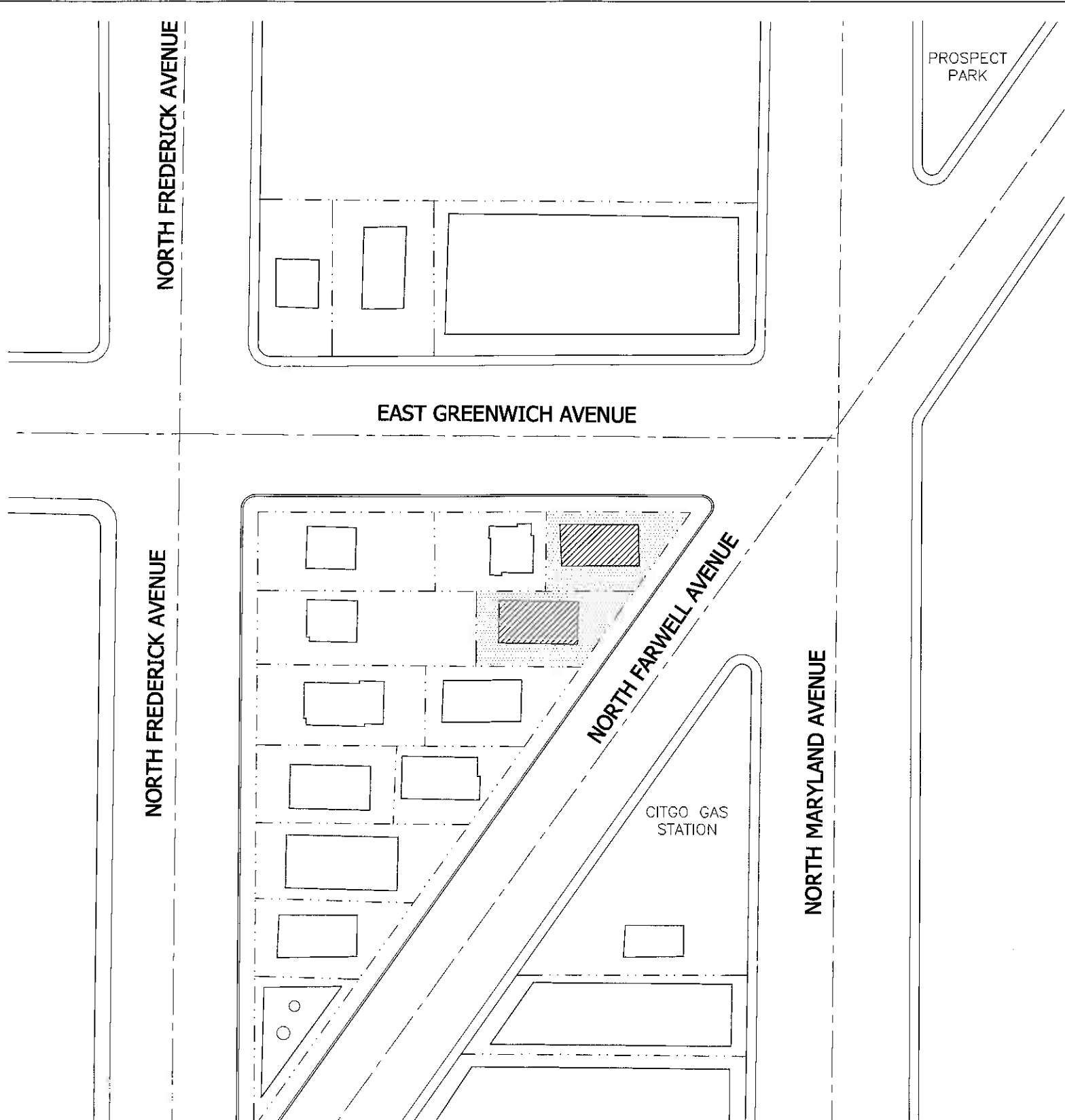


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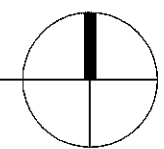


