

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



PROPOSED DEVELOPMENT PLAN N.T.S.



100 EXECUTIVE BLVD. SUITE 204
 OSSINING, NY 10562
 arqpc.com
 PHONE: (914) 944-3377
 FAX: (866) 587-6240

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	6/30/2024	ARQ
P.B. COMMENTS	09/11/2024	ARQ
WHEELER LOADING	09/25/2024	ARQ
REV. DRAWINGS	10/9/2024	ARQ

DRAWING TITLE:
 EXISTING & PROPOSED SITE
 PLAN, DEVELOPMENT PLAN,
 ZONING DATA AND IMAGES

PROJECT:
 THE LANDMARK AT 444

PROJECT ADDRESS:
 444 BEDFORD RD
 PLEASANTVILLE
 NY 10570

NYS EDUCATION LAW
 THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF ARQ ARCHITECTURE P.C. WHETHER THE PROJECT FOR WHICH IT IS MADE IS EXECUTED OR NOT. THIS DRAWING SHALL NOT BE USED BY THE OTHERS OR OTHERS ON THE OTHER PROJECTS FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS EXCEPT BY AGREEMENT IN WRITING WITH ARQ ARCHITECTURE P.C. SUBMISSION OR DISTRIBUTION TO MEET OFFICIAL, REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THE PROJECT IS NOT TO BE CONSTRUCTED AS PUBLICATION IN DEROGATION OF THE RIGHTS OF ARQ ARCHITECTURE P.C. REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THIS DRAWING BELONGS TO ARQ ARCHITECTURE P.C. WITHOUT PREJUDICE. NO MODIFICATIONS TO THIS DRAWING IN ACCORDANCE WITH THE NYS EDUCATION LAW.

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SEAL & SIGNATURE



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

DWG. NO: S-100

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.	23,482 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	26.0'	6.0'	NO
MIN. BOTH SIDE YARD SBK	FT.	-	26.0'	6.0'	-
MIN. REAR YARD SBK	FT.	N.R.	-	0	-
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	-	-

REQMENTS	EXISTING	PROPOSED	VARIANCE
PARKING REQUIREMENTS			
EXISTING PARKING TABULATION	24,124 SQ. FT. (BUSINESS OFFICE)	300 S.F.	80.4
TOTAL REQUIRED			80 PARKING SPACES
TOTAL PROVIDED			16 PARKING SPACES
PROPOSED PARKING TABULATION	20 (1 BEDROOM APARTMENT) x 1 PARKING SPACE		20 PARKING SPACES
	16 (2 BEDROOMS APARTMENT) x 1.5 PARKING SPACE		24 PARKING SPACES
	RETAL SPACE = 2,100 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) M _{IN} 9.5'X18'		44 PARKING SPACES = 86.28%
	COMPACT SIZE PARKING SPACES (#185-38(F)) M _{IN} 7.5'X15'		7 PARKING SPACES = 13.72%
	TOTAL = 51 PARKING SPACES = 100%		
7 COMPACT SIZE PARKING SPACES = 13.72% LESS THAN 30% (#185-38(F)(3) = OK			
MINIMUM ACCESSIBLE PARKING SPACES (TABLE #208.2 2010 ADA STANDARDS)	51-75 PARKING SPACES = 3 REQUIRED PARKING SPACES		3 PROVIDED

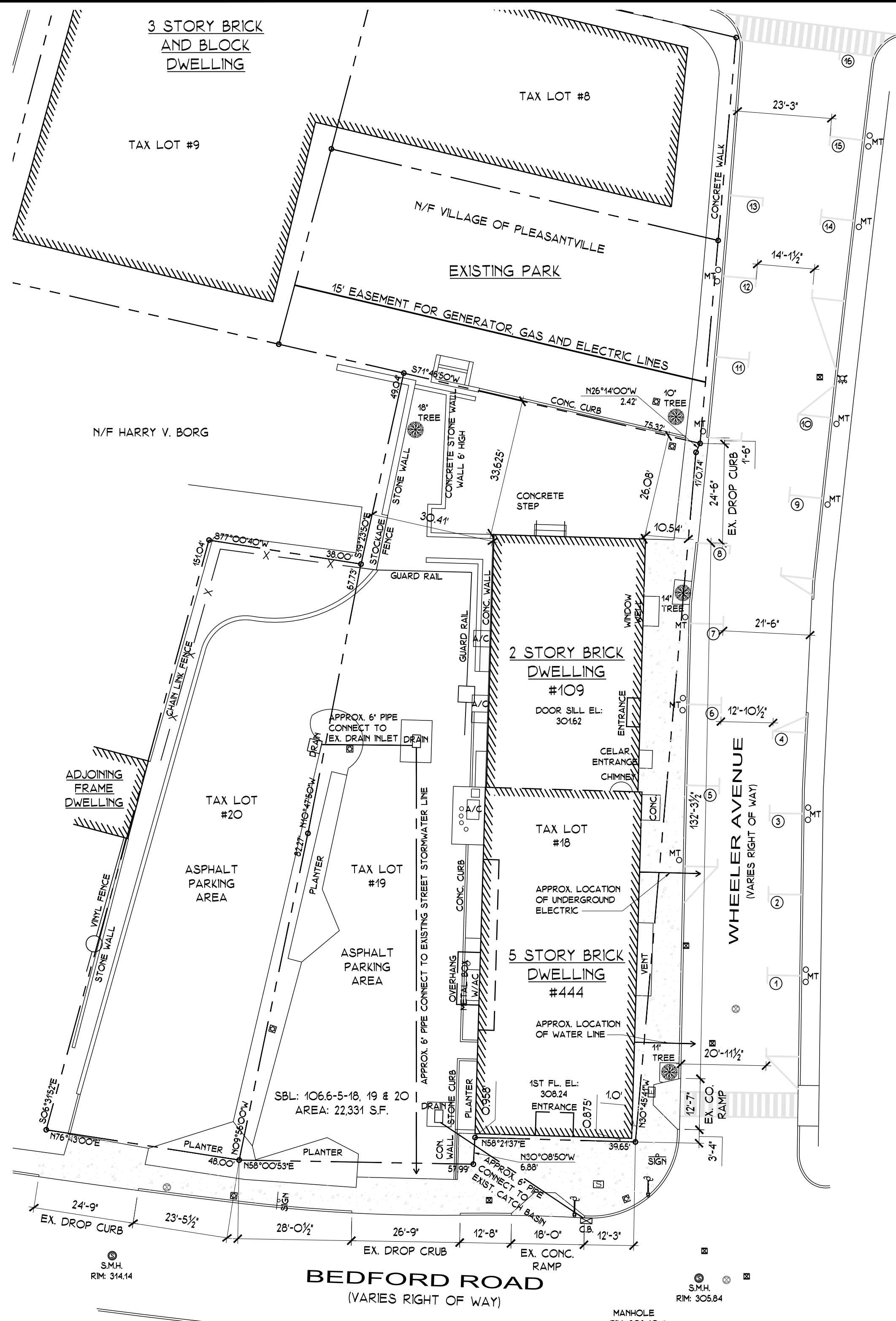
SAFE DIG
 Before You Dig, Drill or Blast!
 CALL US TOLL FREE 1-800-962-7962
 NY Industrial Code Rule 753 requires no less than two working days notice, but not more than ten days notice. **UFPO**



EXIST. BUILDING IN 2022 N.T.S.

