

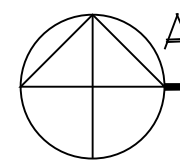
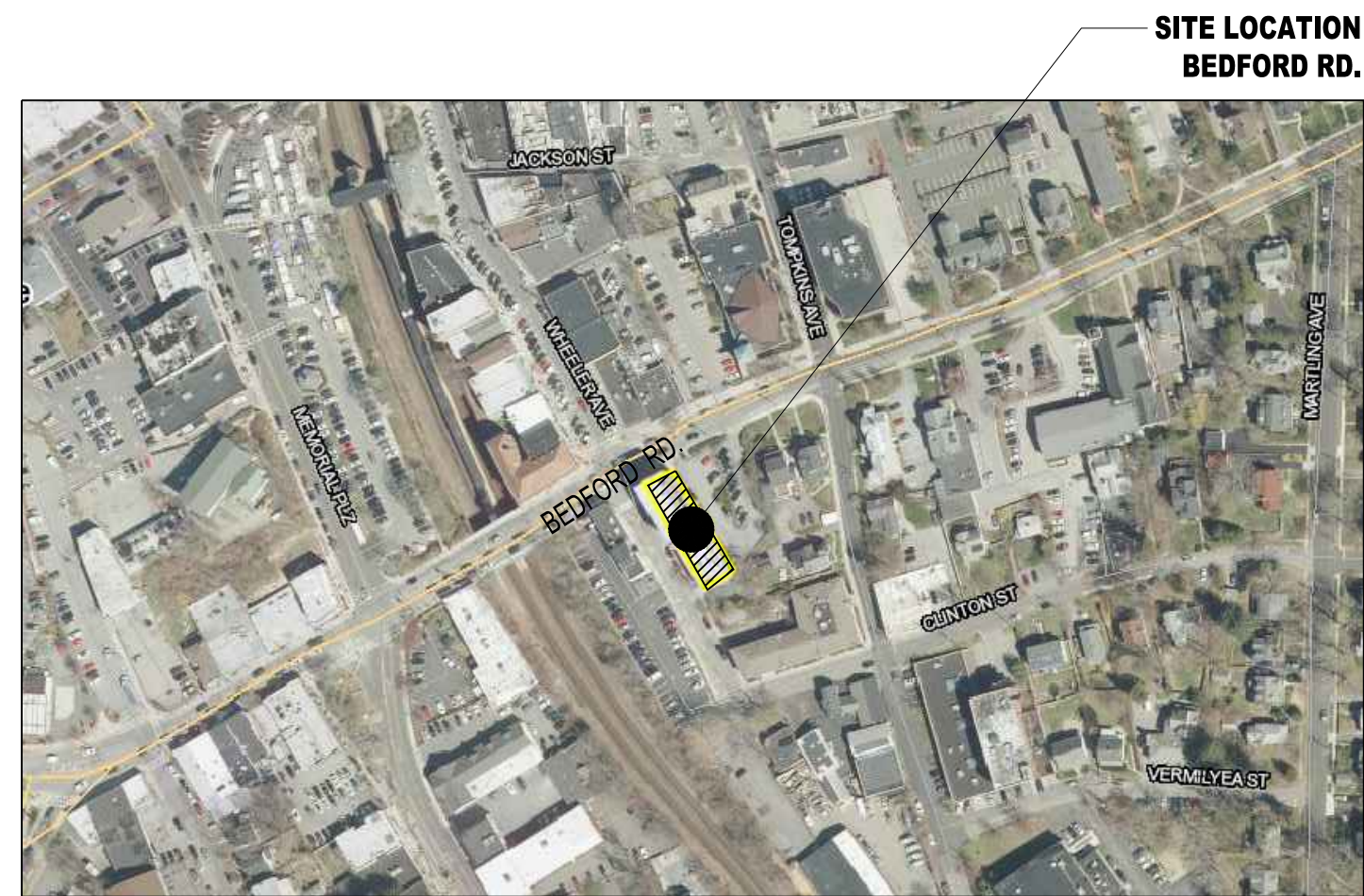
THE LANDMARK AT 444
PROPOSED MIXED DEVELOPMENT
444 BEDFORD RD. PLEASANTVILLE, NY. 10570



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

JORGE B. HERNANDEZ R.A. A.I.A.
LICENSE NUMBER: 030424-1
CERTIFICATE NUMBER: 0973256

AERIAL MAP



AERIAL VIEW

N.T.S.

