

RESIDENTIAL BUILDING AT  
156 PALISADE STREET  
DOBBS FERRY, NY 10522

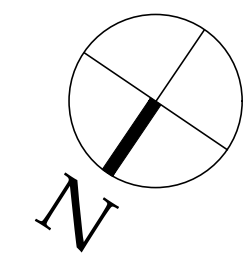
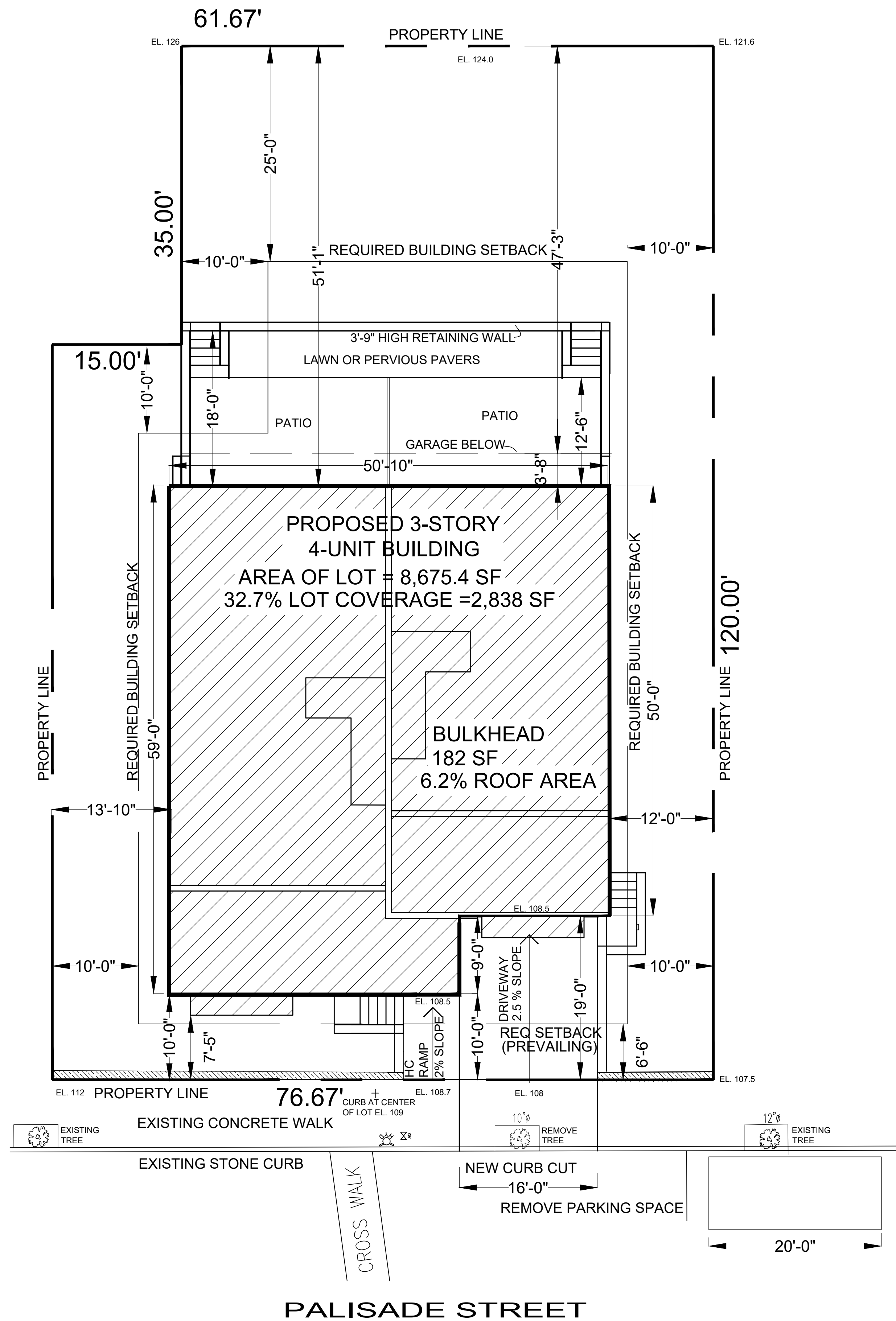
CHRISTINA GRIFFIN ARCHITECT  
10 Spring Street, Hastings-on-Hudson, NY 10706



PLANNING BOARD SUBMISSION 10-28-21

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@cgastudio.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	PLANNING BOARD SUBMISSION 10-28-21	



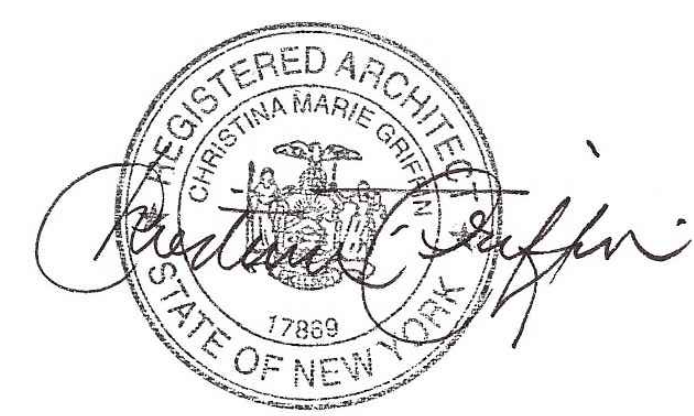


**SITE PLAN**  
SCALE: 1/8" = 1'-0"

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



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Date: PLANNING BOARD SUBMISSION 8-20-21  
REVISED DRAWINGS 9-15-21  
REVISED DRAWINGS 9-24-21  
PLANNING BOARD SUBMISSION 9-30-21  
AHSB SUBMISSION 10-15-21  
PLANNING BOARD SUBMISSION 10-28-21

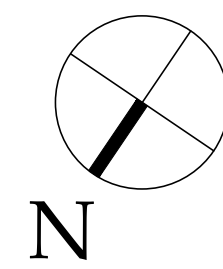
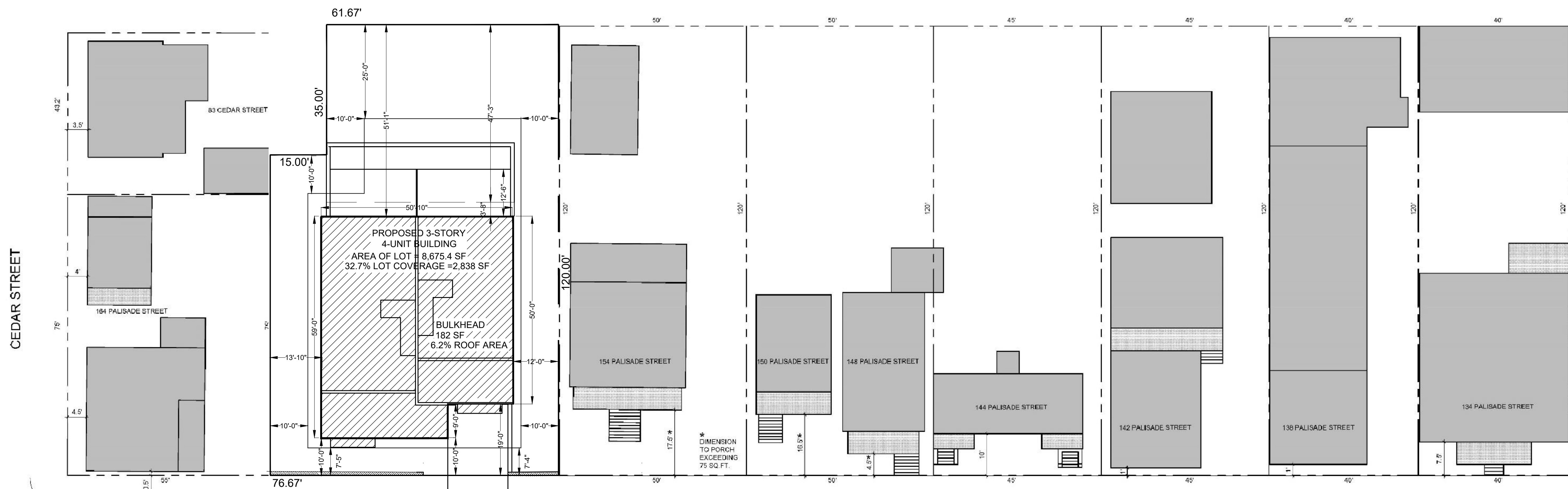
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Scale: AS SHOWN

