

Applicant:

Architect of Record:

JM2 Architecture, PC
 2410 North Ocean Ave, Suite 300
 Farmingville, NY 11736
 631-320-3305

Structural Engineer:

MEP Engineer:

Surveyor:

Project Name

PROPOSED WHITEBOX

Project Address

2700 Grand Ave,
 Bellmore, NY 11710

Project Type

INTERIOR ALTERATIONS

Revisions

BUILDING DEPARTMENT COMMENTS 1/2/2026

THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE, AND AS SUCH ARE THE PROPERTY OF JM2 ARCHITECTURE, P.C. ANY UNAUTHORIZED USE OF THESE DOCUMENTS IS IN A VIOLATION OF SECTION 7209 SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

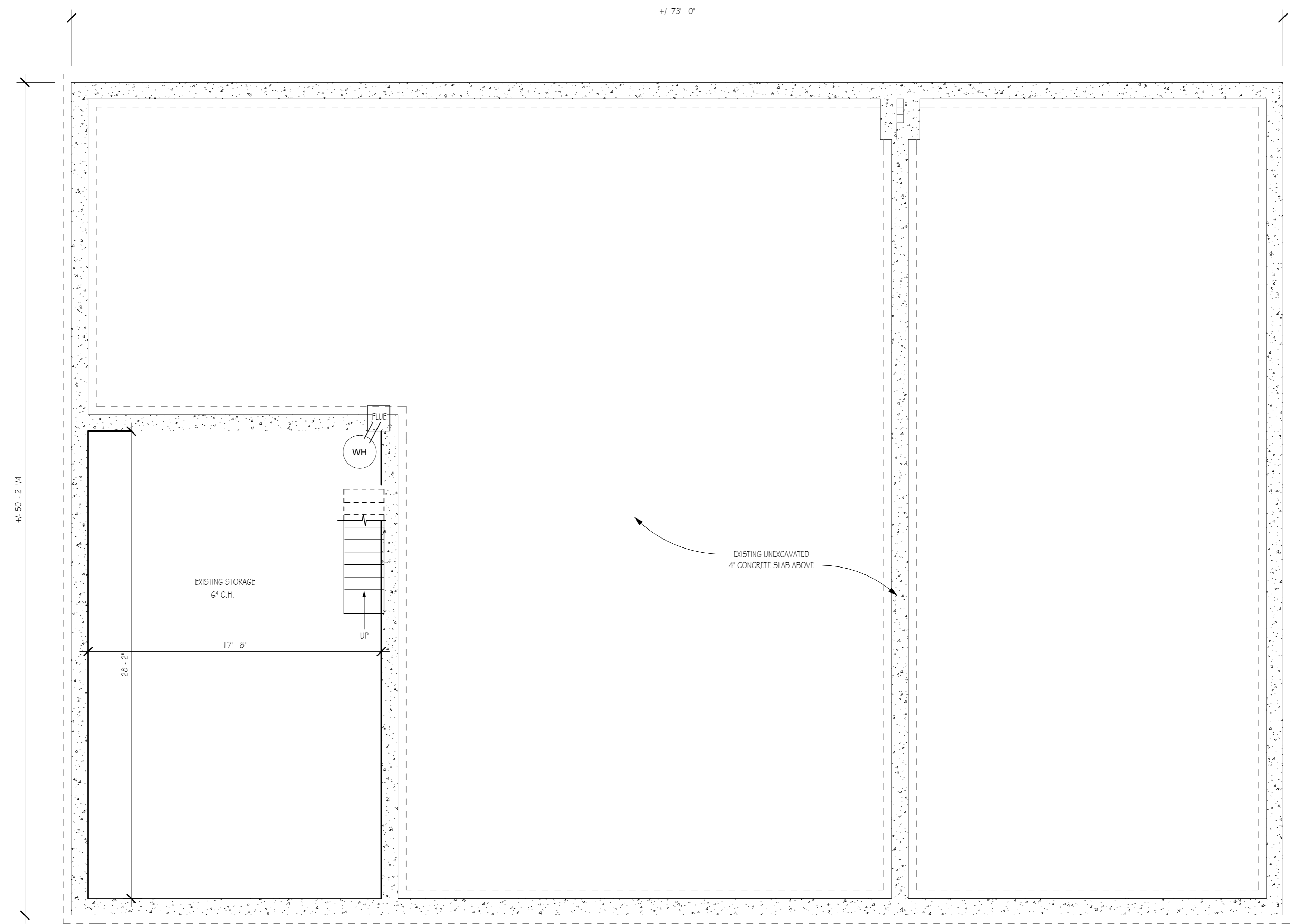
Drawing Title

EXISTING CRAWL
 SPACE PLAN

SCTM#	BUILDING No:
SCDHS No.:	JM2 No: 2025-1741
PLANNING No:	DATE: 07/16/25
SEAL & SIGNATURE:	DESIGNED BY: SGE
	CHECKED BY: JM
	SCALE: 1/4" = 1'-0"
	DWG No:

NOT FOR CONSTRUCTION

A-1.0



EXISTING CRAWL SPACE PLAN
 1/4" = 1'-0" A-1.0

Applicant:

Architect of Record:
 JM2 Architecture, PC
 2410 North Ocean Ave. Suite 300
 Farmingville, NY 11736
 631-320-3305

Structural Engineer:

MEP Engineer:

Surveyor:

Project Name

PROPOSED WHITEBOX

Project Address

**2700 Grand Ave,
 Bellmore, NY 11710**

Project Type

INTERIOR ALTERATIONS

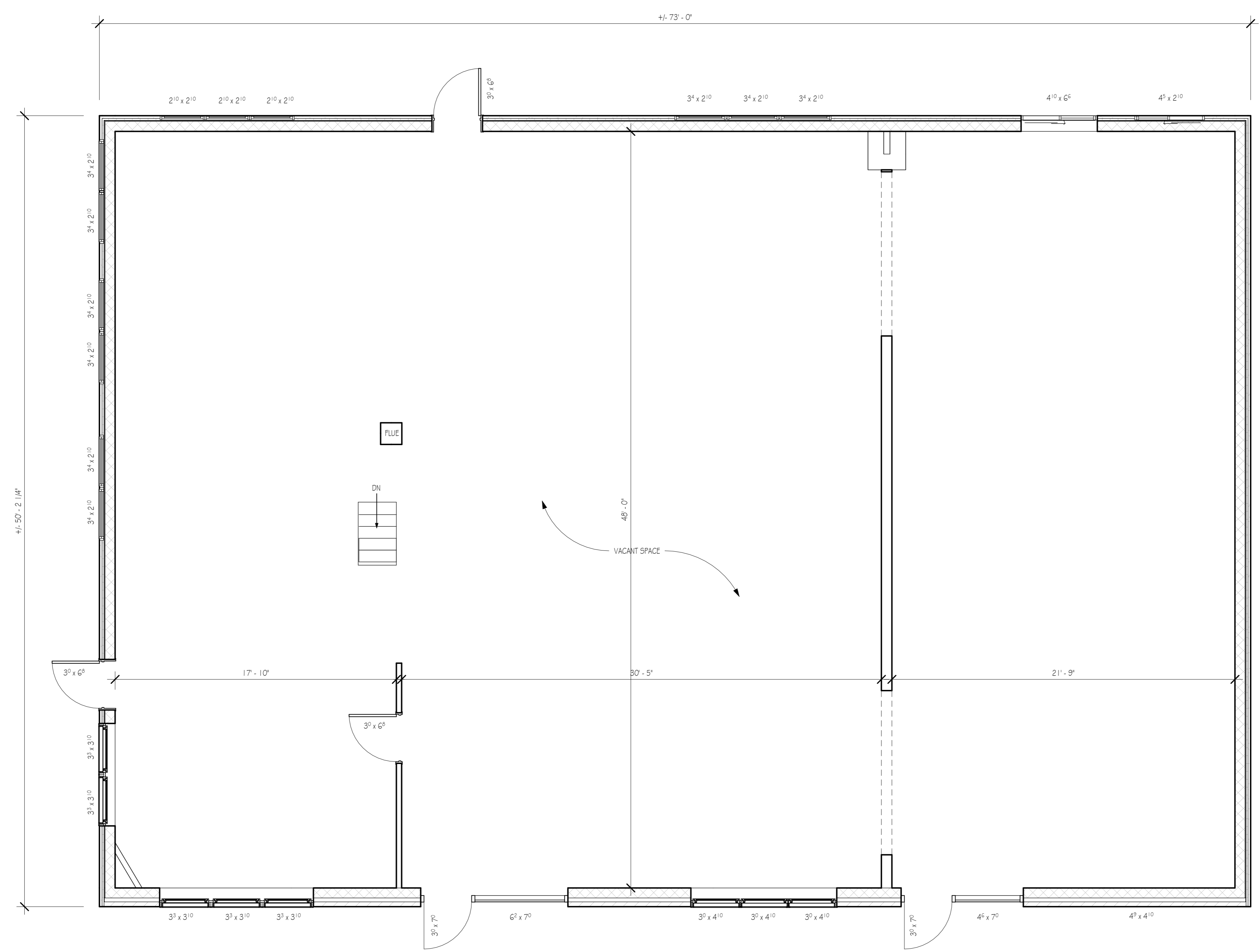
Revisions

BUILDING DEPARTMENT COMMENTS 1/2/2026

THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE, AND AS SUCH ARE THE PROPERTY OF JM2 ARCHITECTURE, P.C. ANY UNAUTHORIZED USE OF THESE DOCUMENTS IS IN A VIOLATION OF SECTION 7209 SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

Drawing Title

EXISTING FLOOR PLAN



EXISTING FLOOR PLAN

1/4" = 1'-0" 1
A-1.1

SCTM#	---	BUILDING No:	
SCDHS No.:		JM2 No.:	2025-1741
PLANNING No.:		DATE:	07/16/25
SEAL & SIGNATURE:		DESIGNED BY:	SGE
		CHECKED BY:	JM
		SCALE:	1/4" = 1'-0"
		DWG No.:	
NOT FOR CONSTRUCTION		A-1.1	

Applicant:

Architect of Record:
 JM2 Architecture, PC
 2410 North Ocean Ave. Suite 300
 Farmingville, NY 11736
 631-320-3305

Structural Engineer:

MEP Engineer:

Surveyor:

Project Name

PROPOSED WHITEBOX

Project Address

2700 Grand Ave,
 Bellmore, NY 11710

Project Type

INTERIOR ALTERATIONS

Revisions

BUILDING DEPARTMENT COMMENTS 1/2/2026

THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE, AND AS SUCH ARE THE PROPERTY OF JM2 ARCHITECTURE, P.C. ANY UNAUTHORIZED USE OF THESE DOCUMENTS IS IN A VIOLATION OF SECTION 7209 SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

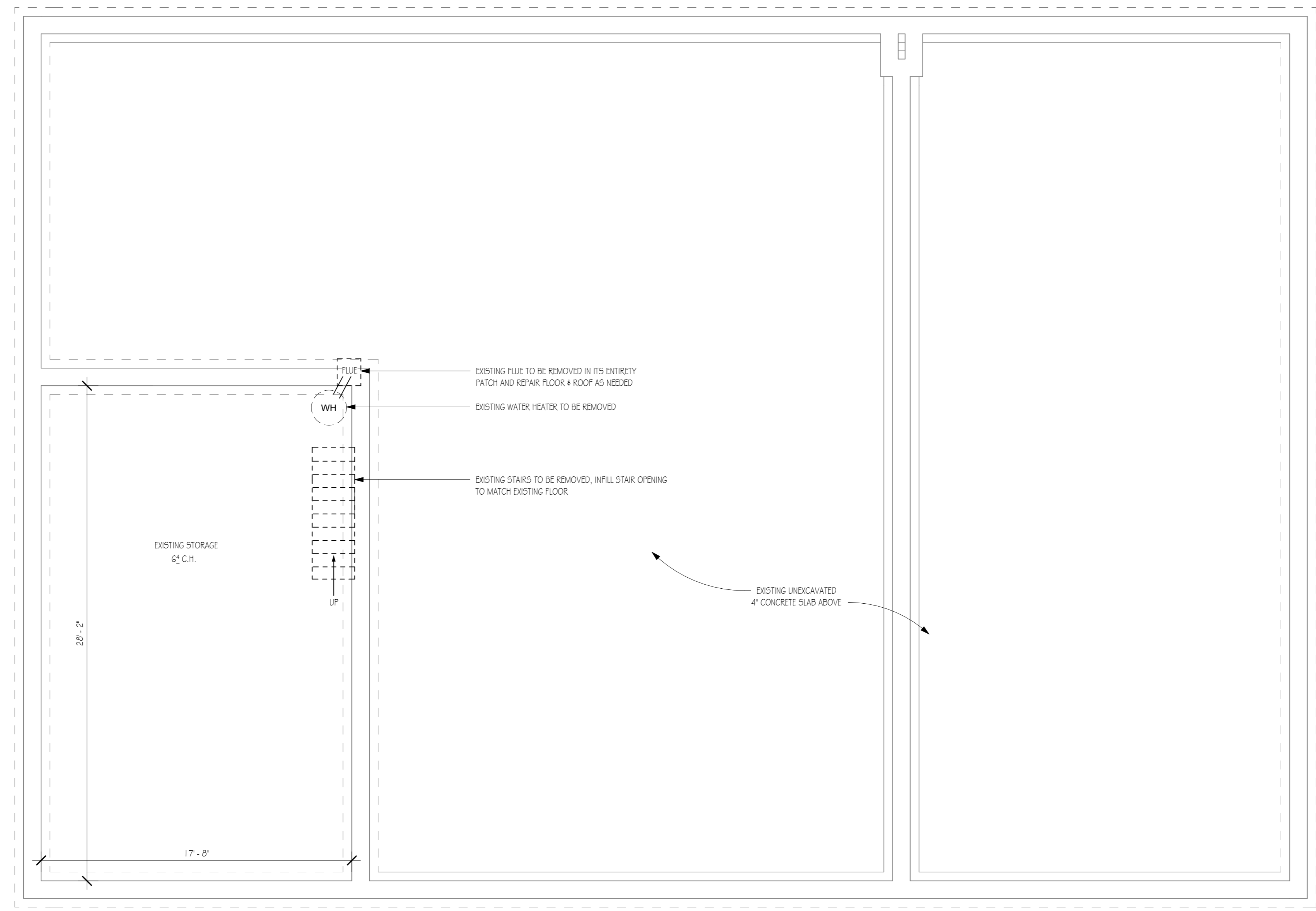
Drawing Title

DEMOLITION
 CRAWL SPACE
 PLAN

SCTM#	BUILDING No:
SCDHS No.:	JM2 No: 2025-1741
PLANNING No:	DATE: 07/16/25
SEAL & SIGNATURE:	DESIGNED BY: SGE
	CHECKED BY: JM
	SCALE: 1/4" = 1'-0"
	DWG No:

NOT FOR CONSTRUCTION

A-2.0



DEMOLITION CRAWL SPACE PLAN

1/4" = 1'-0" A-2.0

Applicant:

Architect of Record:
 JM2 Architecture, PC
 2410 North Ocean Ave, Suite 300
 Farmingville, NY 11736
 631-320-3305

Structural Engineer:

MEP Engineer:

Surveyor:

Project Name

PROPOSED WHITEBOX

Project Address

**2700 Grand Ave,
 Bellmore, NY 11710**

Project Type

INTERIOR ALTERATIONS

Revisions

BUILDING DEPARTMENT COMMENTS 1/2/2026

THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE, AND AS SUCH ARE THE PROPERTY OF JM2 ARCHITECTURE, P.C. ANY UNAUTHORIZED USE OF THESE DOCUMENTS IS IN A VIOLATION OF SECTION 7209 SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