1 SITE PLAN SHOWING EXISTING BUILDINGS
N.T.S.



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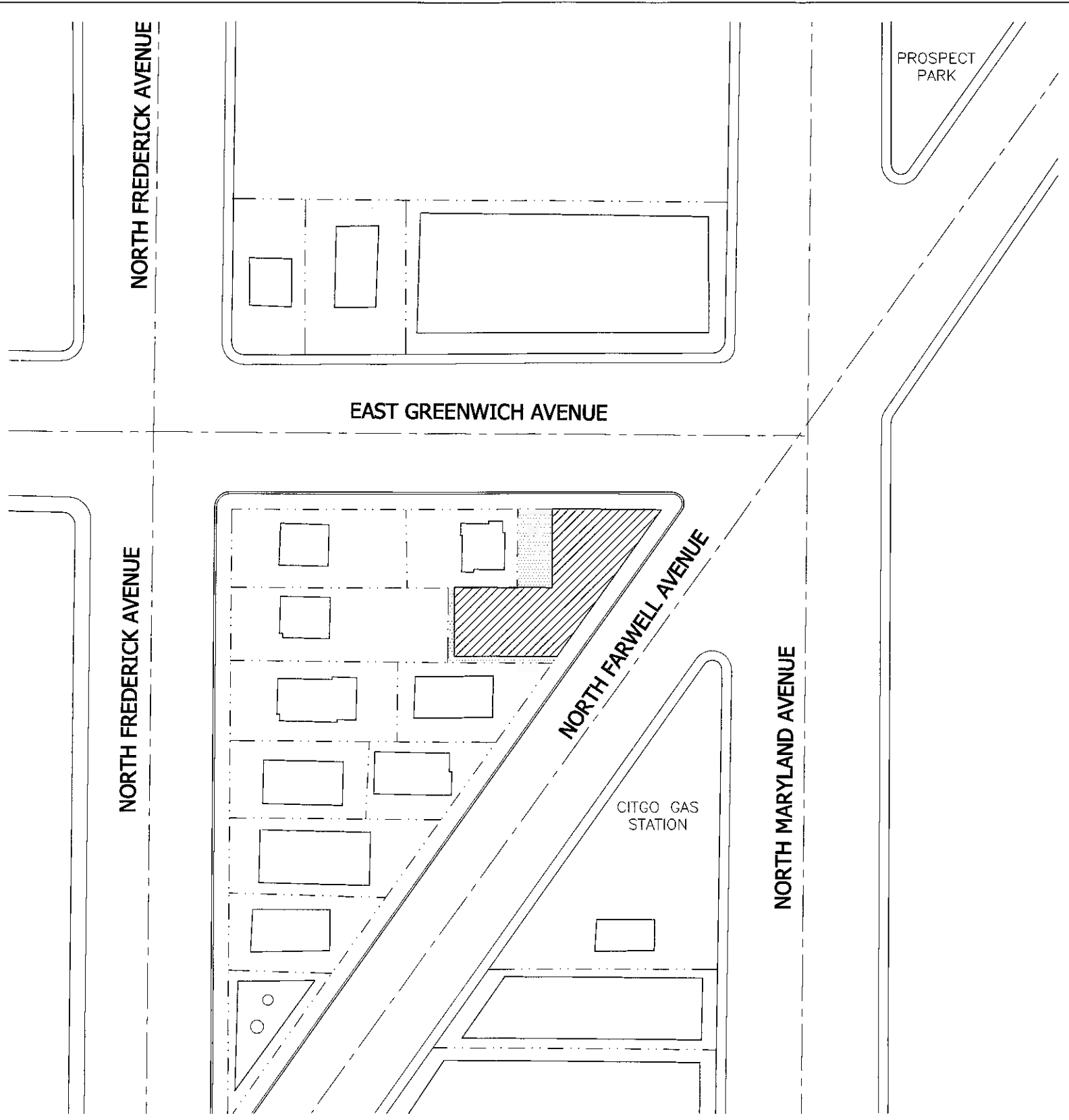
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DATE	01/26/2007
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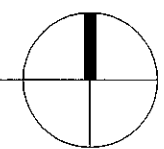


