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Town of North Hempstead



Board of Zoning Appeals

210 Plandome Road
Manhasset, NY 11030
(516) 869-7667
Fax (516) 869-7812

CALENDAR FOR MAY 22, 2024

RESIDENTIAL CALENDAR

APPEAL #21549 - John Hanson; 19 Radcliff Avenue, Port Washington; Section 4, Block 11, Lot 64; Zoned: Residence-B

Variances from §§70-40.B and 70-101.A to construct additions that are located too close to the street in both the primary and secondary front yards and a chimney/fireplace that is located too close to the side property line.

APPEAL #21551 - Erickson Brown; 5 Bank Street, Port Washington; Section 5, Block 51, Lot 57; Zoned: Business-B/Residence-C

Variances from §§70-50.C, 70-100.2.A(2) and 70-208.F to legalize additions and alterations to a non-conforming dwelling that are too close to the street, to legalize fencing that is located in a front yard and to legalize fencing that is too high.

APPEAL #21552- Edward Perlow; 2 Kent Road, New Hyde Park; Section 8, Block 294, Lot 20; Zoned: Residence-B

Variance from §70-231 to legalize a professional office in a cellar (not permitted).

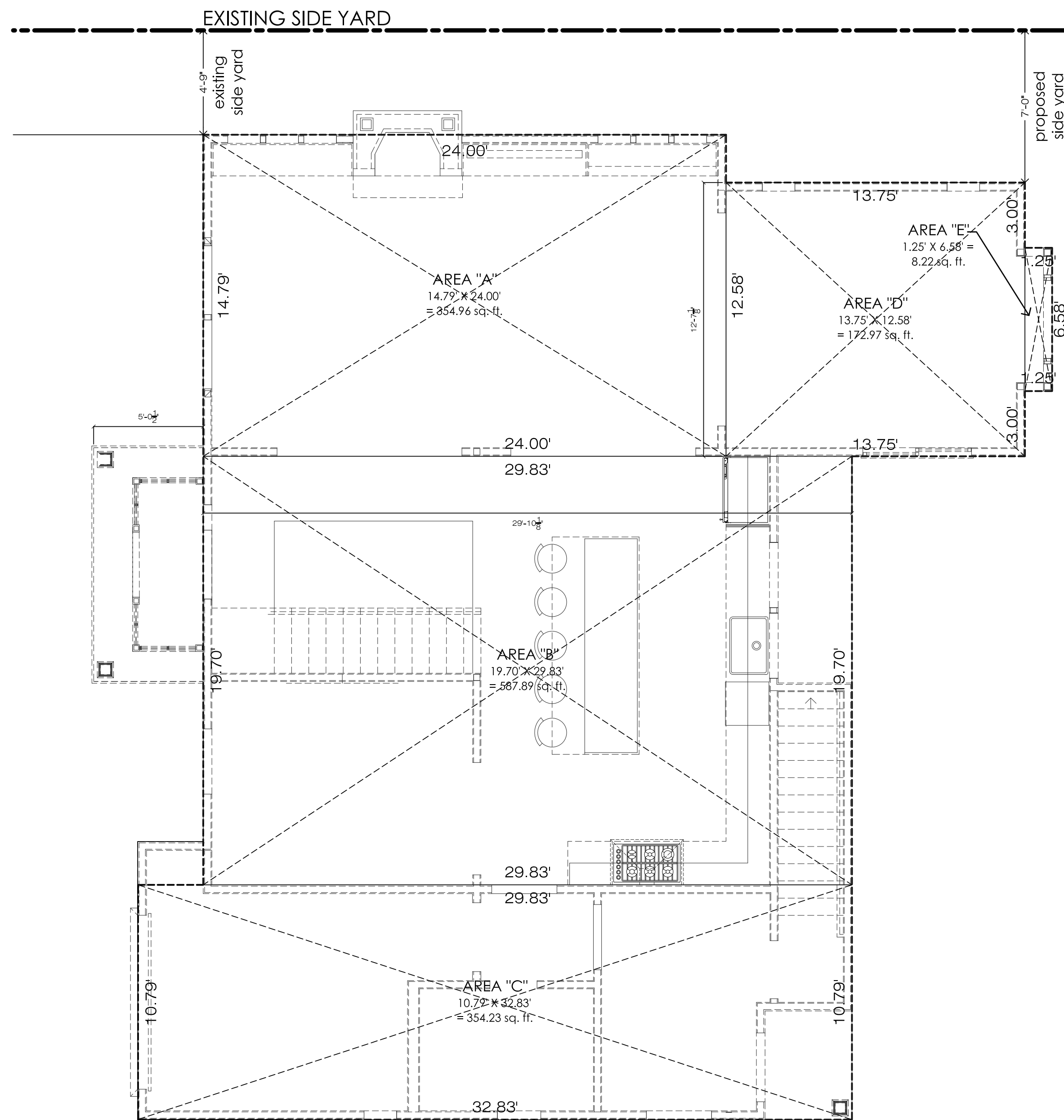
COMMERCIAL CALENDAR

APPEAL #21553 - Auto Expo Ent. Inc. (New York Paradise); 60 Northern Boulevard, Great Neck; Section 2, Block 55, Lot 203; Zoned: Business-A

Conditional use §70-126.D to permit the continued use of a commercial building as an automobile showroom (a conditional use).

APPEAL #21554 – Mohinder Singh; 2000 Hillside Ave., New Hyde Park; Section 8, Block 211-14, Lot 607; Zoned: Business-B

Variance from § 70-50(A) to convert a funeral home to a place of worship that is too close to the street.



FIRST FLOOR - GROSS FLOOR AREA PLAN

ZILKA/HANSON RESIDENCE SCALE: 1/4" = 1'-0"
 19 RADCLIFF AVENUE, PORT WASHINGTON, NY 11050

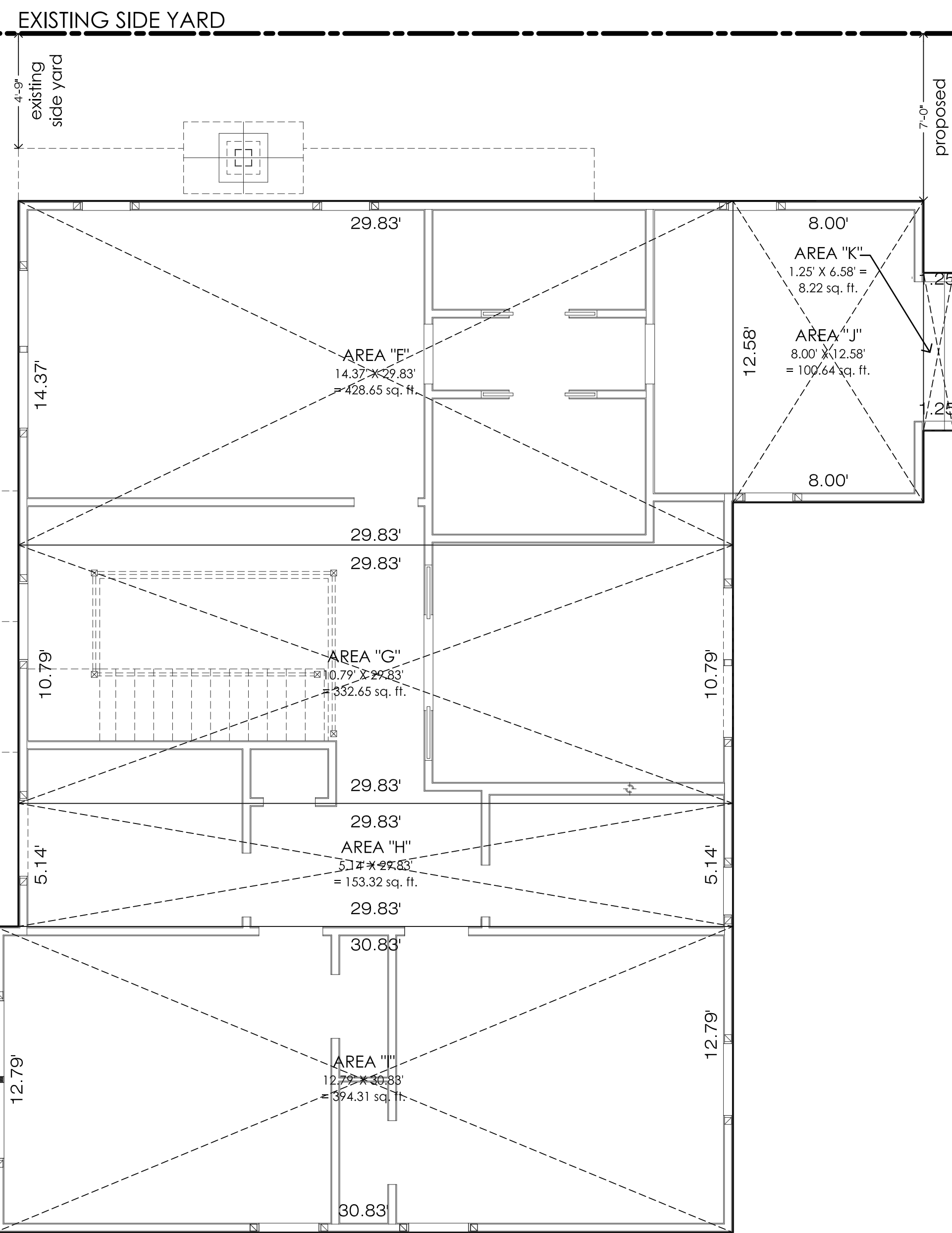
FIRST FLOOR GROSS FLOOR AREA CALCULATIONS =

AREA "A" = 14.79' X 24.00' = 354.96 sq. ft.
 AREA "B" = 19.70' X 29.83' = 587.89 sq. ft.
 AREA "C" = 10.79' X 32.83' = 354.23 sq. ft.
 AREA "D" = 13.75' X 12.58' = 172.97 sq. ft.
 AREA "E" = 1.25' X 6.58' = 8.22 sq. ft.
GROSS FLOOR AREA OF 1ST FLOOR = 1,478.27 sq. ft.

TOTAL GROSS FLOOR AREA FOR BOTH THE FIRST AND SECOND FLOOR COMBINED =
 FIRST FLOOR GROSS AREA = 1,512.09 sq. ft.
 + SECOND FLOOR GROSS AREA = 1,407.42 sq. ft.
TOTAL GROSS FLOOR AREA = 2,919.51 sq. ft.

Maximum Permissible Gross Floor Area for this TONH Residential "B" Zoning District = 3,400.00 sq. ft.
 3,400.00 (maximum permissible) - 2,919.51 (proposed) = UNDER by 480.49 sq. ft.; therefore okay

PROPOSED GROSS SQUARE FOOTAGE OF NEW SECOND FLOOR = 1,407.42 SQ. FT.
 PROPOSED GROSS SQUARE FOOTAGE OF ENLARGED FIRST FLOOR = 1,512.09 SQ. FT.
 TOTAL GROSS FLOOR AREA (BOTH FLOORS) = 2,919.51 SQ. FT.



SECOND FLOOR - GROSS FLOOR AREA PLAN

ZILKA/HANSON RESIDENCE SCALE: 1/4" = 1'-0"
 19 RADCLIFF AVENUE, PORT WASHINGTON, NY 11050

SECOND FLOOR GROSS FLOOR AREA CALCULATIONS =

AREA "F" = 14.37' X 29.83' = 428.65 sq. ft.
 AREA "G" = 10.79' X 30.83' = 332.65 sq. ft.
 AREA "H" = 5.14' X 29.83' = 153.32 sq. ft.
 AREA "I" = 12.79' X 30.83' = 394.31 sq. ft.
 AREA "J" = 8.00' X 12.58' = 100.64 sq. ft.
 AREA "K" = 1.25' X 6.58' = 8.22 sq. ft.
GROSS FLOOR AREA OF 2ND FLOOR = 1,417.79 sq. ft.

TOTAL GROSS FLOOR AREA FOR BOTH THE FIRST AND SECOND FLOOR COMBINED =
 FIRST FLOOR GROSS AREA = 1,512.09 sq. ft.
 + SECOND FLOOR GROSS AREA = 1,407.42 sq. ft.
TOTAL GROSS FLOOR AREA = 2,919.51 sq. ft.

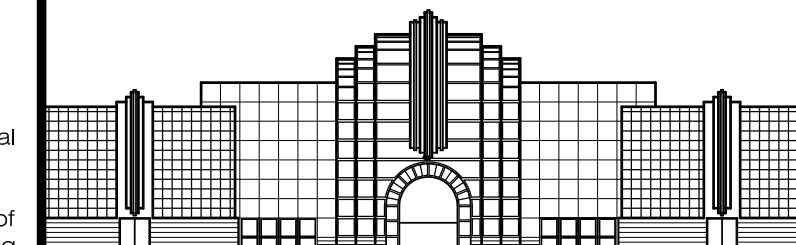
Maximum Permissible Gross Floor Area for this TONH Residential "B" Zoning District = 3,400.00 sq. ft.
 3,400.00 (maximum permissible) - 2,919.51 (proposed) = UNDER by 480.49 sq. ft.; therefore okay

GENERAL NOTES

- ALL WORK shall comply with the 2020 International Residential Code of New York State.
- NO WORK shall proceed until such time as the Town of North Hempstead Building Department has issued a Building Permit and Plumbing Permit.
- The GENERAL CONTRACTOR certifies to the Owner that he is a licensed Contractor in the State of New York, Nassau County and as required by the Town of North Hempstead Building Department.
- The GENERAL CONTRACTOR certifies to the Owner that he is fully insured as required by the Town of North Hempstead Building Department.
- The PLUMBING CONTRACTOR certifies to the Owner that he is a fully licensed Contractor in the State of New York, Nassau County and as required by the Town of North Hempstead Building Department.
- The ELECTRICAL CONTRACTOR certifies to the Owner that he is fully insured as required by the Inc. Village of Westbury Building Department.
- The ELECTRICAL CONTRACTOR certifies to the Owner that he is fully insured as required by the Town of North Hempstead Building Department.
- The ELECTRICAL CONTRACTOR certifies to the Owner that he is fully insured as required by the Inc. Village of Westbury Building Department.
- The GENERAL CONTRACTOR is to field measure the existing conditions to confirm all dimensions prior to proceeding.
- The GENERAL CONTRACTOR is to inform James Thomas Martino, Architect of any discrepancies between the field conditions and the dimensions indicated on these drawings prior to proceeding.
- The GENERAL CONTRACTOR is responsible to coordinate the work performed by his plumbing, mechanical and electrical sub-contractors and any other trades that may affect this project.
- The GENERAL CONTRACTOR is responsible to coordinate all locations where wood blocking and/or plywood backing may be necessary for a proper installation.
- The GENERAL CONTRACTOR is to confirm all finishes with the property owner prior to ordering and/or installing any finish materials.
- The GENERAL CONTRACTOR and his Electrical Sub-Contractor are responsible for coordination of all electrical devices including but not limited to switches, gfc outlets, recessed lighting, surface mounted lightning, junction boxes, etc.
- The GENERAL CONTRACTOR and his PLUMBING SUB-CONTRACTOR are responsible for the coordination of the plumbing fixtures, including but not limited to the kitchen sink, the kitchen faucet, the kitchen dishwasher and the water line to the refrigerator (vif).
- The ELECTRICAL SUB-CONTRACTOR is responsible for obtaining an Electrical ROUGHING Inspection approval from an independent Fire-Underwriter's Electrical Inspector.
- The ELECTRICAL SUB-CONTRACTOR is responsible for obtaining a FINAL Electrical Inspection and an Underwriter's Electrical Certificate for the new work approval by an independent Fire-Underwriter's Electrical Inspector.
- The GENERAL CONTRACTOR shall submit to the Owner the Original (green) FINAL Underwriter's Electrical Certificate for submission to the Inc. Village of Westbury Building Department.
- The GENERAL CONTRACTOR and his Sub-Contractor(s) shall make any and all changes to their work as deemed necessary by the Town of North Hempstead Building Inspector at no additional cost to the owner.
- All New Conventional Wood Framing Members shall be shall be DOUGLAS FIR-LARCH #2 minimum; NO EXCEPTIONS.
- Written dimensions shall take precedence over scaled dimensions and detailed drawings over smaller scale drawings.
- The GENERAL CONTRACTOR shall verify & be responsible for all existing dimensions & conditions on the job. The Architect's Office must be notified of any deviations of the dimensions and conditions indicated on these drawings.
- The GENERAL CONTRACTOR shall be responsible for bracing & protecting against wind & storm damage, briscolage, collapse, distortion and mis-alignment of all areas affected by this alteration.
- The GENERAL CONTRACTOR shall be responsible for recording accurate "As-Built" Documents of any changes made during the course of this Alteration.
- The GENERAL CONTRACTOR will be solely responsible for the restoration, replacement and / or repair of any and all areas that were damaged by his own work force and any of his Sub-Contractors during this construction.

GRAPHIC LEGEND

- Existing exterior wall construction with brick veneer to remain unchanged
- Existing interior wall construction (wood studs & gypsum board) are to remain unchanged
- Existing interior wall construction (wood studs & gypsum board) are to be removed
- Hatched areas indicate existing areas in the Residence that are not part of this alteration
- New exterior wall construction with thermal batt insulation in the Family Room rear wall
- New Andersen Windows, 400 Series; see Drawing A-1 for further information
- New Kitchen Range Hood Exhaust Fan; cfm as per manufacturer's requirements
- New recessed LED light fixture in the Living Room and the Kitchen, see Dwg. A-2 for further information



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FILE DATE	TO	BY
01.30.24	Issued to the TONH Building Department for initial filing	J.T.M.
02.26.24	Revised Average Front Yard Setback along Radcliff Ave.	J.T.M.

NO.	DATE	REVISIONS	BY

NO.	DATE	REVISIONS	BY

INTELLECTUAL PROPERTY ACT of 2007 - OWNERSHIP OF DOCUMENTS: All drawings, plans, sketches, models, renderings, specifications & other documents, including those in electronic format (pdf), prepared by JTMA are Instruments of Service & are the sole property of the Architect, JTMA, as the author & owner of these Instruments of Service holds all common law, statutory & other rights including copyrights in the Instruments of Service.

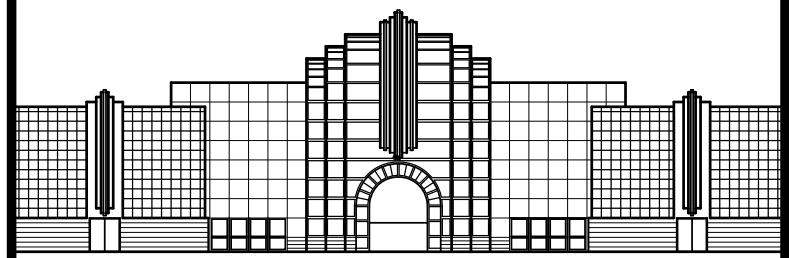
DRAWN BY:	J.R.D.	DATE:	10.07.23
CHECKED BY:	J.T.M.	SCALE:	AS NOTED
PROJECT:	23-2089		

PROJECT: PROPOSED ADDITIONS & INTERIOR ALTERATIONS TO THE HANSON/ZILKA RESIDENCE

19 RADCLIFF AVENUE
 N/W/C OF RADCLIFF AVE. & FAIRFIELD AVE.
 PORT WASHINGTON, NY 11050
 SECTION: 4 BLOCK: 11 LOT: 64

DRAWING: GROSS FLOOR AREA CALCULATIONS

SEAL: DRAWING: **G-1**
 DWG: OF:



JAMES THOMAS MARTINO

ARCHITECT, P.C.

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Manhasset, New York 11030
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Email: info@jtmarchitect.com www.jtmarchitect.com

FILE DATE TO BY

01.30.24 Issued to the TONH Building Department for initial filing J.T.M.

02.26.24 Revised Average Front Yard Setback along Radcliff Ave. J.T.M.

NO. DATE REVISIONS BY

KEY NOTES

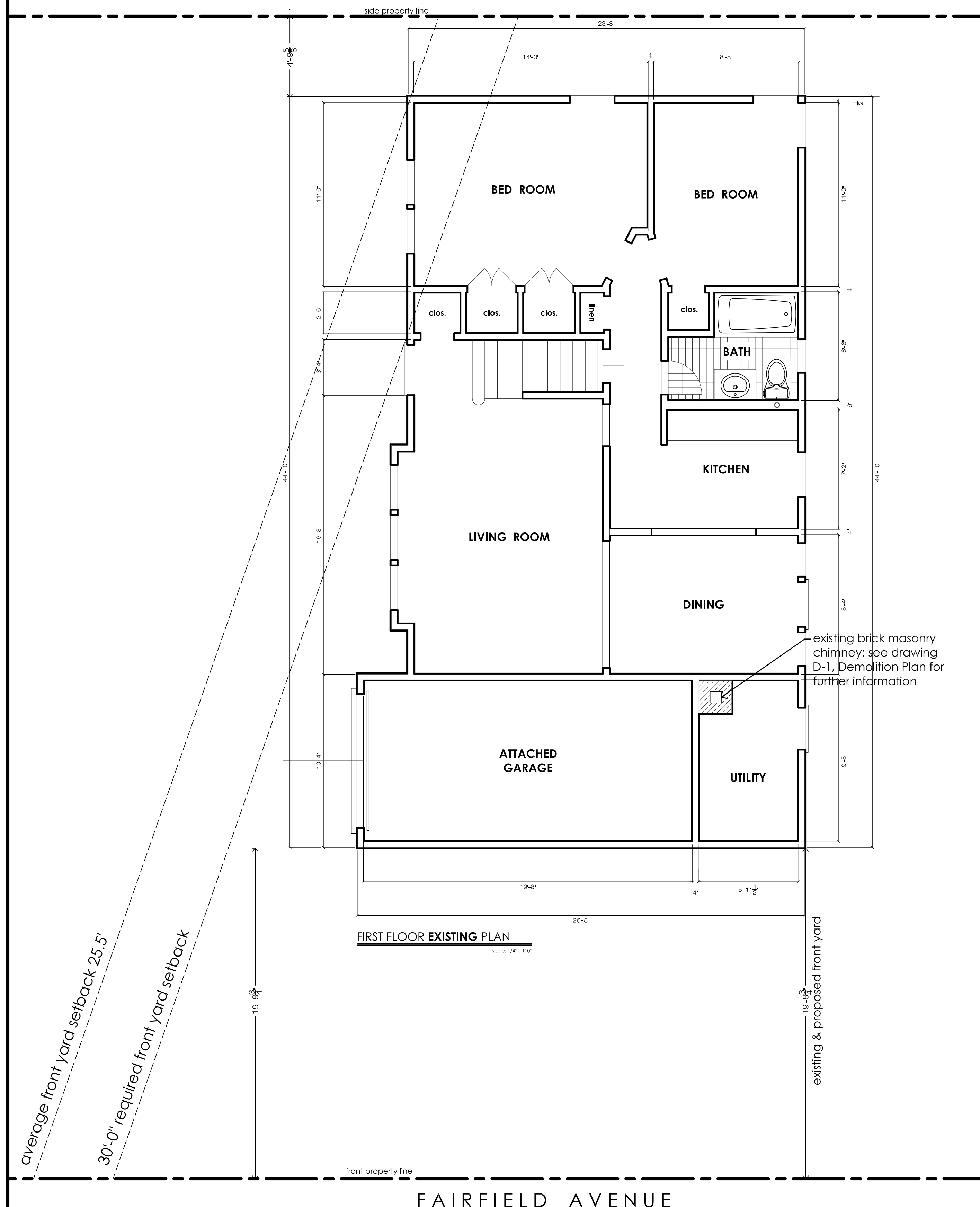
- The existing floor plans indicated on this drawing have been generated from drawings obtained from the Town of North Hempstead Records Room.
- This architect recommends to the contractor to field verify all dimensions of the existing conditions of this residence versus what is depicted on this drawing.
- This Architect takes no responsibility as to the accuracy of the drawings gleaned from the Town of North Hempstead Records Room.
- All new general construction work under this Application shall be performed in strict accordance with the 2020 International Residential Code of New York State.
- All new plumbing work under this Application shall be performed in strict accordance with the 2020 International Plumbing Code of New York State.
- All new mechanical work under this Application shall be performed in strict accordance with the 2020 International Mechanical Code of New York State.

GENERAL NOTES

- All General Construction Work associated with this Town of North Hempstead Building Permit shall be performed in strict accordance with the 2020 Residential Code of New York State.
- All Plumbing Work associated with this Town of North Hempstead Plumbing Permit shall be performed in strict accordance with the 2020 Plumbing Code of New York State.
- All Electrical Work associated with this Town of North Hempstead Electrical Permit shall be performed in strict accordance with the National Electrical Code (NEC) Latest Edition.
- The General Contractor and each of his Sub-Contractors shall be duly licensed in the Town of North Hempstead to perform their specific scope of work.
- The General Contractor and each of his Sub-Contractors shall be duly insured in accordance with the Town of North Hempstead requirements.
- The General Contractor and each of his Sub-Contractors shall call for progress inspections as required by the Town of North Hempstead and shall not proceed further until a Town of North Hempstead Building and Plumbing Inspector has authorized to do so.
- The General Contractor's Electrical Sub-Contractor shall be responsible to call for the required roughing and final Electrical Inspections and obtain an Underwriter's Electrical Certificate at the end of this project as required by the Town of North Hempstead.
- The General Contractor's Plumbing Sub-Contractor shall be responsible to call for the required roughing and final Plumbing Inspections and shall obtain a Final Plumbing Sign-off at the end of this project as required by the Town of North Hempstead.
- The General Contractor and each of his Sub-Contractors shall not deviate from the information, materials, and design intent provided on these Construction Drawings without first obtaining permission to do so from the Architect of Record.
- All materials used in this construction/alteration under this Town of North Hempstead Permit shall be new; no used materials shall be accented.
- The General Contractor shall be responsible for protection of all new openings from wind borne debris in accordance with Chapter 43, Building Planning, Section R310 of the 2020 Residential Code of New York State.
- The new poured in place concrete footings shall be a minimum of 3,000 psi concrete; no exceptions.
- All new wood framing members shall be at a minimum Douglas Fir-Larch #2; no exceptions.

GRAPHIC LEGEND

- Existing Exterior and/or Interior Wall Construction to remain unchanged; refer to floor plans for further information
- Existing Interior Wall Construction to be removed; refer to floor plans for further information
- Existing Concrete Footings
- New 2" x 4" or 2" x 6" Wall Construction with Sound Batt Insulation (optional); refer to floor plans for further info.
- Existing Interior Swing Doors to be removed; refer to floor plans for further information
- Existing Windows to remain unchanged
- New Windows; refer to floor plans and window schedule for further information
- New Interior Doors as selected by owner, sizes as noted
- New Bathroom and/or Powder Room Exhaust Fans, minimum 75 cfm
- New 4" x 6" Structural Wood Posts (min.) @ all framed openings, see Floor Plans
- New Ground Fault Interrupter Electrical Outlet as required by NEC Code



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DRAWN BY: J.R.D. DATE: 10.07.23

CHECKED BY: J.T.M. SCALE: AS NOTED

PROJECT: 23 - 2089

PROJECT: PROPOSED ADDITIONS & INTERIOR ALTERATIONS TO THE HANSON/ZILKA RESIDENCE

19 RADCLIFF AVENUE
N/W/C OF RADCLIFF AVE. & FAIRFIELD AVE.
PORT WASHINGTON, NY 11050
SECTION: 4 BLOCK: 11 LOT: 64

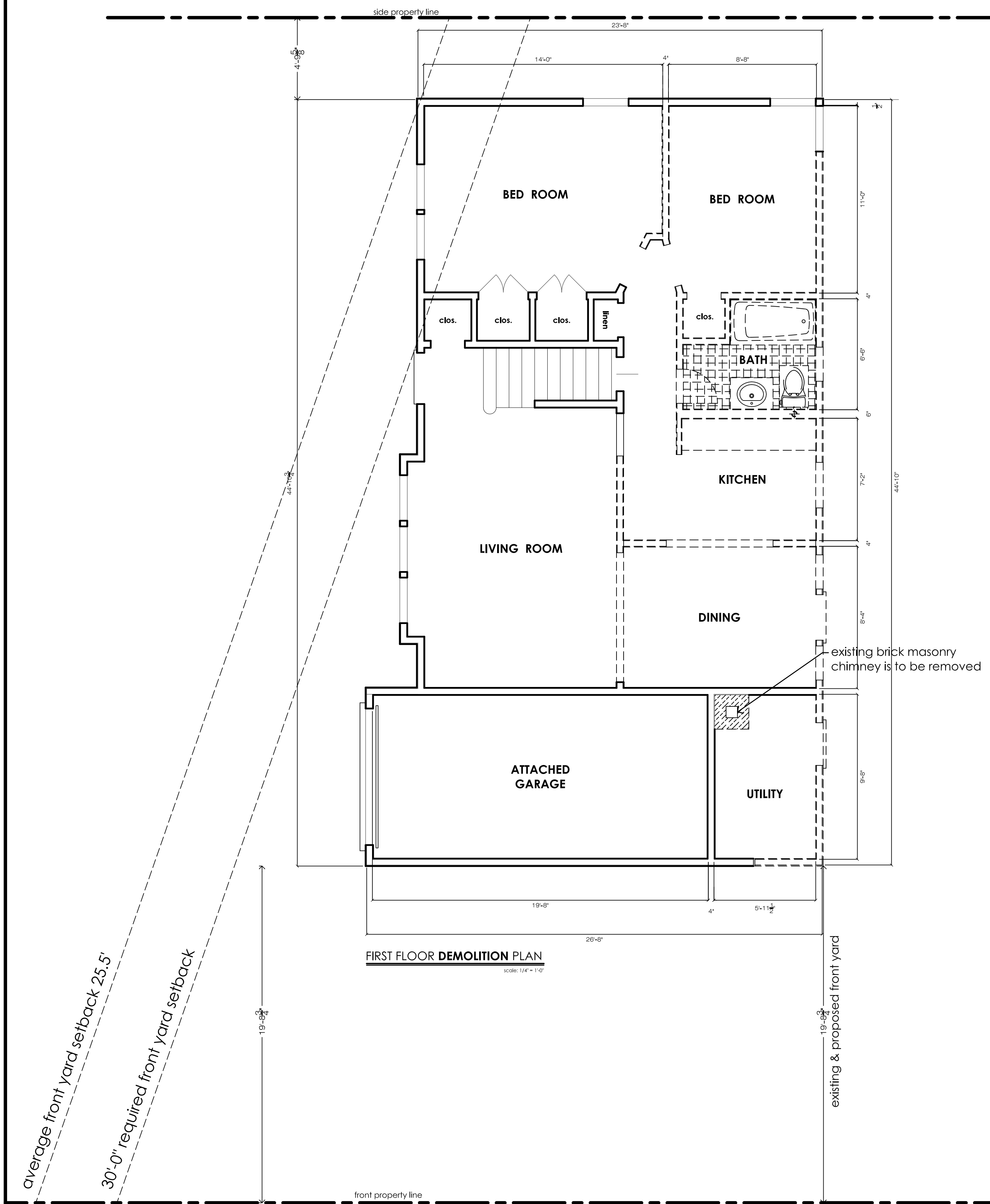
DRAWING:

EXISTING FIRST FLOOR PLAN

SEAL: REGISTERED ARCHITECT JAMES THOMAS MARTINO STATE OF NEW YORK 019453

DRAWING: EX-1

DWG: OF:



GENERAL NOTES

1. ALL DEMOLITION/REMOVAL WORK shall comply with the 2020 Residential Code of New York State.
2. NO DEMOLITION/REMOVAL WORK shall proceed until such time as the Town of North Hempstead Building Department has issued a Building Permit Permit.
3. The DEMOLITION/REMOVAL CONTRACTOR (if other than the General Contractor) certifies to the Owner that he is a licensed Contractor in the State of New York, Nassau County and as required by the Town of North Hempstead Building Department.
4. The DEMOLITION/REMOVAL CONTRACTOR (if other than the General Contractor) certifies to the Owner that he is fully insured as required by the Town of North Hempstead Building Department.
5. The DEMOLITION/REMOVAL CONTRACTOR will first familiarize himself with the intent of the Removal/Demolition work prior to submitting a Bid.
6. The DEMOLITION/REMOVAL CONTRACTOR will be responsible for removing all the existing interior partitions as indicated on the First & Second Demolition Floor Plans.
7. The DEMOLITION/REMOVAL CONTRACTOR will be responsible for removal of all rubbish and debris created by his work and will properly and legally disposing of same off the property.
8. The DEMOLITION/REMOVAL CONTRACTOR shall verify that all utilities have been temporarily and legally disconnected.
9. The DEMOLITION/REMOVAL CONTRACTOR will be responsible for providing dust control as to mitigate and/or stop any and all construction dust from encroaching onto adjacent properties.
10. The DEMOLITION/REMOVAL CONTRACTOR is to inform James Thomas Martino, Architect of any discrepancies between the field conditions and the dimensions indicated on these drawings prior to proceeding.
11. The DEMOLITION/REMOVAL CONTRACTOR is responsible for temporary shoring and securing of existing areas that are to remain during his removal/demolition scope of work.
12. The DEMOLITION/REMOVAL CONTRACTOR is responsible for his own Site Safety during his scope of work.
13. The DEMOLITION/REMOVAL CONTRACTOR is responsible for calling for any Town of North Hempstead Inspectors that may be required for his scope of work.
14. Written dimensions shall take precedence over scaled dimensions and detailed drawings over smaller scale drawings.
15. The DEMOLITION/REMOVAL CONTRACTOR shall be responsible for bracing & protecting against wind & storm damage, breakage, collapse, distortion and mis-alignment of all areas affected by this alteration.
16. The DEMOLITION/REMOVAL CONTRACTOR will be solely responsible for the restoration, replacement and / or repair of any and all areas that were damaged by his own work force and any of his Sub-Contractors during this construction.

DEMOLITION KEY NOTES

- ①
- ②
- ③
- ④
- ⑤
- ⑥

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FILE DATE	TO	BY
01.30.24	Issued to the TONH Building Department for initial filing	J.T.M.
02.26.24	Revised Average Front Yard Setback along Radcliff Ave.	J.T.M.

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		PROJECT:	23 - 2089

PROJECT: PROPOSED ADDITIONS & INTERIOR ALTERATIONS TO THE
HANSON/ZILKA RESIDENCE
 19 RADCLIFF AVENUE
 N/W/C OF RADCLIFF AVE. & FAIRFIELD AVE.
 PORT WASHINGTON, NY 11050
 SECTION: 4 BLOCK: 11 LOT: 64

DRAWING:
FIRST FLOOR DEMOLITION PLAN

SEAL: DRAWING: **D-1**
 DWG: OF:

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. INFRINGEMENTS WILL BE PROSECUTED.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND MEASUREMENTS IN THE FIELD AND BE RESPONSIBLE FOR FIELD FIT AND QUANTITY OF WORK. NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLIGENCE ON HIS PART.

No.	REVISION	DATE
1	per plans examiners comments on (8.31.23)	12.22.23
2	per plans examiners comments on (15.23)	2.2.24
3	per plans examiners comments on (2.22.24)	3.20.24

CELLAR PLAN, 1ST FLR PLAN AND 2ND FLR PLAN

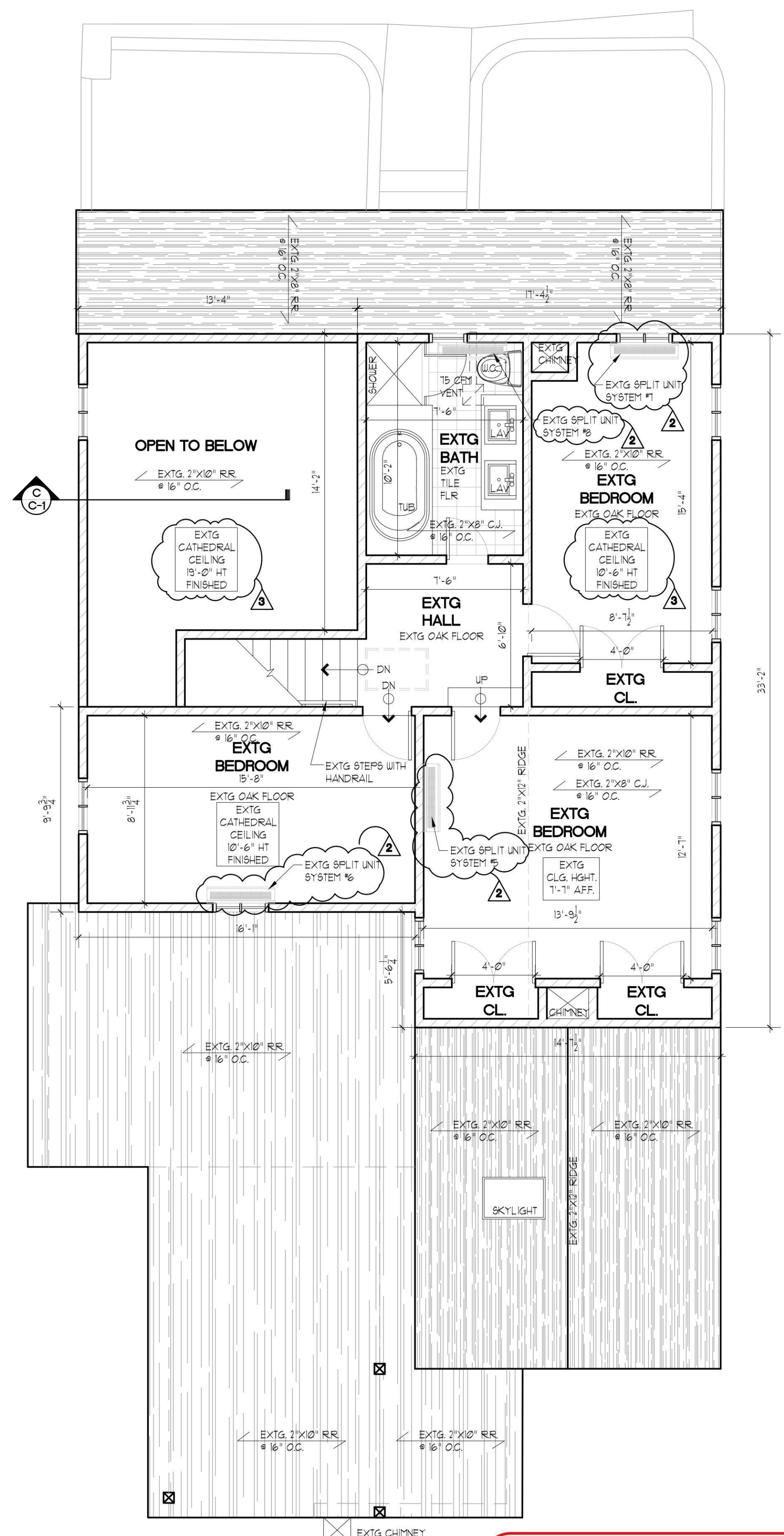
CRANNA RESIDENCE
5 BANK STREET
PORT WASHINGTON, NY 11050

DATE:	5.16.23
SCALE:	AS NOTED
DRAWN BY:	A.D.B.
JOB NO.:	223109

EDWARD PAUL BUTT
Architect, AIA

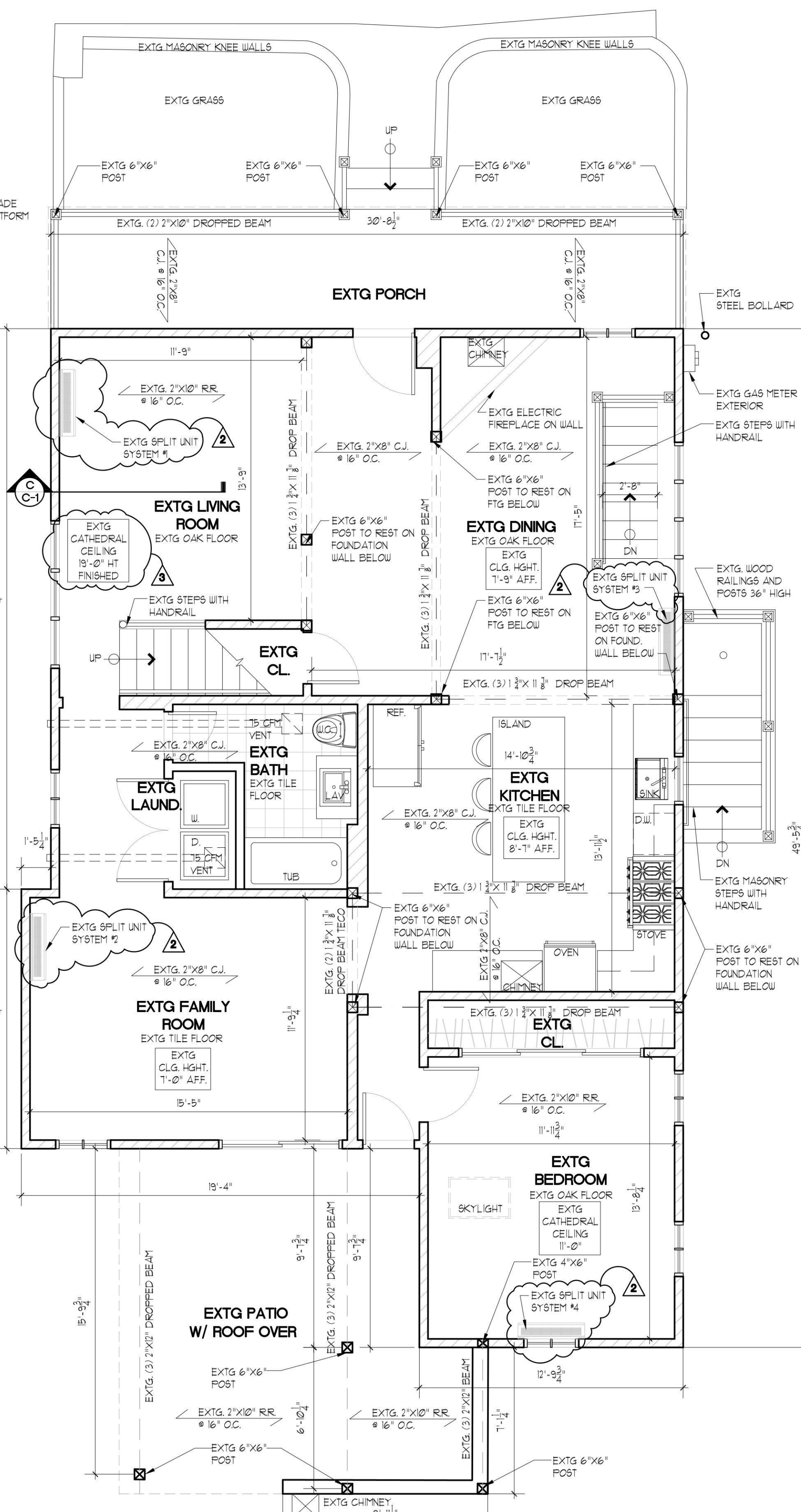
499 Jericho Turnpike Suite 100
Mineola, New York 11501
(516)225-6625

DRAWING NO.:
A-1



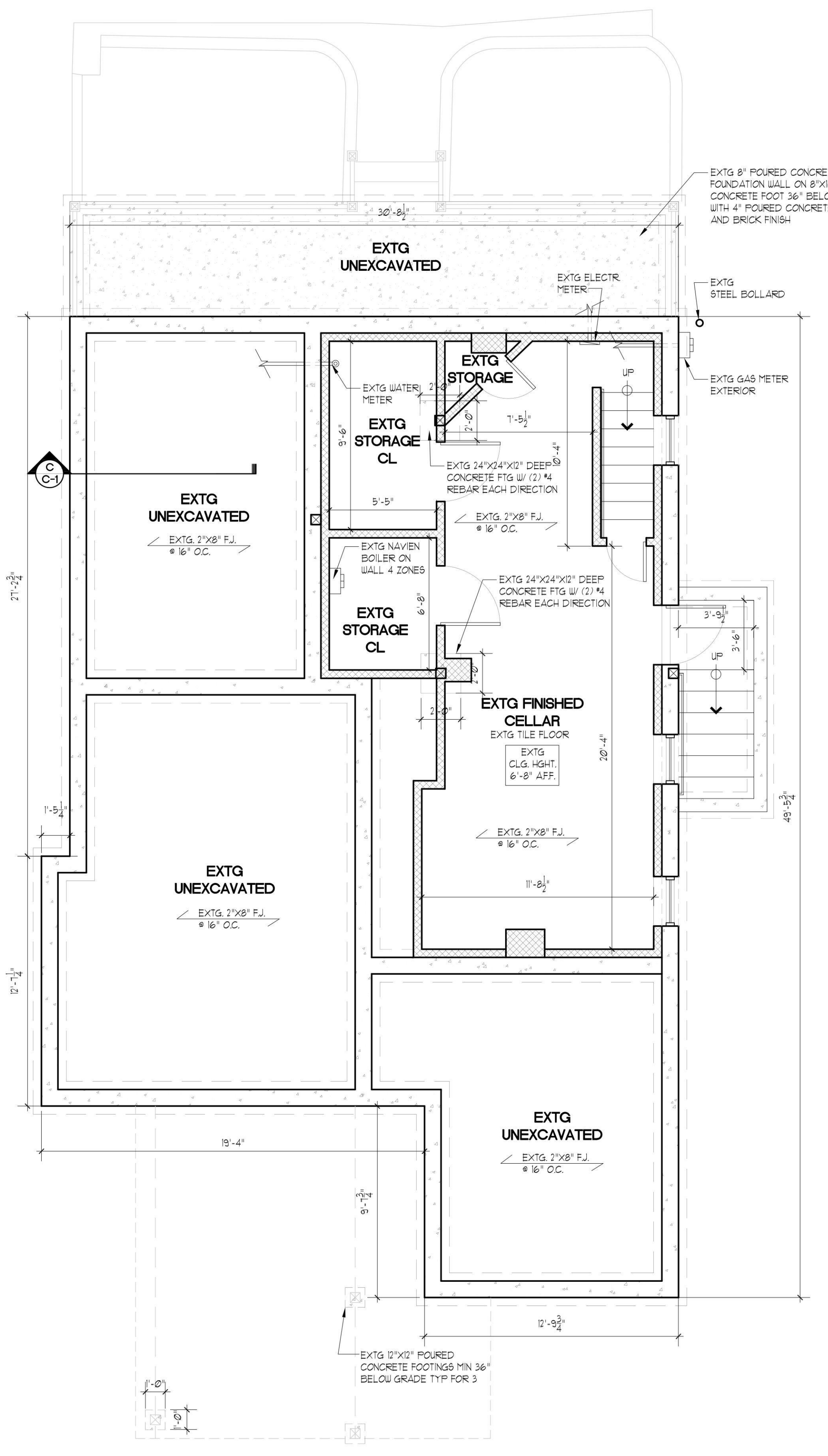
3 EXTG SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"



2 EXTG FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"



1 EXTG CELLAR PLAN

SCALE: 1/4"=1'-0"

LEGEND

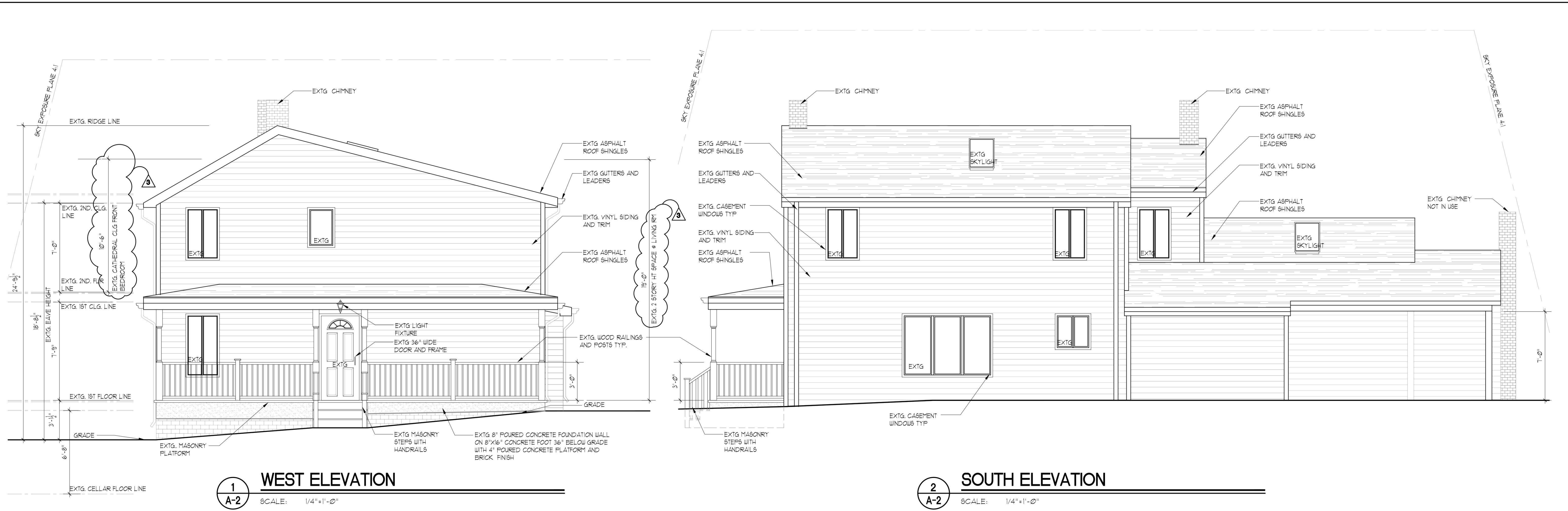
- EXTG 2"x4" STUD WALLS @ 16" O.C. TYP. AND R-15 BATT INSULATION WITH 1/2" GYP. BOARD INTERIOR TYP.
- EXTG 2"x6" NON BEARING STUD WALLS @ 16" O.C. WITH 1/2" CDX PLYWOOD EXTERIOR SHEATHING, TYVEK HOUSE WRAP, VINYL SIDING
- EXTG. CONCRETE FOUNDATION WALL
- EXTG 2"x4" STUD WALLS @ 16" O.C. TYP. AND R-15 BATT INSULATION WITH 1/2" CDX PLYWOOD EXTERIOR SHEATHING, TYVEK HOUSE WRAP, VINYL SIDING AND 1/2" GYP. BOARD INTERIOR TYP.

