CENTRO LARCHMONT

108 - 114 CHATSWORTH AVENUE
& 65 WENDT AVENUE
LARCHMONT, NEW YORK 10538

Owner:
Elk Homes LLC
411 Theodore Fremd Avenue,
Rye, NY 10580
914.921.9400

Construction Manager:
TBD
TBD

Civil / Site:
Bibbo Associates LLP
293 NY-100
Somers, NY 10589
T. 914.277.5805

Landscape:
Didona Associates
Landscape Architects
70 North Street
Suite 301
Danbury CT 06810
203.778.1840

Structural:
The Quill Group
525 John Street
Second Floor
Bridgeport, Ct 06604
203.336.4422

MEP&FP Engineer
Tietjen Venegas
Consulting Engineers
68 Purchase Street
Rye, NY 10580
914.967.9505

DRAWING SCHEDULE

SHEET #	DRAWING TITLE	04-30-2020 ISSUED FOR SITE PLAN
G000	ZONING COVER SHEET	●
01 - CIVIL		
EX-1	EXISTING CONDITIONS PLAN	●
SP-1	SITE PLAN	●
D-1	DETAILS	●
N-1	NEIGHBORHOOD PROPERTIES PLAN	●
02 - LANDSCAPE		
L1.0	LANDSCAPE PLAN	●
06 - ARCHITECTURAL		
AS101	ARCHITECTURAL SITE PLAN	●
A101	BASEMENT & GROUND FLOOR PLANS	●
A102	SECOND & THIRD FLOOR PLANS	●
A103	FOURTH & FIFTH FLOOR PLANS	●
A104	ROOF CONSTRUCTION PLAN	●
A201	EXTERIOR ELEVATIONS	●
A202	EXTERIOR ELEVATIONS	●
A301	BUILDING SECTIONS	●
A302	BUILDING SECTIONS	●

UNIT MATRIX

APARTMENT					GSF	FLOOR LEVEL					
UNIT TYPE	BEDS	BATHS	AREA	BALCONY		G	2ND	3RD	4TH	5TH	TOT...
A1 (BMR)	1	1	1200 SF	N/A	1200 SF		1				1
B1.1	2	2.5	2020 SF	135 SF	2155 SF		1	1	1		3
B1.2	2	2.5	2005 SF	135 SF	2140 SF					1	1
B2	2	2.5	1985 SF	90 SF	2075 SF			1	1		2
B3	2	2	1815 SF	N/A	1815 SF			1	1		2
C1	3	3.5	2545 SF	90 SF	2635 SF		1				1
C2.1	3	3.5	2480 SF	150 SF	2630 SF		1	1	1		3
C2.2	3	3.5.	2465 SF	150 SF	2615 SF					1	1
										UNIT TOTAL	14

RETAIL	
PROVIDED	**2450 SF**
GROSS GROUND FLOOR AREA (EXCLUDING PARKING)	4700 SF
PERCENTAGE REQUIRED	50.0%
PROVIDED	**52.1%**

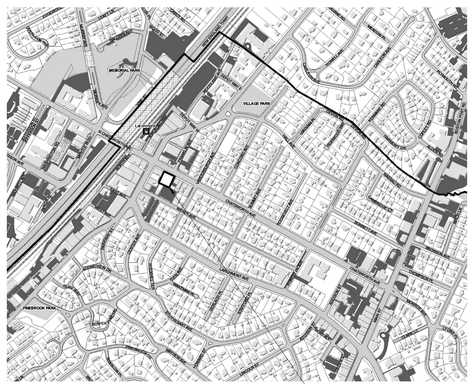
PARKING	
REQUIRED	
1.25 PER DWELLING X 14 UNITS	**18**
PROVIDED	
ACCESSIBLE (ELEC. CHARGING)	1
STANDARD (ELEC. CHARGING)	2
AUTOMATED LIFT	22
TOTAL	**25**

GROSS FLOOR AREA

FLOOR	RETAIL	GARAGE	RESIDENTIAL	TOTAL AREA
GROUND	2,456	4,765	2,244	9,465
2ND FLOOR	0	0	9,548	9,548
3RD FLOOR	0	0	9,548	9,548
4TH FLOOR	0	0	9,548	9,548
5TH FLOOR	0	0	5,640	5,640
TOTAL	2,456	4,765	36,528	**43,749**
BASEMENT				4,269

*NOTE: 5TH FLOOR AREA IS 59.07% OF FLOOR BELOW. (REQUIRED ≤ 60%)

PERSPECTIVE



AREA MAP

ZONING

DIMENSIONAL REGULATIONS	RC ZONE	PUBLIC AMENITY SUPPLEMENTAL MIXED USE DISTRICT	PROPOSED
MINIMUM LOT SIZE			
MINIMUM LOT AREA	1,000 SF	10,000 SF	11,070 SF
MINIMUM LOT WIDTH	20'-0"	40'-0"	100'-0"
MINIMUM YARD DIMENSIONS			
PRINCIPLE BUILDING			
FRONT YARD	N/A	0'-0"	0'-0"
ONE SIDE YARD	N/A	0'-0"	0'-0"
BOTH SIDE YARDS	30'-0"	0'-0"	0'-0"
SIDE FRONT YARD	N/A	0'-0"	0'-0"
REAR YARD	15'-0"	0'-0"	0'-0"
MAXIMUM % OF LOT TO BE OCCUPIED			
PRINCIPLE BUILDING	80%	100.0%	85.8%
ACCESSORY BUILDING	10%	N/A	NA
MAXIMUM HEIGHT			
PRINCIPLE BUILDING (STORIES)	2	4*	4*
PRINCIPLE BUILDING (HEIGHT)	25'-0"	50'-0"	49'-7"
* ADDITIONAL STORY PERMITTED			
ADDITIONAL STORY (HEIGHT)	N/A	13'-0"	13'-0"
TOTAL BUILDING (HEIGHT)	N/A	63'-0"	62'-7"
PARKING			
MINIMUM PARKING SPACES RETAIL			
- RETAIL	1 / 250 SF	1 / 250 SF	7 (SEEKING WAIVER)
- MULTI-FAMILY	2 / UNIT	1.25 / UNIT	18 (1.25 X 14 UNITS)

