

IV. MASSING RENDERING OF THE PROPOSED STREET FACADE



RIVERTOWN RESIDENCE
65 WALGROVE AVENUE
DOBBS FERRY, NY 10522

AHRB SUPPLEMENTAL MATERIAL PRESENTATION
SECOND STORY DESIGN STUDY

PRIMARY ARCHITECTURE
167 CANAL STREET #300
NEW YORK, NY 10013

IV.I. MASSING RENDERING OF THE PROPOSED STREET FACADE FLAT ROOF



RIVERTOWN RESIDENCE
65 WALGROVE AVENUE
DOBBS FERRY, NY 10522

AHRB SUPPLEMENTAL MATERIAL PRESENTATION
SECOND STORY DESIGN STUDY

PRIMARY ARCHITECTURE
167 CANAL STREET #300
NEW YORK, NY 10013

IV. MASSING RENDERING OF THE PROPOSED STREET FACADE

CLIENT SELECTED DESIGN



RIVERTOWN RESIDENCE

| SHEET # | SHEET TITLE | BUILDING DEPT | ZONING BOARD | PLANNING BOARD | AHRS | FINAL SUBMISSION |
|----------|---|---------------|--------------|----------------|------|------------------|
| T-001.00 | TITLE SHEET, GENERAL NOTES & LOCATION PLANS | ● | ● | ● | ● | ● |
| Z-100.00 | EXISTING & PROPOSED SITE PLANS | ● | ● | ● | ● | ● |
| Z-101.00 | EXISTING & PROPOSED IMPERVIOUS A. SITE PLANS | | | ● | ● | |
| Z-102.00 | LANDSCAPE, EXT. LIGHTING, & EQUIP. LOCATIONS | | | ● | ● | |
| Z-103.00 | STREETSCAPE ELEVATIONS, & MASSING DIAGRAMS | | | ● | ● | |
| Z-104.00 | PHOTOS OF EXISTING HOUSE, STREETSCAPE, & MATERIAL | | | ● | ● | |
| D-100.00 | EXISTING/DEMO BASEMENT FLOOR PLAN | ● | ● | ● | ● | ● |
| D-101.00 | EXISTING/DEMO FIRST FLOOR PLAN | ● | ● | ● | ● | ● |
| D-102.00 | EXISTING/DEMO SECOND FLOOR PLAN | ● | ● | ● | ● | ● |
| D-201.00 | EXISTING/DEMO WEST & EAST ELEVATIONS | ● | ● | ● | ● | ● |
| D-202.00 | EXISTING/DEMO NORTH & SOUTH ELEVATIONS | ● | ● | ● | ● | ● |
| A-100.00 | PROPOSED BASEMENT FLOOR PLAN | ● | ● | ● | ● | ● |
| A-101.00 | PROPOSED FIRST FLOOR PLAN | ● | ● | ● | ● | ● |
| A-102.00 | PROPOSED SECOND FLOOR PLAN | ● | ● | ● | ● | ● |
| A-201.00 | PROPOSED WEST & EAST ELEVATIONS | ● | ● | ● | ● | ● |
| A-202.00 | PROPOSED NORTH & SOUTH ELEVATIONS | ● | ● | ● | ● | ● |
| A-500.00 | SUN ROOM WALL SECTION DETAILS | | | | ● | |

FLOOR AREA

| STORY | EXISTING AREA | EXISTING HABITABLE AREA | AREA OF RENOVATION | NEW AREA |
|--|---------------|-------------------------|--------------------|-------------------|
| 2ND | 922 SF | 992 SF | 922 SF | 291 SF (1,213 SF) |
| 1ST | 1,288 SF | 1,288 SF | 192 SF | 384 SF (1,657 SF) |
| CELLAR | 850 SF | 0 SF | 211 SF | 0 SF |
| TOTAL | 3,060 SF | 2,210 SF | 1,325 SF | 675 SF (3,735 SF) |
| NOTE: TOTAL PROPOSED HABITABLE AREA = 675 (2,885 SF) | | | | |

TABLE OF EAVE & RIDGE HEIGHTS (APPENDIX, TABLE B-7)

| | EXISTING | PROPOSED | ALLOWED |
|---------------------------------------|----------------|-----------|----------------|
| NUMBER OF STORIES | 2 | NO CHANGE | 3 |
| GRADE TO RIDGE (OF+MDR-1) | 29.9 FT | NO CHANGE | 35 FT |
| GRADE TO EAVE (OF+MDR-1) | 19.5 FT | NO CHANGE | 28 FT |
| GRADE TO MID-POINT OF RIDGE(OF+MDR-1) | NOT APPLICABLE | NO CHANGE | NOT APPLICABLE |

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL EXISTING RULES AND REGULATIONS OF ALL MUNICIPAL DEPARTMENTS AND AGENCIES HAVING JURISDICTION OVER SUCH MATTERS.

2. ALL WORK TO BE PERFORMED BY CONTRACTORS LICENSED IN THE STATE OF NEW YORK.

3. GENERAL CONTRACTOR TO OBTAIN AND SUPPLY ALL NECESSARY PERMITS, CERTIFICATIONS AND APPROVALS RELATED TO ANY AND ALL WORK INCLUDING, BUT NOT SPECIFICALLY LIMITED TO, VENTILATING, AIR-CONDITIONING, PLUMBING, AND ELECTRICAL WORK.

4. GENERAL CONTRACTOR TO FURNISH ALL NECESSARY INSPECTION CERTIFICATES REQUIRED BY LOCAL BUILDING DEPARTMENT. CONTRACTOR TO FURNISH A COPY OF THE INSPECTIONS' FINDINGS PROMPTLY FOLLOWING THE PERFORMANCE OF SAID INSPECTIONS, AND IN ALL INSTANCES WITHIN 24 HOURS OF SAME.

5. SUBSTITUTION OF MATERIALS MAY BE MADE ONLY WITH WRITTEN APPROVAL OF THE ARCHITECT.

6. CONTRACTOR SHALL CONFIRM ALL APPLIANCES, FIXTURES, FITTINGS, HARDWARE AND FINISH SPECIFICATIONS WITH ARCHITECT AND SHALL FURNISH CUT SHEETS ON ALL ITEMS SPECIFIED. SUBSTITUTION OF ANY ITEM MAY BE MADE ONLY WITH WRITTEN APPROVAL OF THE ARCHITECT.

7. NO WORK SHALL BE PERFORMED IN A MANNER WHICH WILL THREATEN OR COMPROMISE THE STRUCTURAL STABILITY OF THE BUILDING, OR WHICH IN ANY WAY ENDANGER THE SAFETY OF ANY PERSON WHATSOEVER. CARE SHOULD BE TAKEN WHEN DEMOLISHING MATERIALS AND PARTITIONS WHICH MAY HOUSE PLUMBING RISERS AND OTHER BUILDING SERVICES AND WHEN INSTALLING ITEMS NEAR DEMISING WALLS AND SHAFT AREAS.

8. GENERAL CONTRACTOR SHALL MAINTAIN, OR PROVIDE, ELECTRICAL, TELEPHONE, AND ADEQUATE PLUMBING SERVICES THROUGHOUT DURATION OF CONSTRUCTION. A TOILET FOR THE WORKERS WILL BE MAINTAINED ON THE PREMISES FOR THE DURATION OF THE WORK.

9. CONTRACTOR IS RESPONSIBLE FOR PROPERLY LAYING OUT THE WORK AND FOR LINES AND MEASUREMENTS FOR THE WORK. HE SHOULD BE FAMILIAR WITH AND VERIFY ALL OF THE INFORMATION ON THE DRAWINGS AND REPORT ANY IRREGULARITIES TO THE ARCHITECT BEFORE

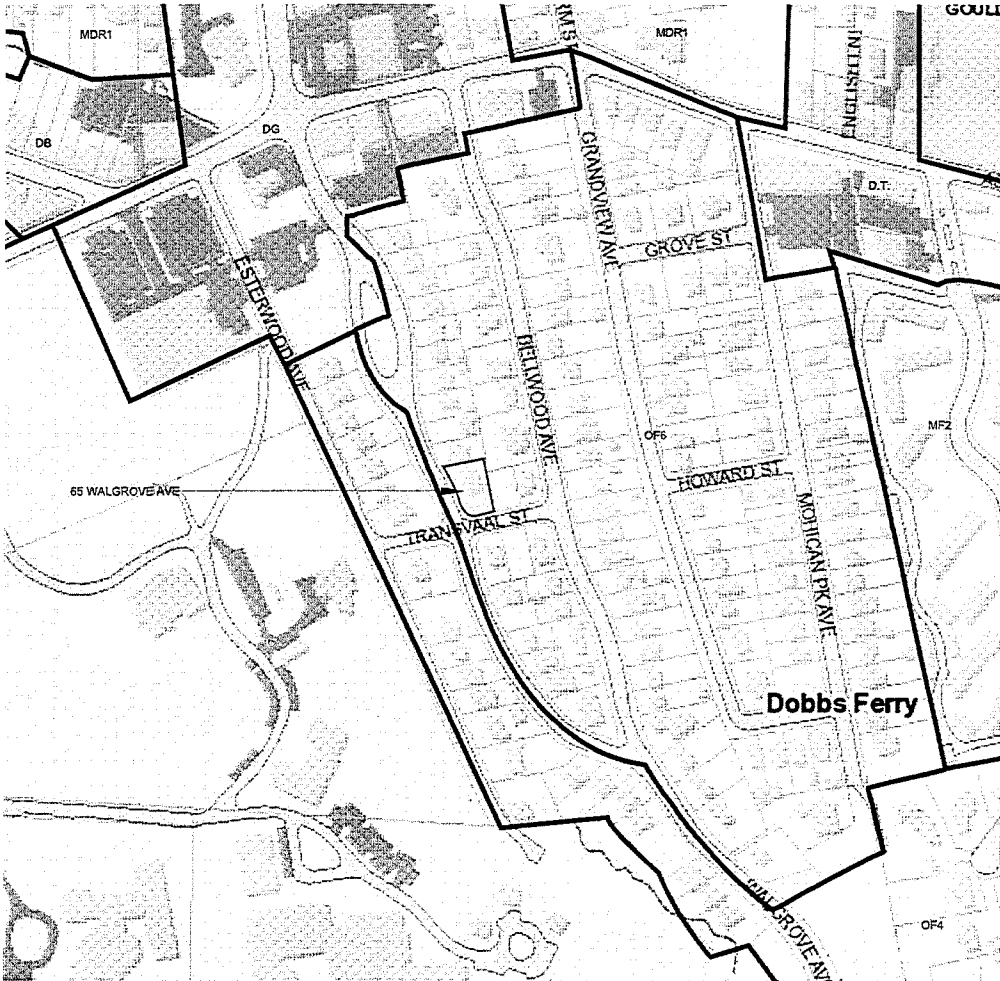
10. IN ADDITION TO THESE GENERAL NOTES, CONTRACTOR SHALL BE FAMILIAR WITH AND COMPLY WITH ALL DEMOLITION, STRUCTURAL, BUILDING DEPARTMENT FILING AND CONSTRUCTION NOTES WHICH PERTAIN TO THIS PROJECT.

11. THE BUILDING INSPECTOR OR VILLAGE ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF DEEMED APPROPRIATE TO MITIGATE UNFORESEEN SILTATION AND EROSION OF DISTURBED SOILS.

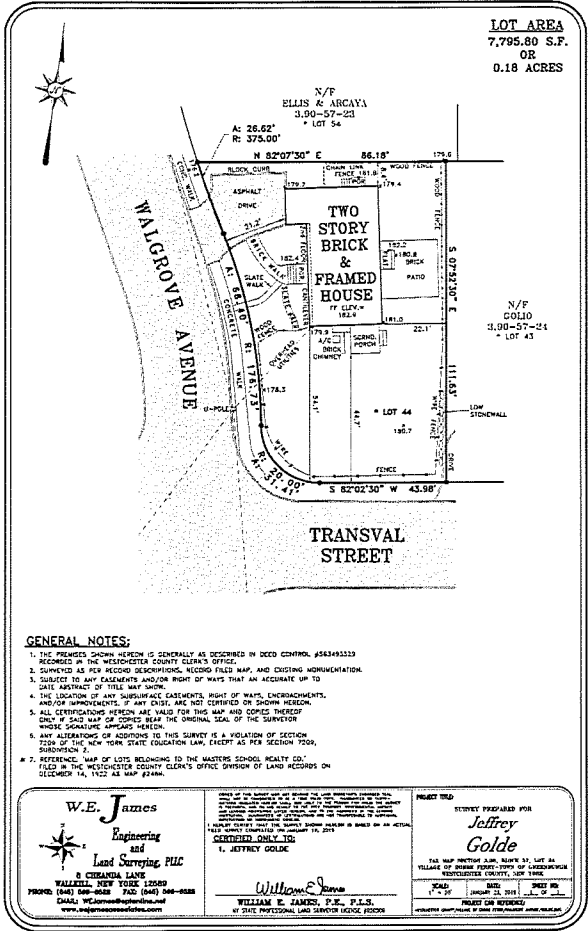
12. AS-BUILT DRAWINGS OF THE SITE IMPROVEMENTS SHALL BE SUBMITTED TO THE VILLAGE ENGINEER FOR REVIEW PRIOR PRIOR TO OBTAINING CERTIFICATE OF OCCUPANCY.

