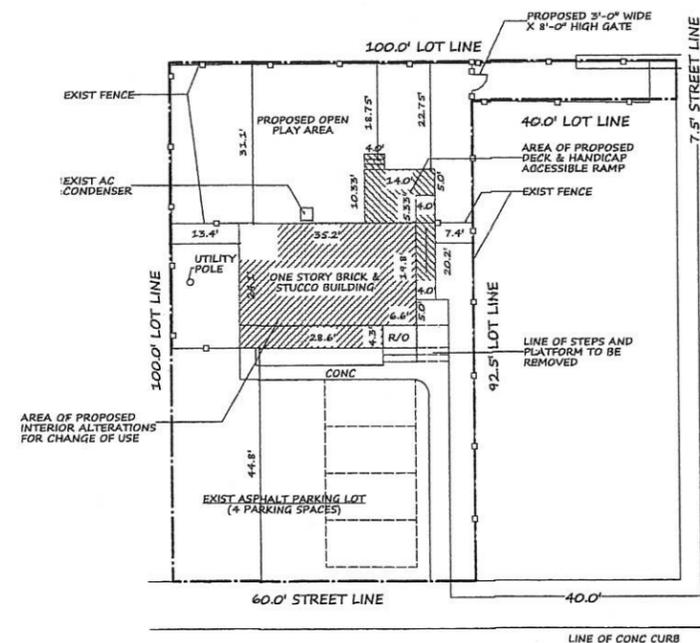


FIRST FLOOR PLAN
SCALE 1/4"=1'-0"

ZONING INFORMATION			
ZONING DISTRICT: RES A	SEC: 43	BLK: 43	
ARTICLE: IV	LOT (S): 20-22, 211, 213		
SECTIONS:	PERMITTED	EXISTING	PROPOSED
625-9 USAGE	SINGLE FAMILY RES	DENTAL OFFICE	NURSERY SCHOOL
625-12 LOT SIZE	6000 SQ FT	6300 SQ FT	NO CHANGE
625-12 LOT WIDTH	60.0'	60.0'	NO CHANGE
625-12 LOT COVERAGE	35.0%	893.3 SF= 14.2%	1077.9 SF = 17.1%
625-15 SIDE YARD SETBACK	5.0'	11.4'	7.4'
625-15 SIDE YARD AGGERATE	14.0'	24.8'	20.8'
625-14 FRONT YARD SETBACK	AVG ADJ BLDG OR 25.0' MAX	44.8'	NO CHANGE
625-16 REAR YARD SETBACK	25.0'	31.1'	18.75'
288-8 HEIGHT	30.0'	14.25'	NO CHANGE
OFF STREET PARKING	1/300SF = 3	4	NO CHANGE

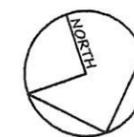


WARWICK RD

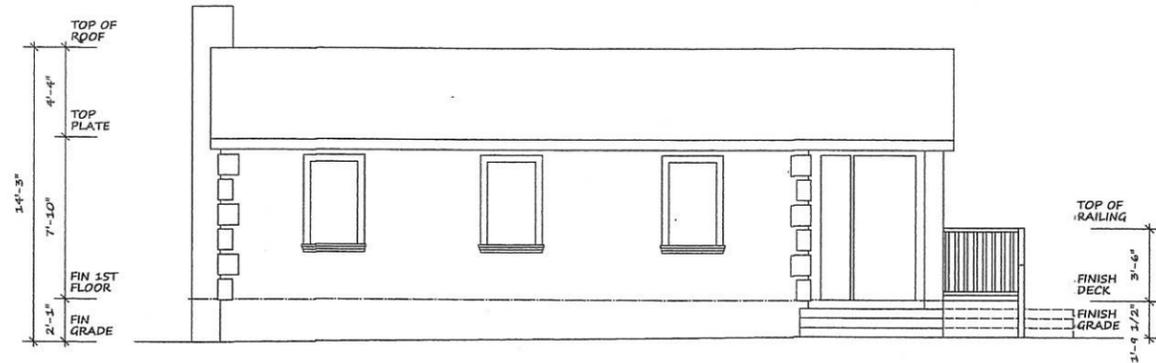
QUEBEC RD

PLOT PLAN
SCALE 1/16"=1'-0"

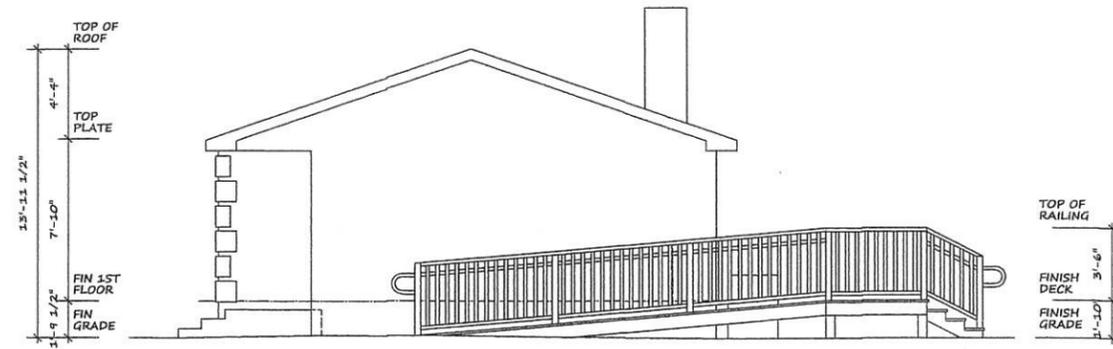
THIS PLOT PLAN WAS BASED ON INFORMATION PROVIDED ON A SURVEY PREPARED ON 5/6/08 BY SURVEY SOLUTIONS INC No 11-923R



