

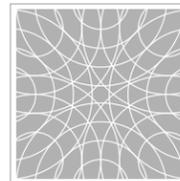
# RIDGE 29, LLC

PLANNING BOARD  
POUND RIDGE, NEW YORK

JANUARY 22, 2015

Ridge 29, LLC | Anthony Sblendorio, Applicant

**LANGAN**  
ENGINEERING & ENVIRONMENTAL SERVICES



UNION STUDIO

ARCHITECTURE & COMMUNITY DESIGN



[www.unionstudioarch.com](http://www.unionstudioarch.com)

140 Union Street Providence, RI 02903  
[FORMERLY DONALD POWERS ARCHITECTS]

t 401.272.4724 f 401.272.4825



SIDE ELEVATION



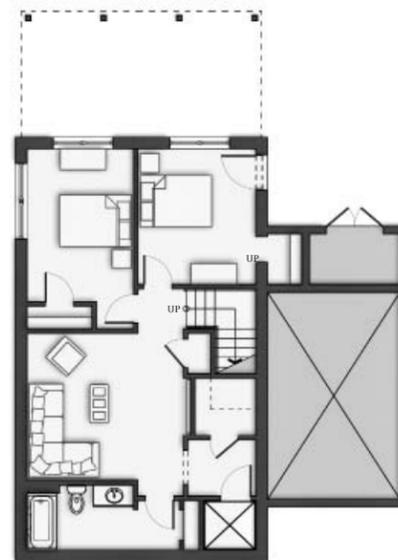
FRONT ELEVATION

**NUMBER OF STORIES:**

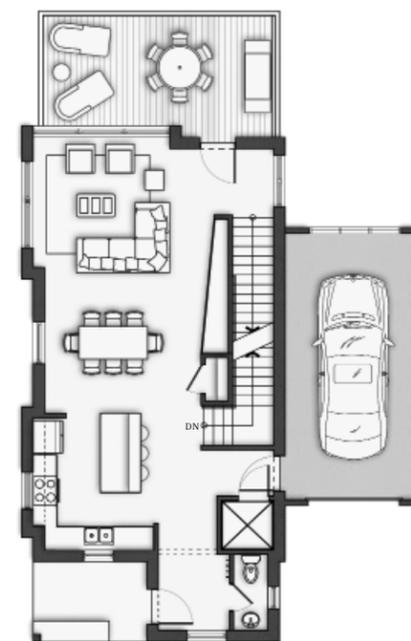
THIS UNIT IS CONSIDERED TO BE TWO (2) STORIES ABOVE GRADE WITH THE LOWER LEVEL (BASEMENT) CONSIDERED PARTIALLY ABOVE GRADE. AS PER SECTION 202 OF THE 2010 RCNYS THE DEFINITION OF STORY ABOVE GRADE INCLUDES AN EXCEPTION WHICH PROVIDES THAT A BASEMENT WILL BE DEEMED TO BE A STORY ABOVE GRADE IF ANY ONE OR MORE OF THE FOLLOWING CONDITIONS IS SATISFIED:

- THE FINISHED SURFACE OF THE FLOOR ABOVE THE BASEMENT IS NOT MORE THAN 6 FEET ABOVE GRADE PLANE. (THIS UNIT IS 5'-8" ABOVE GRADE PLANE. LESS THAN 6'-0")
- THE FINISHED SURFACE OF THE FLOOR ABOVE THE BASEMENT IS NOT MORE THAN 6 FEET ABOVE THE FINISHED GROUND LEVEL FOR MORE THAN 50 PERCENT OF THE TOTAL BUILDING PERIMETER, AND/OR (THIS UNIT IS AT 5'-8 FOR 50 PERCENT OF PERIMETER WHICH IS LESS THAN 6'-0")
- THE FINISHED SURFACE OF THE FLOOR ABOVE THE BASEMENT IS NOT MORE THAN 12 FEET ABOVE THE FINISHED GROUND LEVEL AT ANY POINT. (THIS UNIT 11'-2" ABOVE GRADE AT LOWEST POINT. LESS THAN 12'-0")

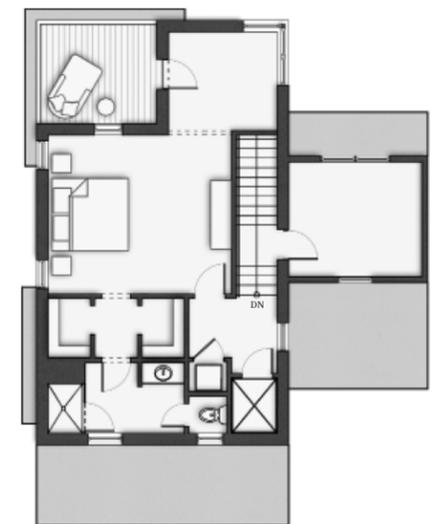
GRADE PLANE: A REFERENCE PLANE REPRESENTING THE AVERAGE OF THE FINISHED GROUND LEVEL ADJOINING THE BUILDING AT ALL EXTERIOR WALLS.



