

LOMBARDO'S

10 HAMILTON STREET
DOBBS FERRY, N.Y. 10522



LIST OF DRAWINGS		BUILDING DEPARTMENT	FOR PLANNING BOARD MEETING 01-05-2023
CS	LIST OF DRAWINGS, LOCATION MAPS, DESIGN CRITERIA, AND PERSPECTIVE	● 05-05-2022	● 12-16-2022
GN	GENERAL NOTES, DETAILS, AND LIGHTING PLAN	● 07-27-2022	● 12-16-2022
A - 2	SITE PLAN	● 05-05-2022	● 12-16-2022
A - 2.1	PROPOSED FLOOR PLAN	● 05-05-2022	● 12-16-2022
A - 2.2	PROPOSED FLOOR PLAN		● 12-16-2022
A - 3.1	PERGOLA ELEVATIONS AND RENDERINGS	● 05-05-2022	● 12-16-2022
A - 3.2	STRUCTURE DETAILS		● 12-19-2022

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA													
WIND DESIGN						SUBJECT TO DAMAGE FROM							
GROUND SNOW LOAD	SPECIAL WIND SPEED (MPH)	TOPO EFFECTS	WIND REGION	WINDBORNE DEBRIS ZONE	SEISMIC DESIGN CATEGORY (RCNY ONLY)	WEATHERING	FROST LINE DEPTH	TERMITES	CLIMATE ZONE	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
30 LBS / SQ.FT.	*SPECIAL WIND REGION	NO	YES	NO	C	SEVERE	42"	MODERATE TO HEAVY	4A	YES	**FIRM COMMUNITY PANEL NUMBER 360908	2000	51.6
* 115 MPH to 120 MPH, the special wind region should serve as warning to design professionals in evaluating wind loading conditions. Wind speeds higher than the dreived values taken from Section 1603 of the IRC and Figure R301.2 (4) A of the IRC are likely to occur and should be considered in the design.													
** State if applicable. For flood hazards the Design Professional shall state if they are applicable, Y/N. Verify with FIRM Maps. Maps are available on the FIRMA web site http://www.floodmap.floodsimple.com/													
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENTS													
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			
TABLE R402.1.1 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT													
4A	0.35	0.55	0.4	49	20 OR 13 + 5	8 / 13	19	10 / 13	10 , 2 FT	10 /13			
TABLE R402.1.4 EQUIVALENT FACTORS													
4A	0.35	0.55		0.026	0.06	0.098	0.047	0.047	0.059	0.065			

GENERAL NOTES:

