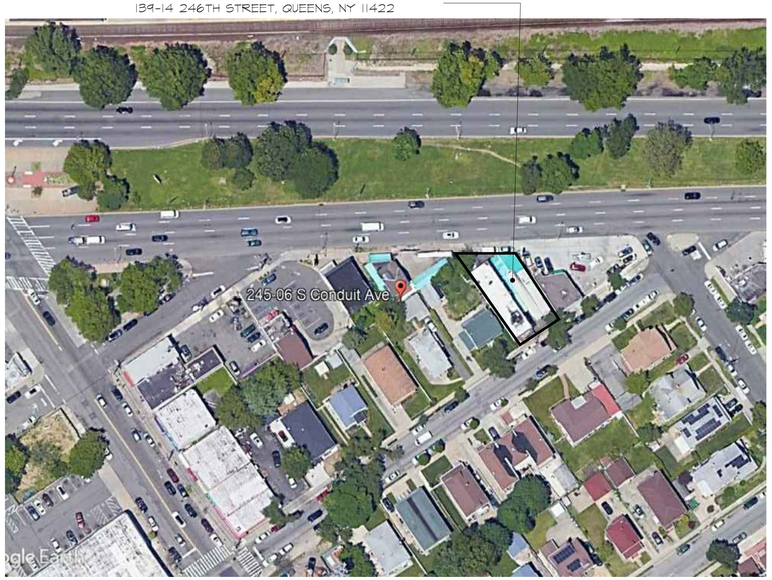
PROPOSED "TIRE SALES"
139-14 246TH STREET
QUEENS, NY , 11422

DESIGN PROFESSIONAL

JACKMAN J. PRESCOD, P.E.
270 SPAGNOLI ROAD, SUITE 200
(631) 561-5454
MELVILLE, NY 11747

JPRESCOD@5-TH-DIM.COM

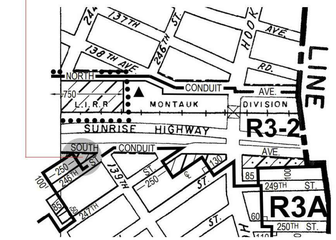
SUBJECT LOCATION:
139-14 246TH STREET, QUEENS, NY 11422



SITE LOCATION MAP
SCALE: N/A

SUBJECT PROPERTY:

139-14 246TH STREET
QUEENS, NY 11422
FOR PROPOSED REZONE
FROM R3-2/C1-2 TO R3-2/C2-3

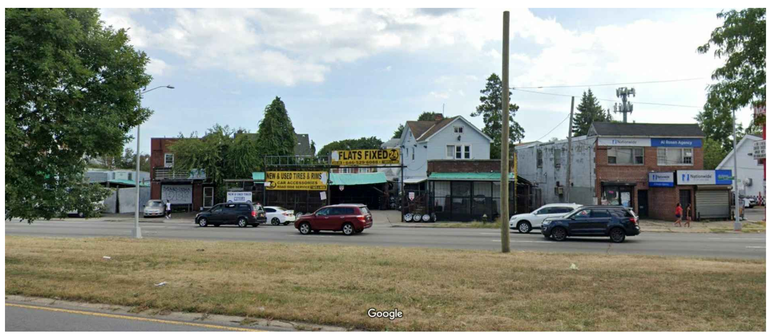


NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.



NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: **www.nyc.gov/planning** or contact the Zoning Information Desk at (212) 720-3291.

ZONING MAP 19D
SCALE: N/A



EXISTING STREET VIEW AT S. CONDUIT AVENUE
SCALE: N/A



PROPOSED FRONT ELEVATION AT S. CONDUIT AVENUE
SCALE: N/A

DRAWING LIST

T-000	-	COVER SHEET
V-100	-	ORIGINAL SURVEY
Z-100	-	EXISTING ARCHITECTURAL PLOT PLAN
Z-101	-	PROPOSED ARCHITECTURAL PLOT PLAN
Z-102	-	ZONING ANALYSIS
A-100	-	EXISTING CONDITIONS-PLANS
A-101	-	PROPOSED FIRST FLOOR (TIRE SALES & STORAGE)
A-102	-	PROPOSED SECOND FLOOR (ACCESSORY OFFICE)
A-103	-	PROPOSED ROOF PLAN
A-200	-	EXISTING CONDITIONS- ELEVATIONS
A-200	-	PROPOSED FRONT AND REAR ELEVATIONS
A-201	-	PROPOSED LEFT AND RIGHT ELEVATIONS
A-202	-	PROP. STREET ELEVATIONS ALONG CONDUIT AVE.
A-300	-	PROPOSED SECTIONS

SCOPE OF WORK

PROPOSED REZONE FROM R3-2/C1-2 TO R2-3/C2-3 ZONING TO ALLOW USE GROUP 9 FOR "TIRE SALES" FOR NEW 1-STORY ADDITION W/ THE FOLLOWING OCCUPANCY & USE:

- FIRST FLOOR: COMMERCIAL "TIRE SALES" (USE GROUP 9)

TO BE FILED UNDER SEPARATE APPLICATIONS

- FOUNDATION
- ARCHITECTURAL
- MECHANICAL, ELECTRICAL, AND PLUMBING
- FIRE ALARM & FIRE SPRINKLER
- BUILDERS PAVEMENT PLAN

DESIGN PROFESSIONAL OF RECORD

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PROPERTY OWNER

KEVIN NEELY
245-06 S. CONDUIT AVENUE
ROSEDALE, NY 11422
TEL: 646-529-6088
EMAIL: THUDGE61@AOL.COM

ZONING ATTORNEY

FRANK NORIEGA
SHELDON LOBEL, P.C.
18 EAST 41ST STREET - 5TH FL.
NEW YORK, NY 10017
TEL: 212-725-2727 EXT. 108
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D.O.B. SUBMISSION 06.01.2021

MARK	DESCRIPTION	DATE

PROJECT NAME

R3-2/C1-3 ZONING REZONE TO R3-2/C2-3

NEW 1 STORY EXTENSION FOR TIRE SALES

139-14 246TH STREET
QUEENS, NY 11422
BLOCK: 13614 LOT: 28

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KEITH NICHOLAS STIRGA, AIA
NEW YORK STATE LICENSED 031737

JACKMAN J. PRESCOD, PE
NEW YORK STATE LICENSED 090405

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DRAWING TITLE

COVER SHEET

JOB NUMBER
5D21xxx

DRAWING NUMBER
T-000.00

-

SHEET _ OF _

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SURVEY OF
LOTS 32,33
MAP OF

MAP NUMBER 6 OF ROSEDALE PROPERTY OF THE STANDARD LAND COMPANY OF LONG ISLAND

FILE No. 607 FILED AUGUST 19, 1897

MAP OF

FINAL TOPOGRAPHIC MAP OF THE CITY OF NEW YORK

SECTION 166 FILED FEBRUARY 15, 1934, SECTION 171 FILED NOVEMBER 15, 1935

SITUATE

ROSEDALE

FOURTH WARD

BOROUGH OF QUEENS

QUEENS COUNTY, NEW YORK

Q.C. TAX No. 13614–28

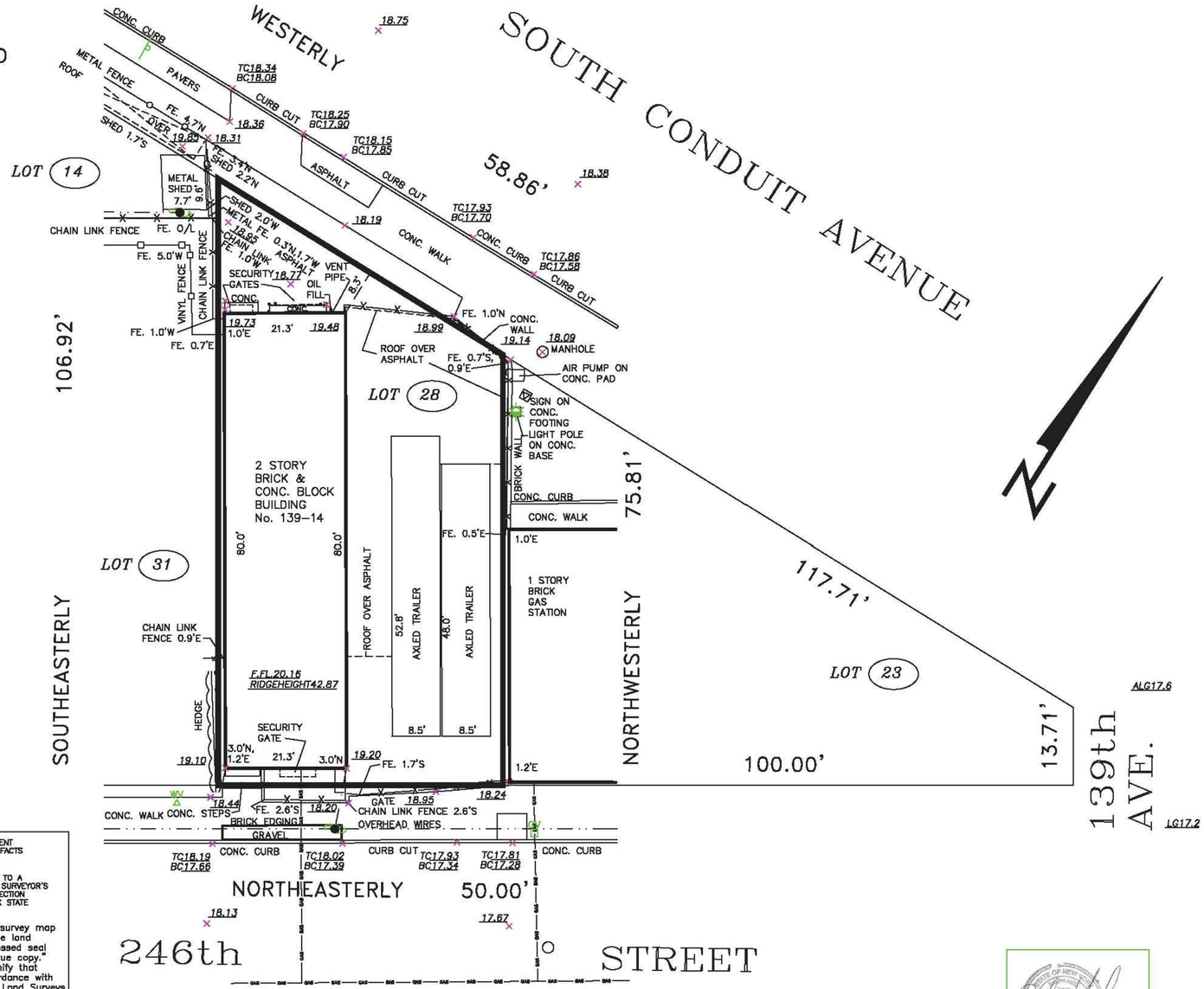
SCALE 1"=20'

