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Town of North Hempstead



Board of Zoning Appeals

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CALENDAR FOR JULY 12, 2023

RESIDENTIAL CALENDAR

APPEAL #21406 - Jenelle Balk; 80 Station Road, Great Neck; Section 1, Block 104, Lot 72; Zoned: Residence-A

Variances from §§70-100.2(A)(2) and 70-100.2(A)(4)[a] to legalize fencing located in the front yard that is too tall.

APPEAL #21407 – Ok Ja Kim; 72 Tobin Ave., Great Neck, Section 2, Block 284, Lot 405; Zoned Residence-B

Variances from § 70-39.B and 70-40.A to construct additions that would make the house too big and would be located too close to the street.

APPEAL #21408 - Stefano and Lisa Troia; 203 Aldershot Lane, Manhasset; Section 3, Block 231, Lot 10; Zoned: Residence-A

Variances from §§ 70-102.C, 70-102.C(2)(a)(5) and 70-100.2(I) to construct a pool and to install pool fencing and pool equipment in a side yard (not permitted)

APPEAL #21409 - Douglas & Karen Cornell; 10 Derby Road, Port Washington; Section 5, Block 147, Lots 43 & 59; Zoned: Residence-B

Variances from §§70-101.A and 70-101.B to legalize a roofed over porch that is too close to the street and a trellis (roof members) that is too close to the side property line.

APPEAL #21371 – Pastor Medina; 245 Jerome Ave., Carle Place, Section 9, Block 80, Lot 65; Zoned Residence-C

Variance from § 70-50.B to construct additions and to legalize additions that are located too close to a street.

APPEAL #21410 - Kamaljit Singh, 7 Larch Drive, New Hyde Park; Section 9, Block 614, Lot 19; Zoned: Residence-A

Variance from §70-202.1(C) to construct a retaining wall that is too tall.

APPEAL #21411 - Argyris Kanos; 335 Roslyn Avenue, Carle Place; Section 10, Block 12, Lots 17 & 18; Zoned: Residence-C

Variances from §§70-100.2.A(2) and 70-100.2.A(4) to erect fencing that is too tall and is located in a front yard.

COMMERCIAL CALENDAR

APPEAL #21412 – Plymouth Realty Co, LLC (Kenetic Physical Therapy P.C.); 489 Great Neck Rd., Great Neck, Section 2, Block 51, Lot 209; Zoned Business-A

Variance from § 70-103(A)(1) to construct interior alterations for a new physical therapy office with not enough parking.

APPEAL #20432.A - Louie's Manhasset – conditional use 70-126.A and variance from 70-103.A to construct an addition to a restaurant (a conditional use), with not enough parking on site; 339 Plandome Rd., Manhasset, Sec. 3, Blk. 45, Lots 415, 417, B-A District.

APPEAL #21413 – Leonard Sessa (Leonard's Palazzo); 555 Northern Blvd., Great Neck, Section 2, Block 359, Lot 20; Zoned Business-A

Variance from § 70-202.1(C) to construct a retaining wall that is too high.

APPEAL #21415 - St. Gregorio's Malankara Orthodox Church (Rev. Fr. Gregory Varghese); 175 Cherry Lane, Floral Park; Section 8, Block 11, Lots 40-44, 60-65; Zoned: Residence-C

Variances from §70-103.A(1), 70-46.B, 70-49.B, 70-52.6, and 70-100.2.A(2) to construct a new church that is too large with portions of the façade and eaves that are too tall, not enough parking on site and fencing that is located forward of the front building line.

APPEAL #21416 – Lake Success Shopping Center, Inc.; 1400-1572 Union Tpke., New Hyde Park, Section 8, Block 235, Lots 56, 57A, & 57B & Section 8, Block 101, Lot 1 & Section 8, Block 104, Lot 13; Zoned Business-AA

Variances from §§ 70-103(A)(1) and 70-103(B) to construct parking lot improvements that would leave the site with not enough parking, and parking spaces that are too small.

APPEAL #21417 - Rahmat Yousefzadeh (AutoZone); 565 Old Country Road, Westbury; Section 10, Block 60, Lot 220; Zoned: Business-A

Variances from §§70-103(B), 70-103(O), 70-134, 70-196.J(2)(b), 70-196.J(2)(c), and 70-203.G to construct a new retail store with parking spaces that are too small, access aisles that are too narrow, a garbage enclosure that is too close to the rear property line, landscape buffers that are too narrow and lack sufficient trees and shrubs, and to erect a ground sign that is too large and too close to the street.

LOT # 415,417
BLOCK - 45
SECTION - 3
ZONE - BA
LOT AREA = 3,370.0 SF

EXISTING FIRST FLOOR = 1,637.50 SF
(KITCHEN AREA NEW AND EXISTING 532 SF)

EXISTING SECOND FLOOR = 945.19 SF

PROPOSED ADDITION ON FIRST FLOOR = 175 SF

EXISTING OFFICE ON SECOND FLOOR TO REMAIN
(NO CHANGE)

TOTAL PROPOSED SF ON FIRST FLOOR = 1,812 SF

TOTAL GROSS SF (1ST AND 2ND FLOOR) = 2,757.19 SF

PROPOSED LOT COVERAGE = $1,812 / 3,271.5\text{F} = 0.56$ (56%)

MAXIMUM LOT COVERAGE PERMITTED (ZONING CODE 20-13) = 70%

LOT COVERAGE = OK

CODE SECTION TYPIC	REVISION ALLOWED BY CODE	ACTION (PROPOSED)
SECTION 404.1.0 SCOPE	THE PROVISIONS OF THIS CHAPTER SHALL COVER THE ALTERATION, CHANGE OF OCCUPANCY OF EXISTING BUILDINGS AND STRUCTURES	RECONSTRUCT WITHIN USED TO RECONSTRUCT COMPLIANCE.
SECTION 401.2 BUILDINGS MATERIALS	401.2.1.2 NEW AND REPLACEMENT MATERIALS PERMITTED BY APPLICABLE CODE	NO HAZARDOUS MATERIALS PROPOSED
SECTION 402 ADDITIONS	402.1 ADDITIONS TO ANY BUILDING SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE FOR NEW CONSTRUCTION.	PROPOSED ADDITION MEETS THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE.
SECTION 403 ALTERATIONS	403.1 ALTERATIONS TO COMPLY WITH THE REQUIREMENT OF THE INTERNATIONAL BUILDING CODE (IBC) FOR NEW CONSTRUCTION.	INTERIOR REVISIONS DOES CONSTRUCTION PLAN FOR PROPOSED STRUCTURE.
SECTION 410.8.1.0 TOILET ROOMS	IF ONE OF IT IS ECONOMICALLY AVAILABLE TO ALTER EXISTING TOILET ROOMS TO MEET ACCESSIBLE FAMILY TOILET ROOM IS PERMITTED	ONE MEN'S AND ONE WOMEN'S ROOM ARE EXISTING AND MEET THE REQUIREMENTS OF THE IBC AND AMBA 117.1 AND 2013
SECTION 410.8.1.3 BATHROOMS	THE MAXIMUM HEIGHT OF BATHROOMS AT DOORWAYS SHALL BE 7' WITH REDUCED CLOSING ON EACH SIDE	PROPOSED THEREFORE COMPLY

CODE SECTION NOTE	REMOVED/ REMOVED BY CODE	NOTE (PHOTOGRAPH)
SECTION 1101.1 SCOPE	THE PROVISIONS OF THIS CHAPTER SHALL CONTROL THE DESIGN AND CONSTRUCTION OF FACILITIES FOR ACCESSIBILITY FOR INDIVIDUALS WITH DISABILITIES	
SECTION 1101.2 DESIGN	BUILDING AND FACILITIES SHALL BE DESIGNED AND CONSTRUCTED TO BE ACCESSIBLE IN ACCORDANCE WITH ICC A117.1	
SECTION 1103 SIGNALING	107.2.3.1 – VISIBLE ALARM NOTIFICATION APPLIANCES TO BE PROVIDED FOR PUBLIC AND COMMON USE AREAS	VISIBLE ALARM AND NOTIFICATION PROVIDED
	1103. ACCESSIBLE MEANS OF EGRESS	ACCESSIBLE MEANS OF EGRESS PROVIDED THROUGHOUT
	1103.1 EMPLOYEE WORK AREAS SHALL BE ACCESSIBLE	EMPLOYEE WORK AREAS PROVIDED TO BE ACCESSIBLE
SECTION 1104 ACCESSIBLE ROUTE	ACCESSIBLE ROUTE WITH-IN SITE	AT LEAST ONE ACCESSIBLE ROUTE IS PROVIDED
SECTION 1105 ACCESSIBLE ENTRANCE	PUBLIC ENTRANCES TO BE ACCESSIBLE BUILDINGS CODE CHAPTER AND CODE AMENDS SECTION 110	ACCESSIBLE PUBLIC ENTRANCE IS PROVIDED
SECTION 1106	THINK REQUIRED WHERE PARKING IS PROVIDED SHALL BE PROVIDED IN COMPLIANCE WITH TABLE 1106.1 (EXCEPT AS REQUIRED BY 1106.2 (RESIDENTIAL WALKWAY))	PER TABLE 1106.1 ACCESSIBLE PARKING SPACES 2 ACCESSIBLE PARKING SPACES ARE PROVIDED

EXISTING FIRE ALARM SYSTEM TO BE EXTENDED AND MAINTAINED FOR RECONFIGURED SPACE, AS REQUIRED BY NFPA 72	
EXISTING SMOKE DETECTION SYSTEM TO BE EXTENDED AND MAINTAINED FOR RECONFIGURED SPACE.	
MAINTAIN CARBON MONOXIDE ALARMS AND DETECTORS IN ACCORDANCE WITH SECTION 915 OF THE LATEST RUC AS SUPPLEMENTED BY THE N.Y.S. UNIFORM BUILDING CODES SUPPLEMENT.	
EXISTING EMERGENCY LIGHTING TO BE EXTENDED AND MAINTAINED FOR RECONFIGURED SPACE. CONTRACTOR TO OBTAIN REQUIRED APPROVALS FROM THE MARSHALL PARKING ASSOCIATION.	

VERIFY ALL EXISTING STRUCTURAL CONDITIONS BEFORE CONSTRUCTION. ALL PROPOSED WORK TO BE NON-STRUCTURAL & ALL EXISTING STRUCTURAL MEMBERS TO REMAIN AS IS.

ALL WORK IN THE PROPOSED SCOPE INCLUDED
IN THESE PLANS SHALL COMPLY WITH THE
2020 NEW YORK STATE BUILDING CODE

(PER SECTION 906 OF THE 2020 BUILDING CODE OF NYS)

1. PROVIDE MIN. (1) PORTABLE FIRE-EXTINGUISHER.
2. FIRE-EXTINGUISHERS SHALL BE SELECTED, INSTALLED & MAINTAINED IN ACCORDANCE WITH SECTION 906 OF THE NYS BUILDING CODE & NFPA 10.
3. N/A
4. FIRE-EXTINGUISHERS SHALL BE LOCATED IN CONSPICUOUS LOCATIONS WHERE THEY WILL BE READILY ACCESSIBLE & IMMEDIATELY AVAILABLE FOR USE. THESE LOCATIONS SHALL BE ALONG THE NORMAL PATHS OR TRAVEL UNLESS OTHERWISE INSTRUCTED BY THE VISITING TOWN OF OYSTER BAY CODE ENFORCEMENT OFFICIAL.
5. FIRE-EXTINGUISHER SHALL NOT BE OBSTRUCTED OR OBSCURED FROM VIEW.
6. HAND-HELD PORTABLE FIRE-EXTINGUISHERS, NOT HOUSED IN CABINETS, SHALL BE INSTALLED ON THE HANGERS OR BRACKETS SUPPLIED. HANGERS OR BRACKETS SHALL BE SECURE ANCHORED TO THE MOUNTING SURFACE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
7. CABINETS INSTALLED TO HOUSE FIRE-EXTINGUISHERS SHALL NOT BE LOCKED.
8. PORTABLE FIRE-EXTINGUISHERS HAVING A GROSS WEIGHT NOT EXCEEDING 40 POUNDS SHALL BE INSTALLED SO THAT ITS TOP IS NOT MORE THAN 35' ABOVE THE FLOOR. THE CLEARANCE BETWEEN THE FLOOR & THE BOTTOM OF INSTALLED HAND-HELD EXTINGUISHERS SHALL NOT BE LESS THAN 4".
9. WHEELED FIRE-EXTINGUISHERS SHALL BE CONSPICUOUSLY LOCATED IN A DESIGNATED LOCATIONS.

	CODE SECTION	PAGE	ACTUAL PROPOSED
TYPE OF CONSTRUCTION	IBC- TABLE 501	112	TYPE 2b
USE CLASSIFICATION	IBC- 303	41	A2
MODERATE USE AREA	IBC- 209	168	H/A
ACCESSORY OCCUPANCIES	IBC- 501.2	107	H/A
OCCUPANT LOAD CALCULATION USE GROUP (FIRST FLOOR RESTROOM) (A2) NO. & # OF THEAT SEATS = 700	IBC- 1004.1 1004.2	250	70.0
KITCHEN USE, COMMERCIAL 1 OCC. / 200 SF, 240 / 200 = 1.2	IBC- TABLE 1004.2		1.2
OFFICE USE (2ND FLOOR) 445 SQ. FT 1 OCC. / 130 SF, 545 / 130 = 9.5	IBC- TABLE 1004.2	251	9.5
TOTAL OCCUPANT LOAD			80.7
TRAVEL DISTANCE (T.O.A.) FOR MERCANTILE USE 200' MAXIMUM PERMITTED	IBC- 1017	256	PER TABLE 1017.2 200' MAX. ALLOWED PROPOSED 100' - 75'
WIDTH OF EGRESS FOR OCC. LOAD GREATER THAN 50 - 44" MIN.	IBC- 1003.1	259	44"
ACCESSIBLE MEANS OF EGRESS	IBC- 1009	257	1 ACCESSIBLE MEANS OF EGRESS IS PROPOSED

CODE	SECTION TYPE	REMARKS/ BY CODE	ACTION (PROPOSED)
501	GENERAL	201.1 COMPLIANCE WITH OTHER ALTERNATIVES: ALTERNATIVES SHALL COMPLY WITH CHAPTERS 8 THROUGH 13 OF THE ISC ON ONE OF THE ALTERNATIVES PROPOSED IN SECTION 501.	THE PROPOSED COMPLIANCE METHOD IS USED TO DEMONSTRATE COMPLIANCE. SEE CHAPTER 8 FOR CHAPTER 4 ANALYSIS THIS PROJECT
504	ALTERATIONS	INCLUDE THE RECONFIGURATION OF SPACE, THE ADDITION OR ELIMINATION OF ANY DOOR.	CLASSIFICATION APPLIES: THIS PROJECT PROPOSES THE RECONFIGURATION OF EXISTING SPACE AND A NEW DOOR. SEE CHAPTER 4 ANALYSIS
506	CHANGE OF OCC	AS DEFINED IN CHAPTER 2 INCLUDES ANY CHANGE IN USE WITHIN A GROUP FOR A SPECIFIC OCCUPANCY CLASSIFICATION.	CLASSIFICATION APPLIES: THIS PROJECT PROPOSES A CHANGE OF USE WITH NO CHANGE OF OCCUPANCY CLASSIFICATION. SEE CHAPTER 4 ANALYSIS

CODE SECTION TOPIC	REQUIRED ALLOWED ITS CODE	ACTUAL (PROPOSER)
SECTION 301.1 GENERAL	THE CHANGE OF OCCUPANCY COMPLYING OF EXISTING BUILDING WITH ONE OF THE METHODS LISTED IN CHAPTERS 301.1.1-301.1.6 AS SPECIFIED BY THE PLAN	THE PRESCRIPTIVE COMPLIANCE METHOD IS USED TO DETERMINE BUILDING CODE COMPLIANCE. SEE CHAPTER ANALYSIS SHEET
SECTION 301.1.1 PRESCRIPTIVE COMPLIANCE METHOD	A CHANGE OF OCCUPANCY COMPLYING WITH CHAPTER 4 OF THIS CODE IN BUILDINGS COMPLYING WITH THE INTERNATIONAL CODE SHALL BE CONSIDERED IN COMPLIANCE WITH THE PROVISIONS OF THIS CODE	THE PRESCRIPTIVE COMPLIANCE METHOD IS USED TO DETERMINE BUILDING CODE COMPLIANCE. SEE CHAPTER ANALYSIS SHEET

1. APPLICANT SHALL INSTALL A SUITABLE REFRIGERATED GARBAGE LOCKER WITHIN THE BUILDING. THERE SHALL BE NO OUTDOOR STORAGE PULPERATIVE MESS GENERATED BY THE PROPOSED RESTAURANT AT ANY TIME. THE APPLICANT SHALL ARRANGE FOR AN INDOOR CARRY OFF WITH A LICENSED TRUCK. THE APPLICANT SHALL FORWARD A COPY OF THE CONTRACT TO THE BUILDING OFFICIAL PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
2. ALL MECHANICAL EQUIPMENT SHALL BE ROOF TERMINATED AND DIRECTED TO THE FRONT OF THE BUILDING AWAY FROM THE ADJOINING RESIDENCE DISTRICT. THE APPLICANT SHALL INSTALL A SUITABLE KITCHEN EXHAUST FILTRATION SYSTEM AND SHALL MAINTAIN SAME IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. THE APPLICANT SHALL SUBMIT A COPY OF THE MAINTENANCE CONTRACT TO THE BUILDING OFFICIAL PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. ALL CLOSE HARDWARE SHALL REMAIN CLOSED AT ALL TIMES.
3. THE APPLICANT SHALL COMPLY WITH ALL LAWS, ORDINANCES, RULES AND REGULATIONS OF ALL PUBLIC AGENCY WITH JURISDICTION OVER THE PREMISES, AND THAT NO CERTIFICATE OF OCCUPANCY OR COMPLETION SHALL BE ISSUED UNTIL ABSOLUTE COMPLIANCE AND BEEN PROVEN TO THE COMMISSIONER OF THE BUILDING DEPARTMENT.

PROPOSED 191 SF ONE STORY ADDITION TO EXISTING RESTAURANT USE
KITCHEN AREA AND EXIT EXISTING USE IS ASSEMBLY (GROUP A2) IN THE MULTITENANT BUILDING

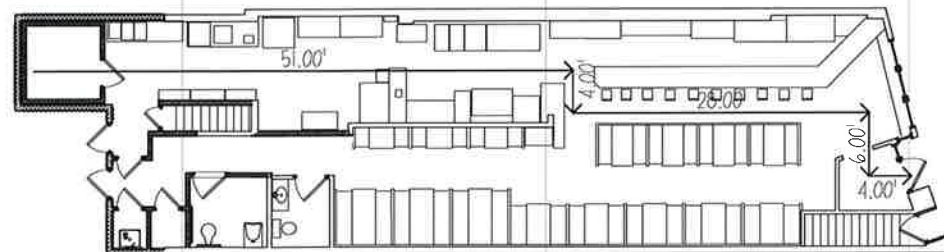
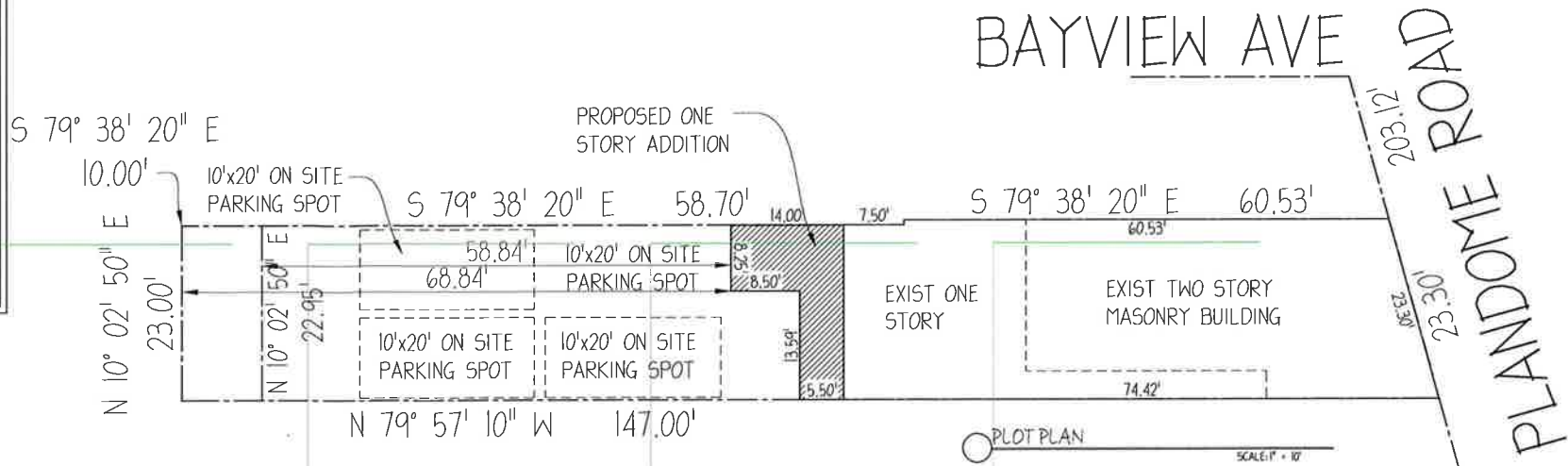
BUILDING IS NOT FULLY SPRINKLER

THE RESTAURANT HAS A FIRE ALARM SYSTEM TO BE EXTENDED, SEE FIRE ALARM SYSTEM NOTES

EXISTING BUILDING AND NEW WORK INVOLVED SHALL COMPLY WITH THE GENERAL REQUIREMENTS OF THE "EXISTING BUILDING CODE OF NEW YORK STATE 2014 CHAPTER 1, ALL SUBSECTION AND CHAPTER 2, SEE CHAPTER 4 COMPLIANCE ANALYSIS BELOW

AS PER CHAPTER 4 CLASSIFICATION OF WORK, ANALYSIS, THE PROJECT INVOLVING ADDITION WITH NO CHANGE OF OCCUPANCY, SEE CHAPTER 3 PROVISIONS FOR COMPLIANCE METHODS, ANALYSIS BELOW AND CHAPTER 5 CLASSIFICATION OF WORK

#20432.A



EGRESS DISTANCE CHART		
DISTANCE (LF)	51.00	LF
	4.00	LF
	28.00	LF
	4.00	LF
	4.00	LF
TOTAL DISTANCE (LF)	91.00	LF

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

REVISIONS TO PRELIMINARY DRAWINGS.		
#	DATE	BY
1		
2		
3		
4		
5		
6		
7		

REVISIONS TO FINAL DRAWINGS:		
#	DATE	BY
1	04/27/21	OMISSION LETTER 2 ATK
2	10/27/21	RESUBMIT OMISSION LETTER 2 ATK
3	06/07/23	OMISSIONS LETTER 06.02.23 ATK
4		
5		
6		
7		

MUNICIPALITY AMENDMENTS:		
#	DATE:	BY:
1		
2		
3		
4		
5		
6		
7		



SHEET TITLE		CONSTRUCTION DOCUMENTS	
PROJECT NAME		LOUIE'S RESTAURANT 339 PLANDOME ROAD MANHASSET NY 11030	
OYSTER BAY DRAFTING AND ARCHITECTURE, P.C.		DATE 11/05/20 SCALE AS NOTED BY ATK JOB NO. 2014B	SHEET NO. 1 OF 4
60 WEST MAIN STREET OYSTER BAY NY 11771 (516) 622-5476 (F) 516-622-6616 WWW.OYSTERBAYDRAFTINGARCHT.COM EMAIL: OYSTERS@OYSTERBAYDRAFTINGARCHT.COM			

CONCRETE FOUNDATION CONSTRUCTION
- 8" WIDE POURED CONCRETE FOUNDATION
- FOUNDATION TO SIT ON 12" x 8" DEEP FOOTING TO BEAR ON UNDISTURBED SOIL MIN. 36" BELOW ADJACENT GRADE
- CONCRETE PARGE COAT ABOVE GRADE
- ASPHALT WATERPROOFING BELOW GRADE
- CONCRETE TO BE 3000 PSI MIN.
- #5 HORIZONTAL REBAR @ 12" O.C. W/ MIN 3" EMBEDMENT
- #5 VERTICAL REBAR @ 36" O.C. W/ MIN 3" EMBEDMENT
- (3) #5 REBAR CONTINUOUS IN FOOTING W/ MIN. 3" EMBEDMENT
- #4 ANCHOR BOLTS @ 36" O.C.

GREASE TRAP NOTES:
GOSLYN MODEL #G050, 25 GPM (gallon per minute) GREASE AND REMOVAL DEVICE WHICH CONTINUOUSLY OPERATES UNDER HYDROSTATIC PRESSURE WITH NO MOVING PARTS.
TRAP TO REST ON THE FLOOR CONNECTED TO THE 3-BIN SINK.

FLOOR: SMOOTH, SLIP RESISTANT, EASY TO CLEAN, NON-ABSORBANT
- DURABLE, CARPETS, CORNING, QUARRY TILE, POURED EPoxy OR COMMERCIAL GRADE VINYL GROUTING HAS TO BE NON-ABSORBANT AND IMPREGATED WITH EPOXY, SILICONE, POLYURETHANE OR EQUIVALENT COMPOUND, STYLE TO BE SELECTED BY OWNER

EACH HANDWASHING FACILITY IS TO BE PROVIDED W/ HAND-CLEANING SOAP OR DETERGENT WITH SANITARY STORAGE RECEPTACLE AND INDIVIDUAL SELF SERVICE TOWELS OR WARM AIR BLOWER. COMMON TOWELS ARE PROHIBITED. HANDWASHING SIGNS ARE TO BE POSTED AT ALL EMPLOYEE HANDWASHING FACILITIES.

NOTES:
1) DISPOSAL OF COOKING OIL: ON-SITE CONTAINERS WILL BE PROVIDED IN ACCORDANCE WITH PROPER WASTE DISPOSAL CODES FOR BOTH COOKING OIL AND COOKING GREASE.
2) SEPARATE CONTAINERS WILL BE PROVIDED AND PROPER WASTE MANAGEMENT PROCEDURE OF SAID CONTAINER WILL BE COORD. BY OWNER
3) EXISTING TENANT OCCUPANCY SERVICED BY PUBLIC SEWER SYSTEM

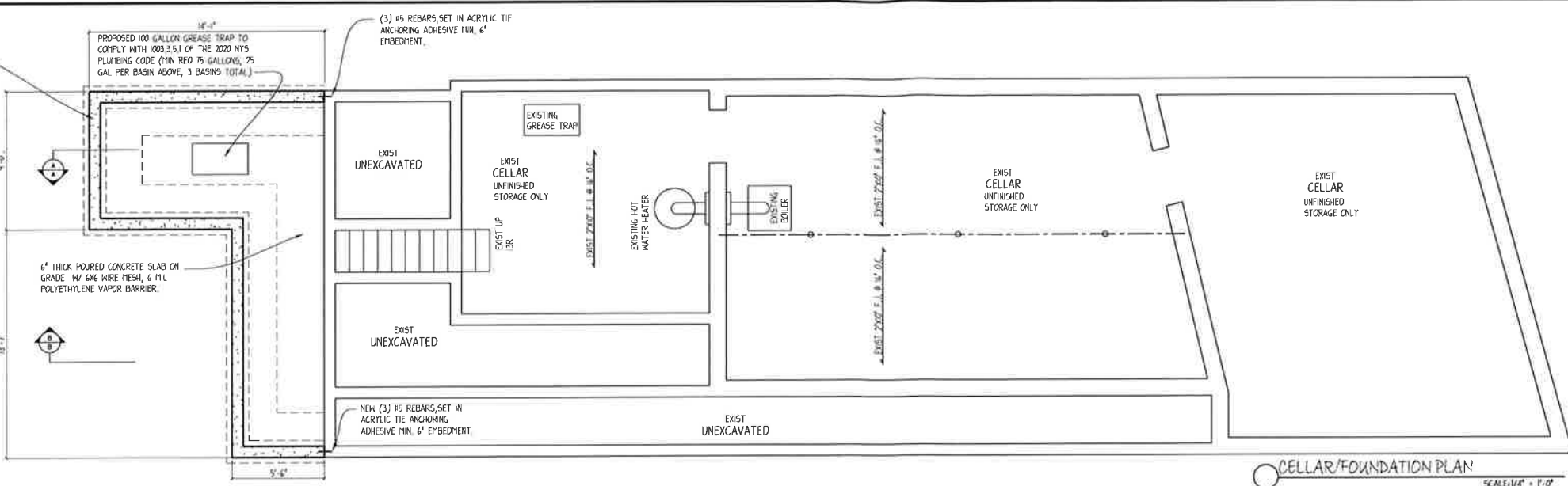
INTERIOR WALL FINISHES:
(2) LAYER OF 5/8" TYPE "X" G-1 HOUR FIRE RATING AND MUST BE COVERED W/ A LAYER OF NON-ABSORBANT MATERIAL CAPABLE OF REPEATED WASHINGS. EX. FIBERGLASS REINFORCED PANELS, PROPERLY JOINED AND SEALED, STAINLESS STEEL, CERAMIC TILE, HIGH GLOSS LATEX PAINT OR EPOXY ENAMEL.
WALL PANELS THAT COME SHEETS OR PANELS ARE TO HAVE SEAMS CLOSED AND SEALED

NOTE: THE USE OF THE PROPOSED ESTABLISHMENT DOES NOT INCLUDE DISH SERVICE OR SEATING FOR MORE THAN 25 PERSONS SO A DISH & WARE WASHER IS NOT REQUIRED; IF A DISH OR WARE WASHER IS INSTALLED IT HAS TO FOLLOW THESE GUIDELINES:
- DISH & WARE WASHERS MUST BE COMMERCIAL UNITS THAT ARE CERTIFIED FOR SANITIZATION BY AN ANGLACREDITED CERTIFICATION PROGRAM; ALL WASHING MACHINES MUST HAVE:
- THERMOMETERS
- 180 DEGREE OPERATING TEMP. OR SANITIZING AGENT FINAL RINSE.
- CHEMICAL TEST KITS FOR SANITIZING AGENTS WHEN USED.
- PROPER PRESSURE MAINTAINED THROUGHOUT PROCESS AS PRESCRIBED THROUGH MANUFACTURERS SPECS. AND VERIFIED WITH A GAUGE

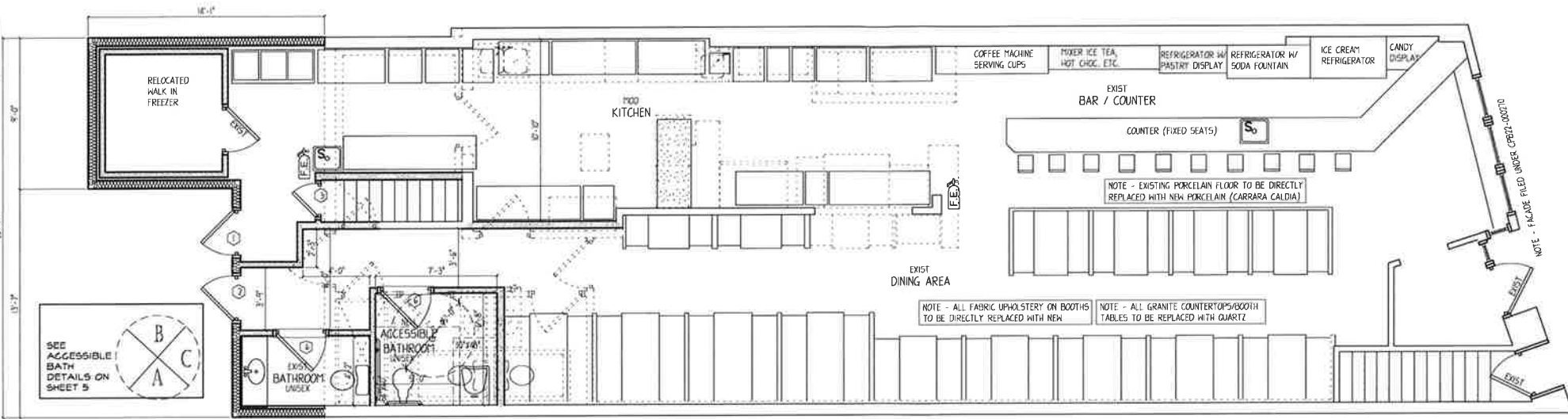
DOOR SCHEDULE												
NAME	ELEV.	MAT.	SIZE			FRAME			FIRE LABEL	HARDWARE		
			WIDTH	HEIGHT	THICK.	MAT.	JAMBS	THRESHOLD		CLOSER	PANIC	LOOK
1	1	H.M.	3'-0"	7'-0"	1-3/4"	H.M.	2-3		90 MIN.	1	XX	6
2	1	H.M.	3'-0"	7'-0"	1-3/4"	H.M.	2-3		45 MIN.	1	XX	6
3	1	H.M.	3'-0"	7'-0"	1-3/4"	H.M.	2-1			XX	2	3
4	1	H.M.	3'-0"	7'-0"	1-3/4"	H.M.	2-1			XX	2	7
5	1	H.M.	3'-0"	7'-0"	1-3/4"	H.M.	2-1		90 MIN.	XX	2	7
6	1	H.M.	3'-0"	7'-0"	1-3/4"	H.M.	2-1			XX	3	3

LOCK SET 1
- ADAMSITE 1500 LOCKSET W/ DEAD LOCK/LATCH COMBINATION W/ PNEUMATIC CYLINDER
ADAMSITE 4500 LATCH PADLOCK DEVICE
LOCK SET 2
- SCHLAGE MORTISE LOCKSET "1" SERIES #17 W/ H.C. LEVER HANDLES
LOCK SET 3
- SCHLAGE MORTISE LOCKSET "1" SERIES #17 CLOSET FUNCTION W/ H.C. LEVER HANDLES
LOCK SET 4
- SCHLAGE MORTISE LOCKSET "1" SERIES #17 PASSAGE FUNCTION W/ H.C. LEVER HANDLES
LOCK SET 5
- SCHLAGE MORTISE LOCKSET "1" SERIES #17 CLOSET FUNCTION W/ H.C. LEVER HANDLES
LOCK SET 6
- SCHLAGE MORTISE LOCKSET "1" SERIES #17 PASSAGE FUNCTION W/ PANIC HARDWARE

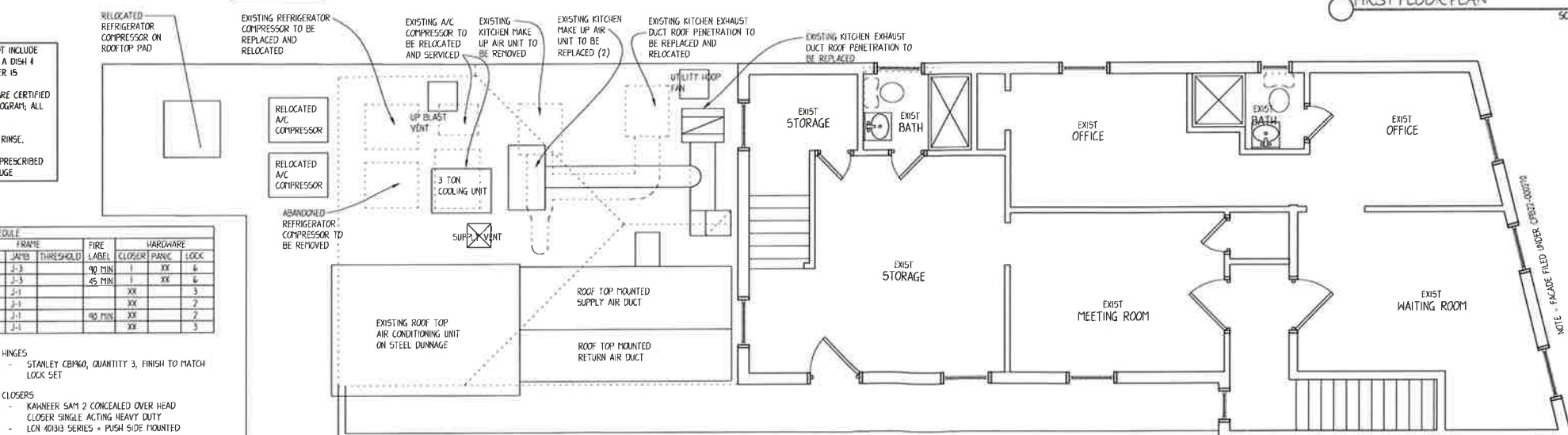
HINGES
- STANLEY CBM40, QUANTITY 3, FINISH TO MATCH LOCK SET
CLOSERS
- KAMNEER SAM 2 CONCEALED OVER HEAD CLOSER SINGLE ACTING HEAVY DUTY
- LCN 400B3 SERIES - PUSH SIDE MOUNTED CLOSER SINGLE ACTING HEAVY DUTY
DOOR STOP
- IVES #436 DORIE FLOOR STOP MATCH LEVER FINISH
- IVES HANGE MOUNTED DOOR STOP HEAVY DUTY - MATCH HINGE FINISH



CELLAR/FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



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

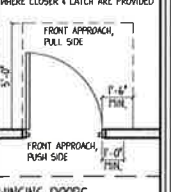


SECOND FLOOR AND ROOF FLOOR PLAN
SCALE: 1/4" = 1'-0"

LEGEND			
CHD	CARBON MONOXIDE DETECTOR	C.T.	COLLAR TIES
SD	SMOKE DETECTOR	R.R.	ROOF RAFTER
		R.J.	ROOF JOIST
		C.J.	CEILING JOIST
ALUM.	ALUMINUM	O.C.	ON CENTER
DM	DISHWASHER	FTG.	FOOTING
EXIST.	EXISTING	P.C.	POURED CONCRETE
FF	FINISHED FLOOR	GALV.	GALVANIZED
FNDL	FOUNDATION	BM.	BEAM
FWD	FRENCH WOOD DOOR	DN	DOWN
GMB	GYPHUM WALL BOARD	DBL	DOUBLE
HDR	HEADER	FRMG.	FRAMING
INSUL	INSULATION	T.V.	TRUE VALLEY
M.C.	MEDICINE CABINET	V.L.	VALLEY LEDGER
M.S.	MARBLE SADDLE	PLYHD.	PLYWOOD
th	THICK	LVL	LAMINATED VENEER LUMBER
WD	WOOD	STL	STEEL
W.I. CL.	WALK-IN CLOSET		
VIF	VERIFY IN FIELD		

WALL LEGEND (USE ONLY WALLS THAT ARE APPLICABLE TO PROJECT)	
---	EXISTING WALLS TO REMAIN
----	EXISTING WALLS TO BE REMOVED
---	INTERIOR PARTITIONS: 3" 20 GA. METAL STUDS @ 16" O.C., TOP AND BOTTOM CHANNELS AND 3 1/2" SOUND ATTENUATION AND BLANKET 1 LAYER OF 5/8" GYPSUM BOARD EACH SIDE TO 12" MIN ABOVE FINISH CEILING
---	NEW FIRE-RATED WALL: 3" 20 GA. METAL STUDS @ 16" O.C., TOP AND BOTTOM CHANNELS AND 3 1/2" SOUND ATTENUATION AND BLANKET 1 LAYER OF 5/8" TYPE X GYPSUM BOARD EACH SIDE TO 12" MIN ABOVE FINISH CEILING
---	NEW FOUNDATION AND FOUNDATION WALL: NEW 8" THICK POURED CONCRETE FOUNDATION WALL TO BEAR ON 12" x 8" PC FOOTING TO BEAR ON UNDISTURBED SOIL. W/ BITUMINOUS WATERPROOF COATING ON EXTERIOR SIDE & CONCRETE PARGE COAT ON VISIBLE PORTION OF FOUNDATION WALL. #5 HORIZONTAL REBAR @ 12" O.C. W/ MIN 3" EMBEDMENT. #5 VERTICAL REBAR @ 36" O.C. W/ MIN 3" EMBEDMENT. (3) #5 REBAR CONTINUOUS IN FOOTING W/ MIN. 3" EMBEDMENT (PROVIDE 4" BRICK SHELF OR REVERSE SHELF AS REQUIRED, SEE SECTION)
---	NEW FOUNDATION WALL (TRENCH FOUR): NEW 12" PC FOUNDATION WALL W/ (2) #5 REBARS 2" FROM BOTTOM CLEARANCE TO BEAR ON UNDISTURBED SOIL. W/ BITUMINOUS WATERPROOF COATING & CONCRETE PARGE COAT ON VISIBLE PORTION OF FOUNDATION WALL (PROVIDE 4" BRICK SHELF OR REVERSE SHELF AS REQUIRED, SEE SECTION)

PER SECTION 404.2.2 & TABLE 404.2.3.1 OF ICC/ANIS A117.1-2003:
- DOORWAYS SHALL HAVE A CLEAR OPENING OF 32" MIN.
- THERE SHALL BE NO PROJECTS INTO THE CLEAR OPENING WIDTH LOWER THAN 34" ABOVE THE FLOOR OR GROUND.
- PROJECTIONS 34" ABOVE THE FLOOR OR GROUND SHALL NOT EXCEED 4" PROJECTION.
MANEUVERING CLEARANCE AT SWINGING DOORS
SCALE: 1/4" = 1'-0"

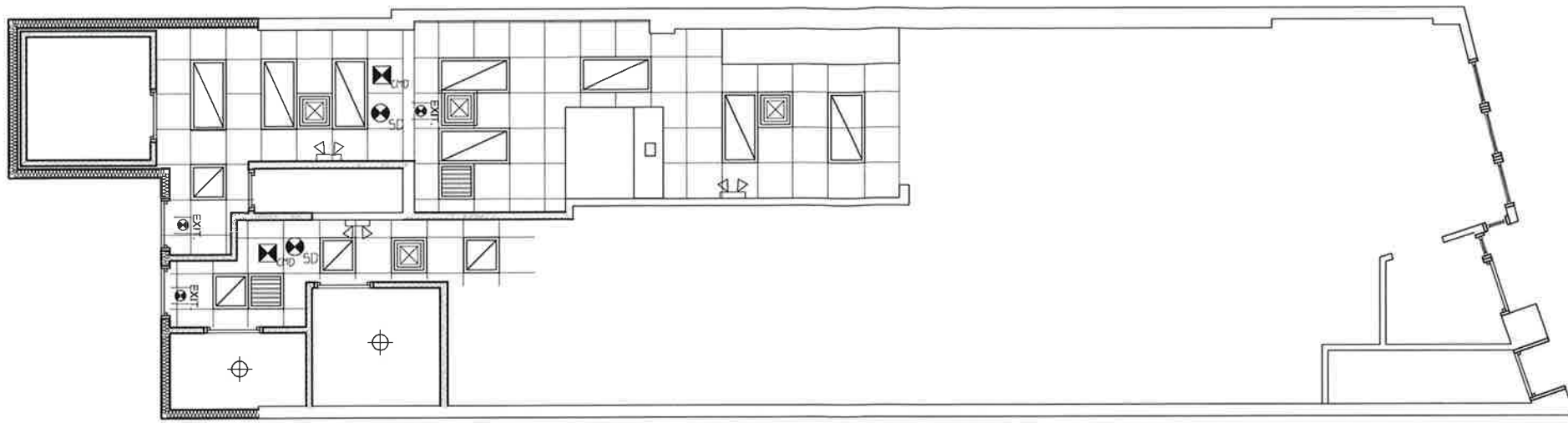


REVISIONS TO PRELIMINARY DRAWINGS				REVISIONS TO FINAL DRAWINGS				MUNICIPALITY AMENDMENTS			
#	DATE		BY	#	DATE		BY	#	DATE		BY
1				1	04.27.21	01550N LETTER 2	ATK	1			
2				2	05.27.21	REVISION LETTER 2	ATK	2			
3				3	06.07.23	01550N LETTER 06.07.23	ATK	3			
4				4				4			
5				5				5			
6				6				6			
7				7				7			

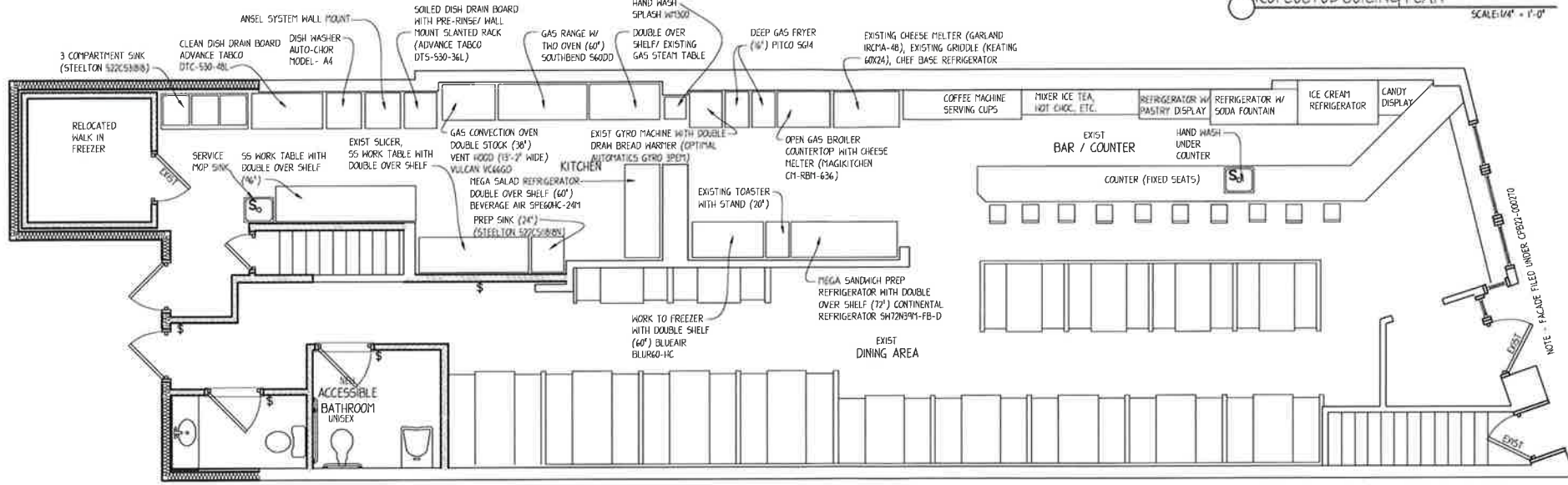
REGISTERED ARCHITECT		REGISTERED ARCHITECT	
DAVID M. HALE	DAVID M. HALE	DAVID M. HALE	DAVID M. HALE
NO. 10308	NO. 10308	NO. 10308	NO. 10308
STATE OF NEW YORK	STATE OF NEW YORK	STATE OF NEW YORK	STATE OF NEW YORK

PROJECT NAME		DATE	
LOUIE'S RESTAURANT		11.05.20	
339 PLANDOME ROAD MANHASSET NY 11030		SCALE AS NOTED	
OYSTER BAY DRAFTING AND ARCHITECTURE, P.C.		BY: ATK	
60 WEST MAIN STREET OYSTER BAY, N.Y. 11771		JOB NO. 20148	
(516) 422-5416 (FAX) 422-6235			
WEB: WWW.OYSTERBAYDRAFTING.COM EMAIL: INFO@OYSTERBAYDRAFTING.COM			

SHEET TITLE		SHEET NO.
CONSTRUCTION DOCUMENTS		
		03 OF 41



REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

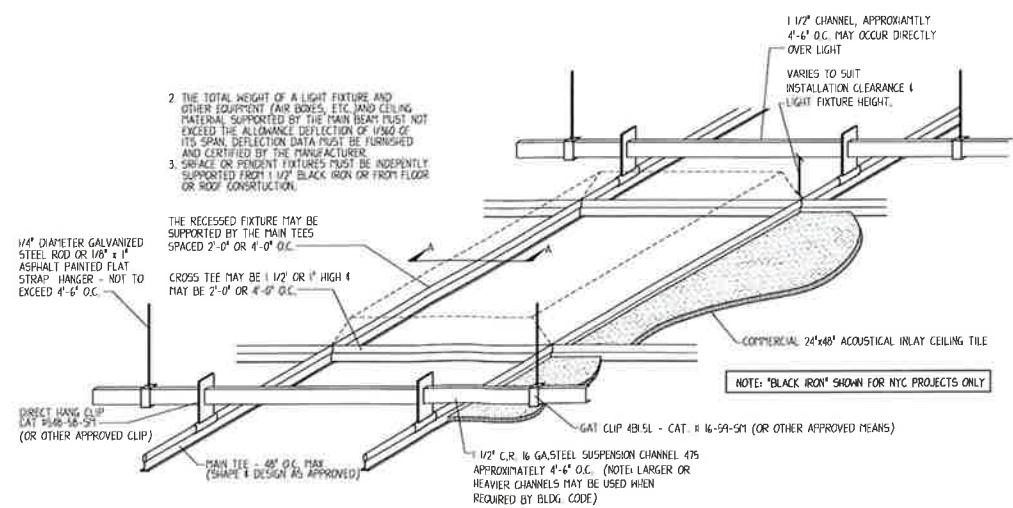


FIXTURE PLAN / FURNITURE PLAN
SCALE: 1/4" = 1'-0"

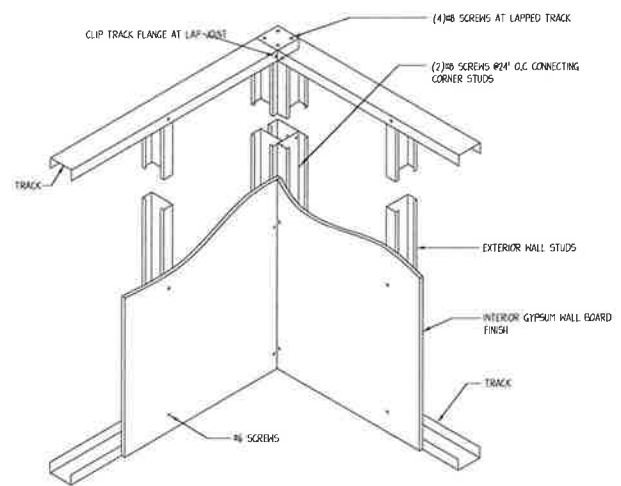
R.C.P. SYMBOLS LEGEND	
	2x4 (3/32" TB) FLUORESCENT TROFFER; INTEGRAL ELECTRONIC BALLAST; LAY-IN GRID STANDARD T-FLANGE; PRISMATIC LENS (LAMPS: (3) G.E. 32W TB SPX30 LAMPS); RECOMMENDED MANUFACTURERS: LIGHTOLIER, COOPER METALUX/HALO, OR LITHONIA; T.B.S. BY OWNER
	2x2 (3/32" TB) FLUORESCENT TROFFER; INTEGRAL ELECTRONIC BALLAST; LAY-IN GRID STANDARD T-FLANGE; PRISMATIC LENS (LAMPS: (3) G.E. 32W TB SPX30 LAMPS); RECOMMENDED MANUFACTURERS: LIGHTOLIER, COOPER METALUX/HALO, OR LITHONIA; T.B.S. BY OWNER
	2'-0" x 2'-0" (SQUARE) / 2'-0" (CIRCULAR) REGISTER (HVAC) TYPICAL, CONTRACTOR TO COORDINATE
	2'-0" x 2'-0" (SQUARE) / 2'-0" (CIRCULAR) RETURN (HVAC) TYPICAL, CONTRACTOR TO COORDINATE
	1'-0" x 1'-0" (SQUARE) / 1'-0" (CIRCULAR) REGISTER (HVAC) TYPICAL, CONTRACTOR TO COORDINATE
	1'-0" x 1'-0" (SQUARE) / 1'-0" (CIRCULAR) RETURN (HVAC) TYPICAL, CONTRACTOR TO COORDINATE
	RECESSED 3W CFL PARABOLIC DOWNLIGHT
	EMERGENCY EXIT SIGN; 6" RED LED LETTERS W/ BATTERY BACK-UP (ARROWS SHOW DIRECTION OF TRAVEL)
	CARBON MONOXIDE DETECTOR
	SMOKE DETECTOR
	'MIN 90 MINUTE DURATION CAPACITY' EMERGENCY LIGHTS W/ INTEGRAL BATTERY BACK-UP, TEST SWITCH & INDICATOR LIGHT; MAY BE USED IN COMBINATION W/ FLUORESCENT LIGHT ON EMERGENCY CIRCUIT (BRAND 'SURELITES' OR EQUAL T.B.S. BY OWNER); NOTE: EXTERIOR UNITS SHALL BE U.L. WET LOCATION LISTED/SUITABLE FOR EXTERIOR USE (PREFIX 'EXT')
	PORTABLE FIRE EXTINGUISHER APPROXIMATE LOCATION OF FIRE EXTINGUISHER
	100 CFM MOUNTED BATHROOM EXHAUST FAN 100 CUBIC FEET PER MINUTE

ELECTRICAL FIXTURE LEGEND	
SYMBOL	DESCRIPTION
	DUPLEX 110V RECEPTACLE
	QUAD 110V RECEPTACLE
	LIGHT SWITCH
	DATA PORT (TELEPHONE / INTERNET)
	THERMOSTAT
	VERTICAL POWER STACK
	RADIATOR

ELECTRICIAN TO COORD. "3-WAY" SWITCHING REQUIREMENT W/ OWNER



1 SUSPENDED CEILING DETAILS
SCALE: N.T.S.



1 TYPICAL METAL STUD CORNER DETAIL
SCALE: 1/4" = 1'-0"

REVISIONS TO PRELIMINARY DRAWINGS			REVISIONS TO FINAL DRAWINGS			MUNICIPALITY AMENDMENTS		
#	DATE	BY	#	DATE	BY	#	DATE	BY
1			1	06/27/21	OMISSON LETTER 2	ATK		
2			2	07/27/21	REVISIT OMISSON LETTER 2	ATK		
3			3	06/07/23	OMISSON LETTER 06/07/23	ATK		
4								
5								
6								
7								

SHEET TITLE		CONSTRUCTION DOCUMENTS	
PROJECT NAME		LOUIE'S RESTAURANT	
		339 PLANDOME ROAD MANHASSET NY 11030	
OYSTER BAY DRAFTING AND ARCHITECTURE, P.C.		DATE: 11.05.20	
60 WEST MAIN STREET OYSTER BAY, N.Y. 11771		SCALE: AS NOTED	
(516) 922-5476 (FAX) 422-6295		BY: ATK	
WEB: WWW.OYSTERBAYDRAFTING.COM EMAIL: ARCHITECT@OYSTERBAYDRAFTING.COM		JOB NO. 20148	

DATE: 11.05.20

SCALE: AS NOTED

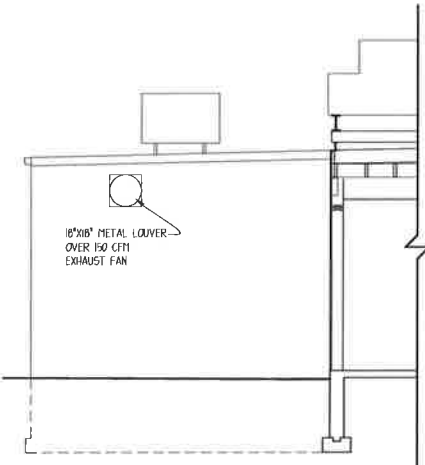
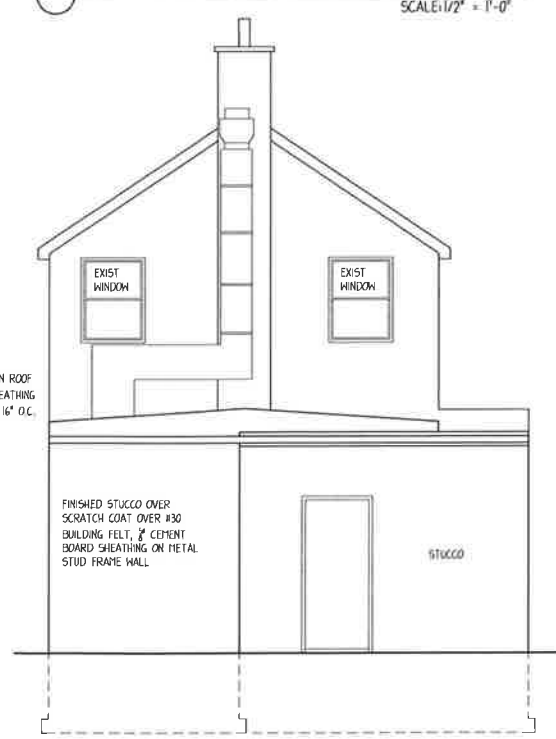
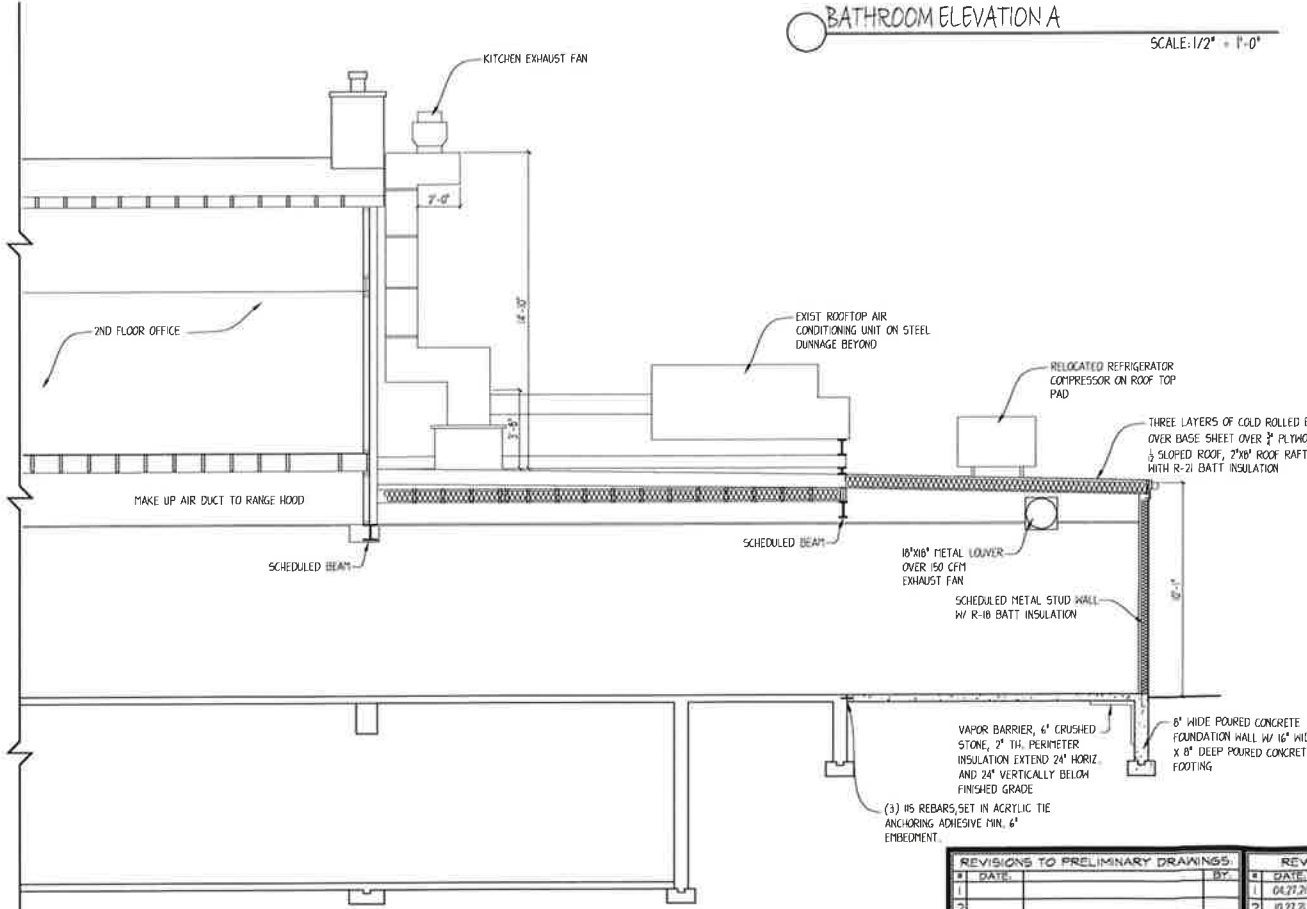
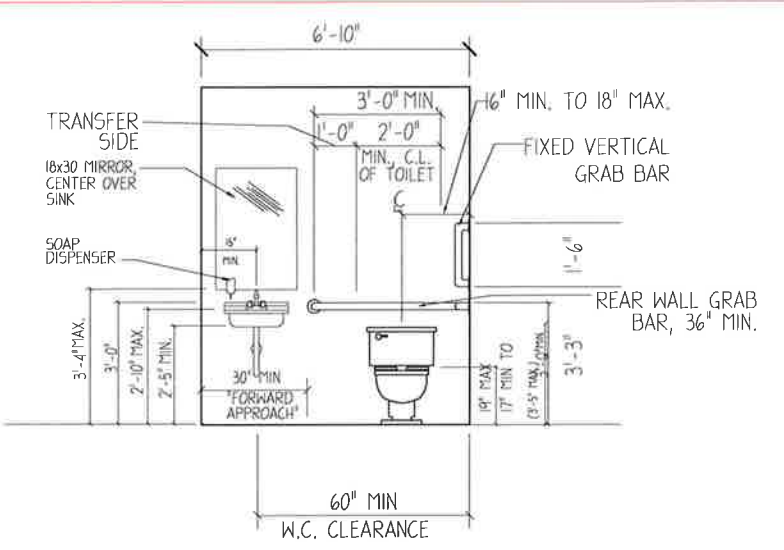
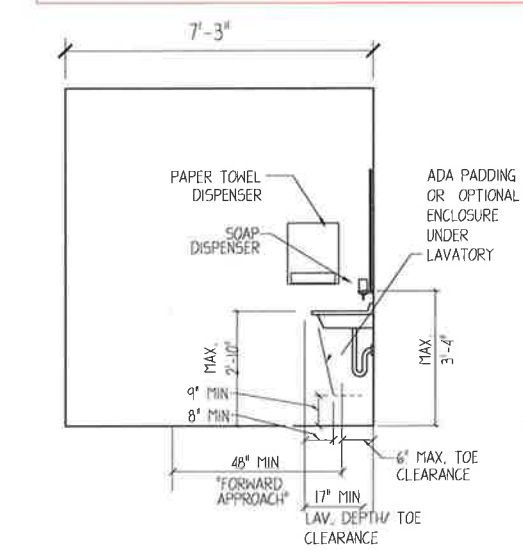
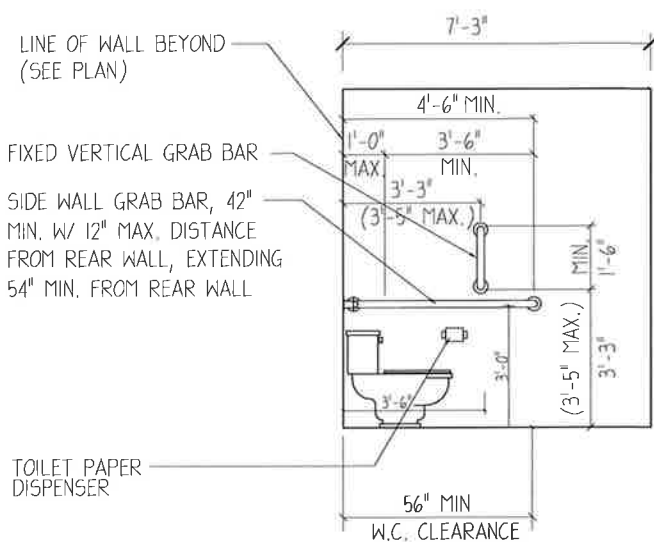
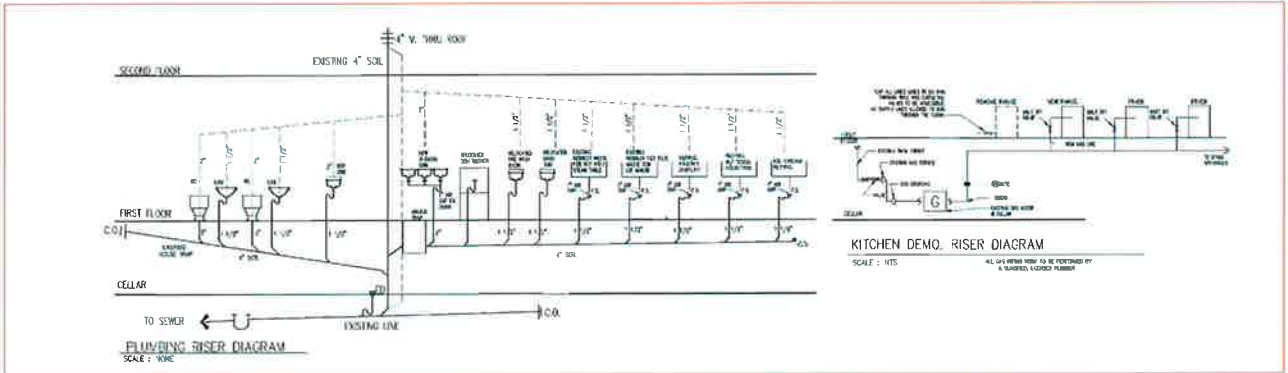
BY: ATK

JOB NO. 20148

17

OF

41



REVISIONS TO PRELIMINARY DRAWINGS				REVISIONS TO FINAL DRAWINGS				MUNICIPALITY AMENDMENTS			
#	DATE	BY	DESCRIPTION	#	DATE	BY	DESCRIPTION	#	DATE	BY	DESCRIPTION
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2				2	07.21.21	AIK	RESUBMIT OMISSION LETTER 2	2			
3				3	06.07.23	AIK	OMISSON LETTER 06.07.23	3			
4				4				4			
5				5				5			
6				6				6			
7				7				7			

REGISTERED ARCHITECT		STATE OF NEW YORK	
DENNIS M. WHELE		NO. 18320	

PROJECT NAME		SHEET TITLE	
LOUIE'S RESTAURANT		CONSTRUCTION DOCUMENTS	
339 PLANDOME ROAD MANHASSET NY 11030		DATE: 11.05.20	
OYSTER BAY DRAFTING AND ARCHITECTURE, P.C.		SCALE: AS NOTED	
60 WEST MAIN STREET OYSTER BAY, N.Y. 11771		BY: ATK	
(516) 922-5416 (FAX) 422-6235		JOB NO. 20140	
WEB: WWW.OYSTERBAYDRAFTING.COM EMAIL: ARCHITECT@OYSTERBAYDRAFTING.COM		SHEET NO. 41 OF 41	

GENERAL NOTES AND SPECIFICATIONS.

