

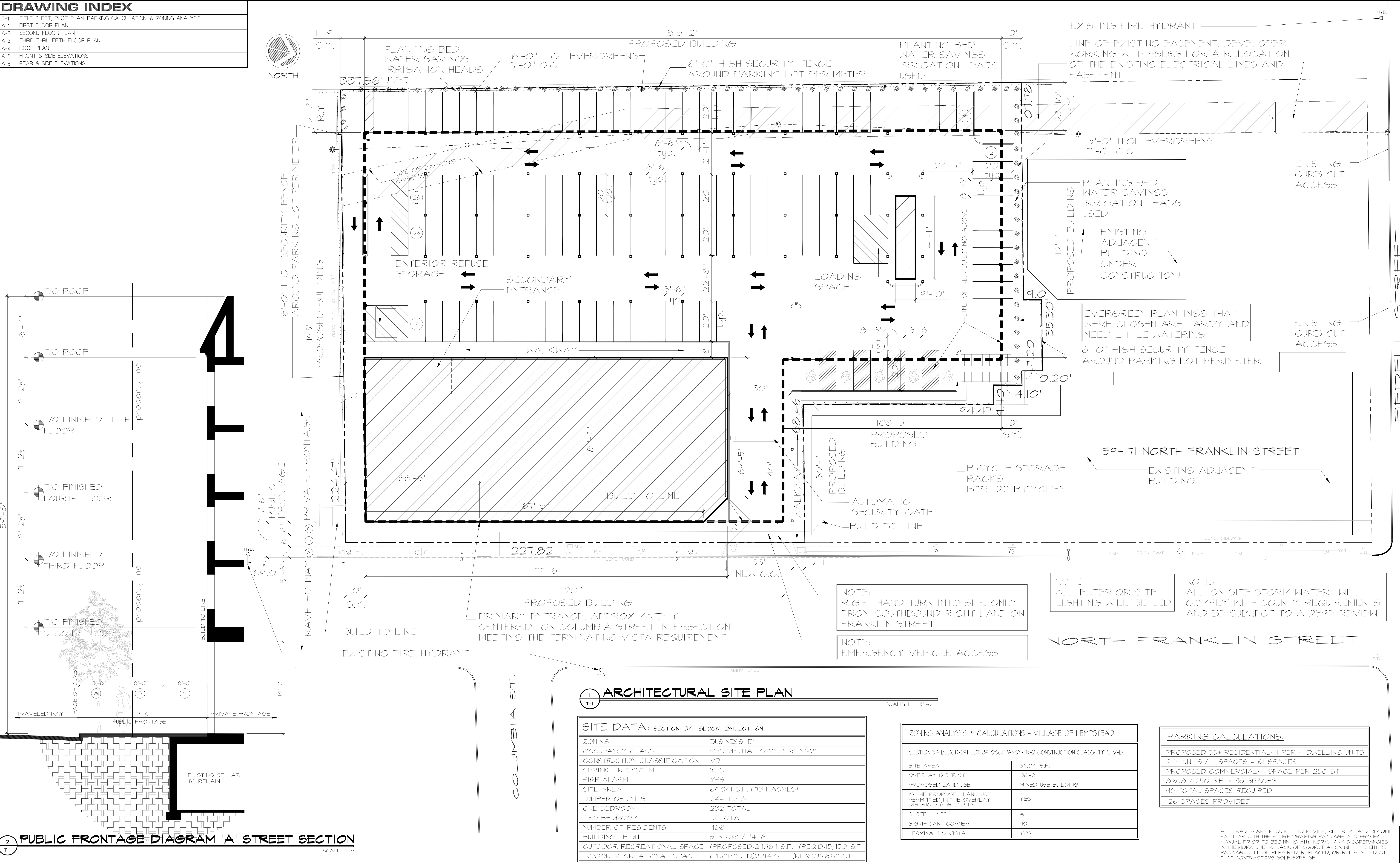
PROPOSED FIVE STORY 55+ RETIREMENT COMMUNITY BUILDING w/ GROUND FLOOR COMMERCIAL SPACE

FAITH BAPTIST CHURCH OF HEMPSTEAD

145 NORTH FRANKLIN STREET, HEMPSTEAD NY 11550

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2 PUBLIC FRONTAGE DIAGRAM 'A' STREET SECTION

