



THE GARDENS

ZONING INFORMATION:

NORTH CASTLE, NY

ZONE: R-MF-DA - RESIDENTIAL - MULTIFAMILY - DOWNTOWN ARMONK

SECTION: 108.03 BLOCK: 1 LOT: 63, 64, 65

GROSS SITE AREA: 183,519 SF (4.21 ACRES)
 NET SITE AREA: 181,644 S.F. (4.17 ACRES)*

*NET LOT AREA IS DEFINED AS THE LOT AREA MINUS 75% OF WETLANDS, WATER BODIES, AND WATER COURSES. THE CALCULATION BELOW ARE BASED ON THE NET LOT AREA (183,529 SF - 1875 SF = 181,644 S.F)

BUILDING AREA: 73,400 SF

HEIGHT: 3-STORIES/30 FT

USE:

PROPOSED: RESIDENTIAL
 FIRE SUPPRESSION: SPRINKLERED

DESCRIPTION	R-MF-DA DISTRICT	
	REQUIRED	PROPOSED
MAXIMUM BUILDING COVERAGE (%)	20	23.7*
MAXIMUM FLOOR AREA RATIO (S.F.)	0.40	0.40
MAXIMUM LOT AREA/DWELLING UNIT	4,200 SF (43.2 UNITS)	34 UNITS
SQUARE FEET/BEDROOM	2,350 SF (77.3 BR)	68 BEDS

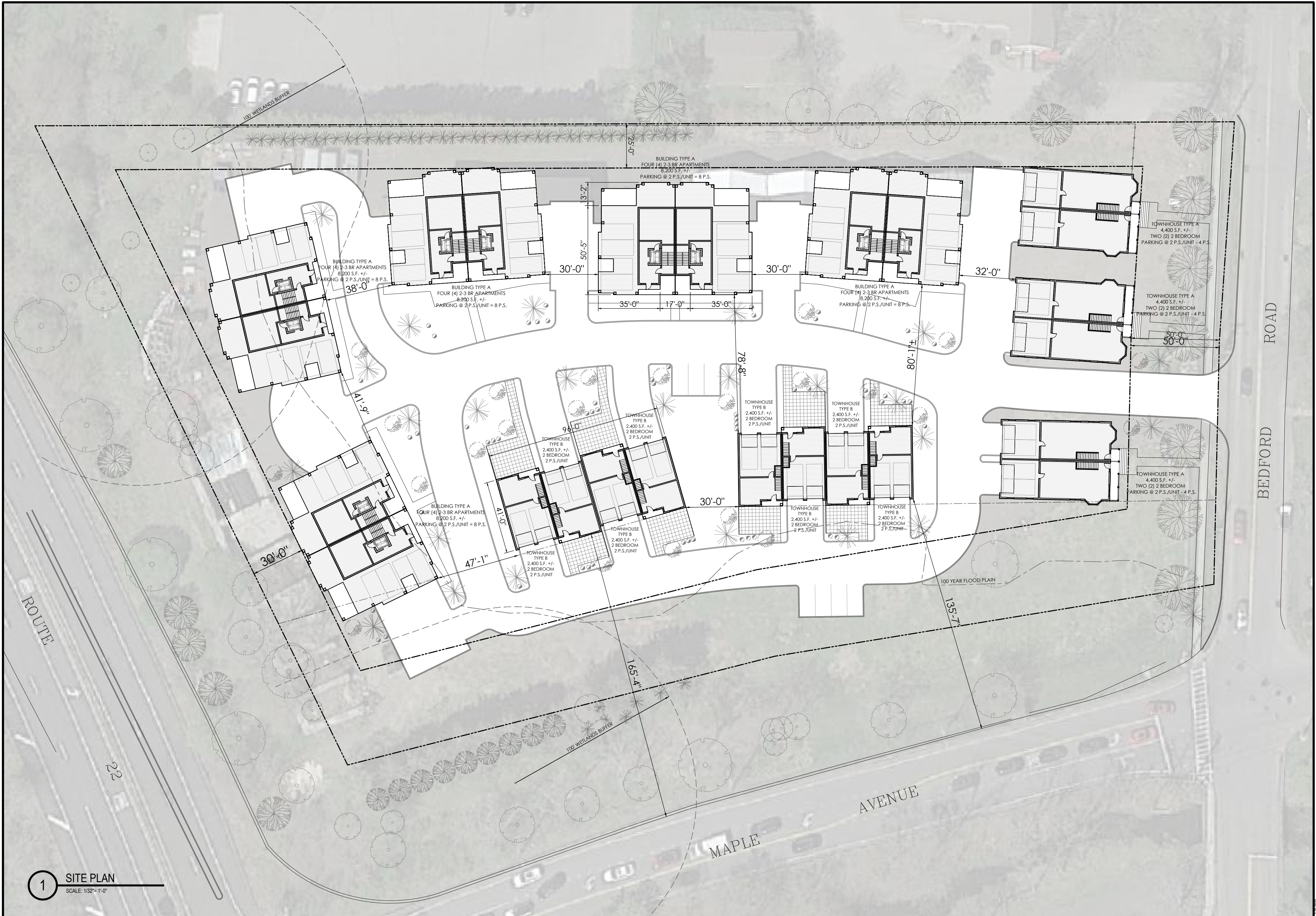
MINIMUM REQUIRED YARD DIMENSIONS		
LOT (ACRES)	4	4.17
FRONTAGE (BEDFORD RD) (FT)	200	280
DEPTH (FT)	200	580
MINIMUM REQUIRED YARD DIMENSIONS (FT)		
FRONT	50	50
ONE SIDE	25	25
REAR	30	50 ±
MAXIMUM HEIGHT		
STORIES	-	3
FEET	30	30**

