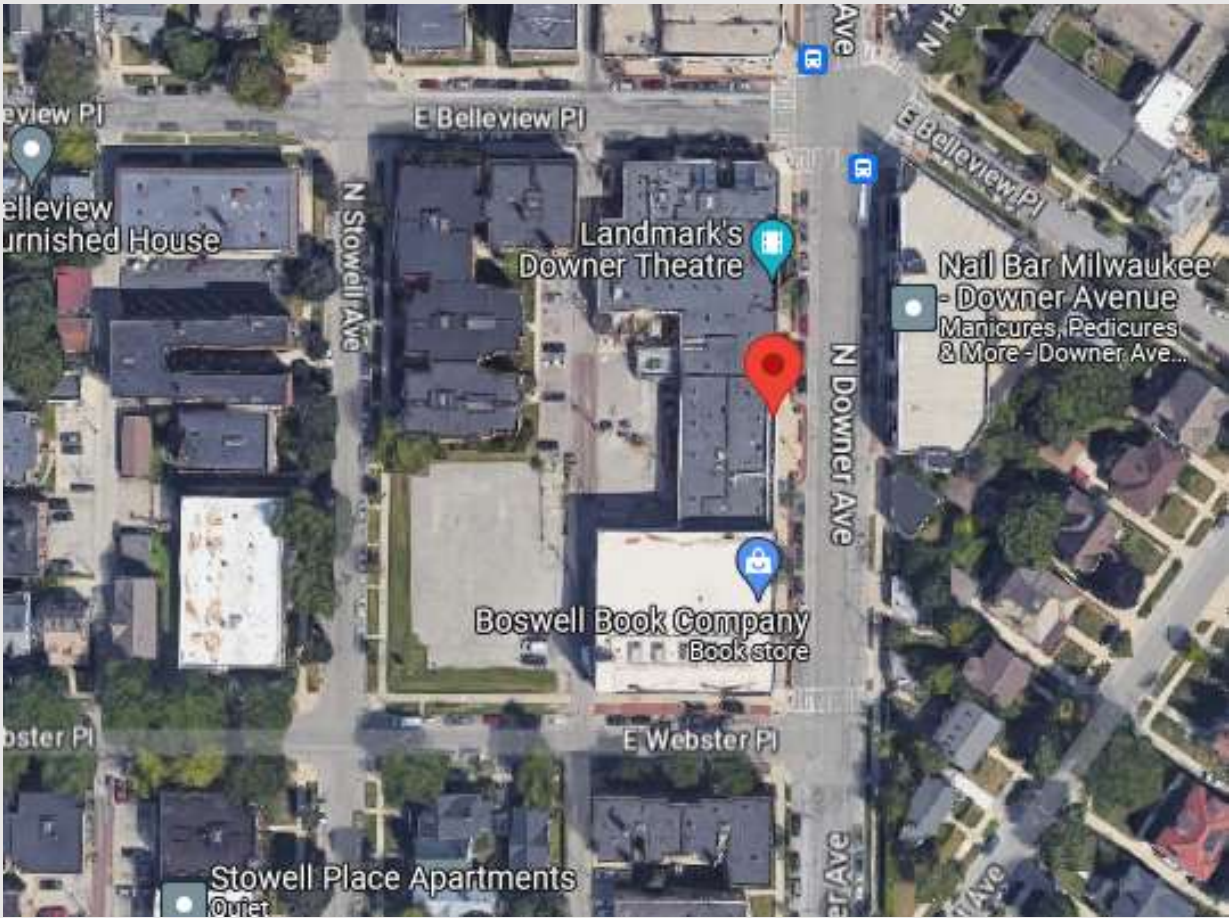
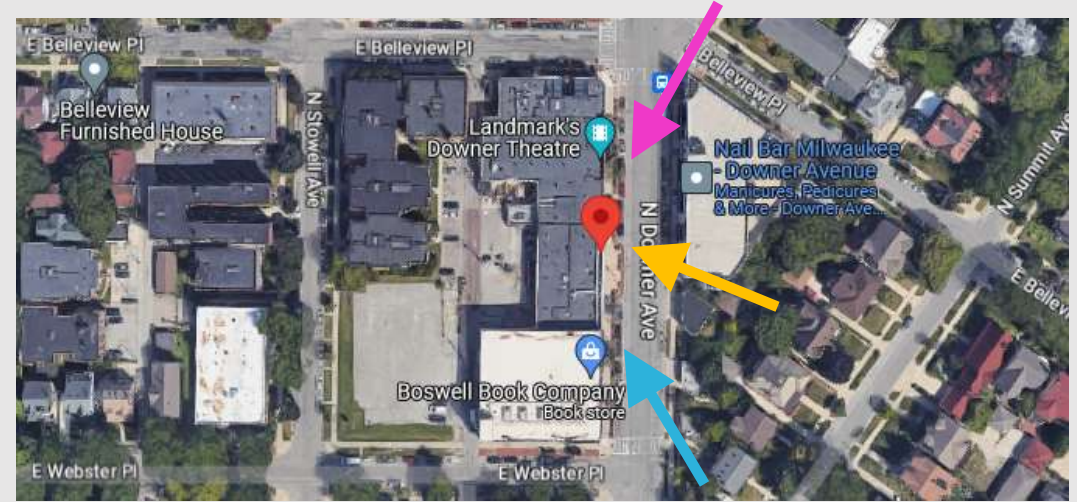


