

Attachment A

SPR Concept Plan



General Notes

No.	Revision/Issue	Date

IQ
Imbiano · Quigley
Landscape Architects
31 Mamaroneck Ave.
White Plains, New York 10601
admin@qlandarch.com
(914) 232-0200

Project Name
BRIARHOUSE & JUSTICE CENTER

Drawing Title
**BRIARHOUSE & JUSTICE CENTER
SPR CONCEPT PLAN**

Scale
1" = 40'-0"

Date
NOV 14, 2025

Drawn By
SP

Checked By
JAI

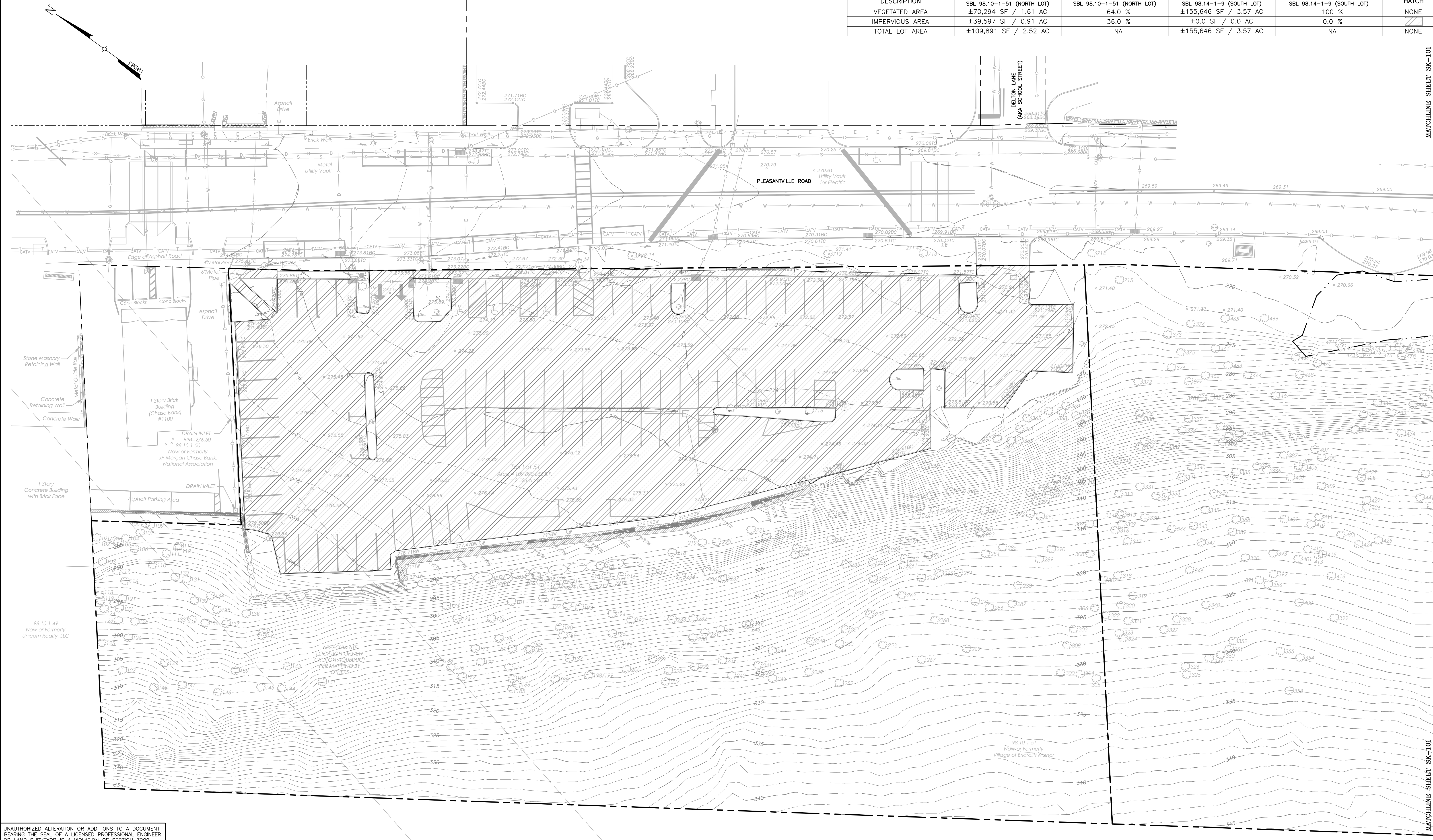
Sheet No.
L-1

Attachment B

Preliminary Engineering Plans

AREA MAPPING TABLE

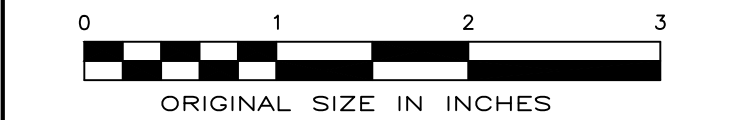
DESCRIPTION	AREA SBL 98.10-1-51 (NORTH LOT)	COVERAGE SBL 98.10-1-51 (NORTH LOT)	AREA SBL 98.14-1-9 (SOUTH LOT)	COVERAGE SBL 98.14-1-9 (SOUTH LOT)	HATCH
VEGETATED AREA	±70,294 SF / 1.61 AC	64.0 %	±155,646 SF / 3.57 AC	100 %	NONE
IMPERVIOUS AREA	±39,597 SF / 0.91 AC	36.0 %	±0.0 SF / 0.0 AC	0.0 %	
TOTAL LOT AREA	±109,891 SF / 2.52 AC	NA	±155,646 SF / 3.57 AC	NA	NONE



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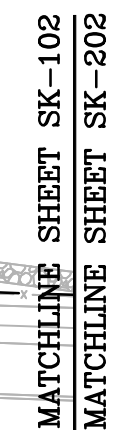
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(800) 829-6531

EXISTING CONDITIONS PLAN				
PLEASANTVILLE ROAD VILLAGE OF BRIARCLIFF MANOR TOWN OF OSSINING WESTCHESTER COUNTY, NEW YORK				
Date 11/12/2025	Work Order 13133.01	Drawing No. SK-101	Rev 0	

SLOPES TABLE				
MINIMUM SLOPE	MAXIMUM SLOPE	COLOR	AREA (SF)	AREA (AC)
0.00%	15.00%		±44,881 SF	1.03 AC
15.00%	25.00%		±19,587 SF	0.45 AC
25.00%	VERTICAL		±45,423 SF	1.04 AC



MATCHLINE SHEET SK-102

MATCHLINE SHEET SK-202

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PLEASANTVILLE ROAD
VILLAGE OF BRIARCLIFF MANOR
TOWN OF OSSINING
WESTCHESTER COUNTY, NEW YORK

Date	11/12/2025
Scale	

Work Order	13133.01
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Drawing No.	SK-102
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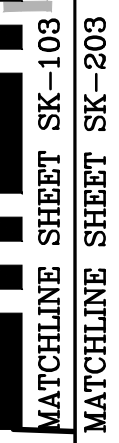
Rev	0
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SINGLE SPACES PROVIDED:	70	
TANDEM SPACES PROVIDED:	40 (80 TOTAL SPACES)	
TOTAL SPACES PROVIDED:	150	
ACCESSIBLE SPACES:	REQUIRED: 5 SPACES	PROVIDED: 6 SPACES
TOTAL OFF-STREET PARKING SPACES	24	"P" INDICATES STALL AVAILABLE FOR PUBLIC PARKING

