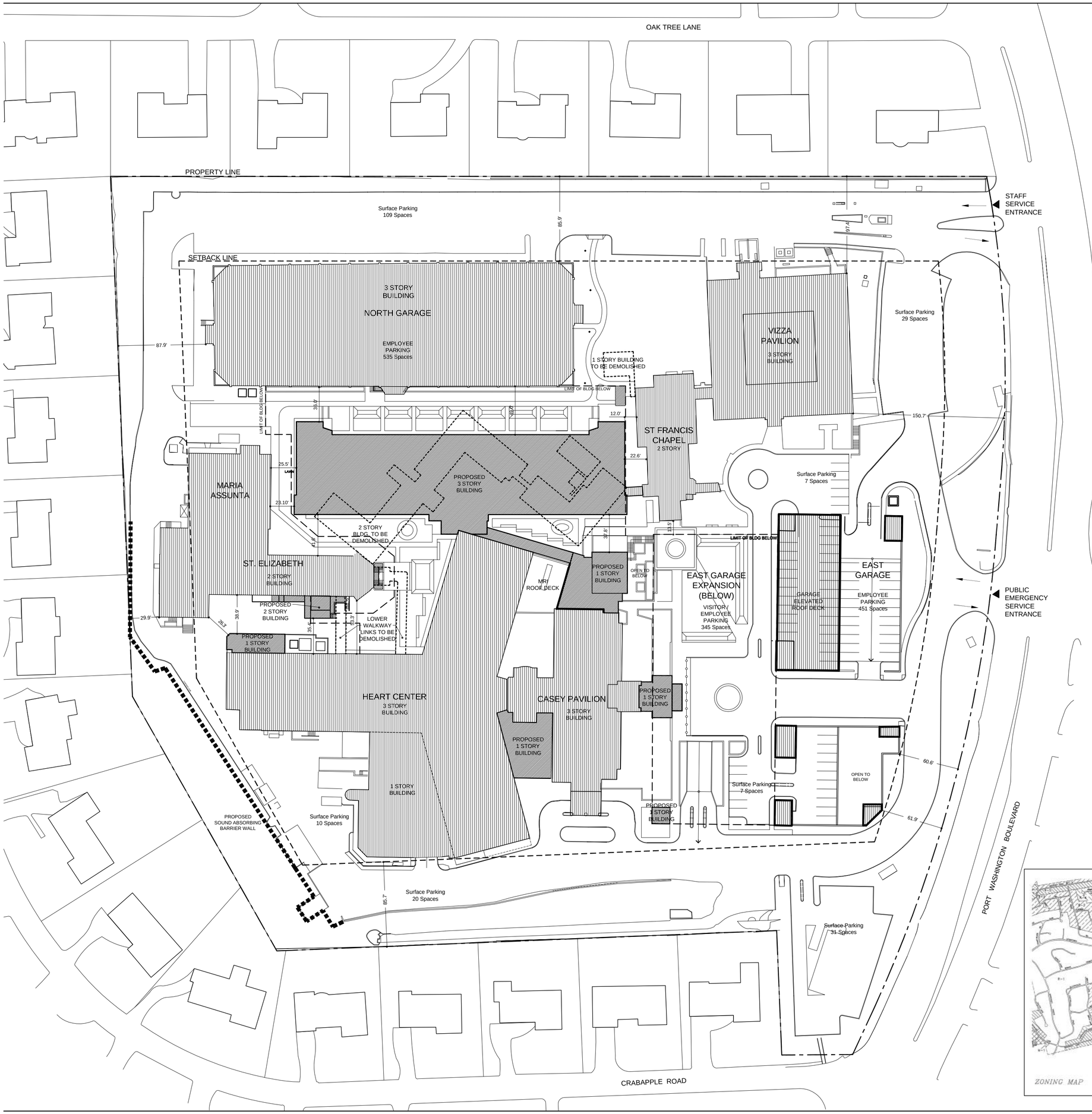


ZONING ANALYSIS

SITE AREA	15.15 acres	660,000 sf
PERMITTED LOT COVERAGE	33.33%	220,000 sf
ZONING DISTRICT	H-1	HOSPITAL

EXISTING BUILDING LOT COVERAGE

HEART CENTER	47,640 sf
LOWER WALKWAY LINKS	1,830 sf
CASEY PAVILION	15,490 sf
S. ELIZABETH/M. ASSUNTA	19,160 sf
COTTAGES	15,200 sf
NORTH GARAGE	44,730 sf
EAST GARAGE	11,620 sf
CHAPEL	6,500 sf
CHAPEL EXTENSION	830 sf
VIZZA PAVILION	20,020 sf
EXISTING BLDG. LOT COVERAGE	183,020 sf
EXISTING PERCENT COVERAGE	27.73 %