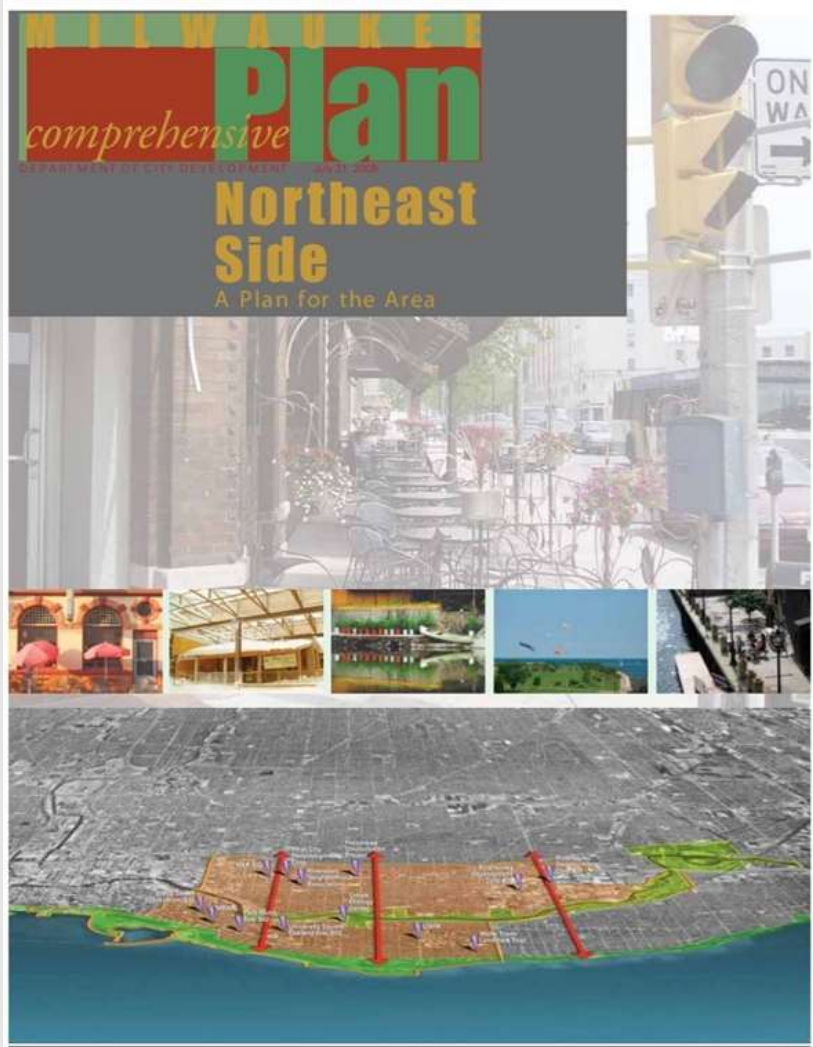
File No. 230512. Substitute resolution relating to a Minor Modification to the Detailed Planned Development, DPD, known as Downer Avenue Redevelopment, Phase 2 to allow alterations to the façade of an existing building located at 2575 North Downer Avenue, on the west side of North Downer Avenue, north of East Webster Place, in the 3rd Aldermanic District.