1 SITE PLAN SHOWING PROPOSED BUILDING
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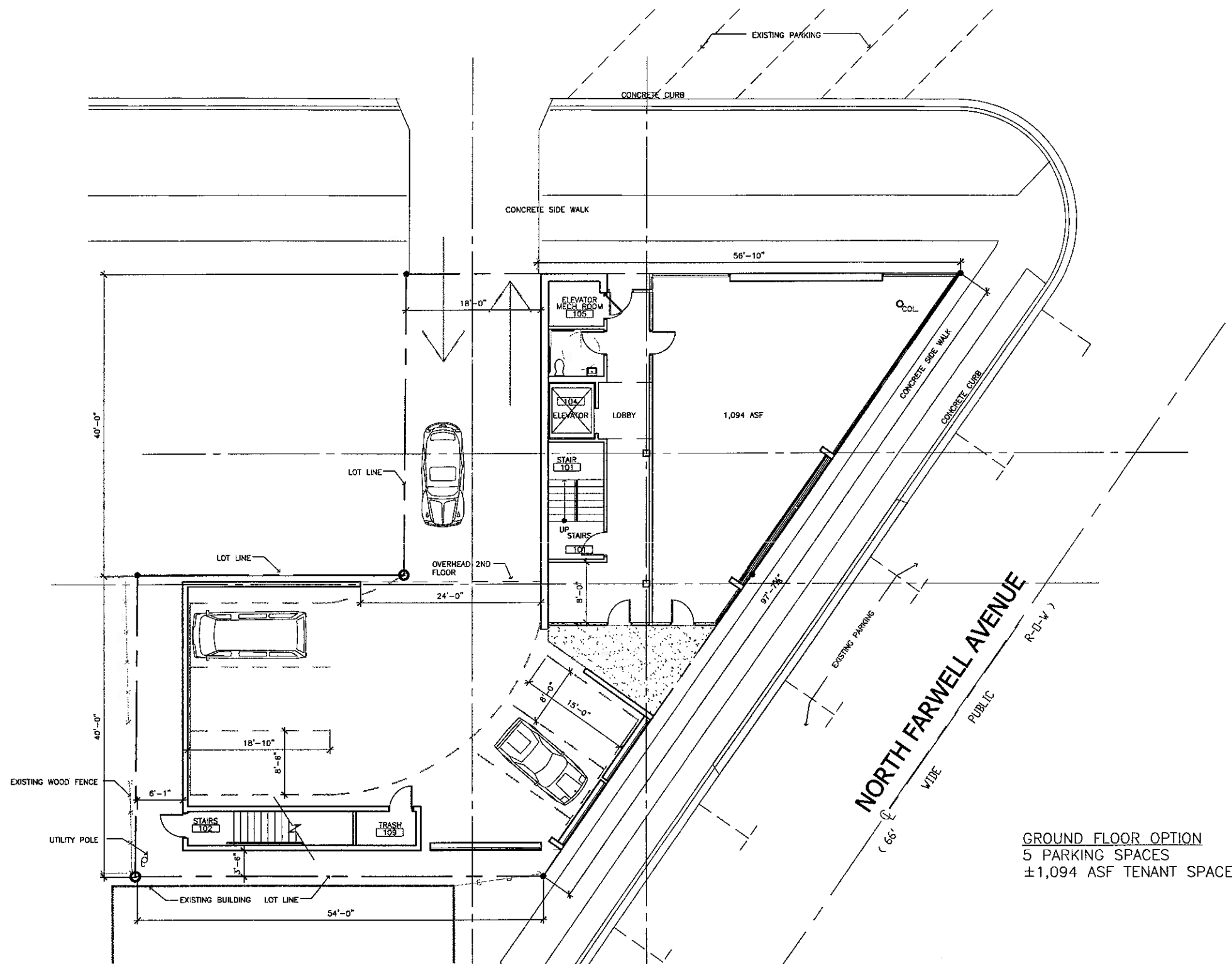
EAST GREENWICH AVENUE