* INCREASE IN COVERAGE AS A RESULT OF REDUCING BEDFORD RD BUILDINGS TO 2 STORIES

** FLAT ROOFS SHALL BE AT A HEIGHT NOT TO EXCEED 30', SLOPED ROOFS SHALL HAVE A WEIGHTED AVERAGE HEIGHT NOT TO EXCESS 30'

OFF-STREET PARKING		
MULTI-FAMILY		
2 P.S. PER DU	68	
+10% VISITOR	6.8	
TOTAL	75	75





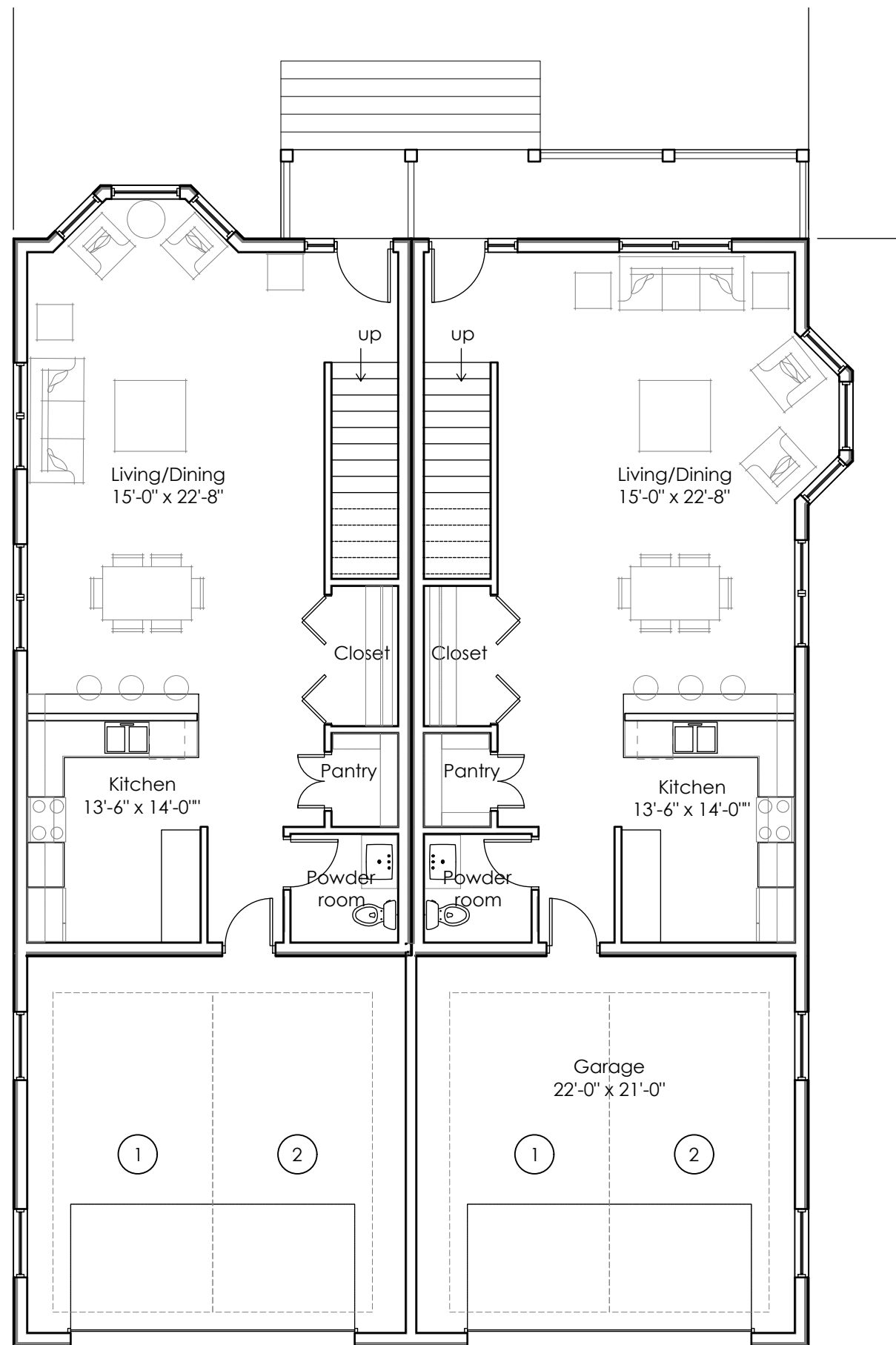
1 SITE PLAN
SCALE: 1/32" = 1'-0"