PROPOSED FRONT ELEVATION



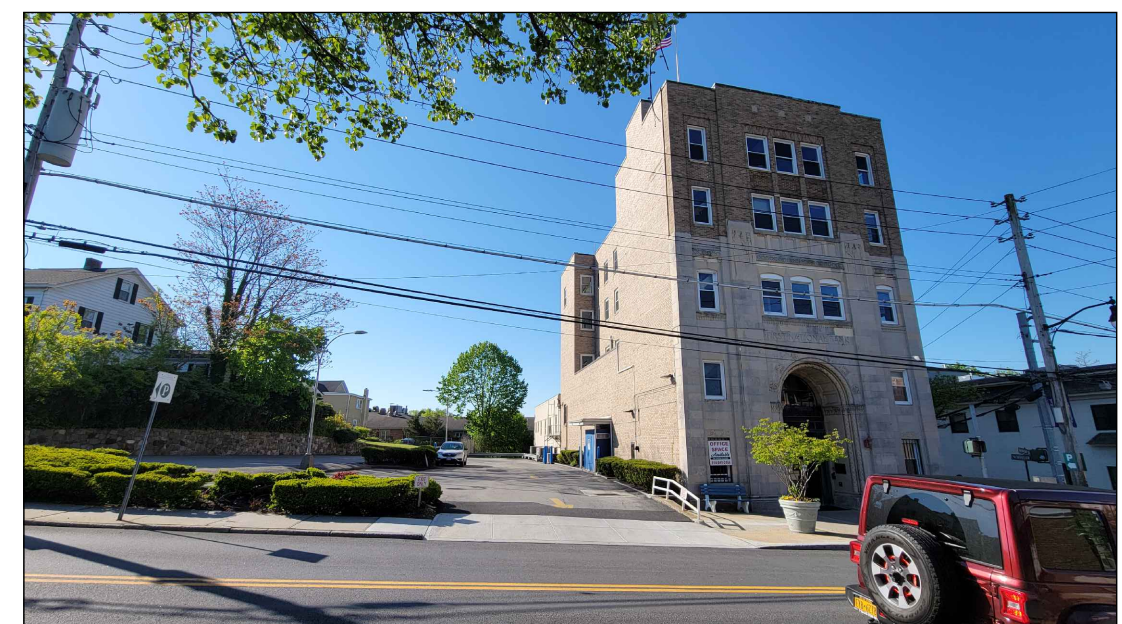
EXIST. BUILDING IN 1920

N.T.S.



EXIST. BUILDING IN 2022

N.T.S.



EXIST. BUILDING IN 2022

N.T.S.

THE LANDMARK AT 444 TEAM

ARCHITECT: JORGE B. HERNANDEZ R.A. A.I.A.
ARQ ARCHITECTURE P.C.
100 EXECUTIVE BLVD. SUITE 204-205
OSSING, NY 10562

OWNER: 444 ASSOCIATES, L.L.C.
100 EXECUTIVE BLVD. SUITE 201
OSSINING, NY 10562

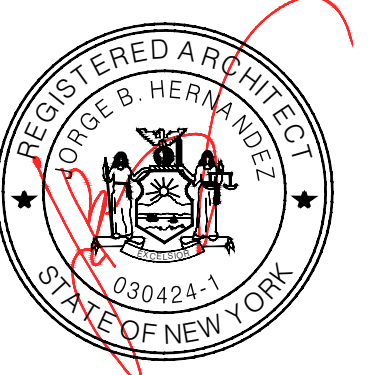
LAND USE CONSULTANT: LAW OFFICE OF
JEFFREY W. GASBARRO
200 EXECUTIVE BLVD.
OSSINING NY 10562