VILLAGE OF BRIARCLIFF MANOR – ZONING DISTRICT CB1 (SECTION 220)
PROPOSED MIXED USE FACILITY

MATCHLINE SHEET SK-103

MATCHLINE SHEET SK-203



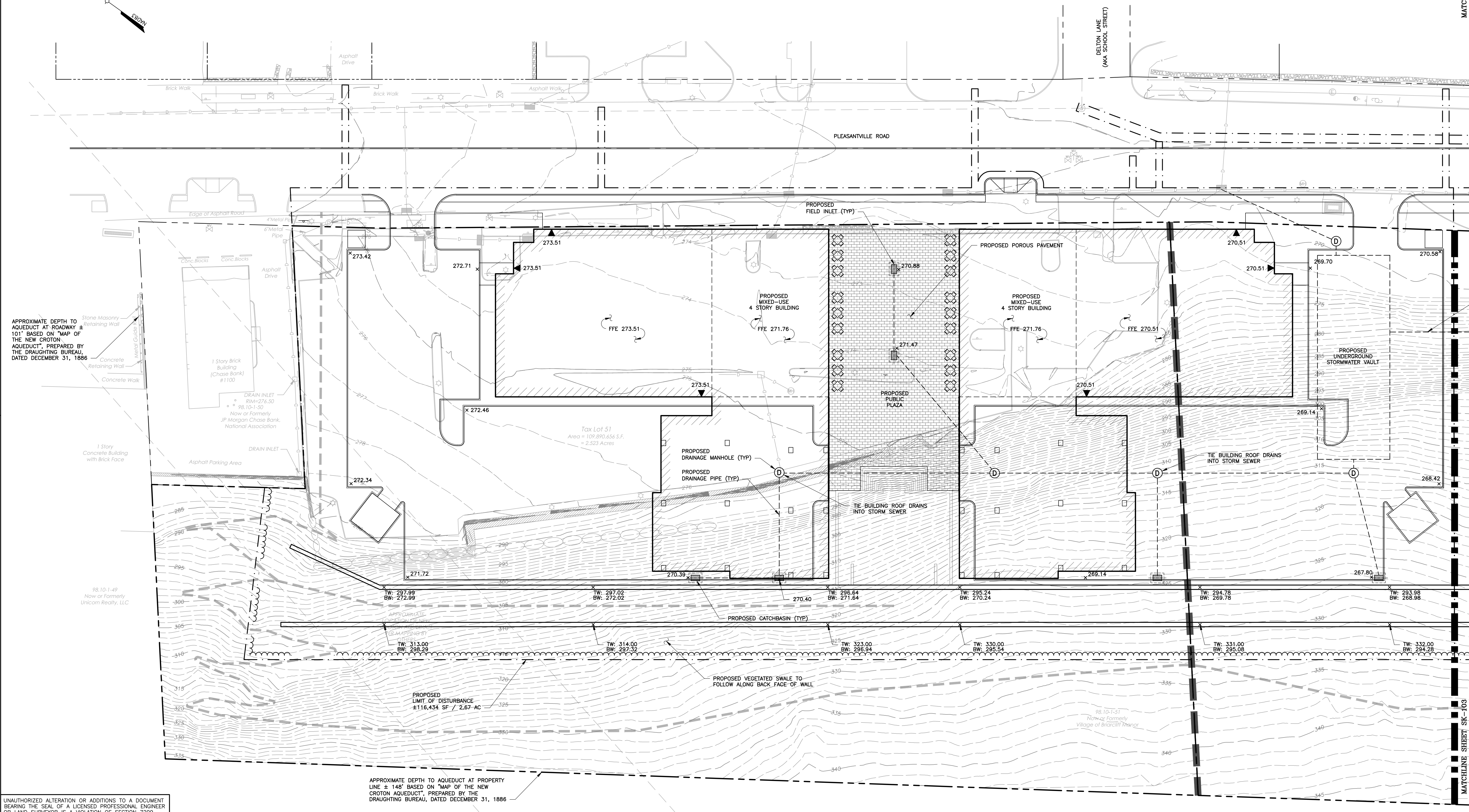
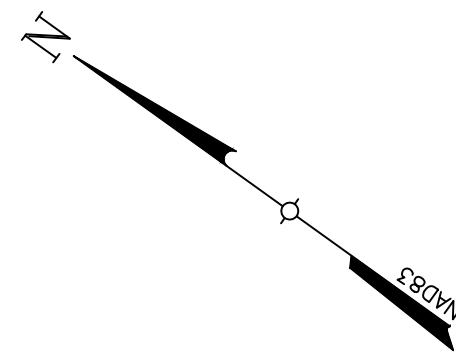
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Date 11/12/2025	Work Order	Drawing No.	Rev
Scale 1" = 20'	13133.01	SK-103	0



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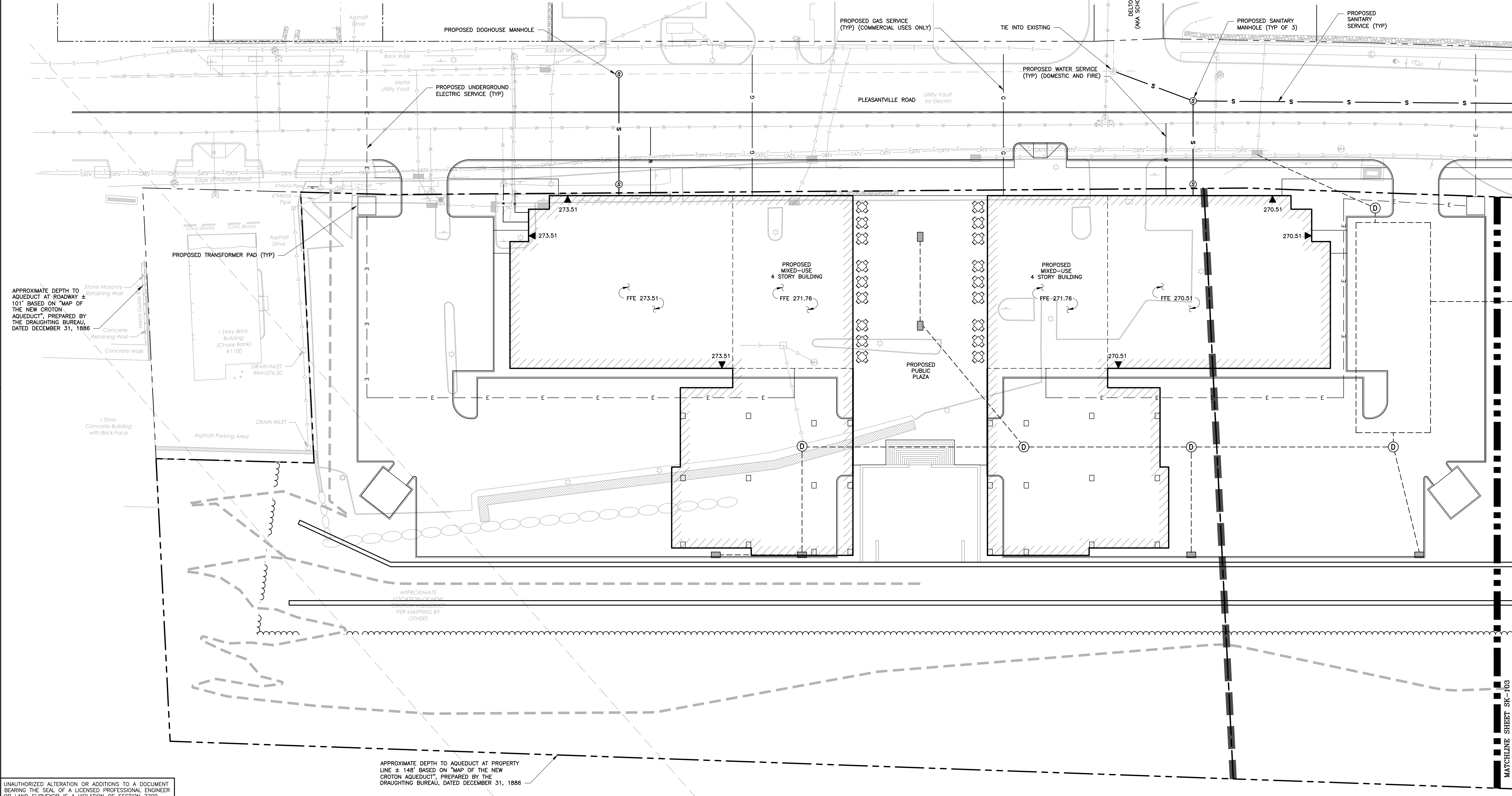
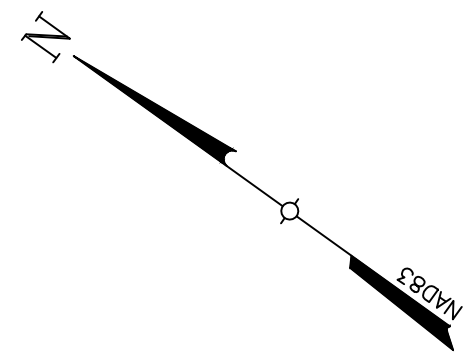
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ADVANCED CONCEPT GRADING AND DRAINAGE PLAN			
PLEASANTVILLE ROAD VILLAGE OF BRIARCLIFF MANOR TOWN OF OSSINING WESTCHESTER COUNTY, NEW YORK			
Date 11/12/2025	Work Order 13133.01	Drawing No. SK-104	Rev 0
Scale 1" = 20'			

