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David L. Mammina, A.I.A.

Vice Chairman
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Daniel Donatelli, Esq.
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Patricia A. Goodsell, Esq

Town of North Hempstead

Board of Zoning Appeals

210 Plandome Road
Manhasset, NY 11030
(516) 869-7667
Fax (516) 869-7812

CALENDAR FOR MARCH 20, 2024

RESIDENTIAL CALENDAR

APPEAL #21520 - John Kekllas; 8 Deepdale Drive, Manhasset; Section 3, Block 34, Lot 19; Zoned: Residence-A
Variance from 70-100.2(A)(2) to legalize a wood fence/gate and a masonry fence in a front yard.

APPEAL #21521 – Benjamin Wang; 38 South Dr., Manhasset; Section 3, Block 91, Lot 5; Zoned: Residence-B
Variances from §§ 22-4 & 70-101.1(A) to legalize a fire pit located too close to a house and to legalize a fire pit and outdoor kitchen located within a side yard (not permitted).

APPEAL #21522 - Zahid Khan (John Doko); 162 Cow Neck Road, Port Washington, Section 4, Block 95, Lot 71; Zoned: Residence-B
Variance from §70-100.2(A)(2) to legalize fencing in the front yard.

APPEAL #21523 - Farley Kamhi; 135 Park Avenue, Carle Place; Section 9, Block 467, Lot 33; Zoned: Residence-B
Variances from §§70-100.2(M), 70-100.2(A)(2) and 70-100.2(A)(4) to construct and to legalize fencing that is too tall and located within in a front yard and to legalize an arbor that is too tall and too wide and located within a front yard.

COMMERCIAL CALENDAR

APPEAL #21524 - Little Smiles; 110 Main Street, Port Washington; Section 5, Block 81, Lot 4; Zoned: Business-B/Residence-C
Conditional use §§70-139.A (70-126.H) for commercial parking in a residence district and variances from §§70-103.A, 70-103.M, 70-196.A, 70-196.J(1)(d) and 70-203.G to construct alterations to convert office space to medical office space with not enough parking on site, parking within a front yard, too many wall signs on a wall, a wall sign that is in a right-of-way, the reduction of a required landscape buffer and the addition of parking in a landscaped buffer.

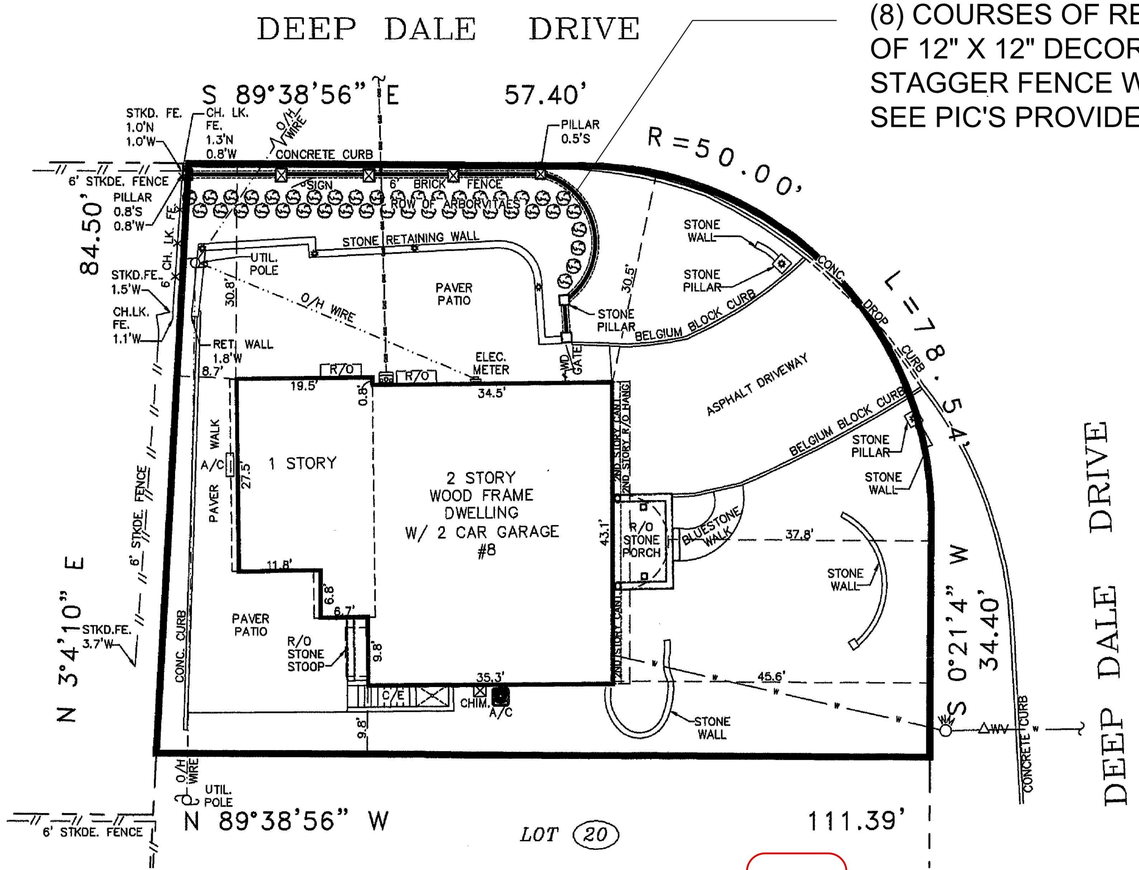
APPEAL #21525 - Orlando's Deli (14-16-18 Port Washington Inc); 18 Main Street, Port Washington; Section 5, Block 126, Lot 225; Zoned: Business-B
Conditional use 70-126.F to construct interior alterations to convert a space to a retail food use.

APPEAL #21526 – Greenvale Realty Holdings, LLC; 13 Glen Cove Rd., Greenvale; Section 7, Block D, Lot 242; Zoned: Business-B

Variances from §§ 70-103(A)(1) & 70-103(F)(1) to legalize additions to a commercial structure with not enough parking and not enough loading zones.

#21520

CONCRETE & BRICK BUFFER AND PRIVACY FENCE
6' HEIGHT, 79.5' IN LENGTH WITH 8" CONC. FTG. TO 36" B.G.
(8) COURSES OF RED BRICK WITH (3) ROWS
OF 12" X 12" DECORITIVE CONCRETE BLOCKS
STAGGER FENCE WITH GRADE.
SEE PIC'S PROVIDED FOR VISUAL DETAIL



ZONING / TOWN CODE COMPLIANCE
DISAPPROVED - Make corrections
as noted and resubmit.
Nicholas Visaichelli
01/24/2024

No errors, omissions, or oversight on the part of the Town Building Department shall relieve the professional, applicant, and/or owner of the responsibility to comply with all the requirements of the NYS Building Code, Zoning Laws of the Town of Huntington, and all other applicable codes and standards of jurisdictions having authority over the work.

SITE PLAN WITH CONCRETE FENCE LOCATION N.T.S.

ENGINEER: Angela Mangels, R.A.
AM Architectual Designs
Address: 55 Circle Drive N
Patchogue, N.Y. 11772
Phone: (516) 848-8232
amdesignpermits@aol.com

REGISTERED ARCHITECT ANGELA ANN MANGELS 031875 STATE OF NEW YORK

DESIGN CONSULTANTS
847 SHORE W 11708
631-918-0400

MAINTAIN FINISHED BASEMENT,
BASEMENT ENTRANCE AND ROOF
OVER STONE PORCH

Section : 3 Block : 34 Lot : 19

Job No. : 2022-245
Date : 6-2023
Scale : As Noted
Sheet No. : 4 Of 5

Client Name : Keklias RESIDENCE
Address : 8 DEEPDALE DR.
Town : MANHASSET
State : New York

#21521

ZONING INFORMATION

JURISDICTION: TOWN OF NORTH HEMPSTEAD
DISTRICT: RESIDENTIAL DISTRICT R-B
SECTION: 3 BLOCK: 091 LOT: 5

	REQUIRED	EXISTING	MODIFICATION	PROPOSED
LOT AREA	MIN. 6,000 SF	12,000 SF	-	NO CHANGE
LOT WIDTH	MIN. 50'-0"	120.00'	-	NO CHANGE
LOT COVERAGE	MAX. 30% (12,000 SF x 25% = 3,600 SF)	15.5% (1,855 SF)	-	NO CHANGE
FLOOR AREA	MAX. 45% OF LOT AREA MAX. 3,400 SF	EXISTING	-	NO CHANGE
SETBACK - MAIN BUILDING				
FRONT	MIN. 30'-0" & 25'-0" (CORNER LOT)	(E) 30.5' & 25.0'	-	NO CHANGE
SIDE	MIN. 7'-0", AGGREGATE WIDTH NOT LESS THAN 30% OF LOT WIDTH	(E) 35.9'	-	NO CHANGE
REAR	MIN. 15'-0"	(E) 33.1'	-	NO CHANGE
HEIGHT	MAX. 30'-0" / 2-1/2 STORIES	(E) 2 STORY	-	NO CHANGE
SETBACK - ACCESSORY STRUCTURE (OUTDOOR FIRE PIT & KITCHEN)				
SIDE	MIN. 10'-0"	-	+ FIRE PIT (N) 56.3' + KITCHEN (N) 42.3'	FIRE PIT (N) 56.3' KITCHEN (N) 42.3'
REAR	MIN. 10'-0"	-	+ FIRE PIT (N) 14.5' + KITCHEN (N) 11.3	FIRE PIT (N) 14.5' KITCHEN (N) 11.3
HEIGHT	MAX. 5'-0"	-	+ FIRE PIT (N) 1'-1 ½" + KITCHEN (N) 3'-0"	FIRE PIT (N) 1'-1 ½" KITCHEN (N) 3'-0"

SCOPE OF WORK

SITE IMPROVEMENT:

- ADD GAS OUTDOOR KITCHEN AND CHARCOAL FIRE PIT IN REAR YARD.

FEMA INFORMATION

THIS PROPERTY RESIDES IN AREA OF MINIMAL FLOOD HAZARD (ZONE X) PER FEMA FIRM MAP PANEL #36059C0112G REVISED SEPTEMBER 11, 2009.

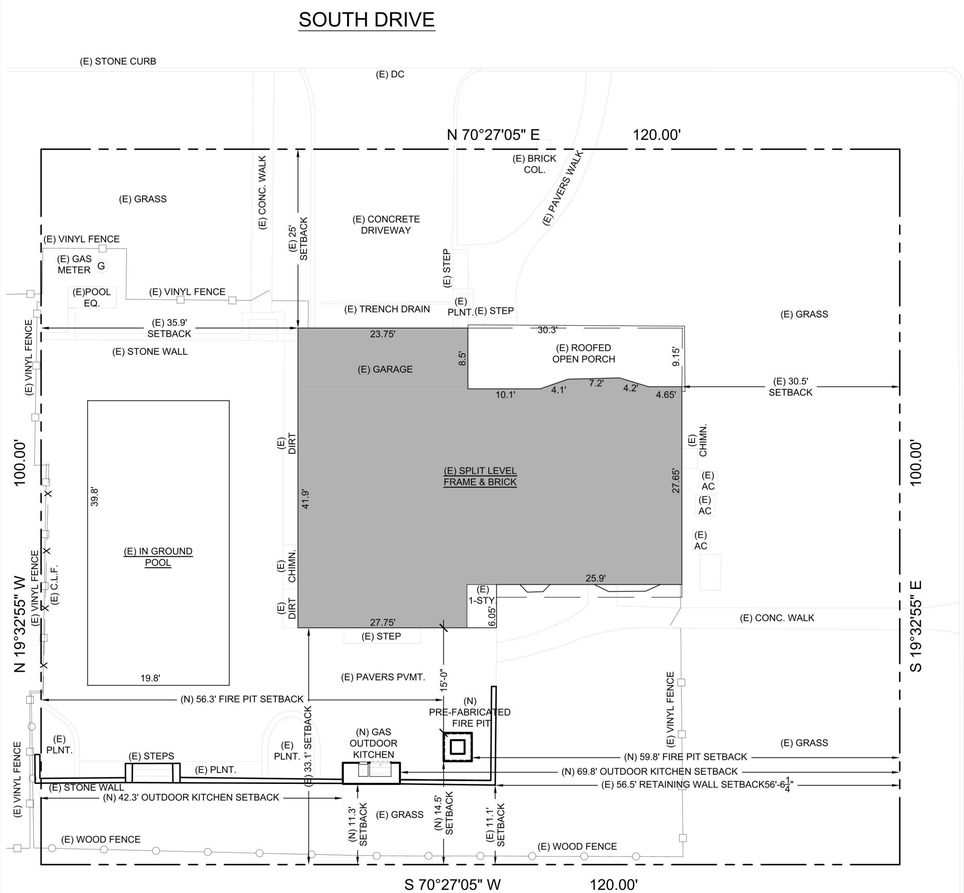
SITE PLAN INFORMATION

SITE PLAN INFORMATION DEPICTS HERE IS PROVIDED BY:

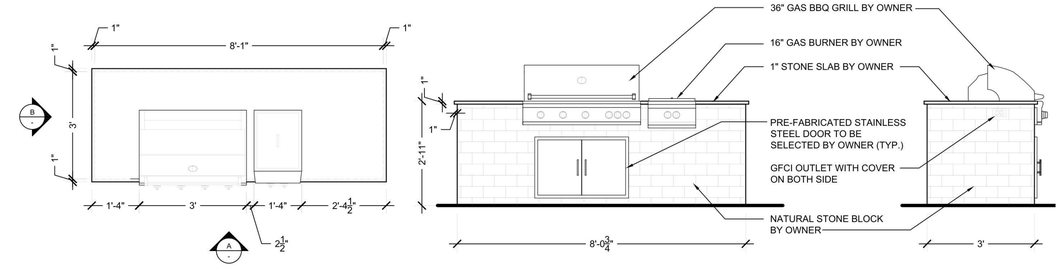
SURVEYOR: AREK SURVEYING P.C.
ADDRESS: 10 TAFT PLACE, ALBERTSON, NY 11507
OFFICE: 516-792-6676
SURVEY DATE: FEBRUARY 28, 2023
JOB NUMBER: ASC-23095

UTILITY NOTES

1. ALL UNDERGROUND UTILITY LINES SHOWN IN THE DRAWINGS ARE FOR REFERENCE ONLY.
2. IT IS THE CONTRACTORS' RESPONSIBILITY TO VERIFY ALL UTILITY LOCATIONS, AS WELL AS OTHER UTILITY THAT MAY OR MAY NOT BE SHOWN ON THE DRAWINGS.
3. CONTRACTOR IS SOLELY RESPONSIBLE TO CALL AND COORDINATE ALL UTILITY COMPANIES PRIOR TO ANY EXCAVATION.
4. ALL VALVES, CATCH BASINS AND MANHOLES TO REMAIN. CONTRACTOR TO PROVIDE PROTECTION.
5. ALL WORK WITHIN PROPERTY LINES, UNLESS OTHERWISE NOTED.

