

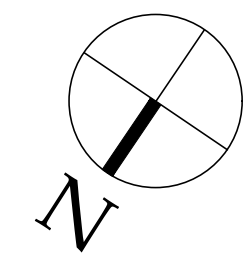
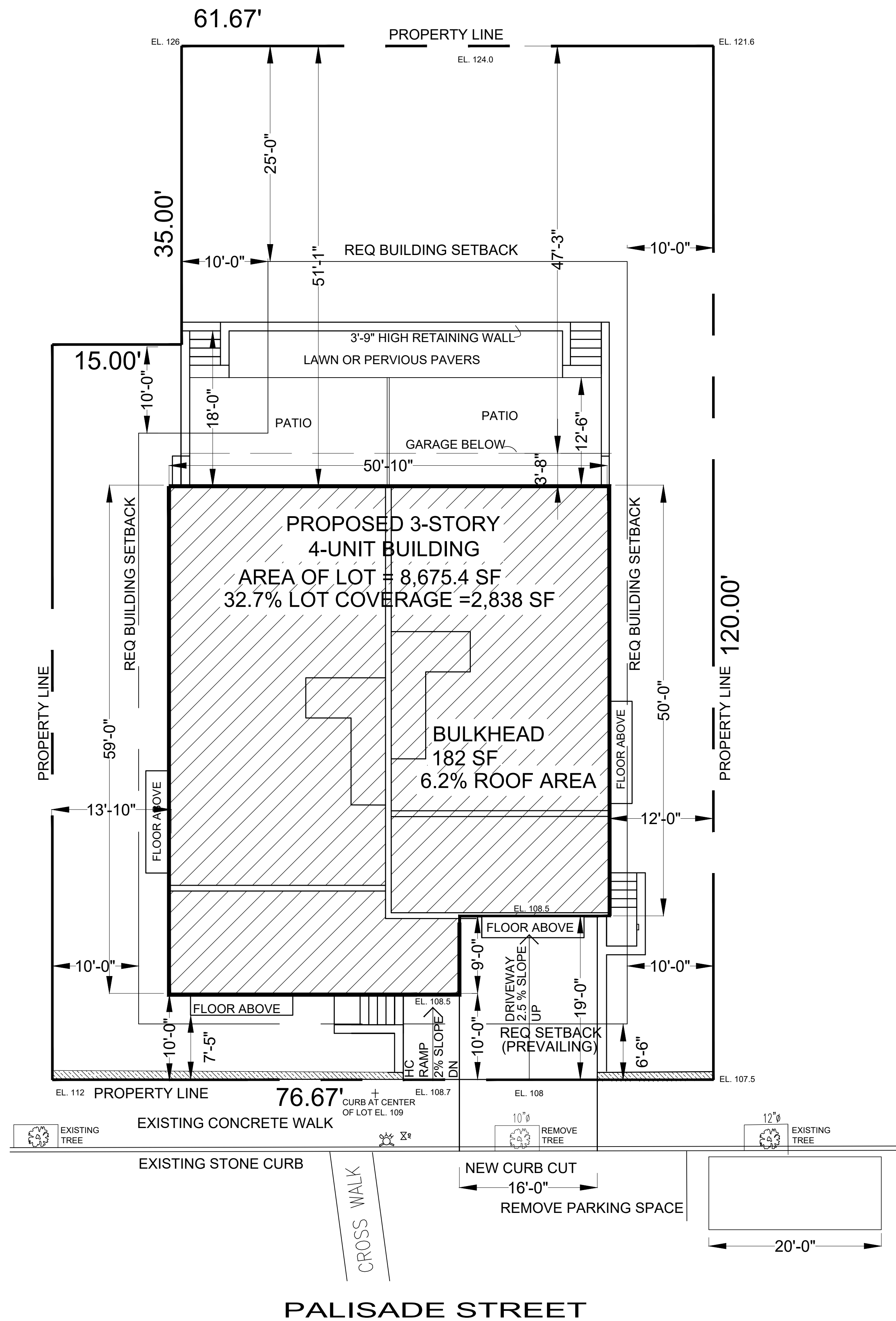
RESIDENTIAL BUILDING AT
156 PALISADE STREET
DOBBS FERRY, NY 10522

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



AHRB SUBMISSION 11-10-21

OWNER	ARCHITECT	CIVIL ENGINEER	LIST of DRAWINGS		DATES	
156 PALISADE STREET, LLC 156 PALISADE STREET DOBBS FERRY, NY 10522 mlangjr@gmail.com	CGA STUDIO ARCHITECTS aka CHRISTINA GRIFFIN ARCHITECT P.C. CHRISTINA GRIFFIN AIA LEED AP CPHC, PRINCIPAL 12 SPRING STREET HASTINGS-ON-HUDSON, NY 10706 914.478.0799 cg@cgaastudio.com	HUDSON ENGINEERING & CONSULTING, P.C. MICHAEL F. STEIN, P.E., PRESIDENT 45 KNOLLWOOD ROAD - SUITE 201 ELMSFORD, NEW YORK 10523 914.909.0420 michael@hudsonec.com	TITLE SHEET S-1 SITE PLAN, TABLE OF ZONING DATA, CALCULATION of PREVAILING FRONT YARD SETBACK S-2 STREETScape, CONTEXT AREA SITE PLAN, AREA MAP S-3 AERIAL VIEW of NEIGHBORHOOD L-1 LANDSCAPING PLAN E-1 EXTERIOR LIGHTING PLAN A-1 GARAGE FLOOR PLAN, BUILDING SECTION A-2 FIRST & SECOND FLOOR PLANS	A-3 THIRD FLOOR & ROOF PLANS A-4 WEST ELEVATION A-5 SOUTH ELEVATION A-6 EAST ELEVATION A-7 NORTH ELEVATION A-8 COLOR SCHEMES A-9 PHOTO OF PROPERTY	PLANNING BOARD SUBMISSION 10-28-21 PLANNING BOARD PRESENTATION 11-04-21 AHRB SUBMISSION 11-10-21	

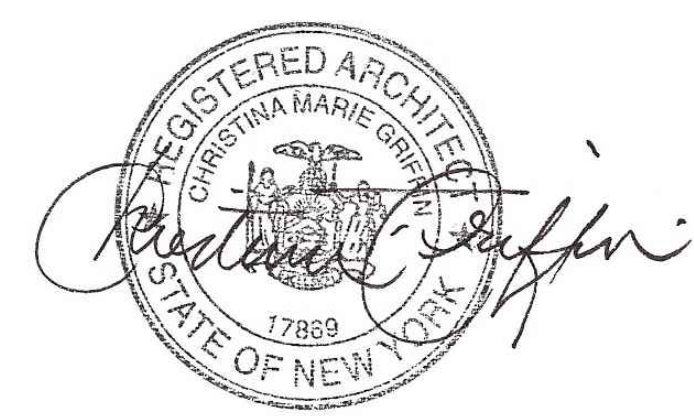


SITE PLAN
SCALE: 1/8" = 1'-0"