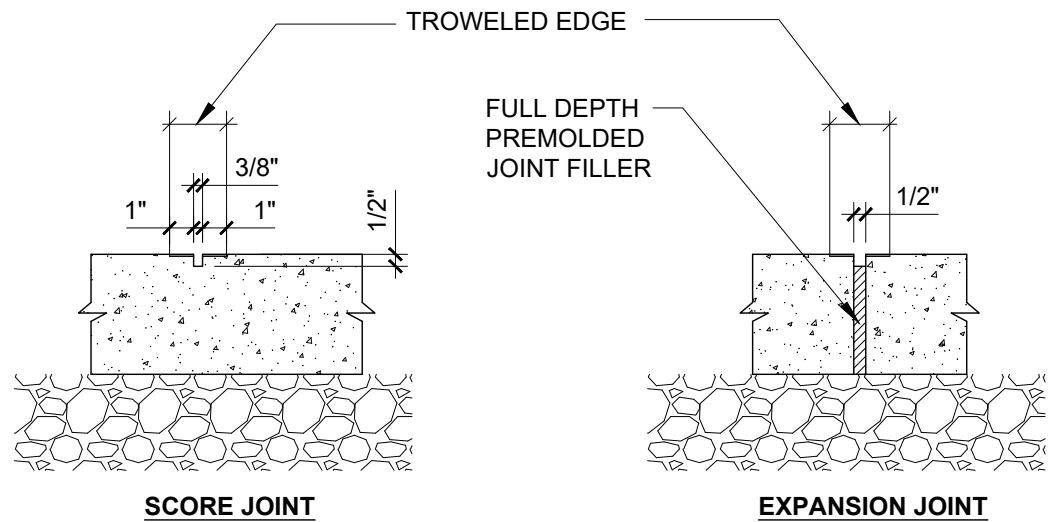
- THIS PROJECT CONSISTS OF THE INSTALLATION OF A PREFABRICATED PERGOLA STRUCTURE THAT WILL BE ATTACHED TO THE EXISTING BUILDING AND TO THE EXISTING CONCRETE PAVING ADJACENT TO THE EXISTING BUILDING. IT IS TECHNICALLY A "TEMPORARY STRUCTURE" IN THAT IT CAN BE REMOVED IN THE FUTURE WITH MINIMAL RESTORATION OF THE EXISTING BUILDING AND PAVING REQUIRED.
- THE EXISTING PAVING AND BUILDING WILL REMAIN WITHOUT MODIFICATION EXCEPT FOR THE ATTACHMENTS OF THE PROPOSED PERGOLA.
- NO LANDSCAPING OR TREE REMOVAL IS REQUIRED FOR THIS WORK.
- NO CHANGES WILL BE REQUIRED TO THE EXISTING STORM DRAINAGE SYSTEM FOR THIS PROJECT.
- NO CHANGES WILL BE REQUIRED TO THE EXISTING UTILITY SERVICE LINES FOR THIS PROJECT.
- THE PROPOSED PERGOLA IS A PRE-ENGINEERED STRUCTURE AND IS SELF-SUPPORTING. WHILE IT IS REQUIRED TO BE SECURED TO THE SITE, IT DOES NOT HAVE A FOUNDATION AND DOES NOT IMPOSE ADDITIONAL LOADS ONTO THE EXISTING BUILDING OR OTHER STRUCTURES.
- THERE ARE NO NATURAL FEATURES, WETLANDS, HYDROLOGIC FEATURES AFFECTED BY THIS PROJECT.
- THE PROPOSED PERGOLA DOES NOT CHANGE THE STATUS OF THE EXISTING DEVELOPMENT OF RIVERTOWNS SQUARE TO THE FLOODPLAINS OF THE SAW MILL RIVER.
- THE PROPOSED PERGOLA DOES NOT CHANGE VEHICULAR WAYS INCLUDING INGRESS AND EGRESS.
- THE PROPOSED PERGOLA WILL OCCUPY AN EXISTING PAVED AREA THAT IS DESIGNATED AS THE EXTERIOR DINING AREA FOR THE EXISTING RESTAURANT. IT WILL NO LONGER BE POSSIBLE FOR PEDESTRIANS TO WALK THROUGH THE EXTERIOR DINING AREA WITHOUT HAVING ACCESS TO THE DOORS TO THE PERGOLA. HOWEVER, THE PERGOLA WILL NOT AFFECT ACCESS FROM THE SIDEWALK ON HAMILTON STREET VIA THE ADA RAMP TO THE OTHER BUSINESSES ADJACENT TO THE RESTAURANT ON HAMILTON. SIMILARLY, THERE IS AN ADA RAMP ADJACENT TO THE ELEVATOR ON HAMILTON THAT PROVIDES ACCESS TO THE PARKING LOT AND THE OTHER BUSINESSES THAT ARE ON THE PARKING LEVEL, SO PEDESTRIAN INGRESS AND EGRESS WILL NOT BE AFFECTED TO THE LOT AND THOSE STORES EITHER.
- THERE IS AN EXISTING REQUIRED EXIT DOOR FROM THE RESTAURANT THAT CURRENTLY ACCESSES THE EXISTING EXTERIOR DINING AREA. THIS DOOR WILL REMAIN UNCHANGED EXCEPT THAT IT WILL NOW ACCESS THE PERGOLA. THERE ARE TWO DOUBLE DOORS INTEGRAL TO THE PERGOLA THAT PROVIDE EGRESS AND EGRESS TO THE PERGOLA. THESE DOORS COMPLY WITH THE EXIT REQUIREMENTS FROM THE RESTAURANT. THE EGRESS UNITS IN COMPLIANCE WITH THE NEW YORK STATE BUILDING CODE HAS BEEN INCLUDED IN A TABLE ON THE CONSTRUCTION DOCUMENTS.
- THE PROPOSED PERGOLA PROVIDES 60 SEATS, WHICH MATCHES THE EXISTING EXTERIOR DINING AREA. THERE IS NO CHANGE TO THE PARKING REQUIREMENTS AS A RESULT OF THE PROPOSED PERGOLA. NO EXISTING PARKING SPACES WILL BE AFFECTED BY THE PROPOSED PERGOLA.
- THE EXISTING SIGNAGE ON THE BUILDING WILL NOT BE AFFECTED BY THE PROPOSED PERGOLA. ANY ADDITIONAL SIGNAGE WILL BE HANDLED BY SEPARATE APPLICATION. NO NEW SIGNAGE IS INCLUDED FOR THE PROPOSED PERGOLA.
- NEW LIGHTING FIXTURES COMPLIANT WITH NIGHT SKY POLLUTION AND LIGHT TRESPASS REQUIREMENTS IN SECTION 300-11.4 IN THE DOBBS FERRY VILLAGE CODE WILL BE PROVIDE ADJACENT TO THE TWO EXIT DOORS ON THE PERGOLA STRUCTURE.
- NO PUBLIC ADDRESS SYSTEM IS PROPOSED FOR THE PERGOLA.
- IN THE EVENT THAT THE PROPOSED WORK AFFECTS AN EXISTING SIDEWALK OR CONCRETE PAVED AREA, EACH SLAB OF CONCRETE CUT OR DAMAGED SHALL BE REPLACED BY NEW CONCRETE AND NO PATCHING WILL BE PERMITTED. A DETAIL FOR CONCRETE SIDEWALK REPAIR HAS BEEN INCLUDED ON THE CONSTRUCTION DOCUMENTS.
- THIS PROJECT DOES NOT ANTICIPATE ANY WORK BEING DONE ON OR IN THE VICINITY OF THE EXISTING PAVED ROADWAY, EXISTING CURBS, OR THE EXISTING PAVED PARKING AREA.
- SITE INGRESS AND EGRESS WILL NOT BE AFFECTED BY THIS PROJECT.
- NO SITE GRADING IS PROPOSED BY THIS PROJECT
- NO WORK ON OR IN THE VICINITY OF THE EXISTING UTILITIES IS PROPOSED BY THIS PROJECT.
- THIS PROJECT DOES NOT AFFECT THE EXISTING SNOW PILING AREAS, THE EXISTING REFUSE AREAS WITH ENCLOSURES, ANY EXISTING TREES OR LANDSCAPING, OR RETAINING WALLS.
- THE PROPOSED PROJECT DOES NOT INCLUDE ANY LANDSCAPING OR CHANGE TO EXISTING GRADING AND STORM WATER DRAINAGE.
- THE PROPOSED PROJECT WILL NOT INCREASE THE NOISE LEVEL OF THE EXISTING PROPERTY USE.
- THE PROPOSED PROJECT IS FULLY ADA COMPLIANT.
- NO SWPPPS IS REQUIRED FOR THIS PROJECT.

26. SITE PLAN NOTES:

- WHILE THE PROJECT WILL NOT REQUIRE ANY ROCK BLASTING, IT IS UNDERSTOOD THAT, SHOULD ROCK BLASTING BE REQUIRED, A PERMIT APPLICATION IN ACCORDANCE WITH CHAPTER 125 - BLASTING AND EXPLOSIVES OF THE VILLAGE OF DOBBS FERRY CODE MUST BE SUBMITTED TO THE VILLAGE BY THE APPLICANT FOR REVIEW/APPROVAL.
- THE VILLAGE ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES, IF DEEMED APPROPRIATE TO MITIGATE UNFORESEEN SILTATION AND EROSION OF DISTURBED SOILS.
- WHILE NO WORK ON DRIVEWAYS OR DRAINAGE IMPROVEMENTS IS PROPOSED FOR THIS PROJECT, BUILT PLANS OF THE DRIVEWAY AND DRAINAGE IMPROVEMENTS, IF THEY ARE CHANGED IN ANY WAY SHALL BE SUBMITTED TO THE VILLAGE ENGINEER FOR REVIEW PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- WHILE NO FILL MATERIAL IS ANTICIPATED AS BEING REQUIRED FOR THIS PROJECT, IF FILL MATERIAL IS IMPORTED TO THE SITE, IT SHALL BE CERTIFIED IN WRITING BY A NEW YORK 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 GUARANTY, WHICH SHALL BE IN AN AMOUNT DETERMINED BY THE PLANNING BOARD AND THE VILLAGE ENGINEER AND IN A FORM SATISFACTORY TO THE VILLAGE ATTORNEY.

