

LOMBARDO'S

10 HAMILTON STREET
DOBBS FERRY, N.Y. 10522

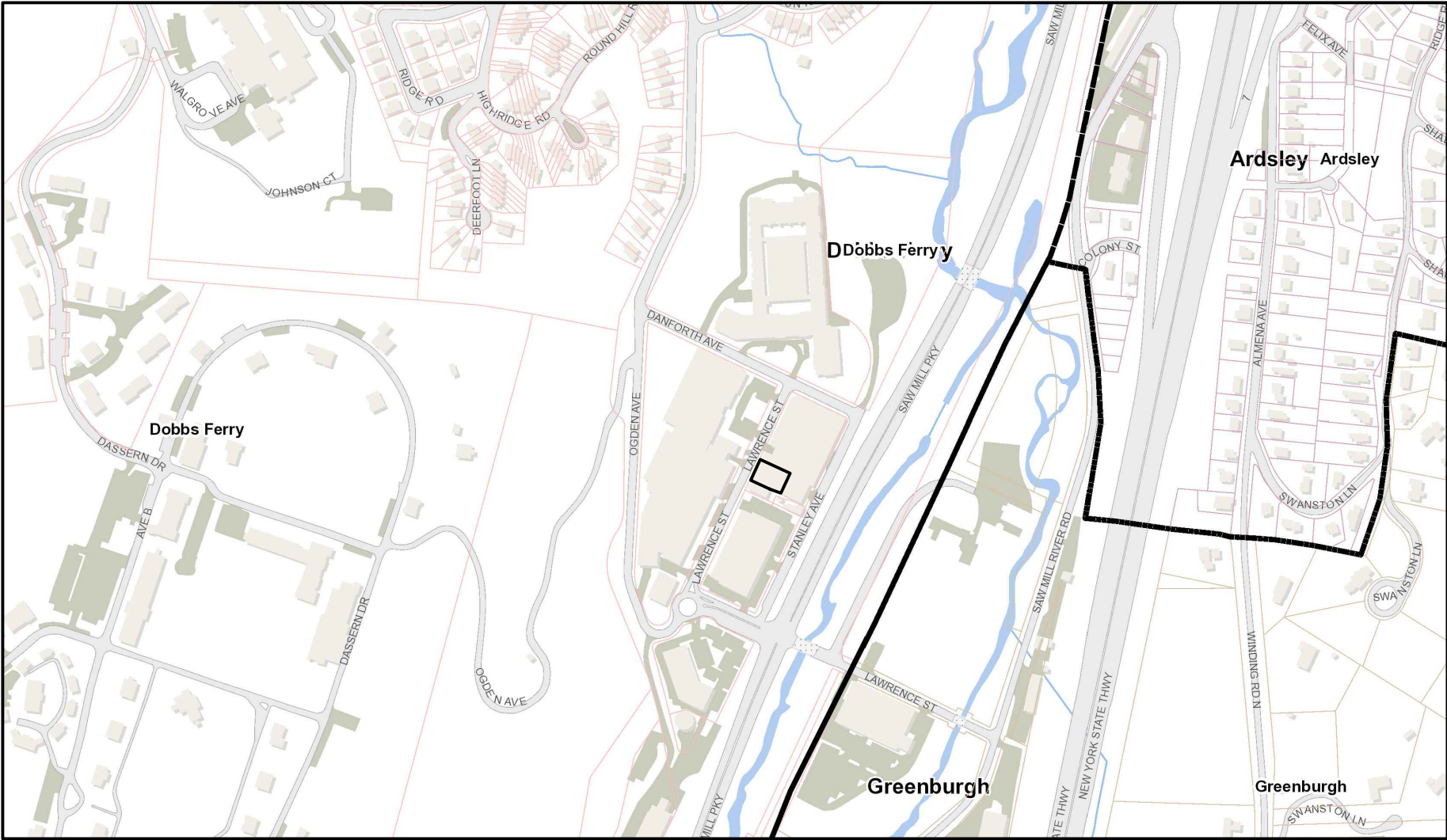


LIST OF DRAWINGS			BUILDING DEPARTMENT
CS	LIST OF DRAWINGS, LOCATION MAPS, DESIGN CRITERIA, AND PERSPECTIVE		● 05-05-2022
A - 2	SITE PLAN		● 05-05-2022
A - 2.1	PROPOSED FLOOR PLAN		● 05-05-2022
A - 3.1	PERGOLA ELEVATIONS AND RENDERINGS		● 05-05-2022