- WINDOWS:

- DRYWALL:

- PLUMBING:

- ELECTRICAL:

- HARDWARE:

- SANITARY WASTE:

- CARPENTRY:

- FRAMING:

ALL EXTERIOR WALLS WORK TO BE FRAMED TO MATCH EXISTING.

INSULATION:

- SIDING:

1. ALL NEW SIDING TO MATCH EXISTING.

2ND
FLOOR

N.T.S.



— N.T.S.

#21371



EXISTING KIT. & DINNING RM PLAN - DEMOLITION

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



SCALE: 1/16"=1'0"

ADDRESS: 245 JEROME AVENUE, CARLE PLACE, NY 11514

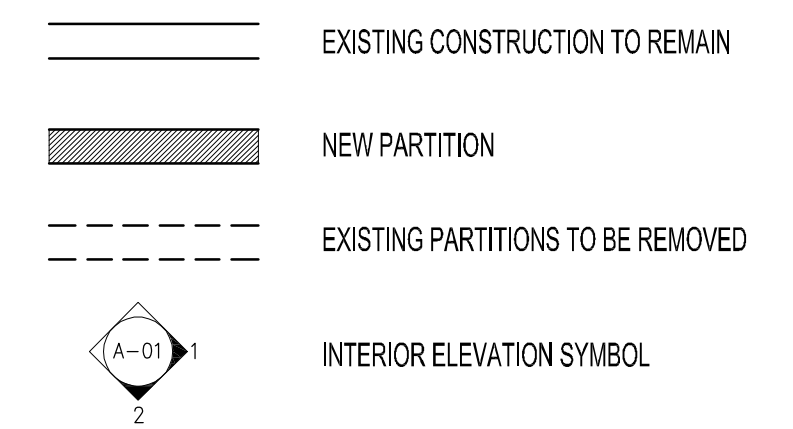
SECTION: 9
BLOCK: 80
BLOCK: 65

PROPOSED SCOPE OF WORK:

PROPOSED SCOPE OF WORK:

- A-00.00 SITE PLAN, GENERAL NOTES, PLUMBING & GAS DIAGRAM, DEMOLITION PLAN
AND EXTERIOR ELEVATION - DEMOLITION

- ## LEGEND



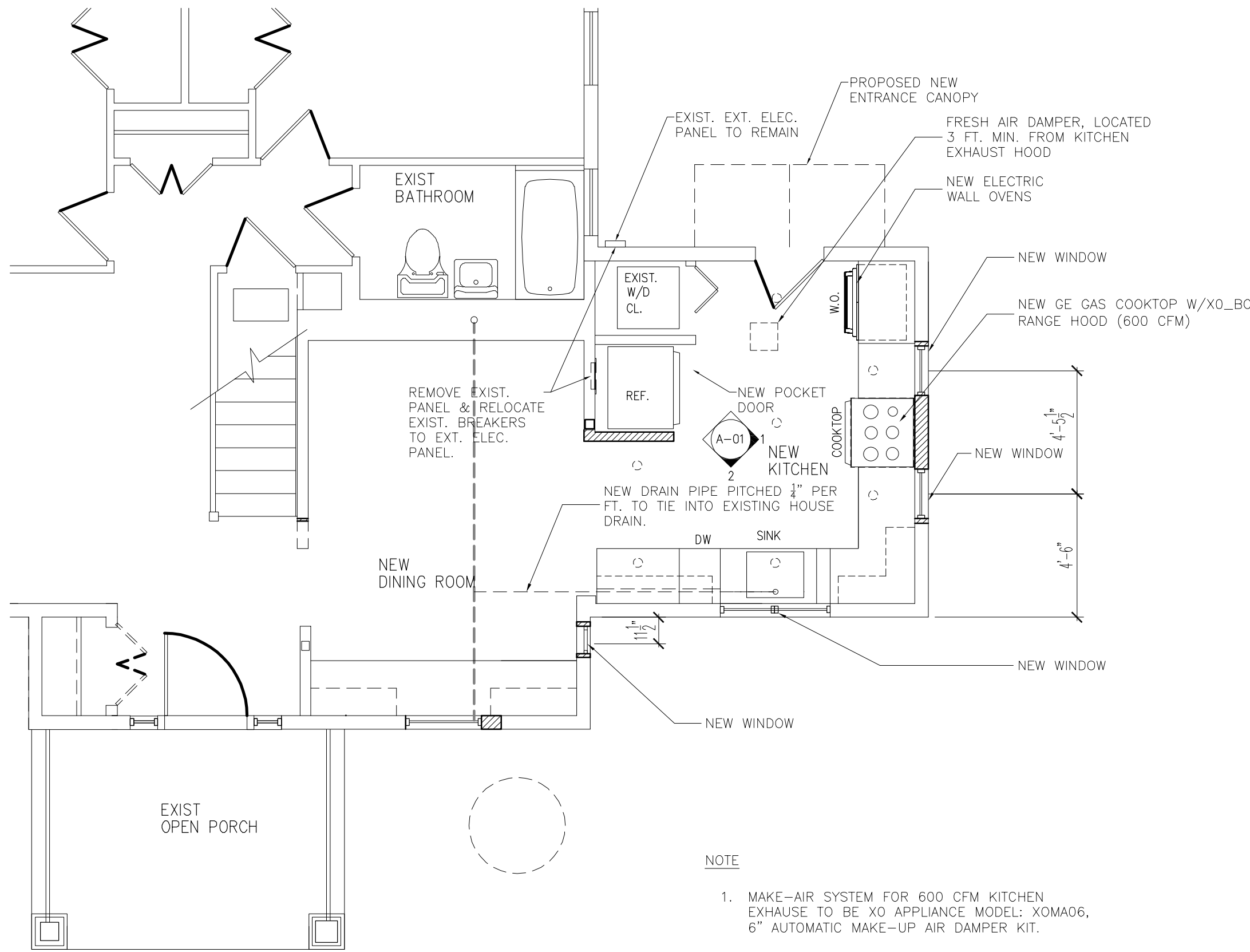
SEAL: 

JOB No.	210001
SCALE	AS NOTED
ISSUE DATE	02/23/2021
DRAWN	T.V.

DWG No.

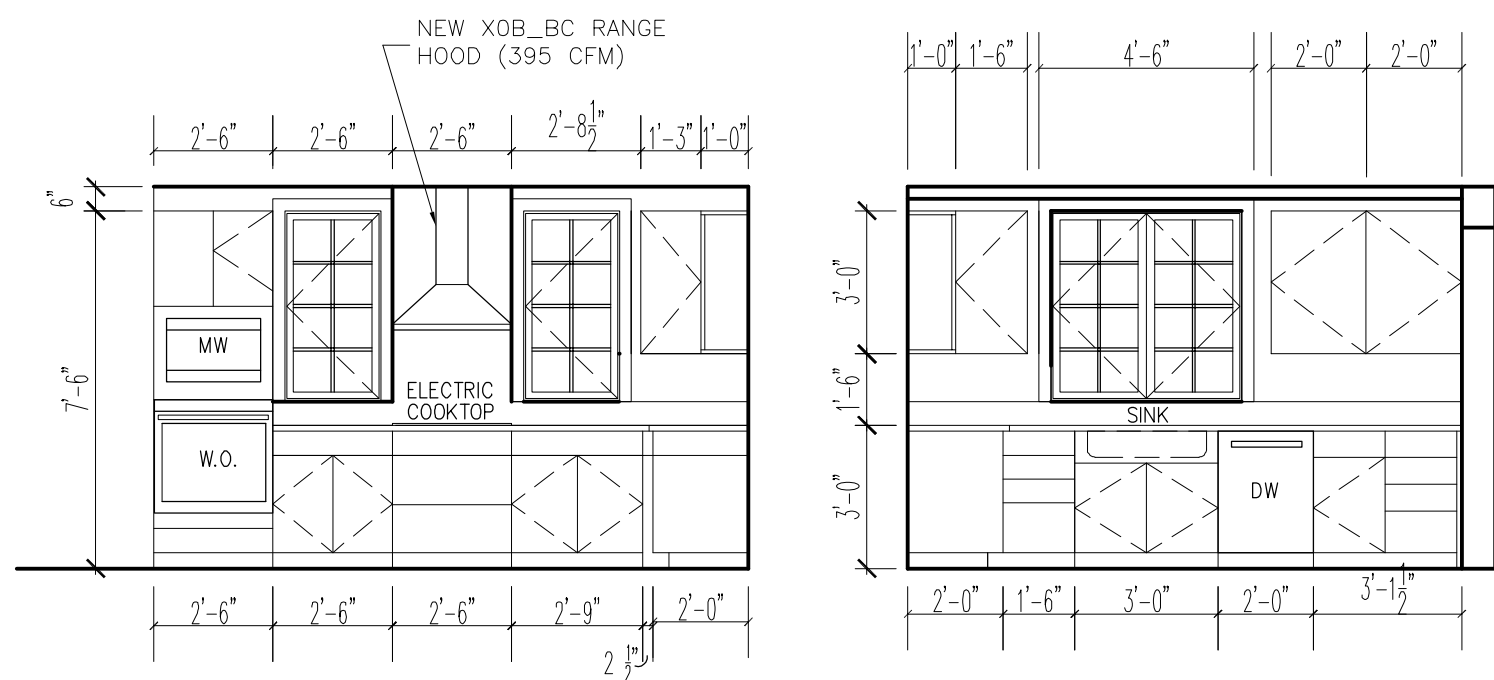
A-00

A-00



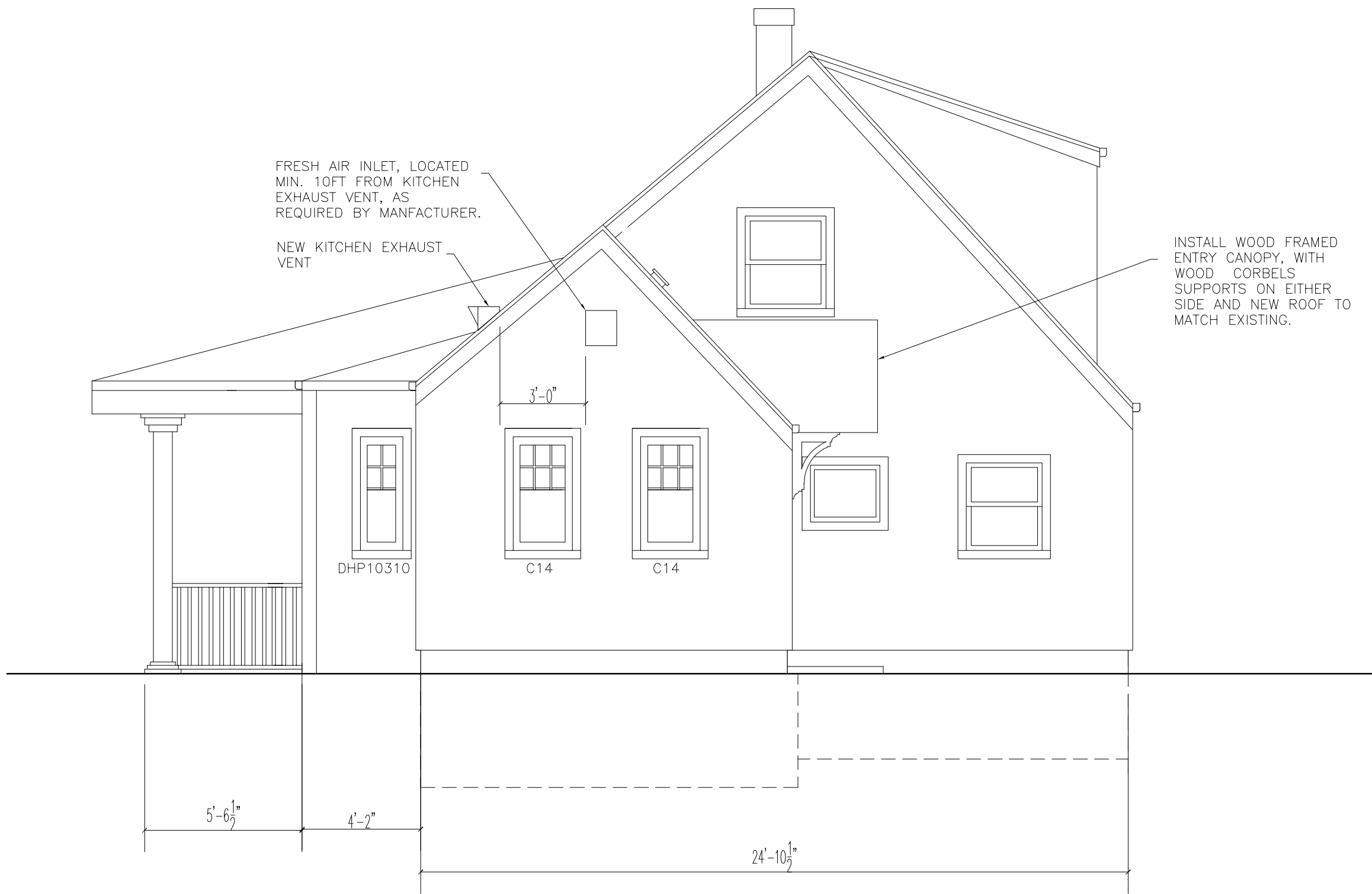
FLOOR PLAN - KITCHEN

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



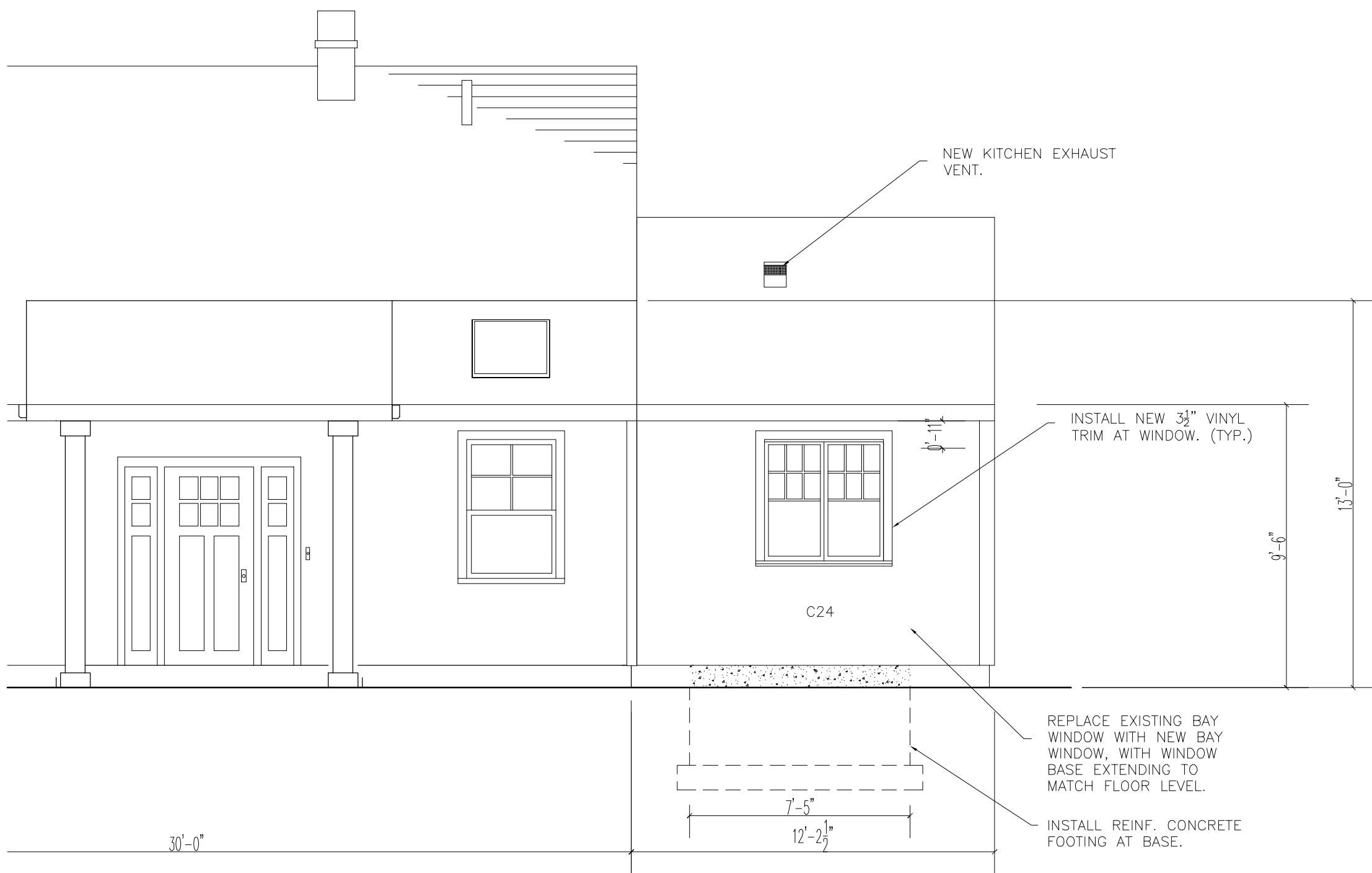
INTERIOR ELEVATION - KITCHEN

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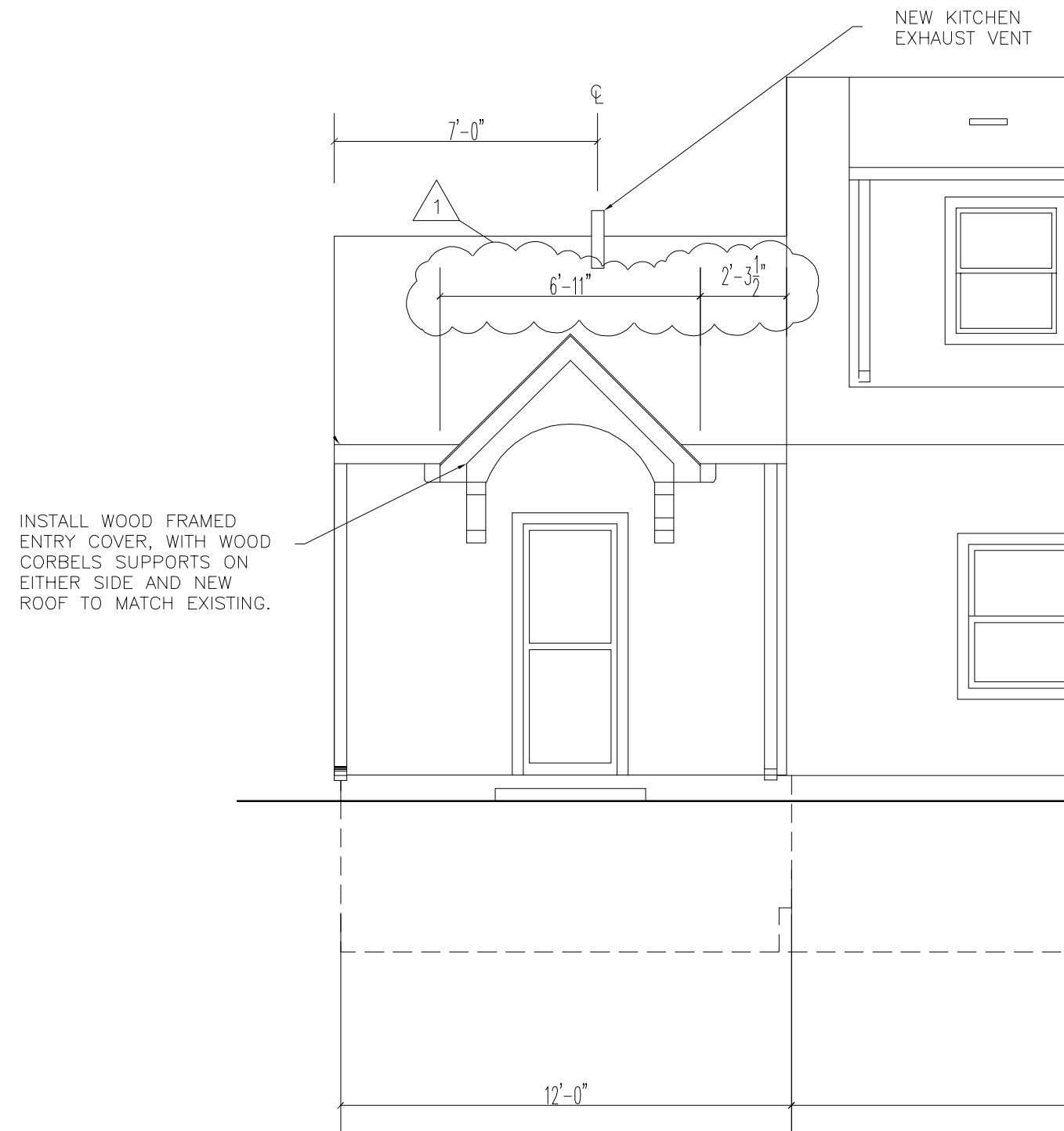
EAST ELEVATION

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



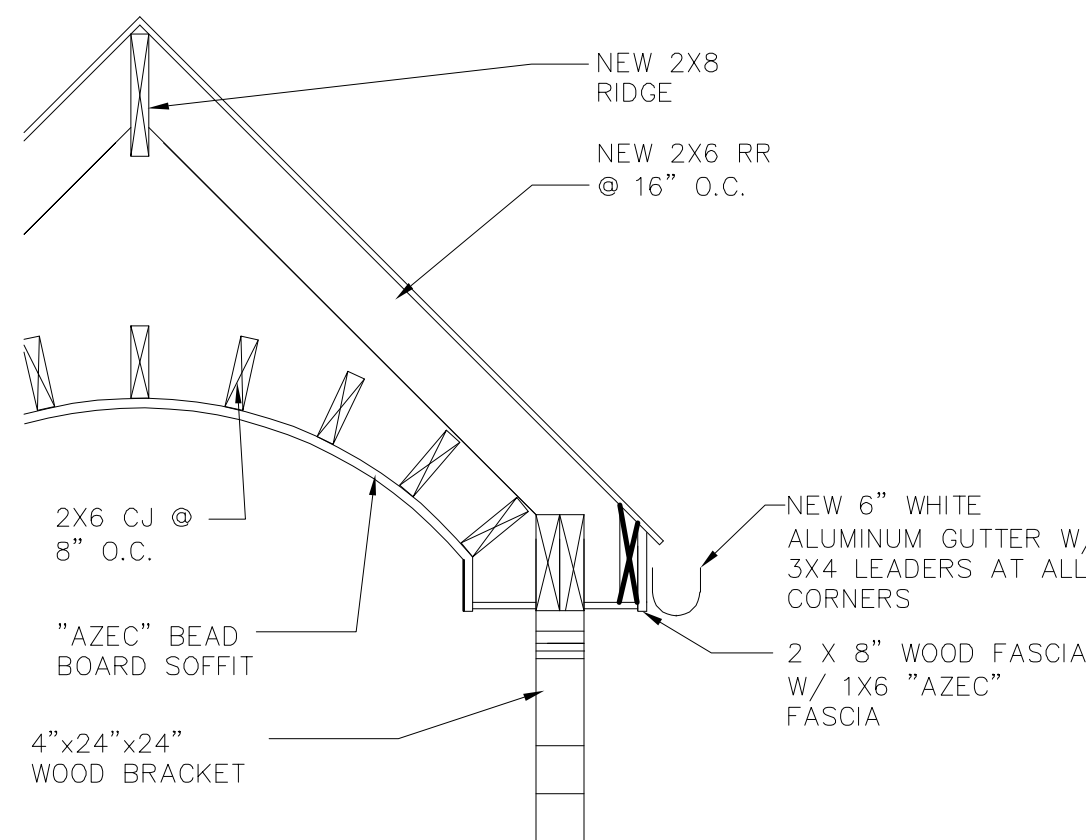
PARTIAL NORTH ELEVATION

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



PARTIAL SOUTH ELEVATION

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



1 ENTRANCE CANOPY DETAIL

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

PROJECT:
PROPOSED ALTERATIONS TO
245 JEROME AVENUE
CARLE PLACE, NEW YORK 11514

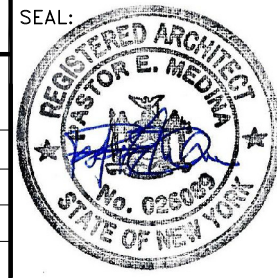
ARCHITECT:
PASTOR MEDINA ARCHITECT
245 JEROME AVENUE
CARLE PLACE, NY 11514

CONSULTANTS:

DRAWING TITLE:
PROPOSED PLANS, ELEVATIONS & DETAIL

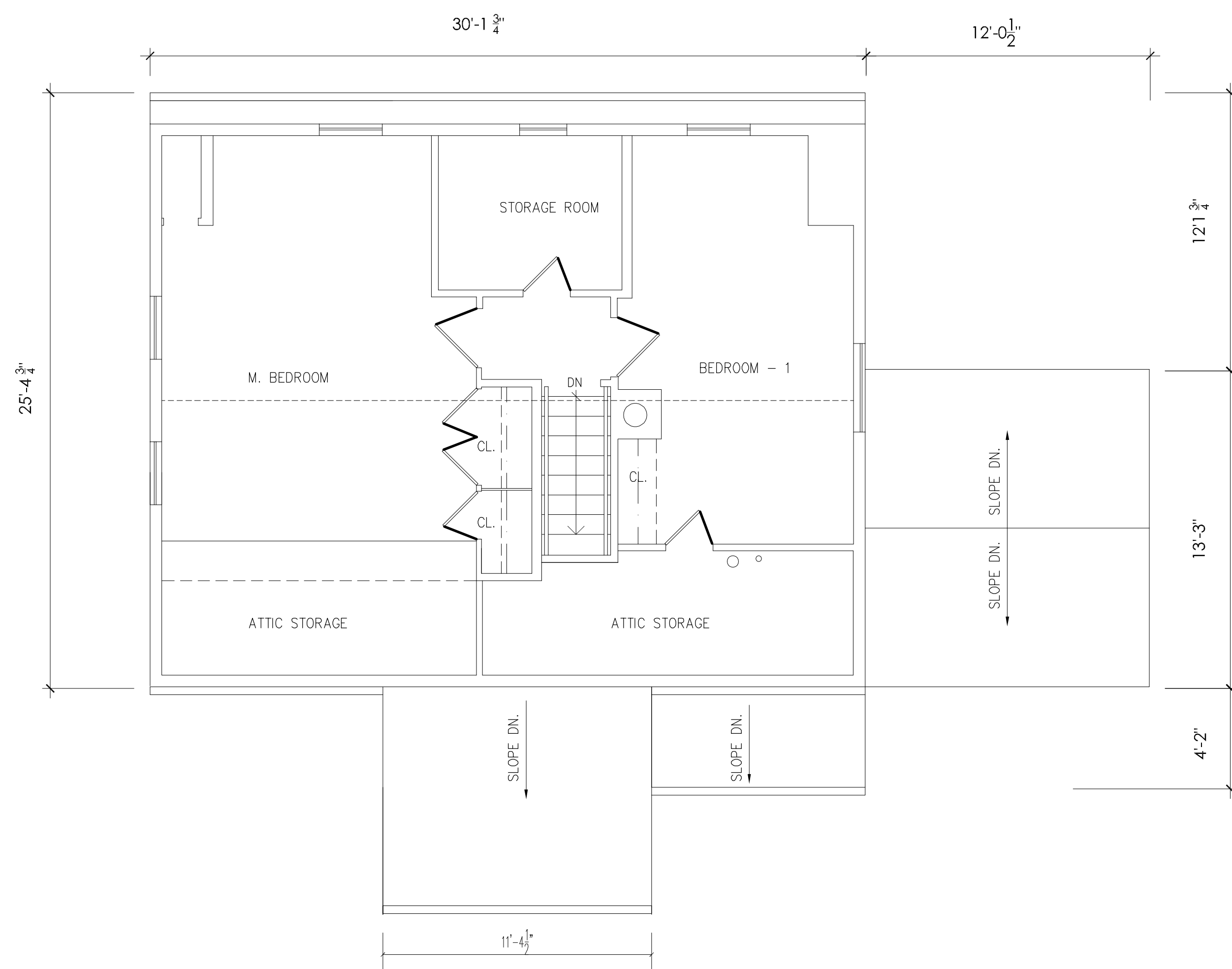
REVISIONS

NO.	DATE	DESCRIPTION	DWN	CKD
1	02/08/22	ADDED DIMENSIONS		



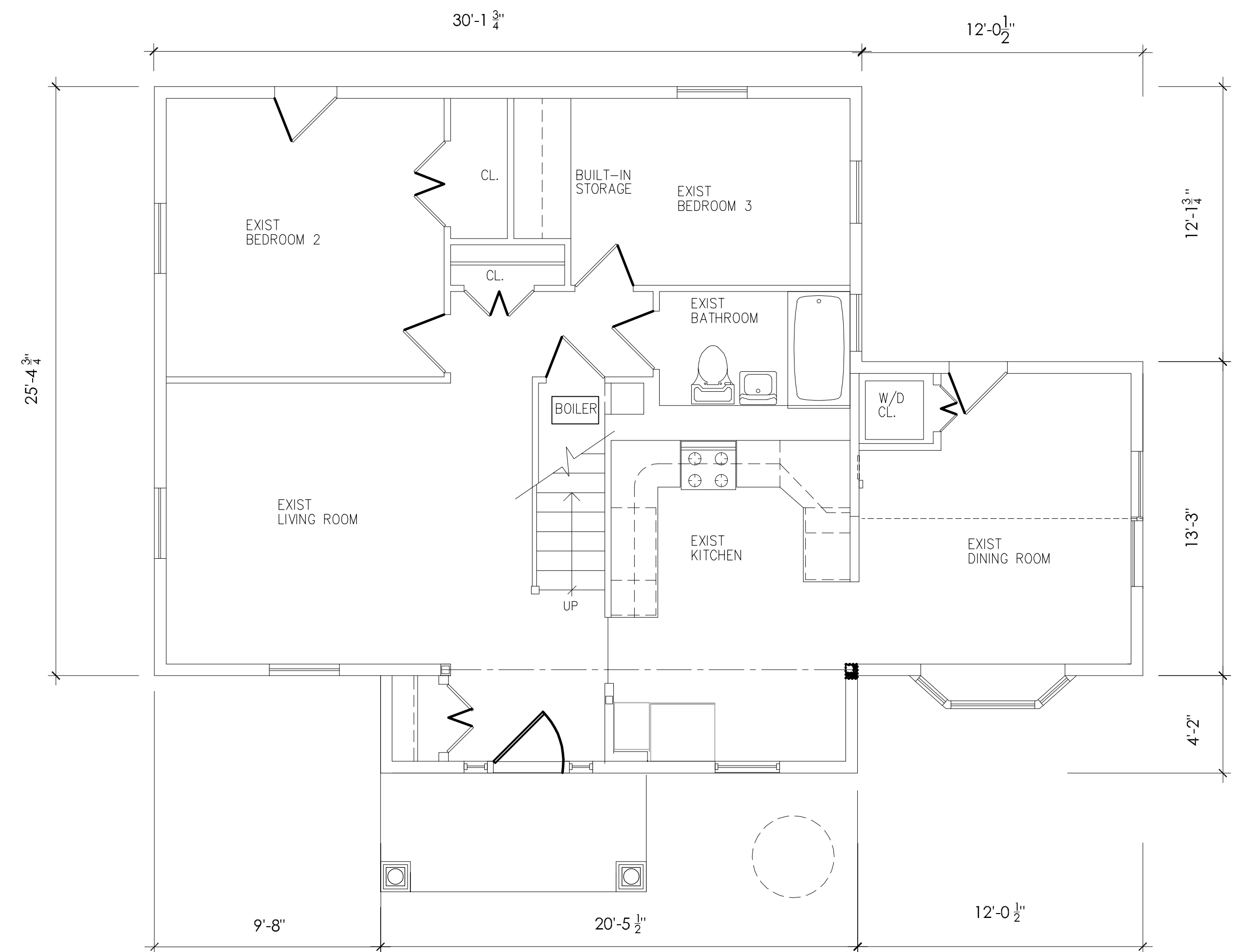
JOB No.
210001
SCALE
AS NOTED
ISSUE DATE
02/23/2021
DRAWN
T.V.

A-01



EXIST. 2ND FLOOR PLAN

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



EXIST. 1ST FLOOR PLAN

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

PROJECT:	ARCHITECT:	CONSULTANTS:	DRAWING TITLE:	REVISIONS	SEAL: 	JOB No. 210001 SCALE AS NOTED ISSUE DATE 02/23/2021 DRAWN T.V.	DWG No. A-03																									
PROPOSED ALTERATIONS TO 245 JEROME AVENUE CARLE PLACE, NEW YORK 11514	PASTOR MEDINA ARCHITECT 245 JEROME AVENUE CARLE PLACE, NY 11514		FLOOR PLANS	<table><thead><tr><th>NO.</th><th>DATE</th><th>DESCRIPTION</th><th>DWN</th><th>CKD</th></tr></thead><tbody><tr><td>1</td><td>02/08/22</td><td>ADDED DIMENSIONS</td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr></tbody></table>	NO.	DATE	DESCRIPTION	DWN	CKD	1	02/08/22	ADDED DIMENSIONS																				
NO.	DATE	DESCRIPTION	DWN	CKD																												
1	02/08/22	ADDED DIMENSIONS																														

HUTCHINSON COURT



DRAWN BY: AG

GENERAL CONDITIONS NOTES		GENERAL ADMINISTRATION NOTES:		PLUMBING NOTES		TEMPORARY FENCE DETAIL N.T.S.		Architect: Sung-Ho Shin Architect, P.C. 194-02 Northern Blvd., Suite #218 Flushing, NY 11358 Tel: 718.428.2882 Fax: 718.428.2872			
1. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL AND EQUIPMENT NECESSARY TO PROVIDE THE OWNER WITH A COMPLETE AND FULLY OPERATIONAL SYSTEMS. 2. CODES AND REGULATIONS A. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE BUILDING CODES B. ALL APPLICABLE OSHA PROVISIONS SHALL BE COMPLIED WITH FOR THE DURATION OF THE PROJECT. 3. THE GENERAL CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND PAY ALL PERMIT FEES. 4. ALL SIZES, DIMENSIONS, EQUIPMENT MOUNTING HEIGHTS LAND LOCATIONS ARE TO BE VERIFIED BY THE CONTRACTOR PRIOR TO INSTALLATION. THE DRAWINGS SHALL NOT BE SCALED. 5. THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK, SCHEDULES AND REQUIREMENTS OF ALL TRADES. 6. SCHEDULING OF WORK THE CONTRACTOR SHALL PREPARE A PROPOSED CONSTRUCTION SCHEDULE NOTING ANY WORK OCCURRING IN OCCUPIED AREAS. THE SCHEDULE SHALL BE SUBMITTED TO THE OWNER FOR APPROVAL. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE APPROVED SCHEDULE. 7. ALL CONSTRUCTION SHALL BE DONE IN A NEAT AND WORKMANLIKE MANNER KEEPING ALL NOISE AND DUST PRODUCED TO MINIMUM LEVEL. THE GENERAL CONTRACTOR SHALL MAINTAIN THE SITE IN AN ORDERLY AND BROOM-CLEAN CONDITION AT ALL TIMES. CLEAN-UP AND DEBRIS REMOVAL SHALL BE DONE AT THE END OF EACH WORKING DAY. 8. ALL WORKMEN WILL OBSERVE SANITARY WORK RULES AT ALL TIMES ESPECIALLY NOTING THAT SMOKING IS NOT PERMITTED IN THE BUILDING. 9. ALL WALLS, CEILINGS AND FLOORS FROM WHICH PARTITIONS, EQUIPMENT, PIPES AND CONDUITS, ETC. HAVE BEEN REMOVED AND SHALL BE PATCHED. ALL SURFACES WHICH HAVE BEEN DAMAGED DUE TO PATCHING, EXTENSIONS AND REPLACEMENTS, ETC. SHALL MATH AND BE PATCHED WITH ALL EXISTING WORK AND SURFACES. 10. SPECIAL REQUIREMENTS A. ALL WORK DONE SHALL BE INCLUSIVE AND ANY WORK NOT SPECIFICALLY INDICATED BUT REASONABLY IMPLIED SHALL BE INCLUDED. B. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND SAMPLES TO ENGINEER FOR REVIEW. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL, MECHANICAL AND ELECTRICAL SPECIFICATIONS FOR ALL ITEMS REQUIRING SUB-CONTRACTORS, FOR A PERIOD REQUIRED FOR SUBMISSION ARE AS FOLLOWS: 1) SHOP DRAWINGS : 3 PRINTS 2) SAMPLES/CATALOG-CUTS : 3 SAMPLES C. TEMPORARY POWER, LIGHTING AND SANITARY REQUIREMENTS SHALL BE COORDINATED WITH THE OWNER. D. ALL WORK SHALL BE DONE IN ACCORDANCE WITH OWNER GENERAL AND SPECIAL CONDITIONS. E. THE CONTRACTOR SHALL GUARANTEE ALL LABOR AND MATERIAL SUPPLIED, BY HIM AND HIS SUB-CONTRACTORS, FOR A PERIOD OF ONE(1) YEAR FROM THE DATE OF THE OWNER ACCEPTANCE OF THE COMPLETED PROJECT. 11. CONTRACTOR SHALL COORDINATE THE REQUIREMENTS OF ANY AND ALL DRAWINGS INCLUDING ARCHITECTURAL, MECHANICAL AND ELECTRICAL. ANY CONFLICT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONTRACT AWARD. 12. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY WALL OR FLOOR PENETRATIONS FOR NEW DUCT OR PIPING WORK AND SHALL PATCH AND REPAIR ALL HOLES, ACCESS OPENINGS, ETC. REQUIRED BY OTHER TRADES. 13. ALL ROUGH-IN SPECIFICATIONS ON EQUIPMENT PLAN, ELECTRICAL AND PLUMBING SIZES AND MOUNTING HEIGHT AND LOCATIONS TO BE VERIFIED BY CONTRACTOR WITH THE EQUIPMENT MANUFACTURER'S SPECIFICATIONS AS SUPPLIED BY OWNER OR EQUIPMENT SUPPLIER. INDICATIONS ON DRAWINGS ARE FOR INFORMATION ONLY- NOT FOR CONSTRUCTION. 14. THE GENERAL CONTRACTOR IS TO REVIEW THIS ENTIRE SET OF DOCUMENTS WITH EACH SUB AND ACKNOWLEDGE ALL CONDITIONS PERTINENT TO WORK. EACH CONTRACTOR SHALL FULLY COORDINATE THEIR WORK WITH THE INSTALLATION WORK OF OTHER TRADES AND MAKE NECESSARY FIELD ADJUSTMENTS AS REQUIRED TO ACCOMMODATE THEIR WORK AT NO ADDITIONAL COST TO THE OWNER.		1. GENERAL NOTES CONTAINED HEREIN ARE PART OF THE PLANS AND SPECIFICATIONS AND ARE TO BE COMPLIED WITH IN ALL PROSPECTS. MORE RESTRICTIVE NOTES SPECIFIED ELSEWHERE ARE TO TAKE PRECEDENCE OVER THOSE LISTED BELOW. 2. ALL NOTES, DIMENSIONS, DETAILS AND JOB CONDITIONS ARE TO BE CHECKED AND VERIFIED. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF ENGINEER PRIOR TO COMMENCEMENT OF WORK. 3. ALL REQUIRED AND NECESSARY PERMITS SHALL BE SECURED FROM ALL MUNICIPAL AGENCIES HAVING JURISDICTION AT THE COST AND EXPENSE OF THE CONTRACTOR AND PRIOR TO START OF WORK AND SHALL OBTAIN APPROVAL OF ALL COMPLETED WORK AS REQUIRED BY NEW YORK CITY ADMINISTRATIVE CODE AND ALL REQUIRED AGENCIES. 4. EACH CONTRACTOR WILL BE HELD RESPONSIBLE FOR HIS WORK. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE BUILDING AND WILL BE RESPONSIBLE FOR JOINING WORK OF ALL TRADES. 5. ALL MATERIALS, ASSEMBLIES AND METHODS OF CONSTRUCTION NOT LISTED AS CONTROLLED INSPECTIONS SHALL BE SUBJECT TO SEMI-CONTROLLED INSPECTION BY THE PERSON SUPERINTENDING THE CONSTRUCTION, SIGNED COPIES OF ALL TEST AND INSPECTION REPORTS SHALL BE FILED THROUGH ENGINEER WITH THE DEPARTMENT. 6. THE CONTRACTOR SHALL FAMILIARIZE WITH THE REQUIREMENTS OF ARTICLE 19, SAFETY OF PUBLIC AND PROPERTY, DURING CONSTRUCTION AND SHALL BE HELD RESPONSIBLE FOR SAFE MAINTENANCE AS PRESCRIBED THEREIN UNTIL COMPLETION OF ALL WORK. 7. THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, BARRICADES, TEMPORARY FENCES, PARTITION AND EXCAUTION, ETC. TO ACCOMPLISH ALL OF THE WORK IN AN APPROVED MANNER AS PER SECTION C26-1903.2. 8. NO DRAWINGS TO BE SCALED. DIMENSIONS ARE TO BE USED. 9. THE CONTRACTOR OR PERSON WHO SUPERVISE OR SUPERINTENDED THE WORK IS REQUIRED TO BE PRESENT AT ALL FINAL INSPECTION WITH BUILDING DEPARTMENT INSPECTOR (C26-120.6). 10. THE CONTRACTOR SHALL, UPON COMPLETION OF THE WORK, SEE THAT THE JOB SITE IS BROOM SWEEP AND AT HIS OWN COST DELIVER A CERTIFICATE OF OCCUPANCY TO THE OWNER AS ISSUED BY DEPARTMENT OF BUILDING. 11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF NEW YORK CITY BUILDING CODE. 12. ENGINEER HAS NOT BEEN RETAINED TO SUPERVISE ANY CONSTRUCTION OR INSTALLATION OF ANY EQUIPMENT. 13. THE OWNER SHALL BE RESPONSIBLE FOR THE SAFE MAINTENANCE OF THE BUILDING AND ITS FACILITIES 14. ALL MATERIALS, ASSEMBLIES, FORMS AND METHODS OF CONSTRUCTION AND SERVICE EQUIPMENT SHALL MEET THE FOLLOWING REQUIREMENTS: (A) IT SHALL HAVE BEEN ACCEPTABLE PRIOR TO THE EFFECTIVE DATE OF THE CODE, OR (B) SHALL HAVE BEEN ACCEPTED FOR USE UNDER THE PRESCRIBED CODE AND TEST METHODS BY THE COMMISSIONER, OR (C) SHALL BE APPROVED BY THE BOARD OF STANDARDS AND APPEALS (C26-106.2). 15. ALL ELEVATIONS REFER TO U.S. COAST AND GEODESIC SURVEY MEAN SEA LEVEL DATUM OF 1929 (C26-110.3). 16. AT LEAST 24 HOUR WRITTEN NOTICE SHALL BE GIVEN TO THE COMMISSIONER BEFORE COMMENCEMENT OF WORK (C26.118.5). 17. FIVE DAYS PRIOR NOTICE SHALL BE GIVEN TO ADJOINING LOT OWNER AFFECTED BY FOUNDATION, EARTHWORK AND DEMOLITION WORK (C26.112.3 & C26.113.3) 18. AN ACCURATE AND COMPLETE LOT SURVEY MADE BY LICENSED SURVEYOR SHALL BE SUBMITTED AFTER COMPLETION OF THE WORK SHOWING THE LOCATION OF ANY NEW BUILDING AND/OR EXTENSION TO AN EXISTING BUILDING SHOWING ELEVATION OF FIRST FLOOR, FINISHED GRADES OF OPEN SPACES, ESTABLISHED CURB LEVEL, LOCATION OF OTHER STRUCTURE ON LOT, LOCATION AND BOUNDARIES OF LOT (C26.121.7). 19. OCCUPANCY AND USE OF BUILDING SHALL BE POSTED WITH A SIGN IN FORM PRESCRIBED BY THE DEPARTMENT, PERMANENTLY AFFIXED, PLACED IN A CONSPICUOUS LOCATION IN PUBLIC HALL OR CORRIDORS STATING LIVE LOADS AND OCCUPANT LOADS IN THE BUILDING AND ALL PARTS THEREOF (C26.122.1).		1. ALL WORK TO BE DONE BY A LICENSED PLUMBER IN THE NEW YORK STATE. 2. ALL PLUMBING WORK SHALL CONFORM TO THE STANDARDS OF THE NEW YORK STATE. 3. PLUMBER SHALL FILE FOR ALL ADDITIONAL WORK NOT COVERED UNDER THIS APPLICATION WITH THE PROPER AUTHORITY AND SHALL PAY FOR ALL FEES AND PERMITS. 4. THE PLUMBER SHALL PAY FOR AND OBTAIN ALL PERMITS, INSPECTION, ETC., RELATED TO HIS WORK UNDER THIS APPLICATION, AS REQUIRED FOR THE COMPLETION OF THIS APPLICATION. 5. CONTRACTOR SHALL PERFORM ALL PLUMBING WORK AS REQUIRED TO COMPLETE THE PROJECT IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW YORK STATE BUILDING CODE AND AS SPECIFIED HEREIN. 6. CONTRACTOR SHALL REMOVE ALL UNUSED AND UNNECESSARY PIPING AND SHALL PROVIDE NEW AS SHOWN ON PLANS. 7. ALL PIPING IS TO BE CONCEALED IN WALLS, SOFFITS OR HUNG CEILINGS AND SHALL NOT BE EXPOSED TO VIEW UNLESS SO NOTED. 8. EXISTING PIPING SHALL BE MODIFIED AS REQUIRED TO PROVIDE A COMPLETE SYSTEM. 9. PLUMBER SHALL PERFORM ALL WORK AS REQUIRED TO PROVIDE A COMPLETE SYSTEM INCLUDING FIXTURES IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW YORK STATE BUILDING CODE.				WALL DETAIL N.T.S.			
DRY-WALL NOTE											
1. GYPSUM WALLBOARD SHALL BE U.L. RATED FOR FIRE RESISTANCE AND CONSTRUCTED PER ASTM C-36, TYPE III, CLASS1, STYLE 3, TAPER-EDGED AND OF THE GRADE AND FORM HEREIN AFTER SPECIFIED. 2. STUDS SHALL BE 25 GAUGE METAL STUDS, CHANNEL-SHAPED HAVING NOT LESS THAN 1 1/4 INCH WIDE FLANGES. 3. STUDS SHALL BE REINFORCED WITH 2X'S WOOD CUT TO FIT STUDS AT LOCATIONS WHERE HEAVY ELECTRICAL PANELS AND SWITCHES ARE TO BE MOUNTED. 4. STUDS TRACKS SHALL BE 25 GAUGE METAL CHANNEL-SHAPED SIZED TO RECEIVE THE METAL STUDS, IN NOT LESS THAN 10 FOOT LENGTHS. 5. JOINT TAPE SHALL BE FIBER TYPE TAPE AND JOINT CEMENT SHALL BE AS RECOMMENDED BY THE WALLBOARD MANUFACTURER. 6. INSULATION SHALL BE AN EFFECTIVE NOISE BARRIER, R-11, 3 1/2" THICK AND IT SHALL COMPLY WITH ASTM C665, TYPE 1 AND ASTM E119. 7. ATTACH STUD TRACK TO BUILDING CEILING/ROOF BY R.E. APPROVED METHODS. ATTACH STUD TRACK TO FLOOR WITH POWER ACTUATED ANCHORS SPACED 16" CENTER TO CENTER. RUN TRACK CONTINUOUS WALL TO WALL. 8. INSTALL METAL STUDS AS PER PROJECT DRAWINGS AND ATTACH TO TRACK WITH 2-#8 PHILIPS PAN HEAD STSM SCREWS, ONE ON TOP AND ONE ON BOTTOM. PLACE ONE STUD AGAINST EACH WALL. 9. INSTALL INSULATION ACCORDING TO MANUFACTURER'S INSTRUCTIONS. INSULATION NEED ONLY BE INSTALLED IN WALL BETWEEN E/G ROOM AND EQUIPMENT ROOM, AND AS SHOWN ON THE DRAWINGS 10. INSTALL GYPSUM WALL BOARD AS PER PROJECT DRAWINGS. THE FIRST LAYER SHALL BE ATTACHED WITH 1" LONG #6 BUGLE HEAD PHILIPS STEEL SCREWS, 8" ON CENTER AROUND PERIMETER AND 12" ON CENTER ON INTERMEDIATE STUDS. THE SECOND LATER SHALL BE APPLIED WITH VERTICAL JOINTS OFFSET. SPACE ONE STUD FROM FIRST LAYER USING 1 5/8" LONG #6 BUGLE HEAD PHILIPS STEEL SCREWS SPACED 9" ON CENTER ALONG VERTICAL JOINTS, 12" ON CENTER AT INTERMEDIATE STUDS AND 24" ON CENTER ALONG TOP AND BOTTOM TRACKS. TRIM SHALL BE PLACED ON EDGES AT CEILING AND METAL CORNER/CASING BEADS AT WALLS (BOTH SIDES). COVE BASE SHALL BE INSTALLED ON BOTH SIDES OF THE WALL AT THE FLOOR.		11. THE SPACE BETWEEN THE ENDS OF THE GYPSUM WALL AND THE METAL WALLS, AND ABOVE THE FLOOR SHALL BE CAULKED. 12. THE SPACE BETWEEN THE ENDS OF THE GYPSUM WALL AND THE METAL WALLS, AND ABOVE THE FLOOR SHALL BE CAULKED. 13. TAPING AND CEMENTING: ALL DEPRESSIONS AROUND SCREWS SHALL BE FILLED WITH JOINT CEMENT AND SANDED SMOOTH. ALL JOINTS SHALL BE COVERED WITH FIBER TAPE AND CEMENT. ALL PATCHED AREAS AND JOINTS SHALL BE SANDED SMOOTH.		1. ALL CONCRETE SHALL HAVE COMPRESSION STRENGTH OF 4,000PSI AND 28DAYS. 2. ALL EXTERIOR CONCRETE SHALL BE AIR-ENTRAINED. 3. ALL MASONRY UNITS SHALL CONFORM TO ASTM C-90 4. ALL MASONRY WALLS SHALL HAVE DUR-G-WALL MASONRY REINFORCEMENT @ 16" O.C. VERTICALLY, EXTERIOR WALLS HAVE CORRIDORS		INTERIOR FINISH CLASS FLAME SPREAD RATING A 0 - 25 B 26 - 75 C 76 - 225 D OVER - 225 INTERIOR FINISH, EXCEPT FINISH FLOORING AND FLOOR COVERING, WALL COVERING AND COATINGS LESS THAN 0.036 INCH TOTAL THICKNESS, SHALL HAVE FLAME SPREAD RATING NOT GREATER THAN THAT OF THE FOLLOWING INTERIOR FINISH CLASS: EXIT AND SHAFTS B CORRIDORS D ROOMS D		2 3 A-001 SCALE: N.T.S 2 TYP. 2 HR FIRE RATED PARTITION DETAIL SCALE : N.T.S.		DOB:	

Sung-Ho Shin Architect, P.C.

