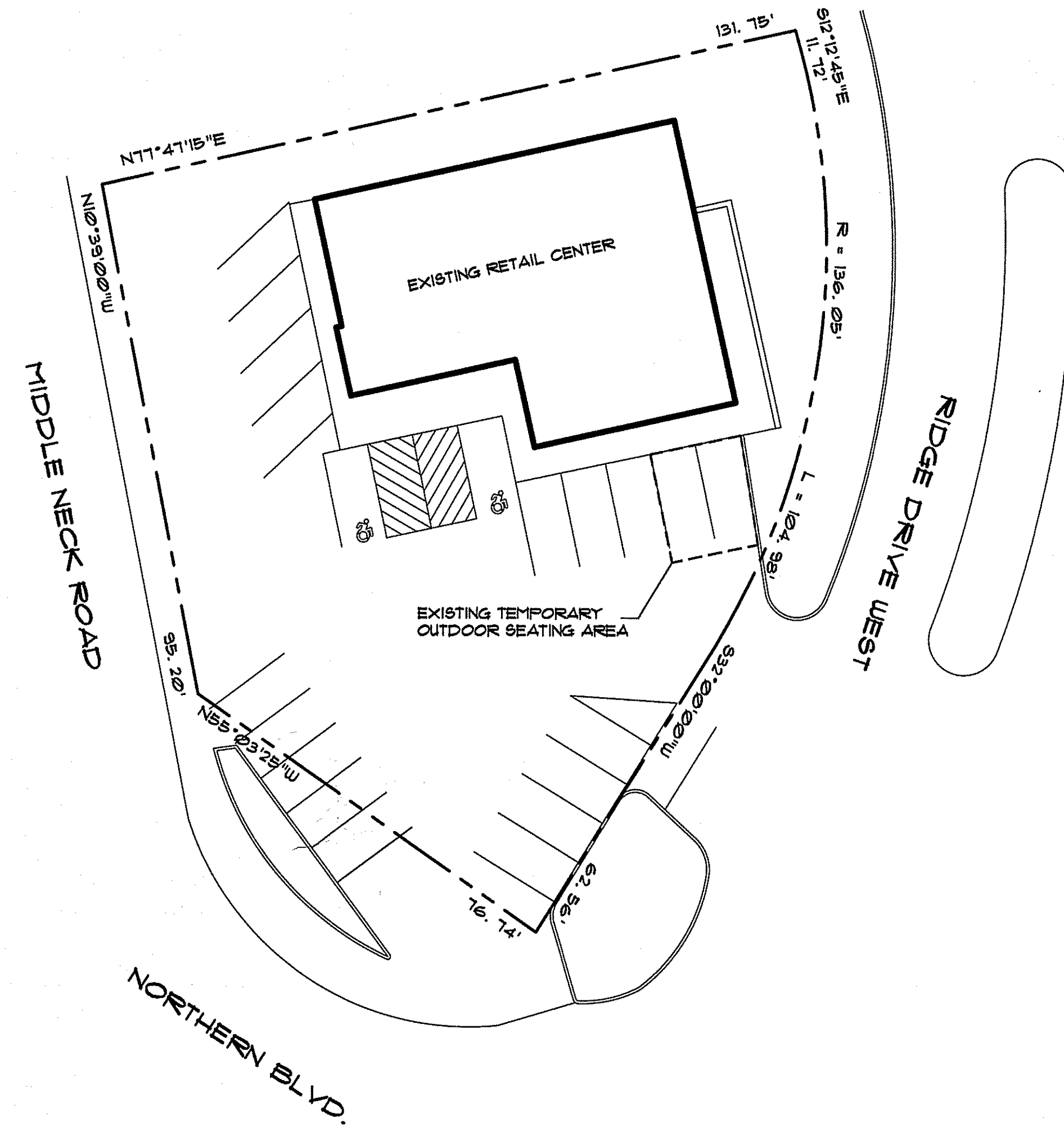


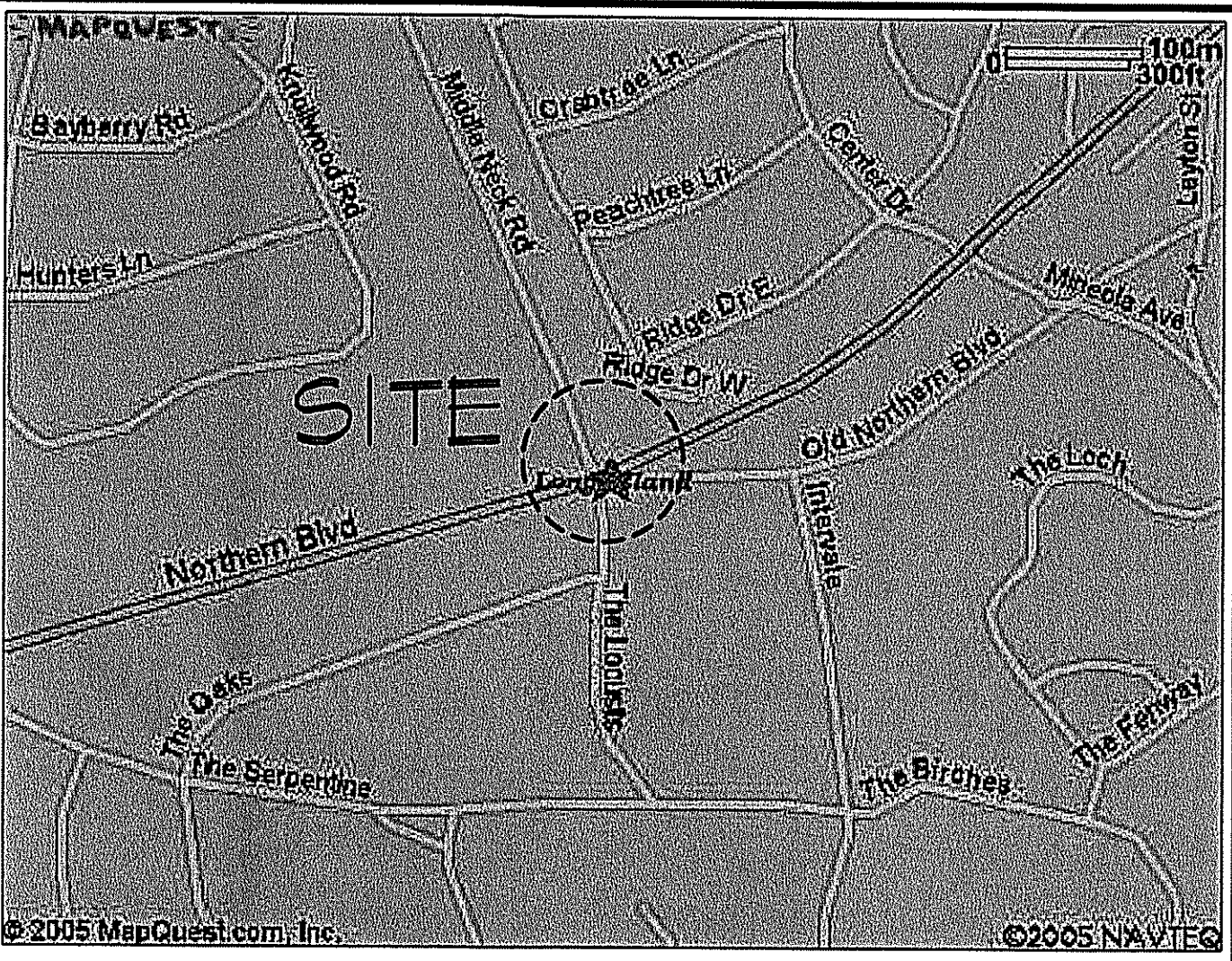


EXISTING SITE PLAN

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

MAP OF PROPERTY
SITUATED AT
ROSLYN
VILLAGE OF FLOWER HILL
NASSAU COUNTY, NEW YORK
SITE PLAN INFO ADAPTED FROM SURVEY BY:
FERRANTELLI LAND SURVEYING, P.C.
PLAINVIEW, NEW YORK
DATED: OCTOBER 22, 2017