13. THE RESTORATION FOR WORK FOR WORK PERFORMED WITHIN THE VILLAGE RIGHT-OF-WAY SHALL BE PERFORMED TO THE SATISFACTION OF THE VILLAGE ENGINEER AND DEPARTMENT OF PUBLIC WORKS.

14. BEFORE THE SITE PLANS ARE SIGNED BY THE CHAIRMAN OF THE PLANNING BOARD, THE APPLICANT SHALL BE REQUIRED TO POST PERFORMANCE BOND OR OTHER TYPE OF ACCEPTABLE MONETARY GUARANTY WHICH SHALL BE IN AN AMOUNT DETERMINED BY THE PLANNING BOARD AND THE VILLAGE ENGINEER IN A FORM SATISFACTORY TO THE VILLAGE ATTORNEY.



1 PORTION MAP FROM WESTCHESTER COUNTY GIS MUNICIPAL TAX VIEWER
NOT TO SCALE




GENERAL NOTES:

- THE FEATURES SHOWN HEREON IS GENERALLY AS OBSERVED IN DEED COPY NO. 4583493233 RECORDED IN THE WESTCHESTER COUNTY CLERK'S OFFICE.
- SUPPLIED AS PER RECORD DESCRIPTIONS, RECORD FILED MAP, AND EXISTING ADJACENT PROPERTY.
- SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAYS THAT AN ACCURATE UP TO DATE ABSTRACT OF TITLE MAY SHOW.
- THE LOCATION OF ANY SURFACE EASEMENTS, RIGHT OF WAYS, ENCROACHMENTS, AND/OR ADJACENT PROPERTY, IF ANY EXIST, ARE NOT SHOWN OR SHOWN HEREON.
- ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF EACH MAP OF COPIES BEARS THE ORIGINAL SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.
- ANY ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7208 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PER SECTION 7209, SUBSECTION 2.
- REFERENCE: MAP OF LOTS BELONGING TO THE WALTERS SCHOOL, REALTY CO., FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE, DIVISION OF LAND RECORDS ON DECEMBER 14, 1922 AS MAP #2444.

W.E. James
Engineering
and
Land Surveying, PLLC
10 GREEN LANE
WALLKILL, NEW YORK 12588
PHONE: (845) 596-0888 FAX: (845) 594-0888
EMAIL: WJames@wefjames.com
www.wefjames.com

PROJECT FILED FOR
Jeffrey Golde
THIS MAP WAS PREPARED AND MADE BY ME, OR BY AN ASSISTANT, UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED SURVEYOR IN THE STATE OF NEW YORK. I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
CERTIFIED ONLY TO:
1. JEFFREY GOLDE
WILLIAM E. JAMES, P.E., P.L.S.
NY STATE PROFESSIONAL LAND SURVEYOR REG. NO. 10000

DATE: 5/26/20
SCALE: 1" = 20'
SHEET NO. 1 OF 1
PROJECT OR REVISION:

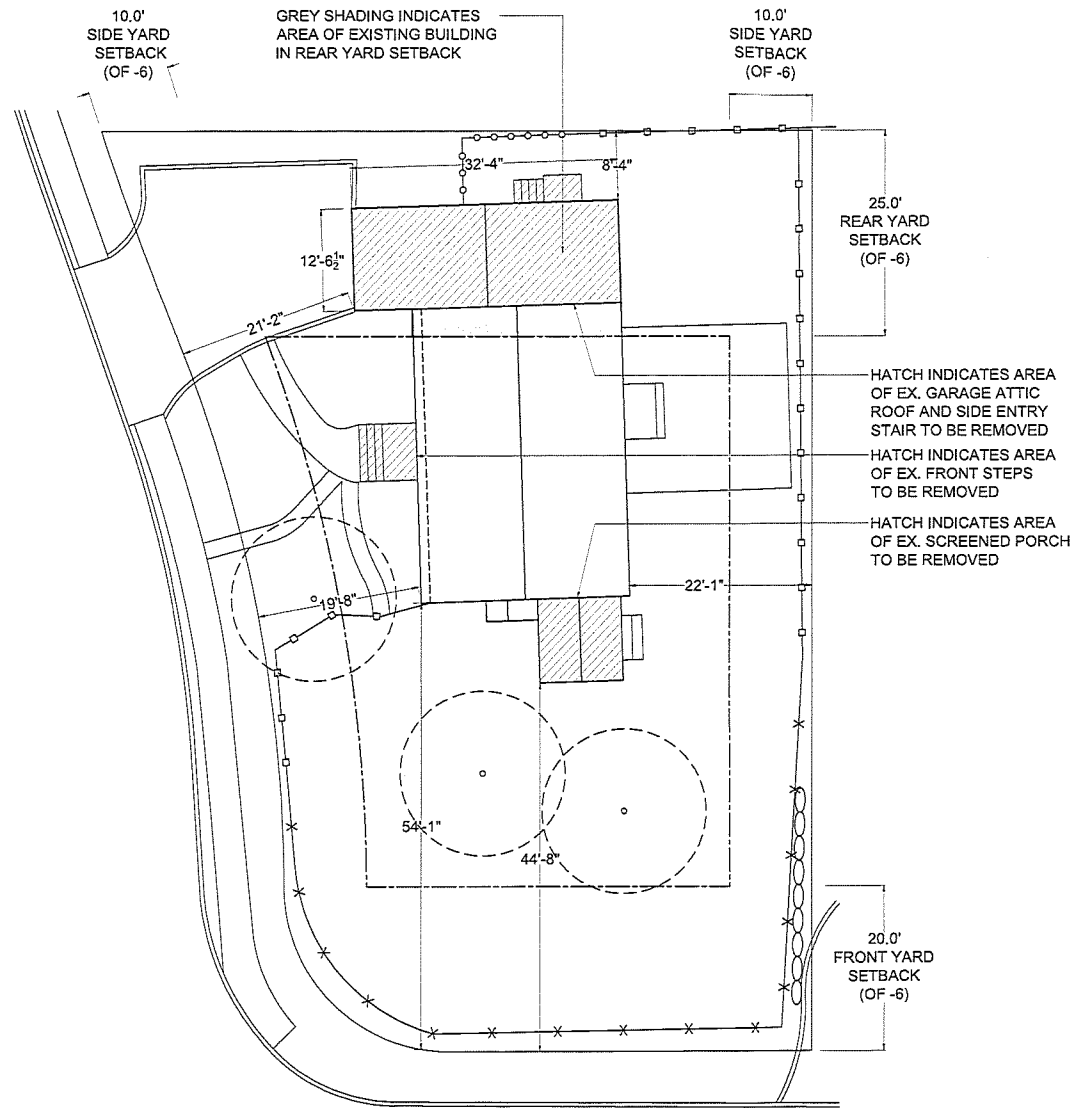
| | | |
|---|---------------------|--|
| SITE INFORMATION | |  PRIMARY ARCHITECTURE, PLLC 167 CANAL STREET #300 NEW YORK, NY 10013 T: 718 414 4741 SPENCER LEAF, AIA NYS RA LIC #038515 |
| MUNICIPALITY: | DOBBS FERRY | |
| PRINTKEY/TAXID: | 3.90-57-24 | |
| PARCEL SLB: | 0030900057024000000 | |
| ZONING DISTRICT: | OF-6 | |
| USE: | ONE-FAMILY DWELLING | |
| LOT AREA: | 7,795 SF | |
| ZONING INFORMATION | | PROJECT |
| LOT COVERAGE (BUILDING) | | RIVERTOWN RESIDENCE 65 WALGROVE AVENUE DOBBS FERRY, NY 10522 |
| EXISTING: | 18.3% | |
| PROPOSED: | 21.0% | |
| MAX. ALLOWABLE: | 27.0% | |
| LOT COVERAGE (IMPERVIOUS SURFACE) | | OWNER |
| EXISTING: | 33.4% | |
| PROPOSED: | 33.4% | |
| MAX. ALLOWABLE: | 54.0% | |
| FRONT YARD SETBACK | | JEFFREY GOLDE & DIANA JOHANNESSEN 65 WALGROVE AVENUE DOBBS FERRY, NY 10525 |
| EXISTING: | 44.7 FT | |
| PROPOSED: | 41.3 FT | |
| MIN. ALLOWABLE: | 20.0 FT | |
| SIDE YARD SETBACK | | CONSULTANTS |
| EXISTING: | 19.77/22.1 | |
| PROPOSED: | 17.77/21.7 | |
| MIN. ALLOWABLE: | 10.0 FT | |
| REAR YARD SETBACK | | ROBERT SILMAN ASSOCIATES STRUCTURAL ENGINEERS, DPC 32 OLD SLIP, 10FL NEW YORK, NY 10005 T: 212 620 7970 |
| EXISTING: | *8.4 FT | |
| PROPOSED: | *8.4 FT | |
| *MIN.ALLOWABLE: | *20.0 FT | |
| *EXISTING AND PROPOSED REAR YARD SETBACK APPROVED BY ZONING BOARD OF APPEALS (1/8/20) | | |

| REV | DATE | DESCRIPTION |
|------------|--------------------------|-------------|
| 11.27.2019 | BUILDING DEPT SUBMISSION | |
| 12.18.2019 | ZONING BOARD OF APPEALS | |
| 01.21.2020 | PLANNING BOARD | |
| 02.13.2020 | AHRS | |
| 06.03.2020 | FINAL SUBMISSION | |

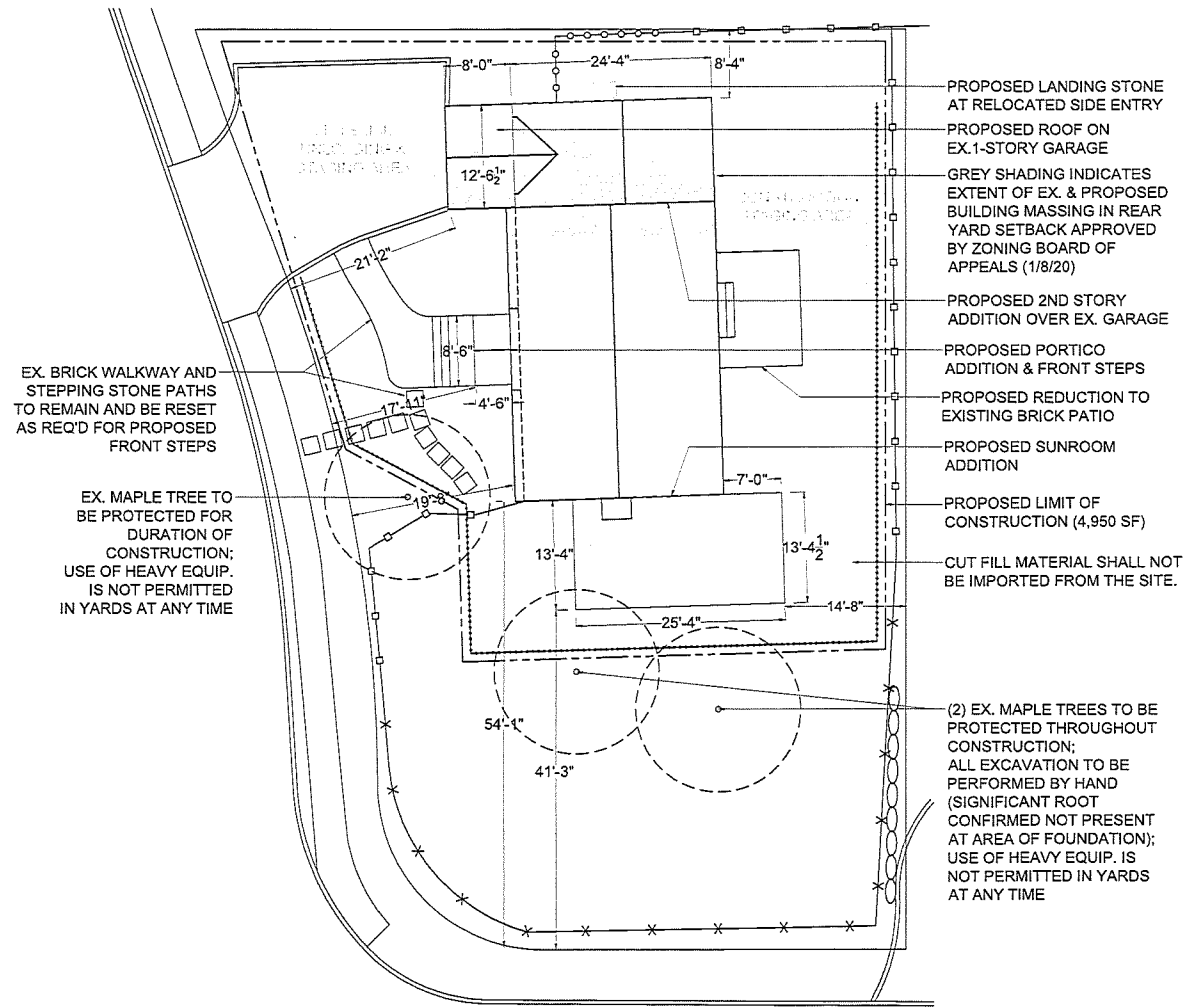
| | |
|-------------------|---------|
| SHEET INFO / SEAL | |
| JOB: | 1818 |
| DRN BY: | AG |
| CHK BY: | SL |
| DATE: | 5.26.20 |
| NORTH | |

| |
|--|
| SHEET TITLE |
| TITLE SHEET, GENERAL NOTES & LOCATION PLAN |

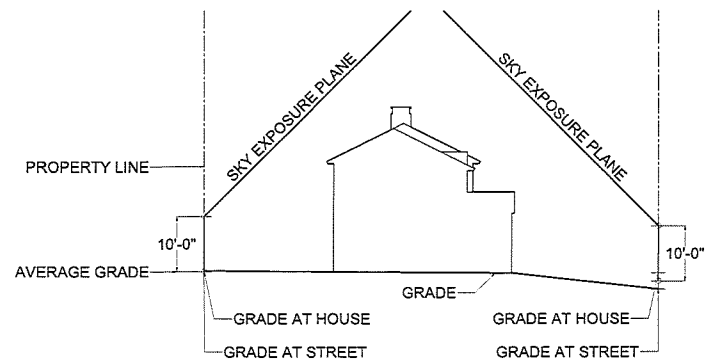
| |
|----------------|
| SHEET NUMBER |
| T-001.00 |
| SHEET: 1 OF 17 |



