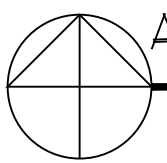
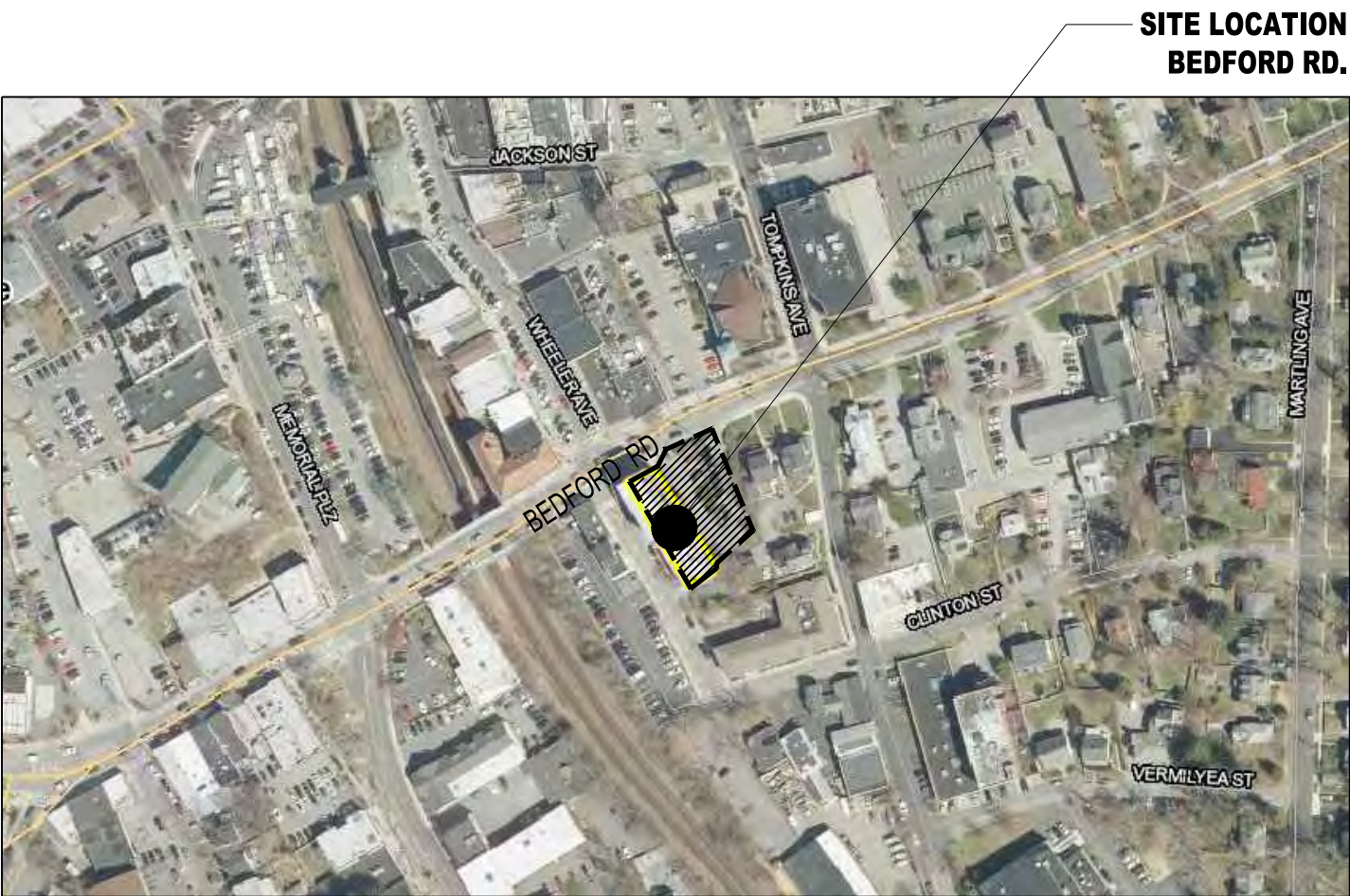


THE LANDMARK AT 444
PROPOSED MIXED USE DEVELOPMENT
444 BEDFORD RD. PLEASANTVILLE, NY. 10570

AERIAL MAP



AERIAL VIEW

N.T.S.

THE LANDMARK AT 444 TEAM

OWNER:	444 ASSOCIATES, L.L.C. 100 EXECUTIVE BLVD. SUITE 201 OSSINING, NY 10562
ARCHITECT/ENGINEER:	ARQ ARCHITECTURE P.C. JORGE B. HERNANDEZ R.A. A.I.A. CHRIS UTSCHING P.E. 100 EXECUTIVE BLVD. SUITE 204-205 OSSINING, NY 10562
TRAFFIC CONSULTANT:	STARKE W. HIPPI, PE LABELLA ASSOCIATES
LAND USE CONSULTANT:	LAW OFFICE OF JEFFREY W. GASBARRO 200 EXECUTIVE BLVD. OSSINING, NY 10562

DRAWING LIST

T-100	TITLESHEET
S-100	EXIST. SITE PLAN, AND IMAGES
S-101	PROPOSED SITE PLANS, DEVELOPMENT PLANS, ZONING DATA AND IMAGES
S-102	EXIST. & PROPOSED SCHEMATIC PLAN AND DRONE PHOTOS
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S-106	PROPOSED INTERSECTION SIGHT DISTANCE PLAN W/ AERIAL VIEW
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S-108	PROPOSED VEHICLE MANEUVERABILITY PLANS AND EXIST. & PROPOSED CIVIL SPACE PLANS WITH IMAGES
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A-401	NEIGHBORHOOD ANALYSIS
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A-403	EXISTING & PROPOSED 3D VIEWS

PROPOSED FRONT ELEVATION



VIEW @ BEDFORD RD.

N.T.S.



VIEW @ WHEELER AVE.

N.T.S.



EXIST. BUILDING IN 1920

N.T.S.



EXIST. BUILDING IN 2022

N.T.S.



PROPOSED VIEW

N.T.S.



EXIST. BUILDING IN 2022

N.T.S.



PROPOSED NORTH WEST VIEW

N.T.S.



