

3
27-01-12-7



733-941948/S/S/ST/20K
5/26/12/12
PROPOSED GRADING &
UTILITY PLAN FOR

3
TENURE
AVENUE

TOWN OF MARIANO, ROCHESTER COUNTY
SPRING VALLEY, NEW YORK
SEPTEMBER 11, 2013 SCALE: 1" = 30'
ANTHONY R. CLEMENTE P.E.
31 ROCKAWAY ROAD
ROCKAWAY FALLS, NY 13826
607-435-5500 FAX 607-435-5914

AS/RS/RL/ST/20K
LIBERTY
SHEET 3 OF 4
5172

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		
8		
9		

NOTE
 IT IS A VIOLATION OF THE STATE EDUCATION LAW
 FOR ANY PERSON, UNLESS ACTING UNDER THE
 DIRECTION OF A LICENSED LAND SURVEYOR, TO
 ONLY MAKE THESE SHOWN WITHIN THE
 BOUNDARIES OF THESE SHOWN WITHIN THE
 PLANS HEREON, AND EXTENSION OF
 THESE SHOWN TO THE BOUNDARIES OF THE
 LAND SURVEYOR'S SEPARATE AND ORIGINAL
 SURVEY OR THE REAL AND THE PRODUCT OF THE
 THIS SURVEY WAS PREPARED FOR THE PARTIES AND
 THE USE OF THE PARTIES AND EXPRESSLY
 FOR THE PARTIES AND EXPRESSLY
 BETWEEN THE PARTIES AND THE SURVEYOR
 THESE SHOWN ARE SUBJECT TO AN ACCURATE
 ASPECT OF TITLE
 EASEMENTS OR RIGHTS OF WAY OR BELOW THE
 SURFACE OF THE GROUND THAT ARE
 NOT SHOWN

BEING LOTS 4 ON A CERTAIN MAP ENTITLED
 "PROPERTY SUBDIVISION MAP OF THE PROPERTY OF
 RAMAPO VALLEY CONSTRUCTION CORP."
 FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE
 AS MAP #2214 BOOK #54 PAGE #19 ON 12/2/92.

LOT 4 AREA = 9,278 SQUARE FEET

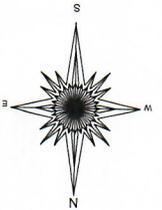
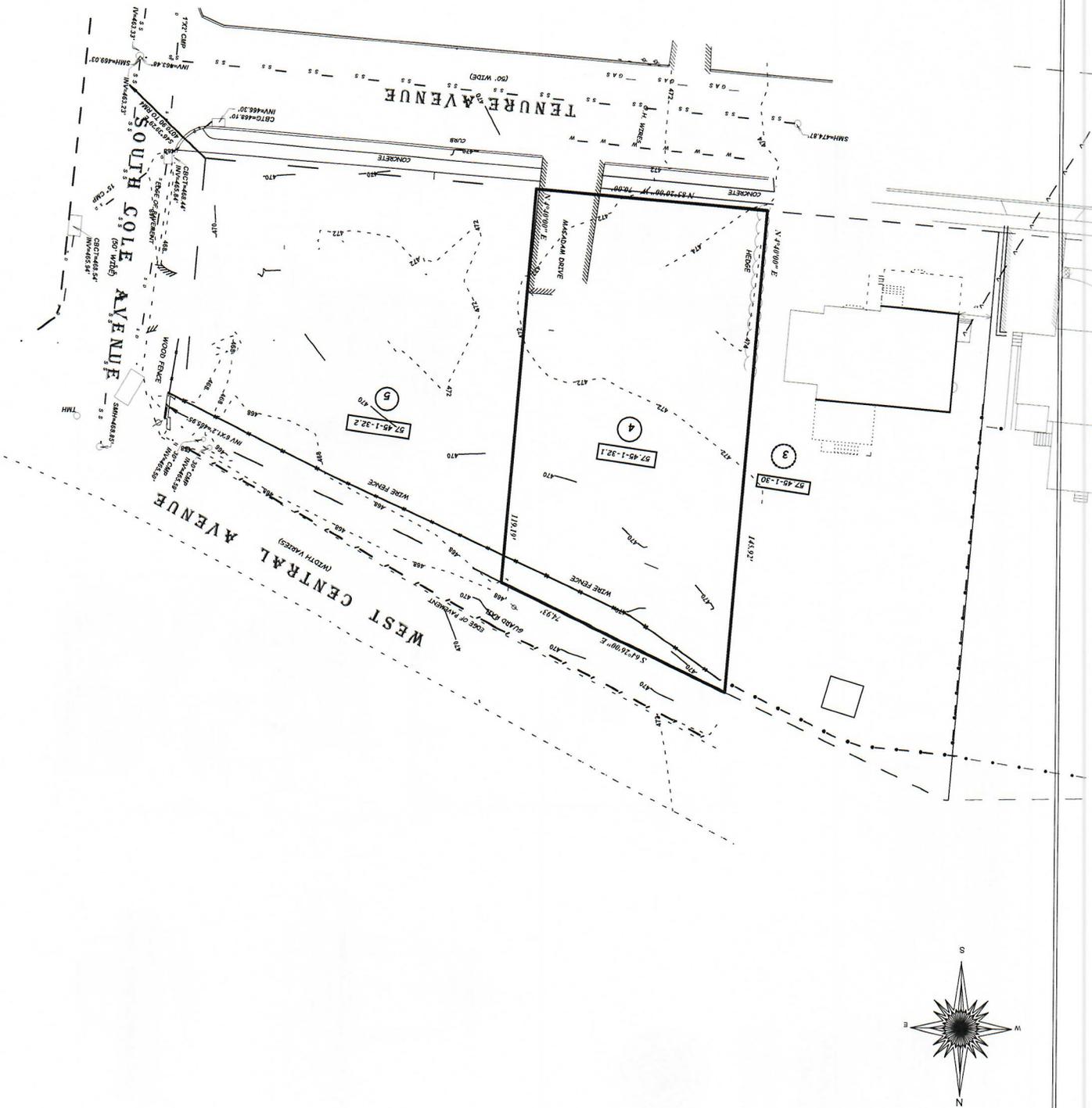


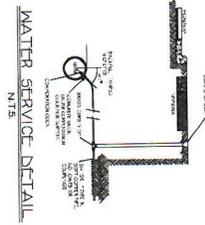
TOWN OF RAMAPO, ROCKLAND COUNTY
 SPRING VALLEY, NEW YORK
 SEPTEMBER 11, 2025 SCALE: 1" = 20'
 ANTHONY R. CELENTANO P.L.S.
 31 ROSMAN ROAD
 THIELS, N.Y. 10984
 845 429 5290 FAX 429 5974
 LIC#S0633

LOTS 4

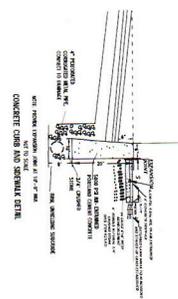
EXISTING CONDITIONS FOR

TAX MAP DESIGNATION:
 57-45-1-32.1

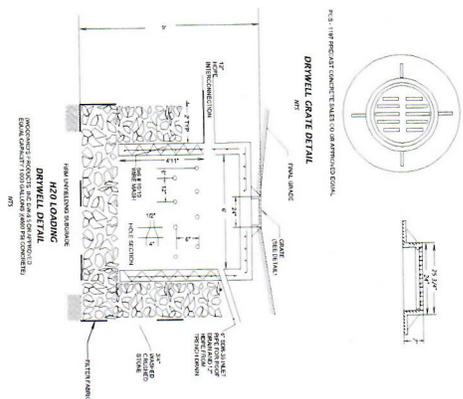




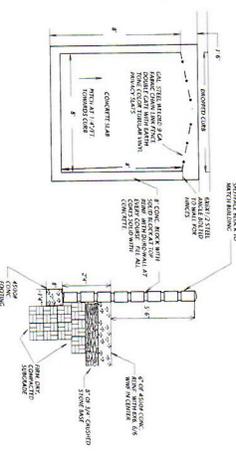
WATER SERVICE DETAIL
N.T.S.



GARBAGE DUMPSTER
DETAIL

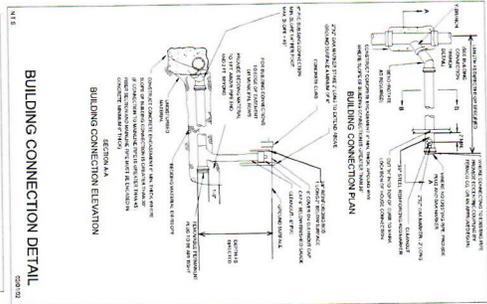


DRIVEWAY DETAIL
N.T.S.

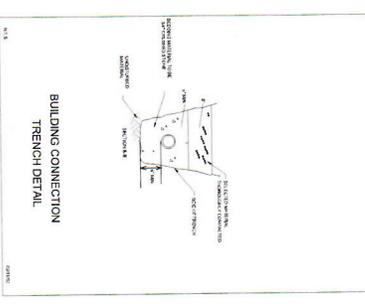


GARBAGE DUMPSTER
DETAIL
N.T.S.

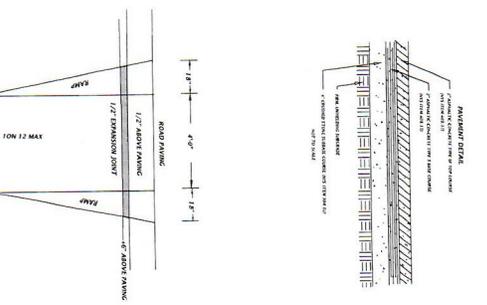
- NOTES:
1. ALL CURB MATERIALS SHALL BE CONCRETE.
 2. CURB SHALL BE 4" THICK WITH A MINIMUM OF 4" COVER.
 3. CURB SHALL BE 4" THICK WITH A MINIMUM OF 4" COVER.
 4. CURB SHALL BE 4" THICK WITH A MINIMUM OF 4" COVER.



BUILDING CONNECTION DETAIL
CONCRETE



BUILDING CONNECTION
TRENCH DETAIL
CONCRETE



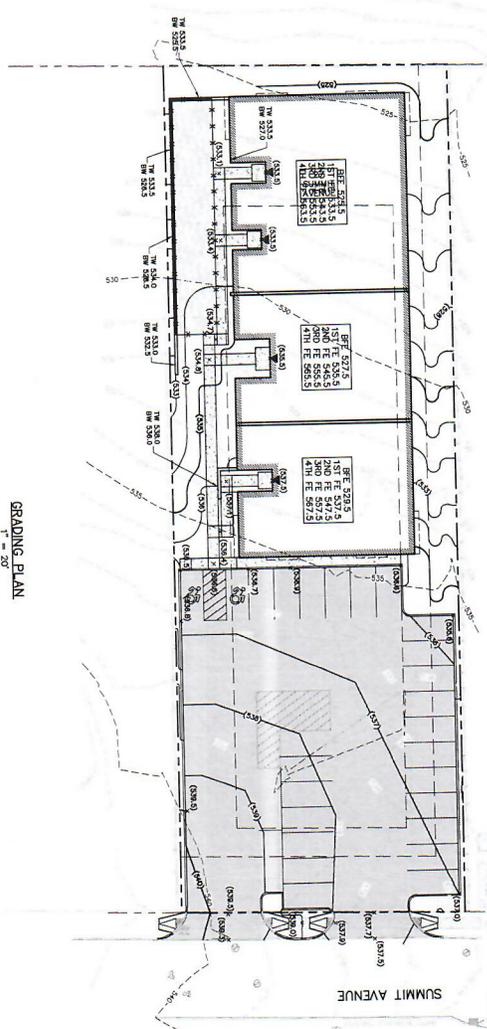
DROP CURB DETAIL
N.T.S.



DATE OF DESIGNATION:
5/24/2011
TITIAL SHEET
FOR
**3 TENURE
AVENUE**

TOWN OF HAMARON, ROCKLAND COUNTY
SPRING VALLEY, NEW YORK
SEPTEMBER 11, 2013
ANTHONY R. CIANTANO P.E.
32 ROSBAUM ROAD
HAMILTON, NY 12050
PH: 518-537-8924
FAX: 518-537-8924
LIC#12345

NO.	DATE	REVISION
1	2013/09	ISSUE FOR PERMIT
2		
3		
4		

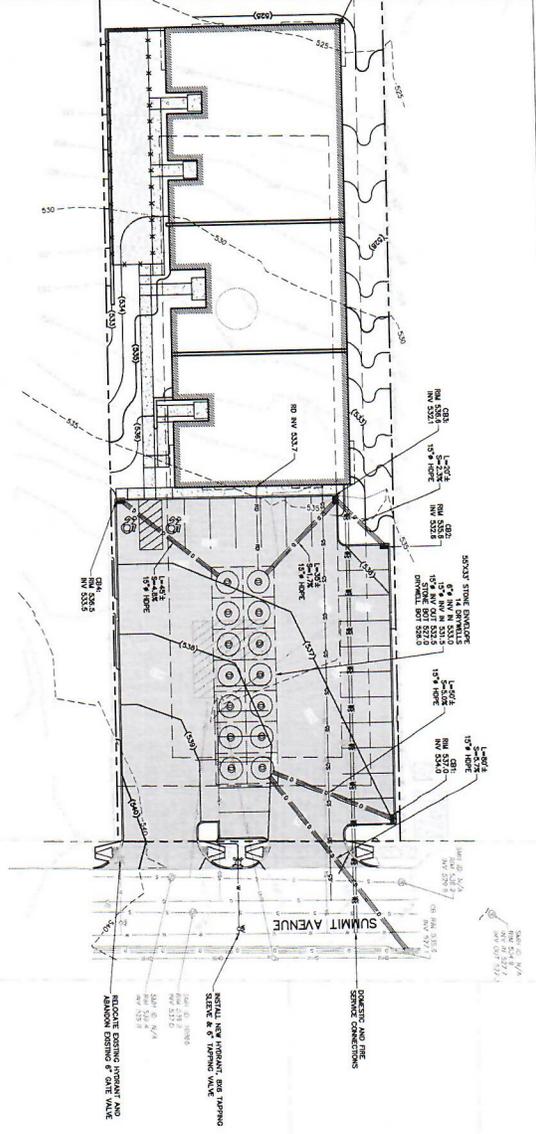


GRADING PLAN
1" = 20'



PROPOSED CONDUIT
SEE SHEET C-104

EXISTING SEWER
SEE SHEET C-104



DRAINAGE AND UTILITY PLAN
1" = 20'

CIVIL DESIGN WORKS
LLC

CIVIL ENGINEERING CONSULTANTS AND DESIGNERS
MEMBER SOCIETY OF PROFESSIONAL ENGINEERS
REGISTERED PROFESSIONAL ENGINEERS
STATE OF NEW YORK
110 WEST 42ND STREET, 15TH FLOOR
NEW YORK, NY 10018
TEL: 212-692-4444 FAX: 212-692-4444

PROJECT:
27 SUMMIT AVENUE
VILLAGE OF SPRING VALLEY
ROCKLAND COUNTY, NEW YORK

APPLICANT:
SUMMIT VENTURES
681 CHESTNUT RIDGE ROAD
ROCKLAND COUNTY, NEW YORK 10971
TEL: 845-571-6724

SUBPROJECT:
ANTHONY R. GERMANO, P.E.
THELLS, NEW YORK 10988
TEL: 845-929-2296

PROJECT LOCATION

SEAL

ANTHONY R. GERMANO, P.E.
THELLS, NEW YORK 10988
TEL: 845-929-2296

DATE: 9/23/20

DESCRIPTION: GRADING, DRAINAGE AND UTILITY PLAN

SCALE: 1" = 20'

PROJECT: 27 SUMMIT AVENUE

DESIGNER: CIVIL DESIGN WORKS, LLC

DATE: 9/23/20

PROJECT NO.: 2420

SHEET NUMBER: C-102.00

CIVIL DESIGN WORKS
LLC

DECLARATION:
I, THE UNDERSIGNED, AN ENGINEER IN THE STATE OF NEW YORK, DO HEREBY CERTIFY THAT I AM THE DESIGNER OF THE ABOVE PROJECT AND THAT I AM A MEMBER IN GOOD STANDING OF THE PROFESSION OF ENGINEERS IN THE STATE OF NEW YORK.

PROJECT: 27 SUMMIT AVENUE

SCALE: 1" = 20'

