

DRAWING INDEX

NO.	SHEET	ISSUE DATE	REV. DATE
A-001.02	Existing & Proposed Site Plans	10/14/21	11/18/21
A-002.02	Unit and Coverage Diagrams	10/14/21	11/18/21
A-003.00	Landscaping & Exterior Lighting Plan	11/18/21	(new sheet)
A-100.00	Cellar Demo & Construction Plans	10/14/21	
A-101.01	1st Floor Demo & Construction Plans	10/14/21	11/18/21
A-102.01	2nd Floor Demo & Construction Plans	10/14/21	11/18/21
A-103.00	3rd Floor Demo & Construction Plans	10/14/21	
A-104.00	Attic Demo & Construction Plans	10/14/21	
A-105.01	Roof Demo & Construction Plans	10/14/21	11/18/21
A-501.01	East Existing & Proposed Exterior Elevations	10/14/21	11/18/21
A-502.01	North Existing & Proposed Exterior Elevations	10/14/21	11/18/21
A-503.01	West Existing & Proposed Exterior Elevations	10/14/21	11/18/21
A-504.01	South Existing & Proposed Exterior Elevations	10/14/21	11/18/21
A-505.01	Garage Construction Plan & Proposed Exterior Elevations	10/14/21	11/18/21
C-1	Stormwater Plans	11/18/21	(new sheet)
C-2	Stormwater Details	11/18/21	(new sheet)

ZONING CHART

LOT AND ZONING INFORMATION				
54 Clinton Avenue	Section: 3.80			
Dobbs Ferry, NY 10522	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.	△ 2,500 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	COMPLIANT
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 (ACCESSORY 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	3	3	NO CHANGE	△ EXTG NON-CONFORMING
FEET	△ 30'****	36.8'	NO CHANGE	△ EXTG NON-CONFORMING
EAVE	N/A	23.2'	NO CHANGE	YES
GARAGE HEIGHT	△ 20'	N/A	12.2'	YES
LOT COVERAGE				
	REQUIRED/ALLOWED	EXISTING	PROPOSED	COMPLIANT
LOT AREA	10,000 SF	27,175.8 SF	△ NO CHANGE	YES
COVERAGE, BUILDING ***	30% x .67 (5,462.34 SF)	15.2% (4,128.9 SF)	+1,942.5 22.3% (6,071.4 SF)	NO
COVERAGE, IMPERVIOUS SURFACES	△ 60% x .67 (10,924.67 SF)	35.4% (9,631.7 SF)	+2,415.8 44.3% (12,047.5 SF)	NO
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
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
NOTES:				
* 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 20' 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				
△ ***** GRADE PLANE TO MIDPOINT OF SLOPED ROOF FLOOR AREA CALCULATION PER 300-14.				

PARKING ANALYSIS

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
PLUS .25 FOR EACH BEDROOM (2)		+50 PARKING SPOTS
FOR DWELLING UNIT "C"		+1 PARKING SPOT
PLUS .25 FOR EACH BEDROOM (2)		+50 PARKING SPOTS
FOR DWELLING UNIT "D"		+1 PARKING SPOT
PLUS .25 FOR EACH BEDROOM (2)		+50 PARKING SPOTS
		6.25 (6) TOTAL PARKING SPOTS REQUIRED
	4 SPOTS	GARAGE SPOTS 4
	EXISTING	DRIVEWAY SPOTS 3
		PORTE-COCHERE SPOT 1
		TOTAL SPOTS 8

Modifications to 54 Clinton Avenue

54 Clinton Avenue, Dobbs Ferry, NY 10522

NYS CODE COMPLIANCE

- 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.
- Contractor shall perform all work in accordance with applicable codes as listed in the 2020 NYS Code Books.
- In the case of multiple codes applying to any area or component of the building, the stricter code shall apply.