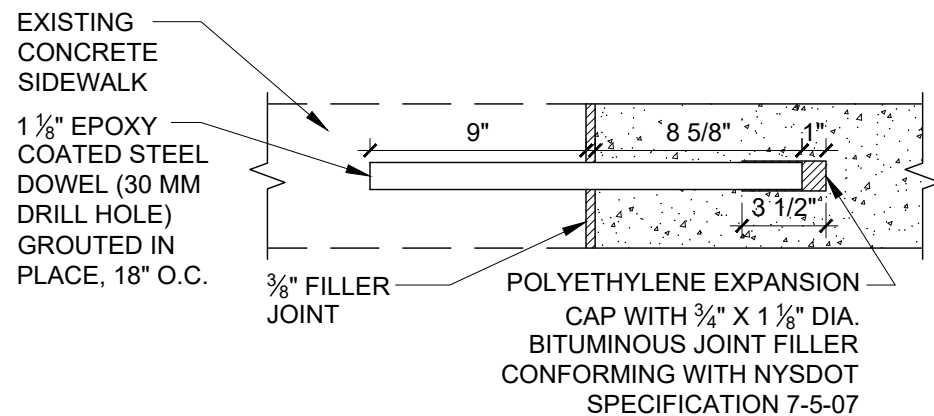
CONSTRUCTION SEQUENCE NOTES:

- PRIOR TO INITIATING ANY WORK AT THE SITE, THE GENERAL CONTRACTOR SHALL CONDUCT A SITE MEETING WITH THE CONSTRUCTION MANAGER, PROJECT ENGINEER, AND BUILDING INSPECTOR TO DISCUSS THE SCHEDULE AND CONFIRM SITE CONDITIONS.
- INSTALL A CHAIN LINK CONSTRUCTION FENCE AROUND THE WORK AREA TO PREVENT UNAUTHORIZED PEOPLE FROM ENTERING THE WORK AREA. THIS FENCING SHALL BE SECURED WITHOUT DISTURBING THE EXISTING CONCRETE SIDEWALKS AND PAVED AREAS. WEIGHTED STANDS SHALL BE USED.
- ESTABLISH A CONSTRUCTION STAGING AREA FOR THE STORAGE OF CONSTRUCTION COMPONENTS.
- THE BUILDING INSPECTOR AND VILLAGE ENGINEER MAY REQUIRE ADDITIONAL SITE PROTECTION MEASURES, IF DEEMED NECESSARY TO MITIGATE SITE CONDITIONS.
- MAINTAIN THE SITE FREE OF DEBRIS AT ALL TIMES. REMOVE DUMPSTERS WITHIN 24 HOURS OF BEING FILLED.
- SURVEY AND MARK THE FOOTPRINT OF THE PROPOSED STRUCTURE.
- WHILE THIS IS A "TEMPORARY" PERGOLA STRUCTURE, IT SHALL BE SECURED TO THE EXISTING CONCRETE PAVING AND WALKWAY.
- DRILL REQUIRED HOLES FOR THE INSTALLATION OF THE ANCHORS THAT WILL SECURE THE PERGOLA STRUCTURE. CARE SHALL BE TAKEN TO AVOID DAMAGING THE EXISTING CONCRETE PAVING AND WALKWAYS. IN THE EVENT THAT ANY OF THE EXISTING PAVING IS CRACKED OR OTHERWISE DAMAGED, THE DAMAGED AREA SHALL BE CUT OUT WITH A CONCRETE SAW AND REPLACED WITH STEEL REBAR ANCHORED TO THE EXISTING CONCRETE AND POURED CONCRETE TO MATCH THE EXISTING IN STRENGTH, THICKNESS, COLOR AND FINISH.
- INSTALL THE BASE STRUCTURE WITH A GASKET SEALING THE JOINT BETWEEN THE BASE STRUCTURE AND THE CONCRETE PAVING TO BE WATER-TIGHT.
- PROCEED WITH THE INSTALLATION OF THE PERGOLA STRUCTURAL KIT, SECURING THE FRAMING TO THE EXISTING BUILDING AS REQUIRED. CARE SHALL BE TAKEN TO ATTACH THE STRUCTURAL MEMBERS OF THE PERGOLA TO THE EXISTING BUILDING WITHOUT DAMAGE TO THE BUILDING, INCLUDING ADJACENT AREAS. THE CONNECTION OF THE PERGOLA STRUCTURE TO THE EXISTING BUILDING SHALL INCLUDE A GASKET AND CAULKING TO CREATE A WEATHER-TIGHT CONNECTION.
- INSTALL THE ELECTRICAL WORK REQUIRED FOR THE PERGOLA ROOM. ALL ELECTRICAL WORK SHALL BE UL INSPECTED PRIOR TO BEING CONCEALED.
- COMPLETE THE INSTALLATION OF THE PERGOLA STRUCTURE INCLUDING ALL FLASHING, FINISHED MATERIALS, AND GLASS ROOF AND WINDOW PANELS.
- CONFIRM PROPER OPERATION OF ALL RETRACTABLE PANELS AND ADJUST AS REQUIRED FOR PROPER OPERATION.
- FOLLOWING COMPLETION OF THE PERGOLA CONSTRUCTION, HAVE AN AS-BUILT SURVEY PREPARED FOR SUBMISSION TO THE BUILDING INSPECTOR'S OFFICE.
- AFTER CONSTRUCTION IS COMPLETE REMOVE ALL CONSTRUCTION FENCING.
- RESTORE ANY ADJACENT AREAS OF PAVING AND THE EXISTING BUILDING AFFECTED BY THE CONSTRUCTION TO PRE-CONSTRUCTION CONDITION TO THE SATISFACTION OF THE VILLAGE BUILDING INSPECTOR AND THE OWNER.
- SUBMIT "AS-BUILT" DRAWINGS OF THE COMPLETED WORK INCLUDING ALL SITE IMPROVEMENTS TO THE BUILDING DEPARTMENT.
- OBTAIN THE CERTIFICATE OF OCCUPANCY FOLLOWING FINAL INSPECTION BY THE BUILDING INSPECTOR.