SHEET TITLE: GRADING, DRAINAGE AND UTILITY PLAN

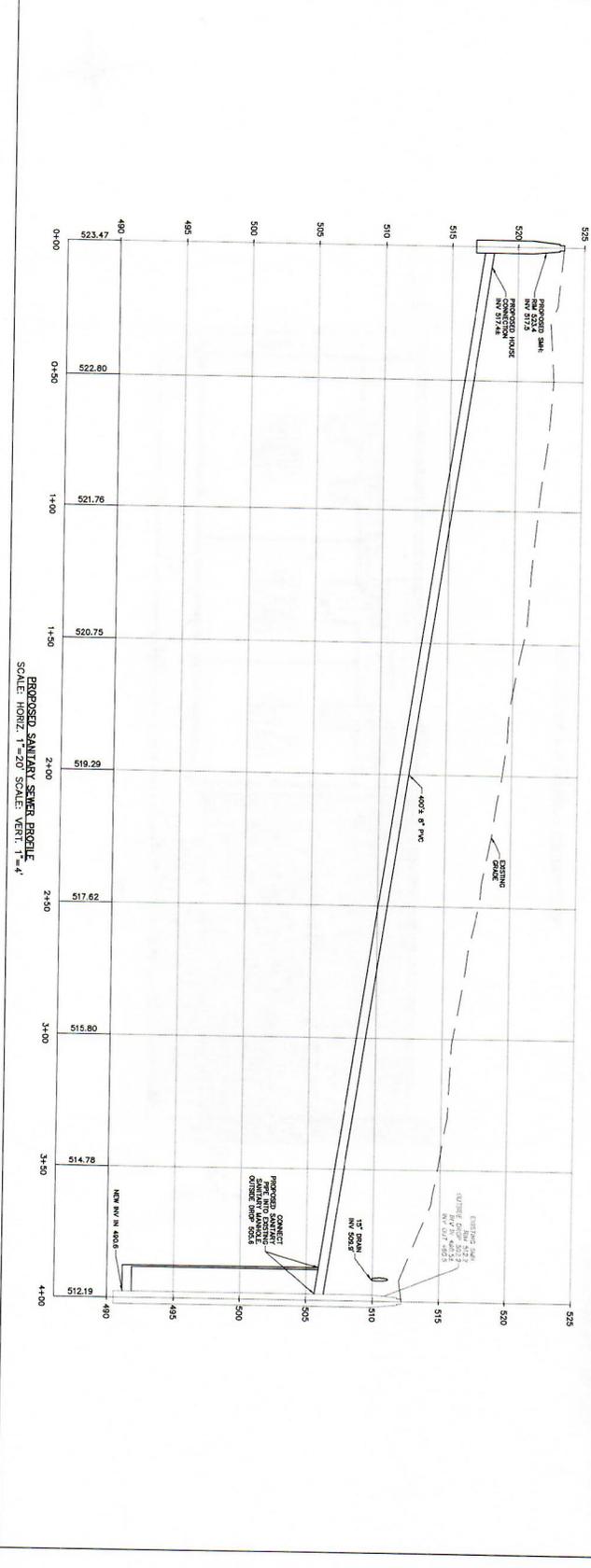
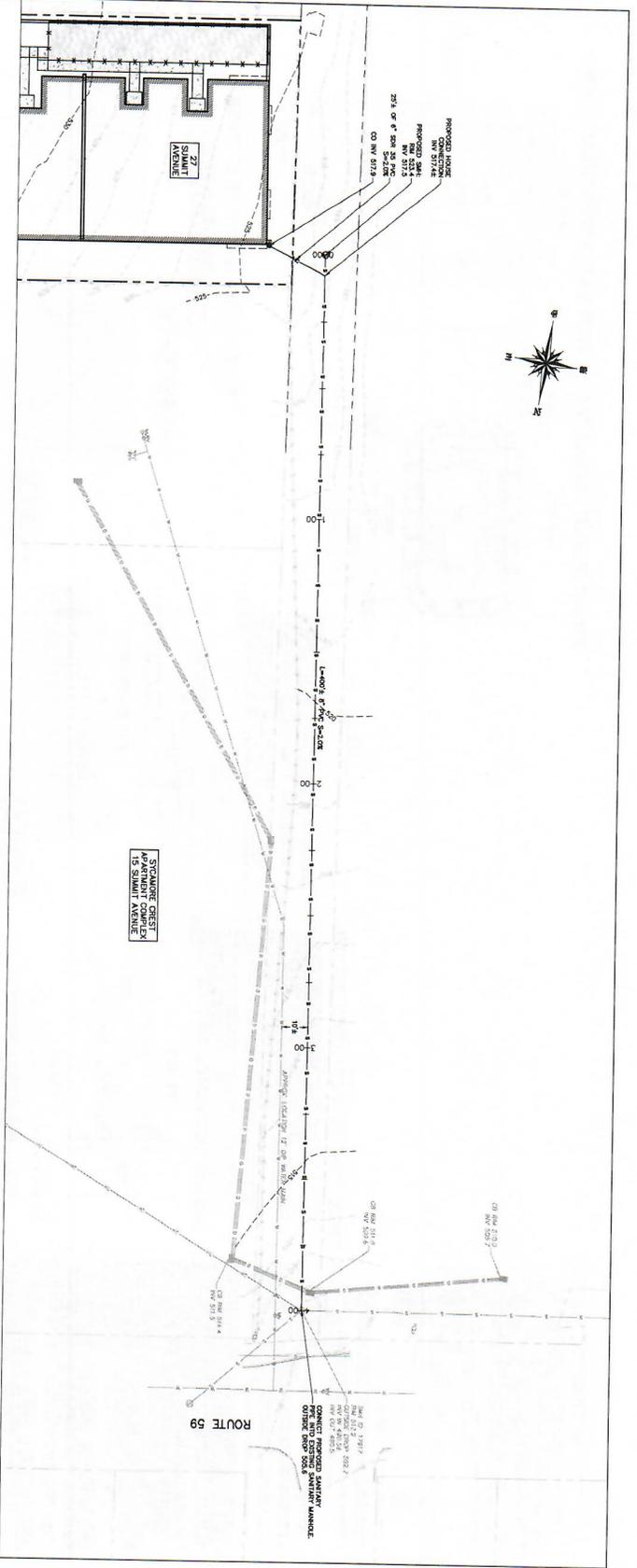
DRAWN BY: [Name]

CHECKED BY: [Name]

DATE: 9/23/20

PROJECT NO.: 2420

SHEET NUMBER: C-102.00



PROPOSED SANITARY SEWER PROFILE
SCALE: HORIZ. 1" = 20' SCALE: VERT. 1" = 4'



CIVIL DESIGN WORKS
LLC
CIVIL ENGINEERING CONSULTANTS AND DESIGNERS
3750 ROUTE 208, SUITE 200
ROCKLAND COUNTY, NEW YORK 10986
TEL: 845.444.4444 FAX: 845.444.4444
WWW.CIVILDESIGNWORKS.COM

PROJECT:
27 SUMMIT AVENUE
WILGOT OF SPRING VALLEY
ROCKLAND COUNTY, NEW YORK



APPLICANT:
WILGOT OF SPRING VALLEY
481 CHESTNUT RIDGE ROAD
CHESTNUT RIDGE, NEW YORK 10977
ROCKLAND COUNTY, NEW YORK 10986
TEL: 845.444.4444 FAX: 845.444.4444
WWW.WILGOT.COM

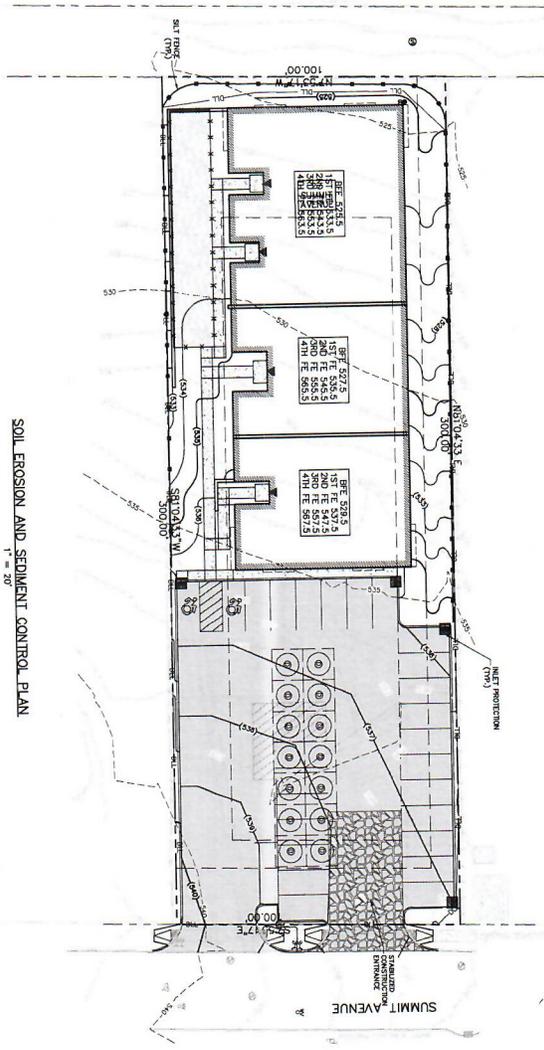
DESIGNER:
CIVIL DESIGN WORKS
3750 ROUTE 208, SUITE 200
ROCKLAND COUNTY, NEW YORK 10986
TEL: 845.444.4444 FAX: 845.444.4444
WWW.CIVILDESIGNWORKS.COM

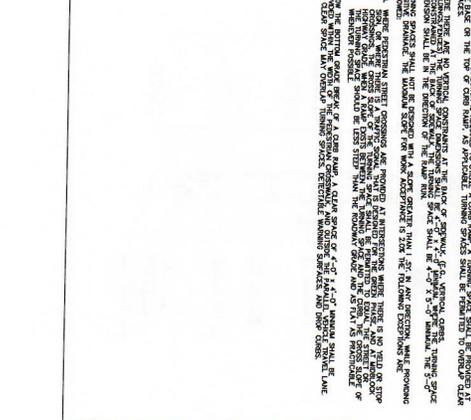
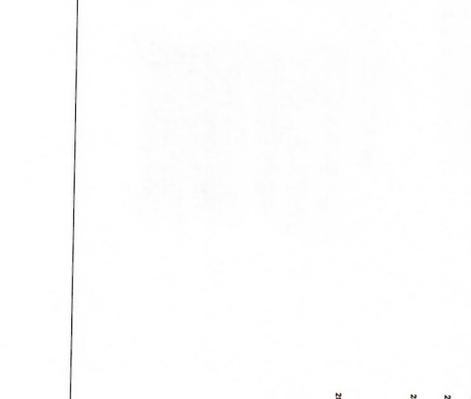
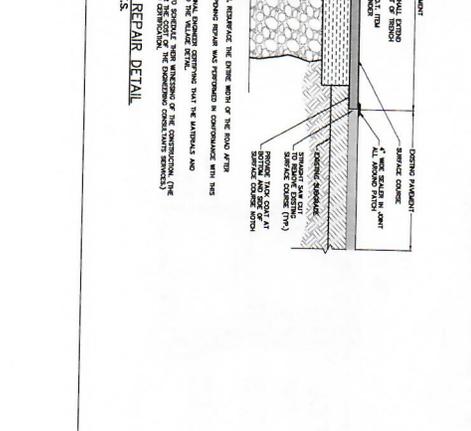
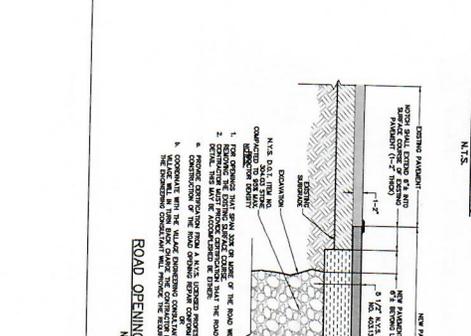
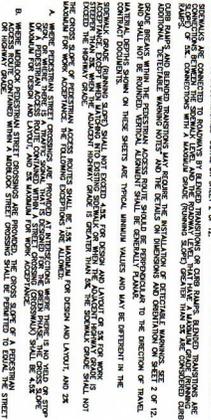
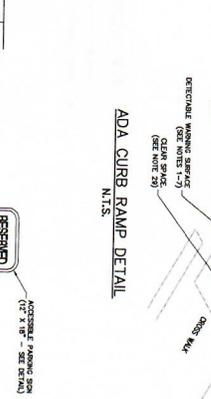
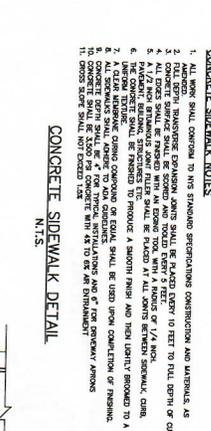
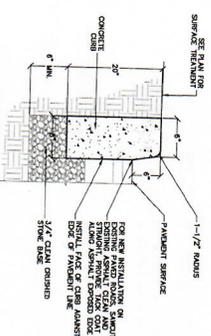
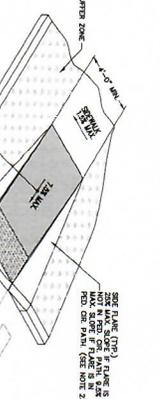
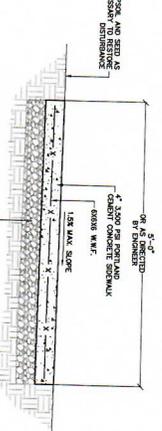
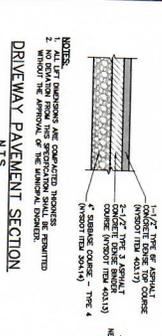
REV	DESCRIPTION	DATE	BY	CHECKED



CIVIL DESIGN WORKS
LLC
DISCLAIMER: THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF CIVIL DESIGN WORKS, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

SCALE: 1" = 20'
SHEET TITLE:
PROPOSED SEWER MAIN PLAN AND PROFILE
DRAWN BY: MEI / CHECKED BY: GAI
DATE: 8.3.25 / PROJECT NO: 2465
SHEET NUMBER: **C-103.00**





CIVIL DESIGN WORKS
 LLC
 27 SUMMIT AVENUE
 ROCKAWAY COUNTY, NEW YORK

PROJECT LOCATION
 27 SUMMIT AVENUE
 ROCKAWAY COUNTY, NEW YORK

APPLICANT:
 681 CENTURION ROAD
 ROCKAWAY COUNTY, NEW YORK 10977
 TEL: 845.571.4232

DESIGNER:
 ANTHONY A. CELESTANO, P.E.
 2 HILLS NEW YORK 10984
 TEL: 845.423.2820

STATE OF NEW YORK
 OFFICE OF PROFESSIONAL ENGINEERING AND SURVEYING
 CIVIL ENGINEERING

SEAL:
 ANTHONY A. CELESTANO
 LICENSE NO. 10000
 EXPIRES 12/31/2025

CIVIL DESIGN WORKS
 LLC
 27 SUMMIT AVENUE
 PROJECT

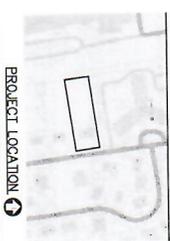
SCALE:
 1" = 20'

SHEET TITLE:
 CONSTRUCTION DETAILS (1 OF 3)

DESIGNED BY: LRS
CHECKED BY: GJM
DATE: 8.3.23
PROJECT NO.: 2428

SHEET NUMBER:
C-501.00

CIVIL ENGINEERING CONSULTANTS AND DESIGNERS
 1700 WEST 10TH AVENUE, SUITE 200
 DENVER, COLORADO 80202
 PHONE: (303) 733-8800 FAX: (303) 733-8801
 WWW.CIVILDESIGNWORKS.COM
 PROJECT: 27 SUMMIT AVENUE WILDER OF SPRING VALLEY ROCKLAND COUNTY, NEW YORK



PROJECT LOCATION

APPPLICANT: WILDER OF SPRING VALLEY
 481 CHESTNUT STREET, SUITE 200
 ROCKLAND COUNTY, NEW YORK 10977
 PHONE: (845) 938-1133 FAX: (845) 938-1134

ARCHITECT: ANTHONY J. CELESTINO, P.E.
 318 ROCKAWAY ROAD
 ROCKLAND COUNTY, NEW YORK 10984
 TEL: (845) 983-5390

NO.	DESCRIPTION	REVISION	DATE
1	ISSUED FOR PERMITS		
2	FOR CONSTRUCTION		
3	FOR CONSTRUCTION		
4	FOR CONSTRUCTION		
5	FOR CONSTRUCTION		
6	FOR CONSTRUCTION		
7	FOR CONSTRUCTION		
8	FOR CONSTRUCTION		
9	FOR CONSTRUCTION		
10	FOR CONSTRUCTION		



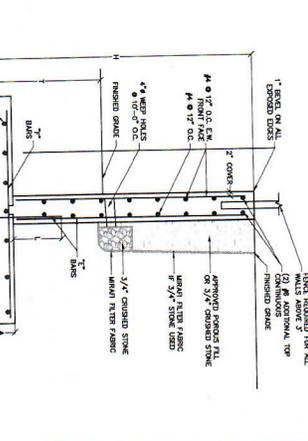
CIVIL DESIGN WORKS
L.L.C.

DESIGNER: ANTHONY J. CELESTINO, P.E.
 27 SUMMIT AVENUE
 WILDER OF SPRING VALLEY, NY 10977

SCALE: 1" = 20'
 0' 1" 2" 4" 8" 16" 32'

SHEET TITLE: CONSTRUCTION DETAILS (2 OF 3)

DRAWN BY: W.S. CHECKFIELD
DATE: 9.3.2010
PROJECT NO.: 2742
SHEET NUMBER: C-502.00



TYPICAL CONCRETE RETAINING WALL
N.T.S.

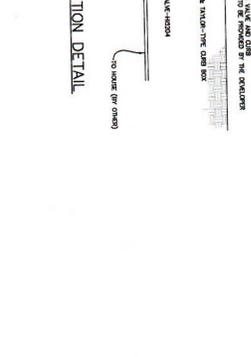
NOTES:

1. FINAL DESIGN IS SUBJECT TO REGIONAL OR APPLICANT FOR A PROFESSIONAL ENGINEER'S SIGNATURE AND SEAL.
2. WALL DISTRIBUTION REINFORCEMENT AND ANCHORAGE SHALL BE AS SHOWN FOR THE CONCRETE WALL DESIGN.
3. WALLS IN EXISTING AREAS SHALL BE REINFORCED WITH AN ORIGINAL AND PROPOSED REINFORCEMENT PLAN. IN SUCH INSTANCES, THE ORIGINAL REINFORCEMENT SHALL BE SHOWN WITH A DOTTED LINE AND THE PROPOSED REINFORCEMENT SHALL BE SHOWN WITH A SOLID LINE.
4. FOLLOWS CODE REQUIREMENTS PER 2010 IBC, PER 0.5.0, PER 2000 IBC PER 1807.0.02, PER 0.5.0, PER 2000 IBC PER 1807.0.02.

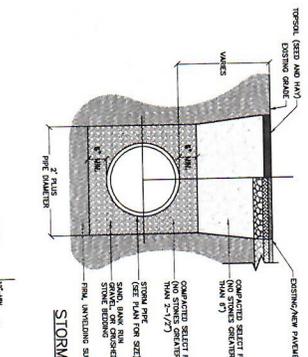
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3'-4"	1'-0"	1'-0"	1'-0"	#4 @ 12" O.C.	1'-0"	1'-0"
3'-6"	1'-0"	1'-0"	1'-0"	#4 @ 12" O.C.	1'-0"	1'-0"
3'-8"	1'-0"	1'-0"	1'-0"	#4 @ 12" O.C.	1'-0"	1'-0"
3'-10"	1'-0"	1'-0"	1'-0"	#4 @ 12" O.C.	1'-0"	1'-0"
4'-0"	1'-0"	1'-0"	1'-0"	#4 @ 12" O.C.	1'-0"	1'-0"
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4'-6"	1'-0"	1'-0"	1'-0"	#4 @ 12" O.C.	1'-0"	1'-0"
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4'-10"	1'-0"	1'-0"	1'-0"	#4 @ 12" O.C.	1'-0"	1'-0"
5'-0"	1'-0"	1'-0"	1'-0"	#4 @ 12" O.C.	1'-0"	1'-0"
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6'-4"	1'-0"	1'-0"	1'-0"	#4 @ 12" O.C.	1'-0"	1'-0"
6'-6"	1'-0"	1'-0"	1'-0"	#4 @ 12" O.C.	1'-0"	1'-0"
6'-8"	1'-0"	1'-0"	1'-0"	#4 @ 12" O.C.	1'-0"	1'-0"
6'-10"	1'-0"	1'-0"	1'-0"	#4 @ 12" O.C.	1'-0"	1'-0"
7'-0"	1'-0"	1'-0"	1'-0"	#4 @ 12" O.C.	1'-0"	1'-0"



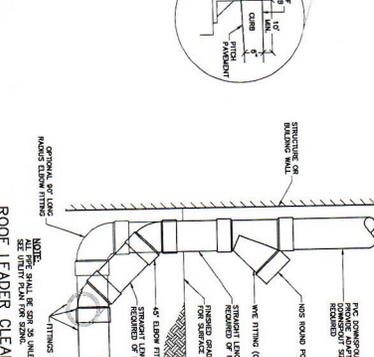
STORM PIPE TRENCH DETAIL
N.T.S.



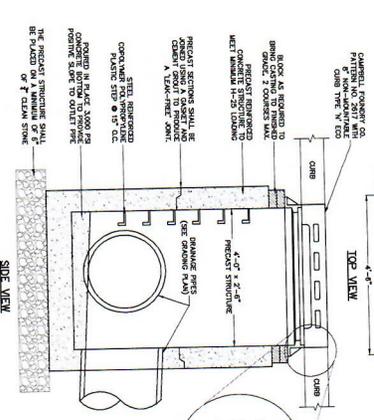
WATER SERVICE CONNECTION DETAIL
N.T.S.



TYPICAL STORMWATER DRYWELL DETAIL
N.T.S.



CATCH BASIN CURB INLET DETAIL
N.T.S.



SIDE VIEW

NOTES:

1. ALL WORK SHALL BE CONSTRUCTED OR REINFORCED PER CONCRETE.
2. ALL WORK SHALL BE CONSTRUCTED OR REINFORCED PER CONCRETE.
3. ALL WORK SHALL BE CONSTRUCTED OR REINFORCED PER CONCRETE.
4. ALL WORK SHALL BE CONSTRUCTED OR REINFORCED PER CONCRETE.