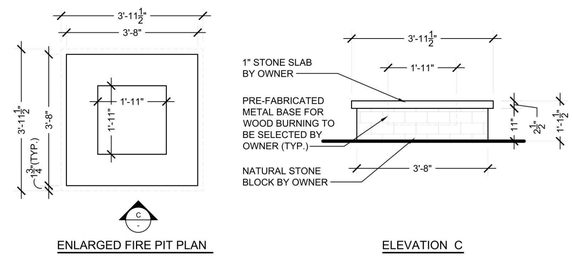


SITE PLAN #01
SCALE: 1"=10'-0"



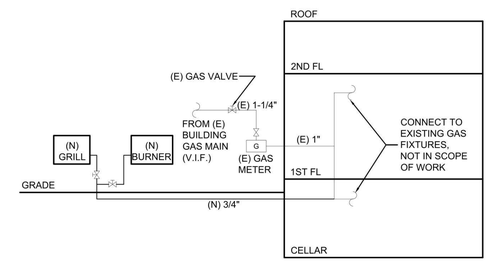
ENLARGED OUTDOOR KITCHEN PLAN — ELEVATION A — ELEVATION B

NEW GAS OUTDOOR KITCHEN DETAILS #02
SCALE: 1/2"=1'-0"

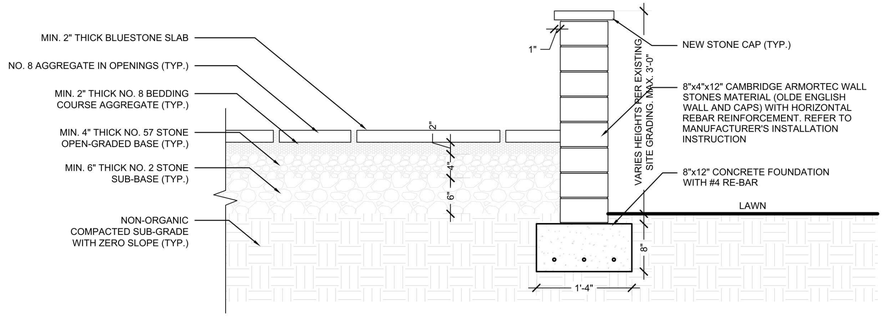


ENLARGED FIRE PIT PLAN — ELEVATION C

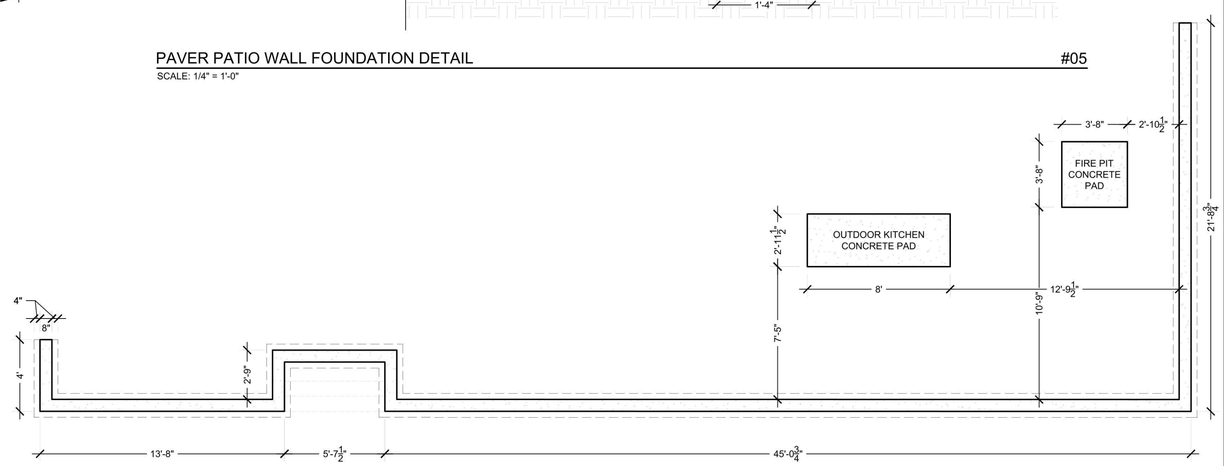
NEW FIRE PIT DETAILS #03
SCALE: 1/2"=1'-0"



GAS RISER DIAGRAM #04
SCALE: N.T.S.



PAVER PATIO WALL FOUNDATION DETAIL #05
SCALE: 1/4" = 1'-0"



PAVER PATIO WALL FOUNDATION PLAN #06
SCALE: 1/4" = 1'-0"

PROJECT INFO:

WANG RESIDENCE

38 SOUTH DRIVE, MANHASSET, NY 11030

CLIENT CONTACT:

BENJAMIN WANG

PHONE: (917) 224-0870
EMAIL: BEN.WANG189@GMAIIL.COM

ARCHITECTURAL CONSULTANT:

XC ENGINEERING, P.C.

9 ORLEANS CT., COMMACK, NY 11725
PHONE: (631) 922-1618
EMAIL: JING.X@CXENGR.COM

CONSULTANT:

ISSUANCE SCHEDULE

NO.	DATE	BY	DESCRIPTION
1	09/07/23	JX	ISSUED FOR CLIENT REVIEW
2	09/08/23	JX	ISSUED FOR ToNH FILING
3	09/29/23	JX	RE-ISSUED FOR ToNH FILING

DISAPPROVED
Carlos Reyes
02/01/2024

NO.	DATE	BY	DESCRIPTION

REVISION SCHEDULE

ISSUE DATE: 09/29/2023
DRAWN BY: GX
CHECKED BY: JX

CX JOB #: 23-1024

PROJECT NAME:

WANG RESIDENCE

PROJECT ADDRESS:
38 SOUTH DRIVE,
MANHASSET, NY 11030

PROFESSIONAL STAMP:

STATE OF NEW YORK · AU CHEN · 086181 · LICENSED PROFESSIONAL ENGINEER

DOB BS CAN STICKER:

SHEET TITLE:
SITE PLANS & ZONING ANALYSIS
SCALE: AS SHOWN

PAGE NUMBER: 01 OF 01
SHEET NUMBER: SP-101.00

SURVEY OF:
PROPERTY LOCATED AT PORT WASHINGTON
TOWN OF NORTH HEMPSTEAD
NASSAU COUNTY, NEW YORK
N.C.T.M. # SECTION 4 BLOCK 095 LOT 71
SCALE: 1"=20'

NOTE: THE EXISTENCE OF RIGHT OF WAYS, WETLANDS AND/OR EASEMENTS OF RECORD IF ANY, NOT SHOWN ARE NOT GUARANTEED.

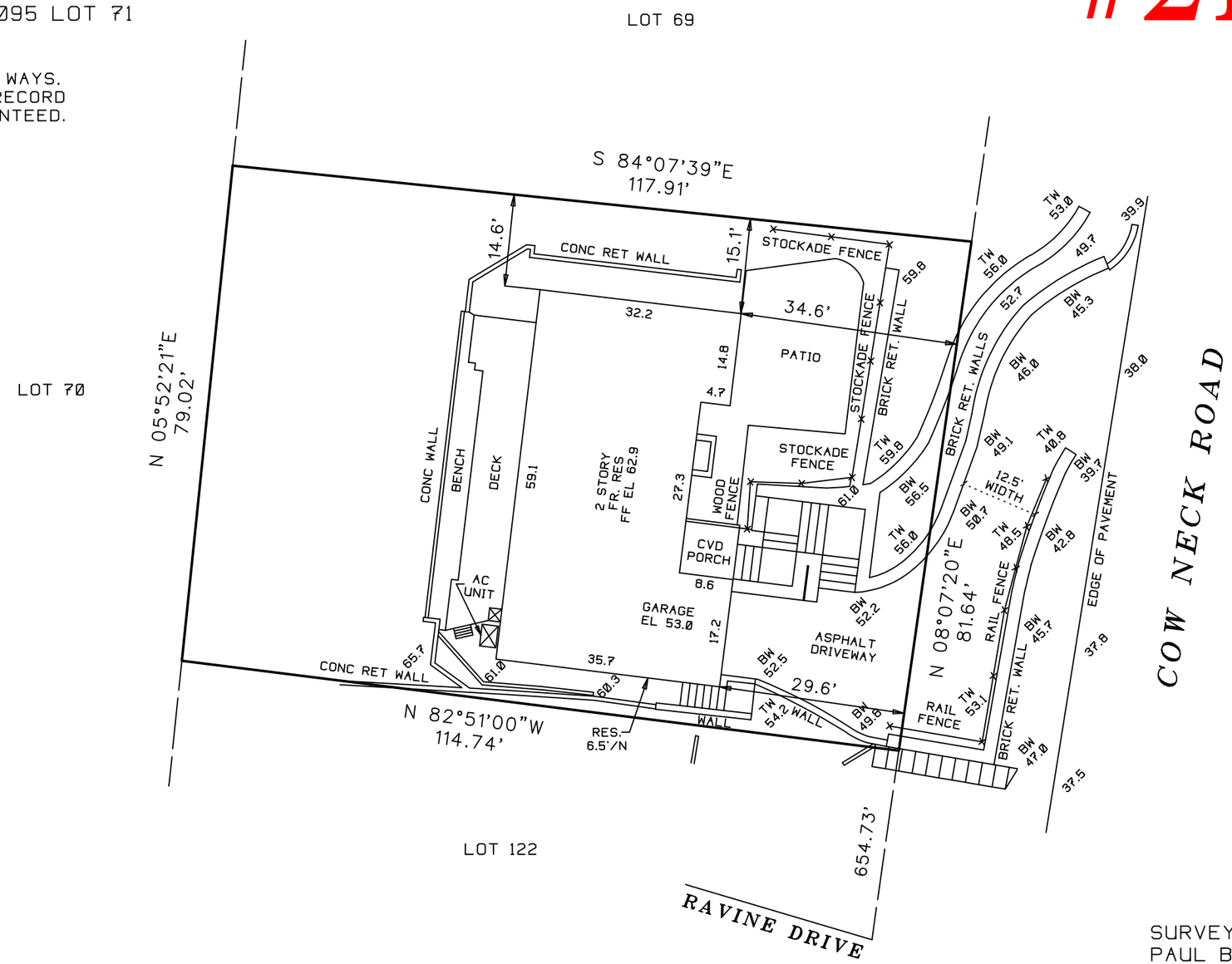
TW = TOP OF WALL

BW = BOTTOM OF WALL

ELEVATIONS REFER TO 1988 NAVD

ELEVATION SHOWN THUS x.xx

#21522



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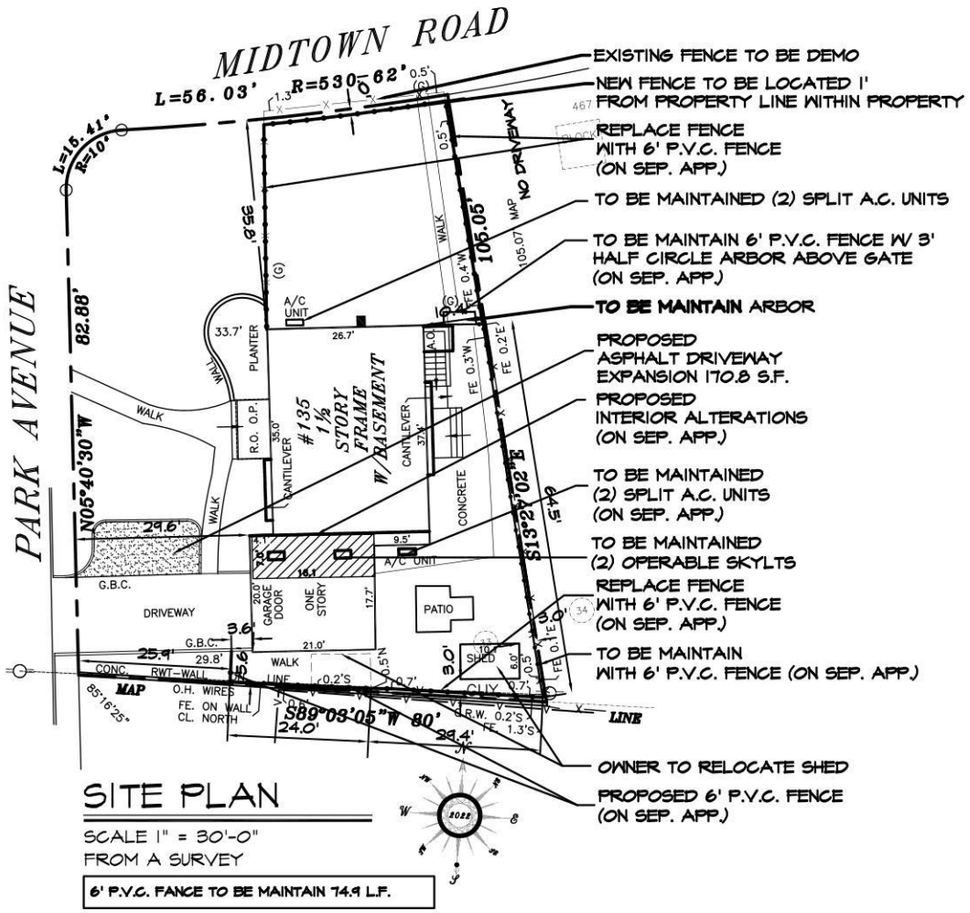
5265

SURVEYED BY:
PAUL BARYLSKI LAND SURVEYING
PATCHOGUE, NY.
PHONE 631-294-6985
FAX 631-627-3186
PAULBARYLSKI@YAHOO.COM

AUGUST 19, 2022

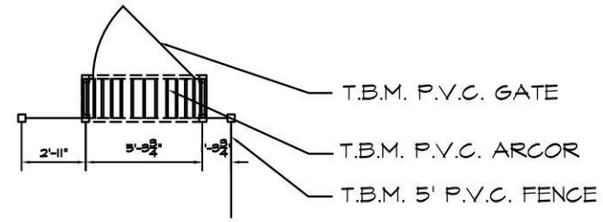
#21523



SITE PLAN

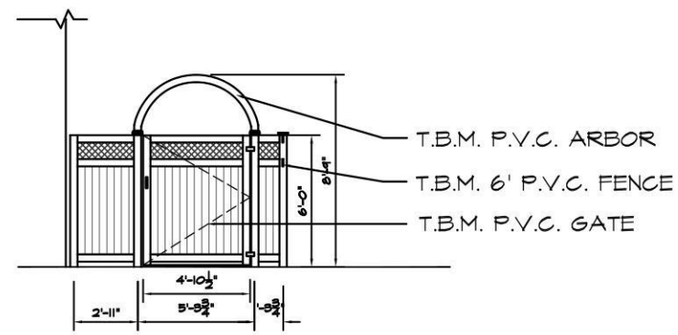
SCALE 1" = 30'-0"
FROM A SURVEY

6' P.V.C. FANCE TO BE MAINTAIN 74.9 L.F.