LOWER LEVEL FLOOR PLAN



FIRST FLOOR PLAN



UPPER LEVEL FLOOR PLAN

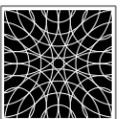
RIDGE 29

PRELIMINARY ARCHITECTURE - DOWNHILL HOUSE

JANUARY 22, 2015 | POUND RIDGE PLANNING BOARD

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

ELEVATIONS: SCALE: 3/32"=1'-0"



UNION STUDIO  
 ARCHITECTURE & COMMUNITY DESIGN

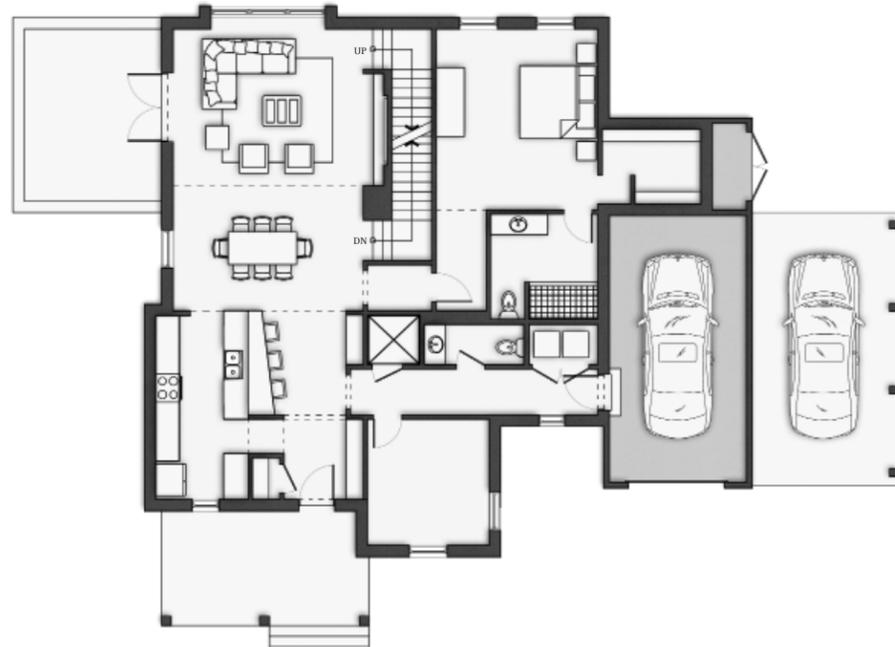


SIDE ELEVATION



FRONT ELEVATION

GRADE VARIES. SEE SITE PLAN FOR EXISTING GRADE



FIRST FLOOR PLAN



SECOND FLOOR PLAN

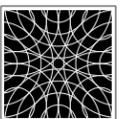
# RIDGE 29

PRELIMINARY ARCHITECTURE - UPHILL UNIT

JANUARY 26, 2015 | POUND RIDGE PLANNING BOARD

PLANS: SCALE: 1/16"=1'-0"  
 0' 2' 4' 8' 16' 32' 64'

ELEVATIONS: SCALE: 3/32"=1'-0"  
 0' 1' 2' 4' 10' 20' 40'



UNION STUDIO  
 ARCHITECTURE & COMMUNITY DESIGN



SIDE ELEVATION



FRONT ELEVATION

GRADE VARIES. SEE SITE PLAN FOR EXISTING GRADE



FIRST FLOOR PLAN



SECOND FLOOR PLAN

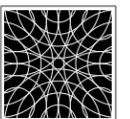
# RIDGE 29

PRELIMINARY ARCHITECTURE - UPPER TERRACE HOUSE

JANUARY 26, 2015 | POUND RIDGE PLANNING BOARD

PLANS: SCALE: 1/16"=1'-0"  
 0' 2' 4' 8' 16' 32' 64'

