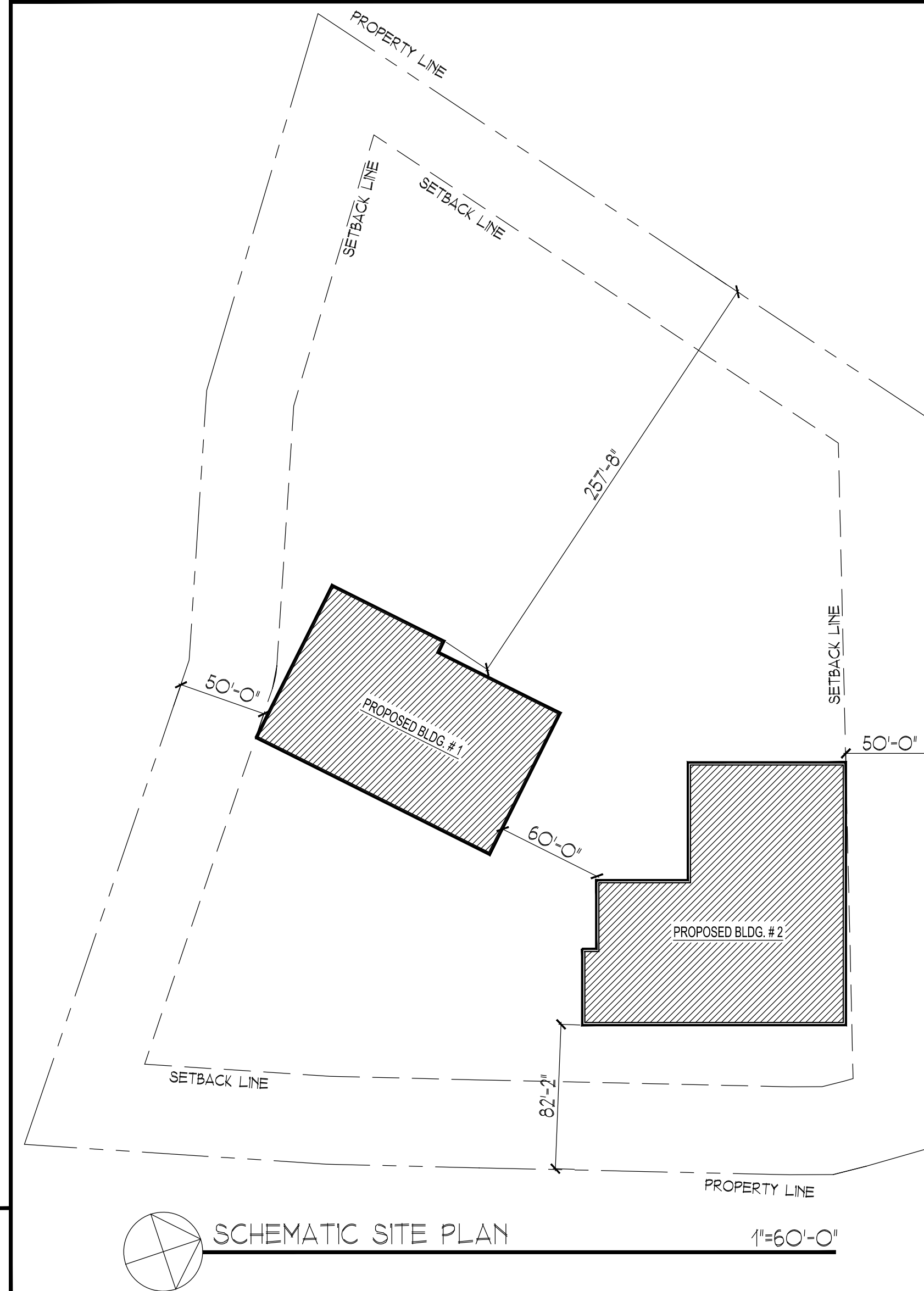


NEW RESIDENTIAL DEVELOPMENT

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 & 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 112 PROVIDED