- NOTE:** CONTRACTOR TO PROVIDE ON ALL CORNERS OF THE BUILDING (BETWEEN FLOORS) SIMPSON STRONG TIES CORNER HOLD-DOWN CONNECTIONS USE SIMPSON HDL W/ 5/8" THREADED RODS.
- NOTE:** CONTRACTOR IS NOT USE PRESSURE TREATED POST ANYWHERE. PRESSURE TREATED IS UNACCEPTABLE.
- NOTE:** PROVIDE SIMPSON H2 STRAPPINGS ON ALL RAFTER BEAMS AND JOISTS
- NOTE:** FOR ALL NEW HEADER SIZES AND OPENINGS SEE SHEET A-1 COVER SHEETS GENERAL NOTES TYP.
- NOTE:** CONTRACTOR TO PROVIDE SOLID BRIDGING AS REQ. IN ALL FLOOR JOISTS TYP.
- NOTE:** ALL NEW STEEL COLUMN POST MUST REST ON NEW OR EXTG FOUNDATIONS BELOW
- NOTE:** ALL TRIM SHALL BE NOT LESS THAN 3" INCHES AND ALL RISER HEIGHTS SHALL BE NOT MORE THAN 8 1/2" INCHES AS PER SECTION 311.5 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.
- NOTE:** CONTRACTOR TO PROVIDE 4"x6" WOOD POSTS (DBL. JACK STUDS) BETWEEN ALL WINDOWS AND DOORS W/ HEADERS ACROSS TYP. ON ALL WINDOWS UNLESS OTHERWISE NOTED.
- NOTE:** ALL EMERGENCY ESCAPE AND RESCUE OPENINGS AND MEANS OF EGRESS SHALL CONFORM TO SECTION 310 THROUGH 315 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.
- NOTE:** CONTRACTOR TO PROVIDE AND INSTALL ALL NEW FASCIA BOARDS, RACER BOARDS, TRIMS ETC. AS REQUIRED. MIN. OF ONE COAT OF PRIMER BOTH SIDES TO ALL WOODS PRIOR TO CAPPING OF ANY ALUMINUM.
- NOTE:** CONTRACTOR TO PROVIDE AND INSTALL ALL NEW ALUMINUM CAPPING AS REQUIRED THRU-OUT ALL WINDOWS, DOORS, FASCIAS, RAKERS, TRIM WORK ETC. AND CAULK AROUND ALL JOISTS EXPOSED TO THE WEATHER AS REQUIRED.
- NOTE:** WINDOWS TO BE TEMPERED GLASS AT ALL LOCATIONS WHERE GLASS ARE 8' OR LESS TO THE FLOOR.
- NOTE:** GUARD OPENING LIMITATIONS. ANY OPENING SHALL NOT ALLOW PASSAGE OF A SPHERE 4" OR MORE IN DIAMETER AS PER SECTION R312 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE
- NOTE:** ALL GLASS SHOWER ENCLOSURE DOORS AND GLASS SURROUND GLAZING MUST BE TEMPERED GLASS TYP.
- NOTE:** NOTE: GYMNASIUM COMPLY WITH SECTION R202.3.5 OF THE 2020 RESIDENTIAL CODE OF NEW YORK STATE
- NOTE:** NOTE: BATHROOM ROOM TO HAVE MARBLE SADDLE

No errors, omissions, or oversight on the part of the Plan Examiner shall release the design professional, applicant, and/or owner of the responsibility to comply with all the requirements of the NYS Building Code, Zoning Laws of the Town of North Hempstead, and all other applicable codes and standards of sound codes having authority over the work. UNLESS OTHERWISE NOTED.

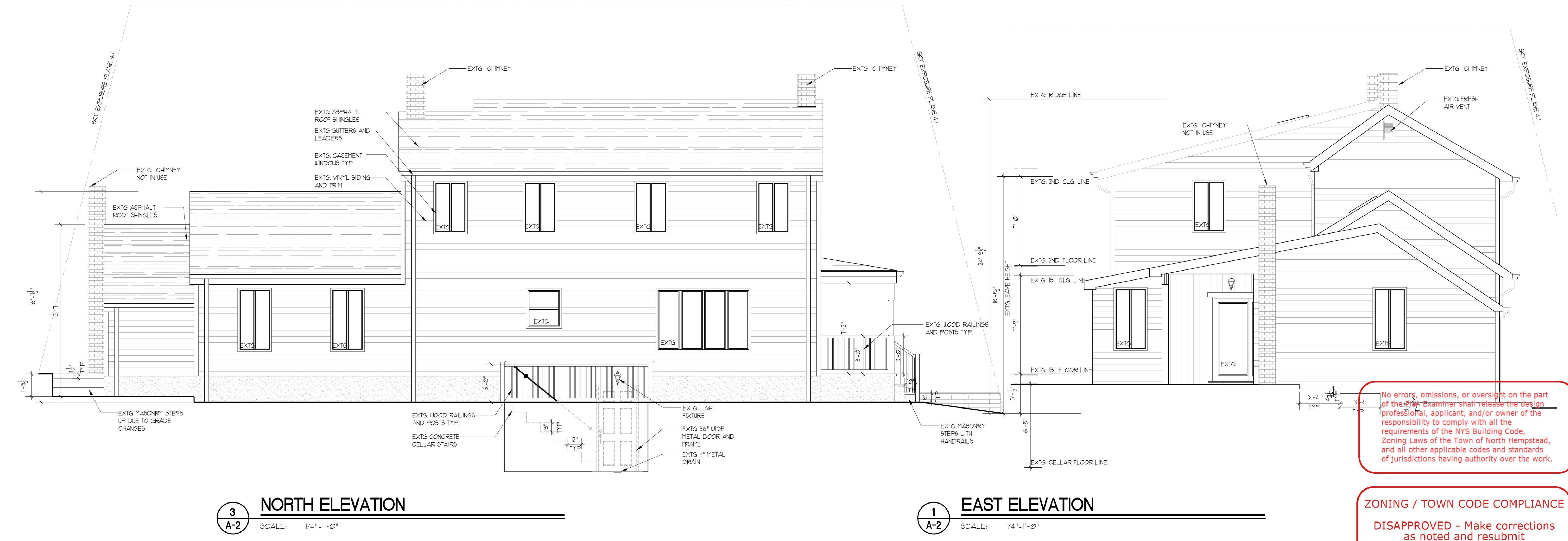
ZONING TOWN CODE COMPLIANCE
DISAPPROVED - Make corrections as noted and resubmit

Anthony Raguseo
8/17/2024



1 WEST ELEVATION
SCALE: 1/4"=1'-0"

2 SOUTH ELEVATION
SCALE: 1/4"=1'-0"



3 NORTH ELEVATION
SCALE: 1/4"=1'-0"

1 EAST ELEVATION
SCALE: 1/4"=1'-0"

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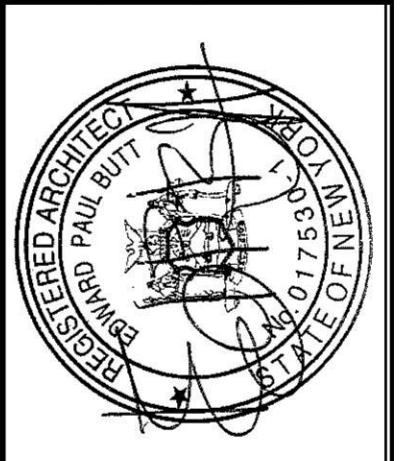
CONTRACTOR SHALL VERIFY ALL CONDITIONS AND MEASUREMENTS IN THE FIELD AND BE RESPONSIBLE FOR FIELD FIT AND QUANTITY OF WORK. NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLIGENCE ON HIS PART.

No.	REVISION	DATE
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2	per plans examiners comments on (15.23)	2.2.24
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ELEVATIONS

PROJECT NAME: **CRANNA RESIDENCE**
5 BANK STREET
PORT WASHINGTON, NY 11050

DATE:	5.16.23
SCALE:	AS NOTED
DRAWN BY:	A.D.B
JOB NO.:	223109



EDWARD PAUL BUTT
Architect, AIA

499 Jericho Turnpike Suite 100
Jericho, New York 11753
(516)625-6625

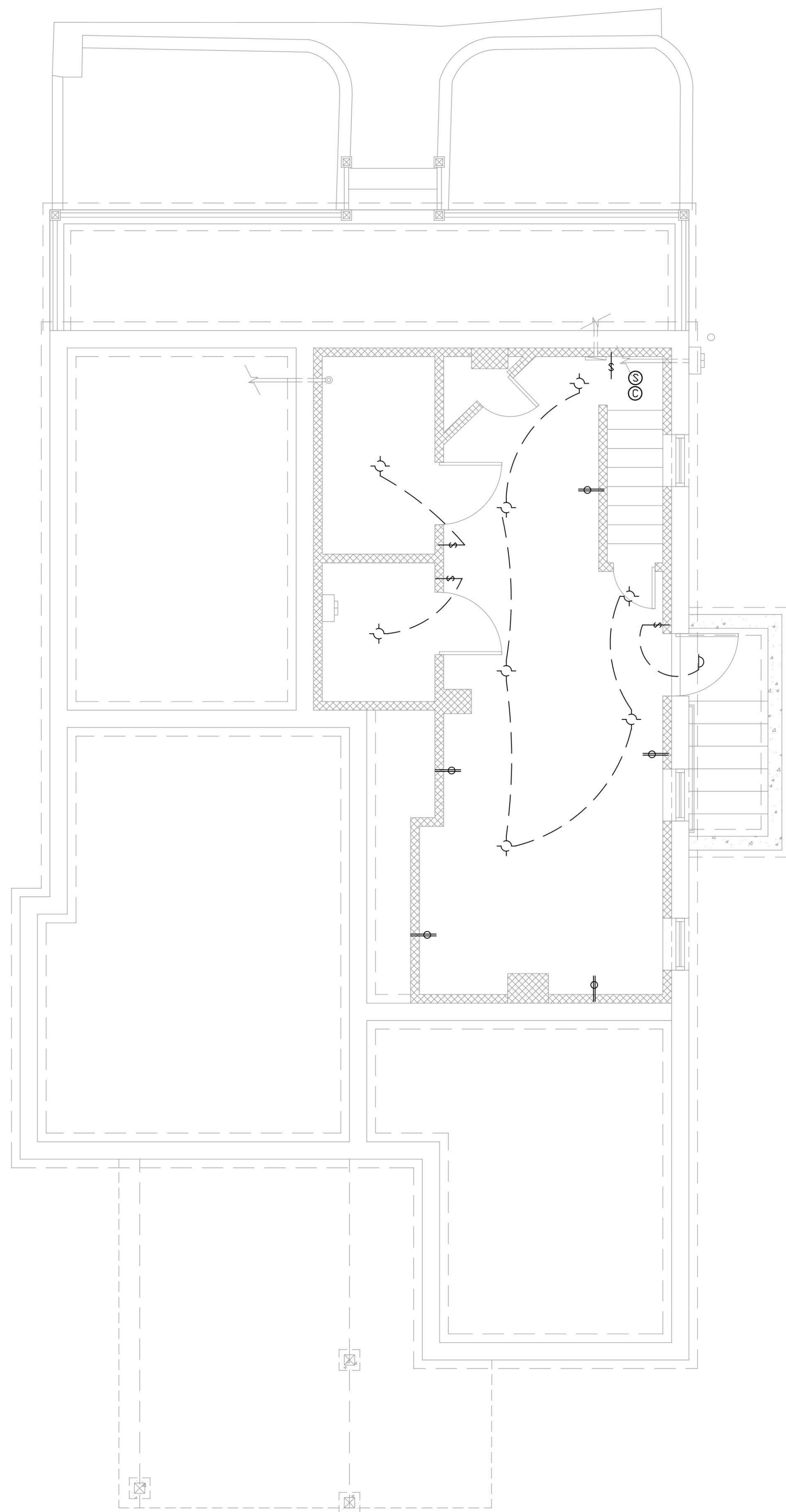
No errors, omissions, or oversight on the part of the design professional, applicant, and/or owner of the responsibility to comply with all the requirements of the NYS Building Code, Zoning Laws of the Town of North Hempstead, and all other applicable codes and standards of jurisdictions having authority over the work.

ZONING / TOWN CODE COMPLIANCE

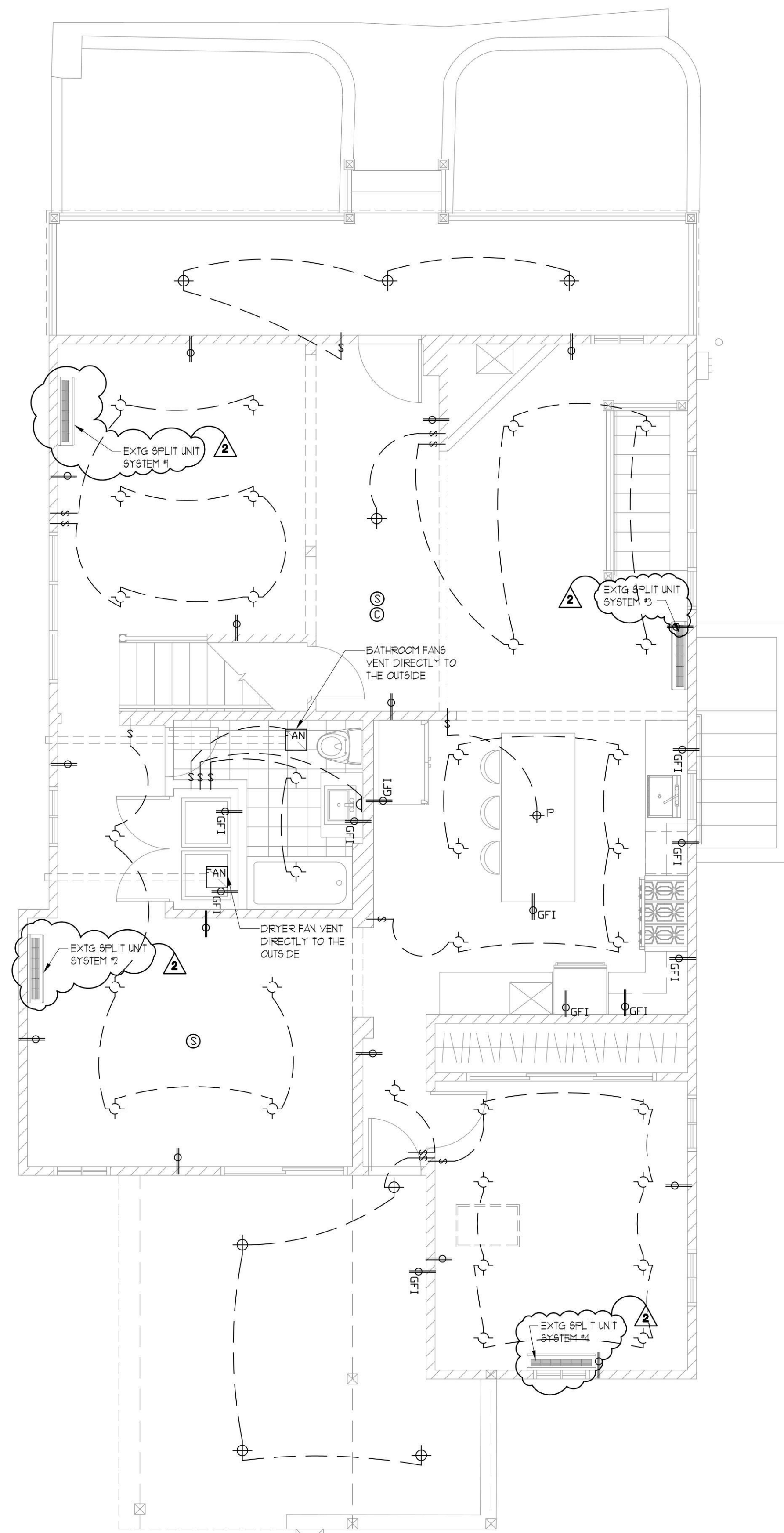
DISAPPROVED - Make corrections as noted and resubmit

Anthony Raguseo
04/11/2024

DRAWING NO.: **A-2**

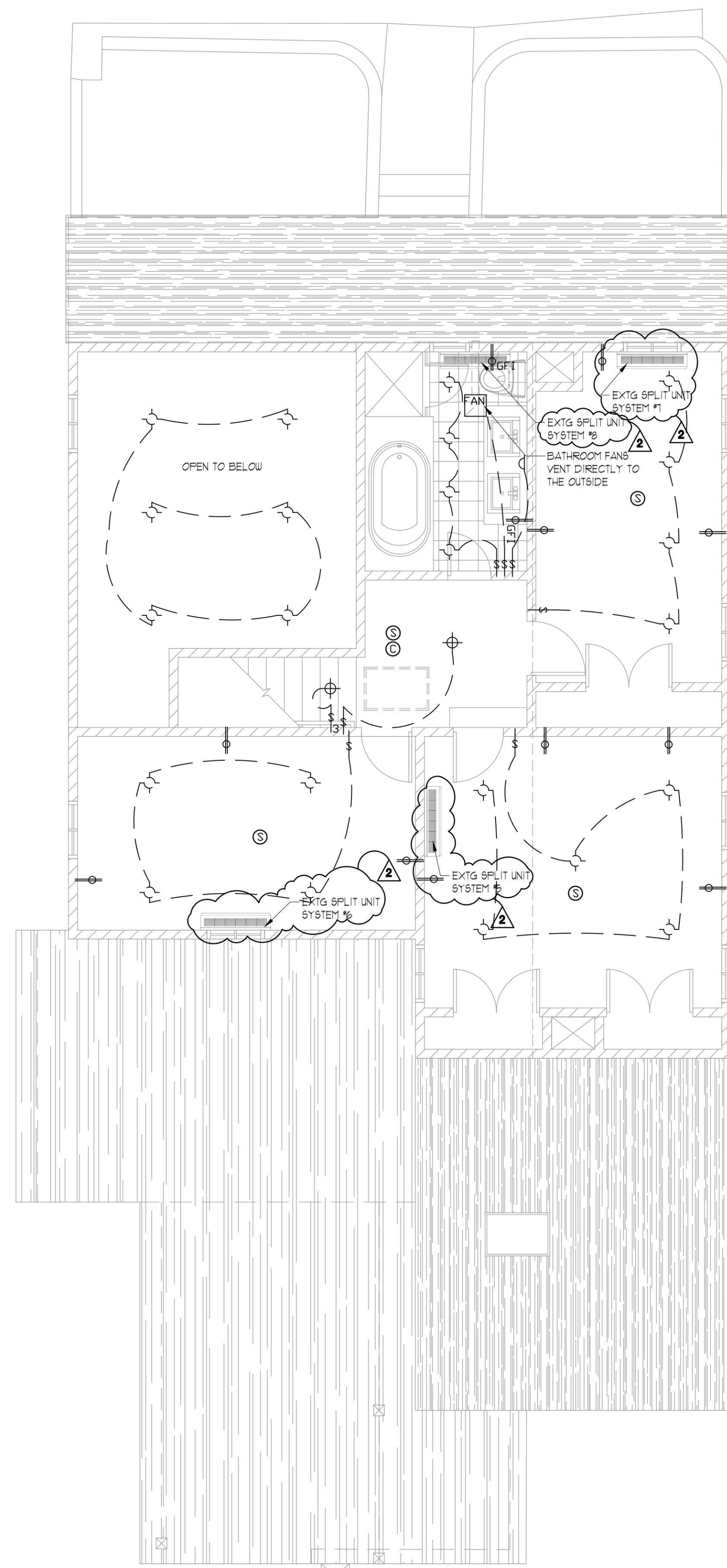


1
A-3 **CELLAR FLOOR REFLECTED CEILING PLAN**
SCALE: 1/4"=1'-0"



2
A-3 **FIRST FLOOR REFLECTED CEILING PLAN**
SCALE: 1/4"=1'-0"

LIGHTING & ELECTRICAL SYMBOLS			
	EXTG HIGH HATS FLUSH MOUNTED LIGHT FIXTURE		EXTG GFI DUPLEX OUTLET
	EXTG WALL SCONCE		EXTG DUPLEX OUTLET
	EXTG SMOKE DETECTOR		EXTG EXHAUST FAN 15 CFM
	EXTG CARBON MONOXIDE DETECTOR		EXTG PENDANT LIGHT FIXTURES
	EXTG SINGLE POLE SWITCHES		EXTG SURFACE MOUNTED LIGHT FIXTURE
	EXTG 3 WAY SWITCHES		



3
A-3 **SECOND FLOOR REFLECTED CEILING PLAN**
SCALE: 1/4"=1'-0"

No express, implied, or oversight on the part of the Professional Engineer shall release the design professional, applicant, and/or owner of the responsibility to comply with all the requirements of the NYS Building Code, Zoning Laws of the Town of North Hempstead, and all other applicable codes and standards of jurisdictions having authority over the work.

ZONING / TOWN CODE COMPLIANCE
DISAPPROVED - Make corrections as noted and resubmit
Anthony Raguseo
04/11/2024

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. INFRINGEMENTS WILL BE PROSECUTED.

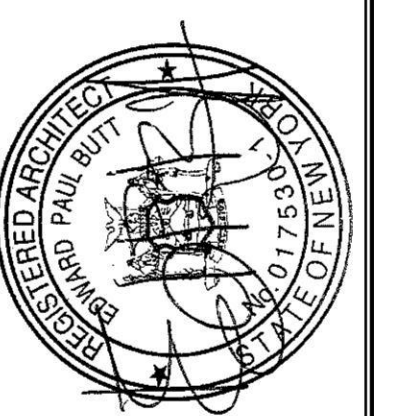
CONTRACTOR SHALL VERIFY ALL CONDITIONS AND MEASUREMENTS IN THE FIELD AND BE RESPONSIBLE FOR FIELD FIT AND QUANTITY OF WORK. NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLIGENCE ON HIS PART.

No.	REVISION	DATE
1	per plans examiners comments on (8.31.23)	12.22.23
2	per plans examiners comments on (15.23)	2.2.24
3	per plans examiners comments on (2.22.24)	3.20.24

DRAWING TITLE: **REFL. CEILING PLANS,**

PROJECT NAME: **CRANNA RESIDENCE**
5 BANK STREET
PORT WASHINGTON, NY 11050

DATE:	5.16.23
SCALE:	AS NOTED
DRAWN BY:	A.D.B
JOB NO.:	223109



EDWARD PAUL BUTT
Architect, AIA

499 Jericho Turnpike Suite 100
Mineola, New York 11501
(516)625-6625

DRAWING NO.: **A-3**

GENERAL NOTES

- THE AMERICAN INSTITUTE OF ARCHITECTS (A.I.A.) GENERAL CONDITIONS FOR CONSTRUCTION (DOCUMENT A.I.A. A201), IN ADDITION TO ANY WRITTEN AGREEMENTS BETWEEN CLIENT/OWNER AND ARCHITECT, ARE HEREBY MADE AN ADMINISTRATIVE PART OF THESE DRAWINGS, AS IF HEREIN WRITTEN IN FULL.
- ALL DESIGN/DRAWINGS ARE PENDING APPROVAL OF ALL CONCERNED GOVERNMENTAL AUTHORITIES. NO WORK TO BEGIN UNTIL ALL REQUIRED APPROVALS HAVE BEEN OBTAINED. ARCHITECT ASSUMES NO RESPONSIBILITY FOR DELAYS IN APPROVALS BY THE ABOVE-MENTIONED AUTHORITIES.
- CONSTRUCTION SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES, RULES AND REGULATIONS. CONTRACTOR TO BE RESPONSIBLE FOR ARRANGING ALL NECESSARY PERMITS AND INSPECTIONS, INCLUDING CERTIFICATE OF OCCUPANCY (C.O.), IF APPLICABLE.
- NO CHANGES OR SUBSTITUTIONS TO PLANS AND/OR SPECIFICATIONS SHALL BE ALLOWED WITHOUT WRITTEN APPROVAL OF THE ARCHITECT.
- PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR SHALL INSPECT THE SITE AND VERIFY ALL DIMENSIONS AND CONDITIONS AND SHALL BE LIABLE FOR THE SAME.
- IF DURING THE COURSE OF CONSTRUCTION A CONDITION EXISTS WHICH DISAGREES WITH THAT AS INDICATED ON THESE PLANS, THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE ARCHITECT. SHOULD HE FAIL TO FOLLOW THIS PROCEDURE AND CONTINUE WITH THE WORK, HE SHALL ASSUME ALL RESPONSIBILITY AND LIABILITY.
- WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS AND LARGER SCALE DETAILS SHALL HAVE PRECEDENCE OVER SMALLER SCALE DETAILS/DRAWINGS. DRAWINGS ARE NOT TO BE SCALED.
- ALL CONSTRUCTION SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REQUIREMENTS FOR ACCESSIBILITY FOR THE PHYSICALLY CHALLENGED OR AS REQUIRED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) AND/OR THE AMERICAN DISABILITIES ACT (ADA).
- ALL WORK PERFORMED TO COMPANY WITH ANY APPLICABLE ENERGY CONSERVATION CODES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTION AND MISALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS AND GOOD PRACTICE.
- CONTRACTOR SHALL DISCONNECT, CAP AND RE-ROUTE ANY EXISTING WATER, SANITARY OR UTILITY LINES IN AREA OF NEW FOUNDATION AND SHALL USE HAND EXCAVATION IN AREAS OF SUSPECTED UNDERGROUND UTILITIES AND SERVICES. IF ANY LINES ARE BROKEN OR DAMAGED, THE CONTRACTOR WILL REPAIR AND REPLACE SAME AT HIS OWN EXPENSE AND ARRANGE FOR PROPER INSPECTION OF HIS WORK.
- FLASH, CAULK AND SEAL ALL JUNCTIONS OF NEW AND EXISTING ROOFS, WALLS AND PENETRATIONS, TO FORM A WATER-TIGHT ASSEMBLY. ALL FLASHINGS TO BE 16 OUNCE COPPER SHEETING AND EXTEND AT LEAST 8" ABOVE INTERSECTING SURFACES.
- MATCH ALL EXISTING CONDITIONS AS THEY RELATE TO FINISHES, LIGHTING, COURSING, DIMENSIONS, HEIGHT, ALIGNMENT, ETC. MOVE AND RE-LOCATE ANY PARTITIONS, WIRING, PLUMBING AND DUCTWORK THAT MAY BE CONCEALED IN WALLS OR CEILINGS BEING REVISED, TO PROVIDE A COMPLETE JOB IN ALL RESPECTS.
- PROVIDE ALL BLOCKING AND SUPPORTS AS REQUIRED FOR FRAMING OF NEW AND EXISTING AREAS. INSTALL AND REMOVE (AFTER COMPLETION) ALL TEMPORARY SUPPORTS, HEADERS AND DUST SCREENS TO ADEQUATELY SUSTAIN ALL LOADS AND PROTECT EXISTING WORK FROM DAMAGES OF ANY KIND, INCLUDING DUST.
- THE ENTIRE PREMISES, INSIDE AND OUT, SHALL BE CLEANED OF ALL DEBRIS AND EXCESS MATERIALS, TO THE SATISFACTION OF THE CLIENT/OWNER, INCLUDING LABELS AND PROTECTIVE COATINGS ON ALL MATERIALS.
- REQUEST FOR FINAL PAYMENT MUST BE ACCOMPANIED WITH A WAIVER OF LIENS, SIGNED BY ALL SUB-CONTRACTORS AND MATERIAL SUPPLIERS, IN ADDITION TO THE GENERAL CONTRACTOR.
- ALL STAIRS TO BE PROVIDED WITH HANDRAILS AS REQUIRED PER CODE. ALL STAIR COMPONENTS TO BE PER CODE AS REQUIRED.
- ALL ELECTRICAL WORK SHALL CONFORM TO RULES AND REGULATIONS OF THE NATIONAL ELECTRIC CODE AND STATE BOARD OF FIRE UNDERWRITERS. FINAL CERTIFICATE OF APPROVAL MUST BE PRESENTED TO OWNER/CLIENT PRIOR TO FINAL PAYMENT.
- ALL ELECTRICAL OUTLETS IN "WET" AREAS TO BE GROUND FAULT INTERRUPTER (G.F.I.) TYPE.
- THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY SUPERVISION OR MANAGEMENT OF CONSTRUCTION OR ADMINISTRATION OF CONSTRUCTION CONTRACT, INCLUDING BIDDING PROCEDURES, UNLESS MUTUALLY AGREED TO BY CLIENT/OWNER AND ARCHITECT IN WRITING.
- THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, SINCE THESE ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S SCHEDULES OR FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.
- THE ARCHITECT SHALL HAVE AUTHORITY TO REJECT WORK WHICH DOES NOT CONFORM TO THE CONTRACT DOCUMENTS AND WILL HAVE AUTHORITY TO REQUIRE ADDITIONAL INSPECTION OR TESTING OF THE WORK WHENEVER, IN THE ARCHITECT'S REASONABLE OPINION, IT IS NECESSARY OR ADVISABLE FOR THE IMPLEMENTATION OF THE INTENT OF THE CONTRACT DOCUMENTS. THE ARCHITECT'S DECISION ON MATTERS RELATING TO AESTHETIC EFFECT SHALL BE FINAL.
- THE ARCHITECT AND ARCHITECT'S CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO LEAD, ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB), OR OTHER TOXIC SUBSTANCES.
- THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR PRE-EXISTING VIOLATIONS, CODEZONING DEFICIENCIES AND/OR NON-CONFORMING USAGES.
- THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR INFORMATION IN PROPERTY SURVEYS AS PROVIDED BY CLIENT/OWNER OR ANY OTHER TESTS, INSPECTIONS OR REPORTS REQUIRED BY THE ARCHITECT. THE ARCHITECT SHALL BE ENTITLED TO RELY UPON THE ACCURACY AND COMPLETENESS OF SAID SURVEYS, TESTS, INSPECTIONS OR REPORTS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE AVAILABILITY OF ON-SITE TEMPORARY POWER. IF SAID POWER IS UNAVAILABLE CONTRACTOR SHALL, AT HIS OR HER OWN EXPENSE ARRANGE FOR TEMPORARY POWER, INCLUDING THE USE OF GENERATORS, RECTIFIERS AND ALL OTHER NECESSARY EQUIPMENT AS REQUIRED.
- UNLESS OTHERWISE NOTED, ALL WALLS/CEILINGS IN WET AREAS USING GYPSUM WALL BOARD ARE TO HAVE WATER-RESISTANT TYPE GYPSUM BOARD.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AS CALLED FOR IN THE CONTRACT DOCUMENTS AND SHALL INCLUDE BUT NOT LIMITED TO HOLLOW METAL DOORS, FRAMES, ETC. THESE DRAWINGS SHALL INDICATE THE KIND OF MATERIAL, SIZE OF MEMBERS, DETAILS OF PIECES WORKED OUT IN DUE REFERENCE OF THEIR POSITION, FRAMING OPENINGS, REINFORCEMENTS AND METHODS OF CONNECTIONS. G.C. SHALL SUBMIT ONE REPRODUCIBLE PAPER SEPIA AND TWO BLUEPRINTS OF EACH DRAWING AND (6) COPIES OF MANUFACTURERS CATALOGUES AND DATA DIRECTLY TO ARCHITECT. SUBMIT SAMPLES OF ALL FLOOR TILES, CARPET ETC., AS INDICATED ON DRAWINGS. THE REVIEW OF SHOP DRAWINGS AND SAMPLES IS FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT, AND CONTRACT DOCUMENTS. MARKINGS OR COMMENTS SHALL NOT BE CONSTRUED AS RELIEVING THE G.C. FROM COMPLIANCE WITH THE PROJECT PLANS AND SPEC'S NOR DEPARTING THEREFROM. THE G.C. REMAINS RESPONSIBLE FOR DETAILS ACCURACY AND COORDINATION WITH OTHER TRADES.
- THE CONTRACTOR SHALL NOT MAKE OR CAUSE TO BE MADE, OR PERMIT A SUBCONTRACTOR OR LOCAL REP. OF THE OWNER OR ANY OF ITS SUBSIDIARIES TO MAKE ANY CHANGE FROM THAT IS INDICATED ON THE CONTRACT DOCUMENTS WITHOUT SPECIFIC AUTHORIZATION OF THE OWNER IN WRITING.
- THIS CONTRACT SHALL INCLUDE EXCEPT AS HEREINAFTER SPECIFIED AS NOT INCLUDED, ALL LABOR, MATERIALS, AND APPLIANCES FOR THE FABRICATION AND INSTALLATION OF ALL WORK REQUIRED FOR THE COMPLETION OF THE PROJECT AS SHOWN IN THE DRAWINGS. THESE SPECIFICATIONS AND BID DOCUMENTS, THIS INCLUDES THE PREPARATION OF SURFACES FOR THE INSTALLATION OF ITEMS NOT IN THIS CONTRACT, BUT AS NOTED IN THE DRAWINGS AS N.I.C. THE PREPARATION OF THESE SURFACES MUST BE COORDINATED AND IN COOPERATION WITH THE INDIVIDUAL CONTRACTORS AND OWNERS.
- G.C. SHALL SCHEDULE WORK SO AS NOT TO INTERRUPT THE FACILITIES OPERATIONS DURING BUSINESS HOURS, CONNECTION OF TEMPORARY SERVICES AS REQUIRED WILL BE THE G.C.'S RESPONSIBILITY.
- AT THE END OF EACH WORK DAY THE CONTRACTOR IS RESPONSIBLE FOR THE DAY TO DAY CLEANING AND DISPOSAL OF WASTES OCCURED BY DEMOLITION AND INSTALLATION OF WORK UNDER THIS CONTRACT.

ZONING INFORMATION

2 KENT ROAD
SECTION: 8 B: 294 LOT: 20 ZONING DISTRICT: R-B LOT AREA = 5,012.65 SF

SCOPE OF WORK
APPLICATION TO MAINTAIN EXISTING FINISHED CELLAR ASSOCIATED WITH DOCTOR'S OFFICE ON FIRST FLOOR AND MAIN RESIDENCE. NO CHANGE TO USE, EGRESS, OR OCCUPANCY.