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JORGE B. HERNANDEZ R.A. A.I.A.
LICENSE NUMBER: 030424-1
CERTIFICATE NUMBER: 2323601

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REV. DRAWINGS	4/9/2025	ARQ
PUBLIC HEARING	4/30/2025	ARQ

DRAWING TITLE:

TITLE SHEET

PROJECT:

THE LANDMARK AT 444

PROJECT ADDRESS:

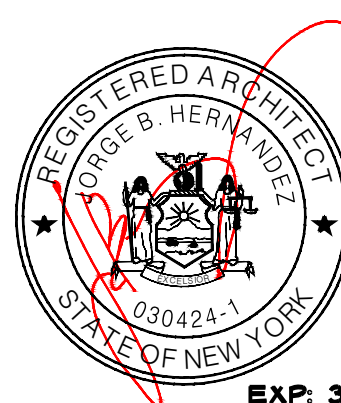
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NY 10570

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3/12/2021

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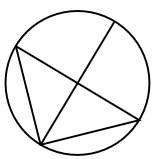
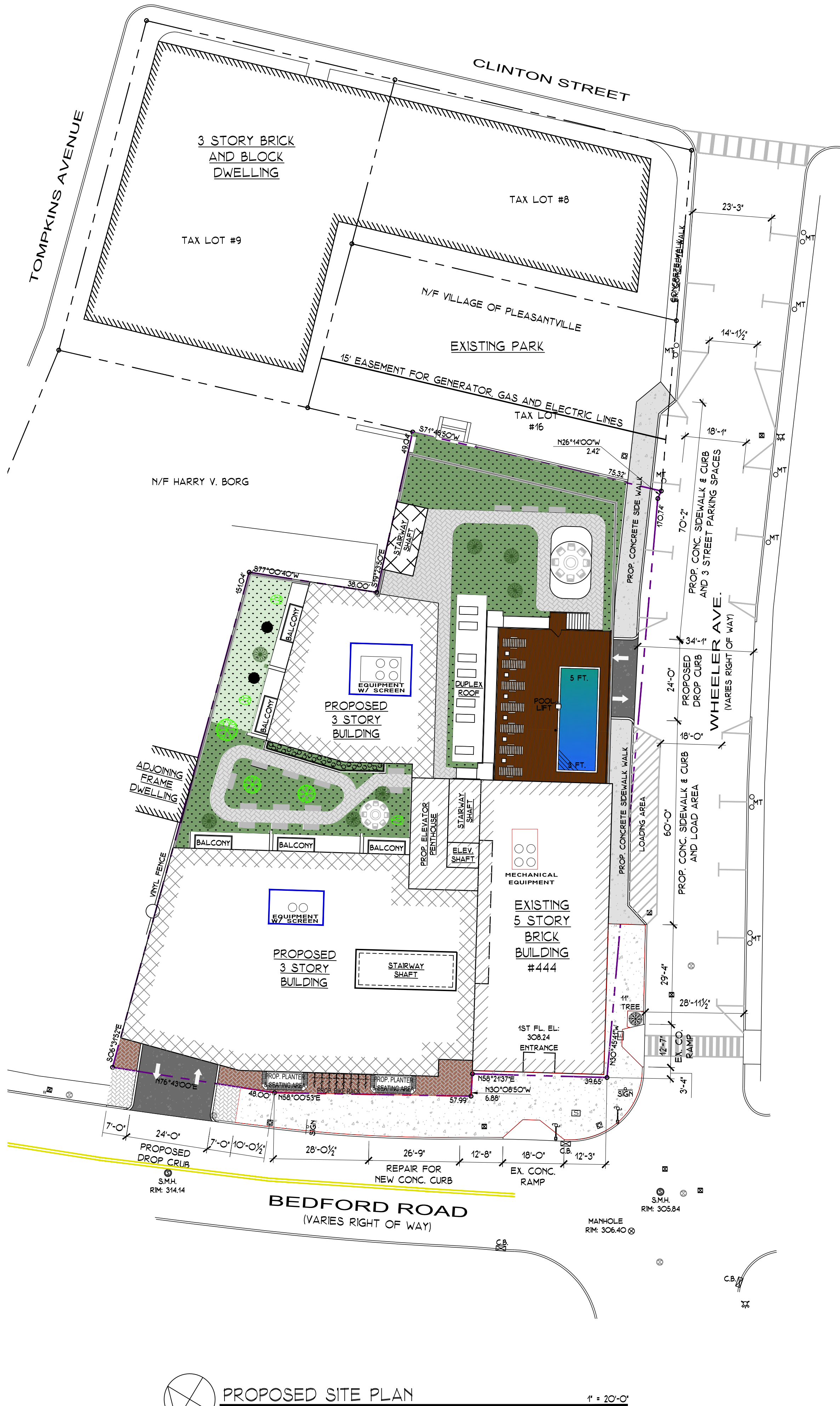
DWG. NO.:

T-100



PROPOSED DEVELOPMENT PLAN

N.T.S.



PROPOSED SITE PLAN

1" = 20'-0"

CONSTRUCTION NOTES:

- IMPROVEMENTS WITHIN THE VILLAGE RIGHT-OF-WAY (ROW) SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING DPW STANDARD CONSTRUCTION DETAILS (SD).
- BEDFORD ROAD AND WHEELER AVENUE EXISTING PORTLAND CEMENT CONCRETE (PCC) CURB, SIDEWALK AND DRIVEWAY APRONS FRONTING THE PROPOSED PROJECT SHALL BE REPLACED IN ACCORDANCE WITH APPLICABLE VOP DPW STANDARD CONSTRUCTION DETAILS.
- WHEELER AVENUE SHALL BE MILLED AND RESURFACED (2 INCH DEPTH) WITH NYS DOT 6 F3 HOT MIX ASPHALT (HMA) TOP COURSE BETWEEN THE WHEELER AVENUE AND CLINTON STREET EXISTING CROSSWALKS.
- EXISTING WATER SERVICE LINE SHALL BE DISCONNECTED IN ACCORDANCE WITH DPW REQUIREMENTS. PROPOSED DOMESTIC AND WATER SERVICES SHALL BE SEPARATE LINES AND CONNECTED TO THE WHEELER AVENUE 8 INCH CIP WATER MAIN WITH A PROPOSED 5 GATE VALVE CONFIGURATION AND DUCTILE IRON SOLID SLEEVE FITTINGS IN ACCORDANCE WITH DPW REQUIREMENTS (SD-3C).
- EXISTING SANITARY SEWER SERVICE LINE SHALL BE DISCONNECTED IN ACCORDANCE WITH DPW REQUIREMENTS (SD-4G). PROPOSED SANITARY SEWER SERVICE SHALL BE 4 INCH MINIMUM DIAMETER AND CONNECTED TO THE WHEELER AVENUE EXISTING 8 INCH SANITARY SEWER MAIN IN ACCORDANCE WITH DPW REQUIREMENTS (SD-4C).
- APPLICANT SHALL PERFORM SANITARY SEWER FLOW MONITORING IN THE WHEELER AVENUE SANITARY SEWER MANHOLE(S) FOR A DURATION AND SIGNIFICANT RAINFALL EVENTS AS DIRECTED BY DPW. APPLICANT SHALL PROVIDE SANITARY SEWER FLOW/LOADING CALCULATIONS FOR THE PROPOSED DEVELOPMENT. DPW REQUIRES THAT SANITARY SEWER PEAK FLOW DOES NOT EXCEED 67% OR 2/3 OF THE SANITARY SEWER MAIN CAPACITY/DIAMETER. THE APPLICANT WILL BE REQUIRED TO PERFORM DOWNSTREAM SANITARY SEWER IMPROVEMENTS IF FLOW WITHIN THE WHEELER AVENUE EXISTING SANITARY SEWER MAIN EXCEEDS 67% OF THE PIPE CAPACITY (AT PEAK FLOW).
- WHEELER AVENUE (BETWEEN BEDFORD ROAD AND CLINTON STREET) EXISTING 8 INCH VCP SANITARY SEWER MAIN SHALL BE CURED-IN-PLACE PIPE (CIPP) LINED TO MITIGATE INFLOW/INFILTRATION (I/I). APPLICANT SHALL INSPECT AND VERIFY IF THE WHEELER AVENUE SANITARY SEWER MAIN WAS PREVIOUSLY CIPP LINED. CIPP LINING WILL NOT BE REQUIRED IF THIS PREVIOUSLY COMPLETION FOR THIS PORTION OF SANITARY SEWER.
- WHEELER AVENUE EXISTING TWO (2) SANITARY SEWER MANHOLES SHALL REQUIRE TRENCHLESS (IE. 1/2 INCH THICK CEMENTITIOUS LINING) MANHOLE REHABILITATION, AND MANHOLE CASTING REPLACEMENT (REFER TO ATTACHED SD-3E AND 11).
- APPLICANT SHALL BE RESPONSIBLE TO CORE DRILL AND PROVIDE A SOLID 4 INCH PVC SDR-35 SLEEVE FOR REPLACEMENT OF EXISTING PARKING METER POSTS TEMPORARILY REMOVED FOR THE PROJECT.