SHEET TITLE: PROPOSED SITE
PROJECT: THE GARDENS 45 BEDFORD RD ARMONK, NY

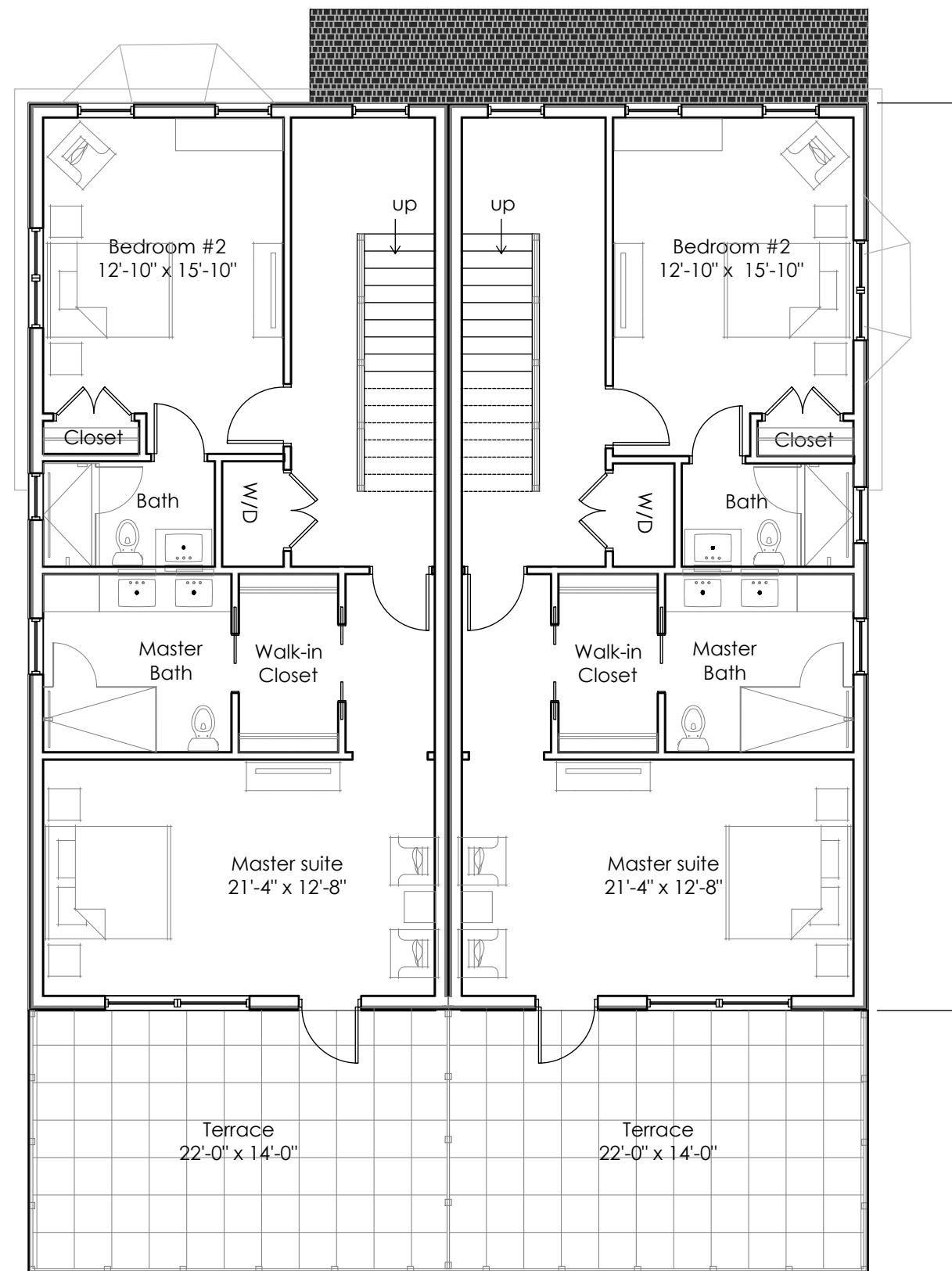
DATE: 4/26/2023
SCALE: AS NOTED
DRAWING: A-SK - 001

Design Development, pllc.
165 Mamaroneck Ave, fl. 2
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914.949.4272 t.
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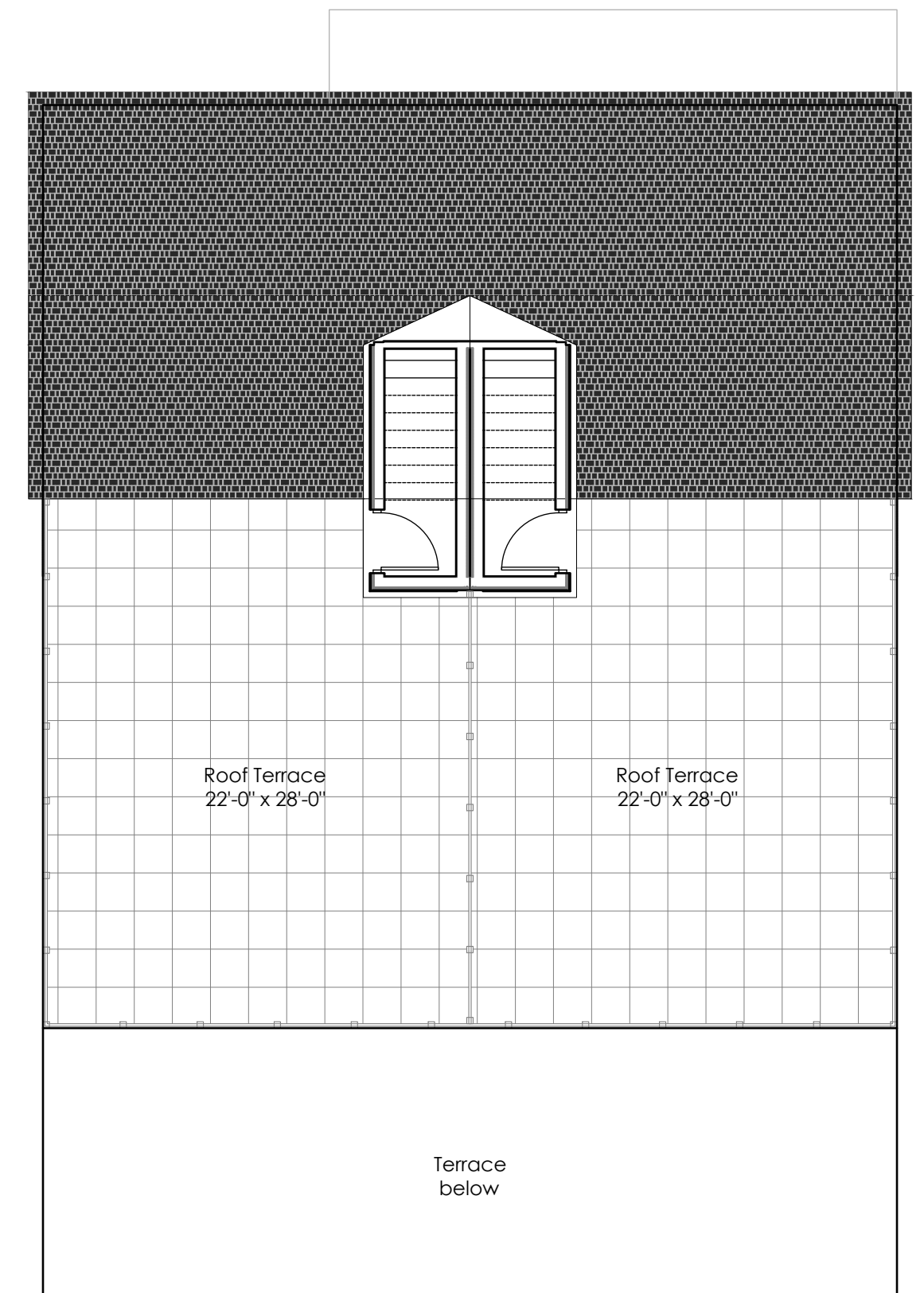
DATE: 4/26/2023



