

# NORTH BROADWAY. YONKERS, NY

PHASE 2 - CONCEPT DESIGN PACKAGE

08.16.2021

**S9**ARCHITECTURE



NOTE: THE FOLLOWING CONCEPTUAL DRAWINGS ARE FOR PLANNING PURPOSES ONLY. THE CONCEPTUAL BUILDING DESIGN COMPLIES WITH THE PROPOSED ZONING PETITION AND MUST BE REVERIFIED ONCE A FORMAL REZONING IS ADOPTED. STRUCTURE, MEP AND LANDSCAPE SHOWN FOR CONCEPT AND MUST BE VERIFIED AND COORDINATED WITH THE BUILDING CODE DURING THE SITE PLAN APPROVAL PROCESS. LOCATIONS OF MECHANICAL SHAFTS ARE TO BE DETERMINED. STAIRS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND TO BE REVISED TO MEET EGRESS REQUIREMENTS.

NORTH BROADWAY, YONKERS

S9ARCHITECTURE

SITE AERIAL

08.16.2021 | P. 2

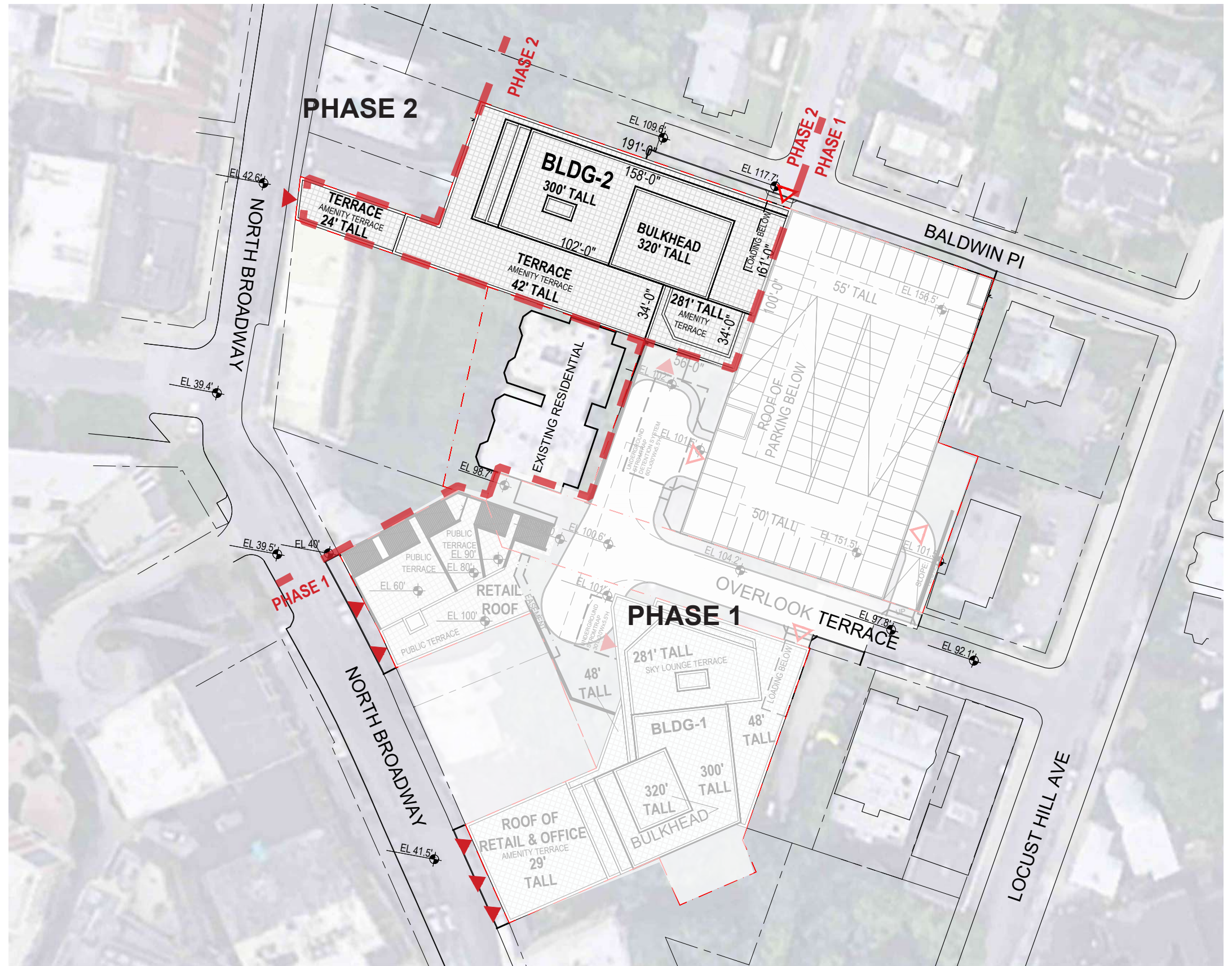


NORTH BROADWAY  
PHASE 2

NOTE: THE FOLLOWING CONCEPTUAL DRAWINGS ARE FOR PLANNING PURPOSES ONLY. THE CONCEPTUAL BUILDING DESIGN COMPLIES WITH THE PROPOSED ZONING PETITION AND MUST BE REVERIFIED ONCE A FORMAL REZONING IS ADOPTED. STRUCTURE, MEP AND LANDSCAPE SHOWN FOR CONCEPT AND MUST BE VERIFIED AND COORDINATED WITH THE BUILDING CODE DURING THE SITE PLAN APPROVAL PROCESS. LOCATIONS OF MECHANICAL SHAFTS ARE TO BE DETERMINED. STAIRS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND TO BE REVISED TO MEET EGRESS REQUIREMENTS.

NORTH BROADWAY, YONKERS  
S9ARCHITECTURE

SITE AERIAL PHASE 2  
08.16.2021 | P. 3



NOTE: THE FOLLOWING CONCEPTUAL DRAWINGS ARE FOR PLANNING PURPOSES ONLY. THE CONCEPTUAL BUILDING DESIGN COMPLIES WITH THE PROPOSED ZONING PETITION AND MUST BE REVERIFIED ONCE A FORMAL REZONING IS ADOPTED. STRUCTURE, MEP AND LANDSCAPE SHOWN FOR CONCEPT AND MUST BE VERIFIED AND COORDINATED WITH THE BUILDING CODE DURING THE SITE PLAN APPROVAL PROCESS. LOCATIONS OF MECHANICAL SHAFTS ARE TO BE DETERMINED. STAIRS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND TO BE REVISED TO MEET EGRESS REQUIREMENTS.