AREA OF FOOTPRINT: 2,838 SF
TOTAL FLOOR AREA : 8,769 SF

TABLE OF ZONING DATA ZONING DISTRICT: MDR-2 TAX DESIGNATION: SECTION 3.80 BLOCK: 40, LOT 32			
	REQUIRED	EXISTING	PROPOSED
	5,000 SF N/A	8,675.4 SF 2-FAMILY RESIDENTIAL	8,675.4 SF 4-UNIT MULTI- FAMILY RESIDENTIAL
MINIMUM RESIDENTIAL UNIT SIZE	800 SF PER UNIT	-	1,228- 2,400 SF PER UNIT
MAXIMUM BUILDING COVERAGE	40% X .82 = 32.8% FOR LOTS 7,500-9,999 SF	16% (1,472 SF)	32.7% (2,838 SF)
MAXIMUM IMPERVIOUS COVERAGE	60% X .82 = 49.2% FOR LOTS 7,500-9,999 SF	28% (2,445 SF)	45.4% (3,942 SF)
MINIMUM LOT WIDTH FRONTAGE	50 FT	76.67 FT	76.67 FT
MAXIMUM BUILDING HEIGHT	3 STORIES / 37 FT CENTERLINE OF CURB TO TOP OF FLAT ROOF	2 STORIES / 21 FT	3 STORIES / 40.33 FT * CENTERLINE OF CURB TO TOP OF FLAT ROOF
FRONT YARD SETBACK	20 FT OR PREVAILING	6.5 FT (PREVAILING)	10 FT
REAR YARD SETBACK	25 FT	76.25 FT	51.08 FT
SIDE ONE	10 FT	8.1 FT	12 FT
SIDE TWO	10 FT	30.85 FT	13.83 FT
TOTAL OF TWO SIDES	20 FT	38.95 FT	25.83 FT
PARKING REQUIREMENT	PARKING CALCULATION: 1 SPACE PER DWELLING UNIT + 1/4 PER BEDROOM	(3) ON-STREET FOR 2 - FAMILY RESIDENTIAL	4 TOTAL OFF-STREET PARKING SPACES * 2 ON-STREET PARKING SPACES
			* REQUIRES VARIANCE/WAIVER

CALCULATION OF PREVAILING FRONT YARD SETBACK	
ADDRESS	FRONT YARD SETBAACK
83 CEDAR STREET	0 FT
161 PALISADE STREET	0.5 FT
154 PALISADE STREET	17.5 FT
150 & 148 PALISADE STREET	16.5 FT & 4.5 FT
144 PALISADE STREET	10 FT
142 PALISADE STREET	1 FT
138 PALISADE STREET	1 FT
134 PALISADE STREET	7.5 FT
TOTAL	58.5 / 9 = 6.5



RESIDENTIAL BUILDING AT
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DOBBS FERRY, NY 10522

Christina Griffin Architect PC

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Date

PLANNING BOARD SUBMISSION 8-20-21
REVISED DRAWINGS 9-24-21
PLANNING BOARD SUBMISSION 9-30-21
PLANNING BOARD SUBMISSION 10-28-21
PLANNING BOARD PRESENTATION 11-4-21
AHRB SUBMISSION 11-10-21

Drawing Title

SITE PLAN

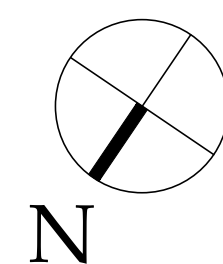
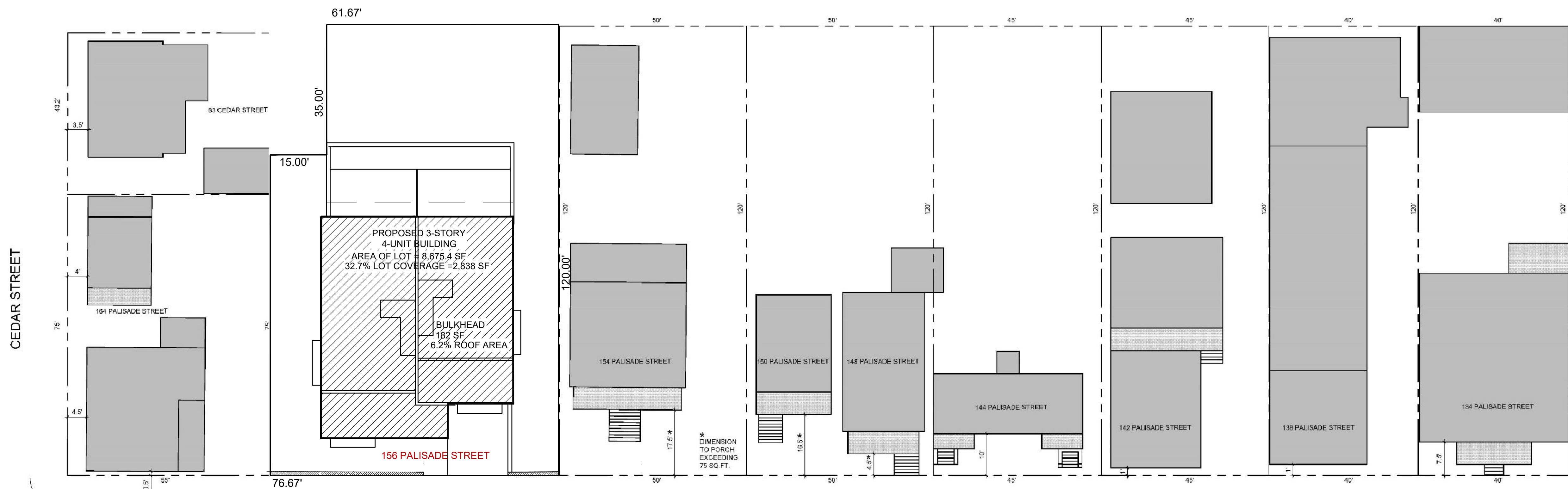
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AS SHOWN

