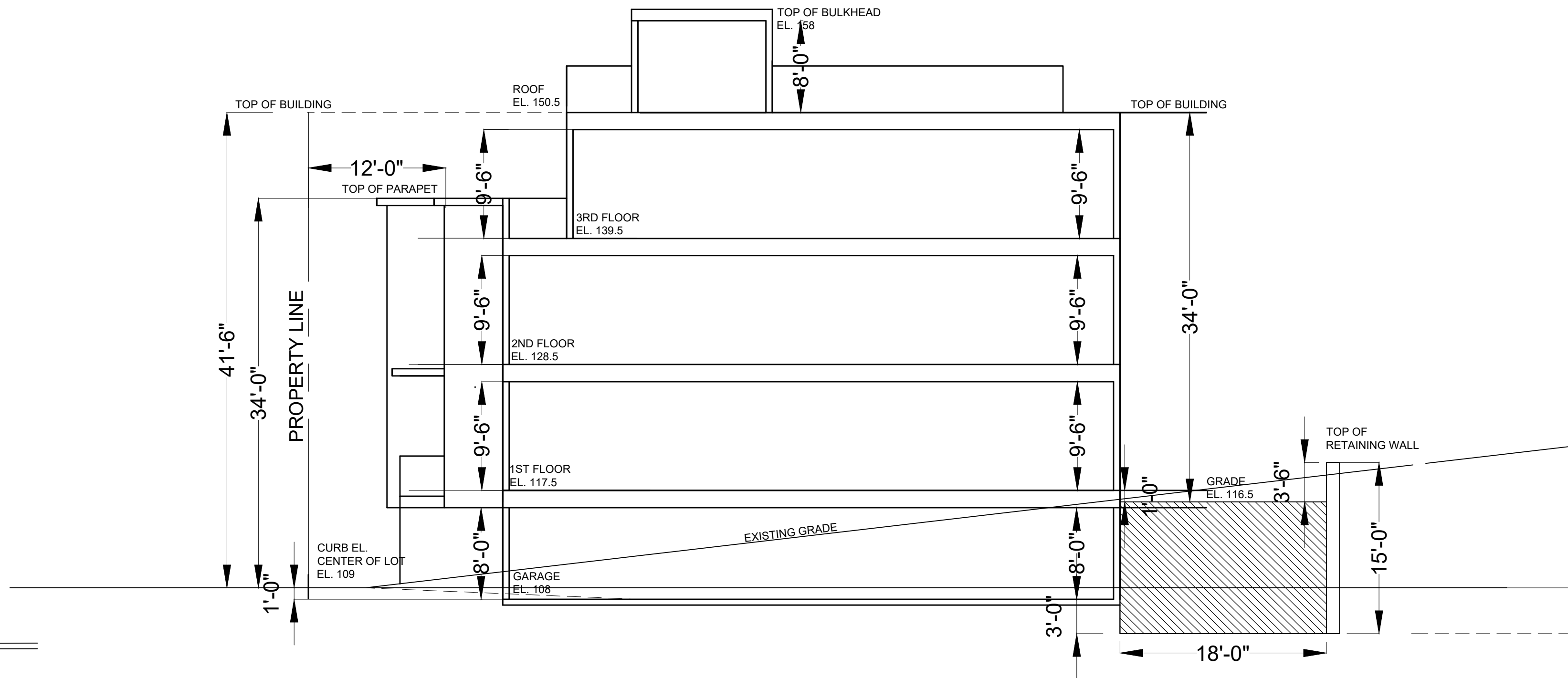


PALISADE STREET

SITE PLAN

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

TABLE OF ZONING DATA ZONING DISTRICT: MDR-2 TAX DESIGNATION: SECTION 3.80 BLOCK: 40, LOT 32			
	REQUIRED	EXISTING	PROPOSED
LOT AREA	5,000 SF	8,675.4 SF	8,675.4 SF
NUMBER OF DWELLING UNITS	N/A	2-FAMILY RESIDENTIAL	5-UNIT MULTI- FAMILY RESIDENTIAL
MINIMUM RESIDENTIAL UNIT SIZE	800 SF PER UNIT	-	1,357- 1,642 SF PER UNIT
MAXIMUM BUILDING COVERAGE ***	40% OR 32.8% (x .82) FOR LOTS 7,500-9,999 SF***	16% (1,472 SF)	34.8% (3,021 SF)
MAXIMUM IMPERVIOUS COVERAGE ***	60%***	28% (2,445 SF)	42% (3,021 SF + 992.5SF IMPERVIOUS SURACES = 4,013.5
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 / 41.5 FT TOP OF BLDG.
FRONT YARD SETBACK	20 FT	5.6 FT	12 FT TO BLDG.
REAR YARD SETBACK	25 FT	76.25 FT	49.35 FT
SIDE ONE	10 FT	8.1 FT	10 FT
SIDE TWO	10 FT	30.85 FT	10 FT
TOTAL OF TWO SIDES	20 FT	38.95 FT	20 FT
PARKING REQUIREMENT	(8) FOR 5 UNITS	(3) ON-STREET FOR 2-FAMILY RES.	(5) IN GARAGE / (3) ON-STREET = 8 TOTAL PARKING SPACES
*** REVISIONS TO ZONING CODE CURRENTLY BEING CONSIDERED BY VILLAGE OF DOBBS FERRY			