NORTH BROADWAY, YONKERS

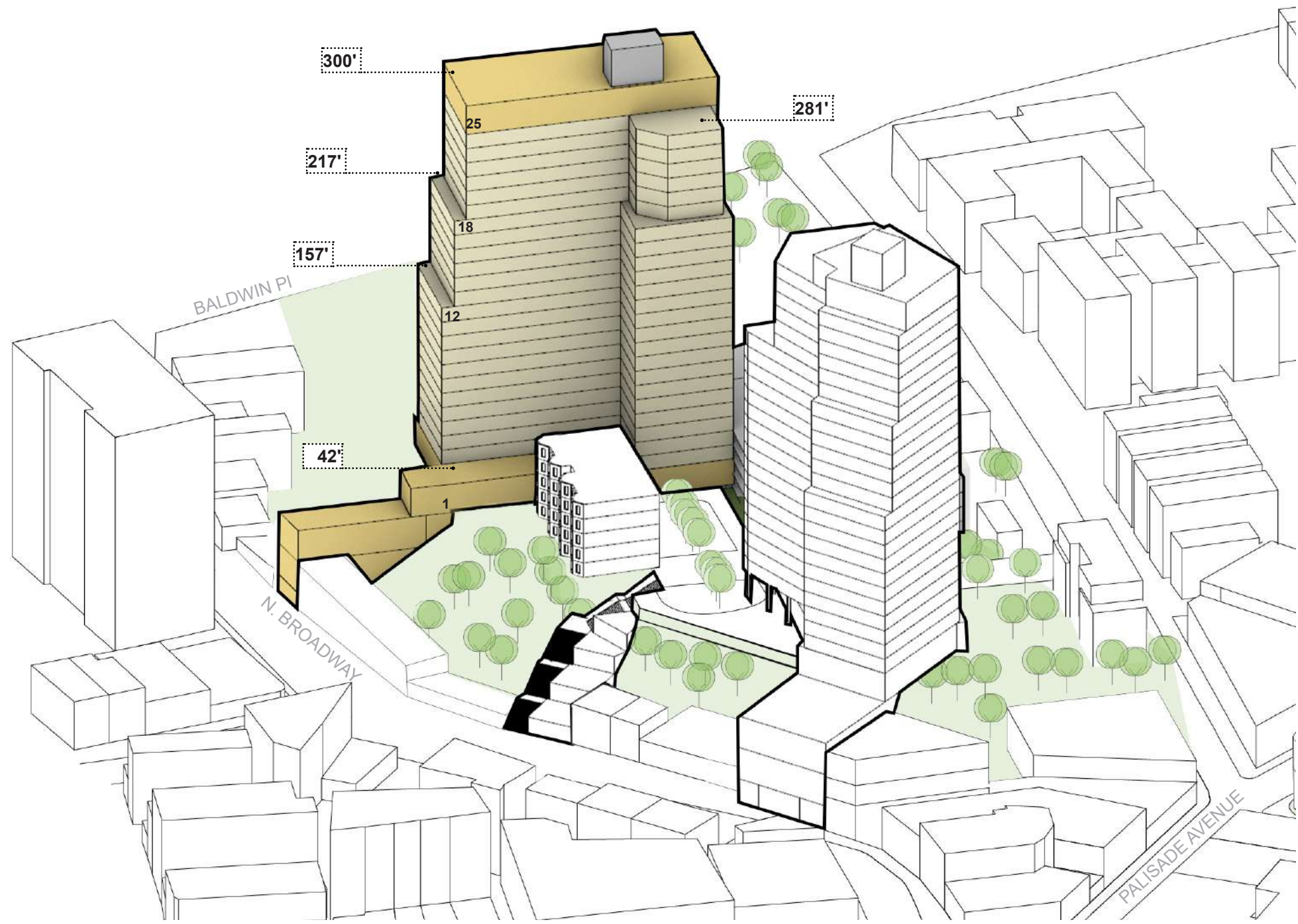
S9ARCHITECTURE



SCALE: 1/64"=1'-0"

PHASE 2 - KEY PLAN

08.16.2021 | P. 4



- RESIDENTIAL
- RESI AMENITY/ LOBBY



NOTE: THE FOLLOWING CONCEPTUAL DRAWINGS ARE FOR PLANNING PURPOSES ONLY. THE CONCEPTUAL BUILDING DESIGN COMPLIES WITH THE PROPOSED ZONING PETITION AND MUST BE REVERIFIED ONCE A FORMAL REZONING IS ADOPTED. STRUCTURE, MEP AND LANDSCAPE SHOWN FOR CONCEPT AND MUST BE VERIFIED AND COORDINATED WITH THE BUILDING CODE DURING THE SITE PLAN APPROVAL PROCESS. LOCATIONS OF MECHANICAL SHAFTS ARE TO BE DETERMINED. STAIRS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND TO BE REVISED TO MEET EGRESS REQUIREMENTS.

NORTH BROADWAY, YONKERS  
 S9ARCHITECTURE



NOTE: THE FOLLOWING CONCEPTUAL DRAWINGS ARE FOR PLANNING PURPOSES ONLY. THE CONCEPTUAL BUILDING DESIGN COMPLIES WITH THE PROPOSED ZONING PETITION AND MUST BE REVERIFIED ONCE A FORMAL REZONING IS ADOPTED. STRUCTURE, MEP AND LANDSCAPE SHOWN FOR CONCEPT AND MUST BE VERIFIED AND COORDINATED WITH THE BUILDING CODE DURING THE SITE PLAN APPROVAL PROCESS. LOCATIONS OF MECHANICAL SHAFTS ARE TO BE DETERMINED. STAIRS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND TO BE REVISED TO MEET EGRESS REQUIREMENTS.

NORTH BROADWAY, YONKERS

S9ARCHITECTURE

PHASE 2 - STREET VIEW LOOKING EAST FROM MANOR HOUSE SQUARE

08.16.2021 | P. 6

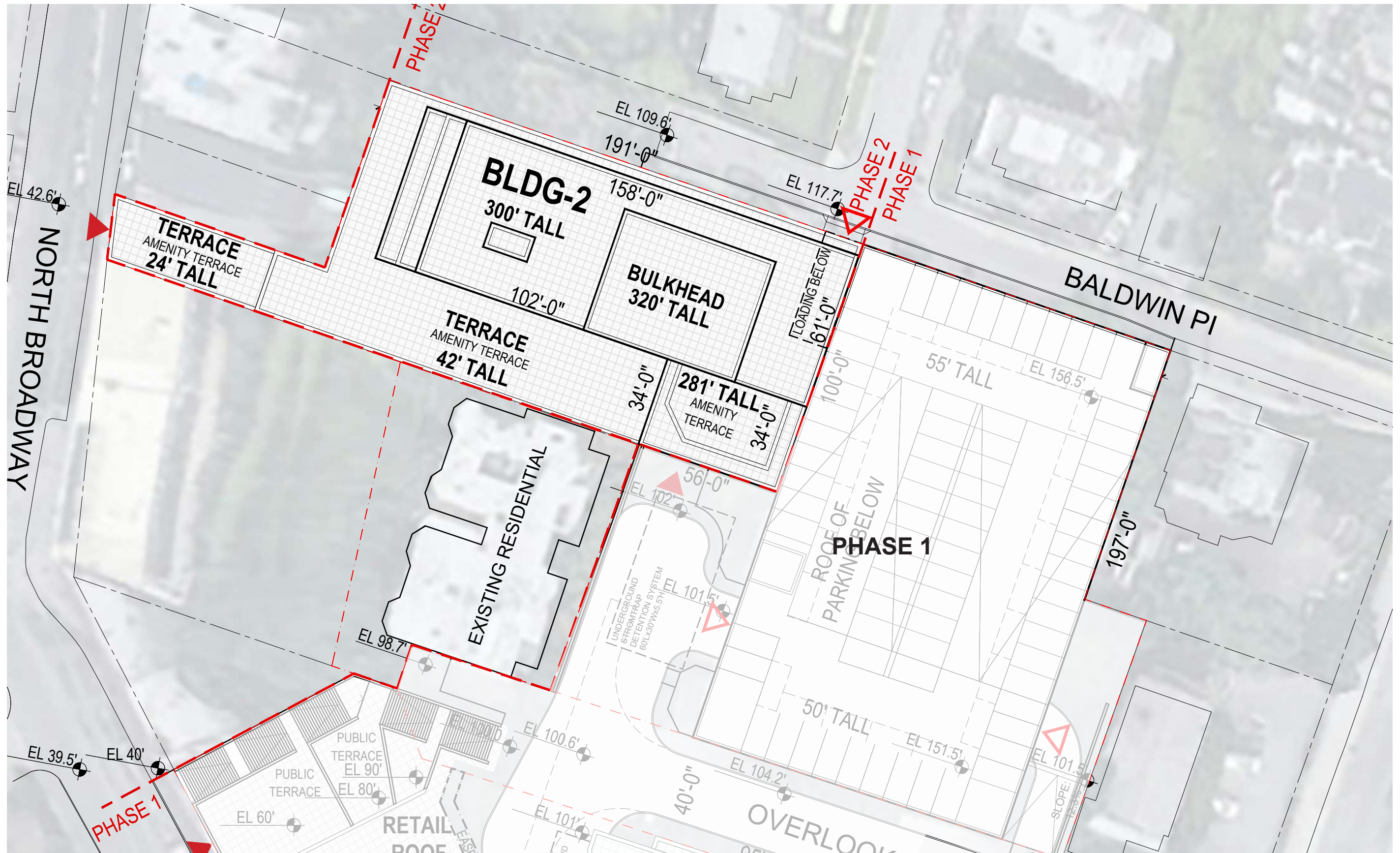


NOTE: THE FOLLOWING CONCEPTUAL DRAWINGS ARE FOR PLANNING PURPOSES ONLY. THE CONCEPTUAL BUILDING DESIGN COMPLIES WITH THE PROPOSED ZONING PETITION AND MUST BE REVERIFIED ONCE A FORMAL REZONING IS ADOPTED. STRUCTURE, MEP AND LANDSCAPE SHOWN FOR CONCEPT AND MUST BE VERIFIED AND COORDINATED WITH THE BUILDING CODE DURING THE SITE PLAN APPROVAL PROCESS. LOCATIONS OF MECHANICAL SHAFTS ARE TO BE DETERMINED. STAIRS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND TO BE REVISED TO MEET EGRESS REQUIREMENTS.

