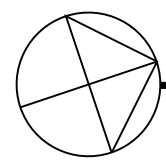
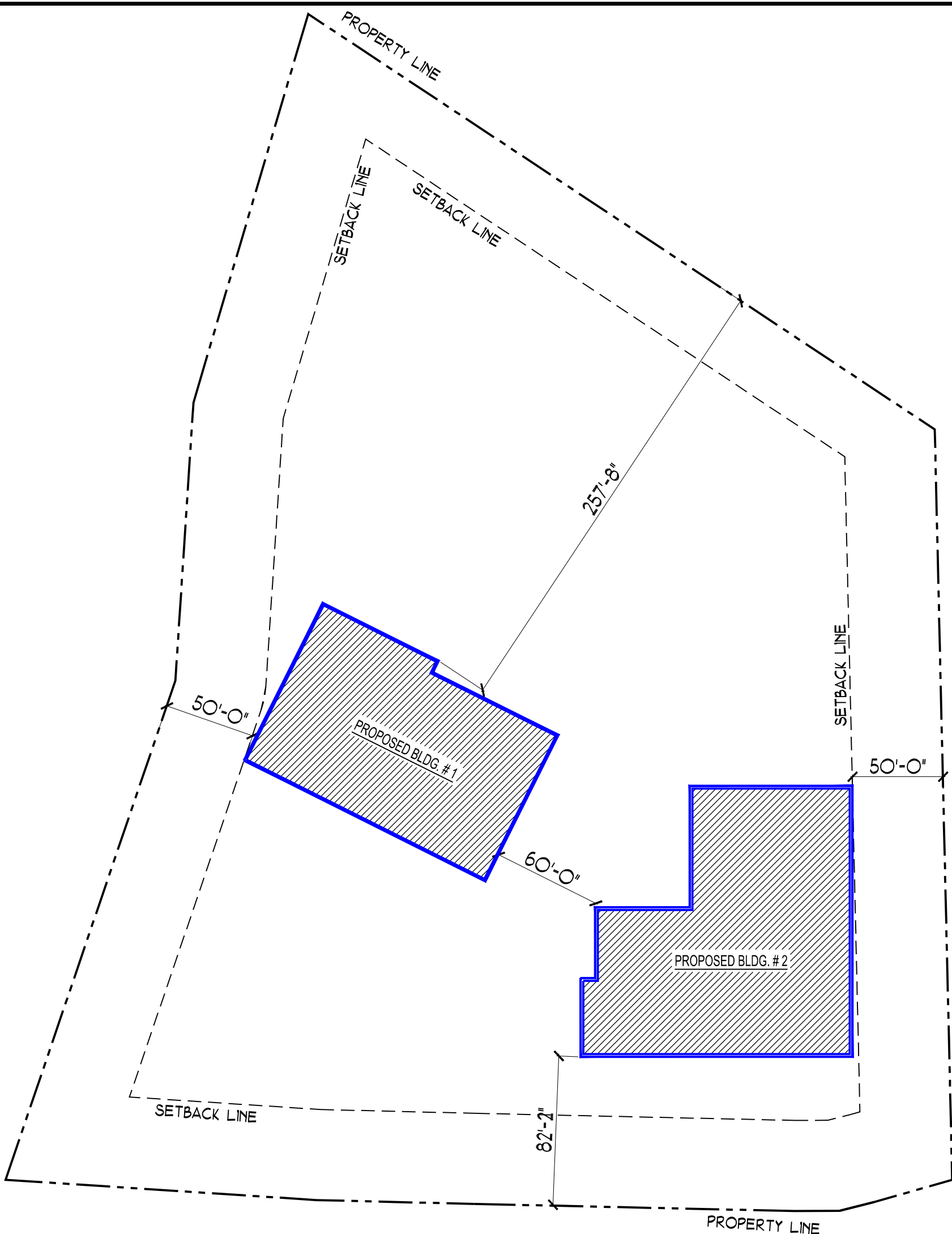


NEW RESIDENTIAL DEVELOPMENT
PARTH KNOLLS, LLC.
87 HAWKES AVENUE OSSINING, NEW YORK 10562

SCHEMATIC SITE PLAN



SCHEMATIC SITE PLAN

1"=60'-0"

DRAWING LIST

A-100	ZONING & CODE ANALYSIS
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
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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 ELEVATIONS

CODE ANALYSIS

BUILDING #1	33602 SQ.FT. 3 2-BEDROOM APARTMENTS 21 1-BEDROOM APARTMENTS 26 PARKING SPACES AT LOWER LEVEL
BUILDING #2	40530 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 108 PROVIDED + 4 FUTURE SPACES

RECREATIONAL AREA (#200-16C(1) (D))
SEE C-110 SITE DESIGN CONSULTANTS DRAWINGS

DISTANCE BETWEEN BLDGS. (#200-16C(1) (B))
BUILDING HEIGHT X 2 = 30 X2= 60' PROVIDED 60'

OPEN NET AREA (#200-16C(3) (A))
SEE C-110 SITE DESIGN CONSULTANTS DRAWINGS

BULK REGULATIONS (#200-22)

THE TOTAL NUMBER OF APARTMENTS ALLOWED PER SECTION 200-22:
BULK REGULATIONS
1. REQUIRED SQ FT PER DWELLING UNIT, 4,000 SF PLUS 1,500 SQ FT PER BEDROOM.
ONE (1) BEDROOM APARTMENTS 5,500
TWO (2) BEDROOM APARTMENTS 7,000

