

Modifications to 99 MAIN STREET

Application # A 2024 - 0047

AHRB-Planning Board Filing

99 Main Street, Dobbs Ferry, NY 10522

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1 EXISTING - 99 MAIN STREET
3/16" = 1'-0"



2 PROPOSED - 99 MAIN STREET
3/16" = 1'-0"



PHOTO A - Looking North West on Main St - 1918



PHOTO B - Main Street - Looking North



PHOTO C - Looking South on Main St



PHOTO D - Looking West on Main St



PHOTO E - Main Street - Looking South



PHOTO F - Rear of Building - Looking North East

DRAWING LIST

NO.	SHEET	ISSUE DATE	REV. DATE
T-001	Cover Sheet - Drawing List	3/12/24	
T-002	Plot Plan - Zoning Chart - General Notes	3/12/24	
T-003	Site Plans - Exterior Lighting	3/12/24	
FLOOR PLANS			
A-101	Basement Floor Plans - Existing and Proposed	3/12/24	
A-102	1st Floor Plans - Existing and Proposed	3/12/24	
A-103	Existing Roof Plan - 2nd Floor Plan Proposed	3/12/24	
A-104	3rd and 4th Floor Plans Proposed	3/12/24	
A-105	Roof Plan Proposed	3/12/24	
A-106	All Floor Plans - 1/8" Scale	3/12/24	
ELEVATIONS			
A-501	Front + Rear Elevations - Existing and Proposed	3/12/24	
A-502	South Side Section - Elevations	3/12/24	
A-503	North Side Section - Elevations	3/12/24	
A-504	Building Section - Looking North	3/12/24	
A-505	AHRB - Streetscape - Existing and Proposed	3/12/24	
A-506	AHRB - Materials - Elevations	3/12/24	

NO. REVISIONS DATE

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NO. ISSUE DATE

AHRB-PB FILING 3/12/24



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PROJECT:

Modifications to 99 Main Street

99 Main Street
Dobbs Ferry, NY 10522

DRAWING TITLE:

COVER SHEET - DRAWING LIST

FILE NAME:

DRAWN BY: PG

DRAWING NUMBER

SCALE: As Noted

T-001.00

DATE: 3/12/24

PROJECT ID: 2215A

GENERAL REQUIREMENTS

1. Related Documents: Drawings, Specifications and General Conditions of the Contract for Construction apply to Work of this Project.
2. Scope of Work: Includes all items described in Drawings & Specifications, verbally & graphically, with more stringent and/or costly items assumed in all cases of discrepancy.
3. All new construction shall adhere to the 2020 New York State Building Code and the 2020 Energy Conservation Code of New York State. Notify Architect of any inadvertent noncompliance with Codes regarding information contained in Drawings and Specifications, with no Work to be performed knowingly in noncompliance with Code.
4. The General Contractor (G.C.) shall coordinate all work procedures w/ requirements of Local Authorities. Prior to commencement of Construction, the G.C. shall be responsible for the acquisition of a Building Permit and pay all fees required by Governing Agencies. The G.C. shall be responsible for calling for Inspections and Sign-offs of all Work, including Plumbing & Electrical, as required by Governing Agencies.
5. The G.C., Subcontractors, and all others working for Owner shall comply with National, State, and Local Laws and Regulations relating to insurance for work under this Contract. The following insurance policies shall be in force and copies shall be submitted to Architect prior to signing Agreement Between Owner and Contractor: Workman's Compensation & Unemployment Insurance as required by Law, Contractor's Liability Coverage in the amount required by applicable Governing Agencies, & Liability Coverage for damages & uninstalled materials. The G.C. shall submit to the Owners, Insurance Certificates naming Owner as Additional Insured. All insurance shall be at Contractor's expense.
6. All Terms & Conditions laid out in the A.I.A. Standard Form Of General Conditions shall apply to the G.C. & to all of his Sub-Contractors.
7. The G.C. & Subcontractors shall attend regular job meetings as required by the Architect.

DIVISION 01: PROJECT REQUIREMENTS

1. The G.C. shall verify all Dimensions & Conditions in the field prior to Construction. Any discrepancies are to be brought to the attention of the Architect prior to work. The G.C. shall be responsible for Field Fit & Quality of all Work, whether by the G.C. or by Subcontractors. No allowances shall be made on behalf of the G.C. for any error or neglect on his part. Under no circumstances are the Drawings to be scaled for location of Work. G.C. shall verify all clearances & locations prior to installation including requirements for appliances, fixtures, or equipment.
2. Retain licensed Surveyor to mark site before beginning construction and to verify location of foundation and slab-on-grade formwork before pouring concrete. Verify that all work conforms to zoning requirements including all setbacks and yard requirements.
3. The G.C. shall be responsible for the protection of all new & existing Work, Owner's Property, Building, and its Premises from damage & dirt or dust.
4. Plumbing & Electrical Work shall be performed by Contractors licensed in their trade. G.C. shall be licensed to perform the Work as required.
5. The G.C. shall maintain at the Site one Record Copy of all Drawings, Clarification Sketches, Approved Shop Drawings, Approved Samples, and Change Orders continuously updated to record all changes during Construction. G.C. shall fully correct, at an additional expense, all Work wrongly constructed or materials wrongly ordered from obsolete Drawings.
6. Details not usually shown or specified, but necessary for proper construction on any part of the work shall be included as if they were indicated in the Drawings.
7. Architectural Drawings shall be Followed as closely as actual Field Conditions & the work of other trades permit. Any piping, wiring, or materials not specifically shown or specified but required to complete Work shall be deemed to be part of Work & shall be furnished & installed by the G.C.
8. G.C. shall prepare schedule for completion of Work prior to commencement and submit to Architect for approval. Contractor shall follow approved schedule and immediately notify Architect of any deviations from the approved schedule.
9. The G.C. must submit all Engineering & Shop Drawings (including Millwork) & cut sheets of all equipment, plumbing & electrical fixtures, hardware & accessories to the Architect for approval prior to Fabrication, Ordering and/or Construction. Shop Drawings shall be revised per Architect's instruction if required prior to approval.
10. The G.C. shall supervise & be solely responsible for all aspects of the Work, including Site Safety, maintenance of exit clearances & fire extinguishers as required by Code. The G.C. shall have sole responsibility for any damage or injuries caused by or during the execution of the Work.
11. The G.C. shall be responsible for demolition & safe removal from the Site of all materials that must be removed to enable completion of Work and occupation of the Premises. All removed materials shall be disposed of regularly in a legal manner.
12. All piping & wiring to be demolished shall be removed to a point of concealment & shall be properly capped or plugged.
13. The G.C. shall do all cutting, patching & repairing as required to perform all Work required to complete the Job. All patching where new construction occurs shall match existing adjacent or as indicated on the Drawings.
14. All new construction shall be laid-out in field for Architect's approval prior to starting construction.
15. No changes to approved layouts shall be made without Written Consent Of The Architect.
16. When "Approved Equal", "Equal To", "Similar" or other general qualifying terms are used, it shall be subject to final review by the Architect. There shall be no substitutions unless agreed upon in writing by the Architect.
17. The G.C. shall verify all equipment dimensions, locations & hook-ups with Manufacturer's Specifications whether the G.C. or Others supply the equipment.
18. All items noted "Furnished By Owner" shall be installed by the G.C. under this Contract as per Manufacturer's Specifications & industry standards. Wall reinforcement & all other requirements required to incorporate Owner furnished items shall be provided & coordinated by the G.C.
19. G.C. shall employ experienced workers or professional cleaners for final cleaning prior to request of inspection for Certificate of Substantial Completion.

STRETCH ENERGY CODES

1. This design is in compliance with requirements of 2020 Energy Conservation Code of NYS, the 2020 New York State Building Code, and the 2020 NYStretch Code.
2. Contractor shall perform all work in accordance with applicable codes listed above.
3. Updated Table R420.1.4 below showing updated values prevails where applicable.

WESTCHESTER NY: CLIMATE ZONE 4A

2020 ENERGY CONSERVATION CODE OF NEW YORK STATE

Table R402.1.2 – Envelope (U-factor Table R402.1.4 changed accordingly. Prescriptive, e.g., can be traded.)

Climate Zone 4	Fen U-Factor	Skylt U-Factor	SHGC	Ceiling R-Val	Wood Wall R-Value	Mass Wall R-Value	Floor R-Val	Bsmt Wall R-Value	Slab R-Value/Depth	Crawl Sp Wall R-Value
Stretch Code	0.27	0.50	.04	49	21 or 20+5 or 13+10	15/20	30 ^a	15/19	10, 4 ft.	15/19

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT^a

CLIMATE ZONE	FENESTRATION U-FACTOR ^b	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC ^c	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 ^d WALL R-VALUE
1	NR	0.75	0.25	30	13	3/4	13	0	0	0
2	0.40	0.65	0.25	38	13	4/6	13	0	0	0
3	0.32	0.55	0.25	38	20 or 13 + 5 ^b	8/13	19	5/13 ^f	0	5/13
4 except Marine	0.32 or 0.27	0.55	0.40	49	20 or 13 + 5 ^b	8/13	19	10/13	10, 2 ft	10/13
5 and Marine 4	0.30	0.55	NR	49	20 or 13 + 5 ^b	13/17	30 ^g	15/19	10, 2 ft	15/19
6	0.30	0.55	NR	49	20 + 5 ^b or 13 + 10 ^b	15/20	30 ^g	15/19	10, 4 ft	15/19
7 and 8	0.30	0.55	NR	49	20 + 5 ^b or 13 + 10 ^b	19/21	38 ^h	15/19	10, 4 ft	15/19

For SI: 1 foot = 304.8 mm.

NR = Not Required.

- a. R-values are minimums. U-factors and SHGC are maximums. Where insulation is installed in a cavity that is less than the label or design thickness of the insulation, the installed R-value of the insulation shall be not less than the R-value specified in the table.
- b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
- c. "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation on the interior of the basement wall. "15/19" means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation on the interior of the basement wall. Alternatively, compliance with "15/19" shall be R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home.
- d. R-5 insulation shall be provided under the full slab area of a heated slab in addition to the required slab edge insulation R-value for slabs, as indicated in the table. The slab edge insulation for heated slabs shall not be required to extend below the slab.
- e. Reserved.
- f. Reserved.
- g. Alternatively, insulation sufficient to fill the framing cavity providing not less than an R-value of R-19.
- h. The first value is cavity insulation, the second value is continuous insulation. Therefore, as an example, "13+5" means R-13 cavity insulation plus R-5 continuous insulation.
- i. Mass walls shall be in accordance with Section N1102.2.5. The second R-value applies where more than half of the insulation is on the interior of the mass wall.

1. This design is in compliance with requirements of 2020 New York State Building Code 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 NYS Code Books.

