Modifications to 54 Clinton Avenue

DRAWING INDEX

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	

PROPERTY LINE, TYP-

REQUIRED ACCESSORY STRUCTURE SETBACK

REQUIRED PRINCIPAL

STRUCTURE SETBACK

EXISTING AND PROPOSED

MASONRY EXTERIOR STAIR-

EXISTING WINDOW WELLS

EXTG 1' TOPO LINES TO

REMAIN UNMODIFIED, TYP

COMPLIANT

TO REMAIN, TYP

Proposed Site Plan

SITE PLAN NOTES:

1. SURVEY INFORMATION TAKEN FROM SURVEY DATED

2. THE BUILDING INSPECTOR OR VILLAGE ENGINEER MAY

DEEMED APPROPRIATE TO MITIGATE UNFORESEEN SILTATION

1. CONTRACTOR TO VERIFY LOCATION OF PUBLIC UTILITIES

3. NO EXTG UTILITIES TO BE IMPACTED. NO EXTG UTILITIES

4. A CODE 53 WILL BE CALLED IN PRIOR TO CONSTRUCTION

1. ALL LANDSCAPING OUTSIDE OF WORK AREA IS EXISTING TO

REMAIN. ALL PLANTINGS INDICATED ON SITE PLAN ARE

2. REMOVE TOPSOIL AT DISTURBED WORK AREA AND STORE

3 NO TREES ARE PROPOSED TO BE REMOVED UNDER THIS

WHERE REQUIRED TO PROTECT ROOT SYSTEMS OF

4. UNLESS OTHERWISE DIRECTED, REMOVE EXISTING

ON SITE. REPLACE REFURBISH TOPSOIL AT COMPLETION

APPLICATION EXCEPT AS INDICATED. EXCAVATE BY HAND

PLANTINGS AND SHRUBS BY HAND AND PROPERLY STORE

ON SITE FOR REPLANTING UNDER SEPARATE APPLICATION

REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF

2. CONTRACTOR TO COORDINATE SHUT OFF AND/OR

DISCONNECTION OF UTILITIES IF / AS REQUIRED.

FOR SURVEY OF EXTG UNDERGROUND UTILITIES.

7/25/21, BY RICHARD J. DOMATO LAND SURVEYOR.

AND EROSION OF DISTURBED SOILS.

AND PROVIDE PROTECTION IF /AS REQ'D.

RUN THROUGH AREA OF NEW WORK.

EXISTING TO REMAIN UNLESS NOTED.

AND RE-SOD LAWN AS NEEDED.

LANDSCAPING NOTES

EXISTING TREES.

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

1 STORY

EXISTING TO REMAIN

WALKS, TYP

TO BASEMENT

ZONING CHART

LOT AND ZONING INFORMATION 54 Clinton Avenue Dobbs Ferry, NY 10522

Section: 3.80 Block: 46 Lots: 2

ZONING DISTRICT: MDR-H

GENERAL LOT DIMENSIONS						
	REQUIRED/ALLOWED	EXISTING	PROPOSED	COMPLIANT		
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		

YARD SETBACKS (PRINCIPAL STRUCTURE) REQUIRED/ALLOWED EXISTING PROPOSED

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
YARD SETBACKS (ACCESSOF	RY STRUCTURE)			

	REQUIRED/ALLOWED	EXISTING	PROPOSED	COMPLIANT
REAR	5'	N/A	5.5'	YES
SIDE	5'	N/A	6'	YES

MAIN BUILDING HEIGHT **						
	REQUIRED/ALLOWED	EXISTING	PROPOSED	COMPLIANT		
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		
	NI/A	N1/A		VEC		
GARAGE HEIGHT	N/A	N/A		YES		

LOT COVERAGE				_
	REQUIRED/ALLOWED	EXISTING	PROPOSED	COMPLIANT
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
				<u>'</u>

OCCUPANCY AND USE				
	REQUIRED/ALLOWED	EXISTING	PROPOSED	COMPLIANT
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
	D 1 / A			D I / 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

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.

 st 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

PARKING ANALYSIS

DOBBS FERRY MULTI-FAMILY PARKING REQ	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	PORTE-COCHERE SPOT	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

FLOOR AREA CALCULATION PER 300-14.

54 Clinton Avenue, Dobbs Ferry, NY 10522

NYS CODE COMPLIANCE

PROPOSED MODIFIED

PROPOSED DRIVEWAY

TREES TO REMAIN, TYP

-VISIBLE) BELOW PROPOSED

ROOF OF COVERED PORCH

PERVIOUS PATHS

AND DECKS, TYP

1' TOPO LINE, TYP

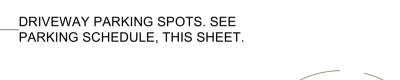
- 1. This design is in compliance with requirements of 2020 Residential Code of New York State and the 2020 Energy Conservation Code of New York State.
- 2. Contractor shall perform all work in accordance with applicable codes as listed in the 2020
- 3. In the case of multiple codes applying to any area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

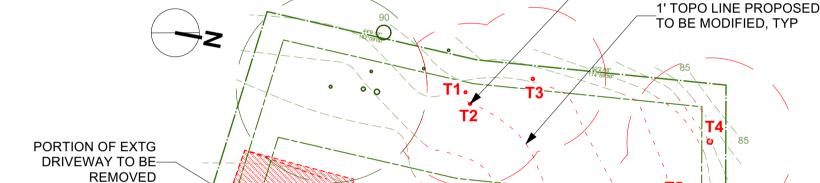
- 1. ALL WORK TO CONFORM TO THE SATISFACTION OF THE BUILDING INSPECTOR 2. PROVIDE RETAINING WALLS ON ALL SLOPES EXCEEDING (1) FOOT VERTICAL ON (1
- 3. THE BUILDER SHALL FURNISH 6" PERFORATED CMP ENCASED IN STONE WHEREVER DIRECTED BY THE BUILDING INSPECTOR.
- 4. SWALES TO BE INSTALLED AS DIRECTED BY THE 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 HOUSE TO CARRY RAIN RUN-OFF. 7. ALL DRIVEWAYS SLOPING DOWN SHALL RISE 6" THE FIRST 5' AND THEN SLOPE
- 8. "AS-BUILT" DRAWINGS OF THE SITE IMPROVEMENTS SHALL BE SUBMITTED TO THE VILLAGE ENGINEER FOR REVIEW PRIOR TO OBTAING CERTIFICATE OF OCCUPANCY. 9. OWNER OR CONTRACTOR SHALL NOTIFY BUILDING INSPECTOR PRIOR TO
- CHANGES OR MODIFICATIONS TO THE APPROVED PLANS. 10. ROCK REMOVAL BY BLASTING SHALL BE IN ACCORDANCE WITH CHAPTER 125 OF
- PROPOSED WINDOW WELL (NOT 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 OR OTHER 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 ATTORNEY.