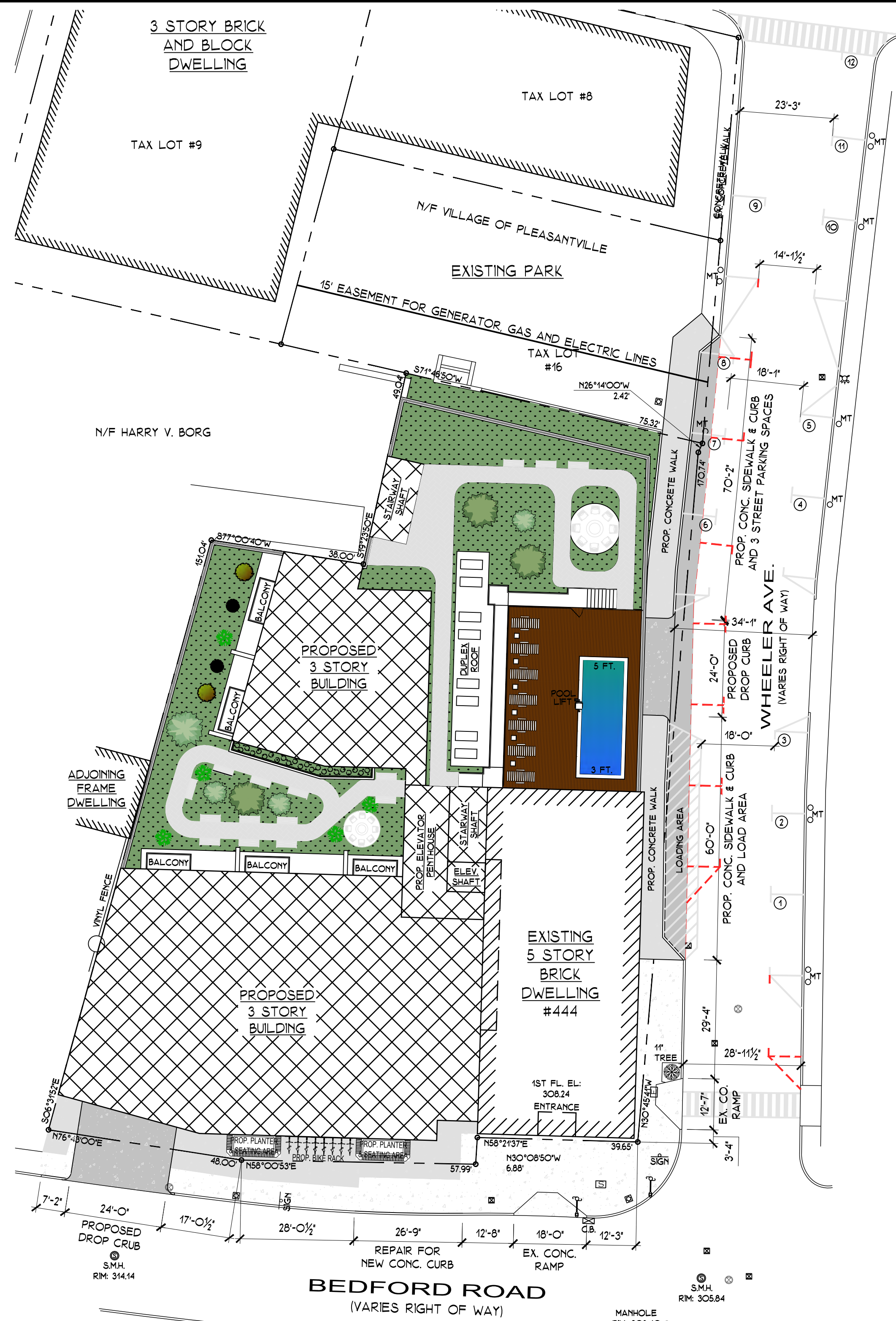


EXIST. BUILDING IN 2022 N.T.S.



EXISTING SCHEMATIC PLAN

1" = 20'-0"



PROPOSED PROPOSED PLAN

1" = 20'-0"



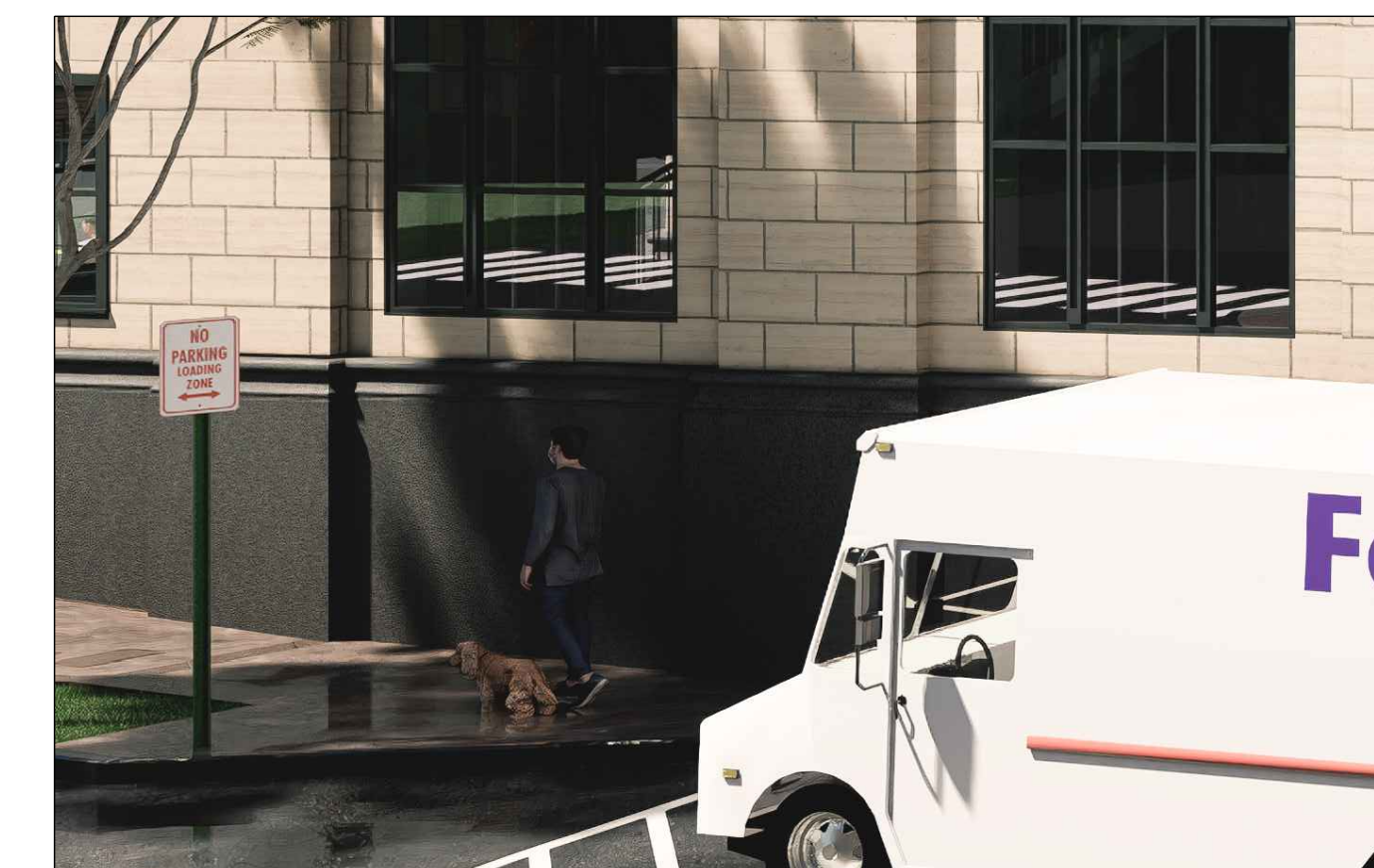
DRONE PHOTO

N.T.S.



PROPOSED LOADING AREA

N.T.S.



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REV. DRAWINGS	10/9/2024	ARQ

DRAWING TITLE:
 EXIST. AND PROP.
 SCHEMATIC PLAN & DRONE
 PHOTO

PROJECT:
 THE LANDMARK AT 444

PROJECT ADDRESS:
 444 BEDFORD RD
 PLEASANTVILLE
 NY 10570

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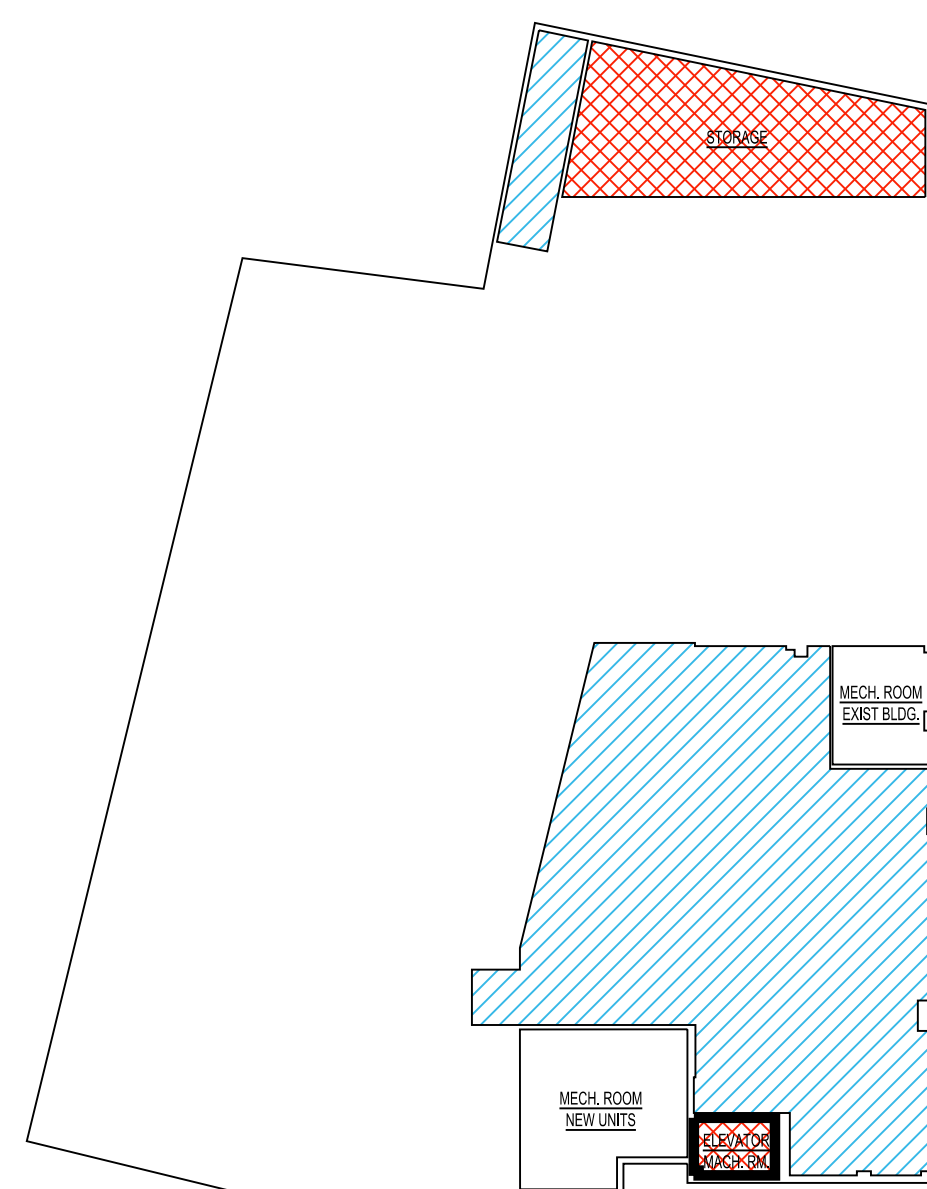
SEAL & SIGNATURE