DRAWING LIST

T-1	TITLESHEET
S-1	EXIST. SITE PLAN, PROPOSED DEVELOPMENT & ZONING
S-2	CALCULATIONS & AVERAGE GRADE
A-1	EXIST. & PROPOSED FLOOR PLANS
A-2	EXIST. & PROPOSED FLOOR PLANS
A-3	EXIST. & PROPOSED 3D VIEWS
A-4	EXIST. & PROPOSED ELEVATIONS
A-5	SCHEMATIC SECTIONS
A-6	DRONE PICTURES

SAFE DIG

Before You Dig, Drill or Blast!
CALL US TOLL FREE 1-800-962-7962
NY Industrial Code Rule 753 requires no
less than two working days notice, but
not more than ten days notice. **UIEPO**



DATE: _____

3/12/2021

PROJECT NO.:
24-037

DRAWING BY:

DRAWING BY:
ARQ

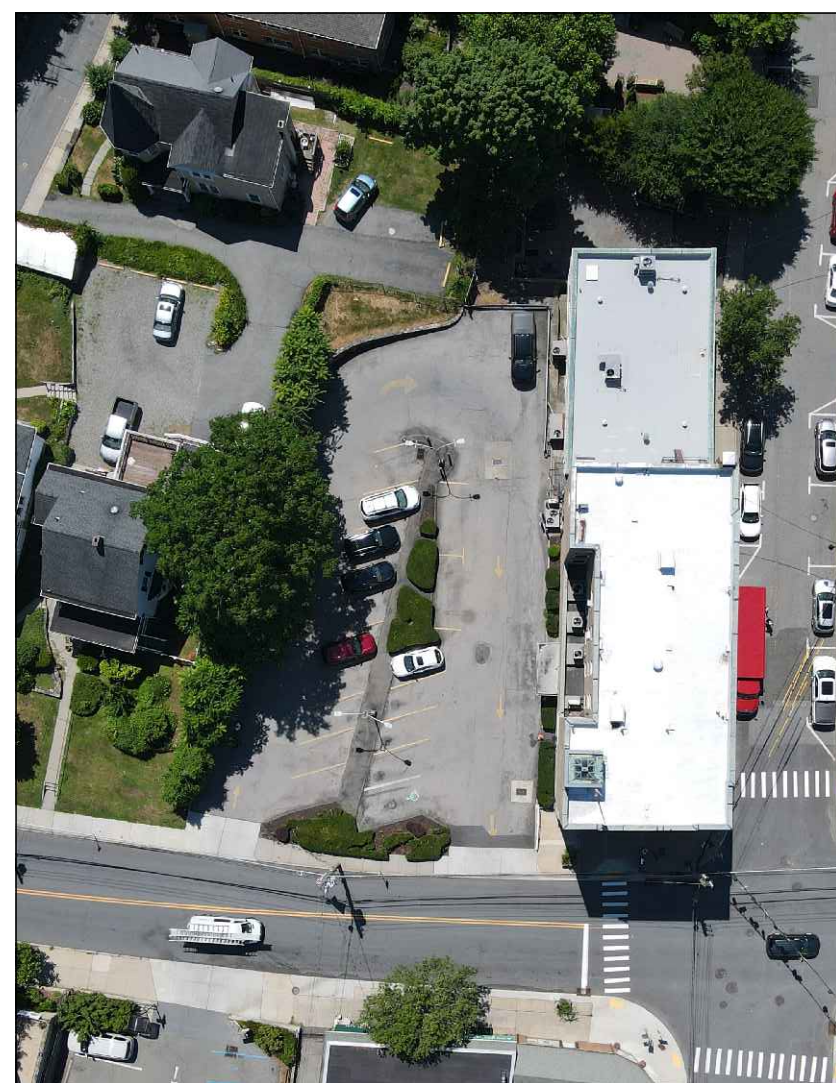
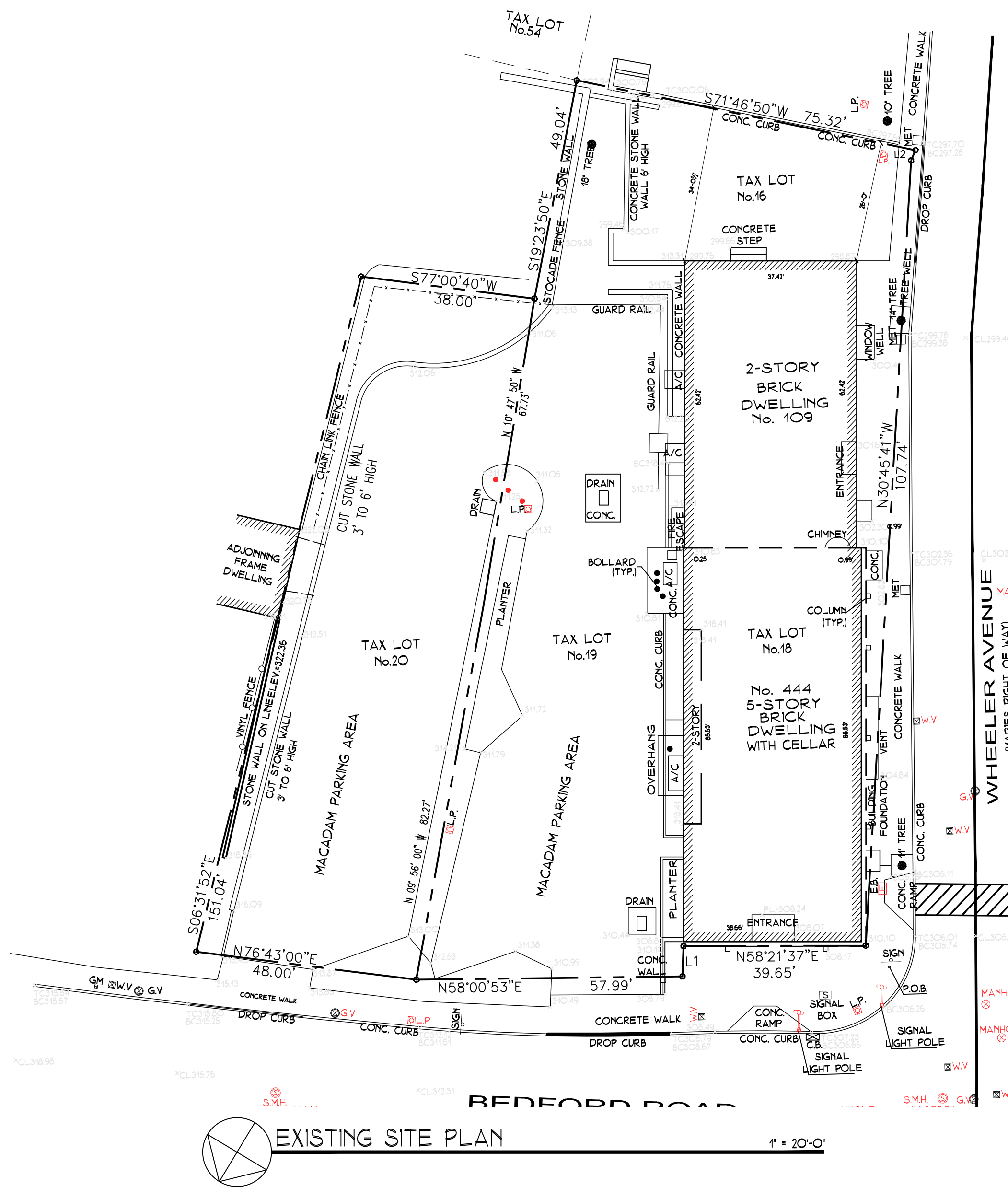
CHECKED BY:

DWG. NO.:

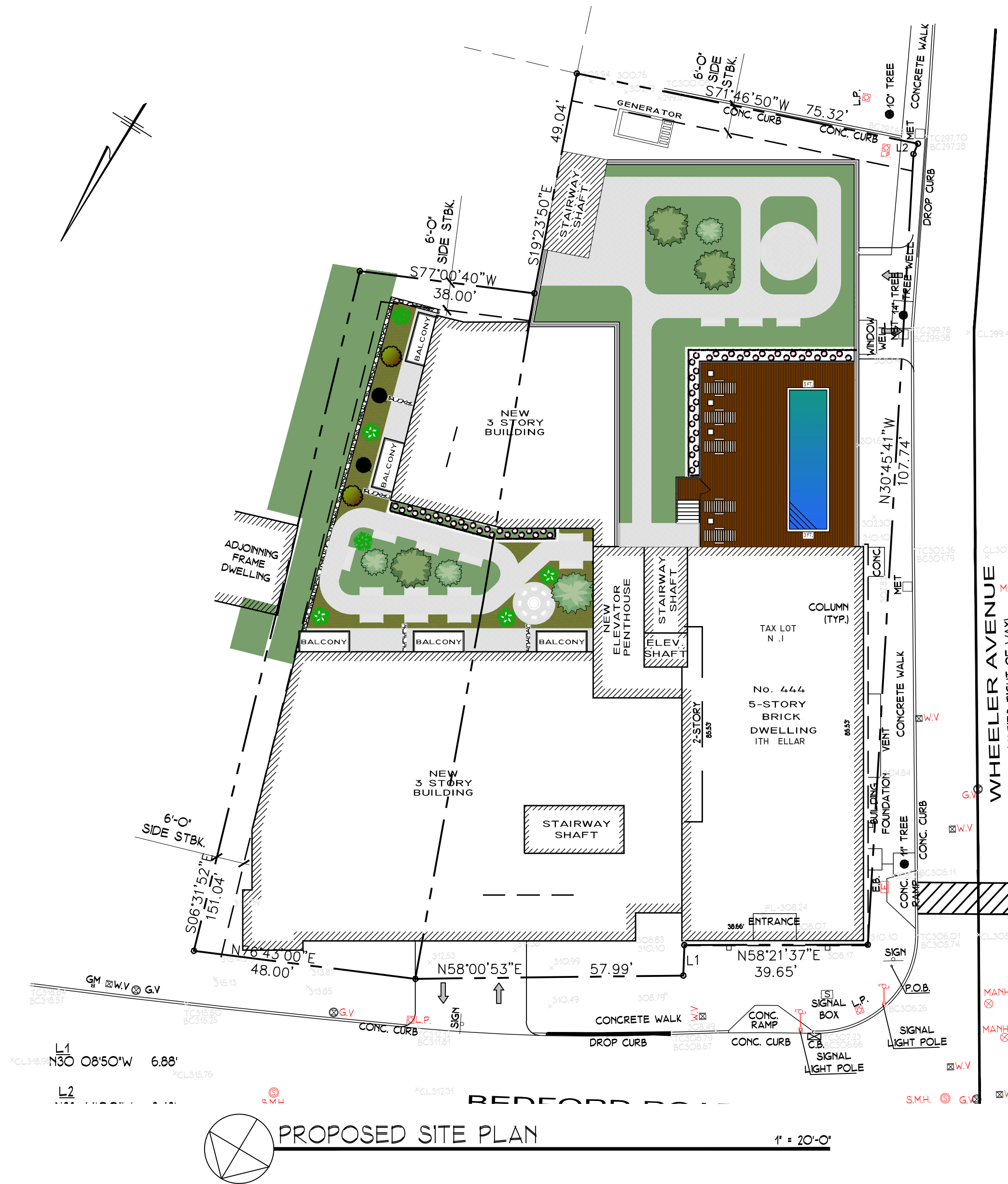
T-1

CAD FILE NO.:

OF 9



EXIST. & BUILDING & PARKING LOT
N.T.S.



