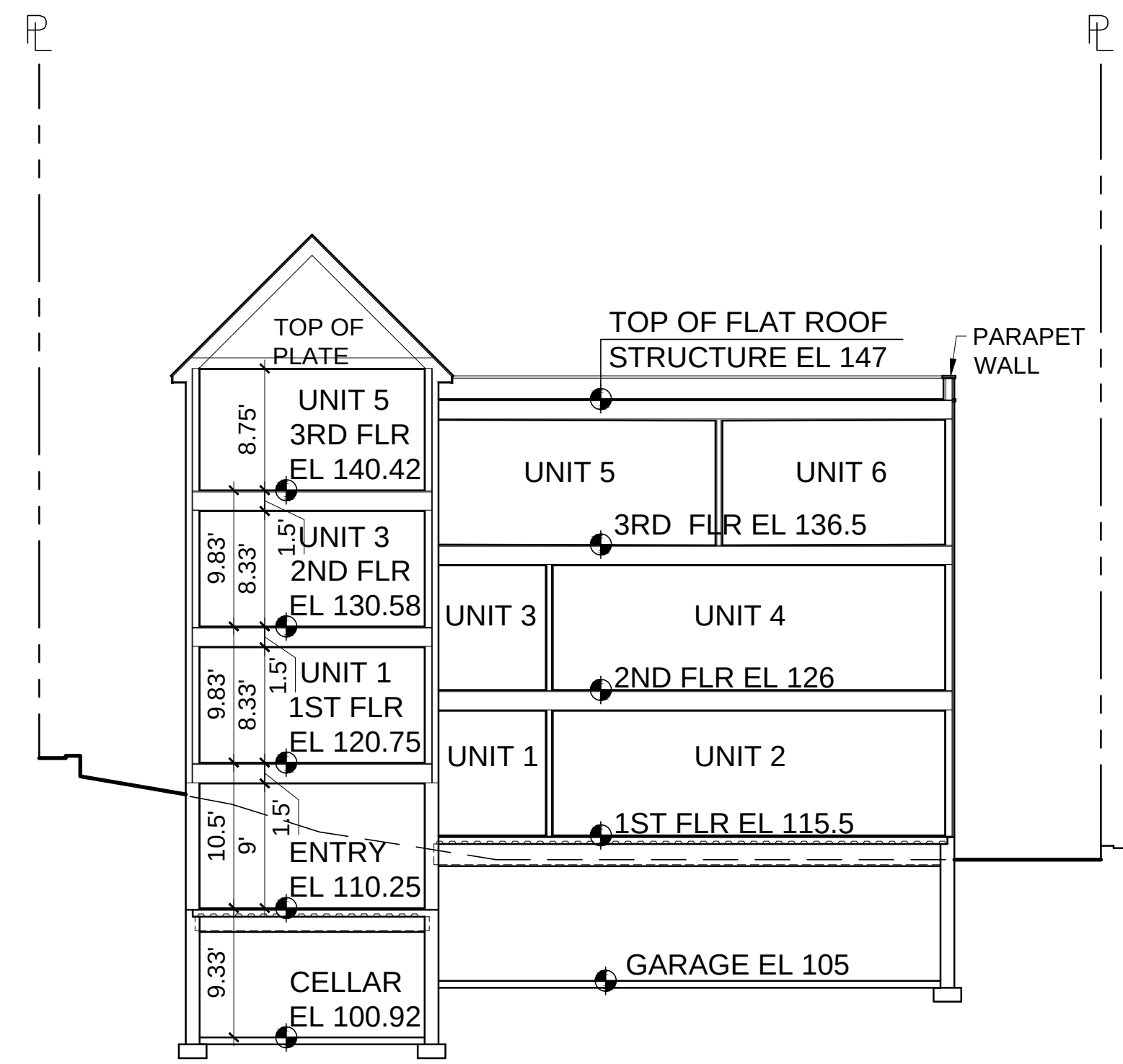


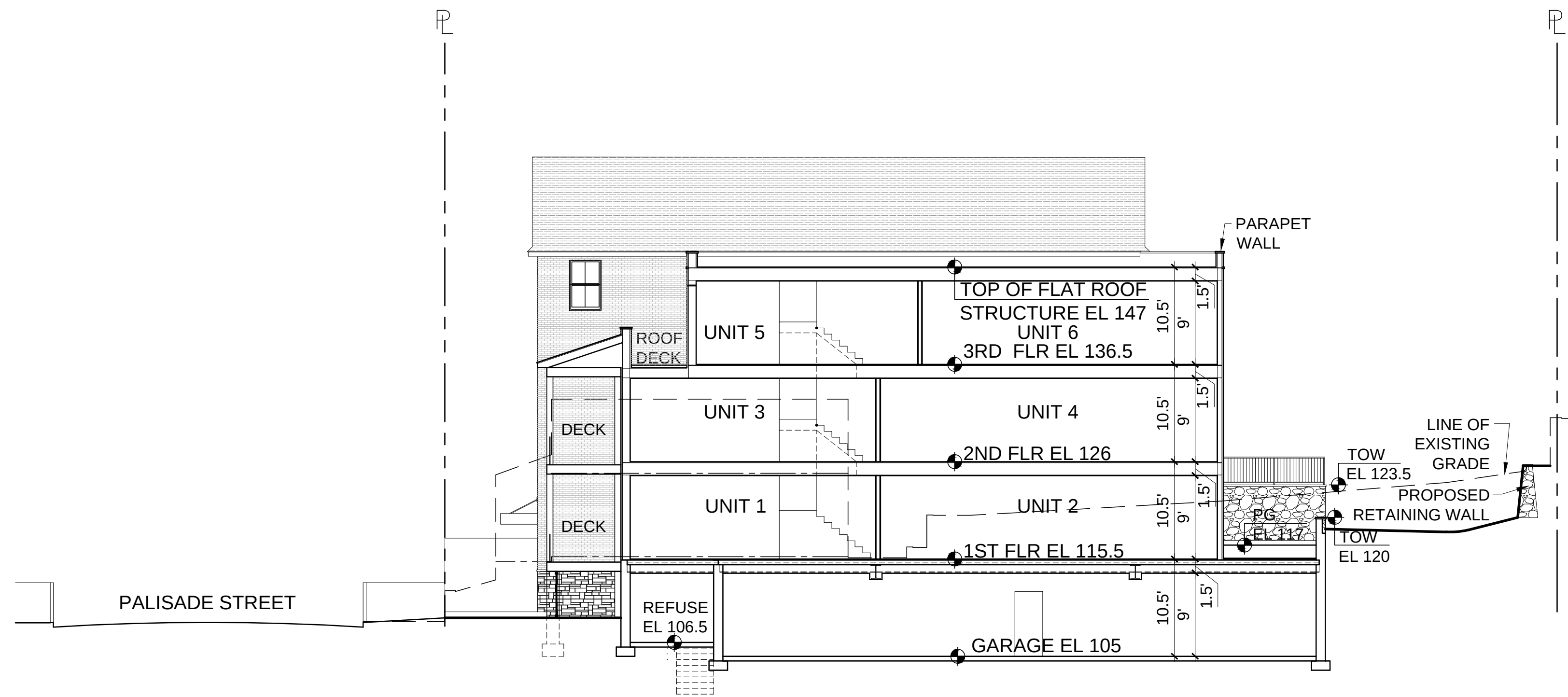
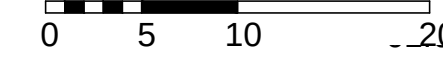
SP-1