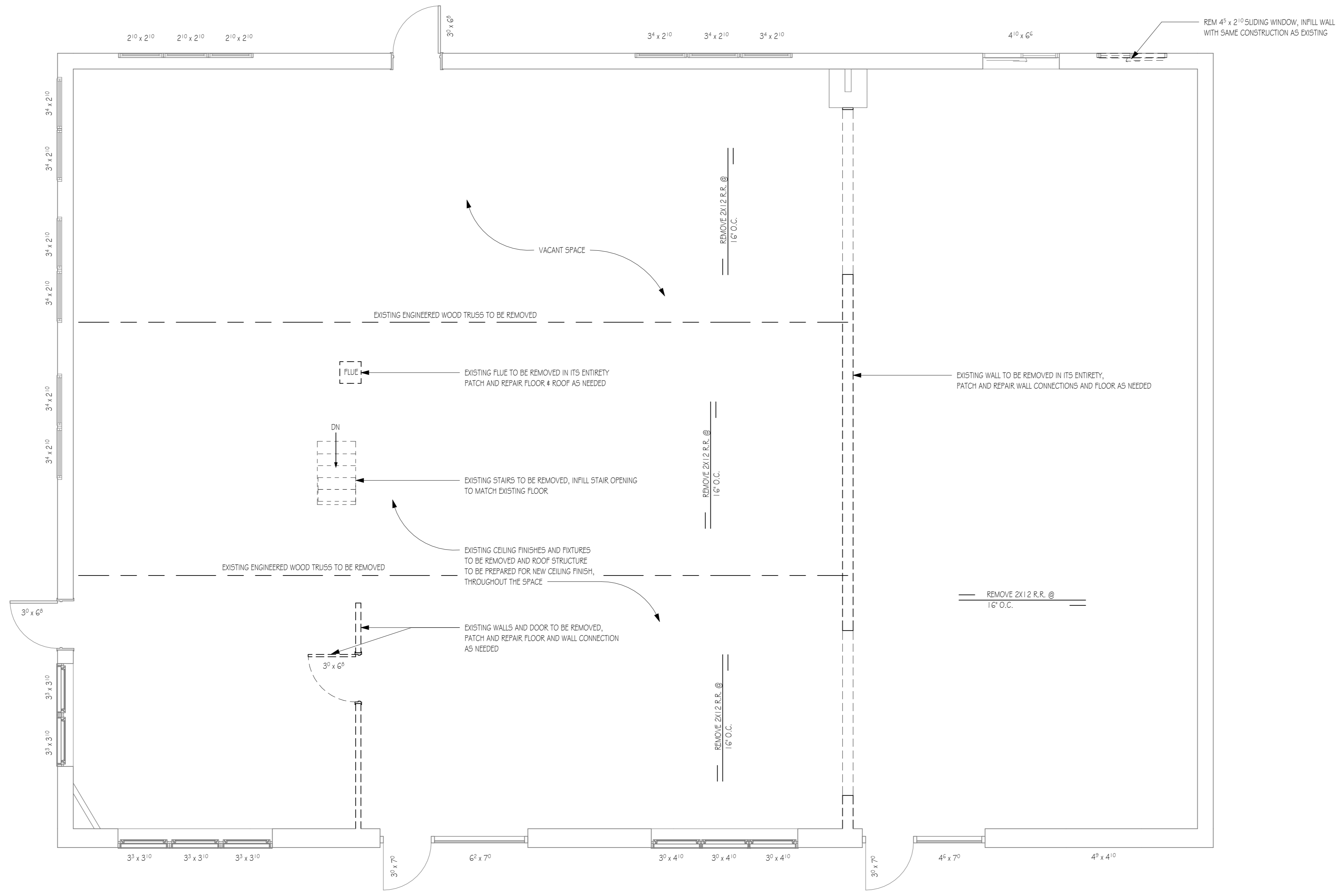
Drawing Title

**DEMOLITION
 FLOOR PLAN**

SCTM#	BUILDING No:
SCDHS No.:	JM2 No: 2025-1741
PLANNING No:	DATE: 07/16/25
SEAL & SIGNATURE:	DESIGNED BY: SGE
	CHECKED BY: JM
	SCALE: 1/4" = 1'-0"
	DWG No:

NOT FOR CONSTRUCTION

A-2.1



First Floor - Demo
 1/4" = 1'-0" A-2.1

Applicant:

Architect of Record:
 JM2 Architecture, PC
 2410 North Ocean Ave. Suite 300
 Farmingville, NY 11738
 631-320-3305

Structural Engineer:

MEP Engineer:

Surveyor:

Project Name

PROPOSED WHITEBOX

Project Address

**2700 Grand Ave,
 Bellmore, NY 11710**

Project Type

INTERIOR ALTERATIONS

Revisions

BUILDING DEPARTMENT COMMENTS 1/2/2026

THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE, AND AS SUCH ARE THE PROPERTY OF JM2 ARCHITECTURE, P.C. ANY UNAUTHORIZED USE OF THESE DOCUMENTS IS IN A VIOLATION OF SECTION 7209 SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

