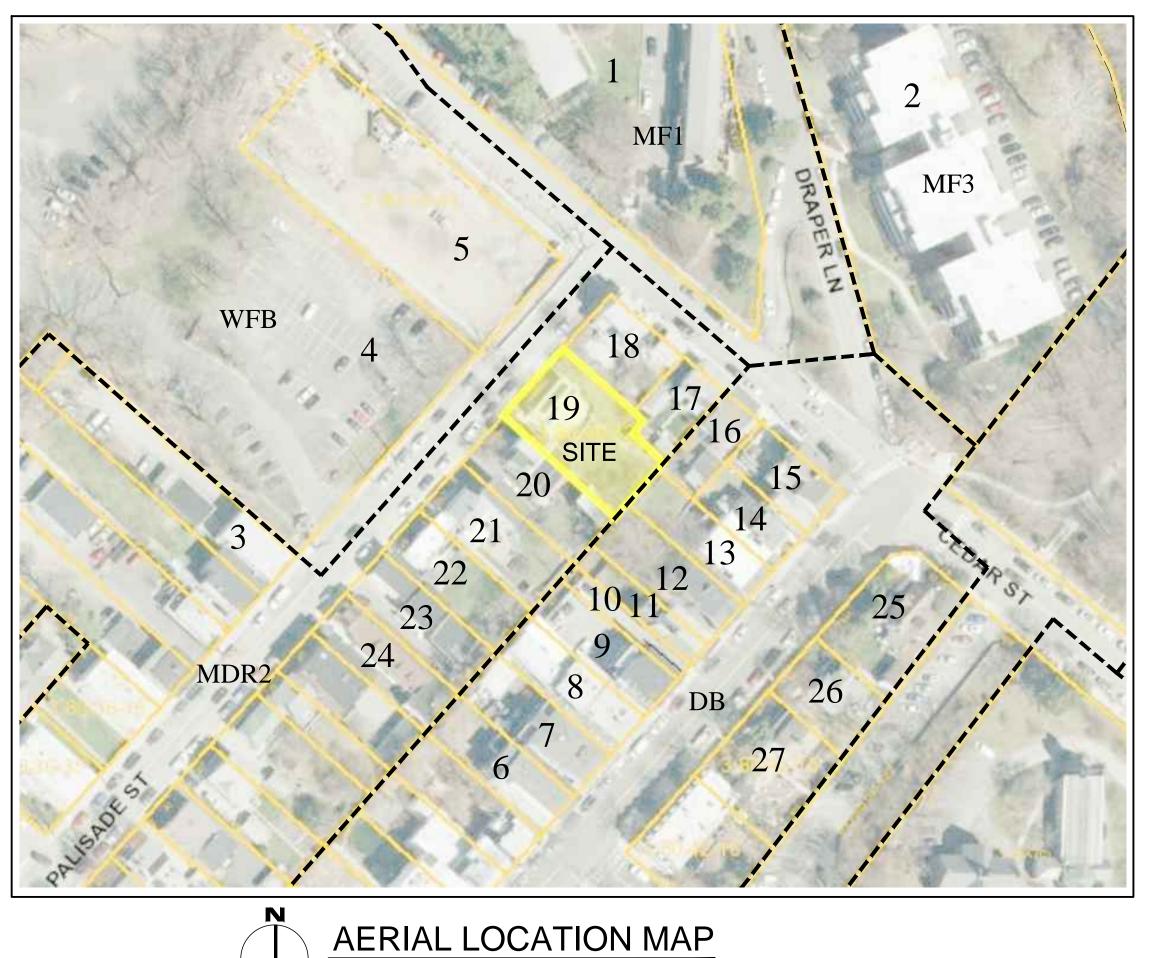
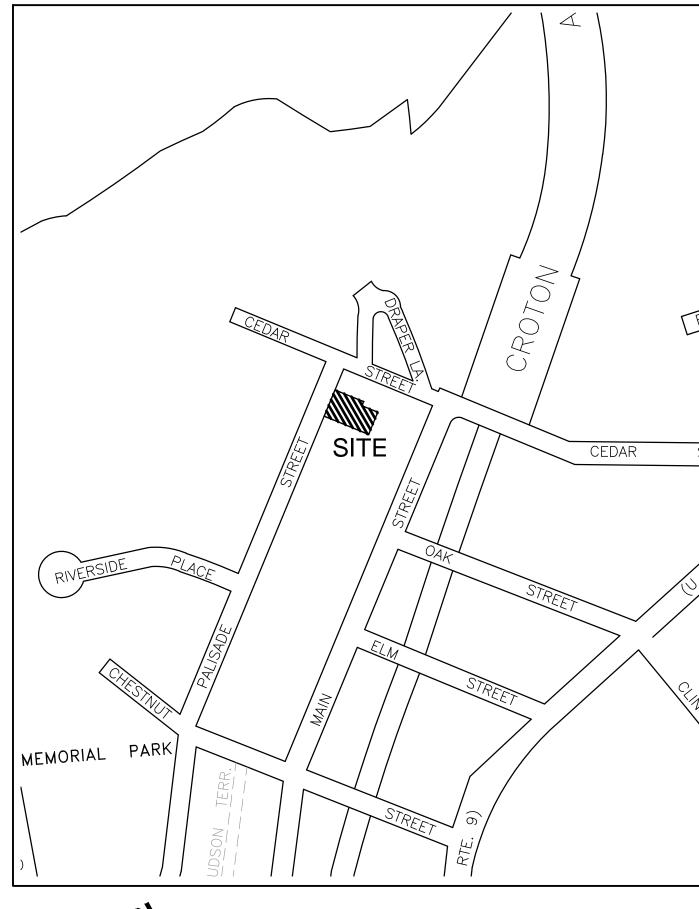
## 156 PALISADE ST.