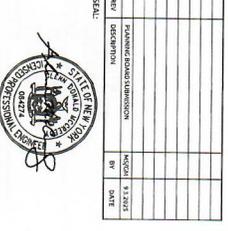
CIVIL ENGINEERING CONSULTANTS AND DESIGNERS
REGISTERED PROFESSIONAL ENGINEERS
STATE OF NEW YORK
100 WEST 42ND STREET, SUITE 1000
NEW YORK, NY 10018
TEL: (212) 692-2200
PROJECT:

27 SUMMIT AVENUE
VILLAGE OF SPRING VALLEY
ROCKLAND COUNTY, NEW YORK



APPLICANT:
SARINER WINTHROP
481 CROFT STREET, SUITE 100
ROCKLAND COUNTY, NEW YORK 10977
TEL: 845.571.4722

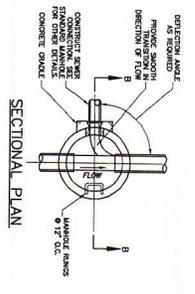
SEWERWORK:
SINOHUAN CONSULTING P.L.S.
3 HELLS NEW YORK, 10984
TEL: 609.425.2200



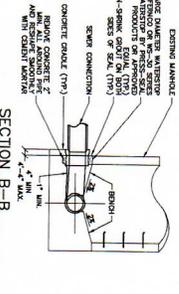
CIVIL DESIGN WORKS
LLC

DESIGNED BY:
DAVID J. SINOHUAN
REGISTERED PROFESSIONAL ENGINEER
STATE OF NEW YORK
PROJECT:
27 SUMMIT AVENUE

SCALE: 1" = 20'
SHEET TITLE:
CONSTRUCTION DETAILS (3 OF 3)
DRAWN BY: MS CHECKED BY: DM
DATE: 9.3.20 PROJECT NO.: 2428
SHEET NUMBER: **C-503.00**



SECTIONAL PLAN
N.T.S.



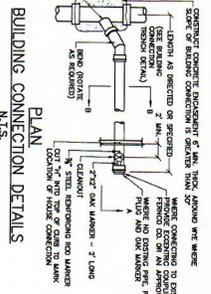
SECTION B-B
N.T.S.



SECTION A-A
N.T.S.



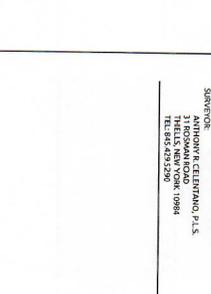
PLAN
N.T.S.



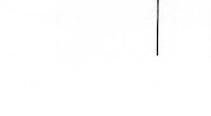
SEWER CONNECTION TO EXISTING MANHOLE DETAILS
N.T.S.



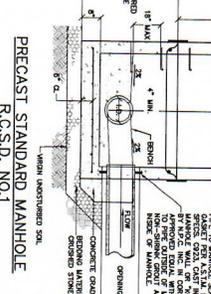
BUILDING CONNECTION DETAILS
N.T.S.



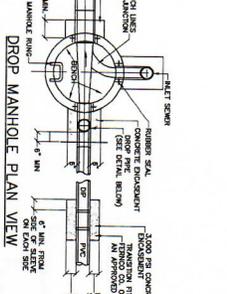
SECTION B-B
N.T.S.



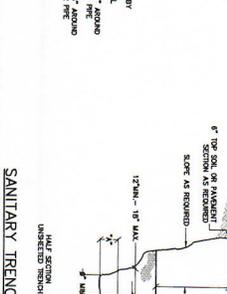
SECTION A-A
N.T.S.



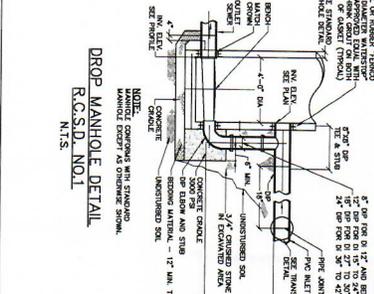
PRECAST STANDARD MANHOLE
R.C.S.D. NO.1
N.T.S.



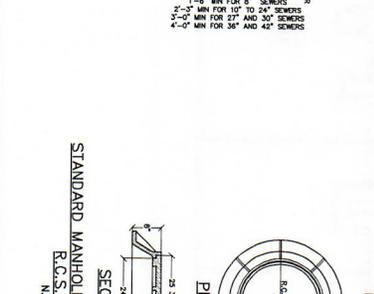
SECTION A-A
N.T.S.



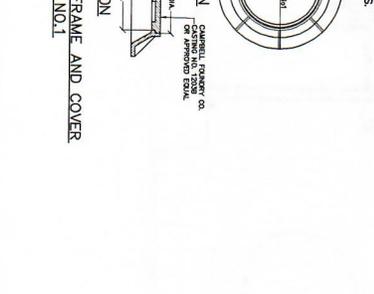
DROP MANHOLE PLAN VIEW
N.T.S.



DROP MANHOLE DETAIL
R.C.S.D. NO.1
N.T.S.



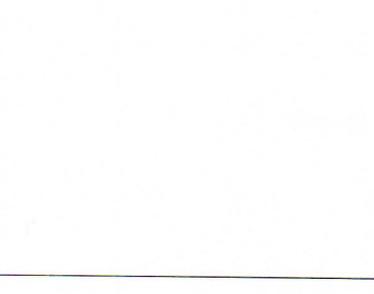
SECTION
N.T.S.



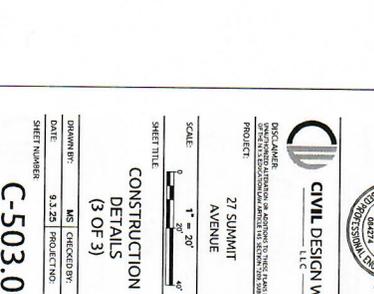
SANITARY TRENCH IN EARTH DETAIL
R.C.S.D. NO.1
N.T.S.



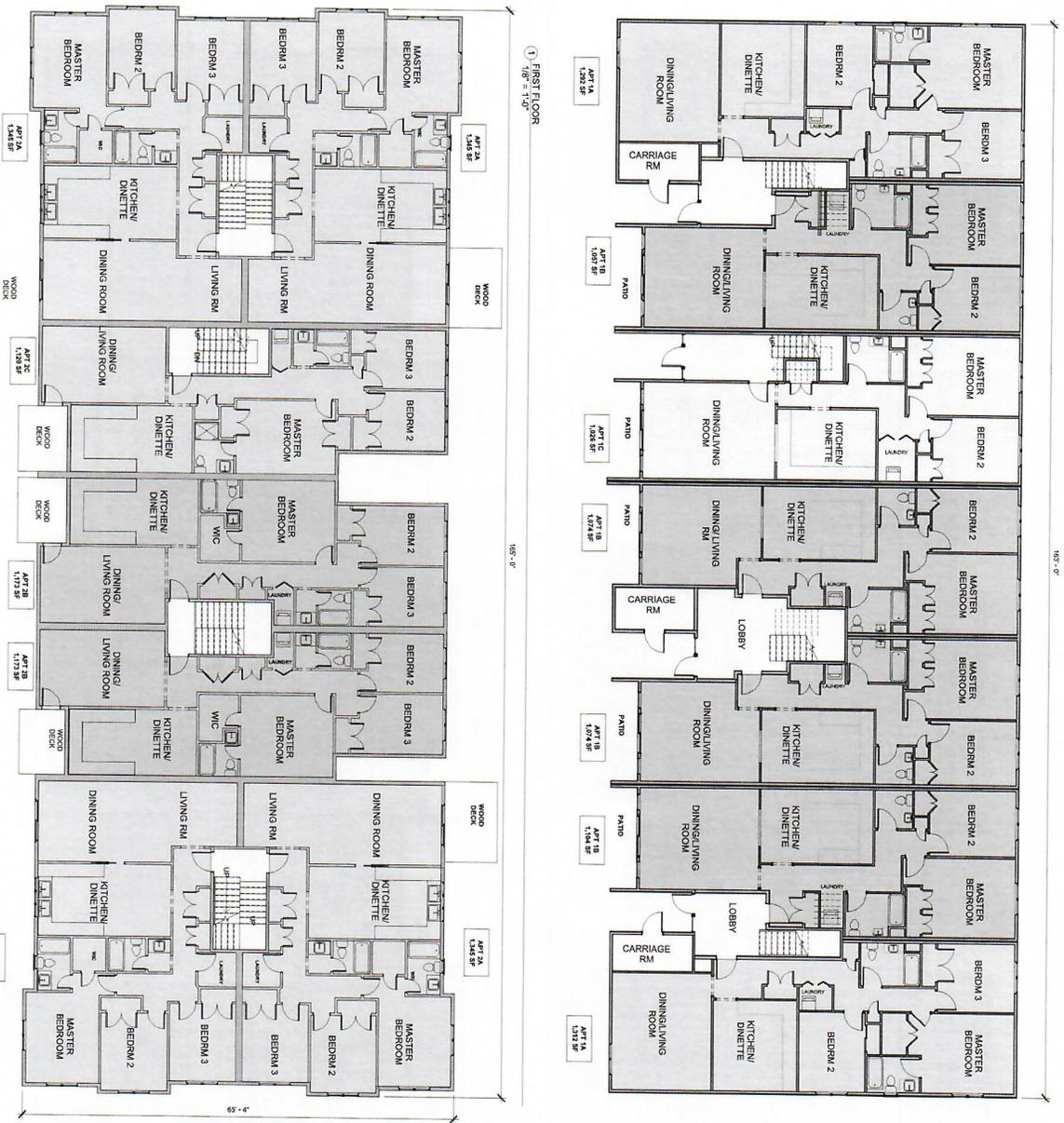
SECTION
N.T.S.



STANDARD MANHOLE FRAME AND COVER
R.C.S.D. NO.1
N.T.S.



SECTION
N.T.S.



① FIRST FLOOR
1/8" = 1'-0"

② SECOND FLOOR
1/8" = 1'-0"

05/25/20

BILD
ARCHITECTURE

BILD NY ARCHITECTURE
300 Tice Boulevard
Suite 279
Woodcliff Lake, NJ 07877
Tel: 212.381.0670
info@bildny.com

Revision	Description	Date

Scale & Symbols

CLIENT
SPYRER REALTORS
PROJECT NAME
MADRASKA BUILDING
PROJECT LOCATION
27 SUMMIT AVE
SPRING WALLEY, NY 10977

PROJECT NUMBER
25071
DRAWN BY
TZ
REVIEWED BY

DATE
3/19/2025
DRAWING TITLE
1ST & 2ND FLOOR PLANS

A-101

Scale
1/8" = 1'-0"

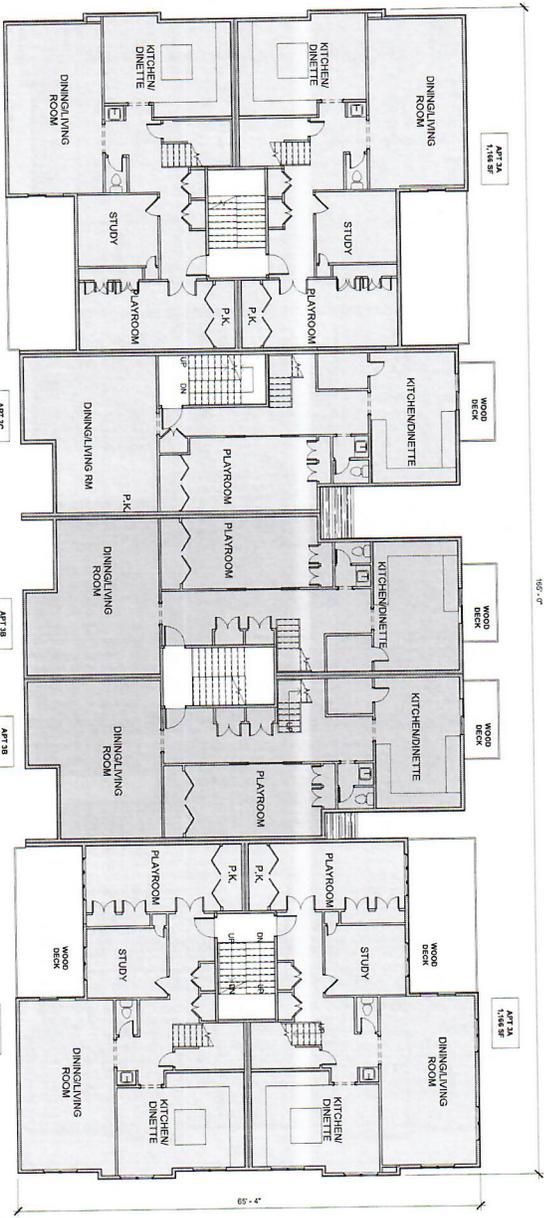
DESIGN

BILD
ARCHITECTURE

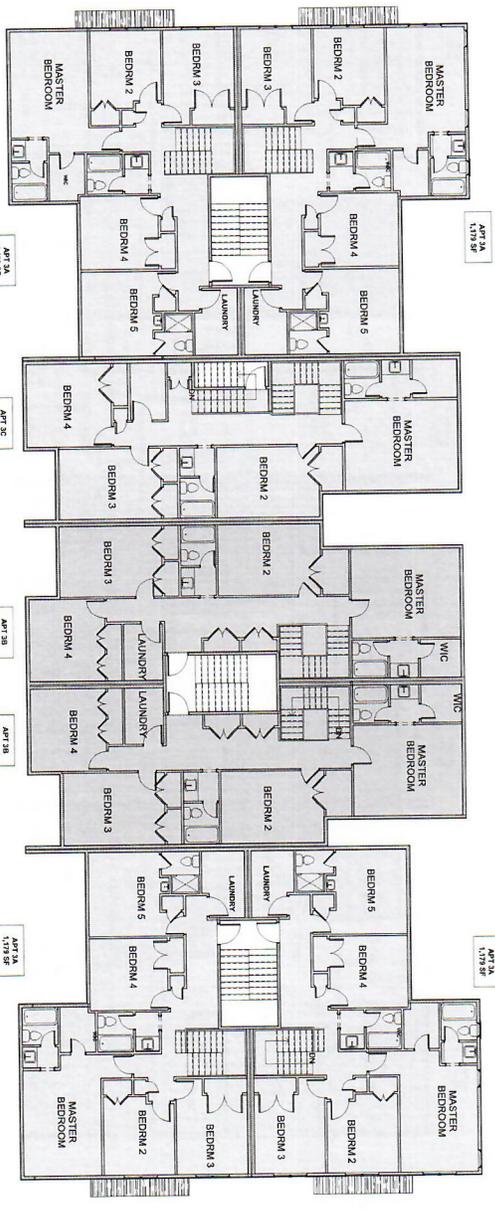
BILD NY ARCHITECTURE

309 Tree Boulevard
Suite 211
Woodbury Lake, NJ 07677

Tel: 212.381.0870
info@bilden.com



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



2 FOURTH FLOOR
1/8" = 1'-0"

Revision	Description	Date

Scale & Symbols

CLIENT
OWNER: FORTRESS

PROJECT NAME
MALTBY V BUILDING

PROJECT LOCATION
2720 MADISON AVE
SPRING WALKER, NY 10977

PROJECT NUMBER
29311

DRAWN BY
TZ

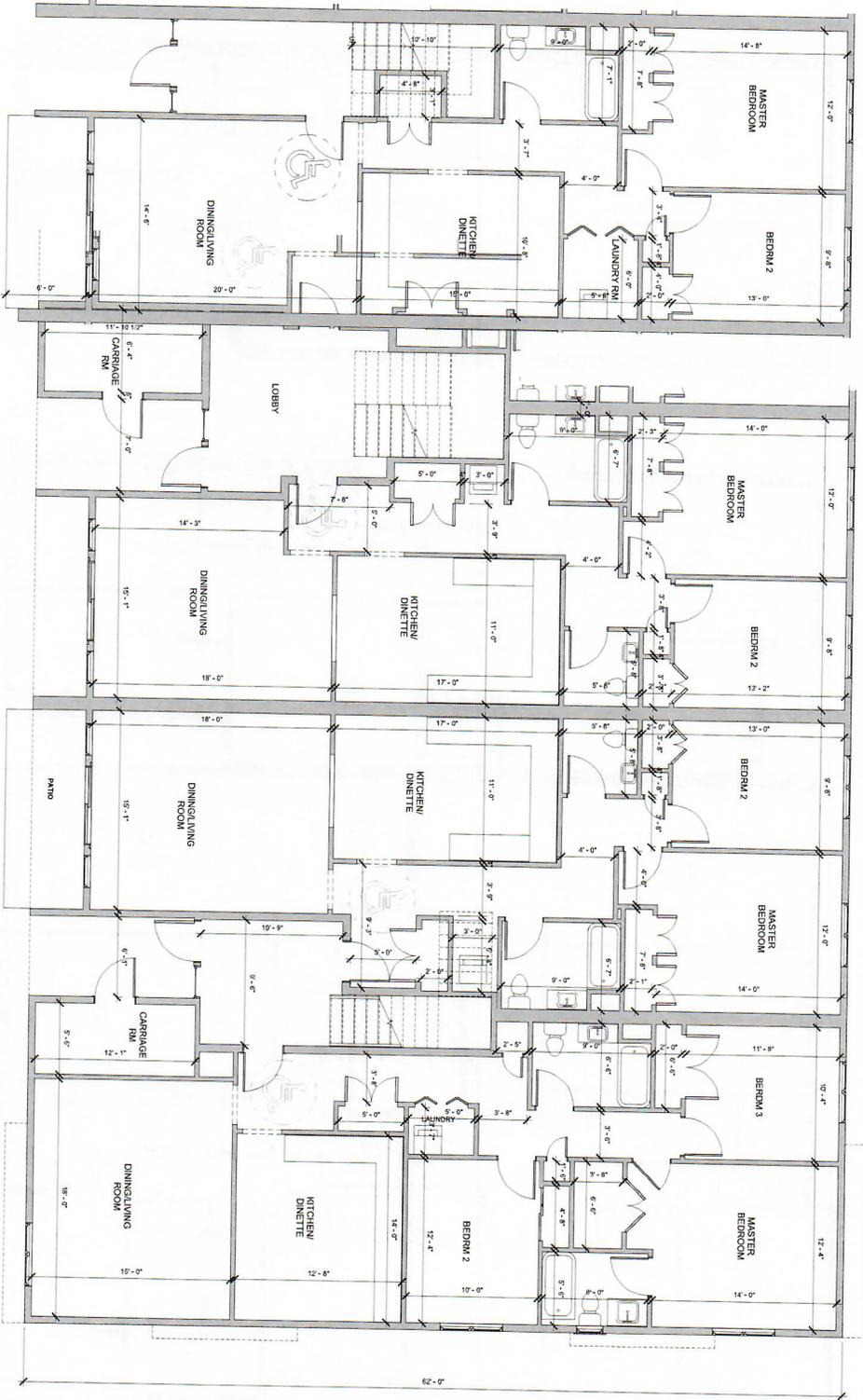
REVIEWED BY
RB

DATE
3/18/2025

DRAWING TITLE
3RD & 4TH FLOOR PLANS

A-102

Scale
1/8" = 1'-0"



