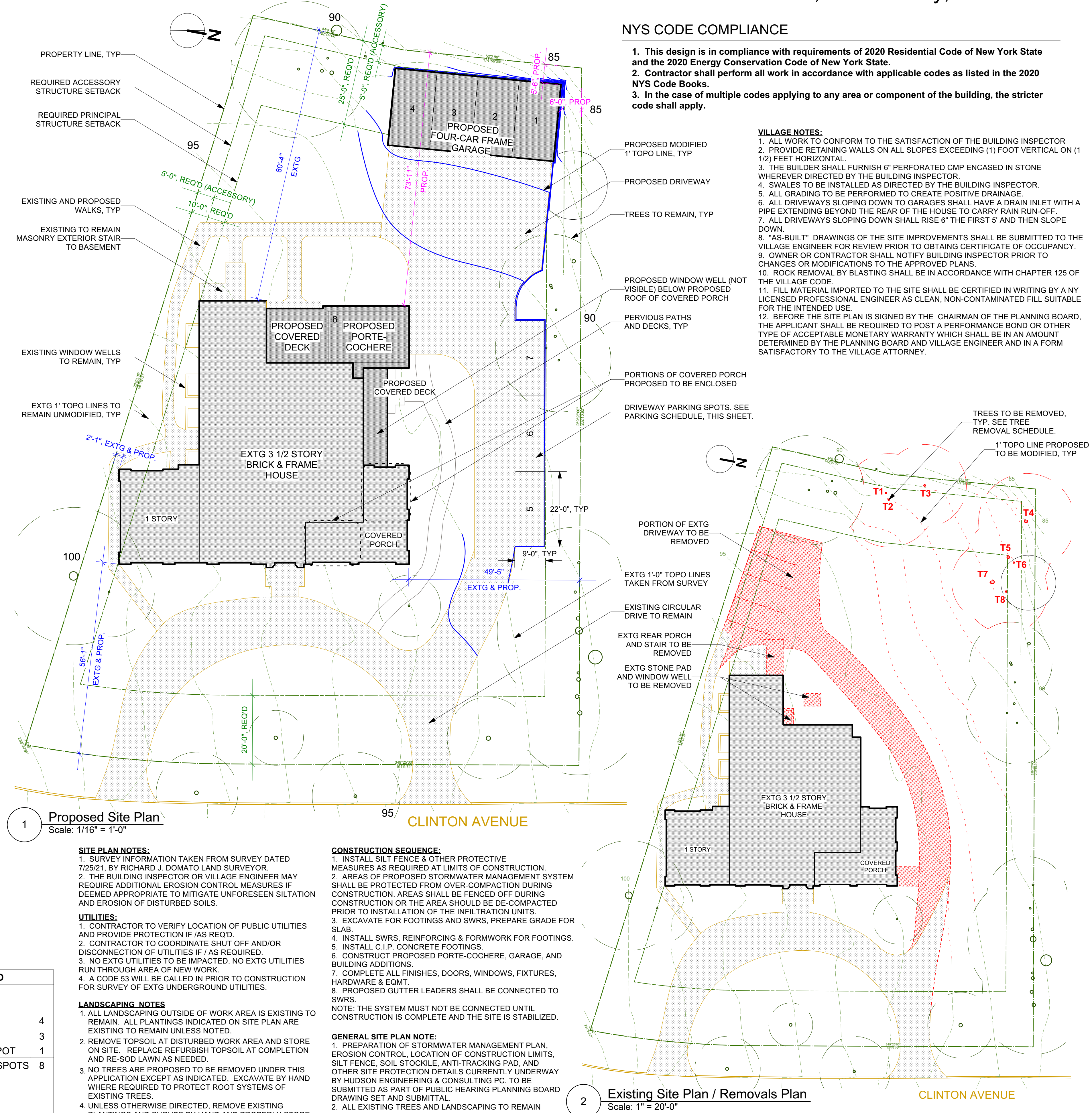


54 Clinton Avenue, Dobbs Ferry, NY 10522

NO.	SHEET	ISSUE DATE	REV. DATE
A-001.00	Existing & Proposed Site Plans	10/14/21	
A-002.00	Unit and Coverage Diagrams	10/14/21	
A-100.00	Cellar Demo & Construction Plans	10/14/21	
A-101.00	1st Floor Demo & Construction Plans	10/14/21	
A-102.00	2nd Floor Demo & Construction Plans	10/14/21	
A-103.00	3rd Floor Demo & Construction Plans	10/14/21	
A-104.00	Attic Demo & Construction Plans	10/14/21	
A-105.00	Roof Demo & Construction Plans	10/14/21	
A-501.00	East Existing & Proposed Exterior Elevations	10/14/21	
A-502.00	North Existing & Proposed Exterior Elevations	10/14/21	
A-503.00	West Existing & Proposed Exterior Elevations	10/14/21	
A-504.00	South Existing & Proposed Exterior Elevations	10/14/21	
A-505.00	Garage Construction Plan & Proposed Exterior Elevations	10/14/21	

<b>LOT AND ZONING INFORMATION</b>				
54 Clinton Avenue Dobbs Ferry, NY 10522				
Section: 3.80 Block: 46 Lots: 2				
<b>ZONING DISTRICT: MDR-H</b>				
<b>GENERAL LOT DIMENSIONS</b>				
	<b>REQUIRED/ALLOWED</b>	<b>EXISTING</b>	<b>PROPOSED</b>	<b>COMPLIANT</b>
MINIMUM NET LOT AREA *	10,000 SF	27,175.8 SF	NO CHANGE	YES
MINIMUM LOT AREA PER D.U.	800 SF	N/A	6,794.0 SF	YES
LOT WIDTH	50'	161.3'	NO CHANGE	YES
LOT DEPTH	100'	209.9'	NO CHANGE	YES
<b>YARD SETBACKS (PRINCIPAL STRUCTURE)</b>				
	<b>REQUIRED/ALLOWED</b>	<b>EXISTING</b>	<b>PROPOSED</b>	<b>COMPLIANT</b>
FRONT ***	20'	56.1'	NO CHANGE	YES
REAR	25'	80.3'	73.9'	YES
SIDE ONE	10'	2.1'	NO CHANGE	EXTG NON-CONFORMING
TOTAL OF TWO SIDES	20'	51.5'	NO CHANGE	YES
<b>YARD SETBACKS (ACCESSORY STRUCTURE)</b>				
	<b>REQUIRED/ALLOWED</b>	<b>EXISTING</b>	<b>PROPOSED</b>	<b>COMPLIANT</b>
REAR	5'	N/A	5.5'	YES
SIDE	5'	N/A	6'	YES
<b>MAIN BUILDING HEIGHT **</b>				
	<b>REQUIRED/ALLOWED</b>	<b>EXISTING</b>	<b>PROPOSED</b>	<b>COMPLIANT</b>
STORIES	N/A	3 1/2	NO CHANGE	YES
FEET	N/A	36.8'	NO CHANGE	YES
EAVE	N/A	23.2'	NO CHANGE	YES
GARAGE HEIGHT	N/A	N/A		YES
<b>LOT COVERAGE</b>				
	<b>REQUIRED/ALLOWED</b>	<b>EXISTING</b>	<b>PROPOSED</b>	<b>COMPLIANT</b>
LOT AREA	10,000 SF	27,175.8 SF	NO CHANGE	YES
COVERAGE, BUILDING ***	30% (8,152.7 SF)	15.2% (4,128.9 SF)	+1,999.3 22.6% (6,128.2 SF)	YES
COVERAGE, IMPERVIOUS SURFACES	60% (16,305.5 SF)	35.4% (9,631.7 SF)	+3,606.7 48.7% (13,238.5 SF)	YES
<b>OCCUPANCY AND USE</b>				
	<b>REQUIRED/ALLOWED</b>	<b>EXISTING</b>	<b>PROPOSED</b>	<b>COMPLIANT</b>
CURRENT USE	N/A	MIXED USE	MULTI-FAMILY (4 D.U.'s)	YES
GROSS FLOOR AREA ****	N/A	10,895.4 SF	+562.3 SF = 11,457.7 SF	N/A
CELLAR FLOOR AREA	N/A	2,595.5 SF	NO CHANGE	N/A
1ST FL FLOOR AREA	N/A	3,576.8 SF	+407.0 SF = 3,983.8 SF	N/A
2ND FL FLOOR AREA	N/A	2,658.2 SF	+58.1 SF = 2,716.3 SF	N/A
3RD FL FLOOR AREA	N/A	2,064.9 SF	+97.2 SF = 2,162.1 SF	N/A
ATTIC FLOOR AREA	N/A	575.3 SF	+324.5 SF = 899.8 SF	N/A
GARAGE FLOOR AREA	N/A	N/A	+1,091.3 SF = 1,091.3 SF	N/A
<b>NOTES:</b>				
* NEGLIGIBLE AREA OF STEEP SLOPES AT NORTHWEST CORNER OF LOT DISREGARDED PER DOBBS CODE SECTION 300-34A(2)c.				
** NO HEIGHT REQUIREMENTS LISTED FOR ZONE MDR-H. FOR REFERENCE, ZONE MDR-2 ALLOWS 40' BLDG HEIGHT AND 28' EAVE HEIGHT.				
*** 75 SF OF FRONT PORCH NOT COUNTED TOWARDS BLDG COVERAGE PER 300-34B(4)c. ALSO EXEMPT FROM FRONT SETBACK.				
**** GARAGE, ACCESSORY PARKING STRUCTURES, OPEN PORCHES, AND ATTICS WITH LESS THAN 7'-6" CLG HT NOT COUNTED IN GROSS FLOOR AREA CALCULATION PER 300-14.				