CALCULATION:
ONE (1) BEDROOM APARTMENTS
5,500SF X 31 = 170,500 SF 31
TWO (2) BEDROOM APARTMENTS
7,000 SF X 10 = 70,000 SF 10
TOTAL APARTMENTS 41

TOTAL SF AREA REQUIRED 240,000 SF
TOTAL PROVIDED-SITE SF AREA: 240,751 SF

AFFORDABLE HOUSING (#200-33)
SEE COVER SHEET (DRAWING T) BY SITE DESIGN CONSULTANTS

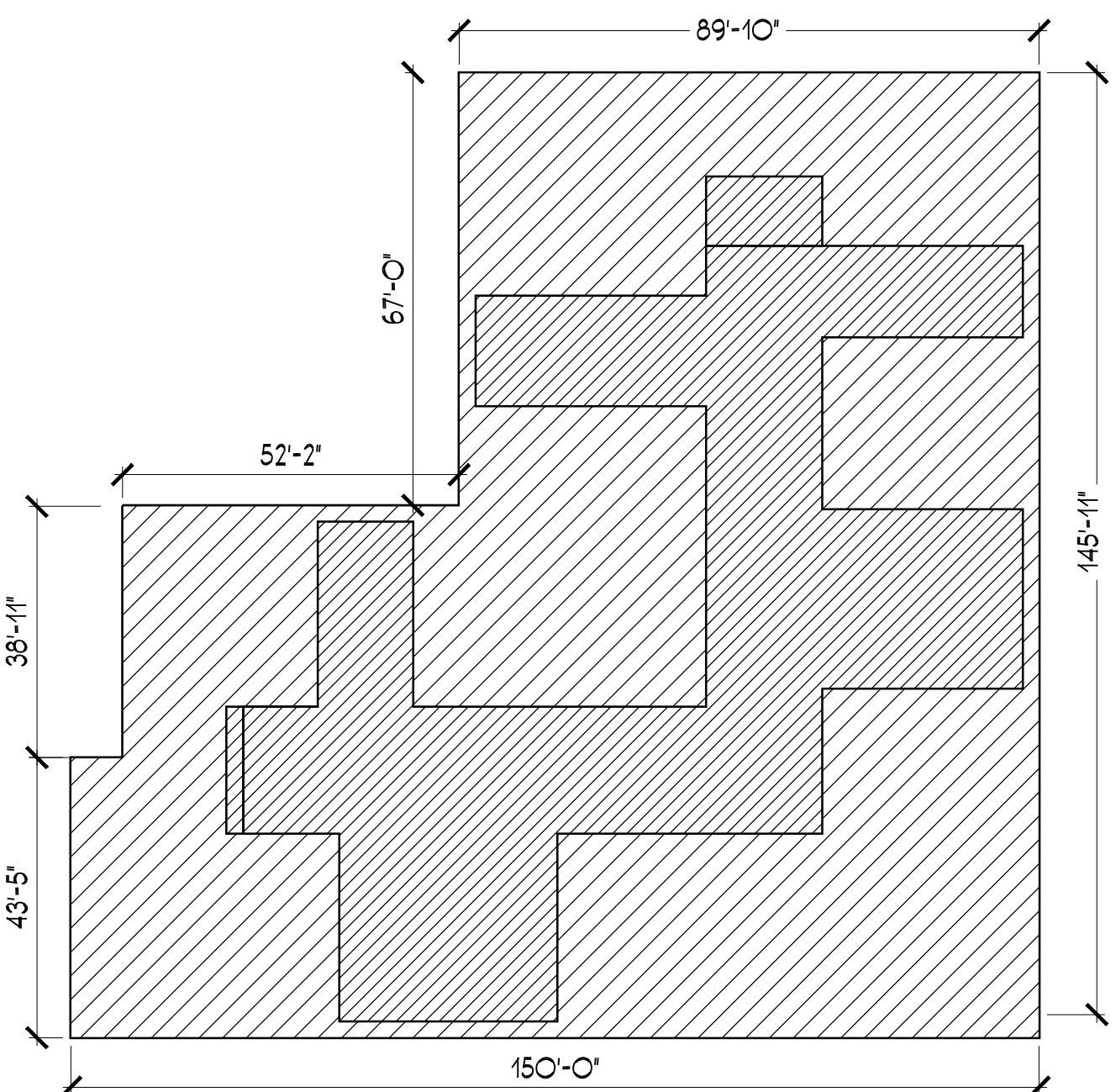
PARKING (#200-29)
SEE COVER SHEET (DRAWING T) BY SITE DESIGN CONSULTANTS

ZONING DATA

TAX MAP DESIGNATION:	SECT. 80.20	BLOCK 1	LOT 15
ZONING DISTRICT:	MF-1	MUTIFAMILY -INN DISTRICT	
	MINIMUM REQMENTS	PROPOSED	VARIANCE REQUESTED
LOT AREA	SQ. FT.	40,000	240,751
WIDTH	FT.	150	522.25'
MIN. FRONT YARD	FT.	50	82.17'
ONE SIDE YARD	FT.	50	50
BOTH SIDE YARDS	FT.	100	100
REAR YARD	FT.	40	257.75'
MINIMUM SPACES	PARKING		NONE
PARKING REQUIREMENTS	OFF-STREET PARKING	106	110
	MAXIMUM PERMITTED		NONE
BUILDING HEIGHT	STY./FT.	2.5/35	2.5/30
BUILDING COVERAGE	%	20	14.6 %