NORTH BROADWAY, YONKERS  
S9ARCHITECTURE

PHASE 2 - AREAL VIEW LOOKING EAST

08.16.2021 | P. 7



NOTE: THE FOLLOWING CONCEPTUAL DRAWINGS ARE FOR PLANNING PURPOSES ONLY. THE CONCEPTUAL BUILDING DESIGN COMPLIES WITH THE PROPOSED ZONING PETITION AND MUST BE REVERIFIED ONCE A FORMAL REZONING IS ADOPTED. STRUCTURE, MEP AND LANDSCAPE SHOWN FOR CONCEPT AND MUST BE VERIFIED AND COORDINATED WITH THE BUILDING CODE DURING THE SITE PLAN APPROVAL PROCESS. LOCATIONS OF MECHANICAL SHAFTS ARE TO BE DETERMINED. STAIRS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND TO BE REVISED TO MEET EGRESS REQUIREMENTS.

NORTH BROADWAY, YONKERS

S9ARCHITECTURE

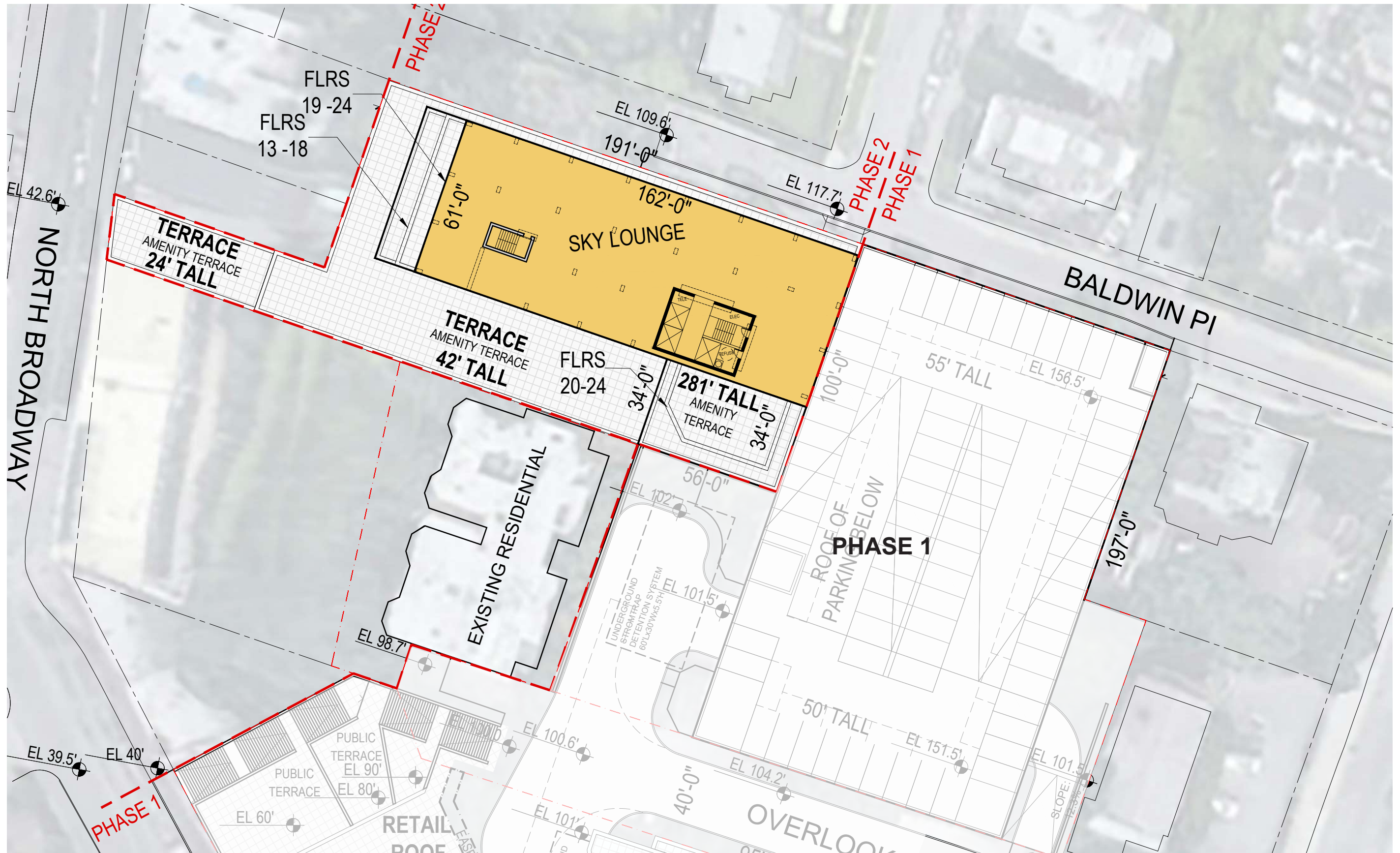


SCALE : 1/32" = 1-0"

PHASE 2 - ROOF PLAN

08.16.2021 | P. 8





NOTE: THE FOLLOWING CONCEPTUAL DRAWINGS ARE FOR PLANNING PURPOSES ONLY. THE CONCEPTUAL BUILDING DESIGN COMPLIES WITH THE PROPOSED ZONING PETITION AND MUST BE REVERIFIED ONCE A FORMAL REZONING IS ADOPTED. STRUCTURE, MEP AND LANDSCAPE SHOWN FOR CONCEPT AND MUST BE VERIFIED AND COORDINATED WITH THE BUILDING CODE DURING THE SITE PLAN APPROVAL PROCESS. LOCATIONS OF MECHANICAL SHAFTS ARE TO BE DETERMINED. STAIRS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND TO BE REVISED TO MEET EGRESS REQUIREMENTS.