- a. Proposed Domestic Water Service = **2 inch** Type 'K' Copper (Class 54 DIP if >2")
b. Proposed Fire Service = **4 inch** Class 54 Ductile Iron Pipe (DIP)
c. Proposed Sanitary Sewer Service = **6 inch** PVC SDR-35

		REQMENTS	EXISTING	PROPOSED	VARIANCE
MAX. BUILDING WALL LENGTH	FT.	N.R.	148.25'	166.16'	-
PARKING REQUIREMENTS					
EXISTING PARKING TABULATION		= 80.4 = 80 PARKING SPACES = 16 PARKING SPACES			NO
24,124 SQ. FT. (BUSINESS OFFICE) / 300 S.F.					
TOTAL REQUIRED					
TOTAL PROVIDED					
PROPOSED PARKING TABULATION					
20 (1 BEDROOM APARTMENT) X 1 PARKING SPACE		= 20 PARKING SPACES			
16 (2 BEDROOMS APARTMENT) X 15 PARKING SPACE		= 24 PARKING SPACES			
RETAIL SPACE = 2,146 S.F. / 300 S.F.		= 7 PARKING SPACE			
TOTAL REQUIRED		= 51 PARKING SPACES			
TOTAL PROVIDED		= 51 PARKING SPACES			
ADDITIONAL PARKING TABULATIONS (#185-38 VILLAGE OF PLEASANTVILLE ZONING ORDINANCE)					
STANDARD SIZE PARKING SPACES (#185-38(C)) Min. 8.5'X10' = 44 PARKING SPACES = 86.28%					
COMPACT SIZE PARKING SPACES (#185-38(F)) Min. 7.5'X15' = 7 PARKING SPACES = 13.72%					
TOTAL = 51 PARKING SPACES = 100%					
<u>7 COMPACT SIZE PARKING SPACES = 13.72% LESS THAN 30% (#185-38(F)(3)) = OK</u>					
MINIMUM ACCESSIBLE PARKING SPACES (TABLE #208.2 2010 ADA STANDARDS)					

ZONING DATA - VILLAGE OF PLEASANTVILLE					
NAME OF OWNER: 444 ASSOCIATES CO. LLC.					
NAME OF ARCHITECT: JORGE B. HERNANDEZ R.A. A.I.A. (ARQ. ARCHITECTURE PC)					
TAX MAP DESIGNATION: SECT: 106.6 BLOCK: 5 LOT: 16,17,18,19 & 20					
ZONING DISTRICT: A-1 CENTRAL BUSINESS DISTRICT					
		REQMENTS	EXISTING	PROPOSED	VARIANCE
MIN. LOT AREA	SQ. FT.	2,500 S.F.	22,331 S.F.	N.C.	NO
MIN. LOT WIDTH	FT.	N.R.	-	N.C.	-
MIN. LOT DEPTH	FT.	N.R.	-	N.C.	-
MIN. FRONT YARD SBK (BEDFORD ROAD)	FT.	N.R.	O	N.C.	-
MIN. FRONT YARD SBK (WHEELER AVENUE)	FT.	N.R.	O	N.C.	-
MIN. EACH SIDE YARD SBK	FT.	NONE OR 6' x	26.0'	6.0'	NO
MIN. BOTH SIDE YARD SBK	FT.	-	26.0'	6.0'	-
MIN. REAR YARD SBK	FT.	N.R.	-	O	-
MIN. EACH SIDE YARD SETBACK ADJACENT TO RESIDENCE DISTRICT	FT.	20.0'	NOT APPLICABLE	-	-
MIN. REAR YARD SETBACK ADJACENT TO RESIDENCE DISTRICT	FT.	20.0'	NOT APPLICABLE	-	-
MAX. FLOOR AREA RATIO (2.0)	SQ. FT.	44,662 S.F.	24,124 S.F.	48,510 S.F.	-
MAX. F.A.R. BONUS (15%)	SQ. FT.	51,361 S.F.	-	50,872 S.F.	-

SAFE DIG

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NY Industrial Code Rule 753 requires no less than two working days notice, but not more than ten days notice.

