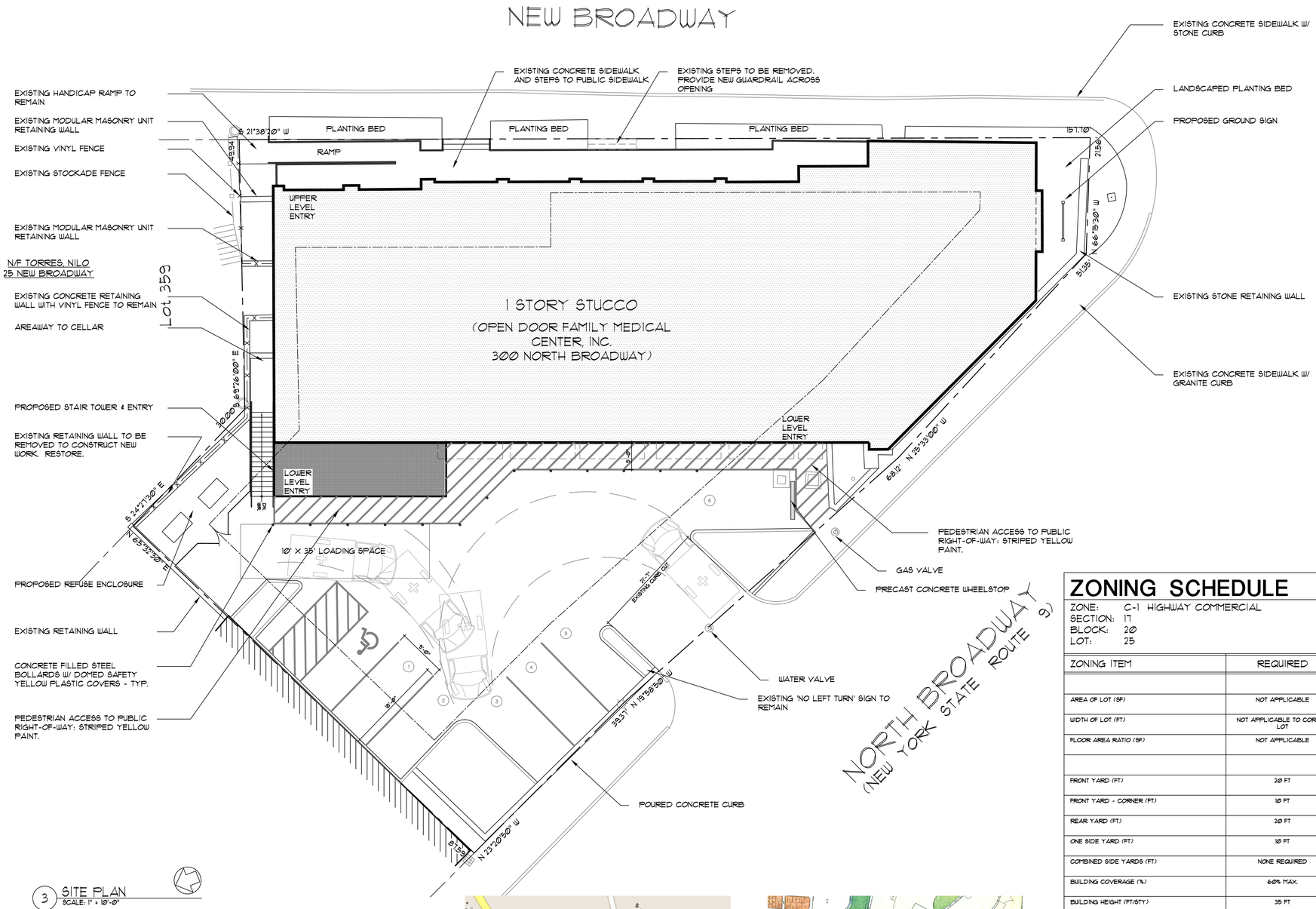
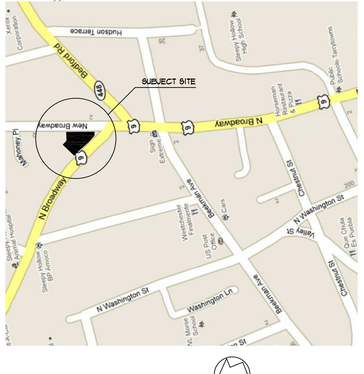
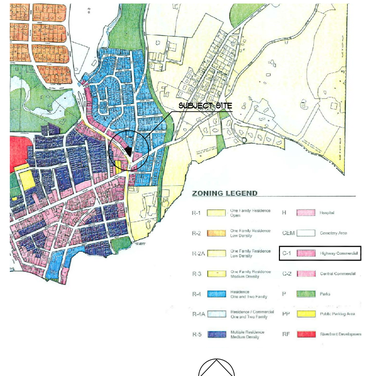


