

PROPOSED MULTI-FAMILY DEVELOPMENT 1 VANDERBILT AVENUE PLEASANTVILLE, NY WESTCHESTER COUNTY

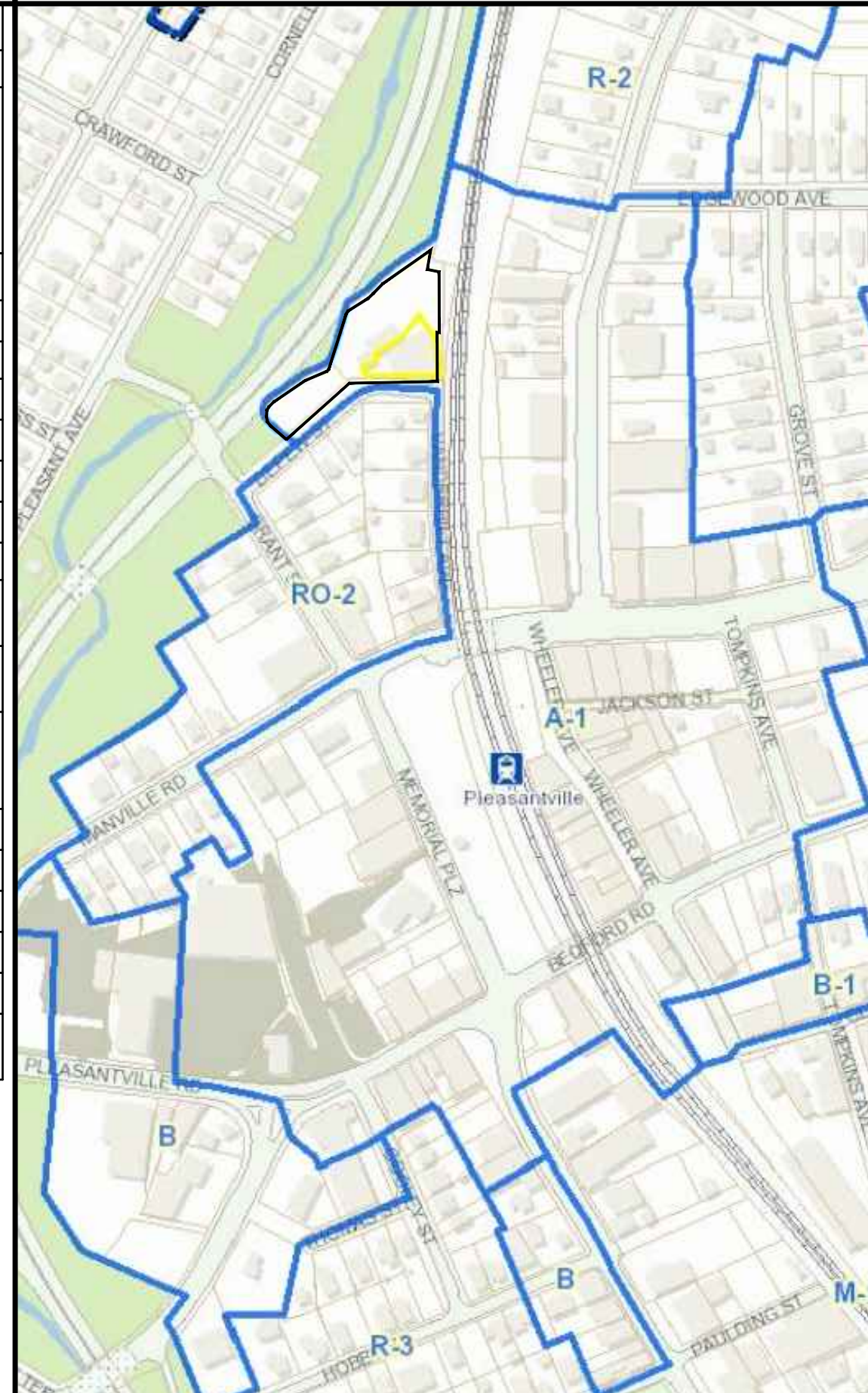
BUILDING DATA:

ZONING DATA		
ZONE USE AND PARCEL:		
ZONE: A-1 (CENTRAL BUSINESS)		
PROPOSED USE: MULTI-FAMILY; 71 UNIT APARTMENTS		
SECTION: 106.5 BLOCK: 2 LOT: 4		
AREA: 45,494 S.F.		
BULK REQUIREMENTS		
ZONE: A-1	PERMITTED/REQ'D	PROPOSED
LOT AREA:	-	45,494
MAX. COVERAGE:	80%	56%
MAX. F.A.R.:	2	1.65
MAX. BLDG. HEIGHT:	36'	35'-9"
MAX. STORIES:	3	3
MIN. FRONT YARD:	0'-0"	0'-0"
MIN. SIDE:	0'-0" OR 6'-0" IF PROVIDED	6'-0"
MIN. REAR YARD:	0'-0" OR 6'-0" IF PROVIDED	6'-0"
DEPTH OF GROUND FLOOR COMMERCIAL SPACE:	50'	0' GROUND FLOOR COMMERCIAL SPACE ***
PARKING REQUIREMENTS		
PARKING: RESIDENTIAL	104	104
PARKING: TOTALS*		104**
* 5 REQUIRED ACCESSIBLE SPACES INCLUDED IN TOTAL SPACES		
** 54 SPACES: AUTOMATED		
*** AREA VARIANCE GRANTED FOR 50' REDUCTION OF GROUND FLOOR COMMERCIAL SPACE		

UNIT & PARKING MATRIX				
FLOOR	STUDIO	1 Brm	2 Brm	TOTALS
1F	3	12	4	19
2F	3	19	3	25
3F	4	20	3	27
TOTAL	10	51	10	71
PARKING/UNIT	1.00	1.50	1.75	
PARKING TOTALS	10.00	76.50	17.50	104.00

FLOOR AREA RATIO SCHEDULE	
FLOOR	AREA
BASEMENT	0
FIRST	25,406
SECOND	25,273
THIRD	24,423
TOTAL	75,102
LOT AREA	45,494
FAR	1.65

