

# Modifications to 24 ELDREDGE PLACE - Phase 2 - Addition

## GENERAL REQUIREMENTS

- Related Documents: Drawings, Specifications and General Conditions of the Contract for Construction apply to Work of this Project.
- 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.
- 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.
- 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.
- 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.
- 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.
- The G.C. & Subcontractors shall attend regular job meetings as required by the Architect.

## DIVISION 01: PROJECT REQUIREMENTS

- 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.
- 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.
- 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.
- Plumbing & Electrical Work shall be performed by Contractors licensed in their trade. G.C. shall be licensed to perform the Work as required.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- All piping & wiring to be demolished shall be removed to a point of concealment & shall be properly capped or plugged.
- 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.
- All new construction shall be laid-out in field for Architect's approval prior to starting construction.
- No changes to approved layouts shall be made without Written Consent Of The Architect.
- 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.
- The G.C. shall verify all equipment dimensions, locations & hook-ups with Manufacturer's Specifications whether the G.C. or Others supply the equipment.
- 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.
- G.C. shall employ experienced workers or professional cleaners for final cleaning prior to request of inspection for Certificate of Substantial Completion.



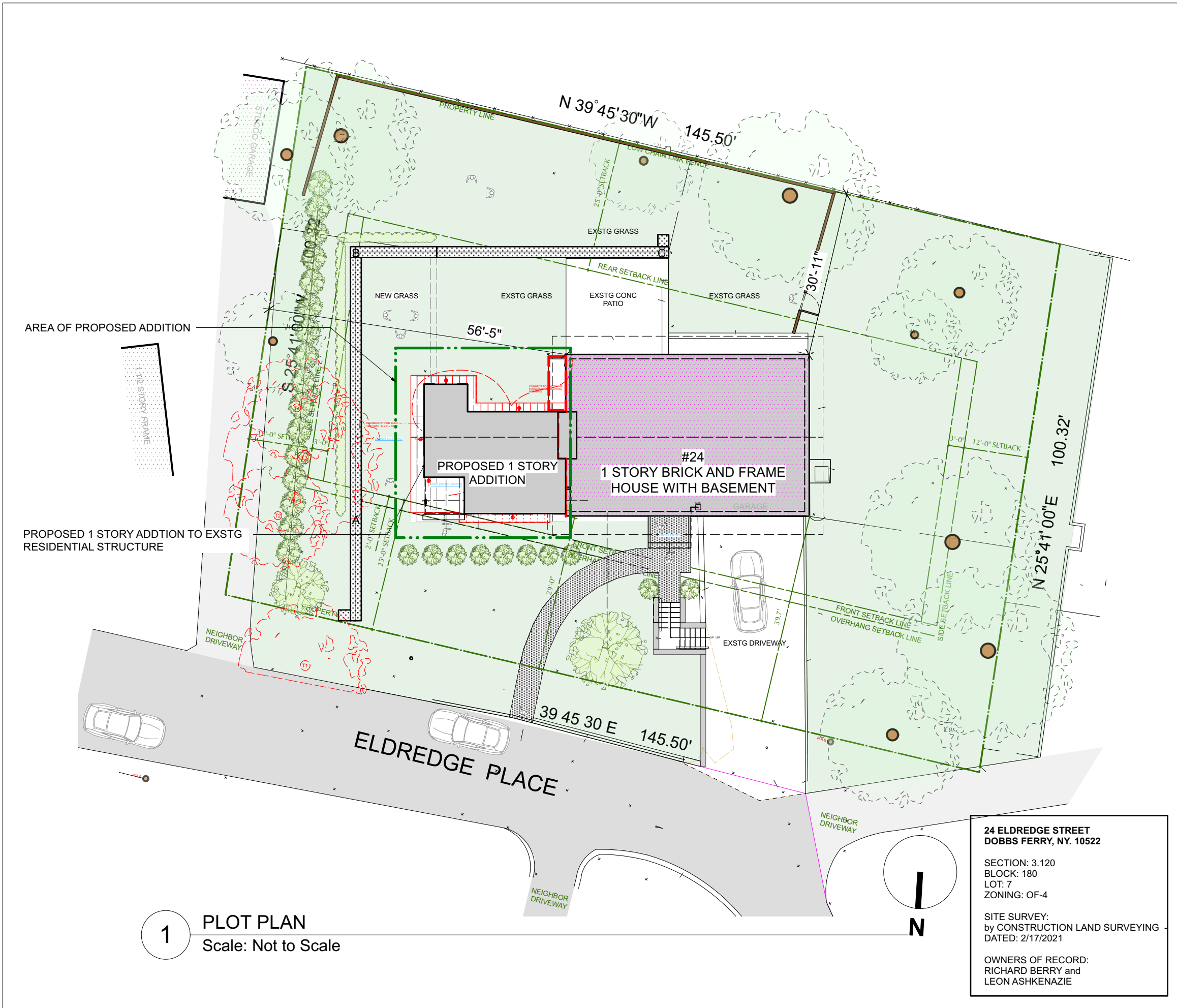
PHOTO OF FRONT ELEVATION - taken from Eldredge Place - looking South

APPLICATION # A 2022 - 0230

TREE REMOVAL APPLICATION # AT2022-0069

24 ELDREDGE PLACE

DOBBS FERRY, NY 10522



1 PLOT PLAN  
Scale: Not to Scale

## DRAWING INDEX

NO.	SHEET	ISSUE DATE	REV. DATE
	TITLE SHEET, SITE PLANS, ZONING		
T-000.00	Title Sheet, Plot Plan	7/28/22	
A-001.00	Site Plans - Existing + Proposed	7/28/22	
	PLANS		
A-100.00	Basement Plans - Existing + Proposed	7/28/22	
A-101.00	First Floor Plans - Existing + Proposed	7/28/22	
A-102.00	Roof Plans - Existing + Proposed	7/28/22	
	ELEVATIONS		
A-500.00	Front Elevations North - Existing + Proposed	7/28/22	
A-501.00	Side Elevations East - Existing + Proposed	7/28/22	
A-502.00	Rear Elevations South - Existing + Proposed	7/28/22	
A-503.00	Side Elevation West - Partial	7/28/22	
	STORMWATER		
A-700.00	Stormwater Plan - HEC-C1	7/18/22	
A-701.00	Stormwater Details - HEC- C2	7/18/22	
	SPRINKLER		
A-800.00	Sprinkler - Plans		
A-801.00	Sprinkler - Backflow preventer - not included - pending approval		

## 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.

## STRETCH ENERGY CODES

- This design is in compliance with requirements of 2020 Energy Conservation Code of NYS, the 2020 Residential Code of NYS, and the 2020 NYStretch Code.
- Contractor shall perform all work in accordance with applicable codes listed above.
- Updated Table R420.1.4 below showing updated values prevails where applicable.

WESTCHESTER NY: CLIMATE ZONE 4A

## 2020 ENERGY CONSERVATION CODE OF NEW YORK STATE

Table R402.1.2 – Envelope (U-factor Table R402.1.4 changed accordingly. Prescriptive, e.g., can be traded.)

Climate Zone 4	Fen U-Factor	SkyLt U-Factor	SHGC	Ceiling R-Val	Wood Wall R-Value	Mass Wall R-Value	Floor R-Val	Bsmt Wall R-value	Slab R-Value/ Depth	Crawl Sp Wall R-Value
Stretch Code	0.27	0.50	.04	49	21 or 20+5 or 13+10	15/20	30*	15/19	10, 4 ft.	15/19

### INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT\*

CLIMATE ZONE	FENESTRATION U-FACTOR*	SKYLIGHT* U-FACTOR*	GLAZED FENESTRATION SHGC* +	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT* WALL R-VALUE	SLAB* R-VALUE & DEPTH	CRAWL SPACE* 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*	8/13	19	5/13 <sup>1</sup>	0	5/13
4 except Marine	0.27	0.55	0.40	49	20 or 13 + 5*	8/13	19	10/13	10, 2 ft	10/13
5 and Marine 4	0.30	0.55	NR	49	20 or 13 + 5*	13/17	30 <sup>#</sup>	15/19	10, 2 ft	15/19
6	0.30	0.55	NR	49	20 + 5* or 13 + 10 <sup>2</sup>	15/20	30 <sup>#</sup>	15/19	10, 4 ft	15/19
7 and 8	0.30	0.55	NR	49	20 + 5* or 13 + 10 <sup>2</sup>	19/21	38 <sup>#</sup>	15/19	10, 4 ft	15/19

For SI: 1 foot = 304.8 mm.

NR = Not Required.

- R-values are minimums. U-factors and SHGC are maximums. Where insulation is installed in a cavity that is less than the label or design thickness of the insulation, the installed R-value of the insulation shall be not less than the R-value specified in the table.
- The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
- "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation on the interior of the basement wall. "15/19" means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation 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.
- R-5 insulation shall be provided under the full slab area of a heated slab in addition to the required slab edge insulation R-value for slabs, as indicated in the table. The slab edge insulation for heated slabs shall not be required to extend below the slab.
- Reserved.
- Reserved.
- Alternatively, insulation sufficient to fill the framing cavity providing not less than an R-value of R-19.
- The first value is cavity insulation, the second value is continuous insulation. Therefore, as an example, "13+5" means R-13 cavity insulation plus R-5 continuous insulation.
- Mass walls shall be in accordance with Section N1102.2.5. The second R-value applies where more than half of the insulation is on the interior of the mass wall.

