2 UNION STREET

2 UNION STREET, SPARKILL, NY 10976

INDEX TO DRAWINGS

- DEMOLITION PLAN
- SECOND FLOOR PLAN ENLARGED TOILET ROOM PLANS AND ELEVATIONS
- KITCHEN EQUIPMENT LAYOUT AND SCHEDULE ELECTRICAL, LIGHTING, EXIT AND FIRE ALARM PLAN

ONE DISTRICT: CS SE: FF RESTAURANT & ART SHOP					
REQUIREMENTS	REQUIRED	EXISTING	PROPOSED		
PRINCIPAL BUILDING:					
LOT AREA, MIN. S.F.	2,500	4,877	NO	CHANG	
FAR	1	1.15 (5,588)*	NO	CHANG	
WIDTH MIN.	25	53.42/100	NO	CHANG	
STREET FRONATGE	25	153.42	NO	CHANG	
FRONT YARD MIN.	0/45	8*/7.3*	NO	CHANG	
SIDE YARD MIN.	0/12	.4*	NO	CHANG	
TOTAL SIDE YARD MIN.	0/25	.4*	NO	CHANG	
REAR YARD MIN.	25	BUILDING 5.9*	NO WALK-IN COOL	CHANG ER 2.3*	
MAX. BUILDING HEIGHT 16	"/PER 1' AFTER 2	2' +/-31'		CHANG	

* EXISTING NON-CONFORMING ** NON-CONFORMING VARIANCE REQUIRED

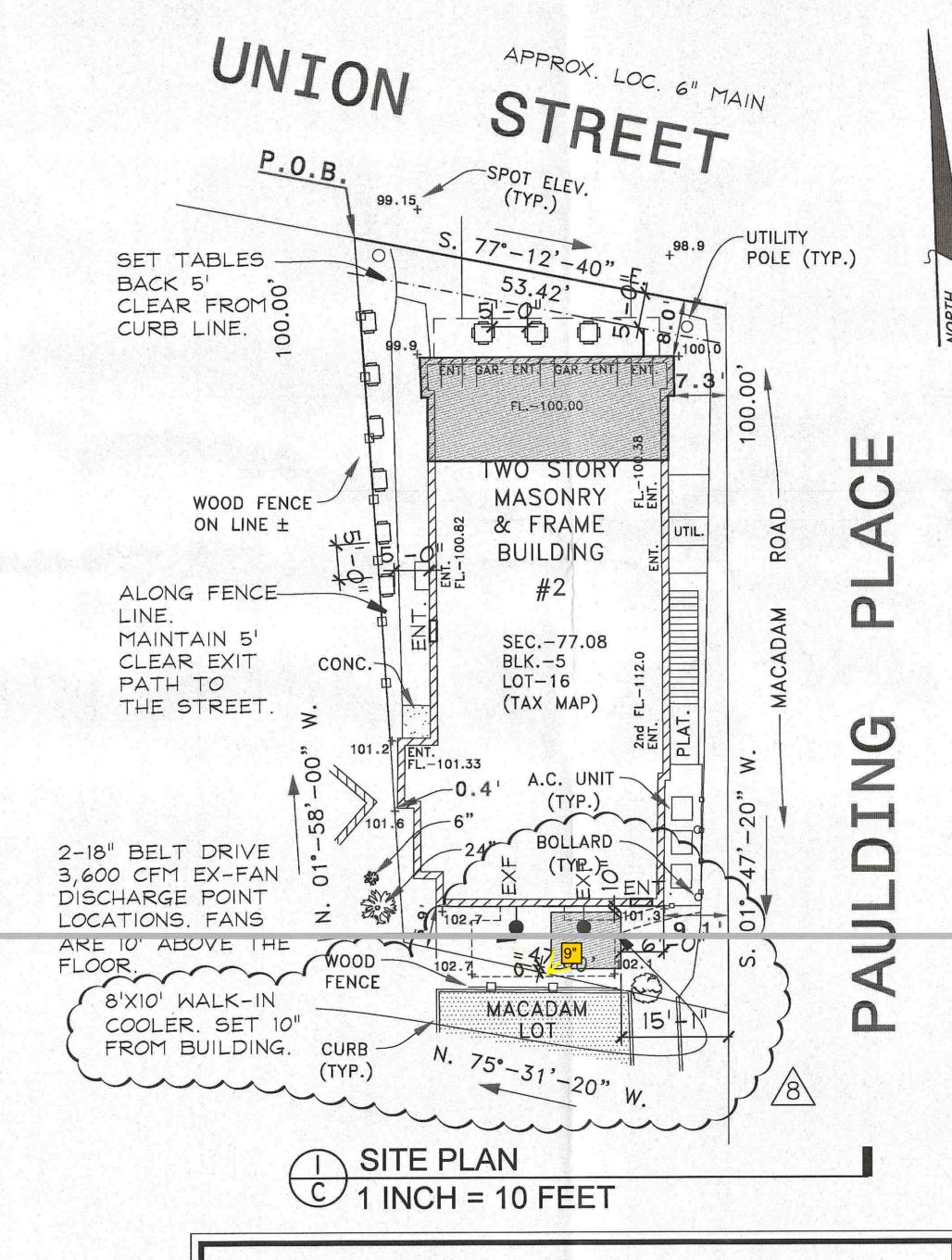
EXISTING FLOOR AREA: FIRST FLOOR AREA 2,794 GSF SECOND FLOOR AREA 2,463 GSF