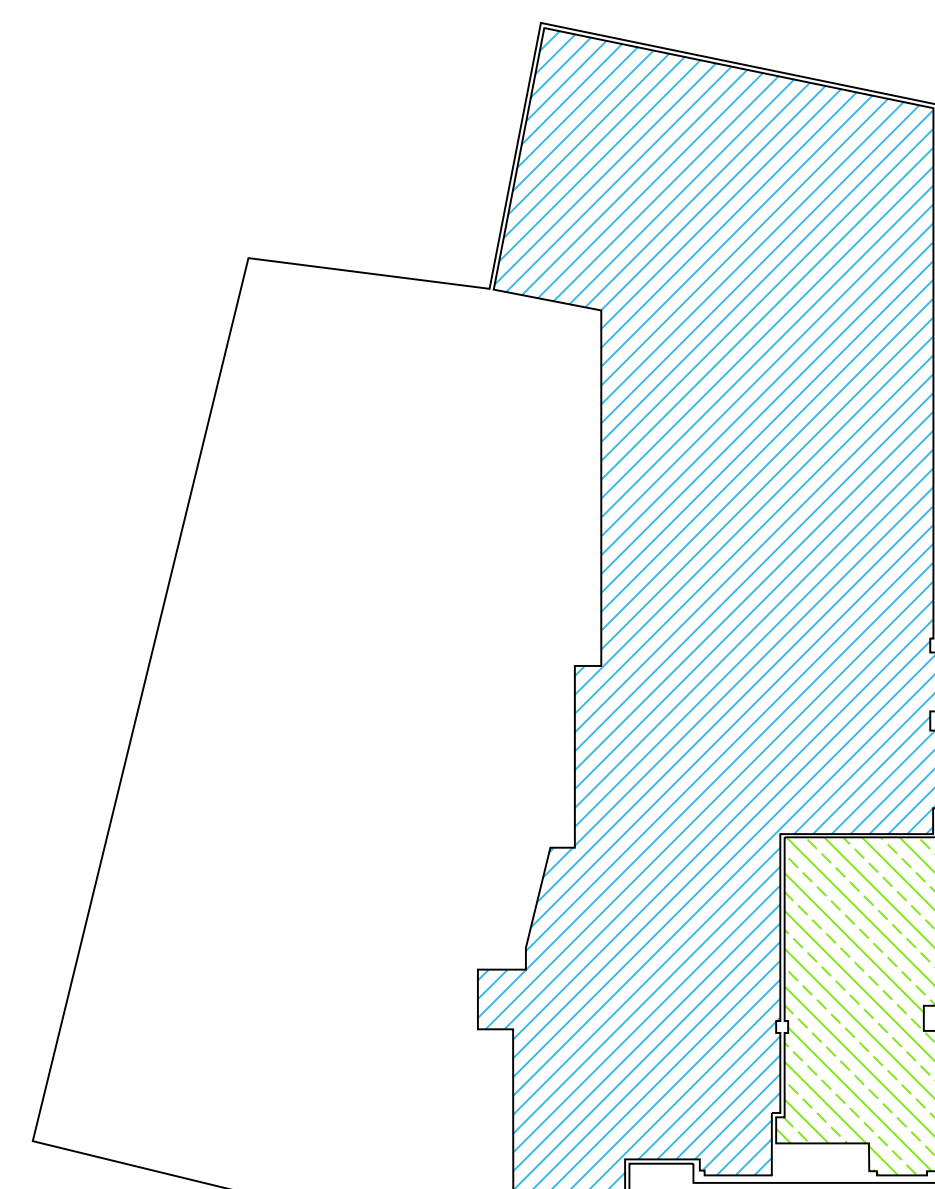
EXP: 3-31-2026

DATE: 3/12/2021
 PROJECT NO: 21-037
 DRAWING BY: ARQ
 CHECKED BY: JBH
 DWG. NO: S-101

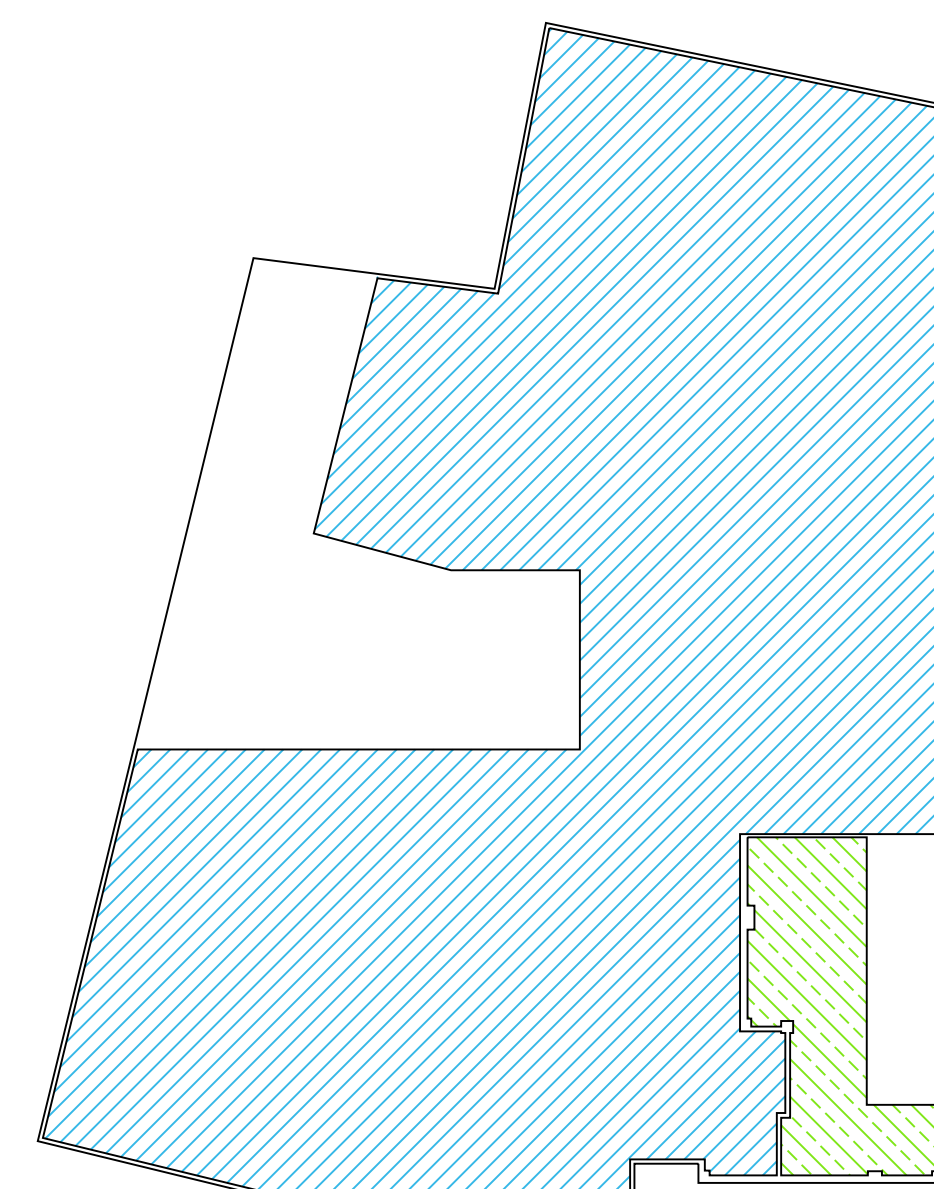
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**LOWER LEVEL FLOOR
 KEY MAP**
 F.A.R. = 4,266 S.F.