194-02 Northern Blvd., Suite #218
Flushing, NY 11358
Tel: 718.428.2882
Fax: 718.428.2872

[illegible]

VERTICAL EXTENSION OF 1 FAMILY RESIDENCE

72 TOBIN AVENUE,
GREAT NECK, NY 11021

Drawing title:

EXISTING/DEMO
FLOOR PLANS

Seal & Signature

Date: 05/03/2023

Project No.:

Drawn By: SK

Drawn By: SK

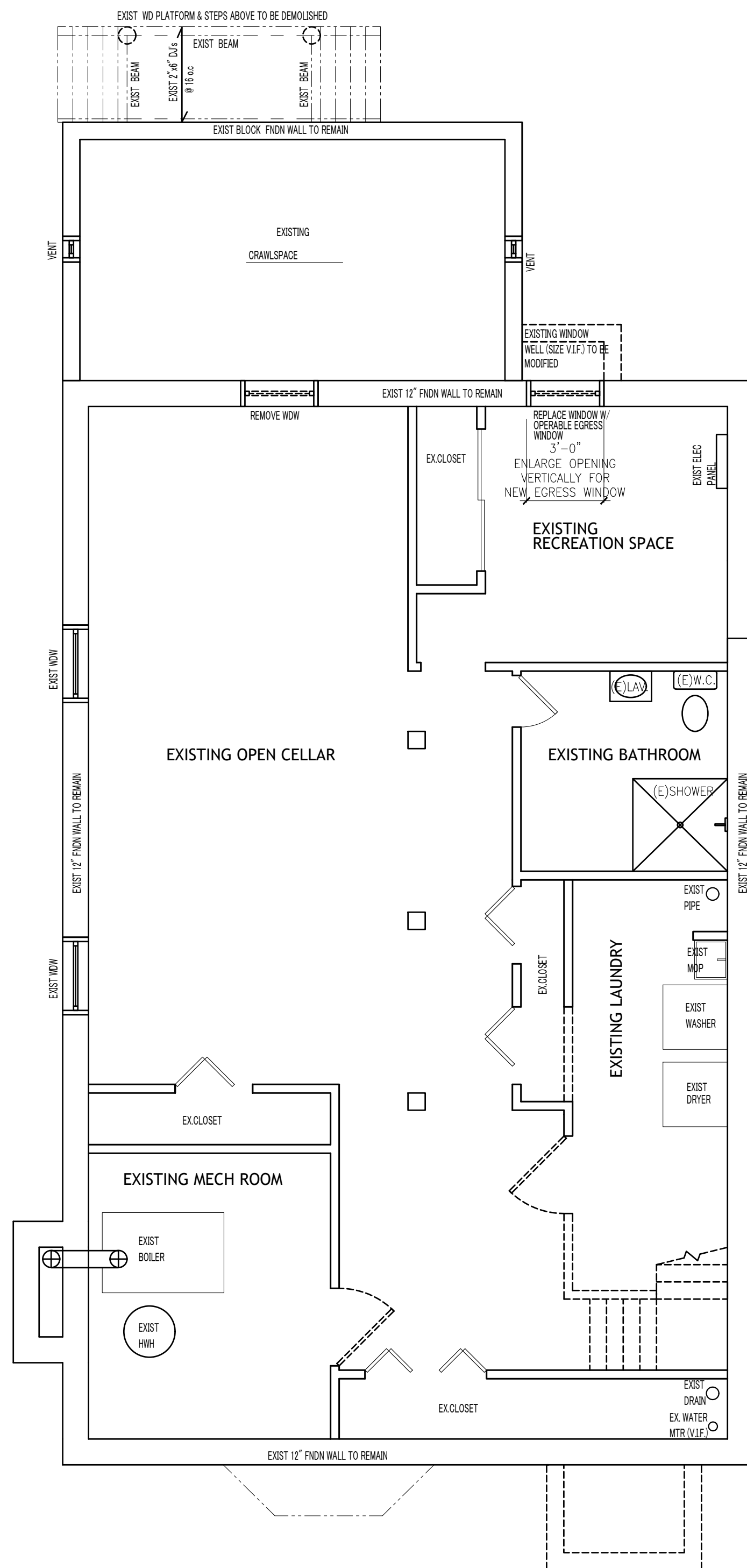
Checked by: _____ S.S. _____

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CADO FILE No:	3 OF 8
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Application No:

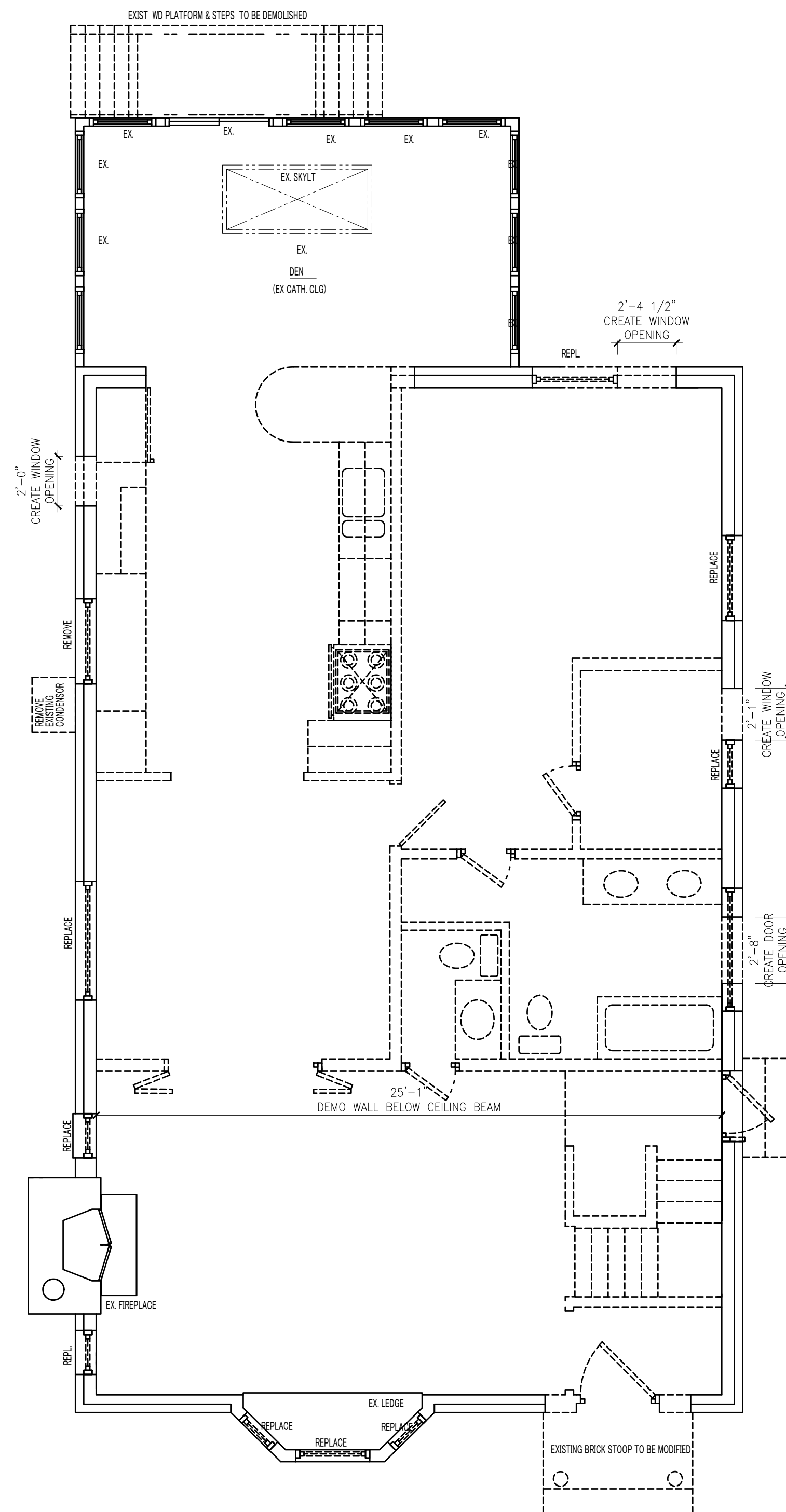
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1
A-100

EXISTING/DEMO CELLAR PLAN

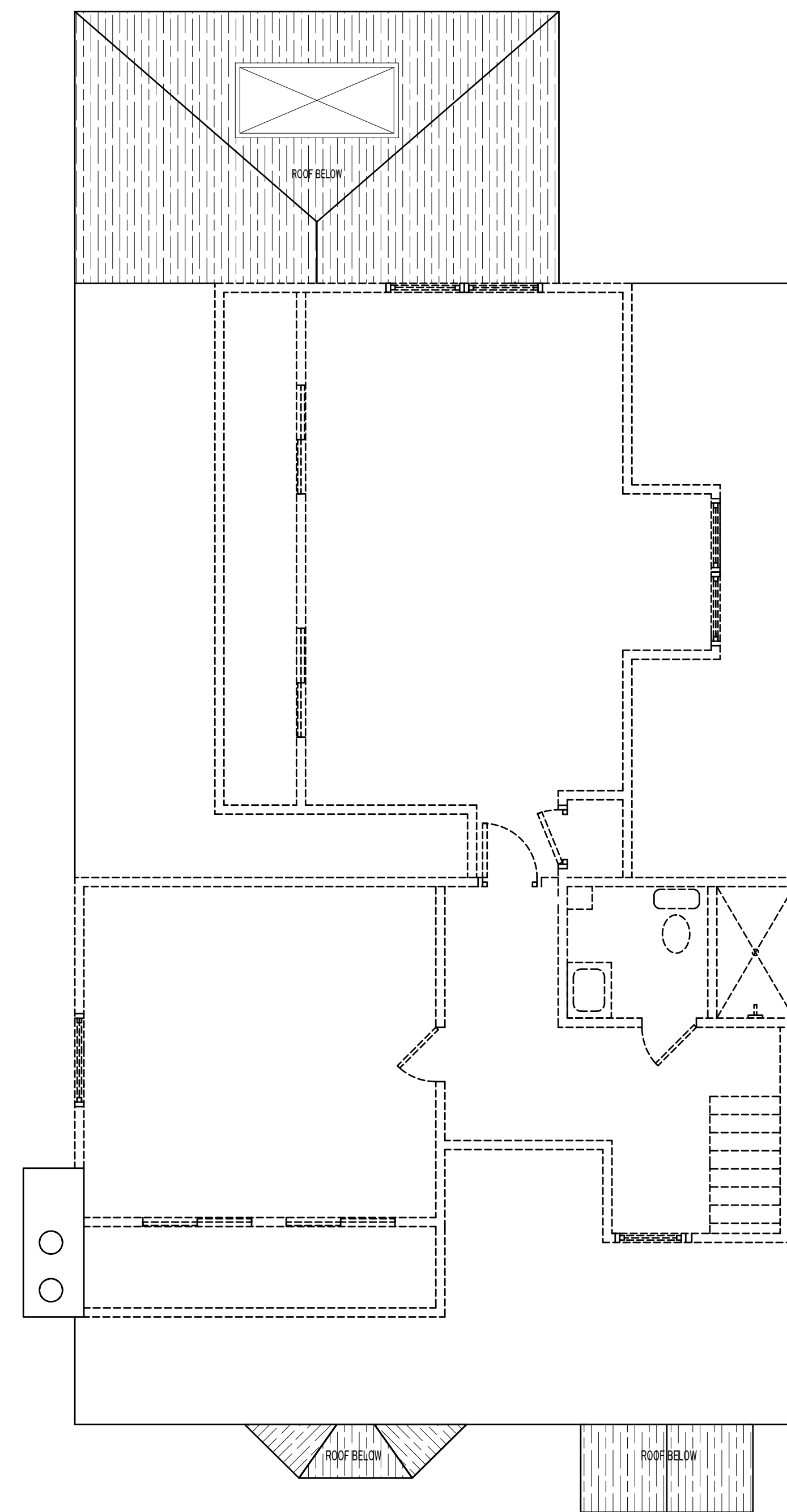
SCALE 1/4" = 1'-0"



2
A-100

EXISTING/DEMO FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

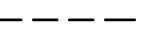
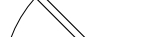


3
A-100

EXISTING/DEMO SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

LEGEND

	EXISTING TO REMAIN		SMOKE DETECTOR (HARD WIRED) CARBON MONOXIDE DETECTOR (HARD WIRED)
	DEMOLISH/REMOVE	(E) EXISTING (N) NEW (RE) REPLACE/ RELOCATE	
	EXISTING DOOR TO REMAIN		EXISTING WINDOW TO REMAIN
	REMOVE DOOR		WINDOW TO BE REMOVED
	OVERHEAD		

Sung-Ho Shin Architect, P.C.

[illegible]

VERTICAL EXTENSION OF 1 FAMILY RESIDENCE

ELEVATIONS

	Date:	05/03/2023
	Project No.:	
	Drawn By:	SK
	Checked by:	S.S.
	Dwg No:	A-200.00
	CADD File No:	6 OF 8

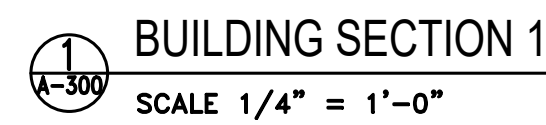
DOB:



Sung-Ho Shin Architect, P.C.[illegible]

	Date:	05/03/2023
	Project No.:	
	Drawn By:	SK
	Checked by:	S.S.
	Dwg No:	A-300.00
	CADO File No:	7 OF 8

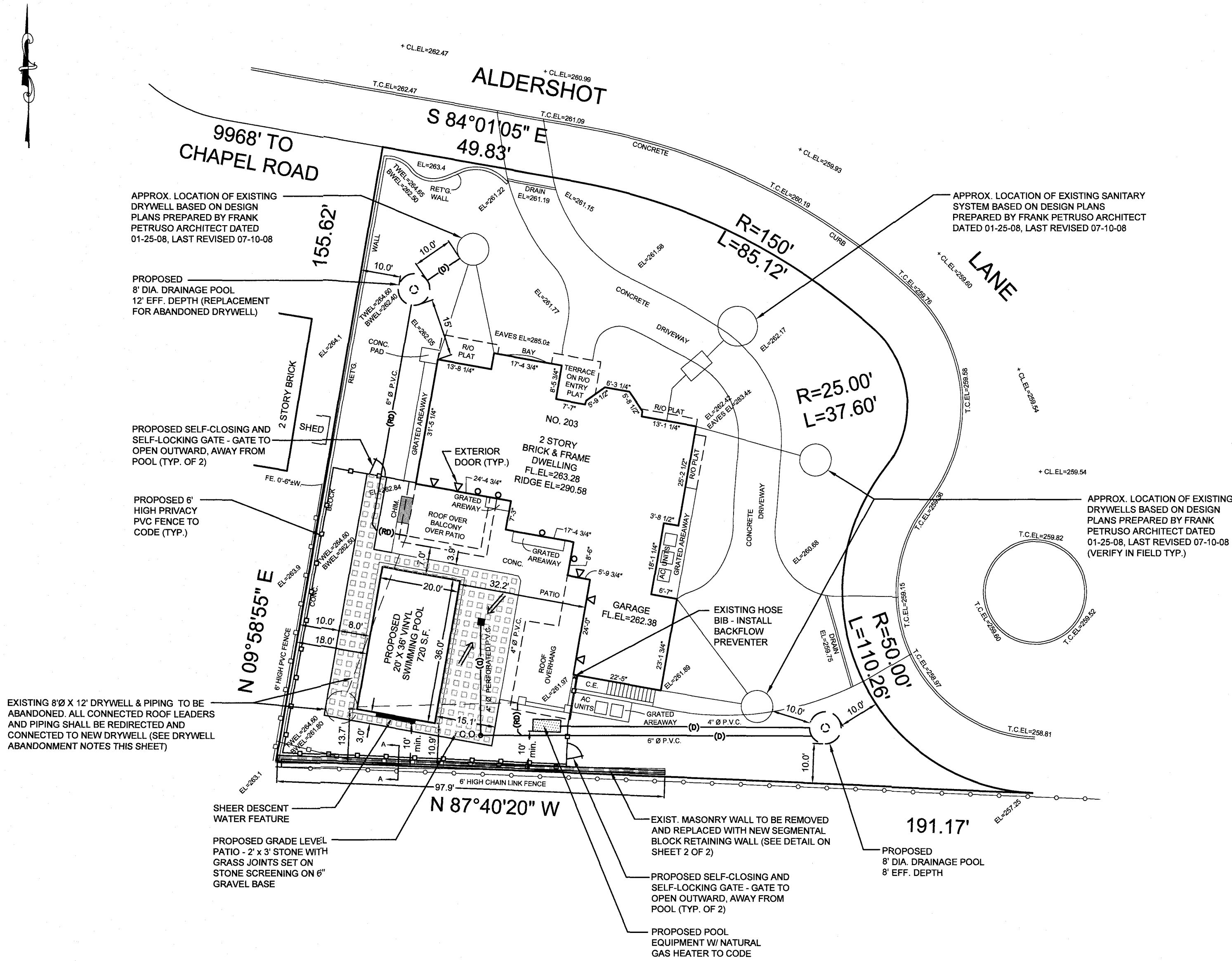
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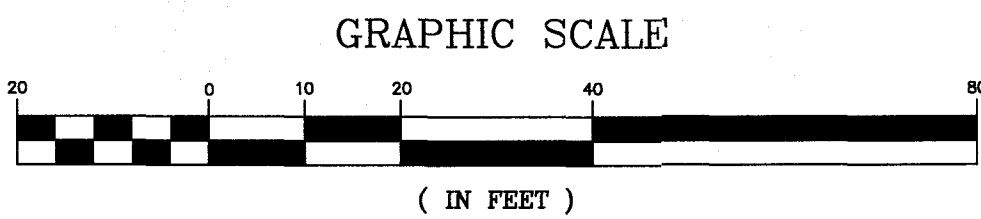


DOB:

#21408



OVERALL PLAN
SCALE: 1" = 20'



LEGEND

PROPERTY LINE	---
EXISTING CURB	==
EXISTING RETAINING WALL	==
EXISTING FENCE	---o---o---o---
EXISTING SEPTIC SYSTEM	○ □
EXISTING DRAINAGE LEACHING POOL	○
EXISTING DRAINAGE LEACHING POOL TO BE ABANDONED	○
PROPOSED FENCE	---o---o---o---
PROPOSED GATE	○
EXTERIOR WINDOW REQUIRING LATCH	○
EXTERIOR DOOR REQUIRING ALARM	○
PROPOSED DRAINAGE LEACHING POOL	○
SURFACE FLOW ARROW	→
PROPOSED ROOF DRAINAGE	---(R)---
PROPOSED DRAINAGE PIPE	---(D)---
PROPOSED CLEAN OUT	C.O. ○
PROPOSED RETAINING WALL	---

SITE & ZONING DATA:

ADDRESS: 203 ALDERSHOT LANE, MANHASSET, N.Y. 11030
ZONE: RESIDENCE R-A
N.C.T.M. SEC. 3, BLK. 231, LOT 10
EXISTING USE: RESIDENCE

ZONING REQUIRED RESIDENCE R-A	EXISTING CONDITIONS
LOT WIDTH	65' ±130'
PLOT AREA	8,500 SF ±19,813 SF
FRONT YARD	35' 48.4' (SEE SURVEY)
REAR YARD	15' 21.7' (SEE SURVEY)
SIDE YARD	10' 18.0' (TO POOL)
REAR YARD	10' 10.9' (TO POOL)
LOT COVERAGE	25% N/A
MAX. HEIGHT	2 1/2 STORIES/30' N/A
FRONT YARD PAVING	40% N/A

REAR YARD COVERAGE ANALYSIS:

EXISTING
BALCONY OVER PATIO: 251 SF
ROOF OVERHANG: 407 SF
PROPOSED
SWIMMING POOL: 720 SF
TOTAL: 1,378 SF
REAR YARD AREA: 5,175 S.F.
REAR YARD COVERAGE: 1,378 S.F. / 5,175 S.F. = 26.6% < 40% MAX. THEREFORE O.K.

NOTES:

- BOUNDARY INFORMATION AND EXISTING CONDITIONS TAKEN FROM SURVEY PREPARED BY HAYNES LAND SURVEYORS, TITLED MAP OF PROPERTY SITUATE AT MANHASSET, DATED 06-30-2010, LAST UPDATED 05-31-2017
- A 5' FENCE SHALL BE PROVIDED ALONG THE PERIMETER OF THE REAR YARD DURING CONSTRUCTION.
- AS PER TOWN OF NORTH HEMPSTEAD ZONING CODE 70-102.12 THE POOL SHALL BE EQUIPPED WITH A COVER APPROVED BY THE BUILDING DEPT. OF THE TOWN AND SHALL BE OF SUFFICIENT STRENGTH TO PROTECT AGAINST ACCIDENTAL ENTRY INTO THE POOL. THE POOL SHALL BE COVERED AT ALL TIMES WHEN CONTAINING WATER AND NOT IN USE.
- AS PER TOWN OF NORTH HEMPSTEAD ZONING CODE 70-102.7 THE POOL WATER SUPPLY INLET SHALL BE ABOVE THE OVERFLOW LEVEL OF THE POOL, AND THAT SUPPLY SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW DEVICE.
- AN ANNUAL GAS POOL HEATER IS PROPOSED.
- THIS PLAN IS FOR MUNICIPAL PURPOSES ONLY TO OBTAIN APPROVAL FOR PROPOSED SWIMMING POOL ONLY.
- POOL AND PROPERTY TO CONFORM TO 2020 NYS UNIFORM FIRE PREVENTION AND BUILDING CODE AND CODE OF THE TOWN OF NORTH HEMPSTEAD.
- SEE SEPARATE PLANS FOR DETAILS AND ADDITIONAL INFORMATION ON SWIMMING POOL.

UTILITY NOTES:

- THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES BY FIELD INVESTIGATION. THE ENGINEER SHALL BE NOTIFIED OF ANY CONFLICT BETWEEN EXISTING UTILITIES AND THE PROPOSED WORK BEFORE ANY CONSTRUCTION BEGINS.
- CARE SHALL BE TAKEN NOT TO DISTURB EXISTING UTILITIES AND SERVICE CONNECTIONS.
- UNDERGROUND, OVERHEAD, AND GROUND LEVEL UTILITIES ARE NOT GUARANTEED AS TO ACCURACY, EXACT LOCATION, TYPE OR USE, ACTIVE OR INACTIVE. VERIFICATION IS MANDATORY WITH MUNICIPAL AGENCIES AND/OR PUBLIC OR PRIVATE UTILITY COMPANIES PRIOR TO CONSTRUCTION.

DRAINAGE NOTE:

- ALL DRAINAGE PIPES SHALL BE PROVIDED WITH A MINIMUM 2.0' COVER.
- CONNECT POOL FILTER DISCHARGE TO DRAINAGE LEACHING POOL USING 4" DIA. PVC (SDR-35) @ MIN. SLOPE OF 2%.
- ALL REPLACEMENT DRAINAGE PIPING FOR ABANDONED/RELOCATED DRYWELL SHALL BE 6" DIA. SDR-35 PVC SLOPED AT 2.0% MIN. INSTALLED TO CODE AND PER TOWN OF NORTH HEMPSTEAD REQUIREMENTS. ANY ROOF DRAINAGE PIPE LENGTHS EXCEEDING 75' OR HAVING BENDS GREATER THAN 23 DEGREES SHALL BE PROVIDED WITH CLEAN OUTS.
- CONNECT AREA DRAINS TO DRAINAGE LEACHING POOL USING 6" DIA. SDR-35 PVC PIPE SLOPED 1.0% MINIMUM.

DRYWELL ABANDONMENT NOTES:

- ALL WORK SHALL BE IN ACCORDANCE WITH TOWN OF NORTH HEMPSTEAD REQUIREMENTS AND REGULATIONS.
- SIZE OF EXISTING DRYWELL SHALL BE CONFIRMED BY CONTRACTOR.
- CONTRACTOR SHALL REMOVE PRECAST DOME AND RINGS TO A DEPTH OF 4 FEET BELOW GRADE.
- DRYWELL SHALL BE BACKFILLED WITH ANGULAR STONE OR GRAVEL AND COMPACTED IN 12" LIFTS AS NECESSARY.
- FILTER FABRIC SHALL BE INSTALLED OVER THE STONE/ GRAVEL BEFORE THE BACKFILL SOIL IS PLACED AND COMPACTED.

GENERAL NOTES:

- HM ENGINEERING, P.C. SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF THE PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- UNSATURABLE MATERIAL (AS DEFINED IN THE REQUIREMENTS OF THE MUNICIPAL AGENCY HAVING JURISDICTION AND AS A MINIMUM DEFINED IN SECTION 203 OF N.Y.S.D.O.T. STANDARD SPECIFICATIONS, LATEST EDITION) UNDER PAVEMENT, WALKS AND CONCRETE SLABS OR AS INDICATED WITHIN THE SITE WORK CONTRACT DOCUMENTS, SHALL BE REMOVED AND REPLACED WITH SELECT GRANULAR MATERIAL.
- SELECT GRANULAR FILL / MATERIAL SHALL BE AS DEFINED IN THE REQUIREMENTS OF THE MUNICIPAL AGENCY HAVING JURISDICTION AND AS A MINIMUM DEFINED IN SECTION 203 OF N.Y.S.D.O.T. STANDARD SPECIFICATIONS, LATEST EDITION.
- COMPACTION SHALL CONFORM TO THE REQUIREMENTS OF THE MUNICIPAL AGENCY HAVING JURISDICTION AND AS A MINIMUM DEFINED IN SECTION 203 OF N.Y.S.D.O.T. STANDARD SPECIFICATIONS, LATEST EDITION.
- ALL EXISTING STRUCTURES AND SITE IMPROVEMENTS SPECIFIED TO BE REMOVED, SHALL BE COMPLETELY REMOVED AND BACKFILLED. BACKFILL TO BE SELECT GRANULAR FILL, COMPACTED TO 95% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT, AS DETERMINED BY MODIFIED PROCTOR TEST, UNLESS OTHERWISE NOTED.
- ALL FILL/BACKFILL SHALL BE SELECT GRANULAR MATERIAL, COMPACTED TO 95% MAXIMUM DENSITY AT OPTIMUM MOISTURE, AS DETERMINED BY MODIFIED PROCTOR TEST, UNLESS OTHERWISE NOTED.
- DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL UNSUITABLE MATERIAL, SURPLUS MATERIAL AND DEBRIS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, TOWN, COUNTY, STATE AND FEDERAL LAWS AND APPLICABLE CODES.
- ALL MUNICIPAL AGENCIES HAVING JURISDICTION DURING CONSTRUCTION SHALL BE NOTIFIED A MINIMUM OF FORTY EIGHT (48) HOURS IN ADVANCE OF ALL CONSTRUCTION, UNLESS OTHERWISE INDICATED AS A CONDITION OF MUNICIPAL APPROVAL OR PERMIT. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND INSURING ALL NECESSARY MUNICIPAL INSPECTIONS, CONDITIONS OF APPROVAL, AND CERTIFICATIONS ARE PERFORMED AND OBTAINED IN ACCORDANCE TO THE APPLICABLE PERMITS AND MUNICIPAL REQUIREMENTS.
- SEDIMENT AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AND IN PLACE PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY. MEASURES SHALL BE MAINTAINED AND MODIFIED AS NECESSARY THROUGHOUT THE IMPROVEMENT CONSTRUCTION AND SHALL NOT BE REMOVED UNTIL ACCEPTANCE OF IMPROVEMENT CONSTRUCTION BY LOCAL MUNICIPALITY HAVING JURISDICTION.

PROTECTIVE BARRIER NOTES:

- DURING CONSTRUCTION OF THE POOL, A TEMPORARY BARRIER SHALL BE INSTALLED WITH A MINIMUM HEIGHT OF 4'-0". UPON COMPLETION OF POOL INSTALLATION, OWNER SHALL INSTALL A PERMANENT BARRIER, MINIMUM HEIGHT OF 6'-0", WITHIN 90 DAYS.
- ALL DOORS WITH DIRECT ACCESS TO POOL THROUGH THAT WALL SHALL BE EQUIPPED WITH AN ALARM.
- POOL AND PROPERTY SHALL COMPLY WITH PERMANENT BARRIER REQUIREMENTS SECTION R326.4 AND TOWN OF NORTH HEMPSTEAD CODE.
- OPERABLE WINDOWS IN THE WALL OR WALLS USED AS A BARRIER SHALL HAVE A LATCHING DEVICE LOCATED NO LESS THAN 48 INCHES ABOVE THE FLOOR. OPENINGS IN OPERABLE WINDOWS SHALL NOT ALLOW A 4-INCH DIAMETER SPHERE TO PASS THROUGH THE OPENING WHEN THE WINDOW IS IN ITS LARGEST OPENED POSITION.

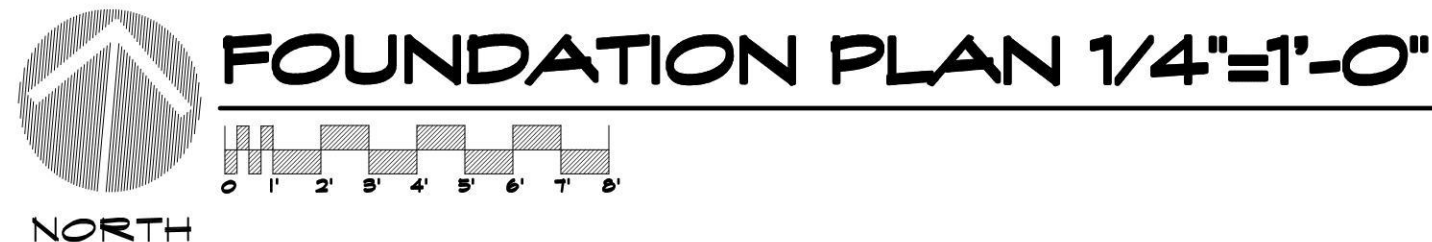
THE FENCE ENCLOSING THE POOL SHALL COMPLY WITH THE FOLLOWING:

- THE FENCE SHALL BE AT LEAST SIX FEET IN HEIGHT AND SHALL HAVE A MAXIMUM VERTICAL CLEARANCE TO GRADE OF TWO INCHES.
- THE FENCE SHALL BE CONSTRUCTED SO AS NOT TO PROVIDE FOOTHOODS.
- VERTICAL MEMBERS SHALL EXTEND ABOVE THE UPPER HORIZONTAL BAR.
- A WALL OF A DWELLING IS PERMITTED TO SERVE AS PART OF THE ENCLOSURE, IN ACCORDANCE WITH THE PROVISIONS OF THE CURRENT NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE.
- THE ENCLOSURE IS PERMITTED ONLY WITHIN THE REAR YARD AND MAY INCLUDE EQUIPMENT ACCESSORY TO POOL USE.
- THE FENCE SHALL FULLY COMPLY WITH THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE WITH REGARD TO OPENINGS AND MEMBER SPACING.

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145, PROFESSIONAL ENGINEERING AND LAND SURVEYING, SECTION 7209 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND SPECIFIC DESCRIPTION OF THE ALTERATION.

1.	09-12-2022	REVISED PER TOWN COMMENTS DATED JUNE 30, 2022	HM
NO.	DATE	DESCRIPTION	BY
OWNER: STEFANO TROIA 203 ALDERSHOT LANE MANHASSET, N.Y. 11030		SITE PLAN PROPOSED SWIMMING POOL 203 ALDERSHOT LANE SITUATED AT MANHASSET TOWN OF NORTH HEMPSTEAD, NASSAU COUNTY, NEW YORK N.C.T.M. SECTION 3, BLOCK 231, LOT 10	
APPLICANT: STEFANO TROIA 203 ALDERSHOT LANE MANHASSET, N.Y. 11030		HM ENGINEERING, P.C. P.O. BOX 914, EAST NORTHPORT, N.Y. 11731 PHONE (516) 476-5392 FAX (631) 980-7671 EMAIL: HMARNIKA@OPTONLINE.NET	
DRAWN BY: HM		PROJECT NO.: 22112	C-101 1 of 2
DATE: MARCH 24, 2022		DRAWING NO.:	
SCALE: 1" = 20'		SHEET NO.:	

SIMPSON DETAILS		RAFTER ARE CLIPPED ACROSS PLATE TO STUD SIMPSON STRONG-TIE RR	
WALL STUD DBL. PLATE SIMPSON STRONG-TIE H2		SIMPSON STRONG-TIE L822	
ROOF RAFTER TO RIDGE CONN.		SIMPSON DBTI DECKING CONN. EA. BOARD @ 2'-0" OC (PROV. 2 MIN EA. BOARD) PRE-DRILL ALL PILOT HOLES FOR STAINLESS STEEL SCREWS	
A21 A23 SIMPSON STRONG-TIE A21 AND/OR A23 ANGLE		USE TWO LPC6 POST CAPS SIMPSON STRONG-TIE LPC	
A21 A23 SIMPSON STRONG-TIE A21 AND/OR A23 ANGLE		2" MINIMUM SIDECOVER SIMPSON STRONG-TIE PB44 OR PB66	
DBL 2x6 P.T. PLATE 1/2" MIN FOUNDATION WALL METAL TERMITE SHIELD ANCHOR BOLT SIMPSON BP OR LERS BEARING PLATES AT ALL ANCHOR BOLTS ANCHOR BOLT DETAIL		SIMPSON STRONG-TIE MTB 30	
ANCHOR BOLT DETAIL		DBL 2x6 P.T. PLATE 1/2" MIN FOUNDATION WALL METAL TERMITE SHIELD ANCHOR BOLT SIMPSON BP OR LERS BEARING PLATES AT ALL ANCHOR BOLTS ANCHOR BOLT DETAIL	
ANCHOR BOLT DETAIL		DBL 2x6 P.T. PLATE 1/2" MIN FOUNDATION WALL METAL TERMITE SHIELD ANCHOR BOLT SIMPSON BP OR LERS BEARING PLATES AT ALL ANCHOR BOLTS ANCHOR BOLT DETAIL	
ANCHOR BOLT DETAIL		DBL 2x6 P.T. PLATE 1/2" MIN FOUNDATION WALL METAL TERMITE SHIELD ANCHOR BOLT SIMPSON BP OR LERS BEARING PLATES AT ALL ANCHOR BOLTS ANCHOR BOLT DETAIL	
ANCHOR BOLT DETAIL		DBL 2x6 P.T. PLATE 1/2" MIN FOUNDATION WALL METAL TERMITE SHIELD ANCHOR BOLT SIMPSON BP OR LERS BEARING PLATES AT ALL ANCHOR BOLTS ANCHOR BOLT DETAIL	
ANCHOR BOLT DETAIL		DBL 2x6 P.T. PLATE 1/2" MIN FOUNDATION WALL METAL TERMITE SHIELD ANCHOR BOLT SIMPSON BP OR LERS BEARING PLATES AT ALL ANCHOR BOLTS ANCHOR BOLT DETAIL	
ANCHOR BOLT DETAIL		DBL 2x6 P.T. PLATE 1/2" MIN FOUNDATION WALL METAL TERMITE SHIELD ANCHOR BOLT SIMPSON BP OR LERS BEARING PLATES AT ALL ANCHOR BOLTS ANCHOR BOLT DETAIL	
ANCHOR BOLT DETAIL		DBL 2x6 P.T. PLATE 1/2" MIN FOUNDATION WALL METAL TERMITE SHIELD ANCHOR BOLT SIMPSON BP OR LERS BEARING PLATES AT ALL ANCHOR BOLTS ANCHOR BOLT DETAIL	
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ANCHOR BOLT DETAIL			



CONCRETE

THE WORK SHALL INCLUDE AS SHOWN ON DRAWINGS THE FOLLOWING: FOOTINGS, FOUNDATION WALLS, PILE CAPS, GRADE BEAMS, LEDGES, STAIRS, STEPS, STAIRS, DOOR PLATFORMS, AC CONDENSER SLABS, SLOPED ROADS, SIDEWALKS, DRIVEWAYS, CURBS, PARAPET STEPS, EXPANSION JOINTS, VAPOR BARRIERS, ANCHOR BOLTS, BOLT PLATE INSTALLATION, REINFORCING PATCHING AND POINTING UP EXPOSED WORK.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CONTRACTS FOR ALL SERVICES AND MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAKE GOOD OF FINISHES AND REPAIRS FOR SERVICE CONNECTIONS.

CONCRETE TO BE 4000 P.S.I. AT 28 DAYS. ALL SLABS ON GRADE TO HAVE 6"x6" 1010 M/M IN ACC. TO ASTM A-108 SET AT MIN. 13/4" MAX FROM TOP. SIDEWALKS TO MEET REQUIREMENTS OF LOCAL AUTHORITY. MAKE PROVISIONS FOR ANCHOR BOLTS. SLEEVES & ALL OTHER INSERTS IN CONCRETE REQUIRED BY OTHER TRADES.

CONCRETE WORK INCLUDES TO INCLUDE SIDEWALKS, AND REPLACEMENT OF ALL CURBS, SIDEWALKS & DRIVEWAYS DAMAGED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY TRUCKS. 6.C. TO TAKE TEST CORE CYLINDERS AT PLACEMENT OF CONCRETE. 6.C. TO PROVIDE LAB TEST FOR CONCRETE COMPRESSION.

ALL SLAB TESTS SHALL BE MADE AT 1 & 28 DAYS AFTER PLACEMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CEMENT DELIVERED TO THE SITE.

ALL SLAB TESTS SHALL BE MADE FOR EA 50 YD OF CONCRETE WITH A MINIMUM OF 1 PER FOUR.

ALL TESTING TO BE SUPERVISED BY THE OWNERS AGENT, OR ANOTHER QUALIFIED INDIVIDUAL.

ALL CONCRETE WORK AND TESTING TO MEET ACI 318 & ASTM C-39

CONCRETE CONTRACTOR SHALL BE FAMILIAR WITH ALL ACI REQUIREMENTS FOR CONCRETE AND REINFORCING CONSTRUCTION AND ALL CONCRETE TESTING.

NO WORK TO BE PLACED DURING PERIODS OF FREEZING OR FALLING OR FREEZING.

CONCRETE SHALL BE DESIGNED AS PER ACI-613-54 TO PRODUCE THE STRENGTH SPECIFIED.

DO NOT ADD WATER ON SITE TO MOVE CONCRETE.

CONCRETE SHALL BE KEPT A LOG BOOK SHOWING DESIGN MIXES AND SLUMPS.

NO ADDITIVES SHALL BE PLACED IN CONCRETE.

IF THE CONCRETE TESTS DO NOT MEET THE REQUIRED STRENGTH, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVE ALL IN PLACE CONCRETE FROM THE SITE AT HIS EXPENSE.

NOTIFY OTHER TRADES PRIOR TO PLACING CONCRETE.

CONCRETE INSTALLATION OF SLEEVES, INSERTS, ANCHOR BOLTS ETC.

CONCRETE SHALL CONSIST OF PORTLAND CEMENT, FINE AGGREGATE, COARSE AGGREGATE AND WATER.

MECHANICAL VIBRATE ALL CONCRETE IN WALLS AND GRADE BEAMS.

PROVIDE KEYS IN CONSTRUCTION JOINTS.

CONCRETE WORK REQUIRED:-

FOOTINGS & GRADE BEAMS AND WALLS 4" SLABS 5"

12/12/2022	OM LETTER OF 10/1/21- BZA APP
11/0/2021	
11/2/2021	
2/17/2020	OM LETTER
4/05/18	CONSTRUCTION DOCUMENTS
3/01/18	PRELIMS REV2
7/24/17	PRELIMS
5/18/17	BACKGROUNDS

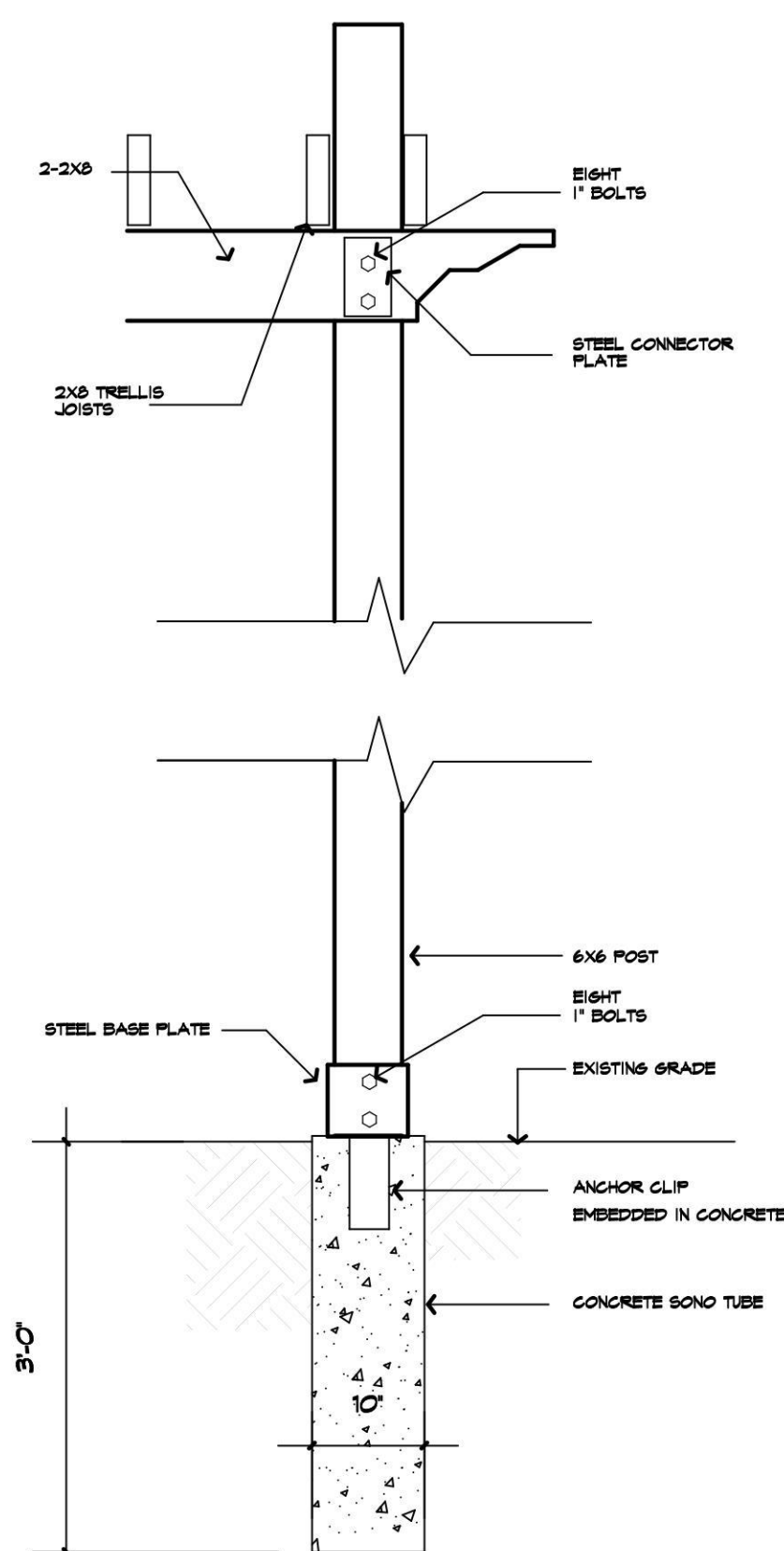
FOUNDATION PLAN

DATE	JOB NUMBER	DRAWN BY
5/18/17	2017-09	RR

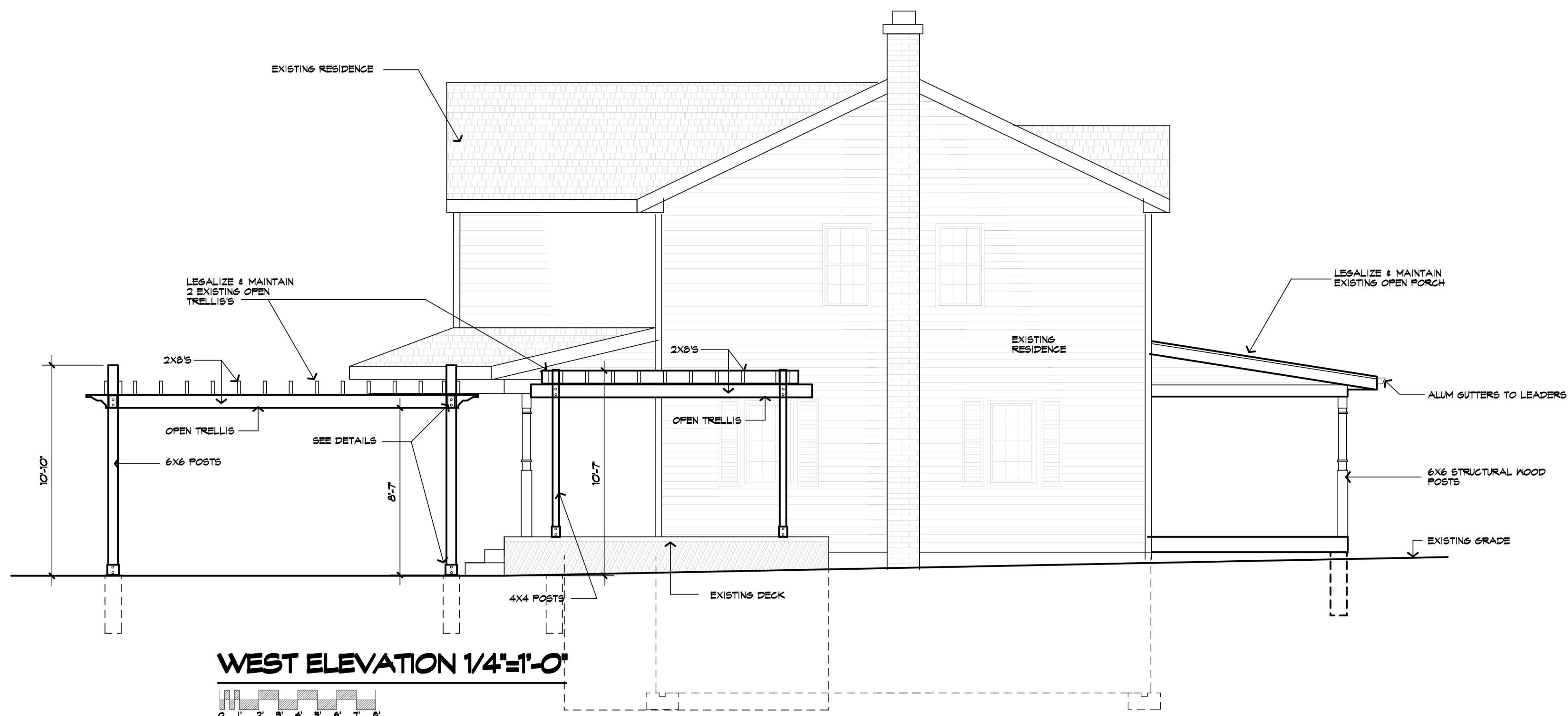
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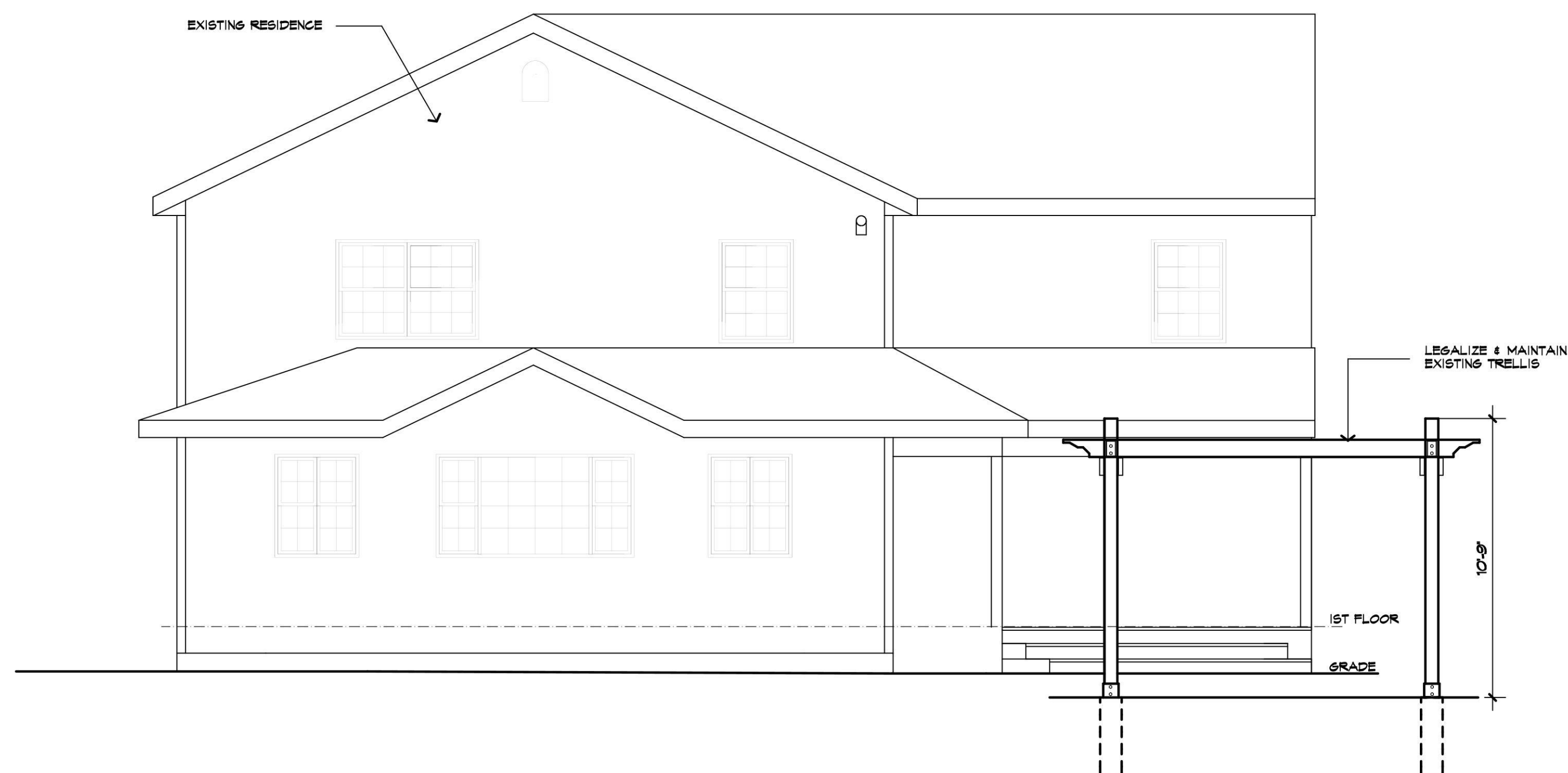
516-747-8200 FAX 747-8220
E MAIL JIM@JPRISCOARCHITECT.COM
60 MACDONALD AVENUE, AMITYVILLE NY 11701



POST CONNECTOR DETAIL
3/4"=1'-0"



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



NORTH ELEVATION 1/4"=1'-0"

NOTES & SPECIFICATIONS

PERMIT # RBP21-000523

12/2/2022	OM LETTER OF 10/1/21- BZA APP
1/10/2023	
1/12/2023	
2/17/2020	OM LETTER
4/03/19	CONSTRUCTION DOCUMENTS
3/01/18	PRELIMS REV2
7/24/17	PRELIMS
5/18/17	BACKGROUNDS

DATE REVISION

CORNELL RESIDENCE
10 DERBY RD
PORT WASHINGTON, NY 11050

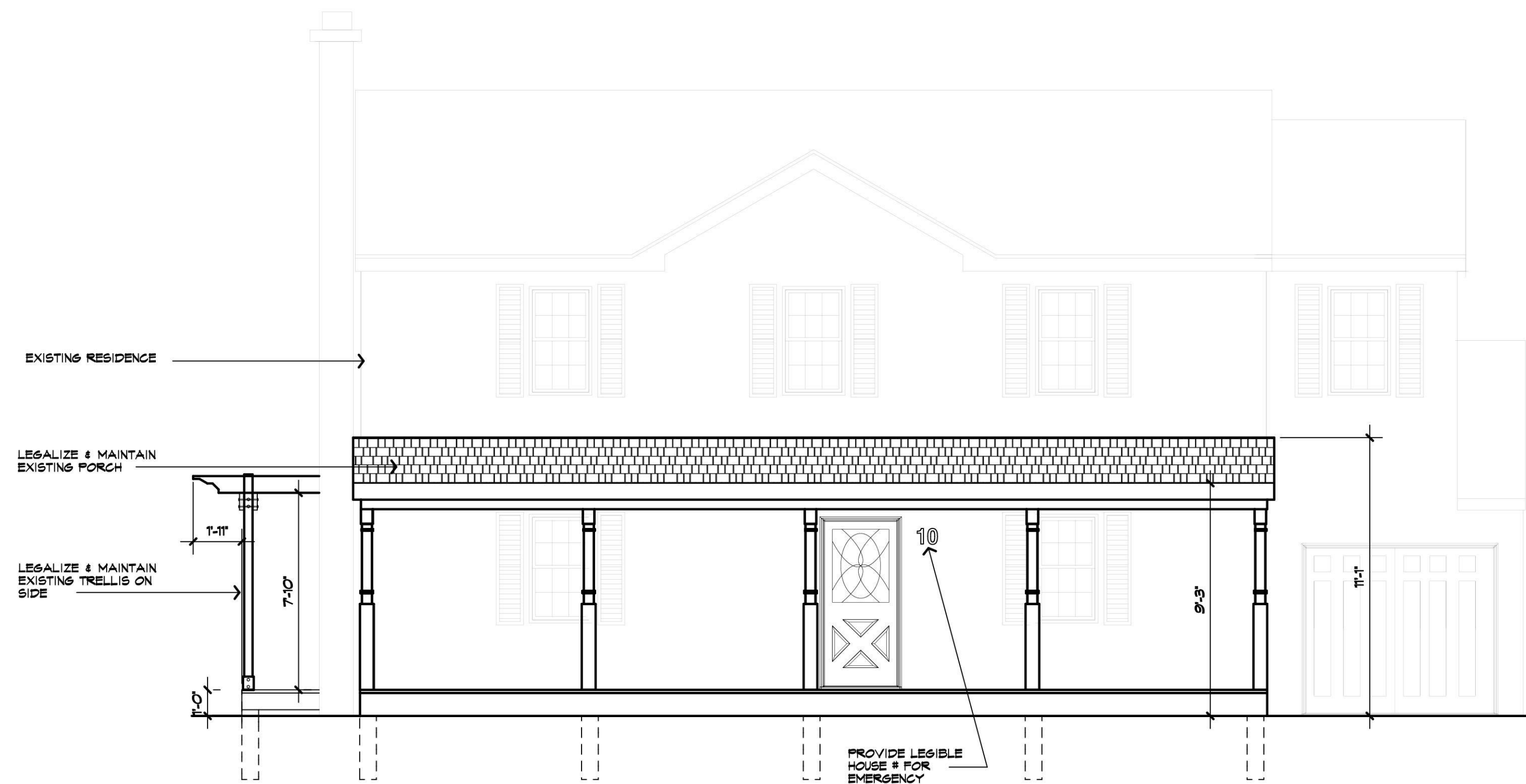
ELEVATIONS

DATE	JOB NUMBER	DRAWN BY
5/18/17	2017-09	RR

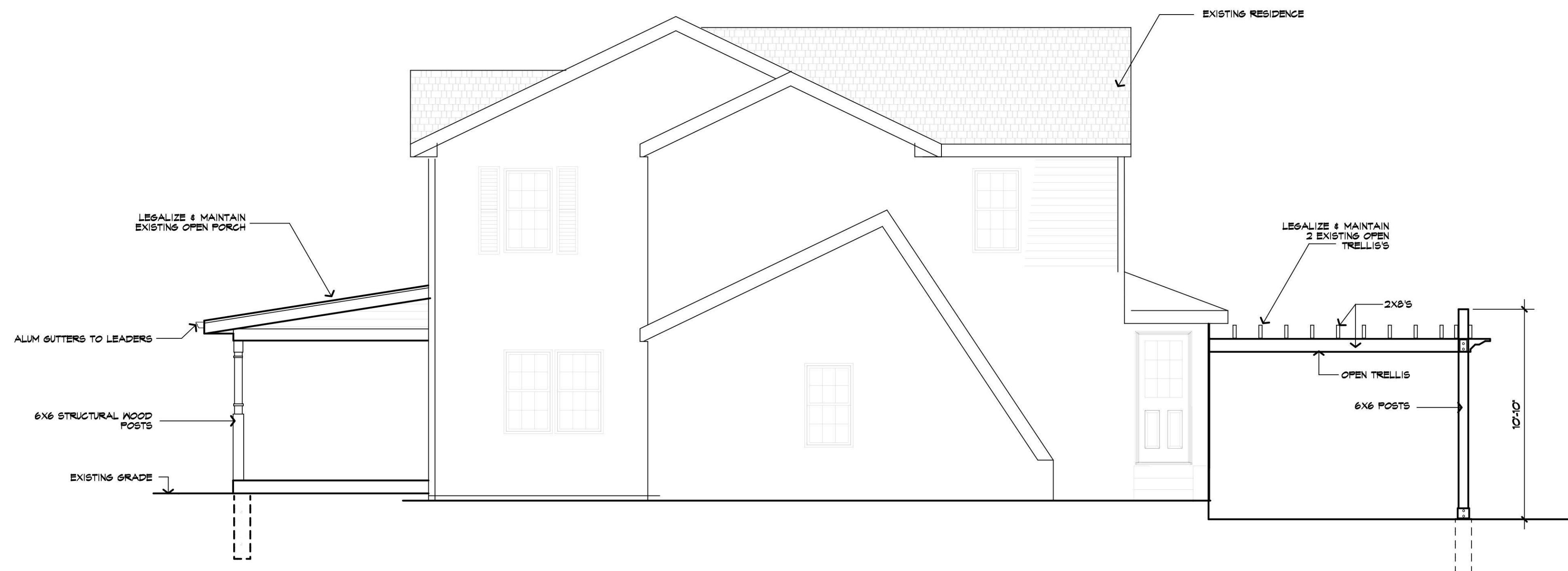
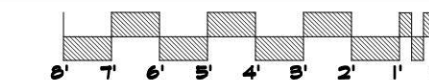
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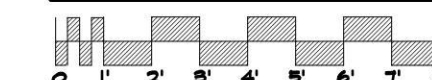
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80 MACDONALD AVENUE, AMITYVILLE NY 11701



SOUTH ELEVATION 1/4"=1'-0"



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



NOTES & SPECIFICATIONS

PERMIT # RBP21-000523

12/12/2022	OM LETTER OF 10/1/21- BZA APP
11/10/2021	
1/12/2021	
2/17/2020	OM LETTER
4/05/18	CONSTRUCTION DOCUMENTS
3/01/18	PRELIMS REV2
7/24/17	PRELIMS
5/18/17	BACKGROUNDS

DATE	REVISION
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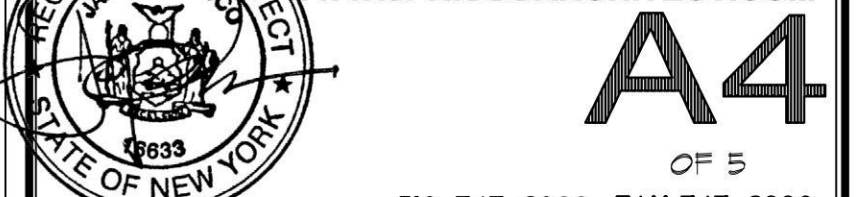
CORNELL RESIDENCE
10 DERBY RD
PORT WASHINGTON, NY 11050

ELEVATIONS

DATE	JOB NUMBER	DRAWN BY
5/18/17	2017-09	RR

JAMES A. PRISCO A.I.A.

architect
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OF 5
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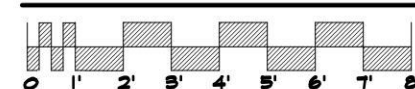
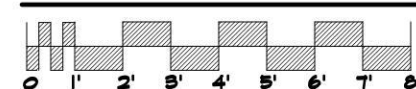
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WOOD DECK MATERIALS AS PER SECTION R507.2.1 NYS CODE

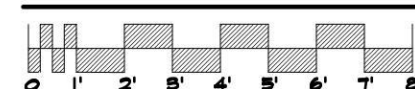
WOOD MATERIALS SHALL BE NO. 2 GRADE OR BETTER LUMBER, PRESERVATIVE-TREATED IN ACCORDANCE WITH SECTION R301, OR APPROVED, NATURALLY DURABLE LUMBER, AND TERMITE PROTECTED WHERE REQUIRED IN ACCORDANCE WITH SECTION R318. WHERE DESIGN IN ACCORDANCE WITH SECTION R301 IS PROVIDED, WOOD STRUCTURAL MEMBERS SHALL BE DESIGNED USING THE NET SERVICE FACTOR DEFINED IN AWC NDS. CUTS, NOTCHES AND DRILLED HOLES OF ALL PRESERVATIVE-TREATED WOOD MEMBERS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION R311.1. ALL PRESERVATIVE-TREATED WOOD PRODUCTS IN CONTACT WITH THE GROUND SHALL BE LABELED FOR SUCH USAGE.



