

NEW RESIDENTIAL DEVELOPMENT PARTH KNOLLS, LLC.

87 HAWKES AVENUE OSSINING, NEW YORK 10562

SCHEMATIC SITE PLAN

DRAWING LIST

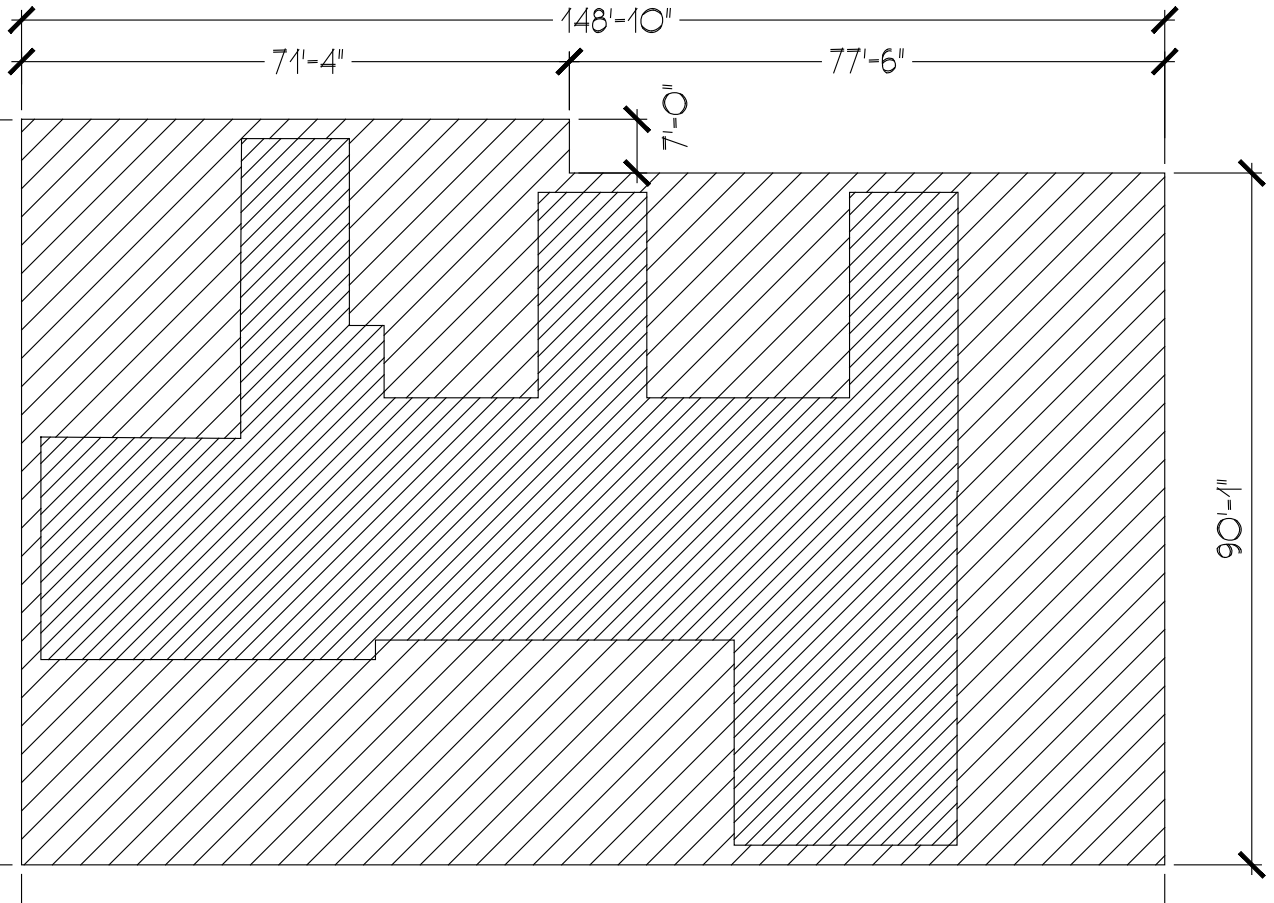
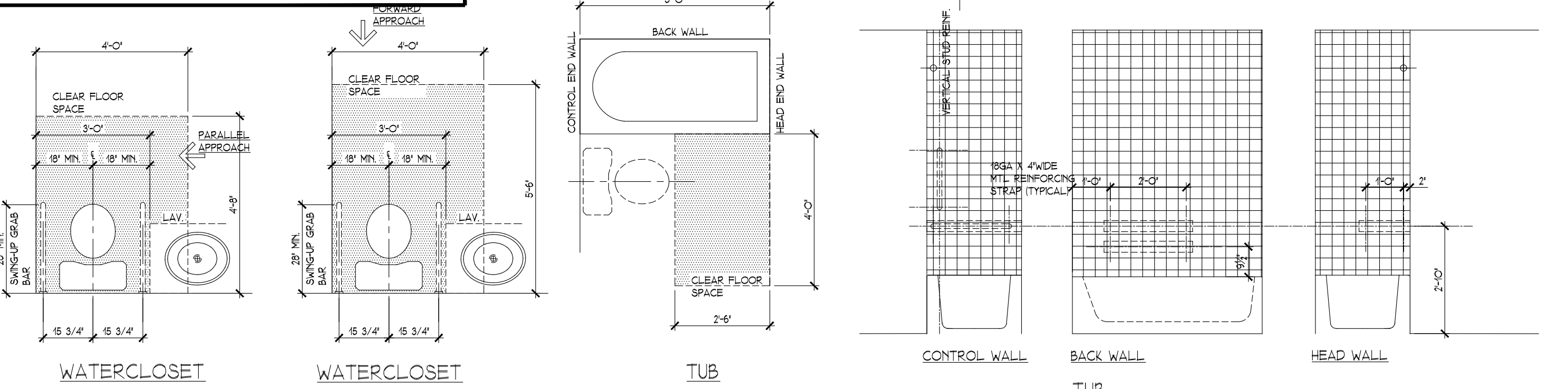
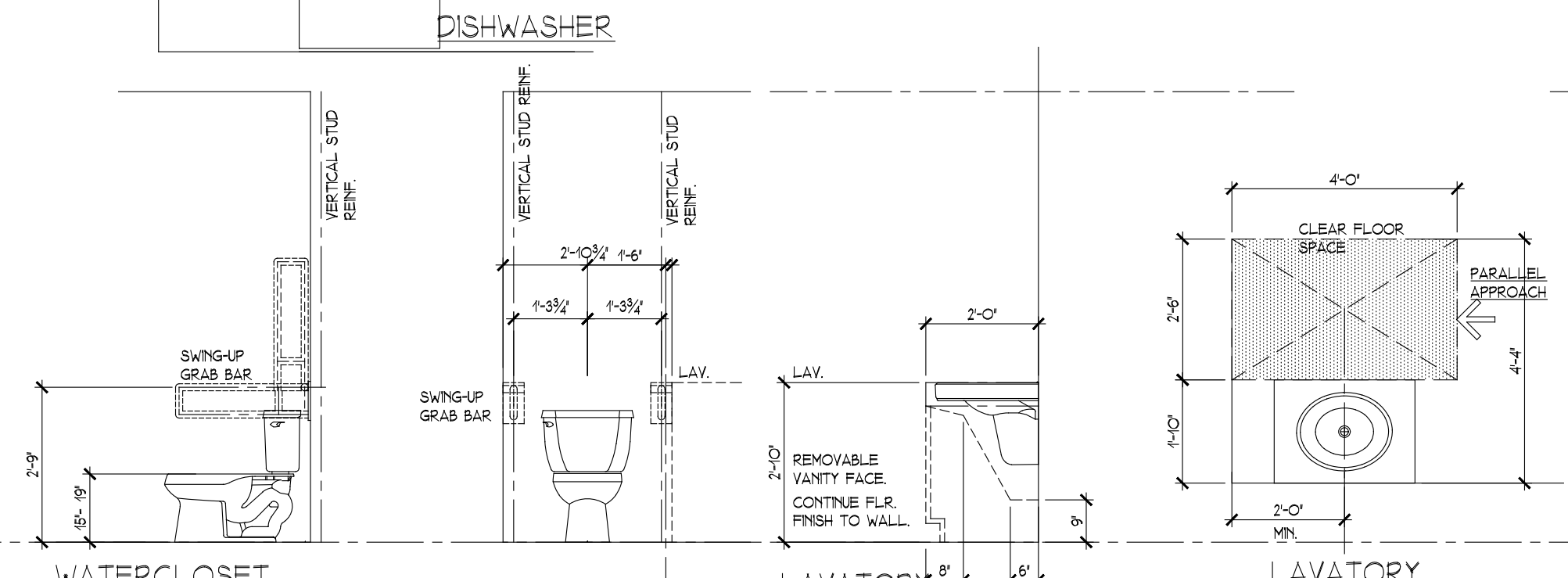
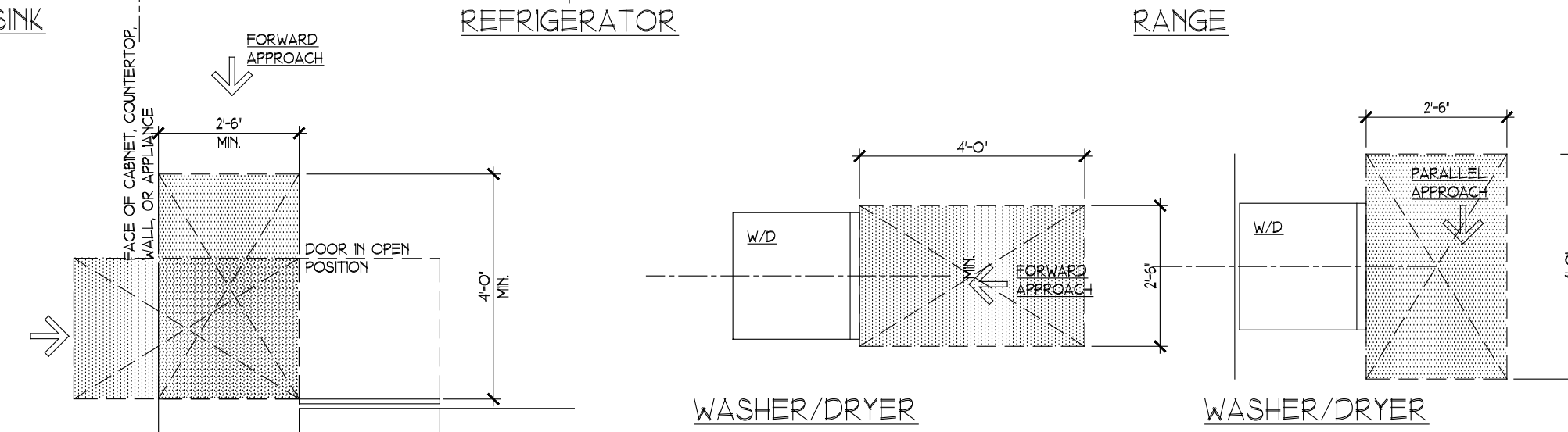
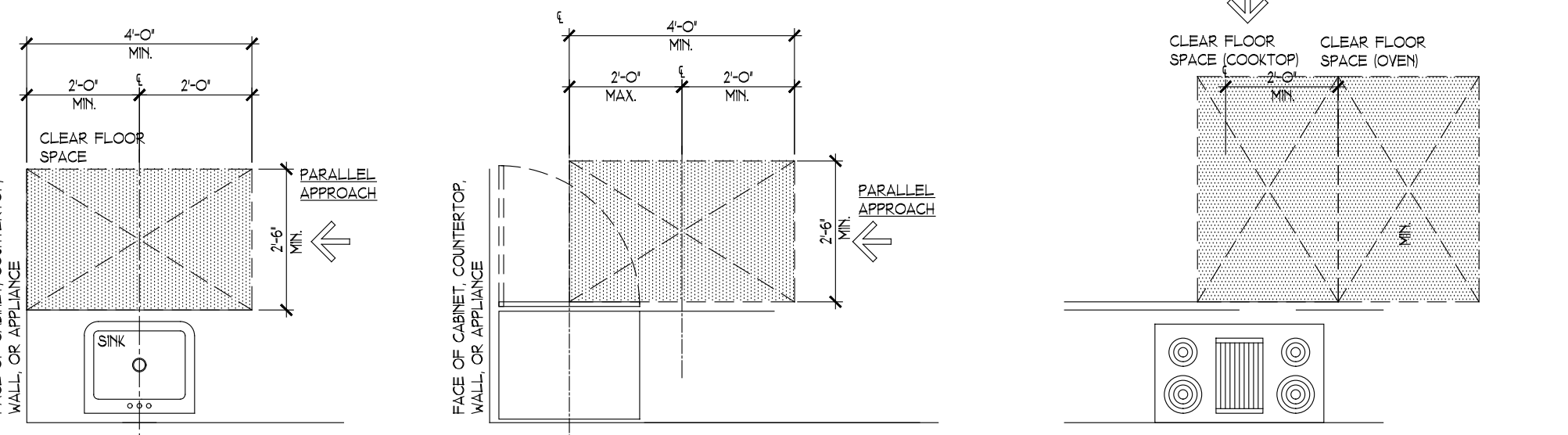
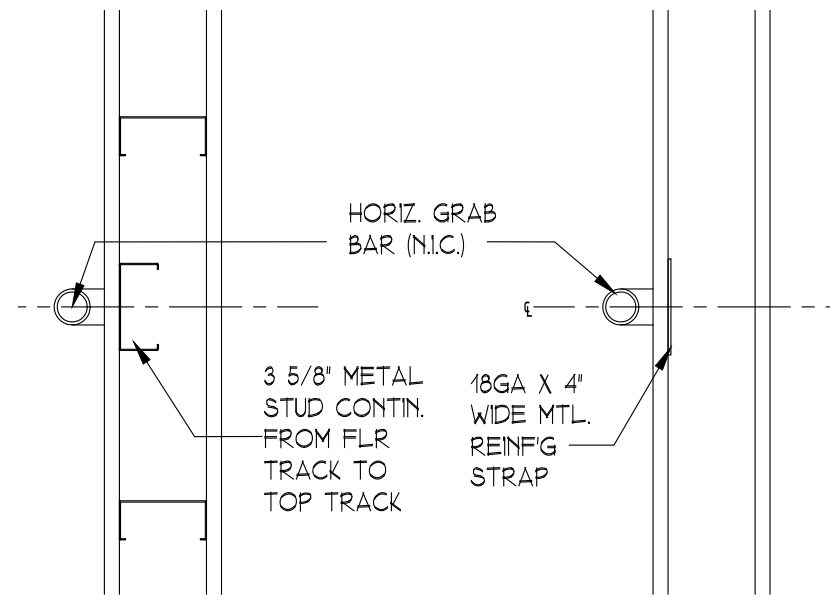