PROPOSED BUILDING LOT COVERAGE

NEW CONSTRUCTION COVERAGE	39,750 sf
BUILDING DEMOLITION COVERAGE	
COTTAGES	- 15,200 sf
LOWER WALKWAY LINKS	-1,830 sf
CHAPEL EXTENSION	-830 sf
DEMOLITION LOT COVERAGE CREDIT	-17,860 sf
NET ADDITIONAL LOT COVERAGE	21,890 sf
EXISTING + PROPOSED COVERAGE	204,910 sf
PROPOSED PERCENT COVERAGE	31.04 %

PARKING ANALYSIS

CHAPTER 240 FLOWER HILL ZONING CODE
Section 240-15 Business District
E8 Hospital or Nursing Home Use

Minimum parking requirement	1car / employee 1car / bed
Number of Employees (Main Shift)	900 cars
Number of Beds (Existing + Proposed)	364 cars
Minimum Parking Requirement	1,264 cars
Parking existing onsite	1,244 cars
Parking displaced by this Project	- 38 cars
Parking proposed by this Project	345 cars
Total Parking after Project Completion	1,551 cars

PROPOSED SOUND BARRIER

DEMOLITION

EXISTING LOT COVERAGE

PROPOSED LOT COVERAGE

ST. FRANCIS HOSPITAL
The Heart Center

100 Port Washington Blvd
Roslyn New York

Larsen Shein Ginsberg Snyder, LLP
Healthcare. Housing. Education. Interiors
170 Varick St. New York, NY 10013
212 803 0300 v 212 803 0370 f
www.lsgsarchitects.com

ASSOCIATE ARCHITECT
Angelo Francis Corva & Associates Architects
1691 Northern Blvd Manhasset, NY 11030
516 869 9800 v 516 869 9805 f

M.E.P. ENGINEERS
Lizardos Engineering Associates, PC
M / E/ P Design & Engineering
200 Old Country Road Mineola, NY 11501
516 484 1020 v 516 484 0926 f www.leapc.com

STRUCTURAL ENGINEERS
GILSANZ MURRAY STEFICEK LLP
Structural Design & Engineering
95 University Place, New York, NY 10003
212 254 0030 v 212 477 5978 f

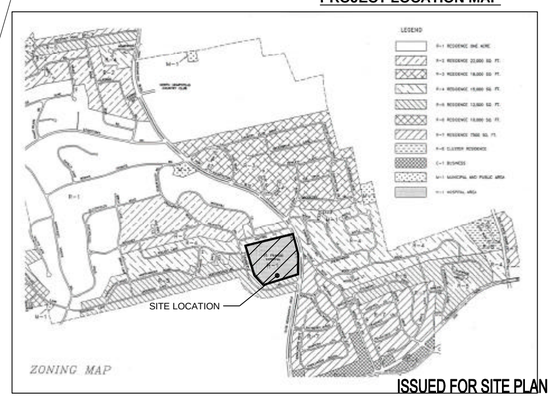
LANDSCAPE ARCHITECT
M. Paul Friedberg & Partners
Landscape Architecture & Urban Design
41 East 11th Street, New York, NY, 10003
212 477 6366 v 212 477 6548 f

SITE ENGINEERS
Sidney B. Bowne & Son, LLP
Site Engineering and Surveying Services
235 East Jericho Turnpike Mineola, NY 11501
516 746 2350 v 516 747 1396 f www.bownegroup.com

REVISIONS & ISSUES

NUMBER	DATE	DESCRIPTION
-	-	-

PROJECT LOCATION MAP



ISSUED FOR SITE PLAN REVIEW

KEY PLAN

MASTER FACILITIES PROJEC
NEW CONSTRUCTION

APPROVAL

DRAWING TITLE

ZONING PLAN

04.02.03	1/32" - 1'-0"
DATE	SCALE
VV	A 002
DRAWN BY	DRAWING NUMBER
2512	
PROJECT NUMBER	