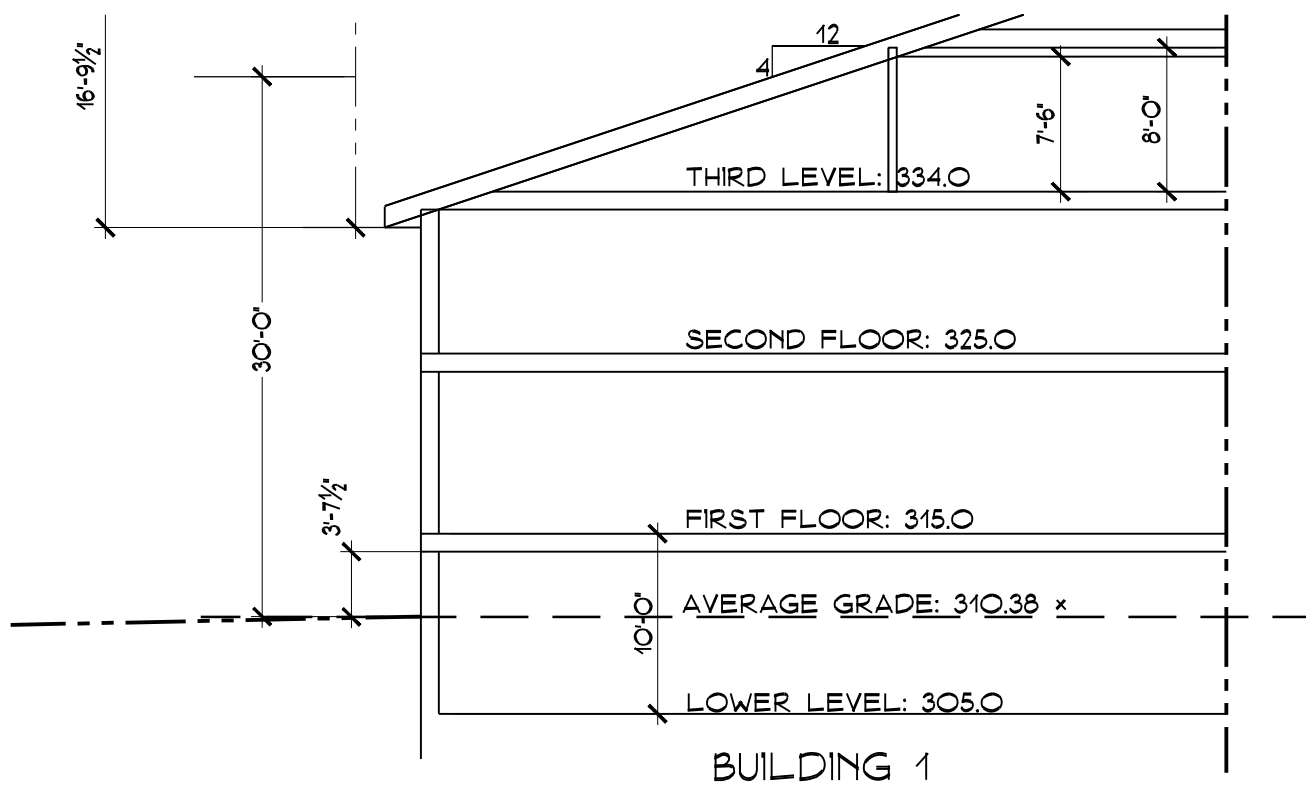
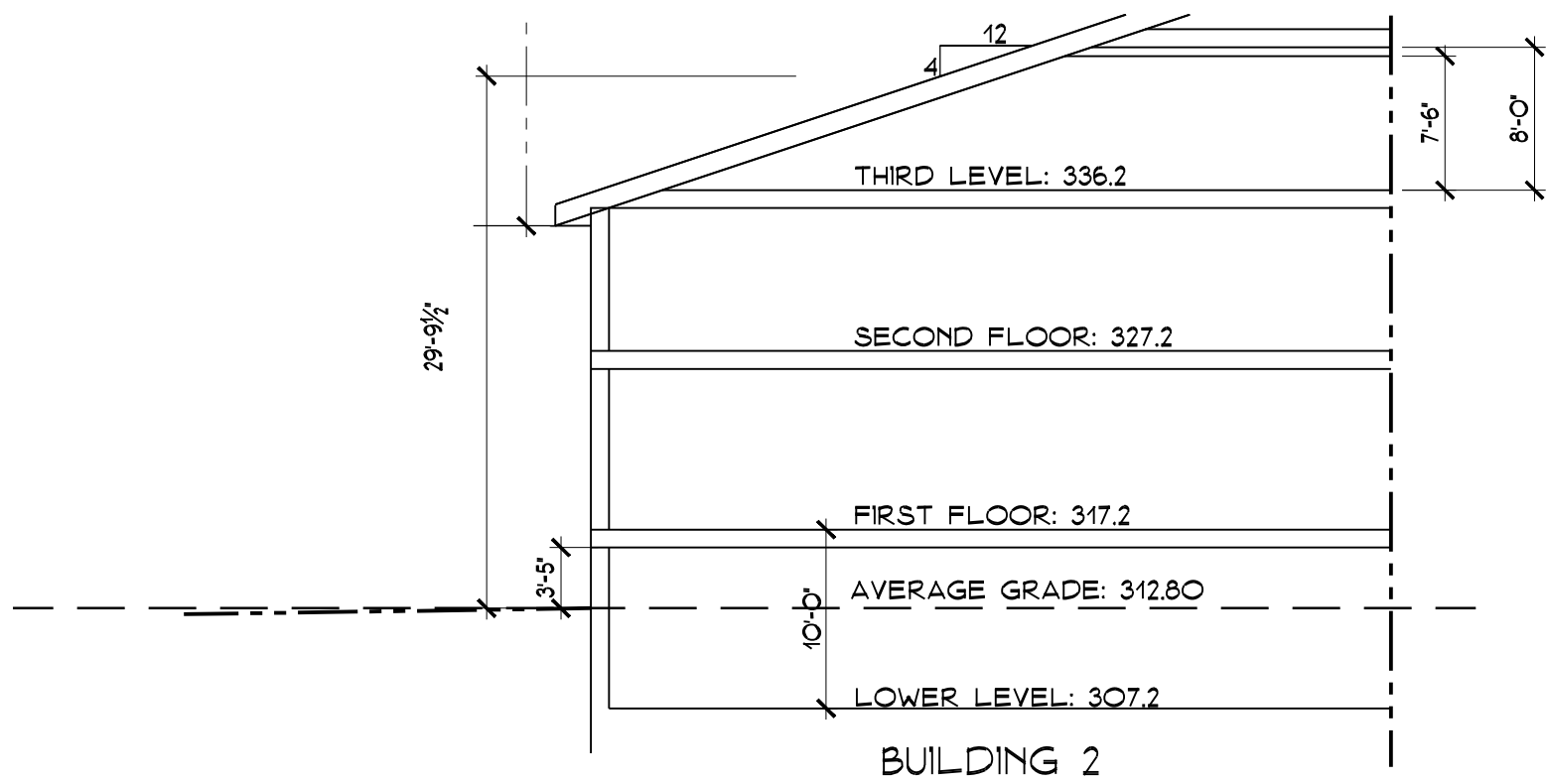
BUILDING COVERAGE PROPOSED =34,942/ 240,751 = 14.6 %
BLDG.#1 13,906
BLDG.#2 18,106
GRBG. 800
MISC. 2,130
34,942 SQ.FT.
#SECTION 200-22 ALLOWED 20% X 240,751 = 48,150. PROPOSED COVERAGE - 34,942