1 BEDFORD TOWNHOUSE - GRADE LEVEL
SCALE: 1/8" = 1'-0"



2 BEDFORD TOWNHOUSE - SECOND LEVEL
SCALE: 1/8" = 1'-0"



3 BEDFORD TOWNHOUSE - ROOF LEVEL
SCALE: 1/8" = 1'-0"



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



3 ELEVATION SIDE - TOWNHOUSE
SCALE: 1/8" = 1'-0"



2 ELEVATION BACK - TOWNHOUSE
SCALE: 1/8" = 1'-0"



4 ELEVATION SIDE - TOWNHOUSE
SCALE: 1/8" = 1'-0"



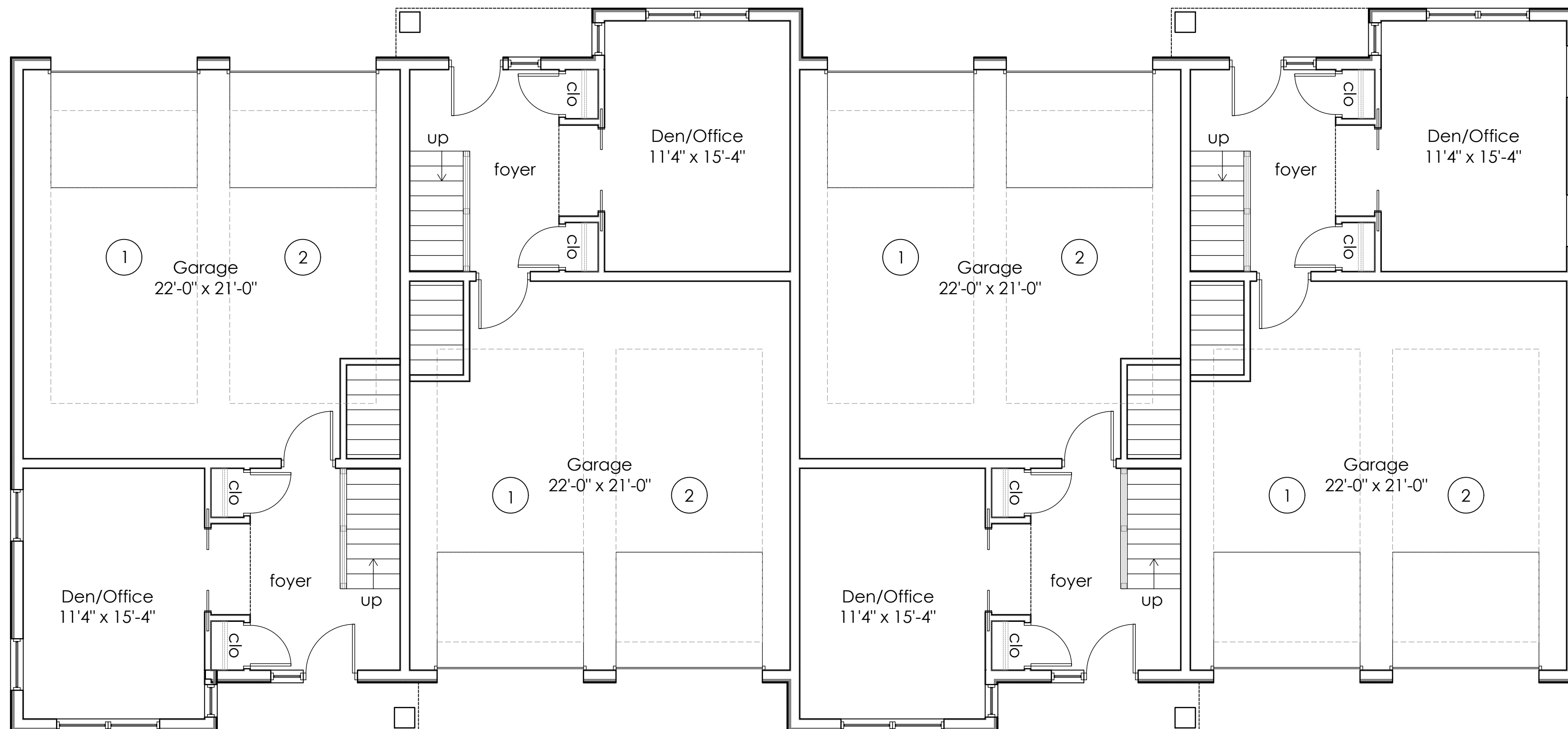
SHEET TITLE: BEDFORD RD TOWNHOUSE - RENDERING OPTION A
PROJECT: THE GARDENS 45 BEDFORD RD ARMONK, NY