VILLAGE NOTES:

- ALL WORK TO CONFORM TO THE SATISFACTION OF THE BUILDING INSPECTOR
- PROVIDE RETAINING WALLS ON ALL SLOPES EXCEEDING (1) FOOT VERTICAL ON (1 1/2) FEET HORIZONTAL.
- THE BUILDER SHALL FURNISH 6" PERFORATED CMP ENCASED IN STONE WHEREVER DIRECTED BY THE BUILDING INSPECTOR.
- SWALES TO BE INSTALLED AS DIRECTED BY THE BUILDING INSPECTOR.
- ALL GRADING TO BE PERFORMED TO CREATE POSITIVE DRAINAGE
- 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.
- ALL DRIVEWAYS SLOPING DOWN SHALL RISE 6" THE FIRST 5' AND THEN SLOPE DOWN.
- "AS-BUILT" DRAWINGS OF THE SITE IMPROVEMENTS SHALL BE SUBMITTED TO THE VILLAGE ENGINEER FOR REVIEW PRIOR TO OBTAINING CERTIFICATE OF OCCUPANCY.
- OWNER OR CONTRACTOR SHALL NOTIFY BUILDING INSPECTOR PRIOR TO CHANGES OR MODIFICATIONS TO THE APPROVED PLANS.
- ROCK REMOVAL BY BLASTING SHALL BE IN ACCORDANCE WITH CHAPTER 125 OF THE VILLAGE CODE.
- 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.
- 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.

TREE REMOVAL SCHEDULE

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"
T9	Birch	6"
T10	Fir	10"

NO. REVISIONS

DATE

NO. ISSUE

DATE

3 Planning Board Revisions 11/18/2021

4 Planning Board Corrections 11/23/2021

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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