## D O B B S F E R R Y, N. Y. 1 0 5 2 2

.G	ZONING DISTRICT	LOT INFORMATION PARCEL	OWNER	OWNER ADDRESS	PROPERTY ADDRESS
	MF-1	3.40- 4 - 5	VILLAGE GREEN CONDO COMMON AREA UNITS ( A1 - B45 ) POOL	71 PONDFIELD ROAD ARTHUR HAVELIN PROP. MANAGER BRONXVILLE, NY 10708	100 CEDAR STREET
)	MF-3	3.40- 5 - 6	110-150 DRAPER OWNERS CORP ATTN: GARTHCHESTER REALTY LTD	209 GARTH ROAD SCARSDALE, NY 10583	110 - 150 DRAPER LANE
3	DB	3.80- 36 - 41.1	TARRICONE REALTY INC	56 MAIN STREET DOBBS FERRY, NY 10522	139 PALISADE STREET
4	WFB	3.80- 36 - 42	KOSOV PROPERTIES COMPANY LLC	145 PALISADE STREET DOBBS FERRY, NY 10522	
5	WFB	3.80- 36 - 43	VILLAGE OF DOBBS FERRY	112 MAIN STREET DOBBS FERRY, NY 10522	
6	DB	3.80- 40 - 19	701 MONROE BLVD LLC	8 FORBES BLVD EASTCHESTER, NY 10709	127 MAIN STREET
7	DB	3.80- 40 - 20	129 MAIN STREET, LLC	133 MAIN STREET DOBBS FERRY, NY 10522	129 MAIN STREET
8	DB	3.80- 40 - 21	TSN REALTY, LLC	133 MAIN STREET DOBBS FERRY, NY 10522	133 MAIN STREET
9	DB	3.80- 40 - 22	OTTO FREY, JR	11 SENECA STREET DOBBS FERRY, NY 10522	135 MAIN STREET
10	DB	3.80- 40 - 23	OTTO FREY, JR	11 SENECA STREET DOBBS FERRY, NY 10522	0 MAIN STREET VACANT LAND
11	DB	3.80- 40 - 24	GREEN APPLE PROPERTIES, LLC	38 MCKEEL AVENUE TARRYTOWN , NY 10591	141 MAIN STREET
12	DB	3.80- 40 - 25	ANN PALERMO	301 RIVERSVILLE ROAD GREENWICH, CT 06831	143 MAIN STREET
13	DB	3.80- 40 - 26	PALISADE VIEW PROPERTIES, INC	147 MAIN STREET DOBBS FERRY, NY 10522	
14	DB	3.80- 40 - 27	PATRICK TARTAGLIONE	440 SAW MILL RIVER ROAD YONKERS, NY 10701	149 MAIN STREET
15	DB	3.80- 40 - 28	BRUCE RICHARDS, TRUST KIMBERLY KANATANI, TRUST	153 MAIN STREET DOBBS FERRY, NY 10522	
16	DB	3.80- 40 - 29	BRIAN SILVERMAN	81 CEDAR STREET DOBBS FERRY, NY 10522	
17	MDR-2	3.80- 40 - 30	MARY RUOTOLO	83 CEDAR STREET DOBBS FERRY, NY 10522	
18	MDR-2	3.80- 40 - 31	154 PALISADES STREET, LLC	59 MAIN STREET DOBBS FERRY, NY 10522	164 PALISADE STREET
19	MDR-2	3.80- 40 - 32	156 PALISADE STREET, LLC	156 PALISADE STREET DOBBS FERRY, NY 10522	
20	MDR-2	3.80- 40 - 33	GLENN VARCASIA	154 PALISADE STREET DOBBS FERRY, NY 10522	
21	MDR-2	3.80- 40 - 34	EDWARD M AND LUCILLE M. HENNESSY	148 150 PALISADE STREET DOBBS FERRY, NY 10522	
22	MDR-2	3.80- 40 - 35	CHRISTOPHER AND JACQUELINE PARERES	144 PALISADE STREET DOBBS FERRY, NY 10522	
23	MDR-2	3.80- 40 - 36	142 PALISADE, LLC	43 TAXTER ROAD IRVINGTON, NY 10533	142 PALISADE STREET
24	MDR-2	3.80- 40 - 37	VINCENZO AND SUSANNE SANZO	138 PALISADE STREET DOBBS FERRY, NY 10522	136 PALISADE STREET
25	DB	3.80- 42 - 13	FRANK GOLIO, VICTOR GOLIO	64 BELLWOOD DRIVE DOBBS FERRY, NY 10522	146 MAIN STREET
26	DB	3.80- 42 - 14	CHARLES W AND TARA J. MASTIN	138 MAIN STREET DOBBS FERRY, NY 10522	
			1		







#### CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

	WIND DESIGN		WIND DESIGN SUBJECT TO DAMAGE FROM SEISMIC										
GROUND SNOW LOAD	SPECIAL WIND SPEED (MPH)	TOPO EFFECTS	WIND REGION	WINDBORNE DEBRIS ZONE	DESIGN CATEGORY (RCNY ONLY)	WEATHERING	FROST LINE DEPTH	TERMITE	CLIMATE ZONE	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
30 LBS / SQ.FT.	*SPECIAL WIND REGION	NO	YES	NO	С	SEVERE	42"	MODERATE TO HEAVY	4A	YES	**FIRM COMMUNITY PANEL NUMBER 360908	2000	51.6

<sup>\* 115</sup> MPH to 120 MPH. the special wind region should serve as warning to design professionals in evaluating wind loading conditions. Wind speeds higher than the dreived values taken from Section 1609 of the IBC and Figure R301.2 (4) A of the IRC are likely to occur and should be considered in the design.

#### INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENTS

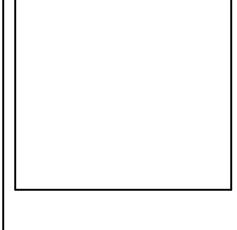
CLIMATE ZONE	FENESTRATION U - FACTOR	SKYLIGHT U - FACTOR	GLAZED FENESTRATION SHGC	CEILING R- VALUE	WOOD FRAME WALL R - VALUE	MASS WALL R - VALUE	FLOOR R - VALUE	BASEMENT WALL R - VALUE	SLAB R - VALUE & DEPTH	CRAWL SPACE WALL R - VALUE
	TABLE R402.1.1 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT									
4A	0.35	0.55	0.4	49	20 OR 13 + 5	8 / 13	19	10 / 13	10, 2 FT	10 /13
	TABLE R402.1.4 EQUIVALENT FACTORS									
4A	0.35	0.55		0.026	0.06	0.098	0.047	0.047	0.059	0.065

		PLANNING BOARD	BOARD	PLANNING BOARD	BOARD	PLANNING BOARD
LIST	OF DRAWINGS	MEETING 01-07-2021	SUBMISSION FOR PUBLIC HEARING		SUBMISSION 02-17-2021	03-18-2021
No	SHEET TITLE		01-14-2021			
CS	LOCATION MAPS, LIST OF PROPERTY OWNERS WITHIN 200 FT, DESIGN CRITERIA TABLE	01-07-2021	01-14-2021	02-04-2021	02-17-2021	03-18-2021
SP-1	SITE PLAN	01-07-2021	01-14-2021	02-04-2021	02-17-2021	03-18-2021
SP-2	PROPOSED PLANS AND BUILDING SECTIONS 1/8" =1'-0" SCALE	01-07-2021	01-14-2021	02-04-2021	02-17-2021	03-18-2021
SP-3	PROPOSED ELEVATIONS 1/8" =1'-0" SCALE	01-07-2021	01-14-2021	02-04-2021	02-17-2021	03-18-2021
SP-4	PROPOSED WEST ELEVATION 3/16" = 1'-0" SCALE	01-07-2021	01-14-2021	02-04-2021	02-17-2021	03-18-2021
SS	STREETSCAPE ELEVATION AND CONTEXT AREA SITE PLAN	01-07-2021	01-14-2021	02-04-2021	02-17-2021	03-18-2021

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AN ITEM IN ANY WAY.







156 PALISADE STREET

DOBBS FERRY, NEW YORK 10522

PROJECT NO. 1901

#### GOTHAM DESIGN

AND COMMUNITY DEVELOPMENT LTD.

PROJECT DESIGN COORDINATOR:

329 Broadway
Dobbs Ferry, N.Y. 10522
Phone: ( 914 ) 693-5093
Fax: ( 914 ) 693-5390
email: arch329@gmail.com

ISSUED / REVISIONS
REVISED 01-14-2021
PLANNING BOARD SUBMISSION
FOR PUBLIC HEARING
REVISED 02-04-2021

PLANNING BOARD MEETING
REVISED 02-17-2021
PER PLANNING BRD COMMENTS
REVISED 03-18-2021
PLANNING BOARD SUBMISSION

SHEET TITLE:

DAVID T. KIM DESIGN

COVER SHEET

DATE:	DRAWN BY:
01-07-2021	DTK,MB
SCALE:	CHECKED BY:
AS NOTED	PRS

CS

<sup>\*\*</sup> State if applicable. For flood hazards the Design Professional shall state if they are applicable, Y/N. Verify with FIRM Maps. Maps are available on the FIMA web site http://www.floodmap.floodsimple.com/

NOTE:
ALL LIGHTING SHALL COMPLY
WITH SECTION 300-11.4

SITE PLAN

SCALE: 1" = 10'-0"

GRAPHIC SCALE IN FEET

0 5 10 20

ALL SURVEYING INFORMATION ON THIS DRAWING
IS TAKEN FROM A SURVEY DATED MAY 04, 2019
PREPARED BY: SUMMIT LAND SURVEYING P.C.
64 VIRGINIA AVENUE
DOBBS FERRY 10522
TEL 914 629 - 7758