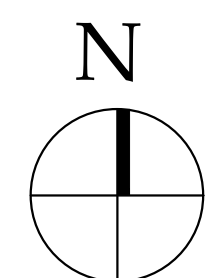
S-1



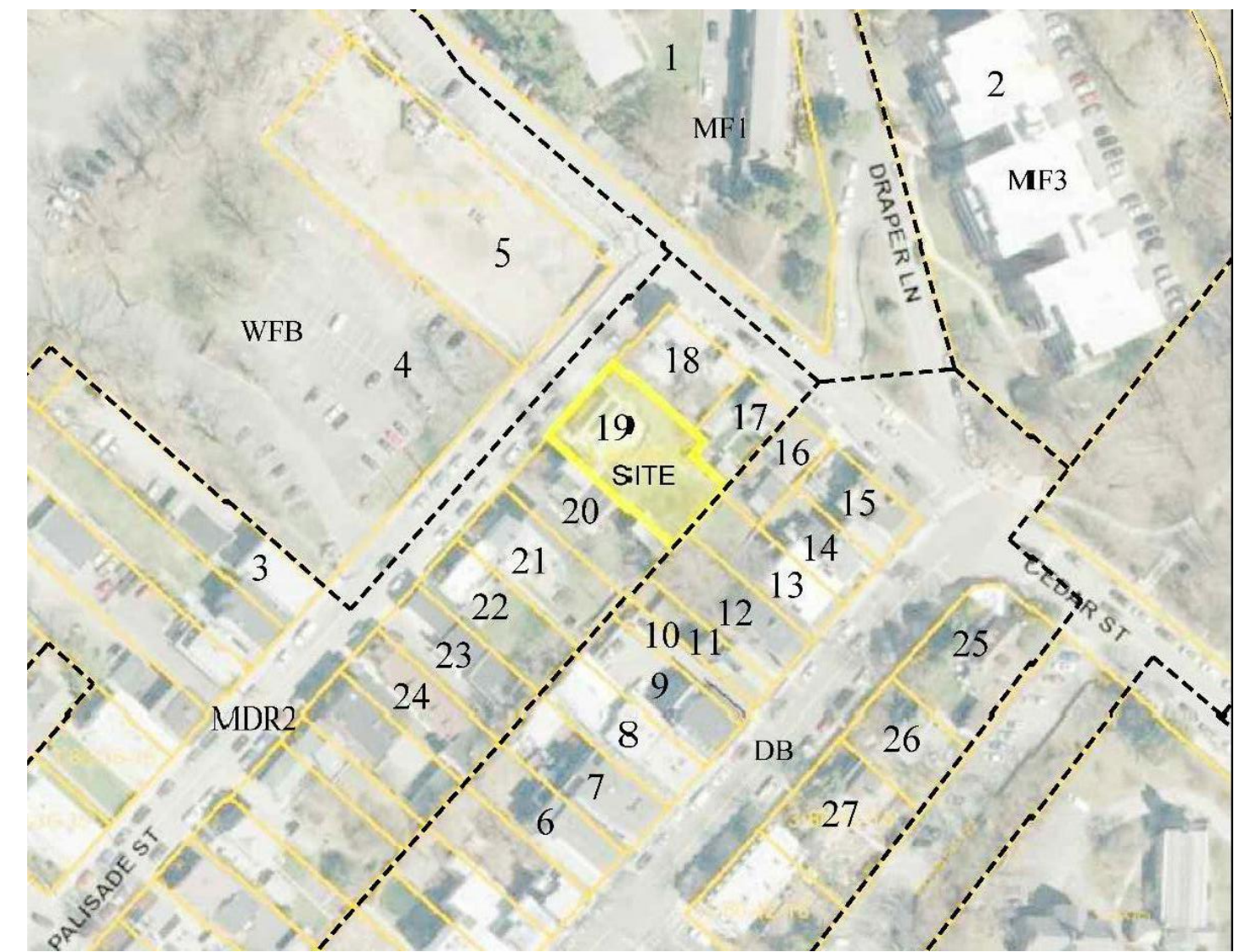
STREETSCAPE
SCALE: NTS



CONTEXT AREA SITE PLAN
SCALE: NTS



AREA MAP
SCALE: NTS



RESIDENTIAL BUILDING AT
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PLANNING BOARD PRESENTATION 11-4-21	
AHBB SUBMISSION 11-10-21	

Drawing Title
STREETSCAPE
AREA MAP
Scale:
AS SHOWN

S-2



AERIAL VIEW of NEIGHBORHOOD
SHOWING PROPOSED BUILDING

SCALE: N.T.S.

PROPOSED BUILDING
at 156 PALISADE STREET



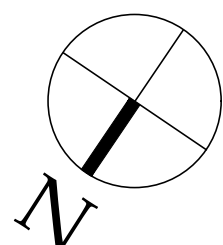
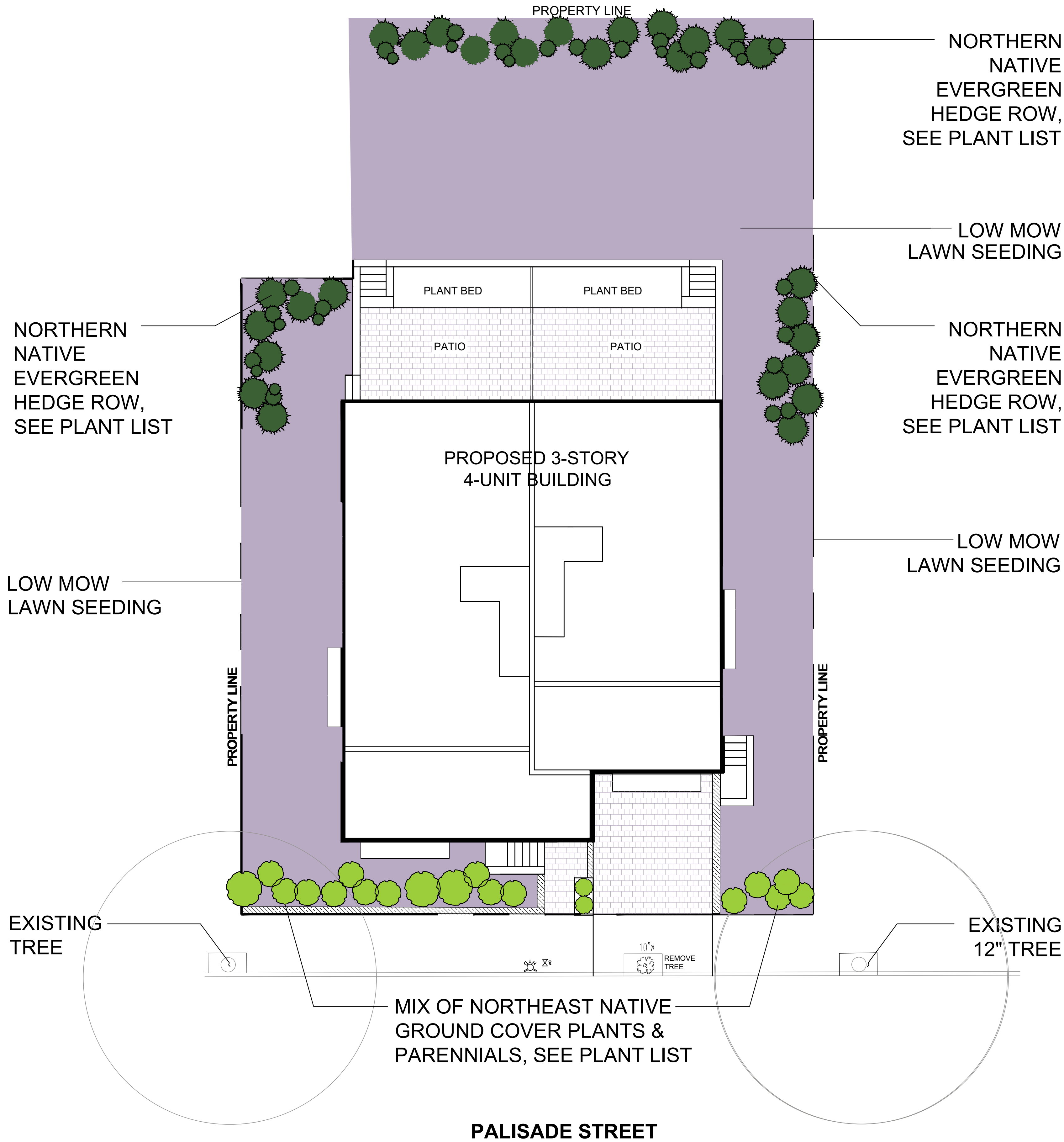
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PLANNING BOARD SUBMISSION 11-4-21	PLANNING BOARD SUBMISSION 11-10-21

Project Title:
AERIAL VIEW

Scale:
AS SHOWN

RESIDENTIAL BUILDING AT
156 PALISADE STREET
DOBBS FERRY, NY 10522



LANDSCAPING PLAN

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

LANDSCAPING LEGEND

	DECIDUOUS SHRUB		EXISTING TREE
	EVERGREEN TREE		LOW MOW LAWN
	EVERGREEN SHRUB		PERVIOUS PAVERS

PLANT LIST

PLANT LIST 40 DEVOE STREET

ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE (at planting)	QUANTITY
EVERGREEN TREES				
	ABIES BALSAMEA	BALSAM FIR	6'-8" HEIGHT	AS SHOWN
	ILEX OPACA	AMERICAN HOLLY	6'-8" HEIGHT	AS SHOWN
EVERGREEN SHRUBS				
	CAMELLIA JAPONICA 'KOREAN FIRE'	CAMELLIA 'KOREAN FIRE'		AS SHOWN
	ILEX GLABRA	INKBERRY HOLLY		AS SHOWN
	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY HOLLY		AS SHOWN
	JUNIPER VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER		AS SHOWN
GROUND COVER, FERNS, GRASSES & PERENNIALS				
	ADIANTUM PENDATUM	MAIDENHAIR FERN		AS SHOWN
	ASARUM CANADENSE	WILD GINGER		AS SHOWN
	ASTER DIVARICARTUS	WHITE WOODLAND ASTER		AS SHOWN
	ATHYRIUM FILIZ-FEMINA	LADY FERN		AS SHOWN
	CARAX PENSYLVANICA	PENSYLVANIA SLEDGE		AS SHOWN

