

113 KING STREET

ARMONK, NY

SHEET LIST



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MULTIFAMILY/ OFFICE CONVERSION SUBDIVISION LOT TABLE (SQ FT)											
LEVEL 1			LEVEL 2			LEVEL 3			PENHOUSE LEVEL		
TYPE	#	SF	TYPE	UNIT #	SF	TYPE	UNIT #	SF	TYPE	UNIT #	SF
C9	UNIT 101	1,517	C9	UNIT 201	1,517	C9	UNIT 301	1,517	C4	UNIT 401	1,414
C9	UNIT 102	1,517	C9	UNIT 202	1,517	C9	UNIT 302	1,517	C3	UNIT 402	1,312
C10	UNIT 103	1,560	C10	UNIT 203	1,560	C10	UNIT 303	1,560	C5	UNIT 403	1,427
C6	UNIT 104	1,497	C6	UNIT 204	1,497	C6	UNIT 304	1,497	C5	UNIT 404	1,427
C8	UNIT 105	1,506	C8	UNIT 205	1,506	C8	UNIT 305	1,506			
B4	UNIT 106	1,400	C11	UNIT 206	1,659	C11	UNIT 306	1,659			
B5	UNIT 107	1,635	B5	UNIT 207	1,635	B5	UNIT 307	1,635			
B5	UNIT 108	1,635	B5	UNIT 208	1,635	B5	UNIT 308	1,635			
B2	UNIT 109	1,164	B3	UNIT 209	1,362	B3	UNIT 309	1,362			
C1 (AFFH)	UNIT 110	1,234	B1	UNIT 210	1,099	B1	UNIT 310	1,099			
C9m3	UNIT 111	1,460	C1 (AFFH)	UNIT 211	1,234	C1 (AFFH)	UNIT 311	1,234			
			A1 (AFFH)	UNIT 212	1,126	C2	UNIT 312	1,391			
			C7	UNIT 213	1,318	C9m1	UNIT 313	1,996			
			C9m2	UNIT 214	1,748	C9m2	UNIT 314	1,748			

Avr. 1BR unit area (Market rate) =
Min. AFFH 1 BR unit (80% Market rate) =

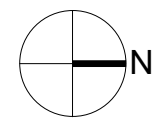
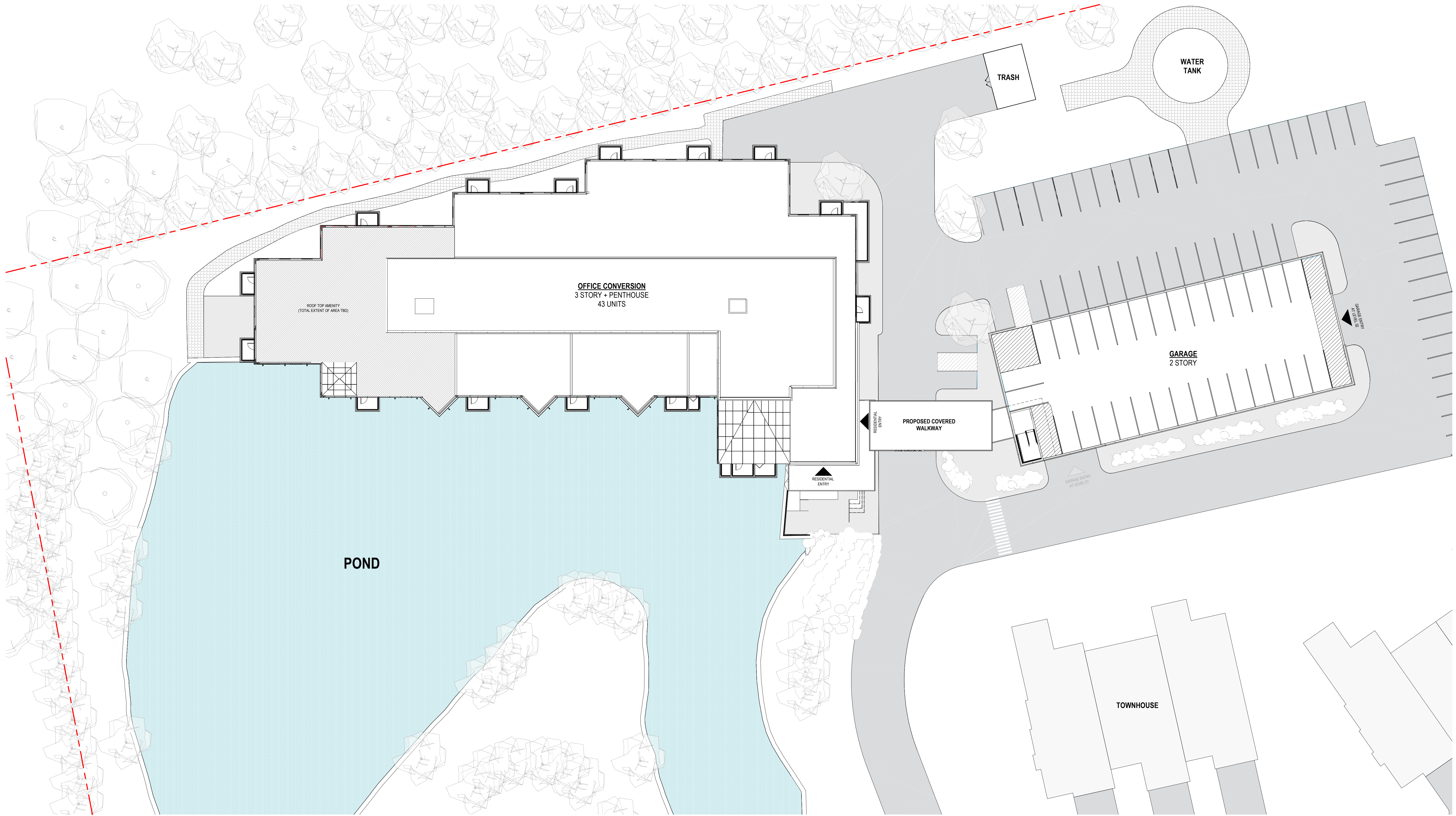
1393 SF
1114 SF

