             | 2-14-23  |
- LIST of DRAWINGS
- |             |  |
|-------------|--|
| TITLE SHEET | GENERAL NOTES, CLIMATIC & GEOGRAPHIC CRITERIA, DATES, LIST OF DRAWINGS |
| S-1         | SITE PLAN, ZONING DATA, COVERAGE CALCULATIONS, LOCATION MAP            |
| S-2         | PHOTOGRAPHS OF SITE, SPRINKLER CALCULATIONS, SKY EXPOSURE DIAGRAM      |
| S-3         | AREA MAP, PHOTOGRAPHS OF NEIGHBORING PROPERTIES                        |
| ST-1        | DEMOLITION/STRUCTURAL PLANS  |
| A-1         | BASEMENT PLAN  |
| A-2         | FIRST FLOOR PLAN   |
| A-3         | SECOND FLOOR PLAN  |
| A-4         | EXTERIOR ELEVATIONS  |
| A-5         | EXTERIOR ELEVATIONS  |





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)	114.2 FT (WIDTH @ FRONT YD. SETBACK)
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)	16.5% (SLIDING SCALE: .75 X 22%)	11.4 %	12 %
BASED ON NET LOT SIZE	2,450.71 SF	1,384 SF	1,467.4 SF
MAX. IMPERVIOUS COVERAGE	30% (SLIDING SCALE: .75 X 40%)	36 % *	37 % **
BASED ON GROSS LOT SIZE	4,455.84 SF	5,404 SF	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		NET LOT:	NET LOT:
GROSS LOT: 14,852.8 SF		14,852.8 SF - 2,484.5 SF - 233.3 SF =	14,852.8 SF - 2,484.5 SF - 233.3 SF =
GROSS LOT WITH 25% OR GREATER SLOPE: 4,969 SF		12,135 SF NET LOT	12,135 SF NET LOT
(DEDUCT 50% FOR NET LOT = 2,484.5 SF)			
GROSS LOT WITH 15%-24% SLOPE: 933 SF		EXISTING BUILDING COVERAGE:	PROPOSED BUILDING COVERAGE:
(DEDUCT 25% FOR NET LOT = 233.3 SF)		1,384 SF OR 11.4% OF NET LOT	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