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FAX: (866) 567-6240

JORGE B. HERNANDEZ R.A. A.I.A.
LICENSE NUMBER: 030424-1
CERTIFICATE NUMBER: 2323601

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REV. DRAWINGS	2/26/2025	ARQ
REV. DRAWINGS	4/9/2025	ARQ
PUBLIC HEARING	4/30/2025	ARQ

DRAWING TITLE:

PROPOSED SITE PLANS,
DEVELOPMENT PLANS, ZONING
DATA AND IMAGES

PROJECT:

THE LANDMARK AT 444

PROJECT ADDRESS:

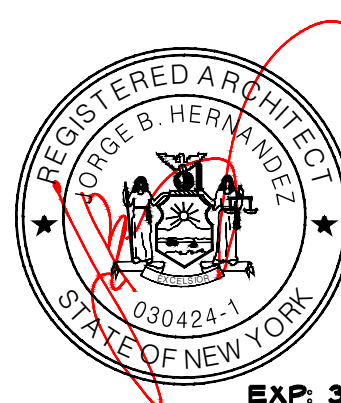
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SEAL & SIGNATURE



DATE:

3/12/2021

PROJECT NO:

21-037

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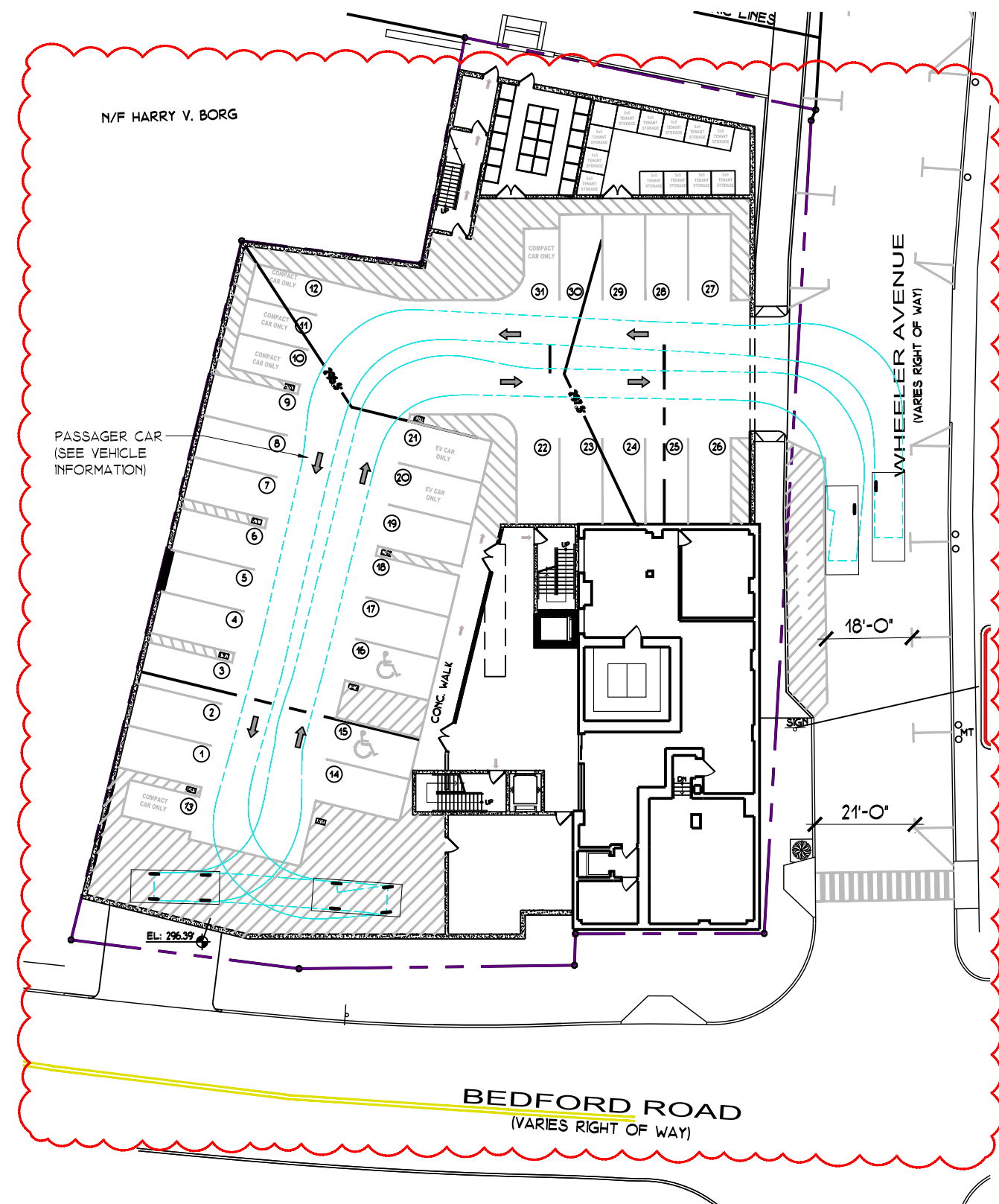
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JBH

DWG. NO:

S-101

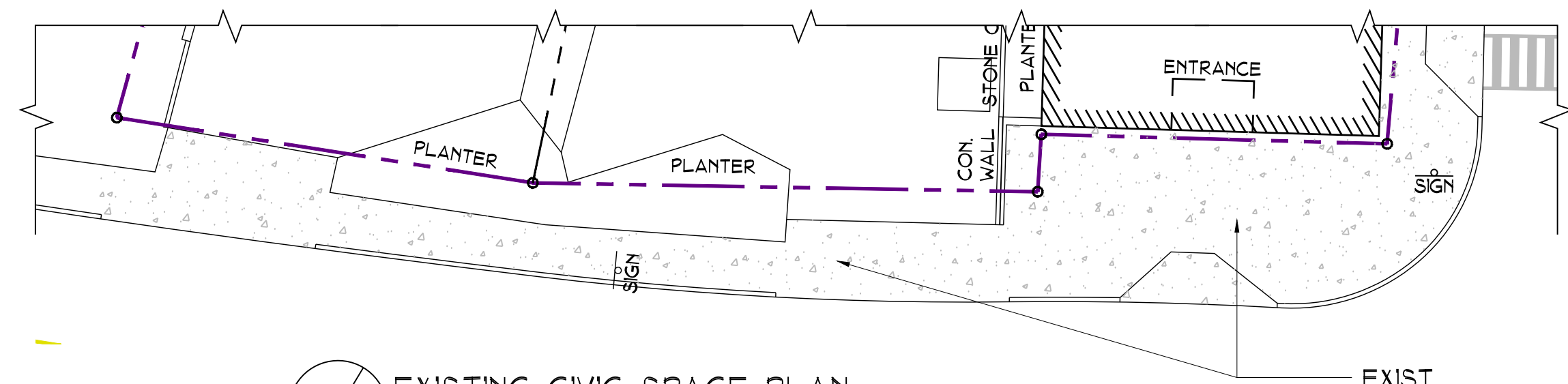


VEHICLE INFORMATION		N.T.S.	
PASSENGER CAR:		22' DELIVERY VEHICLE:	
OVERALL LENGTH:	19'-0"	OVERALL LENGTH:	22'-9"
OVERALL WIDTH:	7'-0"	OVERALL WIDTH:	6'-5"
OVERALL BODY HEIGHT:	4'-3"	OVERALL BODY HEIGHT:	8'-9"
TRACK WIDTH:	6'-0"	TRACK WIDTH:	6'-5"