SOUTH



JOINT DESCRIPTION	NUMBER OF NAILS	NAIL SPACING
FRAMING		
TO TOP PLATE (TOE NAILED)	3-8D	PER RAFTER
JOIST TO TOP PLATE (TOE NAILED)	3-8D	PER JOIST
JOIST TO PARALLEL RAFTER (FACE NAILED)	6-16D	EACH LAP
JOIST LAPS OVER PARTITIONS (FACE NAILED)	6-16D	EACH LAP
TO JOIST TO RAFTER (FACE NAILED)	3-10D	EACH END
TO JOIST TO RAFTER (TOE NAILED)	3-10D	EACH END
TO JOIST TO RAFTER (END-NAILED)	2-16D	EACH END
FRAMING		
TO TOP PLATE (FACE NAILED)	2-16D	PER FOOT
TO PARTS AT INTERSECTIONS (FACE-NAILED)	4-16D	JOISTS, EACH SIDE
STUD (FACE-NAILED)	2-16D	24" O.C.
TO HEADER (FACE-NAILED)	1-6D	16" O.C. ALONG EDGES
TO BOTTOM PLATE TO STUD (END-NAILED)	2-16D	PER 2X4 STUD
	3-16D	PER 2X6 STUD
	4-16D	PER 2X8 STUD
TO PLATE TO FLOOR JOIST, BAND JOIST, END OR BLOCKING (FACE-NAILED)	2-16D 1a	PER FOOT
FRAMING		
TO SILL, TOP PLATE OR GIRDER (TOE - NAILED)	4-8D	PER JOIST
TO JOIST (TOE NAILED)	2-8D	EACH END
TO JOIST (TOE NAILED)	2-8D	EACH END
TO SILL OR TOP PLATE (TOE - NAILED)	3-16D	EACH BLOCK
STRIP TO BEAM (FACE NAILED)	3-16D	EACH JOIST
LEDGER TO BEAM (TOE NAILED)	3-8D	PER JOIST
JOIST TO JOIST (END NAILED)	3-16D	PER JOIST
JOIST TO SILL OR TOP PLATE (TOE NAILED)	2-16D	PER FOOT
OF SHEATHING		
AL BOARD SHEATHING	8D	SEE TABLE 3.8
1" X 6" OR 1" X 8"	2-8D	PER SUPPORT
1" X 10" OR WIDER	3-8D	PER SUPPORT
HEAVY SHEATHING		
WALLBOARD	5D COOLER 5	7" EDGE/10" FIELD
HEAVY SHEATHING		
AL PANELS	8D	SEE TABLE 3.9
WALLBOARD PANELS		
7/16"	6D	3" EDGE/6" FIELD
25/32"	7D	3" EDGE/6" FIELD
WALLBOARD		
WALLBOARD	5D COOLERS	7" EDGE/10" FIELD
END		SEE TABLE 3.9
WALLBOARD PANELS	8D	SEE TABLE 3.9
WALLBOARD SHEATHING		
1" X 6" OR 1" X 8"	2-8D	PER SUPPORT
1" X 10" OR WIDER	3-8D	PER SUPPORT
OF SHEATHING		
AL PANELS		
1" OR LESS	8D	6" EDGE/12" FIELD
GREATER THAN 1"	10D	6" EDGE/6" FIELD
AL BOARD SHEATHING		
1" X 6" OR 1" X 8"	2-8D	PER SUPPORT
1" X 10" OR WIDER	3-8D	PER SUPPORT



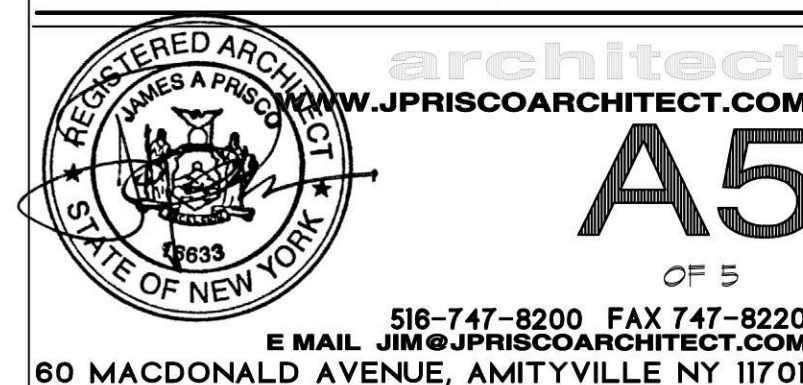
12/12/2022	OM LETTER OF 10/7/21- BZA APP
11/0/2021	
1/12/2021	OM LETTER
2/17/2020	CONSTRUCTION DOCUMENTS
4/05/18	PRELIMS REV2
3/01/18	PRELIMS
7/24/17	BACKGROUNDS
5/18/17	

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SECTIONS & SHED DETAILS

DATE	JOB NUMBER	DRAWN BY
5/18/17	2017-09	RR

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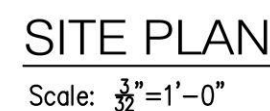
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1. NO FOUNDATION SHALL BE PLACED ON FROZEN SOIL OR IN FREEZING WEATHER UNLESS PROVISION HAS BEEN MADE TO MAINTAIN THE UNDERLYING SOIL FREE FROM FROST. EXCAVATIONS FOR FOUNDATIONS AND FOOTINGS SHALL BE DEWATERED PRIOR TO POURING CONCRETE. NO CONCRETE SHALL BE PLACED ON SOIL THAT HAS BEEN DISTURBED BY SEEPAGE.
2. ALL FOOTINGS SHALL BEAR DIRECTLY ON UNDISTURBED SOIL HAVING A MINIMUM SAFE BEARING CAPACITY AS NOTED ON PLANS.
3. BOTTOM OF FOOTINGS SHALL BE CARRIED DOWN ATLEAST FOUR FEET BELOW THE LOWEST LEVEL OF ADJOINING GROUND OR PAVEMENT SURFACE EXPOSED TO FROST.
4. NO BACKFILL SHALL BE PLACED AGAINST FOUNDATION WALLS UNTIL THEIR TIERS OF FRAMING, INCLUDING SLABS, WHICH BRACE THE WALLS HAVE BEEN PLACED. ALTERNATIVELY, ADEQUATE BRACING WHICH IS LEFT IN PLACE UNTIL THE BRACING TIERS ARE INSTALLED WILL BE ACCEPTABLE.
5. WHERE BOTTOM FOOTINGS ARE AT DIFFERENT LEVELS, STEP FOOTINGS FROM LOW LEVEL TO HIGH LEVEL ONE VERTICAL ON TWO HORIZONTAL.
6. THE DEPARTMENT OF BUILDINGS SHALL BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO CONSTRUCTION OF FOUNDATIONS.

1. ALL CONCRETE WORK INCLUDING FORMS SHALL CONFORM TO N.Y.S. BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
2. DESIGN STRENGTH: MINIMUM COMPRESSIVE STRENGTH (f'_c) IN 28 DAYS FOR ALL FOOTINGS, FOUNDATION WALLS AND SLABS SHALL BE 4,000 psi.
3. PROPORTIONS AND MIXES:
 - A. THE MINIMUM NUMBER OF BAGS OF CEMENT FOR EACH CUBIC YARD OF CONCRETE (ALL AGGREGATES) SHALL BE AS FOLLOWS:
 f'_c 4,000 psi, 5.75 BAGS PER CUBIC YARD.
 - B. THE WATER-CEMENT RATIO SHALL BE PROPORTIONED CORRESPONDING TO A POINT ON THE STRENGTH VS. WATER-CEMENT RATIO CURVE REPRESENTING A STRENGTH OF CONCRETE AT LEAST 25% HIGHER THAN THE STRENGTH SPECIFIED ON THE PLANS.
 - C. SLUMPS SHALL NOT EXCEED THE FOLLOWING:
 1. 5" (± 1 ") FOR CEMENT WITH GRAVEL AND STONE AGGREGATE.
4. CONCRETE AND REINFORCING MATERIALS SHALL CONFORM TO THE N.Y.S. CODE.
5. AIR ENTRAINED CONCRETE: CONCRETE WHICH IN ITS FINAL STATE WILL BE EXPOSED TO FREEZING WEATHER SHALL HAVE A MIX DESIGNED WITH ENTRAINED AIR TO PROVIDE THE CONCRETE WITH MAXIMUM RESISTANCE TO FREEZING. (ALL ENTRAINING MIXTURES SHALL CONFORM TO ASTM 260).
6. SLAB ON GRADE: THICKNESS AS INDICATED ON PLANS. REINFORCE WITH 6X6 @ 10X10 WWF. SLABS TO BE PLACED ON POROUS FILL 6" THICK UNLESS OTHERWISE NOTED. CONCRETE TO BE 4,000 psi.

Nicholas Vissichelli
06/06/2023

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 jurisdictions having authority over the work.



**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

7 LARCH DRIVE
NEW HYDE PARK, NY 11040

01	05-02-23	Issued for D.O.B Approval
00	02-20-23	Issued for D.O.B review
NO.	Date:	Remarks

Scale:		Seal & signature
Drawn By:	Imran	
Chk. By:	Jamal	
Drawing No.		
R-001.00		
Date: 06-16-21		

21-30

Project:
RETAINING WALL CONSTRUCTION
7 LARCH DRIVE
NEW HYDE PARK, NY 11040

01	05-02-23	Issued for D.O.B. Approval
00	02-20-23	Issued for D.O.B. review
NO.	Date:	Remarks

RETAINING WALL FLOOR PLAN
ELEVATION AND SECTION

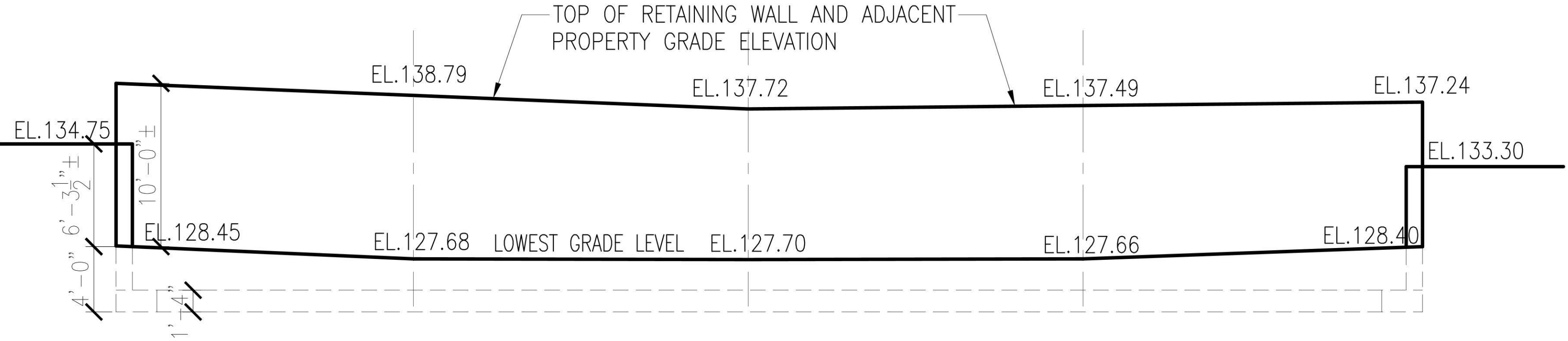
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Drawn By:	Imran	
Chk. By:	Jamal	
Drawing No.	R-002.00	
Date:	06-16-21	2 OF 2



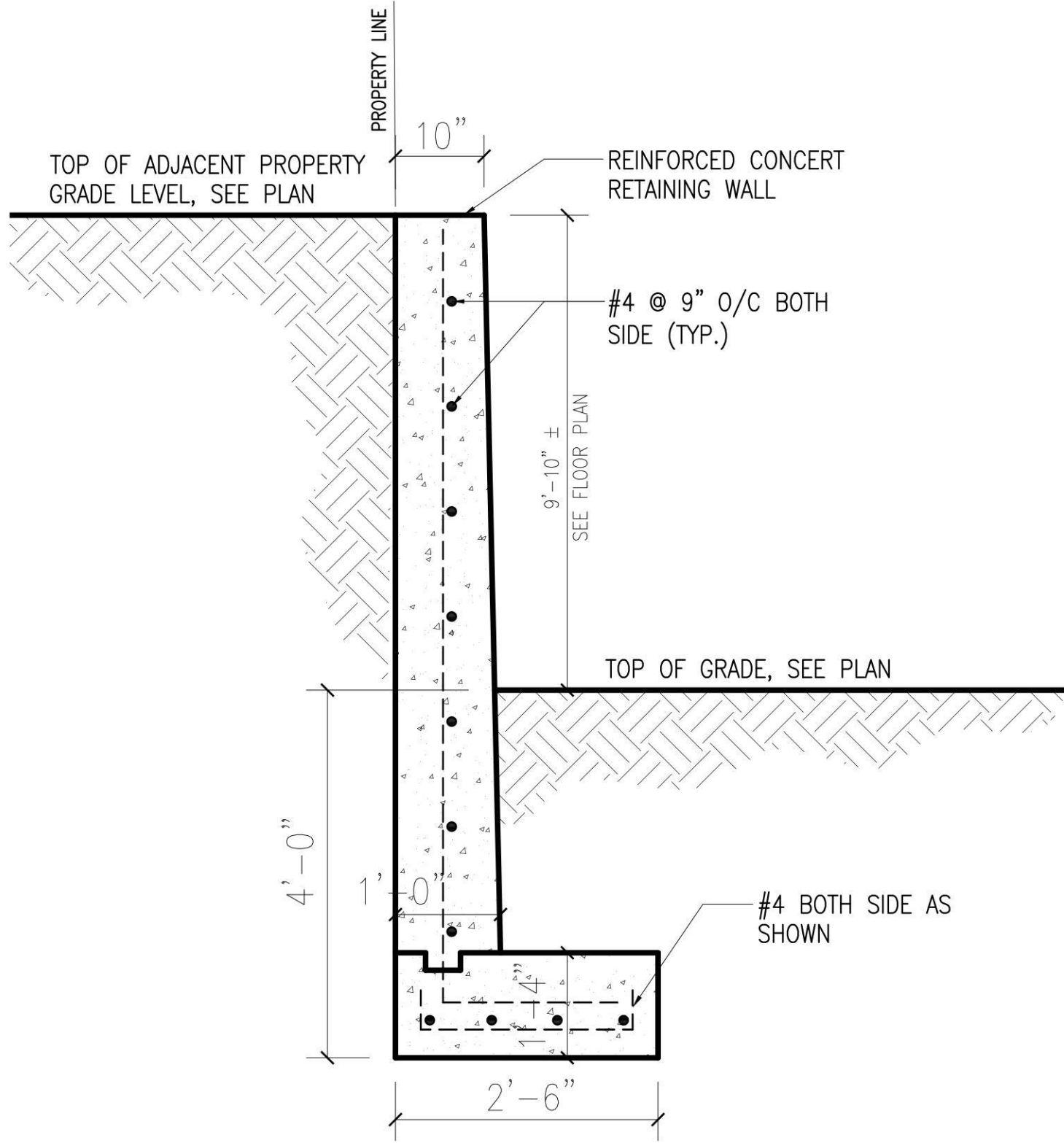
Project # BUILDINGS DEPARTMENT APPLICATION #

21-30

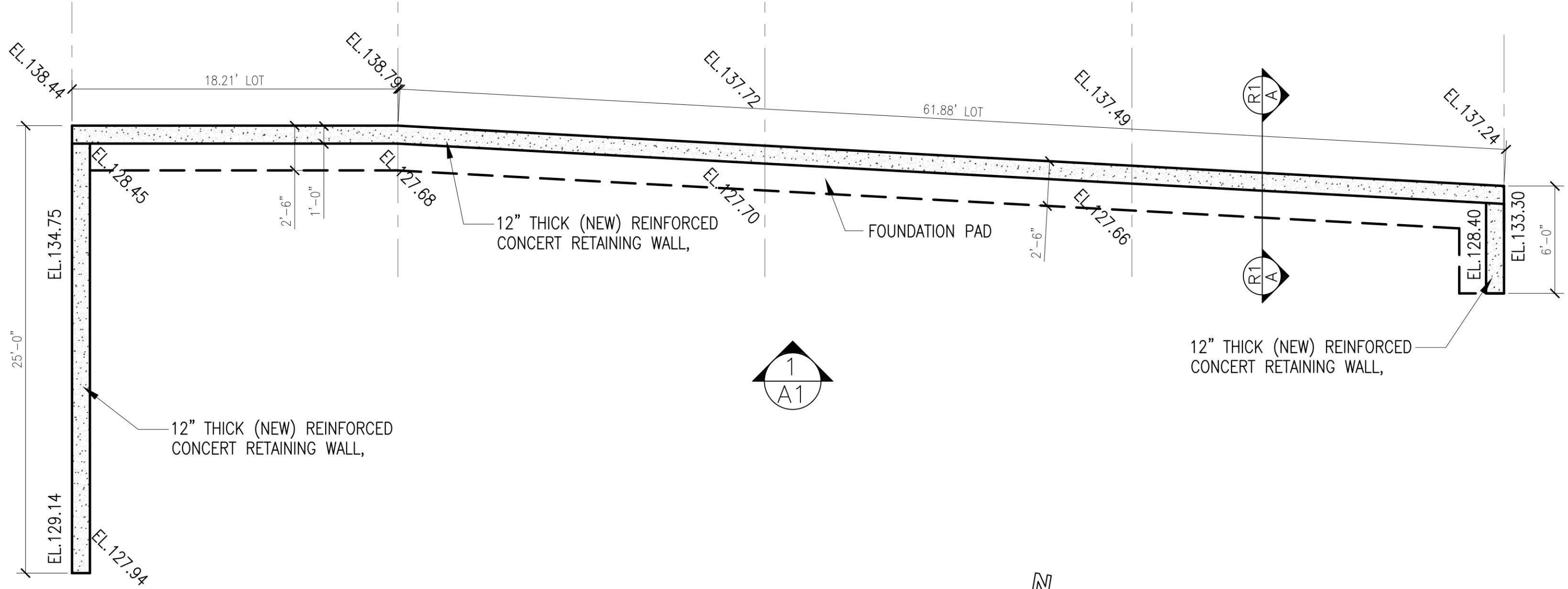
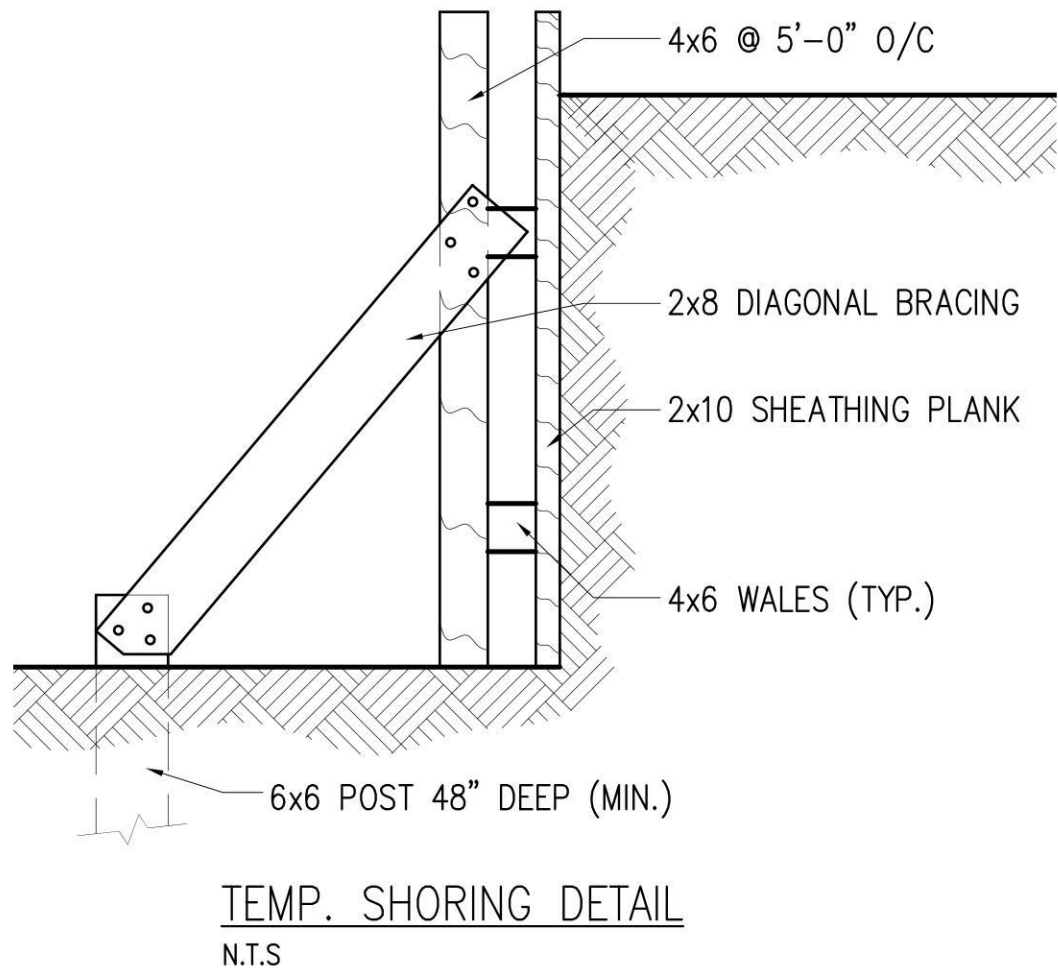
NOTE:
VARIANCE APPLICATION WILL BE FIELD
TO RECONSTRUCT RETAINING WALL ON
PROPERTY LINE.



1 RETAINING WALL (PART) ELEVATION
Scale: 3/16" = 1'-0"



A RETAINING WALL SECTION
SCALE: 3/4" = 1'-0"

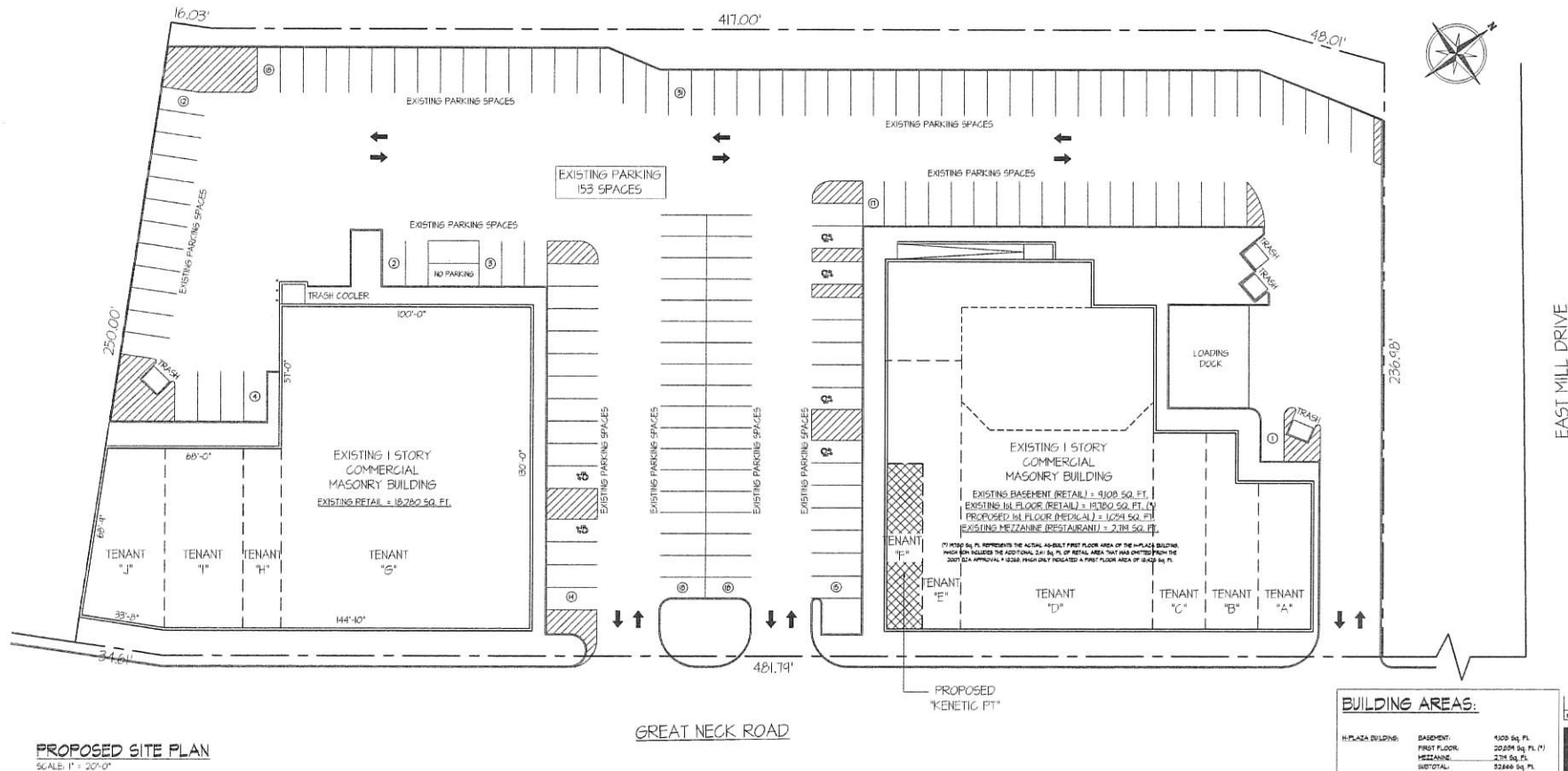


RETAINING WALL PLAN
Scale: 3/16" = 1'-0"

[illegible]

ALE: $1'' = 20'$

#21412



EXISTING PARKING CALCULATION

ZONING DISTRICT: B-A = BUSINESS A DISTRICT

TENANT	BUILDING A	FLOOR	OCCUPANCY	USE	AREA (SQ. FT.)	PARKING AS PER CO-OP	MR. REQUIRED PARKING
TENANT "A"	415 GREAT NECK ROAD (N)	1 st FLOOR	EXIST. RETAIL - HIGH SPIRITS	LIQUOR STORE	1,408 SF	1 / 300 SF	SEE RETAIL PARKING BELOW
TENANT "B"	475 GREAT NECK ROAD (N)	1 st FLOOR	EXIST. RETAIL - GREAT NECK LIBRARY	LIBRARY	1,445 SF	1 / 300 SF	SEE RETAIL PARKING BELOW
TENANT "C"	471 GREAT NECK ROAD (N)	1 st FLOOR	EXIST. RETAIL - M. RECREATIONAL, INC.	HEALTH AND MARTINI	1,116 SF	1 / 300 SF	SEE RETAIL PARKING BELOW
TENANT "D"	485 GREAT NECK ROAD (N)	BASE / 1 st FL.	EXIST. RETAIL - GREAT NECK COSP.	RETAIL	2,248 SF	1 / 300 SF	SEE RETAIL PARKING BELOW
TENANT "E"	485 GREAT NECK ROAD (N)	1 st FLOOR	EXIST. RESTAURANT - "GREAT NECK RESTAURANT"	RESTAURANT	4,075 SF	1 / 300 SF	SEE RETAIL PARKING BELOW
TENANT "F"	485 GREAT NECK ROAD (N)	1 st FLOOR	EXIST. RETAIL - GREAT BAGES CORP.	ANTIQUARIAN	2,007 SF	1 / 300 SF	SEE RETAIL PARKING BELOW
TENANT "G"	404 GREAT NECK ROAD	1 st FLOOR	EXIST. RETAIL - GARRETT'S FURNITURE	FURNITURE OUTLET	1,654 SF	1 / 300 SF	SEE RETAIL PARKING BELOW
TENANT "H"	414 GREAT NECK ROAD (N)	1 st FLOOR	EXISTING RETAIL - HUNTON	SUPPLEMENT	12,000 SF	0 / 300 SF	SEE RETAIL PARKING BELOW
TENANT "I"	501 GREAT NECK ROAD (N)	1 st FLOOR	EXISTING RETAIL - CURRENTLY VACANT	DIAPER	1,000 SF	0 / 300 SF	SEE RETAIL PARKING BELOW
TENANT "J"	505 GREAT NECK ROAD (N)	1 st FLOOR	EXISTING RETAIL - FISHBONE	GOOD SOURCE LANE	2,187 SF	0 / 300 SF	SEE RETAIL PARKING BELOW
TENANT "K"	505 GREAT NECK ROAD (N)	1 st FLOOR	EXISTING RETAIL - GREATER FISHBONE	PIZZERIA BIANCO	2,657 SF	0 / 300 SF	SEE RETAIL PARKING BELOW

(F) RETAIL PARKING = 1 / 300 SF, WITH 1000 SF DEDUCTION
TOTAL RETAIL = 40,227 SF. - 1,000 SF. = 41,227 SF. / 300 SF. =

[H] RESTAURANT PARKING = 1/4 SEATS + 1 PER EMPLOYEE
 TOTAL RESTAURANT = 40 SEATS / 4 = 10 SPACES + 6 EMPLOYEES + 5 TAKE-OUT SPACES

TOTAL REQUIRED PARKING

TOTAL EXISTING PARKING SPACES ON SITE

PROPOSED PARKING CALCULATIONS

ZONING DISTRICT: B-A = BUSINESS A DISTRICT

TENANT	BUILDING #	FLOOR	OCCUPANCY	USE	AREA SQ. / LIN. FT.	PARKING AVG PER 100 SQ.	MIN. REQUIRED PARKING
TENANT "A"	474 GREAT RECK ROAD	1 st FL. FLOOR	EXIST. RETAIL - HIGH SPIRITS	LIQUOR STORE	1,436 SQ. FT.	1 / 300 SQ. FT.	5 SET RETAIL PARKING REQUIRED
TENANT "B"	475 GREAT RECK ROAD	1 st FL. FLOOR	EXIST. RETAIL - GREAT NEIGH LIBRARY	LIBRARY	1,503 SQ. FT.	1 / 300 SQ. FT.	5 SET RETAIL PARKING REQUIRED
TENANT "C"	477 GREAT RECK ROAD	1 st FL. FLOOR	EXIST. RETAIL - RECREATIONAL, INC.	INFORMAL ARTS GALLERY	1,616 SQ. FT.	1 / 300 SQ. FT.	5 SET RETAIL PARKING REQUIRED
TENANT "D"	489 GREAT RECK ROAD	BASE / 1 st FL.	EXIST. RETAIL - 489 GREAT RECK CORP.	RESTAURANT	22,246 SQ. FT.	1 / 300 SQ. FT.	75 SET RETAIL PARKING REQUIRED
TENANT "E"	494 GREAT RECK ROAD	1 st FL. FLOOR	EXIST. RETAIL - 494 GREAT RECK CORP.	RESTAURANT	47,400 SQ. FT.	1 / 300 SQ. FT.	157 SET RETAIL PARKING REQUIRED
TENANT "F"	421 GREAT RECK ROAD	1 st FL. FLOOR	EXIST. RETAIL - GREAT DAVEL CORP.	SALESMAN'S OFFICE	1,816 SQ. FT.	1 / 300 SQ. FT.	6 SET RETAIL PARKING REQUIRED
TENANT "G"	469 GREAT RECK ROAD	1 st FL. FLOOR	PROPOSED MEDICAL - KIDNEY PT.	PHYSICAL THERAPY OFFICE	1,074 SQ. FT.	0 / 50 SQ. FT.	100+ 0 SPACES
TENANT "H"	498 GREAT RECK ROAD	1 st FL. FLOOR	EXISTING RETAIL - H-HART	SUPERMARKET	3,800 SQ. FT.	0 / 300 SQ. FT.	5 SET RETAIL PARKING REQUIRED
TENANT "I"	501 GREAT RECK ROAD	1 st FL. FLOOR	EXISTING RETAIL - CURRENTLY VACANT	COLORED BLENDS & JEWELRY	1,065 SQ. FT.	0 / 300 SQ. FT.	5 SET RETAIL PARKING REQUIRED
TENANT "J"	505 GREAT RECK ROAD	1 st FL. FLOOR	EXISTING RETAIL - 1 HOUSE	CHILD'S HOME	2,883 SQ. FT.	0 / 300 SQ. FT.	5 SET RETAIL PARKING REQUIRED
TENANT "K"	509 GREAT RECK ROAD	1 st FL. FLOOR	EXISTING RETAIL - GREATER PESTERS	ETHEREAL SPACE	2,072 SQ. FT.	0 / 300 SQ. FT.	5 SET RETAIL PARKING REQUIRED

(4) RETAIL PARKING = 1 / 300 SF. WITH 1,200 SF, DEDUCTION
TOTAL RETAIL = 47,600 SF. - 1,000 SF. = 46,600 SF. / 300 SF. =

IN RESTAURANT PARKING = 1 / 4 SEATS + 1 PER EMPLOYEE
TOTAL RESTAURANT: = 40 SEATS / 4 = 10 SPACES + 6 EMPLOYEES + 5 TAKEOUT SPACES

TOTAL REQUIRED PARKING: _____

TOTAL EXISTING PARKING SPACES ON SITE

BUILDING AREAS:

H-PLAZA BUILDING:	BASEMENT:	1109 Sq. Ft.
	FIRST FLOOR:	20,894 Sq. Ft. (*)
	MEZZANINE:	2714 Sq. Ft.
	SUBTOTAL:	22,604 Sq. Ft.
H-MART BUILDING:	FIRST FLOOR:	16,280 Sq. Ft.
	TOTAL BUILDING AREA:	38,944 Sq. Ft.

(7) 20,894 Sq. Ft. REPRESENTS THE ACTUAL AS-BUILT FIRST FLOOR AREA OF THE H-PLAZA BUILDING, WHICH NOW INCLUDES THE ADDITIONAL 2,411 Sq. Ft. OF RETAIL AREA THAT WAS OMITTED FROM THE 2007 SZA APPROVAL # 3268, WHICH ONLY INDICATED A FIRST FLOOR AREA OF 18,483 Sq. Ft.

4/25/23	REVISED TO INCLUDE PERMANENTLY OMITTED NEW SOURCE INQUIRY
3/28/23	REVISED AS PER DISCUSSIONS OF 3/28/23
3/7/23	ISSUED FOR FILING
rev	date remarks

MAINTAIN EXISTING CONDITIONS
FOR
KENETIC PT
454 GREAT NECK RD GREAT NECK, NY 11021

DM **DIPROPERZIO & MALLIA**
ARCHITECTS, LLP
499 JERICHO TURNPIKE
MINEOLA, NY 11501 (516) 877-7775

EXISTING PARKING SITE PLAN,
&
PARKING CALCULATIONS

drawn by:	AC	file:	23-11
checked by:	MM	scale:	AS NOTED
date:	3/6/23	pages:	2 of 3

A-2

b-5c. am)

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OCCUPANCY INFORMATION

BASED ON TABLE 1004.2

1st FLOOR:

PHYSICAL THERAPY OFFICE: 1 PERSON / 50 SQ. FT. (BUSINESS AREA)
565.15 SQ. FT. / 50 + 311 = 4 PERSONS (PATIENTS)
EXERCISE / THERAPY AREA: 1 PERSON / 50 SQ. FT. (EXERCISE ROOMS)
775.00 SQ. FT. / 50 + 15 = 9 PERSONS (PATIENTS)

TOTAL TENANT OCCUPANCY = 12 PERSONS
12 PERSONS + 10 CUSTOMERS + 2 EMPLOYEES

PLUMBING FIXTURE CALCULATIONS

OUTLETS:

AS PER PLUMBING CODE TABLE 403.1 -
MINIMUM NUMBER OF REQUIRED FIXTURES FOR 30' OCCUPANCY

NUMBER OF PERSONS = 12 PERSONS (8 MEN + 4 WOMEN)

WATER CLOSETS: 1/20 FOR THE 80 SQ. FT. FOR MEN
1/20 FOR THE 80 SQ. FT. FOR WOMEN
LAVATORIES: 1/40 FOR THE 80 SQ. FT. FOR MEN
1/40 FOR THE 80 SQ. FT. FOR WOMEN
DRINKING FOUNTAIN: 1/5000 (1)
SERVICE SINK: 1 SERVICE SINK (6)

AS PER SECTION 403.2 IN SECTION 4, SEPARATE FACILITIES
SHALL NOT BE REQUIRED IN BUSINESS OCCUPANCIES IN WHICH
THE MAXIMUM OCCUPANCY IS 20 OR FEWER.

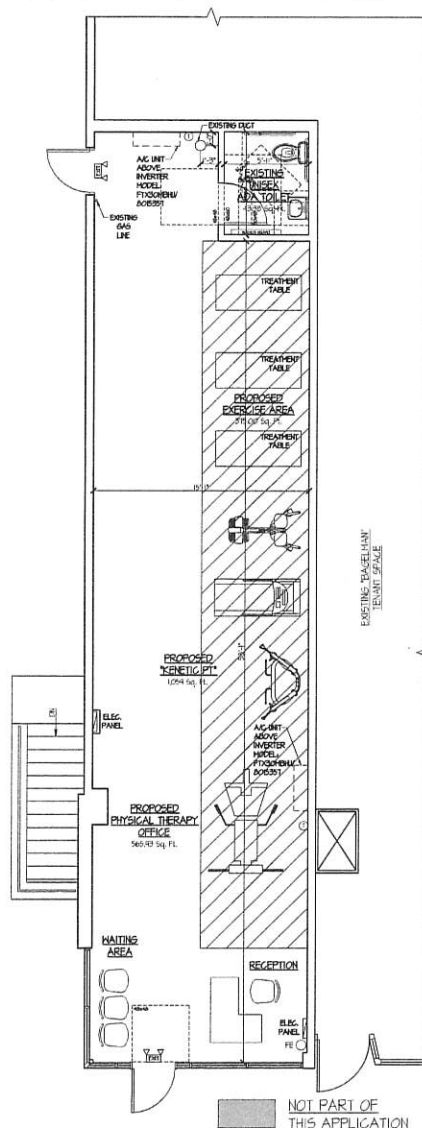
(B) URINAL TOILET ROOM REQUIRED WITH ONE WATER CLOSET
AND ONE LAVATORY.

SERVICE SINK: 1 SERVICE SINK (6)

(6) FOR BUSINESS AND RETAIL CLASSIFICATIONS WITH
AN OCCUPANT LOAD OF 15 OR FEWER, SERVICE SINKS SHALL
NOT BE REQUIRED.

DRINKING FOUNTAIN: 1/5000 (1)

(1) AS PER SEC. 403.2 SHALL OCCUPANCIES. DRINKING
FOUNTAINS SHALL NOT BE REQUIRED FOR AN OCCUPANT
LOAD OF 15 OR FEWER.



PROPOSED 1st FLOOR PLAN

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

CONSTRUCTION LEGEND

EXISTING PARTITIONS TO REMAIN

SITE PLAN

SCALE: 1" = 30'-0"

EAST MILL DRIVE



AREA OF WORK
#489 KINETIC PT

SEE DRAWING A-2 FOR
EXISTING PARKING LAYOUT &
CALCULATIONS

GREAT NECK ROAD

BUILDING INFORMATION

404 GREAT NECK RD. GREAT NECK, NY 11021

SSG: 2 BLD: 51 LOT: 204 ZONE: R-A-BUSINESS

ALTERATION LEVEL: LEVEL 2

EXISTING TENANT: #489 VACANT DRY CLEANER
EXISTING OCCUPANCY: #489 BUSINESS - D

PROPOSED TENANT: #489 KINETIC PT. PHYSICAL THERAPY
PROPOSED OCCUPANCY: #489 BUSINESS - D

CONSTRUCTION CLASSIFICATION: B-B NON-COMMERCIAL

BUILDING DOES NOT HAVE A FIRE ALARM

BUILDING DOES HAVE SPRINKLER SYSTEM

BUILDING CODES (LISTED):
2020 OF THE INTERNATIONAL BUILDING CODE
2020 OF THE INTERNATIONAL EXISTING BUILDING CODE
2020 OF THE INTERNATIONAL PLUMBING CODE
2020 OF THE INTERNATIONAL FIRE CODE
2016 OF THE NASSAU COUNTY FIRE PREVENTION ORDINANCE

NO CHANGE IN BULK OR EGRESS

SCOPE OF WORK

INTERIOR ALTERATION TO CREATE NEW PHYSICAL
THERAPY OFFICE = KINETIC PT

ENERGY CODE COMPLIANCE

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL
JUDGMENT, THESE PLANS AND SPECIFICATIONS ARE IN
COMPLIANCE WITH THE 2020 ENERGY CONSERVATION
CONSTRUCTION CODE OF NEW YORK STATE.

WALL SIGN NOTE:

A SEPARATE SIGN PERMIT APPLICATION MUST BE
FILED WITH THE TOWN BUILDING DEPARTMENT. A SIGN
PERMIT APPLICATION IS NOT PART OF THIS
APPLICATION.

4/25/23 REVISIONS PERMITTED INTO NEW SIGN PERMIT

3/28/23 REVISED AS PER DECISIONS OF 3/28/23

3/7/23 ISSUED FOR FILING

rev date remarks

MAINTAIN EXISTING CONDITIONS FOR KINETIC PT

404 GREAT NECK RD. GREAT NECK, NY 11021

DIPROPERZIO & MALLIA ARCHITECTS, LLP

404 JERICHO TURNPIKE MINEOLA, NY 11501 (516) 677-7775

EXISTING SITE PLAN, FLOOR PLAN & BUILDING INFORMATION

drawn by: AC, file: 23-01

checked by: MH, scale: AS NOTED

date: 3/6/23, 100% 1 of 3



date approval stamp

date: no.

A-1

drawn by:

GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL BE HELD TO HAVE VISITED THE SITE AND PREMISES AND TO HAVE COMPARED SAME WITH THE DRAWINGS AND SPECIFICATIONS AND TO HAVE SATISFIED THEMSELVES WITH THE EXISTING CONDITIONS BEFORE SUBMITTING THEIR BID AND SHALL ASSUME FULL RESPONSIBILITY THEREFOR. ANY DISCREPANCIES FOUND BETWEEN THE ACTUAL CONDITIONS AND INFORMATION GIVEN ON THE DRAWINGS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT AND TO THE OWNER. NO WORK SHALL PROCEED WITHOUT WRITTEN INSTRUCTIONS FROM THE ARCHITECT.
2. THE CONTRACT DRAWINGS INDICATE THE EXTENT AND GENERAL ARRANGEMENT OF THE SYSTEMS. IF ANY DEPARTURES FROM THE CONTRACT DRAWINGS ARE DEEMED NECESSARY BY THE CONTRACTOR, DUE TO CONFLICT WITH APPLICABLE CODES OR THE BEST PRACTICES OF THE TRADE, THE DETAILS OF SUCH DEPARTURES AND THE REASON THEREFOR SHALL BE SUBMITTED AS SOON AS POSSIBLE TO THE ARCHITECT FOR APPROVAL. NO SUCH DEPARTURES SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ARCHITECT. THERE SHALL BE NO CHANGES OR DEVIATIONS FROM THE DRAWINGS WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY UNAUTHORIZED CHANGES.
3. ALL WORK SPECIFIED HEREIN MUST BE INSTALLED IN FULL ACCORDANCE WITH THE RESIDENTIAL PLUMBING AND MECHANICAL CODES OF NEW YORK STATE, LATEST EDITION, AND ALL LOCAL, MUNICIPAL, AND GOVERNMENTAL DEPARTMENTS OR AGENCIES HAVING JURISDICTION OVER THE PROJECT AS WELL AS AN APPROVED ELECTRICAL INSPECTION AGENCY, THE NATIONAL ELECTRICAL CODE, ETC. AND TO OBTAIN ALL REQUIRED APPROVALS, PERMITS, INSPECTIONS, ETC. BEFORE COMMENCING ANY WORK AS TO AVOID ALL DELAYS DURING CONSTRUCTION. THE CONTRACTOR SHALL SUBMIT THE ELECTRICAL RECORDS OF THE DRAWINGS OF THE WORK TO THE OWNER.
4. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS, SITE SAFETY AND SECURITY AND SHALL TAKE ALL NECESSARY MEASURES TO SECURE AND SAFEGUARD THE WORK AREA AND TO PROTECT THE SAFETY OF THE ADJACENT AND PUBLIC AREAS, INCLUDING BUT NOT LIMITED TO, INSTALLING A CONSTRUCTION FENCE, PROVIDING NECESSARY BARRICADES, SAFETY SIGNS, ETC.
5. ANY ITEMS OF WORK SPECIFIED HEREIN AND/OR SHOWN ON THE DRAWINGS WHICH CONFLICT WITH ANY APPLICABLE RULES, REGULATIONS, AND REQUIREMENTS SHALL BE REFERRED TO THE ARCHITECT FOR DECISION.
6. WHERE A DISCREPANCY MAY EXIST BETWEEN THE DRAWINGS AND THE SPECIFICATIONS, THE MORE STRINGENT REQUIREMENT SHALL PREVAIL.
7. THE GENERAL CONTRACTOR SHALL PROVIDE A FINAL SURVEY FOR SUBMISSION TO THE MUNICIPALITY UPON COMPLETION OF THE WORK.
8. THE WORK SHALL NOT BE DEEMED TO HAVE REACHED A STATE OF COMPLETION UNTIL ALL REQUIRED FINAL CERTIFICATES HAVE BEEN OBTAINED FROM ALL AGENCIES HAVING JURISDICTION AND DELIVERED TO AND ACCEPTED BY THE ARCHITECT.
9. EACH CONTRACTOR SHALL BE HELD RESPONSIBLE FOR AND BE REQUIRED TO HAVE GOOD AT HIS OWN EXPENSE ANY AND ALL DAMAGES TO THE OWNERS OR TO NEIGHBORS' PROPERTY, AS WELL AS PUBLIC UTILITIES OR NEIGHBORS' PROPERTY, AND/OR TO ANY WORK CONTRACT, WORK, IS CAUSED BY THE PERFORMANCE OF HIS WORK OR WORKMEN DURING THE EXECUTION OF HIS CONTRACT.
10. EACH CONTRACTOR SHALL BE RESPONSIBLE TO PATCH AND REPAIR ALL EXISTING SURFACES, ASSEMBLIES, ETC. WHICH MAY BE DAMAGED AS A RESULT OF THE WORK. THE TERM PATCH IS INTENDED TO INCLUDE THE RESTORATION OF ANY AND ALL FINISHES WHICH ARE DAMAGED WITH NEW MATERIALS, ASSEMBLIES AND FINISHES INSTALLED TO MATCH AND BLEND WITH THE EXISTING ADJACENT SURFACES.
11. EACH CONTRACTOR SHALL, AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIAL OR SUBSIST CAUSED BY HIS WORK. ON COMPLETION OF HIS WORK, ALL REMOVED AND BULKED MATERIAL SHALL BE REMOVED AND THE PREMISES LEFT CLEAN AND CLEAR.
12. UPON COMPLETION OF ALL WORK, THE CONTRACTOR SHALL REMOVE FROM THE SITE ALL ITEMS RESULTING FROM THE BUILDING OPERATION AND SHALL LEAVE THE ENTIRE SITE IN A NEAT, CLEAN AND ACCEPTABLE CONDITION. ALL WINDOWS, HANDRAILS, RAILINGS, FURNITURE, FIXTURES, CEILING, AND CHAIRS, ETC. SHALL BE CLEANED. ANY ITEMS SOiled OR DAMAGED SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
13. THE CONTRACTORS SHALL GUARANTEE ALL WORK INSTALLED UNDER THE CONTRACTS FROM A PERIOD OF ONE (1) YEAR FROM DATE OF COMPLETION, AS EVIDENCED BY THE DATE OF THE FINAL CERTIFICATE, UNLESS A LONGER PERIOD IS CALLED FOR IN THE SPECIFICATIONS.
14. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO FILL ALL REQUIRED INSPECTION REPORTS, CONCRETE COLUMNS, REINFORCED STEEL, AND MASONRY. ATTACHMENTS, MATERIAL, TICKETS, ETC. AS MAY BE REQUIRED BY THE LOCAL MUNICIPALITY.
15. THE DRAWINGS AND SPECIFICATIONS ARE TREATMENTS OF SERVICE AND AS SUCH REMAIN THE PROPERTY OF THE ARCHITECT. WHETHER THE WORK FOR WHICH THEY ARE INTENDED IS COMPLETED OR NOT, ANY USE OF THESE DOCUMENTS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT SHALL BE PROHIBITED.
16. THE LATEST EDITION OF THE AIA DOCUMENT 190 SHALL APPLY TO THIS PROJECT, WITH MODIFICATIONS AS LISTED UNDER THE SUPPLEMENTARY CONDITIONS, AND BECOME PART OF THE AGREEMENT.
17. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL PERMITS AS MAY BE REQUIRED BY THE MUNICIPALITY HAVING JURISDICTION. ASSISTANCE FOR ALL REQUIRED INSPECTIONS, OBTAIN ALL NECESSARY SIGN-OFFS AND FINAL LETTER OF COMPLETION AND/OR CERTIFICATE OF OCCUPANCY AS MAY BE REQUIRED.
18. THE CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE MUNICIPALITY A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO COMPLETION OF ANY WORK REGARDING AN INSPECTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT THE WORK IS SAFELY ACCESSIBLE AND VISIBLE, COMPLETE AND IN COMPLIANCE WITH THE APPLICABLE CODES, REGULATIONS. IN THE EVENT THAT THE WORK IS NOT COMPLETE OR DOES NOT COMPLY WITH THE APPLICABLE REGULATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR, ANY, AND/OR PENALTY.
19. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN A LICENSED LAND SURVEYOR TO CHECK AND VERIFY ALL LINES AND SETBACKS TO INSURE THAT ALL DIMENSIONS AND DISTANCES ARE CORRECT PRIOR TO THE START OF FRAMING. REPORT ANY DISCREPANCIES TO THE ARCHITECT.
20. THE GENERAL CONTRACTOR ACKNOWLEDGES THAT THE SERVICES OF THE ARCHITECTS DO NOT EXTEND TO OR INCLUDE THE REVIEW OR SITE OBSERVATION OF THE CONTRACTORS WORK OR PERFORMANCE AND AS SUCH THE GENERAL CONTRACTOR, BY EXECUTION OF THE CONTRACT AND START OF THE WORK, ASSUMES ALL RESPONSIBILITY FOR THE MEANS AND METHODS OF CONSTRUCTION FOR THE SAFETY ON THE SITE, AND PROTECTION OF THE GENERAL PUBLIC AND ADJOINING PROPERTIES AND UTILITIES AND THAT THESE RESPONSIBILITIES ARE INTENDED TO BE AND TO REMAIN SOLELY THOSE OF THE GENERAL CONTRACTOR. IT IS FURTHER AGREED THAT THE GENERAL CONTRACTOR WILL DEFEND, INDEMNIFY AND HOLD HARMLESS THE OWNER, THE ARCHITECT AND ANY CONSULTANTS FROM ANY CLAIM OR SUE WHATSOEVER, INCLUDING THE ABOVE AND NOT LIMITED TO ALL PAYMENTS, EXPENSES OR COSTS INCURRED, ARISING FROM OR ALLEGED TO HAVE ARISEN FROM THE CONTRACTORS PERFORMANCE OR FAILURE OF THE CONTRACTORS WORK TO CONFORM TO THE DESIGN INTENT AND THE CONTRACT DOCUMENTS.
21. THE DRAWINGS SHALL NOT BE SCALED. WRITTEN DIMENSIONS SHALL GOVERN ALL CONDITIONS. REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO STARTING THE WORK.

ELECTRICAL

1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS, APPROVALS, AFFIDAVITS, CERTIFICATES, ETC. AND PAY ALL FEES AS REQUIRED BY THE LOCAL AUTHORITIES AND AN APPROVED ELECTRICAL INSPECTION AGENCY APPROVED BY THE MUNICIPALITY.
2. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE ELECTRICAL CODE OF NEW YORK STATE, LATEST EDITION AND ALL LOCAL LAWS AND REGULATIONS AND THE NEW YORK STATE BUILDING, RESIDENTIAL AND FIRE CODES.
3. ALL NEW FIXTURES SHALL BE PROVIDED AND INSTALLED BY THE ELECTRICAL CONTRACTOR.
4. ALL CEILING FIXTURES SHALL BE SWITCHED WITH DIMMER SWITCHES. WHERE MULTIPLE SWITCHES MAY BE REQUIRED, CONTRACTOR IS TO INSTALL "SAVO" TYPE UNITS.
5. ALL BATH, TOILET AND KITCHEN TYPE OUTLETS SHALL BE GFI APPROVED TYPE.
6. THE ELECTRICAL CONTRACTOR SHALL PROVIDE POWER AS REQUIRED TO THE WALL MOUNTED WATER COOLER.
7. ALL FIXTURES SHALL BE LED AND COMPLY WITH THE NY'S ENERGY CONSERVATION CODE.
8. THE ELECTRICAL CONTRACTOR SHALL CHECK AND VERIFY THE ELECTRICAL REQUIREMENTS FOR THE CONVENTION CENTER WITH THE TENANT AND PROVIDE SERVICES AS REQUIRED.
9. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE HIGHER WORK WITH THE MECHANICAL AND MECHANICAL JURISDICTIONS TO VERIFY THE ELECTRICAL REQUIREMENTS OF THEIR WORK AND TO PROVIDE ALL ELECTRICAL SERVICE, WIRING AND FINAL CONNECTIONS AS MAY BE REQUIRED.
10. THE CONTRACTOR SHALL OBTAIN CERTIFICATION BY AN APPROVED ELECTRICAL INSPECTION AGENCY APPROVED BY THE MUNICIPALITY UPON COMPLETION OF HIS WORK.