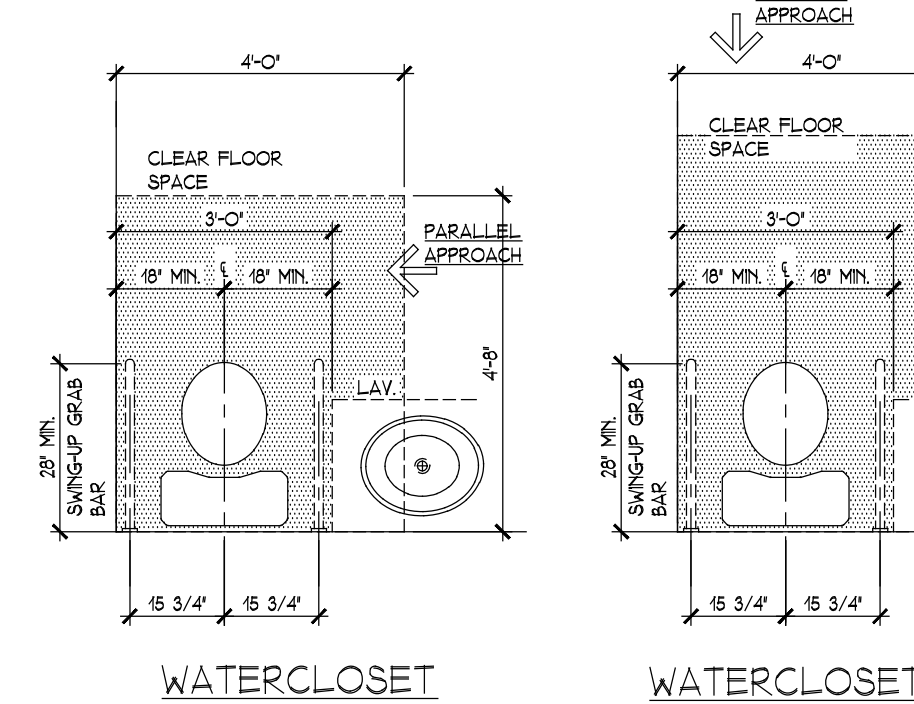
RECREATIONAL AREA (#200-16C(1) (D))
SEE C-110 SITE DESIGN CONSULTANTS DRAWINGS

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

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

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

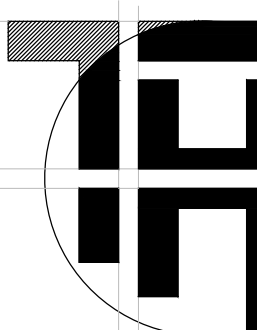


WATERCLOSET

WATERCLOSET

TUB

TUB



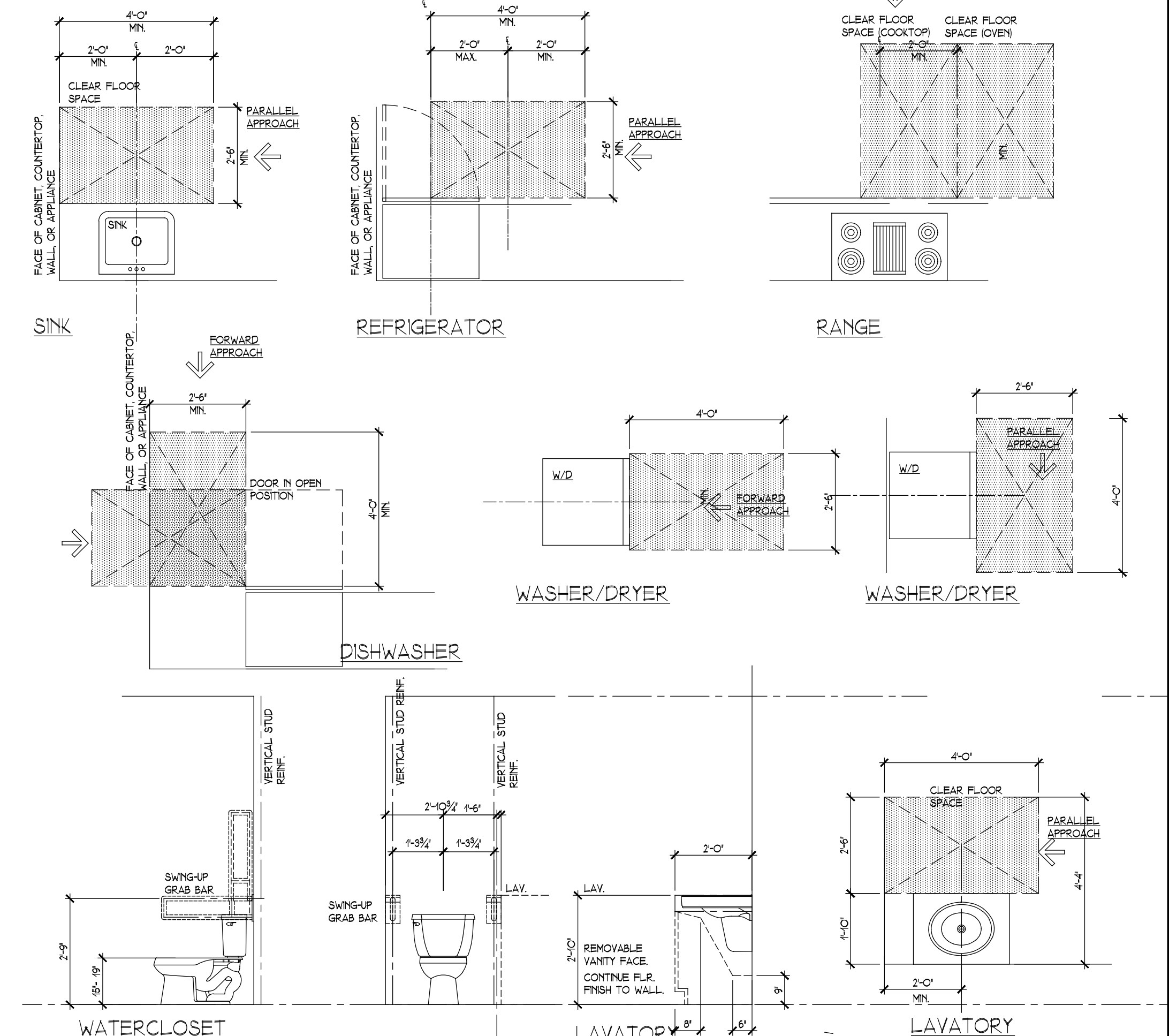
ARO HT, LLC.
DESIGN & CONSTRUCTION MANAGEMENT CONSULTANTS
100 EXECUTIVE BLVD, SUITE 205
OSSINING, NY 10562
(914) 944-3377 FAX: (866) 567-6242

