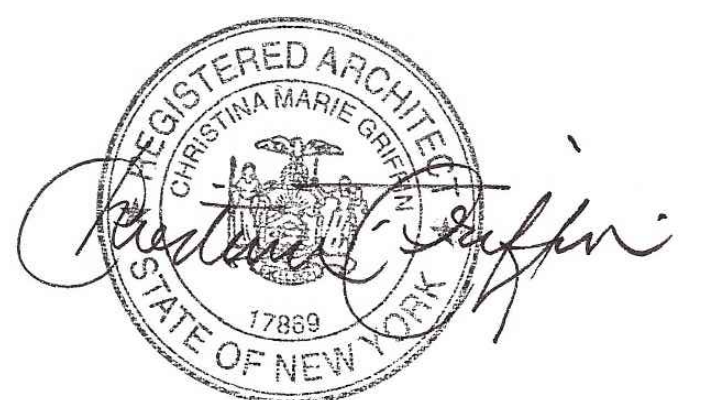
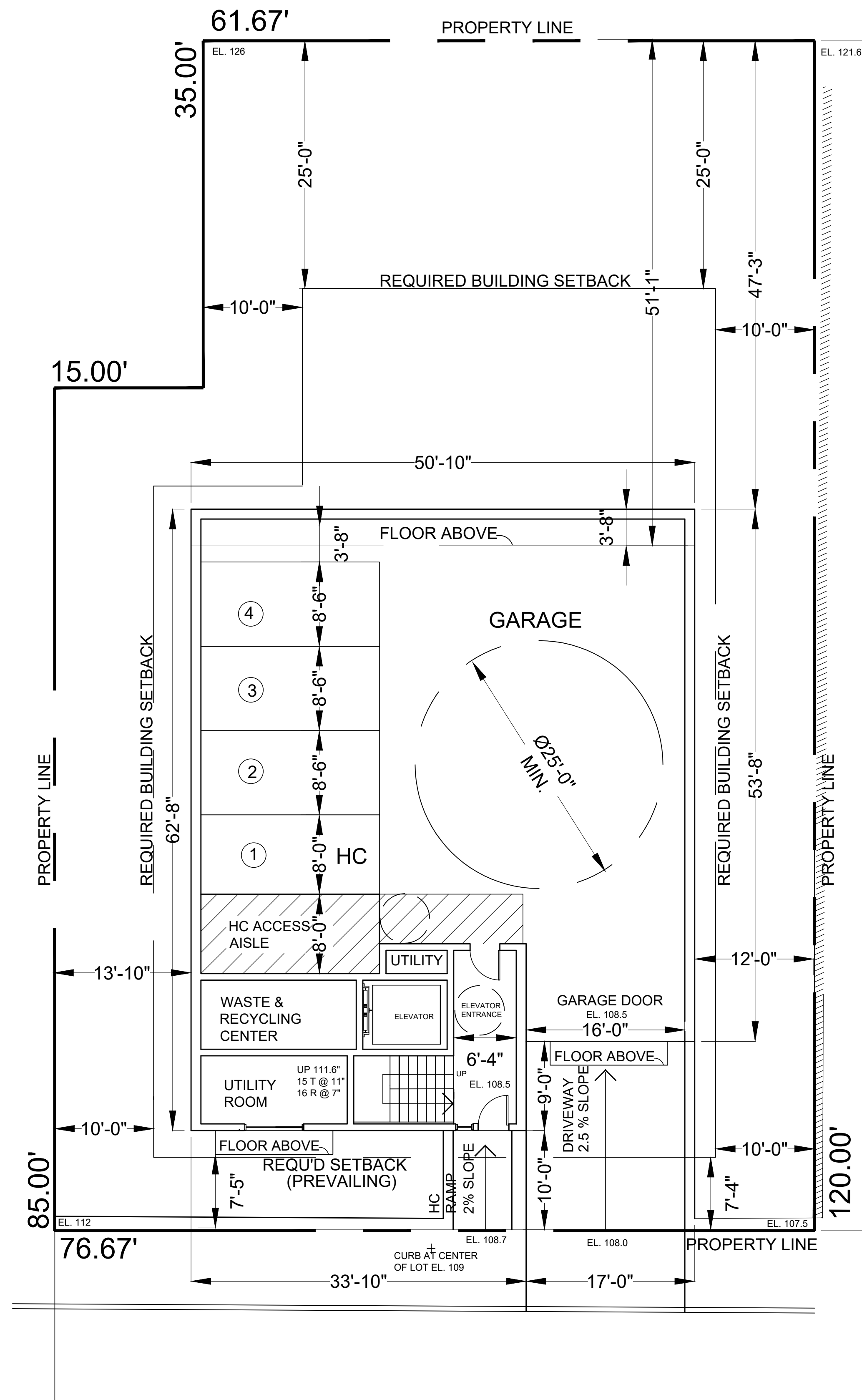