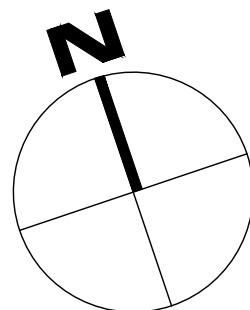
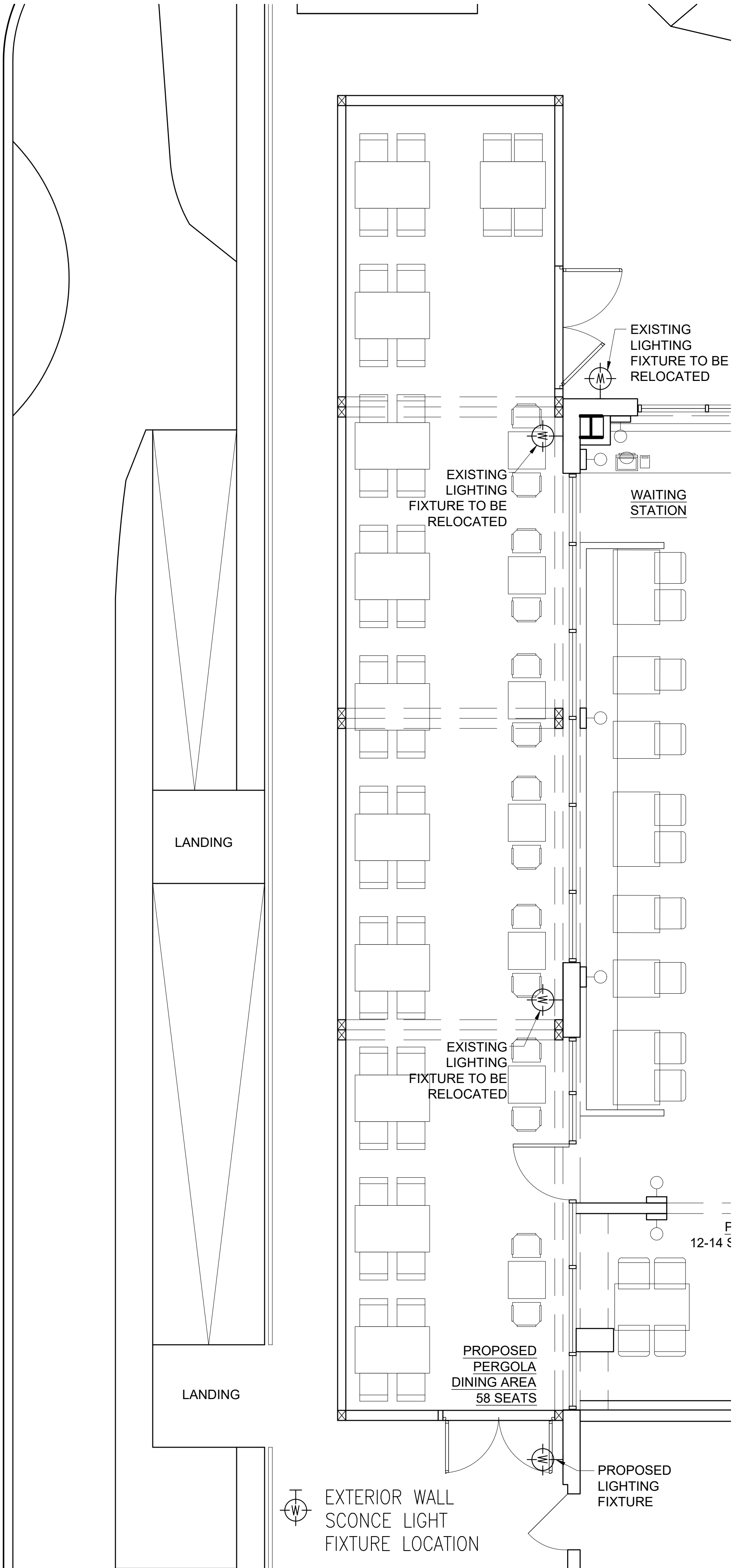
CONCRETE
SIDEWALK DETAIL

NOT TO SCALE



CONCRETE SIDEWALK
REPAIR DETAIL

NOT TO SCALE



LIGHTING PLAN

SCALE : 1/4" = 1'-0" GRAPHIC SCALE IN FEET

0 2 4 8

FOR PRELIMINARY REVIEW
NOT FOR CONSTRUCTION

TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGMENT OF THE UNDERSIGNED, THE PLANS AND SPECIFICATIONS DEPICTED ON THESE DRAWINGS ARE IN COMPLIANCE WITH THE APPLICABLE PROVISION OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE CURRENTLY IN EFFECT



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PROJECT TITLE:
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PROJECT NO.: 2203