PLAN

SCALE 1/8" = 1'-0"



FRONT ELEVATION

SCALE 1/8" = 1'-0"

SITE INFORMATION:

SECTION:	9	
BLOCK:	467	
LOT:	33	
ZONE:	N. HEMP. RES-B	
	REQUIRED	PROVIDED
LOT AREA:	6,000 s.f.	7073.43 s.f.
LOT AREA OCCUPIED:	30%	1,381.31 s.f.
% OCCUPIED:	30%	19.52%
FRONT WIDTH:	50'	71.44'
SIDE YARD:	7'	10.4'
SIDE YARDS AGGREGATE:	30% (18')	NA
REAR YARD (2 STORIES):	15'	NA
REAR YARD (1 STORY):	15'	5.6
HEIGHT:	30'	21.5'
FRONT YARD SETBACK:	30'	35.8'
FRONT SETBACK (CORNER):	25'	29.6'
F.A.R.:	45%	28.5%

NORMAN C. LOK, P.E.
NYS LICENSE NUMBER 089525
707 ROUTE 110 Suite A-1
FARMINGDALE, NY 11735
TEL: (631)755-7920

STATE OF NEW YORK
NORMAN C. LOK
089525
LICENSED PROFESSIONAL ENGINEER

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DATE:	ISSUE NO.	DESCRIPTION
2/29/23	2	B.D. COMMENTS
01/25/23	1	FOR FILING

PROJECT TITLE:

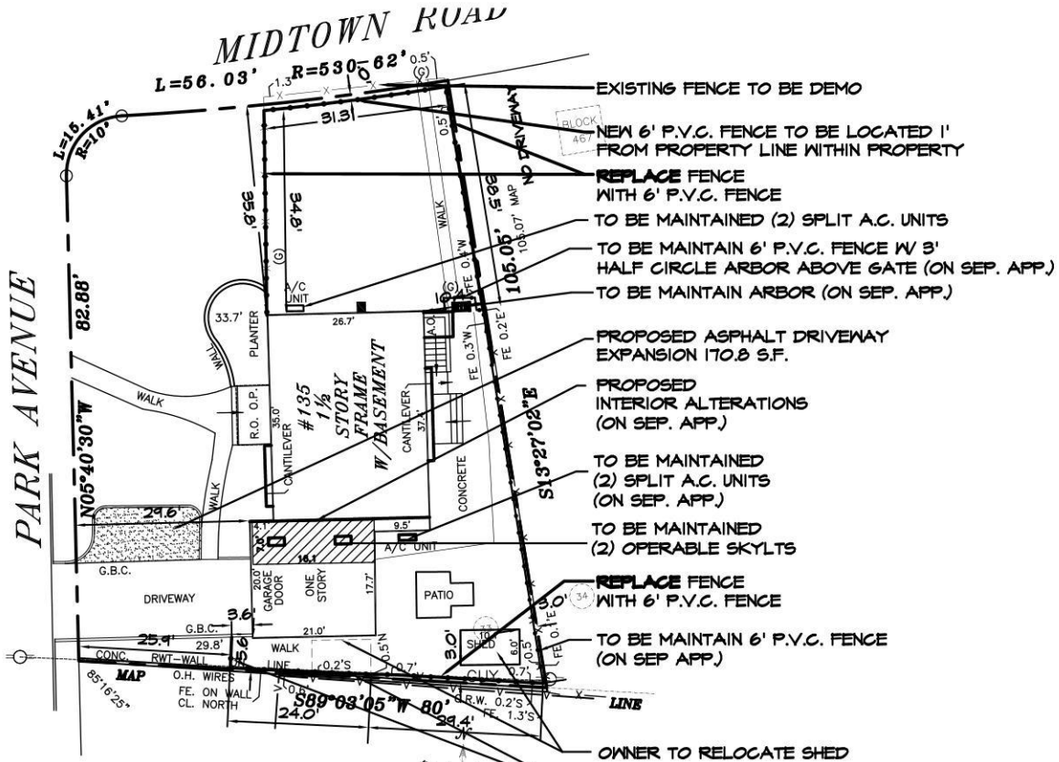
KAMHI RESIDENCE
135 PARK AVENUE
CARLE PLACE, N.Y. 11514

DISAPPROVED
Carlos Reyes
02/02/2024

DRAWING TITLE:

TO BE MAINTAINED
ARBOR

DRAWN BY: N.F.	DRAWING NUMBER: SP-1
CHECKED BY: N.C.L.	
SCALE: AS SHOWN	
DATE: 11/22/22	PROJECT NUMBER: 22-248



SITE PLAN

SCALE 1" = 30'-0"
FROM A SURVEY

6' P.V.C. FANCE TO BE REPACED = 194 L.F.
PROPOSED 6' P.V.C. FENCE= 98.2 L.F.

SITE INFORMATION:

SECTION:	9	
BLOCK:	467	
LOT:	33	
ZONE:	N. HEMP. RES-B	
	REQUIRED	PROVIDED
LOT AREA:	6,000 s.f.	7073.43 s.f.
LOT AREA OCCUPIED:	30%	1,381.31 s.f.
% OCCUPIED:	30%	19.52%
FRONT WIDTH:	50'	71.44'
SIDE YARD:	7'	10.4'
SIDE YARDS AGGREGATE:	30% (18')	NA
REAR YARD (2 STORIES):	15'	NA
REAR YARD (1 STORY):	15'	5.6
HEIGHT:	30'	21.5'
FRONT YARD SETBACK:	30'	35.8'
FRONT SETBACK (CORNER):	25'	29.6'
F.A.R.:	45%	28.5%

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DATE:	ISSUE NO.	DESCRIPTION
2/28/23	2	B.D. COMMENTS
01/25/23	1	FOR FILING

PROJECT TITLE:

KAMHI RESIDENCE
135 PARK AVENUE
CARLE PLACE, N.Y. 11514

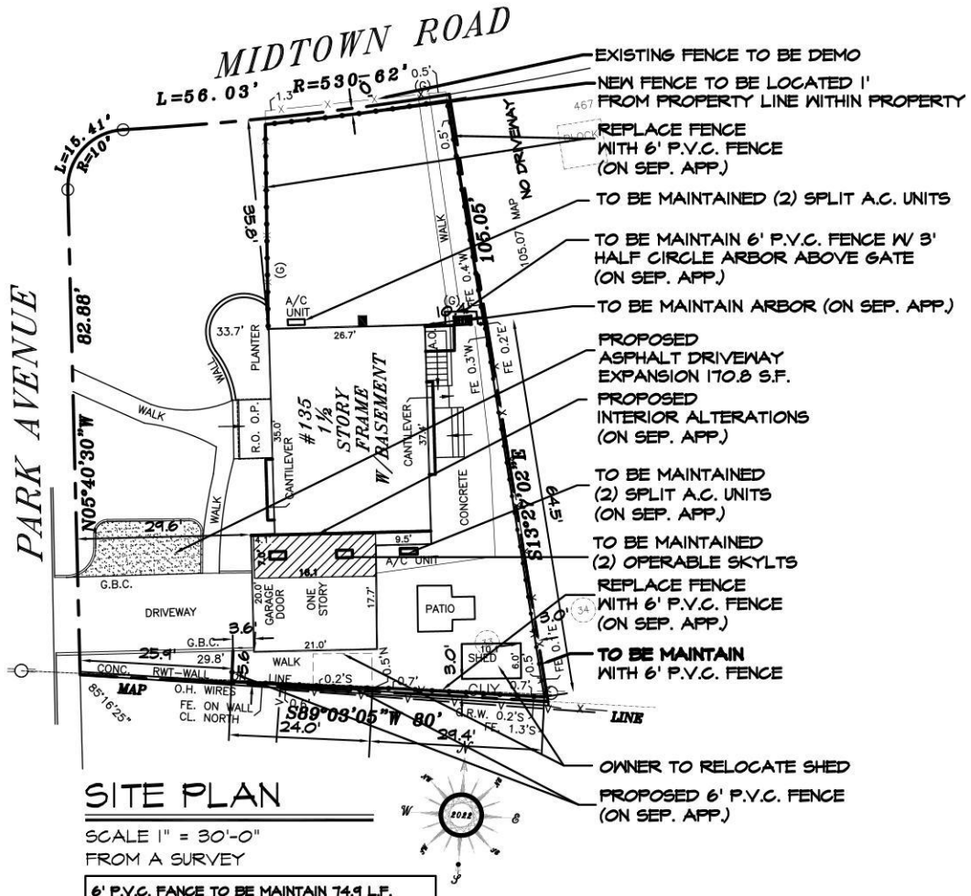
DISAPPROVED

Carlos Reyes
02/02/2024

DRAWING TITLE:

PROPOSED
FENCE REPLACEMENT

DRAWN BY: N.F.	DRAWING NUMBER: SP-1
CHECKED BY: N.C.L.	
SCALE: AS SHOWN	
DATE: 11/22/22	PROJECT NUMBER: 22-248



SITE PLAN

SCALE 1" = 30'-0"
FROM A SURVEY

6' P.V.C. FANCE TO BE MAINTAIN 74.9 L.F.

SITE INFORMATION:

SECTION:	9	
BLOCK:	467	
LOT:	33	
ZONE:	N. HEMP. RES-B	
	REQUIRED	PROVIDED
LOT AREA:	6,000 s.f.	7073.43 s.f.
LOT AREA OCCUPIED:	30%	1,381.31 s.f.
% OCCUPIED:	30%	19.52%
FRONT WIDTH:	50'	71.44'
SIDE YARD:	7'	10.4'
SIDE YARDS AGGREGATE:	30% (18')	NA
REAR YARD (2 STORIES):	15'	NA
REAR YARD (1 STORY):	15'	5.6
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FRONT SETBACK (CORNER):	25'	29.6'
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DATE:	ISSUE NO.	DESCRIPTION
2/28/23	2	B.D. COMMENTS
01/25/23	1	FOR FILING

PROJECT TITLE:

KAMHI
RESIDENCE
135 PARK AVENUE
CARLE PLACE, N.Y. 11514

DISAPPROVED

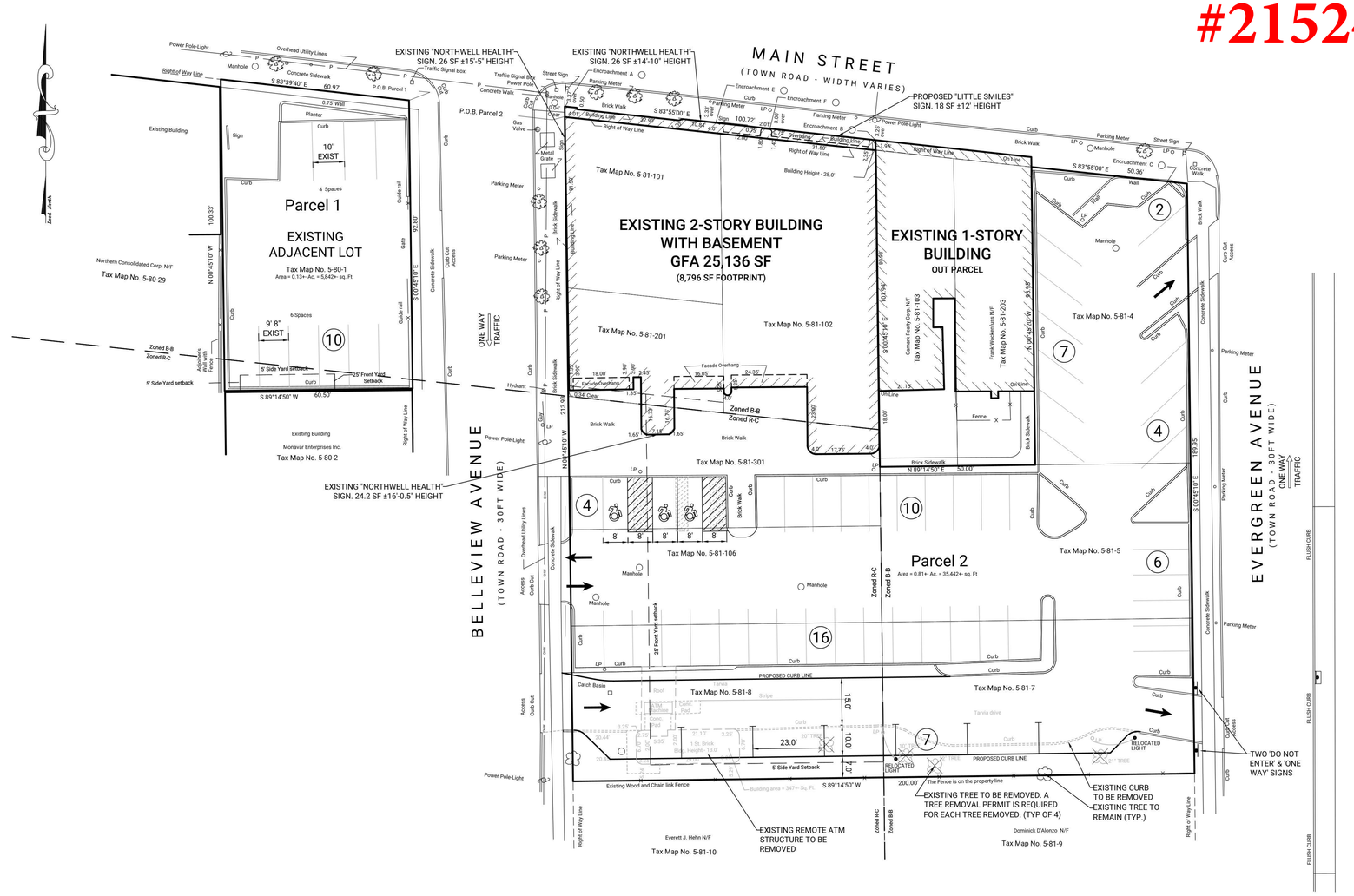
Carlos Reyes
02/02/2024

DRAWING TITLE:

TO BE MAINTAIN
6' PVC FENCE

DRAWN BY: N.F.	DRAWING NUMBER: SP-1
CHECKED BY: N.C.L.	
SCALE: AS SHOWN	
DATE: 11/22/22	PROJECT NUMBER: 22-248

#21524



SITE DATA

N.C.T.M.	= DISTRICT 2289, SECTION 05, BLOCK 081 LOTS 4-5, 7-8, 101-102, 106, 201, 301 DISTRICT 2289, SECTION 05, BLOCK 080, LOT 1
SITE AREA:	= 41,284 SF (0.95 Ac)
GROSS FLOOR AREA:	= 29,009 SF
EXISTING USE:	= MIXED OFFICE
EXISTING ZONE:	= B-B BUSINESS, R-C RESIDENCE
FIRE DISTRICT:	= PORT WASHINGTON
POST DISTRICT:	= UNITED STATES POSTAL SERVICE 11747
SCHOOL DISTRICT:	= PORT WASHINGTON UFSD
WATER DISTRICT:	= PORT WASHINGTON WATER DISTRICT

ZONING COMPLIANCE

ARTICLE XVII
B-B BUSINESS

	CODE	REQUIRED	PROVIDED
BUILDING HEIGHT (MAX)	§70-142	3 STY/40'	2 STY
PLOT AREA (MIN)	§70-143	2,000 SF	41,474 SF
LOT COVERAGE (MAX)	§70-144	85%	21.31%
REAR YARD (MIN)	§70-146	15'	104.3'
FLOOR AREA RATIO			55.3%

PARKING CALCULATIONS

PARKING REQUIRED

GENERAL OFFICE:	6,392 SF X 1 SPACE PER 200 SF	= 31.96 STALLS
COMMON AREA:	6,156 SF X 1 SPACE PER 200 SF	= 30.78 STALLS
MEDICAL/DENTAL OFFICE:	9,074 SF - 1,000 SF (DEDUCTION) x 1 SPACE PER 150 SF	= 53.83 STALLS
TOTAL STALLS REQUIRED		= 117 STALLS

PARKING PROVIDED

PAVED PARKING STALLS (ON-SITE)	= 56 STALLS
PAVED PARKING STALLS (EXISTING - WEST SIDE OF BELLEVIEW)	= 10 STALLS
TOTAL STALLS PROVIDED (INCL. 3 ACCESSIBLE STALLS)	= 66 STALLS [V1]

VARIANCES REQUIRED

[V1] §70-103(A)(1) OFF-STREET PARKING VARIANCE 117 SPACES REQUIRED, 66 PROVIDED. 51 STALL VARIANCE REQUIRED (43.6%)

[V2] §70-103(B) OFF-STREET PARKING DIMENSIONAL REQUIREMENTS TO UTILIZE BOTH 10'X20' & 9'X18' SPACES.

