

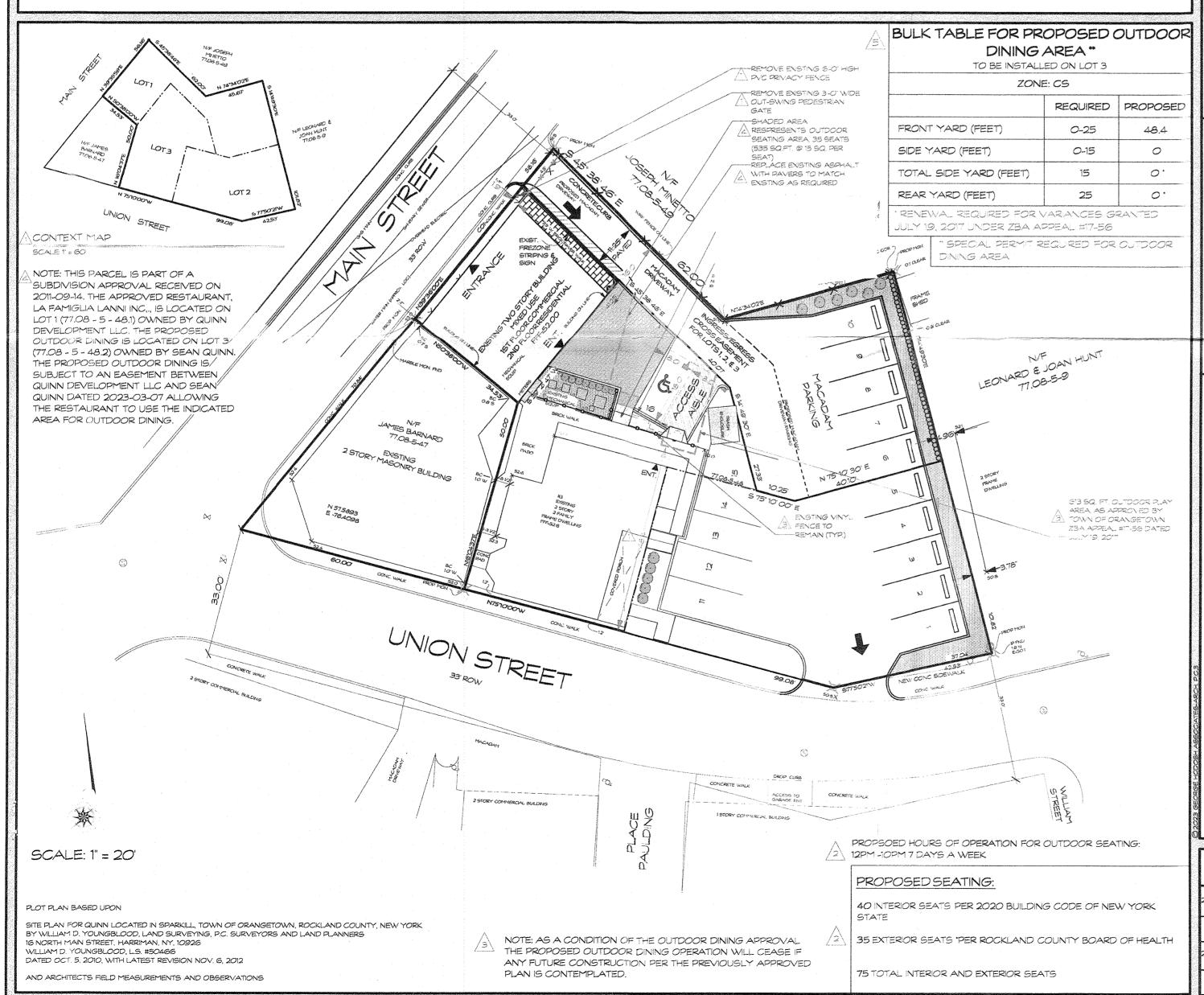
LA FAMIGLIA LANNINC.

645 MAIN STREET, SPARKILL, NEW YORK 10976 TAX MAP 1D: 77.08-5-48.1 (LOT 1) & 77.08-5-48.2 (LOT 3)

GEORGE HODOSH ASSOCIATES - ARCHITECTS, P.C.