- PLANT NOTES:**
- ALL LAWN AREAS TO BE PREPARED WITH 4" MINIMUM OF SCREENED TOPSOIL AND SEEDED OR SODDED WITH A BLUEGRASS AND PERENNIAL RYEGRASS MIX. ALL DISTURBED AREAS AREAS NOT TO LAWN, SHRUB BEDS TO BE SEEDED WITH A MIX OF ANNUAL RYE AT 50 % NORMAL BROADCAST RATE AND REDTOP FESCUE AT NORMAL RATE.
 - ALL PLANTS AND SHRUB BEDS SHALL RECEIVE 2" MINIMUM OF SHREDDED CEDAR MULCH.
 - ALL TREES AND SHRUBS SHALL HAVE 12" TOPSOIL AROUND SIDES OF ROOTS. ADD SOIL FOR DEPTH AS NECESSARY.
 - IF PLANT COUNTS DIFFER BETWEEN THE PLANT LIST AND THE PLANS, THOSE SHOWN GRAPHICALLY ON THE PLANS SHALL BE ASSUMED CORRECT.
 - ALL PLANTS TO BE TYPICAL OF THE SPECIES, HEALTHY, AND FREE OF DISEASE AT THE TIME OF PLANTING AND WARRANTED FOR ONE YEAR THEREAFTER.
 - ALL INVASIVE, NON NATIVE PLANTS TO BE REMOVED FROM THE SITE.
 - SUBSTITUTIONS OF SIMILAR TYPE SIZE AND NUMBER ARE PERMITTED IN THE INTERESTS OF PURCHASING THE BEST QUALITY MATERIAL AVAILABLE AT THE TIME OF PLANTING

LANDSCAPING NOTES

- THE LANDSCAPE CONTRACTOR TO COORDINATE THIS WORK W/ OTHER CONTRACTORS PERFORMING WORK ON SITE.
- THE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO ANY LAWN WORK OR TREE AND SHRUB PLANTING AND SHALL IMMEDIATELY REPORT ANY CONFLICTS TO THE PROJECT SITE ENGINEER.
- THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWING. QUANTITIES IN PLANT SCHEDULE ARE FOR REFERENCE ONLY.
- NO PLANT OR CULTIVAR SUBSTITUTIONS WILL BE ACCEPTABLE WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
- OWNER'S LANDSCAPE ARCHITECT SHALL INSPECT PLANT MATERIAL FOR ACCEPTANCE PRIOR TO PLANTING.
- LOCATION OF NEW PLANT MATERIAL SHALL BE STAKED OR SET OUT BY CONTRACTOR AND APPROVED BY OWNER'S LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- REFER TO PLANTING DETAILS AND SPECIFICATIONS FOR INFORMATION RELATING TO PLANTING PIT DIMENSIONS AND EXTENT AND COMPOSITION OF BACKFILL MATERIAL.
- THE CONTRACTOR SHALL REMOVE ALL PLASTIC MATERIAL FROM AROUND THE ROOT BALLS OF THE PLANTS AFTER POSITIONING IN THE PLANT PITS. REMOVE BURLAP, ROPE, AND WIRE FROM AROUND THE TRUNK SUFFICIENTLY SO THAT NO BURLAP, ROPE OR WIRE WILL BE EXPOSED AFTER BACKFILLING.
- CONTRACTOR SHALL EXERCISE EXTREME CARE IN WORKING IN AREA OF EXISTING TREES. EXISTING TREES TO REMAIN AND BE PROTECTED, WHICH ARE INJURED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY CONTRACTOR WITH PLANTS OF EQUAL SIZE AND SPECIES AT NO COST TO THE OWNER.
- ALL AREAS THAT HAVE BEEN DISTURBED BY PLANTING ACTIVITY SHALL BE RESTORED TO A NEAT CONDITION. AREAS WITH BARE SOIL SHALL BE TOPSOILED AND SEEDED WITH NATIVE EROSION CONTROL SEED MIX.
- THE CONTRACTOR SHALL WATER TREES, SHRUBS AND GROUND COVER TWICE DURING THE FIRST 24 HOURS AND AS NEEDED DURING THE FIRST GROWING SEASON.
- ALL NEW PLANTING SHOWN WITHIN OR NEAR THE DRIPLINE OF THE 32" SUGAR MAPLE SHALL BE LOCATED IN THE FIELD BY OWNER'S LANDSCAPE ARCHITECT OR ARBORIST AND INSTALLED UNDER THE DIRECT SUPERVISION OF OWNER'S LANDSCAPE ARCHITECT OR ARBORIST TO ENSURE PROTECTION OF EXISTING TREE ROOTS.

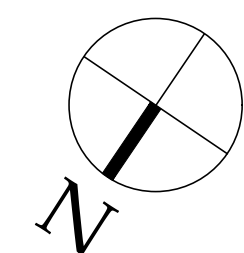
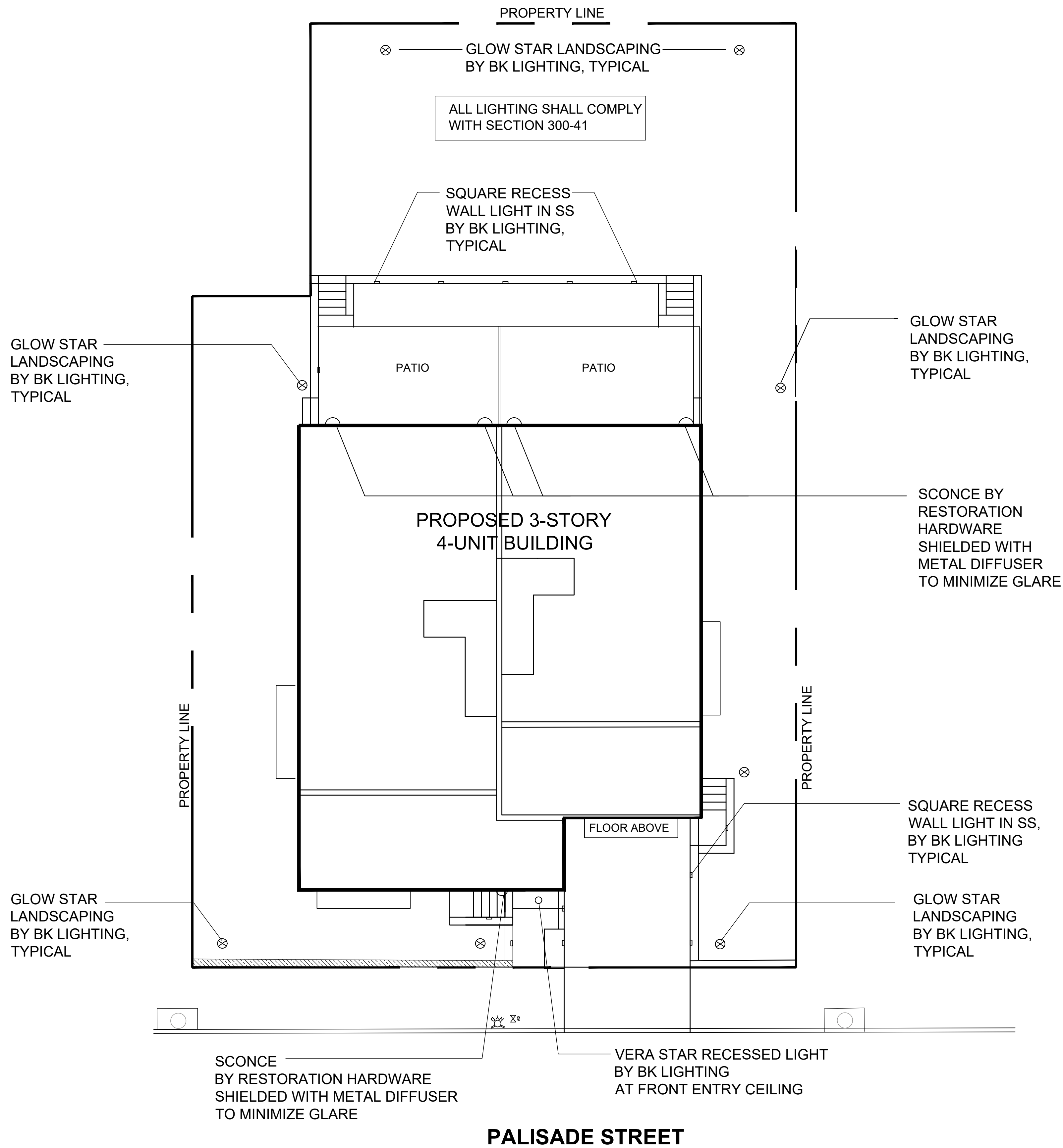


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Date: PLANNING BOARD SUBMISSION 8-20-21
REVISED DRAWINGS 9-24-21
Drawing Title: LANDSCAPING PLAN
PLANNING BOARD SUBMISSION 9-30-21
PLANNING BOARD SUBMISSION 10-28-21
PLANNING BOARD PRESENTATION 11-4-21
AHEB SUBMISSION 11-10-21
Scale: AS SHOWN

L-1



EXTERIOR LIGHTING PLAN

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



SCENCE AT FRONT ENTRANCE RESTORATION HARDWARE PLATINUM



EL CAPITAN SERIES SCENCE BY BK LIGHTING, BRONZE



RECESSED LIGHT BY BK LIGHTING, BRONZE



GLOW STAR PATH LIGHT BY BK LIGHTING, STYLE 'J', 12" H. BRONZE



STEP STAR RECESSED WALL LIGHT BY BK LIGHTING, BRONZE

EXTERIOR LIGHT FIXTURES

SCALE: N.T.S.