NOTE:
SITE PARKING LAYOUT SHOWN BASED ON FIELD
OBSERVATIONS OF ACTUAL STRIPING IN PLACE



KEY MAP

NO SCALE

GENERAL INFORMATION

SECTION 06	BLOCK 53-14	LOT 170
ZONING	: BUSINESS	
SITE AREA	: 36,211 SQ. FT. OR 0.831 ACRES	
EXISTING BLDG. AREA	: NO CHANGE	
PROPOSED BLDG. AREA	: NO CHANGE	
TOTAL BLDG. AREA	: NO CHANGE	
LOT COVERAGE	: NO CHANGE	
CONSTRUCTION CLASS	: III B	
OCCUPANCY CLASS	: B BUSINESS	

PARKING CALCULATION

REQUIREMENT =
RESTAURANT = 1 PER 4 SEATS PLUS 1 PER EMPLOYEE
RETAIL USE = 5 PLUS 1 PER 300 SQ. FT. IN EXCESS OF 2000 SQ. FT.

DUNKIN' DONUTS (RESTAURANT)
(6) SEATS = 1.5 SPACES PLUS 1 PER EMPLOYEE (3) = 4.5 = 5 SPACES TOTAL

JOANNE'S GOURMET PIZZA (RESTAURANT)
(16) SEATS = 4 SPACES PLUS 1 PER EMPLOYEE (4) = 8 SPACES TOTAL

VACANT SPACE (RETAIL) = 825 SQ. FT.
(5) SPACES PLUS (1) PER 300 SQ. FT. IN EXCESS OF 2000 SQ. FT. = 5 SPACES TOTAL

TOTAL PARKING REQUIRED = 18 SPACES
TOTAL PARKING PROVIDED = 20 SPACES (2 OCCUPIED BY TEMP. OUTDOOR SEATING)
INCLUDING (2) ACCESSIBLE SPACES

RECEIVED
APR 14 2023
VILLAGE OF FLOWER HILL

REVISION	
NO.	DATE

ISSUANCE	
DATE	TO

Di MARIA

BAR Architecture, P.C.
Architectural Planning & Design
150 Motor Parkway - Suite 201
Hempstead, New York 11550

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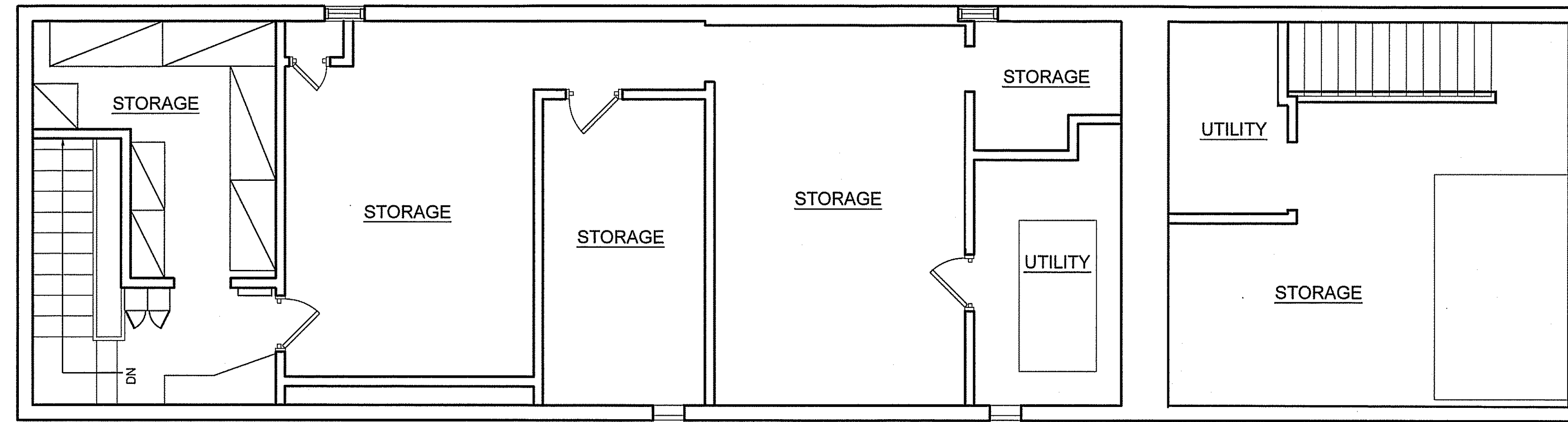
PROJECT
EXTERIOR ALTERATIONS
1063-1064 NORTHERN BLVD.
ROSLYN, NEW YORK

