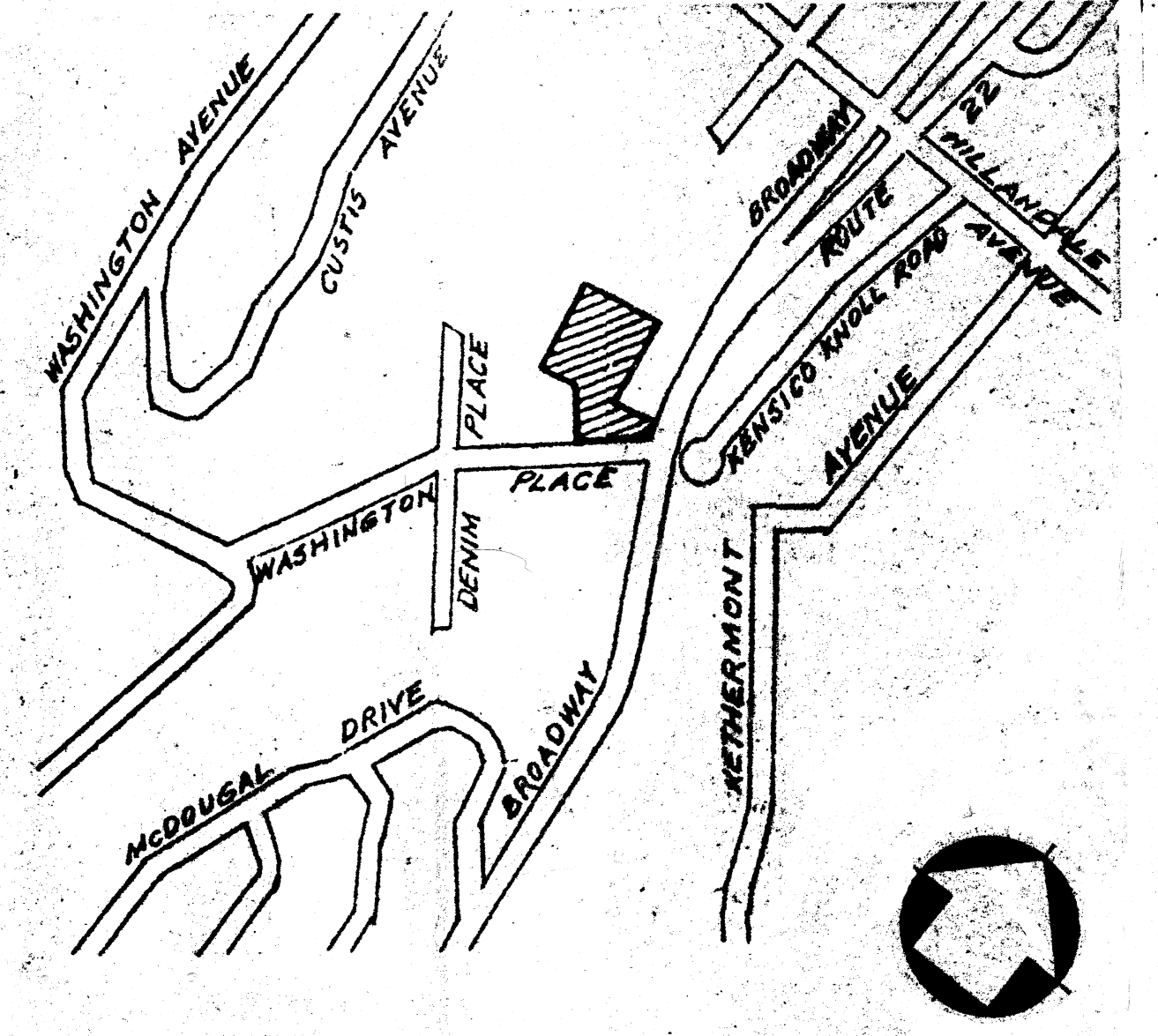


WASHINGTON PLACE

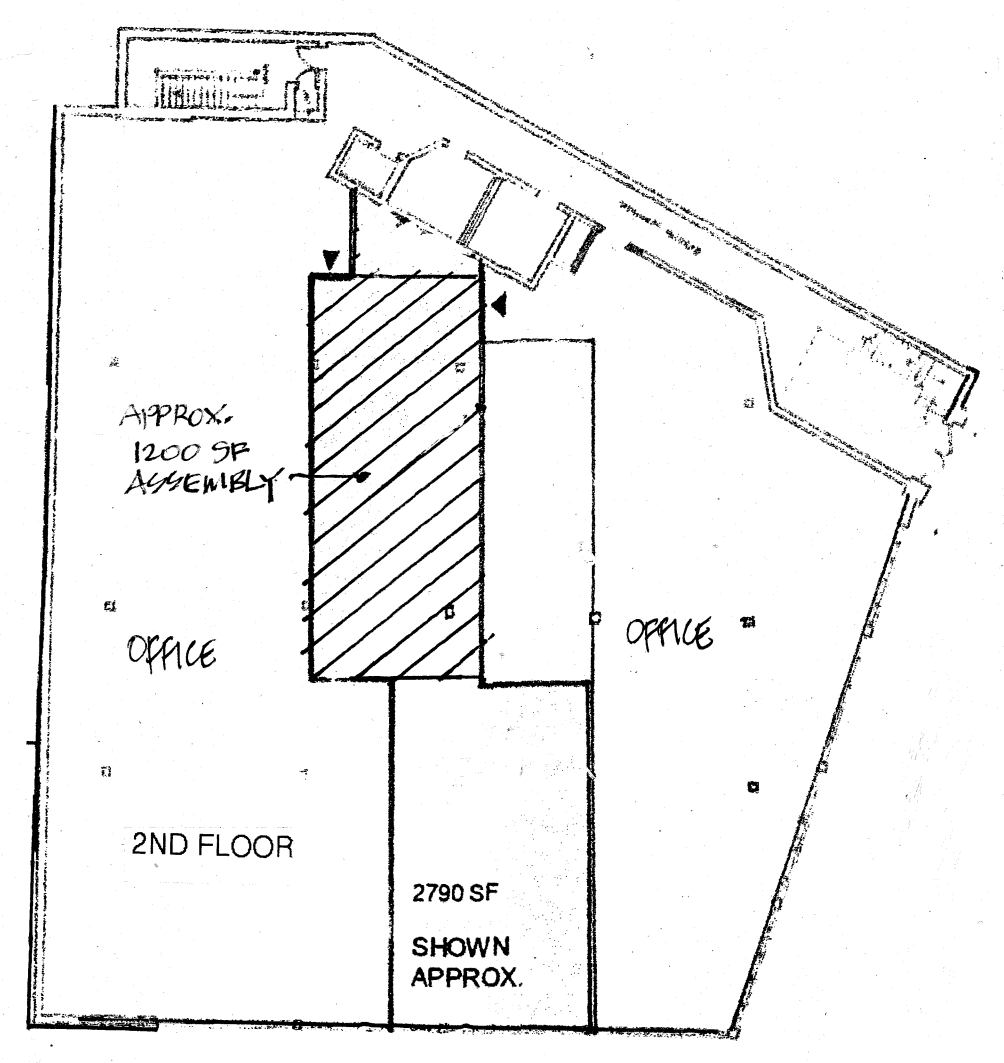
3 SITE PLAN

ORIGINAL SURVEY INFORMATION OBTAINED FROM A PLOT PLAN DATED FEB. 2, 1987 BY ROY GRAY, L.L.C. SURVEYOR. ARCHITECT ASSUMES NO RESPONSIBILITY FOR ORIGINAL INFORMATION. SURVEY INFORMATION OBTAINED FROM ORIGINAL PLOT LAYOUT CONTOURS DATED 9.17.07.