MATCHLINE SHEET SK-103
MATCHLINE SHEET SK-203

MATCHLINE SHEET SK-103
MATCHLINE SHEET SK-203



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ORIGINAL SIZE IN INCHES

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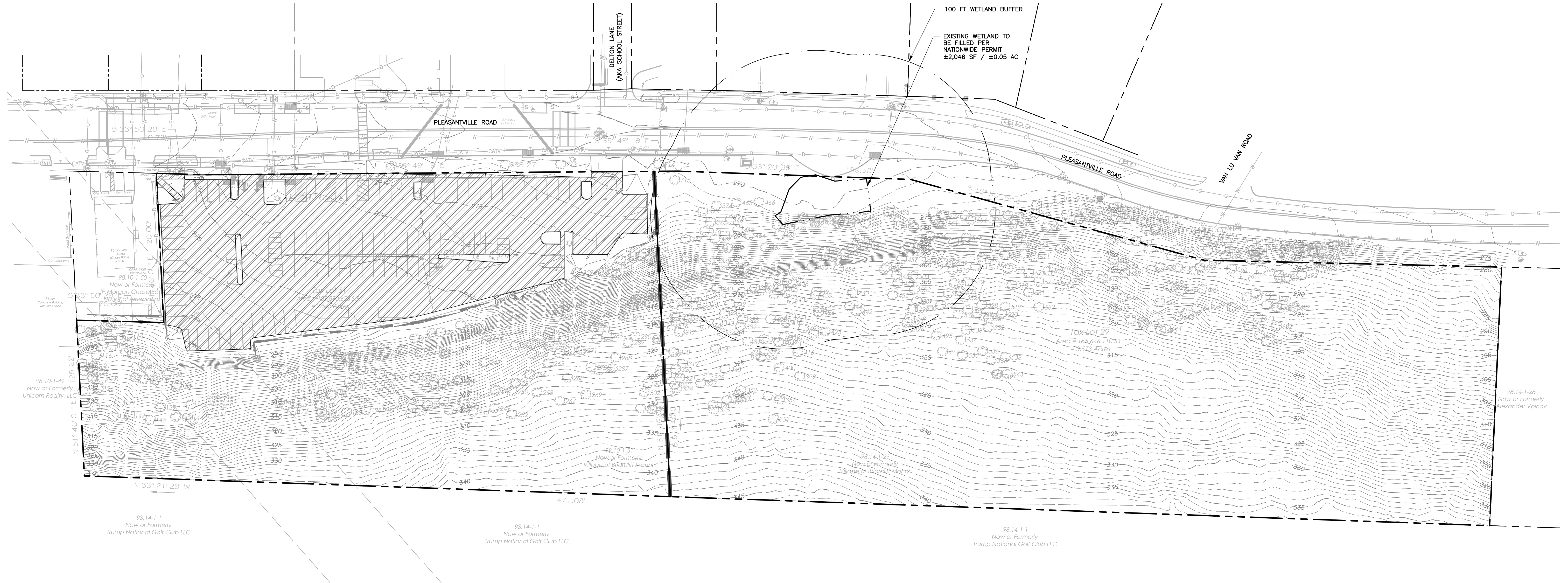
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Date 11/12/2025
Scale 1" = 20'

ADVANCED CONCEPT UTILITY PLAN			
PLEASANTVILLE ROAD VILLAGE OF BRIARCLIFF MANOR TOWN OF OSSINING WESTCHESTER COUNTY, NEW YORK			
Work Order 13133.01	Drawing No. SK-105	Rev 0	

DESCRIPTION	AREA	COVERAGE	AREA	COVERAGE	HATCH
	SBL 98.10-1-51 (NORTH LOT)	SBL 98.10-1-51 (NORTH LOT)	SBL 98.10-1-51 (SOUTH LOT)	SBL 98.10-1-51 (SOUTH LOT)	
VEGETATED AREA	±70,294 SF / 1.61 AC	64.0 %	±155,646 SF / 3.57 AC	100 %	NONE
IMPERVIOUS AREA	±39,597 SF / 0.91 AC	36.0 %	±0.0 SF / 0.0 AC	0.0 %	
TOTAL LOT AREA	±109,891 SF / 2.52 AC	NA	±155,646 SF / 3.57 AC	NA	NONE



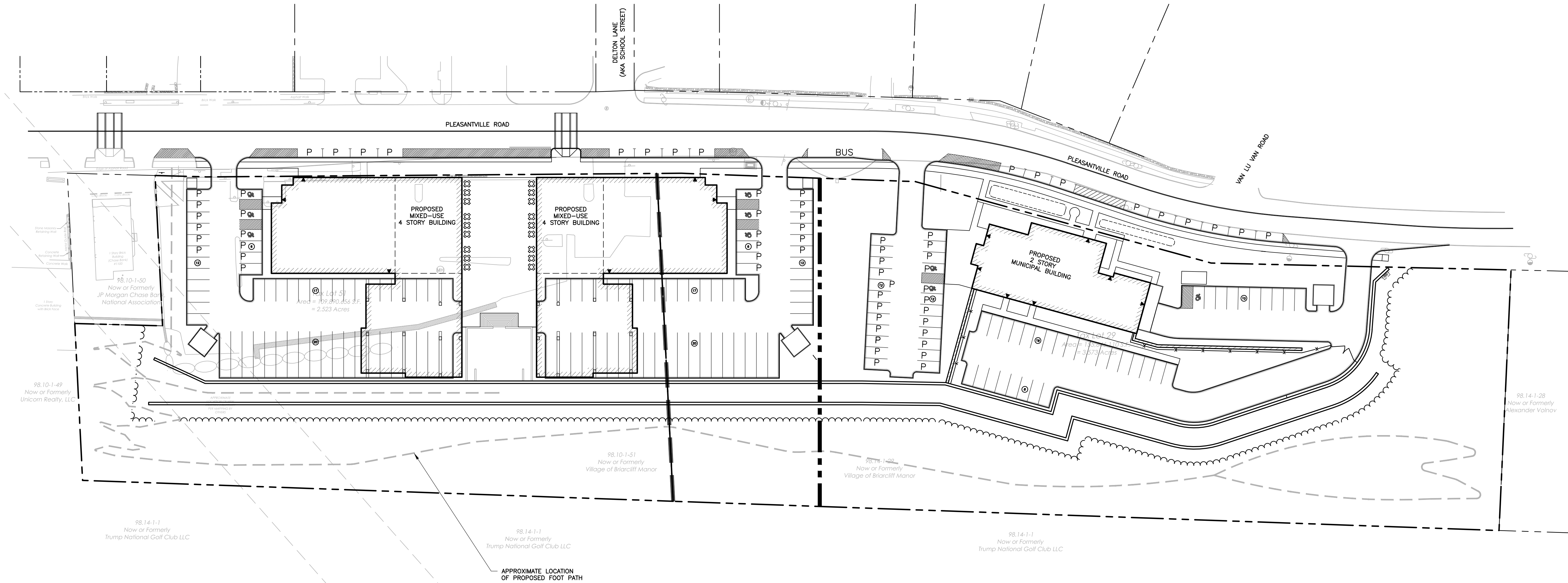
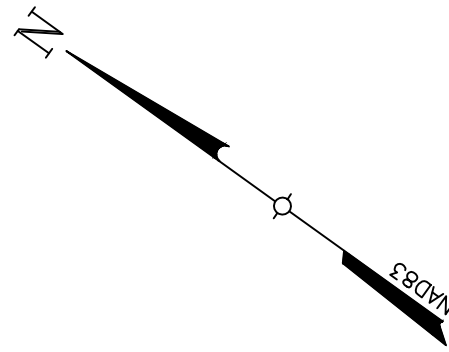
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EXISTING CONDITIONS PLAN			
PLEASANTVILLE ROAD VILLAGE OF BRIARCLIFF MANOR TOWN OF OSSINING WESTCHESTER COUNTY, NEW YORK			
Date 11/12/2025	Work Order 13133.01	Drawing No. SK-106	Rev 0
Scale 1" = 40'			