File No. 230512. Site context.



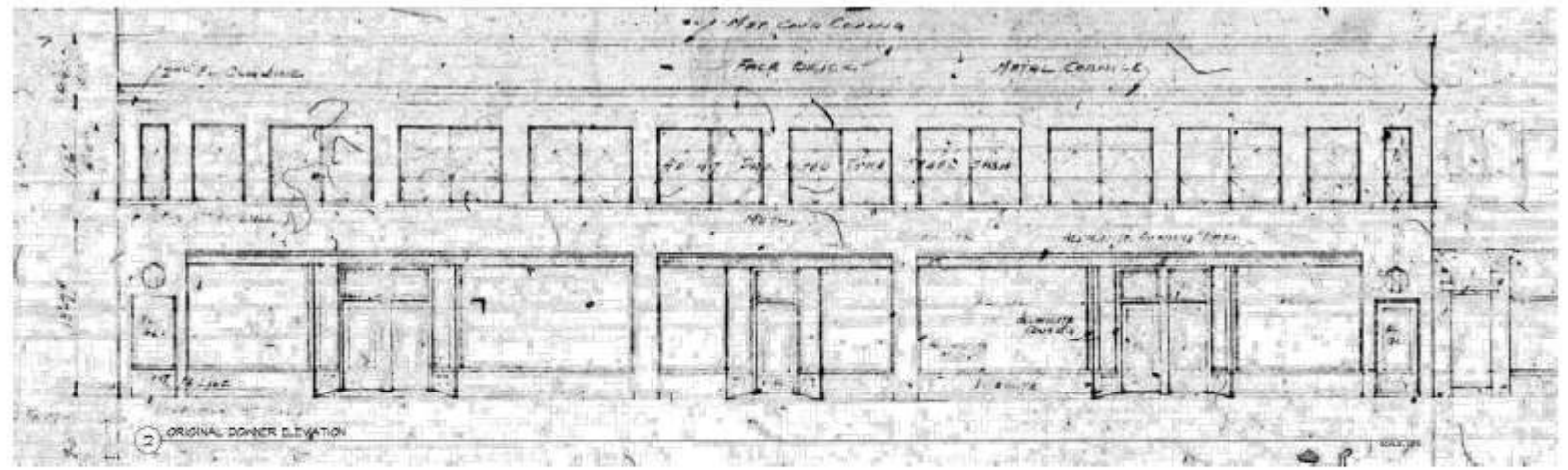
File No. 230512. Consistency with the Comprehensive Plan.



