

**SITE DATA**

SITE AREA	19,575 SQ. FT. (45 ACRES)
FORMER USE	MIXED COMMERCIAL, RESIDENTIAL & INDUSTRIAL
PROPOSED USE	COMMERCIAL
EXISTING ZONE	INDUSTRIAL + ACCESSORY PARKING DISTRICT
SECTION, BLOCK & LOT	SBL 33-184-222, 223, 227, 228, 324 & 326
SCHOOL DISTRICT	NEW HYDE PARK GARDEN CITY PARK SCHOOL DISTRICT
WATER DISTRICT	WATER AUTHORITY WESTERN NASSAU
FIRE DISTRICT	NEW HYDE PARK FIRE DEPARTMENT

**FLOOR AREA BREAKDOWN**

<b>First Floor</b>		<b>Third Floor</b>	
Storage	10,200 Square Feet	Storage	13,600 Square Feet
<b>Second Floor</b>			
Storage	13,600 Square Feet		

**ZONING COMPLIANCE TABLE**

ITEM	REQUIRED	EXISTING	PROPOSED
BUILDING HEIGHT	35'-0"	21'-0"	35'-0"
LOT COVERAGE	NONE	60%	52%
FRONT YARD	NONE	0.0'	0.0'-2.0'
SIDE YARD	NONE	17.0' & 0.0'	0.0'-5.0'
REAR YARD	NONE	0.0'	5.0'
LOT AREA	NONE	19,575 SQ FT	19,575 SQ FT

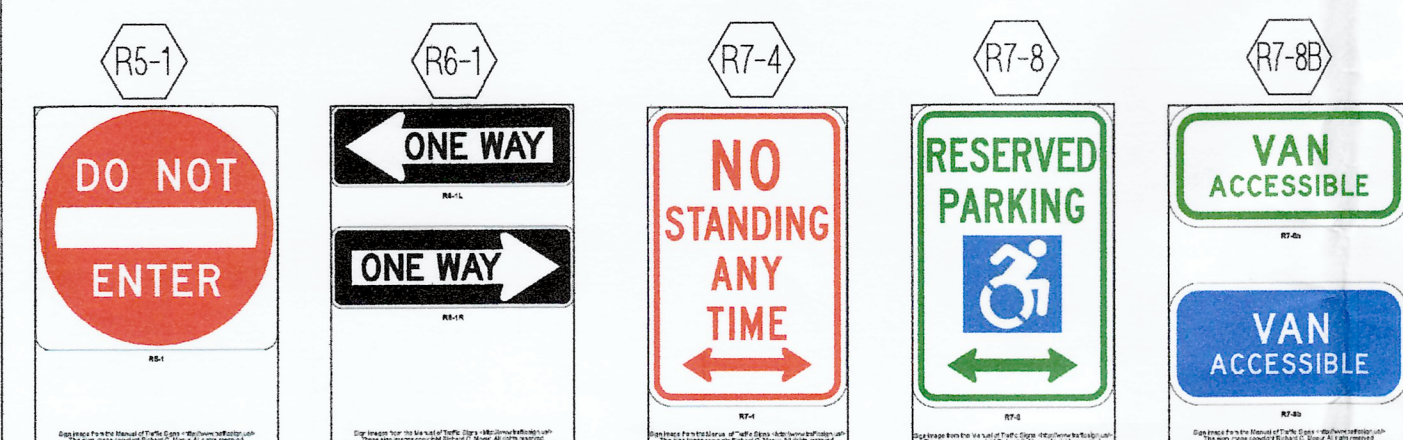
**EXISTING LOT COVERAGE**

BUILDING AREA	10,200 SQ. FT.
IMPERVIOUS AREA	
GRAVEL	3,877 SQ. FT.
PAVING	2,899 SQ. FT.
GRASS & LANDSCAPING	1,023 SQ. FT.
NATURAL VEGETATION TO REMAIN	0 SQ. FT.
TOTAL NET LAND AREA	19,575 SQ FT

**PROPOSED LOT COVERAGE**

GROSS HABITABLE SPACE	37,400 SQ. FT.
BUILDING AREA (FOOTPRINT)	10,200 SQ. FT.
IMPERVIOUS AREA	
SIDEWALK	418 SQ. FT.
PAVING	0 SQ. FT.
GRASS & LANDSCAPING	590 SQ. FT.
NATURAL VEGETATION TO REMAIN	0 SQ. FT.
TOTAL NET LAND AREA	19,575 SQ FT

