

SITE AND ZONING DATA				
TOWN OF NORTH HEMPSTEAD				
SECTION	3			
BLOCK	71			
LOT(S)	513, 514 & 515			
ZONE DESCRIPTION	BUSINESS B			
LOT AREA	7,031 SF EXISTING - NO CHANGE			
ZONING	REQUIRED/ PERMITTED	PROPOSED	CODE SECTION	VARIANCES RQUIRED
PERMITTED USES	SENIOR CITIZEN FACILITIES AS CONDITIONAL USE	SENIOR INDEPENDENT LIVING (5 UNITS) WITH OFFICE ON FIRST FLOOR	70-139 (J(1))	CONDITIONAL USE
MAXIMUM BUILDING HEIGHT	3 STORIES 45'-0"	3 STORIES	70-142	NA
MINIMUM LOT AREA	40,000 SF	EXISTING 7,031 SF	70-143 (B)	32,969 SF
MINIMUM LOT WIDTH	100 FT	EXISTING 60 FT	70-143 (B)	40 FT
MINIMUM FRONT SETBACK	25 FT	13 FT	70-143 (B)	12 FT
MAXIMUM DENSITY	32 UNITS / ACRE (5.16 UNITS)	5 UNITS	70-143 (B)	NA
LOT COVERAGE	85% (5,976.35 SF)	2,270 SF	70-144	NA
FLOOR AREA	MIN. 600 SF / UNIT MAX. 1,600 SF / UNIT MIN. 40% OF UNITS SHALL BE 1 BEDROOM (2 UNITS) NO UNIT SHALL CONTAIN MORE THAN 2 BEDROOMS	UNIT 1 (1 BR) 800 SF UNIT 2 (1 BR) 1,138 SF UNIT 3 (2 BR) 1,425 SF UNIT 4 (2 BR) 1,743 SF UNIT 5 (2 BR) 1,619 SF	70-144.1	NA
MINIMUM FRONT YARDS	NO FRONT YARD REQUIRED	13 FT	70-145	NA
MINIMUM REAR YARDS	20'-0"	50'-0" AT GROUND FLOOR 20'-0" ABOVE	70-146 (A)	NA
MINIMUM REAR YARDS	15'-0" EACH SIDE	WEST SIDE: 0'-0" EAST SIDE: 12'-0"	70-146 (A)	15'-0" 3'-0"
SEPARATION OF BUILDINGS	25'-0"	WEST SIDE: 0'-0" EAST SIDE: 12'-0"	70-146.1	25'-0" 13'-0"
OPEN SPACE + AMENITY	80 SF INDOOR COMMON SPACE / UNIT 50 SF OUTDOOR COMMON SPACE / UNIT	400 SF INDOOR SPACE 250 SF OUTDOOR SPACE	70-146.2	NA
FENCES	MAX. HEIGHT: 7'-0"	6'-0" HIGH FENCE	70-147	NA
PARKING	SENIOR INDEPENDENT-LIVING: 1 / 0.67 UNIT (4 SPACES) OFFICE: 1 / EACH 200SF OVER 1,000SF (3 SPACES) BUSINESS: 1 / EACH 300SF OVER 1,000SF (3 SPACES)	(8) 10'x20' SPACES	70-103	NA

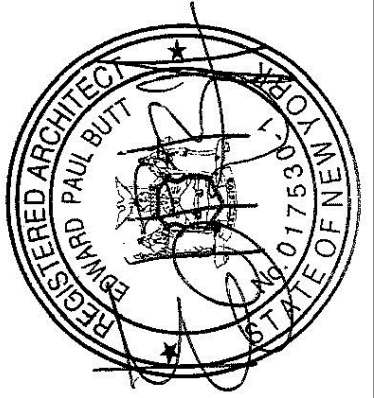
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CONTRACTOR SHALL VERIFY ALL CONDITIONS AND MEASUREMENTS IN THE FIELD AND BE RESPONSIBLE FOR FIELD FIT AND QUANTITY OF WORK. NO ALLOWANCES SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLIGENCE ON HIS PART.