BUILDING SECTION A-A

SCALE : 1" = 10'-0"

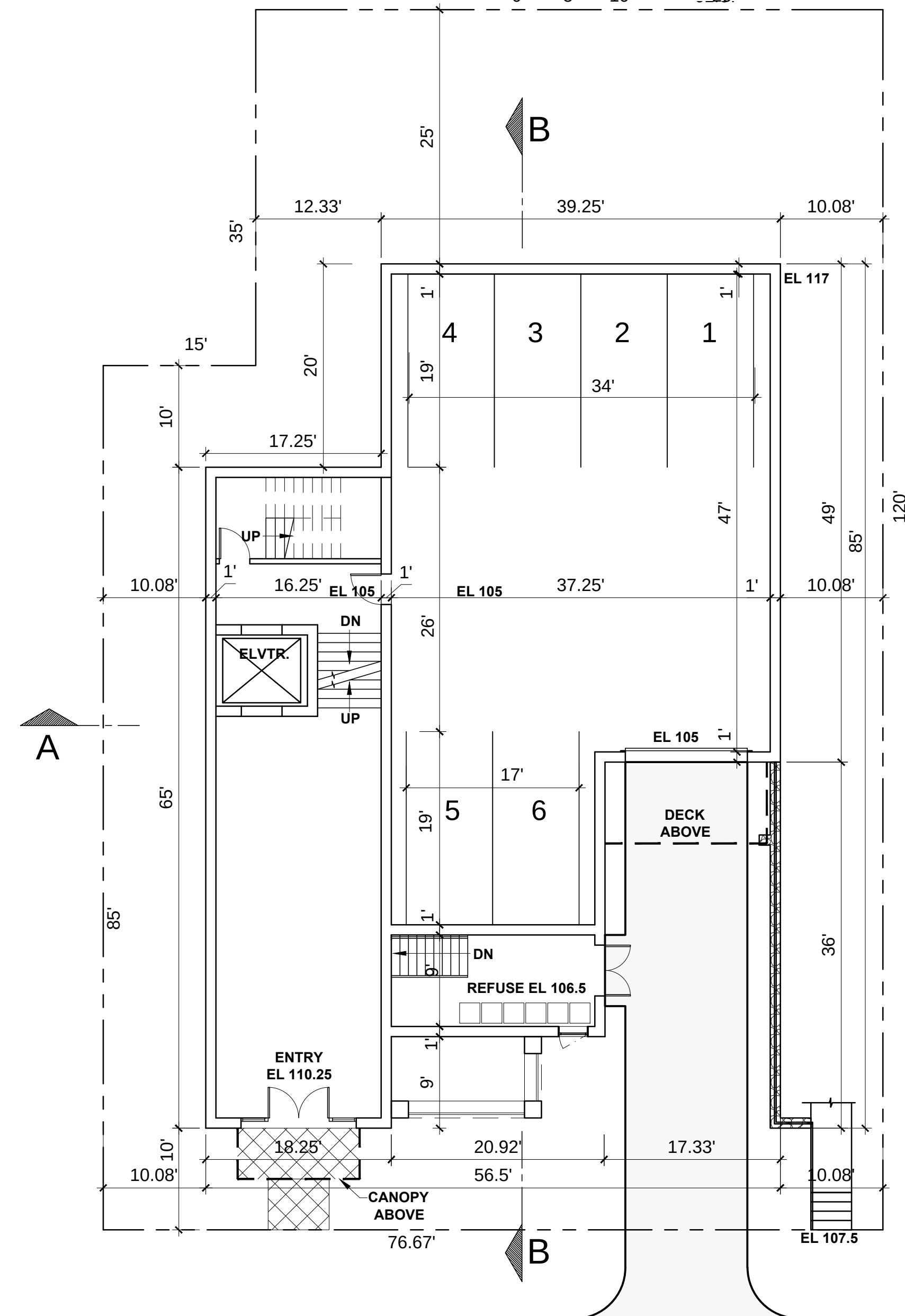
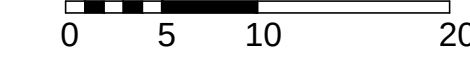
GRAPHIC SCALE IN FEET