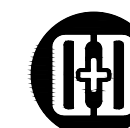
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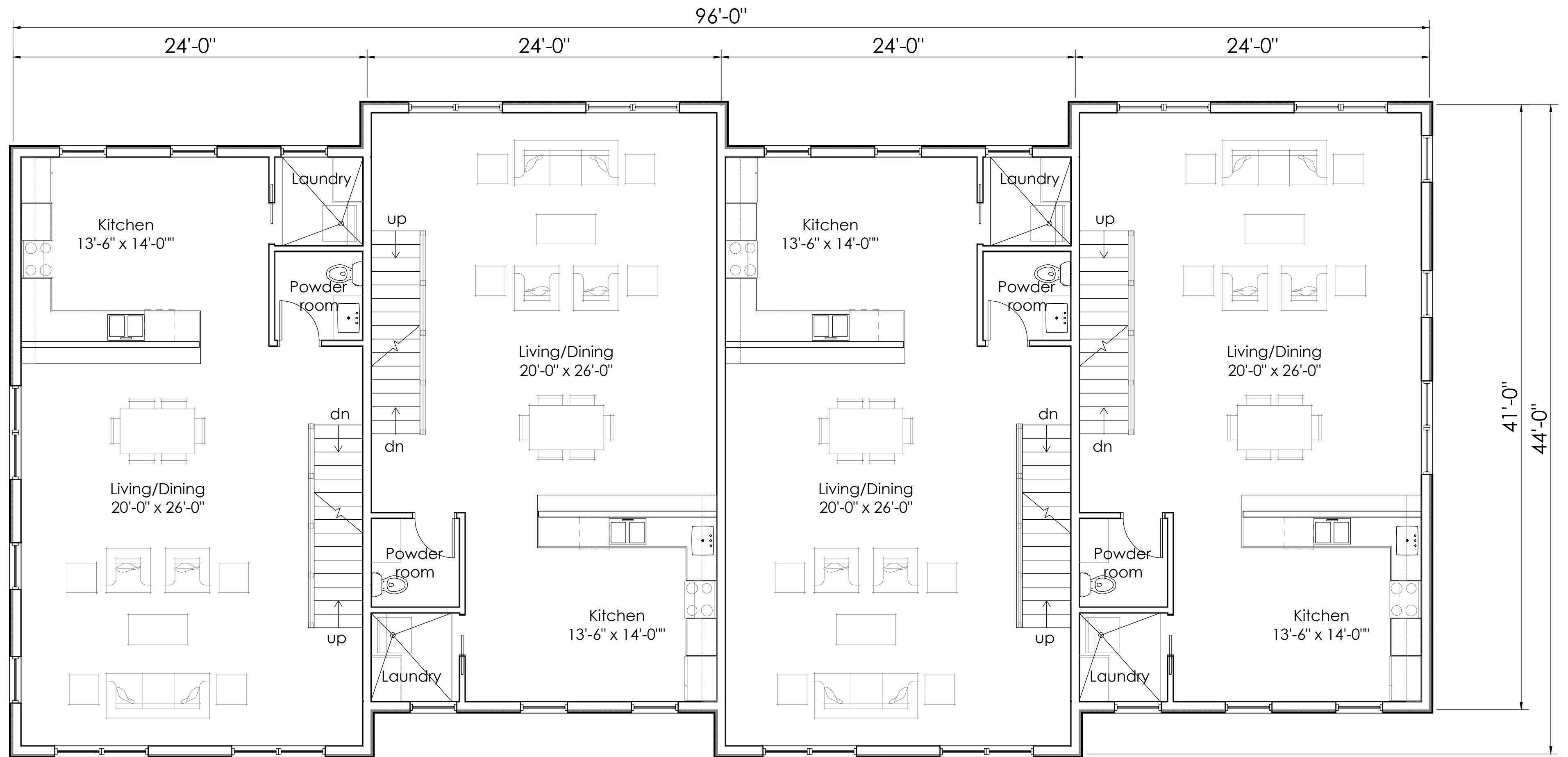
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DRAWING:

A-SK - 03A

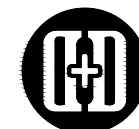


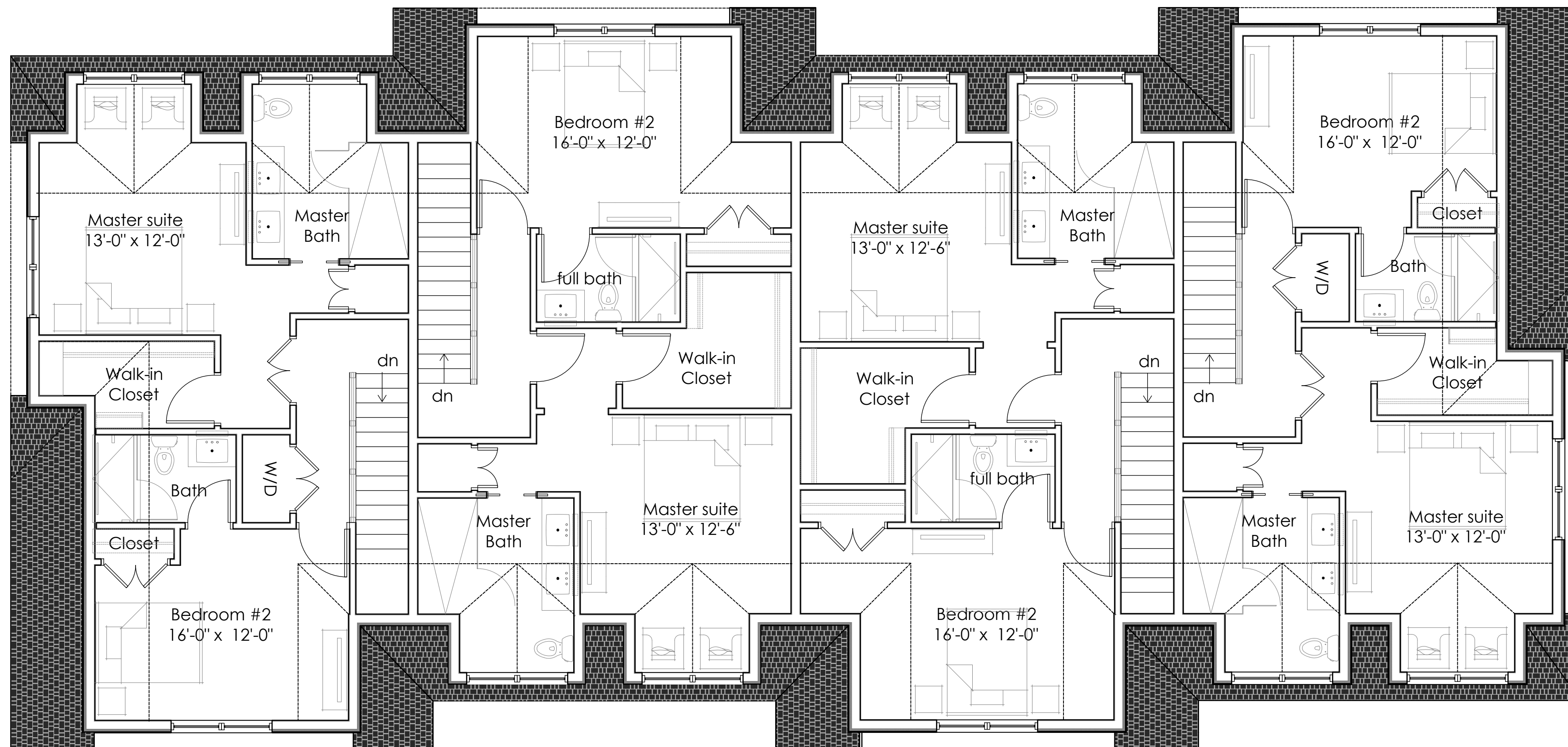
1 MAPLE AVE - GARAGE LEVEL PLAN
SCALE: 1/8" = 1'-0"



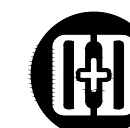


1 MAPLE AVE - FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"





1 MAPLE AVE - THIRD LEVEL PLAN
SCALE: 1/8" = 1'-0"





SECOND FLOOR
ELEV: 19.33'

FIRST FLOOR
ELEV: 9.33'

GARAGE
ELEV: 0.0'

1 FRONT ELEVATION - TOWNHOUSE

SCALE: 3/16" = 1'-0"



SECOND FLOOR
ELEV: 19.33'

FIRST FLOOR
ELEV: 9.33'

GARAGE
ELEV: 0.0'