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ADVANCED CONCEPT OVERALL SITE PLAN

PLEASANTVILLE ROAD
VILLAGE OF BRIARCLIFF MANOR
TOWN OF OSSINING
WESTCHESTER COUNTY, NEW YORK

Date 11/18/2025	Work Order 13133.01	Drawing No. SK-107	Rev 0
Scale 1" = 40'			

SLOPE MAPPING TABLE

SLOPES TABLE						
SBL 98.10-1-51 (NORTH LOT)						
MINIMUM SLOPE	MAXIMUM SLOPE	COLOR	EXISTING AREA (SF)	EXISTING AREA (AC)	PROPOSED DISTURBANCE (SF)	PROPOSED DISTURBANCE (AC)
0.00%	15.00%		±44,881 SF	±1.03 AC	±37,159 SF	±0.85 AC
15.00%	25.00%		±19,587 SF	±0.45 AC	±12,503 SF	±0.29 AC
25.00%	VERTICAL		±45,423 SF	±1.04 AC	±31,503 SF	±0.72 AC

SLOPE MAPPING TABLE

SLOPES TABLE						
SBL 98.14-1-29 (SOUTH LOT)						
MINIMUM SLOPE	MAXIMUM SLOPE	COLOR	EXISTING AREA (SF)	EXISTING AREA (AC)	PROPOSED DISTURBANCE (SF)	PROPOSED DISTURBANCE (AC)
0.00%	15.00%		±16,581 SF	±0.38 AC	±12,999 SF	±0.30 AC
15.00%	25.00%		±66,430 SF	±1.52 AC	±36,386 SF	±0.84 AC
25.00%	VERTICAL		±72,635 SF	±1.67 AC	±52,632 SF	±1.21 AC

MUNICIPAL-JURISDICTION WETLAND TABLE

DESCRIPTION	DISTURBED AREA SBL 98.10-1-51 (NORTH LOT)	DISTURBED AREA SBL 98.14-1-29 (SOUTH LOT)
100 FT BUFFER AREA	±18,139 SF / 0.42 AC	±18,859 SF / 0.43 AC
WETLAND AREA	±838 SF / 0.02 AC	±1208 SF / 0.03 AC



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STEEP SLOPE MAP – PROPOSED CONDITIONS

PLEASANTVILLE ROAD
VILLAGE OF BRIARCLIFF MANOR
TOWN OF OSSINING
WESTCHESTER COUNTY, NEW YORK

Date: 11/12/2025

Scale: 1" = 40'

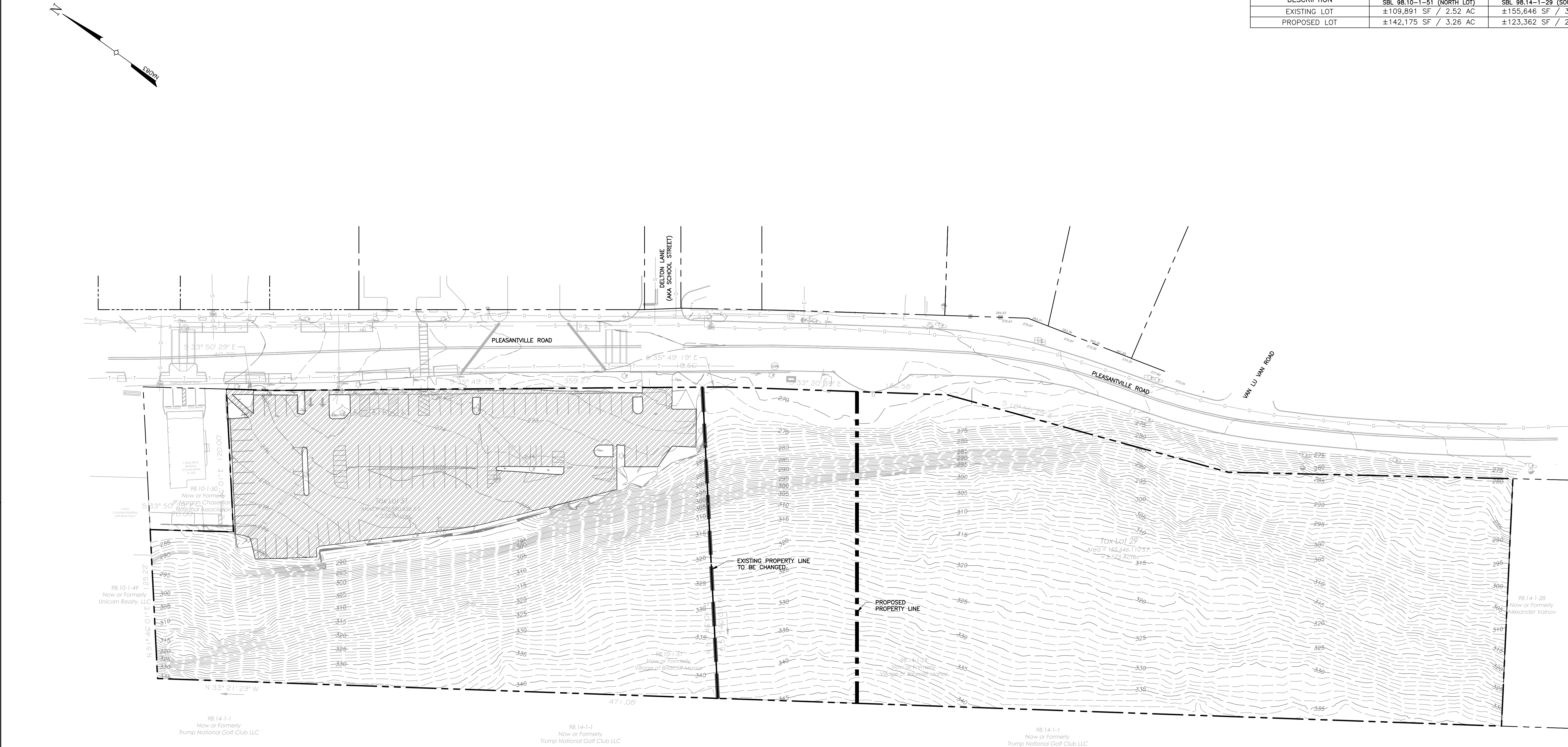
Work Order: 13133.01

Drawing No.: SK-108

Rev: 0

AREA MAPPING TABLE

DESCRIPTION	AREA	AREA
	SBL 98.10-1-51 (NORTH LOT)	SBL 98.14-1-29 (SOUTH LOT)
EXISTING LOT	±109,891 SF / 2.52 AC	±155,646 SF / 3.57 AC
PROPOSED LOT	±142,175 SF / 3.26 AC	±123,362 SF / 2.83 AC