RESIDENTIAL BUILDING AT
156 PALISADE STREET
DOBBS FERRY, NY 10522

CHRISTINA GRIFFIN ARCHITECT
10 Spring Street, Hastings-on-Hudson, NY 10706

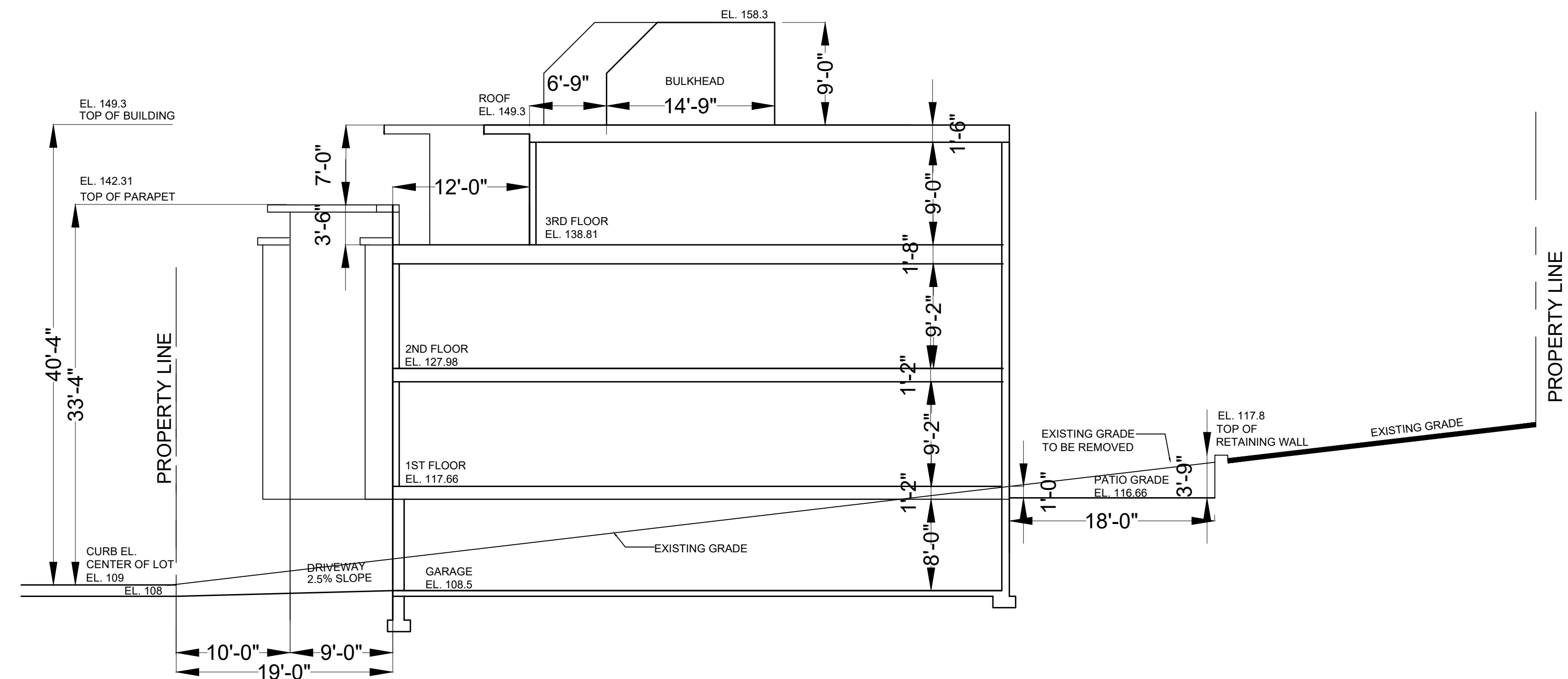




FLOOR AREA OF FINISHED SPACE: 851 SF

GARAGE FLOOR PLAN

SCALE: 1/8" = 1'-0"



BUILDING SECTION

SCALE: 1/8" = 1'-0"



RESIDENTIAL BUILDING AT
156 PALISADE STREET
DOBBS FERRY, NY 10522

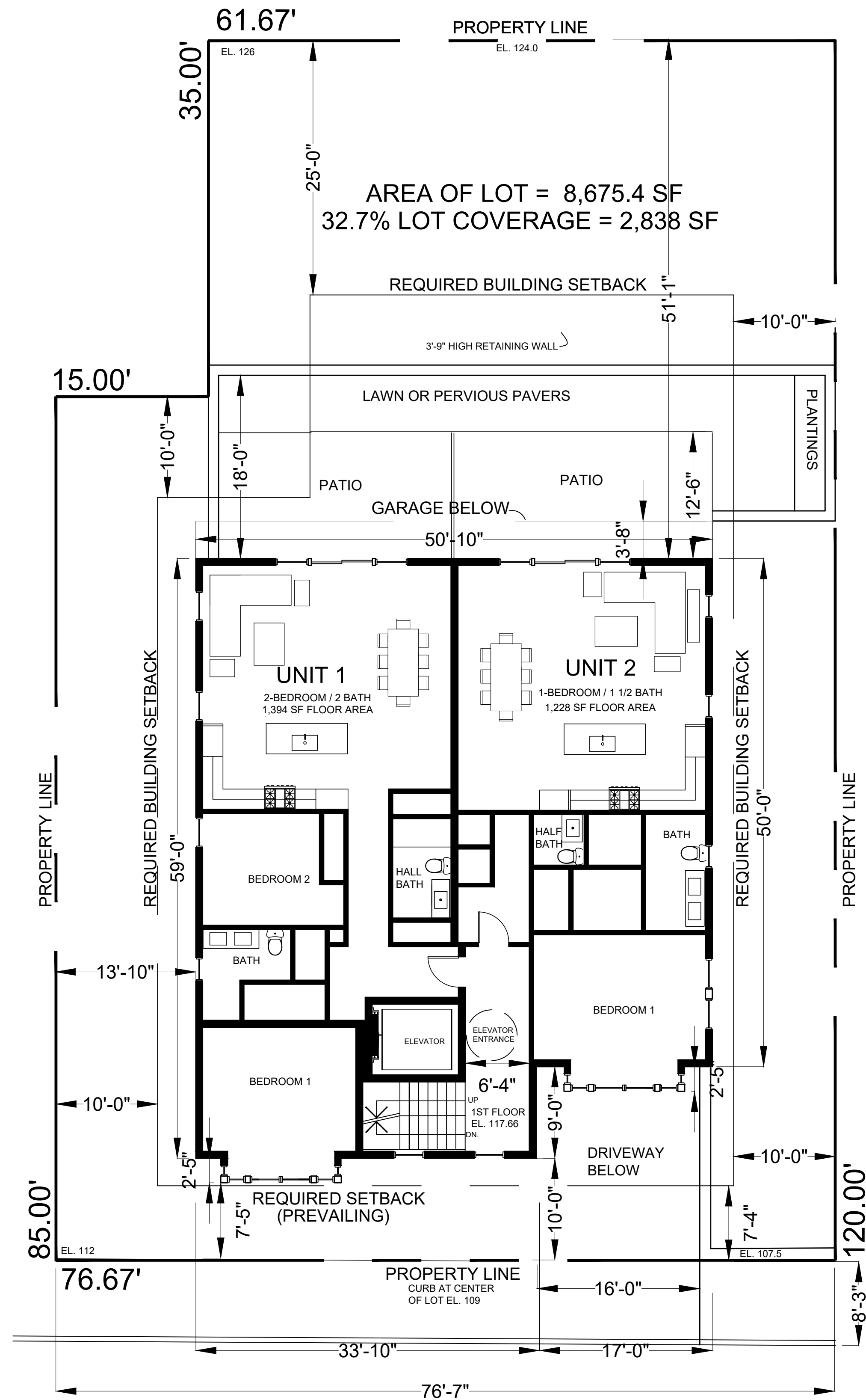
CHRISTINA GRIFFIN ARCHITECT PC
10 Spring Street
Hastings-on-Hudson, New York 10706
914.478.0799
www.christinagriffinarchitect.com