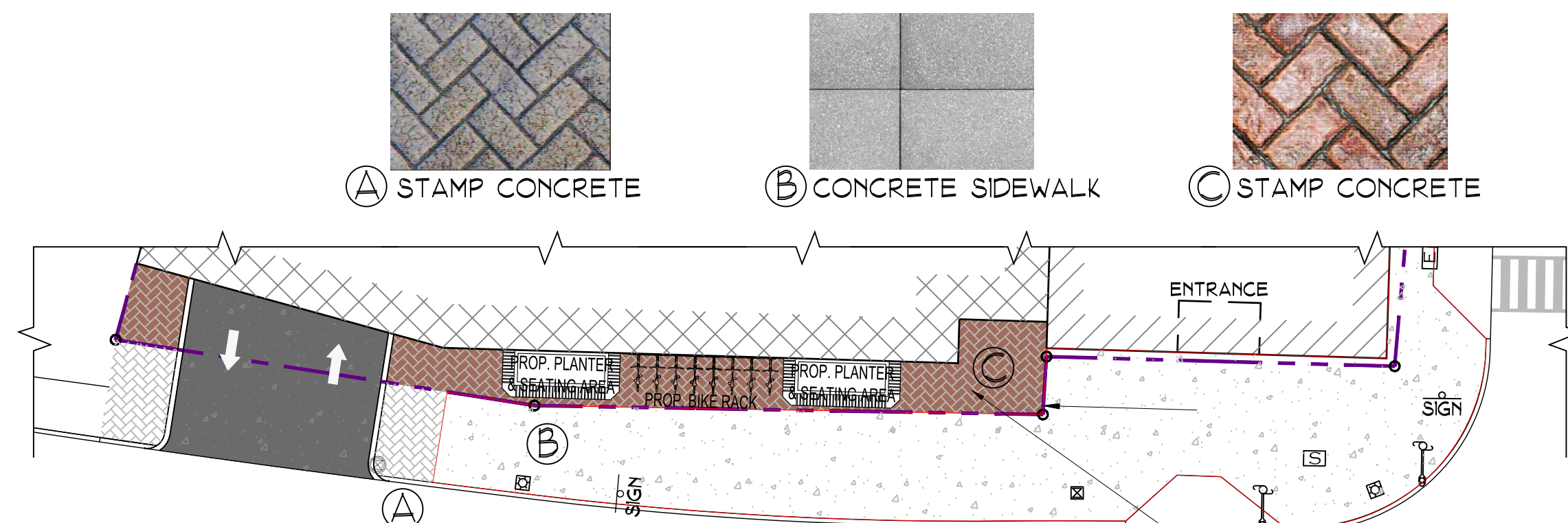
PROPOSED LOWER LEVEL
VEHICLE MANEUVERABILITY
(PASSENGER CAR)
1" = 30'-0"



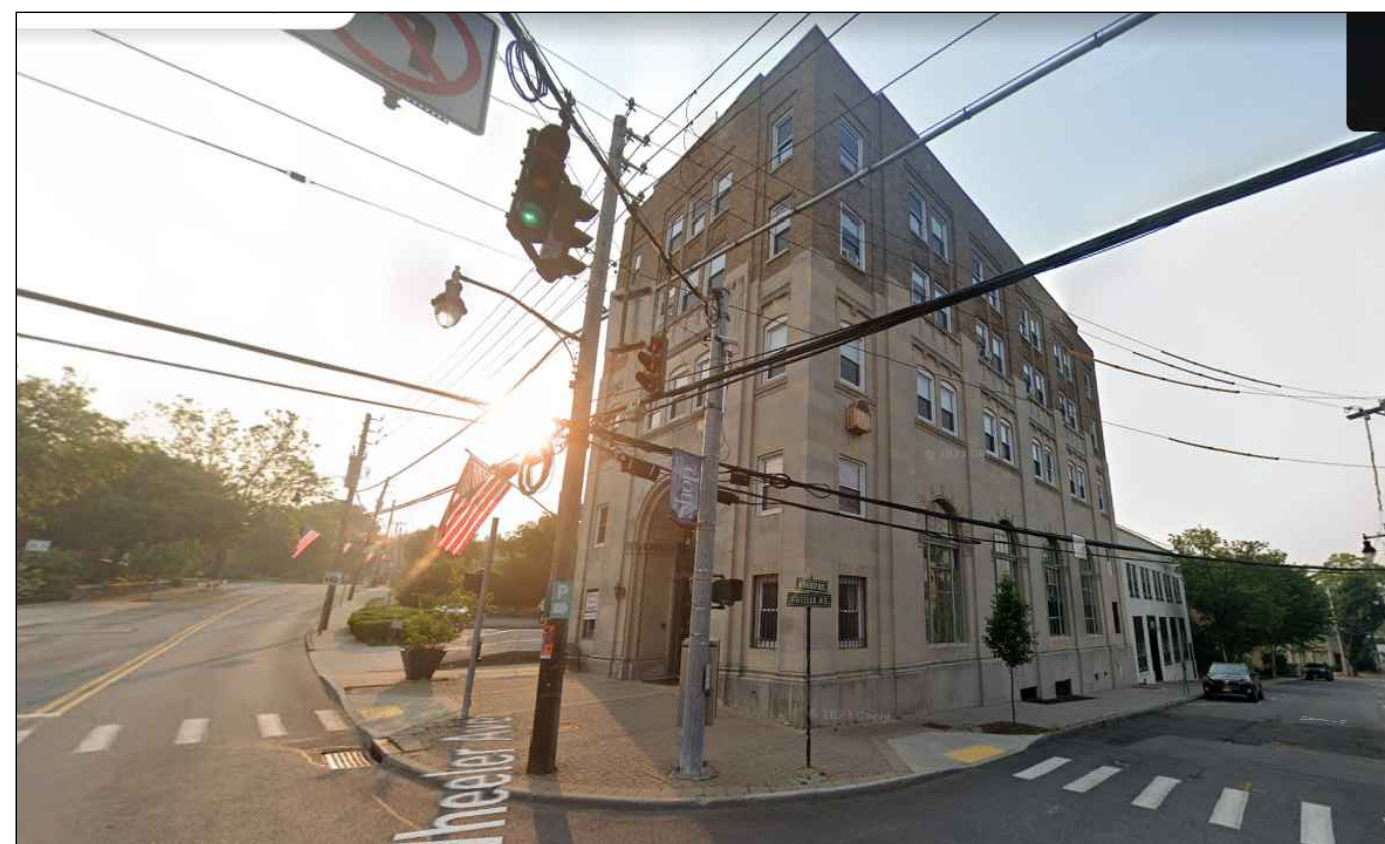
PROPOSED MAIN LEVEL
VEHICLE MANEUVERABILITY
(PASSENGER CAR AND DELIVERY VAN)
1" = 30'-0"



