

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

CALENDAR FOR AUGUST 14, 2024

RESIDENTIAL CALENDAR

APPEAL #21538 - Benjamin Brian & Shira Vered Roth; 12 Beverly Rd., Port Washington; Section 5, Block 20, Lot 7; Zoned: Residence-A

Variances from §§ 70-30.C and 70-31A to construct a foyer and portico too close to the street and to legalize a deck located too close to a side property line and with not enough total (aggregate) side yards.

APPEAL #21583 – United Cerebral Palsy Association of Nassau County; 9 Belleview Ave., Port Washington; Section 5, Block 81, Lot 10; Zoned: Residence-C

Variances from §§ 70-44 & 70-208.G to convert a three family to a four-family house (not a permitted use) that is an expansion of a non-permitted use.

APPEAL #21584 - Wai Hui; 113 Monterey Drive, New Hyde Park; Section 8, Block 266, Lot 20; Zoned: Residence-A

Variance from §70-100.2(a)(4) to legalize a fence and gates that are too tall.

APPEAL #21585 - Dan Geevarghese; 344 Bryn Mawr Road, New Hyde Park; Section 9, Block 523, Lot 32; Zoned: Residence-C

Variance from §70-100.2(H) to legalize the relocation of 3 A/C units more than 3 feet from the home.

APPEAL #21586 – Onkar Singh; 47 Reed Dr., Roslyn; Section 9, Block 653, Lot 64; Zoned: Residence-A

Variances from §§ 70-29(C) & 70-30(C) to legalize a new home which is too big and is located too close to the street.

APPEAL #21587 - Elizabeth LaPierre-Cyr; 12 Arlington Street, Westbury; Section 10, Block 164, Lot 57; Zoned: Residence-C

Variances from §§70-100.2(A)(4) and 70-100.2(A)(4)(a) to legalize fencing that is too tall.

COMMERCIAL CALENDAR

APPEAL #21573 - Commonwealth O'Leary Real Estate Corp, 1833 Gilford Avenue, New Hyde Park; Section 8, Block 190, Lot 15; Zoned: Industrial-B

Variances from §§70-103.A(1) and 70-103.B to legalize an interior mezzanine that requires site plan review with not enough parking on site and parking stall sizes that are too small and an appeal for determination that site plan review under 70-219.A(1)(a) is not required.

APPEAL #21588 – Steel Equities; 401 Old Country Road., Carle Place; Section 10, Block 288, Lot 44; Zoned: Business-A

Variance § 70-196(J)(1)(a) to install more than one wall sign per wall.

APPEAL #21505.A - 9 Powerhouse RD LLC (Starbucks); 9 Powerhouse Road, Roslyn Heights; Section 7, Block 72, Lot 71; Zoned: Business-A

Variances from §70-203.T(2)(e) and 70-135 to construct an ordering station with audio equipment facing a residentially zoned property and to erect a fence on top of a retaining wall which will exceed the permitted height (is too tall).

PROPOSD STARBUCKS
9 POWERHOUSE ROAD
ROSLYN HEIGHTS, NEW YORK, 11577

#21505.A

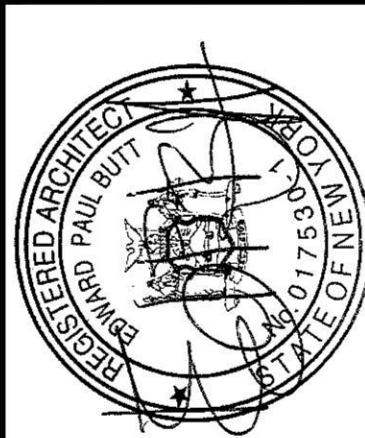
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. INFRINGEMENTS WILL BE PROSECUTED.

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

DATE	07/03/24
REVISIONS / DESCRIPTIONS	FILED FOR FENCE
No.	REVISED AS PER T.O.N.H. B.O.

DRAWING TITLE	SITE PLAN / FENCE DETAIL
PROJECT NAME	PROPOSED STARBUCKS 9 POWERHOUSE ROAD ROSLYN HEIGHTS, NY 11577

DATE	JULY 3/2024
SCALE	AS NOTED
DRAWN BY	MITRA
JOB NO.	221124



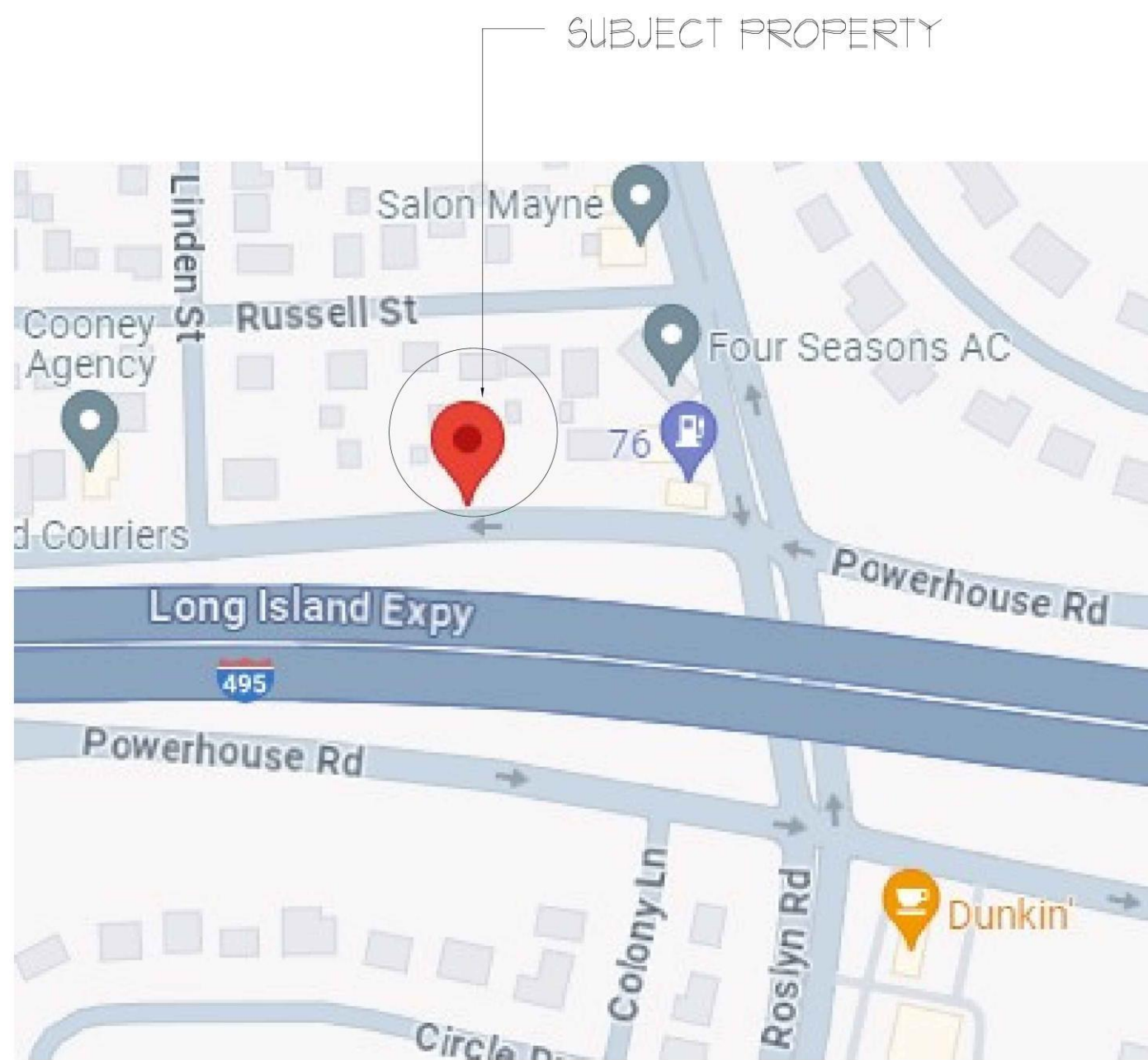
EDWARD PAUL BUTT
Architect, AIA

Mineola, New York 11501
E-MAIL: EBUTT@EBUTTARCH.COM

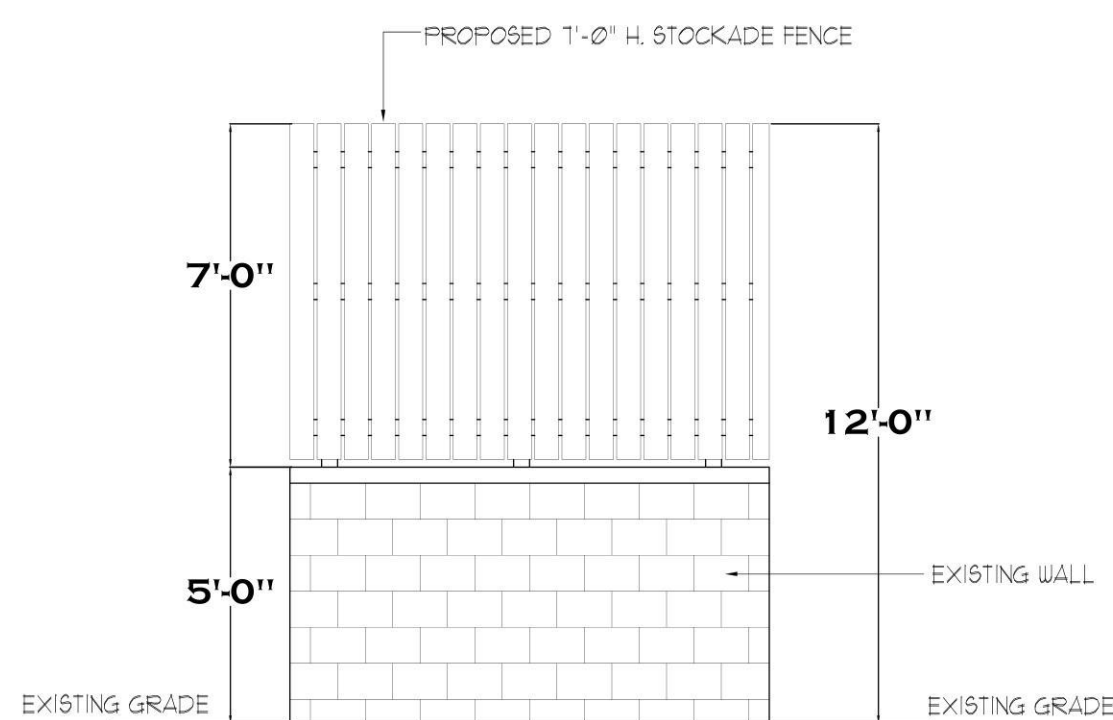
499 Jericho Turnpike
(516) 625-6625

DRAWING NO.:
F-1

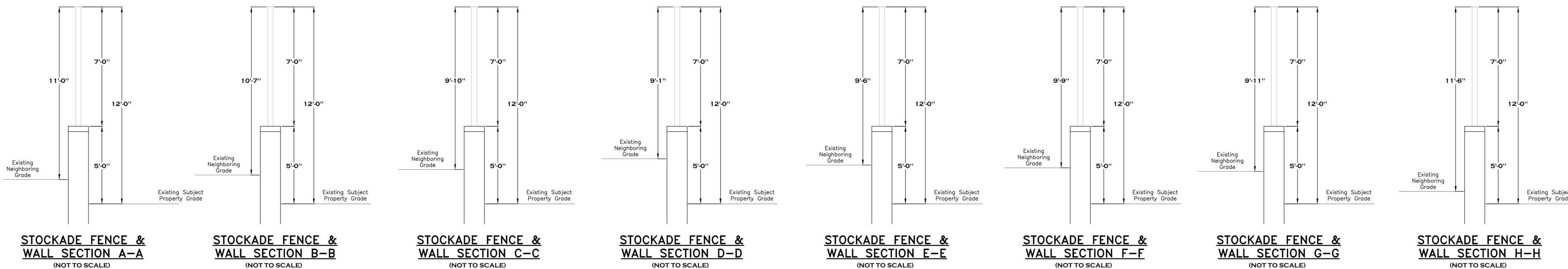
SCOPE OF WORK UNDER THIS APPLICATION:
PROPOSED 7'-0" H. FENCE (VARIANCE REQUIRED)
DRIVE THRU STARBUCKS



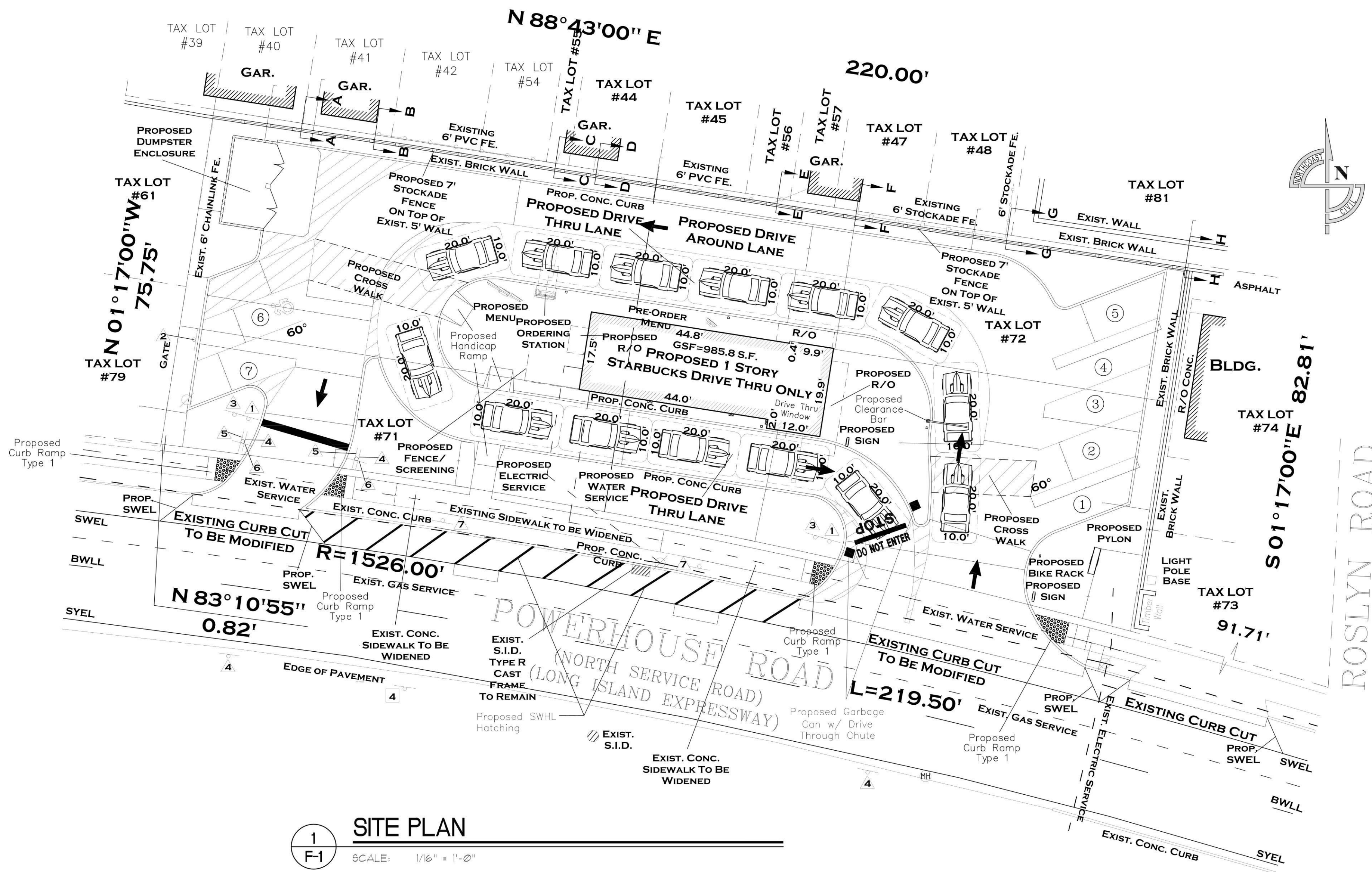
2
F-1
AREA MAP
SCALE: N.T.S.



3
F-1
STOCKADE FENCE + WALL DETAIL
SCALE: N.T.S.



4
F-1
STOCKADE FENCE + WALL SECTIONS
SCALE: N.T.S.



1
F-1
SITE PLAN
SCALE: 1/16" = 1'-0"

TO BEST OF MY KNOWLEDGE AND BELIEF THESE
DRAWINGS ARE ACCORDANCE TO 2020 NYC BC
BUILDING CODE AND TOWN OF NORTH HEMPSTEAD
LATEST RULES & REGULATION AND ENERGY CODES.

DISAPPROVED
Michael Maracic
07/15/2024

Port Washington NCTM SEC: 5 BLOCK: 20 LOT: 7

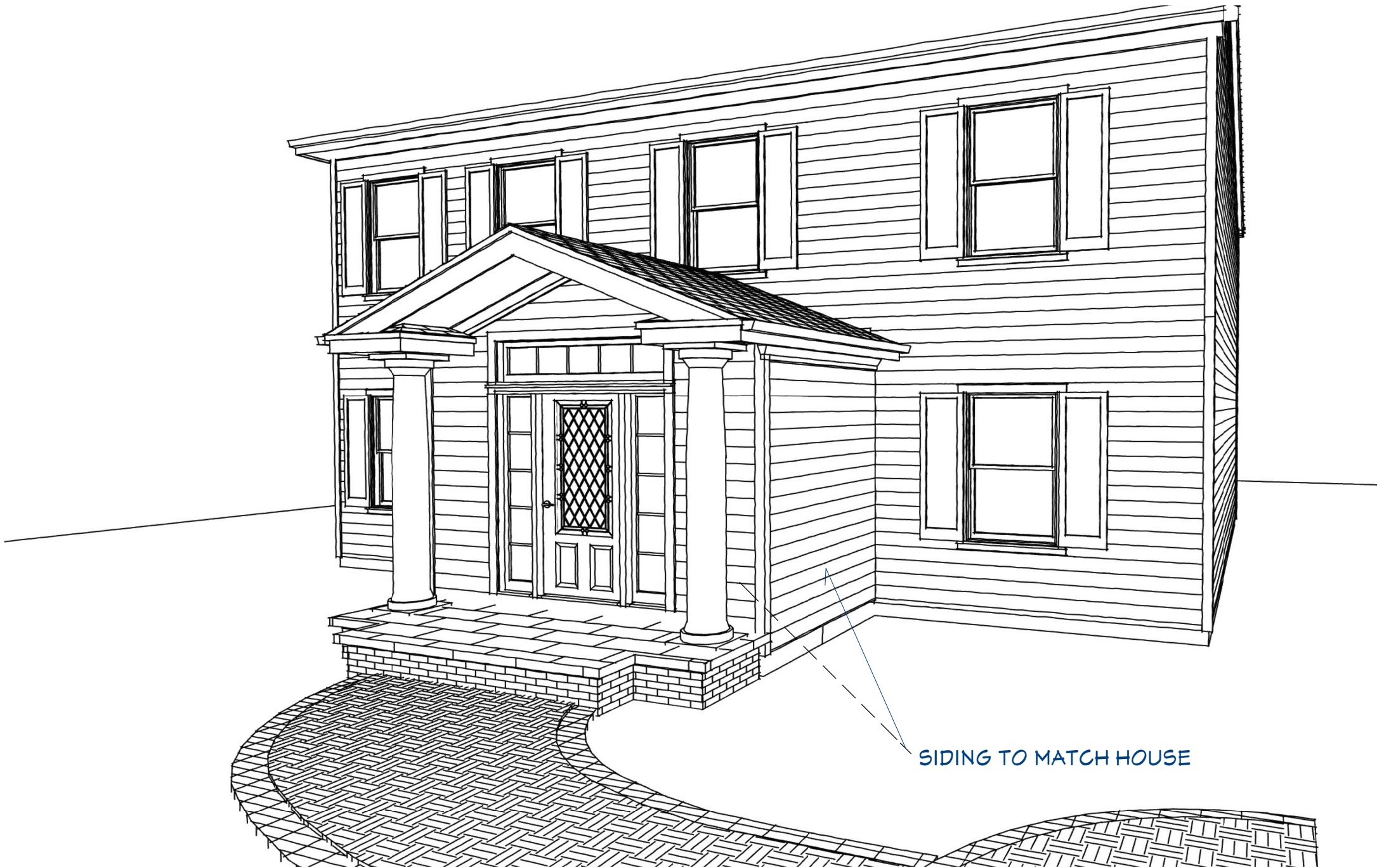
BEVERLY ROAD

Benjamin Brian & Shira Vered Roth RES.
12 Beverly Rd
Port Washington, NY 11050

#21538

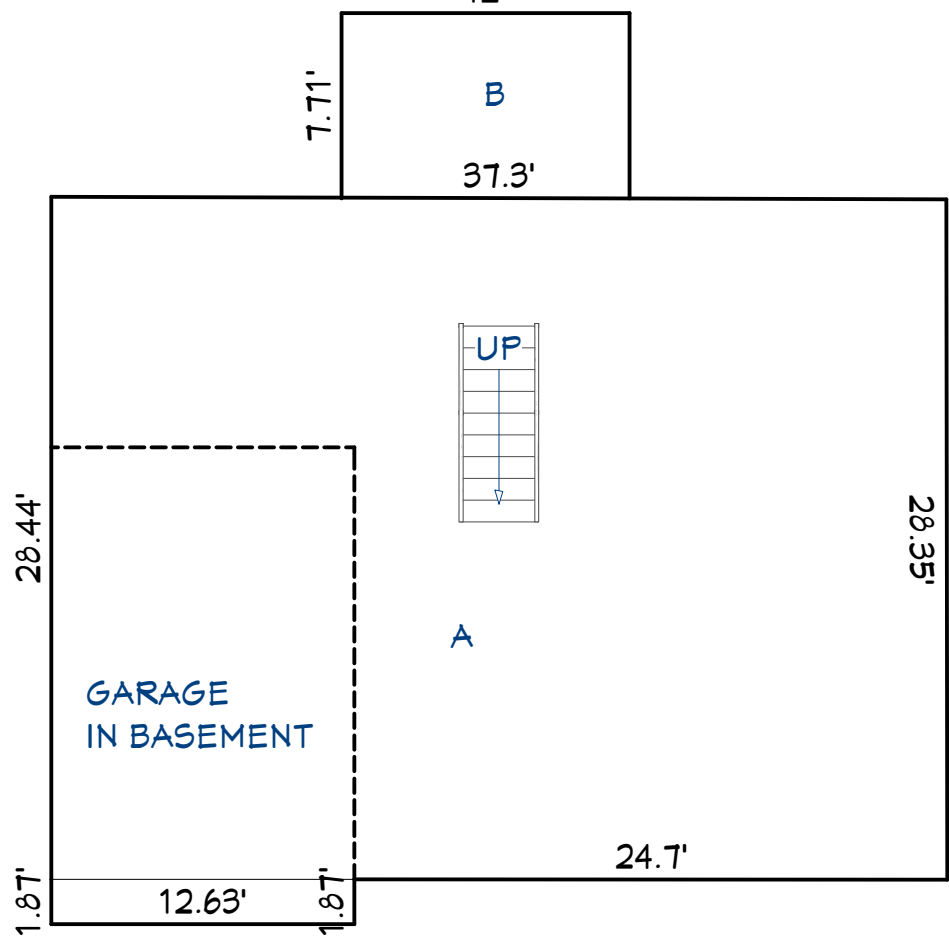
SCOPE OF WORK:

PROPOSED ENCLOSED ENTRY FOYER /W PORTICO
DEMOLITION OF INTERIOR CLOSET PARTITION WALLS

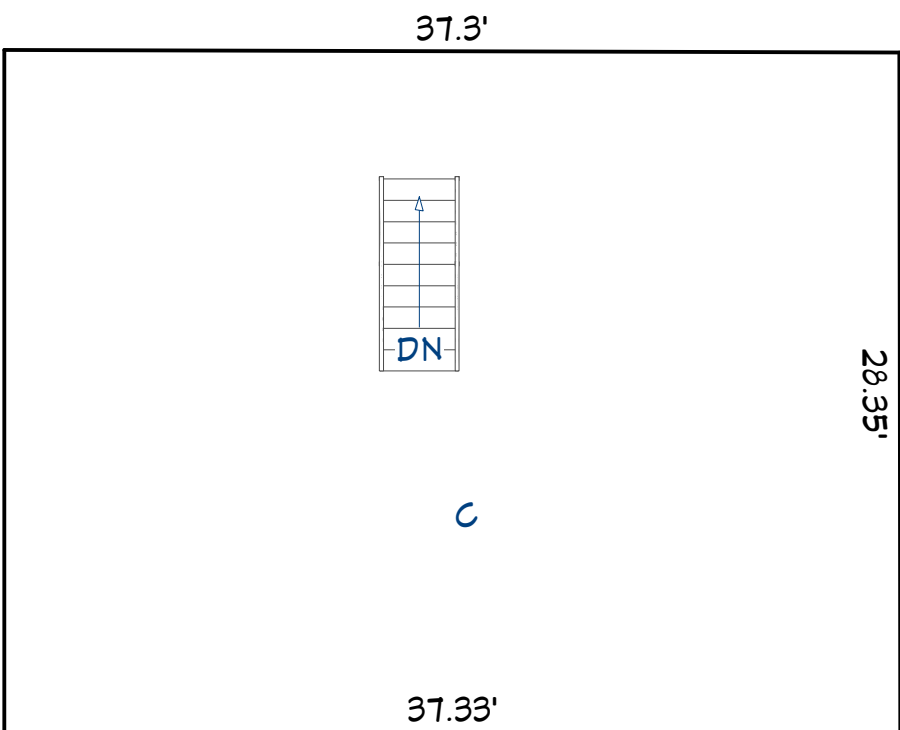


PERSPECTIVE VIEW OF PROPOSED ENTRY FOYER /W PORTICO
N.T.S.

FIRST FLOOR

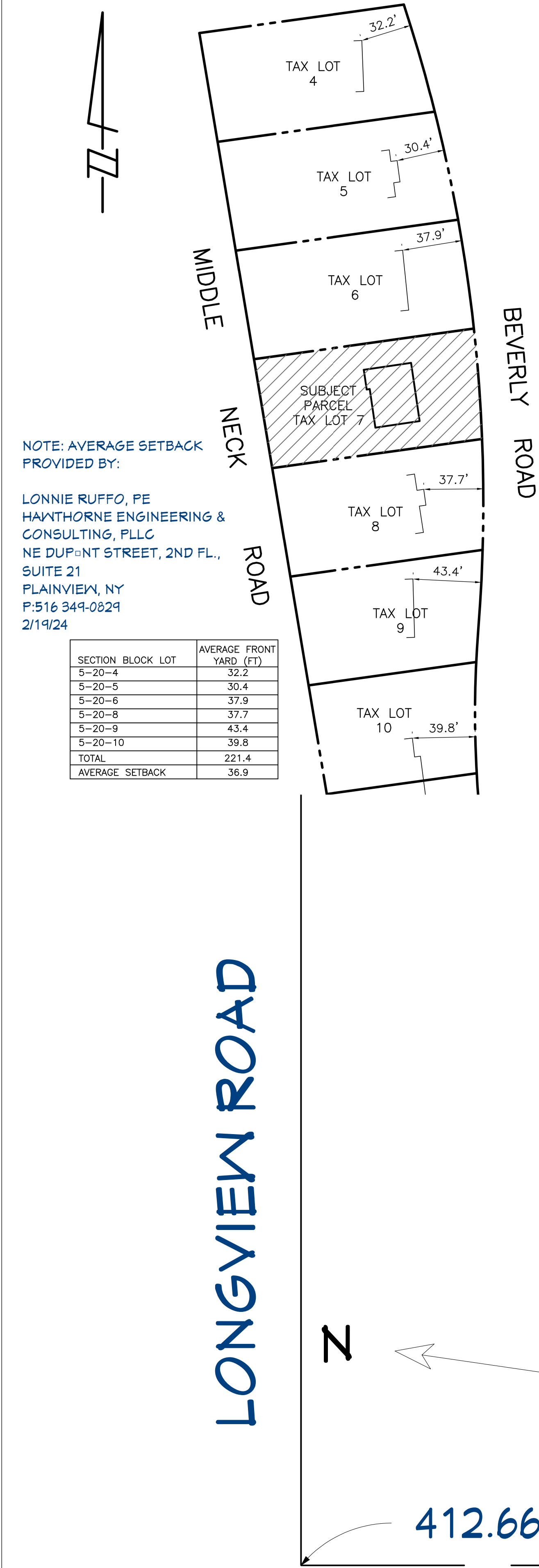


SECOND FLOOR

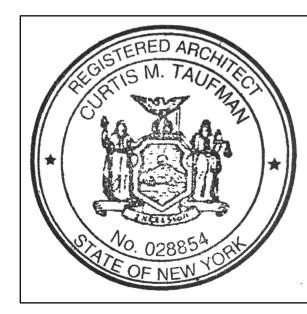


Gross Area Calculation

A (main dwelling)	37.3 x 28.44 =	1,061
B (PROPOSED FOYER)	7.71x12	93
First floor total =		1,153
B (main dwelling)	37.3 x 28.44 =	1,061
Second floor total =		1,061
Total gross floor area =	2,214	



SITE PLAN SHOWING PROPOSED ENTRY FOYER /W PORTICO
SCALE: 1/8"=1'



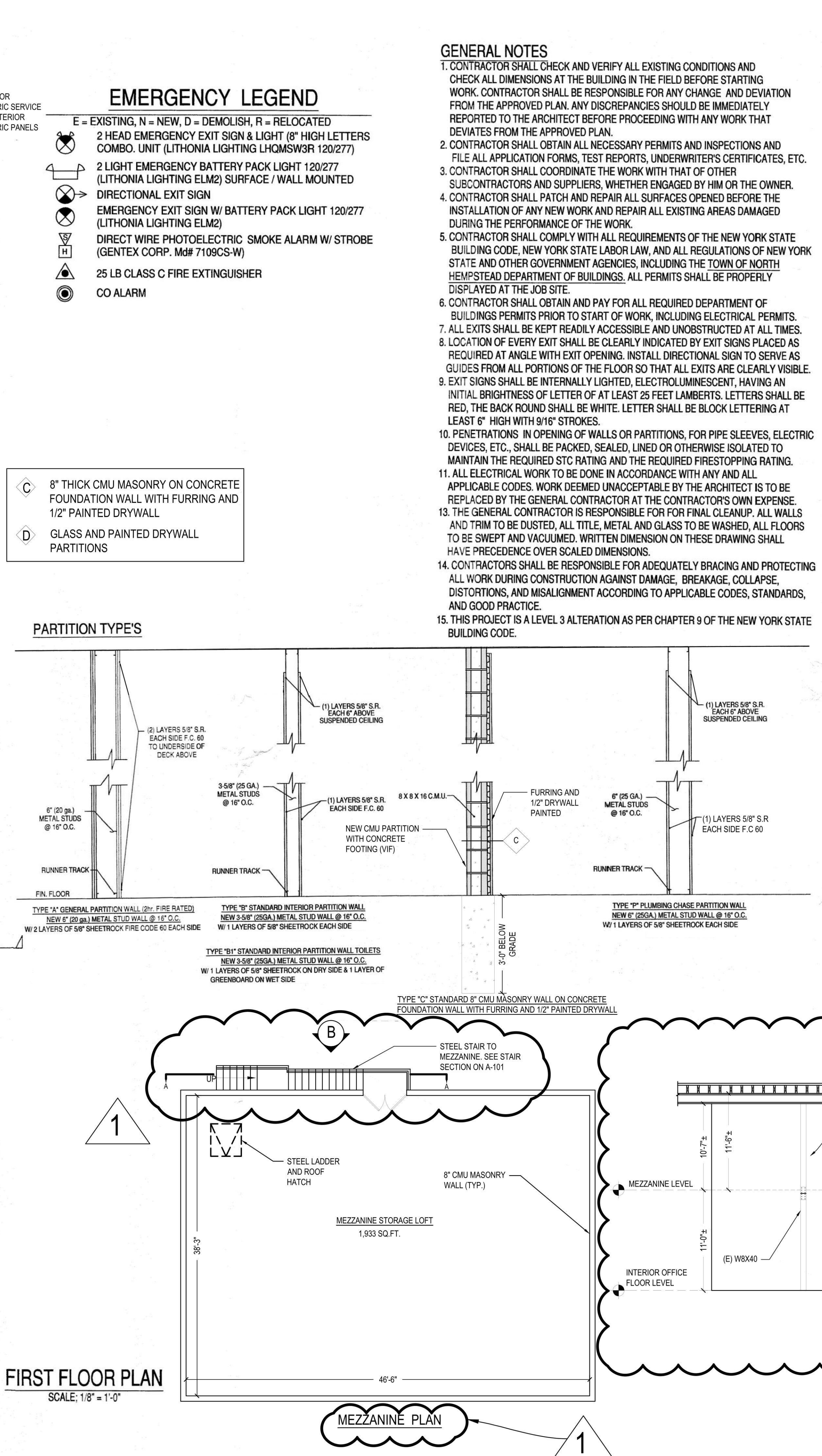
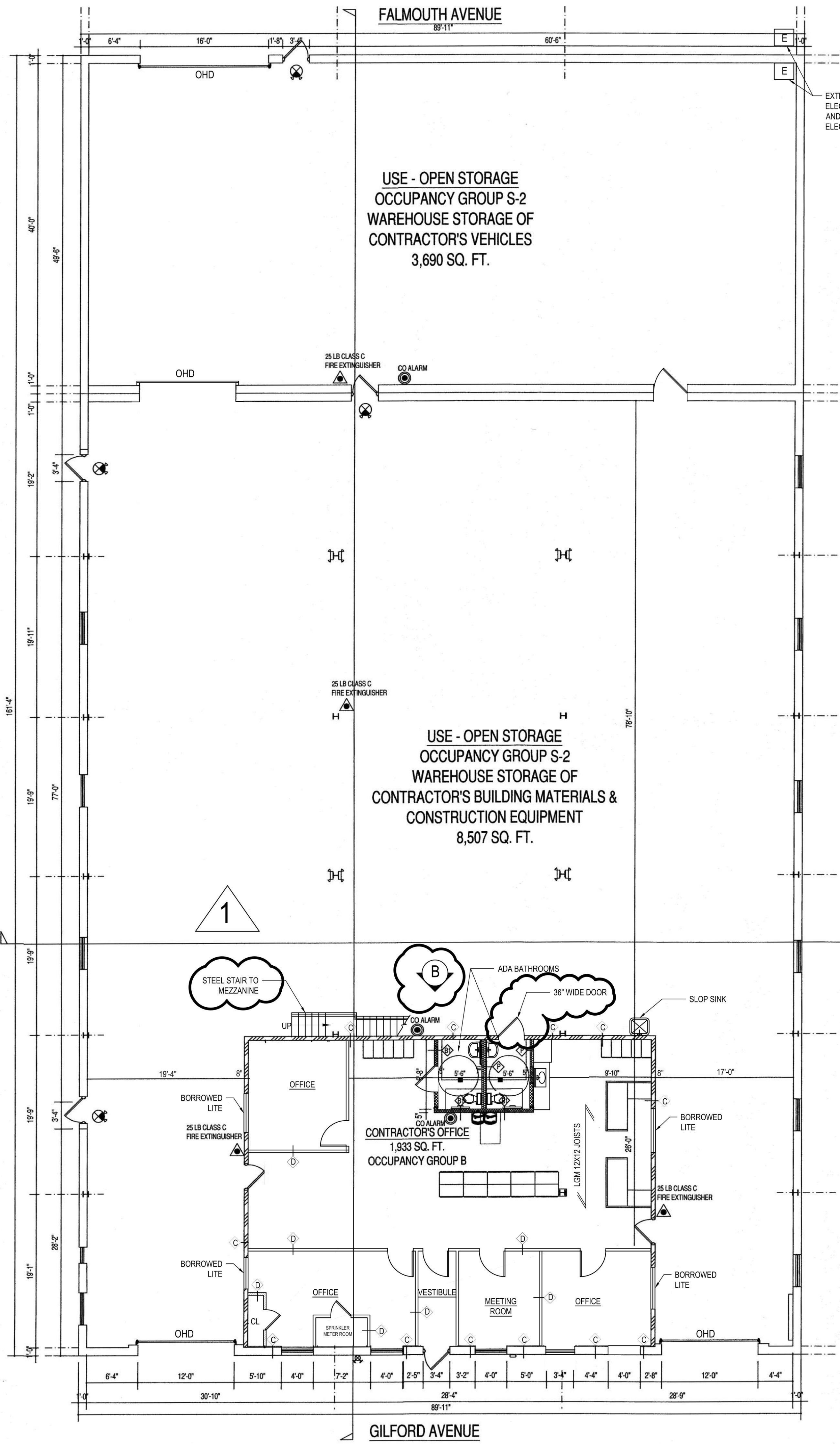
REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

OWNER/LOCATION
Benjamin Brian & Shira Vered Roth RES.
12 Beverly Rd
Port Washington, NY 11050

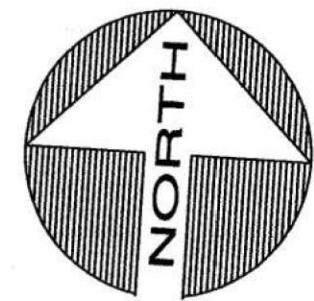
Project Overview

DRAWINGS PROVIDED BY:
CURTIS DESIGN GROUP
6270 northern Blvd.
East Norwich, NY 11792
516 427-1602

DATE:
3/20/24
SCALE:
SHEET:
P-1



#21573



ZONING DATA
SECTION: 8
BLOCK: 190
LOT: 15-19, 37-44
ZONE: INDUSTRIAL "B"

OWNER/CLIENT

COMMONWEALTH O'LEARY
REALTY, INC.
1833 GILFORD AVE
NEW HYDE PARK, NY 11040

PROJECT

RAISE EXISTING WAREHOUSE
ROOF STRUCTURE AND ADD
INTERIOR OFFICES

ENGINEER

ANTHONY F. MARMO, P.E.

AFM INSPECTIONS & ENGINEERING, PLLC
204 JERICHO TURNPIKE
SUITE R
FLORAL PARK, NY 11001
OFFICE : (516) 354-1030

PROPERTY ZONING INFO.

ADDRESS: 1833 GILFORD AVE

NEW HYDE PARK, NY 11040

SECTION: 8 BLOCK: 190 LOT: 15-19, 37-44

PRIMARY ZONING: INDUSTRIAL "B"

OCCUPANCY CLASS: INDUSTRIAL

BUILDING DEPT.:

ZONING MAP#:

OWNER:

DRAWN BY: MMG

CHECKED BY: AFM

DRAWING SIZE: 24"x36"

DRAWING DATE: 03/11/2023

SEAL



REVISION

REV.	DATE	DESCRIPTION
REV. 0	07/10/2023	FINAL RECORD
REV. 1	11/14/2023	FOR AMENDMENT

TITLE

GENERAL NOTES,
FLOOR PLAN AND
DETAIL

DEPARTMENT OF BUILDINGS RECORD #

DISAPPROVED

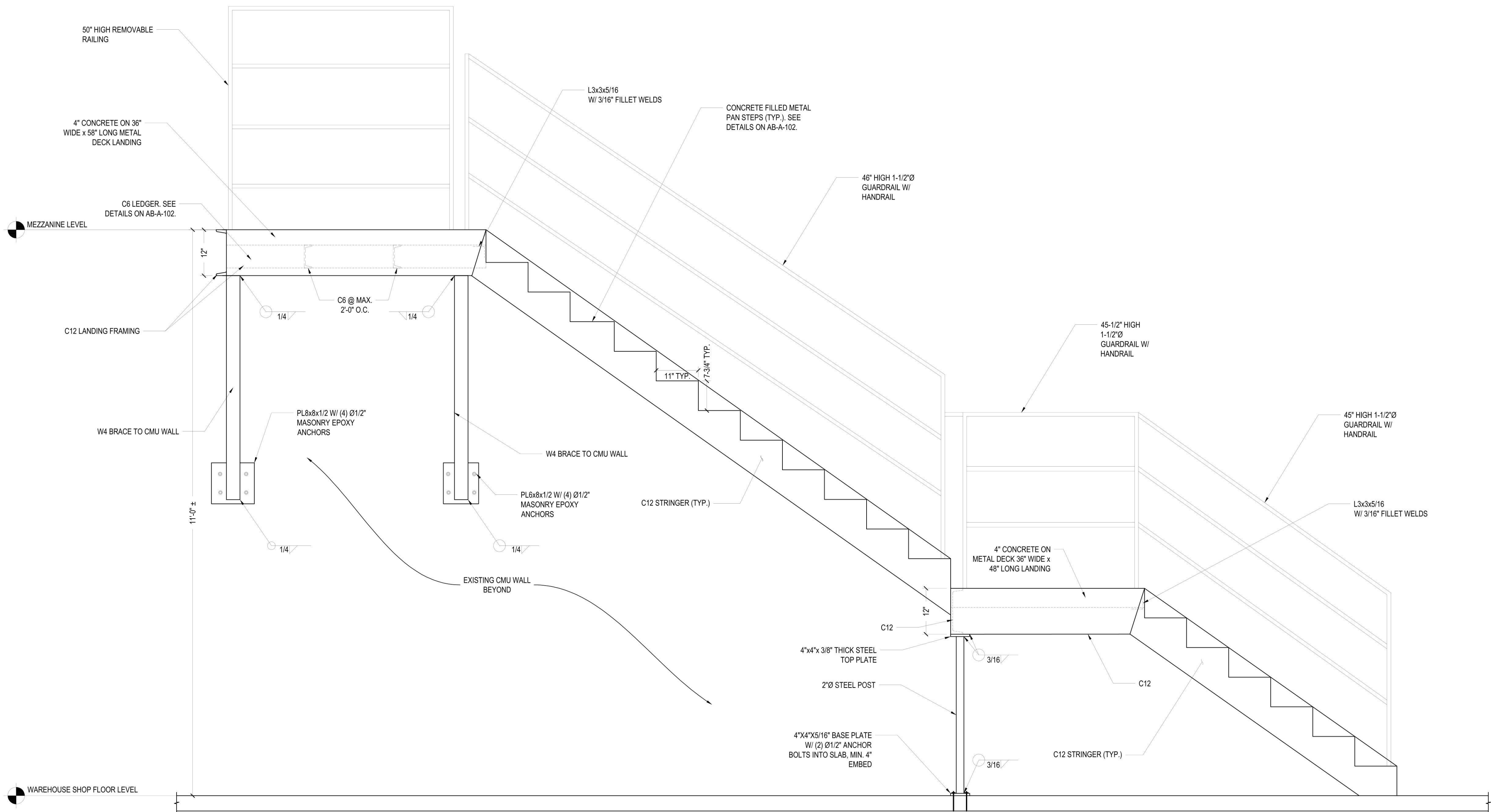
Michael Maracic
05/06/2024

AS-BUILT

SHEET

AB-A-100.01

1 OF 9



STAIR SECTION A-A
3/4" = 1'-0"

OWNER/CLIENT

COMMONWEALTH O'LEARY
REALTY, INC.
1833 GILFORD AVE
NEW HYDE PARK, NY 11040

PROJECT

RAISE EXISTING WAREHOUSE
ROOF STRUCTURE AND ADD
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ANTHONY F. MARMO, P.E.

AFM INSPECTIONS & ENGINEERING, PLLC
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SUITE R
FLORAL PARK, NY 11001
OFFICE : (516) 354-1030

PROPERTY ZONING INFO.