PLANNING BOARD SUBMISSION 8-20-21
REVISED DRAWINGS 9-13-21
REVISED DRAWINGS 9-24-21
PLANNING BOARD SUBMISSION 9-30-21
HAHRB SUBMISSION 10-13-21

**GARAGE PLAN
SECTION**

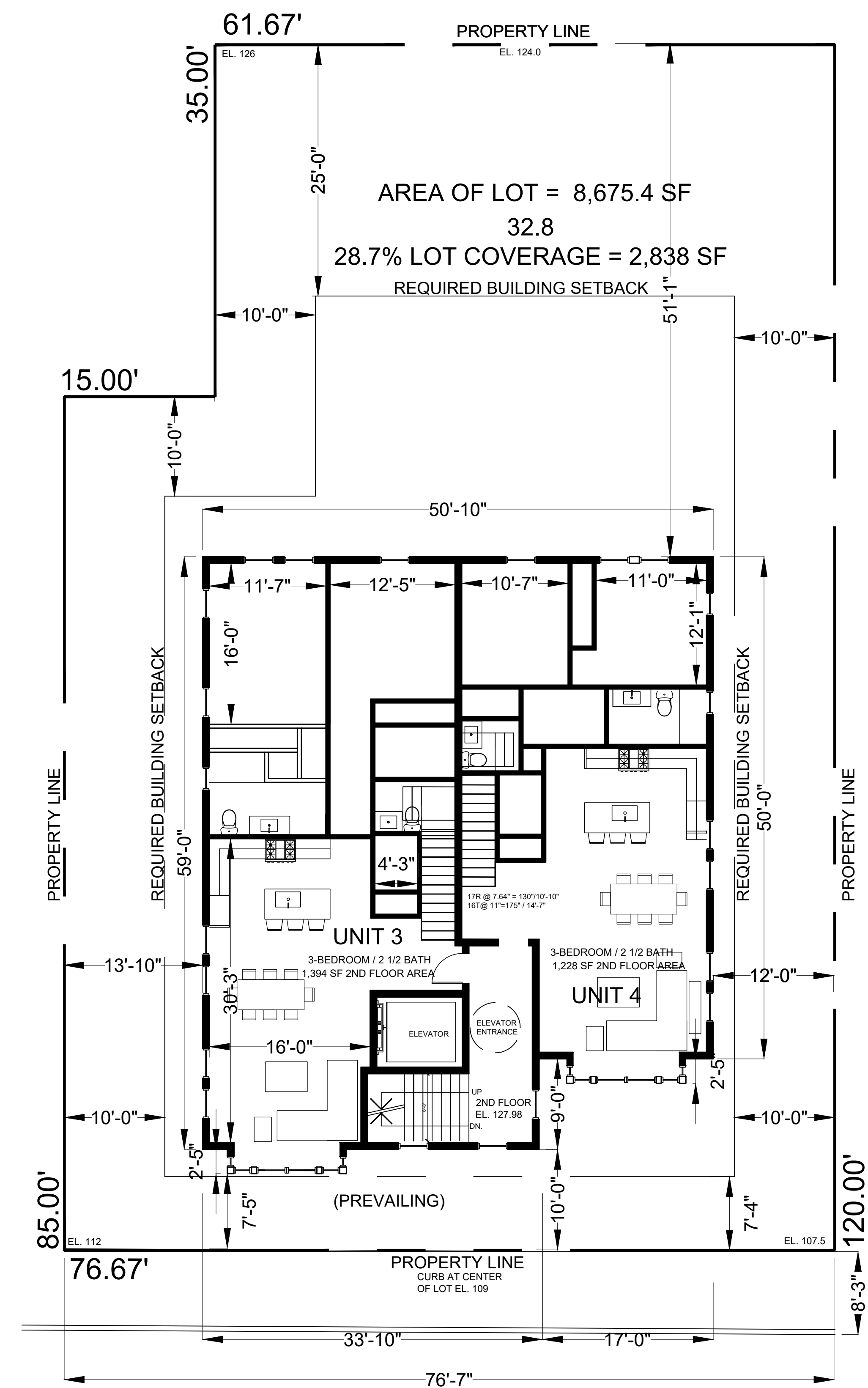
AS SHOWN

A-1



FLOOR AREA : 2,897 SF
FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



FLOOR AREA : 2,897 SF

SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

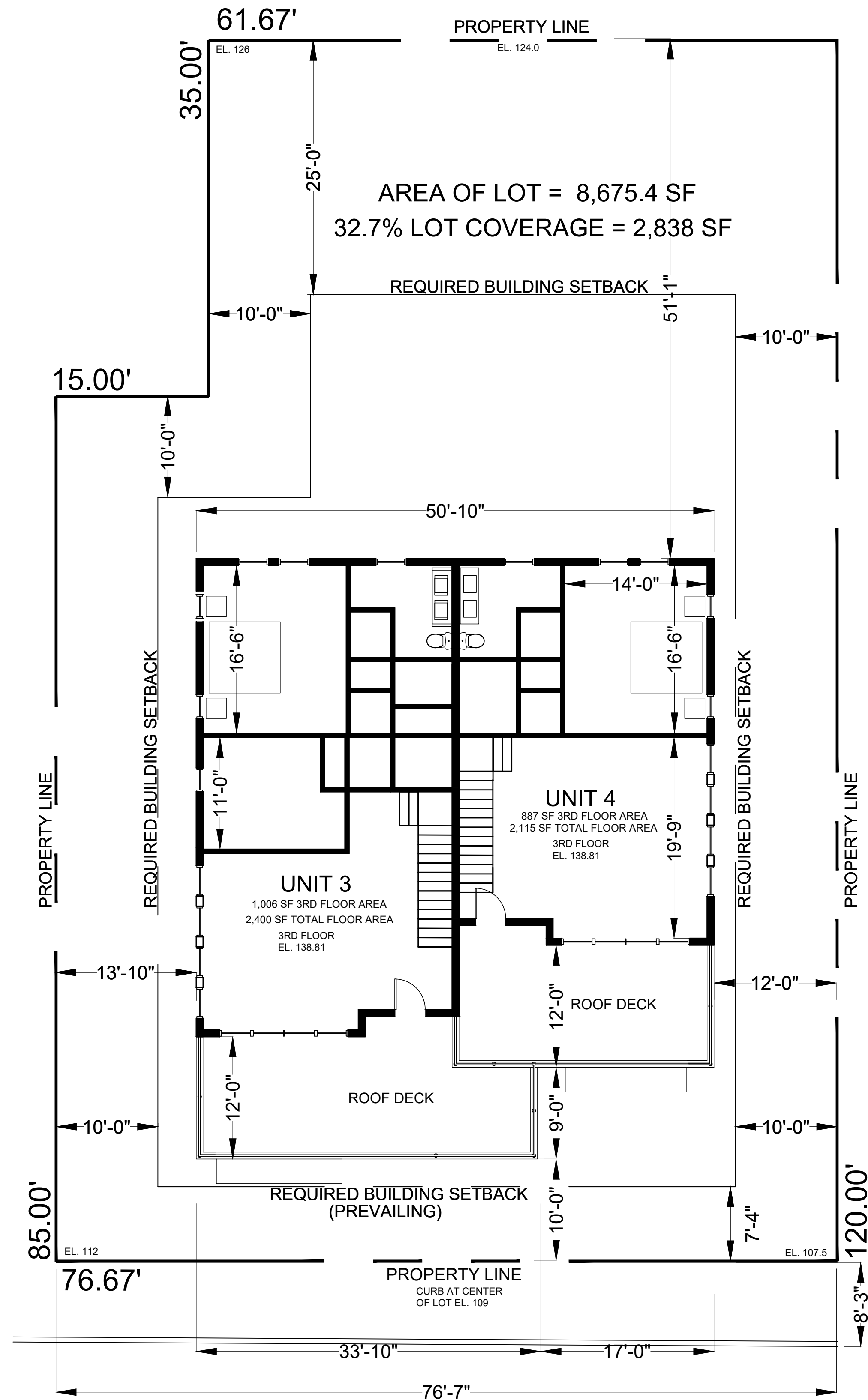


RESIDENTIAL BUILDING AT
156 PALISADE STREET