Z O N I N G T A B L E

PROPERTY LOCATION: 156 PALISADE STREET TAX ID No 3.80 - 40 - 32

OWNER: 156 PALISADE STREET LLC 156 PALISADE STREET DOBBS FERRY, NY 10522

ZONING DISTRICT MDR - 2					
REQUIREMENT	UNITS	REQUIRED/ ALLOWED	EXISTING	PROPOSED	VARIANCE / WAIVER REQUESTED
MINIMUM NET LOT AREA	SQ.FT.	5,000	8,675	UNCHANGED	
MINIMUM LOT AREA PER DWELLING	SQ.FT.	800 PER UNIT	TO BE REMOVED	6 UNITS 8,675 / 800 =10	
MINIMUM LOT WIDTH	FEET	50	76.67	UNCHANGED	
MINIMUM LOT DEPTH	FEET	100	102.5 ( AVG )	UNCHANGED	
MAX. LOT COVERAGE BY BUILDINGS	%	27	16.97 ( 1,472 )	36.22 ( 3,142 )	YES
MAX. LOT COVERAGE BY IMPERVIOUS SURFACES	%	54	28.18 ( 2,445 )	51.24 ( 4,445 )	YES
MINIMUM FRONT YARD SETBACK	FEET	7.8 ( PREVAILING )	5.6	10	
MINIMUM REAR YARD SETBACK	FEET	25	76.25	25	
MINIMUM SIDE YARD SETBACK ONE	FEET	10	8.1	10	
MINIMUM SIDE YARD SETBACK BOTH	FEET	20	38.95	20	
STORIES	NUMBER	3	2	3	
MAXIMUM HEIGHT	FEET	37	21	36.5	
EAVE HEIGHT	FEET	28	20	27.5	
OFF STREET PARKING	NUMBER	0	0	6	YES
ON - STREET PARKING	NUMBER	9	3	3	159

BUILDING COVERAGE TABLE									
UNITS EXISTING PROPOSED									
EXISTING HOUSE	SQ.FT.	1,297							
EXISTING METAL SHEDS	SQ.FT.	175							
	TOTAL	EXISTING 1,472							
ТОТ	AL EXISTING BUILDING COV	/ERAGE 1,472 / 8,675 = 16.97 %							
PROPOSED BUILDING	D BUILDING SQ.FT. 3,142								
		TOTAL PROPOSED BUILDING	COVERAGE 3,142 / 8,675 = 36.22 %						

	UNITS	EXISTING	PROPOSED
HOUSE	SQ.FT.	1,297	
METAL SHEDS	SQ.FT.	175	
WALKS AND STEPS	SQ.FT.	520	
RETAINING WALLS	SQ.FT.	453	
	TOTAL EXIS	STING 2,445	
TOTAL EXISTING IMPERVIOUS COVERAGE	2,445 /	8,675 = 28.18 %	
EXISTING RETAINING WALLS TO REMAIN	SQ.FT.		200
PROPOSED BUILDING	SQ.FT.		3,142
PROPOSED RETAINING WALLS	SQ.FT.		419
PROPOSED ENTRY TERRACE AND STEPS	SQ.FT.		264
PROPOSED DRIVEWAY	SQ.FT.		420
			TOTAL PROPOSED 4,445
	TOTAL PROF	POSED IMPERVIOUS COVERAG	E 4,445 / 8,675 = 51.24 %
OPTION - PROPOSED PORCHES / DECKS	SQ.FT.		328
OPTION - PROPOSED RAMP	SQ.FT.		170
OPTION - PROPOSED WALK AND STEPS	SQ.FT.		380
PROPOSED GREEN ROOFS	SQ.FT.		0 (553)

STORY	EXISTING AREA	EXISTING HABITABLE AREA	AREA OF RENOVATION	NEW AREA
EXISTING FIRST FLOOR	1,297	± 1,197	0	
PROPOSED FIRST FLOOR				3,142
EXISTING SECOND FLOOR	1,070	± 970	0	
PROPOSED SECOND FLOOR				3,142
PROPOSED THIRD FLOOR				3,100
PROPOSED GARAGE				3,788

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info@integralengrg.com: e
www.integralengrg.com: w

DtK

DAVID T KIM, ARCHITECT

a professional corporation

156 PALISADE STREET
DOBBS FERRY, NEW YORK 10522

PROJECT DESIGN COORDINATOR:

#### GOTHAM DESIGN

AND COMMUNITY DEVELOPMENT LTD.