(80' WIDE PUBLIC R-O-W)

LB2 ZONING RESTRICTIONS		
	REQUIRED	PROVIDED
FRONT SETBACK	0'	0'
REAR & SIDE SETBACK	0'	3'-6"/6'-1"/18'-0"
BUILDING HEIGHT	60' MAX.	APPROX. 25' & 33'

LB2 ZONING PARKING REQUIREMENTS		
	REQUIRED	PROVIDED
GROUND FLOOR RETAIL SPACE	1 SPACE PER EA. 500 GSF ⊕ 1,183 GSF = 3 SPACES	5 NEW SPACES ON PROPERTY
2ND FLOOR OFFICE SPACE	1 SPACE PER EA. 250 GSF OF THE FIRST 2,000 GSF, 1 ADDTL. SPACE FOR EA. ADDTL. 1,000 GSF ⊕ 3,960 GSF = 10 SPACES	4 EXIST. ANGLED SPACES ON GREENWICH 5 EXIST. PARRALEL SPACES ON FARWELL
TOTAL PARKING SPACE COUNT	13 PARKING SPACES	14 PARKING SPACES

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GROUND FLOOR OPTION
5 PARKING SPACES
±1,094 ASF TENANT SPACE

1 GROUND FLOOR PLAN
1/16" = 1'-0"

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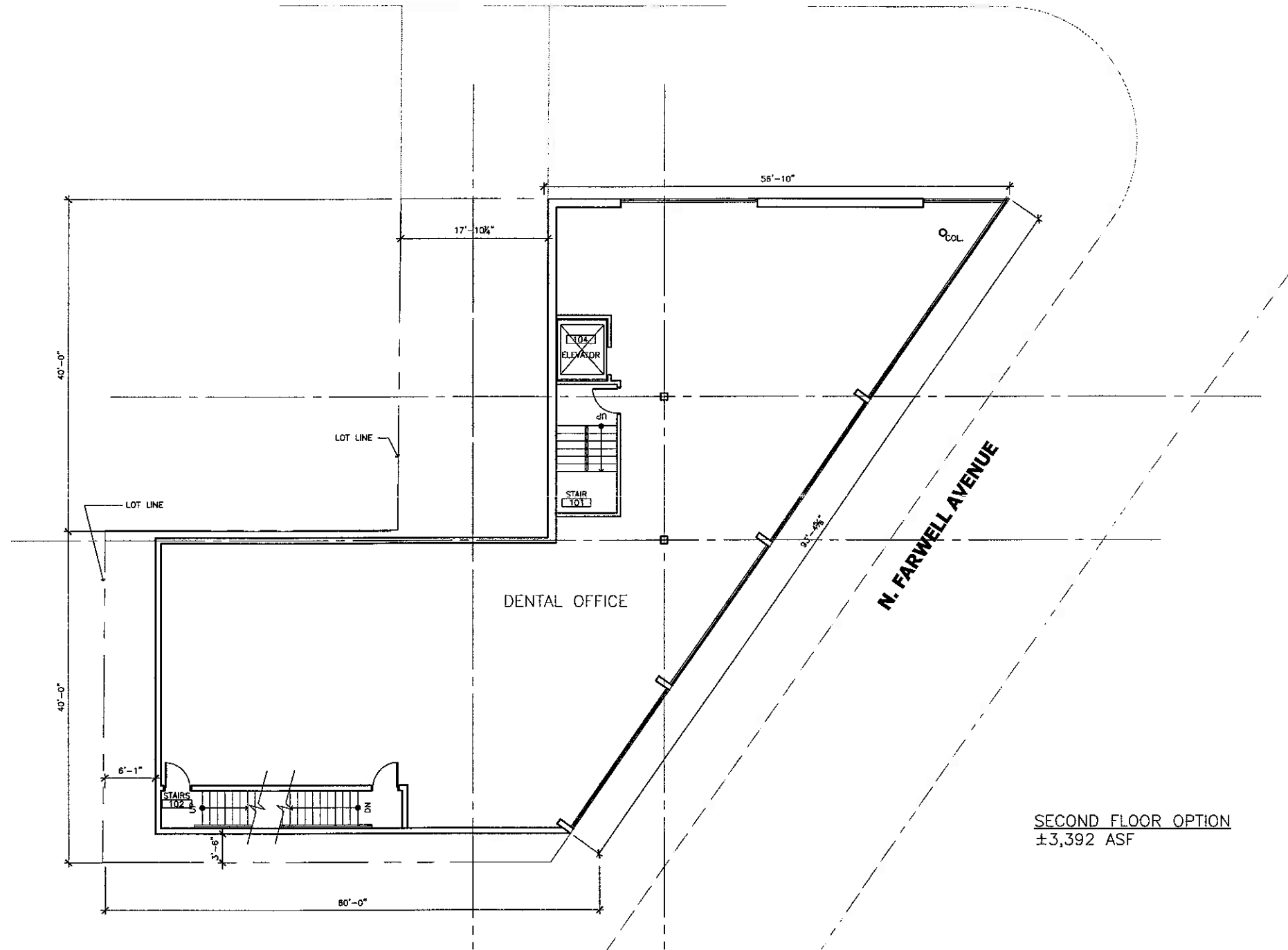
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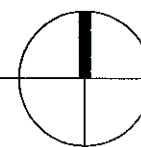
E. GREENWICH AVENUE



