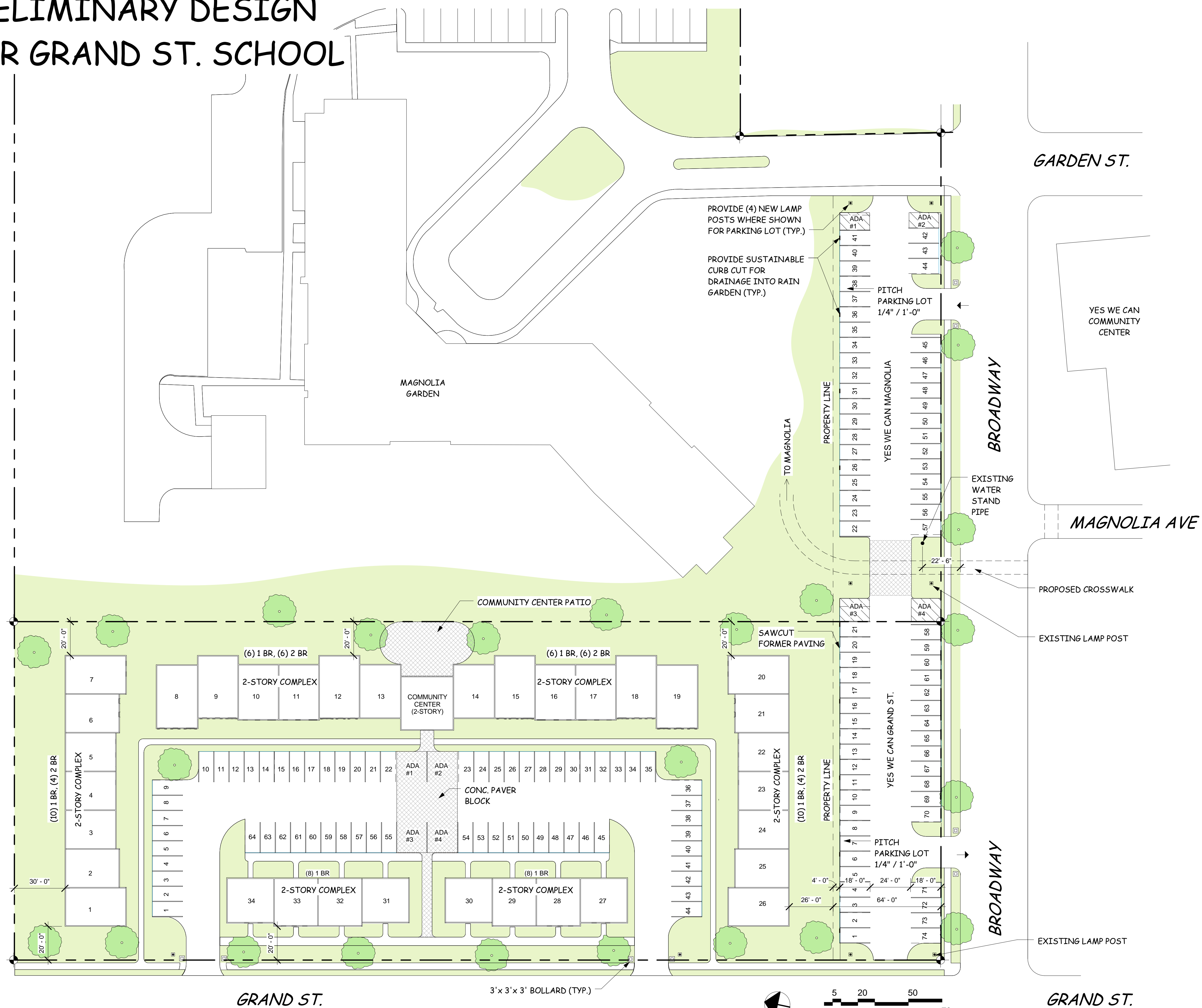


PRELIMINARY DESIGN FOR GRAND ST. SCHOOL



ZONING CALCULATIONS	
ZONING DISTRICT: RPH	
LOT AREA = 110,000 SQ. FT. GROSS FLOOR AREA = 58,508 SQ. FT. LOT COVERAGE = 29,254 SQ. FT.	
SETBACKS:	
FRONT = 20'-0" SIDE LEFT = 30'-0" REAR = 20'-0" SIDE RIGHT = 90'-0"	
LOT COVERAGE:	
CODE = 35% MAX LOT X 35% = MAX LOT COVERAGE 110,000 X 35% = 38,500 SQ. FT. MAX PROPOSED 29,254 < 38,500 <u>O.K.</u>	
MAX # ALLOWED UNITS BY RPH ZONE:	
UNITS PER ACRE 110,000 SQ. FT. / 43,560 SQ. FT. = 2.52 ACRES 2.52 ACRES X 32 = 80 UNITS MAX 68 PROPOSED UNITS < 80 ALLOWABLE O.K. MINIMUM SQ. FT. PER UNIT = 500 SQ. FT.	

PROPOSED UNIT & COMMUNITY BLDG.	
UNIT TYPE:	
1 B.R. 750 SQ. FT. QUANTITY = 48	
2 B.R. 860 SQ. FT. QUANTITY = 20	
COMMUNITY BLDG. 1ST FLOOR LAUNDRY/MAIL 960 SQ. FT. 2ND FLOOR RECREATION 960 SQ. FT.	

PROPOSED PARKING	
PARKING SPACES FOR GRAND ST UNITS:	
CAR SIZE = 18'-0" X 9'-0" QUANTITY = 64 SPACES ADA QUANTITY = 4 SPACES	
PARKING SPACES FOR YES WE CAN GRAND ST:	
LOT = 215'-0" X 60' CAR SIZE = 18'-0" X 9'-0" QUANTITY = 38 SPACES ADA QUANTITY = 2 SPACES	
PARKING SPACES FOR YES WE CAN MAGNOLIA:	
LOT = 202'-0" X 60' CAR SIZE = 18'-0" X 9'-0" QUANTITY = 36 SPACES ADA QUANTITY = 2 SPACES	

HIERARCHY
7 Gaynor Avenue, Manhasset, New York 11030
516.627.7007 Tel 516.627.7707 Fax

GRAND STREET APARTMENTS
TOWN OF NORTH HEMPSTEAD

DATE:	8-28-2014
REVISION:	
PERMIT REVIEW:	
PRELIMINARY DESIGN	
DESIGNED BY:	T.J.C.
DRAWN BY:	M.R.P.
CHECKED BY:	S.F.
A-1	