329 Broadway
Dobbs Ferry, N.Y. 10522
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Fax: ( 914 ) 693-5390
email: arch329@gmail.com

ISSUED / REVISIONS

PLANNING BOARD 01-07-2021

MEETING

REVISED 01-14-2021

PLANNING BOARD SUBMISSION

FOR PUBLIC HEARING

REVISED 02-04-2021

PLANNING BOARD MEETING

REVISED 02-17-2021

PER PLANNING BRD COMMENTS

PLANNING BOARD SUBMISSION

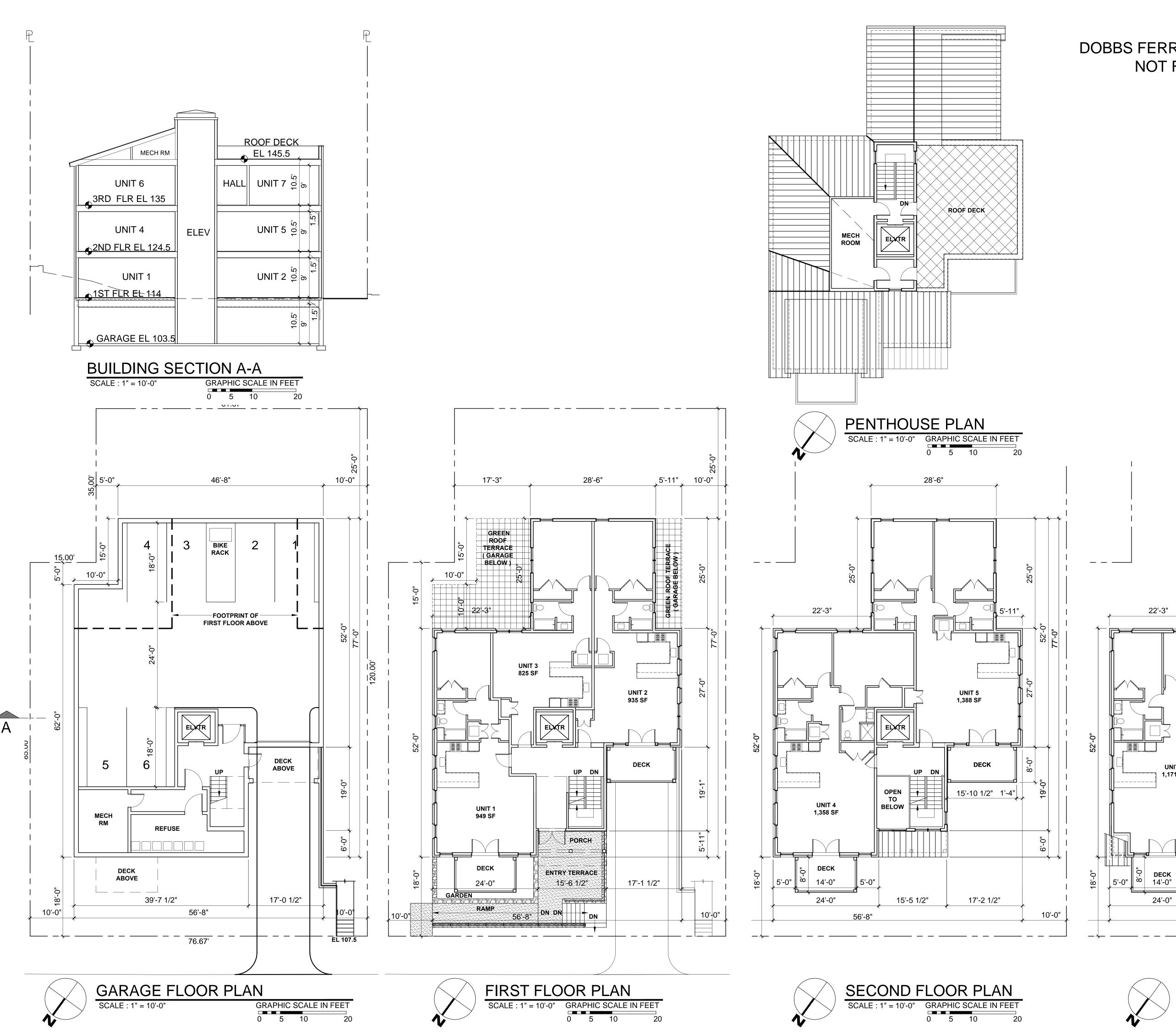
SHEET TITLE:

DAVID T. KIM DESIGN
SITE PLAN

DATE: DRAWN BY:
01-07-2021 DTK,MB

SCALE: CHECKED BY:
AS NOTED PRS

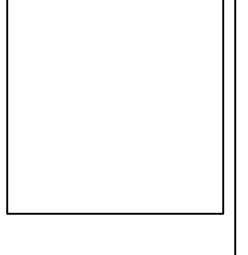
SP-1



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56

PROJECT DESIGN COORDINATOR:

#### GOTHAM DESIGN

AND COMMUNITY DEVELOPMENT LTD.

329 Broadway Dobbs Ferry, N.Y. 10522 Phone: (914) 693-5093 Fax: (914) 693-5390 email: arch329@gmail.com

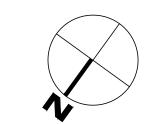
ISSUED / REVISIONS PLANNING BOARD 01-07-2021

PLANNING BOARD SUBMISSION FOR PUBLIC HEARING REVISED PLANNING BOARD MEETING

REVISED 02-17-2021 PER PLANNING BRD COMMENTS REVISED 03-18-2021 PLANNING BOARD SUBMISSION

DAVID T. KIM DESIGN FLOOR PLANS AND SECTION

01-07-2021 DTK,MB CHECKED BY: AS NOTED PRS



22'-3"

1,171 SF

24'-0"

56'-8"

BELOW

15'-5 1/2"

NOTE:
ALL LIGHTING SHALL COMPLY
WITH SECTION 300-11.4 THIRD FLOOR PLAN GRAPHIC SCALE IN FEET 0 5 10 20

28'-6"