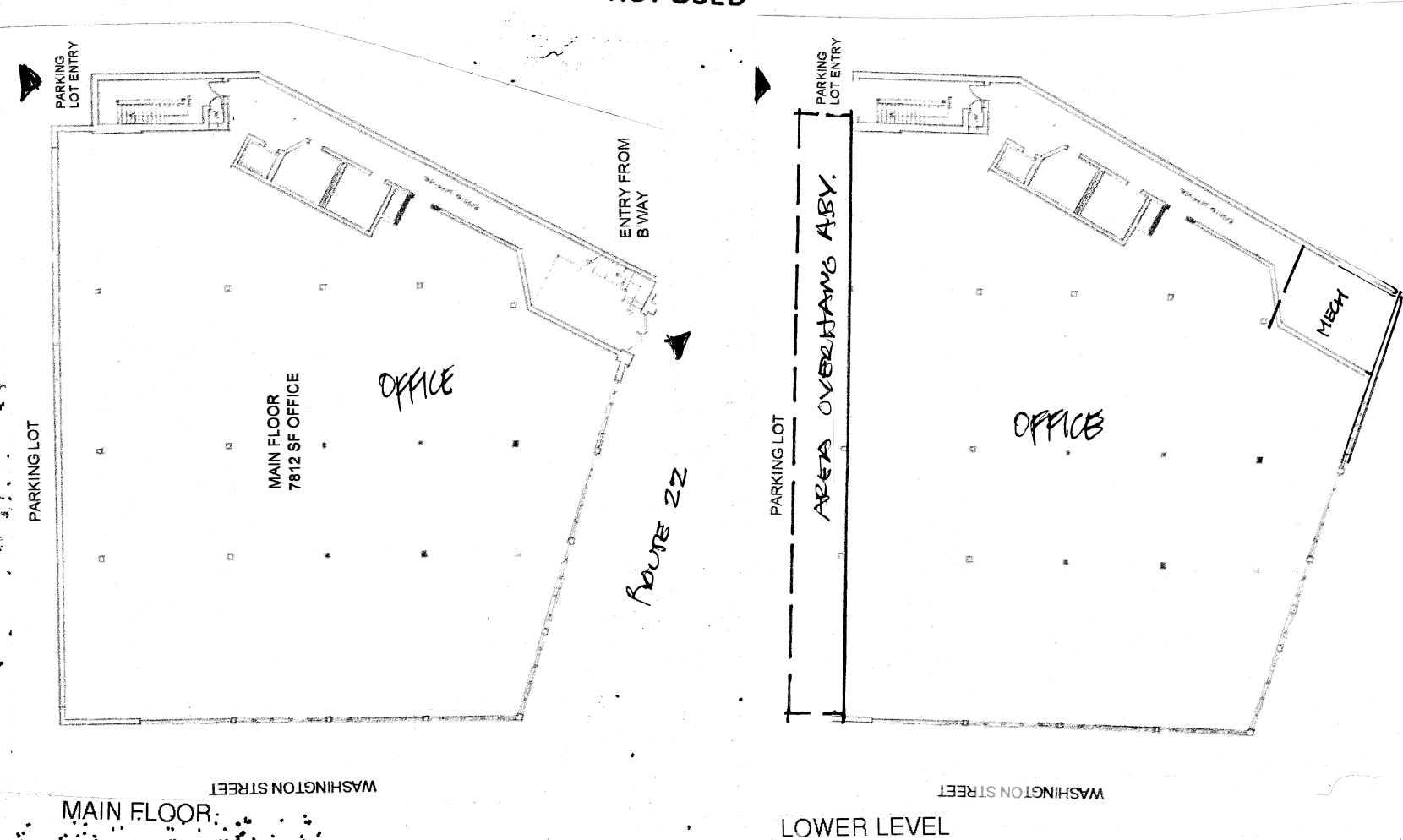
APPLICATION REPRESENTS NO EXTERIOR ALTERATIONS OR SITE PLAN ALTERATIONS



4 LOCATION PLAN



PLAN AT 2ND FLOOR INDICATING APPROXIMATE TENANT SPACE



- GENERAL NOTES:
- ALL WORK IS TO CONFORM TO ALL CODES SPECIFIC TO TOWN OF NORTH CASTLE, NY
 - ALL WORK IS TO CONFORM TO: THE 2020 IBC OF 2020 NYS & ALL CODES SPECIFIC TO THE TOWN OF NORTH CASTLE NY
 - BEFORE THE COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL VISIT THE SITE TO DETERMINE ANY DIFFICULTIES THAT MAY BE ENCOUNTERED DURING CONSTRUCTION.
 - BEFORE THE COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL FURNISH TO THE OWNER AND BUILDING DEPARTMENT, ALL REQUIRED CERTIFICATES OF INSURANCE, AND WORKMANS' COMPENSATION. THE CONTRACTOR SHALL ALSO PROVIDE THE OWNER AND BUILDING DEPARTMENT WITH THE REQUIRED WESTCHESTER COUNTY CONTRACTORS LICENSE. BOTH THE OWNER OF THE PROPERTY, AND THE ARCHITECT, JAMES FLEMING, ARE TO BE HELD HARMLESS FROM ANY CLAIMS ARISING DIRECTLY OR INDIRECTLY FROM THIS CONTRACT.
 - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY ERRORS, OMISSIONS, CONFLICTS OR AMBIGUITIES IN AND BETWEEN THE PLANS AND SPECIFICATIONS PRIOR TO COMMENCING WITH ANY OF THAT PORTION OF THE WORK.
 - THE CONTRACTOR SHALL OBTAIN ALL PERMITS, APPROVALS, ETC., REQUIRED TO BEGIN THE WORK, AS WELL AS OBTAIN A CERTIFICATE OF OCCUPANCY/COMPLIANCE, AT THE COMPLETION OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONTROLLED INSPECTIONS, EQUIPMENT USE, PERMITS, ETC.
 - IT IS INTENDED THAT THE DOCUMENTS INCLUDE ALL WORK NECESSARY TO COMPLETE THE WORK, PARTICULARLY CUTTING AND PATCHING, TRIM AND TRASH REMOVALS.
 - DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS HAVE PRIORITY OVER SCALE. DIMENSIONS GIVEN ARE FOR FINISHED SURFACE UNLESS OTHERWISE NOTED.
 - GENERAL CONTRACTOR SHALL PREPARE SITE PARTITION LAYOUT FOR APPROVAL BY ARCHITECT WHERE APPLICABLE.
 - THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE, UP-TO-DATE SET OF CONSTRUCTION DOCUMENTS AT THE PROJECT SITE AT ALL TIMES.