BUILDING SECTION B-B

SCALE : 1" = 10'-0"

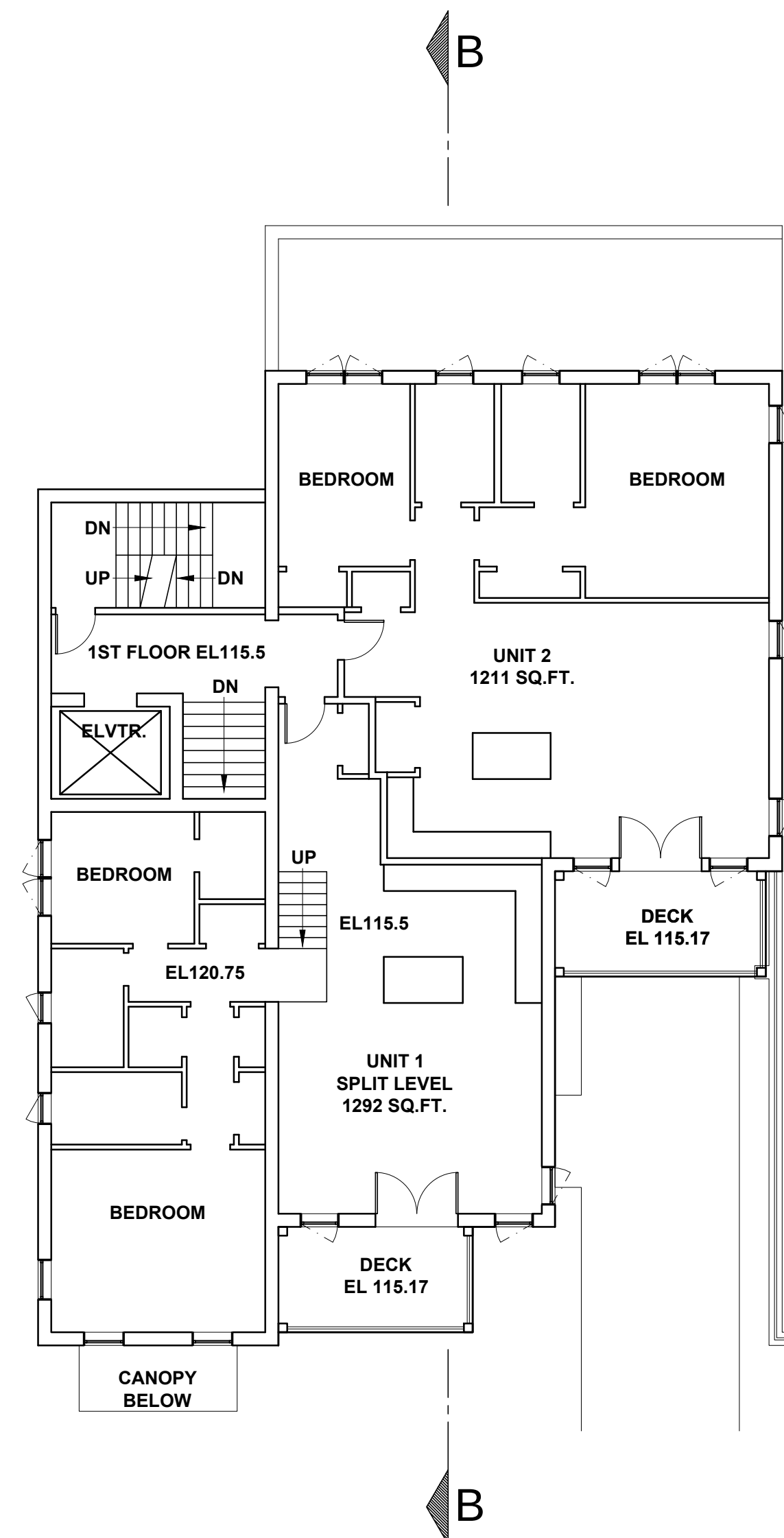
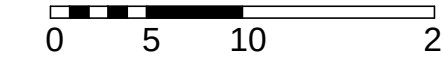
GRAPHIC SCALE IN FEET



GARAGE / GROUND FLOOR PLAN

SCALE : 1" = 10'-0"