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> 29 JULY 2021 LAST REVISED: 31 MAY 2023



DRAWING LIST

COVER SHEET A A A A A

FIRST FLOOR DEMOLITION PLAN D2 SECOND FLOOR DEMOLITION PLAN

FIRST FLOOR PLAN

A2 SECOND FLOOR PLAN A3 CODE COMPLIANCE

A3a SEATING PLAN 🛆 🗟

A4 EQUIPMENT LAYOUT PLAN

PLUMBING RISER DIAGRAM

FIRST FLOOR ELECTRICAL PLAN \emptyset

GN GENERAL NOTES

ENLARGED SITE PLAN DETAIL

APPLICABLE CODES

2020 BUILDING CODE OF NEW YORK STATE

2020 EXISTING BUILDING CODE OF NEW YORK STATE

2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE

2020 PLUMBING CODE OF NEW YORK STATE

2020 MECHANICAL CODE OF NEW YORK STATE

2017 NATIONAL ELECTRICAL CODE (NEC)

TOTAL REQUIRED PARKING SPACES FOR LOT 1:

RESTAURANT (INDOOR) 1,187.5 SQ.FT. (PER BUILDING INSPECTOR). 535 SQ.FT. (OUTDOOR SEATING AREA). TOTAL SQ.FT 1,722.5 SQ.FT. /200 = 9 (2) 1 BEDROOM APARTMENTS @ 1.5 = 3 OCCUPANCY TO

TOTAL REQUIRED SPACES = 12

TOTAL REQUIRED (2) 2 BEDROOM APARTMENTS @ 2 = PARKING SPACES TOTAL REQUIRED SPACES = 4

SCOPE OF WORK:

CONVERT EXISTING EDUCATION GROUP E ASSEMBLY GROUP A-2 (RESTAURANT)

REQ. 4 PROV. 2

FOR LOT 3: TABLE BULK MAXIMUM FLOOR AREA RATIO MINIMUM LOT WIDTH (FEET) MINIMUM STRLLT REO'D FRONT YARD (FEET) REO'D SIDE YARD (FEET) TOTAL SIDE YARD MAXIMUM HEIGHT (FEET) ZONE : CS MINIMIM REAR YARD (FEET) LOT AREA USE GROUP: FRONTAGE (FLET) REQUIRED 2,500 0 OR 25 Rt.0.12 PROV. 5 4,709 PROVIDED LOT 2 REQ. O PROV. 9 0.73 4,055 101 98.9 *1.8 49 *0 30 0

*-VARIANCE GRANTED-2-16-11-ZBA *11-13

3.611

0.97

LOT CURRENTLY DEVELOPED WITH ADDITIONAL PARKING SPACES IN PLACE OF

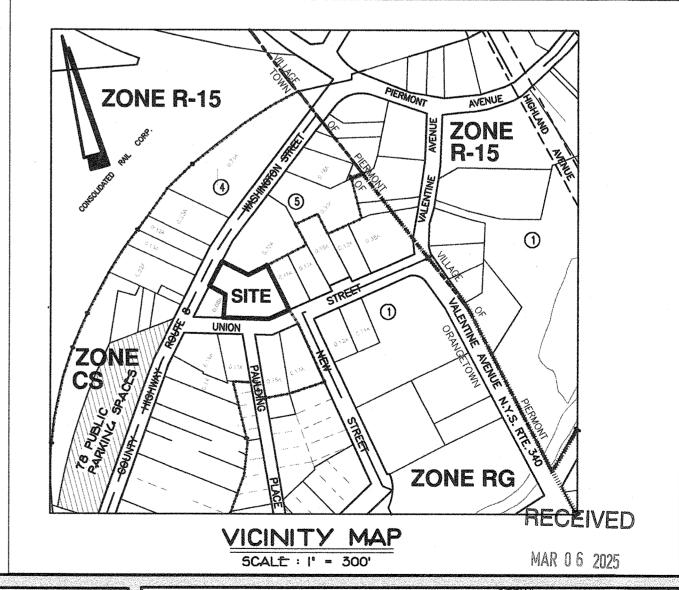
PARKING REQUIREMENTS PER ARTICLE XIV SPARKILL HAMLET CENTER OVERLAY DISTRICT, 14.5 F.(9) 11/2 SPACES PER ONE-BEDROOM DWELLING UNIT

42.9

2 SPACES PER TWO-BEDROOM DWELLING UNIT

37

*** PARKING REQUIREMENTS FOR LOTS 1 & 3 PROVIDED VIA LEASE AGREEMENT BETWEEN SEAN QUINN AND QUINN DEVELOPMENT LLC DATED DECEMBER 10, 2021, AND AMENDED JANUARY 06, 2022



REVISIONS		
2022-08-04	PERMIT SET 3- REV. PER PLANNING BOARD MEETING	SAB
2022-12-09	PERMIT SET 3- REV. PER DRECTORS EMAIL	AML
2023-03-08	PERMIT SET 3- REV. PER	SAB/

PERMIT SET 4-

THESE PLANS ARE NOT TO BE CONSIDERED VALID AND COMPLETE CONSTRUCTION DOCUMENTS UNLESS AND UNTIL THEY BEAR THE ARCHITECTURAL SEAL & SIGNATURE OF JONATHAN B. HODOSH.