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



Scale As Shown

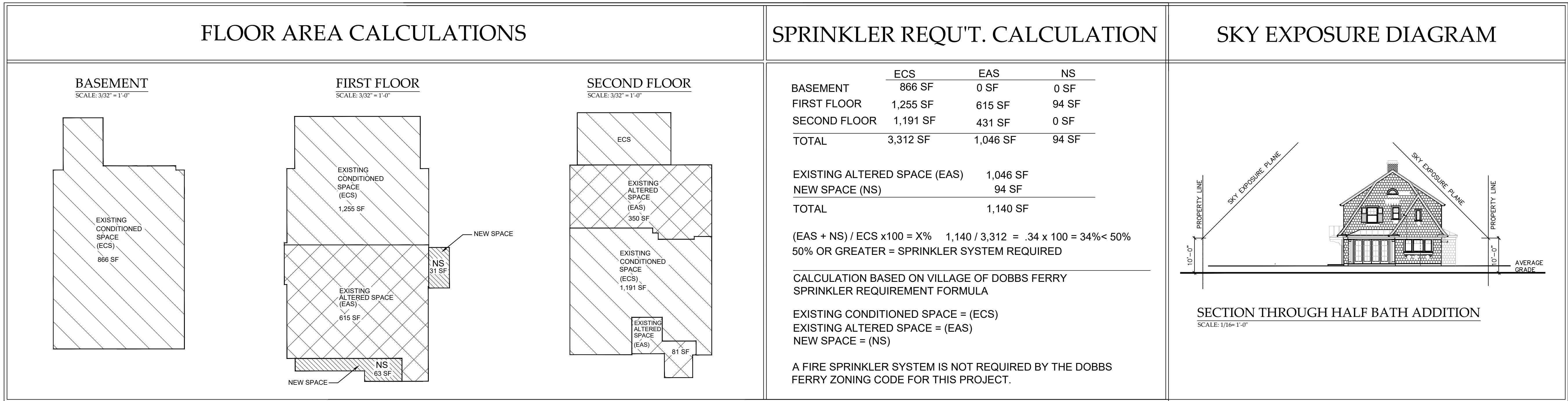
S-1

Sheet Number

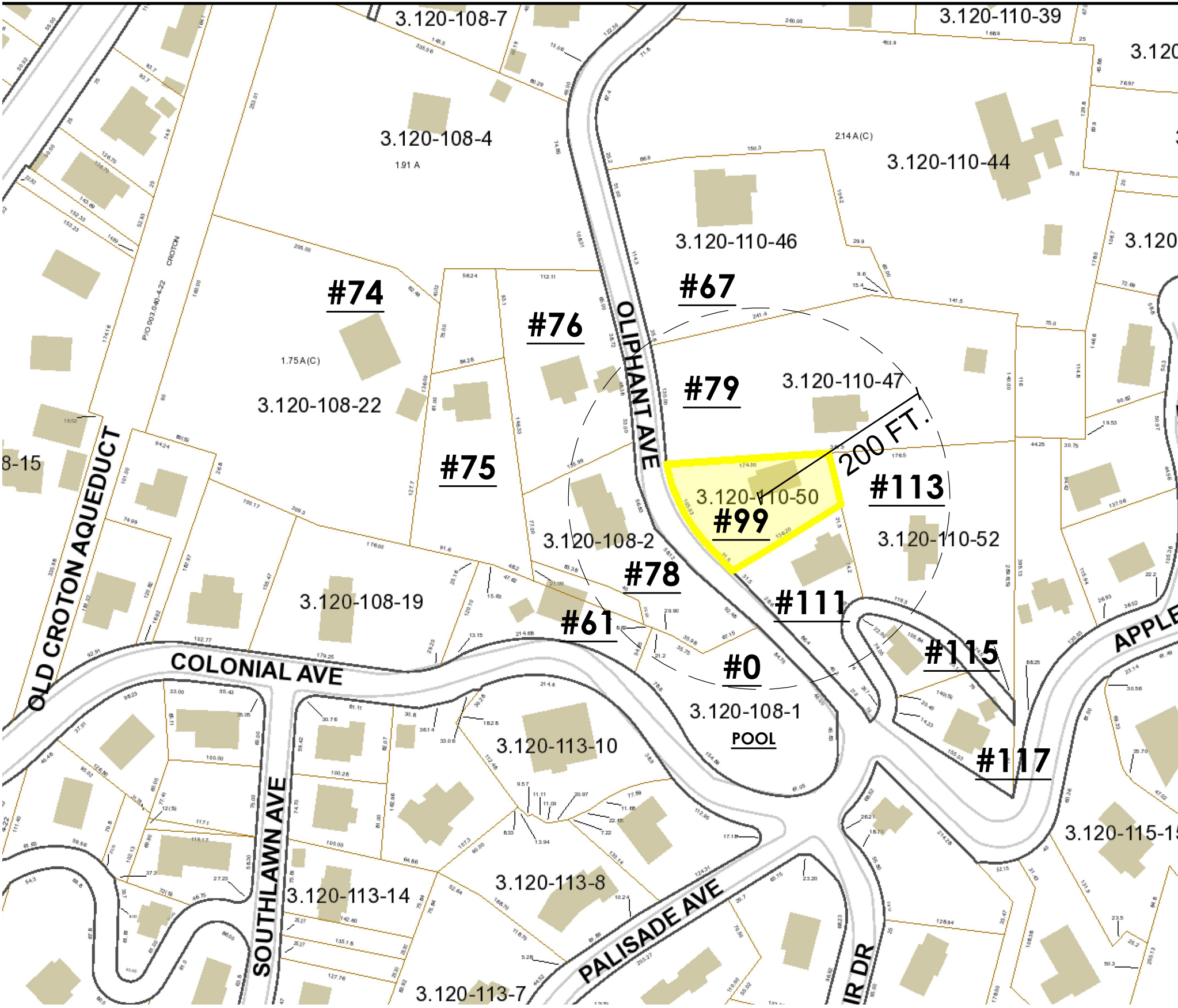




99 OLIPHANT AVENUE  
PHOTOS OF EXISTING CONDITIONS  
SCALE: N.T.S.







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.

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

Project Submitted  
ZBA SUB. 2-14-23



Scale As Shown

S-3

Sheet Number



LEGEND

INTERIOR WALL:  
5/8" gypsum board ea. side  
of 2 x 4s @ 16" o.c.

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

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

EXTERIOR WALL CONSTRUCTION:  
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