PERKINS — EASTMAN
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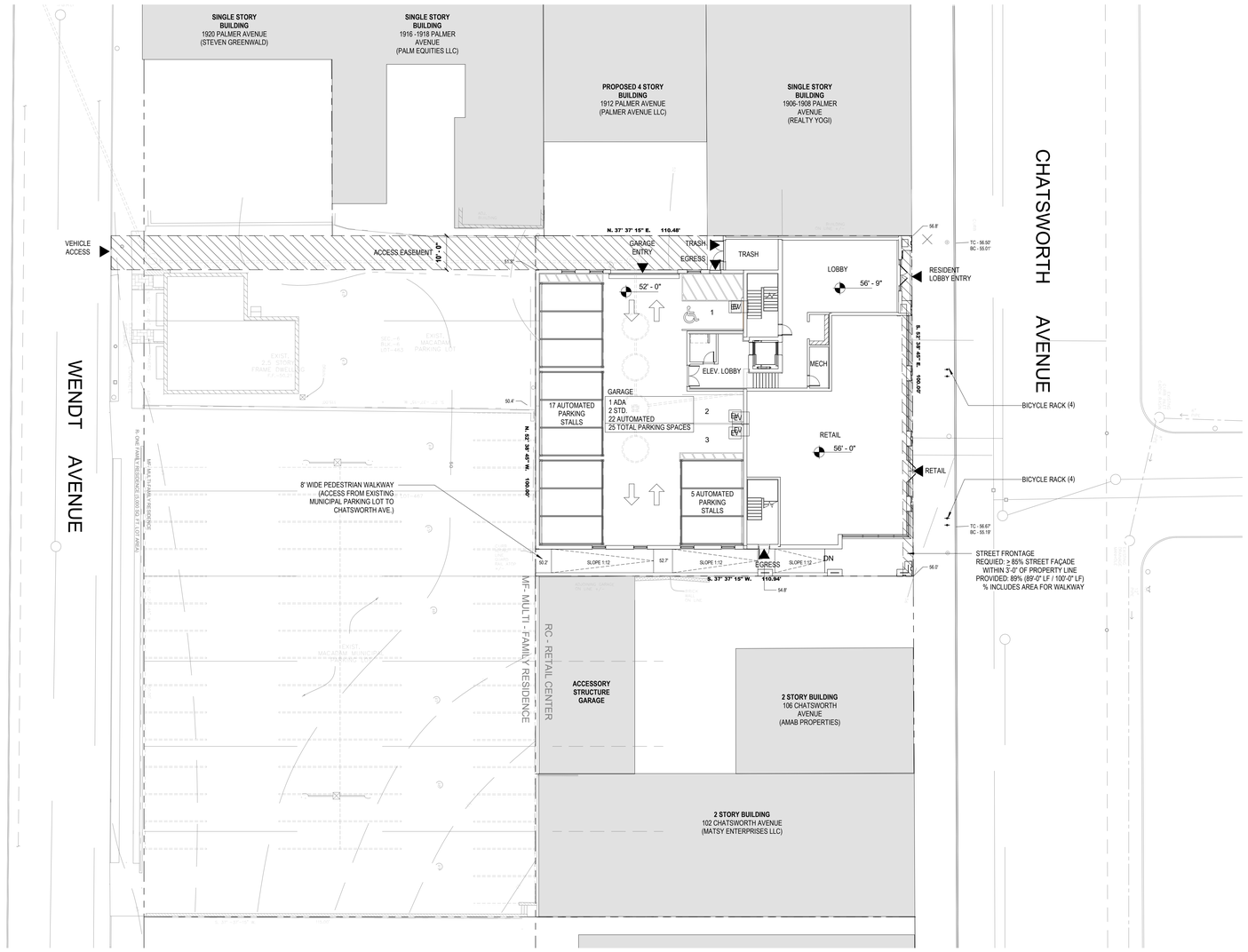
SITE PLAN APPROVAL

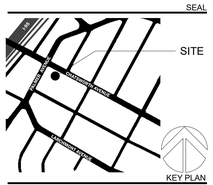
PROJECT No. 73910
04/30/2020



1 **ARCHITECTURAL SITE PLAN**
1/16" = 1'-0"

NO.	DATE	ISSUE

SEAL



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PROJECT TITLE:

CENTRO LARCHMONT

108 - 114 CHATSWORTH AVENUE
& 65 WENDT AVENUE
LARCHMONT, NEW YORK 10538

PROJECT No: 73910

DRAWING TITLE:

ARCHITECTURAL SITE PLAN

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

AS101

SITE PLAN APPROVAL

04/30/2020

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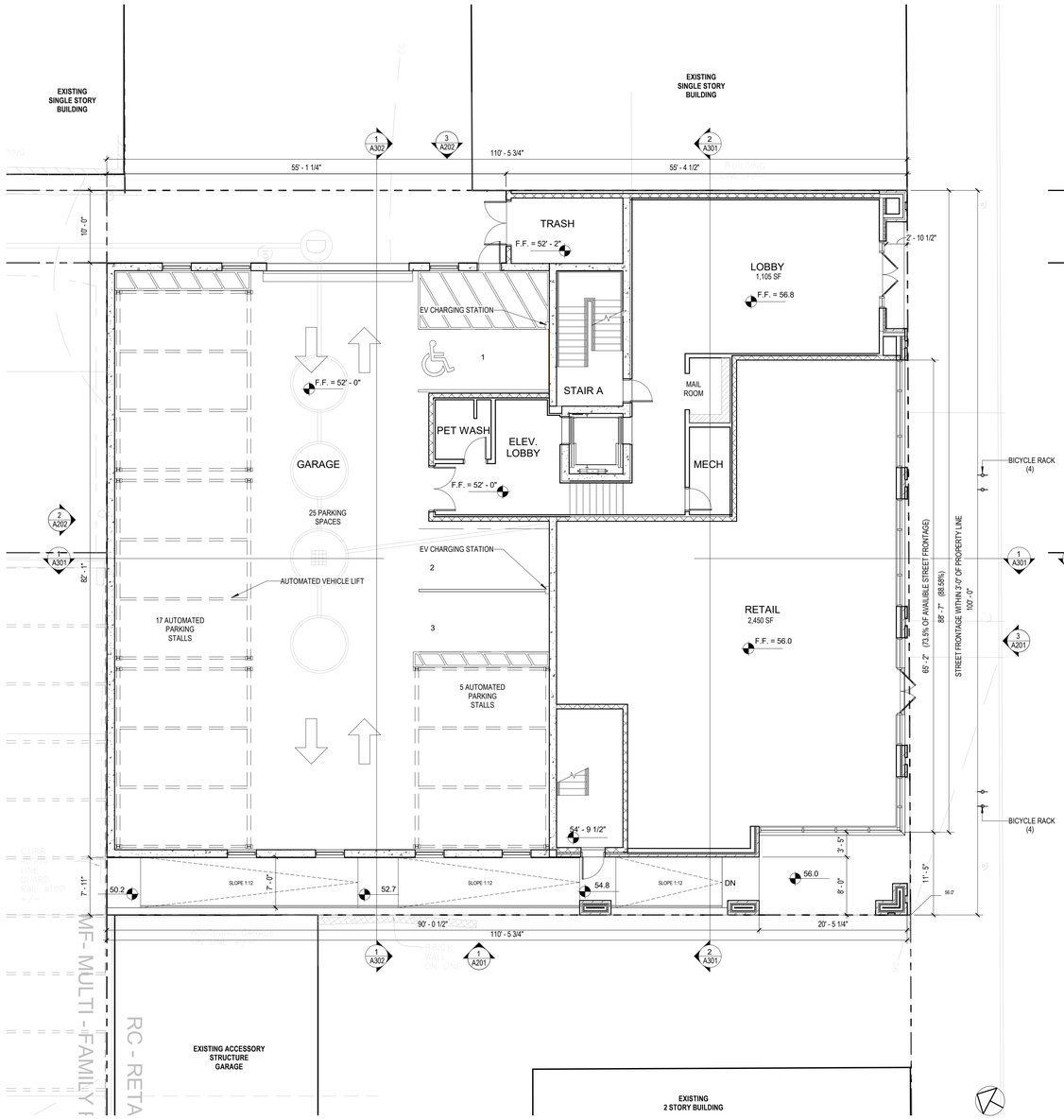
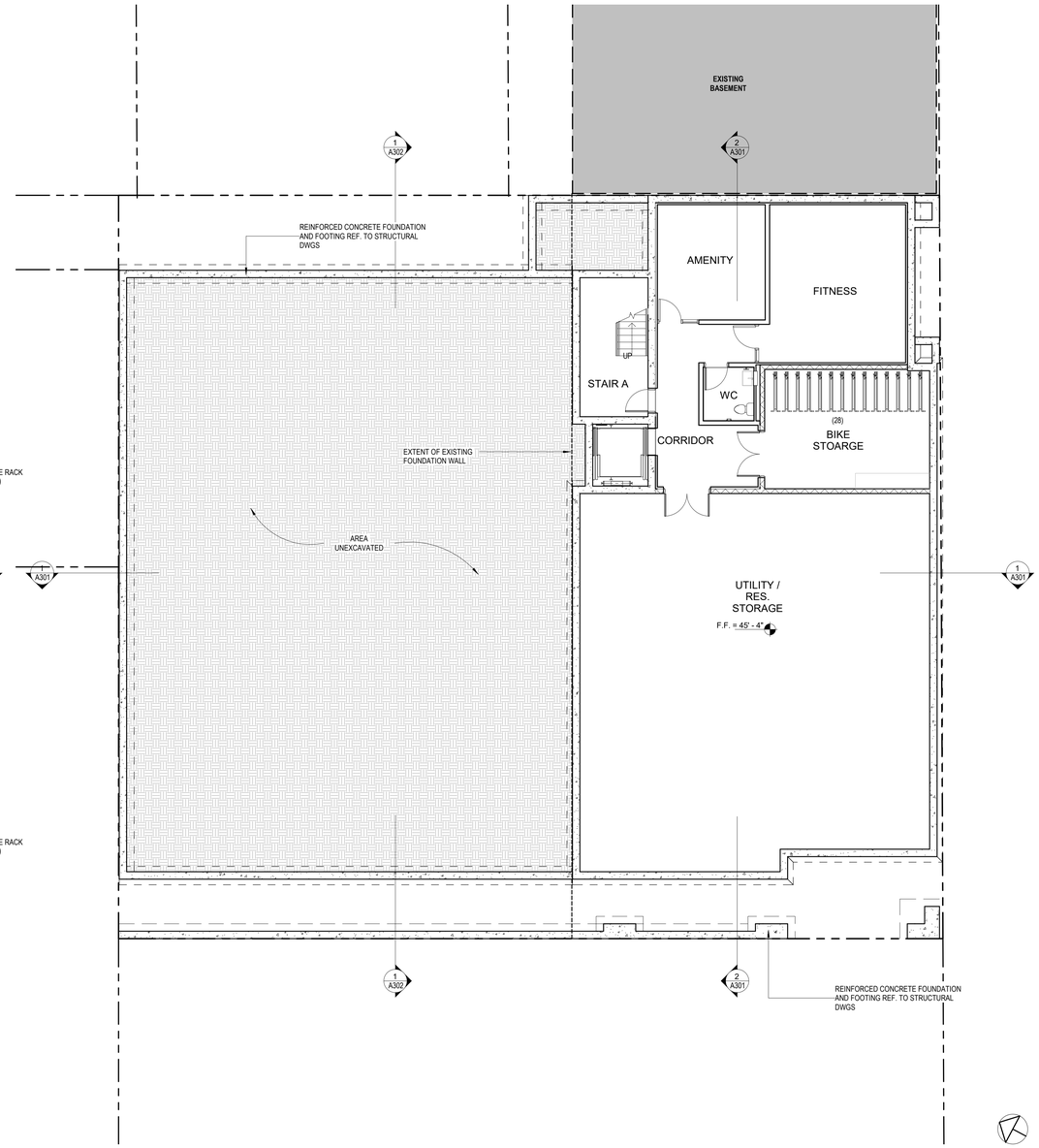


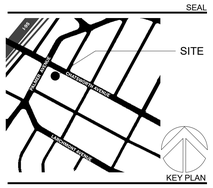
1 **GROUND FLOOR**
1/8" = 1'-0"