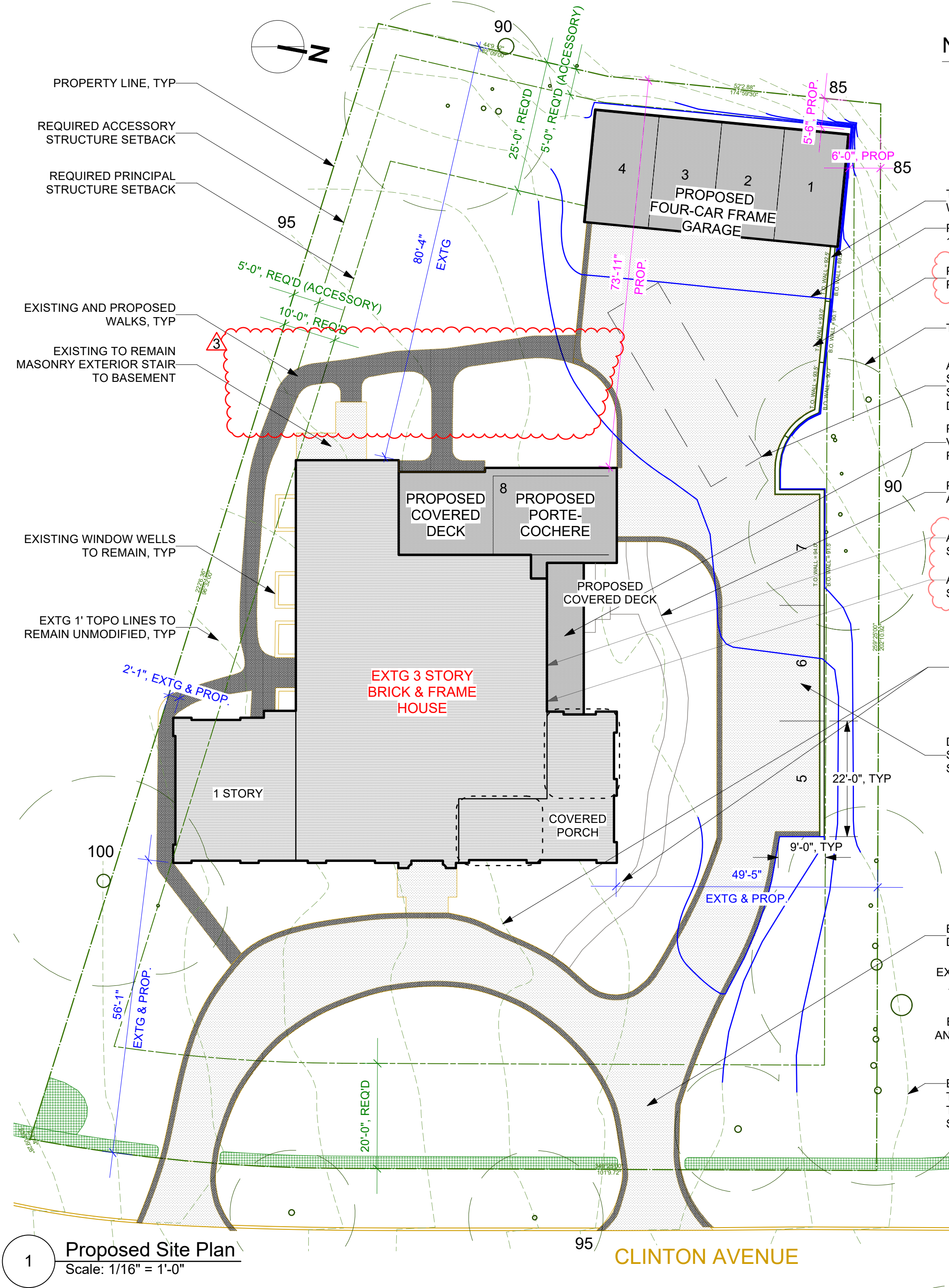
DRAWING NUMBER

SCALE: As Noted

A-001.02

DATE: 10/14/21

PROJECT ID: 2109A



SITE PLAN NOTES:

- SURVEY INFORMATION TAKEN FROM SURVEY DATED 7/25/21, BY RICHARD J. DOMATO LAND SURVEYOR.
- THE BUILDING INSPECTOR OR VILLAGE ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF DEEMED APPROPRIATE TO MITIGATE UNFORESEEN SILTATION AND EROSION OF DISTURBED SOILS.

UTILITIES:

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

CONSTRUCTION SEQUENCE:

- INSTALL SILT FENCE & OTHER PROTECTIVE MEASURES AS REQUIRED AT LIMITS OF CONSTRUCTION.
 - 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.
 - EXCAVATE FOR FOOTINGS AND SWRS. PREPARE GRADE FOR SLAB.
 - INSTALL SWRS, REINFORCING & FORMWORK FOR FOOTINGS.
 - INSTALL C.I.P. CONCRETE FOOTINGS.
 - CONSTRUCT PROPOSED PORTE-COCHERE, GARAGE, AND BUILDING ADDITIONS.
 - COMPLETE ALL FINISHES, DOORS, WINDOWS, FIXTURES, HARDWARE & EQMT.
 - PROPOSED GUTTER LEADERS SHALL BE CONNECTED TO SWRS.
- NOTE: THE SYSTEM MUST NOT BE CONNECTED UNTIL CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.