PROPOSED DEVELOPMENT PLAN
N.T.S.

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: 18 & 19
ZONING DISTRICT: A-1 CENTRAL BUSINESS DISTRICT

		REQMENTS	EXISTING	PROPOSED	VARIANCE
MIN. LOT AREA	SQ. FT.	2,500 S.F.	22,360 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.	0	N.C.	-
MIN. FRONT YARD SBK (WHEELER AVENUE)	FT.	N.R.	0	N.C.	-
MIN. EACH SIDE YARD SBK	FT.	NONE OR 6' x	24.89'	6.0'	NO
MIN. REAR YARD SBK	FT.	N.A.	-	-	-
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. BUILDING HEIGHT	STY/FT.	3/36.0'	5/69.33'	N.C.	E.N.C.
MAX. BUILDING COVERAGE	%	80%	25.5%	72.4%	NO
MAX. FLOOR AREA RATIO	SQ. FT.	48,516 S.F.	24,124 S.F.	48,075 S.F.	NO
MAX. BUILDING FOOTPRINT	SQ. FT.	N.R.	5,797 S.F.	18,015 S.F.	-
MAX. BUILDING WALL LENGTH	FT.	N.R.	148.25'	166.16'	-

PARKING REQUIREMENTS

EXISTING PARKING TABULATION 24,124 SQ. FT. (BUSINESS OFFICE) / 300 S.F.	TOTAL REQUIRED TOTAL PROVIDED	= 80.4 = 80 PARKING SPACES = 16 PARKING SPACES	NO
PROPOSED PARKING TABULATION 17 (1 BEDROOM APARTMENT) X 1 PARKING SPACE 19 (2 BEDROOMS APARTMENT) X 15 PARKING SPACE RETAIL SPACE = 2,145 S.F. / 300 S.F.	TOTAL REQUIRED TOTAL PROVIDED	= 17 PARKING SPACES = 285 PARKING SPACES = 7.15 PARKING SPACE = 52.65 = 53 PARKING SPACES = 57 PARKING SPACES	



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

JORGE B. HERNANDEZ R.A. A.I.A.
LICENSE NUMBER: 030424-1
CERTIFICATE NUMBER: 0973256

REVISIONS	DATE	BY
RESUBMITTAL	9/14/2023	ARQ

DRAWING TITLE:
EXIST. SITE PLAN, PROPOSED
DEVELOPMENT & ZONING

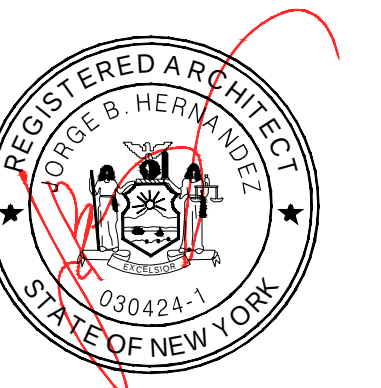
PROJECT:
THE LANDMARK AT 444

PROJECT ADDRESS:
444 BEDFORD RD
PLEASANTVILLE
NY 10570

DOB EXAMINER SIGNATURE:

DOB BSCAN STICKER:

SEAL & SIGNATURE



DATE: 3/12/2021	DWG. NO.:
PROJECT NO.:	S-1
DRAWING BY:	CAD FILE NO.:
CHECKED BY:	2 OF 9
JBH	



JORGE B. HERNANDEZ R.A. A.I.A.
LICENSE NUMBER: 030424-1
CERTIFICATE NUMBER: 0973256

[illegible]

CALCULATIONS & AVERAGE GRADE

THE LANDMARK AT 444

444 BEDFORD RD
PLEASANTVILLE
NY 10570

--

--

DWG. NO.:
S-2
CAD FILE NO.:
3 OF 9



F.A.R. = 2,304 S.F.
NO APARTMENT



F.A.R. = 8,465 S.F.
4) 2 BEDROOMS APARTMENTS
1) 1 BEDROOM APARTMENT



F.A.R. = 15,133 S.F.
5) 2 BEDROOMS APARTMENTS
10) 1 BEDROOM APARTMENT



5) 2 BEDROOMS APARTMENTS
5) 1 BEDROOM APARTMENT



2) 2 BEDROOMS APARTMENTS



2) 2 BEDROOMS APARTMENTS

LOT SIZE: 22,360 X 2 = 44,720 S.F.
22,360 X 2.3 (15% F.A.R. BONUS) = 51,428 S.F.