ZONING ANALYSIS

LOT AND ZONING INFORMATION				
99 MAIN STREET DOBBS FERRY, NY 10522 SECTION - 3.80-40-9 BLOCK - LOT - 9 ZONING DISTRICT: DB (Downtown Business) - Mixed use				
GENERAL LOT DIMENSIONS				
	REQUIRED/ALLOWED	EXISTING	PROPOSED	COMPLIANT
LOT AREA	-	2,874 SF	NO CHANGE	YES
LOT WIDTH	-	25'11"	NO CHANGE	YES
LOT DEPTH	-	110'0"	NO CHANGE	YES
YARD SETBACKS				
	REQUIRED/ALLOWED	EXISTING	PROPOSED	COMPLIANT
FRONT	0"	0"	0"	YES
REAR	0"	26'2"	NO CHANGE	YES
SIDE ONE (NORTH)	0"	0"	NO CHANGE	YES
SIDE TWO (SOUTH)	0"	3'9"	NO CHANGE	YES
TOTAL OF TWO SIDES	0"	3'9"	-	YES
BUILDING HEIGHT				
	REQUIRED/ALLOWED	EXISTING	PROPOSED	COMPLIANT
BUILDING STORIES (above grade plane)	3 - (4th fl must be setback 12' at front)	1 at Main St - 2 at rear	3 - (4th fl must be setback 12' at front)	YES - See Note 1
FEET (above grade plane) to roof midpoint	45'0"	14'0"	43'0"	YES
EAVE	NA	NA	NA	YES
LOT COVERAGE				
	REQUIRED/ALLOWED	EXISTING	PROPOSED	COMPLIANT
LOT AREA	-	2,874 SF	NO CHANGE	YES
BUILDING COVERAGE	MAX 80 % of 2,874 = 2,299 SF	1,837 SF (79%)	NO CHANGE	YES
COVERAGE, IMPERVIOUS SURFACES (Buildings + Impervious Hardscapes)	MAX 100% of 2,874 = 2,874	1,837 SF + 410 SF = 2,247 SF = (78%)	NO CHANGE	YES
OCCUPANCY AND USE				
	REQUIRED/ALLOWED	EXISTING	PROPOSED	COMPLIANT
CURRENT USE	COMMERCIAL / RESIDENTIAL	COMMERCIAL	COMMERCIAL / RESIDENTIAL	YES
Existing - Current Property is 1 story on Main Street and Basement level (2 story's at rear) - Commercial Use				
Proposed - Adding 3 floors of residential above existing 1st floor level (4 apartment units)				
BASMENT FLOOR AREA				
	REQUIRED/ALLOWED	EXISTING	PROPOSED	COMPLIANT
1ST FLOOR AREA	Commercial / Residential	1,321 SF	1,519 SF - Commercial / Residential Entry	YES
2ND FLOOR AREA	Commercial / Residential	DOES NOT EXIST	1,440 SF - Residential - 2 Apts	YES
3RD FLOOR AREA	Commercial / Residential	DOES NOT EXIST	1,257 SF - Residential - 1 Apt	YES
4TH FLOOR AREA	Commercial / Residential	DOES NOT EXIST	906 SF - Residential - 1 Apt	YES
TOTAL		3,158 SF	6,598 SF	YES
GROSS FLOOR AREA				
	REQUIRED/ALLOWED	EXISTING	PROPOSED	COMPLIANT
TOTALS		3,158 SF	6,598 SF	YES
NOTES				
NOTE 1 - As per Downtown District Code 300-36 - E1 - the Proposed building would be 3 stories under 40' tall and at the discretion of the Board of Trustees, a 4th floor setback 12' from the front				

PARKING ANALYSIS

DOBBS FERRY MULTI-FAMILY PARKING REQUIREMENTS		EXISTING	REQUIRED / PROPOSED	SPOTS
EXISTING COMMERCIAL				
2 Existing Spots		2 SPOTS		2
NEW DWELLING UNIT 1 - Studio Apt				
1 - Parking Spots = 1 SPOTS		UNIT DOES NOT EXIST	1 SPOTS REQ'D	0
NEW DWELLING UNIT 2 - 1 Bed				
1 + 25 Parking Spots for Each Bedroom (1) = 1.25 SPOTS		UNIT DOES NOT EXIST	1.25 SPOTS REQ'D	0
NEW DWELLING UNIT 3 - 2 Beds				
1 + 25 Parking Spots for Each Bedroom (2) = 1.5 SPOTS		UNIT DOES NOT EXIST	1.5 SPOTS REQ'D	0
NEW DWELLING UNIT 4 - 1 Bed				
1 + 25 Parking Spots for Each Bedroom (1) = 1.25 SPOTS		UNIT DOES NOT EXIST	1.25 SPOTS REQ'D	0
TOTALS		2 SPOTS - See Note 1	5 SPOTS - See Note 1	0
			3 additional spots from Existing	
NOTES				
1 - Due to existing physical limitations of the site it is not possible to create any parking - we are around the corner from the 99 Cedar St Parking Lot				

SPRINKLER, FIRE ALARM NOTE:

SPRINKLERS WILL BE INSTALLED AT BOTH LEVELS.

FIRE ALARM PLANS - FILED UNDER SEPARATE PERMIT

SPRINKLER - FILED UNDER SEPARATE PERMIT

GENERAL CONDITIONS

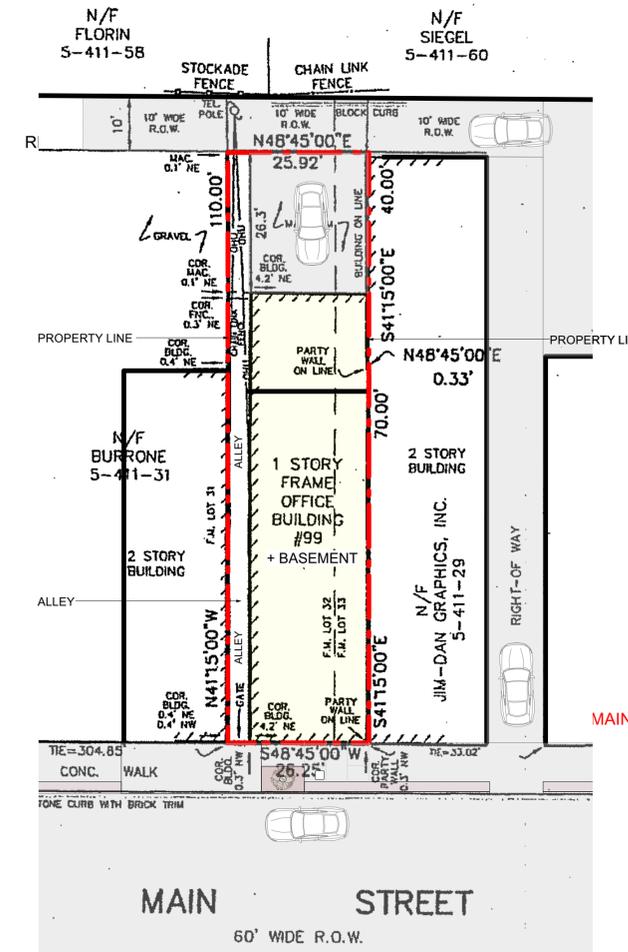
1. APPROVED STAMPED SET OF BUILDING PLANS MUST BE PRESENT ON SITE AT ALL TIMES.
2. LICENSED ELECTRICIAN TO FILE ELECTRICAL PERMIT

PRE-ENGINEERED WOOD PLACARDING

CONTRACTOR SHALL PROVIDE PLACARD AS REQUIRED BY CODE, 6" DIA. ETHER IN PLAIN VIEW AND INDICATE THAT PRE-ENGINEERED WOOD HAS BEEN USED FOR ROOF AND FLOOR SUPPORT IN THE BUILDING CIRCLE WITH RED REFLECTIVE PRINT ON WHITE BACKGROUND, INDICATING THAT PRE-ENGINEERED WOOD HAS BEEN USED IN CONSTRUCTION. PLACARD SHALL BE PLACED AT EXTERIOR ON OR NEAR ELECTRIC OF TYPE-V CONSTRUCTION.

CLIMATE AND GEOGRAPHIC DESIGN CRITERIA

2020 NEW YORK STATE BUILDING CODE													
CHAPTER 3 - BUILDING PLANNING													
SECTION R301 DESIGN CRITERIA													
WESTCHESTER, NY: CLIMATE ZONE 4													
TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA													
GROUND SNOW LOAD	WIND SPEED (MPH)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM WEATHERING	FROST DEPTH	TERMITES	WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
30 PSF	115-120	NO	YES	NO	C	SEVERE	36"	MODERATE/HEAVY	15°F	YES	NO	2000	51.6°F



2 PLOT PLAN
1/16" = 1'-0"

99 MAIN STREET - DOBBS FERRY, NY. 10522
SECTION: 3.80
BLOCK: 40
LOT: 9
ZONING: DB - DOWNTOWN BUSINESS
BY: BROOKER ENGINEERING, PLLC
DATE: 3/22/10
OWNER OF RECORD: 99 MAIN STREET CORPORATION

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NO. REVISIONS DATE

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NO. ISSUE DATE

AHRB-PB FILING 3/12/24



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PROJECT:

Modifications to 99 Main Street

99 Main Street
Dobbs Ferry, NY 10522

DRAWING TITLE:

ZONING, NOTES, PLOT PLAN

FILE NAME:

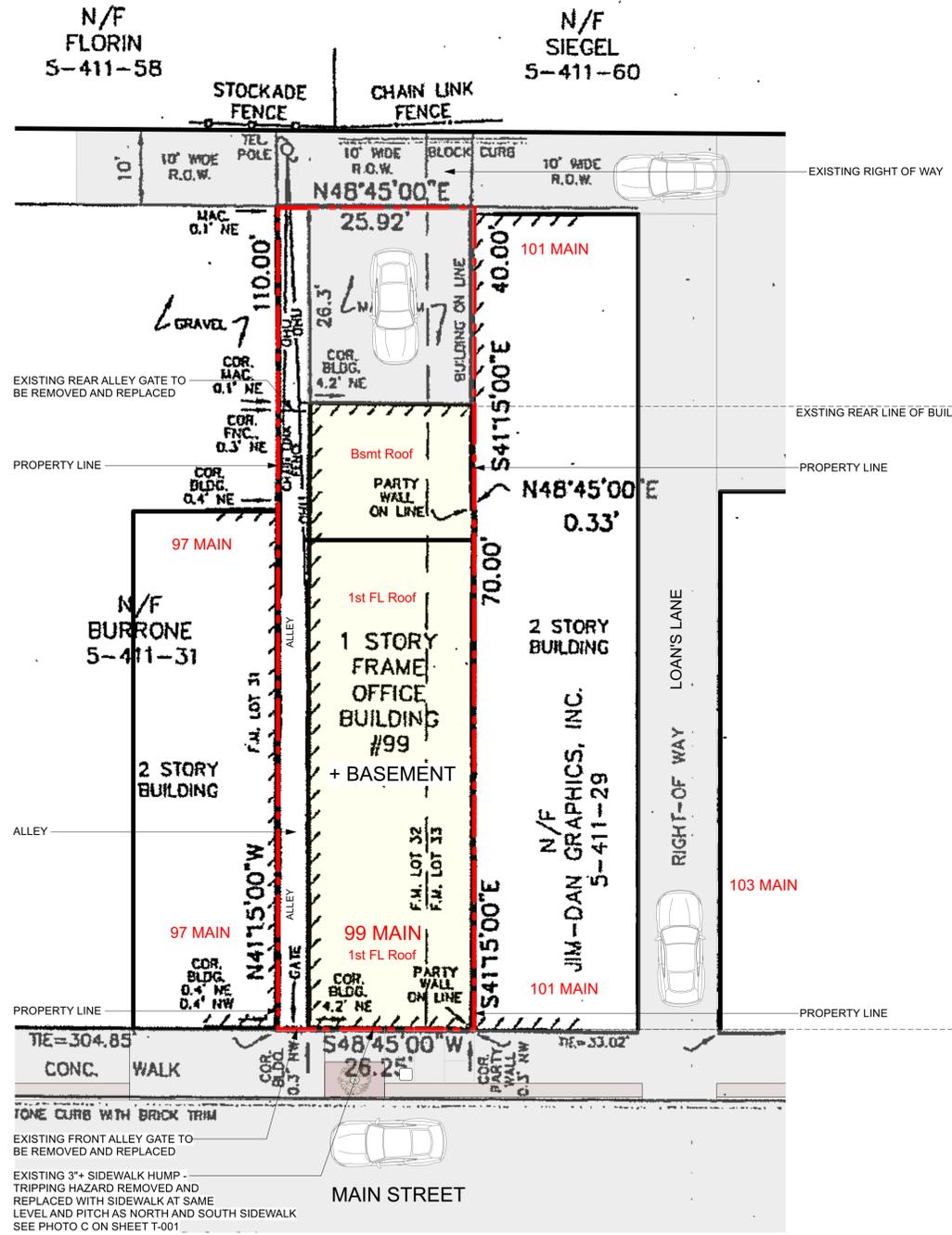
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SCALE: As Noted