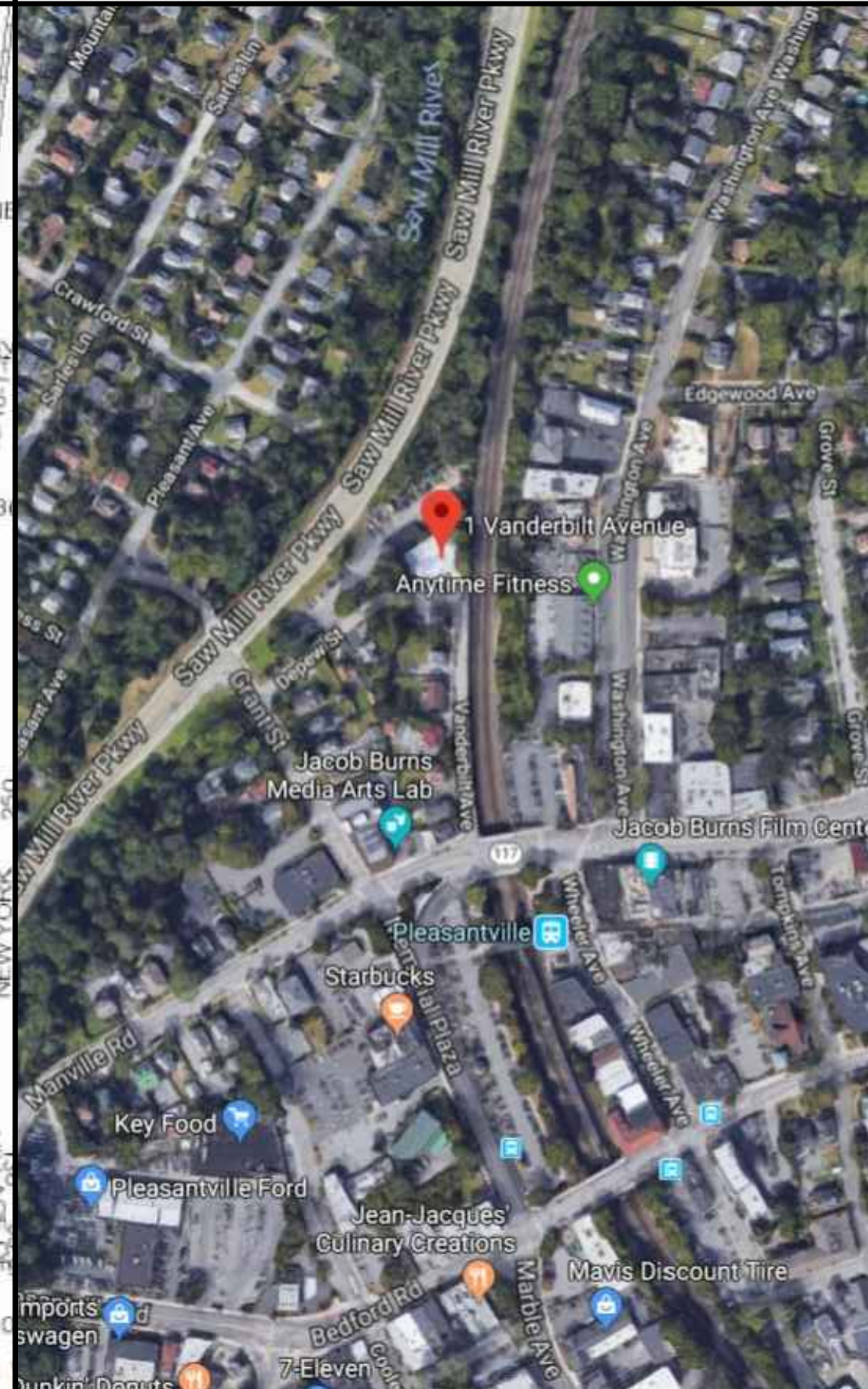
ZONING DISTRICT MAP:



VICINITY MAP:



AERIAL MAP:



LOCATION PLAN:

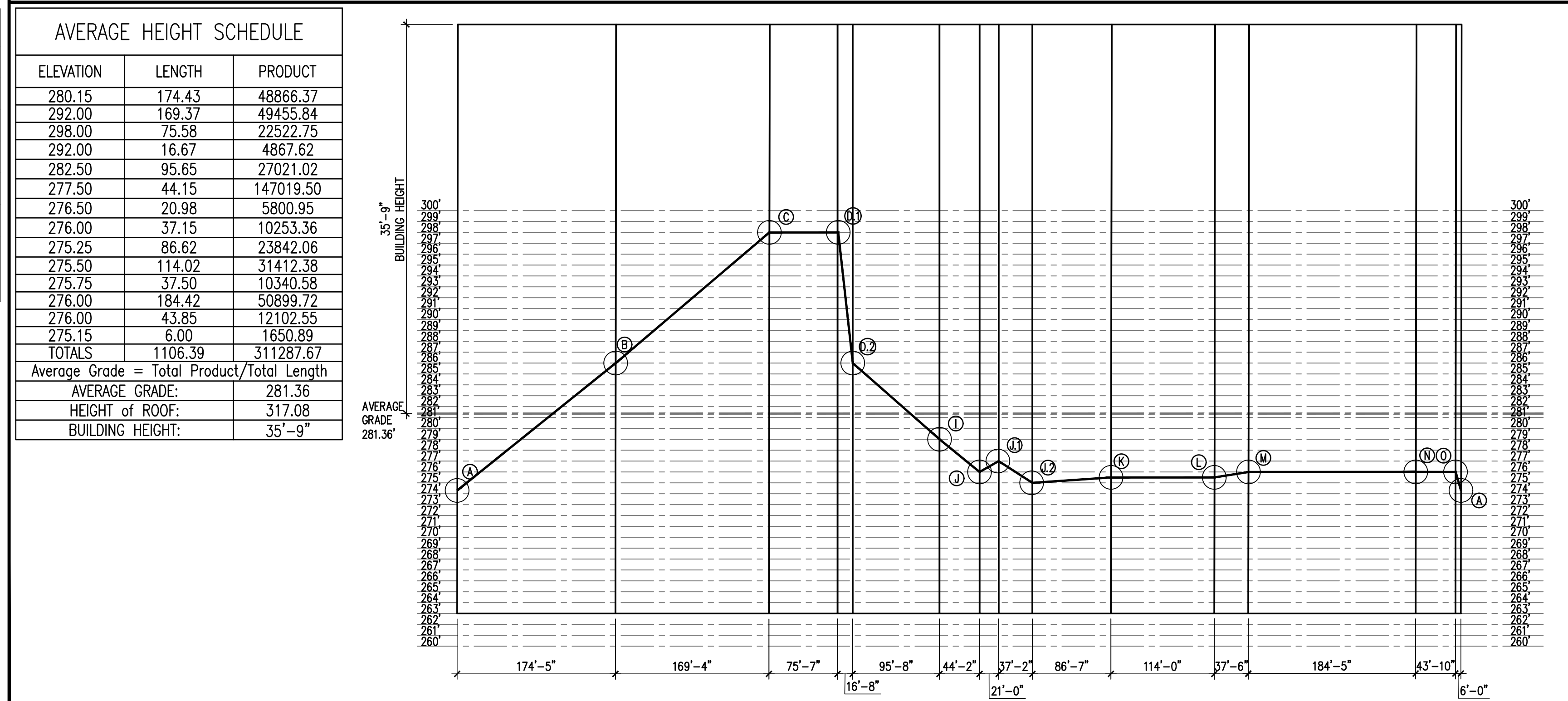


DRAWING LIST

Sheet Number	Sheet Title
SD-001	SITE DEVELOPMENT DATA
SV-101	EXISTING SURVEY
SD-100	SITE DEMOLITION PLAN
SD-101	SITE LAYOUT PLAN
SD-102	SITE LANDSCAPING PLAN
SD-103	SITE LIGHTING PLAN
SD-401	FLOOR PLANS
SD-402	BUILDING SECTIONS
SD-403	EXTERIOR ELEVATIONS
SD-501	SITE DETAILS
C-1	GRADING AND UTILITY PLAN
C-2	SOIL EROSION & SEDIMENT CONTROL PLAN
C-3	CONSTRUCTION DETAILS
C-4	CONSTRUCTION DETAILS

Rev. #	Revision Description	Date:
7	REVISIONS TO SURFACE PARKING LOT	03-13-2020
6	REVISIONS PER REDUCED BLDG FOOTPRINT	1-16-2020
5	REVISIONS PER REDUCED BLDG FOOTPRINT	12-30-2019
4	ZBA Submission	11-27-2019
3	Exterior Design Revision	11-6-2019
2	Exterior Design Revision	10-8-2019
1	ZBA Submission	4-23-2019

AVERAGE GRADE AND BUILDING HEIGHT DIAGRAM



Project Description:
**PROPOSED MULTI-FAMILY DEVELOPMENT
 1 VANDERBILT AVENUE
 PLEASANTVILLE, NY 10570**