ADDRESS: 1833 GILFORD AVE

NEW HYDE PARK, NY 11040

SECTION: 8 BLOCK: 190 LOT: 15-19.37-44

PRIMARY ZONING: INDUSTRIAL "B"

OCCUPANCY CLASS: INDUSTRIAL

BUILDING DEPT.:

ZONING MAP#:

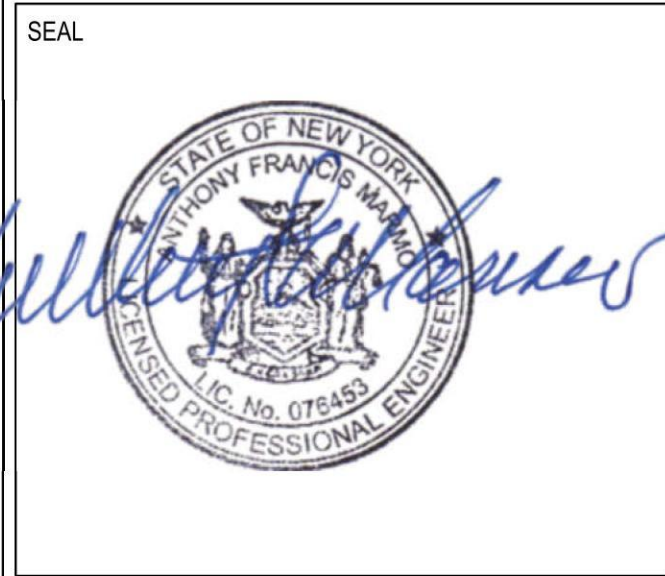
OWNER:

DRAWN BY: MMG

CHECKED BY: AFM

DRAWING SIZE: 24"x36"

DRAWING DATE: 03/11/2023



REVISION		
REV. 0	11/14/2023	FOR AMENDMENT

TITLE

STAIR SECTION

DEPARTMENT OF BUILDINGS RECORD #

SHEET

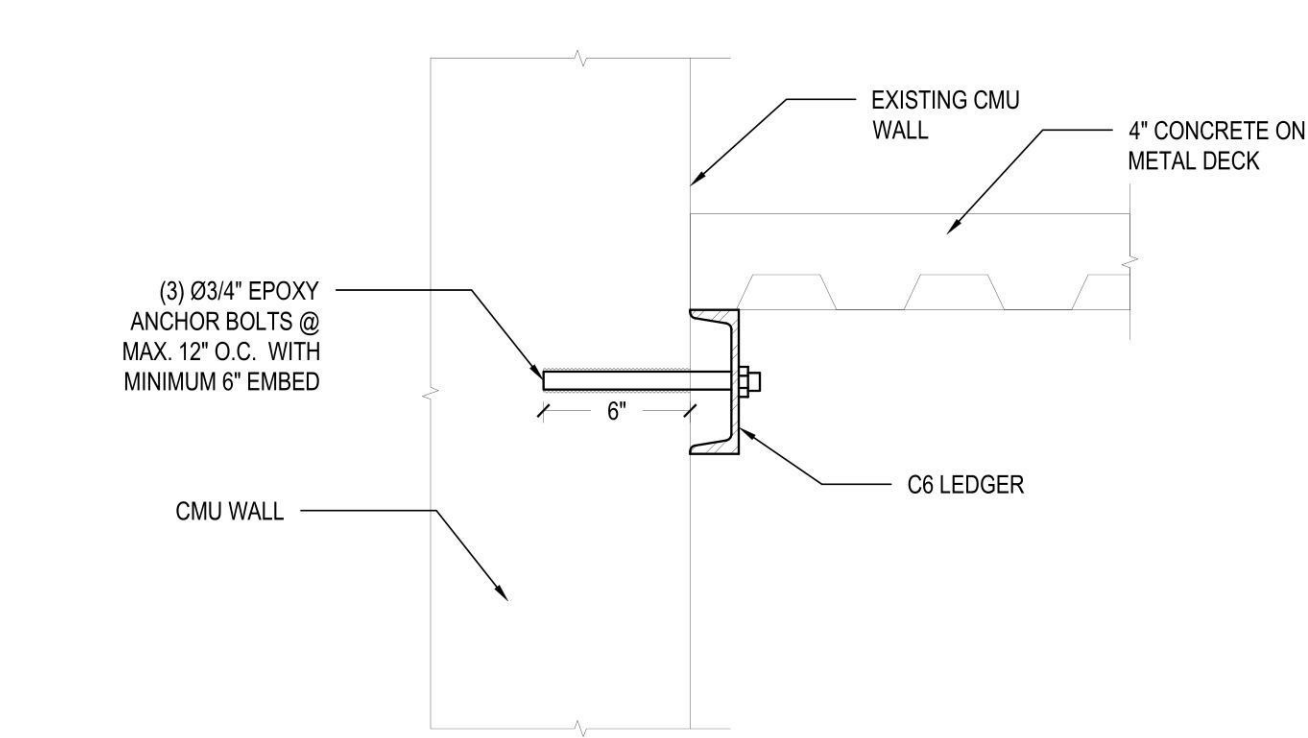
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2 OF 9

DISAPPROVED

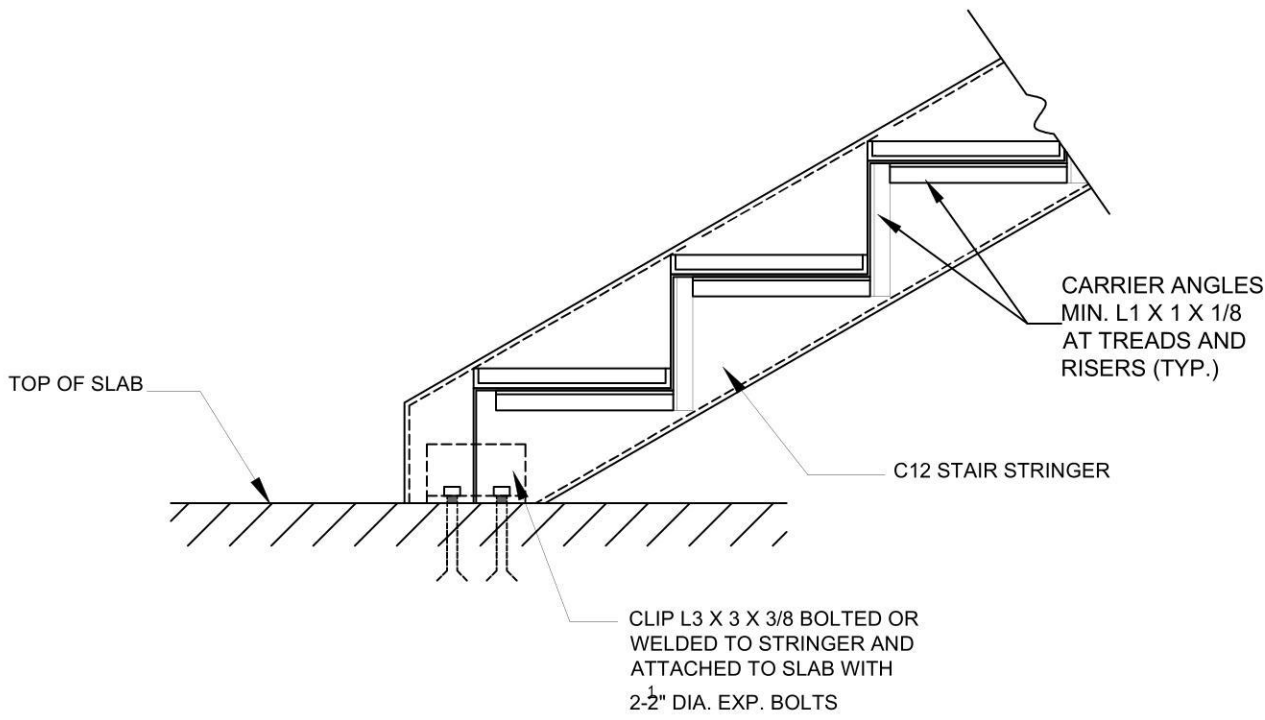
Michael Maracic
05/06/2024

AS-BUILT



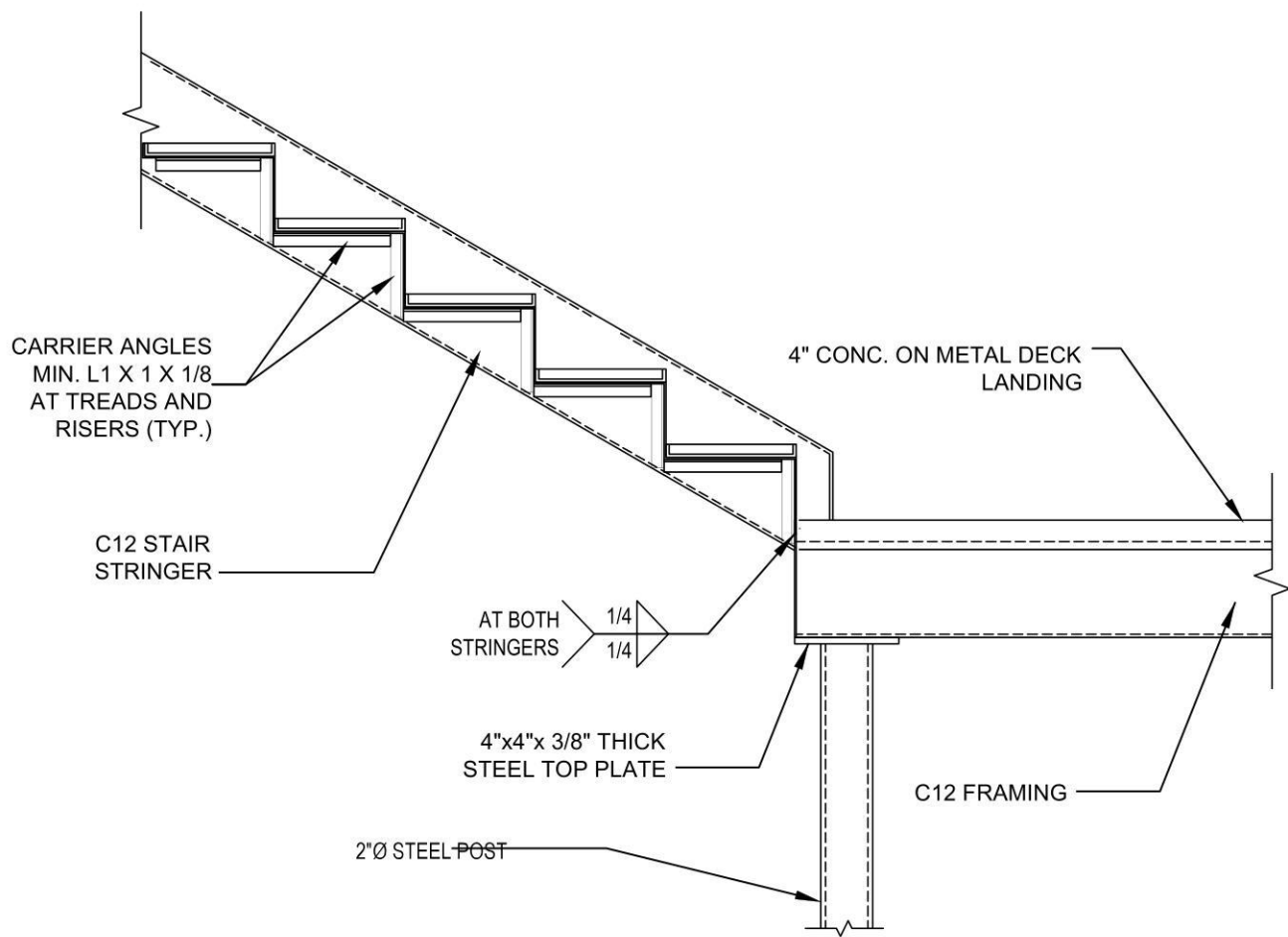
C6 LEDGER DETAIL AT STAIR LANDINGS

1-1/2" = 1'-0"



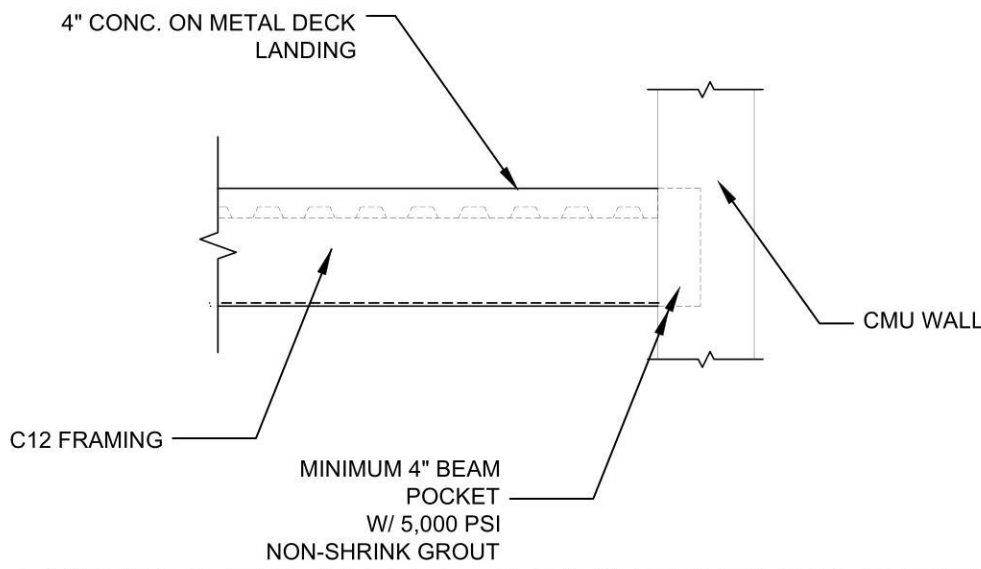
TYPICAL STRINGER SUPPORT DETAIL AT SLAB

NTS



TYPICAL DETAIL FOR STAIR DOWN TO LANDING

NTS



STAIR LANDING TO WALL CONNECTION DETAIL

NTS

OWNER/CLIENT

COMMONWEALTH O'LEARY
REALTY, INC.
1833 GILFORD AVE
NEW HYDE PARK, NY 11040

PROJECT

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ROOF STRUCTURE AND ADD
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SUITE R
FLORAL PARK, NY 11001
OFFICE : (516) 354-1030

PROPERTY ZONING INFO.

ADDRESS: 1833 GILFORD AVE
NEW HYDE PARK, NY 11040
SECTION: 8 BLOCK: 190 LOT: 15-19.37-44
PRIMARY ZONING: INDUSTRIAL "B"
OCCUPANCY CLASS: INDUSTRIAL
BUILDING DEPT.:
ZONING MAP#:
OWNER:

DRAWN BY: MMG

CHECKED BY: AFM

DRAWING SIZE: 24"x36"

DRAWING DATE: 03/11/2023

SEAL



REVISION

REV.	DATE	DESCRIPTION
REV. 0	11/14/2023	FOR AMENDMENT

TITLE

STAIR DETAILS

DEPARTMENT OF BUILDINGS RECORD #

DISAPPROVED

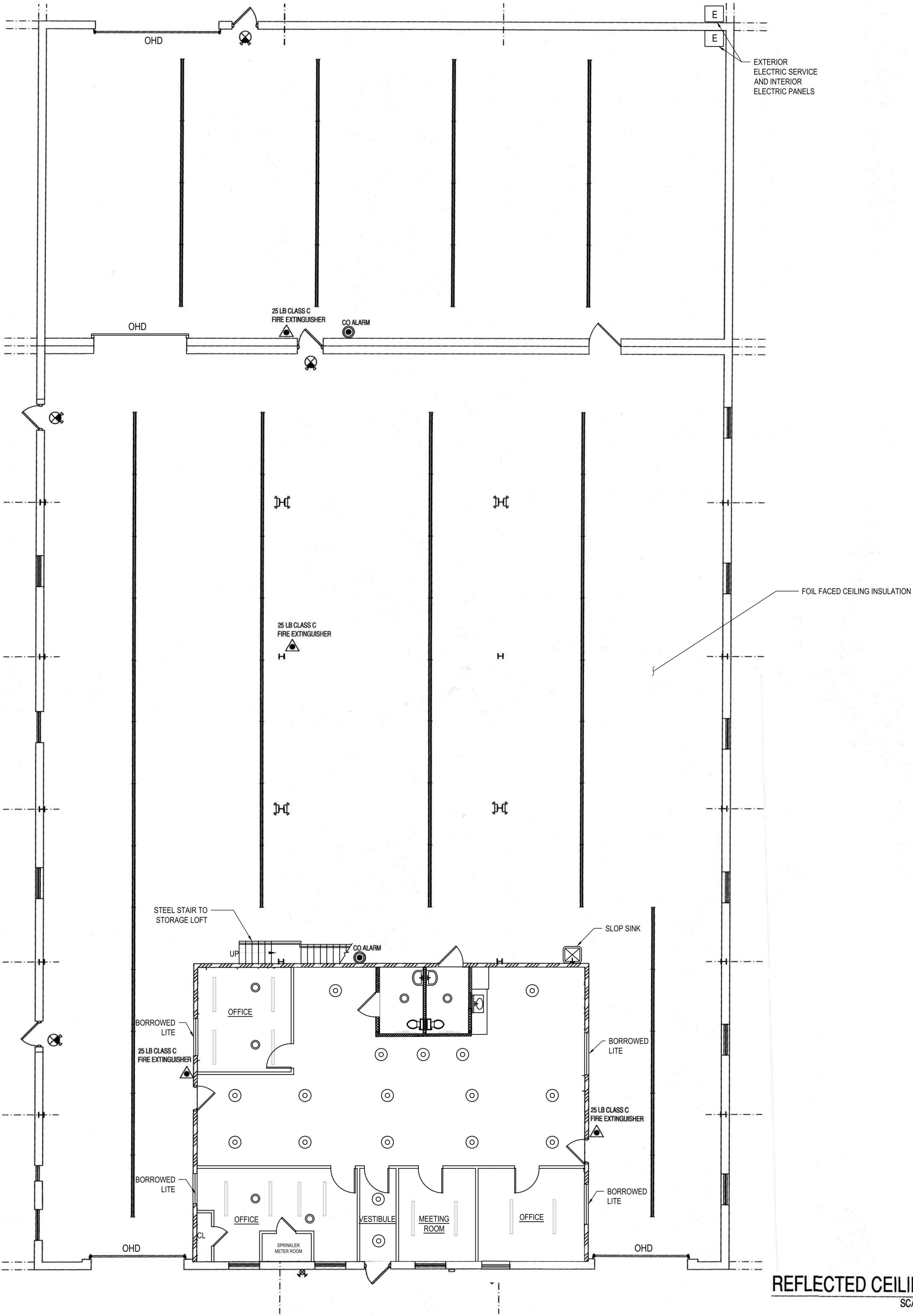
Michael Maracic
05/06/2024

AS-BUILT

SHEET

AB-A-102.00

3 OF 9



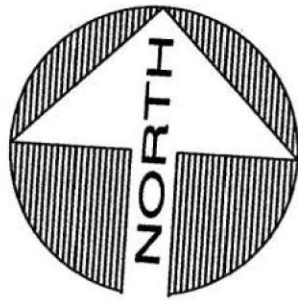
EMERGENCY LEGEND

- E = EXISTING, N = NEW, D = DEMOLISH, R = RELOCATED
- 2 HEAD EMERGENCY EXIT SIGN & LIGHT (8" HIGH LETTERS COMBO. UNIT (LITHONIA LIGHTING LHQMSW3R 120/277)
 - 2 LIGHT EMERGENCY BATTERY PACK LIGHT 120/277 (LITHONIA LIGHTING ELM2) SURFACE / WALL MOUNTED
 - DIRECTIONAL EXIT SIGN
 - EMERGENCY EXIT SIGN W/ BATTERY PACK LIGHT 120/277 (LITHONIA LIGHTING ELM2)
 - DIRECT WIRE PHOTOELECTRIC SMOKE ALARM W/ STROBE (GENTEX CORP. Mdh# 7109CS-W)
 - 25 LB CLASS C FIRE EXTINGUISHER
 - CO ALARM

LIGHTING LEGEND

- HANGING LIGHT
- HANGING LIGHT (TUBE LIGHT)

REFLECTED CEILING AND LIGHTING PLAN
SCALE: 1/8" = 1'-0"



ZONING DATA
SECTION: 8
BLOCK: 190
LOT: 15-19, 37-44
ZONE: INDUSTRIAL "B"

OWNER/CLIENT

COMMONWEALTH O'LEARY
REALTY, INC.
1833 GILFORD AVE
NEW HYDE PARK, NY 11040

PROJECT

RAISE EXISTING WAREHOUSE
ROOF STRUCTURE AND ADD
INTERIOR OFFICES

ENGINEER

ANTHONY F. MARMO, P.E.

AFM INSPECTIONS & ENGINEERING, PLLC
204 JERICO TURNPIKE
SUITE R
FLORAL PARK, NY 11001
OFFICE : (516) 354-1030

PROPERTY ZONING INFO.

ADDRESS: 1833 GILFORD AVE
NEW HYDE PARK, NY 11040
SECTION: 8 BLOCK: 190 LOT: 15-19,37-44
PRIMARY ZONING: INDUSTRIAL "B"
OCCUPANCY CLASS: INDUSTRIAL
BUILDING DEPT.:
ZONING MAP#:
OWNER:

DRAWN BY: MMG

CHECKED BY: AFM

DRAWING SIZE: 24"x36"

DRAWING DATE: 03/11/2023

SEAL



REVISION

REV.	DATE	DESCRIPTION
REV. 0	07/10/2023	FINAL RECORD

TITLE

REFLECTED
CEILING PLAN

DEPARTMENT OF BUILDINGS RECORD #

SHEET

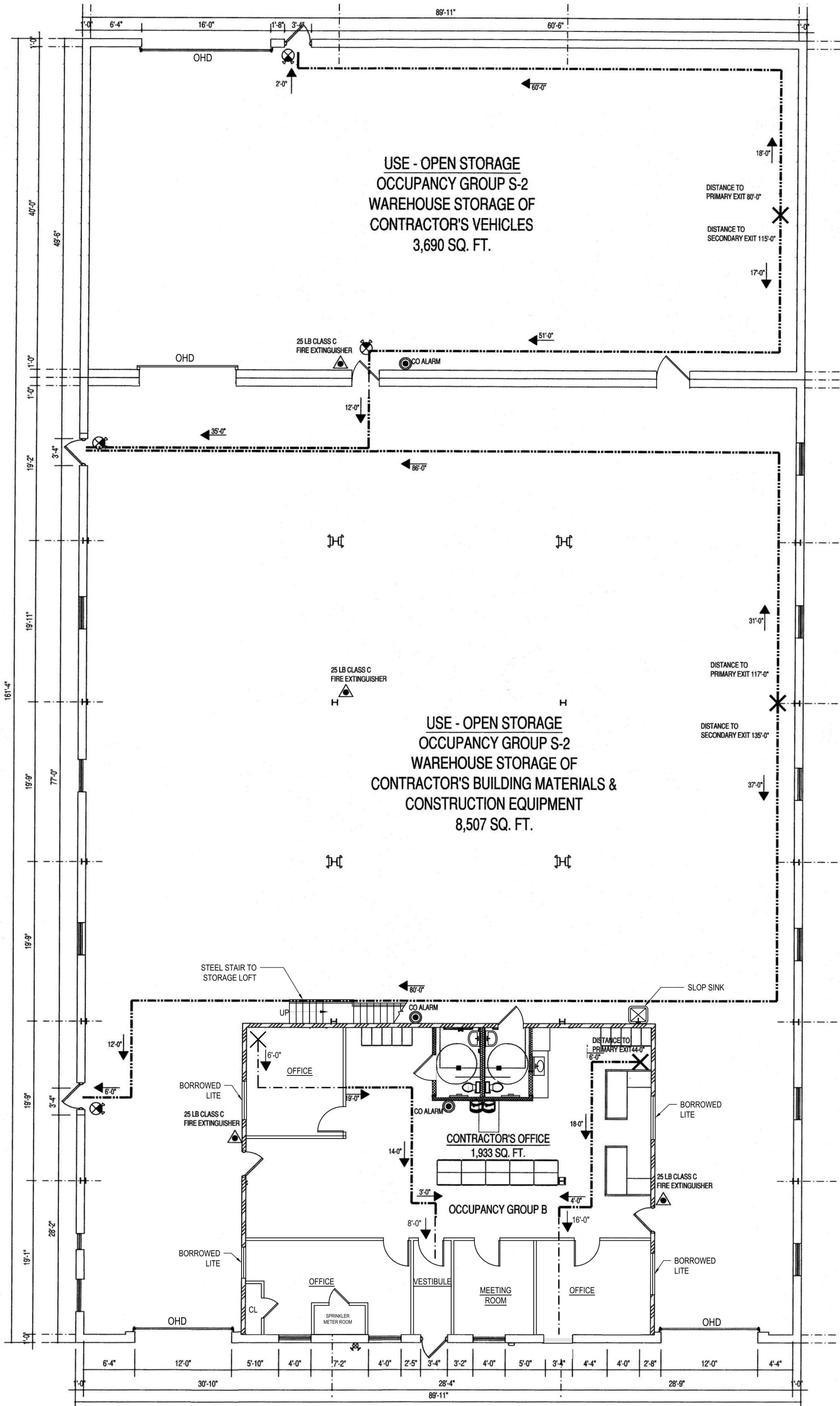
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4 OF 9

DISAPPROVED

Michael Maracic
05/06/2024

AS-BUILT



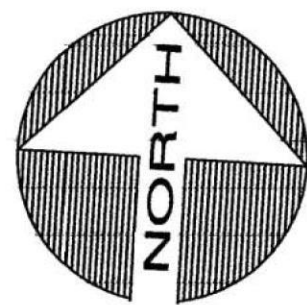
EMERGENCY LEGEND

- E = EXISTING, N = NEW, D = DEMOLISH, R = RELOCATED
- 2 HEAD EMERGENCY EXIT SIGN & LIGHT (8" HIGH LETTERS COMBO. UNIT (LITHONIA LIGHTING LHQMSW3R 120/277))
 - 2 LIGHT EMERGENCY BATTERY PACK LIGHT 120/277 (LITHONIA LIGHTING ELM2) SURFACE / WALL MOUNTED
 - DIRECTIONAL EXIT SIGN
 - EMERGENCY EXIT SIGN W/ BATTERY PACK LIGHT 120/277 (LITHONIA LIGHTING ELM2)
 - DIRECT WIRE PHOTOELECTRIC SMOKE ALARM W/ STROBE (GENTEX CORP. MGH# 7109CS-W)
 - 25 LB CLASS C FIRE EXTINGUISHER
 - CO ALARM

OCCUPANT LOAD CALCULATION

OFFICE AREA = 1933 sq. ft.
1933 / 100 = 20 PERSONS
FRONT AND REAR WAREHOUSE SECTIONS
8507 sq.ft. AND 3690 sq.ft. RESPECTIVELY (TOTAL = 12197 sq.ft.)
12197 / 500 = 25 PERSONS
TOTAL OCCUPANCY AS PER TABLE 1004.1.2 = 45 PERSONS

LIFE SAFETY PLAN
SCALE: 1/8" = 1'-0"



ZONING DATA
SECTION: 8
BLOCK: 190
LOT: 15-19, 37-44
ZONE: INDUSTRIAL "B"

OWNER/CLIENT

COMMONWEALTH O'LEARY
REALTY, INC.
1833 GILFORD AVE
NEW HYDE PARK, NY 11040

PROJECT

RAISE EXISTING WAREHOUSE
ROOF STRUCTURE AND ADD
INTERIOR OFFICES

ENGINEER

ANTHONY F. MARMO, P.E.

AFM INSPECTIONS & ENGINEERING, PLLC
204 JERICHO TURNPIKE
SUITE R
FLORAL PARK, NY 11001
OFFICE : (516) 354-1030

PROPERTY ZONING INFO.

ADDRESS: 1833 GILFORD AVE
NEW HYDE PARK, NY 11040
SECTION: 8 BLOCK: 190 LOT: 15-19,37-44
PRIMARY ZONING: INDUSTRIAL "B"
OCCUPANCY CLASS: INDUSTRIAL
BUILDING DEPT.:
ZONING MAP#:
OWNER:

DRAWN BY: MMG

CHECKED BY: AFM

DRAWING SIZE: 24"x36"

DRAWING DATE: 03/11/2023

SEAL



REVISION

REV.	DATE	DESCRIPTION
REV. 0	07/10/2023	FINAL RECORD

TITLE

LIFE SAFETY PLAN

DEPARTMENT OF BUILDINGS RECORD #

SHEET

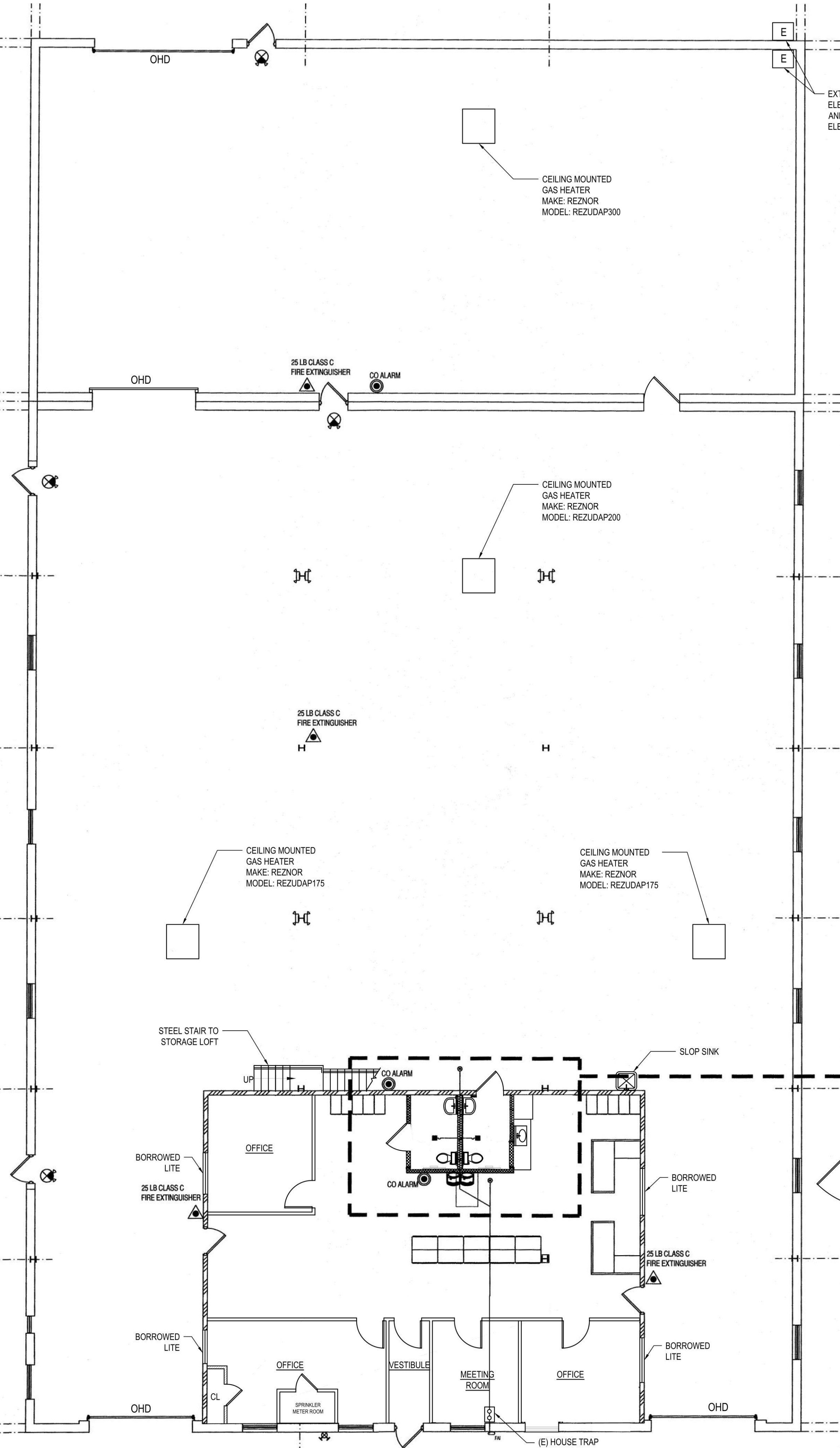
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5 OF 9

DISAPPROVED

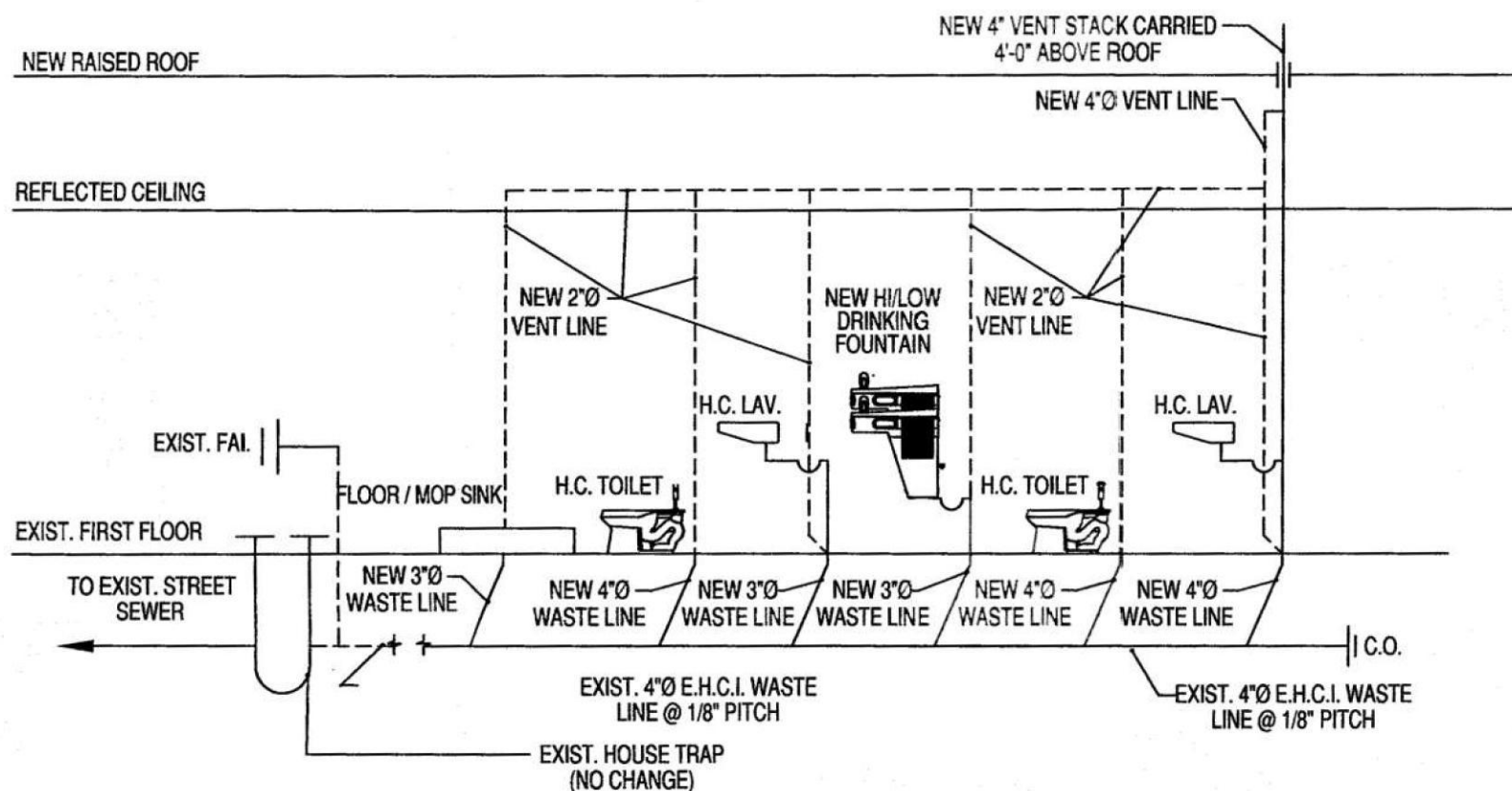
Michael Maracic
05/06/2024

AS-BUILT

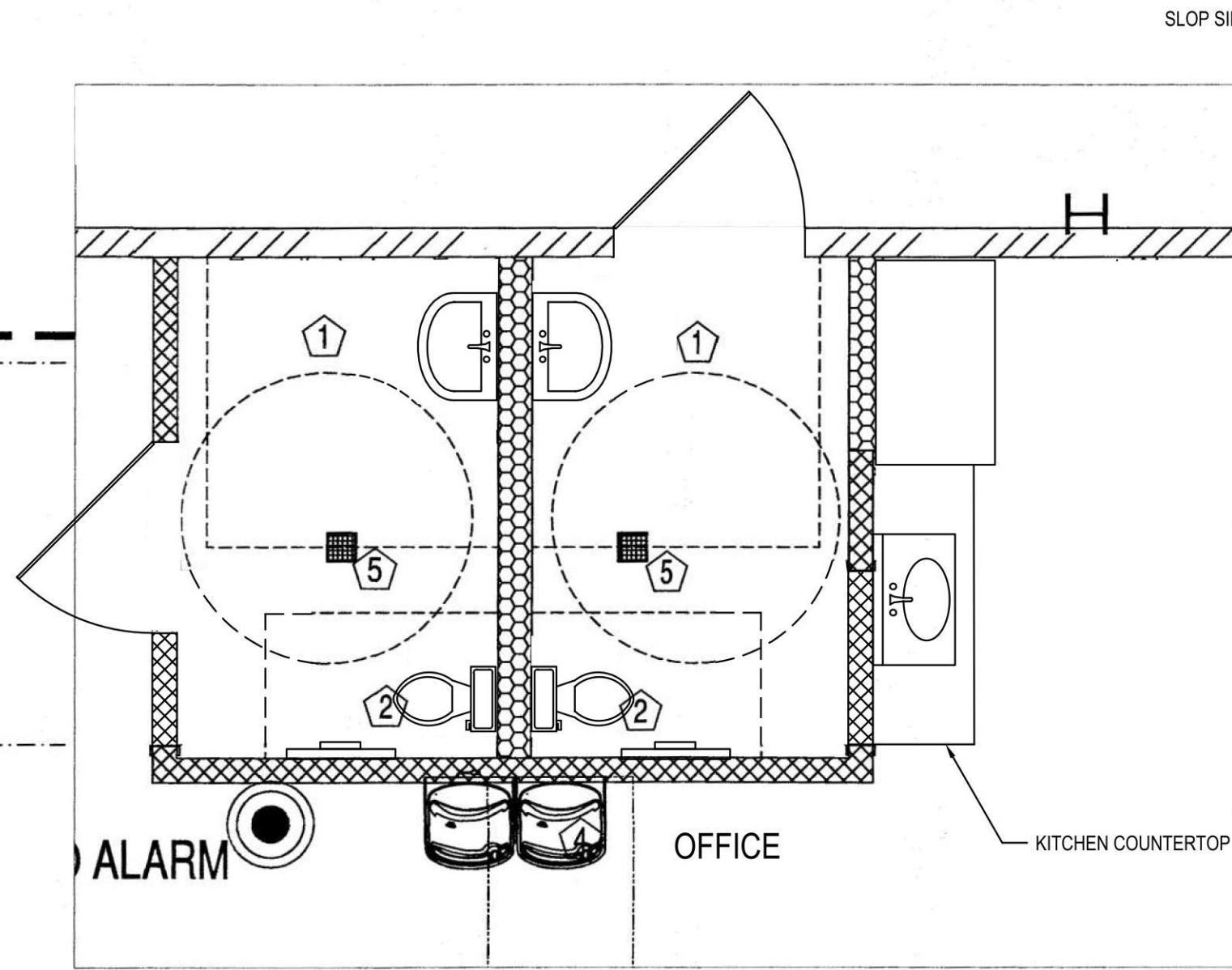


AS-BUILT

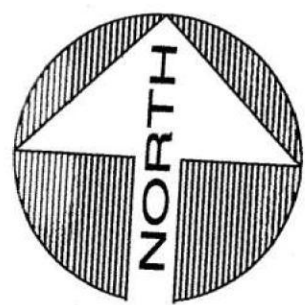
PLUMBING PLAN
SCALE: 1/8" = 1'-0"



SANITARY RISER DIAGRAM
SCALE: NTS

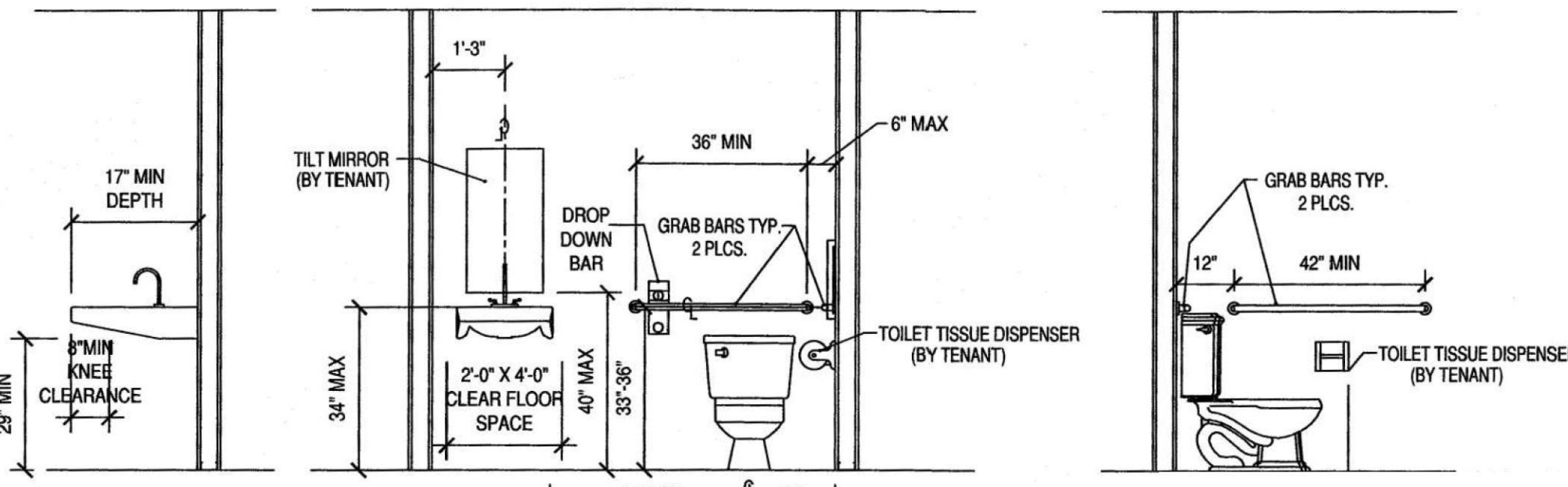


ENLARGED TOILET AREA PLAN
SCALE: 3/8" = 1'-0"



ZONING DATA
SECTION: 8
BLOCK: 190
LOT: 15-19, 37-44
ZONE: INDUSTRIAL "B"