EXISTING 5 STORY = 3,368 S.F. X5 = 15,940 S.F.
EXISTING 3 STORY = 2,428 S.F. X3 = 7,284 S.F.
TOTAL EXISTING F.A.R. = 24,124 S.F.

TOTAL PROPOSED
NEW DEVELOPMENT F.A.R. = 48,075 S.F.

FLOOR:	1 BEDROOM APARTMENT:	2 BEDROOM APARTMENT:	TOTAL:
MAIN	1	4	5
SECOND	10	5	15
THIRD	6	6	12
FOURTH	0	2	2
FIFTH	0	2	2
36 APARTMENTS TOTAL			


$$1/16^{\circ} = 1^{\circ}\text{-C}$$

$$1/16^8 = 1-\odot$$

9-3

148'-4½'

$$\frac{1,087.5 \text{ SQ.FT.}}{376'-8\frac{1}{2}''} = 2'-10\frac{1}{2}'' \text{ AVERAGE GRADE PLANE}$$

39'-3½'

149'-9½"

376'-8½'

AVERAGE GRADE ELEVATIONS

 $1/16'' = 1'-C$



JORGE B. HERNANDEZ R.A. A.I.A.
LICENSE NUMBER: 030424-1
CERTIFICATE NUMBER: 0973256

[illegible]

DRAWING TITLE:
EXIST. & PROPOSED FLOOR
PLANS

PROJECT: THE LANDMARK AT 444

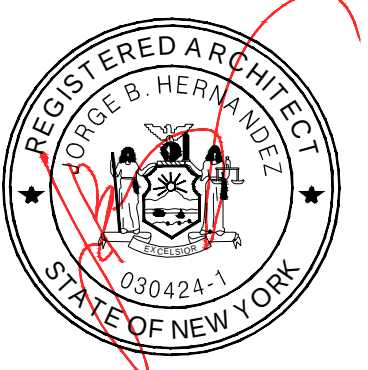
PROJECT ADDRESS:
444 BEDFORD RD
PLEASANTVILLE
NY 10570

DOB EXAMINER SIGNATURE:

--

DOB BSCAN STICKER:

SEAL & SIGNATURE _____



DATE: 3/12/2021	DWG. NO: A-1
PROJECT NO: 21-037	
DRAWING BY: ARQ	CAD FILE NO: 4 OF 9
CHECKED BY: JBH	



JORGE B. HERNANDEZ R.A. A.I.A.
LICENSE NUMBER: 030424-1
CERTIFICATE NUMBER: 0973256

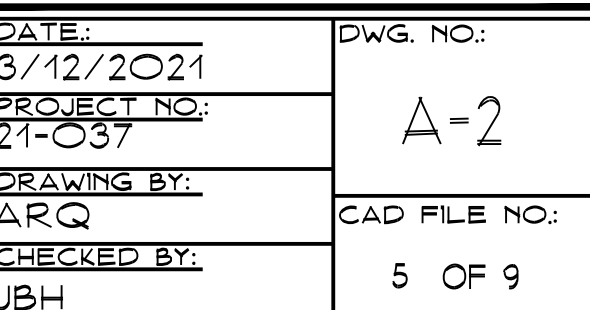
DRAWING TITLE:
EXIST. & PROPOSED FLOOR
PLANS