**MAIN FLOOR
 KEY MAP**
 TOTAL F.A.R. = 10,063 S.F.
 RESIDENTIAL: 9,011 S.F.
 RETAIL: 1,200 S.F.
 RESIDENTIAL: 5 APARTMENTS
 2 (1 BEDROOM)
 3 (2 BEDROOMS)



**SECOND FLOOR
 KEY MAP**
 TOTAL F.A.R. = 16,102 S.F.
 RESIDENTIAL: 15,298 S.F.
 RETAIL: 900 S.F.
 RESIDENTIAL: 15 APARTMENTS
 7 (1 BEDROOM)
 4 DUPLEX (1 BEDROOM)
 4 (2 BEDROOMS)

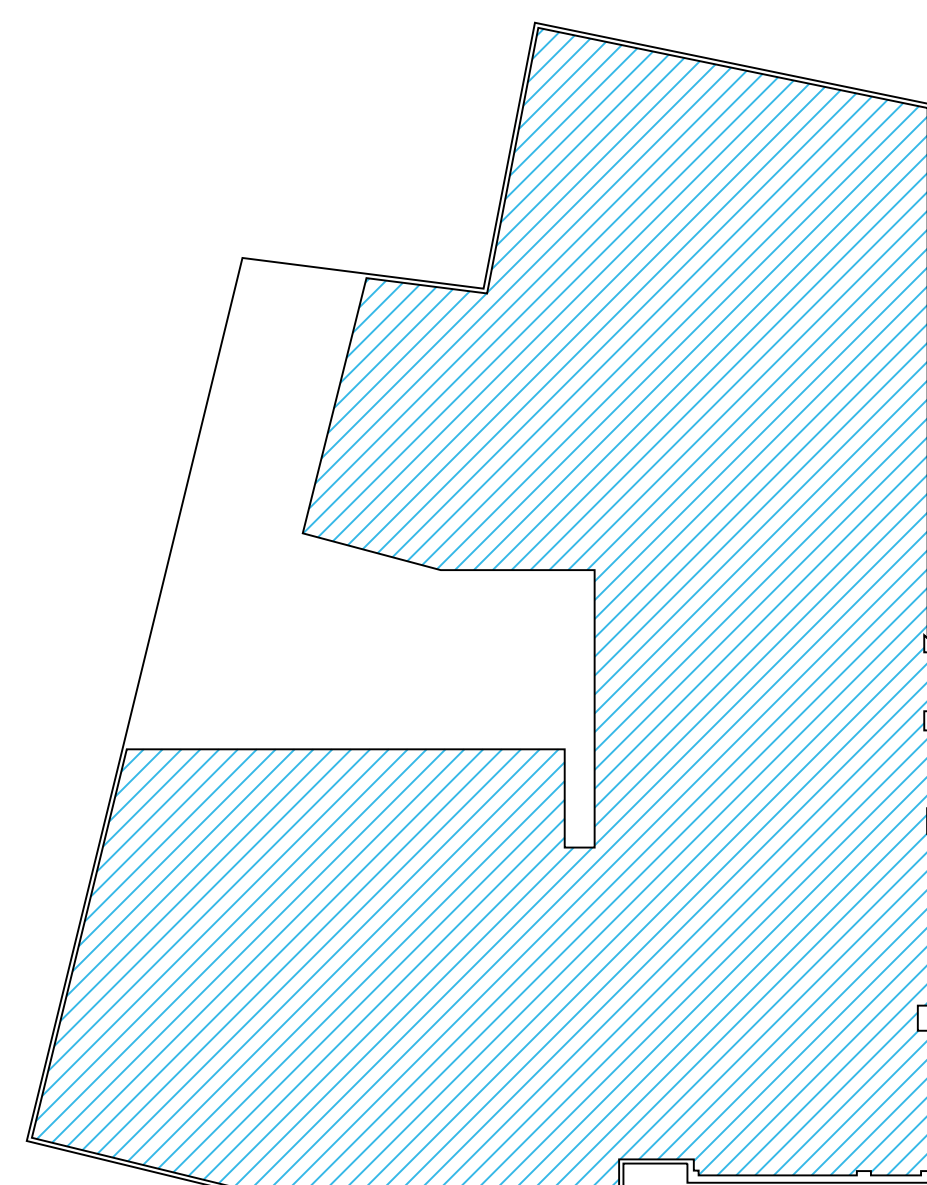
PROPOSED NEW DEVELOPMENT				
FLOOR:	1 BEDROOM APARTMENT:	1 BEDROOMS APT. (DUPLEX):	2 BEDROOMS APARTMENT:	TOTAL
MAIN	2	0	3	5
SECOND	7	4	4	15
THIRD	7	-	5	12
FOURTH	0	0	2	2
FIFTH	0	0	2	2
TOTAL:	16	4	16	36

FLOOR AREA RATIO (F.A.R.)

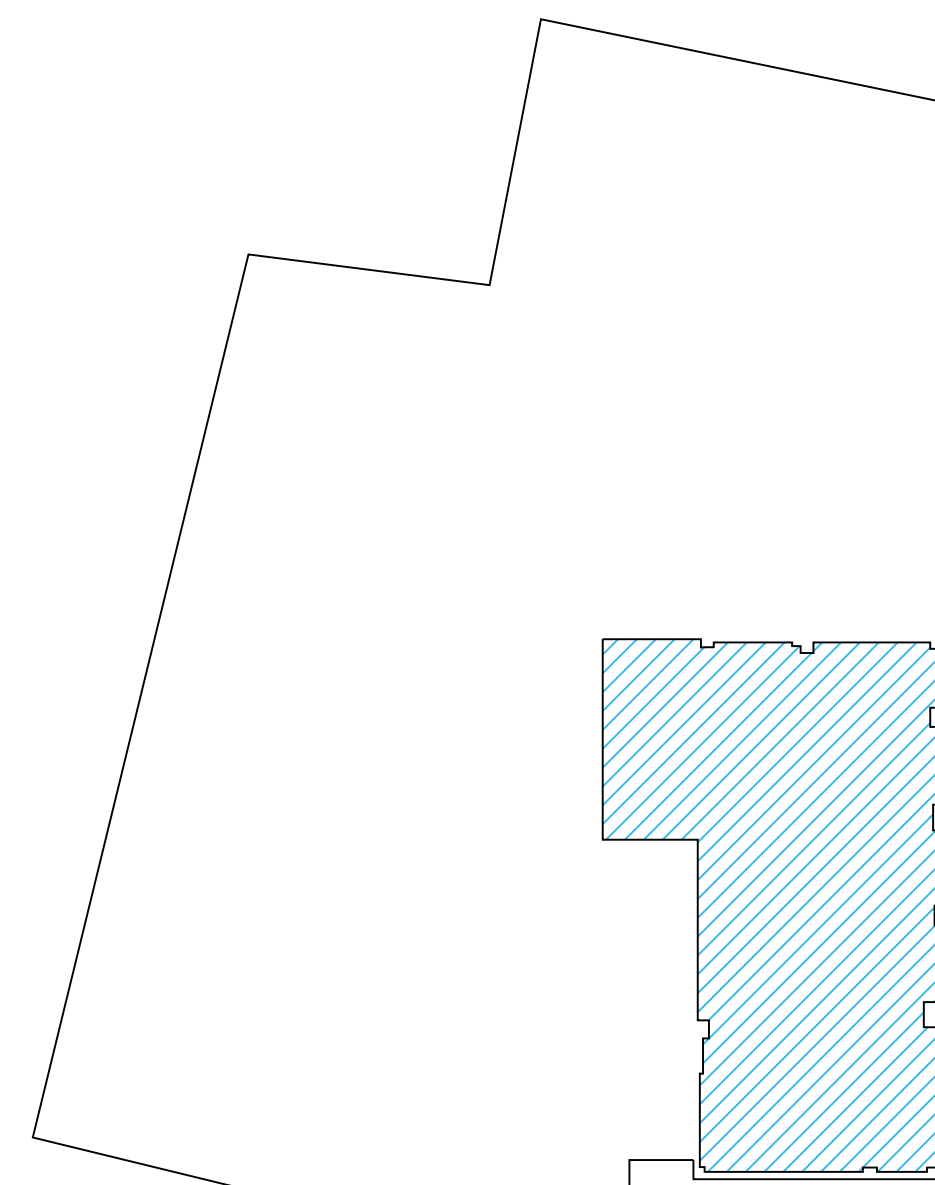
LOT SIZE: 23,482 X 2 = 46,964 S.F.
 23,482 X 2.3 (15% F.A.R. BONUS) = 54,009 S.F.

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.