**SIGN DESIGNATION**

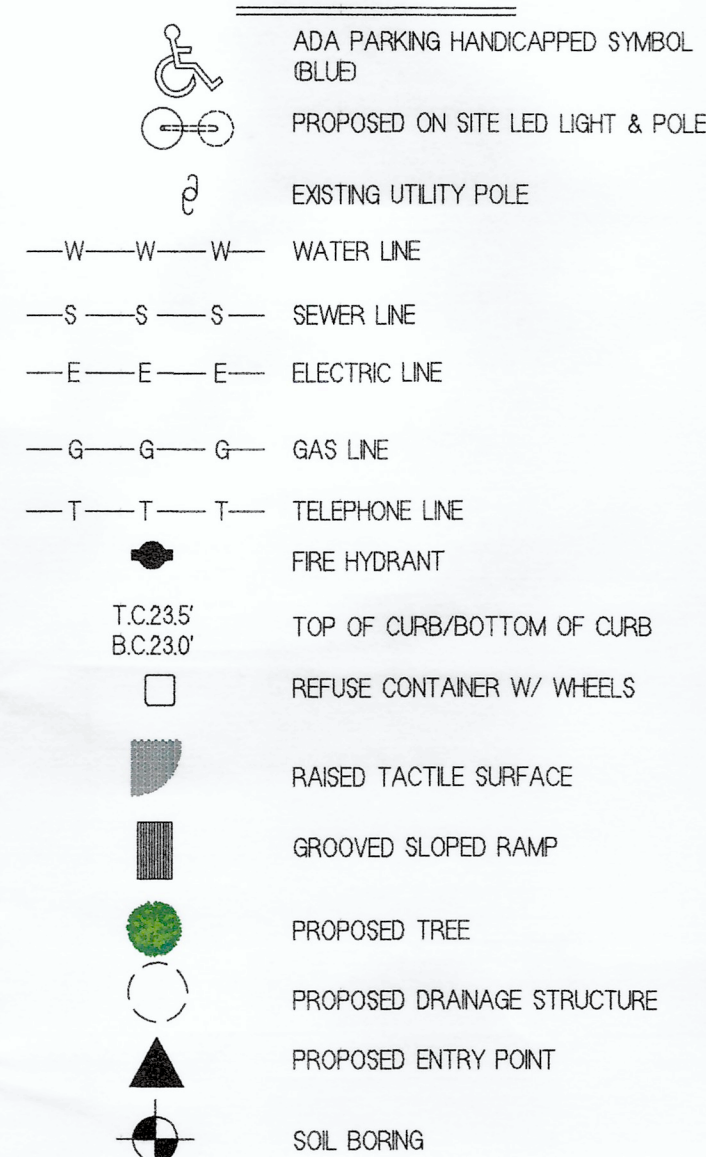


DIRECTIONAL SIGNAGE TO COMPLY WITH THE LATEST NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE NEW YORK SUPPLEMENT TO THE SAME (LATEST ED)

**PARKING CALCULATIONS**

37,400 SQ FT PROPOSED STORAGE @ (1:1000) -	
TOTAL SPOTS REQUIRED	37 SPACES
TOTAL SPOTS PROVIDED	37 SPACES
VARIANCE REQUIRED	0 SPACES