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

Date: PLANNING BOARD 7.27.21

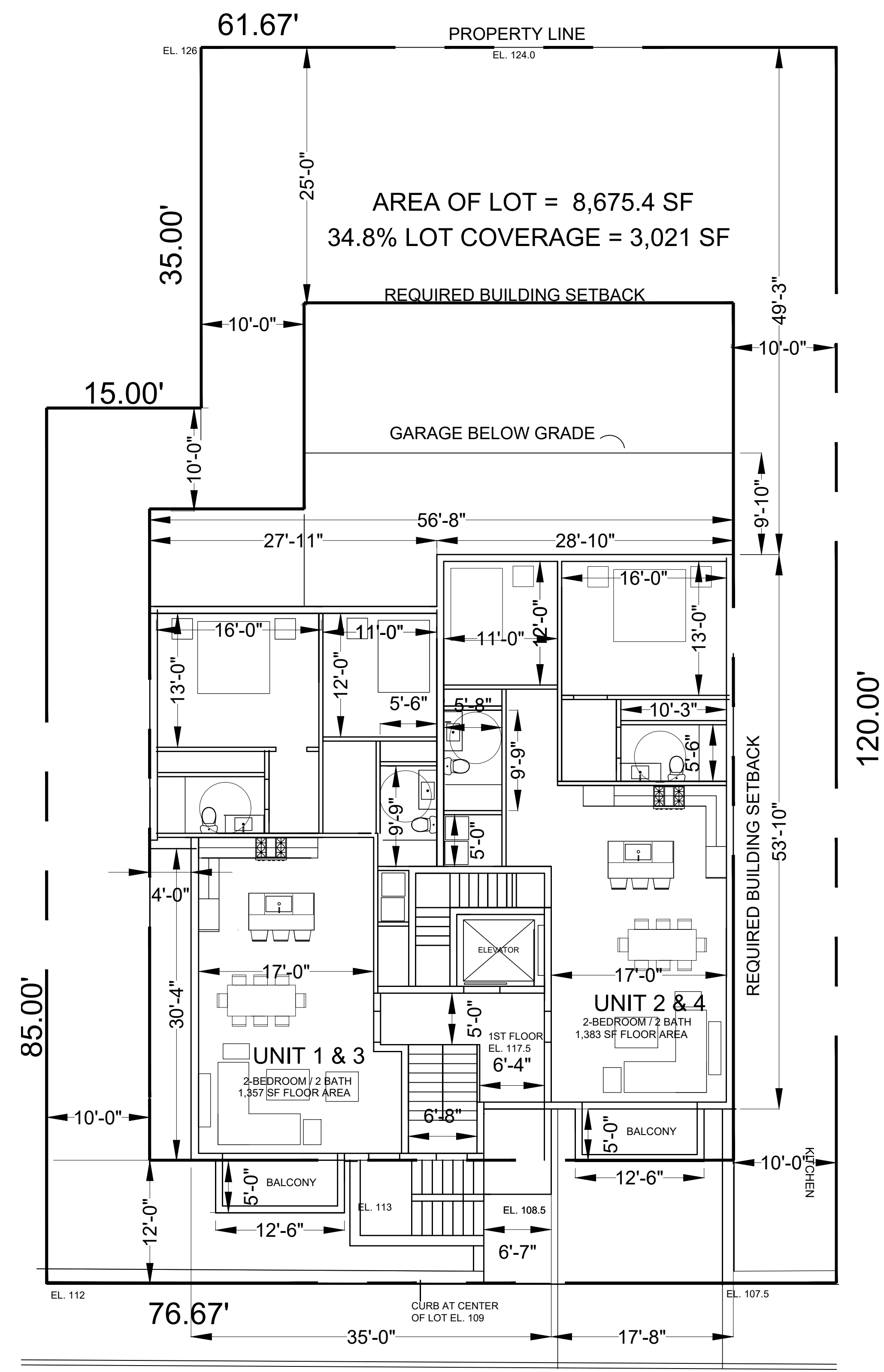
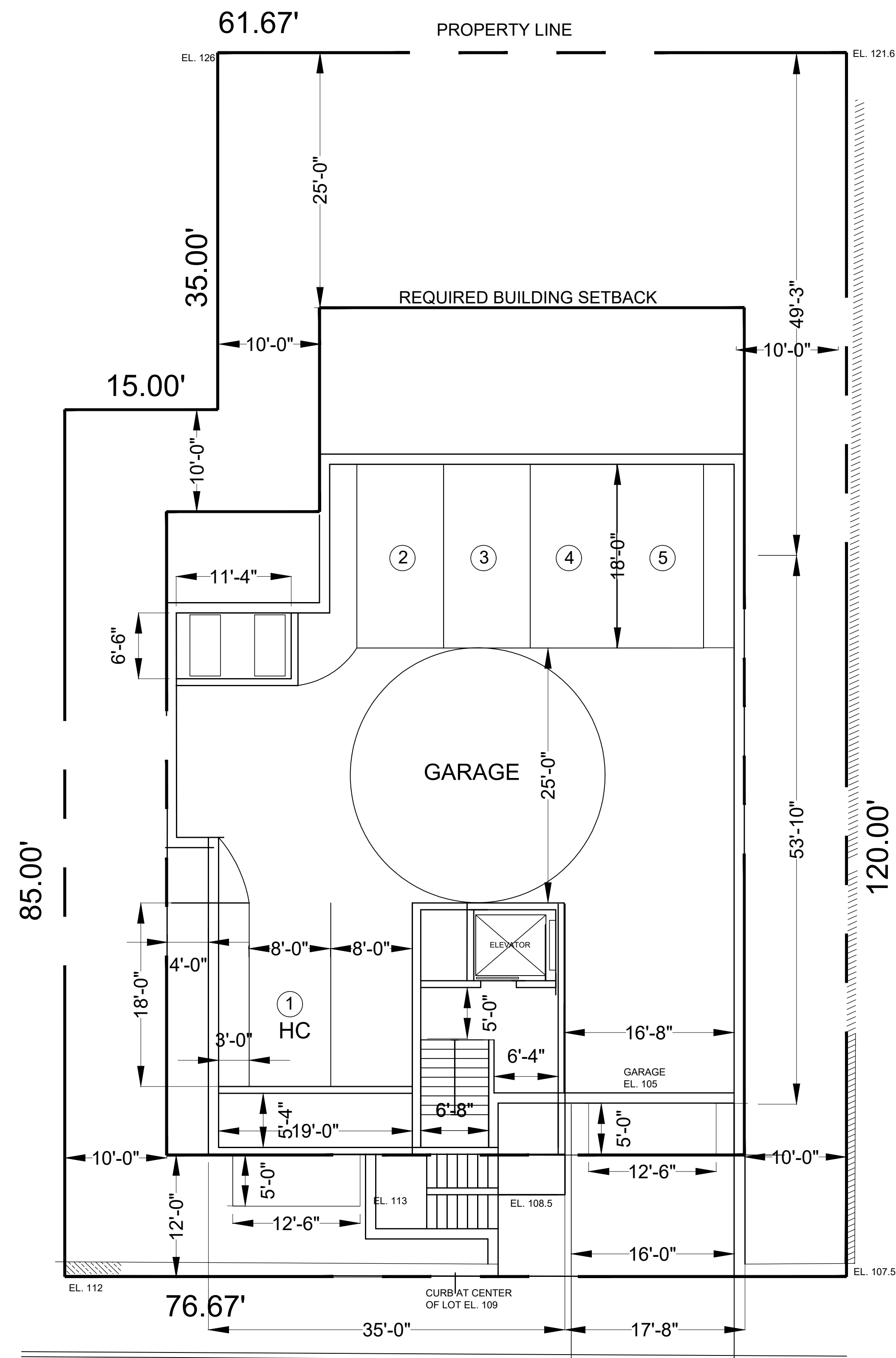
Drawing Title: SITE PLAN