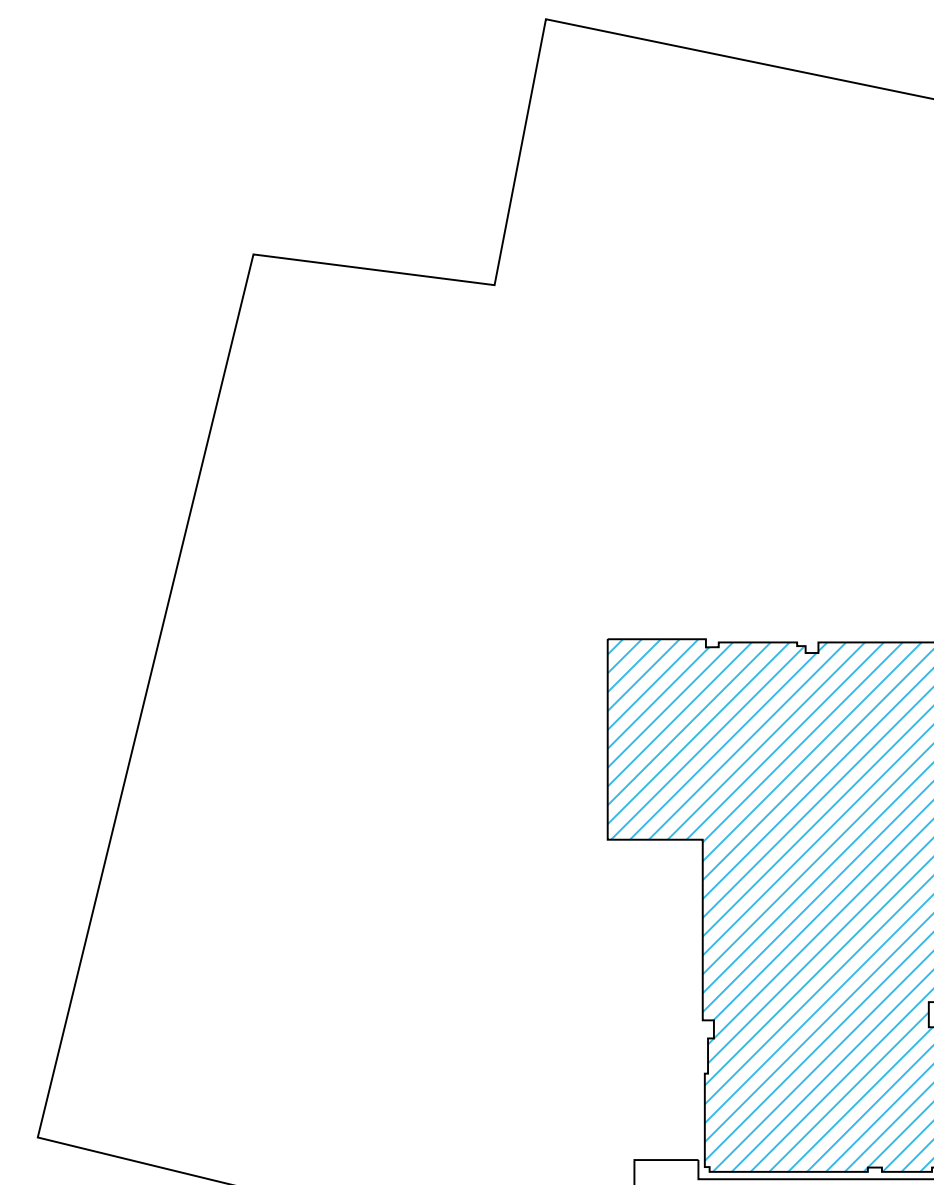
TOTAL PROPOSED
 NEW DEVELOPMENT F.A.R. = 53,974 S.F.



**THIRD FLOOR
 KEY MAP**
 TOTAL F.A.R. = 16,517 S.F.
 (RESIDENTIAL ONLY)
 RESIDENTIAL: 12 APARTMENTS
 7 (1 BEDROOM)
 3 (2 BEDROOMS)



**FOURTH FLOOR
 KEY MAP**
 TOTAL F.A.R. = 3,514 S.F.
 (RESIDENTIAL ONLY)
 RESIDENTIAL: 2 APARTMENTS
 2 (2 BEDROOMS)



**FIFTH FLOOR
 KEY MAP**
 TOTAL F.A.R. = 3,514 S.F.
 (RESIDENTIAL ONLY)
 RESIDENTIAL: 2 APARTMENTS
 2 (2 BEDROOMS)

KEY MAPS

17-30-C

DRAWING TITLE:
 KEY PLAN AND TABLES

PROJECT:
 THE LANDMARK AT 444

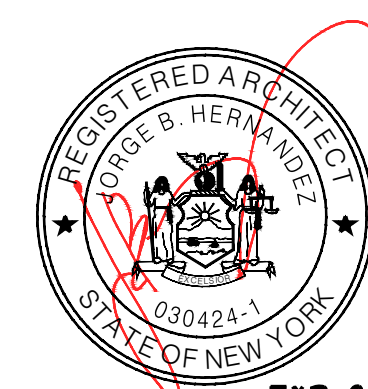
PROJECT ADDRESS:
 444 BEDFORD RD
 PLEASANTVILLE
 NY 10570

NYS EDUCATION LAW

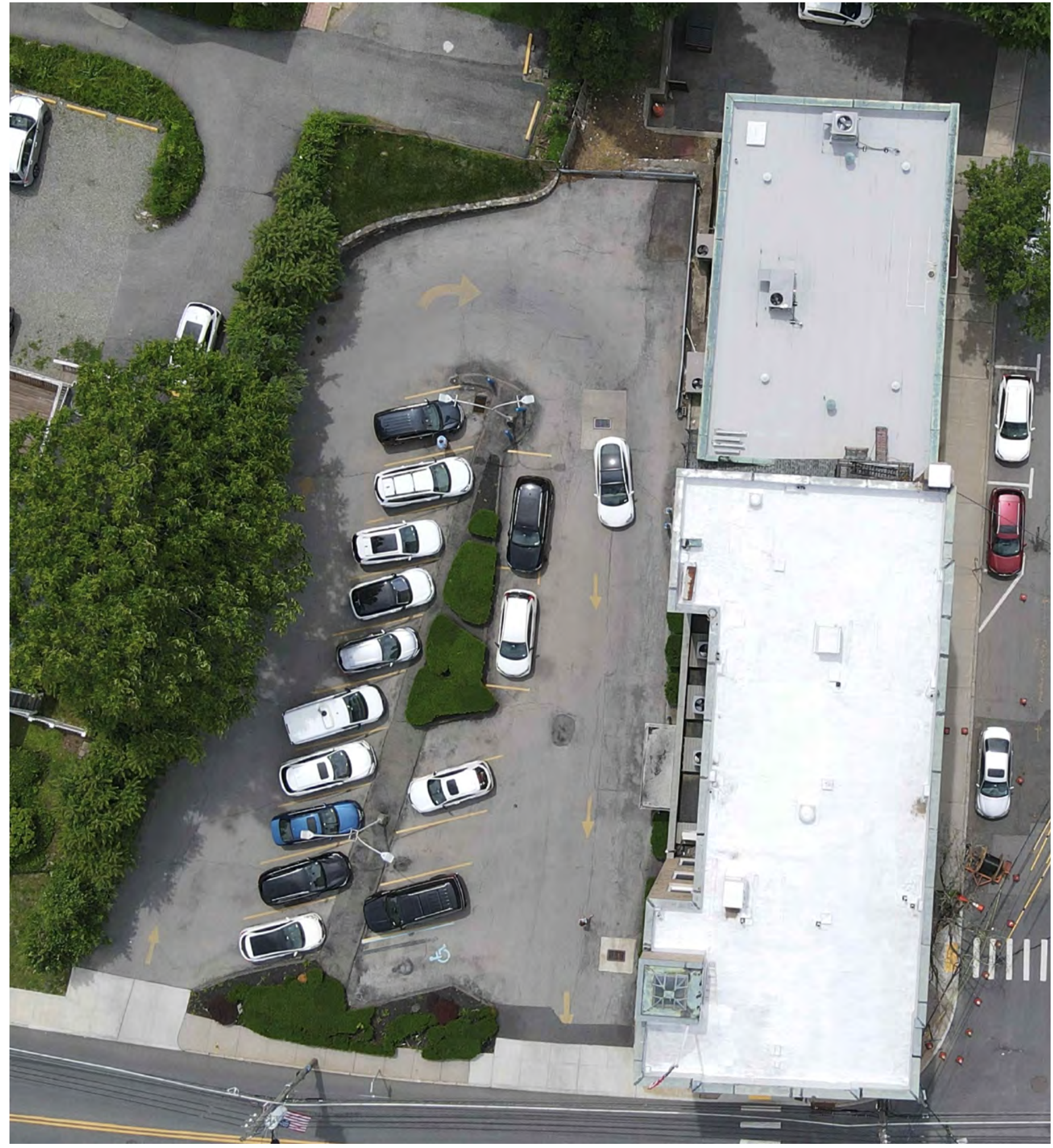
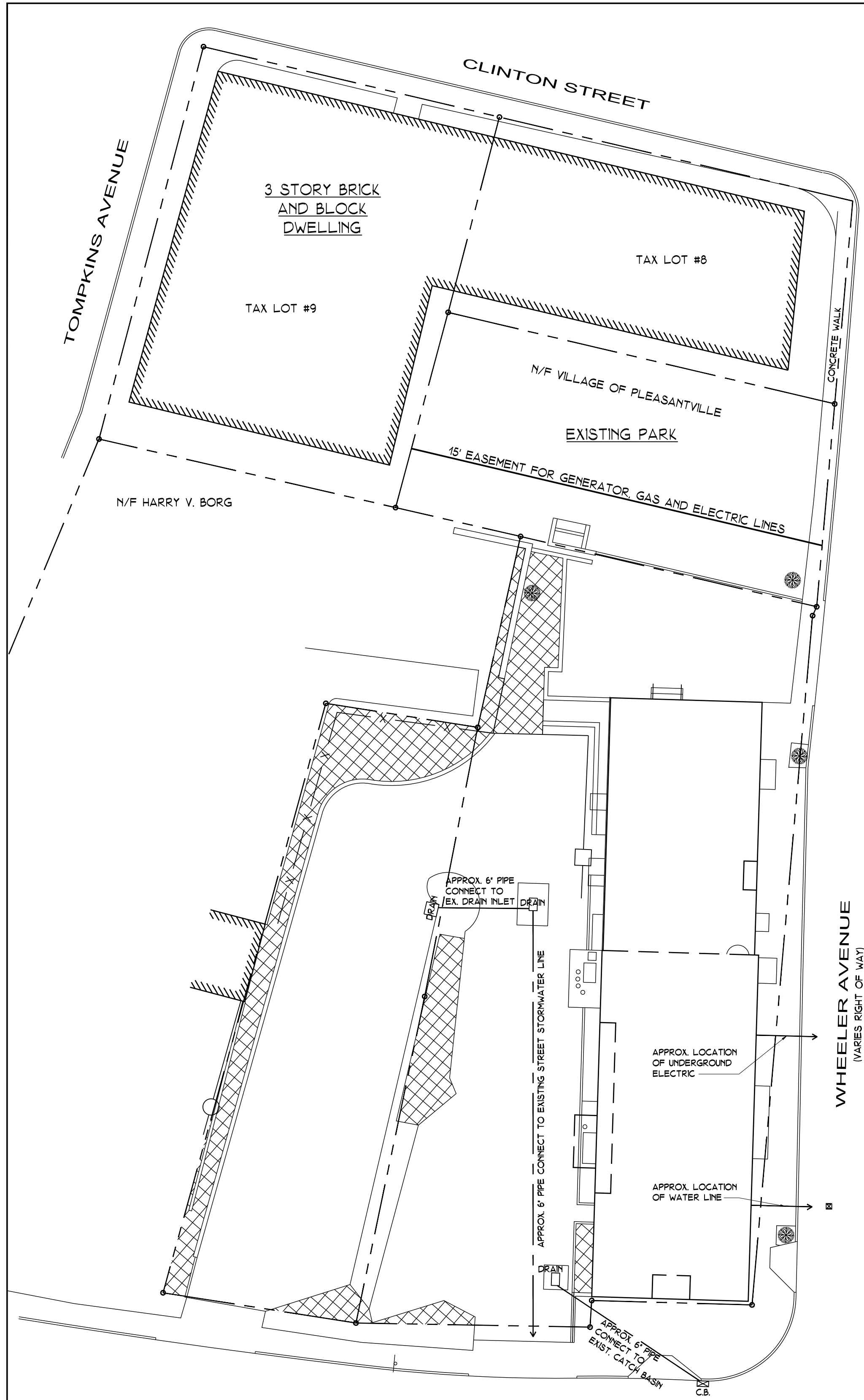
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SEAL & SIGNATURE