**S-1**

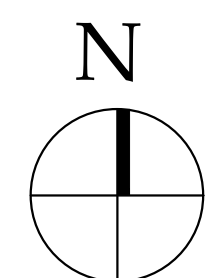




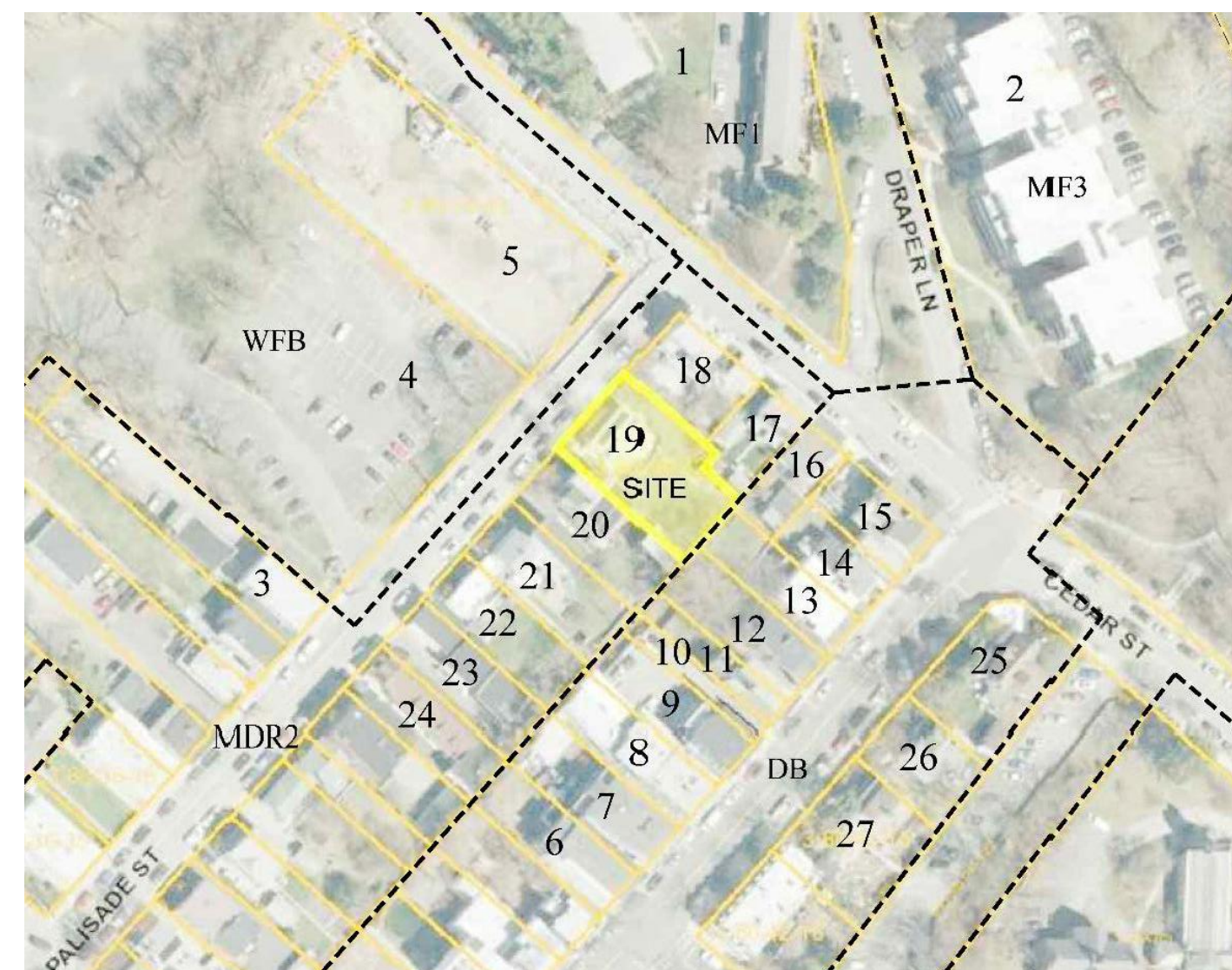
**STREETSCAPE**  
SCALE: NTS



**CONTEXT AREA SITE PLAN**  
SCALE: NTS



**AREA MAP**  
SCALE: NTS



Date	PLANNING BOARD SUBMISSION 8-20-21
	REVISED DRAWINGS 9-24-21
	PLANNING BOARD SUBMISSION 9-30-21
	APRB SUBMISSION 10-13-21
	PLANNING BOARD SUBMISSION 10-28-21

Drawing Title  
STREETSCAPE  
AREA MAP  
Scale:  
AS SHOWN

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**S-2**

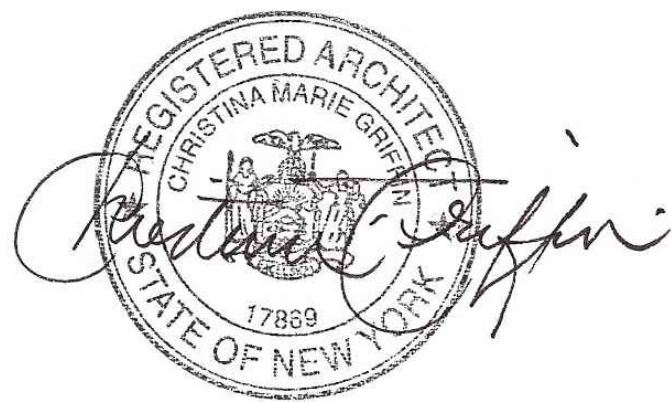




AERIAL VIEW of NEIGHBORHOOD  
SHOWING PROPOSED BUILDING

SCALE: N.T.S.