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

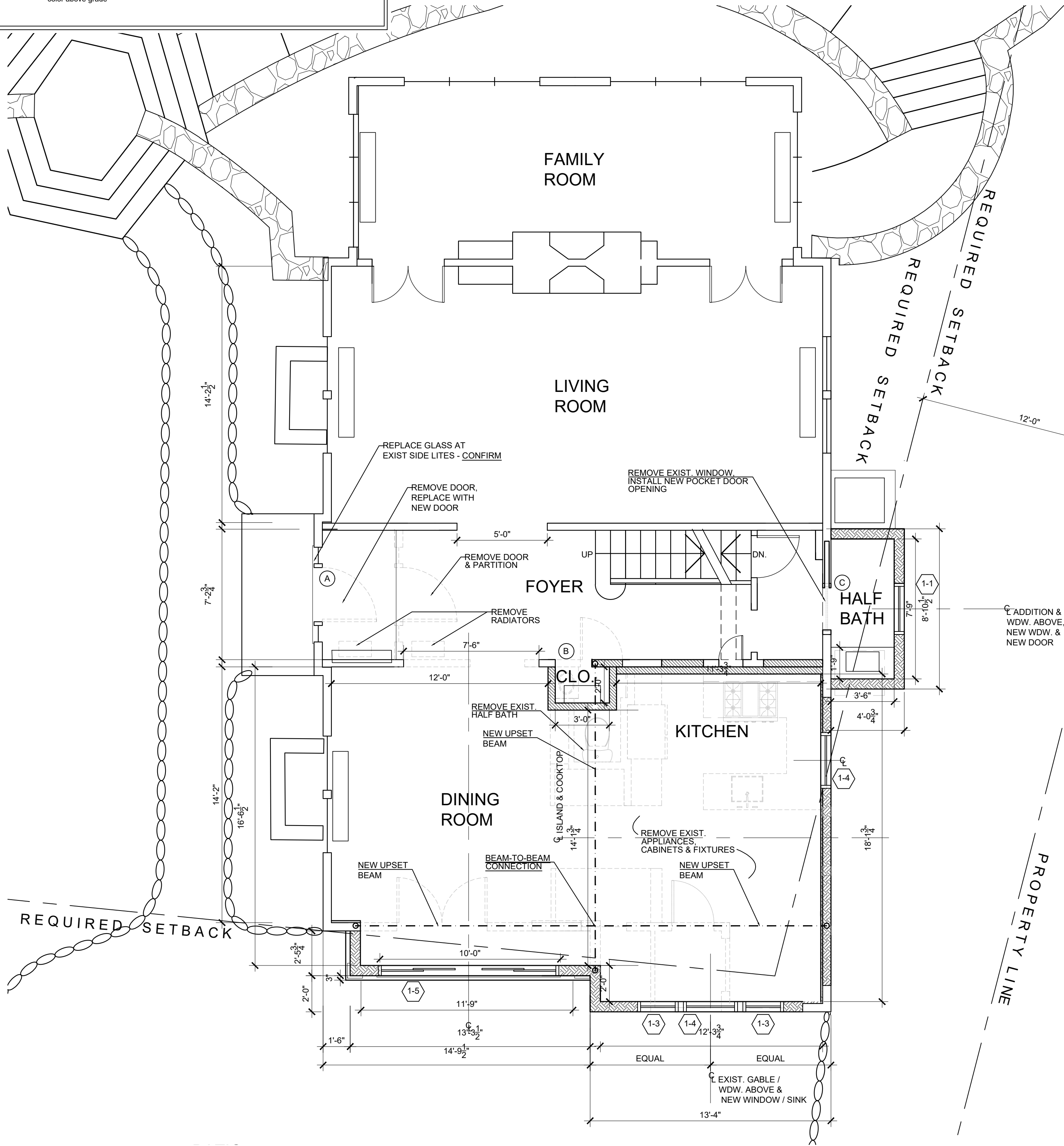
ELEVATION  
NO.  
ELEVATION  
SHEET NO.

ELEVATION  
NO.  
ELEVATION  
SHEET NO.

SECTION DETAIL

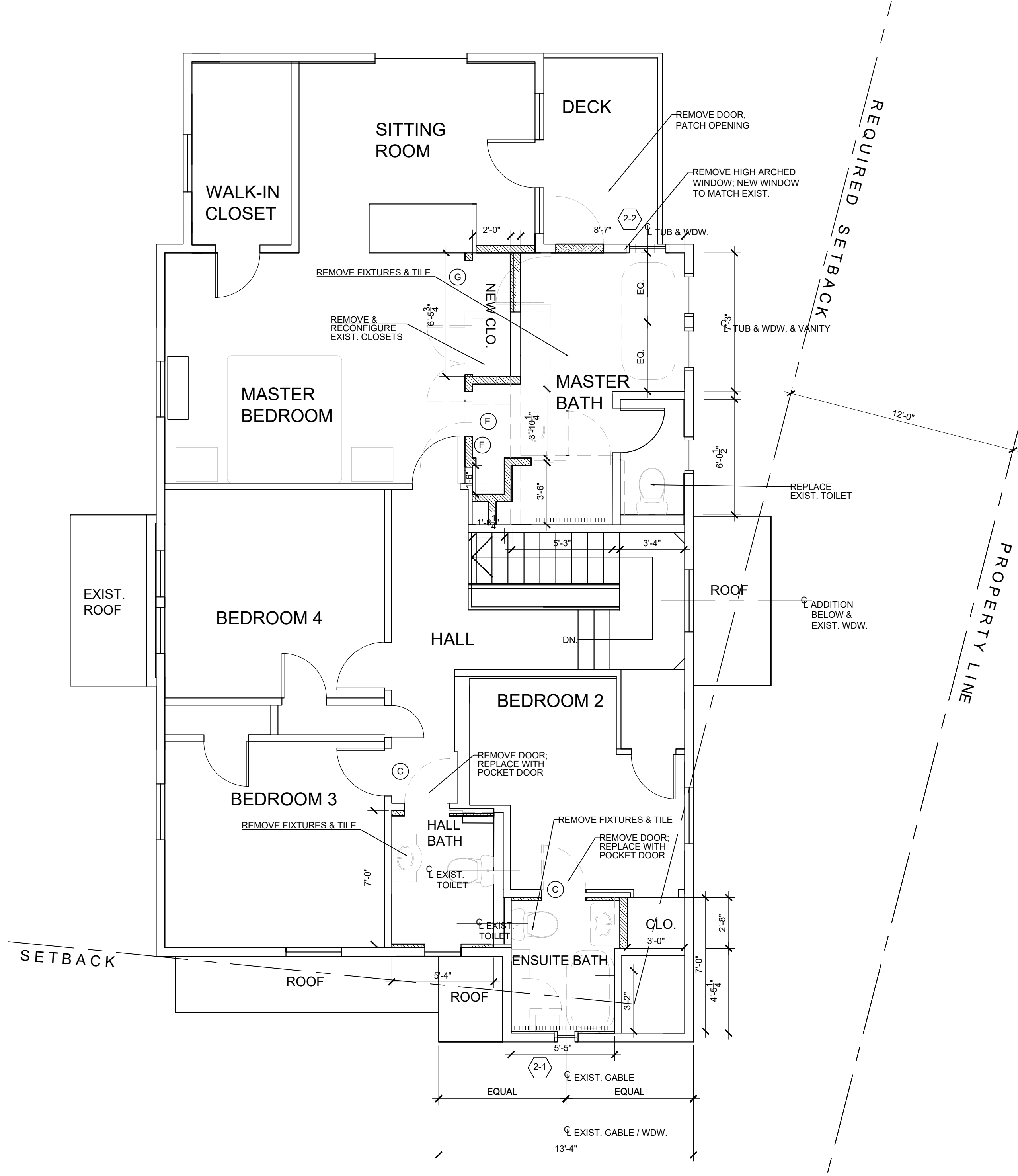
DOOR TYPE,  
FOR DESCRIPTION,  
SEE SPECIFICATIONS -  
DOOR SCHEDULE