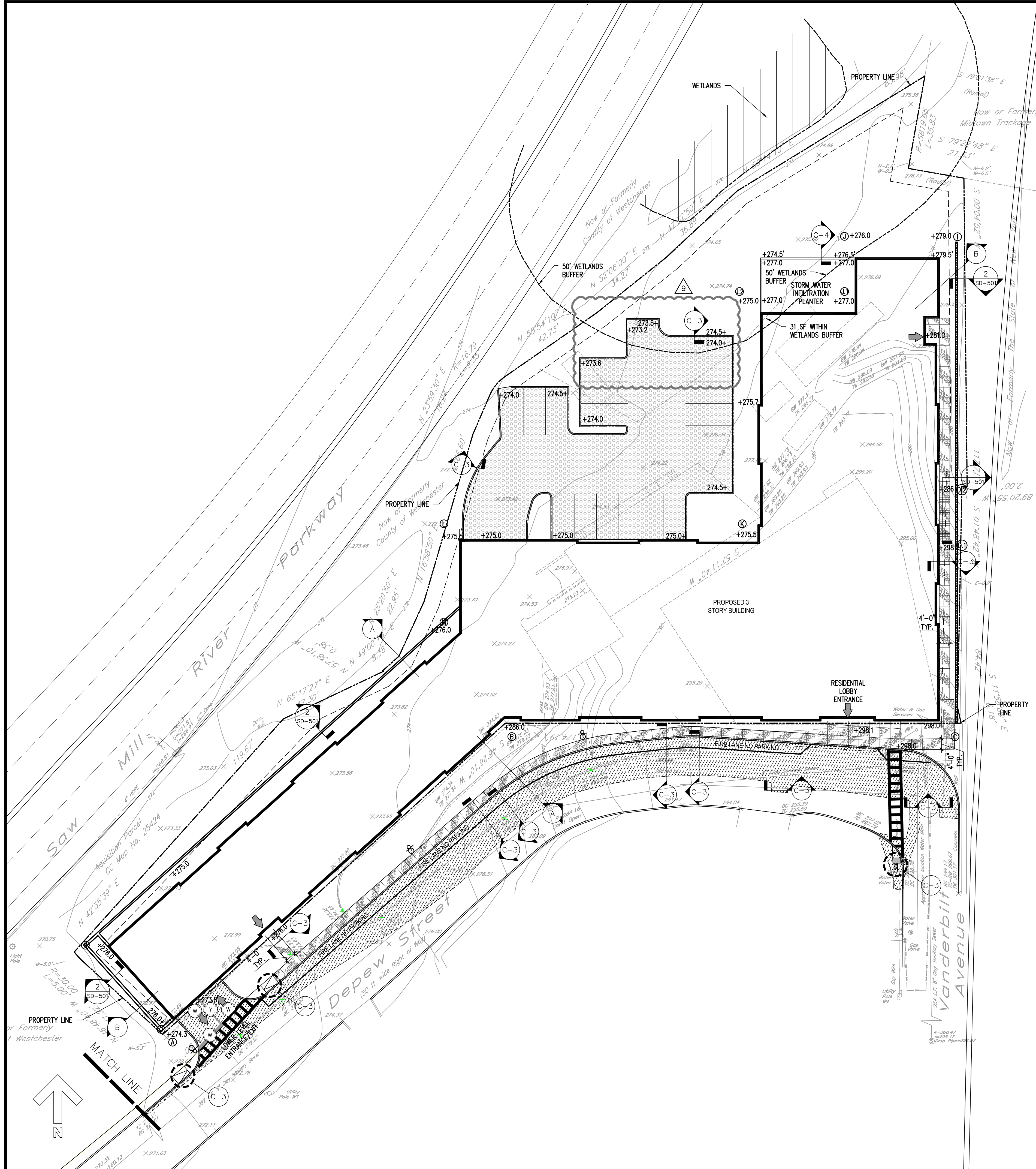
Owner/Developer:
LIGHTHOUSE PLEASANTVILLE, LLC
 5 WALLER AVENUE
 WHITE PLAINS, NY 10601

Papp Architects, P.C.
 188 East Post Road
 White Plains, N.Y. 10601
 914 949 1851