- PLUMBING NOTES:**
- ALL PLUMBING WORK UNDER THIS CONTRACT SHALL CONFORM TO THE NEW YORK STATE PLUMBING CODE, AND ALL ALL MUNICIPAL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.
 - THE PLUMBING CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ALL LABOR AND MATERIAL INSTALLED UNDER THIS CONTRACT AND SHALL GUARANTEE THE WORK PERFORMED UNDER THIS CONTRACT FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF COMPLETION OF HIS WORK.
 - THE PLUMBING CONTRACTOR SHALL PREPARE AND FILE ALL REQUIRED PLANS AND PERMITS WITH THE LOCAL AUTHORITIES AND SHALL PAY ALL FILING FEES AS REQUIRED BY THE LAWS. HE SHALL OBTAIN ALL WORK PERMITS AND SIGNOFFS AS REQUIRED TO EXECUTE THIS WORK IN A LEGAL MANNER.
 - THE PLUMBING CONTRACTOR SHALL PERFORM ALL TESTS REQUIRED BY CODE AND SHALL FURNISH ALL CERTIFICATES OF INSURANCE AS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION OVER SAME AND TO THE OWNER, AS WELL.
 - THE PLUMBING CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS TO ALL PLUMBING EQUIPMENT REGARDLESS OF WHETHER SHOWN HEREIN WITHOUT ANY ADDITIONAL COST TO THE OWNER.
 - PLUMBING CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS, INCLUDING SIZES OF CONNECTIONS, BEFORE SUBMITTING A QUOTATION FOR THE WORK.
 - PLUMBING CONTRACTOR SHALL PERFORM ALL CUTTING, EXCAVATION, BACKFILLING, ETC. AS REQUIRED FOR THE INSTALLATION OF THE WORK AND SHALL PERFORM ALL ROUGH AND FINAL PATCHING BACK TO ORIGINAL STATE, UNLESS OTHERWISE NOTED.
 - PLUMBING CONTRACTOR SHALL PERFORM ALL TESTS REQUIRED BY THE LOCAL AUTHORITIES HAVING JURISDICTION AND ARRANGE FOR ALL INSPECTIONS AS REQUIRED AT NO ADDITION COST TO THE OWNER.
 - ALL NEW CONNECTIONS TO THE EQUIPMENT SHALL BE PERFORMED IN ACCORDANCE WITH THE CODE AND THE EQUIPMENT MANUFACTURERS RECOMMENDATIONS.
 - ALL UNDERGROUND SANITARY AND STORM PIPING SHALL BE STANDARD CAST IRON, WITH BELL AND SPIGOT OR "NO - HUB" JOINTS.
 - ALL SANITARY AND STORM PIPING INSTALLED ABOVE-GROUND SHALL BE STANDARD CAST IRON WITH "NO-HUB" JOINTS OR GALVANIZED WITH DRAINAGE PATTERN FITTINGS FOR SANITARY AND STORM WASTE PIPING AND MALLABLE FITTINGS FOR VENT LINES.
 - ALL COLD AND HOT WATER, SHALL BE "TYPE-L" COPPER TUBING WITH CAST BRASS OR WROUGHT COPPER FITTINGS AND SOLDERED JOINTS, AS PER THE N.Y.S. PLUMBING CODE.
 - ALL COLD AND HOT WATER, AND STORM PIPING AND FITTINGS SHALL BE COVERED WITH A MINIMUM COVERING OF 1" MOLDED FIBERGLASS PIPE INSULATION WITH A MAXIMUM "K" FACTOR OF .24 AT TEMPERATURE OF 75°F. FITTINGS, VALVES AND APPURTANCES SHALL BE INSULATED WITH MOLDED FITTINGS WITH THE SAME THERMAL CHARACTERISTICS.
 - ALL PIPE HANGERS AND SUPPORTS SHALL BE FABRICATED OF MATERIALS AND INSTALLED IN ACCORDANCE WITH THE NEW YORK STATE PLUMBING CODE.
 - ALL NEW PLUMBING FIXTURES SHALL BE INSTALLED WITH ANGLE STOP VALVES IN THE SUPPLY LINES BELOW THE FIXTURE
 - ALL NEW EXPOSED FIXTURE SUPPLY PIPING AND WASTE PIPING SHALL BE CHROME PLATED AND SHALL HAVE CHROME PLATED ESCUTCHEONS INSTALLED AT THE PENETRATIONS THROUGH THE WALLS.
 - ALL NEW VALVES SHALL BE "FAIRBANKS" OR EQUAL RATED AT 125 PSIG, WOG.
 - PLUMBING CONTRACTOR SHALL SUBMIT FIXTURE CUTS FOR APPROVAL OF ALL NEW PLUMBING FIXTURES AND EQUIPMENT BEFORE INSTALLATION OF SAME.
 - GAS PIPING SHALL BE BLACK IRON, ASTM A53 WITH MALLEABLE IRON FITTINGS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE N.Y.S. PLUMBING CODE AND THE REQUIREMENTS OF THE UTILITY COMPANY.
 - HOSE BIBBS SHALL BE FROST-PROOF TYPE AND SUPPLIED WITH VACUUM BREAKERS.
 - GAS PIPING SHALL BE INSTALLED WITH DRIP LEGS AT ALL CHANGES IN DIRECTION FROM HORIZ. TO VERT.
 - PIPE SLEEVES SHALL BE INSTALLED AT ALL PENETRATIONS THROUGH WALLS AND FLOORS.
 - WATER HAMMER ELIMINATORS SHALL BE INSTALLED ON ALL DROPS IN THE WATER LINES SERVING THE TOILET ROOMS AND ALL OTHER AREAS.
 - SHUT OFF VALVES AND GAS COCKS SHALL BE INSTALLED AT ALL PIECES OF EQUIPMENT TO FACILITATE SERVICING.
 - BALL VALVES FOR WATER SYSTEM SHALL BE BRONZE BODY WITH CHROME PLATED BRONZE BALL, STAINLESS STEEL HANDLE, DURAFILL SEATS AND SEALS RATED PSIG WOG.
 - PLUG COCKS FOR GAS PIPING SHALL BE IRON BODY WITH BRASS PLUG AND WASHERS, SCREWED ENDS AND SHALL H/ BEEN AIR TESTED BY THE MANUFACTURER.
 - ALL PIPING SHALL BE TESTED AT A MINIMUM OF 1 1/2 TIMES THE OPERATING PRESSURE, UNLESS OTHERWISE NOTED ON THE DOCUMENTS OR IN THE CODES AND IN ACCORDANCE WITH THE UTILITY REQUIREMENTS FOR GAS SYSTEM



TOILET FIXTURE ELEVATIONS
SCALE: NTS

FIXTURE CONNECTION SCHEDULE:						
TAG #	FIXTURE	MANUFACTURER	MODEL No.	SOIL / WASTE	VENT	COLD WATER
01	WATER CLOSET FLUSH VALVE	AMERICAN STANDARD	MADERA 1.28 GPF ADA EVERCLEAN TOILET WITH SELECTRONIC EXPOSED AC FLUSH VALVE SYSTEM MODEL NUMBER(S): 3461.712.020	4"Ø	1-1/2"Ø	1-1/2"Ø
02	H.C. LAVATORY FAUCET	TOTO SLOAN	WALL HUNG ADA LAVATORY MODEL # LT-307.4.1 SF-2350	2"Ø	1-1/2"Ø	1/2"Ø
03	SLOP SINK FAUCET	ADVANCE REGENCY	9-OP-40 16" X 20" X 12" FLOOR MOUNTED MOP SINK 600FMS86 -WALL MOUNTED MOP SINK FAUCET WITH VACUUM BREAKER	3"Ø	1-1/2"Ø	1/2"Ø
04	EWV	ELKAY	HIGH / LOW EZSTLDDLC	3"Ø	1-1/2"Ø	1/2"Ø
05	FLOOR DRAINS	JOSAM	6" X 6" SQUARE	3"Ø	1-1/2"Ø	1/2"Ø

DISAPPROVED
Michael Maracic
05/06/2024

OWNER/CLIENT

COMMONWEALTH O'LEARY
REALTY, INC.
1833 GILFORD AVE
NEW HYDE PARK, NY 11040

PROJECT

RAISE EXISTING WAREHOUSE
ROOF STRUCTURE AND ADD
INTERIOR OFFICES

ENGINEER

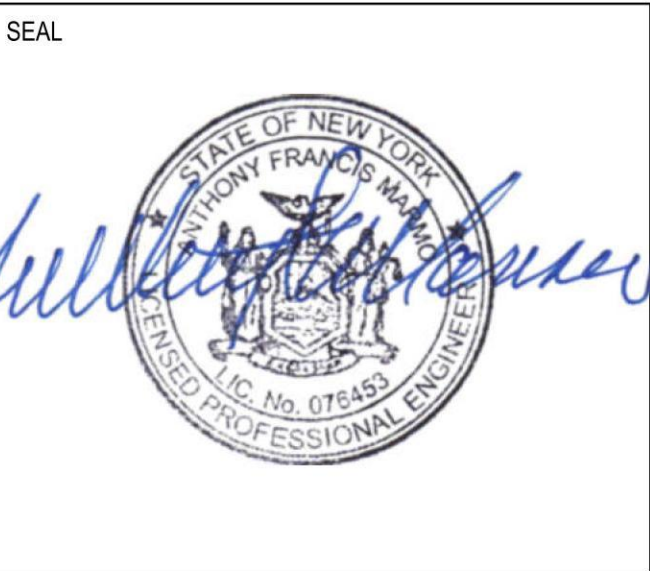
ANTHONY F. MARMO, P.E.

AFM INSPECTIONS & ENGINEERING, PLLC
204 JERICHO TURNPIKE
SUITE R
FLORAL PARK, NY 11001
OFFICE : (516) 354-1030

PROPERTY ZONING INFO.
ADDRESS: 1833 GILFORD AVE
NEW HYDE PARK, NY 11040
SECTION: 8 BLOCK: 190 LOT: 15-19,37-44
PRIMARY ZONING: INDUSTRIAL "B"
OCCUPANCY CLASS: INDUSTRIAL
BUILDING DEPT.:
ZONING MAP#:
OWNER:

DRAWN BY: MMG
CHECKED BY: AFM

DRAWING SIZE: 24"x36"
DRAWING DATE: 03/11/2023



REVISION		
REV. 0	07/10/2023	FINAL RECORD

TITLE

PLUMBING NOTES
AND DRAWINGS

DEPARTMENT OF BUILDINGS RECORD #

SHEET

AB-A-400.00

6 OF 9

OWNER/CLIENT

COMMONWEALTH O'LEARY
REALTY, INC.
1833 GILFORD AVE
NEW HYDE PARK, NY 11040



ZONING DATA
SECTION: 8
BLOCK: 190
LOT: 15-19, 37-44
ZONE: INDUSTRIAL "B"

PROJECT

RAISE EXISTING WAREHOUSE
ROOF STRUCTURE AND ADD
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ZONING MAP#:

OWNER:

DRAWN BY: MMG

CHECKED BY: AFM

DRAWING SIZE: 24"x36"

DRAWING DATE: 03/11/2023

SEAL



REVISION

REV. 0	07/10/2023	FINAL RECORD
REV. 1	11/14/2023	FOR AMENDMENT

TITLE

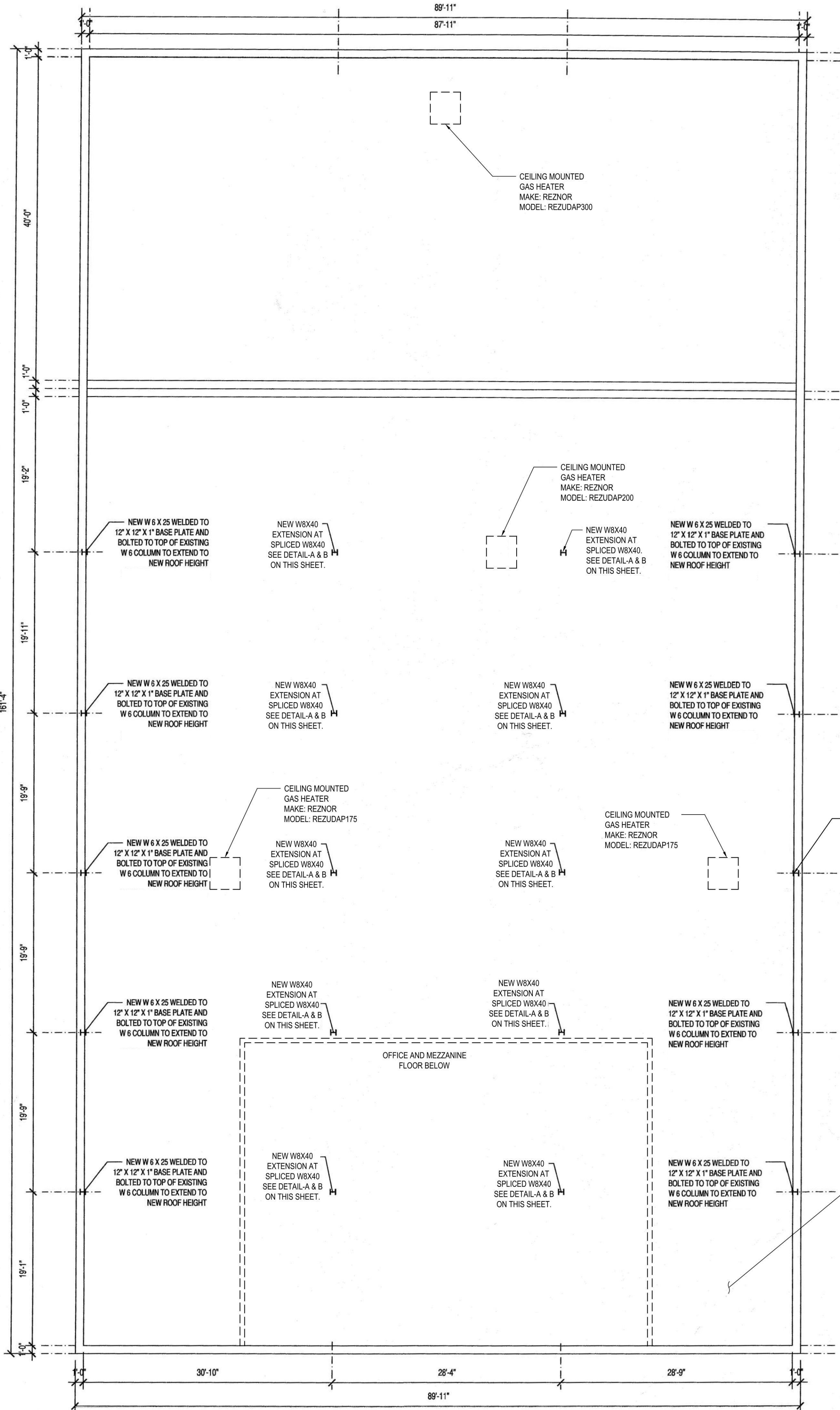
STRUCTURAL
MODIFICATIONS

DEPARTMENT OF BUILDINGS RECORD #

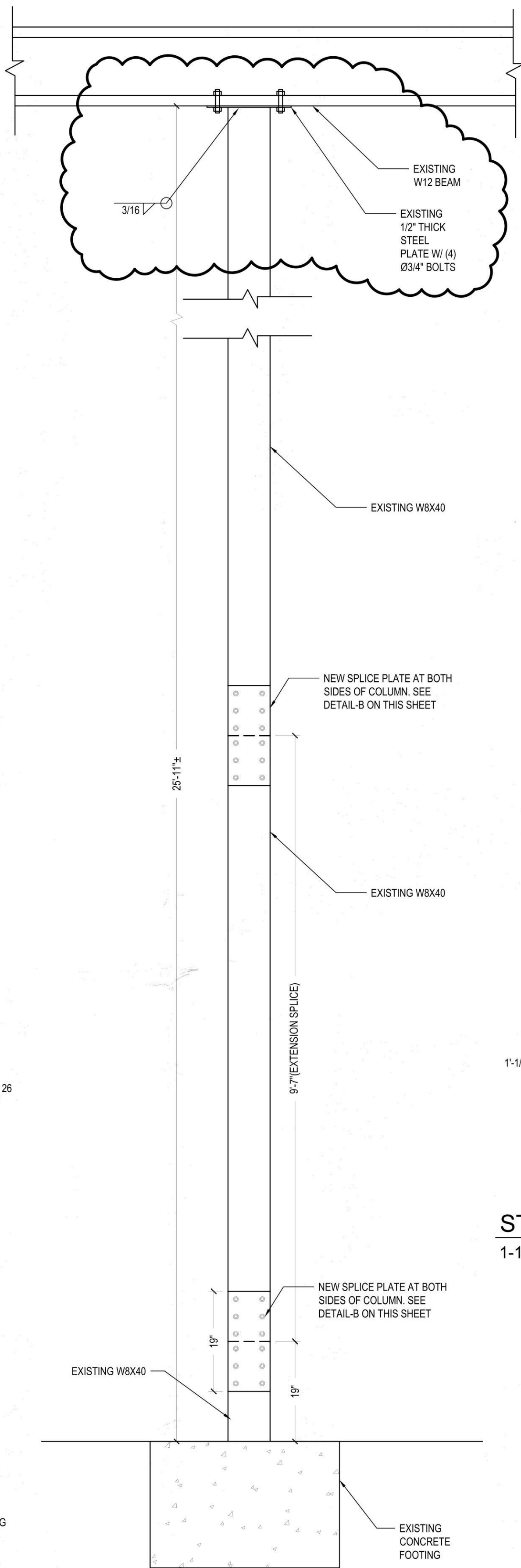
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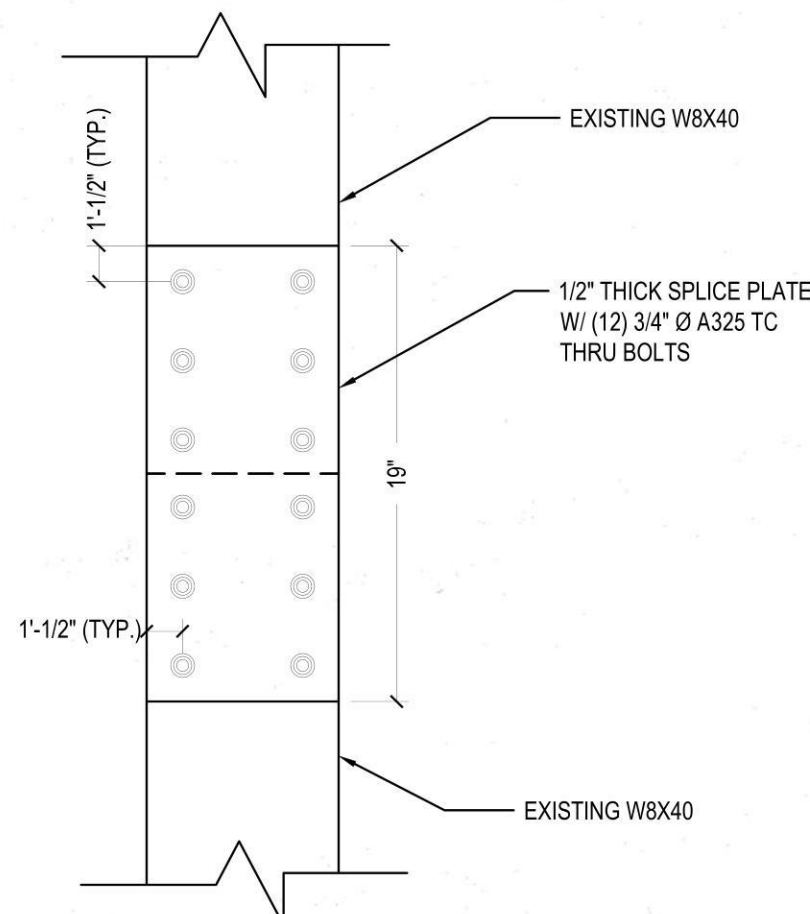
7 OF 9



ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"



DETAIL-A
3/4" = 1'-0"



STEEL COLUMN SPLICE DETAIL-B
1-1/2" = 1'-0"

GENERAL STEEL NOTES

1. ALL WORK SHALL CONFORM WITH THE REQUIREMENTS OF THE NEW YORK CITY BUILDING CODE.
2. ALL CONSTRUCTION WILL BE UNDER NYC CONTROLLED INSPECTION REQUIREMENTS, WHERE APPLICABLE.
3. COORDINATE ALL WORK OF THESE DRAWINGS WITH WORK REQUIRED ON ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS.

STRUCTURAL STEEL NOTES

1. ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST EDITION OF THE A.I.S.C. "SPECIFICATION FOR THE DESIGN FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS".
2. ALL STEEL SHALL BE ASTM-A36 HAVING A SPECIFIED MINIMUM YIELD POINT OF 24,000 P.S.I.
3. CONNECTION MATERIAL SHALL CONFORM TO THE FOLLOWING ASTM DESIGNATIONS, LATEST EDITION: HIGH STRENGTH BOLTS: A325 (FRICTION TYPE); WELDING ELECTRODES: AWS-A5.1, E70 SERIES.
4. ALL BOLTS SHALL BE 3/4" INCH DIAMETER, OPEN HOLES 13/16 INCH DIAMETER UNLESS OTHERWISE NOTED.
5. ALL SHOP CONNECTIONS SHALL HIGH STRENGTH BOLTED OR WELDED CONNECTIONS.
6. ALL FIELD CONNECTIONS SHALL BE BOLTED WITH HIGH STRENGTH BOLTS EXCEPT WHERE DETAILS SHOW WELDING. BOLTS CAN BE USED FOR ERECTION PURPOSES BUT MUST BE WELDED AFTER ERECTION IS COMPLETE.
7. ALL WELDING TO BE DONE BY LICENSED WELDERS.
8. ALL WELDING SHALL BE INSPECTED BY AN APPROVED WELDING AGENCY WHICH SHALL ISSUE AN AFFIDAVIT THAT ALL WELDING HAS BEEN INSPECTED AND FOUND TO BE IN CONFORMITY WITH DETAILS AND THE NEW YORK CITY BUILDING CODE.
9. ALL WELDING IN SUBJECT TO NONDESTRUCTIVE TESTING METHODS.
10. ALL FILLET WELDS SHALL BE A MINIMUM OF 1/4" INCH UNLESS NOTED OTHERWISE.
11. PROVISIONS SHALL BE MADE FOR CONNECTIONS OF OTHER TRADES, INCLUDING CUTTING AND PUNCHING OF STRUCTURAL MEMBERS WHERE REQUIRED BY THE DRAWINGS, OR FOR WHICH INFORMATION IS FURNISHED PRIOR TO FABRICATION.
12. STIFFENERS SHALL BE GROUND SMOOTH AFTER WELDING IS COMPLETED.
13. CARE MUST BE TAKEN NOT TO DAMAGE WELDS.
14. ALL INTERIOR STEEL WORK SHALL HAVE A SHOP COAT OF PRIMER, EXCEPT FOR MEMBERS TO RECEIVE SPRAYED ON FIREPROOFING.
15. THERE SHALL BE NO FIELD CUTTING OF STRUCTURAL STEEL MEMBERS FOR THE WORK OF OTHER TRADES WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ARCHITECT AND / OR ENGINEER.
16. ALL BEAMS ADJACENT TO MASONRY WALLS SHALL HAVE ADJUSTABLE CHANNEL TYPE ANCHORS, AS MANUFACTURED BY HOHMANN & BARNARD OR APPROVED EQUAL.
17. SUBMIT STEEL SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION. NO ERECTION TO COMMENCE UNTIL SHOP DRAWINGS ARE APPROVED.

WELDING SPECIFICATIONS

1. OPERATORS SHALL BE QUALIFIED AS PER AWS STANDARD QUALIFICATION PROCEDURE, AND SHALL BE N.Y.C. LICENSED WELDERS.
2. EQUIPMENT SHALL PROVIDE PROPER CURRENT TO PRODUCE SATISFACTORY WELDS.
3. ELECTRODES SHALL BE SUITABLE FOR POSITIONS AND OTHER CONDITIONS OF USE PER MANUFACTURERS SPECIFICATIONS.
4. SURFACES TO BE WELDED SHALL BE FREE FROM LOOSE SCALE, RUST, GREASE, PAINT OR OTHER FOREIGN MATERIAL. MILL SCALE THAT WITHSTANDS VIGOROUS WIRE BRUSHING MAY REMAIN. A LIGHT FILM OF UNSEED OIL MAY BE DISREGARDED. JOINT SURFACES SHALL BE FREE OF FINS AND TEARS.
5. MINIMUM FILLET WELD SIZE: 3/16 INCH.
6. SEQUENCE OF WELDING SHALL MINIMIZE DISTORTION AND SHRINKAGE STRESSES.
7. ELECTRODES TO BE E70XX.

STEEL ROOF DECK

A. STEEL ROOF DECK

FURNISH DECK IN ACCORDANCE WITH STEEL DECK INSTITUTE STEEL ROOF DECK SPECIFICATIONS AND CODE OF RECOMMENDED STANDARD PRACTICE, ROOF DECK CONSTRUCTION, LATEST EDITION.

TYPE: 1-1/2 INCH, 22 GA. GALVANIZED STEEL, WIDE RIB DECK, CONTINUOUS OVER THREE SPANS MINIMUM.

ATTACHMENTS: WELD TO ALL SUPPORTS USING 5/8 INCH DIA. PUDDLE WELDS WITH WELDING WASHERS, FOUR PER SHEET WIDTH AT SUPPORTS AND AT 6 INCH SPACING ALONG EDGES PARALLEL TO DECK SPAN.

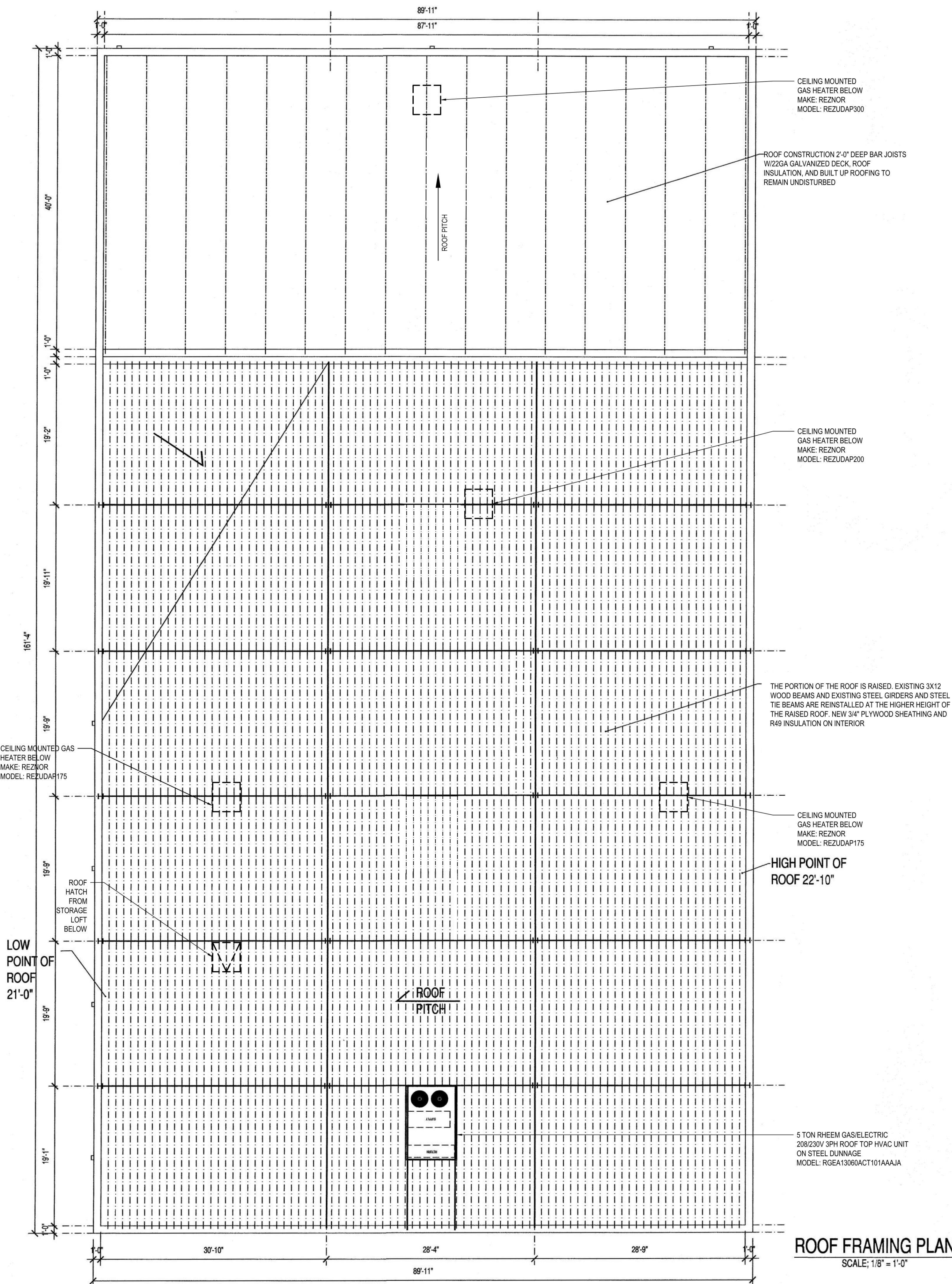
SIDELAP FASTENERS: #12 TEK SCREWS, 2 PER SPAN

PROVIDE 1" X 2-1/2 X 2-1/2 X 1/4 AT ROOF PERIMETER AND AROUND ALL ROOF PENETRATIONS UNLESS NOTED OR DETAILED OTHERWISE. SEE DETAIL FRAMING AT ROOF MOUNTED EQUIPMENT.

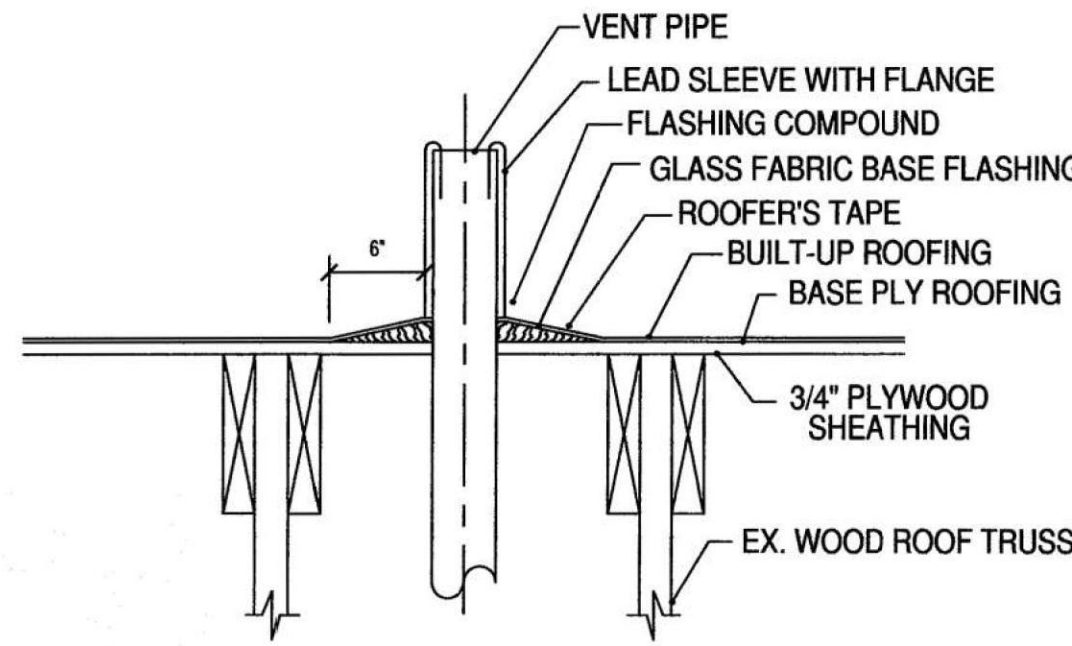
DISAPPROVED

Michael Maracic
05/06/2024

AS-BUILT



ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"



HIGH ROOF LOADING SCHEDULE P.S.F.	
	ROOF
ROOFING, INSUL., & DECK	5
STEEL	10
MISC.	10
LIVE LOAD	30
TOTAL	55

- GENERAL STEEL NOTES**
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 - ALL CONSTRUCTION WILL BE UNDER NYC CONTROLLED INSPECTION REQUIREMENTS, WHERE APPLICABLE.
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 - STIFFENERS SHALL BE GROUND SMOOTH AFTER WELDING IS COMPLETED.
 - CARE MUST BE TAKEN NOT TO DAMAGE WELDS.
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 - THERE SHALL BE NO FIELD CUTTING OF STRUCTURAL STEEL MEMBERS FOR THE WORK OF OTHER TRADES WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ARCHITECT AND / OR ENGINEER.
 - ALL BEAMS ADJACENT TO MASONRY WALLS SHALL HAVE ADJUSTABLE CHANNEL TYPE ANCHORS, AS MANUFACTURED BY HOHMANN & BARNARD OR APPROVED EQUAL.
 - SUBMIT STEEL SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION. NO ERECTION TO COMMENCE UNTIL SHOP DRAWINGS ARE APPROVED.
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 - ELECTRODES TO BE E70XX.

STEEL ROOF DECK
A. STEEL ROOF DECK

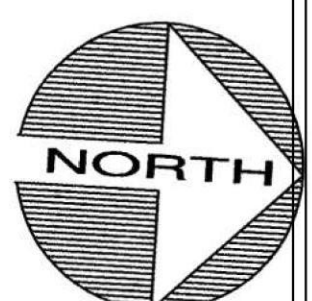
FURNISH DECK IN ACCORDANCE WITH STEEL DECK INSTITUTE STEEL ROOF DECK SPECIFICATIONS AND CODE OF RECOMMENDED STANDARD PRACTICE, ROOF DECK CONSTRUCTION, LATEST EDITION.

TYPE: 1-1/2 INCH, 22 GA. GALVANIZED STEEL, WIDE RIB DECK, CONTINUOUS OVER THREE SPANS MINIMUM.

ATTACHMENTS: WELD TO ALL SUPPORTS USING 5/8 INCH DIA. PUDDLE WELDS WITH WELDING WASHERS, FOUR PER SHEET WIDTH AT SUPPORTS AND AT 6 INCH SPACING ALONG EDGES PARALLEL TO DECK SPAN.

SIDLAP FASTENERS: #12 TEK SCREWS, 2 PER SPAN

PROVIDE "L" 2-1/2 X 2-1/2 X 1/4 AT ROOF PERIMETER AND AROUND ALL ROOF PENETRATIONS UNLESS NOTED OR DETAILED OTHERWISE. SEE DETAIL FRAMING AT ROOF MOUNTED EQUIPMENT.



ZONING DATA
SECTION: 8
BLOCK: 190
LOT: 15-19, 37-44
ZONE: INDUSTRIAL "B"

OWNER/CLIENT

COMMONWEALTH O'LEARY
REALTY, INC.
1833 GILFORD AVE
NEW HYDE PARK, NY 11040

PROJECT

RAISE EXISTING WAREHOUSE
ROOF STRUCTURE AND ADD
INTERIOR OFFICES

ENGINEER

ANTHONY F. MARMO, P.E.

AFM INSPECTIONS & ENGINEERING, PLLC
204 JERICHO TURNPIKE
SUITE R
FLORAL PARK, NY 11001
OFFICE : (516) 354-1030

PROPERTY ZONING INFO.

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NEW HYDE PARK, NY 11040

SECTION: 8 BLOCK: 190 LOT: 15-19,37-44

PRIMARY ZONING: INDUSTRIAL "B"

OCCUPANCY CLASS: INDUSTRIAL

BUILDING DEPT.:

ZONING MAP#:

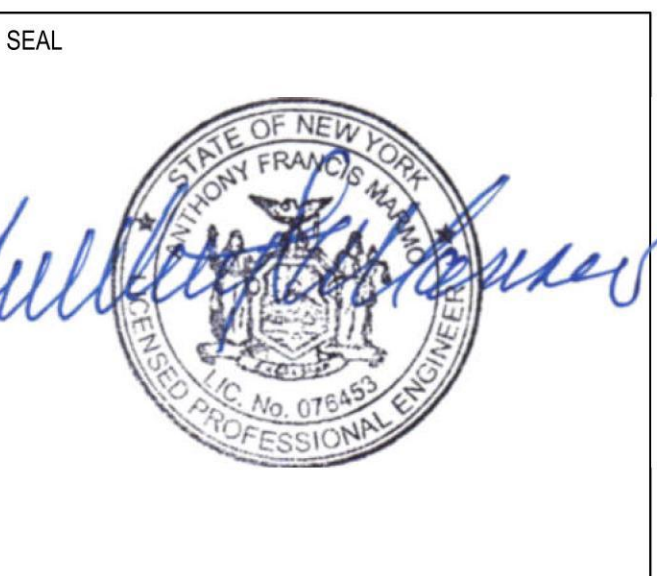
OWNER:

DRAWN BY: MMG

CHECKED BY: AFM

DRAWING SIZE: 24"x36"

DRAWING DATE: 03/11/2023



REVISION		
REV. 0	07/10/2023	FINAL RECORD

TITLE

GENERAL NOTES,
ROOF PLAN AND
DETAIL

DEPARTMENT OF BUILDINGS RECORD #

SHEET

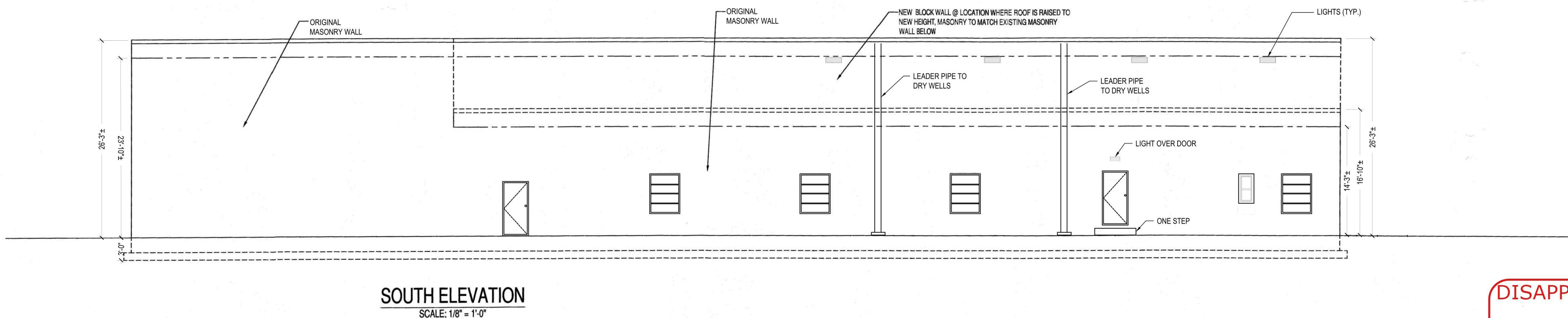
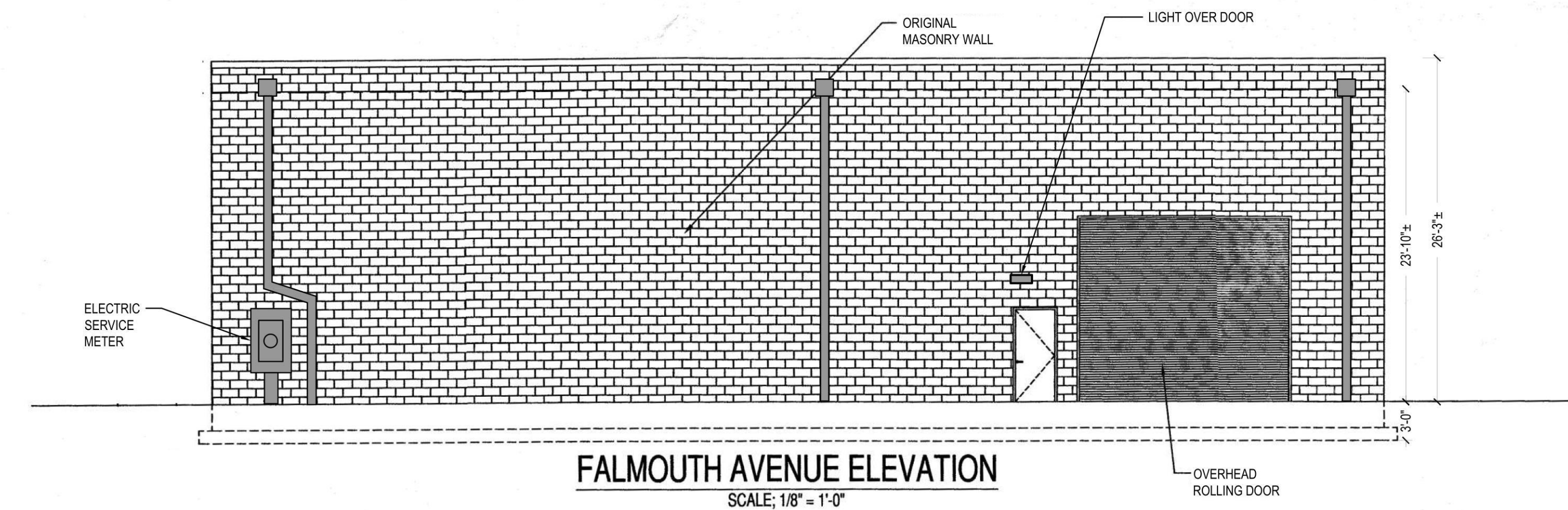
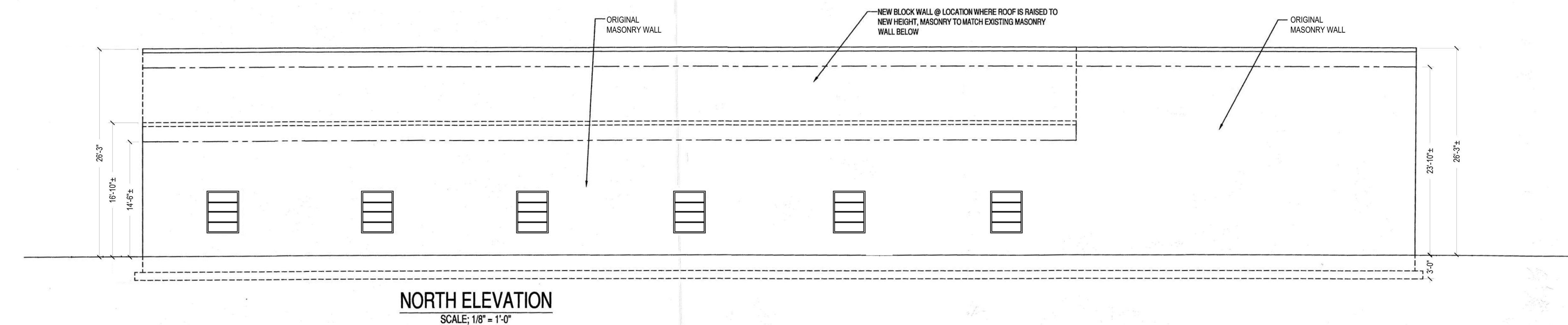
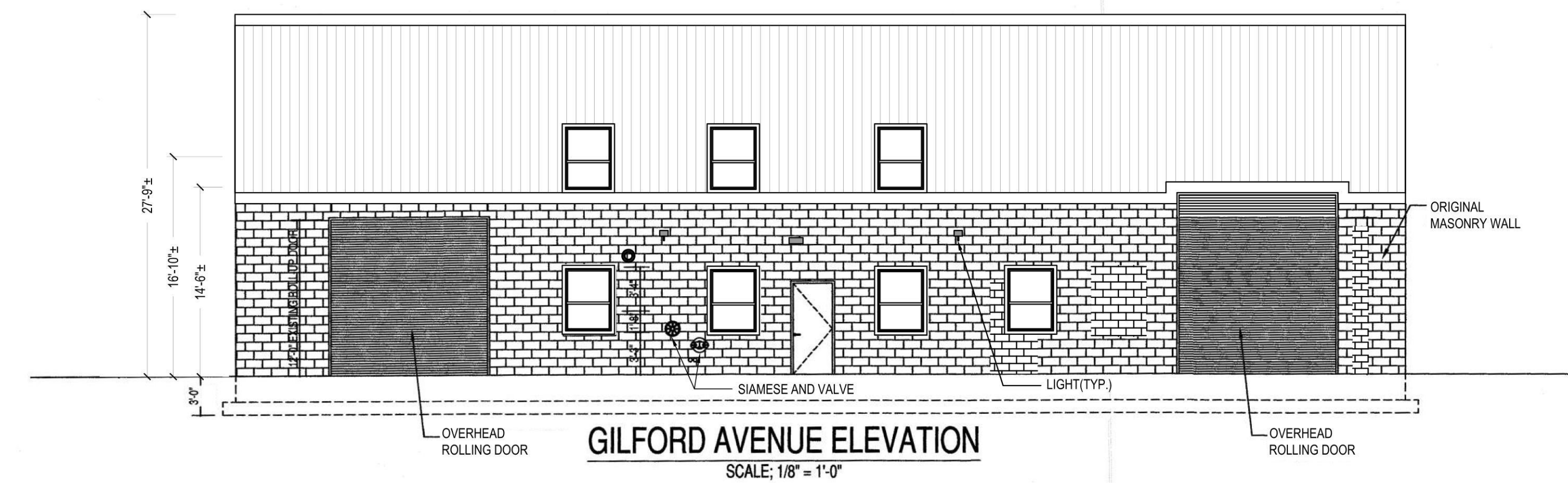
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8 OF 9