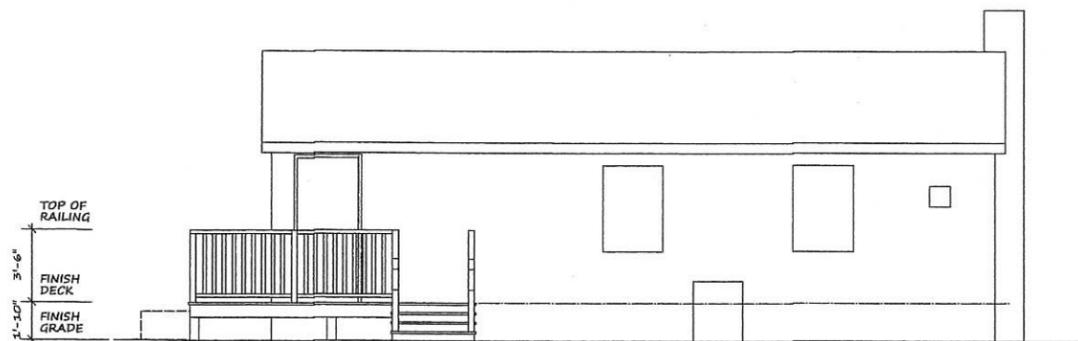
1	ISSUE TO THE INC VILLAGE OF ISLAND PARK BUILDING DEPT FOR ZONING REVIEW	HMM	3/12/21
NO.	REVISIONS/ISSUED	BY:	DATE:
DRAWING TITLE: PLOT PLAN, FIRST FLOOR PLAN			
PROJECT TITLE: PROPOSED INTERIOR ALTERATIONS FOR CHANGE OF USE TO NURSERY SCHOOL & NEW WOOD REAR DECK AND RAMP AT: 99 WARWICK RD ISLAND PARK, NY			
SCALE:	AS NOTED	DRAWN BY: BM	PROJECT NO.
DATE:	3-1-21	CHECKED BY: HMM	21-008
HENRY M. MONTEVERDE ARCHITECT & PLANNER			A1 / 2
230 KINGSTON BOULEVARD ISLAND PARK, NY 11558-1925		516-432-3939 516-432-3982	



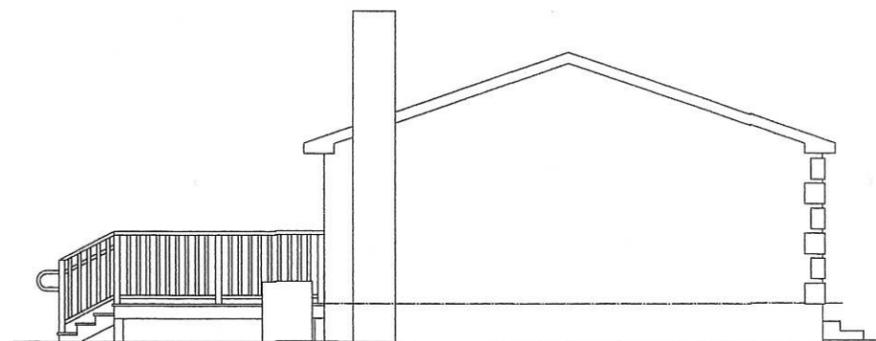
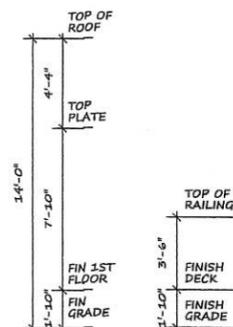
FRONT (NORTH) ELEVATION
SCALE 1/4"=1'-0"



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



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



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

1	ISSUE TO THE INC VILLAGE OF ISLAND PARK BUILDING DEPT FOR ZONING REVIEW	HMM	3/12/21
NO.	REVISIONS/ISSUED	BY:	DATE:
DRAWING TITLE: ELEVATIONS: NORTH, SOUTH, EAST, WEST			
PROJECT TITLE: PROPOSED INTERIOR ALTERATIONS FOR CHANGE OF USE TO NURSERY SCHOOL & NEW WOOD REAR DECK AND RAMP AT: 99 WARWICK RD ISLAND PARK, NY			
SCALE: AS NOTED	DRAWN BY: BM	PROJECT NO. 21-008	
DATE: 3-1-21	CHECKED BY: HMM		
HENRY M. MONTEVERDE ARCHITECT & PLANNER			A2 / 2
230 KINGSTON BOULEVARD ISLAND PARK, NY 11558-1925		516-432-3939 516-432-3962	