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" OR GREATER IS 5,788 SQ.FT. OR 41.6 % OF TOTAL AREA (13,906 SQ.FT.)
SEE A-100A FOR ADDITIONAL LAYOUT INFORMATION



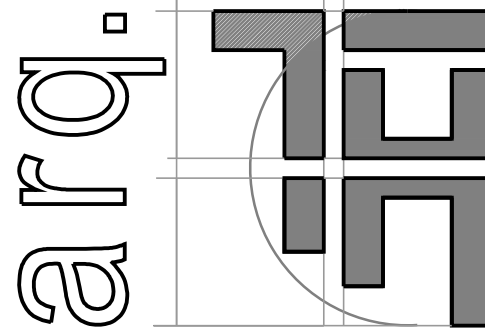
HALF STORY (BUILDING #2)
PER #200-53 MF DEFINITION OF HALF STORY PROPOSED AREA AT ROOF FRAMING WITH 90' OR GREATER CLNG HGT SHALL BE LESS THAN 50% OF TOTAL AREA.
AREA TABULATION:
PROPOSED AREA WITH CEILING AT 7'-6" OR GREATER IS 6,764 SQ.FT. OR 37.4 % OF TOTAL AREA (18,110 SQ.FT.)
SEE A-100A FOR ADDITIONAL LAYOUT INFORMATION