DRAWING INDEX

A-101.00 NOTES, PLOT PLAN, PLUMBING RISER DIAGRAMS, DETAILS, AND PLANS
A-102.00 EXISTING FIRST FLOOR PLAN AND SECOND FLOOR PLAN

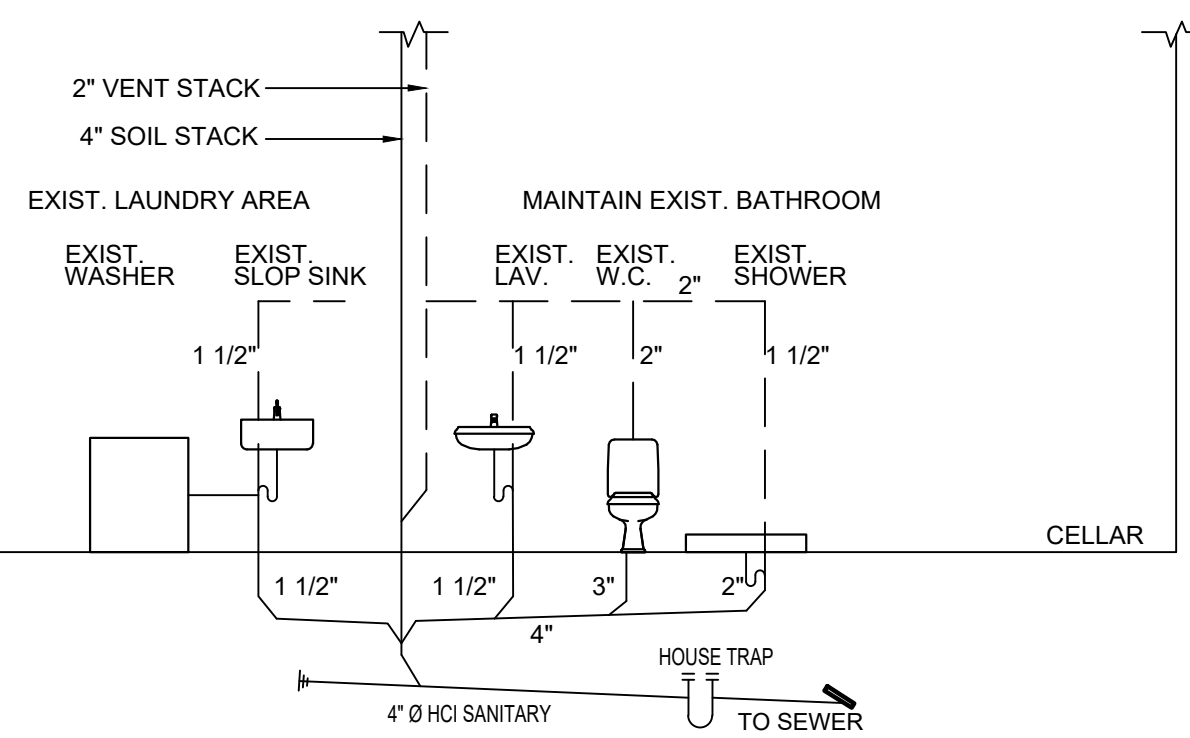
SYMBOLS

- NEW YORK CITY APPROVED TYPE SMOKE DETECTOR, CARBON MONOXIDE DETECTOR HARD WIRED AND INTERCONNECTED.
- MECHANICAL VENT 50 CFM MIN OR AS NOTED ON PLANS
- EXISTING FLOOR

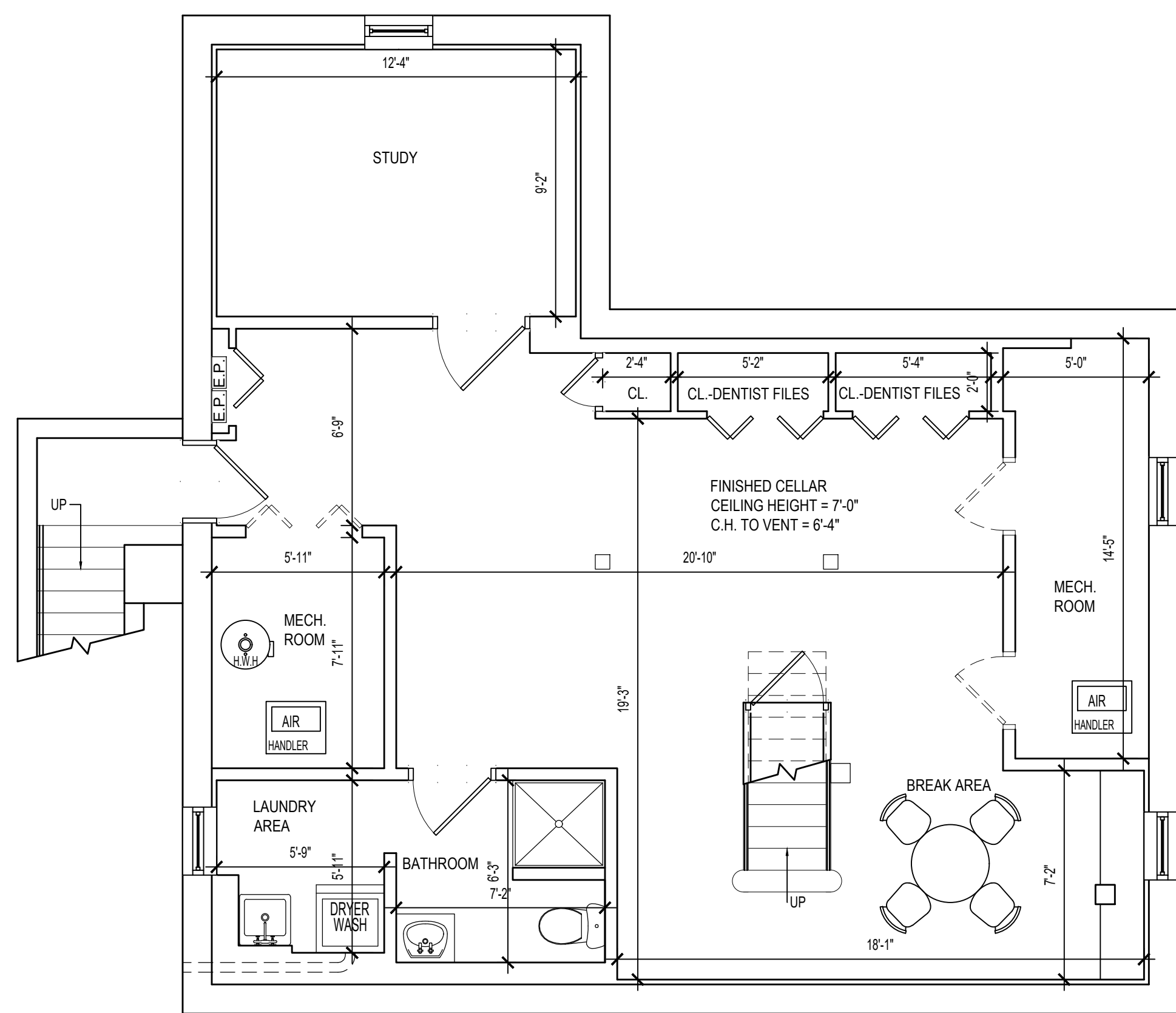
WALL LEGEND

- EXISTING TO BE DEMOLISHED
- EXISTING 1 HOUR FIRE RATED PARTITION TO REMAIN
- EXISTING NON-RATED PARTITION TO REMAIN

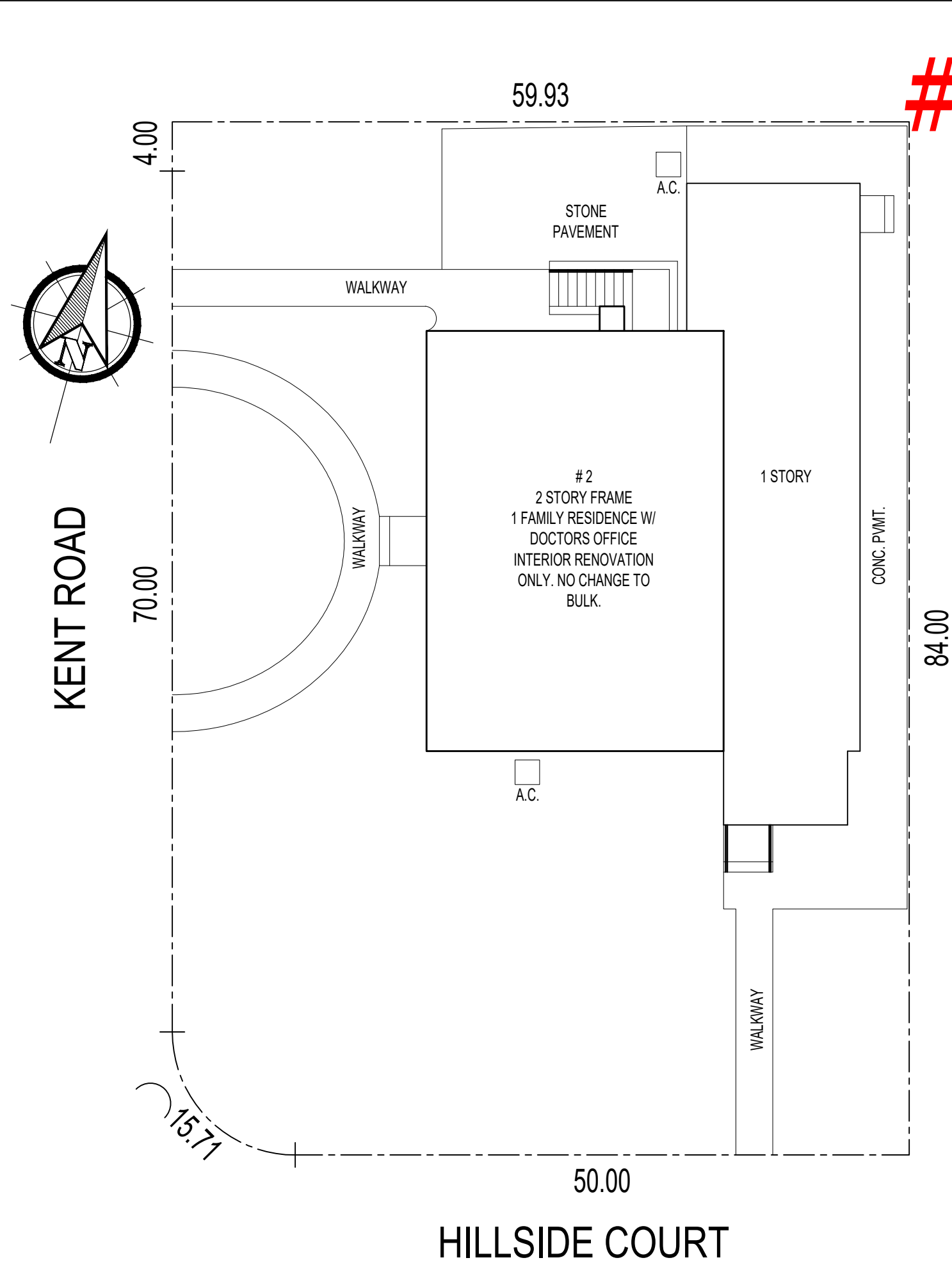
PLUMBING RISER DIAGRAM



EXISTING FLOOR PLAN SCALE: 1/4" = 1'-0"

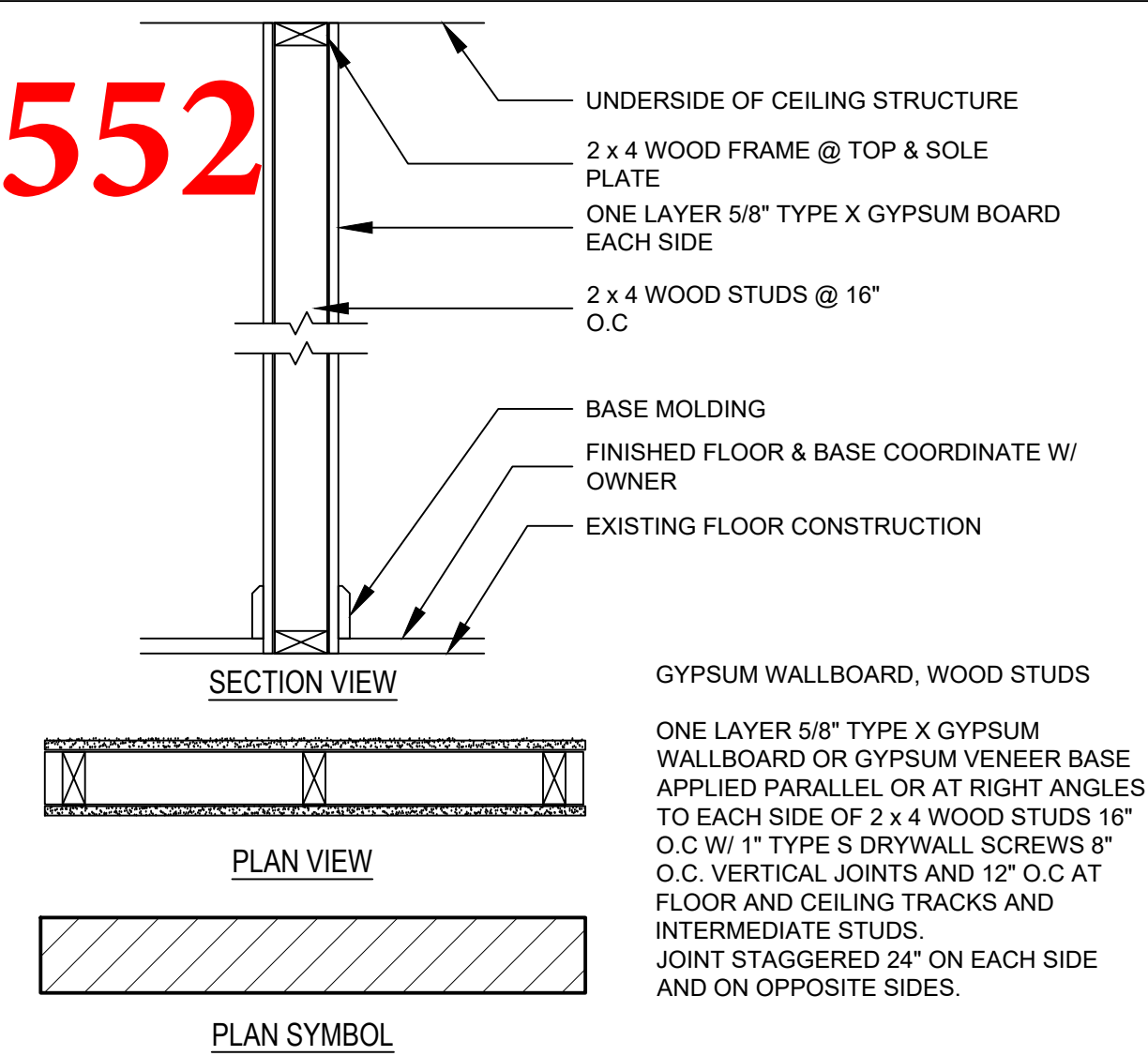


PLOT PLAN SCALE: 1" = 10'-0"

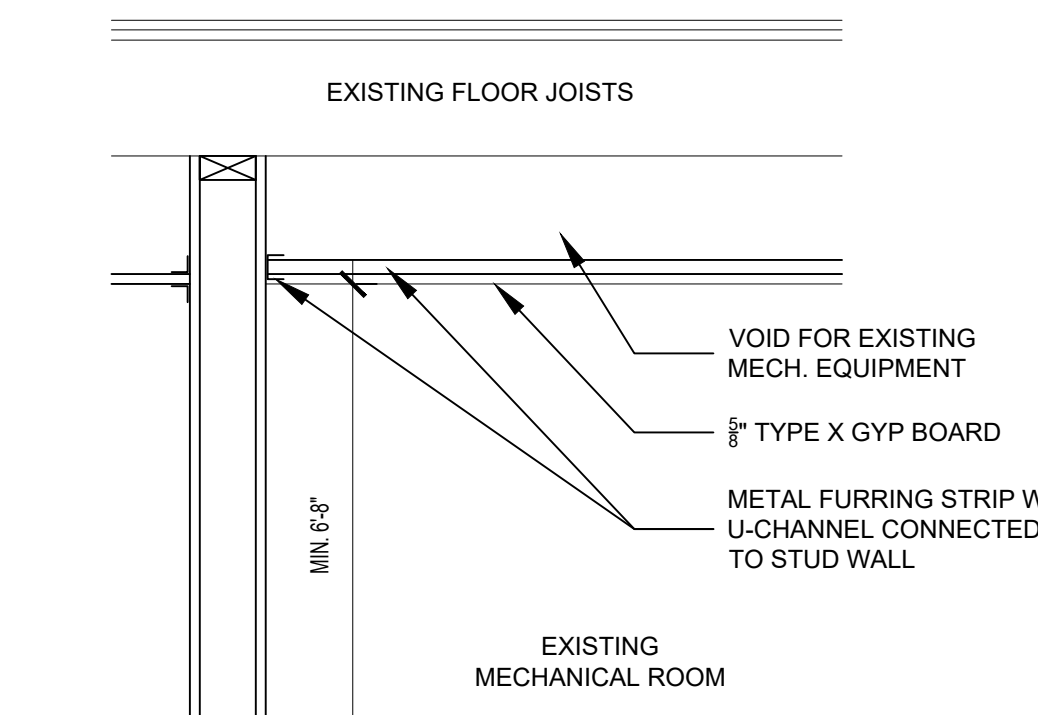


#21552

DETAILS

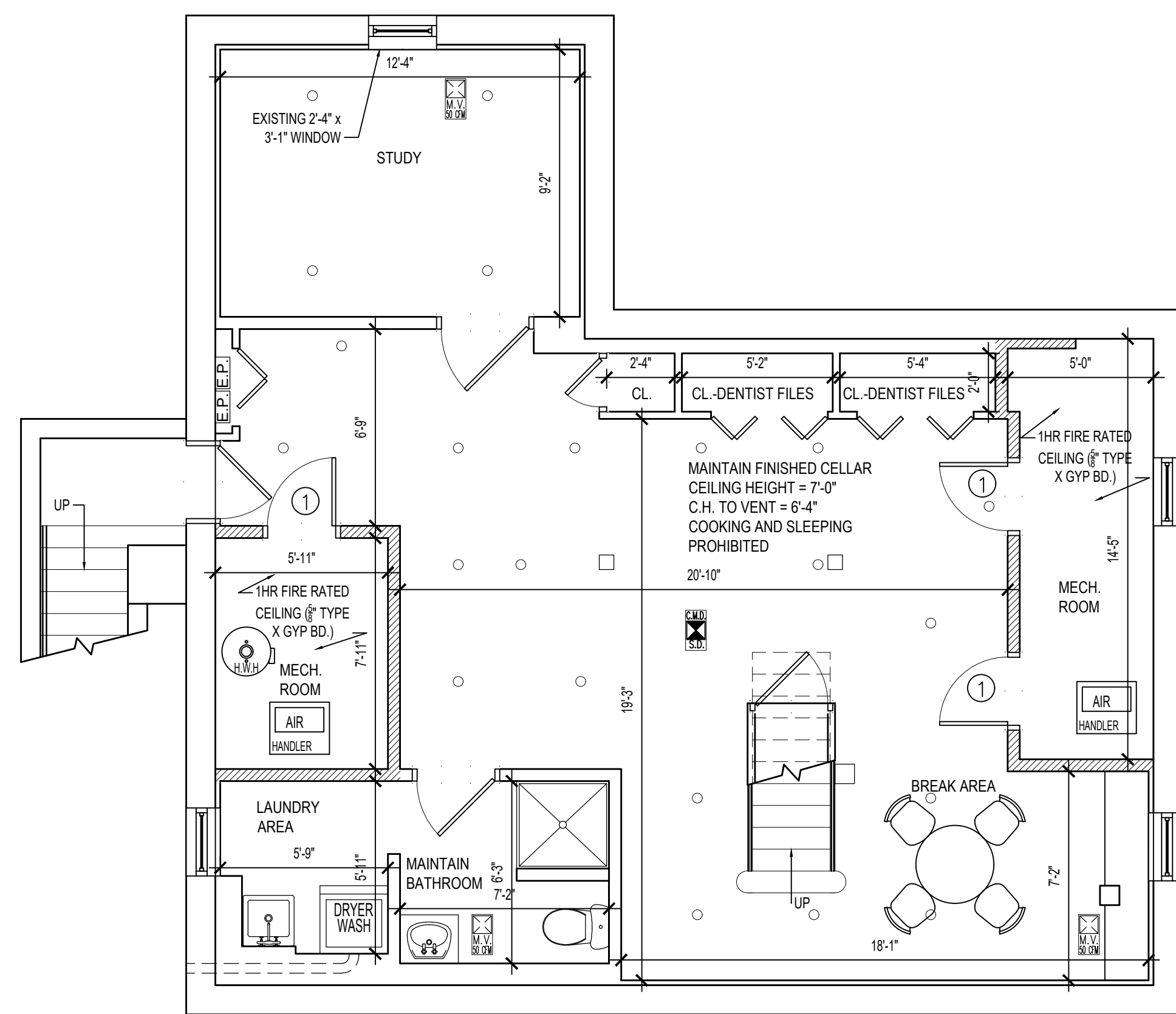


1 HR-RATED PARTITION (2 x 4 FRAME)
SCALE: 1" = 1'-0"



1 HR-RATED MECHANICAL ROOM CEILING
SCALE: 1" = 1'-0"

PROPOSED FLOOR PLAN SCALE: 1/4" = 1'-0"



FINISHED CELLAR AREA = 980.00 SF AS PER NYS R303.1
STUDY ROOM (113.00 SF)
REQUIRED PROPOSED
LIGHT 9.04 SF (8%) 7.18 SF DOES NOT COMPLY
AIR 4.52 SF (4%) 3.59 SF DOES NOT COMPLY
FINISHED CELLAR (440 SF)
REQUIRED PROPOSED
LIGHT 35.20 SF (8%) 7.18 SF DOES NOT COMPLY
AIR 17.60 SF (4%) 3.59 SF DOES NOT COMPLY

ARTIFICIAL LIGHTING CALC.
(1) 27 WATT BULB = 1,300 lm
1,300 lm X 4 LIGHT FIXTURES = 5,200
113 SF = 46 fc

1,300 lm X 18 LIGHT FIXTURES = 23,400
440 SF = 53 fc

LEGEND
○ RECESSED LIGHT FIXTURE

AIR CALCULATION
FINISHED CELLAR = 3,080.00 CF
3,080 CF X .35 (AIR CHANGE PER HR. AS PER R305.1) = 1,078 CF PER HR @ 18 CF PER MIN
FINISHED CELLAR = 791.00 CF
791 CF X .35 (AIR CHANGE PER HR. AS PER R305.1) = 276.85 CF PER HR @ 4.81 CF PER MIN
PROVIDE 1 EXHAUST FAN 50 CF.M. IN FINISHED CELLAR AND PROVIDE 1 EXHAUST FAN 50 CF.M. IN OFFICE TO COMPLY W/ R301.1

SCALED DESIGNS ARCHITECTURAL & DESIGN SERVICES
16 DOLPHIN GREEN, F1J
PORT WASHINGTON, NY 11050
T: 516-582-7314
E: SCALEDDESIGNSLLC@GMAIL.COM

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTIONS WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN. DRAWINGS ARE NOT TO BE SCALED. STACOM CONSULTANTS ARCHITECTURAL & EXPEDITING SERVICES AND ITS PRINCIPAL/EMPLOYEES WERE NOT RETAINED FOR ANY CONSTRUCTION SUPERVISION.

NO.	DATE:	REVISION:

PROJECT DESCRIPTION:
MAINTAIN EXISTING FINISHED CELLAR W/ THREE-PIECE BATHROOM. NO CHANGE TO USE, EGRESS, OR OCCUPANCY.

PROJECT INFORMATION:
2 KENT ROAD
NEW HYDE PARK
NY, 11040

SECTION: 08 BLOCK: 294
LOT: 20 ZONE: R-B

DRAWING TITLE:
NOTES, PLOT PLAN,
PLUMBING RISER
DIAGRAMS, DETAILS, AND
PLANS

DOB APPROVAL:

SEAL: [Professional Seal]
DRAWN BY: JBS
CHKD. BY: EH
JOB NO.: 2102
SCALE: AS NOTED
DATE: 05.05.2024

DRAWING NO.:
A-101.00

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTIONS WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN. DRAWINGS ARE NOT TO BE SCALED. STACOM CONSULTANTS ARCHITECTURAL & EXPEDITING SERVICES AND ITS PRINCIPAL/EMPLOYEES WERE NOT RETAINED FOR ANY CONSTRUCTION SUPERVISION.

NO.	DATE:	REVISION:


PROJECT DESCRIPTION:
MAINTAIN EXISTING FINISHED CELLAR W/ THREE-PIECE BATHROOM. NO CHANGE TO USE, EGRESS, OR OCCUPANCY.

PROJECT INFORMATION:
2 KENT ROAD
NEW HYDE PARK
NY, 11040

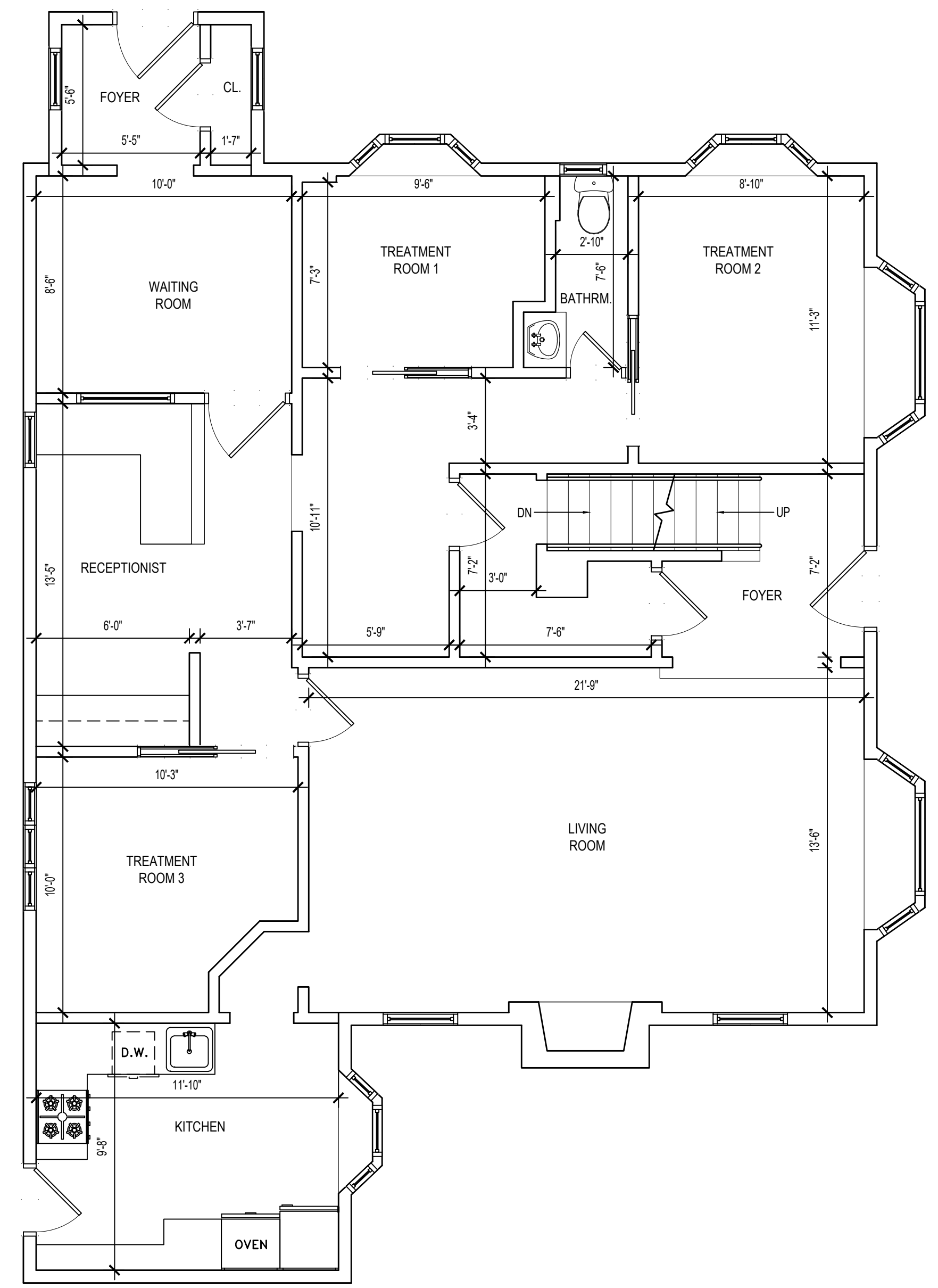
SECTION: 08	BLOCK: 294
LOT: 20	ZONE: R-B

DRAWING TITLE:
EXISTING FIRST AND
SECOND FLOOR PLANS.
REFERENCE ONLY, NO
CHANGE

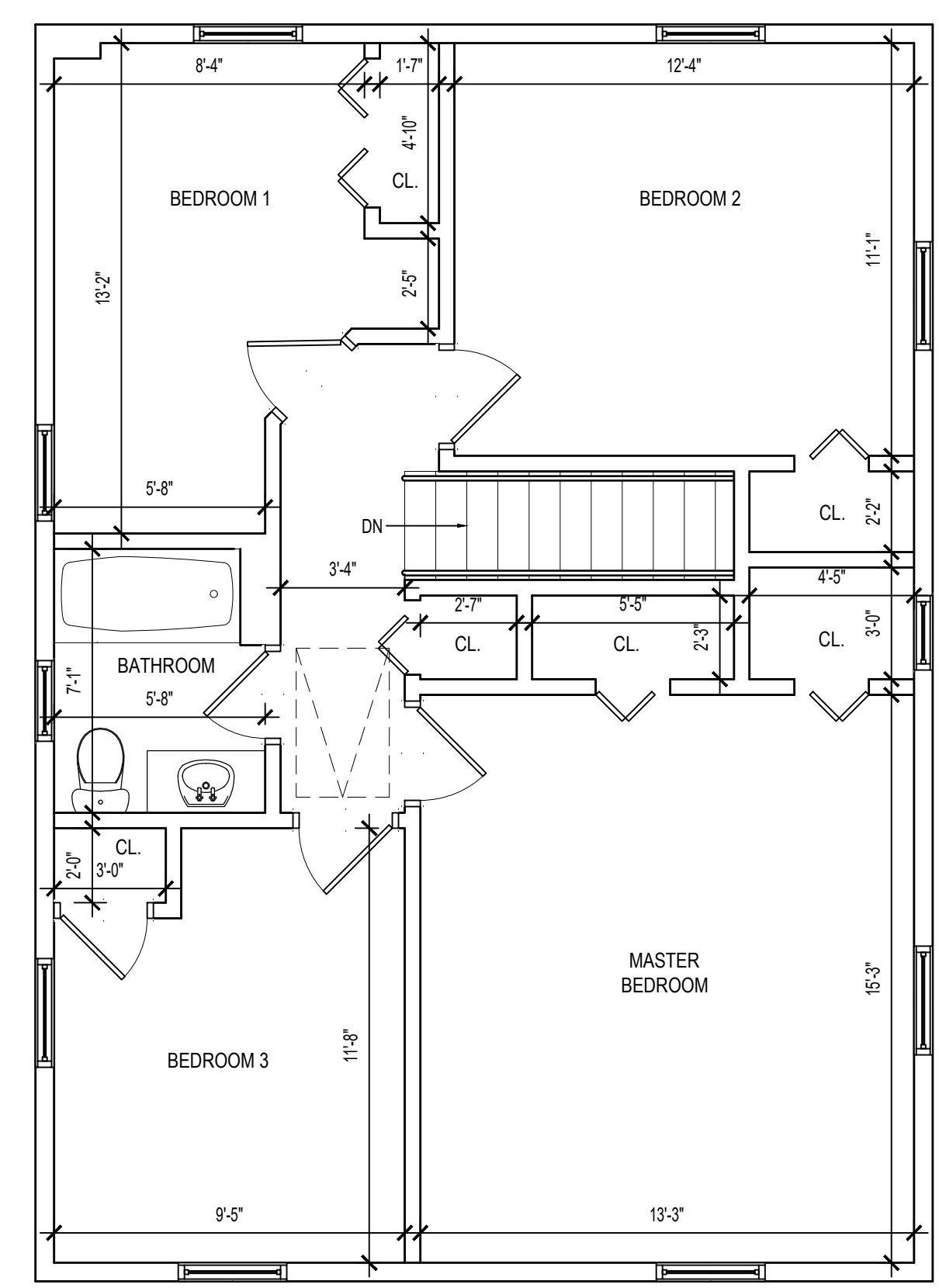
DOB APPROVAL:

SEAL:	DRAWN BY: JBS
	CHKD. BY: EH
	JOB NO.: 2102
	SCALE: AS NOTED
	DATE: 05.05.2024

DRAWING NO.:
A-102.00



EXISTING FIRST FLOOR PLAN
(REFERENCE ONLY, NO CHANGE)
SCALE: 1/4" = 1'-0"



EXISTING SECOND FLOOR PLAN
(REFERENCE ONLY, NO CHANGE)
SCALE: 1/4" = 1'-0"

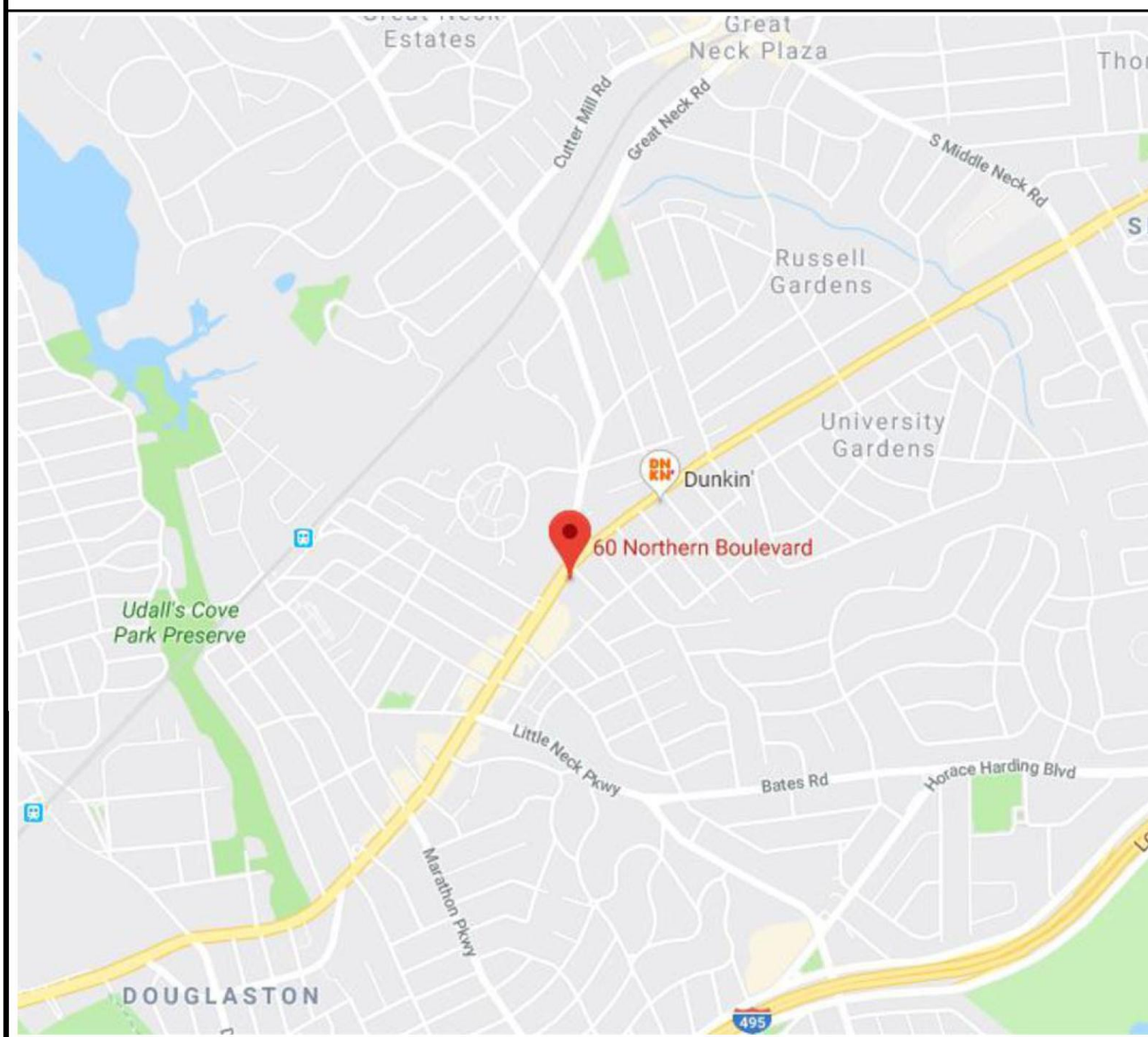
SCOPE OF WORK (ALTERATION LEVEL I)

PLANS SUBMITTED FOR REVISED LANDSCAPING PLAN INCLUDING NEW LANDSCAPING AND LANDSCAPED BUFFER AREA AND CLOSING UP AN OPENING BETWEEN PLANTERS AS INDICATED ON A NOTICE OF VIOLATION ISSUED JUNE 4, 2019.

ZONING ANALYSIS

SECTION ----- 2
 BLOCK ----- 55
 LOT(S) ----- 203, 206, 663
 ZONE BUSSINES ----- B-A
 ZR 70-129 PLOT AREA REQUIRED ----- 2000 S.F.
 PLOT AREA PROVIDED ----- 15,619 S.F.
 ZR 70-132 FRONT YARD REQUIRED ----- 10'-0" FEET
 FRONT YARD PROVIDED ----- 46.70' & 94.2' FEET
 ZR 70-134 REAR YARD REQUIRED ----- N/A CORNER LOT FEET
 REAR YARD PROVIDED ----- N/A CORNER LOT 0'-0" FEET
 ZR 70-133 SIDE YARD REQUIRED ----- 0'-11.5' ALONG RESIDENTIAL DISTRICT FEET
 SIDE YARD PROVIDED ----- 13.6' & 0.5' EXISTING NO CHANGE FEET
 ZR 70-130 MAX HEIGHT PERMITTED ----- 40'-0" FEET FROM MAIN CURB LEVEL TO THE TOP OF THE RIDGE
 MAX HEIGHT PROVIDED ----- 24'-10" EXISTING NO CHANGE FEET
 ZR 70-131 PLOT COVERAGE PERMITTED ----- 70 % 10,933.3 SQ FT.
 PLOT COVERAGE OROVIDED ----- 12.27% 1,916.2 SQ FT.
 ZR 20-120-1A PARKING REQUIRED ----- 1 CUSTOMER PARKING PER 300 SQ.FT. OF FLOOR IN EXCESS OF 1000 FT AREA
 -(1,916.2 - 1000) / 300 = 3.1= 4 PARKING SPACES REQUIRED.

KEY MAP



DRAWING LIST

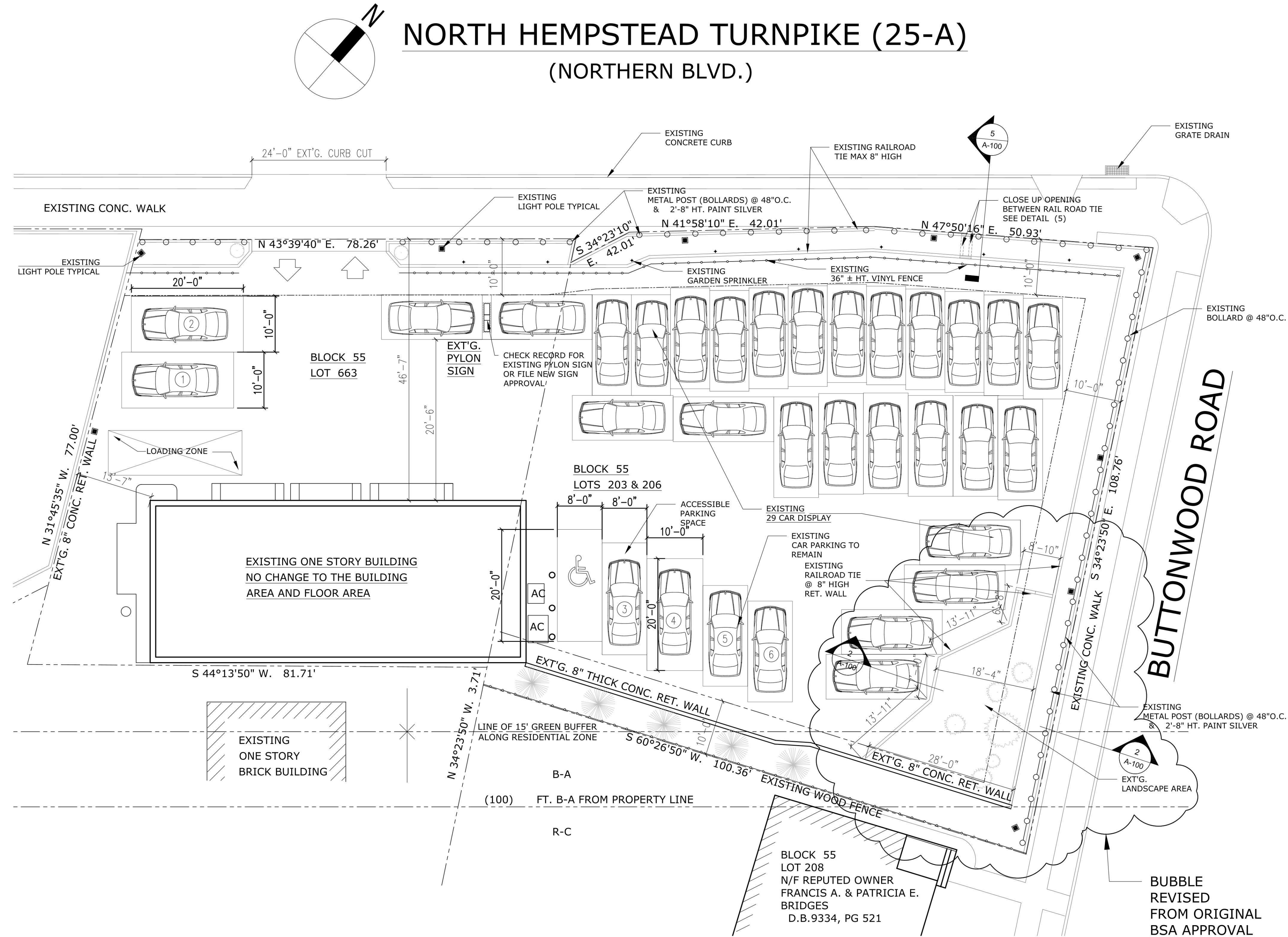
1	T-001.00	TITLE SHEET
2	LS-001.00	LANDSCAPING PLAN
3	A-100.00	DETAILS

#21553



98 Cuttermill Road, Suite 475N
 Great Neck, NY 11021
 phone: 516-767-2905 fax: 516-767-1782

NORTH HEMPSTEAD TURNPIKE (25-A)
 (NORTHERN BLVD.)



1 SITE PLAN
 SCALE: 3/32"=1'-0"
 (REVISED FROM ORIGINAL BSA)

DISAPPROVED
 Michael Maracic
 02/21/2024

ISSUES

#	DATE	BY	FOR
1	09/12/19	JB	INITIAL FILING-TONH

REVISIONS

#	DATE	BY	FOR
---	------	----	-----

DATE: 19-08-12
 SCALE: AS NOTED
 JOB #: 633.09
 DWG BY: JB
 CAD FILE: Drawing1-1-1

CLIENT:
 AUTO EXPO CAR DEALER
 60 NORTHERN BLVD.
 GREAT NECK, N.Y.

PROJECT:
 AUTO EXPO CAR DEALER
 60 NORTHERN BLVD.
 GREAT NECK, NEW YORK

BLOCK: 55 LOT: 203, 206, 663
 SEAL:



DRAWING NAME:

SITE PLAN

DRAWING #:

T-001.00

ALTERATION AND VERTICAL EXTENSION (HOUSE OF WORSHIP)

2000 HILLSIDE AVENUE NEW HYDE PARK NY 11040

ARCHITECTURAL CONCEPT INC.
 ARCHITECTURAL AND ENGINEERING SERVICES
 1227 Tulip Avenue Franklin Square, NY 11010
 TEL: 646-403-5592, FAX # 866-403-6314
 E. Mail: ArchConcept1@gmail.com

Project:
ALTERATION AND VERTICAL EXTENSION HOUSE OF WORSHIP
2000 HILLSIDE AVENUE
NEW HYDE PARK NY 11040

ZONING COMPUTATION

BLOCK # 21114 LOT # 607
 ZONE B-B SECTION # 08
 CONSTRUCTION CLASS: Type Ib
 INTERIOR FINISH CLASS: C

(70-47) PLOT AREA
 MINIMUM REQUIRED LOT AREA FOR RELIGIOUS BUILDING (K) = 6,000.00 S.F.
 ACTUAL AREA:
 LOT # 607 AREA = 9676.4 s.f.
 LOT # 608 AREA = 5140 s.f.
 LOT # 609 AREA = 10883.60 s.f.
 TOTAL LOT AREA = 9676.4+5140.0+10883.60 = 25700.0 s.f. > 4,000.00 s.f.