SHEET TITLE

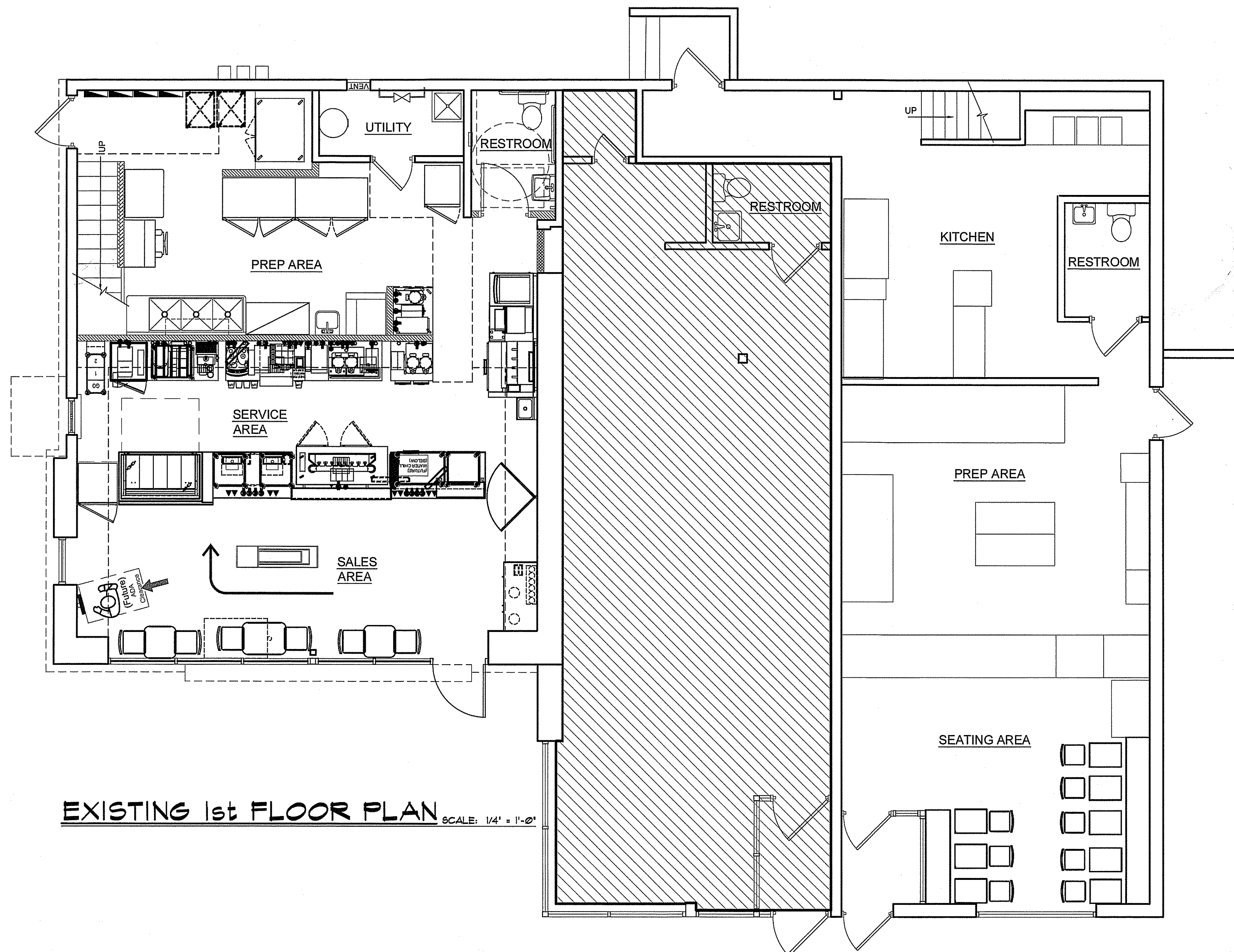
DRAWN BY	MM
CHECKED BY	RTB

SHEET NUMBER
SP

JOB NO.



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



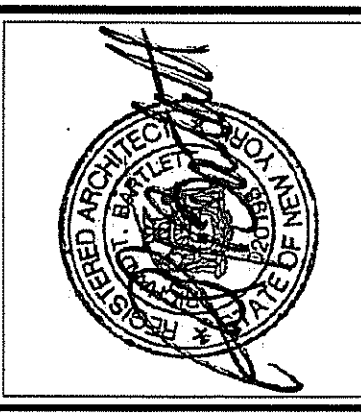
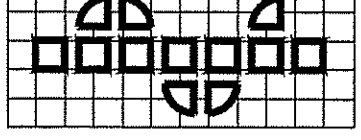
EXISTING 1st FLOOR PLAN SCALE: 1/4" = 1'-0"

REVISIONS		