2 **BASEMENT FLOOR PLAN**
1/8" = 1'-0"

NO.	DATE	ISSUE

SEAL



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& 65 WENDT AVENUE
LARCHMONT, NEW YORK 10538

PROJECT No: 73910

DRAWING TITLE:

BASEMENT & GROUND FLOOR PLANS

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

A101

SITE PLAN APPROVAL

04/30/2020

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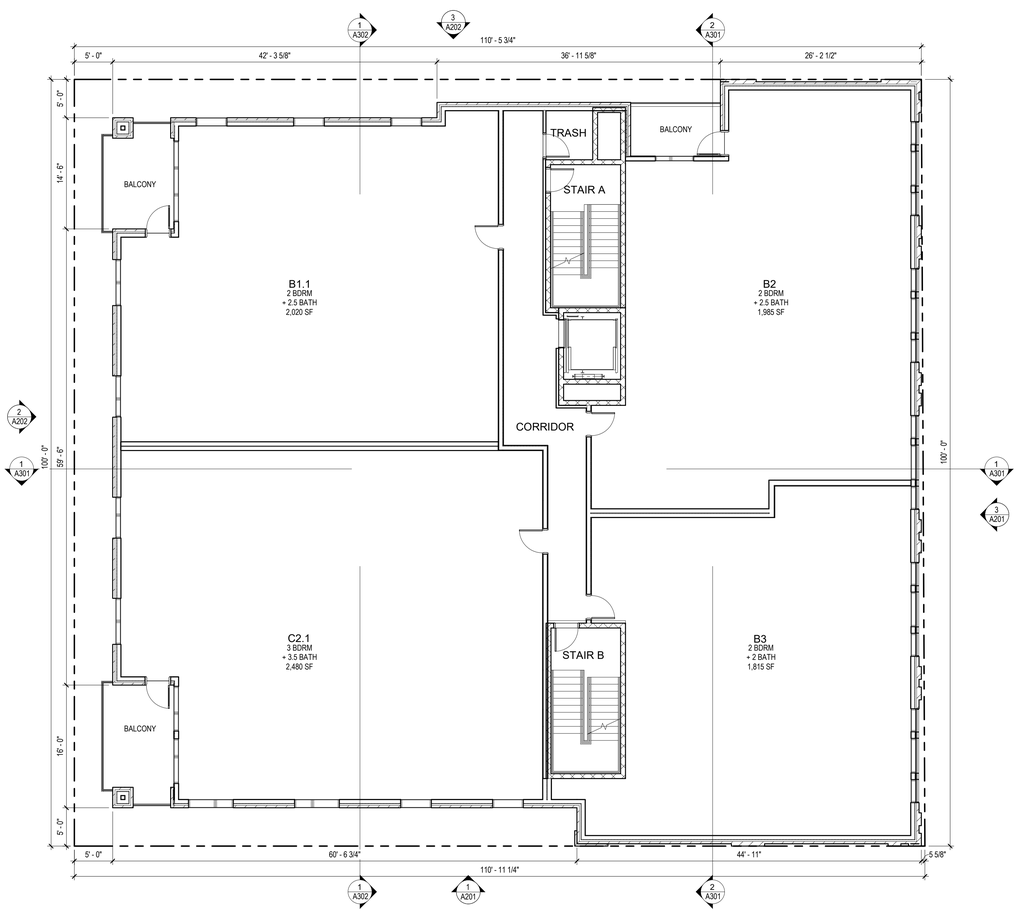
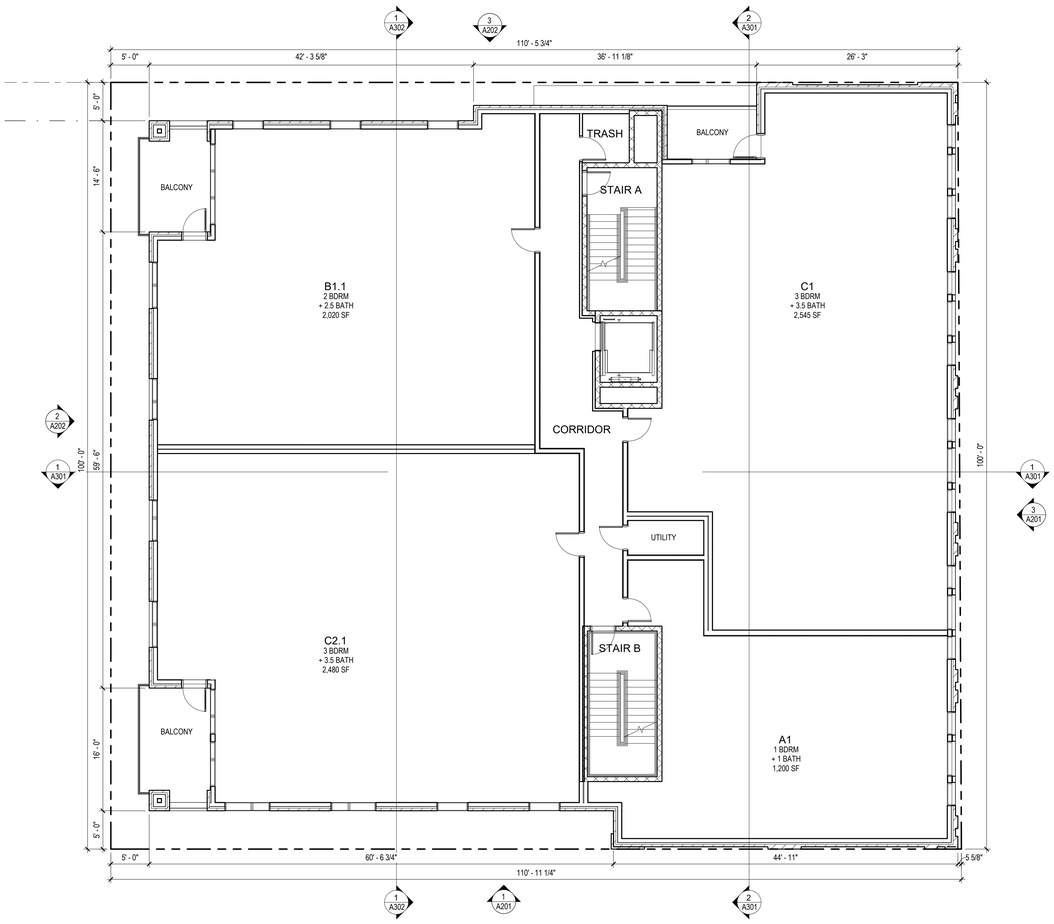