CLIMATE AND GEOGRAPHICAL DESIGN CRITERIA (all work @tenor)
CITY OF NEW ROCHELLE
GROUND SNOW LOAD: 30 LBS/SF
DISTRICT ZONED: CB, "CENTRAL BUSINESS"

OFF-STREET PARKING AS PER NORTH CASTLE ZONING ORDINANCE PER USE/OCCUPANCY TOWN CODE REFERENCE 355-58

LOCATION	SIZE	USE	RATE	REQUIRED PARKING
LOWER FLOOR:	7412 NET SF	OFFICE USE	1 SPACE PER 250 SF	29.65
MAIN FLOOR:	7812 NET SF	OFFICE USE	1 SPACE PER 250 SF	31.25
2 ND FLOOR:	6612 NET SF	OFFICE USE	1 SPACE PER 250 SF	26.45
2 ND FLOOR:	1120 SF	CHURCH ASSEMBLY USE	1 SPACE PER 100 SF	12
TOTAL:				99.35

TOTAL NET BUILDING SF OFFICE: 22956 SF:
100 PARKING SPACES FOR GENERAL OFFICE AND ASSEMBLY USE AS PER CHART
TOTAL PARKING SPACES PROVIDED: 100 PARKING SPACES 1 LOADING SPACE

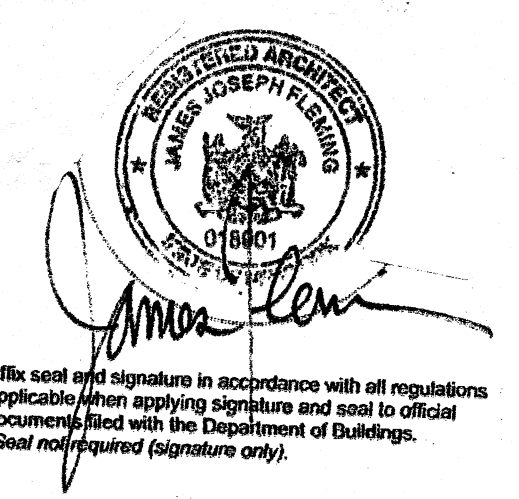
ADDITIONAL TRUCK RESERVED SPACES: PERMITTED AS PER 355-A(11)(b) 15 PARKING SPACES

BUILDING COVERAGE
EXISTING LOT SIZE: 71980 SF
EXISTING BUILDING FOOTPRINT: 11588.78 SF 16.1% < 20% COMPLIES

LOT COVERAGE
EXISTING LOT SIZE: 71980 SF
LOT COVERAGE: + 71580 SF: .005 SF +99.5 < 50% OF THE LOT VARIANCE REQUIRED

THIS APPLICATION REPRESENTS NO CHANGE TO THE BUILDING EXTERIOR OR FOOTPRINT/SETBACKS OR EXISTING BUILDING COVERAGE.

OWNER: OMNI PROPERTIES, PRES. JACK DWECZ
50 ROCKEFELLER PLAZA
NEW YORK, NY 10017



James Fleming, Architect
11 ALDEN ROAD * LARCHMONT * NEW YORK * 10539
PH. 914.572.2794
jamesflemingarchitect.com

SITE PLAN PLANNING/TOWN

SP-1 DATE: 11.13.2022
DATE: 12-1-2022

Praise Church
Proposed for 901 North Broadway
North Castle, NY 10504
Pastor David Martinez