MAY 1, 2020

AREA = 4,563.6 sq. ft.
0.105 ac.

LEGAL DESCRIPTION

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, LYING AND BEING IN THE FOURTH WARD, OF THE BOROUGH OF QUEENS OF THE CITY OF NEW YORK, IN THE COUNTY OF QUEENS AND STATE OF NEW YORK, KNOWN AND DESIGNATED AS LOTS NUMBER THIRTY–TWO (32) AND THIRTY THREE (33) IN BLOCK THREE (3) ON A CERTAIN MAP ENTITLED "MAP NUMBER SIX (6) OF ROSEDALE PROPERTY OF THE STANDARD LAND COMPANY OF LAND ISLAND", FILED IN THE OFFICE OF THE CLERK (NOW REGISTER) OF THE COUNTY OF QUEENS, AUGUST 19, 1897, AS MAP NUMBER SIX HUNDRED AND SEVEN (607), ALSO KNOWN AND DESIGNATED AS TAX LOT 28.



NOTE: LOCATIONS AND EXISTENCE OF ANY SUBSURFACE UTILITIES AND/OR STRUCTURES NOT READILY VISIBLE, ARE NOT CERTIFIED.

METES AND BOUNDS SURVEYING

53 PROBST DRIVE
SHIRLEY, NY 11967
PHONE (516) 972–5812
surveydude@optonline.net

LOTS: 28	BLOCK: 13614
MAP OF:	MAP NUMBER 6 OF ROSEDALE PROPERTY OF THE STANDARD LAND COMPANY OF LONG ISLAND
SITUATED AT:	ROSEDALE BOROUGH OF QUEENS, QUEENS CO., N.Y.
CERTIFIED TO	

THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD AND ANY OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE

"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF ARTICLE 134, SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW"

"Copies from the original of this survey map not marked with an original of the land surveyor's inked seal or his embossed seal shall not be considered a valid true copy." "Certification indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution. Certifications are not transferable to additional institutions or subsequent owners."

JOB NO.: 20–192

DATE: MAY 1, 2020

GV GAS VALVE
LIGHT POLE
SIGN
WV WATER VALVE
UTILITY POLE
FIRE HYDRANT

NOTES:

1. ELEVATIONS ARE REFERENCED TO FINAL MAPS OF THE BOROUGH OF QUEENS DATUM
   EXISTING ELEVATIONS ARE SHOWN THUS: 00.00
   LEGAL GRADE ELEVATIONS ARE SHOWN THUS: LG00.0
   AMENDED LEGAL GRADE ELEVATIONS ARE SHOWN THUS: ALG00.0
   –AS SHOWN ON MAP No. 3757 DATED MAY 27, 1954

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www.5th-dim.com
270 SPAGNOLI ROAD -SUITE 200 MELVILLE, NY 11747
(631)561-5454

D.O.B. SUBMISSION 06.01.2021

MARK	DESCRIPTION	DATE

PROJECT NAME

R3-2/C1-3 ZONING
REZONE TO R3-2/C2-3

NEW 1 STORY
EXTENSION FOR
TIRE SALES

139-14 246TH STREET
QUEENS, NY 11422
BLOCK: 13614 LOT: 28

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KEITH NICHOLAS STRIGA, AIA — JACKMAN J. PRESCOD, PE

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DRAWING TITLE

EXISTING
ORIGINAL SURVEY

JOB NUMBER 5D21xxx

DRAWING NUMBER V.100.00

-

SHEET _ OF _

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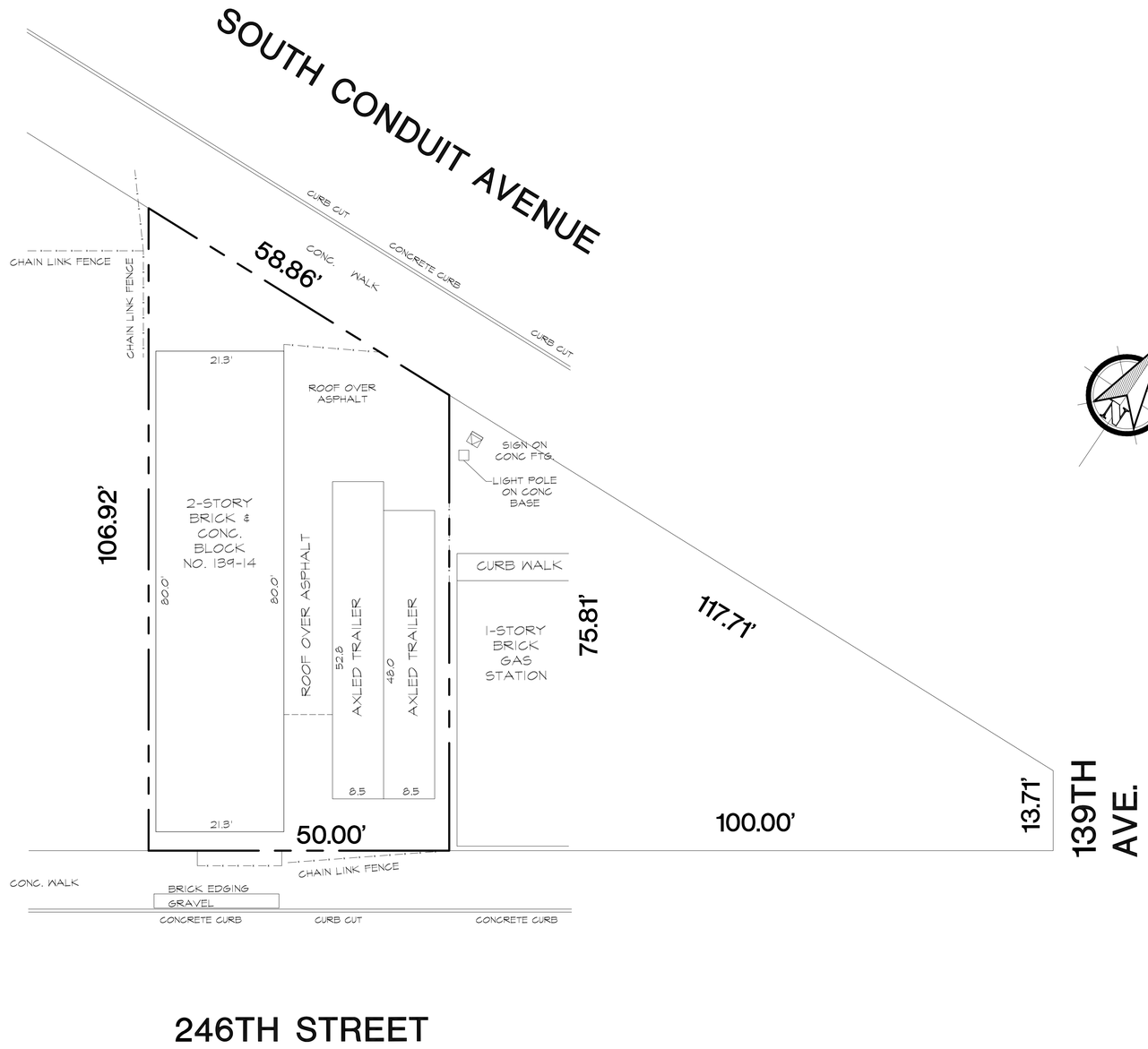

EXIST. ARCH. PLOT PL. SCALE:3/32"=1'-0"