2 **3RD FLOOR**
1/8" = 1'-0"



1 **2ND FLOOR**
1/8" = 1'-0"

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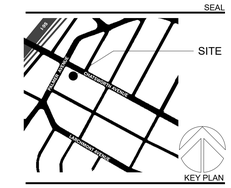

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Owner:
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Construction Manager:
TBD

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Landscape:
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Structural:
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525 JOHN STREET
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LARCHMONT, NEW YORK 10538

PROJECT No: 73910

DRAWING TITLE:

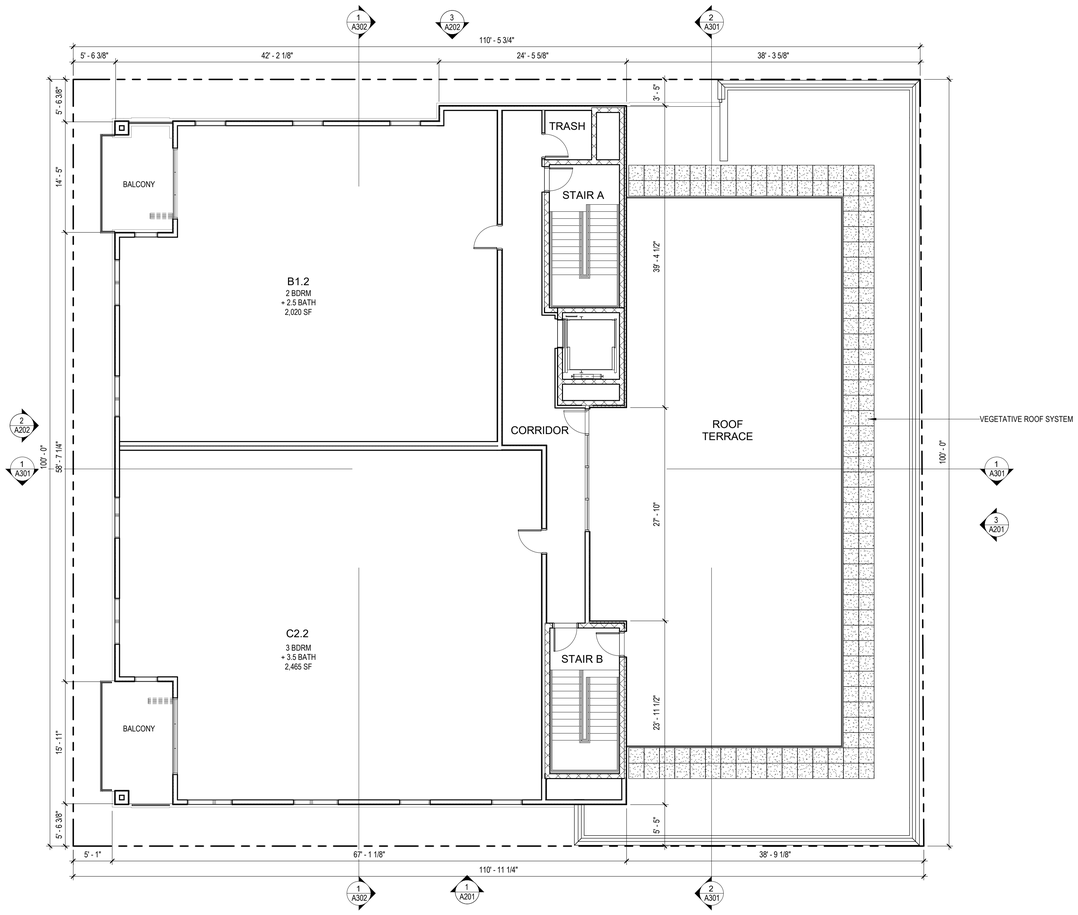
SECOND & THIRD FLOOR PLANS

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

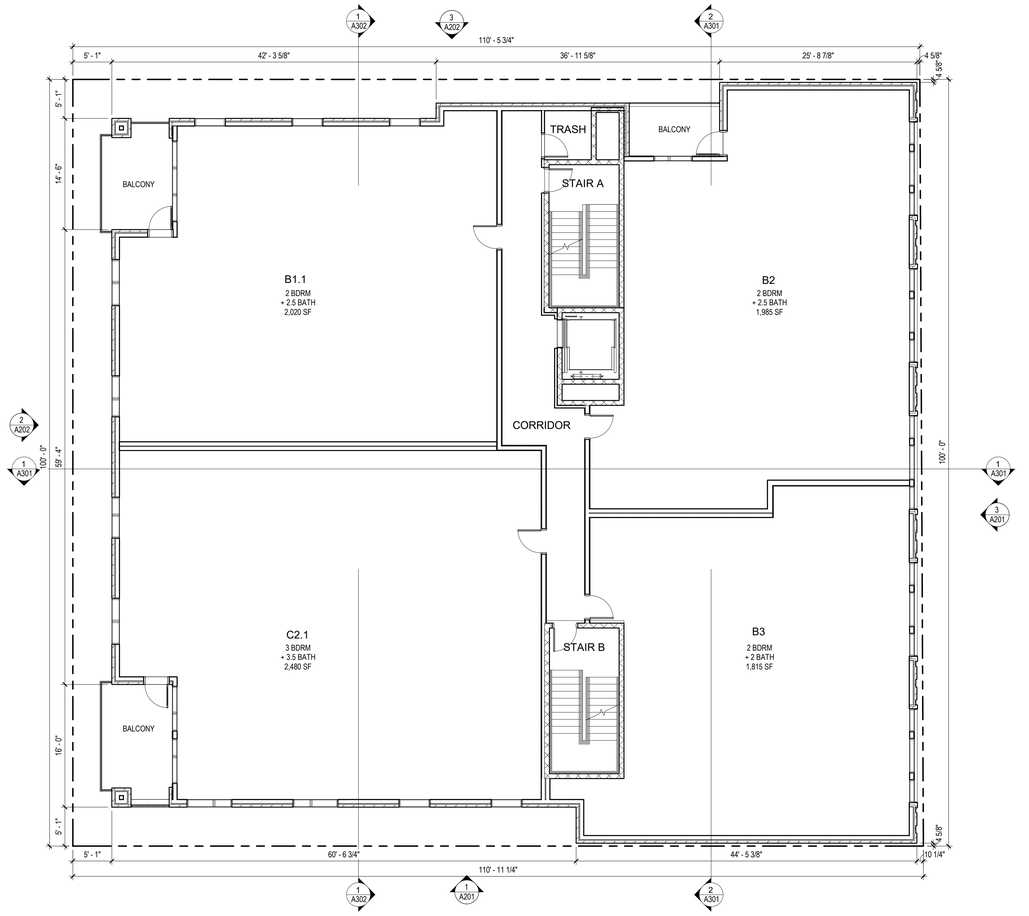
A102

SITE PLAN APPROVAL

04/30/2020



2 **5TH FLOOR**
1/8" = 1'-0"



1 **4TH FLOOR**
1/8" = 1'-0"

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NO. DATE ISSUE