SECOND FLOOR OPTION
±3,392 ASF

1 SECOND FLOOR PLAN
1/16" = 1'-0"

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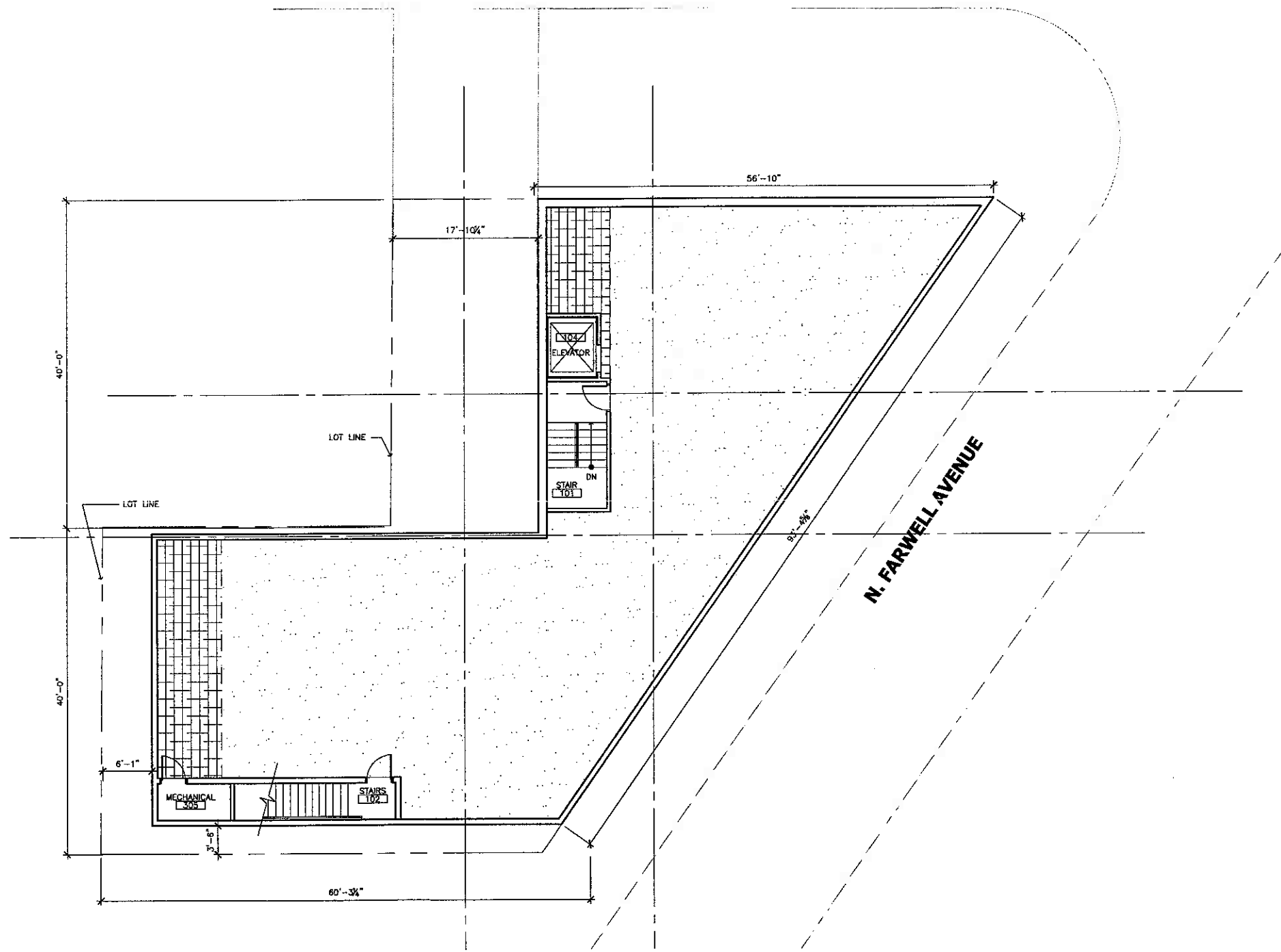
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E. GREENWICH AVENUE