NO.	REVISION	DATE
	SUBMITTED FOR BSA	01.18.2022

DRAWING TITLE	PROJECT NAME
INFORMATION FROM NORTHCOAST CIVIL	25 ORCHARD STREET PORT WASHINGTON

DATE:	SCALE:	DRAWN BY:	JOB NO.:
01.18.2022			



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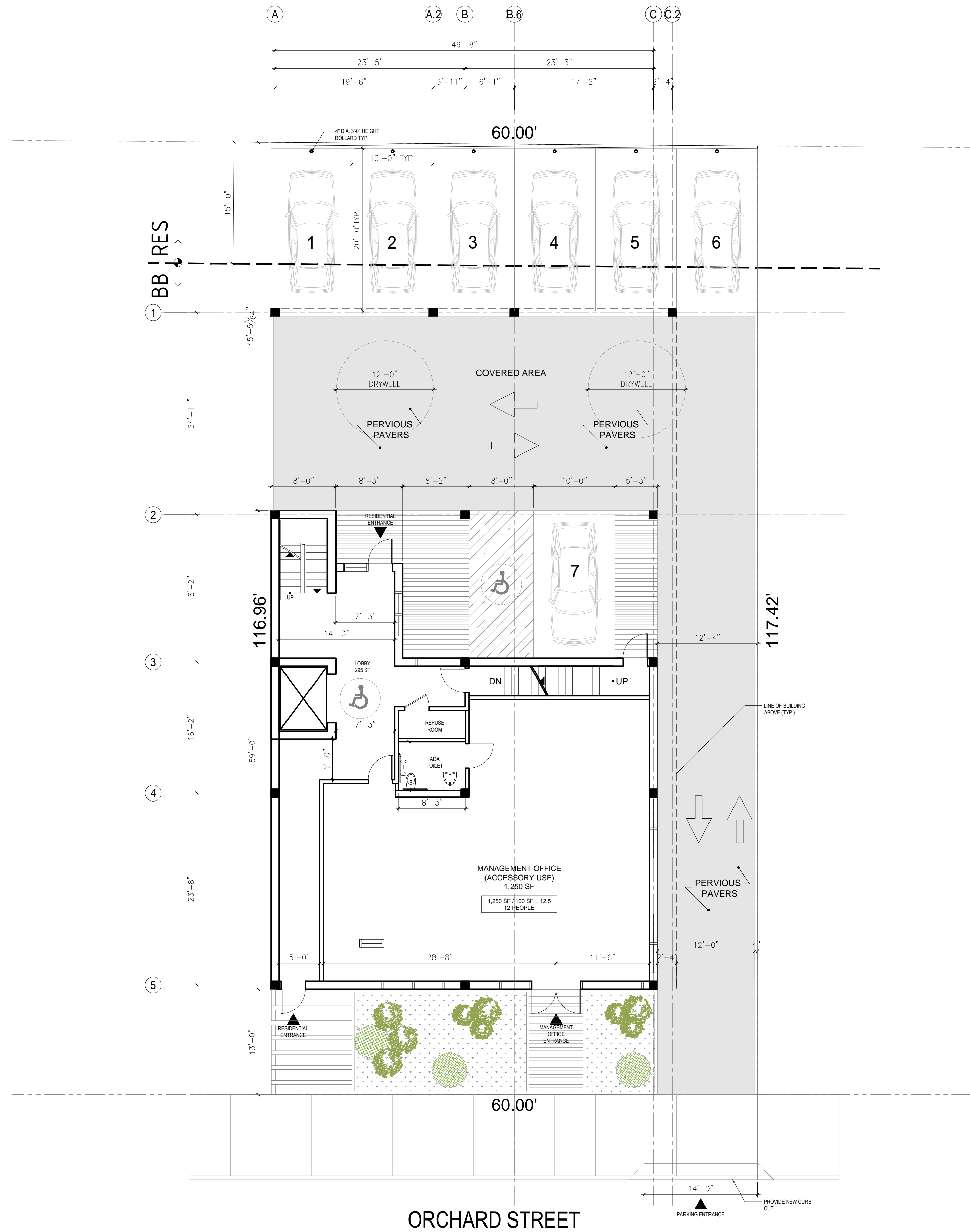
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DRAWING NO.:  
Z-1

INFORMATION FROM NORTHCOAST CIVIL  
SCALE: 1/8" = 1'-0"



FIRST FLOOR  
SCALE: 1/8" = 1'-0"



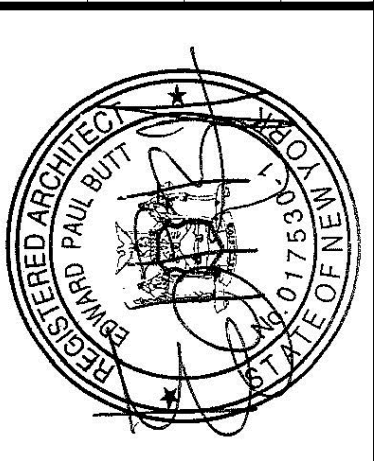
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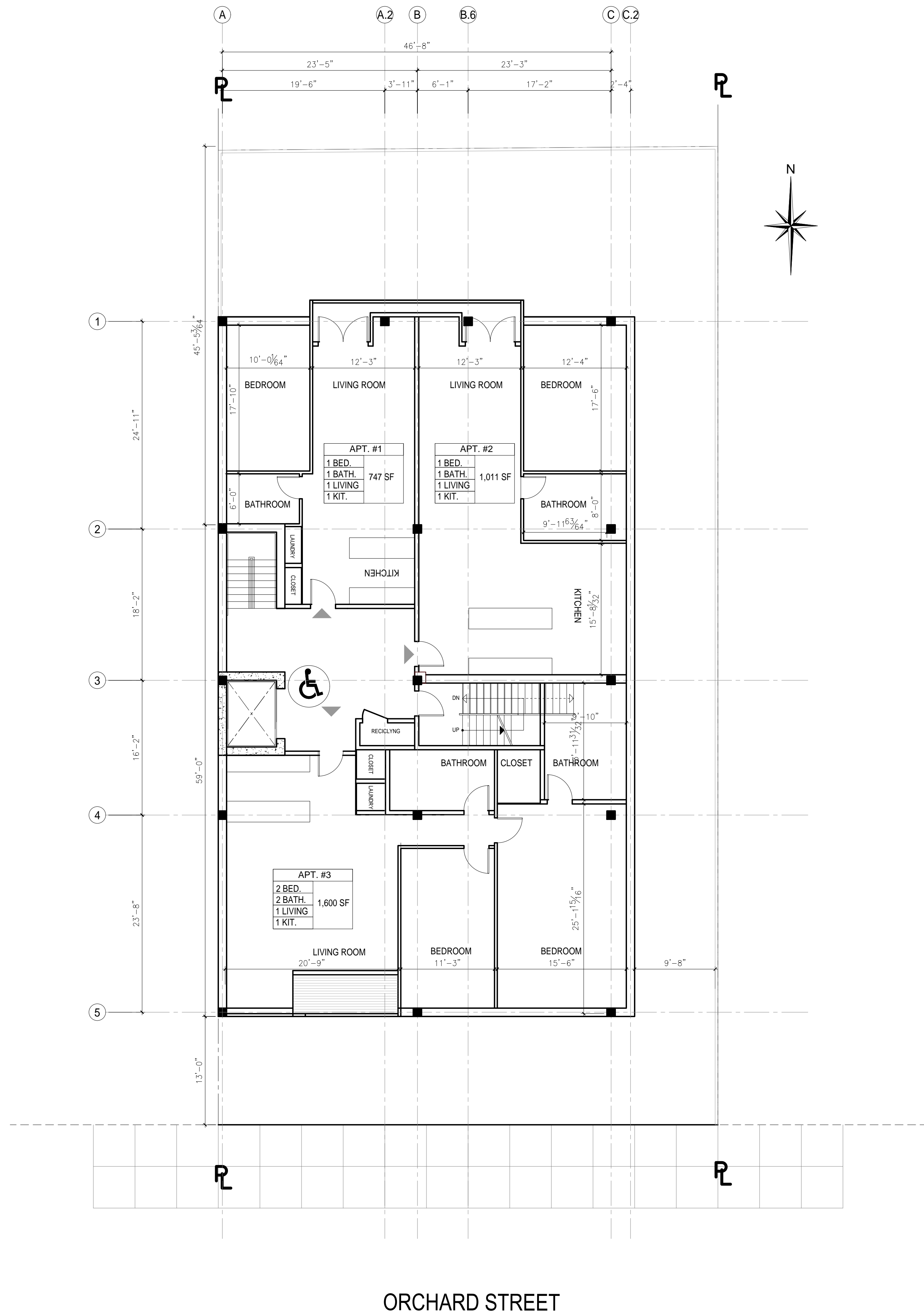
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DRAWING NO.:  
A-2