WINDOW TYPE,  
FOR DESCRIPTION,  
SEE SPECIFICATIONS -  
WINDOW SCHEDULE



DEMOLITION/STRUCTURAL PLAN  
- FIRST FLOOR

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



DEMOLITION/STRUCTURAL PLAN  
- SECOND FLOOR

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

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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

REGISTERED ARCHITECT  
CHRISTINA MARIE GRIFFIN  
17888  
STATE OF NEW YORK

Scale As Shown

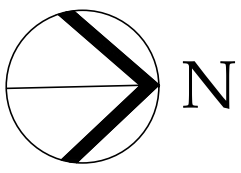
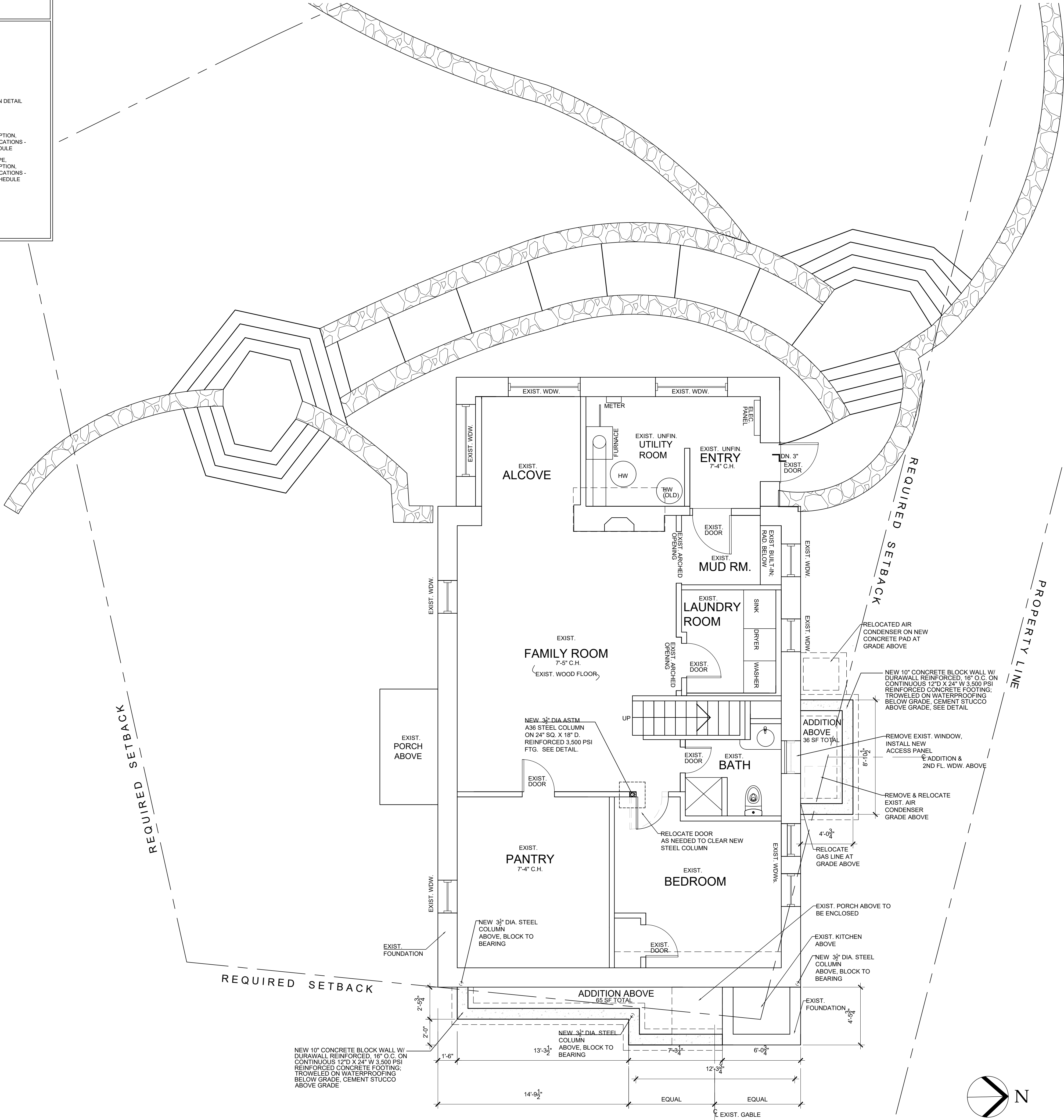
ST-1