2 FIRST FLOOR - 1C
1/4" = 1'-0"

1 FIRST FLOOR - 1A & 1B
1/4" = 1'-0"

Revision	Description	Date

CLIENT
SAYRE VENTURES
PROJECT NAME
MULTIFAMILY BUILDING
PROJECT LOCATION
25 SERRANO AVE
SPRING VALLEY, NY 10977

PROJECT NUMBER
25011

DRAWN BY
TZ

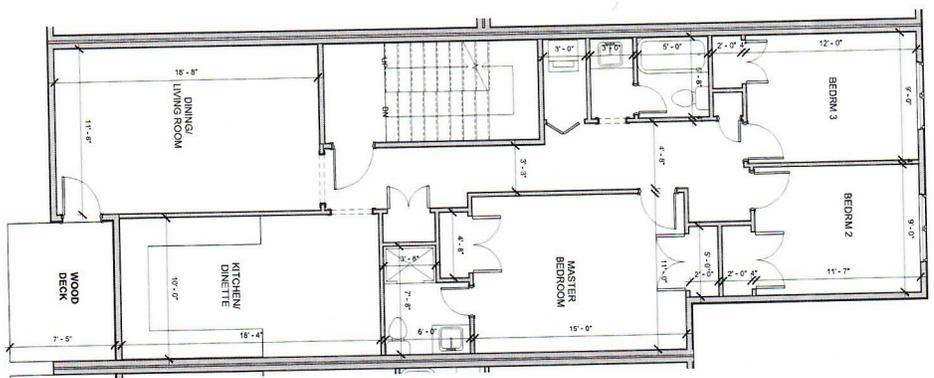
REVIEWED BY
RB

DATE
3/16/2025

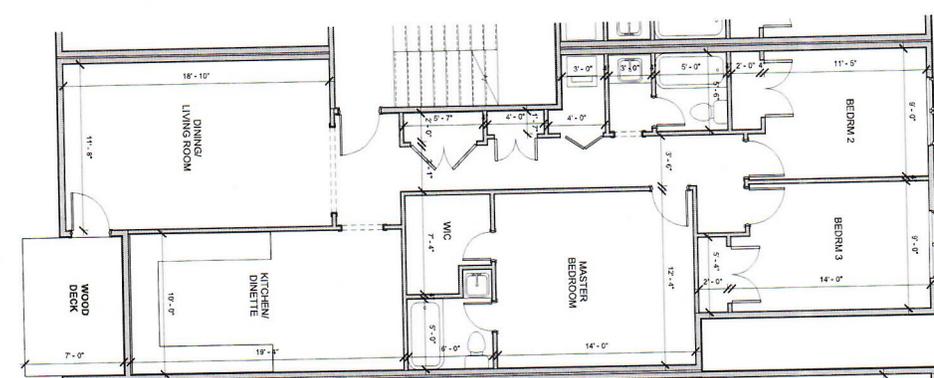
DRAWING TITLE
1ST FLOOR ENLARGED PLAN

A-103

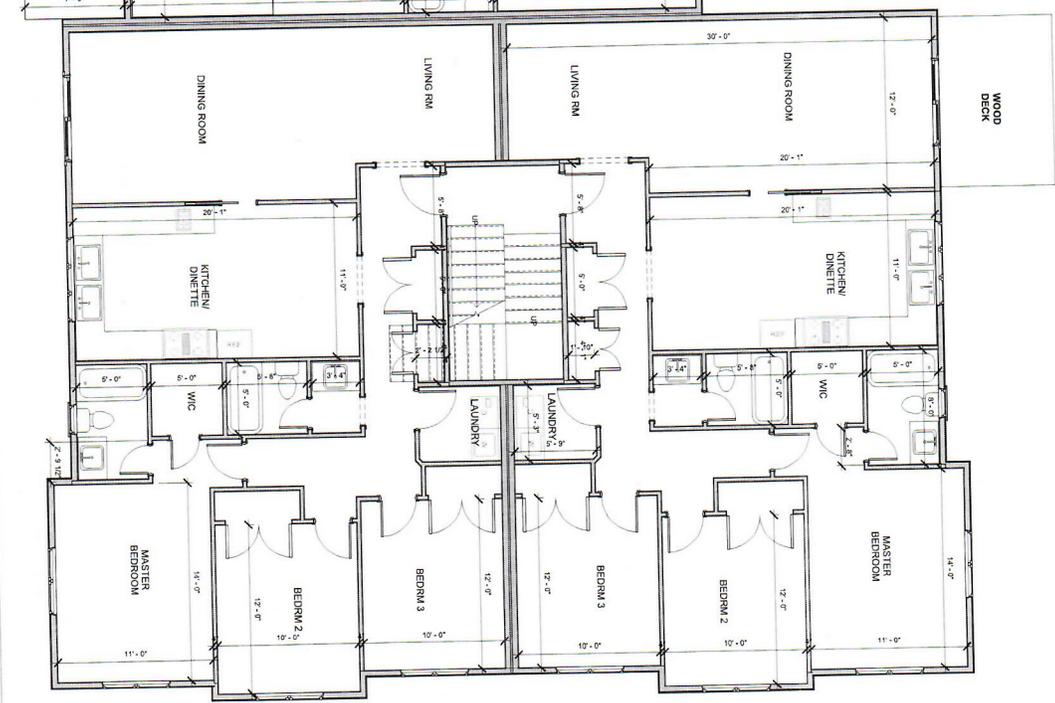
Scale
1/4" = 1'-0"



② SECOND FLOOR - 2A
1/4" = 1'-0"



① SECOND FLOOR - 2A & 2B
1/4" = 1'-0"



2ND FLOOR ENLARGED PLAN

Revisions	Description	Date
1	Scale & Symbols	

CLIENT
SPYGLASS PARTNERS
PROJECT NAME
KATAMANI BUILDING
PROJECT LOCATION
22 BROADWAY
SPRING VALLEY, NY 10977

PROJECT NUMBER
20611
DRAWN BY RENEEBY
TZ
DATE
3/17/2005

A-104

Scale
1/4" = 1'-0"

Revisions	Description	Date

Scale & Symbols

CLIENT
 SYRNER VENTURES
PROJECT NAME
 KATHARINE BUILDING
PROJECT LOCATION
 27 SUMMIT AVE
 SPRING VALLEY, NY 10977

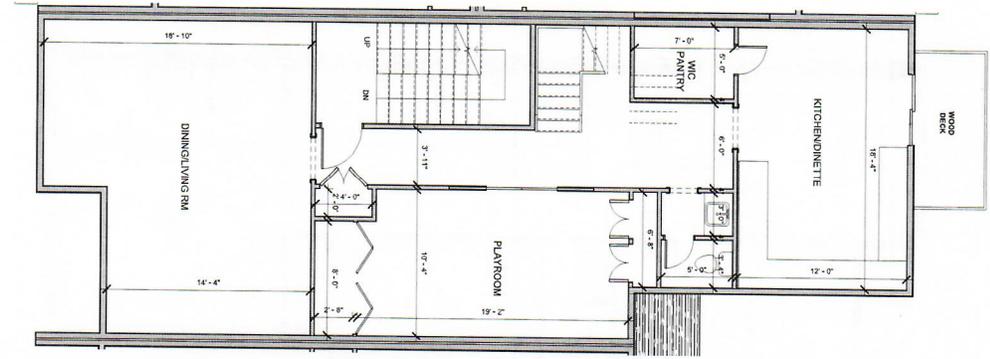
PROJECT NUMBER
 25011
DRAWN BY
 TZ
REVIEWED BY
 RB
DATE
 3/19/2025

3RD FLOOR ENLARGED PLAN

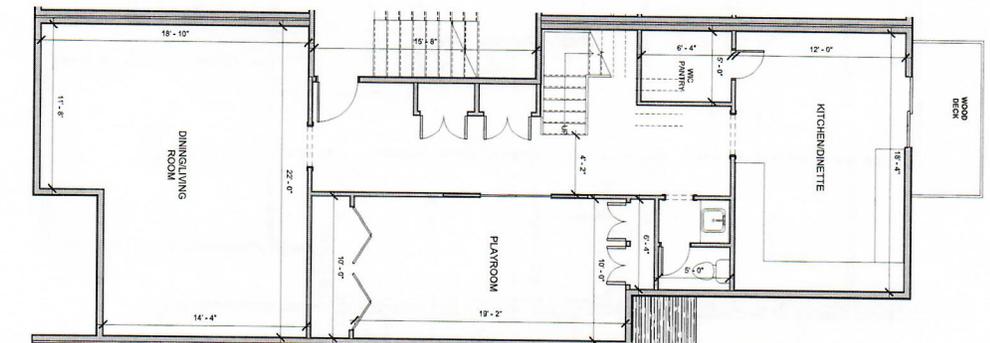
A-105

Scale
 1/4" = 1'-0"

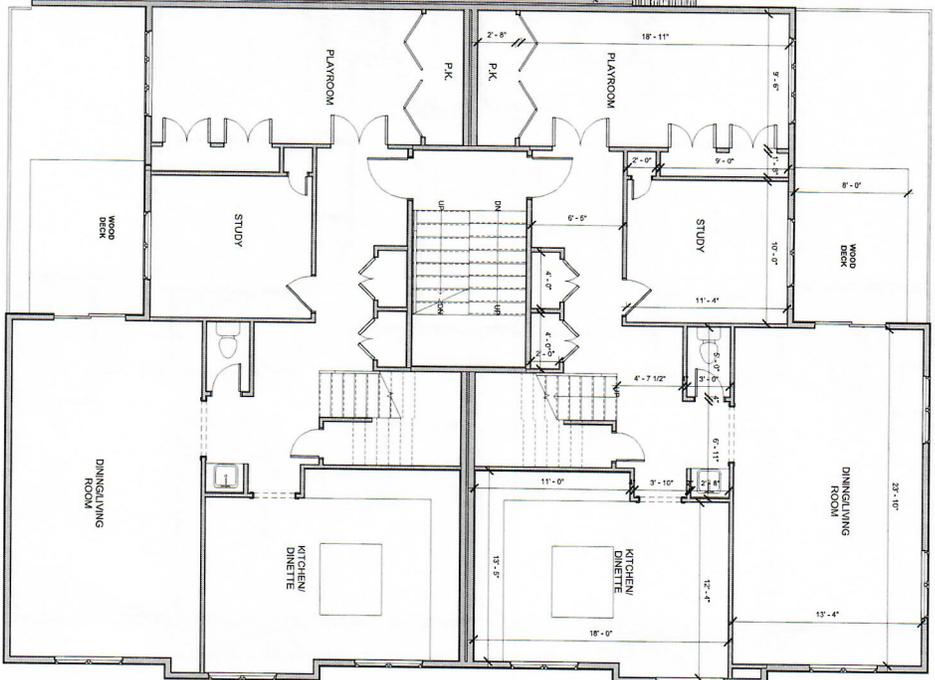
© 2025 BILD NY ARCHITECTURE



② THIRD FLOOR - 3C
 1/4" = 1'-0"



① THIRD FLOOR - 3A & 3B
 1/4" = 1'-0"

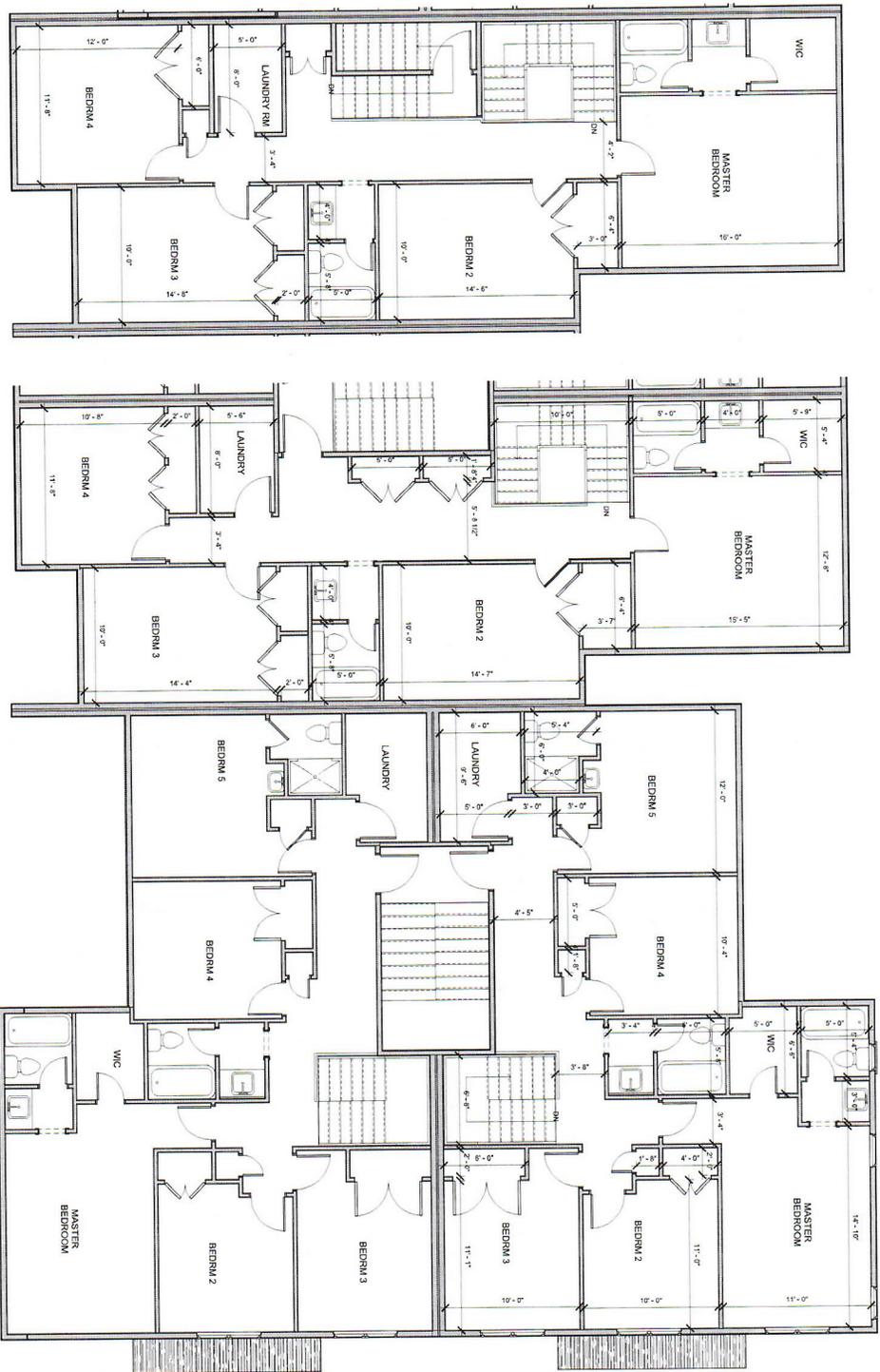


DESIGN

BILD
ARCHITECTURE

BILD NY ARCHITECTURE

300 Tice Boulevard
Suite 279
Woodkill Lake, NJ 07877
Tel 212.381.0670
info@bildenj.com



2 FOURTH FLOOR - 3C
1/4" = 1'-0"

1 FOURTH FLOOR - 3A & 3B
1/4" = 1'-0"

4TH FLOOR ENLARGED PLAN

A-106

Scale
1/4" = 1'-0"

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Revision	Description	Date
1	Self & Signatures	

CLIENT
SYNERGY RENOVARS

PROJECT NAME
MULTIFAMILY BUILDING

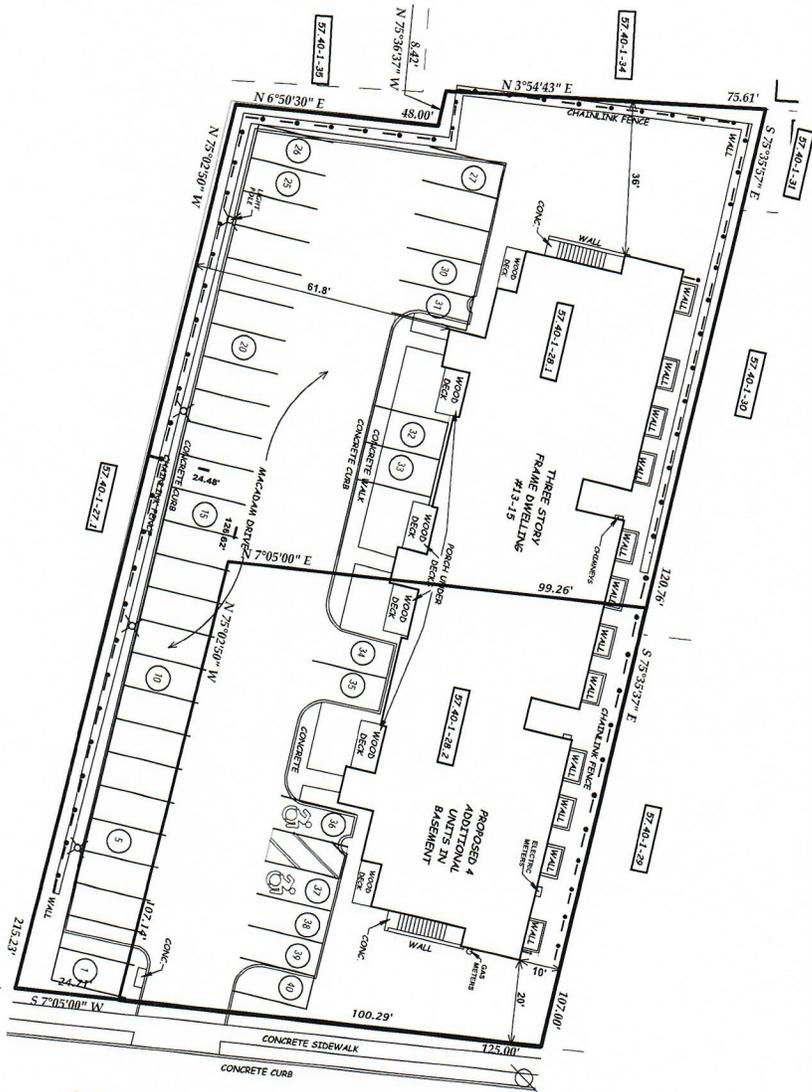
PROJECT LOCATION
SPRINGVALE, NY 10977

PROJECT NUMBER
752511

DRAWN BY
TZ

REVIEWED BY
RB

DATE
3/18/2025



BETHUNE BOULEVARD

ZONE: PRD MULTIFAMILY DWELLING

BULK REQUIREMENTS

REQ.	MINIMUM	LOT AREA	FRONT YARD	SIDE YARD	REAR YARD	TOTAL YARD	MAXIMUM BUILDING HEIGHT	MAXIMUM FLOOR AREA (SQ. FT.)	PARKING UNITS PER ASSESSOR'S MAP	PARKING SPACES PER ASSESSOR'S MAP
MIN.	20,000 SF	124.71'	30'	20'	50'	100'	40'	0.6	40	18
MAX.	27,232 SF	124.71'	20'	10'	30'	78'	44'	3 STORIES	40	28.79'

PARALLEL TO BETHUNE BOULEVARD

1) 18 UNITS AT 2 SPACES PER UNIT = 36 SPACES

***VARIANCE REQUIRED SECTION A-6.E.(5)
LIVING QUARTERS BELOW FINISHED GRADE**



13-15 BETHUNE BLVD

PROPOSED 4
ADDITIONAL UNITS FOR

LOT AREA = 27,232.42 SQUARE FEET
TAX MAP DESIGNATION: 57-46-1-28.1, 28.2

TOWN OF RAMAPO, ROCKLAND COUNTY
SPRING VALLEY, NEW YORK
SEPTEMBER 17, 2022 SCALE: 1" = 20'
ANTHONY R. CELENTANO P.L.S.
31 ROSMAN ROAD
THIELS, N.Y. 10984
845 429 5280 FAX 429 5974