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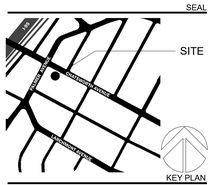

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PROJECT TITLE:

CENTRO LARCHMONT

108 - 114 CHATSWORTH AVENUE
& 65 WENDT AVENUE
LARCHMONT, NEW YORK 10538

PROJECT No: 73910

DRAWING TITLE:

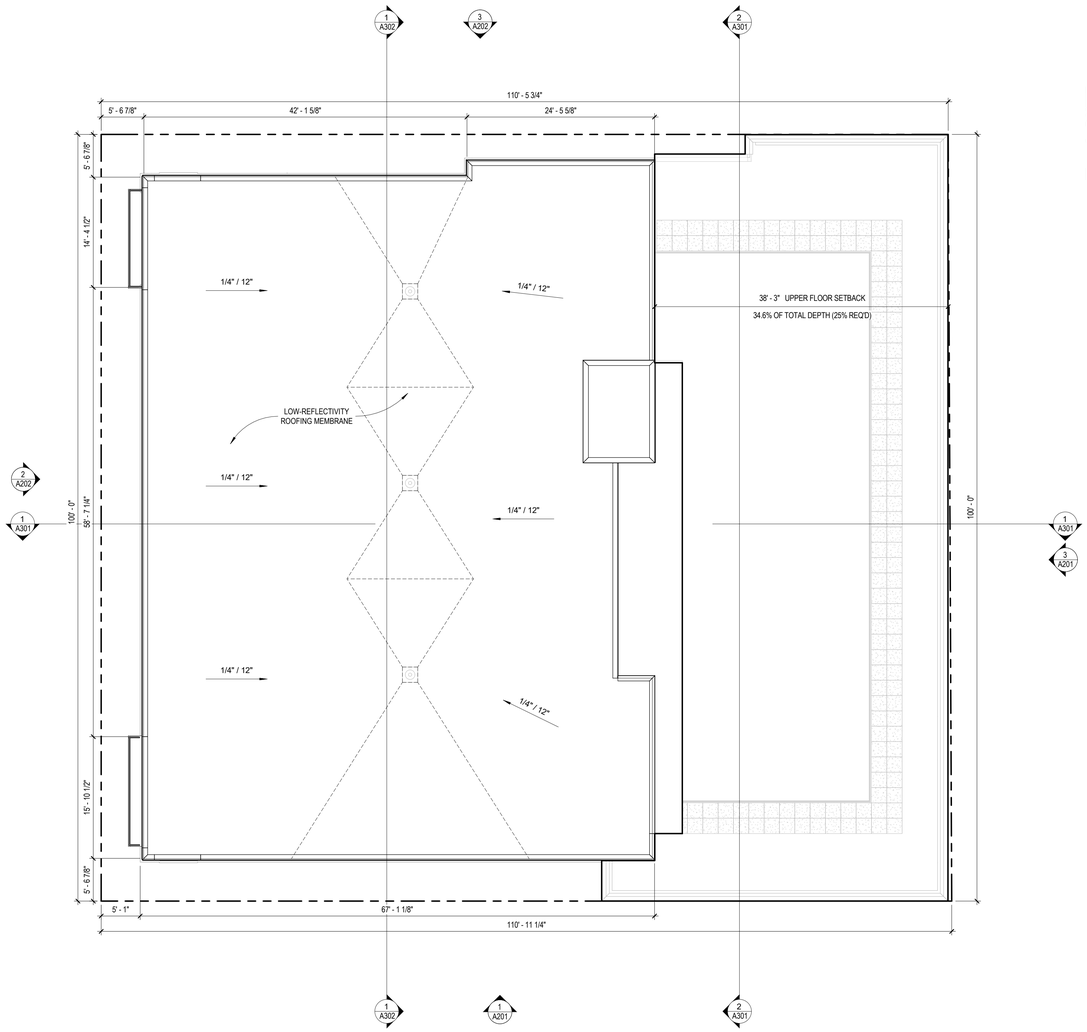
FOURTH & FIFTH FLOOR PLANS

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

A103

SITE PLAN APPROVAL

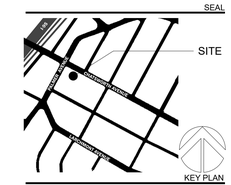
04/30/2020



1 **ROOF PLAN**
1/8" = 1'-0"

NO.	DATE	ISSUE

SEAL



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108 - 114 CHATSWORTH AVENUE
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PROJECT No: 73910

DRAWING TITLE:

ROOF CONSTRUCTION PLAN

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

A104

SITE PLAN APPROVAL

04/30/2020

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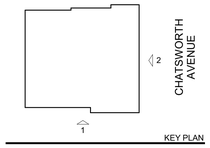
3 **CHATSWORTH AVE ELEVATION**
1/8" = 1'-0"

1 **SOUTH ELEVATION**
1/8" = 1'-0"