DOBBS FERRY, NY 10522

CHRISTINA GRIFFIN ARCHITECT PC
10 Spring Street
Hastings-on-Hudson, New York 10706
914.478.0799
www.christinagriffinarchitect.com

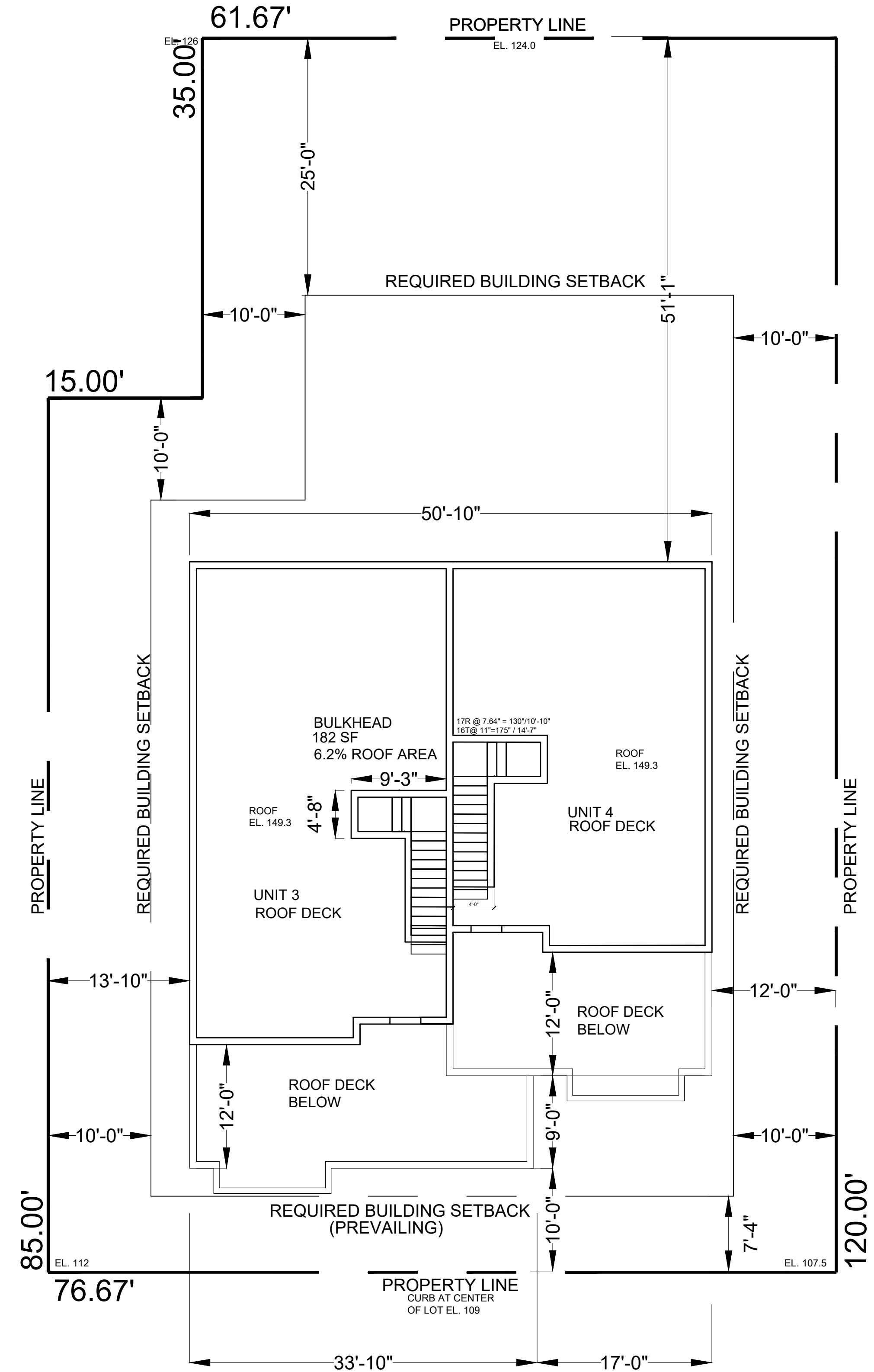
Drawing Title	PLANNING BOARD SUBMISSION 8-20-21
	REVISED DRAWINGS 9-13-21
	REVISED DRAWINGS 9-24-21
	PLANNING BOARD SUBMISSION 9-30-21
	AHRB SUBMISSION 10-15-21
Scale:	AS SHOWN

A-2



FLOOR AREA : 2,124 SF
THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"



ROOF PLAN

SCALE: 1/8" = 1'-0"