TREES TO BE REMOVED.

TYP. SEE TREE REMOVAL SCHEDULE

PORTIONS OF COVERED PORCH PROPOSED TO BE ENCLOSED





EXTG 3 1/2 STORY BRICK & FRAME

HOUSE

PORCH

CLINTON AVENUE

EXTG 1'-0" TOPO LINES TAKEN FROM SURVEY EXISTING CIRCULAR

DRIVE TO REMAIN **EXTG REAR PORCH** AND STAIR TO BE-REMOVED

9'-0", TYP

EXTG & PROP

EXTG STONE PAD AND WINDOW WELL-TO BE REMOVED

1 STORY

CONSTRUCTION SEQUENCE: 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-COMPACTION DURING CONSTRUCTION. AREAS SHALL BE FENCED OFF DURING CONSTRUCTION OR THE AREA SHOULD BE DE-COMPACTED PRIOR TO INSTALLATION OF THE INFILTRATION UNITS.

CLINTON AVENUE

PROPOSED

FOUR-CAR FRAME

PROPOSED

PORTE-

COCHERE

· COVERED

' PORCH

PROPOSED

COVERED DECK

PROPOSED

COVERED

DECK

EXTG 3 1/2 STORY

BRICK & FRAME

HOUSE

3. EXCAVATE FOR FOOTINGS AND SWRS, PREPARE GRADE FOR 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 NOTE: THE SYSTEM MUST NOT BE CONNECTED UNTIL CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.

2. ALL EXISTING TREES AND LANDSCAPING TO REMAIN

UNLESS OTHERWISE NOTED.

1. PREPARATION OF STORMWATER MANAGEMENT PLAN, EROSION CONTROL, LOCATION OF CONSTRUCTION LIMITS, SILT FENCE, SOIL STOCKILE, ANTI-TRACKING PAD, AND OTHER SITE PROTECTION DETAILS CURRENTLY UNDERWAY BY HUDSON ENGINEERING & CONSULTING PC. TO BE SUBMITTED AS PART OF PUBLIC HEARING PLANNING BOARD DRAWING SET AND SUBMITTAL.

Existing Site Plan / Removals Plan Scale: 1" = 20'-0"

As indicated on Site Plan Diameter ABH Type Maple 6" Maple 1'1" Maple 1'0" Maple 6" Birch 1'4"

TREE REMOVAL SCHEDULE

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NO. REVISIONS

NO. ISSUE

DATE

DATE

10/14/2021

Planning Board #1

Michael Lewis Architects PC

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Modifications to 54 Clinton Avenue

54 Cliniton Avenue Dobbs Ferry, NY 10522

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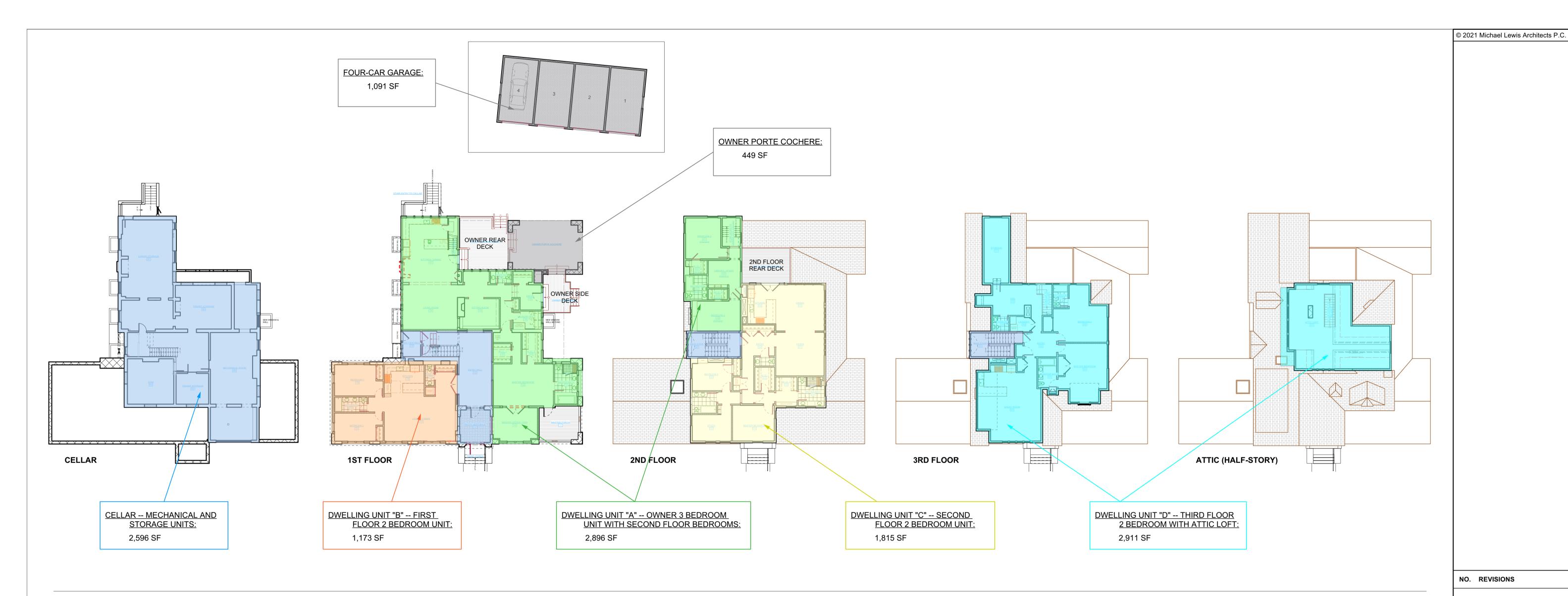
Extg & Prop Site Plans