HALF STORY TABULATION



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

BUILDING HEIGHT TABULATION

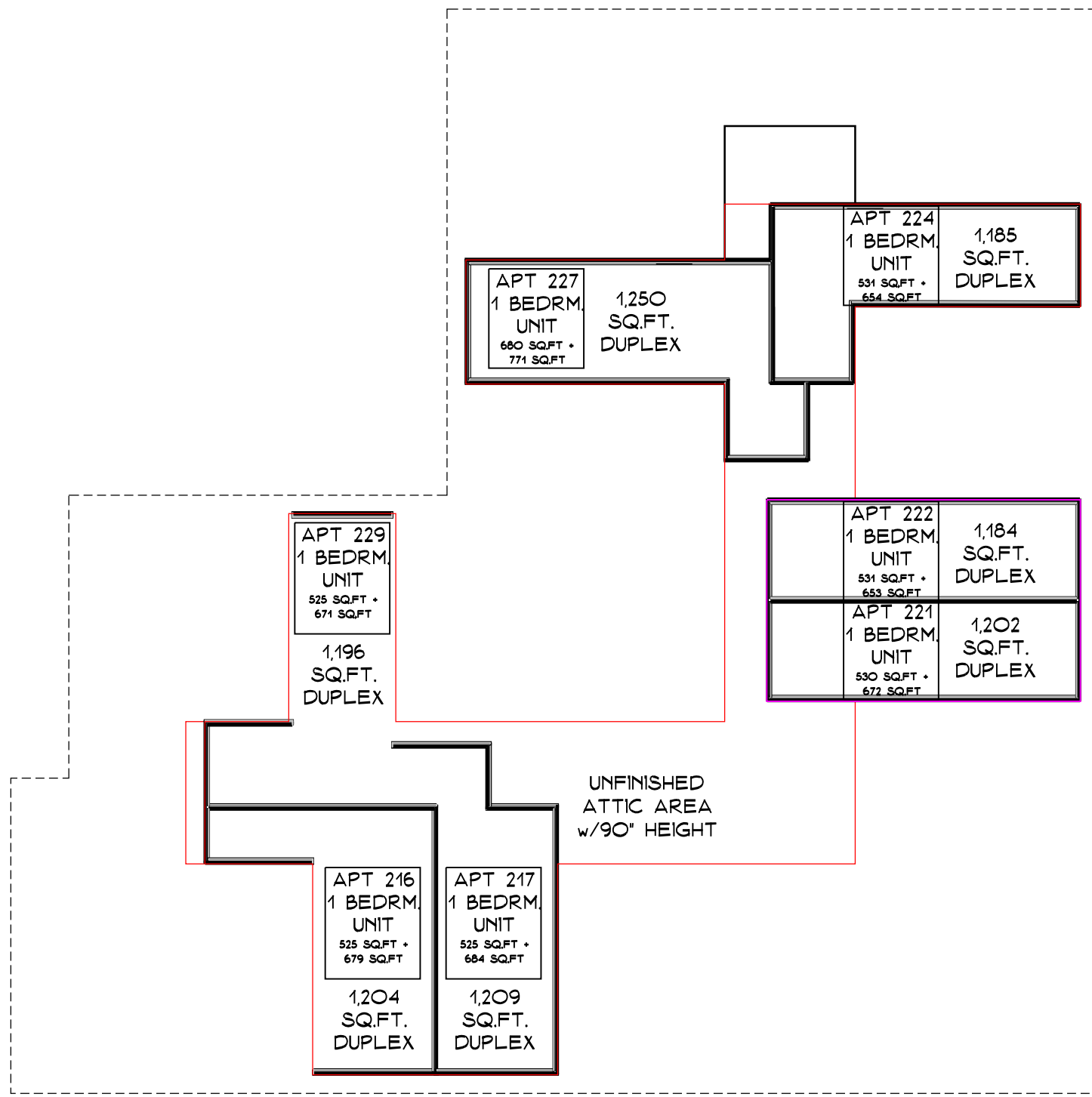
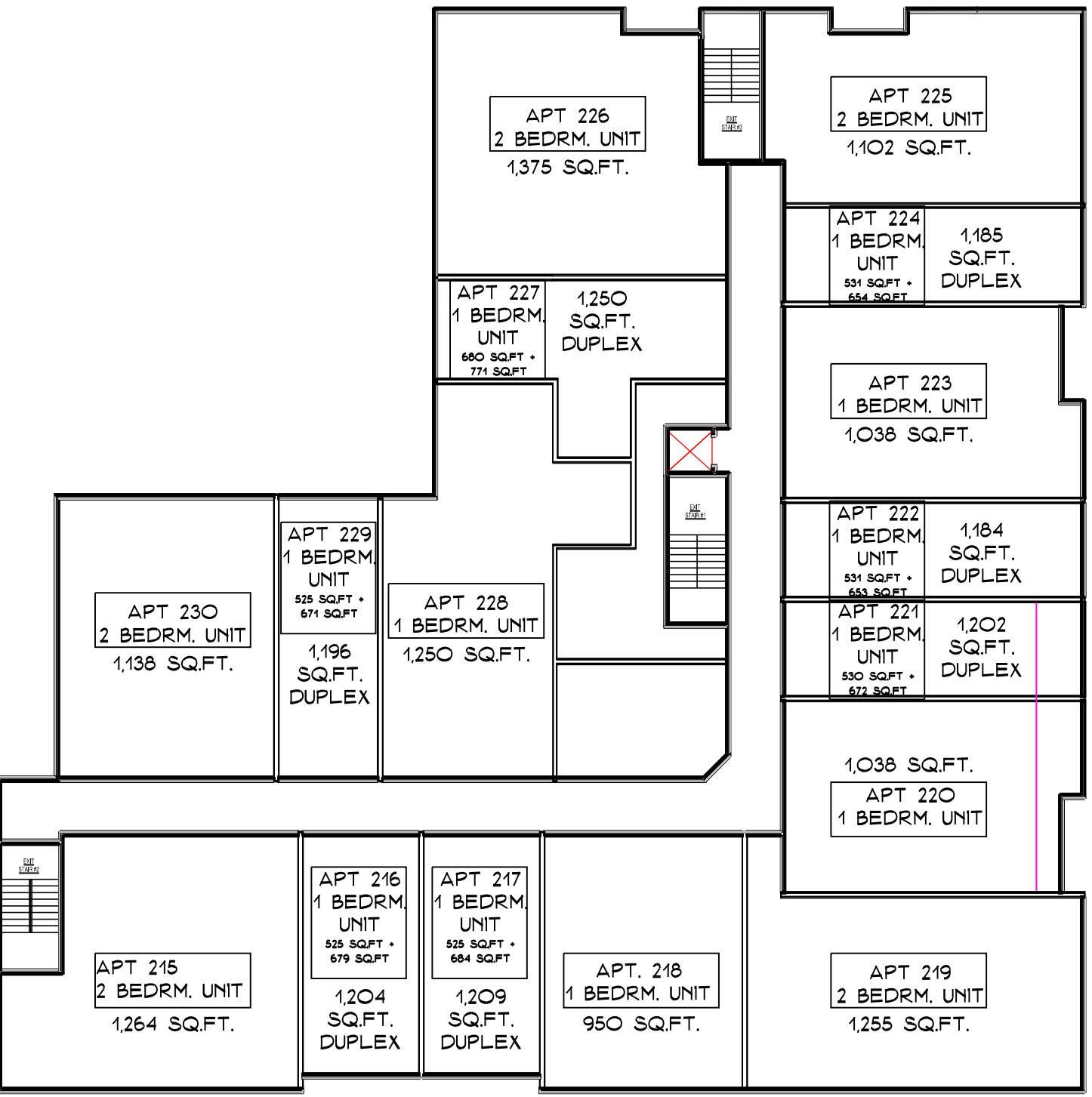