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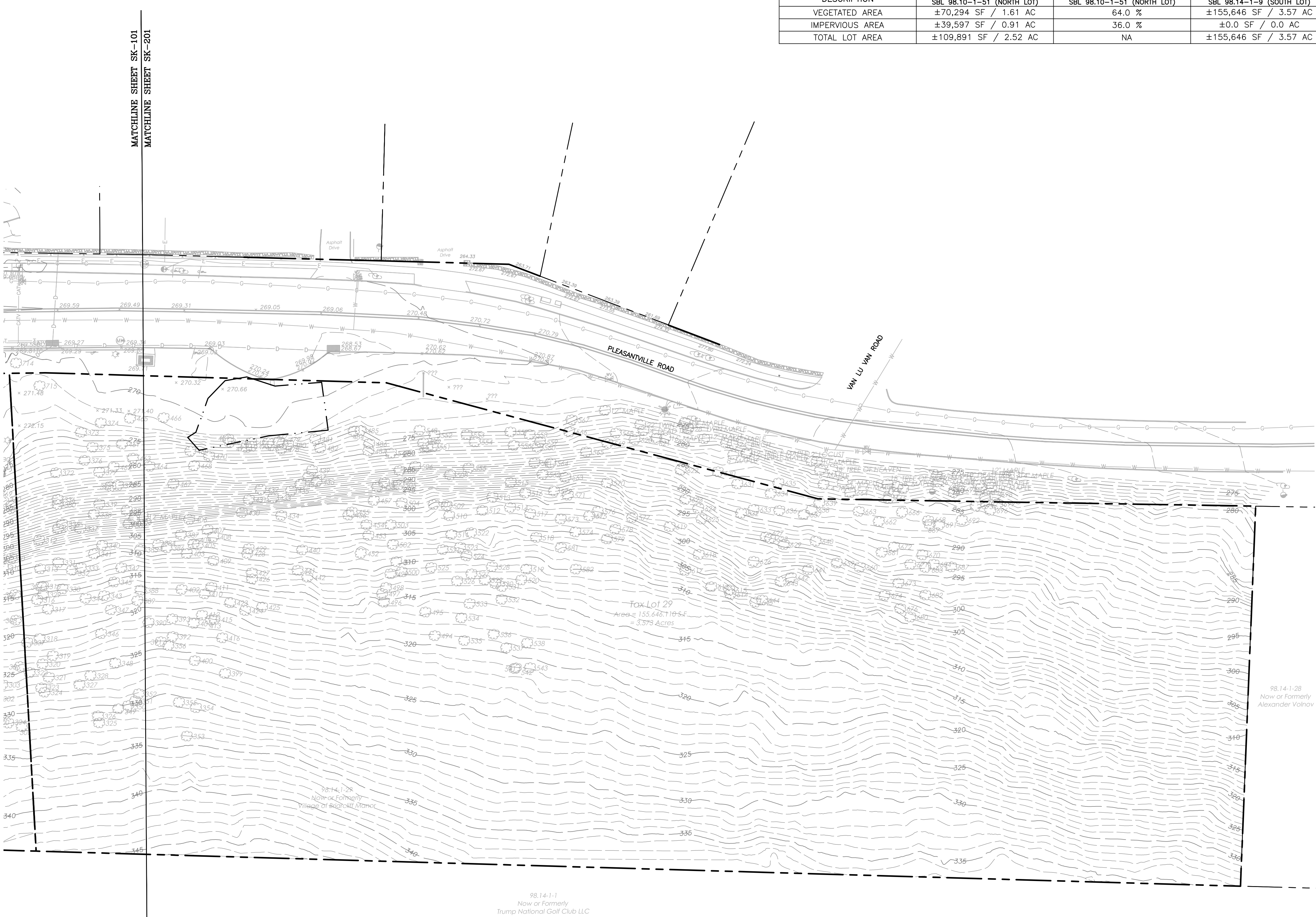
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PROPOSED PLOT PLAN				
PLEASANTVILLE ROAD VILLAGE OF BRIARCLIFF MANOR TOWN OF OSSINING WESTCHESTER COUNTY, NEW YORK				
Date 11/12/2025	Work Order 13133.01	Drawing No. SK-109	Rev 0	

AREA MAPPING TABLE

DESCRIPTION	AREA	COVERAGE	AREA	COVERAGE	HATCH
	SBL 98.10-1-51 (NORTH LOT)	SBL 98.10-1-51 (NORTH LOT)	SBL 98.14-1-9 (SOUTH LOT)	SBL 98.14-1-9 (SOUTH LOT)	
VEGETATED AREA	±70,294 SF / 1.61 AC	64.0 %	±155,646 SF / 3.57 AC	100 %	NONE
IMPERVIOUS AREA	±39,597 SF / 0.91 AC	36.0 %	±0.0 SF / 0.0 AC	0.0 %	
TOTAL LOT AREA	±109,891 SF / 2.52 AC	NA	±155,646 SF / 3.57 AC	NA	NONE