DOBBS FERRY MULTI-FAMILY PARKING REQUIREMENTS		EXISTING	PROPOSED	
FOR DWELLING UNIT "A"	+1 PARKING SPOT			
PLUS .25 FOR EACH BEDROOM (3)	+75 PARKING SPOTS			
FOR DWELLING UNIT "B"	+1 PARKING SPOT		GARAGE SPOTS	4
PLUS .25 FOR EACH BEDROOM (2)	+50 PARKING SPOTS	4 SPOTS	DRIVEWAY SPOTS	3
FOR DWELLING UNIT "C"	+1 PARKING SPOT	EXISTING	<u>PORTE-COCHERE SPOT</u>	1
PLUS .25 FOR EACH BEDROOM (2)	+50 PARKING SPOTS		TOTAL SPOTS	8
FOR DWELLING UNIT "D"	+1 PARKING SPOT			
PLUS .25 FOR EACH BEDROOM (2)	+50 PARKING SPOTS			
	6.25 (6) TOTAL PARKING SPOTS REQUIRED			



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As indicated on Site Plan		
ID	Type	Diameter ABH
T1	Maple	6"
T2	Maple	6"
T3	Maple	7"
T4	Maple	11"
T5	Maple	10"
T6	Maple	6"
T7	Birch	14"
T8	Beech	6"

NO.	REVISIONS	DATE
-----	-----------	------

NO.	ISSUE	DATE
-----	-------	------

2 **Planning Board #1** 10/14/2021

445 Palisade St. Suite #307  
Dobbs Ferry, NY 10522  
Tel 914-231-7700, fax 914-231-7701  
info@mlarchitect.com  
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PROJECT:

## Modifications to 54 Clinton Avenue

54 Clinton Avenue  
Dobbs Ferry, NY 10522

**DRAWING TITLE:**

## Extg & Prop Site Plans

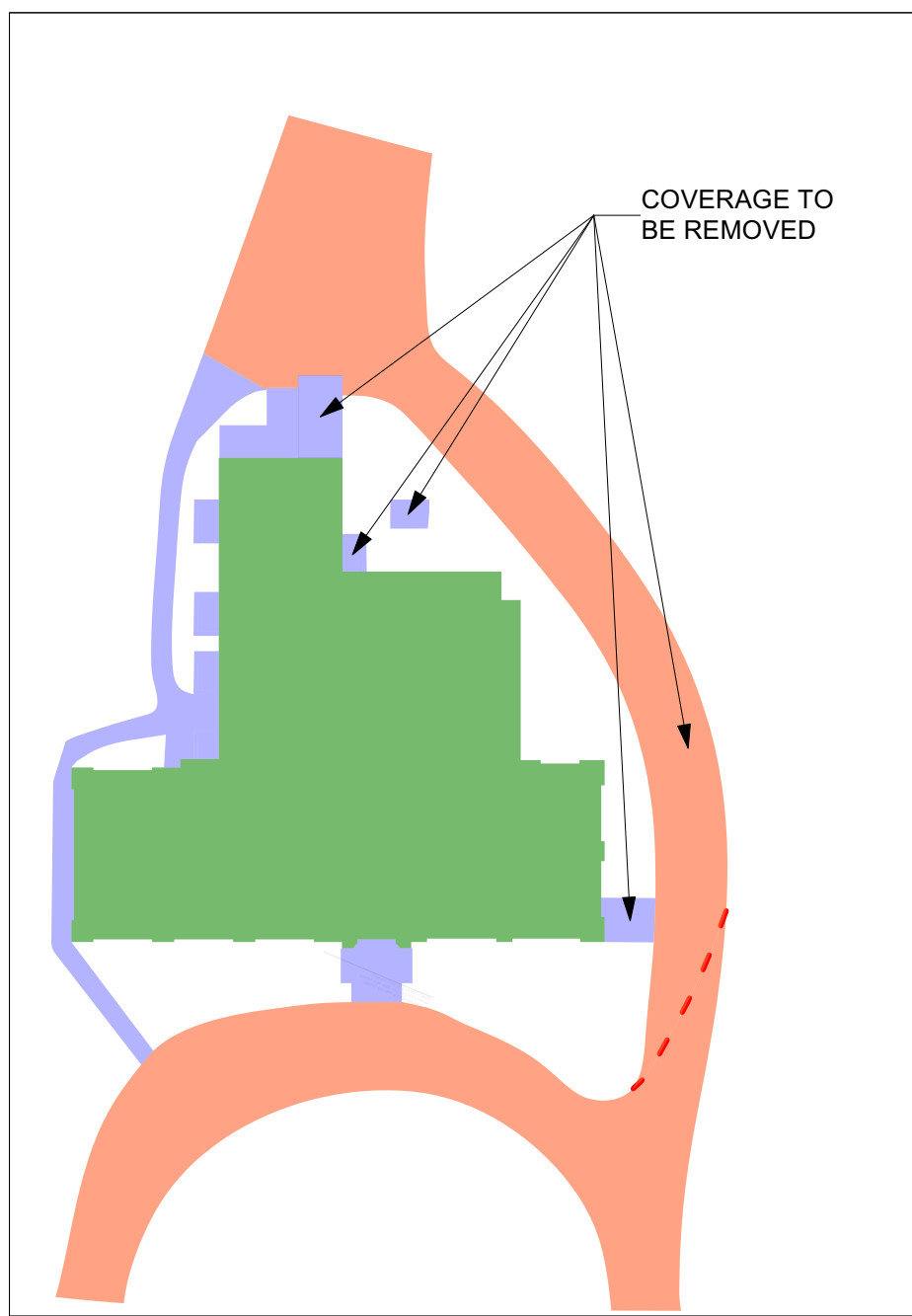
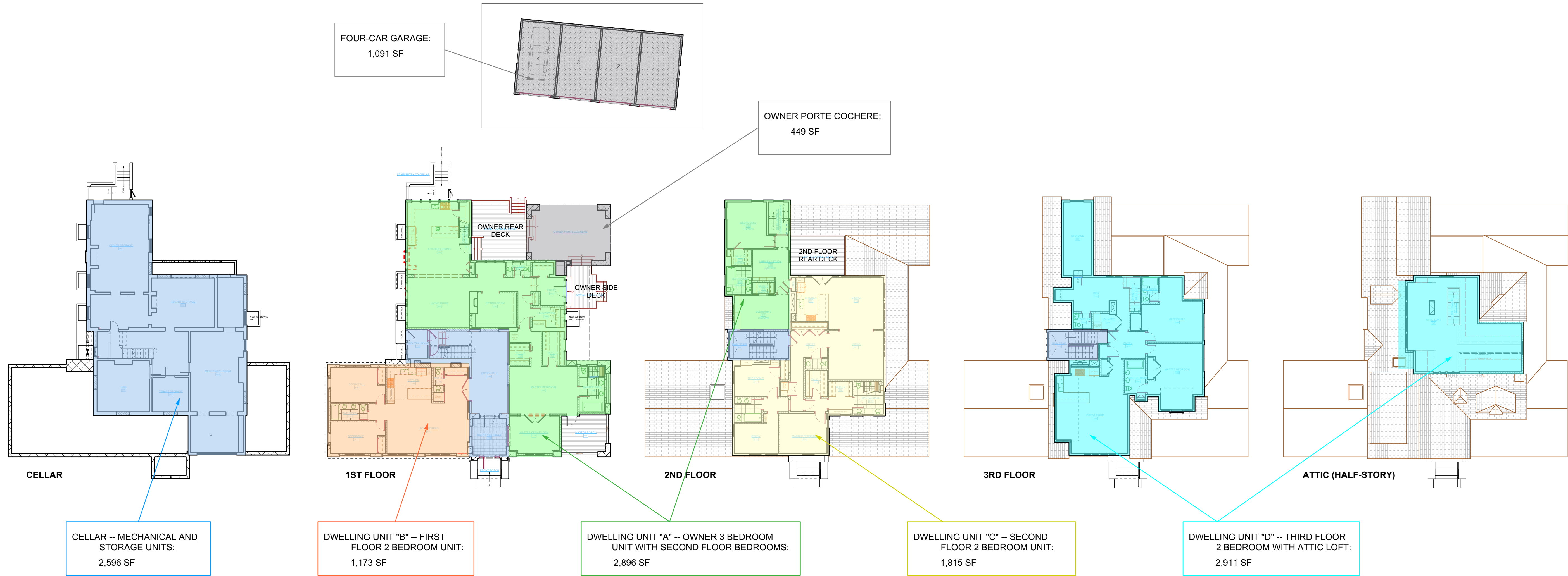
**FILE NAME:**

DRAWN BY:	BDS
SCALE:	As Noted
DATE:	10/14/21
PROJECT ID:	2109A

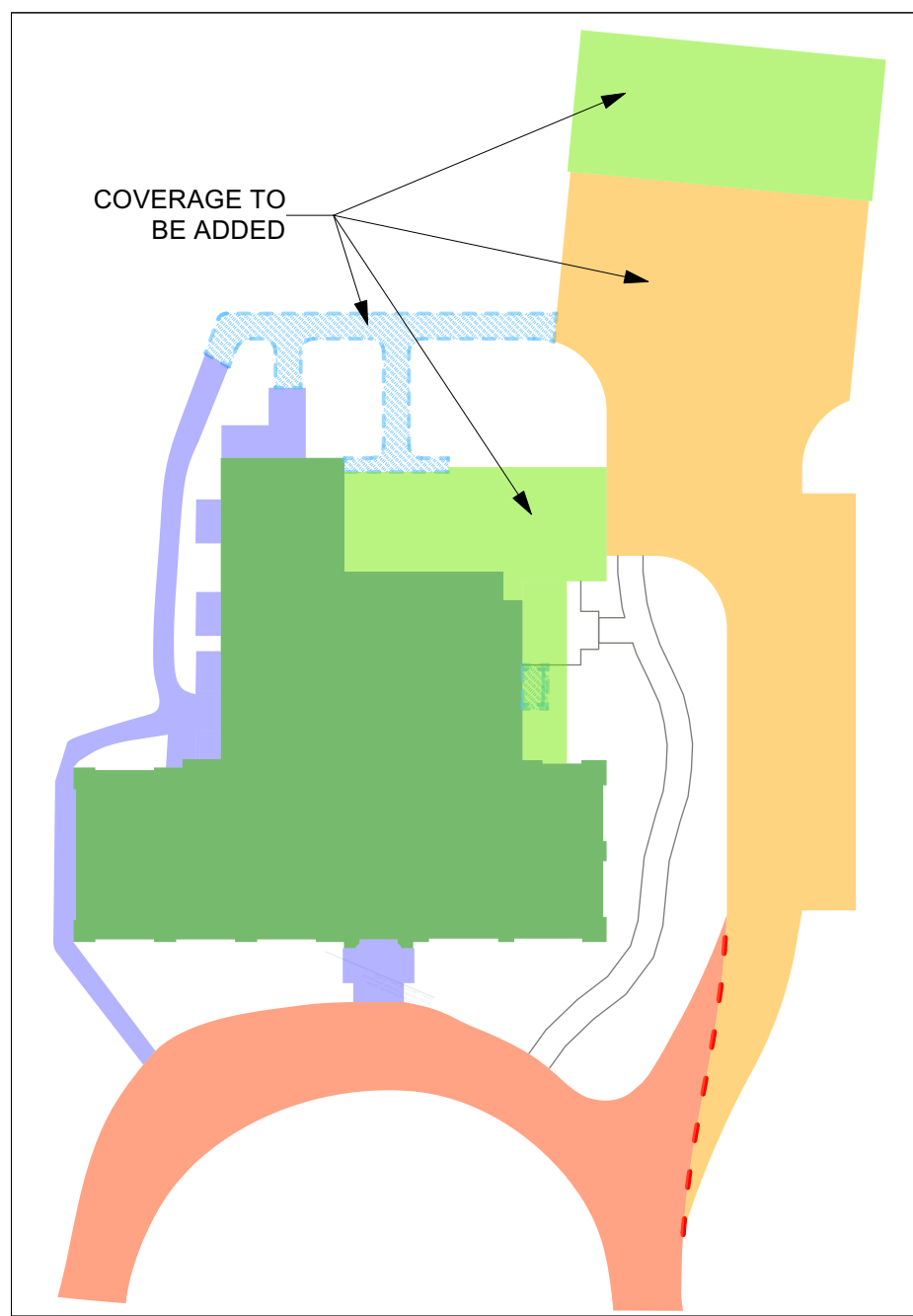
DRAWING NUMBER

## A-001.00





EXISTING COVERAGE EXHIBIT  
SCALE 1" = 30'-0"