[V3] §70-141.1(A)(1) PARKING REQUIREMENTS, 10'x20' SPACES REQUIRED; BOTH 10'X20' & 9'X18' SPACES PROVIDED.

[V4] §70-139(A)->70-126(H) CONDITIONAL USE FOR ACCESSORY PARKING IN GREATER RESTRICTED ZONING DISTRICT. 4 PROPOSED PARKING IN RESIDENCE-C PORTION OF SITE.

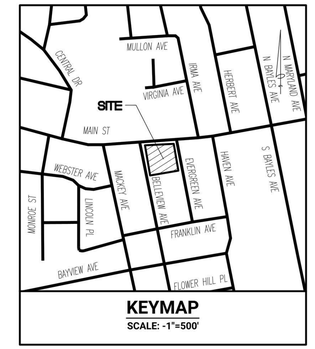
[V5] §70-103(M) PARKING PROHIBITED IN 25FT FRONT YARD SETBACK. 1 PROPOSED PARKING STALL WITHIN 25FT FRONT YARD SETBACK.

[V6] §70-203(G) 15 FT LANDSCAPE BUFFER REQUIRED ALONG PROPERTY LINE ADJACENT TO PROPERTIES WITHIN RESIDENCE-C ZONING DISTRICT. SITE IS CURRENTLY NON-CONFORMING BUT PERMISSION GRANTED PER APPEAL #11181 ON 3/22/1978. PROPOSED WILL DECREASE THE EXISTING LANDSCAPE BUFFER INCREASING THE DEGREE OF NON-COMPLIANCE.

PRIOR GRANTS:
1. 1978 CASE No. 11181: 173 SPACES REQUIRED, 62 PROVIDED
2. 2016 CASE No. 20114: 62 SPACES REQUIRED, 59 PROVIDED

LOT COVERAGE

ROOF AREA:	8,796 SF	21.31%
IMPERVIOUS SURFACE:	30,030 SF	72.74%
LANDSCAPING:	2,458 SF	5.95%
	41,284 SF	100%



KEYMAP
SCALE: -1"=500'

DISAPPROVED
Scott Koehler
02/09/2024

APPROVAL STAMP

No.	REVISION DESCRIPTION	DATE	BY
06	UPDATE PER COMMENTS ON COMMERCIAL ZONING OMISSION LETTER	01/29/24	XS
05	UPDATE PARKING AND BUILDING GFA BASED ON UPDATED RDG FLOOR MEASUREMENTS	01/05/24	XS
04	UPDATE SITE DATA AND PARKING LAYOUT	11/20/23	CWR
03	UPDATE EVERGREEN SITE EGRESS	11/07/23	XS
02	UPDATE ANGLED PARKING AND SITE DATA	10/19/23	CWR
01	SITE DATA AND PARKING CALCULATION REVISIONS PER RDG COMMENTS	10/12/23	XS

OWNER:
PERGAMENT PROPERTIES
95 FROEHLICH FARM BLVD
WOODBURY, NY 11797

APPLICANT:
PERGAMENT PROPERTIES
95 FROEHLICH FARM BLVD
WOODBURY, NY 11797

CONCEPTUAL SITE PLAN

110 MAIN STREET
SITUATED IN THE
HAMLET OF PORT WASHINGTON
TOWN OF NORTH HEMPSTEAD, NASSAU COUNTY, NEW YORK

NCTM: DISTRICT 2289, SECTION 05, BLOCK 81, LOTS 4-5, 7-8, 101-102, 106, 108, 201, 301
NCTM: DISTRICT 2289, SECTION 05, BLOCK 80, LOT 1

STATE OF NEW YORK · CHRISTOPHER W. ROBINSON · 067519 · LICENSED PROFESSIONAL ENGINEER

Christopher W. Robinson, P.E.
NY State License No. 067519

R&M ENGINEERING
Robinson & Muller Engineers, P.C.
50 Elm Street
Huntington, NY 11743
Office: (631) 271-0576
Fax: (631) 271-0592
www.rmengineering.com

DWN. BY:	XS	CHK'D. BY:	GT	SCALE:	1"=20'	SHEET:	CP-1
DATE:	2023-09-19	DATE:	2023-09-19	JOB No.:	2023-131		

20' 0' 20' 40' 60'

THIS SITE PLAN IS BASED UPON THE SURVEY PREPARED BY D.W. HANNIG L.S., P.C., DATED 5/19/09.

Drawing Name: P:\2023 Projects\2023-131\RM\2024-01-23 (2023-131) Concept Plan (Rev 6).dwg Last Modified: Jan 29, 2024 - 10:55am Plotted on: Jan 29, 2024 - 11:10am by xsandoni

CHANGE OF USE FOR NEW DENTAL OFFICE - DENTAL 365

110 MAIN STREET

PORT WASHINGTON, NEW YORK 11050

2020 EXISTING BUILDING CODE OF NEW YORK STATE

CHAPTER 3 - PROVISIONS FOR ALL COMPLIANCE METHODS

CODE SECTION	REQUIRED	EXPLANATION OF REQUIREMENTS	RESULT
301.1 GENERAL	REPAIR, ALTERATION, C.O. OCCUPANCY, OR ADDITION	SHALL COMPLY WITH SECTION 301.2. 301.3, OR 301.4	COMPLIES W/ 301
301.2 REPAIRS	REPAIRS	SHALL COMPLY WITH REQUIREMENTS OF CHAPTER 4	COMPLIES W/ 301.2
301.3 ALTERATION, ADDITION, OR CHANGE OF OCCUPANCY	METHOD OF CALCULATION	301.3.1 PRESCRIPTIVE COMPLIANCE - OR 301.3.2 WORK AREA COMPLIANCE - OR 301.3.3 PERFORMANCE COMPLIANCE	COMPLIES W/ 301.3
301.4 RELOCATED BUILDINGS	RELOCATION OF BUILDING	SHALL COMPLY WITH CHAPTER 14	N/A
301.5 ACCESSIBILITY	ACCESSIBILITY OF EXISTING BUILDING	SHALL COMPLY WITH 2009 ICC A117.1	COMPLIES W/ 301.5
303 STRUCTURAL DESIGN LOADS	303.2 SNOW LOADS	SNOW DRIFT AFFECTS ON ADJACENT BUILDING AUTHORIZING BUILDING OFFICIAL TO ENFORCE ASCE 7, SECTION 7.12	N/A
	303.3 SEISMIC EVALUATION	COMPLIANCE WITH FULL OR REDUCED SEISMIC FORCES BASED ON HAZARD LEVEL	COMPLIES W/ 303.3
305 ACCESSIBILITY FOR EXISTING BUILDINGS	305.4 CHANGE OF OCCUPANCY	SHALL COMPLY WITH SECTIONS 305.4.1 AND 305.4.2	COMPLIES W/ 305.4.1 AND 305.4.2
	305.5 ADDITIONS	SHALL COMPLY WITH SECTION 305.7	N/A
	305.6 ALTERATIONS	SHALL COMPLY WITH CHAPTER 11, B.C. OF NY STATE	COMPLIES W/ 305
	305.7 ALTERATIONS AFFECTING AN AREA CONTAINING PRIMARY FUNCTION	THE ROUTE TO THE PRIMARY FUNCTION SHALL BE ACCESSIBLE (INCLUDING TOILETS AND DRINKING FOUNTAINS)	COMPLIES W/ 305.7
	305.8 SCOPING FOR ALTERATIONS	SHALL COMPLY WITH 305.8.1 THROUGH 305.8.15	COMPLIES W/ 305

CHAPTER 6 - CLASSIFICATION OF WORK

CODE SECTION	REQUIRED	EXPLANATION OF REQUIREMENTS	RESULT
603 ALTERATION LEVEL 2	603.1 SCOPE: RECONFIGURATION OF SPACE, ADD OR REMOVE DOOR OR WINDOW	ALTERATION MUST COMPLY WITH PROVISIONS OF CHAPTERS 7 & 8	COMPLIES W/ 603.2
605 CHANGE OF OCCUPANCY	605.2 APPLICATION	MUST COMPLY WITH PROVISIONS OF CHAPTER 10	COMPLIES W/ 605.2

CHAPTER 7 - ALTERATIONS - LEVEL 1

REMOVAL AND REPLACEMENT OF EXISTING ELEMENTS AND MATERIALS THAT SERVE THE SAME PURPOSE SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 7

CODE SECTION	REQUIRED	EXPLANATION OF REQUIREMENTS	RESULT
701 GENERAL	701.3 FLOOD HAZARD AREA	COMPLY WITH SECTION 1612 OF THE BUILDING CODE OF NY STATE	COMPLIES W/ 701.3
	701.4 EMERGENCY ESCAPE & RESCUE OPENINGS	RESCUE OPENING SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM	COMPLIES W/ 701.4
702 BUILDING ELEMENTS AND MATERIALS	702.1 INTERIOR FINISHES	COMPLY WITH CHAPTER 8 OF THE BUILDING CODE OF NY STATE	COMPLIES W/ 702.1
703 FIRE PROTECTION	703.1 GENERAL	MAINTAIN LEVEL OF FIRE PROTECTION	COMPLIES W/ 703.1
704 MEANS OF EGRESS	704.1 GENERAL	MAINTAIN LEVEL OF PROTECTION FOR EGRESS	COMPLIES W/ 704.1
705 RE-ROOFING	705.1 GENERAL	MUST COMPLY WITH CHAPTER 15 OF THE BUILDING CODE OF NEW YORK STATE EXCEPT FOR MIN. DESIGN SLOPE REQUIREMENT THAT PROVIDE POSITIVE DRAINAGE	N/A
706 STRUCTURAL	706.1 GENERAL	WHERE ROOF LOADS ARE INCREASED, STRUCTURE SHALL COMPLY WITH BC OF NYS	706 COMPLIES
707 ENERGY CONSERVATION	707.1 MIN. REQ.	COMPLY WITH ECCCNYS FOR NEW WORK ONLY	707.1 COMPLIES
708 PLUMBING	708.1 WATER CLOSET REPLACEMENT	COMPLY WITH SECTION 604.4 OF PLUMBING CODE OF NY STATE	708.1 COMPLIES

CHAPTER 8 - ALTERATIONS - LEVEL 2

RECONFIGURATION OF SPACE, THE ADDITION OR ELIMINATION OF ANY DOOR OR WINDOW, THE RECONFIGURATION OF ANY SYSTEM, OR THE INSTALLATION OF ANY NEW EQUIPMENT SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 7 & 8, OR COMPLY WITH THE PROVISIONS OF CHAPTER 7 IF RECONFIGURATION IS EXCLUSIVELY THE RESULT OF ACCESSIBILITY COMPLIANCE WITH SECTION 305.7

CODE SECTION	REQUIRED	EXPLANATION OF REQUIREMENTS	RESULT
802 BUILDING ELEMENTS & MATERIALS	802.1 SCOPE	LIMITED TO AREAS WHERE WORK IS PERFORMED, AND BEYOND WORK AREA WHERE SPECIFIED	802.1 COMPLIES
803 FIRE PROTECTION	803.1 SCOPE	EXISTING SPRINKLERS AND FIRE ALARM WITHIN WORK AREA	803.1 COMPLIES
804 CARBON MONOXIDE DETECTION	804.1 DETECTION & NOTIFICATION	PROVIDE IN ACCORDANCE WITH SECTIONS 503.15 & 503.15.1	804.1 COMPLIES
805 MEANS OF EGRESS	805.1 SCOPE	WORK AREAS THAT INCLUDE EXITS OR CORRIDORS SHARED BY MORE THAN ONE TENANT	805.1 COMPLIES
806 STRUCTURAL	806.1 GENERAL	NEW STRUCTURAL ELEMENTS WITHIN WORK AREA TO COMPLY	805.1 COMPLIES
807 ELECTRICAL	807.1 NEW INSTALLATIONS	NEW ELECTRICAL ELEMENTS TO COMPLY WITH NFPA 70 EXCEPT AS PROVIDED IN 807.3	805.1 COMPLIES
808 MECHANICAL	808.1 RECONFIGURED OR CONVERTED SPACES	COMPLY WITH MC OF NYS	805.1 COMPLIES
809 PLUMBING	8091 MIN. FIXTURES	PROVIDE QUANTITY OF PLUMBING FIXTURES PER PC OF NYS BASED ON OCCUPANT LOAD	805.1 COMPLIES
810 ENERGY CONSERVATION	810.1 MINIMUM REQUIREMENTS	ALTERATION SHALL CONFORM TO REQUIREMENTS OF ECCCNYS AS THEY RELATE TO NEW CONSTRUCTION ONLY	805.1 COMPLIES