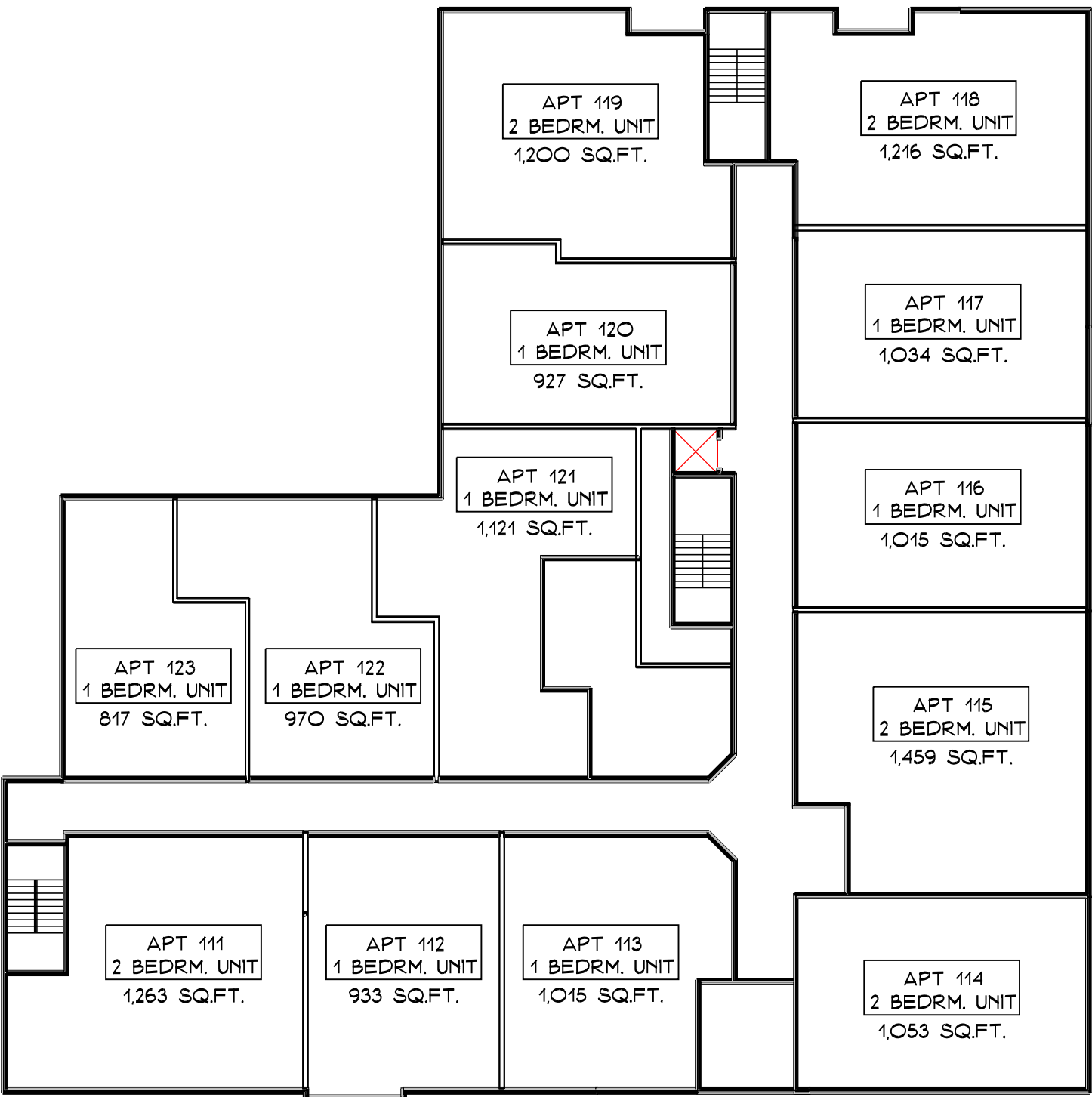
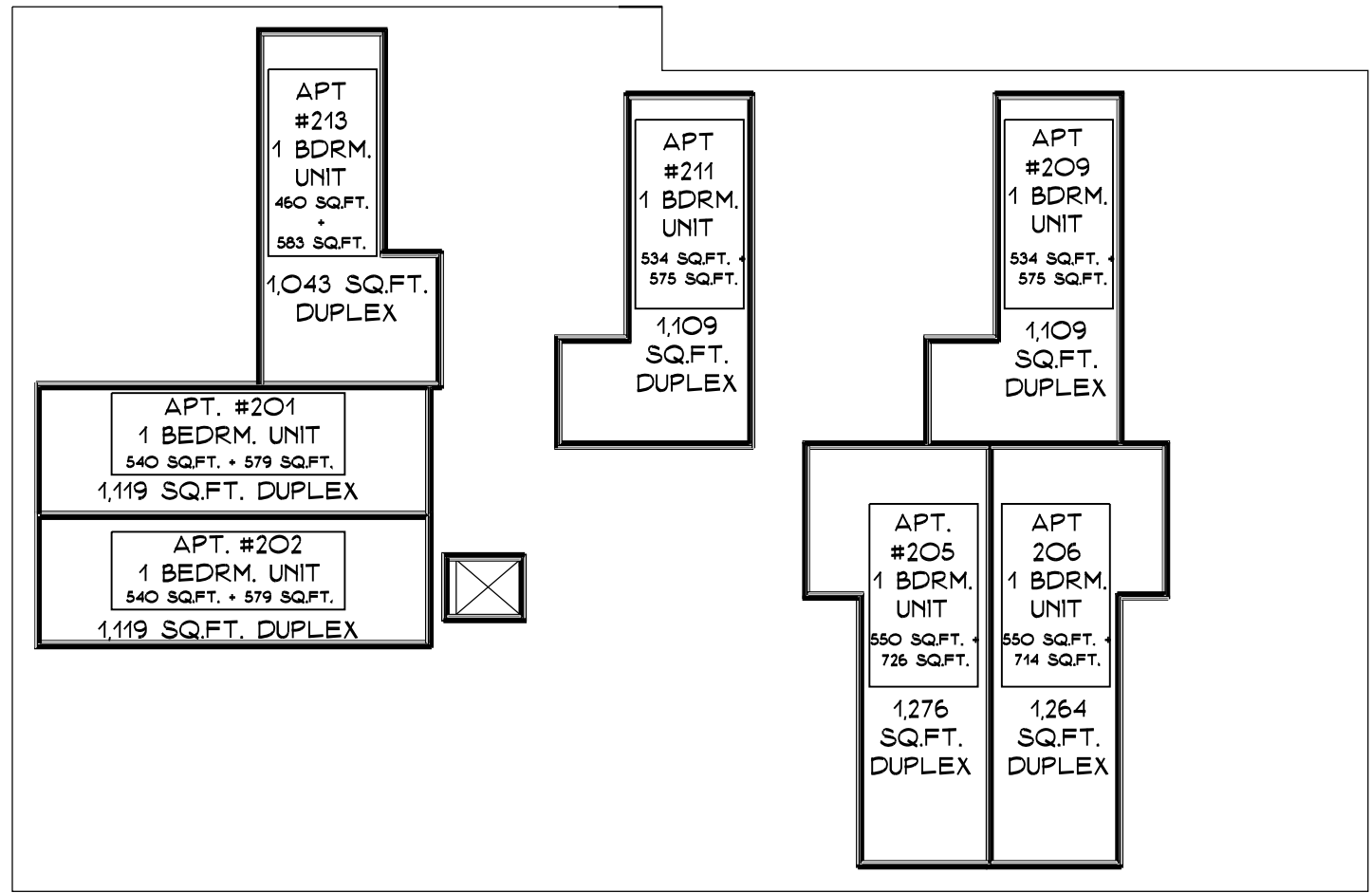
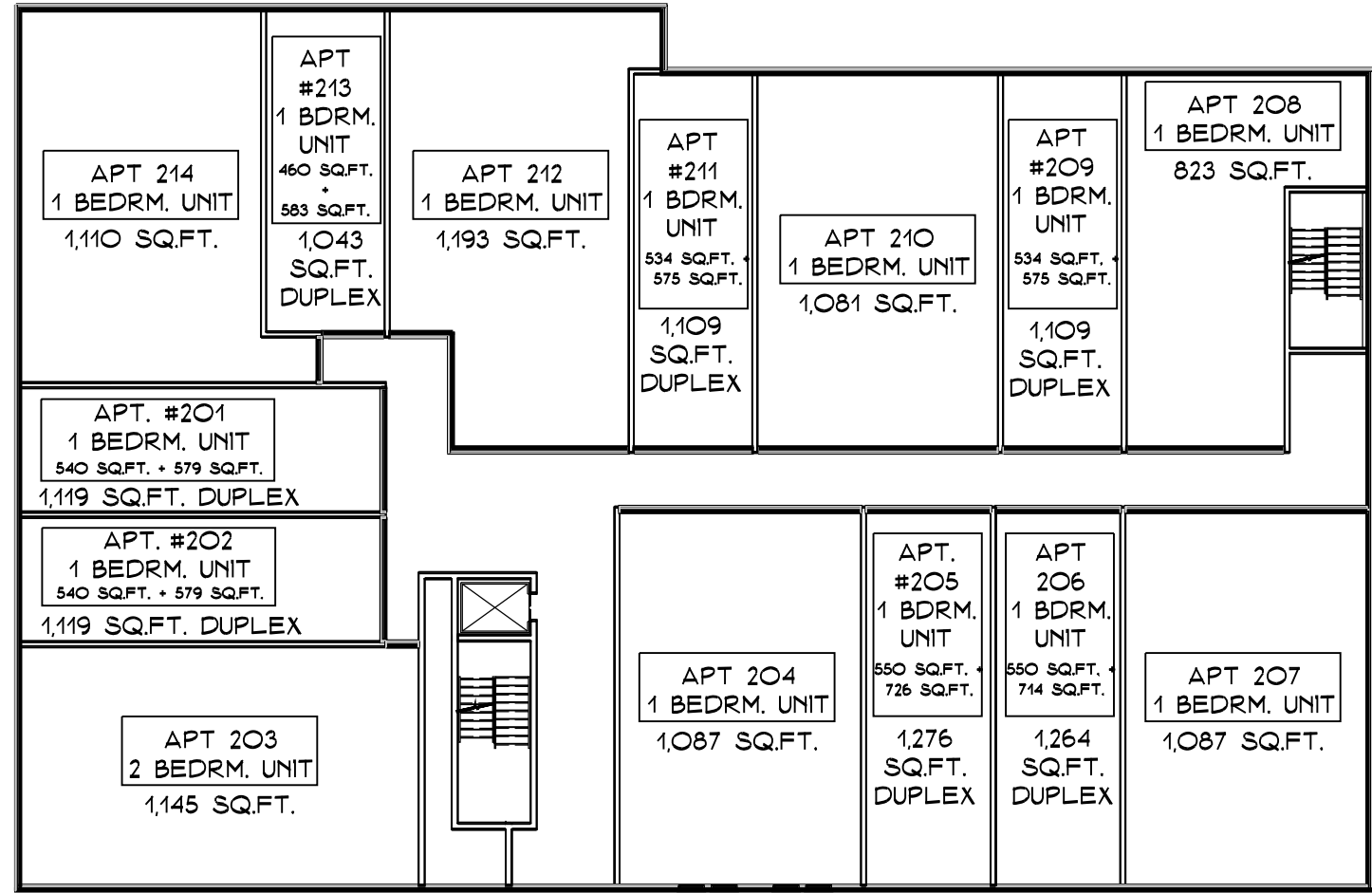