A-100	ZONING, CODE ANALYSIS & ADA STANDARDS
A-100A	SCHEMATIC BUILDING LAYOUT AND TABULATIONS
A-101	PROPOSED BUILDING #1-BASEMENT FLOOR PLAN
A-102	PROPOSED BUILDING #1-FIRST FLOOR PLAN
A-103	PROPOSED BUILDING #1-SECOND FLOOR PLAN
A-104	PROPOSED BUILDING #1-UPPER LEVEL FLOOR PLAN
A-105	PROPOSED BUILDING #1-ROOF PLAN
A-106	PROPOSED BUILDING #1-FRONT AND REAR ELEVATIONS
A-107	PROPOSED BUILDING #1-LEFT AND RIGHT SIDE ELEV.
A-201	PROPOSED BUILDING #2-BASEMENT FLOOR PLAN
A-202	PROPOSED BUILDING #2-FIRST FLOOR PLAN
A-203	PROPOSED BUILDING #2-SECOND FLOOR PLAN
A-204	PROPOSED BUILDING #2-UPPER LEVEL FLOOR PLAN
A-205	PROPOSED BUILDING #2-ROOF PLAN
A-206	PROPOSED BUILDING #2-FRONT AND REAR ELEVATIONS
A-207	PROPOSED BUILDING #2-LEFT AND RIGHT SIDE ELEV.