NO.	DATE	TITLE

ISSUANCES		
DATE	TITLE	

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REALTY

BAR Architecture, P.C.
Architectural Planning & Design
140 Motor Parkway - Suite 201
Hauppauge, New York 11788
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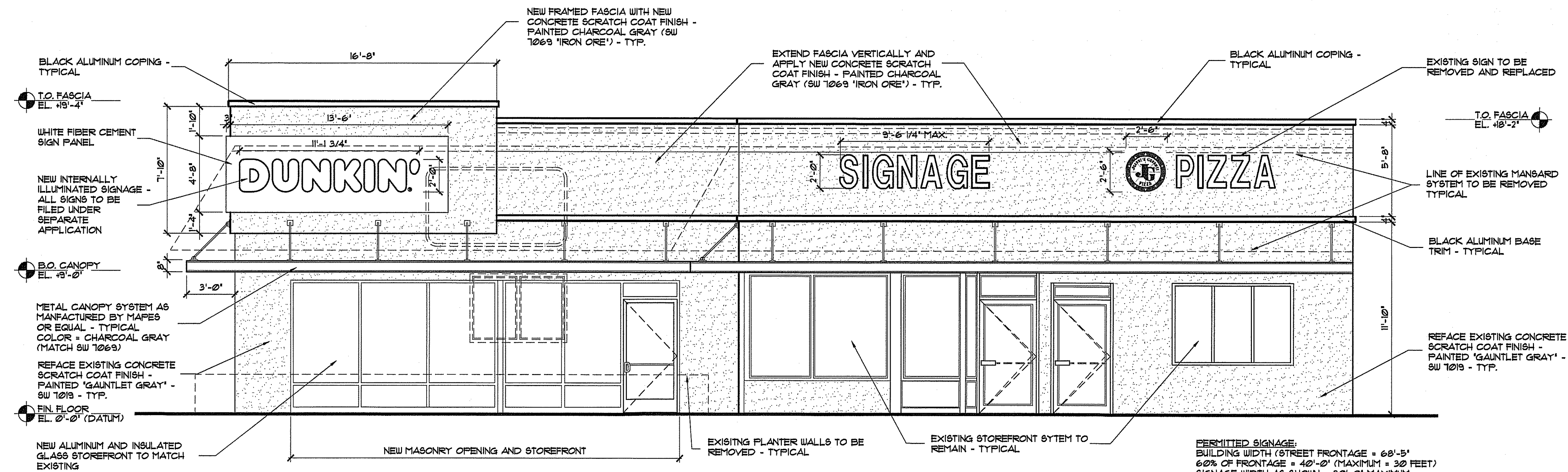


