

SEAL & SIGNATURE:

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ISSUED:
 1/20/17 - PRELIM. SCHEMATIC
 4/6/17 - PRELIM. SCHEMATIC
 6/12/17 - PRELIM. SCHEMATIC

REVISIONS:

BUILDING DEPARTMENT CONSULTANT:
 RMB Development Consultants, Inc.
 Richard M. Bivone, President
 308 East Meadow Avenue
 East Meadow, NY 11554
 Phone: (516) 794-2198
 Fax: (516) 396-0151

CLIENT:
 BALDWIN CENTER, LLC
 79 SYOSSET CIRCLE,
 SYOSSET, NY 11791

DATE: 1/18/17
 DRAWN BY: JR
 CHECKED BY:
 SCALE: AS NOTED

PROJECT SCOPE:
 PROPOSED:
 MIXED-USE BUILDING

PROJECT:
 BALDWIN CENTER
 2100 GRAND AVENUE
 BALDWIN, NY 11510

SHEET:
SK-1

APPLICATION #:
 PROJECT # 2015-0205

TOH ZONING PARKING REQUIREMENTS:

319 ACCESSORY PARKING:
 A (1) IN THE CASE OF MULTIPLE-FAMILY DWELLINGS OF THREE OR MORE UNITS ... FIVE PARKING SPACES FOR EACH THREE UNITS OR APARTMENTS. ... THERE SHALL ALSO BE PROVIDED ONE COMMON VISITOR PARKING SPACE PER UNIT OR APARTMENT.

TOH ZONING PARKING CALCULATIONS:

COM: $\pm 6,600$ SQ.FT. / 200 = 33 SPACES
 RES: $22 \times 5/3 = 37 + 22 = 59$ SPACES

92 SPACES REQUIRED
 53 PROVIDED ON-SITE

37 DEFICIENT
 40% DEFICIENT

"NU" PARKING CALCULATIONS:

COM: $\pm 6,500$ SQ.FT. / 250 = 26 SPACES
 RES: $22 \times 1.5 = 33$ SPACES

59 SPACES REQUIRED (TOTAL)
 49 SPACES (12 SHARED PARKING)

53 PROVIDED ON-SITE
 5 PROVIDED ON-STREET



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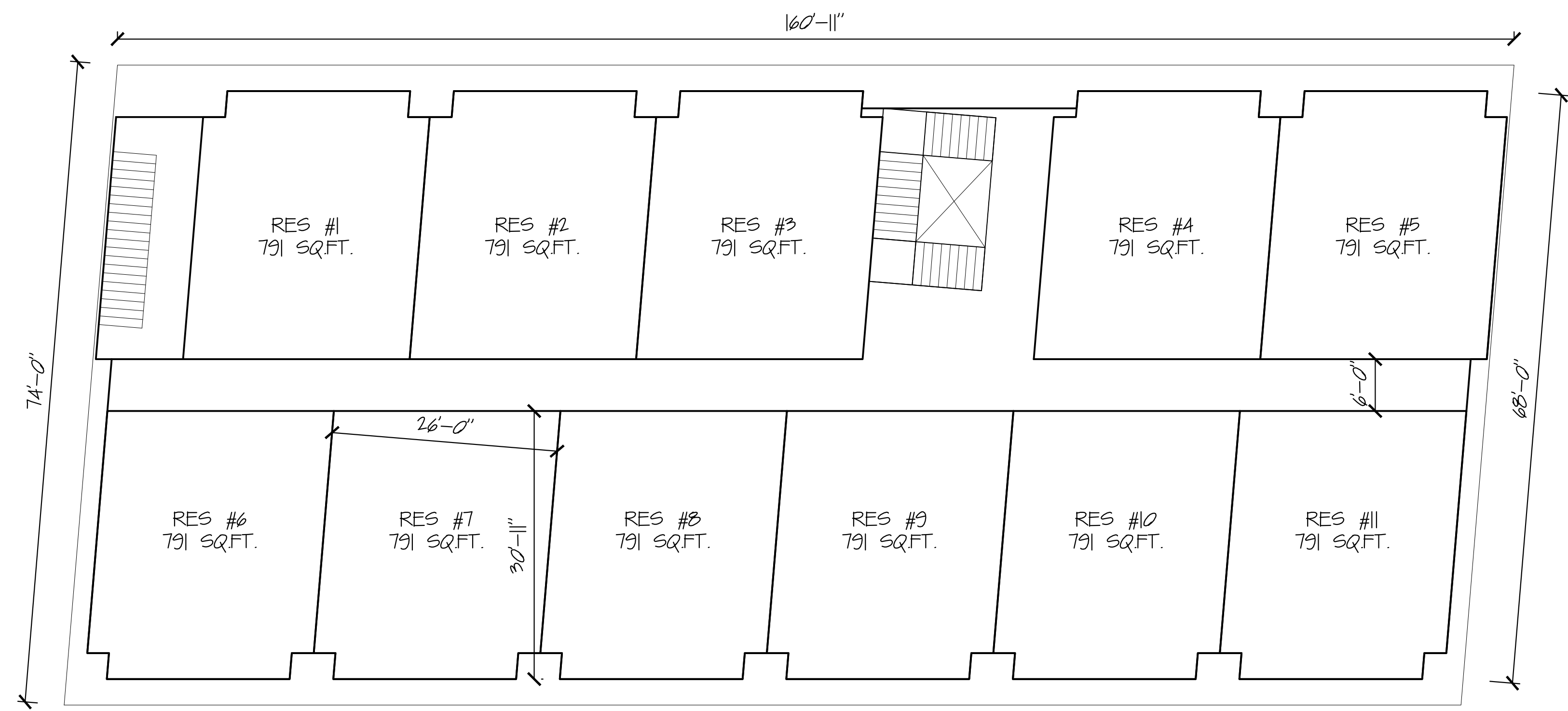
PROJECT:
 BALDWIN CENTER
 2102 GRAND AVENUE
 BALDWIN, NY 11510