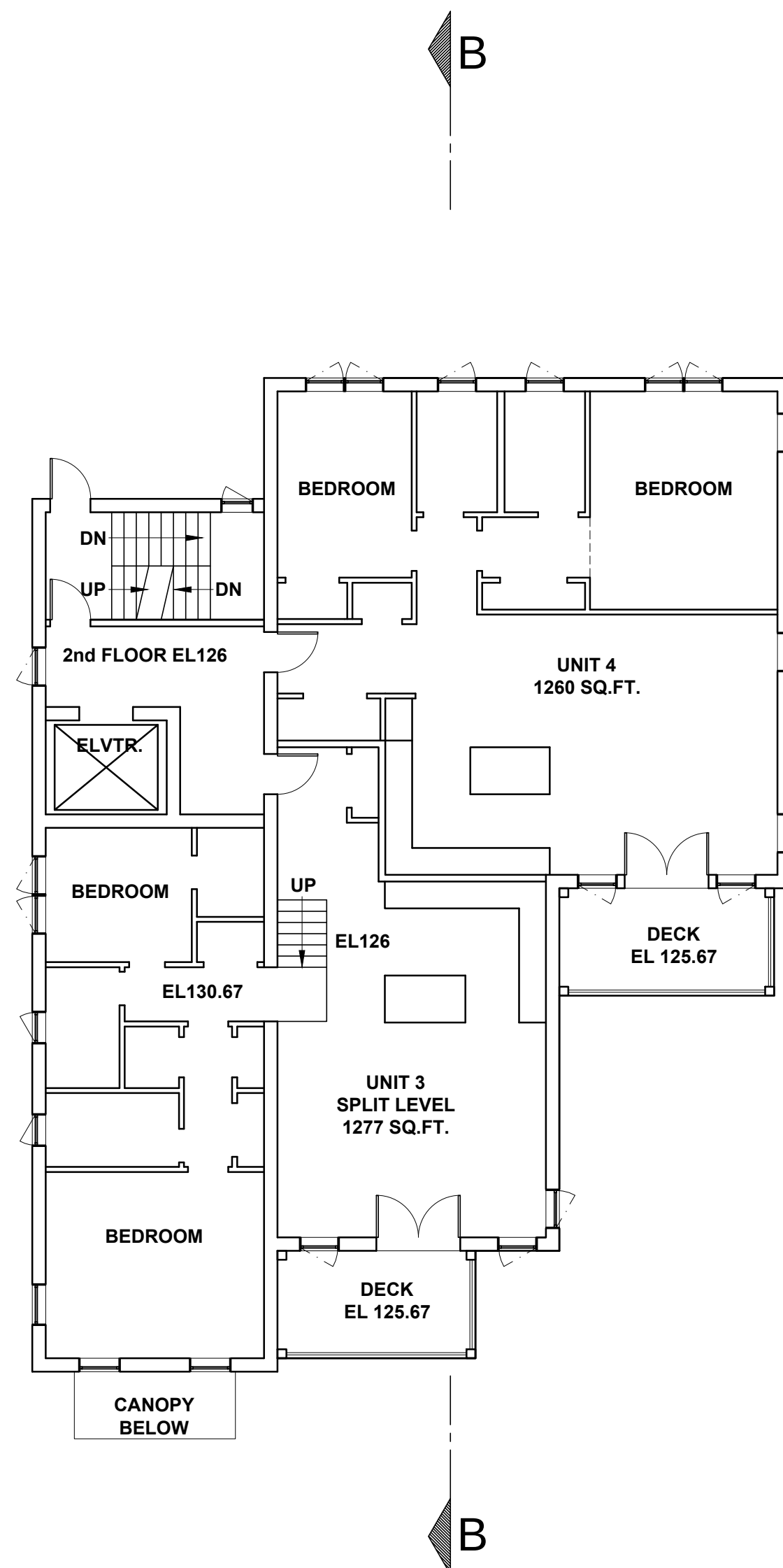
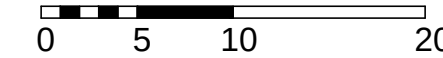
GRAPHIC SCALE IN FEET



FIRST FLOOR PLAN

SCALE : 1" = 10'-0"