## SPRINKLER NOTE

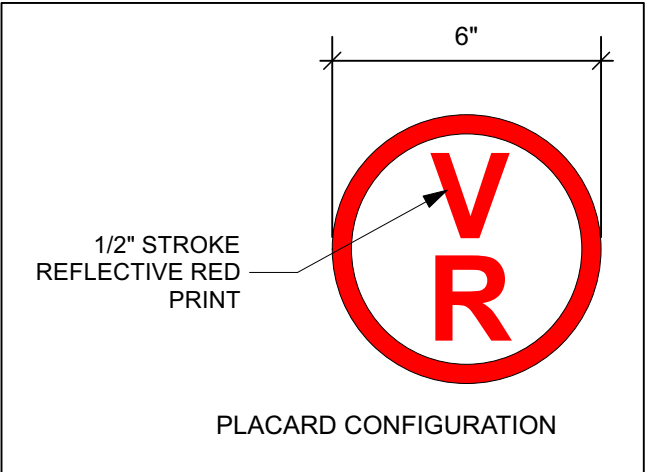
1. SPRINKLER SYSTEM FOR EXISTING HOUSE AND PROPOSED ADDITION WILL BE FILED UNDER APPLICATION # A2022-0230, TO INCLUDE SPRINKLER SYSTEM INSTALLED AS PER DOBBS FERRY BUILDING CODE

## GENERAL CONDITIONS

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

WESTCHESTER , NY: CLIMATE ZONE 4A  
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	WEATHERING	FROST DEPTH	TERMITE	15°F	YES	NO	2000	51.6°F
						SEVERE	3'6"	MODERATE/ HEAVY					

### NO. REVISIONS

### DATE

1 PLANNING BOARD FILING 7/19/22

### NO. ISSUE

### DATE

A REVISED INITIAL PERMIT FOR PLANNING BOARD 5/26/22  
B PLANNING BOARD INITIAL FILING 6/15/22  
C AHRB INITIAL FILING 7/28/22

APPLICATION # A 2022 - 0230

TREE REMOVAL APPLICATION # AT2022-0069

Michael Lewis Architects PC

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info@mlarchitect.com  
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Modifications to 24 Eldredge Place  
PHASE 2 - ADDITION  
24 Eldredge Place  
Dobbs Ferry, NY 10522

DRAWING TITLE:

TITLE SHEET, GENERAL NOTES

FILE NAME:

DRAWN BY: PG/ML

DRAWING NUMBER

SCALE: NA

DATE: 7/27/22

PROJECT ID: 2125C

T-000.00

LOT AND ZONING INFORMATION				
24 ELDREDGE PLACE DOBBS FERRY, NY 10522				
Section: 3.120		Block - 108	Lot: 1	
ZONING DISTRICT: OF-4				
GENERAL LOT DIMENSIONS				
LOT AREA	REQUIRED/ALLOWED	EXISTING	PROPOSED	COMPLIANT
	10,000 SF	14,550 SF	NO CHANGE	YES
LOT WIDTH	100'0"	145'6"	NO CHANGE	YES
LOT DEPTH	100'0"	100'4"	NO CHANGE	YES
YARD SETBACKS (PRINCIPAL STRUCTURE)				
	REQUIRED/ALLOWED	EXISTING	PROPOSED	COMPLIANT
FRONT	25'0"	29'0"	25'3"	YES
REAR	25'0"	30'11"	30'11"	YES
SIDE ONE	12'0"	56'5"	30'10"	YES
TOTAL OF TWO SIDES	30'0"	95'6"	69'5"	YES
BUILDING HEIGHT				
	REQUIRED/ALLOWED	EXISTING	PROPOSED	COMPLIANT
STORIES (ABOVE GRADE PLANE)	2 1/2	1	1	YES
FEET (ABOVE GRADE PLANE)	30'0"	19'4"	NO CHANGE	YES
EAVE	28'0"	18'7"	NO CHANGE	YES
LOT COVERAGE				
	REQUIRED/ALLOWED	EXISTING	PROPOSED	COMPLIANT
LOT AREA	10,000 SF	14,550 SF	NO CHANGE	NO CHANGE
BUILDING COVERAGE	MAX 22 % of 14,550 SF = 3,201 SF B-3 Sliding Scale x .75 = 2,401 SF	1,407 SF	1,893 SF	YES
COVERAGE, IMPERVIOUS SURFACES (Building + Site Items)	MAX 40% of 14,550 SF = 5,820 SF B-3 Sliding Scale x .75 = 4,365 SF	1,457SF + 1407 SF = 2,864 SF	1,861 SF + 1,893 SF = 3,764 SF	YES YES
OCCUPANCY AND USE				
	REQUIRED/ALLOWED	EXISTING	PROPOSED	COMPLIANT
CURRENT USE	SINGLE FAMILY	SINGLE FAMILY	NO CHANGE	NO CHANGE
BASMENT FLOOR AREA		1,407 SF	1,407 SF	YES
1ST FLOOR AREA		1,407 SF	1,893 SF	YES
FLOOR AREA TOTALS		2,814 SF	3,300 SF	YES

DOBBS FERRY MULTI-FAMILY PARKING REQUIREMENT		EXISTING	PROPOSED	
		2 SPOTS	DRIVEWAY SPOTS	2
			PROPOSED PARKING	0
			TOTAL SPOTS	2

1. ALL WORK TO CONFORM TO THE SATISFACTION OF THE BUILDING INSPECTOR
2. PROVIDE RETAINING WALLS ON ALL SLOPES EXCEEDING (1) FOOT VERTICAL ON (1) 1/2 FEET HORIZONTAL.
3. THE VILLAGE SHALL FURNISH 4" PERFORATED CM ENCASED IN STONE WHEREVER DIRECTED BY THE BUILDING INSPECTOR.
4. SWALES TO BE INSTALLED AS DIRECTED BY THE BUILDING INSPECTOR.
5. ALL GRADING TO BE PERFORMED TO CREATE POSITIVE DRAINAGE.
6. ALL DRIVEWAYS SLOPING DOWN TO GARAGES SHALL HAVE A DRAIN INLET WITH A PIPE EXTENDING BEYOND THE REAR OF THE DRIVEWAY.
7. ALL DRIVEWAYS SLOPING DOWN SHALL RISE 6" THE FIRST 5' AND THEN SLOPE DOWN.
8. "AS-BUILT" DRAWINGS OF THE SITE IMPROVEMENTS SHALL BE SUBMITTED TO THE VILLAGE ENGINEER FOR REVIEW PRIOR TO OBTAINING CERTIFICATE OF OCCUPANCY.
9. OWNER OR CONTRACTOR SHALL NOTIFY BUILDING INSPECTOR PRIOR TO CHANGES OR MODIFICATIONS TO THE APPROVED PLANS.
10. ROCK REMOVAL OR BLASTING SHALL BE IN ACCORDANCE WITH CHAPTER 125 OF THE VILLAGE CODE.
11. FILL MATERIAL IMPORTED TO THE SITE SHALL BE CERTIFIED IN WRITING BY A NY LICENSED PROFESSIONAL ENGINEER AS CLEAN, NON-CONTAMINATED FILL SUITABLE FOR THE INTENDED USE.
12. BEFORE THE SITE PLAN IS SIGNED BY THE CHAIRMAN OF THE PLANNING BOARD, THE APPLICANT SHALL BE REQUIRED TO POST A PERFORMANCE BOND OF THE TYPE OF ACCEPTABLE MONETARY WARRANTY WHICH SHALL BE IN AN AMOUNT DETERMINED BY THE PLANNING BOARD AND VILLAGE ENGINEER AND IN A FORM SATISFACTORY TO THE VILLAGE AUTHORITY.

1. INSTALL SILT FENCE & OTHER PROTECTIVE MEASURES AS REQUIRED AT LIMITS OF CONSTRUCTION.
2. AREAS OF PROPOSED STORMWATER MANAGEMENT SYSTEM SHALL BE PROTECTED FROM OVER-CONSTRUCTION DURING CONSTRUCTION. AREAS SHALL BE FENCED OFF DURING CONSTRUCTION OR THE AREA SHOULD BE DE-COMPACTED PRIOR TO INSTALLATION OF THE INFILTRATION UNITS.
3. EXCAVATE FOR FOOTINGS AND SWRS, PREPARE GRADE FOR SLAB.
4. INSTALL SWRS, REINFORCING & FORMWORK FOR FOOTINGS.
5. INSTALL C.I.P. CONCRETE FOOTINGS.
6. CONSTRUCT PROPOSED PORTE-COCHERE, GARAGE, AND BUILDING ADDITIONS.
7. COMPLETE ALL FINISHES, DOORS, WINDOWS, FIXTURES, HARDWARE & EQMT.
8. PROPOSED GUTTER LEADERS SHALL BE CONNECTED TO SWRS.

NOTE: THE SYSTEM MUST NOT BE CONNECTED UNTIL CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.