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

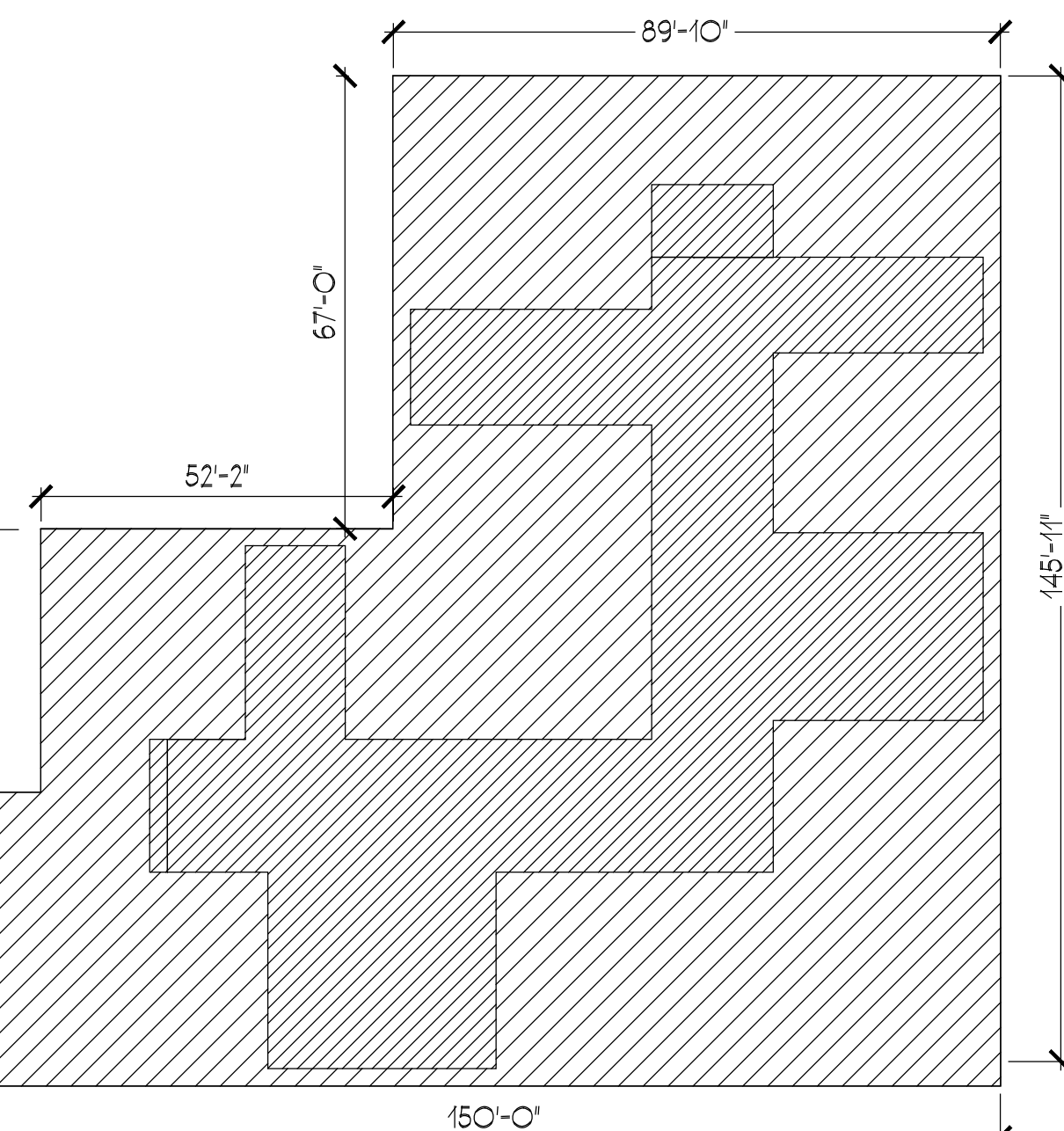
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15034
DRAWING
A-100

A.D.A STANDARDS

- NOTES:
- BCNYS 1107.6 GROUP R, ACCESSIBLE UNITS: TYPE A UNITS AND TYPE B UNITS 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.