1 ARCHITECTURAL SITE PLAN

SITE DATA: SECTION: 34, BLOCK: 291, LOT: 89	
ZONING	BUSINESS 'B'
OCCUPANCY CLASS	RESIDENTIAL GROUP 'R', 'R-2'
CONSTRUCTION CLASSIFICATION	VB
SPRINKLER SYSTEM	YES
FIRE ALARM	YES
SITE AREA	69,041 S.F. (.734 ACRES)
NUMBER OF UNITS	244 TOTAL
ONE BEDROOM	232 TOTAL
TWO BEDROOM	12 TOTAL
NUMBER OF RESIDENTS	488
BUILDING HEIGHT	5 STORY/ 74'-6"
OUTDOOR RECREATIONAL SPACE	(PROPOSED)29,769 S.F. (REQ'D)15,950 S.F.
INDOOR RECREATIONAL SPACE	(PROPOSED)2,714 S.F. (REQ'D)2,690 S.F.

ZONING ANALYSIS & CALCULATIONS - VILLAGE OF HEMPSTEAD

SECTION:34 BLOCK:291 LOT:89 OCCUPANCY: R-2 CONSTRUCTION CLASS: TYPE V-B	
SITE AREA	69,041 S.F.
OVERLAY DISTRICT	DO-2
PROPOSED LAND USE	MIXED-USE BUILDING
IS THE PROPOSED LAND USE PERMITTED IN THE OVERLAY DISTRICT? (FIG. 210-1A)	YES
STREET TYPE	A
SIGNIFICANT CORNER	NO
TERMINATING VISTA	YES

PARKING CALCULATIONS:

PROPOSED 55+ RESIDENTIAL: 1 PER 4 DWELLING UNITS
244 UNITS / 4 SPACES = 61 SPACES
PROPOSED COMMERCIAL: 1 SPACE PER 250 S.F.
8,678 / 250 S.F. = 35 SPACES
96 TOTAL SPACES REQUIRED
126 SPACES PROVIDED

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DRAWING TITLE :

TITLE SHEET, ARCHITECTURAL SITE PLAN, ZONING, PARKING &, OCCUPANCY CALCULATIONS

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REVISIONS :

REVISED (2-8-22)

REVISED AS PER NASSAU COUNTY DPW (7-30-21)

SUBMITTED TO PLANNING BOARD ADVISORY COMMITTEE 9-23-20

SUBMITTED TO PLANNING BOARD ADVISORY COMMITTEE 9-25-20

SUBMITTED TO PLANNING BOARD ADVISORY COMMITTEE 10-7-20

SUBMITTED TO BUILDING DEPT. (1-6-20)

PROJECT NO. :