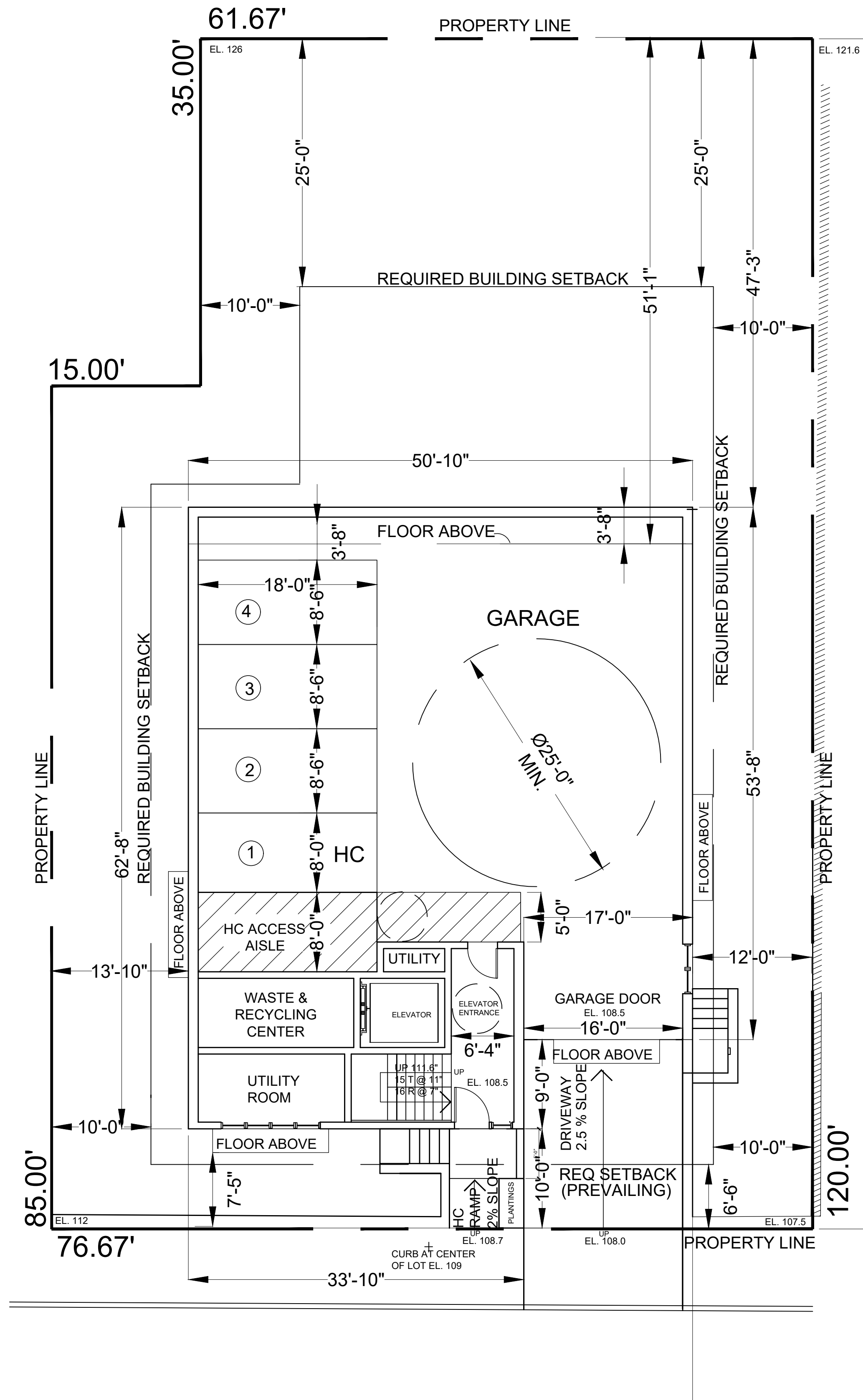
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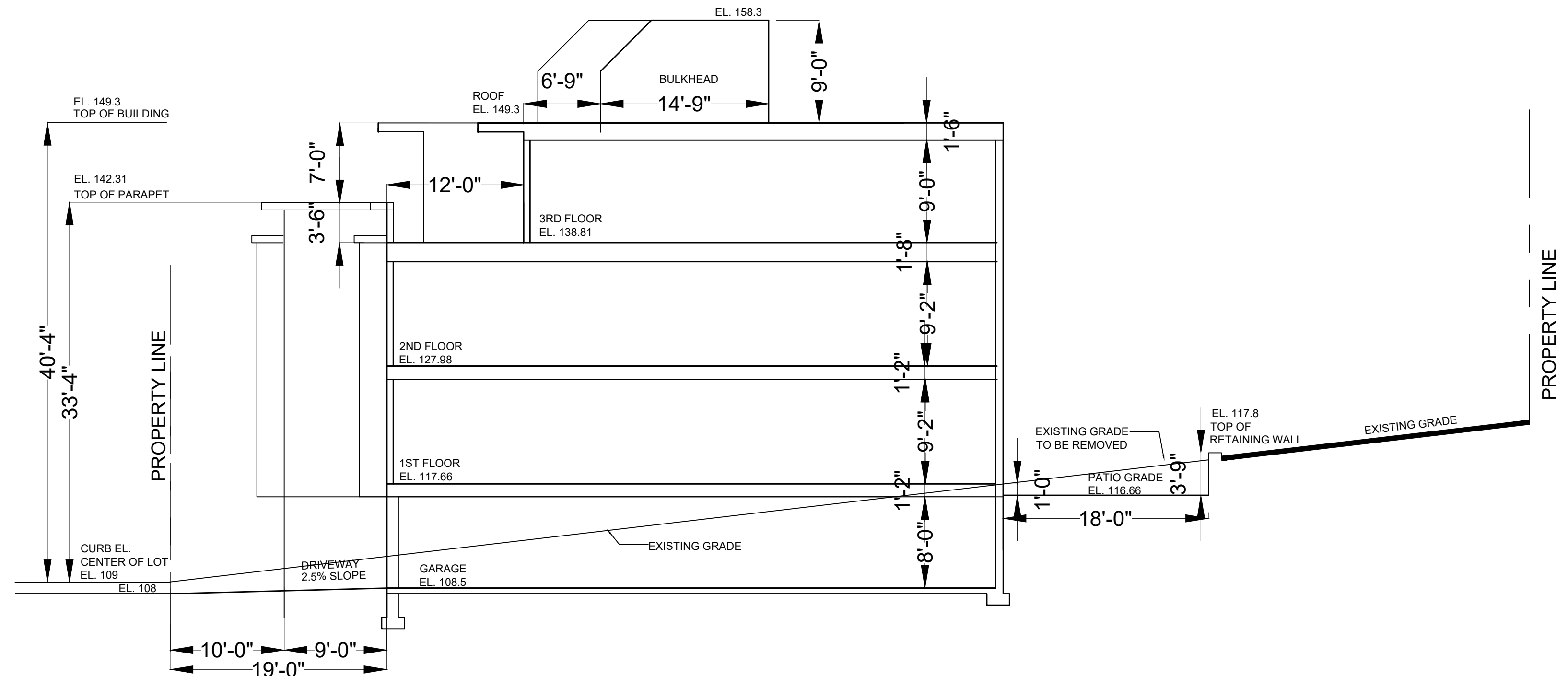
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PLANNING BOARD PRESENTATION 11-4-21	
AHBB SUBMISSION 11-10-21	