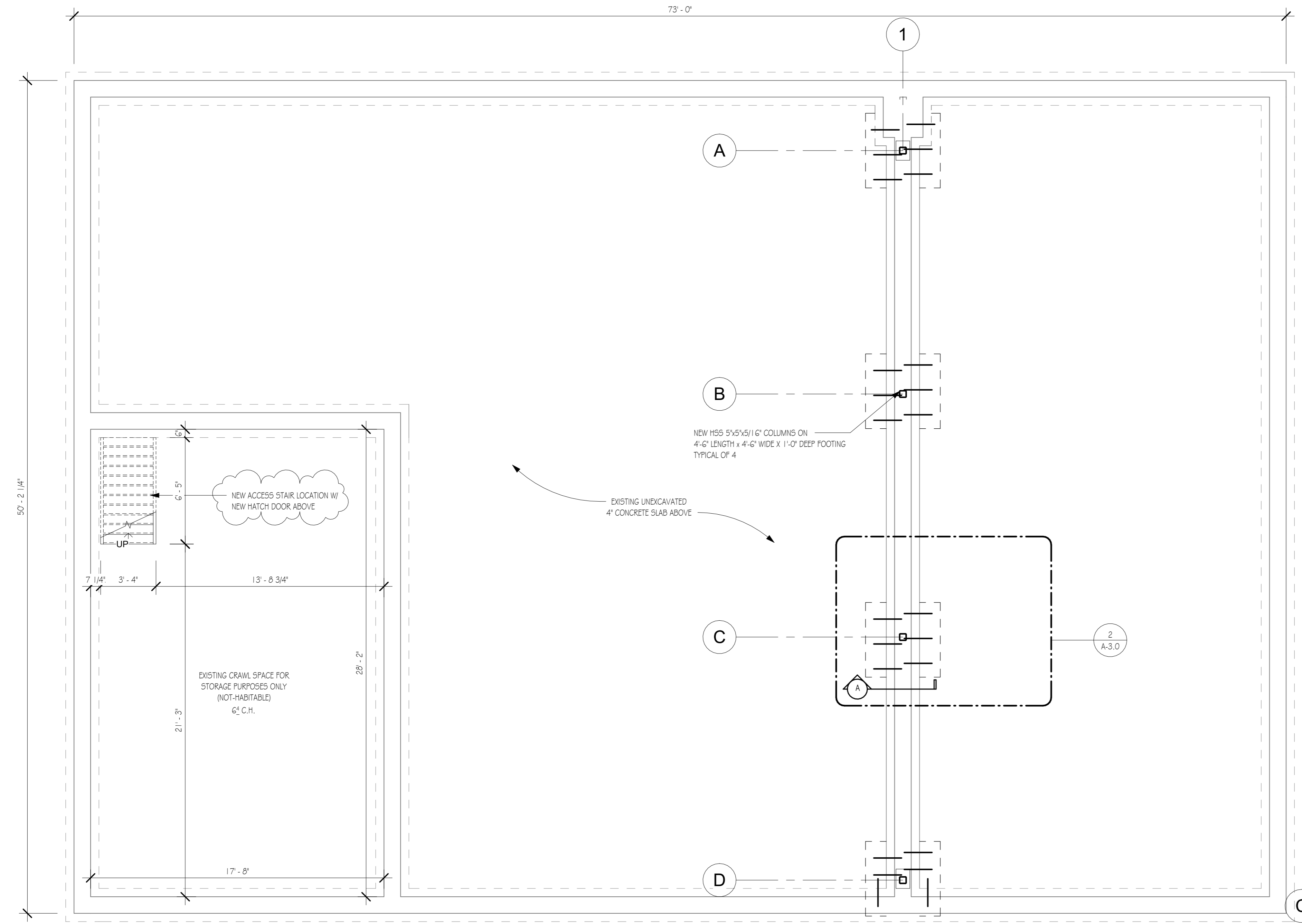
Drawing Title

**PROPOSED
 CRAWL SPACE
 PLAN**

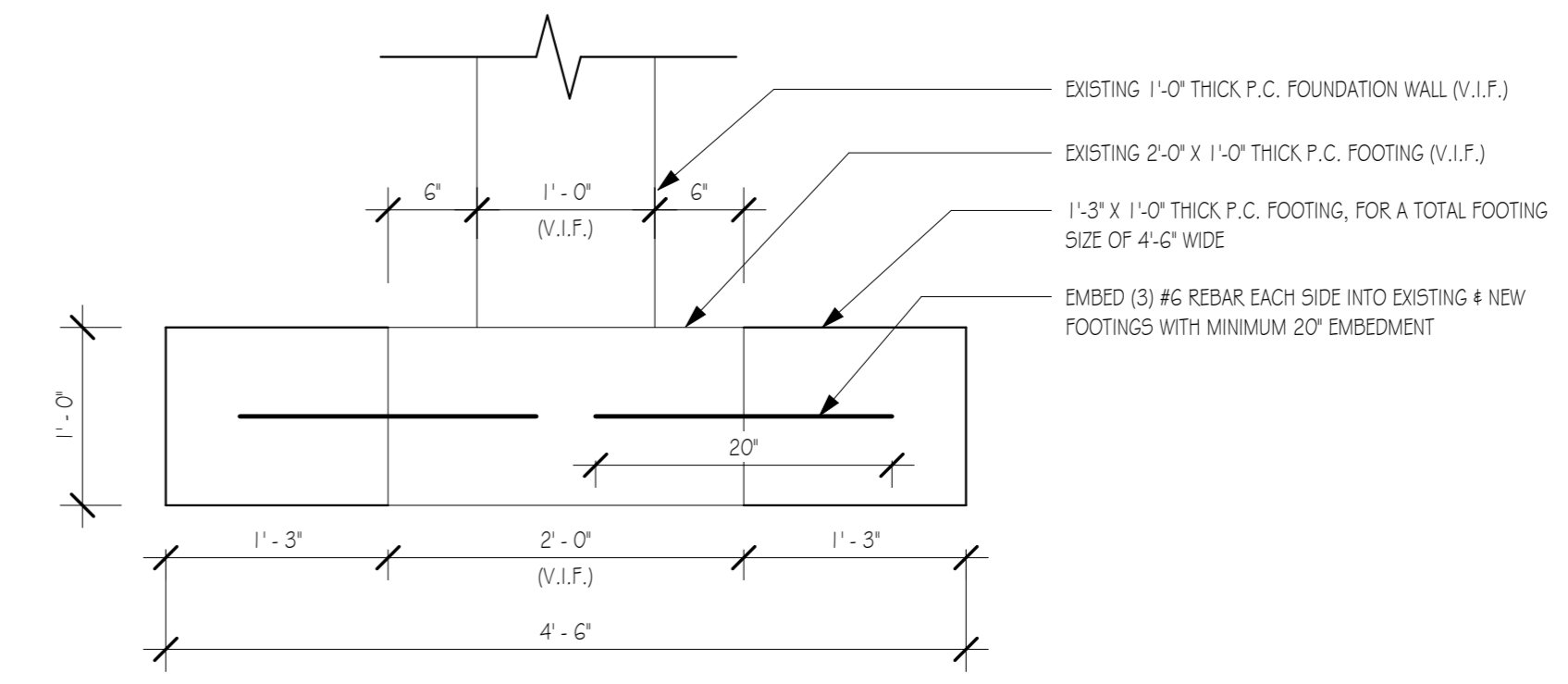
SCTM#	BUILDING No:
SCDHS No.:	JM2 No: 2025-1741
PLANNING No.:	DATE: 07/16/25
SEAL & SIGNATURE:	DESIGNED BY: SGE
	CHECKED BY: JM
	SCALE: As indicated
	DWG No:

NOT FOR CONSTRUCTION

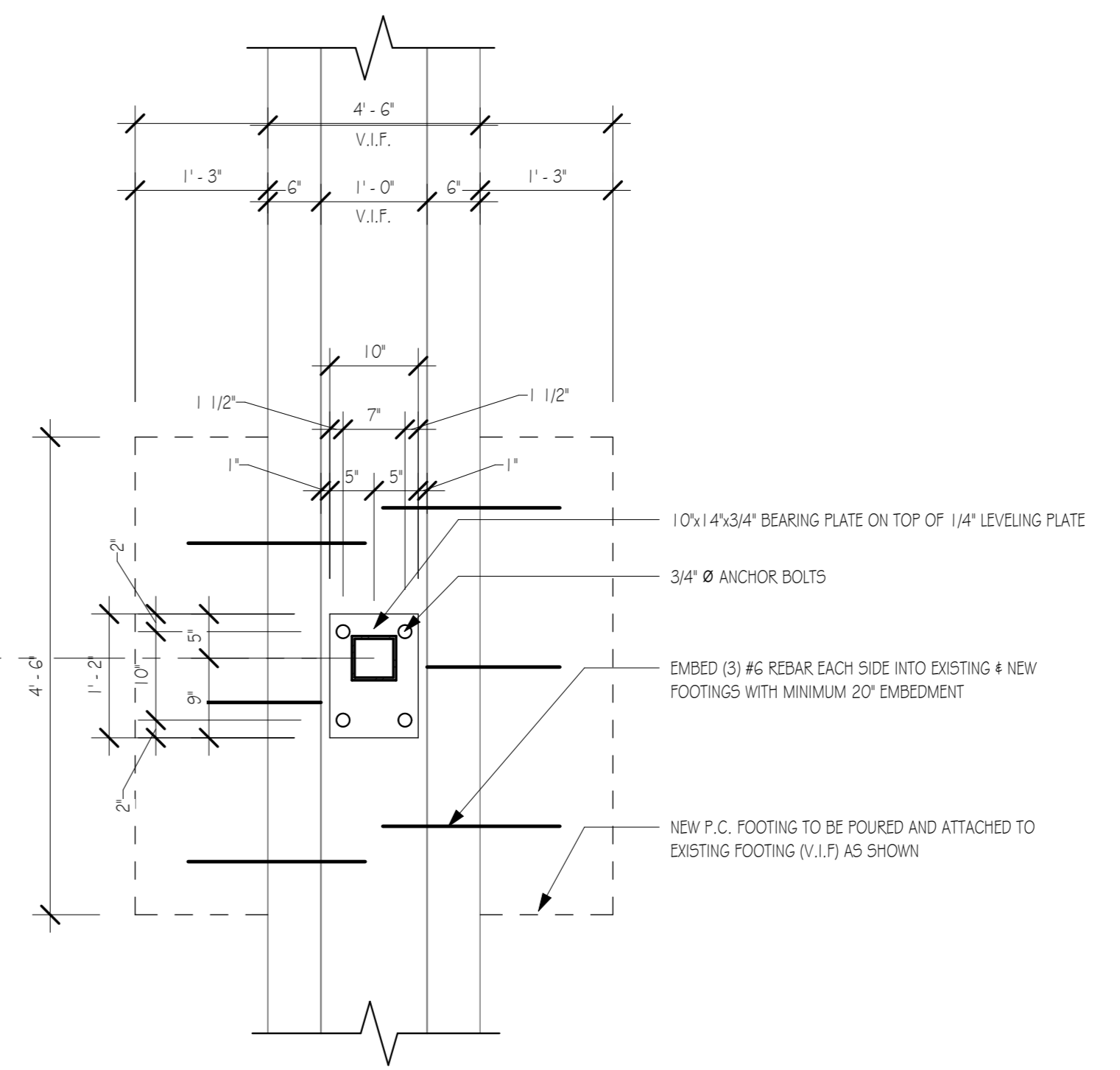
A-3.0



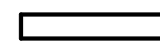





PROPOSED BASEMENT FLOOR PLAN
 1/4" = 1'-0" A-3.0

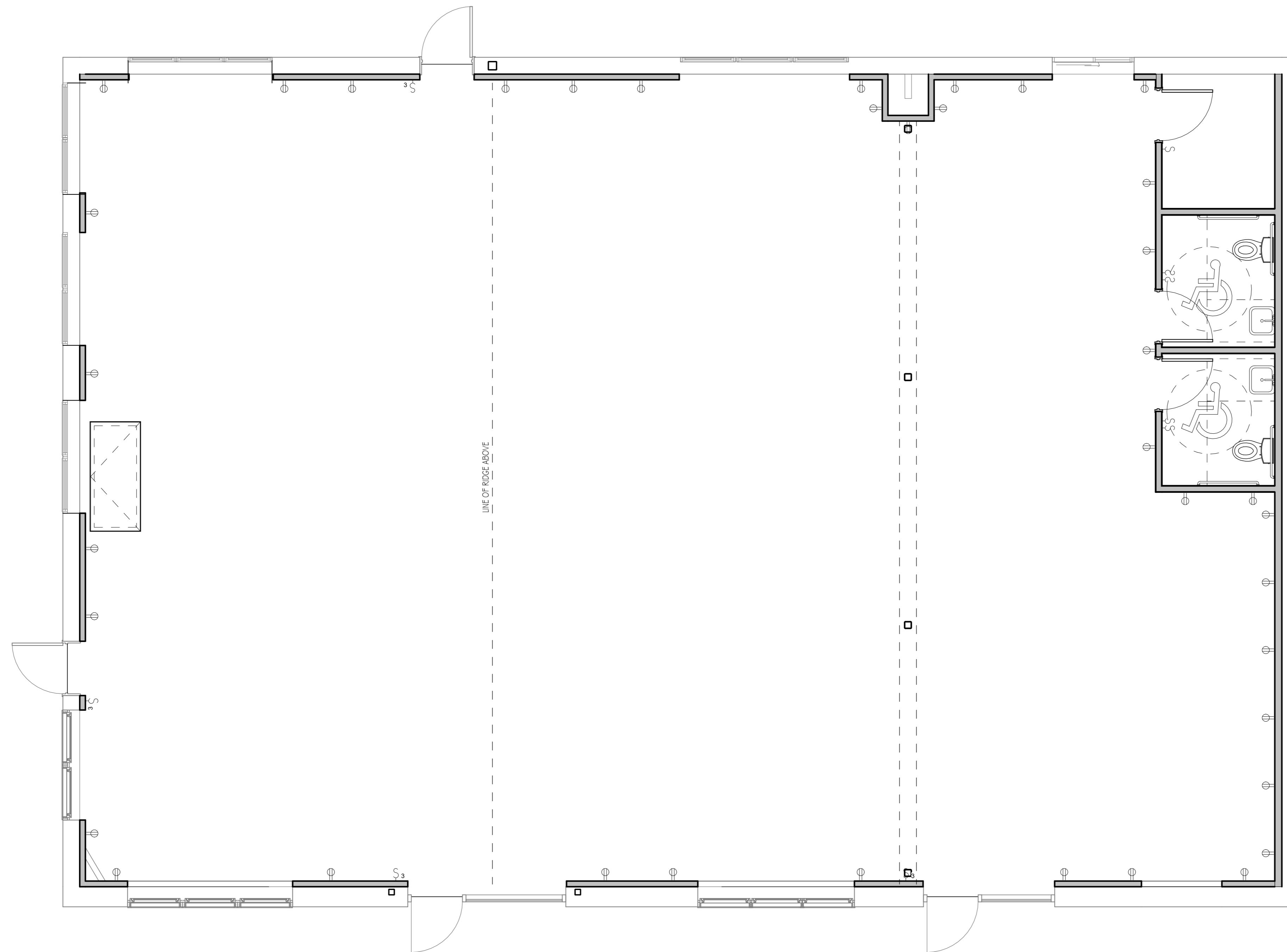


FOOTING SECTION DETAIL
 A



FOOTING CONNECTION DETAIL
 3/4" = 1'-0" 2 A-3.0

PLAN LEGEND	
	EXISTING WALL
	NEW WALL (SEE WALL TYPES)
	WALL TAG
	DUPLEX OUTLET
	SINGLE POLE SWITCH
	THREE WAY SWITCH



ELECTRICAL PLAN

1/4" = 1'-0"

1
A-5.0

Architect of Record:



JM2 ARCHITECTURE, PC
2410 NORTH OCEAN AVENUE
SUITE 300
FARMINGVILLE, NY 11736
T | 631.320.3305 F | 631.320.3307

Applicant:

Architect of Record:

JM2 Architecture, PC
2410 North Ocean Ave, Suite 300
Farmingville, NY 11736
631-320-3305

Structural Engineer:

MEP Engineer:

Surveyor:

Project Name

PROPOSED WHITEBOX

Project Address

2700 Grand Ave,
Bellmore, NY 11710

Project Type

INTERIOR ALTERATIONS

Revisions

BUILDING DEPARTMENT COMMENTS	1/2/2026
------------------------------	----------

THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE, AND AS SUCH ARE THE PROPERTY OF JM2 ARCHITECTURE, P.C. ANY UNAUTHORIZED USE OF THESE DOCUMENTS IS IN A VIOLATION OF SECTION 7209 SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

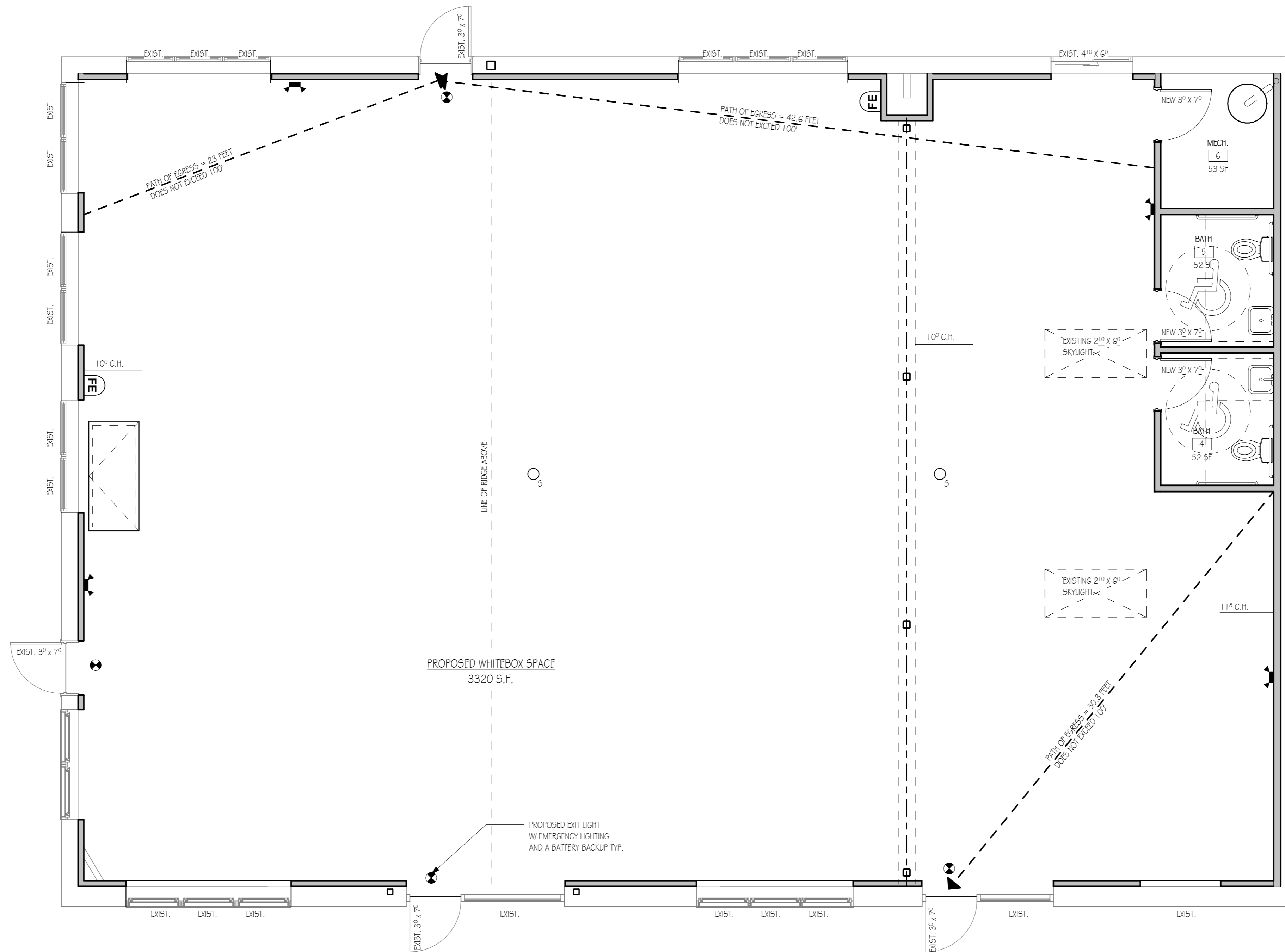
Drawing Title

ELECTRICAL PLAN

SCTM#	---	BUILDING No:	
SCDHS No.:		JM2 No.:	2025-1741
PLANNING No.:		DATE:	07/16/25
SEAL & SIGNATURE:		DESIGNED BY:	SGE
		CHECKED BY:	JM
		SCALE:	1/4" = 1'-0"
		DWG No.:	A-5.0

NOT FOR CONSTRUCTION

EGRESS LEGEND	
	EGRESS PATH W/ DIRECTION OF TRAVEL
	NEW WALL MOUNTED FIRE EXTINGUISHER IN ACCORDANCE WITH THE INTERNATIONAL FIRE CODE
EGRESS CALCULATIONS	
2700 GRAND AVE., BELLMORE	
OCCUPANCY GROUP B: BUSINESS	
3,663 SF / 150 SF PER PERSON = 24 PERSON CAPACITY	
REQUIRED EWIDTH = 1	
EXIT WIDTH REQUIRED = 24 PERSON CAPACITY X .2 (INCHES PER OCCUPANT) = 4.8'	
(MIN. REQ. 36")	
EXITS PROVIDED = 4	
TOTAL WIDTH OF EGRESS SUPPLIED = 137"	



EGRESS PLAN

1/4" = 1'-0"



JM2 ARCHITECTURE, PC
2410 NORTH OCEAN AVENUE
SUITE 300
FARMINGVILLE, NY 11736
T | 631.320.3305 F | 631.320.3307

Applicant:

Architect of Record:

JM2 Architecture, PC
2410 North Ocean Ave. Suite 300
Farmingville, NY 11736
631-320-3305

Structural Engineer:

MEP Engineer:

Surveyor:

Project Name

PROPOSED WHITEBOX

Project Address

2700 Grand Ave,
Bellmore, NY 11710

Project Type

INTERIOR ALTERATIONS

Revisions

BUILDING DEPARTMENT COMMENTS 1/2/2026

THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE, AND AS SUCH ARE THE PROPERTY OF JM2 ARCHITECTURE, P.C. ANY UNAUTHORIZED USE OF THESE DOCUMENTS IS IN A VIOLATION OF SECTION 7209 SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

Drawing Title

EGRESS PLAN

SCTM#	BUILDING No:
SCDHS No.:	JM2 No.: 2025-1741
PLANNING No.:	DATE: 07/16/25
SEAL & SIGNATURE:	DESIGNED BY: SGE
	CHECKED BY: JM
	SCALE: As indicated
	DWG No:

NOT FOR CONSTRUCTION

A-6.0

Applicant:

Architect of Record:
 JM2 Architecture, PC
 2410 North Ocean Ave. Suite 300
 Farmingville, NY 11736
 631-320-3305

Structural Engineer:

MEP Engineer:

Surveyor:

Project Name

PROPOSED WHITEBOX

Project Address

**2700 Grand Ave,
 Bellmore, NY 11710**

Project Type

INTERIOR ALTERATIONS

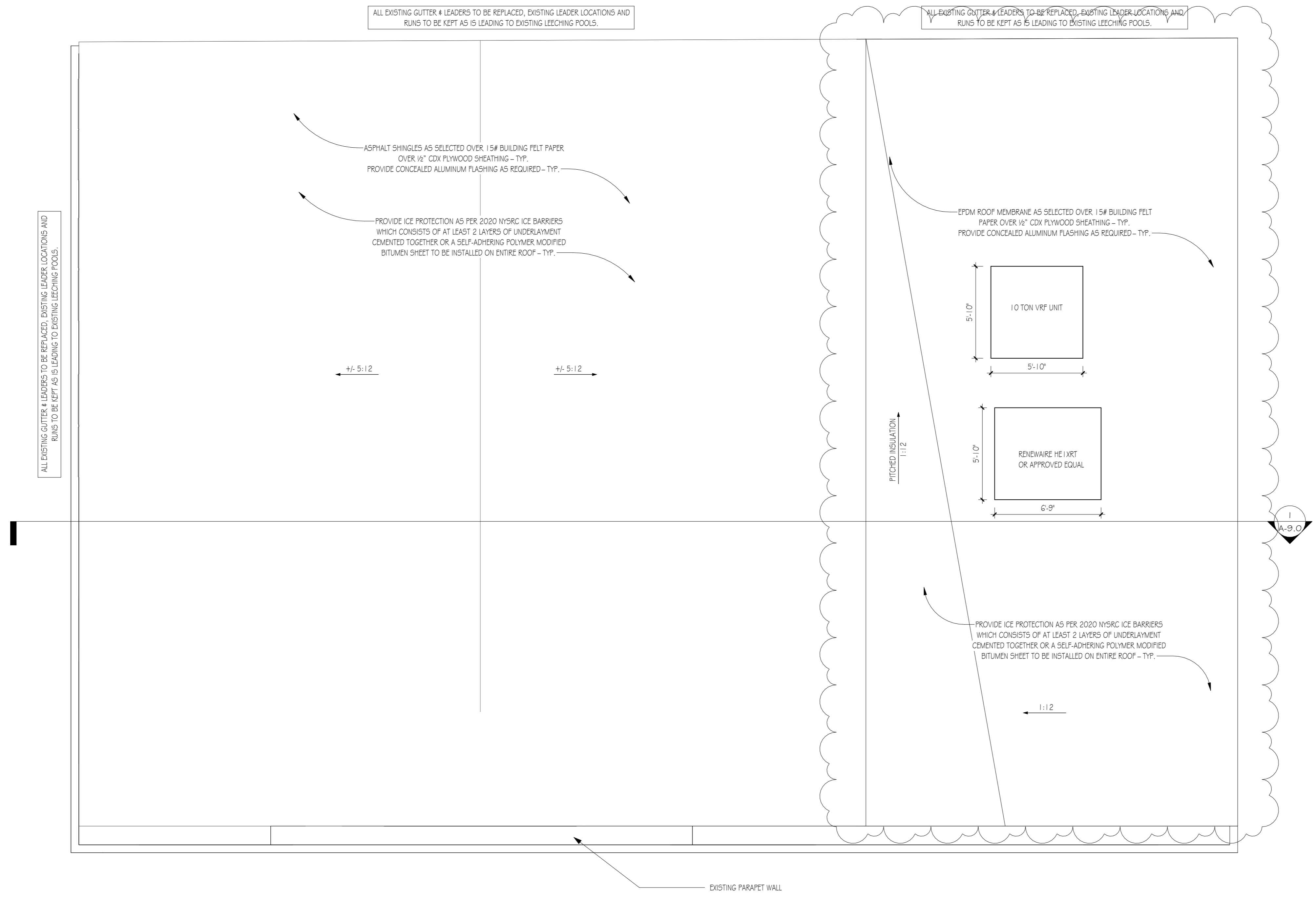
Revisions

BUILDING DEPARTMENT COMMENTS 1/2/2026

THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE, AND AS SUCH ARE THE PROPERTY OF JM2 ARCHITECTURE, P.C. ANY UNAUTHORIZED USE OF THESE DOCUMENTS IS IN A VIOLATION OF SECTION 7209 SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

Drawing Title

ROOF PLAN



Existing Roof Plan
 1/4" = 1'-0" 1
A-7.0

SCTM#	---	BUILDING No:	
SCDHS No.:		JM2 No.:	2025-1741
PLANNING No.:		DATE:	07/16/25
SEAL & SIGNATURE:		DESIGNED BY:	SGE
		CHECKED BY:	JM
		SCALE:	1/4" = 1'-0"
		DWG No.:	
NOT FOR CONSTRUCTION		A-7.0	

Applicant:

Architect of Record:
 JM2 Architecture, PC
 2410 North Ocean Ave. Suite 300
 Farmingville, NY 11736
 631-320-3305

Structural Engineer:

MEP Engineer:

Surveyor:

Project Name

PROPOSED WHITEBOX

Project Address

2700 Grand Ave,
 Bellmore, NY 11710

Project Type

INTERIOR ALTERATIONS

Revisions

BUILDING DEPARTMENT COMMENTS 1/2/2026

THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE, AND AS SUCH ARE THE PROPERTY OF JM2 ARCHITECTURE, P.C. ANY UNAUTHORIZED USE OF THESE DOCUMENTS IS IN A VIOLATION OF SECTION 7209 SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.

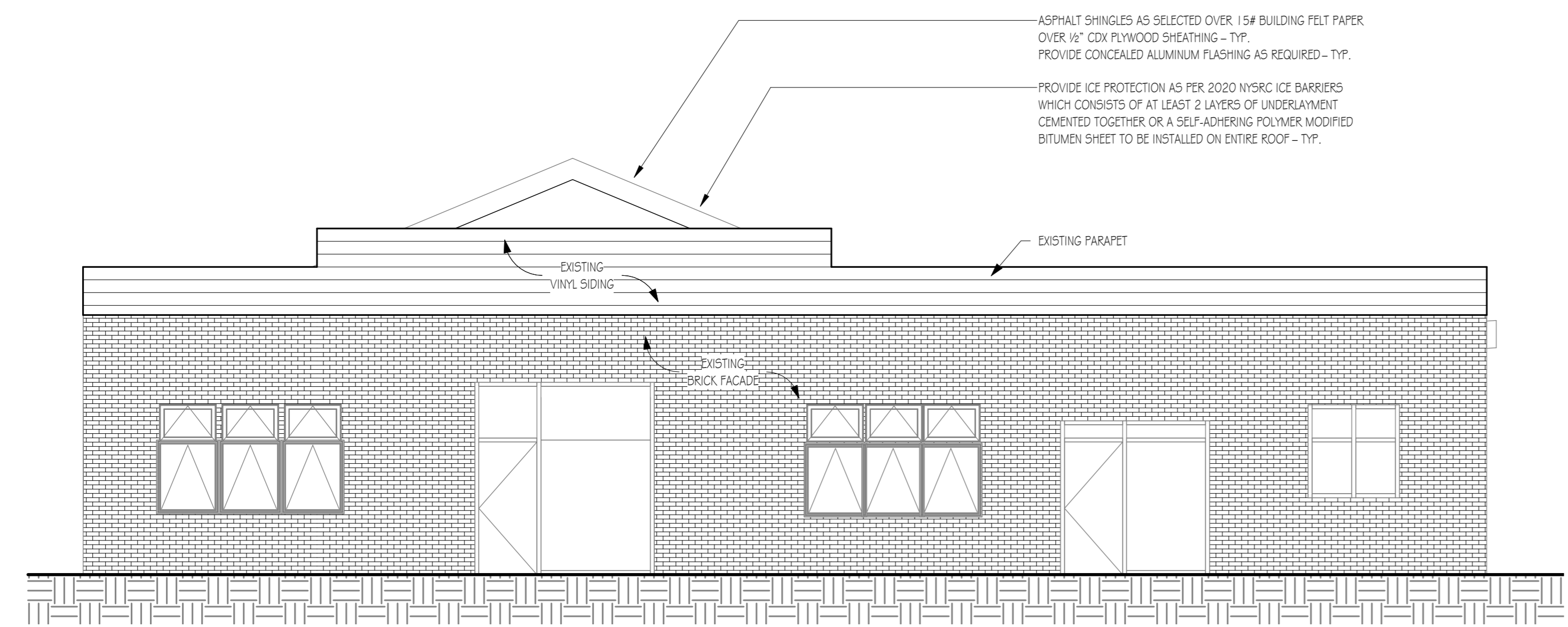
Drawing Title

Proposed
Elevations

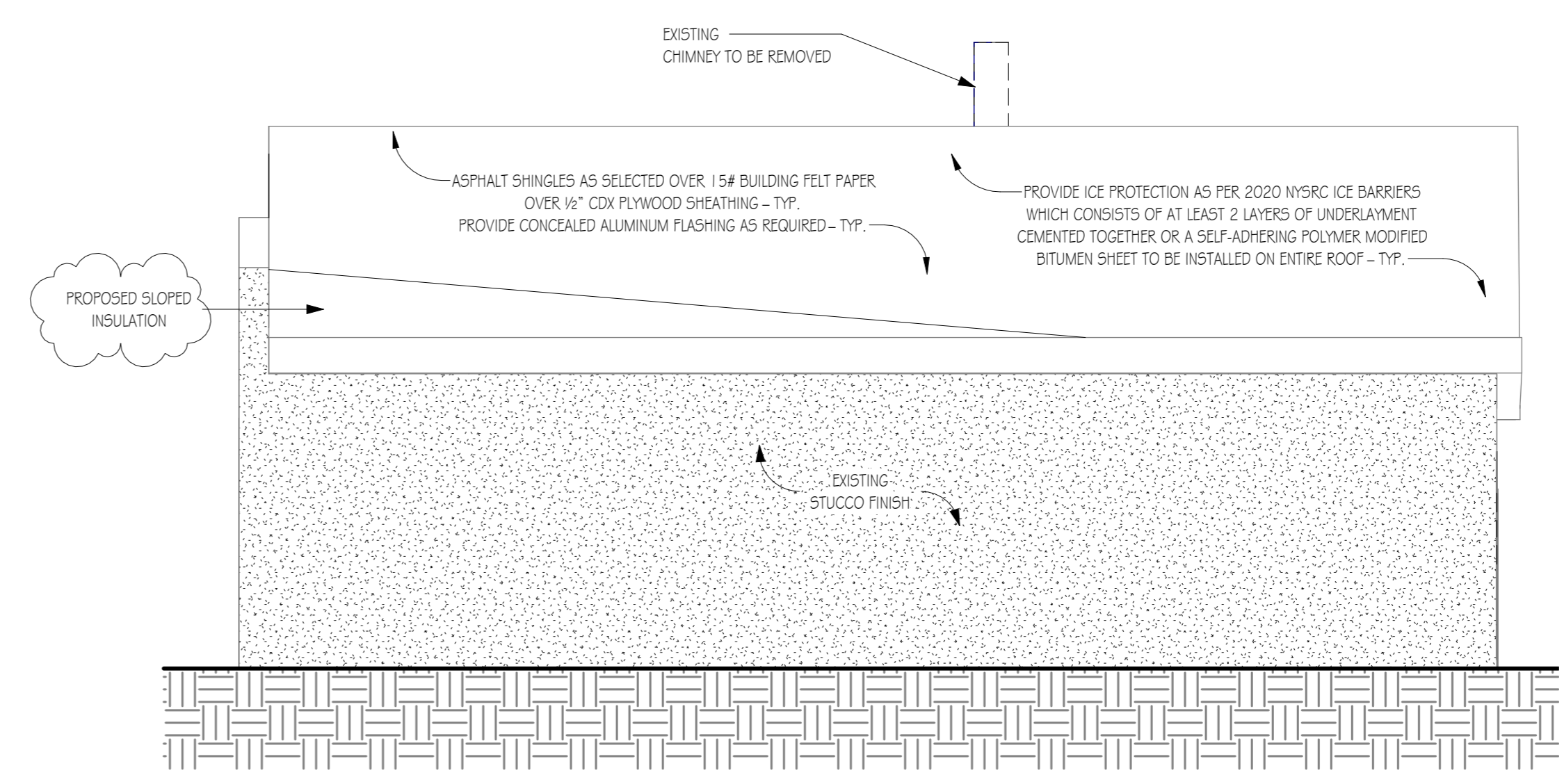
SCTM#	BUILDING No:
SCDHS No.:	JM2 No: 2025-1741
PLANNING No:	DATE: 03/06/2024
SEAL & SIGNATURE:	DESIGNED BY: JS
	CHECKED BY: Checker
	SCALE: 3/16" = 1'-0"
	DWG No:

NOT FOR CONSTRUCTION

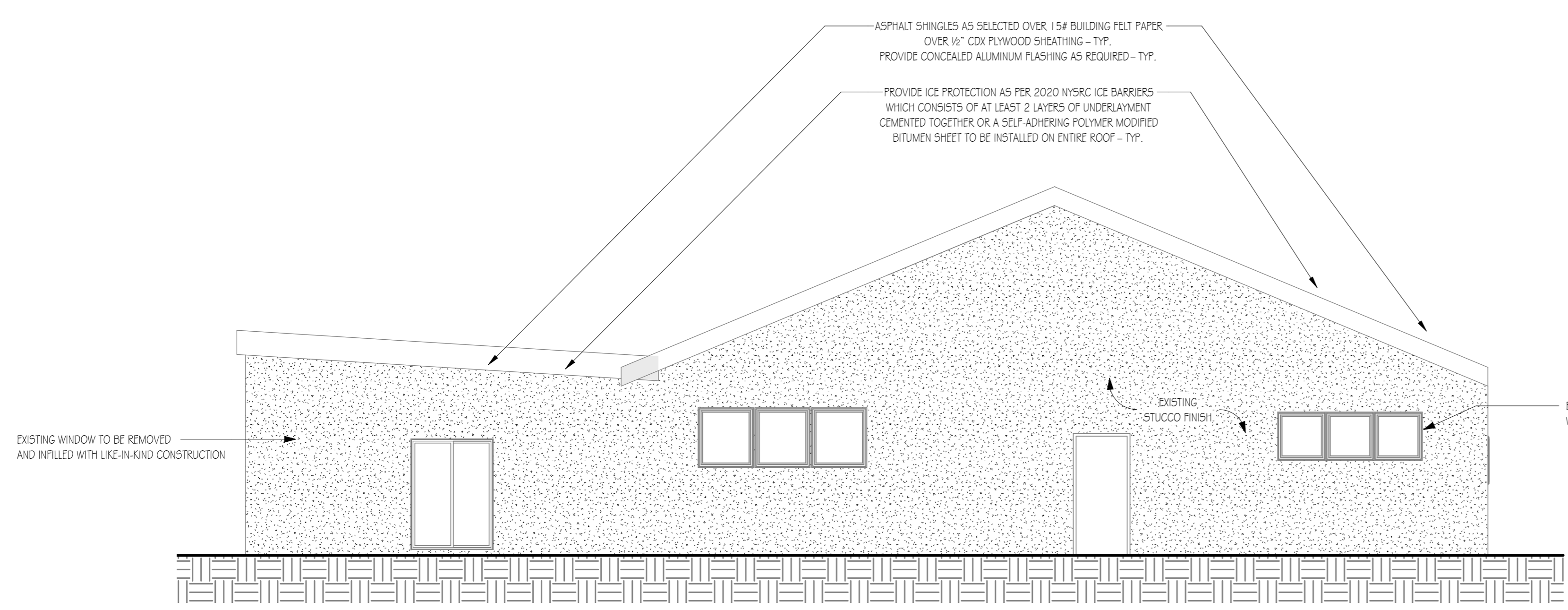
A-8.0



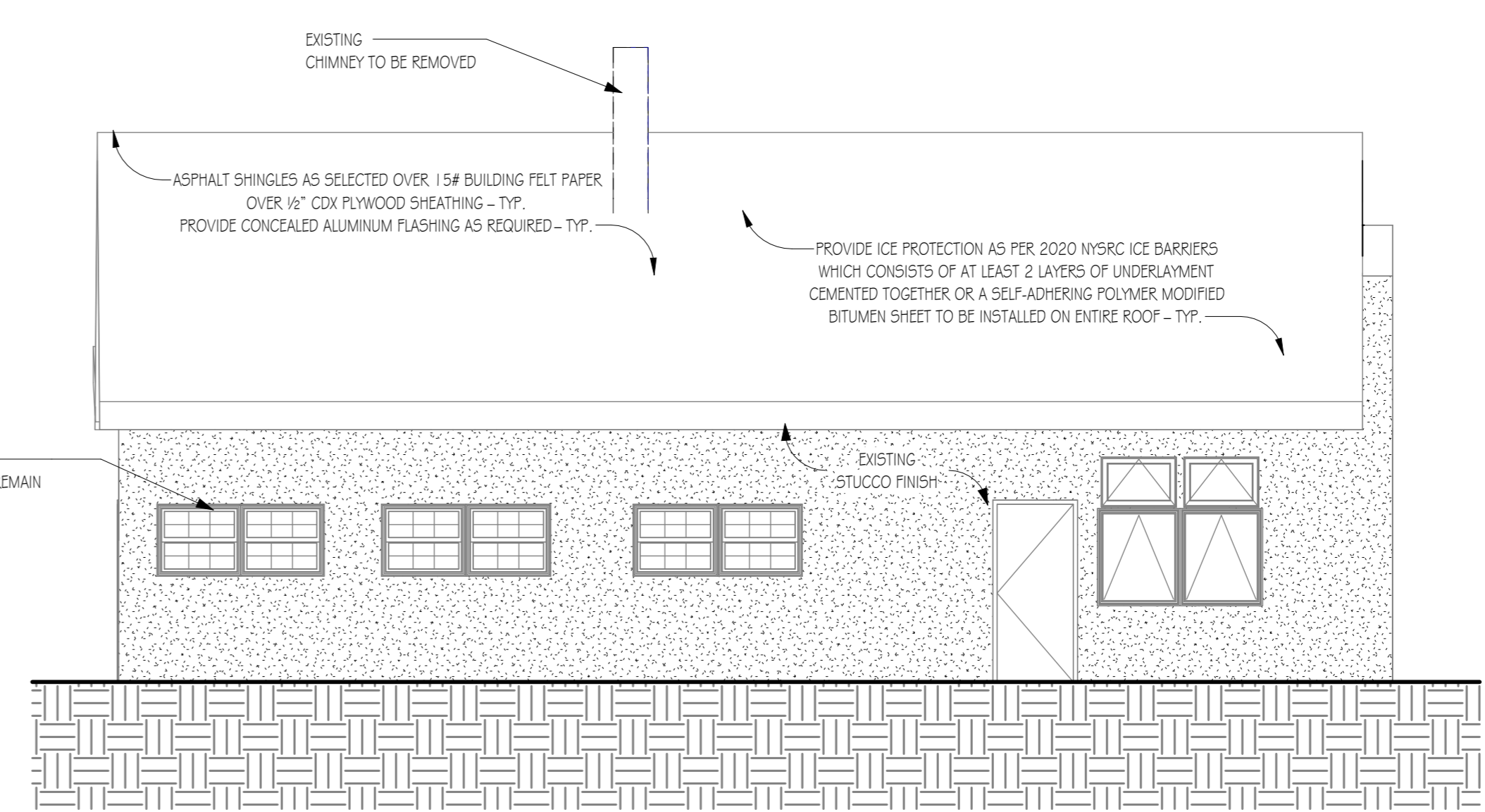
NORTH ELEVATION
 3/16" = 1'-0" 1 A-8.0



WEST ELEVATION
 3/16" = 1'-0" 2 A-8.0



SOUTH ELEVATION
 3/16" = 1'-0" 3 A-8.0



EAST ELEVATION
 3/16" = 1'-0" 4 A-8.0