DISAPPROVED

Michael Maracic
05/06/2024

AS-BUILT



OWNER/CLIENT

COMMONWEALTH O'LEARY
REALTY, INC.
1833 GILFORD AVE
NEW HYDE PARK, NY 11040

PROJECT

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DRAWING DATE: 03/11/2023

SEAL



REVISION

REV. 0	07/10/2023	FINAL RECORD

TITLE

EXTERIOR
ELEVATIONS

DEPARTMENT OF BUILDINGS RECORD #

SHEET

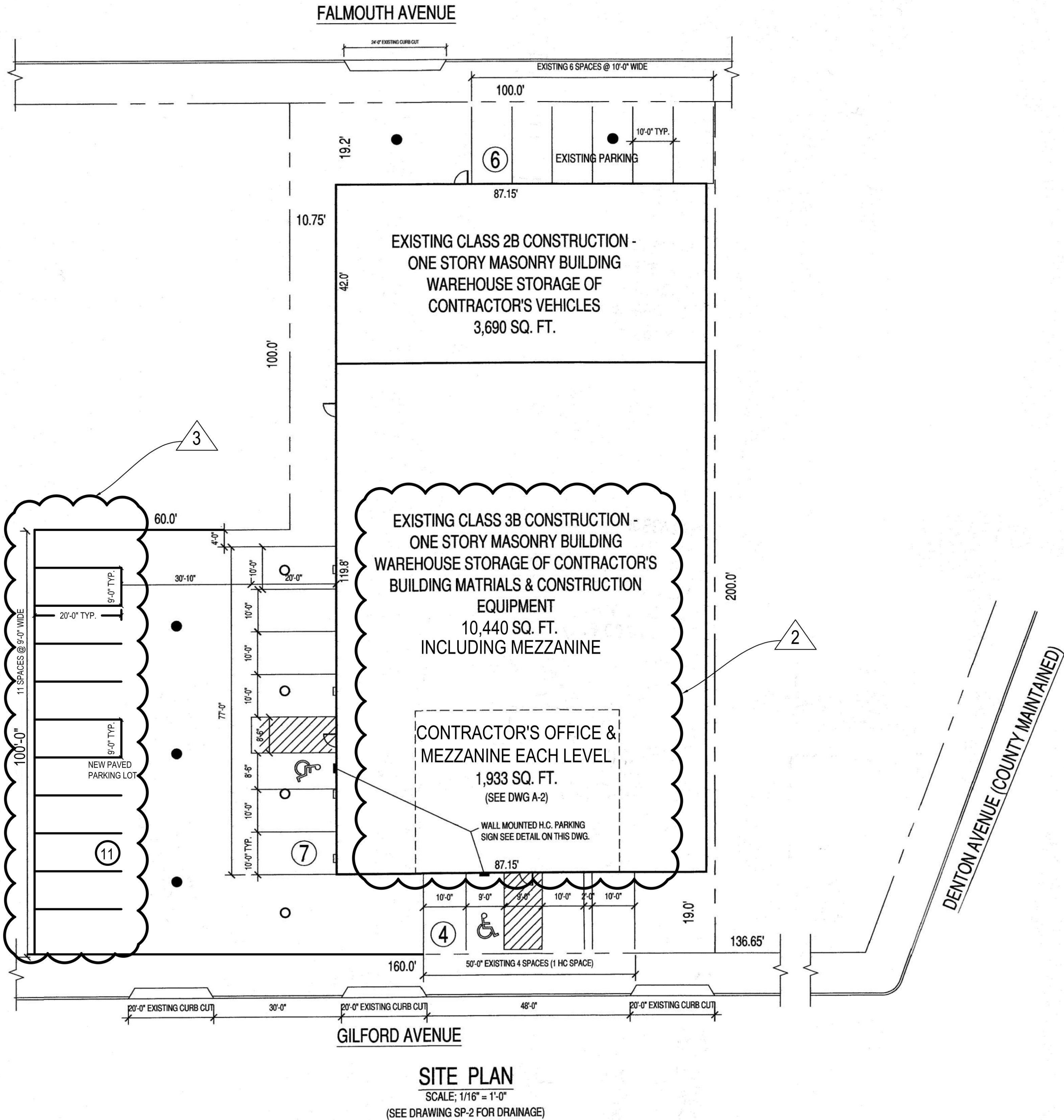
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9 OF 9

DISAPPROVED

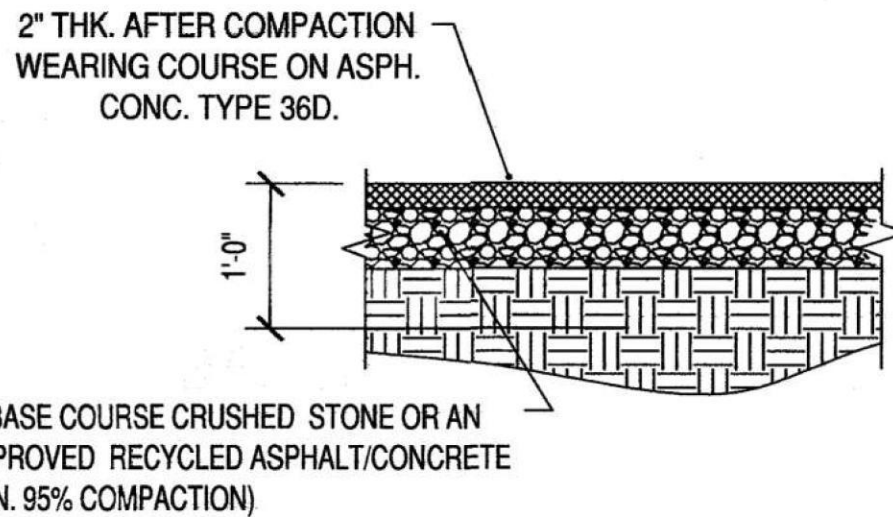
Michael Maracic
05/06/2024

AS-BUILT



GENERAL NOTES

1. CONTRACTOR SHALL CHECK AND VERIFY ALL EXISTING CONDITIONS AND CHECK ALL DIMENSIONS AT THE BUILDING IN THE FIELD BEFORE STARTING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGE AND DEVIATION FROM THE APPROVED PLAN. ANY DISCREPANCIES SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK THAT DEVIATES FROM THE APPROVED PLAN.
2. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND INSPECTIONS AND FILE ALL APPLICATION FORMS, TEST REPORTS, UNDERWRITER'S CERTIFICATES, ETC.
3. CONTRACTOR SHALL COORDINATE THE WORK WITH THAT OF OTHER SUBCONTRACTORS AND SUPPLIERS, WHETHER ENGAGED BY HIM OR THE OWNER.
4. CONTRACTOR SHALL PATCH AND REPAIR ALL SURFACES OPENED BEFORE THE INSTALLATION OF ANY NEW WORK AND REPAIR ALL EXISTING AREAS DAMAGED DURING THE PERFORMANCE OF THE WORK.
5. CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE NEW YORK STATE BUILDING CODE, NEW YORK STATE LABOR LAW, AND ALL REGULATIONS OF NEW YORK STATE AND OTHER GOVERNMENT AGENCIES, INCLUDING THE TOWN OF NORTH HEMPSTEAD DEPARTMENT OF BUILDINGS. ALL PERMITS SHALL BE PROPERLY DISPLAYED AT THE JOB SITE.
6. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED DEPARTMENT OF BUILDINGS PERMITS PRIOR TO START OF WORK, INCLUDING ELECTRICAL PERMITS.
7. ALL EXITS SHALL BE KEPT READILY ACCESSIBLE AND UNOBSTRUCTED AT ALL TIMES.
8. LOCATION OF EVERY EXIT SHALL BE CLEARLY INDICATED BY EXIT SIGNS PLACED AS REQUIRED AT ANGLE WITH EXIT OPENING. INSTALL DIRECTIONAL SIGN TO SERVE AS GUIDES FROM ALL PORTIONS OF THE FLOOR SO THAT ALL EXITS ARE CLEARLY VISIBLE.
9. EXIT SIGNS SHALL BE INTERNALLY LIGHTED, ELECTROLUMINESCENT, HAVING AN INITIAL BRIGHTNESS OF LETTER OF AT LEAST 25 FEET LAMBERTS. LETTERS SHALL BE RED, THE BACK ROUND SHALL BE WHITE. LETTER SHALL BE BLOCK LETTERING AT LEAST 6" HIGH WITH 9/16" STROKES.
10. PENETRATIONS IN OPENING OF WALLS OR PARTITIONS, FOR PIPE SLEEVES, ELECTRIC DEVICES, ETC., SHALL BE PACKED, SEALED, LINED OR OTHERWISE ISOLATED TO MAINTAIN THE REQUIRED STC RATING AND THE REQUIRED FIRESTOPPING RATING.
11. ALL ELECTRICAL WORK TO BE DONE IN ACCORDANCE WITH ANY AND ALL APPLICABLE CODES. WORK DEEMED UNACCEPTABLE BY THE ARCHITECT IS TO BE REPLACED BY THE GENERAL CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE.
13. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FINAL CLEANUP. ALL WALLS AND TRIM TO BE DUSTED, ALL TITLE, METAL AND GLASS TO BE WASHED, ALL FLOORS TO BE SWEEPED AND VACUUMED. WRITTEN DIMENSION ON THESE DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
14. CONTRACTORS SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTIONS, AND MISALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS, AND GOOD PRACTICE.

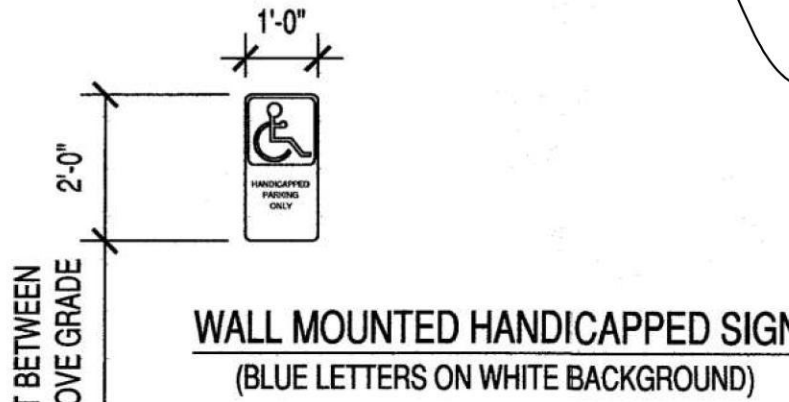


ZONING AND PARKING CALCULATIONS

ZONE : INDUSTRIAL "B"
SITE AREA : 26,000 SQ. FT.
MAX ALLOWABLE BUILDING AREA : 80% OF SITE AREA OR 20,800 SQ. FT.
ACTUAL BUILDING AREA : 14,130 SQ. FT. - OK

REQUIRED PARKING FOR INDUSTRIAL / STORAGE BUILDING
AS PER SECTION ZR 70-103 - 1 SPACE / 600 SQ. FT. OF GROSS BUILDING AREA
REQUIRED PARKING FOR OFFICE OCCUPANCY
AS PER SECTION ZR 70-103 - DEDUCT FIRST 1,000 SQ. FT.
AND THEN 1 SPACE / 200 SQ. FT. OF GROSS OFFICE AREA

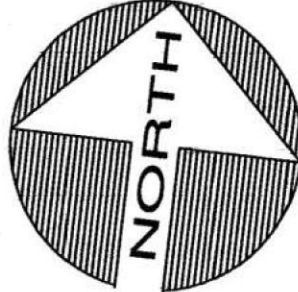
OFFICE AREA = 1,933 SQ. FT. - 1,000 = 933 / 200 = 4.65 SPACES REQUIRED
WAREHOUSE AREA = 14/30 SQ. FT. / 600 = 23.55 SPACES REQUIRED
4.65 + 23.55 = 28.2 TOTAL SPACES REQUIRED
TOTAL PARKING = 29 PARKING SPACES PROVIDED - N.G. VARIANCE NEEDED
MAXIMUM AVAILABLE PARKING IS 28 SPACES, VARIANCE NEEDED FOR 1 LESS THAN REQUIRED 29 SPACES
HC PARKING REQUIRED AS PER N.Y.S.B.C. TABLE 1106.1
2 HC SPACES REQUIRED, 2HC SPACES PROVIDED - OK



H.C. SIGN ELEVATION
SCALE: NTS

NOTES

- SECTION 505 OF THE 2020 NYS BC STATES OCCUPANCY LOAD OF A MEZZANINE IS 500 SF PER PERSON. $1933 \text{ SF} / 500 \text{ SF} = 3.87$ OR 4 PERSONS. PER BC 505.2.3, EXCEPTION NO. 1, THE MEZZANINE DOES NOT NEED TO BE ENCLOSED IF THE OCCUPANCY IS LESS THAN 10.
- THE AREA OF THE MEZZANINE IS $1933 \text{ SF} / 14,130 \text{ SF} = 13.6\%$ OF THE BUILDING. THIS IS LESS THAN 33.3% OF THE ENTIRE BUILDING'S SIZE. PER SECTION 505.2.1 A MEZZANINE IS LESS THAN 33.3% OF THE BUILDING, SO THE MEZZANINE AND SIZE ARE ACCEPTABLE.
- SECTION 505.2.2, MEANS OF EGRESS, REFERS TO SECTION 1006.2 FOR A SINGLE MEANS OF EGRESS. A SINGLE MEANS OF EGRESS IS ACCEPTABLE PER TABLE 1006.2.1, AND TABLE 1006.3.2.



ZONING DATA

SECTION: 8
BLOCK: 190
LOT: 15-19, 37-44
ZONE: INDUSTRIAL "B"

OWNER/CLIENT

COMMONWEALTH O'LEARY
REALTY, INC.
1833 GILFORD AVE
NEW HYDE PARK, NY 11040

PROJECT

RAISE EXISTING WAREHOUSE
B' ROOF STRUCTURE AND ADD
INTERIOR OFFICES

ENGINEER

ANTHONY F. MARMO, P.E.

AFM INSPECTIONS & ENGINEERING, PLLC
204 JERICHO TURNPIKE
SUITE R
FLORAL PARK, NY 11001
OFFICE : (516) 354-1030

PROPERTY ZONING INFO.

ADDRESS: 1833 GILFORD AVE
NEW HYDE PARK, NY 11040
SECTION: 8 BLOCK: 190 LOT: 15-19, 37-44
PRIMARY ZONING: INDUSTRIAL "B"
OCCUPANCY CLASS: INDUSTRIAL
BUILDING DEPT.:
ZONING MAP#:
OWNER:

DRAWN BY: MMG

CHECKED BY: AFM

DRAWING SIZE: 24"x36"

DRAWING DATE: 03/11/2023

SEAL



REVISION

REV. 0	07/10/2023	FINAL RECORD
REV. 1	07/30/2023	FOR AMENDMENT
REV. 2	12/28/2023	FOR TOWN BOARD APPROVAL
REV. 3	03/11/2023	CHANGE PARKING CALCULATIONS

TITLE

SITE PLAN

DEPARTMENT OF BUILDINGS RECORD #

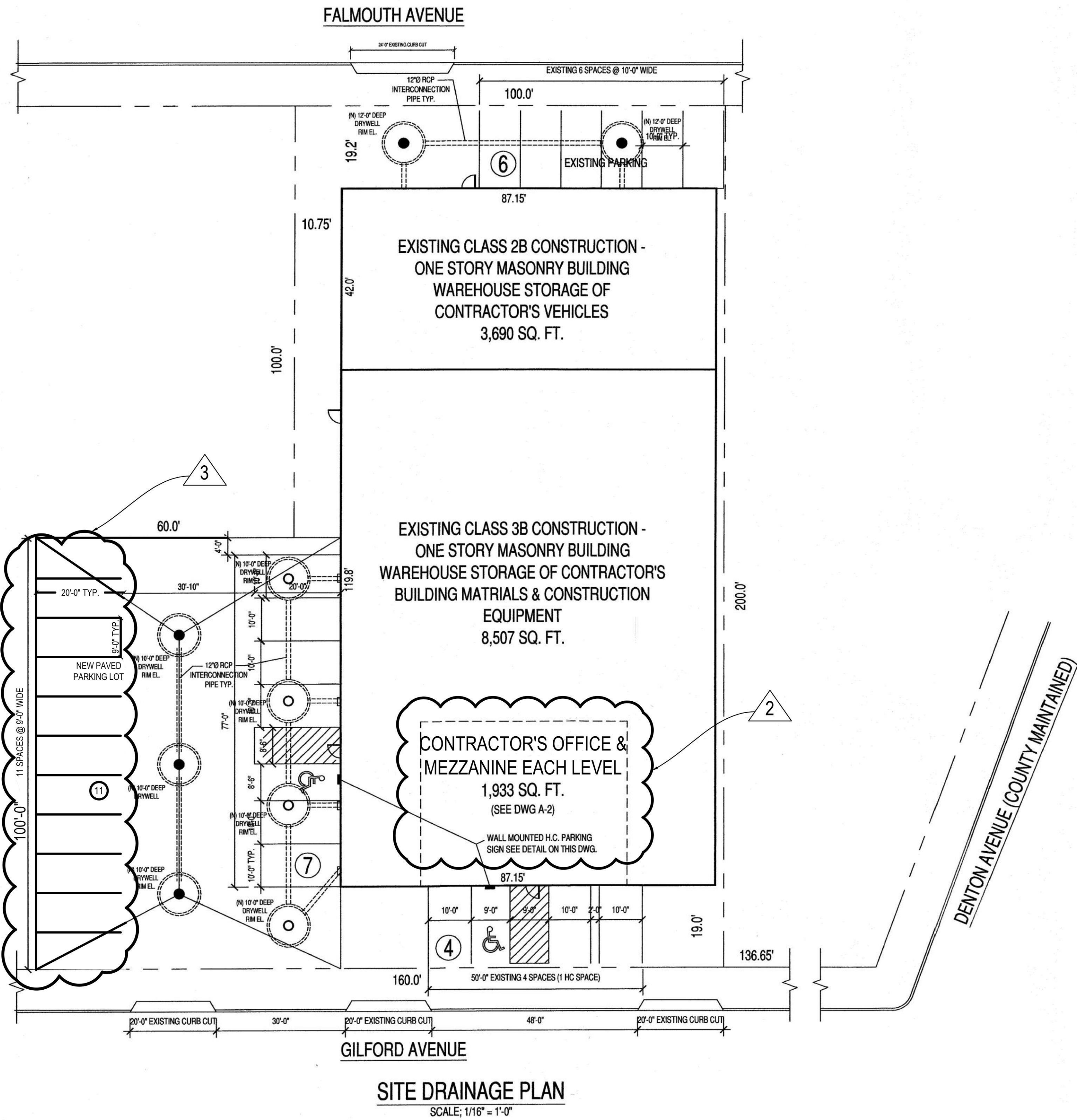
DISAPPROVED

Michael Maracic
05/06/2024

SHEET

SP-100-00

1 OF 2

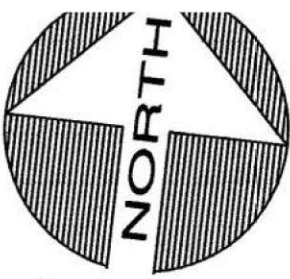


SITE DRAINAGE PLAN
SCALE: 1/16" = 1'-0"

SITE DRAINAGE CALCULATIONS

AREA #1
BUILDING AREA - HIGH ROOF AREA = 3,690 SQ. FT.
SITE AREA # 1 = 19.17' X 100.0' + 10.75' X 61.2' = 1917 + 657.9 = 2,574.9
TOTAL AREA # 1 = 3,690 + 2,574.9 = 6,264.9
6,264.9 X 1 X .25 = 1,566.23 CU. FT.
1,566.23 / 68.42 = 22.89 / 2 = 11.44 FT. DEEP
(2) 10'-WIDE X 12' DEEP DRYWELLS
PROVIDED @ FALMOUTH AVENUE

AREA #2
BUILDING AREA - LOW ROOF AREA = 10,440 SQ. FT.
10,440 X 1 X .25 = 2,610.14 CU. FT.
2,610.14 / 68.42 = 38.15 / 4 = 9.53 FT. DEEP
(4) 10'-WIDE X 10' DEEP DRYWELLS
FOR LOW ROOF DRAINAGE PROVIDED
SITE AREA # 2 = 60.00' X 100.0' + 19 X 87.15 + 38.8 X 10.75 = 8,703.1 SQ. FT.
8,703.1 X 1 X .25 = 2,175.78 CU. FT.
2,175.78 / 68.42 = 31.96 / 3 = 10.65 FT. DEEP
(3) 10'-WIDE X 10' DEEP DRYWELLS
PROVIDED @ GILFORD AVENUE



ZONING DATA
SECTION: 8
BLOCK: 190
LOT: 15-19, 37-44
ZONE: INDUSTRIAL "B"

OWNER/CLIENT

COMMONWEALTH O'LEARY
REALTY, INC.
1833 GILFORD AVE
NEW HYDE PARK, NY 11040

PROJECT

RAISE EXISTING WAREHOUSE
ROOF STRUCTURE AND ADD
INTERIOR OFFICES

ENGINEER

ANTHONY F. MARMO, P.E.

AFM INSPECTIONS & ENGINEERING, PLLC
204 JERICHO TURNPIKE
SUITE R
FLORAL PARK, NY 11001
OFFICE : (516) 354-1030

PROPERTY ZONING INFO.

ADDRESS: 1833 GILFORD AVE
NEW HYDE PARK, NY 11040
SECTION: 8 BLOCK: 190 LOT: 15-19,37-44
PRIMARY ZONING: INDUSTRIAL "B"
OCCUPANCY CLASS: INDUSTRIAL
BUILDING DEPT.:
ZONING MAP#:
OWNER:

DRAWN BY: MMG

CHECKED BY: AFM

DRAWING SIZE: 24"x36"

DRAWING DATE: 03/11/2023

SEAL



REVISION

REV.	DATE	DESCRIPTION
REV. 0	07/10/2023	FINAL RECORD
REV. 1	12/29/2023	FOR TOWN BOARD APPROVAL

TITLE

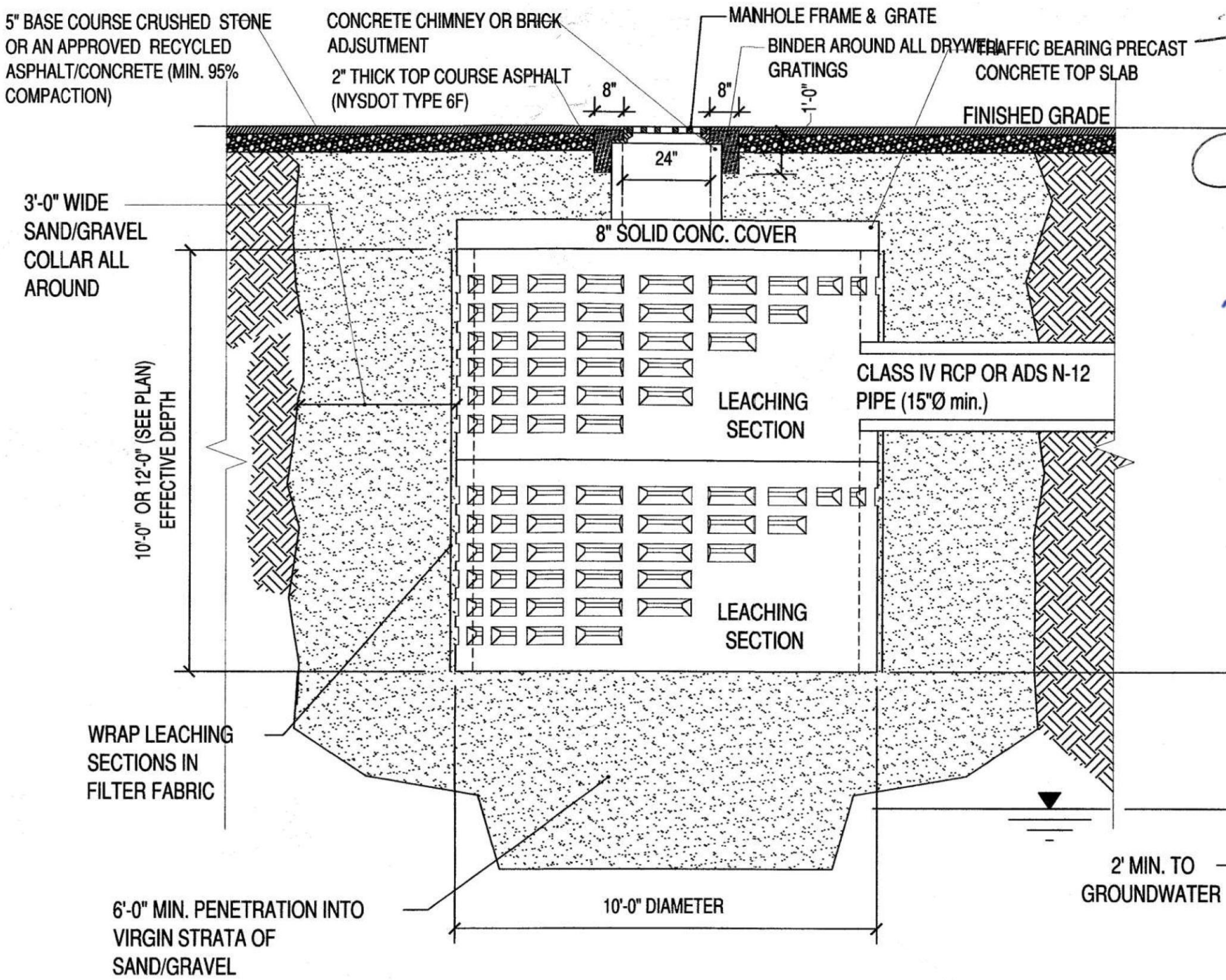
SITE PLAN

DEPARTMENT OF BUILDINGS RECORD #

SHEET

SP-200.00

2 OF 2



LEACHING POOL DETAIL
SCALE: 1/4" = 1'-0"

NOTES:

- CONTRACTOR MAY USE A DOME COVER FOR RESIDENTIAL ROOF LEACHING POOLS ONLY OR WHERE DEEMED NECESSARY BY AN ENGINEERING INSPECTOR. THE VOLUME OF A DOME COVER SHALL NOT BE USED TOWARDS THE REQUIRED STORMWATER CAPACITY.
- FOR ALL DRAINAGE STRUCTURES, A MAXIMUM OF 6 INCHES OF BRICK AND MORTAR OR A MAXIMUM OF 2 INCHES OF MORTAR ALONE SHALL BE USED FOR FRAME AND GRATE ADJUSTMENT. FOR ADJUSTMENTS OVER 6 INCHES, CAST-IN-PLACE CONCRETE OR A PRECAST CONCRETE CHIMNEY ELEMENT SHALL BE USED.
- BRICK USED FOR ADJUSTMENT SHALL CONFORM TO THE NYSDOT SECTION 704-13 AND PRECAST CONCRETE CHIMNEY ELEMENTS SHALL CONFORM TO SECTION 706-04.

DRYWELL DETAIL

SCALE: 3/8" = 1'-0"

DISAPPROVED
Michael Maracic
05/06/2024

#21583



CONSULTANTS:

CONSULTANTS:

CLIENT: _____

CEREBRAL PALSY ASSOCIATION
OF NASSAU COUNTY, INC
380 WASHINGTON AVENUE
ROOSEVELT, NEW YORK 11575
(516) 378-2000

PROJECT:	
----------	--

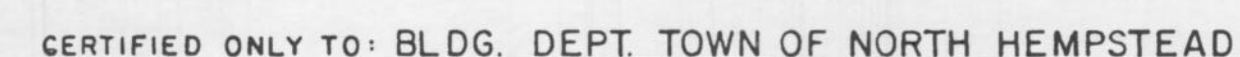
ALTERATIONS TO RESIDENCE:
9 BELLEVIEW AVENUE
PORT WASHINGTON, NEW YORK 11050

SHEET TITLE:

TITLE SHEET
& EXISTING SURVEY

REVISIONS

DRAWN BY:	TF	SHEET NO: T-1
CHECKED BY:	JFL	
DATE:	06-18-24	
SCALE:	AS NOTED	
PROJECT NO:	2016.051	



TAX MAP DESIGNATION:
SECTION: 5 BLOCK: 81 LOT: 10, 303

NOTE: NOT RESPONSIBLE FOR EASEMENTS AND SUB SURFACE CONDITIONS OTHER THAN SHOWN

LEGEND:

W/S = WEST SIDE
PH = MAN HOLE
CB = CATCH BASIN
DI = DROP INLET
GAR. = GARAGE
UP = UTILITY POLE
CONC. = CONCRETE
FE = FENCE
F.O.B. = POINT OF BEGINNING
ENCH. = ENCRANCHING
LT = TYPICAL LIGHT
DN. = DOWN
H.C. = HANDICAP
D.C. = DROP CURB



SITE DATA:
AREA OF PLOT = 9,500. $\square$

MAP OF PROPERTY

LOCATED AT
PORT WASHINGTON, TOWN OF NORTH HEMPSTEAD, NASSAU COUNTY, NEW YORK
SECTION:5 BLOCK:81 LOT:10, 303
SCALE: 1"=15' DATE:12-22-2011 final

PREPARED BY

JOHN P. FERRANTELO P.C.

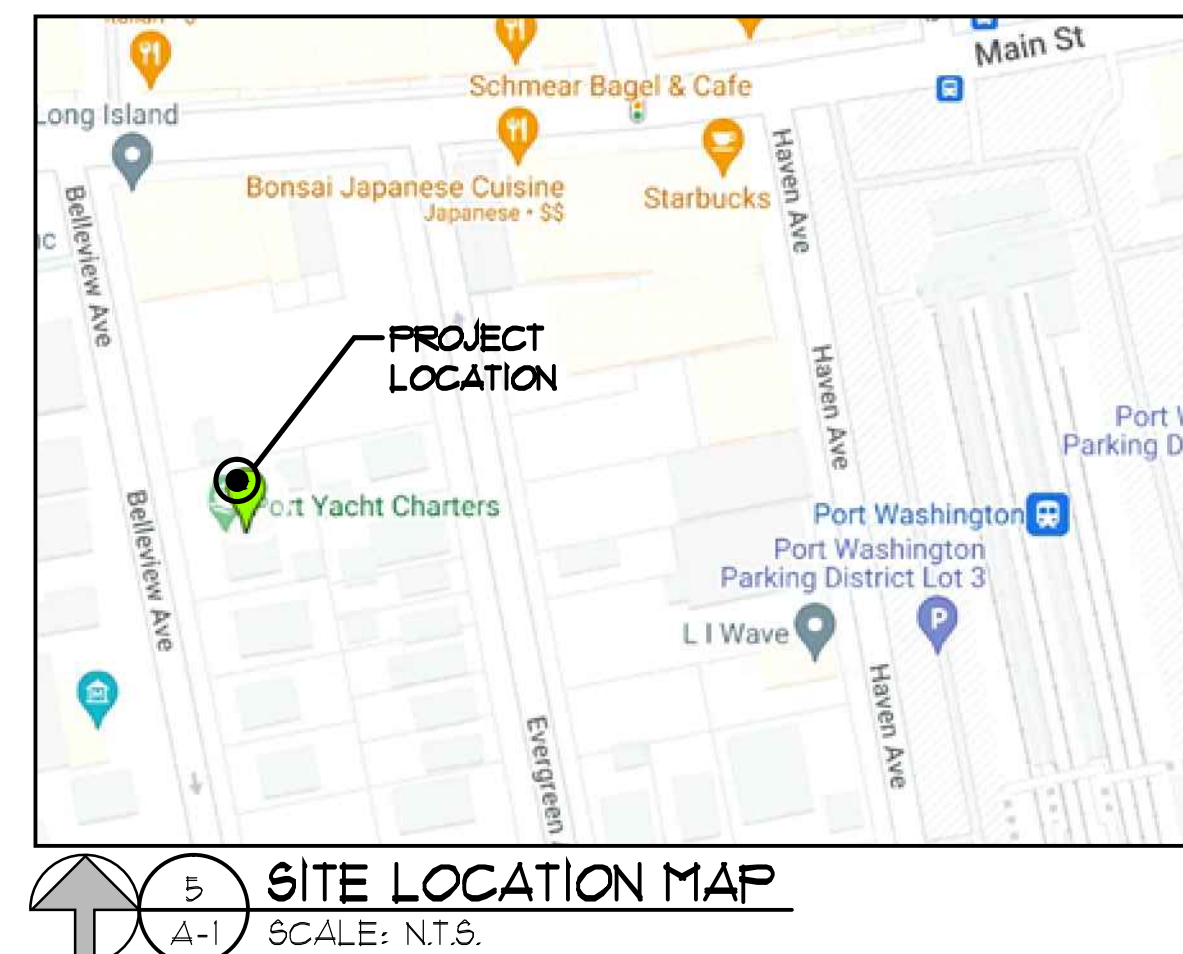
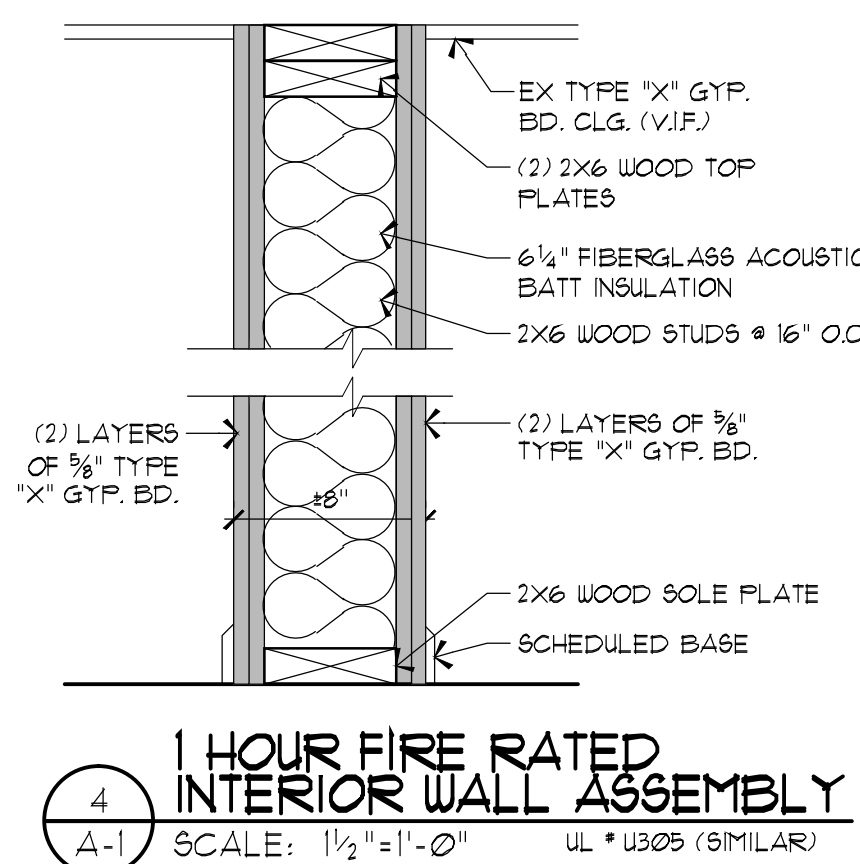
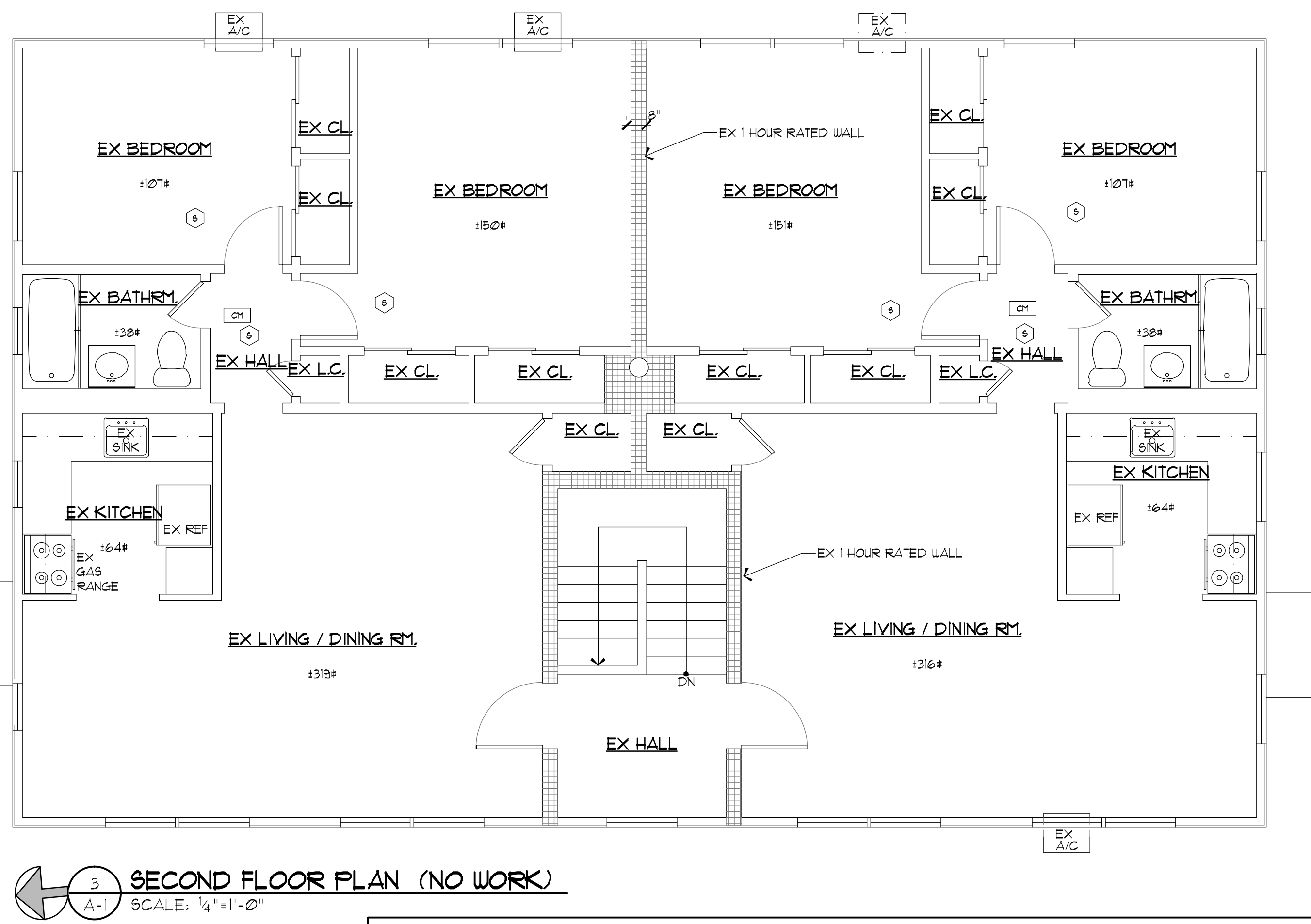
LAND SURVEYING
PHONE
516-248-2766

 LICENSED
LAND SURVEYOR 
SITE PLANNING CONSULTANTS
WEBSITE : WWW.JPPFC.COM
EMAIL : INFO@JPPFC.COM

LAND PLANNING
FAX
516-294-8570

EXISTING SURVEY
T-1 SCALE: 1"=30'-0" 9500#

T-1



<u>ZONING INFORMATION</u>		
TAX MAP NO.:		
SECTION NO: 5	BLK NO: 081	LOT NO: 10
PROPERTY ZONED	R-C	TOWN OF NORTH HEMPSTEAD

<u>SCOPE OF WORK</u>	<u>BUILDING CODE INFORMATION</u>
CONVERSION OF 3 FAMILY BACK TO A 4 FAMILY RESIDENCE	USE: R-2
	CONSTRUCTION TYPE: VB
	REQ'D SEPARATION OF OCCUPANCIES: 1 HOUR5

LEGEND OF SYMBOLS

RR	REMOVE AND REPLACE
N	NEW
EX	EXISTING TO REMAIN
R	REMOVE EXISTING
V.F.	VERIFY IN FIELD
----	SOFIT OR FASCIA LINE ABOVE
=====	EXISTING WALL OR PARTITION
.....	EXISTING WALL TO BE REMOVED
=====	NEW WALL OR PARTITION
=====	NEW ONE-HOUR RATED PARTITION

NOTE:
PARTITION TYPE SYMBOLS MAY BE USED SINGLY
OR IN CONJUNCTION WITH ONE OR MORE OF THE
OTHER PARTITION TYPE SYMBOLS WITHIN THE
SAME PARTITION



S

SMOKE DETECTOR
W/ BATTERY BACK-UP



CM

CARBON MONOXIDE
DETECTOR W/ BATTERY
BACK-UP

 FUSION ARCHITECTURE		
ONE FAIRCHILD COURT, SUITE 130 PLAINVIEW, NEW YORK 11803 PHONE 516-349-8800 FAX 516-349-8826 E-MAIL: EMAIL@FUSIONARCHITECTS.COM WWW.FUSIONARCHITECTS.COM A NYS CERTIFIED MBE FIRM		
 <u>JEAN-PIERRE LARDOUX, AIA NCARB</u> NY LIC. NO. 023903 NJ LIC. NO. 7958 CT LIC. NO. 8960 NH LIC. NO. 2910 PA LIC. NO. 84402908 FL LIC. NO. JBSB/H GO LIC. NO. ARC00406/64 NTS HERS RATER NO. 0931 NYC SPECIAL INSPECTION AGENCY LIC. NO. 0093198		
© FUSION ARCHITECTURE PLLC THIS DRAWING IS THE PROPERTY OF FUSION ARCHITECTURE PLLC AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECT.		
CONSULTANTS:		
CLIENT:		
CEREBRAL PALSY ASSOCIATION OF NASSAU COUNTY, INC 380 WASHINGTON AVENUE ROOSEVELT, NEW YORK 11575 (516) 378-2000		
PROJECT:		
ALTERATIONS TO RESIDENCE: 9 BELLEVIEW AVENUE PORT WASHINGTON, NEW YORK 11050		
SHEET TITLE:		
LIST OF DRAWINGS, BASEMENT, FIRST FLOOR & SECOND FLOOR PLANS, DETAIL & LOCATION MAP		
REVISIONS		
NO.	DATE	DESCRIPTION
	06-18-24	SUBMIT FOR BZA
	04-22-24	REVISED PER BUILDING DEPARTMENT
DRAWN BY:	TF	SHEET NO:
CHECKED BY:	JPL	A-1
DATE:	02-29-24	
SCALE:	A5 NOTED	
PROJECT NO:	2016051	



2 GAS RISER DIAGRAM (SCHEMATIC)
MPE- SCALE: N.T.S. NOTES:

MECHANICAL EQUIPMENT SCHEDULE			
LABEL	MANUFACTURER	MODEL NO.	DESCRIPTION
RH-1	BROAN	BC9EK13055	RANGE HOOD, 30" WIDE, 300 CFM

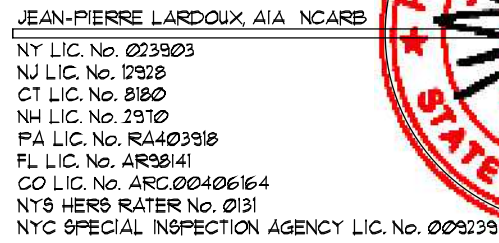
MECHANICAL AND PLUMBING NOTES

- ## ELECTRICAL NOTES

- ## ARC FAULT PROTECTION NOTES

- ## MECHANICAL/PLUMBING & ELECTRICAL DRAWING LEGEND

RR	REMOVE AND REPLACE
N	NEW
EX	EXISTING TO REMAIN
R	REMOVE EXISTING
REF	REFRIGERATOR
DM	DIMMER LIGHT SWITCH
GFI	GROUND FAULT INTERRUPT DEVICE
48"	48" ABOVE FINISH FLOOR
⊙	SINGLE POLE LIGHT SWITCH
⊕	CONVENIENCE OUTLET
⊖	DEDICATED OUTLET
⊗	CEILING MOUNTED LIGHT FIXTURE
○	RECESSED HI-HAT LIGHT FIXTURE
⊗	CEILING MOUNTED EXHAUST FAN
⊕	EXHAUSTED DIRECTLY TO EXTERIOR
⊕	HOME RUN TO PANEL
KS	KITCHEN SINK
V	VENT
LAV	LAVATORY
DW	DISHWASHER
CO	CLEAN OUT
S	SANITARY
F.A.I.	FRESH AIR INTAKE
VTR	VENT THROUGH ROOF
WC	WATER CLOSET



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CONSULTANTS:

CLIENT:

CEREBRAL PALSY ASSOCIATION
OF NASSAU COUNTY, INC
380 WASHINGTON AVENUE
ROOSEVELT, NEW YORK 11575
(516) 378-2000

PROJECT:

ALTERATIONS TO RESIDENCE:
9 BELLEVIEW AVENUE
PORT WASHINGTON, NEW YORK 11050

SHEET TITLE:

PARTIAL FIRST FLOOR
MECHANICAL/PLUMBING &
ELECTRICAL PLAN,
GAS RISER DIAGRAM,
PLUMBING RISER DIAGRAM
& SCHEDULES

REVISIONS		
NO.	DATE	DESCRIPTION
	06-18-24	SUBMIT FOR BZA
	04-22-24	REVISED PER BUILDING DEPARTMENT

DRAWN BY:	TF
CHECKED BY:	JFL
DATE:	04-22-24
SCALE:	AS NOTED
PROJECT NO:	2016051

MPE-1



JOB No.: N08-266-20

PROPOSED RESIDENCE FOR:
MR. & MRS. SINGH
47 REED DRIVE, ROSLYN, NY

#21586

FACADE
ARCHITECTURE

ARCHITECTS
6120 GRAND CENTRAL PKWY,
B103, FOREST HILLS NY 11375
347-967-2245
.FACADE3A@GMAIL.COM

PROJECT DESCRIPTION:
EXISTING BUILDING IS A 1 1/2 STORY
SPLIT LEVEL 1 FAMILY DWELLING
IN THE SOUTH SIDE OF HOUSE IS GARAGE
AND DEN WITH BEDROOMS ABOVE.
NORTH SIDE OF HOUSE IS KITCHEN,
LIVING/DINING AREA WITH CELLAR BELOW.
FILING IS FOR A NEW 2 STORY DWELLING
ON AN EXISTING AND NEW FOUNDATION
WITH ATTACHED PORTICO
RELATED FILINGS ARE FOR DEMOLITION,
POOL, FENCING, AIR CONDITIONING
EQUIPMENT AND DRYWELLS.