CODE ANALYSIS

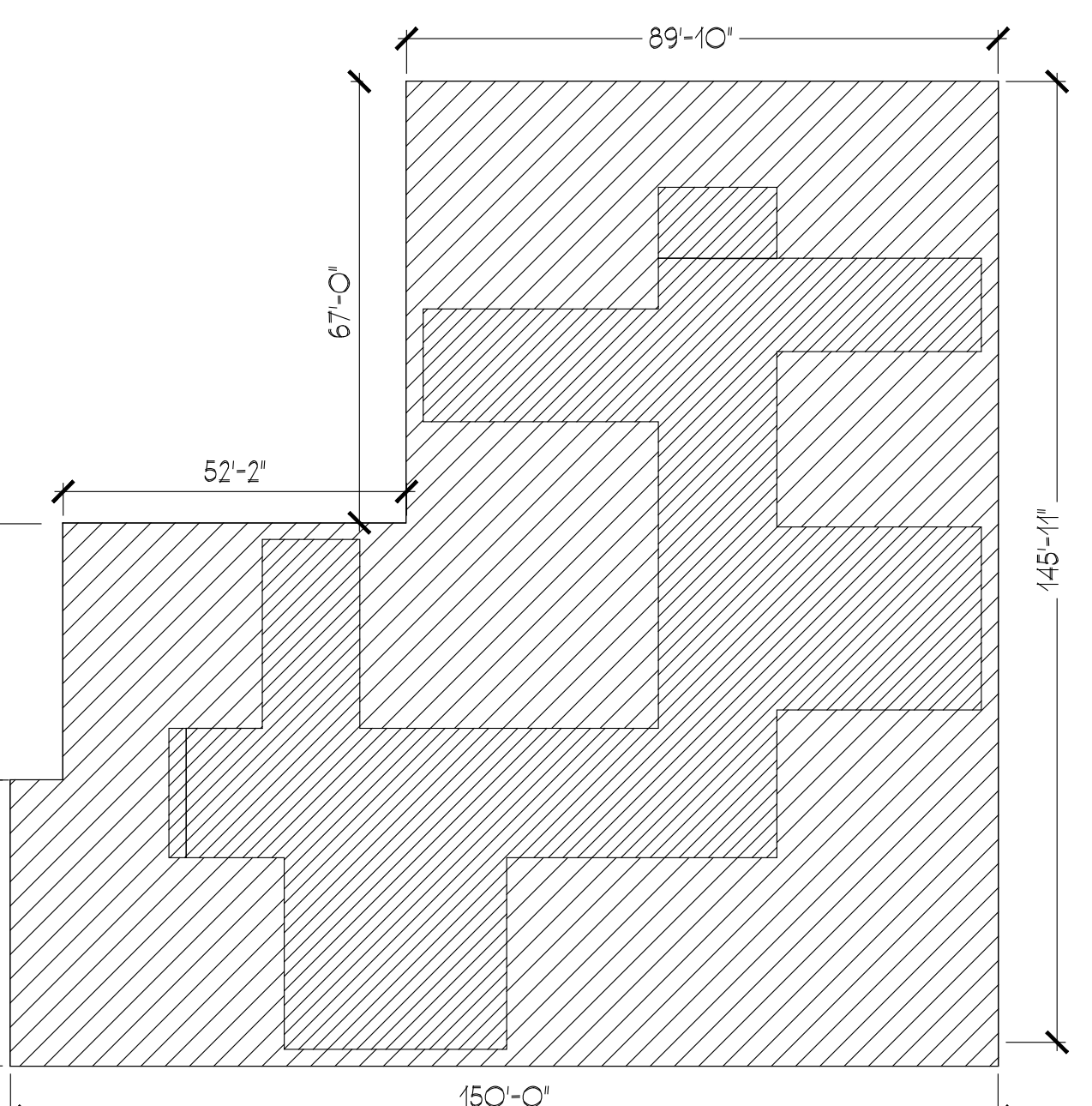
BUILDING #1	33,602 SQ.FT.
3	2-BEDROOM APARTMENTS
21	1-BEDROOM APARTMENTS
	26 PARKING SPACES AT LOWER LEVEL
BUILDING #2	40,530 SQ.FT.
10	2-BEDROOM APARTMENTS
19	1-BEDROOM APARTMENTS
	31 PARKING SPACES AT LOWER LEVEL
TOTAL	53 APARTMENTS (40 1-BEDROOMS + 13 2-BEDROOMS) 52,978 SQ.FT. 106 PARKING SPACES REQUIRED 115 PROVIDED
RECREATIONAL AREA (#200-16C(1) (D)) SEE C-111 SITE DESIGN CONSULTANTS DRAWINGS	
DISTANCE BETWEEN BLDGS. (#200-16C(1) (B)) BUILDING HEIGHT X 2 = 30 X 2 = 60' PROVIDED 60.4'	
OPEN NET AREA (#200-16C(3) (A)) SEE C-111 SITE DESIGN CONSULTANTS DRAWINGS	
AFFORDABLE HOUSING (#200-33) SEE COVER SHEET (DRAWING T-2) BY SITE DESIGN CONSULTANTS	
PARKING (#200-29) SEE COVER SHEET (DRAWING T-2) BY SITE DESIGN CONSULTANTS	

A.D.A STANDARDS

- NOTES:
- BCNYS 1107.6 GROUP R, ACCESSIBLE UNITS: TYPE A UNITS AND TYPE B SHALL BE PROVIDED IN GROUP R OCCUPANCIES IN ACCORDANCE WITH SECTIONS 1107.6.1 THROUGH 1107.6.12
 - BCNYS 1107.6.2.1 TYPE B UNITS: WHERE THERE ARE FOUR OR MORE DWELLING UNITS OR SLEEPING UNITS INTENDED TO BE OCCUPIED AS A RESIDENCE IN A SINGLE STRUCTURE EVERY DWELLING UNIT AND SLEEPING UNIT INTENDED TO BE OCCUPIED AS A RESIDENCE SHALL BE A TYPE B UNIT.
 - ALL APARTMENTS SHALL COMPLY WITH ANSI 117.1-2009 FOR TYPE B DWELLING UNITS (SECTION 1004)
 - BATHROOMS SHALL COMPLY WITH ANSI 117.1-2009, SECTION 1004.11.3.1, OPTION A.
 - OPERABLE PARTS SHALL COMPLY WITH ANSI 117.1-2009, SECTION 1004.9. THIS SHALL INCLUDE LIGHTING CONTROLS, ELECTRICAL SWITCHES, RECEPTACLE OUTLETS, ELECTRICAL PANELBOARDS, AND USER CONTROLS FOR SECURITY AND INTERCOM SYSTEMS. CONTRACTOR SHALL PROVIDE GRAB BAR REINFORCEMENT IN BATHROOMS AS SHOWN AND IN COMPLIANCE WITH ANSI 117.1-2009, SECTION 1004.11.1
 - LAVATORY SHALL BE PROVIDED WITH A REMOVABLE BASE CABINET. THE FINISH FLOOR SHALL CONTINUE TO THE WALL. THE WALL BEHIND THE CABINET SHALL BE FINISHED.