EXISTING

0 3/32" 1" 2

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KEITH NICHOLAS STRIGA, AIA

NEW YORK STATE LICENSE 21717

STATE OF NEW YORK
JACKMAN J. PRESCOD
REGISTERED PROFESSIONAL ENGINEER
06666

JACKMAN J. PRESCOD, PE

NEW YORK STATE LICENSE 06666

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DRAWING TITLE

EXISTING ARCHIT.
PLOT PLAN

JOB NUMBER

5D21xxx

DRAWING NUMBER

Z.100.00

-

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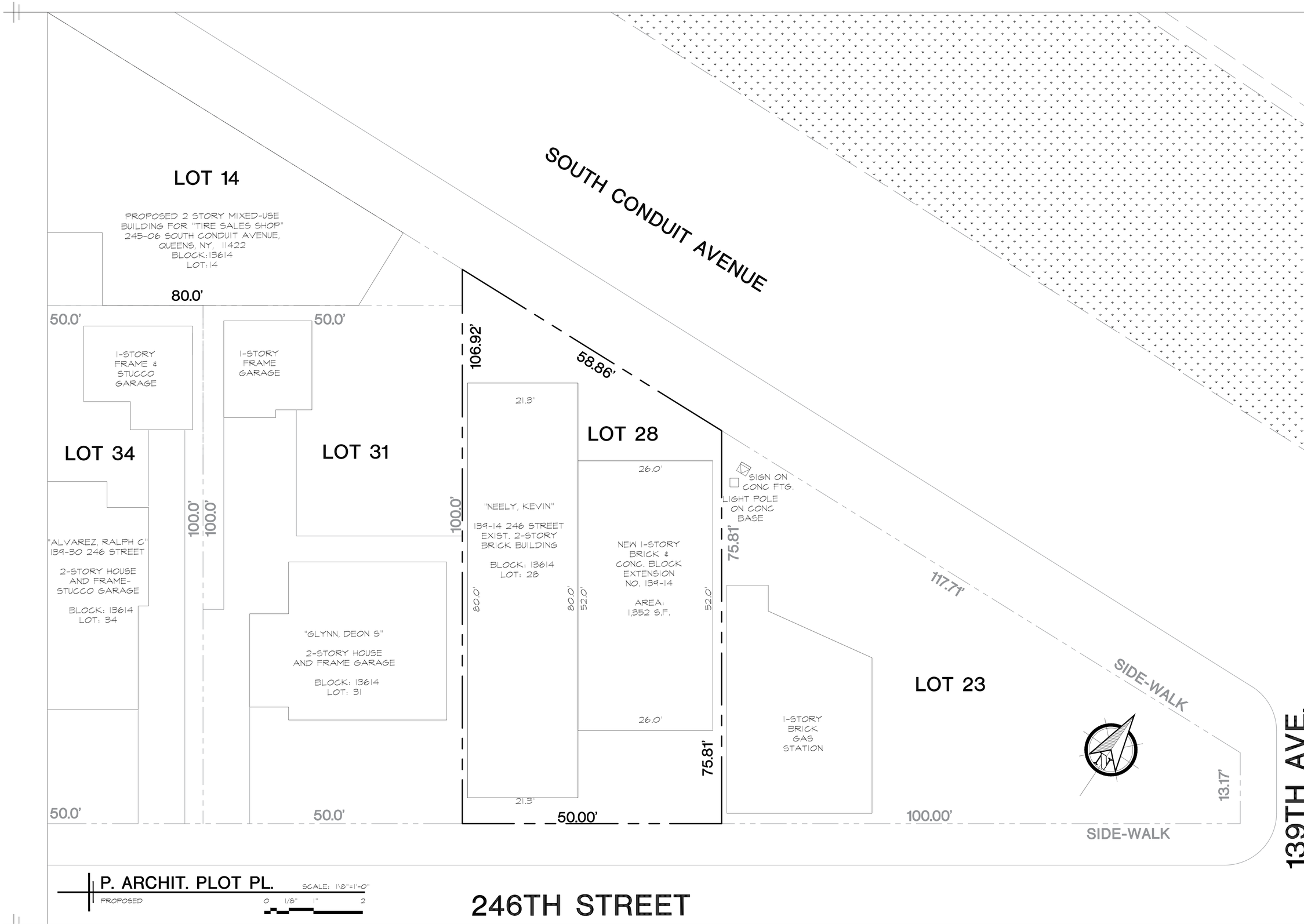

P. ARCHIT. PLOT PL.
PROPOSED
SCALE: 1\8"=1'-0"
0 1/8" 1" 2

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MARK	DESCRIPTION	DATE
	D.O.B. SUBMISSION	06.01.2021

PROJECT NAME
R3-2/C1-3 ZONING REZONE TO R3-2/C2-3
NEW 1 STORY EXTENSION FOR TIRE SALES
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NEW YORK STATE LICENSE 21717
JACKMAN J. PRESCOD, PE
NEW YORK STATE LICENSE 86888
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DRAWING TITLE
PROPOSED ARCHIT. PLOT PLAN

JOB NUMBER
5D21xxx

DRAWING NUMBER
Z.101.00

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BSA REQUEST TO RE-ZONE PROPERTY FROM R3-2/C1-3 TO R3-2/C2-3

ADDRESS: 139-14 246TH STREET
BOROUGH: QUEENS
BLOCK: 13614
LOT: 28 (THROUGH)
C.B.: 413

CURRENT ZONING: R3-2/C1-3

PROPOSED ZONING: R3-2/C2-3

ZONING MAP: 16D
ADDITIONAL DESIGNATION: MS4 - MS4 AREA

BUILDING CLASSIFICATION STATEMENT (BC SEC. 106.4)

1. BUILDING CODE CLASSIFICATION (BC SEC. 302)

- OCCUPANCY CLASSIFICATION: COMMERCIAL
  PROPOSED USE GROUP 9: "TIRE SALES"

2. CONSTRUCTION CLASSIFICATION (BC SEC. 602)

- PROPOSED TYPE: I-D
- STRUCTURAL FRAME (2 HOUR F.P.)
- BEARING WALLS:
  EXTERIOR (2 HOUR F.P.)
  INTERIOR (2 HOUR F.P.)
- NON-BARING WALLS AND PARTITIONS:
  EXTERIOR (1 HOUR F.P.)
  INTERIOR (0 HOUR F.P.)
- FLOOR CONSTRUCTION (2 HOUR F.P.)
- ROOF CONSTRUCTION (2 HOUR F.P.)

3. STRUCTURAL OCCUPANCY AND IMPORTANCE FACTOR (SEC.1604.4)

- SEISMIC FACTOR 1.00
- SNOW FACTOR 1.0
- WIND FACTOR 1.00

4. ALLOWABLE HEIGHT & BUILDING AREAS (BC SEC. 502.1)

- HEIGHT & AREA LIMITATIONS 4 STORIES & 2,000 SF. PER FLOOR

5. BUILDING IS LOCATED INSIDE FIRE DISTRICT

NOTE:

PROPERTY IS LOCATED IN FLOOD NON-HAZARD ZONE "X"
MAP #: 3604970211F

BC 907.2.2 GROUP B
A MANUAL AND AUTOMATIC FIRE ALARM SYSTEM SHALL BE INSTALLED IN GROUP B OCCUPANCIES HAVING AN OCCUPANT LOAD MORE THAN 100 PERSONS ABOVE OR BELOW THE LOWEST OF EXIT DISCHARGE

ZONING ANALYSIS

		REQUIRED	EXISTING	PROPOSED	ZONING REFERENCE
LOT AREA		1,700 SF. MIN.	4,568.00 SF	NO CHANGE	ZR 43-12
LOT WIDTH(S)		18 FEET MIN	50.00 FT	NO CHANGE	ZR 43-25
LOT COVERAGE		100% MAX	4,568 SF / 1,704. SF 37%	3,056 SF / 4,568 SF 66.9%	ZR 43-12
LOT AREA x FAR (R3-2/C2-3 / FAR 1.0) 4,568 SF x 1.0 = 4,568 SF				TOTAL MAX FAR (R3-2/C2-3) (4,568 SF)	
FLOOR LEVEL			EXISTING FLOOR AREA	PROPOSED FLOOR AREA	
FIRST FLOOR (COMMERCIAL)		-	1,704 SF	1,704 SF + 1,352 SF 3,056 SF	ZR 43-23
SECOND FLOOR (COMMERCIAL)		-	1,704 SF	-	-
TOTAL				3,056 SF	
MAXIMUM FAR		1.0 SF	3,408 SF / 4,568 SF = 0.75 < 1.0 FAR OK	3,056 SF / 4,568 SF 0.67 < 1.0 FAR = OK	ZR 33-121
		REQUIRED	EXISTING	PROPOSED	
FRONT YARD SETBACK (WIDE STREET)		10 FT AFTER 30 FT STREET WALL HEIGHT OR 2 STORIES	0 FT	0 FT	ZR 33-41
SIDE YARD 1 SETBACK ALONG RESIDENTIAL LOT		8 FT	1'-2⅝" (NON-CONFORMING)	8 FT	ZR 33-291
SIDE YARD 2 SETBACK		0 FT	0 FT	0 FT	ZR 33-25
REAR YARD FOR EXCEPTED THROUGH LOTS < 110 FT STREET TO STREET		106.92 FT < 110 FT	0 FT	0 FT	ZR 33-282
STREET WALL HEIGHT NUMBER OF STORIES FOR COMMERCIAL		30 FT 2 STORIES	2 STORY	15.4 FT 1 STORY ADDITION	ZR 33-431
REQUIRED PARKING (PRC-B)	COM.	1 SPACE PER 400 SF	2 SPACES	5 SPACES 5 < 25 SPACES IN C2-3 ZONING	ZR 36-231 WAIVER REQUEST
CONSTRUCTION CLASSIFICATION		N/A	N/A	II-B	2014
FIRE SEPARATE		N/A	N/A	(2 HOUR FIRE PROTECTED NON-COMBUSTABLE)	2014
BUILDING USE GROUP 6		N/A	N/A	"TIRE SALES" USE GROUP 9	
OCCUPANCY CLASS		R-2		B & R-2	2014
TABLE 4-1 AREA & HEIGHT LIMITATIONS FOR UNSPRINKLERED BUILDINGS & SPACES		-	AREA	HEIGHT	2014
			N.L.- NO LIMIT	75'-0"	
STREET TREE CALCULATION		-	-	EXEMPT	ZR 33-02
BICYCLE PARKING SPACES		-	-	-	-