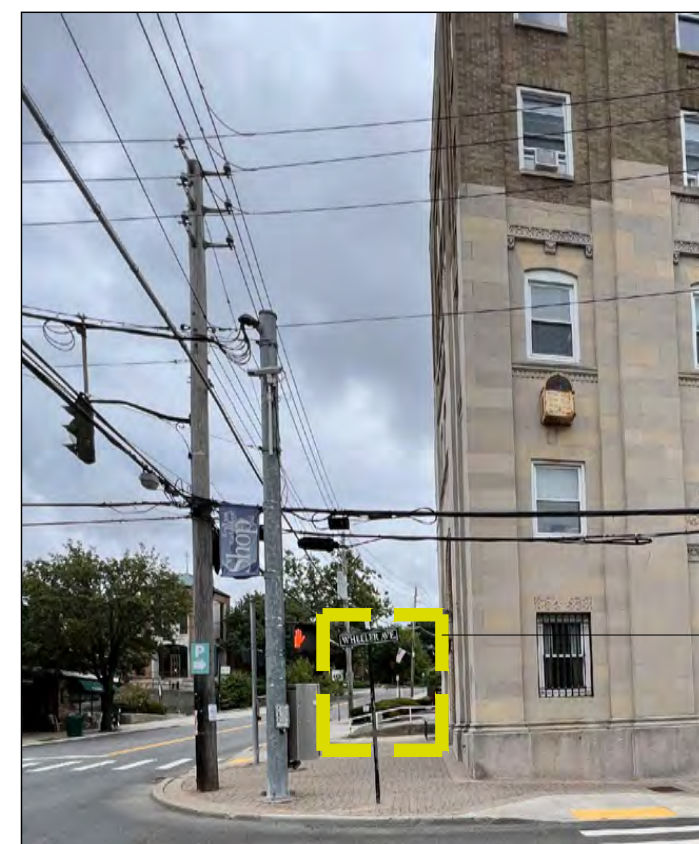
EXISTING CIVIC SPACE PLAN
1" = 20'-0"
EXIST. SIDEWALK CIVIC SPACE
AREA= 1,149 SQ.FT.



PROPOSED CIVIC SPACE PLAN
1" = 20'-0"
PROPOSED CONTIGUOUS SIDEWALK
CIVIC SPACE
AREA= 2,323 SQ.FT.



EXISTING CIVIC SPACE CONDITIONS PLAN
N.T.S.



PROPOSED
ADDITIONAL SPACE



PROPOSED CIVIC SPACE
N.T.S.



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FAX: (866) 567-6240

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REV. DRAWINGS	2/26/2025	ARQ
REV. DRAWINGS	4/9/2025	ARQ
PUBLIC HEARING	4/30/2025	ARQ