PROPOSED BUILDING  
at 156 PALISADE STREET

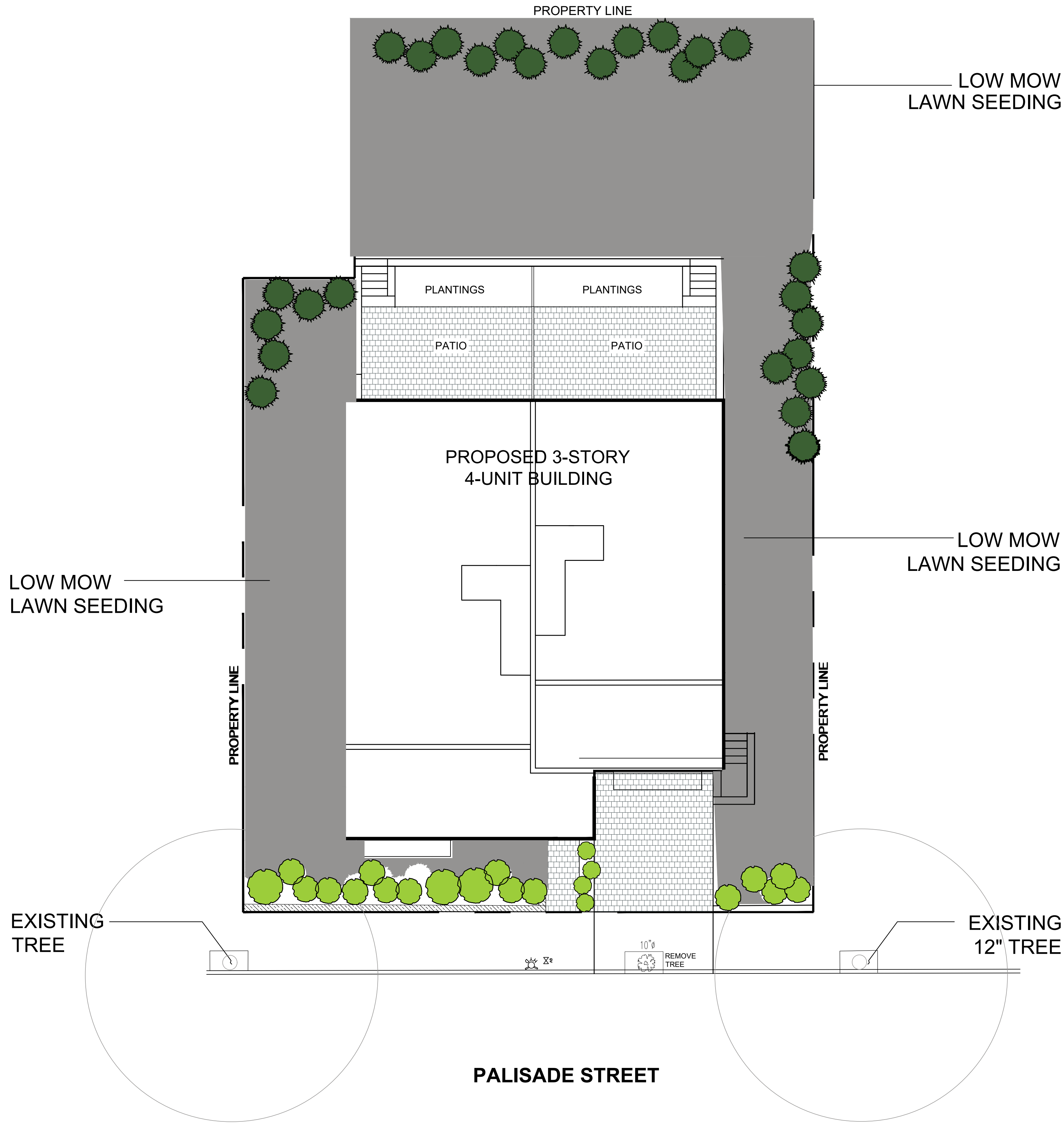


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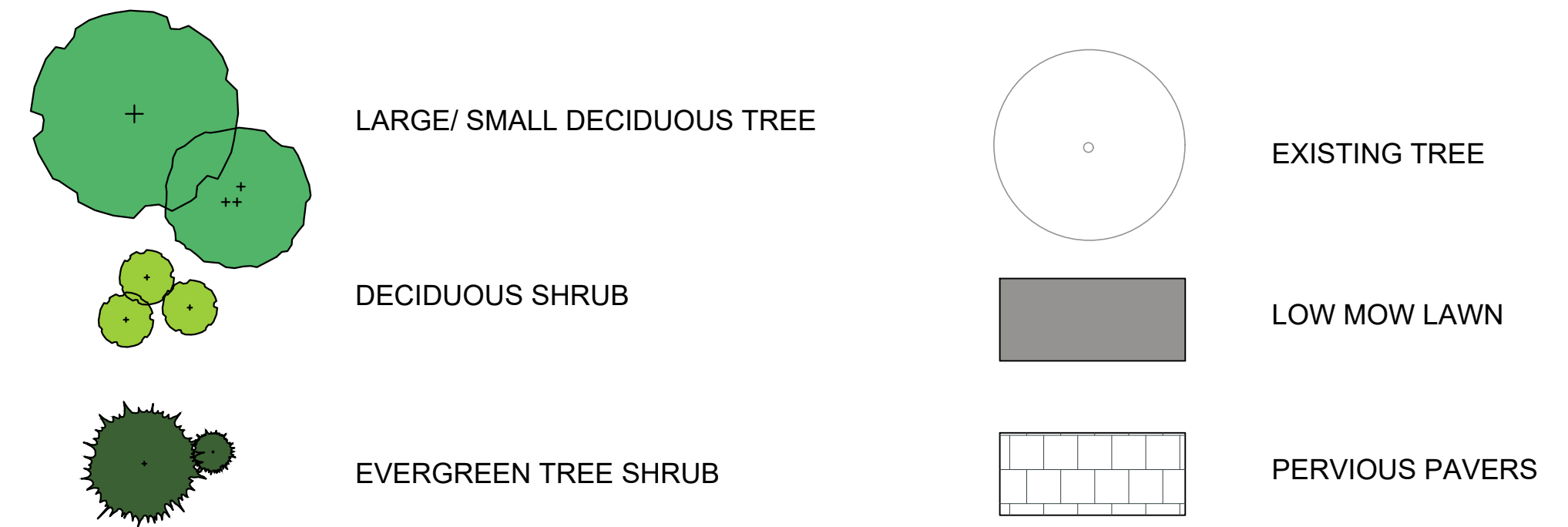
Date	PLANNING BOARD / BOT REVISIONS 1/27/20
	PLANNING BOARD 9/30/21
	PLANNING BOARD SUBMISSION 9/30/21
	APRIS SUBMISSION 10/13/21
Revision Title	PLANNING BOARD SUBMISSION 10/28/21
Scale	
	AS SHOWN

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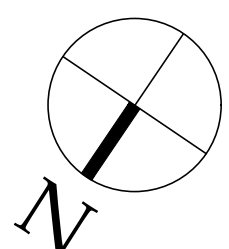


## LANDSCAPING LEGEND



## LANDSCAPING NOTES

1. THE LANDSCAPE CONTRACTOR SHALL COORDINATE THIS WORK WITH OTHER CONTRACTORS PERFORMING WORK ON SITE.
2. 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.
3. 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.
4. NO PLANT OR CULTIVAR SUBSTITUTIONS WILL BE ACCEPTABLE WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
5. OWNER'S LANDSCAPE ARCHITECT SHALL INSPECT PLANT MATERIAL FOR ACCEPTANCE PRIOR TO PLANTING.
6. LOCATION OF NEW PLANT MATERIAL SHALL BE STAKED OR SET OUT BY CONTRACTOR AND APPROVED BY OWNER'S LANDSCAPE ARCHITECT PRIOR TO PLANTING.
7. REFER TO PLANTING DETAILS AND SPECIFICATIONS FOR INFORMATION RELATING TO PLANTING PIT DIMENSIONS AND EXTENT AND COMPOSITION OF BACKFILL MATERIAL.
8. 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.
9. 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.
10. 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.
11. THE CONTRACTOR SHALL WATER TREES, SHRUBS AND GROUNDCOVER TWICE DURING THE FIRST 24 HOURS AND AS NEEDED DURING THE FIRST GROWING SEASON.
12. 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.