CHAPTER 10 - CHANGE OF OCCUPANCY

CODE SECTION	REQUIRED	EXPLANATION OF REQUIREMENTS	RESULT
1001 GENERAL	1001.1 SCOPE	COMPLY WITH CHANGE OF OCCUPANCY CLASSIFICATION AS DEFINED IN SECTION 202	1001.1 COMPLIES
1002 SPECIAL USE & OCCUPANCY	1002.1 BUILDING CODE COMPLIANCE	CHANGE OF USE TO SPECIAL USE OR OCCUPANCY CATEGORIES SHALL COMPLY WITH BC OF NYS	N/A
1003 BUILDING ELEMENTS & MATERIALS	1003.1 GENERAL	COMPLY WITH SECTION 1011 CHANGE OF OCCUPANCY CLASSIFICATION	1003.1 COMPLIES
1004 FIRE & LIFE SAFETY PROTECTOR	1004.1 GENERAL	COMPLY WITH SECTION 1011 CHANGE OF OCCUPANCY CLASSIFICATION	1004.1 COMPLIES
1005 MEANS OF EGRESS	1005.1 GENERAL	COMPLY WITH SECTION 1011 CHANGE OF OCCUPANCY CLASSIFICATION	1005.1 COMPLIES
1006 STRUCTURAL	1006.1 LIVE LOADS	COMPLY WITH SECTION 1607 OF THE BC OF NY STATE	1006.1 COMPLIES
1007 ELECTRICAL	1007.1 LISTED SPECIAL OCCUPANCIES	COMPLY WITH THE APPLICABLE REQUIREMENTS OF NFPA 70	1007.1 COMPLIES
1008 MECHANICAL	1009.1 MECHANICAL REQUIREMENTS	COMPLY WITH MECHANICAL CODE OF NY STATE REFER TO FIT OUT DOCUMENTS FILED UNDER SEPARATE APPLICATION BY OTHERS	
1009 PLUMBING	1009.1, 1009.2, 1009.3, 1009.4	COMPLY WITH PLUMBING CODE OF NY STATE REFER TO FIT OUT DOCUMENTS FILED UNDER SEPARATE APPLICATION BY OTHERS	
1010 OTHER REQUIREMENTS	1010.1 LIGHT AND VENTILATION	COMPLY WITH THE REQUIREMENTS OF THE BC OF NY STATE	1011 COMPLIES
1011 CHANGE OF OCCUPANCY CLASSIFICATION	1011.1 GENERAL	COMPLY WITH CHAPTER 9 OF THE BC OF NY STATE & SECTIONS 1002 THRU 1010 OF THIS CODE	1011.1 COMPLIES
	1011.1.1.2 CHANGE OF OCCUPANCY CLASSIFICATION WITH SEPARATION	COMPLY WITH CHAPTER 9 OF THE BC OF NY STATE & THE REQUIREMENTS OF CHAPTER 1011	1011.1.1.2 COMPLIES
	1011.2 FIRE PROTECTION SYSTEMS	COMPLY WITH CHAPTER 9 OF THE BC OF NY STATE & THE REQUIREMENTS OF CHAPTER 1011 WHERE THE CHANGE OF OCCUPANCY OCCURS	1011.2 COMPLIES
	1011.4 GENERAL MEANS OF EGRESS	HAZARD CATEGORIES REGARDING LIFE SAFETY AND MEANS OF EGRESS SHALL COMPLY WITH TABLE 1011.4	1011.4 COMPLIES
	1011.5 HEIGHTS AND AREAS	HAZARD CATEGORIES FOR OCCUPANCIES SHALL COMPLY WITH TABLE 1011.5	1011.5 COMPLIES

BUILDING CODE ANALYSIS

PROPERTY INFORMATION:
WATERFRONT HAMLET OF PORT WASHINGTON
TOWN: NORTH HEMPSTEAD, NASSAU COUNTY
SCHOOL DISTRICT: PORT WASHINGTON

APPLICABLE CODES:
2020 EXISTING BUILDING CODE OF NEW YORK STATE (LEVEL 2 ALTERATION, NO CHANGE IN OCCUPANCY)
2020 BUILDING CODE OF NEW YORK STATE (WHERE REFERRED BY EBCNYS)
2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE (WHERE REQUIRED BY EBCNYS)
2020 NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE
2020 NEW YORK STATE FIRE CODE
2009 ICC-117.1 ACCESSIBLE & USEABLE BUILDING & FACILITIES

2020 NYS BUILDING CODE REFERENCES:

CHAPTER 3: USE AND OCCUPANCY
SECTION 309: BUSINESS B (NO CHANGE)
CONSTRUCTION CLASS IIIB (NO CHANGE)

THE BUILDING IS NOT SPRINKLERED
THE BUILDING HAS AN AUTOMATIC FIRE ALARM SYSTEM THAT IS REQUIRED BY CODE

BUILDING DEPARTMENT NOTES

1. THESE DRAWINGS ARE PREPARED IN COMPLIANCE WITH THE STATE BUILDING CODE AND STATE ENERGY CONSERVATION CODE.
   a. TO THE BEST OF MY BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS ARE PREPARED IN ACCORDANCE WITH THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE.
2. NO WORK IS TO COMMENCE UNTIL APPROVAL HAS BEEN OBTAINED FROM THE BUILDING DEPARTMENT AND THE PERMIT HAS BEEN OBTAINED.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE PERMIT AND THE CERTIFICATE OF OCCUPANCY OR LETTER/ CERTIFICATE OF COMPLETION AS APPLICABLE.
4. ALL EXISTING EXITS SHALL BE MAINTAINED AS CURRENTLY EXIST.
5. ALL EXISTING EXITS SHALL BE MAINTAINED SAFE AND CLEAR AND SHALL NOT BE DIMINISHED IN NUMBER AND/OR SIZE. THE CONTRACTOR SHALL PROVIDE MEANS OF SAFE EGRESS DURING THE PROGRESS OF THE CONSTRUCTION.
6. THERE IS NO REQUIREMENT FOR ADDITIONAL EXITS OR INCREASING EXISTING EXIT WIDTH.
7. BUILDING CONSTRUCTION TYPE TO REMAIN AS IS.
8. BUILDING IS NON-SPRINKLERED

LIST OF DRAWINGS

CURRENT DATE		ARCHITECTURAL DRAWINGS
01.29.24	A-001	COVER SHEET, CODES AND NOTES
01.29.24	A-101	REMOVAL/PROPOSED PLANS, PROPOSED ROOF PLAN, AND NOTES

SCOPE OF WORK

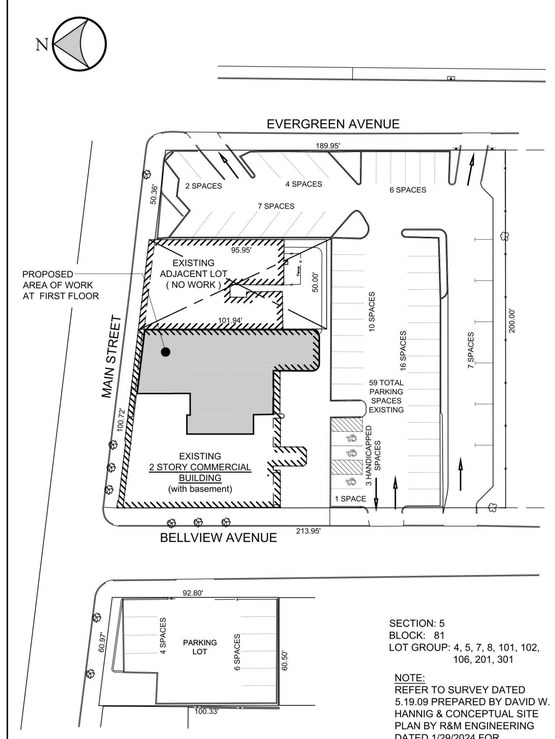
CHANGE USE OF FIRST FLOOR TENANT SPACE FROM A BANK TO A DENTAL OFFICE & OFFICE,

NO CHANGE IN SQUARE FOOTAGE OF THE BUILDING UNDER THIS PERMIT.

EXTERIOR SIGNS TO BE FILED UNDER SEPARATE APPLICATION.

SITE LOCATION PLAN

SCALE : 1" = 40'-0"



SECTION: 5
BLOCK: 81
LOT GROUP: 4, 5, 7, 8, 101, 102, 106, 201, 301

NOTE:
REFER TO SURVEY DATED 5.19.09 PREPARED BY DAVID W. HANNIG & CONCEPTUAL SITE PLAN BY R&M ENGINEERING DATED 1/29/2024 FOR ADDITIONAL INFORMATION

PERGAMENT PROPERTIES

NO.	DATE	COMMENT
	01.29.24	ISSUED TO DOB

OWNER/CLIENT
PERGAMENT PROPERTIES
95 FROEHLICH FARM BOULEVARD
WOODBURY, NY

DOB STAMP & SIGNATURES
DISAPPROVED
Scott Koehler
02/09/2024

DOB SCAN

STRUCTURAL ENGINEER

MEP ENGINEER

rosenbaumdesigngroup architecture
Rand K. Rosenbaum ARCHITECT
2001 MARCUS AVENUE
LOBBY EAST WING
LAKE SUCCESS, NEW YORK 11042-1011
Tel: 516.616.6111
Fax: 516.616.6222
mail@r-d-g.com

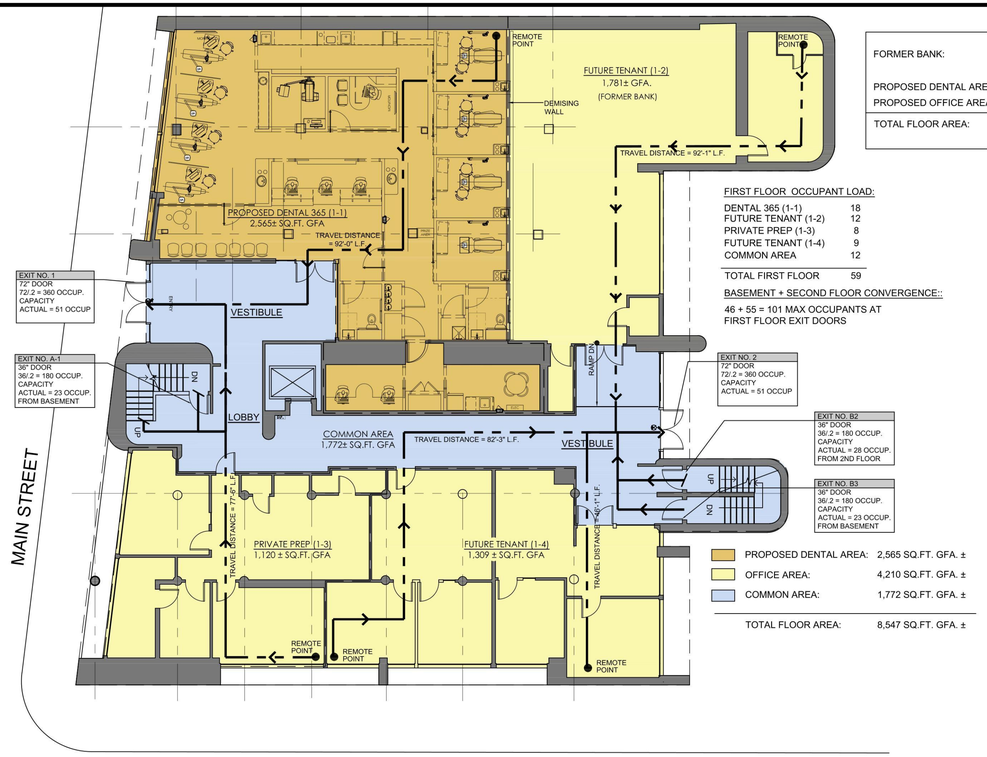
PROJECT
CHANGE OF USE FOR NEW DENTAL OFFICE - DENTAL 365
110 MAIN STREET
PORT WASHINGTON, NY

SHEET TITLE
COVER SHEET

REGISTERED ARCHITECT RAND K. ROSENBAUM No. 23295 STATE OF NEW YORK

DRAWN BY ROM	DWG NUMBER A-001
CHECKED BY SBS	
DATE 10-16-2023	
10018.18	1 OF 2

F:\RETAIL\PERGAMENT\PORT WASHINGTON 10018\DENTAL 365 ZONING VARIANCE 10018.18\CD\10018.18_A-001.DWG



FORMER BANK:	4,346 SQ.FT.
PROPOSED DENTAL AREA:	2,565 SQ.FT.
PROPOSED OFFICE AREA:	1,781 SQ.FT.
TOTAL FLOOR AREA:	4,346 SQ.FT. (NO CHANGE)

FIRST FLOOR OCCUPANT LOAD:

DENTAL 365 (1-1)	18
FUTURE TENANT (1-2)	12
PRIVATE PREP (1-3)	8
FUTURE TENANT (1-4)	9
COMMON AREA	12
TOTAL FIRST FLOOR	59

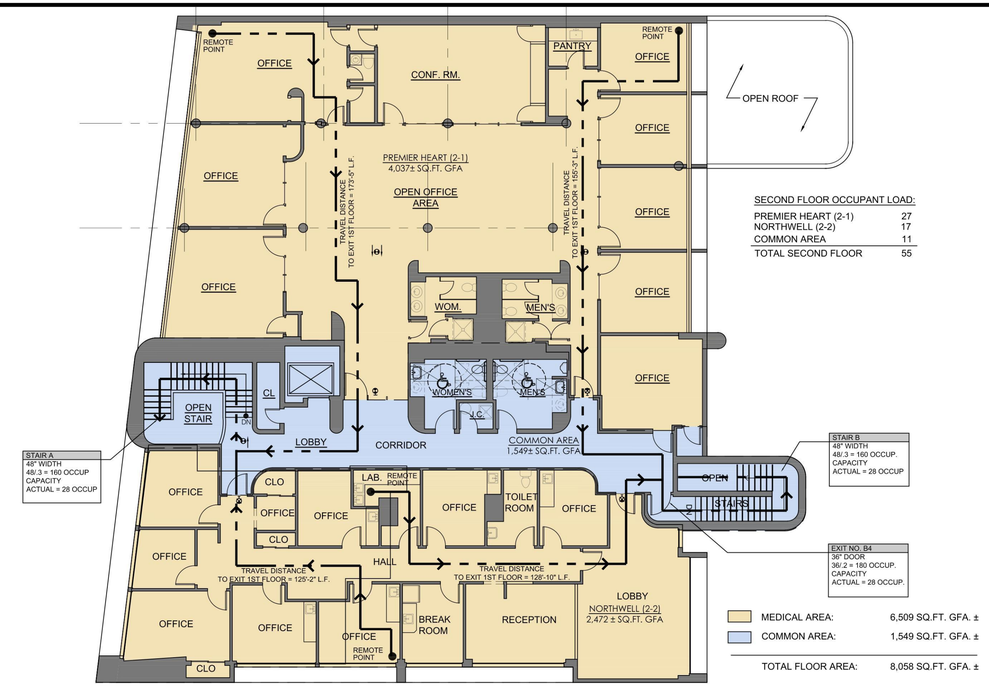
BASEMENT + SECOND FLOOR CONVERGENCE::

46 + 55 = 101 MAX OCCUPANTS AT FIRST FLOOR EXIT DOORS

PROPOSED DENTAL AREA:	2,565 SQ.FT. GFA. ±
OFFICE AREA:	4,210 SQ.FT. GFA. ±
COMMON AREA:	1,772 SQ.FT. GFA. ±
TOTAL FLOOR AREA:	8,547 SQ.FT. GFA. ±

1 A-101 FIRST FLOOR EGRESS / USE PLAN

SCALE: 3/32" = 1'-0"



