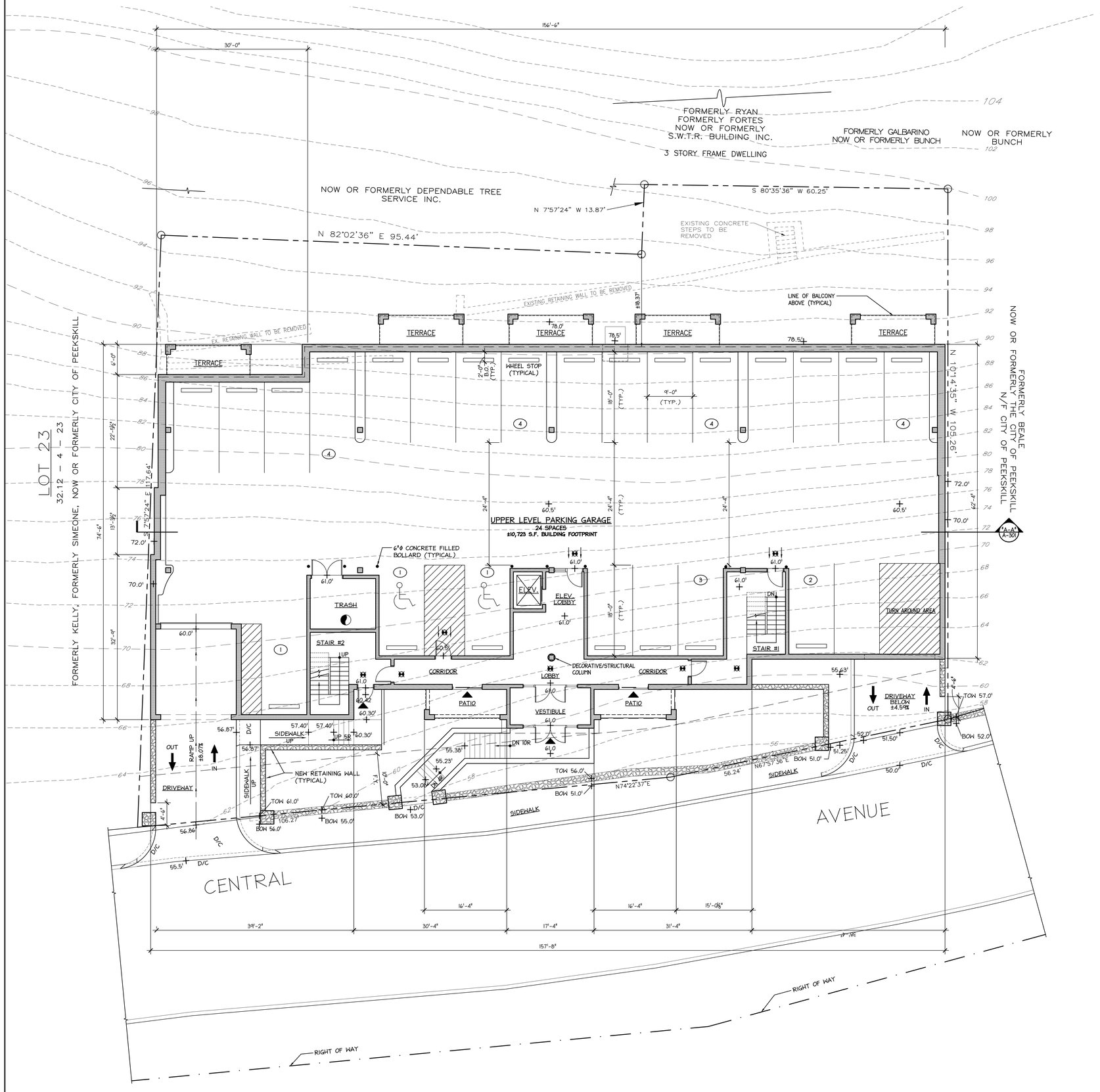
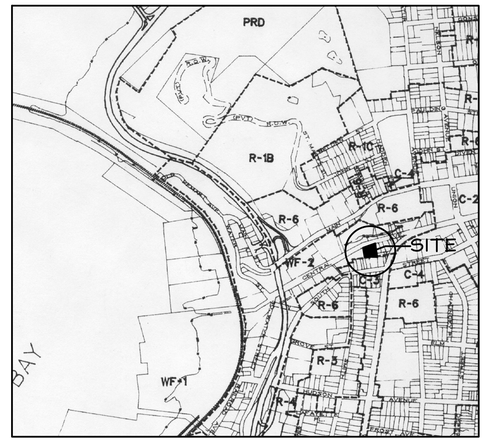


PROPOSED PLOT PLAN (±10,723 BUILDING FOOTPRINT)

SCALE: 1/8" = 1'-0"



VICINITY MAP

SCALE: N.T.S.

