

GENERAL REQUIREMENTS

1. Related Documents: Drawings, Specifications and General Conditions of the Contract for Construction apply to Work of this Project.

2. Scope of Work: Includes all items described in Drawings & Specifications, verbally & graphically, with more stringent and/or costly items assumed in all cases of discrepancy.

3. All new construction shall adhere to the 2020 Residential Code of NYS. Notify Architect of any inadvertent noncompliance with Codes regarding information contained in Drawings and Specifications, with no Work to be performed knowingly in noncompliance with Code.

4. The General Contractor (G.C.) shall coordinate all work procedures w/ requirements of Local Authorities. Prior to commencement of Construction, the G.C. shall be responsible for the acquisition of a Building Permit and pay all fees required by Governing Agencies. The G.C. shall be responsible for calling for Inspections and Sign-offs of all Work, including Plumbing & Electrical, as required by Governing Agencies.

5. The G.C., Subcontractors, and all others working for Owner shall comply with National, State, and Local Laws and Regulations relating to insurance for work under this Contract. The following insurance policies shall be in force and copies shall be submitted to Architect prior to signing Agreement Between Owner and Contractor: Workman's Compensation & Unemployment Insurance as required by law, Contractor's Liability Coverage in the amount required by applicable Governing Agencies, & Liability Coverage for damages & uninstalled materials. The G.C. shall submit to the Owners, Insurance Certificates naming Owner as Additional Insured. All insurance shall be at Contractor's expense.

6. All Terms & Conditions laid out in the A.I.A. Standard Form Of General Conditions shall apply to the G.C. & to all of his Sub-Contractors.

7. The G.C. & Subcontractors shall attend regular job meetings as required by the Architect.

DIVISION 01: PROJECT REQUIREMENTS

1. The G.C. shall verify all Dimensions & Conditions in the field prior to Construction. Any discrepancies are to be brought to the attention of the Architect prior to work. The G.C. shall be responsible for Field Fit & Quality of all Work, whether by the G.C. or by Subcontractors. No allowances shall be made on behalf of the G.C. for any error or neglect on his part. Under no circumstances are the Drawings to be scaled for location of Work. G.C. shall verify all clearances & locations prior to installation including requirements for appliances, fixtures, or equipment.

2. Retain licensed Surveyor to mark site before beginning construction and to verify location of foundation and slab-on-grade formwork before pouring concrete. Verify that all work conforms to zoning requirements including all setbacks and yard requirements.

3. The G.C. shall be responsible for the protection of all new & existing Work, Owner's Property, Building, and its Premises from damage & dirt or dust.

4. Plumbing & Electrical Work shall be performed by Contractors licensed in their trade. G.C. shall be licensed to perform the Work as required.

5. The G.C. shall maintain at the Site one Record Copy of all Drawings, Clarification Sketches, Approved Shop Drawings, Approved Samples, and Change Orders continuously updated to record all changes during Construction. G.C. shall fully correct, at no additional expense, all Work wrongly constructed or materials wrongly ordered from obsolete Drawings.

6. Details not usually shown or specified, but necessary for proper construction on any part of the work shall be included as if they were indicated in the Drawings.

7. Architectural Drawings shall be Followed as closely as actual Field Conditions & the work of other trades permit. Any piping, wiring, or materials not specifically shown or specified but required to complete Work shall be deemed to be part of Work & shall be furnished & installed by the G.C.

8. G.C. shall prepare schedule for completion of Work prior to commencement and submit to Architect for approval. Contractor shall follow approved schedule and immediately notify Architect of any deviations from the approved schedule.

9. The G.C. must submit all Engineering & Shop Drawings (including Millwork) & cut sheets of all equipment, plumbing & electrical fixtures, hardware & accessories to the Architect for approval prior to Fabrication, Ordering and /or Construction. Shop Drawings shall be revised per Architect's instruction if required prior to approval.

10. The G.C. shall supervise & be solely responsible for all aspects of the Work, including Site Safety, maintenance of exit clearances & fire extinguishers as required by Code. The G.C. shall have sole responsibility for any damage or injuries caused by or during the execution of the Work.

11. The G.C. shall be responsible for demolition & safe removal from the Site of all materials that must be removed to enable completion of Work and occupation of the Premises. All removed materials shall be disposed of regularly in a legal manner.

12. All piping & wiring to be demolished shall be removed to a point of concealment & shall be properly capped or plugged.

13. The G.C. shall do all cutting, patching & repairing as required to perform all Work required to complete the Job. All patching where new construction occurs shall match existing adjacent or as indicated on the Drawings.

14. All new construction shall be laid-out in field for Architect's approval prior to starting construction.

15. No changes to approved layouts shall be made without Written Consent Of The Architect.

16. When "Approved Equal", "Equal To", "Similar" or other general qualifying terms are used, it shall be subject to final review by the Architect. There shall be no substitutions unless agreed upon in writing by the Architect.

17. The G.C. shall verify all equipment dimensions, locations & hook-ups with Manufacturer's Specifications whether the G.C. or Others supply the equipment.

18. All items noted "Furnished By Owner" shall be installed by the G.C. under this Contract as per Manufacturers' Specifications & industry standards. Wall reinforcement & all other requirements required to incorporate Owner furnished items shall be provided & coordinated by the G.C.

19. G.C. shall employ experienced workers or professional cleaners for final cleaning prior to request of inspection for Certificate of Substantial Completion.

NYS CODE COMPLIANCE

1. This design is in compliance with requirements of 2020 Energy Conservation Code of NYS, and the 2020 Residential Code of NYS.

2. Contractor shall perform all work in accordance with applicable codes listed above

2020 ENERGY CONSERVATION CODE OF NEW YORK STATE

SUFFOLK, NY: CLIMATE ZONE 4
Compliance by Prescriptive Method

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT*										
CLIMATE ZONE	FENESTRATION U-FACTOR ¹	SKYLIGHT ² U-FACTOR	GLAZED FENESTRATION SHGC ^{3, 4}	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT ⁵ WALL R-VALUE	SLAB ⁶ R-VALUE & DEPTH	CRAWL SPACE ⁷ WALL R-VALUE
1	NR	0.75	0.25	30	13	3/4	13	0	0	0
2	0.40	0.65	0.25	38	13	4/6	13	0	0	0
3	0.32	0.55	0.25	38	20 or 13 + 5 ⁸	8/13	19	5/13 ⁹	0	5/13
4 except Marine	0.32	0.55	0.40	49	20 or 13 + 5 ⁸	8/13	19	10/13	10, 2 ft	10/13
5 and Marine 4	0.30	0.55	NR	49	20 or 13 + 5 ⁸	13/17	30 ⁹	15/19	10, 2 ft	15/19
6	0.30	0.55	NR	49	20 + 5 ⁸ or 13 + 10 ⁸	15/20	30 ⁹	15/19	10, 4 ft	15/19
7 and 8	0.30	0.55	NR	49	20 + 5 ⁸ or 13 + 10 ⁸	19/21	38 ⁹	15/19	10, 4 ft	15/19

For SI: 1 foot = 304.8 mm.
NR = Not Required.

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. The fenestration *U*-factor column excludes skylights. The SHGC column applies to all glazed fenestration.

c. "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 on 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.

d. 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.

e. Reserved.

f. Reserved.

g. Alternatively, insulation sufficient to fill the framing cavity providing not less than an *R*-value of R-19.

h. 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.

i. Mass walls shall be in accordance with Section N1102.2.5. The second *R*-value applies where more than half of the insulation is on the interior of the mass wall.