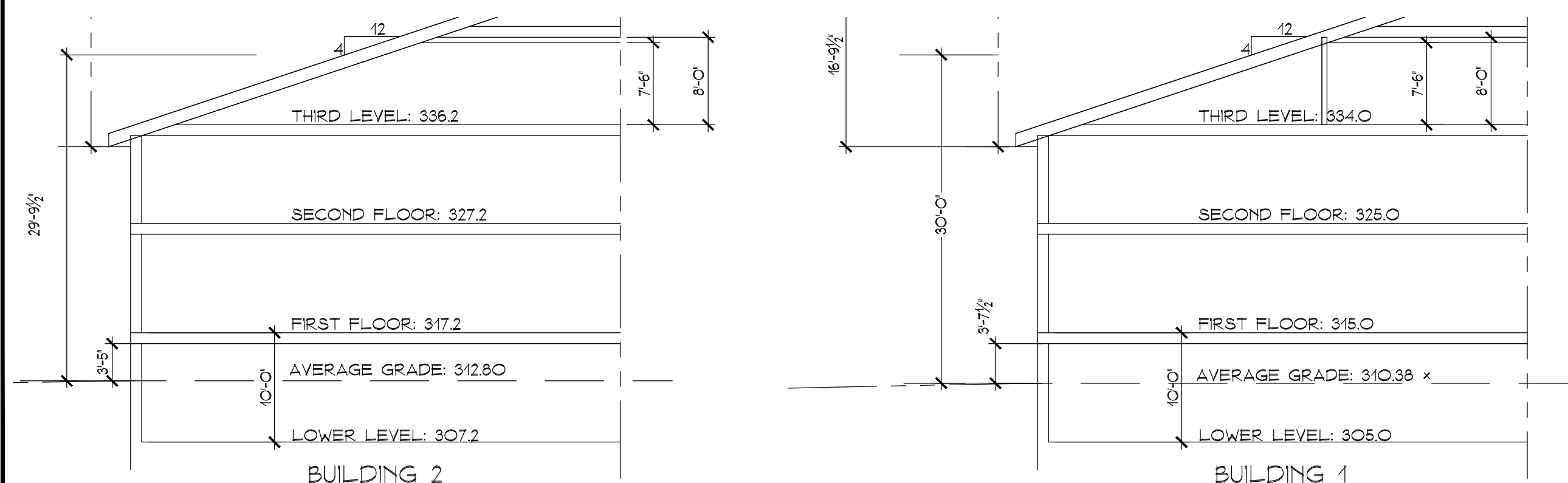


HALF STORY (BUILDING #1)
PER #200-53 MF DEFINITION OF HALF STORY PROPOSED AREA AT ROOF FRAMING WITH 90° OR GREATER CLNG HGT SHALL BE LESS THAN 50% OF TOTAL AREA.
AREA TABULATION:
PROPOSED AREA WITH CEILING AT 7'-6" OR GREATER IS 5,788 SQ.FT. OR 41.6 % OF TOTAL AREA (13,906 SQ.FT.)
SEE A-100A FOR ADDITIONAL 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