**GOTHAM
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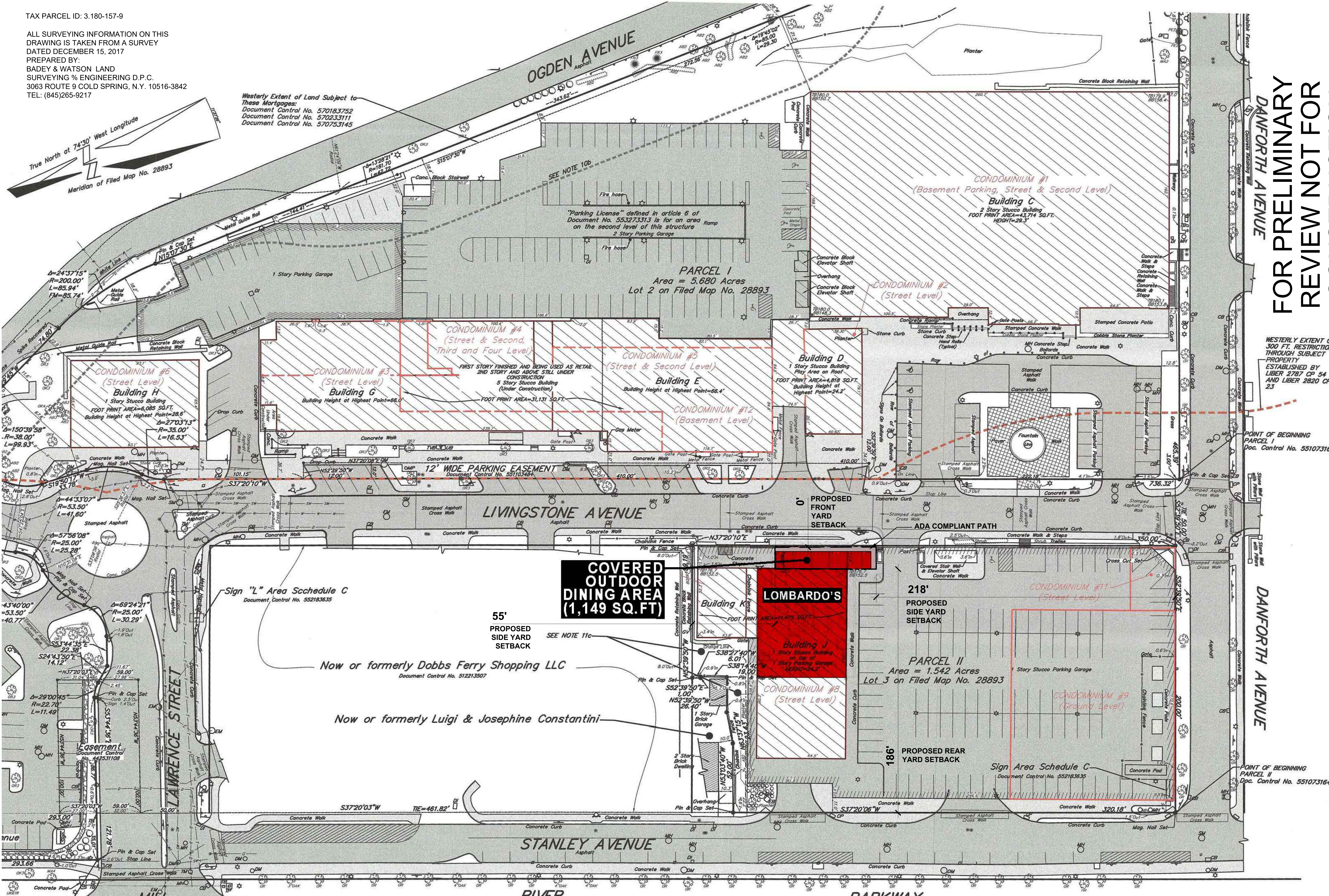
ISSUED / REVISIONS
12-16-2022 DOBBS REVIS
LIGHTING PLAN UPDATED WITH
SMALLER PERGOLA.

SHEET TITLE:
**GENERAL
NOTES LIGHTING PLAN
AND DETAILS**

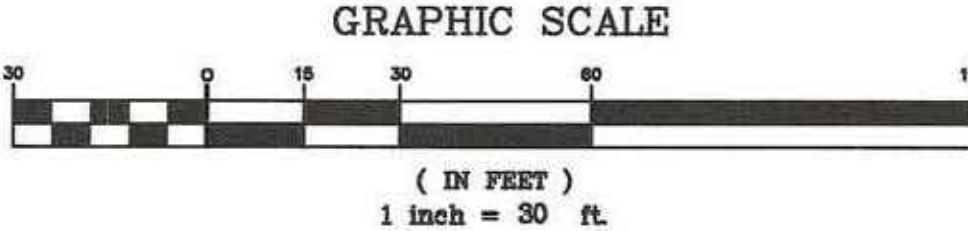
DATE: 07/27/2022
DRAWN BY: SSJ
SCALE: AS NOTED
CHECKED BY:

GN

ALL SURVEYING INFORMATION ON THIS
DRAWING IS TAKEN FROM A SURVEY
DATED DECEMBER 15, 2017
PREPARED BY:
BADEY & WATSON LAND
SURVEYING % ENGINEERING D.P.C.
3063 ROUTE 9 COLD SPRING, N.Y. 10516-3842
TEL: (845)265-9217

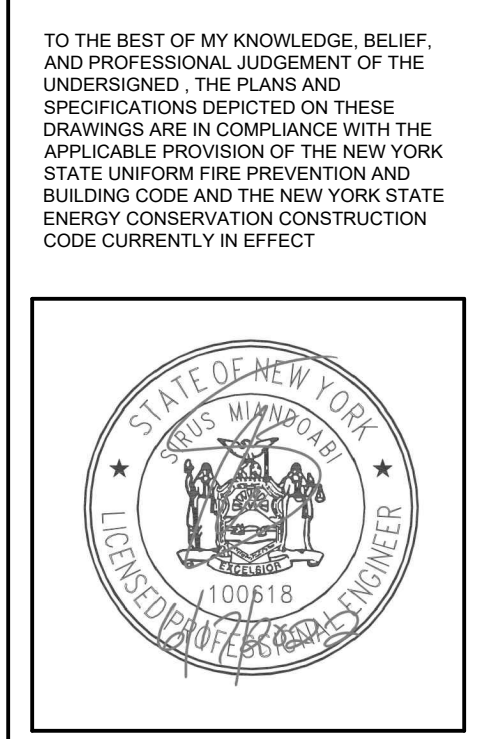


IT OF BEGINNING
CEL III
Control No. 551073164



2 SITE PLAN
SCALE: 1" = 30'-0"

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ISSUED / REVISIONS
07-28-2022 ADDED YARD SETBACKS
12-16-2022 REVIS
SITE PLAN UPDATED WITH
REVISED PERGOLA DIMENSIONS

SHEET TITLE:
**PROPOSED
SITE PLAN**
DATE: 4/7/2022
DRAWN BY: SSJ
SCALE: AS NOTED
CHECKED BY:

A-2

HAMILTON ST.