PROPOSED COVERAGE EXHIBIT  
SCALE 1" = 30'-0"

SITE PLAN COVERAGE LEGEND	
EXISTING SITE ELEMENTS	
	EXTG BUILDING TO REMAIN
	EXTG PORCHES AND PATHS
	EXTG DRIVEWAY
PROPOSED SITE ELEMENTS	
	PROP. ACCESSORY PARKING STRUCTURES / ADDITIONS
	PROP. FLAGSTONE PATHS AND WINDOW WELL

EXISTING AND PROPOSED COVERAGE TABLE				
		EXISTING COVERAGE	PROPOSED COVERAGE	NET INCREASE
COVERAGE TOTAL		9,631.7 sf	13,238.5 sf	+3,606.7 sf
COVERAGE BREAKDOWN	BUILDINGS	4,128.9 sf	6,128.2 sf	+1,999.3 sf
	EXTG PORCHES / PATHS	932.8 sf *	708.3 sf	-224.5 sf
	PROPOSED PATHS	N/A	379.1 sf	+379.1 sf
	DRIVEWAY	4,570.0 sf	6,022.8 sf	+1,452.8 sf

\* 75sf of EXISTING FRONT PORCH EXEMPT FROM COVERAGE PER DOBBS FERRY CODE SECTION 300-348i(4)c)

\* 75sf OF EXISTING FRONT PORCH EXEMPT FROM COVERAGE PER DOBBS FERRY CODE SECTION 300-34B(4);

NO. REVISIONS DATE

NO. ISSUE DATE

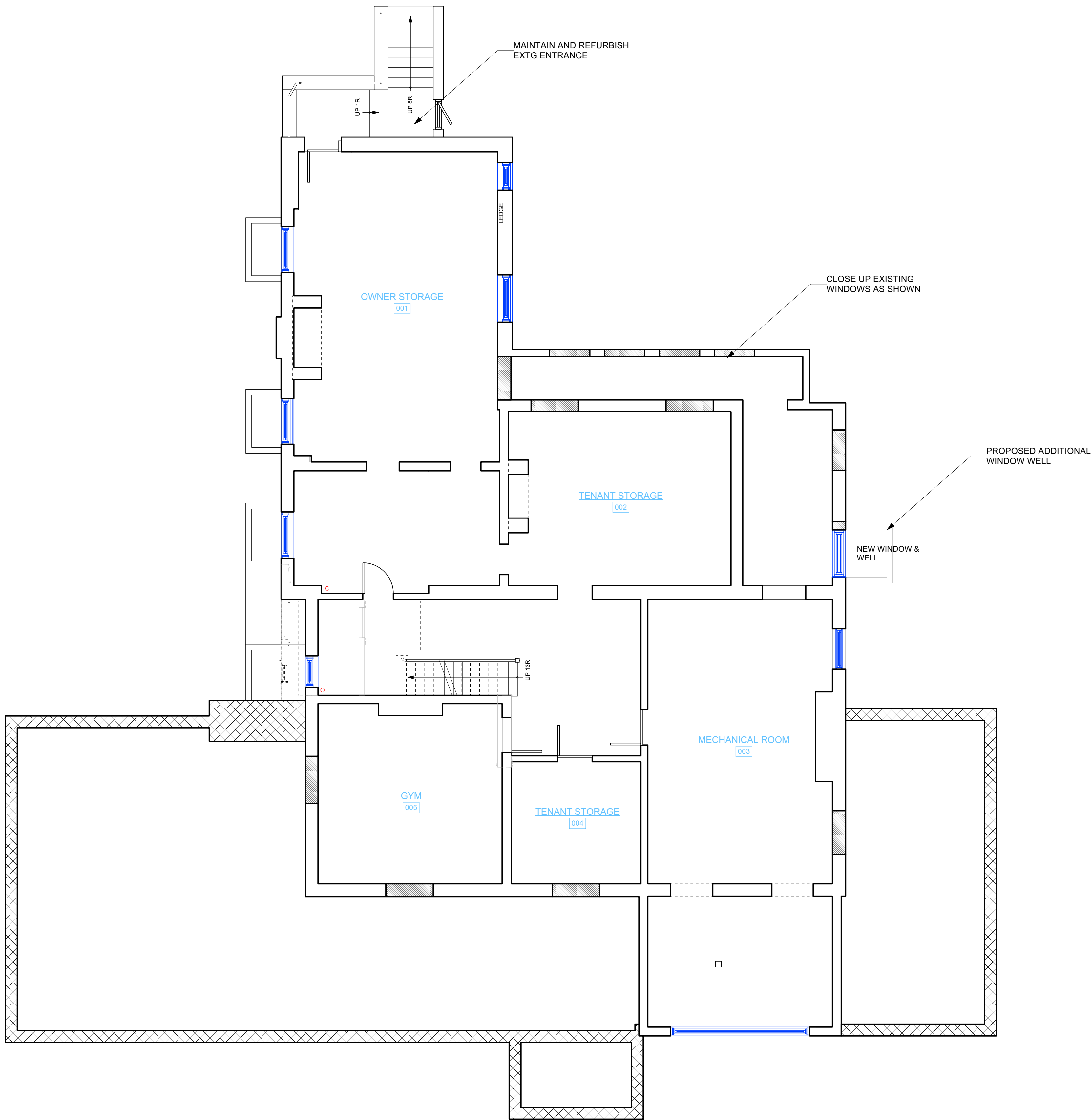
2 **Planning Board #1** 10/14/2021

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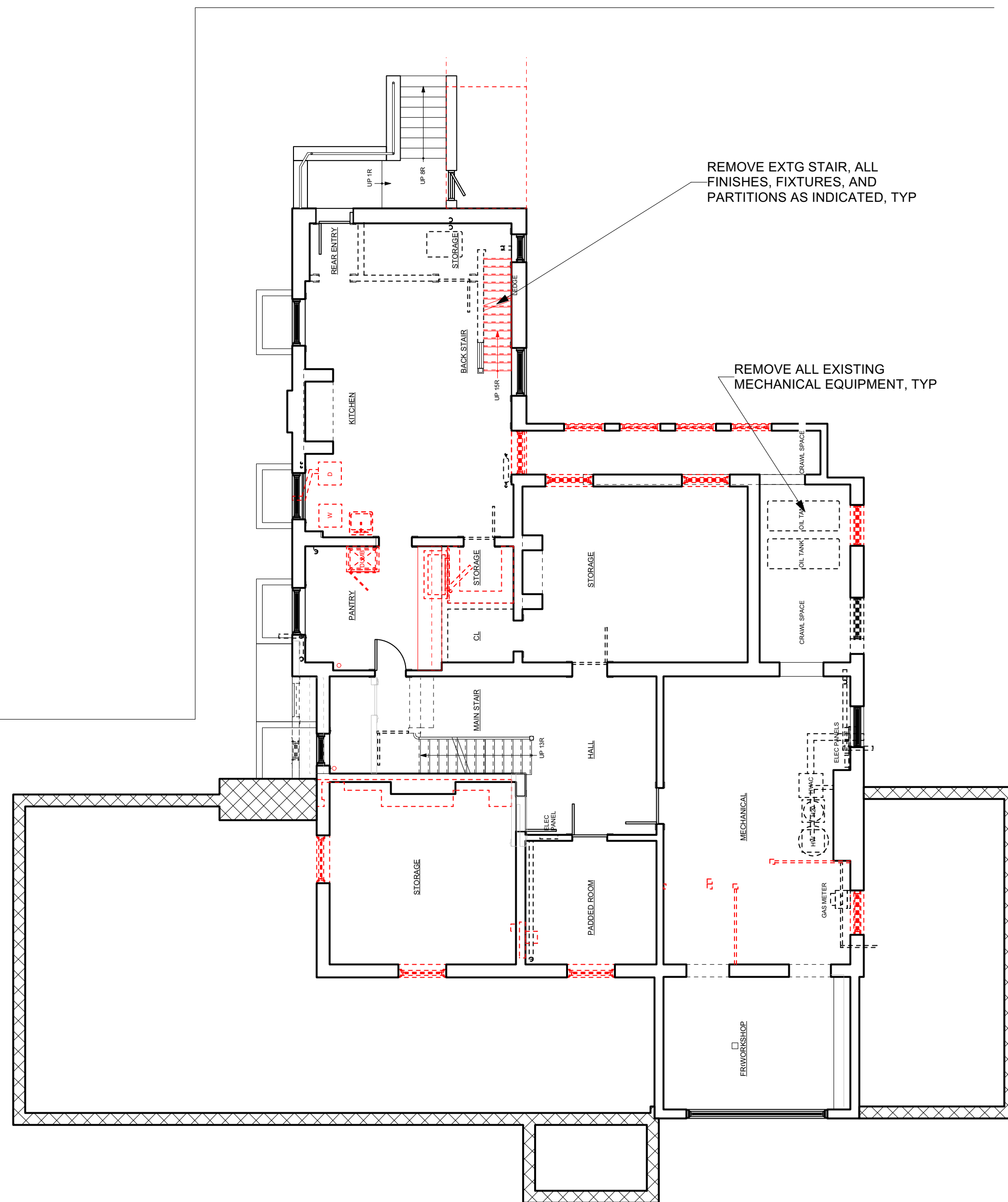
**PROJECT:**  
  
**Modifications to 54 Clinton Avenue**  
54 Clinton Avenue  
Dobbs Ferry, NY 10522

**DRAWING TITLE:**  
**Unit and Coverage Diagrams**

FILE NAME:		
<b>DRAWN BY:</b>	BDS	<b>DRAWING NUMBER</b>
<b>SCALE:</b>	As Noted	<b>A-002.00</b>
<b>DATE:</b>	10/14/21	
<b>PROJECT ID:</b>	2109A	



1 Cellar Construction Plan  
Scale: 3/16" = 1'-0"



2 Cellar Demolition Plan  
Scale: 1/8" = 1'-0"

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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
	UNKNOWN VERTICAL BUILDING ELEMENT
	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.