Existing Site Plan / Removals Plan

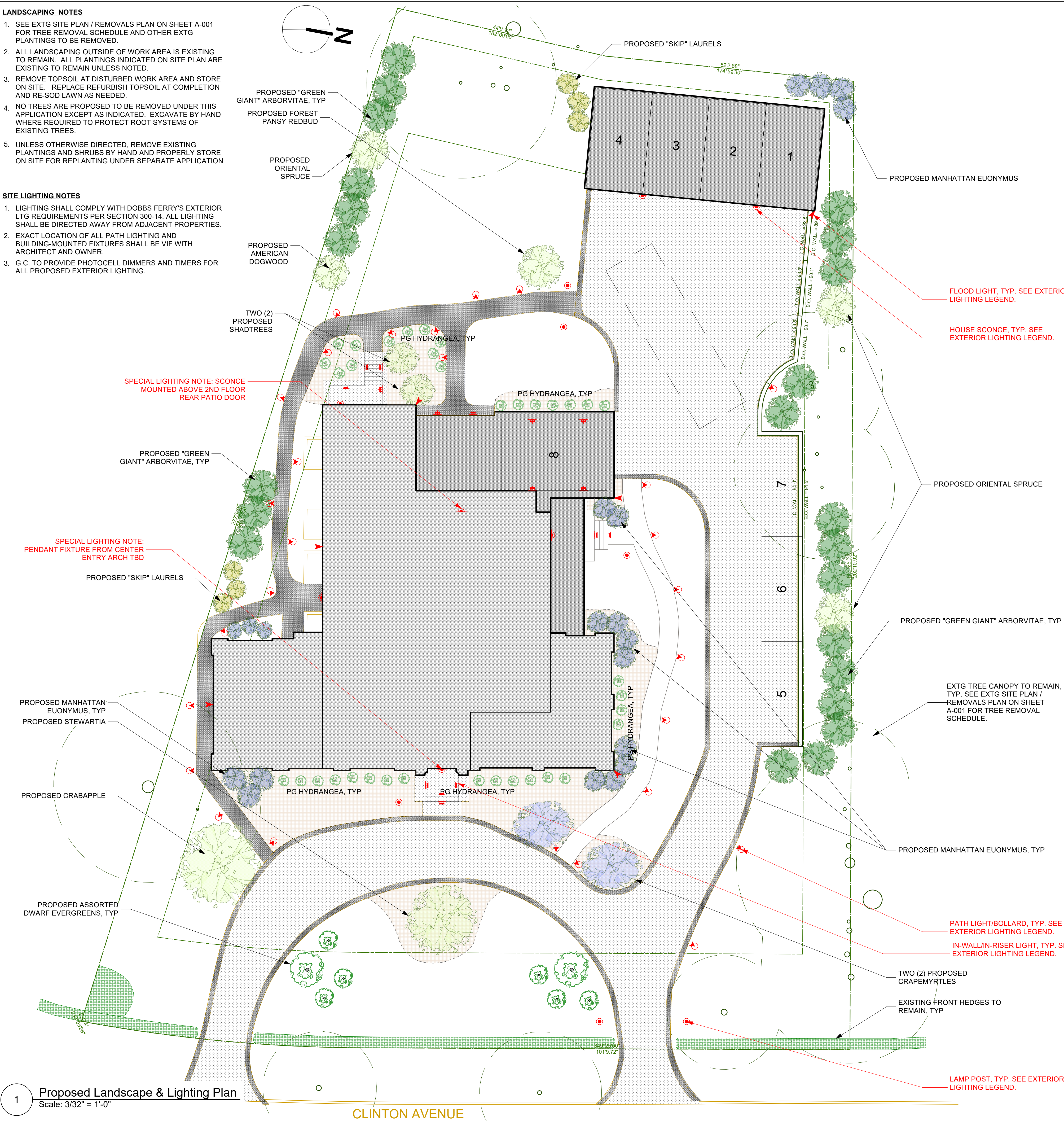
Scale: 1" = 20'-0"

LANDSCAPING NOTES

1. SEE EXTG SITE PLAN / REMOVALS PLAN ON SHEET A-001 FOR TREE REMOVAL SCHEDULE AND OTHER EXTG PLANTINGS TO BE REMOVED.
2. ALL LANDSCAPING OUTSIDE OF WORK AREA IS EXISTING TO REMAIN. ALL PLANTINGS INDICATED ON SITE PLAN ARE EXISTING TO REMAIN UNLESS NOTED.
3. REMOVE TOPSOIL AT DISTURBED WORK AREA AND STORE ON SITE. REPLACE REFURBISH TOPSOIL AT COMPLETION AND RE-SOD LAWN AS NEEDED.
4. 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.
5. UNLESS OTHERWISE DIRECTED, REMOVE EXISTING PLANTINGS AND SHRUBS BY HAND AND PROPERLY STORE ON SITE FOR REPLANTING UNDER SEPARATE APPLICATION

