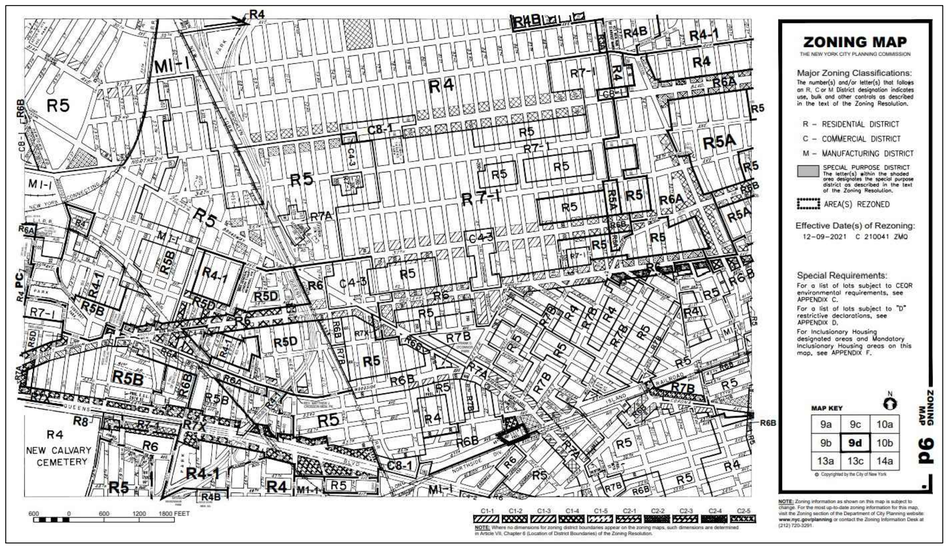
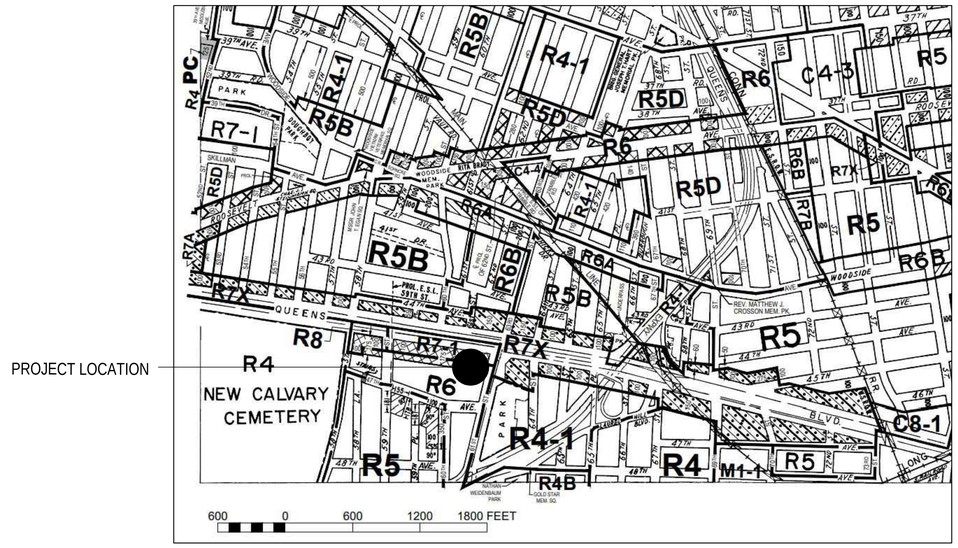


2 ZONING MAP

NTS



3 LOCALIZED ZONING MAP

NTS

Zoning Calculations

	BLOCK:	2314
	LOT:	100
	ZONING MAP #:	9D
	ZONE DISTRICT:	R7-1 R6 WITHIN C1-2 COMMERCIAL OVERLAY; C2-4 PROPOSED
	LOT AREA:	68,103
ZR 32-10	PERMITTED USE GROUP:	Commercial and Office Buildings

ZR 33-10 MAX FLOOR AREA RATIO PERMITTED FOR COMMERCIAL: 2.00
68,103 x 2 = 136,206 SQ.FT

FLOOR AREA (EXISTING BUILDING TO REMAIN/PROPOSED BUILDING USE)

FLOOR	FLOOR AREA	ZONING FLOOR AREA
GROUND FL	20,811 SQFT. (EXISTING)	20,811 SQFT.
UPPER FL	29,716 SQFT. (EXISTING)	29,716 SQFT.
ROOF\PARKING	55,675 SQFT. (EXISTING)	55,675 SQFT.
PERMITTED		106,202 SQFT.

ZR 33-15 **MINIMUM REQUIRED FRONT YARD**

NONE REQUIRED, NONE PROVIDED

ZR 33-25 **MINIMUM REQUIRED SIDE YARD**

NONE REQUIRED, NONE PROVIDED

ZR 33-26 **MINIMUM REQUIRED REAR YARD**

ONE REAR YARD WITH A DEPTH OF NOT LESS THAN 20 FEET FOR COMMERCIAL SHALL BE PROVIDE EXCEPT CORNER LOT AND THRU LOT.

ZR 33-43 **MAXIMUM HEIGHT OF WALLS AND REQUIRED SETBACKS**

ZR 33-432: COMMERCIAL BUILDINGS LIMITED TO THE LESSER OF TWO STORIES OR 30 FEET

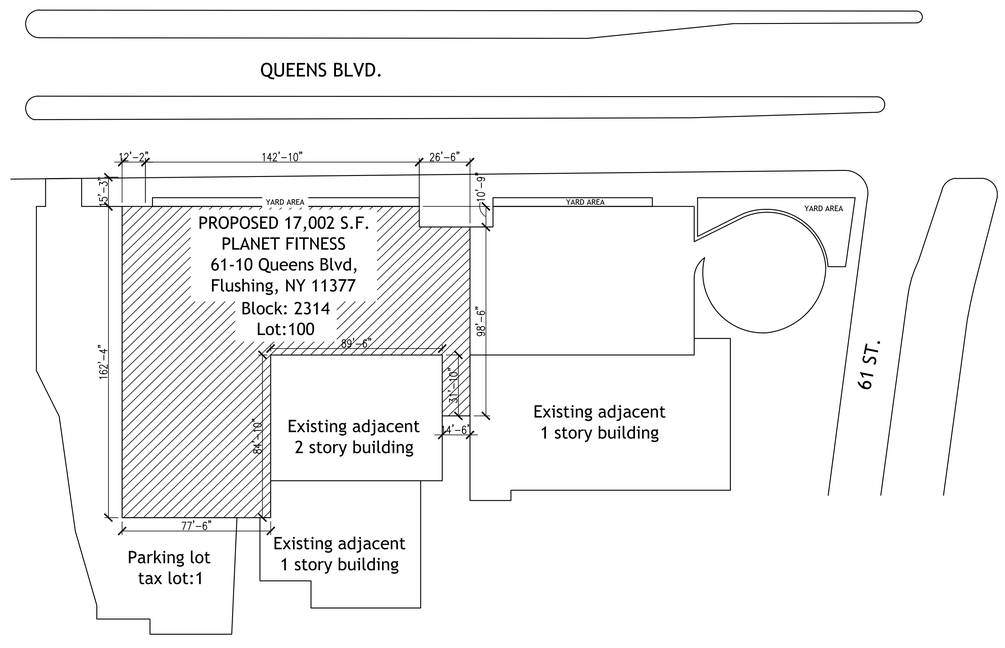
ZR 36-20 **REQUIRED ACCESSORY OFF STREET PARKING SPACES**

ZR 36-21: 1 SPACE PER 300 SF FLOOR AREA IN C1-2 DISTRICT; 1 SPACE PER 1,000 SF IN C2-4 DISTRICT

ZR 36-62 **REQUIRED ACCESSORY OFF-STREET LOADING BERTH**

NONE REQUIRED, NONE PROVIDED

ZR 33-10 **NOTE: NO CHANGE IN BULK OF BUILDING UNDER THIS APPLICATION NO INCREASE IN FLOOR AREA UNDER THIS APPLICATION.**



1 SITE PLAN FOR ILLISTRATIVE PURPOSES ONLY

1/32" = 1'-0"

Issue Sets

No.	Issue Set	By	Date	Appr.
1	Tanning bed breaker updates	ENG.	12/10	C.H.
2	LL comments	CH.	02/11	C.H.
3	LL comments	CH.	03/22	C.H.

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Project Manager Approval

Architect/Engineer of Record

REGISTERED ARCHITECT DANIEL K. MULLIN 029944 STATE OF NEW YORK

09/03/21

DOB# Q00655156 DOB# Q00655156

Location
61-10 QUEENS BLVD.
WOODSIDE, NY. 11377

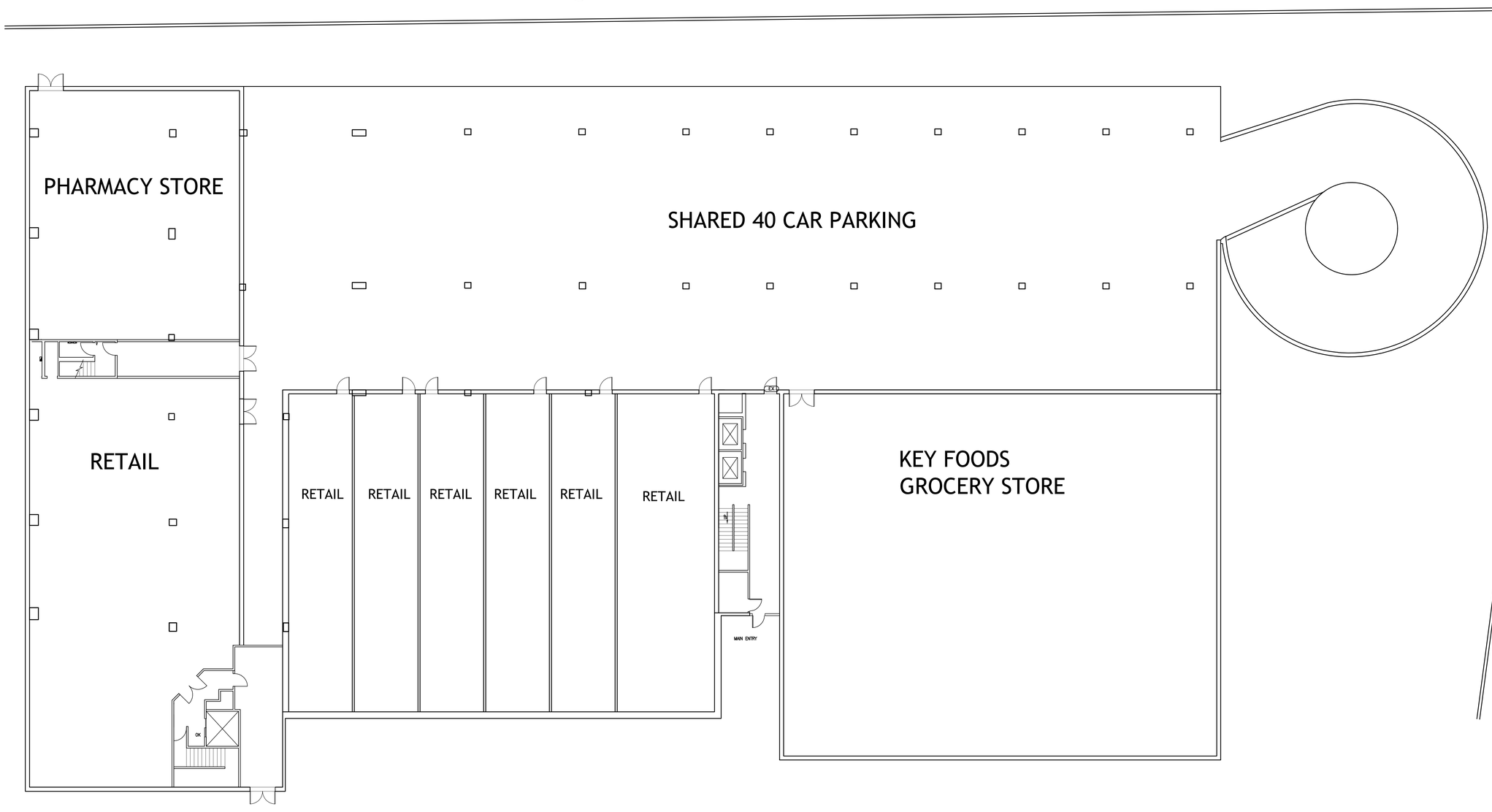
Project/Space No.
Planet Fitness Tenant Improvement

Sheet Title
SITE PLAN & ZONING

Scale: As Shown
Drawn By: **D.J.**
Chk'd By: C.H.
Issue Date:
September 10, 2021

Project No.
20-12-02

Sheet
C100.0



1 GROUND FLOOR PLAN

3/32" = 1'-0"

NOTE: THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY

Issue Sets

No.	Issue Set	By	Date	Appr.
1	Tanning bed breaker updates	ENG.	12/10	C.H.
2	LL comments	CH.	02/11	C.H.
3	LL comments	CH.	03/22	C.H.

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09/03/21

DOB# Q00655156 DOB# Q00655156

Location
61-10 QUEENS BLVD.
WOODSIDE, NY. 11377

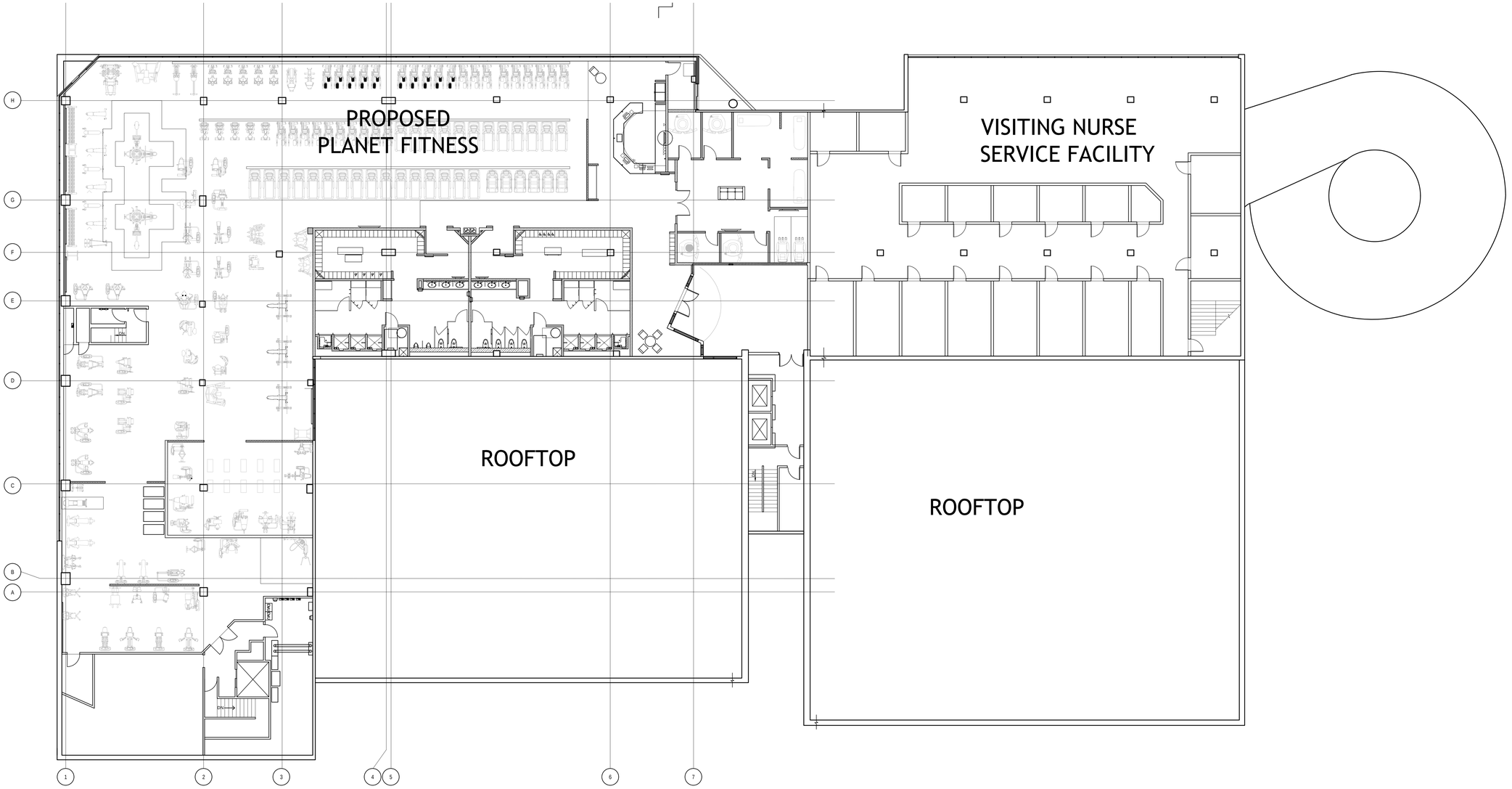
Project/Space No.
Planet Fitness Tenant Improvement

Sheet Title
GROUND FLOOR TYPICAL PLAN

Scale: As Shown
Drawn By: **D.J.**
Chk'd By: C.H.
Issue Date:
September 10, 2021

Project No.
20-12-02

Sheet
C110.0


PROPOSED
PLANET FITNESS
VISITING NURSE
SERVICE FACILITY
ROOFTOP
ROOFTOP
H
G
F
E
D
C
B
A
1
2
3
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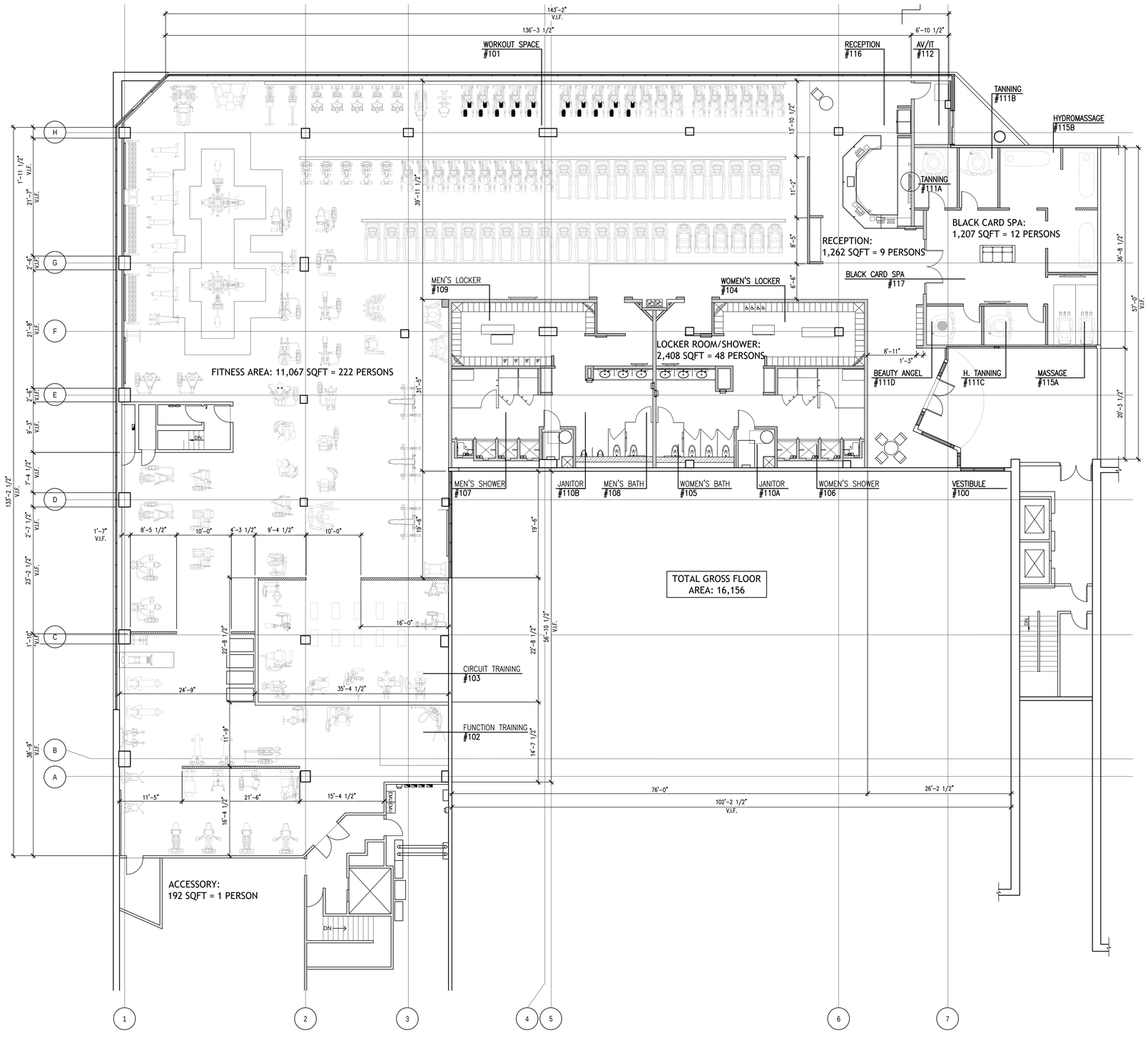

1 EQUIPMENT PLAN
1/8" = 1'-0"

Issue Sets

No.	Issue Set	By	Date	Appr.
1	Tanning bed breaker updates	ENG.	12/10	C.H.
2	LL comments	CH.	02/11	C.H.
3	LL comments	CH.	03/22	C.H.

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DOB# Q00655156 DOB# Q00655156

Location
61-10 QUEENS BLVD.
WOODSIDE, NY. 11377

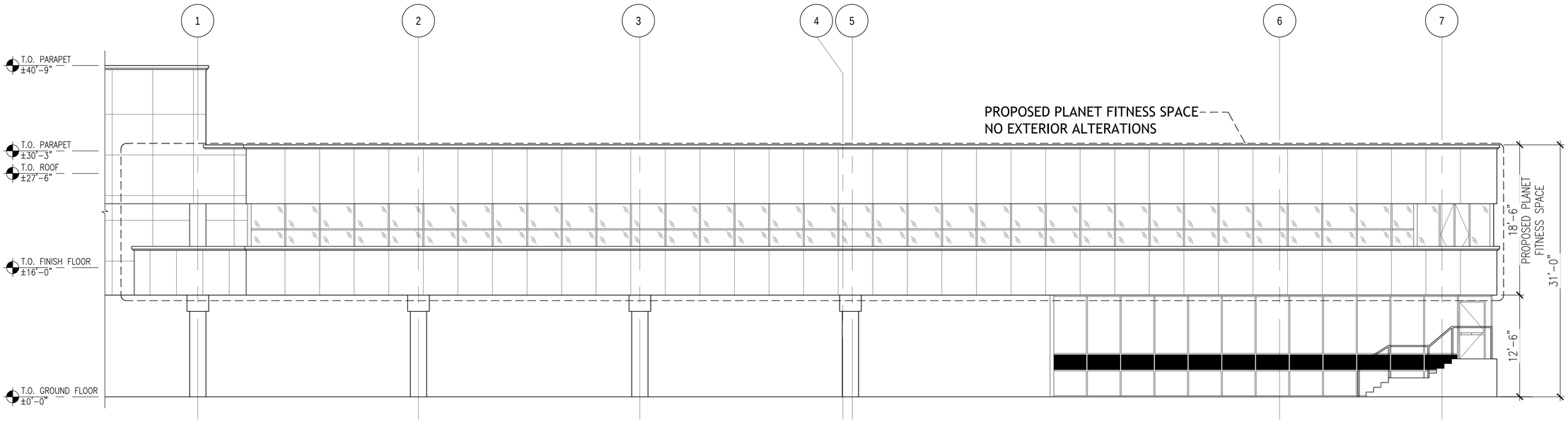
Project/Space No.
Planet Fitness Tenant Improvement

Sheet Title
PROPOSED FLOOR PLAN

Scale: As Shown
Drawn By: D.J.
Chk'd By: C.H.
Issue Date: September 10, 2021

Project No. 20-12-02

Sheet A100.0



1 EXTERIOR ELEVATION OF 61-10 QUEENS BLVD. WOODSIDE, NY. 11377

1/4" = 1'-0"

NOTE: THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY

Issue Sets

No.	Issue Set	By	Date	Appr.
1	Tanning bed breaker updates	ENG.	12/10	C.H.
2	LL comments	CH.	02/11	C.H.
3	LL comments	CH.	03/22	C.H.

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Architect/Engineer of Record

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09/03/21

DOB# Q00655156 DOB# Q00655156

Location
61-10 QUEENS BLVD.
WOODSIDE, NY. 11377

Project/Space No.
Planet Fitness Tenant Improvement

Sheet Title
EXTERIOR ELEVATION

Scale: As Shown
Drawn By: **D.J.**
Chk'd By: C.H.
Issue Date:
September 10, 2021

Project No.
20-12-02

Sheet
A400.0