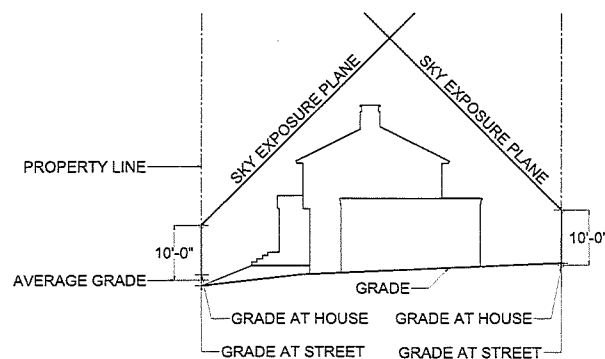
1 EXISTING SITE PLAN
SCALE : 3/32" = 1'-0"



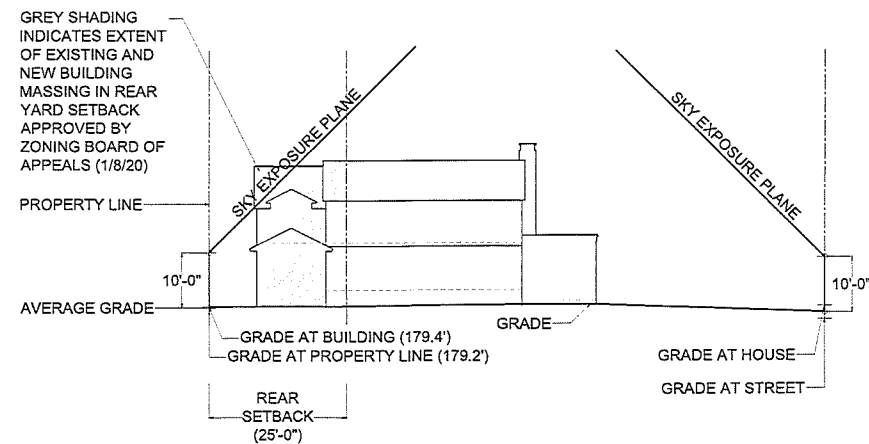
2 PROPOSED SITE PLAN
SCALE : 3/32" = 1'-0"



3 SKY EXPOSURE NORTH ELEVATION
SCALE : 1/16" = 1'-0"



4 SKY EXPOSURE SOUTH ELEVATION
SCALE : 1/16" = 1'-0"



5 SKY EXPOSURE WEST ELEVATION
SCALE : 3/32" = 1'-0"

| DRAWING KEY | |
|-------------|------------------------|
| | ZONING SETBACK LINE |
| | EXISTING STONE WALL |
| | WOOD FENCE |
| | CHAIN LINK FENCE |
| | WIRE FENCE |
| | EROSION CONTROL FENCE |
| | LIMITS OF CONSTRUCTION |
| | EXISTING TREE |

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NYS RA LIC #038515

PROJECT
RIVERTOWN RESIDENCE
65 WALGROVE AVENUE
DOBBS FERRY, NY 10522

OWNER
JEFFREY GOLDE & DIANA JOHANNESSEN
65 WALGROVE AVENUE
DOBBS FERRY, NY 10525

CONSULTANTS
ROBERT SILMAN ASSOCIATES
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T: 212 620 7970

| REV | DATE | DESCRIPTION |
|------------|--------------------------|-------------|
| 11.27.2019 | BUILDING DEPT SUBMISSION | |
| 12.18.2019 | ZONING BOARD OF APPEALS | |
| 01.21.2020 | PLANNING BOARD | |
| 02.13.2020 | AHRB | |
| 06.03.2020 | FINAL SUBMISSION | |

| SHEET INFO / SEAL | |
|-------------------|---------|
| JOB: | 1818 |
| DRN BY: | AG |
| CHK BY: | SL |
| DATE: | 5.26.20 |
| NORTH | |

SHEET TITLE
EXISTING & PROPOSED SITE PLANS

SHEET NUMBER
Z-100
SHEET: 2 OF 17

EXISTING

LOT AREA - 7794.387sf - 100%
SITE PAVING - 1060.369sf - 13.60%
BUILDING COVERAGE - 1543.258sf - 19.79%

TOTAL IMPERVIOUS - 2603.627sf - 33.4%
TOTAL OPEN SPACE - 5190.76sf - 66.6%

1 EXISTING SITE PLAN IMPERVIOUS AREA
SCALE : 3/32" = 1'-0"

PROPOSED

LOT AREA - 7794.387sf - 100%
SITE PAVING - 1060.369sf - 13.60%
BUILDING COVERAGE - 1781.542sf - 22.86%

TOTAL IMPERVIOUS - 2603.627sf - 36.5%
TOTAL OPEN SPACE - 5190.76sf - 63.5%

2 PROPOSED SITE PLAN IMPERVIOUS AREA
SCALE : 3/32" = 1'-0"

PROPOSED

LOT AREA - 7794.387sf - 100%
SITE PAVING - 1060.369sf - 13.60%
BUILDING COVERAGE - 1781.542sf - 22.86%

TOTAL IMPERVIOUS - 2603.627sf - 36.5%
TOTAL OPEN SPACE - 5190.76sf - 63.5%

EXISTING DOWNSPOUT
SPILLS INTO EXISTING
PLANTING; TO BE MODIFIED

EXISTING DOWNSPOUT SPILLS INTO
EXISTING PLANTING; TO REMAIN

PROPOSED DOWNSPOUT

EXISTING DOWN SPOUT TO BE
EXTENDED UP TO NEW GUTTER ON
PROPOSED ROOF

EXISTING DOWN SPOUT TO BE
EXTENDED UP TO NEW GUTTER ON
PROPOSED ROOF

RELOCATE EXISTING
DOWN SPOUT

PROPOSED DOWN SPOUT

CUT / FILL SHOULD NOT BE
IMPORTED / EXPORTED FROM SITE



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PROJECT

RIVERTOWN
RESIDENCE

65 WALGROVE AVENUE
DOBBS FERRY, NY 10522

OWNER

JEFFREY GOLDE & DIANA JOHANNESSEN
65 WALGROVE AVENUE
DOBBS FERRY, NY 10255

CONSULTANTS

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T: 212 620 7370

| REV | DATE | DESCRIPTION |
|------------|--------------------------|-------------|
| 11.27.2019 | BUILDING DEPT SUBMISSION | |
| 12.18.2019 | ZONING BOARD OF APPEALS | |
| 01.21.2020 | PLANNING BOARD | |
| 02.13.2020 | AHRB | |
| 06.03.2020 | FINAL SUBMISSION | |

SHEET INFO / SEAL

JOB: 1818
DRN BY: AG
CHK BY: SL
DATE: 5.25.20
NORTH

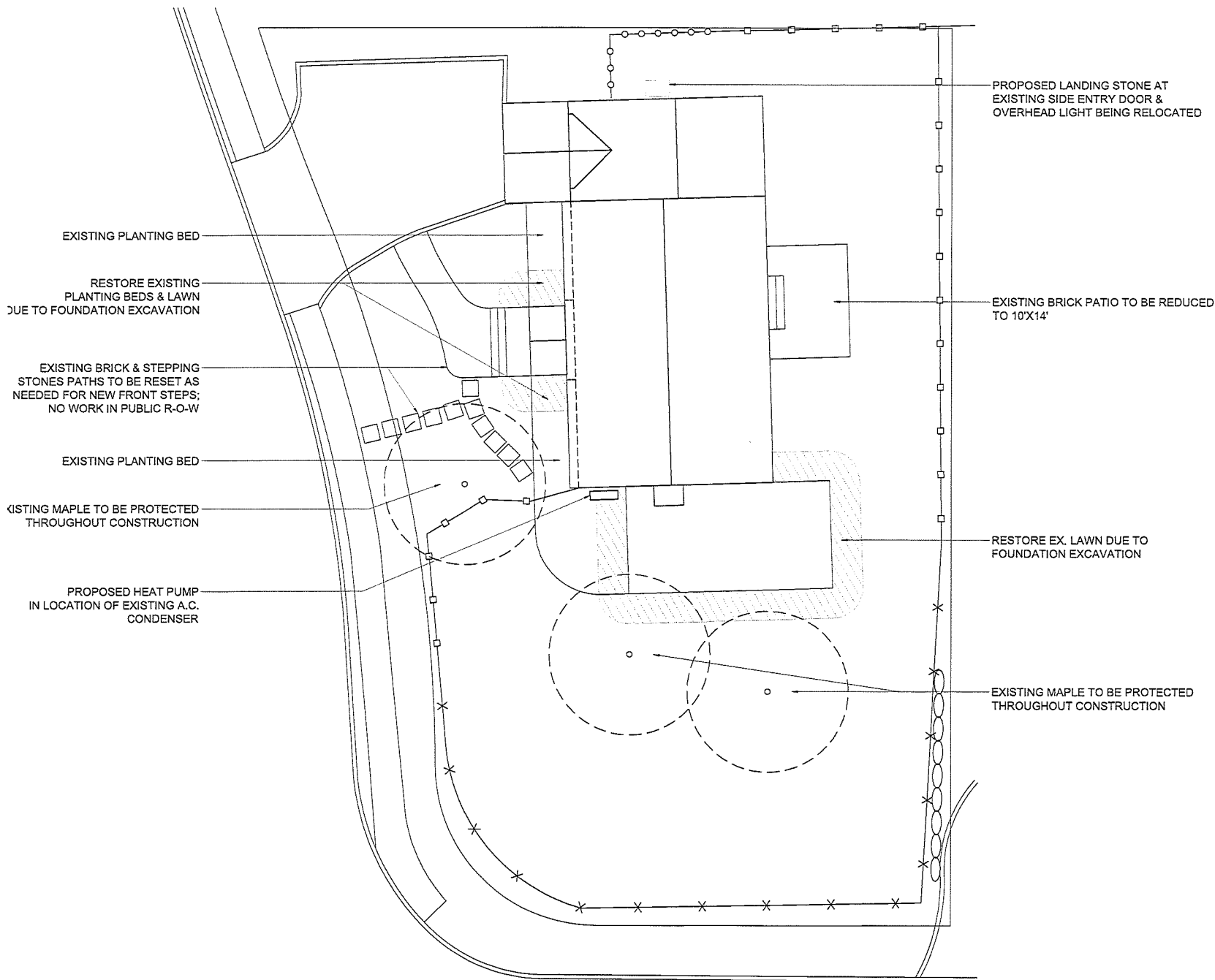
SHEET TITLE

EXISTING & PROPOSED
IMPERVIOUS A. SITE
PLANS

SHEET NUMBER

Z-101

SHEET: 3 OF 17



- GENERAL NOTES**
1. ALL LIGHTING COMPLIES WITH SECTION 300-11.4
 2. NO PROPOSED EXTERIOR LIGHTING

1 LIGHTING, MECHANICAL AND LANDSCAPE PROPOSED SITE PLAN
SCALE : 1/8" = 1'-0"

PRIMARY ARCHITECTURE, PLLC
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NEW YORK, NY 10013
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NYS RA LIC #038515

PROJECT

RIVERTOWN RESIDENCE
65 WALGROVE AVENUE
DOBBS FERRY, NY 10522

OWNER

JEFFREY GOLDE & DIANA JOHANNESSEN
65 WALGROVE AVENUE
DOBBS FERRY, NY 10255

CONSULTANTS

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| REV | DATE | DESCRIPTION |
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| 02.13.2020 | AHRB | |
| 06.03.2020 | FINAL SUBMISSION | |

