



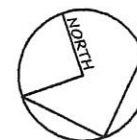
100.0' LOT LINE
 40.0' LOT LINE
 60.0' STREET LINE
 40.0'
 92.5' LOT LINE
 7.5' STREET LINE
 PROPOSED 3'-0" WIDE X 8'-0" HIGH GATE
 EXIST FENCE
 EXIST AC CONDENSER
 AREA OF PROPOSED DECK & HANDICAP ACCESSIBLE RAMP
 EXIST FENCE
 LINE OF STEPS AND PLATFORM TO BE REMOVED
 ONE STORY BRICK & STUCCO BUILDING
 UTILITY POLE
 CONC
 EXIST ASPHALT PARKING LOT (4 PARKING SPACES)
 AREA OF PROPOSED INTERIOR ALTERATIONS FOR CHANGE OF USE
 100.0' LOT LINE
 60.0' STREET LINE
 LINE OF CONC CURB

WARWICK RD

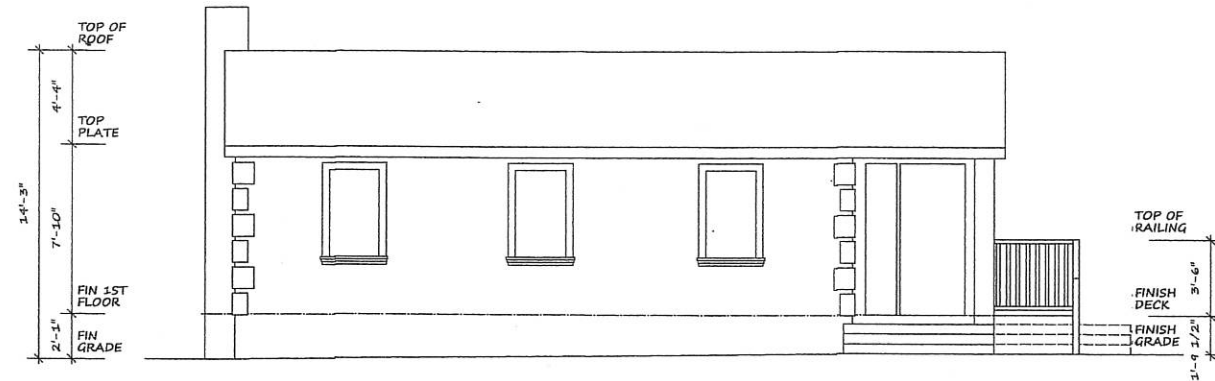
PLOT PLAN
SCALE 1/16"=1'-0"

THIS PLOT PLAN WAS BASED ON
INFORMATION PROVIDED ON A
SURVEY PREPARED ON 5/6/08
BY SURVEY SOLUTIONS INC
No 11921R

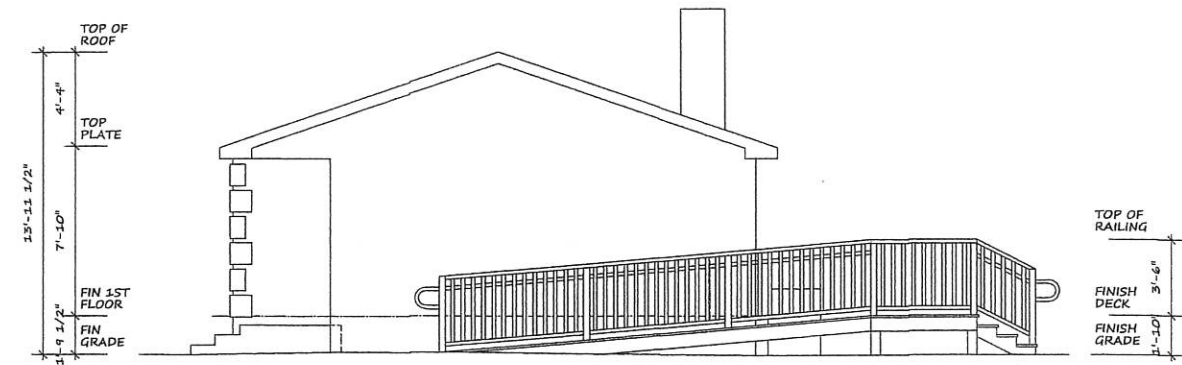
QUEBEC RD



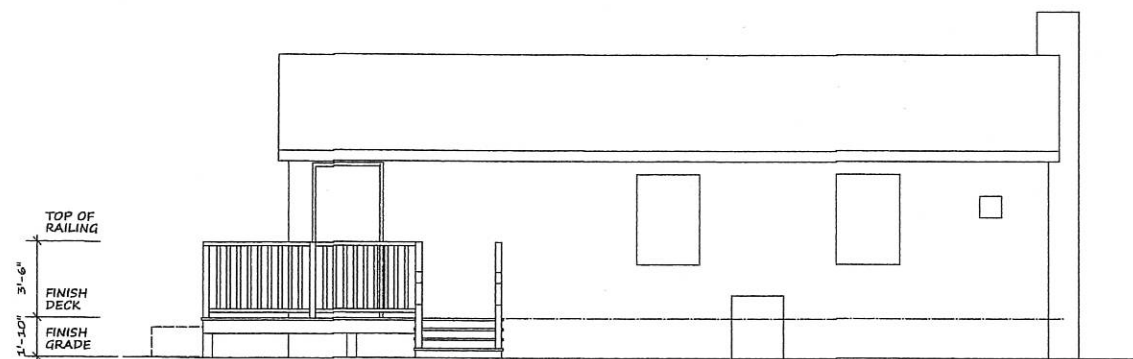
1	ISSUE TO THE INC VILLAGE OF ISLAND PARK BUILDING DEPT FOR ZONING REVIEW	HMM	3/12/21
NO.	REVISIONS/ISSUED	BY:	DATE:
DRAWING TITLE: PLOT PLAN, FIRST FLOOR PLAN			
PROJECT TITLE: <u>PROPOSED INTERIOR ALTERATIONS FOR CHANGE OF USE TO NURSERY SCHOOL & NEW WOOD REAR DECK AND RAMP AT:</u> 99 WARWICK RD ISLAND PARK, NY			
SCALE: AS NOTED	DRAWN BY: BM	PROJECT NO. 21-008	
DATE: 3-1-21	CHECKED BY: HMM		
HENRY M. MONTEVERDE ARCHITECT & PLANNER		A1 / 2	
230 KINGSTON BOULEVARD ISLAND PARK, NY 11558-1925		516-432-3939 516-432-3962	



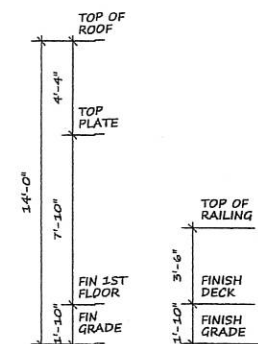
FRONT (NORTH) ELEVATION
SCALE 1/4"=1'-0"



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	
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HENRY M. MONTEVERDE ARCHITECT & PLANNER			A2 2
230 KINGSTON BOULEVARD ISLAND PARK, NY 11558-1925			516-432-3939 516-432-3962