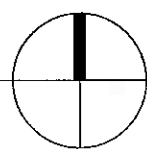
1 ROOF PLAN
1/16" = 1'-0"



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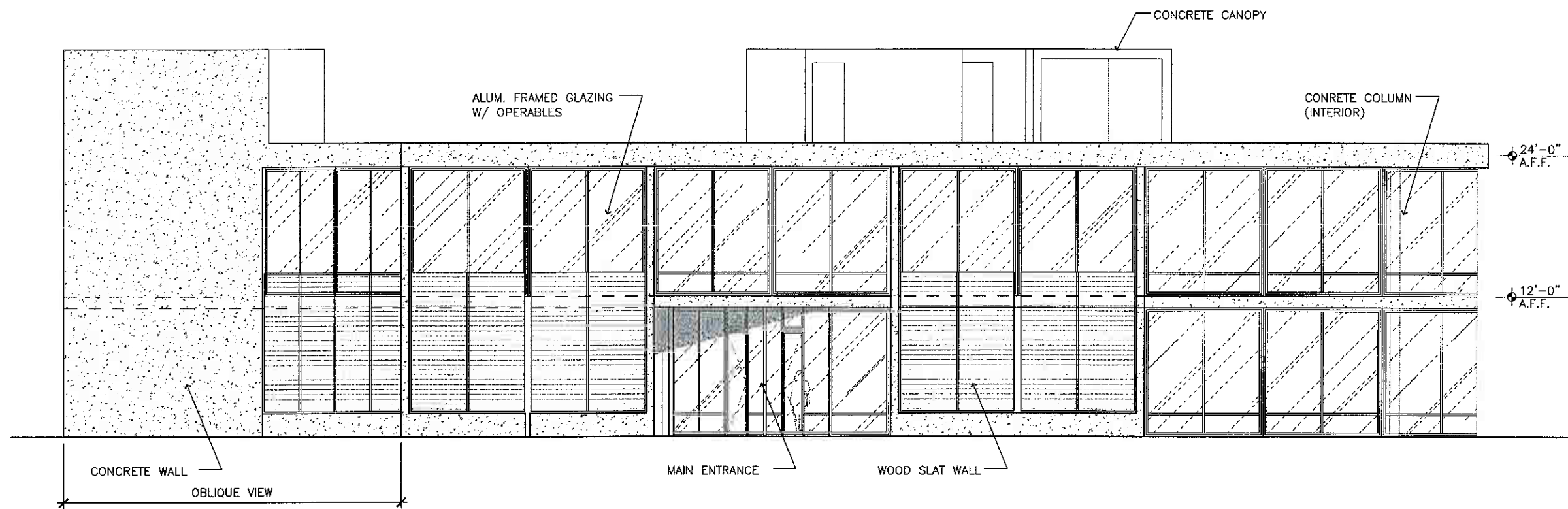
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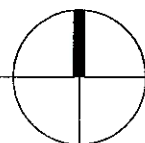
1 EAST (FARWELL) ELEVATION
 3/32" = 1'-0"