GENERAL CONDITIONS

1. APPROVED STAMPED SET OF BUILDING PLANS MUST BE PRESENT ON SITE AT ALL TIMES.

2. LICENSED ELECTRICIAN TO FILE ELECTRICAL PERMIT

PRE-ENGINEERED WOOD PLACARDING

CONTRACTOR SHALL PROVIDE PLACARD AS REQUIRED BY CODE, 6" DIA. CIRCLE WITH RED REFLECTIVE PRINT ON WHITE BACKGROUND, INDICATING THAT PRE-ENGINEERED WOOD HAS BEEN USED IN CONSTRUCTION. PLACARD SHALL BE PLACED AT EXTERIOR ON OR NEAR ELECTRIC METER IN PLAIN VIEW AND INDICATE THAT PRE-ENGINEERED WOOD HAS BEEN USED FOR ROOF AND FLOOR SUPPORT IN THE BUILDING OF TYPE-V CONSTRUCTION.

CLIMATE AND GEOGRAPHIC DESIGN CRITERIA

2020 RESIDENTIAL CODE OF NEW YORK STATE													
SUFFOLK, NY: CLIMATE ZONE 4													
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA													
GROUND SNOW LOAD	WIND SPEED (MPH)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
30 PSF	115-120	NO	YES	NO	C	SEVERE	3'6"	MODERATE/HEAVY	15°F	YES	NO	2000	51.6°F

DRAWING INDEX

NO.	SHEET	ISSUE DATE	REV. DATE
A-1.0	Title Sheet, Plot Plan	5/12/22	
A-2.0	Existing and Demolition Plans	5/12/22	
A-3.0	First Floor Plans	5/12/22	
A-4.0	Exterior Elevations	5/12/22	

STRUCTURAL & LOADING NOTES

Soil Bearing Capacity:
Design bearing capacity of soil shall be 2,000 PSI in accordance with NY State Residential Code Table R401.4.1 for Sand, Silty Sand, Clayey Sand

Concrete Compressive Strength
Shall be Min. 3,000 PSI at exposed exterior walls; shall be Min. 2,500 PSI at basement slabs; and shall be Min. 3,500 PSI at horizontal surfaces exposed to the weather including porches, steps, walks, and garage floor slabs, all to be in compliance with the 2020 Residential Code of NYS

Required Placard
Provide exterior placard as required by code indicating that engineered lumber is used for roof support in a Class V structure. Placard is to be permanently mounted for display as required near electrical meter or as directed in field by Architect.

High Wind Connections
Wherever applicable provide strapping as required to resist high wind and uplift forces to be in compliance with table R802.11 of the Code. Use tension tie equal to Simpson model # HTT22 at all footing-post connections and equal to Simpson model #H2 at all post-plate-rafter connections.

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NO.	REVISIONS	DATE
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NO.	ISSUE	DATE
A	INITIAL PERMIT / AHRB SUBMITTAL	4/18/22
B	AHRB SUBMITTAL	5/11/22

APPLICATION # A 2022 - 0167

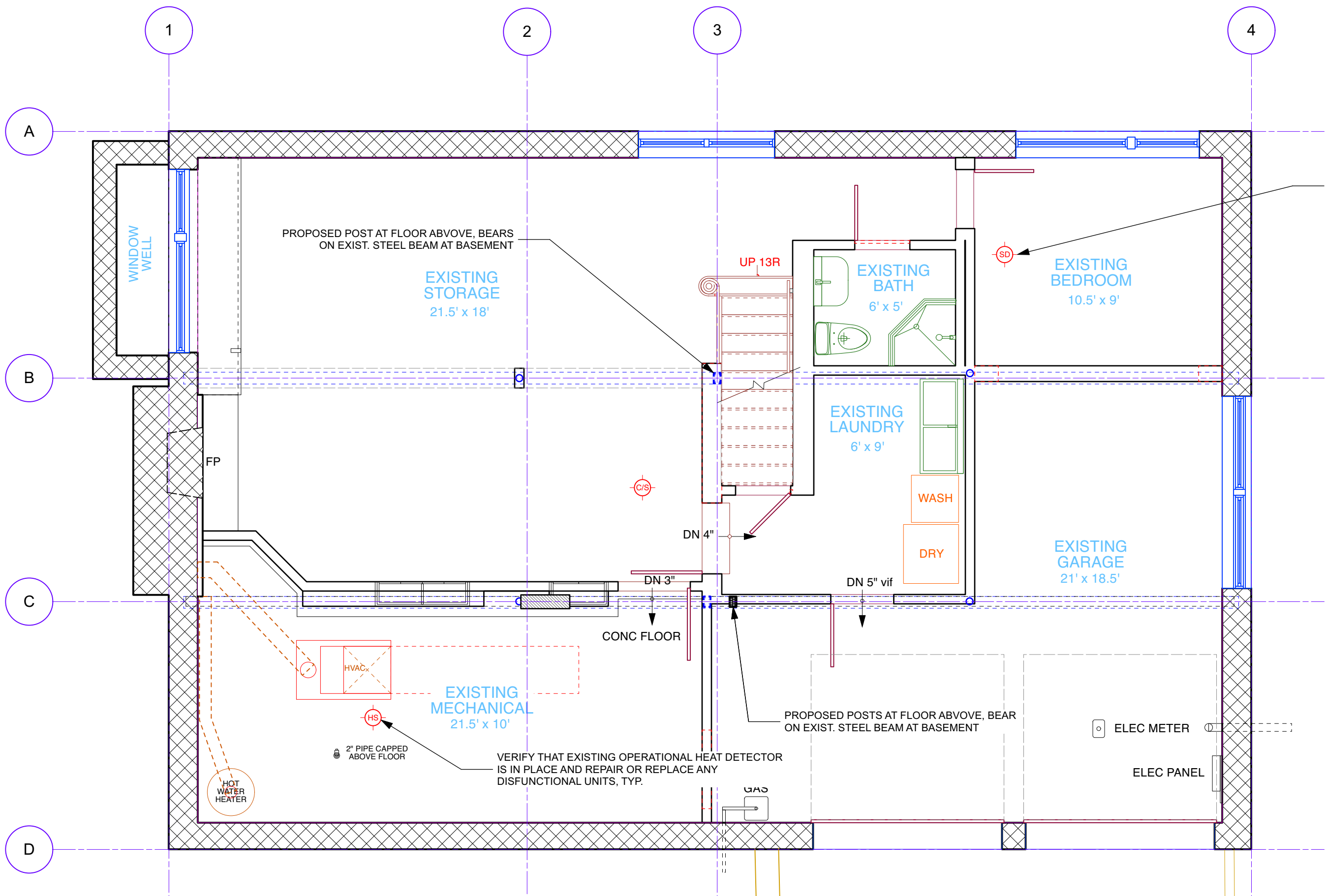
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PROJECT:
Modifications to 24 Eldredge Place
24 Eldredge Place
Dobbs Ferry, NY 10522