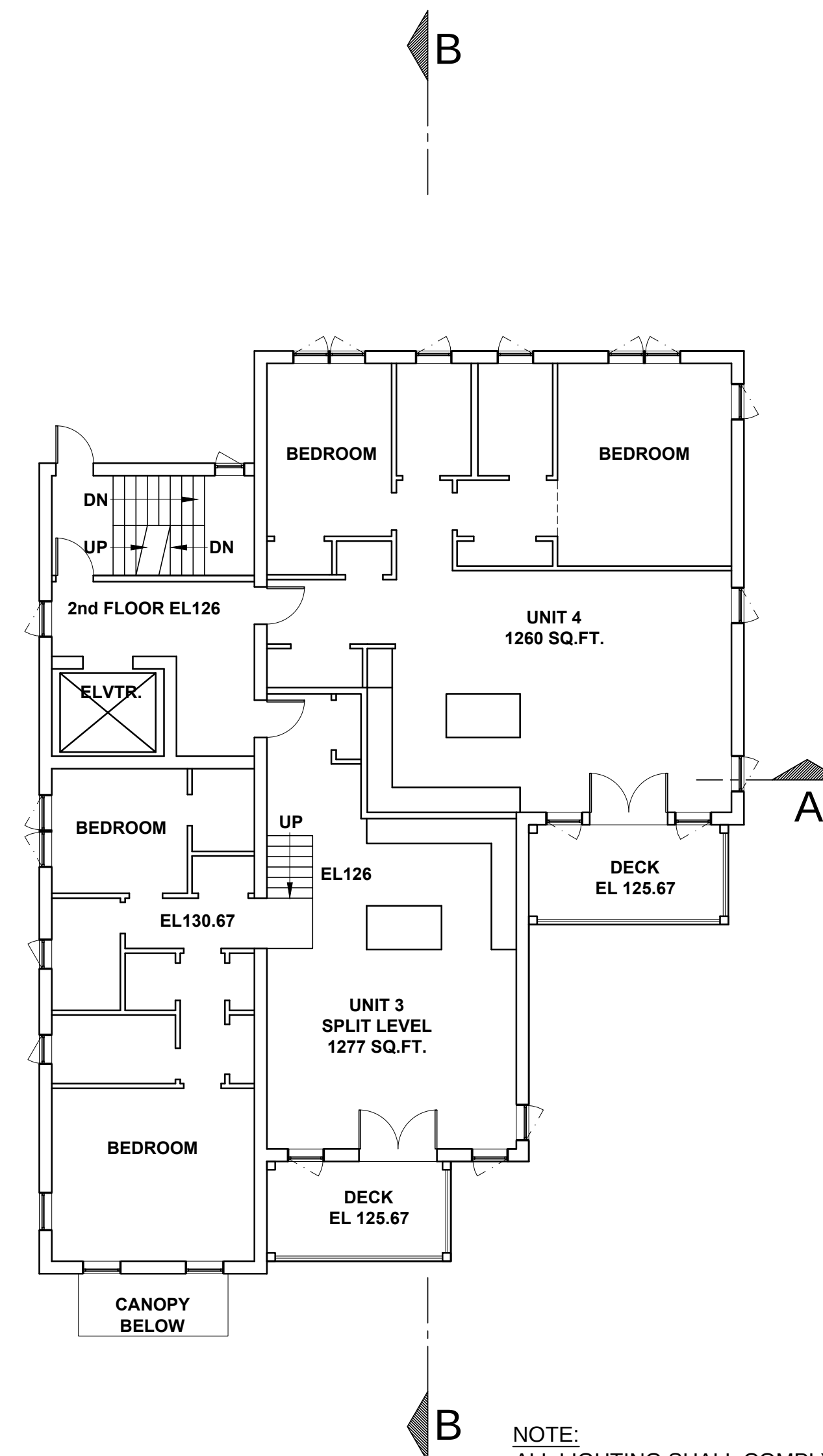
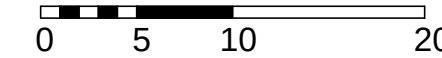
GRAPHIC SCALE IN FEET



SECOND FLOOR PLAN

SCALE : 1" = 10'-0"

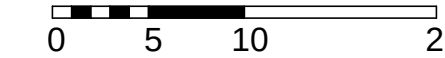
GRAPHIC SCALE IN FEET



THIRD FLOOR PLAN

SCALE : 1" = 10'-0"

GRAPHIC SCALE IN FEET



NOTE:
ALL LIGHTING SHALL COMPLY
WITH SECTION 300-11.4

PROJECT TITLE:

156 PALISADE STREET

DOBBS FERRY, NEW YORK 10522

PROJECT NO.: **1904**

**GOTHAM
DESIGN**
AND COMMUNITY
DEVELOPMENT LTD.

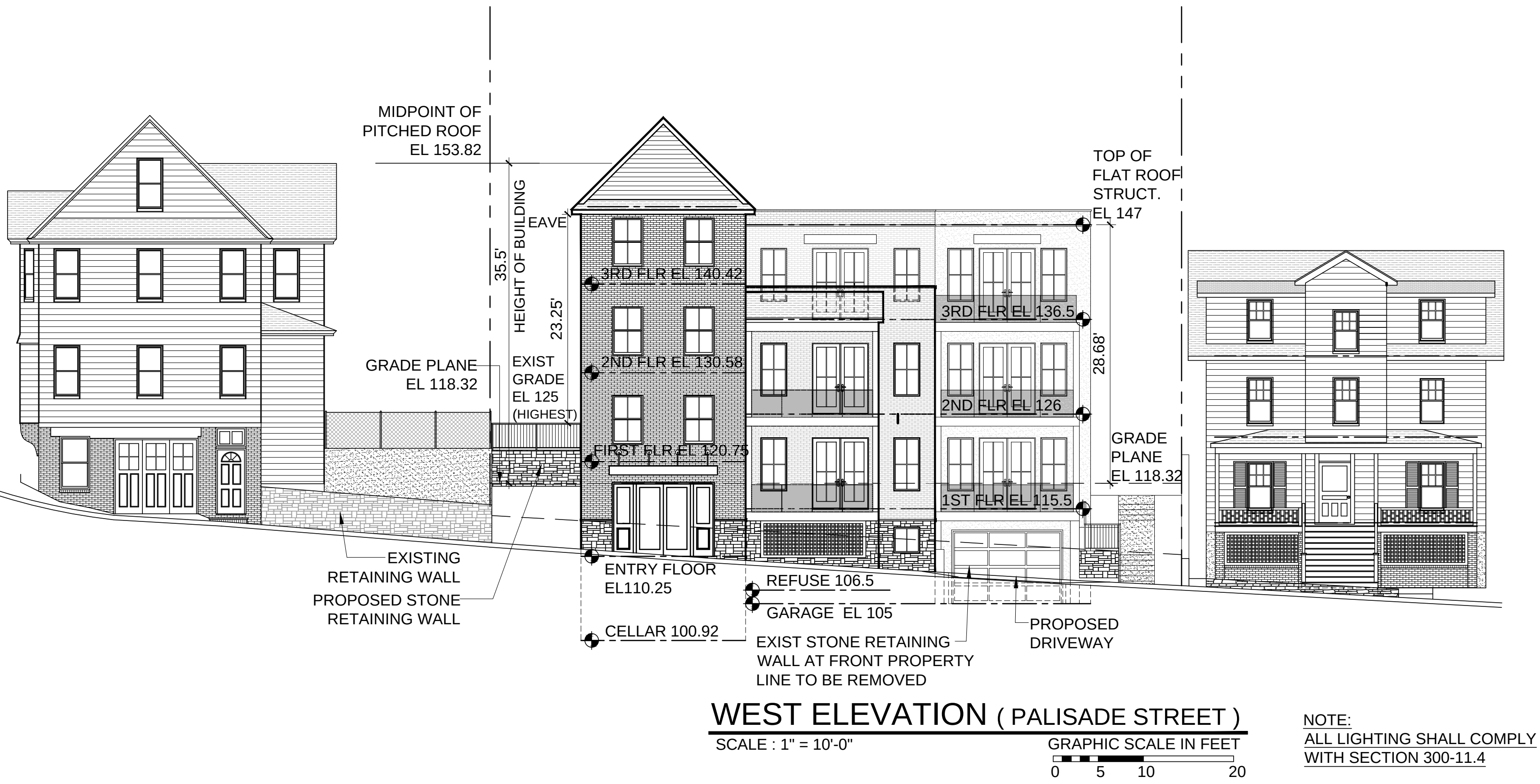