NORTH BROADWAY, YONKERS

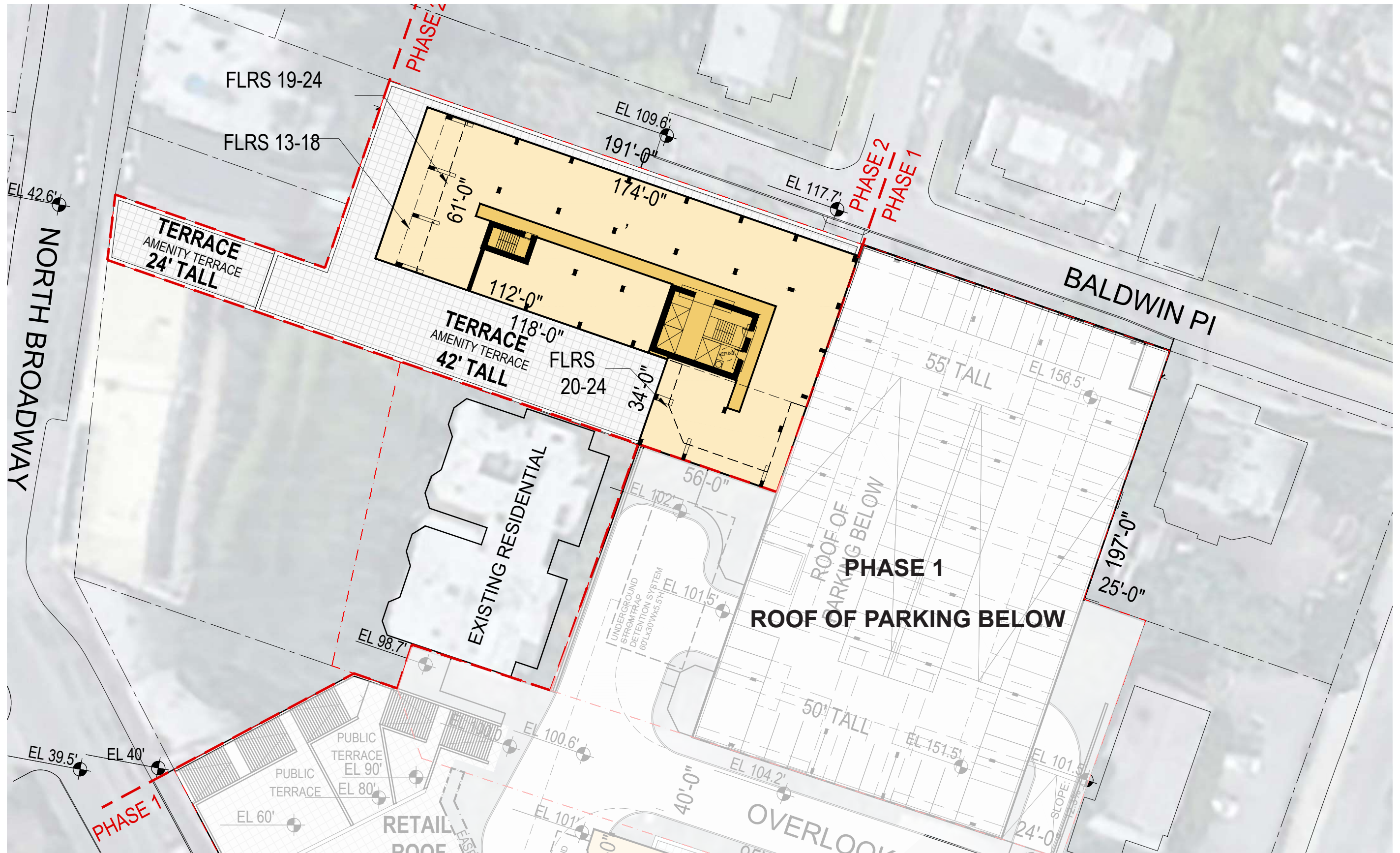
S9ARCHITECTURE



SCALE : 1/32" = 1-0"

PHASE 2 - SKY LOUNGE

08.16.2021 | P. 9



NOTE: THE FOLLOWING CONCEPTUAL DRAWINGS ARE FOR PLANNING PURPOSES ONLY. THE CONCEPTUAL BUILDING DESIGN COMPLIES WITH THE PROPOSED ZONING PETITION AND MUST BE REVERIFIED ONCE A FORMAL REZONING IS ADOPTED. STRUCTURE, MEP AND LANDSCAPE SHOWN FOR CONCEPT AND MUST BE VERIFIED AND COORDINATED WITH THE BUILDING CODE DURING THE SITE PLAN APPROVAL PROCESS. LOCATIONS OF MECHANICAL SHAFTS ARE TO BE DETERMINED. STAIRS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND TO BE REVISED TO MEET EGRESS REQUIREMENTS.

NORTH BROADWAY, YONKERS

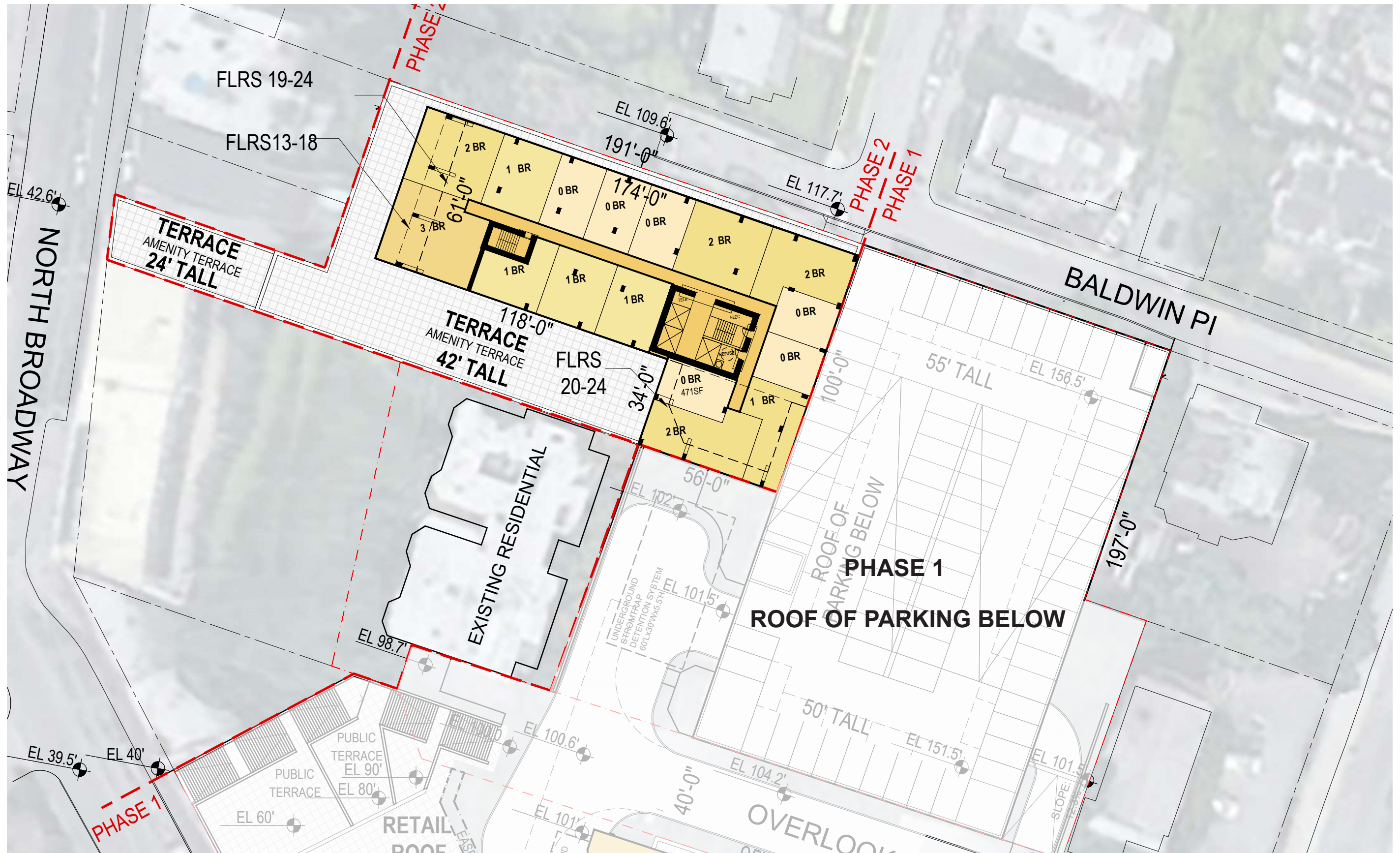
S9ARCHITECTURE



SCALE : 1/32" = 1-0"

PHASE 2 - TOWER PLAN

08.16.2021 | P. 10



NOTE: THE FOLLOWING CONCEPTUAL DRAWINGS ARE FOR PLANNING PURPOSES ONLY. THE CONCEPTUAL BUILDING DESIGN COMPLIES WITH THE PROPOSED ZONING PETITION AND MUST BE REVERIFIED ONCE A FORMAL REZONING IS ADOPTED. STRUCTURE, MEP AND LANDSCAPE SHOWN FOR CONCEPT AND MUST BE VERIFIED AND COORDINATED WITH THE BUILDING CODE DURING THE SITE PLAN APPROVAL PROCESS. LOCATIONS OF MECHANICAL SHAFTS ARE TO BE DETERMINED. STAIRS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND TO BE REVISED TO MEET EGRESS REQUIREMENTS.