SHEET INFO / SEAL

| | |
|---------|---------|
| JOB: | 1818 |
| DRN BY: | AG |
| CHK BY: | SL |
| DATE: | 5.26.20 |

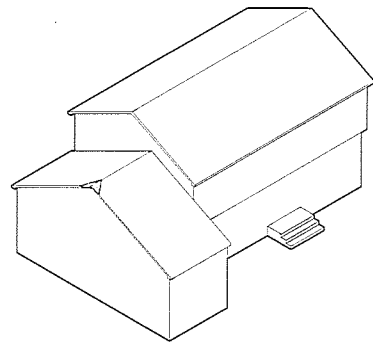
NORTH

SHEET TITLE

LANDSCAPE, EXT. LIGHTING, & EQUIP. LOCATIONS

SHEET NUMBER

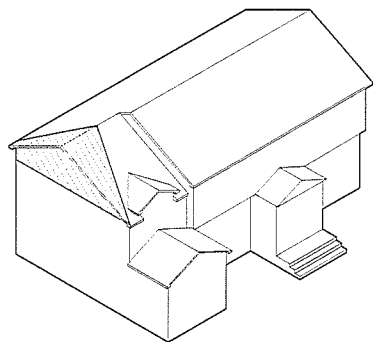
Z-102
SHEET: 4 OF 17



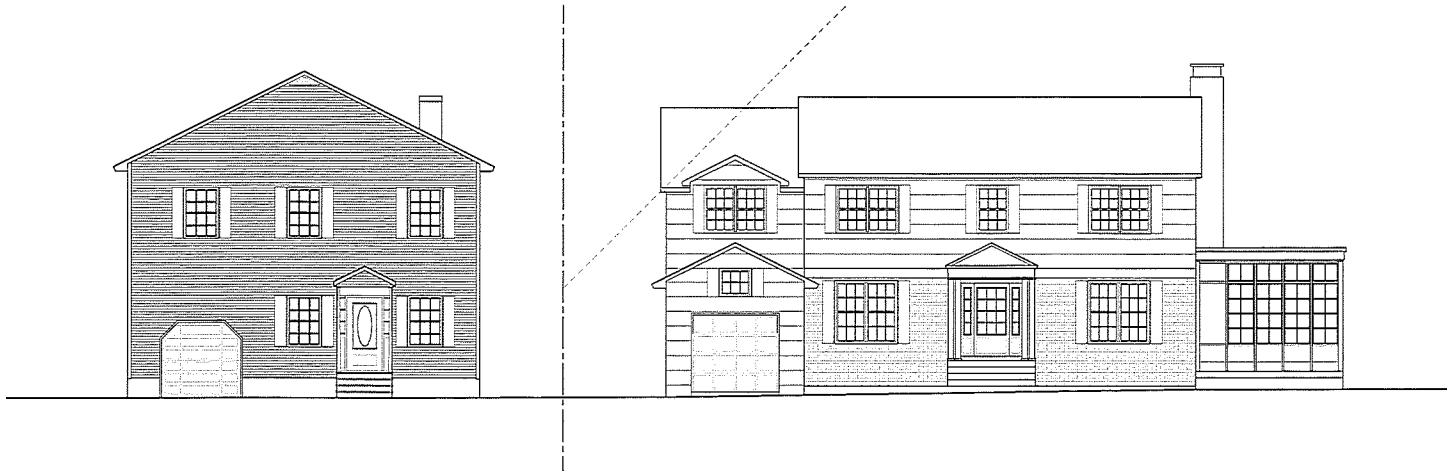
1 EXISTING ROOF SKYPLANE EXPOSURE BREAK
SCALE : 1/16" = 1'-0"



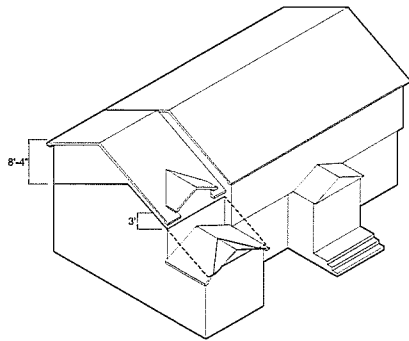
2 EXISTING WESTERN STREETSCAPE - PARALLEL TO WALGROVE AVE.
SCALE : 1/8" = 1'-0"



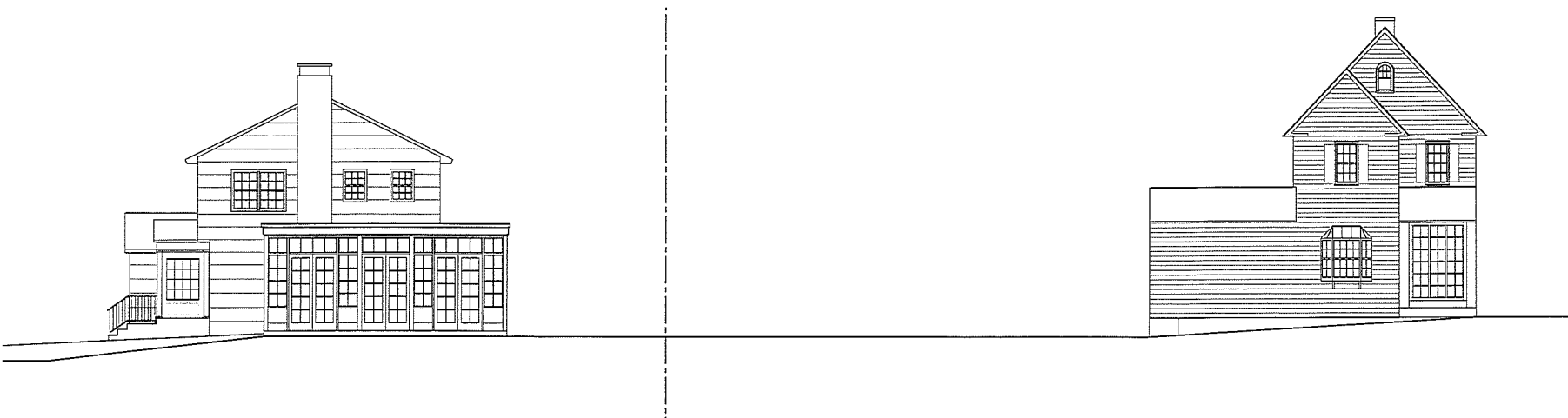
3 PROPOSED ROOF SKYPLANE EXPOSURE BREAK
SCALE : 1/16" = 1'-0"




4 PROPOSED WESTERN STREETSCAPE - PARALLEL TO WALGROVE AVE.
SCALE : 1/8" = 1'-0"



5 EXISTING AND PROPOSED ROOF BULK ANALYSIS
SCALE : 1/16" = 1'-0"



6 PROPOSED SOUTHERN STREETSCAPE - PARALLEL TO TRANSVAAL AVE.
SCALE : 1/8" = 1'-0"



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NYS RA LIC #038515

PROJECT

RIVERTOWN RESIDENCE
85 WALGROVE AVENUE
DOBBS FERRY, NY 10522

OWNER

JEFFREY GOLDE & DIANA JOHANNESSON
65 WALGROVE AVENUE
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CONSULTANTS

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| REV | DATE | DESCRIPTION |
|-----|------------|--------------------------|
| | 11.27.2019 | BUILDING DEPT SUBMISSION |
| | 12.18.2019 | ZONING BOARD OF APPEALS |
| | 01.21.2020 | PLANNING BOARD |
| | 02.13.2020 | AHRB |
| | 06.03.2020 | FINAL SUBMISSION |

SHEET INFO / SEAL

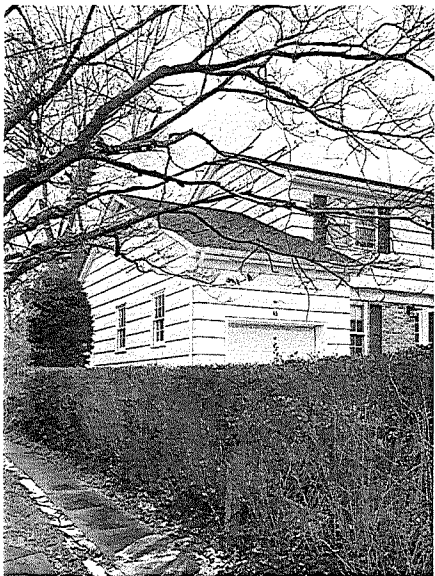
JOB: 1818
DRN BY: AG
CHK BY: SL
DATE: 5.26.20
NORTH

SHEET TITLE

STREETSCAPE ELEVATIONS & MASSING DIAGRAMS

SHEET NUMBER

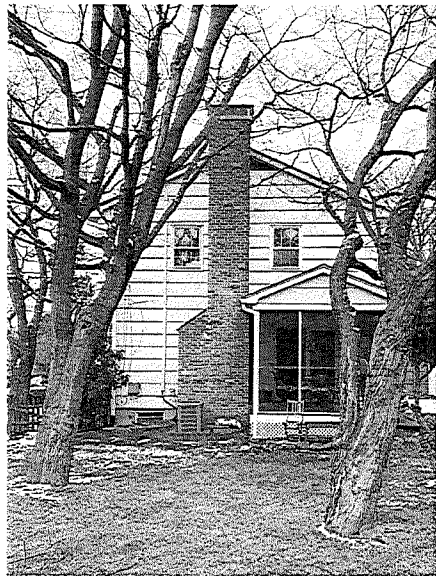
Z-103
SHEET: 5 OF 17



1 NORTH - EXISTING STRUCTURE
NOT TO SCALE



2 WEST - EXISTING STRUCTURE
NOT TO SCALE



3 SOUTH - EXISTING STRUCTURE
NOT TO SCALE



4 EAST - EXISTING STRUCTURE
NOT TO SCALE



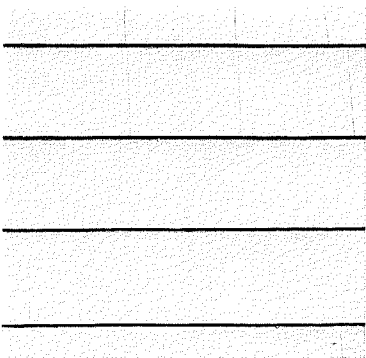
5 WEST STREETSCAPE FROM WALGROVE AV. AS SPECIFIED ON 300-4.1 C (3)
NOT TO SCALE



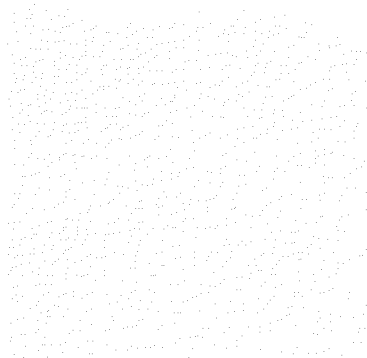
6 S.W. STREETSCAPE FROM WALGROVE AV. AND TRANSVAAL AV. CORNER
NOT TO SCALE



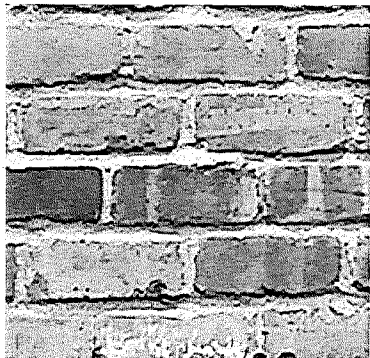
7 S. STREETSCAPE FROM TRANSVAAL AV.
NOT TO SCALE



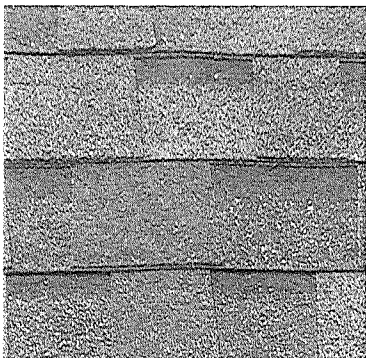
8 EX. PAINTED 14" EXPSD. CEDAR SHINGLE
NOT TO SCALE



9 EX. PAINTED WOOD TRIM
NOT TO SCALE



10 EX. BRICK FACADE
NOT TO SCALE



11 EX. ASPHALT SHINGLE ROOFING
NOT TO SCALE

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NEW YORK, NY 10013
T: 718 414 4741
SPENCER LEAF, AIA
NYS RA LIC #038515

PROJECT

RIVERTOWN
RESIDENCE
65 WALGROVE AVENUE
DOBBS FERRY, NY 10522

OWNER

JEFFREY GOLDE & DIANA JOHANNESSEN
65 WALGROVE AVENUE
DOBBS FERRY, NY 10255

CONSULTANTS

ROBERT SILMAN ASSOCIATES
STRUCTURAL ENGINEERS, DPC
32 OLD SLIP, 10FL
NEW YORK, NY 10005
T: 212 620 7970

| REV | DATE | DESCRIPTION |
|------------|--------------------------|-------------|
| 11.27.2019 | BUILDING DEPT SUBMISSION | |
| 12.18.2019 | ZONING BOARD OF APPEALS | |
| 01.21.2020 | PLANNING BOARD | |
| 02.13.2020 | AHRB | |
| 05.03.2020 | FINAL SUBMISSION | |