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
	FRAME BEARING WALL
	FURRED/INSULATED WALL AS SPECIFIED
	OBJECTS ABOVE
	WINDOW / EXT. DOOR ID
	INTERIOR DOOR ID
	WALL TYPE ID
	BUILDING SECTION KEY

NO. REVISIONS

DATE

NO. ISSUE

DATE

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10/14/2021

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PROJECT:

Modifications to 54 Clinton Avenue

54 Clinton Avenue  
Dobbs Ferry, NY 10522

DRAWING TITLE:

Cellar Demo & Cons. Plans

FILE NAME:

DRAWN BY: BDS

DRAWING NUMBER

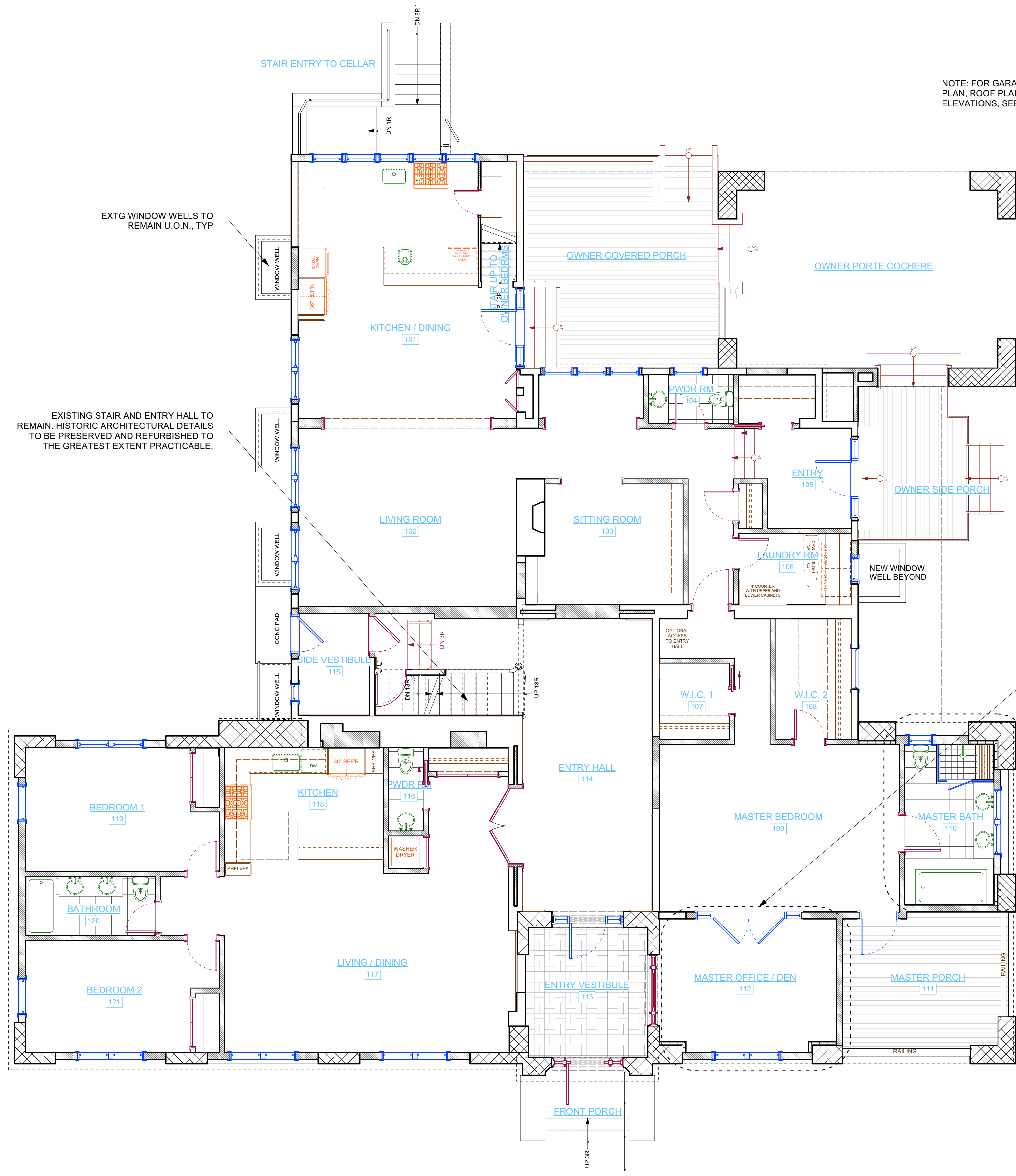
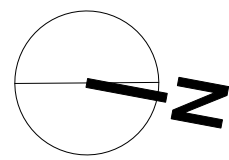
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**A-100.00**

DATE: 10/14/21

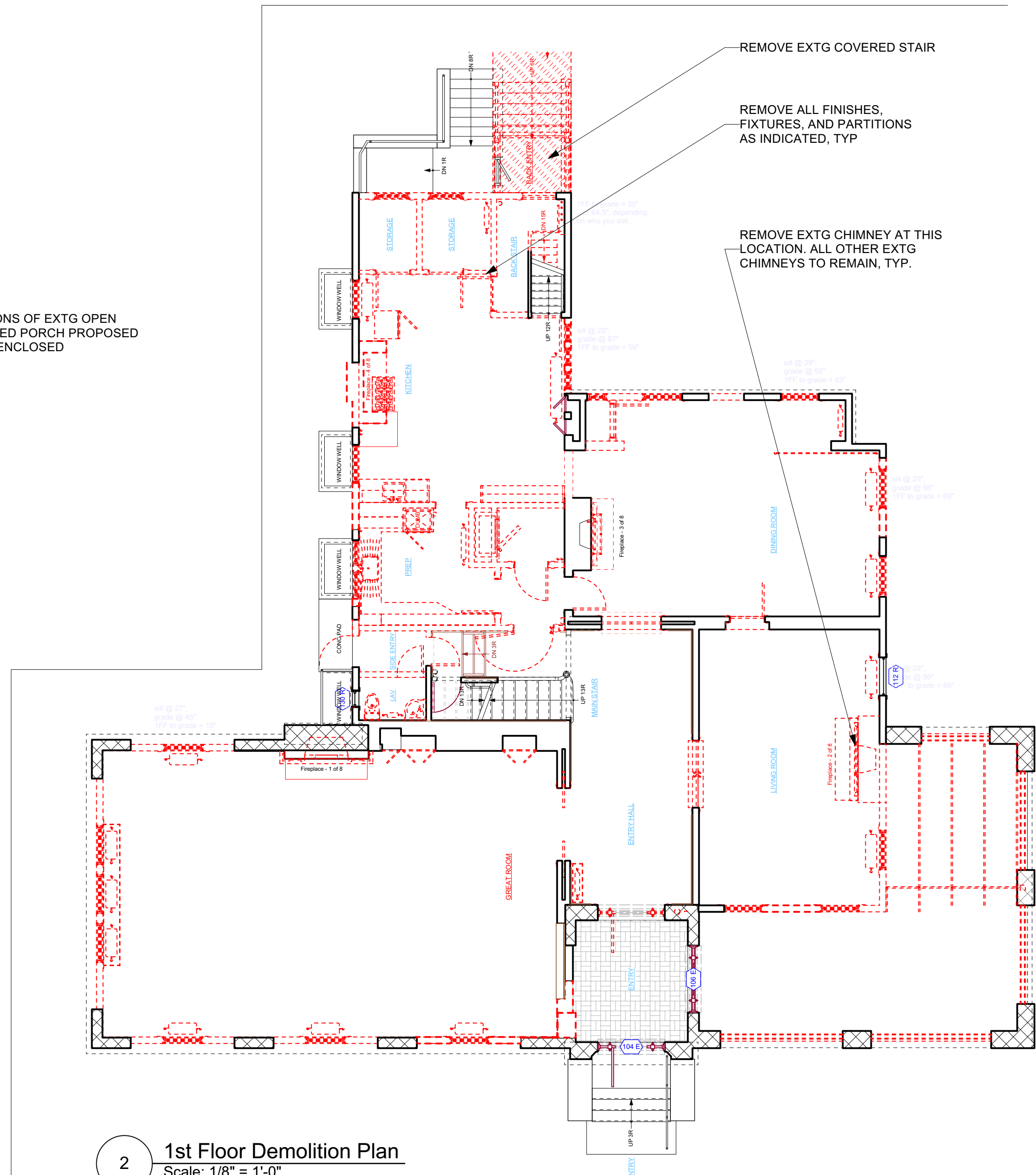
PROJECT ID: 2109A





NOTE: FOR GARAGE FLOOR  
PLAN, ROOF PLAN, AND  
ELEVATIONS, SEE SHEET A-505

PORTIONS OF EXTG OPEN  
COVERED PORCH PROPOSED  
TO BE ENCLOSED



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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
- UNKNOWN VERTICAL BUILDING ELEMENT
- 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.

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
- FRAME BEARING WALL
- FURRED/INSULATED WALL AS SPECIFIED
- OBJECTS ABOVE
- WINDOW / EXT. DOOR ID
- INTERIOR DOOR ID
- WALL TYPE ID
- BUILDING SECTION KEY

NO. REVISIONS

DATE

NO. ISSUE

DATE

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10/14/2021

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PROJECT:

Modifications to 54 Clinton Avenue

54 Clinton Avenue  
Dobbs Ferry, NY 10522

DRAWING TITLE:

1st Floor Demo & Cons. Plans

FILE NAME:

DRAWN BY: BDS  
SCALE: As Noted  
DATE: 10/14/21  
PROJECT ID: 2109A

DRAWING NUMBER

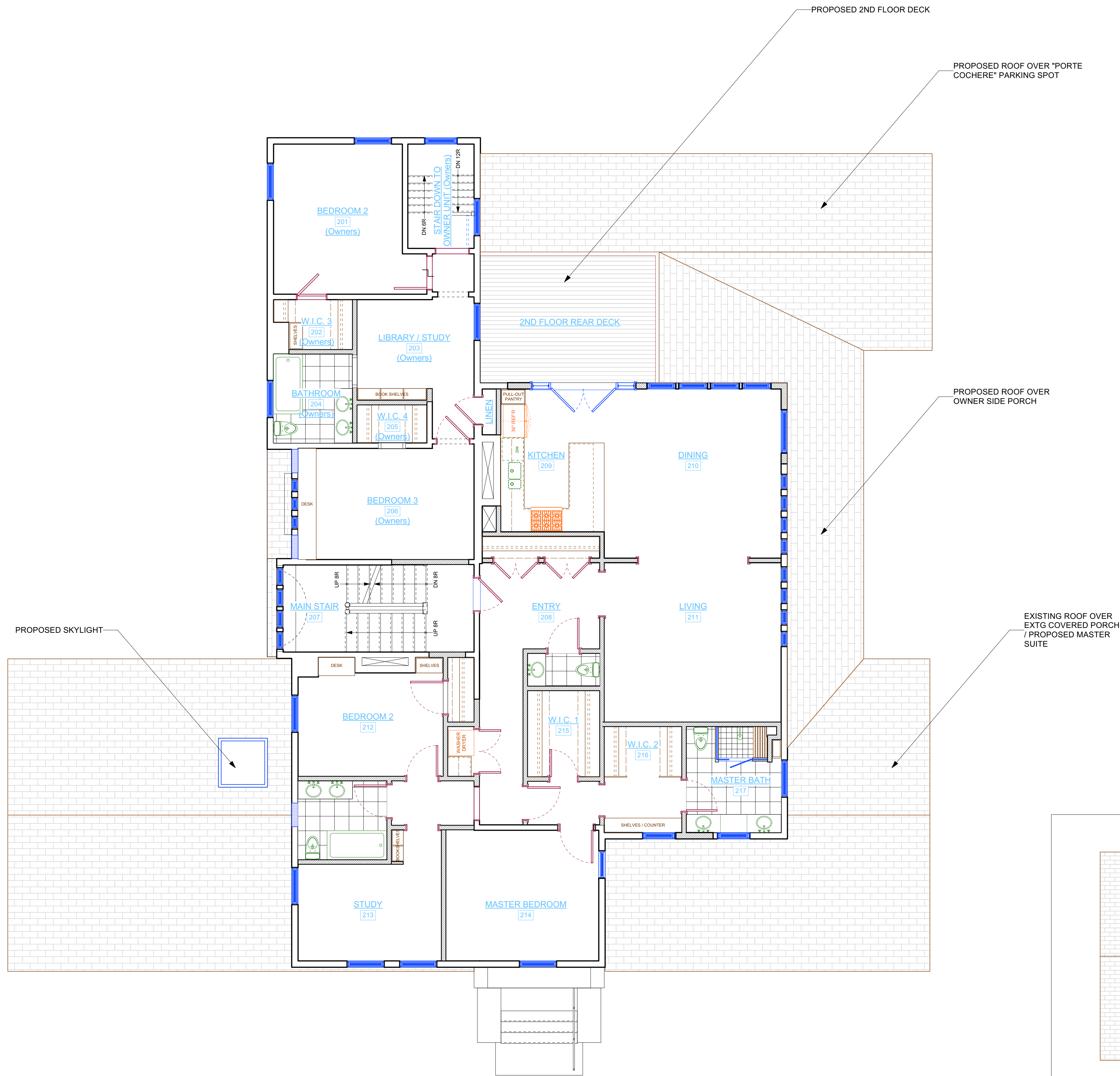
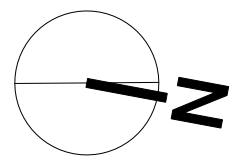
**A-101.00**

1

1st Floor Construction Plan  
Scale: 3/16" = 1'-0"

2

1st Floor Demolition Plan  
Scale: 1/8" = 1'-0"



1 2nd Floor Construction Plan  
Scale: 3/16" = 1'-0"

2 2nd Floor Demolition Plan  
Scale: 1/8" = 1'-0"

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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
- UNKNOWN VERTICAL BUILDING ELEMENT
- 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.

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
- FRAME BEARING WALL
- FURRED/INSULATED WALL AS SPECIFIED
- OBJECTS ABOVE
- WINDOW / EXT. DOOR ID
- INTERIOR DOOR ID
- WALL TYPE ID
- BUILDING SECTION KEY

NO. REVISIONS

DATE

NO. ISSUE

DATE

2 Planning Board #1

10/14/2021

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PROJECT:

Modifications to 54 Clinton Avenue

54 Clinton Avenue  
Dobbs Ferry, NY 10522

DRAWING TITLE:

2nd Floor Demo & Cons. Plans

FILE NAME:

DRAWN BY: BDS

DRAWING NUMBER

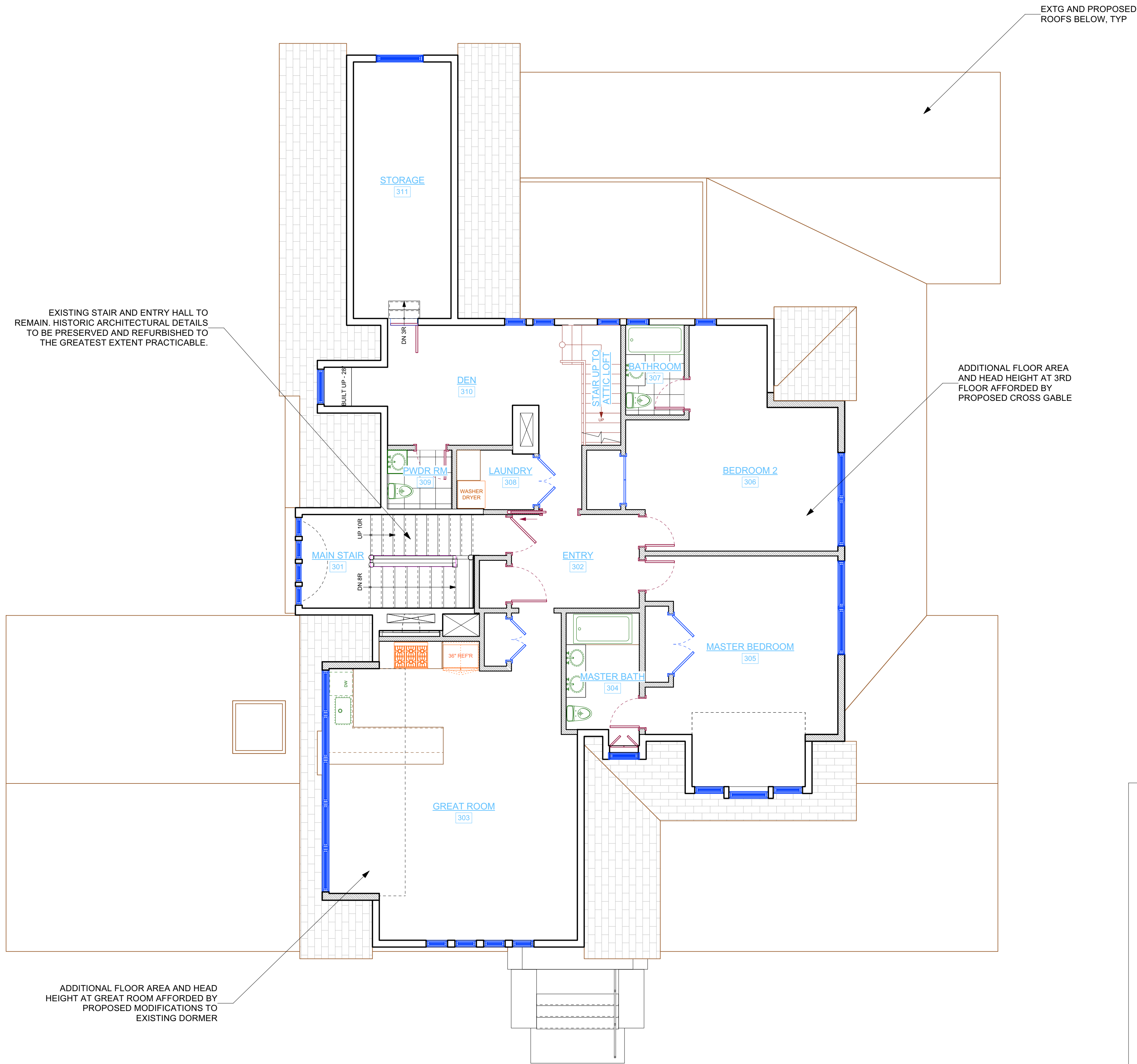
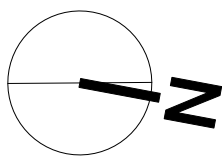
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A-102.00

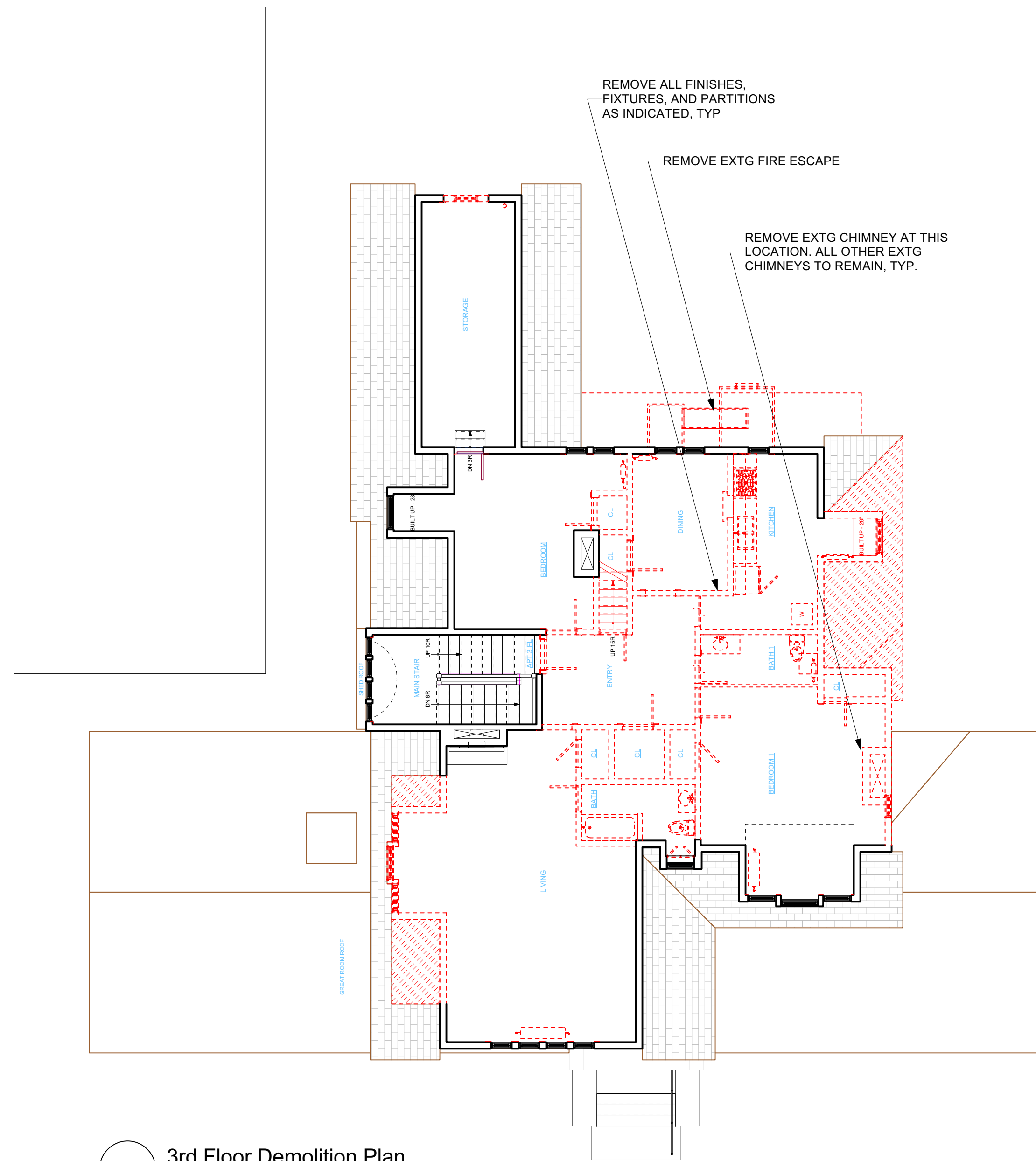
DATE: 10/14/21

PROJECT ID: 2109A





1 3rd Floor Construction Plan  
Scale: 3/16" = 1'-0"



2 3rd Floor Demolition Plan  
Scale: 1/8" = 1'-0"

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#### 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
- UNKNOWN VERTICAL BUILDING ELEMENT
- 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.