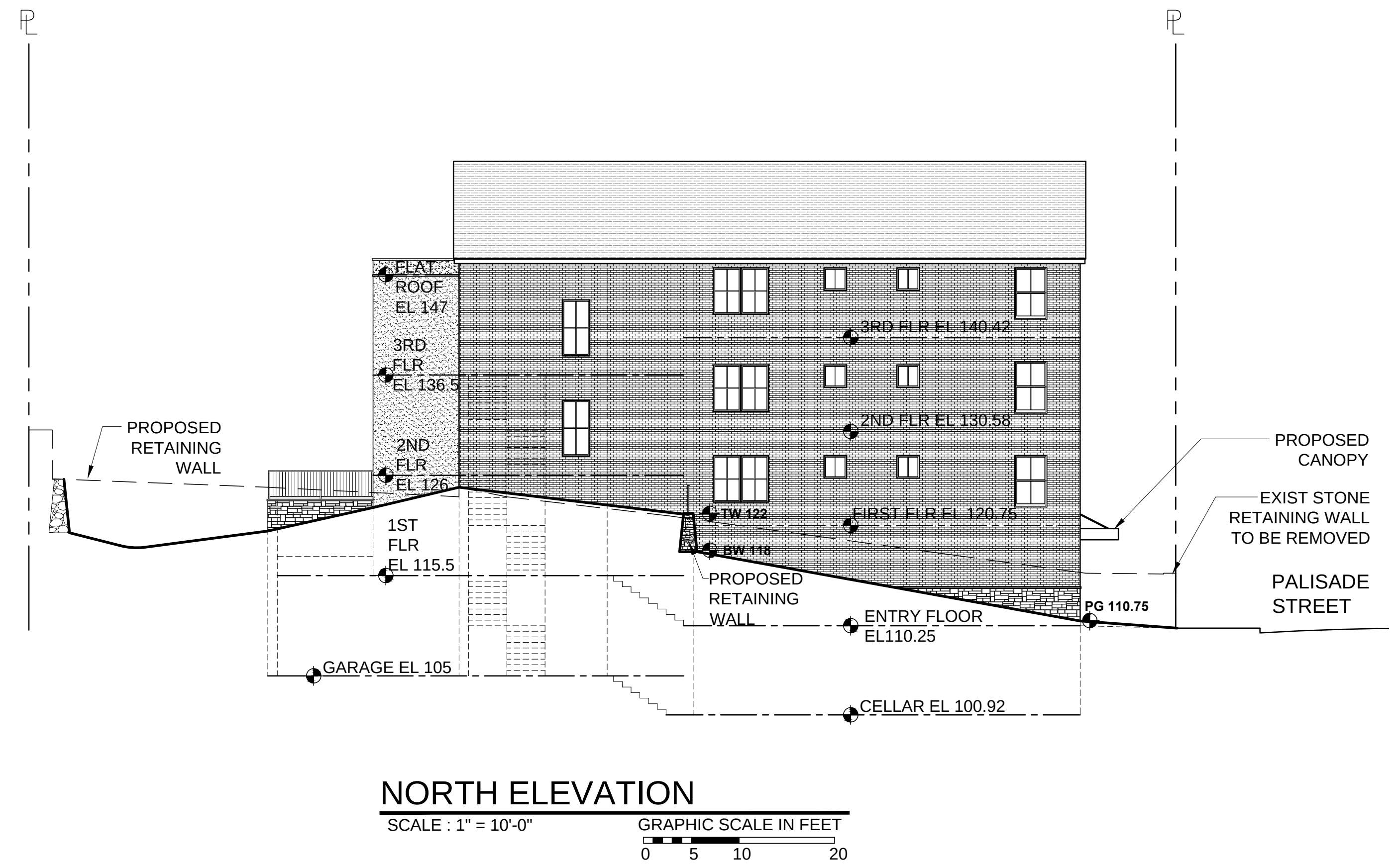
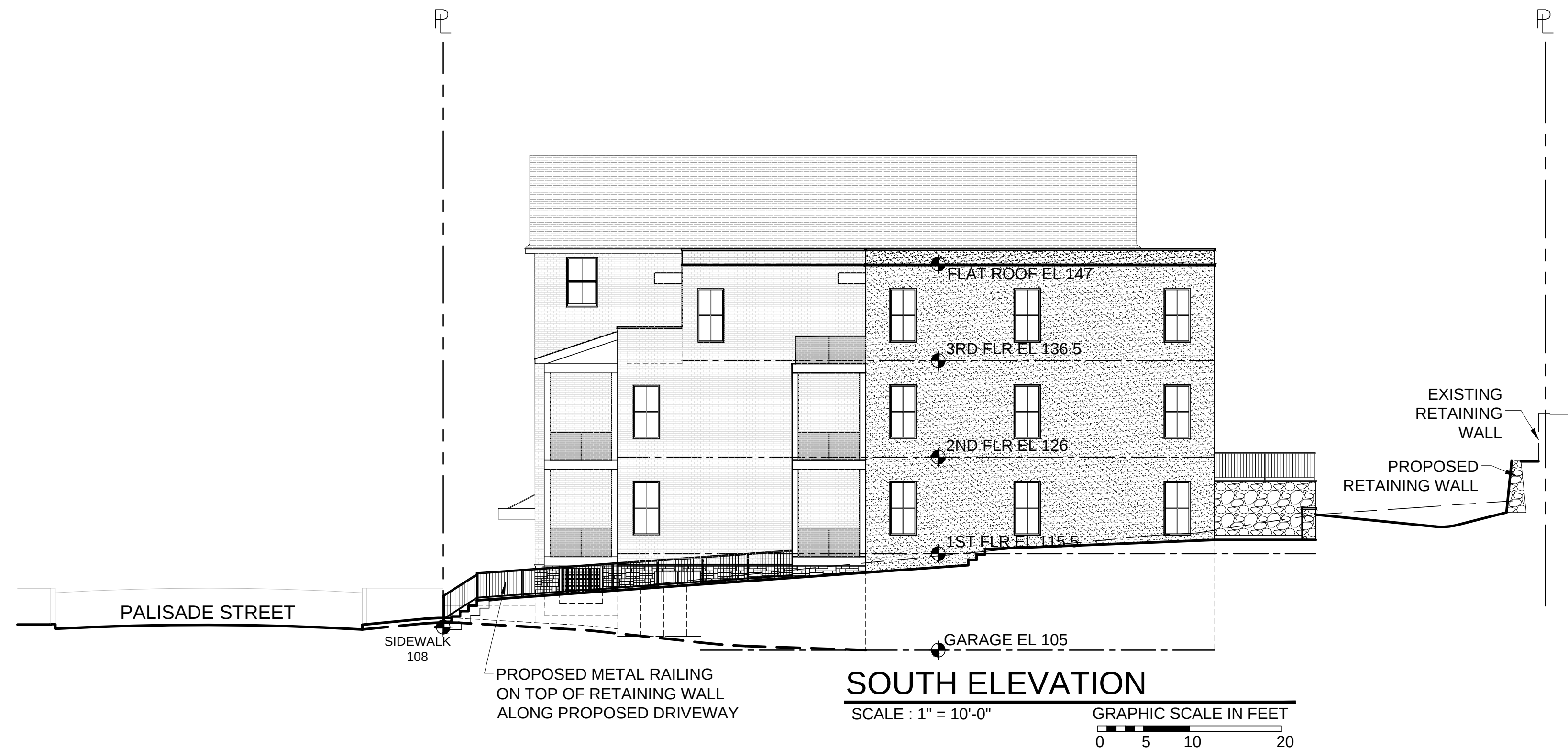
329 Broadway
Dobbs Ferry, N.Y. 10522
Phone: (914) 693-5093
Fax: (914) 693-5390
email: arch329@gmail.com