DRAWING TITLE:
PROPOSED VEHICLE
MANEUVERABILITY PLANS AND
EXIST. & PROPOSED CIVIC
SPACE PLANS WITH IMAGES

PROJECT:
THE LANDMARK AT 444

PROJECT ADDRESS:
444 BEDFORD RD
PLEASANTVILLE
NY 10570

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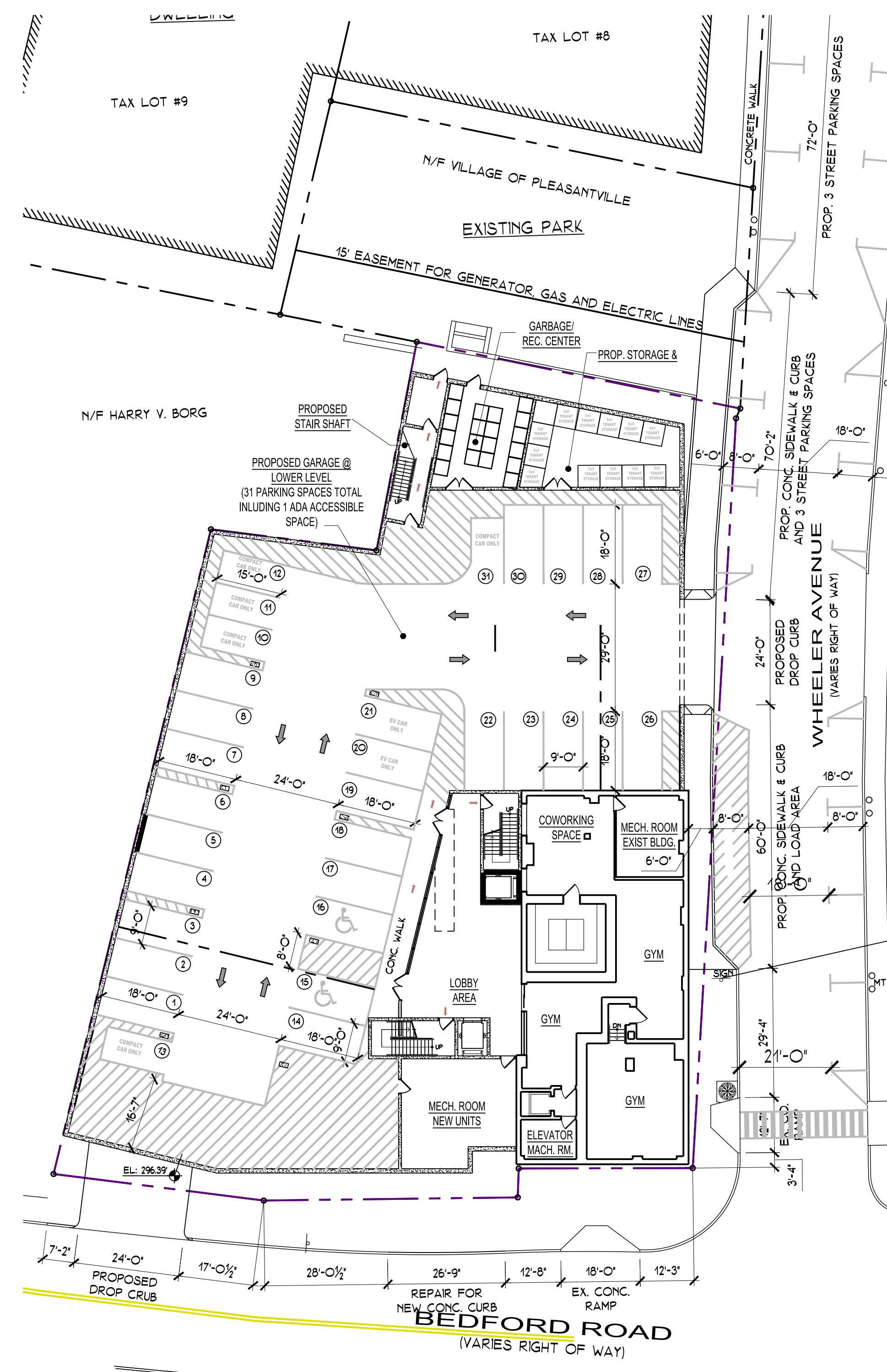
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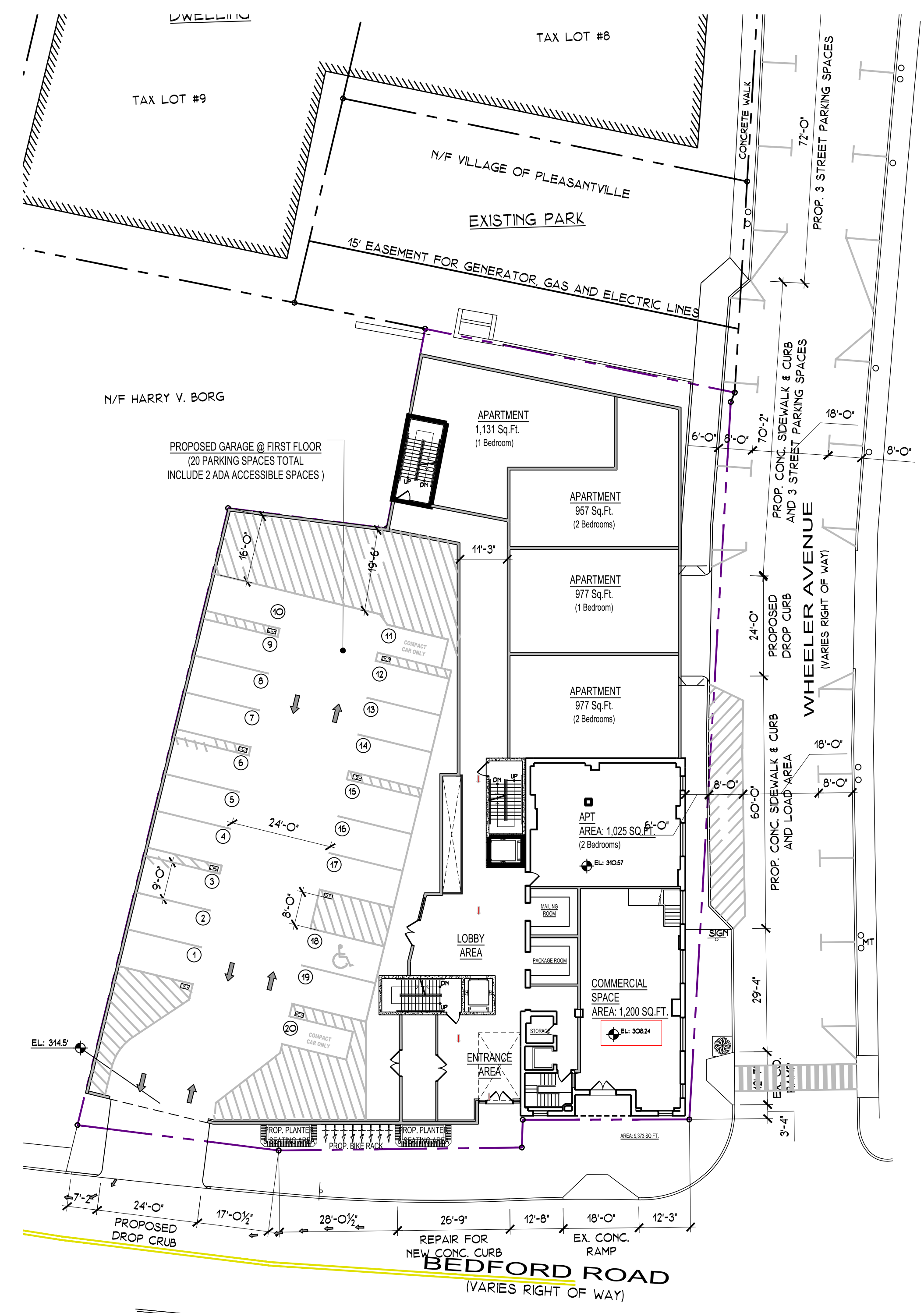


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21-037	
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JBH	

S-108



PROPOSED LOWER LEVEL
1" = 20'-0"



PROPOSED MAIN LEVEL
1" = 20'-0"



PROPOSED SECOND LEVEL
1" = 20'-0"



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REV. DRAWINGS	4/9/2025	ARQ
PUBLIC HEARING	4/30/2025	ARQ

DRAWING TITLE:
EXIST. & PROPOSED FLOOR PLANS

PROJECT:
THE LANDMARK AT 444

PROJECT ADDRESS:
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PLEASANTVILLE
NY 10570

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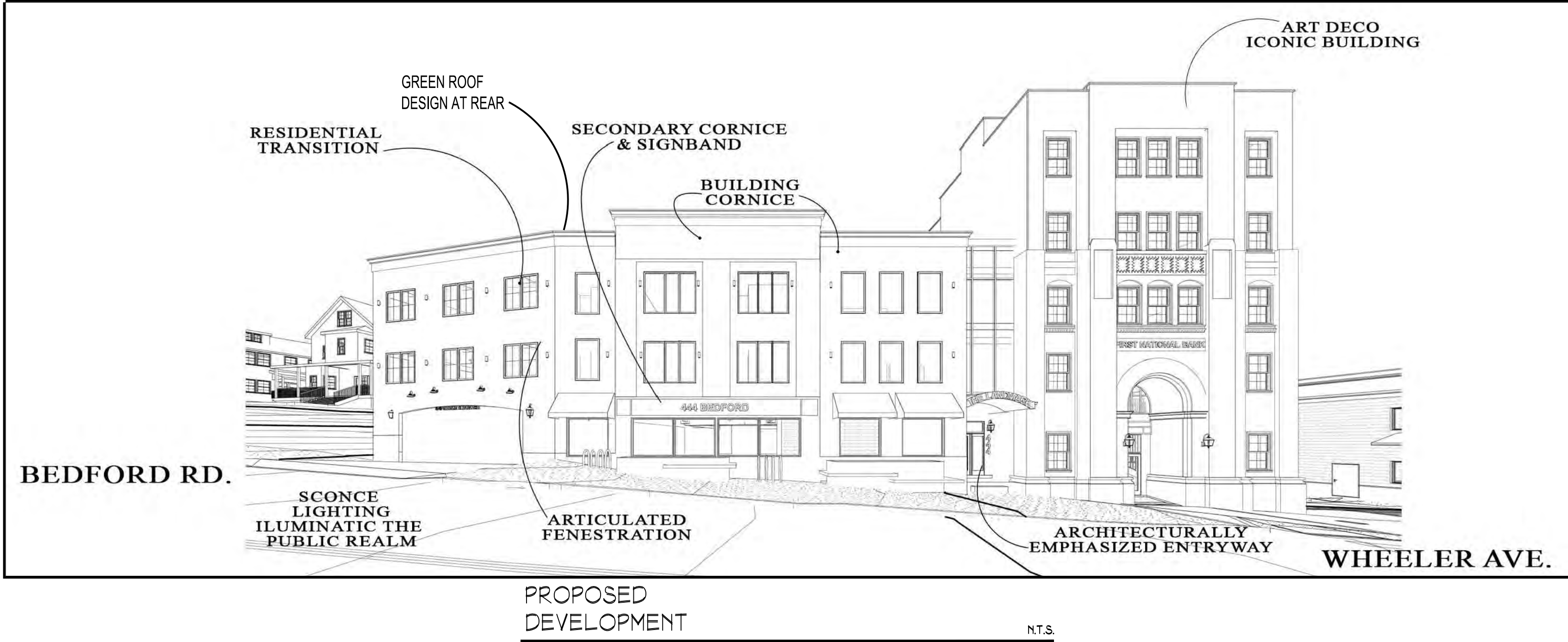
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ARQ	A-100
CHECKED BY:	
JBH	