NO.	DATE	ISSUE

SEAL



KEY PLAN

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PROJECT No: 73910

DRAWING TITLE:

EXTERIOR ELEVATIONS

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

A201

SITE PLAN APPROVAL

04/30/2020

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2 **WENDT AVENUE ELEVATION**

1/8" = 1'-0"

3 **NORTH ELEVATION**

1/8" = 1'-0"

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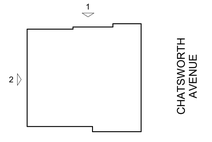
NO.	DATE	ISSUE

SEAL



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PROJECT No: 73910

DRAWING TITLE:

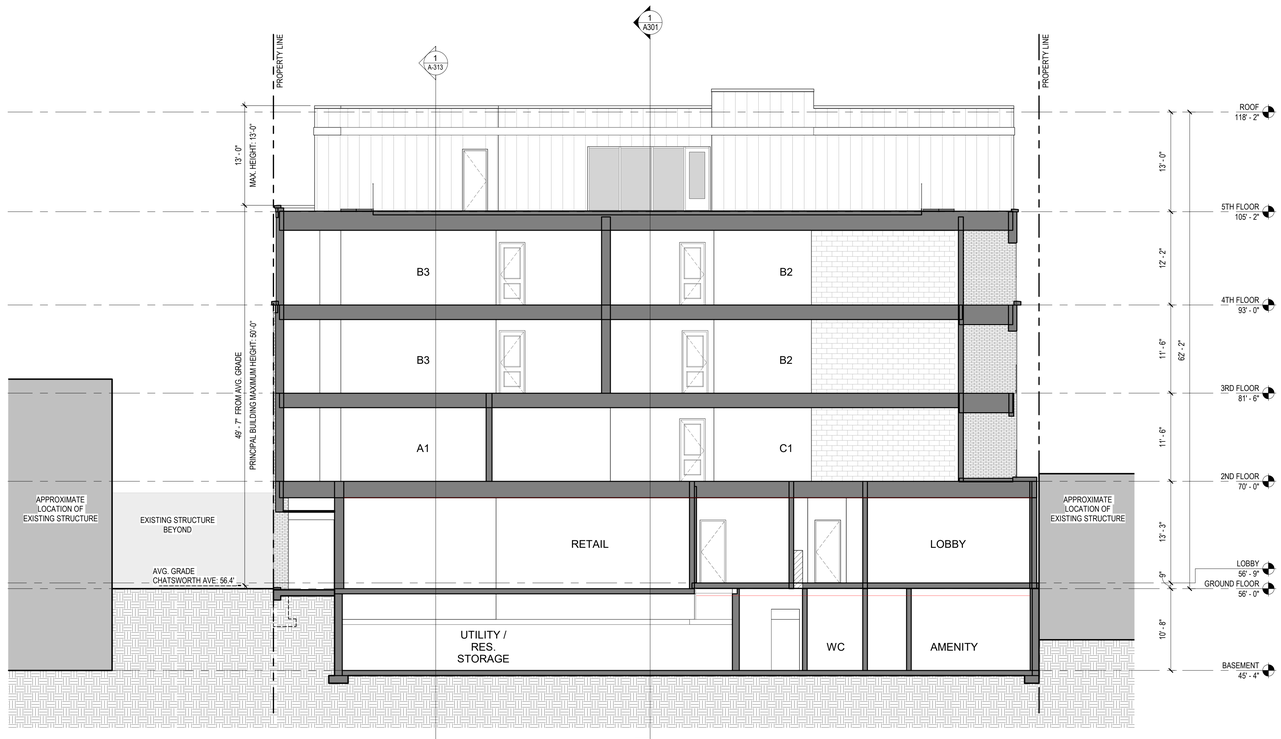
EXTERIOR ELEVATIONS

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

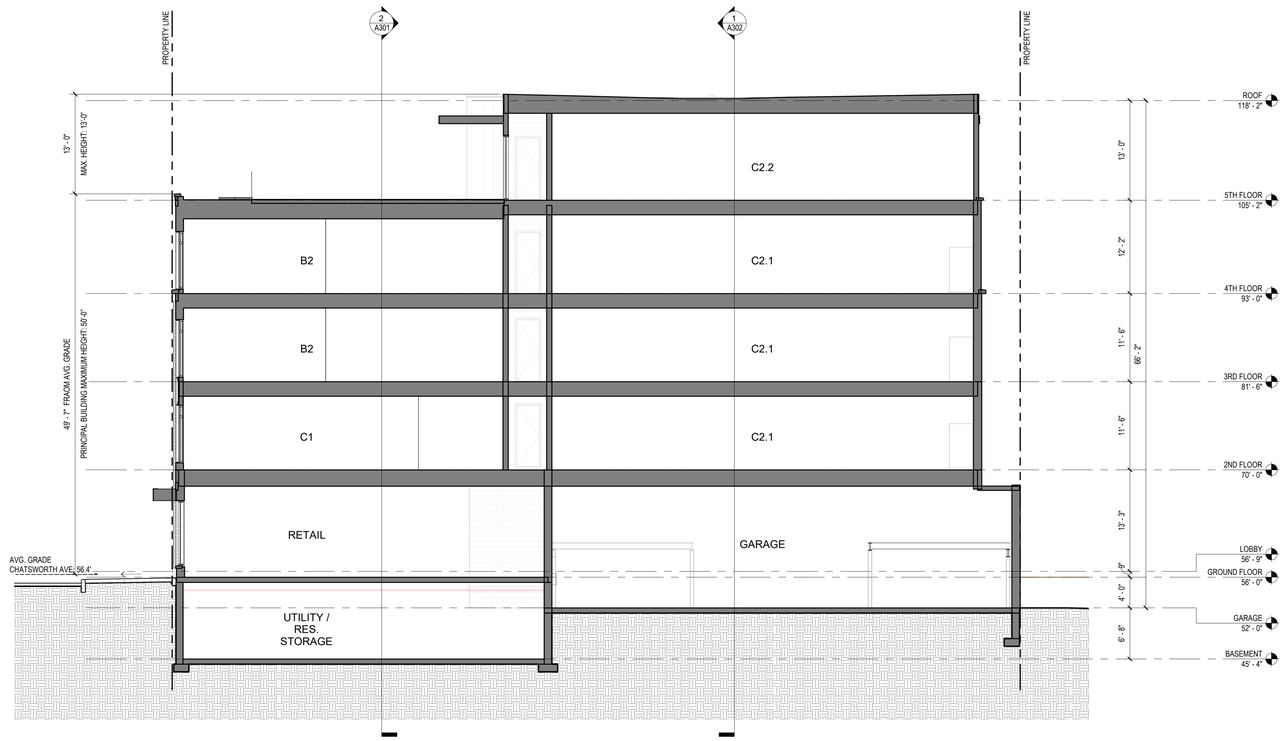
A202

SITE PLAN APPROVAL

04/30/2020



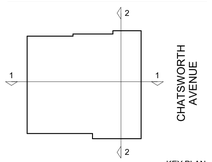
2 **N-S BUILDING SECTION**
1/8" = 1'-0"