Building Section

Scale: AS SHOWN

S-1





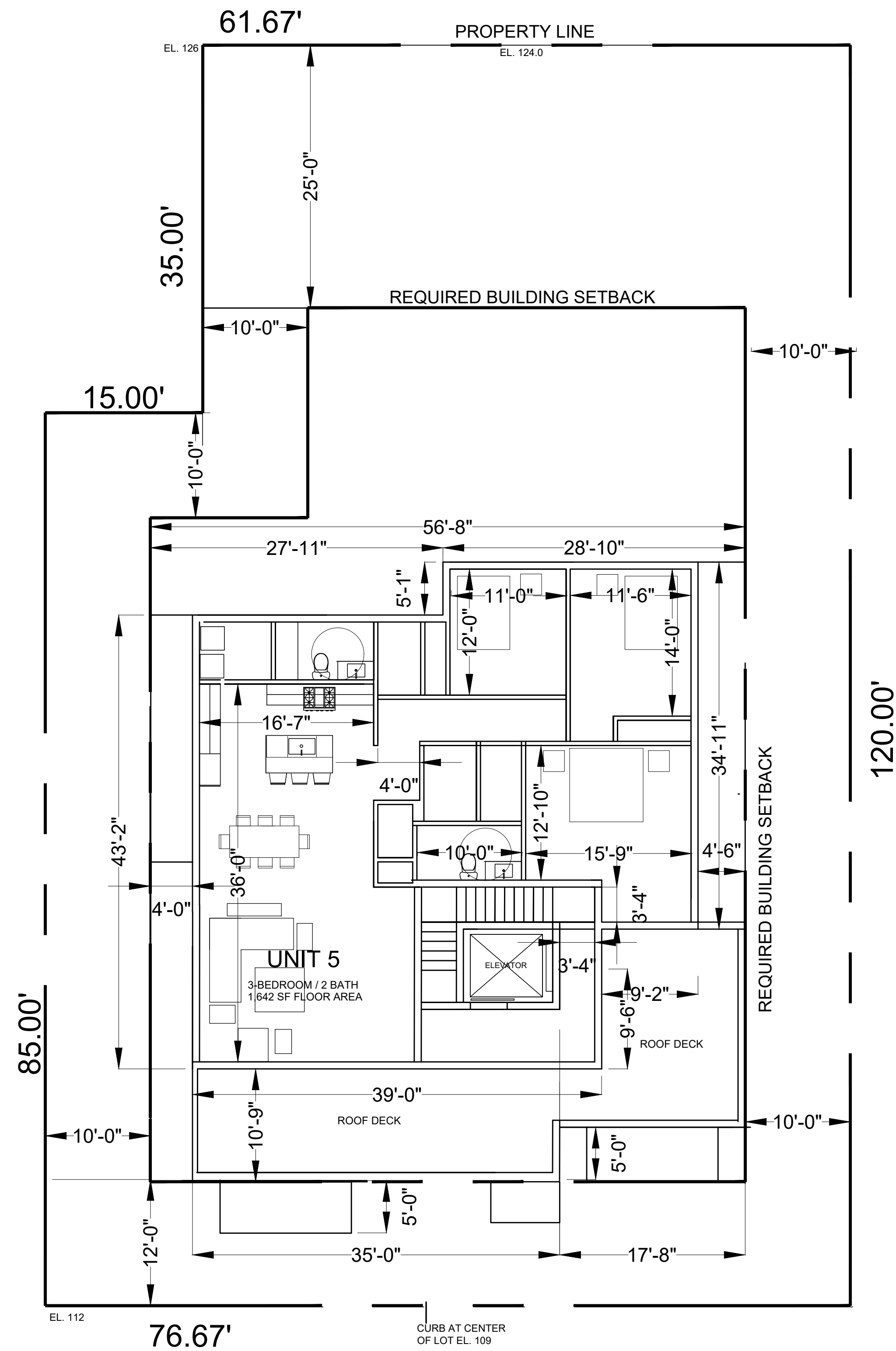
RESIDENTIAL BUILDING AT
156 PALISADE STREET
DOBBS FERRY, NY 10522

CHRISTINA GRIFFIN ARCHITECT PC
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Drawing Title
GARAGE PLAN
 PLANNING BOARD SUBMISSION 7-27-21
 1ST FLOOR & 2ND FLOOR PLANS
 Scale:
 AS SHOWN