PROJECT
EXTERIOR ALTERATIONS
1063-1067 ROSLYN ROAD
ROSLYN, NEW YORK

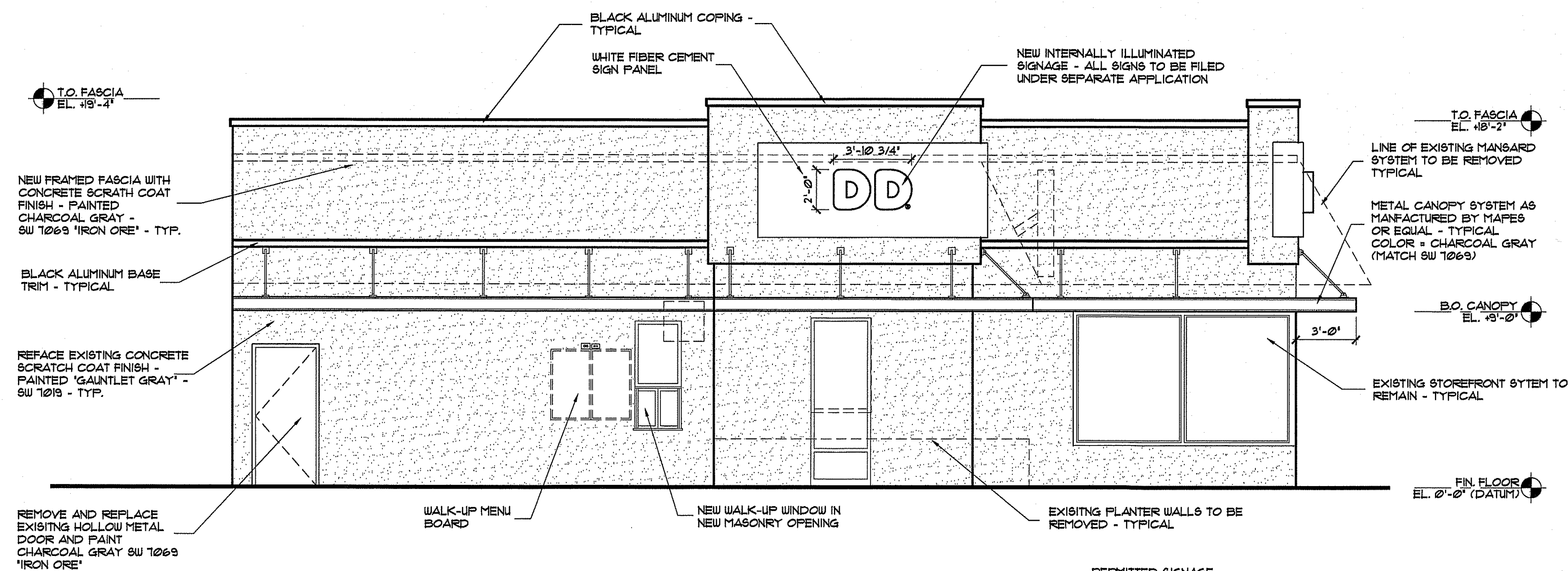
SHEET TITLE
EXISTING FLOOR PLANS
FIRST AND SECOND FLOOR