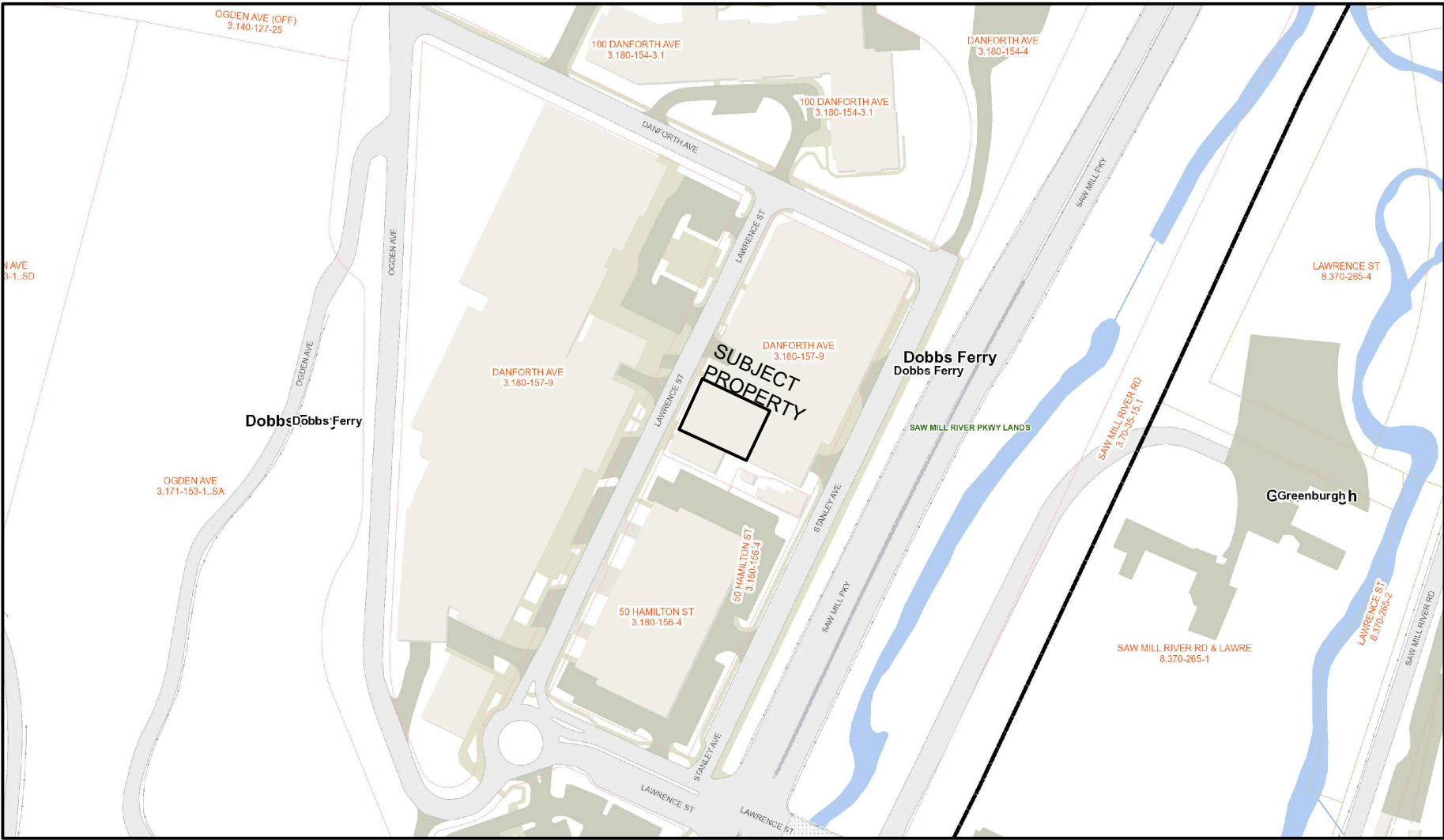
PROJECT DESCRIPTION
THIS PROJECT CONSISTS OF THE ADDITION OF A QUASI - ENCLOSED OUTDOOR SEATING AREA CREATED AS A PERGOLA. THE PERGOLA WILL ACCOMMODATE 60 SEATS, INCREASING THE OCCUPANCY FROM THE EXISTING 135 TO 190. THE PERGOLA STRUCTURE WILL HAVE LOUVER PANELS ON THE ROOF THAT RETRACT IN GOOD WEATHER, AND SIMILARLY RETRACTABLE WINDOWS. THERE WILL BE TWO MEANS OF EGRESS FROM THE ENCLOSURE.