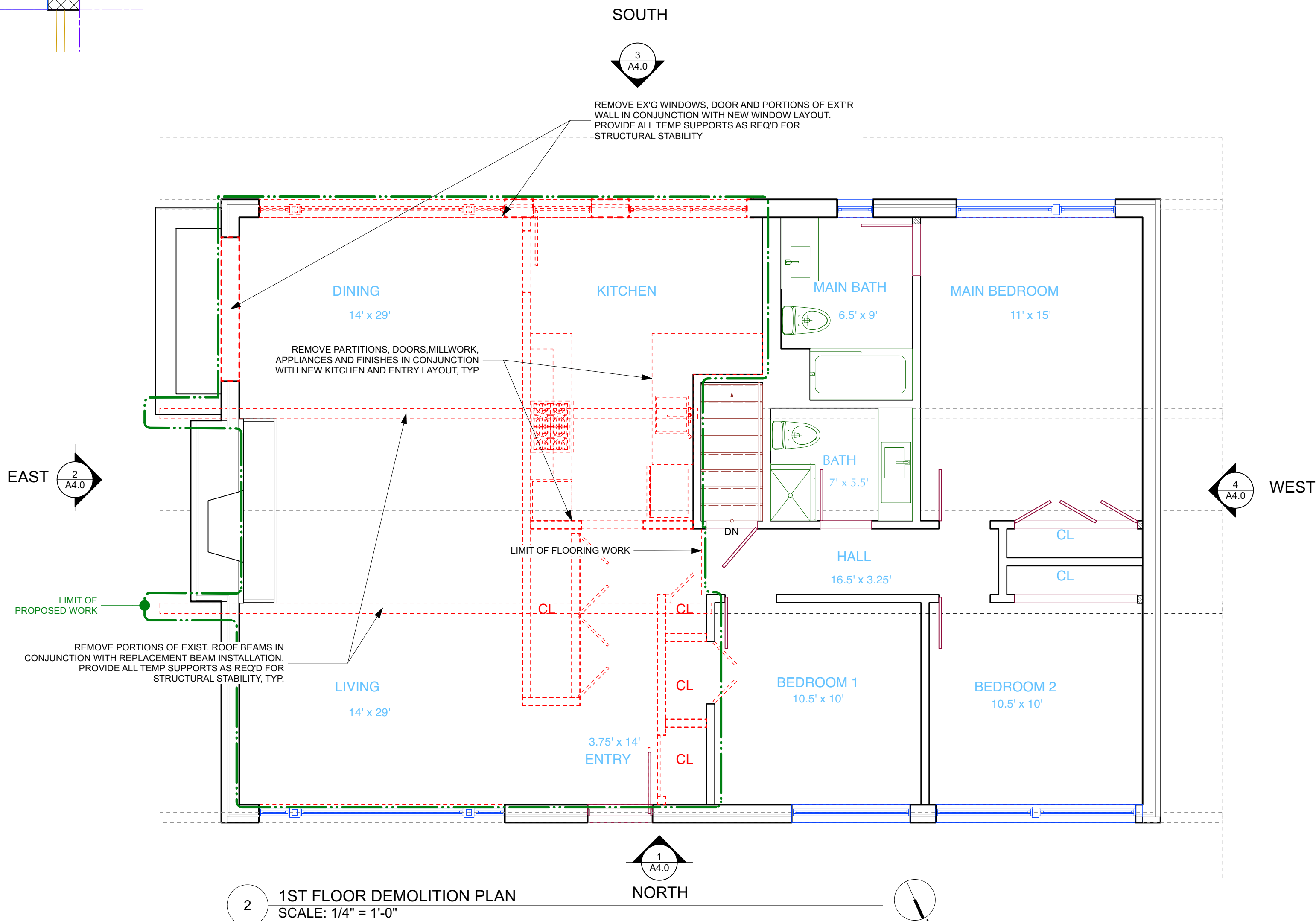
DRAWING TITLE:
TITLE SHEET, GENERAL NOTES

FILE NAME:	
DRAWN BY:	PG/ML
SCALE:	NA
DATE:	5/11/22
PROJECT ID:	21258
DRAWING NUMBER	
A-1.0	



NO WORK IS PROPOSED EXCEPT WHERE SPECIFICALLY NOTED

1 BASEMENT FLOOR PLAN: EXISTING + PROPOSED
SCALE: 1/4" = 1'-0"



2 1ST FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

DEMO PLAN GENERAL NOTES

1. ALL DEMOLITION TO BE APPROVED BY ARCHITECT IN FIELD PRIOR TO START OF WORK.
2. ALL SHOWN DIMENSIONS ARE SUBJECT TO VERIFICATION IN FIELD.
3. CONTRACTOR SHALL ESTABLISH CONSTRUCTION BARRIERS TO PROTECT AREAS OF NO OR LIMITED WORK PRIOR TO COMMENCEMENT OF DEMOLITION.
4. CONTRACTOR SHALL PROVIDE NEAT CUTS & BOUNDARIES AT LIMITS OF DEMOLITION.
5. CONTRACTOR TO PROTECT EXT'G FINISHES TO REMAIN.
6. CONTRACTOR TO PROVIDE REQ'D SUPPORT AND BRACING PRIOR TO DEMOLITION OF ALL EXISTING WALLS.
7. CONTRACTOR TO SAVE EXT'G DOORS, FIXTURES & APPLIANCES FOR RE-USE AS DIRECTED BY THE OWNER UNLESS OTHERWISE DIRECTED IN THE FIELD BY OWNER OR ARCHITECT.

DEMOLITION PLAN LEGEND

- EXISTING STONE WALL TO REMAIN
- EXISTING MASONRY WALL TO REMAIN
- EXISTING EXTERIOR FRAME WALL TO REMAIN
- EXISTING INTERIOR FRAME WALL TO REMAIN
- EXISTING EXTERIOR WALL TO BE REMOVED
- EXISTING INTERIOR WALL TO BE REMOVED
- EXISTING OBJECT TO BE REMOVED

NOTE: ALL DEMOLITION TO BE APPROVED BY ARCHITECT IN FIELD PRIOR TO START OF WORK.

NO. REVISIONS DATE

NO. ISSUE DATE

A INITIAL PERMIT / AHRB SUBMITTAL 4/18/22
B AHRB SUBMITTAL 5/11/22

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DRAWING TITLE:
EXISTING / DEMOLITION PLANS

FILE NAME:

DRAWN BY: PG / ML

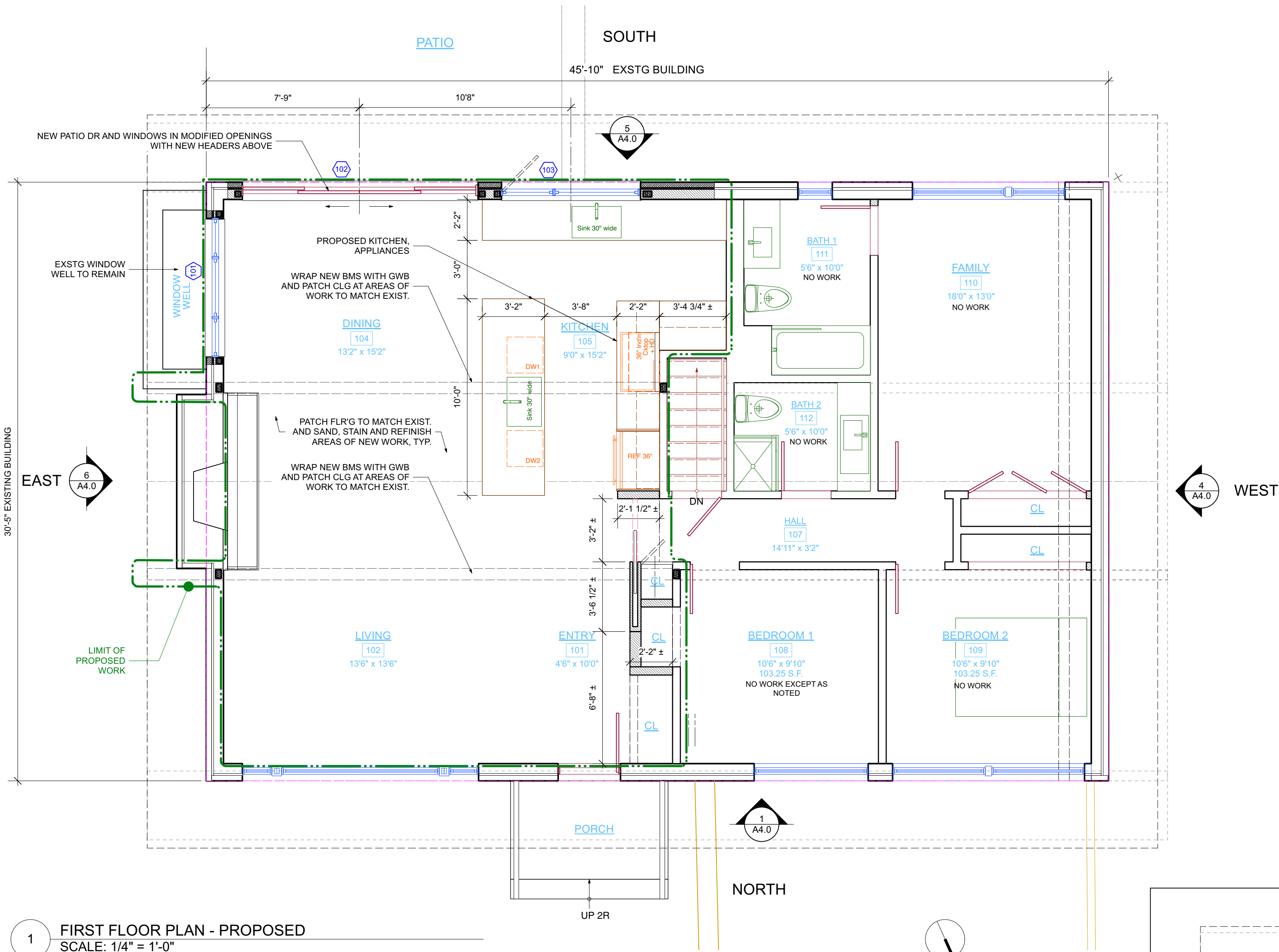
SCALE: 1/4" = 1'-0"