SHEET INFO / SEAL

JOB: 1818

DRN BY: AG

CHK BY: SL

DATE: 5.26.20

NORTH

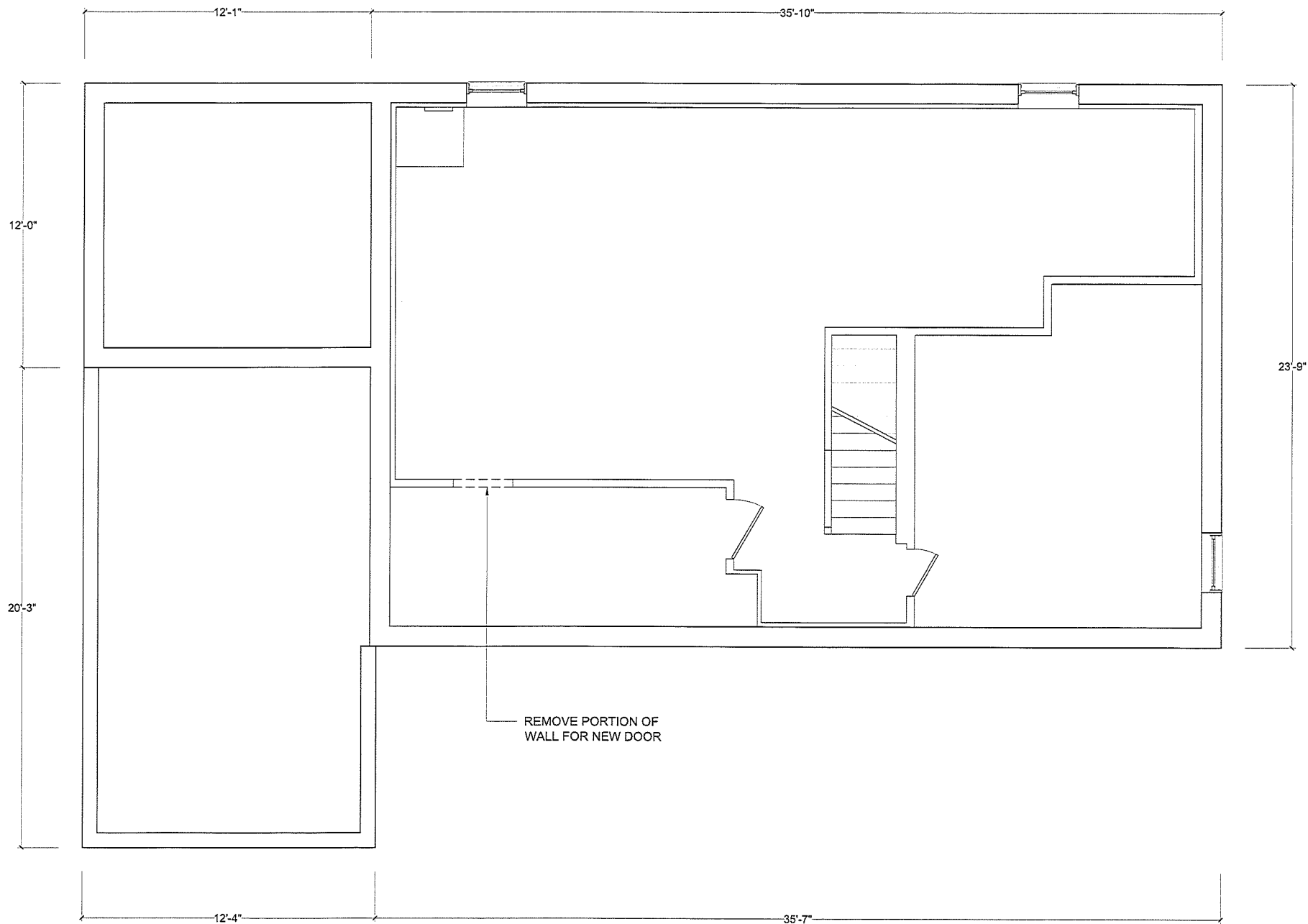
SHEET TITLE

PHOTOS OF EXISTING
HOUSE, STREETSCAPE,
& MATERIAL


SHEET NUMBER

Z-104

SHEET: 7 OF 17



① EXISTING BASEMENT FLOOR PLAN
SCALE : 3/8" = 1'-0"



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| 06.03.2020 | FINAL SUBMISSION | |

SHEET INFO / SEAL


JOB: 1818

DRN BY: AG

CHK BY: SL

DATE: 5.26.20

NORTH



SHEET TITLE

EXISTING/DEMO
BASEMENT FLOOR PLAN

SHEET NUMBER

D-100.00
SHEET: 7 OF 17



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PROJECT

RIVERTOWN RESIDENCE

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CONSULTANTS

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| 05.03.2020 | FINAL SUBMISSION | |

SHEET INFO / SEAL

JOB: 1818
DRN BY: AG
CHK BY: SL
DATE: 5.26.20

NORTH



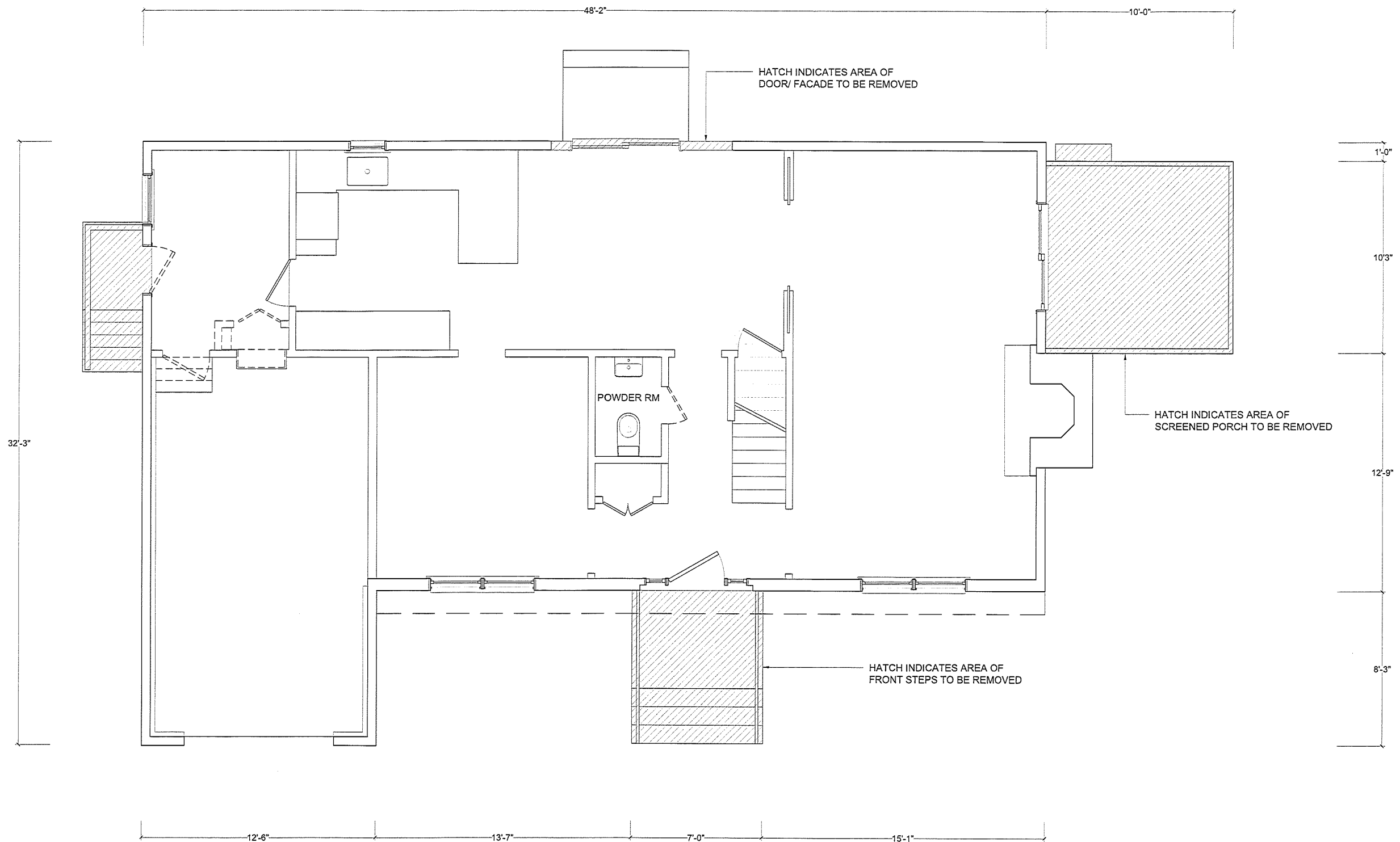
SHEET TITLE

EXISTING/DEMO
FIRST FLOOR PLAN

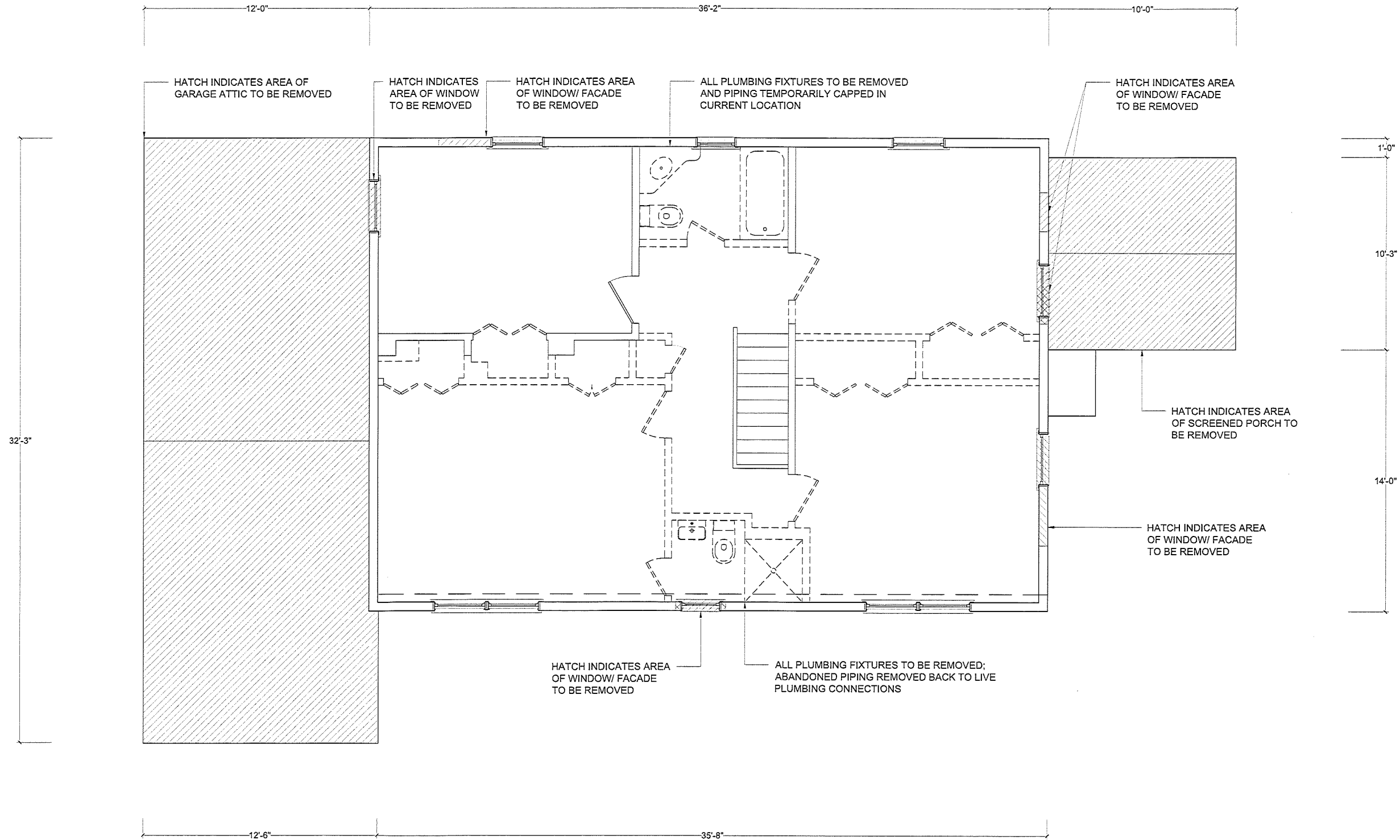
SHEET NUMBER

D-101.00


SHEET: 8 OF 17



1 EXISTING FIRST FLOOR PLAN
SCALE: 3/8" = 1'-0"



1 EXISTING SECOND FLOOR PLAN
SCALE : 3/8" = 1'-0"



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PROJECT

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65 WALGROVE AVENUE
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OWNER

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| REV | DATE | DESCRIPTION |
|------------|--------------------------|-------------|
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| 02.13.2020 | AHRB | |
| 06.03.2020 | FINAL SUBMISSION | |