ZONING			
CP DISTRICT			
PARCEL II	REQUIRED / ALLOWED	EXISTING	PROPOSED
MINIMUM LOT AREA	PARCEL II: 1.542 ACRES TOTAL: 8.847 ACRES	1.542 ACRES	
MAX. NMBR OF STORIES	5	2	2
MAXIMUM BLDG COVERAGE	30%	17.1%	18.8%
MAX. BLDG HEIGHT	65 FT	24.2 FT	24.2 FT
MINIMUM FRONT YARD	0 - 10 FT	17.4 FT	± 1.5 FT
MINIMUM SIDE YARD 1	10 FT	±239 FT	± 218 FT
MINIMUM SIDE YARD 2	10 FT	±2.5 FT	± 55 FT
MINIMUM REAR YARD	20 FT	±41 FT	± 186 FT

FOR PRELIMINARY REVIEW,
NOT FOR CONSTRUCTION.



SITE LOCATION MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE



AERIAL LOCATION MAP
NOT TO SCALE

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.

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Integral Engineering Services
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www.integralengr.com : w

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

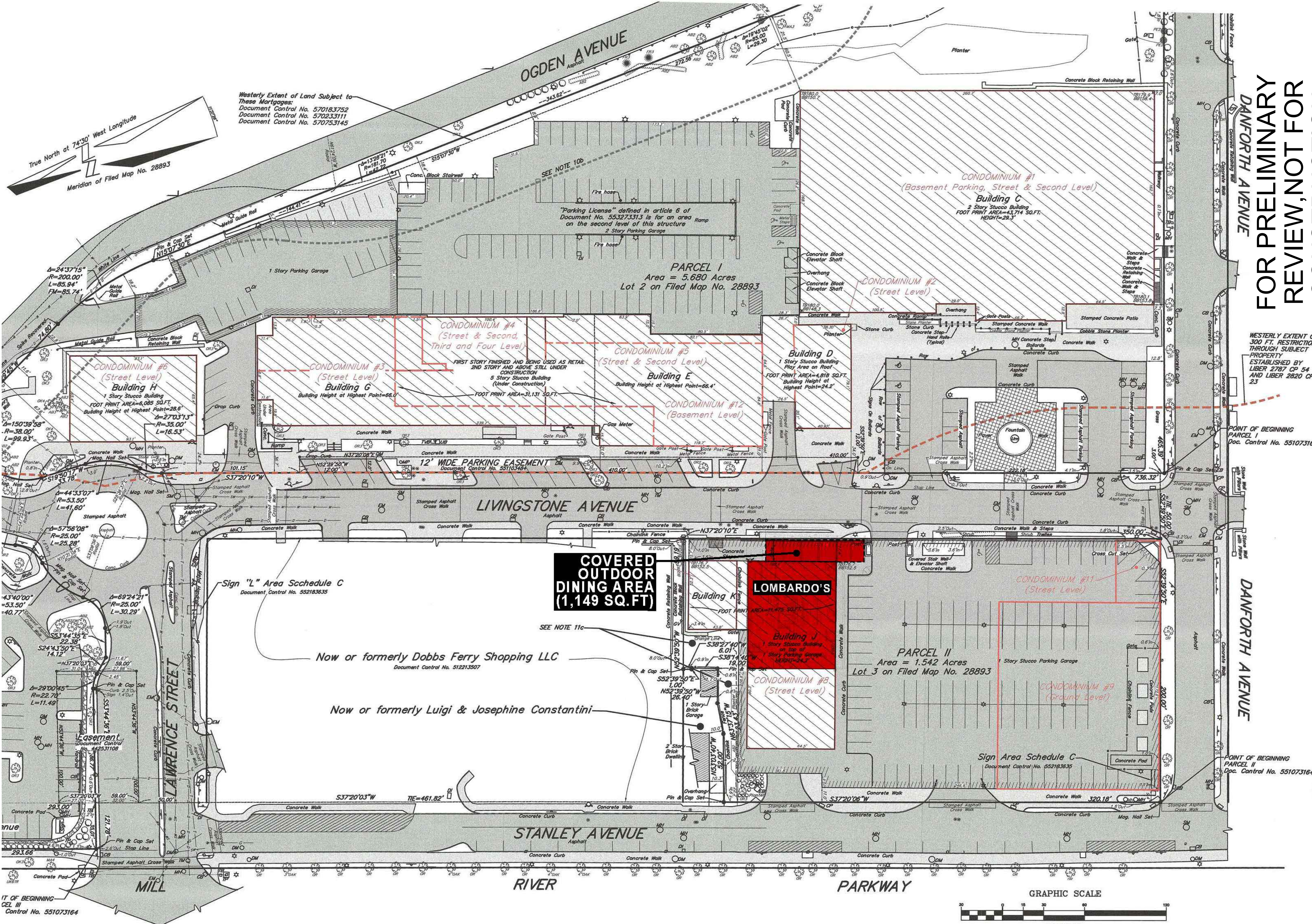
GOTHAM DESIGN
AND COMMUNITY DEVELOPMENT LTD.
329 Broadway
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email: arch329@gmail.com