DATE: 3/12/2021	DWG. NO.:
PROJECT NO.:	S-103
DRAWING BY:	
CHECKED BY:	
JBH	



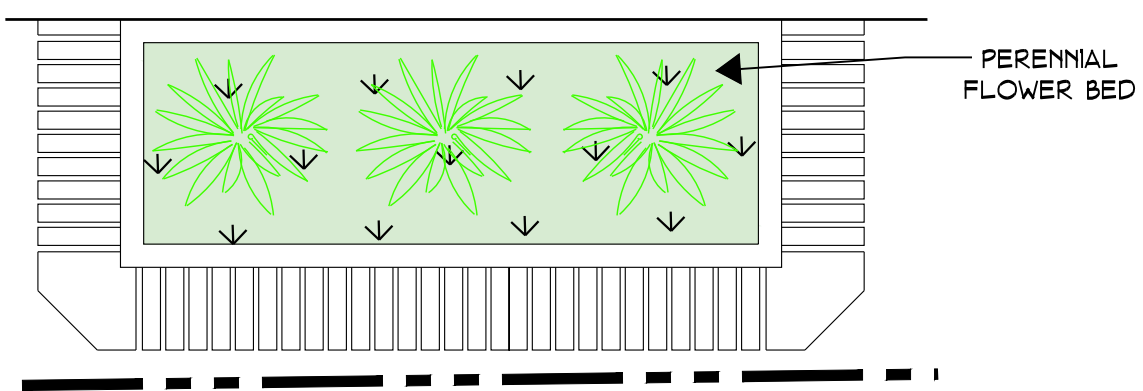
STORMWATER SITE MANAGEMENT TABULATION LEGEND

	EXISTING PERVIOUS AREA	= 2,510 SQ.FT.
	PROPOSED PERVIOUS AREA	= 397 SQ.FT.
	PROPOSED PERVIOUS AREA BLUE/GREEN ROOF DESIGN	= 1,642 SQ.FT.

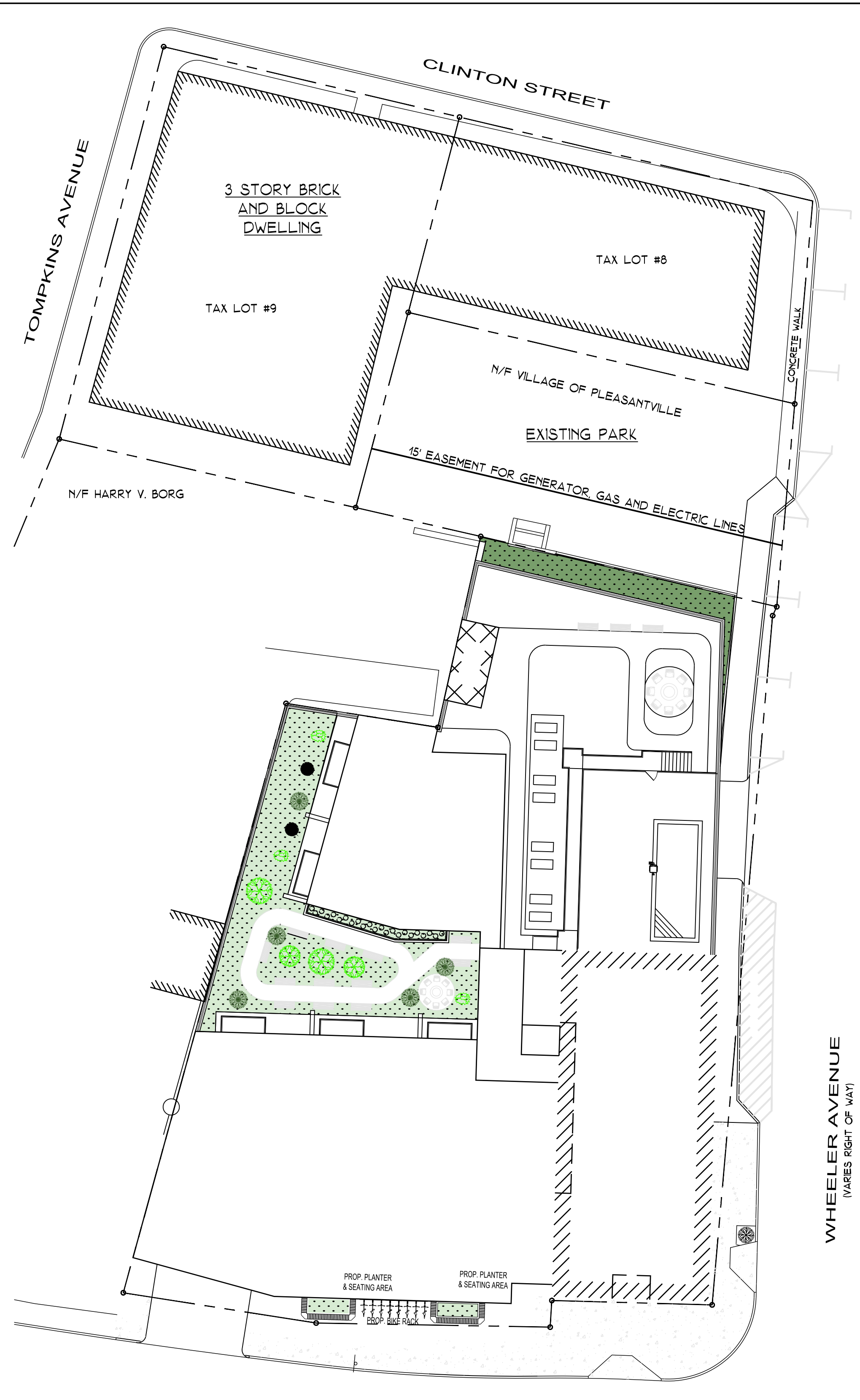
NOTE:
THE INTENSIVE GREEN/BLUE ROOF PROPOSED OVER THE PARKING AREA WILL REPLICATE AND/OR IMPROVE THE CURRENT RUNOFF VALUE AT THE SITE

PROPOSED PLANTING LEGEND

SYM.	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE
	RG	RUDBECKIA 'GOLDSTRUM'	COREOPSIS VERTICILLATA	1 GAL.
	LD	LITTLE DEVIL 'NINEBARK'	PHYSCARPUS OPULIFOLUS	2' HGT
	RA	SUMAC 'GRO-LOW'	RHUS AROMATICA	2' HGT
	BX	BUXUS MICROPHYLLA	SPRINTER BOXWOOD	2 GAL.