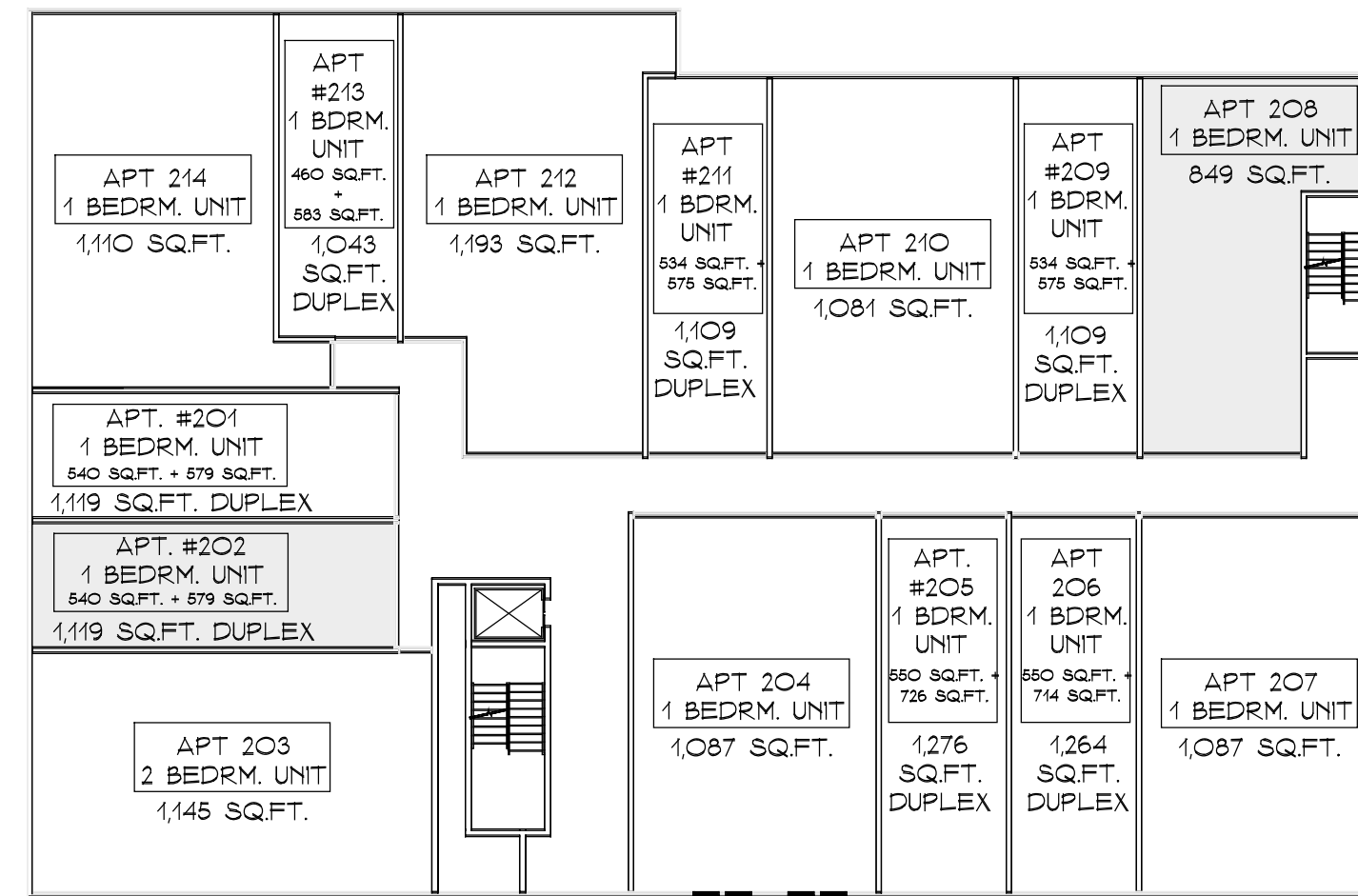


BUILDING HEIGHT TABULATION

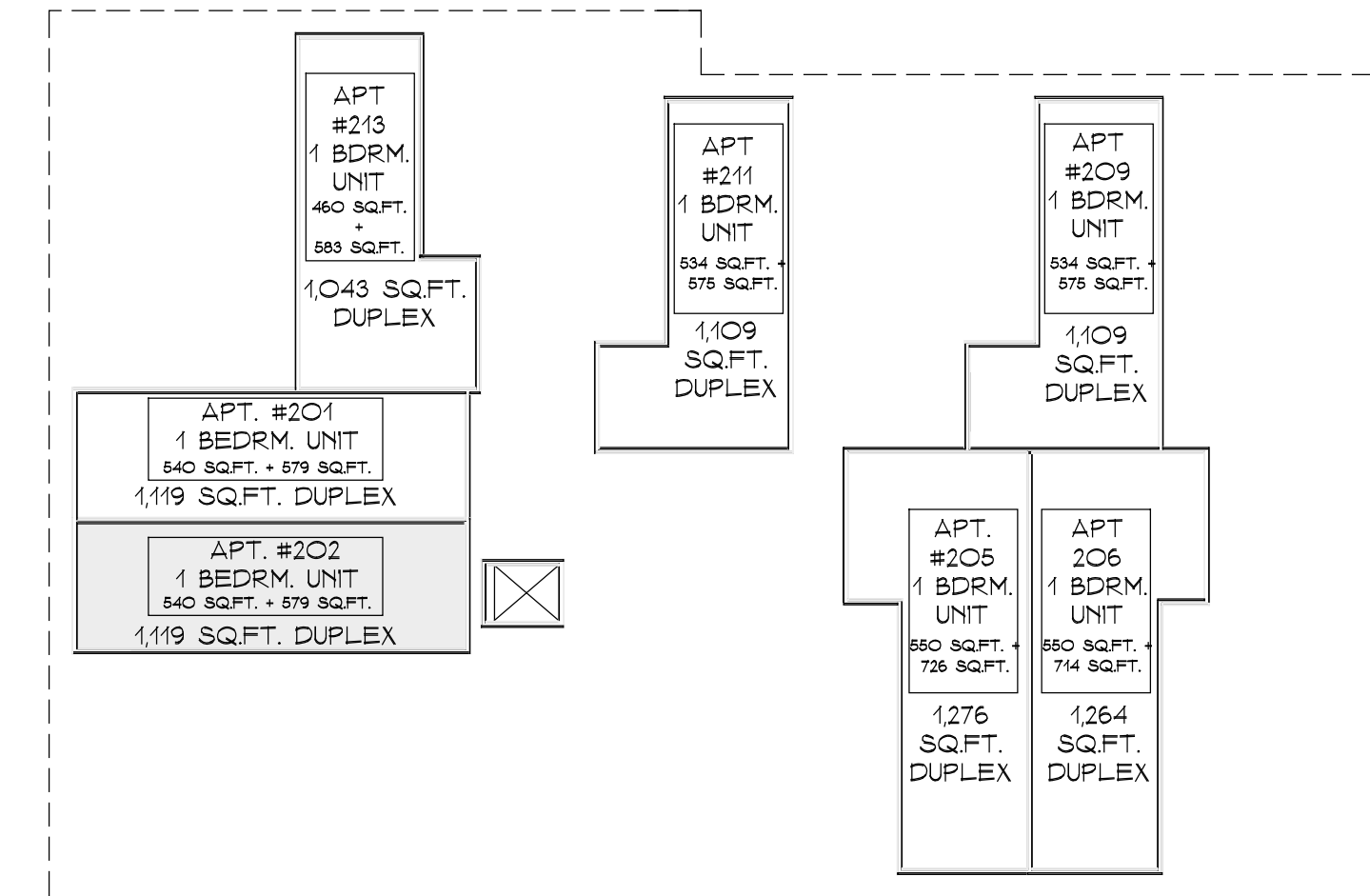
* NOTE:
REFER TO SITE DESIGN
CONSULTANTS DRAWINGS
FOR AVERAGE GRADE
CALCULATIONS