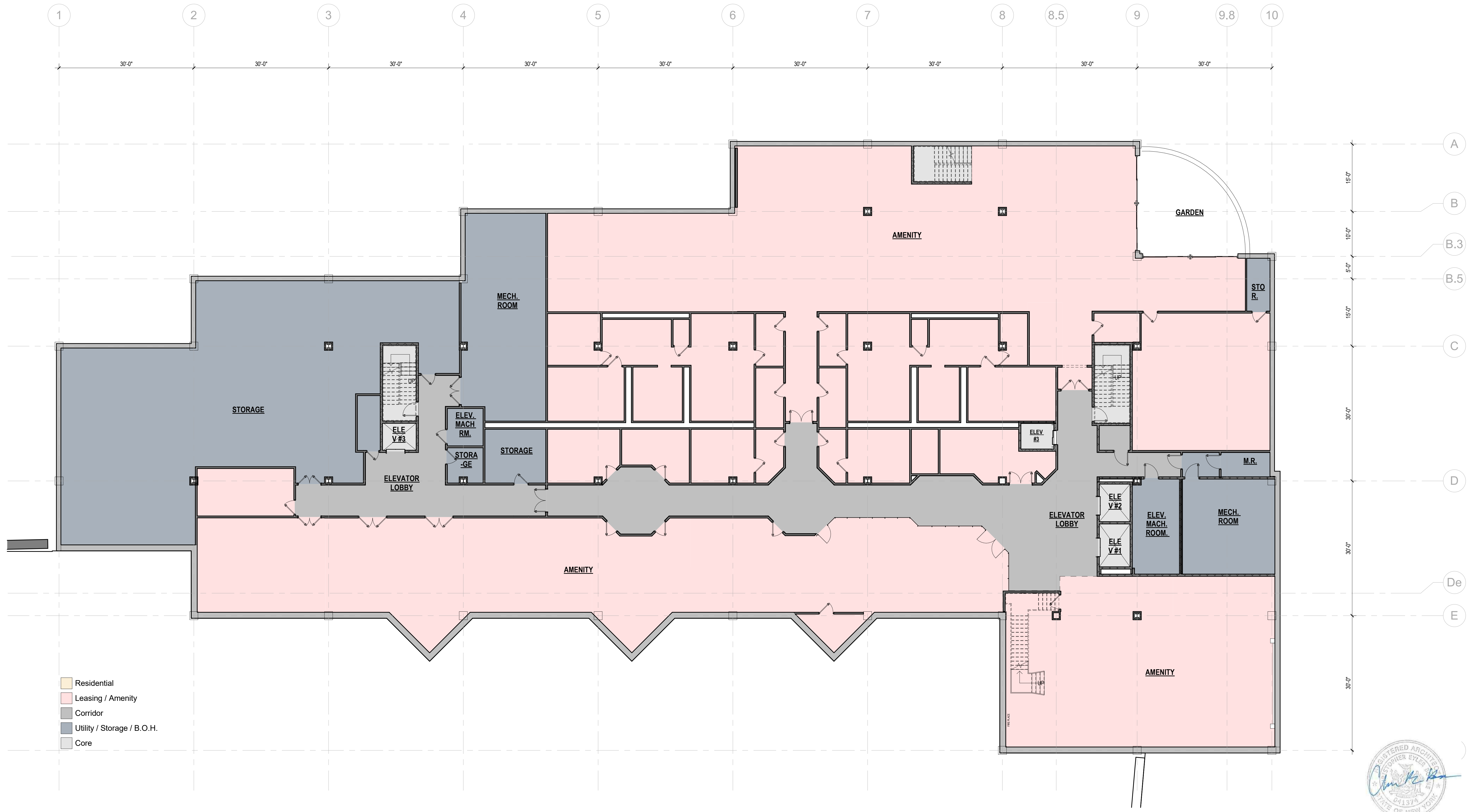
Avr. 2BR unit area (Market rate) =
Min. AFFH 2 BR unit (80% Market rate) =

1516 SF
1213 SF

ARMONK - OFFICE CONVERSION - BUILDING TABULATIONS														
UNIT TYPE										MIX			Notes	
					BASEMENT	R1	R2	R3	PENTHOUSE	TOTAL	Units Per Type	Average SF		%
1BR	A-1 (AFFH)	1BR, 1.5BA	1,126	Net Sq. Ft.			1			1	1	1,126	30.2%	(Min AFFH unit area = 80% AVR. Market rated = 1114 SF)
	B-1	1BR, 2 BA + DEN	1,099	Net Sq. Ft.			1			2				
	B-2	1BR, 2 BA + DEN	1,141	Net Sq. Ft.	1					1				
	B-3	1BR, 2 BA + DEN	1,368	Net Sq. Ft.		1				2				
	B-4	1BR, 2 BA + DEN	1,400	Net Sq. Ft.	1					1	12	1,393		
	B-5*	1BR, 2 BA + DEN	1,541	Net Sq. Ft.	2	2	2			6				
2BR	C-1 (AFFH)	2BR, 2 BA	1,234	Net Sq. Ft.		1	1	1		3	3	1,234	69.8%	(Min. AFFH unit area = 80% AVR. Market rated = 1213 SF)
	C-2	2BR, 2 BA	1,396	Net Sq. Ft.				1		1				
	C-3	2BR, 2 BA	1,312	Net Sq. Ft.					1	1				
	C-4	2BR, 2 BA	1,414	Net Sq. Ft.					1	1				
	C-5	2BR, 2 BA	1,431	Net Sq. Ft.					2	2				
	C-6	2BR, 2.5 BA	1,497	Net Sq. Ft.	1	1	1			3				
	C-7	2BR, 2.5 BA	1,318	Net Sq. Ft.		1				1				
	C-8	2BR, 2 BA + DEN	1,506	Net Sq. Ft.	1	1	1			3	27	1,516		
	C-9	2BR, 2 BA	1,521	Net Sq. Ft.	2	2	2			6				
	C-9m1*	2BR, 2.5 BA + DEN	1,852	Net Sq. Ft.				1		1				
	C-9m2	2BR, 2.5 BA + DEN	1,747	Net Sq. Ft.			1	1		2				
	C-9m3	2BR, 2 BA	1,460	Net Sq. Ft.	1					1				
C-10	2BR, 2.5 BA + DEN	1,560	Net Sq. Ft.	1	1	1			3					
C-11*	2BR, 2 BA	1,500	Net Sq. Ft.		1	1			2					
Units Per Floor					0	11	14	14	4	43	43	1,453	100.0%	
Net Area Per Floor					0	15,922	20,079	20,883	5,588	62,472				
Circulation/Mech/ Storage					9,027	5,763	5,001	5,133	2,744	27,668				
Lobby / Leasing / Amenity					16,698	3,580				20,278				
Gross Area Per Floor					25,725	25,265	25,080	26,016	8,332	110,418				
Average Gross Area per unit										2,568				
Average Net Area per unit										1,453				
Building Efficiency						63.0%	80.1%	80.3%	67.1%	73.8%				(not including Basement)