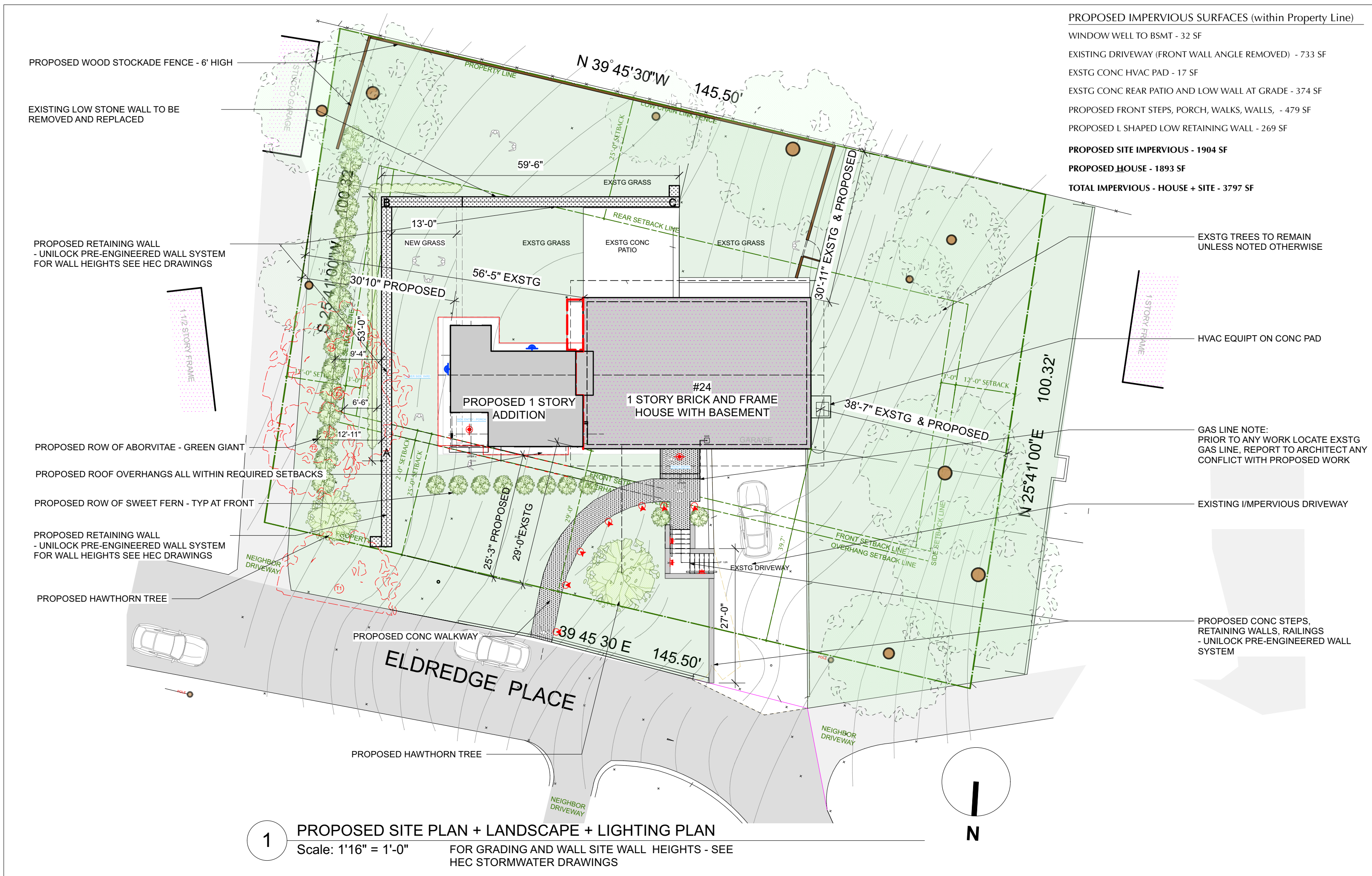
1. SURVEY INFORMATION TAKEN FROM SURVEY DATED 2/17/21, BY CONSTRUCTION LAND SURVEYING.
2. THE BUILDING INSPECTOR OR VILLAGE ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF DEEMED APPROPRIATE TO MITIGATE UNFORESEEN SILTATION AND EROSION OF DISTURBED SOILS.

1. CONTRACTOR TO VERIFY LOCATION OF PUBLIC UTILITIES AND PROVIDE PROTECTION IF /AS REQ'D.
2. CONTRACTOR TO COORDINATE SHUT OFF AND/OR DISCONNECTION OF UTILITIES IF /AS REQUIRED.
3. NO EXTG UTILITIES TO BE IMPACTED. NO EXTG UTILITIES RUN THROUGH AREA OF NEW WORK.
4. A CODE 53 WILL BE CALLED IN PRIOR TO CONSTRUCTION FOR SURVEY OF EXTG UNDERGROUND UTILITIES.

1. ALL LANDSCAPING OUTSIDE OF WORK AREA IS EXISTING TO REMAIN. ALL PLANTINGS INDICATED ON SITE PLAN ARE EXISTING TO REMAIN UNLESS NOTED.
2. REMOVE TOPSOIL AT DISTURBED WORK AREA AND STORE ON SITE. REPLACE REFURBISH TOPSOIL AT COMPLETION AND RE-SEED LAWN AS NEEDED.
3. NO TREES ARE PROPOSED TO BE REMOVED UNDER THIS APPLICATION EXCEPT AS INDICATED. EXCAVATE BY HAND WHERE REQUIRED TO PROTECT ROOT SYSTEMS OF EXISTING TREES.
4. UNLESS OTHERWISE DIRECTED, REMOVE EXISTING PLANTINGS AND SHRUBS BY HAND AND PROPERLY STORE ON SITE FOR REPLANTING UNDER SEPARATE APPLICATION

1. PREPARATION OF STORMWATER MANAGEMENT PLAN, EROSION CONTROL, LOCATION OF CONSTRUCTION LIMITS, SILT FENCE, SOIL STOCKPILE, ANTI-TRACKING PAD, AND OTHER SITE PROTECTION DETAILS CURRENTLY UNDERWAY TO BE SUBMITTED AS PART OF PUBLIC HEARING PLANNING BOARD DRAWING SET AND SUBMITTAL.
2. ALL EXISTING TREES AND LANDSCAPING TO REMAIN UNLESS OTHERWISE NOTED.

1. This design is in compliance with requirements of 2020 Residential Code of New York State and the 2020 Energy Conservation Code of New York State.
2. Contractor shall perform all work in accordance with applicable codes as listed in the 2020 NYS Code Books.
3. In the case of multiple codes applying to any area or component of the building, the stricter code shall apply.