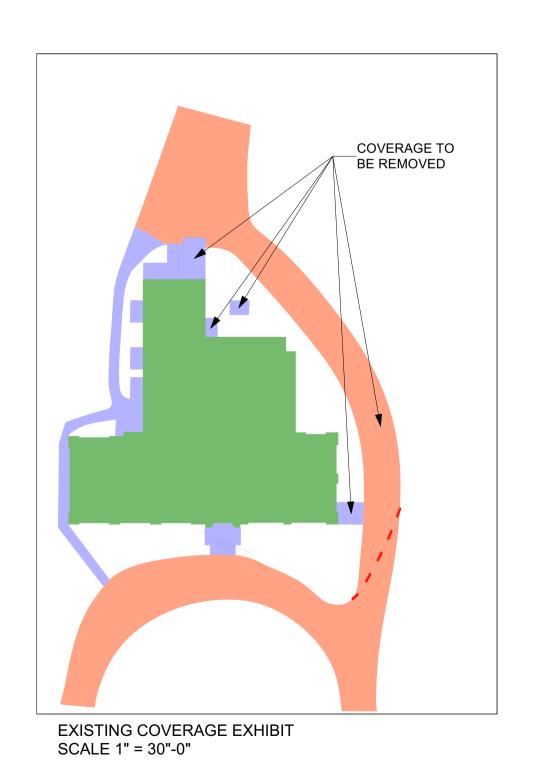
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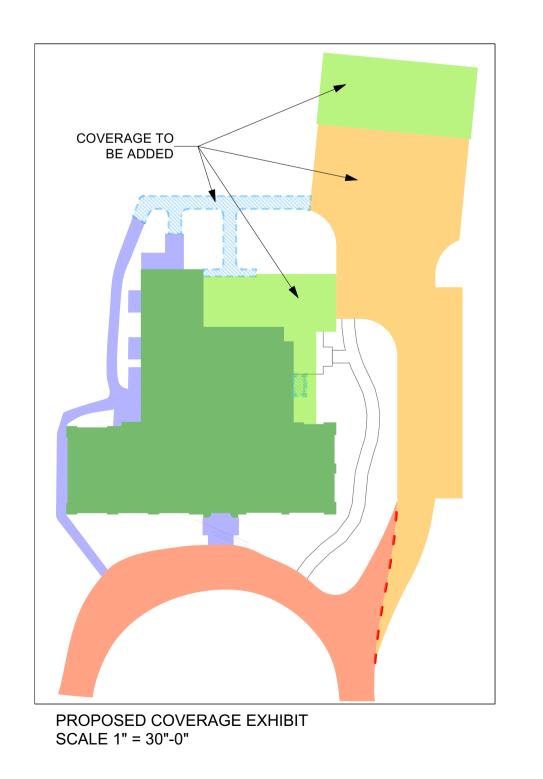
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A-001.00

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EXISTING SITE	ELEMENTS
	EXTG BUILDING TO REMAIN
	EXTG PORCHES AND PATHS
	EXTG DRIVEWAY
PROPOSED SI	TE ELEMENTS
	PROP. ACCESSORY PARKING STRUCTURES / ADDITIONS
	PROP. FLAGSTONE PATHS

	EXISTING AND PROPOSED COVERAGE TABLE						
		EXISTING COVERAGE	PROPOSED COVERAGE	NET INCREASE			
C	COVERAGE TOTAL	9,631.7 sf	13,238.5 sf	+3,606.7 sf			
	BUILDINGS	4,128.9 sf	6,12 <mark>8.2 sf</mark>	+1,999.3 sf			
COVERAGE BREAKDOWN	EXTG PORCHES / PATHS	932.8 sf *	708.3 sf	-224.5 sf			
COVERAGE SREAKDOWN	PROPOSED PATHS	N/A	379.1 sf	+379.1 sf			
ш.	DRIVEWAY	4,570.0 sf	6,022.8 sf	+1,452.8 sf			
* 75	sf OF EXISTING FRONT PORCH	EXEMPT FROM COVERAGE PER DO	OBBS FERRY CODE SECTION 300)-34B(4)c			



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Unit and Coverage Diagrams

FILE NAME:

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

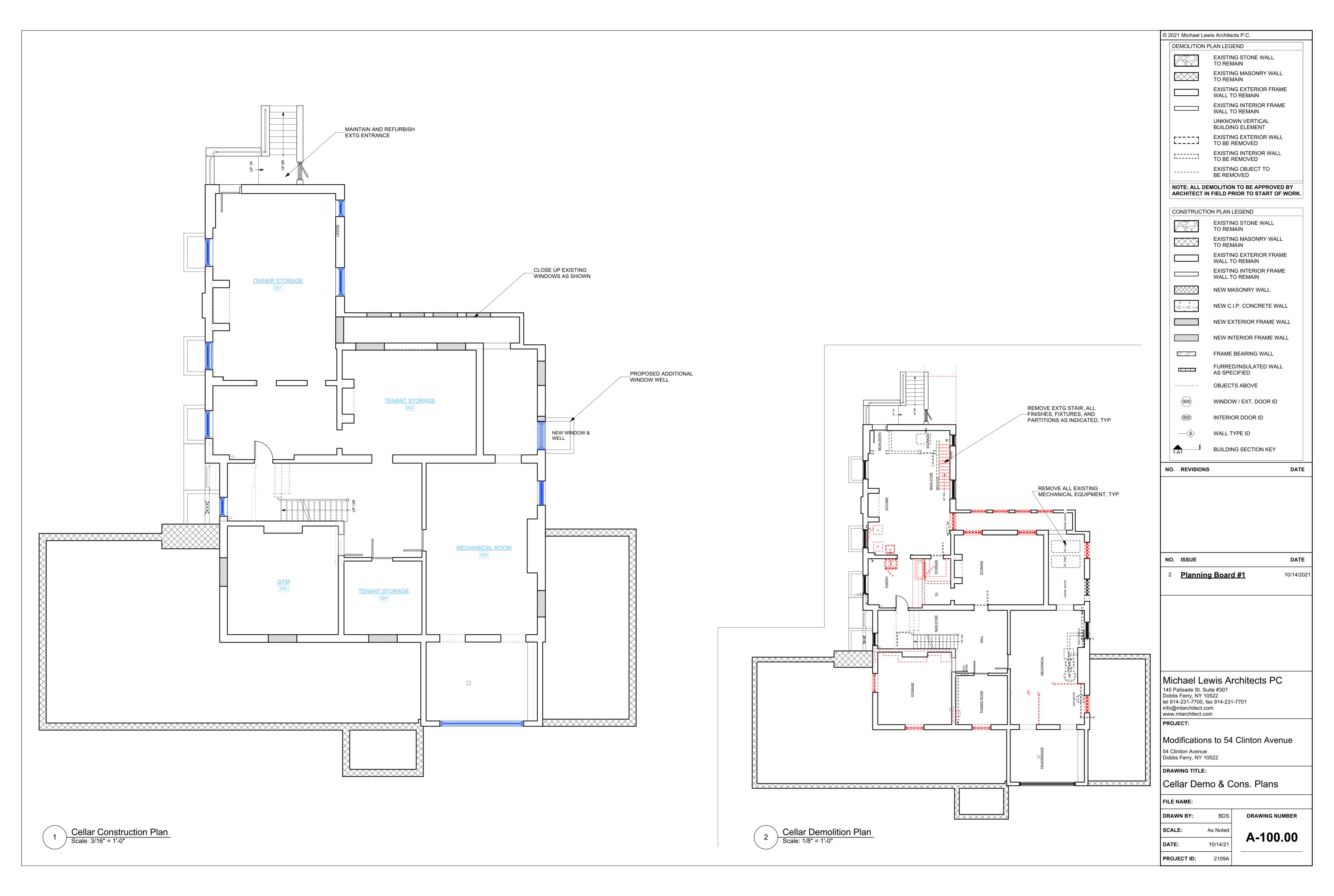
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