PROPRIETARY NOTE:
IT IS A VIOLATION OF NYSLAW FOR ANY PERSON
UNLESS ACTING UNDER THE DIRECTION OF THE
ARCHITECT OF RECORD, TO ALTER OR CHANGE
ANY ITEM ON THESE PLANS. THE INFORMATION
AND DRAWINGS HEREIN ARE OF PROPRIETARY
NATURE AND FOR USE BY OUR CLIENTS ONLY ON
THIS SITE ONLY, AND NOT TO BE USED FOR ANY
OTHER PURPOSE OTHER THAN THIS LOCATION OR
OWNER WITHOUT WRITTEN CONSENT OF MICHIO
SANGA.

PROJECT:
**MR. & MRS.
SINGH
RESIDENCE**

47 REED DRIVE
ROSLYN
NY 11576

TAX SECTION: 9
TAX BLOCK: 653
TAX LOT: 64

FOR:
MR. & MRS. SINGH
80-34 230TH STREET
BELLEROSE MANOR, NY 11427

REVISION	DATE
1. PLANS COMPLYING 03.11.19	05.28.19
OMMISSIONS LETTER	
2. PLANS COMPLYING 06.18.19	07.22.19
OMMISSIONS LETTER 2	
3. PLANS COMPLYING 08.03.19	08.19.19
OMMISSIONS LETTER 3	
4. PLANS COMPLYING 10.23.19	
OMMISSIONS LETTER 4, POOL	12.02.19
5. TOWN BOARD REVIEW	5.11.22
6. STATE VARIANCE APPLICATION	1.19.23
7. TOWN VARIANCE APPLICATION	7.27.23
8. STATE VARIANCE REAPPLICATION	8.04.23
9. TOWN VARIANCE REAPPLICATION	4.11.24

ISSUED FOR PERMITS: 11/28/18
DRAWN BY: MS
CHECKED BY: MS
SCALE: AS NOTED

MICHIO SANGA
ARCHITECT


NJRA
NYRA #11577
#000608

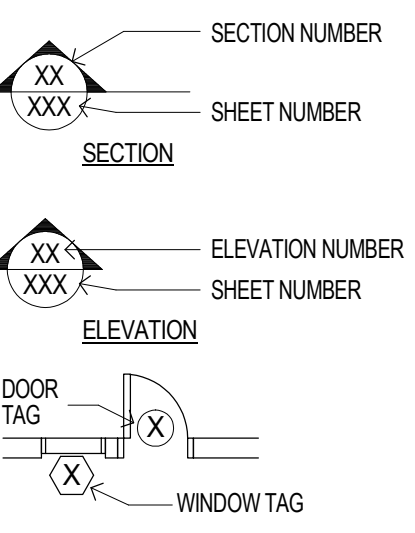
SHEET TITLE:

SITE PLAN, ZONING
ANALYSIS, DIAGRAM,
CALCULATION

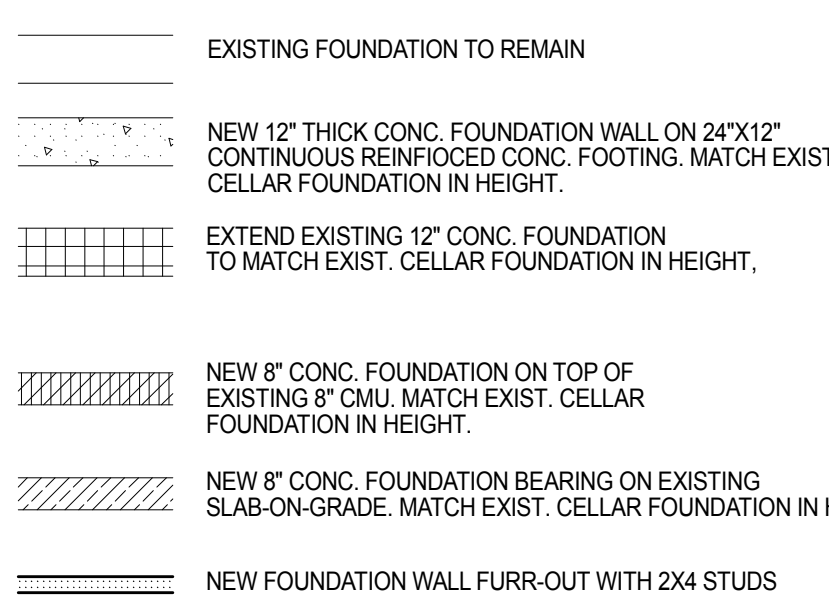
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T-1
1 OF 11

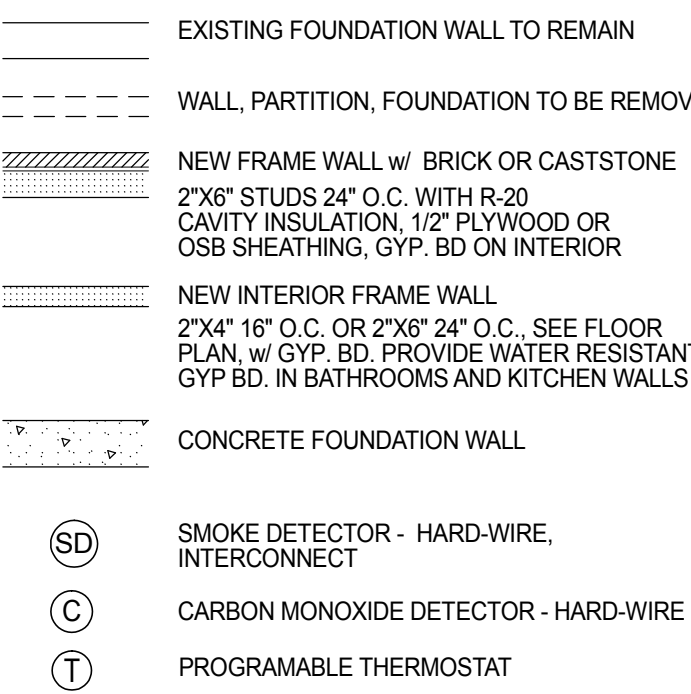
GRAPHIC SYMBOLS



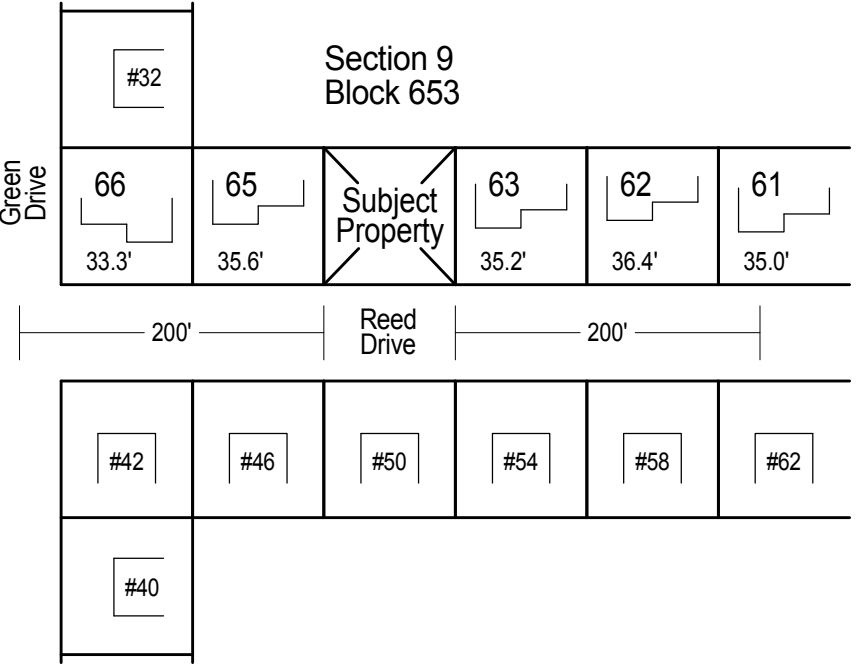
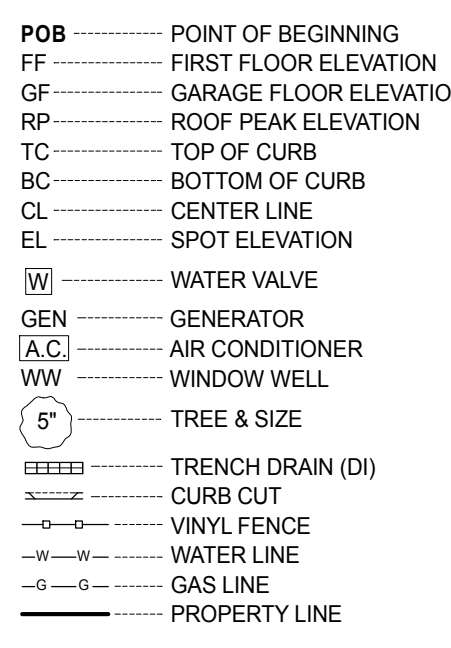
CELLAR FOUNDATION PLAN
WALL LEGEND



LEGEND



SITE PLAN LEGEND

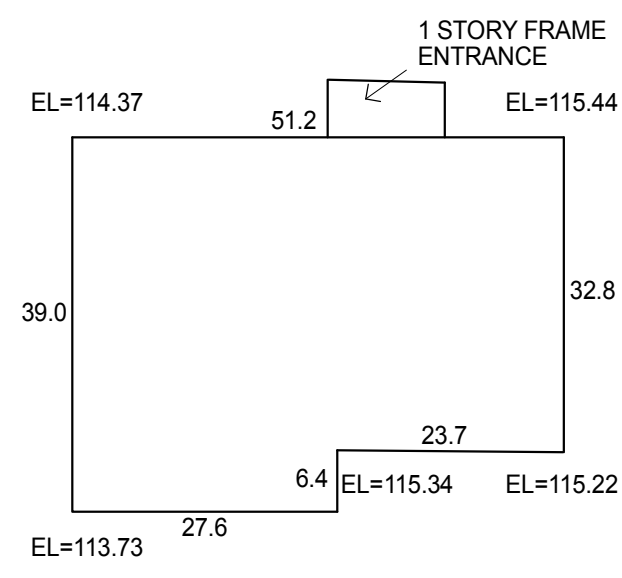


Calculation

Block	Lot	Front Yard
653	66	33.3'
	65	35.6'
	63	35.2'
	62	36.4'
	61	35.0'
		175.5'

Average Front Yard
setback = 35.10'

AVERAGE FRONT YARD SETBACK



Calculation

115.22 + 115.34 = 230.56 / 2 = 115.28 x 23.7 = 2732.14
115.34 x 23.7 = 738.18
113.73 + 114.37 = 228.10 / 2 = 114.05 x 27.6 = 3161.30
113.73 + 114.37 = 228.10 / 2 = 114.05 x 39.0 = 4447.95
114.37 + 115.44 = 229.81 / 2 = 114.91 x 51.2 = 5883.39
115.44 + 115.22 = 230.66 / 2 = 115.33 x 32.8 = 3782.82
180.7 20,745.78

20,745.78 / 180.7 = 114.81'

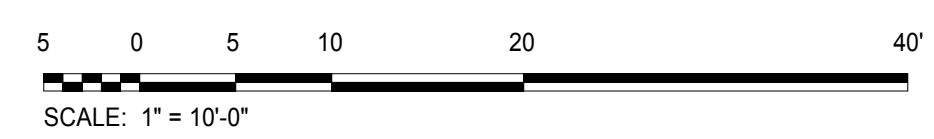
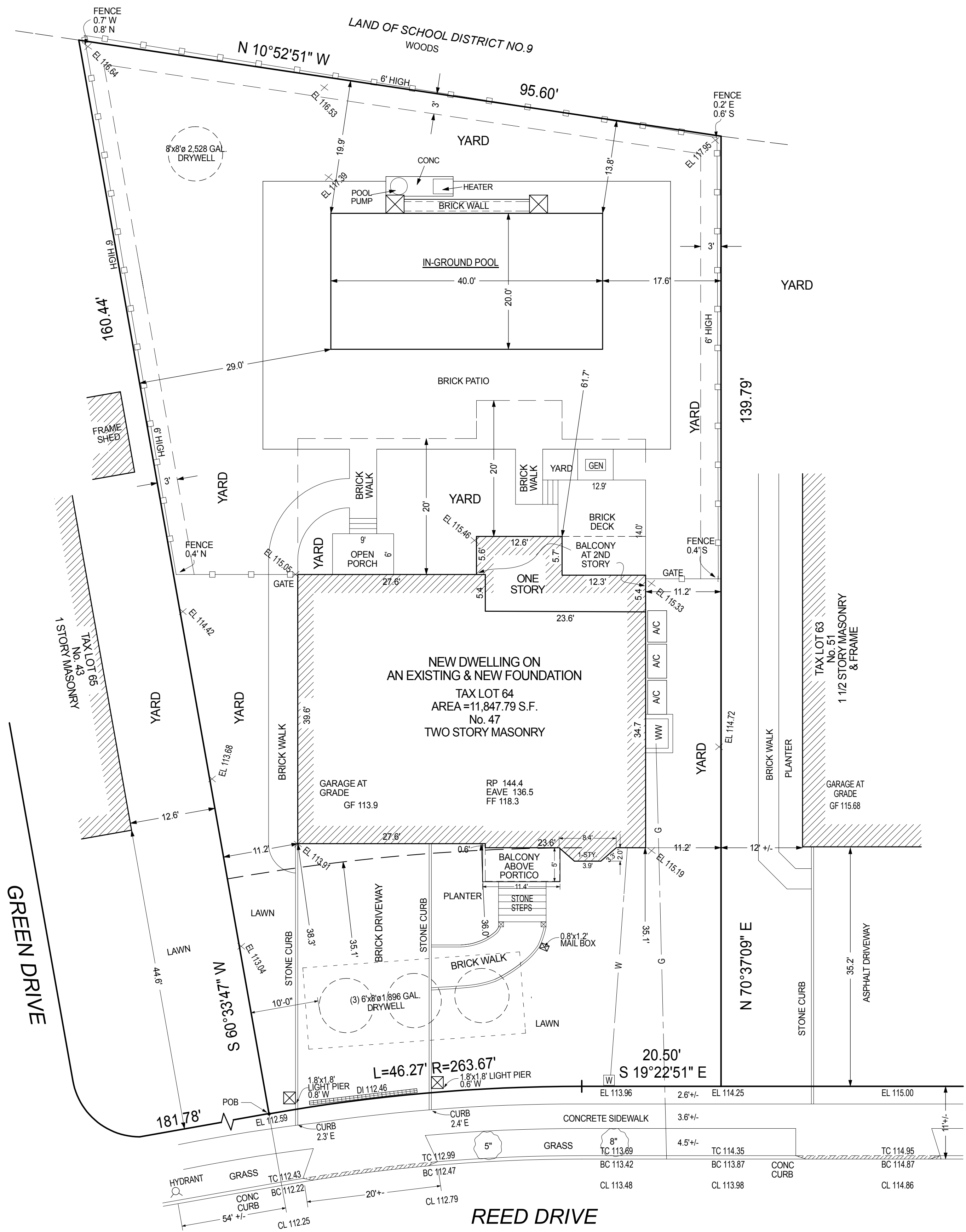
The preexisting average grade = 114.81'

PREEXISTING AVERAGE GRADE

NEW DWELLING ON A NEW & EXISTING FOUNDATION
SECTION: 9, BLOCK: 653, LOT: 64
LOT AREA: 11,847.79 sq. ft.
INTERIOR LOT, IRREGULARLY SHAPED

ZONING CODE ANALYSIS RESIDENCE A DISTRICT (R-A)				
	PERMITTED	EXISTING	PROVIDED	TOWN VARIANCE
MAX. BLDG. HEIGHT	2 1/2 STORY 30'-0"	1 1/2 STORY 18'-7"	2 1/2 STORY 29'-7"	NO
MAX. EAVE HEIGHT	22'-0"	14'-10"	21'-8"	NO
MIN. PLOT AREA	8,500 SF	11,847.79 SF	11,847.79 SF	NO
MIN. LOT WIDTH	65' / 40' **	73.48' / 67.25	73.48' / 67.25	PRE-EXISTING CONDITION
A. @ REQ'D FRONT SETBACK LINE / @ ALL POINTS BETW. STREET P.L. & FRONT SETBACK LINE	84.0'	84.0'	84.0'	
B. AVERAGE LOT WIDTH GREATER OF A OR B, NOT TO EXCEED 100'	84.0'	84.0'	84.0'	
MAX. LOT COVERAGE	25%	16.2%	17.9%	NO
MIN. HABITABLE FLOOR AREA	1,200 SF	2,597 SF	3,023 SF	NO
MAX. GROSS FLOOR AREA	4,000 SF	3,003 SF	4,033 SF	YES
MIN. FRONT YARD DEPTH	35.1' *	36.0'	33.1'	YES
SIDE YARDS				
NUMBER OF SIDE YARDS	TWO	TWO	TWO	NO
MIN. WIDTH OF ANY S.Y.	10'	11.2'	11.2'	
MIN. AGGREGATE WIDTH	30' 22.0'		30.5%, 22.4'	
MIN. REAR YARD SETBACK	15'	62.2'	61.7'	NO
SKY EXPOSURE PLANES	RATIO OF 2' VERTICAL TO 1' HORIZONTAL		RATIO OF 1.99' VERTICAL TO 1' HORIZONTAL	NO
MAX. FRONT YARD PAVING	40% ***	30.0%	37.4%	NO
MIN. SLOPE FOR ATTACHED GARAGE	3% BELOW ****		2% ABOVE	NO
MAX. REAR YARD COVERAGE	40% *****		15.9%	NO
OFF-STREET PARKING	2	2	2	NO

* SEE AVERAGE FRONT YARD SETBACK DIAGRAM & CALCULATION ON THIS SHEET
** WIDTH OF THE LOT AT THE REQUIRED FRONT YARD SETBACK = 73.48'
*** SEE FRONT YARD PAVING CALCULATION ON T-2 SHEET
**** GARAGE FLOOR ELEVATION NO LOWER THAN 3% SLOPE BELOW ADJACENT CURB ELEV.
VERTICAL DISTANCE = GARAGE FL. ELEV 113.9 - ADJ. CURB ELEV 112.99 = 0.91'
HORIZONTAL DISTANCE = 45'; SLOPE = 0.91 / 45 = 2.0% SLOPE ABOVE CURB ELEV
***** SEE REAR YARD COVERAGE CALCULATION ON T-2 SHEET



SITE PLAN

SCALE: 1" = 10'-0"

THE BASE SURVEY WAS PROVIDED BY:
NY LAND SURVEYOR P.C., 77-15 164 ST. FRESH MEADOWS, NY 11366
PH. 718-591-6600, AND
TOWN OF NORTH HEMPSTEAD BUILDING DEPT. RECORDS

Window Schedule											
Tag	Description	DIMS. R.O. W x H	Glass Type	U-Factor	SHGC	Light A. in sq. ft.	Vent A. in sq. ft.	O.A. Area in sq. ft.	Air Leakage	Manufacturer	Notes
1	Casement	3'-0" x 6'-0"	IGU, low-e, clear	0.29	0.29	18	18	18	<0.20 cfm/SF	Pella Windows & Doors	1, 2
2		2'-0" x 4'-0"				8	8	8			1
3		2'-0" x 2'-0"				4	4	4			1
4		3'-0" x 5'-0"				15	15	15			1
5		4'-9" x 6'-0"				29	29	29			1, 2
6		4'-9" x 5'-0"				24	24	24			1, 2
7	Half-Circle Top Picture	4'-9" x 5'-0"		0.27	0.32	40	0	40			1
8	3 Casement combo	6'-0" x 5'-0"		0.29	0.29	30	30	30			1
9	Half-Circle Picture	6'-0" x 3'-0"		0.27	0.32	14	0	14			1
10	Casement	2'-0" x 5'-0"		0.29	0.29	10	10	10			1
11	2 Casement combo	4'-6" x 5'-0"				23	23	23			1, 2
12	Half-Circle Top Picture	4'-6" x 2'-3"		0.27	0.32	8	0	8			1, 2
13	Casement	3'-0" x 4'-0"		0.29	0.29	12	12	12			1
14	Casement	3'-0" x 4'-0"		0.29	0.29	12	12	12			1, 2

Notes

- Air leakage: Provide flashing, window dams, expandable foam sealant and caulking at rough opening/window frame joints to create a continuous air barrier with surrounding wall system.
- Emergency escape

Exterior Door Schedule

Tag	Description	DIMS. R.O. W X H	Glass Type	U-Factor	SHGC	Infiltration Value	O.A. Area in sq. ft.	Light A. in sq. ft.	Vent A. in sq. ft.	Manufacturer	Cat. No.	Notes
1	Fiberglass Raised Panel 1/4 lite Door	(2)3'-0" x 8'-0"	IGU, low-e, clear	0.29	0.27	0.30 cfm/SF *	48.0	12.0	-	Jeld-Wen windows & Doors		1
2	Gliding Patio Door	8'-0" x 6'-11"	IGU, low-e, clear	0.30	0.23	< 0.20 cfm/SF *	54.5	35.9	21.8	Andersen Windows & Doors	FWG80611	1
3	Gliding Patio Door	8'-0" x 8'-0"	IGU, low-e, clear	0.30	0.23	< 0.20 cfm/SF *	63.2	43.0	25.5	Andersen Windows & Doors	FWG8080	1

Notes

- Air leakage: Provide flashing, expandable foam sealant and caulking at rough opening/door frame joints to create a continuous air barrier with surrounding wall system.
 - Doors to be fitted with weatherstripping.

Impervious Area Calculation

Existing Impervious Area :

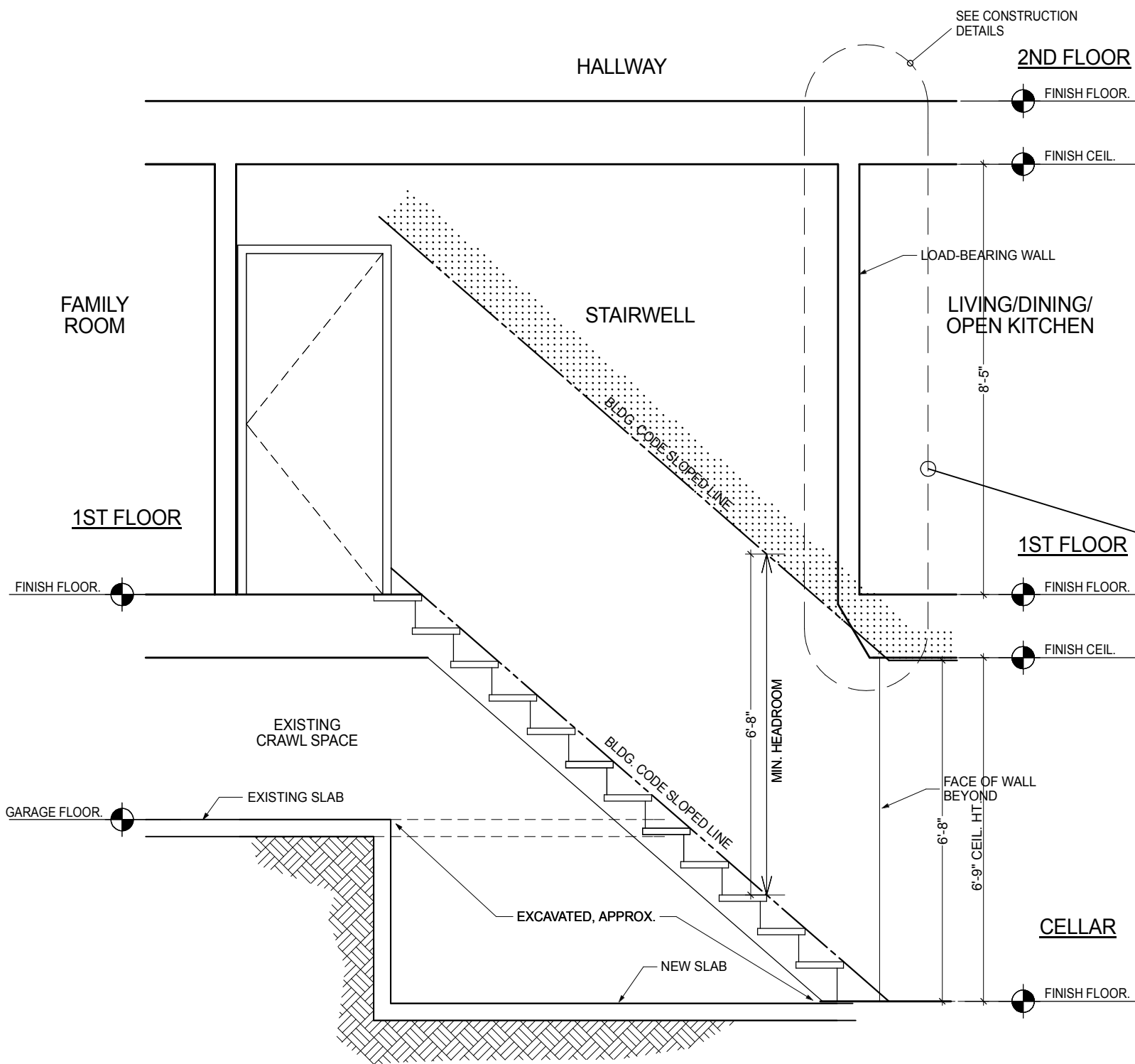
House	=	1,934
Driveway	=	610
Retaining wall	=	23
Walkway on gravel	=	0
Deck on gravel	=	0
Rear walls, light posts=		41
Concrete Patio	=	362
Total	=	2,970 SF

Proposed Impervious Area :

House	=	2,122
Driveway on gravel	=	0
Walkway on gravel	=	0
Portico	=	57
Portico steps	=	42
Light piers	=	7
A/C	=	19
Fence	=	40
Pool patio on gravel	=	0
Stone deck, steps	=	246
Pool	=	800
Pool Equip. pad	=	108
Pool raised wall	=	60
Total	=	3,501 SF

Increase:

3,501- 2,970 = **531 SF**



1 SECTION STAIR HEADROOM

SCALE: 3/8" = 1'-0"

Rear Yard Coverage

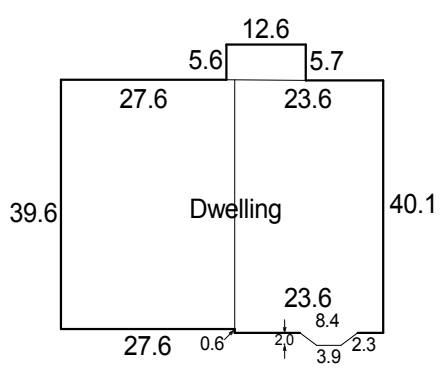
Accessory structures:

Pool	800s.f.
Pool raised wall	60s.f.
Fence	40s.f.
Generator	5s.f.
Pool equip.	11s.f.
Total	916s.f.

Rear Yard: 5,763s.f.

916 / 5,763 = **15.9%**

Lot Coverage Diagram

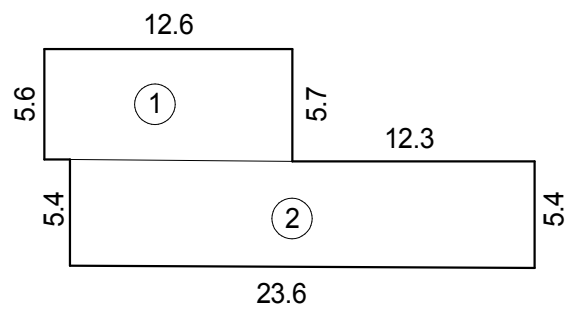


Calculation

Dwelling = (27.6x39.6) + (23.6x40.1)
+ (12.6x(5.6+5.7)/2) + (2.0x(8.4+3.9)/2)
= 1,093 + 946 + 71 + 12
= 2,122 SF

2,122 / 11,848 Lot Area = **17.9%**

Area "B" (rear one-story) Enlarged Diagram with Calculation

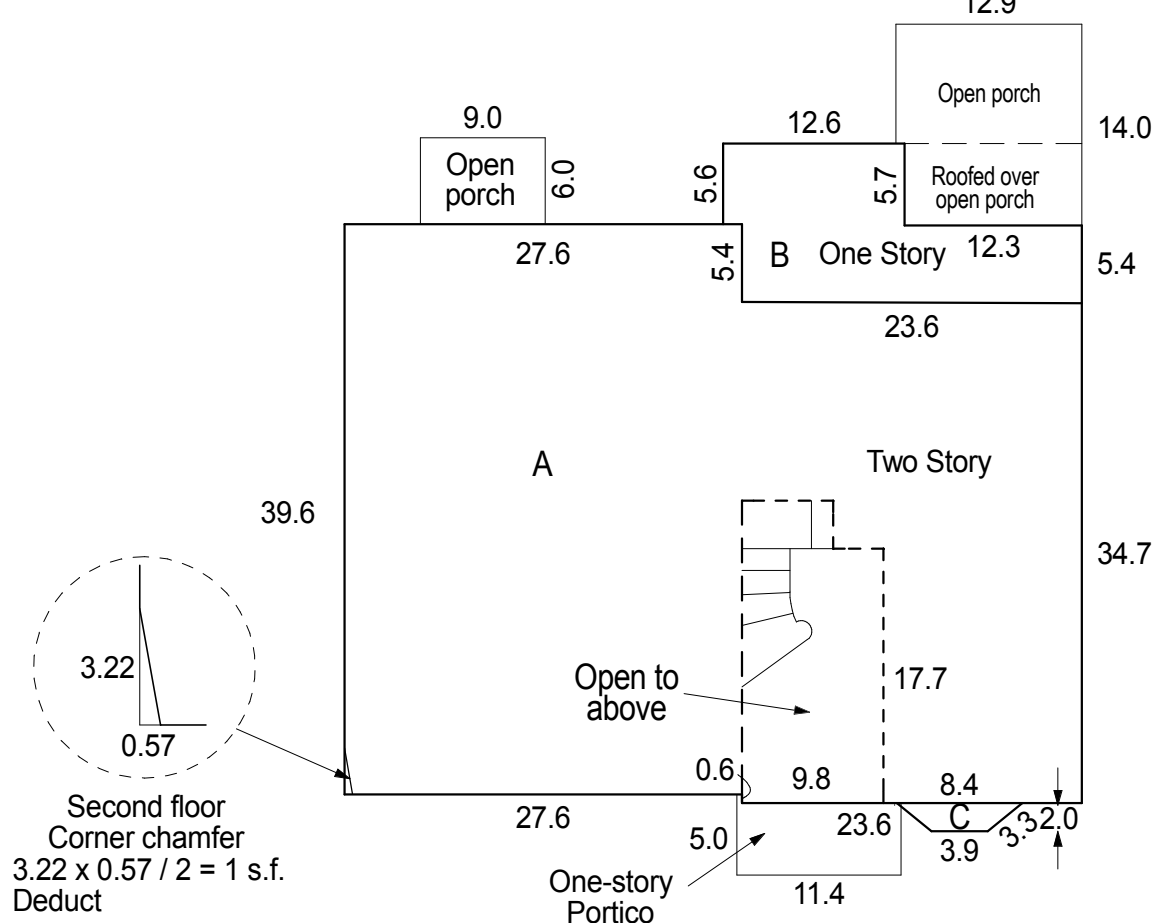


$$\textcircled{1} = 5.65 \times 12.6 = 71$$

$$\textcircled{2} = 23.6 \times 5.4 = 127$$

$$\textcircled{1} + \textcircled{2} = 198$$

Diagram



Calculation

A (main dwelling) (27.60 x 39.6) + (23.6 x 34.7) = 1,093 + 819 = 1,912
B (rear one-story) (See Enlarged Diagram with Calculation) = 198
C (front addition) (8.4+3.9)2.0 / 2 = 12
First floor total = 2,122

A (main dwelling) (27.60 x 39.6) + (23.6 x 34.7) = 1,093 + 819 = 1,912
deduct corner chamfer - 1
Second floor total = 1,911

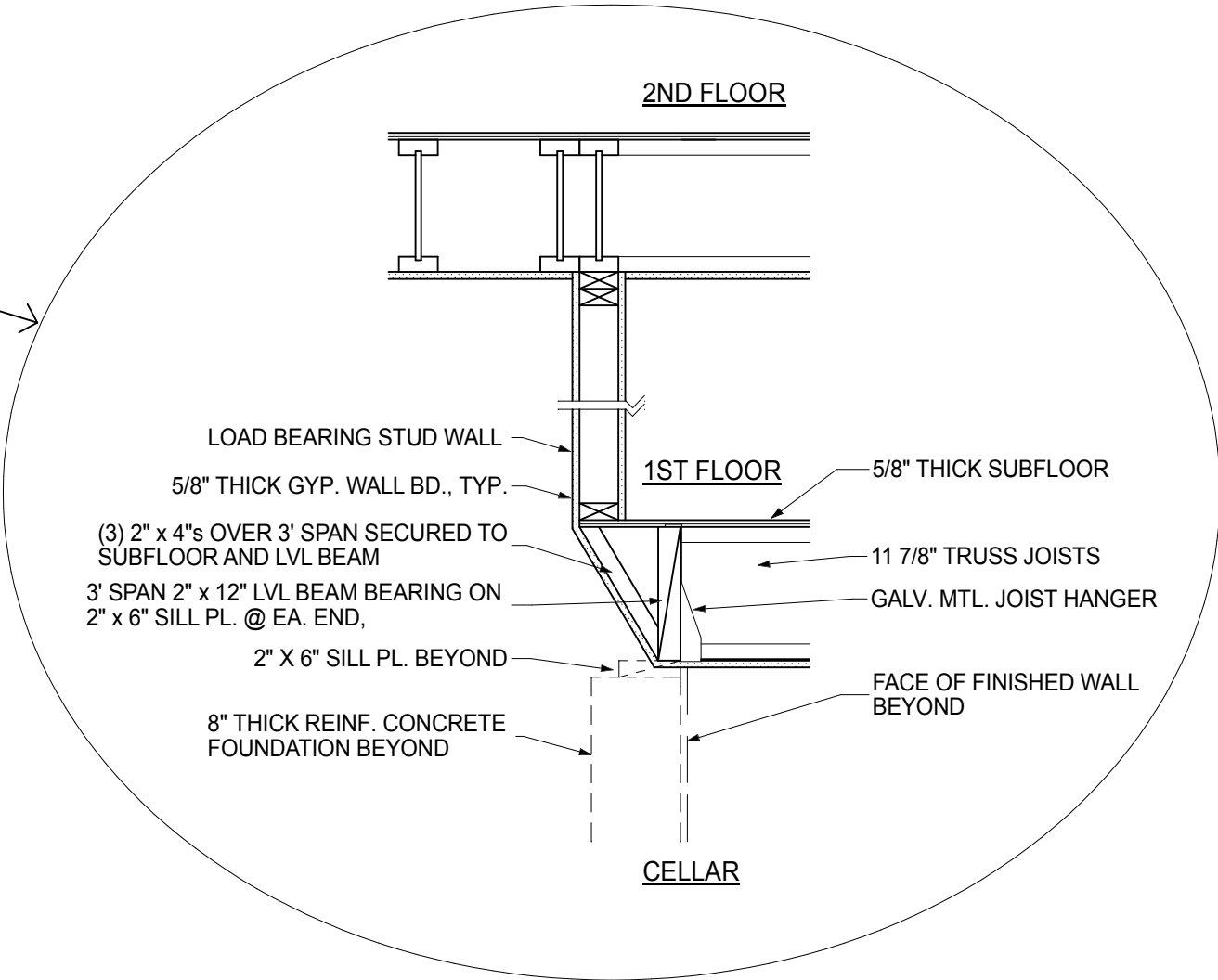
One-story portico 11.4 x 5.0 = 0
Open porch 9.0 x 6.0 = 0
Open porch 12.9 x 14.0 = 0

Total gross floor area = **4,033**

GROSS FLOOR AREA DIAGRAM & CALCULATION

NOT TO SCALE

PETITION FOR WAIVER OF NEW YORK STATE BUILDING CODE REQUIREMENT FOR STAIR HEADROOM IN THE CELLAR HAS BEEN GRANTED BECAUSE THE PROPOSED VARIANCE WILL NOT SUBSTANTIALLY ADVERSELY AFFECT THE CODE'S PROVISIONS FOR HEALTH, SAFETY AND SECURITY AND STRICT COMPLIANCE WITH THE PROVISIONS OF THE BUILDING CODE WOULD ENTAIL PRACTICAL DIFFICULTIES OR UNNECESSARY HARDSHIP AND WOULD OTHERWISE BE UNWARRANTED BECAUSE SUCH WOULD BE UNNECESSARY IN LIGHT OF ALTERNATIVES WHICH, WITHOUT A LOSS IN THE LEVEL OF SAFETY, ACHIEVE THE INTENDED PURPOSE OF THE CODE.