SECOND FLOOR  
SCALE: 1/8" = 1'-0"



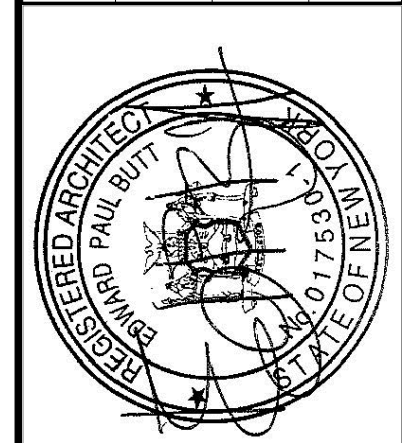
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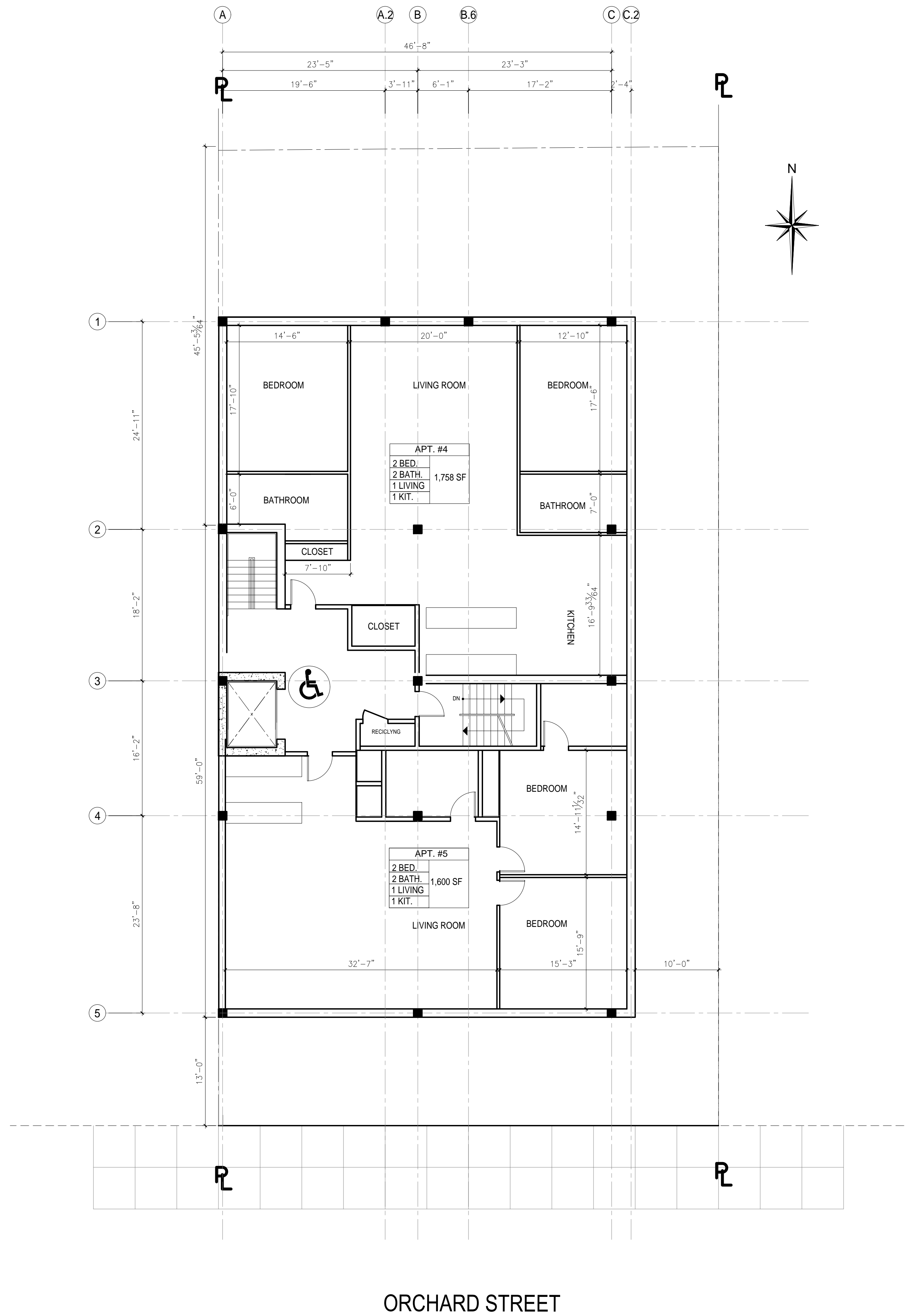


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DRAWING NO.:  
A-3

THIRD FLOOR  
SCALE: 1/8" = 1'-0"