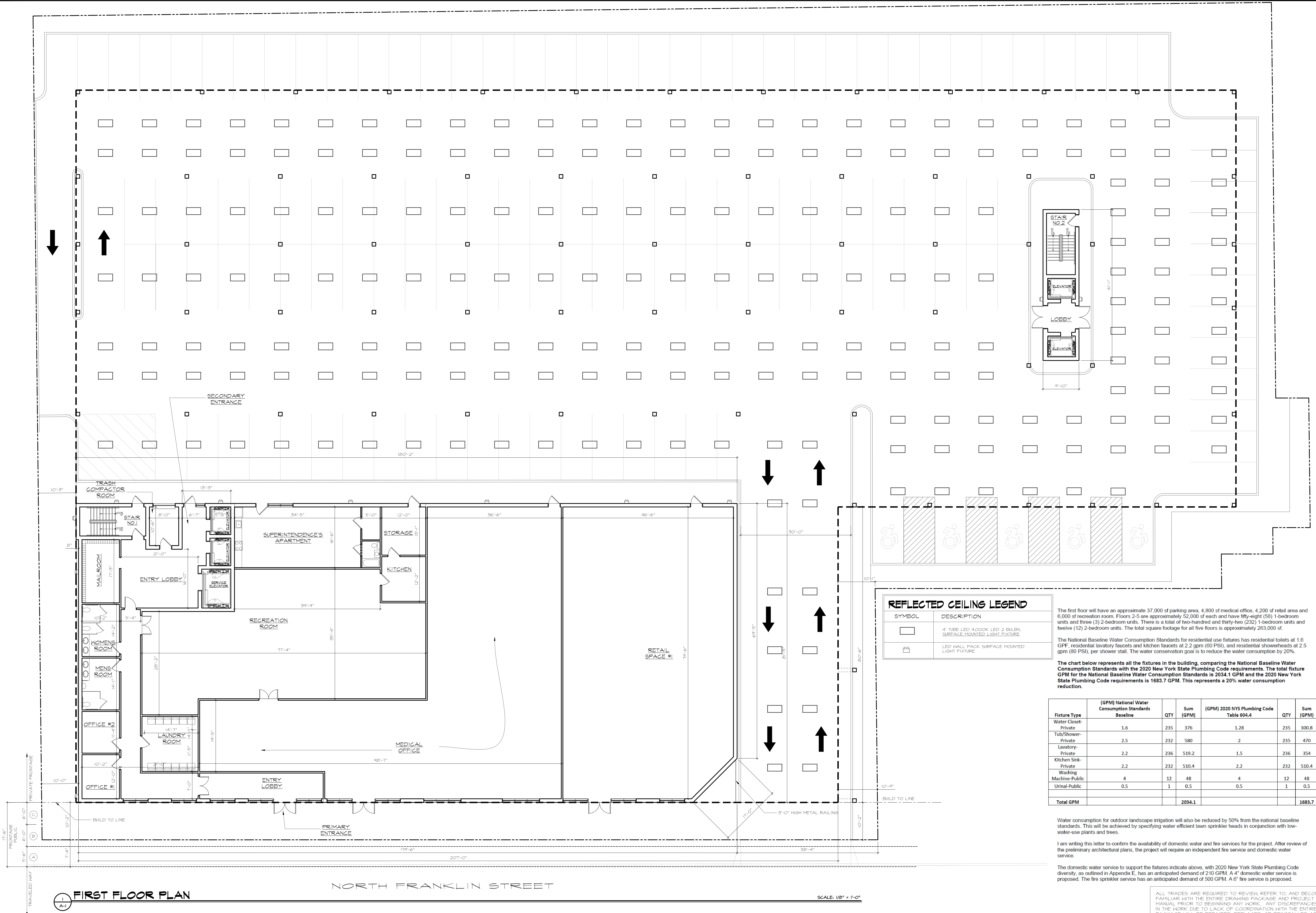
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T-1



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DRAWING TITLE :
FIRST FLOOR PLAN

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▲ **SUBMITTED TO BUILDING DEPT. (1-8-20)**

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SCALE : **AS NOTED**
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SHEET NO. :

A-1

The first floor will have an approximate 37,000 sf parking area, 4,800 sf medical office, 4,200 sf retail area and 6,000 sf recreation room. Floors 2-5 are approximately 52,000 sf each and have fifty-eight (58) 1-bedroom units and three (3) 2-bedroom units. There is a total of two-hundred and thirty-two (232) 1-bedroom units and twelve (12) 2-bedroom units. The total square footage for all five floors is approximately 263,000 sf.

The National Baseline Water Consumption Standards for residential use fixtures has residential toilets at 1.6 GPF, residential lavatory faucets and kitchen faucets at 2.2 gpm (60 PSI), and residential showerheads at 2.5 gpm (80 PSI), per shower stall. The water conservation goal is to reduce the water consumption by 20%.

The chart below represents all the fixtures in the building, comparing the National Baseline Water Consumption Standards with the 2020 New York State Plumbing Code requirements. The total fixture GPM for the National Baseline Water Consumption Standards is 2034.1 GPM and the 2020 New York State Plumbing Code requirements is 1683.7 GPM. This represents a 20% water consumption reduction.