ISSUED / REVISIONS

SHEET TITLE:
COVER SHEET

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

CS



IT OF BEGINNING
CEL III
Control No. 551073164

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

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LOMBARDO'S RESTAURANT
10 HAMILTON ST.
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PROJECT NO.: 2203

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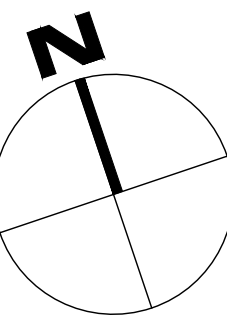
SHEET TITLE: PROPOSED SITE PLAN	
DATE: 4/7/2022	DRAWN BY: SSJ
SCALE: AS NOTED	CHECKED BY:

A-2

HAMILTON ST.

CONCRETE CURB

CONCRETE WALK



FLOOR PLAN

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

0 2 4 8

71'-10"

12'-9 1/2"

12'-9 1/2"

12'-9 1/2"

12'-9 1/2"

16'-0"

6 1/2"

9'-6"

6 1/2"

6 1/2"

6 1/2"

6 1/2"

6 1/2"

6 1/2"

6 1/2"

8'-10 1/2"

3"

5"

PROPOSED PERGOLA DINING AREA 60 SEATS

PROPOSED DOOR

6'-0"

MINIMUM EGRESS DOOR OPENING

5"

3"

5"

EXISTING DOOR

3'-0"

MINIMUM EGRESS DOOR OPENING

3'-0"

6'-0"

MINIMUM EGRESS DOOR OPENING

6'-0"

WAITING STATION

3'-6"

MINIMUM EGRESS AISLE

3'-6"

MINIMUM EGRESS AISLE

3'-6"

MINIMUM EGRESS AISLE

3'-6"

MINIMUM EGRESS AISLE

3'-6"

MINIMUM EGRESS AISLE

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MINIMUM EGRESS AISLE

3'-6"

MINIMUM EGRESS AISLE

3'-6"

MINIMUM EGRESS AISLE

3'-6"

PARTY AREA 12-14 SEATS (EXISTING)

UTILITY ROOM

WAITING STATION

DINING ROOM 77 SEATS (EXISTING)