ZONING TABULATION

ZONING DISTRICT:	WF-2 WATERFRONT DISTRICT	
PERMITTED USE:	RESIDENTIAL - APARTMENTS	
TAX REQUIREMENTS	SECTION: 32.12, BLOCK: 4, LOT: 24	
MIN. REQUIREMENTS	REQUIRED	PROPOSED
MIN. LOT AREA (SQ. FT.)	NONE	(±) 17,639 S.F.
MIN. LOT WIDTH (FEET)	NONE	(±) 162.51' (FT.)
FRONT YARD (FEET)	10'	10' MIN.
SIDE YARD (FEET)	NONE	0' (FT.)
REAR YARD (FEET)	NONE	±18.37'
MAX. HEIGHT	4 stories or 52 feet	4 stories/±39'-10" (AVG.) (4 elevations = ±39'-5" ÷ 4 = ±39'-10")
PARKING	33 SPACES	34 SPACES

APARTMENT BREAKDOWN

BUILDING	1-B.R.	2-B.R.	1-B.R. + DEN	STUDIO	TOTAL UNITS
FIRST FLOOR:	2	-	1	3	6
SECOND FLOOR:	4	2	1	2	9
THIRD FLOOR:	4	2	1	2	9
FOURTH FLOOR:	4	2	1	2	9
UNITS BUILDING	14	6	4	9	33

STUDIO UNITS	9
1 BEDROOM + DEN UNITS	4
1 BEDROOM UNITS	14
2 BEDROOM UNITS	6
TOTAL	33

NOTES:

1) THIS IS NOT A SURVEY! ALL SURVEY INFORMATION SHOWN ON THIS SITE PLAN HAS BEEN TAKEN FROM A SITE MAP PREPARED BY "RALPH G. MASTROMONACO, P.E., P.C.". THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

2) ALL UTILITIES SERVICING THE SUBJECT PROPERTY ARE EXISTING.

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SPECIAL NOTES

ver. no.	by	date	description
3	gma	10/09/14	general revisions
2	gma	08/26/14	revised as per staff comments
1	gma	06/30/14	revised as per staff comments

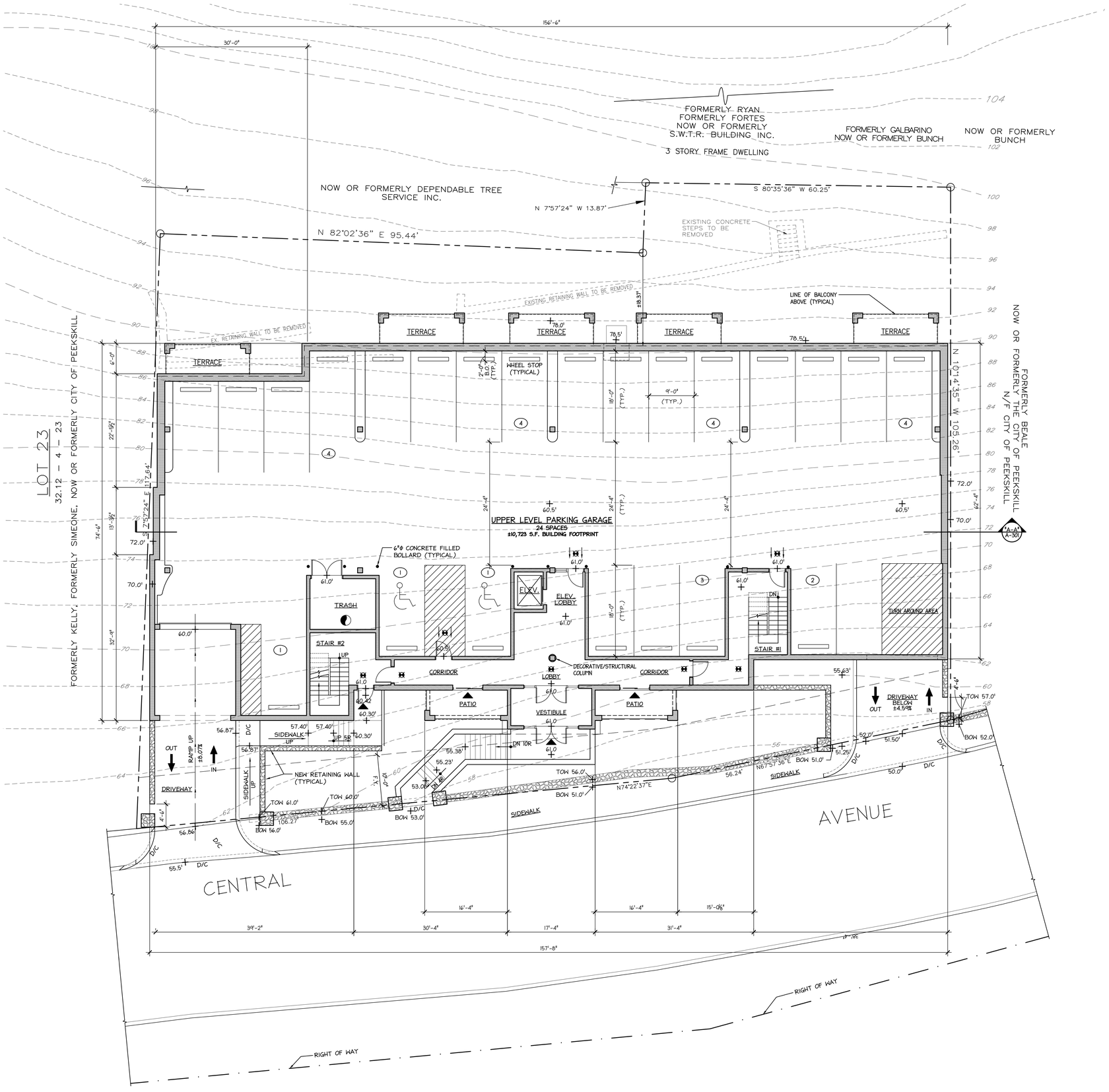
gemmola & associates, architects/planners
311 elwood avenue, hawthorne, new york 10532 tel. (914) 862-0202 fax (914) 862-0204