BATHROOM ACCESSORIES

1. THE WALL MOUNTED CHAPER CHAIRS SHALL BE AS FOLLOWS:
"NOLA KARE" HORIZONTAL, STAINLESS STEEL, RECESSED CHAIR CHAIRING STATION
MODEL: K-230-0-5452

PROPOSED REFLECTED CEILING PLAN

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

PROPOSED 1st FLOOR LIFE SAFETY PLAN

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

LIFE SAFETY LEGEND

- EXISTING WALL MOUNTED EXT. SIGN
#2 HEAD EMERGENCY LIGHT
- NEW INTERCONNECTED HARDWIRED
COMBINATION SMOKE AND CARBON
MONOXIDE DETECTOR IN BATTERY
UNLAMP
- NEW CLASS C FIRE EXTINGUISHER
- 7'-0" CLEAR PATH
- EXISTING WALL MOUNTED
EXTERIOR SITE LIGHTING

EGRESS ROUTES

EGRESS PATH	IFL=A-1	IFL=A-2
LEG #1	33'-5"	28'-0"
LEG #2	-----	1'-0"
LEG #3	-----	3'-6"
TOTAL	33'-5"	33'-5"

AS PER TABLE 1017.2 - EXIT ACCESS TRAVEL
DISTANCE, MAXIMUM TRAVEL DISTANCE TO
AN EXIT SHALL NOT BE MORE THAN 200
FEET IN AN "B" OCCUPANCY WITHOUT A
SPRINKLER SYSTEM

REFLECTED CEILING LEGEND

- NEW 6" BRAC LIGHT WITH LED HEADS
- MOUNTED CEILING LIGHT FIXTURE
- THERMOSTAT
- 220V OUTLET
- BATHROOM EXHAUST FAN TO EXTERIOR
CONNECTED TO LIGHT SWITCH
- 4 SPRINKLER HEADS UNITS

CEILING FIXTURE LEGEND

- E EXISTING FIXTURE TO REMAIN
- R EXISTING FIXTURE TO BE RELOCATED
- N NEW FIXTURE TO BE INSTALLED

THIS LEGEND APPLIES TO ALL ELECTRICAL
LIGHTING, FAN, GRILLES, FIRE ALARM
DEVICES, & SPRINKLER HEADS AS SHOWN ON
THE REFLECTED CEILING PLAN

4/25/23 REVIS 2 NEW PERMITS INTO ONE SHOT PERMIT
3/28/23 REVIS AS PER COMMENTS OF 3/28/23
3/7/23 ISSUED FOR FILING

rev. date remarks

MAINTAIN EXISTING CONDITIONS
FOR
KENETIC PT
404 GREAT NECK RD GREAT NECK, NY 11022

DIPROPERZIO & MALLIA
ARCHITECTS, LLP
400 JEROME TURNPIKE
MINNEOLA, NY 11501 (516) 673-7775

REFLECTED CEILING FLOOR
PLAN, LIFE SAFETY PLAN &
GENERAL NOTES

DATE: 04/25/23 AC: 1801 23-11
DRAWING: 104 5036 AS NOTED
SHEET: 5037/3 1047 1047-5

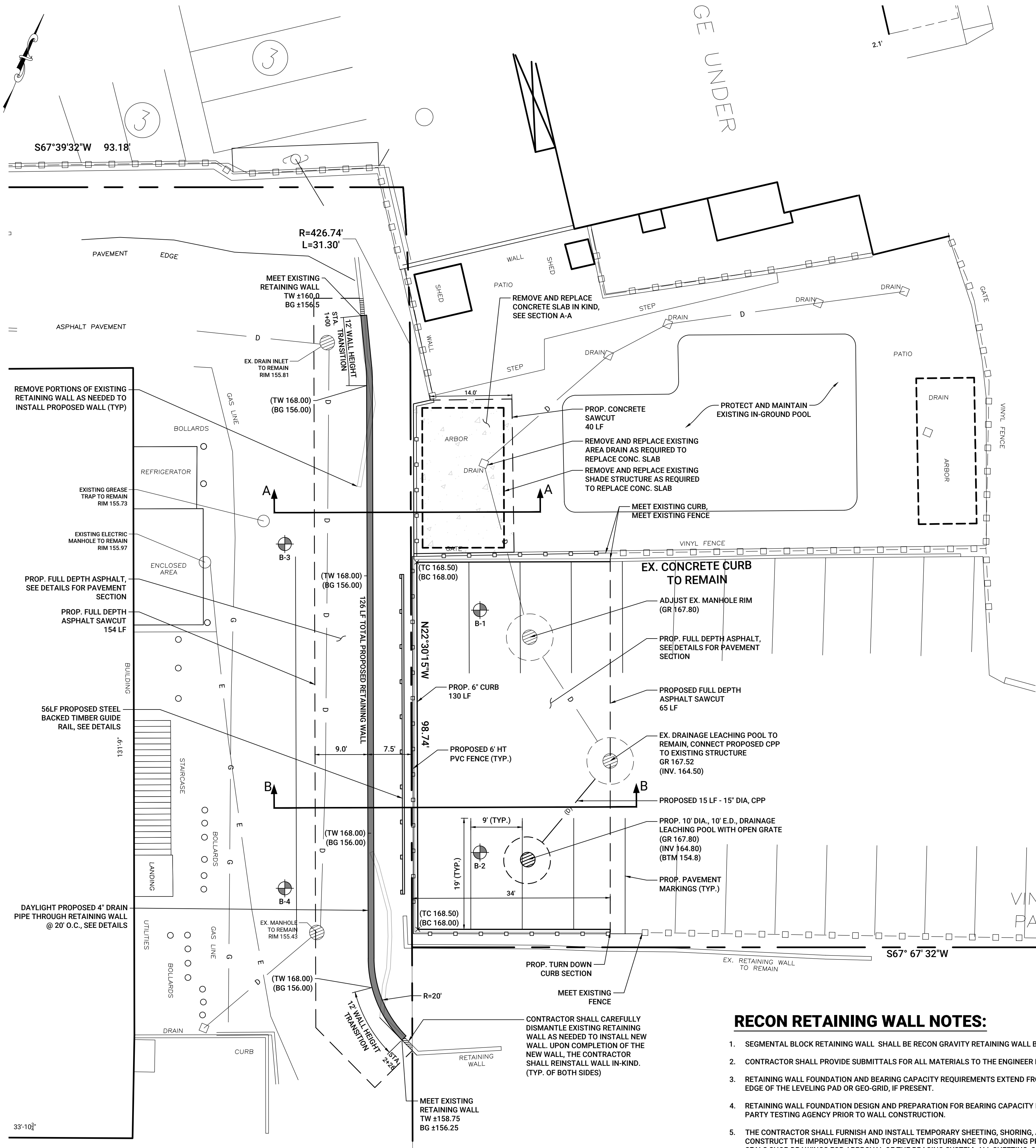
date approval stamp

date

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DESIGN

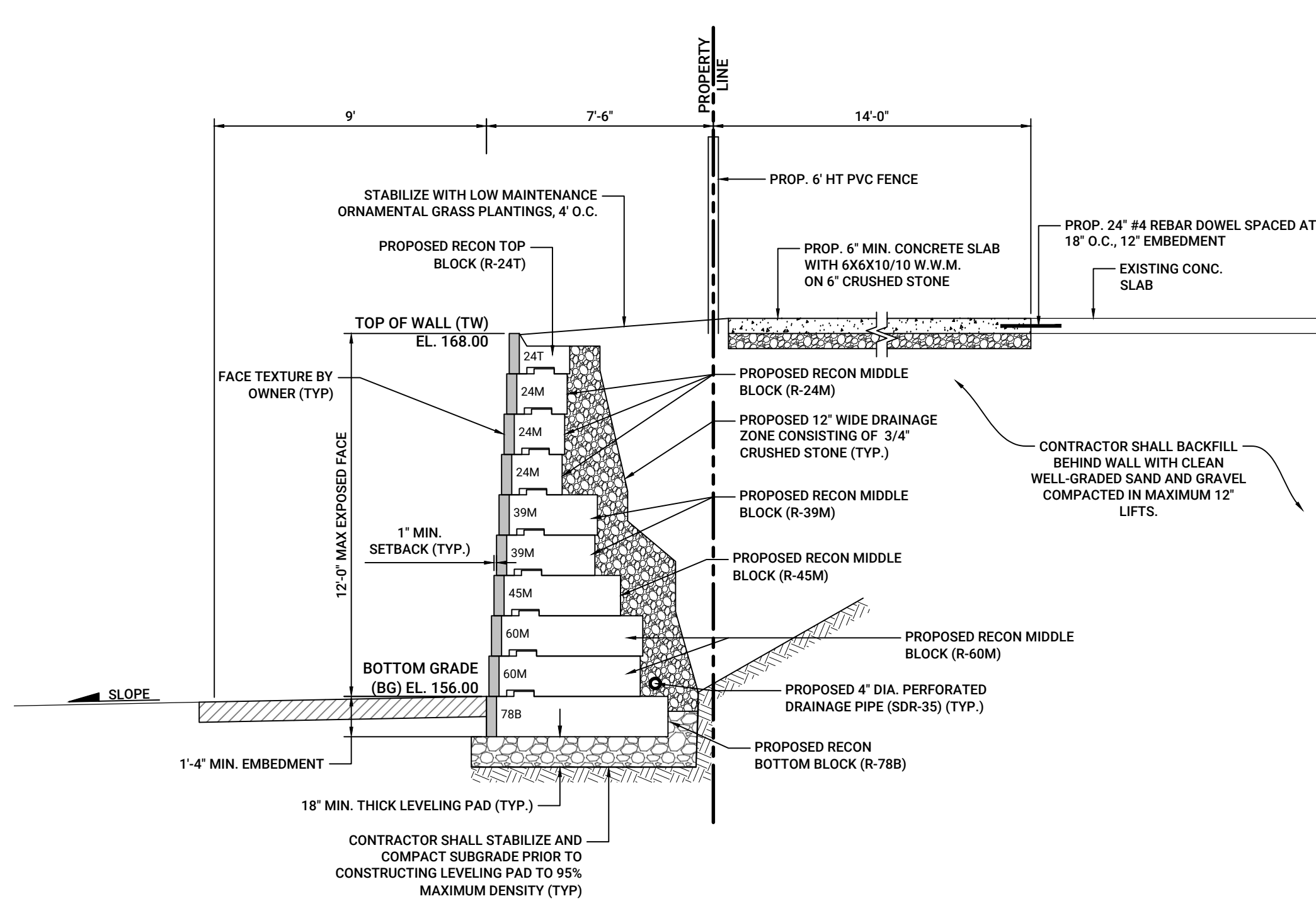
Drawing Name: P:\2022 Projects\2022-129\2022-129 Proposed Site Plan.dwg Last Modified: Dec 15, 2022 - 2:10pm Plotted on: Mar 24, 2023 - 12:06pm by pargenova



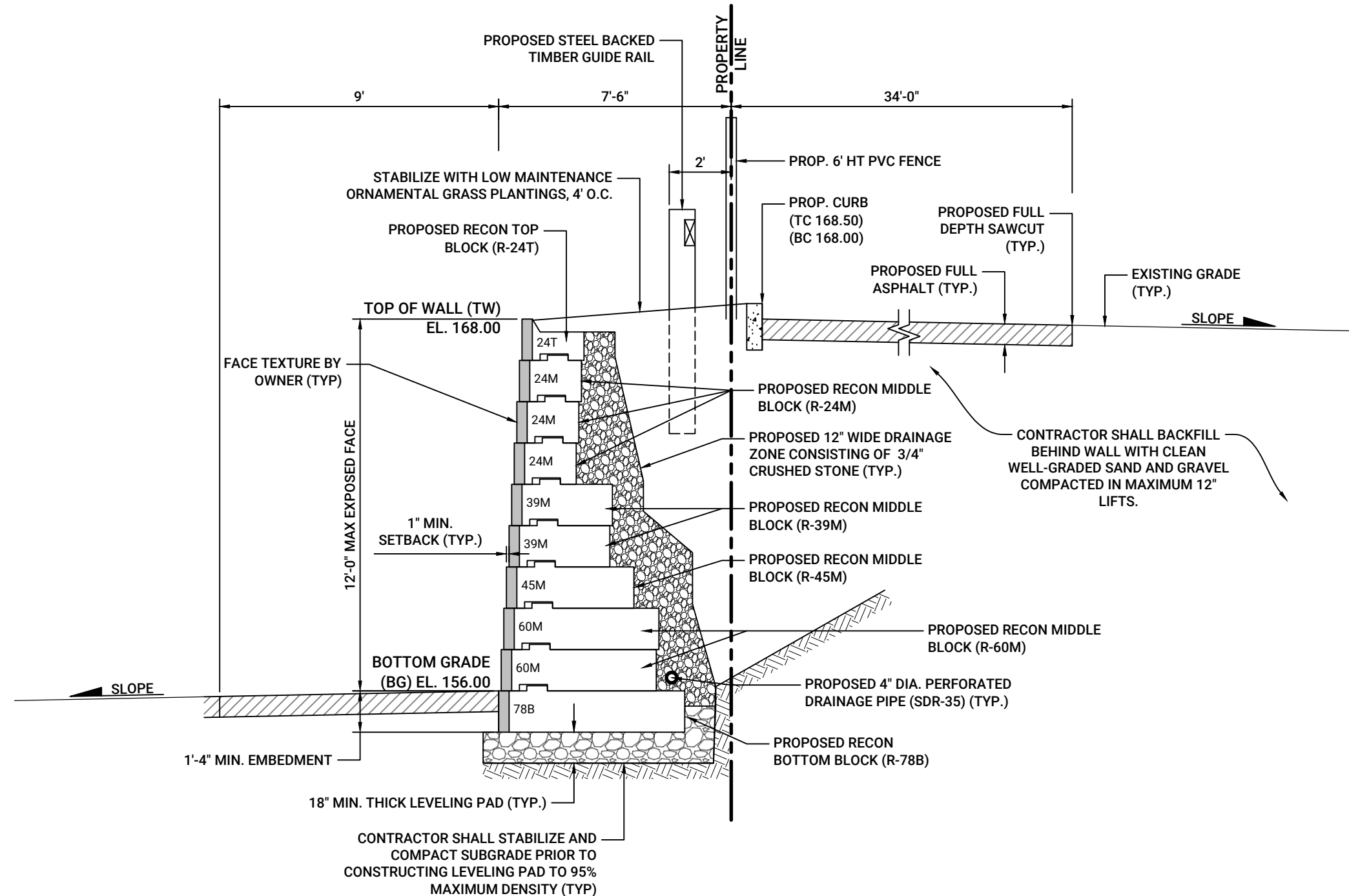
DETAIL SITE PLAN
SCALE: 1" = 10'

RECON RETAINING WALL NOTES:

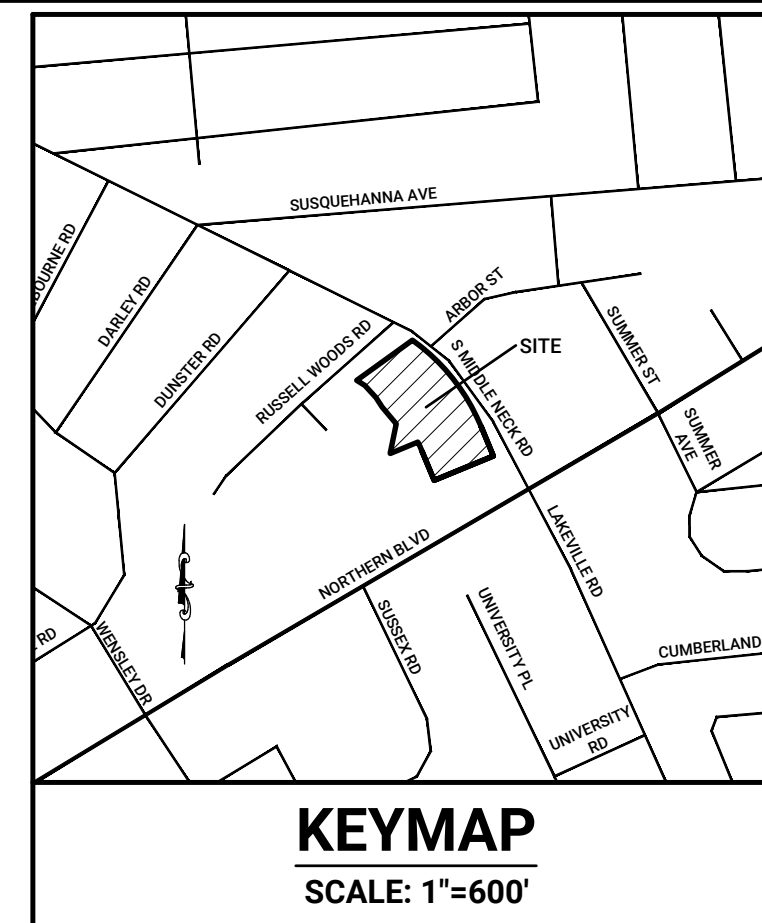
- SEGMENTAL BLOCK RETAINING WALL SHALL BE RECON GRAVITY RETAINING WALL BLOCKS AS DESIGNATED ON SECTION, OR APPROVED EQUAL.
- CONTRACTOR SHALL PROVIDE SUBMITTALS FOR ALL MATERIALS TO THE ENGINEER FOR REVIEW AND APPROVAL.
- RETAINING WALL FOUNDATION AND BEARING CAPACITY REQUIREMENTS EXTEND FROM THE INSIDE EDGE OF THE LEVELING PAD TO THE OUTSIDE EDGE OF THE LEVELING PAD OR GEO-GRID, IF PRESENT.
- RETAINING WALL FOUNDATION DESIGN AND PREPARATION FOR BEARING CAPACITY REQUIREMENTS TO BE VERIFIED BY THE CLIENTS THIRD PARTY TESTING AGENCY PRIOR TO WALL CONSTRUCTION.
- THE CONTRACTOR SHALL FURNISH AND INSTALL TEMPORARY SHEETING, SHORING, AND BRACING OF EXCAVATIONS AS REQUIRED TO CONSTRUCT THE IMPROVEMENTS AND TO PREVENT DISTURBANCE TO ADJOINING PROPERTIES. THE CONTRACTOR SHALL SUBMIT SIGNED AND SEALS SHOP DRAWINGS FOR APPROVAL OF THE BRACING SYSTEM. ALL SHEETING, SHORING, AND BRACING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF INDUSTRIAL CODE RULE PART 23 "PROTECTION IN CONSTRUCTION, DEMOLITION AND EXCAVATION OPERATIONS", OF THE STATE OF NEW YORK DEPARTMENT OF LABOR AND THE REQUIREMENTS OF THE FEDERAL GOVERNMENTS O.S.H.A.
- REFER TO MANUFACTURER SPECIFICATIONS FOR INSTALLATION PROCEDURES AND ADDITIONAL INFORMATION.
- RETAINING WALL SUB-BASE AND BASE COURSE SHALL BE INSPECTED BY THE ENGINEER PRIOR TO INSTALLATION FOR RETAINING WALL BLOCKS.
- BACKFILL WITH CLEAN, WELL GRADED, SAND AND GRAVEL COMPACTED TO 95% DENSITY PER MODIFIED PROCTOR AT OPTIMUM MOISTURE CONTENT. BACKFILL SHALL BE COMPACTED IN 12" MAXIMUM LIFTS.
- BLOCK-FACE TEXTURE SHALL BE SELECTED BY OWNER.
- DESIGN CALCULATIONS PREPARED BY R&M ENGINEERING AVAILABLE UPON REQUEST.



SECTION A - A
SCALE: 1" = 4'



SECTION B - B
SCALE: 1" = 4'



KEYMAP
SCALE: 1"=600'

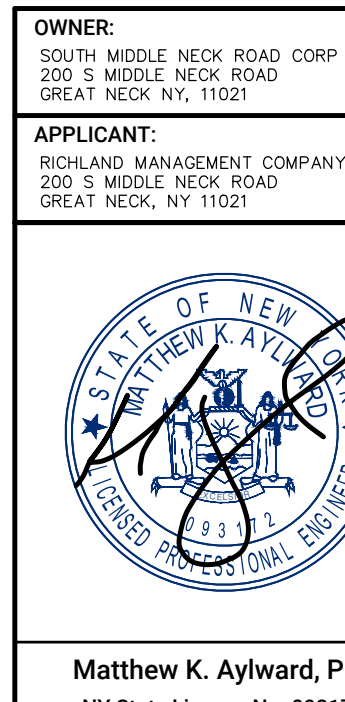
TOWN FILE # _____

No.	REVISION DESCRIPTION	DATE	BY
-----	----------------------	------	----

DETAIL SITE PLAN

200 S MIDDLE NECK RD
555 NORTHERN BOULEVARD
SITUATED IN THE
GREAT NECK
TOWN OF NORTH HEMPSTEAD, NASSAU COUNTY, NEW YORK

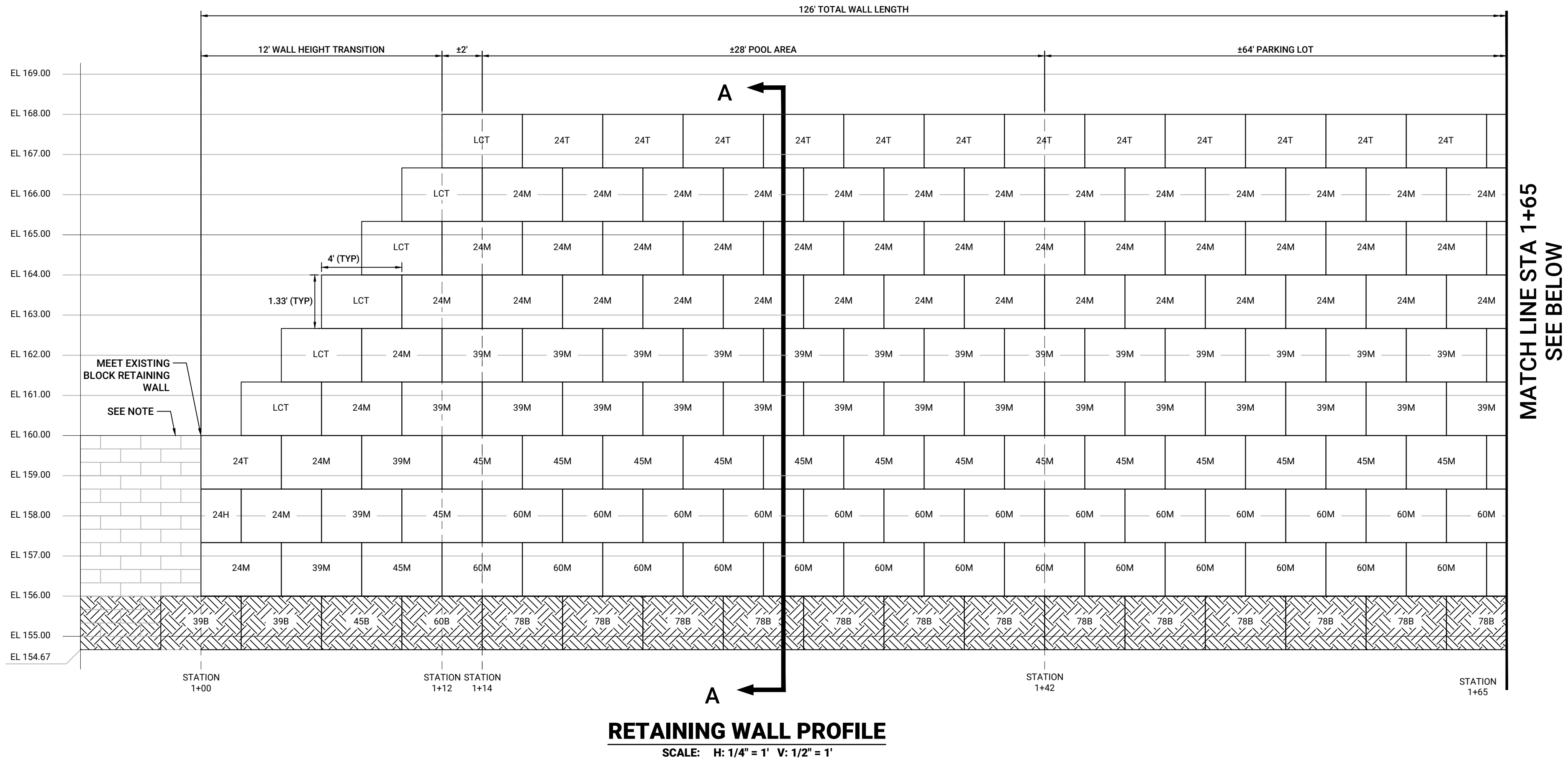
NCTM: SECTION 02, BLOCK 359, LOTS 20 & 22



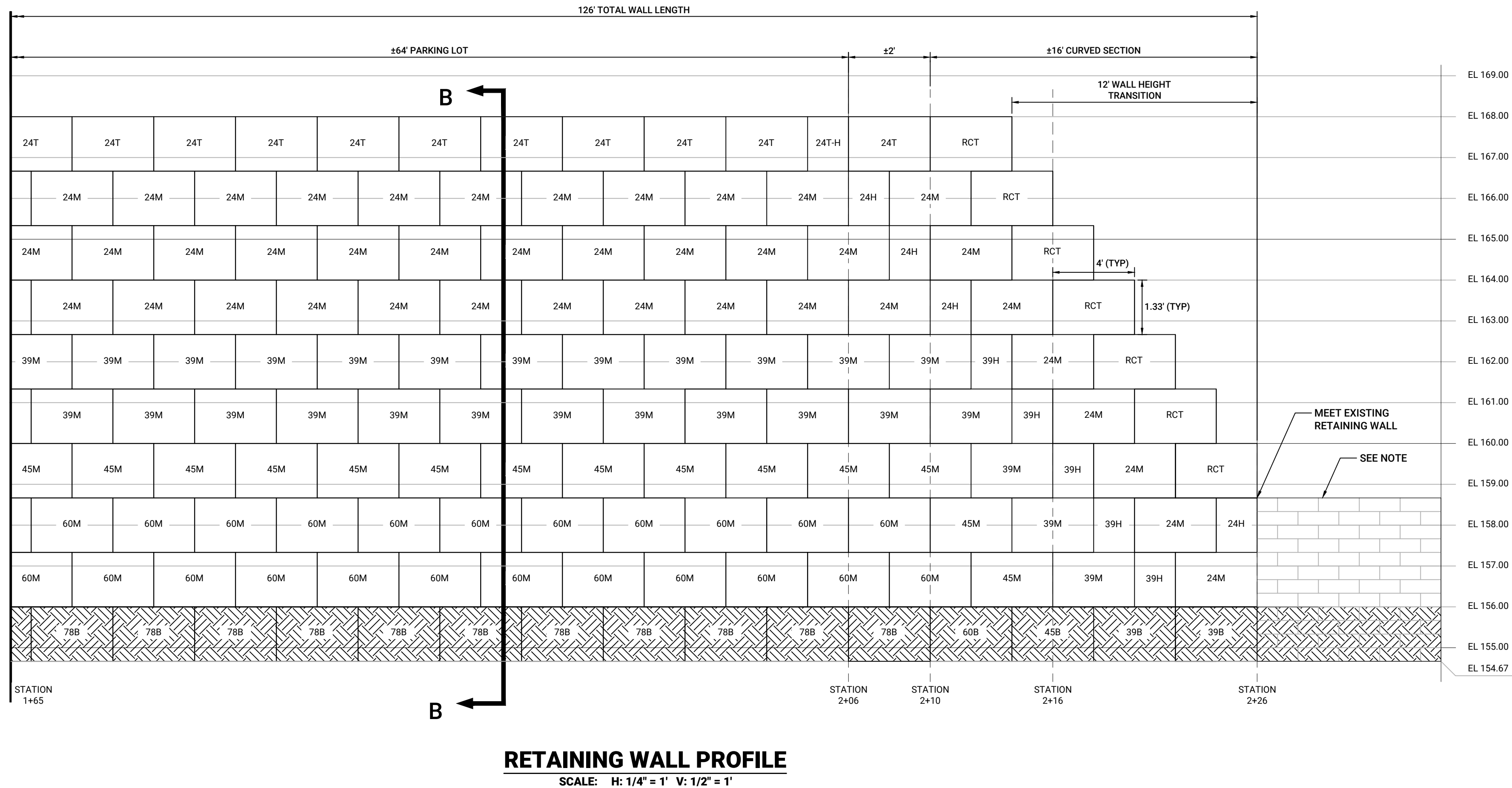
Robinson & Muller
Engineers, P.C.
50 Elm Street
Huntington, NY 11743
Office: (631) 271-0576
Fax: (631) 271-0592
www.rmengineering.com

DWN. BY: PA	CHKD. BY: DPH	SCALE: 1"=10'	SHEET: SP-2
DATE: 11-01-2022	DATE: 11-01-2022	JOB No.: 2022-129	

Drawing Name: P:\2022 Projects\2022-129\2022-129 Proposed Site Plan.dwg Last Modified: Dec 15, 2022 -- 2:10pm Plotted on: Mar 24, 2023 -- 12:06pm by pargenova



MATCH LINE STA 1+65
SEE ABOVE



NOTE:
CONTRACTOR SHALL CAREFULLY DISMANTLE EXISTING RETAINING WALL AS NEEDED TO INSTALL NEW WALL. UPON COMPLETION OF THE NEW WALL, THE CONTRACTOR SHALL REINSTALL WALL IN-KIND. (TYP. OF BOTH SIDES)

No.	REVISION DESCRIPTION	DATE	BY

OWNER:
SOUTH MIDDLE NECK ROAD CORP
200 S MIDDLE NECK ROAD
GREAT NECK, NY 11021

APPLICANT:
RICHLAND MANAGEMENT COMPANY
200 S MIDDLE NECK ROAD
GREAT NECK, NY 11021



Matthew K. Aylward, P.E.
NY State License No. 093172

TOWN FILE # _____

RETAINING WALL PROFILE

**200 S MIDDLE NECK RD
555 NORTHERN BOULEVARD**

SITUATED IN THE
GREAT NECK

TOWN OF NORTH HEMPSTEAD, NASSAU COUNTY, NEW YORK

NCTM: SECTION 02, BLOCK 359, LOTS 20 & 22



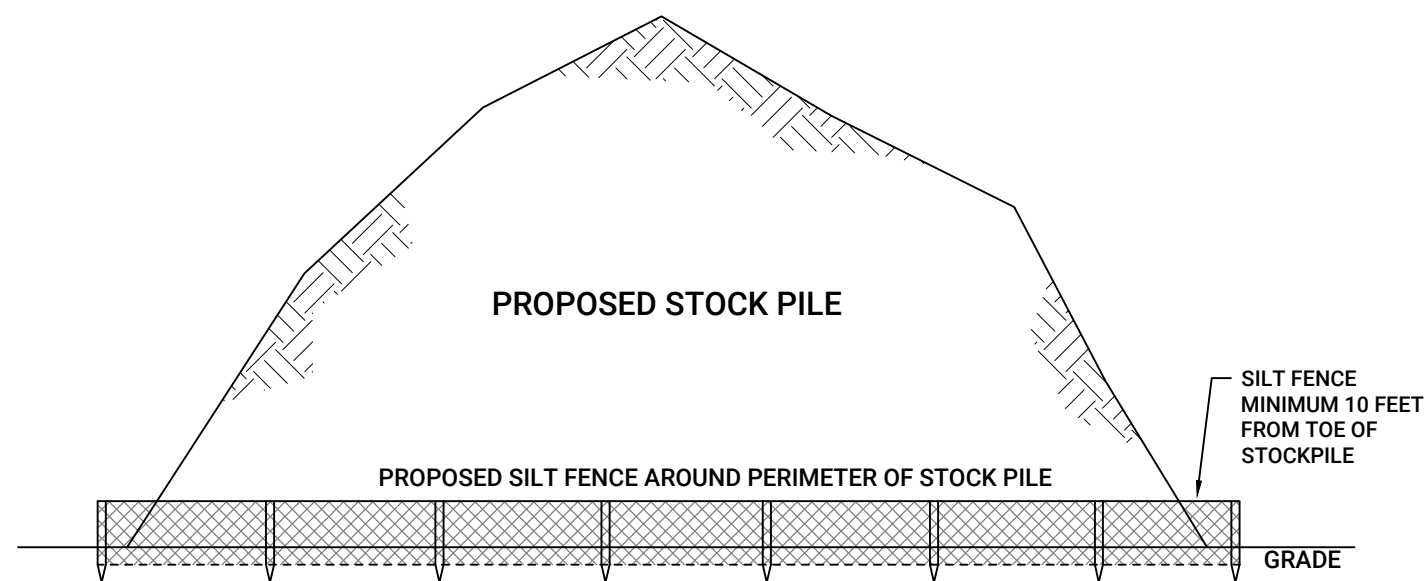
**Robinson & Muller
Engineers, P.C.**
50 Elm Street
Huntington, NY 11743
Office: (631) 271-0576
Fax: (631) 271-0592
www.rmengineering.com

DWN. BY: PA
DATE: 11-01-2022

CHKD. BY: DPH
DATE: 11-01-2022

SCALE: As Shown
JOB No.: 2022-129

SHEET: **SP-3**

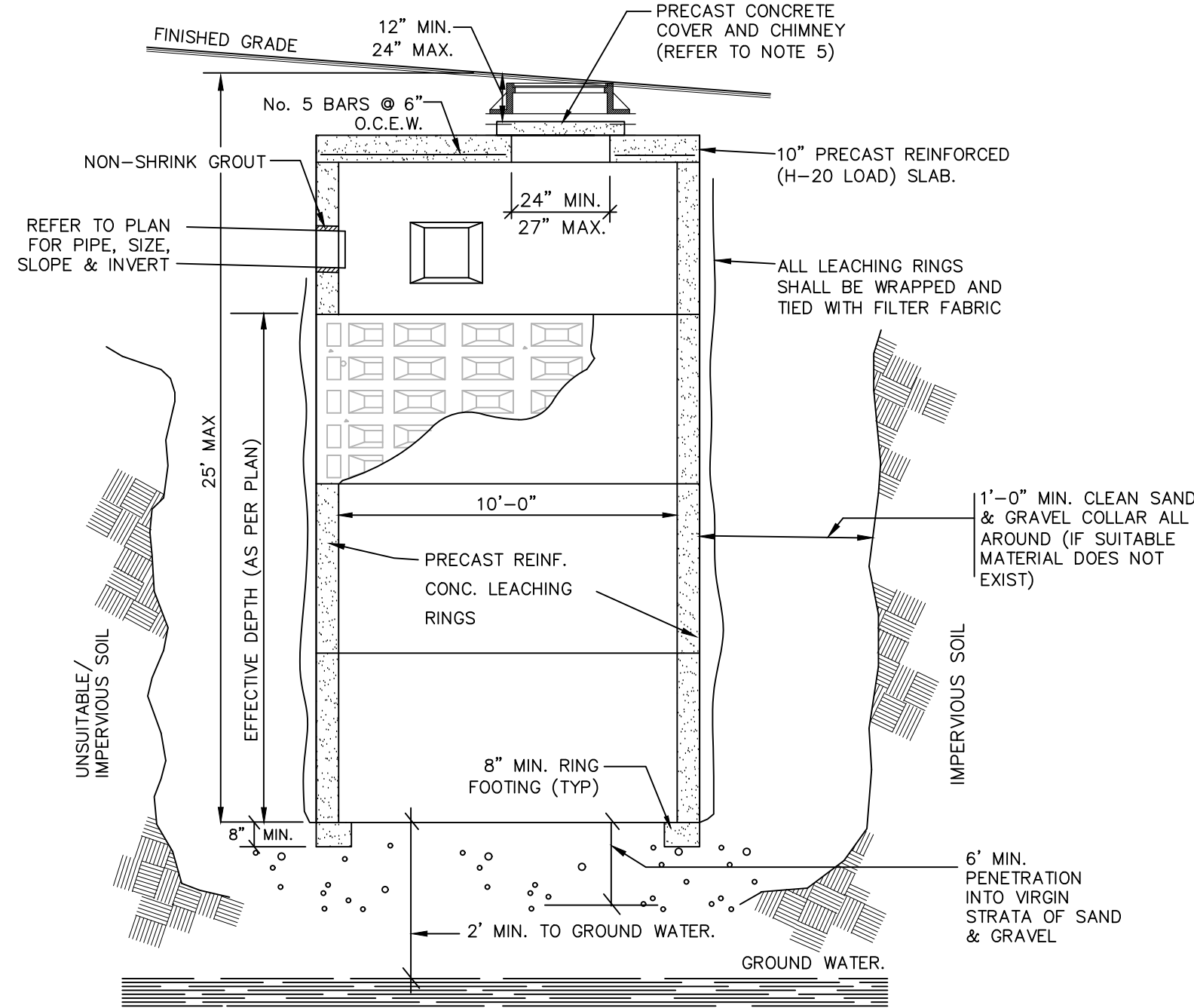


TYPICAL STOCK PILE PROTECTION DETAIL

N.T.S.

NOTES:

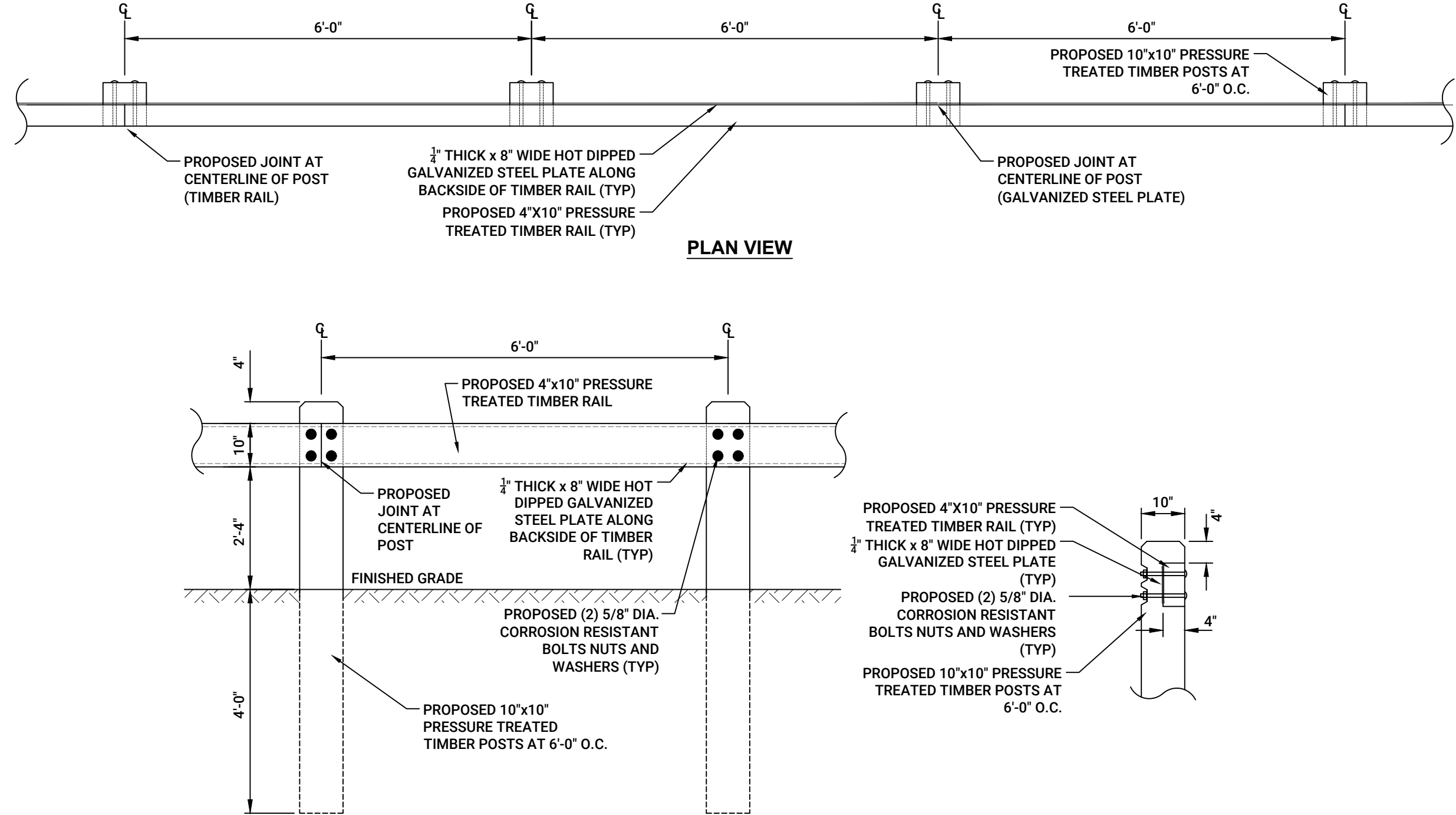
1. STOCK PILE OF SOIL SHALL BE TEMPORARILY PROTECTED IF LEFT EXPOSED FOR GREATER THAN 14 DAYS, BY THE USE OF SEED, ANCHORED STRAW MULCH, ROLLED STABILIZATION MATTING, OR OTHER DURABLE COVERING.
2. A BARRIER MUST BE INSTALLED AT LEAST 10 FEET FROM THE TOE OF THE STOCKPILE TO PREVENT SOIL MIGRATION AND TO CAPTURE LOOSE SOIL.
3. STOCK PILES SHALL NOT EXCEED 15FT. IN HEIGHT.



10' DIAMETER DRAINAGE LEACHING POOL DETAIL (LP)

NOTES:

1. ALL DRAINAGE PIPE SHALL HAVE 2' MIN. COVER.
2. AS PART OF THE LEACHING POOL CONSTRUCTION, IF UNSUITABLE MATERIAL, THE CONTRACTOR SHALL BE RESPONSIBLE TO EXCAVATE A MINIMUM OF 6'-0" INTO A VIRGIN STRATA OF SAND AND GRAVEL BELOW THE STRUCTURE. THE EXCAVATION SHALL THEN BE BACKFILLED WITH A CLEAN WELL GRADED SAND AND GRAVEL UP TO AND AROUND THE STRUCTURE AS SHOWN.
3. ALL PRECAST DRAINAGE STRUCTURES SHALL BE FURNISHED WITH PRECAST OPENINGS FOR DRAINAGE PIPE.
4. ALL CONCRETE SHALL BE 4,000 PSI @ 28 DAYS
5. PROPOSED LEACHING POOL (DLP-11) SHALL BE CONSTRUCTED WITH A OPEN GRATE WITH LOCKING MECHANISM AT GRADE. THE OPEN GRATE SHALL BE PATTERN #1182C AS MANUFACTURED BY CAMPBELL FOUNDRY OR APPROVED EQUAL.
6. THE TOP 4'-0" SECTION SHALL BE A SOLID REINFORCED PRECAST CONCRETE RING.

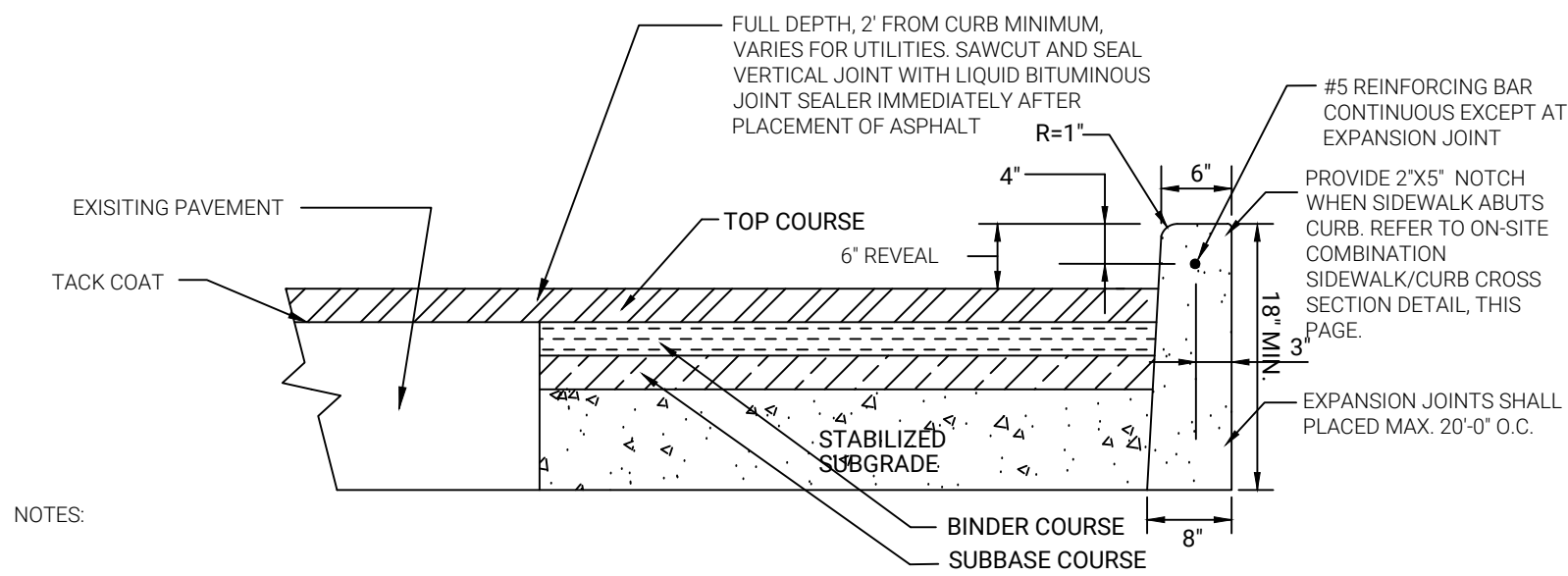


TIMBER GUIDE RAIL DETAIL

NTS

NOTES:

1. TIMBER POSTS SHALL BE PRESSURE TREATED SOUTHERN YELLOW PINE SUITABLE FOR GROUND CONTACT.
2. ALL BOLTS, NUTS AND WASHERS SHALL BE CORROSION RESISTANT AND SUITABLE FOR USE WITH THE PRESSURE TREATMENT METHOD.
3. ALL BOLTS, NUTS AND WASHERS SHALL BE COUNTERSUNK.
4. STEEL PLATE SHALL BE HOT DIPPED GALVANIZED AND INSTALLED ALONG THE BACKSIDE OF THE TIMBER BARRIER.



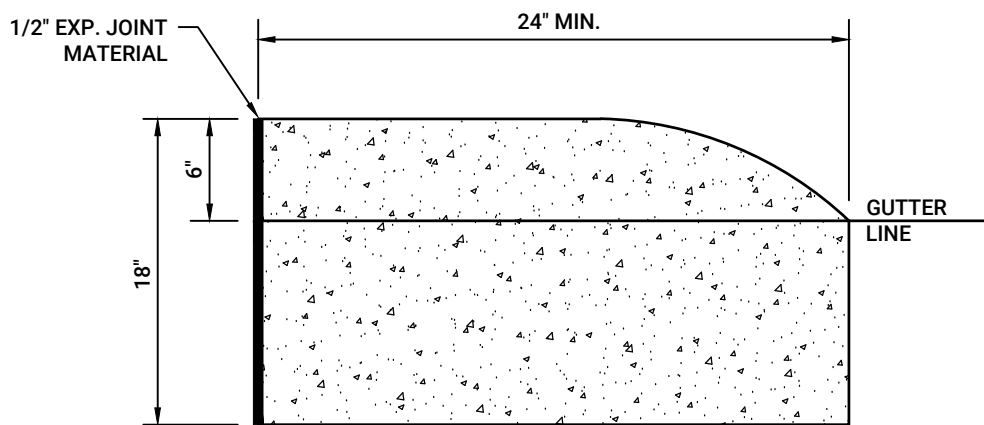
ON-SITE CURB AND PAVEMENT DETAIL

N.T.S.

STANDARD DUTY PAVEMENT SECTION:

TOP COURSE:
1-1/2" COMPACTED ASPHALT TOP COURSE, NYSDOT TYPE 7.
BINDER COURSE:
2" COMPACTED DENSE GRADED BASE COURSE ASPHALTIC CONCRETE NYSDOT TYPE 3.
SUBBASE COURSE:
6" OF COMPACTED RCA NYSDOT TYPE 1011 MATERIAL "A".

1. ALL WORK SHALL CONFORM TO TOWN OF HEMPSTEAD SPECIFICATIONS.
2. PROVIDE 1/2" PREMOLDED BITUMINOUS EXPANSION JOINTS ALONG CURB AT 20' O.C. MIN., AT ALL CURB P.C.'S, P.T.'S AND AT BOTH ENDS OF CURB CUTS.
3. PROVIDE 1/2" PREMOLDED BITUMINOUS EXPANSION JOINTS ALONG CONCRETE SIDEWALK AT 20' O.C. MIN., AT ALL INTERSECTIONS WITH OTHER WALKS AND CONCRETE HANDICAP RAMPS.
4. HANDICAP RAMPS SHALL CONFORM TO THE LATEST N.Y.S. STANDARDS.
5. ALL CONCRETE FOR CURB SHALL BE NASSAU COUNTY CLASS 'A'. ALL CONCRETE FOR SIDEWALKS SHALL BE NASSAU COUNTY CLASS 'B'.
6. CURB REVEAL SHALL BE 6" TYPICAL, UNLESS WHERE NOTED ON PLAN.
7. DAMAGED BASE AND BINDER COURSE SHALL BE REMOVED AND REPLACED PRIOR TO PLACEMENT OF TOP COURSE.
8. TOP COURSE SHALL BE PLACED AFTER CONSTRUCTION HAS BEEN SUBSTANTIALLY COMPLETED AS DETERMINED BY THE OWNER OR OWNER'S REPRESENTATIVE.
9. SUBBASE MATERIAL SHALL BE PLACED AND SPREAD FROM AN APPROVED STOCKPILE. MATERIAL SHALL BE TESTED FROM THE STOCKPILE BY AN APPROVED SOIL TESTING LABORATORY PRIOR TO PLACEMENT.
10. THE SPECIFICATION FOR THE TOWN OF HEMPSTEAD ITEM #398, DENSE GRADED AGGREGATE BASE COURSE, SHALL BE MODIFIED TO PERMIT MILLED ASPHALT AS AN ACCEPTABLE AGGREGATE. THE MODIFICATION SHALL NOT CAUSE A DEVIATION IN THE MECHANICAL GRADATION OF THIS ITEM.

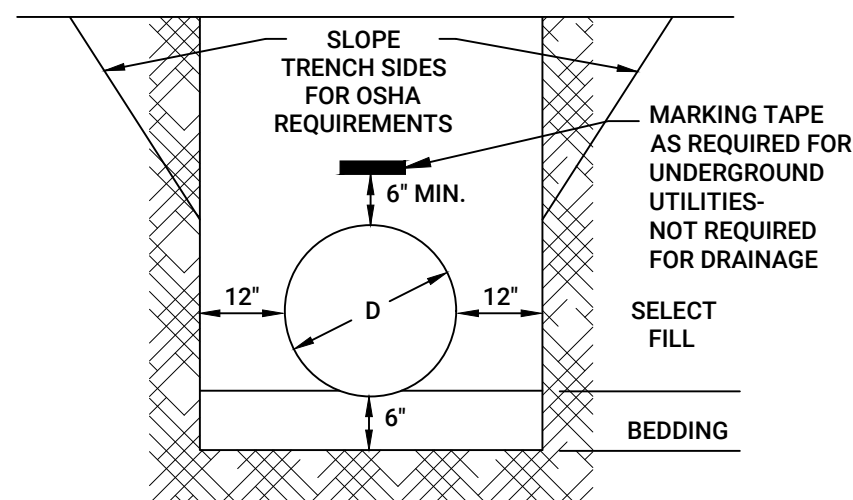


CURB ENDING BULL NOSE DETAIL

N.T.S.

NOTES:

1. IN ADDITION TO THE REQUIREMENTS OF ITEM No. 97, 1/2" PREMOLDED BITUMINOUS JOINT FILLER SHALL BE PLACED IN JOINTS AT 16 FOOT INTERVALS ALONG THE LENGTH OF THE CURB AND WHERE THE CURB ABUTS DRAINAGE CASTINGS.
2. CURB ENDING SHALL EXTEND 10 FT BEYOND F.C., F.T. CATCH BASIN OR A.O.B.E.



PIPE TRENCH AND BEDDING DETAIL

N.T.S.

NOTES:

1. BEDDING SHALL BE COMPACTED SAND & GRAVEL (SW) OR 3/4" CRUSHED STONE AND SHALL BE SHAPED TO THE BOTTOM OF THE PIPE.
2. SELECT FILL SHALL BE SELECT MATERIAL, FREE OF ROCKS LARGER THAN 2" IN ANY DIMENSION AND SHALL BE PLACED IN 8" MAX. LOOSE LIFTS AND COMPACTED TO 95% STANDARD PROCTOR.

TOWN FILE #

No.	REVISION DESCRIPTION	DATE	BY

CONSTRUCTION DETAIL

200 S MIDDLE NECK RD
555 NORTHERN BOULEVARD

SITUATED IN THE
GREAT NECK
TOWN OF NORTH HEMPSTEAD, NASSAU COUNTY, NEW YORK

NCTM: SECTION 02, BLOCK 359, LOTS 20 & 22



Matthew K. Aylward, P.E.
NY State License No. 093172

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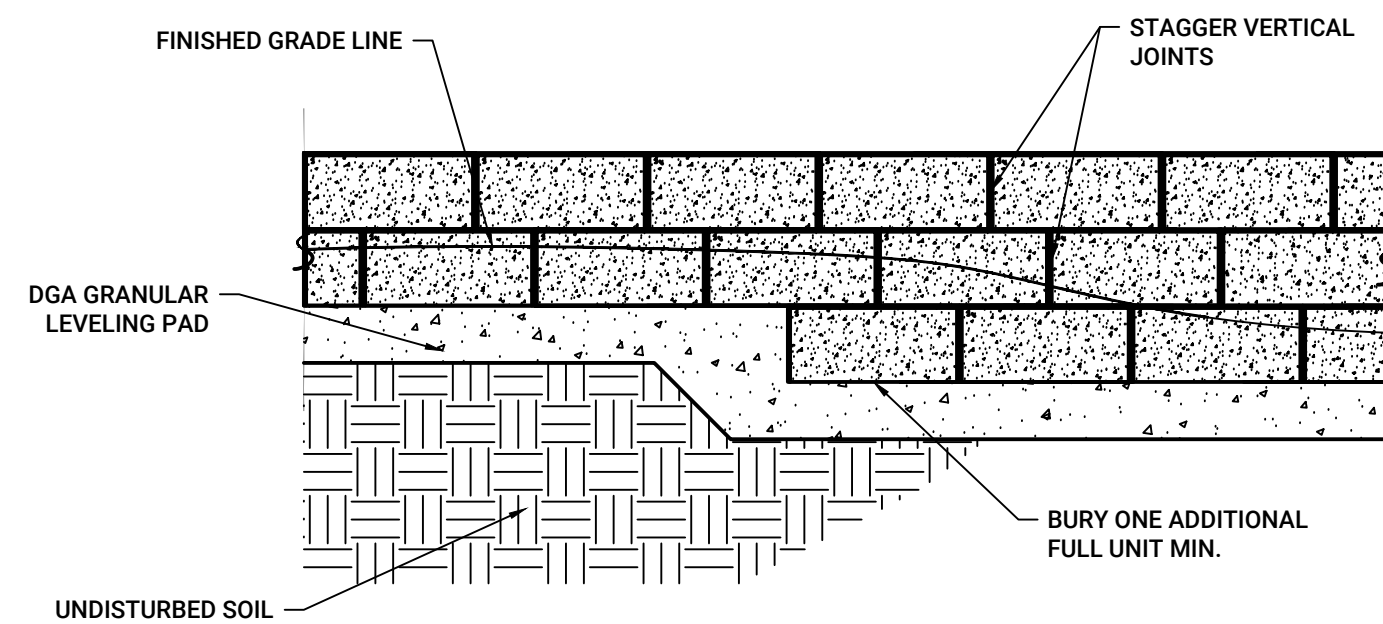
DWN. BY: PA CHKD. BY: DPH SCALE: As Shown SHEET: SP-4
DATE: 11-01-2022 DATE: 11-01-2022 JOB No.: 2022-129

RECON WALL SET UP DETAIL

N.T.S.

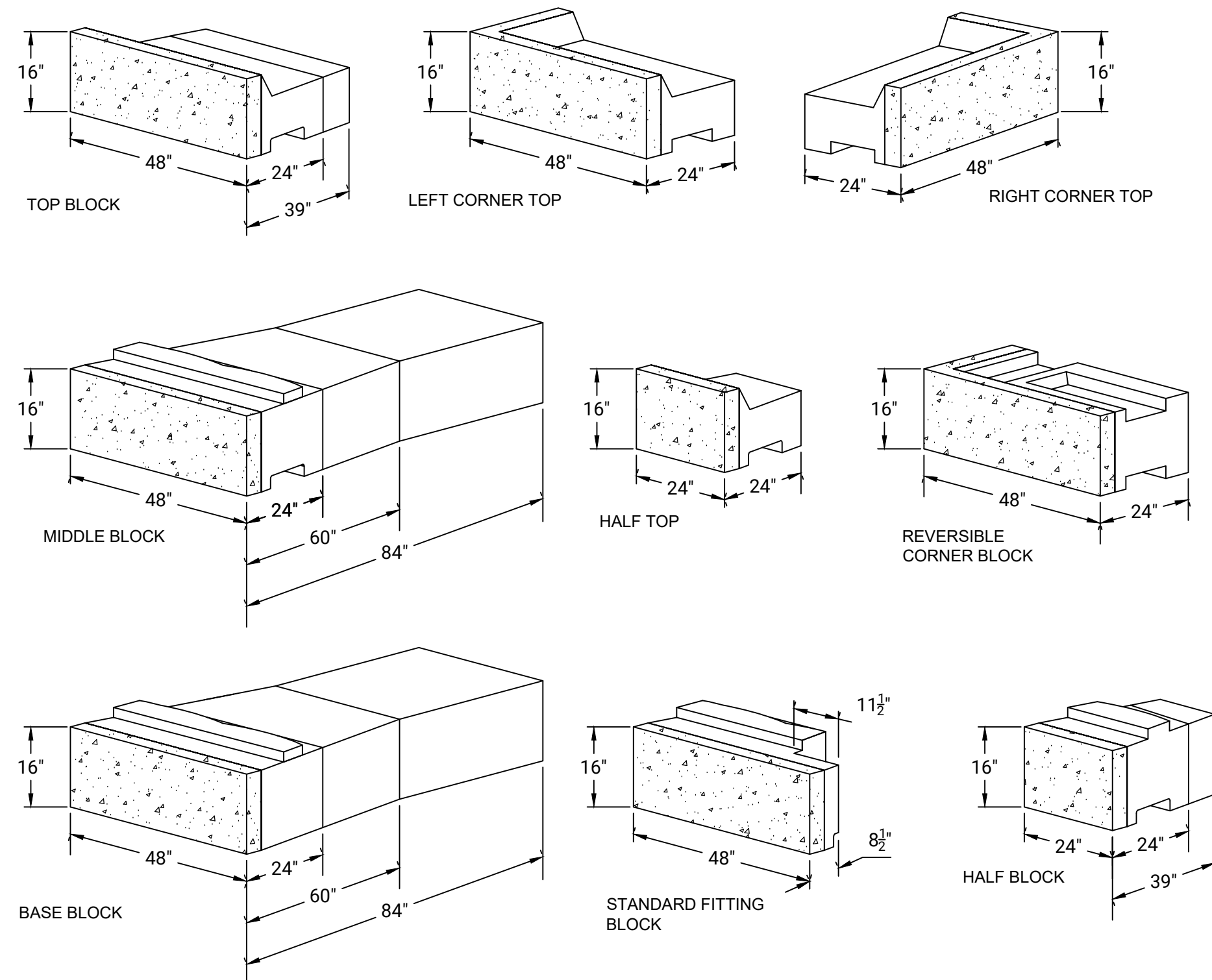
NOTES

1. AN ALTERNATIVE PLACEMENT OF THE LEFT OR RIGHT CORNER TOP BLOCK IS TO PUT A RIGHT CORNER TOP BLOCK ON THE LEFT END OF THE WALL, (AND VISA VERSA), USING THE 24" LONG TEXTURED END OF THE BLOCK IN THE FACE OF THE WALL AND USING THE 48" LENGTH OF TEXTURE PERPENDICULAR TO THE FACE OF THE WALL AND FINISHING THE 48" END WITH A 1/4" RADIUS. THIS ALLOWS A MORE GRADUAL SLOPE AT THE TOP OF THE WALL AND IT ELIMINATES THE NEED FOR A SHIM. IT DOES REQUIRE A SMALL CUT ON THE TONGUE OF THE BLOCK BENEATH THE CORNER TOP BLOCK.
2. APPROXIMATELY 7" OF THE TONGUE OF THE FULL BLOCK DIRECTLY BENEATH THE CORNER TOP BLOCK MUST BE CUT OFF. HOWEVER, NO SHIM IS REQUIRED (AS IS THE CASE IN THE STANDARD PLACEMENT OF A CORNER TOP BLOCK).



RECON WALL STEP DOWN DETAIL

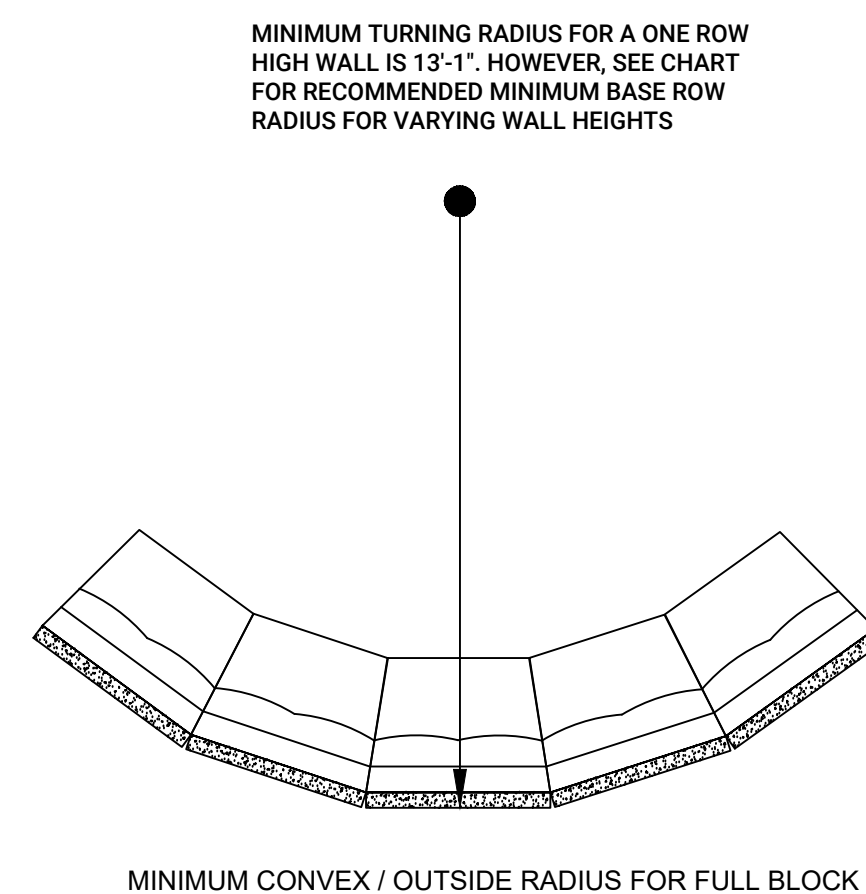
N.T.S.