SHEET INFO / SEAL


JOB: 1818

DRN BY: AG

CHK BY: SL

DATE: 5.26.20

NORTH



SHEET TITLE

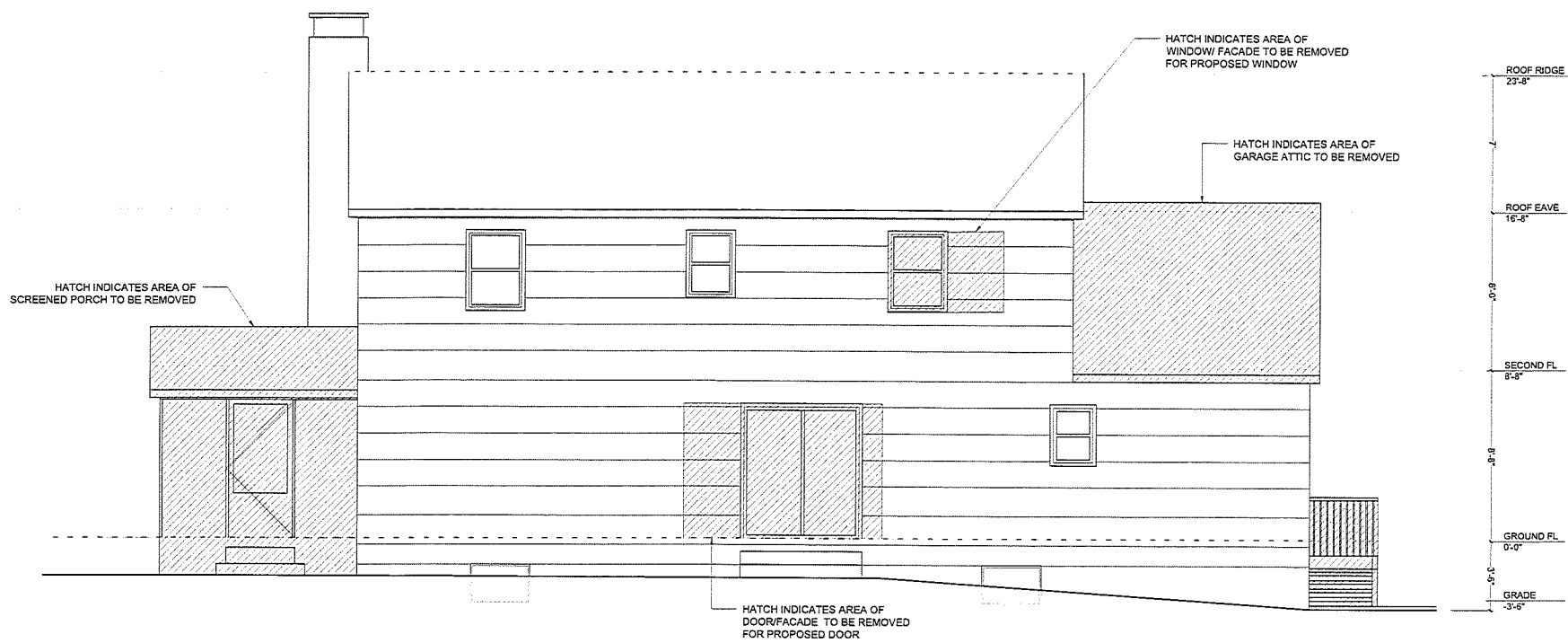
EXISTING/DEMO
SECOND FLOOR PLAN

SHEET NUMBER

D-102.00
SHEET: 9 OF 17



1 WEST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

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PROJECT

RIVERTOWN RESIDENCE
65 WALGROVE AVENUE
DOBBS FERRY, NY 10522

OWNER

JEFFREY GOLDE & DIANA JOHANNESSON
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CONSULTANTS

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NEW YORK, NY 10005
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| REV | DATE | DESCRIPTION |
|-----|------------|--------------------------|
| | 11.27.2019 | BUILDING DEPT SUBMISSION |
| | 12.18.2019 | ZONING BOARD OF APPEALS |
| | 01.21.2020 | PLANNING BOARD |
| | 02.13.2020 | AHRB |
| | 06.03.2020 | FINAL SUBMISSION |

SHEET INFO / SEAL

JOB: 1818

DRN BY: AG

CHK BY: SL

DATE: 5.26.20

SHEET TITLE

EXISTING/DEMO
WEST & EAST
EXTERIOR ELEVATIONS

SHEET NUMBER

D-201.00
SHEET: 10 OF 17



1 NORTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



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NYS RA LIC #038515

PROJECT

**RIVERTOWN
RESIDENCE**

65 WALGROVE AVENUE
DOBBS FERRY, NY 10522

OWNER

JEFFREY GOLDE & DIANA JOHANNESON
65 WALGROVE AVENUE
DOBBS FERRY, NY 10255

CONSULTANTS

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NEW YORK, NY 10005
T: 212 620 7970

| REV | DATE | DESCRIPTION |
|-----|------------|--------------------------|
| | 11.27.2019 | BUILDING DEPT SUBMISSION |
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| | 02.13.2020 | AHRB |
| | 05.03.2020 | FINAL SUBMISSION |

SHEET INFO / SEAL

JOB: 1818
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CHK BY: SL
DATE: 5.26.20

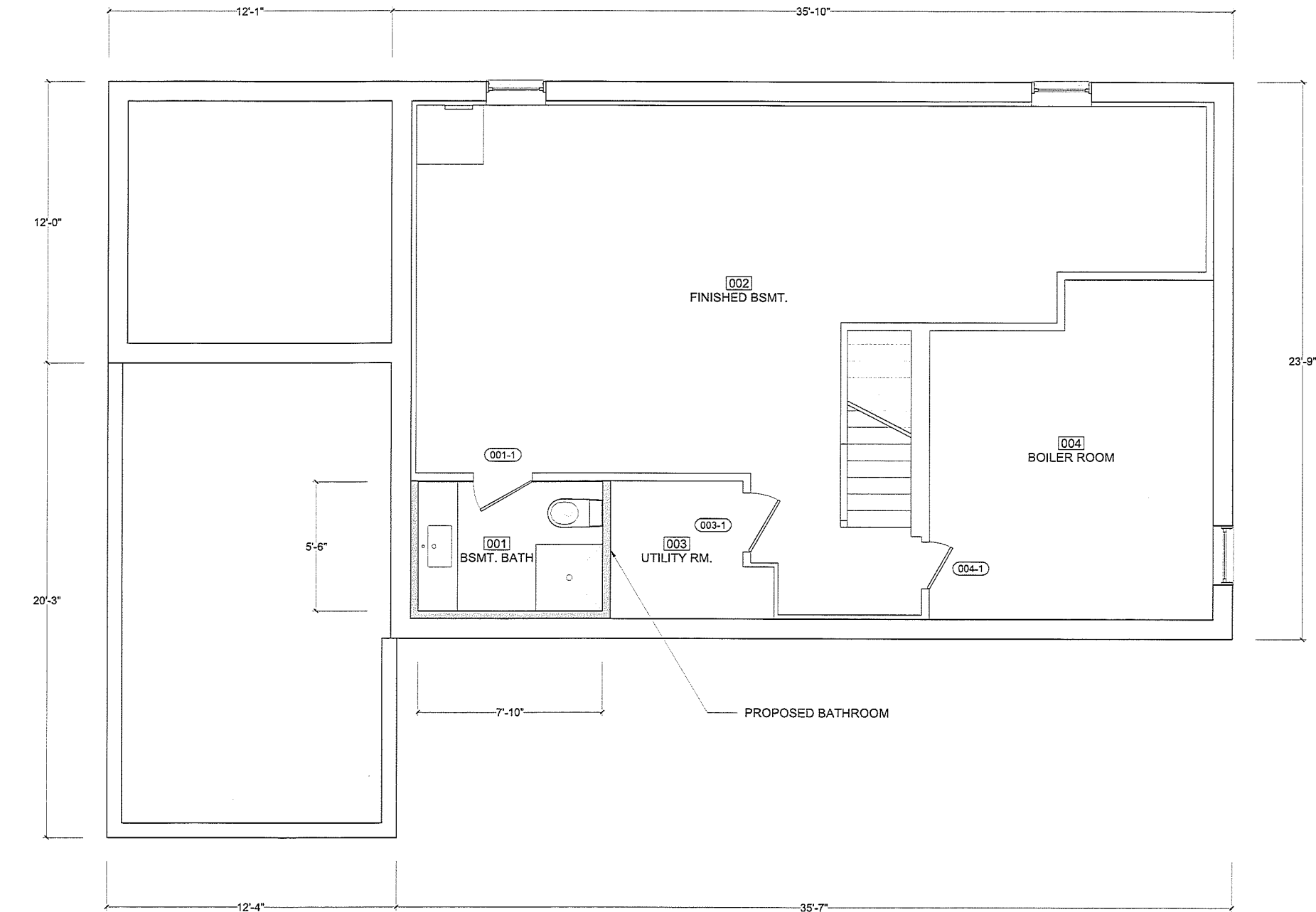
SHEET TITLE

**EXISTING/DEMO
NORTH & SOUTH
EXTERIOR ELEVATIONS**

SHEET NUMBER

D-202.00

SHEET: 11 OF 17



1 PROPOSED BASEMENT FLOOR PLAN
SCALE : 3/8" = 1'-0"



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NYS RA LIC #038515

PROJECT

RIVERTOWN
RESIDENCE

65 WALGROVE AVENUE
DOBBS FERRY, NY 10522

OWNER

JEFFREY GOLDE & DIANA JOHANNESSEN
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DOBBS FERRY, NY 10255

CONSULTANTS

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NEW YORK, NY 10005
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| REV | DATE | DESCRIPTION |
|------------|--------------------------|-------------|
| 11.27.2019 | BUILDING DEPT SUBMISSION | |
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| 01.21.2020 | PLANNING BOARD | |
| 02.13.2020 | A-HRB | |
| 06.03.2020 | FINAL SUBMISSION | |

SHEET INFO / SEAL

JOB: 1818
DRN BY: AG
CHK BY: SL
DATE: 5.26.20

NORTH



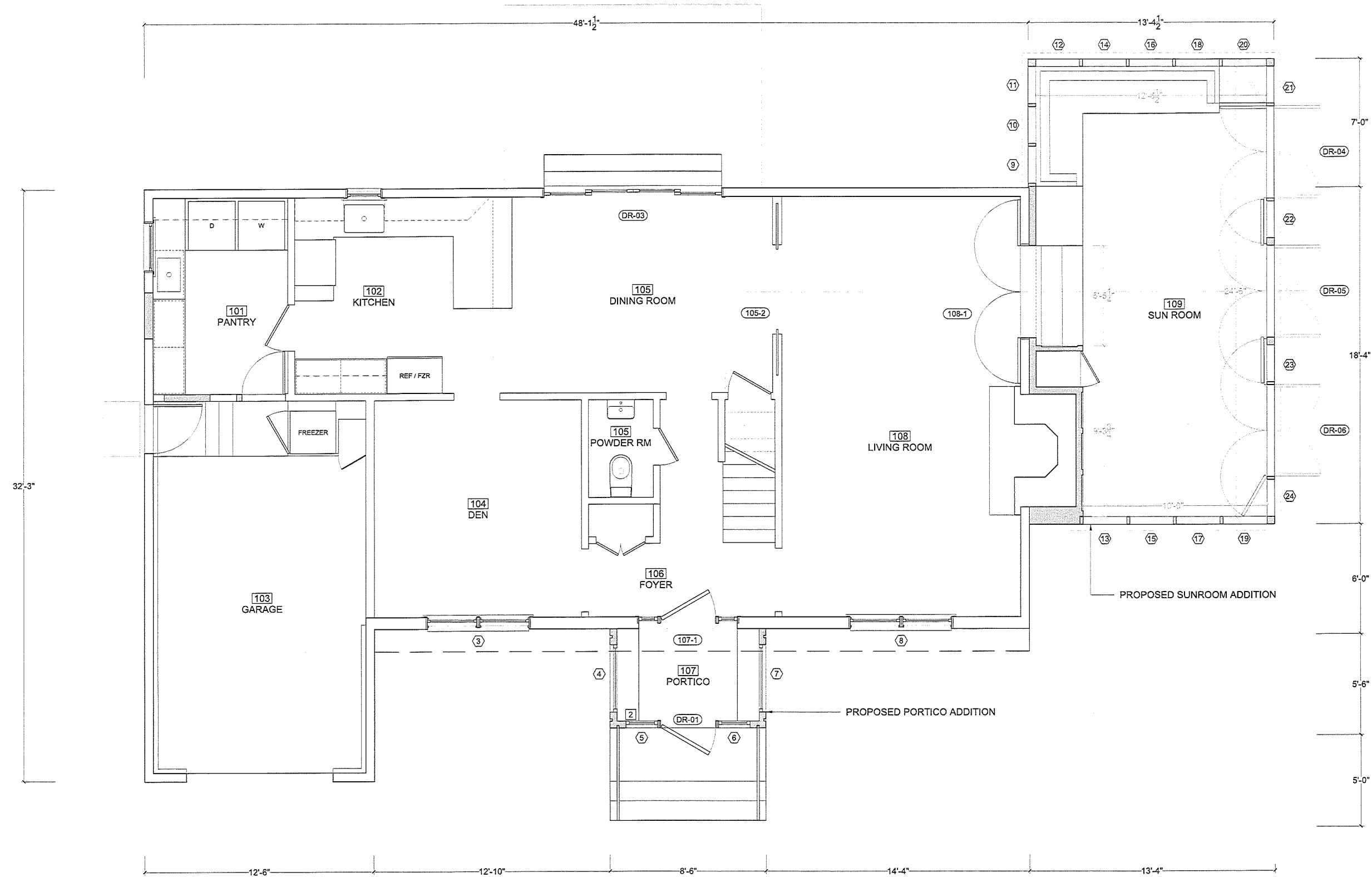
SHEET TITLE

PROPOSED BASEMENT
FLOOR PLAN

SHEET NUMBER

A-100.00

SHEET: 12 OF 17



1 PROPOSED FIRST FLOOR PLAN
SCALE: 3/8" = 1'-0"



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PROJECT

RIVERTOWN
RESIDENCE

65 WALGROVE AVENUE
DOBBS FERRY, NY 10222

OWNER

JEFFREY GOLDE & DIANA JOHANNESSON
65 WALGROVE AVENUE
DOBBS FERRY, NY 10225

CONSULTANTS

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| REV | DATE | DESCRIPTION |
|------------|--------------------------|-------------|
| 11.27.2019 | BUILDING DEPT SUBMISSION | |
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| 02.13.2020 | AHRB | |
| 06.03.2020 | FINAL SUBMISSION | |