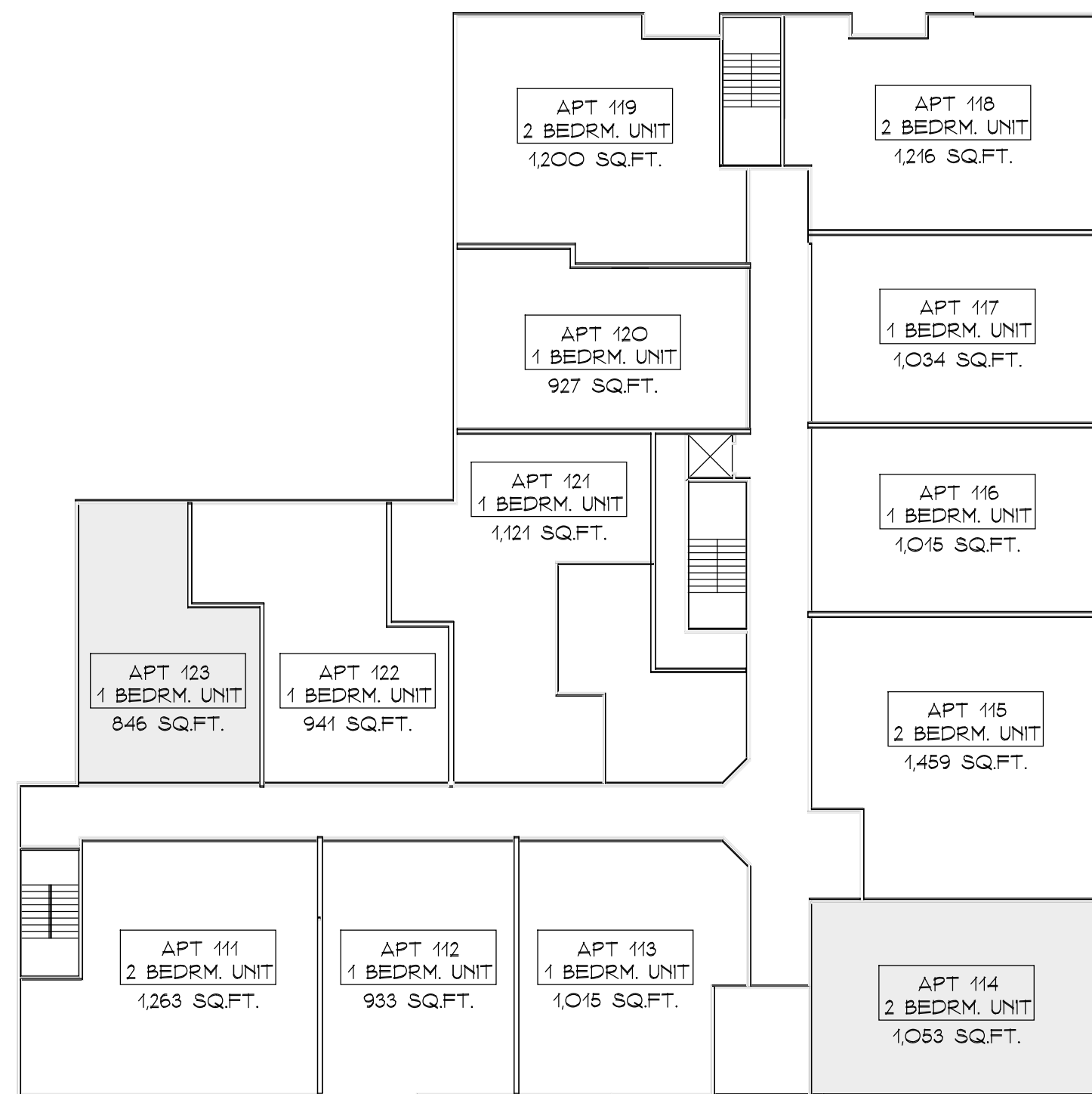
FIRST FLOOR-BUILDING #1 1" = 20'-0"