BUILDINGS CODE OCCUPANCY CLASSIFICATION:
 (A-3) HOUSE OF WORSHIP

(70-48) LOT COVERAGE
 MAXIMUM LOT COVERAGE = 35% OF THE LOT AREA
 25700.0 x 35% = 8995.0sq.ft
 ACTUAL LOT COVERAGE = 4115.93 s.f. < 8995.0

FLOOR AREA	PROPOSED
CELLAR FLOOR	4115.93
FIRST FLOOR	4115.93
SECOND FLOOR	3057.18
THIRD FLOOR	3057.18
TOTAL FLOOR AREA	10230.29s.f

70-50(A) FRONT YARD

REQUIRED FRONT YARD = 25'-0"
 EXISTING FRONT YARD = 10'-9"
 PROPOSED FRONT YARD SETBACK AT SECOND FLOOR LEVEL = 25'-0"

70-51 SIDE YARD

MINIMUM REQUIRED SIDE YARD = 20'-0" (Each side)
 EXISTING SIDE YARD = 38'-0"+137'-0"

70-52 REAR YARD

MINIMUM REQUIRED REAR YARD = 25'-0"
 EXISTING REAR YARD = 38'-0"

70-46(B) PERMITTED HEIGHT

ALLOWABLE HEIGHT (3) STORIES OR 45'-0"
 ACTUAL HEIGHT = 45'-0"

(70-103) (70-128.1) REQUIRED PARKING

TOTAL EMPLOYEES PARKING = 8
 FIRST FLOOR OCCUPANCY = 88
 SECOND FLOOR OCCUPANCY = 19
 THIRD FLOOR OCCUPANCY = 17
 TOTAL FIRST+SECOND+THIRD FLOOR OCCUPANCY = 126 Persons
 REQUIRED PARKING 1 = 4 Persons
 REQUIRED PARKING = 126/4 = 31.50
 TOTAL REQUIRED PARKING INCLUDING EMPLOYEES = 31.50+8 = 40
 ACTUAL PARKING SPACES = 43
 REQUIRED PARKING SIZE = 10'x20'
 PARKING SPACE SIZE ALONG REAR PROPERTY LINE = 10'x23'

AVERAGE GRADE CALCULATION

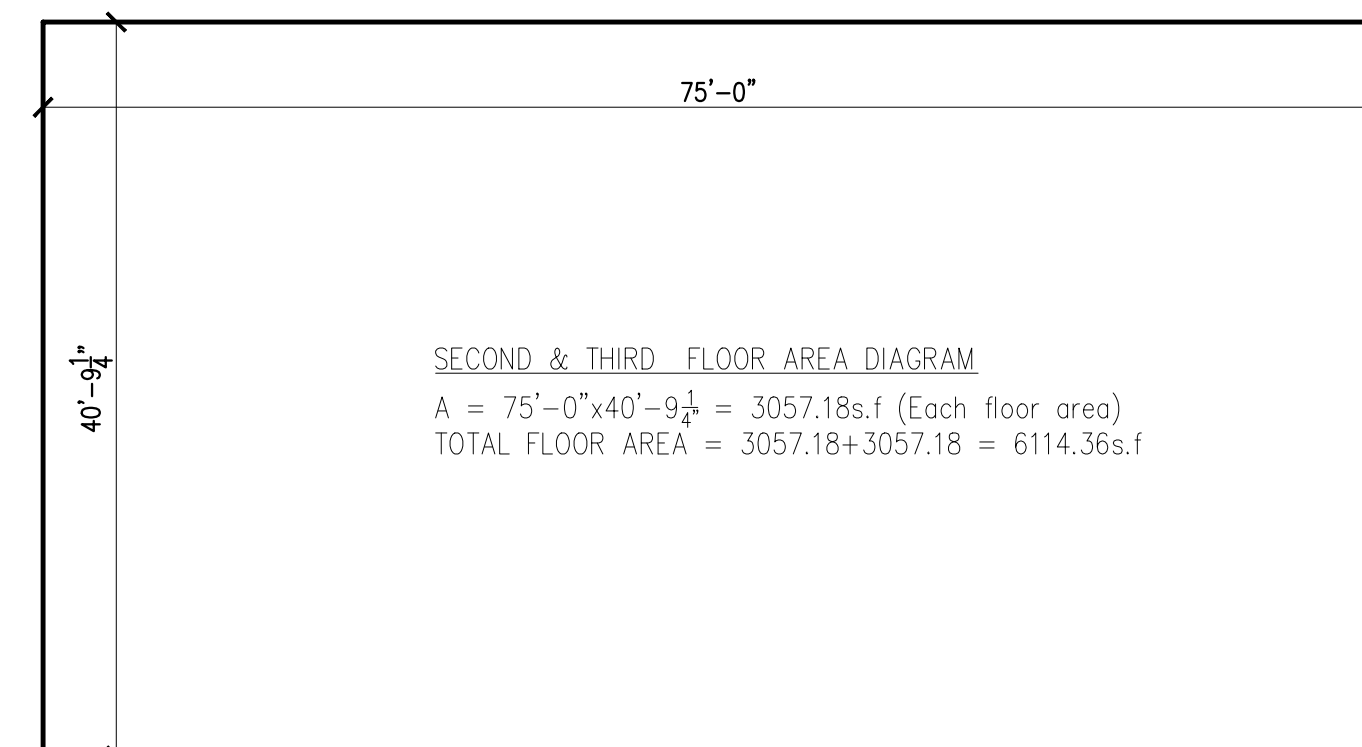
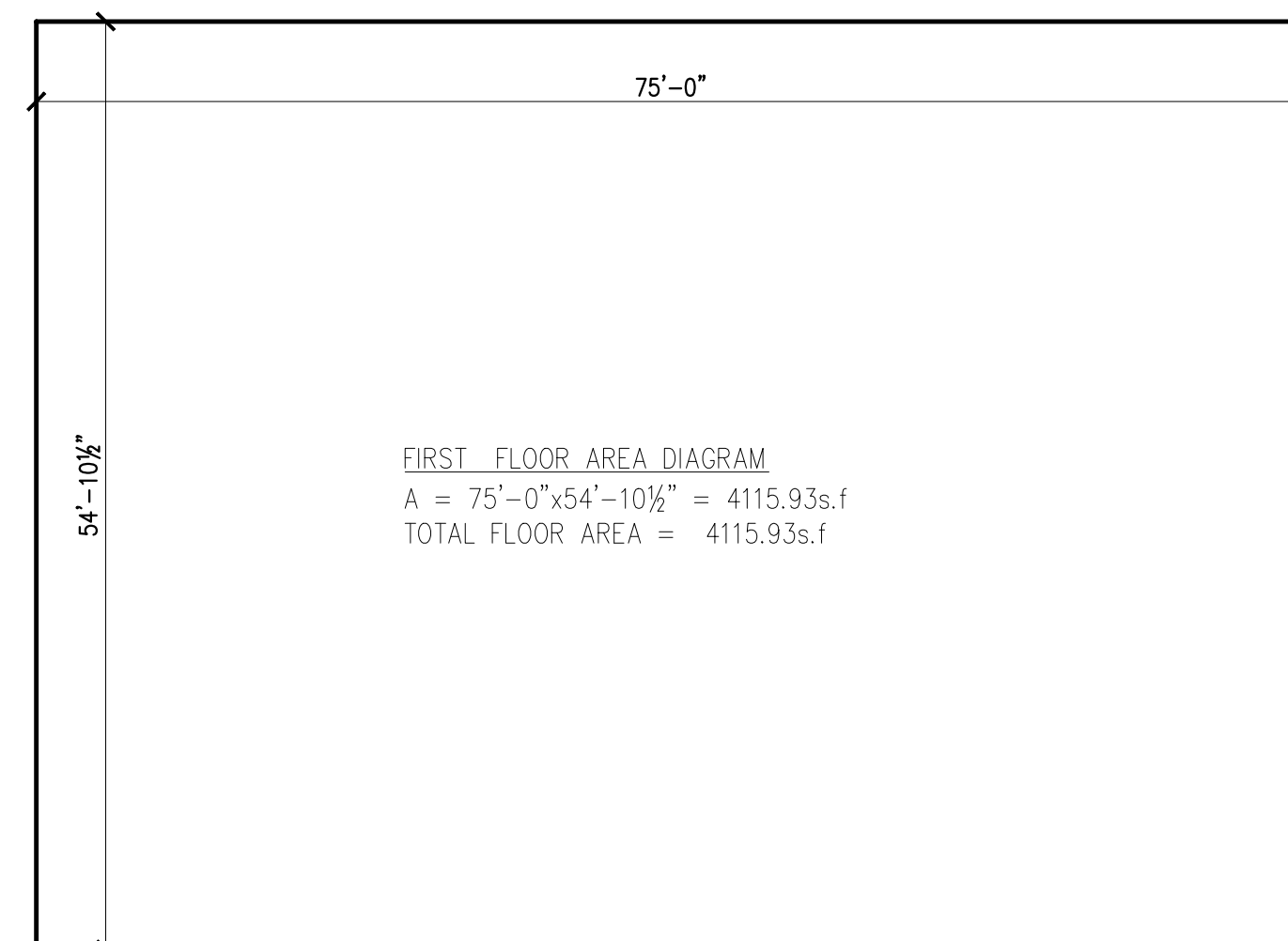
$115.01+115.45 / 2 = 115.23 \times 54.87 = 6322.67$
 $115.45+115.68 / 2 = 115.56 \times 75.0 = 8667.0$
 $115.68+115.65 / 2 = 115.66 \times 54.87 = 6346.26$
 $115.65+115.01 / 2 = 115.33 \times 75.0 = 8649.75$
 259.74 = 29985.68

PREEXISTING AVERAGE GRADE =
 $29985.68/259.74 = 115.44$

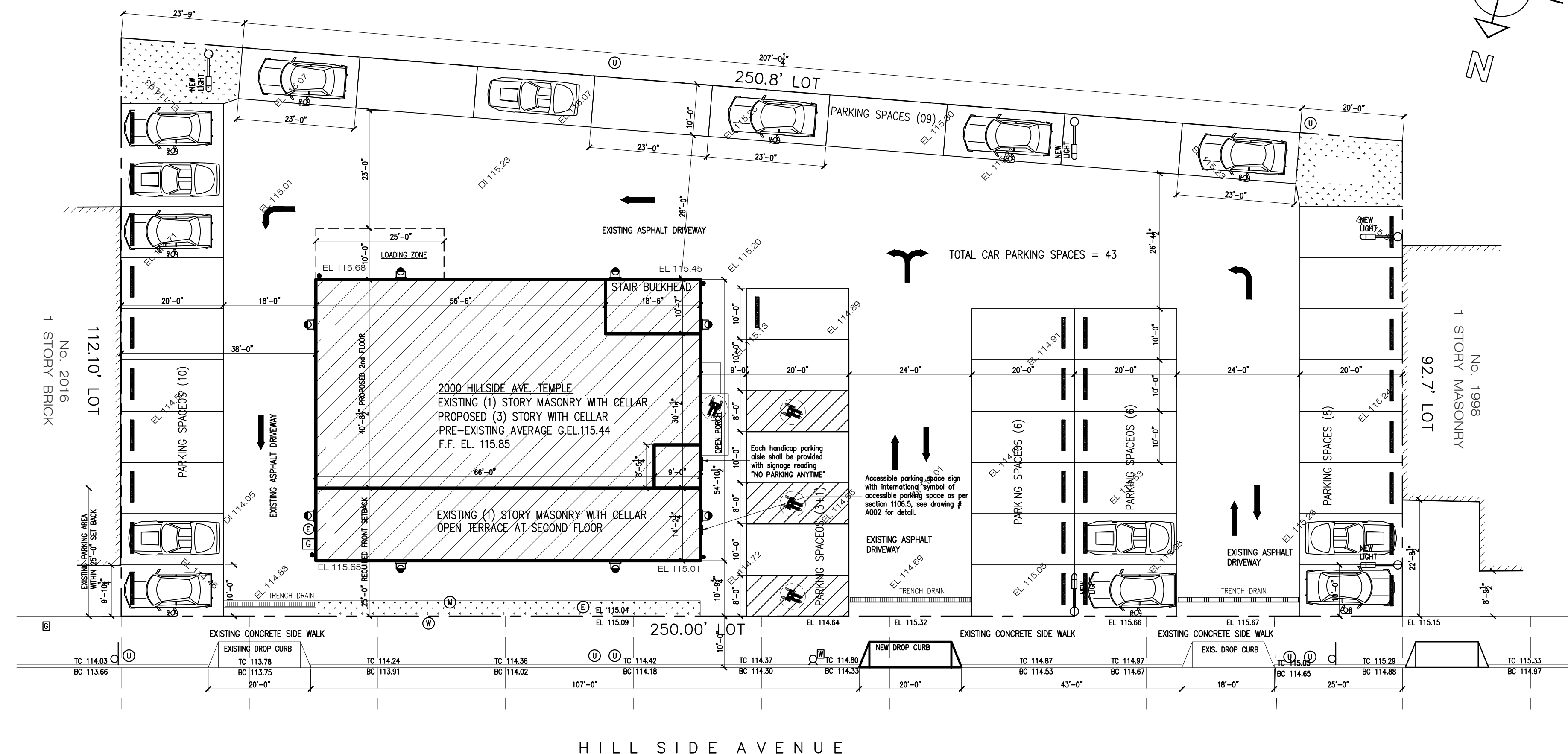
REQUIRED VERIFICATION & INSPECTION AS PER TABLE 1704.3 & 1704.4

1. Material verification of high-strength bolts, nuts and washers
2. Inspection of high-strength bolting:
3. Material verification of structural steel:
4. Material verification of weld filler materials:
5. Inspection of welding:
6. Inspection of steel frame joint details for compliance with approved construction documents:

1. Inspection of reinforcing steel, including prestressing tendons, and placement.
2. Inspection of reinforcing steel welding in accordance with Table 1704.3, Item 5b.
3. Inspect bolts to be installed in concrete prior to and during placement of concrete where allowable loads have been increased.
4. Verifying use of required design mix.
5. At the time fresh concrete is sampled to fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete.
6. Inspection of concrete and shotcrete placement for proper application techniques.
7. Inspection for maintenance of specified curing temperature and techniques.
8. Inspection of prestressed concrete:
 - a. Application of prestressing forces.
 - b. Grouting of bonded prestressing tendons in the seismic-force-resisting system.
9. Erection of precast concrete members.
10. Verification of in-situ concrete strength, prior to stressing of tendons in posttensioned concrete and prior to removal of shores and forms from beams and structural slabs.
11. Inspect formwork for shape, location and dimensions of the concrete member being formed.



#21554



HILL SIDE AVENUE

SITE PLAN
 Scale: 1/16"=1'-0"

01 03-13-24 Issued for D.O.B Approval

00 07-02-21 Issued for D.O.B review

NO. Date: Remarks

SITE PLAN AND NOTES

Scale: As Shown

Drawn By: Imran

Chk. By: Jamal

Drawing No.

Z1-001.00

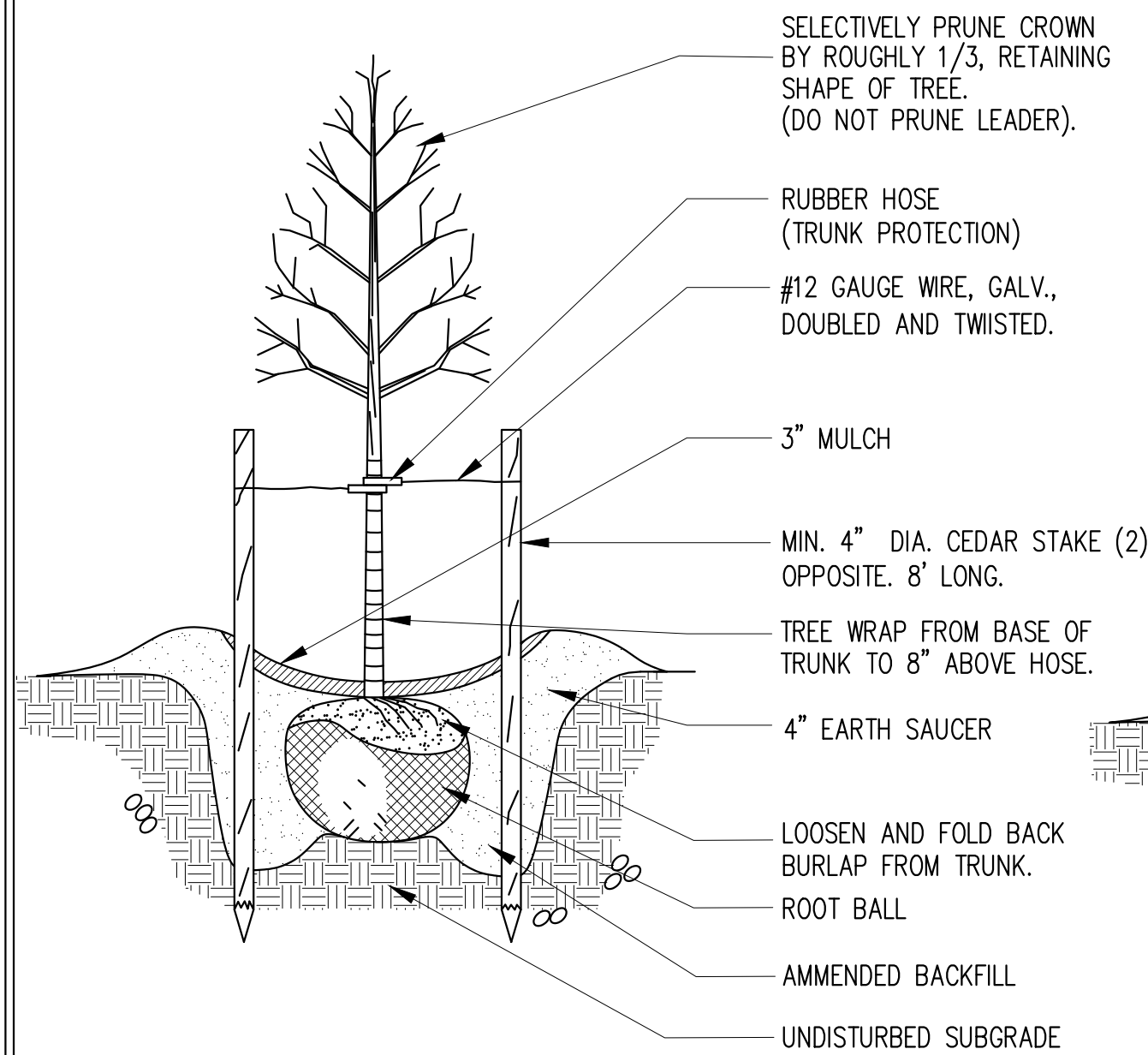
Date: 01-02-21 1 OF 22

Project # Tracking No.

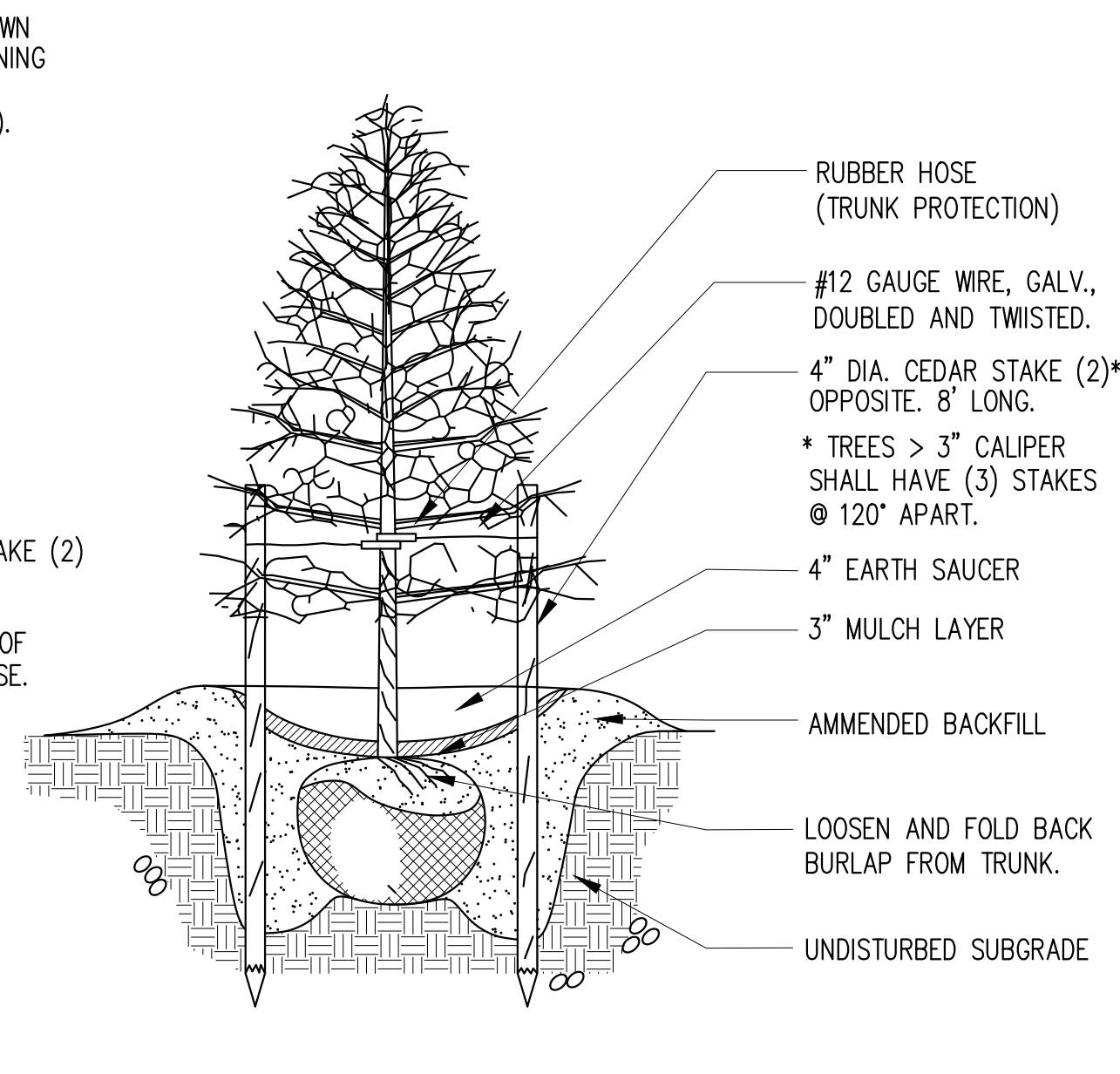
21-40

Seal & signature





TREE PLANTING DETAIL
NTS



EVERGREEN TREE PLANTING DETAIL
NTS

NYS D.E.P. CATCH BASIN NOTES

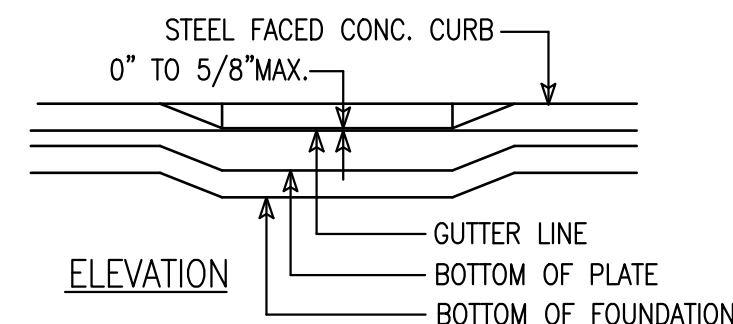
ALL NEW CATCH BASINS REQUIRED UNDER THIS PLAN SHALL BE IN ACCORDANCE WITH THE LATEST N.Y.S.D.E.P. STANDARDS AND REQUIREMENTS. ALL NEW CATCH BASIN CONNECTIONS SHALL BE MADE TO EXISTING SEWERS AT MANHOLES, AND SHALL CONSIST OF 12" DUCTILE IRON PIPE CLASS 56, WITH "PUSH-ON" JOINTS LAID ON 6" OF BROKEN STONE FOR THE ENTIRE WIDTH OF TRENCH AND FOR ONE-HALF THE PIPE DIAMETER. THE BROKEN STONE SHALL BE HARD UNWEATHERED STONE UNIFORMLY GRADED FROM 1/4" TO 3/4" IN DIAMETER, CONFORMING TO COMMERCIAL 1/4" TO 3/4" STONE.

ALL EXISTING NON STANDARD BASINS WITHIN THE PROJECT LIMITS SHALL BE REPLACED OR MODIFIED TO CONFORM WITH THE LATEST N.Y.C.D.E.P. STANDARDS AND REQUIREMENTS.

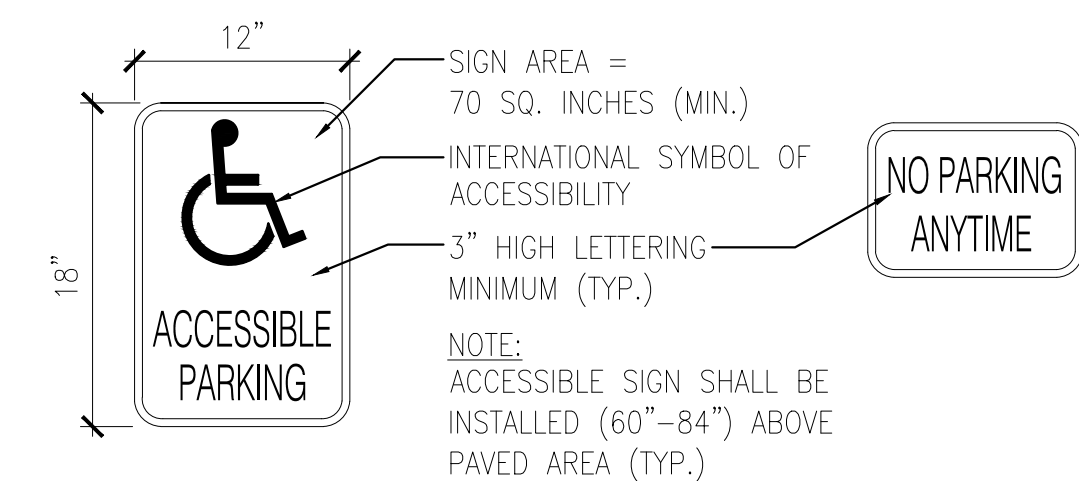
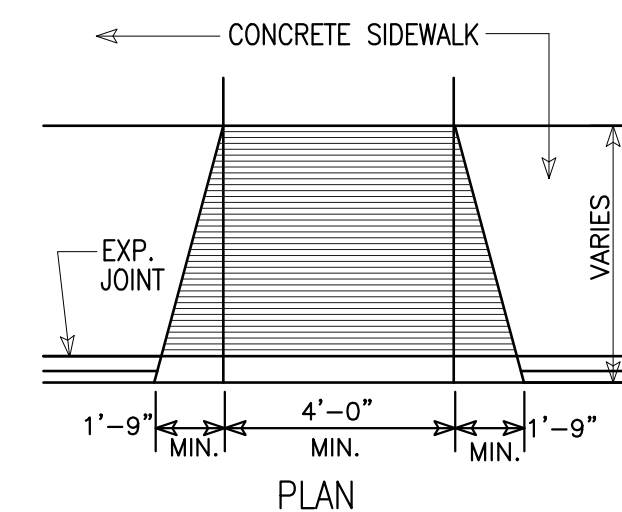
ALL ABANDONED BASINS, INLETS AND DRAINAGE STRUCTURES SHOWN ON THE PAVING PLAN SHALL BULKHEAD AND CUT DOWN TO TWO (2) FEET BELOW SUBGRADE, AND FILLED WITH COMPACTED CLEAN SAND. BASIN CONNECTIONS NOT REQUIRED SHALL BE PLUGGED AT BOTH ENDS.

ALL DAMAGED MANHOLES CAUSED BY THE CONTRACTOR'S WORK SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR, AS DIRECTED BY THE ENGINEER, AT NO COST TO THE CITY.

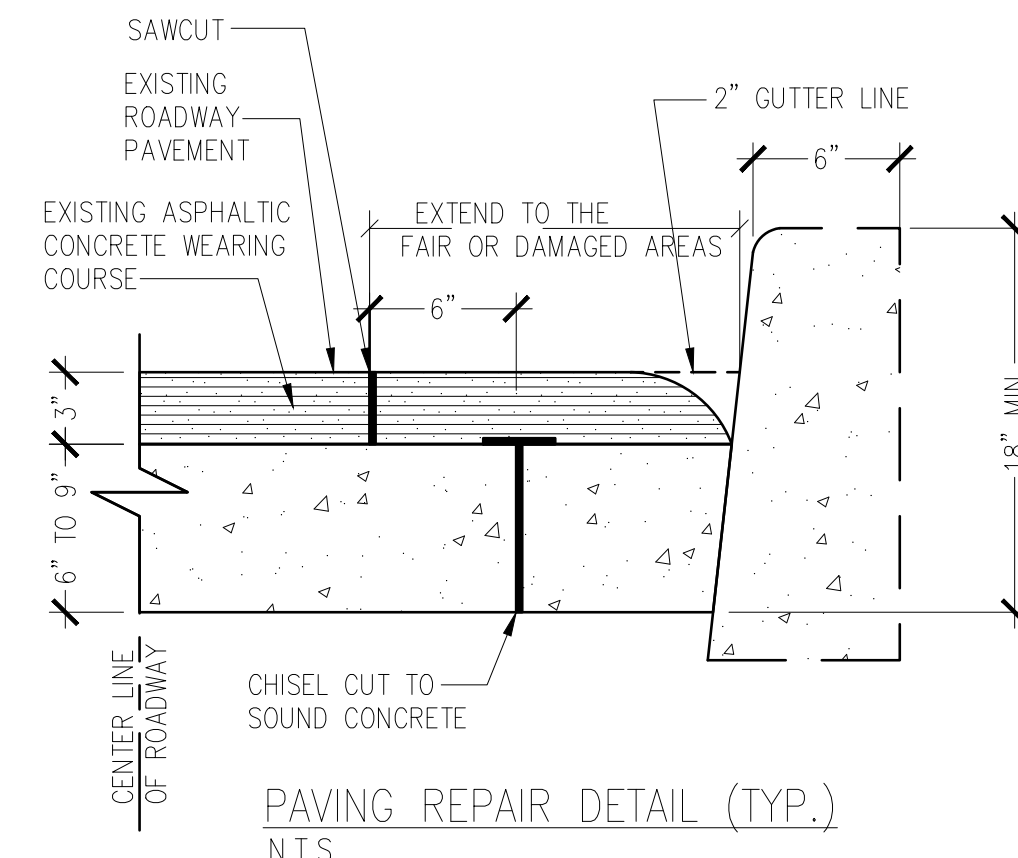
PRIOR TO THE INSTALLATION OF THE DRAINAGE FACILITIES PROPOSED UNDER THIS PLAN, PERMITS ARE TO BE OBTAINED FROM THE LOCAL SEWER RECORD OFFICE OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (D.E.P.) CONSTRUCTION INSPECTION IS TO BE REQUESTED AT LEAST 24 HOURS IN ADVANCE FROM THE HOUSE CONNECTION INSPECTION UNIT TO THE D.E.P. DIVISION OF SEWER REGULATION AND CONTROL.



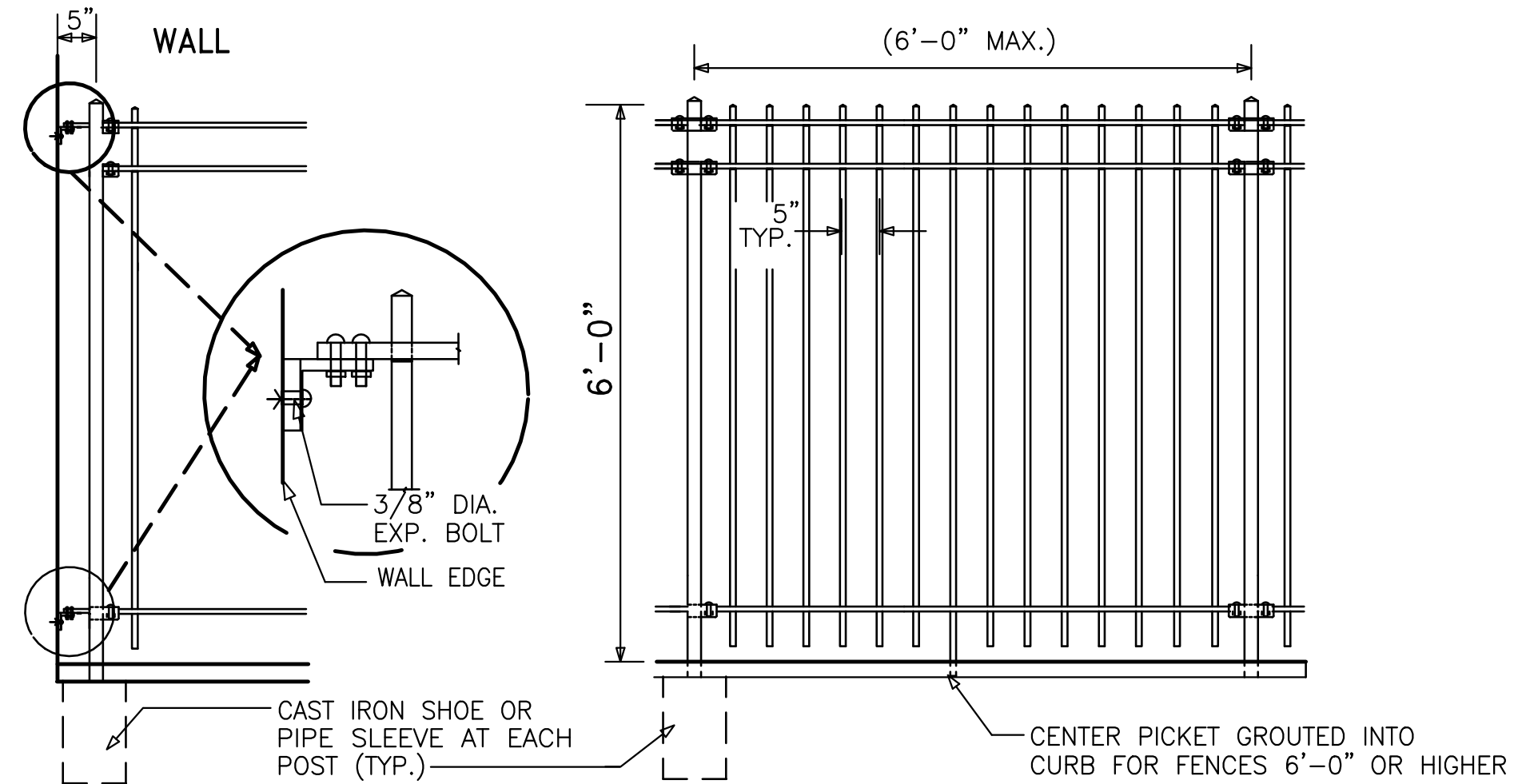
SIDEWALK / PEDESTRIAN RAMP DETAIL
NTS



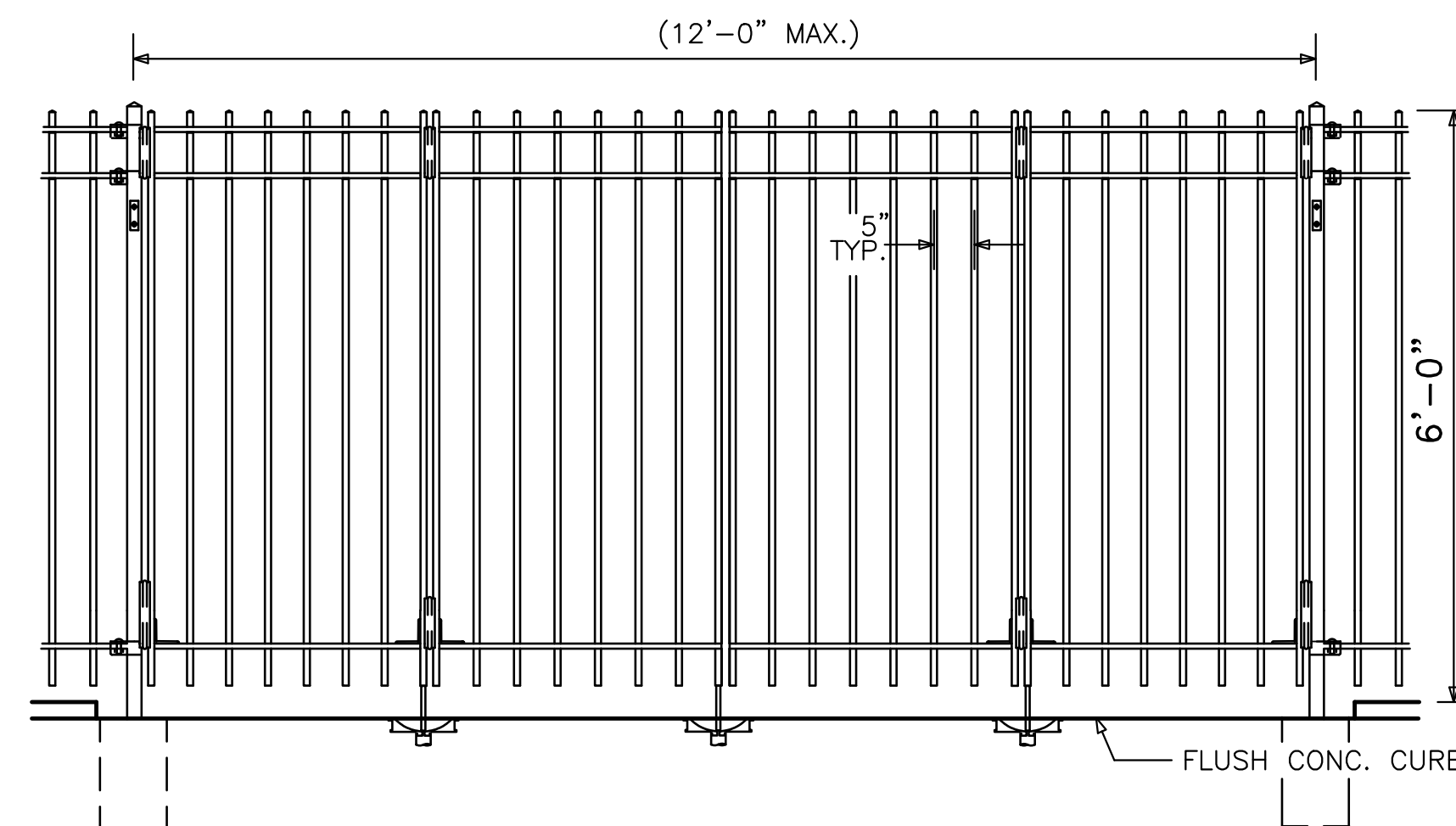
ACCESSIBLE PARKING SIGN &
NO PARKING SIGN DETAIL (TYP.)
NTS



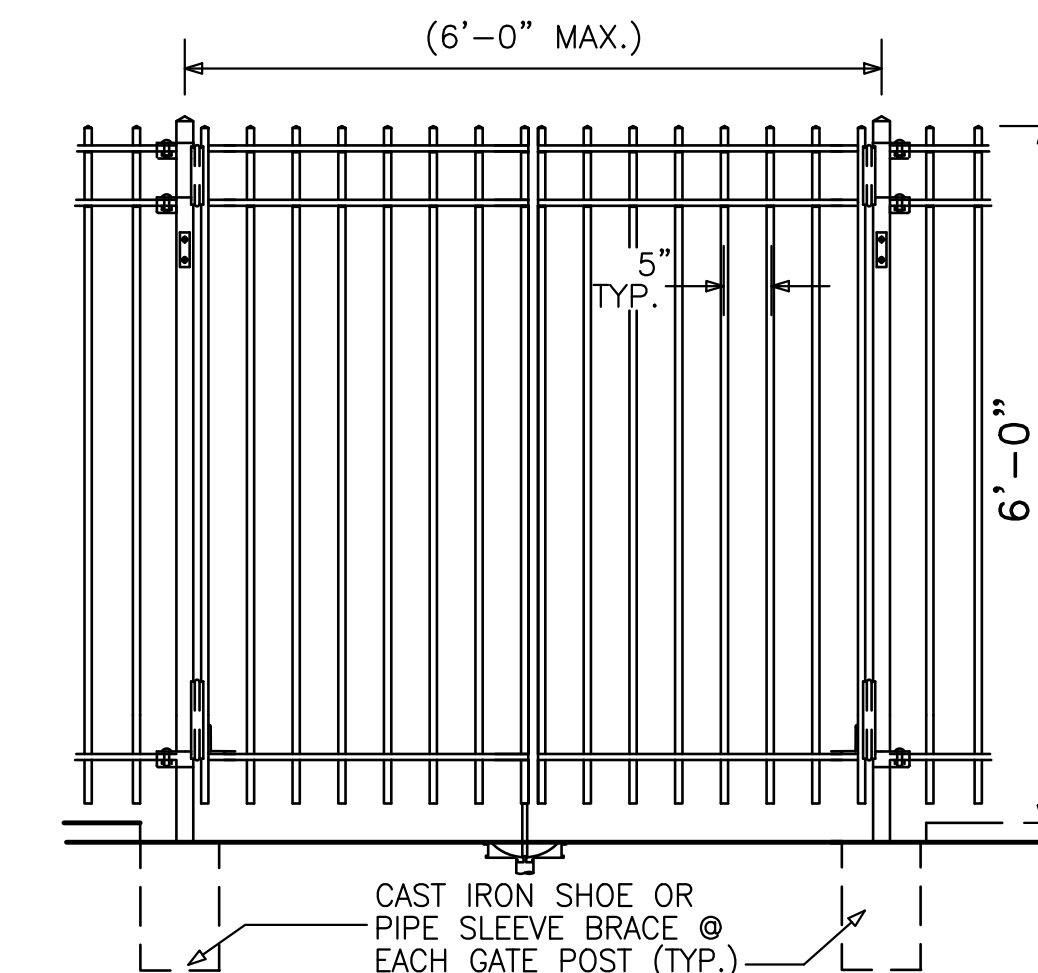
PAVING REPAIR DETAIL (TYP.)
NTS



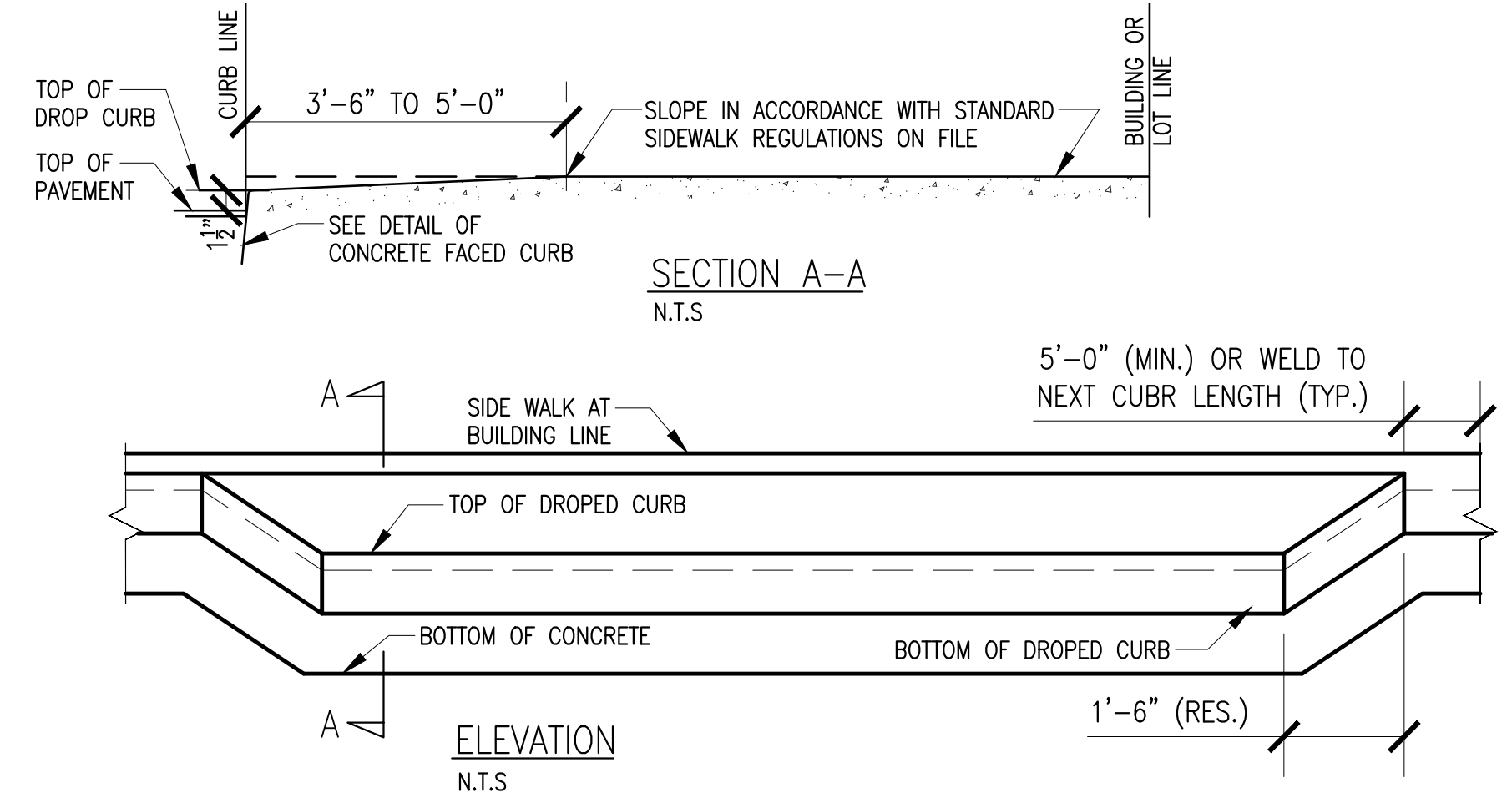
IRON PICKET FENCE DETAIL



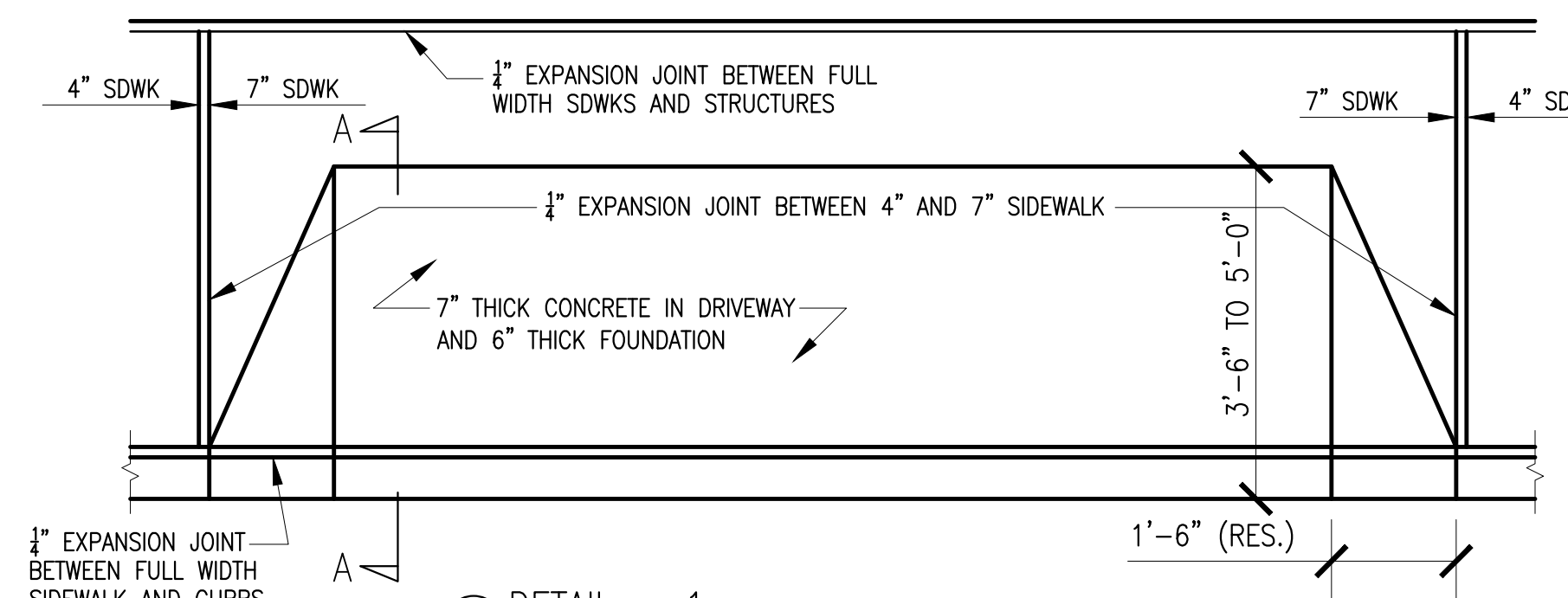
IRON PICKET FENCE/DOUBLE-FOLD GATE



IRON PICKET FENCE/DOUBLE GATE



SECTION A-A
NTS



DETAIL - 1
PLAN
NTS

NO.	Date:	Remarks
01	03-13-24	Issued for D.O.B Approval
00	07-02-21	Issued for D.O.B review

**PLANTER & FENCE AND CURB
CUB NOTES AND DETAIL**

Scale: As Shown
Drawn By: Imran
Chk. By: Jamal
Drawing No. **Z2-002.0**
Date: 01-02-21 2 OF 22

Seal & signature

Project # Tracking No.