#### 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
- FRAME BEARING WALL
- FURRED/INSULATED WALL AS SPECIFIED
- OBJECTS ABOVE
- WINDOW / EXT. DOOR ID
- INTERIOR DOOR ID
- WALL TYPE ID
- BUILDING SECTION KEY

#### NO. REVISIONS

#### DATE

#### NO. ISSUE

#### DATE

2 **Planning Board #1**

10/14/2021

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#### PROJECT:

#### Modifications to 54 Clinton Avenue

54 Clinton Avenue  
Dobbs Ferry, NY 10522

#### DRAWING TITLE:

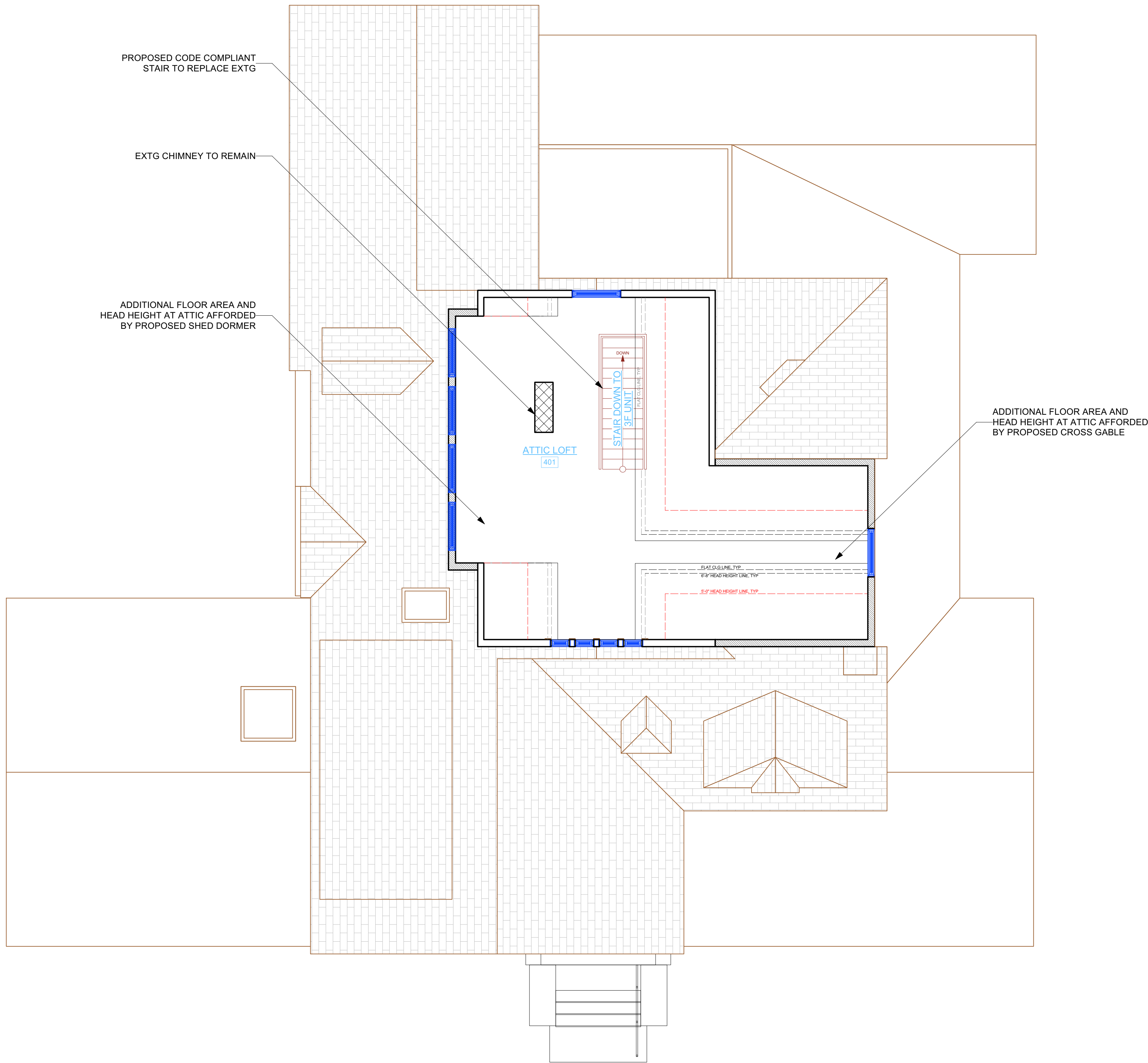
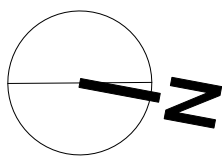
#### 3rd Floor Demo & Cons. Plans

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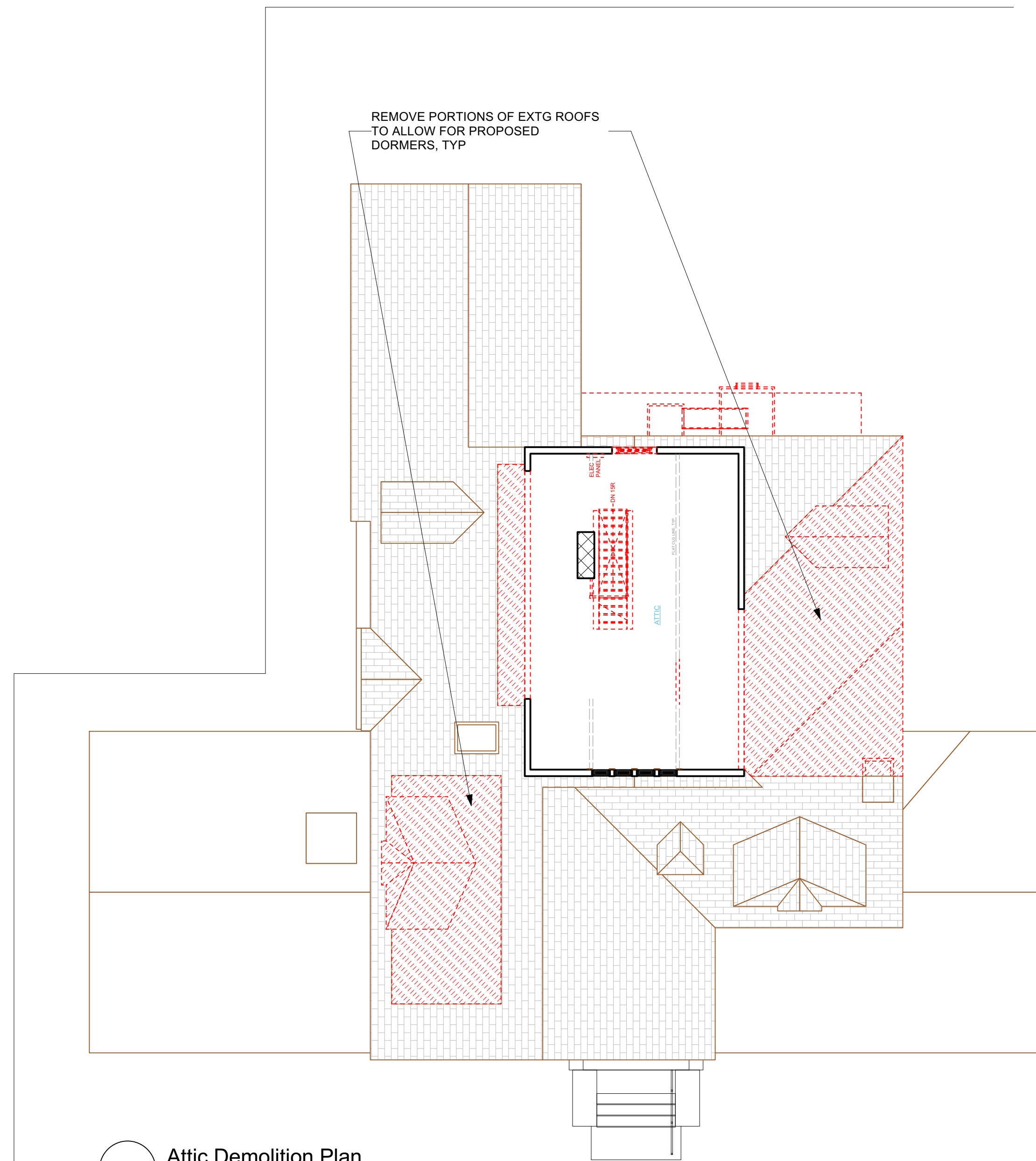
DRAWN BY: BDS  
SCALE: As Noted  
DATE: 10/14/21  
PROJECT ID: 2109A

#### DRAWING NUMBER

**A-103.00**



1 Attic Construction Plan  
Scale: 3/16" = 1'-0"



2 Attic Demolition Plan  
Scale: 1/8" = 1'-0"

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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
- UNKNOWN VERTICAL BUILDING ELEMENT
- 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.