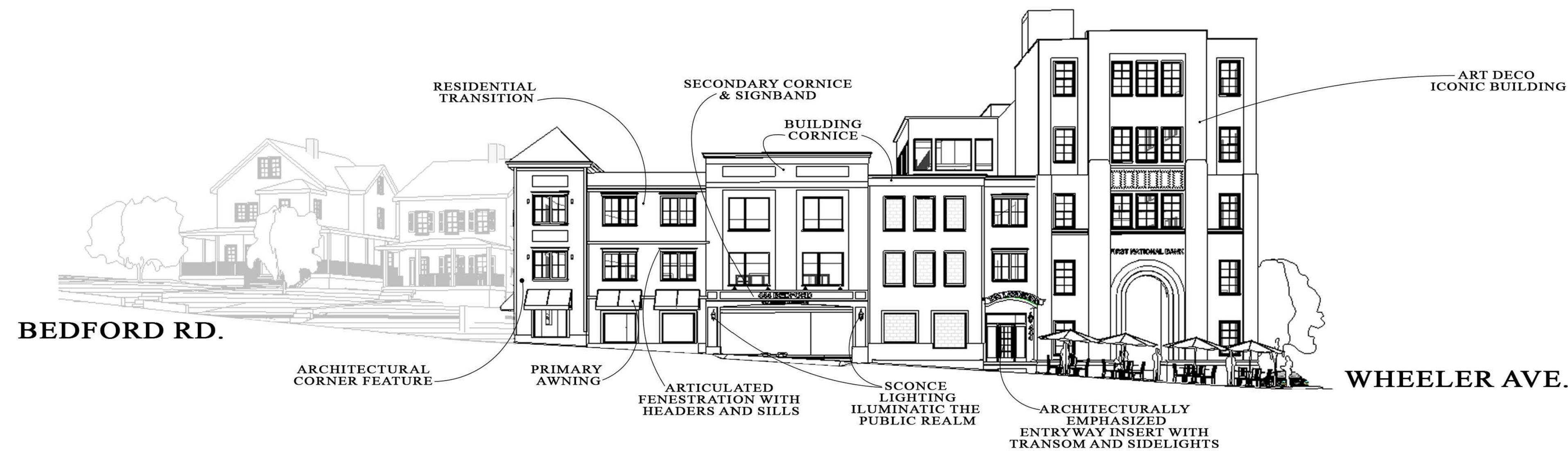
PROJECT: _____

THE LANDMARK AT 444

PROJECT ADDRESS:
444 BEDFORD RD
PLEASANTVILLE
NY 10570

DOB EXAMINER SIGNATURE:

DOB BSCAN STICKER:SEAL & SIGNATURE _____



PROPOSED
DEVELOPMENT

N.T.S.



EXIST. & PROPOSED
3D VIEW #1

N.T.S.



EXIST. & PROPOSED
3D VIEW #2

N.T.S.



EXIST. & PROPOSED
3D VIEW #3

N.T.S.



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

JORGE B. HERNANDEZ R.A. A.I.A.
LICENSE NUMBER: 030424-1
CERTIFICATE NUMBER: 0973256

[illegible]

DRAWING TITLE:

EXIST. & PROPOSED 3D VIEWS

PROJECT:

THE LANDMARK AT 444

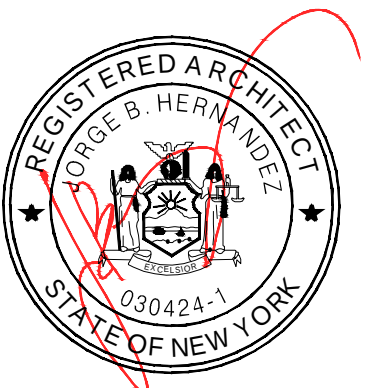
PROJECT ADDRESS:

444 BEDFORD RD
PLEASANTVILLE
NY 10570

DOB EXAMINER SIGNATURE:

DOB BSCAN STICKER:

SEAL & SIGNATURE



DATE: _____

3/12/2021

PROJECT NO.:
24-037

DRAWING BY:

DRAWING BY:
ARQ

CHECKED

JBH

Page 10

DWG. NO.:

STUDY 1

CAD FILE NO.:

OF 2