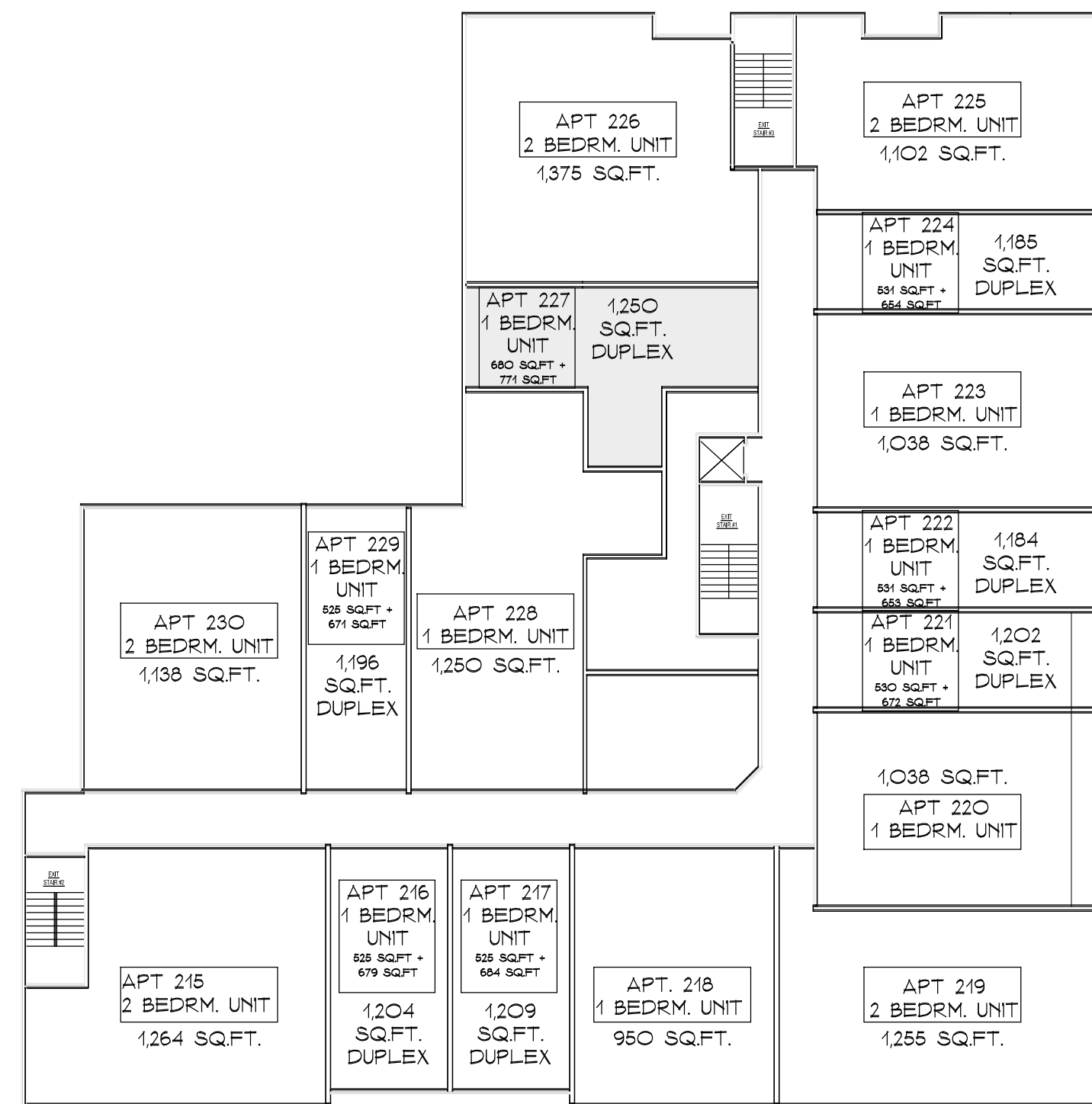
SECOND FLOOR-BUILDING #1 1" = 20'-0"