## LANDSCAPING PLAN

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

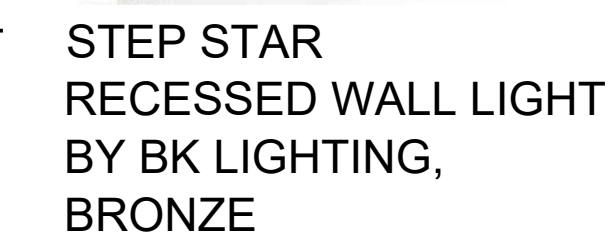
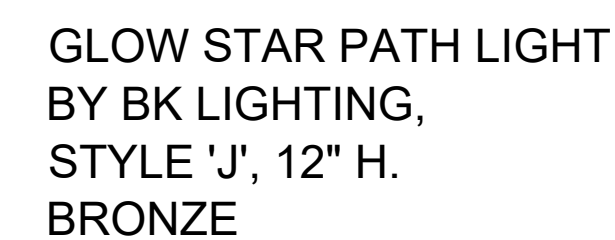
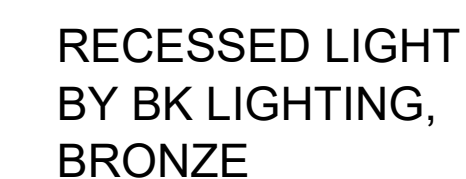
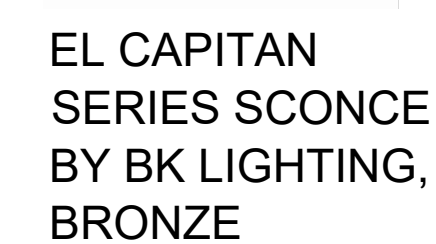
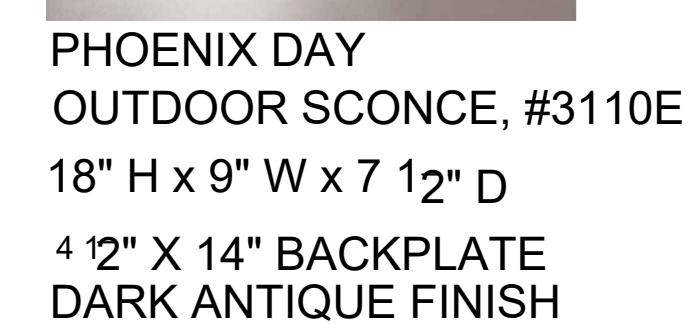


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Date: \_\_\_\_\_  
PLANNING BOARD SUBMISSION 8-20-21  
REVISED DRAWINGS 9-15-21  
Drawing Title: LANDSCAPING PLAN  
PLANNING BOARD SUBMISSION 9-24-21  
AHRB SUBMISSION 10-15-21  
Scale: AS SHOWN

**L-1**



## SCALE: N.T.S.



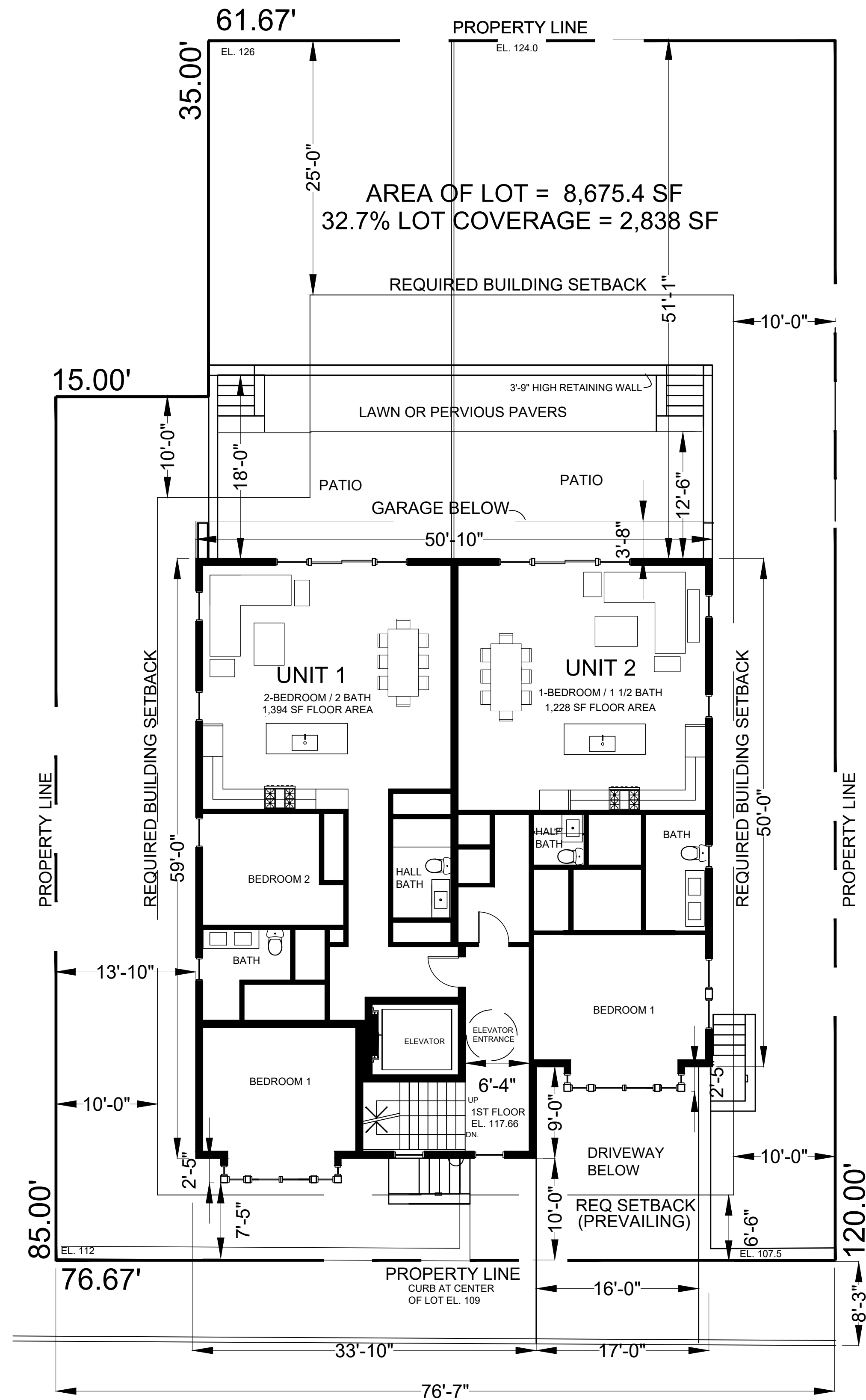
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Drawing Title	Date
EXTERIOR LIGHTING PLAN	PLANNING BOARD SUBMISSION 5-20-21
	REVISED DRAWINGS 9-13-21
	PLANNING BOARD SUBMISSION 9-24-21
	PLANNING BOARD SUBMISSION 12-30-21
	PLANNING BOARD SUBMISSION 10-28-21
Scale:	
AS SHOWN	