project: proposed 33 residential apartments, for:
653 central avenue inc.
central avenue, peekskill, n.y.

drawing title: proposed plot plan

date: 03/25/14
scale: 1/8" = 1'-0"
drawn by: gma
project no. 10-021

drawing no.
SY-101



PROPOSED UPPER LEVEL GARAGE/BASEMENT PLAN (±10,723 BUILDING FOOTPRINT)

SCALE: 1/8" = 1'-0"

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SPECIAL NOTES

ver. no	by	date	description
3	gma	10/09/14	general revisions
2	gma	08/30/14	revised as per staff comments
1	gma	08/20/14	revised as per staff comments

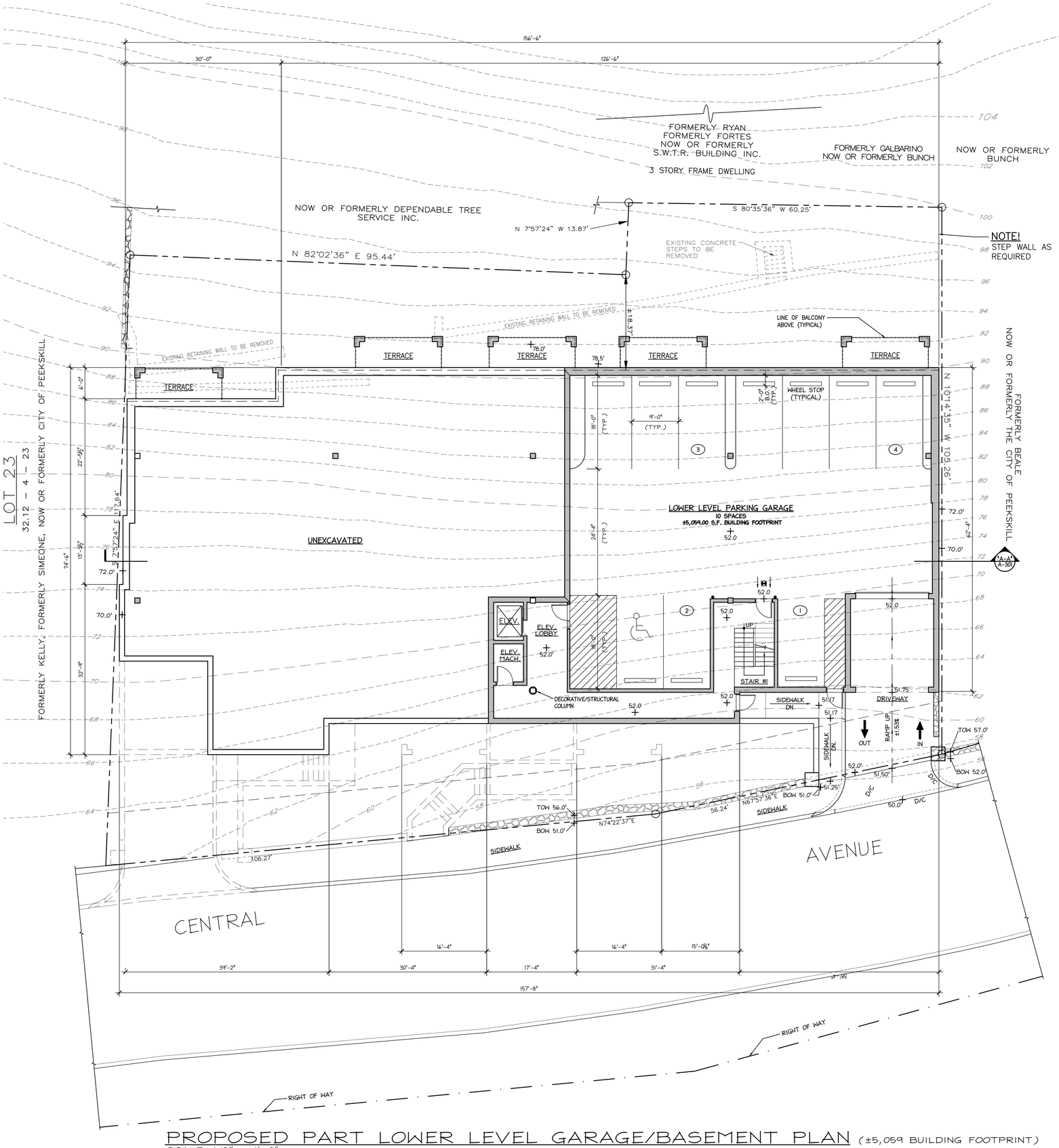
drawing title:
proposed upper level garage/basement plan

project:
proposed 33 residential apartments, for:
653 central avenue inc.
central avenue, peekskill, n.y.

