

Building as approved by
the Planning Board



LIST OF DRAWINGS	
No.	DRAWING NAME
CS-000.00	COVER SHEET/ SCHEDULES
S	SURVEY-EXISTING CONDITIONS
GP	GRADE PLANE
SP-001.0	SITE PLAN
SP-002.0	SITE DETAILS
SP-003.0	SITE DETAILS
SP-004.00	CONSTRUCTION STAGING & EROSION CONTROL PLAN
SP-005.00	SITE UTILITY & DRAINAGE PLAN
SP-006.00	SITE UTILITY & DRAINAGE DETAILS
MPT-001.00	GENERAL MPT NOTES
MPT-002.00	MPT LEGENDS
MPT-003.00	MPT PLANS
LS-1	LANDSCAPING AND LIGHTING PLAN
LE-	SITE LIGHTING DETAILS
S-001.00	GENERAL STRUCTURAL NOTES
S-002.00	GENERAL STRUCTURAL NOTES
SOE-001.00	SUPPORT OF EXCAVATION PLAN
SOE-100.00	SOE SECTIONS AND DETAILS
SOE-101.00	SOE SECTIONS AND DETAILS
SOE-200.00	SOE TYPICAL DETAILS
A-101.00	PARKING LEVELS
A-105.00	FIRST RESIDENTIAL FLOOR PLAN
A-106.00	TYPICAL RESIDENTIAL FLOOR PLAN
A-107.00	ROOF PLAN
A-201.00	ELEVATIONS
A-202.00	ELEVATIONS
A-301.00	BUILDING SECTION B-B & G-G
A-302.00	BUILDING SECTION A-A
A-303.00	BUILDING SECTION E-E & D-D
A-304.00	BUILDING SECTION C-C & F-F
A-504.00	ELEVATOR PLAN & DETAILS
S-001.00	STRUCTURAL NOTES 1
S-002.00	STRUCTURAL NOTES 2
S-010.00	BORING LOGS
S-011.00	BORING LOGS & SIEVE ANALYSIS
S-100.00	FOUNDATION PLAN/ PARKING LEVEL 1
S-101.00	FOUNDATION PLAN/ PARKING LEVEL 1
S-300.00	SOUTH PROPERTY LINE SECTION VIEW
S-500.00	FOUNDATION DETAILS AND SCHEDULES
S-510.00	CONCRETE DETAILS
S-511.00	CONCRETE DETAILS
S-512.00	CONCRETE DETAILS
S-513.00	CONCRETE DETAILS
S-514.00	CONCRETE DETAILS

ZONING SCHEDULE CITY OF YONKERS			
ZONE : UR-MD DISTRICT		APARTMENT HOUSE	
ITEM	REQUIRED	PROPOSED	
MINIMUM LOT SIZE (SQ. FT.)	10,000 SQ. FT.	26,964.4 sq.ft.	
MINIMUM LOT WIDTH (FEET)	70'	200.12'	
MAXIMUM HEIGHT	5 STORY & 50'	6 STORY & 87'-9" (FROM GRADE PLANE) (HAWTHORNE AVE.)	**
		7 STORY & 78'-7" (FROM GRADE PLANE) (BUENA VISTA AVE.)	**
		7 STORY & 78'-7" (FROM GRADE PLANE) (PROSPECT ST.)	**
MAXIMUM BUILDING COVERAGE	70% (18,875.079 SQ. FT.)	59% (15,854.4 SQ. FT.)	**
MINIMUM FRONT SETBACK	5'	5'-0"	*
MINIMUM INTERIOR SIDE SETBACK	10'	5'-4" & 5'-10"	*
MINIMUM SIDE FRONT SETBACK	10'	5'-0" & 5'-4"	*
MINIMUM REAR SET BACK SETBACK	20'	20'-4" TO BUILDING 9'-0" TO PARKING STRUCTURE (WEST CORNER)	*
MINIMUM REAR SET BACK SETBACK	20'	20'-6" TO BUILDING 4'-1" TO PARKING STRUCTURE (EAST CORNER)	*
PARKING	1/ DWELLING UNIT WITHIN 25 MILES OF TRAIN	1/ 125 UNITS 125 CARS	125 DWELLING UNITS 130 CARS PROVIDED

** VARIANCES RECEIVED

* VARIANCES RECEIVED

LOCATION LOCATION MAP



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CIVIL ENGINEER

PROPOSED NEW 125 UNIT
APARTMENT BUILDING
FOR :
REGENCY ON THE HUDSON
PROSPECT ST., HAWTHORNE AVE. & BUENAVISTA AVE.
YONKERS, N.Y.

Revision No.	Date	Description
1-22-18		BUILD. DEPT. SUBMISSION
12-09-19		REVISION
		BUILD. DEPT. SUBMISSION
12-23-19		ZONING BRD. SUBMISSION
1-21-20		PRELIM. PLANNING BRD. SUB.
2-18-20		PLANNING BRD. SUB.
06-23-20		PLANNING BRD. SUB.
07-21-20		EXCAVATION & FOUNDATION PERMIT SET
08-07-20		ESTIMATING SET
09-15-20		EXCAVATION & FOUNDATION PERMIT SET

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KEY PLAN

DRAWING TITLE
COVER SHEET

DRAWING NUMBER
CS

SHEET OF #

REGISTERED ARCHITECT
STATE OF NEW YORK

DATE: _____
DRAWN BY: _____
CHECKED BY: _____
PROJECT NO.: _____
ISSUED: _____
AS NOTED

OWNER
HUDSON REGENCY LLC
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Planning Board Approved
September 17, 2020