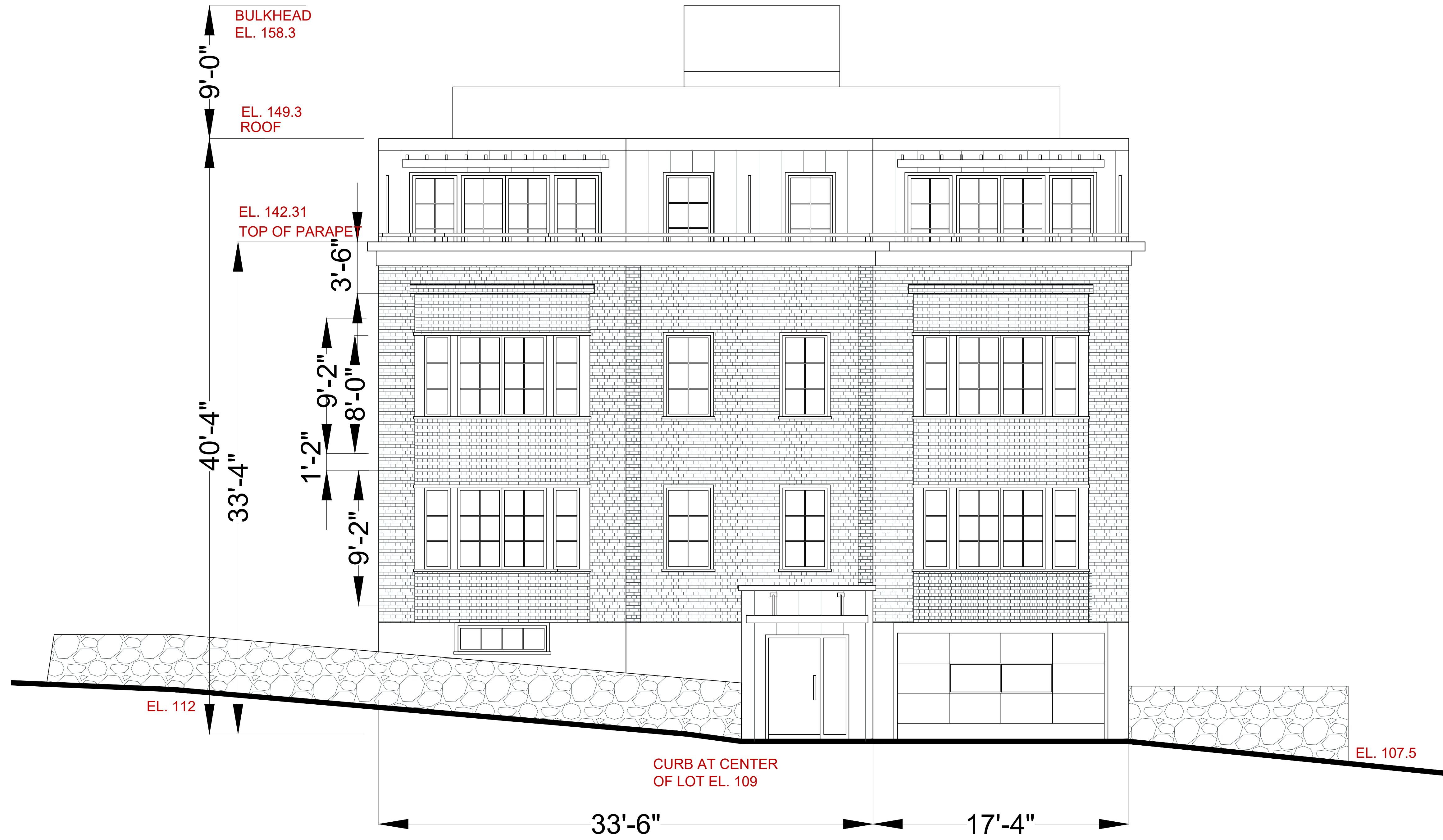


RESIDENTIAL BUILDING AT
156 PALISADE STREET
DOBBS FERRY, NY 10522

CHRISTINA GRIFFIN ARCHITECT PC
10 Spring Street
Hastings-on-Hudson, New York 10706
914.478.0799
www.christinagriffinarchitect.com

Drawing Title	PLANNING BOARD SUBMISSION 8-20-21
	REVISED DRAWINGS 9-15-21
	PLANNING BOARD SUBMISSION 9-30-21
	REVISED DRAWINGS 10-15-21
	PLANNING BOARD SUBMISSION 10-15-21
Date	
Scale:	AS SHOWN

A-3



WEST ELEVATION

SCALE: 1/4" = 1'-0"



CHRISTINA GRIFFIN ARCHITECT PC
10 Spring Street
Hastings-on-Hudson, New York 10706
914.478.0799
www.christinagriffinarchitect.com

Date
PLANNING BOARD SUBMISSION 8-20-21
REVISED DRAWINGS 9-24-21
PLANNING BOARD SUBMISSION 9-30-21
AHRB SUBMISSION 10-15-21

Drawing Title
WEST ELEVATION
Scale:
AS SHOWN

RESIDENTIAL BUILDING AT
156 PALISADE STREET
DOBBS FERRY, NY 10522

A-4



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



CHRISTINA GRIFFIN ARCHITECT PC
10 Spring Street
Hastings-on-Hudson, New York 10706
914.478.0799
www.christinagriffinarchitect.com

Date
PLANNING BOARD SUBMISSION 8-20-21
REVISED DRAWINGS 9-24-21
PLANNING BOARD SUBMISSION 9-30-21
AHRB SUBMISSION 10-13-21

Drawing Title
SOUTH ELEVATION

Scale:
AS SHOWN

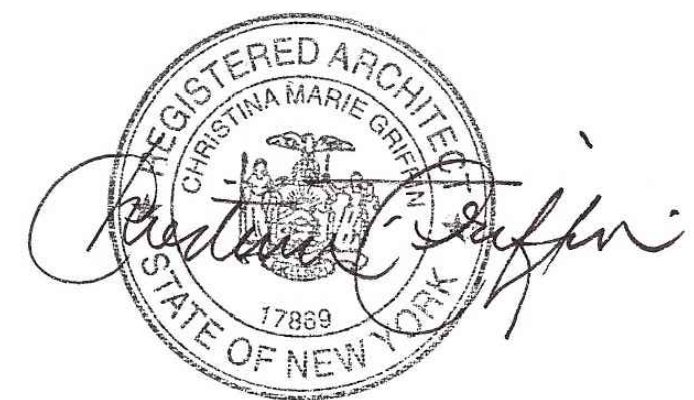
RESIDENTIAL BUILDING AT
156 PALISADE STREET
DOBBS FERRY, NY 10522