date: 03/25/14
scale: 1/8" = 1'-0"
drawn by: gma
project no. 10-021

gemmola & associates, architects/planners
317 elwood avenue, hawthorne, new york 10532 tel. (914) 592-1202 fax (914) 592-2004

drawing no.
P-101



PROPOSED PART LOWER LEVEL GARAGE/BASEMENT PLAN (±5,059 BUILDING FOOTPRINT)

SCALE: 1/8" = 1'-0"

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• The construction documents do not include/include the design of temporary supports, shoring, bracing, or scaffolding required during construction. This is the responsibility of the Contractor. Administration of the construction contract is the responsibility of the Owner.
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SPECIAL NOTES

rev. no	by	date	description
1	gno	10/18/14	general revisions

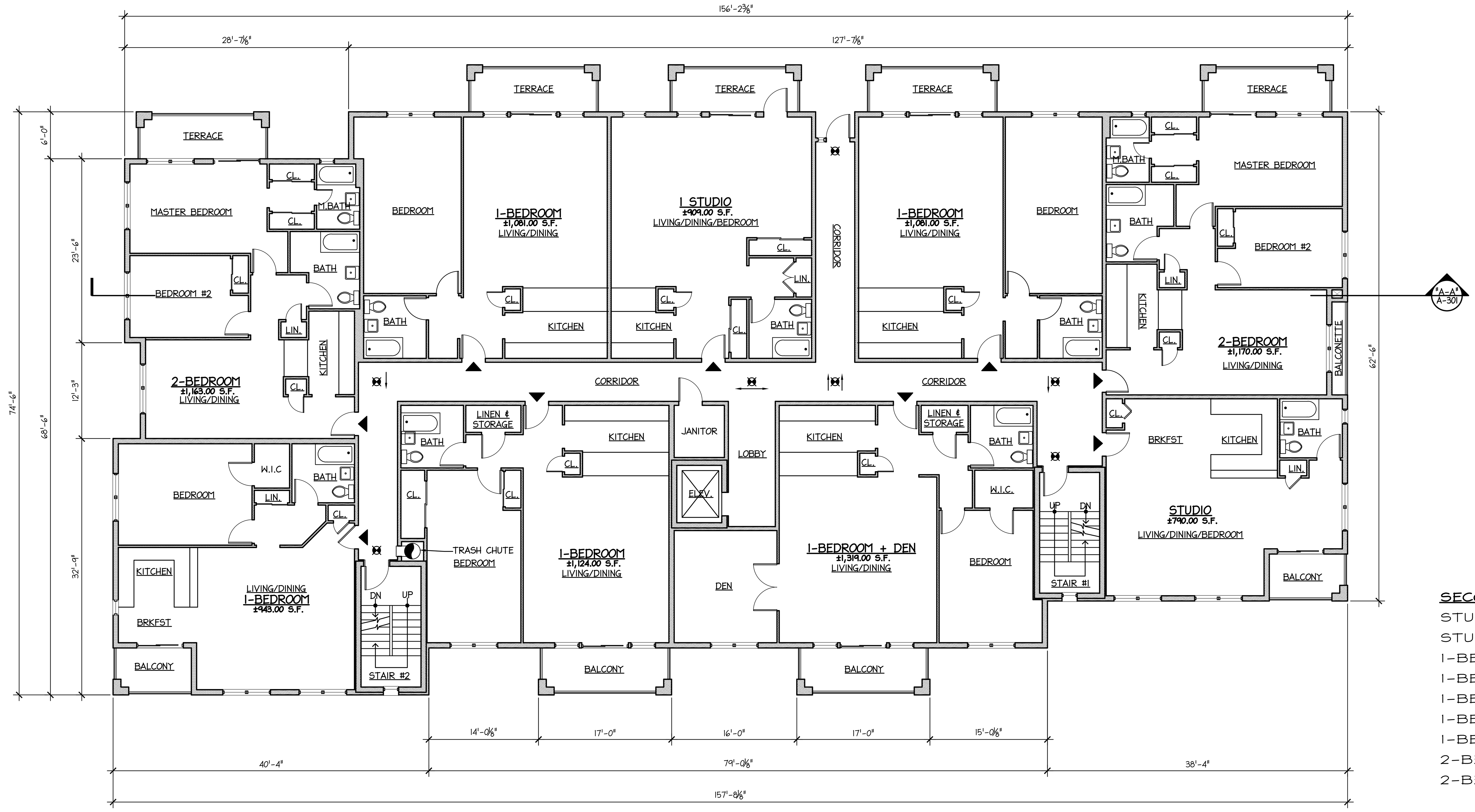
drawing title:
proposed part lower level garage/basement plan

project:
proposed 33 residential apartments, for:
653 central avenue, peekskill, n.y.

