

**1 Proposed Site Plan**  
Scale: 1" = 40'

NOTE: INFORMATION ON THIS PLAN HAS BEEN TAKEN FROM A PROPERTY SURVEY PREPARED BY WILLIAM E. JAMES, P.E., P.L.B., NYS LIC. # 250506 FOR SANTA MONICA HOLDINGS, LLC DATED: NOVEMBER 2, 2009

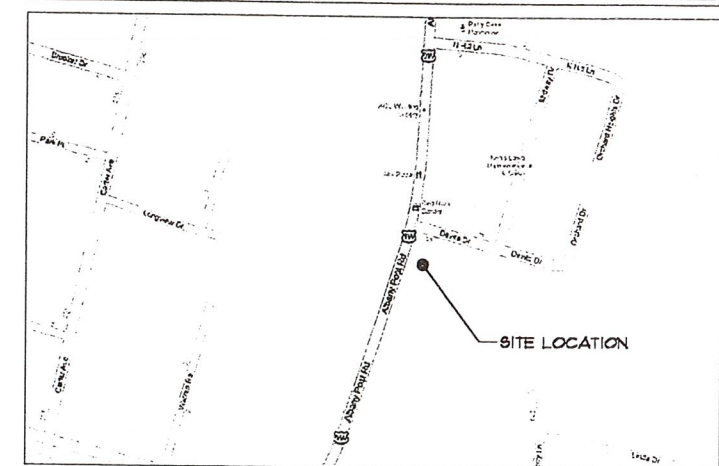
BULK TABLE REQUIREMENTS			
ZONING INFORMATION	ZONE : B DISTRICT		
	Use : Eating and Drinking Place		
	Permitted with: By Review and Approval of Planning Board		
<b>MINIMUM REQUIREMENTS</b>			
	Required	Existing	Proposed
Lot Area	15,200 SQ. FT.	116,409 SQ. FT. +/-	116,409 SQ. FT. +/-
Lot Width	120 FT	839.78 FT	839.78 FT
Lot Depth	125 FT	320.5 FT	320.5 FT
Front Yard	60 FT	42.1 FT +/-	42.1 FT +/-
Rear Yard	30 FT	N/A	N/A
Side Yard, one	15 FT	26.1 FT +/-	26.1 FT
Side Yard, both	30 FT	622.1 FT +/-	447.1 FT
Habitable Floor Area	N/A	N/A	N/A
<b>MAXIMUM PERMITTED</b>			
	Required	Existing	Proposed
Dwelling Units Per Acre	N/A	N/A	N/A
Building Height	35'-0" FT +/-	14.2 FT +/-	24.4 FT +/-
Lot Building Coverage	40% - 10,880 SF.	124% - 1,835 SF. +/-	33% - 5,835 SF.
Lot Surface Coverage	80% - 14,160 SF.	1182% - 3,145 SF. +/-	2425% - 42,193 SF.

PARKING REQUIREMENTS			
	Required	Existing	Proposed
Standard Stalls, Eating/Drinking Place	49*	0	49 (INCL 2 H.C.)
Standard Stalls, Retail	13**	0	13 (INCL 1 H.C.)
Handicapped Stalls	3	0	3
<b>Total Stalls</b>	<b>62 (INCL 3 H.C.)</b>	<b>0</b>	<b>62 (INCL 3 H.C.)</b>

SIGNAGE TABLE						
Area	Pylon		Eating/Drinking Place Building Sign	Retail Building Sign	Total	Max. Permitted
	Upper	Lower				
63.75 SQ. FT.	64	42	38.5 SQ. FT.	4.7 SQ. FT.	222.1 SQ. FT.	46.15 SQ. FT.*



**2 Site Location Map**  
Scale: N.T.S.

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THE OWNER HAS REVIEWED AND IS IN CONCURRENCE WITH THE PLAT:  
  
SIGNATURE \_\_\_\_\_  
  
DATE \_\_\_\_\_

PLANNING BOARD APPROVAL  
SECT: 20; BLK: 2; LOT: 30.21

**MINUTA ARCHITECTURE**  
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IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT TO ALTER AN ITEM IN ANY WAY, IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

FOR PLANNING BOARD REVIEW AND APPROVAL  
5266 Rte 9W  
Santa Monica Holdings, LLC, Chief Executive Officer, Mr. Keith Siffstein  
Sec. 20, Block 2, Lot 30.21  
5266 Route 9W  
Newburgh, New York 12550  
Date: 11.18.2010  
Revisions: 3.1.2011  
4.7.2011  
Drawn By: SS, M.J., PC & JT

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