SHEET INFO / SEAL

JOB: 1818
DRN BY: AG
CHK BY: SL
DATE: 5.26.20
NORTH

SHEET TITLE

PROPOSED FIRST
FLOOR PLAN

SHEET NUMBER

A-101.00

SHEET: 13 OF 17



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PROJECT
RIVERTOWN RESIDENCE
65 WALGROVE AVENUE
DOBBS FERRY, NY 10522

OWNER
JEFFREY GOLDE & DIANA JOHANNESSON
65 WALGROVE AVENUE
DOBBS FERRY, NY 10255

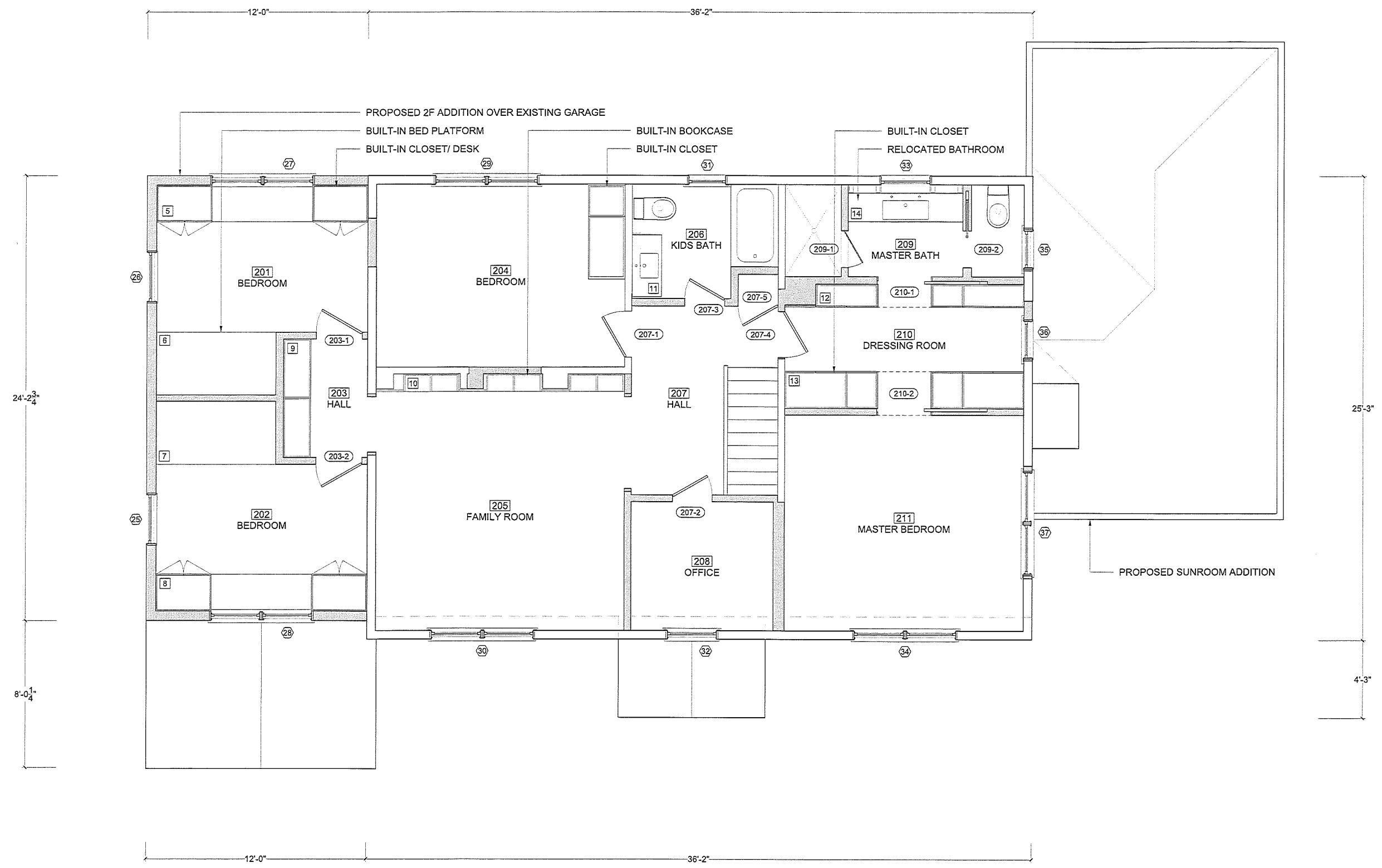
CONSULTANTS
ROBERT SILMAN ASSOCIATES
STRUCTURAL ENGINEERS, DPC
32 OLD SLIP, 10FL
NEW YORK, NY 10005
T: 212 520 7970

| REV | DATE | DESCRIPTION |
|------------|--------------------------|-------------|
| 11.27.2019 | BUILDING DEPT SUBMISSION | |
| 12.18.2019 | ZONING BOARD OF APPEALS | |
| 01.21.2020 | PLANNING BOARD | |
| 02.13.2020 | AHRB | |
| 06.03.2020 | FINAL SUBMISSION | |

| SHEET INFO / SEAL | |
|-------------------|---------|
| JOB: | 1818 |
| DRN BY: | SL |
| CHK BY: | GA |
| DATE: | 5.26.20 |
| NORTH | |
| | |

SHEET TITLE
PROPOSED SECOND FLOOR PLAN

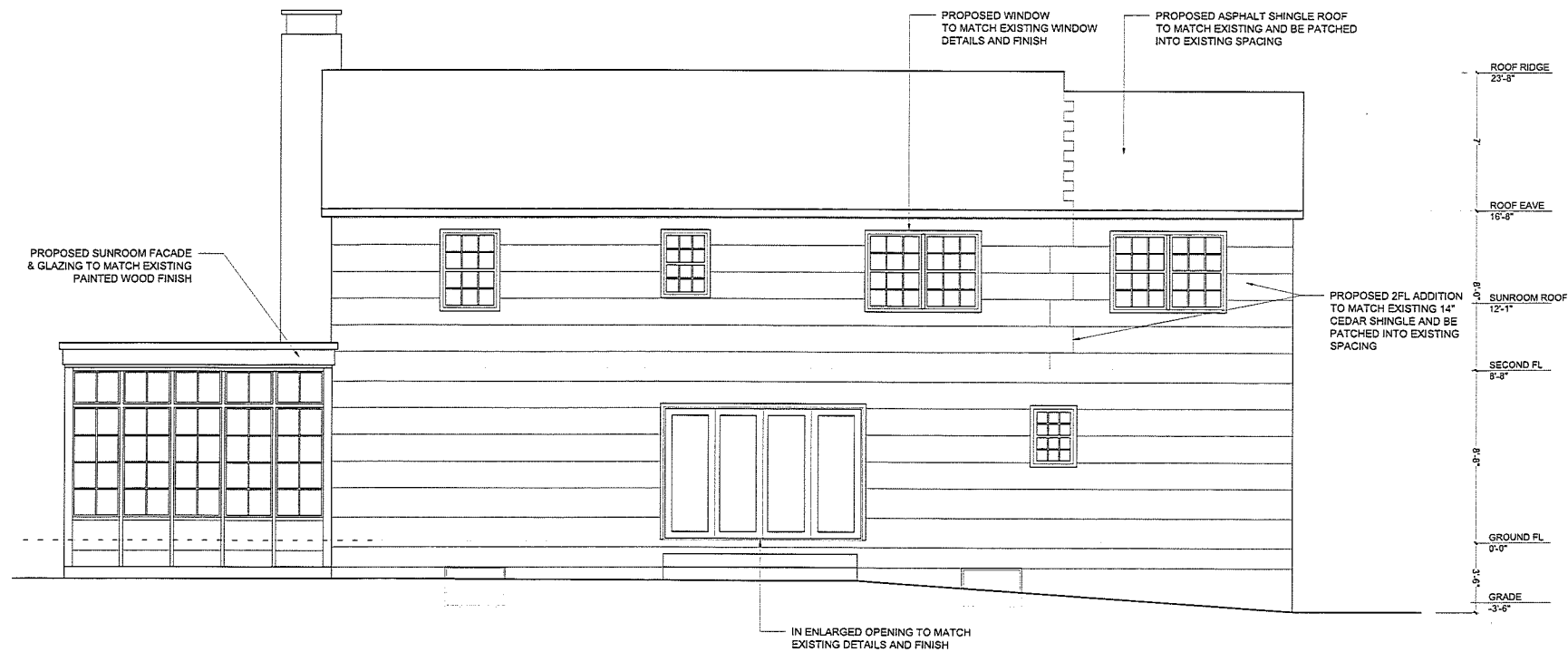
SHEET NUMBER
A-102.00
SHEET: 14 OF 17



1 PROPOSED SECOND FLOOR PLAN
SCALE: 3/8" = 1'-0"



1 WEST EXTERIOR ELEVATION
SCALE : 1/4" = 1'-0"



2 EAST EXTERIOR ELEVATION
SCALE : 1/4" = 1'-0"



PRIMARY ARCHITECTURE, PLLC
167 CANAL STREET #300
NEW YORK, NY 10013
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SPENCER LEAF, AIA
NYS RA LIC #038515

PROJECT

**RIVERTOWN
RESIDENCE**

65 WALGROVE AVENUE
DOBBS FERRY, NY 10522

OWNER

JEFFREY GOLDE & DIANA JOHANNESSEN
65 WALGROVE AVENUE
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CONSULTANTS

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| REV | DATE | DESCRIPTION |
|------------|--------------------------|-------------|
| 11.27.2019 | BUILDING DEPT SUBMISSION | |
| 12.18.2019 | ZONING BOARD OF APPEALS | |
| 01.21.2020 | PLANNING BOARD | |
| 02.13.2020 | AHRB | |
| 05.03.2020 | FINAL SUBMISSION | |