Sheet Number



LEGEND

- INTERIOR WALL:  
5/8" gypsum board ea. side  
of 2 x 4s @ 16" o.c.
- INTERIOR WALL WITH  
ACOUSTICAL INSULATION:  
5/8" gypsum board each side  
of 2 x 4s @ 16" o.c.,  
3" ThermaFiber acoustical insulation
- 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
- EXTERIOR WALL CONSTRUCTION:  
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
- 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  
NO.  
ELEVATION  
SHEET NO.
- ELEVATION  
NO.  
SECTION DETAIL  
SHEET NO.
- DOOR TYPE,  
FOR DESCRIPTION,  
SEE SPECIFICATIONS -  
DOOR SCHEDULE
- WINDOW TYPE,  
FOR DESCRIPTION,  
SEE SPECIFICATIONS -  
WINDOW SCHEDULE



BASEMENT FLOOR PLAN

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

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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



Scale As Shown

A-1

Sheet Number



LEGEND

INTERIOR WALL:  
5/8" gypsum board ea. side  
of 2 x 4s @ 16" o.c.

INTERIOR WALL WITH  
ACOUSTICAL INSULATION:  
5/8" gypsum board each side  
of 2 x 4s @ 16" o.c.,  
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block wall on continuous 12" d. x 24" w/  
3,500 psi reinforced concrete footing;  
traveled on waterproofing below  
grade, 3-coat cement stucco with integral  
color above grade

ELEVATION  
NO.  
ELEVATION  
SHEET NO.

ELEVATION  
NO.  
ELEVATION  
SHEET NO.

SECTION DETAIL

DOOR TYPE,  
FOR DESCRIPTION,  
SEE SPECIFICATIONS -  
DOOR SCHEDULE

WINDOW TYPE,  
FOR DESCRIPTION,  
SEE SPECIFICATIONS -  
WINDOW SCHEDULE

FIRST FLOOR PLAN

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

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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

Scale As Shown

A-2

Sheet Number

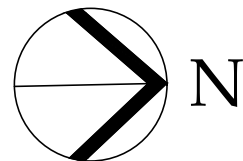
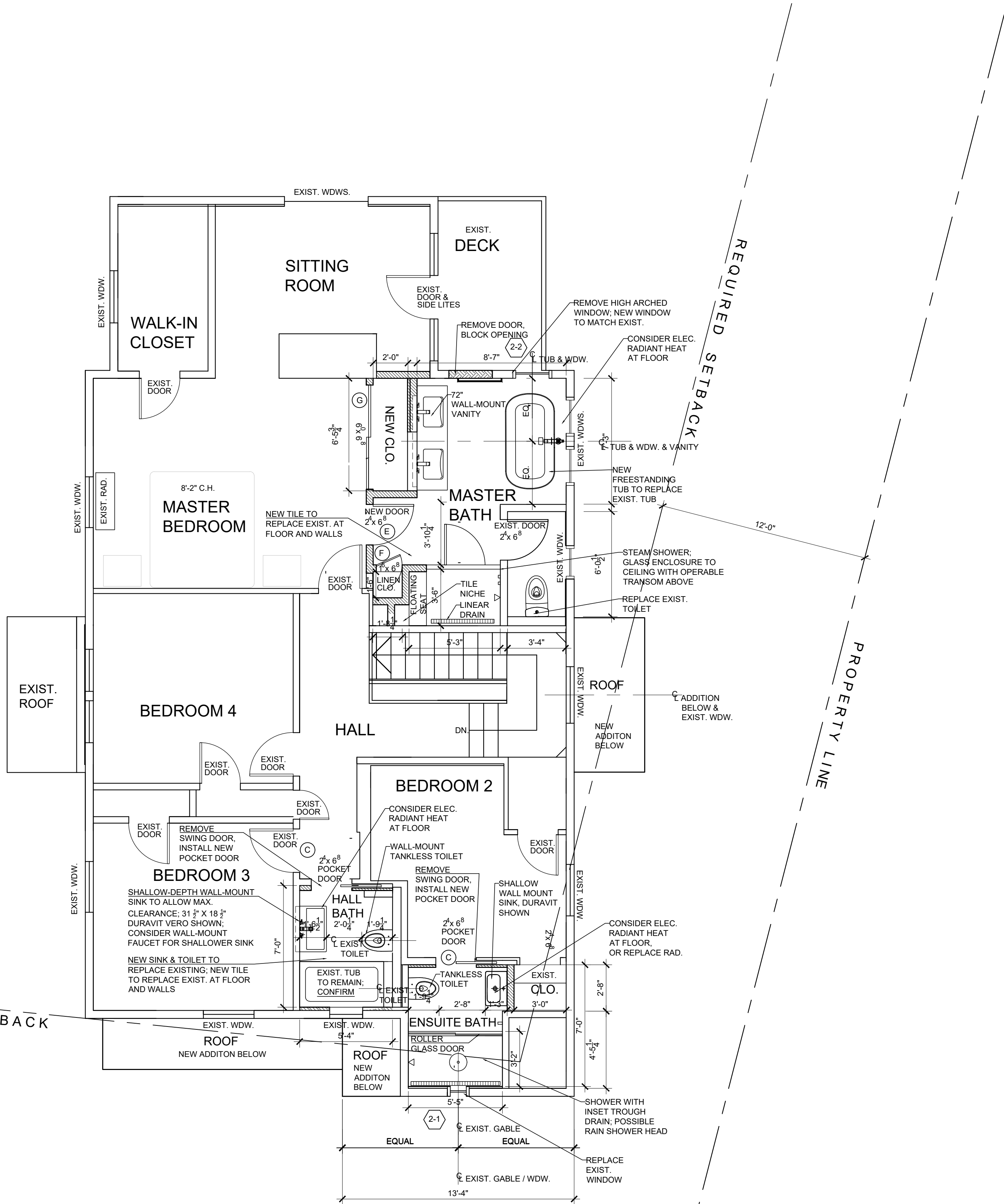