DATE: 3/12/24

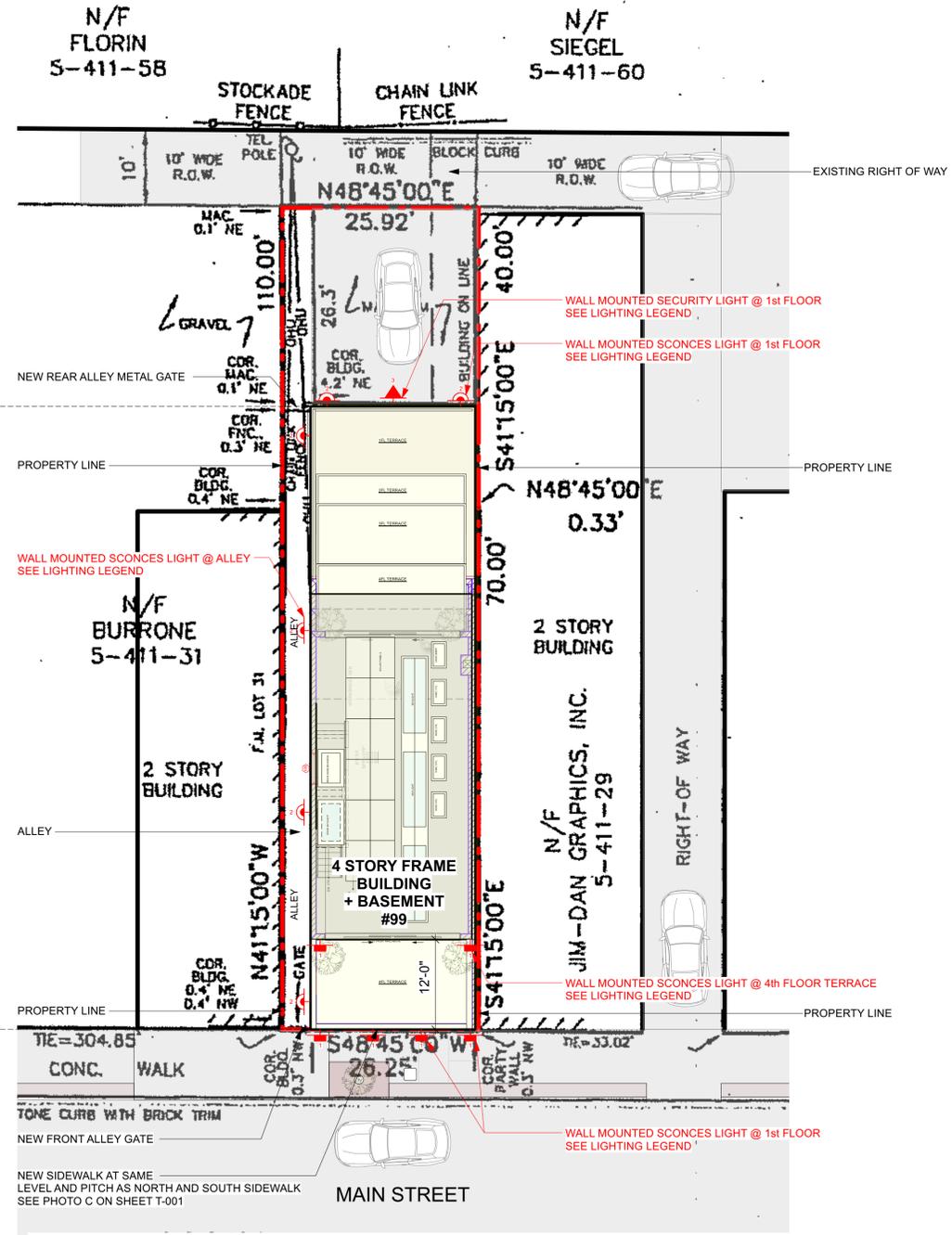
PROJECT ID: 2215A

T-002.00



1 EXISTING SITE PLAN
3/32" = 1'-0"

99 MAIN STREET - DOBBS FERRY, NY. 10522
 SECTION: 3.80
 BLOCK: 40
 LOT: 9
 ZONING: DB - DOWNTOWN BUSINESS
 BY: BROOKER ENGINEERING, PLLC
 DATE: 3/22/10
 OWNER OF RECORD: 99 MAIN STREET CORPORATION



2 PROPOSED SITE PLAN
3/32" = 1'-0"

NOTE: EXISTING AND PROPOSED BUILDING FOOTPRINT ARE THE SAME - NO INCREASE IN SIZE.

PRELIMINARY LIGHTING PLAN LEGEND

1		EXTERIOR WALL SCONCE - Front LUMENS - ASPEN LED OUTDOOR WALL LIGHT 15" COLOR - CHARCOAL FINISH
2		EXTERIOR WALL SCONCE - Rear, Alley WAC LIGHTING - ROCKPORT OUTDOOR COLOR - BRUSHED ALUMINUM
3		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 TREE "REMOVAL" SCHEDULE

There are NO existing trees or shrubs

ID	Type	Diameter ABH
NA	NA	NA

TREE NOTE:
 ALL TREE RELATED WORK TO COMPLY WITH DOBBS FERRY TREE VALUATION (300-51 i) AND LOCAL LAW 1-2022

NO PRELIMINARY PLANTING SCHEDULE

There are NO existing or proposed trees or shrubs

Common Name	Botanical Name	Native
ORNAMENTAL TREES		
NA	NA	NA
SHRUBS		
NA	NA	NA

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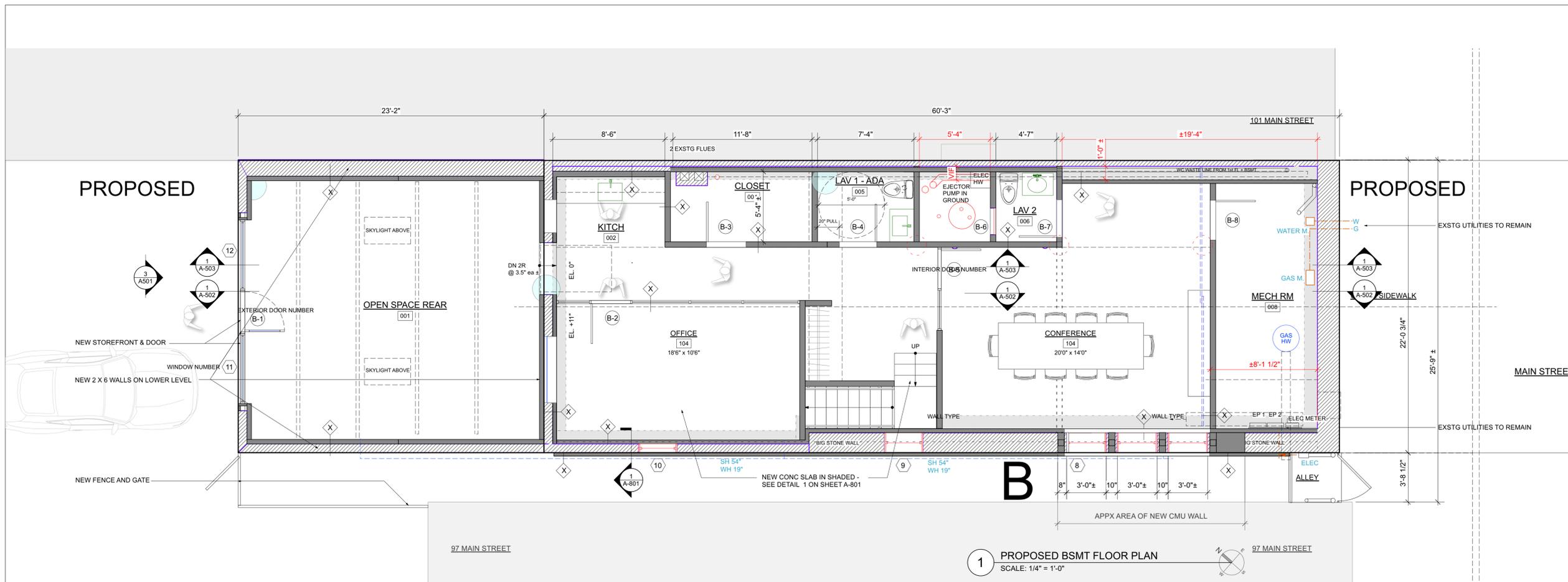
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PROJECT:
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 Dobbs Ferry, NY 10522

DRAWING TITLE:
 SITE-PLANS - LIGHTING

FILE NAME:

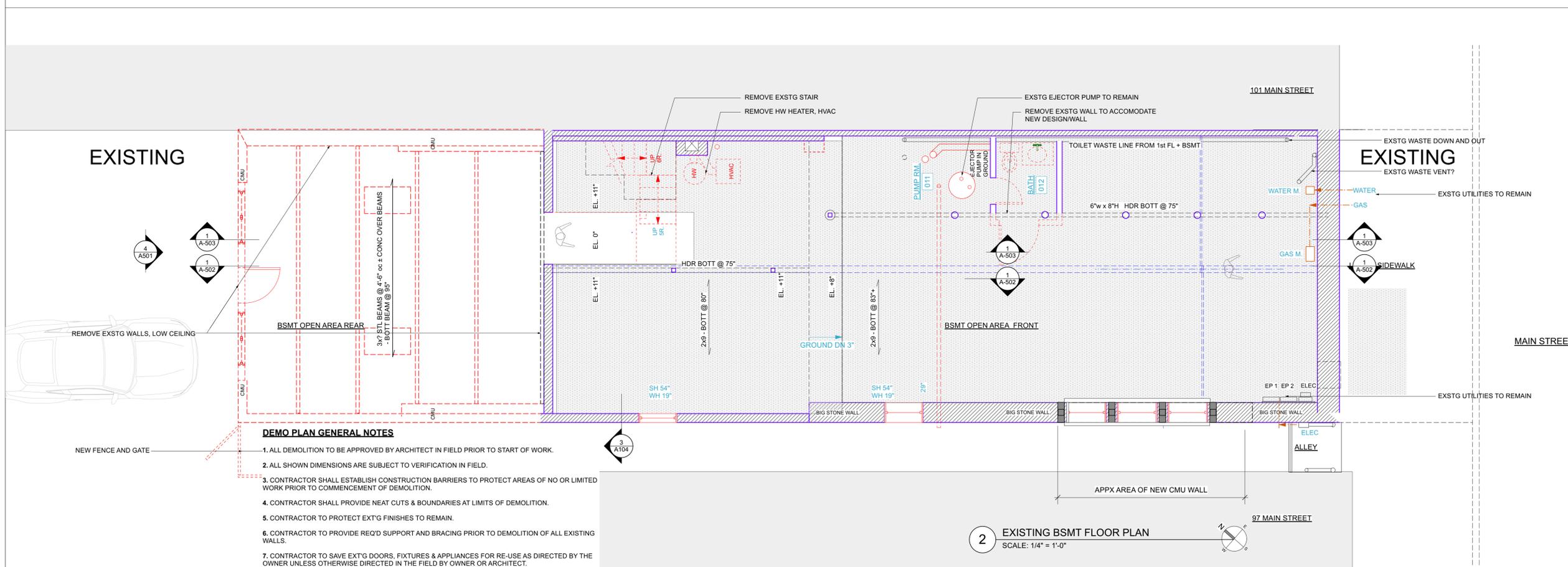
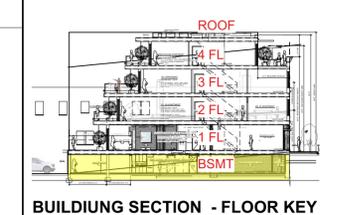
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SCALE:	As Noted	T-003.00
DATE:	3/12/24	
PROJECT ID:	2215A	



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
- OBJECTS ABOVE
- WINDOW ID
- DOOR ID
- WALL TYPE ID
- BUILDING SECTION KEY
- EXTERIOR ELEVATION KEY
- DETAIL KEY
- INTERIOR ELEVATION KEY

NOTE: ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD (VIF) PRIOR TO CONSTRUCTION



- DEMO PLAN GENERAL NOTES**
1. ALL DEMOLITION TO BE APPROVED BY ARCHITECT IN FIELD PRIOR TO START OF WORK.
 2. ALL SHOWN DIMENSIONS ARE SUBJECT TO VERIFICATION IN FIELD.
 3. CONTRACTOR SHALL ESTABLISH CONSTRUCTION BARRIERS TO PROTECT AREAS OF NO OR LIMITED WORK PRIOR TO COMMENCEMENT OF DEMOLITION.
 4. CONTRACTOR SHALL PROVIDE NEAT CUTS & BOUNDARIES AT LIMITS OF DEMOLITION.
 5. CONTRACTOR TO PROTECT EXT'G FINISHES TO REMAIN.
 6. CONTRACTOR TO PROVIDE REQ'D SUPPORT AND BRACING PRIOR TO DEMOLITION OF ALL EXISTING WALLS.
 7. CONTRACTOR TO SAVE EXT'G DOORS, FIXTURES & APPLIANCES FOR RE-USE AS DIRECTED BY THE OWNER UNLESS OTHERWISE DIRECTED IN THE FIELD BY OWNER OR ARCHITECT.