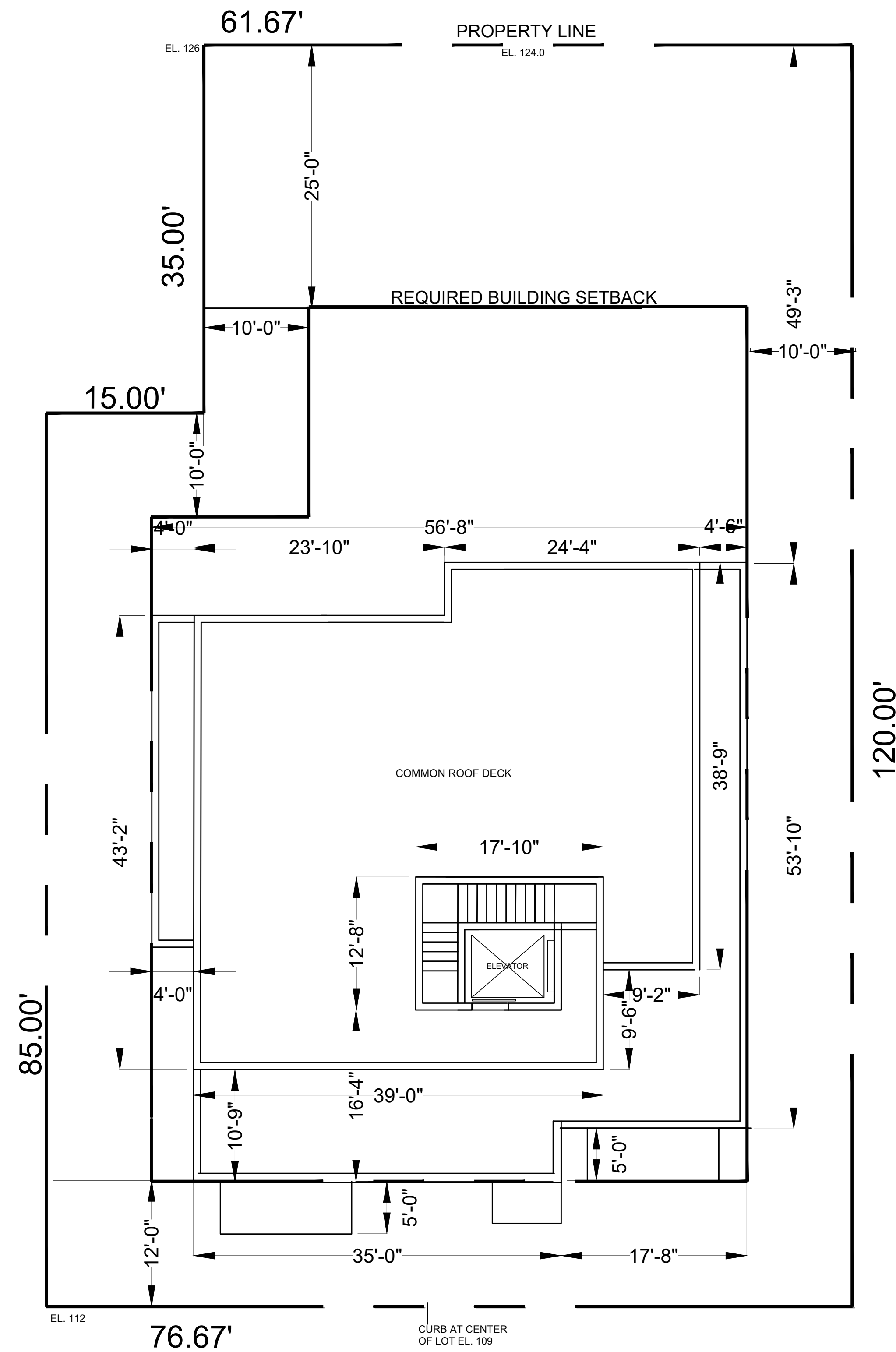
A-1





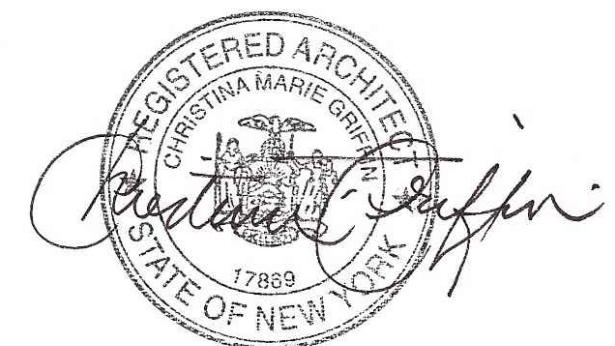
THIRD FLOOR PLAN

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



ROOF PLAN

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



RESIDENTIAL BUILDING AT
156 PALISADE STREET
DOBBS FERRY, NY 10522