date: 05/22/14
scale: 1/8" = 1'-0"
drawn by: gno
project no. 10-021

gennrnola & associates architects/planners
511 elwood avenue, hawthorne, new york 10532 tel. (914) 862-0202 fax (914) 862-0204

drawing no.
P-102

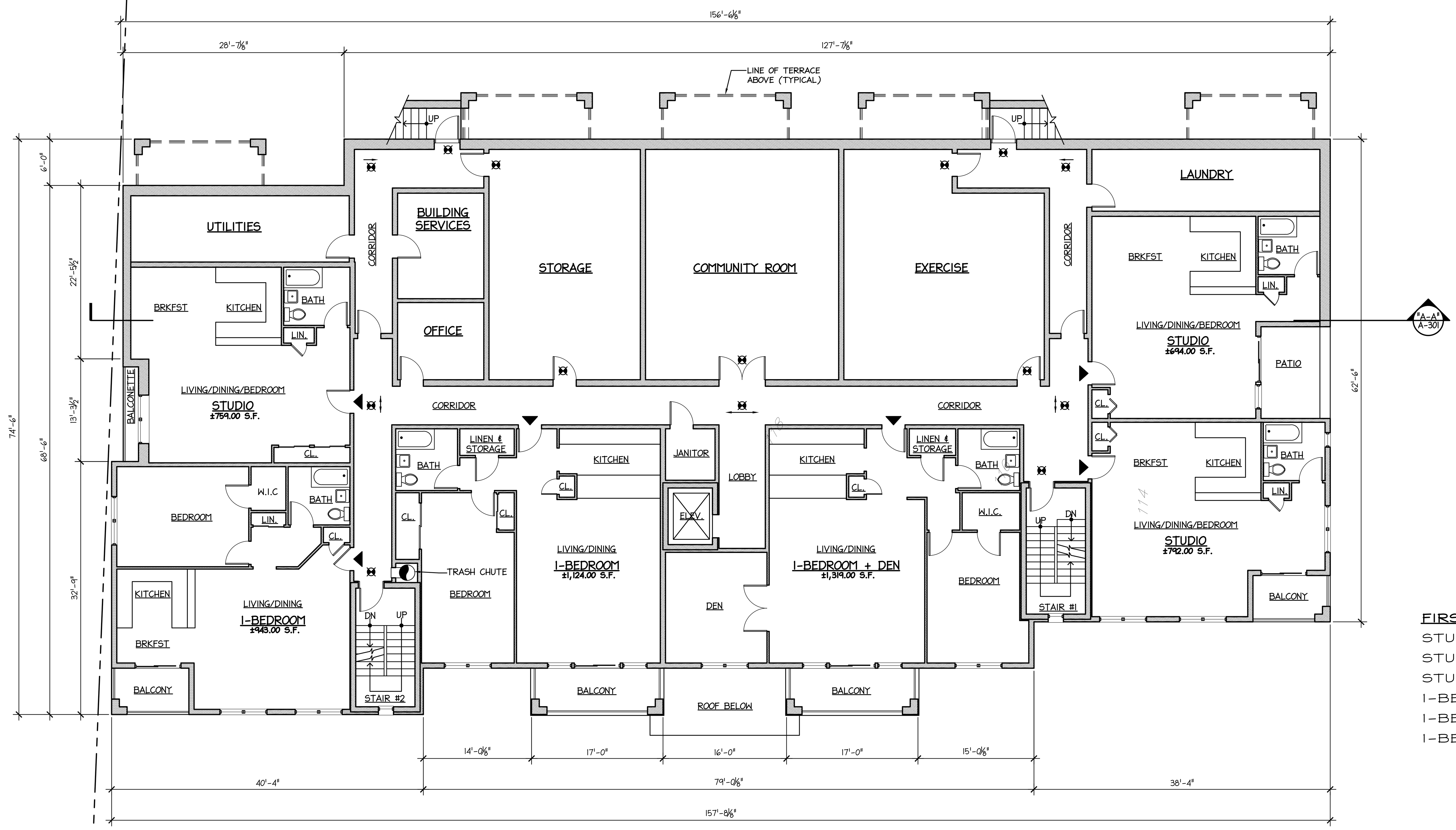


PROPOSED SECOND FLOOR PLAN (±11,174 GROSS S.F.)

SCALE: 1/8" = 1'-0"

SECOND FLOOR UNITS:

STUDIO:	±790.00 S.F.
STUDIO:	±909.00 S.F.
1-BEDROOM:	±1,081.00 S.F.
1-BEDROOM:	±1,081.00 S.F.
1-BEDROOM:	±943.00 S.F.
1-BEDROOM:	±1,124.00 S.F.
1-BEDROOM + DEN:	±1,319.00 S.F.
2-BEDROOM:	±1,198.00 S.F.
2-BEDROOM:	±1,163.00 S.F.