NORTH BROADWAY, YONKERS

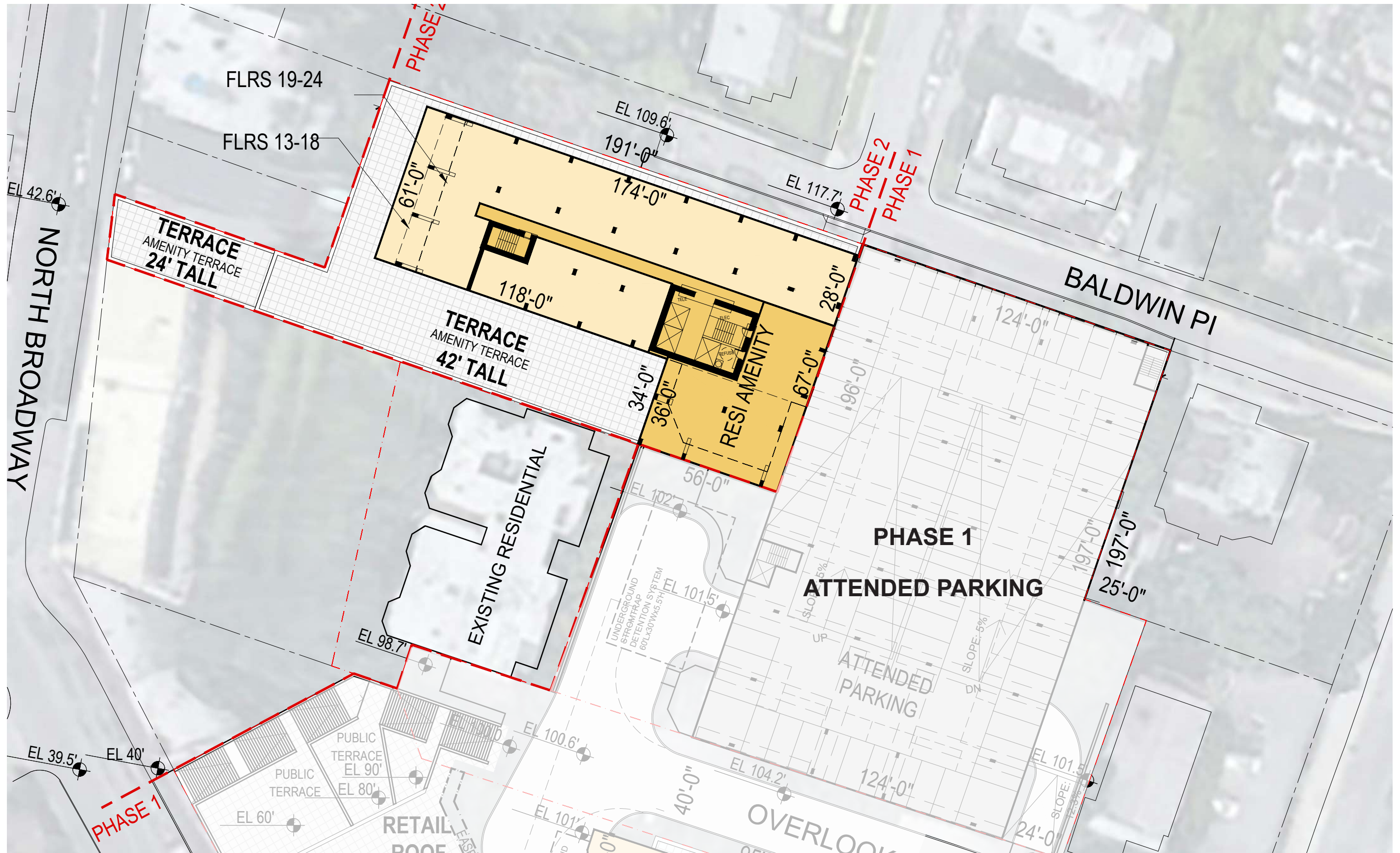
S9ARCHITECTURE



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

PHASE 2 - BLOCKING PLAN

08.16.2021 | P. 11



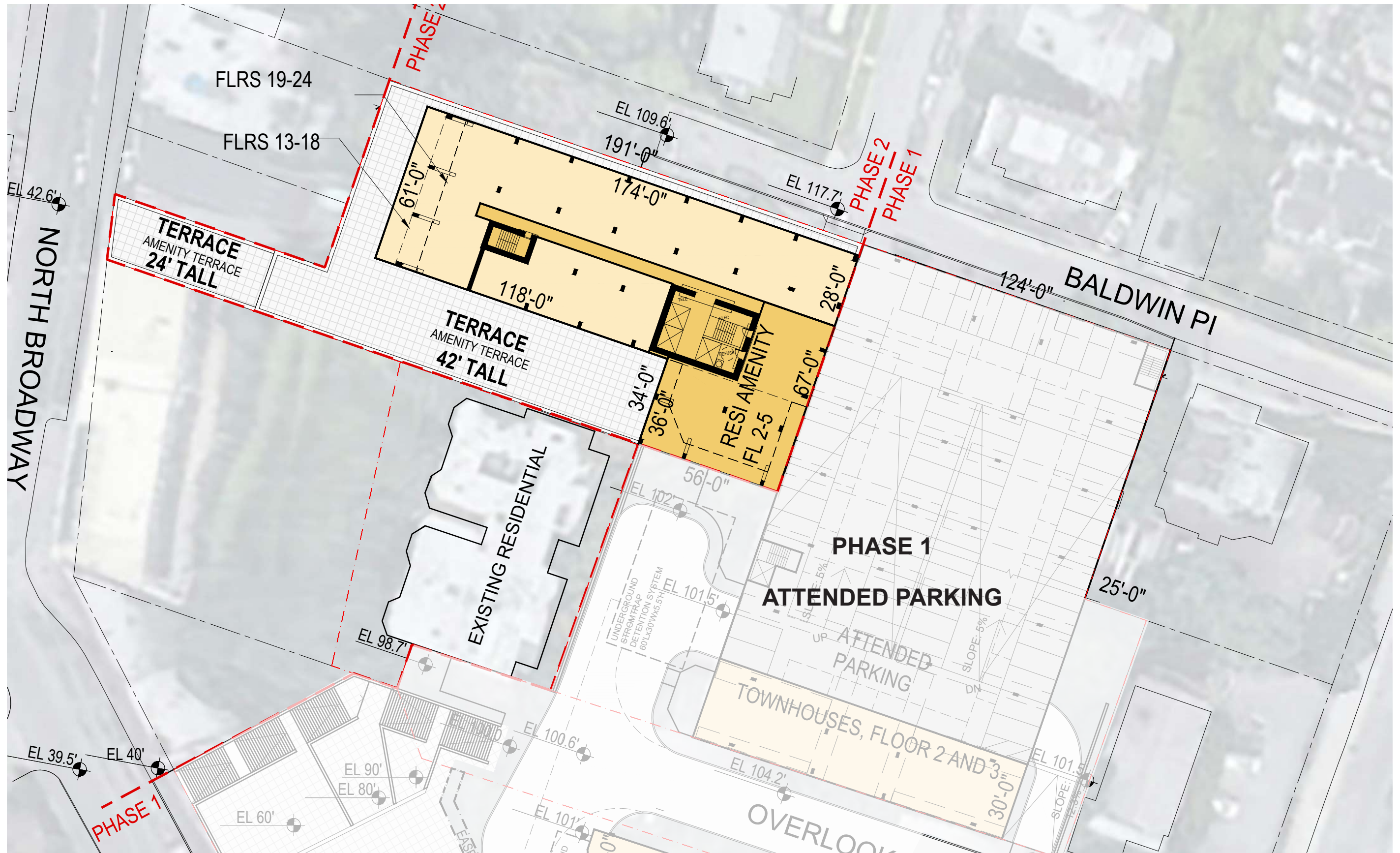
NOTE: THE FOLLOWING CONCEPTUAL DRAWINGS ARE FOR PLANNING PURPOSES ONLY. THE CONCEPTUAL BUILDING DESIGN COMPLIES WITH THE PROPOSED ZONING PETITION AND MUST BE REVERIFIED ONCE A FORMAL REZONING IS ADOPTED. STRUCTURE, MEP AND LANDSCAPE SHOWN FOR CONCEPT AND MUST BE VERIFIED AND COORDINATED WITH THE BUILDING CODE DURING THE SITE PLAN APPROVAL PROCESS. LOCATIONS OF MECHANICAL SHAFTS ARE TO BE DETERMINED. STAIRS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND TO BE REVISED TO MEET EGRESS REQUIREMENTS.

NORTH BROADWAY, YONKERS  
 S9ARCHITECTURE

SCALE : 1/32" = 1-0"

PHASE 2 - MID-RISE PLAN

08.16.2021 | P. 12



NOTE: THE FOLLOWING CONCEPTUAL DRAWINGS ARE FOR PLANNING PURPOSES ONLY. THE CONCEPTUAL BUILDING DESIGN COMPLIES WITH THE PROPOSED ZONING PETITION AND MUST BE REVERIFIED ONCE A FORMAL REZONING IS ADOPTED. STRUCTURE, MEP AND LANDSCAPE SHOWN FOR CONCEPT AND MUST BE VERIFIED AND COORDINATED WITH THE BUILDING CODE DURING THE SITE PLAN APPROVAL PROCESS. LOCATIONS OF MECHANICAL SHAFTS ARE TO BE DETERMINED. STAIRS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND TO BE REVISED TO MEET EGRESS REQUIREMENTS.