Northeast Side Plan

- Adopted in 2009 and amended in 2012 and 2018.
- Plan recommends strategies for revitalizing and improving the retail environment along Downer Avenue to be a thriving and sustainable commercial district.
- Proposed design will improve the aesthetic of the façade and the additional building entrances will further activate the district.
- **Proposal is consistent with the plan recommendations.**

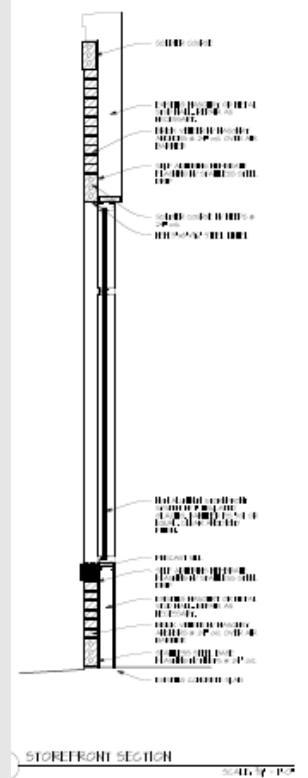
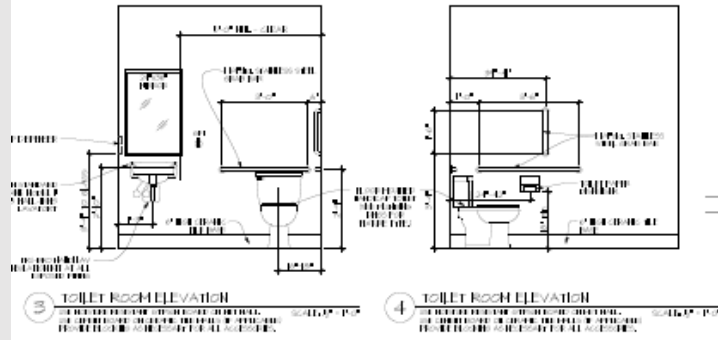
File No. 230512.