DATE: 5/11/22

PROJECT ID: 21258

DRAWING NUMBER

A-2.0



1 FIRST FLOOR PLAN - PROPOSED
SCALE: 1/4" = 1'-0"

No.	Loc.	Description	Manuf.	Model No.	R.O. Width	R.O. Height	Bot. of Jdr. Aff	Jamb	U Factor	Remarks
101	DINING RM	FIXED RECT.	WEATHERSHIELD SIGNATURE		20"	36"	6'8"	6" VIF	0.27 or Less	OVERALL RO DIM. UNITS FACTORY MULLED TOGETHER. SEE "A" BELOW
101 COMPONENT	CASEMENT	WEATHERSHIELD SIGNATURE	2036		20"	36"	-	-	0.27 or Less	LEFT, UNIT DIMENSIONS SHOWN FOR COMPONENTS
101 COMPONENT	CASEMENT	WEATHERSHIELD SIGNATURE	3036		30"	36"	-	-	0.27 or Less	CENTER, UNIT DIMENSIONS SHOWN FOR COMPONENTS
101 COMPONENT	CASEMENT	WEATHERSHIELD SIGNATURE	2036		20"	36"	-	-	0.27 or Less	RIGHT, UNIT DIMENSIONS SHOWN FOR COMPONENTS
102	DINING RM	4-WIDE SLIDING DR	WEATHERSHIELD SIGNATURE	111068	119 3/8"	6'8"	6'8"	6" VIF	0.27 or Less	4 PANEL DOOR, OUTER PNL'S STATIONARY. BOT RAIL 5 1/4". SEE "G" BELOW
103	KITCHEN	COMBINED UNITS	WEATHERSHIELD SIGNATURE		6'11 1/8"	32" custom	6'8"	6" VIF	0.27 or Less	OVERALL RO DIM. UNITS FACTORY MULLED TOGETHER. SEE "A" BELOW
103 COMPONENT	CASEMENT	WEATHERSHIELD SIGNATURE	2834		28"	32" custom	-	-	0.27 or Less	LEFT, UNIT DIMENSIONS SHOWN FOR COMPONENTS
103 COMPONENT	FIXED	WEATHERSHIELD SIGNATURE	4634		46"	32" custom	-	-	0.27 or Less	RIGHT, UNIT DIMENSIONS SHOWN FOR COMPONENTS
SEE NOTE H										

NOTES

A. WINDOWS: WEATHERSHIELD CONTEMPORARY CASEMENT, EXT COLOR - GRAY MATTERS WSP27 - AND PRIMED INTERIOR. HARDWARE TYPE AND FINISH TO BE CONFIRMED BY OWNER PRIOR TO ORDERING

B. FOR CASEMENT SWING DIRECTION REFER TO EXTERIOR ELEVATION DRAWINGS

C. CONTRACTOR SHALL VERIFY DIMENSIONS FOR EACH MODEL NO.

D. CONTRACTOR SHALL VERIFY ROUGH OPENING REQUIREMENTS FOR ALL INSTALLATIONS FROM MANUFACTURER

E. CONTRACTOR SHALL PROVIDE SCREENS FOR ALL OPERABLE WINDOW AND DOOR UNITS. VERIFY SCREEN FRAME COLOR WITH OWNER PRIOR TO ORDERING

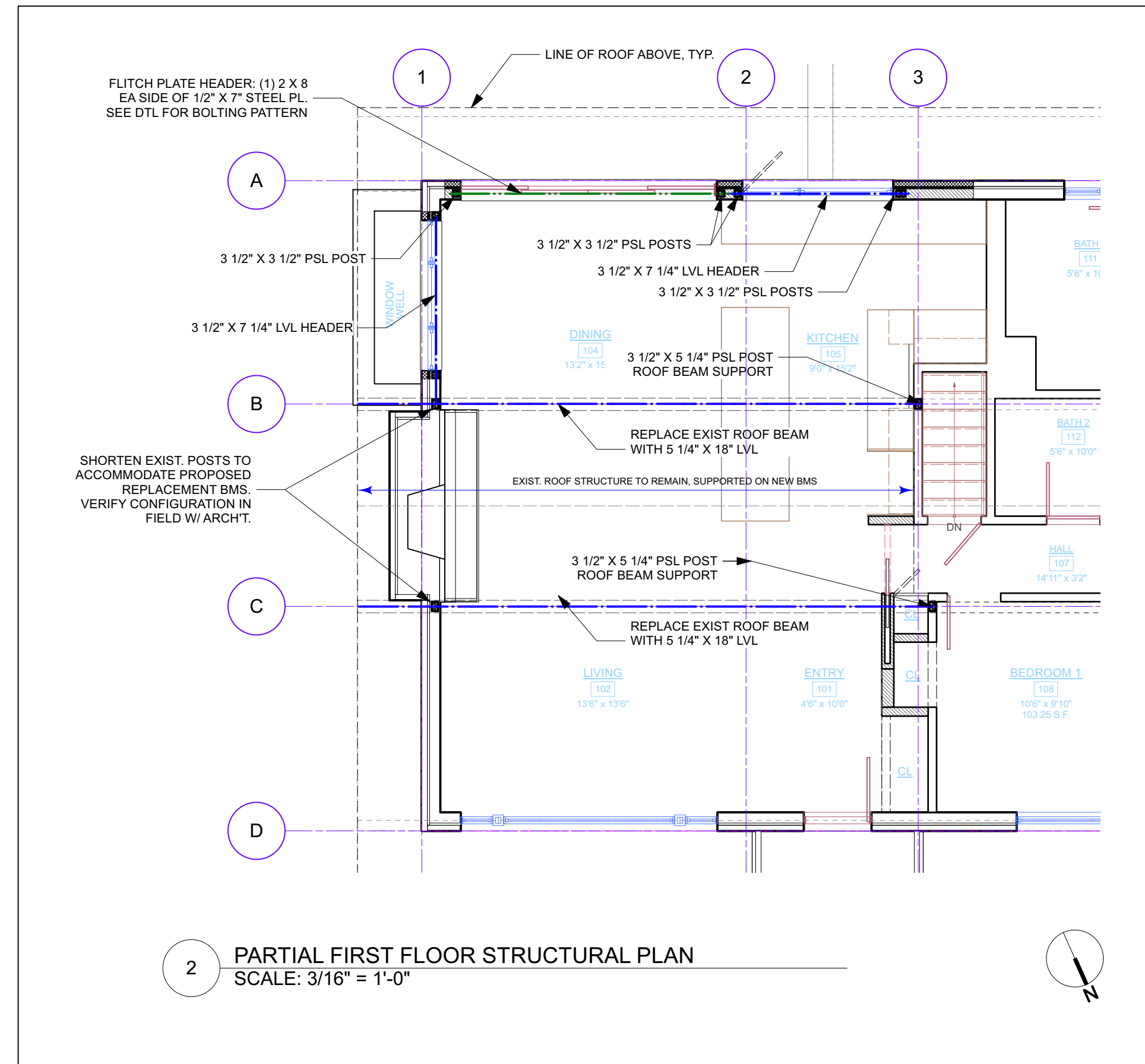
F. CONTRACTOR SHALL PROVIDE FOR JOINING REQUIREMENTS OF COMBINED UNITS. UNITS SHALL BE FACTORY JOINED TO THE GREATEST EXTENT PRACTICABLE.