LEGEND

- INTERIOR WALL:  
5/8" gypsum board ea. side  
of 2 x 4s @ 16" o.c.
- INTERIOR WALL WITH  
ACOUSTICAL INSULATION:  
5/8" gypsum board each side  
of 2 x 4s @ 16" o.c.,  
3" ThermoFiber acoustical insulation
- GARAGE / DWELLING SEPARATION WALL:  
5/8" type X gypsum board on one side,  
1/2" csg plywood, 2" x 6" studs 16" o.c.,  
R-21 spray foam insulation, 1/2" gypsum board
- EXTERIOR WALL CONSTRUCTION:  
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
- 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  
NO.  
ELEVATION  
SHEET NO.
- ELEVATION  
NO.  
ELEVATION  
SHEET NO.
- XX

DOOR TYPE,  
FOR DESCRIPTION,  
SEE SPECIFICATIONS -  
DOOR SCHEDULE
- XX

WINDOW TYPE,  
FOR DESCRIPTION,  
SEE SPECIFICATIONS -  
WINDOW SCHEDULE



SECOND FLOOR PLAN

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

CGA  
studio  
ARCHITECTS

12 SPRING STREET  
HASTINGS.on.HUDSON  
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RENOVATIONS TO THE  
JERUTIS RESIDENCE  
99 OLIPHANT AVENUE, DOBBS FERRY, NY 10522

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



Scale

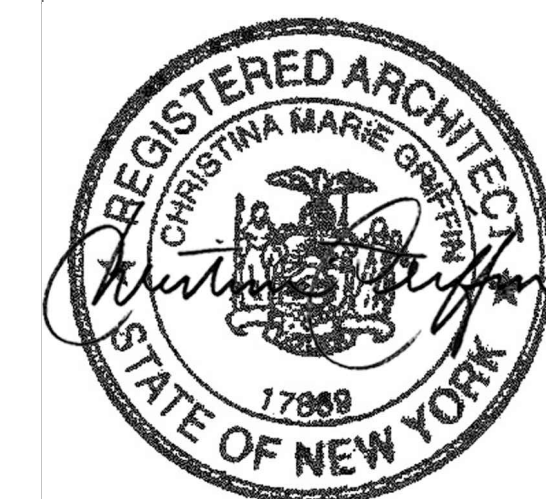
As Shown

A-3

Sheet Number



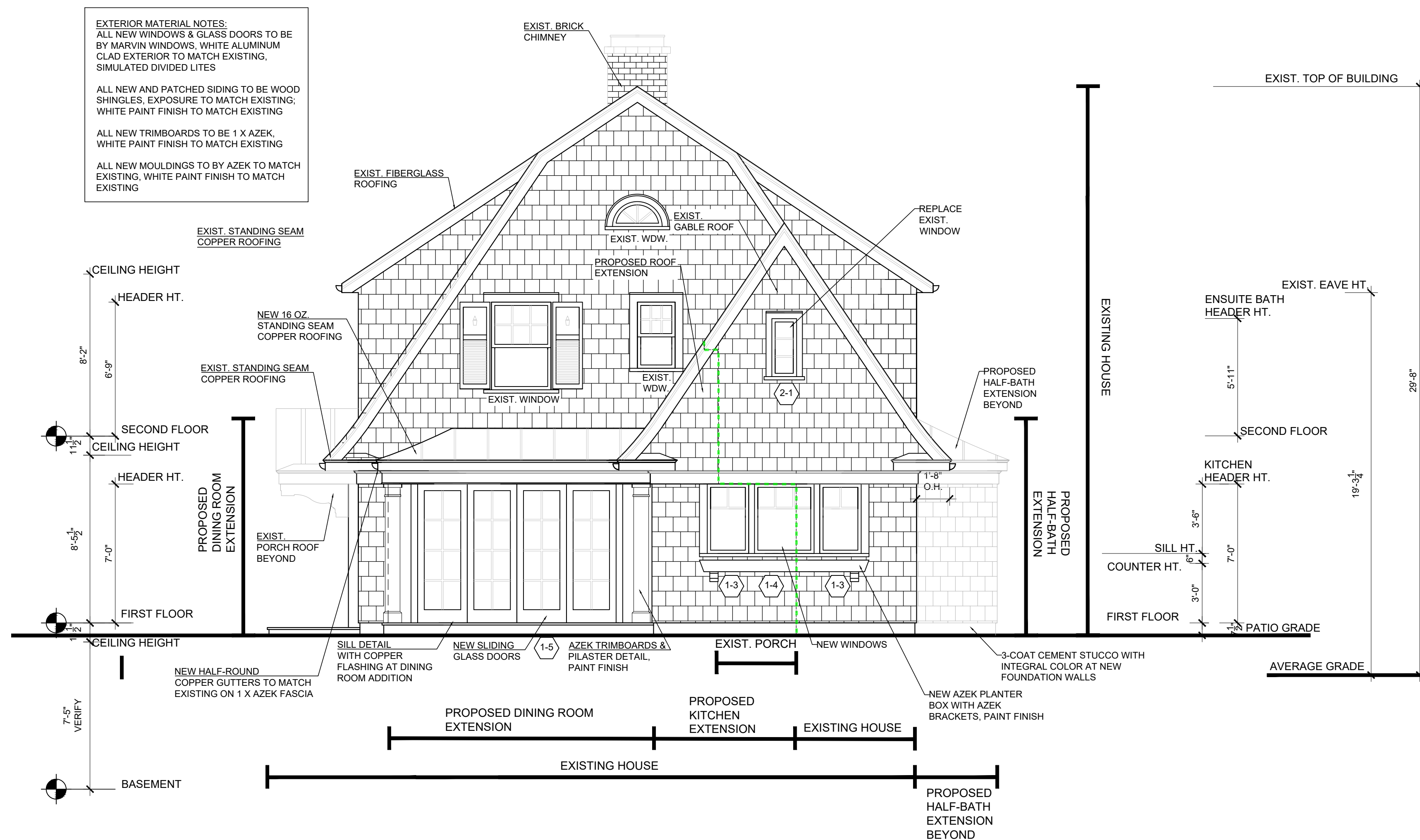
Project Submitted
DESIGN STUDY 10-25-22
DESIGN STUDY 12-19-22
DESIGN STUDY 1-6-23
BUILDING PERMIT SUB. 1-18-23
ZBA SUBMISSION 2-14-23