NO. REVISIONS DATE

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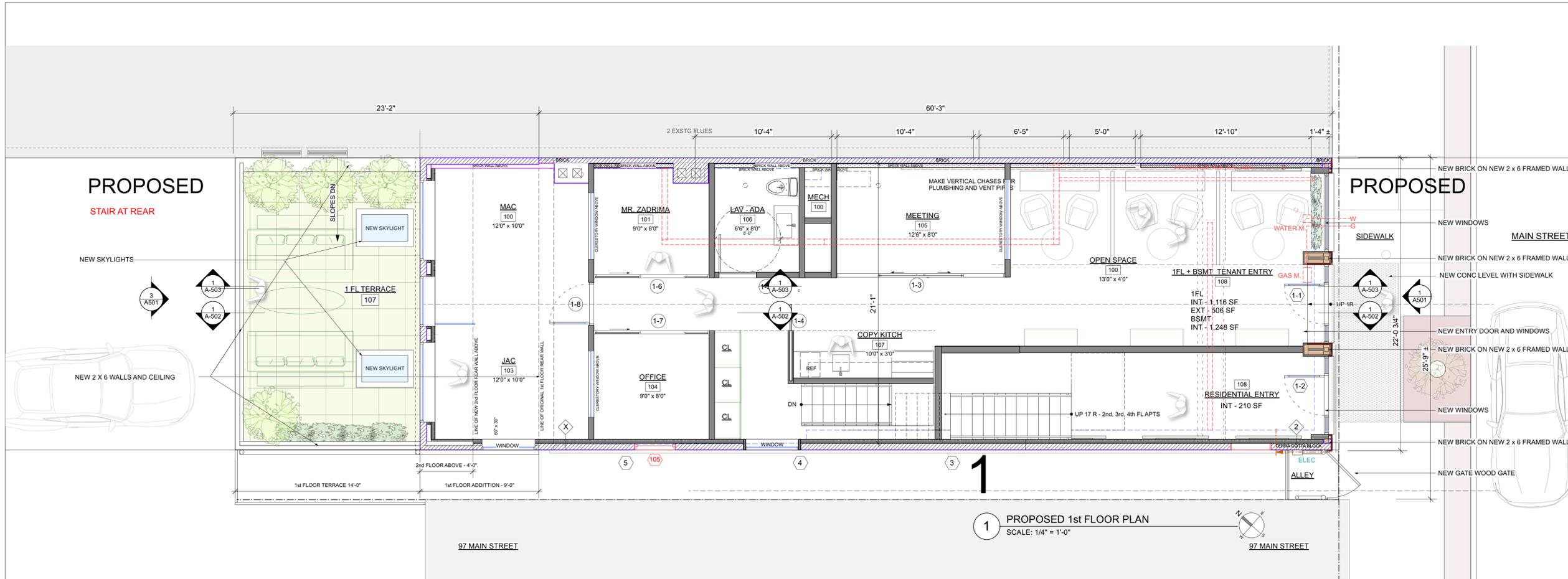
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PROJECT:
Modifications to 99 Main Street
99 Main Street
Dobbs Ferry, NY 10522

DRAWING TITLE:
BsmT Exstg + Proposed Floor Plans

FILE NAME:

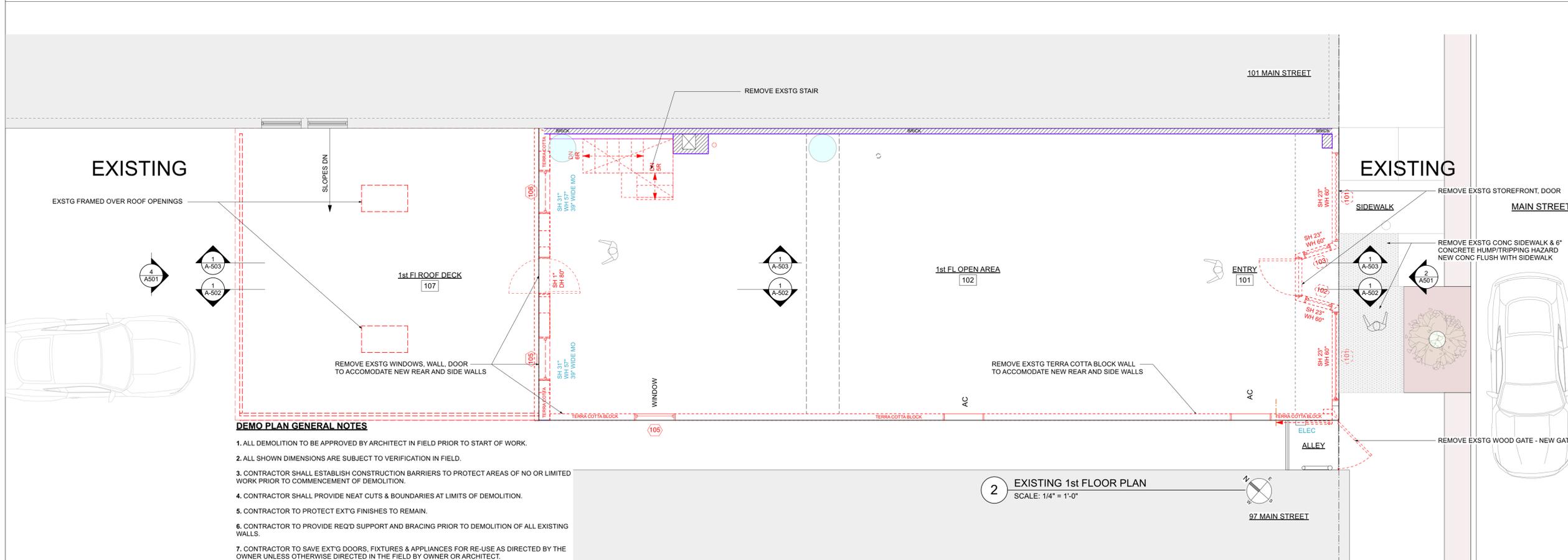
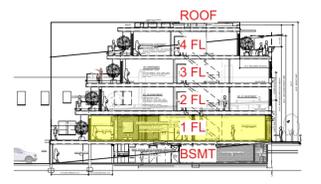
DRAWN BY:	PG	DRAWING NUMBER
SCALE:	As Noted	A-101
DATE:	3/12/24	
PROJECT ID:	2215A	



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
	OBJECTS ABOVE
	WINDOW ID
	DOOR ID
	WALL TYPE ID
	BUILDING SECTION KEY
	EXTERIOR ELEVATION KEY
	DETAIL KEY
	INTERIOR ELEVATION KEY

NOTE: ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD (VIF) PRIOR TO CONSTRUCTION



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NO.	ISSUE	DATE
AHRB-PB FILING		3/12/24

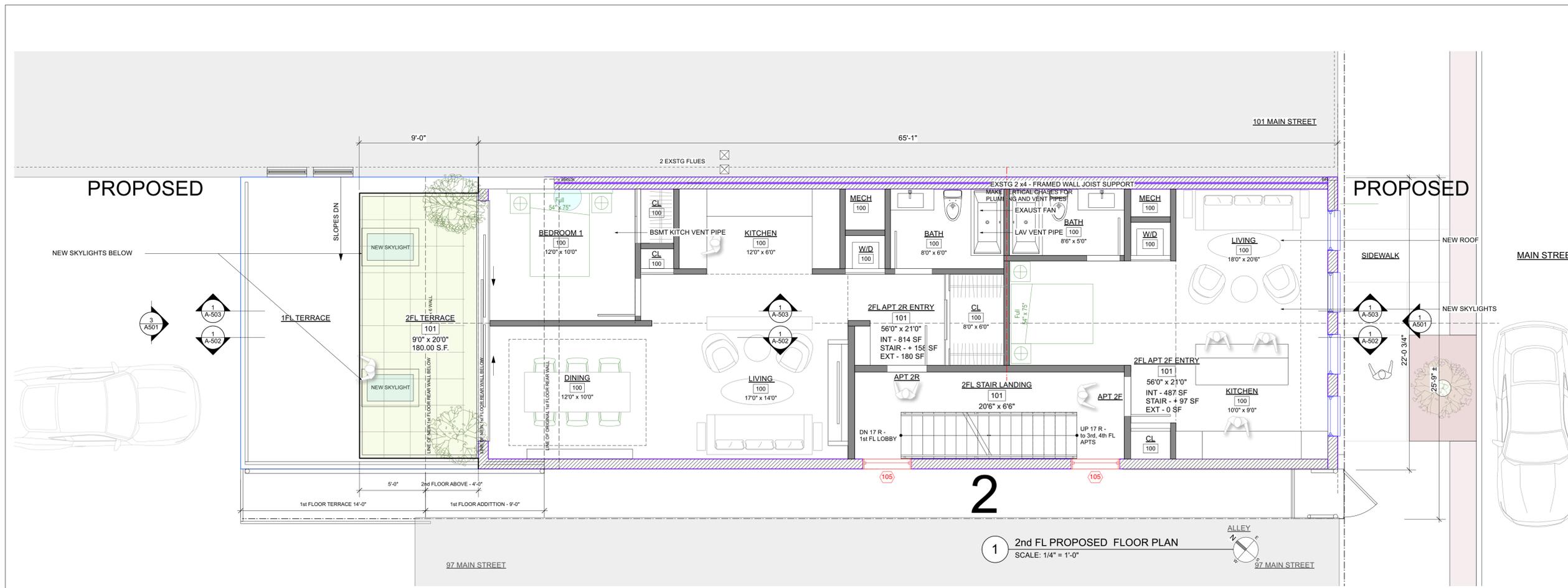
Michael Lewis Architects PC
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tel 914-231-7700, fax 914-231-7701
info@mlarchitect.com
www.mlarchitect.com

PROJECT:
Modifications to 99 Main Street
99 Main Street
Dobbs Ferry, NY 10522

DRAWING TITLE:
1st FL Exstg + Proposed Floor Plans

FILE NAME:	
DRAWN BY:	PG
SCALE:	As Noted
DATE:	3/12/24
PROJECT ID:	2215A

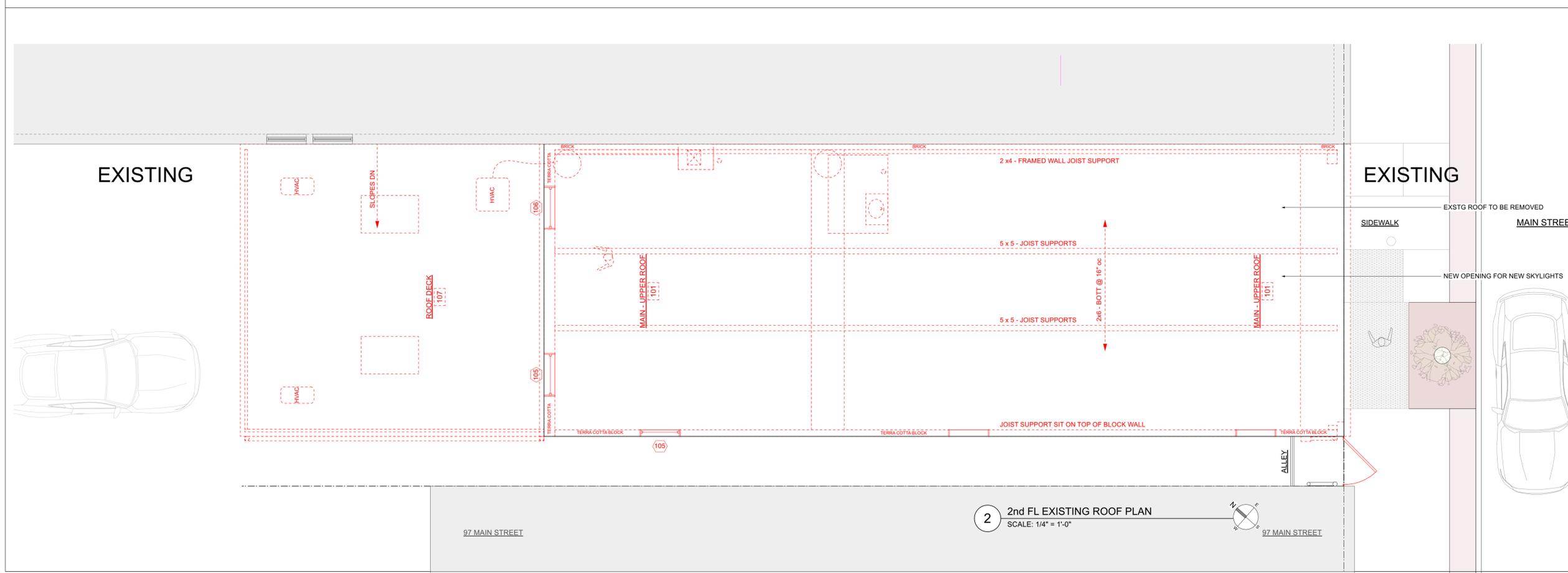
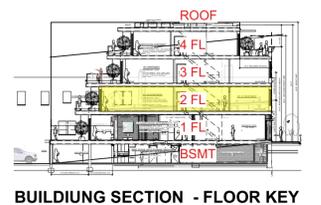
DRAWING NUMBER	A-102
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CONSTRUCTION PLAN LEGEND