PROPOSED FIRST FLOOR PLAN (±10,311 GROSS S.F.)

SCALE: 1/8" = 1'-0"

FIRST FLOOR UNITS:

STUDIO:	±792.00 S.F.
STUDIO:	±694.00 S.F.
STUDIO:	±759.00 S.F.
1-BEDROOM:	±1,124.00 S.F.
1-BEDROOM:	±943.00 S.F.
1-BEDROOM + DEN:	±1,319.00 S.F.

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rev. no.	by	date	description
1	gna	01/09/15	revised as per planning board comments

drawing title: proposed floor plans

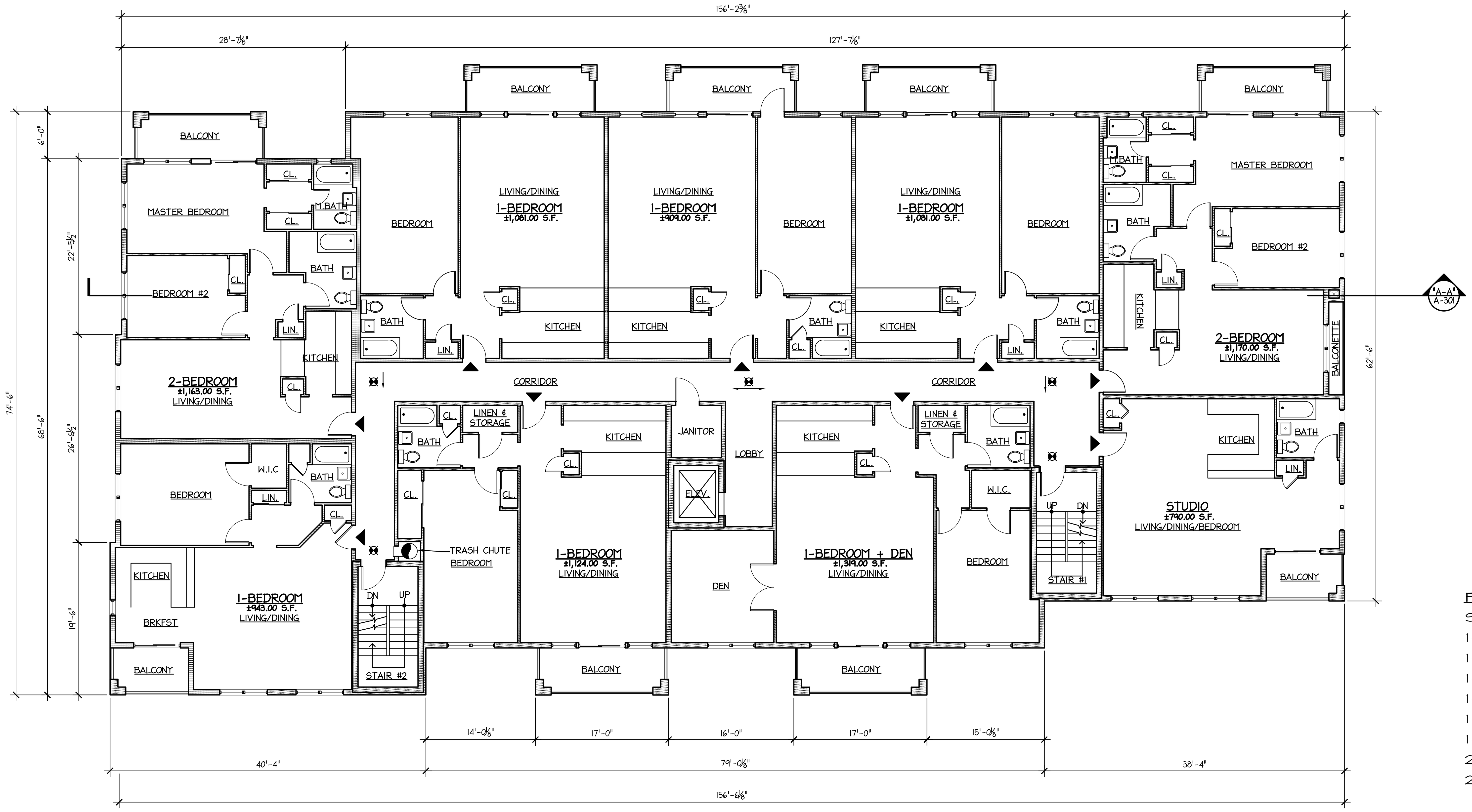
project: proposed 33 residential apartments for:
653 central avenue inc.
central avenue, peekskill, n.y.

date: 03/25/14
scale: 1/8" = 1'-0"
drawn by: gna
project no. 10-021

gemmola & associates architects/planners
317 elwood avenue, hawthorne, new york 10532 tel. (914) 862-0202 fax (914) 862-0204

drawing no.