G. PATIO DOOR: WEATHERSHIELD CONTEMPORARY 4 PANEL SLIDING DOOR, EXT COLOR - GRAY MATTERS WSP27 - AND PRIMED INTERIOR. HARDWARE TYPE AND FINISH TO BE CONFIRMED BY OWNER PER TO ORDERING

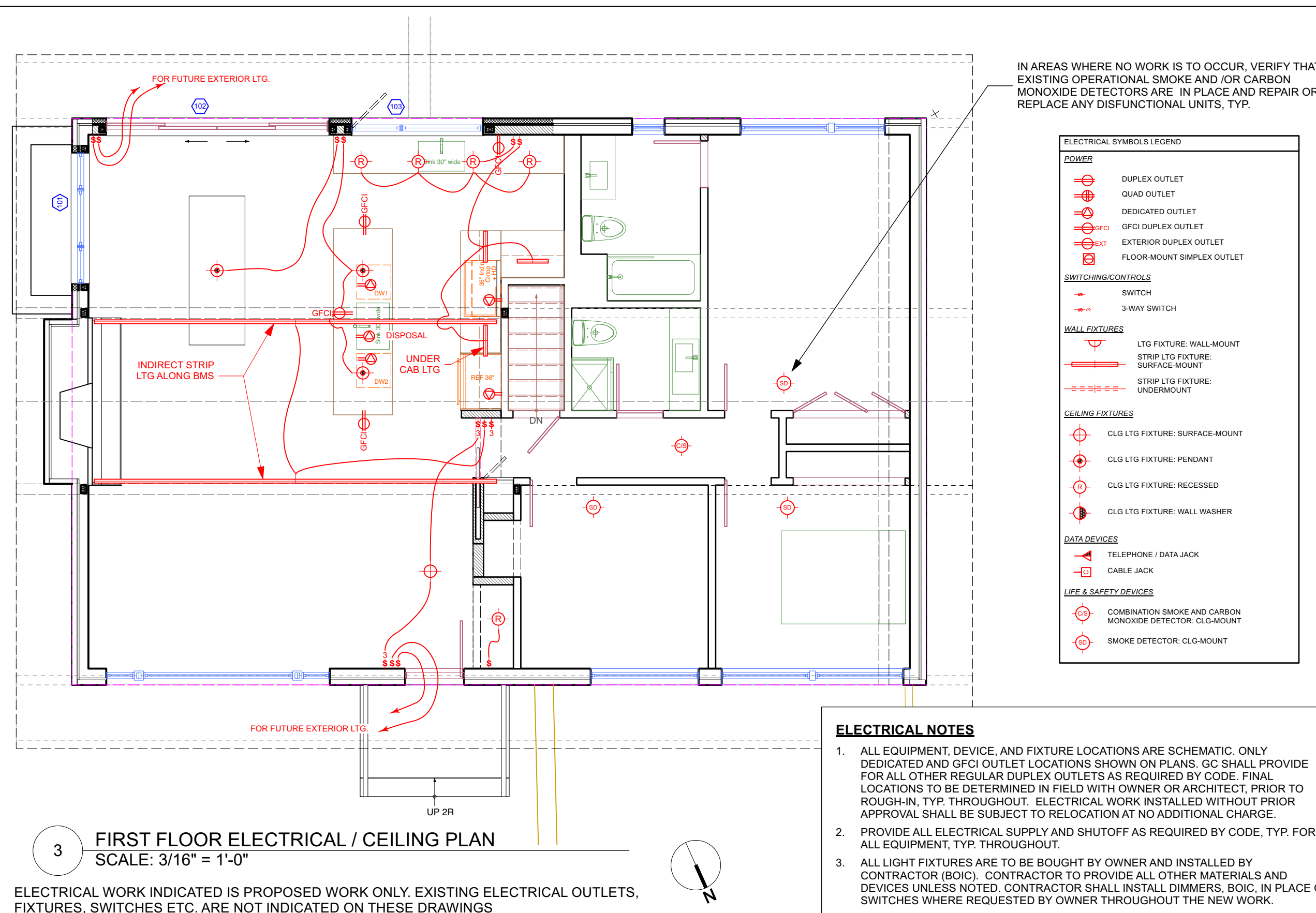
H. NY STETCH 2020 STETCH CODE. REQUIRES WINDOWS RATED LESS THAN .027 - CONFIRM WINDOW MEETS THIS NEW CODE

SMOKE & CARBON MONOXIDE ALARM NOTES

- CONTRACTOR SHALL PROVIDE SMOKE AND CO DETECTORS THROUGHOUT AS REQUIRED BY THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.
- SMOKE DETECTORS SHALL MEET ALL REQUIREMENTS OF SECTION R314 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE AND NFPA 72. SMOKE DETECTORS ARE REQUIRED TO BE INSTALLED IN ALL SLEEPING ROOMS AND IN AREAS IN THE IMMEDIATE VICINITY OF SLEEPING ROOMS. SMOKE DETECTORS SHALL BE HARD-WIRED WITH BATTERY BACK UP AND INTERCONNECTED. SMOKE DETECTORS SHALL BE PERMITTED TO BE BATTERY WHERE EXISTING INTERIOR WALL OR CLG FINISHES ARE NOT REMOVED TO THE STRUCTURE.
- CARBON MONOXIDE DETECTORS SHALL MEET ALL REQUIREMENTS OF SECTION R315 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE. CARBON MONOXIDE DETECTORS ARE REQUIRED TO BE INSTALLED IN THE IMMEDIATE VICINITY OF ALL SLEEPING AREAS. MORE THAN ONE CARBON MONOXIDE DETECTOR SHALL BE PROVIDED AS REQUIRED TO ASSURE THAT NO SLEEPING AREA IS MORE THAN 10 FEET FROM ALARM. DETECTORS SHALL BE HARD-WIRED WITH BATTERY BACK UP.