SHEET INFO / SEAL

JOB: 1818
DRN BY: AG
CHK BY: SL
DATE: 5.25.20

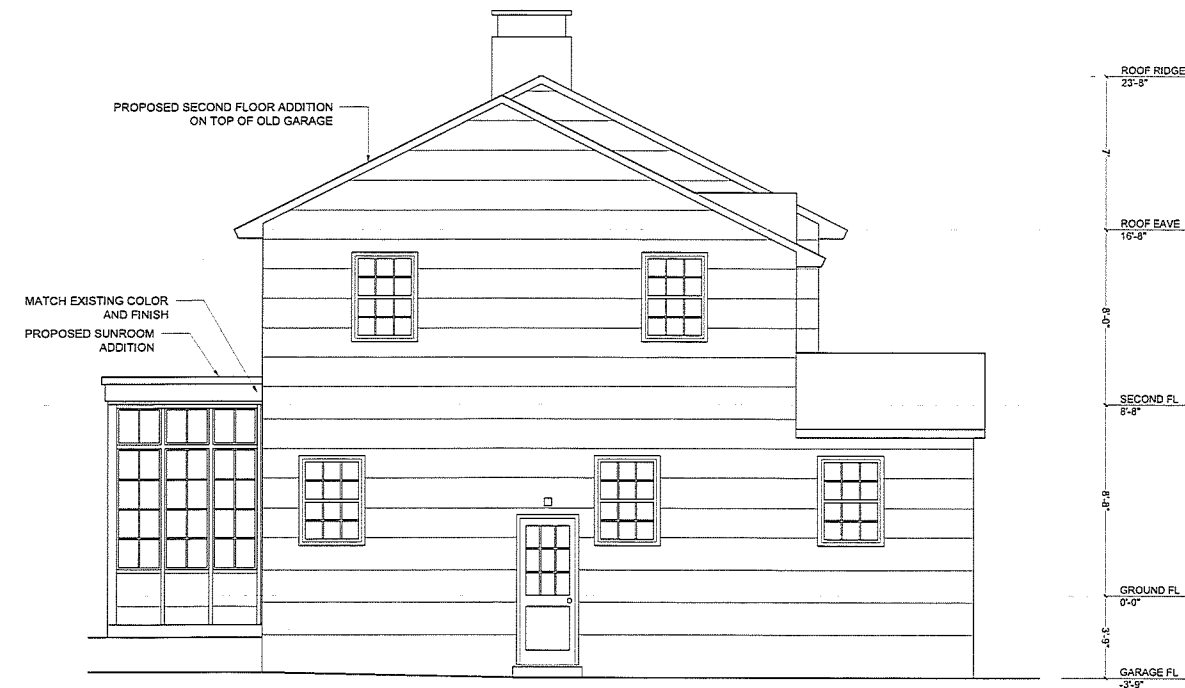
SHEET TITLE

**PROPOSED EAST & WEST
EXTERIOR ELEVATIONS**

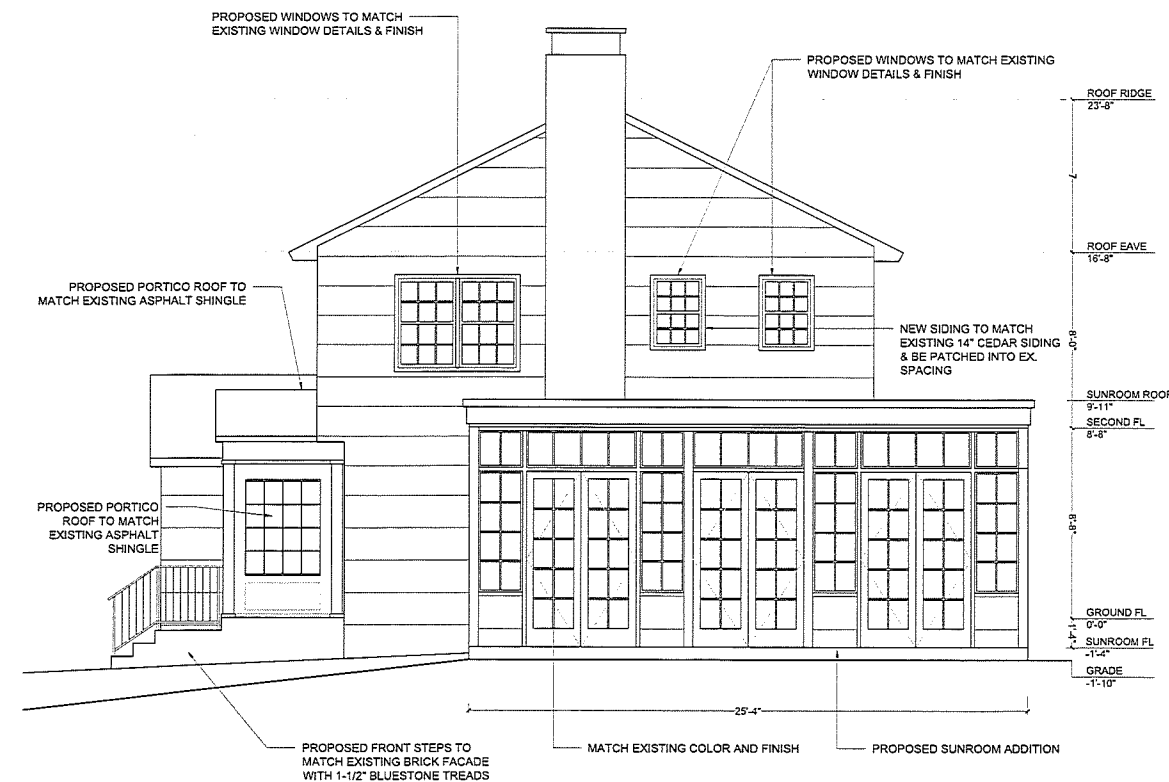
SHEET NUMBER

A-201.00


SHEET: 15 OF 17



1 NORTH EXTERIOR ELEVATION
SCALE : 1/4" = 1'-0"



2 SOUTH EXTERIOR ELEVATION
SCALE : 1/4" = 1'-0"



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PROJECT

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OWNER

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 65 WALGROVE AVENUE
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CONSULTANTS

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| 01.21.2020 | PLANNING BOARD | |
| 02.13.2020 | AHRS | |
| 05.03.2020 | FINAL SUBMISSION | |

SHEET INFO / SEAL

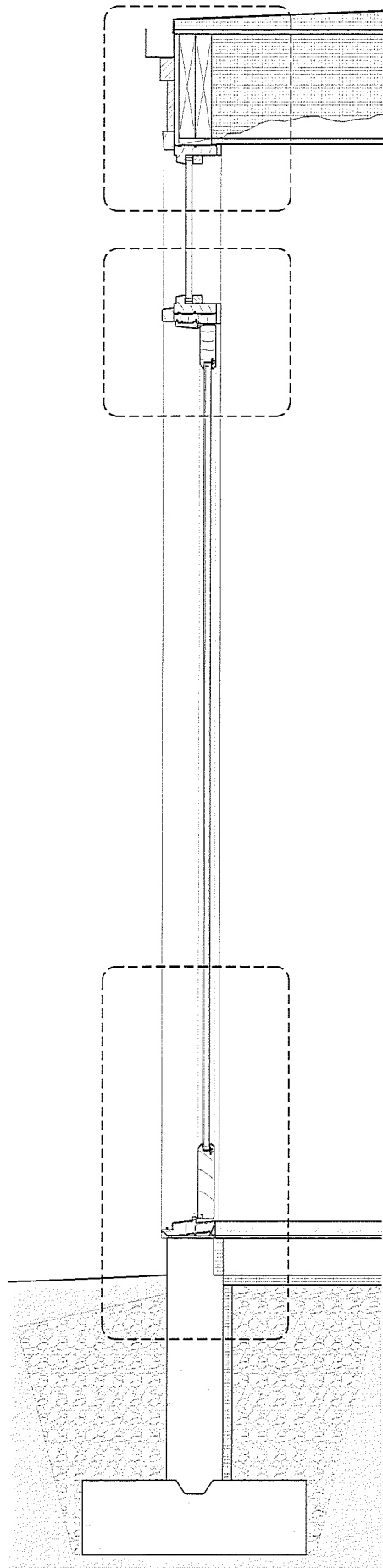
JOB: 1818
 DRN BY: AG
 CHK BY: SL
 DATE: 5.26.20

SHEET TITLE

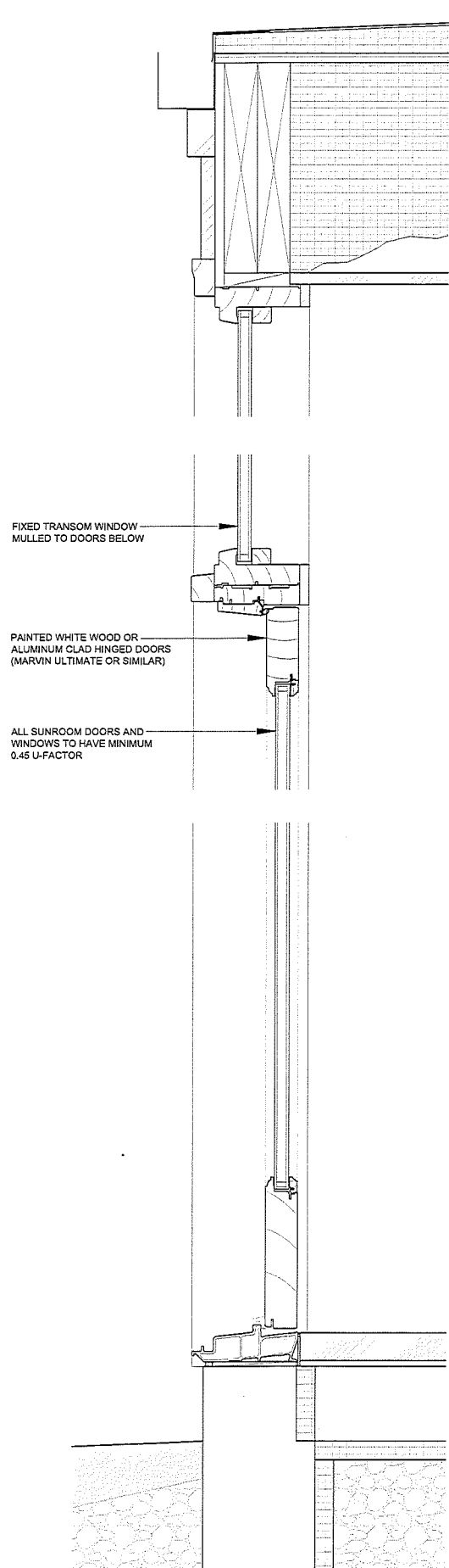
PROPOSED NORTH & SOUTH EXTERIOR ELEVATIONS

SHEET NUMBER

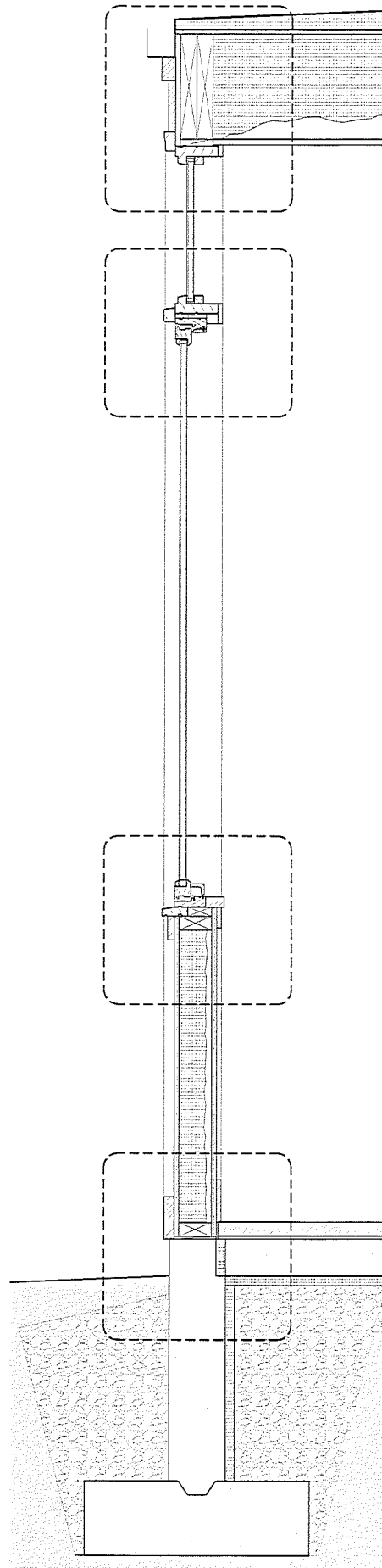
A-202.00
 SHEET: 15 OF 17



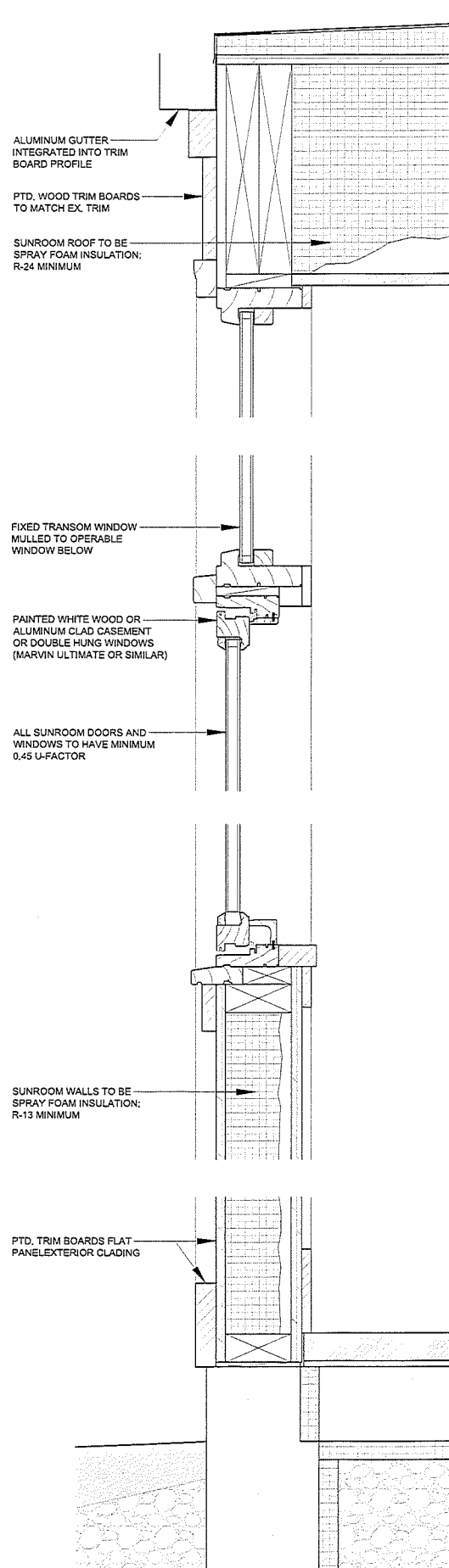
④ SECTION THROUGH SUNROOM DOOR / TRANSOM
SCALE: 1-1/2" = 1'-0"



③ SECTION DETAIL AT SUNROOM DOOR / TRANSOM
SCALE: 3" = 1'-0"



② SECTION THROUGH SUNROOM WINDOW / TRANSOM
SCALE: 1-1/2" = 1'-0"



① SECTION DETAIL SUNROOM WINDOW / TRANSOM
SCALE: 3" = 1'-0"



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PROJECT

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SHEET INFO / SEAL

JOB: 1818
 DRN BY: AG
 CHK BY: SL
 DATE: 5.26.20

SHEET TITLE

SUNROOM DETAILS

SHEET NUMBER

A-600.00
 SHEET: 17 OF 17