A-101



FOURTH FLOOR UNITS:

STUDIO:	±790.00 S.F.
1-BEDROOM:	±1,081.00 S.F.
1-BEDROOM:	±909.00 S.F.
1-BEDROOM:	±1,081.00 S.F.
1-BEDROOM:	±943.00 S.F.
1-BEDROOM:	±1,124.00 S.F.
1-BEDROOM + DEN:	±1,319.00 S.F.
2-BEDROOM:	±1,198.00 S.F.
2-BEDROOM:	±1,163.00 S.F.

PROPOSED FOURTH FLOOR PLAN (±11,174 GROSS S.F.)

SCALE: 1/8" = 1'-0"

THIRD FLOOR UNITS:

STUDIO:	±790.00 S.F.
1-BEDROOM:	±1,081.00 S.F.
1-BEDROOM:	±909.00 S.F.
1-BEDROOM:	±1,081.00 S.F.
1-BEDROOM:	±943.00 S.F.
1-BEDROOM:	±1,124.00 S.F.
1-BEDROOM + DEN:	±1,319.00 S.F.
2-BEDROOM:	±1,198.00 S.F.
2-BEDROOM:	±1,163.00 S.F.

PROPOSED THIRD FLOOR PLAN (±11,174 GROSS S.F.)

SCALE: 1/8" = 1'-0"

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rev. no.	by	date	description
1	gna	01/08/15	revised as per planning board comments

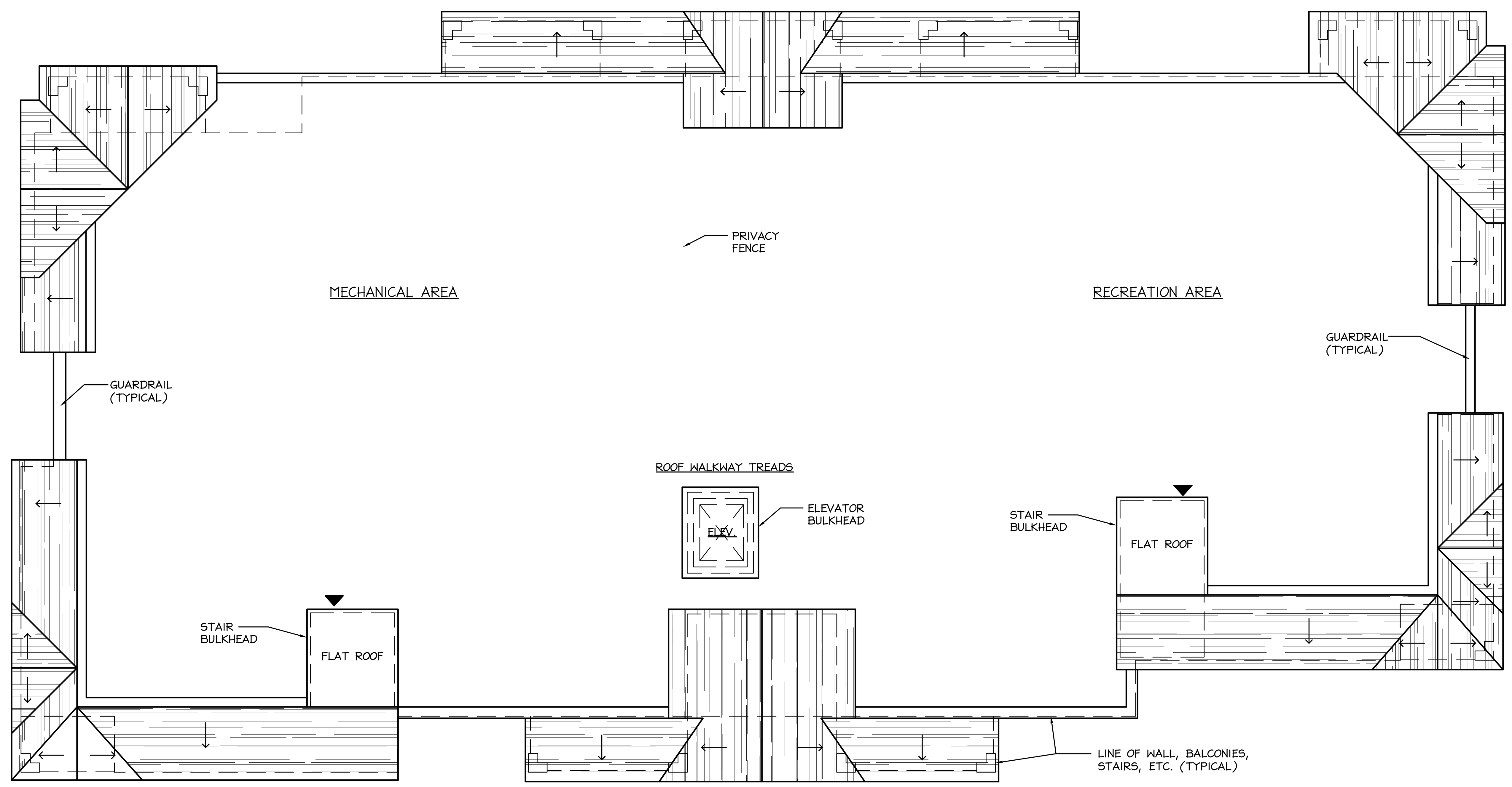
drawing title: proposed floor plans

project: proposed 33 residential apartments for: 653 central avenue inc.
central avenue, peekskill, n.y.