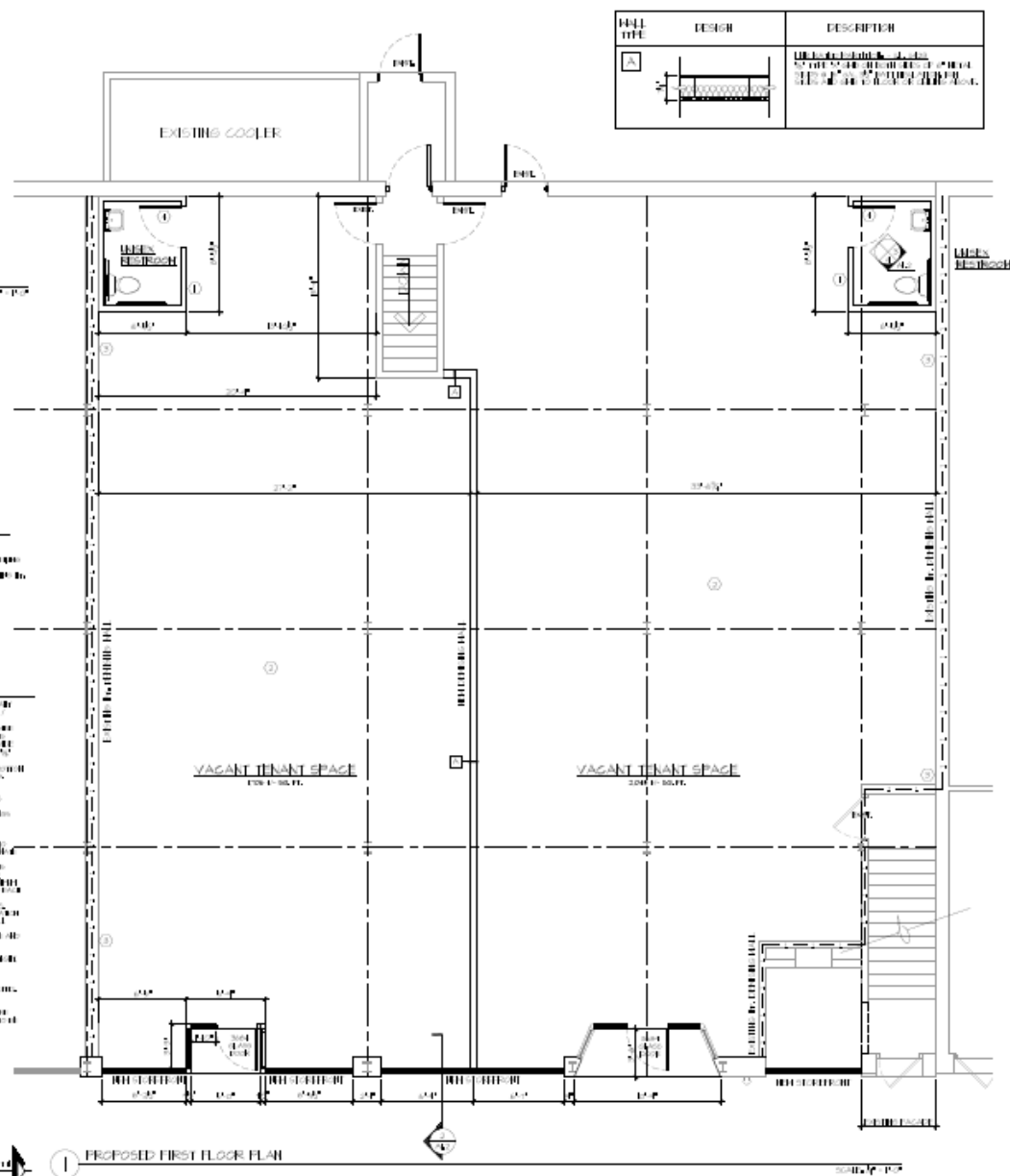
Original storefront



File No. 230512.



- FLOOR PLAN COVERED NOTES**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL BUILDING CODE (IBC).
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL PLUMBING CODE (IPC).
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC).
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL FIRE AND SAFETY CODE (IFSC).
- FLOOR PLAN GENERAL NOTES**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL BUILDING CODE (IBC).
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL PLUMBING CODE (IPC).
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC).
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL FIRE AND SAFETY CODE (IFSC).
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC).
 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL SMOKE AND ALARM CODE (ISAC).
 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL ACCESSIBILITY AND MOBILITY ACT (IFAWA).
 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL GREEN BUILDING CONSTRUCTION CODE (IGBC).
 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL SUSTAINABLE DESIGN AND CONSTRUCTION CODE (ISDCC).
 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL WELL-BEING AND PRODUCTIVITY CODE (IWPC).