NORTH BROADWAY, YONKERS

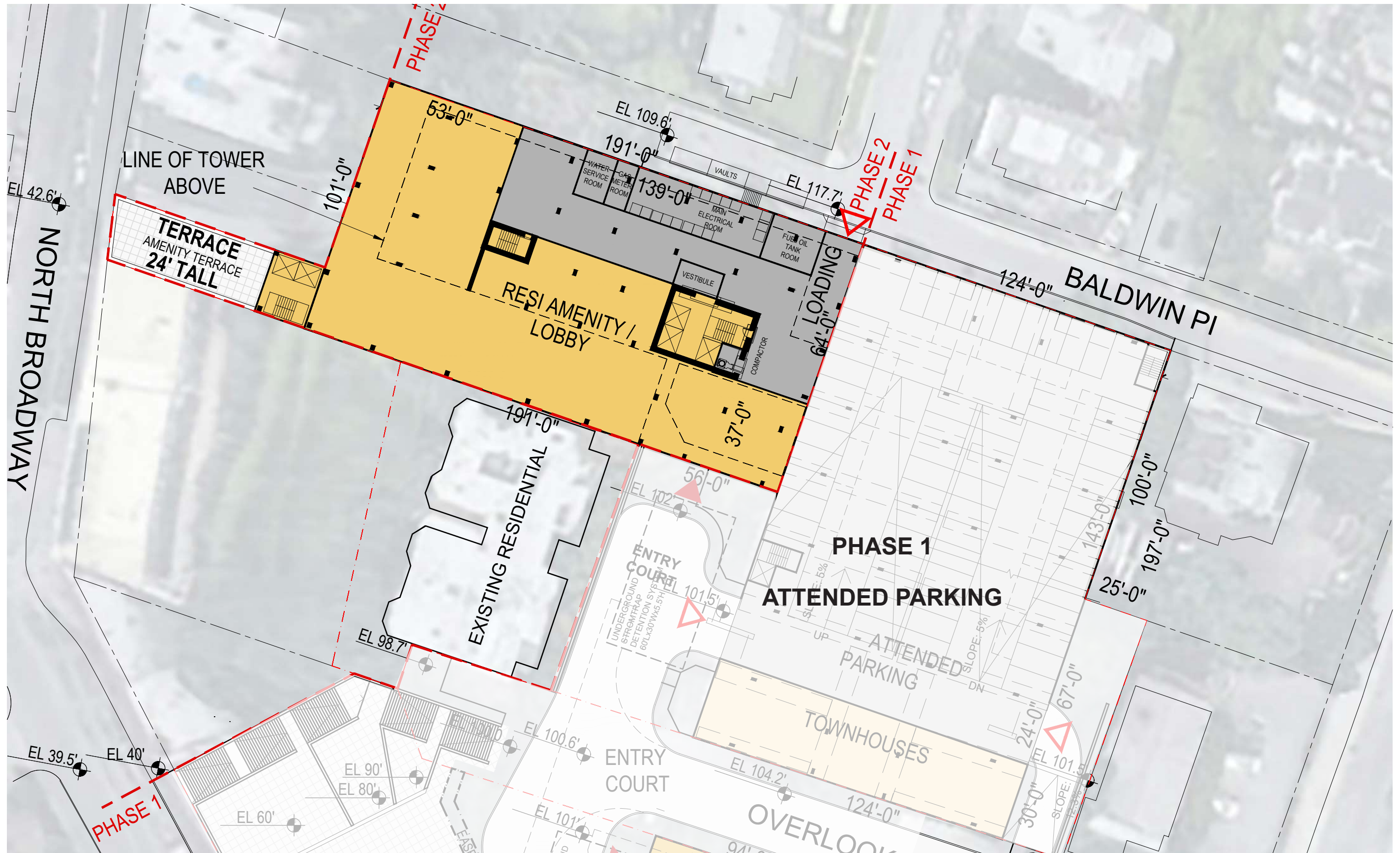
S9ARCHITECTURE



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

PHASE 2 - MID-RISE PLAN FLOOR 2 AND 3

08.16.2021 | P. 13



NOTE: THE FOLLOWING CONCEPTUAL DRAWINGS ARE FOR PLANNING PURPOSES ONLY. THE CONCEPTUAL BUILDING DESIGN COMPLIES WITH THE PROPOSED ZONING PETITION AND MUST BE REVERIFIED ONCE A FORMAL REZONING IS ADOPTED. STRUCTURE, MEP AND LANDSCAPE SHOWN FOR CONCEPT AND MUST BE VERIFIED AND COORDINATED WITH THE BUILDING CODE DURING THE SITE PLAN APPROVAL PROCESS. LOCATIONS OF MECHANICAL SHAFTS ARE TO BE DETERMINED. STAIRS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND TO BE REVISED TO MEET EGRESS REQUIREMENTS.

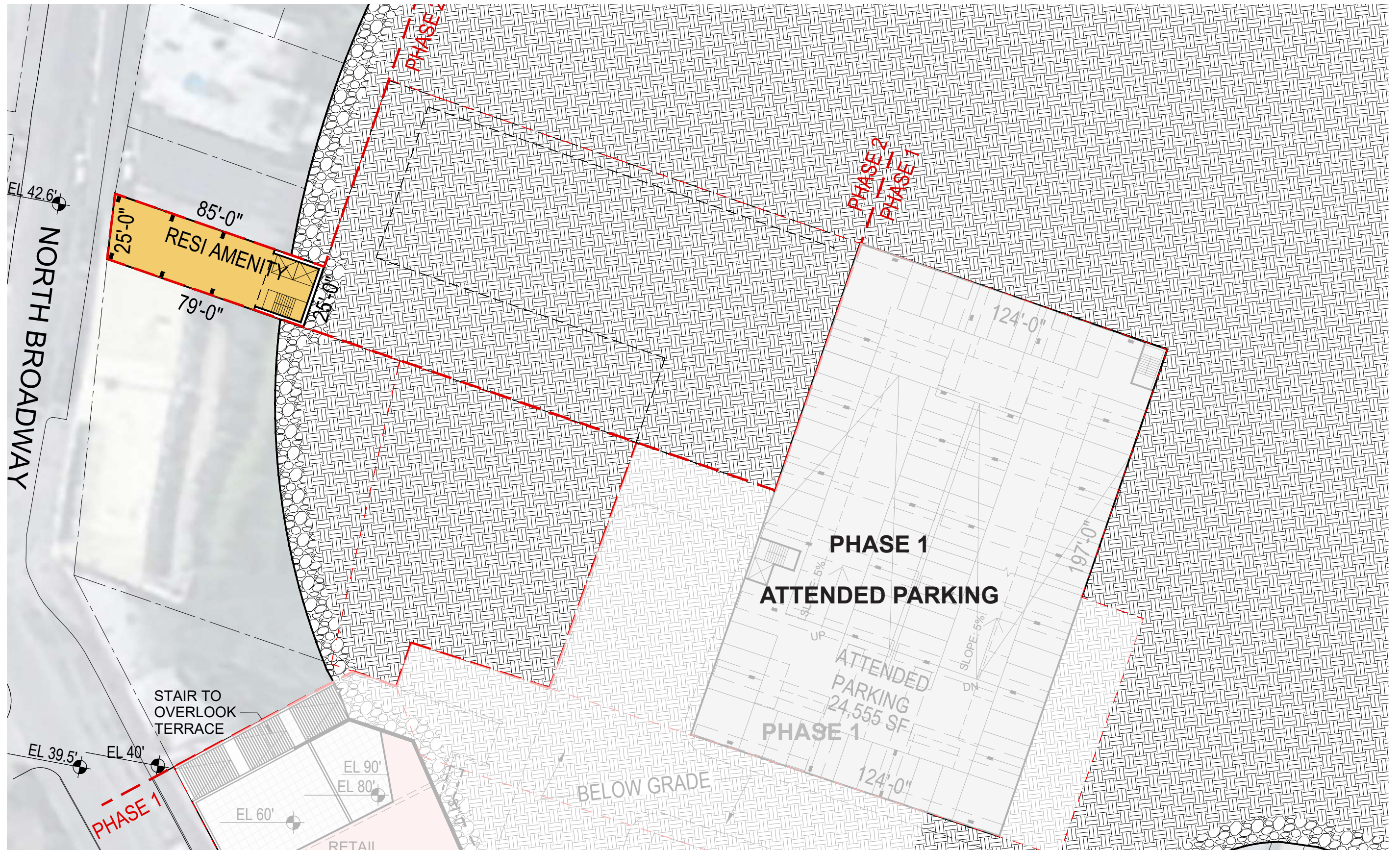
NORTH BROADWAY, YONKERS  
 S9ARCHITECTURE