LOUNGE 24 SEATS (EXISTING)

BAR 12 SEATS (EXISTING)

PIZZA 8 SEATS (EXISTING)

PIZZA PREP

BEVERAGE STORAGE

BEER BOOLER

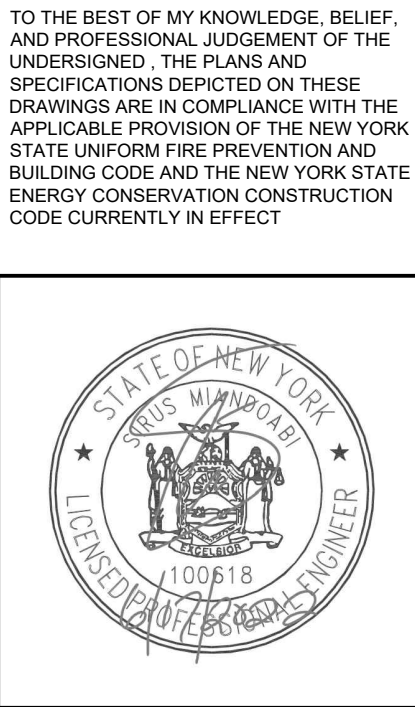
STORAGE

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



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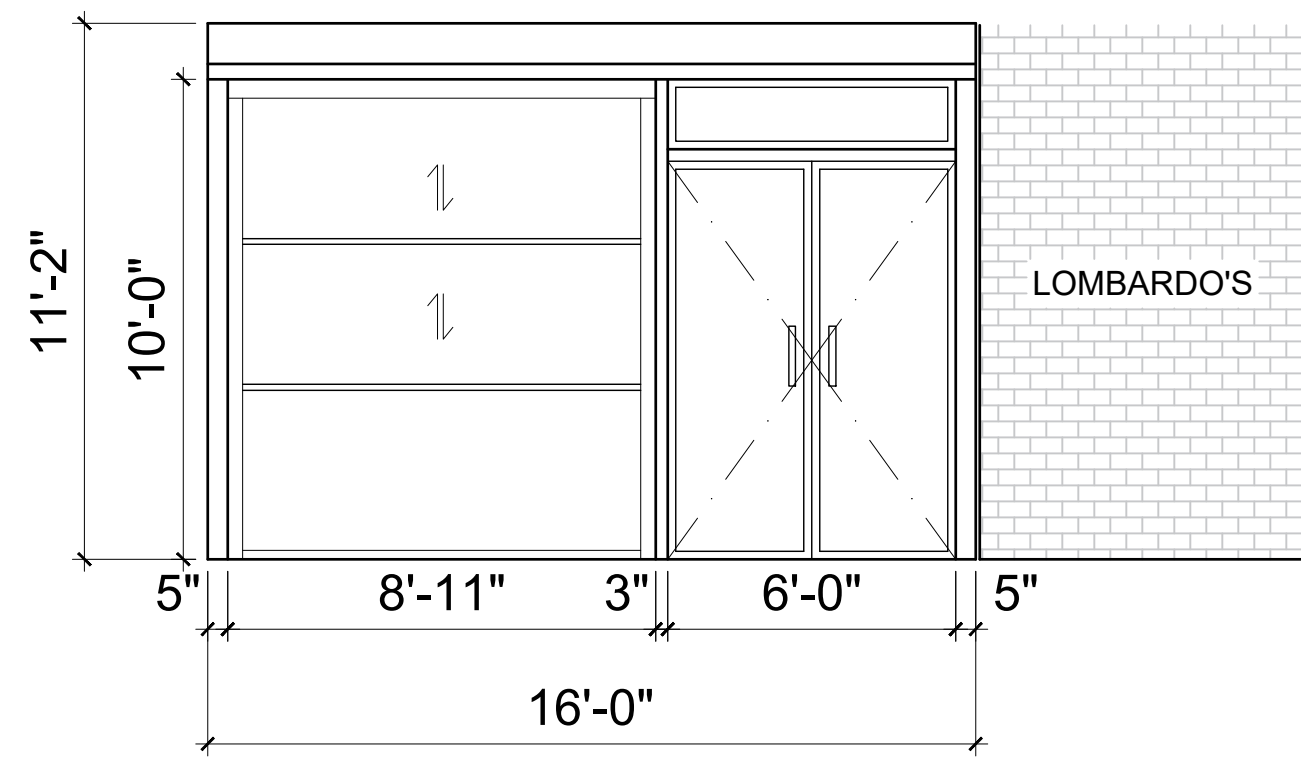
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SHEET TITLE:
PROPOSED FLOOR PLAN