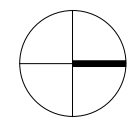




BASEMENT FLOOR PLAN

SITE PLAN SUBMISSION

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1 2 3 4 5 6 7 8 8.5 9 9.8 10

30'-0" 30'-0" 30'-0" 30'-0" 30'-0" 30'-0" 30'-0" 30'-0" 30'-0" 30'-0"

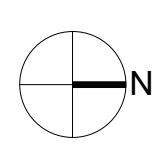


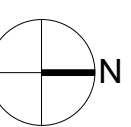
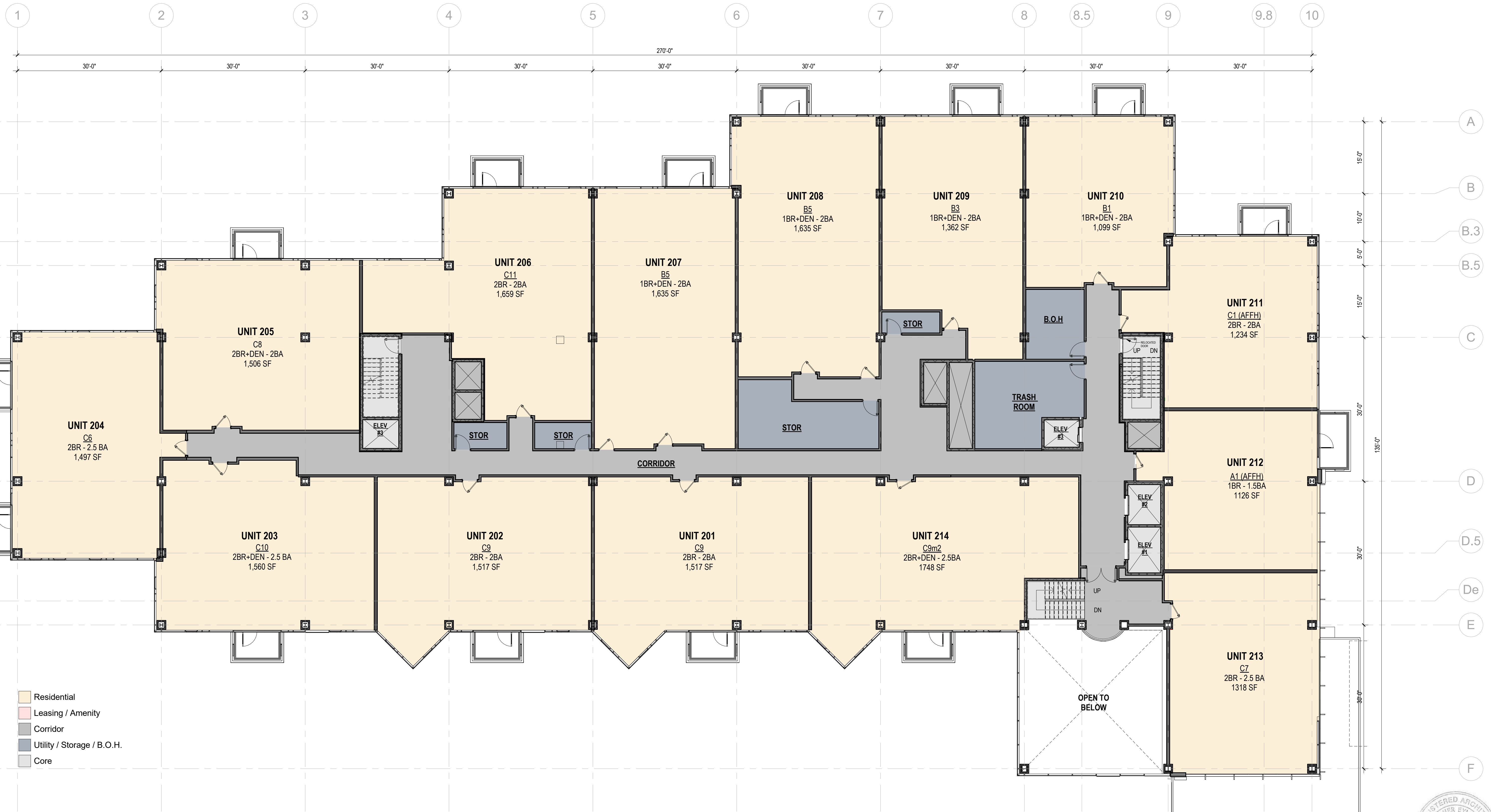
A
B
B.3
B.5
C
D
D.5
De
E
F

15'-0"
10'-0"
5'-0"
15'-0"
30'-0"
135'-0"
30'-0"
30'-0"
30'-0"