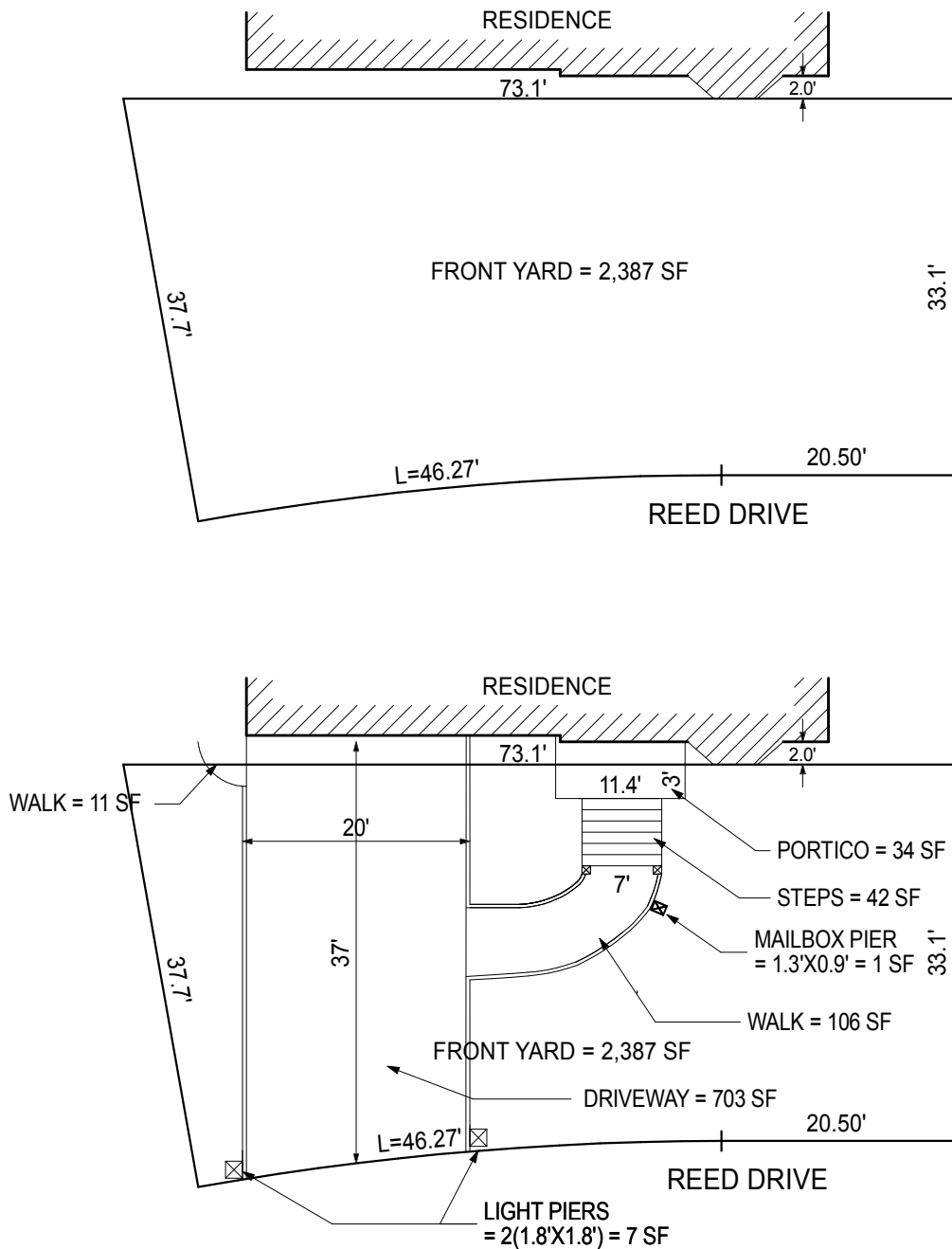
CONSTRUCTION DETAILS

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

Calculation

Portico	=	34
Steps	=	42
Walk	=	106
Light piers	=	7
Mailbox pier	=	1
Driveway	=	703
Total	=	893 SF

Front Yard = 2,387 SF
893/ 2,387 = **37.4%**



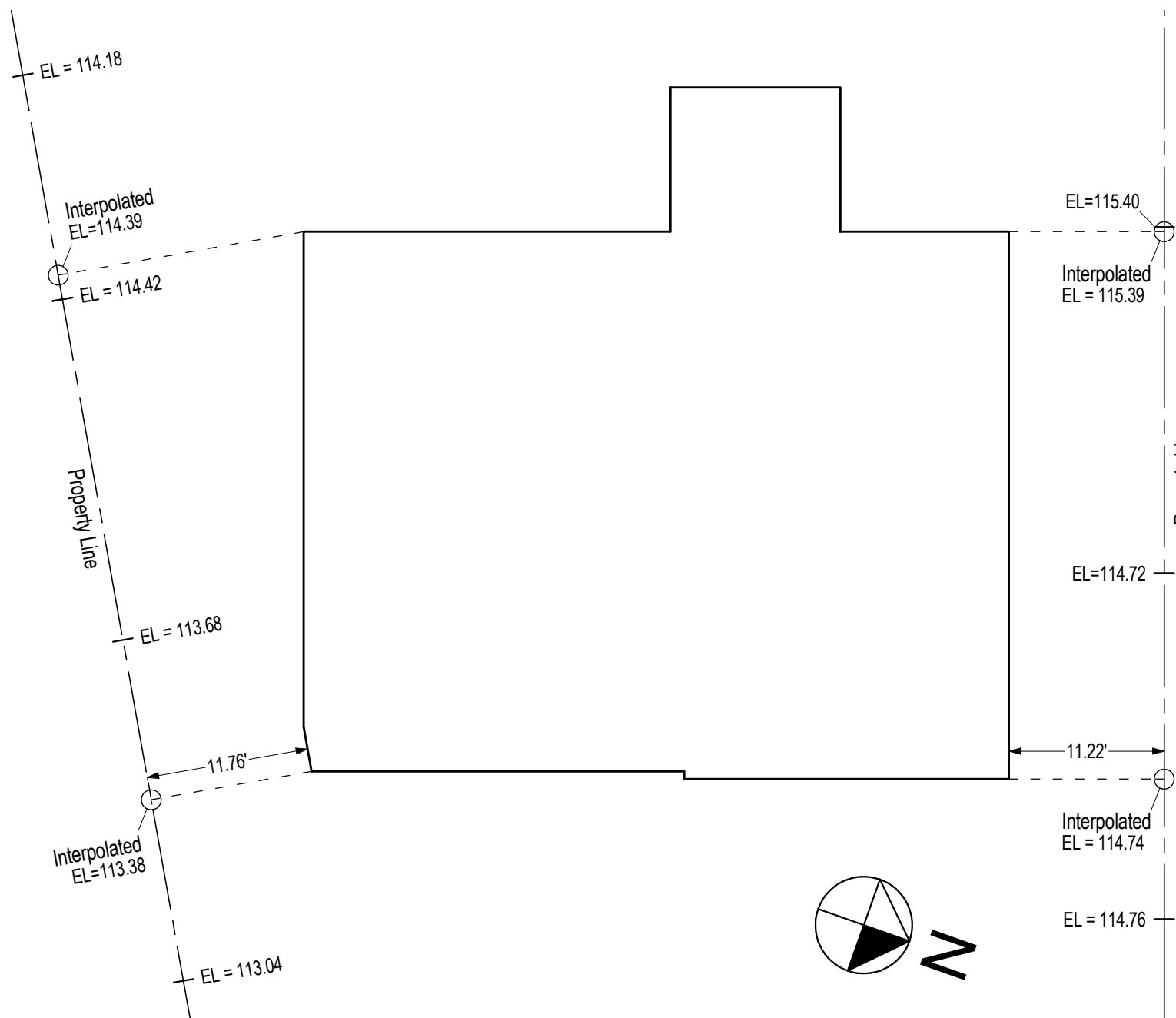
FRONT YARD PAVING plan

NOT TO SCALE

Calculation

South Side
 $\frac{114.39 + 113.38}{2} = 113.89$
The average grade at the south side is 113.89'

North Side
 $\frac{115.39 + 114.74}{2} = 115.07$
The average grade at the north side is 115.07'



PROPERTY LINE GRADE DIAGRAM

NOT TO SCALE

FACADE ARCHITECTURE

ARCHITECTS

6120 GRAND CENTRAL PKWY.
B103, FOREST HILLS NY 11375
347-957-2245
FACADE3A@GMAIL.COM

PROJECT DESCRIPTION:

EXISTING BUILDING IS A 1 1/2 STORY SPLIT LEVEL, 1 FAMILY DWELLING. IN THE SOUTH SIDE OF HOUSE IS GARAGE AND DEN WITH BEDROOMS ABOVE. NORTH SIDE OF HOUSE IS KITCHEN, LIVING/DINING AREA WITH CELLAR BELOW.

FILING IS FOR A NEW 2 STORY DWELLING ON AN EXISTING AND NEW FOUNDATION WITH ATTACHED PORTICO. RELATED FILINGS ARE FOR DEMOLITION, POOL, FENCING, AIR CONDITIONING EQUIPMENT AND DRYWELLS.

PROPRIETARY NOTE:

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PROJECT:

MR. & MRS. SINGH RESIDENCE

47 REED DRIVE
ROSLYN
NY 11576

TAX SECTION: 9
TAX BLOCK: 653
TAX LOT: 64

FOR:

MR. & MRS. SINGH
80-34 230TH STREET
BELLEROSE MANOR, NY 11427

REVISION	DATE
1 PLANS COMPLYING 03.11.19	05.28.19
OMMISSIONS LETTER	
2 PLANS COMPLYING 06.18.19	07.22.19
OMMISSIONS LETTER 2	
3 PLANS COMPLYING 08.03.19	08.19.19
OMMISSIONS LETTER 3	
4 PLANS COMPLYING 10.23.19	
OMMISSIONS LETTER 4 POOL	12.02.19
5 TOWN BOARD REVIEW	5.11.22
6 STATE VARIANCE APPLICATION	1.19.23
7 TOWN VARIANCE APPLICATION	7.27.23
8 STATE VARIANCE REAPPLICATION	8.04.23
9 TOWN VARIANCE REAPPLICATION	4.11.24

ISSUED FOR PERMITS: 11/28/18
DRAWN BY: MS
CHECKED BY: MS
SCALE: AS NOTED

MICHIO SANGA
ARCHITECT



NJRA NYRA #11577 #020628

SHEET TITLE:

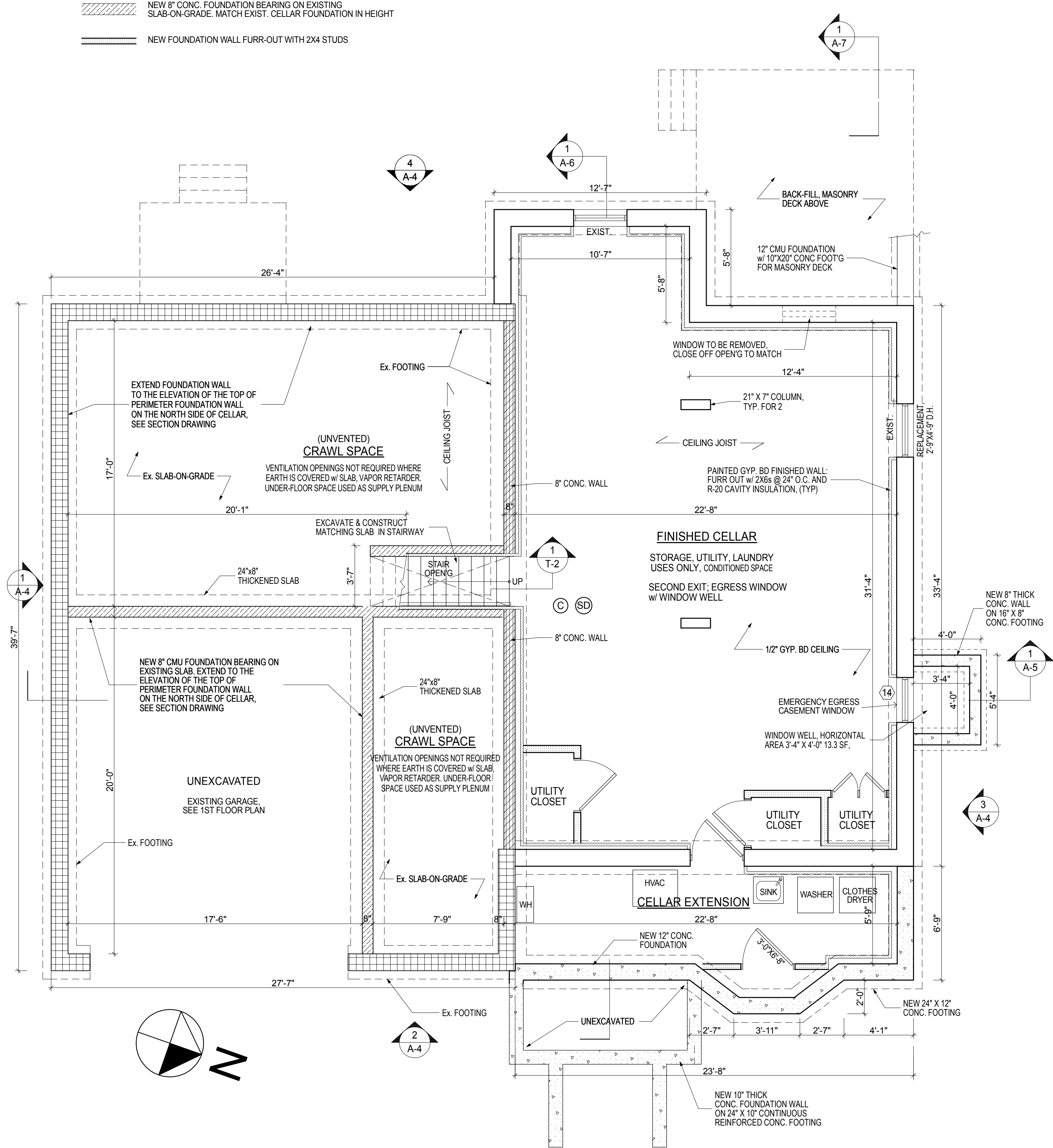
GROSS FLOOR AREA
CALCULATION,
CELLAR STAIR SECTION,
DIAGRAMS AND
CALCULATIONS,
WINDOW DOOR
SCHEDULE

SHEET NO:

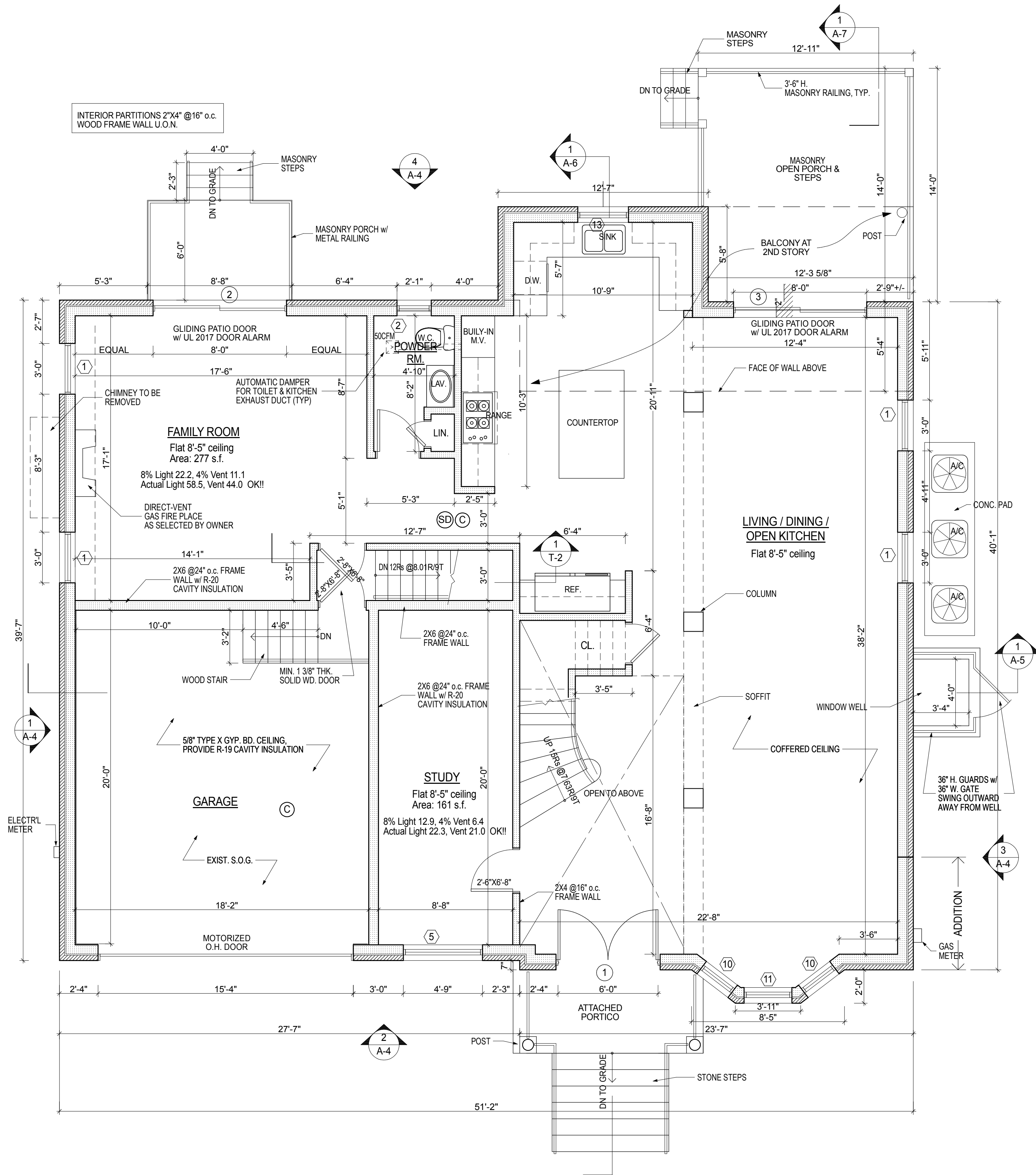
T-2

CELLAR FOUNDATION PLAN WALL LEGEND

- EXISTING FOUNDATION TO REMAIN
- NEW 12" THICK CONC. FOUNDATION WALL ON 24"X12" CONTINUOUS REINFORCED CONC. FOOTING, MATCH EXIST. CELLAR FOUNDATION IN HEIGHT.
- EXTEND EXISTING 12" CONC. FOUNDATION TO MATCH EXIST. CELLAR FOUNDATION IN HEIGHT.
- NEW 8" CONC. FOUNDATION ON TOP OF EXISTING 8" CMU. MATCH EXIST. CELLAR FOUNDATION IN HEIGHT.
- NEW 8" CONC. FOUNDATION BEARING ON EXISTING SLAB-ON-GRADE. MATCH EXIST. CELLAR FOUNDATION IN HEIGHT.
- NEW FOUNDATION WALL FURR-OUT WITH 2X4 STUDS



INTERIOR PARTITIONS 2"x4" @16" o.c.
WOOD FRAME WALL U.O.N.



FACADE ARCHITECTURE

ARCHITECTS
6120 GRAND CENTRAL PKWY,
B103, FOREST HILLS NY 11375
347-857-2245
.FACADE3A@GMAIL.COM

PROJECT DESCRIPTION:

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CHECKED BY: MS
SCALE: AS NOTED

MICHIO SANGA
ARCHITECT



NYS
NYSA

SHEET TITLE:

1ST FLOOR PLAN,
CELLAR FOUNDATION
PLAN, LEGEND

SHEET NO:

A-1

3 OF 11

FACADE
ARCHITECTURE

ARCHITECTS
6120 GRAND CENTRAL PKWY,
B103, FOREST HILLS NY 11375
347-957-2245
FACADE3A@GMAIL.COM

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SCALE: AS NOTED

MICHO SANGA
ARCHITECT



NURA NYRA #11577 #020828

SHEET TITLE:

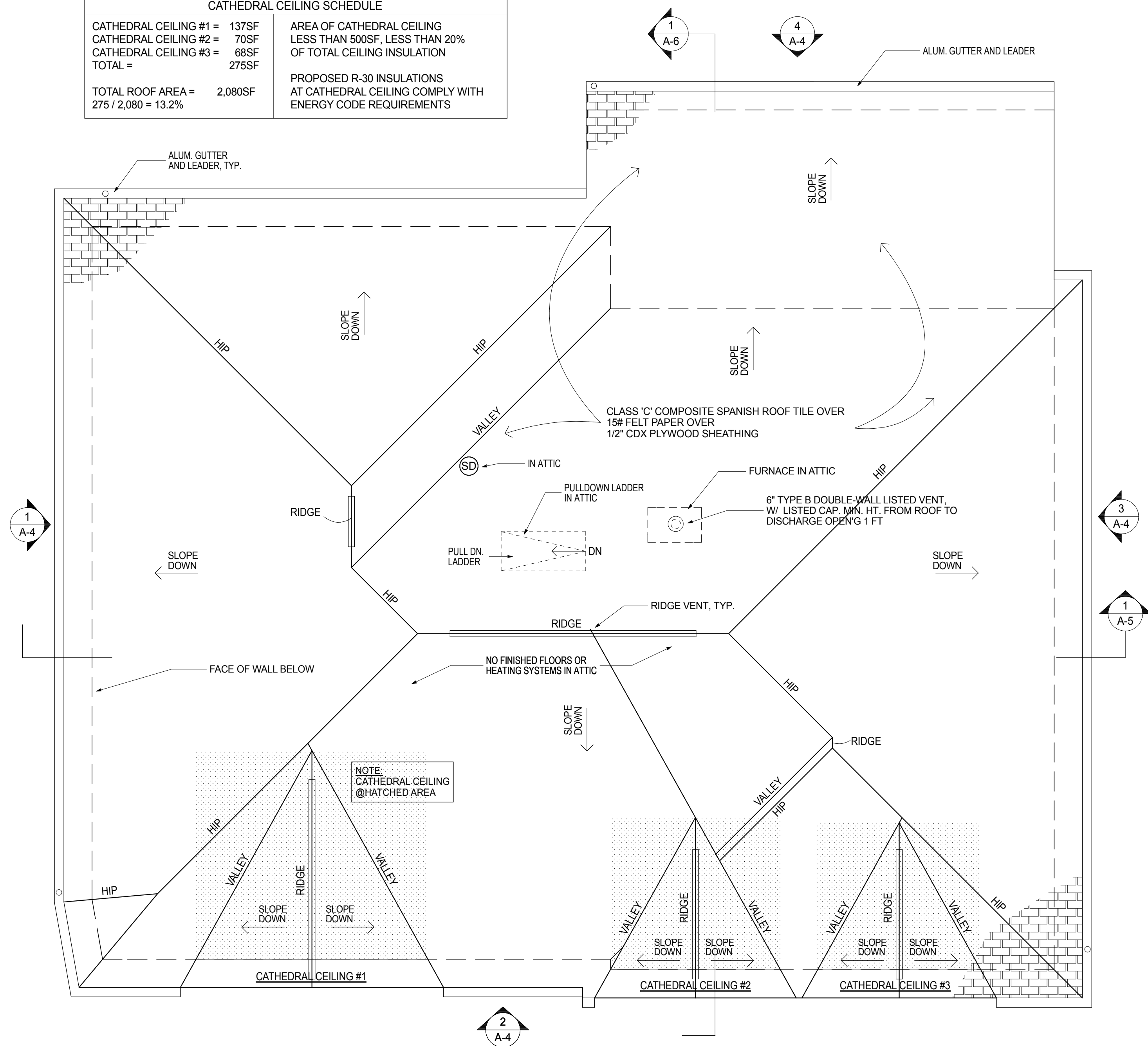
2ND FLOOR PLAN,
ROOF PLAN

SHEET NO:

A-2

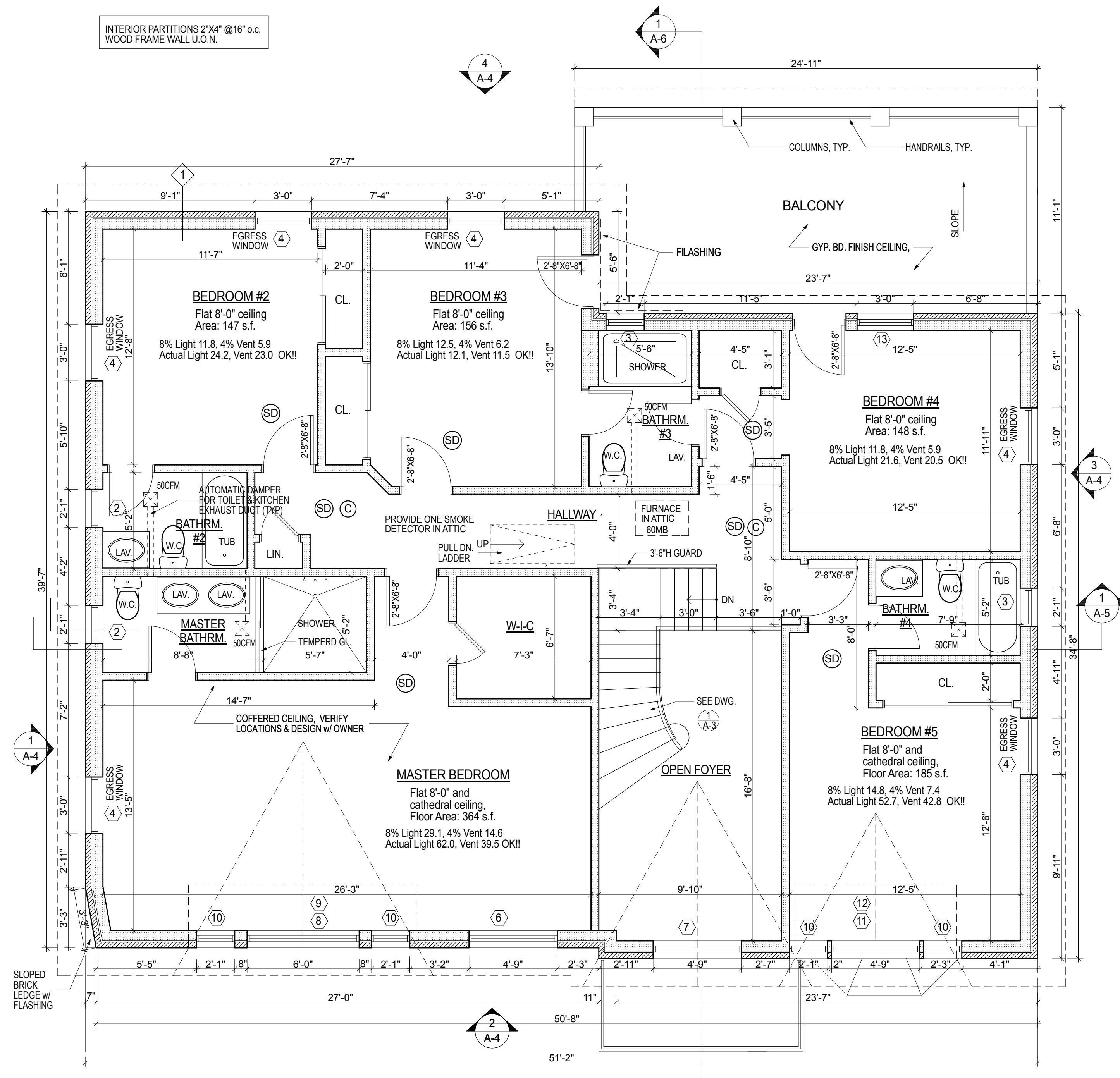
4 OF 11

CATHEDRAL CEILING SCHEDULE	
CATHEDRAL CEILING #1 = 137SF	AREA OF CATHEDRAL CEILING LESS THAN 500SF, LESS THAN 20% OF TOTAL CEILING INSULATION
CATHEDRAL CEILING #2 = 70SF	
CATHEDRAL CEILING #3 = 68SF	
TOTAL = 275SF	PROPOSED R-30 INSULATIONS AT CATHEDRAL CEILING COMPLY WITH ENERGY CODE REQUIREMENTS
TOTAL ROOF AREA = 2,080SF	
275 / 2,080 = 13.2%	

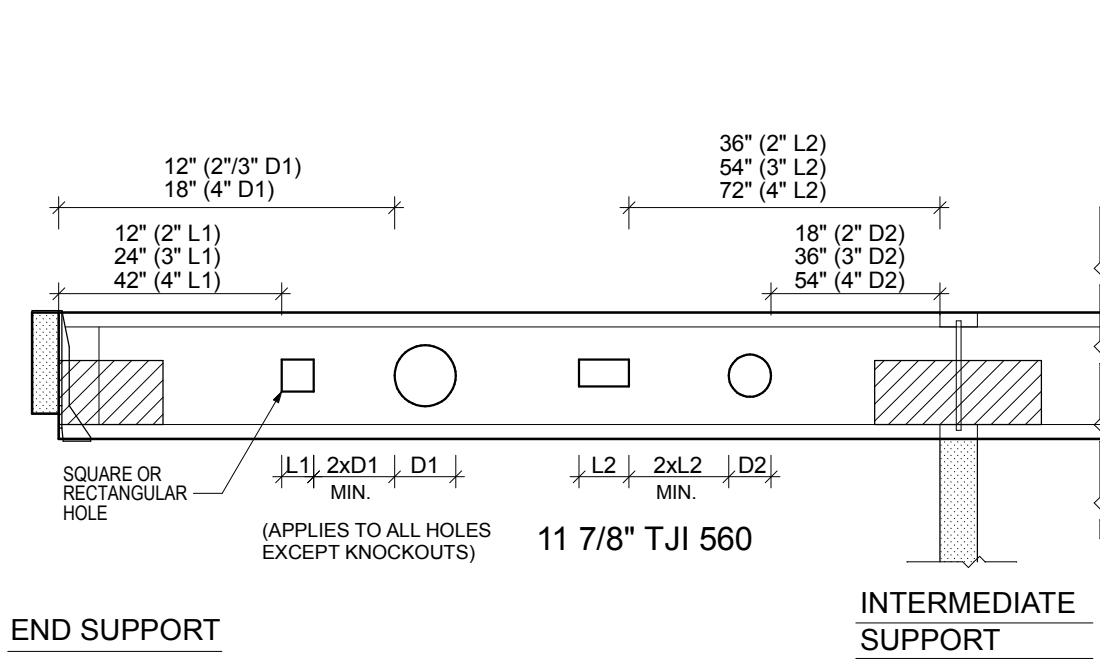


1 ROOF PLAN
SCALE: 1/4" = 1'-0"

INTERIOR PARTITIONS 2"x4" @16" o.c.
WOOD FRAME WALL U.O.N.

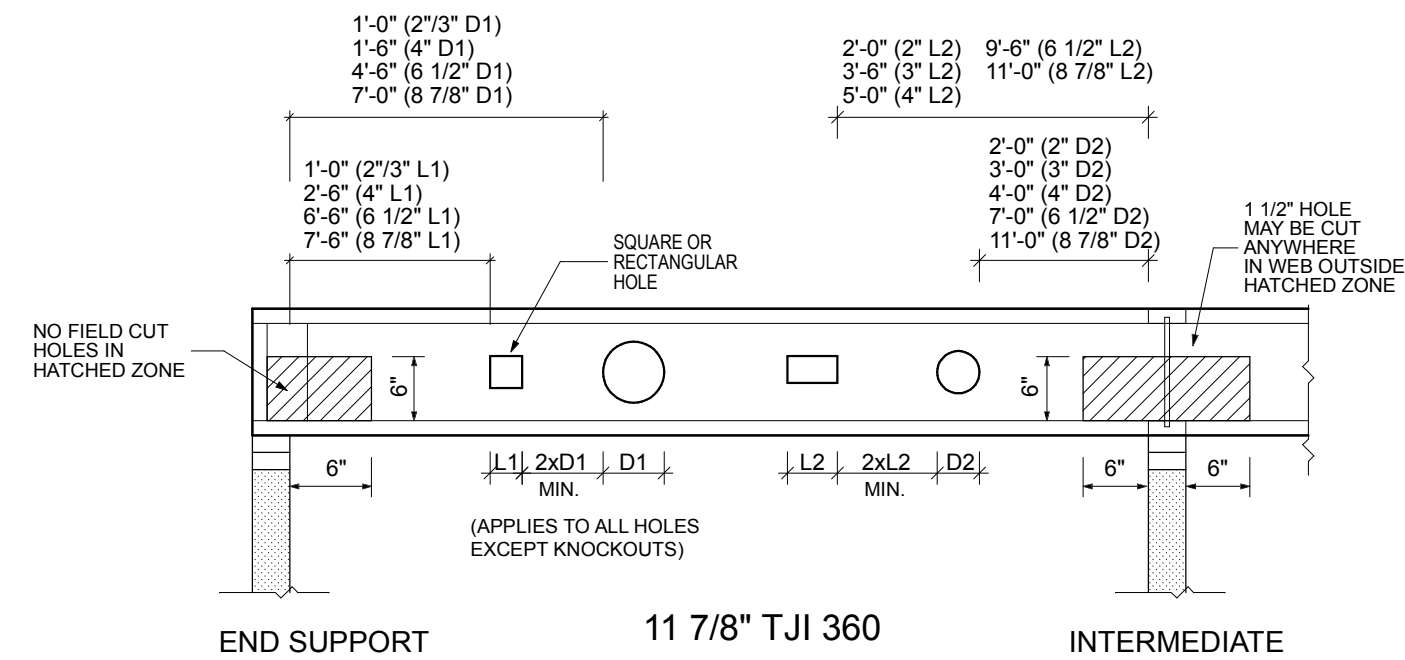


2 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



I-JOIST ALLOWABLE HOLES

NOT TO SCALE

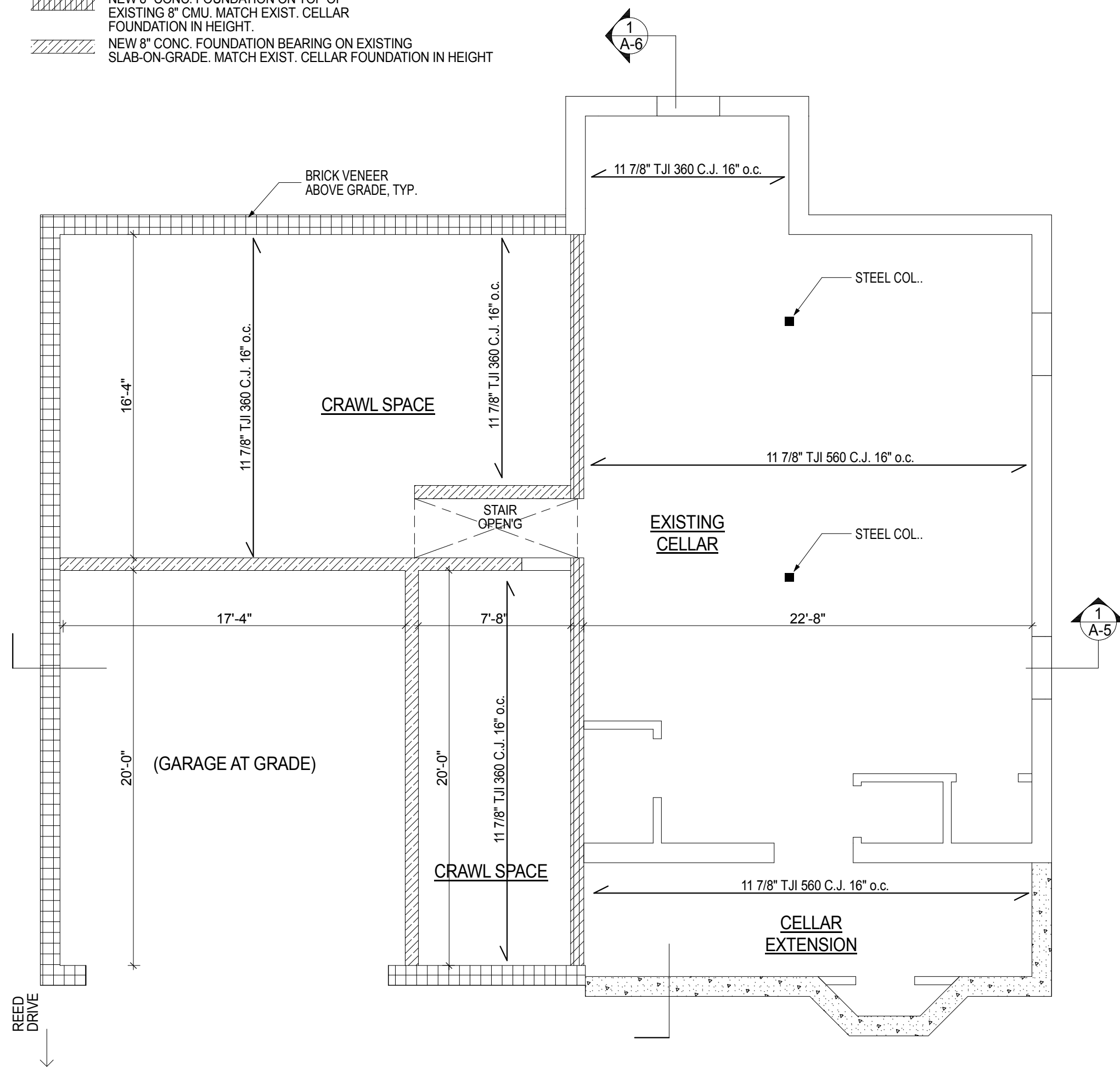


LOADING DESIGN

FIRST FLOOR	40#LL + 15#DL	=	55PSF
SECOND FLOOR	30#LL + 15#DL	=	45PSF
ATTIC	20#LL + 10#DL	=	30PSF
ROOF	30#LL + 12#DL	=	43PSF

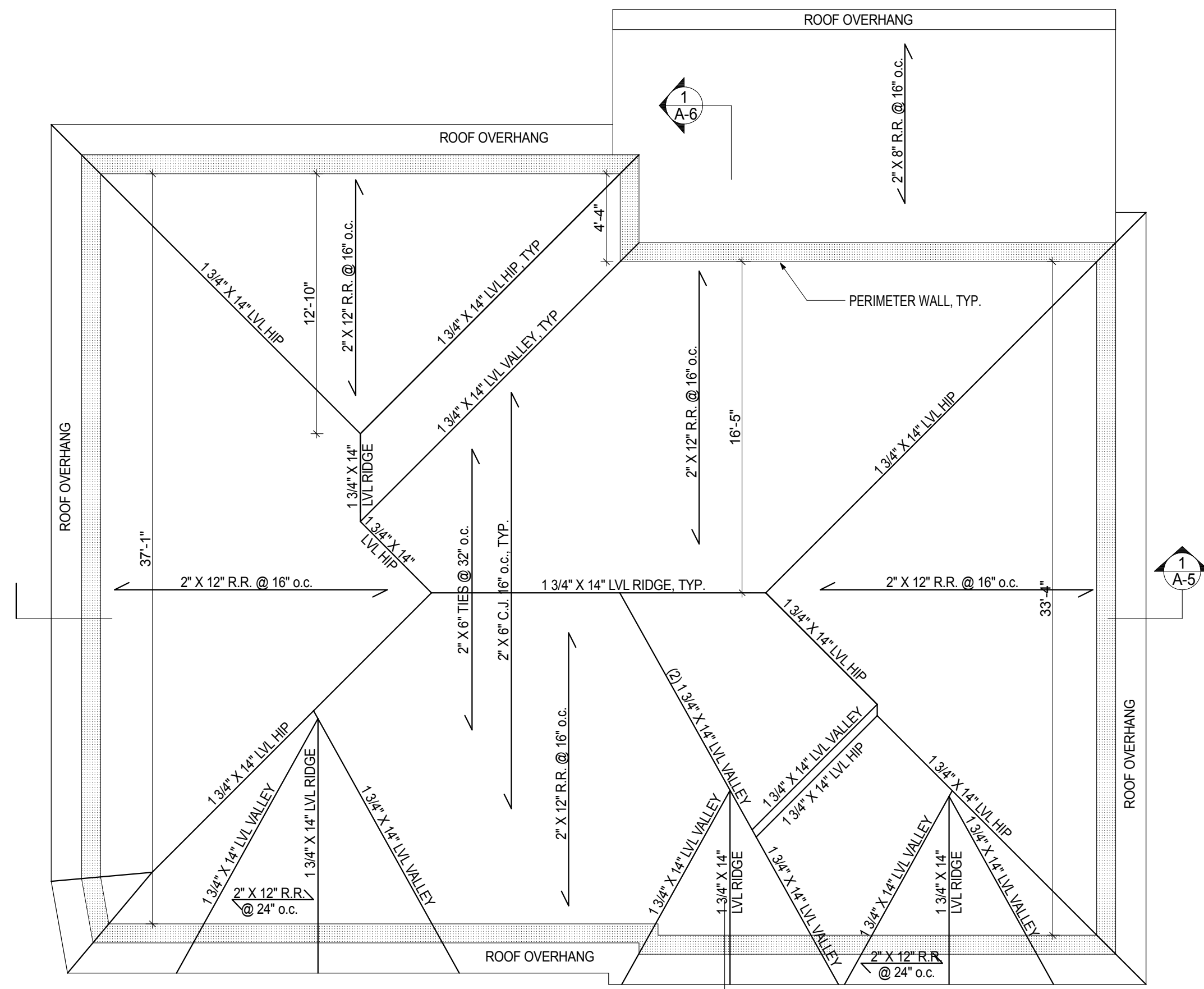
WALL LEGEND

	EXISTING FOUNDATION TO REMAIN
	NEW 12" THICK CONC. FOUNDATION WALL ON 24"x12" CONTINUOUS REINFORCED CONC. FOOTING. MATCH EXIST. CELLAR FOUNDATION IN HEIGHT.
	EXTEND EXISTING 12" CONC. FOUNDATION TO MATCH EXIST. CELLAR FOUNDATION IN HEIGHT.
	NEW 8" CONC. FOUNDATION ON TOP OF EXISTING 8" CMU. MATCH EXIST. CELLAR FOUNDATION IN HEIGHT.
	NEW 8" CONC. FOUNDATION BEARING ON EXISTING SLAB-ON-GRADE. MATCH EXIST. CELLAR FOUNDATION IN HEIGHT.