2 PARTIAL FIRST FLOOR STRUCTURAL PLAN
SCALE: 3/16" = 1'-0"



3 FIRST FLOOR ELECTRICAL / CEILING PLAN
SCALE: 3/16" = 1'-0"

ELECTRICAL WORK INDICATED IS PROPOSED WORK ONLY. EXISTING ELECTRICAL OUTLETS, FIXTURES, SWITCHES ETC. ARE NOT INDICATED ON THESE DRAWINGS

ELECTRICAL NOTES

- ALL EQUIPMENT, DEVICE, AND FIXTURE LOCATIONS ARE SCHEMATIC. ONLY DEDICATED AND GFCI OUTLET LOCATIONS SHOWN ON PLANS. GC SHALL PROVIDE FOR ALL OTHER REGULAR DUPLEX OUTLETS AS REQUIRED BY CODE. FINAL LOCATIONS TO BE DETERMINED IN FIELD WITH OWNER OR ARCHITECT, PRIOR TO ROUGH-IN, TYP. THROUGHOUT. ELECTRICAL WORK INSTALLED WITHOUT PRIOR APPROVAL SHALL BE SUBJECT TO RELOCATION AT NO ADDITIONAL CHARGE.
- PROVIDE ALL ELECTRICAL SUPPLY AND SHUTOFF AS REQUIRED BY CODE, TYP. FOR ALL EQUIPMENT, TYP. THROUGHOUT.
- ALL LIGHT FIXTURES ARE TO BE BOUGHT BY OWNER AND INSTALLED BY CONTRACTOR (BOIC). CONTRACTOR TO PROVIDE ALL OTHER MATERIALS AND DEVICES UNLESS NOTED. CONTRACTOR SHALL INSTALL DIMMERS, BOIC, IN PLACE OF SWITCHES WHERE REQUESTED BY OWNER THROUGHOUT THE NEW WORK.
- ALL EXISTING ELECTRICAL FIXTURES ARE TO REMAIN UNLESS NOTED OTHERWISE.

	EXISTING STONE WALL TO REMAIN
	EXISTING MASONRY WALL TO REMAIN
	EXISTING EXTERIOR FRAME WALL TO REMAIN
	EXISTING INTERIOR FRAME WALL TO REMAIN
	NEW MASONRY WALL
	NEW C.I.P. CONCRETE WALL
	NEW EXTERIOR FRAME WALL
	NEW INTERIOR FRAME WALL
	OBJECTS ABOVE
	WINDOW ID
	DOOR ID
	WALL TYPE ID
	BUILDING SECTION KEY
	EXTERIOR ELEVATION KEY
	DETAIL KEY
	INTERIOR ELEVATION KEY

NOTE: ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD (VIF) PRIOR TO CONSTRUCTION

NO.	REVISIONS	DATE
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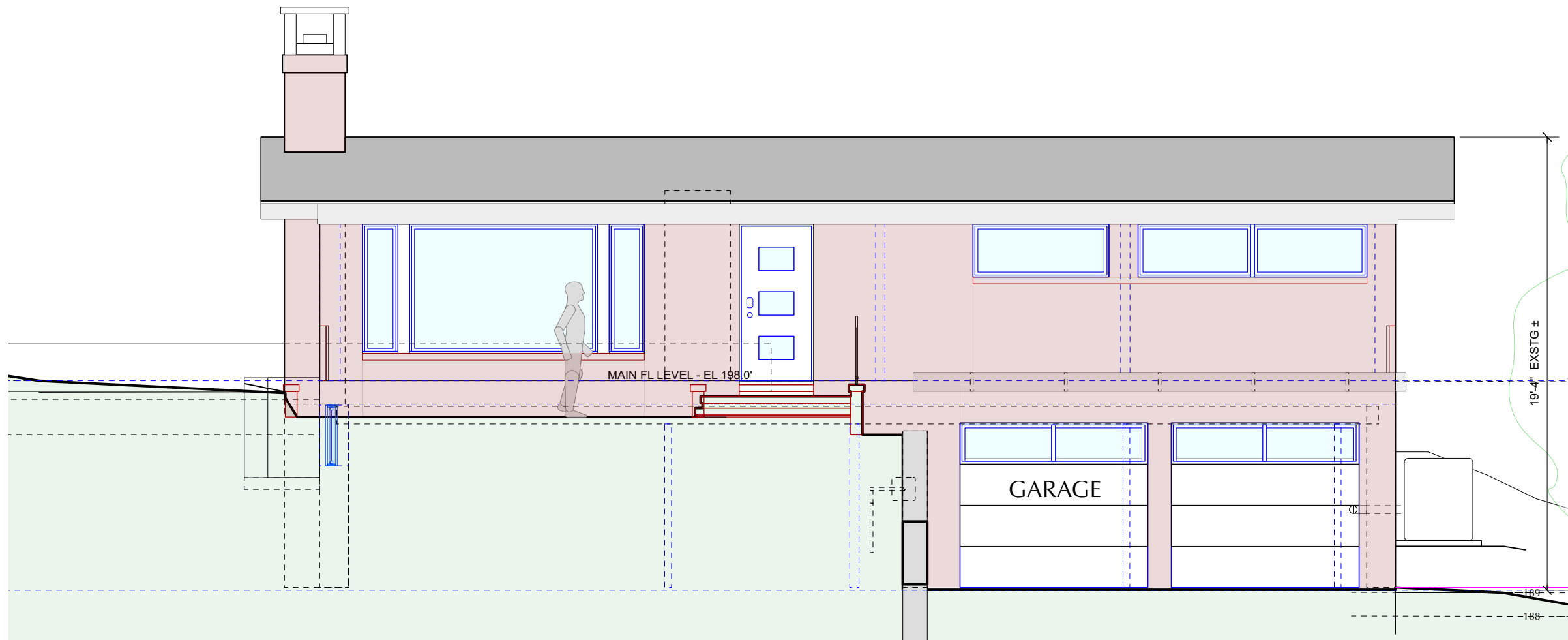
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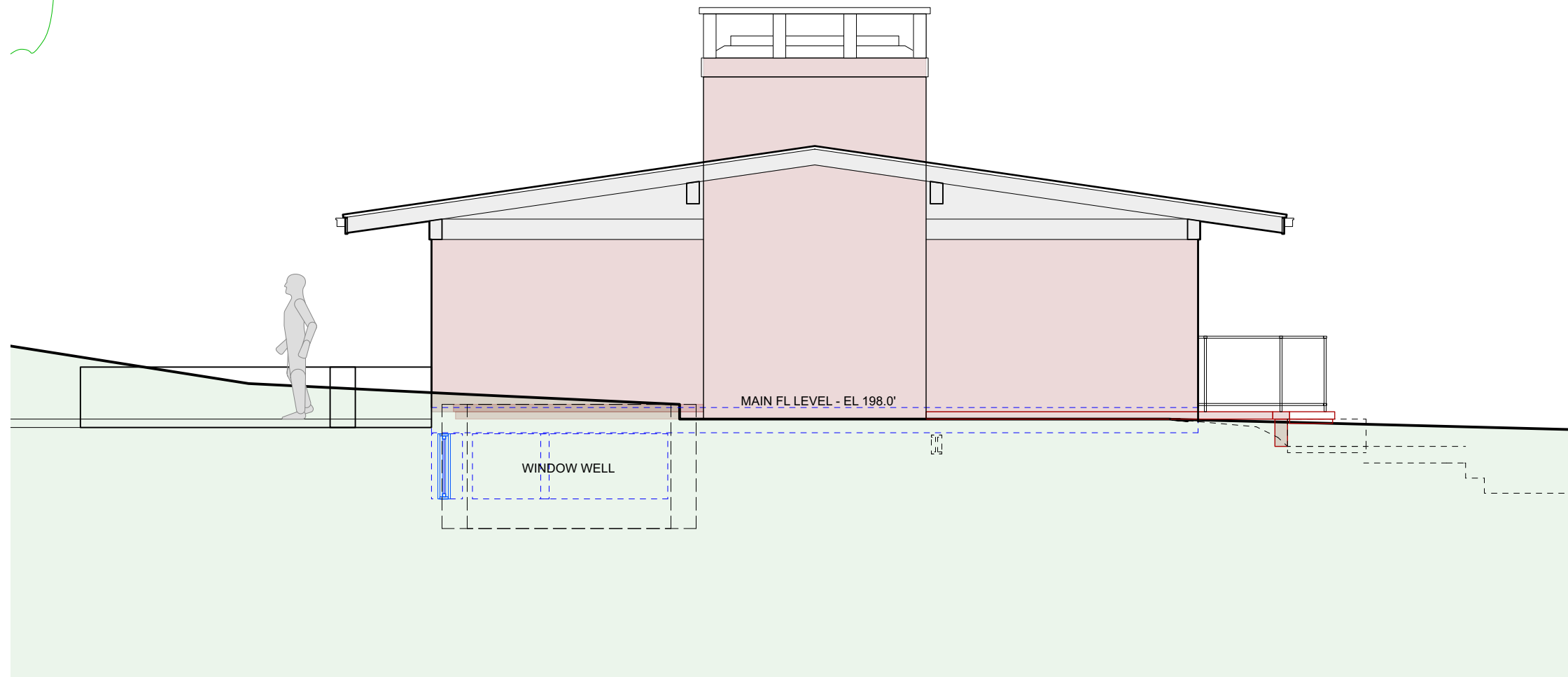
PROJECT:
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DRAWING TITLE:
FIRST FLOOR PLANS