ELEVATIONS: SCALE: 3/32"=1'-0"  
 0' 1' 2' 4' 10' 20' 40'

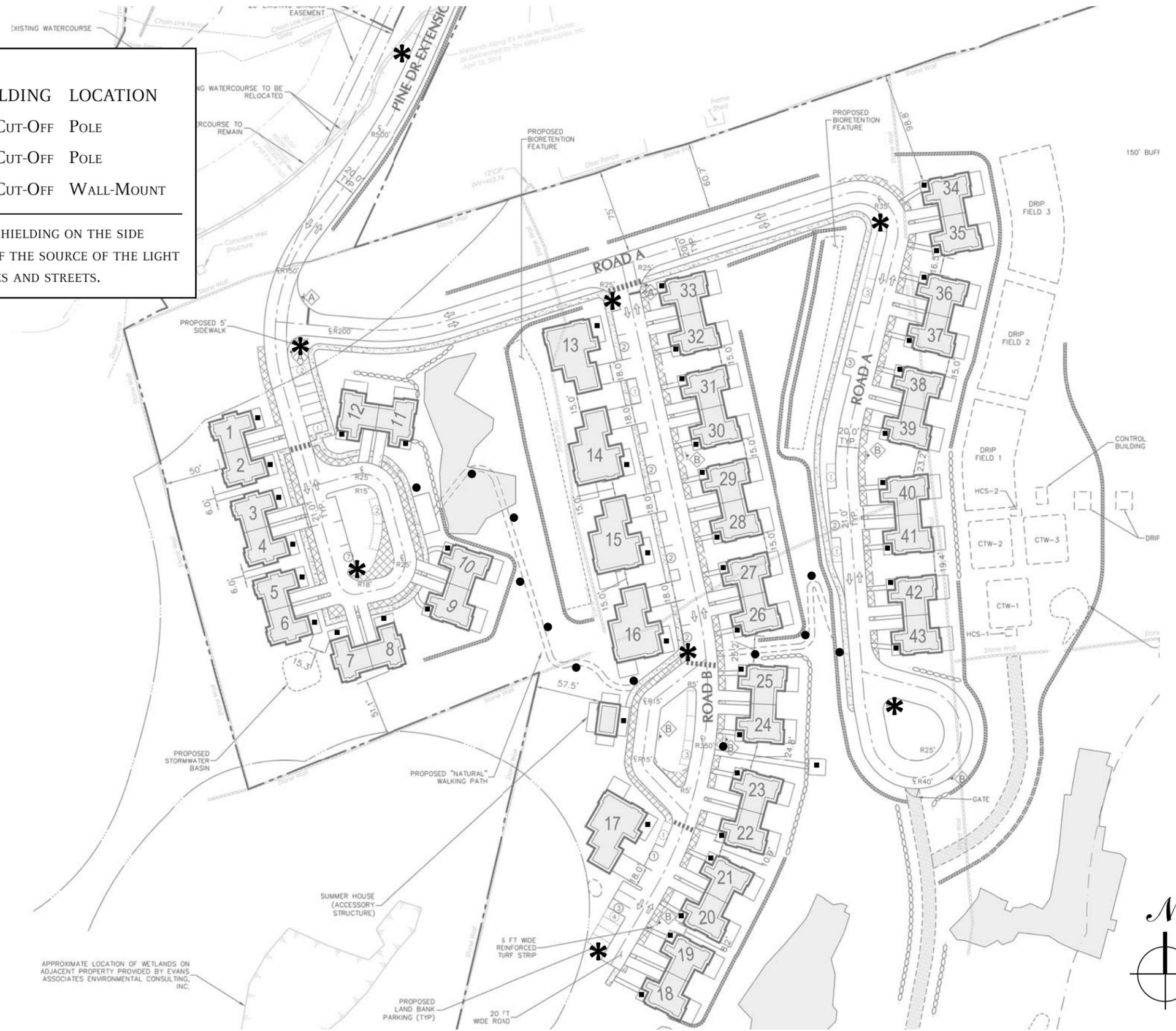


UNION STUDIO  
 ARCHITECTURE & COMMUNITY DESIGN

LUMINAIRE SCHEDULE

SYMBOL	QTY	TYPE	HEIGHT	DIRECTION	SHIELDING	LOCATION
*	8	ARCH. OUTDOOR	12'-0"	DOWNWARD	FULL CUT-OFF POLE	
●	12	ARCH. OUTDOOR	7'-0"	DOWNWARD	FULL CUT-OFF POLE	
■	45	PORCH LIGHT	7'-10"	DOWNWARD	FULL CUT-OFF WALL-MOUNT	

NOTE: THOSE FIXTURES WITHIN 100' OF PROPERTY LINE WILL RECEIVE HOUSE-SIDE SHIELDING ON THE SIDE TOWARDS THE ABUTTING PROPERTY, TO AVOID GLARE AND AND PREVENT VISIBILITY OF THE SOURCE OF THE LIGHT FROM AREAS OFF-SITE AND OTHER UNDESIRABLE IMPACTS ON NEIGHBORING PROPERTIES AND STREETS.