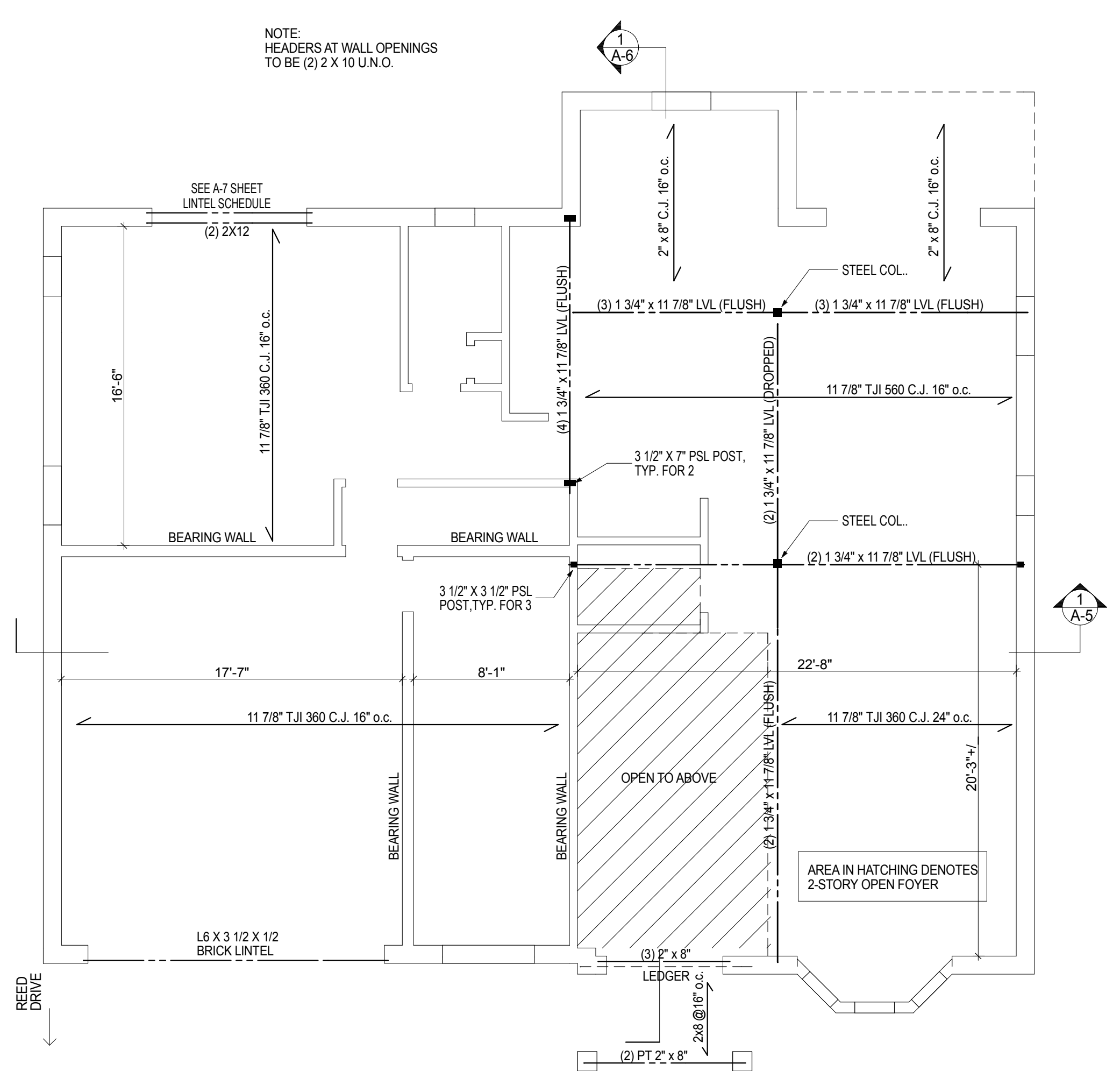
1 1ST FL. STRUCTURAL FRAMING PLAN

SCALE: 3/16"= 1'-0"



3 ROOF STRUCTURAL FRAMING PLAN

SCALE: 3/16"= 1'-0"



2 2ND FL. STRUCTURAL FRAMING PLAN

SCALE: 3/16"= 1'-0"

FACADE ARCHITECTURE

ARCHITECTS

6120 GRAND CENTRAL PKWY,
B103, FOREST HILLS NY 11375
347-857-2245
.FACADE3A@GMAIL.COM

PROJECT DESCRIPTION:

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SINGH
RESIDENCE

47 REED DRIVE
ROSLYN
NY 11576

TAX SECTION: 9
TAX BLOCK: 653
TAX LOT: 64

FOR:

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SCALE: AS NOTED

MICHIO SANGA
ARCHITECT



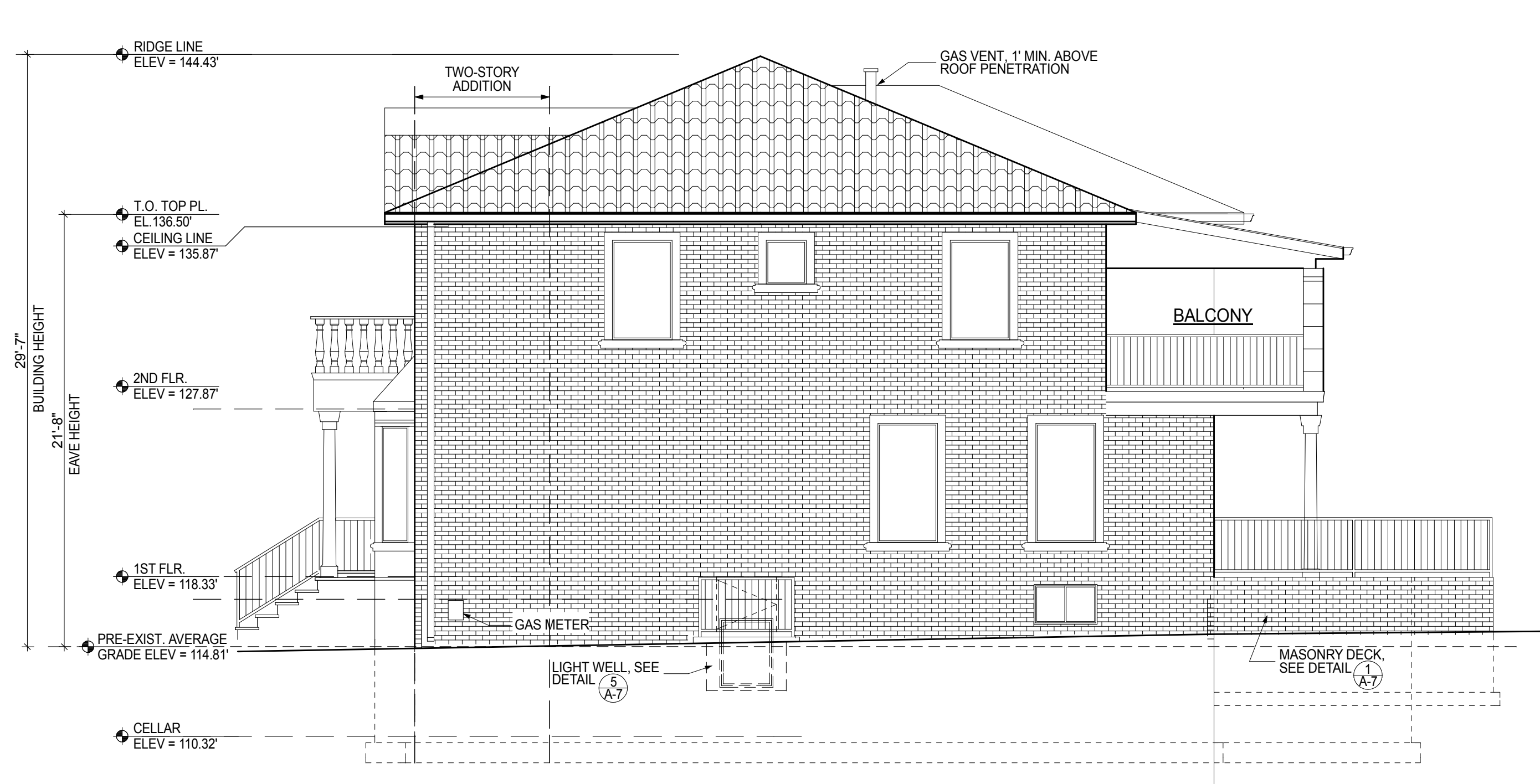
NURA NYRA #11577 #000628

SHEET TITLE:

STRUCTURAL FRAMING
PLANS,
I-JOIST ALLOWABLE
HOLES DETAIL, LOADING
DESIGN TABLE, NOTES

SHEET NO:

A-3



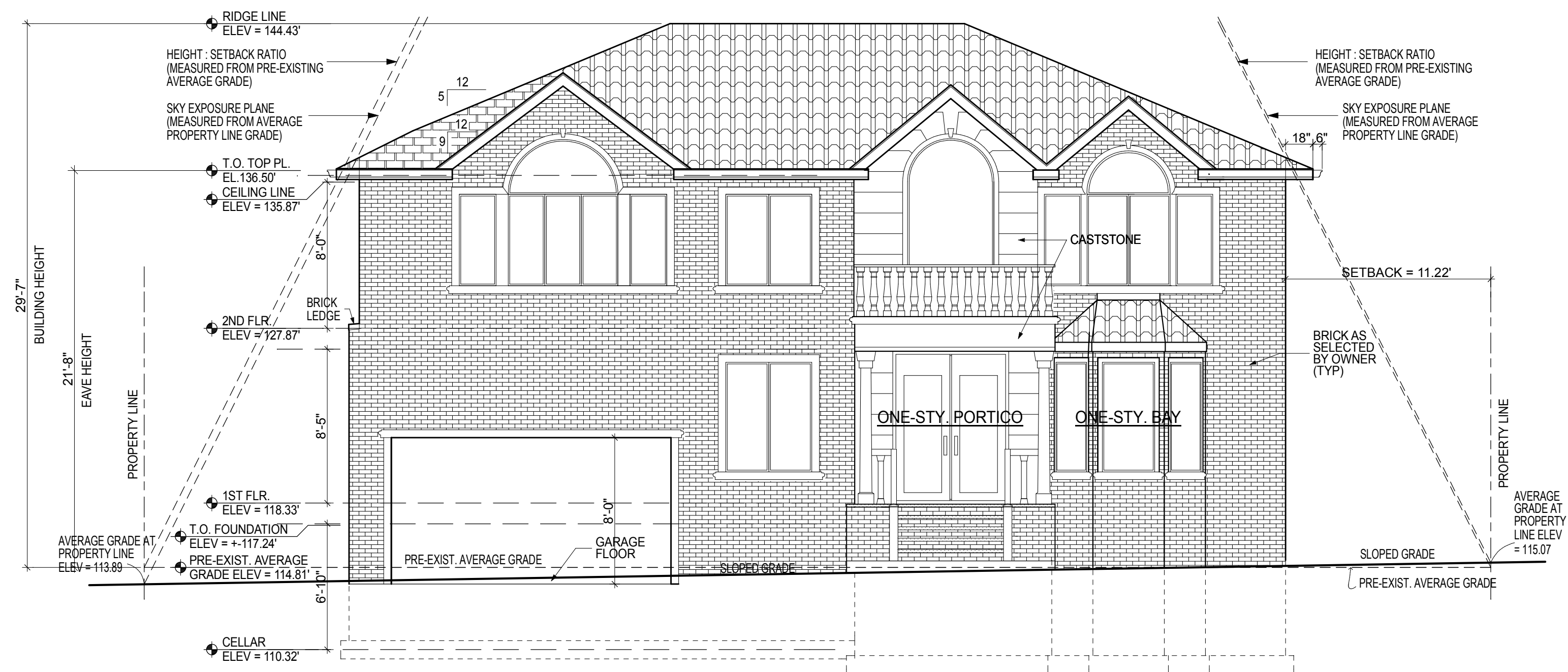
3 RIGHT SIDE ELEVATION
SCALE: 3/16"= 1'-0"



4 REAR ELEVATION
SCALE: 3/16"= 1'-0"



1 LEFT SIDE ELEVATION
SCALE: 3/16"= 1'-0"



2 FRONT ELEVATION
SCALE: 3/16"= 1'-0"

FACADE ARCHITECTURE

ARCHITECTS

6120 GRAND CENTRAL PKWY.,
B103, FOREST HILLS NY 11375
347-957-2245
.FACADE3A@GMAIL.COM

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RESIDENCE

47 REED DRIVE
ROSLYN
NY 11576

TAX SECTION: 9
TAX BLOCK: 653
TAX LOT: 64

FOR:

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BELLEROSSE MANOR, NY 11427

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DRAWN BY: MS
CHECKED BY: MS
SCALE: AS NOTED

MICHIO SANGA
ARCHITECT



NURA NYRA #11577 #020828

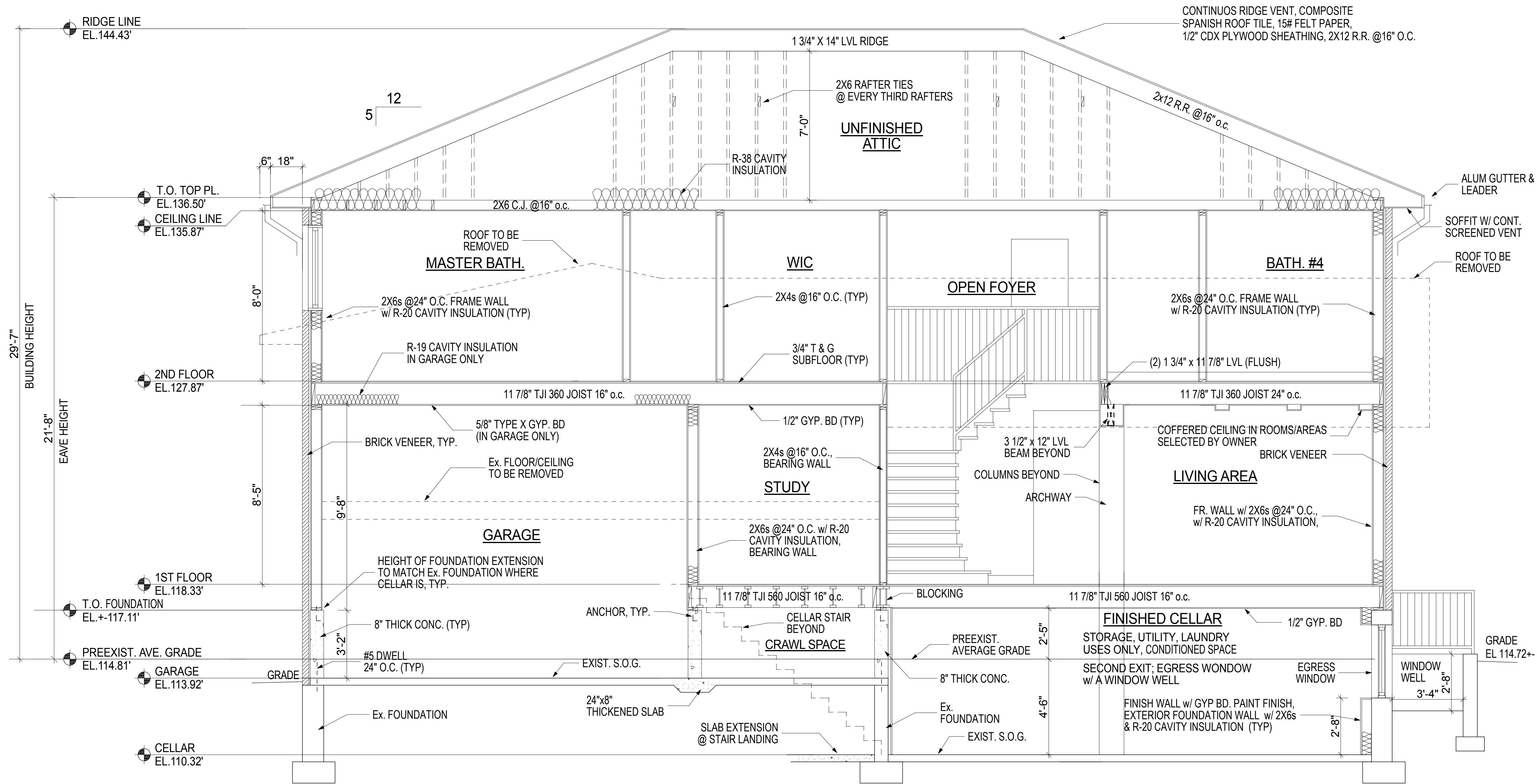
SHEET TITLE:

ELEVATIONS

SHEET NO:

A-4

6 OF 11



1 SECTION FROM LEFT TO RIGHT
SCALE: 3/8" = 1'-0"

FACADE
ARCHITECTURE

ARCHITECTS
6120 GRAND CENTRAL PKWY,
B103, FOREST HILLS NY 11375
347-957-2245
.FACADE3A@GMAIL.COM

PROJECT DESCRIPTION:
EXISTING BUILDING IS A 1 1/2 STORY
SPLIT LEVEL 1 FAMILY DWELLING
IN THE SOUTH SIDE OF HOUSE IS GARAGE
AND DEN WITH BEDROOMS ABOVE.
NORTH SIDE OF HOUSE IS KITCHEN,
LIVING/DINING AREA WITH CELLAR BELOW.

FILING IS FOR A NEW 2 STORY DWELLING
ON AN EXISTING AND NEW FOUNDATION
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RELATED FILING ARE FOR DEMOLITION,
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EQUIPMENT AND DRYWELLS.

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OTHER PURPOSE OTHER THAN THIS LOCATION OR
OWNER WITHOUT WRITTEN CONSENT OF MCHIO
SANGA.

PROJECT:

MR. & MRS.
SINGH
RESIDENCE

47 REED DRIVE
ROSLYN
NY 11576

TAX SECTION: 9
TAX BLOCK: 653
TAX LOT: 64

FOR:

MR. & MRS. SINGH
80-34 230TH STREET
BELLEROSSE MANOR, NY 11427

REVISION	DATE
1 PLANS COMPLYING 03.11.19	05.28.19
OMMISSIONS LETTER	
2 PLANS COMPLYING 06.18.19	07.22.19
OMMISSIONS LETTER 2	
3 PLANS COMPLYING 08.03.19	08.19.19
OMMISSIONS LETTER 3	
4 PLANS COMPLYING 10.23.19	
OMMISSIONS LETTER 4 POOL	12.02.19
5 TOWN BOARD REVIEW	5.11.22
6 STATE VARIANCE APPLICATION	1.19.23
7 TOWN VARIANCE APPLICATION	7.22.23
8 STATE VARIANCE REAPPLICATION	8.04.23
9 TOWN VARIANCE REAPPLICATION	4.11.24

ISSUED FOR PERMITS: 11/28/18
DRAWN BY: MS
CHECKED BY: MS
SCALE: AS NOTED

MICHIO SANGA
ARCHITECT



NURA
NYRA #11577
#020628

SHEET TITLE:

BUILDING SECTION

SHEET NO:

A-5

7 OF 11

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NURA NYRA #11577 #02062018

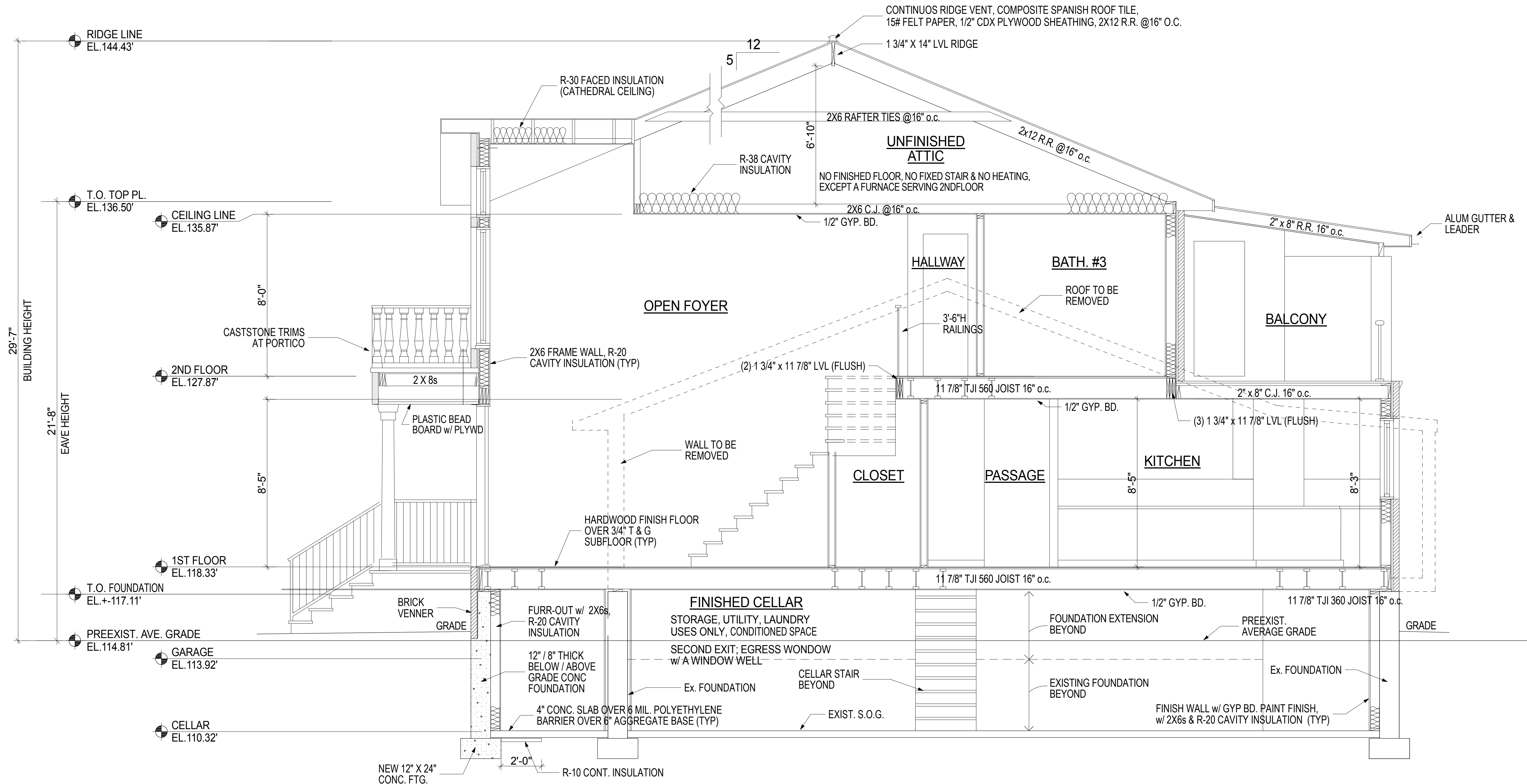
SHEET TITLE:

BUILDING SECTION

SHEET NO:

A-6

8 OF 11



1 SECTION, FROM FRONT TO REAR

SCALE: 3/8" = 1'-0"

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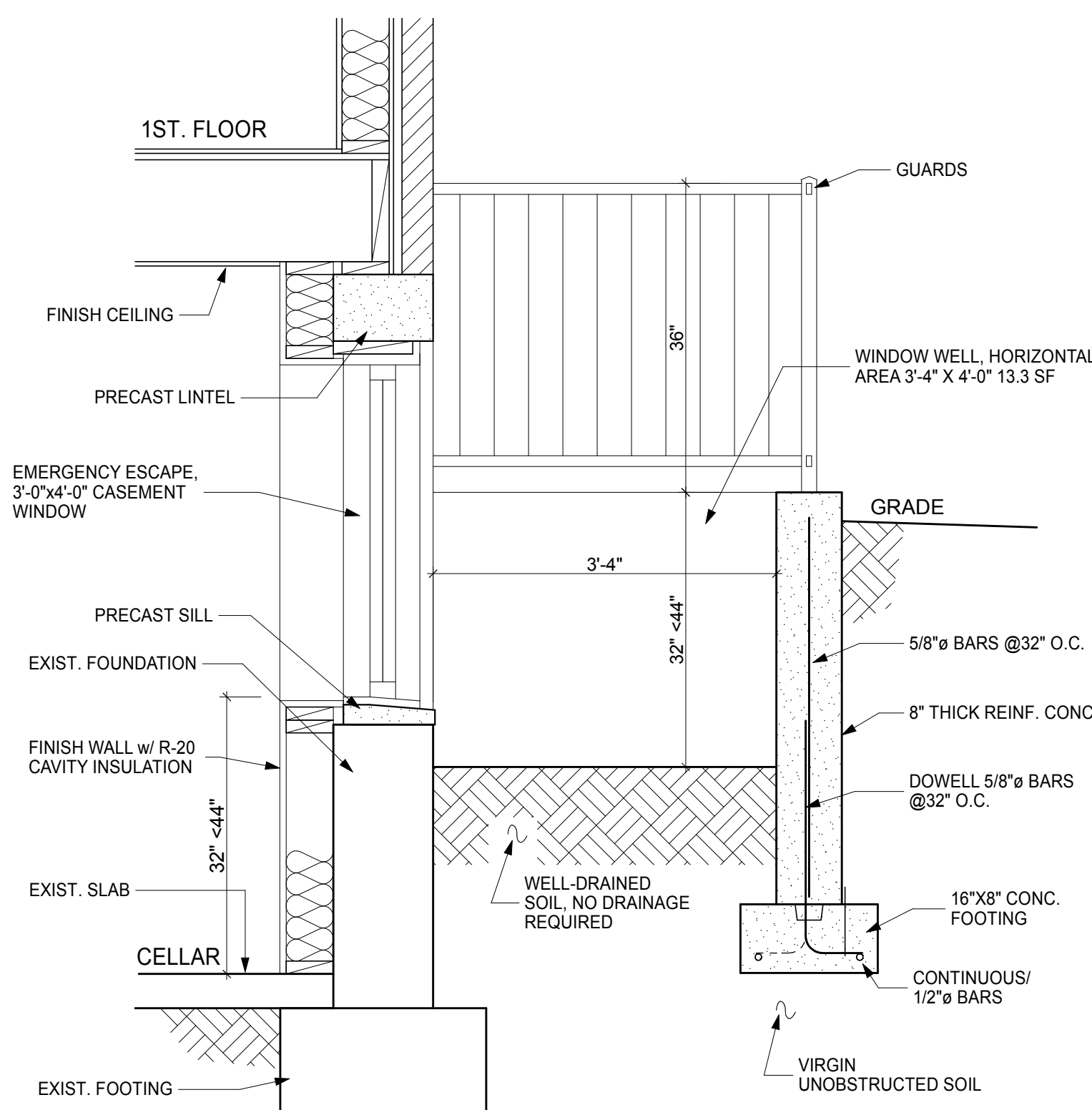
SHEET TITLE:

TYP. WALL SECTION,
BRICK DECK DETAIL,
WINDOW WELL DETAIL,
ENLARGED STAIR PLAN,
LINTEL DETAILS

SHEET NO.:

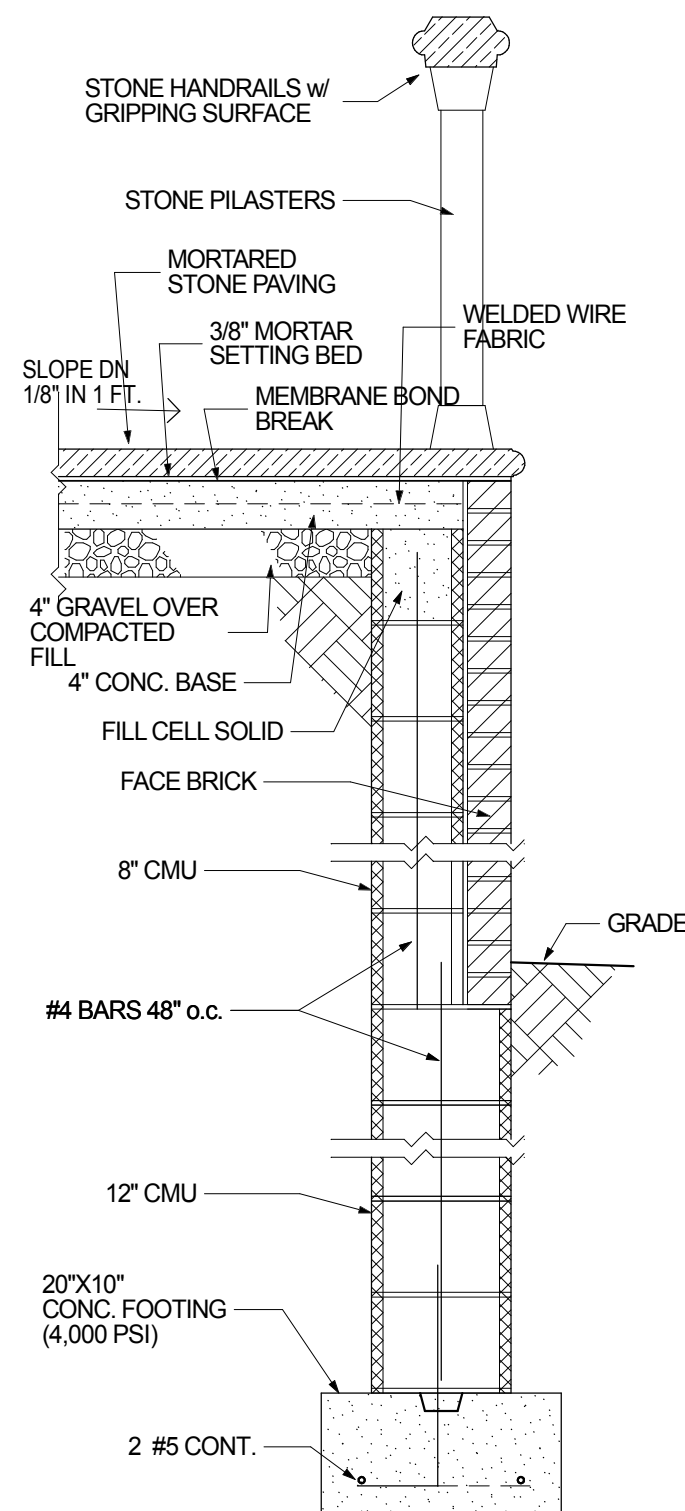
A-7

9 OF 11



4 WINDOW WELL DETAIL

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

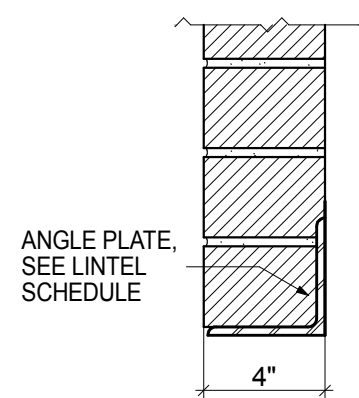


1 BRICK DECK DETAIL

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

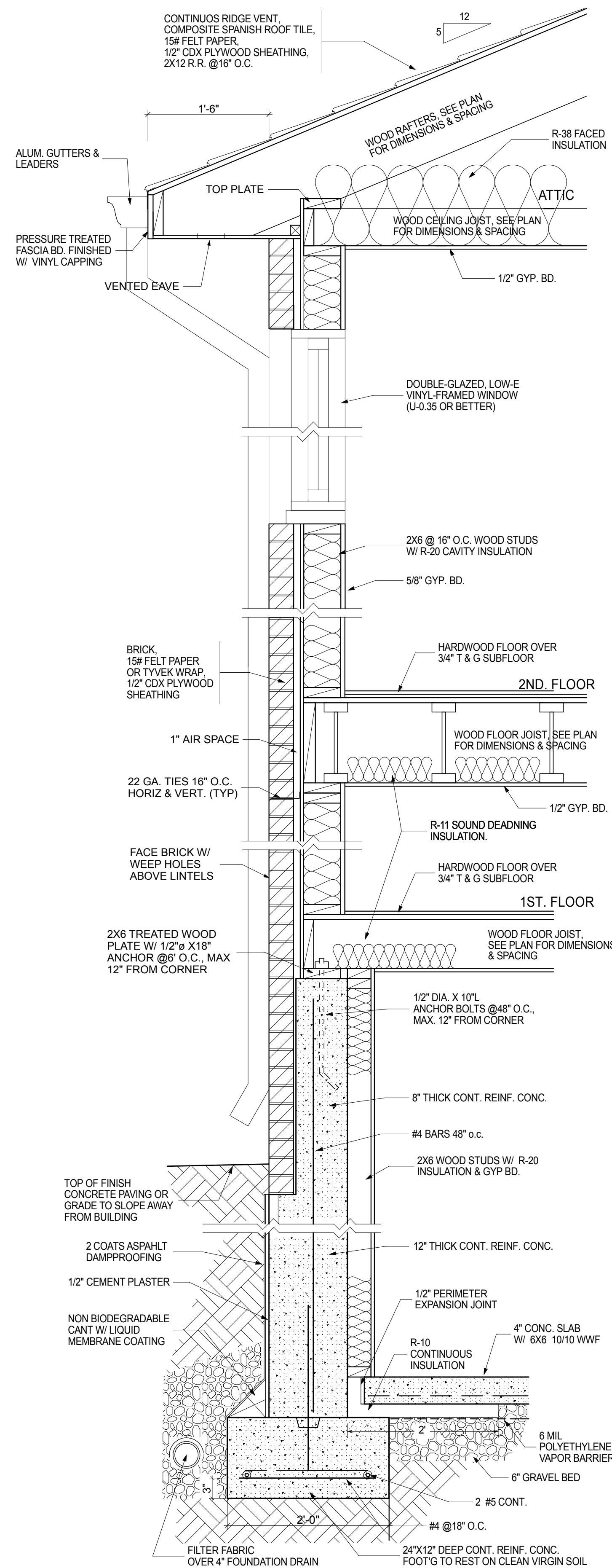
LINTEL SCHEDULE

CLEAR SPAN	ONE ANGLE FOR EACH 4" WYTHE OF BRICK
0'-8" TO 3'-4"	L 3 1/2" X 3 1/2" X 1/4"
3'-5" TO 5'-4"	L 4" X 3 1/2" X 1/4"
5'-5" TO 7'-4"	L 5" X 3 1/2" X 1/4"
7'-5" TO 10'-0"	L 6" X 3 1/2" X 1/4"



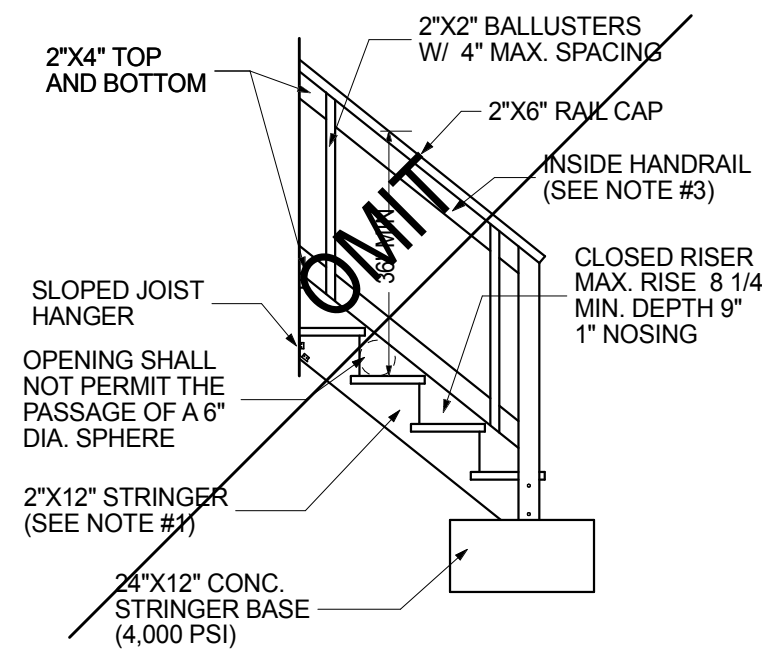
DETAIL, LINTEL

NOT TO SCALE



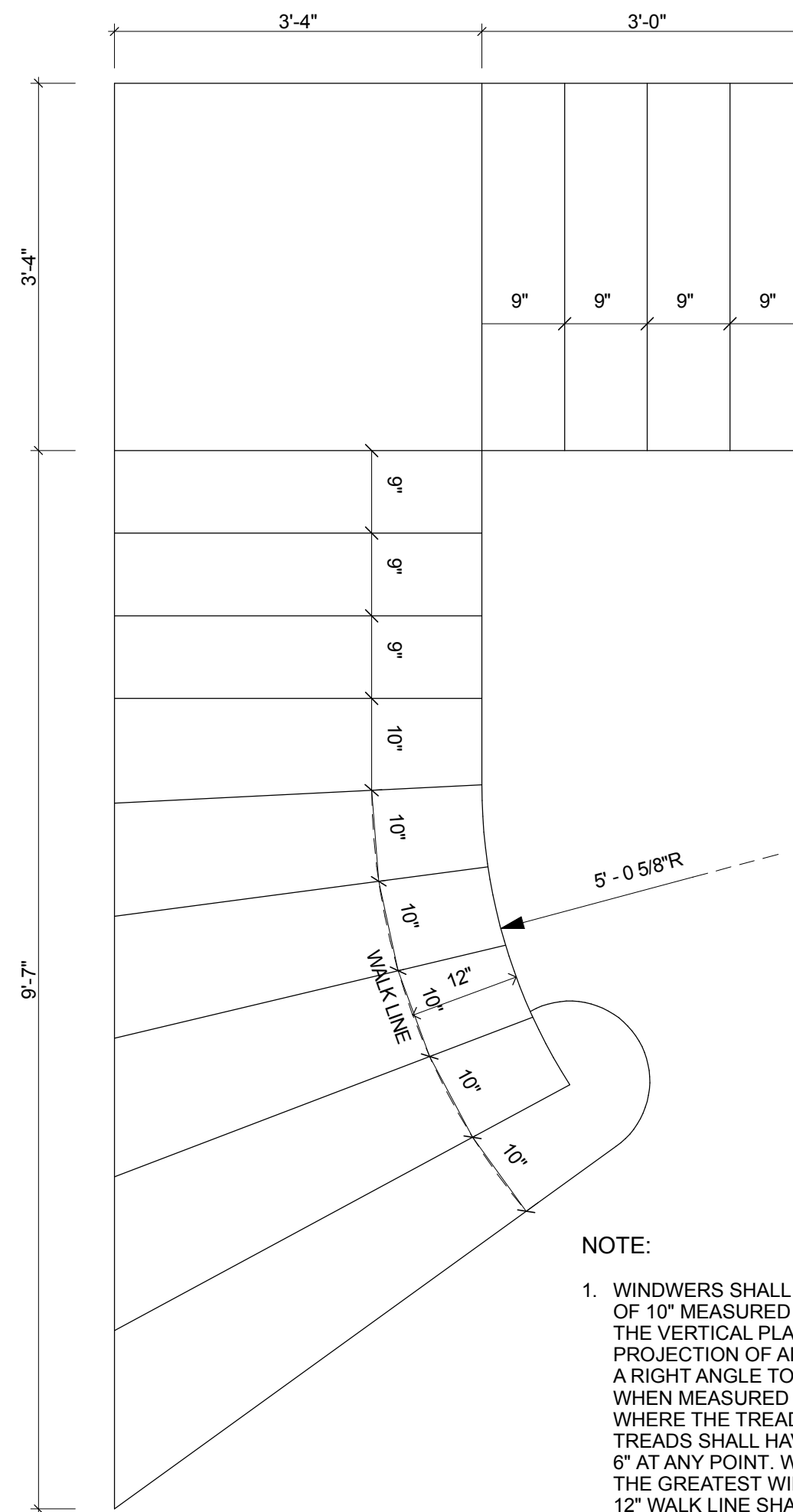
2 TYP. WALL SECTION

SCALE: 1" = 1'-0"



DETAIL EXTERIOR WOOD STAIR

SCALE: 3/8" = 1'-0"



NOTE:

1. WINDERS SHALL HAVE A MIN. TREAD DEPTH OF 10" MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. WHEN MEASURED AT A POINT 12" FROM THE SIDE WHERE THE TREADS ARE NARROWER, WINDERS TREADS SHALL HAVE A MIN. TREAD DEPTH OF 6" AT ANY POINT. WITHIN ANY FLIGHT OF STAIRS, THE GREATEST WINDER TREAD DEPTH AT THE 12" WALK LINE SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".
2. SUBMIT STAIR TEMPLATE OR SHOP DRAWING PRIOR TO START OF STAIR CONSTRUCTION.

3 ENLARGED STAIR PLAN

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

HVAC / ELECTRICAL / PLUMBING

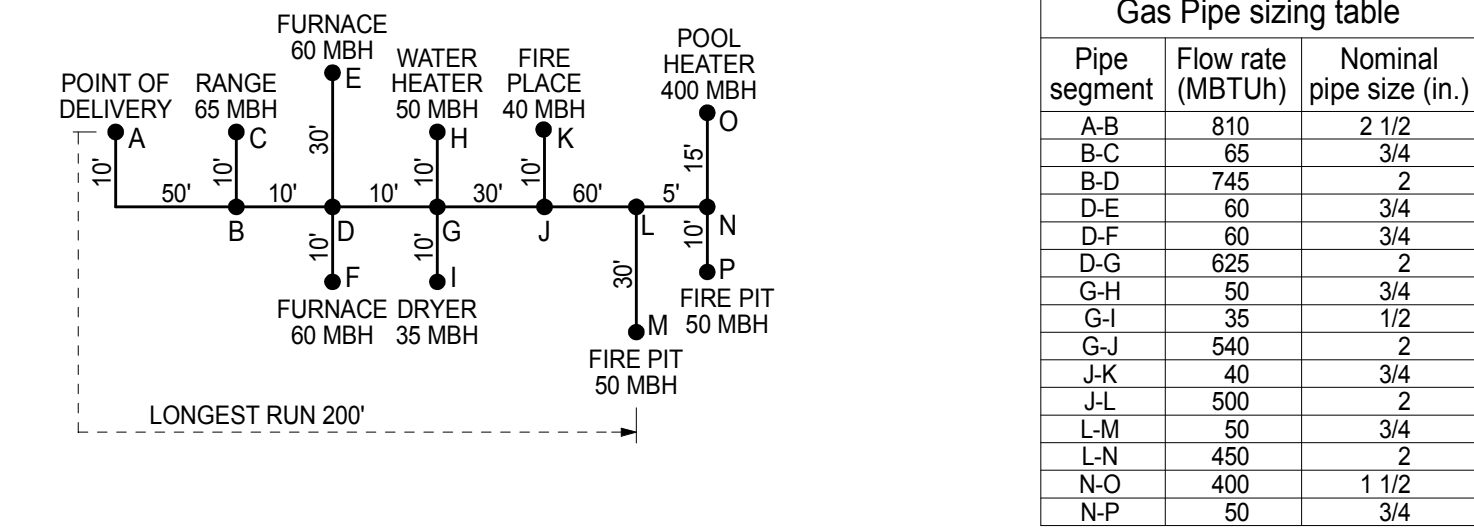
- MECHANICAL SYSTEMS SHALL BE DESIGNED, AND INSTALLED IN STRICT CONFORMANCE WITH CHAPTER 13 OF THE 2015 INTERNATIONAL RESIDENTIAL CODE (2015 IRC) AND SHALL MEET THE MINIMUM ENERGY EFFICIENCY REQUIREMENTS OF THE CHAPTER 11 OF 2015 IRC.
- HEATING AND COOLING SYSTEMS SHALL BE DESIGNED, AND INSTALLED IN STRICT CONFORMANCE WITH CHAPTER 14 OF THE 2015 IRC.
- EXHAUST SYSTEMS SHALL BE DESIGNED, AND INSTALLED IN STRICT CONFORMANCE WITH CHAPTER 15 OF THE 2015 IRC.
- DUCT SYSTEMS SHALL BE DESIGNED, AND INSTALLED IN STRICT CONFORMANCE WITH CHAPTER 16 OF THE 2015 IRC.
- COMBUSTION AIR REQUIREMENTS SHALL BE DESIGNED, AND INSTALLED IN STRICT CONFORMANCE WITH CHAPTER 17 OF THE 2015 IRC.
- CHIMNEYS AND VENTS SHALL BE DESIGNED, AND INSTALLED IN STRICT CONFORMANCE WITH CHAPTER 18 OF THE 2015 IRC.
- HYDRONIC PIPING SYSTEMS SHALL BE DESIGNED, AND INSTALLED IN STRICT CONFORMANCE WITH CHAPTER 21 OF THE 2015 IRC.
- SPECIAL PIPING AND STORAGE SYSTEMS SHALL BE DESIGNED, AND INSTALLED IN STRICT CONFORMANCE WITH CHAPTER 22 OF THE 2015 IRC.
- SOLAR SYSTEMS SHALL BE DESIGNED, AND INSTALLED IN STRICT CONFORMANCE WITH CHAPTER 23 OF THE 2015 IRC.
- FUEL GAS SYSTEMS SHALL BE DESIGNED, AND INSTALLED IN STRICT CONFORMANCE WITH CHAPTER 24 OF THE 2015 IRC AND THE INTERNATIONAL FUEL GAS CODE AS IT GOVERNS SINGLE AND TWO FAMILY DWELLINGS.
- WATER SUPPLY AND DISTRIBUTION SYSTEMS SHALL BE DESIGNED, AND INSTALLED IN STRICT CONFORMANCE WITH CHAPTER 29 OF THE 2015 IRC.
- PLUMBING SYSTEMS, GENERAL PLUMBING REQUIREMENTS, PLUMBING FIXTURES, WATER HEATERS, WATER SUPPLY AND DISTRIBUTION SYSTEMS, SANITARY DRAINAGE SYSTEMS, VENTING SYSTEMS, AND PLUMBING TRAP SYSTEMS SHALL BE DESIGNED, INSTALLED AND TESTED IN STRICT CONFORMANCE WITH 2015 IRC AND THE INTERNATIONAL PLUMBING CODE AS IT GOVERNS SINGLE AND TWO FAMILY DWELLINGS.
- REFER TO CONSTRUCTION DRAWINGS FOR SCHEMATIC PLUMBING RISER DIAGRAM AND SCHEMATIC GAS RISER DIAGRAM.
- ELECTRICAL SYSTEMS, LIGHTING SYSTEMS, ELECTRICAL EQUIPMENT AND COMPONENTS SHALL BE DESIGNED AND INSTALLED IN STRICT CONFORMANCE WITH THE INTERNATIONAL ELECTRICAL CODE AS IT GOVERNS SINGLE AND TWO FAMILY DWELLINGS.
- FURNISH AND INSTALL EXHAUST FANS AS SHOWN ON THE CONSTRUCTION DRAWINGS. EXHAUST FANS SHALL PROVIDE A MINIMUM OF 50 CFM AND SHALL BE DIRECTLY DUCTED TO THE EXTERIOR.