A-5



EAST ELEVATION

SCALE: 1/4" = 1'-0"



CHRISTINA GRIFFIN ARCHITECT PC
10 Spring Street
Hastings-on-Hudson, New York 10706
914.478.0799
www.christinagriffinarchitect.com

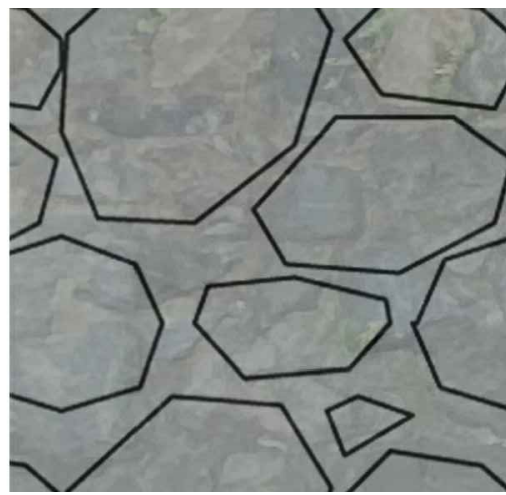
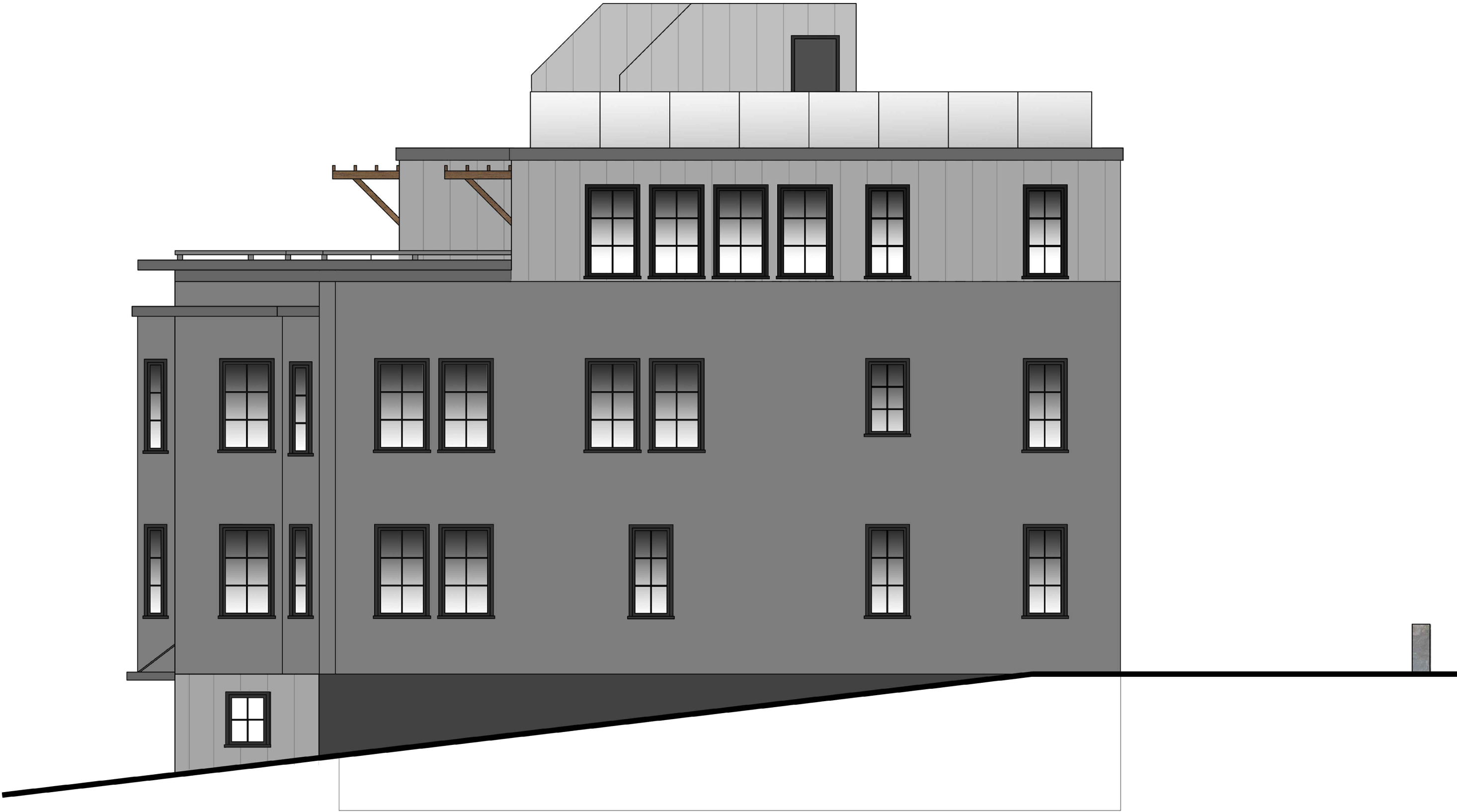
Date
PLANNING BOARD SUBMISSION 8-20-21
REVISED DRAWINGS 9-24-21
PLANNING BOARD SUBMISSION 9-30-21
AHRB SUBMISSION 10-13-21

Drawing Title
EAST ELEVATION

Scale:
AS SHOWN

RESIDENTIAL BUILDING AT
156 PALISADE STREET
DOBBS FERRY, NY 10522

A-6



EXISTING
STONE
WALL



STUCCO at
FOUNDATION
BENJAMIN
MOORE
GRAY
MOUNTAIN
#1462



GRAY
METAL
SIDING



GRAY
BRICK
SMOOTH



CORNICE
BENJAMIN
MOORE
BENJAMIN
MOORE
NIGHTTRAIN
#1567



METAL
OVERHANG
at ENTRY



MARVIN
WINDOWS
WITH
EBONY
CLAD



METAL
RAILING at
THIRD FLOOR



GARAGE &
FRONT
DOORS



CEDAR
TRELLIS

COLOR SCHEME of
WEST & SOUTH ELEVATIONS

SCALE: N.T.S.