- 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
- OBJECTS ABOVE
- WINDOW ID
- DOOR ID
- WALL TYPE ID
- BUILDING SECTION KEY
- EXTERIOR ELEVATION KEY
- DETAIL KEY
- INTERIOR ELEVATION KEY

NOTE: ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD (VIF) PRIOR TO CONSTRUCTION



NO.	REVISIONS	DATE
APPLICATION # A 2024 - 0047		

NO.	ISSUE	DATE
AHRB-PB FILING		3/12/24

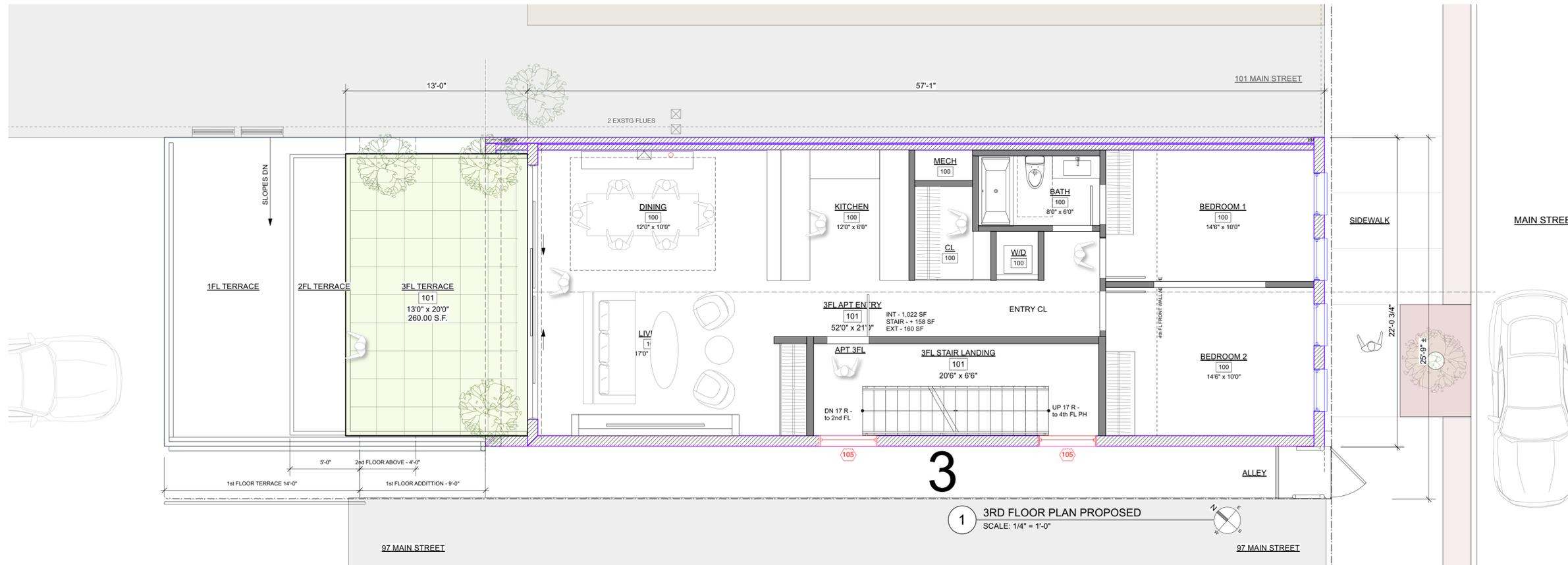


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PROJECT:
Modifications to 99 Main Street
99 Main Street
Dobbs Ferry, NY 10522

DRAWING TITLE:
2nd FL Exstg + Proposed Floor Plans

FILE NAME:	
DRAWN BY: ASD / PG	DRAWING NUMBER:
SCALE: As Noted	A-103
DATE: 3/12/24	
PROJECT ID: 2215A	

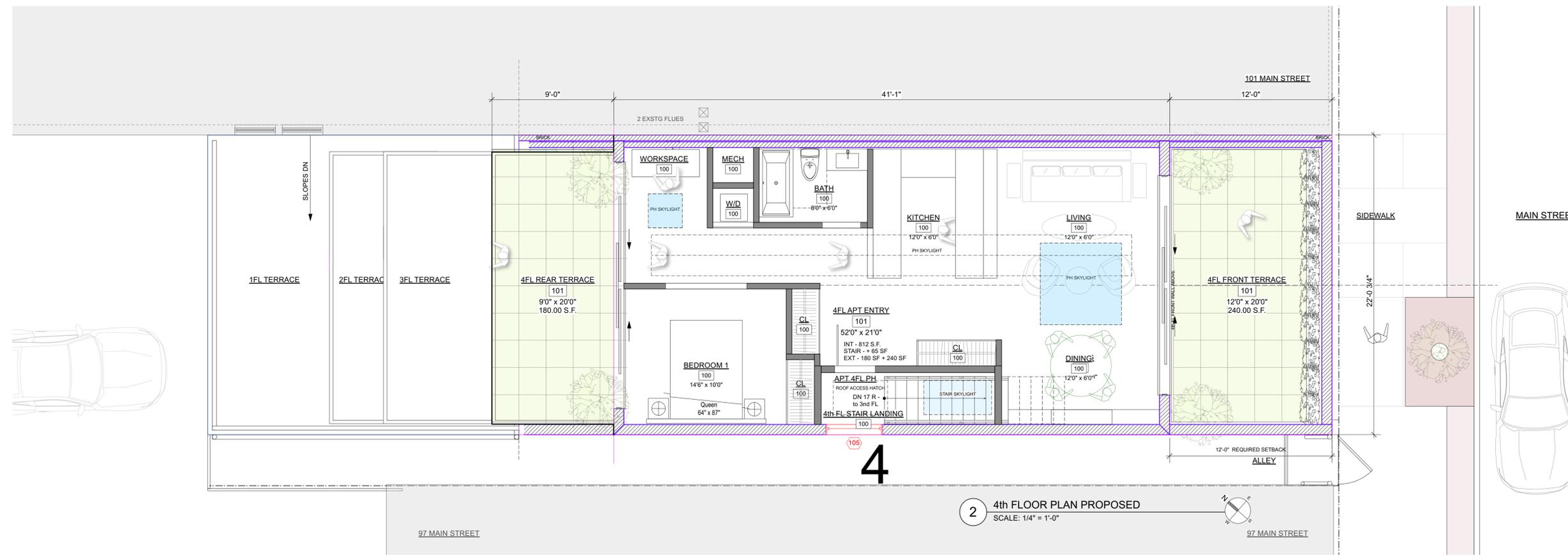
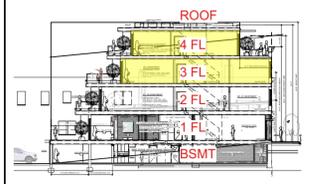


1 3RD FLOOR PLAN PROPOSED
SCALE: 1/4" = 1'-0"

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
- OBJECTS ABOVE
- WINDOW ID
- DOOR ID
- WALL TYPE ID
- BUILDING SECTION KEY
- EXTERIOR ELEVATION KEY
- DETAIL KEY
- INTERIOR ELEVATION KEY

NOTE: ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD (VIF) PRIOR TO CONSTRUCTION



2 4th FLOOR PLAN PROPOSED
SCALE: 1/4" = 1'-0"

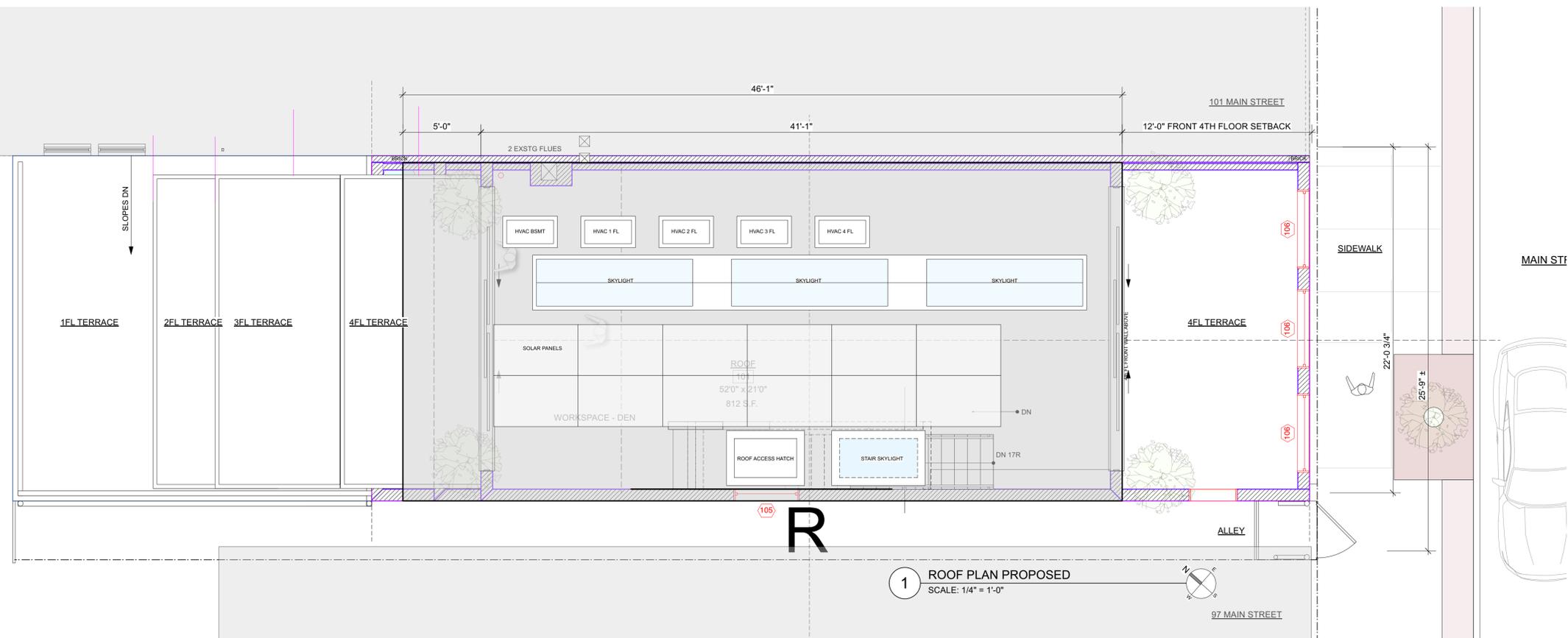
NO. REVISIONS	DATE
APPLICATION # A 2024 - 0047	
NO. ISSUE	DATE
AHRB-PB FILING	3/12/24

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PROJECT:
Modifications to 99 Main Street
99 Main Street
Dobbs Ferry, NY 10522