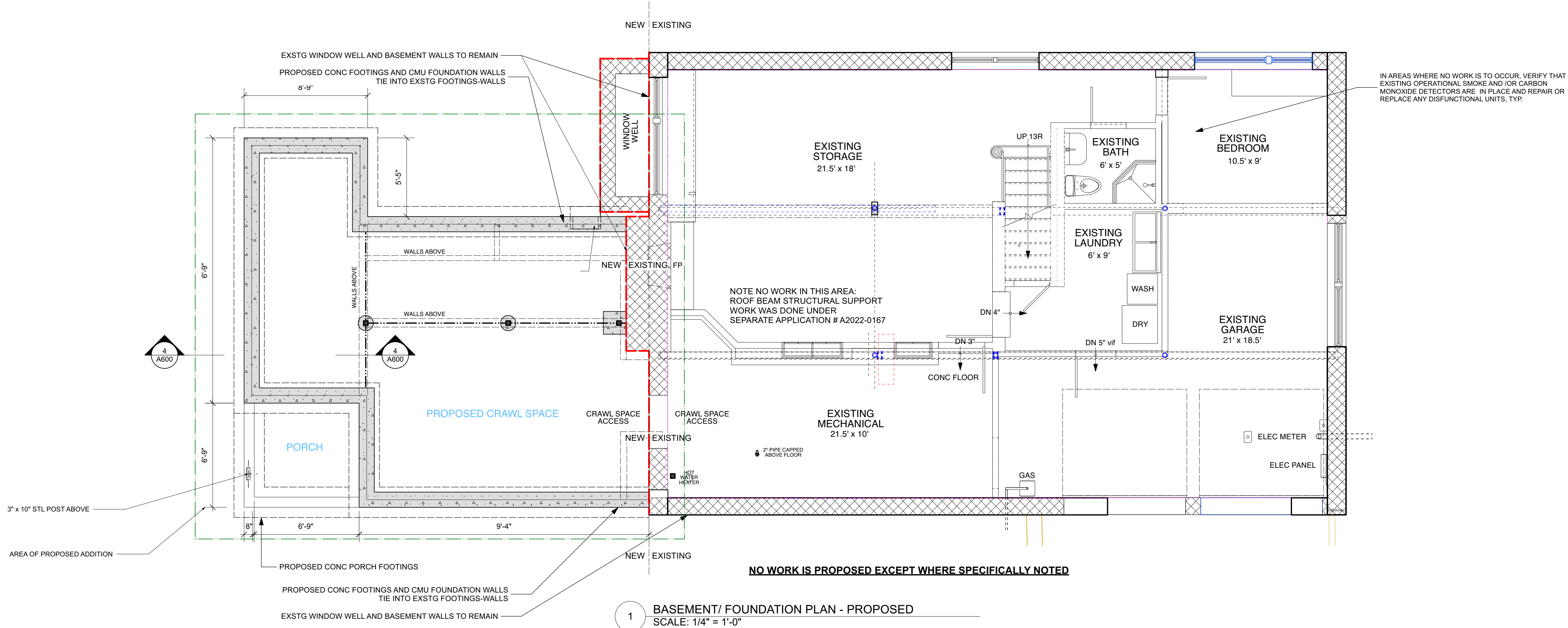


DATE: 7/27/22

**24 ELDREDGE STREET  
DOBBS FERRY, NY. 10522**

SECTION: 3.120  
BLOCK: 180  
LOT: 7  
ZONING: OF-4

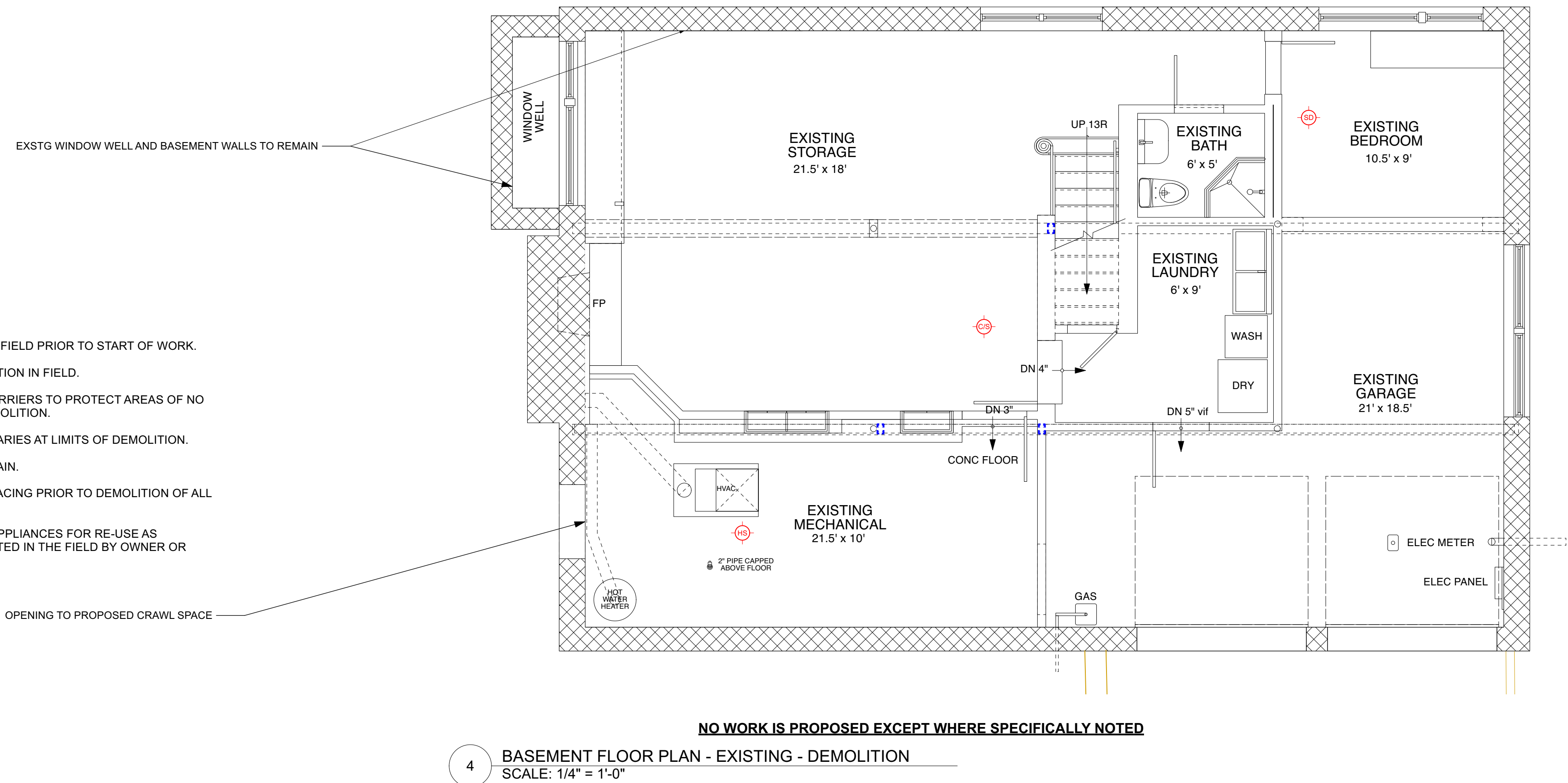
SITE SURVEY:  
by CONSTRUCTION LAND SURVEYING  
DATED: 2/17/2021



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.	

#### 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.



NO.	REVISIONS	DATE
1	PLANNING BOARD FILING	7/19/22

NO.	ISSUE	DATE
A	REVISED INITIAL PERMIT FOR PLANNING BOARD	5/26/22
B	PLANNING BOARD INITIAL FILING	6/15/22
C	AHRB INITIAL FILING	7/28/22

APPLICATION # A 2022 - 0230

TREE REMOVAL APPLICATION # AT2022-0069

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Modifications to 24 Eldredge Place  
PHASE 2 - ADDITION  
24 Eldredge Place  
Dobbs Ferry, NY 10522

DRAWING TITLE:  
BASEMENT PLANS

FILE NAME:

DRAWN BY: PG/ML

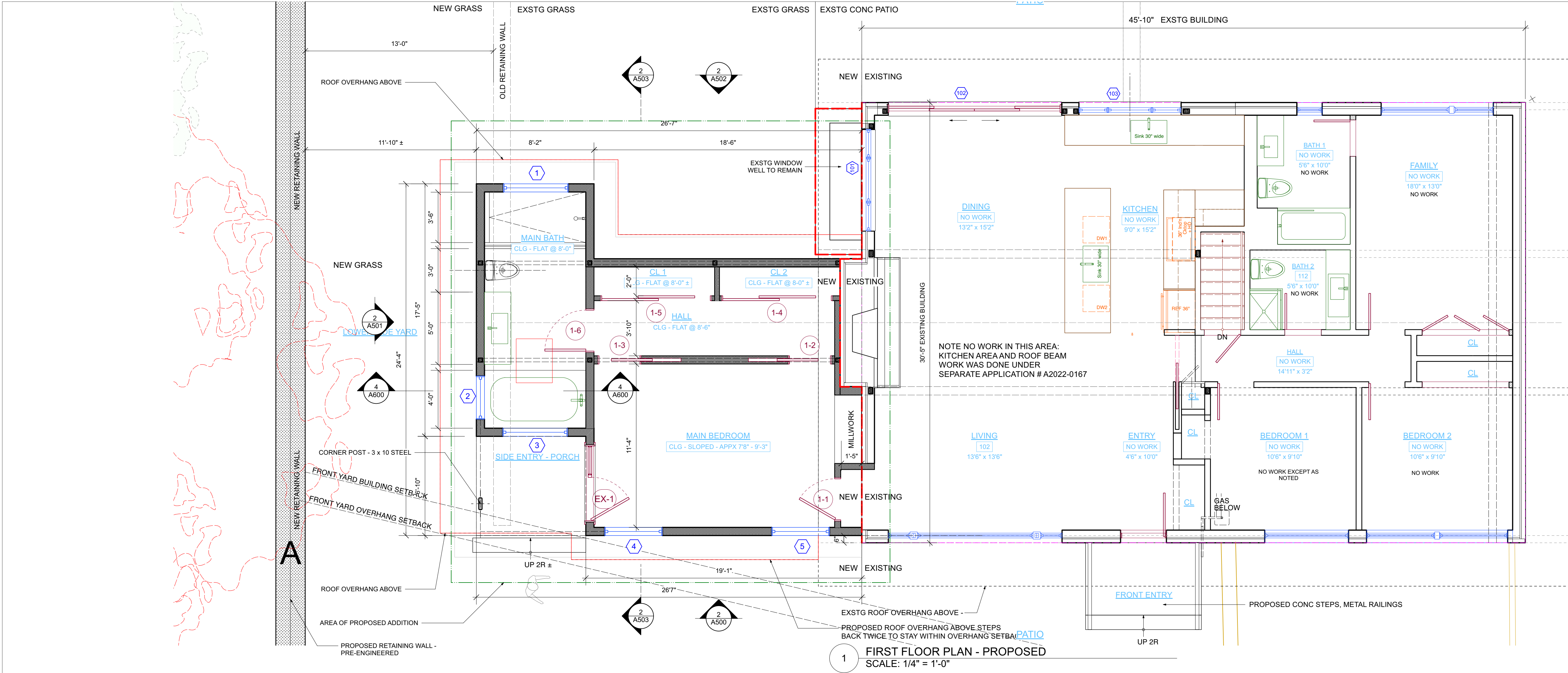
DRAWING NUMBER

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

DATE: 7/27/22

PROJECT ID: 2125C

A-100.00



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

### INTERIOR DOOR SCHEDULE

Schedule Of Interior Doors - Verify All Units Prior to Final Order											Remarks
No.	Loc.	Door Type	Mat.	Width	Height	Thick	Frame Type	Mat.	Sill	HRDW	
1-1	LIVING - MAIN BED	A	WD	2'10"	7'-0"	1 3/4"	SWING	WD			
1-2	MAIN BED - HALL	A	WD	2'10"	7'-0"	1 3/4"	POCKET	WD		B	
1-3	MAIN BED - HALL	A	WD	2'10"	7'-0"	1 3/4"	POCKET	WD		B	
1-4	HALL - CL2	A	WD	7'6"	7'-0"	1 3/4"	SLIDING	WD		C	
1-5	HALL - CL1	A	WD	7'6"	7'-0"	1 3/4"	SLIDING	WD		C	
1-6	HALL - MAIN BATH	A	WD	2'10"	8'0"	1 3/4"	SWING	BT		D	
Door Type Key							Hardware Key				
A. WOOD - FLUSH SOLID CORE DOOR							A. PRIVACY - AS PER SPEC				
							B. POCKET - AS PER SPEC				
							C. SLIDING - AS PER SPEC				
							D. PRIVACY - AS PER SPEC				

### WINDOWS AND EXTERIOR DOOR SCHEDULE

Schedule Of Windows and Exterior Doors - Verify All Units Prior to Final Order										
No.	Loc.	Description	Manuf.	Model No.	R.O. Width	R.O. Height	Bot. of Hdr. AFF	Jamb	Glass / U Factor	Remarks
1	MAIN BATH - SHOWER	HOPPER	WEATHERSHIELD SIGNATURE		50"	110"	68"		MIN" / 27	
2	MAIN BATH - TUB	CASEMENT	WEATHERSHIELD SIGNATURE		30"	40"	68"		MIN" / 27	
3	MAIN BATH - TUB	HOPPER	WEATHERSHIELD SIGNATURE		40"	110"	68"		MIN" / 27	
4	MAIN BED	CASEMENT	WEATHERSHIELD SIGNATURE		30"	58"	68"		MIN" / 27	
5	MAIN BED	CASEMENT	WEATHERSHIELD SIGNATURE		30"	58"	68"		MIN" / 27	
EX-1	MAIN BED - PORCH	COMBINED UNITS	WEATHERSHIELD SIGNATURE		50"	68"	68"		MIN" / 27	UNITS FACTORY MULLED TOGETHER - SEE "A" BELOW
		DOOR	WEATHERSHIELD SIGNATURE		3'-0"	6'-8"	6'-8"		MIN" / 27	
		SIDE LIGHT	WEATHERSHIELD SIGNATURE		2'-0"	6'-8"	6'-8"		MIN" / 27	
NOTES										
A. WINDOWS: WEATHERSHIELD CONTEMPORARY CASEMENT, "OLYMPIA WHITE" TO BE CONFIRMED EXTERIOR 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, "OLYMPIA WHITE" TO BE CONFIRMED EXTERIOR AND PRIMED INTERIOR. HARDWARE TYPE AND FINISH TO BE CONFIRMED BY OWNER PER TO ORC										

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

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CONSTRUCTION PLAN LEGEND	
	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
1	PLANNING BOARD FILING	7/19/22

NO.	ISSUE	DATE
A	REVISED INITIAL PERMIT FOR PLANNING BOARD	5/26/22
B	PLANNING BOARD INITIAL FILING	6/15/22
C	AHRB INITIAL FILING	7/28/22