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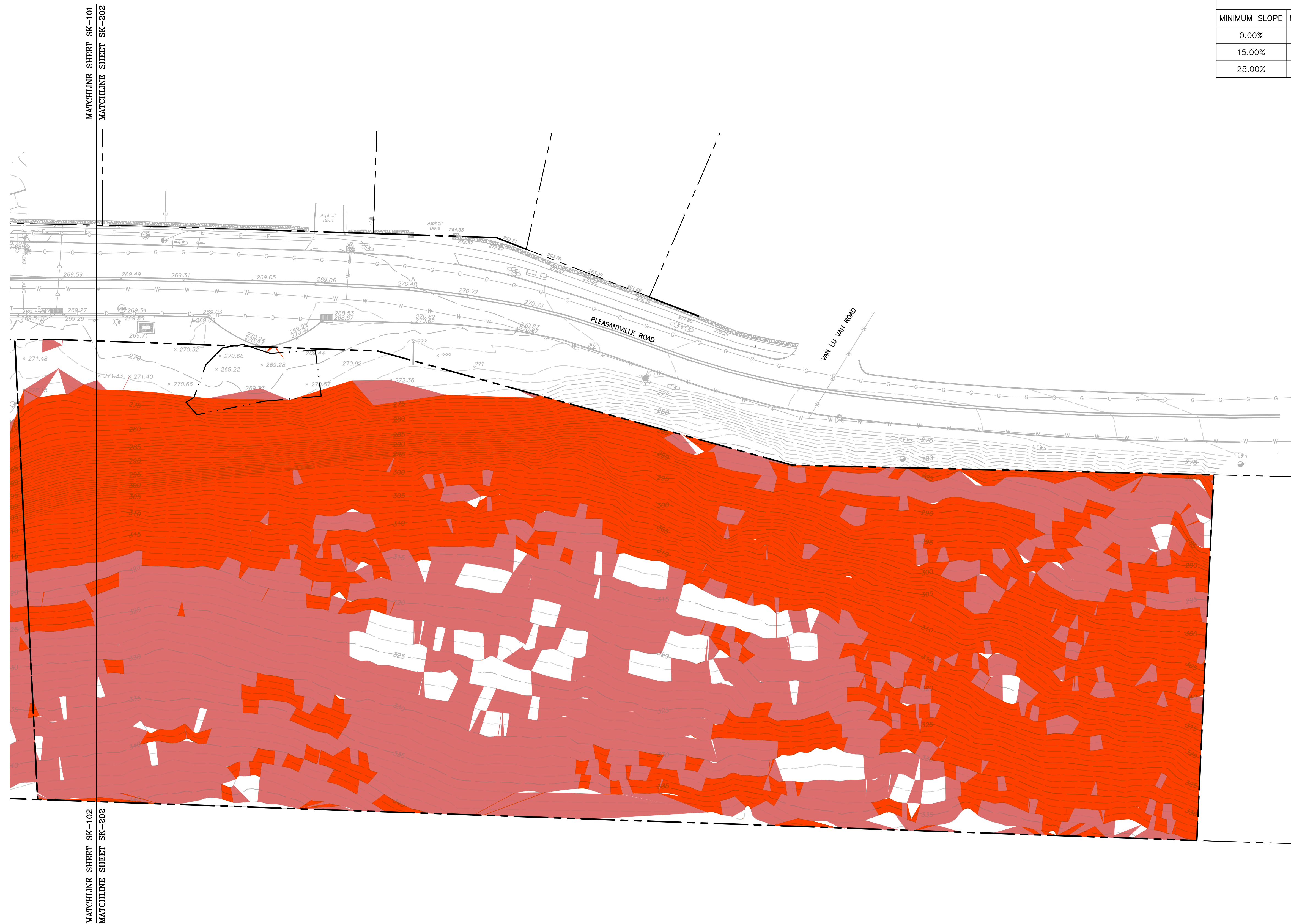
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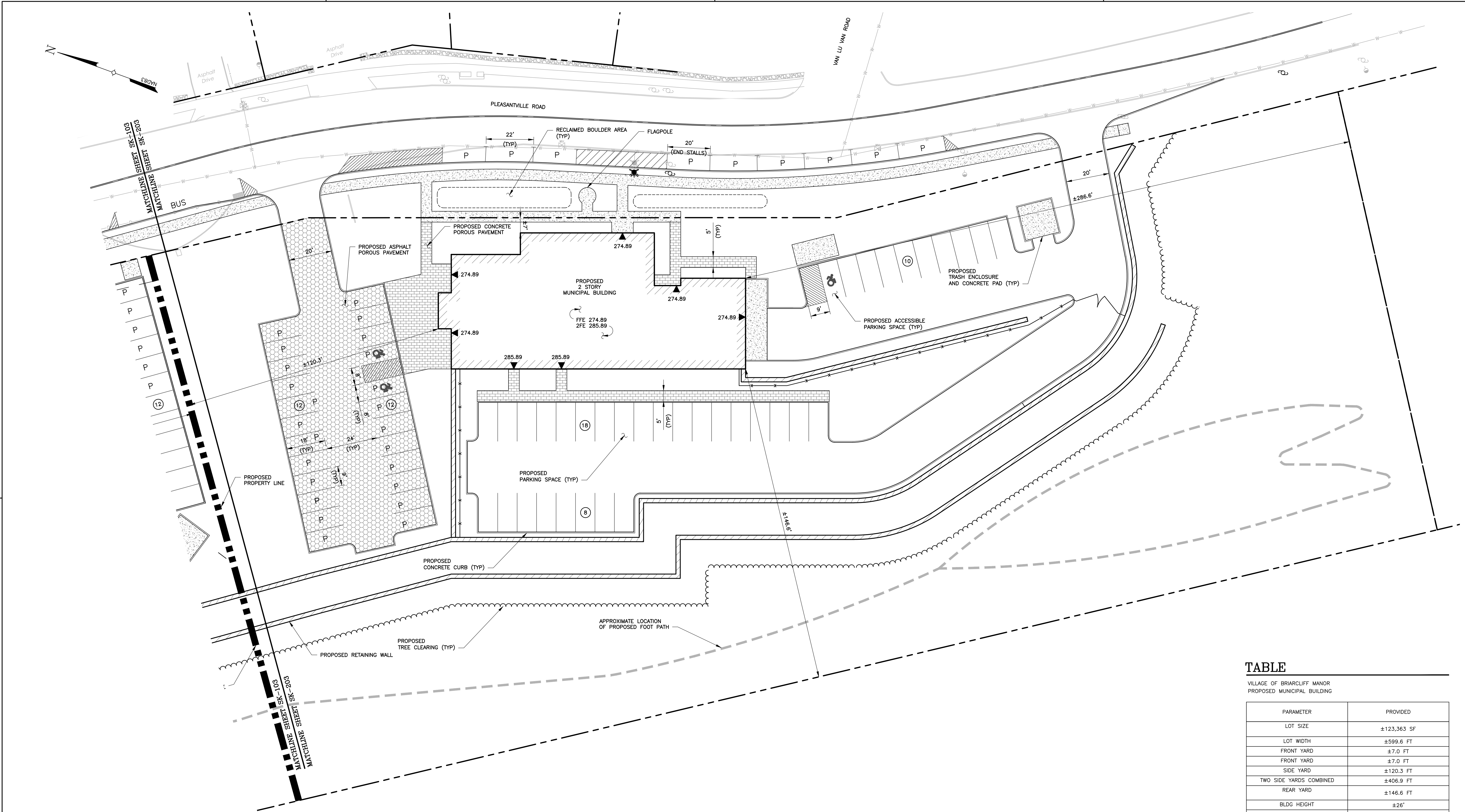
EXISTING CONDITIONS PLAN			
PLEASANTVILLE ROAD VILLAGE OF BRIARCLIFF MANOR TOWN OF OSSINING WESTCHESTER COUNTY, NEW YORK			
Date 11/12/2025	Work Order 13133.01	Drawing No. SK-201	Rev 0

SLOPES TABLE				
MINIMUM SLOPE	MAXIMUM SLOPE	COLOR	AREA (SF)	AREA (AC)
0.00%	15.00%		±16,581 SF	0.38 AC
15.00%	25.00%		±66,430 SF	1.52 AC
25.00%	VERTICAL		±72,635 SF	1.67 AC



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				☐ For Construction			

Date 11/12/2025	Work Order	Drawing No.	Rev
Scale 1" = 30'	13133.01	SK-202	0



TABLE

VILLAGE OF BRIARCLIFF MANOR
PROPOSED MUNICIPAL BUILDING

PARAMETER	PROVIDED
LOT SIZE	±123,363 SF
LOT WIDTH	±599.6 FT
FRONT YARD	±7.0 FT
FRONT YARD	±7.0 FT
SIDE YARD	±120.3 FT
TWO SIDE YARDS COMBINED	±406.9 FT
REAR YARD	±146.6 FT
BLDG HEIGHT	±26'
BUILDING COVERAGE	± 7,434 SF / 6.0%
IMPERVIOUS COVERAGE	± 34,824 SF / 28.2%

PARKING TABLE

TOTAL SPACES PROVIDED: 60
ACCESSIBLE SPACES: REQUIRED: 3 SPACES PROVIDED: 3 SPACES
"P" INDICATES STALL AVAILABLE FOR PUBLIC PARKING