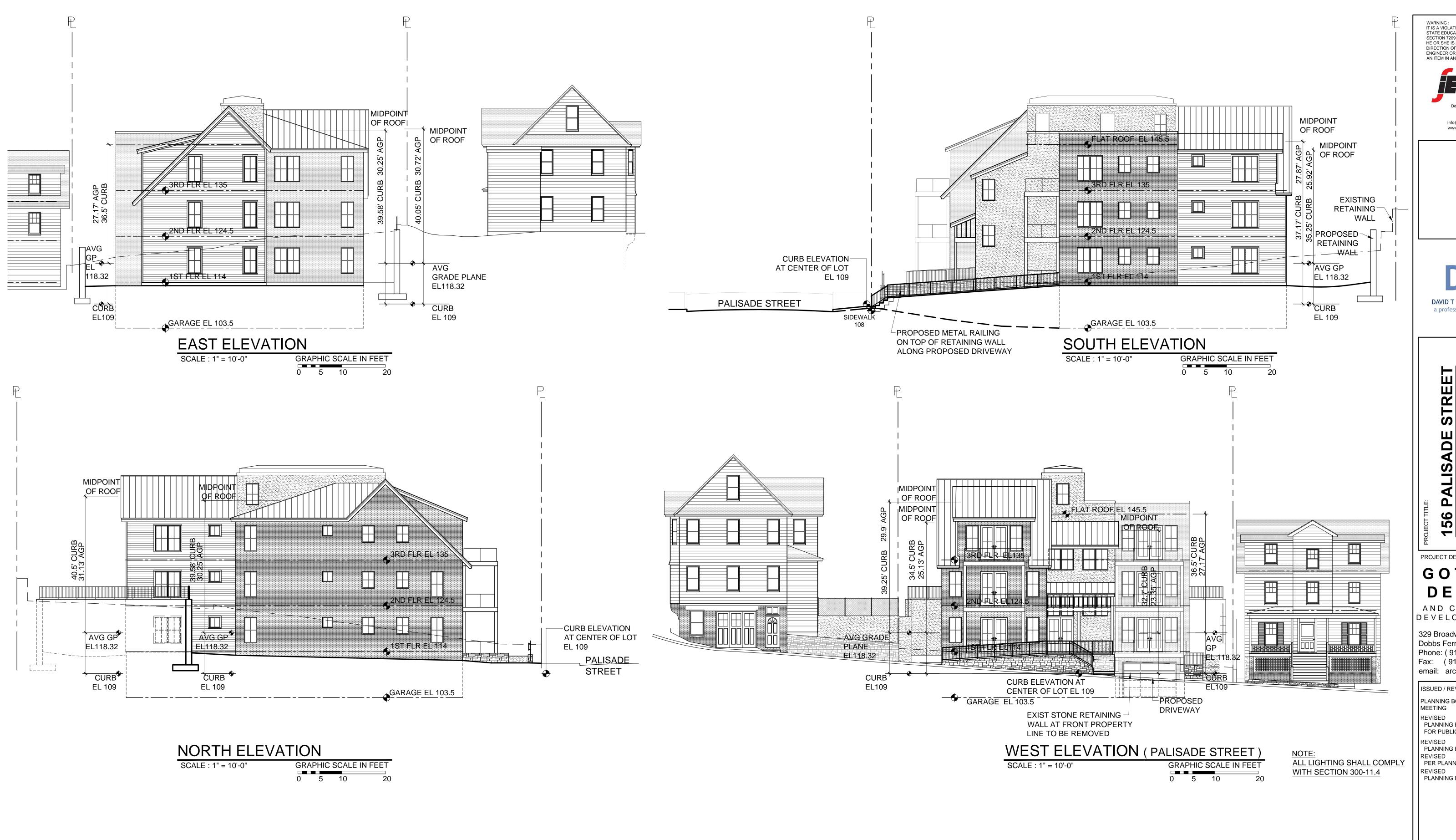
1,272 SF

**DECK** 

15'-10 1/2" 1'-4"

17'-2 1/2"

10'-0"



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156 PALISADE STREET

DOBBS FERRY, NEW YORK 10522

DOCTINO:: 1904

PROJECT DESIGN COORDINATOR:

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REVISED 02-17-2021
PER PLANNING BRD COMMENTS