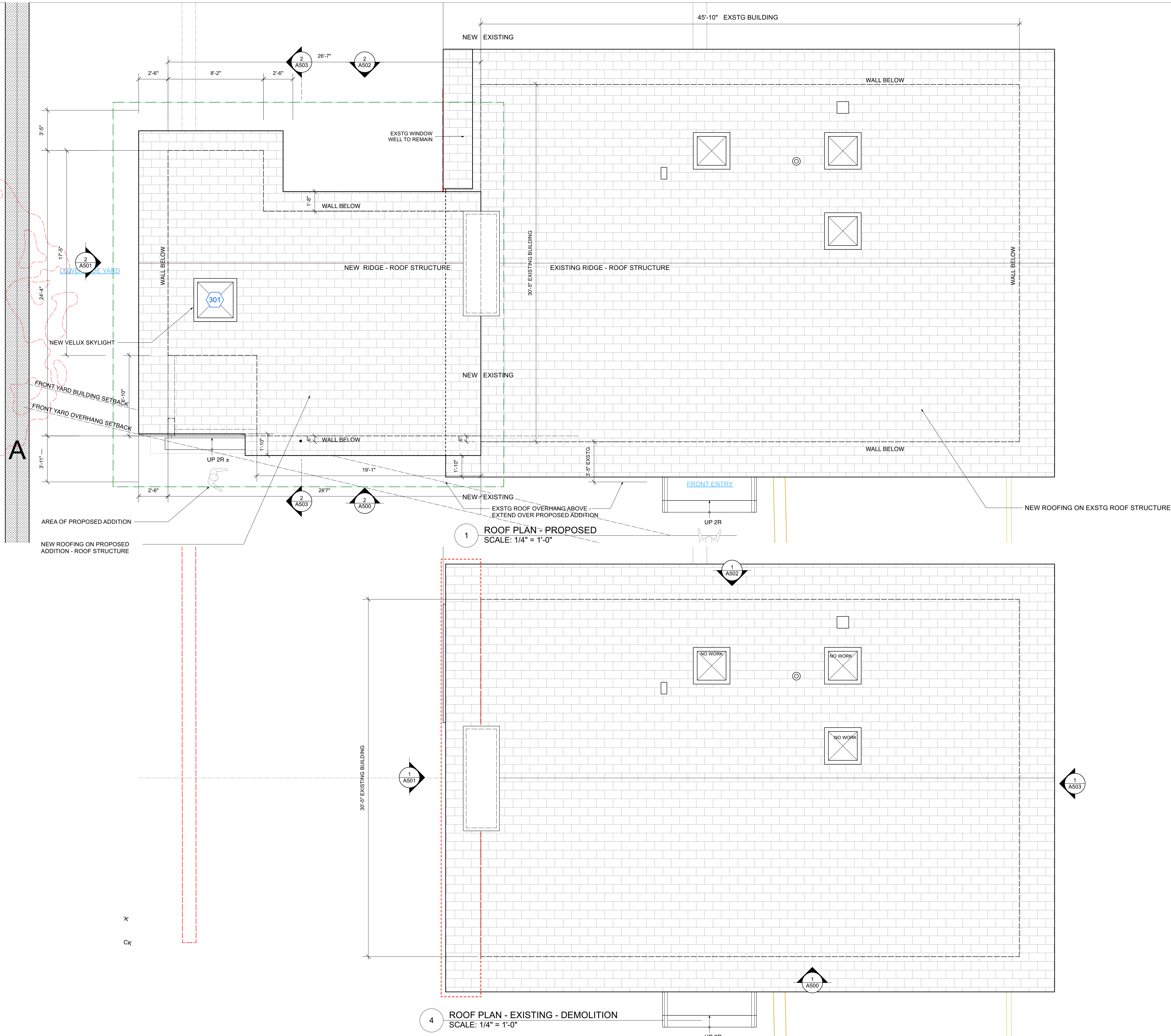
APPLICATION # A 2022 - 0230  
TREE REMOVAL APPLICATION # AT2022-0069

Michael Lewis Architects PC  
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www.mlarchitect.com

Modifications to 24 Eldredge Place  
PHASE 2 - ADDITION  
24 Eldredge Place  
Dobbs Ferry, NY 10522

DRAWING TITLE:  
FIRST FLOOR PLANS - Schedules

FILE NAME:		
DRAWN BY:	PG/ML	DRAWING NUMBER
SCALE:	As Noted	A-101.00
DATE:	7/27/22	
PROJECT ID:	2125C	



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CONSTRUCTION PLAN LEGEND

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

APPLICATION # A 2022 - 0230

TREE REMOVAL APPLICATION # AT2022-0069



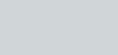
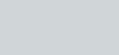
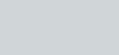
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info@mlarchitect.com  
www.mlarchitect.comModifications to 24 Eldredge Place  
PHASE 2 - ADDITION  
24 Eldredge Place  
Dobbs Ferry, NY 10522

DRAWING TITLE:

ROOF PLANS

FILE NAME:

[illegible]

A photograph of a single-story brick house. The house features a white front door with a small transom window and a large multi-paned window to the left. The brickwork is a mix of red and tan. A small, illuminated outdoor light fixture is mounted on the wall above the door. Green bushes are visible on either side of the entrance.

[illegible]

NO.	REVISIONS	DATE
1	PLANNING BOARD FILING	7/19/22

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B	PLANNING BOARD INITIAL FILING	6/15/22
C	AHRB INITIAL FILING	7/28/22

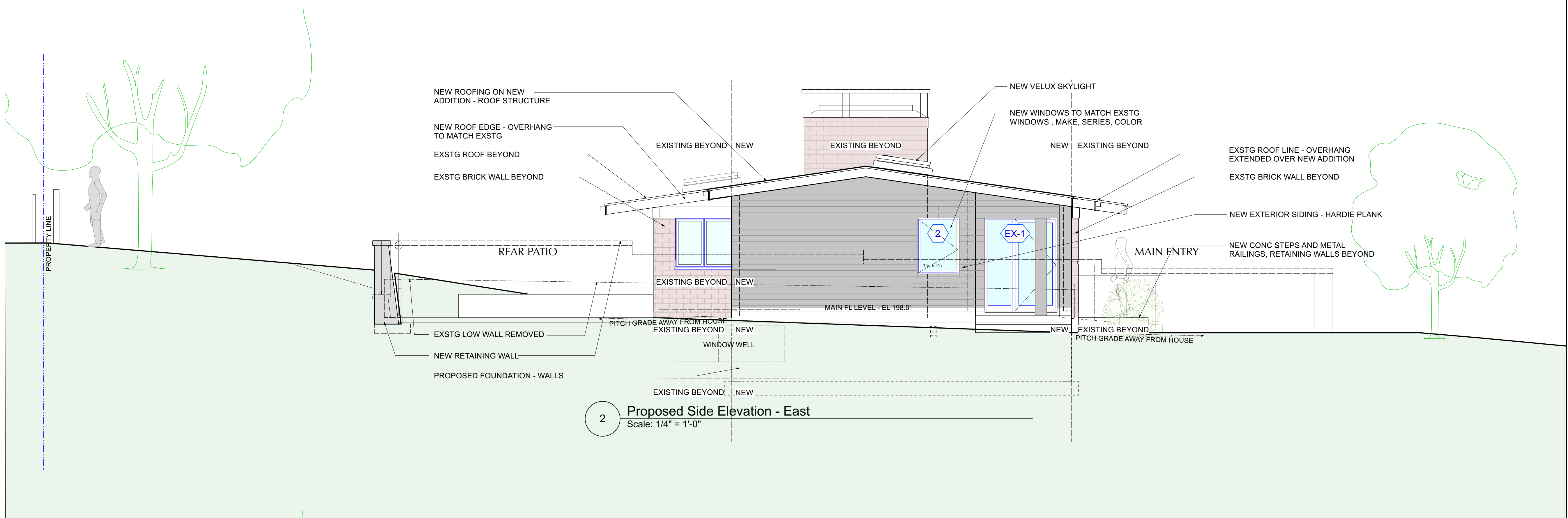
APPLICATION # A 2022 - 0230  
TREE REMOVAL APPLICATION # AT2022-0069

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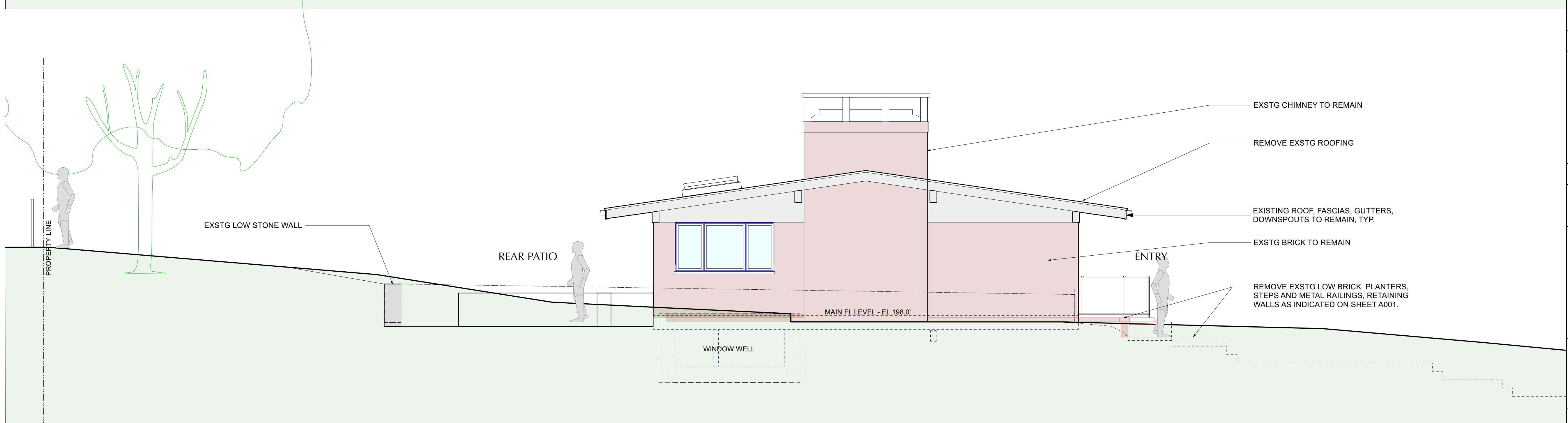
Modifications to 24 Eldredge Place  
PHASE 2 - ADDITION  
24 Eldredge Place  
Dobbs Ferry, NY 10522