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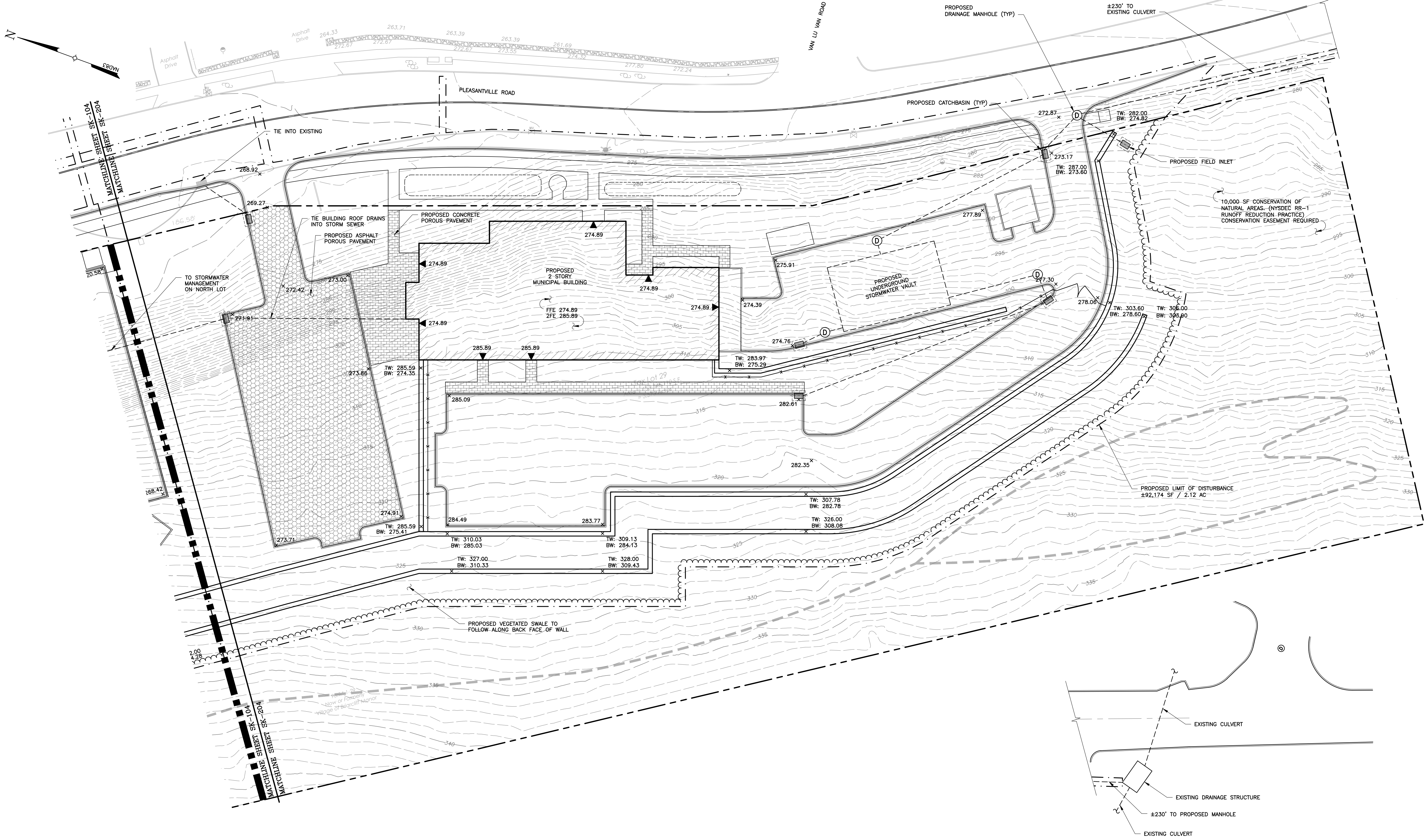
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ADVANCED CONCEPT SITE PLAN			
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Date 11/12/2025	Work Order 13133.01	Drawing No. SK-203	Rev 0



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SK-204
EXISTING CULVERT
SCALE: 1" = 20'

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				Purpose	Released by	Date	
				☐ For Comment			
				☐ For Approval			
				☐ For Bid			
				☐ For Construction			

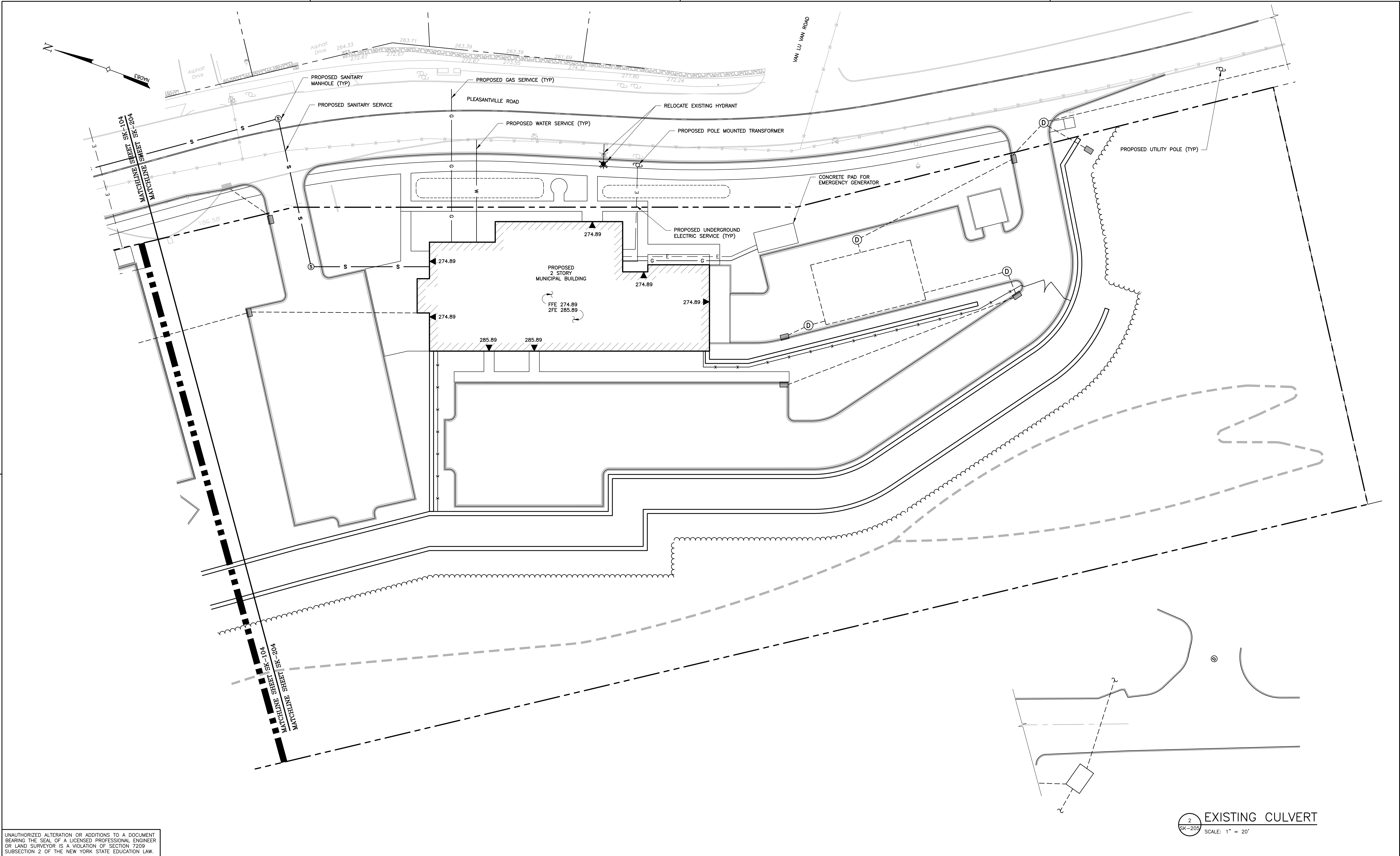
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ADVANCED CONCEPT GRADING AND DRAINAGE PLAN				
PLEASANTVILLE ROAD VILLAGE OF BRIARCLIFF MANOR TOWN OF OSSINING WESTCHESTER COUNTY, NEW YORK				
Date 11/12/2025	Work Order 13133.01	Drawing No. SK-204	Rev 0	
Scale 1" = 20'				