DRAWING TITLE:
3rd + 4th FL Proposed Floor Plans

FILE NAME:	DRAWN BY:	DRAWING NUMBER:
	ASD / PG	A-104
	SCALE: As Noted	
	DATE: 3/12/24	
	PROJECT ID: 2215A	

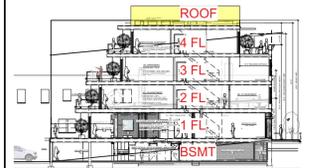


1 ROOF PLAN PROPOSED
SCALE: 1/4" = 1'-0"

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
	OBJECTS ABOVE
	WINDOW ID
	DOOR ID
	WALL TYPE ID
	BUILDING SECTION KEY
	EXTERIOR ELEVATION KEY
	DETAIL KEY
	INTERIOR ELEVATION KEY

NOTE: ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD (VIF) PRIOR TO CONSTRUCTION



BUILDING SECTION - FLOOR KEY

NO. REVISIONS DATE

APPLICATION # A 2024 - 0047

NO. ISSUE DATE

AHRB-PB FILING 3/12/24

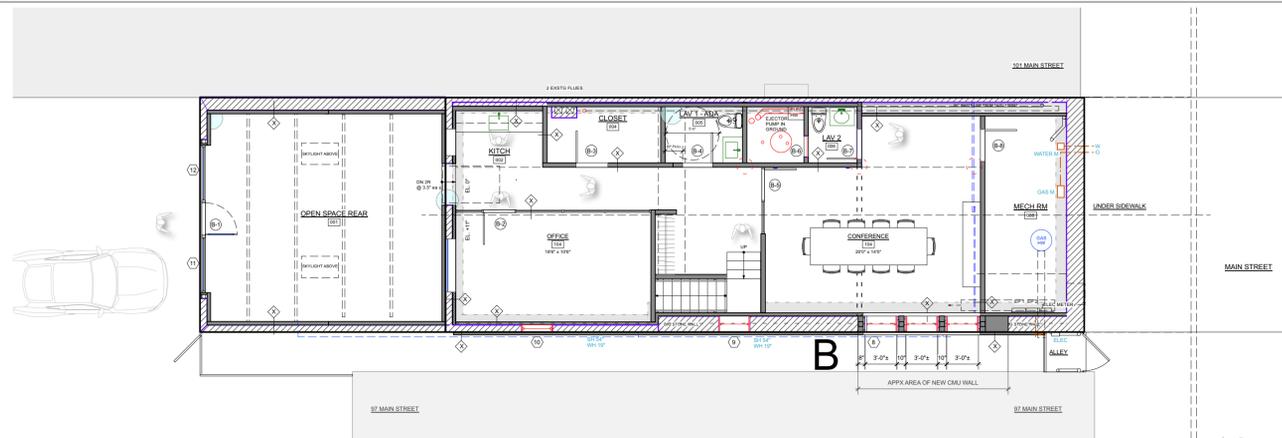


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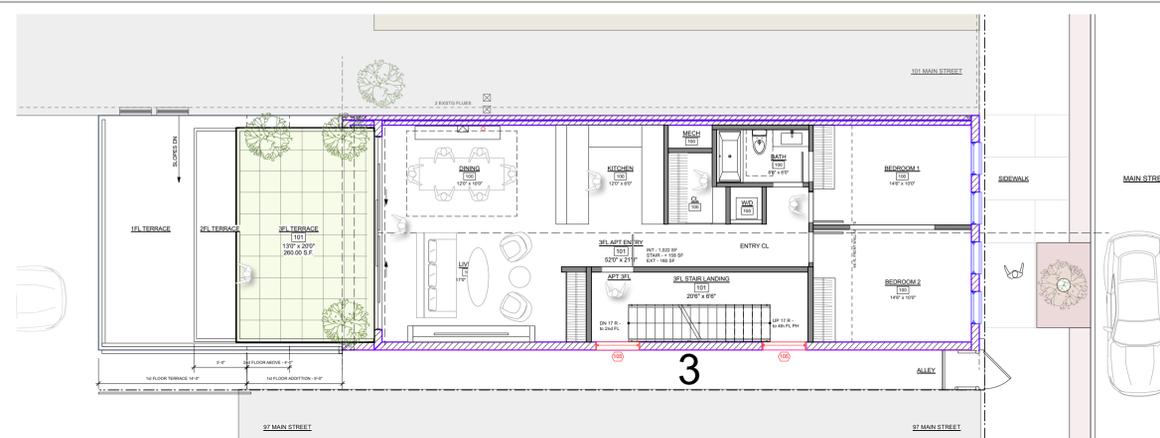
PROJECT:
Modifications to 99 Main Street
99 Main Street
Dobbs Ferry, NY 10522

DRAWING TITLE:
Roof Proposed Plan

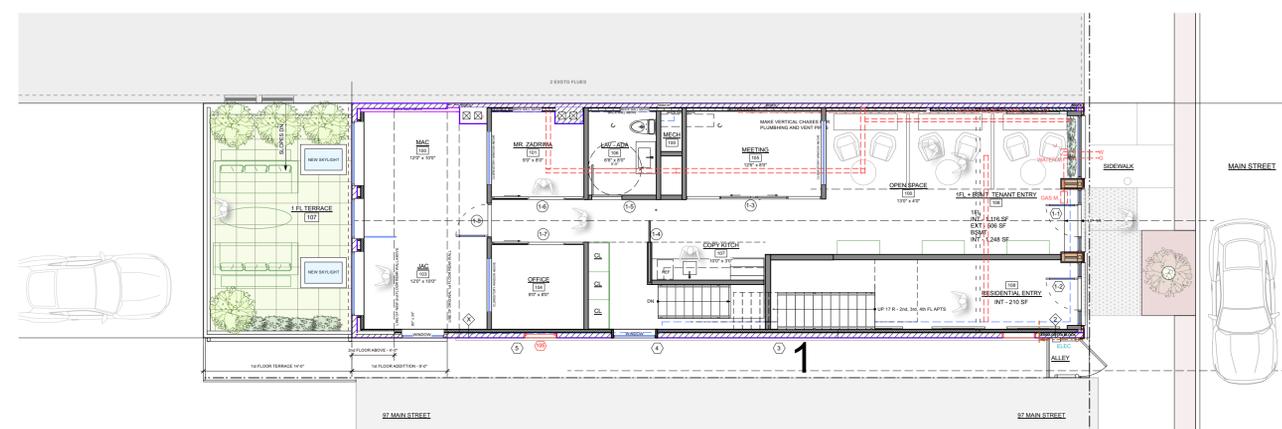
FILE NAME:	
DRAWN BY: ASD / PG	DRAWING NUMBER A-105
SCALE: As Noted	
DATE: 3/12/24	
PROJECT ID: 2215A	



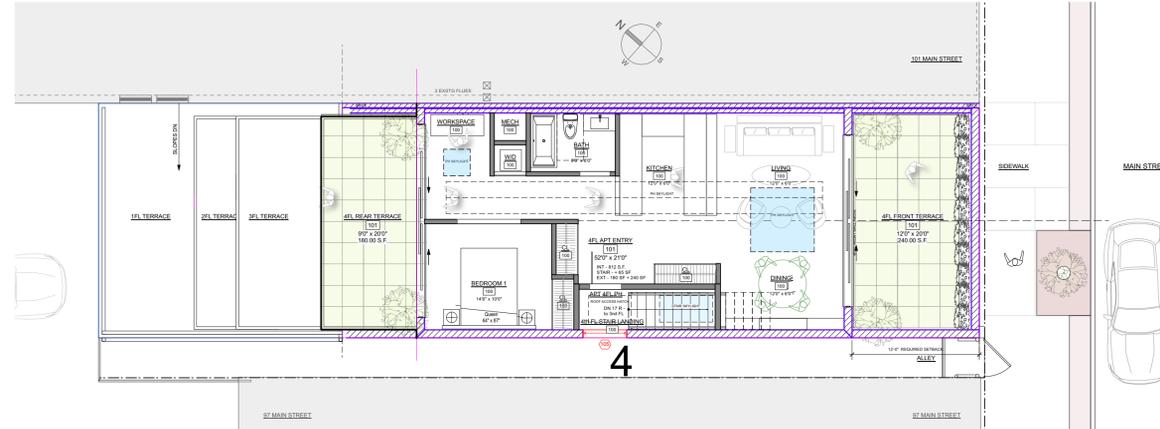
B BASEMENT FLOOR PLAN - PROPOSED
 SCALE: 1/4" = 1'-0"
 SQUARE FOOTAGE
 INTERIOR - 1,837 SF
 EXTERIOR - 0 SF



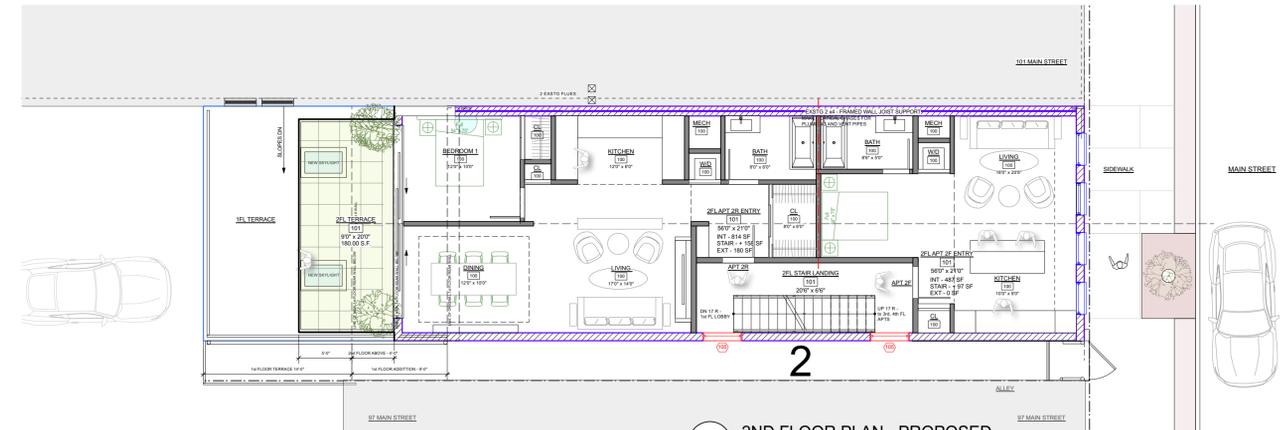
3 3RD FLOOR PLAN - PROPOSED
 SCALE: 1/4" = 1'-0"
 SQUARE FOOTAGE
 INTERIOR - 1,257 SF
 EXTERIOR - 260 SF



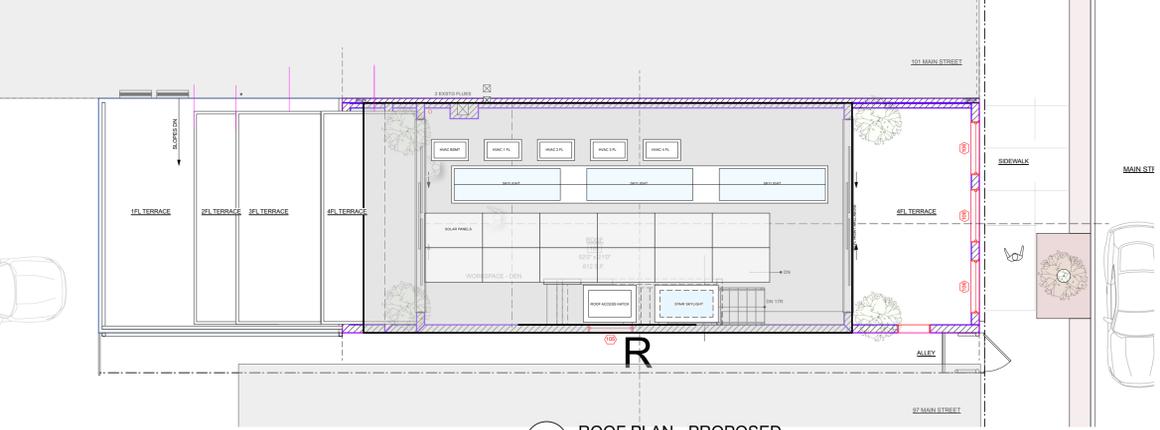
1 1ST FLOOR PLAN - PROPOSED
 SCALE: 1/4" = 1'-0"
 SQUARE FOOTAGE
 INTERIOR - 1,523 SF
 EXTERIOR - 308 SF