DRAWN BY MM	SCALE AS NOTED
CHECKED BY RTB	DATE FEB. '23

SHEET NUMBER
A-1



SOUTH ELEVATION (FRONT) SCALE: 1/4" = 1'-0"



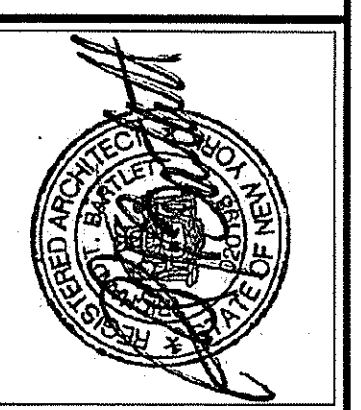
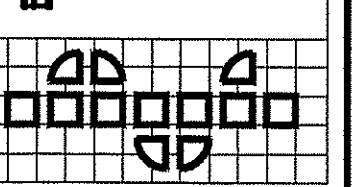
WEST ELEVATION (SIDE) SCALE: 1/4" = 1'-0"

REVISIONS		
NO.	DATE	TITLE

ISSUANCES	
DATE	TITLE

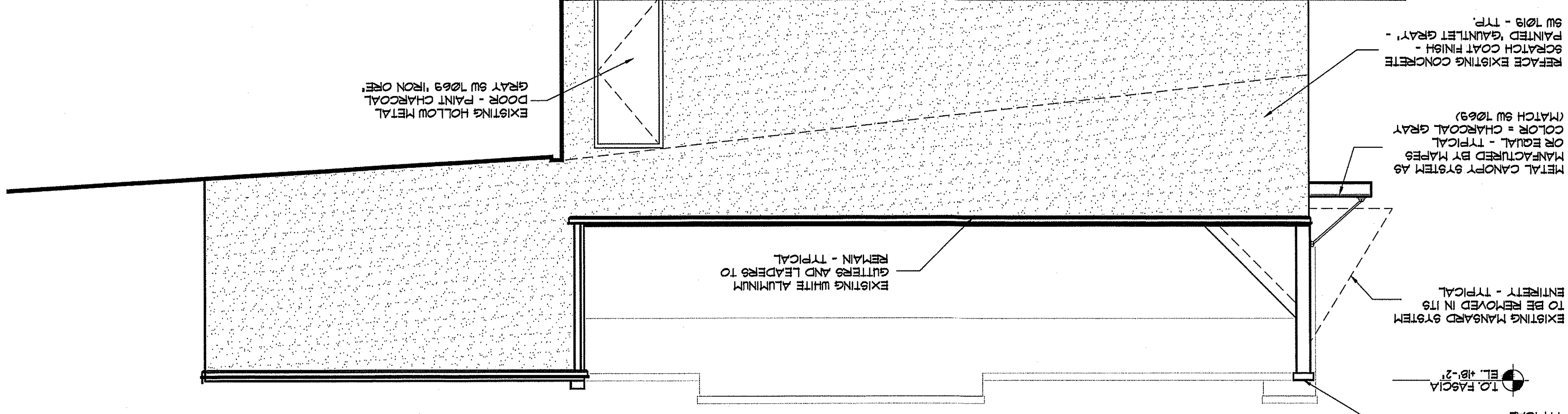
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PROJECT: EXTERIOR ALTERATIONS
1063-1067 NORTHERN BLVD.
ROSELIN, NEW YORK
SHEET TITLE: PRELIMINARY
BUILDING ELEVATIONS

DRAWN BY: MM1
CHECKED BY: RTB
SCALE: AS NOTED
DATE: AUGUST '22
SHEET NUMBER: **A-2**
JOB NO.:



NORTH ELEVATION (REAR)