DRAWING TITLE:  
EXTERIOR ELEVATIONS SIDE - East

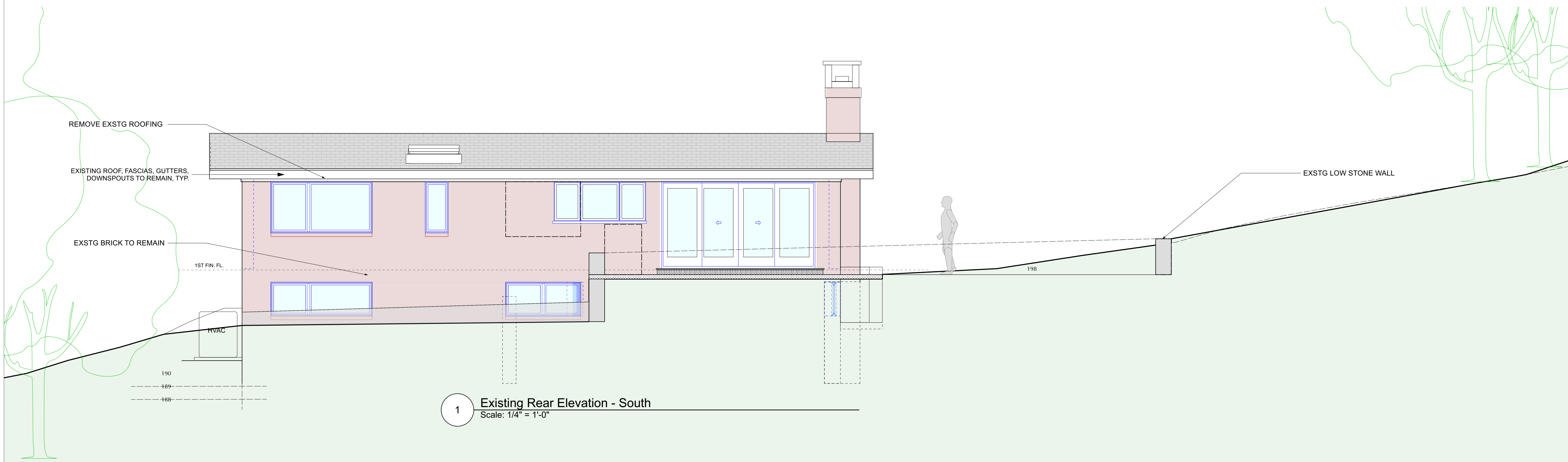
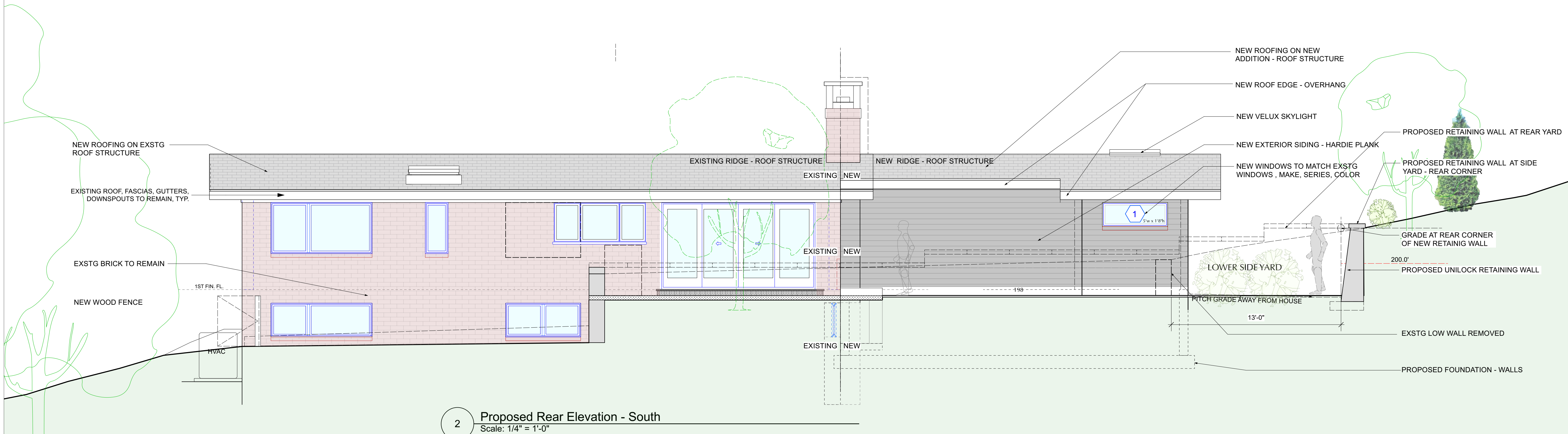
FILE NAME:	
DRAWN BY:	PG / ML
SCALE:	As Noted
DATE:	7 / 27 / 22
PROJECT ID:	2125C
DRAWING NUMBER	
A-501.00	



2 Proposed Side Elevation - East  
Scale: 1/4" = 1'-0"



1 Existing Side Elevation - East  
Scale: 1/4" = 1'-0"



NO.	REVISIONS	DATE
1	PLANNING BOARD FILING	7/19/22

NO.	ISSUE	DATE
A	REVISED INITIAL PERMIT for PLANNING BOARD	5/26/22
B	PLANNING BOARD INITIAL FILING	6/15/22
C	AHRB INITIAL FILING	7/28/22

APPLICATION # A 2022 - 0230  
TREE REMOVAL APPLICATION # AT2022-0069

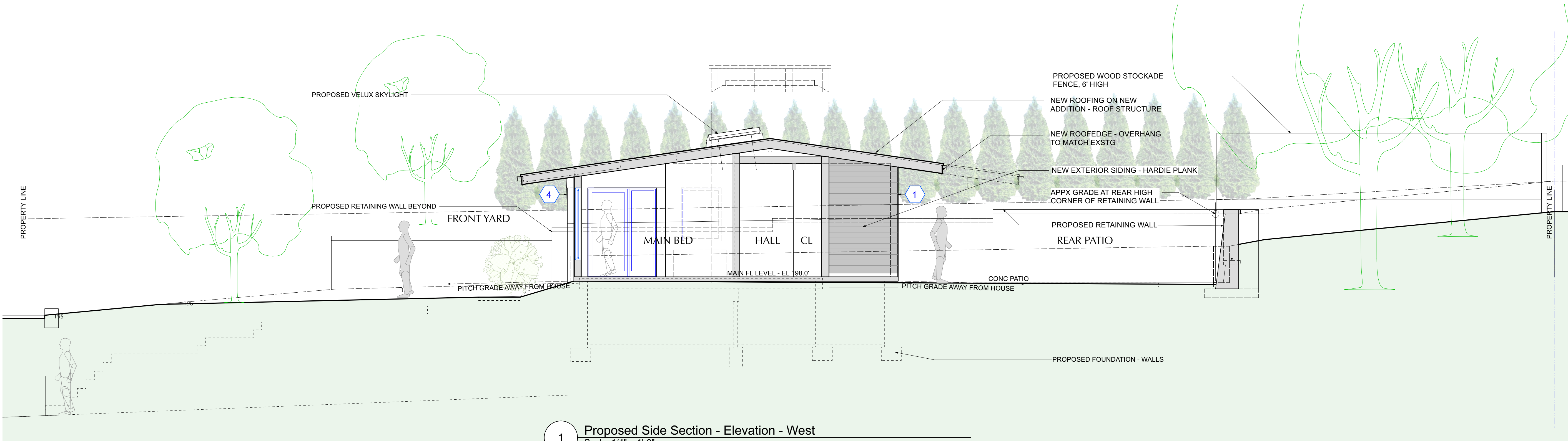
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Modifications to 24 Eldredge Place  
PHASE 2 - ADDITION  
24 Eldredge Place  
Dobbs Ferry, NY 10522

DRAWING TITLE:  
EXTERIOR ELEVATIONS REAR - South

FILE NAME:

DRAWN BY:	PG/ML	DRAWING NUMBER  <b>A-502.00</b>
SCALE:	As Noted	
DATE:	7/27/22	
PROJECT ID:	2125C	



1 Proposed Side Section - Elevation - West  
Scale: 1/4" = 1'-0"

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NO.	REVISIONS	DATE
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1	PLANNING BOARD FILING	7/19/22
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NO.	ISSUE	DATE
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A	REVISED INITIAL PERMIT for PLANNING BOARD	5/26/22
B	PLANNING BOARD INITIAL FILING	6/15/22
C	AHRB INITIAL FILING	7/28/22