ORCHARD STREET

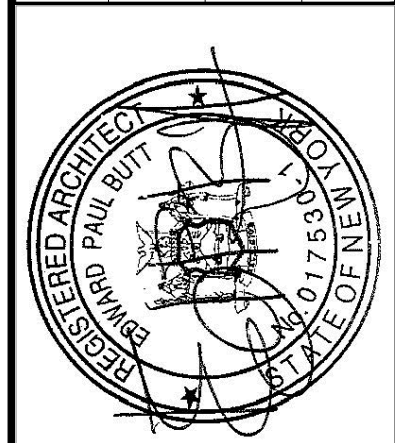
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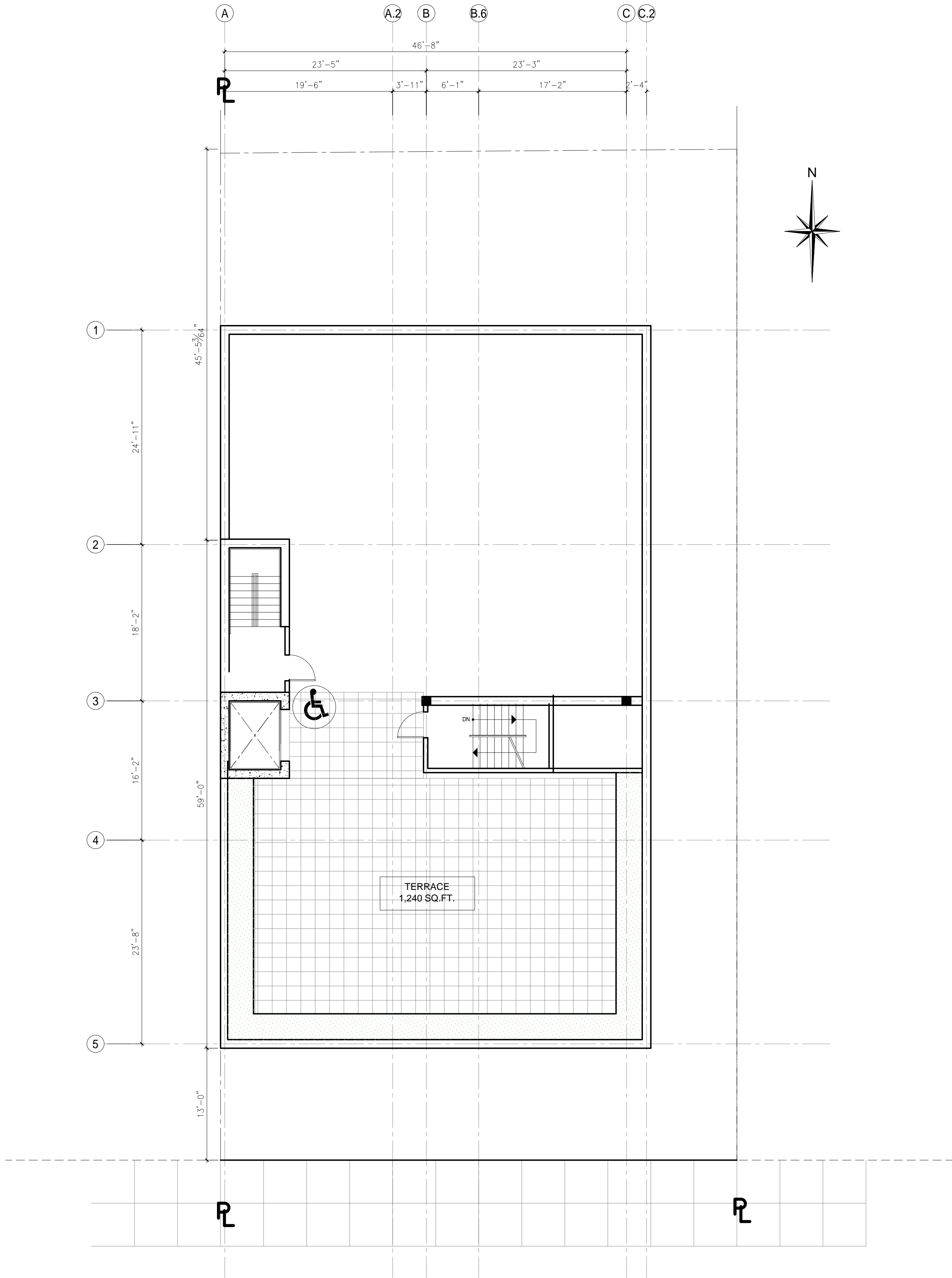
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DRAWING NO.:  
A-4



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



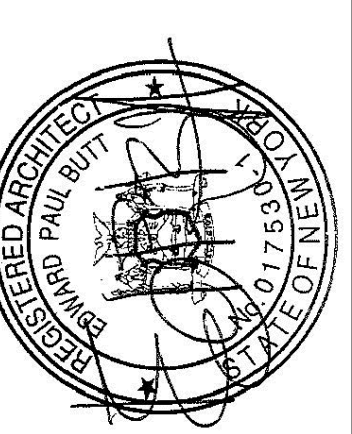
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ROOF	25 ORCHARD STREET PORT WASHINGTON

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DRAWING NO.:  
A-5



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

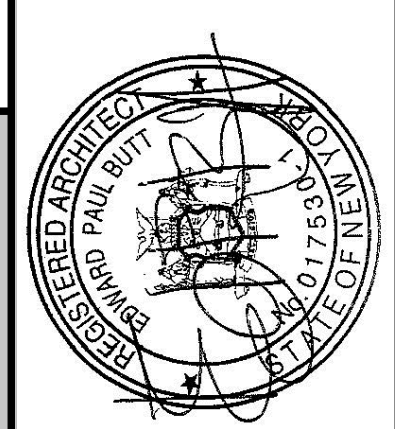
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DRAWING TITLE	PROJECT NAME
FRONT ELEVATION SOUTH ELEVATION	25 ORCHARD STREET PORT WASHINGTON

DATE:	SCALE:	DRAWN BY:	JOB NO.:
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DRAWING NO.:  
**A-6**





REAR ELEVATION  
SCALE:  $\frac{3}{16}$ " = 1'-0"