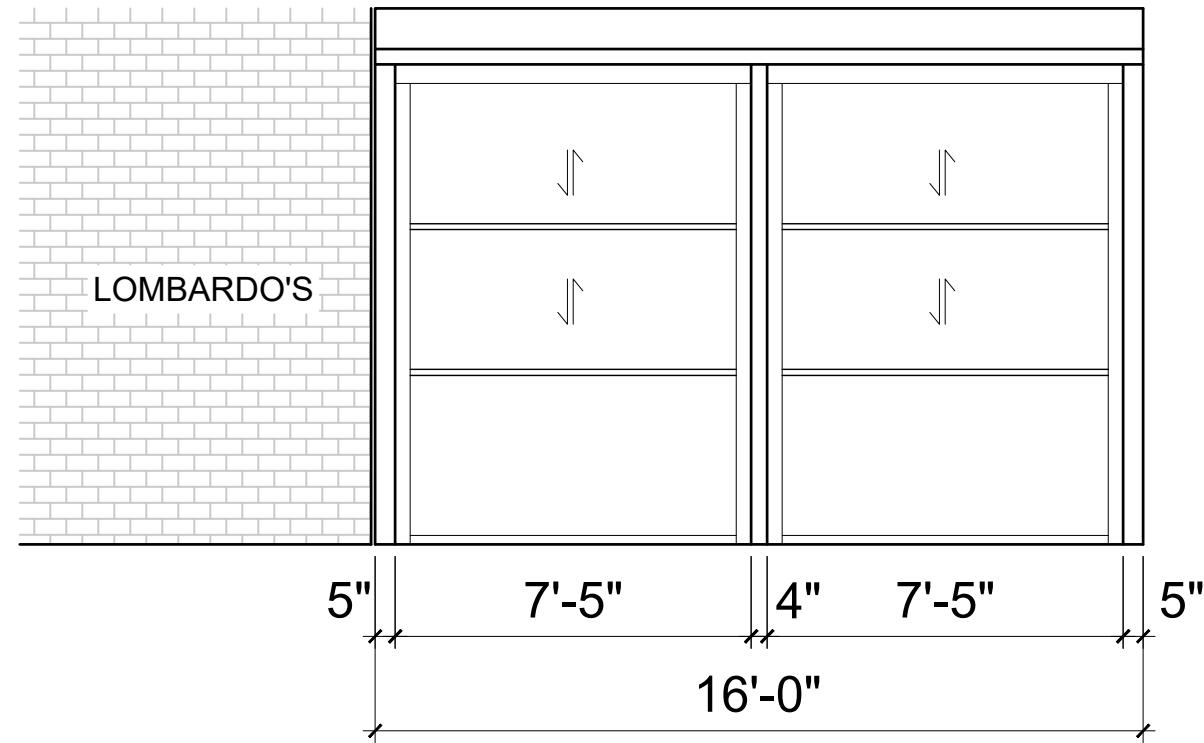
DATE: 4/7/2022	DRAWN BY: SSJ
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A-2.1