SHEET:

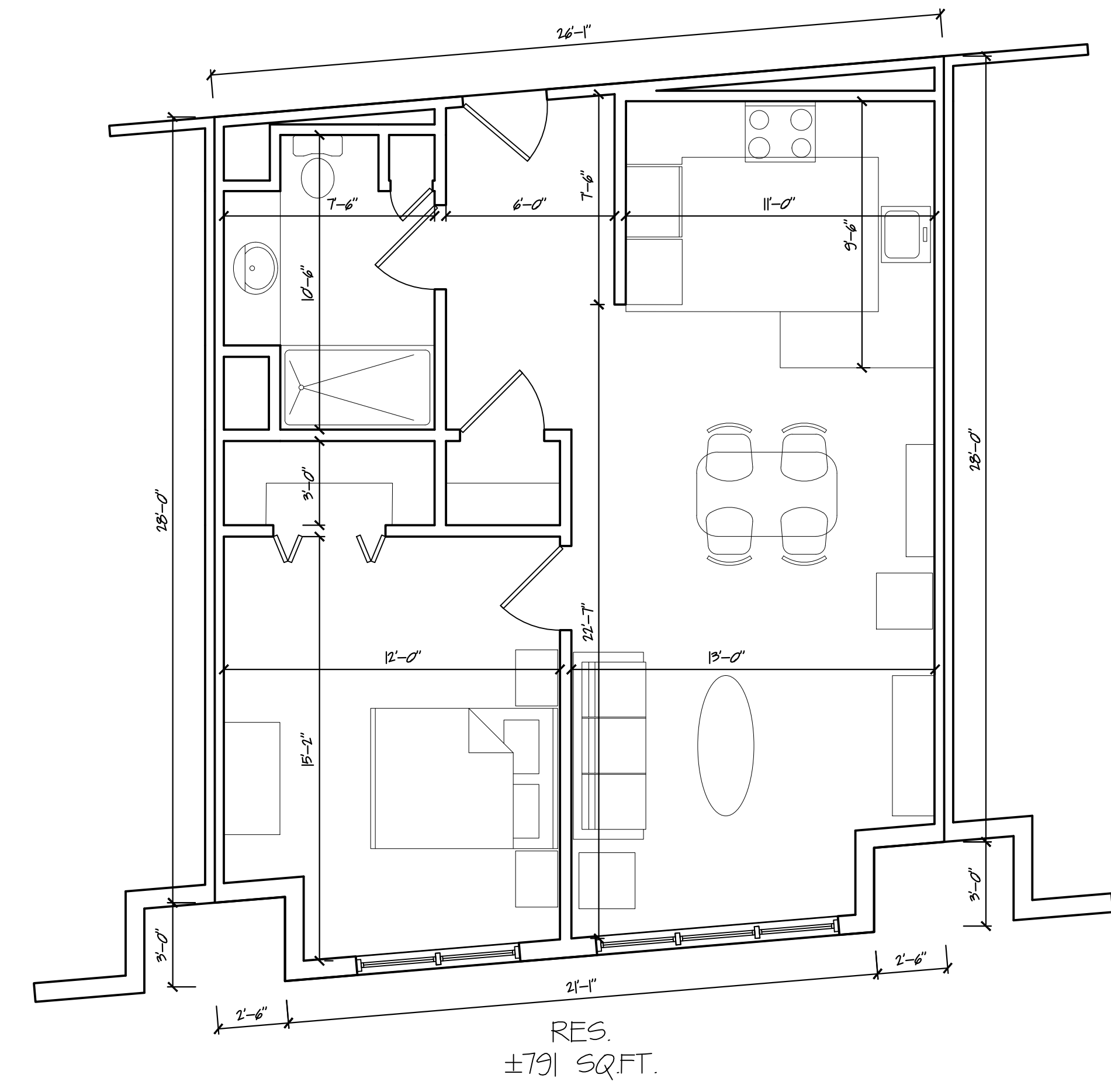
SK-2

APPLICATION #:

PROJECT # 2015-0205



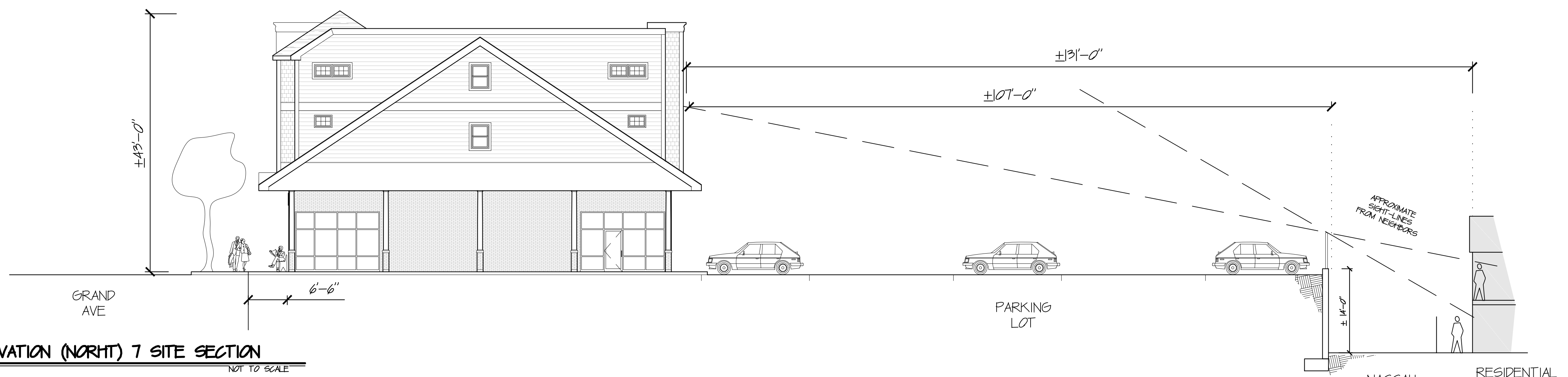
SCHMATIC SECOND & THIRD FLOOR PLAN
 NOT TO SCALE



SCHMATIC APARTMENT LAYOUT - TYPICAL
 NOT TO SCALE



SCHMATIC FRONT ELEVATION (EAST)
 NOT TO SCALE



SCHMATIC SIDE ELEVATION (NORTH) 7 SITE SECTION
 NOT TO SCALE

AERIAL WITH TRANSPORTATION SCHEMATIC
 NOT TO SCALE