1 **E-W BUILDING SECTION**
1/8" = 1'-0"

NO.	DATE	ISSUE

SEAL



KEY PLAN

PERKINS — EASTMAN
677 Washington Blvd
Stamford, CT 06901
T: +1 203 251 7400
F: +1 203 251 7474

Owner:
ELK HOMES LLC
411 THEODORE FREMD AVE
RYE, NY 10580
T: 914.921.9400

Construction Manager:
TBD

Civil / Site:
BIBBO ASSOCIATES LLP
293 NY-100
SOMERS, NY 10589
T: 914.277.5805

Landscape:
DIDONA ASSOCIATES LANDSCAPE ARCHITECTS
70 NORTH STREET
SUITE 301
DANBURY CT 06810
T: 203-778-184

Structural:
THE QUILL GROUP
525 JOHN STREET
SECOND FLOOR
BRIDGEPORT, CT 06604
203.336.4422

MEP & FP Engineer:
TIETJEN VENEGAS CONSULTING ENGINEERS PLLC
68 PURCHASE ST.
RYE, NY 10580
T: 914.967.9505

Planning / Zoning:
KIMLEY HORN
1 NORTH LEXINGTON AVENUE
SUITE 1575
WHITE PLAINS, NY 10601
T: 914-368-9200

PROJECT TITLE:

CENTRO LARCHMONT

108 - 114 CHATSWORTH AVENUE
& 65 WENDT AVENUE
LARCHMONT, NEW YORK 10538

PROJECT No: 73910

DRAWING TITLE:

BUILDING SECTIONS

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

A301

SITE PLAN APPROVAL

04/30/2020

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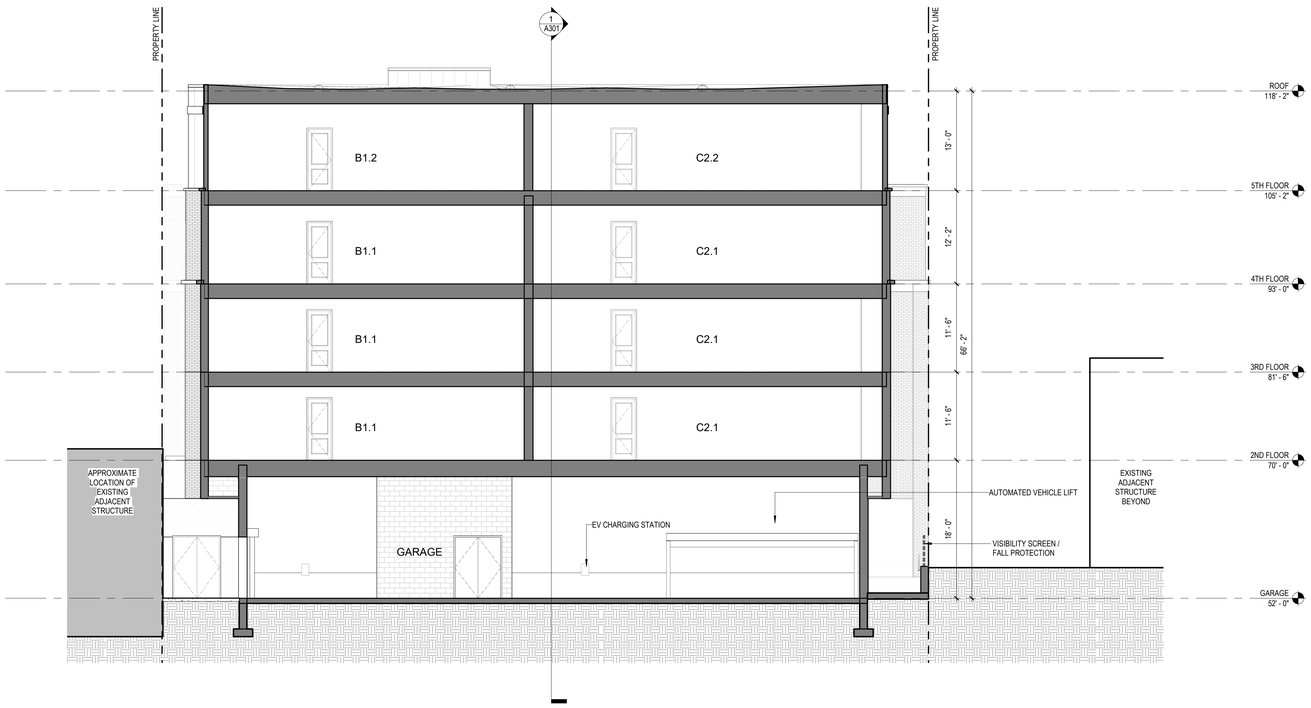

1 **N-S BUILDING SECTION**
1/8" = 1'-0"

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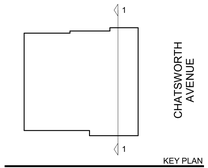
NO.	DATE	ISSUE

SEAL



KEY PLAN

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PROJECT TITLE:

CENTRO LARCHMONT

108 - 114 CHATSWORTH AVENUE
& 65 WENDT AVENUE
LARCHMONT, NEW YORK 10538

PROJECT No: 73910

DRAWING TITLE:

BUILDING SECTIONS

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

A302

SITE PLAN APPROVAL

04/30/2020