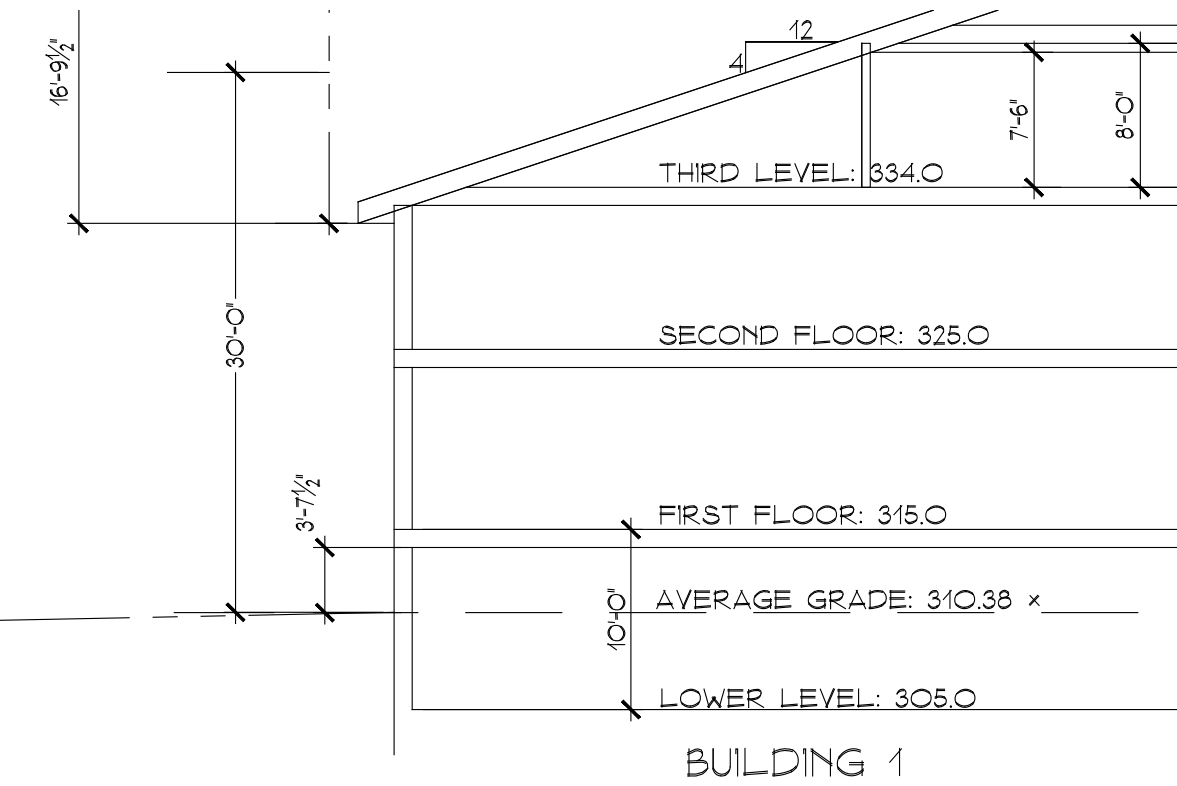
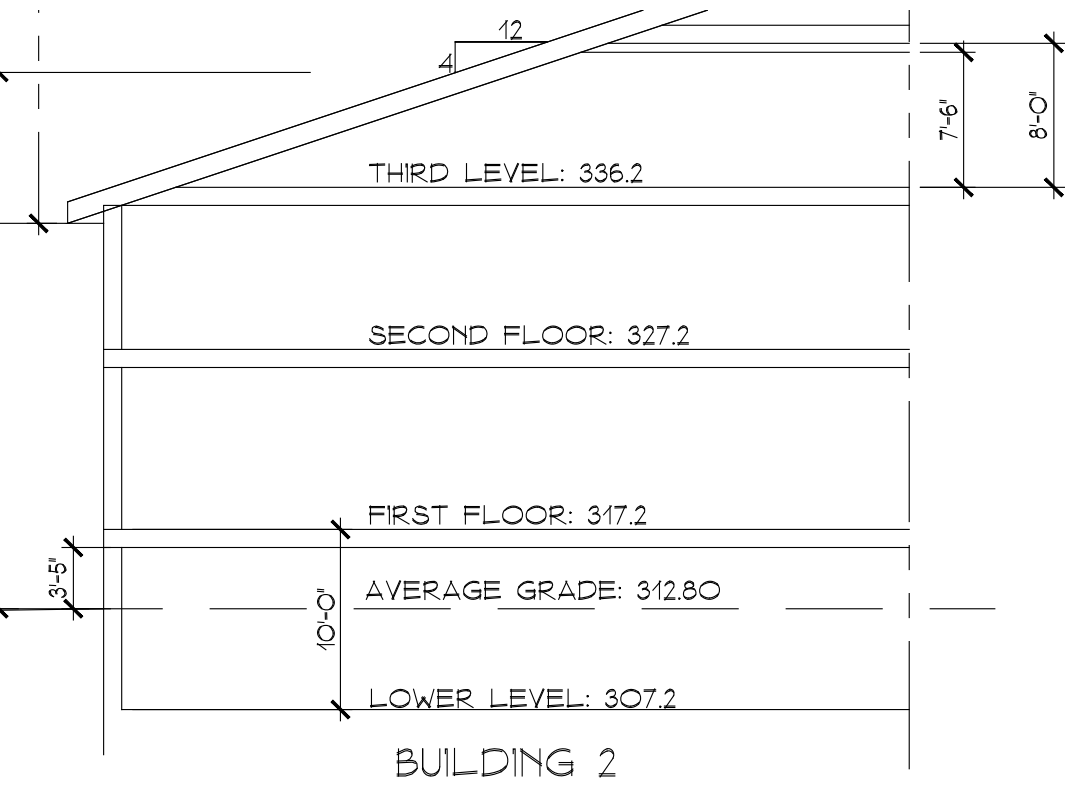
HALF STORY (BUILDING #1)
PER #200-53 MF DEFINITION OF HALF STORY PROPOSED AREA AT ROOF FRAMING WITH 90° OR GREATER CLNG HGT SHALL BE LESS THAN 50% OF TOTAL AREA.
AREA TABULATION:
PROPOSED AREA WITH CEILING AT 7'-6\"/>



HALF STORY (BUILDING #2)
PER #200-53 MF DEFINITION OF HALF STORY PROPOSED AREA AT ROOF FRAMING WITH 90° OR GREATER CLNG HGT SHALL BE LESS THAN 50% OF TOTAL AREA.
AREA TABULATION:
PROPOSED AREA WITH CEILING AT 7'-6\"/>