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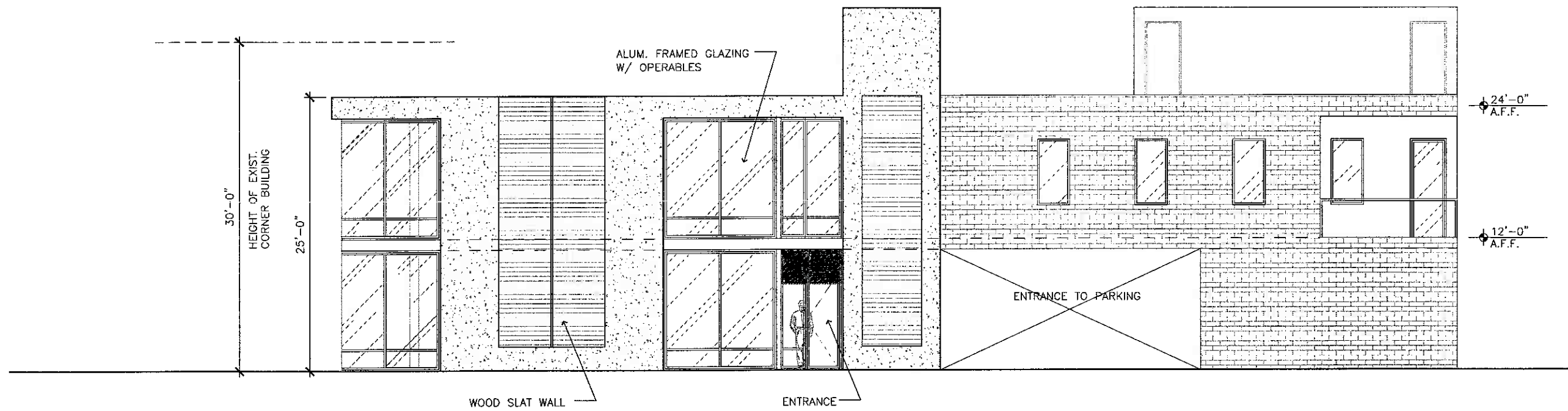


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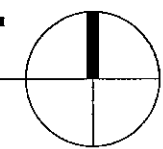