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
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- NEW EXTERIOR FRAME WALL
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- OBJECTS ABOVE
- WINDOW / EXT. DOOR ID
- INTERIOR DOOR ID
- WALL TYPE ID
- BUILDING SECTION KEY

NO. REVISIONS

DATE

NO. ISSUE

DATE

2 **Planning Board #1**

10/14/2021

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PROJECT:

Modifications to 54 Clinton Avenue

54 Clinton Avenue  
Dobbs Ferry, NY 10522

DRAWING TITLE:

Attic Demo & Cons. Plans

FILE NAME:

DRAWN BY: BDS

DRAWING NUMBER

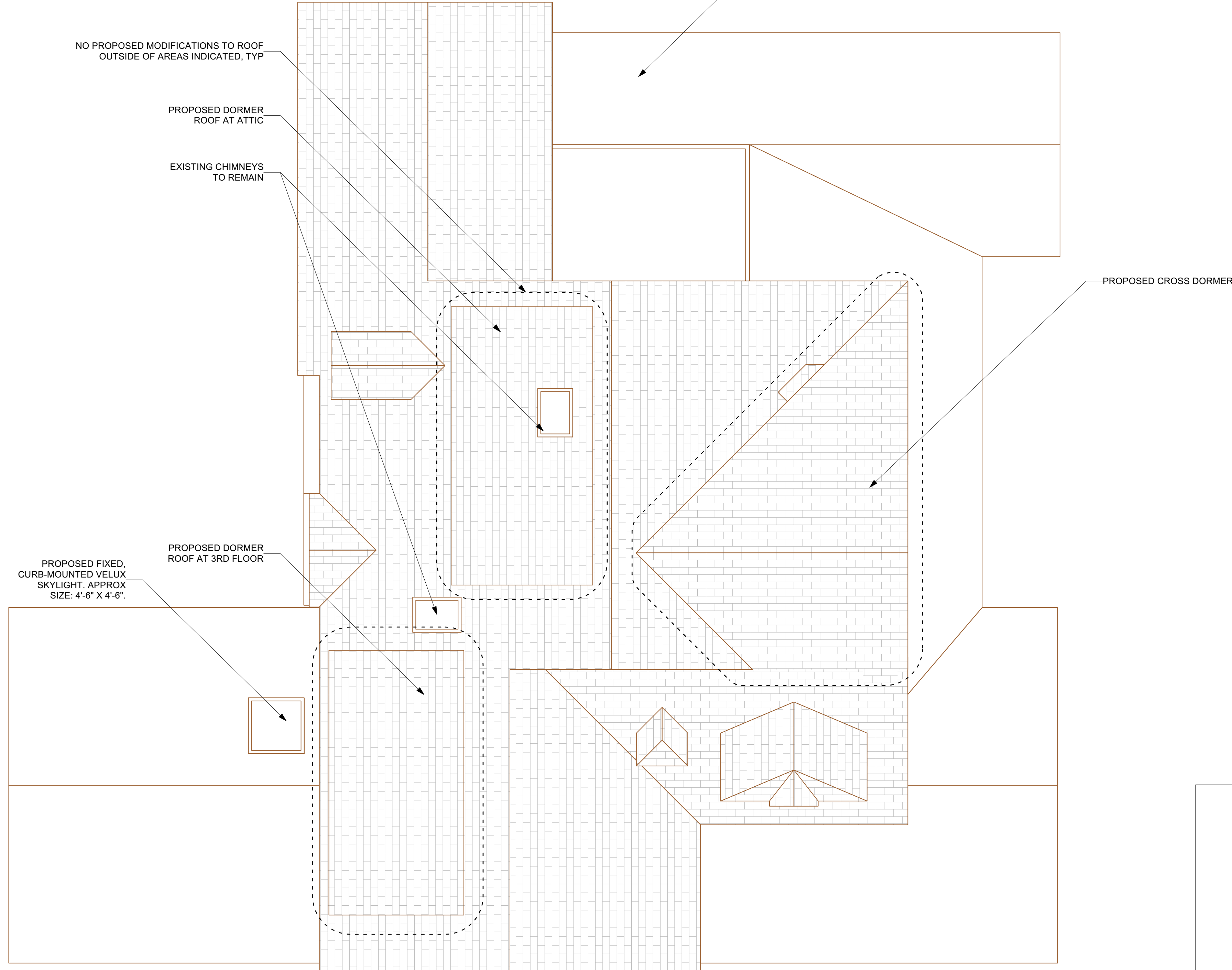
SCALE: As Noted

**A-104.00**

DATE: 10/14/21

PROJECT ID: 2109A





EXTG AND PROPOSED  
ROOFS BELOW, TYP

—PROPOSED CROSS DORMER

NO PROPOSED MODIFICATIONS TO ROOF  
OUTSIDE OF AREAS INDICATED, TYP

PROPOSED DORMER  
ROOF AT ATTIC

EXISTING CHIMNEYS  
TO REMAIN

PROPOSED FIXED,  
CURB-MOUNTED VELUX  
SKYLIGHT. APPROX  
SIZE: 4'-6" X 4'-6".

PROPOSED DORMER  
ROOF AT 3RD FLOOR

PORTIONS OF EXISTING  
ROOF TO BE REMOVED, TYP

REMOVE PORTION OF ROOF  
FOR INSTALLATION OF  
SKYLIGHT

PROTECT TWO EXISTING  
CHIMNEYS

REMOVE ONE EXISTING  
CHIMNEY

109A

1

### Roof Construction Plan

Scale:  $\frac{3}{16}" = 1'-0"$

2

## Roof Demolition Plan

Scale: 1/8" = 1'-0"





2

Existing East Elevation

Scale: 1/8" = 1'-0"

GENERAL NOTE FOR ALL EXTERIOR ELEVATIONS:

- REPLACE ALL EXISTING WINDOWS AND DOORS
- REPLACE ALL EXTERIOR CLADDING, TAKING CARE TO PRESERVE SIGNIFICANT ARCHITECTURAL DETAILS, TBD BY OWNERS AND ARCHITECT
- PROTECT TWO (2) EXISTING MASONRY CHIMNEYS



1

Proposed East Elevation

Scale: 3/16" = 1'-0"

NO. REVISIONS

DATE

NO. ISSUE

DATE

2 **Planning Board #1**

10/14/2021

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PROJECT:

Modifications to 54 Clinton Avenue

54 Clinton Avenue  
Dobbs Ferry, NY 10522

DRAWING TITLE:

East Extg & Prop Ext Elevs

FILE NAME:

DRAWN BY: BDS

DRAWING NUMBER

SCALE: As Noted

**A-501.00**

DATE: 10/14/21

PROJECT ID: 2109A

NO. REVISIONS

DATE

NO. ISSUE

DATE

2 **Planning Board #1**

10/14/2021

**Michael Lewis Architects PC**

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**PROJECT:**

**Modifications to 54 Clinton Avenue**

54 Clinton Avenue  
Dobbs Ferry, NY 10522

**DRAWING TITLE:**

**North Extg & Prop Ext Elevs**

**FILE NAME:**

**DRAWN BY:** BDS

**DRAWING NUMBER**

**SCALE:** As Noted

**A-502.00**

**DATE:** 10/14/21

**PROJECT ID:** 2109A

ONE (1) CHIMNEY TO BE  
REMOVED

REMOVE PORTION OF EXTG ROOF  
TO ALLOW FOR PROPOSED  
ENLARGED CROSS GABLE DORMER

REMOVE EXTG FIRE ESCAPE

EXTG OPEN PORCH PROPOSED  
TO BE ENCLOSED

REMOVE EXTG CONCRETE  
STAIR AND ROOF

2 **Existing North Elevation**  
Scale: 1/8" = 1'-0"

PORTION OF EXTG COVERED  
PORCH TO BE ENCLOSED

PORTION OF EXTG COVERED  
PORCH TO REMAIN OPEN

PROPOSED 2ND FLOOR DECK

PROPOSED "PORTE COCHERE"  
PARKING SPOT FOR OWNERS

36'-10"

23'-9"

1 **Proposed North Elevation**  
Scale: 3/16" = 1'-0"



NO.	REVISIONS	DATE
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NO.	ISSUE	DATE
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2	<b>Planning Board #1</b>	10/14/2021
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**PROJECT:**

**Modifications to 54 Clinton Avenue**

54 Clinton Avenue  
Dobbs Ferry, NY 10522

**DRAWING TITLE:**

**West Extg & Prop Ext Elevs**

**FILE NAME:**

**DRAWN BY:** BDS

**SCALE:** As Noted

**DATE:** 10/14/21

**PROJECT ID:** 2109A

**DRAWING NUMBER**

**A-503.00**



2

**Existing West Elevation**

Scale: 1/8" = 1'-0"



1

**Proposed West Elevation**

Scale: 3/16" = 1'-0"