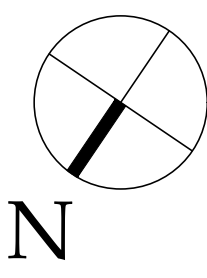
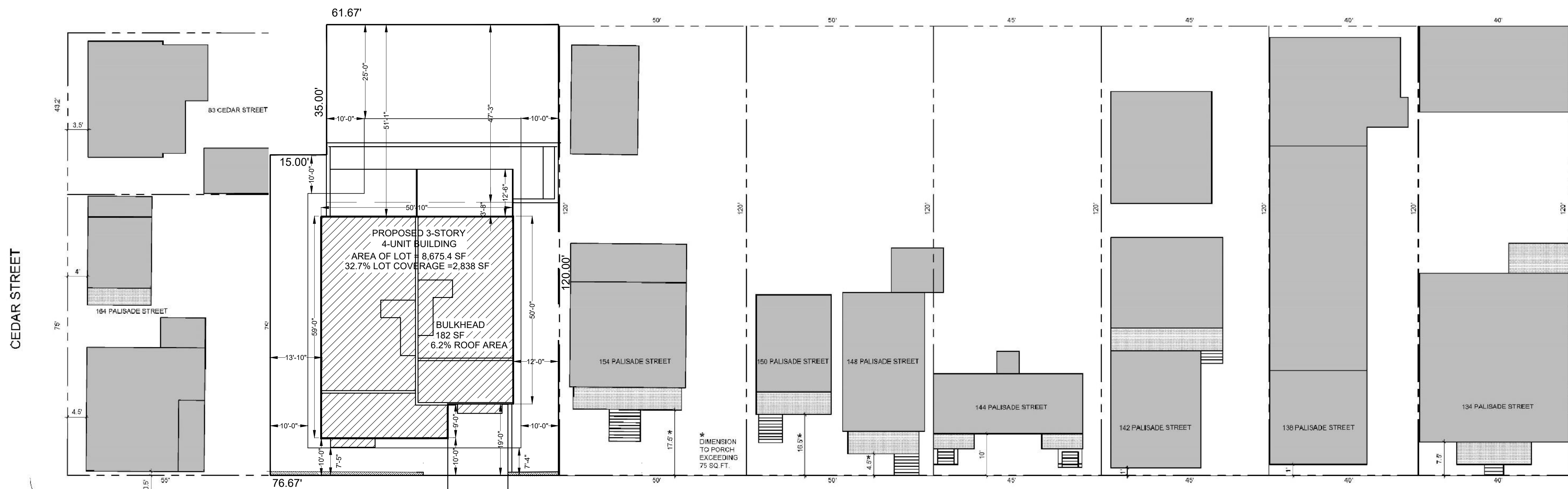
Drawing Title	PLANNING BOARD SUBMISSION 8-20-21
	REVISED DRAWINGS 9-24-21
	PLANNING BOARD SUBMISSION 9-30-21
	AHRB SUBMISSION 10-15-21
Date	
Scale:	
AS SHOWN	

CHRISTINA GRIFFIN ARCHITECT PC
10 Spring Street
Hastings-on-Hudson, New York 10706
914.478.0799
www.christinagriffinarchitect.com

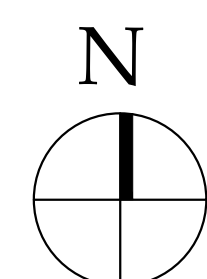
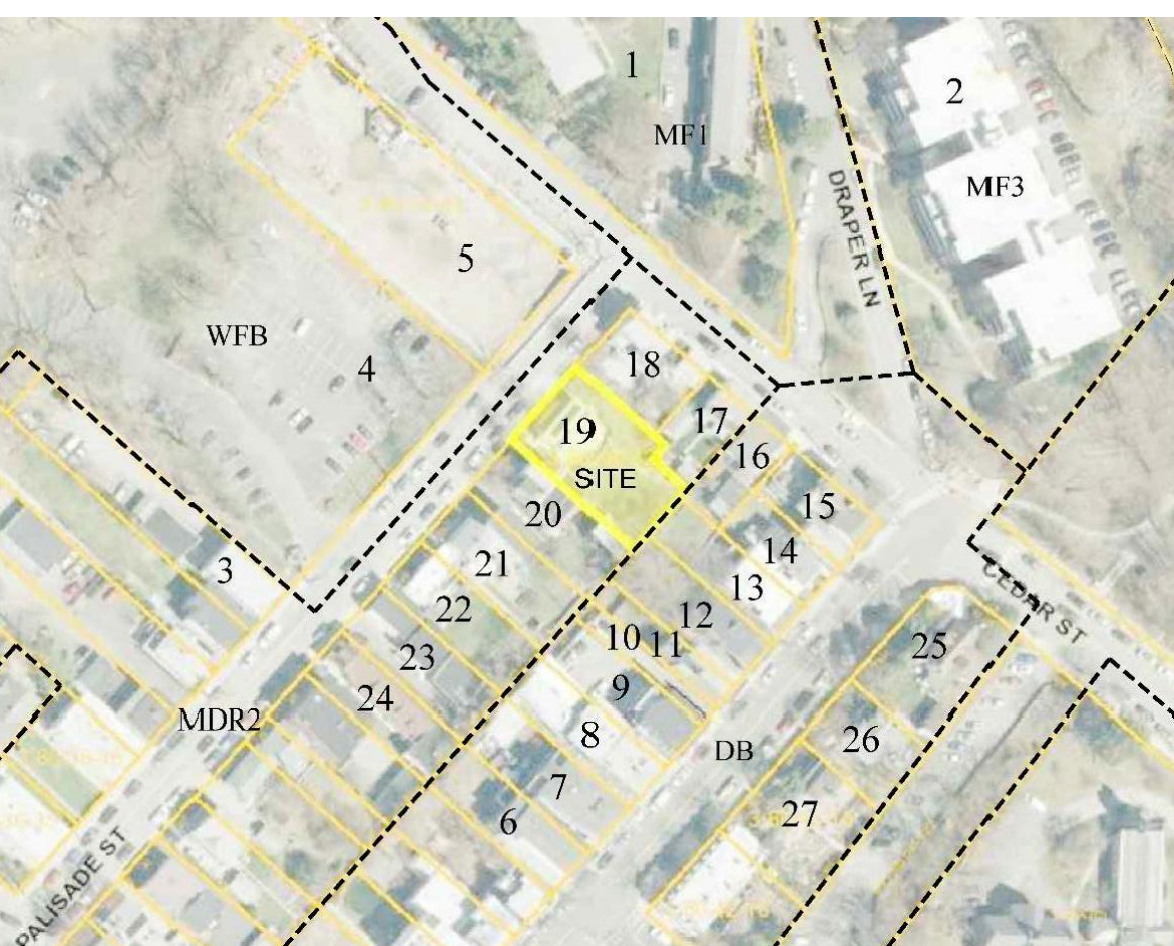
RESIDENTIAL BUILDING AT
156 PALISADE STREET
DOBBS FERRY, NY 10522