APPLICATION # A 2022 - 0230  
TREE REMOVAL APPLICATION # AT2022-0069

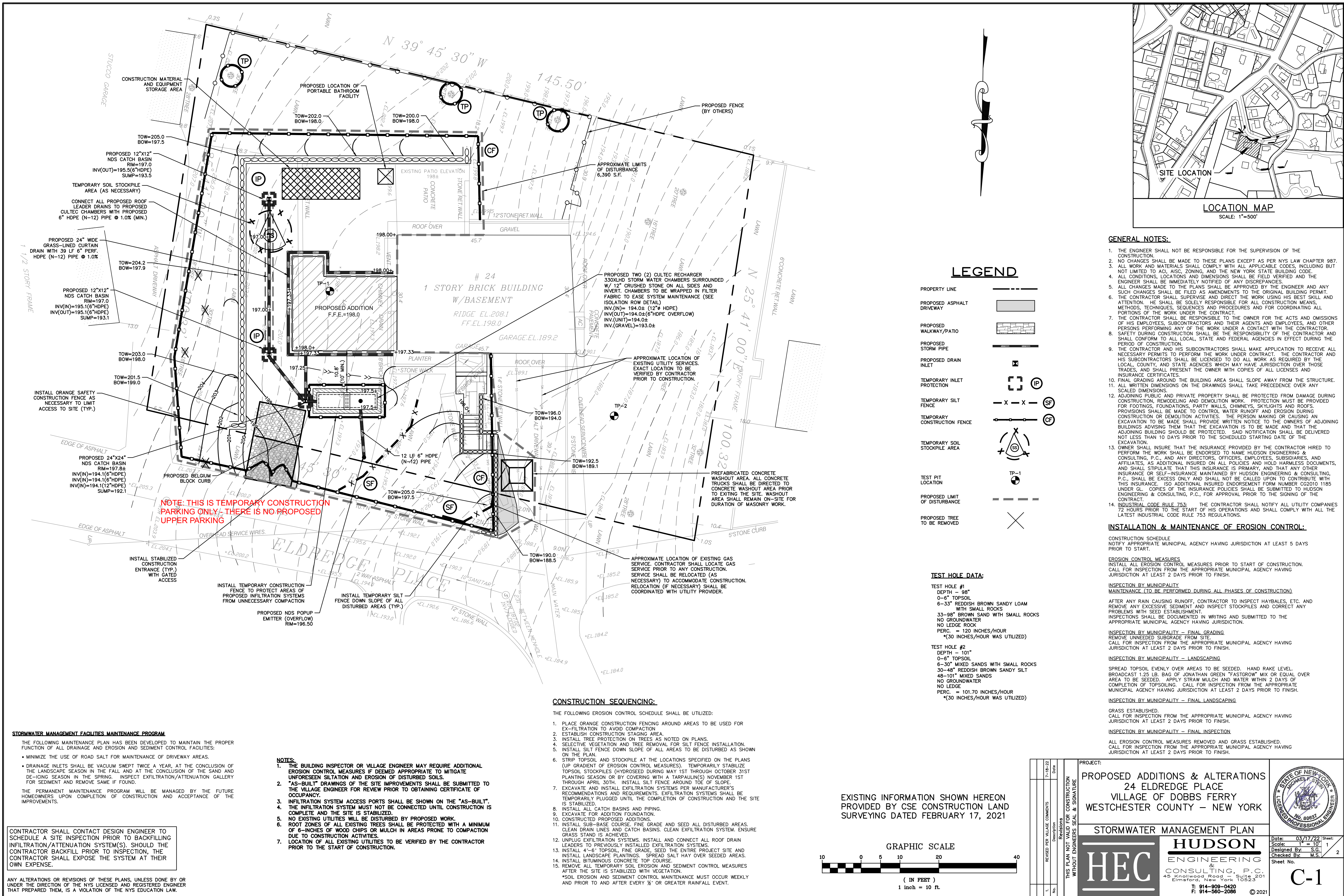
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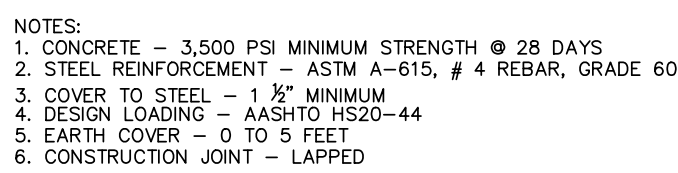
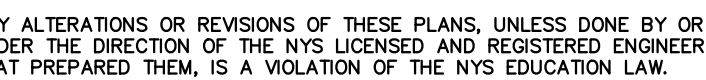
Modifications to 24 Eldredge Place  
PHASE 2 - ADDITION  
24 Eldredge Place  
Dobbs Ferry, NY 10522

DRAWING TITLE:  
EXTERIOR ELEVATION SIDE - Partial West

FILE NAME:

DRAWN BY:	PG / ML	DRAWING NUMBER
SCALE:	As Noted	A-503.00
DATE:	7 / 27 / 22	
PROJECT ID:	2125C	





APPLICATION # A 2022 - 0230  
TREE REMOVAL APPLICATION # AT2022-0069

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Modifications to 24 Eldredge Place  
PHASE 2 - ADDITION  
24 Eldredge Place  
Dobbs Ferry, NY 10522

DRAWING TITLE:  
STORMWATER 2 - HEC

**FILE NAME:**

DRAWN BY: PG

SCALE: AS NOTED

DATE: 7/27/22

PROJECT ID: 2125C

**IMPORTANT**

IN LOCALITIES SUBJECT TO FREEZING CONDITIONS IT IS THE OWNERS RESPONSIBILITY TO PROVIDE HEAT THROUGHOUT WET PIPE SPRINKLER SYSTEM AREAS AND IN ENCLOSURES FOR DRY PIPE, DELUGE AND OTHER TYPES OF VALVES CONTROLLING WATER SUPPLIES TO SPRINKLER SYSTEMS.

 DENOTES CONNECT TO EXISTING

ALL RISERS TO BE 1-1/2" IN DIAMETER U.O.N.

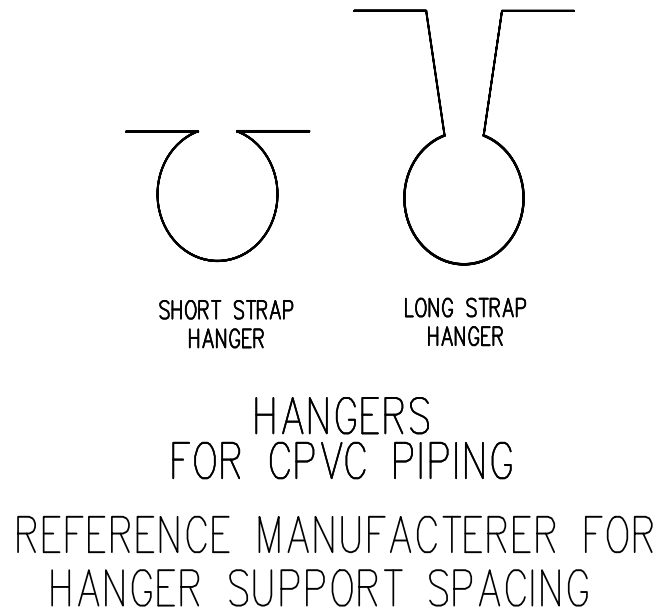
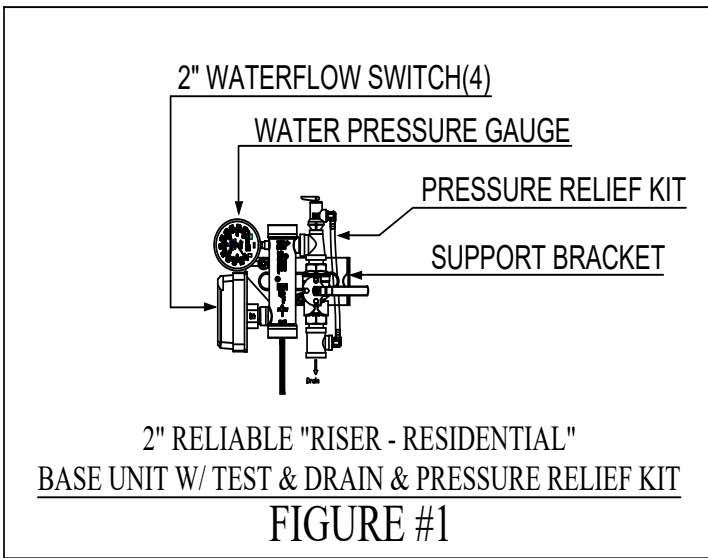
BACKFLOW PREVENTER MUST BE APPROVED BY WESTCHESTER DEPARTMENT OF HEALTH BEFORE BEING INSTALLED

ALL PIPING TO BE PROTECTED AGAINST FREEZING ENTIRE SYSTEM TO BE FILLED WITH FACTORY-MIXED AND PREPARED ANTIFREEZE BY THE MANUFACTURER OWNER TO MAINTAIN ANTI-FREEZE IN SYSTEM

THIS FIRE SUPPRESSION SYSTEM HAS BEEN DESIGNED BASED ON N.F.P.A. #13D GUIDELINES ON THE DATE INDICATED ON THE DRAWING. FIRE PROTECTION DESIGN, INC. CANNOT BE HELD RESPONSIBLE FOR ANY FUTURE CHANGES OF OCCUPANCY AND/OR MODIFICATIONS TO THE EXISTING FIRE SUPPRESSION SYSTEM AS DESIGNED OR INSTALLED.

SPRINKLERS LOCATED NEAR A HEAT SOURCE OR IN AREAS WHERE THE AMBIANT TEMPERATURE MAY BE HIGH SUCH AS ATTICS, ELECTRIC ROOMS, UNDER SKYLIGHTS, BOILER ROOMS, KITCHENS, ETC. SHALL BE INTERMEDIATE OR HIGH TEMPERATURE TYPE.

CONTRACTOR IS TO PROVIDE AN ACCURATE SET OF AS-BUILT DRAWINGS TO THE OWNER INDICATING ALL CHANGES MADE IN THE FIELD. THESE AS-BUILT DRAWINGS ARE TO REFLECT ANY ARCHITECTURAL CHANGES THAT ARE NOT SHOWN ON THE PLANS AS WELL AS ALL PIPE CHANGES.