SCALE : 1/32" = 1-0"

PHASE 2 - GROUND FLOOR PLAN

08.16.2021 | P. 14



NOTE: THE FOLLOWING CONCEPTUAL DRAWINGS ARE FOR PLANNING PURPOSES ONLY. THE CONCEPTUAL BUILDING DESIGN COMPLIES WITH THE PROPOSED ZONING PETITION AND MUST BE REVERIFIED ONCE A FORMAL REZONING IS ADOPTED. STRUCTURE, MEP AND LANDSCAPE SHOWN FOR CONCEPT AND MUST BE VERIFIED AND COORDINATED WITH THE BUILDING CODE DURING THE SITE PLAN APPROVAL PROCESS. LOCATIONS OF MECHANICAL SHAFTS ARE TO BE DETERMINED. STAIRS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND TO BE REVISED TO MEET EGRESS REQUIREMENTS.

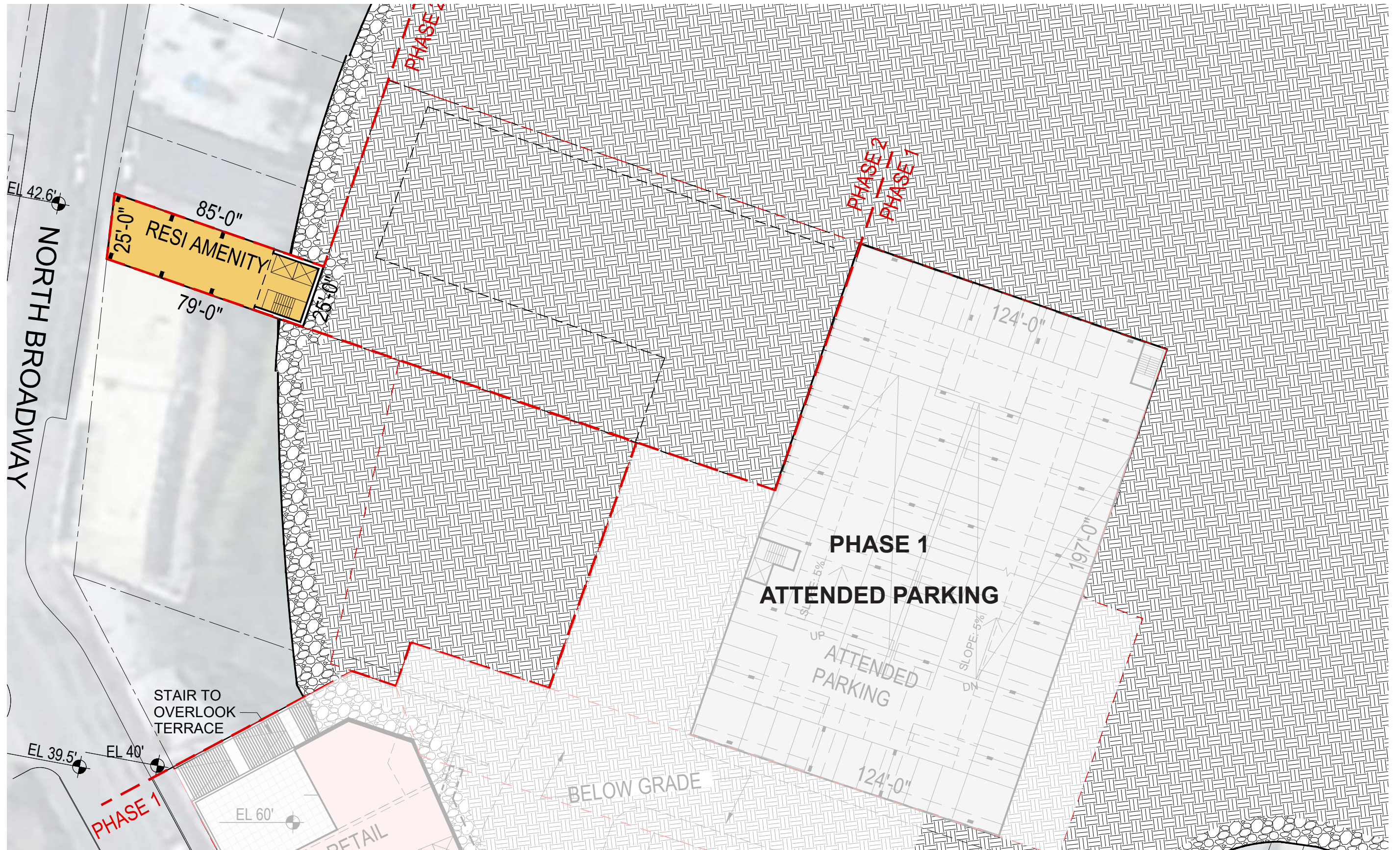
NORTH BROADWAY, YONKERS  
 S9ARCHITECTURE



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

PHASE 2 - LEVEL -1

08.16.2021 | P. 15



NOTE: THE FOLLOWING CONCEPTUAL DRAWINGS ARE FOR PLANNING PURPOSES ONLY. THE CONCEPTUAL BUILDING DESIGN COMPLIES WITH THE PROPOSED ZONING PETITION AND MUST BE REVERIFIED ONCE A FORMAL REZONING IS ADOPTED. STRUCTURE, MEP AND LANDSCAPE SHOWN FOR CONCEPT AND MUST BE VERIFIED AND COORDINATED WITH THE BUILDING CODE DURING THE SITE PLAN APPROVAL PROCESS. LOCATIONS OF MECHANICAL SHAFTS ARE TO BE DETERMINED. STAIRS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND TO BE REVISED TO MEET EGRESS REQUIREMENTS.