4 4TH FLOOR PLAN - PROPOSED
 SCALE: 1/4" = 1'-0"
 SQUARE FOOTAGE
 INTERIOR - 906 SF
 EXTERIOR - 402 SF



2 2ND FLOOR PLAN - PROPOSED
 SCALE: 1/4" = 1'-0"
 SQUARE FOOTAGE
 INTERIOR - 1,440 SF
 EXTERIOR - 180 SF



R ROOF PLAN - PROPOSED
 SCALE: 1/4" = 1'-0"
 SQUARE FOOTAGE
 INTERIOR - 0 SF
 EXTERIOR - 995 SF

BUILDING SQUARE FOOTAGE TOTALS		
	INTERIOR SPACE	EXTERIOR SPACE
BASEMENT -	1,837 SF	0 SF
1st FLOOR -	1,523 SF	308 SF
2nd FLOOR -	1,440 SF	180 SF
3rd FLOOR -	1,257 SF	260 SF
4th FLOOR -	906 SF	420 SF
INTERIOR TOTAL	6,963 SF	EXTERIOR TOTAL 1,168 SF

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
- OBJECTS ABOVE
- WINDOW ID
- DOOR ID
- WALL TYPE ID
- BUILDING SECTION KEY
- EXTERIOR ELEVATION KEY
- DETAIL KEY
- INTERIOR ELEVATION KEY

NOTE: ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD (VIF) PRIOR TO CONSTRUCTION

NO.	REVISIONS	DATE
APPLICATION # A 2024 - 0047		

NO.	ISSUE	DATE
AHRB-PB FILING		3/12/24

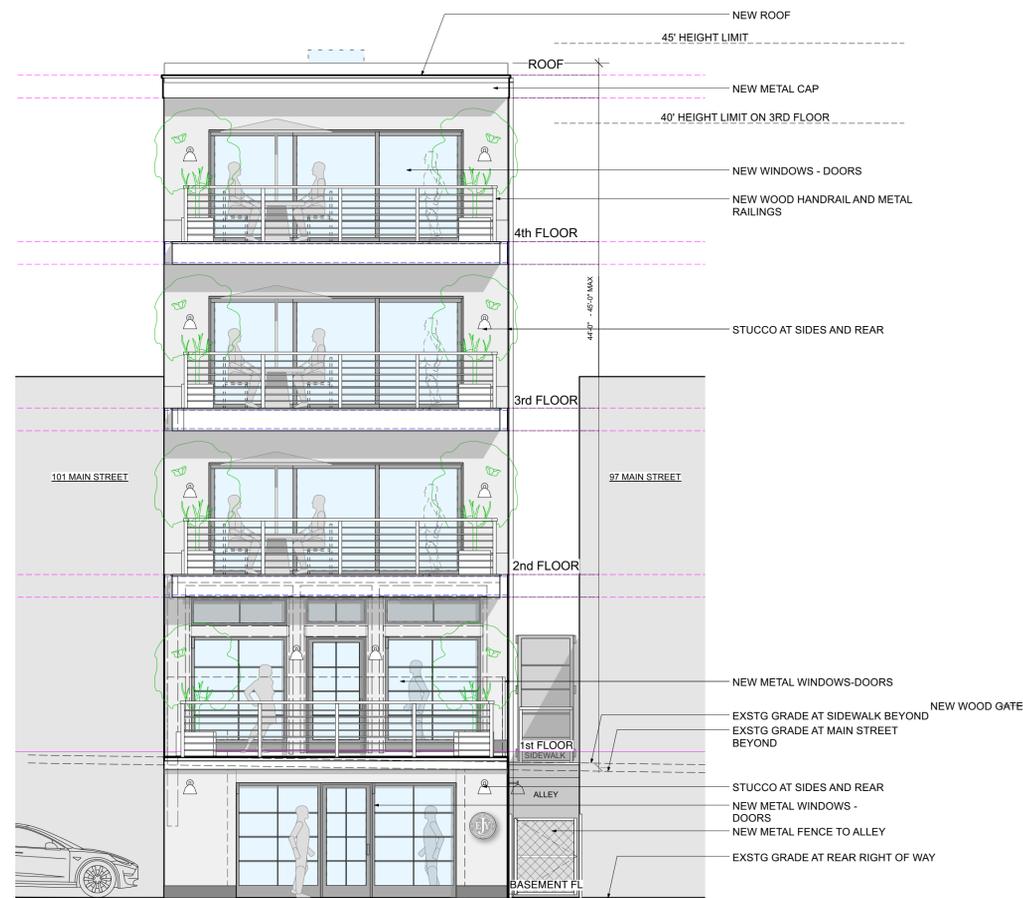


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PROJECT:
 Modifications to 99 Main Street
 99 Main Street
 Dobbs Ferry, NY 10522

DRAWING TITLE:
 All Proposed Floor Plans

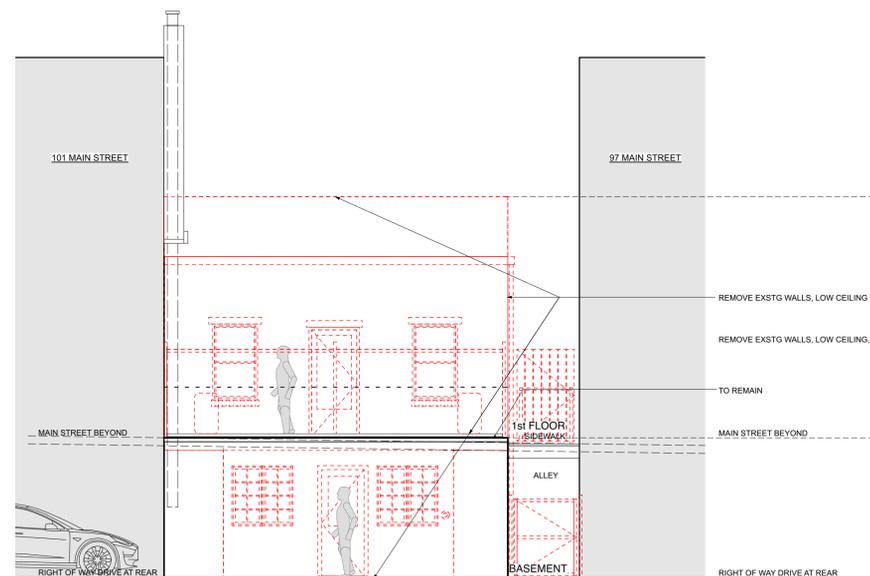
FILE NAME:		A-106
DRAWN BY:	PG	
SCALE:	As Noted	
DATE:	3/12/24	
PROJECT ID:	2215A	



1 PROPOSED REAR ELEVATION
SCALE: 3/16" = 1'-0" - Note plans are @ 1/4"



3 PROPOSED FRONT ELEVATION - Main Street
SCALE: 3/16" = 1'-0" - Note plans are @ 1/4"



2 EXISTING REAR ELEVATION
SCALE: 3/16" = 1'-0" - Note plans are @ 1/4"



4 EXISTING FRONT ELEVATION - Main Street
SCALE: 3/16" = 1'-0" - Note plans are @ 1/4"

NO.	REVISIONS	DATE
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APPLICATION # A 2024 - 0047

NO.	ISSUE	DATE
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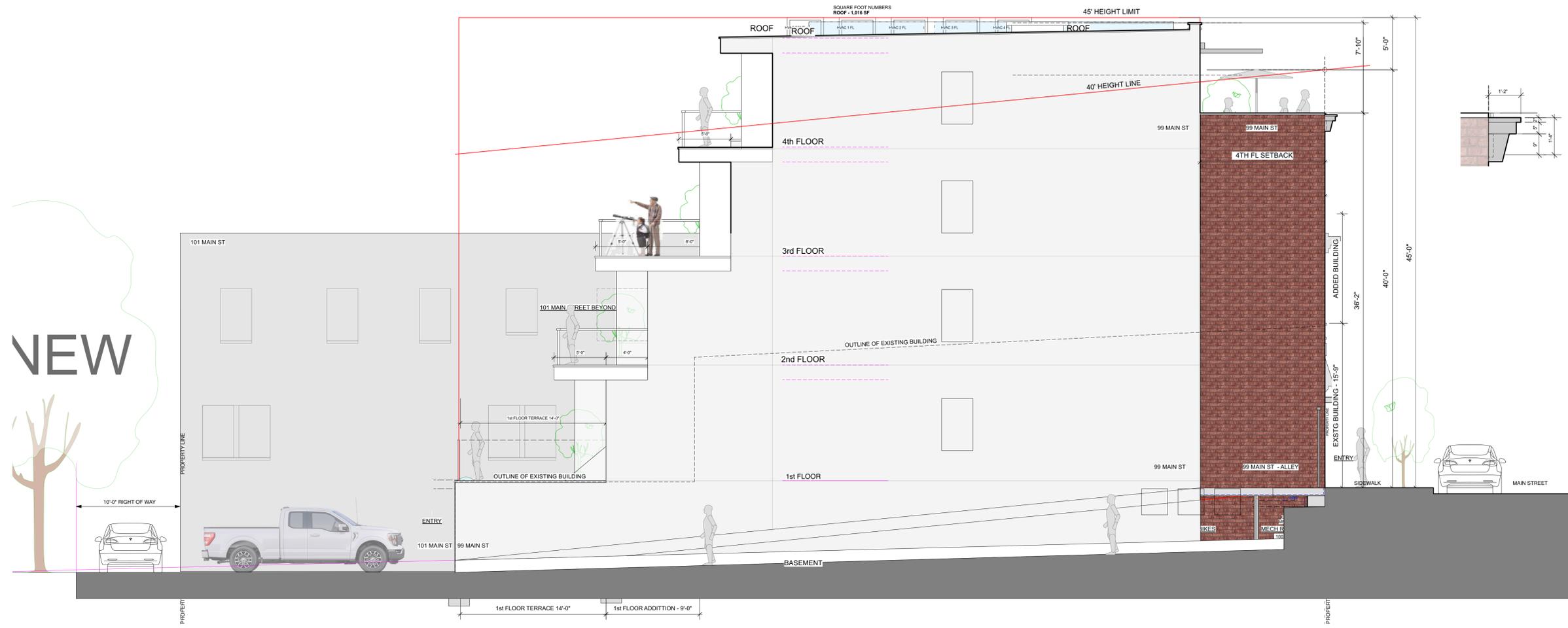


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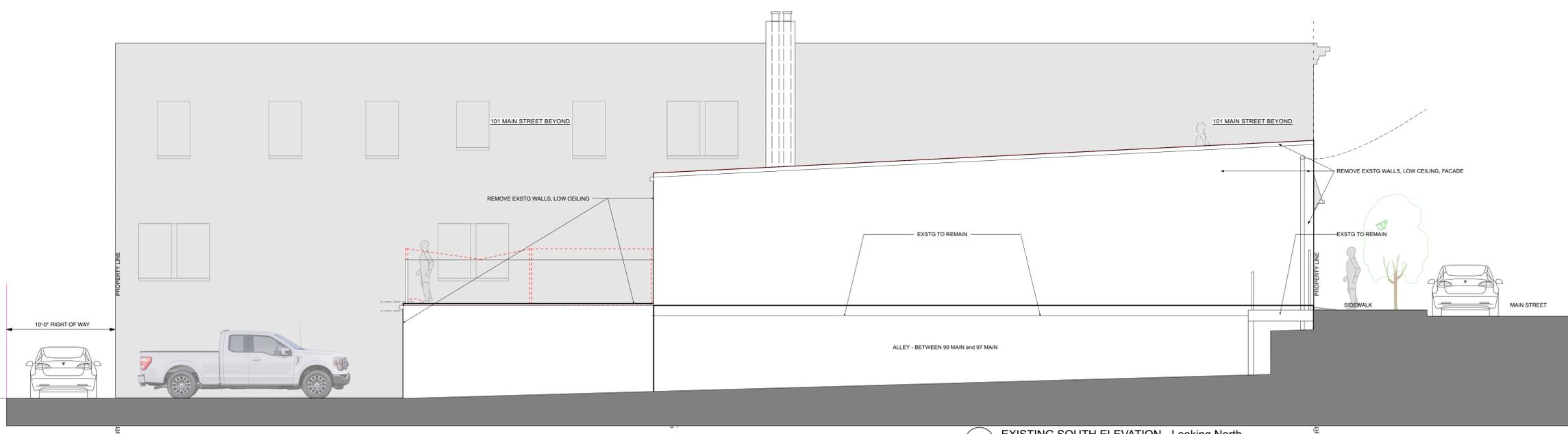
PROJECT:
Modifications to 99 Main Street
99 Main Street
Dobbs Ferry, NY 10522