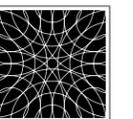


RIDGE 29

PRELIMINARY LIGHTING PLAN - PROPOSED SCHEME

JANUARY 22, 2015 | POUND RIDGE PLANNING BOARD

SCALE: 1"=100'-0"



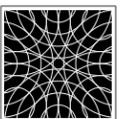
15_0122		
RIDGE 29, LLC   UNIT SQUARE FOOTAGE BREAKDOWN		
<b>DOWNHILL HOUSE</b>		
First Level (+/- 22'x38')		932
Upper Level (+/- 22'x38')		852
Lower Level		835
Decks		at rear of house
Garage		at side of house
Basement		na
<b>SUBTOTAL</b>		2,619
<b>TOTAL PER UNIT</b>		<b>2,619</b>
<b># of unit type in project + TSF</b>	<b>30</b>	<b>78,570</b>
Note: calculation does not include basement, garage or decks in total per unit.		
<b>UPHILL HOUSE</b>		
First Level (+/- 42'x47')		1,807
Upper Level (+/- 42'x47')		1,047
Lower Level		na
Basement		1,807
Decks		at rear or side of house
Garage		at side of house
<b>SUBTOTAL</b>		4,661
less basement		-1,807
<b>TOTAL PER UNIT</b>		<b>2,854</b>
		*No unit can exceed 3,000 SF
<b># of unit type in project + TSF</b>	<b>5</b>	<b>14,270</b>
Note: calculation does not include basement, garage or decks in total per unit.		

UPPER TERRACE HOUSE		
First Level (+/- 18'x40')		742
Upper Level (+/- 18'x40')		1,009
Lower Level		na
Basement		1,009
<b>SUBTOTAL</b>		2,760
less basement		-1,009
<b>TOTAL PER UNIT</b>		<b>1,751</b>
<b># of unit type in project + TSF</b>	<b>8</b>	<b>14,008</b>
Note: calculation does not include basement, garage or decks in total per unit.		
<b>TOTAL</b>		
<b>TOTAL SQUARE FOOTAGE</b>		<b>106,848</b>
<b>TOTAL NUMBER OF UNITS</b>	<b>43</b>	<b>43</b>
<b>AFFORDABLE UNITS (AT 10%)</b>	<b>5</b>	<b>5</b>
<b>AVERAGE SQUARE FOOTAGE PER UNIT</b>		<b>2,485</b>
		*Unit average cannot be above 2,500 SF
Note: calculation does not include basement, garage or decks in total per unit.		

# RIDGE 29

PROJECT DETAILS - UNIT INFORMATION

JANUARY 22, 2015 | POUND RIDGE PLANNING BOARD



15_0122 Ridge 29, LLC - Parking Breakdown								
Unit Type	Unit Count	%	Required Parking / Unit (2.0 per unit)	Required Parking / unit in excess of 2 bdrms (.5 per unit)	Required Vistor Parking (.5 per unit)	Required Total Parking	Parking Reduction (Land Banked)	Total Parking (Less Reduction)
DOWNHILL HOUSE	30	69.8%	60	15	15	90	<i>Draft 8.17.13 of local law Allows the board to waive the initial improvement by 15%. This proposal assumes a 15% reduction. We have provided provisional spaces in the plan should they be required for the following number of spaces:</i>	
UPHILL HOUSE	5	11.6%	10	2.5	2.5	15		
UPPER TERRACE HOUSE	8	18.6%	16	4	4	24		
<b>TOTALS</b>	<b>43</b>	<b>100%</b>	<b>86</b>	<b>21.5</b>	<b>21.5</b>	<b>129</b>	<b>19</b>	<b>110</b>

# RIDGE 29

PROJECT DETAILS - PARKING

JANUARY 22, 2015 | POUND RIDGE PLANNING BOARD