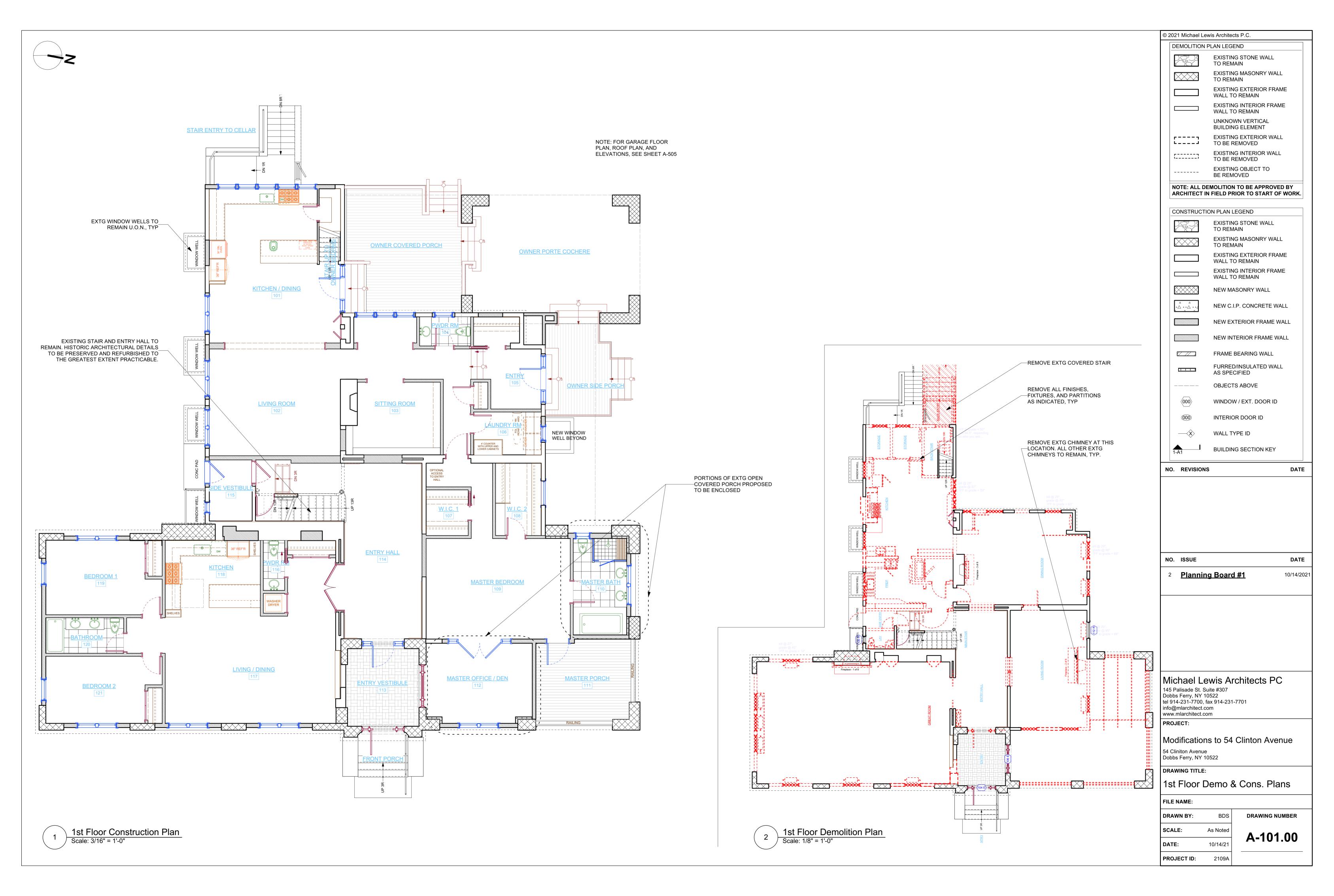
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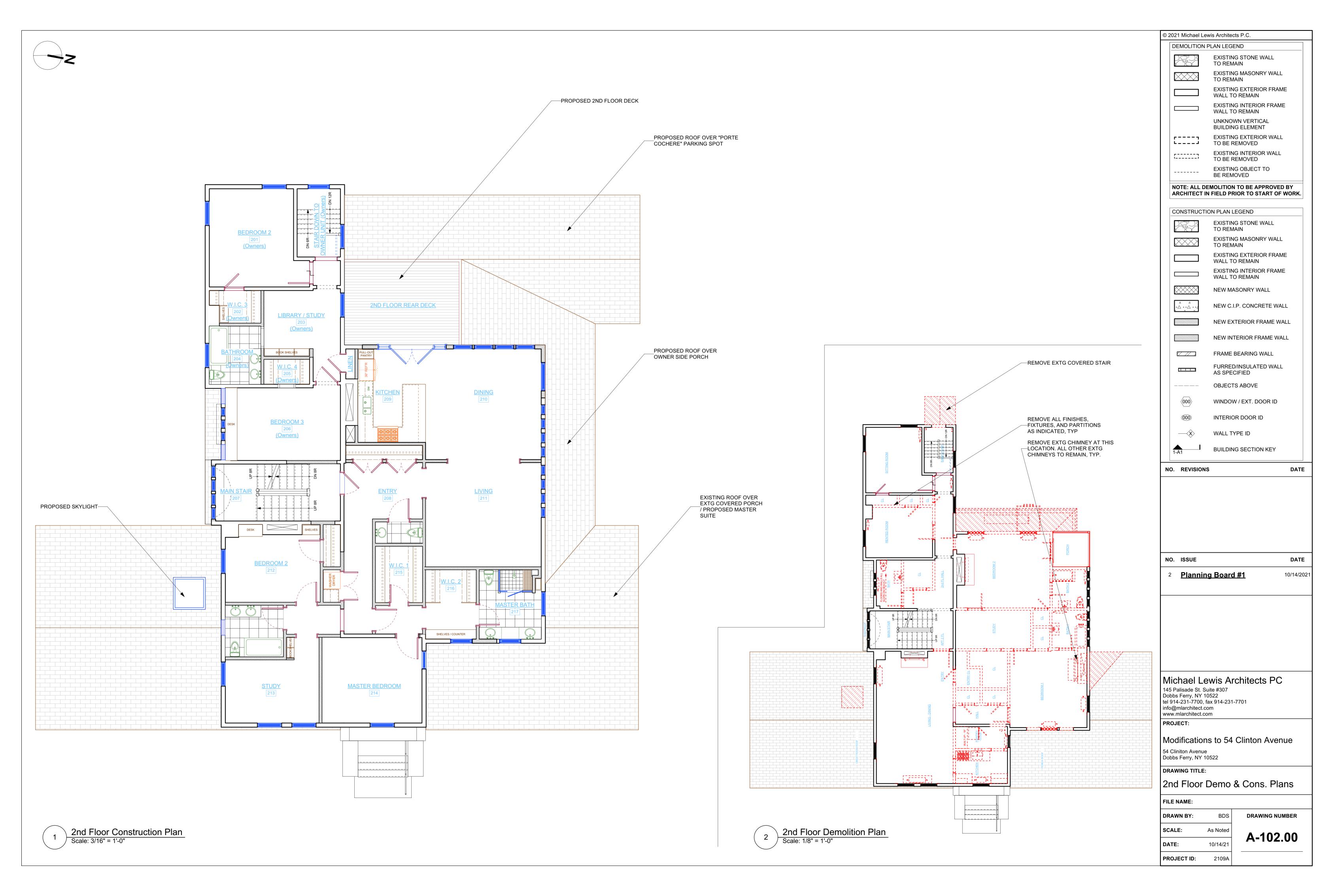
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