2 REAR ELEVATION - TOWNHOUSE

SCALE: #####



1 SIDE ELEVATION - TOWNHOUSE
SCALE: 3/16" = 1'-0"



2 SIDE ELEVATION - TOWNHOUSE
SCALE: 3/16" = 1'-0"



SHEET TITLE: MAPLE AVE TOWNHOUSE - RENDERING VIEW 2
PROJECT: THE GARDENS 45 BEDFORD RD ARMONK, NY

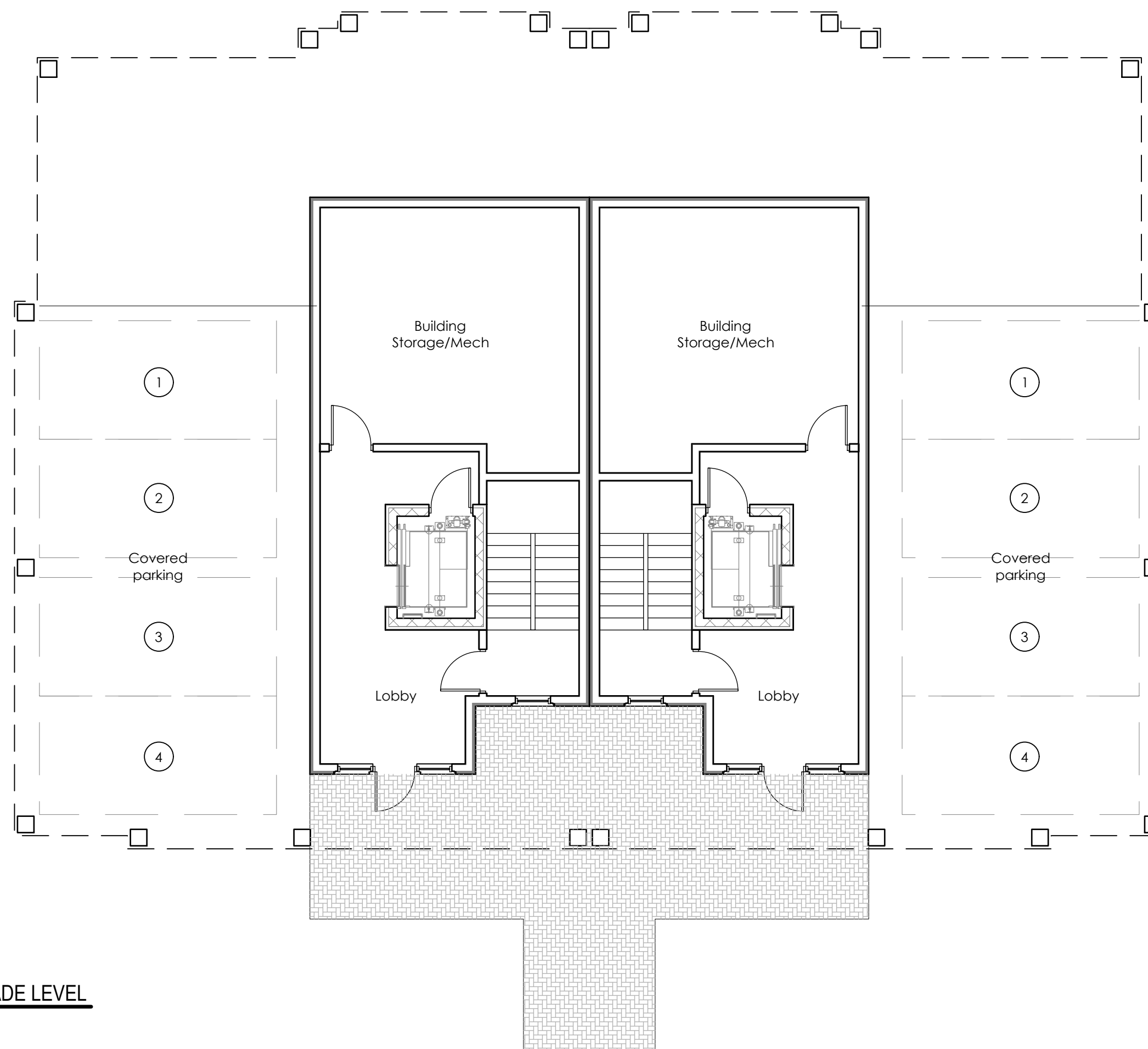


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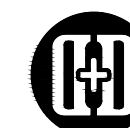
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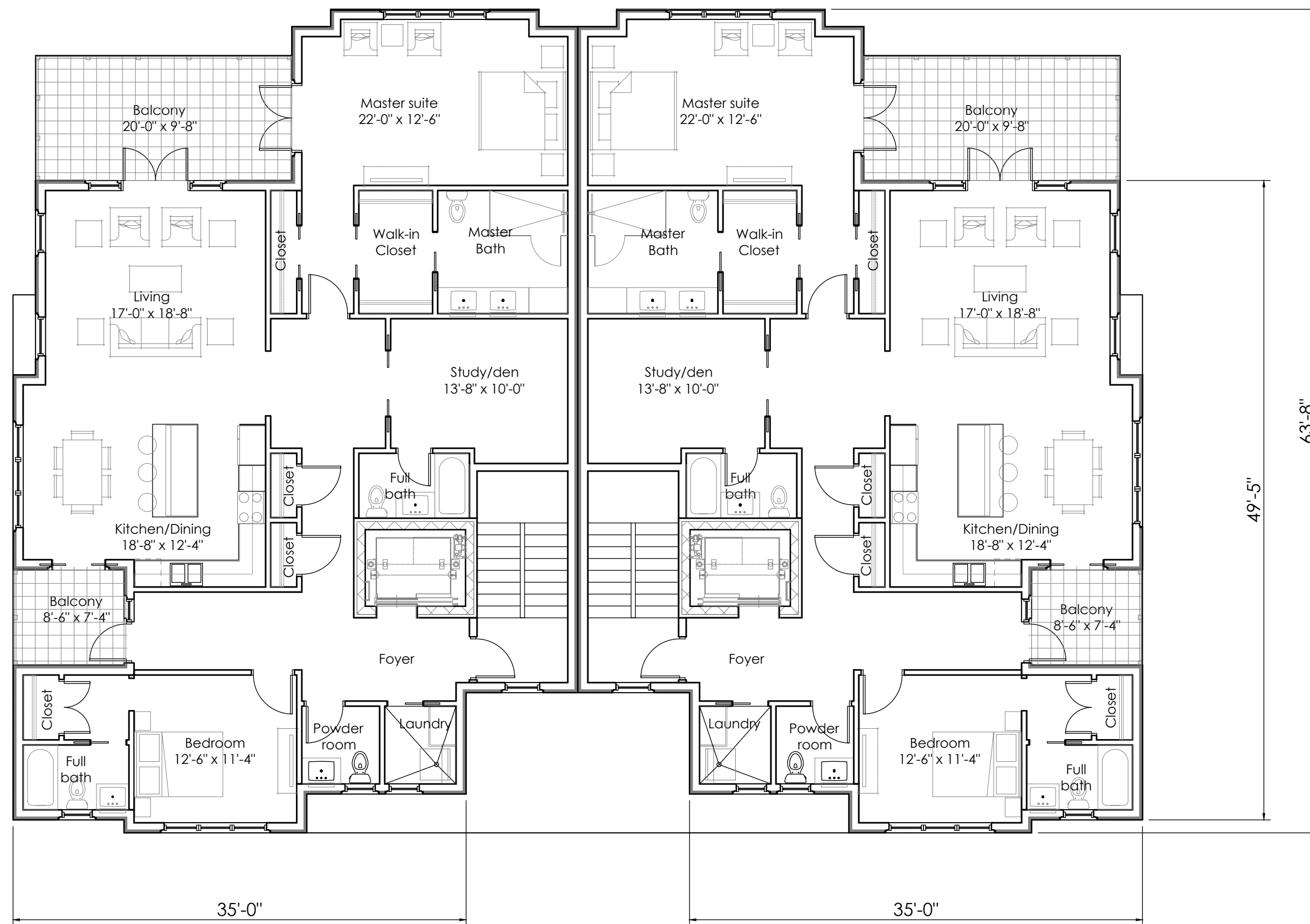
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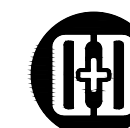