Drawing Title
 EXTERIOR LIGHTING PLAN
 Scale:
 AS SHOWN

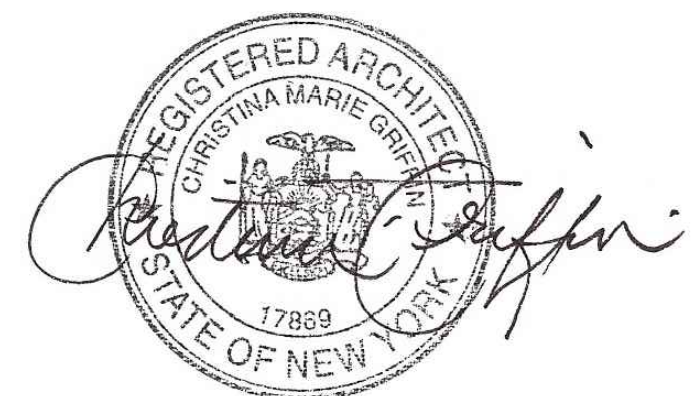
E-1



FLOOR AREA OF FINISHED SPACE: 851 SF
GARAGE FLOOR PLAN
SCALE: 1/8" = 1'-0"



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



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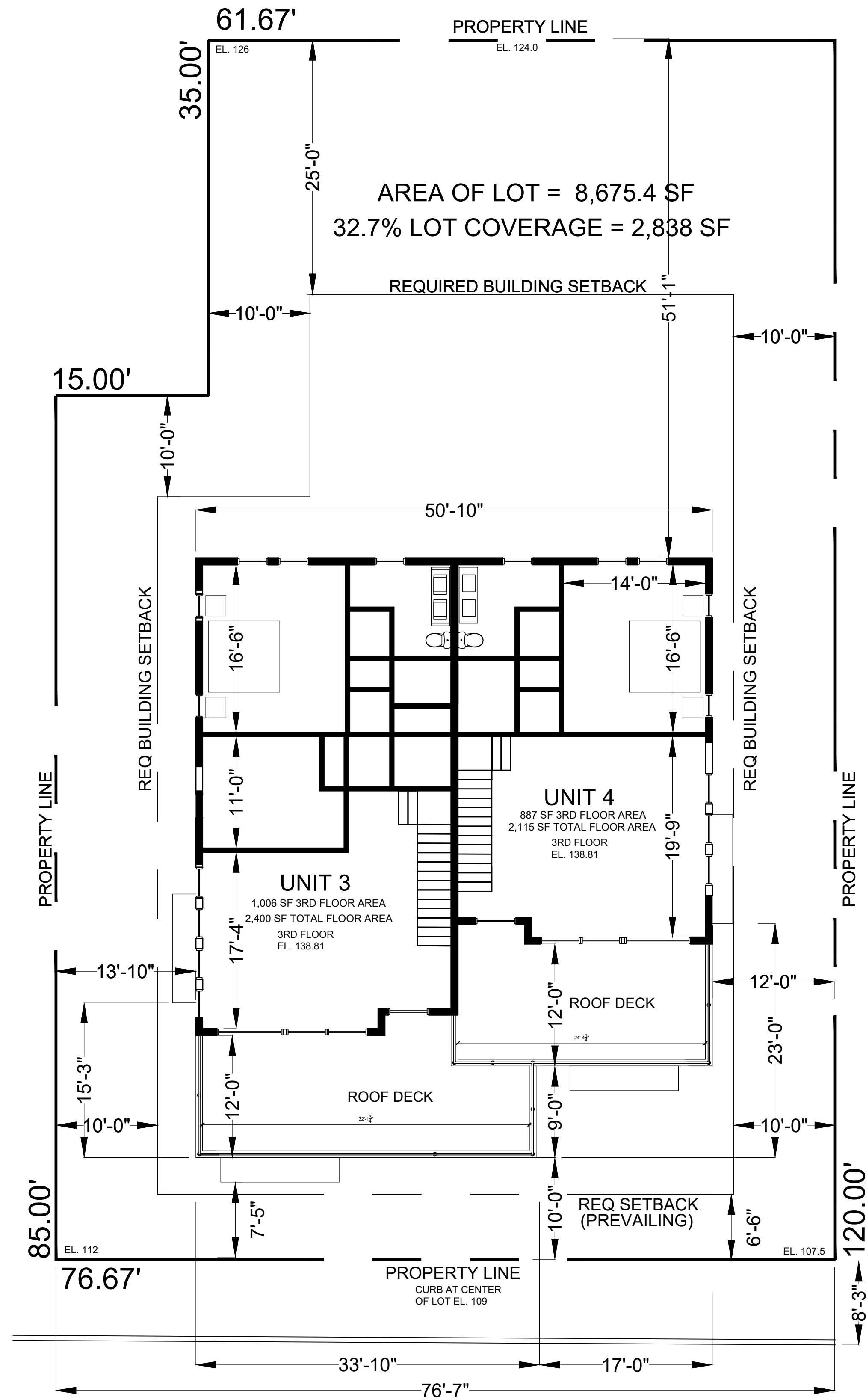
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PLANNING BOARD SUBMISSION	10-28-21
PLANNING BOARD SUBMISSION	11-4-21
AHBB SUBMISSION	11-10-21