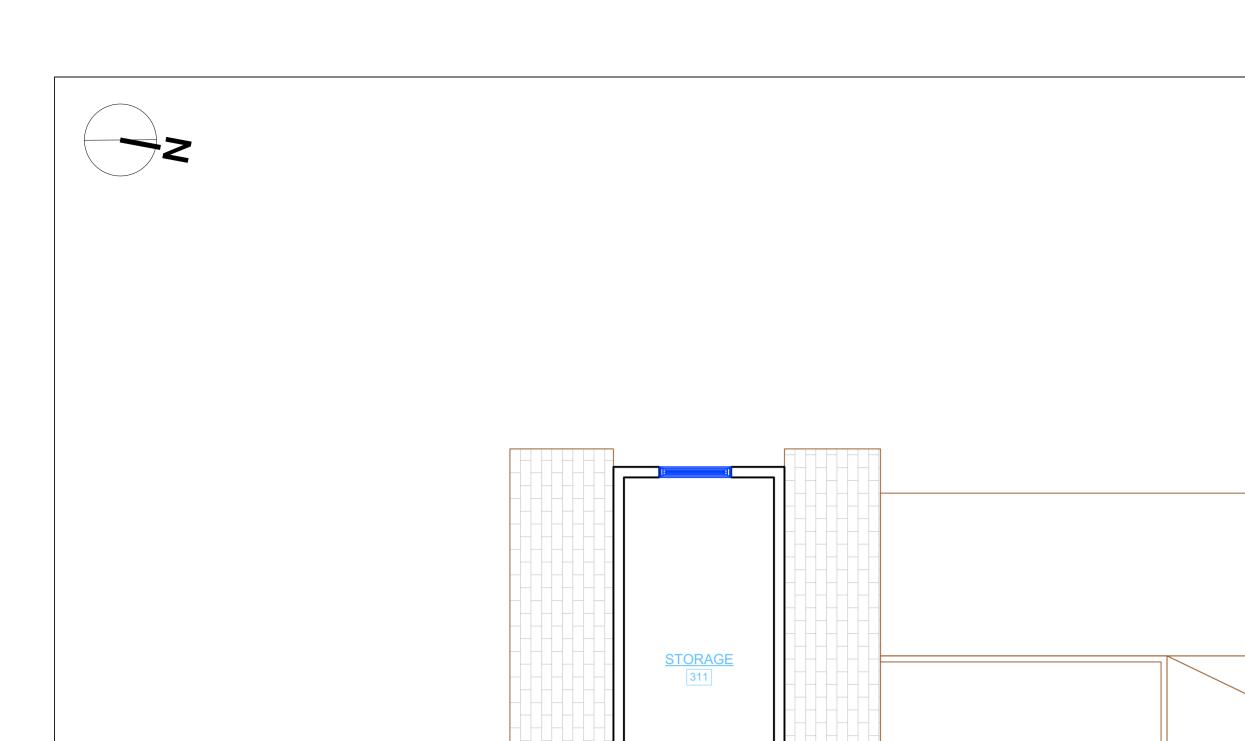
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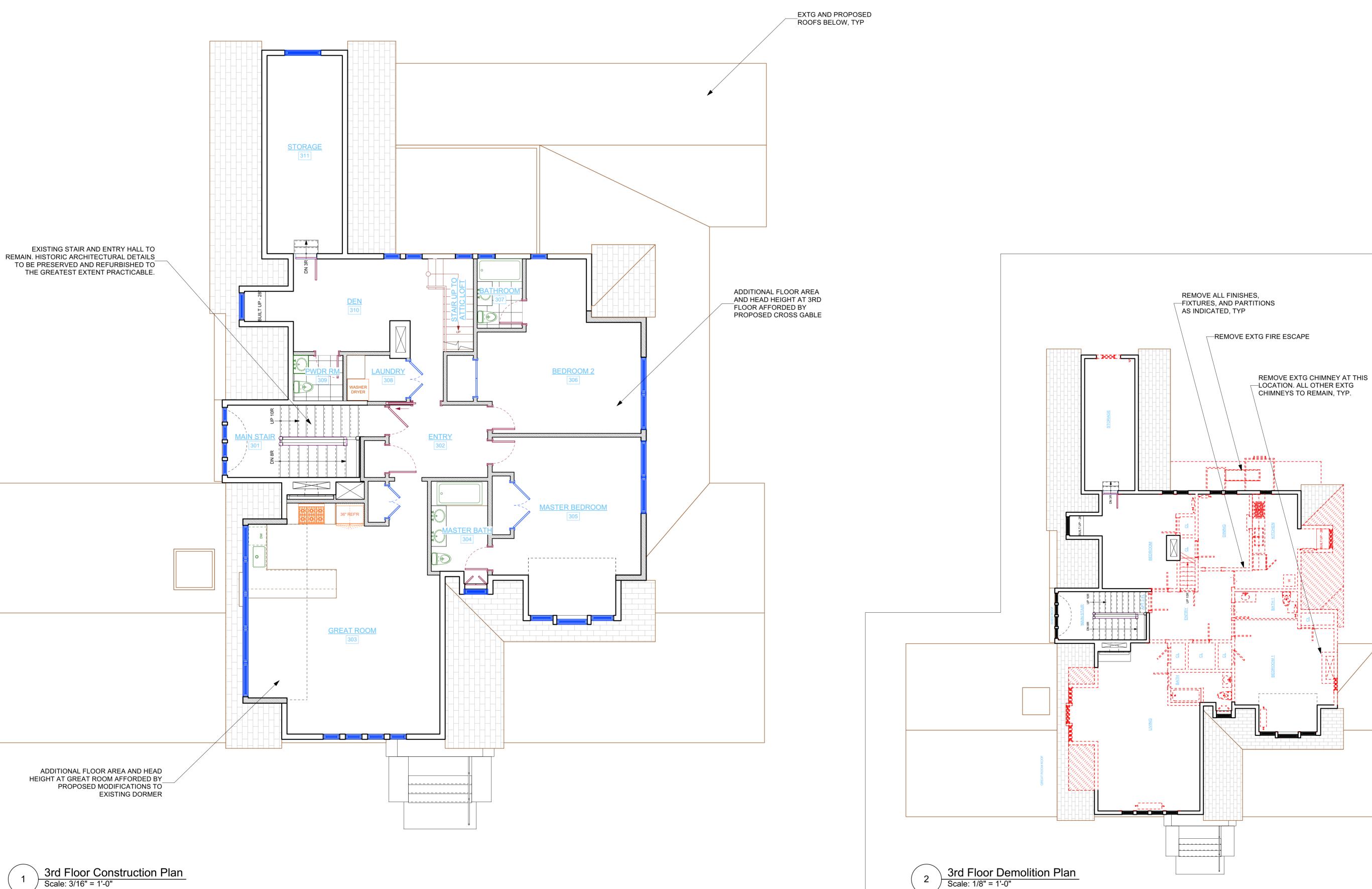
10/14/2021