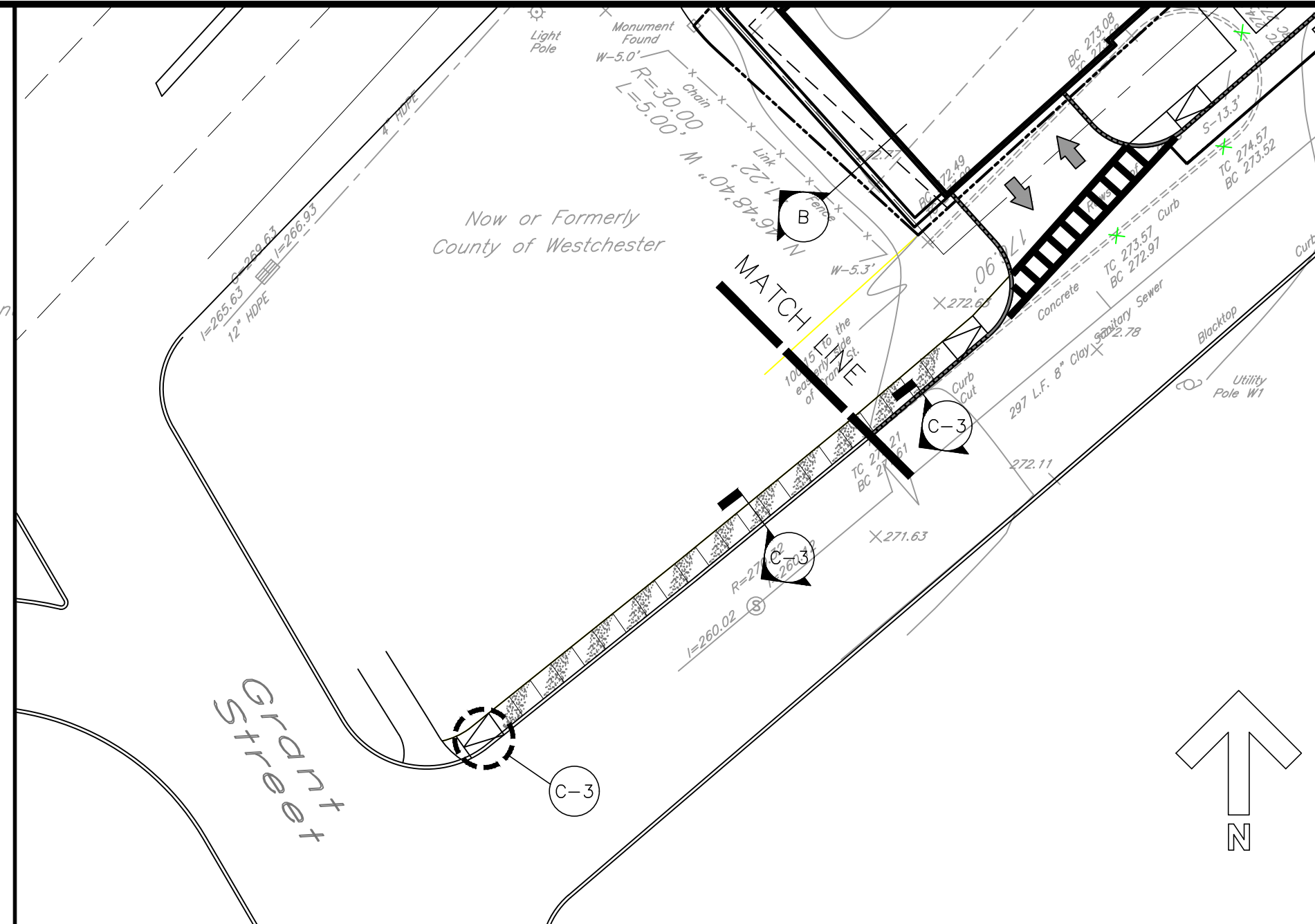
Bowman Consulting
 Civil Engineer
 54 Horsehill Road Suite 100
 Cedar Knolls, NJ 07927
 973 359 8400