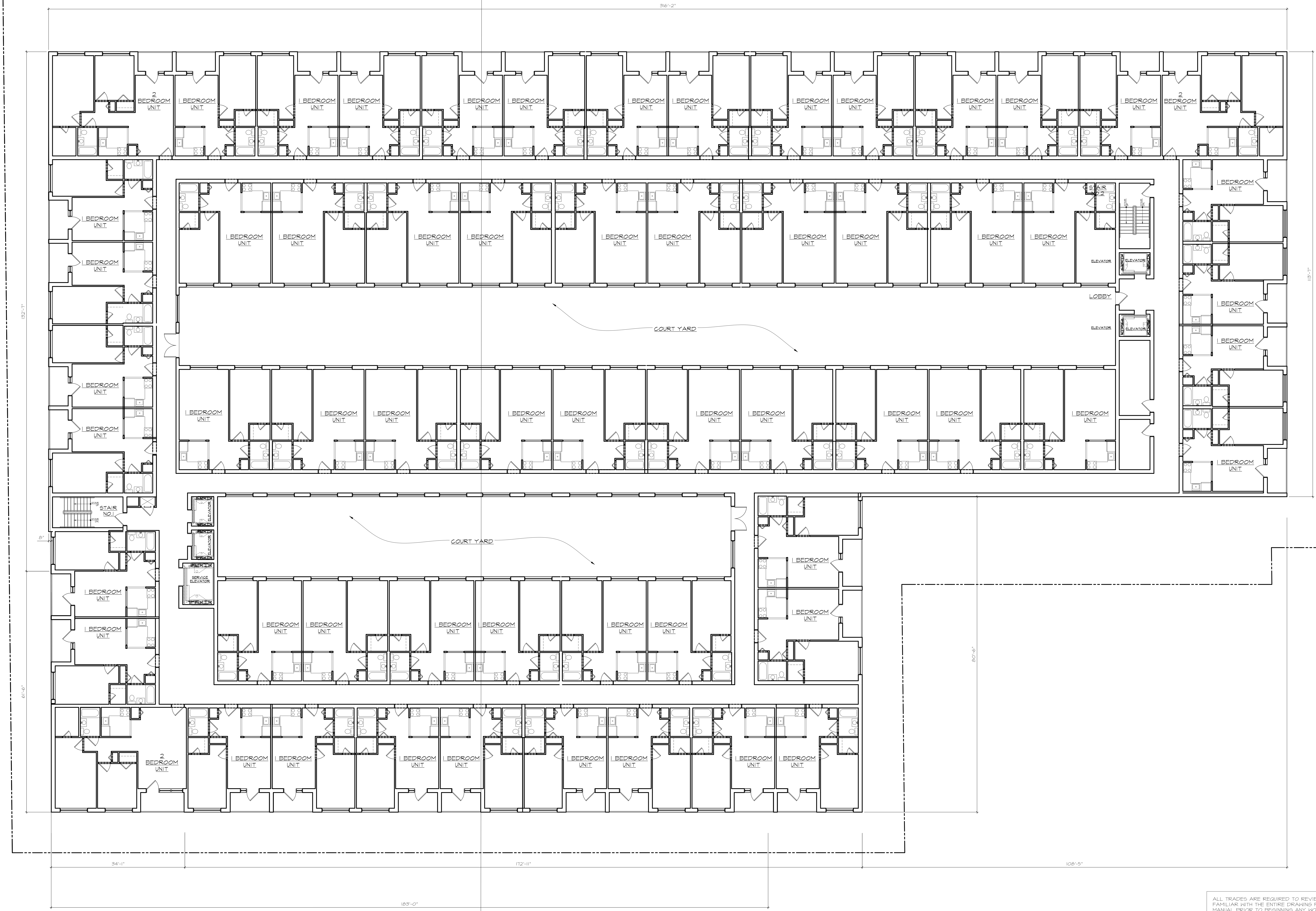
Fixture Type	(GPM) National Water Consumption Standards Baseline	QTY	Sum (GPM)	(GPM) 2020 NYS Plumbing Code Table 604.4	QTY	Sum (GPM)
Water Closet-Private	1.6	235	376	1.28	235	300.8
Tub/Shower-Private	2.5	232	580	2	235	470
Lavatory-Private	2.2	236	519.2	1.5	236	354
Kitchen Sink-Private	2.2	232	510.4	2.2	232	510.4
Washing Machine-Public	4	12	48	4	12	48
Urinal-Public	0.5	1	0.5	0.5	1	0.5
Total GPM			2034.1			1683.7

Water consumption for outdoor landscape irrigation will also be reduced by 50% from the national baseline standards. This will be achieved by specifying water efficient lawn sprinkler heads in conjunction with low-water-use plants and trees.

I am writing this letter to confirm the availability of domestic water and fire services for the project. After review of the preliminary architectural plans, the project will require an independent fire service and domestic water service.

The domestic water service to support the fixtures indicate above, with 2020 New York State Plumbing Code diversity, as outlined in Appendix E, has an anticipated demand of 210 GPM. A 4" domestic water service is proposed. The fire sprinkler service has an anticipated demand of 500 GPM. A 6" fire service is proposed.

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1
A-2
SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

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DRAWING TITLE :
SECOND THRU FOURTH FLOOR PLANS

Emilio Sosa Architect

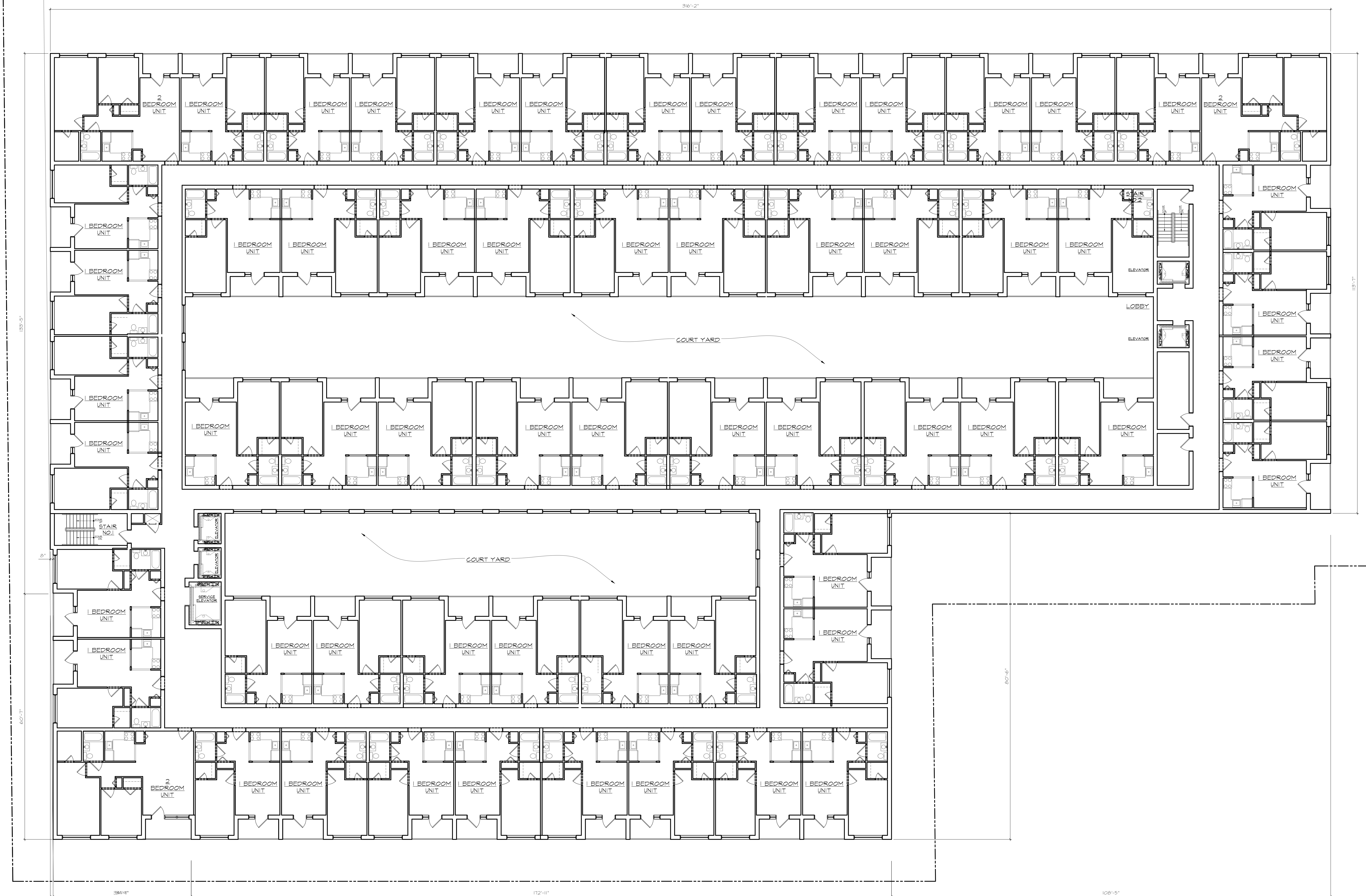
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▲ SUBMITTED TO BUILDING DEPT. (1-8-20)

PROJECT NO. :
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A-2



1 THIRD THRU FIFTH FLOOR PLAN
A-3

SCALE: 1/8" = 1'-0"

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DRAWING TITLE :

ROOF PLAN

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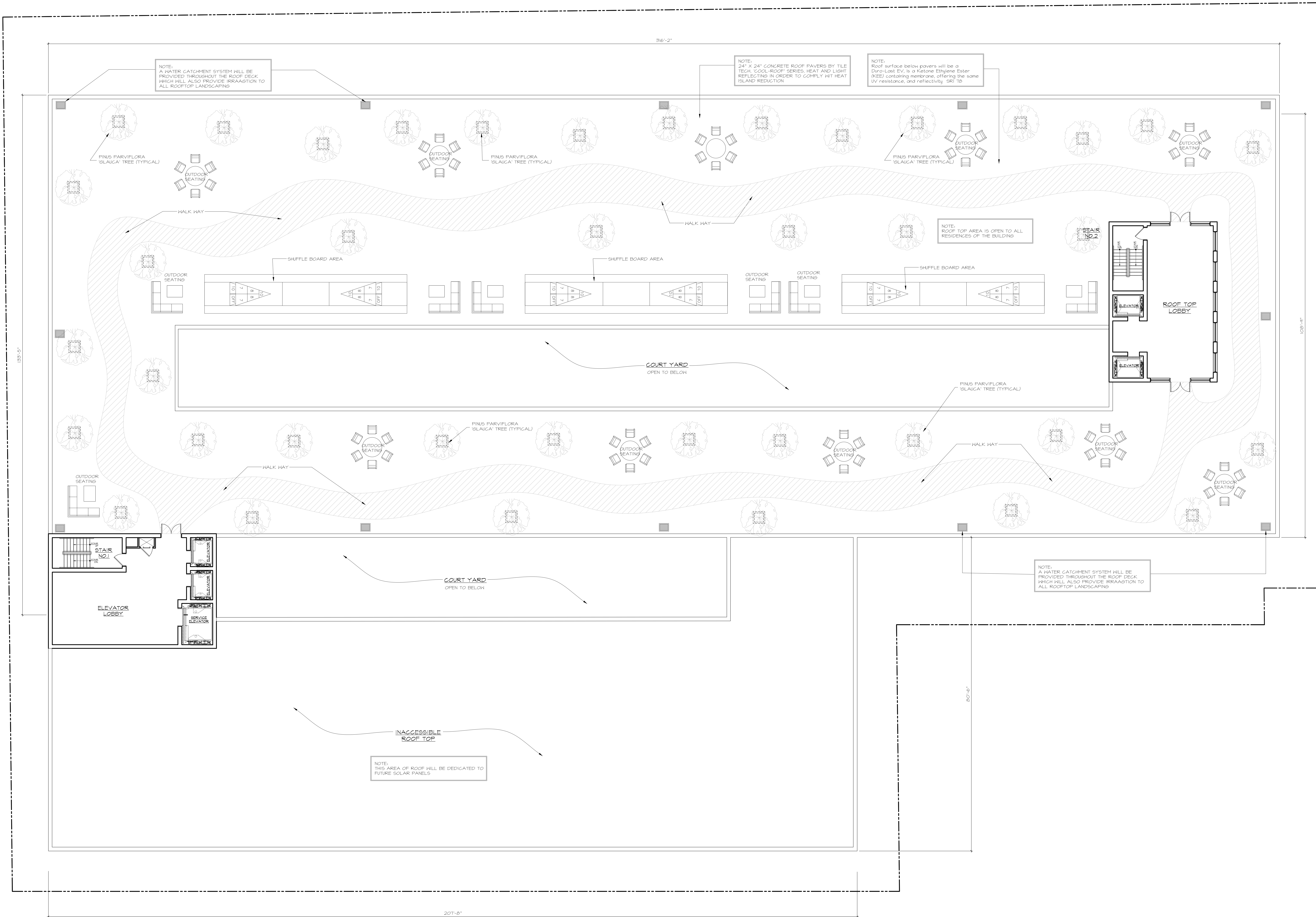
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A-3



1 ROOF PLAN
A-4

SCALE: 1/8" = 1'-0"

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ROOF PLAN

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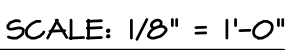
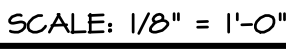
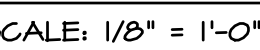
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A-4

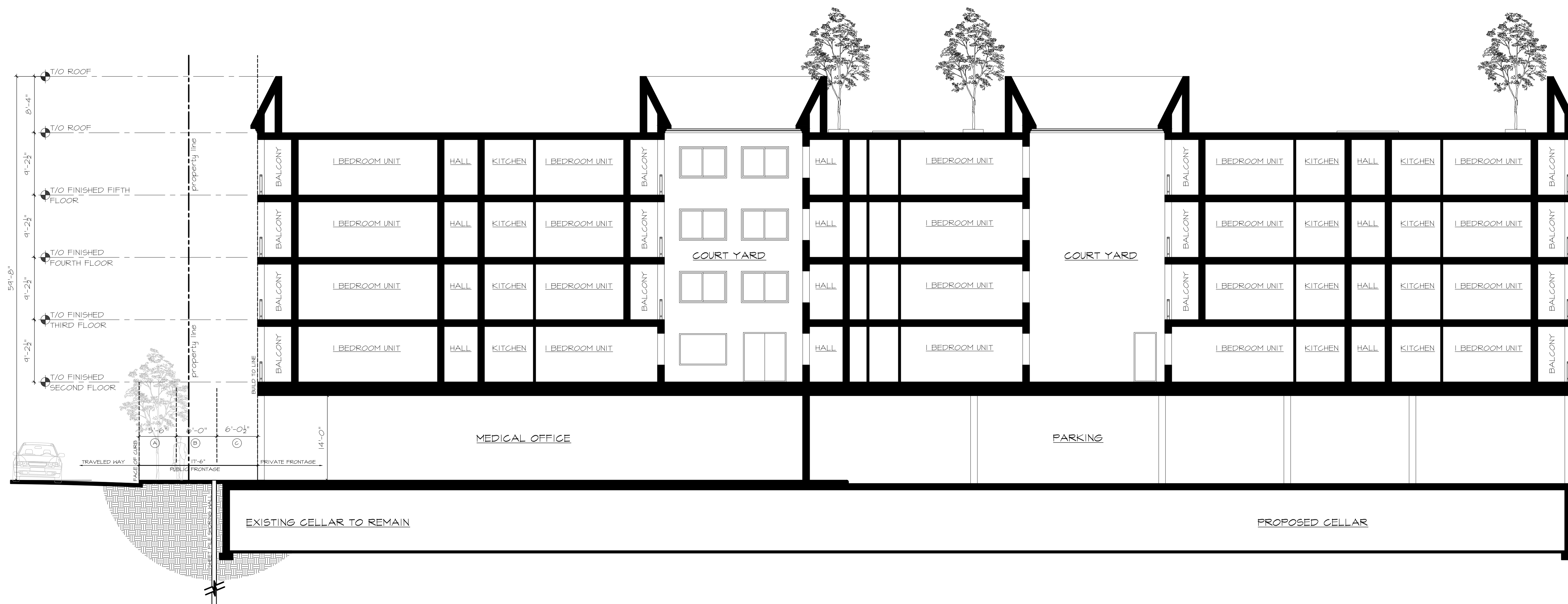


A-5



3
A-5
REAR ELEVATION (EAST)

SCALE: 1/8" = 1'-0"



2
A-6
SECTION DIAGRAM

SCALE: NTS

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DRAWING TITLE :

REAR ELEVATION & BUILDING SECTION DIAGRAM

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