RECON BLOCK DETAILS

SCALE: $\frac{1}{2}'' = 1'$

RECON BLOCK LEGEND	
BLOCK DESCRIPTION	BLOCK ABBREVIATION
24" BASE	24B
39" BASE	39B
45" BASE	45B
60" BASE	60B
66" BASE	66B
72" BASE	72B
78" BASE	78B
84" BASE	84B
24" MIDDLE	24M
39" MIDDLE	39M
45" MIDDLE	45M
60" MIDDLE	60M
66" MIDDLE	66M
72" MIDDLE	72M
78" MIDDLE	78M
84" MIDDLE	84M
24" TOP	24T
39" TOP	39T
24" HALF	24H
39" HALF	39H
HALF TOP - 24"	HT
LEFT CORNER TOP	LCT
RIGHT CORNER TOP	RCT
SLOPED LEFT CORNER TOP	SLCT
SLOPED RIGHT CORNER TOP	SRCT
REVERSIBLE CORNER	C
FITTING - 24"	FIT24
FITTING - 39"	FIT39

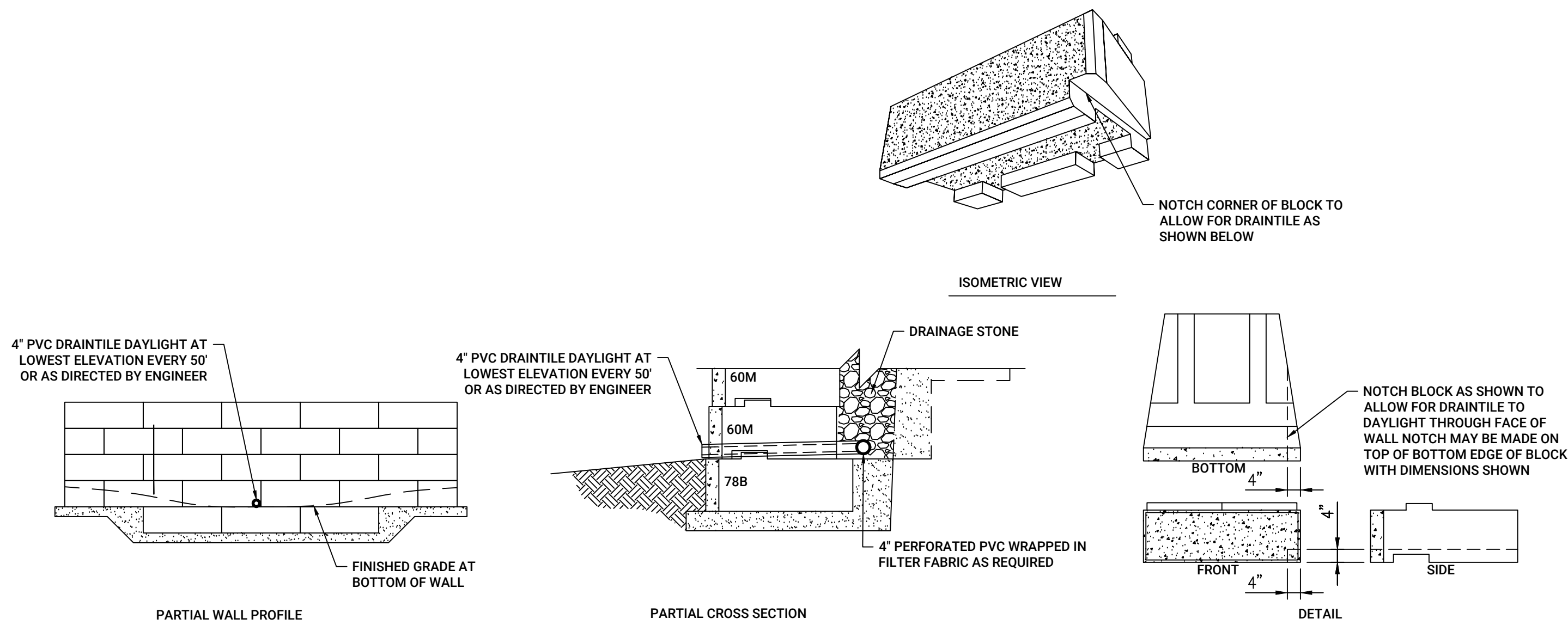


TYPICAL OUTSIDE RADIUS DETAIL

SCALE: N.T.S

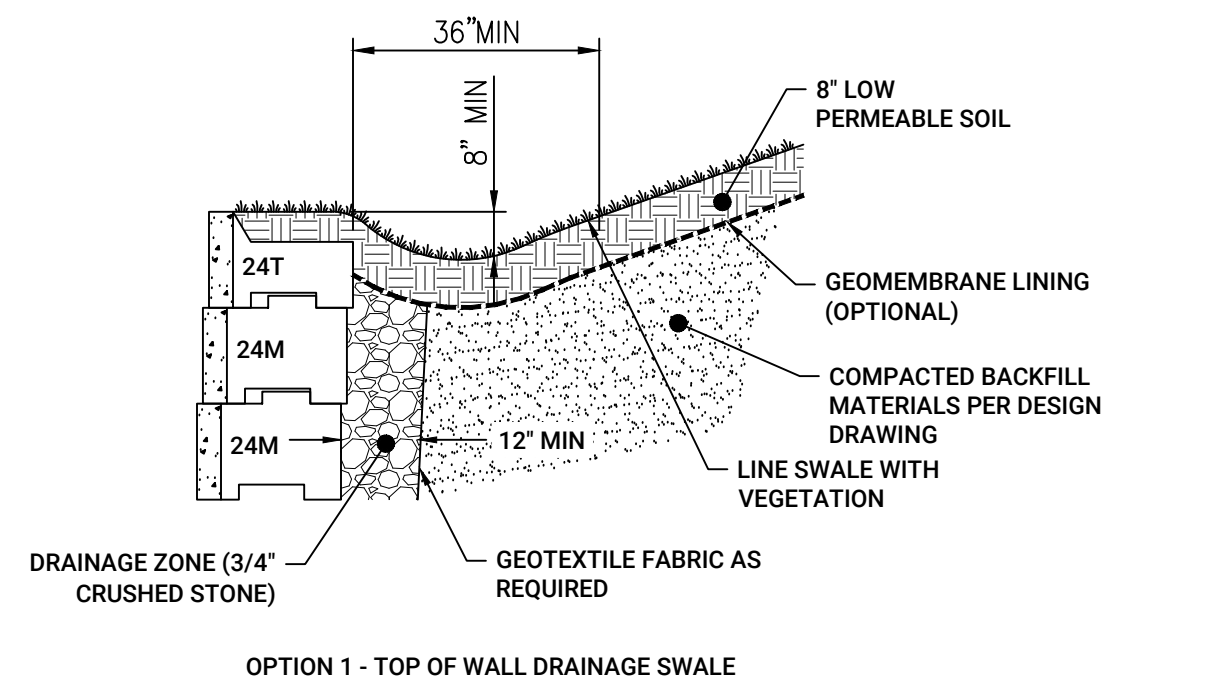
MINIMUM RADIUS TABLE CONVEX / OUTSIDE CURVE		
WALL HEIGHT (FT.)	NUMBER OF ROWS OF BLOCK	MIN. RADIUS OF BASE ROW
2'-8"	2	14'-0"
4'-0"	3	14'-6"
5'-4"	4	15'-0"
6'-8"	5	15'-6"
8'-0"	6	16'-0"
9'-4"	7	16'-6"
10'-8"	8	17'-0"
12'-0"	9	17'-6"

NOTE: THE MINIMUM RADIUS FOR AN OUTSIDE / CONVEX CURVE USING THE FULL BLOCK IS 13'-1" FOR A ONE ROW HIGH WALL. FOR CURVED WALLS WITH MULTIPLE ROWS OF BLOCK, THE RADIUS OF THE BASE ROW OF BLOCK MUST BE INCREASED TO ACCOMMODATE THE SET BACK (AND RESULTING TIGHTENING OF THE RADIUS) IN EACH ROW OF BLOCK ADDED TO THE WALL. THE ABOVE TABLE SETS FORTH THE MINIMUM RADIUS OF THE BASE ROW, GIVEN VARYING WALL HEIGHTS. SEE BLOCK SPECIFICATION AND INSTALLATION INSTRUCTIONS FOR FURTHER DETAILS.



RECON DRAINAGE TILE DETAIL

N.T.S.



RECON TOP OF WALL DRAINAGE DETAIL

N.T.S

NOTES

1. WHEN UTILIZING OPTION 1, ENSURE THAT SWALE CAN BE PITCHED ADEQUATELY ALONG THE LENGTH OF THE WALL TO FACILITATE WATER MOVEMENT AND PREVENT WATER PONDING.
2. IF ADEQUATE SWALE PITCH CANNOT BE ACHIEVED ALONG THE LENGTH OF WALL, FINISH TOP OF WALL USING OPTION 2. NOTE THAT SOME WATER STAINING MAY OCCUR FROM DRAINING WATER OVER THE FACE. PROVIDE ADEQUATE TOE PROTECTION (SCOUR) AND EMBEDMENT AT BASE OF WALL TO PREVENT EROSION.
3. IF THE PROPOSED TOP OF WALL GRADE HAS A SLOPE THAT IS LESS THAN 1H:15V IT IS RECOMMENDED THAT THE TOP OF WALL HEIGHT BE INCREASED OR DECREASED, AS SHOWN IN OPTION 3. IT IS ONLY RECOMMENDED THAT THE WALL HEIGHT BE INCREASED IF WATER WILL BE COLLECTED BEHIND THE WALL USING SITE DRAINAGE METHODS SUCH AS CATCH BASINS. CONTRACTOR SHALL COORDINATE WITH SITE CIVIL AND STRUCTURAL ENGINEER PRIOR TO MAKING ANY CHANGES TO RETAINING WALL HEIGHTS.
4. THE OPTIONS SHOWN ARE INTENDED TO ILLUSTRATE A FEW OF THE OPTIONS OF MANAGING WATER AT THE TOP OF WALL. SITE CIVIL SHALL BE RESPONSIBLE FOR FINAL DESIGN.

TOWN FILE # - - -

No.	REVISION DESCRIPTION	DATE	B

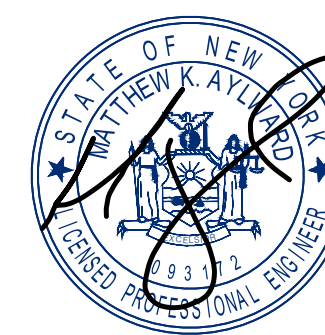
CONSTRUCTION DETAIL

200 S MIDDLE NECK RD
555 NORTHERN BOULEVARD

SITUATED IN THE
REAT NEC

TOWN OF NORTH HEMPSTEAD, NASSAU COUNTY, NEW YORK

NCTM: SECTION 02, BLOCK 359, LOTS 20 & 22



Matthew K. Aylward, Ph.D.

DWN. BY:	PA
DATE:	11-01-2022

CHK'D. BY:	DPH	SCALE:	As Shown
DATE:	11-01-2022	JOB No.:	2022-129

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50 Elm Street
Huntington, NY 11750
Office: (631) 271-0500
Fax: (631) 271-0501
www.rmengineering.com

SP-5

#21415

ST. GREGORIOS MALANKARA ORTHODOX CHURCH

175 CHERRY LANE, FLORAL PARK, NY 11001



R & R STUDIOS

2654 A NW 21st TERRACE, MIAMI, FL 33142
Tel: (305) 573-0523 Email: info@r-r-studios.com



1 LOCATION MAP
N.T.S.

PROJECT DESCRIPTION

1. NEW CHURCH BUILDING TO BE CONSTRUCTED IN FLORAL PARK ON EXISTING LOT HAVING (ONE) CHURCH BUILDING AND (TWO) SINGLE-FAMILY DWELLINGS. EXISTING CHURCH BUILDING AND (TWO) SINGLE-FAMILY DWELLINGS ARE TO BE DEMOLISHED AND BACKFILLED.
2. THE LOT FACES TWO STREETS: CHERRY LANE AND EAST FIRST STREET.
3. THE CHURCH WILL HAVE PARKING FOR 13 CARS. CURB CUTS WILL BE ON BOTH STREETS, PARKING LOT IS ENTERED FROM CHERRY LANE AND EXITS TO EAST FIRST STREET
4. THE NEW STRUCTURE WILL CONTAIN A TOTAL OF (14,275) GROSS SQ. FT. CONSISTING OF A CELLAR (6,265 SF) FIRST FLOOR (6,265 SF) AND MEZZANINE LEVEL (1,745 SF).
5. ALL FLOORS ARE TO BE PROTECTED CONCRETE AND STEEL WITH MINIMUM 1 HOUR FIRE-RESISTANCE RATING
6. THE ROOF FRAMING OF BUILDING IS FIRE PROTECTED STEEL WITH MINIMUM 1 HOUR FIRE RESISTANCE RATING.
7. THE ROOF COVERING IS ASPHALT SHINGLES.
8. EXTERIOR WALLS ARE 2-HOUR FIRE RESISTANCE RATED CONSISTING OF FIRE RETARDANT TYPE 'X' GYPSUM SHEETING ON STEEL STUDS FACED WITH EIFS SYSTEM.
9. THE ELEVATOR HOISTWAY IS 2-HOUR FIRE RATED (8") CONCRETE BLOCK.
10. BUILDING'S WEST WALL/FACADE IS CONCRETE BLOCK CONSTRUCTION FACED WITH CERAMIC TILE AND THREE COAT STUCCO SYSTEM.

OWNER & TENANT: ST. GREGORIOS MALANKARA ORTHODOX CHURCH

USE: CHURCH (THERE IS NO CHANGE OF USE ON THE PROPOSED ALTERATION)

OCCUPANCY GROUP: A-3 (THERE IS NO CHANGE OF OCCUPANCY CLASSIFICATION ON THE PROPOSED ALTERATION)

CONSTRUCTION CLASSIFICATION: IIIA

ALTERATION LEVEL: 3 (NO CHANGE IN OCCUPANCY GROUP OR USE PROPOSED)

THE BUILDING SHALL BE EQUIPPED WITH FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH 2020 FIRE CODE OF NEW YORK STATE SECTION 903.2.1.3

THE BUILDING SHALL BE EQUIPPED WITH MANUAL FIRE ALARM (NOTE: MANUAL FIRE ALARMS ARE NOT REQUIRED WHERE FIRE SPRINKLER IS PROVIDED AS PER 2020 FIRE CODE OF NEW YORK STATE SECTION 907.2.1).

THE BUILDINGS SHALL BE EQUIPPED WITH CARBON MONOXIDE ALARMS IN ACCORDANCE WITH 2020 FIRE CODE OF NEW YORK STATE SECTION 915.

REQUESTED ZONING VARIANCES:

1. NUMBER OF ON-SITE PARKING SPACES:
REQUIRED NUMBER OF PARKING SPACES = (183)
PROVIDED PARKING SPACES = (13)
2. TOTAL ALLOWABLE SQUARE FOOTAGE: THE ALLOWABLE SQUARE FOOTAGE PER ZONING IS 50% OF THE SIZE OF LOT (50 % OF 22,000 SF = 11,000 SF ALLOWABLE)
PROPOSED BUILDING IS (14,275) GROSS SF
3. EAVE HEIGHT: ALLOWABLE HEIGHT OF THE BUILDING EAVE IS (22'-0").
PROPOSED EAVE HEIGHT IS (30'-0") (THE PROPOSED HEIGHT DOES NOT EXTEND BEYOND SKY EXPOSURE PLANES).
4. BUILDING HEIGHT: ALLOWABLE HEIGHT OF BUILDING IS (45'-0")
PROPOSED BUILDING HEIGHT IS (60'-0") .
(THE PROPOSED HEIGHT OF (60'-0") OCCURS ONLY AT THE WEST (MAIN) FACADE OF THE CHURCH. THE REMAINING BODY OF THE BUILDING COMPLIES WITH THE HEIGHT REQUIREMENT OF (45'-0"). THE PROPOSED HEIGHT DOES NOT EXTEND BEYOND SKY EXPOSURE PLANES).

PROJECT DIRECTORY:

OWNER:
ST. GREGORIOS MALANKARA ORTHODOX CHURCH
175 CHERRY LANE,
FLORAL PARK, NY 11001
PHONE: 516-775-2281
EMAIL: CHERRYLANECHURCH@GMAIL.COM

ARCHITECT
R&R STUDIOS
2654 NW 21 TERRACE #A
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CIVIL ENGINEER
RABCO ENGINEERING P.C.
SW MERRICK ROAD, SUITE 219
FREEPORT, NY 11520
PHONE: 516-867-2036

STRUCTURAL ENGINEER
SOLVER STRUCTURAL
950 NW 22ND AVENUE
MIAMI, FL 33125
PHONE: 305-643-9699

INDEX OF DRAWINGS

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3.1. SP2 PROPOSED SITE PLAN
3.1. SP3 SITE DETAILS

ARCHITECTURAL
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1. 07-16-2022
ZONING COMMENTS
2. 12-14-2022
DEPT. OF PLANNING COMMENTS
3. 05-11-2023
ZONING COMMENTS

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Digitally signed by
George John
Date: 2023.05.11
18:01:17 -04'00'

PROJECT:
ST. GREGORIOS ORTHODOX CHURCH
175 CHERRY LANE, FLORAL PARK, NY 11001
SCHEMATIC DESIGN

REVISIONS:
1. 07-16-2022
2. 12-14-2022
3. 05-11-2023

DRAWING:
G-00
SHEET NO
DATE: 04-08-2022

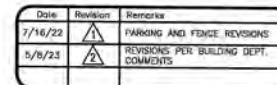
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120.00'

AVE.

SCALE: 1"=10'-0"



UTTER 100.00'

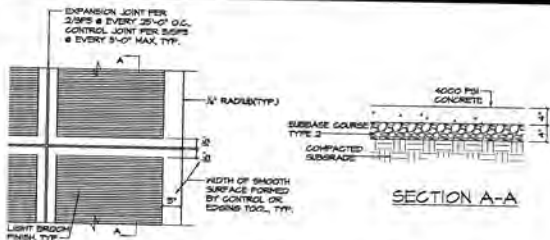
FIRST

ST-6

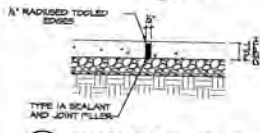
A.F.Y.S.B.=20.90

SP2

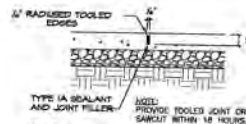
IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW ARTICLE 145 SECTION 720B, FOR ANY PERSON, UNLESS HE OR SHE IS REGISTERED UNDER THE REGULATION OF A LICENSED PROFESSIONAL, PRACTICE AS A DESIGNER OF A LICENSED ITEM IN ANY WAY, INCLUDING BUT NOT LIMITED TO, THE DESIGN OF A LICENSED ITEM, IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING OF LAND SURVEYOR SHALL ALTER TO THE ITEM HIS OR HER SEAL, AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND THE DATE OF SUCH ALTERATION, A.



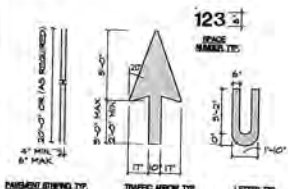
1 CONCRETE SIDEWALK DETAILS
N.T.S.



2 EXPANSION JOINT
N.T.S.

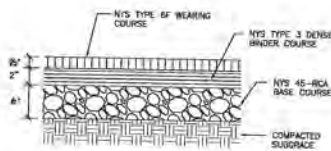


3 CONTROL JOINT
N.T.S.

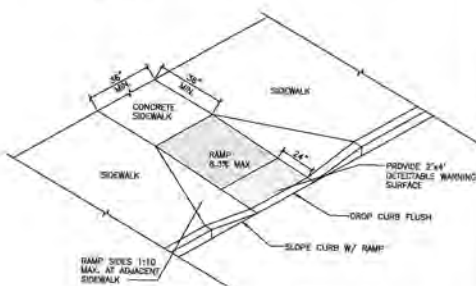


7 PAVEMENT MARKING
N.T.S.

6 TYPICAL ASPHALT PAVEMENT DETAIL
N.T.S.



4 DETAIL @ CURB
N.T.S.

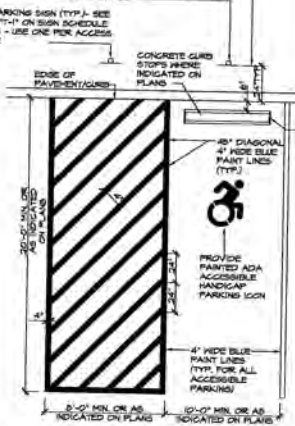


5 CURB RAMP
N.T.S.

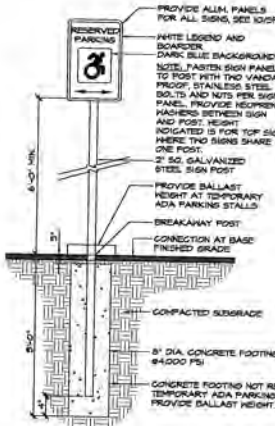
TAB	TEXT	APPROXIMATE SIZE OF SIGN	MULTIPLY NO.
T-1	NO PARKING ANY TIME	12" x 18" (3.5 S.F.)	PH-1
T-2	RESERVED PARKING	12" x 18" (3.5 S.F.)	RT-6
T-3	STOP	30" x 30"	RL-1
T-4	STATE LAW TO	12" x 18"	RL-6

MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES

10 TRAFFIC CONTROL SIGN SCHEDULE
N.T.S.



8 ACCESSIBLE PARKING SPACE STRIPING
N.T.S.



9 TYPICAL SIGN DETAIL
N.T.S.

SITE DATA

SEC. 8	BLK. 11	LOTS. 40-44 & 60-65
AREA OF SITE	3050 ACRES (23,000 SQ. FT.)	R-6
INTENDED USE	RELIGIOUS	F.A.R. = 30.7%
BUILDING AREA	6,161 SQ. FT.	6,161 SQ. FT.
PAVING AREA	6,856 SQ. FT.	(3.28%)
LANDSCAPE AREA (TOTAL)	5,423 SQ. FT.	(2.5%)
LANDSCAPE AREA (TYPICAL)	5,423 SQ. FT.	(2.5%)

PARKING

REFER TO ARCHITECTURAL DRAWINGS

DRAINAGE SYSTEM

1" RAINFALL	100% PAVING RUN-OFF	75% LANDSCAPE RUN-OFF
SYSTEM #1		
PAVING =	3,216 SQ. FT.	
ROOF =	1,566 SQ. FT.	
USE (5) 12" X 12" DEEP POOLS =	2,042 CU. FT.	
SYSTEM #2		
PAVING =	5,503 SQ. FT.	
ROOF =	3,032 SQ. FT.	
USE (5) 12" X 12" DEEP POOLS =	3,032 CU. FT.	
SYSTEM #3		
PAVING =	1,566 SQ. FT.	
ROOF =	653 CU. FT.	
USE (1) 12" X 12" DEEP POOLS =	653 CU. FT.	

PROPERTY OWNER

ST. GREGORIOS MALANKARA ORTHODOX CHURCH
175 CHERRY LANE
FLORAL PARK, NEW YORK 11001
(516) 775-2281

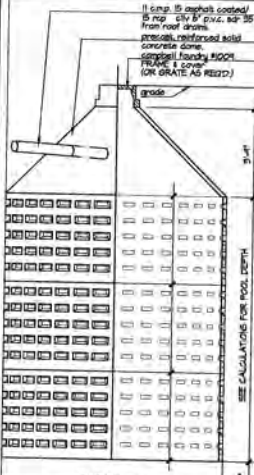
KEY MAP



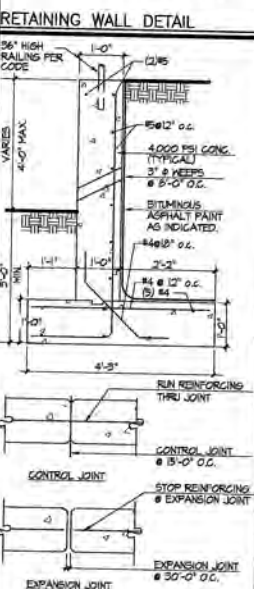
DRAWING LEGEND

[Symbol]	REMOVE EX. STRUCTURE
[Symbol]	REMOVE EX. CONSTRUCTION
[Symbol]	PROVIDE CURB PER 4/SP-3
[Symbol]	EX. SPOT ELEVATION
[Symbol]	TOP OF CURB ELEVATION
[Symbol]	BOTTOM OF CURB ELEVATION

TYPICAL DRAINAGE BASIN



RETAINING WALL DETAIL



NOTES

1. ALL CONCRETE TO BE 4000 PSI AIR ENTRAINED.
2. STEEL FORMS OR EQUAL SHALL BE USED.
3. EXPANSION JOINTS 3/8" THICK 20'-0" O.C. SHALL BE USED.
4. ALL CONCRETE SHALL BE TAVERNED IN PLACE. NO MORTARING SHALL BE ALLOWED. FINISH SHALL BE SMOOTH AND EVEN. RUBBED WITH A PROOF FLOAT.
5. ALL EDGES SHALL BE TOOL-ROUNDED.
6. CYLINDER TEST AS REQUIRED PER TOWN ENGINEER.
7. ALL EXPANSION JOINTS SHALL BE PRE-CUT TO CURB PROFILE PRIOR TO INSTALLATION.
8. ALL CONCRETE CURBS SHALL UTILIZE A 1/2" REBAR.
9. FIELD COMPACTION OF ASPHALT SHALL BE 95% OF DESIGN DENSITY. A LABORATORY SPECIMEN MADE IN THE PROPORTIONS OF THE JOB MIX FORMULA FOR EACH CLASS MIX COMPACTED BY 1/2" SLICK ON EACH FACE OF A 3" X 18" THICK. MARSHALL HANDED SHALL BE AS THE STANDARD FOR DENSITY COMPARISON.

RABCO ENGINEERING P.C.
8 W. MERRICK ROAD SUITE 218
FREEPORT, NEW YORK 11520
516 867-5036 FAX 516 867-2037

ST. GREGORIOS CHURCH
175 CHERRY LANE
FLORAL PARK, NY 11001



Scale: 1" = 10'-0"
Date: 6/25/22
Drawn: J.L.L.
Checked: S.A.S.

SP3

1 SITE SURVEY FOR REFERENCE
N.T.S.

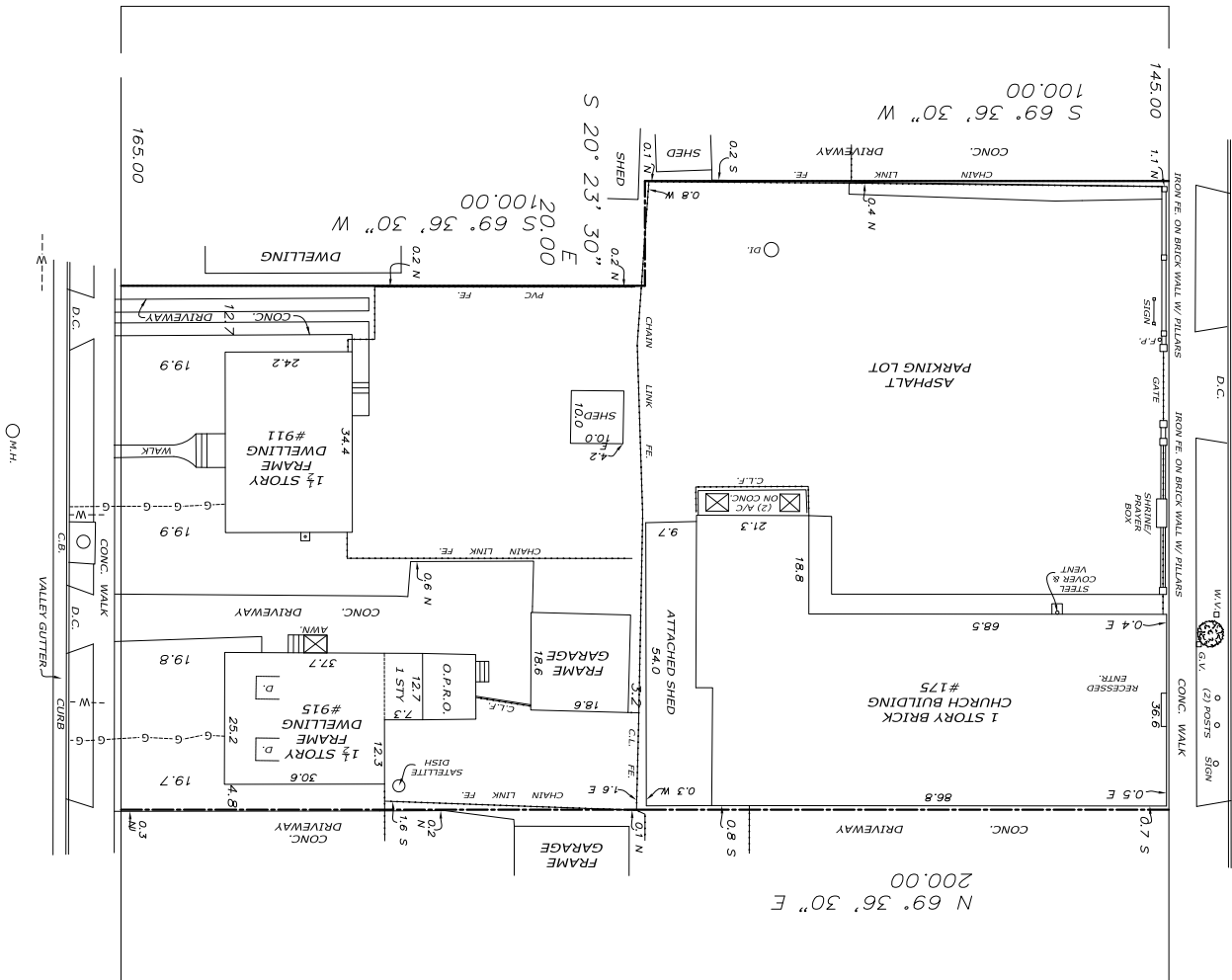
CHERRY

O.M.H.

A.F.Y.S.B.=21.67

LN.

N 20° 23' 30" W
120.00



BRYANT AVE.

EAST

S 20° 23' 30" E
100.00

FIRST
(NORTH 1ST ST.)

A.F.Y.S.B.=20.90

ST.



1 SITE SURVEY FOR REFERENCE
N.T.S.

DATE: 04-08-2022
SHEET NO
A-01

DRAWING:

REVISIONS:
DATE:

PROJECT:
ST. GREGORIOS ORTHODOX CHURCH
175 CHERRY LANE, FLORAL PARK, NY 11001
SCHEMATIC DESIGN

Digitally signed by John Georgy
Date: 2022.04.14 17:18:23 -0400

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2854A NW 21 TERRACE
MIAMI, FL 33142
Tel: (305) 573-0523
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ZONING DATA	
ZONING DESIGNATION	R-C DISTRICT
LOT AREA	22,000 SF

LOT COVERAGE	
35% MAX. OF 22,000 SF	7,700 SF
PROVIDED	6,265 SF (28.5%)

BUILDING AREA (GROSS SQ. FT.)	
CELLAR	6,265 SF
FIRST FLOOR	6,265 SF
SECOND FLOOR	1,745 SF
TOTAL	14,275 SF

★ FLOOR AREA	
GROSS FLOOR AREA SHALL NOT EXCEED 50% LOT AREA	50% OF 22,000 = 11,000 SF
PROPOSED (TOTAL GROSS AREA)	14,275 SF

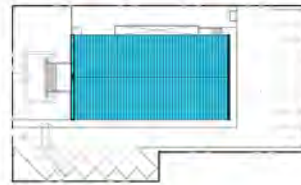
SETBACKS	REQUIRED	PROVIDED
FRONT (WEST)	25'-0"	40'-0"
SIDE (SOUTH)	20'-0"	22'-0"
SIDE (NORTH)	20'-0"	20'-0"
REAR (EAST)	25'-0"	52'-0"

	REQUIRED	PROPOSED
★ BUILDING HEIGHT	45'-0"	60'-0"
★ EAVE HEIGHT	22'-0"	30'-0"

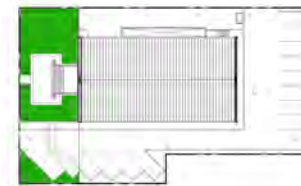
NOTES:

1. THE PROPOSED HEIGHT OF (60'-0") OCCURS ONLY AT THE WEST (MAIN) FACADE OF THE CHURCH. THE REMAINING BODY OF THE BUILDING COMPLIES WITH THE HEIGHT REQUIREMENT OF (45'-0").
2. WEST FACADE AND PROPOSED EAVE HEIGHT DOES NOT EXTEND BEYOND SKY EXPOSURE PLANES.

SITE DATA DIAGRAMS



LOT COVERAGE DIAGRAM
N.T.S.

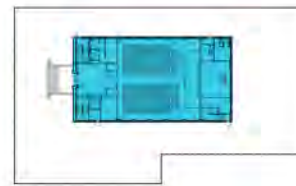


FRONT YARD PERVIOUS SURFACE (45% REQUIRED)
N.T.S.

BUILDING AREA



CELLAR
N.T.S.

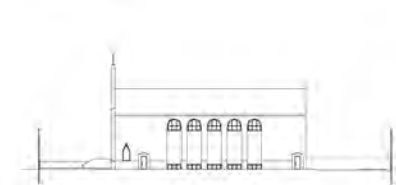


FIRST FLOOR
N.T.S.



SECOND FLOOR
N.T.S.

SKY EXPOSURE PLANES



LONGITUDINAL SITE SECTION/ELEVATION
N.T.S.



TRANSVERSE SITE SECTION/ELEVATION
N.T.S.



BUILDING HEIGHT - MAXIMUM 45'-0" (CHURCH SPIRE AND BELFRY EXEMPT)
N.T.S.

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Digitally
signed by
Georgy
John
Date:
2023.05.11
18:02:04
-04'00'



PROJECT:
ST. GREGORIOS ORTHODOX CHURCH
175 CHERRY LANE, FLORAL PARK, NY 11001
SCHEMATIC DESIGN

REVISIONS:
1. 07-16-2022
2. 05-11-2023

DRAWING:
A-02
SHEET NO.
DATE: 04-08-2022

1 ZONING DATA
N.T.S.

CELLAR					
ROOM NO.	ROOM NAME	AREA	OCCUPANT TYPE	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
B001	LOBBY	465 SF		15 GROSS	31
B002	PARISH HALL	2,410 SF		* 7 NET	345
B003	PLATFORM	370 SF		15 NET	25
B004	DRESSING RM.	150 SF		150 GROSS	1
B005	REST RM.	45 SF		-	-
B006	STAGE ACCESSWAY	145 SF		-	-
B007	STORAGE	140 SF		-	-
B008	ELEC.	16 SF		-	-
B009	OFFICE	150 SF		150 GROSS	1
B010	OFFICE	150 SF		150 GROSS	1
B011	MULTI-PURPOSE RM.	360 SF		20 NET	18
B012	WARMING KITCHEN	250 SF		200 NET	2
B013	STORAGE	50 SF		-	-
B014	UTILITY	125 SF		-	-
B015	REST RM. (MEN)	175 SF		-	-
B016	REST RM. (WOMEN)	165 SF		-	-
	CIRCULATION	557 SF		-	-
	WALL AREA NOT COUNTED IN NSF	342 SF		-	-
2	CELLAR GROSS FLOOR AREA	6,265 SF		SUBTOTAL	424

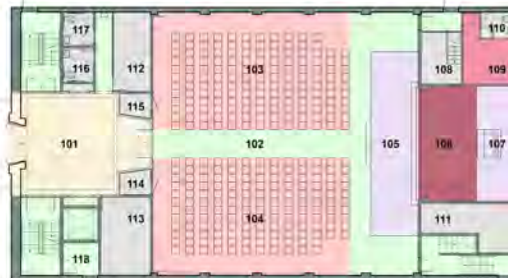
FIRST FLOOR					
ROOM NO.	ROOM NAME	AREA	OCCUPANT TYPE	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
101	LOBBY	565 SF		15 GROSS	39
102	PROCESSIONAL AISLE	680 SF		-	-
103	NORTH NAVE	1,036 SF		* 7 NET	148
104	SOUTH NAVE	1,036 SF		* 7 NET	148
105	CHANCEL/HOLY RELICS DISPLAY	395 SF		-	-
106	ALTAR	300 SF		15 NET	20
107	ALTAR TABLE/ICON DISPLAY	200 SF		-	-
108	VESTRY/STOR.	95 SF		-	-
109	OFFICE	145 SF		150 GROSS	1
110	REST RM.	40 SF		-	-
111	SACRISTY/STOR.	160 SF		-	-
112	COATS	130 SF		-	-
113	COATS	175 SF		-	-
114	STORAGE	32 SF		-	-
115	STORAGE	32 SF		-	-
116	REST RM.	45 SF		-	-
117	REST RM.	45 SF		-	-
118	ENTRY VESTIBULE	50 SF		-	-
	CIRCULATION	570 SF		-	-
	WALL AREA NOT COUNTED IN NSF	514 SF		-	-
2	1st FLOOR GROSS FLOOR AREA	6,265 SF		SUBTOTAL	356

SECOND FLOOR					
ROOM NO.	ROOM NAME	AREA	OCCUPANT TYPE	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
201	SUNDAY SCHOOL MULTI-PURPOSE CLASSROOM	670 SF		20 NET	34
202	OFFICE	330 SF		150 GROSS	3
203	UPPER LOBBY	250 SF		15 GROSS	17
	CIRCULATION	305 SF		-	-
	WALL AREA NOT COUNTED IN NSF	190 SF		-	-
2	2nd FLOOR GROSS FLOOR AREA	1,745 SF		SUBTOTAL	54
TOTAL GROSS FLOOR AREA		14,275 SF	TOTAL OCCUPANT LOAD		834

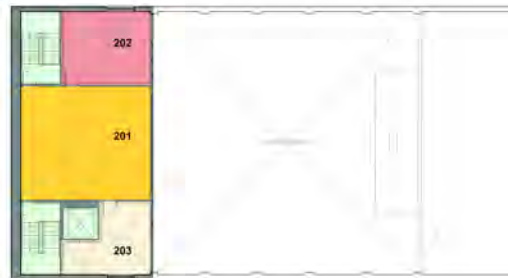
* CONCENTRATED - NOT FIXED SEATS



CELLAR



FIRST FLOOR



SECOND FLOOR

KEY			
SPACE NAME	TOTAL AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
ASSEMBLY SPACE	4,482	7 NET	641
PLATFORM/STAGE/ALTAR	670	15 NET	45
TOTAL OFFICE SPACES	925	150 GROSS	7
LOBBY	1,300	15 GROSS	87
MULTI-PURPOSE RMS	1,030	20 NET	52
WARMING KITCHEN	250	200 NET	2
STORAGE/UTILITY/REST RM.	1,470	-	-
ALTAR/RELICS DISPLAY	595	-	-
CIRCULATION (INCLUDES: B006, 102, & 118)	2,307	-	-
WALL AREAS	1,246	-	-
TOTAL GROSS FLOOR AREA : 14,275 SF		TOTAL OCC. LOAD : 834	

PARKING CALCULATION		REQUIREMENT
ASSEMBLY AREAS (NAVE, PARISH HALL, PLATFORM, ALTAR)	1 SPACE/ 4 PERSONS (686 PERSONS / 4)	172
OFFICE SPACES	1 SPACE/ 200 SF (925 SF / 200)	5
ALL OTHER BUSINESS AREAS (LOBBIES, KITCHEN, MULTI-PURPOSE RMS.)	1 SPACE/ 300 SF IN EXCESS OF 1000 2580-1000= 1580 SF 1580 SF / 300	6
TOTAL PARKING SPACES REQUIRED		183
TOTAL PARKING SPACES PROVIDED (INCLUSIVE OF TWO HANDICAP SPACES)		13

NOTES:

- CHURCH DOES NOT HAVE ANY EMPLOYEES.
- CHURCH SANCTUARY AND PARISH HALL WILL NOT BE SIMULTANEOUSLY OCCUPIED AT THE SAME TIME.
- LARGEST OCCUPANT LOAD AT ANY ONE TIME IS (370) (LARGEST ASSEMBLY AREA + PLATFORM AREA)
- OCCUPANT LOAD AT ALTAR AREA IS CALCULATED AT (20) HOWEVER ONLY PRIEST AND TWO ASSISTANTS OCCUPY ALTAR SPACE

PARKING AT (EXISTING CHURCH BLD.)	REQUIRED	PROVIDED
OCCUPANCY OF CURRENT BUILDING =84	21 (84/4 =21)	21

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PROJECT:
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175 CHERRY LANE, FLORAL PARK, NY 11001

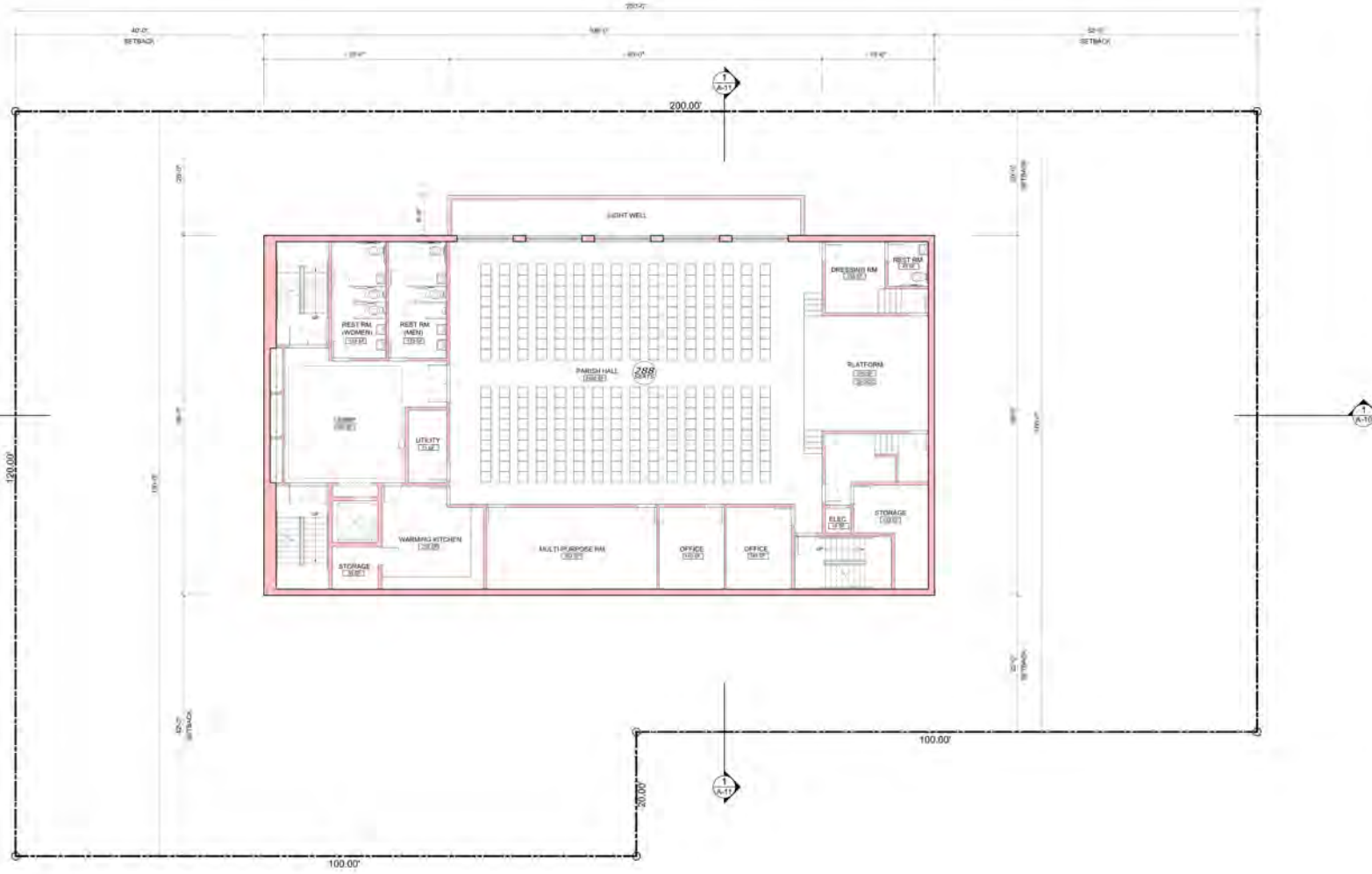
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REVISIONS:
1 07-16-2022
2 12-14-2022

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A-02.1
SHEET NO

DATE: 12-14-2022



1 CELLAR FLOOR PLAN
1/8"=1'-0"

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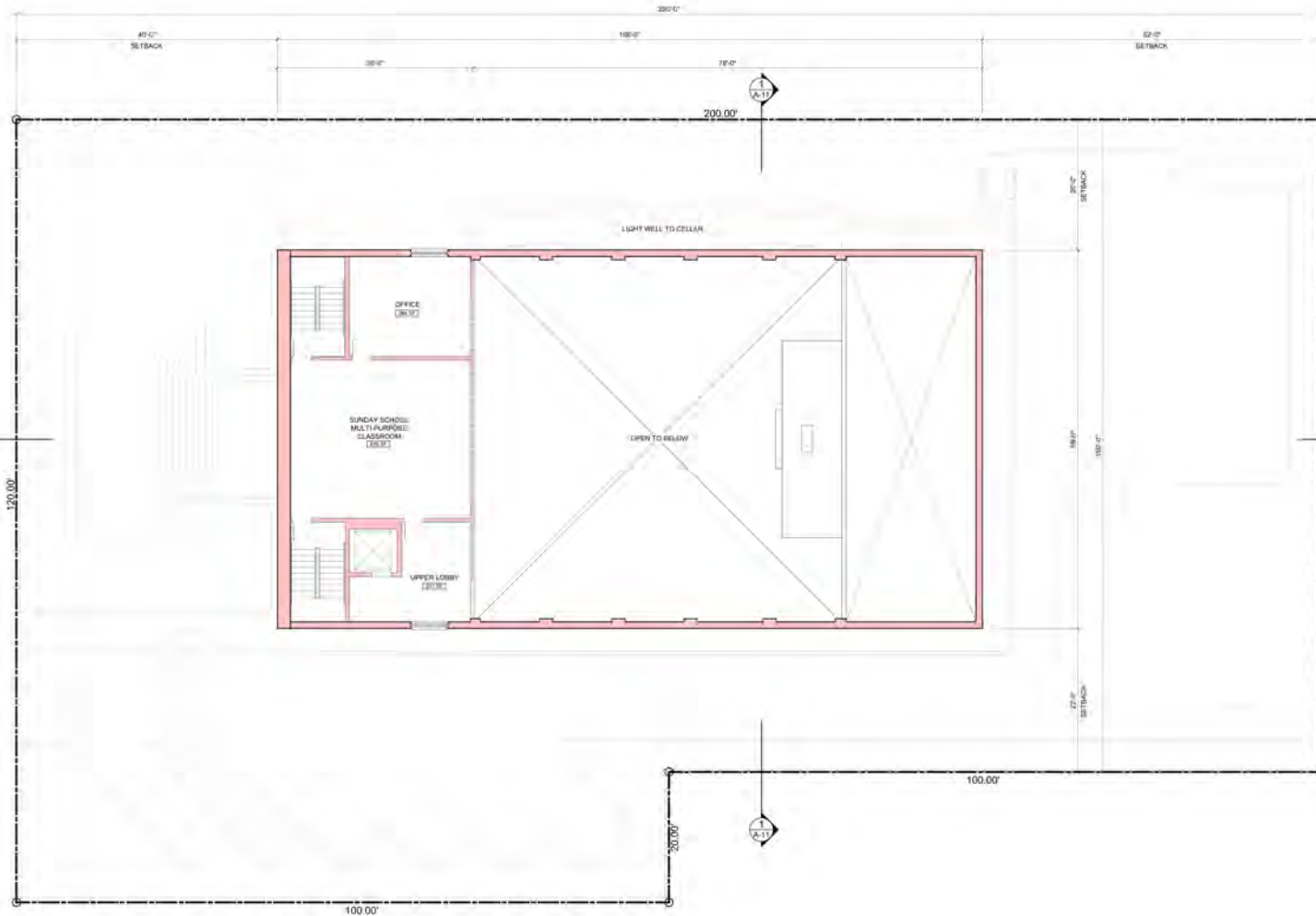
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1		
2		
3		
4		

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A-04
SHEET NO.

DATE: 04-08-2022

CHERRY LANE



1 SECOND FLOOR PLAN
1/8"=1'-0"

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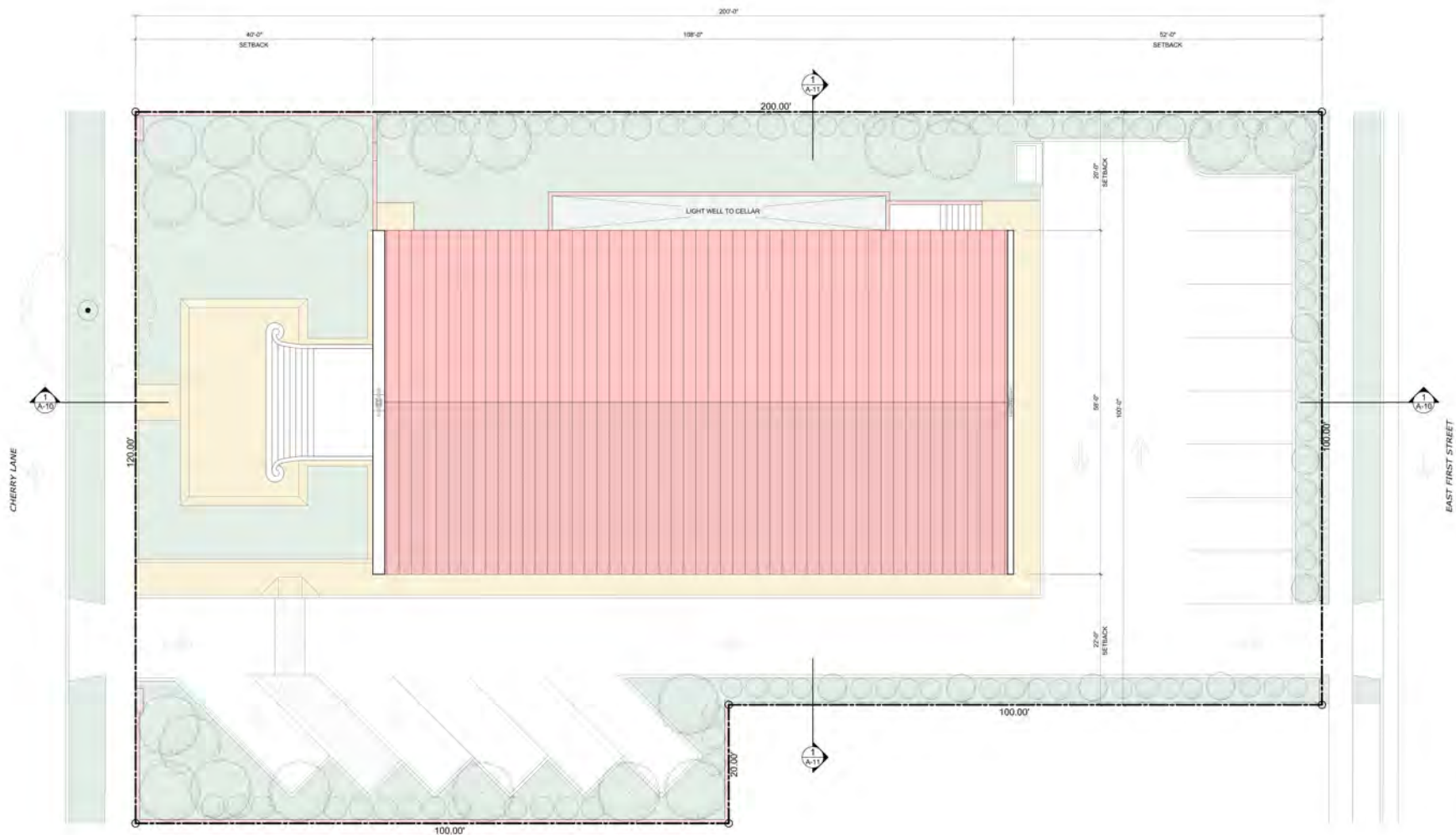
PROJECT:
ST. GREGORIOS ORTHODOX CHURCH
175 CHERRY LANE, FLORAL PARK, NY 11001
SCHEMATIC DESIGN

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SHEET NO

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1 ROOF PLAN
1/8"=1'-0"

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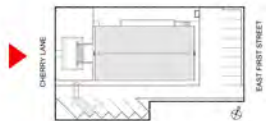
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175 CHERRY LANE, FLORAL PARK, NY 11001
SCHEMATIC DESIGN

REVISIONS:
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△
△
△
△

DRAWING:

A-06
SHEET NO
DATE: 04-08-2022



ALUMINUM CROSS
(POWDER COATED FINISH)

PRECAST CONCRETE CORNICE

CUSTOM MADE STONE MOSAIC

CUSTOM HAND PAINTED
CERAMIC TILES

SMOOTH STUCCO FINISH

SPANISH CEDAR DOOR

ELEV. = +106.45
T.O. PARAPET WALL

ELEV. = +111.85
FINISH FIRST FLOOR

ELEV. = +106.45
AVERAGE ELEVATION
(@TOP OF CURB)

PRECAST CONCRETE
MONUMENT SHRINE
(TYP. OF 2)
4'-0" TALL CONC. MASONRY
GARDEN WALL W/ SMOOTH
STUCCO FINISH AT STREET
FRONT

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

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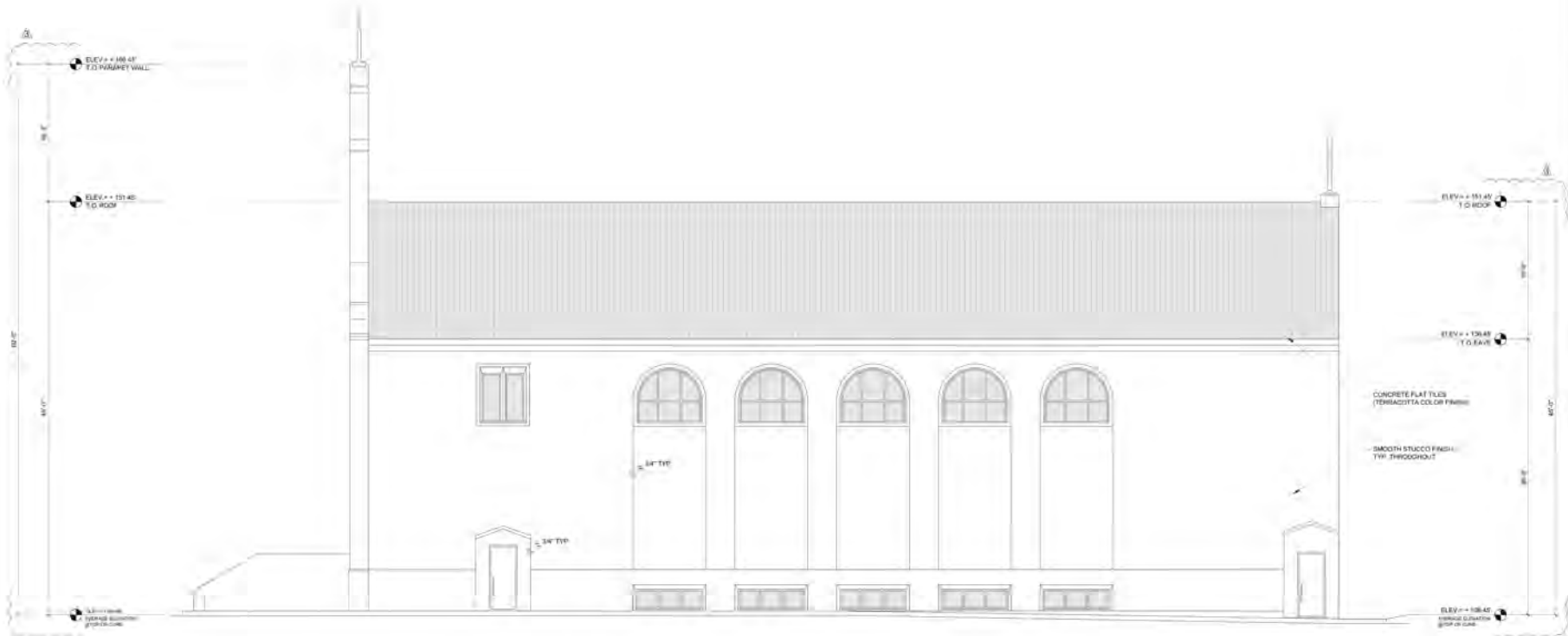


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PROJECT:
ST. GREGORIOS ORTHODOX CHURCH
175 CHERRY LANE, FLORAL PARK, NY 11001
SCHEMATIC DESIGN

REVISIONS:
3 05-11-2023

DRAWING:
A-07
SHEET NO
DATE: 04-08-2022



1 SOUTH ELEVATION
3/16"=1'-0"

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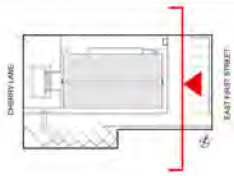
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175 CHERRY LANE, FLORAL PARK, NY 11001
SCHEMATIC DESIGN

REVISIONS:
3 05-11-2023

DRAWING:
A-08
SHEET NO
DATE 04-08-2022



WEST ELEVATION BEYOND

ALUMINUM CROSS
(POWDER COATED FINISH)

SMOOTH STUCCO FINISH
TYP. THROUGHOUT

REVEAL LINES ON STUCCO, TYP.

3/4" STUCCO REVEAL AT WALL

9'-0" TALL WOOD FENCE
MASONRY GARDEN
WALL BEYOND

1" TYP

ELEV. = +14.85'
ALTAR FINISH FLOOR

5'-0" TALL WOOD FENCE
FENCED TRASH STORAGE

ELEV. = +151.42'
T.O. ROOF

ELEV. = +136.45'
T.O. EAVE

ELEV. = +100.45'
AVERAGE ELEVATION
@ TOP OF CURB

25'-0"
SETBACK

50'-0"

25'-0"
SETBACK

PROPERTY LINE

PROPERTY LINE

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

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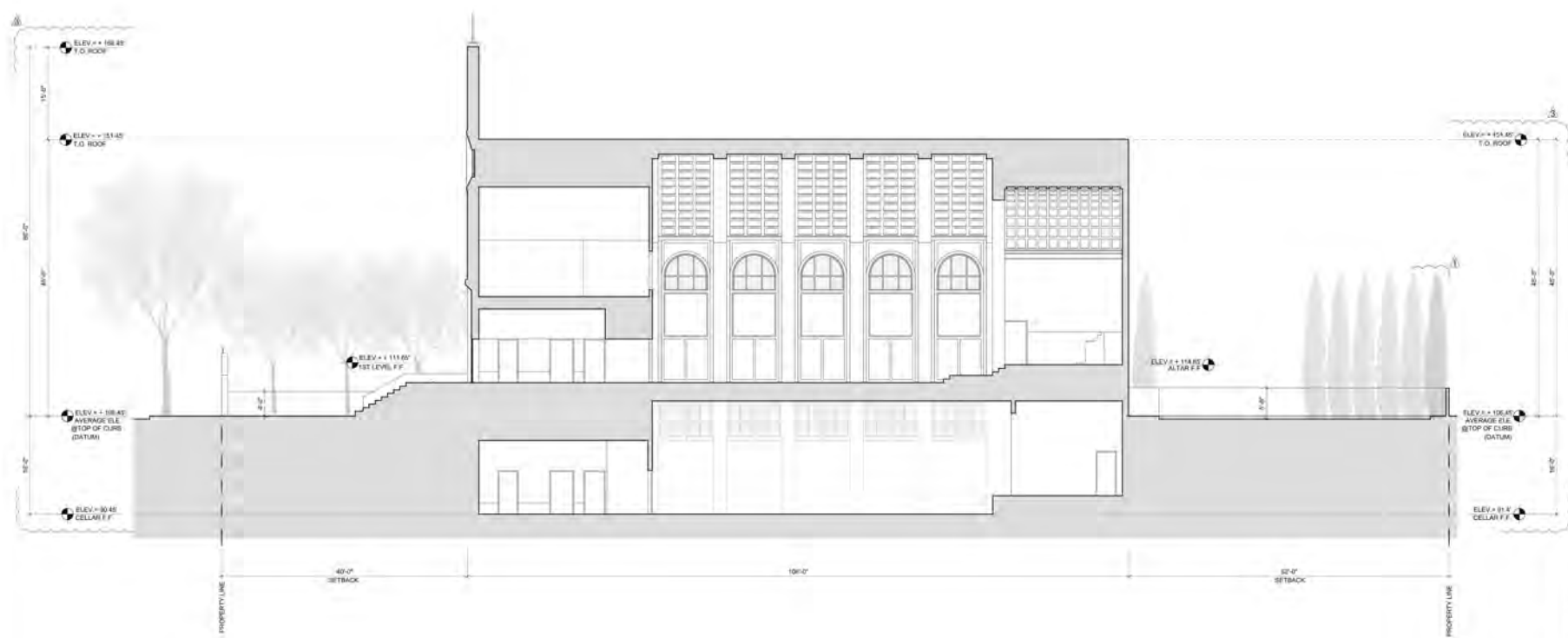
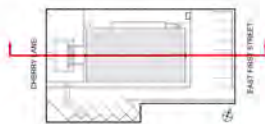
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PROJECT:
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175 CHERRY LANE, FLORAL PARK, NY 11001
SCHEMATIC DESIGN

REVISIONS:
A 07-16-2022
B 05-11-2023

DRAWING:
A-09
SHEET NO
DATE 04-08-2022



1 SECTION 1
1/8"=1'-0"

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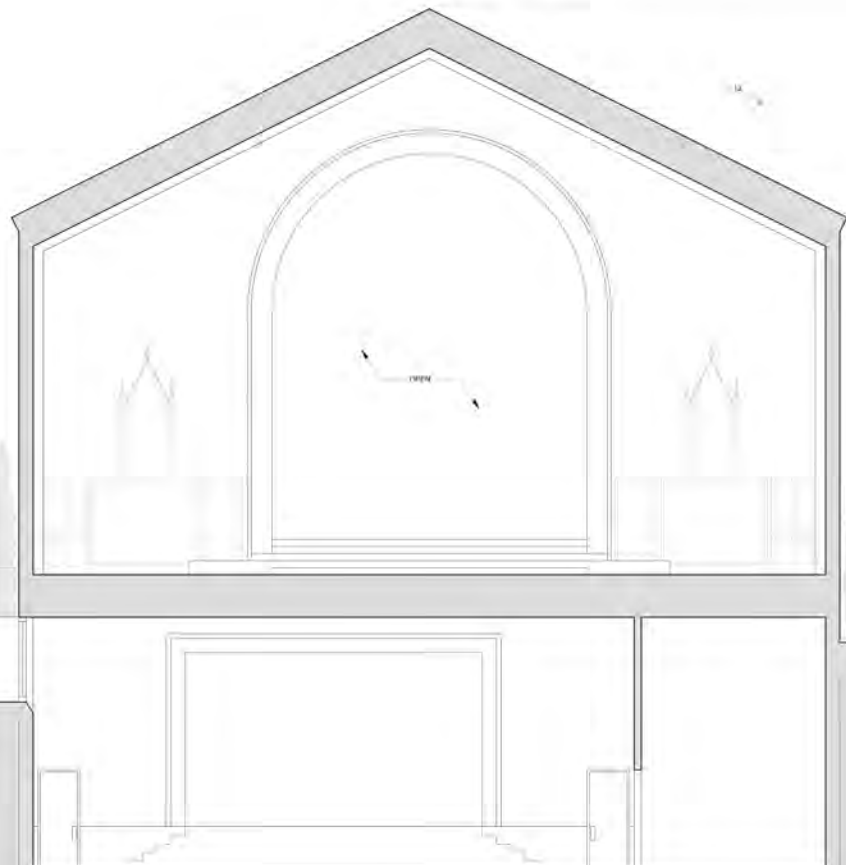
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PROJECT:
ST. GREGORIOS ORTHODOX CHURCH
175 CHERRY LANE, FLORAL PARK, NY 11001
SCHEMATIC DESIGN

REVISIONS:
1 07-16-2022
2 05-11-2023

DRAWING:
A-10
SHEET NO
DATE: 04-08-2022



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SCHEMATIC DESIGN

REVISIONS:

1	07-16-2022
3	05-11-2023

DRAWING:
A-11
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1 PERSPECTIVE FROM CHERRY LANE
N.T.S.