Scale	As Shown
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A-4

Sheet Number



## EAST ELEVATION

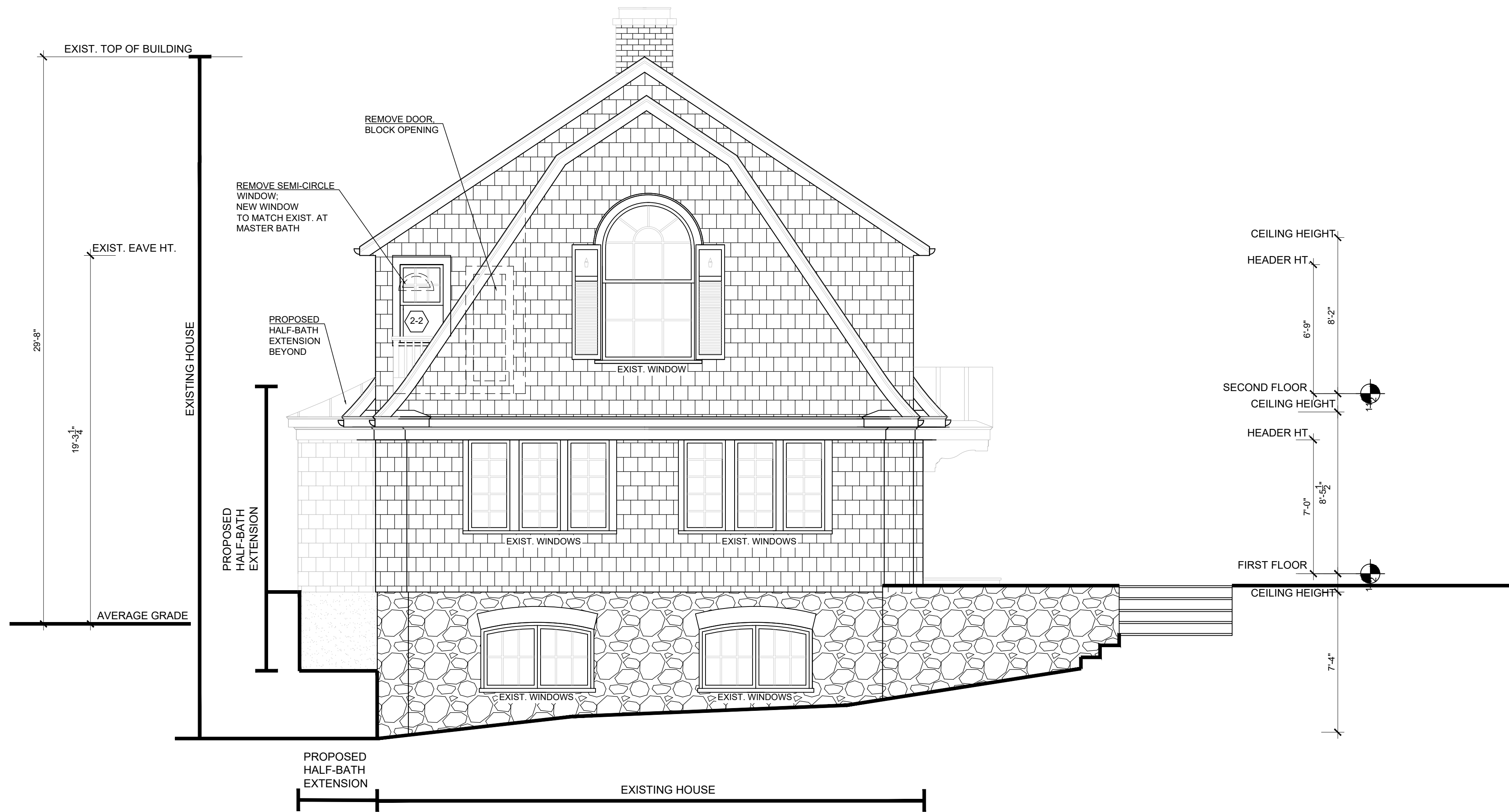
SCALE: 1/4" = 1'-0"