PER PLANNING BRD COMMENTS REVISED 03-18-2021 PLANNING BOARD SUBMISSION

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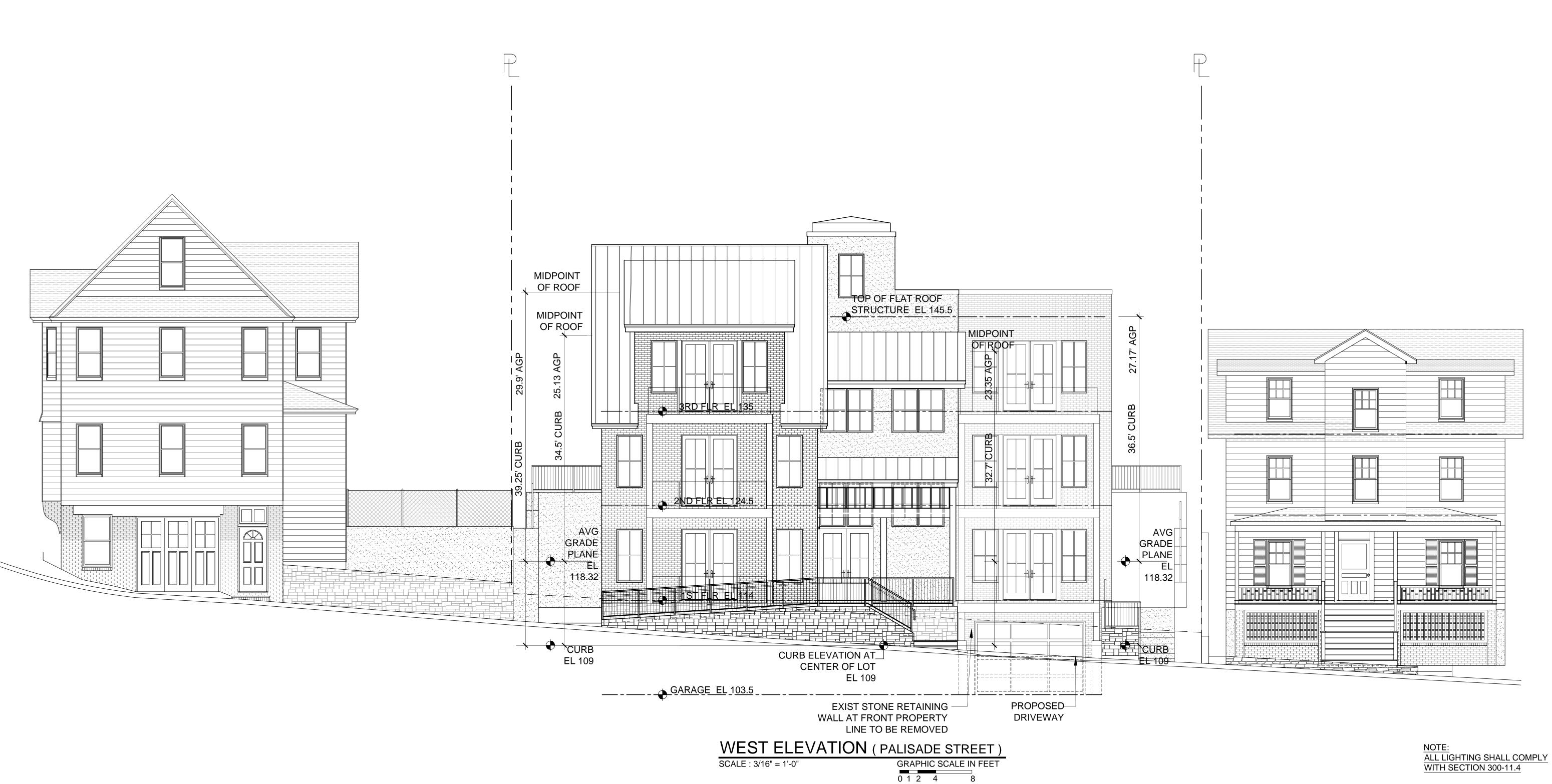
DAVID T. KIM DESIGN

ELEVATIONS

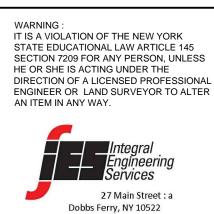
DATE: DRAWN BY:
01-07-2021 DTK,MB

SCALE: CHECKED BY:
AS NOTED PRS

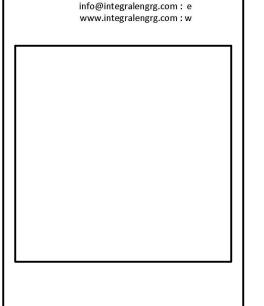
SP-3



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156 PALISADE STREET

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WEST ELEVATION

DATE: DRAWN BY:
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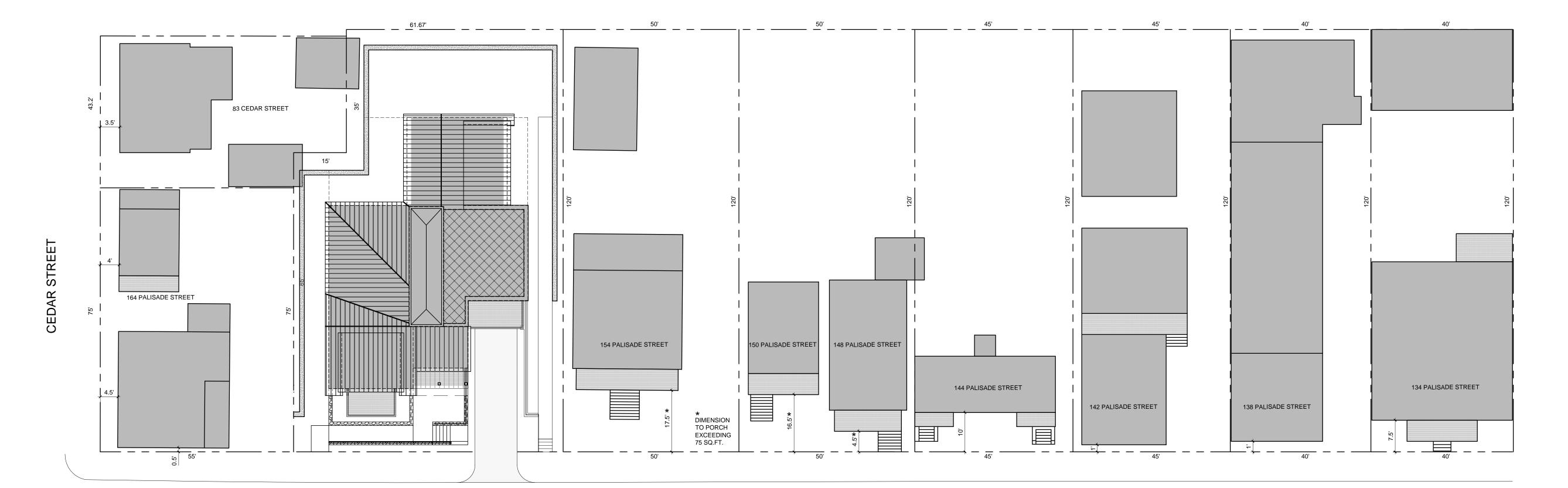
SCALE: CHECKED BY:
AS NOTED PRS