- Residential
- Leasing / Amenity
- Corridor
- Utility / Storage / B.O.H.
- Core

POND





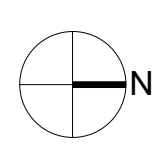
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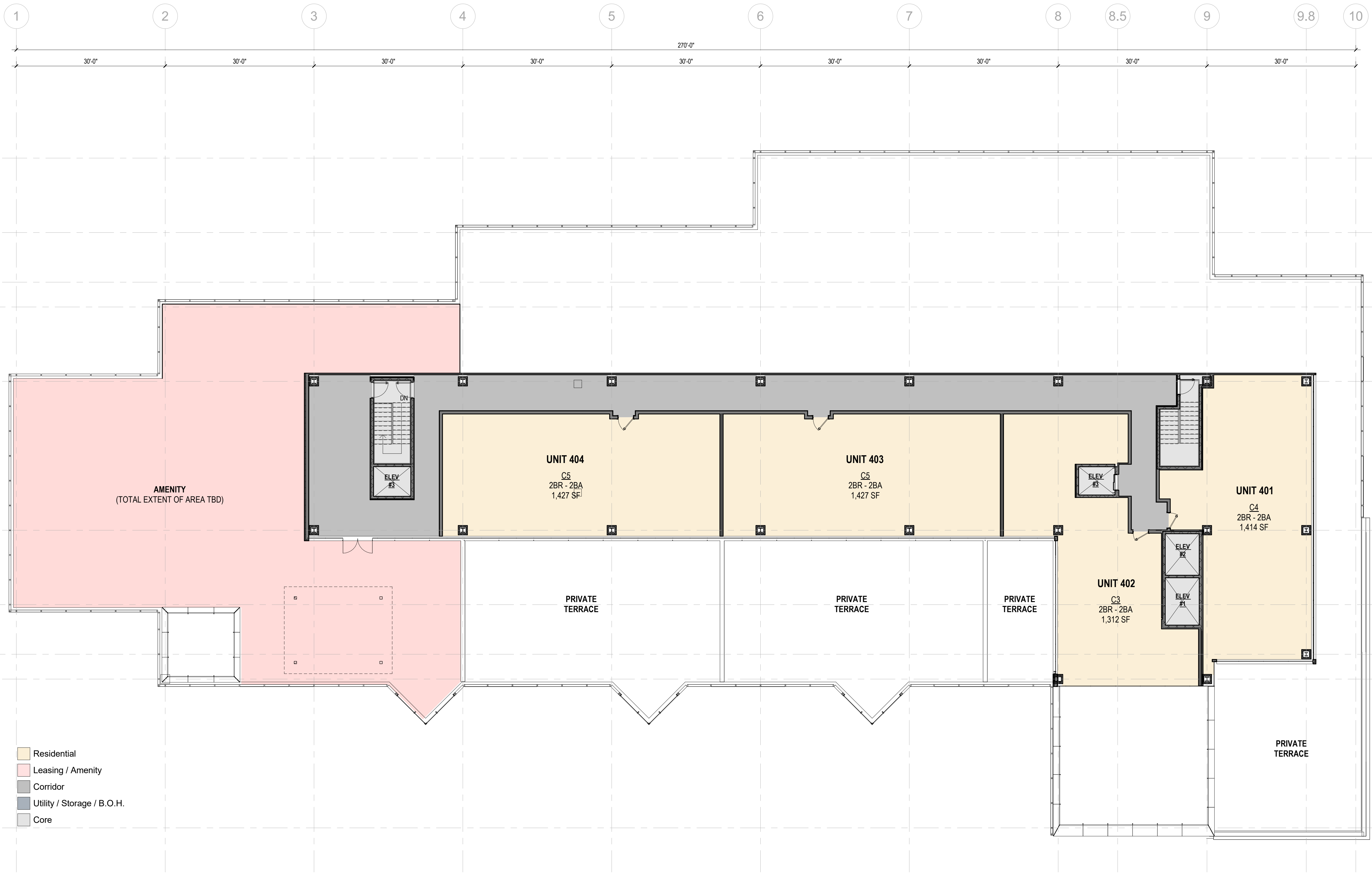
30'-0" 30'-0" 30'-0" 30'-0" 30'-0" 30'-0" 30'-0" 30'-0" 30'-0" 30'-0"



A
B
B.3
B.5
C
D
D.5
De
E
F

- Residential
- Leasing / Amenity
- Corridor
- Utility / Storage / B.O.H.
- Core





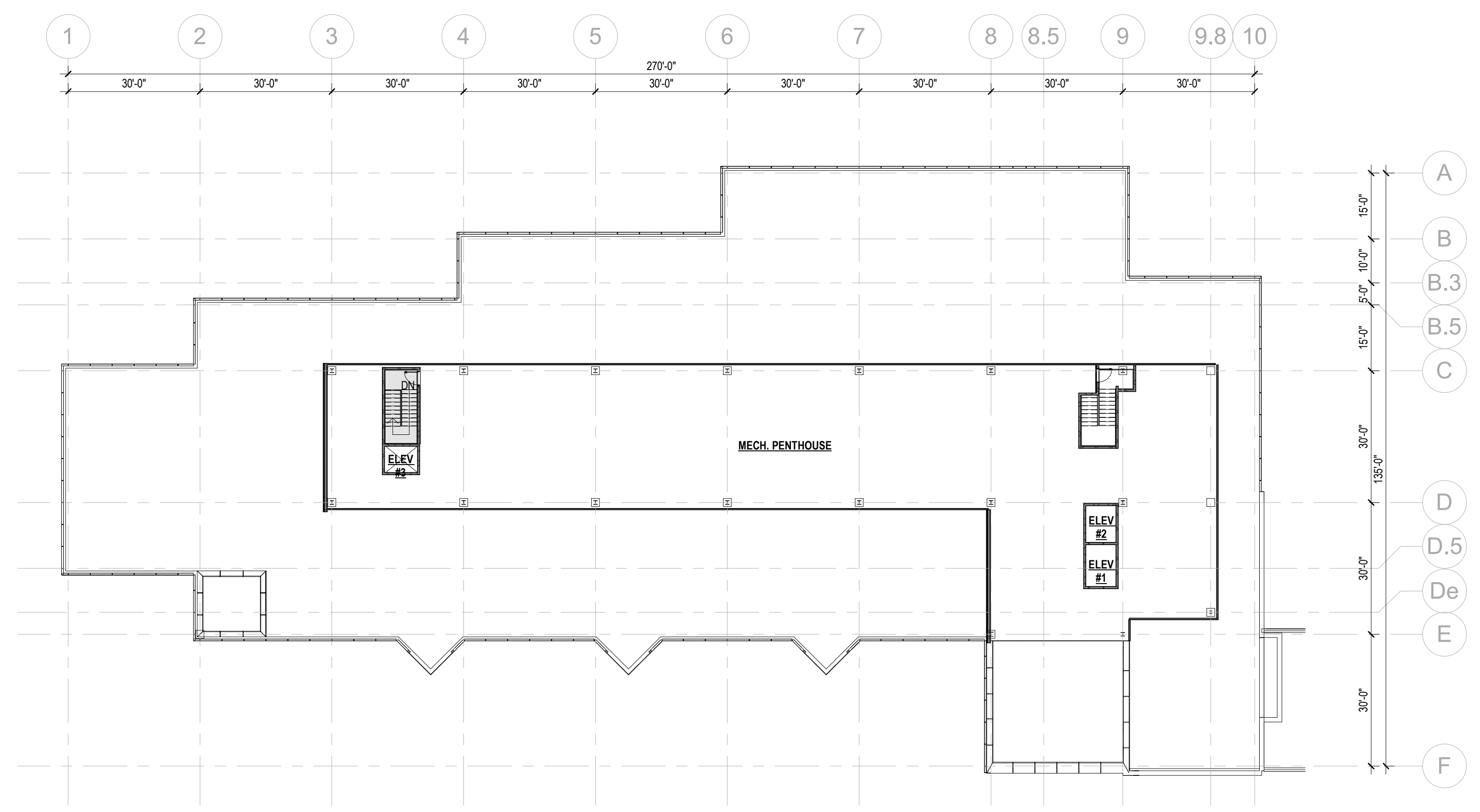
- Residential
- Leasing / Amenity
- Corridor
- Utility / Storage / B.O.H.
- Core