DRAINAGE CALCULATIONS

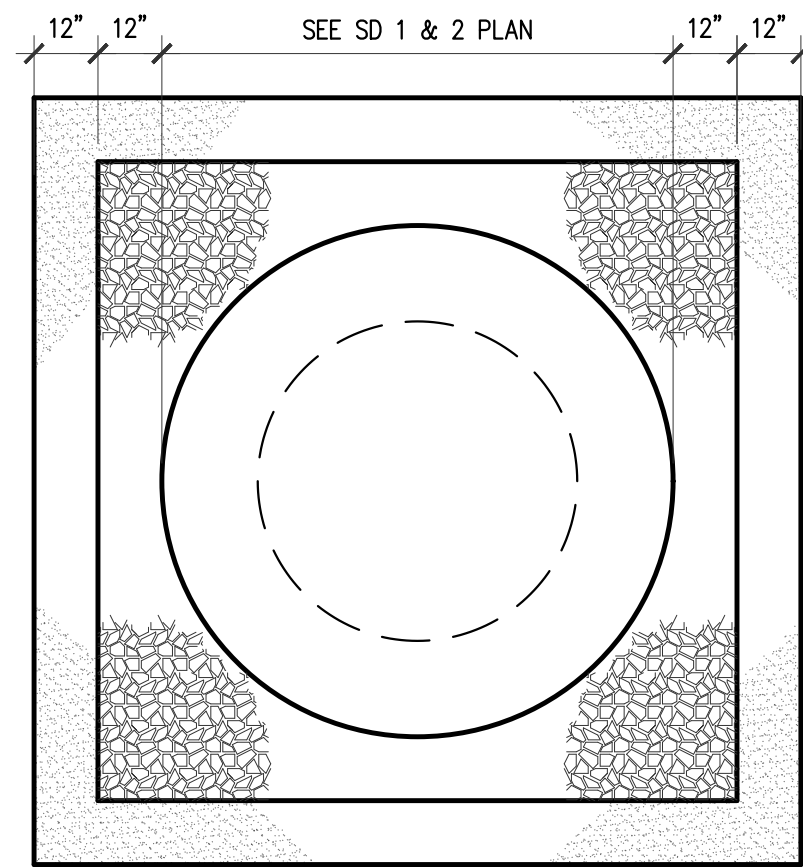
(BASED ON CONTAINMENT OF 2.5 RAINFALL IN 24HR. PERIOD)

LOCATION	AREA s.f	RAINFALL	COEF.	cu.ft
BUILDING AREA	= 4115.93	0.208	1.0	856.11
PAVING AREA	= 20737.33	0.208	1.0	4313.36
LANDSCAPING AREA	= 846.74	0.208	0.2	35.22
REQUIRED DRYWELL FOR TOTAL CUBIC FEET				= 5204.69

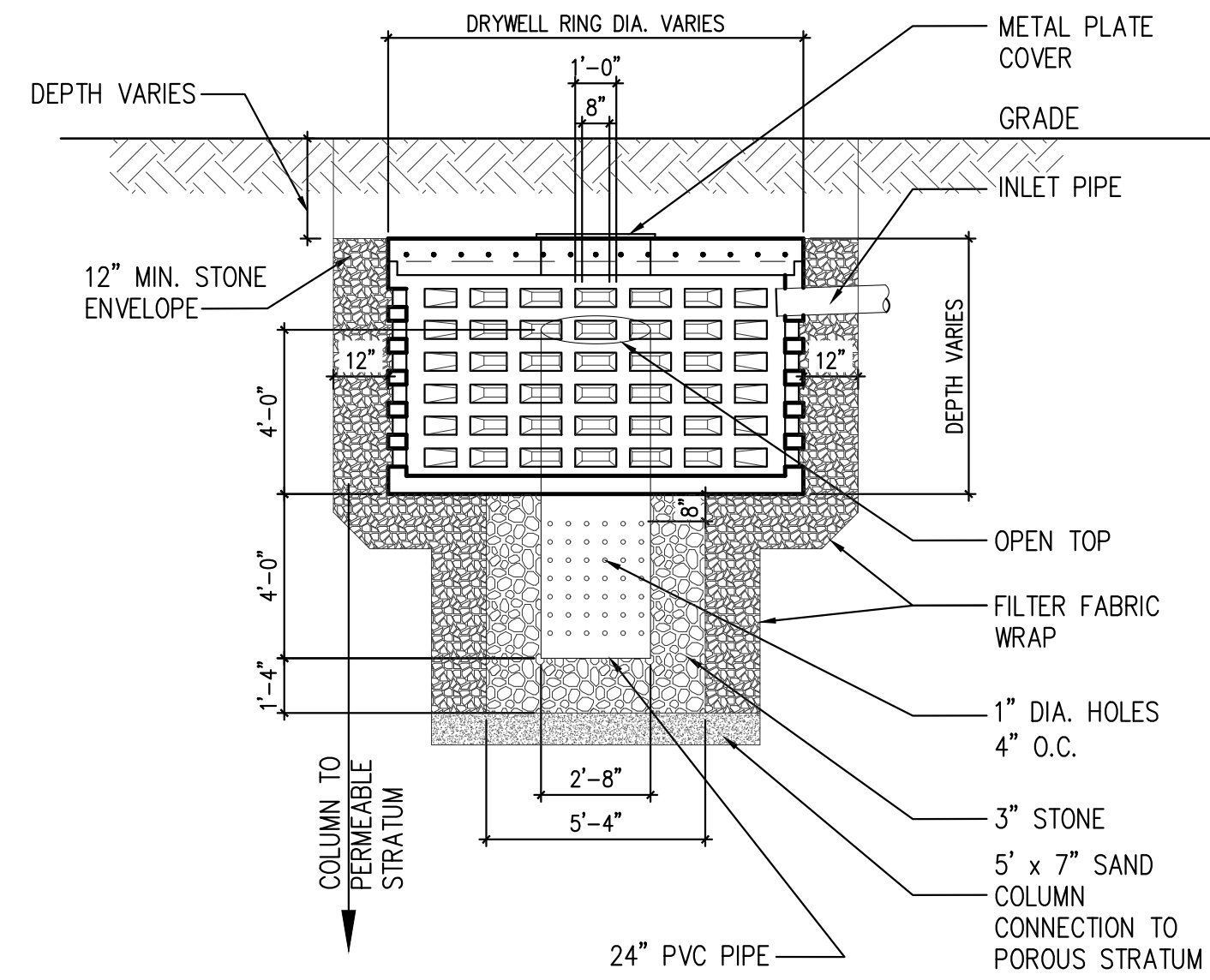
USE: (4) 8'-0" x 12'-0" H., (2) 6'-0" x 8'-0" (2864.8) PRECAST DRYWELL AS MANUFACTURED BY HARRIS PRECAST OR APPROVED EQUAL.
 EXISTING (4) DRYWELL CAPACITY = 2412.48 cu.ft
 NEW (6) DRYWELL CAPACITY = 2864.8 cu.ft
 TOTAL (10) DRYWELL CAPACITY = 2412.48 + 2864.8 = 5277.28 cu.ft > 5204.69 cu.ft

NOTES:

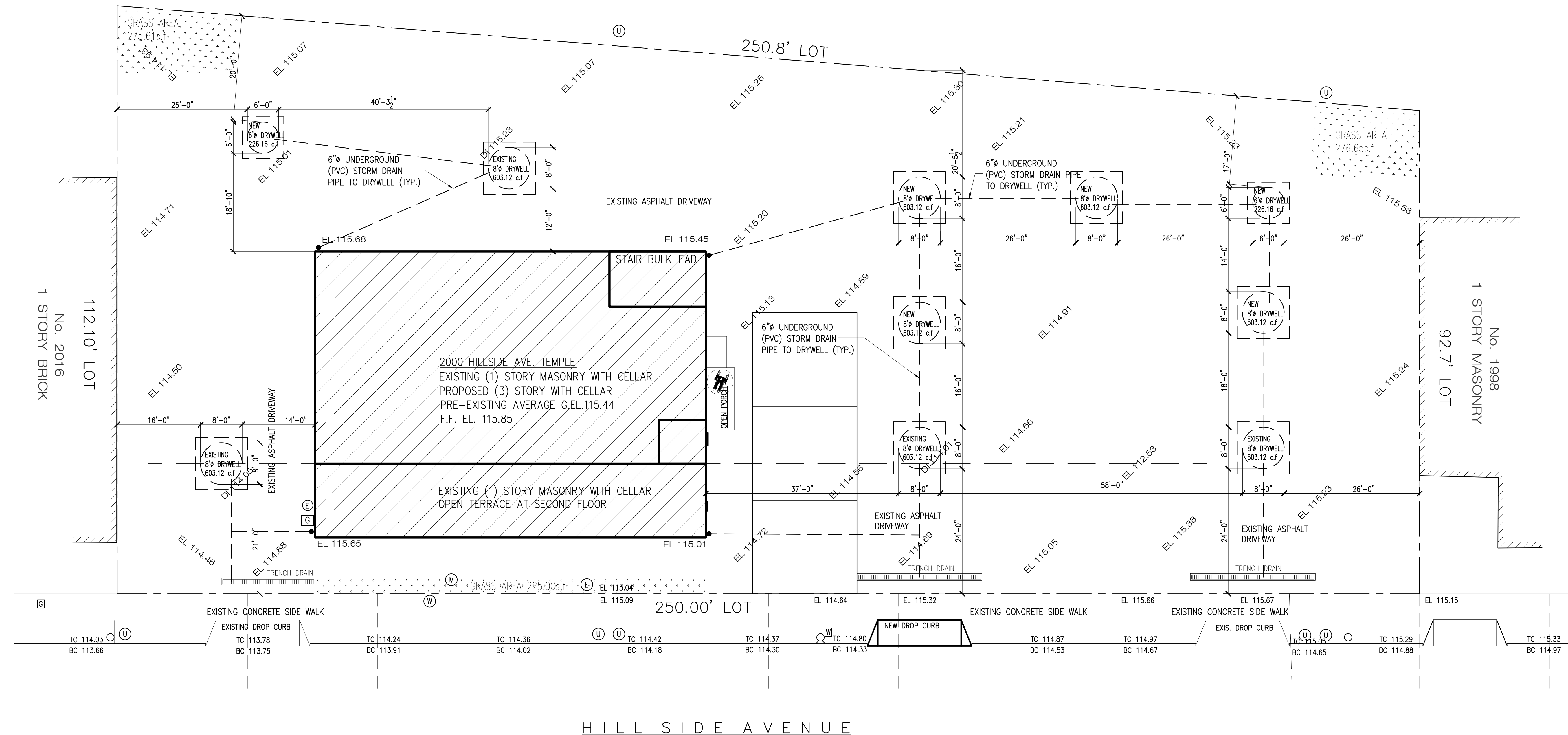
- CONTRACTOR TO VERIFY AND CHECK GROUND WATER CONDITIONS BEFORE INSTALLATION OF DRYWELL AND COORDINATE WORK WITH SOIL ENGINEER IF REQUIRED.
- CONTRACTOR TO FILL 3'-0" CLEAN GRAVEL AROUND ALL DRYWELL.
- PROVIDE AND INSTALL IRON TRAFFIC BEARING OPEN GRATE WITH BUILT-UP SOLID MASONRY BLOCKING.
- NUMBER OF PRECAST RINGS TO BE DETERMINED BY HEIGHT.
- CONTRACTOR TO INSTALL PRECAST CONCRETE DOME ON TOP OF DRYWELL RING TO FIX CAST IRON COVER.



DRYWELL DETAILS
SCALE: NOT TO SCALE



DRYWELL DETAILS
SCALE: NOT TO SCALE



SITE PLAN

ARCHITECTURAL CONCEPT INC.
 ARCHITECTURAL AND ENGINEERING SERVICES
 1227 Tulip Avenue Franklin Square, NY 11010
 TEL: 646-403-5592, FAX # 866-403-6314
 E. Mail: ArchConcept1@gmail.com

Project:
ALTERATION AND VERTICAL EXTENSION HOUSE OF WORSHIP
 2000 HILLSIDE AVENUE
 NEW HYDE PARK NY 11040

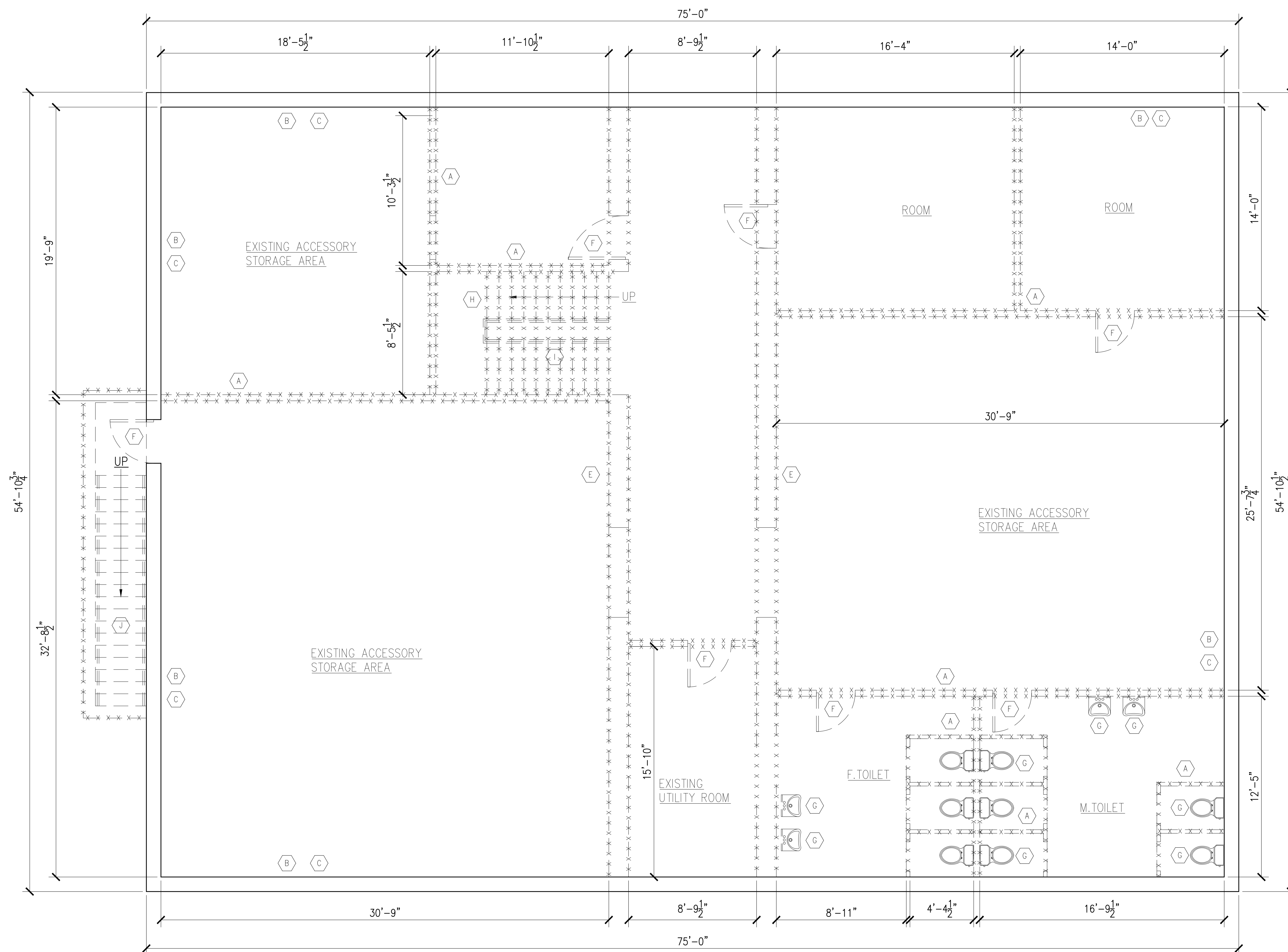
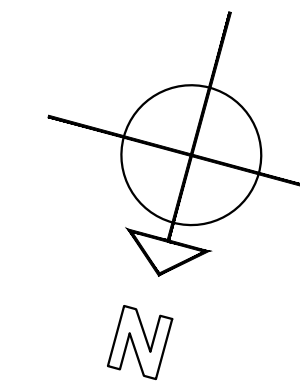
NO.	Date:	Remarks
01	03-13-24	Issued for D.O.B Approval
00	07-02-21	Issued for D.O.B review

SITE PLAN AND DRYWELL DETAILS

Scale: 3/32=1'-0"
 Drawn By: Imran
 Chk. By: Jamal
 Drawing No. SD-001.00
 Date: 01-02-21 2 OF 22



Project # 21-40
 Tracking No.



CELLAR FLOOR INTERIOR DEMOLITION PLAN

ARCHITECTURAL CONCEPT INC.
 ARCHITECTURAL AND ENGINEERING SERVICES
 1227 Tulip Avenue Franklin Square, NY 11010
 TEL: 646-403-5592, FAX # 866-403-6314
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Project:
**ALTERATION AND VERTICAL
 EXTENSION HOUSE OF WORSHIP
 2000 HILLSIDE AVENUE
 NEW HYDE PARK NY 11040**

- LEGEND**
- CONCRETE WALL
 - 2-HR. RATED - UL DESIGNATION U425
NON-LOADBEARING PARTITION - (2) LAYERS
 - 3" TYPE 1" C.M.U. EACH SIDE OF 16ga.
 - 3/8" STEEL STUD @ 16" O.C.; MIN. STC-49
 - 8" C.M.U. WALL
 - BRICK VENEER
 - EARTH
 - GRAVEL
 - STRUCTURAL STEEL
 - BLOCKING
 - SMOKE & CARBON MON. DETECTOR
W/BATTERY BACKUP (TYP.)
 - ILLUMINATED EXIT SIGN BLOW
HUNG CEILING WITH BATTERY
BACKUP (TYP.)
 - EMERGENCY LIGHT FOR MEANS
OF EGRESS
 - PORTABLE FIRE EXTINGUISHER
AS PER (NFPA) REQUIREMENT
 - WALL TYPE
SEE WALL SCHEDULE
 - SECTION DESIGNATION
DRAWING NUMBER
 - FLOOR LEVEL AND HEIGHT
 - SMOKE AND CARBON MONOXIDE DETECTOR,
SEE NOTES FOR DETAIL
 - HEAT DETECTOR
W/BATTERY BACKUP (TYP.)
 - FLOOR DRAIN
 - ROOF DRAIN
 - YARD DRAIN
 - ELECTRIC METER

NO.	Date:	Remarks
01	03-13-24	Issued for D.O.B Approval
00	07-02-21	Issued for D.O.B review

CELLAR FLOOR INTERIOR DEMOLITION PLAN

Scale: 1/4"=1'-0"
 Drawn By: Imran
 Chk. By: Jamal
 Drawing No. **DM-001.00**
 Date: 01-02-21 3 OF 22



Project # _____ Tracking No. _____
 21-40

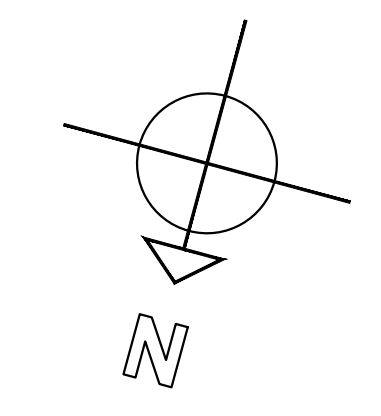
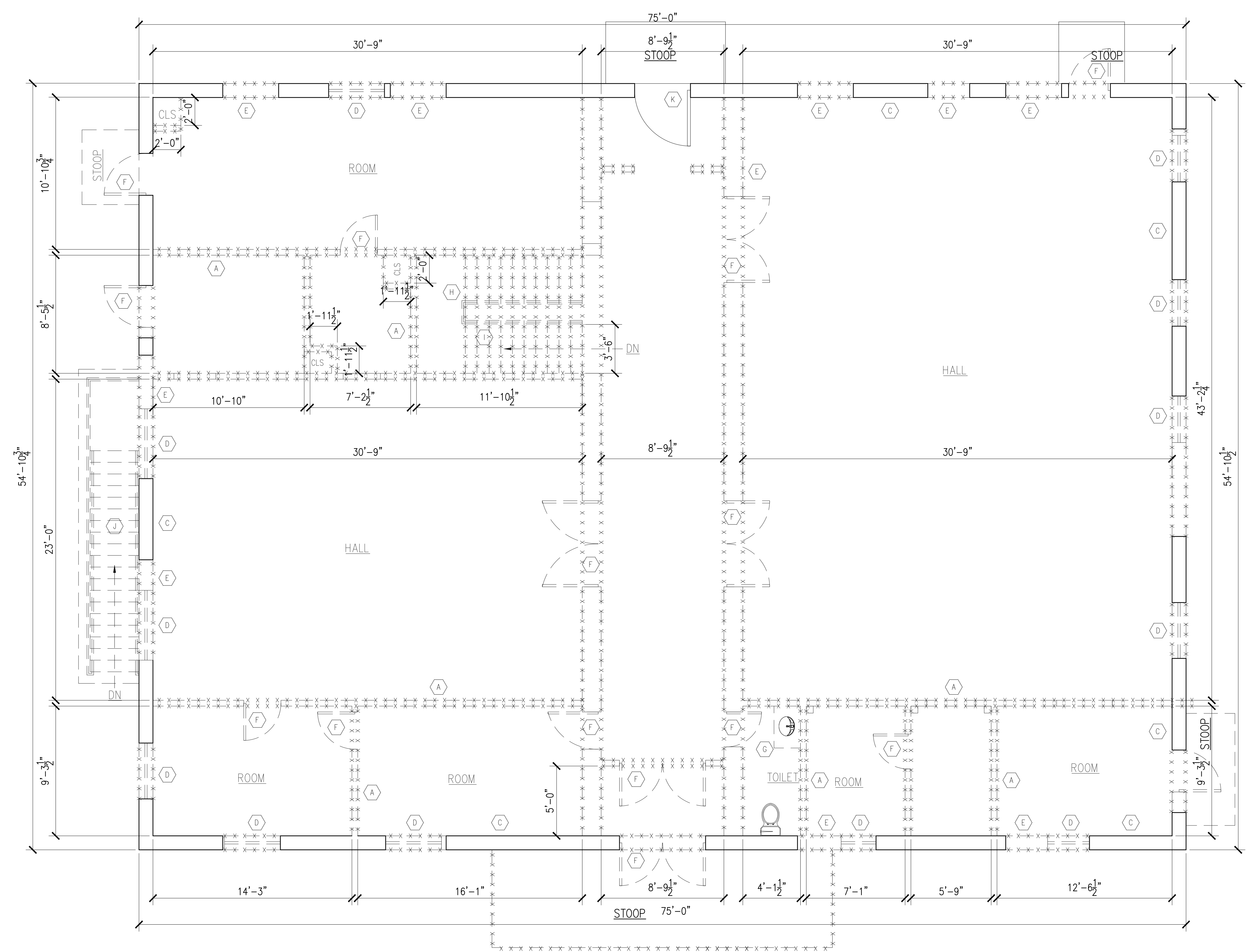
Project:
ALTERATION AND VERTICAL EXTENSION HOUSE OF WORSHIP
2000 HILLSIDE AVENUE
NEW HYDE PARK NY 11040

LEGEND

	CONCRETE WALL
	2-HR. RATED - UL DESIGNATION U425 NON-LOADBEARING PARTITION - (2) LAYERS
	8\"/>
	8\"/>
	BRICK VENEER
	EARTH
	GRAVEL
	STRUCTURAL STEEL
	BLOCKING
	SMOKE & CARBON MONOXIDE DETECTOR W/BATTERY BACKUP (TYP.)
	ILLUMINATED EXIT SIGN BLOW HUNG CEILING WITH BATTERY BACKUP (TYP.)
	EMERGENCY LIGHT FOR MEANS OF EGRESS
	PORTABLE FIRE EXTINGUISHER AS PER (NFPA) REQUIREMENT
	WALL TYPE SEE WALL SCHEDULE
	SECTION DESIGNATION DRAWING NUMBER
	FLOOR LEVEL AND HEIGHT
	SMOKE AND CARBON MONOXIDE DETECTOR, SEE NOTES FOR DETAIL
	HEAT DETECTOR W/BATTERY BACKUP (TYP.)
	FLOOR DRAIN
	ROOF DRAIN
	YARD DRAIN
	ELECTRIC METER

DEMOLITION KEY NOTES:

- (A) ALL PARTITIONS SHEET ROCK TO BE REMOVED. EXISTING FRAMING TO BE REMOVED.
- (B) EXISTING CONCRETE SLAB TO REMAIN.
- (C) EXISTING LOAD BEARING WALL TO REMAIN.
- (D) EXISTING WINDOWS TO BE REMOVED.
- (E) EXISTING LOAD BEARING WALL TO REMAIN.
- (F) EXISTING DOOR TO BE REMOVED.
- (G) EXISTING BATHROOM FIXTURES INCLUDING RISERS TO BE REMOVED.
- (H) EXISTING STAIR TO BE REMOVED.
- (I) EXISTING RAILING TO BE REMOVED.
- (J) EXISTING STAIR TO BE REMOVED.
- (K) EXISTING DOOR TO REMAIN.
- (L) EXISTING WATER METER TO REMAIN.
- (M) EXISTING BOILER FIXTURES TO BE REMOVED.
- (N) EXISTING CHIMNEY TO BE REMOVED.
- (O) EXISTING SEWER TO REMAIN.



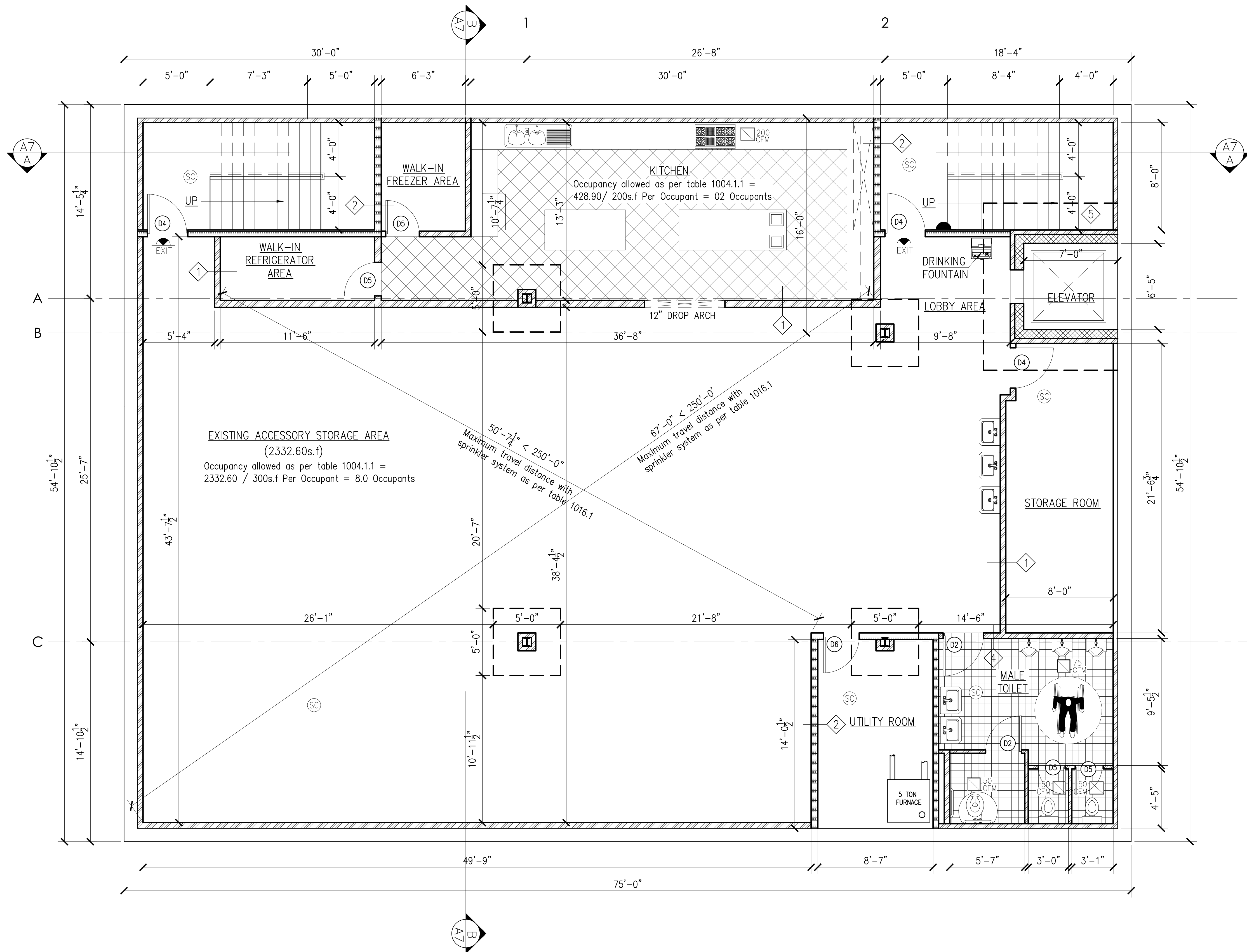
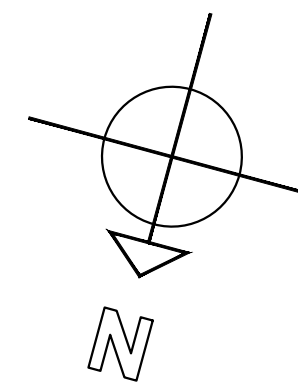
FIRST FLOOR INTERIOR DEMOLITION PLAN

01	03-13-24	Issued for D.O.B Approval
00	07-02-21	Issued for D.O.B review
NO.	Date:	Remarks

FIRST FLOOR INTERIOR DEMOLITION PLAN

Scale: 1/4"=1'-0"	Seal & signature
Drawn By: Imran	
Chk. By: Jamal	
Drawing No. DM-002.00	
Date: 01-02-21 4 OF22	

Project #	Tracking No.
21-40	



CELLAR FLOOR CONSTRUCTION PLAN

REQUIRED PLUMBING FIXTURES FOR (A-3) TABLE 2902.1:		
FIXTURES	REQUIRED	PROVIDED
Water Closet	1 per 150 Occupants	7 for 85 Occupants
Lavatories	1 per 200 Occupants	3 for 85 Occupants

CEILING AND WALLS FINISH NOTES:
INTERIOR FINISH CLASS "B"
 * See wall types and building section for finish detail.
 * Ceiling: (1) layer 5/8" gyp. board type "X" one hr. rated ceiling (typ.) (BSA # 88-80-M)
INTERIOR FLOOR FINISH REQUIREMENTS:
 * Install 24"x24" class "b" acoustic floor tiles on concrete floor, see section for detail (typ.)

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Project:
ALTERATION AND VERTICAL EXTENSION HOUSE OF WORSHIP
2000 HILLSIDE AVENUE
NEW HYDE PARK NY 11040

LEGEND

- CONCRETE WALL
- 2-HR. RATED - UL DESIGNATION U425 NON-LOADBEARING PARTITION - (2) LAYERS
- 1/2" TYPE "X" G.W.B. EACH SIDE OF 18ga.
- 3/8" STEEL STUD @ 16" O.C.; MIN. STC=49
- 8" C.M.U. WALL
- BRICK VENEER
- EARTH
- GRAVEL
- STRUCTURAL STEEL
- BLOCKING
- SMOKE & CARBON MONO. DETECTOR W/BATTERY BACKUP (TYP.)
- ILLUMINATED EXIT SIGN: BLOW HUNG CEILING WITH BATTERY BACKUP (TYP.)
- EMERGENCY LIGHT FOR MEANS OF EGRESS
- PORTABLE FIRE EXTINGUISHER AS PER (NFPA) REQUIREMENT
- WALL TYPE SEE WALL SCHEDULE
- SECTION DESIGNATION DRAWING NUMBER
- FLOOR LEVEL AND HEIGHT
- SMOKE AND CARBON MONOXIDE DETECTOR, SEE NOTES FOR DETAIL
- HEAT DETECTOR W/BATTERY BACKUP (TYP.)
- FLOOR DRAIN
- ROOF DRAIN
- YARD DRAIN
- ELECTRIC METER

01	03-13-24	Issued for D.O.B Approval
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NO.	Date:	Remarks

CELLAR FLOOR CONSTRUCTION PLAN

Scale: 1/4"=1'-0"
 Drawn By: Imran
 Chk. By: Jamal
 Drawing No. **A-001.00**
 Date: 01-02-21 5 OF22

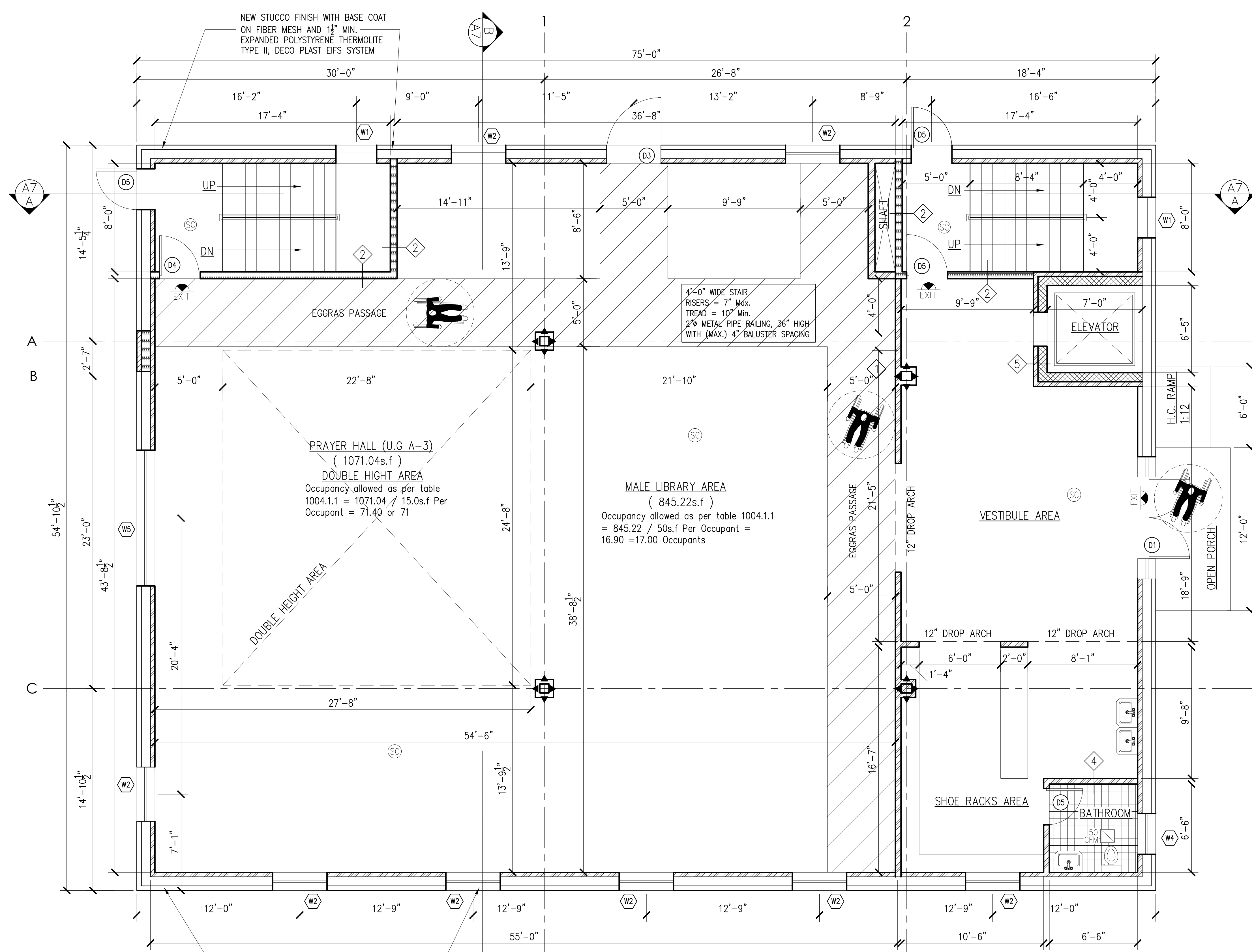


Project # 21-40
 Tracking No.

Project:
ALTERATION AND VERTICAL EXTENSION HOUSE OF WORSHIP
2000 HILLSIDE AVENUE
NEW HYDE PARK NY 11040

LEGEND

- CONCRETE WALL
- 2-HR. RATED - UL DESIGNATION U425 NON-LOADBEARING PARTITION - (2) LAYERS
- 8\"/> TYPE 'X' G.W.B. EACH SIDE OF 18ga.
- 3\"/> STEEL STUD @ 16\"/> O.C.; MIN. STC-49
- 8\"/> C.M.U. WALL
- BRICK VENEER
- EARTH
- GRAVEL
- STRUCTURAL STEEL
- BLOCKING
- SMOKE & CARBON MON. DETECTOR W/BATTERY BACKUP (TYP.)
- ILLUMINATED EXIT SIGN BLOW HUNG CEILING WITH BATTERY BACKUP (TYP.)
- EXIT
- EMERGENCY LIGHT FOR MEANS OF EGRESS
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- SMOKE AND CARBON MONOXIDE DETECTOR, SEE NOTES FOR DETAIL
- HEAT DETECTOR W/BATTERY BACKUP (TYP.)
- FLOOR DRAIN
- ROOF DRAIN
- YARD DRAIN
- ELECTRIC METER



NEW STUCCO FINISH WITH BASE COAT ON FIBER MESH AND 1/2\"/> MIN. EXPANDED POLYSTYRENE THERMOLITE TYPE II, DECO PLAST EIFS SYSTEM

4'-0\"/> WIDE STAIR RISERS = 7\"/> Max. TREAD = 10\"/> Min. 2\"/> METAL PIPE RAILING, 36\"/> HIGH WITH (MAX.) 4\"/> BALUSTER SPACING

PRAYER HALL (U.G. A-3)
 (1071.04s.f)
 DOUBLE HEIGHT AREA
 Occupancy allowed as per table 1004.1.1 = 1071.04 / 15.0s.f Per Occupant = 71.40 or 71

MALE LIBRARY AREA
 (845.22s.f)
 Occupancy allowed as per table 1004.1.1 = 845.22 / 50s.f Per Occupant = 16.90 = 17.00 Occupants

NEW STUCCO FINISH WITH BASE COAT ON FIBER MESH AND 1/2\"/> MIN. EXPANDED POLYSTYRENE THERMOLITE TYPE II, DECO PLAST EIFS SYSTEM

CEILING AND WALLS FINISH NOTES:
INTERIOR FINISH CLASS "C"
 * See wall types and building section for finish detail.
 * Ceiling: (1) layer 5/8\"/> gyp. board type "X" one hr. rated ceiling (typ.) (BSA # 88-80-M)
INTERIOR FLOOR FINISH REQUIREMENTS:
 * Install type "A" carpet with base sheet on concrete floor, see section for detail (typ.)
OCCUPANCY SEPARATION NOTE:
 * Building is designed as nonseparated occupancy and separation is not required between different use as per section 508.3 and 302.1

WINDOWS / GLAZING SELECTION NOTES:
 1. OWNER TO SELECT COLOR AND OTHER ACCESSORIES FOR ALL WINDOWS.
 2. SEE STRUCTURE DRAWINGS FOR GLASS PANEL SUPPORT
 3. WINDOWS TO BE INSTALLED WITH PROPER ALLOWANCES ON ALL SIDES FOR CAULKING.
 4. ALL GLAZING SHOULD BE INSTALLED AS PER NYS BC 2010 SECTION 2406. USE SAFETY GLAZING II PROVIDED BY ANDERSON WINDOWS 400 SERIES OR APPROVED EQUAL.
 5. ALL WINDOWS TO BE DOUBLE GLAZED.
 6. ALL WINDOWS / GLAZING WILL BE INSTALLED ACCORDING TO NYS SECTION 2406, AND AS PER MANUFACTURER RECOMMENDATION HIGH-PERFORMANCE LOW-E4 SUN OR EQUAL/ COMPARABLE U-FACTOR 0.28 AND SHGC 0.26
 7. VENTILATION WILL BE PROVIDED BY HVAC SYSTEM.