Anthony R. Celentano LIC#90653



BULK REQUIREMENTS

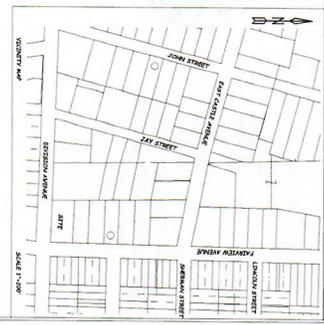
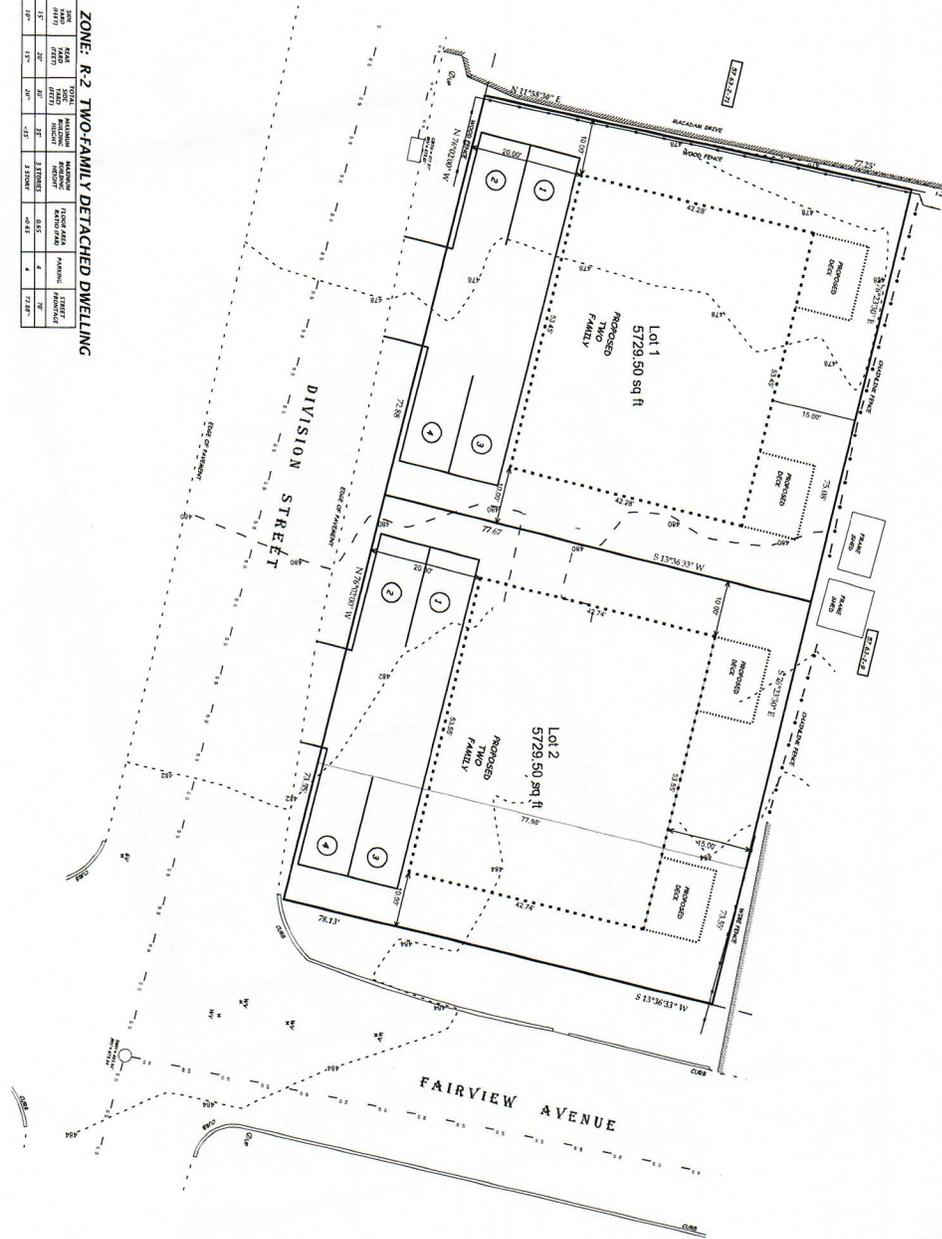
ZONE: R-2 TWO-FAMILY DETACHED DWELLING

REQUIREMENT	MINIMUM	MAXIMUM
LOT AREA	5,000 SQ FT	10,000 SQ FT
MINIMUM FRONT YARD SETBACK	10 FT	10 FT
MINIMUM SIDE YARD SETBACK	5 FT	5 FT
MINIMUM REAR YARD SETBACK	5 FT	5 FT
MINIMUM FRONT SETBACK	10 FT	10 FT
MINIMUM SIDE SETBACK	5 FT	5 FT
MINIMUM REAR SETBACK	5 FT	5 FT
MINIMUM FRONT SETBACK	10 FT	10 FT
MINIMUM SIDE SETBACK	5 FT	5 FT
MINIMUM REAR SETBACK	5 FT	5 FT
MINIMUM FRONT SETBACK	10 FT	10 FT
MINIMUM SIDE SETBACK	5 FT	5 FT
MINIMUM REAR SETBACK	5 FT	5 FT

BULK REQUIREMENTS

ZONE: R-2 TWO-FAMILY DETACHED DWELLING

REQUIREMENT	MINIMUM	MAXIMUM
LOT AREA	5,000 SQ FT	10,000 SQ FT
MINIMUM FRONT YARD SETBACK	10 FT	10 FT
MINIMUM SIDE YARD SETBACK	5 FT	5 FT
MINIMUM REAR YARD SETBACK	5 FT	5 FT
MINIMUM FRONT SETBACK	10 FT	10 FT
MINIMUM SIDE SETBACK	5 FT	5 FT
MINIMUM REAR SETBACK	5 FT	5 FT
MINIMUM FRONT SETBACK	10 FT	10 FT
MINIMUM SIDE SETBACK	5 FT	5 FT
MINIMUM REAR SETBACK	5 FT	5 FT

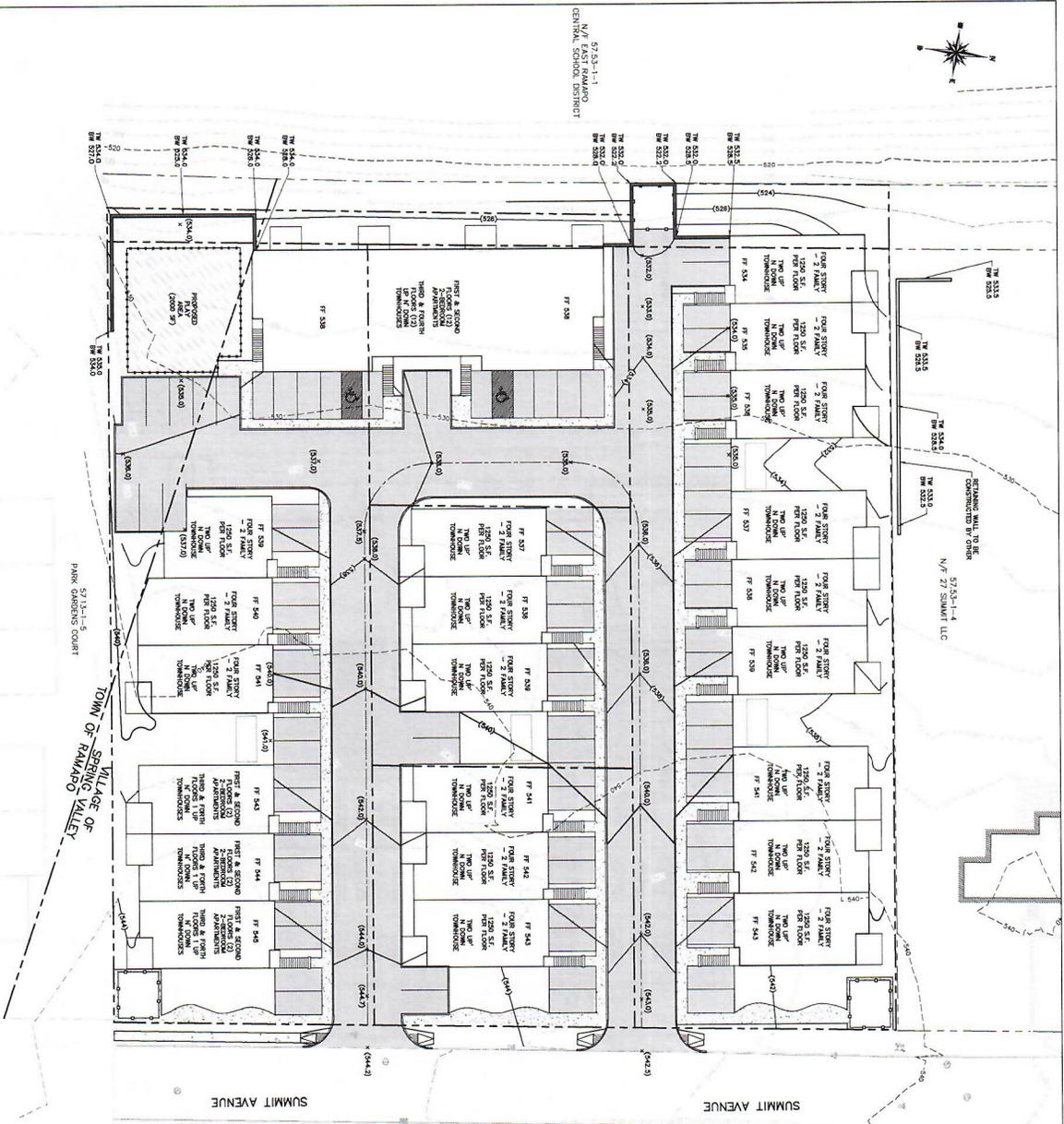


1) BULK REQUIREMENTS - COMPLY AND EXHIBIT
 2) BULK REQUIREMENTS - COMPLY AND EXHIBIT
 3) BULK REQUIREMENTS - COMPLY AND EXHIBIT
 4) BULK REQUIREMENTS - COMPLY AND EXHIBIT
 5) BULK REQUIREMENTS - COMPLY AND EXHIBIT
 6) BULK REQUIREMENTS - COMPLY AND EXHIBIT
 7) BULK REQUIREMENTS - COMPLY AND EXHIBIT
 8) BULK REQUIREMENTS - COMPLY AND EXHIBIT
 9) BULK REQUIREMENTS - COMPLY AND EXHIBIT
 10) BULK REQUIREMENTS - COMPLY AND EXHIBIT



103 FAIRVIEW AVE
 TOWN OF FAIRVIEW, ROCHESTER COUNTY
 SPRING WALKER, NEW YORK
 JANUARY 7, 2023 SCALE: 1" = 40'
 ANTHONY R. CLEMENTINO P.E.
 103 FAIRVIEW AVE
 FAIRVIEW, NY 14455
 516-353-1111
 ARCHITECT

SHEET 1 OF 1 1/2" x 4"



57-53-1-1
N/F 29-35 SUMMIT
CENTRAL SCHOOL DISTRICT

57-53-1-1-1
N/F SUMMIT GROVE LLC

57-53-1-1-2
N/F SUMMIT EQUITY LLC

57-53-1-1-3
N/F 850 ASSET TRUST

57-53-1-1-4
N/F 27 SUMMIT LLC

57-53-1-1-5
N/F DUNE DIV LLC

57-53-1-1-6
N/F SUMMIT EQUITY LLC

PARK GARDENS COURT

TOWN OF SPRING VALLEY

VILLAGE OF SPRING VALLEY

SUMMIT AVENUE



CIVIL DESIGN WORKS
LLC

1000 WEST 10TH AVENUE
SUITE 100
DENVER, CO 80202
TEL: 303.733.8800
WWW.CIVILDESIGNWORKS.COM

29-35 SUMMIT AVENUE

SPRING VALLEY, NY



PROJECT LOCATION

APPRAISER:
ACQUA REALTY LLC
1000 WEST 10TH AVENUE
SUITE 100
DENVER, CO 80202
TEL: 303.733.8800

SUBJECT:
THIELS RIVER ROAD
31 ROSAMOND ROAD
SPRING VALLEY, NY 10981
TEL: 845.323.8570

REV.	DESCRIPTION	BY	DATE



CIVIL DESIGN WORKS
LLC

DISCLAIMER:
THIS PLAN IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE LOCAL AUTHORITY.
PROJECT:
29-35 SUMMIT AVENUE

SCALE:
1" = 20'

SHEET TITLE:
GRADING PLAN

DRAWN BY: MS
CHECKED BY: SS
DATE: 2.5.26
PROJECT NO.: 2578
SHEET NUMBER:
2

CONSTRUCTION NOTES

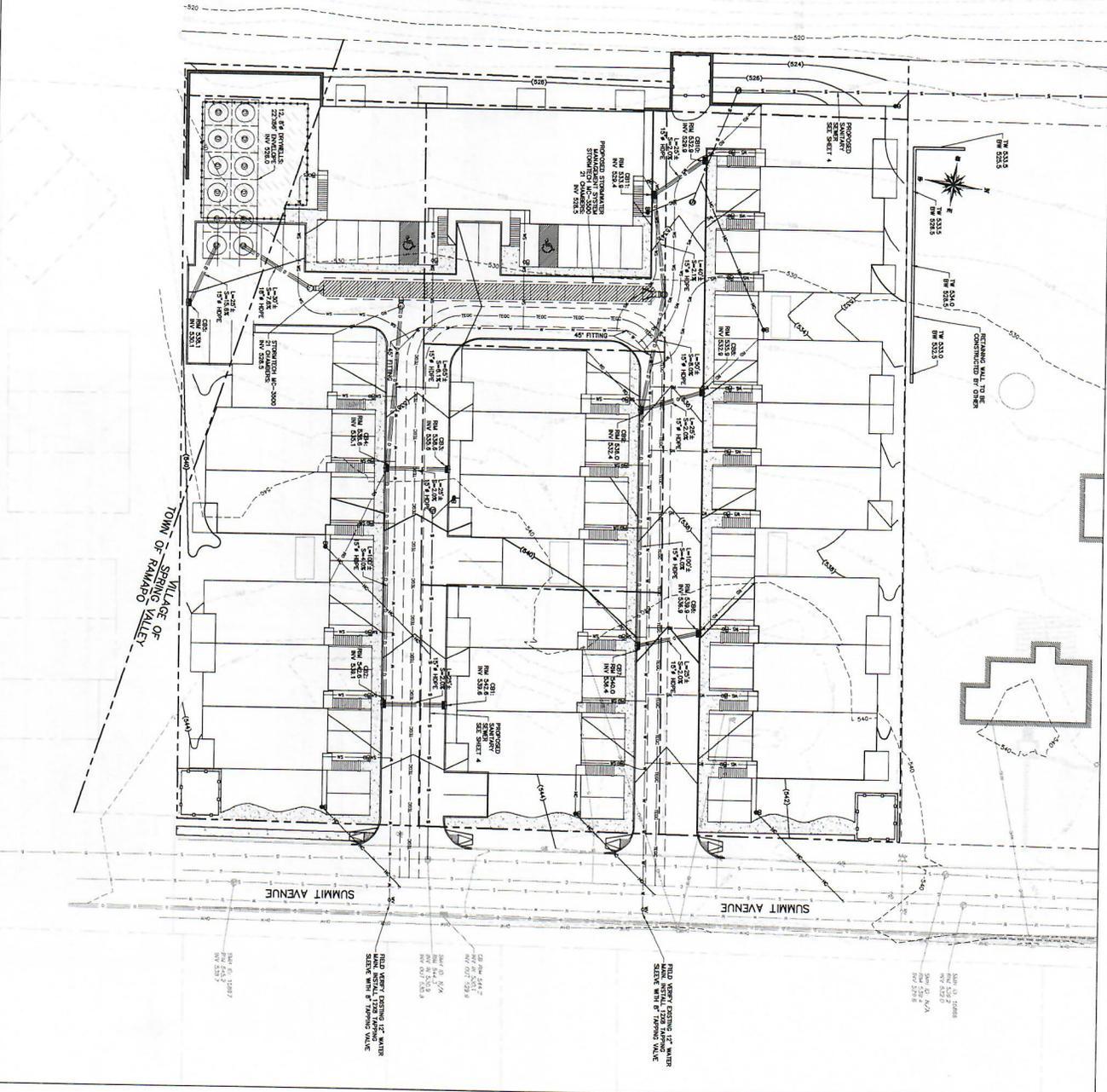
1. EXISTING UTILITIES SHALL BE LOCATED AND DELETED BY THE CONTRACTOR. ALL UTILITIES SHALL BE DELETED BY THE CONTRACTOR. ALL UTILITIES SHALL BE DELETED BY THE CONTRACTOR.
2. LOCATED BY RESPECTIVE UTILITY COMPANIES AND SHALL MAINTAIN ALL EXISTING UTILITIES AND SERVICES TO REMAIN.
3. PROTECT SAFETY AND TRAFFIC MAINTENANCE ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. CONTRACTOR TO COORDINATE WITH ALL COMPANIES TO ASSESS EXISTING SERVICE AND LOCATION OF UTILITIES. ALL UTILITIES SHALL BE DELETED BY THE CONTRACTOR. ALL UTILITIES SHALL BE DELETED BY THE CONTRACTOR.
5. MAINTAIN EXISTING UTILITIES AND SERVICES TO REMAIN. ALL UTILITIES SHALL BE DELETED BY THE CONTRACTOR. ALL UTILITIES SHALL BE DELETED BY THE CONTRACTOR.
6. THE CONTRACTOR SHALL COORDINATE WITH ALL AFFECTED UTILITY COMPANIES, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: WATER, SEWER, GAS, AND TELEPHONE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED UTILITY COMPANIES AND LOCAL AGENCIES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED UTILITY COMPANIES AND LOCAL AGENCIES.
9. ALL EXISTING UTILITIES SHALL BE DELETED BY THE CONTRACTOR. ALL UTILITIES SHALL BE DELETED BY THE CONTRACTOR.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED UTILITY COMPANIES AND LOCAL AGENCIES.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED UTILITY COMPANIES AND LOCAL AGENCIES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED UTILITY COMPANIES AND LOCAL AGENCIES.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED UTILITY COMPANIES AND LOCAL AGENCIES.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED UTILITY COMPANIES AND LOCAL AGENCIES.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED UTILITY COMPANIES AND LOCAL AGENCIES.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED UTILITY COMPANIES AND LOCAL AGENCIES.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED UTILITY COMPANIES AND LOCAL AGENCIES.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED UTILITY COMPANIES AND LOCAL AGENCIES.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED UTILITY COMPANIES AND LOCAL AGENCIES.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED UTILITY COMPANIES AND LOCAL AGENCIES.