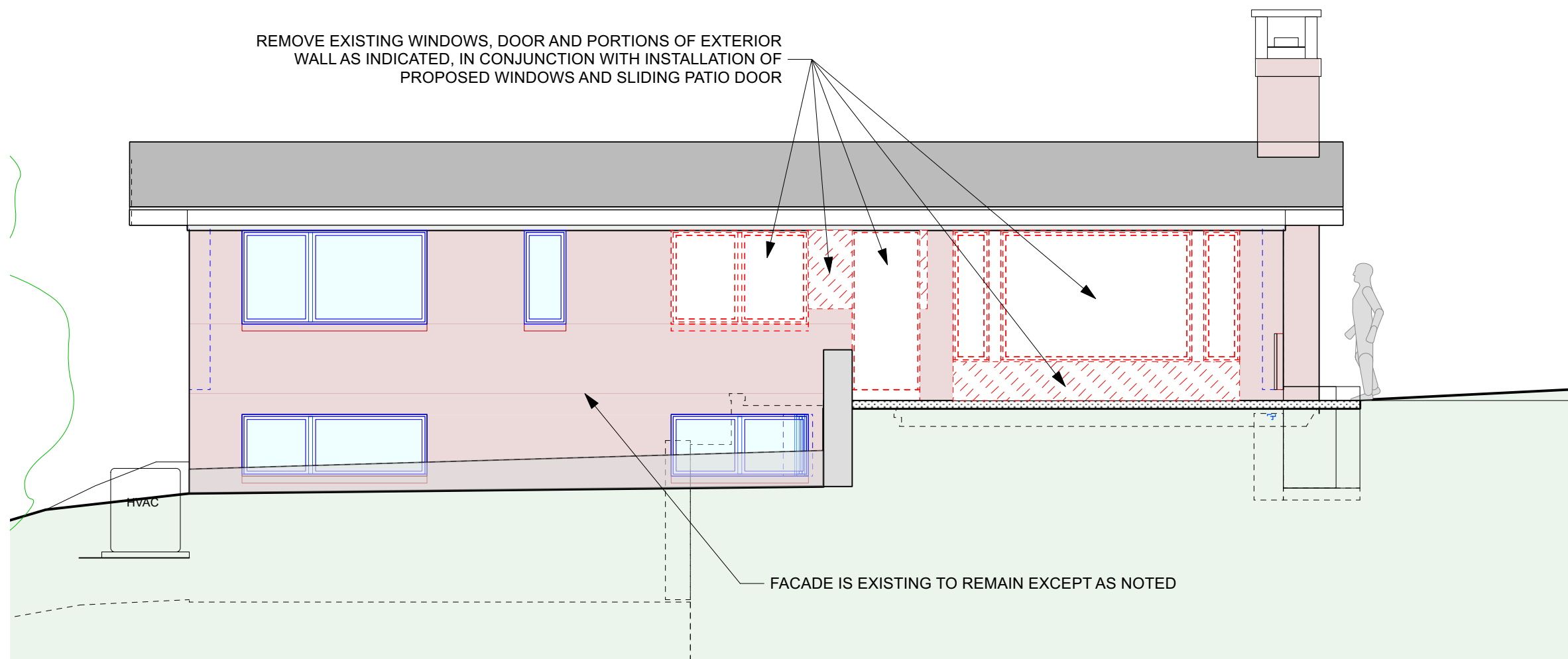
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SCALE:	As Noted	
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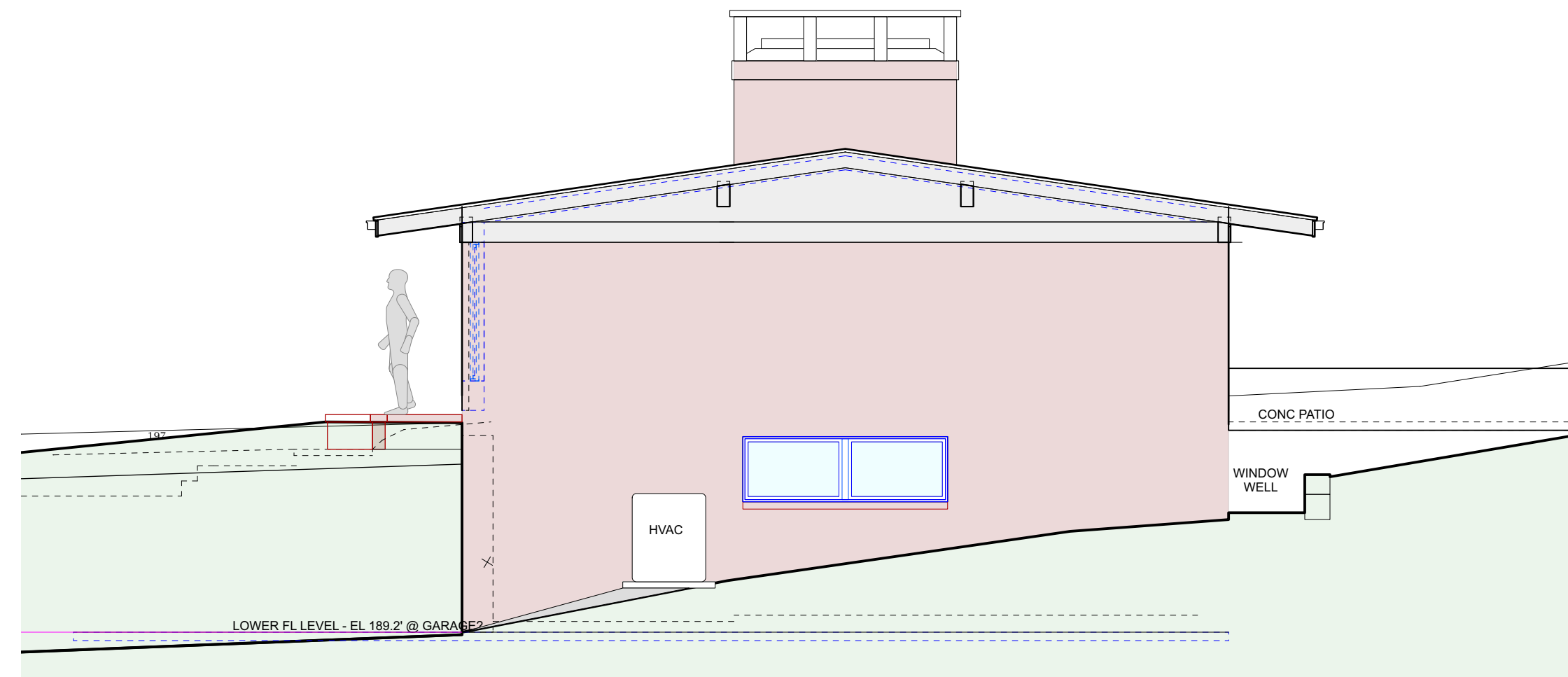
1 Existing North (Front) Elevation
Scale: 3/16" = 1'-0"
NO WORK IS PROPOSED EXCEPT FOR PAINTING OF EXTERIOR