CARETAKERS APARTMENT 331GSF

ALL VARIANCES GRANTED 10/2/19 ZBA #19-19 PERMIT #49143 INCLUDING PARKING

NO CHANGE IN FLOOR AREA PROPOSED

- 1. ALL CONSTRUCTION AND UTILITY WORK MUST COMPLY WITH THE TOWN OF ORANGETOWN CONSTRUCTION STANDARDS.
- 2. NO CHANGE OF USE. ART SHOP & RESTAURANT.
- 3. EXISTING HOURS OF OPERATION WED. THRU FRIDAY 4-10 PM SAT & SUNDAY NOON TO 10 PM
- 4. PROPOSED HOURS OF OPERATION -M-THURSDAY 5-10PM SUNDAY 11:30 - 9 PM



KIER B. LEVESQUE, RA ARCHITECT

49 THIRD AVENUE NYACK, NEW YORK 10960 845-358-2359

	SPACE	GSQ FT	PARKING SPACE REQ'I	
EXISTING	RESTAURANT GROUND FL	2,794	28 REQUIRED	
	GALLERY/ART SHOP 2ND FL	2,463	25 REQUIRED	
	CARETAKER APARTMENT	331	1 REQUIRED	
PROPOSED	RESTAURANT GROUND FL	2,794	28 REQUIRED	
	GALLERY/ART SHOP 2ND F	2,463	25 REQUIRED	
	CARETAKER APARTMENT	331	1 REQUIRED	
	TAL PARKIN			
ΕX	ISTING 54	SPACES	NONE PROVIDED	
NO	CHANGE (OF USE		



ORANGETOWN TAX MAP NO: 77.08 - 5 - 16

DATED: JUNE 30, 2019

STEPHEN F. HOPPE, L.S. LICENSED PROFESSIONAL LAND SURVEYOR 111 ROUTE 303 TAPPAN, NEW YORK 10983

NY LIC. NO. 50539



WALK-IN COOLER JUNE 8, 2020

HOOD FAN LOCATIONS MAY 12, 2020

AS-BUILT APRIL 30, 2020

OUTDOOR SEATING FEBRUARY 11, 2020

WATER LINES JANUARY 23, 2020

BUILDING SIGN JANUARY 9, 2020

CONSTRUCTION ISSUE NOVEMBER 11, 2019

OCTOBER 28, 2019

JULY 26, 2019

JOB# 1926