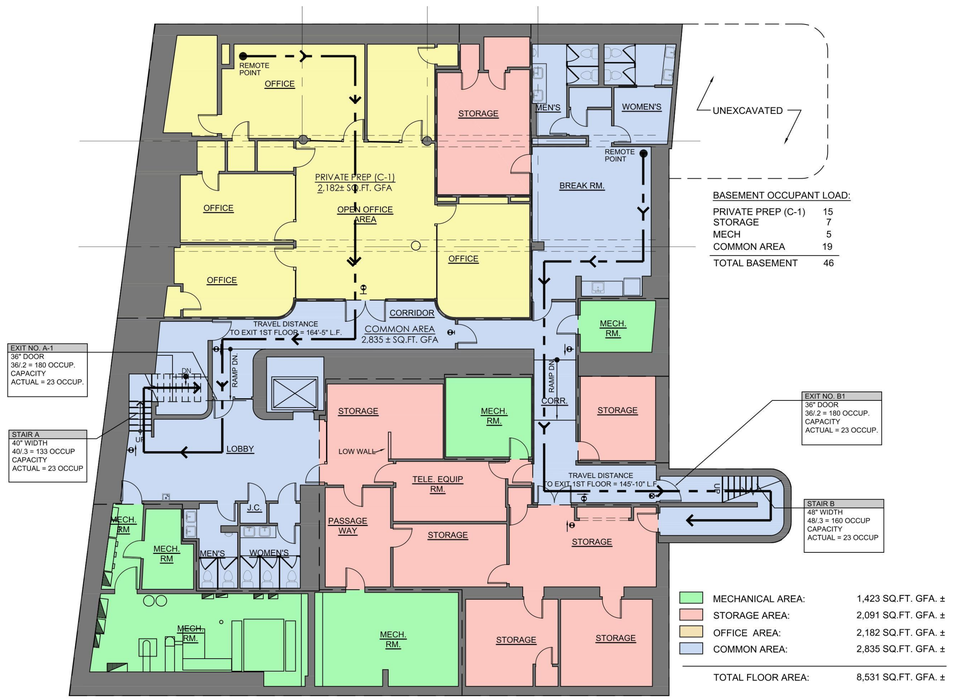
SECOND FLOOR OCCUPANT LOAD:

PREMIER HEART (2-1)	27
NORTHWELL (2-2)	17
COMMON AREA	11
TOTAL SECOND FLOOR	55

MEDICAL AREA:	6,509 SQ.FT. GFA. ±
COMMON AREA:	1,549 SQ.FT. GFA. ±
TOTAL FLOOR AREA:	8,058 SQ.FT. GFA. ±

1 A-101 SECOND FLOOR EGRESS / USE PLAN

SCALE: 3/32" = 1'-0"



BASEMENT OCCUPANT LOAD:

PRIVATE PREP (C-1)	15
STORAGE	7
MECH	5
COMMON AREA	19
TOTAL BASEMENT	46

MECHANICAL AREA:	1,423 SQ.FT. GFA. ±
STORAGE AREA:	2,091 SQ.FT. GFA. ±
OFFICE AREA:	2,182 SQ.FT. GFA. ±
COMMON AREA:	2,835 SQ.FT. GFA. ±
TOTAL FLOOR AREA:	8,531 SQ.FT. GFA. ±

1 A-101 BASEMENT EGRESS / USE PLAN

SCALE: 3/32" = 1'-0"

AREA TYPE	AREA	OCCUPANCY CALCULATIONS				PARKING CALCULATIONS		
		OCCUP GROUP	FUNCTION OF SPACE	OCCUPANT LOAD: SF/OCCUP.	NUMBER OF OCCUPANTS	ZONING USE	CALCULATIONS	PARKING STALLS REQ'D.
C-1 (PRIVATE PREP)	2,182 S.F. ±	B	BUSINESS AREAS	150	15	OFFICE	2,182 S.F. /200	10.91
1-1 (DENTAL 365)	2,565 S.F. ±	B	BUSINESS AREAS	150	18	MEDICAL	* SEE BELOW	53.83
1-2 (FUTURE OFFICE TENANT)	1,781 S.F. ±	B	BUSINESS AREAS	150	12	OFFICE	1,781 S.F. /200	8.90
1-3 (PRIVATE PREP)	1,120 S.F. ±	B	BUSINESS AREAS	150	8	OFFICE	1,120 S.F. /200	5.60
1-4 (FUTURE OFFICE TENANT)	1,309 S.F. ±	B	BUSINESS AREAS	150	9	OFFICE	1,309 S.F. /200	6.55
2-1 (PREMIER HEART)	4,037 S.F. ±	B	BUSINESS AREAS	150	27	MEDICAL	* SEE BELOW	INCL. ABOVE
2-2 (NORTHWELL)	2,472 S.F. ±	B	BUSINESS AREAS	150	17	MEDICAL	* SEE BELOW	INCL. ABOVE
COMMON AREA (CELLAR)	2,835 S.F. ±	B	BUSINESS AREAS	150	19	OFFICE	2,834 / 200	14.17
COMMON AREA (1ST FLOOR)	1,772 S.F. ±	B	BUSINESS AREAS	150	12	OFFICE	1,772 / 200	8.86
COMMON AREA (2ND FLOOR)	1,549 S.F. ±	B	BUSINESS AREAS	150	11	OFFICE	1,549 / 200	7.75
STORAGE AREA:	2,091 S.F. ±	B	STORAGE	300	7	-		
MECHANICAL AREA:	1,423 S.F. ±	B	MECHANICAL EQUIP.	300	5	-		
TOTAL	25,136 S.F. ±				160			117 STALLS
						* MEDICAL TENANT CALCS: 2,565 + 4,037 + 2,472 = 9,074 SF 9,074 - 1000 (DEDUCTION) / 150 = 53.83		

2020 NYS BUILDING CODE REFERENCES:

2020 NYS BUILDING CODE REFERENCES:

CHAPTER 10: MEANS OF EGRESS

SECTION 1004: OCCUPANT LOAD

TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

150 GROSS SQUARE FEET PER OCCUPANT

SECTION 1005 : MEANS OF EGRESS SIZING

SECTION 1005.3.1 : STAIRWAYS:
CAPACITY IN INCHES = OCCUPANT LOAD X 0.3 INCHES PER OCCUPANT

SECTION 1005.3.2 : OTHER EGRESS COMPONENTS:
CAPACITY IN INCHES = OCCUPANT LOAD X 0.2 INCHES PER OCCUPANT

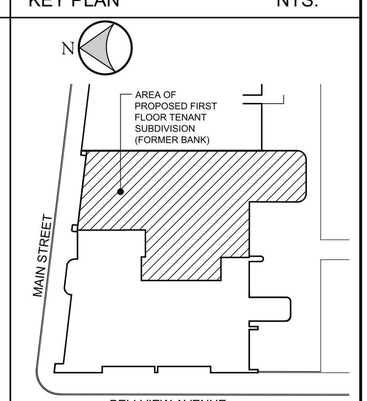
TABLE 1006.2.1 SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY

OCCUPANT LOAD WITHOUT SPRINKLER SYSTEM OCCUPANCY B:

OCCUPANT LOAD (OL) < 30 = 100 MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE (FEET)
OCCUPANT LOAD (OL) >30 = 75 MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE (FEET)

TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE
OCCUPANCY B WITHOUT SPRINKLER SYSTEM = 200'

KEY PLAN NTS.



PERGAMENT PROPERTIES

NO.	DATE	COMMENT
	01.29.24	ISSUED TO DOB

OWNER/CLIENT

PERGAMENT PROPERTIES
95 FROEHLICH FARM BOULEVARD
WOODBURY, NY

DOB STAMP & SIGNATURES

DISAPPROVED
Scott Koehler
02/09/2024

DOB SCAN

STRUCTURAL ENGINEER

MEP ENGINEER

rosenbaumdesigngroup architecture
Rand K. Rosenbaum ARCHITECT
2001 MARCUS AVENUE
LOBBY EAST WING
LAKE SUCCESS, NEW YORK 11042-1011
Tel: 516.616.6111
Fax: 516.616.6222
mail@r-d-g.com

PROJECT
CHANGE OF USE FOR NEW DENTAL OFFICE - DENTAL 365
110 MAIN STREET
PORT WASHINGTON, NY

SHEET TITLE
PROPOSED PLANS & NOTES

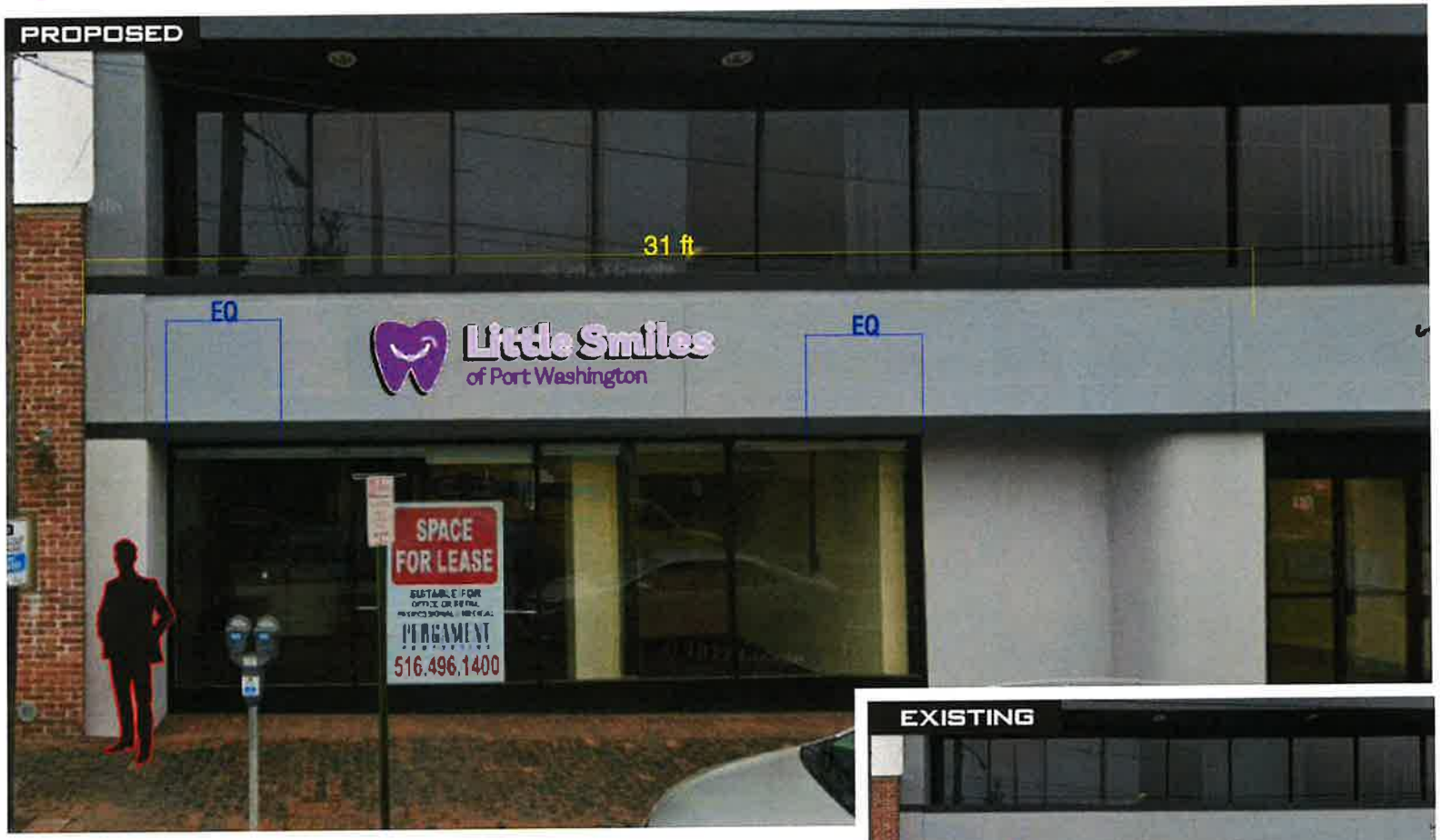
REGISTERED ARCHITECT RAND K. ROSENBAUM 23295 STATE OF NEW YORK

DRAWN BY	ROM
CHECKED BY	SBS
DATE	10-16-2023
DWG NUMBER	A-101
10018.18	2 OF 2

F:\RETAIL\PERGAMENT\PORT WASHINGTON 10018\DENTAL 365 ZONING VARIANCE 10018.18\CD\10018.18_A-101.DWG

CLIENT	PROJECT		REV	DATE
Dental365	Port Washington, NY_110 Main Street	SR	5	07/20/2023

A Front Elevation



PROJECT ADDRESS

110 Main St
Port Washington, NY 11050

FILE NAME

Dental365_Port Washington, NY_110 Main Street

ACCOUNT REP.

Rick L.
516-493-1756

DESIGNER

Melissa F.

COMMENTS

ELECTRICAL REQUIREMENTS
(1) CIRCUIT
120 VOLT/20 AMPS

FINAL ELECTRICAL CONNECTION BY CUSTOMER

ATTENTION

Colors of the final product may vary from this drawing. Environmental factors such as location, weathering, size, etc. may also play a role in the look of an installed product.

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435 Brook Ave. Deer Park, NY 11729

I HAVE REVIEWED THE ABOVE SPECIFICATIONS & HEREBY FULLY UNDERSTAND THE CONTENT OF THE WORK TO BE PERFORMED THAT I APPROVE THIS PROJECT TO BEGIN.

CLIENT:

SIGNATURE: _____ DATE: ___/___/___

LANDLORD:

SIGNATURE: _____ DATE: 9 / 28 2023

CLIENT	PROJECT		REV	DATE
Dental365	Port Washington, NY_110 Main Street	SR	5	07/20/2023

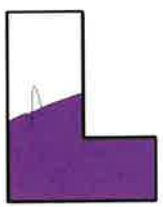
A1 Front Elevation - Front-Lit Channel Letters Flush Mounted

18 SF, QTY. 1

1/2" Komacel letters

Gray is for visual contrast, not part of signage.

FACES:	White #7328	3/16" Acrylic
VINYL:	PMS 523 C	Applied to Face
VINYL:	PMS 7663 C	Applied to Face
TRIM:	Black	1" Jewelite Trim
RETURNS:	Black	.040 Pre-Finished Aluminum
BACKS:	White	.125 Pre-Finished ACM
ILLUMINATION:	White	Principal LED's (Quick Mod 2 Typical)



FACE

RETURN

I HAVE REVIEWED THE ABOVE SPECIFICATIONS & HEREBY FULLY UNDERSTAND THE CONTENT OF THE WORK TO BE PERFORMED THAT I APPROVE THIS PROJECT TO BEGIN.

CLIENT:

SIGNATURE: _____ DATE: ___/___/___

LANDLORD:

SIGNATURE: _____ DATE: 9, 28, 2023

PROJECT ADDRESS

110 Main St
Port Washington, NY 11050

FILE NAME

Dental365_Port Washington, NY_110 Main Street

ACCOUNT REP.

Rick L.
516-493-1756

DESIGNER

Melissa F.