Drawing Title
GARAGE PLAN
SECTION

Scale:
AS SHOWN

RESIDENTIAL BUILDING AT
156 PALISADE STREET
DOBBS FERRY, NY 10522

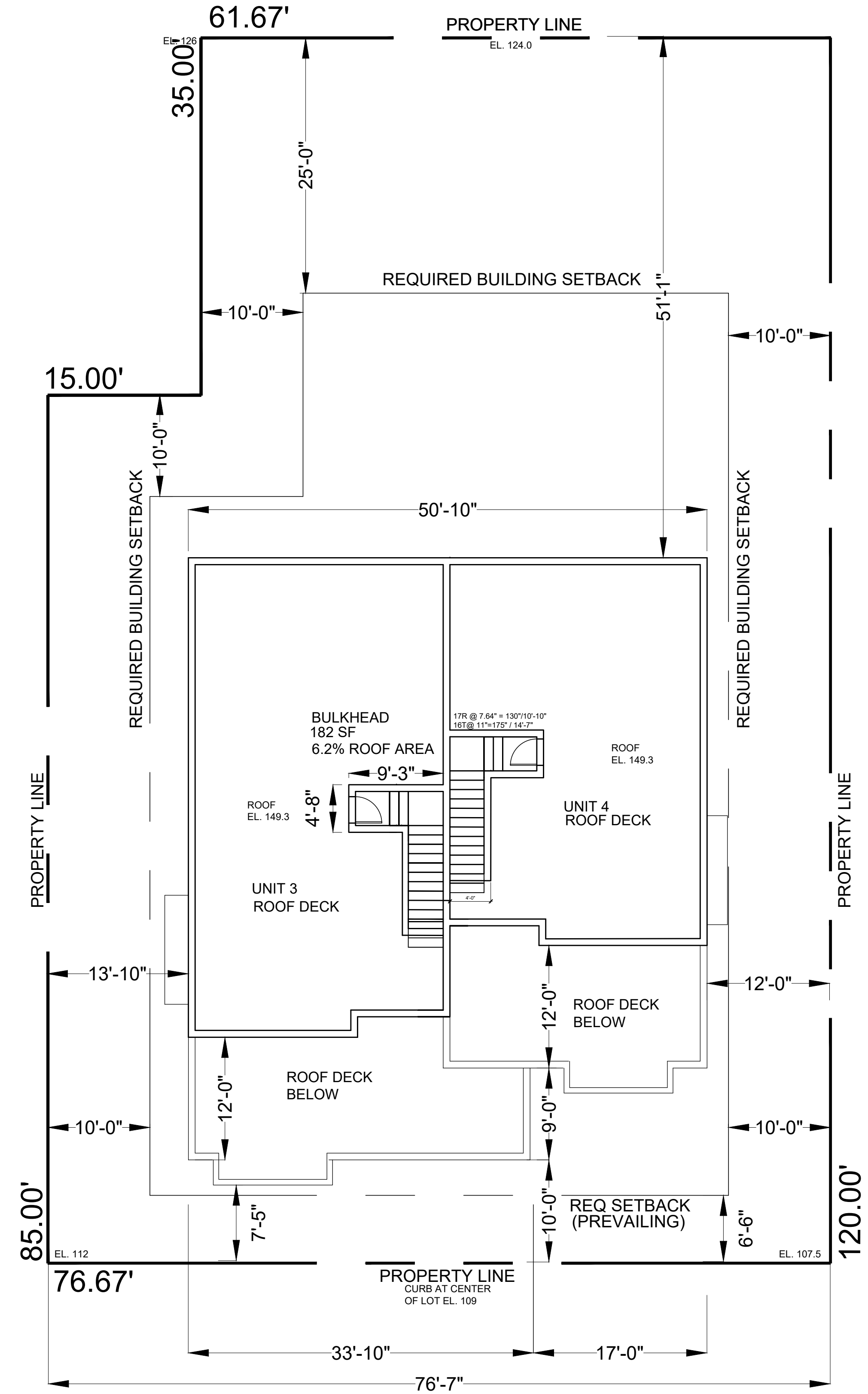
A-1



FLOOR AREA : 2,124 SF

THIRD FLOOR PLAN

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



ROOF PLAN

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



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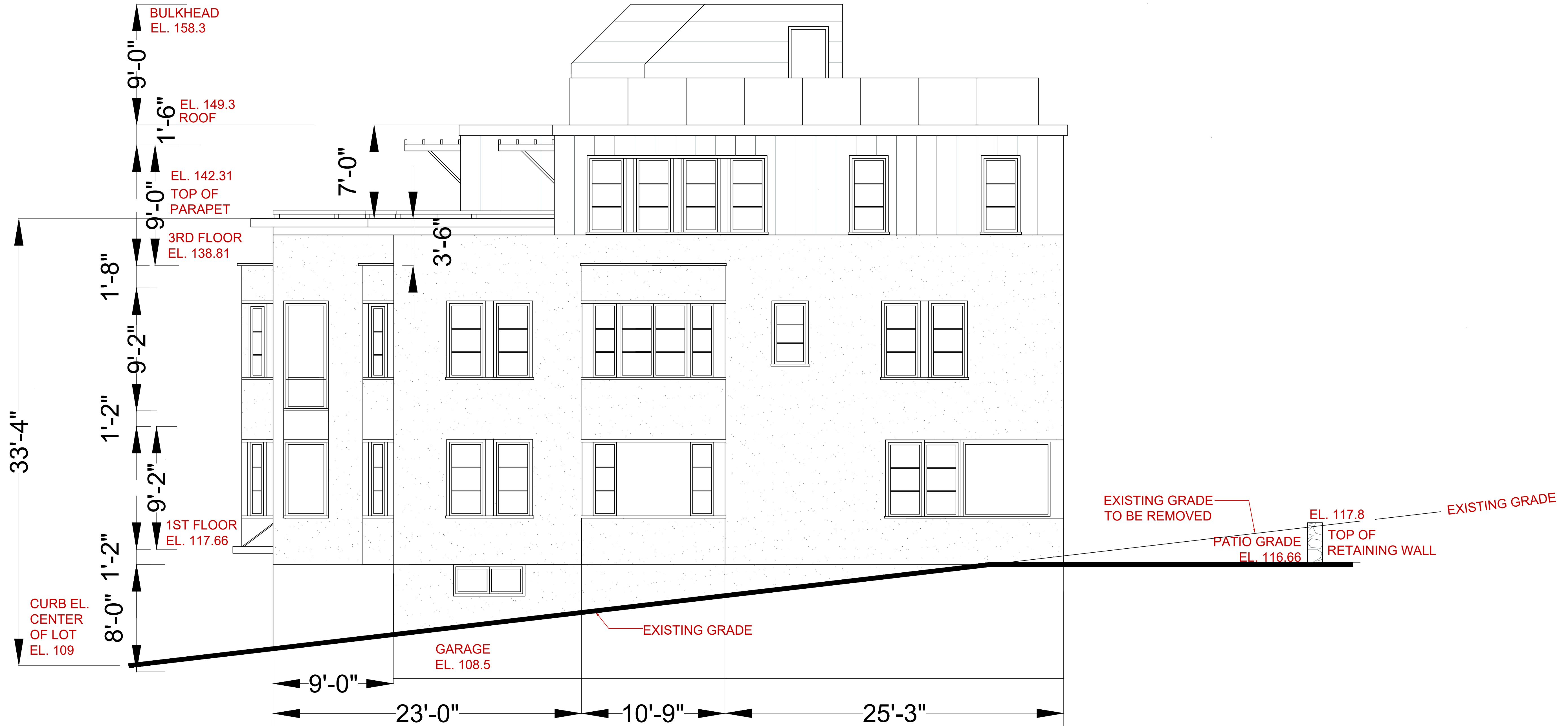
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AHBB SUBMISSION 11-10-21	

Drawing Title
THIRD FLOOR PLAN
ROOF PLAN

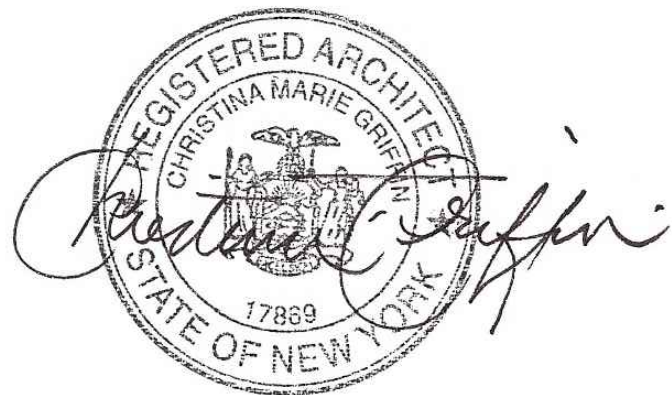
Scale:
AS SHOWN

A-3



SOUTH ELEVATION

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



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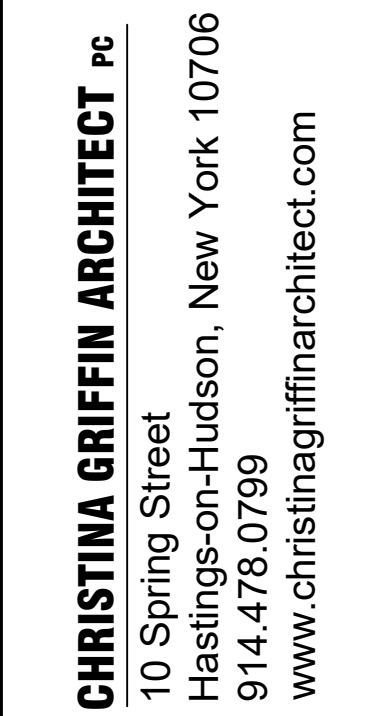
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PLANNING BOARD SUBMISSION 11-10-21	
AHBB SUBMISSION 11-10-21	