HALF STORY TABULATION

SCHEMATIC SITE PLAN
SEE SITE PLAN C-101
1\"/>



* NOTE:
REFER TO SITE DESIGN
CONSULTANTS DRAWINGS
FOR AVERAGE GRADE
CALCULATIONS

BUILDING HEIGHT TABULATION

ARQ. HT. LLC.
DESIGN & CONSTRUCTION MANAGEMENT CONSULTANTS
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OSSINING, NY 10562
(914) 944-3377 FAX (866) 567-6242

DRAWN
JBH JGT
PCF SC

DATE
JANUARY 25, 2016

SHEET TITLE
ZONING / CODE ANALYSIS / ADA

JOB TITLE
NEW RESIDENTIAL DEVELOPMENT
PARTH KNOLLS, LLC.
87 HAWKES AVENUE
OSSINING, NEW YORK 10562

SCALE
AS SHOWN

REVISED

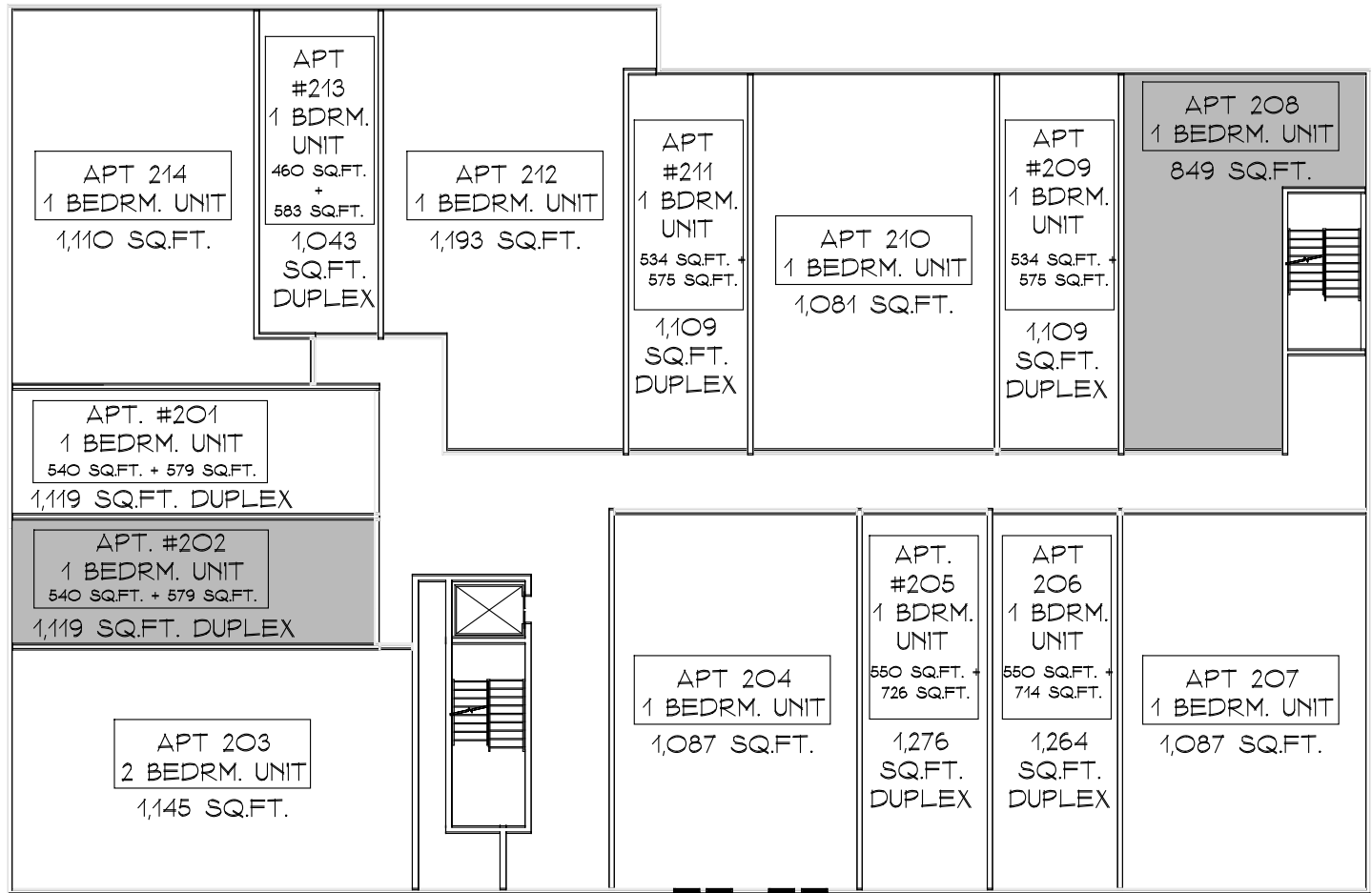
COMMENTS:
9/7/16

JOB NO.
15034

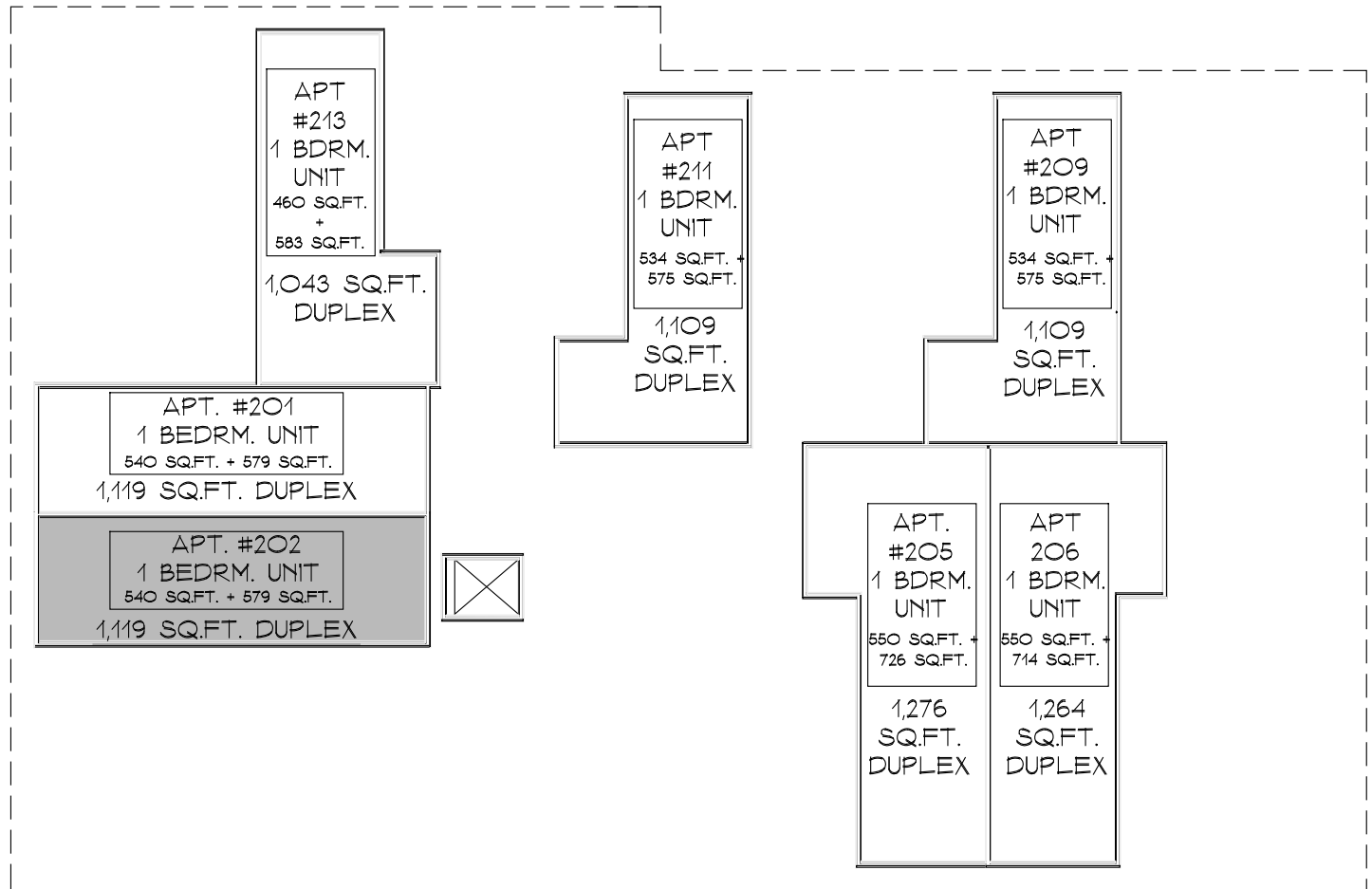
DRAWING
A-100



FIRST FLOOR-BUILDING #1 1" = 20'-0"



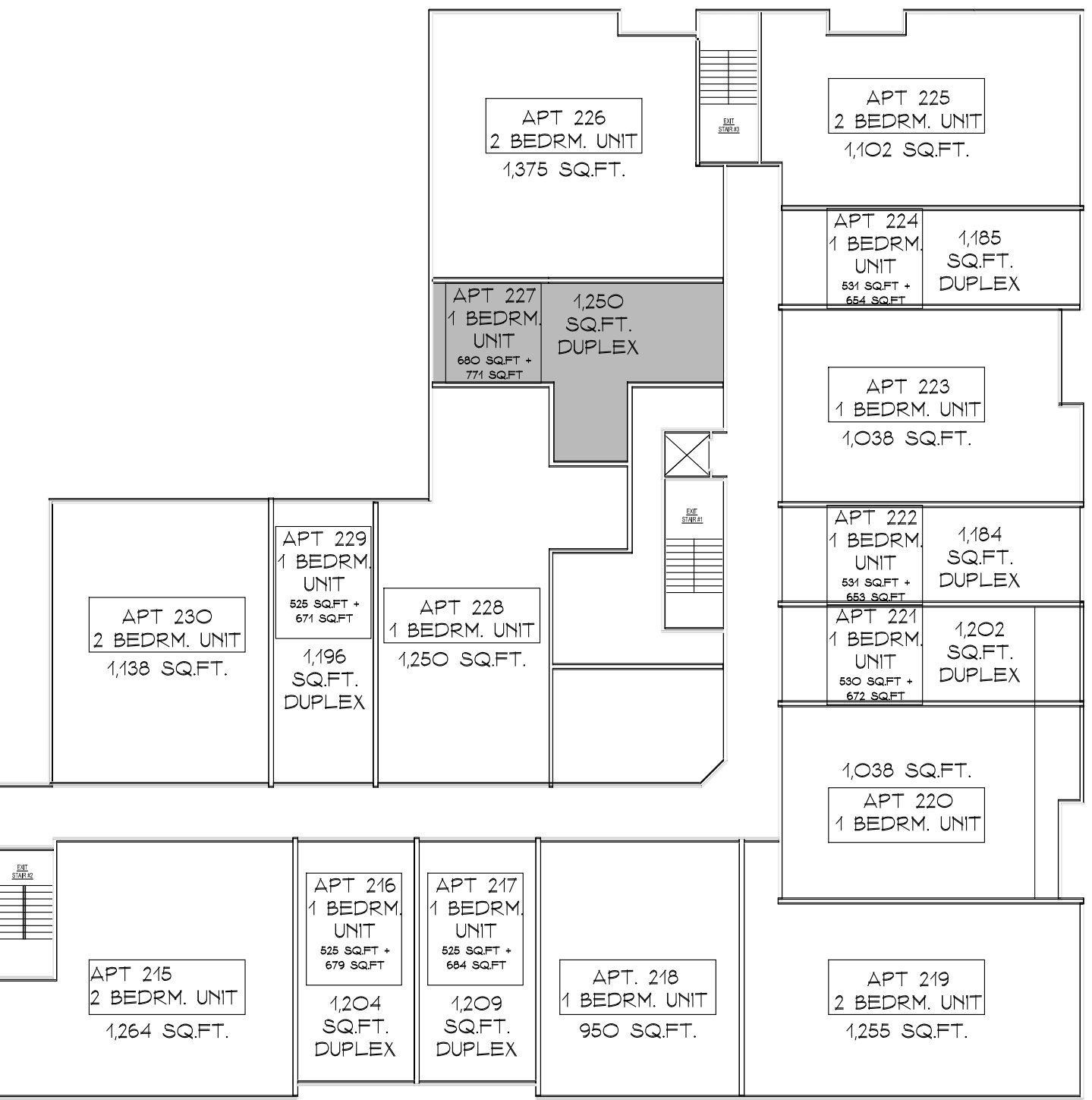
SECOND FLOOR-BUILDING #1 1" = 20'-0"