SP-4



### STREET SCAPE ELEVATION SCALE: 1" = 16'-0" GRAPHIC SCALE IN FEET

0 4 8 16



# CONTEXT AREA SITE PLAN SCALE: 1" = 16'-0" GRAPHIC SCALE IN FEET 0 4 8 16 3

#### 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	1,395	40.03 %	N / A
164 PALISADE STREET	2	3	3,920	1,141 + 493 = 1,634	41.68 %	0.5
156 PALISADE STREET	1	8	8,675	TBD	TBD	10 *
154 PALISADE STREET	2	4	6,098	1,431 + 522 = 1,953	32.03 %	17.5
150 + 148 PALISADE STREET	2	4	6,098	1,135 + 687 = 1,822	29.88 %	16.5 AND 4.5
144 PALISADE STREET	1	2	5,227	823	15.75 %	10
142 PALISADE STREET	2	4	5,227	1,680 + 810 = 2,490	47.64 %	1
138 PALISADE STREET	1	8	4,356	3,196	73.37 %	1
134 PALISADE STREET	1	5	4,792	2,968	61.94 %	7.5

THE AVERAGE BUILDING SITE COVERAGE EXISTING WITHOUT 156 PALISADE STREET IS 42.76 %, WITH 156 PALISADE STREET AS PROPOSED INCLUDED, THE AVERAGE BUILDING SITE COVERAGE WOULD BE TBD

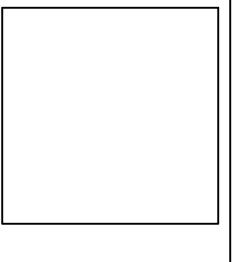
\* PROPOSED BUILDING

FRONT SETBACK NOTE:
ALL THESE DIMENSIONS WERE TAKEN AT THE PROPERTIES BY MEASURING THE FRONT OF THE BUILDING TO THE STREET SIDE OF THE CURB. THE CONTROL WAS ESTABLISHED BY 164, 156 AND 154 PALISADE STREET, WHICH ARE SHOWN ON THE SURVEY. THIS RESULTED IN A DIMENSION FROM THE STREET SIDE OF THE CURB TO THE PROPERTY LINE OF 9 FEET.WE THEN SUBTRACTED 9 FEET FROM EACH MEASUREMENT TO DETERMINE THE SETBACK. OBSERVATION INDICATES THAT THE CURB IS A STRAIGHT LINE, AS ARE THE FRONT PROPERTY LINES. THE ACTUAL CALCULATION USED FOR 156 IS 5.8 FEET, ALTHOUGH THE SURVEY INDICATES AN ACTUAL SETBACK OF 5.6 FEET. WE INCLUDED THIS DEVIATION IN OUR CALCULATIONS TO HAVE ANY ERROR INCREASE THE SETBACK, INSTEAD DECREASE THE SETBACK TO COMPENSATE FOR ANY DEVIATION IN THE MEASUREMENTS TAKEN. THIS IS AN ERROR ALLOWANCE OF 0.2 FEET WHICH IS 2.4 INCHES.THIS ADJUSTS FOR ANY INSTANCE IN WHICH THE TAPE MEASURE WAS NOT PERFECTLY PERPENDICULAR TO THE PROPERTY LINE OR NOT PERFECTLY LEVEL.

TOTAL 64.3 / 9 = 7.1444 64.3 FEET DIVIDED BY 9 PROPERTIES EQUALS A PREVAILING SETBACK OF 7.1444 FEET

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56 PALISADE STREET
OBBS FERRY, NEW YORK 10

PROJECT DESIGN COORDINATOR:

#### GOTHAM DESIGN

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DAVID T. KIM DESIGN
STREETSCAPE
ELEVATION

ELEVATION
CONTEXT AREA
SITE PLAN

DATE: DRAWN BY:

O1-07-2021 DTK,MB

SCALE: CHECKED BY:
AS NOTED PRS

SS

TBD - TO BE DETERMINED