Drawing Title
SOUTH ELEVATION

Scale:
AS SHOWN

RESIDENTIAL BUILDING AT
156 PALISADE STREET
DOBBS FERRY, NY 10522

A-5



Date	Item
	PLANNING BOARD SUBMISSION 8-20-21
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	PLANNING BOARD SUBMISSION 9-30-21
	PAFRE SUBMISSION 10-15-21
	PLANNING BOARD SUBMISSION 10-28-21
	PLANNING BOARD PRESENTATION 11-4-21
	PAFRE SUBMISSION 11-10-21

Drawing Title
EAST ELEVATION

Scale:
AS SHOWN

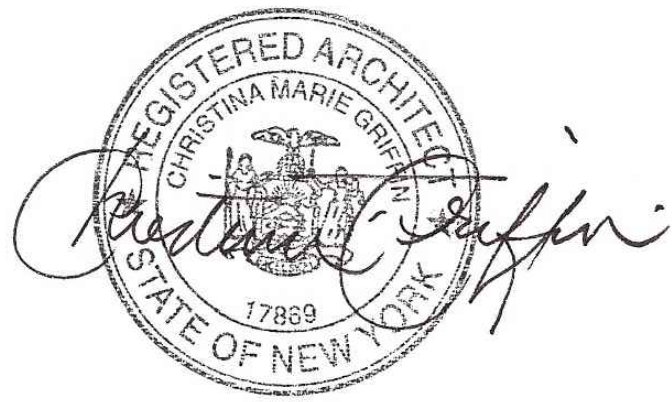
A-6

RESIDENTIAL BUILDING AT
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NORTH ELEVATION

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



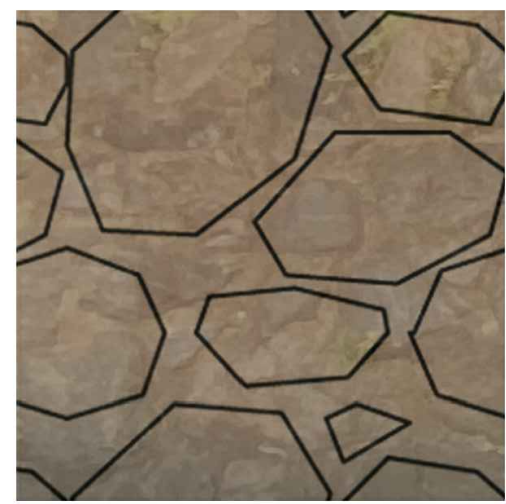
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AHBB SUBMISSION 11-10-21	

Drawing Title
NORTH ELEVATION
Scale:
AS SHOWN

RESIDENTIAL BUILDING AT
156 PALISADE STREET
DOBBS FERRY, NY 10522

A-7



EXISTING
STONE
WALL



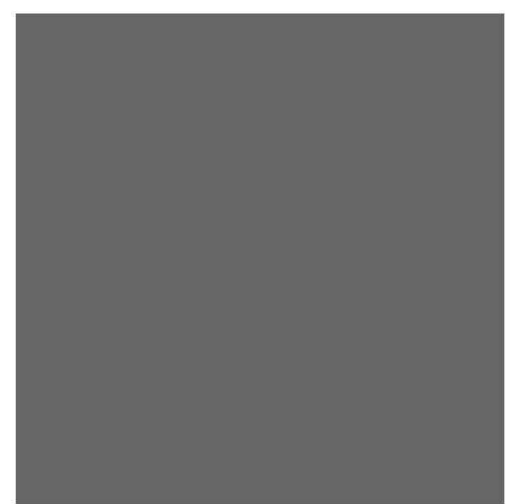
STUCCO at
FOUNDATION
BENJAMIN
MOORE
GRAY
MOUNTAIN
#1462



GRAY
METAL
SIDING



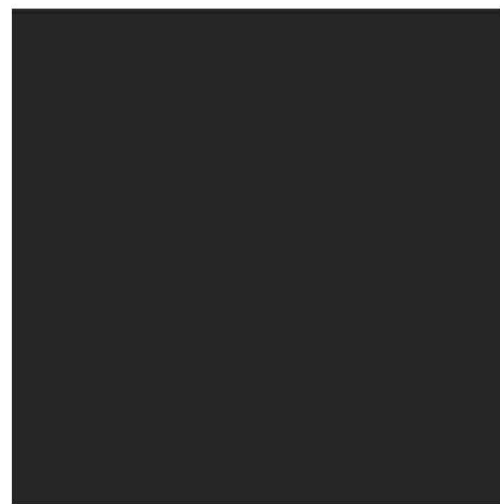
GRAY
SMOOTH
PANELS



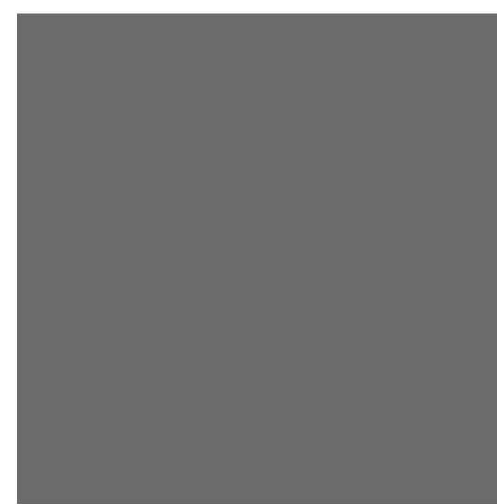
CORNICE
BENJAMIN
MOORE
BENJAMIN
MOORE
NIGHTTRAIN
#1567



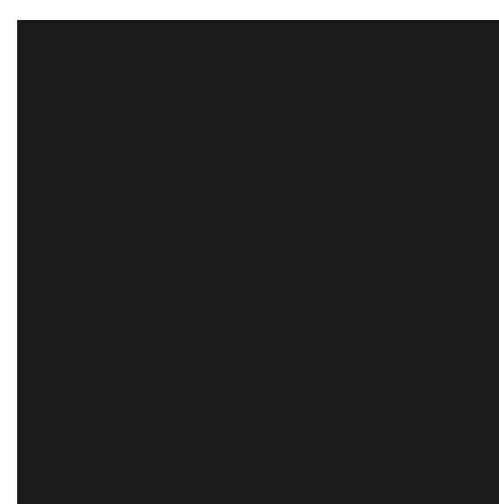
METAL
OVERHANG
at ENTRY



MARVIN
WINDOWS
WITH
EBONY
CLAD



METAL
RAILING at
THIRD FLOOR



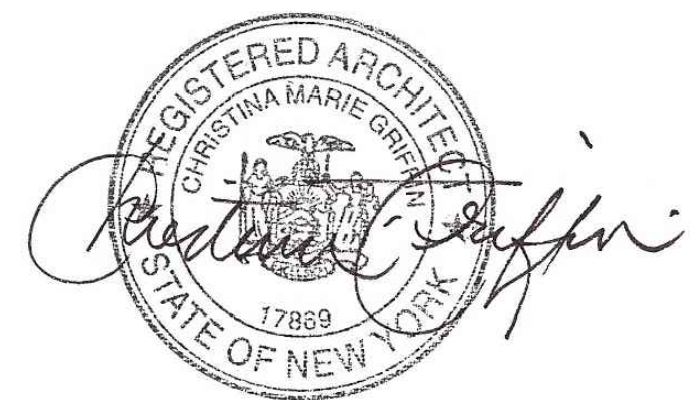
GARAGE &
FRONT
DOORS



CEDAR
TRELLIS

COLOR SCHEME of WEST & SOUTH ELEVATIONS

SCALE: N.T.S.



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AHBB SUBMISSION 11-10-21

Drawing Title
COLOR SCHEMES

Scale:
AS SHOWN

RESIDENTIAL BUILDING AT
156 PALISADE STREET
DOBBS FERRY, NY 10522

A-8



156 PALISADE STREET



NEIGHBORING PROPERTIES

PHOTOS OF EXISTING CONDITIONS



RESIDENTIAL BUILDING AT
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Drawing Title
PHOTOS
Scale:
AS SHOWN