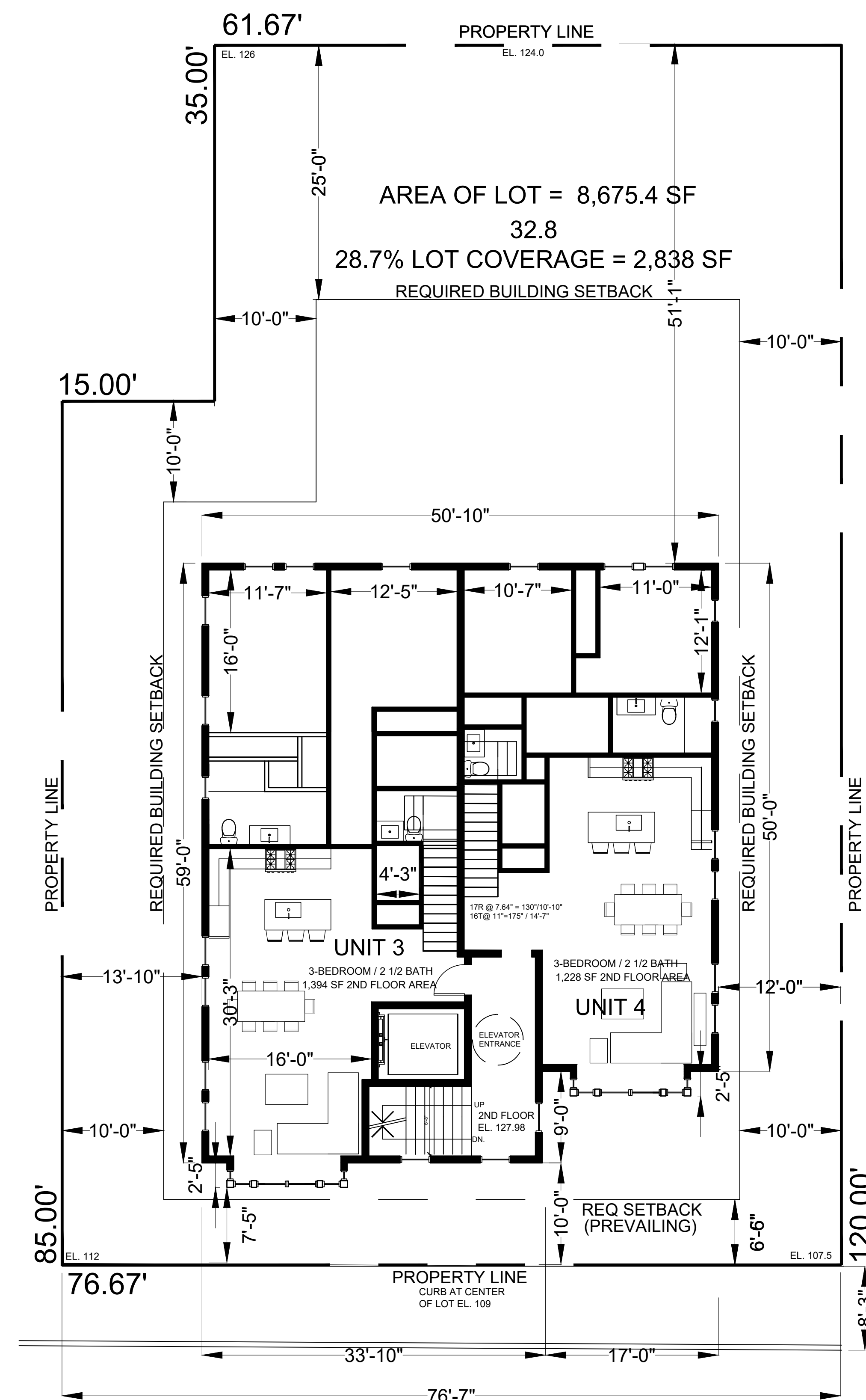






FLOOR AREA : 2,897 SF  
**FIRST FLOOR PLAN**

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



FLOOR AREA : 2,897 SF  
**SECOND FLOOR PLAN**

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



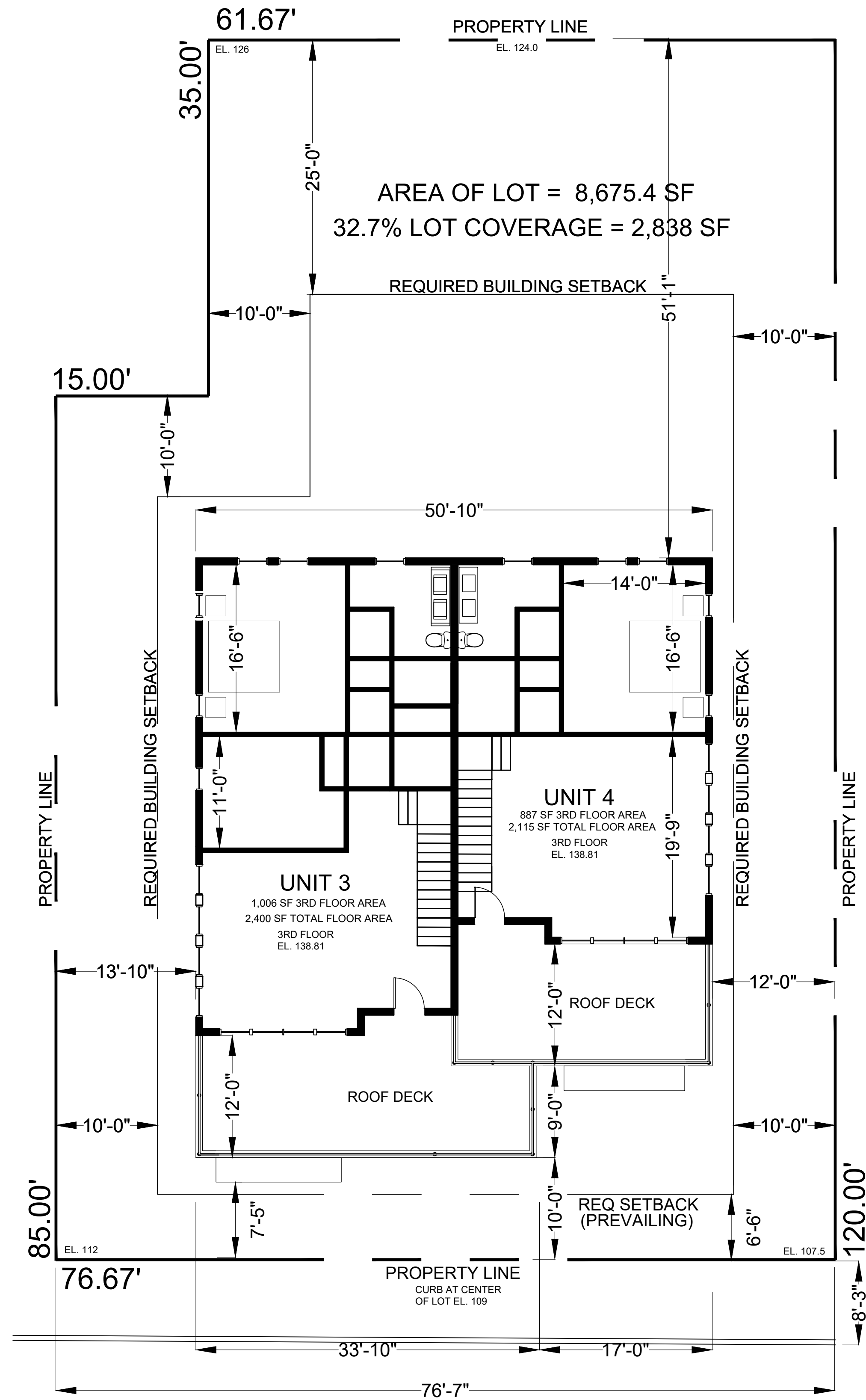
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Date	Drawing Title
PLANNING BOARD SUBMISSION 8-20-21	1ST FLOOR PLAN
REVISED DRAWINGS 9-13-21	SECOND FLOOR PLAN
PLANNING BOARD SUBMISSION 9-24-21	
APRIS SUBMISSION 10-12-21	
PLANNING BOARD SUBMISSION 10-28-21	
	Scale: AS SHOWN