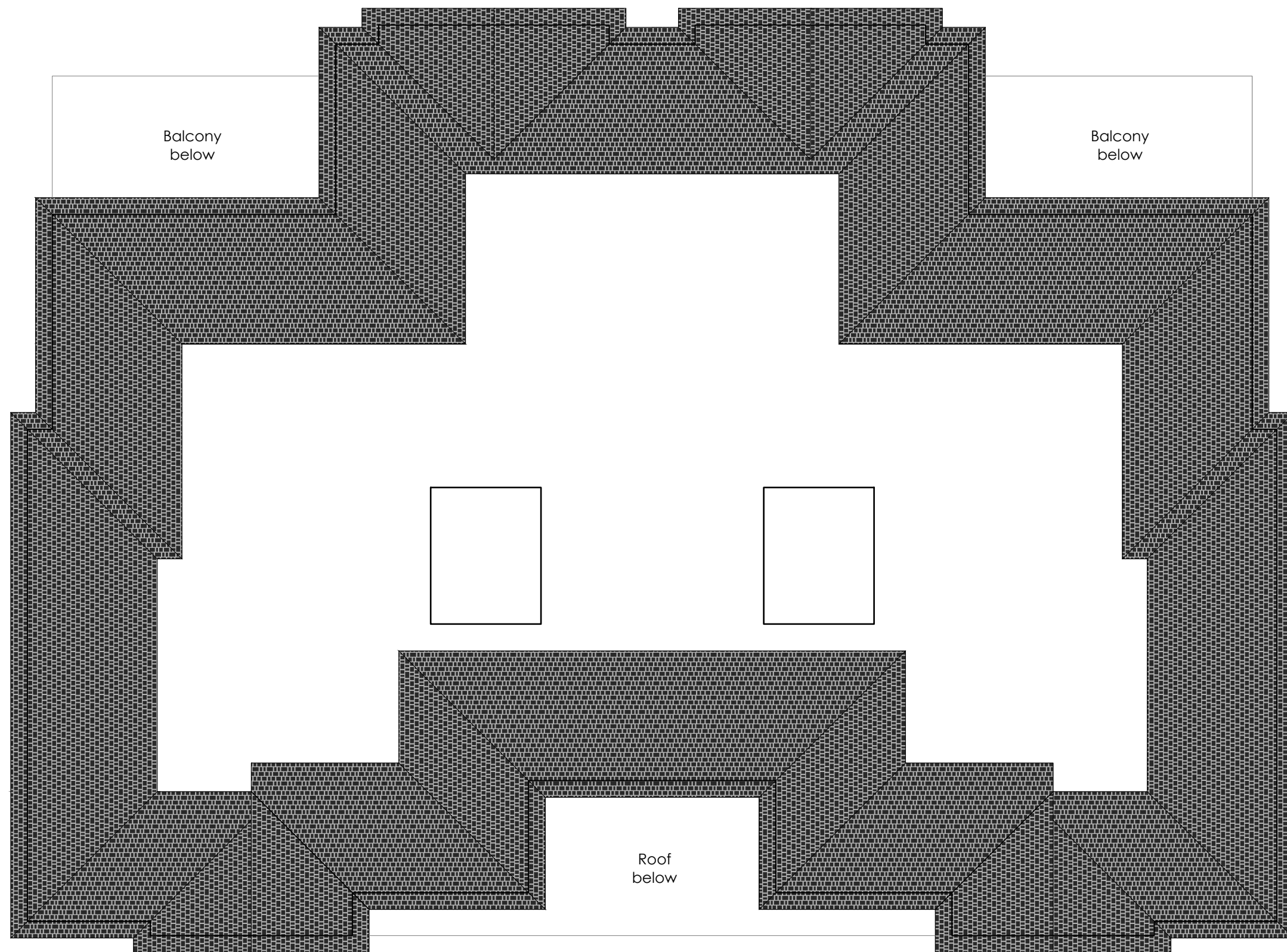
1 BUILDING A - GRADE LEVEL
SCALE: 1/8" = 1'-0"





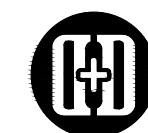
1 BUILDING A - RESIDENTIAL LEVELS
SCALE: 1/8" = 1'-0"





SHEET TITLE: ROOF PLAN - PROPOSED

PROJECT: THE GARDENS 45 BEDFORD RD ARMONK, NY



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

A-SK - 006.3





1 ELEVATION - SIDE (BLDG A)
SCALE: 3/16" = 1'-0"



2 ELEVATION - SIDE (BLDG A)
SCALE: 3/16" = 1'-0"



SHEET TITLE: BUILDING A - RENDERING (INTERNAL TO SITE)

PROJECT: THE GARDENS 45 BEDFORD RD ARMONK, NY



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DRAWING:

A-SK - 008

008 OF 008 SHEETS DRAWING FOOT DATE 4/26/2023