PENTHOUSE PLAN

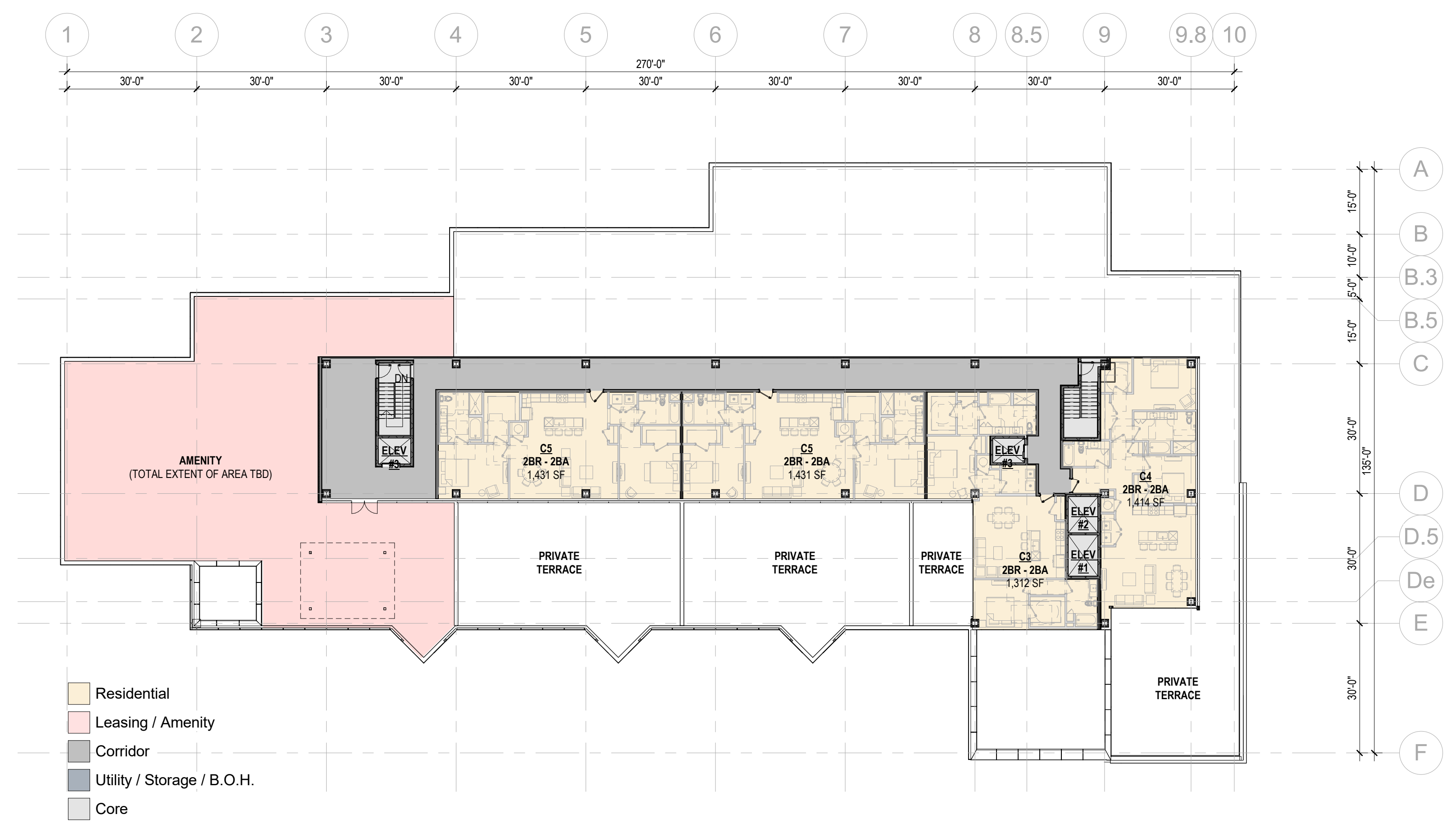
SITE PLAN SUBMISSION

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EXISTING



PROPOSED



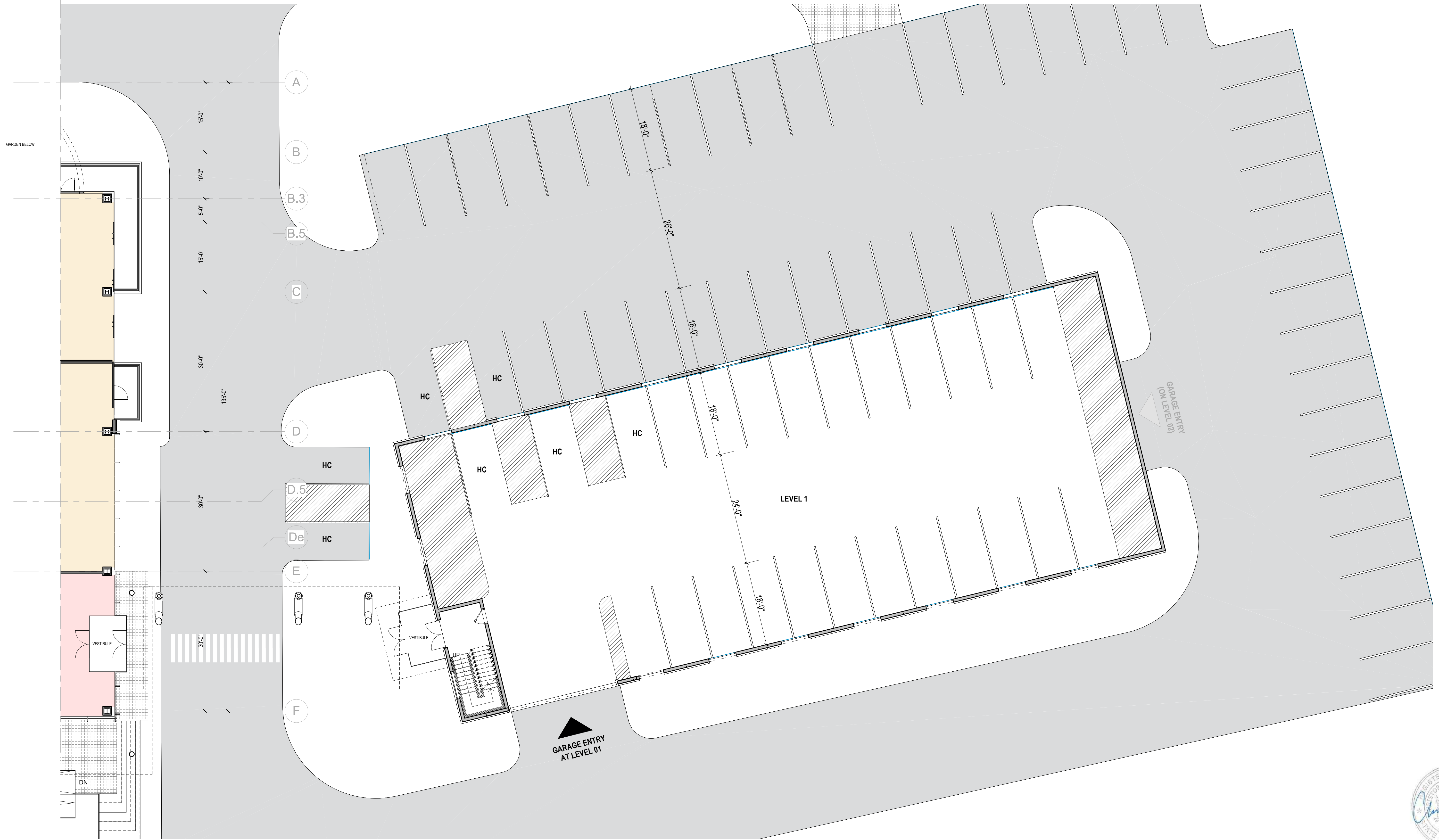
- Residential
- Leasing / Amenity
- Corridor
- Utility / Storage / B.O.H.