**A-2**

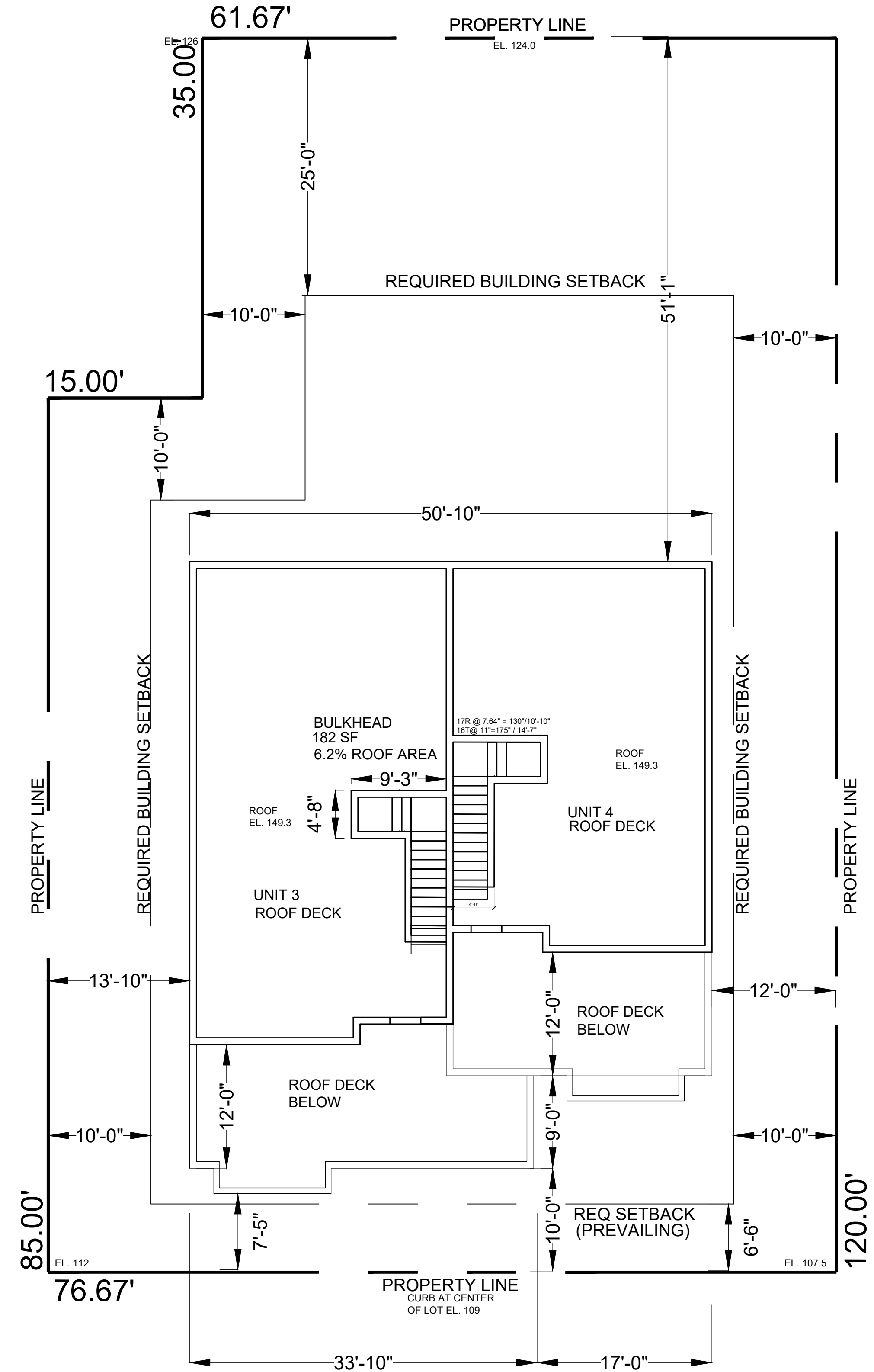




FLOOR AREA : 2,124 SF

## THIRD FLOOR PLAN

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



## ROOF PLAN

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



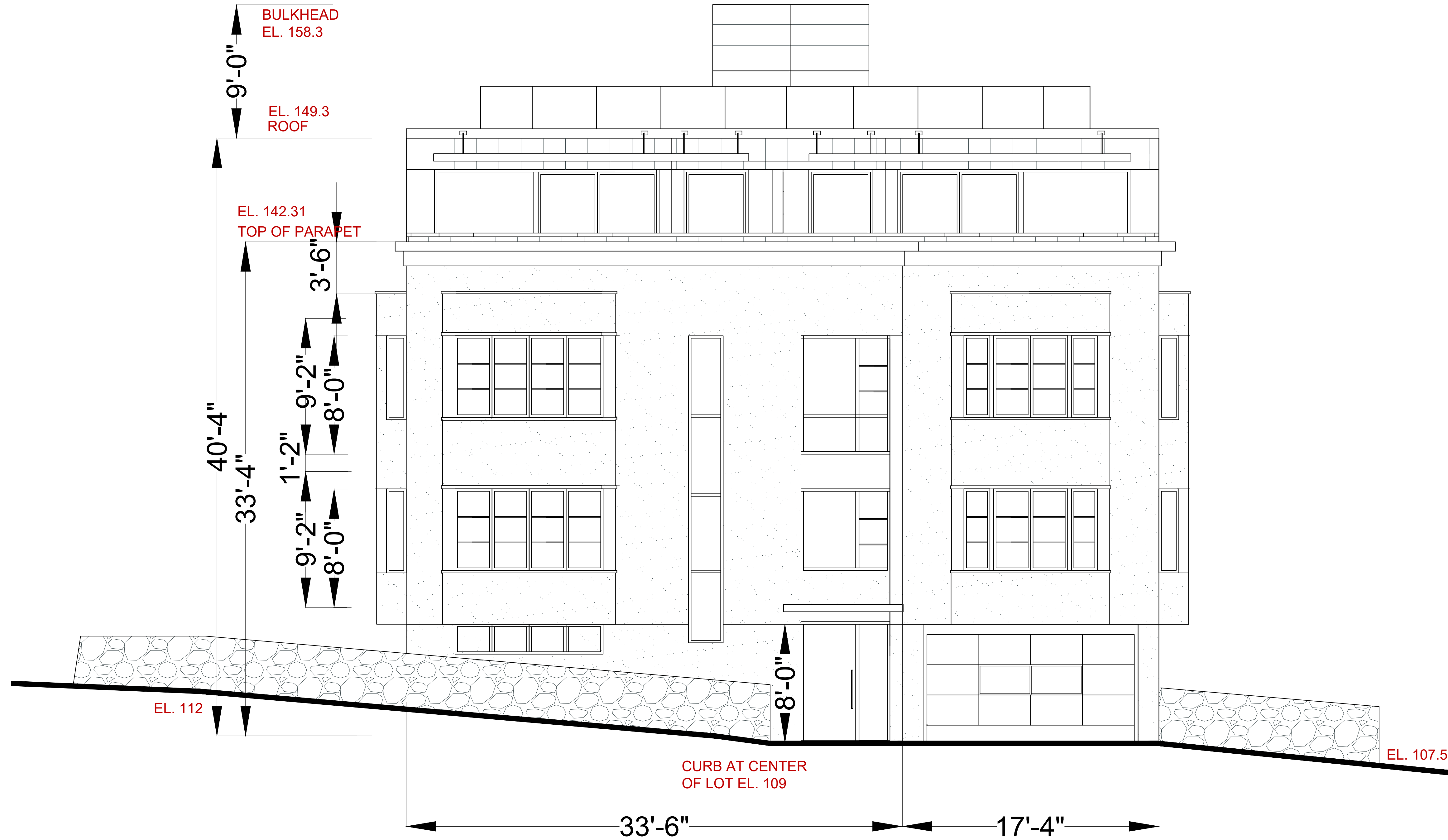
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Drawing Title	Date
THIRD FLOOR PLAN	PLANNING BOARD SUBMISSION 8-20-21
ROOF PLAN	REVISED DRAWINGS 9-15-21
	PLANNING BOARD SUBMISSION 9-24-21
	PLANNING BOARD SUBMISSION 9-30-21
	APRIS SUBMISSION 10-12-21
	PLANNING BOARD SUBMISSION 10-28-21
Scale:	
AS SHOWN	