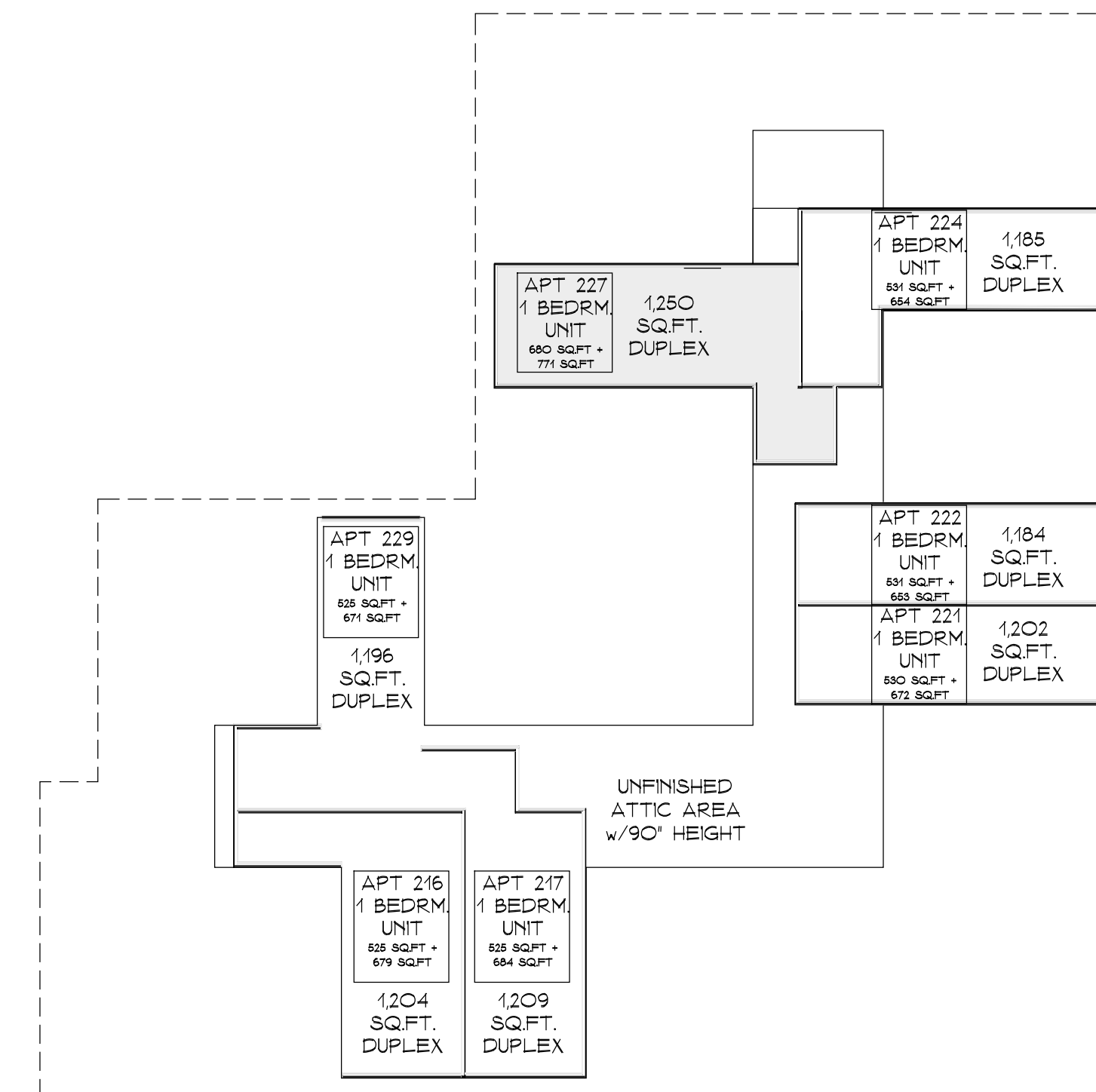
DUPLEX LEVEL-BUILDING #1 1" = 20'-0"



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



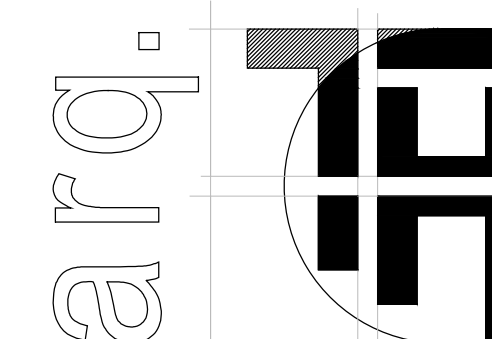
SECOND FLOOR-BUILDING #2 1" = 20'-0"



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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SCHEMATICS BUILDING LAYOUT & TABULATIONS
JOB TITLE
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