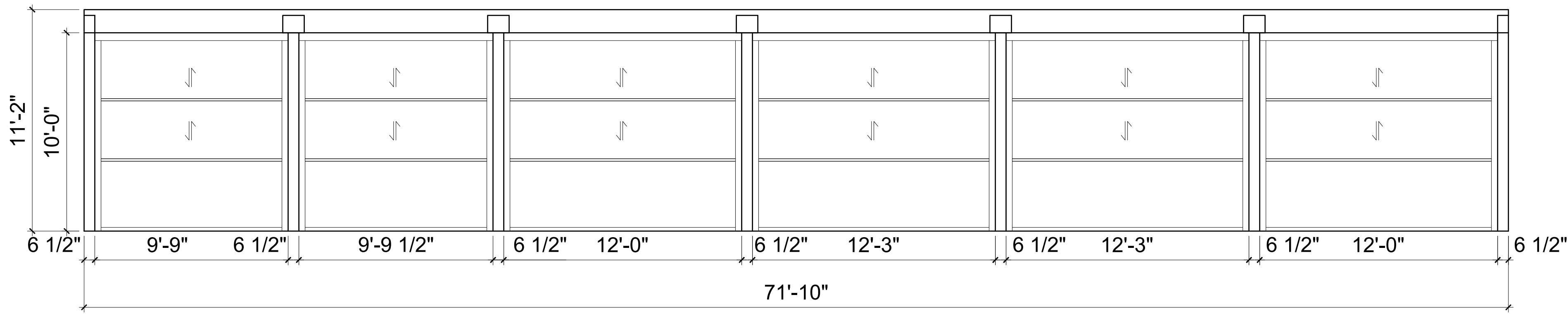
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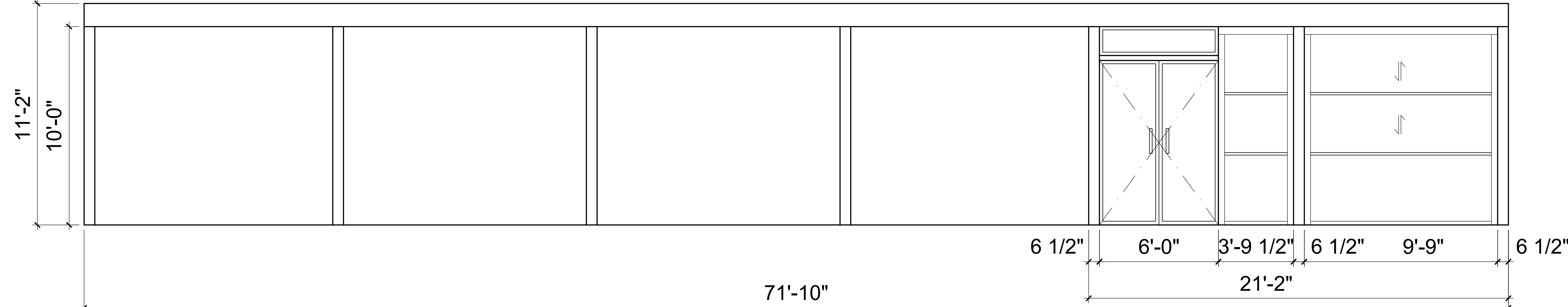
NORTH ELEVATION
SCALE : 1/4" = 1'-0"
GRAPHIC SCALE IN FEET
0 1 2 4 8



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

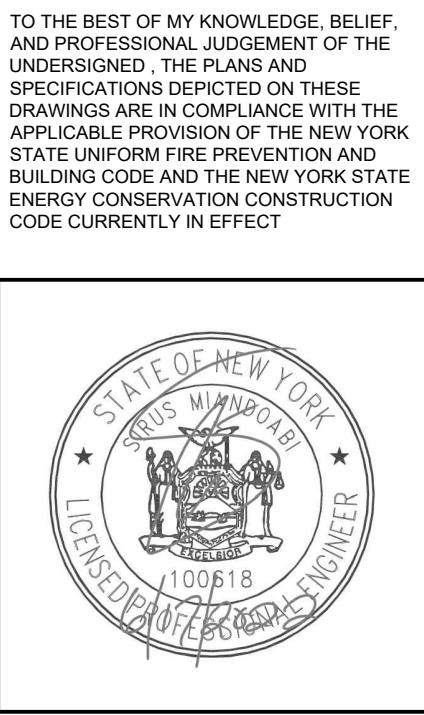


WEST ELEVATION
SCALE : 1/4" = 1'-0"
GRAPHIC SCALE IN FEET
0 1 2 4 8



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

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