Sheet Title:
SITE DEVELOPMENT DATA

Seal & Signature: Date: 1/23/2019
 Scale: AS NOTED
 Job#: 1729
 Sheet Title: **SD-001**
 Sheet: - of -



1 SITE LAYOUT PLAN
1"=20'-0"



2 PARTIAL SITE LAYOUT PLAN
1"=20'-0"

SITE LEGEND:

- PROPERTY LINE
- - - - - EXST. BUILDING TO BE REMOVED
- ▬▬▬▬▬▬▬ PROPOSED ON-SITE CONCRETE CURB. SEE DETAIL ON SHEET C-3
- ▬▬▬▬▬▬▬ PROPOSED DEPRESSED CONCRETE CURB. SEE DETAIL ON SHEET C-3.
- ▬▬▬▬▬▬▬ PROPOSED OFF-SITE CONCRETE CURB. SEE DETAIL ON SHEET C-3.
- ▬▬▬▬▬▬▬ CONCRETE RAMPS & SIDEWALKS. SEE DETAIL ON SHEET C-3.
- ▬▬▬▬▬▬▬ ASPHALT PAVEMENT. SEE DETAIL ON SHEET C-3.
- ▬▬▬▬▬▬▬ PERMEABLE PAVERS. SEE DETAIL ON SHEET C-4.
- ▬▬▬▬▬▬▬ OFF-SITE PAVEMENT PATCH. SEE DETAIL ON SHEET C-3.

SIGN TABLE:

NO.	SYMBOL	REGULATION#	MOUNTING
1		R1-1 30"X30"	WALL MOUNTED 7'-0" TO BOTTOM
2		R7-8	WALL MOUNTED 7'-0" TO BOTTOM
3		R7-1	CHANNEL 7'-0"

NOTES:

- THE CONTRACTOR WILL USE ULTRA LOW SULFUR DIESEL (ULSD) FUEL AND HAVE TRUCKS EQUIPPED WITH VARIABLE VOLUME BACK-UP ALARMS.
- ALL CONSTRUCTION UNDER THE JURISDICTION OF DPW SHALL BE IN ACCORDANCE WITH CURRENT DPW STANDARDS.
- ANY PORTION OF CITY STREETS DAMAGED BY HEAVY EQUIPMENT AND/OR UNDERGROUND UTILITY WORK SHALL BE RE-PAVED IN ACCORDANCE WITH VILLAGE OF PLEASANTVILLE / TOWN OF MOUNT PLEASANT STANDARDS.
- PROPERTY LINE AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY OF TAX LOTS 1.2, & 4, BLOCK 2, SECTION 106.5, IN THE VILLAGE OF PLEASANTVILLE / TOWN OF MOUNT PLEASANT, WESTCHESTER COUNTY, NY, DATED NOVEMBER 15, 2017, PREPARED BY WARD CARPENTER ENGINEERS INC.
- GARBAGE/RECYCLING SHALL BE STORED WITHIN THE BUILDING AND BE ROLLED TO THE SERVICE TRUCK AT THE TIME OF PICK UP IN ACCORDANCE WITH THE ROUTING PLAN. A PRIVATE HAULER WILL SERVICE THE PROJECT.

Rev. #	Revision Description	Date:
9	REVISIONS TO SURFACE PARKING LOT	03-13-2020
8	REVISIONS PER PUBLIC WORKS COMMENTS	02-17-2020
7	REVISION PER REDUCED BLDG FOOTPRINT	1-27-2020
6	REVISIONS PER REDUCED BLDG FOOTPRINT	1-16-2020
5	REVISIONS PER REDUCED BLDG FOOTPRINT	12-30-2019
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 973 359 8400

Sheet Title:
SITE LAYOUT PLAN

Seal & Signature:

Date: 1/23/2019
 Scale: AS NOTED
 Job#: 1729
 Sheet Title: **SD-101**
 Sheet: - of -