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JACKMAN J. PRESCOD, PE

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DRAWING TITLE

ZONING ANALISYS

JOB NUMBER

5D21xxx

DRAWING NUMBER

Z.102.00

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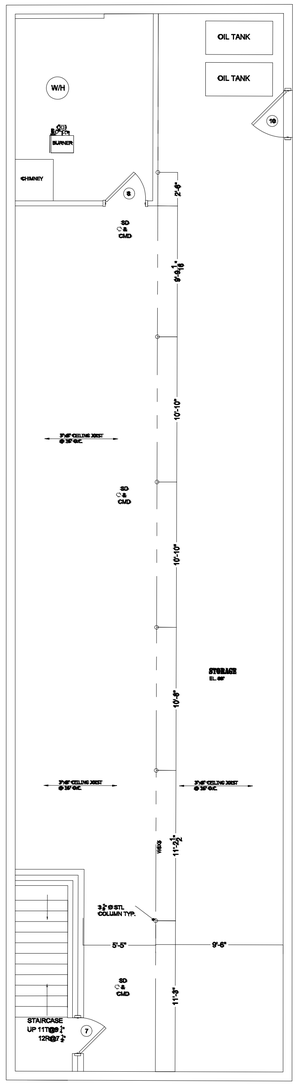
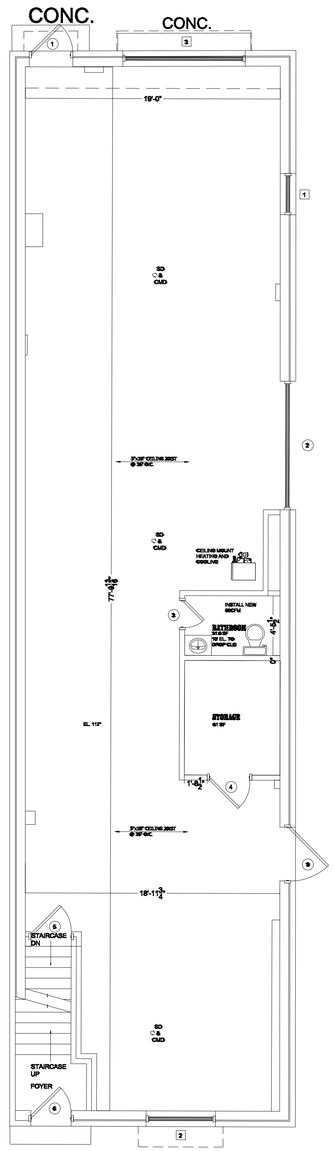


BASEMENT PLAN

EXISTING CONDITIONS

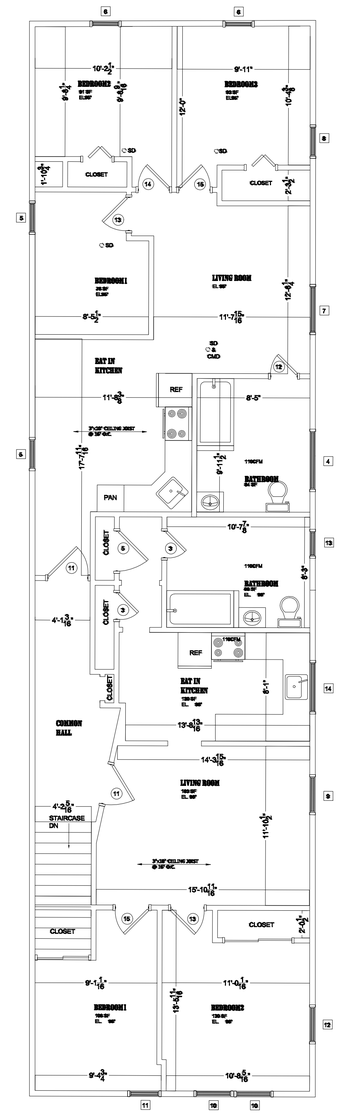
SCALE: 3/16"=1'-0"



FIRST FLOOR

EXISTING CONDITIONS

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



SECOND FLOOR

EXISTING CONDITIONS

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

5d ARCHITECTURE & ENGINEERING,PLLC
www.5th-dim.com
270 SPAGNOLI ROAD -SUITE 200 MELVILLE, NY 11747
(631)561-5454

D.O.B. SUBMISSION 06.01.2021

MARK	DESCRIPTION	DATE

PROJECT NAME

R3-2/C1-3 ZONING REZONE TO R3-2/C2-3

NEW 1 STORY EXTENSION FOR
TIRE SALES

139-14 246TH STREET
QUEENS, NY 11422
BLOCK: 13614 LOT: 28

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KEITH NICHOLAS STRIGA, AIA
NEW YORK STATE LICENSED ARCHITECT
NEW YORK STATE LICENSE 027177

JACKMAN J. PRESCOD, PE
NEW YORK STATE LICENSED PROFESSIONAL ENGINEER

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DRAWING TITLE

EXIST. CONDITIONS PLANS

JOB NUMBER
5D21xxx

DRAWING NUMBER
A-100.00

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SHEET _ OF _

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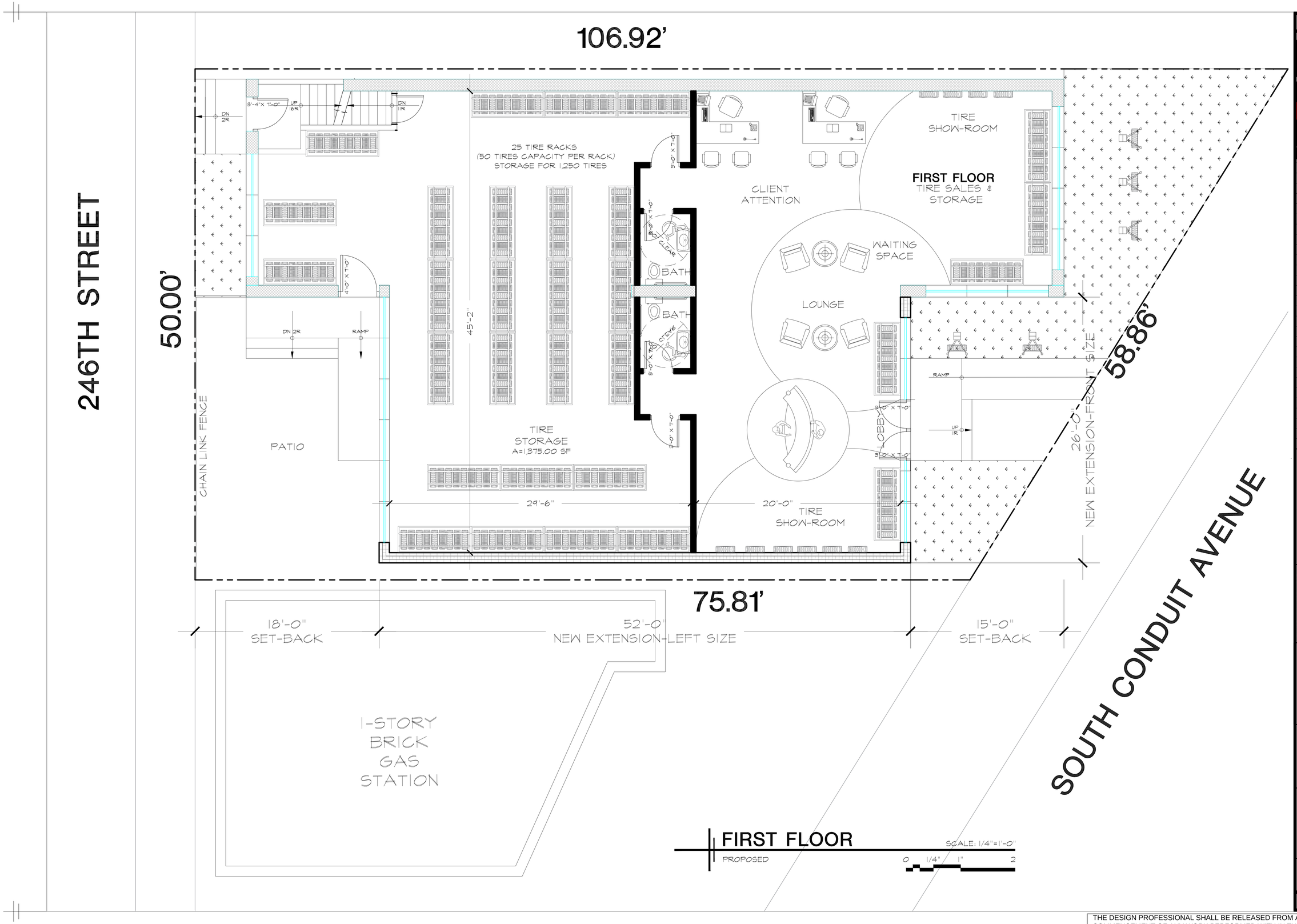

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MARK	DESCRIPTION	DATE
D.O.B. SUBMISSION		06.01.2021