**NOTE**

USE SPECIFIED SPRINKLERS ONLY NO SUBSTITUTIONS ARE PERMITTED

ALL DROPS TO BE 1" W/1x1/2" RED COUP. 12'-0" MAX BETWEEN SPRINKLERS 6'-0" OFF ANY WALL

**IMPORTANT**

SPRINKLERS ARE OMITTED FROM THE FOLLOWING AREAS AS PER N.F.P.A. GUIDELINES - BATHROOMS LESS THAN 55 SQUARE FEET, CLOSETS LESS THAN 24 SQUARE FEET GARAGES, OPEN PORCHES, ATTICS AND CRAWL SPACES NOT INTENDED FOR STORAGE AND/OR OCCUPANCY

SIDEWALL DEFLECTORS SHOULD BE LOCATED 4"-6" BELOW CEILING

SPRINKLER LEGEND		TEMPERATURE(F)				SIZE		SIN NUMBER
SYM	DESCRIPTION	155	165	175	212	ORF	NPT	
●	RELIABLE MODEL "RFC30" RESIDENTIAL FLAT CONCEALER (12'x12' MAX. SPACING-U.O.N.)	24					1/2"	3.0 RA0611
●	RELIABLE MODEL RFC49 CONCEALED PENDENT (18'x18' MAX. SPACING-U.O.N.)	2					1/2"	4.9 RA0616
⊙	RELIABLE MODEL F1/Res30 RECESSED PENDENT (12'x12' MAX. SPACING-U.O.N.)		3				1/2"	3.0 R3511
●	RELIABLE MODEL F1/Res44 HORIZONTAL SIDEWALL SPKR (16'x16' MAX. SPACING-U.O.N.)	1					3/8"	4.4 R3531

NO	REVISIONS	DATE	BY
1	REVISED AS PER NEW ARCHITECTURAL CHANGENS (NO 2ND FL)	7.14.22	J.K.

RENOVATED SINGLE FAMILY HOME			
24 ELDREDGE PLACE		DOBBS FERRY, NEW YORK 10522	
PLANS DRAWN BY: FIRE PROTECTION DESIGN, INC. (845)634-2133		DATE: 05/18/21	BY: J.K.
SCALE: 1/8"=1'-0"		SPKR COUNT: 30	TOTAL: 30

AREA OF APPLICATION-SYS# 1 OF 2			
K-FACTOR:	4.9	INSIDE HOSE:	N/A GPM
DENSITY/AREA:	.05/1 SPKR	OUTSIDE HOSE:	N/A GPM
AREA PER SPKR:	18'x18' SQ.FT.	RACK ALLOWANCE:	N/A GPM
17.0 G.P.M. @	24.4 P.S.I.	REQUIRED @ BASE OF RISER	
17.0 G.P.M. @	90.8 P.S.I.	REQUIRED @ SUPPLY POINT	

AREA OF APPLICATION-SYS# 2 OF 2			
K-FACTOR:	3.0	INSIDE HOSE:	N/A GPM
DENSITY/AREA:	.05/2 SPKRS	OUTSIDE HOSE:	N/A GPM
AREA PER SPKR:	12'x12' SQ.FT.	RACK ALLOWANCE:	N/A GPM
18.1 G.P.M. @	20.4 P.S.I.	REQUIRED @ BASE OF RISER	
18.1 G.P.M. @	91.8 P.S.I.	REQUIRED @ SUPPLY POINT	

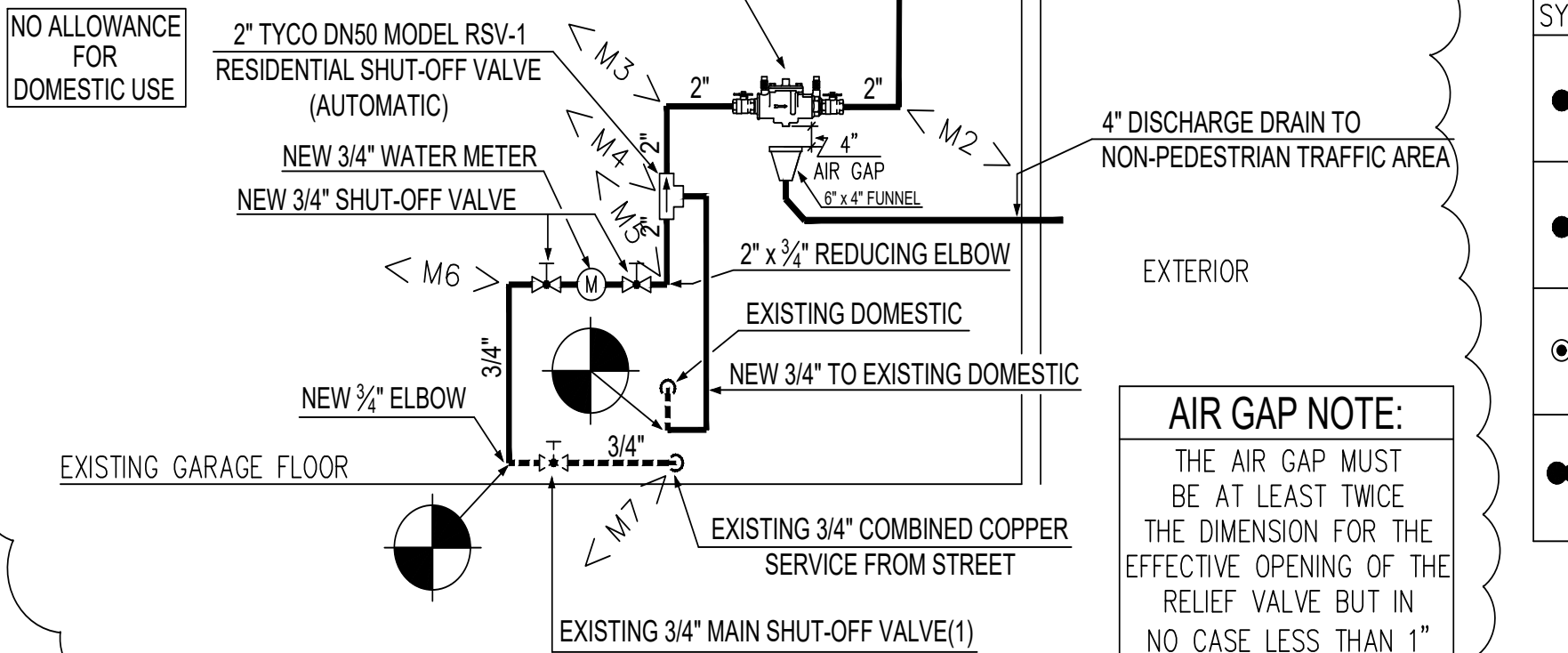
FIRST FLOOR FIRE SPRINKLER PLAN

BASEMENT LEVEL FIRE SPRINKLER PLAN

ELDREDGE PLACE EXISTING 6" STREET MAIN

APPROXIMATE WATER PRESSURE AVAILABLE 110 P.S.I.

NO ALLOWANCE FOR DOMESTIC USE



**AIR GAP NOTE:**

THE AIR GAP MUST BE AT LEAST TWICE THE DIMENSION FOR THE EFFECTIVE OPENING OF THE RELIEF VALVE BUT IN NO CASE LESS THAN 1"

DESIGN CRITERIA	SPRINKLER SYMBOLS AND GENERAL NOTES	PIPE SCHEDULES
HAZARD: RESIDENTIAL .05/2 SPKRS	IBC CODE <input type="checkbox"/>	MAINS
SPACING: 12'x12' FT. MAX.	NYC CODE <input type="checkbox"/>	LINES
PIPE SIZING: HYDRAULIC CALCULATIONS	NYS CODE <input type="checkbox"/>	
SYSTEM TYPE: WET TREE	N.F.P.A. #13 <input type="checkbox"/>	
GENERAL CONSTRUCTION: WOOD FRAME	N.F.P.A. #14 <input type="checkbox"/>	
	N.F.P.A. #13D <input type="checkbox"/>	

IMPORTANT DISCLAIMER	
THIS DRAWING REPRESENTS THE DESIGN OF THE FIRE PROTECTION SYSTEM, INC. HEREINAFTER KNOWN AS FPD, INC. THIS DRAWING IS THE PROPERTY OF FPD, INC. AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF FPD, INC. FPD, INC. IS NOT RESPONSIBLE FOR ANY CLAIMS THAT MAY ARISE FROM THE INSTALLATION OF THIS SYSTEM. THE OWNER, GENERAL CONTRACTOR, SUB CONTRACTOR OR ANY PERSON OR ENTITY WHICH ACQUIRES OR OBTAINS THIS DRAWING SHALL BE RESPONSIBLE FOR THE FULL ESTIMATE PERMITTED BY LAW, INDEMNIFY AND HOLD FIRE PROTECTION DESIGN, INC. AND ITS OFFICES, EMPLOYEES AND SUBSIDIARIES HARMLESS FROM ANY DAMAGES, LIABILITY OR COST, INCLUDING REASONABLE ATTORNEY FEES AND COST OF DEFENSE ARISING FROM ANY RE-USE OR MODIFICATIONS MADE TO THIS DRAWING AND/OR INSTALLATION OF THIS SYSTEM. FPD, INC. SHALL BE RESPONSIBLE FOR ANY LOSS OF INCOME, PROFITS OR DAMAGES, FPD'S TOTAL LIABILITY ARISING OUT OF OR IN ANY WAY CONNECTED WITH THIS DRAWING WILL NOT EXCEED THE TOTAL AMOUNT OF OUR CONTRACT. FURTHERMORE BY ACCEPTING THIS DRAWING THE OWNER, GENERAL CONTRACTOR, SUB-CONTRACTORS OR ANY PERSON OR ENTITY WHICH ACQUIRES OR OBTAINS THIS DRAWING ACCEPTS AND AGREES TO THE TERMS OUTLINED HEREIN.	

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REVISIONS		DATE	BY
1	REVISED AS PER NEW ARCHITECTURAL CHANGENS (NO 2ND FL)	7.14.22	J.K.

NOT FOR CONSTRUCTION FOR REFERENCE ONLY BACKFLOW PREVENTER FILED WITH WESTCHESTER DEPT OF HEALTH

NO. REVISIONS DATE

NO. ISSUE DATE

C AHRB INITIAL FILING 7/28/22

APPLICATION # A 2022 - 0230 TREE REMOVAL APPLICATION # AT2022-0069

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Modifications to 24 Eldredge Place  
PHASE 2 - ADDITION  
24 Eldredge Place  
Dobbs Ferry, NY 10522

DRAWING TITLE:  
Sprinkler 1 - Sprinkler Plans

FILE NAME:	DRAWN BY: PG	DRAWING NUMBER
SCALE: AS NOTED		A800.00
DATE: 7/27/22		
PROJECT ID: 2125C		