2
SK-205
EXISTING CULVERT
SCALE: 1" = 20'

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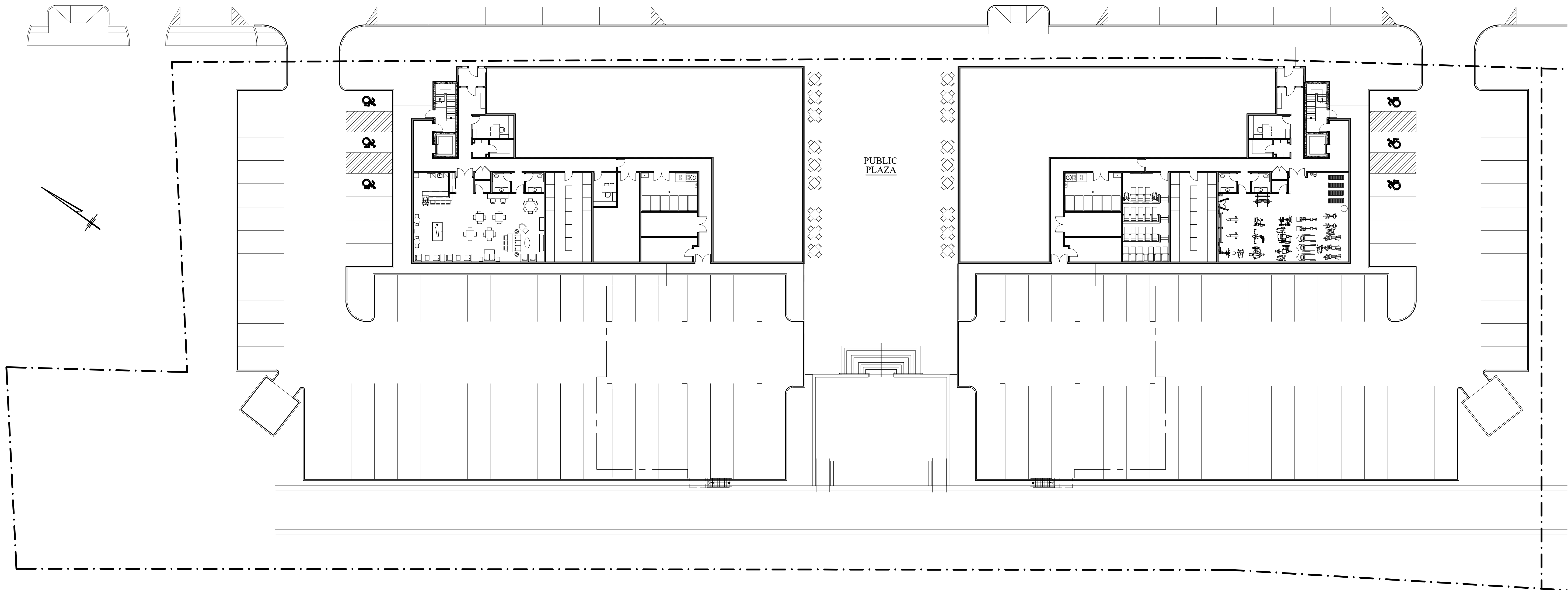
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ADVANCED CONCEPT UTILITY PLAN				
PLEASANTVILLE ROAD VILLAGE OF BRIARCLIFF MANOR TOWN OF OSSINING WESTCHESTER COUNTY, NEW YORK				
Date 11/12/2025	Work Order 13133.01	Drawing No. SK-205	Rev 0	
Scale 1" = 20'				

Attachment C

Preliminary Briarhouse Architectural Plans



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DESCRIPTION:

DATE:

BY:

REV:

SCALE: 1"=20'

DATE: 2025-11-03

PROJECT: PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT:
BRIARHOUSE
1050 BEECHVILLE ROAD
BRARCLIFF MANOR, NY 10510

SHEET TITLE: ARCHITECTURAL
SITE PLAN

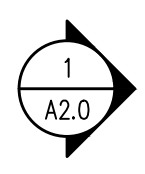
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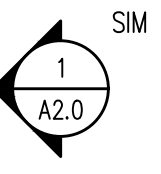
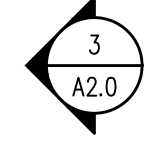
DATE:	2025-11-03
AS NOTED	

A

3.1



A circle with a shaded sector. A line segment labeled 'N' is drawn from the center of the circle to the midpoint of the arc of the shaded sector.

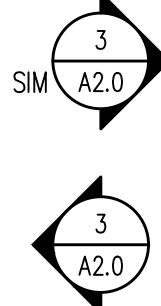
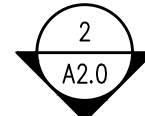


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AS NOTED	

Page 10 of 10

ET 8:

A3.2

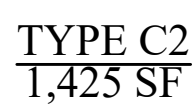
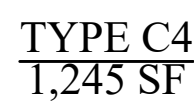
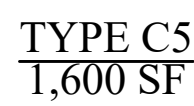
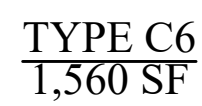


FOURTH/PENTHOUSE FLOOR PLAN
3/32"=1'-0"



FOURTH/
PENTHOUSE
FLOOR PLAN





Attachment D

Preliminary Justice Center Floor Plans

Support

DRAWING No. **A 101.00**



1 PROPOSED SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"
APPROX. 5,950 SQ FT



ROOM SCHEDULE			
Name	Number	Area	Comments
Circulation			
VESTIBULE	201	59 SF	
HALLWAY	201A	631 SF	
STAIR	219	180 SF	
ELEVATOR	220	100 SF	
PD Office Spaces			
JUVENILE INTERVIEW ROOM	202	105 SF	
DETECTIVE'S OFFICE	203	274 SF	
CLOSET	203A	18 SF	
CHIEF'S BATHROOM	209	56 SF	
CHIEF'S OFFICE	210	122 SF	
ADMIN. OPEN OFFICE AREA	211	242 SF	
LIEUTENANT'S OFFICE #1	212	90 SF	
LIEUTENANT'S OFFICE #2	213	90 SF	
EVIDENCE PROCESSING	222	90 SF	
PD Storage Rooms			
STORAGE	218A	32 SF	
EVIDENCE STORAGE ROOM	221	294 SF	
STORAGE ROOM	223	355 SF	
WEAPONS CLEANING	224	86 SF	
ARMORY	225	95 SF	
PATROL EQUIPMENT	229	133 SF	
Support			
MALE BATHROOM	204	82 SF	
MALE LOCKER ROOM	205	305 SF	
FITNESS ROOM	206	391 SF	
CLOSET	206A	7 SF	
FEMALE BATHROOM	207	69 SF	
FEMALE LOCKER RM	208	173 SF	
CONFERENCE ROOM	214	209 SF	
WELLNESS ROOM	215	62 SF	
LACTATION ROOM	216	58 SF	
HALLWAY	217	83 SF	
BREAK ROOM	218	484 SF	
UNISEX TOILET ROOM	226	67 SF	
MECHANICAL ROOM	227	74 SF	
J.C.	228	20 SF	
UNISEX TOILET ROOM	230	67 SF	

Circulation	
PD Office Spaces	
PD Storage Rooms	
Support	

CONSULTANTS:		

MARK	DATE	DESCRIPTION

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PROJECT No: BRIA2501	DATE: SEPTEMBER 2025	SCALE: AS SHOWN	

CLIENT	
VILLAGE OF BRIARCLIFF MANOR	
POLICE AND JUSTICE COURT BUILDING	

CONTRACT	

STATUS	
PRELIMINARY	

SHEET TITLE	
PROPOSED SECOND FLOOR PLAN	

DRAWING No.	
A 102.00	

Attachment E

Preliminary Briarhouse Renderings