FIRST FLOOR CONSTRUCTION PLAN

01	03-13-24	Issued for D.O.B Approval
00	07-02-21	Issued for D.O.B review
NO.	Date:	Remarks

FIRST FLOOR CONSTRUCTION PLAN

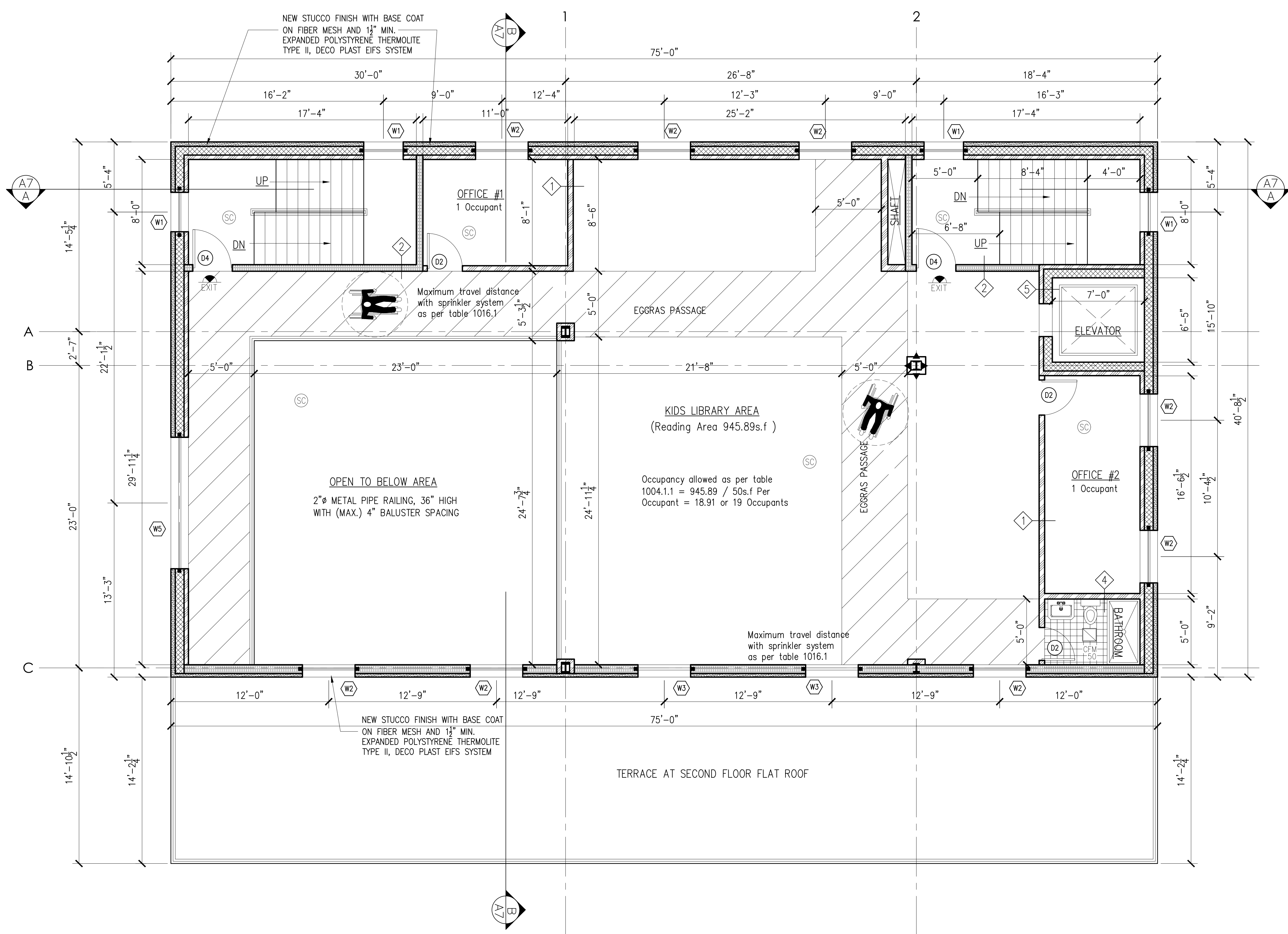
Scale: 1/4"=1'-0"
 Drawn By: Imran
 Chk. By: Jamal
 Drawing No. **A-003.00**
 Date: 01-02-21 6 OF 22



Project # 21-40
 Tracking No.

Project:
ALTERATION AND VERTICAL EXTENSION HOUSE OF WORSHIP
2000 HILLSIDE AVENUE
NEW HYDE PARK NY 11040

- LEGEND**
- CONCRETE WALL
 - 2-HR. RATED - UL DESIGNATION U425 NON-LOADBEARING PARTITION - (2) LAYERS 8" TYPE "X" C.M.U. EACH SIDE OF 18ga. 3/8" STEEL STUD @ 16" O.C.; MIN. STC=49
 - 8" C.M.U. WALL
 - BRICK VENEER
 - EARTH
 - GRAVEL
 - STRUCTURAL STEEL
 - BLOCKING
 - SMOKE & CARBON MONOXIDE DETECTOR W/BATTERY BACKUP (TYP.)
 - ILLUMINATED EXIT SIGN BLOW HUNG CEILING WITH BATTERY BACKUP (TYP.)
 - EXIT
 - EMERGENCY LIGHT FOR MEANS OF EGRESS
 - PORTABLE FIRE EXTINGUISHER AS PER (NFPA) REQUIREMENT
 - WALL TYPE SEE WALL SCHEDULE
 - SECTION DESIGNATION DRAWING NUMBER
 - FLOOR LEVEL AND HEIGHT
 - SMOKE AND CARBON MONOXIDE DETECTOR, SEE NOTES FOR DETAIL
 - HEAT DETECTOR W/BATTERY BACKUP (TYP.)
 - FLOOR DRAIN
 - ROOF DRAIN
 - YARD DRAIN
 - ELECTRIC METER

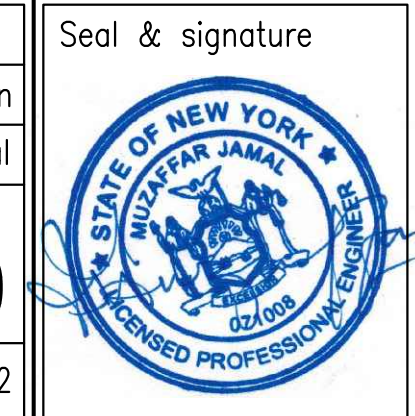


SECOND FLOOR CONSTRUCTION PLAN

01	03-13-24	Issued for D.O.B Approval
00	07-02-21	Issued for D.O.B review
NO.	Date:	Remarks

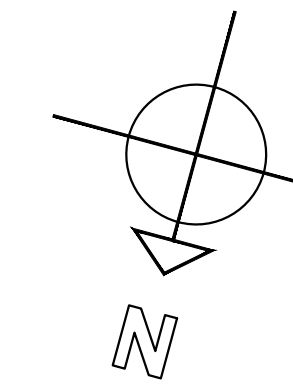
SECOND FLOOR CONSTRUCTION PLAN

Scale: 1/4"=1'-0"
 Drawn By: Imran
 Chk. By: Jamal
 Drawing No. **A-004.00**
 Date: 01-02-21 7 OF22



Project #	Tracking No.
21-40	

Project:
**ALTERATION AND VERTICAL
 EXTENSION HOUSE OF WORSHIP
 2000 HILLSIDE AVENUE
 NEW HYDE PARK NY 11040**



- LEGEND**
- CONCRETE WALL
 - 2-HR. RATED - UL DESIGNATION U1425
NON-LOADBEARING PARTITION - (2) LAYERS
 - 8" TYPE "X" G.W.B. EACH SIDE OF 18ga.
 - 3/8" STEEL STUD @ 16" O.C.; MIN. STC=49
 - 8" C.M.U. WALL
 - BRICK VENEER
 - EARTH
 - GRAVEL
 - STRUCTURAL STEEL
 - BLOCKING
 - SMOKE & CARBON MON. DETECTOR
W/BATTERY BACKUP (TYP.)
 - ILLUMINATED EXIT SIGN BLOW
HUNG CEILING WITH BATTERY
BACKUP (TYP.)
 - EMERGENCY LIGHT FOR MEANS
OF EGRESS
 - PORTABLE FIRE EXTINGUISHER
AS PER (NFPA) REQUIREMENT
 - WALL TYPE
SEE WALL SCHEDULE
 - SECTION DESIGNATION
DRAWING NUMBER
 - FLOOR LEVEL AND HEIGHT
 - SMOKE AND CARBON MONOXIDE DETECTOR,
SEE NOTES FOR DETAIL
 - HEAT DETECTOR
W/BATTERY BACKUP (TYP.)
 - FLOOR DRAIN
 - ROOF DRAIN
 - YARD DRAIN
 - ELECTRIC METER

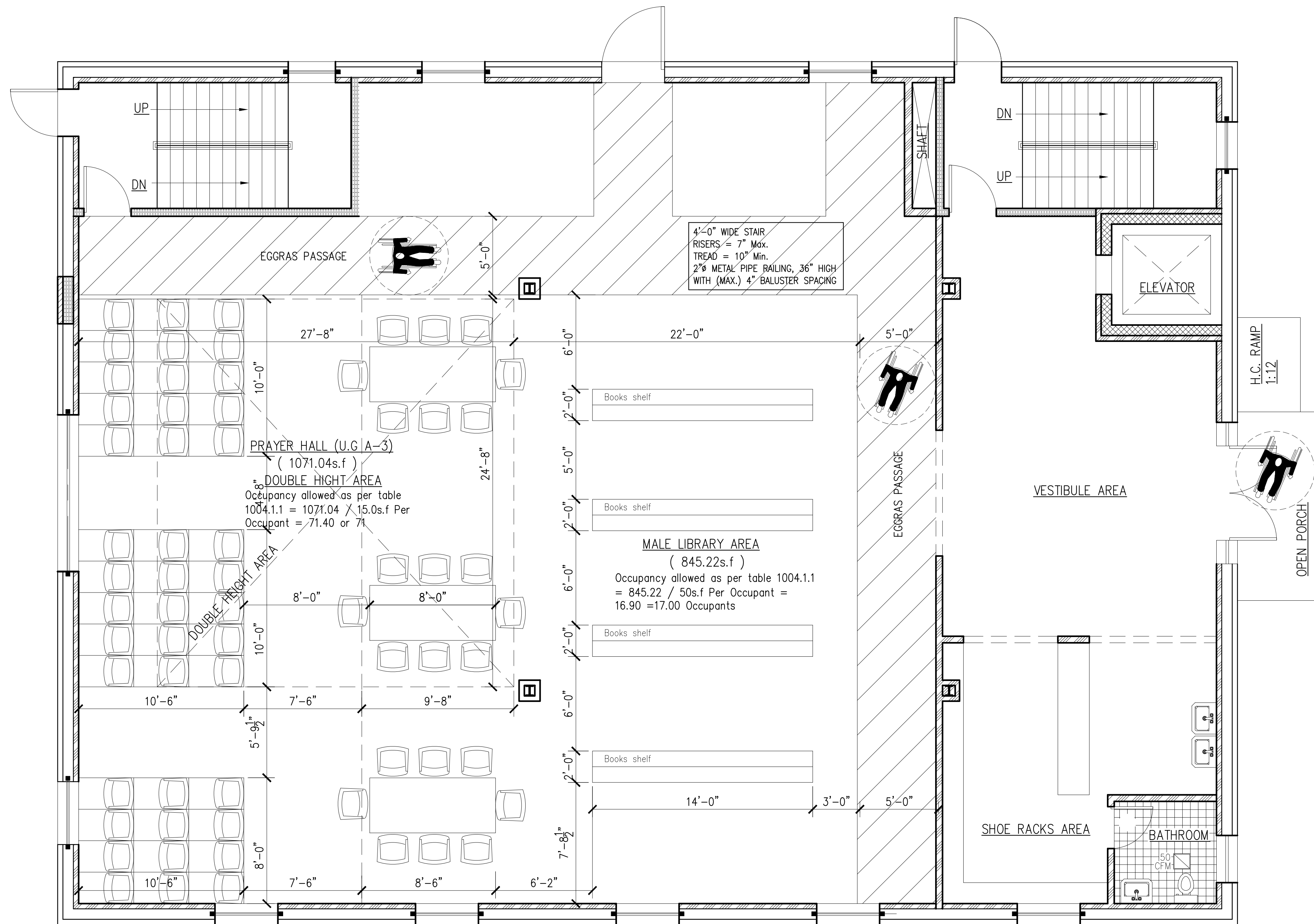
01	03-13-24	Issued for D.O.B Approval
00	07-02-21	Issued for D.O.B review
NO.	Date:	Remarks

**FIRST FLOOR FURNITURE
 LAYOUT PLAN**

Scale: 1/4"=1'-0"
 Drawn By: Imran
 Chk. By: Jamal
 Drawing No. **F-001.00**
 Date: 01-02-21 10 OF 22

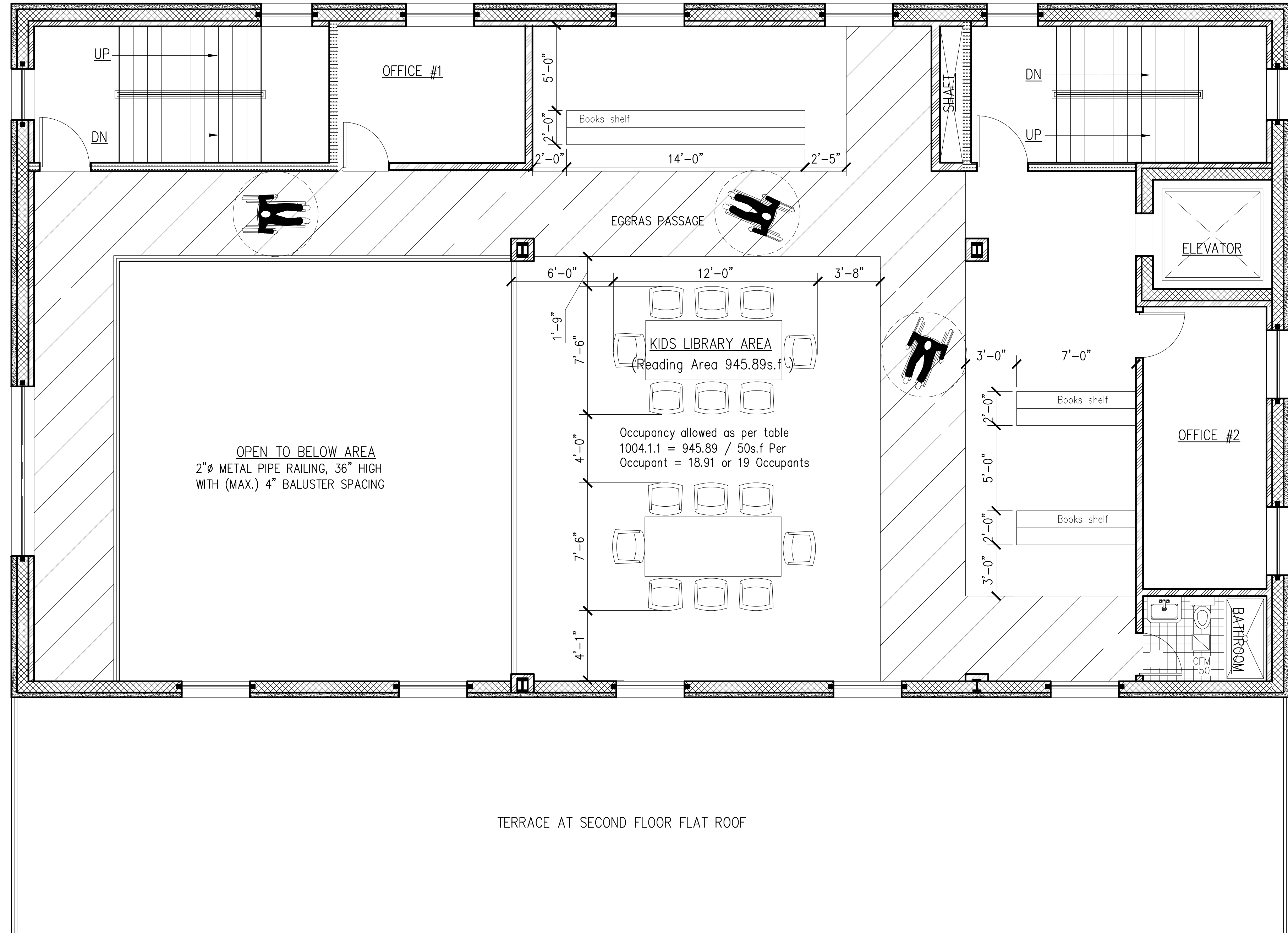
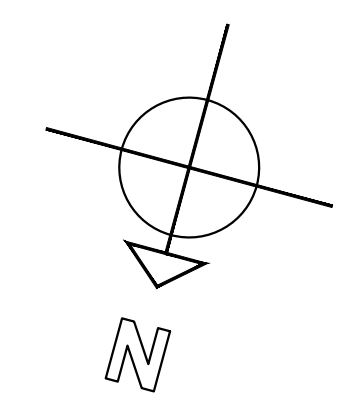


Project # 21-40
 Tracking No.



FIRST FLOOR FURNITURE LAYOUT PLAN

Project:
**ALTERATION AND VERTICAL
 EXTENSION HOUSE OF WORSHIP
 2000 HILLSIDE AVENUE
 NEW HYDE PARK NY 11040**

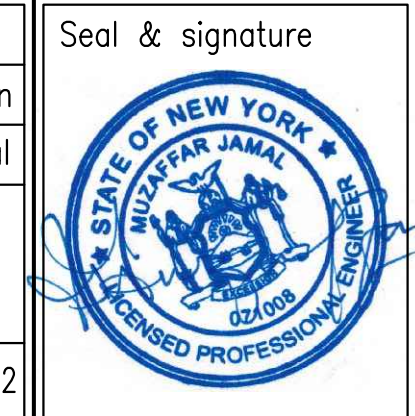


- LEGEND**
- CONCRETE WALL
 - 2-HR. RATED - UL DESIGNATION U1425 NON-LOADBEARING PARTITION - (2) LAYERS
 - 8" TYPE 'X' G.W.B. EACH SIDE OF 18ga.
 - 3/8" STEEL STUD @ 16" O.C.; MIN. STC=49
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 - FLOOR DRAIN
 - ROOF DRAIN
 - YARD DRAIN
 - ELECTRIC METER

NO.	Date:	Remarks
01	03-13-24	Issued for D.O.B Approval
00	07-02-21	Issued for D.O.B review

**SECOND FLOOR
 FURNITURE LAYOUT PLAN**

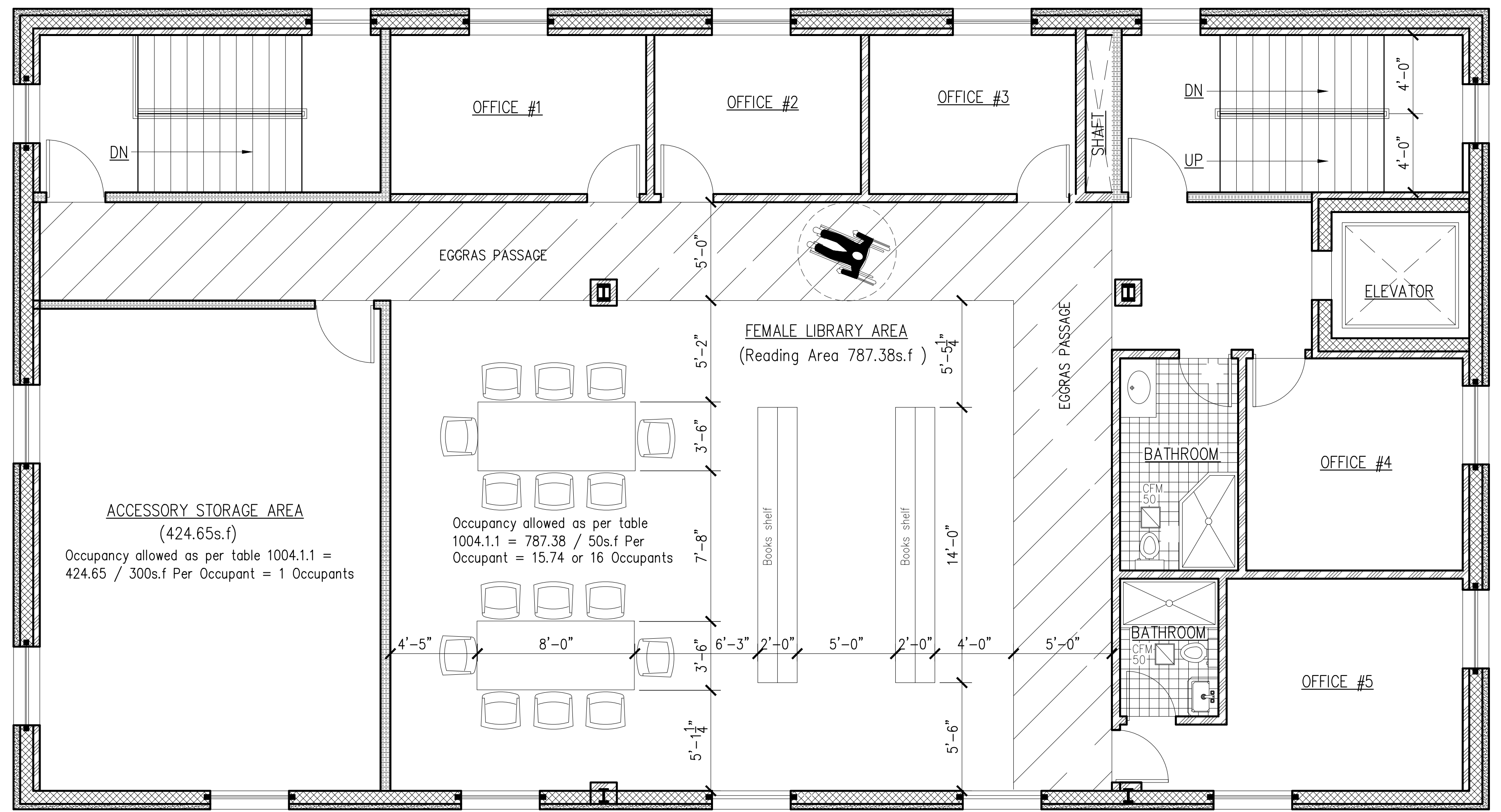
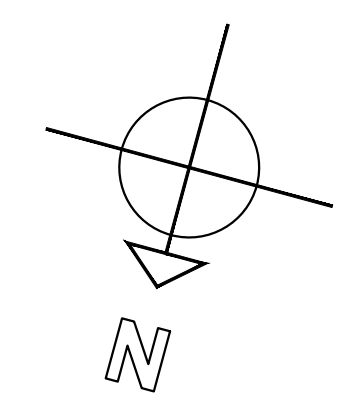
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 Drawn By: Imran
 Chk. By: Jamal
 Drawing No. **F-002.00**
 Date: 01-02-21 11 OF22



Project # _____ Tracking No. _____
 21-40

SECOND FLOOR FURNITURE LAYOUT PLAN

Project:
**ALTERATION AND VERTICAL
 EXTENSION HOUSE OF WORSHIP
 2000 HILLSIDE AVENUE
 NEW HYDE PARK NY 11040**



THIRD FLOOR FURNITURE LAYOUT PLAN

LEGEND

- CONCRETE WALL
- 2-HR. RATED - UL DESIGNATION U1425 NON-LOADBEARING PARTITION - (2) LAYERS
- TYPE 'X' G.W.B. EACH SIDE OF 18ga.
- 3/8" STEEL STUD @ 16" O.C.; MIN. STC=49
- 8" C.M.U. WALL
- BRICK VENEER
- EARTH
- GRAVEL
- STRUCTURAL STEEL
- BLOCKING
- SMOKE & CARBON MON. DETECTOR W/BATTERY BACKUP (TYP.)
- ILLUMINATED EXIT SIGN BLOW HUNG CEILING WITH BATTERY BACKUP (TYP.)
- EMERGENCY LIGHT FOR MEANS OF EGRESS
- PORTABLE FIRE EXTINGUISHER AS PER (NFPA) REQUIREMENT
- WALL TYPE SEE WALL SCHEDULE
- SECTION DESIGNATION DRAWING NUMBER
- FLOOR LEVEL AND HEIGHT
- SMOKE AND CARBON MONOXIDE DETECTOR, SEE NOTES FOR DETAIL
- HEAT DETECTOR W/BATTERY BACKUP (TYP.)
- FLOOR DRAIN
- ROOF DRAIN
- YARD DRAIN
- ELECTRIC METER

NO.	Date:	Remarks
01	03-13-24	Issued for D.O.B Approval
00	07-02-21	Issued for D.O.B review

THIRD FLOOR FURNITURE LAYOUT PLAN

Scale: 1/4"=1'-0"	Seal & signature 
Drawn By: Imran	
Chk. By: Jamal	
Drawing No. F-003.00	
Date: 01-02-21 12 OF 22	
Project #	Tracking No.
21-40	

Project:
**ALTERATION AND VERTICAL
 EXTENSION HOUSE OF WORSHIP
 2000 HILLSIDE AVENUE
 NEW HYDE PARK NY 11040**




FRONT ELEVATION

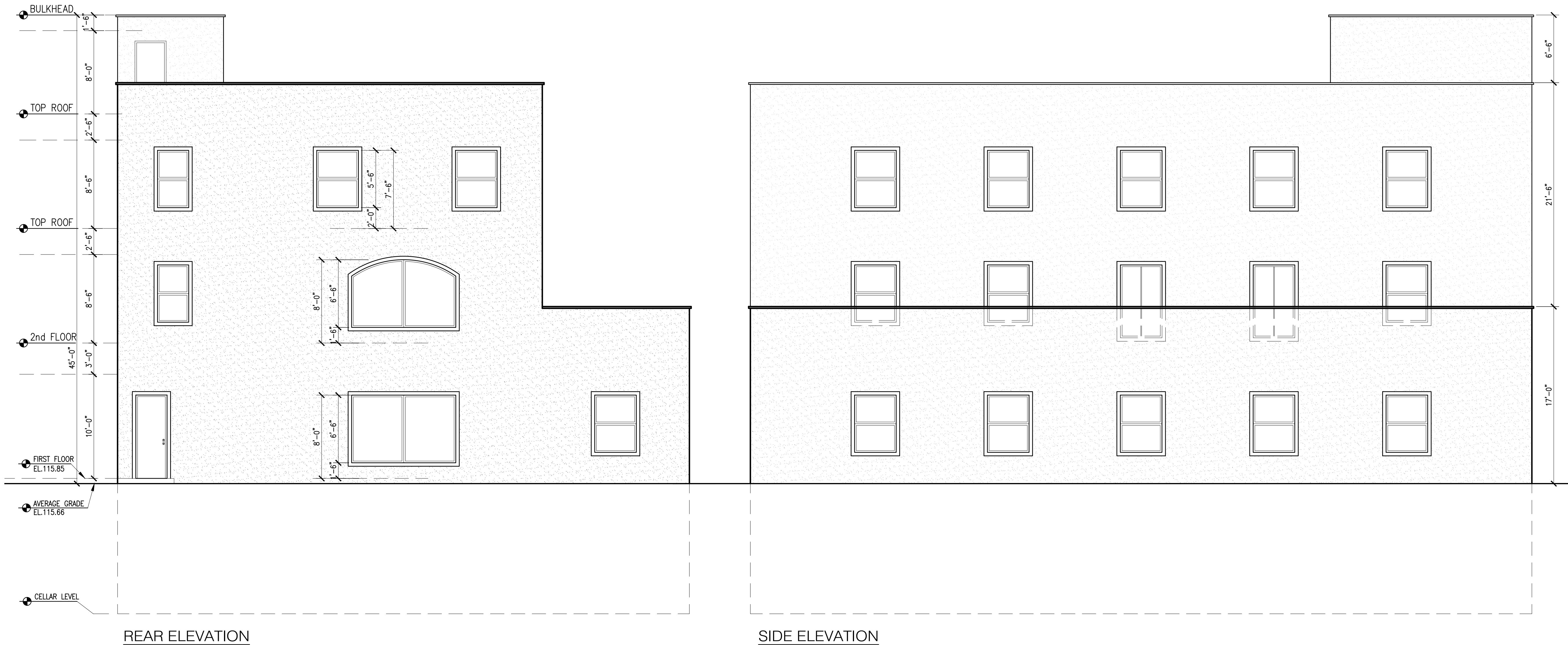
SIDE ELEVATION

NO.	Date:	Remarks
01	03-13-24	Issued for D.O.B Approval
00	07-02-21	Issued for D.O.B review

BUILDING ELEVATIONS

Scale: 3/16" = 1'-0"	Seal & signature
Drawn By: Imran	
Chk. By: Jamal	
Drawing No. A-006.00	
Date: 01-02-21 13 OF 22	
Project #	Tracking No.
21-40	

Project:
 ALTERATION AND VERTICAL
 EXTENSION HOUSE OF WORSHIP
 2000 HILLSIDE AVENUE
 NEW HYDE PARK NY 11040

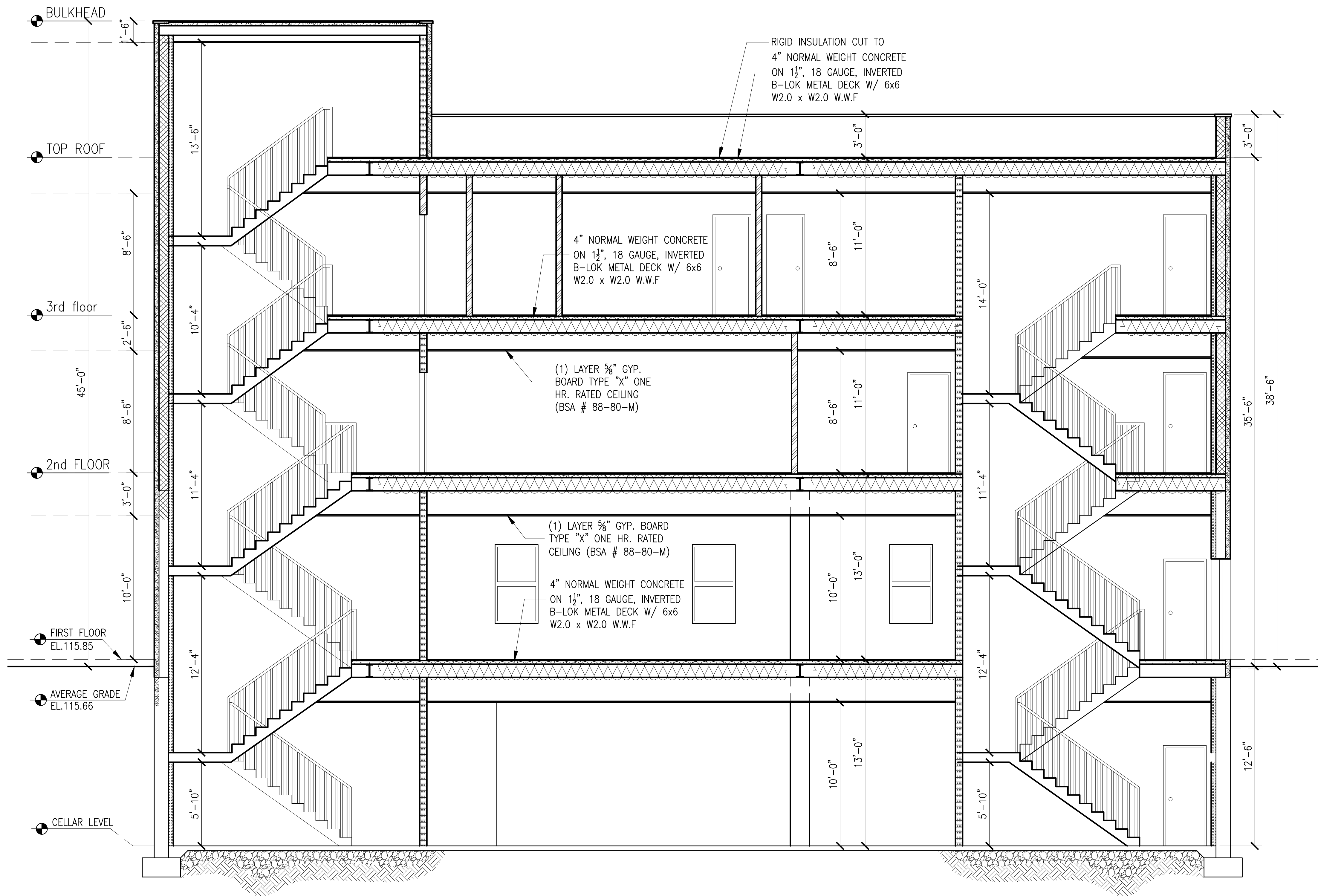


NO.	Date:	Remarks
01	03-13-24	Issued for D.O.B Approval
00	07-02-21	Issued for D.O.B review

BUILDING ELEVATIONS

Scale: 3/16" = 1'-0"	Seal & signature
Drawn By: Imran	
Chk. By: Jamal	
Drawing No. A-07.00	
Date: 01-02-21 14 OF 22	
Project # 21-40	Tracking No.

Project:
**ALTERATION AND VERTICAL
 EXTENSION HOUSE OF WORSHIP
 2000 HILLSIDE AVENUE
 NEW HYDE PARK NY 11040**



SECTION A - A
 Scale: 1/4" = 1'-0"

NO.	Date:	Remarks
01	03-13-24	Issued for D.O.B Approval
00	07-02-21	Issued for D.O.B review

**BUILDING SECTION AND
 DETAILS**

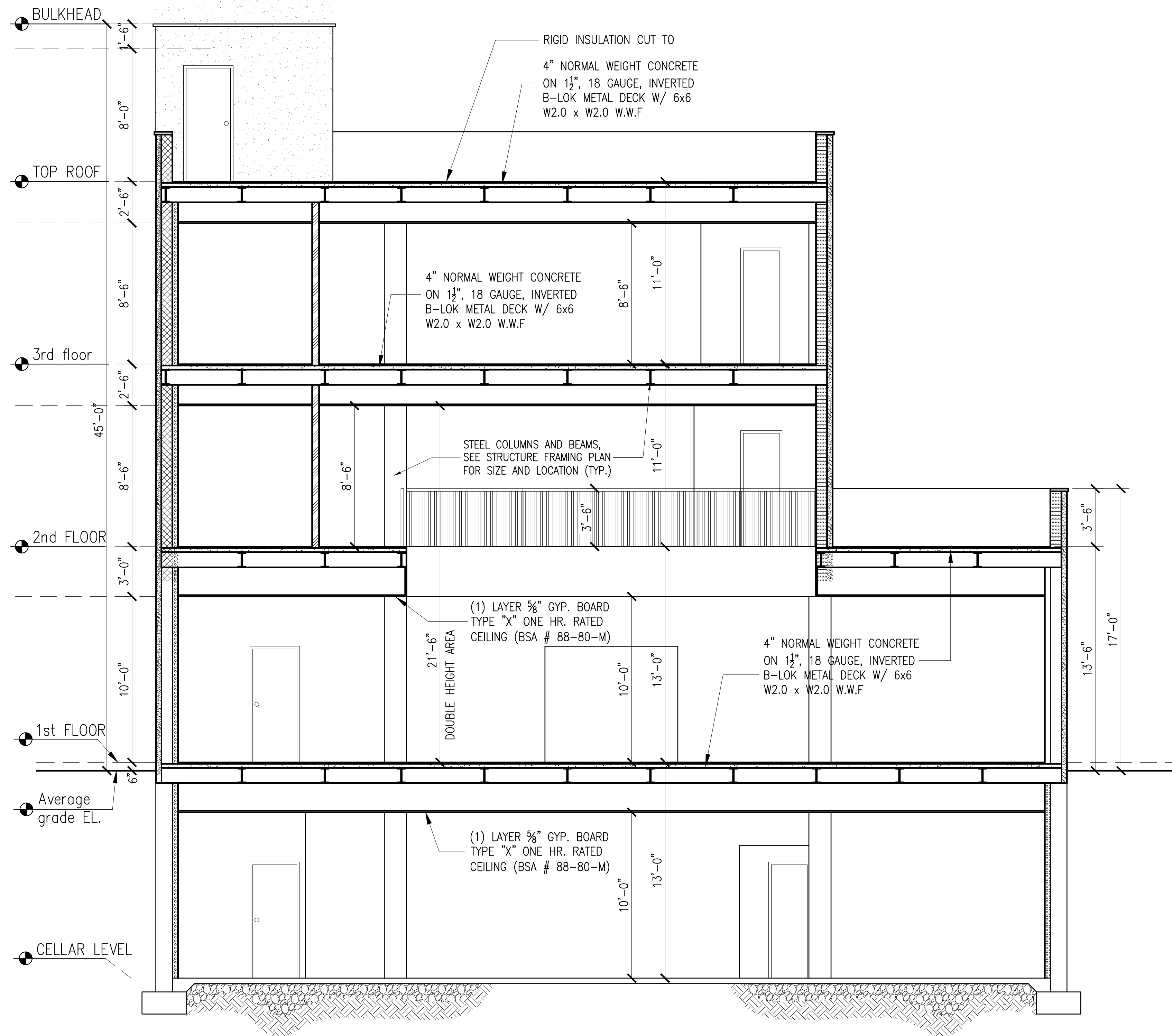
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 Chk. By: Jamal
 Drawing No.
A-08.00
 Date: 01-02-21 15 0F22



Project #
 21-40

Tracking No.