CONCRETE CURB

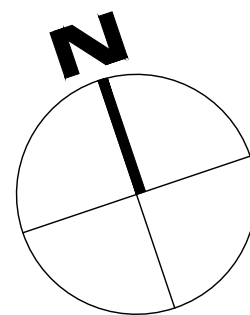
CONCRETE WALK

PROPOSED OUTDOOR
COVERED DINING
AREA (PERGOLA):
1,149 SQ.FT
(60 SEATS)

EXISTING RESTAURANT
5,508 SQ.FT (135 SEATS)

LOMBARDO'S EGRESS TABLE				
EGRESS COMPONENT	OCCUPANT LOAD	COMPONENT WIDTH (IN)	CALC. WIDTH	REQUIRED WIDTH (IN)
(2) DOORS	195	144 INCHES	195 X .2IN	39"
aisle	195	42 INCHES	195 X .2IN	39"

LOMBARDO'S PLUMBING FIXTURES TABLE		
	TOILETS	LABORATORY
MALE	2 150 PATRONS	2 400 PATRONS
FEMALE	2 150 PATRONS	2 400 PATRONS



FLOOR PLAN

SCALE : 1/4" = 1'-0" GRAPHIC SCALE IN FEET

0 2 4 8

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PROJECT NO.: 2203

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ISSUED / REVISIONS

SHEET TITLE:
**PROPOSED
FLOOR PLAN**

DATE: 4/7/2022	DRAWN BY: SSJ
SCALE: AS NOTED	CHECKED BY:

A-2.1

HAMILTON ST.

CONCRETE CURB

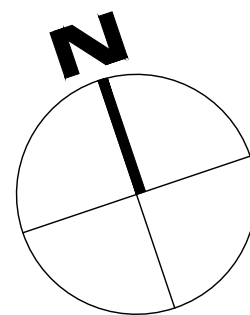
CONCRETE WALK

RAMP

RAMP

LANDING

LANDING



FLOOR PLAN

SCALE : 1/4" = 1'-0" GRAPHIC SCALE IN FEET

0 2 4 8

EXISTING
PLANTER

ADA COMPLIANT PATH

PROPOSED OUTDOOR
COVERED DINING
AREA (PERGOLA):
859 SQ.FT
58 SEATS)

79'-4"

41'-5"

7'-0"

20'-3"

EXISTING RESTAURANT
5,508 SQ.FT (135 SEATS)

WAITING
STATION

6'-6"

EXISTING

PIZZA
8 SEATS
(EXISTING)

PIZZA
PREP

LOUNGE
24 SEATS
(EXISTING)

29'-10"

DINING
ROOM
77 SEATS
(EXISTING)

BAR
12 SEATS (EXISTING)

WAITING
STATION

WOMEN

MEN

SERVICE

KITCHEN

BEVERAGE STORAGE

BEER BOOLER

STORAGE

PARTY AREA
12-14 SEATS (EXISTING)

PROPOSED
PERGOLA
DINING AREA
58 SEATS

MINIMUM EGRESS
DOOR OPENING

3'-6"

3'-11"

16'-0"

12'-1"

3"

5"

8'-10 1/2"

3'-6"

6'-0"

5"

6'-0"

3'-6"

20'-11 1/2"

ADA COMPLIANT PATH

16'-8 1/2"

16'-8 1/2"

71'-1"

ADA COMPLIANT PATH

16'-8 1/2"

16'-8 1/2"

4'-2 1/2"

3'-6"

MINIMUM EGRESS
AISLE

4'-6"

5'-0"

19'-4"

6'-0"

2'-8 1/2"

6'-0"

MINIMUM EGRESS
DOOR OPENING

6'-0"

41'-5"

79'-4"

20'-3"

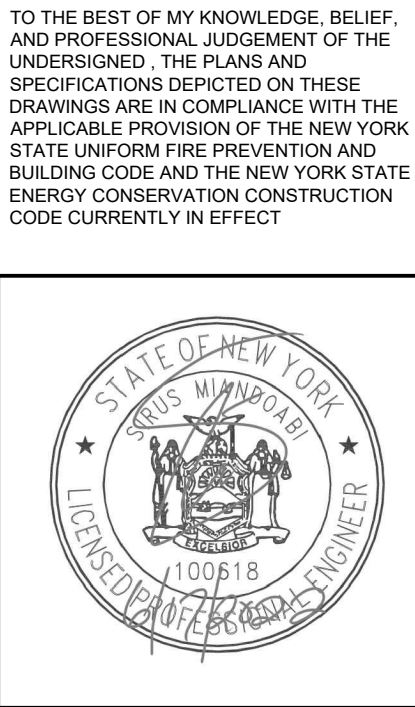
7'-0"

4'-4 3/4"

EXISTING PLANTER

LOMBARDO'S EGRESS TABLE				
EGRESS COMPONENT	OCCUPANT LOAD	COMPONENT WIDTH (IN)	CALC. WIDTH	REQUIRED WIDTH (IN)
(2) DOORS	195	144 INCHES	195 X .2IN	39"
AISLE	195	42 INCHES	195 X .2IN	39"

LOMBARDO'S PLUMBING FIXTURES TABLE		
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FEMALE	2 150 PATRONS	2 400 PATRONS