- Core

PENTHOUSE - BEFORE & AFTER

SITE PLAN SUBMISSION

9.8

10



GARAGE BUILDING - 1ST FLOOR

SITE PLAN SUBMISSION

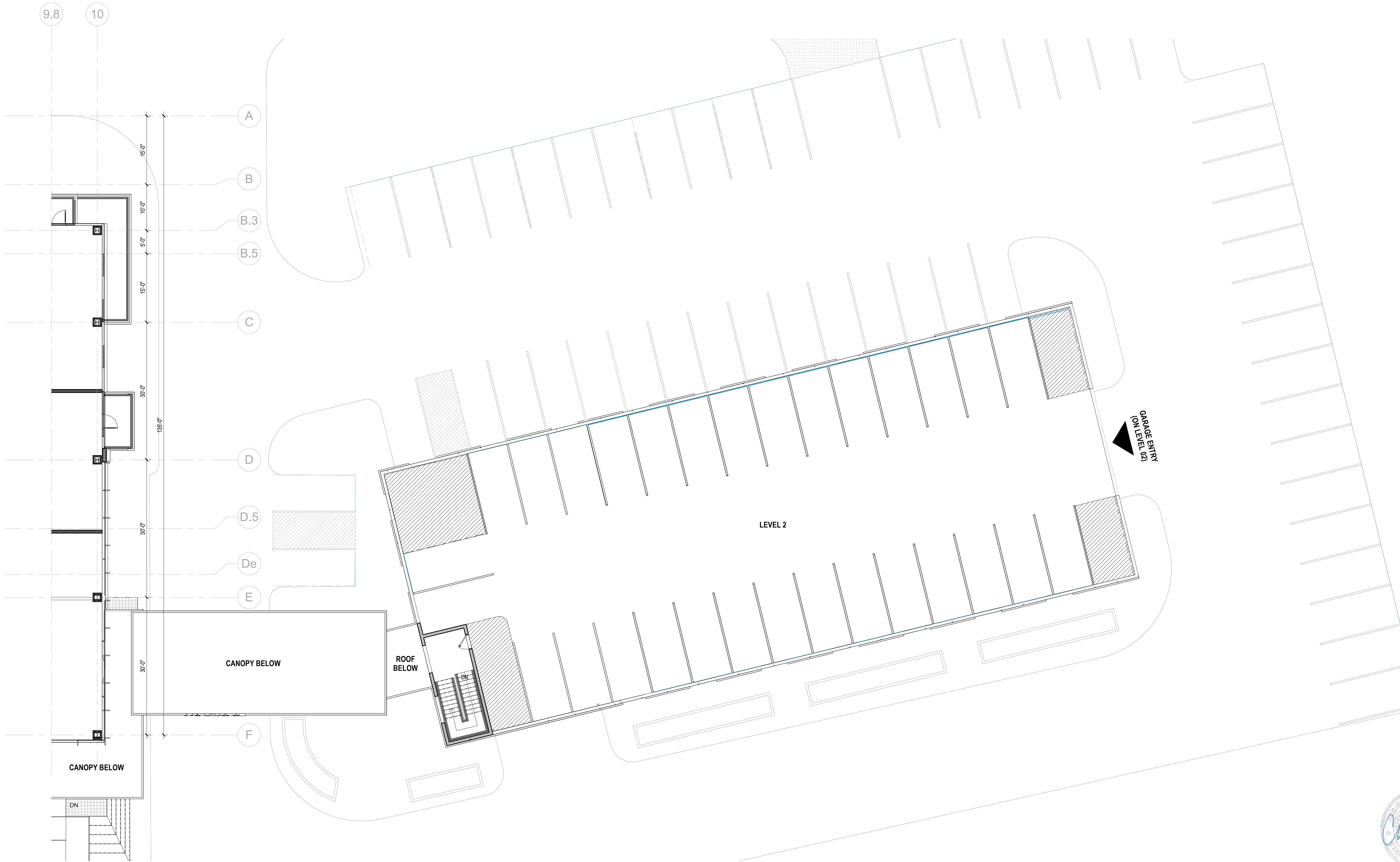
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113 King Street, Armonk, New York 10504