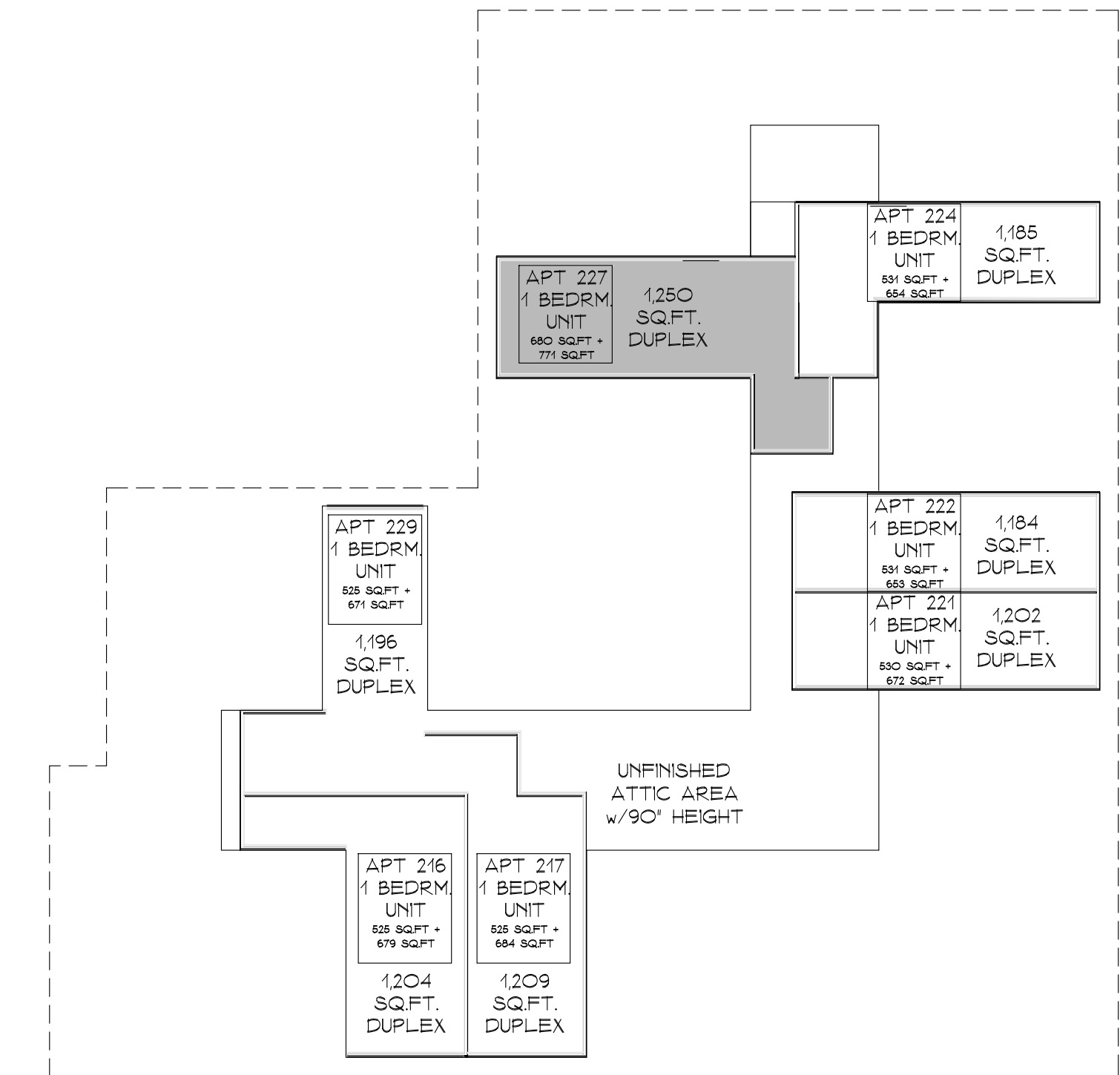
DUPLEX LEVEL-BUILDING #1 1" = 20'-0"



FIRST FLOOR-BUILDING #2 1" = 20'-0"



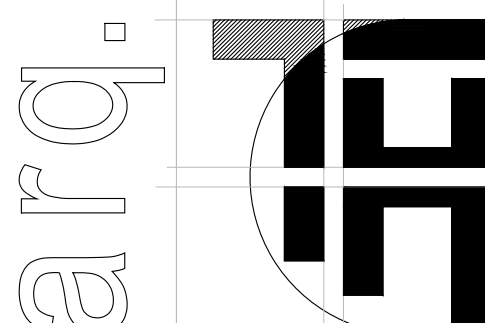
SECOND FLOOR-BUILDING #2 1" = 20'-0"



DUPLEX LEVEL-BUILDING #2 1" = 20'-0"

		SITE	BUILDING #1				BUILDING #2				TOTAL
			LOWER LEVEL	FIRST FLOOR	SECOND FLOOR	SUBTOTAL	LOWER LEVEL	FIRST FLOOR	SECOND FLOOR	SUBTOTAL	
UNITS	1 BEDROOM UNITS		8	13	21		8	11	19	40	53
	2 BEDROOM UNITS		2	1	3		5	5	10	13	
			10	14			13	16			
					24				29		

BELOW MARKET VALUE UNITS



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9/7/16
DRAWING
A-100-A

DRAWN
JBH JGT
PCF SC
DATE
JANUARY 25, 2016