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DRAWN: JBH JGT
PCF SC
DATE: JANUARY 25, 2016

SHEET TITLE
ZONING / CODE ANALYSIS
JOB TITLE
NEW RESIDENTIAL DEVELOPMENT
PARTH KNOLLS, LLC.
87 HAWKES AVENUE
OSSINING, NEW YORK 10562

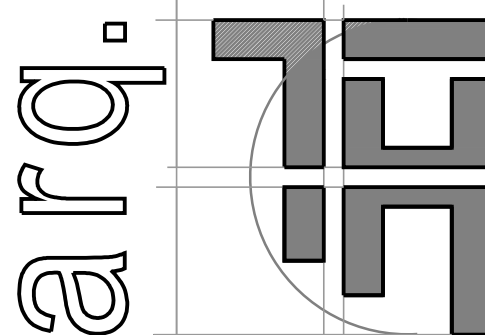
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AS SHOWN
REVISIONS
JOB NO.
15034
DRAWING
A-100

PARTH KNOLLS APARTMENTS TABULATION						
BLDNG	APT. No.	BEDROOMS		BDRM #	DUPLX	
		1bd sq.ft.	2bd sq.ft.			
B-1 / 1ST FL.	101	1,013		X		
	102	1,032		X		
	103	1,095		X		
	104	1,095		X		
	105	1,099		X		
	106		1,375	X		
	107	1,081		X		
	108	1,007		X		
	109	1,054		X		
	110		1,218	X		
SUB-TOT. B-1/1ST FL.				8	2	
B-2 / 1ST FL.	111		1,263	X		
	112	933		X		
	113	1,015		X		
	114		1,053	X		
	115		1,459	X		
	116	1,015		X		
	117	1,034		X		
	118		1,216	X		
	119		1,200	X		
	120	927		X		
	121	1,121		X		
	122	970		X		
	123	817		X		
SUB-TOT. B-2/1ST FL.				8	5	
B-1 / 2ND FL.	201	1,119		X	☒	
	202	1,119		X	☒	
	203		1,145	X		
	204	1,087		X		
	205	1,276		X	☒	
	206	1,264		X	☒	
	207	1,087		X		
	208	823		X		
	209	1,109		X	☒	
	210	1,081		X		
	211	1,109		X	☒	
	212	1,193		X		
	213	1,043		X	☒	
	214	1,110		X		
				13	1	
B-2 / 2ND FL.	215		1,264	X		
	216	1,204		X	☒	
	217	1,209		X	☒	
	218	950		X		
	219		1,255	X		
	220	1,038		X		
	221	1,202		X	☒	
	222	1,184		X	☒	
	223	1,038		X		
	224	1,185		X	☒	
	225		1,102	X		
	226		1,375	X		
	227	1,250		X	☒	
	228	1,250		X		
	229	1,196		X	☒	
			1,138	X		
				11	5	
TOTAL APTS.						
TOT. S.F./APT		43,434	16,063	40	13	
AVERAGE		1,086	1,236			
		1 BEDROOM	2 BEDROOM			



- * ALL BMR UNITS COMPLY WITH # 200-35
- ALL 1 BEDRM BMR APT UNITS ARE GREATER THAN 869 S.F. (80% OF AVERAGE 1 BEDRM SIZE)
- ALL 2 BEDRM BMR APT UNITS ARE GREATER THAN 989 S.F. (80% OF AVERAGE 2 BEDRM SIZE)
- * ALL BMR UNITS COMPLY WITH MIN. SIZES AS PER # 200-35 (B)
- * TOTAL BMR UNITS COUNT ARE :
5 ONE BEDROOM + 1 TWO BEDROOM
TOTAL 6 BMR UNITS

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



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SCHEMATICS BUILDING LAYOUT & TABULATIONS
JOB TITLE
NEW RESIDENTIAL DEVELOPMENT
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87 HAWKES AVENUE
OSSING, NEW YORK 10562

SCALE AS SHOWN
REVISIONS
JOB NO. 15034
DRAWINGS
A-100-A

DRAWN BY JBH JGT
DATE JANUARY 25, 2016