PROJECT NAME

R3-2/C1-3 ZONING
REZONE TO R3-2/C2-3

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TIRE SALES

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KEITH NICHOLAS STRIGA, AIA
NEW YORK STATE LICENSE 21117

JACKMAN J. PRESCOD, PE
NEW YORK STATE LICENSE 86488

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DRAWING TITLE

PROPOSED
FIRST FLOOR PLAN

JOB NUMBER
5D21xxx

DRAWING NUMBER
A-101.00

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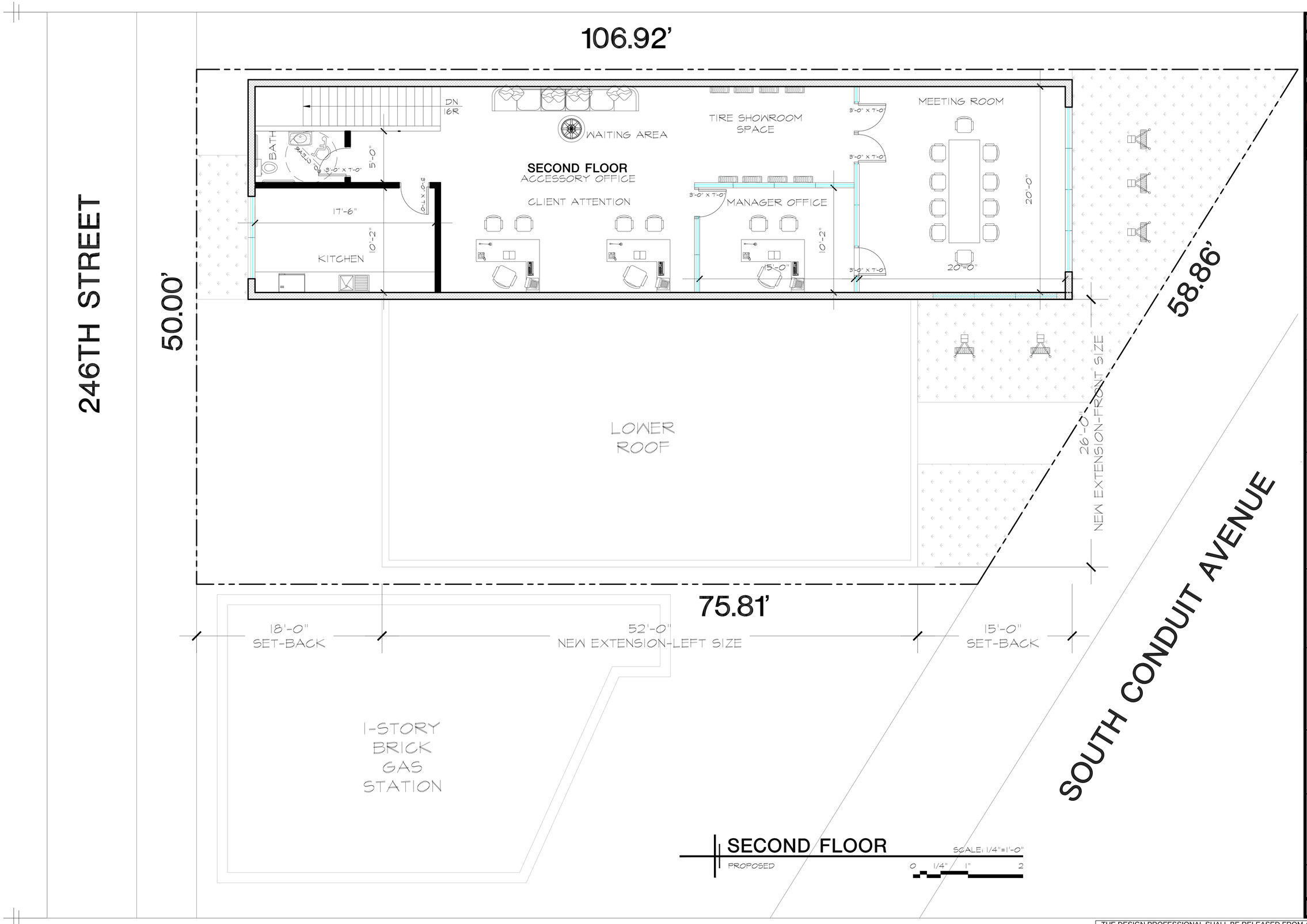

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KEITH NICHOLAS STRIGA, AIA
NEW YORK STATE LICENSE 27717

JACKMAN J. PRESCOD, PE
NEW YORK STATE LICENSE 86888

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PROPOSED
SECOND FLOOR PLAN

JOB NUMBER
5D21xxx

DRAWING NUMBER
A-102.00

-

SHEET _ OF _

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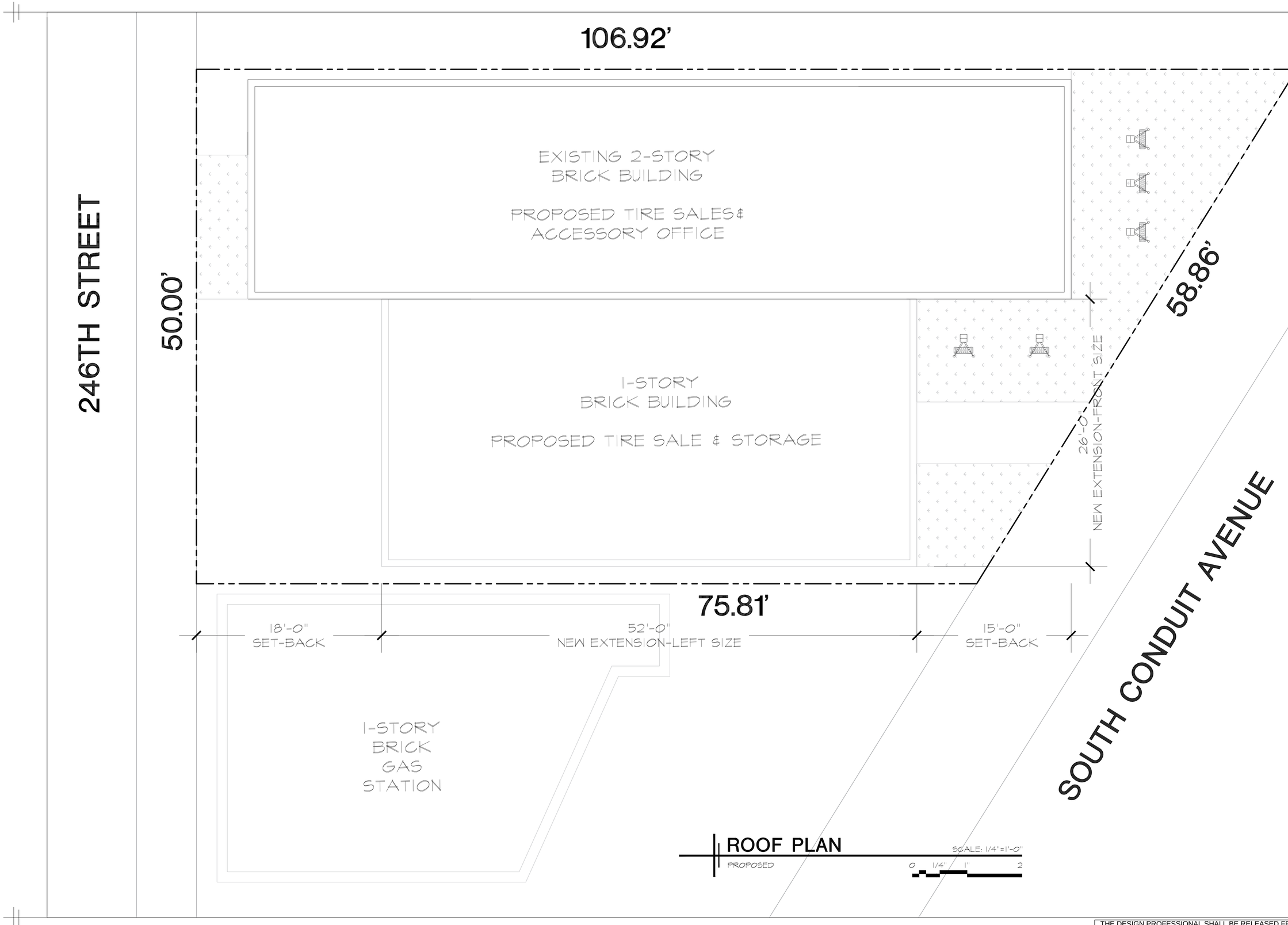

ROOF PLAN
PROPOSED
SCALE: 1/4"=1'-0"
0 1/4" 1" 2

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MARK	DESCRIPTION	DATE
D.O.B.	SUBMISSION	06.01.2021

PROJECT NAME
R3-2/C1-3 ZONING
REZONE TO R3-2/C2-3
NEW 1 STORY
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139-14 246TH STREET
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KEITH NICHOLAS STRIGA, AIA
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STATE OF NEW YORK
JACKMAN J. PRESCOD, PE
NEW YORK STATE LICENSE 86888
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PROPOSED
ROOF PLAN