**LEGEND**



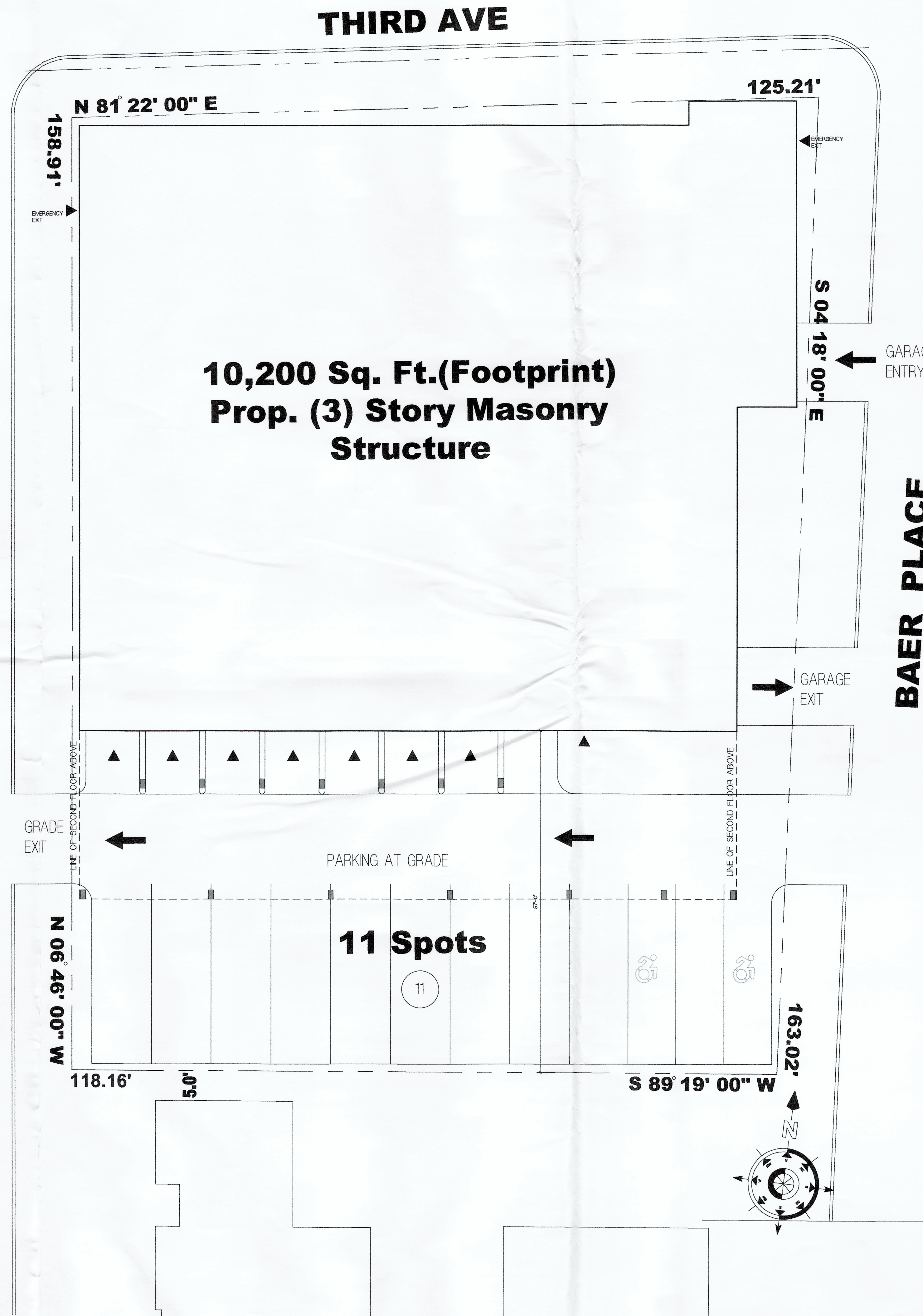
**STORM WATER DRAINAGE DESIGN CRITERIA**

- RUNOFF COEFFICIENTS:  
PAVEMENT: 1.00  
ROOF: 1.00  
LANDSCAPE: 0.15
- PROVIDE STORAGE FOR 3" RAINFALL = x 25' PER CUBIC FOOT
- 12'-0" DIA. DRYWELL CAPACITY: 100.62 CUBIC FEET PER VERTICAL FOOT

**STORM WATER DRAINAGE CALCULATIONS**

- REQUIRED STORAGE FOR ROOF AREA = 17,044 SF x 100 x 25 = 4,261 CU. FT.
- REQUIRED STORAGE FOR PAVING AREA = 1,465 SF x 100 x 25 = 366 CU. FT.
- REQUIRED STORAGE FOR LANDSCAPED AREA = 590 SF x 0.15 x 25 = 22 CU. FT.
- REQUIRED STORAGE VERTICAL FEET = 4,261 + 366 + 22 = 4,649/ 1036 = 4.5 VERTICAL FEET THEREFORE, PROVIDE 4.5 VERTICAL FEET OF STORAGE. (8) DRYWELLS @ 6" DEPTH EACH

**S. 12TH STREET**



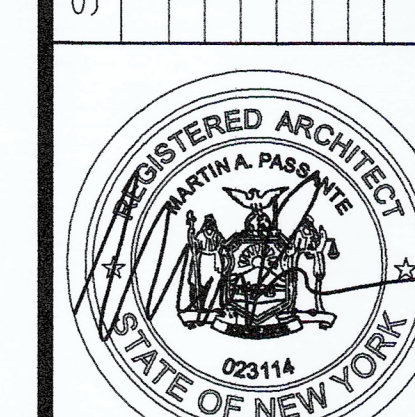
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Consultant  
THESE PLANS USE AN INSTRUMENT OF SERVICE AND WILL BE PROSECUTED TO VERIFY ALL CONDITIONS AND DIMENSIONS AT PRELIMINARY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.

**1208 3rd Ave. New Hyde Park, NY**

Submissions & Revisions

No.	Date	Description
1	4/23/2020	REVISED AS PER COMMENTS FROM VILLAGE



Project Location  
Drawing Title: **SITE PLAN**  
Project No.  
Date: 7/1/2020 Drawing Scale:  
Drawn By: Checked By:  
Drawing No. **SP-100** of