3 SITE PLAN
SCALE: 1" = 10'-0"



1 LOCATION MAP
NOT TO SCALE



2 ZONING MAP
NOT TO SCALE

ZONING SCHEDULE

ZONE: C-1 HIGHWAY COMMERCIAL
SECTION: 17
BLOCK: 20
LOT: 25

ZONING ITEM	REQUIRED	EXISTING	PROPOSED
AREA OF LOT (SF)	NOT APPLICABLE	14,013 SF	14,013 SF UNCHANGED
WIDTH OF LOT (FT)	NOT APPLICABLE TO CORNER LOT	NOT APPLICABLE TO CORNER LOT	NOT APPLICABLE TO CORNER LOT
FLOOR AREA RATIO (SF)	NOT APPLICABLE	NOT APPLICABLE	NOT APPLICABLE
FRONT YARD (FT)	20 FT	5 FT	5 FT UNCHANGED, EXIST, NON-CONFORMING
FRONT YARD - CORNER (FT)	10 FT	5 FT	5 FT UNCHANGED, EXIST, NON-CONFORMING
REAR YARD (FT)	20 FT	15 FT	0 FT UNCHANGED, EXIST, NON-CONFORMING
ONE SIDE YARD (FT)	10 FT	5.42 FT	1.42 FT UNCHANGED, EXIST, NON-CONFORMING
COMBINED SIDE YARDS (FT)	NONE REQUIRED	NOT APPLICABLE	NOT APPLICABLE
BUILDING COVERAGE (%)	60% MAX.	48%	50%
BUILDING HEIGHT (FT/STY)	35 FT	26 FT	26 FT. UNCHANGED
BUFFER (ART. IV, 62-9.C)	5 FT	0 FT	0 FT UNCHANGED, EXIST, NON-CONFORMING

PARKING	REQUIRED	EXISTING	PROPOSED
PARKING: 1 SPACE PER 300# OF GROSS FLOOR AREA FOR AN OFFICE USE	1ST FLOOR = 5,228# 17.43 SPACES 2ND FLOOR = 6,761# 22.53 SPACES TOTAL SPACES REQUIRED = 40	10 EXTERIOR SPACES PROVIDED - (3) FULL SIZE, (1) HANDICAP, (5) COMPACT, (1) NON-TRANSIENT 12 INTERIOR SPACES PROVIDED - (5) FULL SIZE, (3) COMPACT, (4) NON-TRANSIENT TOTAL EXISTING SPACES = 22	7 EXTERIOR SPACES PROVIDED - (6) FULL SIZE, (1) HANDICAP, TOTAL PROPOSED SPACES = 7
LOADING ZONE: 1 SPACE PER 300# OF GROSS FLOOR AREA FOR AN OFFICE USE	1 SPACE FOR AN OFFICE USE UNDER 20,000 SF.	(1) 350# SPACE, 10' MINIMUM WIDTH, 14' CLEAR HEIGHT	(1) SPACE PROVIDED ON-SITE

ARCHITECTURE FACILITY PLANNING INTERIORS
ARCONICS ARCHITECTURE, P.C.
OPEN DOOR FAMILY MEDICAL CENTERS
SLEEPY HOLLOW
545.5 WESTCHESTER AVENUE
RYE BROOK, NY 10573
914-937-5596

OPEN DOOR FAMILY MEDICAL CENTER

300 NORTH BROADWAY
SLEEPY HOLLOW, NY

DATE	ISSUE TO	PR	TO
4-20-11	CLIENT-FOR REVIEW & COMMENT	1E	
9-6-11	CLIENT-FOR REVIEW & COMMENT	2	
9-6-11	VILLAGE OF SLEEPY HOLLOW - PLANNING COMMISSION	12	
12-02-11	CLIENT-FOR REVIEW & COMMENT	2	
12-08-11	CLIENT-FOR REVIEW & COMMENT	1E	
12-08-11	CICERO CONSULTING ASSOCIATES CLIENT - REVIEW & COMMENT	1E	
2-1-12		2	
2-1-12	VILLAGE OF SLEEPY HOLLOW - PLANNING COMMISSION	12	
5-31-12	CICERO CONSULTING ASSOCIATES	2/1E	
9-12-12	VILLAGE OF SLEEPY HOLLOW - ZONING BOARD OF APPEALS	14	
11-30-12	VILLAGE OF SLEEPY HOLLOW - ZONING BOARD OF APPEALS	14	

NO	DATE	REVISIONS	BY
4	11-29-12	REVISED SITE PLAN	GTG
3	9-10-12	ZONING COMPLIANCE CHART AMMENDED	GTG
2	1-31-12	AS PER PLANNING COMMISSION COMMENTS	GTG
1	12-2-11	IN RESPONSE TO PLANNING COMMISSION	JM

SITE PLAN, LOCATION MAP, ZONING MAP & CALCULATIONS

PROJECT NO. :	21101
SCALE:	NOTED
DRAWN BY:	GTG
CHECKED BY:	GG
DATE:	1-10-11

SP-1