REVISIONS

NO.	DATE	DESCRIPTION

CONSTRUCTION SET

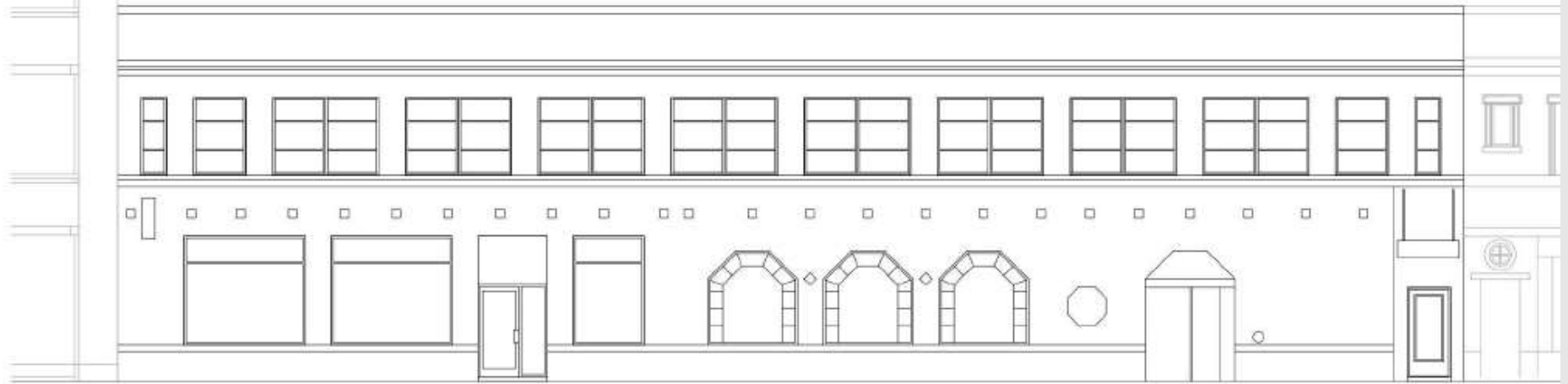
DOWNER AVE. TENANT REMODEL

1000 OLD COUNTRY RD.
GREAT NECK, NY
11021
ARCHITECTURE + ENGINEERING

FLOOR PLAN DETAILS

A1.2

DATE: 4/11/2023
PROJECT NUMBER: 23-185

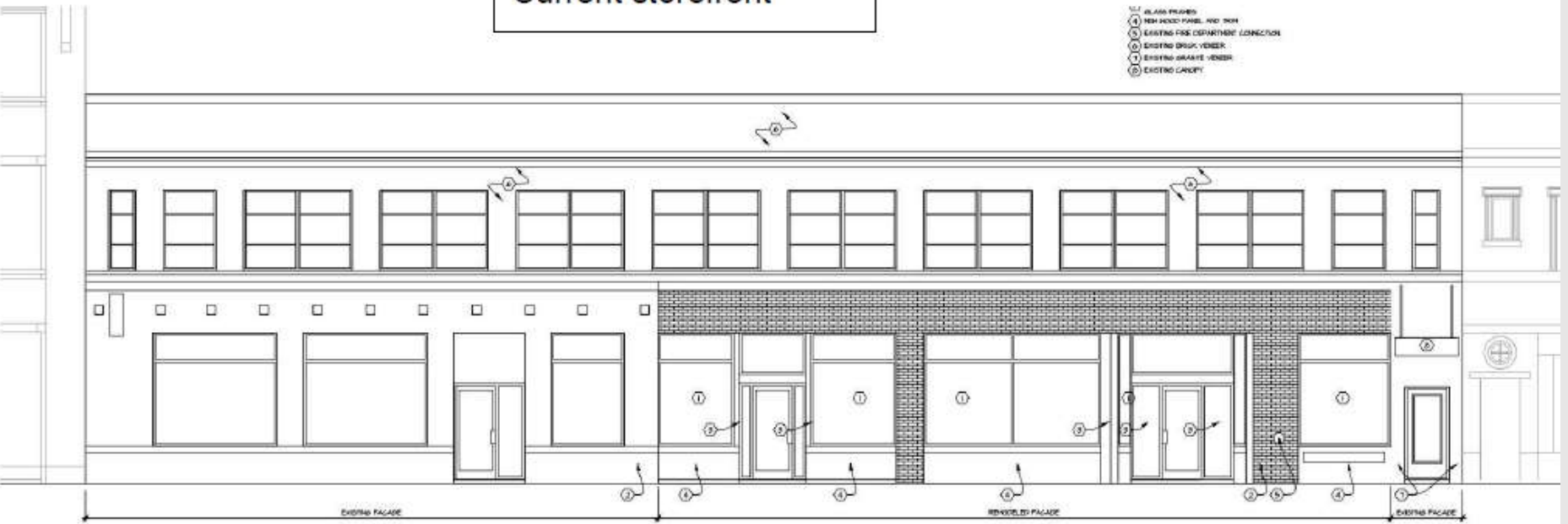


1 EXISTING DOWNER ELEVATION

SCALE: 1/2" = 1'-0"

Current storefront

- 1 GLASS PANELS
- 2 NEW BRICK PANEL AND TRIM
- 3 EXISTING FIRE DEPARTMENT CONNECTION
- 4 EXISTING DISPLAY VENER
- 5 EXISTING GRATE VENER
- 6 EXISTING CANOPY



Proposed Storefront