1 NORTH (GREENWICH) ELEVATION
 3/32" = 1'-0"

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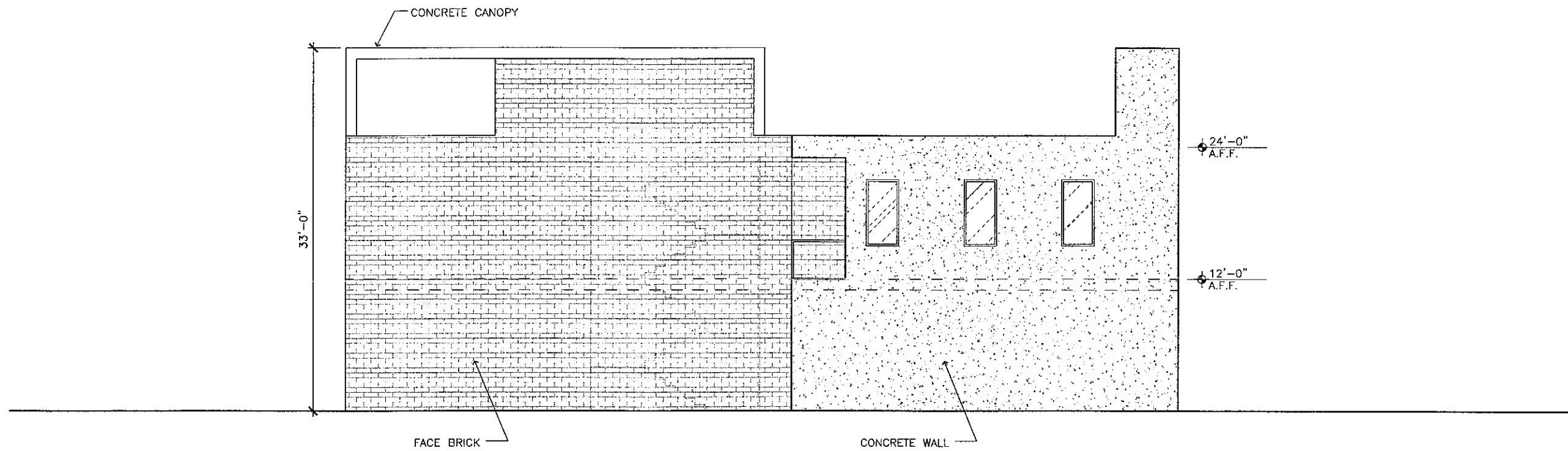


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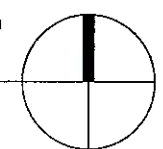


1 WEST ELEVATION
 3/32" = 1'-0"

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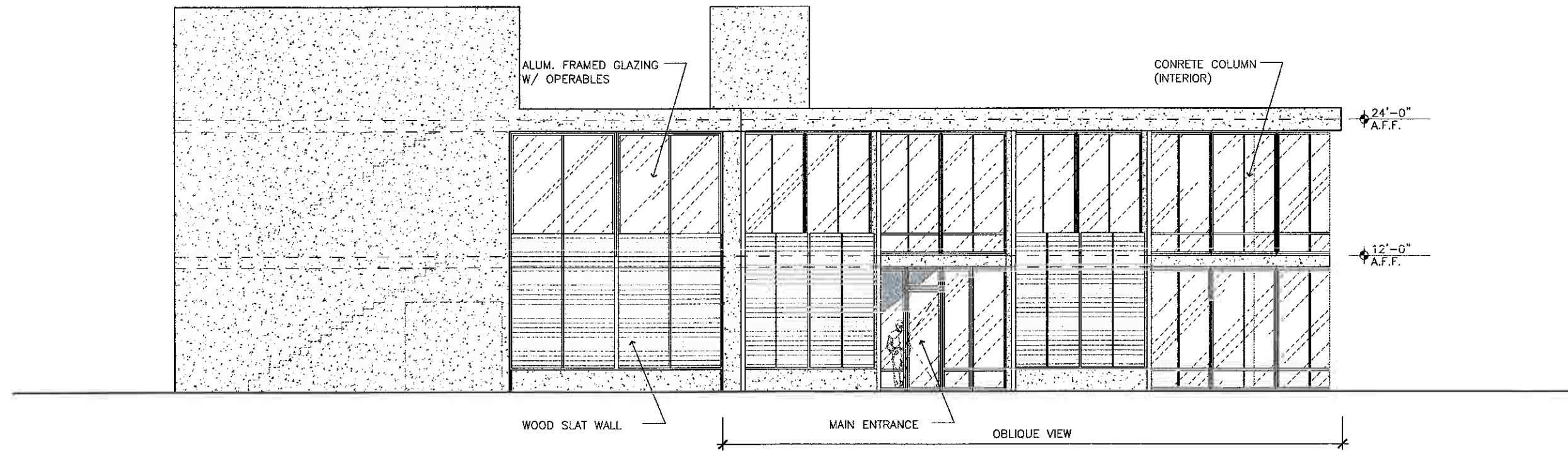


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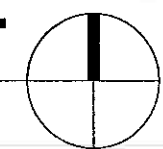
1 SOUTH ELEVATION
 3/32" = 1'-0"



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