2 Existing South Elevation  
Scale: 1/8" = 1'-0"



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

NO.	REVISIONS	DATE
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NO.	ISSUE	DATE
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2	Planning Board #1	10/14/2021
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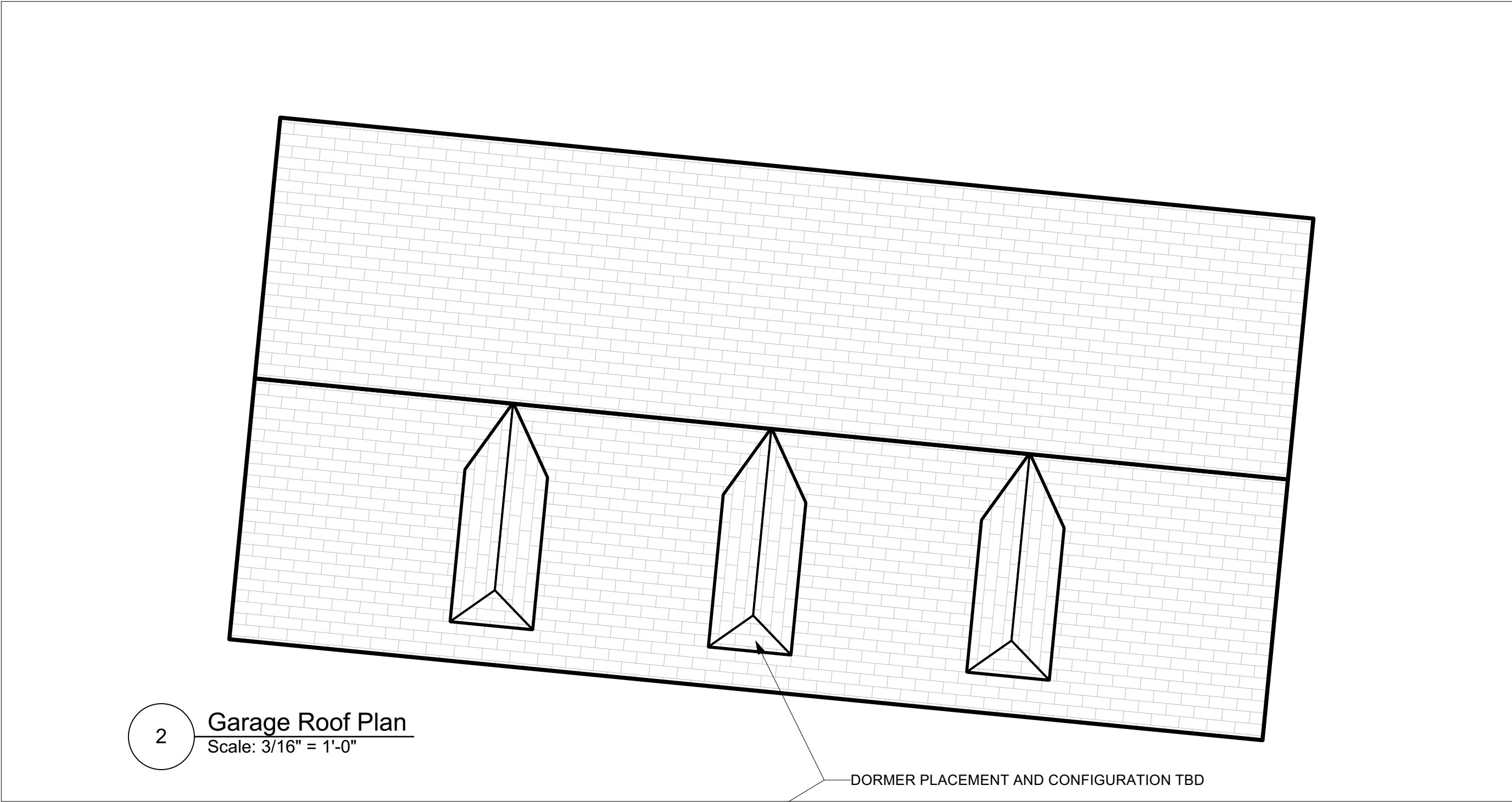
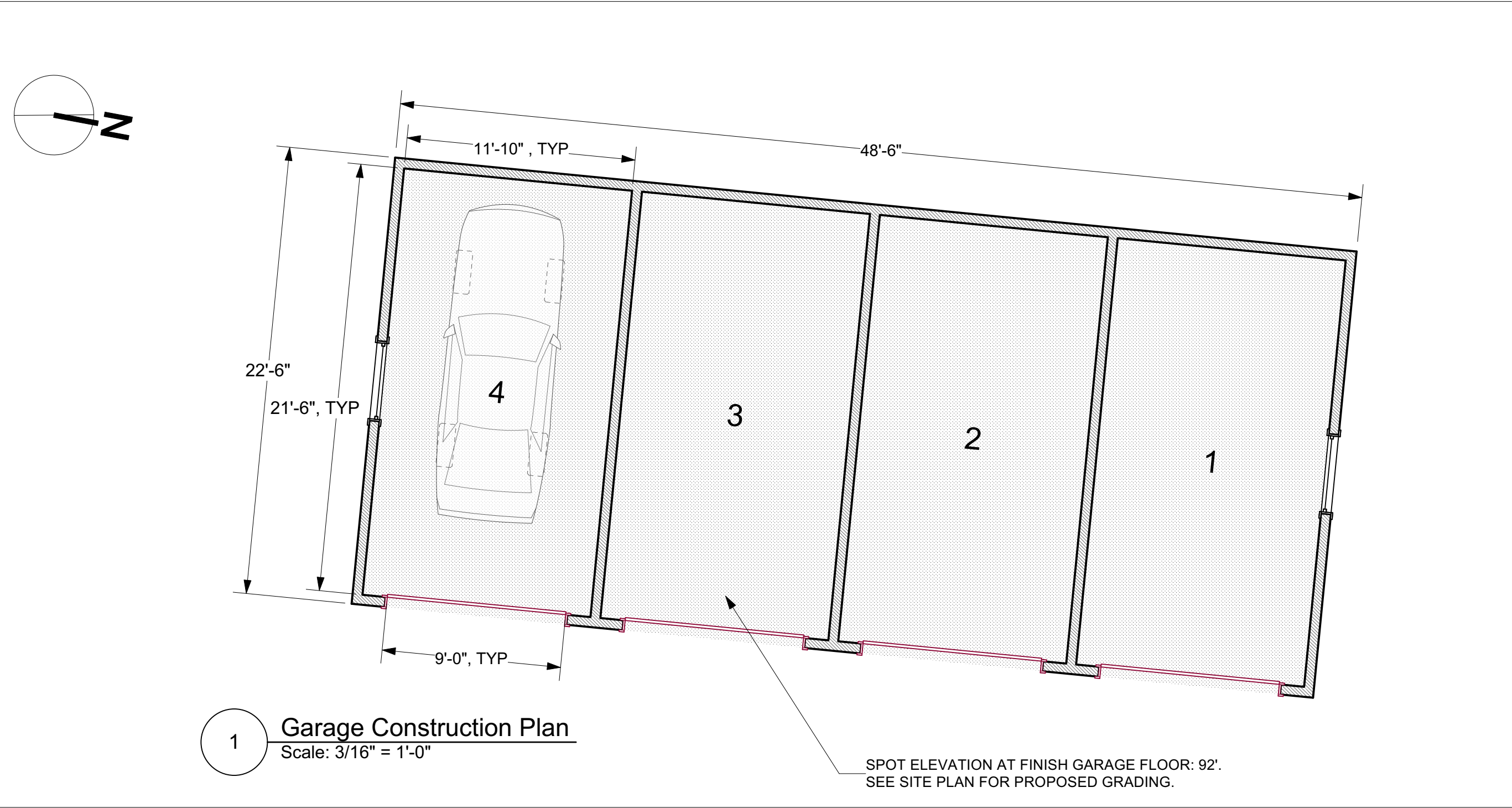
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PROJECT:  
  
Modifications to 54 Clinton Avenue  
54 Clinton Avenue  
Dobbs Ferry, NY 10522

DRAWING TITLE:  
South Extg & Prop Ext Elevs

FILE NAME:	
DRAWN BY: BDS	DRAWING NUMBER
SCALE: As Noted	A-504.00
DATE: 10/14/21	
PROJECT ID: 2109A	

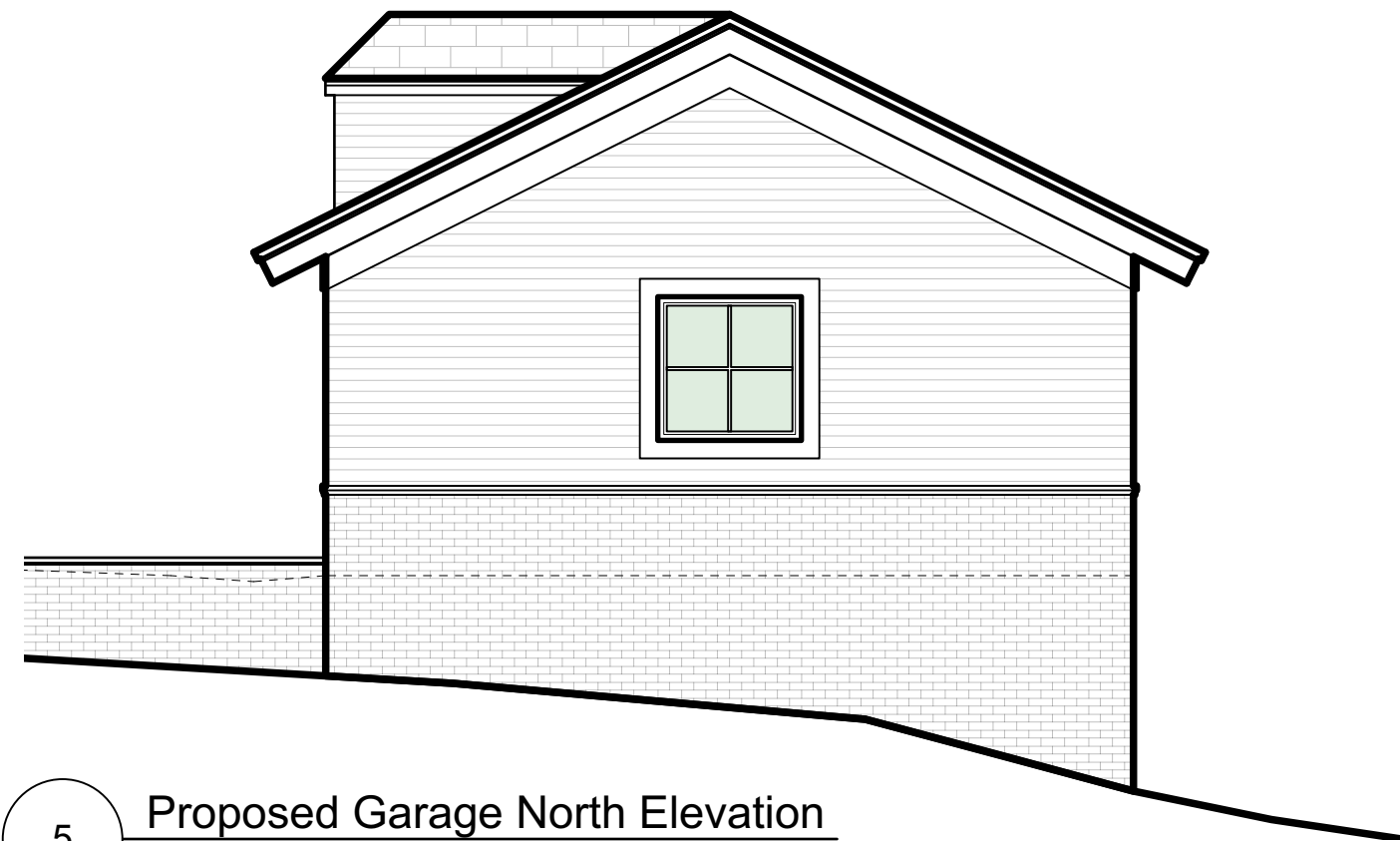




3 **Proposed Garage South Elevation**  
Scale: 3/16" = 1'-0"



4 **Proposed Garage East Elevation**  
Scale: 3/16" = 1'-0"



5 **Proposed Garage North Elevation**  
Scale: 3/16" = 1'-0"



6 **Proposed Garage West Elevation**  
Scale: 3/16" = 1'-0"

LINE OF GARAGE FINISH FLOOR  
AT 92', TYP ALL ELEVATIONS

NO.	REVISIONS	DATE
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NO.	ISSUE	DATE
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2	<b>Planning Board #1</b>	10/14/2021
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**PROJECT:**

**Modifications to 54 Clinton Avenue**

54 Clinton Avenue  
Dobbs Ferry, NY 10522

**DRAWING TITLE:**

**Garage Cons. Plan & Ext Elevs**

**FILE NAME:**

**DRAWN BY:** BDS

**SCALE:** As Noted

**DATE:** 10/14/21

**PROJECT ID:** 2109A

**DRAWING NUMBER**

**A-505.00**