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PROJECT:

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175 CHERRY LANE, FLORAL PARK, NY 11001

SCHEMATIC DESIGN

REVISIONS:

3. 05-11-2023

DRAWING:

A-12
SHEET NO

DATE: 04-08-2022



① RENDERED WEST ELEVATION
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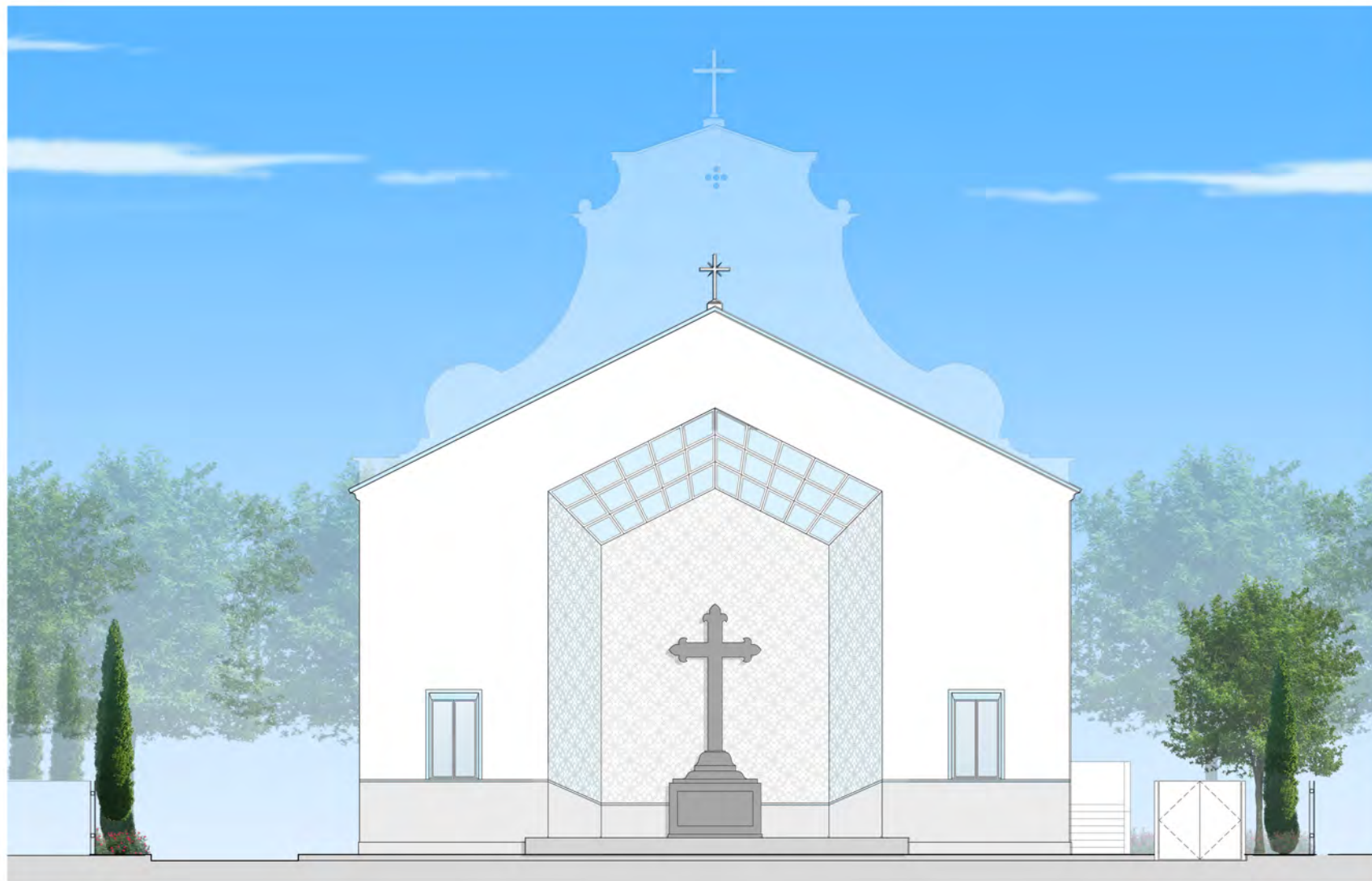
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ST. GREGORIOS ORTHODOX CHURCH
175 CHERRY LANE, FLORAL PARK, NY 11001
SCHEMATIC DESIGN

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① RENDERED EAST ELEVATION
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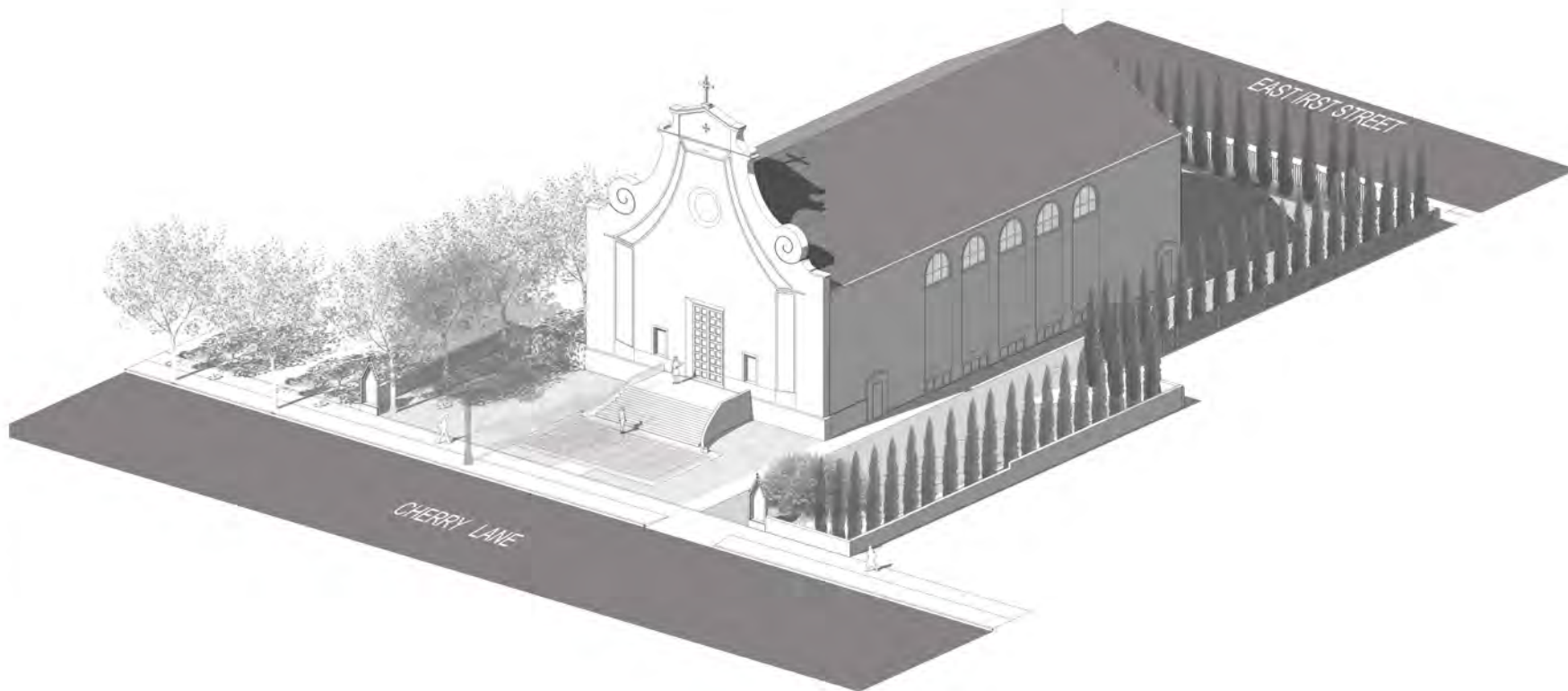
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175 CHERRY LANE, FLORAL PARK, NY 11001
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1 AXONOMETRIC VIEW FROM CHERRY LANE
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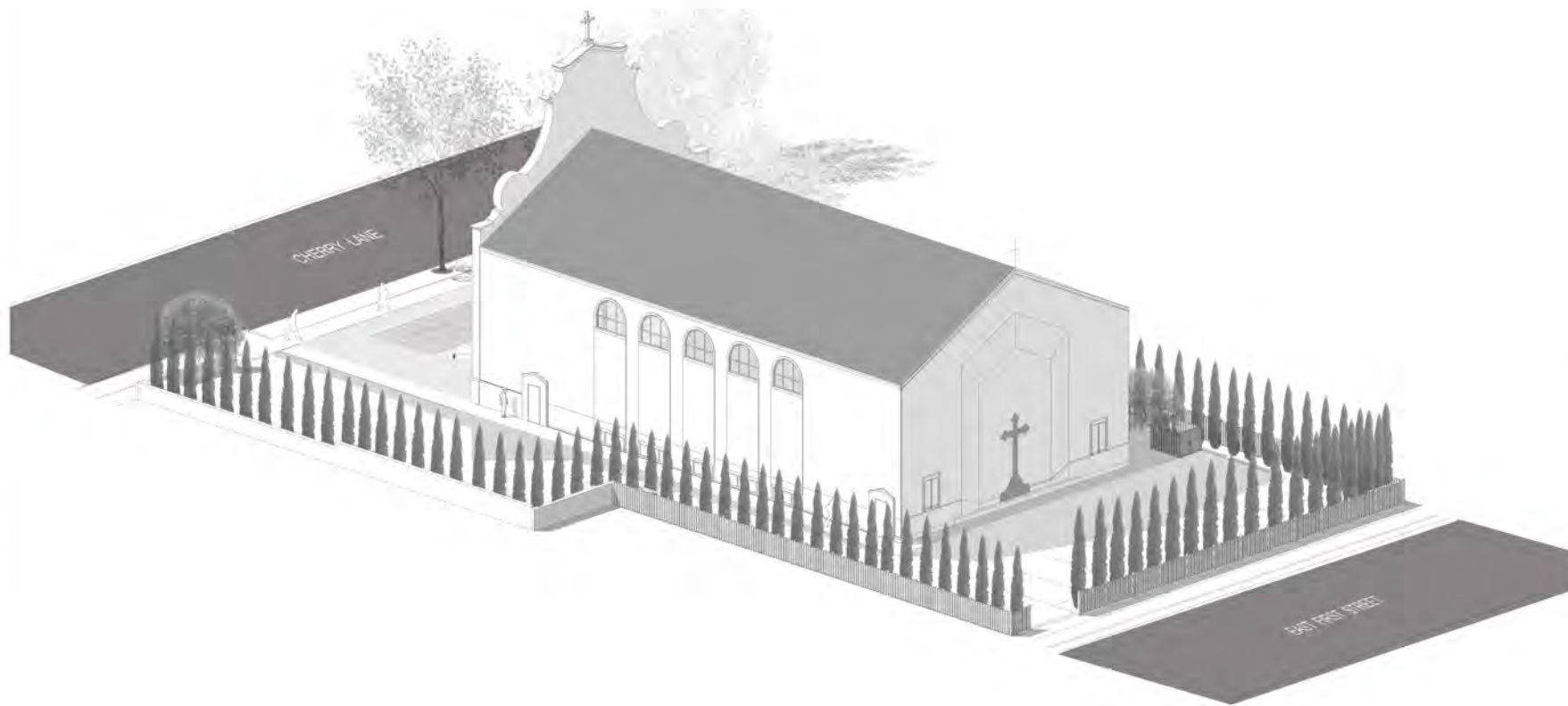
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PROJECT:
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SCHEMATIC DESIGN

REVISIONS:
3 05-11-2023

DRAWING:
A-15
SHEET NO
DATE: 04-08-2022



1 AXONOMETRIC VIEW FROM EAST FIRST STREET
N.T.S.

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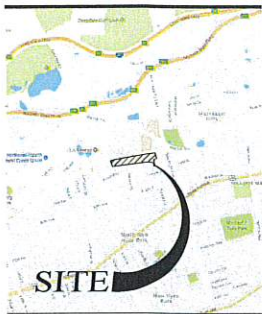


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SCHEMATIC DESIGN

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3 05-11-2023

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SHEET NO
DATE: 04-08-2022

#21416



VICINITY MAP	
PROJECT DATA	
APPLICANT/OWNER	LAKE SUCCESS SHOPPING CENTER, LLC
TAX MAP NUMBER	125A UNION TURNPIKE NEW HYDE PARK, NEW YORK 11040 (S16) 35A-36B1
SITE AREA	346.18 AC (14.14 MI ²)
ZONING	24-100 (S16-100)
USE	SHOPPING CENTER (MIXED USE) (RESTAURANT/RETAIL)

GENERAL NOTES

- LOCATION OF EXISTING AND PROPOSED UTILITY SERVICES SHOWN ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR WITH THE UTILITY COMPANIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. IF DISCREPANCIES EXIST, NOTIFY THE ENGINEER IMMEDIATELY IN WRITING.
- UNAVAILABLE MATERIAL, CONSTRUCTION DEVICES, EXCESS SOILS, ETC. SHALL BE PROPERLY REMOVED AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND LAWS.
- THE CONTRACTOR IS RESPONSIBLE TO TAKE EROSION CONTROL MEASURES NECESSARY IN ACCORDANCE WITH ALL STANDARDS AND SPECIFICATIONS FOR EROSION & SEDIMENT CONTROL, TO PREVENT SEDIMENT AND/OR LOOSE DEBRIS FROM ENTERING ADJACENT PROPERTY AND PROTECTING THE PUBLIC.
- ALL ON-SITE CONCRETE SHALL BE IN CONFORMANCE WITH ALL PROVISIONS. ALL CURBING SHALL BE CONCRETE UNLESS OTHERWISE NOTED.
- RELOCATION AND/OR REMOVAL OF EXISTING UTILITY POLES, TRAFFIC SIGNS, ETC., SHALL BE COORDINATED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR FIELD-VERIFYING THEIR PRESENCE.
- WORK WITHIN THE R.O.W. OF UNION TURNPIKE SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT).
- ALL TRAFFIC CONTROL DEVICES, E.G. SIGNALS, SIGNS, AND PAVEMENT MARKINGS SHALL BE INSTALLED IN CONFORMANCE WITH THE GUIDELINES OF THE NEW YORK STATE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND AS DIRECTED BY THE TOWN OF NORTH HEMPSTEAD, DIVISION OF TRAFFIC SAFETY. ALL PAVEMENT MARKINGS REQUIRED SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED ON PLAN.
- CONTRACTOR SHALL SAW CUT TO THE FULL DEPTH OF EXISTING PAVEMENT WITH A STRAIGHT VERTICAL EDGE FREE FROM IRREGULARITIES WHEREVER NEW PAVEMENT LAINS EXISTING PAVEMENT. CONTRACTOR SHALL DETERMINE EXACT LOCATION AND EXTENT OF THE REQUIRED SANCTIONS IN ORDER TO PERFORM THE WORKSCOPE SPECIFIED ON THE PLAN. TWO (2) MINIMUM FROM CURBS, PADS, WALKS, AND WALLS TO PERMIT PROPER COMPACTION OF THE REQUIRED SURFACES.
- REMOVAL INCLUDES, BUT IS NOT LIMITED TO, CURING, PAVEMENT, UNSTABLE MATERIALS, AND UNDERGROUND PIPES. QUESTIONABLE ITEMS (ENCUMBERED AREAS, ETC.) SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER OF RECORD IMMEDIATELY IN WRITING BEFORE REMOVAL OR DISTURBANCE.
- THE CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO EXISTING FOUNDATIONS AND OTHER STRUCTURES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES, AS NECESSARY, TO ENSURE THE STRUCTURAL STABILITY OF EXISTING AND/OR BELOW GRADE FOUNDATIONS, WALLS, RETAINMENT AND PAVEMENT TO REMAIN AND SHALL PROVIDE A SAFE WORK AREA. ANY DAMAGE OR DISTURBANCE, DUE TO SUBJECT WORKSCOPE, SHALL BE REPAIRED TO UNLESSING CONDITIONS AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROTECT PEDESTRIAN AND VEHICULAR TRAFFIC DURING REMOVAL ACTIVITIES. ANY TRAFFIC CONTROL, ACCESS AND SAFETY PROVISIONS WITHIN THE R.O.W. AND ACCESS ROUTES (E.G., ACCESSIBLE RAMPS, PEDESTRIAN CROSSINGS, SIGNALS, PAVEMENT STRIPES, ETC.) SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL DETERMINE APPROPRIATENESS OF REMOVAL ACTIVITIES AND PROVIDE TEMPORARY MEASURES FOR THE PROTECTION AND SAFETY OF THE PUBLIC UNTIL PERMANENT COMPONENTS ARE ACTIVELY BEING INSTALLED.
- IF SHOWING AT A DEPTH GREATER THAN 6" IS REQUIRED TO ACCOMMODATE CONSTRUCTION ACTIVITIES, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RETAIN A LICENSED PROFESSIONAL ENGINEER TO DESIGN THE REQUIRED SHEETING AND SHORING DETAILS. SHEETING SHALL BE IN CONFORMANCE WITH CIPRA RECOMMENDATIONS.
- THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO ENSURE THE SAFETY OF ITS EMPLOYEES, THE GENERAL PUBLIC, STRUCTURES TO REMAIN, ADJACENT PROPERTIES, PUBLIC R.O.W.'S, ETC. DURING ALL CONSTRUCTION AND REMOVAL ACTIVITIES IN ACCORDANCE WITH FEDERAL, STATE, COUNTY AND LOCAL CODES AND REGULATIONS. THE OWNER AND ENGINEER ASSUME NO RESPONSIBILITIES FOR THE CONTRACTOR'S SAFETY PROGRAMS A PROCEEDING IN CONNECTION WITH THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION, SIZE, TYPE, AND DEPTH OF UTILITIES, PIPES, DOWNSPIES, ETC. PRIOR TO THE START OF ANY WORK. THE CONTRACTOR MUST CONTACT THE APPROPRIATE LOCAL "ONE CALL" SYSTEM TO ENSURE THAT ALL UTILITIES ARE PROPERLY AND COMPLETELY LOCATED PRIOR TO ANY WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF UTILITIES AND THE PLANS SHALL BE REVISITED IN WRITING IMMEDIATELY. THE CONTRACTOR IS ADVISED THAT UTILITY INFORMATION SHOWN ON THE PLAN IS A COMPARISON OF RECORDS, FIELD SURVEY, AND AVAILABLE INFORMATION THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF UTILITIES AVAILABLE AT THE TIME OF THE SURVEY AND MUST BE CONFIRMED ACCORDINGLY. THE CONTRACTOR SHALL COORDINATE UTILITY DISCONNECTION WITH THE APPLICABLE UTILITY COMPANIES PRIOR TO REMOVAL ACTIVITIES. THE CONTRACTOR IS ALSO ADVISED THAT ALL SUCH FACILITIES ESTABLISHED DURING CONSTRUCTION MUST BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL COMPLETELY FILL BELOW GRADE AREAS AND Voids RESULTING FROM THE REMOVAL OF STRUCTURES AND FOUNDATIONS WITH SOIL, CONSISTING OF MATERIALS FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. STONES USED SHALL BE LARGER THAN LAMINATIONS OF FILL MATERIAL. UNDERNO ALL NECESSARY ACTIVITIES TO ENSURE THE REMOVAL OF ALL MATERIALS FROM THE AREA TO BE FILLED ARE FREE OF STANDING WATER, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 4 INCHES IN THICKNESS AND PLACE EACH LAYER AT A MINIMUM OF 10 INCHES TO THE SURFACE TO MEET ADJACENT CONDITIONS AND TO PROVIDE SURFACE DRAINAGE. REFER TO GEOTECHNICAL REPORT (IF PROVIDED) FOR FURTHER RECOMMENDATIONS. REFER TO GRADING PLAN FOR PROPOSED SURFACE ELEVATIONS.
- UNDERGROUND STORAGE TANKS, IF DISCOVERED, SHALL BE EMPTIED, CLEANED AND REMOVED FROM THE SITE IN ACCORDANCE WITH FEDERAL, STATE, COUNTY, AND LOCAL REQUIREMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE SPECIFICATIONS OF THE LOCAL AUTHORITIES REGARDING MATERIALS AND INSTALLATION OF PROPOSED WORK. FOR OBTAINING THE REQUIRED PERMITS, SIGN OFFS, AND CONSTRUCTION INSPECTIONS, ACCORDING TO GOVERNING BUILDING CODES AND DEPOSITION OF ALL MATERIALS IN ACCORDANCE WITH STATE AND LOCAL LAWS.
- SEWERAGE, CURBS, OR OTHER EXISTING SITE IMPROVEMENTS DAMAGED BY CONSTRUCTION SHALL BE REPAIRED OR REPLACED IN KIND OR UNLESS NOTED OTHERWISE (N/A), WHETHER SPECIFIED ON THE PLAN OR NOT AT THE SOLE COST OF THE CONTRACTOR.
- THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS AND TECHNIQUES.
- SEQUENCING AND COORDINATION OF CONSTRUCTION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- PRIOR TO THE COMMENCEMENT OF ANY WORK WITHIN A VISIBILITY RIGHT-OF-WAY, THE APPLICANT/OWNER/DEVELOPER/CONTRACTOR MUST OBTAIN A RIGHT-OF-WAY PERMIT FROM THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT).
- ANY UTILITIES INCLUDING POLES REQUIRED TO BE RELOCATED DUE TO THE INSTALLATION OF THE REQUIRED IMPROVEMENTS SHALL BE RELOCATED AT THE EXPENSE OF THE APPLICANT/OWNER/DEVELOPER/CONTRACTOR.
- ALL TRAFFIC ROAD MARKINGS, ROAD SIGNS, AND LIGHT SIGNALS THAT MAY HAVE BEEN MOVED OR DAMAGED IN THE PROCESS OF CONSTRUCTION SHALL BE REINSTALLED AT THE APPLICANT'S EXPENSE TO AT LEAST THE SAME QUALITY AND CHARACTERISTICS THAT EXISTED BEFORE CONSTRUCTION BEGAN. THE APPLICANT SHALL BE FURTHER RESPONSIBLE TO INSURE THAT, IN THE ROADWAYS ADJACENT TO THE CONSTRUCTION SITE, THESE MARKINGS, SIGNS AND SIGNALS ARE MAINTAINED DURING THE DEDICATED PERIOD OF CONSTRUCTION IF REPAIRS AND/OR IMPROVEMENTS ARE REQUIRED. SAME MUST BE APPROVED BY THE TOWN OF NORTH HEMPSTEAD DEPARTMENT OF ENGINEERING SERVICES, DIVISION OF TRAFFIC SAFETY AND TRANSPORTATION PLANNING.
- ALL ACCESSIBLE PARKING, CURBS, RAMPS, AND OTHER APPROPRIATE ACCESSIBLE ROUTES ARE TO MEET THE REQUIREMENTS OF THE NYC 2015 CODE CHAPTER 24 ACCESSIBILITY ADAPTED BY NEW YORK STATE, THE 2014 UNIFORM CODE SUPPLEMENT, AND ICC/ANSI A117.1-2009.
- IF IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORKSCOPE PRIOR TO THE INITIATION OF CONSTRUCTION, SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OF THE RELEVANT CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DESCRIBED BY THE DRAWINGS AND/OR FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODE.
- THE CONTRACTOR SHALL COMPLY TO THE LATEST EDITION WITH THE LATEST O.S.H.A. STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF O.S.H.A., AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.
- THE TOPS OF EXISTING MANHOLES, MAN STRUCTURES, AND SANITARY CLEANOUT TOPS SHALL BE ADJUSTED, IF REQUIRED, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO EXERCISE DUE DILIGENCE AND CARE AGAINST ALL UTILITIES, DOWNSPIES, AND CURBS, UNLESS MINIMUM OR ASPHALT, TO PREVENT PONDING. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST MUST BE IDENTIFIED TO THE PROJECT ENGINEER IN WRITING IMMEDIATELY PRIOR TO CONSTRUCTION WITHOUT NOTIFICATION IS DONE, SO AT THE CONTRACTOR'S OWN RISK.
- IN CASE OF DISCREPANCIES BETWEEN PLANS AND FIELD CONDITIONS, IMMEDIATELY NOTIFY THE PROJECT ENGINEER IN WRITING OR ANY CONFLICTS.
- CONTRACTOR SHALL BE REQUIRED TO SECURE ALL NECESSARY PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL, SOURCES AND DISPOSAL FACILITIES. CONTRACTOR SHALL SUPPLY A COPY OF APPROVALS TO PROJECT ENGINEER AND OWNER PRIOR TO INITIATING WORK.
- CONTRACTOR SHALL DOCUMENT WITH PHOTOGRAPHIC EVIDENCE OF CONSTRUCTION AND PROVIDE TO ENGINEER OF RECORD AT END OF CONSTRUCTION.

BULK ZONING TABLE				
ZONING DISTRICT: BUSINESS AA DISTRICT (B-AA)				
ITEM	SECTION	PERMITTED/REQUIRED	EXISTING	
MAXIMUM BUILDING HEIGHT	76-115	35'	35'	
MAXIMUM LOT COVERAGE	76-117	30%	20.114 SF / 74,630 SF = 26.9%	
MAXIMUM FLOOR AREA	76-118	50%	308,481 GFA / 744,970 SF = 41.3%	
MINIMUM FRONT YARD	76-119 A	15'	50.7'	
MINIMUM DISTANCE BETWEEN ANY TWO BUILDINGS	76-120 A	30'	30'	
MINIMUM LANDSCAPE AREA ADJACENT TO HIGHWAY	76-120 B	15' IN DEPTH, CONSISTING OF TREES AND SHRUBS	13' (H)	

(H) EXISTING NON-CONFORMITY

PARKING CALCULATIONS				
ITEM	SECTION	PERMITTED/REQUIRED	PROPOSED	
MINIMUM STALL SIZE	76-103 B	9'0" (W) X 20' (D) (IF X 21')	9'0" (W) X 21' (D) (IF X 21')	
MINIMUM NUMBER OF ADA STALLS	76-103 C	20 PLUS 1 FOR EACH 100 OVER 1,000 (20 + (3000/100) = 22)	24 ADA STALLS	
MINIMUM ABLD WIDTH	76-103 D	24'0"	24'0"	
MINIMUM NUMBER OF STALLS	76-103 E	1,192 STALLS	1,192 STALLS INCLUDING 14 ADA STALLS (1,178 TOTAL) (14 ADA STALLS)	

(H) VARIANCE REQUIRED

ELECTRIC VEHICLE CHARGING STATIONS				
ITEM	SECTION	PERMITTED/REQUIRED	PROPOSED	
ELECTRIC VEHICLE CHARGING STATIONS	76-203 A (1)	EACH ELECTRIC VEHICLE CHARGING STATION SHALL INCLUDE VEHICLE IMPACT PROTECTION (BOLLARDS) OR A SIMILAR STRUCTURE.	COMPLIES	
ELECTRIC VEHICLE CHARGING STATIONS	76-203 A (2)	THE GREATER OF TWO SPACES OR 10% OF THE TOTAL PROVIDED PARKING SHALL BE DESIGNATED FOR THE EXCLUSIVE USE OF ELECTRIC VEHICLE CHARGING AND THE SALE OF ELECTRICITY AND COINTEGRATED TOWARDS THE OFF-STREET PARKING REQUIREMENT SPECIFIED IN 76-103.	COMPLIES	
ELECTRIC VEHICLE CHARGING STATIONS	76-203 A (3)	COMPONENTS FOR ELECTRIC VEHICLE CHARGING STATIONS MAY ENCROACH UP TO 5 FEET INTO A REQUIRED SETBACK OR BUFFER.	NA	

PARKING TABLE (PER TOWN CODE DATED 11-14-2022)				
Access	Occupant	Current Tenant (2022)	Gross SF (Cellar SF)	Town Parking Requirement
1572	Bank (Office)	HSC Bank	5,500 SF (2,700 SF included)	1 Stall / 200 SF
BUILDING NUMBER 1				
1570	Restaurant	Shake Shack (85 Seats / 6 Employees)	2,863 SF	1 Stall / 800 SF + Counter Space
1568	Office	U.S. Post Office	1,090 SF (1,025 SF)	1 Stall / 200 SF (First 1,000 SF can be excluded)
1565A	Retail	Pharmacy	800 SF	1 Stall / 300 SF
1568	Retail Store	Bed Bath & Beyond	893 SF (0 SF)	1 Stall / 300 SF
1564	Restaurant	Barclay's (38 Seats / 5 Employees)	1,520 SF (1,350 SF)	1 Stall / 800 SF + Counter Space
1562	Medical Office	Ophthalmologist	880 SF (825 SF)	1 Stall / 150 SF (First 1,000 SF can be excluded)
1560	Retail Store	Liquor Store	2,800 SF (1,400 SF)	1 Stall / 300 SF
1558	Office	Management Office (11/20/22)	320 SF (400 SF)	1 Stall / 200 SF (First 1,000 SF can be excluded)
1556	Office	Lower Level Office (11/20/22)	2,804 SF (2,110 SF)	1 Stall / 200 SF (First 1,000 SF can be excluded)
1550	Retail Store	Macy's Backstage	24,780 SF (8,400 SF included)	1 Stall / 300 SF
1542	Retail Store	Game Stop	2,600 SF (0 SF)	1 Stall / 300 SF
1540	Retail Store	Lawrence	5,200 SF (5,000 SF)	1 Stall / 300 SF
1538	Retail Store	Lawrence	4,550 SF (1,670 SF)	1 Stall / 300 SF
1534	Restaurant	Frankie's Cafe (60 Seats / 6 Employees)	2,800 SF (2,500 SF)	1 Stall / 800 SF + Counter Space
1532	Restaurant	Vacant Restaurant (104 Seats / 6 Employees)	2,800 SF (2,500 SF)	1 Stall / 800 SF + Counter Space
1530	Retail Store	Sprint	2,340 SF (2,200 SF)	1 Stall / 300 SF
1528	Retail Store	Beauty Salon	1,820 SF (1,750 SF)	1 Stall / 300 SF
1526	Restaurant	Red Mango (24 Seats / 2 Employees)	2,340 SF (0 SF)	1 Stall / 800 SF + Counter Space
1522	Bank (Office)	Citibank (11/24/22)	5,590 SF (1,500 SF)	1 Stall / 200 SF
1520	Retail Store	Vacant Retail (Former Penne's)	7,300 SF (0 SF)	1 Stall / 300 SF
1518	Retail Store	Ace Hardware	13,600 SF (13,100 SF included)	1 Stall / 300 SF
1512	Retail Store	Bath & Body Works	3,900 SF (0 SF)	1 Stall / 300 SF
1510A	Retail Store	Vacant Retail	3,123 SF (0 SF)	1 Stall / 300 SF
1510	Retail Store	The Paper Store	11,233 SF (0 SF)	1 Stall / 300 SF
1508	Retail Store	Vacant Basement Retail	11,880 SF (1,474 SF)	1 Stall / 300 SF
1500	Retail Store	The Children's Place	4,150 SF (0 SF)	1 Stall / 300 SF
BUILDING NUMBER 2				
1490	Retail Store	Bed Bath & Beyond (14/20)	34,050 SF (31,180 SF included) + (5,500 SF)	1 Stall / 300 SF
1484	Retail Store	Vacant Retail (Former Marshall's)	10,662 SF (0 SF)	1 Stall / 300 SF
1482	Retail Store	Madness Firm	4,635 SF (0 SF)	1 Stall / 300 SF
1480	Retail Store	Vacant Retail (Former Justice)	4,843 SF (0 SF)	1 Stall / 300 SF
1478	Retail Store	Message Envy	3,660 SF (0 SF)	1 Stall / 300 SF
1474	Retail Store	GNC	2,680 SF (0 SF)	1 Stall / 300 SF
1472	Restaurant	Proposed Restaurant	3,630 SF (0 SF)	1 Stall / 800 SF + Counter Space
1470	Retail Store	Verizon	1,150 SF (0 SF)	1 Stall / 300 SF
1468	Restaurant	Wild Fig (83 Seats / 8 Employees)	3,120 SF (0 SF)	1 Stall / 800 SF + Counter Space
1466	Retail Store	Vacant Retail (Former Express)	6,250 SF (0 SF)	1 Stall / 300 SF
1464	Retail Store	Vacant Retail (Former Pier 1)	7,650 SF (0 SF)	1 Stall / 300 SF
1462	Retail Store	Victoria's Secret	8,050 SF (17,700 SF)	1 Stall / 300 SF
1444	Retail Store	Vacant Retail (Former Casual Max)	4,400 SF (2,830 SF)	1 Stall / 300 SF
1440	Retail Store	Carter's	8,500 SF (4,160 SF included)	1 Stall / 300 SF
1438	Medical Office	Go Health	4,400 SF (0 SF)	1 Stall / 150 SF (First 1,000 SF can be excluded)
1436	Retail Store	Vacant Retail (Former Payless)	4,600 SF (0 SF)	1 Stall / 300 SF
1426	Retail Store	Jewelry Store	1,200 SF (0 SF)	1 Stall / 300 SF
1424	Retail Store	Barnes & Noble	2,800 SF (0 SF)	1 Stall / 300 SF
1420	Retail Store	Bed Bath & Beyond	4,600 SF (0 SF)	1 Stall / 300 SF
1414	Storage	Storage (Former Office) (Cellar)	0 SF (512 SF)	N/A
BUILDING NUMBER 3				
1400	Retail Store	Target	108,000 SF (36,000 SF + 36,520 SF included)	1 Stall / 300 SF
Total Retail/Other Parking Required:			315,347 SF / 300 = 1,051.16	1,051.16
Total Office Parking Required:			15,784 SF / 200 = 78.92	78.92
Total Medical/Office Parking Required:			8,240 SF / 1000 SF = 8.24	8.24
Total Restaurant Parking Required:			16,071 SF / 80 = 200.89	200.89
Total Required Parking:				1,339.19
Note: (Cellar area) = Excluded from parking calculations. Use is storage. Unfinished space. (Cellar area included) = Included in parking calculation, space utilized for primary use.				

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

REFERENCES

THIS PLAN REFERENCES:
ATLANTIC LAND TITLE SURVEY
PREPARED BY:
GALLAGHER SURVEYING GROUP
284 BLUE ROUTE 1
NORTH HAVEN, CT 06460
DATED 12/15/2011 (REV. 4)
SITE VISIT BY:
KEY CIVIL ENGINEERING
684 BLUE POINT ROAD, UNIT B
HOLTVILLE, NY 11746
DATE: 11/14/2022
VICINITY MAP BACKGROUND DATA
PROVIDED BY MAPS.GOOGL.E.COM

KEY CIVIL ENGINEERING
684 BLUE POINT ROAD, UNIT B
HOLTVILLE, NEW YORK 11746
(831) 881-0506
www.KeyCivilEngineering.com

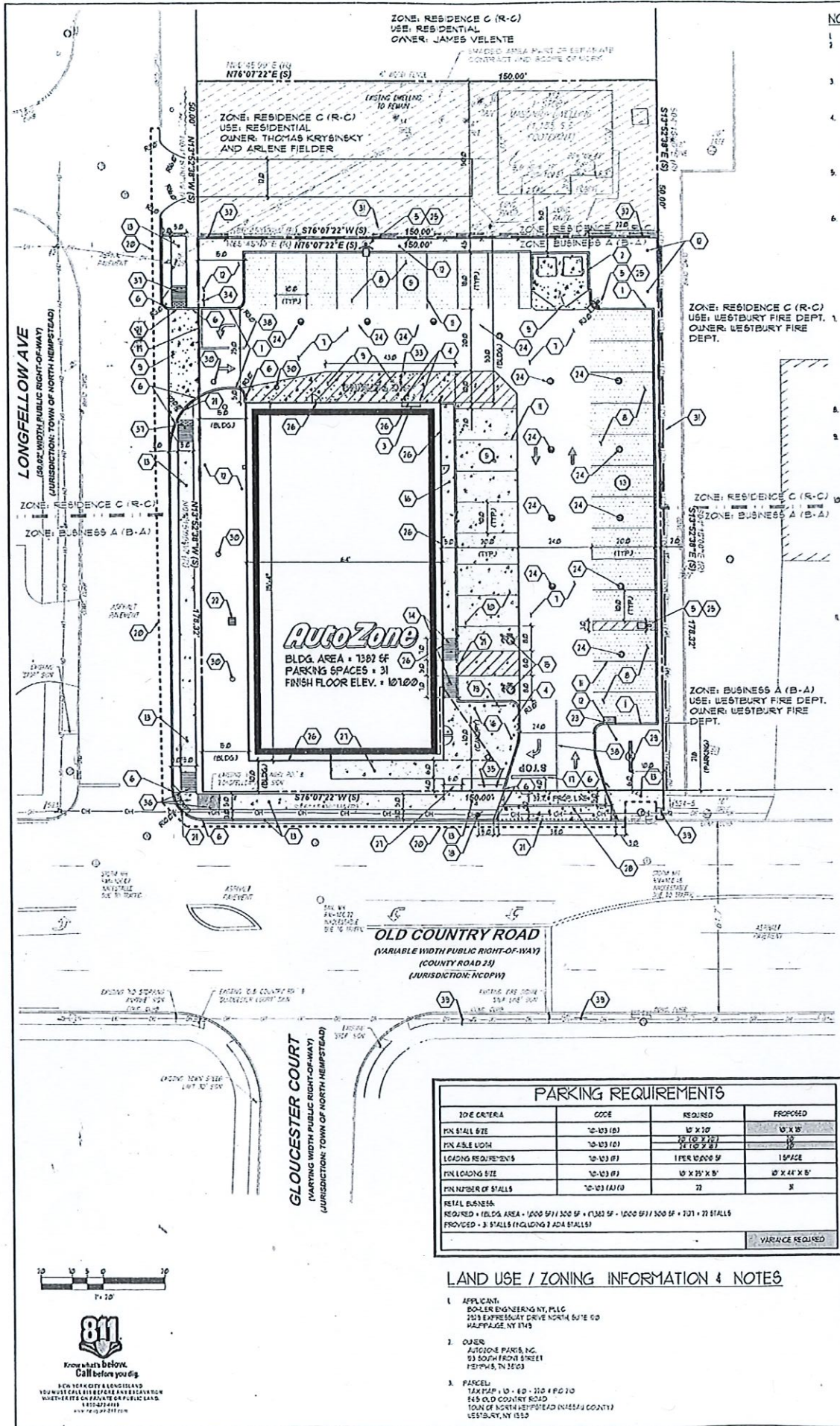
PROJECT NAME
LAKE SUCCESS SHOPPING CENTER
1400-1572 UNION TURNPIKE
NEW HYDE PARK, NEW YORK 11040
TOWN OF NORTH HEMPSTEAD, NASSAU COUNTY
NCTM: S-235-55, 57A & 57B, S-101-1, S-104-13

DRAWING TITLE
**OVERALL SITE PLAN
PROP. PARKING LOT
MODIFICATION**

DATE: 12/23/2019
SCALE: 1" = 80'
PROJECT NUMBER: 17041.04
DRAWING BY: JR
CHECKED BY: YJ
APPROVED BY: JP

SEAL & SIGNATURE:

JACLYN PERANTEAU, P.E.
NEW YORK STATE PROFESSIONAL ENGINEER (109371)
PAGE NO: 1 OF 2
DRAWING NO: C-1
DATE: 12/23/2019



NCDPW NOTES

1. COUNTY PERMIT IS REQUIRED TO CONSTRUCT CURBS & SIDEWALKS. REPLACE ALL NON-APPROVED CURBS WITH STANDARD COUNTY CURBS (TYPE C) REPAIR ALL DEPRESSED, CRACKED OR MISSING SIDEWALKS, CURBS AND ALL NON-ADA COMPLIANT RAMP.

2. REFRESH ALL PAVEMENT MARKINGS THAT HAVE BEEN REMOVED / DAMAGED DURING CONSTRUCTION (INCLUDING BUT NOT LIMITED TO EDGE LINES, HATCHING, ETC) ACCORDING TO NASSAU COUNTY SPECIFICATION.

3. USE OF REGULATORY SIGNS AND/OR TURN RESTRICTIONS AND/OR PARKING RESTRICTIONS AND/OR PLANS SHALL BE IN ACCORDANCE WITH THE LATEST NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE NEW YORK STATE SUPPLEMENT. THE APPLICANT SHALL HAVE THESE SIGNS ORIGINATED BY THE TOWN OF NORTH HEMPSTEAD.

4. IF NASSAU COUNTY HAS SIGNS THAT HAVE BEEN REMOVED / DAMAGED DURING CONSTRUCTION (INCLUDING BUT NOT LIMITED TO REGULATORY SIGNS, WARNING SIGNS, ETC), THEY SHALL BE INSTALLED / REPLACED ACCORDING TO NASSAU COUNTY SPECIFICATION.

5. IF ANY NASSAU COUNTY TRAFFIC EQUIPMENT AT THE LOCATION (INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNALS, PEDESTRIAN SIGNAL EQUIPMENT, TRAFFIC LOOP USE DETECTION, TRAFFIC FULLBOXES, TRAFFIC SIGNAL SYSTEM INTERCONNECT, ETC) IS DAMAGED IN ANY WAY DURING CONSTRUCTION, IT SHALL BE REPAIRED / REPLACED ACCORDING TO NASSAU COUNTY SPECIFICATION. ALL WORK SHALL BE PERFORMED BY A NASSAU COUNTY APPROVED TRAFFIC SIGNAL CONTRACTOR. THE CONTRACTOR SHALL NOTIFY SHELIA H. DUKAKI OF THE NASSAU COUNTY TRAFFIC SIGNAL AND CONSTRUCTION OPERATIONS UNIT AT 516-511-0465 EXT. 10958 BEFORE ANY WORK BEGINS. THE CONTRACTOR SHALL REGRADE ANY NASSAU COUNTY TRAFFIC SIGNAL FULLBOX COVERS IN THE WORK AREA USING SUIABLE BRICK AND VENTILATE. THE CONTRACTOR SHALL LEAVE THE INSIDE BOTTOM OF ALL FULLBOXES CLEAN AND FREE OF DEBRIS LEFT FROM HIS OPERATIONS. THE TOPS OF THE COVERS SHALL BE LEFT CLEAN AND FREE OF DEBRIS. IF ANY FULLBOX WORK IS REQUIRED, THE CONTRACTOR MUST NOTIFY SHELIA H. DUKAKI OF THE NASSAU COUNTY TRAFFIC SIGNAL AND CONSTRUCTION OPERATIONS UNIT AT 516-511-0465 EXT. 10958 IN ADVANCE OF WORK.

6. PRIOR TO CONSTRUCTION, A MARK-OUT SHALL BE MADE BY THE CONTRACTOR FOR ALL UNDERGROUND UTILITIES, INCLUDING BUT NOT LIMITED TO UNDERGROUND TRAFFIC SIGNAL EQUIPMENT.

7. PRIOR TO ANY SCHEDULED LINE CLOSURES, THE CONTRACTOR MUST COMPLETE AND SUBMIT AN ONLINE ROADWAY CLOSURE NOTIFICATION FORM BY 10:00PM THE EVENING PRIOR TO THE SCHEDULED CLOSURE. THE CONTRACTOR CAN COMPLETE THE FORM AT WWW.NASSAUCOUNTYGOV/TRAFFICMANAGEMENT, OR BY FAXING THE COMPLETED FORM TO THE TRAFFIC MANAGEMENT CENTER AT (516) 511-4444.

8. THE CONTRACTOR SHALL HAVE ANY NASSAU COUNTY TRAFFIC LOOP REPLACED IF SCHEDULED TO BE DAMAGED DURING CONSTRUCTION. THE CONTRACTOR MUST HAVE AN APPROVED TRAFFIC SIGNAL CONTRACTOR PLACE THE SIGNAL RECALL OPERATION IN ADVANCE OF THE WORK THAT WILL DAMAGE THE LOOP DETECTOR. THE NEW LOOP MUST BE REPLACED IMMEDIATELY BY AN APPROVED TRAFFIC SIGNAL CONTRACTOR. AFTER THE AREA IS REPAIRED, THE SIZE AND PLACEMENT OF THE NEW LOOP WILL BE DETERMINED BY NASSAU COUNTY. A NASSAU COUNTY INSPECTOR MUST BE PRESENT UPON REPLACEMENT. THE CONTRACTOR MUST NOTIFY SHELIA H. DUKAKI OF THE NASSAU COUNTY TRAFFIC SIGNAL AND CONSTRUCTION OPERATIONS UNIT AT 516-511-0465 EXT. 10958 IN ADVANCE OF THE WORK.

9. IF REQUIRED HANDICAP RAMP WORK IMPACTS ANY UTILITIES IN ANY WAY, INCLUDING RELOCATION, THE APPROPRIATE UTILITY COMPANY SHALL BE NOTIFIED PRIOR TO HANDICAP RAMP WORK BEGINS.

SITE LAYOUT NOTES

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES. IN THEIR ENTIRETY, THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLAN SPECIFIC NOTES.

2. PRIOR TO THE COMMENCEMENT OF GENERAL CONSTRUCTION, THE CONTRACTOR MUST INSTALL SOIL EROSION CONTROL AND ANY STORMWATER POLLUTION PREVENTION PLAN (SPPP) MEASURES NECESSARY, AS INDICATED ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN AND IN ACCORDANCE WITH APPLICABLE STATE AND/OR APPROPRIATE AGENCIES' GUIDELINES TO PREVENT SEDIMENT AND/OR LOOSE DEBRIS FROM WASHING ONTO ADJACENT PROPERTIES OR THE RIGHT OF WAY.

3. ALL DIRECTIONAL TRAFFIC SIGNING AND PAVEMENT STRIPING MUST CONFORM TO THE LATEST STANDARDS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ANY APPLICABLE STATE OR LOCALLY APPROVED SUPPLEMENTS, GUIDELINES, RULES, REGULATIONS, STANDARDS AND THE LIKE.

4. THE LOCATIONS OF PROPOSED UTILITY POLES AND TRAFFIC SIGNS SHOWN ON THE PLANS ARE SCHEMATIC AND PRELIMINARY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD-VERIFYING THEIR LOCATION. THE CONTRACTOR MUST COORDINATE THE RELOCATION OF TRAFFIC SIGNS WITH THE ENTITY WITH JURISDICTION OVER THE PROJECT.

5. ALL DIMENSIONS SHOWN ARE TO BOTTOM FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, EXCEPT WHEN DIMENSION IS TO A PROPERTY LINE, STAKE OUT, OR LOCATIONS OF LIGHTS, LIGHT POLES, ETC. MUST BE PERFORMED IN STRICT ACCORDANCE WITH THE DETAILS, UNLESS NOTED CLEARLY OTHERWISE.

6. WHEN APPLICABLE, OWNER/OPERATOR MUST FILE THE NOI FOR NOISE PERMITS AT APPROPRIATE AND/OR REQUIRED AGENCIES BASED UPON THE DESIRED START OF CONSTRUCTION (LAD) DURING ACTIVITIES MUST NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED FROM GOVERNING AUTHORITIES (INCLUDING STORMWATER POLLUTION PREVENTION PLAN, PER NYSDEC REQUIREMENTS). THE CONTRACTOR MUST STRICTLY ADHERE TO THE APPROVED SPPP PLAN DURING CONSTRUCTION OPERATIONS (IF PROVIDED).

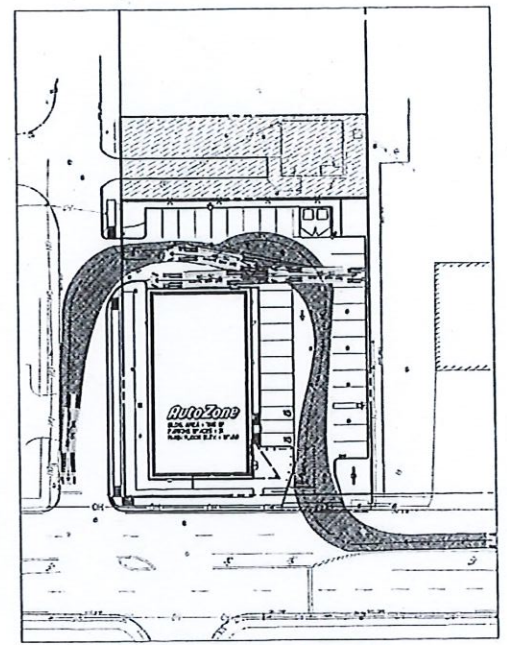
7. ALL MATERIALS EXPOSED CONCRETE MUST BE AIR ENTRAINED AND INCLUDE THE MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.

8. THE CONTRACTOR MUST REPAIR OR REPLACE, AT THE CONTRACTOR'S SOLE COST AND EXPENSE, ALL SIDEWALKS, CURBS, AND PAVEMENT DAMAGED BY CONSTRUCTION ACTIVITIES WHETHER SPECIFIED ON THIS PLAN OR NOT.

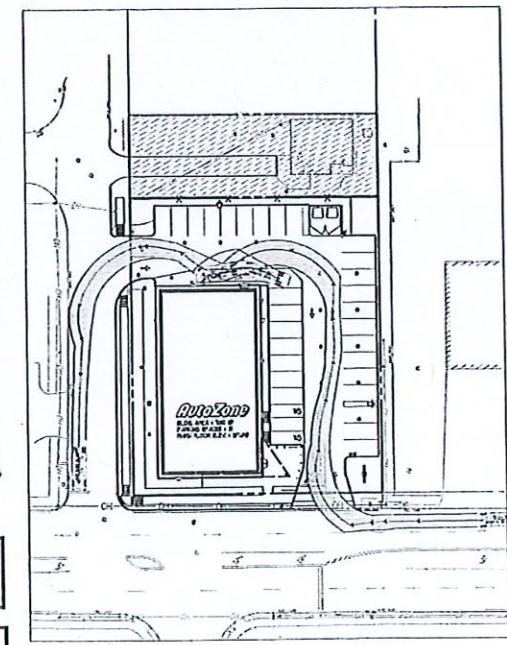
9. BUILDING AND FREESTANDING IDENTIFICATION SIGNS TO BE FILED UNDER SEPARATE APPLICATIONS.

10. WORK WITHIN THE RIGHT-OF-WAY OF OLD COUNTRY ROAD MUST BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND STANDARDS OF THE NASSAU COUNTY DEPARTMENT OF PUBLIC WORKS.

ZONING ANALYSIS TABLE			
ZONING DISTRICT	ZONING DISTRICT B-4 (BUSINESS A) USE: RETAIL BUSINESS		
ZONE CRITERIA	CODE	REQUIRED	PROPOSED
MIN LOT AREA	10-25 (A)	3000 SF	26,78 SF
MIN BUILDING COVERAGE	10-25 (A)	10%	71.8%
MIN FRONT SETBACK	10-25 (A)	10'	10' (BLDG)
MIN SIDE SETBACK	10-25 (A)	5'	5' (BLDG)
MIN REAR SETBACK	10-25 (A)	10'	5' (BLDG)
MAX BUILDING HEIGHT	10-25 (A)	40' 13' 0" (E)	33'
MIN SIDE YARD SETBACK TO RES.	10-25 (A)	5'	5' (BLDG)
MIN LANDSCAPE BUFFER TO RESIDENTIAL	10-25 (A)	5'	43' NORTH SIDE / 7.14' SOUTH



WB-50 TRUCK ACCESS
SCALE: 1"=50'



SU-30 TRUCK ACCESS
SCALE: 1"=50'

- KEYNOTES**
- BUILDING & PAVING**
- CONCRETE ROLL-OVER CURB - SEE DETAIL 11 / C12
 - DUSTSTER LAYOUT - SEE DETAIL 11 / C12 / C13
 - SERVICE DOOR PLAN - SEE DETAIL 11 / C12
 - P-FE GUARD - SEE DETAIL 6 / C12 / C13 / C14
 - CONCRETE LIGHT POLE BASE - SEE LIGHTING PLAN SHEET C-1 (BY OTHERS) ANY LIGHT FIXTURE IN SECTION AS NOTICED DETAIL OF LIGHT POLE PROVIDED ON SHEET C-1
 - TRANSITION CURB - SEE DETAIL 9 / C12
 - HEAVY DUTY ASPHALT WITH DRIVE ASSES - SEE DETAIL 3 / C12
 - REGULAR DUTY ASPHALT - SEE DETAIL 3 / C12
 - HEAVY DUTY CONCRETE - SEE DETAIL 4 / C12
 - REGULAR DUTY CONCRETE - SEE DETAIL 4 / C12
 - 4" UCE PAVEMENT STRIPING SINGLE WHITE SOLID LINE (TYP) - SEE DETAIL 11 / C12
 - LANDSCAPE AREA - SEE SHEET C-11 FOR POND DETAIL
 - SIDEWALK WITHIN PUBLIC ROW - SEE DETAIL 6 / C11
 - ACCESSIBLE RAMP - SEE DETAIL 25 / C12 - MAX SLOPE 1:12 (33%) MAX CROSS SLOPE 1:50 (2%) MAX TRUCK DOOR TO BE A CONTINUING CURB - SEE DETAIL 8 / C12 / C13 / C14
 - ADA ACCESSIBLE SPACE W/ HANDICAP PARKING SIGN MOUNTED ON BUILDING (TYP) - SEE DETAIL 14 / C11 / C12
 - PAVING CONC SIDEWALK - SEE DETAIL 3 / C12
 - SOLID WHITE STOP BAR 8" WIDE - SEE DETAIL 20 / C11
 - RELOCATED UTILITY POLE 6" TO COORDINATE WITH UTILITY COMPANY IF SIGNALLERS ARE REQUIRED AND FINAL PLACEMENT. NOTE: UTILITY POLE NOT TO BE RELOCATED WITHIN 3' OF THE END OF THE CURB RADIUS OF THE ACCESS CURB OUT.
 - BIKE RACK - SEE DETAIL 8 / C11
 - APPROXIMATE LOCATION OF PAVEMENT SAUCE LINE 6" TO MATCH EXISTING GRADIES TO CURB PAVEMENT SEE DETAIL 6 / C11
 - FLUSH CONC SIDEWALK
 - YARD DRAIN - SEE DETAIL 34 / C13
 - CATCH BASIN - SEE DETAIL 34 / C13
 - DRAINAGE CRYTEL - SEE DETAIL 31 / C12
 - PROP. AREA LIGHT (SEE SHEET C-13 FOR LUMINAIRE SCHEDULE)
 - PROP. BUILDING LIGHT (SEE SHEET C-13 FOR LUMINAIRE SCHEDULE)
 - PROP. CONC SIDEWALK - SEE DETAIL 10 / C12
 - PROP. NCDPW CONC DRIVEWAY ENTRANCE - SEE DETAIL 5 / C11
 - PROP. 10' x 7'-10" POLE SIGN 8' OVERALL HEIGHT (14' 5") - TO BE FILED UNDER SEPARATE APPLICATION
 - PROP. CLEANOUT (REFER TO DETAIL 21 / C12 - TYP)
 - LIST OF WORK LINE (TYP)
 - PROP. FENCE ON PROPERTY LINE (REFER TO DETAIL 35 / C13)
 - LOADING AREA - SLOPE AT MAX 150% AWAY FROM BUILDING
 - PROP. 8'0" x 10'0" R-1 AND LEFT TURN ONLY SIGN (10'0" x 10'0") (REFER TO DETAIL 33 / C13)
 - PROP. 10'0" x 10'0" R-1 AND LEFT TURN ONLY SIGN (10'0" x 10'0") (REFER TO DETAIL 33 / C13)
 - PROP. OFF-SITE NYSDOT TYPE 3 (10'0" x 10'0") CURB RAMP (REFER TO DETAIL 30 / C12)
 - PROP. OFF-SITE NYSDOT GRACED EARTH RAMP (REFER TO DETAIL 30 / C12)
 - PROP. DOUBLE YELLOW LINE
 - PROP. NO LEFT TURN SIGN (10'0" x 10'0") (REFER TO DETAIL 33 / C13)

AUTOZONE GENERAL NOTES

- FROOF ROLL BUILDING AND ALL PARKING AREAS. NOTIFY THE ARCHITECT OF ANY UNACCEPTABLE AREAS.
- EDGE OF NEW PAVEMENT TO BE FLUSH WITH EXISTING PAVEMENT.
- ALL SIDEWALK CURB AND GUTTER STREET PAVING, CURB CUTS, DRIVEWAY APPROACHES, HANDICAP RAMP, ETC. CONSTRUCTED OUTSIDE THE PROPERTY LINE IN THE RIGHT-OF-WAY SHALL CONFORM TO ALL MUNICIPAL AND/OR STATE SPECIFICATIONS AND REQUIREMENTS.
- FOR AREAS OUTSIDE THE PROPERTY LINES, REPAIR AND/OR REPLACE ALL DAMAGE DONE TO EXISTING ELEMENTS (SIDEWALKS, PAVING, LANDSCAPING, ETC.) AS REQUIRED BY OWNER AND/OR GOVERNING AUTHORITY.
- FOR PROPOSED UTILITY LOCATIONS, SEE THE UTILITY PLAN.