SEWERAGE NOTES

1. ALL SEWERAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE SEWERAGE REGULATIONS OF THE STATE OF NEW YORK.
2. THE SEWERAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE SEWERAGE REGULATIONS OF THE STATE OF NEW YORK.
3. THE SEWERAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE SEWERAGE REGULATIONS OF THE STATE OF NEW YORK.
4. THE SEWERAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE SEWERAGE REGULATIONS OF THE STATE OF NEW YORK.
5. THE SEWERAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE SEWERAGE REGULATIONS OF THE STATE OF NEW YORK.
6. THE SEWERAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE SEWERAGE REGULATIONS OF THE STATE OF NEW YORK.
7. THE SEWERAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE SEWERAGE REGULATIONS OF THE STATE OF NEW YORK.
8. THE SEWERAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE SEWERAGE REGULATIONS OF THE STATE OF NEW YORK.
9. THE SEWERAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE SEWERAGE REGULATIONS OF THE STATE OF NEW YORK.
10. THE SEWERAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE SEWERAGE REGULATIONS OF THE STATE OF NEW YORK.

MAINTENANCE NOTES

1. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED UTILITY COMPANIES AND LOCAL AGENCIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED UTILITY COMPANIES AND LOCAL AGENCIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED UTILITY COMPANIES AND LOCAL AGENCIES.
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8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED UTILITY COMPANIES AND LOCAL AGENCIES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED UTILITY COMPANIES AND LOCAL AGENCIES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED UTILITY COMPANIES AND LOCAL AGENCIES.



CIVIL DESIGN WORKS
 LLC
 1000 ROUTE 208
 ROCKLAND COUNTY, NEW YORK 10984
 TEL: 845.939.2939

PROJECT LOCATION
 VILLAGE OF SPRING VALLEY
 29-35 SUMMIT AVENUE
 ROCKLAND COUNTY, NEW YORK

APPLICANT
 SUNNYSIDE REALTY LLC
 55 NORTH COLLE AVENUE
 TOWN OF RAMAPO, NY 10977
 TEL: 845.939.2939

DESIGNER
 ANTHONY R. CLEMMAN, P.E.
 CIVIL ENGINEER
 TEL: 845.939.2939

NO.	DESCRIPTION	DATE

CIVIL DESIGN WORKS
 LLC
 1000 ROUTE 208
 ROCKLAND COUNTY, NEW YORK 10984
 TEL: 845.939.2939

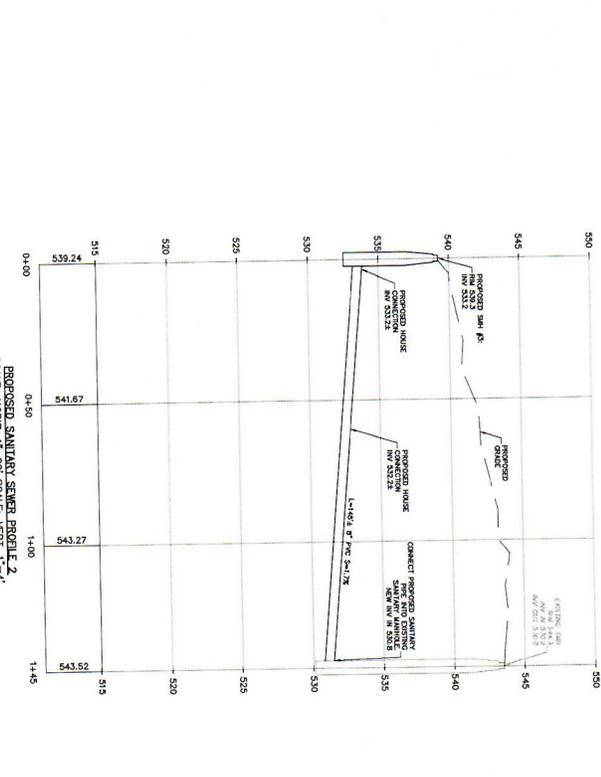
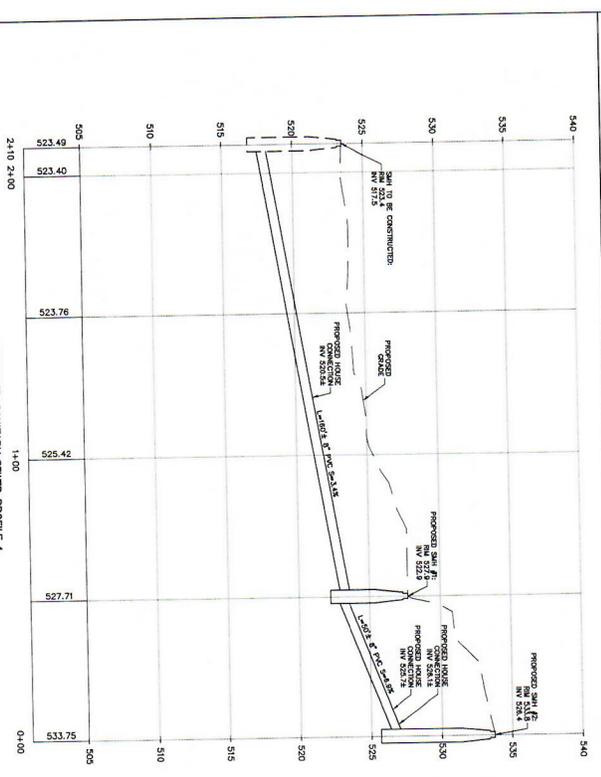
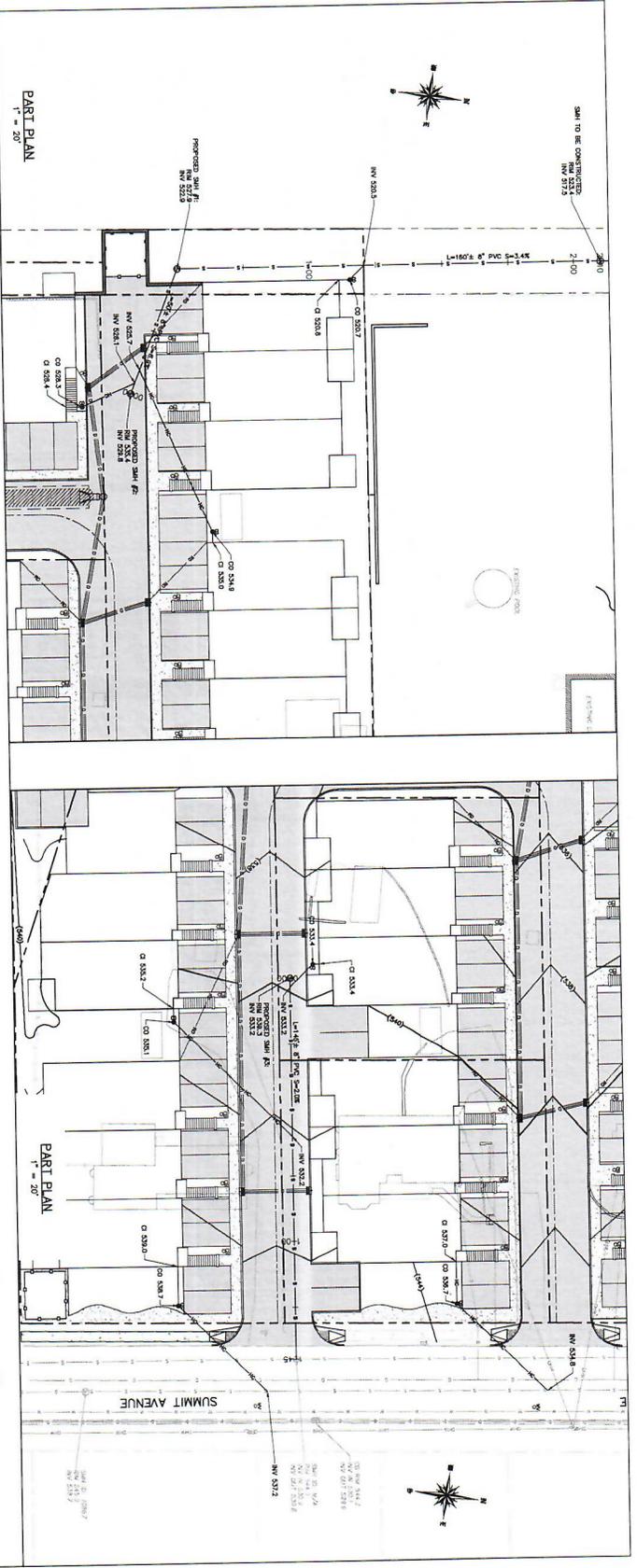
DISCLAIMER
 THE INFORMATION CONTAINED HEREIN IS FOR GENERAL INFORMATION ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR ANY INVESTMENT DECISION.

PROJECT: 29-35 SUMMIT AVENUE

SCALE: 1" = 20'

SHEET TITLE: UTILITY PLAN

DRAWN BY: MS | **CHECKED BY:** SS
DATE: 2.3.28 | **PROJECT NO.:** 2528
SHEET NUMBER: 3



CIVIL DESIGN WORKS
LLC

29-35 SUMMIT AVENUE
ROCKLAND COUNTY, NEW YORK



APPLICANT:
ATAMA REALTY LLC
5990 VALLEY RD
TEL: 845.372.8170

SUBJECT:
31 HOSKMAN ROAD
THIRDS NEW YORK, 10984
TEL: 845.372.8170

NO.	DESCRIPTION	BY	DATE



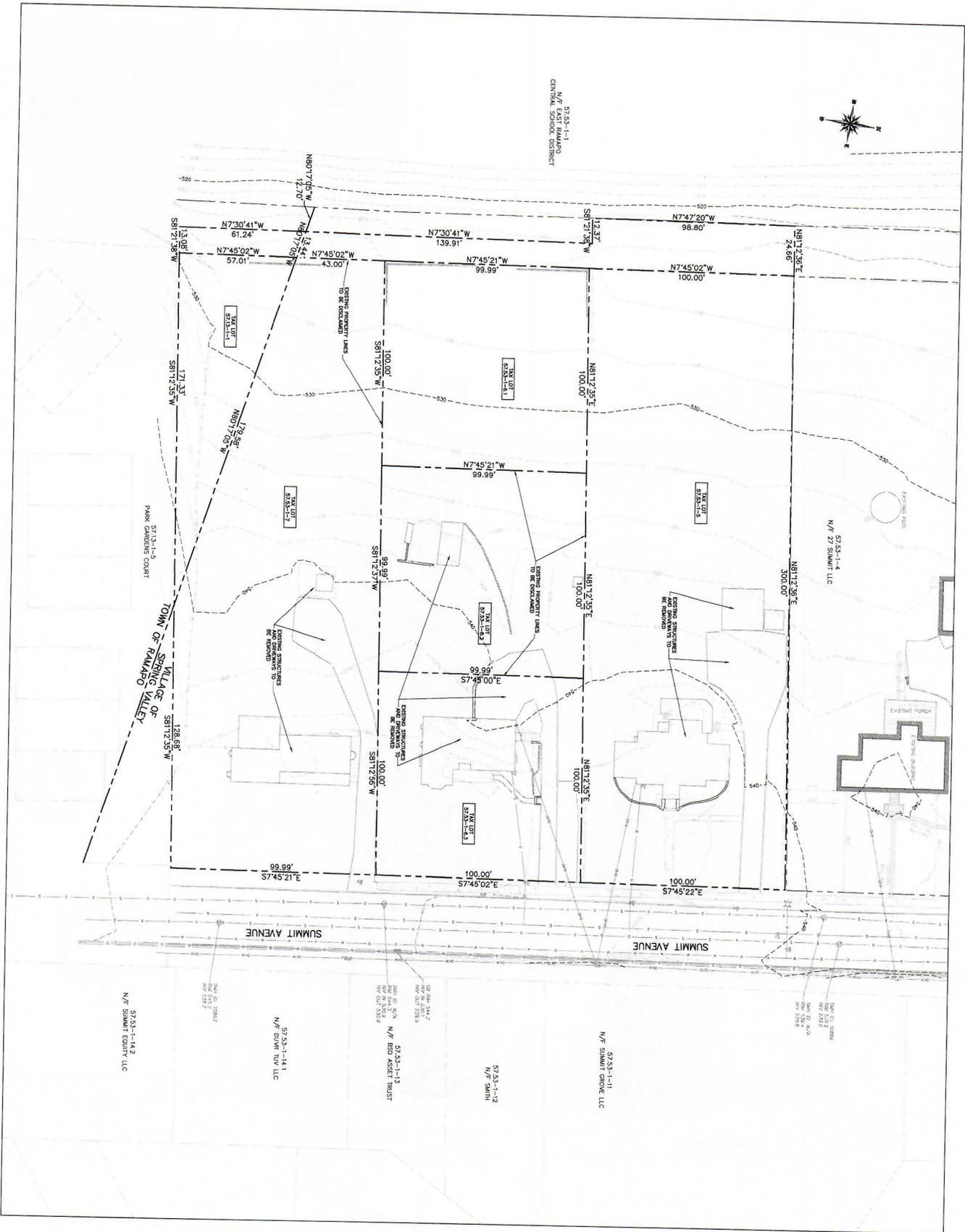
CIVIL DESIGN WORKS
LLC

PROJECT:
29-35 SUMMIT AVENUE

SCALE:
1" = 20'

SHEET TITLE:
PROPOSED SEWER MAIN PLAN AND PROFILE

DRAWN BY: MS | **CHECKED BY:** SS
DATE: 2.5.26 | **PROJECT NO.:** 2628
SHEET NUMBER: 4



CIVIL DESIGN WORKS
LLC

29-35 SUMMIT AVENUE
VILLAGE OF SPRING VALLEY
ROCKLAND COUNTY, NEW YORK



PROJECT LOCATION

APPLICANT:
AOLIN REALTY LLC
1100 WEST 10TH STREET
SPRING VALLEY, NY 10977
TEL: 845.323.8570

SURVEYOR:
GOMY & CESTRANO, P.L.L.C.
31 ROSAUX ROAD
TEL: 845.323.8570

57-53-1-1
N/F EAST RAMAPO
CRINAL SCHOOL DISTRICT

57-53-1-2
N/F SMITH

57-53-1-3
N/F BSO ASSET TRUST

57-53-1-4
N/F SUN 100 LLC

57-53-1-4-2
N/F 2597

57-53-1-4-1
N/F SUMMIT COURT

57-53-1-4
N/F SUN 100 LLC

REV	DESCRIPTION	BY	DATE



CIVIL DESIGN WORKS
LLC

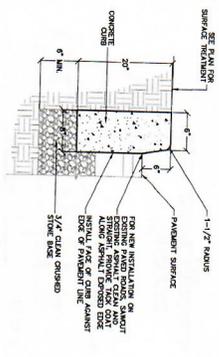
DESIGNER:
CIVIL DESIGN WORKS LLC
1100 WEST 10TH STREET
SPRING VALLEY, NY 10977
TEL: 845.323.8570

PROJECT:
29-35 SUMMIT AVENUE

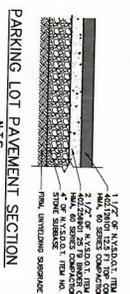
SCALE:
1" = 20'

SHEET TITLE:
EXISTING CONDITIONS

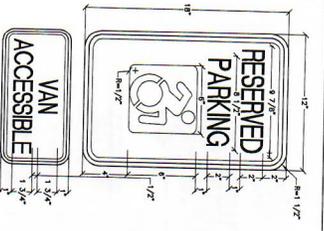
DRAWN BY: MS
CHECKED BY: SS
DATE: 2.5.26
PROJECT NO.: 2528
SHEET NUMBER: 5



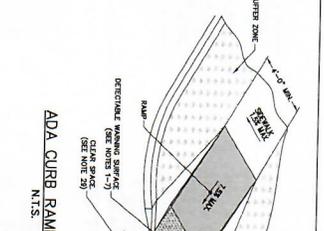
- NOTES:**
1. CURB SHALL BE 4.000 IN AT 24 HOUR UNSETTIMED
 2. FULL DEPTH REINFORCED EXPANSION JOINTS SHALL BE PROVIDED AT 10 FEET INTERVALS
 3. FULL DEPTH REINFORCED EXPANSION JOINTS SHALL BE PROVIDED AT 10 FEET INTERVALS
 4. CURB SHALL BE FINISHED AS SHOWN OR FURNISH
 5. CURB SHALL BE FINISHED AS SHOWN OR FURNISH



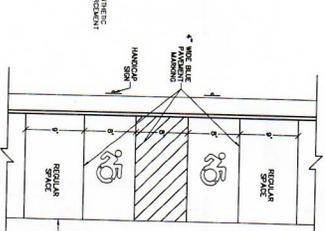
- NOTES:**
1. 1/2" OF CONCRETE, FINISH
 2. 1/2" OF CONCRETE, FINISH
 3. 1/2" OF CONCRETE, FINISH
 4. 1/2" OF CONCRETE, FINISH



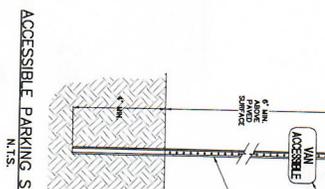
- NOTES:**
1. LETTERING AND SYMBOLS - GREEN
 2. SIGN SHALL BE 24" X 18" MINIMUM
 3. SIGN SHALL BE 24" X 18" MINIMUM
 4. SIGN SHALL BE 24" X 18" MINIMUM



- NOTES:**
1. CURB SHALL BE 4.000 IN AT 24 HOUR UNSETTIMED
 2. FULL DEPTH REINFORCED EXPANSION JOINTS SHALL BE PROVIDED AT 10 FEET INTERVALS
 3. FULL DEPTH REINFORCED EXPANSION JOINTS SHALL BE PROVIDED AT 10 FEET INTERVALS
 4. CURB SHALL BE FINISHED AS SHOWN OR FURNISH
 5. CURB SHALL BE FINISHED AS SHOWN OR FURNISH



- NOTES:**
1. 19' STALL
 2. 9' AISLE
 3. 9' AISLE
 4. 9' AISLE



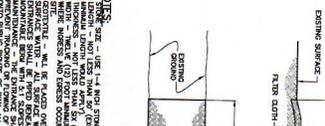
- NOTES:**
1. 12" X 18" SIGN
 2. 1/2" DIA. POST
 3. 1/2" DIA. POST
 4. 1/2" DIA. POST



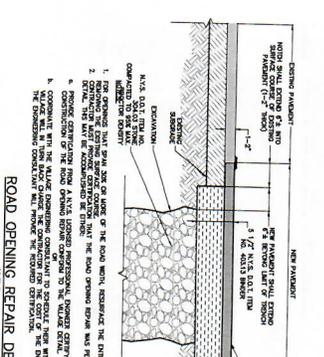
- NOTES:**
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 2. FULL DEPTH REINFORCED EXPANSION JOINTS SHALL BE PROVIDED AT 10 FEET INTERVALS
 3. FULL DEPTH REINFORCED EXPANSION JOINTS SHALL BE PROVIDED AT 10 FEET INTERVALS
 4. CURB SHALL BE FINISHED AS SHOWN OR FURNISH
 5. CURB SHALL BE FINISHED AS SHOWN OR FURNISH



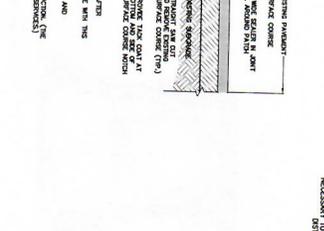
- NOTES:**
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 2. FULL DEPTH REINFORCED EXPANSION JOINTS SHALL BE PROVIDED AT 10 FEET INTERVALS
 3. FULL DEPTH REINFORCED EXPANSION JOINTS SHALL BE PROVIDED AT 10 FEET INTERVALS
 4. CURB SHALL BE FINISHED AS SHOWN OR FURNISH
 5. CURB SHALL BE FINISHED AS SHOWN OR FURNISH