date: 03/25/14
scale: 1/8" = 1'-0"
drawn by: gna
project no. 10-021

gemmola & associates architects/planners
317 elwood avenue, hawthorne, new york 10532 tel. (914) 862-0202 fax (914) 862-0204

drawing no. A-102



PROPOSED ROOF PLAN

SCALE: 1/8" = 1'-0"

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rev. no.	by	date	description
1	gna	01/08/15	revised as per planning board comments

drawing title:
proposed roof plan

project:
proposed 33 residential apartments for:
653 central avenue inc.
central avenue, peekskill, n.y.

date: 03/25/14
scale: 1/8" = 1'-0"
drawn by: gna
project no. 10-021

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drawing no.
R-101

PROPOSED FRONT ELEVATION
SCALE: 1/8" = 1'-0"

PROPOSED FRONT ELEVATION
SCALE: 1/8" = 1'-0"

PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

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SPECIAL NOTES

rev. no.	by	date	description
4	gna	01/08/15	revised as per planning board comments
3	gna	10/08/14	general revisions
2	gna	06/30/14	revised as per staff comments
1	gna	05/22/14	revised as per staff comments

drawing title:
proposed exterior elevations

project:
proposed 33 residential apartments for:
653 central avenue inc.
central avenue, peekskill, n.y.

date: 03/25/14
scale: 1/8" = 1'-0"
drawn by: gna
project no. 10-021

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drawing no.
A-201

PROPOSED REAR ELEVATION
SCALE: 1/8" = 1'-0"

PROPOSED LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

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SPECIAL NOTES

rev. no.	by	date	description
3	gna	01/08/15	revised as per planning board comments
2	gna	10/08/14	general revisions
1	gna	05/22/14	revised as per staff comments

drawing title:
proposed exterior elevations

project:
proposed 33 residential apartments, for:
653 central avenue inc.
central avenue, peekskill, n.y.

date: 03/25/14
scale: 1/8" = 1'-0"
drawn by: gna
project no. 10-021

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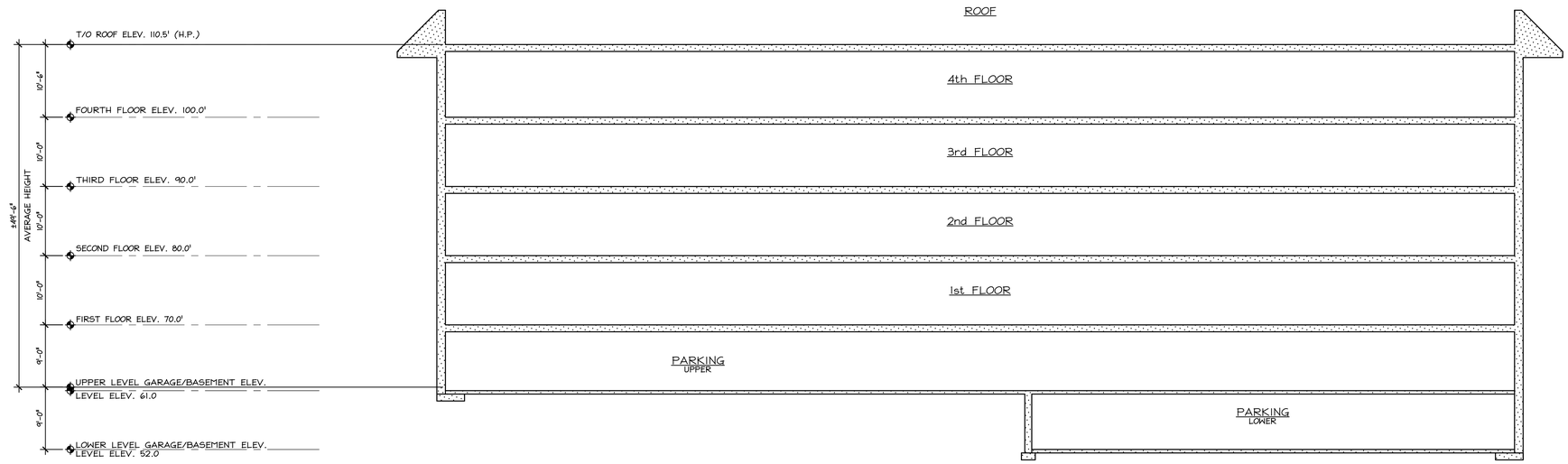
drawing no.
A-202



PROPOSED CROSS SECTION
SCALE: 1/8" = 1'-0"

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SPECIAL NOTES

rev. no.	by	date	description

drawing title:
proposed cross section

project:
proposed 33 residential apartments, for:
653 central avenue inc.
central avenue, peekskill, n.y.

date: 05/22/14
scale: 1/8" = 1'-0"
drawn by: gma
project no. 10-021

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drawing no.
A-301