COMMENTS

ELECTRICAL REQUIREMENTS
(1) CIRCUIT
120 VOLT/20 AMPS

FINAL ELECTRICAL CONNECTION BY CUSTOMER

ATTENTION

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GENERAL NOTES (NYS 2020)

1. CONTRACTORS SHALL VERIFY ALL JOB AND FIELD CONDITIONS AFFECTING ALL WORK, AND OBTAIN ALL DIMENSIONS TO INSURE THE PROPER STRENGTH, FIT AND LOCATION OF WORK. REPORT IN WRITING, TO THE ARCHITECT AND ENGINEER ANY AND ALL CONDITIONS WHICH MAY INTERFERE WITH OR OTHERWISE AFFECT OR PREVENT, THE PROPER EXECUTION AND COMPLETION OF THE WORK.
2. ALL CONSTRUCTION SHALL COMPLY FULLY WITH ALL THE APPLICABLE PROVISIONS OF THE LATEST CODES OF NEW YORK STATE.
3. ALL REQUIREMENTS SPECIFIED IN THE CODE SHALL BE ADHERED TO AS IF THEY WERE CALLED FOR, OR SHOWN, ON THE DRAWINGS. THIS SHALL NOT BE CONSTRUED TO MEAN THAT ANY REQUIREMENTS SET ON THE DRAWINGS MAY BE MODIFIED BECAUSE THEY ARE MORE STRINGENT THAN THE CODE FOR THE REQUIREMENTS OR BECAUSE THEY ARE NOT SPECIFICALLY REQUIRED BY CODE.
4. DO NOT SCALE THE DRAWINGS, ANY DISCREPANCIES SHALL BE REPORTED, IN WRITING, TO THE ARCHITECT FOR CLARIFICATION.
5. GENERAL CONTRACTOR SHALL COORDINATE FOR EASE AND RAPIDITY OF CONSTRUCTION THE WORK OF ALL TRADES. ALL SLOTS, SLEEVES AND/OR OTHER OPENINGS TO BE COORDINATED AND SET BEFORE POURING CONCRETE, ETC.
6. CONTRACTOR SHALL PROVIDE ALL THE NECESSARY SUPPORT, BRACING, SHORING, ETC., (TEMPORARY AND/OR PERMANENT) AS REQUIRED FOR THE SAFE INSTALLATION OF CONSTRUCTION.
7. ALL BATHROOMS AND POWDER ROOMS WITHOUT NATURAL VENTILATION TO BE EQUIPPED WITH A SWITCH CONTROLLED EXHAUST FAN TO PROVIDE A MINIMUM OF 75CFM OF EXHAUST AS PER SECTION M1507.4 OF THE MECHANICAL VENTILATION CODE OF NEW YORK STATE
8. UNLESS SPECIFICALLY STATED OTHERWISE, ALL APPLICABLE PORTIONS OF THE GENERAL CONDITIONS (AIA #A201, 1987 EDITION) SHALL APPLY TO ALL PORTIONS OF THIS CONTRACT.
9. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, FIXTURES, EQUIPMENT, AND SERVICES NECESSARY AND REQUIRED TO COMPLETE ALL WORK AS INDICATED ON THE DRAWINGS AND/OR SPECIFIED HEREIN.
10. THE CONTRACTOR SHALL ORDER ALL SPECIFIED MATERIAL AND FABRICATED ITEMS WITH SUFFICIENT LEAD TIMES TO NOT DELAY WORK IN ANY MANNER.
11. SUBMISSION OF PROPOSAL BY CONTRACTOR(S) WILL BE CONSTRUED AS EVIDENCE THAT A CAREFUL AND THOROUGH EXAMINATION OF PREMISES HAS BEEN MADE AND LATER CLAIMS FOR LABOR, MATERIALS OR EQUIPMENT REQUIRED OR FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN HAD SUCH AN EXAMINATION BEEN MADE WILL NOT BE RECOGNIZED. IT SHALL ALSO CONSTITUTE A REPRESENTATION THAT THE CONTRACTOR HAS CHECKED AND VERIFIED ALL QUANTITIES, WORK AND MATERIALS INVOLVED AND THAT HE SHALL TAKE RESPONSIBILITY FOR ANY DEFICIENCIES THEREIN.
12. CONTRACTOR(S) SHALL BEAR RESPONSIBILITY FOR THE REPAIR OF ANY WORK ALREADY IN PLACE THAT IS DAMAGED BY HIM WHILE COMPLETING HIS CONTRACT.
13. MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS SHALL BE ADHERED TO FOR ALL MATERIALS AND PROCESSES USED.
14. THE CONTRACTOR SHALL CARRY AND SUBMIT EVIDENCE OF INSURANCE AS REQUIRED.
15. ALL DIMENSIONS GIVEN ARE TO THE FINISHED FACE OF STUD UNLESS OTHERWISE NOTED. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND MANUFACTURER'S CUTS AND SAMPLES TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF SUCH WORK.
16. UPON COMPLETION OF WORK CONTRACTOR SHALL COMPLETELY CLEAN THE CONSTRUCTION AREA, SUITABLE FOR OWNER'S USE, AS DETERMINED BY THE ARCHITECT (AFTER ARCHITECT'S INSPECTION) CLEANING OF ALL EQUIPMENT, CONSTRUCTION WORK, AND OTHER WORK.
17. GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL THE WORK UNDER THIS CONTRACT FOR ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE. HE SHALL BE RESPONSIBLE FOR AND MAKE GOOD, WITHOUT EXPENSE TO THE OWNER, ANY AND ALL DEFECTS ARISING DURING THIS PERIOD THAT ARE DUE TO IMPERFECT MATERIAL AND APPLIANCES AND/OR POOR WORKMANSHIP, ETC.
18. MINOR ITEMS OF WORK SUCH AS PATCHING, BLOCKING, ETC. SHALL BE PERFORMED AS REQUIRED TO MAKE THE WORK COMPLETE WHETHER SHOWN OR NOTED ON THE CONTRACT DOCUMENTS OR NOT.
19. BEFORE ORDERING ANY MATERIAL OR DOING ANY WORK EACH TRADE SHALL VERIFY ALL MEASUREMENTS AT THE BUILDING AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SAME. NO EXTRA OR COMPENSATION WILL BE ALLOWED ON ACCOUNT OF DIFFERENCES BETWEEN ACTUAL DIMENSIONS AND THE MEASUREMENTS INDICATED ON THE DRAWINGS. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS WHICH MAY BE FOUND SHALL BE SUBMITTED TO THE ARCHITECT FOR CONSIDERATION AND CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
20. ALL THE ARCHITECT'S DRAWINGS AND CONSTRUCTION NOTES ARE COMPLIMENTARY AND WHAT IS CALLED FOR BY EITHER WILL BE BINDING AS IF CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY ONE DRAWING SHALL BE PROVIDED AS THOUGH SHOWN ON ALL DRAWINGS. WHENEVER AN ITEM IS SPECIFIED AND/OR SHOWN ON THE DRAWINGS BY DETAIL OR REFERENCE IT SHALL BE CONSIDERED TYPICAL FOR ANY OTHER ITEMS WHICH ARE OBVIOUSLY INTENDED TO BE THE SAME EVEN THOUGH THEY DO NOT SERVE THE SAME FUNCTION.
21. THE CONTRACTOR SHALL ABIDE BY AND COMPLY WITH THE TRUE INTENT AND MEANING OF THE DRAWINGS AND NOTES TAKEN AS A WHOLE AND SHALL NOT AVAIL HIMSELF OF ANY OBVIOUS ERRORS OR OMISSIONS SHOULD ANY EXIST. SHOULD ANY ERROR OR DISCREPANCY APPEAR OR ANY DOUBT ARISE AS TO THE TRUE MEANING OF THE DRAWING OR NOTES, THE CONTRACTOR SHALL BRING SUCH ITEMS TO THE ATTENTION OF THE ARCHITECT BEFORE SUBMISSION OF PROPOSAL HE/SHE WILL BE HELD RESPONSIBLE FOR ALL SUCH ITEMS.
22. THE CHARACTER AND SCOPE OF THE WORK ARE ILLUSTRATED BY THE DRAWINGS AND NOTES. TO INTERPRET AND EXPLAIN THE DRAWINGS OTHER INFORMATION MAY DEEMED NECESSARY BY THE ARCHITECT AND WILL BE FURNISHED TO THE CONTRACTOR WHEN AND AS REQUIRED BY THE WORK AND IT IS TO BE UNDERSTOOD THAT SAID ADDITIONAL INFORMATION OR DRAWINGS ARE TO BE OF EQUAL FORCE WITH THESE DRAWINGS.
23. CONTRACTOR TO FOLLOW ARCHITECTS/ENGINEERS SPECIFICATION FOR ALL MATERIALS, FINISHES AND FINISH PROCESSES WITH NO SUBSTITUTION UNLESS APPROVED BY ARCHITECT OR ENGINEER, IN WRITING.
24. THE STANDARD SPECIFICATIONS OF THE MANUFACTURERS APPROVED FOR USE IN THE PROJECT ARE HEREBY MADE A PART OF THESE NOTES WITH THE SAME FORCE AND EFFECT AS THOUGH HEREIN WRITTEN OUT IN FULL EXCEPT THAT WHEREVER THE DRAWINGS REQUIRE BETTER QUALITY MATERIALS THESE MORE STRINGENT REQUIREMENTS SHALL GOVERN.
25. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF HE CANNOT FOR ANY REASON COMPLY WITH ALL THE REQUIREMENTS OF THESE NOTES, DRAWINGS, BUILDING CODES AND GOOD TRADE PRACTICE.
26. THE CONTRACTOR SHALL KEEP THE ARCHITECT INFORMED OF PROGRESS OF WORK. NO WORK SHALL BE CLOSED OR COVERED UNTIL IT HAS BEEN DULY INSPECTED AND APPROVED. SHOULD UNINSPECTED WORK BE COVERED THE CONTRACTOR SHALL AT HIS OWN EXPENSE UNCOVER ALL SUCH WORK SO THAT IT CAN BE PROPERLY INSPECTED AND AFTER INSPECTION HE SHALL PROPERLY REPAIR AND REPLACE ALL WORK INTERFERED WITH, AT HIS/HER COST.
27. SMOKE DETECTING AND CARBON MONOXIDE DETECTOR ALARM DEVICES, SHALL BE INSTALLED IN CONFORMITY WITH ALL APPLICABLE NEW YORK STATE FIRE AND BUILDING CODES.
28. ALL PLUMBING WORK SHALL CONFORM TO THE LATEST 2020 N.Y.S. BUILDING CODE REQUIREMENTS.
29. ALL PLUMBING WORK SHALL BE PERFORMED BY A LICENSED PLUMBER.
30. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN.
31. ELECTRICIAN SHALL OBTAIN ELECTRICAL PERMITS AND NECESSARY SIGN OFFS
32. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE PLANS HAVE BEEN PREPARED IN COMPLIANCE WITH THE 2020 NEW YORK ENERGY CONSERVATION CODE AND APPLICABLE SECTIONS OF THE EXISTING BUILDING CODE
33. PROVIDE C.A.I. AND TEMPERED GLASS AS PER SECTION 2406 SAFETY GLAZING OF THE NYS BUILDING CODE.
34. ARCHITECT HAS NOT BEEN RETAINED FOR SUPERVISION OF CONSTRUCTION.
35. A FINAL SURVEY MUST BE SUBMITTED AT COMPLETION OF JOB BY OWNER OR CONTRACTOR.
36. FOR EXISTING CONDITIONS SEE "EXISTING CONDITION GENERAL NOTES"
37. GENERAL CONTRACTOR TO PROVIDE DOUGHNUTS AND COFFEE AT INITIAL SITE MEETING, "DUNKIN DONUTS" OR APPROVED EQUAL.

FIREBLOCKING REQUIREMENTS

FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS.

1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS; AS FOLLOWS:

1.1. VERTICALLY AT THE CEILING AND FLOOR LEVELS.

1.2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET (3048 MM).

2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.

3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7

4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.

5. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19

6. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.

GUARDRAILS AND RAILINGS

1. PORCHES, BALCONIES, RAMPS OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES (762 MM) ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 36 INCHES (914 MM) IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES (762 MM) ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34 INCHES (864 MM) IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. AS PER R312 GUARDS. OF THE 2020 NEW YORK STATE BUILDING BUILDING CODE.
2. PORCHES AND DECKS WHICH ARE ENCLOSED WITH INSECT SCREENING SHALL BE EQUIPPED WITH GUARDS WHERE THE WALKING SURFACE IS LOCATED MORE THAN 30 INCHES (762 MM) ABOVE THE FLOOR OR GRADE BELOW.
3. GUARD OPENING LIMITATIONS. REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES (102MM) OR MORE IN DIAMETER.

EXCEPTIONS:

a. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE OF SUCH A SIZE THAT A SPHERE 6 INCHES (152 MM) CANNOT PASS THROUGH.
b. OPENINGS FOR REQUIRED GUARDS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW A SPHERE 4⅜ INCHES (107 MM) TO PASS THROUGH.

4. ALL DECKS PORCHES, BALCONIES, ETC., 4'-0" ABOVE THE ADJACENT GRADE, FLOOR, ETC., TO HAVE A GUARDRAIL (RAILING) A MINIMUM OF 42" HIGH.
5. HANDRAILS AND GUARDS ARE TO BE ABLE TO RESIST A LOAD OF 50 POUNDS PER LINEAL FOOT APPLIED IN ANY DIRECTION AT THE TOP AND TO TRANSFER THIS LOAD THROUGH THE SUPPORTS TO THE STRUCTURE SUPPORTING THE RAIL OR GUARD.
6. HANDRAIL ASSEMBLIES ARE ALSO TO BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP. THIS LOAD CAN BE CONSIDERED INDEPENDENTLY OF THE UNIFORM LOAD NOTED PREVIOUSLY.

SECTION 1014 HANDRAILS(2020 NYS CODE)

1014.2 HEIGHT

HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES (864 MM) AND NOT MORE THAN 38 INCHES (965 MM).

EXCEPTIONS:

THE USE OF A VOLUTE, TURNOUT OR STARTING EASING SHALL BE ALLOWED OVER THE LOWEST TREAD.

WHERE HANDRAIL FITTINGS OR BENDINGS ARE USED TO PROVIDE CONTINUOUS TRANSITION BETWEEN FLIGHTS, TRANSITIONS AT WINDER TREADS, THE TRANSITION FROM HANDRAIL TO GUARD, OR USED AT THE START OF A FLIGHT, THE HANDRAIL HEIGHT AT THE FITTINGS OR BENDINGS SHALL BE PERMITTED TO EXCEED 38 INCHES (956 MM).

1014.8 PROJECTIONS

HANDRAILS SHALL NOT PROJECT MORE THAN 4 1/2 INCHES (114 MM) ON EITHER SIDE OF THE STAIRWAY.

1014.7 CLEARANCE

HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCHES (38 MM) BETWEEN THE WALL AND THE HANDRAILS.

1014.4 CONTINUITY

HANDRAILS GRIPPING SURFACES SHALL BE CONTINUOUS, WITHOUT INTERRUPTION BY NEWEL POSTS OR OTHER OBSTRUCTIONS.

1014.3 HANDRAIL GRASPABILITY

REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY.

TYPE I. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1 1/4 INCHES (32 MM) AND NOT GREATER THAN 2 INCHES (51 MM). IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER OF NOT LESS THAN 4 INCHES (102 MM) AND NOT GREATER THAN 61/4 INCHES (160 MM) AND A CROSS SECTION OF NOT MORE THAN 21/4 INCHES (57 MM). EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01 INCH (0.25 MM).