SMOKE DETECTORS

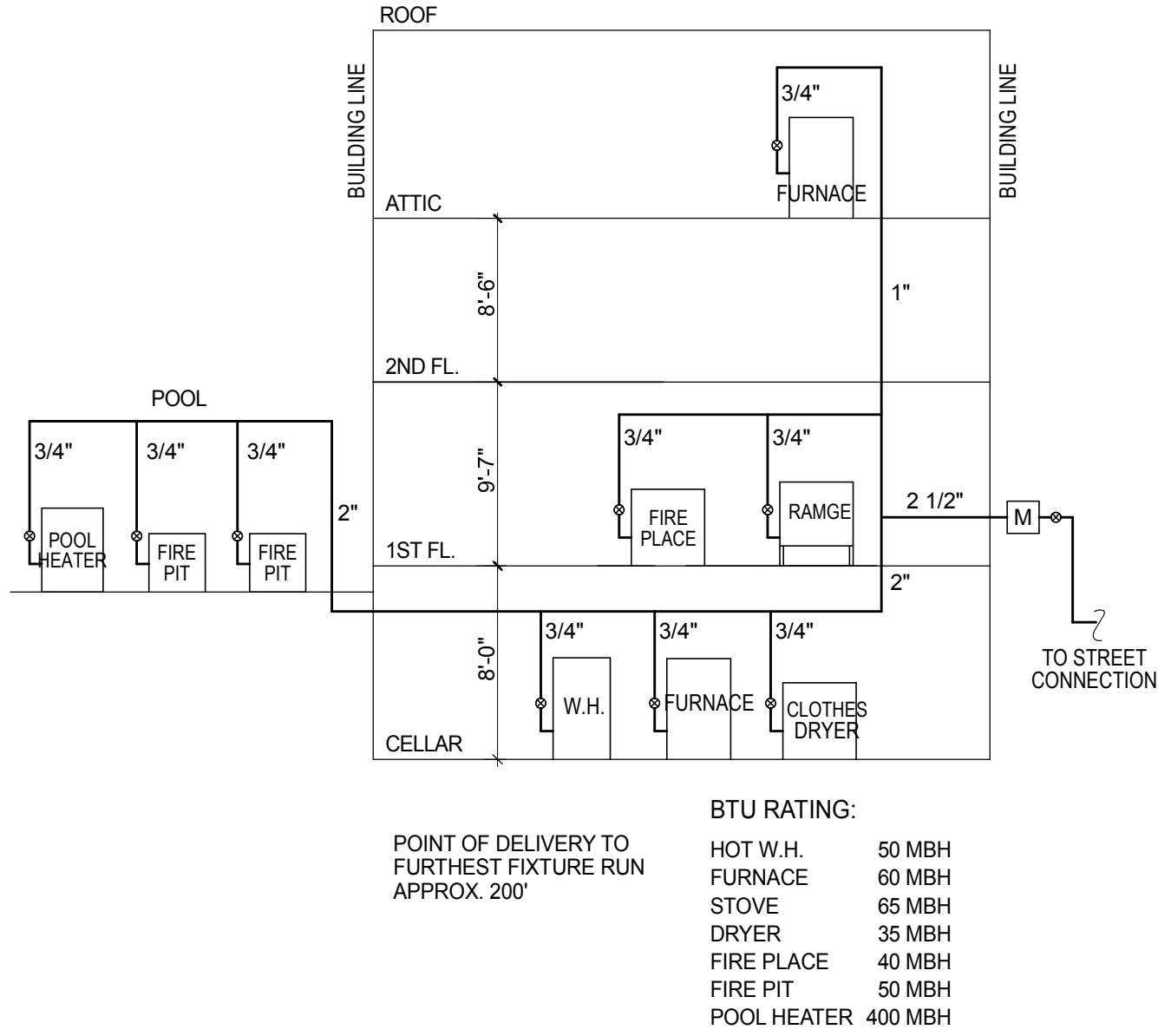
- POWERED BY HOUSE CURRENT, HARDWIRED, INTERCONNECTED, ON SEPARATE CIRCUIT AND WITH BATTERY BACKUP.
- INSTALL ONE DETECTOR ON EACH FLOOR NEAR TOP OF STAIR, INSIDE AND OUTSIDE OF EACH BEDROOM, ATTIC, AND CELLAR.

CARBON MONOXIDE DETECTORS

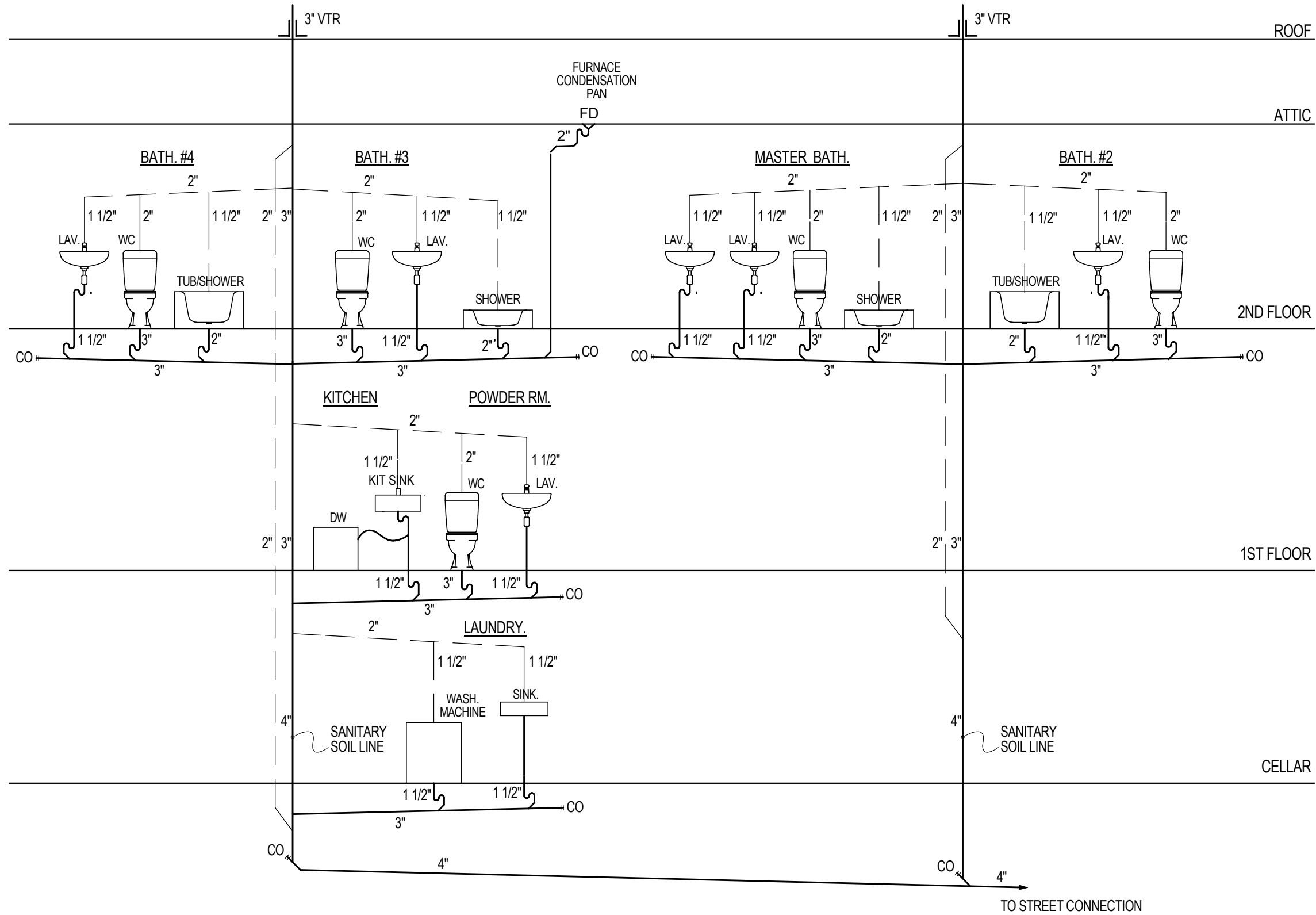
- POWERED BY HOUSE CURRENT, HARDWIRED, ON SEPARATE CIRCUIT AND WITH BATTERY BACKUP.
- INSTALL ONE DETECTOR ON EACH FLOOR IN A COMMON HALLWAY, AND WITHIN 15 FEET OF EVERY BEDROOM.



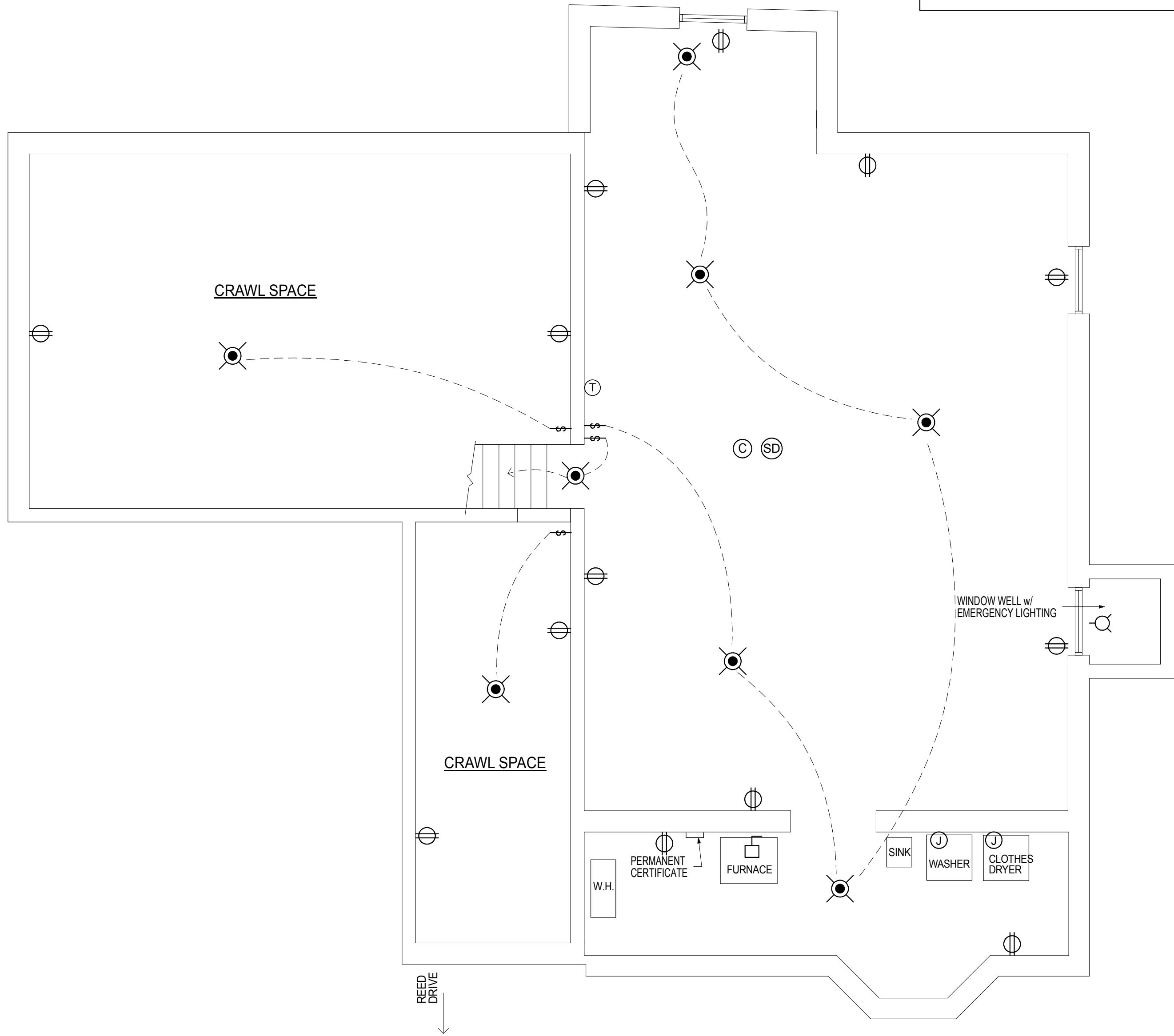
3 GAS PIPING LAYOUT
NOT TO SCALE



2 GAS RISER DIAGRAM
NOT TO SCALE



1 PLUMBING RISER DIAGRAM
NOT TO SCALE



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

ELECTRICAL LEGEND

- CHANDELIER
- RECESSED DOWNLIGHTING
- SURFACE MOUNTED CEILING LIGHTING
- SCONCE
- SURFACE MOUNTED VANITY STRIPS
- EXHAUST FAN LIGHT COMBO W/ REMOTE EXHAUST EXTERIOR MORTOR W/ SCREEN CAP
- STANDARD DUPLEX OUTLET
- WATERPROOF EXTERIOR DUPLEX OUTLET W/ COVERS
- DUPLEX OUTLET W/ GROUND-FAULT INTERRUPTER
- SINGLE POLE SWITCH
- 3-WAY SWITCH
- TELEPHONE / DATA JACK
- DISCONNECT
- JUNCTION BOX
- WATERPROOF JUNCTION BOX
- SMOKE DETECTOR - HARD-WIRE, INTERCONNECT
- CARBON MONOXIDE DETECTOR - HARD-WIRE
- PROGRAMMABLE THERMOSTAT

NOTE:

- ALL RECESSED DOWNLIGHTING, CEILING LIGHTING & CHANDELIER TO HAVE DIMMER SWITCH CONTROLS.
- FOR ALL LIGHT FIXTURES VERIFY TYPE, MODEL, MAKE, QUANTITY AND LOCATION W/ OWNER

FACADE ARCHITECTURE

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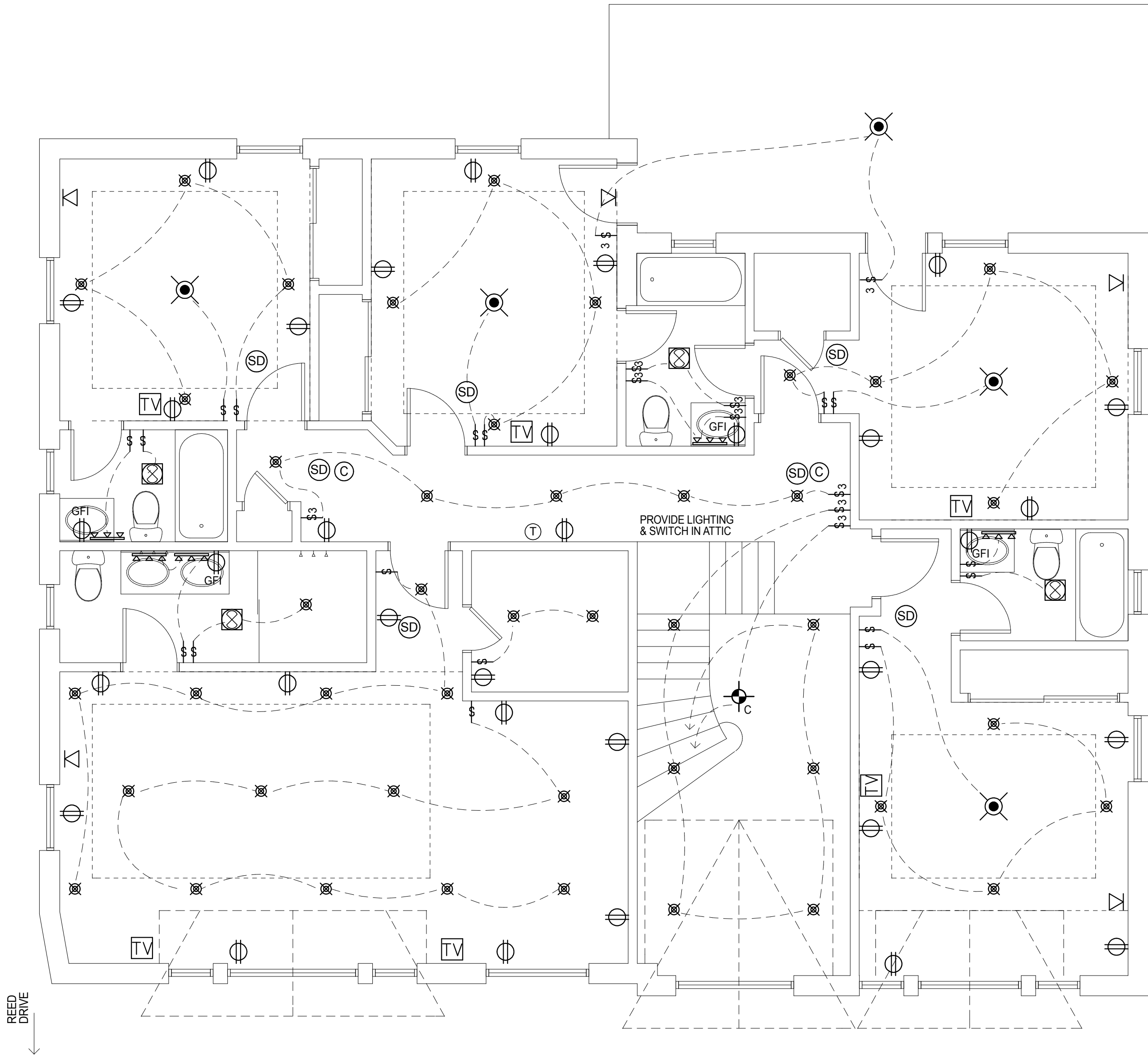
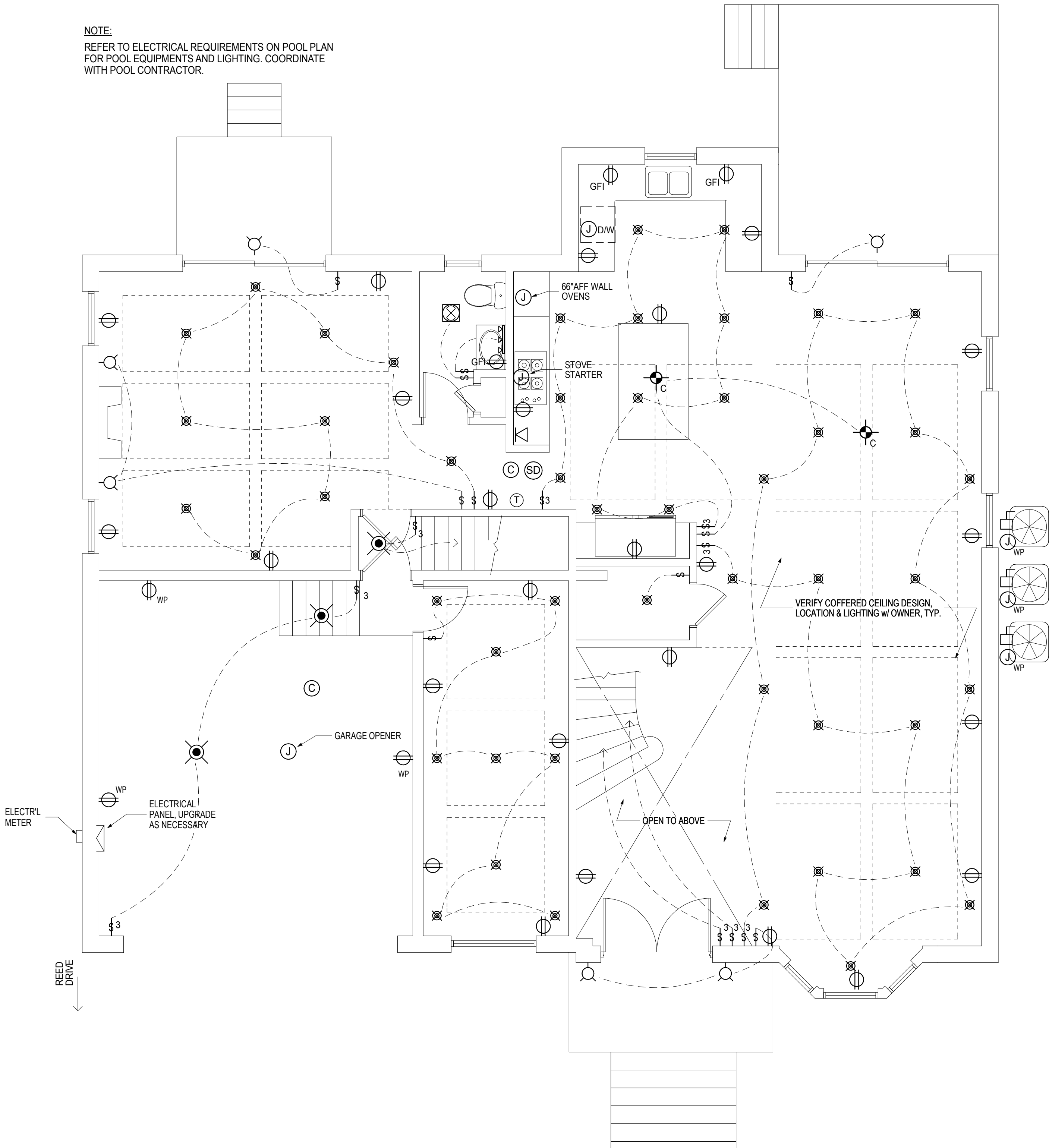
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SHEET TITLE:

CELLAR POWER/LIGHTING PLAN, ELECTRICAL LEGEND, PLUMBING RISER DIAGRAM, GAS RISER DIAGRAM, GAS PIPING LAYOUT, NOTES

SHEET NO:



ELECTRICAL LEGEND	
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	SURFACE MOUNTED CEILING LIGHTING
	SCONCE
	SURFACE MOUNTED VANITY STRIPS
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	DUPLEX OUTLET W/ GROUND- FAULT INTERRUPTER
	SINGLE POLE SWITCH
	3-WAY SWITCH
	TELEPHONE / DATA JACK
	DISCONNECT
	JUNCTION BOX
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NURA
NYRA

SHEET TITLE:

1ST FLOOR POWER/
LIGHTING PLAN,
2ND FLOOR POWER/
LIGHTING PLAN,
ELECTRICAL LEGEND

SHEET NO:

A-9

11 OF 11

LEGEND

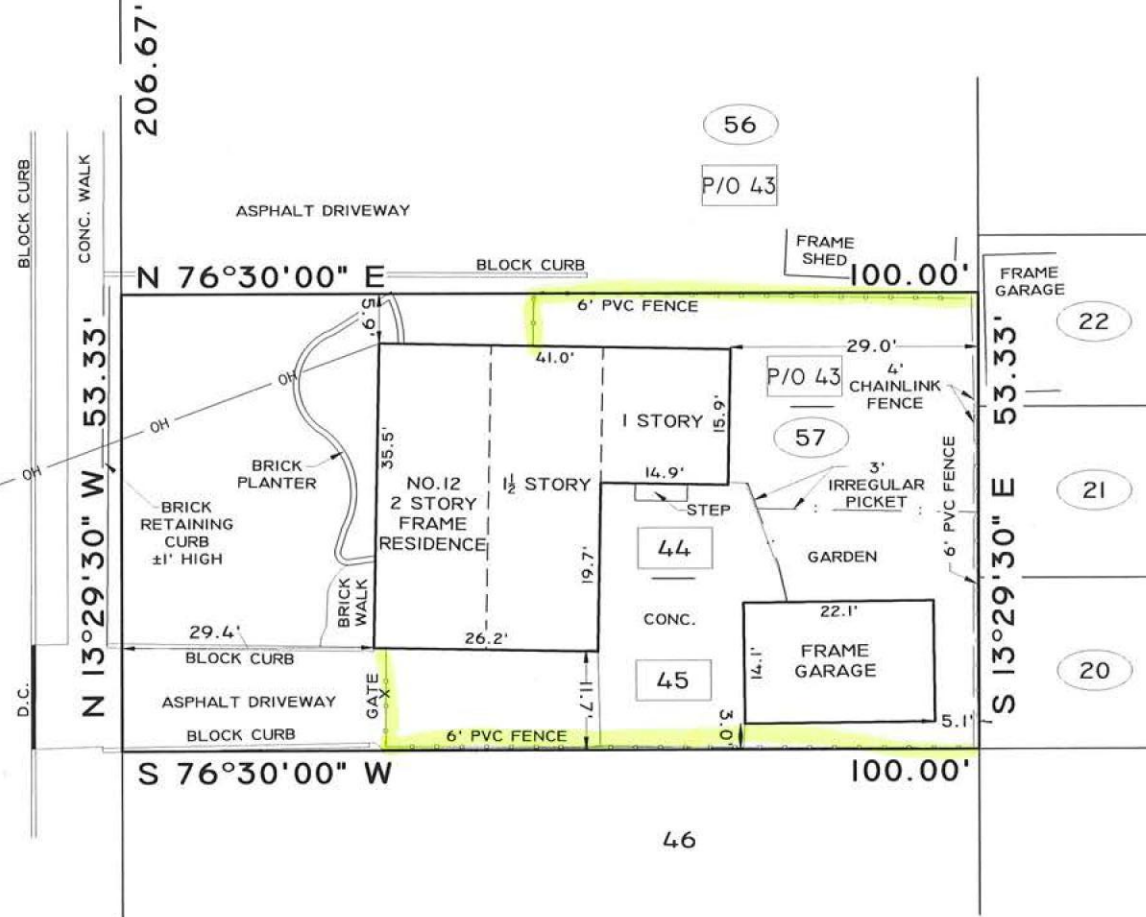
ELECTRIC LINE	---
GAS MAIN	- - -
OVERHEAD WIRES	--- ---
STORM DRAIN	---
SANITARY SEWER LINE	---
WATER MAIN	---
CHAIN LINK FENCE	---
METAL FENCE	---
PVC FENCE	---
STOCKADE FENCE	---
WIRE FENCE	---
WOOD FENCE	---

OLIVER AVENUE

#21587



ARLINGTON STREET
FIRST STREET



DISAPPROVED

Carlos Reyes
07/03/2024

CERTIFIED ONLY TO THE BUILDING DEPARTMENT TOWN OF NORTH HEMPSTEAD

00 = TAX LOTS
00 = FILED LOTS

© 2018 FERRANTELO COPYRIGHTED
ONLY A LICENSED LAND SURVEYOR CAN ESTABLISH BOUNDARY/PROPERTY LINES/CORNERS.
CALL US FOR A STAKE OUT - STAKE YOUR CLAIM!
MONUMENTS HAVE NOT BEEN SET UNLESS REQUESTED.
THIS SURVEY WAS PREPARED FOR THE PARTIES AND PURPOSE INDICATED HEREON. ANY EXTENSION OF THE USE
BEYOND THE PURPOSE AGREED TO BETWEEN THE CLIENT AND THE SURVEYOR EXCEEDS THE SCOPE OF THE ENGAGEMENT.
IT IS HEREBY CERTIFIED THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE CODE OF
PRACTICE AND MINIMUM STANDARDS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF
PROFESSIONAL LAND SURVEYORS
MEMBER OF THE NEW YORK STATE LAND TITLE ASSOCIATION
MEMBER OF THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS
MEMBER OF THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
MEMBER OF THE AMERICAN SOCIETY OF CIVIL ENGINEERS



seal here

1	REVISION DESCRIPTION	DATE
2		
3		
4		
5		
6		
7		
8		
9		
10		

BUILDING DEPARTMENT SURVEY	
MAP OF: WESTBURY ESTATES	
LOCATED AT: WESTBURY, TOWN OF NORTH HEMPSTEAD NASSAU COUNTY, NEW YORK	
TAX MAP ID: SECTION 10, BLOCK 164, LOT 57	
SITE DATA: AREA OF PLOT = 5,333 SQ. FT.	
FERRANTELO LAND SURVEYING P.C. NEW YORK STATE LICENSED LAND SURVEYORS SITE PLANNING & SUBDIVISION CONSULTANTS BUILDING & CONSTRUCTION LAYOUT PROFESSIONALS	
PHONE 516-248-2766	FAX 516-294-8570
12 WEST MALL PLAINVIEW, NY 11803 WEBSITE: WWW.FERRANTELO.COM EMAIL: INFO@FERRANTELO.COM	
SCALE: 1"=10'	DATE: 5/15/2024
DATUM:	SURVEYED BY: DD/JC
DRAFTED BY: SAM/AM	CHECKED BY: JC
SHEET: 1 OF 1	

status | permitDRAWINGS

#21588

Address: 401 Old Country Road, Carle Place, NY 11514

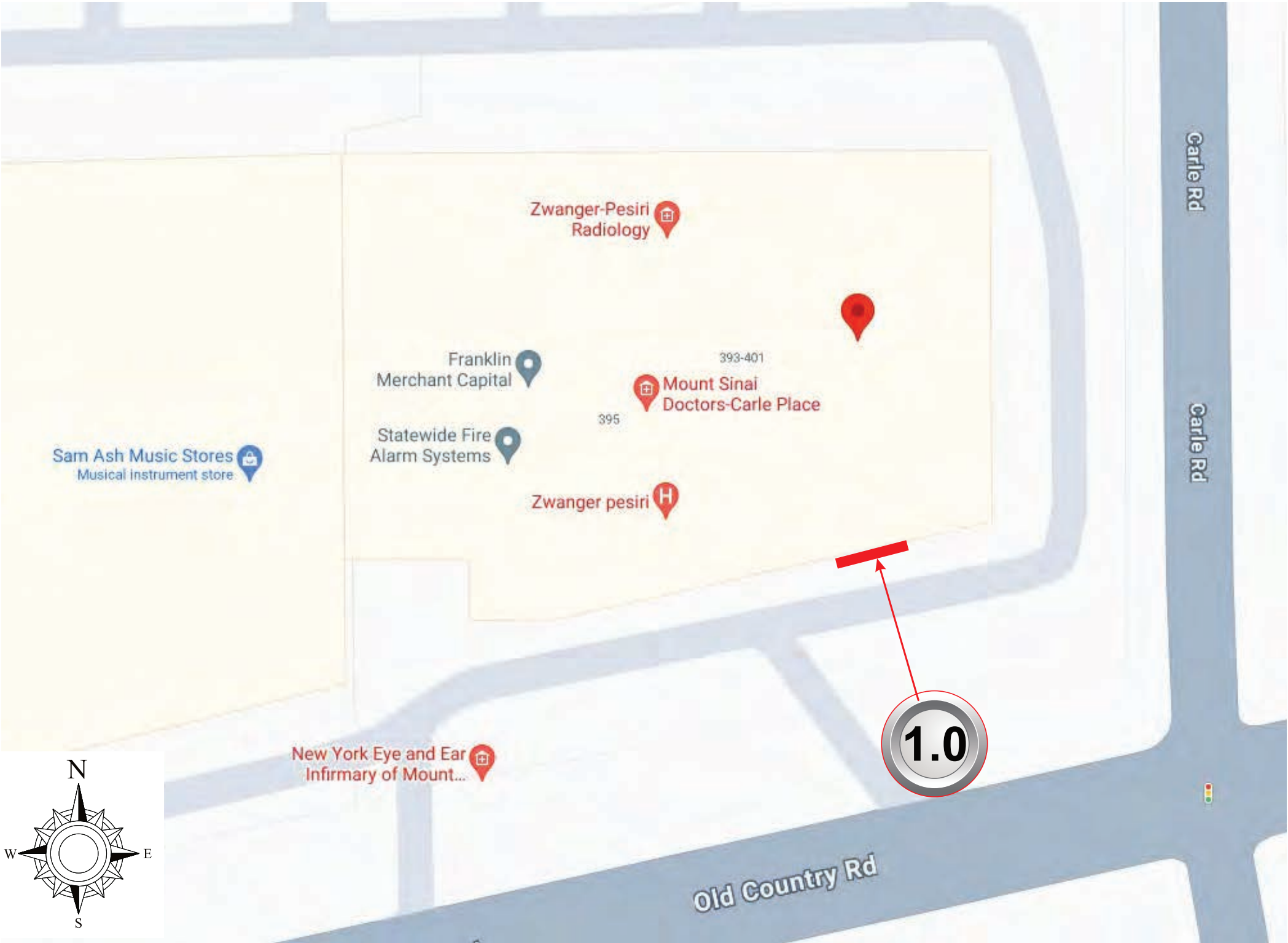


PREPARED BY:

Signarama
The way to grow your business.

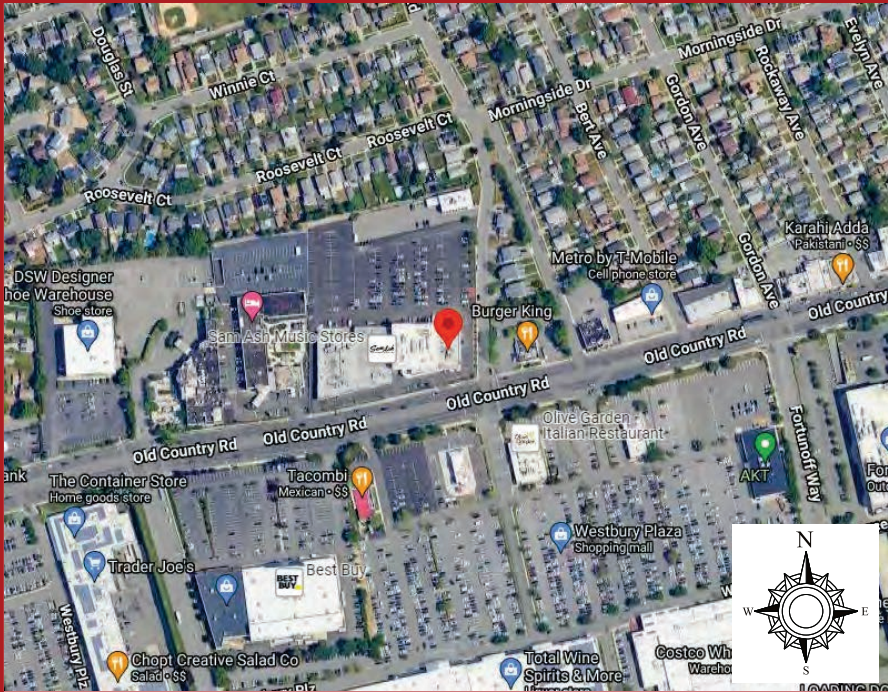
Production Documents

101-09 Jamaica Avenue, Richmond Hill, NY 11418
Tel : 718-268-8180 • sales@signarama-foresthills.com



1.0 CUSTOM ILLUMINATED CABINET SIGNAGE:
Manufacture and Install One (1) Set

AREA MAP



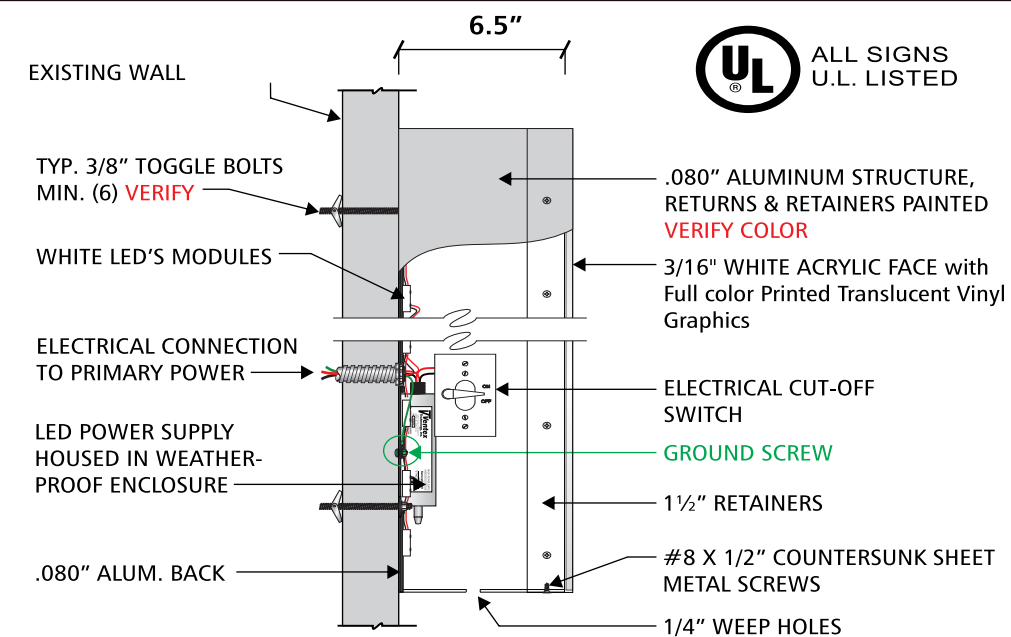
PREPARED FOR		APPROVAL SIGNATURE		DATE:		PREPARED BY / SIGN CONTRACTOR:	
ONPOINT PHARMACY				CHANGES/REVISIONS:		Signarama The way to grow your business.	
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FACE VIEW

1.0 CUSTOM 6.5" DEEP ILLUMINATED CABINET SIGNAGE
Qty: One (1) Set Scale: 1/2" = 1'

INSTALLATION & FABRICATION METHOD



SECTION DETAIL - ILLUMINATED CABINET SIGN W/ ACRYLIC FACES:
SCALE: NTS



Total Size:	48 中
Sign weight:	150 lbs
Height from grade:	9ft 5"

PREPARED FOR		APPROVAL SIGNATURE		DATE: 4/04/2024		PREPARED BY / SIGN CONTRACTOR:	
ONPOINT PHARMACY				CHANGES/REVISIONS:		 The way to grow your business.	
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ZOOM VIEW



FACE VIEW



SECTION VIEW



CUSTOM ILLUMINATED CABINET SIGNAGE

Qty: One (1) Set

Scale: 1/2" = 1'

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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 #21505.A - 9 Powerhouse RD LLC (Starbucks); 9 Powerhouse Road, Roslyn Heights; Section 7, Block 72, Lot 71; Zoned: Business-A
Variances from §70-203.T(2)(e) and 70-135 to construct an ordering station with audio equipment facing a residentially zoned property and to erect a fence on top of a retaining wall which will exceed the permitted height (is too tall).

Whereas, an application (CBP22-000185, CFP24-000012, BZA24-000088) 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 **August 14, 2024**, the appeal in the above-entitled matter was decided as follows:

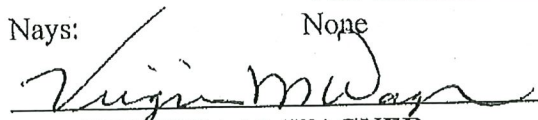
GRANTED of the dimension and in the location as shown on drawings prepared by Edward Paul Butt R.A. dated July 3, 2024, and revised through July 10, 2024.

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, Chairman Mammina

Nays: None


VIRGINIA M. WAGNER
SECRETARY

REC'D TNH TOWN CLERK
AUG 21 '24 PM3:49

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

Vice Chairman
Leslie Francis, Esq.

Members
Daniel Donatelli, Esq.
Jay Hernandez
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Town of North Hempstead



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NOTICE OF DECISION

APPEAL #21579 – David Schoer; 12 Longview Rd., Port Washington; Section 5, Block 19, Lot 142; Zoned: Residence-A
Variance from § 70-100.2(A)(2) to construct fences forward of a front building line.

Whereas, an application (RFP24-000144, BZA24-000078) 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 **August 14, 2024**, the appeal in the above-entitled matter was decided as follows:

GRANTED of the dimension and in the location as shown on a survey prepared by Malgorzata Gasiorowska, L.S. dated August 1, 2023, *as annotated by the applicant and as amended by the Board* **SUBJECT TO THE FOLLOWING CONDITIONS:**

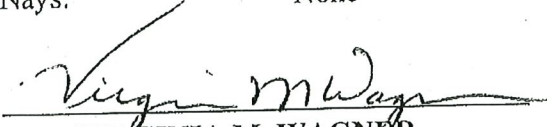
1. *Fence shall be an estate style fence.*
2. *Fence height shall not exceed 4'.*
3. *Fence shall be located no closer than 3' to the property line and shall be screened entirely with arborvitae and or hedges.*

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


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Chairman

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Vice Chairman

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Board of Zoning Appeals

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NOTICE OF DECISION

APPEAL #21581 – Efaz Uddin; 68 Stephen Ave., New Hyde Park; Section 8, Block 323, Lot 4; Zoned: Residence-C

Variance from § 70-50.A to construct a second story addition and two-story portico too close to the street.

Whereas, an application (RBP24-000037 BZA24-000070) 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 **August 14, 2024**, the appeal in the above-entitled matter was decided as follows:

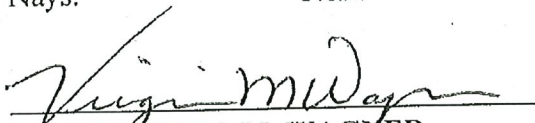
GRANTED of the dimension and in the location as shown on plans prepared by Juan Idalio Medina-Yan, P.E. dated June 7, 2024, *as amended*.

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,
Vice Chairman Francis, Chairman Mammìna

Nays: None


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NOTICE OF DECISION

**APPEAL #21584 - Wai Hui; 113 Monterey Drive, New Hyde Park; Section 8, Block 266,
Lot 20; Zoned: Residence-A**

Variance from §70-100.2(a)(4) to legalize a fence and gates that are too tall.

Whereas, an application (RFP24-000165, BZA24-000079) 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 **August 14, 2024**, the appeal in the above-entitled matter was decided as follows:

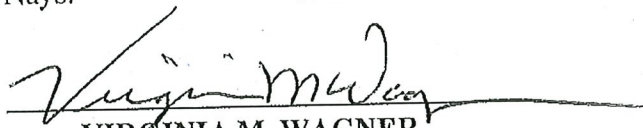
DENIED

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

Motioned by: Member Goodsell Seconded by: Vice Chairman Francis

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

Nays: None


VIRGINIA M. WAGNER
SECRETARY

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Vice Chairman
Leslie Francis, Esq.

Members
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Town of North Hempstead



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NOTICE OF DECISION

APPEAL #21585 - Dan Geevarghese; 344 Bryn Mawr Road, New Hyde Park; Section 9, Block 523, Lot 32; Zoned: Residence-C
Variance from §70-100.2(H) to legalize the relocation of 3 A/C units more than 3 feet from the home.

Whereas, an application (RPH23-000024, ART24-000125, BZA24-000081) 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 **August 14, 2024**, the appeal in the above-entitled matter was decided as follows:

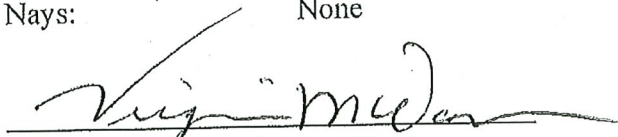
GRANTED of the dimension and in the location as shown on survey prepared by Christopher M. Buckley, L.S. dated May 15, 2024.

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


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NOTICE OF DECISION

APPEAL #21588 – Steel Equities; 401 Old Country Road., Carle Place; Section 10, Block 288, Lot 44; Zoned: Business-A
Variance § 70-196(J)(1)(a) to install more than one wall sign per wall.

Whereas, an application (SGP24-000143, BZA24-000084) 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 **August 14, 2024**, 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 Signarama dated April 4, 2024, **SUBJECT TO THE FOLLOWING CONDITION:**

- 1. Illumination shall be restricted to the hours between sunset - 11:00PM.*

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

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SECRETARY

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