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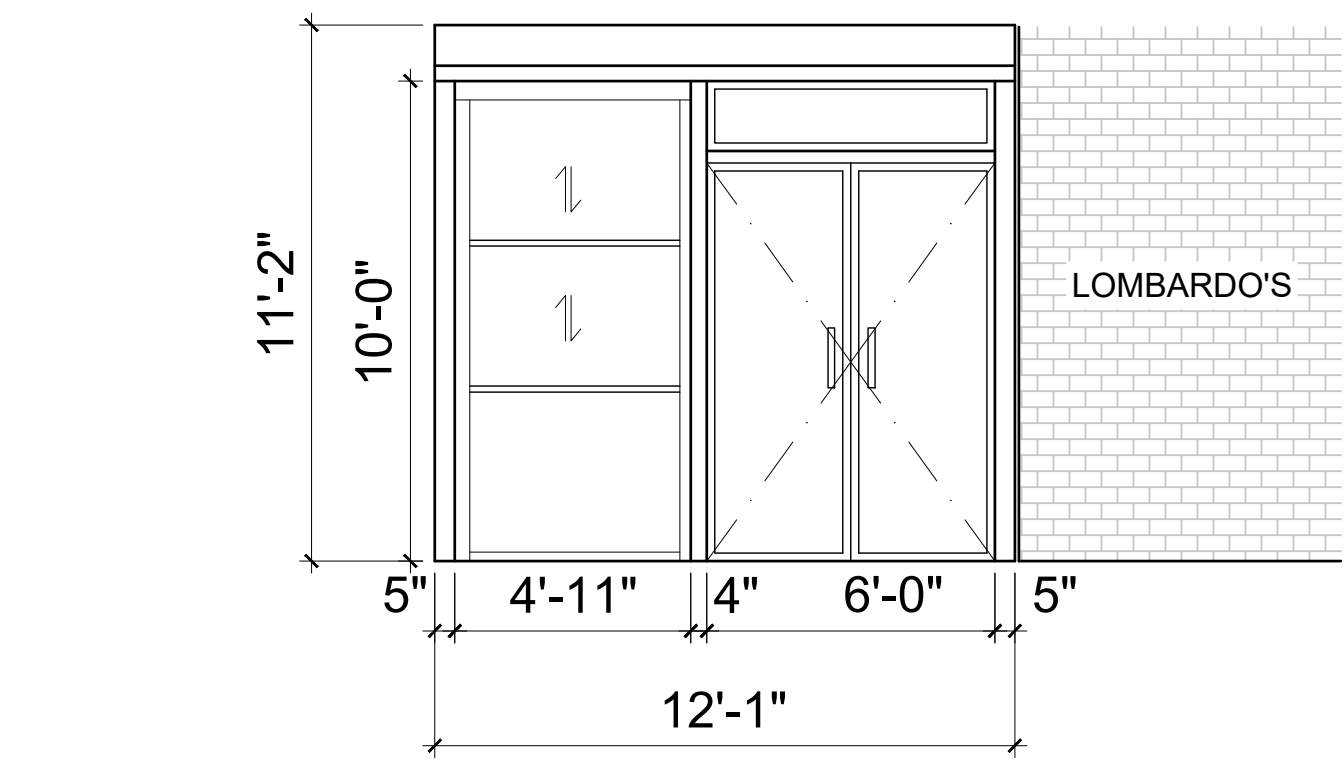
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ISSUED / REVISIONS
11.29.22 REVIS
CHANGED THE DIMENSION OF
THE PROPOSED PERGOLA
TO CREATE ADA PATH FROM
PARKING LOT TO URGENT CARE.

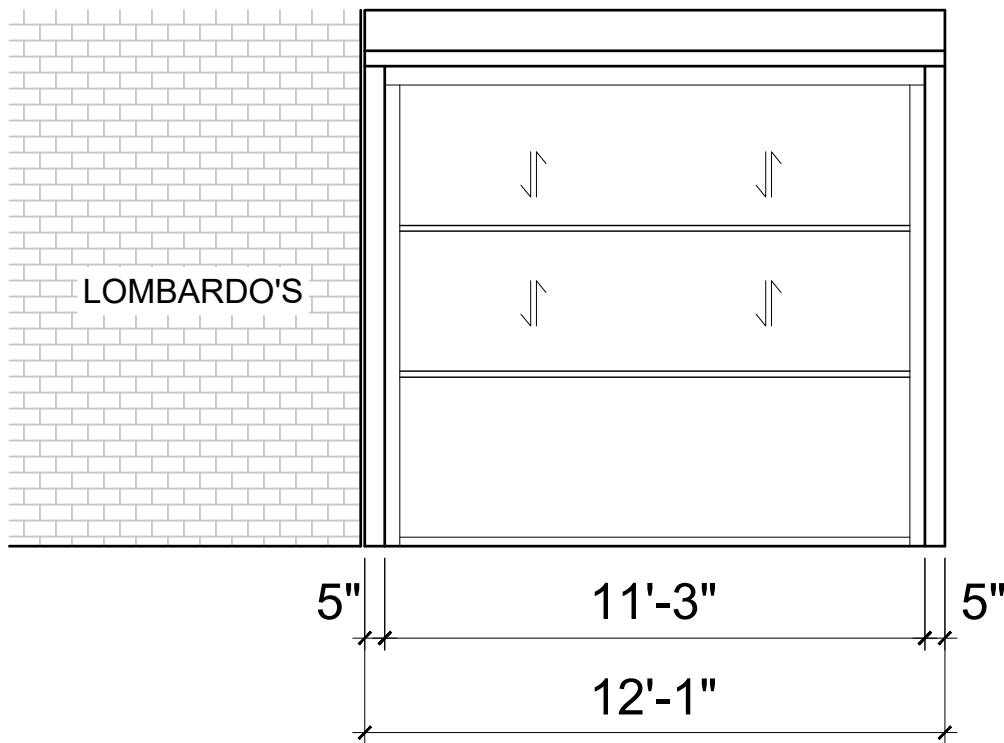
SHEET TITLE:
**PROPOSED
FLOOR PLAN**

DATE: 11/29/2022	DRAWN BY: SSJ
SCALE: AS NOTED	CHECKED BY:

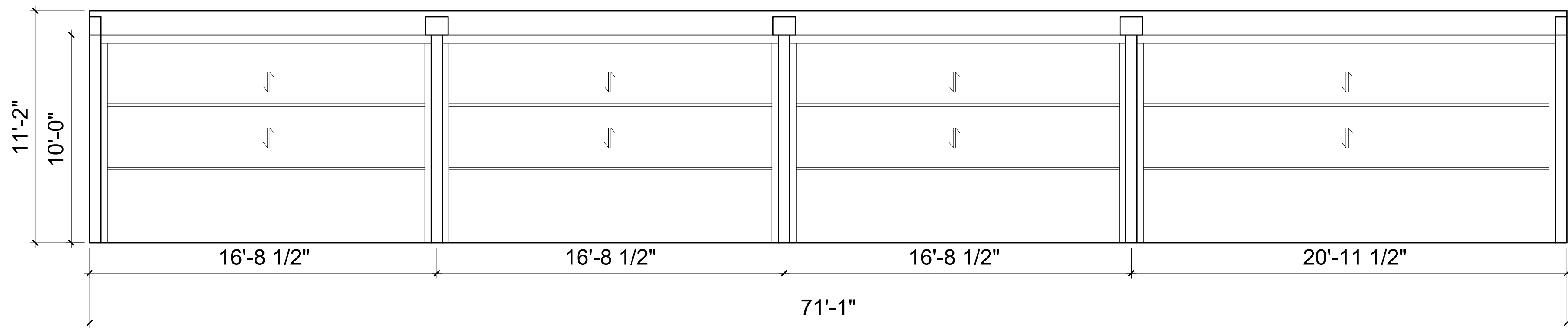
A-2.2



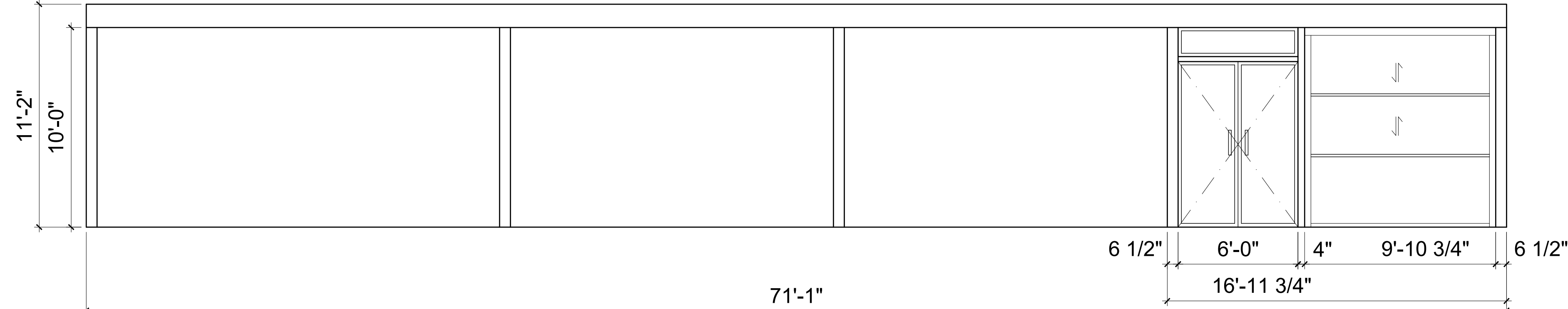
NORTH ELEVATION
SCALE : 1/4" = 1'-0"
GRAPHIC SCALE IN FEET
0 1 2 4 8



SOUTH ELEVATION
SCALE : 1/4" = 1'-0"
GRAPHIC SCALE IN FEET
0 1 2 4 8



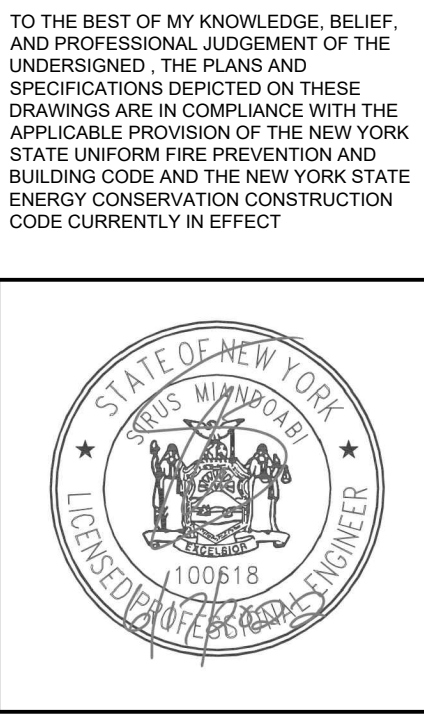
WEST ELEVATION
SCALE : 1/4" = 1'-0"
GRAPHIC SCALE IN FEET
0 1 2 4 8



EAST ELEVATION
SCALE : 1/4" = 1'-0"
GRAPHIC SCALE IN FEET
0 1 2 4 8



FOR PRELIMINARY REVIEW
NOT FOR CONSTRUCTION



WARNING :
IT IS A VIOLATION OF THE NEW YORK STATE
EDUCATIONAL LAW ARTICLE 146 SECTION 7009
FOR ANY PERSON UNLESS HE OR SHE IS
ACTIVE UNDER THE DIRECTION OF A LICENSED
PROFESSIONAL ARCHITECT, ENGINEER OR
LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY.



PROJECT TITLE:
**LOMBARDO'S
RESTAURANT**
10 HAMILTON ST.
DOBBS FERRY, NY, 10522
PROJECT NO.: **2203**

**GOTHAM
DESIGN**
PLANNING AND
DEVELOPMENT LTD.

329 Broadway
Dobbs Ferry, N.Y. 10522
Phone: (914) 693-5093
Fax: (914) 693-5390
email: arch329@gmail.com

ISSUED / REVISIONS
12-14-22
REVISED ELEVATIONS TO
REFLECT UPDATED PLAN THAT
REDUCES THE SIZE OF THE
PERGOLA, AND UPDATED
RENDERINGS.

SHEET TITLE:
**PROPOSED
ELEVATIONS AND
RENDERINGS**

DATE:
4/7/2022
SCALE:
AS NOTED
DRAWN BY:
SSJ
CHECKED BY:

A-3.1



RENDERINGS OF STRUCTURE BY DESIGNER.
COLOR SI-9006 "FINE STRUCTURE MATT"

CLOSELY MATCHES THE EXISTING COLOR
OF THE ALUMINUM STOREFRONT.
ROOF COLOR MATCHES THE EXISTING
COLOR OF THE STONE FACADE.



ROOF COLOR FROM
EXAMPLE BY DESIGNER



PICTURE OF EXISTING
CONDITIONS

The image was taken outdoors in daylight.
It may differ 20% with the actual appearance.



FOR PRELIMINARY REVIEW
NOT FOR CONSTRUCTION

TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGMENT OF THE UNDERSIGNED, THE PLANS AND SPECIFICATIONS DEPICTED ON THESE DRAWINGS ARE IN COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE CURRENTLY IN EFFECT.

INTEGRAL ENGINEERING SERVICES
27 Main Street • a
Dobbs Ferry, NY 10522
914-274-8874 • o
914-774-0343 • m
info@integralengr.com • e
www.integralengr.com • w

PROJECT TITLE:
LOMBARDO'S RESTAURANT
10 HAMILTON ST.
DOBBS FERRY, NY, 10522
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ISSUED / REVISIONS

SHEET TITLE: STRUCTURE DETAILS	
DATE: 12/19/2022	DRAWN BY: SSJ
SCALE: AS NOTED	CHECKED BY:

A-3.2