Armonk NOV 13, 2023
ROE.001D

A.106

RoeCo SCALE: 1" = 10'-0"



GARAGE BUILDING - 2ND FLOOR

SITE PLAN SUBMISSION

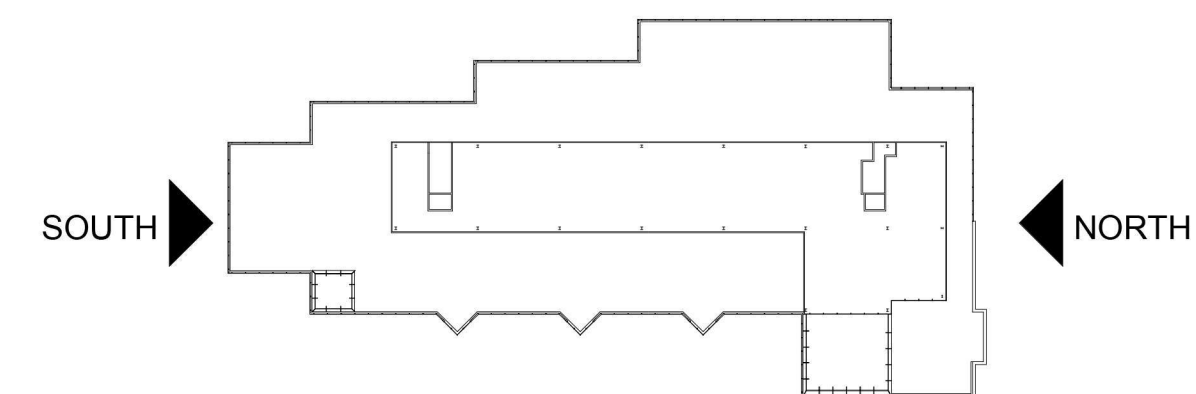
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NORTH ELEVATION