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 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 000 INTERIOR DOOR ID WALL TYPE ID **BUILDING SECTION KEY** NO. REVISIONS DATE

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PROJECT ID:

3rd Floor Demo & Cons. Plans

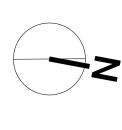
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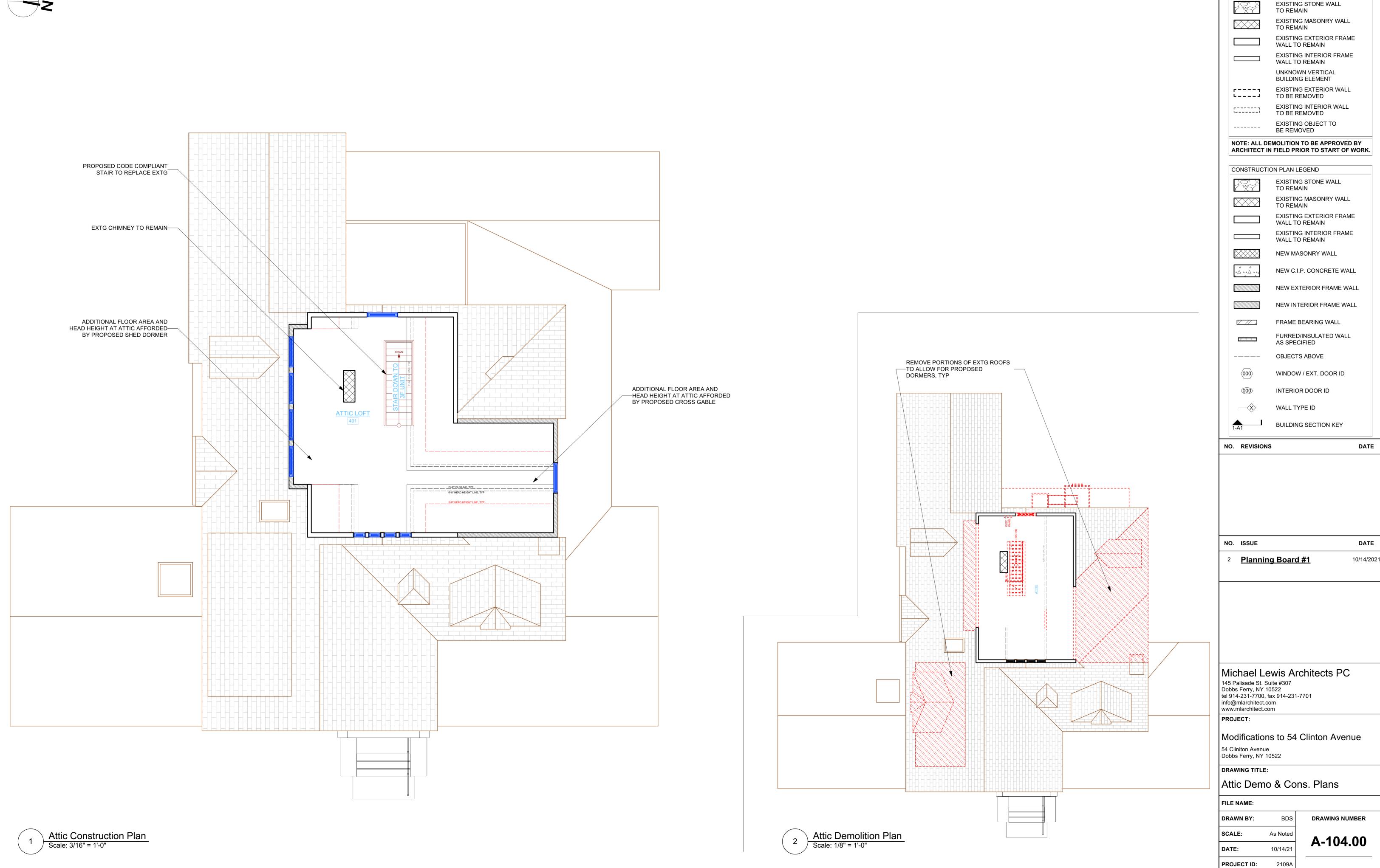
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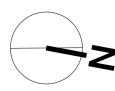
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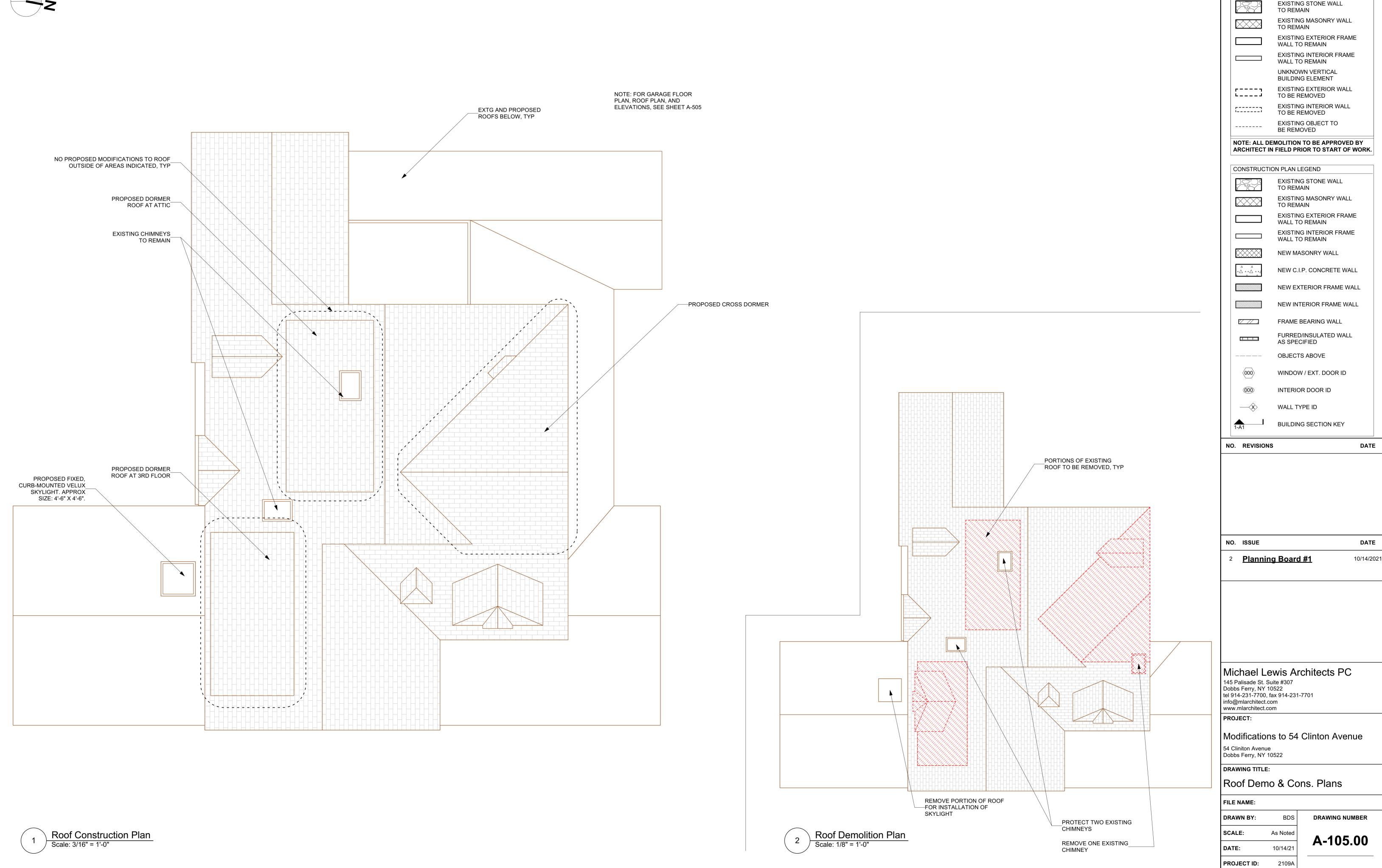