JOB NUMBER
5D21xxx

DRAWING NUMBER
A-103.00

-

SHEET _ OF _

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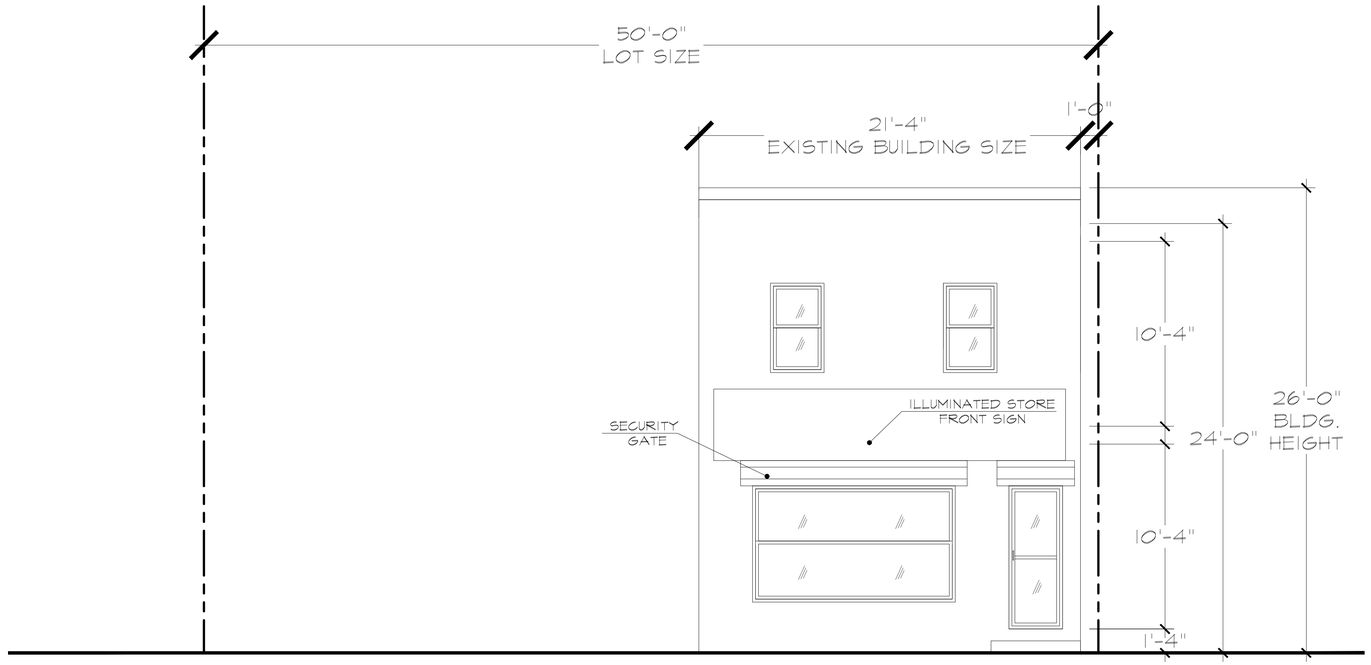
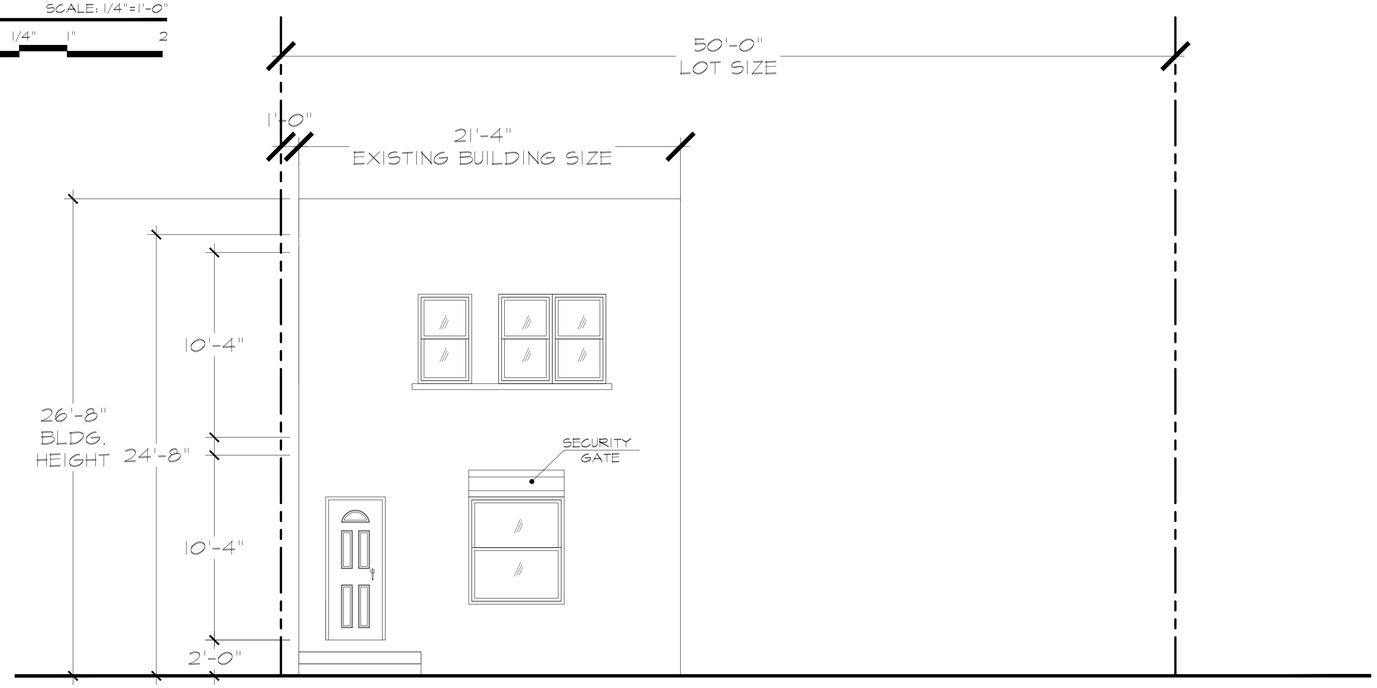


FRONT ELEVATION

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

EXISTING CONDITIONS

0 1/4" 1" 2



REAR ELEVATION

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

EXISTING CONDITIONS

0 1/4" 1" 2

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D.O.B. SUBMISSION 06.01.2021

MARK	DESCRIPTION	DATE

PROJECT NAME

R3-2/C1-3 ZONING REZONE TO R3-2/C2-3

NEW 1 STORY EXTENSION FOR TIRE SALES

139-14 246TH STREET
QUEENS, NY 11422
BLOCK: 13614 LOT: 28

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KEITH NICHOLAS STRIGA, AIA
NEW YORK STATE LICENSED ARCHITECT

JACKMAN J. PRESCOD, PE
NEW YORK STATE LICENSED ENGINEER

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EXIST. CONDITIONS ELEVATIONS