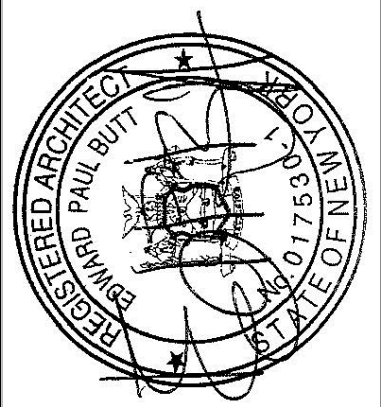
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DRAWING TITLE	PROJECT NAME
REAR ELEVATION NORTH ELEVATION	25 ORCHARD STREET PORT WASHINGTON

DATE:	01.18.2022
SCALE:	
DRAWN BY:	
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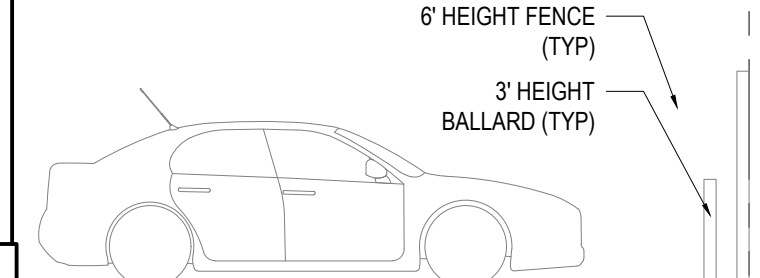
DRAWING NO.:  
A-7



41'-0"  
4'-0"  
4'-0"  
10'-4"  
10'-4"  
12'-4"  
0'-0"

TOP OF BULKHEAD  
41'-0"  
PARAPET  
37'-0"  
ROOF  
33'-0"  
3RD FLOOR  
22'-8"  
2ND FLOOR  
12'-4"  
1ST FLOOR  
0'-0"

ORCHARD STREET



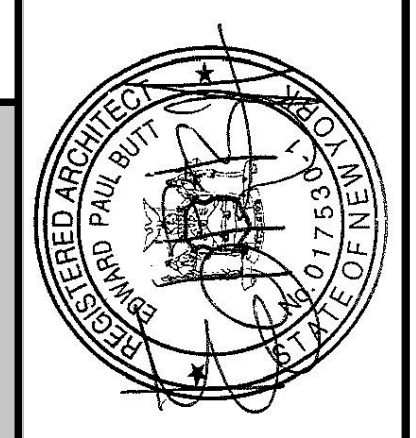
6' HEIGHT FENCE (TYP)  
3' HEIGHT BALLARD (TYP)

EAST ELEVATION  
SCALE:  $\frac{3}{16}" = 1'-0"$

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DRAWING TITLE	PROJECT NAME
SIDE ELEVATION EAST ELEVATION	25 ORCHARD STREET PORT WASHINGTON

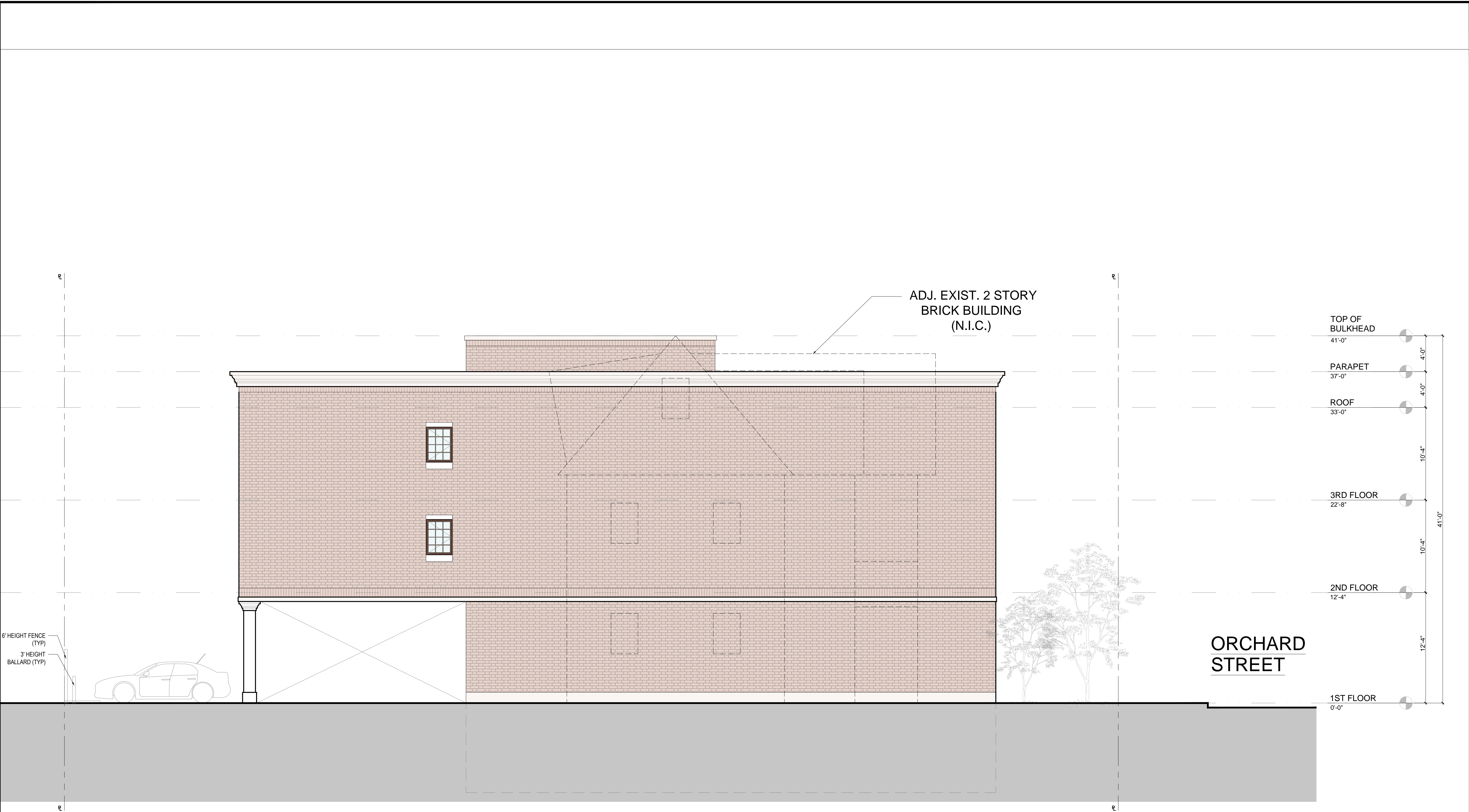
DATE:	01.18.2022
SCALE:	
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A-8