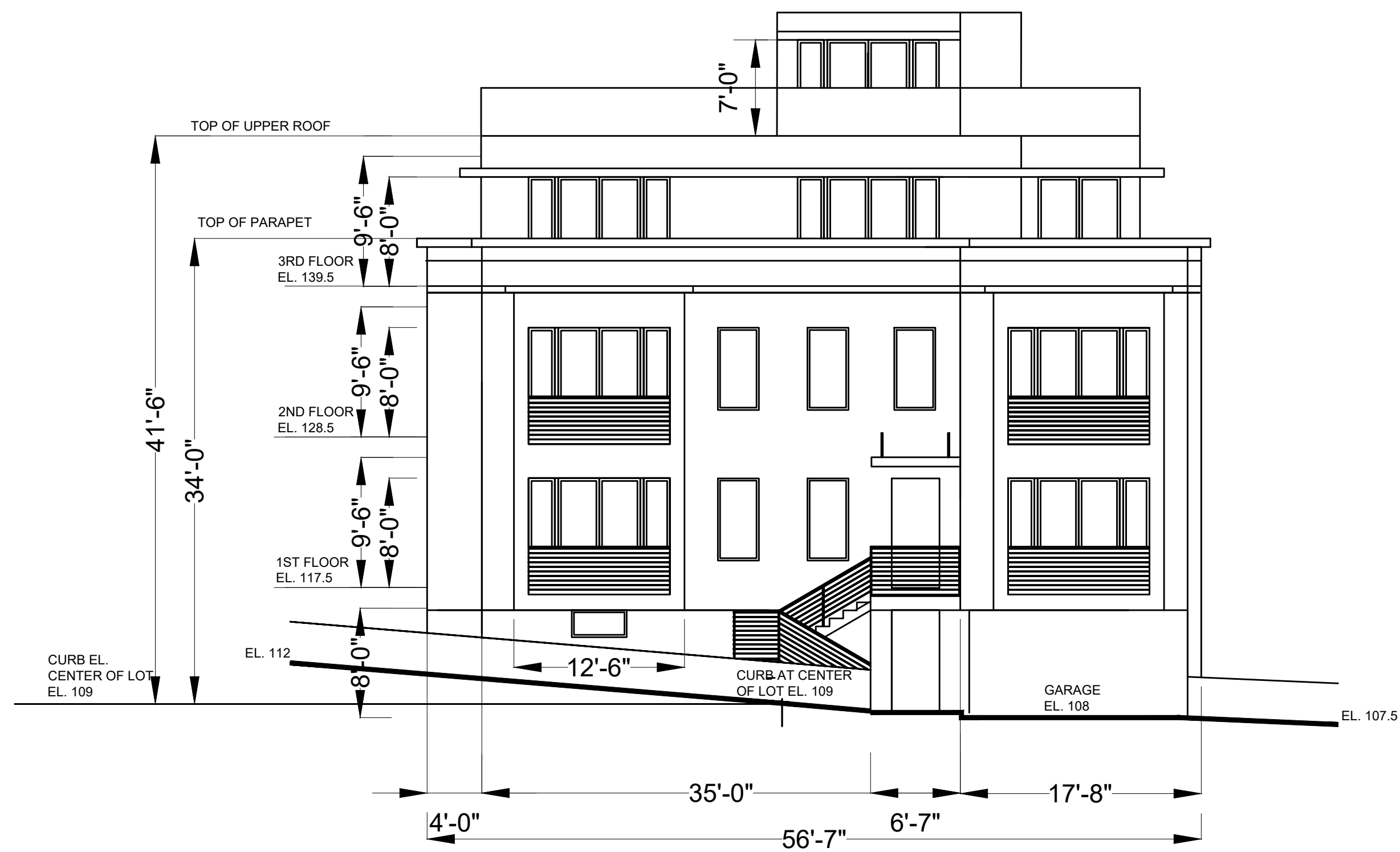
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Date: PLANNING BOARD SUBMISSION 7-27-21

Drawing Title:
THIRD FLOOR PLAN
ROOF PLAN

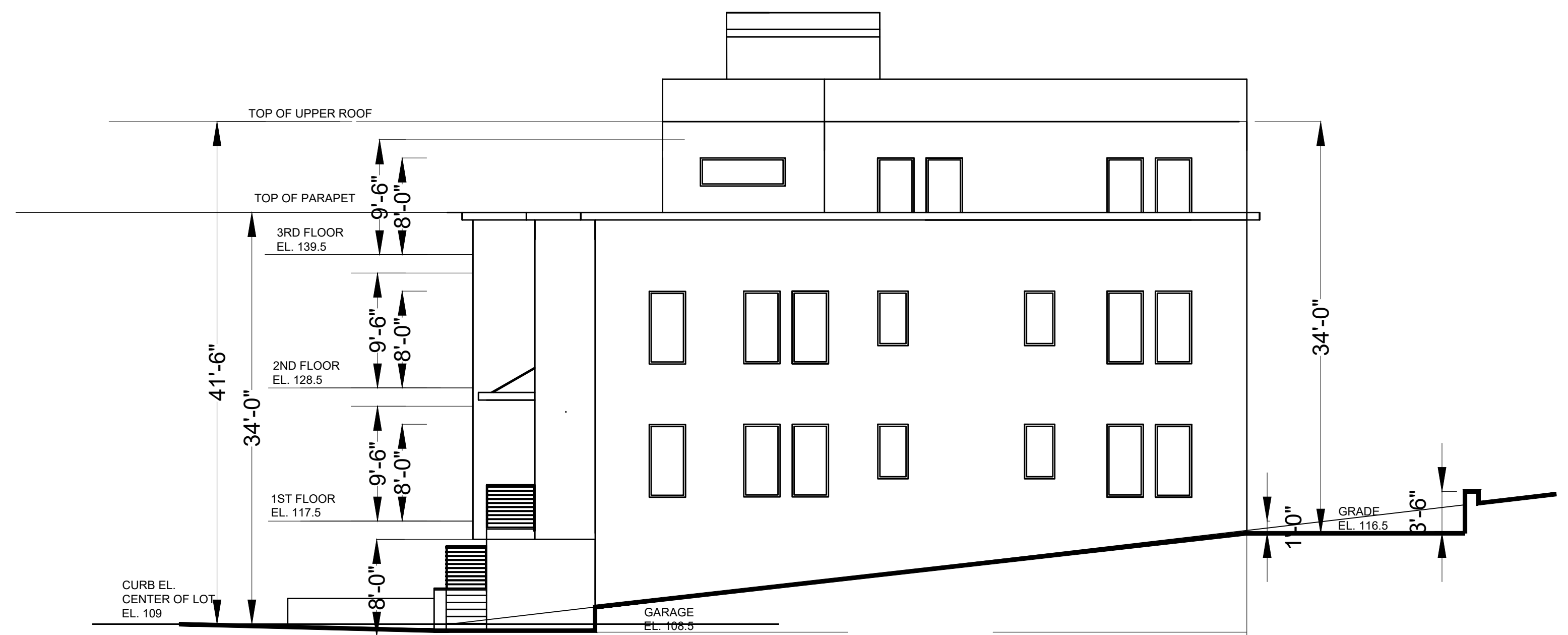
Scale:
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A-2