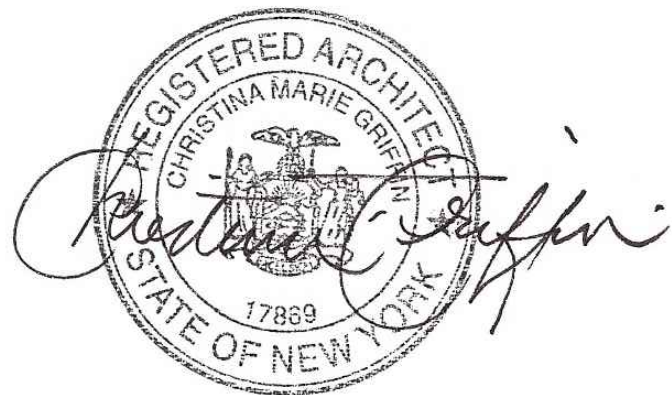
**A-3**





WEST ELEVATION

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



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	REVISED DRAWINGS 9-24-21
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	APRBS SUBMISSION 10-13-21
	PLANNING BOARD SUBMISSION 10-28-21

Drawing Title  
WEST ELEVATION

Scale:  
AS SHOWN

A-4





SOUTH ELEVATION

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



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	REVISED DRAWINGS 9-24-21
	PLANNING BOARD SUBMISSION 9-30-21
	AHRS SUBMISSION 10-13-21
	PLANNING BOARD SUBMISSION 10-28-21

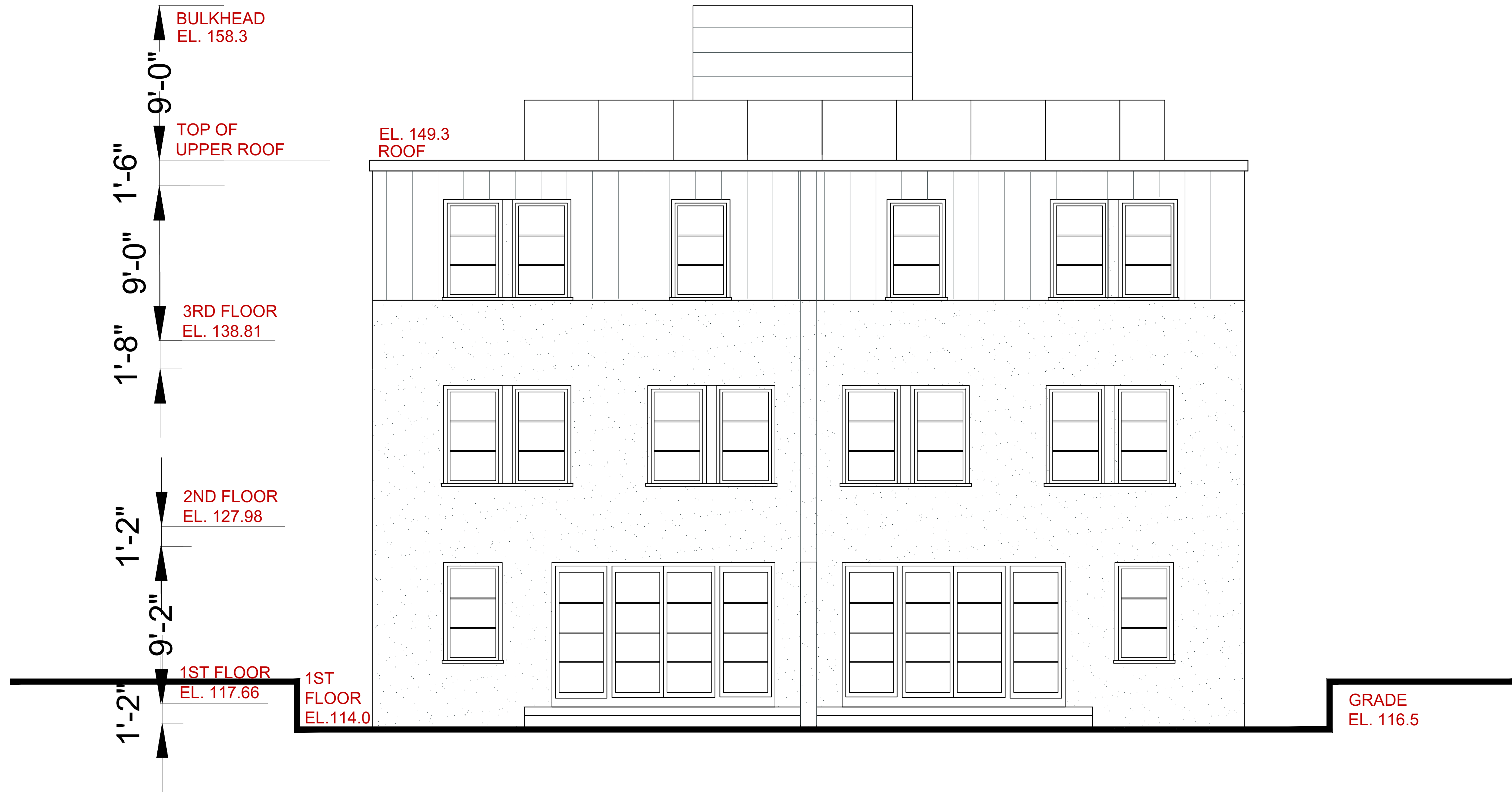
Drawing Title  
SOUTH ELEVATION

Scale:  
AS SHOWN

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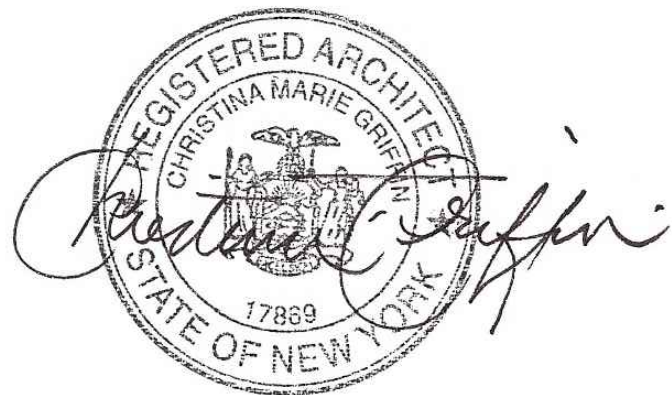
A-5





EAST ELEVATION

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



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	REVISED DRAWINGS 9-24-21
	PLANNING BOARD SUBMISSION 9-30-21
	AHJRB SUBMISSION 10-13-21
	PLANNING BOARD SUBMISSION 10-28-21