JOB NUMBER

5D21xxx

DRAWING NUMBER

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SHEET __ OF __

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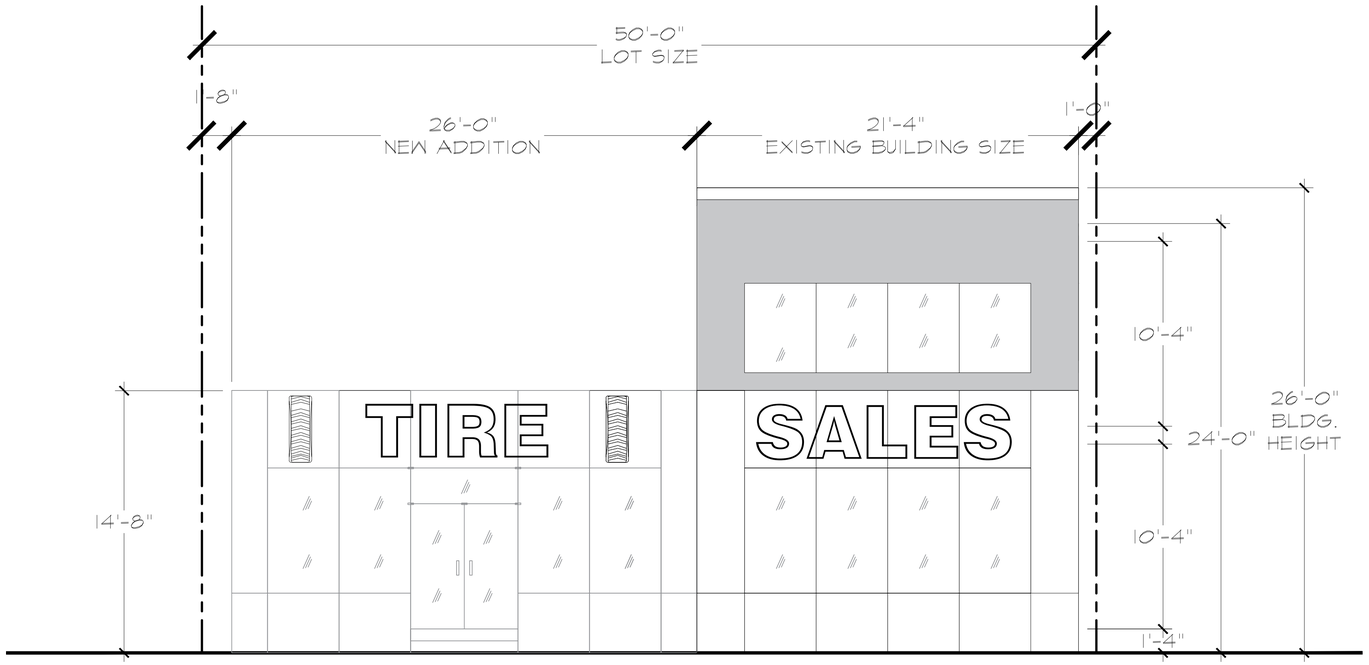
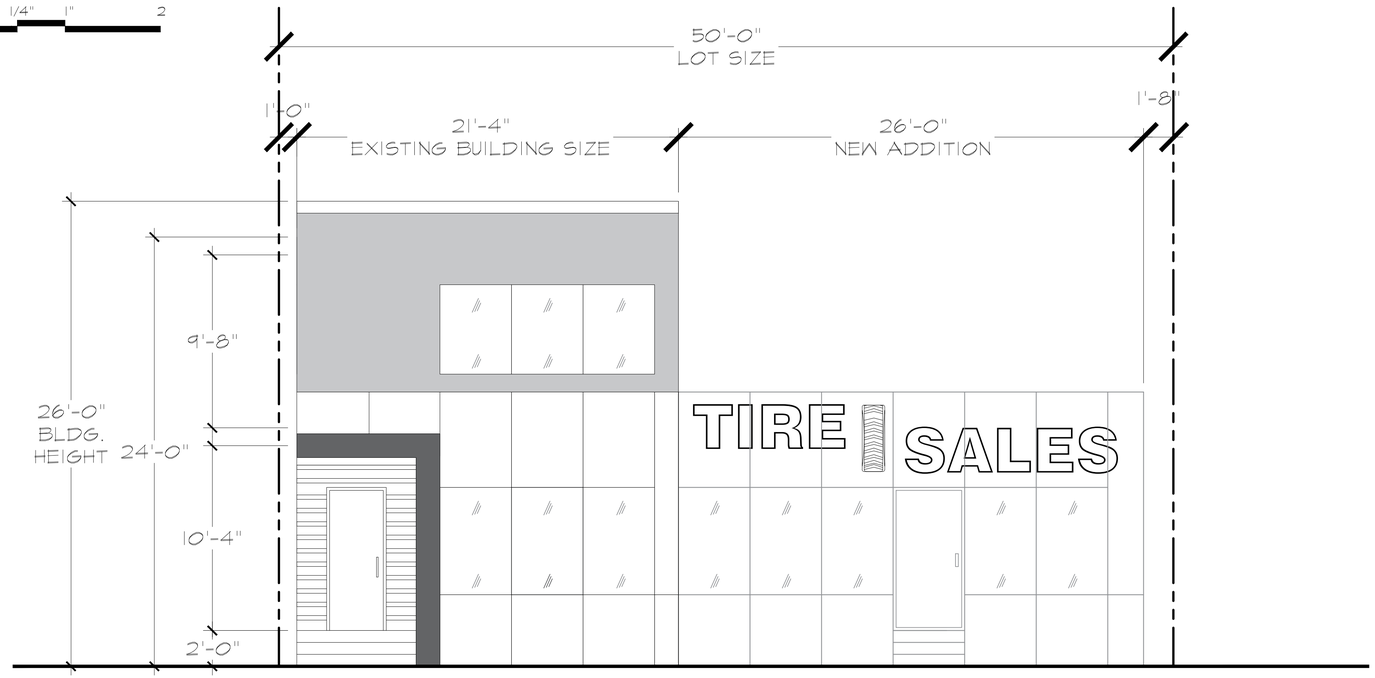


FRONT ELEVATION

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

PROPOSED

0 1/4" 1" 2



REAR ELEVATION

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

PROPOSED

0 1/4" 1" 2

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MARK	DESCRIPTION	DATE
	D.O.B. SUBMISSION	06.01.2021

PROJECT NAME

R3-2/C1-3 ZONING
REZONE TO R3-2/C2-3

NEW 1 STORY
EXTENSION FOR
TIRE SALES

139-14 246TH STREET
QUEENS, NY 11422
BLOCK: 13614 LOT: 28

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KEITH NICHOLAS STRIGA, AIA
NEW YORK STATE LICENSE 21717



JACKMAN J. PRESCOD, PE
NEW YORK STATE LICENSE 98669

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ELEVATIONS

JOB NUMBER

5D21xxx

DRAWING NUMBER

A-202.00

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SHEET _ OF _

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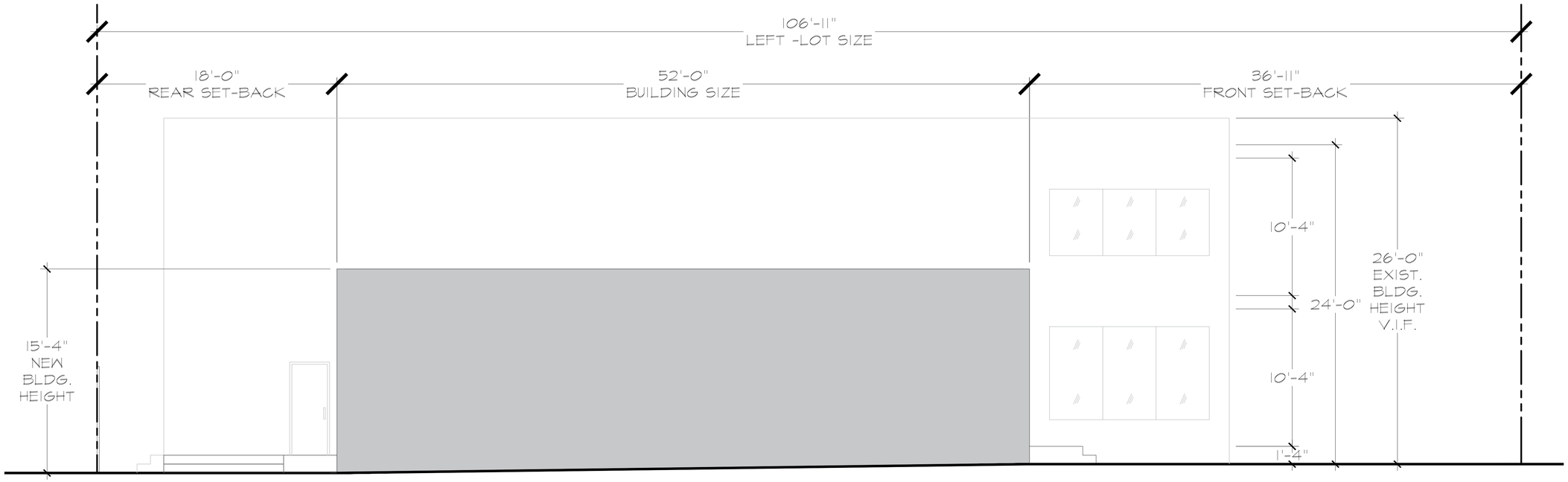
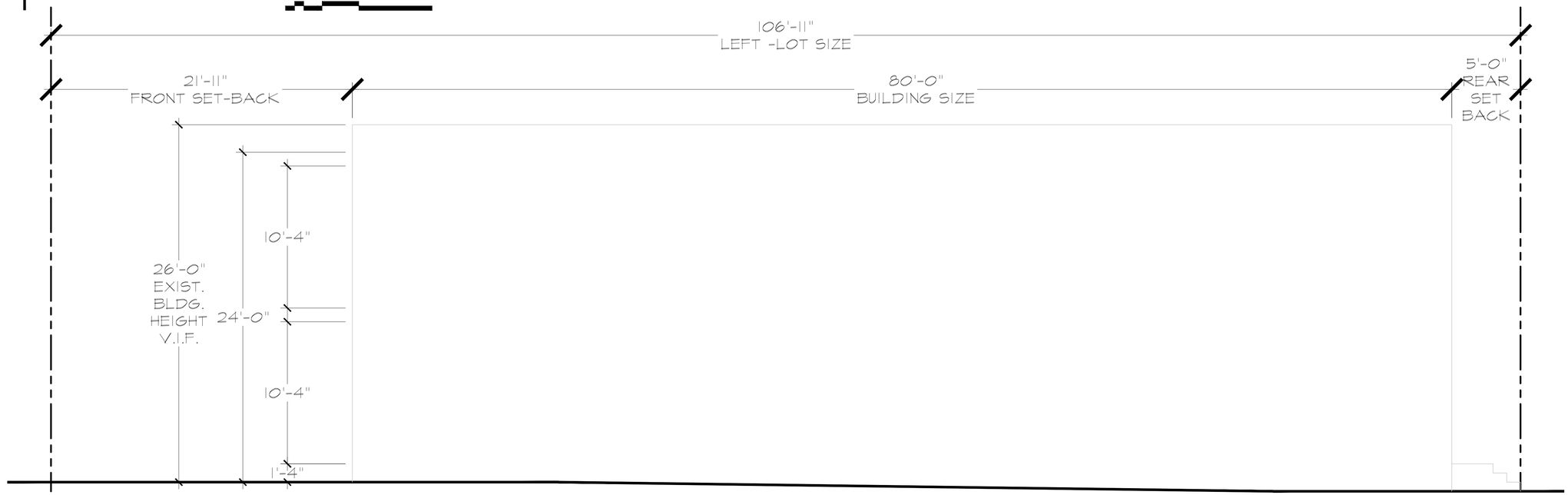