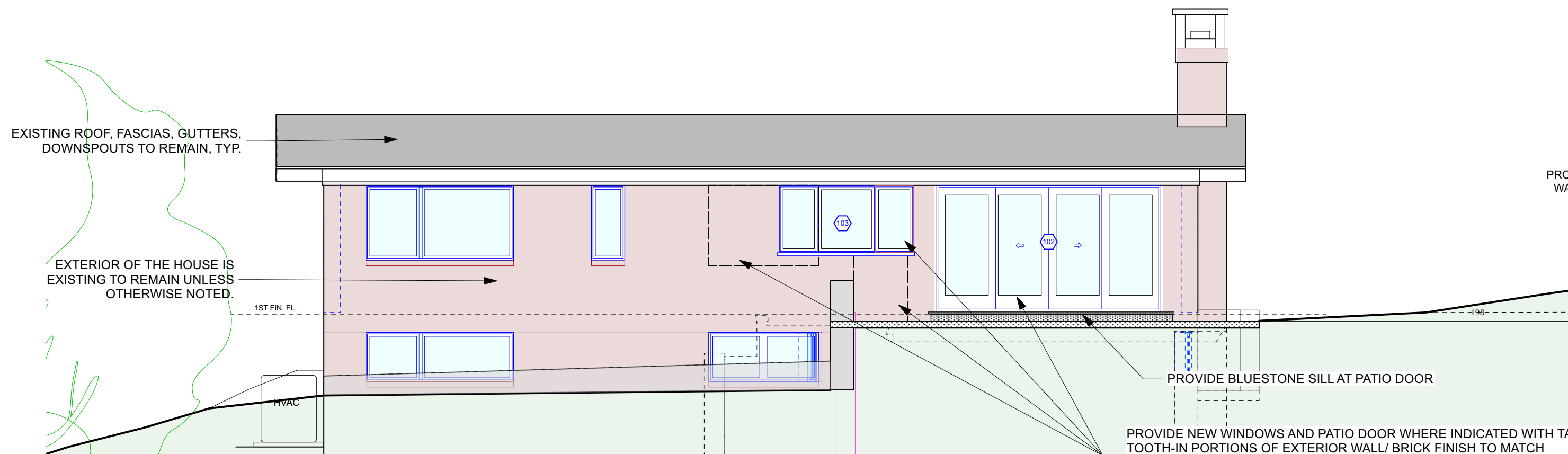
2 Existing East Elevation
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3 Existing South (Rear) Elevation
Scale: 3/16" = 1'-0"

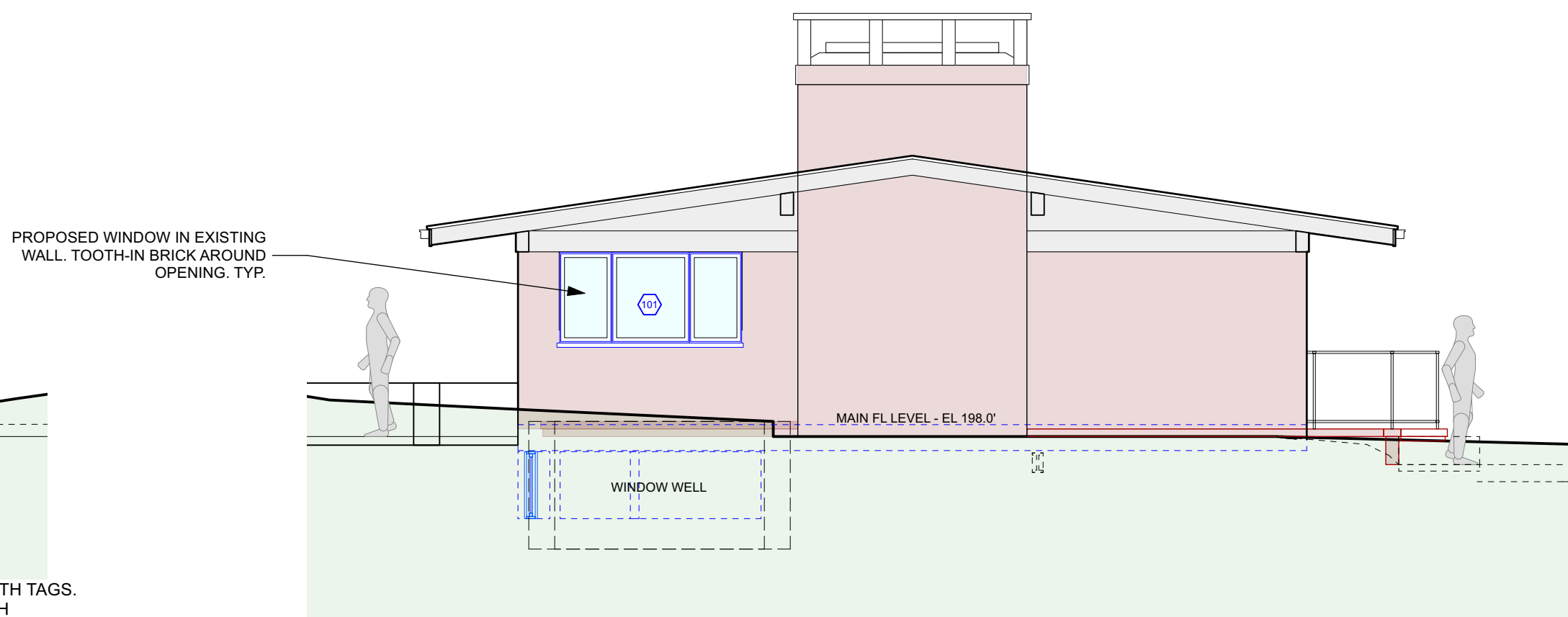


4 Existing West Elevation
Scale: 3/16" = 1'-0"
NO WORK IS PROPOSED EXCEPT FOR PAINTING OF EXTERIOR



5 Proposed South (Rear) Elevation
Scale: 3/16" = 1'-0"

NOTE:
ONLY THOSE WINDOWS ON PROPOSED ELEVATIONS WITH NUMERICAL TAGS ARE PROPOSED AS NEW WORK. ALL OTHER WINDOWS THROUGHOUT THE PROJECT ARE EXISTING TO REMAIN.



6 Proposed East Elevation
Scale: 3/16" = 1'-0"

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DRAWING TITLE:
EXTERIOR ELEVATIONS

FILE NAME:

DRAWN BY:	PG / ML
SCALE:	As Noted
DATE:	5 / 11 / 22
PROJECT ID:	21258

DRAWING NUMBER

A-4.0