Drawing Title  
EAST ELEVATION

Scale:  
AS SHOWN

A-6





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



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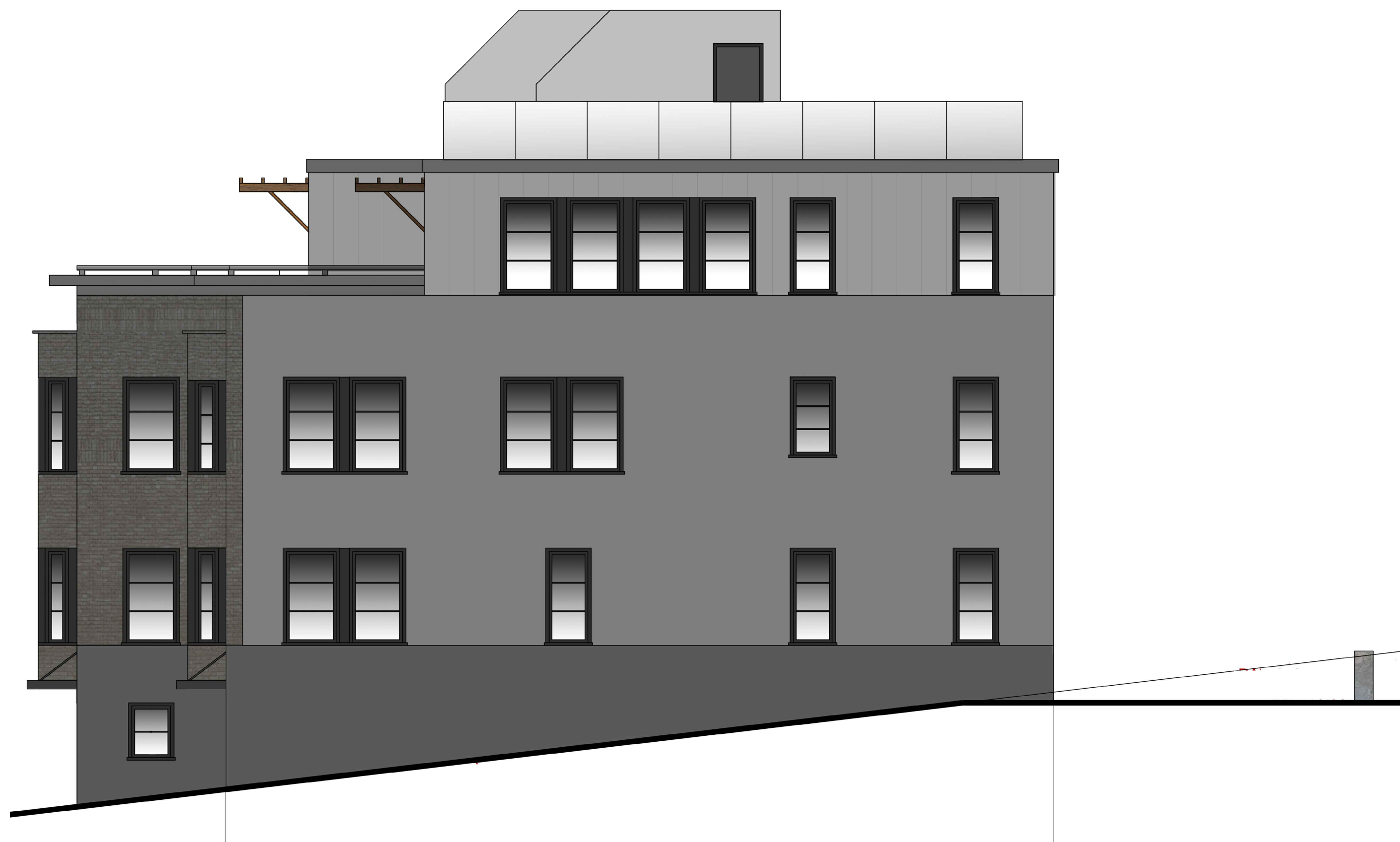
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REVISED DRAWINGS	9-24-21
PLANNING BOARD SUBMISSION	9-30-21
APRIS SUBMISSION	10-13-21
PLANNING BOARD SUBMISSION	10-28-21

Drawing Title  
NORTH ELEVATION  
Scale:  
AS SHOWN

A-7





EXISTING  
STONE  
WALL



STUCCO at  
FOUNDATION  
BENJAMIN  
MOORE  
GRAY  
MOUNTAIN  
#1462



GRAY  
METAL  
SIDING



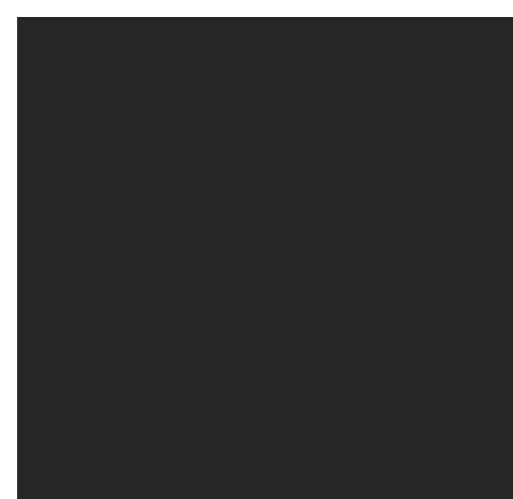
GRAY  
BRICK  
SMOOTH



CORNICE  
BENJAMIN  
MOORE  
BENJAMIN  
MOORE  
NIGHTTRAIN  
#1567



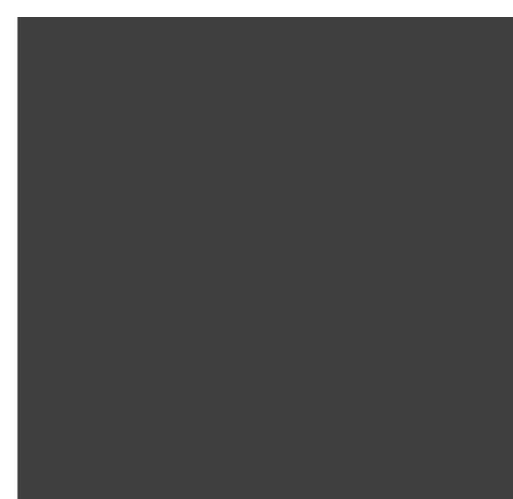
METAL  
OVERHANG  
at ENTRY



MARVIN  
WINDOWS  
WITH  
EBONY  
CLAD



METAL  
RAILING at  
THIRD FLOOR



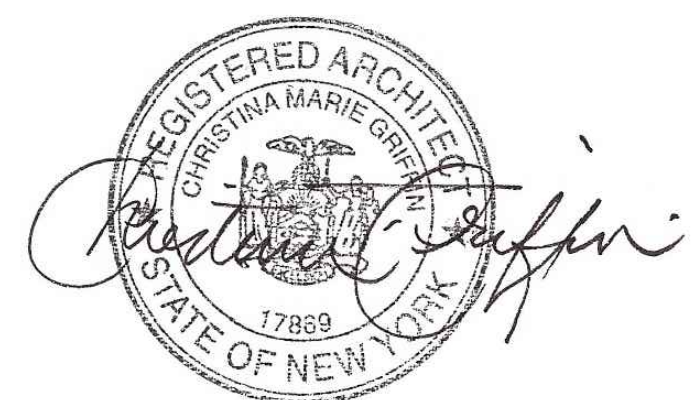
GARAGE &  
FRONT  
DOORS



CEDAR  
TRELLIS

## COLOR SCHEME of WEST & SOUTH ELEVATIONS

SCALE: N.T.S.



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	APR 8 SUBMISSION 10-15-21
Date	PLANNING BOARD SUBMISSION 10-28-21
Scale	AS SHOWN

A-8