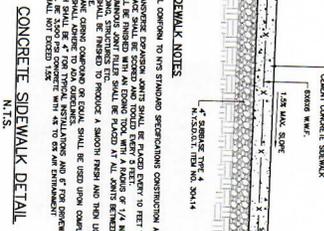
- NOTES:**
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 3. FULL DEPTH REINFORCED EXPANSION JOINTS SHALL BE PROVIDED AT 10 FEET INTERVALS
 4. CURB SHALL BE FINISHED AS SHOWN OR FURNISH
 5. CURB SHALL BE FINISHED AS SHOWN OR FURNISH



- NOTES:**
1. CURB SHALL BE 4.000 IN AT 24 HOUR UNSETTIMED
 2. FULL DEPTH REINFORCED EXPANSION JOINTS SHALL BE PROVIDED AT 10 FEET INTERVALS
 3. FULL DEPTH REINFORCED EXPANSION JOINTS SHALL BE PROVIDED AT 10 FEET INTERVALS
 4. CURB SHALL BE FINISHED AS SHOWN OR FURNISH
 5. CURB SHALL BE FINISHED AS SHOWN OR FURNISH



- NOTES:**
1. 19' STALL
 2. 9' AISLE
 3. 9' AISLE
 4. 9' AISLE



- NOTES:**
1. CURB SHALL BE 4.000 IN AT 24 HOUR UNSETTIMED
 2. FULL DEPTH REINFORCED EXPANSION JOINTS SHALL BE PROVIDED AT 10 FEET INTERVALS
 3. FULL DEPTH REINFORCED EXPANSION JOINTS SHALL BE PROVIDED AT 10 FEET INTERVALS
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- NOTES:**
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 3. FULL DEPTH REINFORCED EXPANSION JOINTS SHALL BE PROVIDED AT 10 FEET INTERVALS
 4. CURB SHALL BE FINISHED AS SHOWN OR FURNISH
 5. CURB SHALL BE FINISHED AS SHOWN OR FURNISH



- NOTES:**
1. CURB SHALL BE 4.000 IN AT 24 HOUR UNSETTIMED
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 3. FULL DEPTH REINFORCED EXPANSION JOINTS SHALL BE PROVIDED AT 10 FEET INTERVALS
 4. CURB SHALL BE FINISHED AS SHOWN OR FURNISH
 5. CURB SHALL BE FINISHED AS SHOWN OR FURNISH

CIVIL DESIGN WORKS
 29-35 SUMMIT AVENUE
 SHERBOURNE, ONTARIO L4N 6R7
 TEL: 905-882-2222

CIVIL ENGINEERING CONSULTANTS AND DESIGNERS
 29-35 SUMMIT AVENUE
 SHERBOURNE, ONTARIO L4N 6R7
 TEL: 905-882-2222

PROJECT LOCATION
 29-35 SUMMIT AVENUE
 SHERBOURNE, ONTARIO L4N 6R7

APPLICANT:
 ACORN REALTY LTD.
 1100 SHEPPARD AVENUE EAST
 SHERBOURNE, ONTARIO L4N 6R7
 TEL: 905-882-2222

DATE: 2.5.2010
PROJECT NO.: 2298

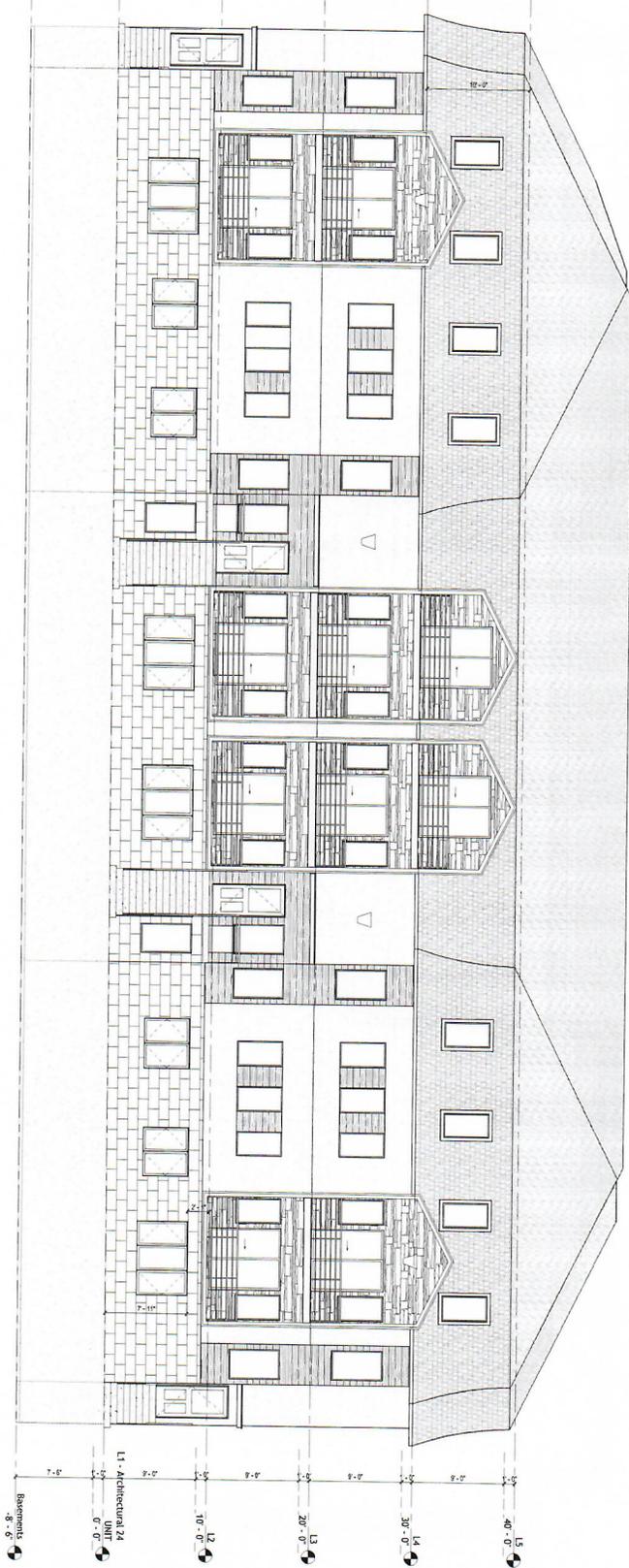
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SHEET TITLE:
 CONSTRUCTION DETAILS (1 OF 2)

DRAWN BY: JMS
CHECKED BY: SS
DATE: 2.5.2010
PROJECT NO.: 2298

7

① 24 unit front
3/16" = 1'-0"



Sheet Number:
A000

PROJECT NUMBER: 00A.105
DATE: 5/17/2018 6:12PM
DRAWN BY: CF
REVIEWED BY: CF
SCALE: 3/16" = 1'-0"
SHEET: 00A.11

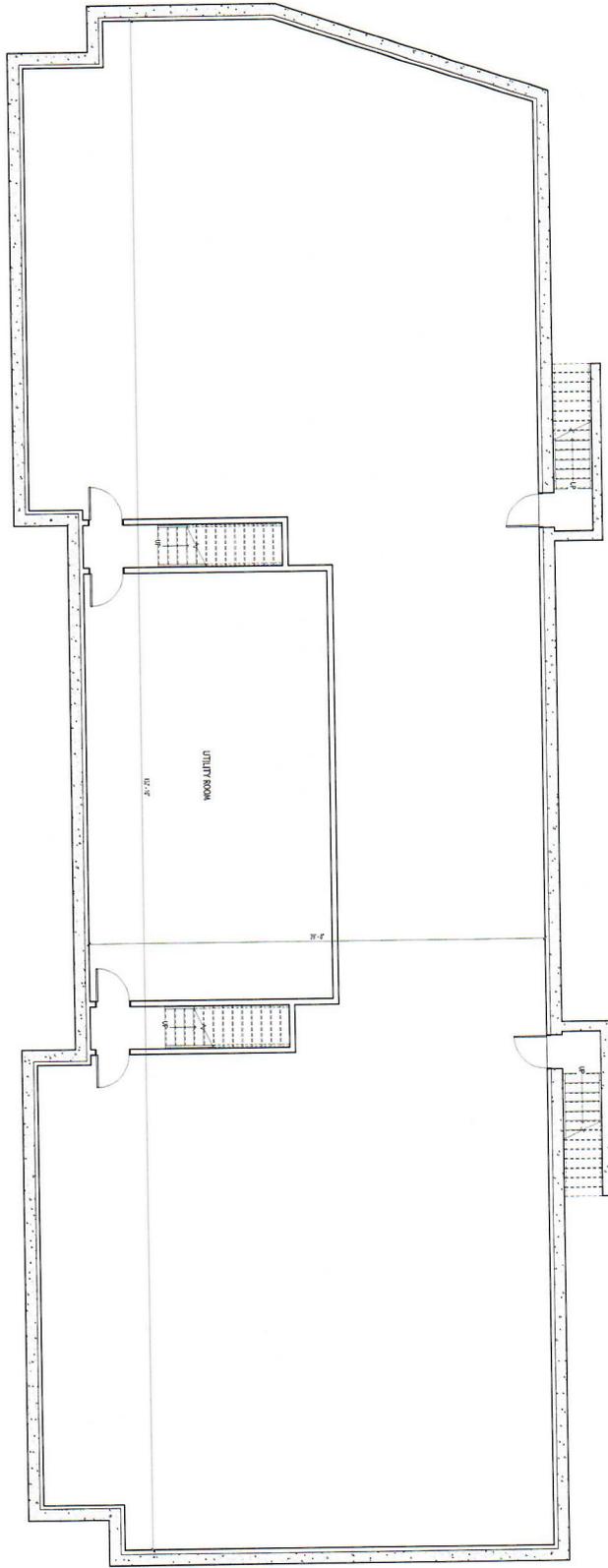
Revisions:

PREPOSED 66 UNITS
29-33-35 SUMMIT AVE.
SPRING VALLEY N.Y.

G GOLDKLANG
ARCHITECTURE

Design
& Layout

1 Basement 2A UNIT
1:1.58



PROJECT NUMBER: 004.035
 DATE: 5/13/2015 11:24 AM
 DRAWN BY: CJ
 REVIEWED BY: CJ
 SCALE: 1:58
 SHEET: 108711

Sheet Number:

A001

Revisions:

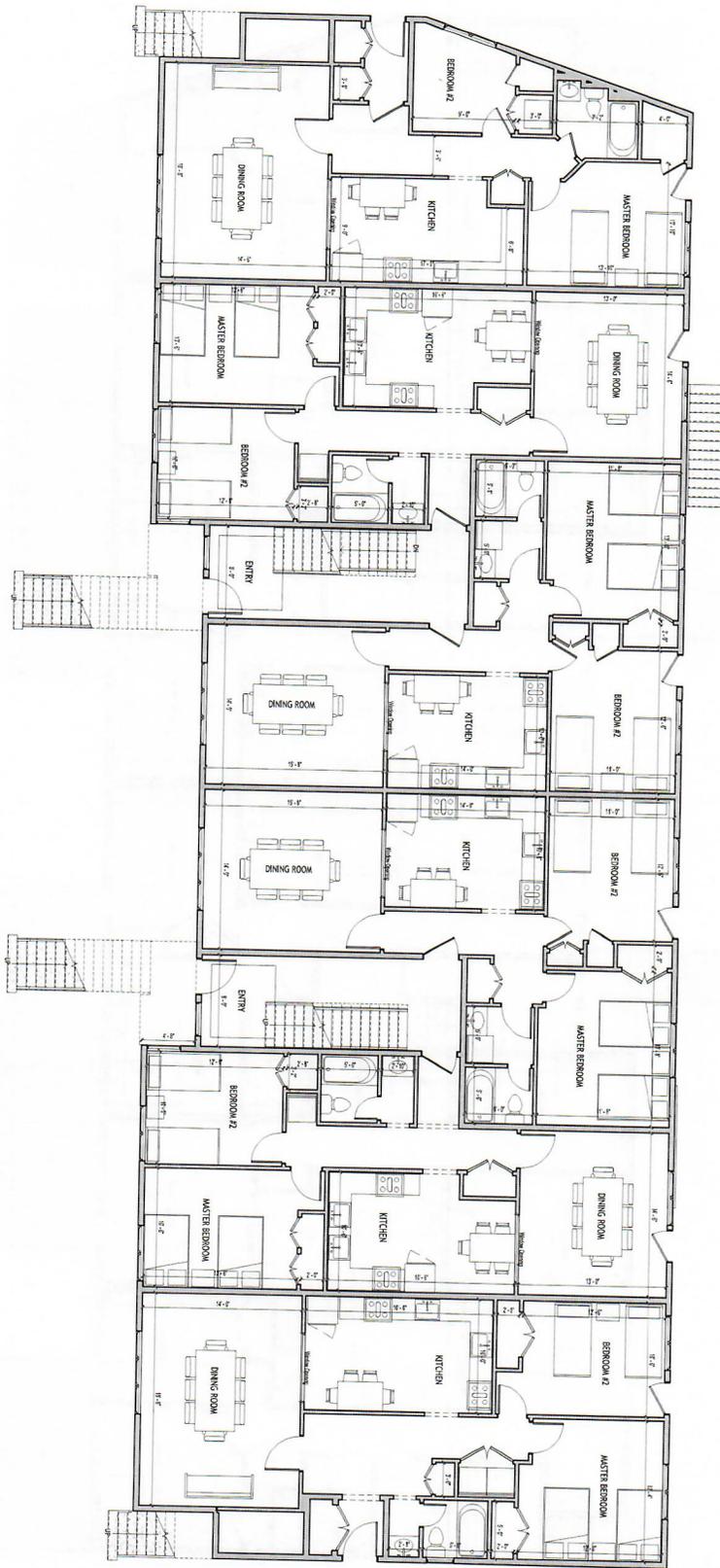
PREPOSED 66 UNITS
 29-33-35 SUMMIT AVE.
 SPRING VALLEY N.Y.

G GOLDKLANG
 ARCHITECTURE

Design & Layout

C. moshe@mgadesign.com | T. 845.371.4400 | 873 NY-45 Suite 203 New City NY 10956

1 First Floor Architectural Plan
1:30



PROJECT NUMBER: 00A101
 DATE: 5/11/2011 4:11:44 PM
 DRAWN BY: C.F.
 APPROVED BY: C.F.
 SCALE: 1/32"
 SHEET: Z08/11

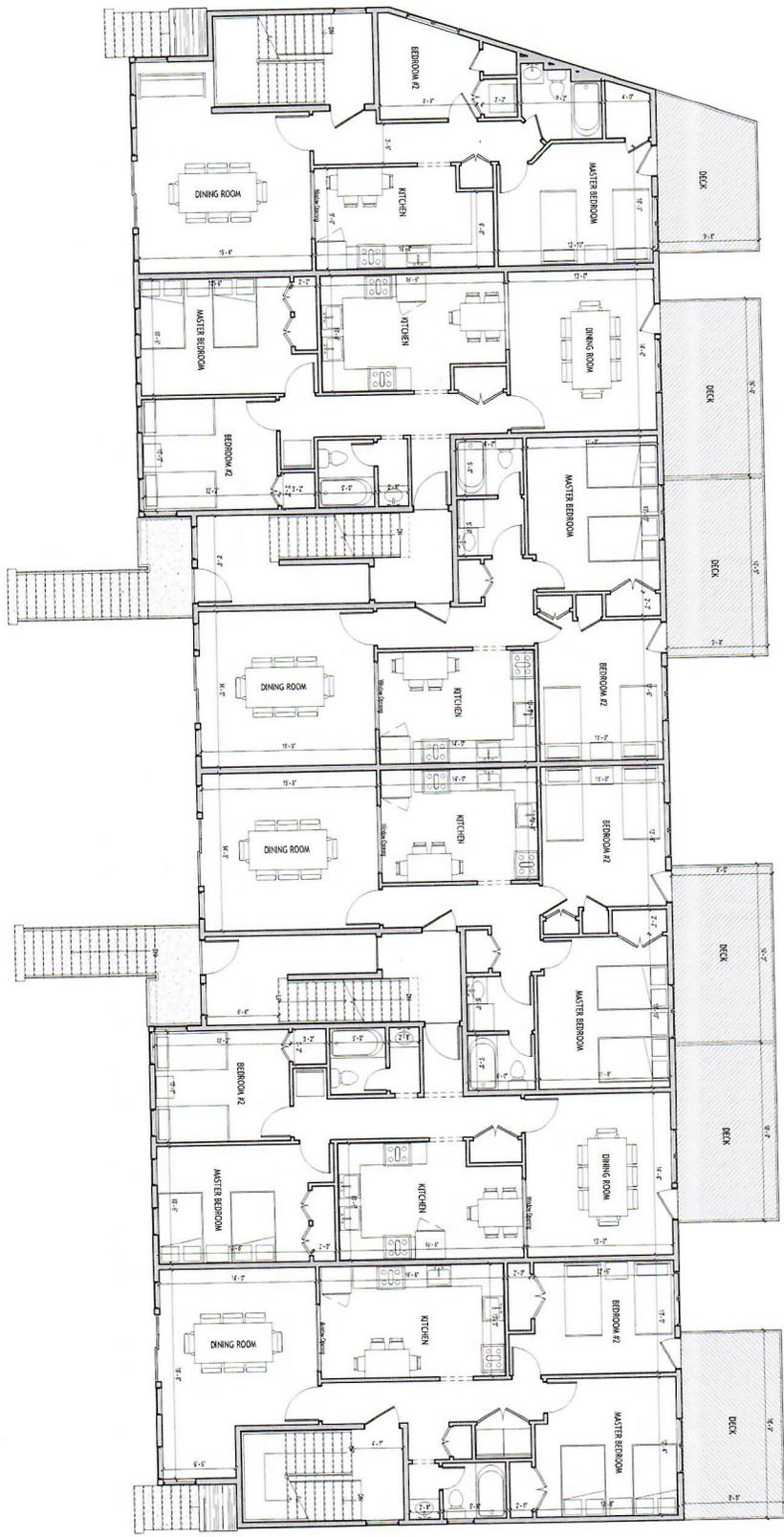
Sheet Number:
A002

Revisions:

PREPOSED 66 UNITS
 29-33-35 SUMMIT AVE.
 SPRING VALLEY N.Y.



Design & Layout



① Second Floor Architectural Plan
1 : 5/8

Revisions:

PREPOSED 66 UNITS
29-33-35 SUMMIT AVE.
SPRING VALLEY N.Y.