NORTH BROADWAY, YONKERS  
 S9ARCHITECTURE

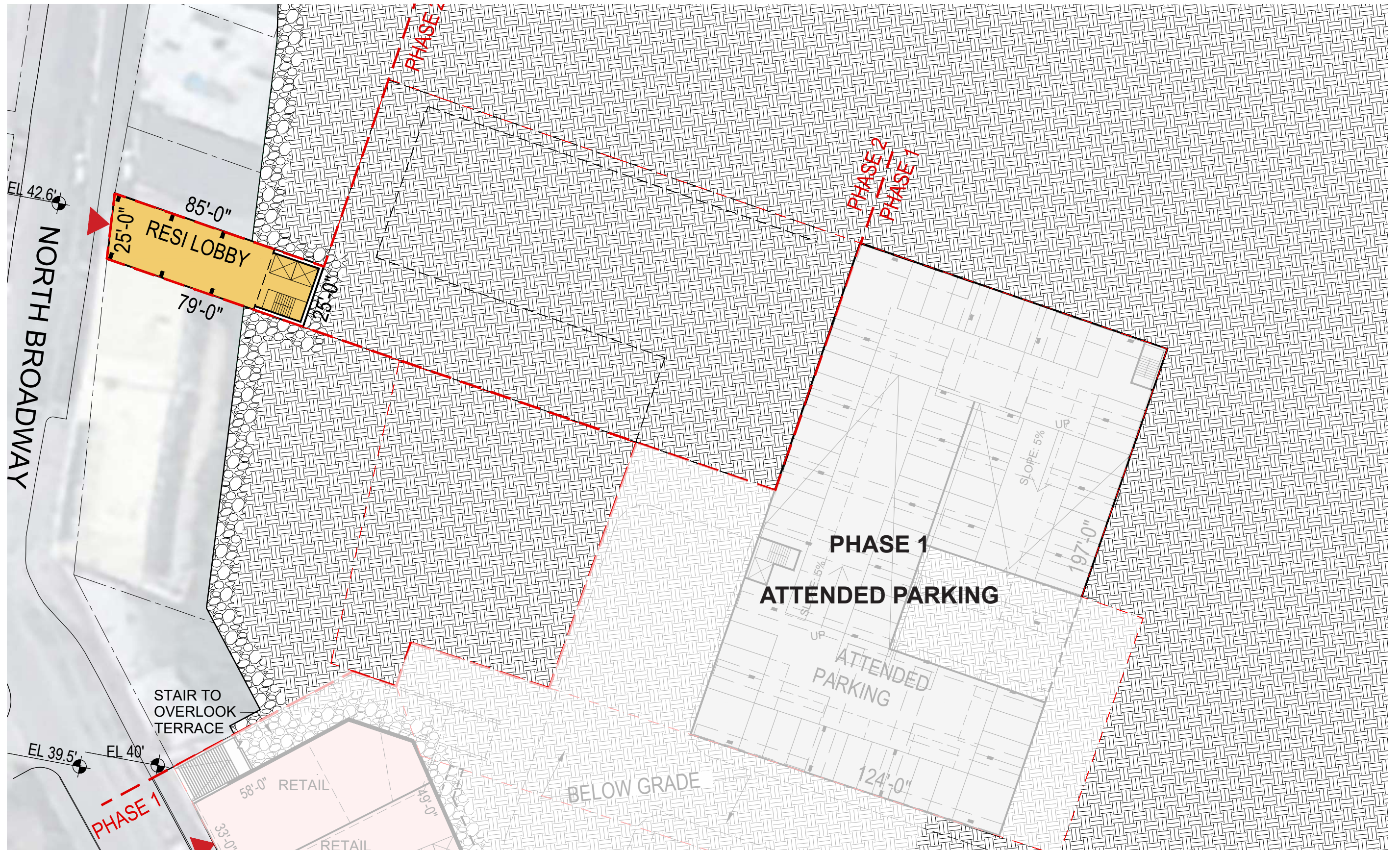


SCALE : 1/32" = 1'-0"

PHASE 2 - LEVEL -2

08.16.2021 | P. 16





NOTE: THE FOLLOWING CONCEPTUAL DRAWINGS ARE FOR PLANNING PURPOSES ONLY. THE CONCEPTUAL BUILDING DESIGN COMPLIES WITH THE PROPOSED ZONING PETITION AND MUST BE REVERIFIED ONCE A FORMAL REZONING IS ADOPTED. STRUCTURE, MEP AND LANDSCAPE SHOWN FOR CONCEPT AND MUST BE VERIFIED AND COORDINATED WITH THE BUILDING CODE DURING THE SITE PLAN APPROVAL PROCESS. LOCATIONS OF MECHANICAL SHAFTS ARE TO BE DETERMINED. STAIRS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND TO BE REVISED TO MEET EGRESS REQUIREMENTS.

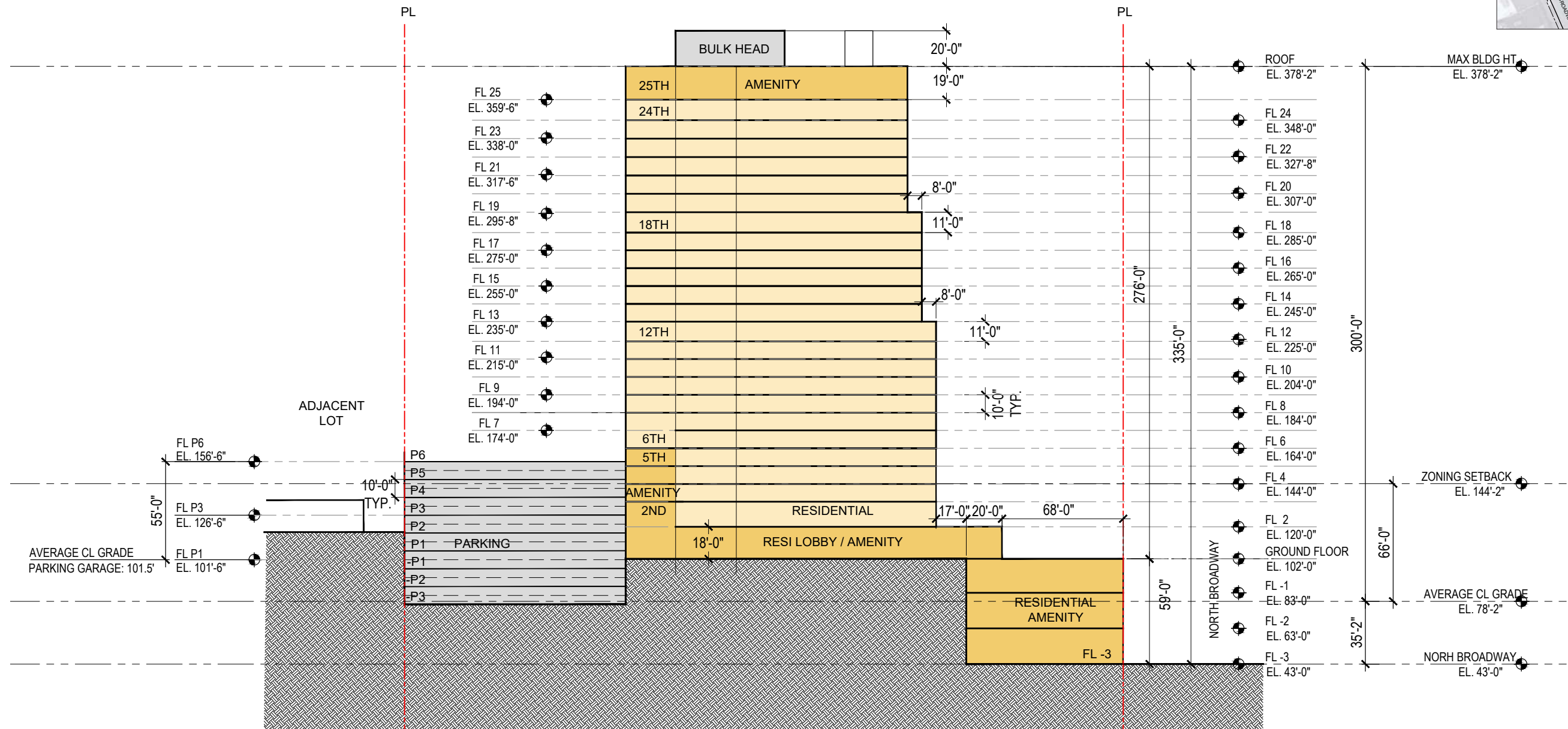
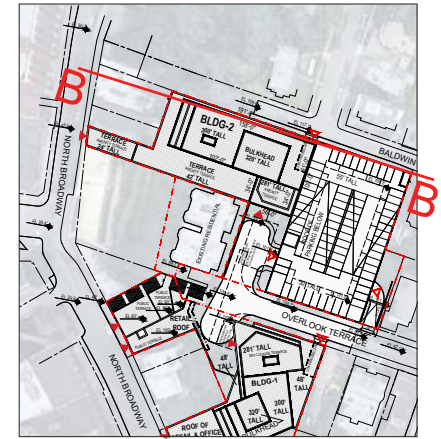
NORTH BROADWAY, YONKERS  
 S9ARCHITECTURE



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

PHASE 2 - LEVEL -3

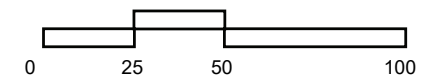
08.16.2021 | P. 17



NOTE: THE FOLLOWING CONCEPTUAL DRAWINGS ARE FOR PLANNING PURPOSES ONLY. THE CONCEPTUAL BUILDING DESIGN COMPLIES WITH THE PROPOSED ZONING PETITION AND MUST BE REVERIFIED ONCE A FORMAL REZONING IS ADOPTED. STRUCTURE, MEP AND LANDSCAPE SHOWN FOR CONCEPT AND MUST BE VERIFIED AND COORDINATED WITH THE BUILDING CODE DURING THE SITE PLAN APPROVAL PROCESS. LOCATIONS OF MECHANICAL SHAFTS ARE TO BE DETERMINED. STAIRS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND TO BE REVISED TO MEET EGRESS REQUIREMENTS.

NORTH BROADWAY, YONKERS

S9ARCHITECTURE



SCALE: 1/48"=1'  
PHASE 2 - SECTION B-B

08.16.2021 | P. 18

*© 2021 All Rights Reserved. S9 Architecture and Engineering, PC. This document and the ideas incorporated herein, as an instrument of professional service, is the property of S9 and is not be used, reproduced or transmitted, in whole or in part, in any form or by any means without the prior written authorization of S9.*

**S9**ARCHITECTURE