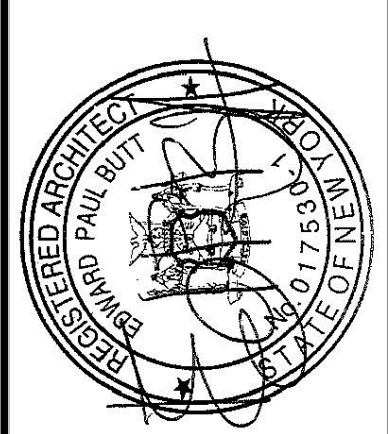


WEST ELEVATION  
SCALE:  $\frac{3}{16}" = 1'-0"$

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SIDE ELEVATION WEST ELEVATION	25 ORCHARD STREET PORT WASHINGTON

DATE:	01.18.2022
SCALE:	
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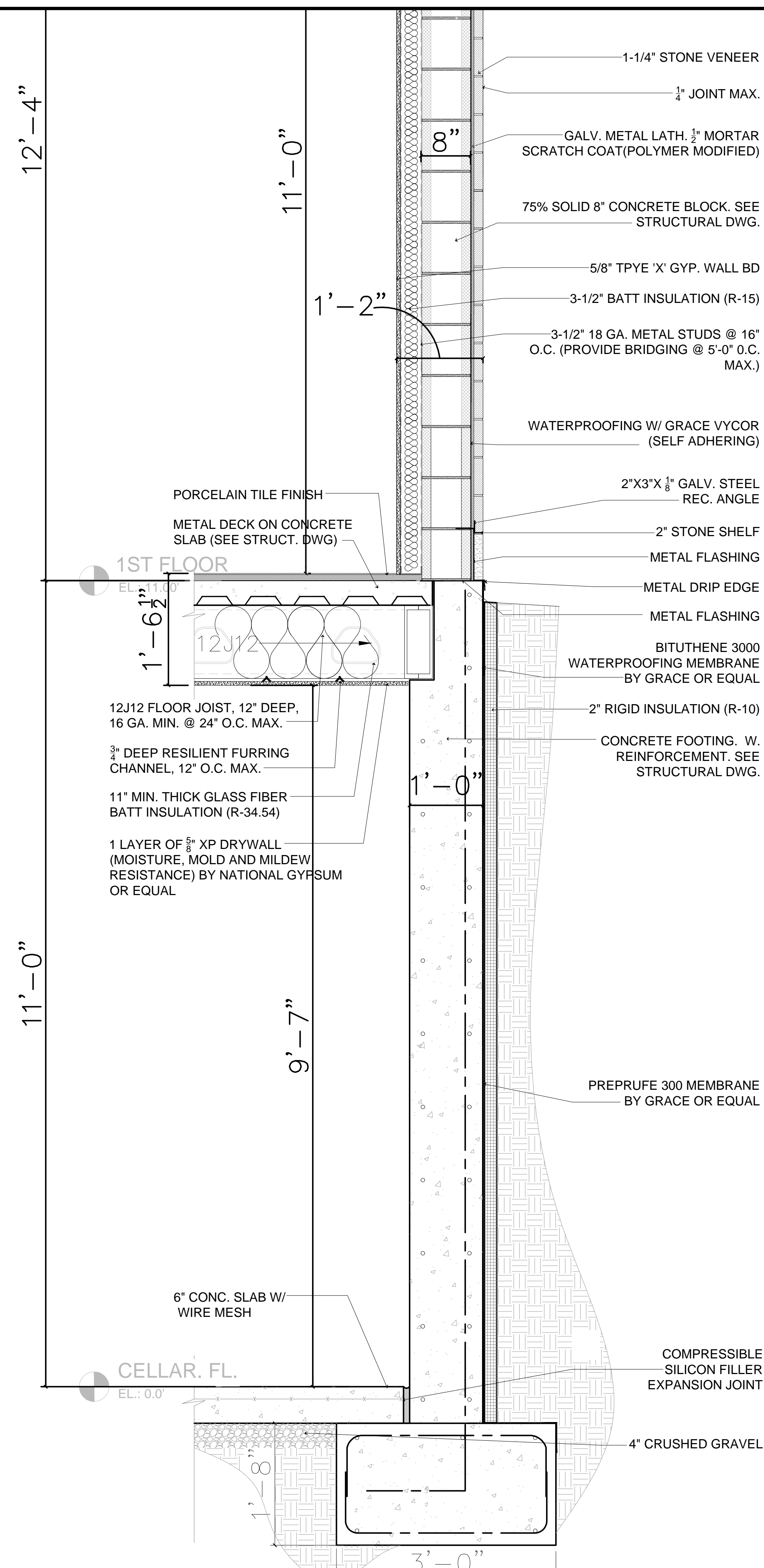


