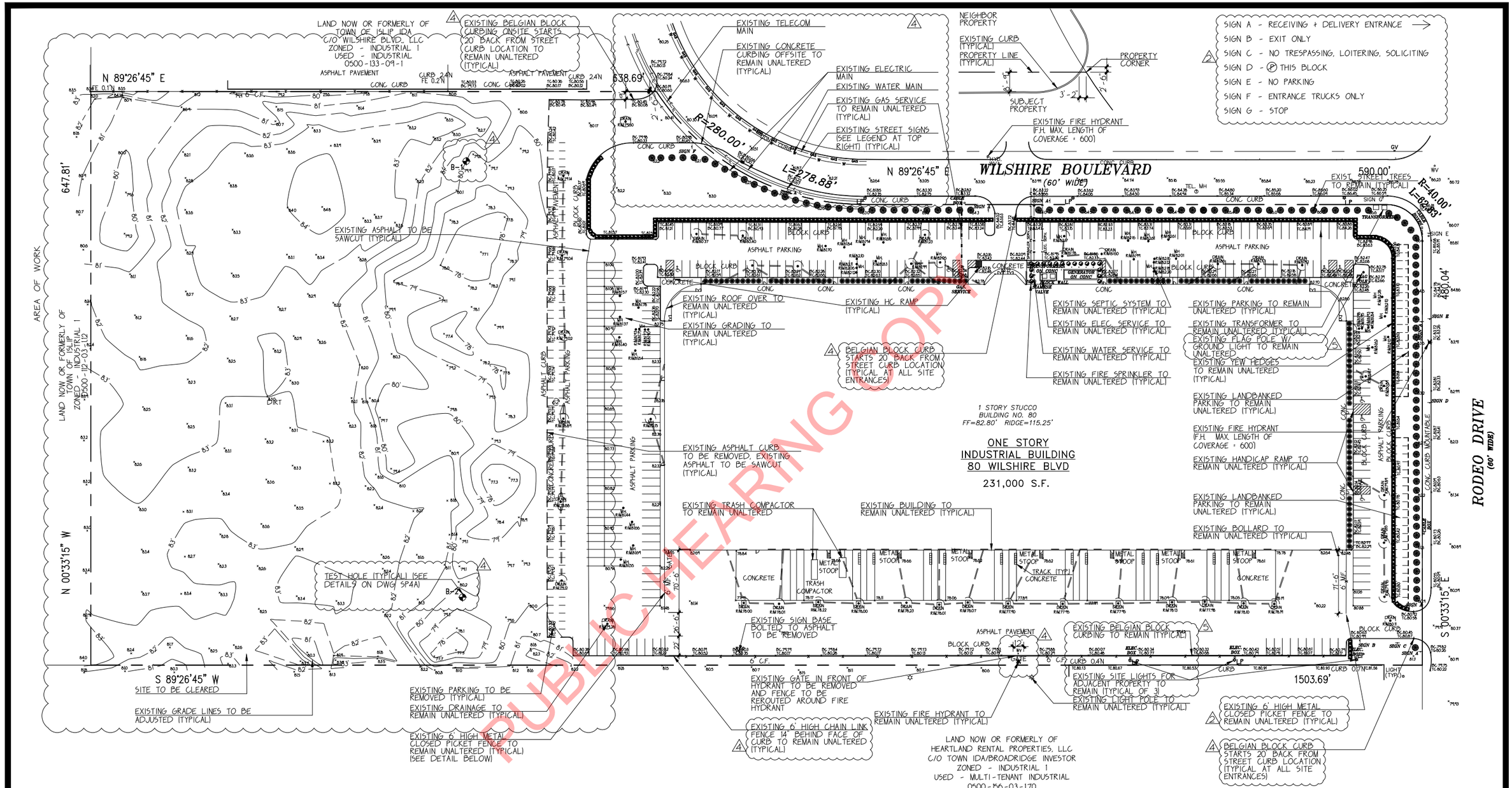
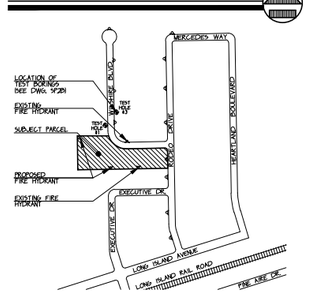


PROP. OWNER/ APPLICANT

80 WILSHIRE BLVD. LP
1 EXECUTIVE DRIVE
EDGEWOOD, N.Y. 11717
(631) 242-6300

KEY MAP

N.T.S.



COMBINED SITE DATA

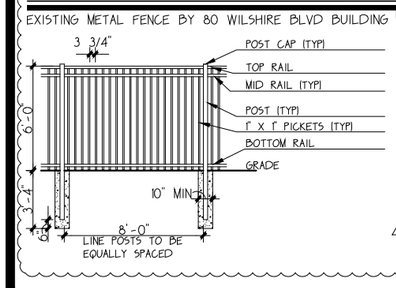
(AREAS ARE AFTER ROAD DEDICATION)

AREA OF SITE	20.02 ACRES (872,112 SQ.FT.)
	INDUSTRIAL 1
INTENDED USE	OFFICE / WAREHOUSE
BUILDING #1 (EXISTING)	231,000 SQ.FT.
BUILDING #2 (PROPOSED)	156,000 SQ.FT.
	387,000 SQ.FT.
	TOTAL F.A.R. (44.4%)
PAVING AREA (IMPERVIOUS AREA)	372,296 SQ.FT. (42.7%)
FRONT YARD LANDSCAPE AREA	55,232 SQ.FT. (6.3%)
LANDSCAPE AREA	105,941 SQ.FT. (12.2%)
TOTAL LANDBANKED AREA	6,940 SQ.FT. (0.8%)

The posted plan is subject to change. Please note that this site plan may be modified during the Town Planning Board and/or Town Board review process. Please contact the assigned planning department staff member if you have questions regarding the date and status of any posted graphics.

METAL CLOSED PICKET FENCE DETAIL

EXISTING METAL FENCE BY 80 WILSHIRE BLVD BUILDING N.T.S.



REVISION	DATE
3. PER TOI	04/24/23
2. PER TOI	02/08/23
1. PER TOI & SCDHS	07/21/22

REGISTERED ARCHITECT JAMES L. GERMAN 038721 STATE OF NEW YORK

DEMOLITION PLAN

SCALE: 1"=50'-0"

BASED ON A SURVEY BY SECCAFICO LAND SURVEYING, DATED 03/15/22
ELEVATIONS GIVEN IN NAVD88
ALL UTILITY SERVICES TO BE UNDERGROUND. FIRE HYDRANT LOCATIONS ON PLAN ABOVE + KEY PLAN @ LEFT.

NOTE: THERE ARE NO KNOWN WELLS WITHIN 150' OF THE SUBJECT PARCEL

NOTE: CONTACT ARCHITECT IF ANY POOLS ARE FOUND WITHIN THE WORK AREA OTHER THAN THOSE SHOWN ON THE PLANS ABOVE. REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCING WORK.

90 WILSHIRE BLVD.

80 WILSHIRE BLVD., EDGEWOOD, NEW YORK 11717

S.C.T.M.# 0500-133-09-2.1

GERMAN & CLEMENS ARCHITECTURE, P.C.
(SUCCESSOR FIRM TO GARY J. BRUNO ARCHITECT, P.C.)
3275 VETERANS MEMORIAL HWY., SUITE B-11, RONKONKOMA, N.Y. 11779
P 631 563-4848 GermanAndClemens@gmail.com

FILE NO.	1413B
DATE	04/25/22
DRAWN	DEC
CHKD	JLG

SP0

SP2021-094