ENLARGED PROPOSED PLANTING & SEATING AREA N.T.S.



PROPOSED PERVIOUS AREA AND LANDSCAPING PLAN 1" = 20'-0"



100 EXECUTIVE BLVD. SUITE 204
OSSINING, NY 10562
arqpc.com
PHONE: (914) 944-3377
FAX: (866) 587-6240

JORGE B. HERNANDEZ R.A. A.I.A.
LICENSE NUMBER: 030424-1
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P.B. COMMENTS	09/11/2024	ARQ
WHEELER LOADING	09/25/2024	ARQ
REV. DRAWINGS	10/9/2024	ARQ

DRAWING TITLE:
EXIST. & PROPOSED PERVIOUS AREA AND LANDSCAPING PLAN

PROJECT:
THE LANDMARK AT 444

PROJECT ADDRESS:
444 BEDFORD RD
PLEASANTVILLE
NY 10570

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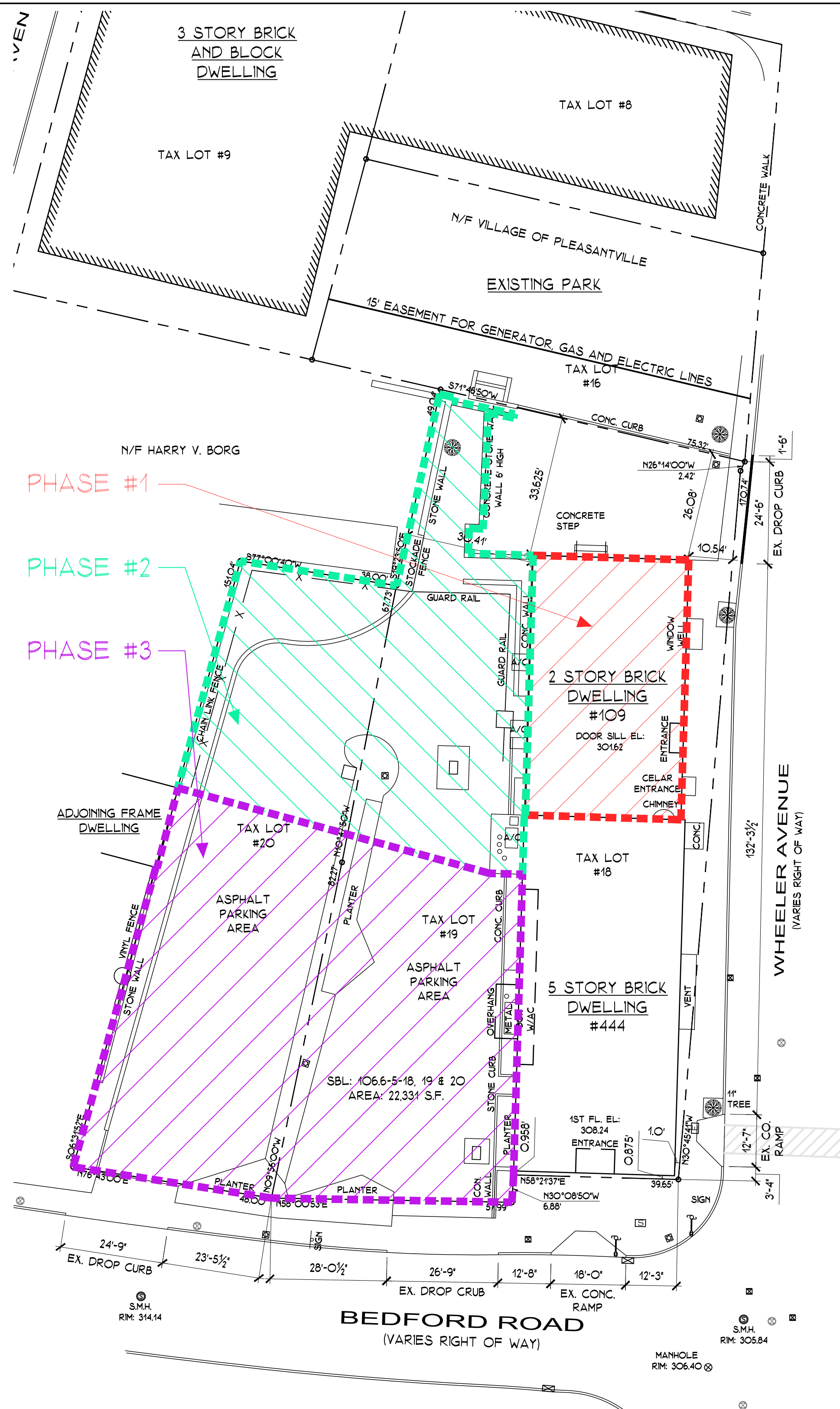
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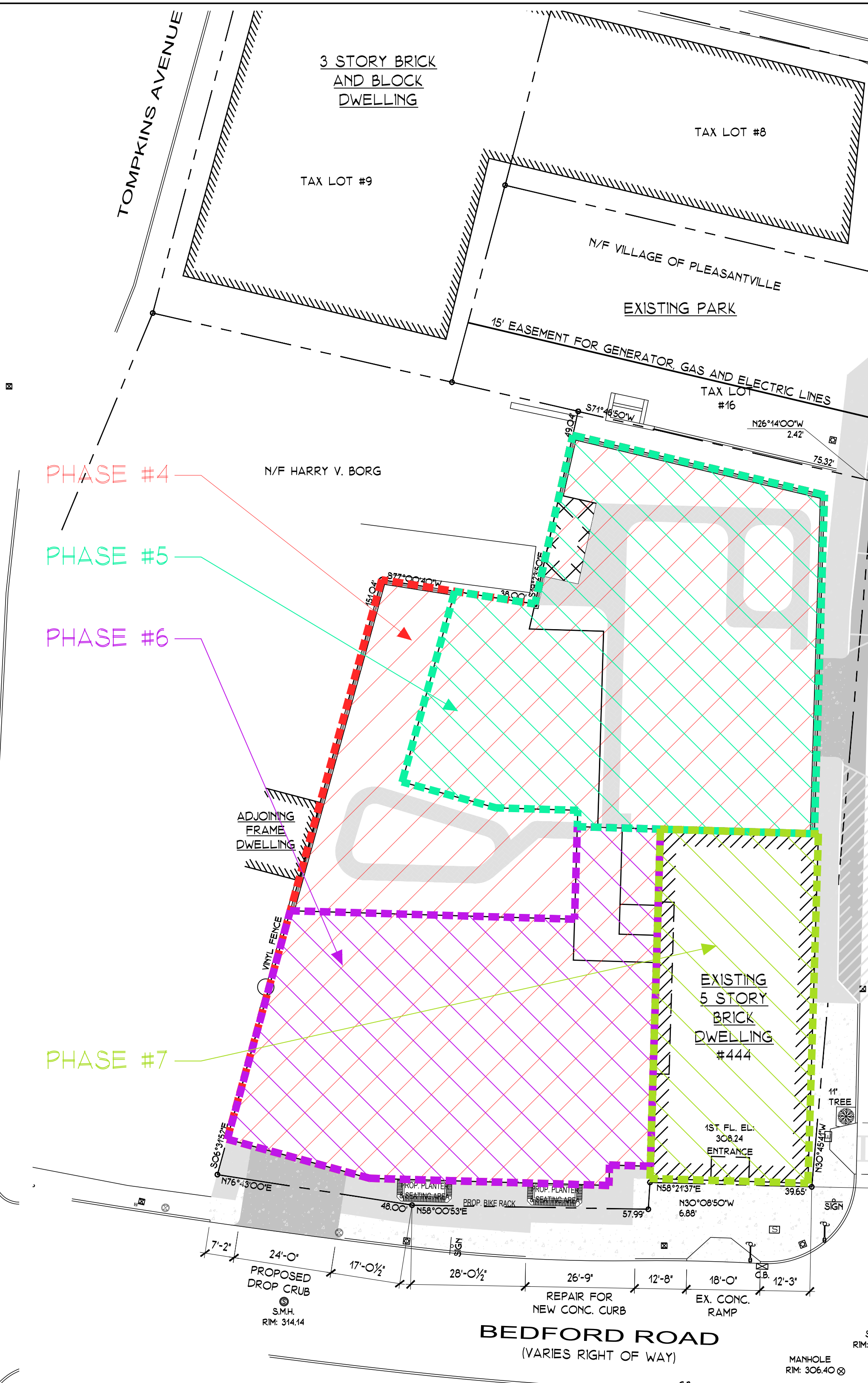