DRAWING TITLE:
Front + Rear Elevs - Exstg + New

FILE NAME:		DRAWING NUMBER A-501
DRAWN BY: ASD / PG		
SCALE: As Noted		
DATE: 3/12/24		
PROJECT ID: 2215A		



1 PROPOSED SOUTH ELEVATION - Looking North
SCALE: 3/16" = 1'-0" - Note plans are @ 1/4"



2 EXISTING SOUTH ELEVATION - Looking North
SCALE: 3/16" = 1'-0" - Note plans are @ 1/4"

NO.	REVISIONS	DATE
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APPLICATION # A 2024 - 0047

NO.	ISSUE	DATE
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AHRB-PB FILING 3/12/24



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PROJECT:

Modifications to 99 Main Street

99 Main Street
Dobbs Ferry, NY 10522

DRAWING TITLE:

South Elevations

FILE NAME:

DRAWN BY: ASD / PG

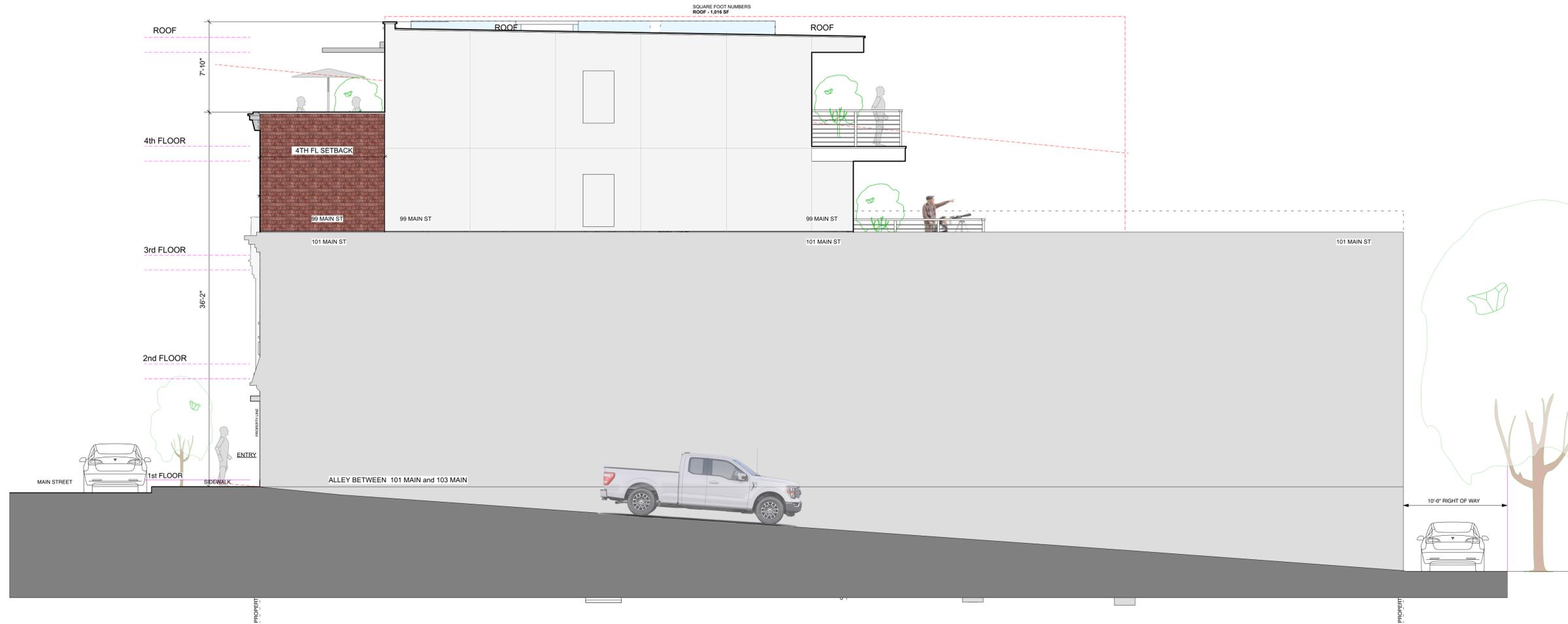
DRAWING NUMBER

SCALE: As Noted

A-502

DATE: 3/12/24

PROJECT ID: 2215A



1 PROPOSED NORTH ELEVATION - Looking South
 SCALE: 3/16" = 1'-0" - Note plans are @ 1/4"

NO.	REVISIONS	DATE
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APPLICATION # A 2024 - 0047

NO.	ISSUE	DATE
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AHRB-PB FILING 3/12/24



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PROJECT:
 Modifications to 99 Main Street
 99 Main Street
 Dobbs Ferry, NY 10522

DRAWING TITLE:
 North Elevation

FILE NAME:	
DRAWN BY: PG	DRAWING NUMBER A-503
SCALE: As Noted	
DATE: 3/12/24	
PROJECT ID: 2215A	



91 MAIN STREET 93 MAIN STREET 95 MAIN STREET 97 MAIN STREET **99 MAIN STREET
PROPOSED** 101 MAIN STREET 101 MAIN STREET 105 MAIN STREET 107 MAIN STREET

2 Proposed 99 Main Street - Streetscape Looking West



91 MAIN STREET 93 MAIN STREET 95 MAIN STREET 97 MAIN STREET **99 MAIN STREET
EXISTING** 101 MAIN STREET 101 MAIN STREET 105 MAIN STREET 107 MAIN STREET

1 Existing 99 Main Street - Streetscape Looking West

NO.	REVISIONS	DATE
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APPLICATION # A 2024 - 0047

NO.	ISSUE	DATE
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AHRB-PB FILING 3/12/24



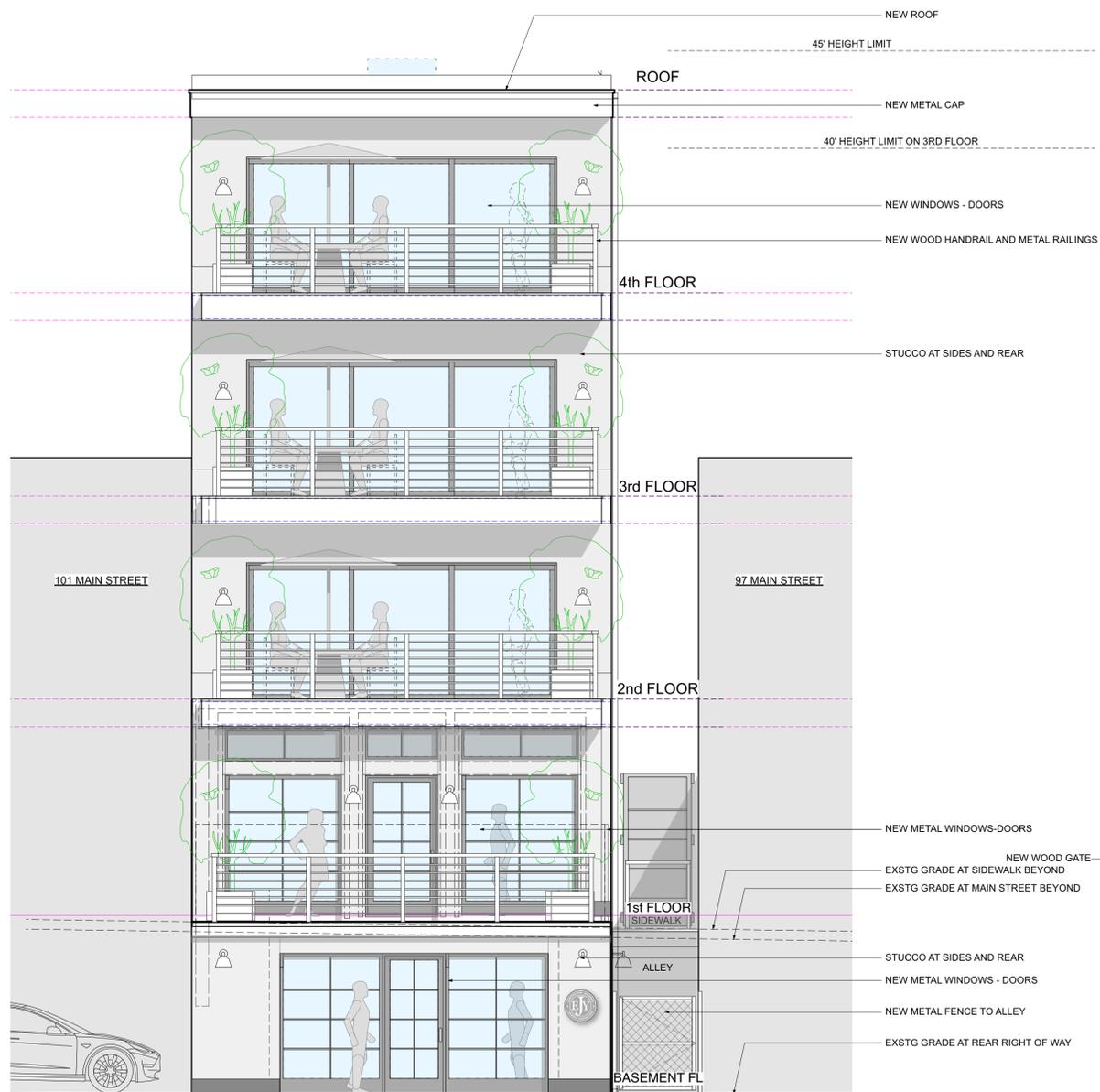
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PROJECT:
Modifications to 99 Main Street
99 Main Street
Dobbs Ferry, NY 10522

DRAWING TITLE:
AHRB - Streetscape

FILE NAME:		DRAWING NUMBER A-505
DRAWN BY:	PG	
SCALE:	As Noted	
DATE:	3/12/24	
PROJECT ID:	2215A	



1 PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED MAIN STREET ELEVATION
SCALE: 1/4" = 1'-0"

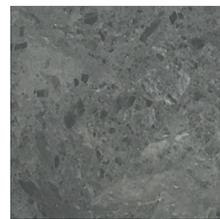
PROPOSED MATERIALS



BRICK VENEER - at front, sides
BRICK VENEER AT FRONT WALL
COLOR - WIENERBERGER - MELLOW RED SOVEREIGN



**WINDOW SILL - HEAD
FRONT WALL CAP**
PRE-CAST CONCRETE
COLOR - LIGHT GRAY



FRONT BASE - STEP at front only
NATURAL STONE
COLOR - HERMES GREY - HONED FINISH



OVERHANG at front only
METAL CLADDING
COLOR - MEDIUM GRAY



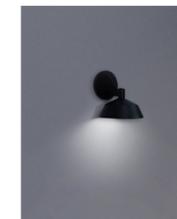
WINDOWS/DOORS - exterior
MARVIN - ESSENTIAL SERIES, ULTRIX
COLOR - GUMMETAL



STUCCO at sides, rear
NEW STUCCO FINISH COAT ON EXSTG STUCCO
COLOR - BM AMERICAN WHITE 2112-70 or SIMILAR



FRONT - Exterior Wall Sconces
LUMENS - ASPEN LED OUTDOOR WALL LIGHT 15"
COLOR - CHARCOAL FINISH



REAR - Wall Sconce
WAC LIGHTING - ROCKPORT OUTDOOR
COLOR - BRUSHED ALUMINUM

EXTERIOR LIGHTS

EXTERIOR LIGHTING 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
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APPLICATION # A 2024 - 0047

NO.	ISSUE	DATE
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AHRB-PB FILING 3/12/24

INTERIOR - APPLICATION # A 2023 - 0202

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PROJECT:
Modifications to 99 Main Street
99 Main Street
Dobbs Ferry, NY 10522

DRAWING TITLE:
AHRB - Materials - Elevations

FILE NAME:		DRAWING NUMBER A-506
DRAWN BY:	PG	
SCALE:	As Noted	
DATE:	3/12/24	
PROJECT ID:	2215A	