OWNER:
AUTOZONE, INC.
123 S. FRONT STREET
MEMPHIS, TN 38103

BOHLER
REGISTERED PROFESSIONAL ENGINEER
275 BROADHOLLOW ROAD, SUITE 100
MELVILLE, NY 11747
Phone: (631) 325-4444
www.BohlerEngineering.com

AutoZone STORE DEVELOPMENT
PREPARED FOR: AutoZone, Inc.
SHEET NO.: 6872
555 OLD COUNTRY ROAD, WESTBURY
TOWN OF NORTH HEMPSTEAD NEW YORK 11550

SITE PLAN

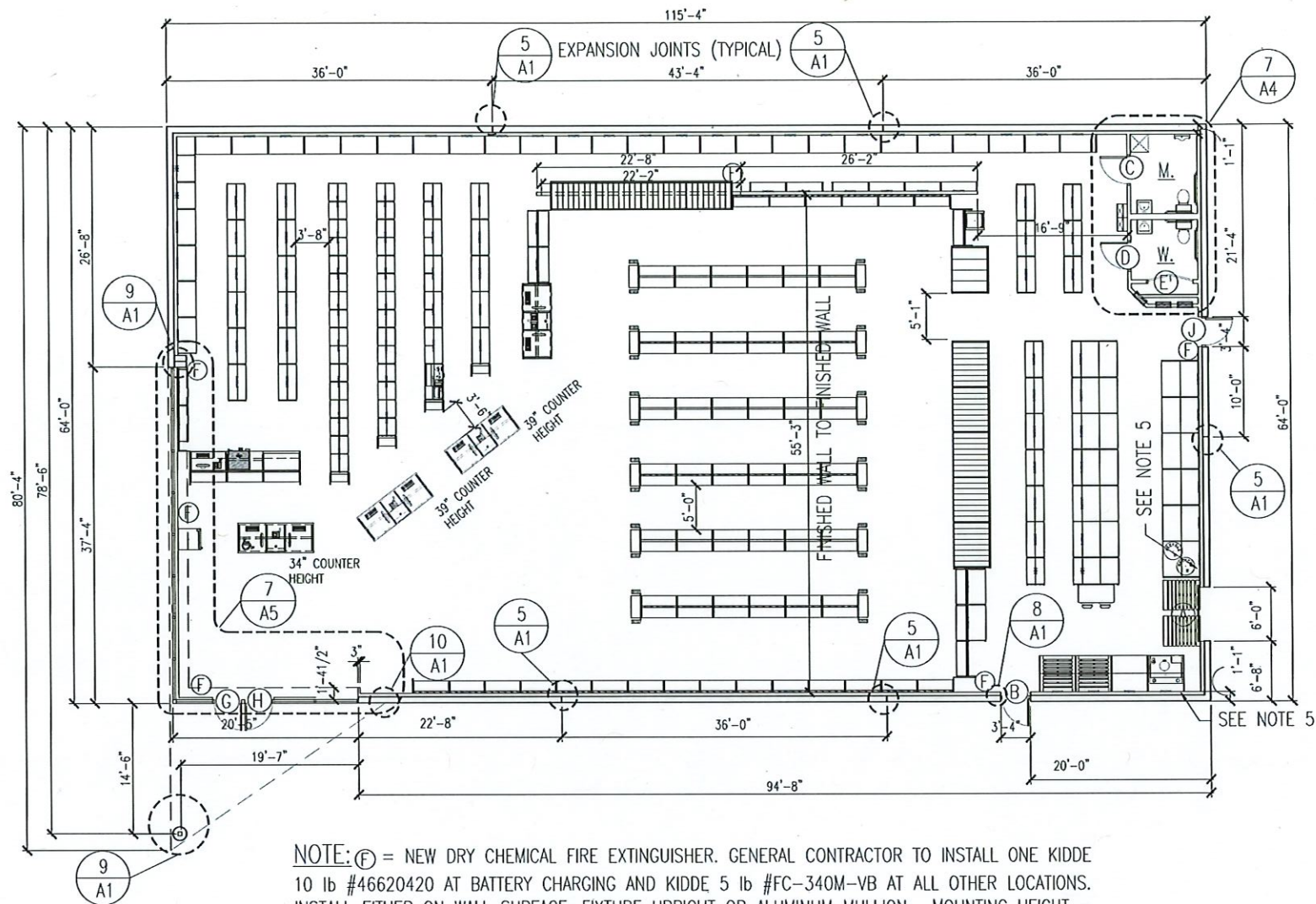
SCALE: 1"=20'

REVISIONS

NO.	REV. PER TOUGH COMMENTS (11/01/2021)
1	REV. PER TOUGH COMMENTS (06/20/2022)
2	REV. PER TOUGH COMMENTS (06/20/2022)
3	REV. PER TOUGH COMMENTS (06/20/2022)

DRAFTSMAN: SD
CHECKED BY: JSN
DATE: 12/10/2020
PROTOTYPE SIZE

C1.2



1/8" = 1'-0"

FLOOR PLAN

- REFER TO STRUCTURAL DRAWINGS FOR ALL DETAILS AND REQUIREMENTS REGARDING FOUNDATIONS, WALL REINFORCING, BOND BEAMS, LINTELS, AND ROOF FRAMING.
- REFER TO CIVIL DRAWINGS FOR LOCATIONS AND DETAILS OF SIDEWALKS, PIPE GUARDS, ETC., AS WELL AS FINISH FLOOR ELEVATION AND EXTERIOR FINISHED GRADES AROUND THE BUILDING.
- INSTALL 6" WIDE, 20 GAUGE GALVANIZED SHEET METAL STRIP BETWEEN THE BACK OF THE GYPSUM BOARD AND THE FACE OF THE METAL STUD AROUND THE ENTIRE PERIMETER OF THE BUILDING, AS WELL AS BOTH SIDES OF THE CURTAIN WALL. TOP OF STRIP TO BE 93" ABOVE FINISHED FLOOR. REFER TO SHEET A-4 FOR DETAILS OF CURTAIN WALL.
- SEE SHEET M-2 FOR LOCATION OF NON FREEZE YARD HYDRANT AND INSTALLATION REQUIREMENTS.
- INSTALL 1/2" X 4'-0" X 8'-0" AC PLYWOOD HORIZONTALLY WITH THE LONG EDGE ON THE FLOOR AND THE END JOINT CENTERING ON A STUD. APPLY PLYWOOD TO THE FACE OF GYPSUM BOARD WITH SCREWS TO FACILITATE FUTURE REPLACEMENT. SEE INTERIOR ELEVATIONS SEE 3/4" A4 DETAIL.
- SEE SPECIFICATIONS FOR INFORMATION ON ITEMS NOT COMPLETELY DELINEATED ON THE DRAWINGS.

1/8" = 1'-0"

FLOOR PLAN NOTES

LOCATION	FLOOR	BASE	WALLS	CLG.	REM.
	SEALED CONCRETE	VINYL TILE	VINYL	QUARRY TILE	GYPSUM BOARD
					FIBER REINFORCED PANELS
					METAL DECK
					GYPSUM BOARD
SALES AREA	●	●	●	●	●
REST ROOMS	●	●	●	●	●

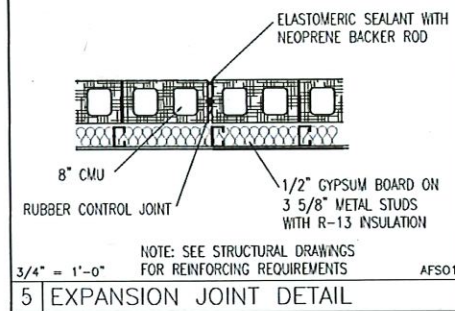
3/16" = 1'-0"

ROOM FINISH SCHEDULE

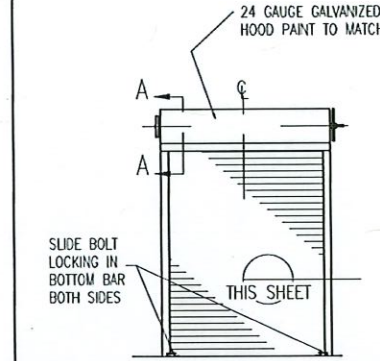
MK	SIZE	TYPE	FRAME	JAMB DETAIL	HEAD DETAIL	ADA / EXIT HARDWARE
A	6'-0" x 8'-0"	STEEL OVERHEAD ROLL-UP	STEEL ANGLE	6&7&8/A1	6&7/A1	
B	3'-0" x 7'-0" x 1-3/4"	HOLLOW METAL	HOLLOW METAL	8/A1	8/A1	PUSH BAR EXIT DEVICE WILL HAVE AN INTEGRAL SOUNDER
C	3'-0" x 6'-8" x 1-3/4"	SOLID CORE WOOD UNDERCUT DOOR 1"	HOLLOW METAL	8/A1	8/A1	LEVER HANDLE PRIVACY SETS
D	3'-0" x 6'-8" x 1-3/4"	SOLID CORE WOOD UNDERCUT DOOR 1"	HOLLOW METAL	8/A1	8/A1	LEVER HANDLE PRIVACY SETS
E	2'-6" x 6'-8" x 1-3/4"	SOLID CORE WOOD PAIR REQUIRED	HOLLOW METAL	8/A1	8/A1	UNDERCUT DOOR 1" (PAIR REQUIRED)
G	3'-0" x 7'-0" x 1-3/4"	GLASS & ALUMINUM SEE SHEET A-5	ALUMINUM	SEE MANUFACTURER'S SHOP DRAWINGS		
H	3'-0" x 7'-0" x 1-3/4"	GLASS & ALUMINUM SEE SHEET A-5	ALUMINUM	SEE MANUFACTURER'S SHOP DRAWINGS		
J	3'-0" x 7'-0" x 1-3/4"	HOLLOW METAL	HOLLOW METAL	8/A1	8/A1	PUSH BAR EXIT DEVICE

3/32" = 1'-0"

DOOR SCHEDULE - HOLLOW METAL DOORS & FRAMES

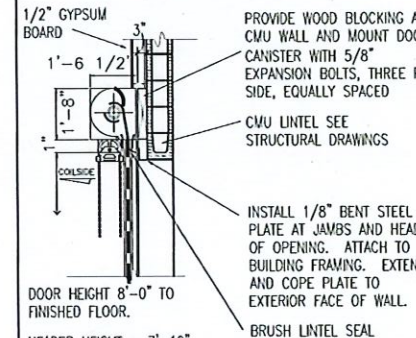


EXPANSION JOINT DETAIL

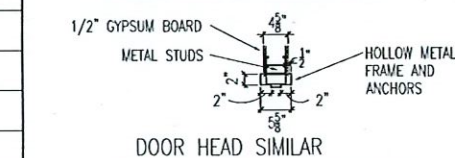
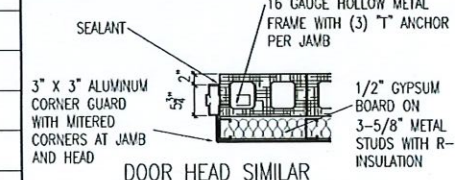
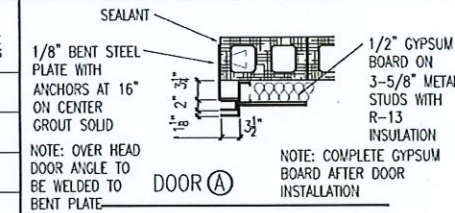


OVERHEAD DOOR ELEVATION

NOTE: GENERAL CONTRACTOR TO INSTALL 6" X 8'-0" ALUMINUM CHAIN GUARD ON WALL AT OPERATING SIDE

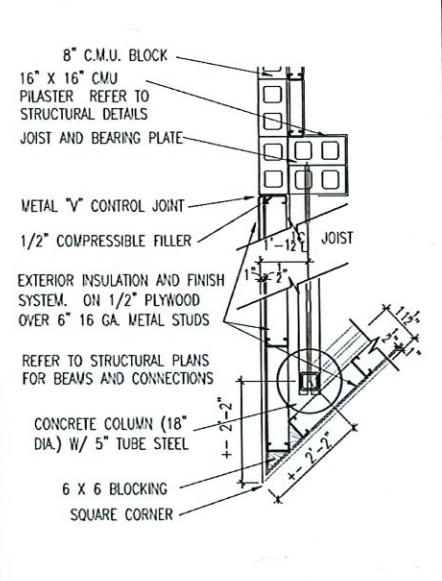


OVERHEAD DELIVERY DOOR (A)



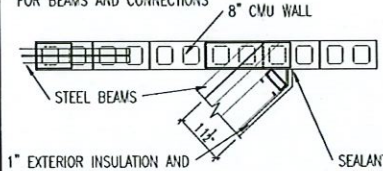
3/4" = 1'-0"

JAMB DETAILS



SECTION AT CANOPY

REFER TO STRUCTURAL PLANS FOR BEAMS AND CONNECTIONS



1" EXTERIOR INSULATION AND FINISH SYSTEM (E.I.F.S.) OVER 1/2" EXT. PLYWOOD OVER 16 GA. METAL STUD FRAMING

SECTION AT CANOPY

Lewis A Ellis
Digitally signed by Lewis A Ellis
Date: 2021.01.05 16:38:59 -06'00'

REVISIONS

NO.	DESCRIPTION
1	
2	
3	
4	
5	
6	

AutoZone Store No. 6872
565 OLD COUNTRY ROAD
WESTBURY NY 11590

Architect: Lewis A Ellis
123 South Front Street
Memphis, Tennessee 38103
TEL: 901-495-8707 FAX: (901) 495-8969
For Bidding & Contractor Information Contact:
Dodge Data & Analytics, Tel. 413-930-4215
Cindy.searcy@construction.com

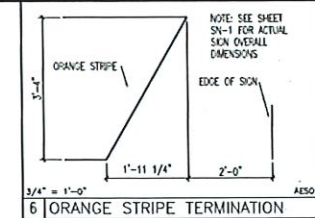
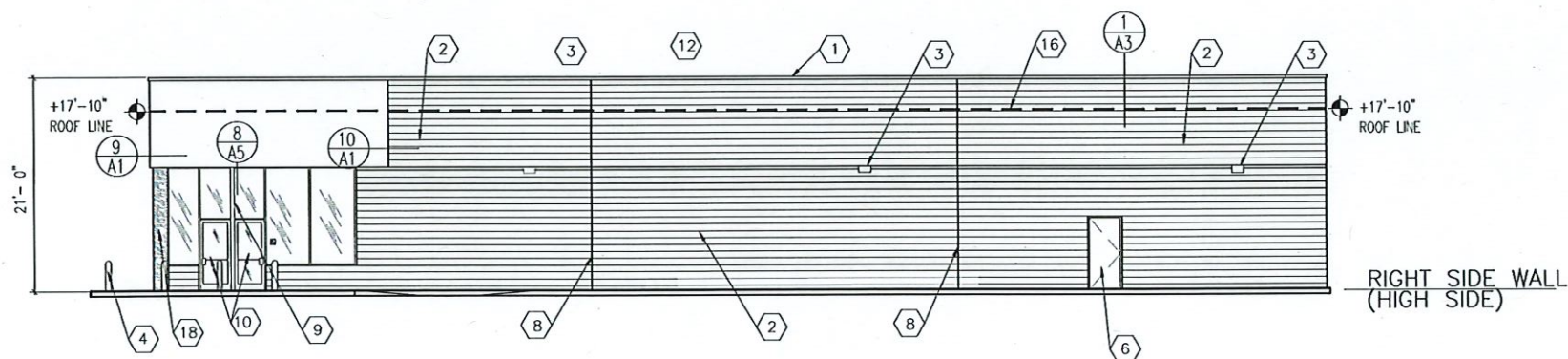
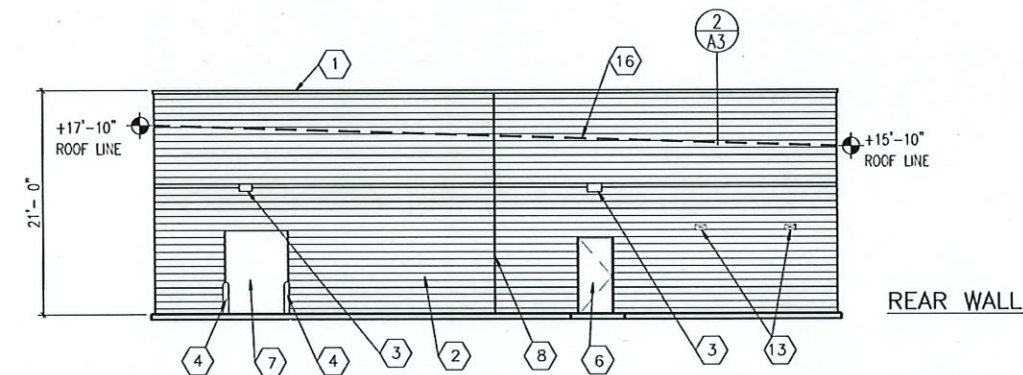
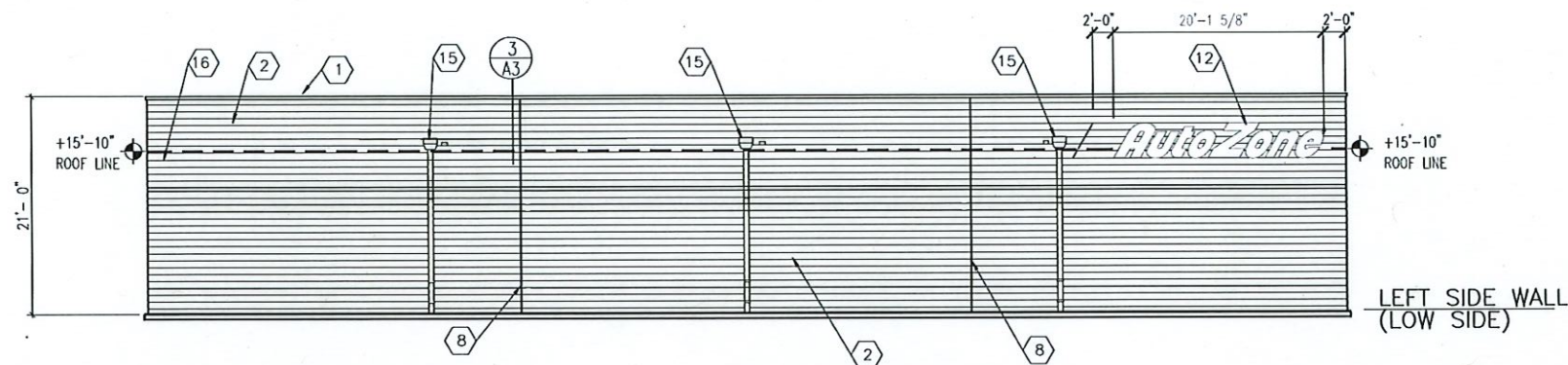
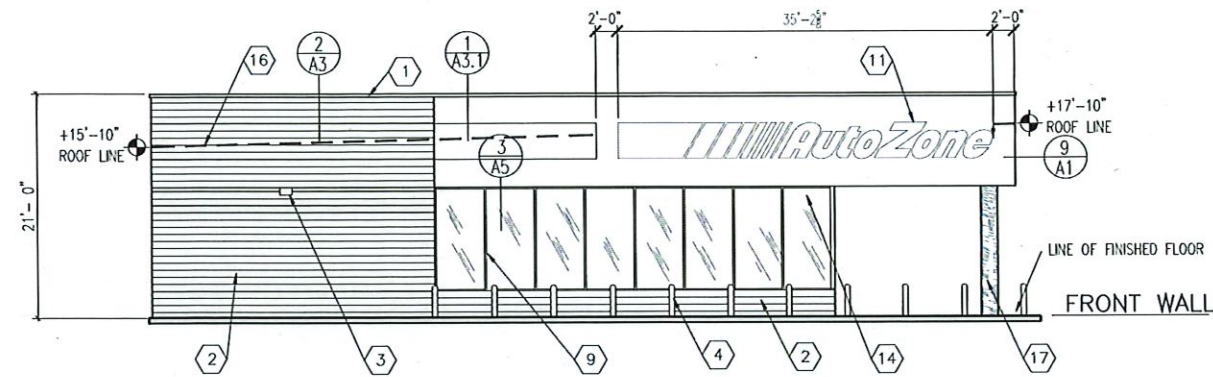


09/25/20

7N2-L

A-1

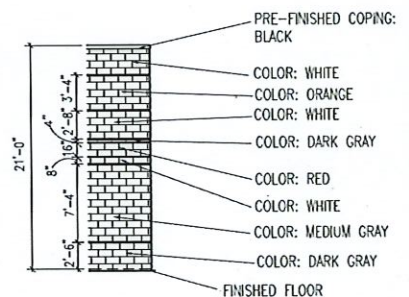
FLOOR PLAN / DOOR SCHEDULE / WALL DETAILS



- 1 TWO PIECE COMPRESSION TRIM SEE DETAIL 4/A6
- 2 SMOOTH FACE CONCRETE MASONRY UNITS SEE PAINT DETAIL SCHEME THIS SHEET
- 3 WALL MOUNTED LIGHT FIXTURE
- 4 PIPE GUARD WITH RED SLEEVE
- 5 MFG. WHITE EXTERIOR INSULATED FINISH - PAINT WHITE
- 6 PAINT MAN DOOR RED & METAL FRAMES BLACK
- 7 DO NOT PAINT OVERHEAD DOOR PAINT ANGLES BLACK
- 8 EXPANSION JOINT
- 9 ALUMINUM STOREFRONT - RED KYNAR FINISH
- 10 GLASS AND ALUMINUM DOORS - CLEAR ANODIZED FINISH
- 11 FRONT WALL SIGN - 40" CHANNEL W/ LSTRPS
- 12 LEFT SIDE WALL SIGN - 40" CHANNEL W/ NSTRPS
- 13 TOILET WALL VENTS PAINT TO MATCH WALL
- 14 STORE ADDRESS - 6" WHITE REFLECTIVE NUMBERS
- 15 SCUPPERS AND DOWNSPOUTS, PAINTED TO MATCH BACKGROUND WALL COLOR, ADJACENT 4" H. X 6" W. OVERFLOW SCUPPER, FLOWLINE 2" ABOVE ROOF.
- 16 ROOF LINE SEE STRUCTURAL DRAWINGS FOR DETAILS
- 17 CORRUGATED COLUMN PAINT RED

ELEVATION KEY NOTES

NOTE: CENTER ALL WALL SIGNAGE VERTICALLY ON THE PAINTED ORANGE STRIPE OR BETWEEN THE TOP TWO BRICK SOLDIER COURSES. PAINT ORANGE STRIPE TO WITHIN 2' OF WALL SIGN. DO NOT PAINT ORANGE STRIPE BEHIND SIGN.



EXTERIOR WALL COLOR SCHEME

- GENERAL NOTES:
1. REFER TO SECTION 09900 OF THE SPECIFICATIONS FOR PAINT AND EXTERIOR COATINGS. ALL COLORS ARE BY SHERWIN-WILLIAMS PAINT COMPANY.
 2. PAINT RESTROOM WALL VENTS TO MATCH THE ADJACENT WALL COLOR.
 3. SEALANT AT EXPANSION JOINTS TO MATCH ADJACENT WALL COLOR.
 4. ALL MASONRY JOINTS TO BE CONCAVE TOOLED.

GENERAL NOTES

- SIGNAGE NOTES:
1. AUTOZONE'S SIGN VENDOR WILL FURNISH AND INSTALL ALL SIGNS UNLESS OTHERWISE SPECIFICALLY NOTED ON THE DRAWINGS. WALL SIGNS TO BE INSTALLED ON SURFACES THAT ARE FURNISHED AND PREPARED BY GENERAL CONTRACTOR.
 2. SIGN INSTALLER SHALL OBTAIN SIGN PERMITS AND INSTALL ALL FREESTANDING SIGNS AND THEIR FOUNDATIONS UNLESS NOTED OTHERWISE. GENERAL CONTRACTOR SHALL INSURE SIGN LOCATION IS TO GRADE AND SHALL MARK WHERE SIGN IS TO BE LOCATED.
 3. GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF PRIMARY ELECTRICAL, AND FINAL ELECTRICAL HOOK-UP. SEE "SN" SHEETS FOR ADDITIONAL INFORMATION.
 4. SEE SHEET E3 FOR LOCATIONS OF J-BOXES TERMINATING EACH WALL SIGN CIRCUIT.

SIGNAGE NOTES - BUILDING

Lewis A Ellis
Digitally signed by Lewis A Ellis
Date: 2021.01.05 16:53:51 -06'00'

J.B.H. = JOIST BEARING HEIGHT

EXTERIOR ELEVATIONS

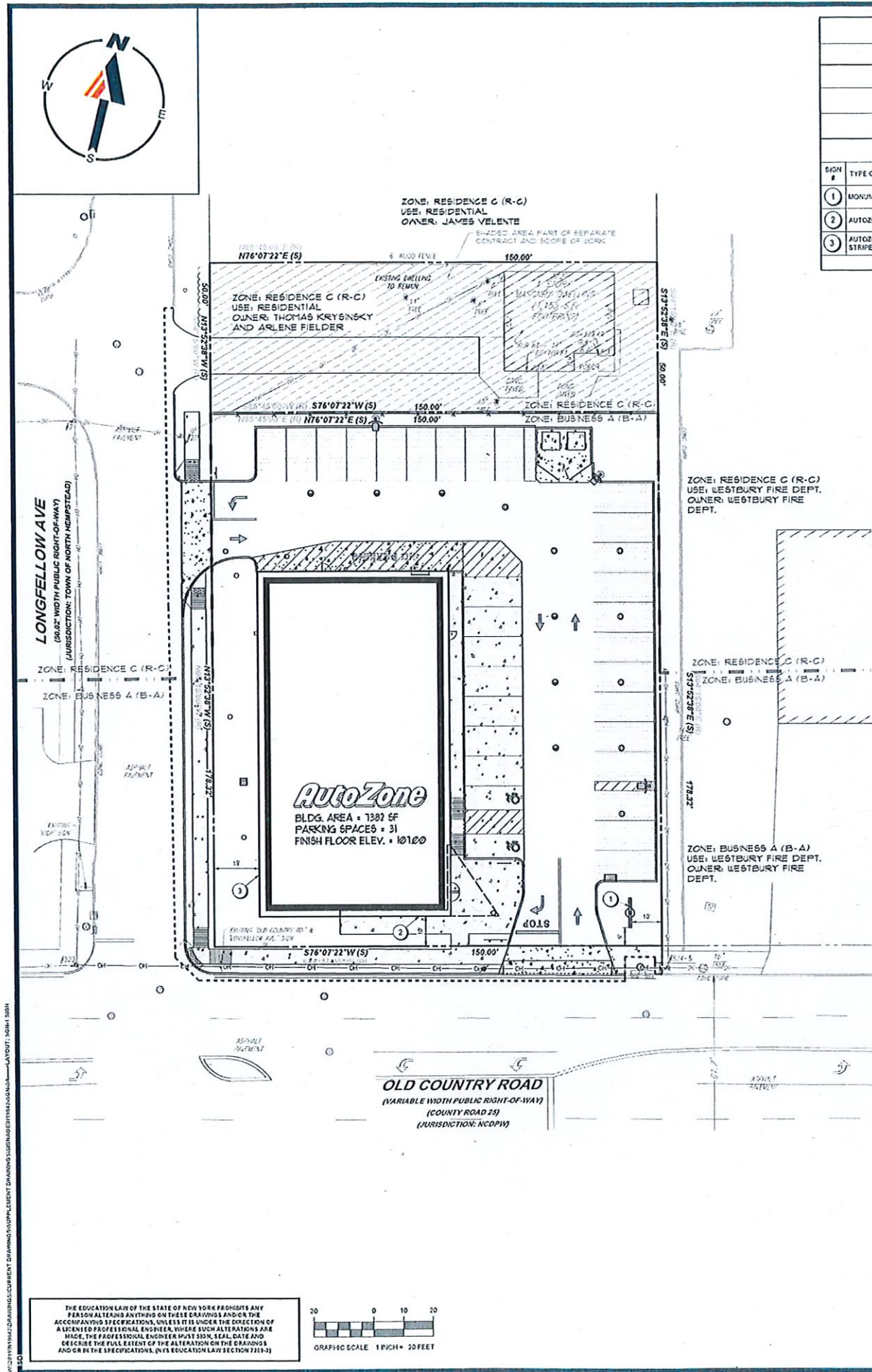
AutoZone Store No. 6872
565 OLD COUNTRY ROAD
WESTBURY NY 11590
EXTERIOR ELEVATIONS AND NOTES

Architect: Lew Ellis
123 South Front Street
Memphis, Tennessee 38103
TEL: 901-495-8707 FAX: (901) 495-8969
For Bidding & Contractor Information Contact:
Dodge Data & Analytics, Tel. 413-930-4215
Cindy.searcy@construction.com



09/25/20
7N2-L

A-2



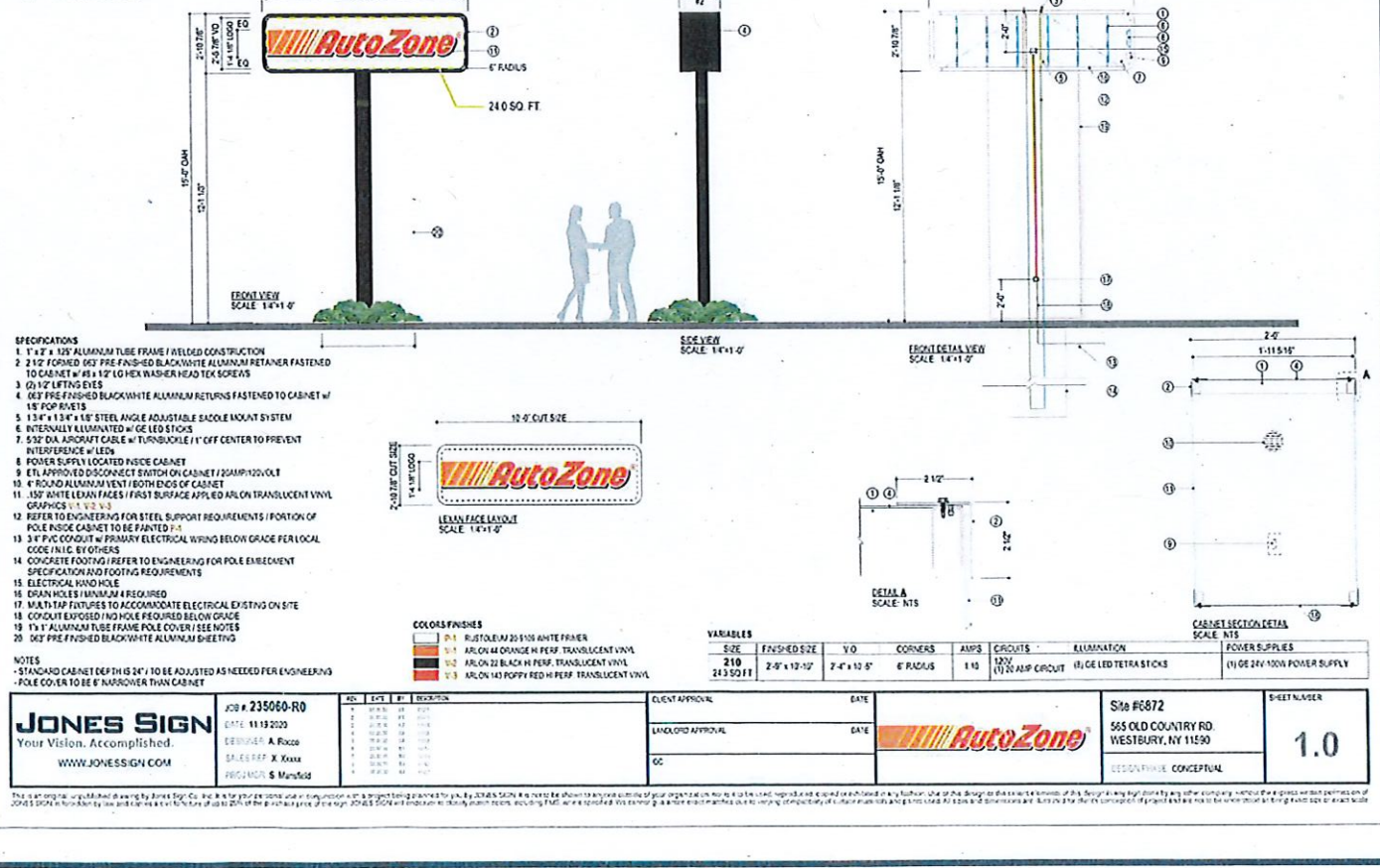
ZONING TABLE					
ZONE: B-A (BUSINESS A)					
USE: RETAIL BUSINESS					
APPLICANT / OWNER INFORMATION					
APPLICANT		BOHLER ENGINEERING NY, PLLC 275 BROADHOLLOW ROAD, SUITE 100 MELVILLE, NY 11747			
PROPERTY OWNER		RAHAT YOUSSEFZADEH 455 OLD COUNTRY ROAD WESTBURY, NY 11590			
PROPOSED SIGNAGE SCHEDULE					
SIGN #	TYPE OF SIGN	AREA	HEIGHT	ILLUMINATED (YES/NO)	APPLICATION NUMBER
1	MONUMENT SIGN	29.06 SF	15'-0"	YES	
2	AUTOZONE WITH STRIPE	117.00 SF	18'-0"	YES	
3	AUTOZONE WITHOUT STRIPE	67.00 SF	18'-0"	YES	
TOTAL:		213.06 SF			

GROUND / POLE SIGNS			
ITEM	CODE	PERMITTED	PROPOSED
MAX. NUMBER OF DETACHED SIGNS	\$ 70-106 (A)(2)(a)	1	1
MAX. DETACHED SIGN AREA	\$ 70-106 (A)(2)(b)	24 SF	29.06 SF
MAX. DETACHED SIGN HEIGHT	\$ 70-106 (A)(2)(c)	15'	15'
DETACHED SIGN SETBACK FROM PROPERTY LINE	\$ 70-106 (A)(2)(d)	10'	6' (SOUTH)
VIEW OPEN SPACE BETWEEN BOTTOM OF SIGN AND GROUND	\$ 70-106 (A)(2)(e)	3'	12'-1"
WALL SIGNS			
ITEM	CODE	PERMITTED	PROPOSED
MAX. NUMBER OF WALL SIGNS	\$ 70-106 (A)(1)(a)	1 PER EACH WALL ON ANY WALL WHERE SUCH SIGN IS PERMITTED	1 PER WALL (2 TOTAL)
MAX. VERTICAL MEASUREMENT FOR WALL SIGN FACING PUBLIC STREET	\$ 70-106 (A)(1)(b)	6'-6"	7'-4"
MAX. AREA OF WALL SIGN FACING PUBLIC STREET	\$ 70-106 (A)(1)(c)	2 SF PER LINEAR FOOT OF WALL WIDTH (WEST WALL - 115'-4" X 2 SF LF = 230 SF) (SOUTH WALL - 64' X 2 SF LF = 128 SF)	WEST WALL SIGN 117 SF SOUTH WALL SIGN 67 SF
MAX. WALL SIGN WIDTH	\$ 70-106 (A)(1)(d)	SHALL NOT EXCEED BUILDING WALL WIDTH (WEST WALL - 115'-4") (SOUTH WALL - 64')	WEST WALL SIGN 22'-1" SOUTH WALL SIGN 35'-2"
MAX. WALL SIGN PROJECTION	\$ 70-106 (A)(1)(e)	12"	5"
MAX. WALL SIGN HEIGHT	\$ 70-106 (A)(1)(f)	SHALL NOT EXTEND HIGHER THAN ANY PART OF THE ROOF	COMPLIES
MAX. WALL SIGN HEIGHT ABOVE MEAN GRADE	\$ 70-106 (A)(1)(g)	18'	18'



- SIGNAGE PLAN NOTES:**
- THE OWNER/CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR ANY LOCAL ORDINANCES, ORDINANCES, ETC. REQUIRED BY ALL GOVERNING JURISDICTIONAL AGENCIES DURING AND AFTER CONSTRUCTION FOR SIGN OFF AND CERTIFICATE OF OCCUPANCY ISSUANCE, INCLUDING BUT NOT LIMITED TO PROCUREMENT OF SERVICES, SCHEDULING OF FIELD OBSERVATIONS AND COORDINATION WITH REPRESENTATIVES OF THE APPROPRIATE PARTIES.
 - ENGINEER OF RECORD NOT RESPONSIBLE FOR SITE SAFETY OR JOB SITE SUPERVISION.
 - THE ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION/REMOVAL METHODS MEANS FOR ANY ACTIVITIES TOWARDS THE COMPLETION OF THE WORK DEPICTED ON THESE PLANS NOR ANY CONFLICTS SCOPE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING METHODS MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF ANY ACTIVITIES ON SITE AND SHALL NOTIFY THE OWNER AND ENGINEER OF RECORD IN WRITING IF A CONFLICT IS IDENTIFIED.
 - SEQUENCE AND COORDINATION OF CONSTRUCTION IS SOLELY THE CONTRACTOR'S RESPONSIBILITY.
 - THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT LOCATION AND DEPTH OF UTILITIES, PIPES, DRYWELLS, ETC. PRIOR TO THE START OF WORK. THE CONTRACTOR MUST CONTACT THE APPROPRIATE LOCAL "ONE CALL" SYSTEM TO ENSURE THAT ALL UTILITIES ARE PROPERLY AND COMPLETELY MARKED OUT IN THE FIELD PRIOR TO ANY WORK AT THE SITE. ANY DISCREPANCIES BETWEEN THE FIELD LOCATIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IN WRITING IMMEDIATELY. THE CONTRACTOR IS ADVISED THAT UTILITY INFORMATION SHOWN ON THE PLANS IS A COMPILED OF FIELD LOCATIONS AND RECORD DRAWINGS AND MUST BE CONFIRMED ACCORDINGLY. THE CONTRACTOR IS ALSO ADVISED THAT ALL SUCH FACILITIES DISTURBED DURING CONSTRUCTION MUST BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
 - PROPOSED WORK AS DEPICTED ON THIS PLAN IS SHOWN FOR INFORMATIONAL PURPOSES ONLY TO INDICATE THE INTENT OF WORK. ENGINEER OF RECORD NOT RESPONSIBLE FOR CONNECTION FASTENING AND STRUCTURAL DESIGN OF THE PROPOSED SIGNS.
 - ALL WORK TO BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL BUILDING CODES. ALL UTILITY CONNECTIONS ARE TO BE IN ACCORDANCE WITH LOCAL CODE.

210 D/F INTERNALLY ILLUMINATED MONUMENT/PYLON (Qty 1) - AZ2F333-130-24L
SQUARE FOOTAGE: 24.0



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROFESSIONAL LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DESIGNED BY
1	11-01-2021	REV. PER TOWN COMMENTS	SD
2	06-20-2022	REV. PER TOWN & NCDPW COMMENTS	SD
3	03-09-2022	REV. PER NCDPW COMMENTS	SD

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THIS DRAWING IS INTENDED FOR MUNICIPAL AND OR AGENCY REVIEW FOR APPROVAL. IT IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE NECESSARY REVISIONS.

PROJECT NO.: H119042
DRAWN BY: SMD
CHECKED BY: EM/AM/J 2581
DATE: 10-10-2020
CAD ID: H119042-SMD-3A

PROF. SIGNAGE PLAN DOCUMENTS
FOR
AUTOZONE
PROPOSED
RETAIL BUSINESS

565 OLD COUNTRY ROAD
TOWN OF NORTH HEMPSTEAD
NASSAU COUNTY
WESTBURY, NY 11590
TAX MAP: 10 - 60 - 220 & PIO 210

BOHLER
BOHLER ENGINEERING NY, PLLC
275 BROADHOLLOW ROAD, SUITE 100
MELVILLE, NY 11747
Phone: (631) 738-1200
Fax: (631) 265-6454
www.BohlerEngineering.com

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"PROFESSIONAL ENGINEER"
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NEW JERSEY LICENSE NO. 340204015000
CONNECTICUT LICENSE NO. 27585
PENNSYLVANIA LICENSE NO. PE07709

SIGNAGE PLAN
SHEET NUMBER:
SGN-1
REVISION 3 - 09/09/2022

Chairman
David L. Mammina, A.I.A.

Vice Chairman
Leslie Francis, Esq.

Members
Daniel Donatelli, Esq.
Jay Hernandez
Patricia A. Goodsell, Esq.

Town of North Hempstead



Board of Zoning Appeals

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

NOTICE OF DECISION

APPEAL #20432.A - Louie's Manhasset; 339 Plandome Rd., Manhasset, Section 3, Block 45, Lots 415 & 417; Zoned: Business-A/Business-B
conditional use 70-126.A and variance from 70-103.A to construct an addition to a restaurant (a conditional use), with not enough parking on site.

Whereas, an application (BP20-102028, BZA23-000083) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **July 12, 2023**, the appeal in the above-entitled matter was decided as follows:

GRANTED of the dimension and in the location as shown on drawings prepared by Dennis M. Mele, R.A. dated November 5, 2020, and revised through June 7, 2023
SUBJECT TO THE CONDITIONS CONTAINED IN THE ATTACHED RIDER.

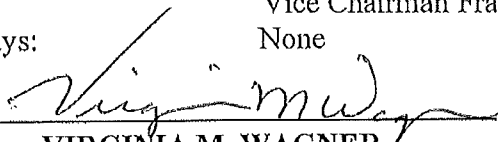
SEE ATTACHED RIDER

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Member Hernandez Seconded by: Member Goodsell

Ayes: Member Goodsell, Member Hernandez, Member Donatelli,
Vice Chairman Francis, Chairman Mammina

Nays: None


VIRGINIA M. WAGNER
SECRETARY

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Board of Zoning Appeals

Town of North Hempstead

Rider to Appeal # 21404 (Conditions)

APPEAL #20432.A - Louie's Manhasset; 339 Plandome Rd., Manhasset, Section 3, Block 45, Lots 415 & 417; Zoned: Business-A/Business-B

conditional use 70-126.A and variance from 70-103.A to construct an addition to a restaurant (a conditional use), with not enough parking on site.

1. That the applicant shall install and maintain a suitable refrigerated garbage locker within the building. There shall be no outdoor storage of putrescible waste generated by the proposed restaurant at any time. The applicant shall arrange for indoor carry-out pick-up with a licensed sanitation collector and shall forward a copy of the contract to the Building Official prior to the issuance of a Certificate of Occupancy or Certificate of Completion. All pick-up of sanitation shall be performed after 8:00 a.m.
2. That all exterior doors (with the exception of the primary customer entrance door) shall be of solid construction in a material permitted under the New York State Fire Prevention and Building Code, shall be equipped with self-closing hardware, and shall remain closed at all times except for ingress and egress.
3. At no time may the number of seats on the premises exceed 70 or the maximum occupancy of the building as permitted by the Place of Public Assembly license, whichever is less. For purposes of this condition, a seat is defined as any place on the premises where a patron may sit and be served, whether or not a person is seated there. A table set up with four chairs counts as four seats. The conditional use permit and/or variance set forth herein shall continue only for so long as there is compliance with this condition. If at any time the applicant is not in compliance with this condition, then the conditional use permit shall terminate, and the applicant must make a new application to the Board in order to continue the restaurant use.
4. That, if applicable, the applicant shall obtain a Place of Assembly or Place of Public Assembly License, as defined in the Town Code, from the Building Department prior to the issuance of a Certificate of Occupancy or Completion.
5. That the applicant shall comply with all laws, ordinances, rules and regulations of all public authorities having jurisdiction over the premises and that no Certificate of Occupancy or Completion shall be issued until absolute compliance has been proven to the Commissioner of the Buildings.
6. That the applicant and or its successor shall comply with Code §70-225B(7)(a). Any restaurant or retail food use must apply to the board of Zoning and Appeals if any of the following occurs:
 - [1]. an increase in the size of an approved kitchen by 20% of floor area of said kitchen, or 250 square feet, whichever is less, inclusive of prep areas, is proposed.
 - [2]. The addition or removal of counter/kiosk service for the placement of a food order.
7. That the conditional use permit set forth herein shall continue only for so long as there is compliance with these conditions. If at any time the applicant is not in compliance with these conditions, then the

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conditional use permit shall terminate, and applicant must make a new application to this Board in order to continue the premises as a restaurant/food use.

APPROVED FOR THE BOARD
JULY 1, 2014

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Chairman
David L. Mammìna, A.I.A.

Vice Chairman
Leslie Francis, Esq.

Members
Daniel Donatelli, Esq.
Jay Hernandez
Patricia A. Goodsell, Esq.

Town of North Hempstead



Board of Zoning Appeals

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

NOTICE OF DECISION

APPEAL #21361 - Michael & Angela Mastrototaro; 1 Wilton Street, New Hyde Park; Section 8, Block 335, Lot 25; Zoned: Residence-C

Variances from §§70-50.B, 70-52, and 70-100.2(A)(2)(b)[2] to construct an addition and to legalize a raised porch that are too close to the street (primary front yard), to construct an addition that is too close to the rear property line, and to legalize fencing in a front yard.

Whereas, an application (RBP21-000955, RBP22-000254, RFP22-000082, BZA23-000004) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **July 12, 2023**, the appeal in the above-entitled matter was decided as follows:

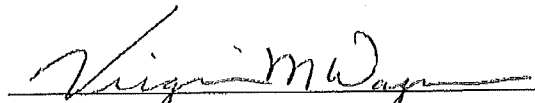
DENIED with respect to the variance sought under 70-100.2(A)(2)(b)[2] and **GRANTED** with respect to the variance sought under §70-50.B, of the dimension and in the location as shown on drawings prepared by Gaby Tchilinguirian, R.A. dated August 2021 *as amended by the applicant and as amended by the Board (denial of fence)* and on a survey prepared by Barrett Bonacci & Van Weele, P.C. dated July 29, 2021, *as amended by the Board (denial of fence)*. The variance sought under § 70-52 was **WITHDRAWN** by the applicant per submission of revised drawings.

IN REACHING THIS DETERMINATION, THE BOARD CONSIDERED THE FACTORS SET FORTH IN THE ATTACHED FINDINGS OF FACT

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The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by:	Member Goodsell	Seconded by:	Member Donatelli
Ayes:	Member Goodsell, Member Hernandez, Member Donatelli, Chairman Mammina		
Nays:	None		
Absent:	Vice Chairman Francis		


VIRGINIA M. WAGNER
SECRETARY

2012 FEB 10 PM 4:11
BY: [illegible]

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Board of Zoning Appeals

Town of North Hempstead

Findings of Fact for Appeal # 21361

APPEAL #21361 - Michael & Angela Mastrototaro; 1 Wilton Street, New Hyde Park; Section 8, Block 335, Lot 25; Zoned: Residence-C

Variances from §§70-50.B, 70-52, and 70-100.2(A)(2)(b)[2] to construct an addition and to legalize a raised porch that are too close to the street (primary front yard), to construct an addition that is too close to the rear property line, and to legalize fencing in a front yard.

With respect to the variance sought under §70-100.2(A)(2)(b)[2] the Board finds that the fence, which is located in the front yard, is not characteristic of the neighborhood and therefore granting the requested variance to allow the fence to remain would have a negative impact on the character of the neighborhood. The fence is located outside shrubbery on the property line and is highly visible to the street. The Board also finds that granting the requested variance could set a negative precedent detrimental to the character of the neighborhood for approving similar applications which do not comply with the Town Code (see *Pecoraro v. Bd. of Appeals of Town of Hempstead*, 2 N.Y.3d 608, 613 (2004); *Nataro v. DeChance*, 53 N.Y.S.3d 156 (2nd Dept 2017); *Russo v. City of Albany Zoning Board*, 910 N.Y.S. 2d 263 (3rd Dept 2010). This is especially significant since the property is located at the entryway to this neighborhood. In addition, the requested variance is significant as it represents a 100% variance. The applicant did not provide any evidence that the old fence that was replaced with the subject fence was put up prior to the zoning ordinance restricting fences from front yards.

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Chairman
David L. Mammina, A.I.A.

Vice Chairman
Leslie Francis, Esq.

Members
Daniel Donatelli, Esq.
Jay Hernandez
Patricia A. Goodsell, Esq.

Town of North Hempstead



Board of Zoning Appeals

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Manhasset, NY 11030
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NOTICE OF DECISION

APPEAL #21371 – Pastor Medina; 245 Jerome Ave., Carle Place, Section 9, Block 80, Lot 65; Zoned Residence-C

Variance from § 70-50.B to construct additions and to legalize additions that are too close to a street.

Whereas, an application (RBP21-000886, BZA23-000030) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **July 12, 2023**, the appeal in the above-entitled matter was decided as follows:

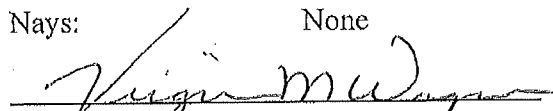
GRANTED of the dimension and in the location as shown on drawings prepared by Pastor Medina, R.A. dated February 23, 2021, and revised through May 9, 2022.

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Vice Chairman Francis Seconded by: Member Goodsell

Ayes: Member Goodsell, Member Hernandez, Member Donatelli,
Vice Chairman Francis, Chairman Mammina

Nays: None


VIRGINIA M. WAGNER
SECRETARY

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Chairman
David L. Mammina, A.I.A.

Vice Chairman
Leslie Francis, Esq.

Members
Daniel Donatelli, Esq.
Jay Hernandez
Patricia A. Goodsell, Esq

Town of North Hempstead



Board of Zoning Appeals

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(516) 869-7667
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NOTICE OF DECISION

APPEAL #21380 - Geevarghese Philipose; 185 Patton Boulevard, New Hyde Park; Section 8, Block 110, Lot 35; Zoned: Residence-C

Variances from §§70-49.C, 70-50.C, 70-101.B and 70-50.B to construct a new dwelling on an existing foundation that will be too big and too close to the street with a front porch that will be too close to the street.

Whereas, an application (RBP23-000067, BZA23-000038) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **July 12, 2023**, the appeal in the above-entitled matter was decided as follows:

GRANTED with respect to the variances sought under §§ 70-50.C and 70-101.B of the dimension and in the location as shown on drawings prepared by Christopher Gray, R.A. dated February 1, 2023, and revised through May 25, 2023 *as amended*. The variances sought under §§ 70-49.C and 70-50.B were **WITHDRAWN** by the applicant per the revised plans.

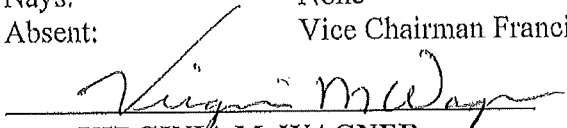
The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Member Goodsell Seconded by: Member Hernandez

Ayes: Member Goodsell, Member Hernandez, Member Donatelli,
Chairman Mammina

Nays: None

Absent: Vice Chairman Francis


VIRGINIA M. WAGNER
SECRETARY

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Chairman
David L. Mammina, A.I.A.

Vice Chairman
Leslie Francis, Esq.

Members
Daniel Donatelli, Esq.
Jay Hernandez
Patricia A. Goodsell, Esq.

Town of North Hempstead



Board of Zoning Appeals

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NOTICE OF DECISION

**APPEAL #21407 – Ok Ja Kim; 72 Tobin Ave., Great Neck, Section 2, Block 284, Lot 405;
Zoned Residence-B**

Variances from § 70-39.B and 70-40.A to construct additions that would make the house too big and would be located too close to the street.

Whereas, an application (RBP22-000629, BZA23-000074) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **July 12, 2023**, the appeal in the above-entitled matter was decided as follows:

GRANTED of the dimension and in the location as shown on drawings prepared by Sung-Ho Shin, R.A. dated May 3, 2023.

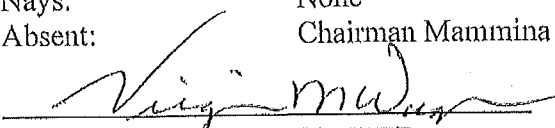
The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Member Donatelli Seconded by: Member Hernandez

Ayes: Member Goodsell, Member Hernandez, Member Donatelli,
Vice Chairman Francis

Nays: None

Absent: Chairman Mammina


VIRGINIA M. WAGNER
SECRETARY

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Chairman
David L. Mammina, A.I.A.

Vice Chairman
Leslie Francis, Esq.

Members
Daniel Donatelli, Esq.
Jay Hernandez
Patricia A. Goodsell, Esq.

Town of North Hempstead



Board of Zoning Appeals

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NOTICE OF DECISION

APPEAL #21408 - Stefano and Lisa Troia; 203 Aldershot Lane, Manhasset; Section 3, Block 231, Lot 10; Zoned: Residence-A

Variances from §§ 70-102.C, 70-102.C(2)(a)(5) and 70-100.2(I) to construct a pool and to install pool fencing and pool equipment in a side yard (not permitted)

Whereas, an application (RBP22-000374, RFP22-000182 BZA23-000071) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **July 12, 2023**, the appeal in the above-entitled matter was decided as follows:

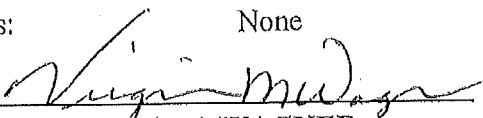
GRANTED of the dimension and in the location as shown on drawings prepared by Hrvoje Marnika dated March 24, 2022 and revised through September 12, 2022.

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Member Hernandez Seconded by: Member Donatelli

Ayes: Member Goodsell, Member Hernandez, Member Donatelli,
Vice Chairman Francis, Chairman Mammina

Nays: None


VIRGINIA M. WAGNER
SECRETARY

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Chairman
David L. Mammina, A.I.A.

Vice Chairman
Leslie Francis, Esq.

Members
Daniel Donatelli, Esq.
Jay Hernandez
Patricia A. Goodsell, Esq

Town of North Hempstead



Board of Zoning Appeals

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Fax (516) 869-7812

NOTICE OF DECISION

APPEAL #21409 - Douglas & Karen Cornell; 10 Derby Road, Port Washington; Section 5, Block 147, Lots 43 & 59; Zoned: Residence-B

Variances from §§70-101.A and 70-101.B to legalize a roofed over porch that is too close to the street and a trellis (roof members) that is too close to the side property line.

Whereas, an application (RBP21-000523, BZA23-000069) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **July 12, 2023**, the appeal in the above-entitled matter was decided as follows:

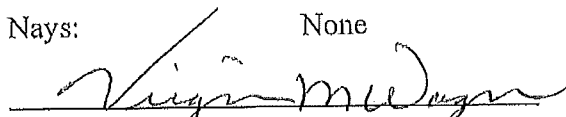
GRANTED of the dimension and in the location as shown on drawings prepared by James A. Prisco dated May 18, 2017, and revised through December 12, 2022 and on a survey prepared by Frank S. Ferrantello, L.S. dated March 8, 2019 and revised through November 2, 2021.

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Member Donatelli Seconded by: Member Goodsell

Ayes: Member Goodsell, Member Hernandez, Member Donatelli,
Vice Chairman Francis, Chairman Mammina

Nays: None


VIRGINIA M. WAGNER
SECRETARY

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Chairman
David L. Mammina, A.I.A.

Vice Chairman
Leslie Francis, Esq.

Members
Daniel Donatelli, Esq.
Jay Hernandez
Patricia A. Goodsell, Esq

Town of North Hempstead



Board of Zoning Appeals

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

NOTICE OF DECISION

APPEAL #21412 – Plymouth Realty Co, LLC (Kenetic Physical Therapy P.C.); 489 Great Neck Rd., Great Neck, Section 2, Block 51, Lot 209; Zoned Business-A
Variance from § 70-103(A)(1) to construct interior alterations for a new physical therapy office with not enough parking.

Whereas, an application (CBP23-000062, BZA23-000070) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **July 12, 2023**, the appeal in the above-entitled matter was decided as follows:

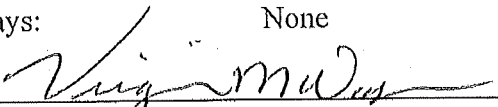
GRANTED of the dimension and in the location as shown on drawings prepared by Michael Edward Mallia, R.A, dated March 6, 2023, and revised through June 22, 2023.

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Member Donatelli Seconded by: Vice Chairman Francis

Ayes: Member Goodsell, Member Hernandez, Member Donatelli,
Vice Chairman Francis, Chairman Mammina

Nays: None



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NOTICE OF DECISION

APPEAL #21413 – Leonard Sessa (Leonard's Palazzo); 555 Northern Blvd., Great Neck, Section 2, Block 359, Lot 20; Zoned Business-A
Variance from § 70-202.1(C) to construct a retaining wall that is too high.

Whereas, an application (CBP22-000372, BZA23-000072) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **July 12, 2023**, the appeal in the above-entitled matter was decided as follows:

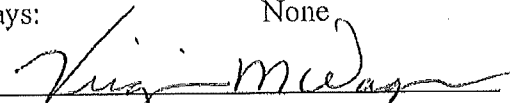
GRANTED of the dimension and in the location as shown on drawings prepared by Matthew K. Aylward, P.E. dated November 1, 2022.

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Member Donatelli Seconded by: Vice Chairman Francis

Ayes: Member Goodsell, Member Hernandez, Member Donatelli,
Vice Chairman Francis, Chairman Mammina

Nays: None


VIRGINIA M. WAGNER
SECRETARY

10/17/2023 10:00 AM
10/17/2023 10:00 AM

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Chairman
David L. Mammina, A.I.A.

Vice Chairman
Leslie Francis, Esq.

Members
Daniel Donatelli, Esq.
Jay Hernandez
Patricia A. Goodsell, Esq.

Town of North Hempstead



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NOTICE OF DECISION

APPEAL #21416 – Lake Success Shopping Center, Inc.; 1400-1572 Union Tpke., New Hyde Park, Section 8, Block 235, Lots 56, 57A, & 57B & Section 8, Block 101, Lot 1 & Section 8, Block 104, Lot 13; Zoned Business-AA

Variances from §§ 70-103(A)(1) and 70-103(B) to construct parking lot improvements that would leave the site with not enough parking, and parking spaces that are too small.

Whereas, an application (CBP22-000362, BZA23-000068) was filed with the Board of Zoning Appeals and a public hearing was held following due notice; and

Whereas, a review was undertaken pursuant to the State Environmental Quality Review Act, and the Board of Zoning Appeals hereby establishes itself as “lead agency” and hereby determines that this Unlisted Action will not result in any significant adverse environmental impacts, therefore, at a meeting of the Board held on **July 12, 2023**, the appeal in the above-entitled matter was decided as follows:

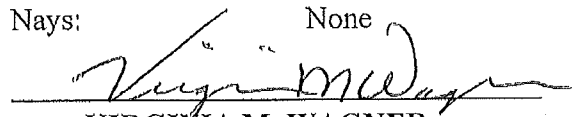
GRANTED of the dimension and in the location as shown on drawings prepared by Jacklyn R. Peranteau, P.E. dated December 23, 2019, and revised through June 8, 2023.

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Member Goodsell Seconded by: Member Donatelli

Ayes: Member Goodsell, Member Hernandez, Member Donatelli,
Vice Chairman Francis, Chairman Mammina

Nays: None


VIRGINIA M. WAGNER
SECRETARY

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