LEFT ELEVATION

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

PROPOSED

0 1/4" 1" 2



REAR ELEVATION

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

PROPOSED

0 1/4" 1" 2

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(631)561-5454

MARK	DESCRIPTION	DATE
D.O.B.	SUBMISSION	06.01.2021

PROJECT NAME

R3-2/C1-3 ZONING
REZONE TO R3-2/C2-3

NEW 1 STORY
EXTENSION FOR
TIRE SALES

139-14 246TH STREET
QUEENS, NY 11422
BLOCK: 13614 LOT: 28

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KEITH NICHOLAS STRIGA, AIA
NEW YORK STATE LICENSE 21717

STATE OF NEW YORK
JACKMAN J. PRESCOD
LICENSED PROFESSIONAL ENGINEER
06669

NEW YORK STATE LICENSE 06669
JACKMAN J. PRESCOD, PE

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DRAWING TITLE

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ELEVATIONS

JOB NUMBER

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DRAWING NUMBER

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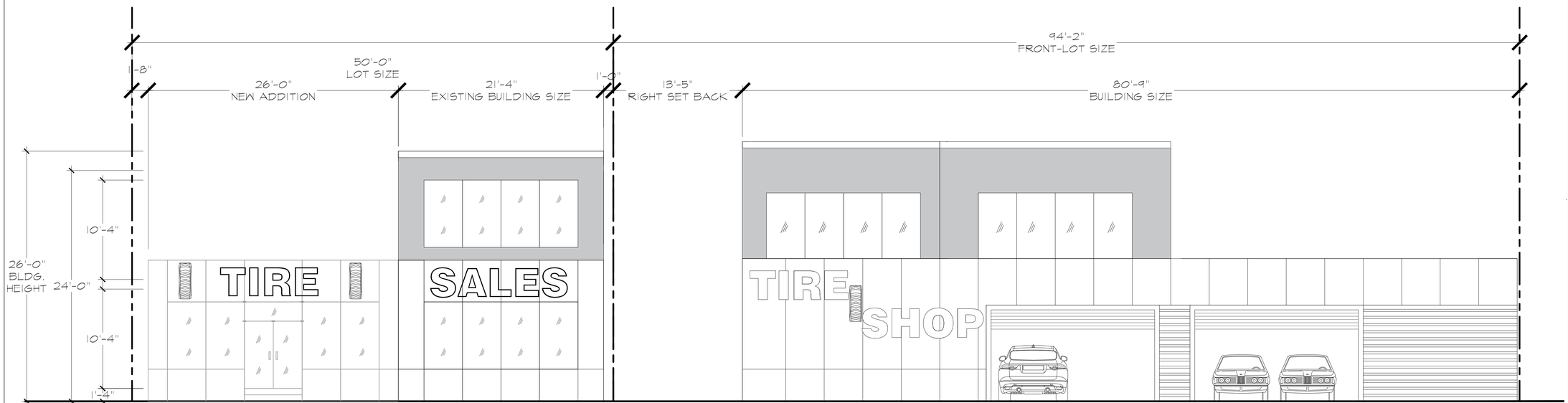

FRONT ELEVATION

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

PROP. ELEVATIONS ALONG CONDUIT AVE. 0 1/4" 1" 2

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MARK	DESCRIPTION	DATE
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R3-2/C1-3 ZONING REZONE TO R3-2/C2-3

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KEITH NICHOLAS STRIGA, AIA
NEW YORK STATE LICENSE 21717
JACKMAN J. PRESCOD, PE
NEW YORK STATE LICENSE 88888

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DRAWING TITLE

PROP. ELEVATIONS ALONG CONDUIT AVE.

JOB NUMBER

5D21xxx

DRAWING NUMBER

A-203.00

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SHEET __ OF __

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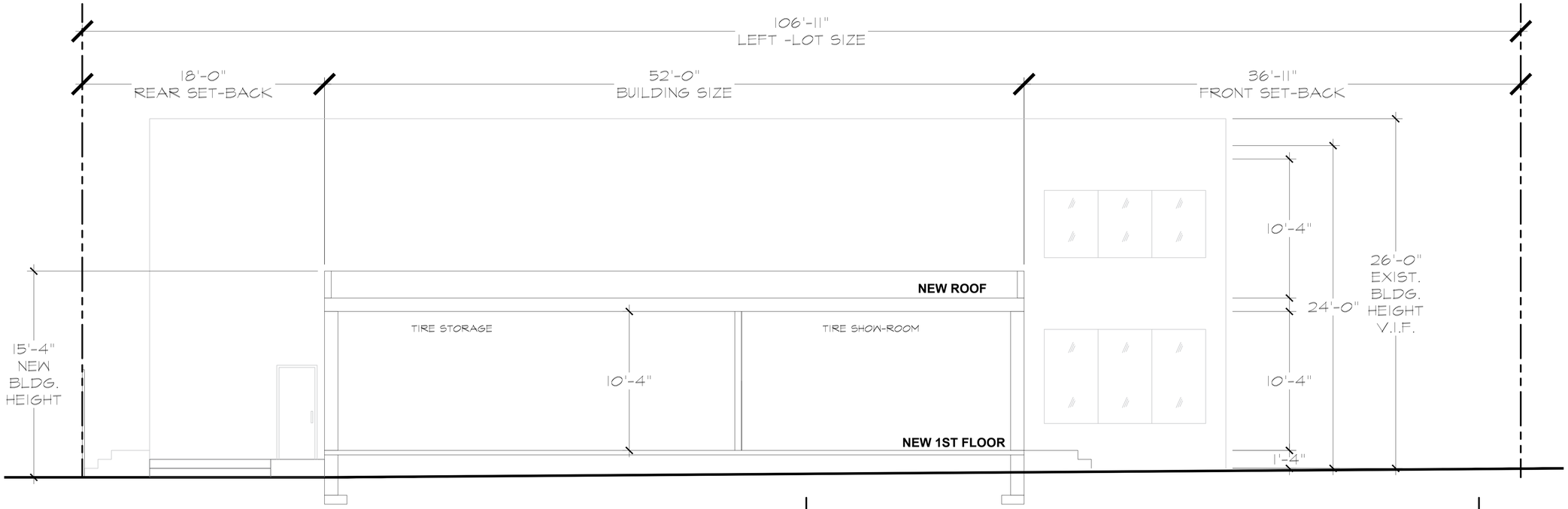
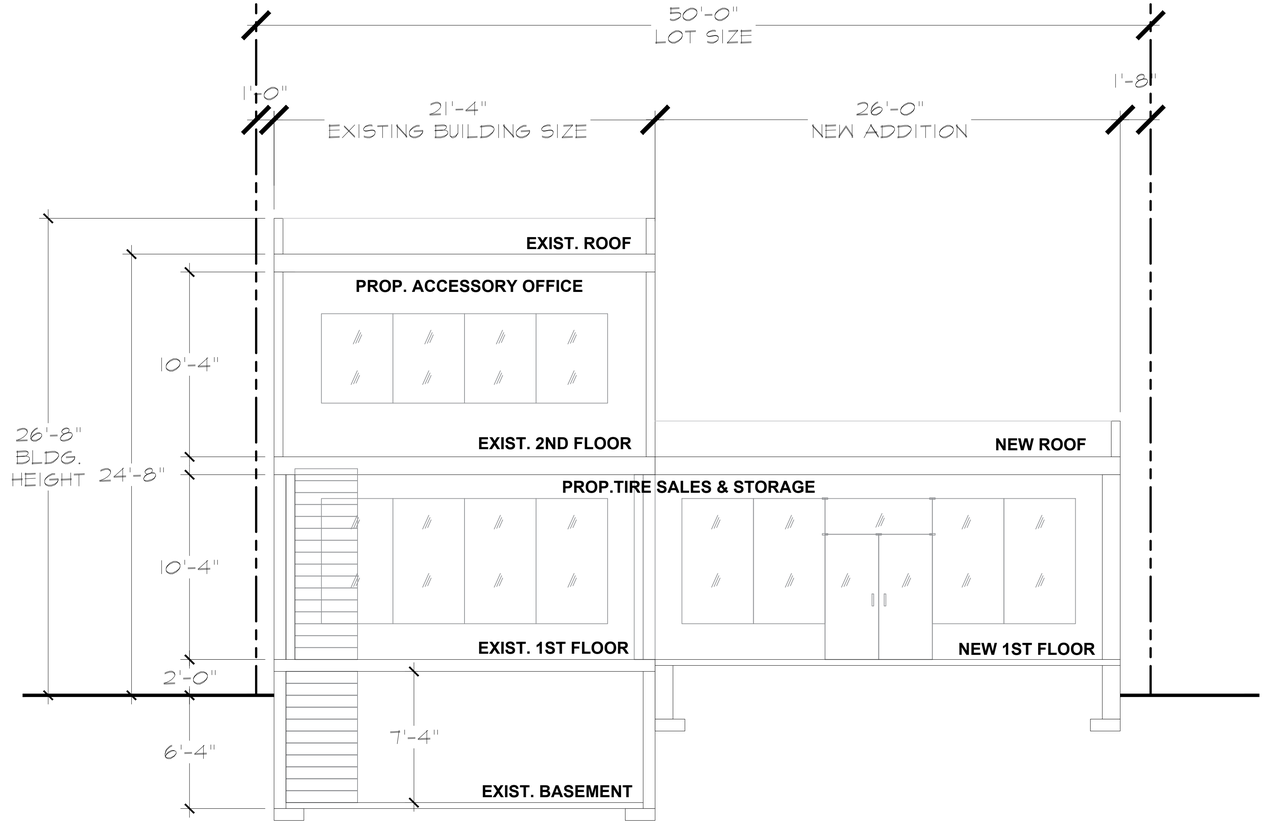


SECTION A-A

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

PROPOSED

0 1/4" 1" 2



SECTION B-B

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

PROPOSED

0 1/4" 1" 2

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MARK	DESCRIPTION	DATE
	D.O.B. SUBMISSION	06.01.2021

PROJECT NAME

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NEW 1 STORY
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TIRE SALES

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