ISSUED / REVISIONS
PLANNING BOARD SUBMISSION 09-17-2020

SHEET TITLE:
**CONCEPT F
FLOOR PLANS
BUILDING SECTIONS**

DATE: 09-17-2020	DRAWN BY: MB
SCALE: AS NOTED	CHECKED BY: PRS

SP-2



NOTE:
ALL LIGHTING SHALL COMPLY
WITH SECTION 300-11.4

PROJECT TITLE:
156 PALISADE STREET

DOBBS FERRY, NEW YORK 10522
PROJECT NO.: **1904**

**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 SUBMISSION 09-17-2020

SHEET TITLE:
**CONCEPT F
ELEVATIONS**

DATE:
09-17-2020

DRAWN BY:
MB

SCALE:
AS NOTED

CHECKED BY:
PRS

SP-3



WEST ELEVATION (PALISADE STREET)
SCALE : 3/16" = 1'-0"
GRAPHIC SCALE IN FEET
0 1 2 4 8

NOTE:
ALL LIGHTING SHALL COMPLY
WITH SECTION 300-11.4

PROJECT TITLE:
156 PALISADE STREET

DOBBS FERRY, NEW YORK 10522
PROJECT NO.: **1904**

**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 SUBMISSION 09-17-2020

SHEET TITLE:
**CONCEPT F
WEST ELEVATION**

DATE: 09-17-2020	DRAWN BY: MB
SCALE: AS NOTED	CHECKED BY: PRS

SP-4

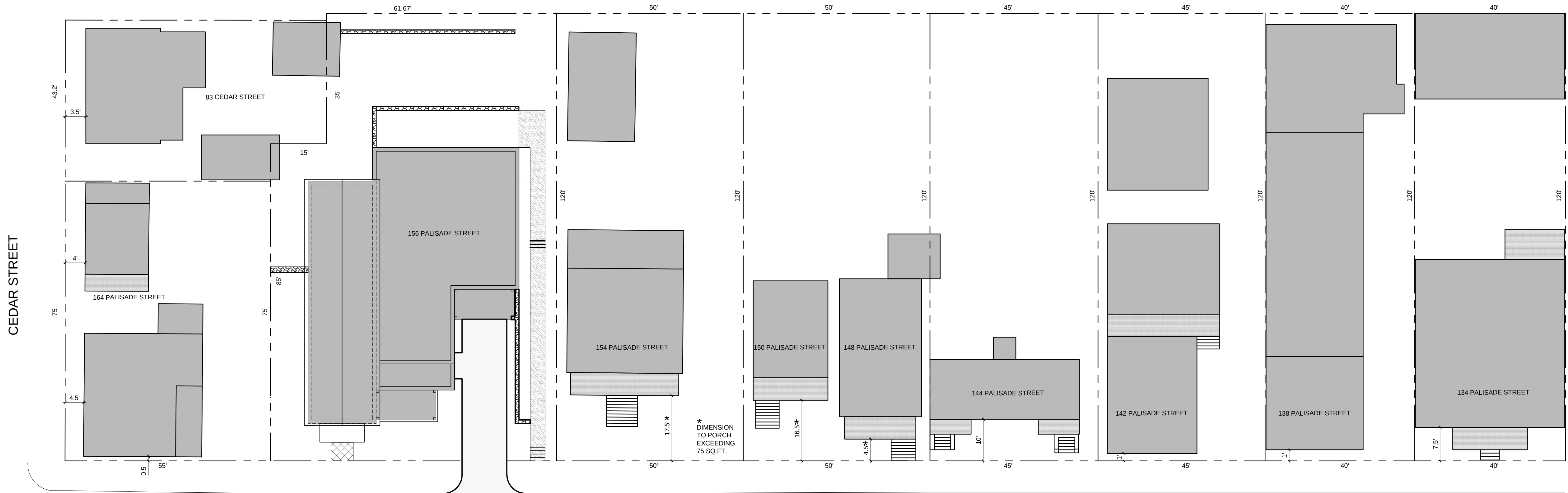


STREET SCAPE ELEVATION

SCALE : 1" = 16'-0"

GRAPHIC SCALE IN FEET

0 4 8 16 32



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	3,469	39.99 %	5.8 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

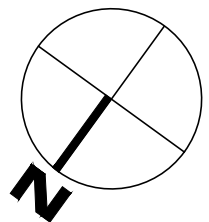
THE AVERAGE BUILDING SITE COVERAGE EXISTING WITHOUT 156 PALISADE STREET IS 42.76 % . WITH 156 PALISADE STREET AS PROPOSED INCLUDED, THE AVERAGE BUILDING SITE COVERAGE WOULD BE 42.46 %

TOTAL 64.3 / 9 = 7.1444

* 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.

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



CONTEXT AREA SITE PLAN

SCALE : 1" = 16'-0"

GRAPHIC SCALE IN FEET

0 4 8 16 32

PROJECT TITLE:

156 PALISADE STREET

DOBBS FERRY, NEW YORK 10522

PROJECT NO. : 1904

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 SUBMISSION	06-25-2020
REVISED	08-27-2020
1. LOT COVERAGE CHART CORRECTED NUMBER OF BLDGS.BUILDING AREA AND BUILDING COVERAGE FOR 154 PALISADE STREET	
2. CORRECTED AVERAGE BLDG SITE COVERAGE NUMBERS WITH AND WITHOUT 156 PALISADE STREET	
3. CORRECTED NUMBER OF UNITS FROM 2 TO 3 FOR 164 PALISADE STREET	
PLANNING BOARD SUBMISSION	09-17-2020

SHEET TITLE:

STREETSCAPE
ELEVATION
CONTEXT AREA
SITE PLAN
CONCEPT F

DATE:	DRAWN BY:
02-24-2020	MB
SCALE:	CHECKED BY:
AS NOTED	PRS

SS