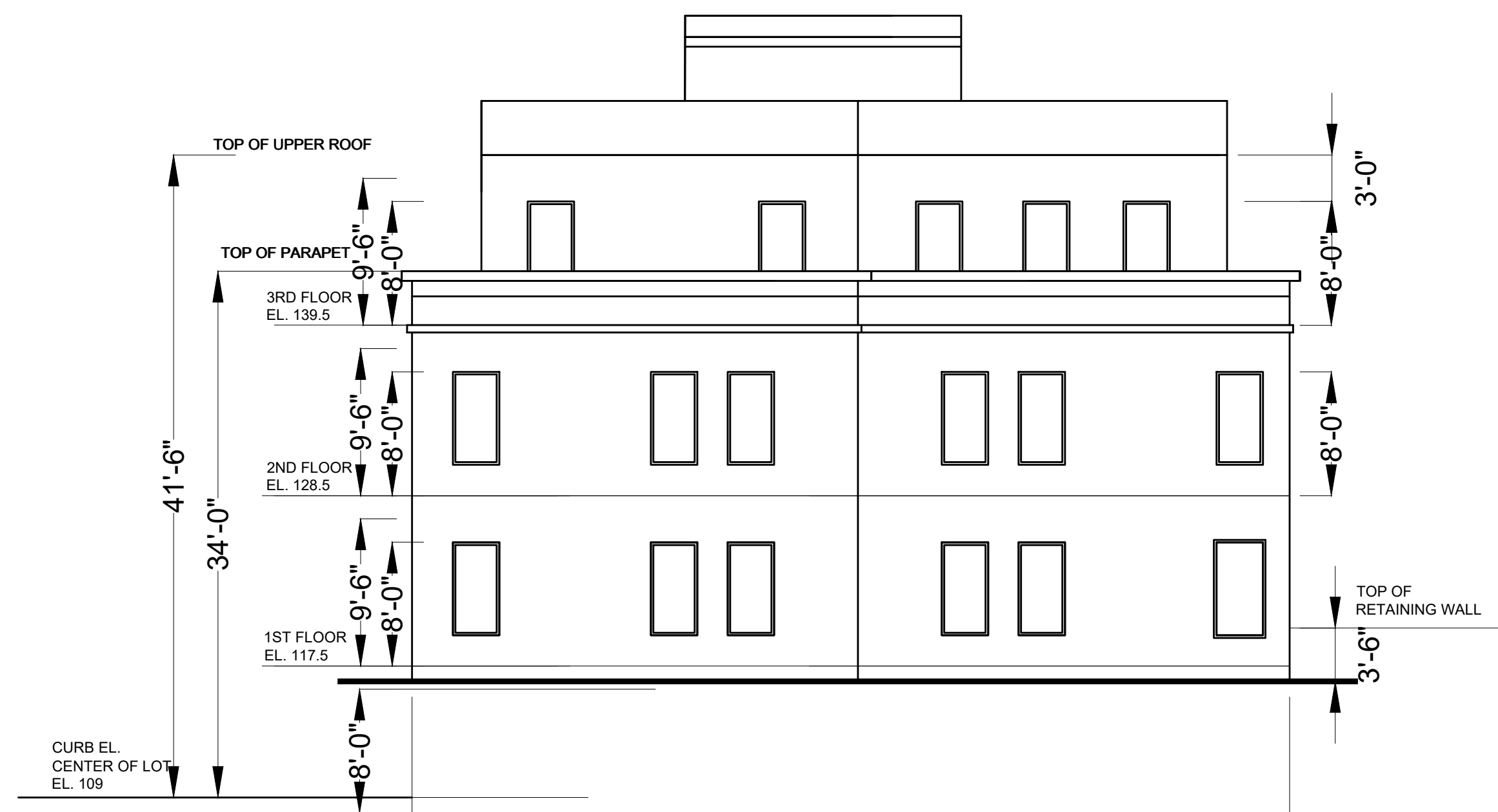
WEST ELEVATION

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



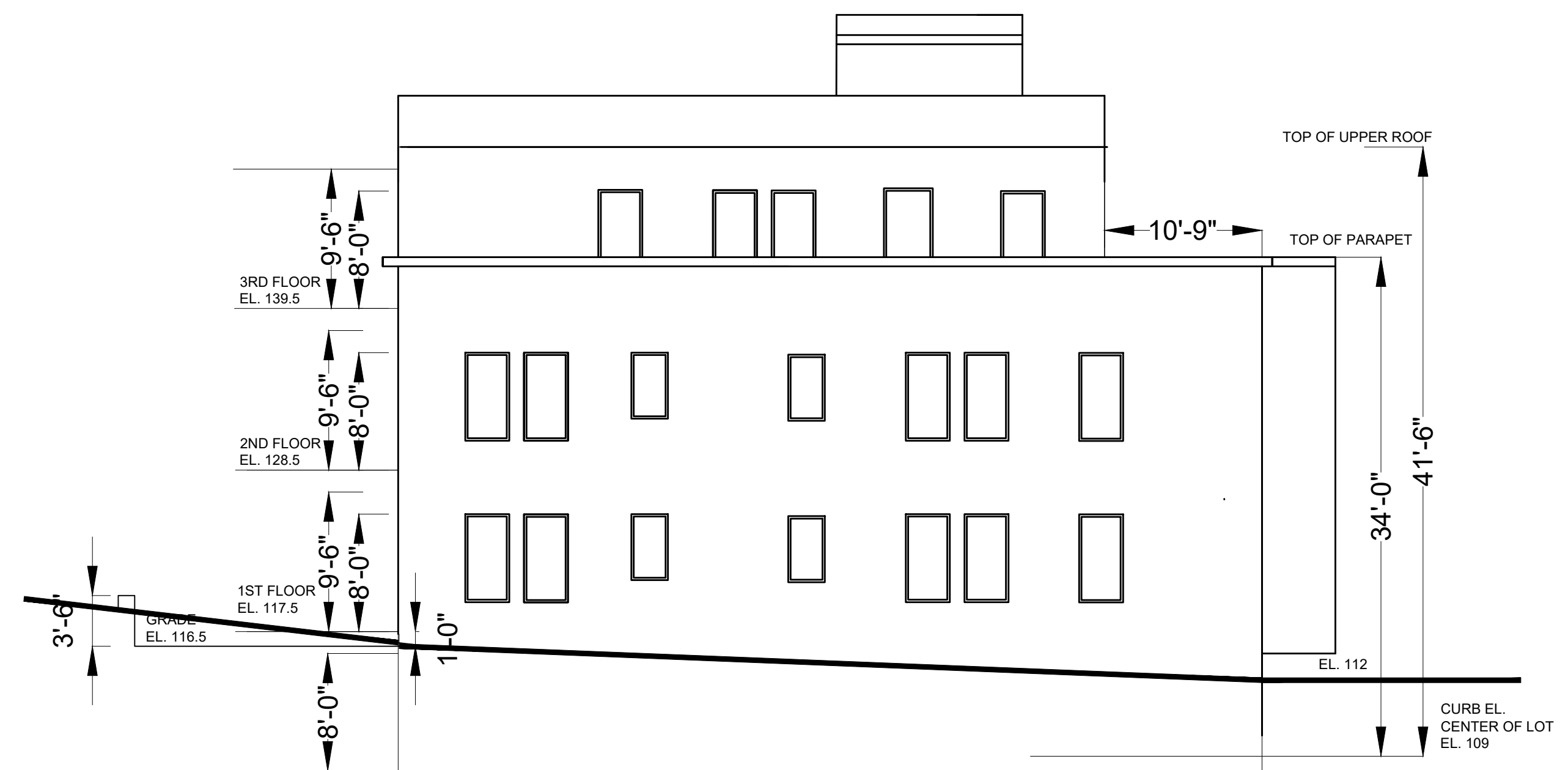
SOUTH ELEVATION

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



EAST ELEVATION

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



NORTH ELEVATION

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

RESIDENTIAL BUILDING AT
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Date: PLANNING BOARD SUBMISSION 7-27-21

Drawing Title
 ELEVATIONS

Scale:
 AS SHOWN



A-3