PROPOSED
3D VIEW #1

N.T.S.



EXIST. & PROPOSED
3D VIEW #2

N.T.S.



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RESUBMITTAL	4/26/2024	ARQ
RESUBMITTAL	9/30/2024	ARQ
P.B. COMMENTS	09/11/2024	ARQ
WHEELER LOADING	09/25/2024	ARQ
REV. DRAWINGS	10/9/2024	ARQ
REV. DRAWINGS	2/26/2025	ARQ
REV. DRAWINGS	4/9/2025	ARQ
PUBLIC HEARING	4/30/2025	ARQ

DRAWING TITLE:

EXIST. & PROPOSED 3D VIEWS

PROJECT:

THE LANDMARK AT 444

PROJECT ADDRESS:

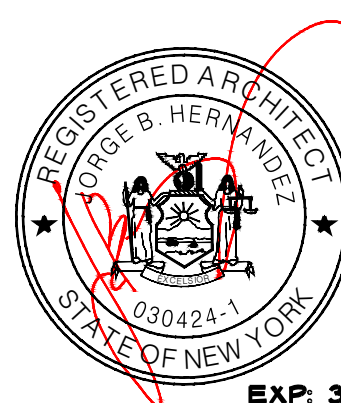
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NY 10570

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SEAL & SIGNATURE



DATE:

3/12/2021

PROJECT NO.:

21-037

DRAWING BY:

ARQ

CHECKED BY:

JBH

DWG. NO.:

A-200



EXIST. & PROPOSED
BEDFORD RD. FRONT ELEVATION

N.T.S.



EXIST. & PROPOSED
WHEELER AVE. RIGHT ELEVATION

N.T.S.



100 EXECUTIVE BLVD. SUITE 204
OSSING, NY 10562
arqpc.com
PHONE: (914) 944-3377
FAX: (866) 567-6240

JORGE B. HERNANDEZ R.A. A.I.A.
LICENSE NUMBER: 030424-1
CERTIFICATE NUMBER: 2323601

REVISIONS	DATE	BY
RESUBMITTAL	9/14/2023	ARQ
RESUBMITTAL	4/26/2024	ARQ
RESUBMITTAL	9/30/2024	ARQ
P.B. COMMENTS	09/11/2024	ARQ
WHEELER LOADING	09/25/2024	ARQ
REV. DRAWINGS	10/9/2024	ARQ
REV. DRAWINGS	2/26/2025	ARQ
REV. DRAWINGS	4/9/2025	ARQ
PUBLIC HEARING	4/30/2025	ARQ

DRAWING TITLE:

EXIST. & PROPOSED
ELEVATIONS

PROJECT:

THE LANDMARK AT 444

PROJECT ADDRESS:

444 BEDFORD RD
PLEASANTVILLE
NY 10570

NYS EDUCATION LAW

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SEAL & SIGNATURE



DATE:
3/12/2021
PROJECT NO:
21-037
DRAWN BY:
ARQ
CHECKED BY:
JBH

DWG. NO:

A-202



EXIST. & PROPOSED
REAR ELEVATION

N.T.S.



EXIST. & PROPOSED
LEFT ELEVATION

N.T.S.



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arqpc.com
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REVISIONS	DATE	BY
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PUBLIC HEARING	4/30/2025	ARQ

DRAWING TITLE:

EXIST. & PROPOSED
ELEVATIONS

PROJECT:

THE LANDMARK AT 444

PROJECT ADDRESS:

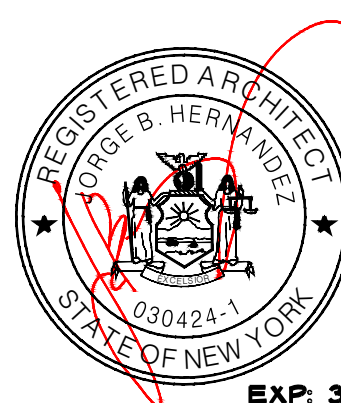
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SEAL & SIGNATURE



DATE:

3/12/2021

PROJECT NO.:

21-037

DRAWING BY:

ARQ

CHECKED BY:

JBH

DWG. NO.:

A-203



DRAWING TITLE:

PROPOSED FENESTRATION AND SCHEMATIC DETAILS

PROJECT

THE LANDMARK AT 444

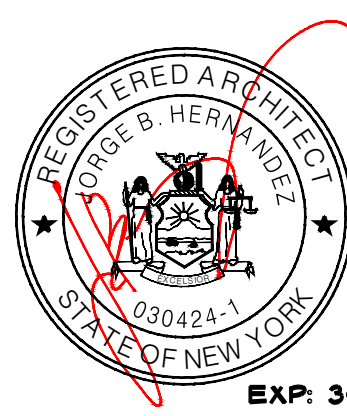
PROJECT ADDRESS:

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SEAL & SIGNATURE

EXP: 3-31-2026

DATE: _____

3/12/2021

PROJECT NO.:
21-037

DRAWING BY:

ARQ

CHECKED BY:

DWG. NO.:

 $\Delta = 2004$ $\Delta = 2004$



EXISTING & PROPOSED
NORTH WEST 3D VIEW



EXISTING & PROPOSED
3D VIEW



EXISTING & PROPOSED
NORTH EAST 3D VIEW 1



EXISTING & PROPOSED
NORTH EAST 3D VIEW 2



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REV. DRAWINGS	4/9/2025	ARQ
PUBLIC HEARING	4/30/2025	ARQ

DRAWING TITLE:

EXISTING & PROPOSED
3D VIEWS

PROJECT:

THE LANDMARK AT 444

PROJECT ADDRESS:

444 BEDFORD RD
PLEASANTVILLE
NY 10570

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PROJECT NO.:	
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A-403