## SOUTH ELEVATION

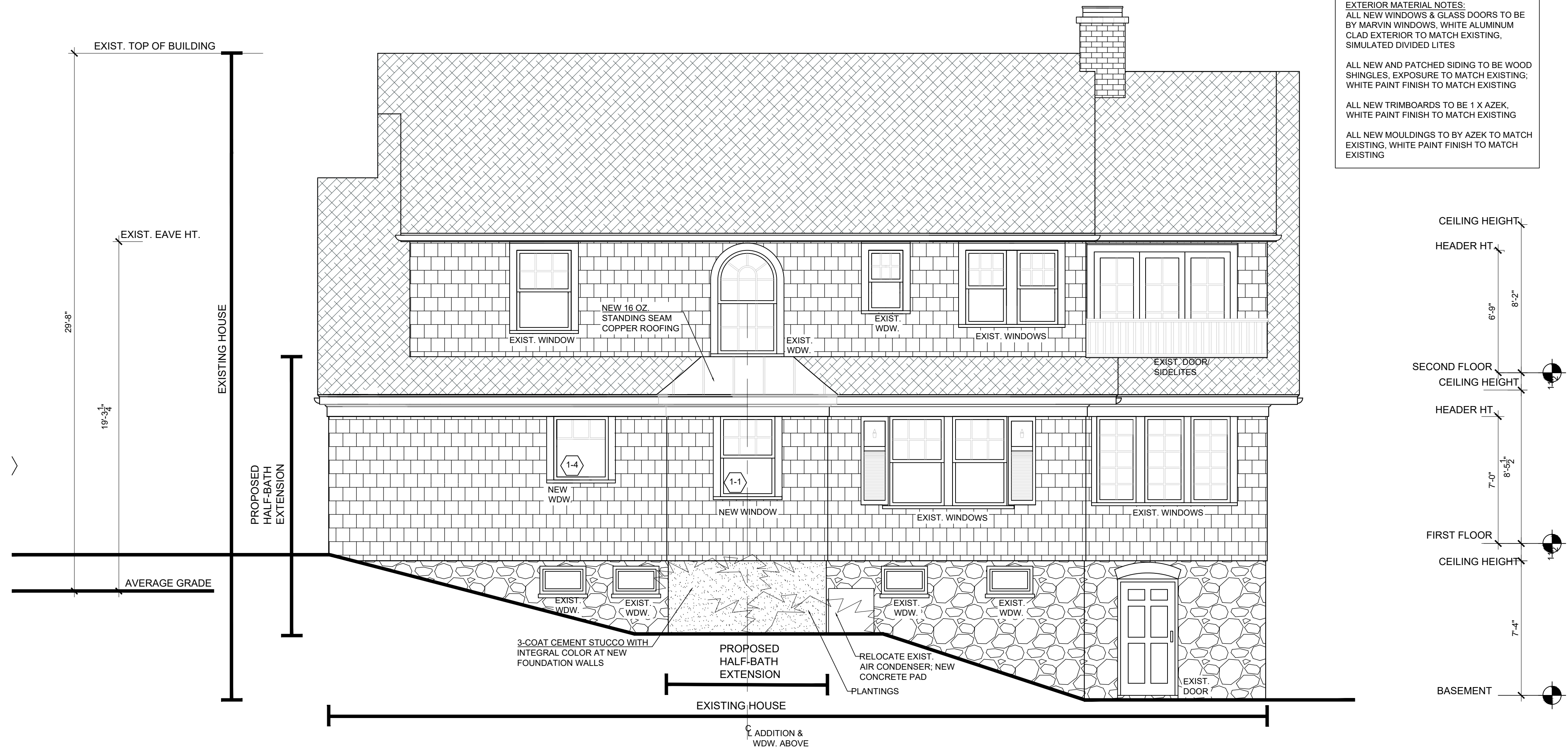
SCALE: 1/4" = 1'-0"





WEST ELEVATION

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



NORTH ELEVATION

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

EXTERIOR MATERIAL NOTES:  
ALL NEW WINDOWS & GLASS DOORS TO BE BY MARVIN WINDOWS. WHITE ALUMINUM CLAD EXTERIOR TO MATCH EXISTING. SIMULATED DIVIDED LITES  
ALL NEW AND PATCHED SIDING TO BE WOOD SHINGLES, EXPOSURE TO MATCH EXISTING. WHITE PAINT FINISH TO MATCH EXISTING  
ALL NEW TRIMBOARDS TO BE 1 X AZEK, WHITE PAINT FINISH TO MATCH EXISTING  
ALL NEW MOULDINGS TO BE BY AZEK TO MATCH EXISTING, WHITE PAINT FINISH TO MATCH EXISTING

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



Scale As Shown