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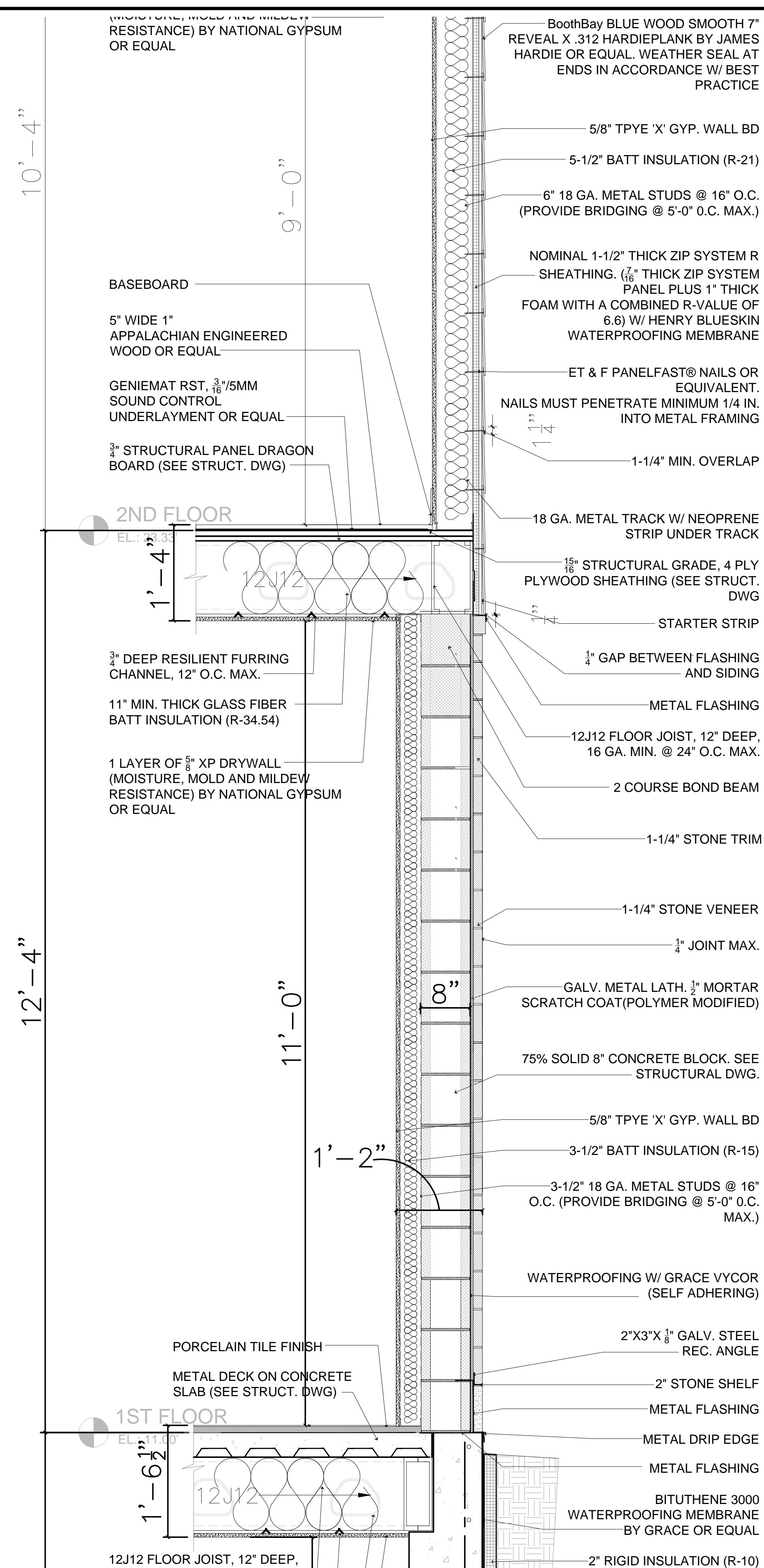
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1 PARTIAL EXTERIOR WALL DETAIL  
SCALE: 1" = 1'-0"



2 PARTIAL EXTERIOR WALL DETAIL  
SCALE: 1" = 1'-0"

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[illegible]

