

**PROPOSED AMENDMENT:
PORCH RENOVATION**

THE BELANICH RESIDENCE
233 PARK LANE
DOUGLAS MANOR , NEW YORK

BELANICH RESIDENCE

233 PARK LANE

DOUGLAS MANOR, NY 11363

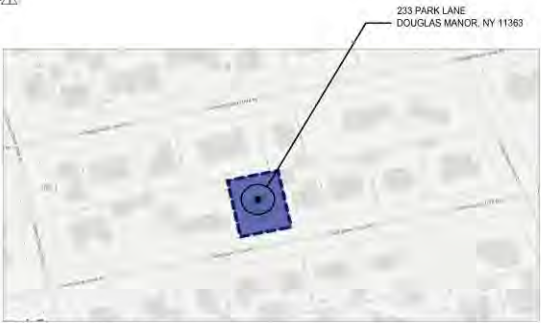
MARCH 25, 2024



TAX PHOTO

DRAWING LIST

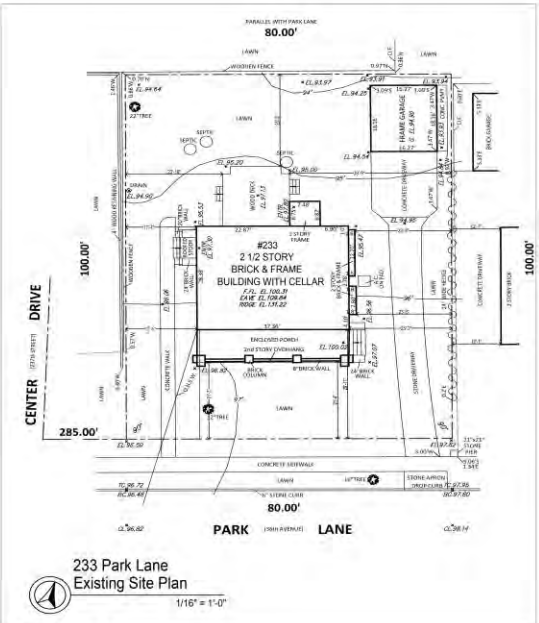
T-001.00	TITLE SHEET / ZONING / SITE SURVEY
G-001.00	GENERAL NOTES & SPECS
A-100.00	EXISTING & PROPOSED BASEMENT PLAN
A-101.00	EXISTING & PROPOSED 1ST FLOOR PLAN
A-102.00	EXISTING & PROPOSED 2ND FLOOR PLAN
A-103.00	EXISTING 3RD FLOOR PLAN
A-104.00	EXISTING & PROPOSED ROOF PLAN
A-200.00	EXISTING & PROPOSED SOUTH ELEVATION
A-201.00	EXISTING & PROPOSED EAST ELEVATION & PARTIAL SECTION
A-202.00	EXISTING & PROPOSED NORTH ELEVATION
A-203.00	EXISTING & PROPOSED WEST ELEVATION
A-400.00	DOOR & WINDOW SCHEDULE & WINDOW DETAILS
A-401.00	WINDOW DETAILS



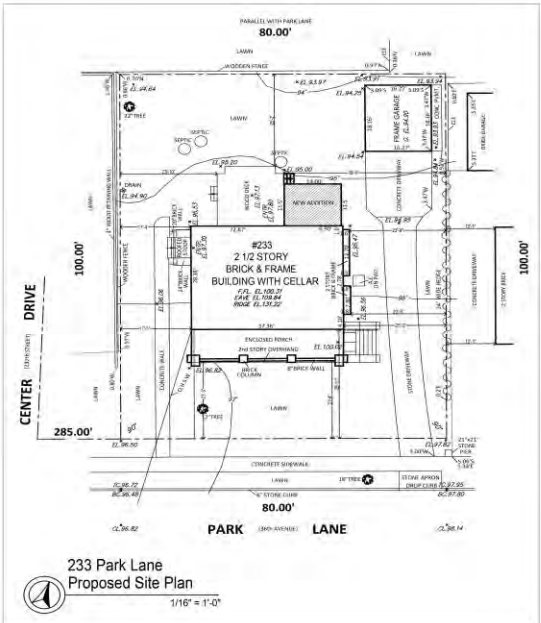
BLOCK MAP



ZONING MAP #11A - NTS



SITE PLAN



PROPOSED SITE PLAN

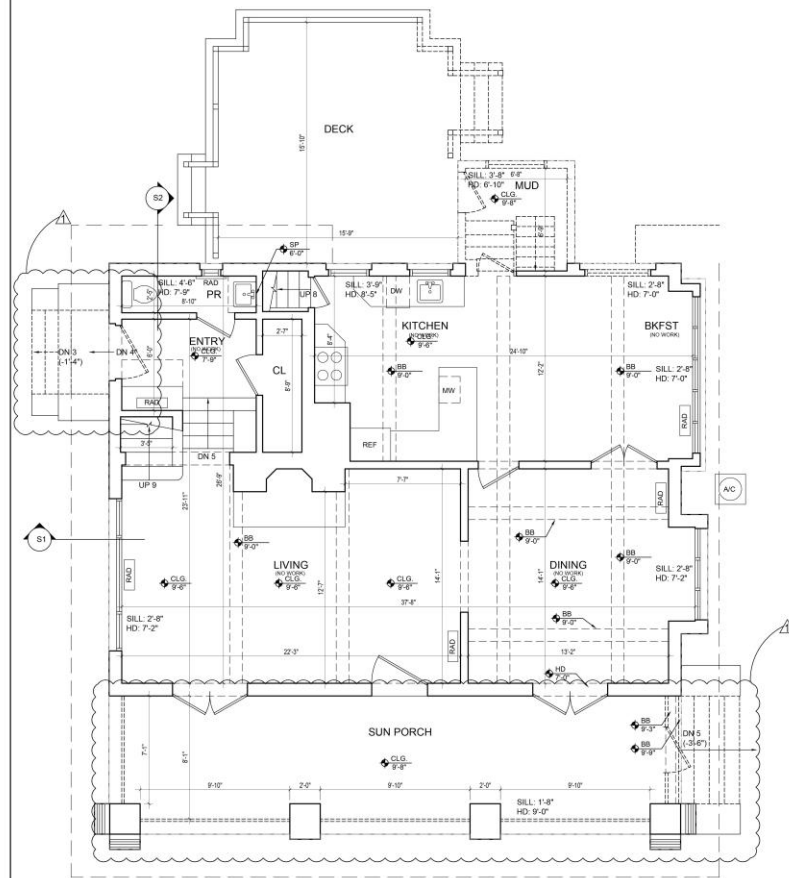
Architect:
KEVIN WOLFE ARCHITECT, PC
337 Kenmore Road, Douglas Manor, NY
Tel: 718.425.0631

No.	Date	Revisions
1	03-25-24	Revised
PROJECT:		
BELANICH RESIDENCE		
233 Park Lane Douglas Manor, NY 11363		
Drawn: TWT		
TITLE SHEET, ZONING, TAX PHOTO & SITE SURVEY		
Scale & Signature:		Date: 03-25-24
Project No.:		111
Drawing: ASP 00 DSC		
Checked by: KW		
Drawn: TWT		
T-001.00		
Credits:		
CONDOCS-TITLE-TAX-SITE-GEN-233 PARK LANE		

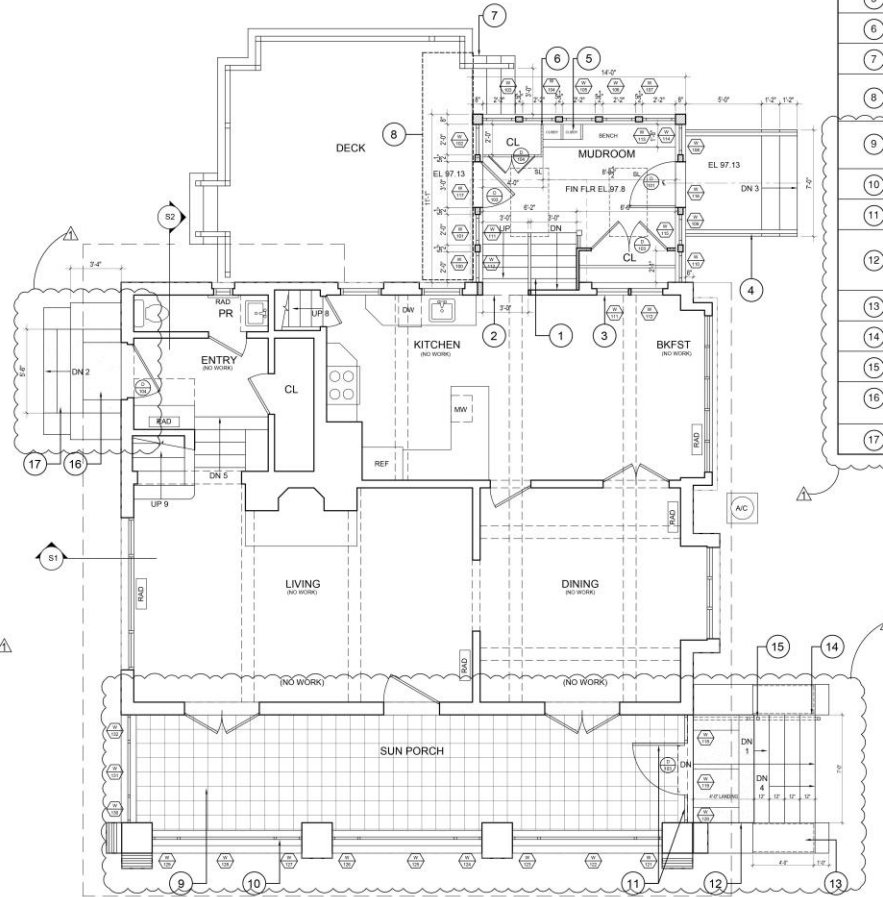
BLOCK PLAN

233 PARK
LANE:
#53





233 Park Ln
Existing 1st Floor
1/4" = 1'-0"



233 Park Ln
Proposed 1st Floor
1/4" = 1'-0"

LEGEND	
	DEMO WALL
	NEW WALL

1ST FLOOR	
KEYNOTE	CONSTRUCTION NOTES
1	INSTALL NEW TO CODE STAIR TO CELLAR
2	NEW CASED OPENING TO MATCH EXISTING CASINGS
3	INSTALL NEW WINDOW WITH CASINGS TO MATCH EXISTING PATCH AND REPAIR WALL AT INFILL
4	NEW BLUESTONE STOOP WITH BRICK RISERS AND SIDES, SEE SPEC
5	BRICE CLUBBES, SEE INTERIOR ELEVATIONS FOR DETAILS
6	CLOSET WALLS TO BE 2 INCH THICK CABINETRY, SEE SPEC
7	NEW WOOD STEPS FROM EXISTING DECK TO GRADE, SEE ELEVATIONS FOR DETAILS
8	REMOVE AND REPAIR EXISTING DECKING TO BUILD NEW FOUNDATION AND ADDITION, REPLACE WOOD DECKING IN KIND TO MATCH EXISTING
9	RAISE FLOOR TO BE FLUSH WITH INTERIOR FLOOR, INSTALL NEW 12 BY 12 INCH TILE FLOOR WITH RADIANT HEAT BELOW TILE TO BE SELECTED BY OWNER
10	INSTALL NEW WINDOWS AT ALL EXISTING OPENINGS (SEE WINDOW SCHEDULE)
11	INSTALL NEW DOOR & SIDELIGHTS
12	DEMOLISH EXISTING CONCRETE STEPS AND REPLACE WITH NEW BLUESTONE LANDING 4'-0" WIDE, EXTEND STOOP WITH 4 STEPS TO GRADE WITH ONE FOOT BLUESTONE TREADS, 2 INCHES THICK WITH BRICK RISERS TO MATCH EXISTING BRICKWORK
13	EXTEND BRICK PIER FOR NEW STEPS
14	BOTTOM STEP TO PROJECT ONE FOOT FROM NEW BRICK PIER
15	INSTALL NEW WROUGHT IRON SAFETY RAILING, ONE SIDE ONLY
16	DEMOLISH EXISTING CONCRETE STEPS AND REPLACE WITH NEW BLUESTONE LANDING, RETAIN EXISTING DIMENSIONS FOR STEPS AND LANDING
17	REPLACE EXISTING CONCRETE STEPS WITH (2) NEW 1'-0" WIDE BLUESTONE TREADS, 2 INCHES THICK WITH 1.5 INCH BLUESTONE RISERS

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No.	Date	Revision
1	05-26-25	Issues

PROJECT:

BELANICH RESIDENCE
233 Park Lane
Douglas Manor, NY 11363

Dwg. Title:

EXISTING & PROPOSED FIRST FLOOR PLAN

Scale & Signature:	Date: 05-24-24
Project No.:	Drawing: ASP @ BSC
Checked by: KW	Dwg. No.:
A-101.00	Client: CONDOCS 233 PARK LN 1-104-32

EXISTING SOUTH ELEVATION:





233 Park Ln
Existing South Elevation 1/4" = 1'-0"

S

LEGEND	
	DEMO WALL
	NEW WALL

SOUTH ELEVATION	
KEYNOTE	CONSTRUCTION NOTES
1	CONCRETE SILL TO REMAIN
2	INSTALL NEW WINDOWS AND LEADED GLASS TRANSOMS (SEE WINDOW SCHEDULE)
3	INSTALL NEW WROUGHT IRON SAFETY RAILING
4	EXTEND EXISTING BRICK PIERS AT EACH SIDE TO MATCH EXISTING BRICK PIERS FOR NEW LANDING AND STEPS AS SHOWN IN PLAN

Architect:
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233 Park Ln
Proposed South Elevation 1/4" = 1'-0"

S

No.	Date	Revisions
1	05-26-25	Revisions

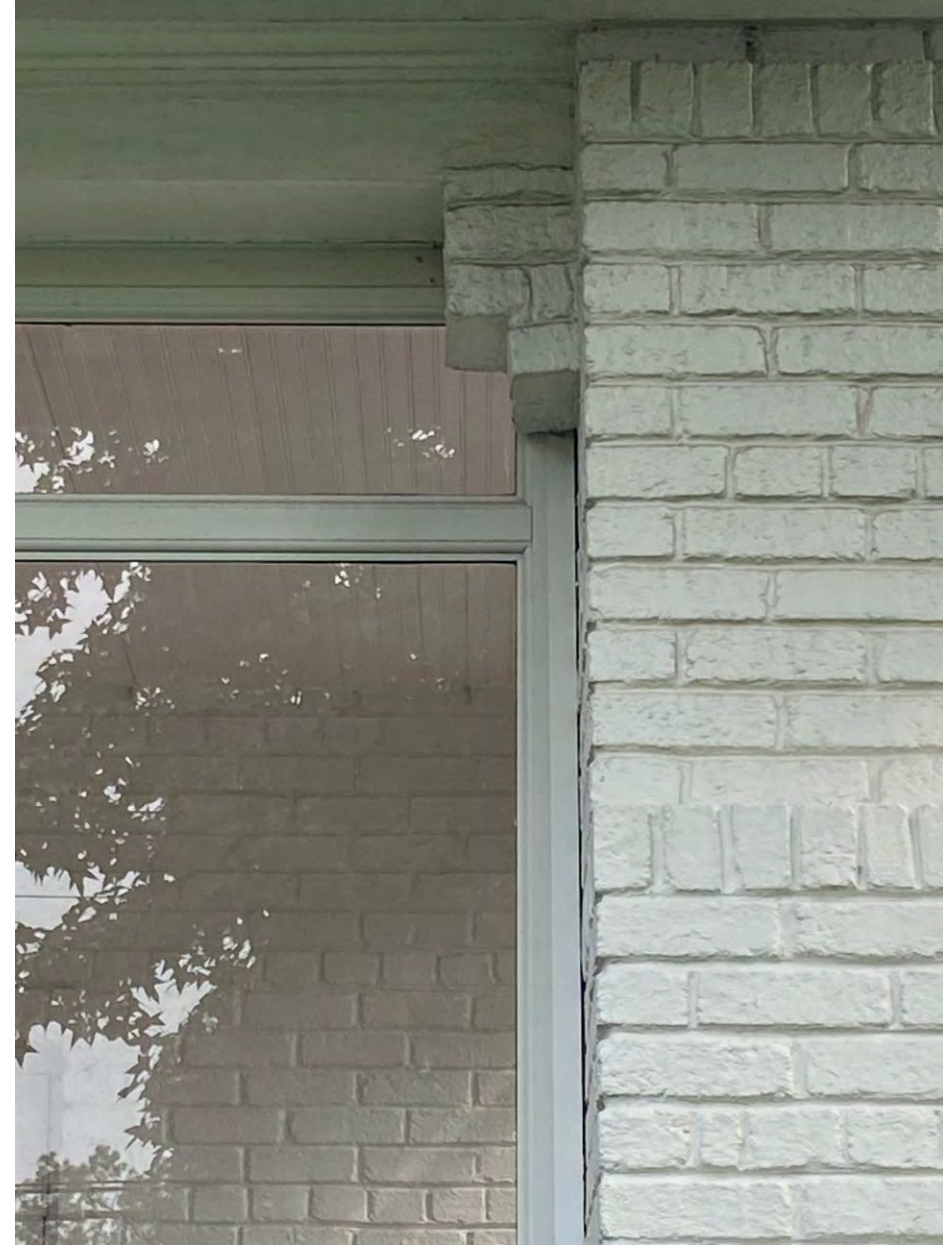
PROJECT:
BELANICH RESIDENCE
233 Park Lane
Douglas Manor, NY 11363

EXISTING & PROPOSED
SOUTH ELEVATION

Scale & Signature: _____ Date: 05-25-24
Project No.: _____
Drawing: ASP & BSC
Checked by: KW
Drawn by: _____
A-200.00
Caddfile:
CONDOCS 233 PARK 14.5-104.31

EXISTING
ALUMINUM
STORM
PANEL
DETAILS:

SOUTH
ELEVATION





LEGEND	
-----	DEMO WALL
=====	NEW WALL

SOUTH ELEVATION	
KEYNOTE	CONSTRUCTION NOTES
1	CONCRETE SILL TO REMAIN
2	INSTALL NEW WINDOWS AND LEADED GLASS TRANSOMS (SEE WINDOW SCHEDULE)
3	INSTALL NEW WROUGHT IRON SAFETY RAILING
4	EXTEND EXISTING BRICK PIERS AT EACH SIDE TO MATCH EXISTING BRICK PIERS FOR NEW LANDINGS AND STEPS AS SHOWN IN PLAN

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No.	Date	Revisions
1	05-26-23	Issues
		Revision

PROJECT:
BELANICH RESIDENCE
233 Park Lane
Douglas Manor, NY 11363

Dwg. Title:
EXISTING & PROPOSED SOUTH ELEVATION

Seal & Signature	Date: 05-24-24
	Project No.:
	Drawing: ASP @ BSC
	Checked by: KW
Dwg. No. A-200.00	
Caddfile: CONDOCS\233 PARK\1615-104-23	

233 Park Ln
Proposed South Elevation 1/4\" = 1'-0\" **S**

**VIEW
LOOKING
NE
FROM PARK
LANE**





233 Park Ln
Existing West Elevation 1/4" = 1'-0"

W

LEGEND	
	DEMO WALL
	NEW WALL

WEST ELEVATION	
KEYNOTE	CONSTRUCTION NOTES
1	MOUNT EXTERIOR LANTERN 5'-6" OFF FINISHED FLOOR OF MUDROOM, CENTERED ON SPACE BETWEEN DOOR TRIM & EDGE OF MUDROOM.
2	RAKE BOARD DETAIL TRIM TO MATCH EXISTING
3	INSTALL NEW FRONT DOOR (SEE DOOR SCHEDULE)
4	REPLACE EXISTING CONCRETE STEPS WITH NEW BLUESTONE PAVING AND 2 INCH TREADS
5	INSTALL NEW WINDOWS AND LEADED GLASS TRANSOMS
6	CONCRETE SILL TO REMAIN

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233 Park Ln
Proposed West Elevation 1/4" = 1'-0"

W

No.	Date	Revision
1	05-06-25	Issues

PROJECT:
BELANICH RESIDENCE
233 Park Lane
Douglas Manor, NY 11363

Dwg. Title:
EXISTING & PROPOSED WEST ELEVATION

Scale & Signature: _____ Date: 05-24-24
Project No.: _____
Drawing: ASP @ BSC
Checked by: KW
Dwg. No.: **A-203.00**
Caddfile: CONDOCS\233 PARK\1615-104-32

EXISTING
FRONT
DOOR
&
STOOP:

WEST
ELVATION





LEGEND	
-----	DEMO WALL
=====	NEW WALL

WEST ELEVATION	
KEYNOTE	CONSTRUCTION NOTES
1	MOUNT EXTERIOR LANTERN 5'-6" OFF FINISHED FLOOR OF MUDROOM, CENTERED ON SPACE BETWEEN DOOR TRIM & EDGE OF MUDROOM.
2	RAKE BOARD DETAIL TRIM TO MATCH EXISTING
3	INSTALL NEW FRONT DOOR (SEE DOOR SCHEDULE)
4	REPLACE EXISTING CONCRETE STEPS WITH NEW BLUESTONE PAVING AND 2 INCH TREADS
5	INSTALL NEW WINDOWS AND LEADED GLASS TRANSOMS
6	CONCRETE BILL TO REMAIN

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233 Park Ln
Proposed West Elevation 1/4" = 1'-0"

W

No.	Date	Revision
1	05-26-25	Issues

PROJECT:
BELANICH RESIDENCE
233 Park Lane
Douglas Manor, NY 11363

Dwg. Title:
EXISTING & PROPOSED WEST ELEVATION

Scale & Signature	Date: 05-24-24
Project No.:	
Drawing: ASP @ BSC	
Checked by: KW	
Dwg. No.	
A-203.00	
Client:	
CONDOCS 233 PARK Ln 1-104-21	

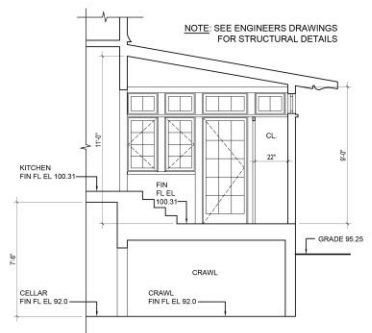
VIEW
LOOKING
NORTH
WEST
FROM PARK
LANE





233 Park Ln
Existing East Elevation 1/4" = 1'-0"

E



233 Park Ln
Section @ Mudroom / West 1/4" = 1'-0"

S1



233 Park Ln
Proposed East Elevation 1/4" = 1'-0"

E

LEGEND	
---	DEMO WALL
///	NEW WALL

EAST ELEVATION	
KEYNOTE	CONSTRUCTION NOTES
1	FLASH WITH COPPER THE CONNECTION OF NEW ROOF AT ADDITION INSTALLED UNDER EXISTING TRIM BOARD AND SHINGLE FLARE
2	MOUNT EXTERIOR LANTERN 5' 4" OFF FINISHED FLOOR OF MUD ROOM CENTERED ON VERTICAL MUNTIN OF TRANSOM WINDOW ABOVE. SEE SPEC FOR LANTERN SELECTION
3	INSTALL NEW COPPER GUTTER TO BE CONNECTED TO EXISTING DRYWELL
4	INSTALL WOOD 2 INCH HIGH TRIM WATER TABLE TO SEPARATE BRICK FACED FOUNDATION FROM CEDAR SHINGLES ABOVE. SEE DETAIL
5	INSTALL NEW STRUCTURAL HEADER TO WIDEN OPENING FOR THREE WINDOWS. SEE STRUCTURAL DETAIL
6	NEW WINDOW WELL WITH GRAVEL AND DRAINAGE FOR NEW CELLAR WINDOW SEE SPEC FOR WINDOW
7	INSTALL NEW 3' 0" DOOR WITH TRANSOM AND SIDELIGHTS (SEE DOOR SCHEDULE)
8	REPLACE EXISTING CONCRETE STEPS WITH NEW 7" BLUESTONE TREADS WITH BLUESTONE RISERS
9	INSTALL NEW BRICK PIERS AT EACH SIDE OF STEPS TO MATCH EXISTING BRICK PIERS

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No.	Date	Revision
1	05-26-25	Revisions

PROJECT:
BELANICH RESIDENCE
233 Park Lane
Douglas Manor, NY 11363

Dwg. Title:
EXISTING & PROPOSED EAST ELEVATION

Scale & Signature	Date: 05-26-25
Project No.:	Drawing No.:
Checked by: ASP	Checked by: KW
Dwg. No.:	
A-201.00	
Caddfile: CONDOCS 233 PARK Ln 1-104.32	

EXISTING
PORCH
DOOR
&
STOOP:

EAST
ELEVATION



EXISTING EAST STOOP DETAIL





LEGEND	
-----	DEMO WALL
=====	NEW WALL

EAST ELEVATION	
KEYNOTE	CONSTRUCTION NOTES
1	FLASH WITH COPPER THE CONNECTION OF NEW ROOF AT ADDITION INSTALLED UNDER EXISTING TRIM BOARD AND SHINGLE FLARE
2	MOUNT EXTERIOR LANTERN 5' 4" OFF FINISHED FLOOR OF MUD ROOM CENTERED ON VERTICAL MUNTIN OF TRANSOM WINDOW ABOVE. SEE SPEC FOR LANTERN SELECTION
3	INSTALL NEW COPPER GUTTER TO BE CONNECTED TO EXISTING DRYWELL
4	INSTALL WOOD 2 INCH HIGH TRIM WATER TABLE TO SEPARATE BRICK FACED FOUNDATION FROM CEDAR SHINGLES ABOVE. SEE DETAIL
5	INSTALL NEW STRUCTURAL HEADER TO WIDEN OPENING FOR THREE WINDOWS. SEE STRUCTURAL DETAIL
6	NEW WINDOW WELL WITH GRAVEL AND DRAINAGE FOR NEW CELLAR WINDOW (SEE DETAIL FOR WINDOW)
7	INSTALL NEW 3' 0" DOOR WITH TRANSOM AND SIDELIGHTS (SEE DOOR SCHEDULE)
8	REPLACE EXISTING CONCRETE STEPS WITH NEW 7" BLUESTONE TREADS WITH BLUESTONE RISERS
9	INSTALL NEW BRICK PIERS AT EACH SIDE OF STEPS TO MATCH EXISTING BRICK PIERS

Architect:

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117 Kenmore Road, Douglas Manor, NY
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No.	Date	Revision
1	05-26-25	Issues
2		Revisions

PROJECT:

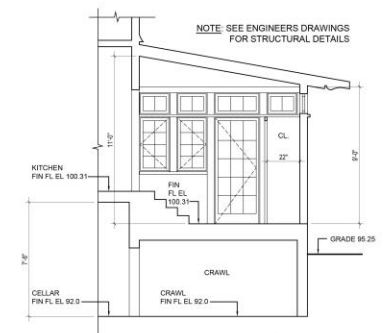
BELANICH RESIDENCE

233 Park Lane
Douglas Manor, NY 11363

Dwg. Title

EXISTING & PROPOSED EAST ELEVATION

Scale & Signature	Date: 05-24-24
Project No.:	
Drawing: ASP @ BSC	
Checked by: KW	
Dwg. No.	
A-201.00	
Client:	
CONDOCS 233 PARK LN 1-104-21	



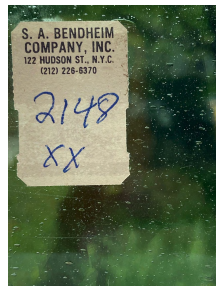
233 Park Ln
Section @ Mudroom / West

S1

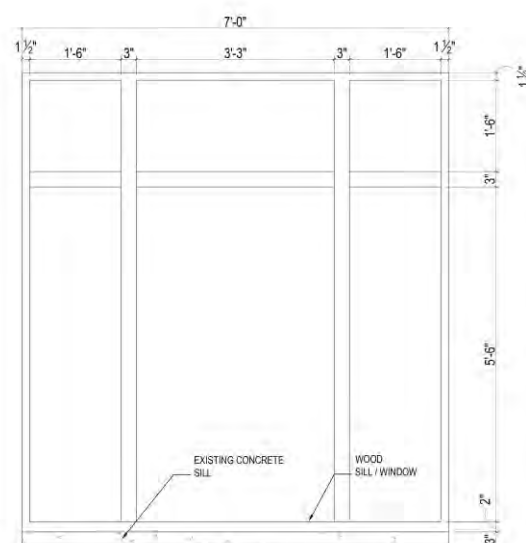
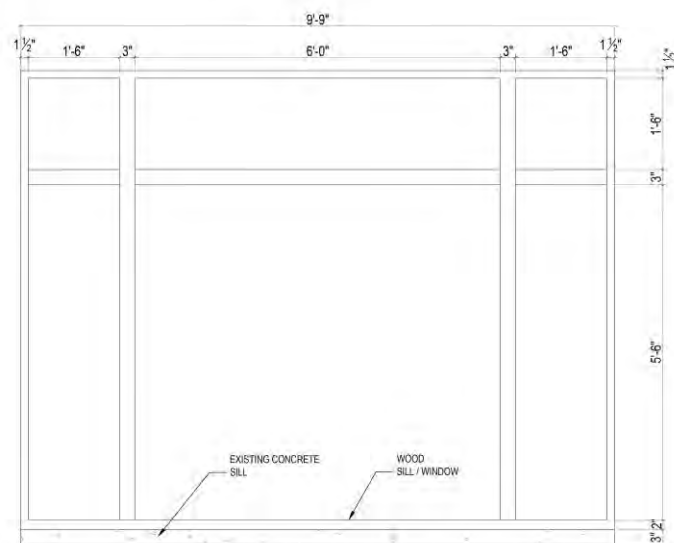
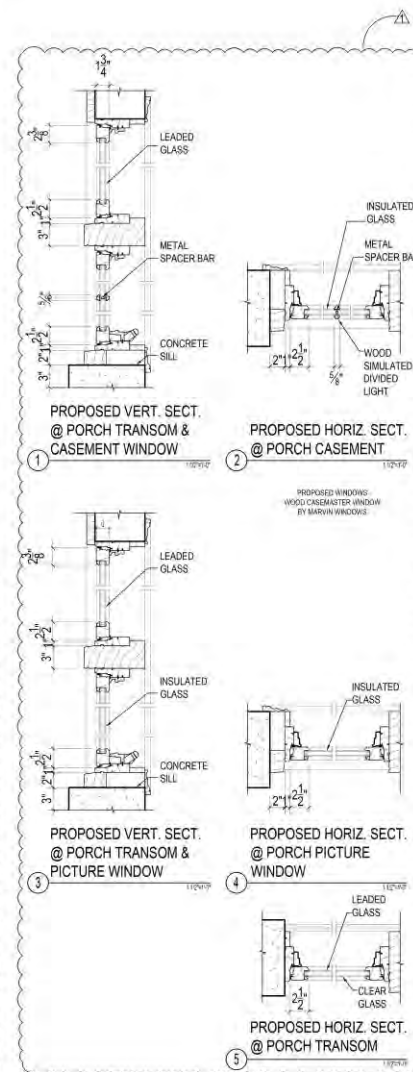
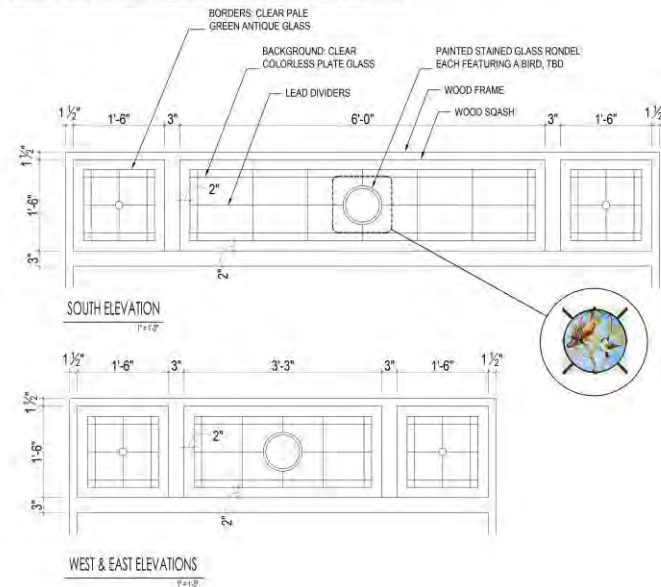


233 Park Ln
Proposed East Elevation

E



PROPOSED FRONT PORCH TRANSOMS



Architect:

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Tel: 718-428-0451

No.	Date	Revision
1	05-05-25	Issued

PROJECT:

BELANICH RESIDENCE

233 Park Lane
Douglas Manor, NY 11363

Dwg. Title:

WINDOWS & DOORS

Seal & Signature:	Date: 05-24-24
Project No.:	
Drawing: ASP @ BSC	
Checked by: K.W.	
Dwg. No.:	
A-401.00	
Scale:	
CONDOCS 233 PARK (151-00-3)	

**PROPOSED
HAND PAINTED BIRD
RONDEL (TYPICAL)**



GREEN GLASS ACCENT BORDER

S. A. BENDHEIM
COMPANY, INC.
122 HUDSON ST., N.Y.C.
(212) 226-6370

2148

XX

PROPOSED WROUGHT IRON RAILING





LEGEND	
	DEMO WALL
	NEW WALL

SOUTH ELEVATION	
KEYNOTE	CONSTRUCTION NOTES
1	CONCRETE SILL TO REMAIN
2	INSTALL NEW WINDOWS AND LEADED GLASS TRANSOMS (SEE WINDOW SCHEDULE)
3	INSTALL NEW WROUGHT IRON SAFETY RAILING
4	EXTEND EXISTING BRICK PIERS AT EACH SIDE TO MATCH EXISTING BRICK PIERS FOR NEW LANDING AND STEPS AS SHOWN IN PLAN

Architect:
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No.	Date	Revision
1	05-09-25	Revisions

PROJECT:
BELANICH RESIDENCE
233 Park Lane
Douglas Manor, NY 11363

Dwg. Title
EXISTING & PROPOSED SOUTH ELEVATION

233 Park Ln
Proposed South Elevation
1/4" = 1'-0"

S

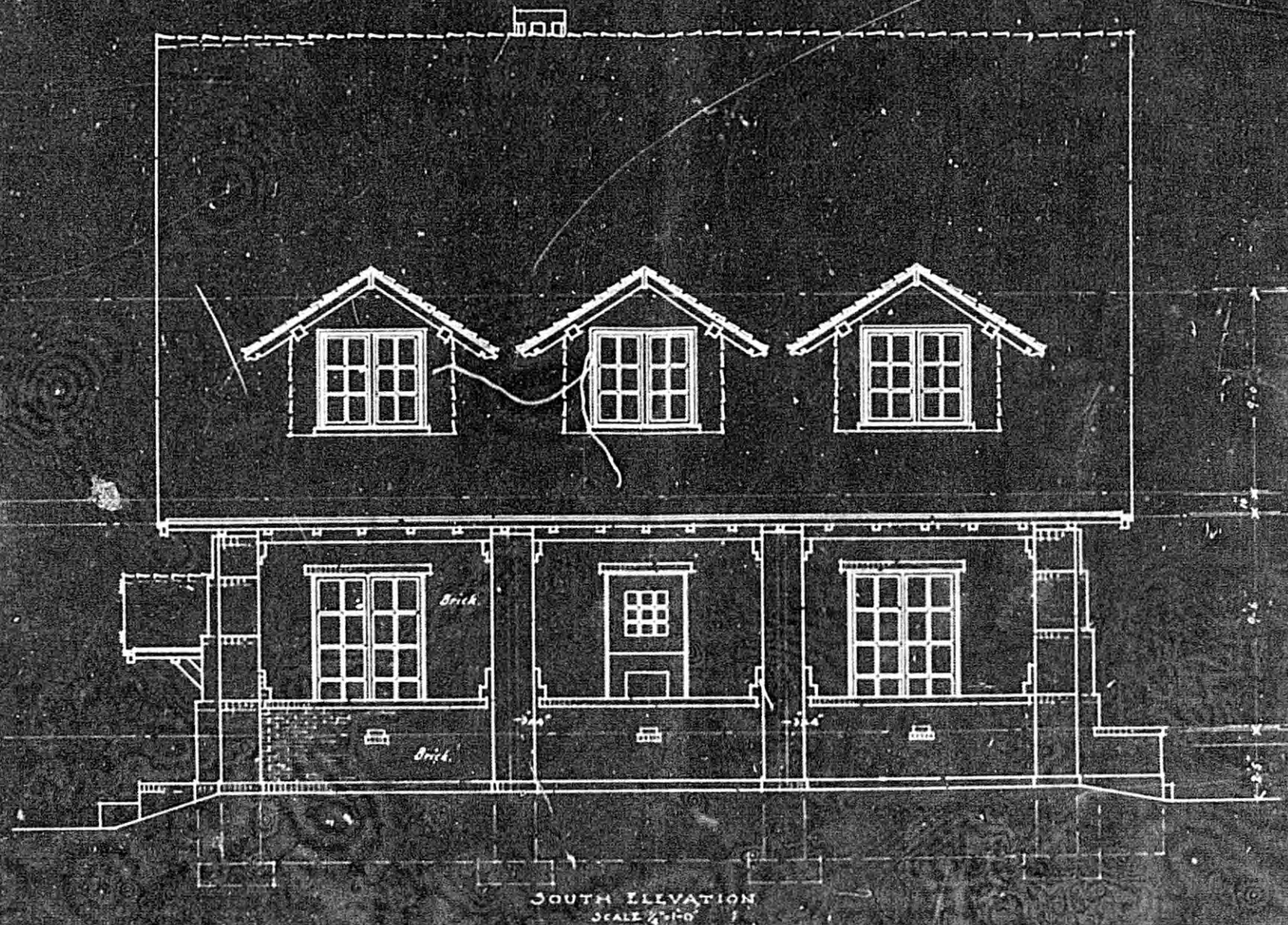
Scale & Signature	Date: 03-25-24
	Project No.:
	Drawing: ASP @ BSC
	Checked by: KW
	Dwg. No.:
	A-200.00
	Client: CONDOCS 233 PARK Ln 1-104-02

HISTORIC 1911 DRAWINGS

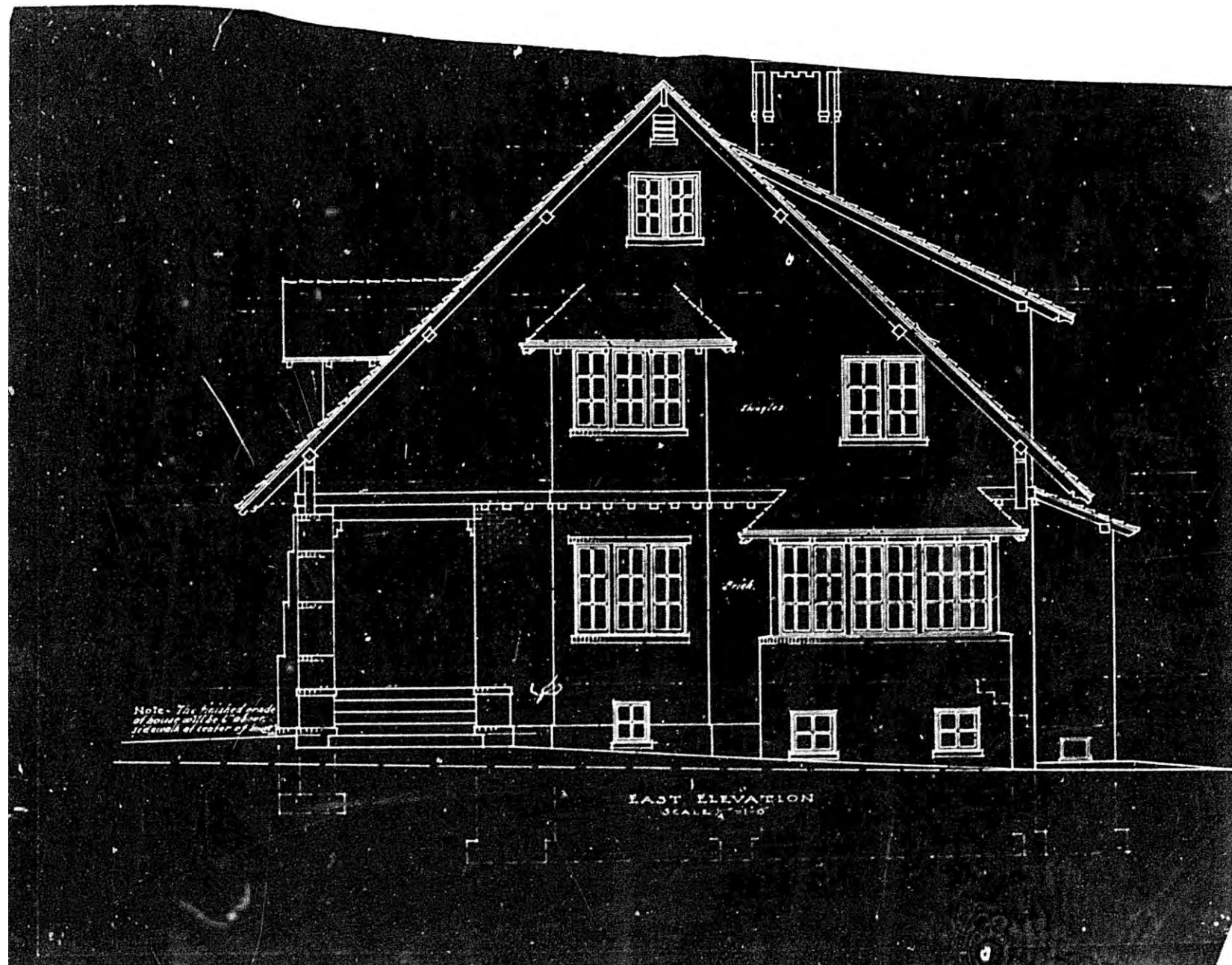
ARCHITECT:
D. W. TERWILLIGER

FOR:
FRED MULLER

**SOUTH
ELEVATION
DRAWING 1911**

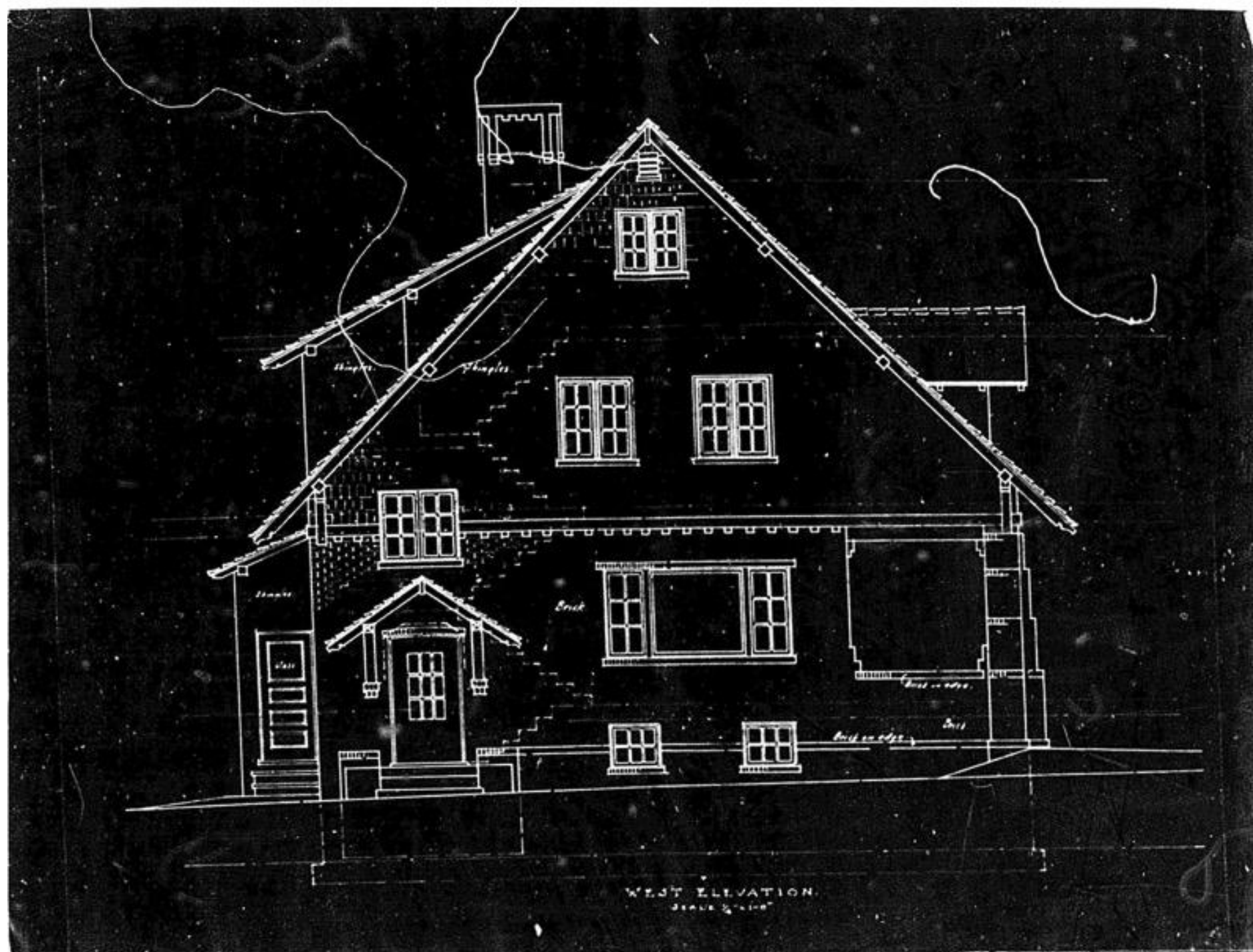


**EAST
ELEVATION
DRAWING
1911**



WEST ELEVATION DRAWING

1911



**NORTH
ELEVATION
DRAWING
1911**