Design
& Layout

L. moshe@mgdesign.com | T. 845.371.4400 | 873 NY-45 Suite 203 New City NY 10956

Sheet Number:
A003

PROJECT NUMBER	COL105
DATE	5/13/2024 11:17:17 PM
DRAWN BY	C
REVIEWED BY	CF
SCALE	1 : 5/8
SHEET	3 OF 11



A004

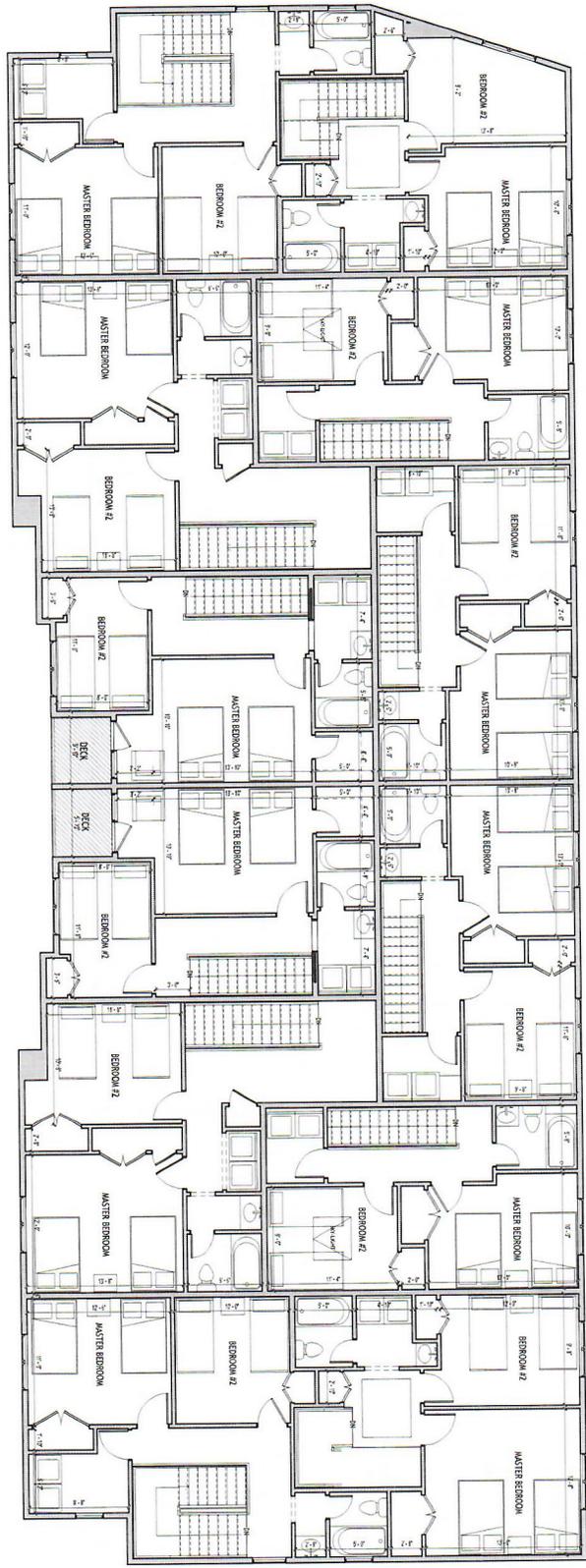
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PROJECT NUMBER
DATE
DRAWN BY
REVIEWED BY
SCALE
SHEET

Revisions:

PREPOSED 66 UNITS
29-33-35 SUMMIT AVE.
SPRING VALLEY N.Y.

G GOLDKLANG ARCHITECTURE
Design & Layout
L. moshe@mgadesign.com | T. 845.371.4400 | 873 NY-45 Suite 203 New City NY 10956

14-4-ARCHITECTURAL 2A UNIT
1:58



Revisions:

PREPOSED 66 UNITS
29-33-35 SUMMIT AVE.
SPRING VALLEY N.Y.



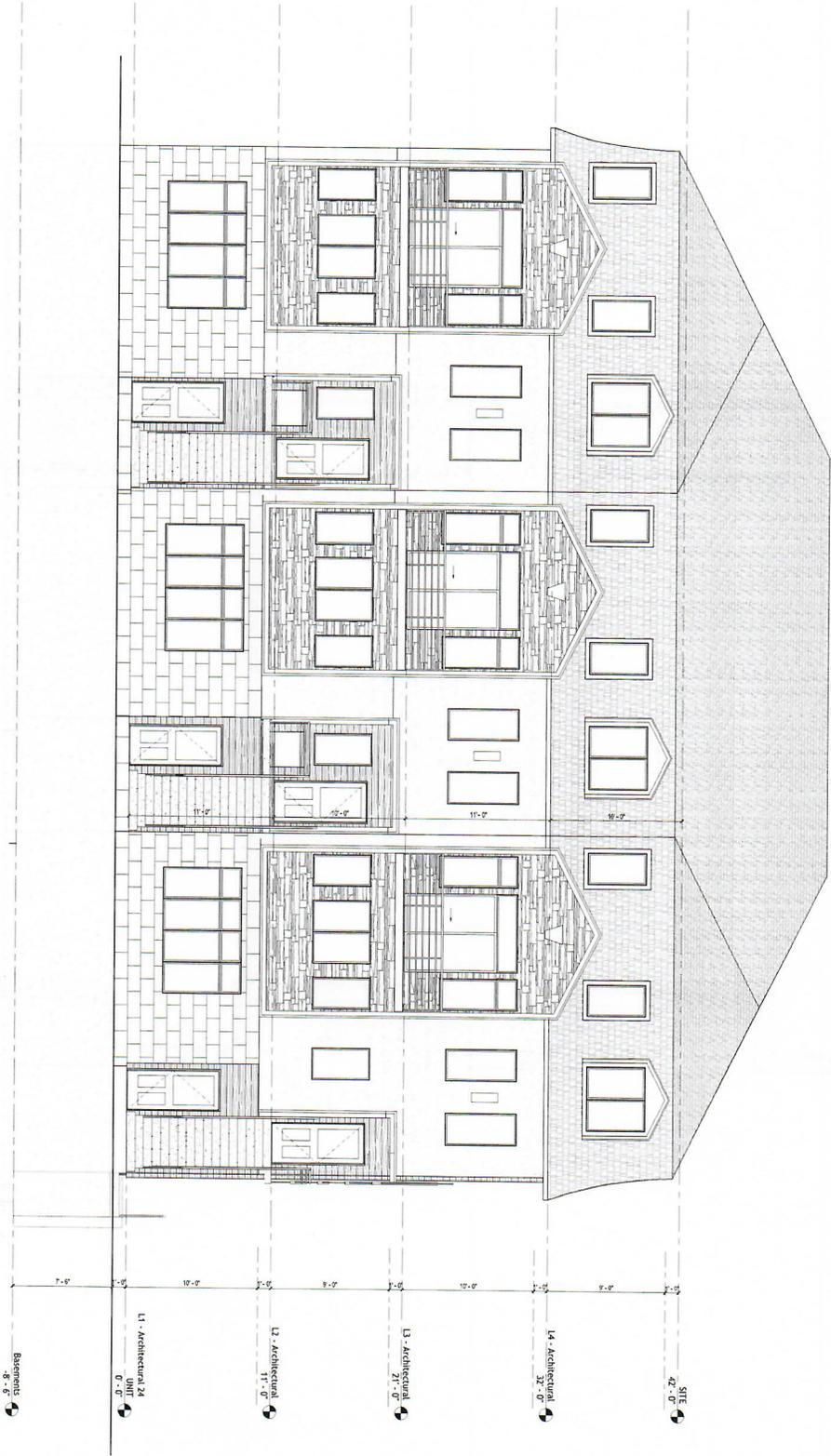
Design & Layout

L.moshe@mgdesign.com | T. 845.371.4400 | 873 NY-45 Suite 203 New City NY 10956

PROJECT NUMBER: COL155
DATE: 3/13/2025 8:17:19 AM
DRAWN BY: CF
REVIEWED BY: 1:58
SHEET: 5 OF 11

Sheet Number:
A005

1 Front Elevation
1/4" = 1'-0"



PROJECT NUMBER: 5132023-0330-00
 DATE: 5/13/2023 08:30 AM
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 CHECKED BY: C
 SCALE: 1/4" = 1'-0"
 SHEET: 00111

Sheet Number:
A300

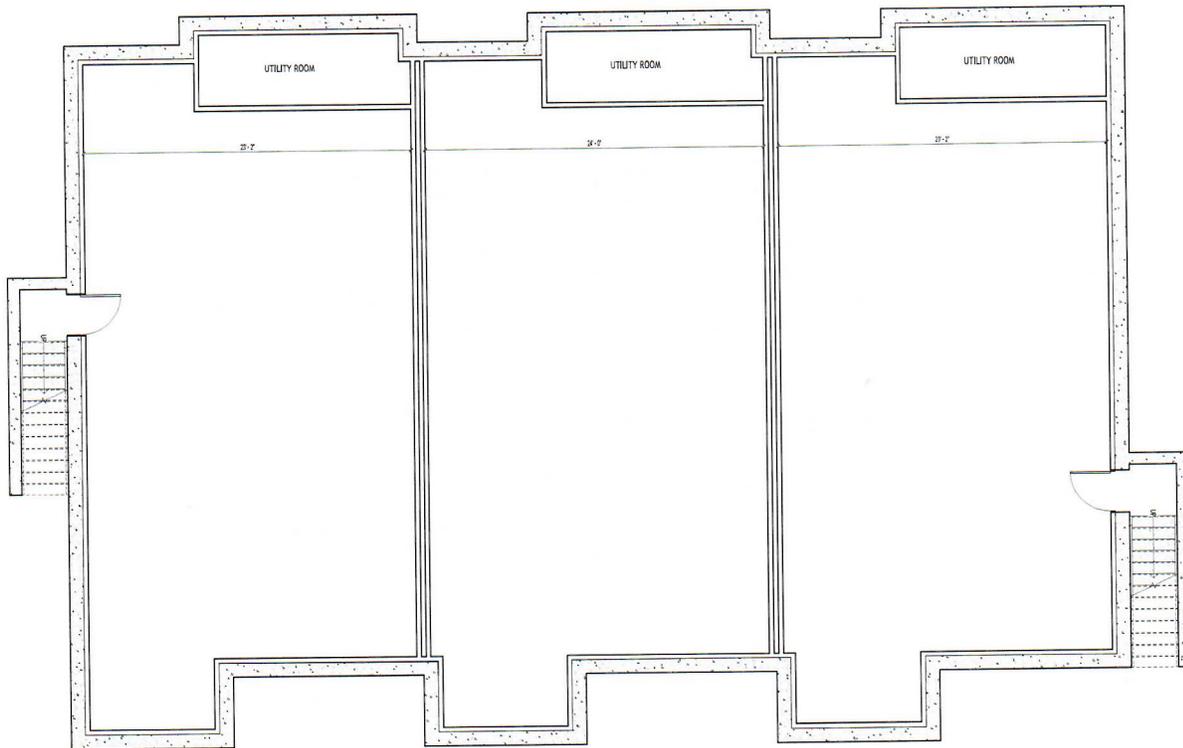
Revisions:

PREPOSED 66 UNITS
 29-33-35 SUMMIT AVE.
 SPRING VALLEY N.Y.

G GOLDKLANG ARCHITECTURE
 Design & Layout

C. moshe@gkdesign.com | T. 845.371.4100 | 873 NY-45 Suite 203 New City NY 10956

1 Basement 25 WIDE
1/4" = 1'-0"



A301

Sheet Number:

PROJECT NUMBER

DATE

DRAWN BY

REVIEWED BY

SHEET

DATE

SCALE

DRAWN BY

REVIEWED BY

DATE

SCALE

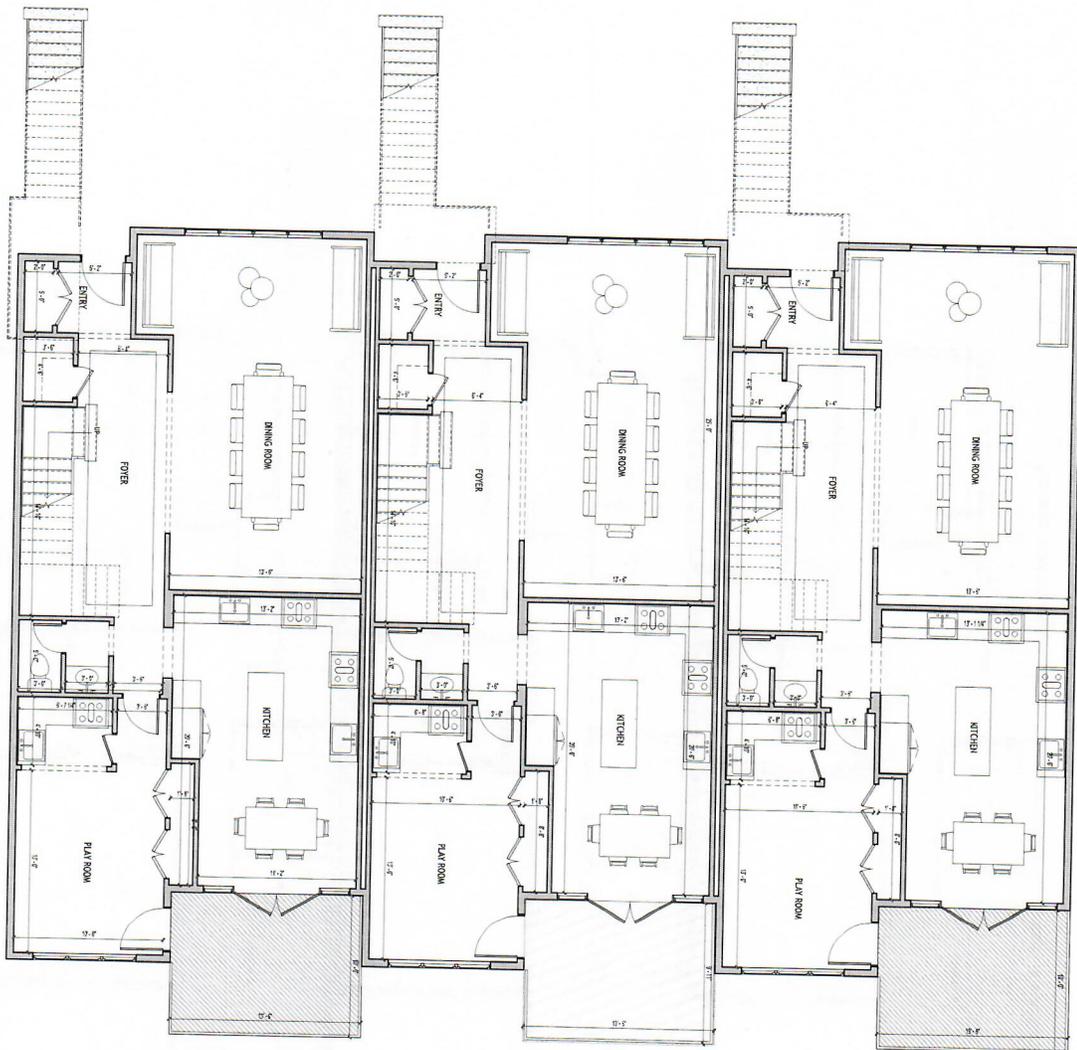
PREPOSED 66 UNITS
29-33-35 SUMMIT AVE.
SPRING VALLEY N.Y.

G GOLDKLANG
ARCHITECTURE

Design
& Layout

C. mosheimgadesign.com | T. 845.371.4400 | 873 NY-45 Suite 203 New City NY 10956

1 First Floor Architectural Plan
 1/4" = 1'-0"



A302

Sheet Number
 PROJECT NUMBER
 DATE
 DRAWN BY
 CHECKED BY
 SCALE
 SHEET

Revisions:

PREPOSED 66 UNITS
 29-33-35 SUMMIT AVE.
 SPRING VALLEY N.Y.

G GOLDKLANG
 ARCHITECTURE

Design
 & Layout

L.moshe@gkdesign.com | T. 845.371.4400 | 873 NY-45 Suite 203 New City NY 10956



A303

Sheet Number:
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 REVIEWED BY: CF
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 SHEET: Designer 08/11

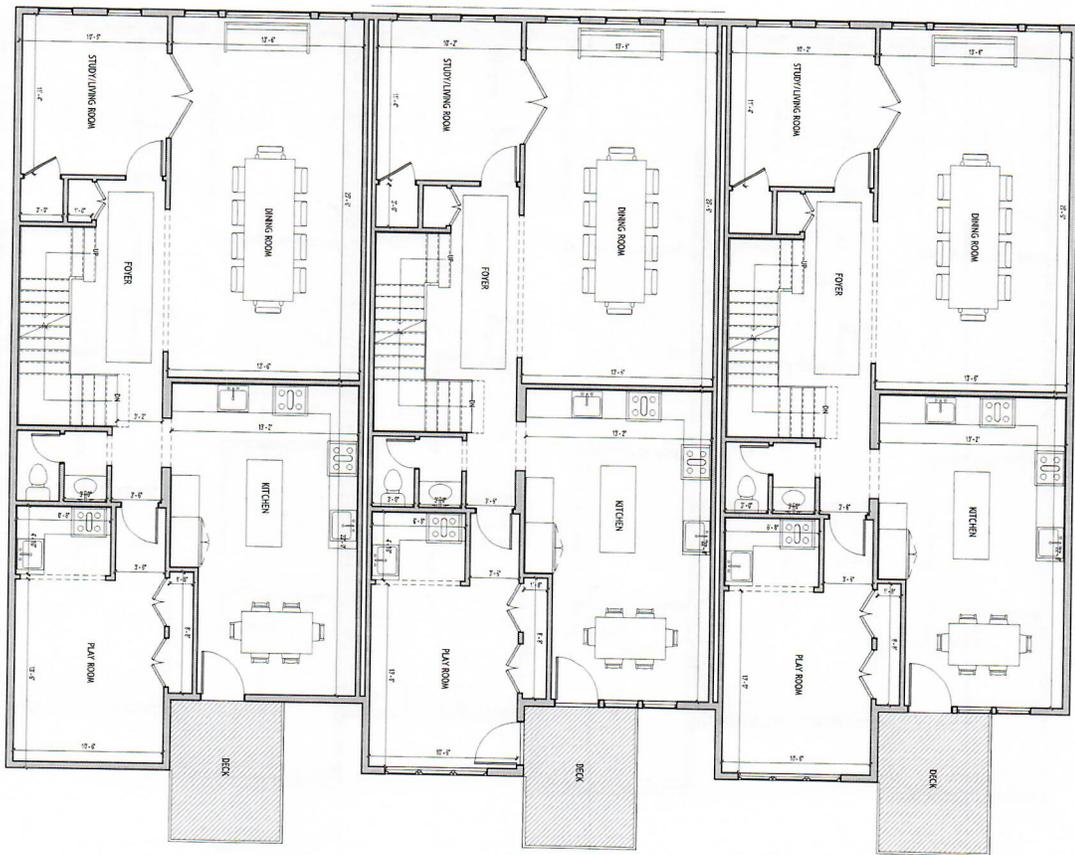
Revisions:

PREPOSED 66 UNITS
29-33-35 SUMMIT AVE.
SPRING VALLEY N.Y.



Design & Layout

1.13 Architectural 25 WIDE
1/4" = 1'-0"



Sheet Number:
A304

PROJECT NUMBER	00110
DATE	01/13/2015 09:59 AM
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REVIEWED BY	C
SCALE	1/4" = 1'-0"
SHEET	Design/02.11

Revisions:

PREPOSED 66 UNITS
29-33-35 SUMMIT AVE.
SPRING VALLEY N.Y.



Design & Layout

1/4" = 1'-0"



PREPROSED 66 UNITS
 29-33-35 SUMMIT AVE.
 SPRING VALLEY N.Y.



GOLDKLANG
 ARCHITECTURE

Design
 & Layout

C. moshe@mgadesign.com | T. 845-371-4400 | 873 NY-45 Suite 203 New City NY 10956

PROJECT NUMBER	001.110
DATE	5/13/2015 8:15 AM
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ENGINEER BY	CF
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SHEET	Design/04/11

Sheet Number:

A305