SOUTH ELEVATION

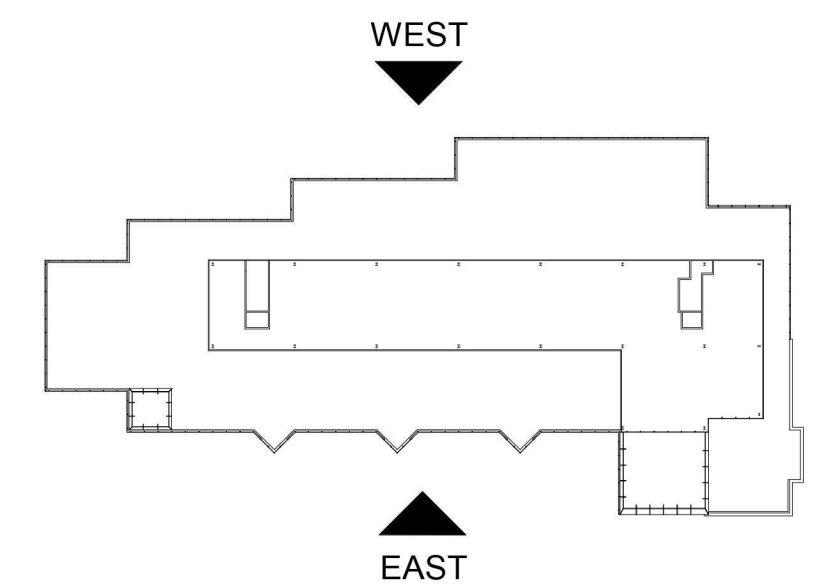


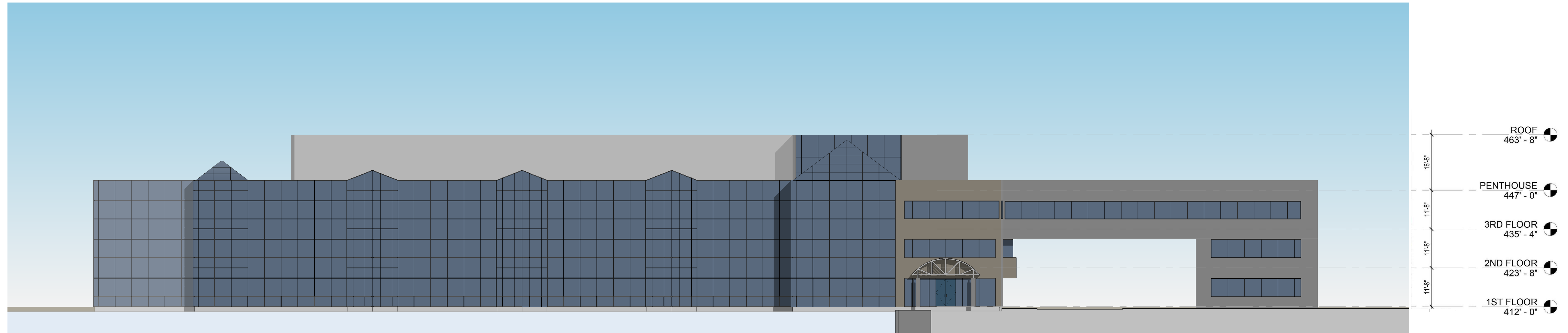


EAST ELEVATION



WEST ELEVATION





EXISTING



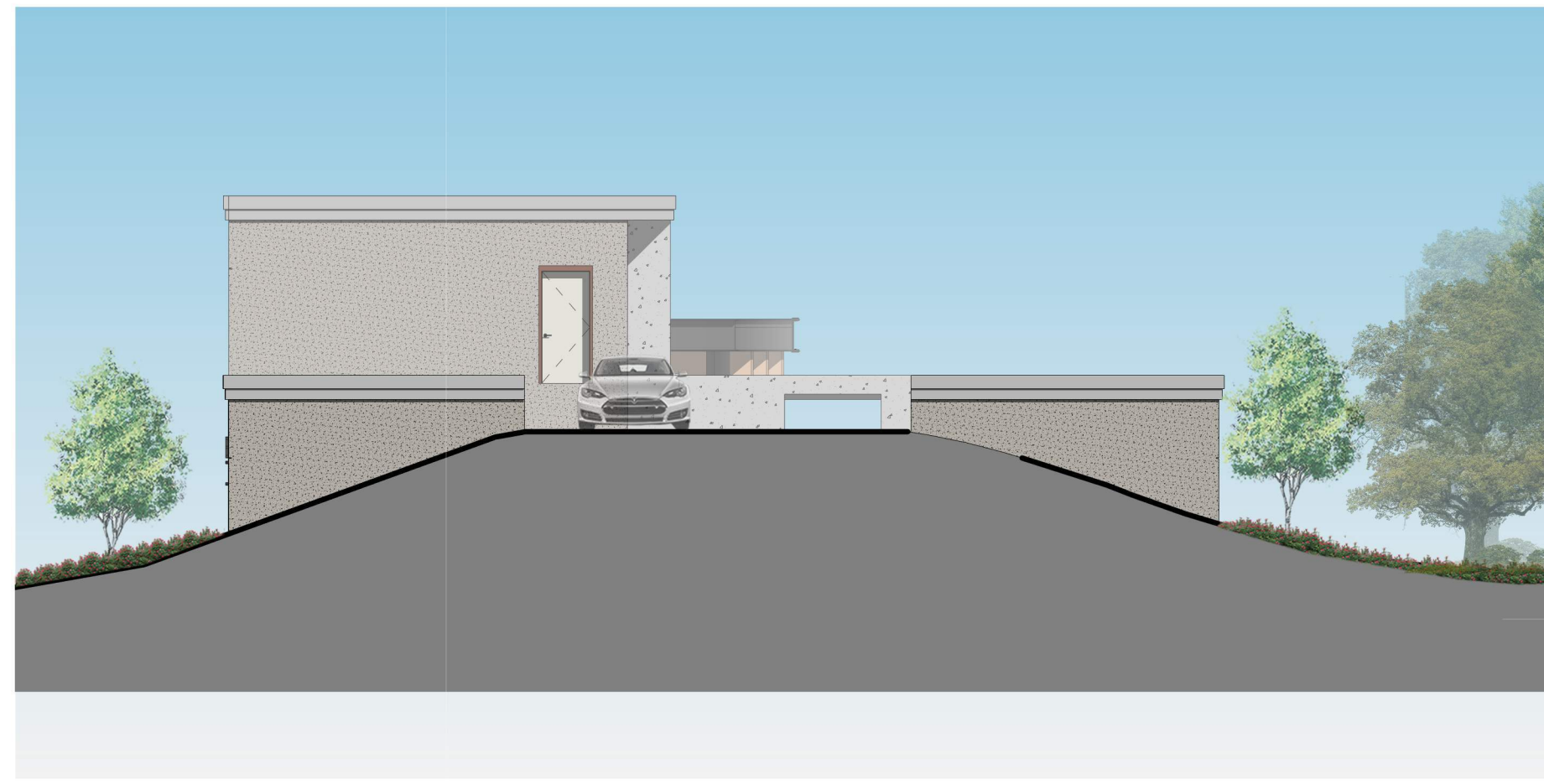
PROPOSED



2ND FLOOR
423' - 8"

1ST FLOOR
412' - 0"

GARAGE - SOUTH ELEVATION



2ND FLOOR
423' - 8"

1ST FLOOR
412' - 0"

GARAGE - NORTH ELEVATION



2ND FLOOR
423' - 8"

1ST FLOOR
412' - 0"

GARAGE - EAST ELEVATION



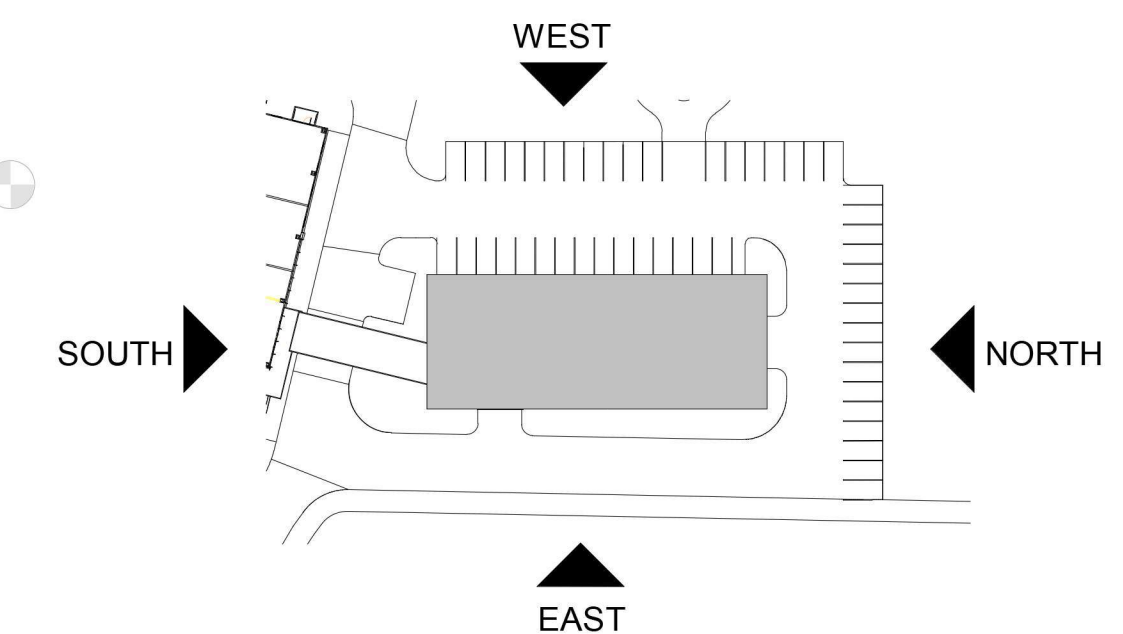
PENTHOUSE
447' - 0"

3RD FLOOR
435' - 4"

2ND FLOOR
423' - 8"

1ST FLOOR
412' - 0"

GARAGE - WEST ELEVATION





3D PERSPECTIVE VIEW 01

SITE PLAN SUBMISSION

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3D PERSPECTIVE VIEW 02

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3D PERSPECTIVE VIEW 03

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3D PERSPECTIVE VIEW 04

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Armonk NOV 13, 2023
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A.207

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RoeCo SCALE: