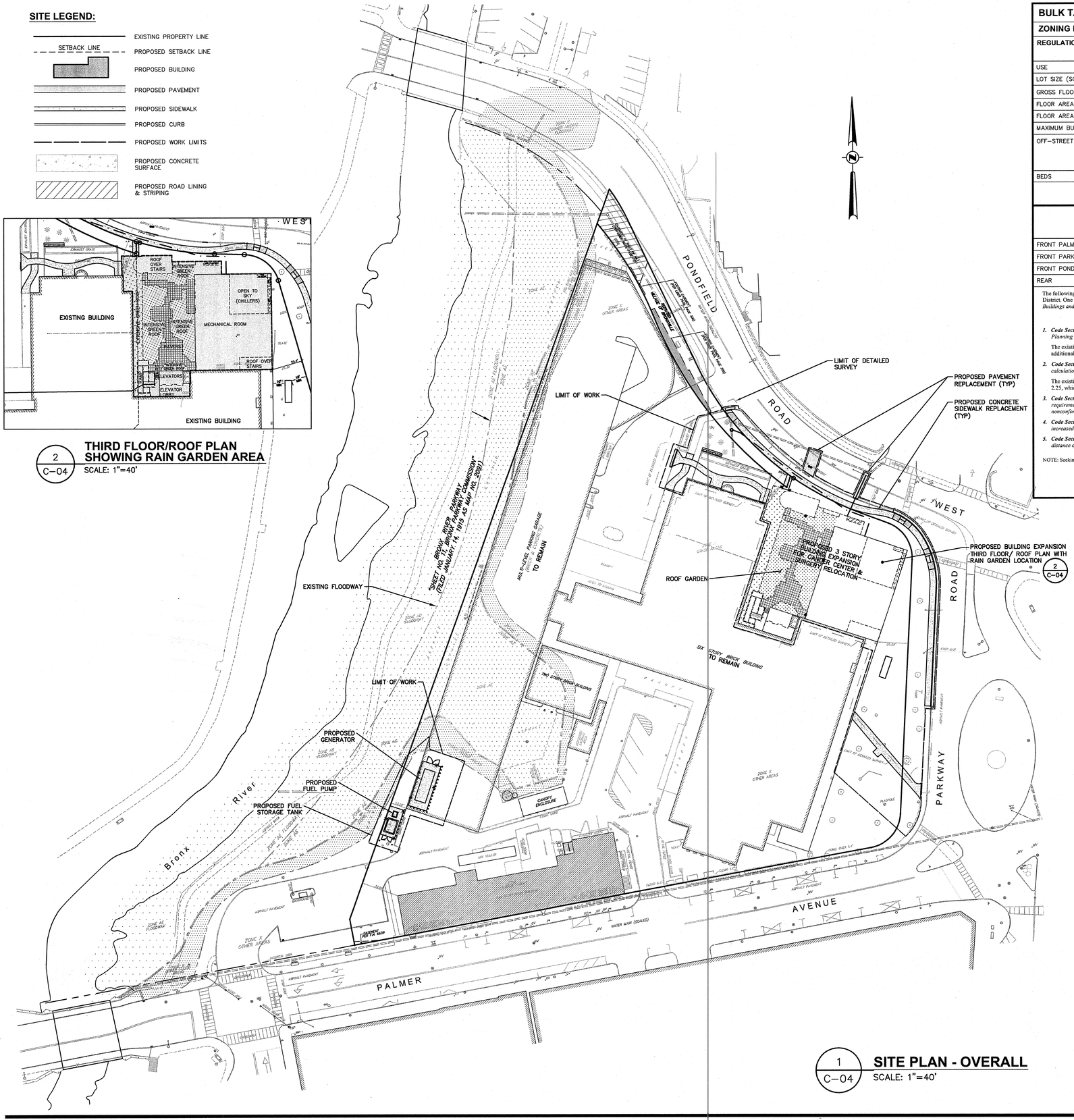
SITE LEGEND:

- EXISTING PROPERTY LINE
- PROPOSED SETBACK LINE (SETBACK LINE)
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED CURB
- PROPOSED WORK LIMITS
- PROPOSED CONCRETE SURFACE
- PROPOSED ROAD LINING & STRIPING

2 / C–04 **THIRD FLOOR/ROOF PLAN SHOWING RAIN GARDEN AREA**
SCALE: 1"=40'



1 / C–04 **SITE PLAN - OVERALL**
SCALE: 1"=40'

BULK TABLE: VILLAGE OF BRONXVILLE

ZONING DISTRICT: BUSINESS A

REGULATION	REQUIRED	EXISTING	PROPOSED NEW BUILDING ONLY	PROPOSED SITE AFTER ADDITION
USE	NOT APPLICABLE	HOSPITAL	HOSPITAL	HOSPITAL
LOT SIZE (SQUARE FEET / ACRES)	NO REQUIREMENT	154,209 SF/3.54 AC	154,209 SF/3.54 AC	154,209 SF/3.54 AC
GROSS FLOOR AREA – FIRST FLOOR	3,500 SQ FT	47,905 SG FT [1]	10,844 SQ FT [1]	58,749 SQ FT [1]
FLOOR AREA – TOTAL	NO REQUIREMENT	309,570 SQ FT	36,690 SQ FT	346,260 SQ FT
FLOOR AREA RATIO – (FAR)	1.5	2.01 [2,3]	0.24	2.25 [2,3]
MAXIMUM BUILDING HEIGHT	72 FT AND 6 STORIES	70.7 FT AND 6 STORIES	36.1 FT AND 3 STORIES	70.7 FT AND 6 STORIES
OFF–STREET PARKING	1 PER 2.5 AVG DAILY ER VISITS 1 PER 2.5 AVG DAILY OUTPATICENTS 73 MINIMUM 36/2.5+96/2.5=53 73 REQUIRED	453 + 196 ADDITIONAL EMPLOYEE PARKING PROVIDED OFF THIS SITE	NO ADDITIONAL PARKING PROPOSED	NO ADDITIONAL PARKING PROPOSED
BEDS	85/ACRE MAX – 300 MAX THIS SITE	291	291	291

	YARDS					FRONTAGE	
	REQUIRED	EXISTING HOSPITAL 6 STORIES	EXISTING BUILDING 5 STORIES	EXISTING PARKING STRUCTURE	PROPOSED BUILDING 3 STORIES	REQUIRED	EXISTING/ PROPOSED
FRONT PALMER AVE.	0 FT	6.14 FT	0.11 FT	**	**	35FT MAX	455±FT
FRONT PARKWAY ROAD	0 FT	25.39 FT	**	**	3.2 FT [5]	35FT MAX	293±/309.4±FT [4]
FRONT PONDFIELD RD W.	0 FT	20.7 FT	**	0.6 FT	2.4 FT [5]	35FT MAX	382±FT
REAR	0 FT OR >6 FT	**	30.99 FT	0.7 FT	**	N/A	N/A

The following four area variances are required for the proposed Site Plan. Most of these required variances relate to Section 310-14.D, which are the area, bulk and height controls for the Central A Business District. One required variance relates to Section 310-42.I, which are specific requirements for a specially permitted hospital use, and one required variance relates to Section 310-25, *Non-Conforming Buildings and Uses*.

1. ***Code Section 310-14.D(2) Floor area.*** *No single use shall occupy more than 3,500 gross square feet of floor area on the principal street level. Such limit may be increased by special permit of the Planning Board in accordance with standards of Article VII of this chapter to a gross square footage not exceeding 5,000 square feet.*

   The existing first floor building footprint is 47,905 SF. The proposed addition has a footprint of 10,844 SF, resulting in a total footprint of 58,794 SF, which will require an area variance to allow an additional 53,794 SF over the maximum of 5,000 SF that the Planning Board can allow for a specially permitted use.
2. ***Code Section 310-42.I(3) Floor area ratio*** [for a hospital use]. *The floor area ratio of all buildings on any lot occupied by a hospital and its customary accessory uses shall not exceed 1.5. Floor area calculations shall include all basement areas.*

   The existing hospital has a floor area of 309,570 SF, which results in a Floor Area Ratio (FAR) of 2.01. With the proposed addition, the hospital floor area becomes 346,260,which results in a FAR of 2.25, which will require an area variance to allow additional FAR of 0.75 over the maximum permitted FAR of 1.5 for a specially permitted hospital use.
3. ***Code Section 310-25.C.*** *Any building (other than a sign), the use of which is in conformity with the regulations set forth in this chapter, but which building does not conform to one or more of the requirements hereof other than the use requirements, may be altered, enlarged or rebuilt, provided that such building shall not be altered, enlarged or rebuilt so as to increase the degree of nonconformity thereof.*
4. ***Code Section 310-14.D.(4). Street frontage.*** *Principal permitted uses shall occupy no more than 35 linear feet of street frontage along any street measured at the street level. Such limit may be increased by special permit of the Planning Board in accordance with the standards of Article VII of this chapter to a street frontage not to exceed 50 linear feet.*
5. ***Code Section 310-42.I(4)(b)*** *For any such building exceeding 42 feet in height, the walls of which made an angle of less than 45° with a street line, shall be distant from such street line an average distance of 19 feet and no part of such building shall be nearer than six feet to a street line.*

NOTE: Seeking an interpretation/reversal from the Z.B.A. of the Superintendent of Building's determination of the following variances; 310-14.D(2), 310-14.D(4) and 310--42.(I)(4)(b).

SITE PLAN NOTES:

GENERAL CONSTRUCTION:

1. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AND UNDER THE SUPERVISION OF A NEW YORK STATE LICENSED LAND SURVEYOR.
2. ALL PAVEMENT RESTORATION SHALL MEET AND MATCH EXISTING GRADES.
3. ALL SAWCUT LINES SHALL BE PARALLEL AND CURVILINEAR TO EXISTING OR PROPOSED CURBING AND SHALL BE A CONSTANT DISTANCE OF 18" MIN AWAY.
4. ALL ARCHITECTURE IS SUBJECT TO PLANNING BOARD REVIEW.
5. NOTIFY VILLAGE, ENGINEER AND OWNER 48 HOURS PRIOR TO INITIALIZATION OF ANY WORK ON SITE.
6. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT PRIOR REVIEW AND APPROVAL FROM THE ENGINEER.
7. CONTRACTOR IS RESPONSIBLE FOR EMPLOYING AND MAINTAINING ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING CONSTRUCTION.
8. CONTRACTOR IS RESPONSIBLE FOR PROPERLY & SAFELY MAINTAINING AREA BETWEEN ALL ADJOINING PROPERTIES.
9. NO WORK, STORAGE OR TRESPASS SHALL BE PERMITTED BEYOND THE SITE PROPERTY LINES OR PUBLIC RIGHT–OF–WAY.
10. ALL EXISTING LAWN AREA, CURBING, PAVING, SIDEWALKS, CULVERTS OR OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED BY TRENCHING OR EXCAVATION OPERATIONS SHALL BE REPLACED OR REPAIRED TO A CONDITION EQUAL TO EXISTING, AS DESCRIBED IN CONTRACT DOCUMENTS OR AS ORDERED BY ENGINEER (AOBE). MAILBOXES, SIGN POSTS, ETC SHALL BE PROTECTED OR REMOVED AND REPLACED EXACTLY AS THEY WERE BEFORE BEING DISTURBED. REMOVE AND REPLACE AFFECTED CURBING AND SIDEWALK TO NEAREST JOINT. REMOVE PAVEMENT AND REPLACE TO SAW CUT LINE, SAW CUT IN STRAIGHT LINE TO POINT NEEDED TO BLEND GRADE, REMOVE LAWN AND REPLACE AT A MINIMUM TO THE LIMIT OF EXCAVATION.

LAYOUT :

1. BUILDING DIMENSIONS TO BE TAKEN FROM ARCHITECTURAL BUILDING PLANS. NOTIFY THE ENGINEER OF ANY DEVIATION FROM CONDITIONS SHOWN ON THIS PLAN.

PAVING:

1. NO VEHICULAR TRAFFIC OF ANY SORT SHALL BE PERMITTED ON THE SURFACE OF SUBBASE COURSE MATERIAL ONCE IT HAS BEEN FINE GRADED, COMPACTED, AND IS READY FOR PAVING. SUBBASE MATERIAL SO PREPARED FOR PAVING SHALL BE PAVED WITHIN THREE DAYS OF PREPARATION.
2. SUBBASE MATERIAL AND THE VARIOUS ASPHALT CONCRETE MATERIALS CALLED FOR IN THESE DRAWINGS SHALL CONFORM WITH THE REFERENCED SECTION OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 1, 2008. CONSTRUCTION SHALL BE AS FURTHER SET FORTH IN THOSE SPECIFICATIONS AND AS OTHERWISE PROVIDED FOR IN THESE DRAWINGS.
3. PLACE ASPHALT CONCRETE MIXTURE ON PREPARED SURFACE, SPREAD AND STRIKE–OFF USING A SELF–PROPELLED PAVING MACHINE, WITH VIBRATING SCREED. PLACEMENT IN INACCESSIBLE AND SMALL AREAS MAY BE BY HAND.
4. PROVIDE JOINTS BETWEEN OLD AND NEW PAVEMENTS OR BETWEEN SUCCESSIVE DAY'S WORK.
5. TACK COAT WHEN SPECIFIED OR CALLED OUT ON THE DRAWINGS OR REQUIRED BY THE REFERENCED SPECIFICATION SHALL CONFORM WITH THE FOLLOWING:
   A. TACK COAT SHALL MEET THE MATERIAL REQUIREMENTS OF 702–90 ASPHALT EMULSION FOR TACK COAT OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 1, 2008, SHALL BE APPLIED IN ACCORDANCE WITH SECTION 407 – TACK COAT SHALL BE IN ACCORDANCE WITH THOSE SPECIFICATIONS AND AS OTHERWISE PROVIDED FOR IN THESE DRAWINGS.
   B. REMOVE LOOSE AND FOREIGN MATERIAL FROM ASPHALT SURFACE BEFORE PAVING NEXT COURSE. USE POWER BROOMS, BLOWERS OR HAND BROOM.
   C. APPLY TACK COAT TO ASPHALT PAVEMENT SURFACES AND SURFACES OF CURBS, GUTTERS, MANHOLES, AND OTHER STRUCTURES PROJECTING INTO OR ABUTTING PAVEMENT. DRY TO A "TACKY" CONSISTENCY BEFORE PAVING.
   D. TACK COAT ENTIRE VERTICAL SURFACE OF ABUTTING EXISTING PAVEMENT.
6. AFTER COMPLETION OF PAVING AND SURFACING OPERATIONS, CLEAN SURFACES OF EXCESS OR SPILLED ASPHALT, GRAVEL OR STONE MATERIALS TO THE SATISFACTION OF THE ENGINEER.

STRIPING:

1. STRIPE PAVEMENT AS INDICATED ON THE PLANS AND/OR IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
2. COLOR: DRIVE LANE DIVIDERS – WHITE OR AOBE
   NO PARKING ZONE WARNINGS – WHITE OR AOBE
   PARKING DIVIDERS – WHITE OR AOBE
   WALKING LINES – WHITE OR AOBE
   HANDICAP PARKING LINES & SYMBOL – BLUE
   DOUBLE LINE – YELLOW

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STATE OF NEW YORK · RICHARD H. CHAZEN · 057818-1 · LICENSED PROFESSIONAL ENGINEER

FOR PLANNING BOARD REVIEW

REVISIONS NO.	DATE	BY

PROJECT NO: 2009-09
DATE: 10/03/2011
DRAWN BY: SD/MM/GC
SHEET NO.
C-04

LAWRENCE HOSPITAL CENTER
CANCER CENTER & OPERATING ROOM RELOCATION
55 PALMER AVENUE
BRONXVILLE, NY 10708

LILLIBRIDGE SM
A VENTAS COMPANY

THE Chazen COMPANIES
Engineers/Surveyors
Planners
Environmental Scientists
Landscape Architects
TCC PROJECT No: 81050.00

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Drawing Name: X:\81\81000-81099\81050.00 – Lawrence Hospital – Lillibridge\Dwg\Dev\05_PLAN_C–04_81050_SITE OVERL.dwg
Xref's Attached: TTB_81050–00_24x36_CNS.t; X–FLRPLAN–Level 1 Floor plan and site–2007r; XLTILITY_81050; XLAYOUT_81050; XDNG_BASE_81050–00; XTB_TOWN SET
Date Plotted: Oct 04, 2011, 12:46pm