SITE LIGHTING NOTES

1. LIGHTING SHALL COMPLY WITH DOBBS FERRY'S EXTERIOR LTG REQUIREMENTS PER SECTION 300-14. ALL LIGHTING SHALL BE DIRECTED AWAY FROM ADJACENT PROPERTIES.
2. EXACT LOCATION OF ALL PATH LIGHTING AND BUILDING-MOUNTED FIXTURES SHALL BE VIF WITH ARCHITECT AND OWNER.
3. G.C. TO PROVIDE PHOTOCELL DIMMERS AND TIMERS FOR ALL PROPOSED EXTERIOR LIGHTING.



PRELIMINARY PLANTING SCHEDULE

Common Name	Botanical Name	Native?
Ornamental Trees		
Shadtree	Amelanchier canadensis spp.	Yes
Stewartia	Stewartia pseudocamellia	No
Crapemyrtle	Lagerstromia hybrids	No
American Dogwood	Cornus florida	Yes
'Forest Pansy' Redbud	Cercis canadensis 'Forest Pansy'	Yes
Crabapple	Malus varieties	Some varieties
Shrubs		
Fothergilla	Fothergilla gardenii	Yes
Big-leaf Hydrangea	Hydrangea macrophylla	No
Oakleaf Hydrangea	Hydrangea quercifolia	No
Boxwood	Buxus varieties	Some varieties
Dwarf Lilac	Syringa pubescens subsp. patula 'Miss Kim'	No
Dwarf Evergreens	Dwarf White Pine; Dwarf Blue Spruce	Yes
Dwarf Evergreens	Dwarf Mugo Pine	No
PG Hydrangea	Hydrangea paniculata grandiflora varieties	No
Roses	Rosa spp.	Some varieties
'Manhattan' Euonymus	Euonymus kiautschovicus 'Manhattan'	No
'Royal Purple' Smokebush	Cotinus coggrygia 'Royal Purple'	No
Screening Evergreens		
'Green Giant' Arborvitae	Thuja X 'Green Giant'	Yes
'Skip' Laurel	Prunus laurocerasus 'Schipkanensis'	No
Oriental Spruce	Picea orientalis	No

PRELIMINARY LIGHTING PLAN LEGEND

LIGHTING PLAN LEGEND	
	PATHLIGHT - SIM TO VISION-3 PA11B, 5W WARM WHITE LED, DARK AGED BRASS FINISH
	BUILT-IN WALL OR RISER LIGHT - SIM TO B-K BRICKSTAR MR16; 20W, WARM LED LAMP, MITIQUE (AGED) BRASS FINISH
	LAMP POST - FIXTURE SELECTION TO BE DETERMINED
	HOUSE SCONCE - FIXTURE SELECTION TO BE DETERMINED
	SECURITY FLOODLIGHT (AND OPTIONAL CAMERA) - B-K DELTA STAR; WIDE FLOOD, 8W WARM WHITE LED, MITIQUE (AGED) BRASS FINISH
NOTE: ALL EXTERIOR LIGHT FIXTURES SHALL COMPLY WITH VILLAGE EXTERIOR LIGHTING CODE REQUIREMENTS (300-41), INCLUDING THE USE OF FULL CUTOFF STYLE FIXTURES WITH LIGHT LEVELS WITHIN THE LIMITS SET BY THE CODE.	

NO. REVISIONS DATE

NO. ISSUE DATE

1 **Planning Board Revisions** 11/18/2021

2 **Planning Board Corrected** 11/23/2021

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Landscaping & Ext. Lighting Plans

FILE NAME:

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A-003.00