Project:
**ALTERATION AND VERTICAL
EXTENSION HOUSE OF WORSHIP
2000 HILLSIDE AVENUE
NEW HYDE PARK NY 11040**



SECTION B - B
Scale: 1/4" = 1'-0"

NO.	Date:	Remarks
01	03-13-24	Issued for D.O.B Approval
00	07-02-21	Issued for D.O.B review

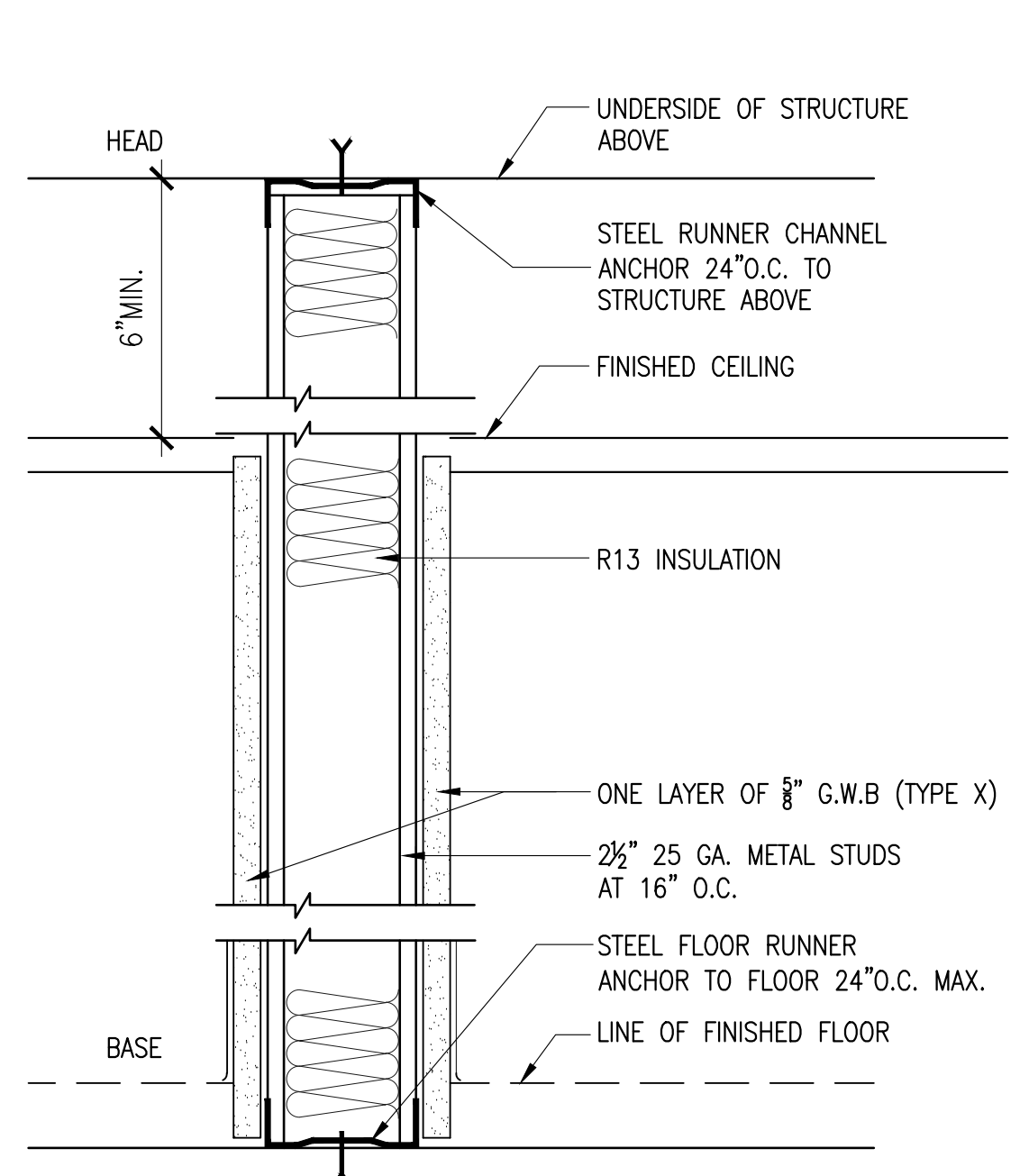
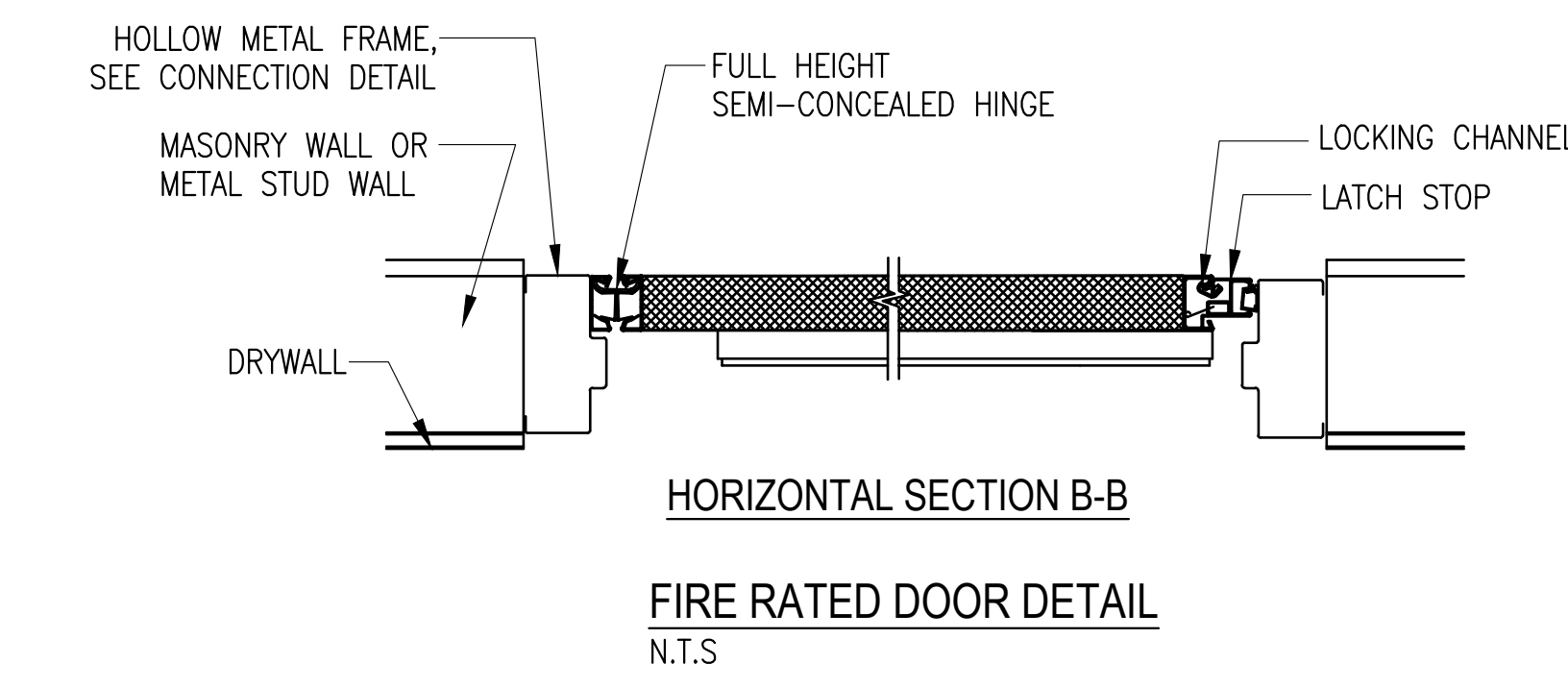
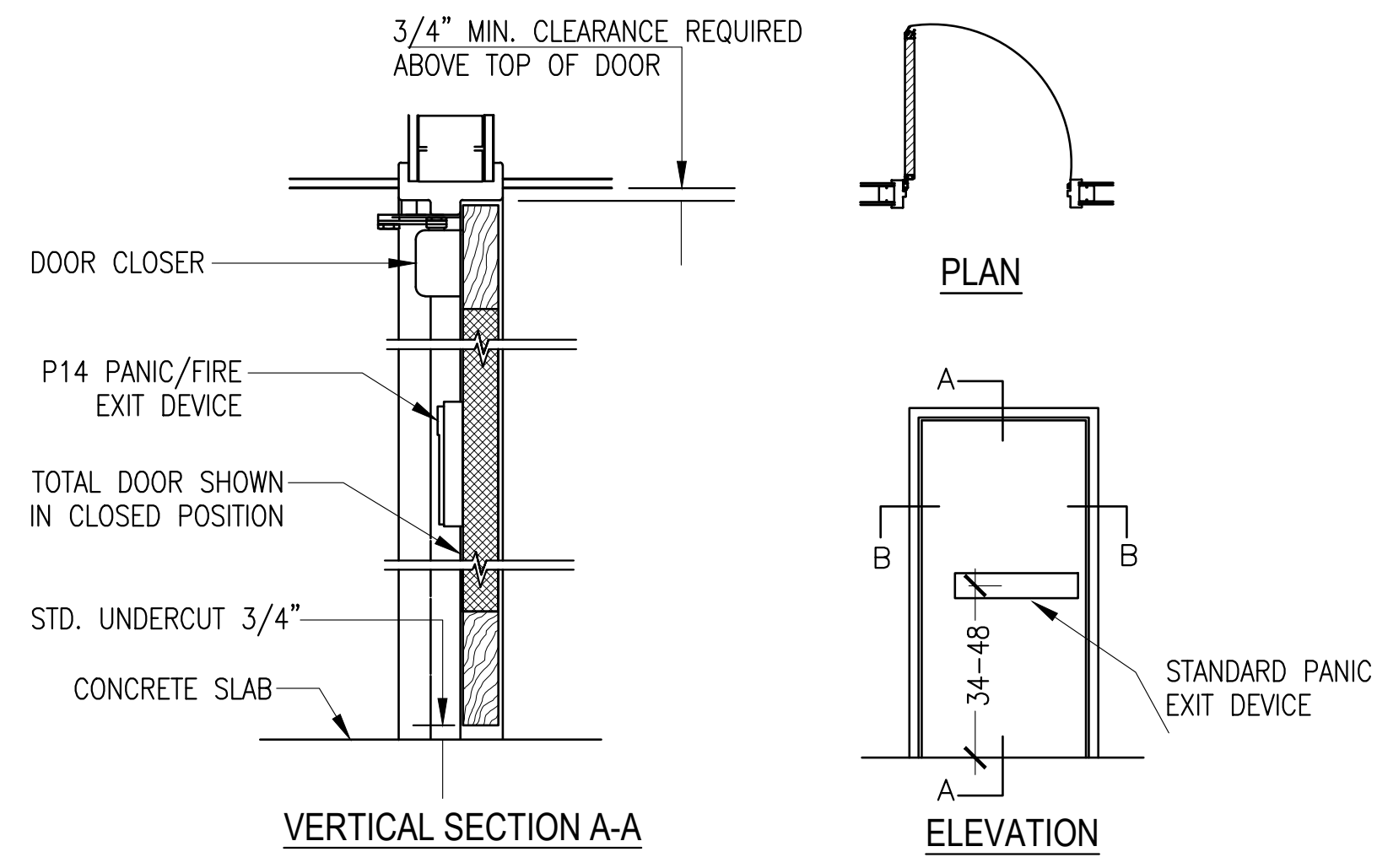
**BUILDING SECTION AND
DETAILS**

Scale: As Shown
Drawn By: Imran
Chk. By: Jamal
Drawing No.
A-09.00
Date: 01-02-21 | 16 OF22



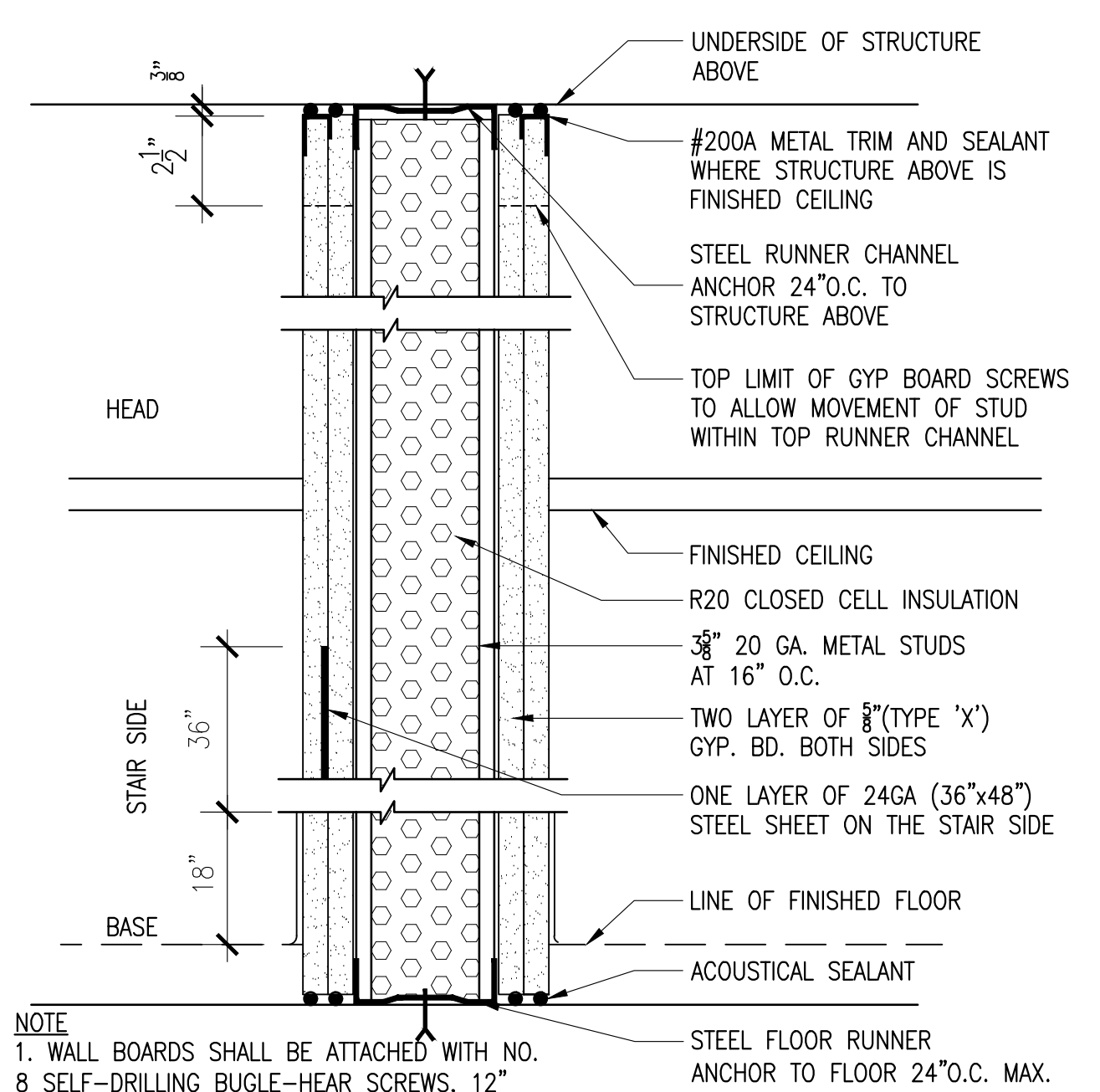
Project #
21-40

Tracking No.



1 PARTITION TYPE 1

N.T.S.



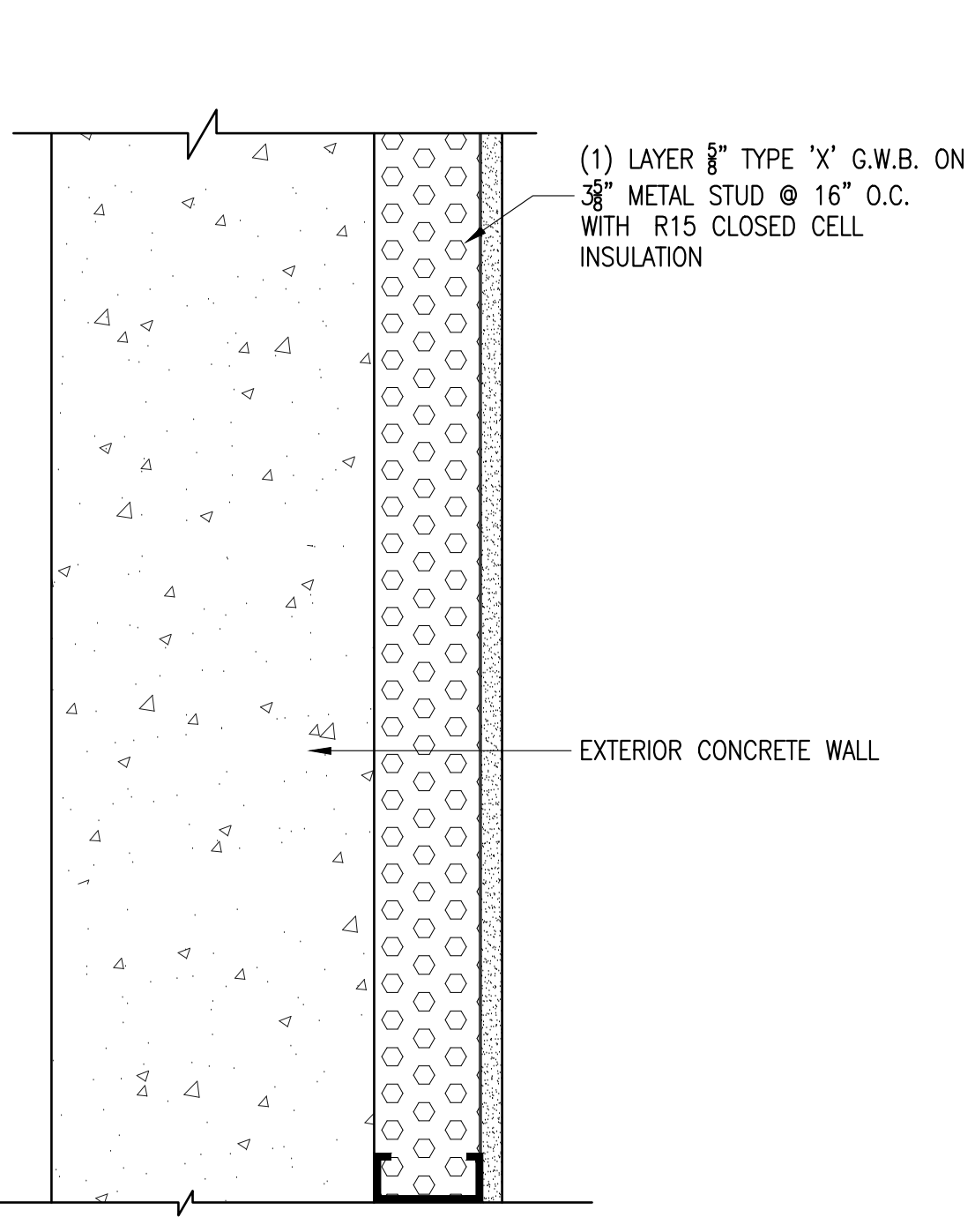
NOTE

1. WALL BOARDS SHALL BE ATTACHED WITH NO. 8 SELF-DRILLING BUGLE-HEAR SCREWS, 12" O/C MAX. WITH A MIN. DEPTH OF 5/8" PENETRATION INTO WALL CAVITY.

2. USE WATER RESISTANT GYPSUM BOARDS AT BATHROOM, WET WALLS, AND CELLAR AREA

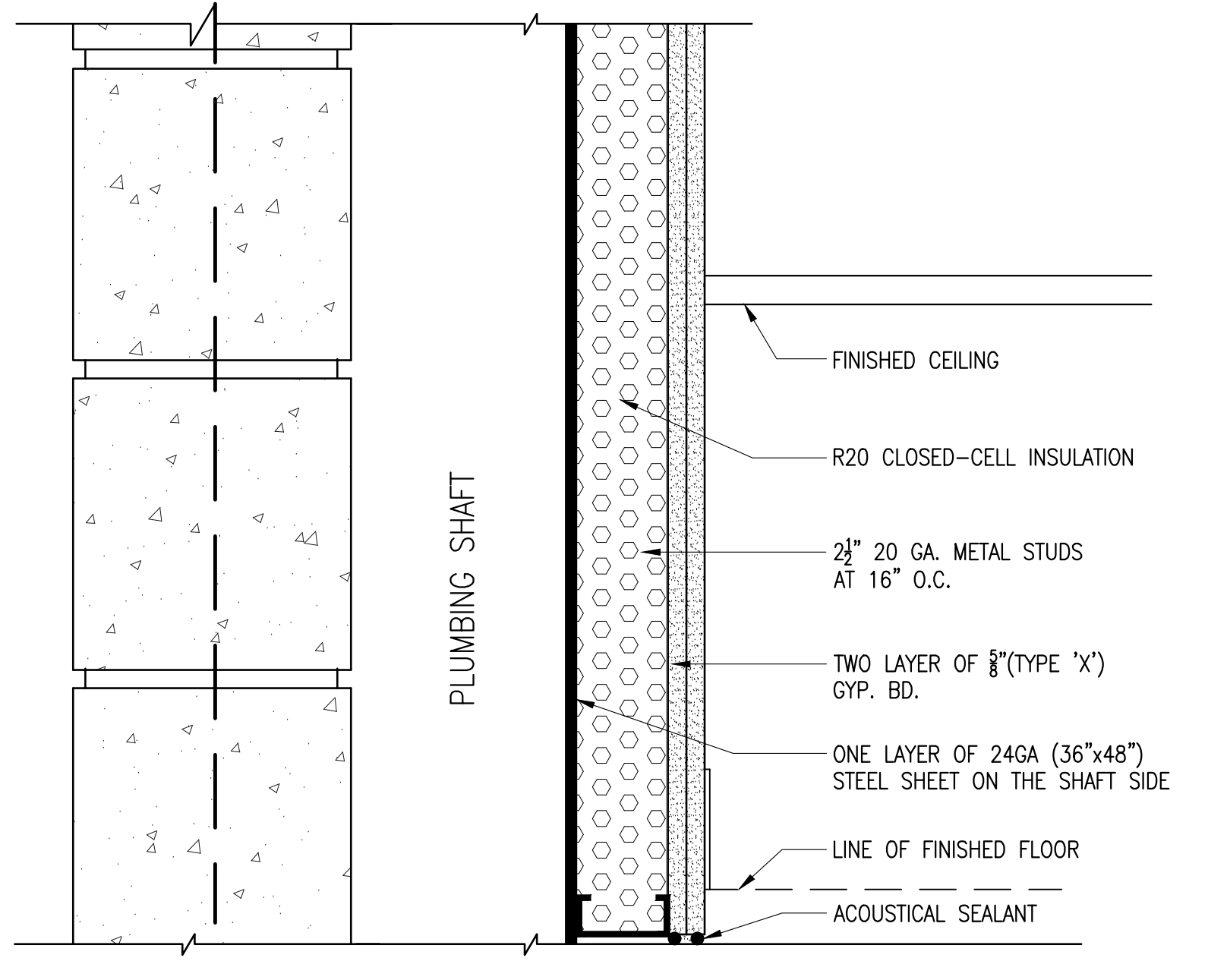
2 PARTITION TYPE 2

N.T.S.



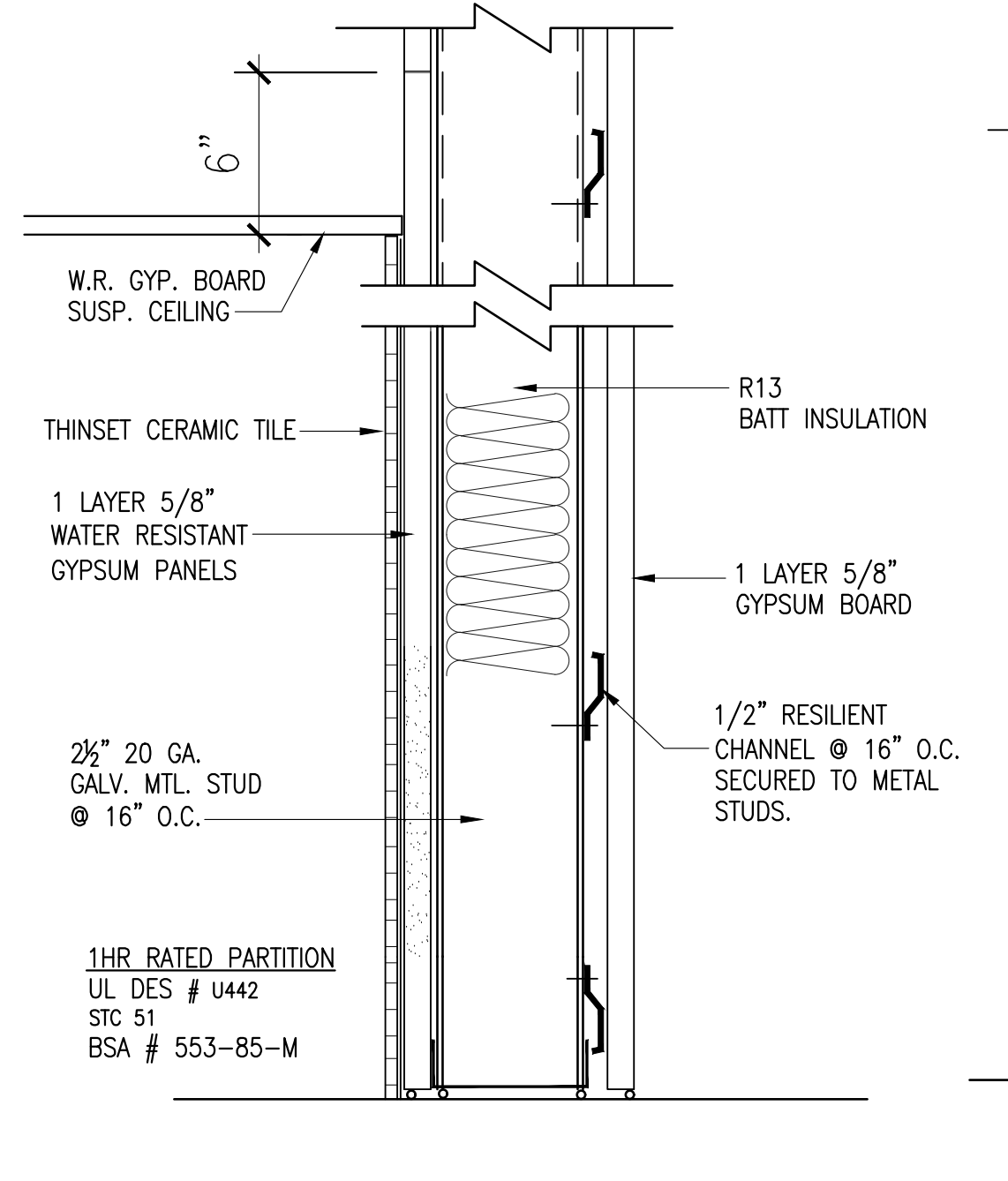
3 PARTITION TYPE 3

N.T.S.



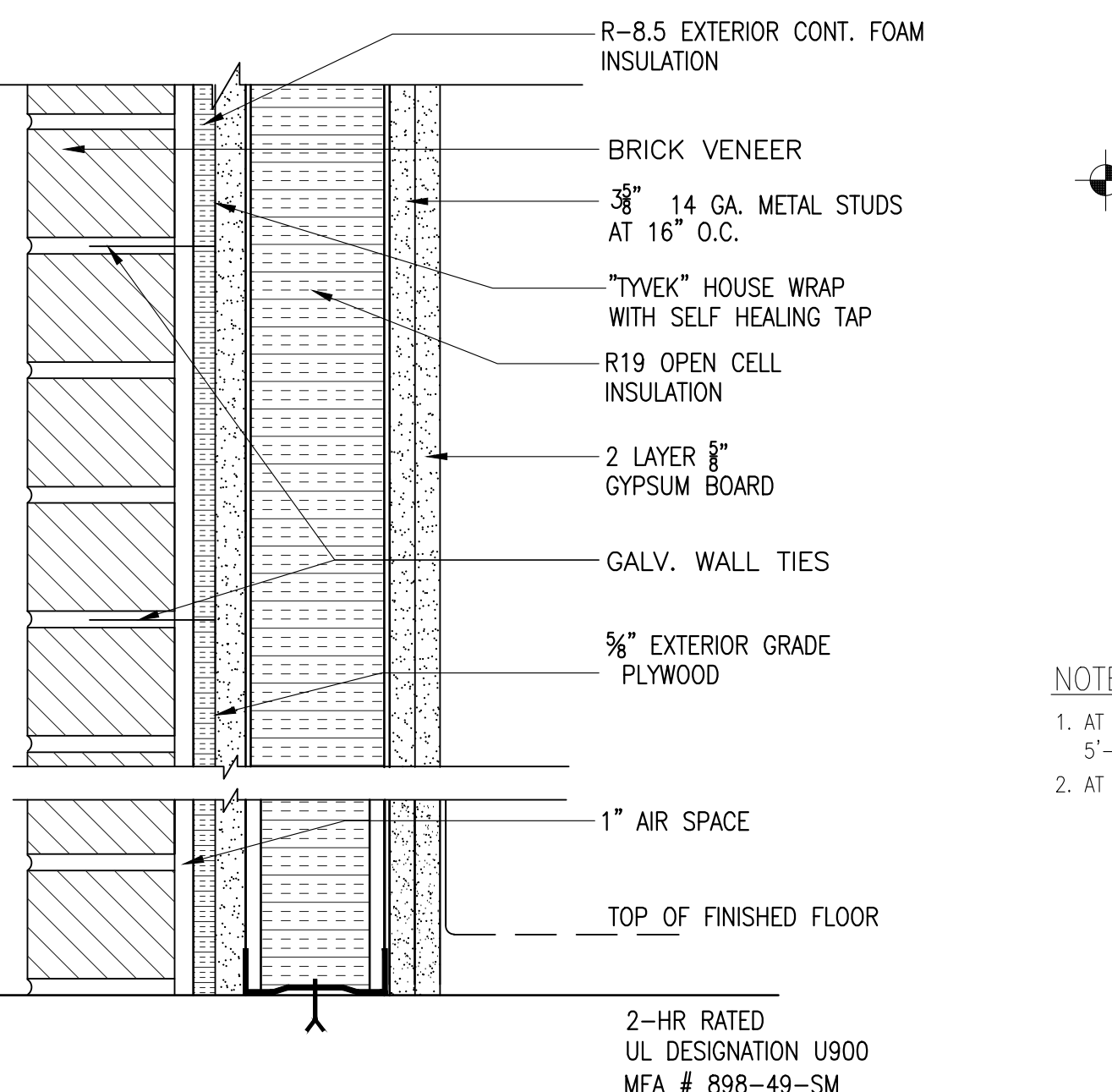
7 PARTITION TYPE 7

N.T.S.



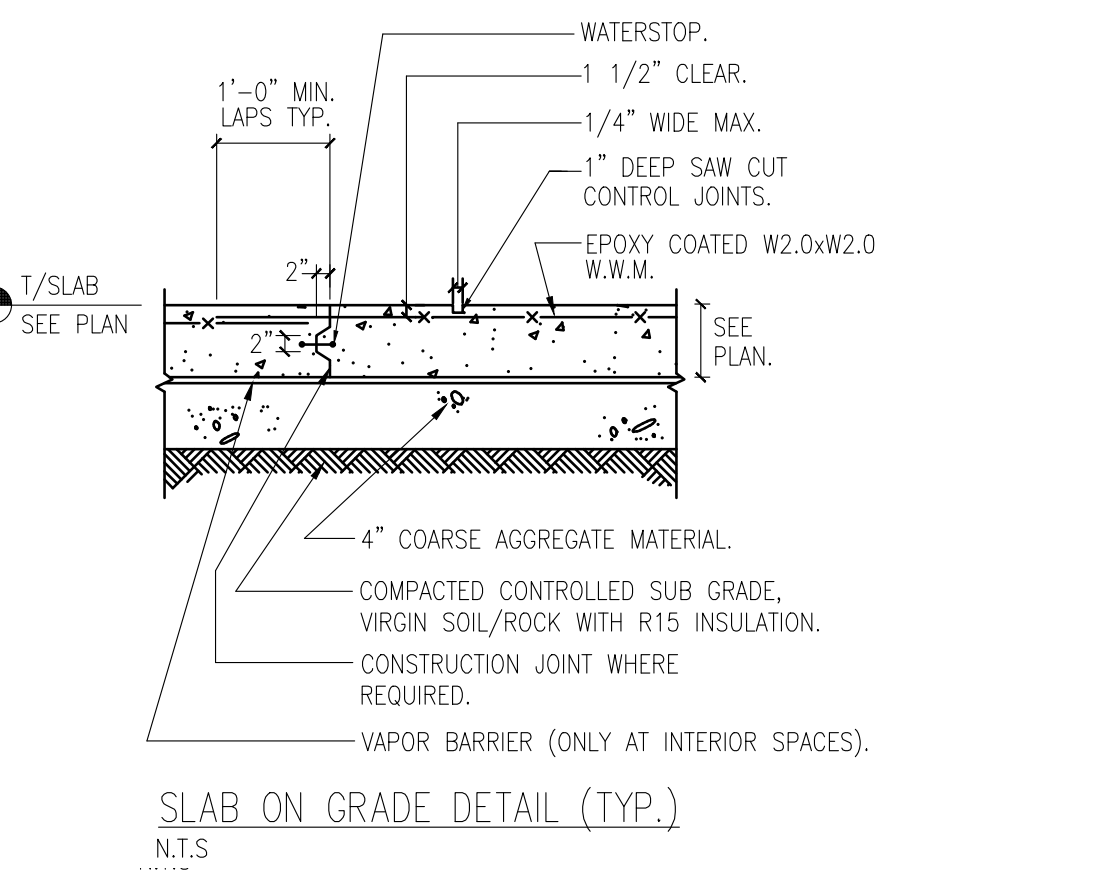
4 PARTITION TYPE 4

N.T.S.



5 PARTITION TYPE 5

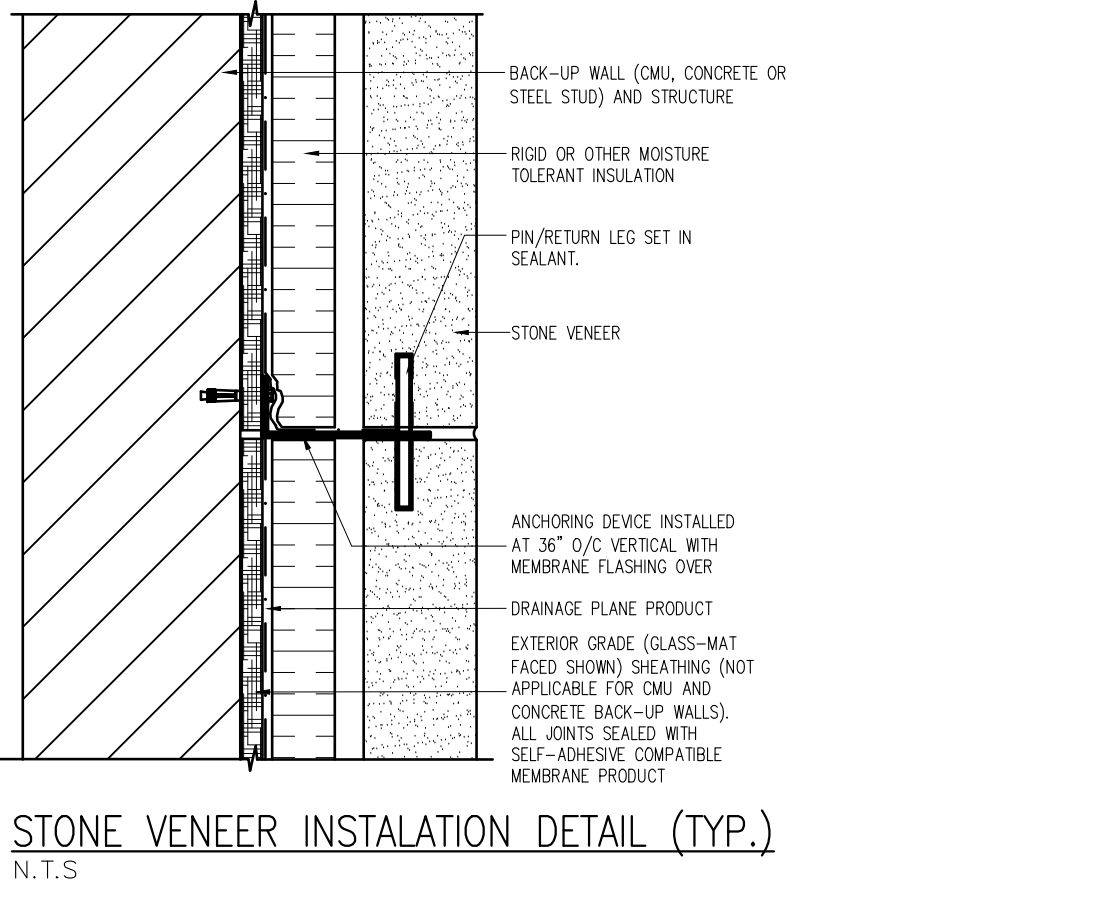
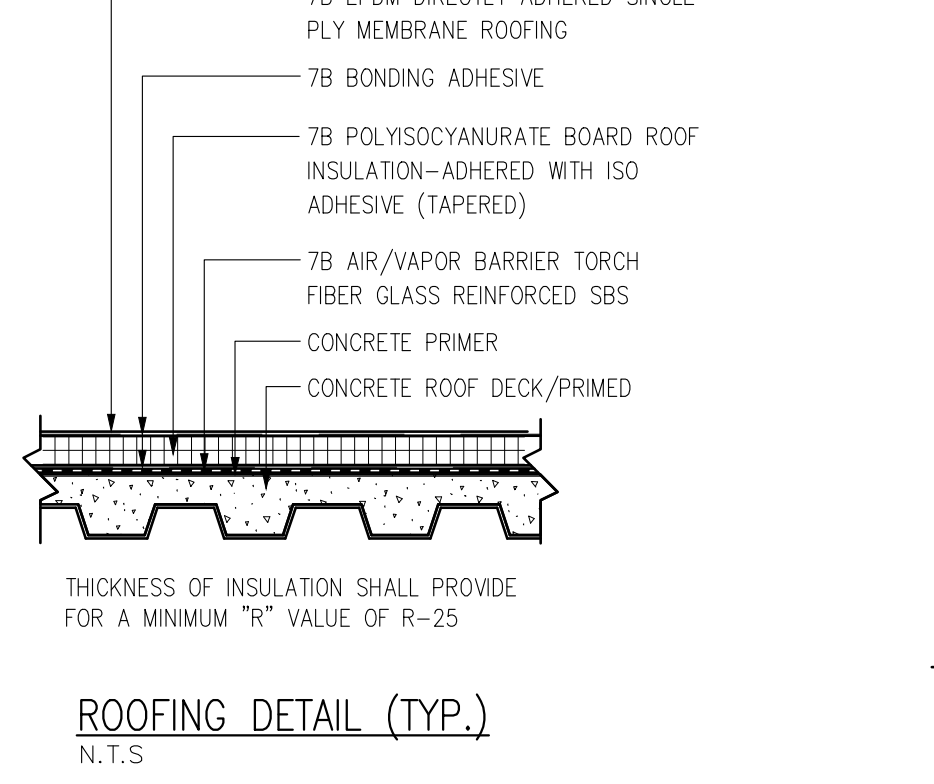
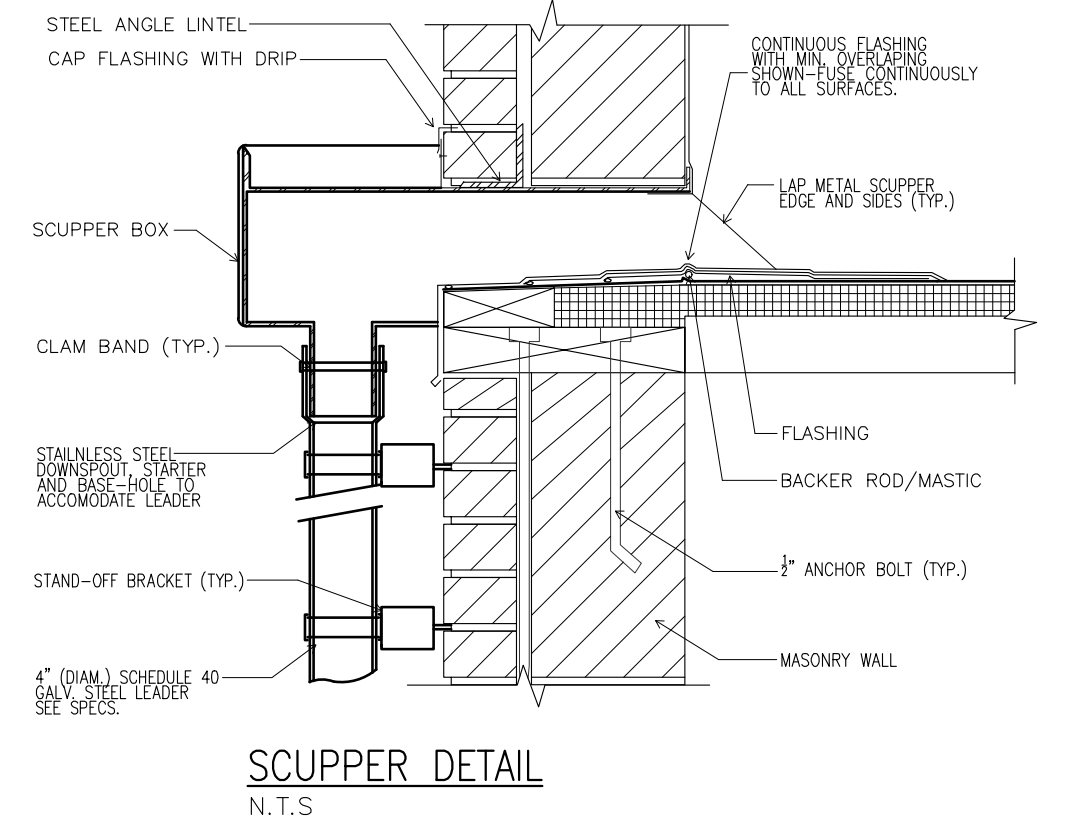
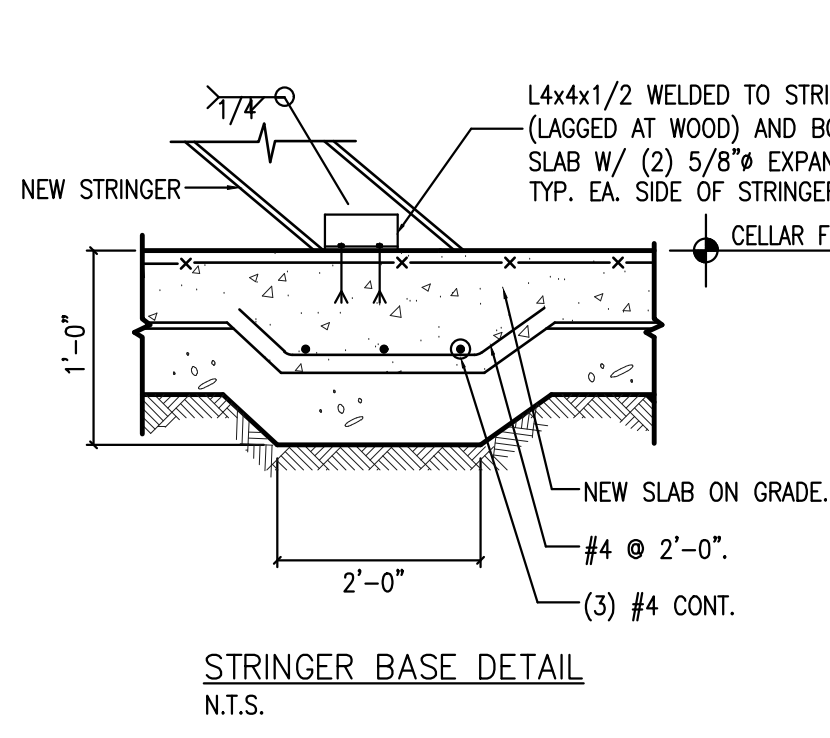
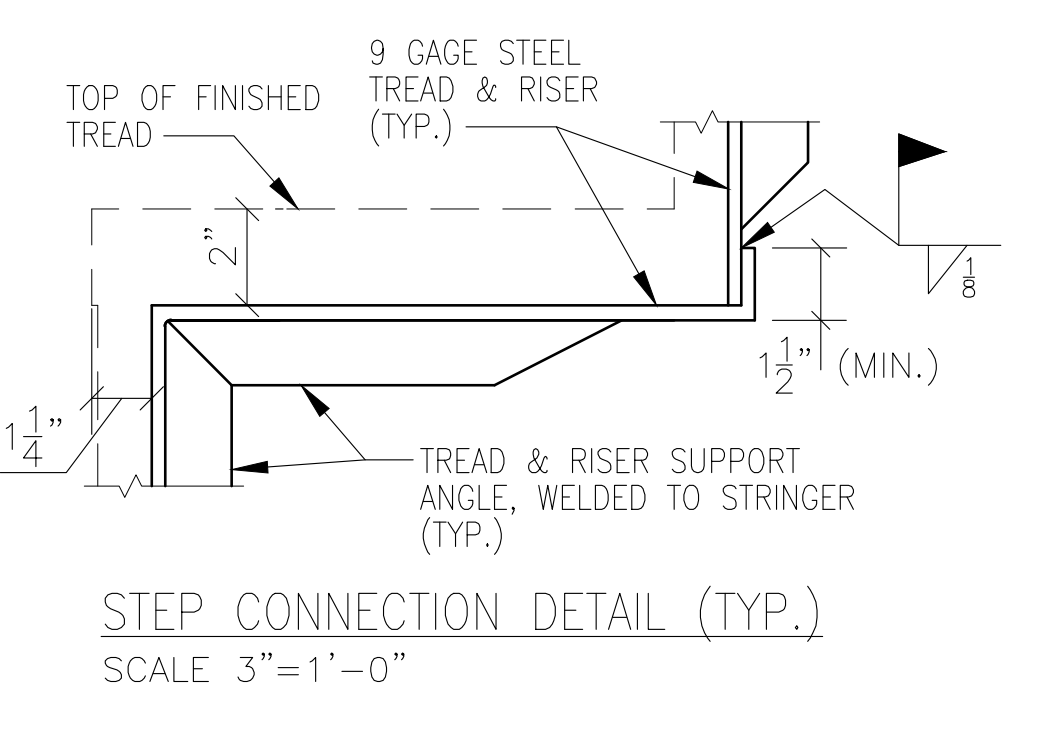
N.T.S.



NOTE:

1. AT EXTERIOR EXPOSURE PROVIDE CONSTRUCTION OR SAWCUT CONTROL JOINTS AT 5'-0" O.C. MAX. AND EXPANSION JOINTS WITH COMPRESSIBLE FILLER AT 15'-0" MAX.