STREETSCAPE
SCALE: NTS



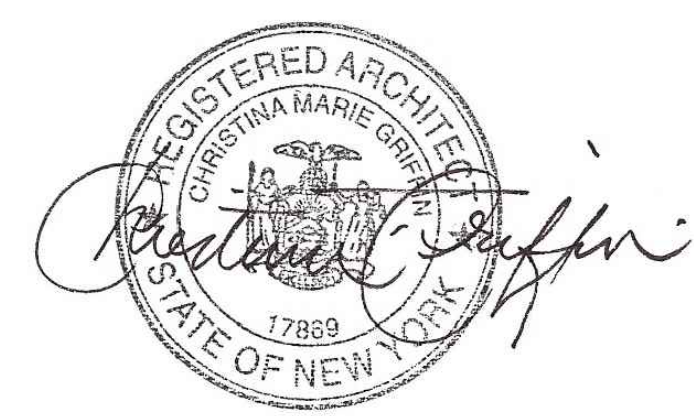
CONTEXT AREA SITE PLAN
SCALE: NTS



AREA MAP
SCALE: NTS

PALISADE STREET						
ADDRESS	NUMBER OF BUILDINGS	NUMBER OF UNITS	LOT AREA	BUILDING AREA (SQ.FT.)	BUILDING COVERAGE	FRONT SETBACK
83 CEDAR STREET	3	2	3,485	1,365	40.03 %	N/A
154 PALISADE STREET	2	3	3,920	1,141 - 183 = 1,334	41.68 %	3.5
156 PALISADE STREET	1	4	5,675	2,638 sf	28.7 %	10.1
154 PALISADE STREET	2	4	5,096	1,431 - 522 = 1,953	32.03 %	17.5
150 + 148 PALISADE STREET	2	4	5,096	1,135 - 587 = 1,822	29.88 %	16.5 AND 4.5
144 PALISADE STREET	1	2	5,227	825	15.75 %	10
142 PALISADE STREET	2	4	5,227	1,660 - 810 = 2,490	47.64 %	1
136 PALISADE STREET	1	6	4,336	3,186	73.37 %	1
134 PALISADE STREET	1	5	4,792	2,598	54.19 %	7.5
TOTAL 64.319 = 7.144					* PROPOSED BUILDING	

THE AVERAGE BUILDING SITE COVERAGE EXISTING WITHOUT 156 PALISADE STREET IS 42.75 %. WITH 156 PALISADE STREET AS PROPOSED INCLUDED, THE AVERAGE BUILDING SITE COVERAGE WOULD BE 42.75 %.



RESIDENTIAL BUILDING AT
156 PALISADE STREET
DOBBS FERRY, NY 10522

CHRISTINA GRIFFIN ARCHITECT PC
10 Spring Street
Hastings-on-Hudson, New York 10706
914.478.0799
www.christinagriffinarchitect.com

Date: PLANNING BOARD SUBMISSION 8-20-21
REVISED DRAWINGS 9-24-21
PLANNING BOARD SUBMISSION 9-30-21
AARB SUBMISSION 10-15-21

Drawing Title: STREETSCAPE

Scale: AS SHOWN



PROPOSED BUILDING
at 156 PALISADE STREET

AERIAL VIEW of NEIGHBORHOOD
SHOWING PROPOSED BUILDING

SCALE: N.T.S.



RESIDENTIAL BUILDING AT
156 PALISADE STREET
DOBBS FERRY, NY 10522

CHRISTINA GRIFFIN ARCHITECT
10 Spring Street
Hastings-on-Hudson, New York 10706
914.478.0799
www.christinagriffinarchitect.com

Date	PLANNING BOARD / BOT REVISIONS 1-27-20
	PLANNING BOARD 9-30-21
	PLANNING BOARD SUBMISSION 8-30-21
	AHRB SUBMISSION 10-12-21

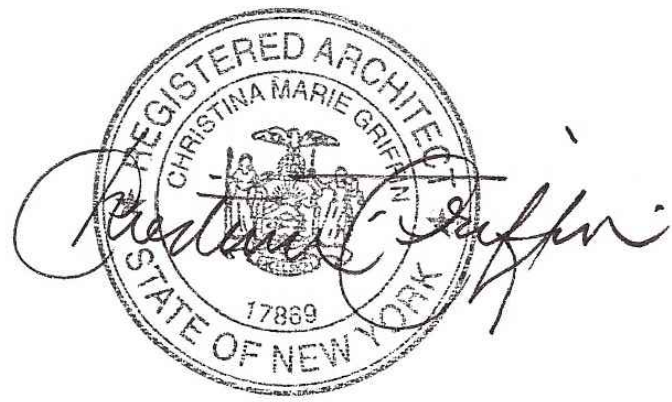
Project Title:
AERIAL VIEW

Scale:
AS SHOWN



3-D RENDERING
SHOWING PROPOSED BUILDING

SCALE: N.T.S.



RESIDENTIAL BUILDING AT
156 PALISADE STREET
DOBBS FERRY, NY 10522

CHRISTINA GRIFFIN ARCHITECT
10 Spring Street
Hastings-on-Hudson, New York 10706
914.478.0799
www.christinagriffinarchitect.com

Date	PLANNING BOARD / BOT REVISIONS 1-27-20
	PLANNING BOARD 9-30-21
	PLANNING BOARD SUBMISSION 8-30-21
	AHRB SUBMISSION 10-15-21

Project Title
3-D RENDERING

Scale:
AS SHOWN



156 PALISADE STREET



NEIGHBORING PROPERTIES

PHOTOS OF EXISTING CONDITIONS

SCALE: NTS



RESIDENTIAL BUILDING AT
156 PALISADE STREET
DOBBS FERRY, NY 10522

CHRISTINA GRIFFIN ARCHITECT
10 Spring Street
Hastings-on-Hudson, New York 10706
914.478.0799
www.christinagriffinarchitect.com

Date	PLANNING BOARD / BOT REVISIONS 1-27-20
	PLANNING BOARD SUBMISSION 8-30-21
	AHRB SUBMISSION 10-15-21

Drawing Title
PHOTOS

Scale:
AS SHOWN

A-12