DRAWING TITLE	PARTIAL WALL SECTION DETAIL
PROJECT NAME	25 ORCHARD STREET PORT WASHINGTON

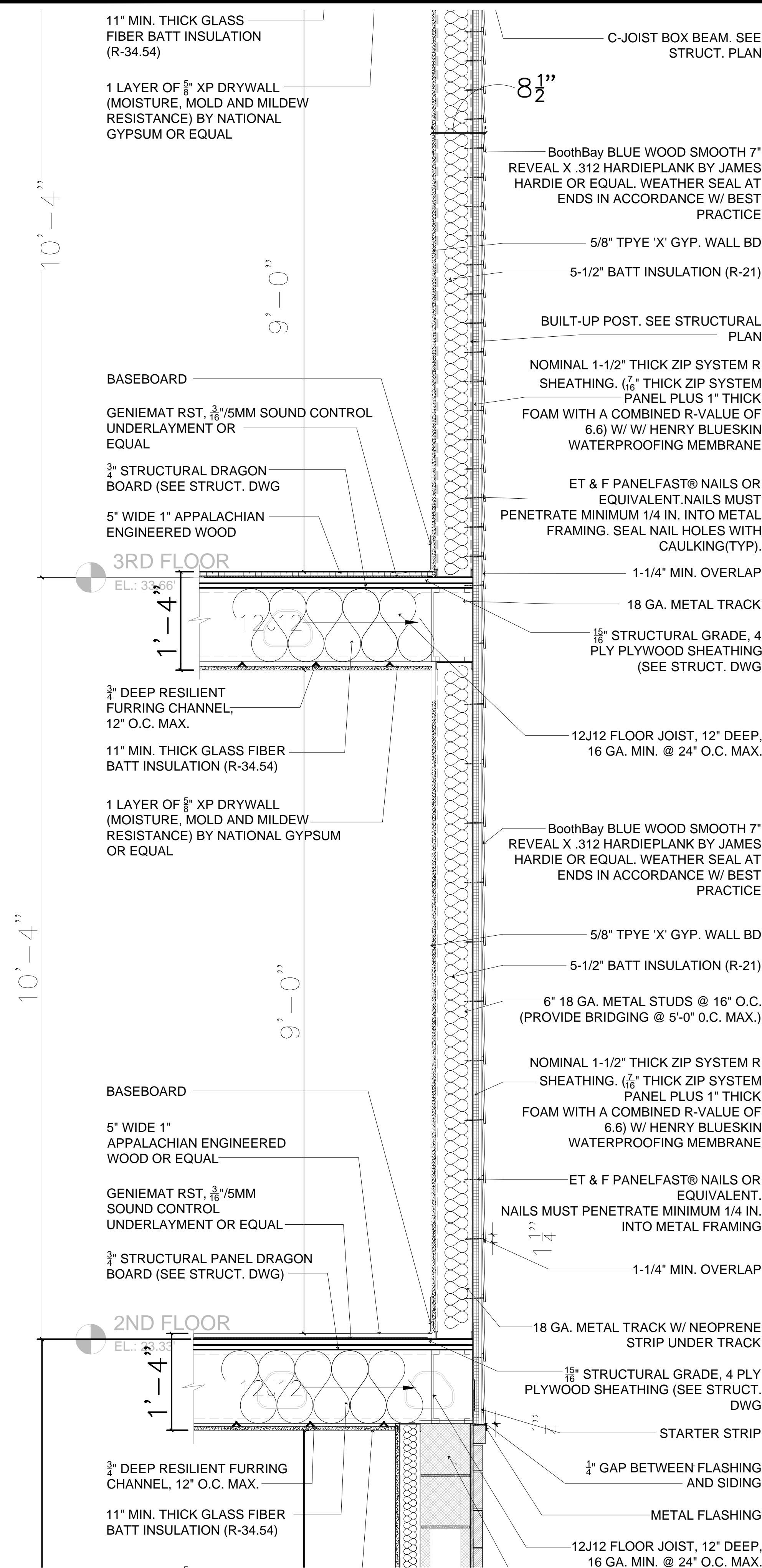
DATE:	01.18.2022
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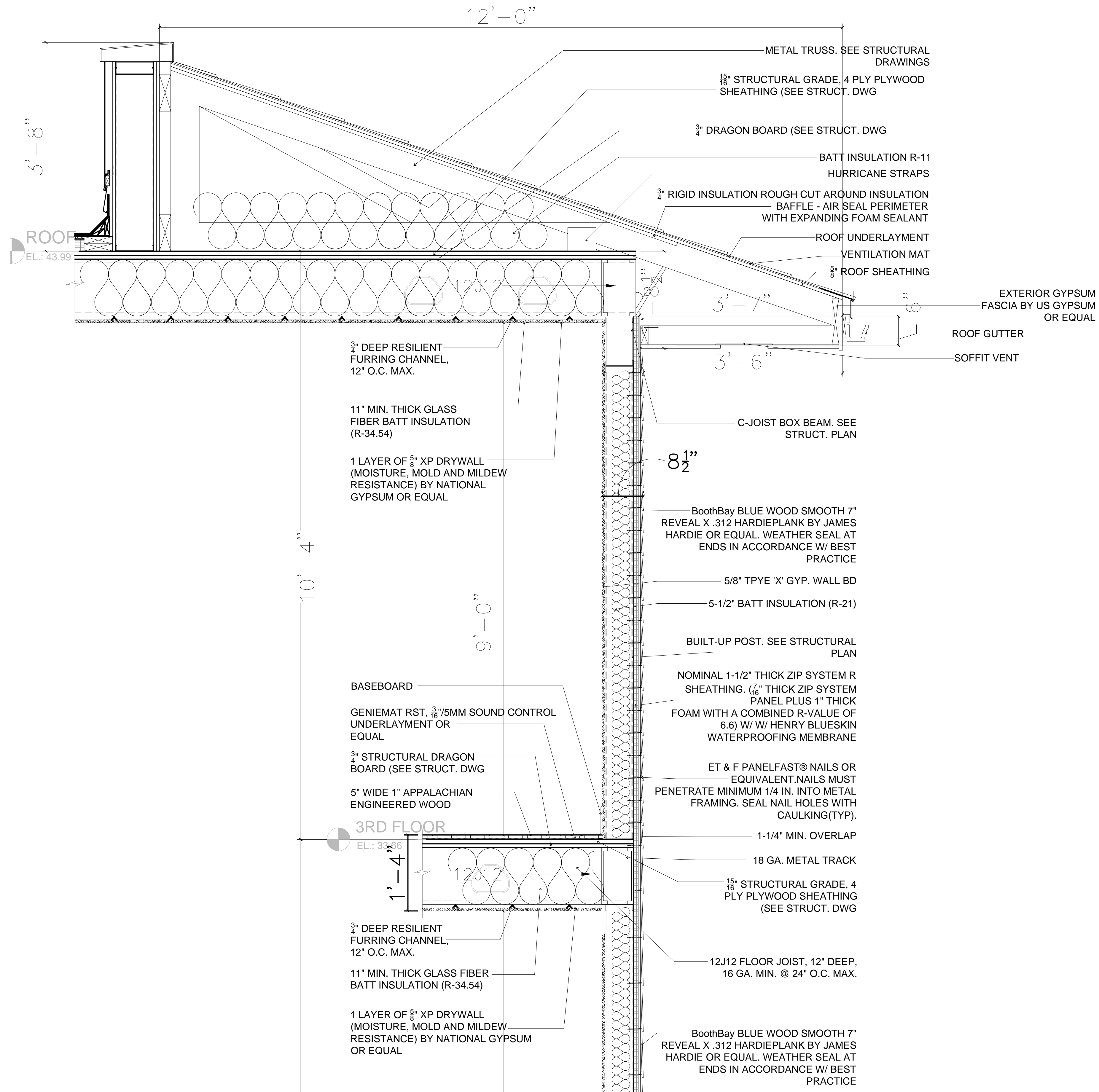
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DRAWING NO.:  
A-10



3 PARTIAL EXTERIOR WALL DETAIL  
SCALE: 1" = 1'-0"



4 PARTIAL EXTERIOR WALL DETAIL  
SCALE: 1" = 1'-0"

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PROJECT NAME	25 ORCHARD STREET PORT WASHINGTON

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