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DEMOLITION PLAN LEGEND

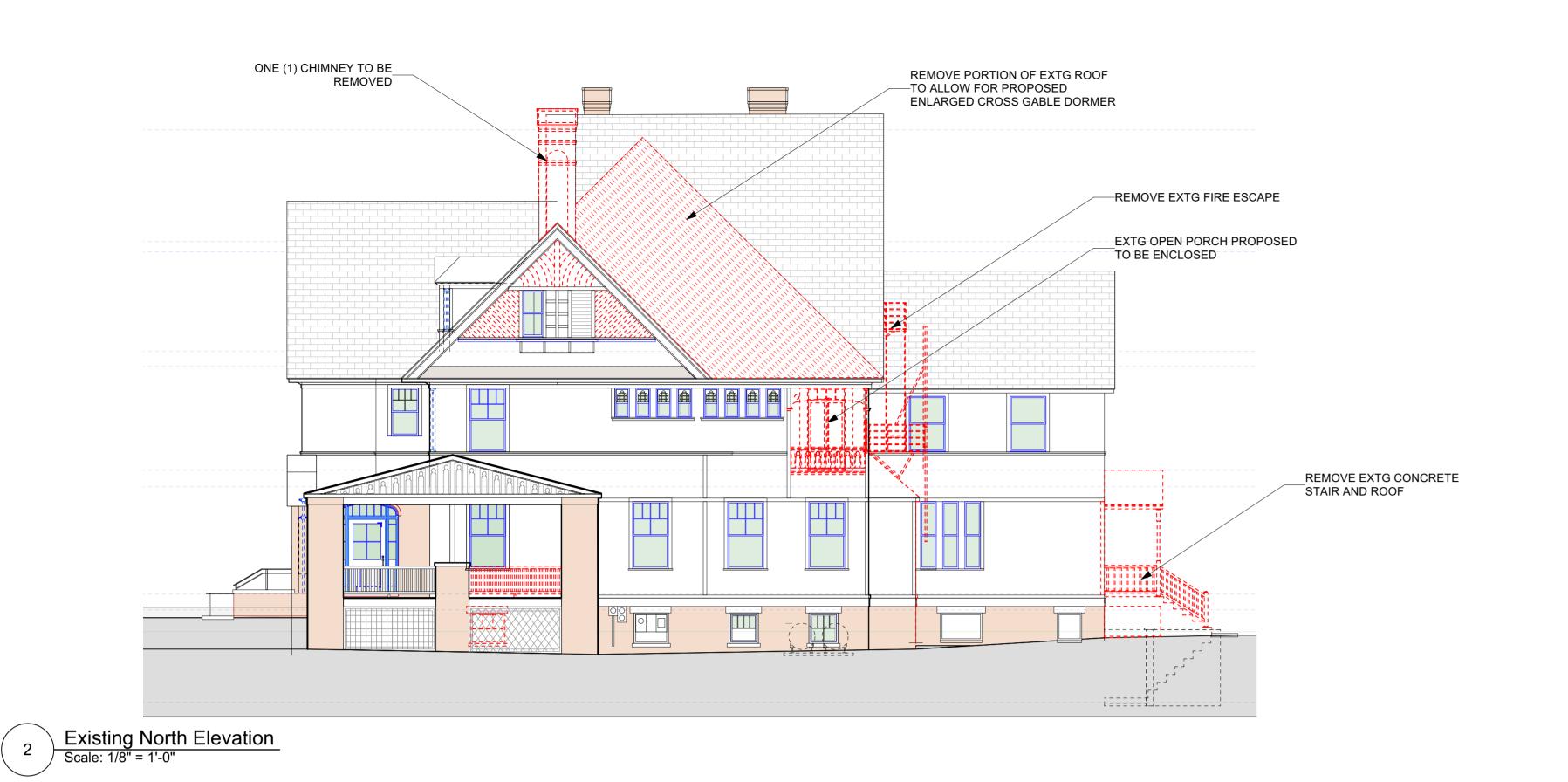




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DEMOLITION PLAN LEGEND





Proposed North Elevation
Som 3/11-1-17

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North Extg & Prop Ext Elevs

As Noted

10/14/21

2109A

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



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West Extg & Prop Ext Elevs

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PROJECT ID:	2109A

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