2. AT INTERIOR SPACES PROVIDE CONTROL OR CONSTRUCTION JOISTS @ 20'-0" O.C. MAX.



ARCHITECTURAL CONCEPT INC.
 ARCHITECTURAL AND ENGINEERING SERVICES
 1227 Tulip Avenue Franklin Square, NY 11010
 TEL: 646-403-5592, FAX # 866-403-6314
 E. Mail: ArchConcept1@gmail.com

Project:
ALTERATION AND VERTICAL EXTENSION HOUSE OF WORSHIP
2000 HILLSIDE AVENUE
NEW HYDE PARK NY 11040

NO.	Date:	Remarks
04	11-06-14	Revised as per field condition
01	03-13-24	Issued for D.O.B Approval
00	07-02-21	Issued for D.O.B review

NO.	Date:	Remarks

CONSTRUCTION DETAILS	
Scale:	As Shown
Drawn By:	Imran
Chk. By:	Jamal
Drawing No.	A-010.00
Date:	01-02-21 17 OF22
Project #	Tracking No.
21-40	

Seal & signature

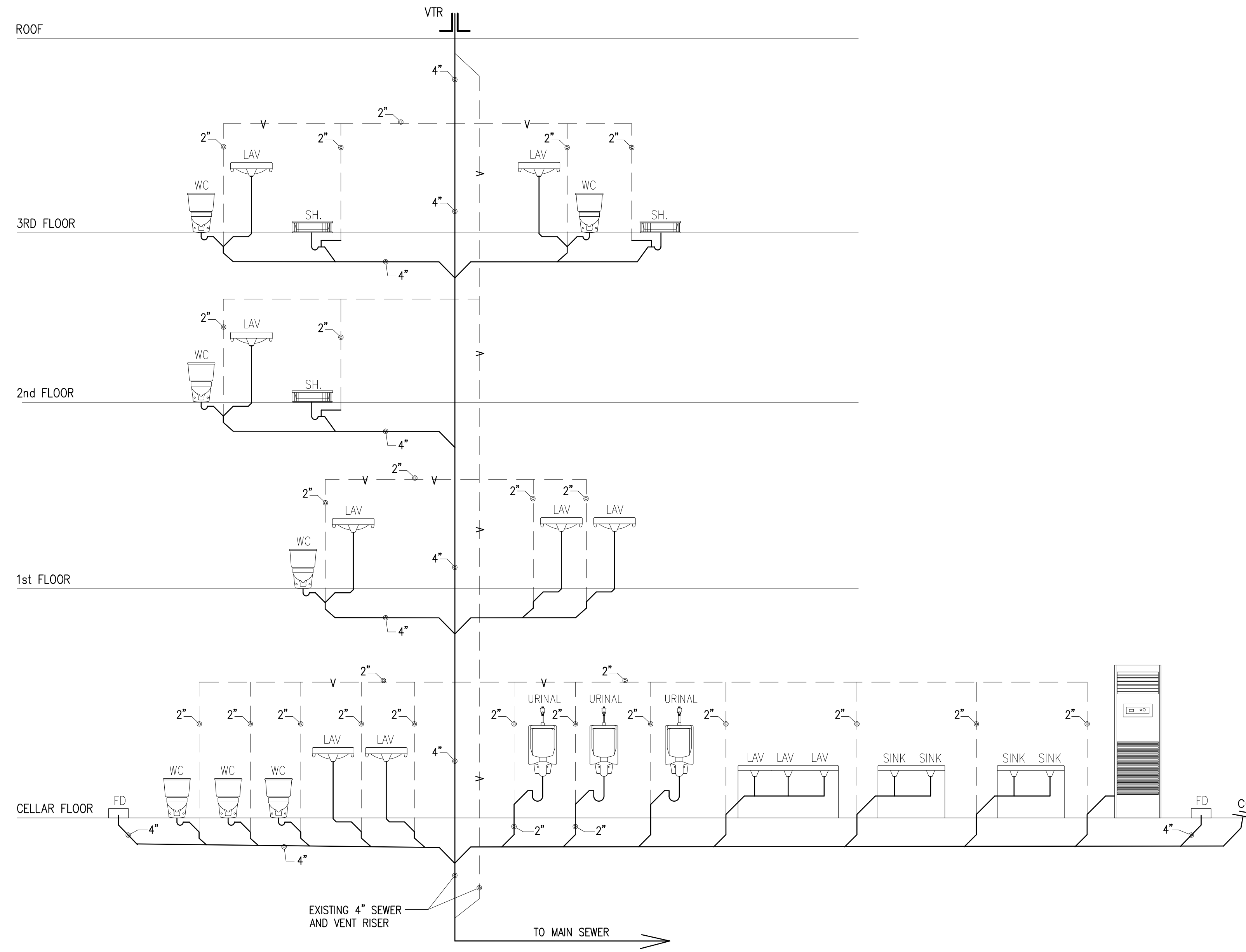
STATE OF NEW YORK
 JAMAL JAMAL
 REGISTERED PROFESSIONAL ENGINEER

PLUMBING NOTES

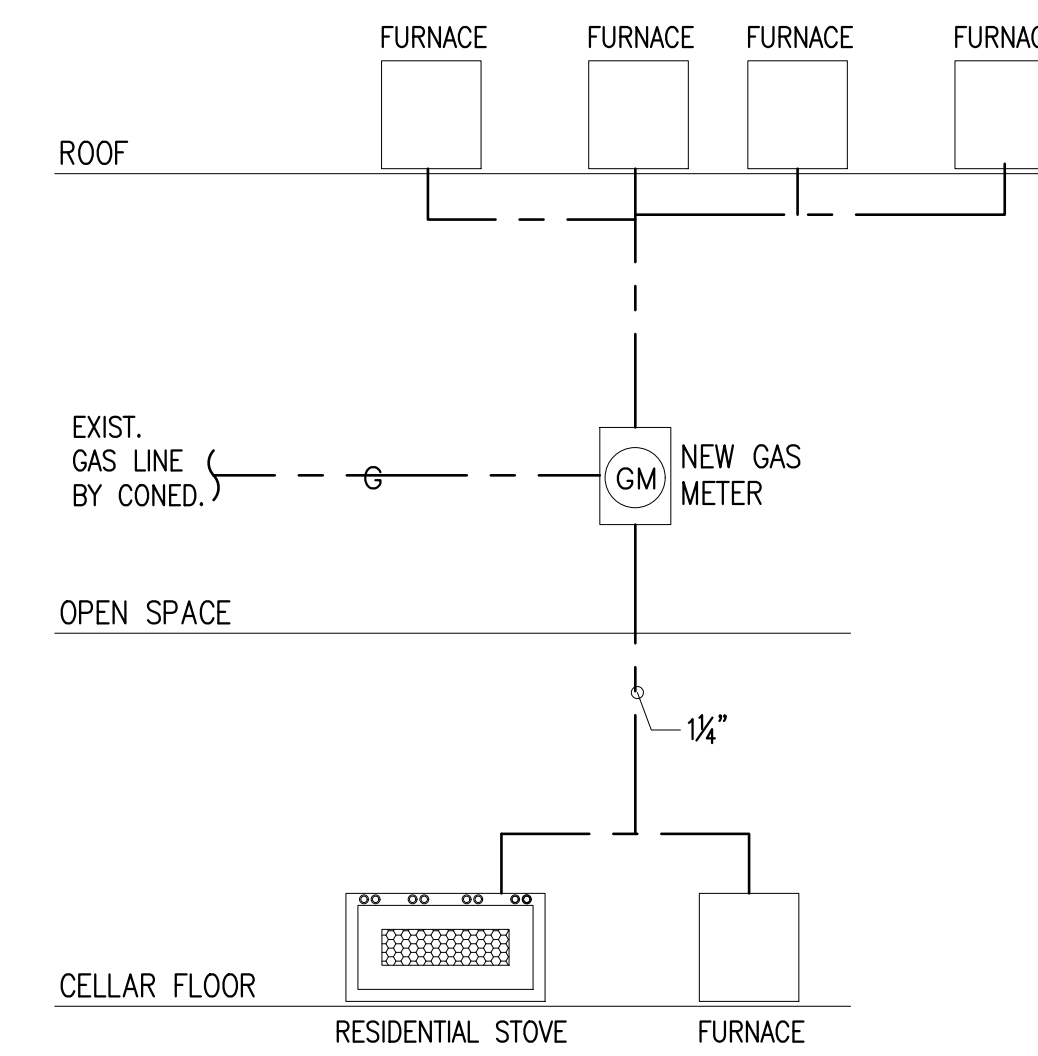
1. ALL WORK SHALL FOLLOW THE NEW YORK CITY BUILDING CODE AND COMPLY WITH APPLICABLE STATE AND NATIONAL STANDARDS. INSTALLATION SHALL BE DONE IN A GOOD WORKMANSHIP MANNER TO MAKE THE SYSTEM FUNCTIONAL.
2. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS, LOCATIONS AND SIZES OF PIPING AND FITTINGS AND MAKE APPROPRIATE CONNECTIONS TO THE NEW PIPING. CONTRACTOR SHALL BE RESPONSIBLE FOR LEAKS & DAMAGE IN EXTG. PIPING DUE TO CARELESS HANDLING WHILE MAKING OR REMOVING CONNECTIONS.
3. ALL EXISTING AND NEW PIPE INSTALLATION SHALL BE ACCORDING TO THE N.Y. STATE ENERGY CONSERVATION CODE. ALL HOT WATER PIPING SHALL HAVE 3/4" THICK GLASS FIBER INSULATION WITH VAPOR BARRIER. COLD WATER PIPING SHALL HAVE 1/2" THICK GLASS FIBER INSULATION WITH VAPOR BARRIER. GLASS FIBER INSULATION SHALL HAVE AT LEAST 4.0 LB. DENSITY WITH 0.25 K-FACTOR AS MANUFACTURED BY JOHNS-MANVILL, OWENS-CORNING OR ARMSTRONG.
4. INSULATION AT HANGERS SHALL BE PROTECTED ON COLD WATER, AND DOMESTIC HOT WATER PIPING BY A SECTION OF COMPRESSED GLASS FIBER PIPE INSULATION WITH A METAL SADDLE ON THE OUTSIDE OF THE INSULATION.
5. FOR FITTINGS AND VALVE, USE PRE-MANUFACTURED PRE-MOLDED FITTING OF THE SAME MATERIAL AND THICKNESS AS THE PIPE.
6. ALL VAPOR BARRIERS SHALL BE CONTINUOUS THROUGHOUT AND COMPLETELY SEALED AGAINST MOISTURE PENETRATION. DO NOT USE STAPLES IN VAPOR BARRIER JACKETS.
7. ALL PIPING AND FITTINGS MATERIAL SHALL COMPLY WITH NEW YORK CITY BUILDING CODE. MARK AND TAG ALL PIPES AND VALVES IN ACCORDANCE WITH THE BUILDING STANDARD.
8. ALL VALVES FOR DOMESTIC WATER SHALL BE 125 TEST BRONZE WEDGE GATE VALVES AS MANUFACTURED BY FAIRBANKS, JENKINS, WALWORTH OR EQUAL.
9. ALL PIPING SHALL BE SUPPORTED FROM BUILDING STRUCTURE WITH APPROVED CLAMPS AND HANGERS.
10. ALL WASTE LINE CONNECTIONS SHALL BE MADE BY MEANS OF 45 DEGREE 'Y' FITTINGS, WITH CLEANOUTS. PITCH SHALL BE 1/4" PER FT FOR PIPES LESS THAN 2" IN DIA AND 1/8" PER FT MIN. FOR PIPES LARGER THAN 2" IN DIA.
11. THE CONTRACTOR SHALL VERIFY EXACT LOCATION OF WASTE, VENT, COLD WATER AND HOT WATER RISERS FOR ALL PLUMBING HOOK-UPS IN THE FIELD.

ENERGY ANALYSIS NOTES:

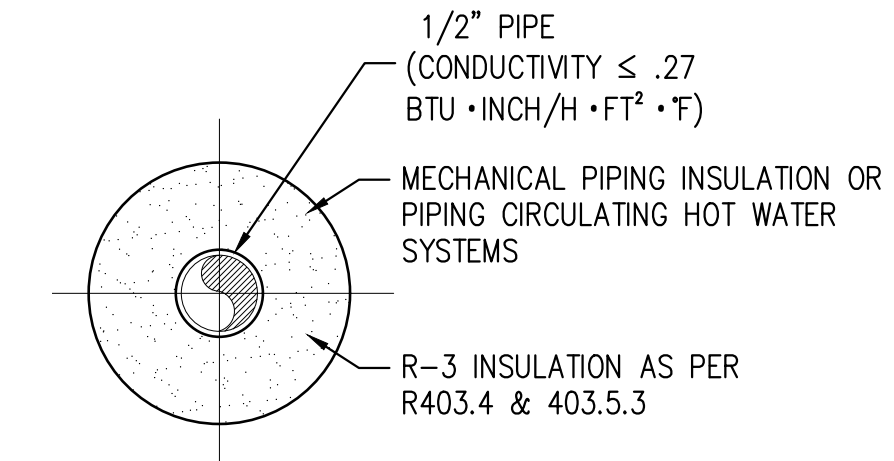
1. ALL VENT PIPES OR OTHER PROTRUSIONS IN THE ROOF ARE TO BE PROPERLY FLASHED WITH BASE AND CAP FLASHING OR EQUAL AS APPROVED BY THE ARCHITECT/ENGINEER OR OWNER.
2. PROVIDE ALL FLASHING AND SHEET METAL NOT SPECIFICALLY DESCRIBED, BUT REQUIRED, TO PREVENT PENETRATION OF WATER THRU EXTERIOR SHELL OF THE BUILDING.
3. USE ONLY GALVANIZED NAILS AND FASTENERS FOR ALL ROOFING OR FLASHING APPLICATIONS.
4. CAULK AND SEAL ALL JOINTS WITH SILICONE CAULK WHERE SHOWING ON THE DRAWINGS AND ELSEWHERE AS REQUIRED TO PROVIDE A POSITIVE BARRIER AGAINST PASSAGE OF AIR AND PASSAGE OF MOISTURE.
5. INSULATION TO BE OWEN/CORNING FIBERGLASS OR EQUAL APPROVED BY THE ARCHITECT/ENGINEER, WITH THE VAPOR BARRIER INSTALLED ON WARM SIDE ONLY.
6. ALL VAPOR BARRIER, WHERE REQUIRED SHALL BE MOIST CAPTOR BARRIER BY FORTIFIER CORP. ROLLED DOWN IN THE WIDEST WIDTH PARALLEL WITH DIRECTION OF THE POUR. ALL JOINTS TO BE OVERLAPPED NO LESS THAN 6" AND SEALED WITH FORTIFIER GRADE 495 PRESSURE SENSITIVE TAPE.
7. RIGID INSULATION WHEN SPECIFIED SHALL BE DECK MATE INSULATION BOARD BY "STYROFOAM" FOR ROOF AND CAVITY MATE BY "STYROFOAM" FOR STUD CAVITY WALL OR AS OTHERWISE SPECIFIED ON THE DRAWINGS.
8. PROPOSED R-VALUES ARE GREATER THAN SPECIFIED IN NYC CODE 402.3 1RCNY 5000-01(g)(1)
9. PROPOSED U-FACTORS AND SHGC FENESTRATION VALUES IN DRAWINGS MATCH WITH ENERGY ANALYSIS.
10. MINIMUM R-3 INSULATION WILL BE USED ON MECHANICAL DUCT AND PIPING AS PER NYC BUILDING CODE (403.3)
11. MINIMUM R-2 INSULATION WILL BE USED ON HOT WATER SYSTEM PIPING AS PER NYC BUILDING CODE (403.4).
12. CONTRACTOR TO PROVIDE AND INSTALL CIRCULATING HOT WATER SHUT-OFF SWITCH AS PER NYC BUILDING CODE (403.4)
13. OUTDOOR AIR INTAKE AND EXHAUST DUCTS WILL BE INSTALLED WITH AUTOMATIC OR GRAVITY DAMPERS AS PER NYC BUILDING CODE (403.5)



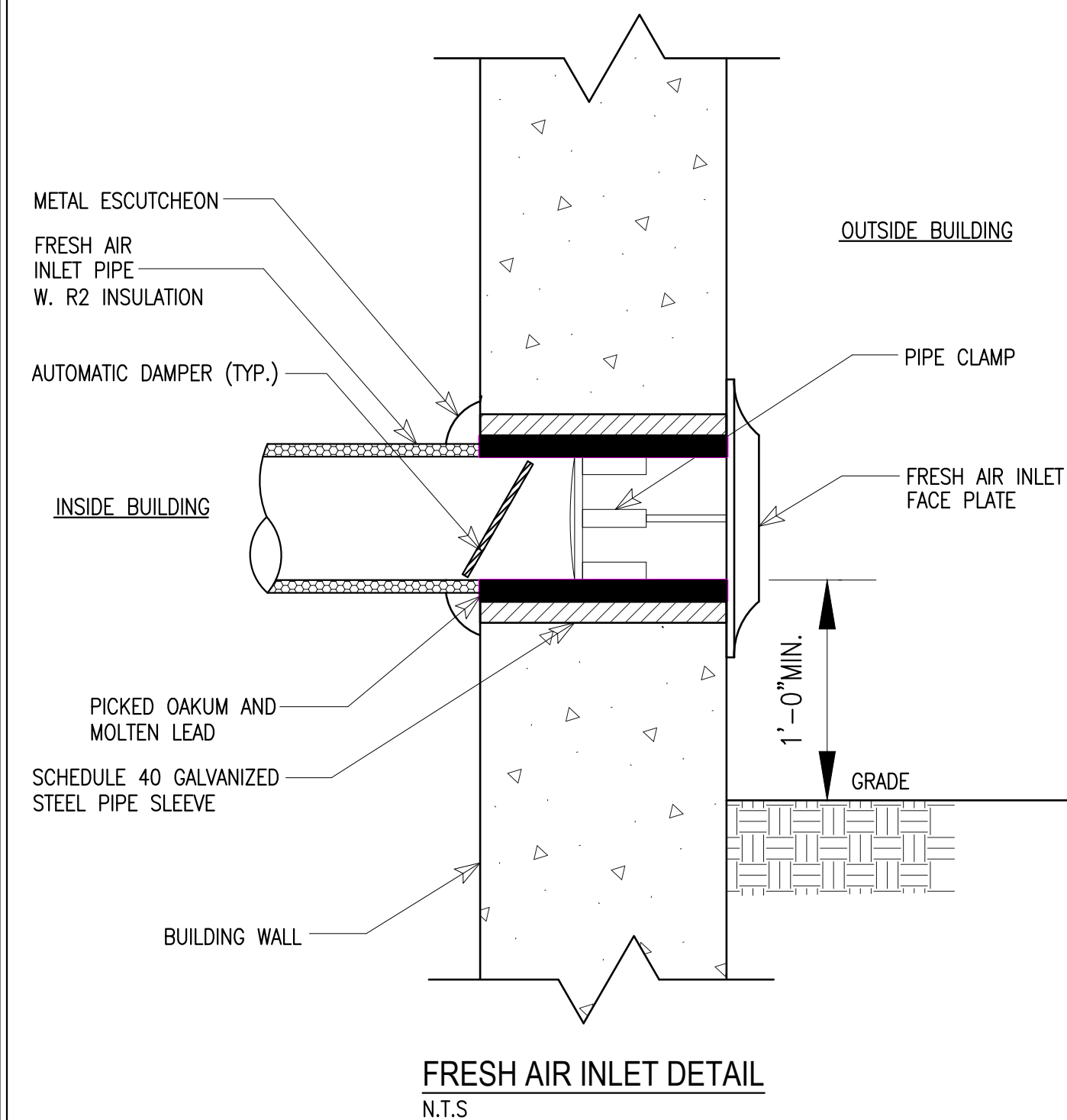
PLUMBING RISER DIAGRAM
N.T.S



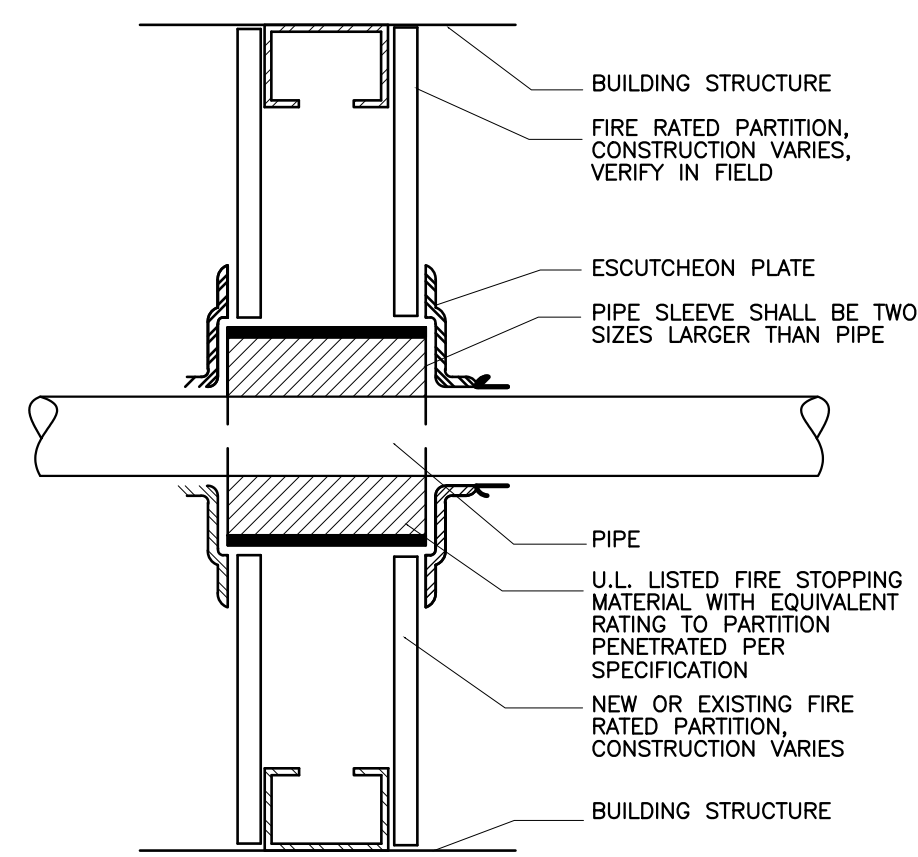
GAS RISER DIAGRAM
N.T.S



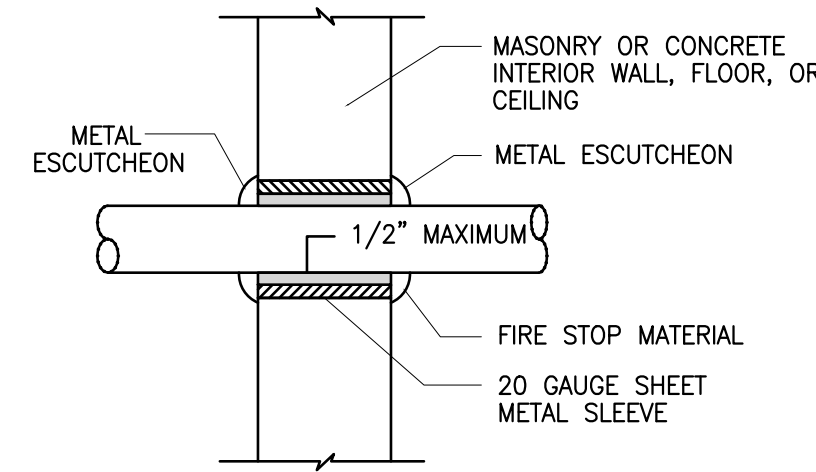
PIPE INSULATION DETAIL
SCALE: N.T.S



FRESH AIR INLET DETAIL
N.T.S



PIPE PENETRATION AT RATED PARTITION
NOT TO SCALE



PIPE PENETRATION IN INTERIOR WALL / FLOOR / CEILING
NOT TO SCALE

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Project:
ALTERATION AND VERTICAL EXTENSION HOUSE OF WORSHIP
2000 HILLSIDE AVENUE
NEW HYDE PARK NY 11040

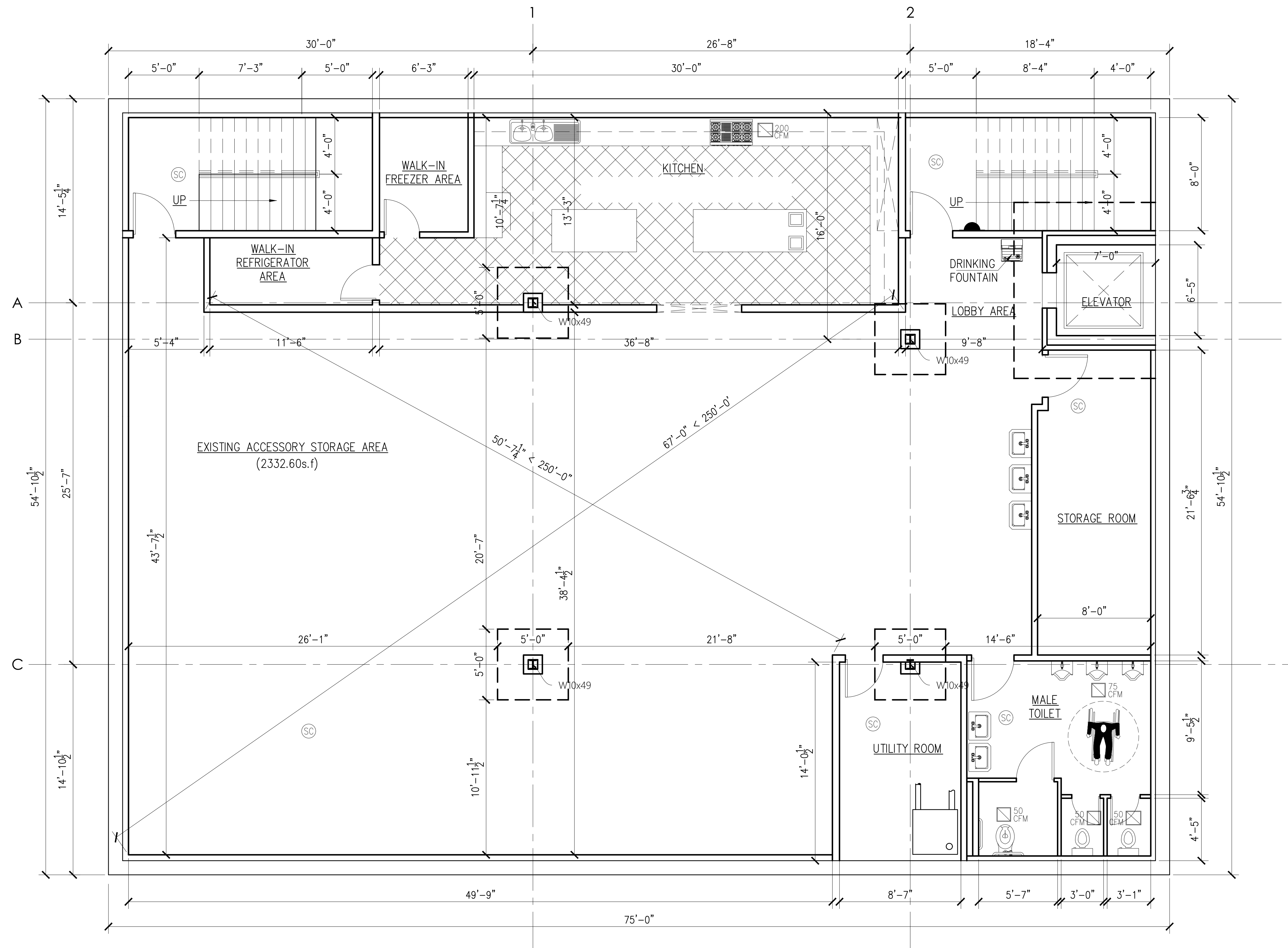
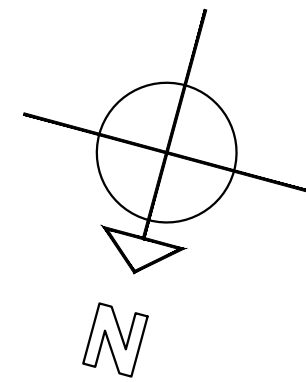
NO.	Date:	Remarks
01	03-13-24	Issued for D.O.B Approval
00	07-02-21	Issued for D.O.B review

PLUMBING NOTES, RISER DIAGRAM AND DETAILS

Scale: 1/4"=1'-0"
Drawn By: Imran
Chk. By: Jamal
Drawing No. **P-001.00**
Date: 01-02-21 18 OF22

Seal & signature


Project # 21-40
Tracking No.



CELLAR FLOOR STRUCTURE PLAN

ARCHITECTURAL CONCEPT INC.
 ARCHITECTURAL AND ENGINEERING SERVICES
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Project:
 ALTERATION AND VERTICAL
 EXTENSION HOUSE OF WORSHIP
 2000 HILLSIDE AVENUE
 NEW HYDE PARK NY 11040

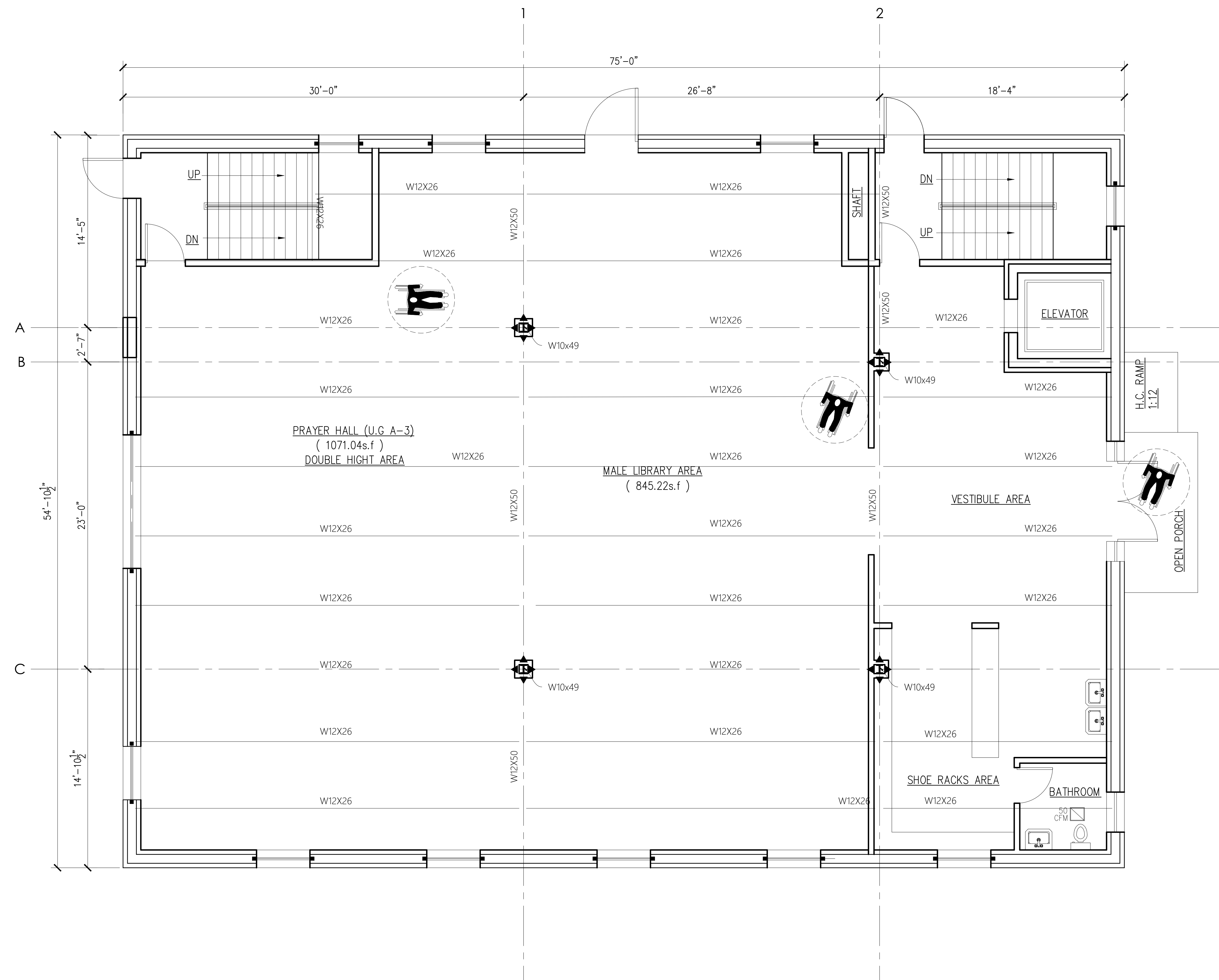
NO.	Date:	Remarks
01	03-13-24	Issued for D.O.B Approval
00	07-02-21	Issued for D.O.B review

CELLAR FLOOR
 STRUCTURE PLAN

Scale: 1/4"=1'-0"
 Drawn By: Imran
 Chk. By: Jamal
 Drawing No. **S-001.00**
 Date: 01-02-21 19 OF 22



Project #	Tracking No.
21-40	



FIRST FLOOR STRUCTURE PLAN

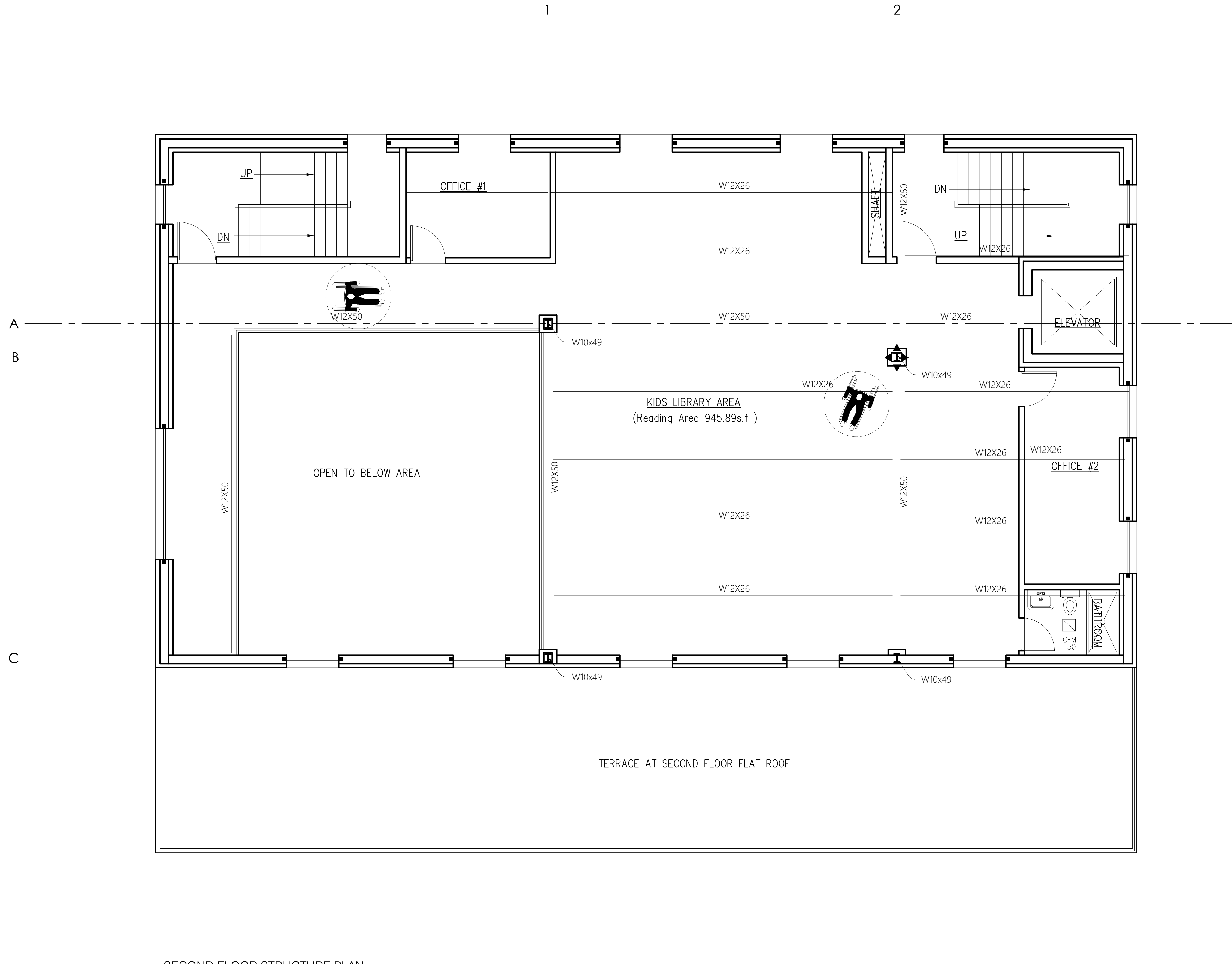
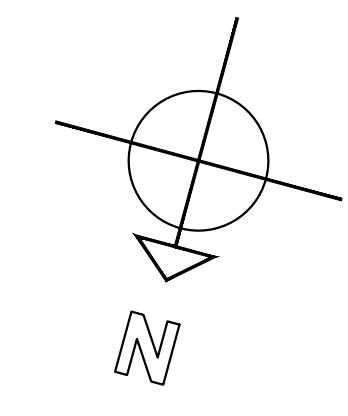
NO.	Date:	Remarks
01	03-13-24	Issued for D.O.B Approval
00	07-02-21	Issued for D.O.B review

**FIRST FLOOR
 STRUCTURE PLAN**

Scale: 1/4"=1'-0"
 Drawn By: Imran
 Chk. By: Jamal
 Drawing No.
S-002.00
 Date: 01-02-21 20 OF22

Seal & signature


Project #	Tracking No.
21-40	



SECOND FLOOR STRUCTURE PLAN

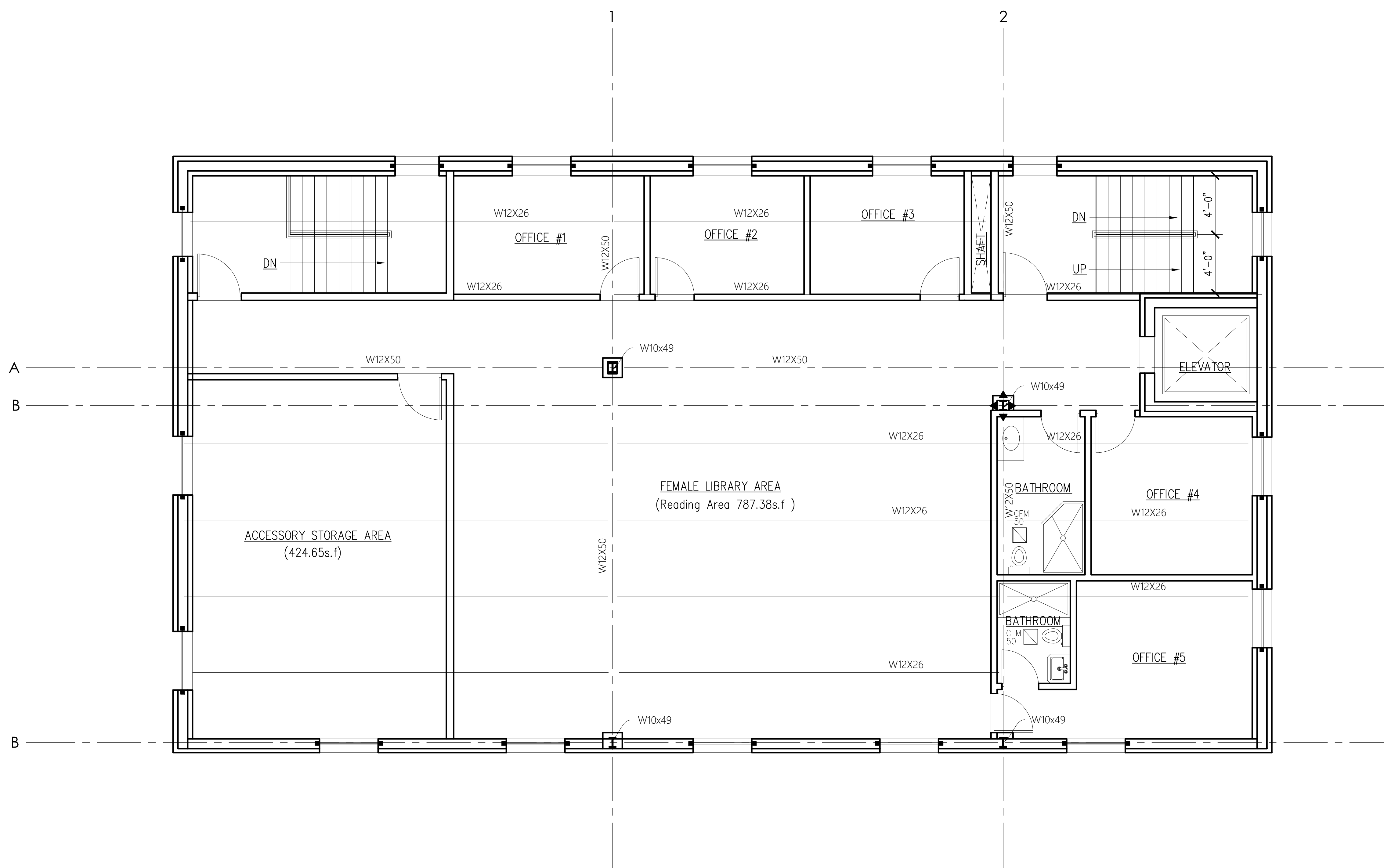
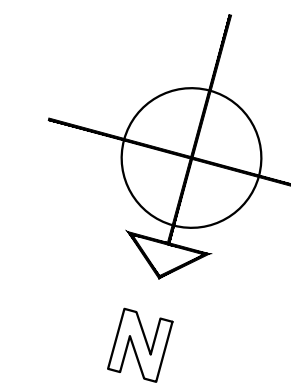
NO.	Date:	Remarks
01	03-13-24	Issued for D.O.B Approval
00	07-02-21	Issued for D.O.B review

**SECOND FLOOR
 STRUCTURE PLAN**

Scale: 1/4"=1'-0"
 Drawn By: Imran
 Chk. By: Jamal
 Drawing No. **S-003.00**
 Date: 01-02-21 21 OF22



Project #	Tracking No.
21-40	



THIRD FLOOR STRUCTURE PLAN

NO.	Date:	Remarks
01	03-13-24	Issued for D.O.B Approval
00	07-02-21	Issued for D.O.B review

**THIRD FLOOR
 STRUCTURE PLAN**

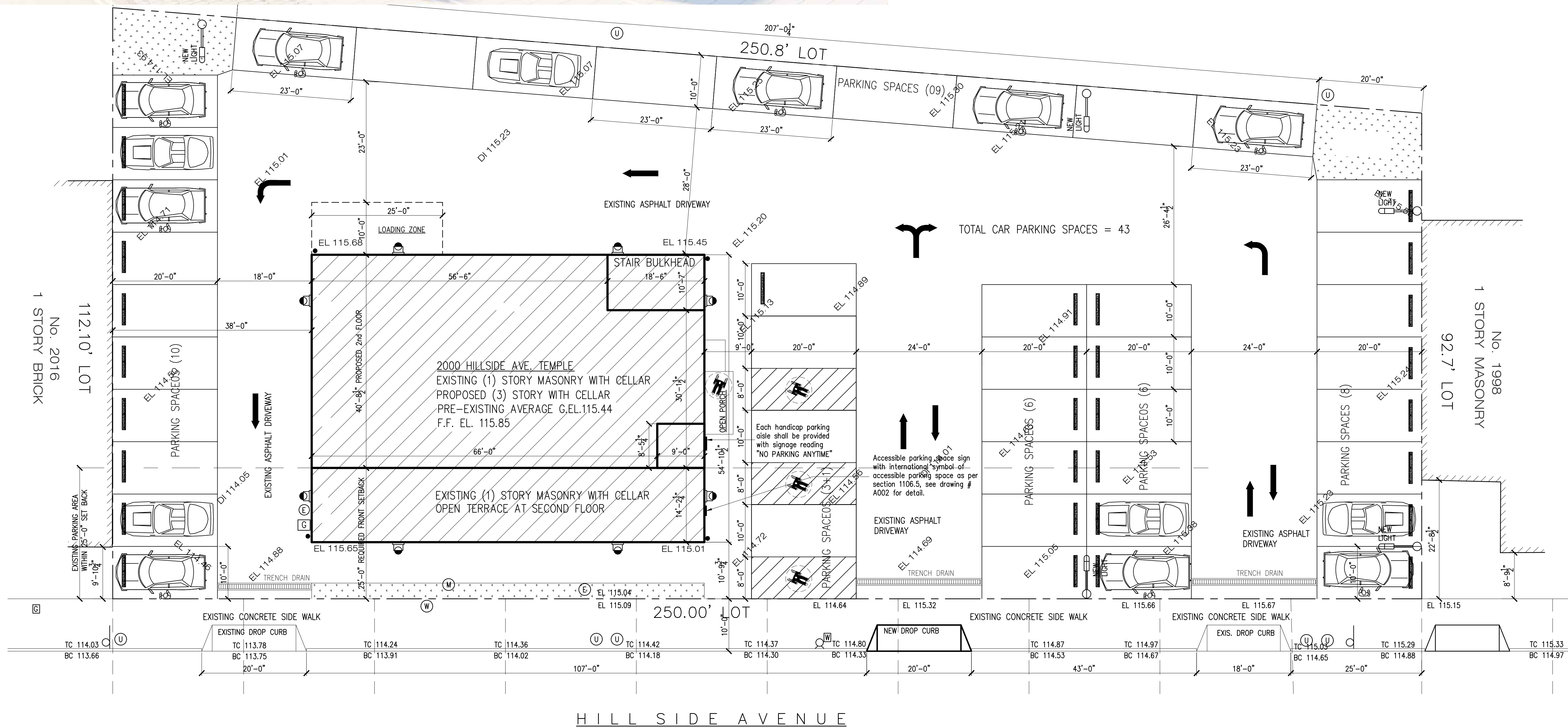
Scale: 1/4"=1'-0"
 Drawn By: Imran
 Chk. By: Jamal
 Drawing No.
S-004.00
 Date: 01-02-21 22 OF22



Project #	Tracking No.
21-40	



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SITE PLAN AND 3D VIEW

Scale: As Shown
 Drawn By: Imran
 Chk. By: Jamal
 Drawing No. **Z1-001.0**
 Date: 01-02-21 1 OF 22



Project #	Tracking No.
21-40	