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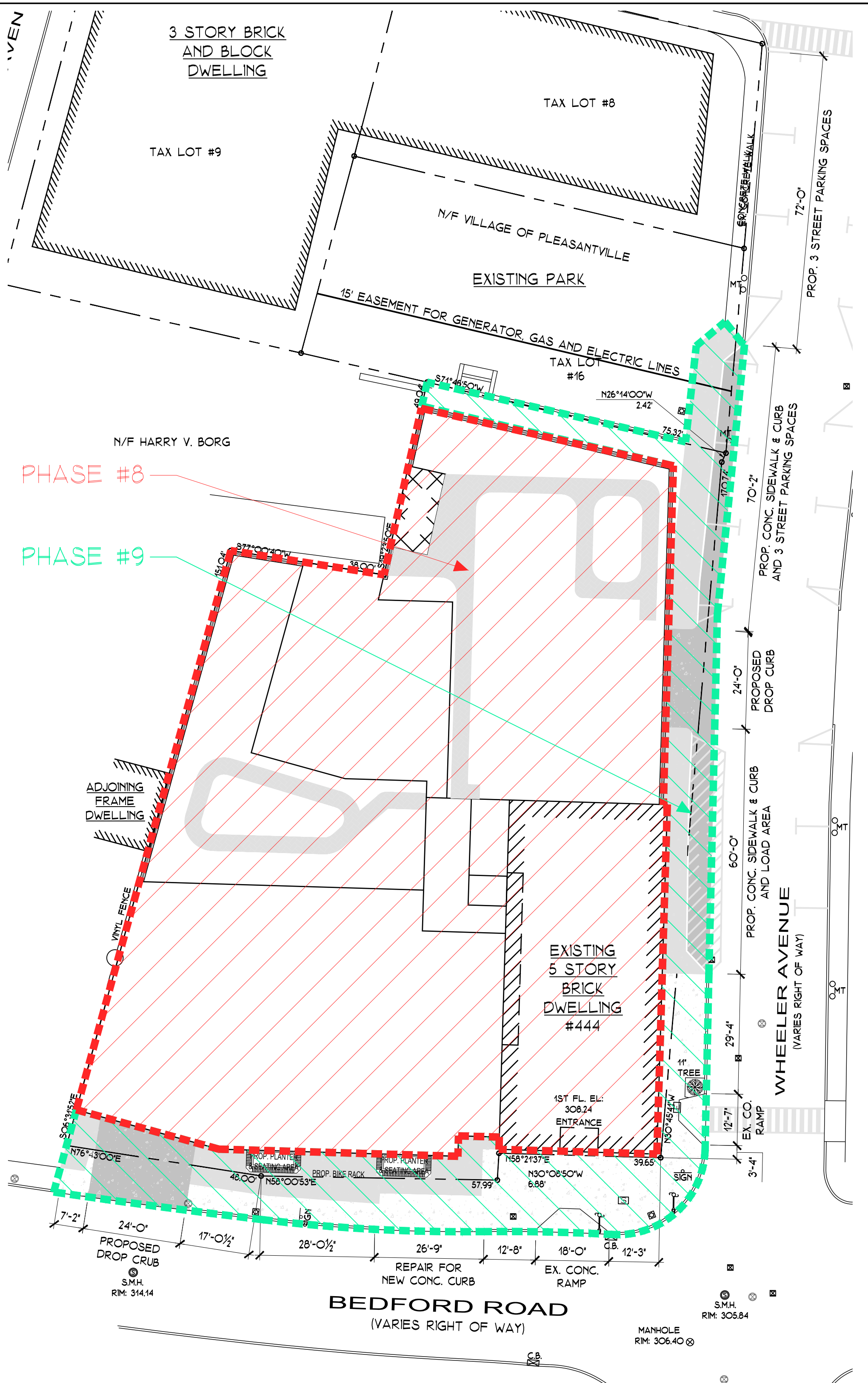
S-104



PHASE PLAN @ EXISTING CONDITIONS 1" = 20'-0"



PHASE PLAN @ PROPOSED CONDITIONS 1" = 20'-0"



PHASE PLAN @ PROPOSED CONDITIONS 1" = 20'-0"

CONSTRUCTION SEQUENCE - 444 BEDFORD ROAD		MONTHS																							
PHASE	STAGE	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
I	DEMOLITION EXISTING BUILDING (#109) AND EXCAVATION	█	█	█																					
II	EXCAVATION AND ROCK REMOVAL		█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
III	EXCAVATION AND ROCK REMOVAL				█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
IV	PARKING AREA (WHEELER AND BEDFORD WING)					█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
V	BUILDING (WHEELER WING)							█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
VI	BUILDING (BEDFORD WING)									█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
VII	RENOVATION AT EXISTING BUILDING (#444)																				█	█	█	█	█
VIII	FINISHES																								
IX	RENOVATION AT STREET CURB, SIDEWALK AND SITE WORK																								

NOTE: ALL INFORMATION ON THIS DRAWING IS FOR ILLUSTRATION OF JOB SEQUENCE (PHASING ONLY)

ARQ ARCHITECTURE P.C.
 ARCHITECTURE - PLANNING & ENGINEERING
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DRAWING TITLE:
PHASE PLANS AND CONSTRUCTION SEQUENCE

PROJECT:
THE LANDMARK AT 444

PROJECT ADDRESS:
**444 BEDFORD RD
 PLEASANTVILLE
 NY 10570**

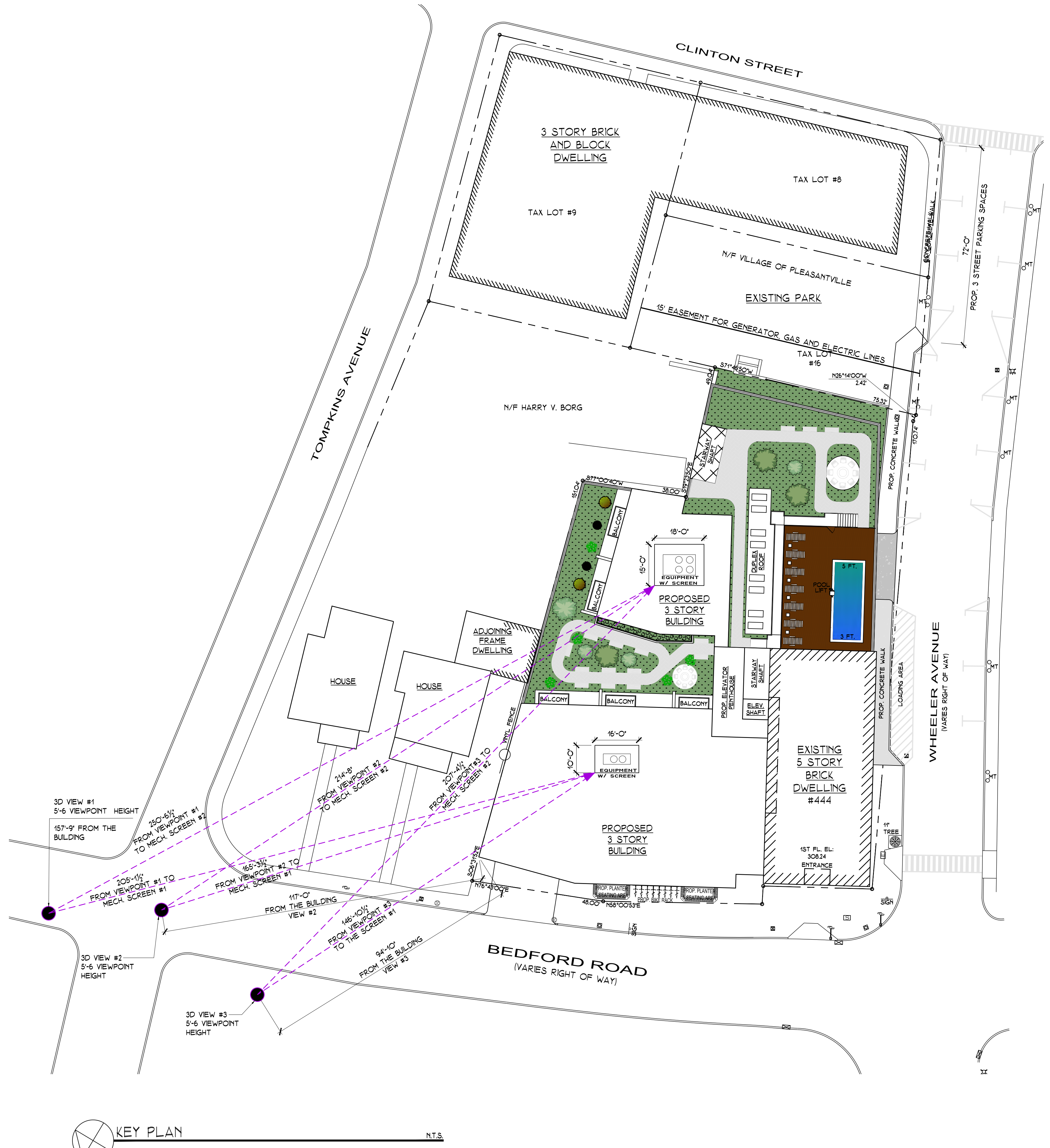
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SEAL & SIGNATURE



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 CHECKED BY: J.B.H.
 DWG. NO: S-105



3D VIEW #1 N.T.S.



3D VIEW #2 N.T.S.



3D VIEW #3 N.T.S.



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DRAWING TITLE:
 KEY PLAN & 3D VIEWS

PROJECT:
 THE LANDMARK AT 444

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