TYPE II. HANDRAILS WITH A PERIMETER GREATER THAN 61/4 INCHES (160 MM) SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN 3/4 INCH (19 MM) MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND HAVE A DEPTH OF NOT LESS THAN 5/16 INCH (8 MM) WITHIN 7/8 INCH (22 MM) BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR NOT LESS THAN 3/8 INCH (10 MM) TO A LEVEL THAT IS NOT LESS THAN 13/4 INCHES (45 MM) BELOW THE TALLEST PORTION OF THE PROFILE. THE WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE NOT LESS THAN 11/4 INCHES (32 MM) AND NOT MORE THAN 23/4 INCHES (70 MM). EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01 INCH (0.25 MM).

INTERIOR FLOOR FINISH:

AS PER SECTION 804 OF THE NYS BUILDING CODE

1. GENERAL:

INTERIOR FLOOR FINISH AND FLOOR COVERING MATERIALS SHALL COMPLY WITH SECTIONS 804.2 THROUGH 804.4.2.
EXCEPTION: FLOOR FINISHES AND COVERINGS OF A TRADITIONAL TYPE, SUCH AS WOOD, VINYL, LINOLEUM OR TERRAZZO, AND RESILIENT FLOOR COVERING MATERIALS THAT ARE NOT COMPRISED OF FIBERS.

2. CLASSIFICATION

INTERIOR FLOOR FINISH AND FLOOR COVERING MATERIALS REQUIRED BY SECTION 804.4.2 TO BE OF CLASS I OR II MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH NFPA 253. THE CLASSIFICATION REFERRED TO HEREIN CORRESPONDS TO THE CLASSIFICATIONS DETERMINED BY NFPA 253 AS FOLLOWS: CLASS I, 0.45 WATTS/CM OR GREATER; CLASS II, 0.22 WATTS/CM OR GREATER.

3. TESTING AND IDENTIFICATION:

INTERIOR FLOOR FINISH AND FLOOR COVERING MATERIALS SHALL BE TESTED BY AN AGENCY IN ACCORDANCE WITH NFPA 253 AND IDENTIFIED BY A HANG TAG OR OTHER SUITABLE METHOD SO AS TO IDENTIFY THE MANUFACTURER OR SUPPLIER AND STYLE, AND SHALL INDICATE THE INTERIOR FLOOR FINISH OR FLOOR COVERING CLASSIFICATION IN ACCORDANCE WITH SECTION 804.2. CARPET TYPE FLOOR COVERINGS SHALL BE TESTED AS PROPOSED FOR USE, INCLUDING UNDERLAYMENT. TEST REPORTS CONFIRMING THE INFORMATION PROVIDED IN THE MANUFACTURER'S PRODUCT IDENTIFICATION SHALL BE FURNISHED TO THE BUILDING OFFICIAL UPON REQUEST.

4. INTERIOR FLOOR FINISH REQUIREMENTS:

INTERIOR FLOOR COVERING MATERIALS SHALL COMPLY WITH SECTIONS 804.4.1 AND 804.4.2 AND INTERIOR FLOOR FINISH MATERIALS SHALL COMPLY WITH SECTION 804.4.2.

1. TEST REQUIREMENT

IN ALL OCCUPANCIES, INTERIOR FLOOR COVERING MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE DOC FF-1 "PILL TEST" (CPSC 16 CFR PART 1630) OR WITH ASTM D2859.

2. MINIMUM CRITICAL RADIANT FLUX.

IN ALL OCCUPANCIES, INTERIOR FLOOR FINISH AND FLOOR COVERING MATERIALS IN ENCLOSURES FOR STAIRWAYS AND RAMPS, EXIT PASSAGEWAYS, CORRIDORS AND ROOMS OR SPACES NOT SEPARATED FROM CORRIDORS BY PARTITIONS EXTENDING FROM THE FLOOR TO THE UNDERSIDE OF THE CEILING SHALL WITHSTAND A MINIMUM CRITICAL RADIANT FLUX. THE MINIMUM CRITICAL RADIANT FLUX SHALL BE NOT LESS THAN CLASS I IN GROUPS I-1, I-2 AND I-3 AND NOT LESS THAN CLASS II IN GROUPS A, B, E, H, I-4, M, R-1, R-2 AND S.

EXCEPTION: WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2, CLASS II MATERIALS ARE PERMITTED IN ANY AREA WHERE CLASS I MATERIALS ARE REQUIRED, AND MATERIALS COMPLYING WITH DOC FF-1 "PILL TEST" (CPSC 16 CFR PART 1630) OR WITH ASTM D2859 ARE PERMITTED IN ANY AREA WHERE CLASS II MATERIALS ARE REQUIRED.

MOISTURE PROTECTION AND ASSOCIATED WORK:

1. FLASHING TO BE PROVIDED AT ALL HEADS AND SILLS OF DOORS AND WINDOWS, CHIMNEYS, GRAVEL STOPS, INCLUDING ALL INTERSECTIONS OF ROOFS WITH VERTICAL OR SLOPING SURFACES SUCH AS VALLEYS, HIPS, RIDGES AND OTHER ROOF PENETRATIONS. MATERIALS FOR BASE AND CAP FLASHING AT MASONRY TO BE 16 OZ. COPPER AND SILL FLASHING AT DOORS AND WINDOWS TO BE 3 OZ. COPPER FABRIC MATERIAL UNLESS OTHERWISE APPROVED. BLIND FLASH WITH APPROVED MATERIALS ALL INTERSECTING ROOF JUNCTURES. COORDINATE INSTALLATION OF ALL FLASHING WITH CARPENTRY, MASONRY AND ROOFING TRADES.

1. SKYLIGHTS TO BE OF SIZES SHOWN ON DRAWINGS, DOUBLE INSULATED, SELF FLASHING WITH INTEGRAL CURBS RAISED A MIN. OF 8" FLAT PITCHED ROOFS.

2. CAULK AND SEAL WITH APPROVED MATERIAL ALL JOINTS AND INTERSECTIONS AS REQUIRED TO PROVIDE A POSITIVE BARRIER AGAINST PASSAGE OF MOISTURE AND AIR AT ALL DOORS, WINDOWS AND OTHER OPENINGS TO THE EXTERIOR.

3. ALL MOISTURE RESISTANT GYP. BD. TO BE "HUMITEK" MOLD RESISTANT SHEET ROCK BRAND OR APPROVED EQUAL. CELLAR, BASEMENT, BELOW GRADE UTILITY ROOMS, BULKHEADS, ETC.

EXISTING CONDITION GENERAL NOTES:

THE PURPOSE OF THESE PLANS IS TO DESCRIBE THE EXISTING PHYSICAL CONDITIONS OF THE BUILDING. OUR WALKTHROUGH MAY OR MAY NOT AID IN CHECKING FOR GENERAL CODE CONFORMANCE TO ASSESS THE CURRENT FIELD CONDITIONS. IT SHOULD ALSO BE NOTED THAT THESE FINDINGS ARE BASED ON A LIMITED FIELD VISIT AND THAT TESTING, PROBING AND ADDITIONAL INFORMATION WILL BE REQUIRED TO REACH FULL CONCLUSIONS. ALL RECOMMENDATIONS OR SUGGESTIONS ARE PROVIDED TO ASSIST THE CLIENT IN FINDING AND CORRECTING THE NOTED DESCRIBED DEFICIENCIES. OUR SUGGESTIONS ARE NOT TO BE MISCONSTRUED AS FORMAL INSTRUCTION OR SPECIFICATIONS. FURTHERMORE OUR FIELD VISIT WAS OF LIMITED VISUAL EXAMINATION OF CERTAIN READILY ACCESSIBLE SYSTEMS AND COMPONENTS. IT SHOULD ALSO BE NOTED THAT AN ARCHITECT IS A GENERALIST AND IS NOT AN EXPERT IN ANY SPECIFIC CRAFT OR TRADE AND THEREFORE IF AN ARCHITECT RECOMMENDS FURTHER ACTION INCLUDING (BUT NOT LIMITED TO) CONSULTING WITH A SPECIALIZED EXPERT(S), YOU MUST DO SO AT YOUR EXPENSE OR OTHERWISE ASSUME ALL RISKS ASSOCIATED WITH FAILURE TO DO SO. THIS INSPECTION IS NOT TECHNICALLY EXHAUSTIVE. THE ARCHITECT IS NOT RESPONSIBLE FOR DISCOVERING OR RECORDING ON THE PRESENCE OF MOLD OR MILDEW, LEAD, ASBESTOS, RADON, OR ANY OTHER HAZARDOUS SUBSTANCES.

IT IS NOT THE INTENTION OF THESE PLANS TO COMPLETELY DOCUMENT THE EXISTING "AS BUILT" CONDITIONS OF EVERY ELEMENT, NOR TO DEFINE THE CONSTRUCTION MEANS AND METHODS, OR EVALUATE DEFECTS. THESE PLANS ARE SIMPLY TO EVALUATE THE BASIC CONDITION OF THE BUILDING BASED ON OUR VISUAL OBSERVATIONS BY THE NAKED EYE. WE HAVE NOT UNCOVERED ANY FINISH MATERIALS, AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ARCHITECT AND/OR ENGINEER OF ANY DEFECTS, DISCREPANCIES, OMISSIONS, DANGEROUS CONDITIONS, ETC. THESE PLANS ARE NOT A GUARANTEE OR WARRANTY ON THE PHYSICAL CONDITION OF THE PROJECT, ITS BUILDING COMPONENTS, OR ITS FUTURE PERFORMANCE.

ARCHITECTURAL LEGEND

INTERIOR PARTITIONS AND WALLS

1-HR RATED METAL STUD WALL/PARTITION [1]

Symbol	Description
1-HR rated wall	1-HR RATED PARTITION - 3⅝" 20 GAGE METAL STUDS @ 16" O.C. W/ 1 LAYER OF ⅝" TYPE 'X' GYPSUM WALL BOARD ON EACH SIDE. TAPED, SPACKLED, SANDED, PRIMED AND PAINTED WITH 2 COATS. COLOR/FINISH SELECTED BY OWNER. (UL# U425 1 HR RATED)
Existing wall	EXISTING WALLS TO REMAIN
Interior wall	INTERIOR WALL - 3⅝" 20 GAGE METAL STUDS @ 16" O.C. W/ 1 LAYER OF 1/2" TYPE 'X' GYPSUM WALL BOARD ON EACH SIDE. TAPED, SPACKLED, SANDED, PRIMED AND PAINTED WITH 2 COATS. COLOR/FINISH SELECTED BY OWNER
(75 CFM)	EXHAUST VENT TO THE OUTSIDE (xxx CFM) BATHROOMS 75CFM MIN AND KITCHENS 150CFM
SD	SMOKE DETECTOR - HARDWIRED & INTERCONNECTED AS PER CODE WITH BATTERY BACKUP- CAN BE COMBINATION UNIT WITH CARBON MONOXIDE DETECTOR (SEE GENERAL NOTES FOE SPECIFIC INFORMATION)
CM	CARBON MONOXIDE DETECTOR - HARDWIRED & INTERCONNECTED AS PER CODE WITH BATTERY BACKUP - CAN BE COMBINATION UNIT WITH SMOKE DETECTOR (SEE GENERAL NOTES FOE SPECIFIC INFORMATION)
X^X	DOOR SIZE- X=FEET X=INCHES
F.P.S.C.	FIRE PROOF SELF CLOSING DOOR MINIMUM ¾ HOUR RATED TO BE U.L. RATED
F.E	FIRE EXTINGUISHER
Egress light	EMERGENCY EGRESS LIGHTING WITH BATTERY BACKUP TO PROVIDE MINIMUM 2 FOOT CANDLES (@ SPACING 25'-0" MAX. TYPICAL)
Directional egress light	DIRECTIONAL EMERGENCY EGRESS LIGHTING WITH BATTERY BACKUP TO PROVIDE MINIMUM 2 FOOT CANDLES (@ SPACING 25'-0" MAX. TYPICAL)

PARKING CALCULATIONS AS PER CHAPTER 70-103(A) OF THE TOWN OF NORTH HEMPSTEAD ZONING CODE:

- MUNICIPAL PUBLIC PARKING LOT BEHIND EXISTING BUILDING
- METER PARKING AVAILABLE AT FRONT OF BUILDING ON MAIN STREET

LIST OF DRAWINGS

T-1	PG 1	GENERAL NOTES, SITE LOCATION, LEGEND. DRAWING LIST
T-2	PG 2	GENERAL NOTES
DM-1	PG 3	EXISTING / DEMOLITION PLANS
A-1	PG 4	PROPOSED PLANS
A-2	PG 5	REFLECTED CEILING PLAN & SECTION
A-3	PG 6	DETAILS & RISER DIAGRAMS

NOTE:
NO CHANGE TO EXISTING FOOTPRINT OF THE BUILDING.

ALL WORK PROPOSED IS WITHIN INTERIOR OF BUILDING ONLY.

NOTE:
MECHANICAL PLANS TO BE FILED BY OTHERS UNDER SEPARATE APPLICATION

#21525

SCOPE OF WORK UNDER THIS APPLICATION

PROPOSED INTERIOR ALTERATIONS TO COMMERCIAL BUILDING AT:
18 MAIN STREET, PORT WASHINGTON NY 11050

CHANGE OF USE ONLY - NO CHANGE OF OCCUPANCY

"CONVERT EXISTING PERSONAL SERVICE NAIL SALON" TO A RETAIL FOOD USE DELI "ORLANDO's DELI"

SECTION: 5 BLOCK : 126 LOT : 225

NEW YORK STATE CODE REQUIREMENTS:
ALL NEW WORK SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF THE NYS 2020 BUILDING CODE, PLUMBING CODE, MECHANICAL CODE & EXISTING BUILDING CODE & ALL APPLICABLE LOCAL ZONING & CONSTRUCTION CODES

NOTES:

1. THE EXISTING CONSTRUCTION CLASSIFICATION OF BUILDING AS PER PARAGRAPH 602 OF 2020 BUILDING CODE OF NYS, III B (UNPROTECTED)
2. OCCUPANCY CLASSIFICATION COMMERCIAL BUSINESS GROUP 'B' FOR PROPOSED INTERIOR ALTERATION AT FIRST AND CELLAR FLOOR AS PER PARAGRAPH 302 OF THE 2020 NYS BUILDING CODE
3. THE BUILDING IS NOT SPRINKLERED
4. THE BUILDING DOES NOT REQUIRE A FIRE ALARM SYSTEM AS PER: 803.4.1 OF THE 2020 NYS EXIST. BUILDING CODE AS WELL AS 907.2.2 OF THE 2020 NYS BUILDING CODE.
5. ALTERATION LEVEL UNDER THIS APPLICATION IS LEVEL # 2, AS PER CHAPTER 6 OF 2020 E.B.C. OF NYS
6. ZONING DISTRICT BUSINESS "B"

OCCUPANCY LOAD CALCULATIONS:
AS PER SECTION 1004.5 (TABLE 1004.5)

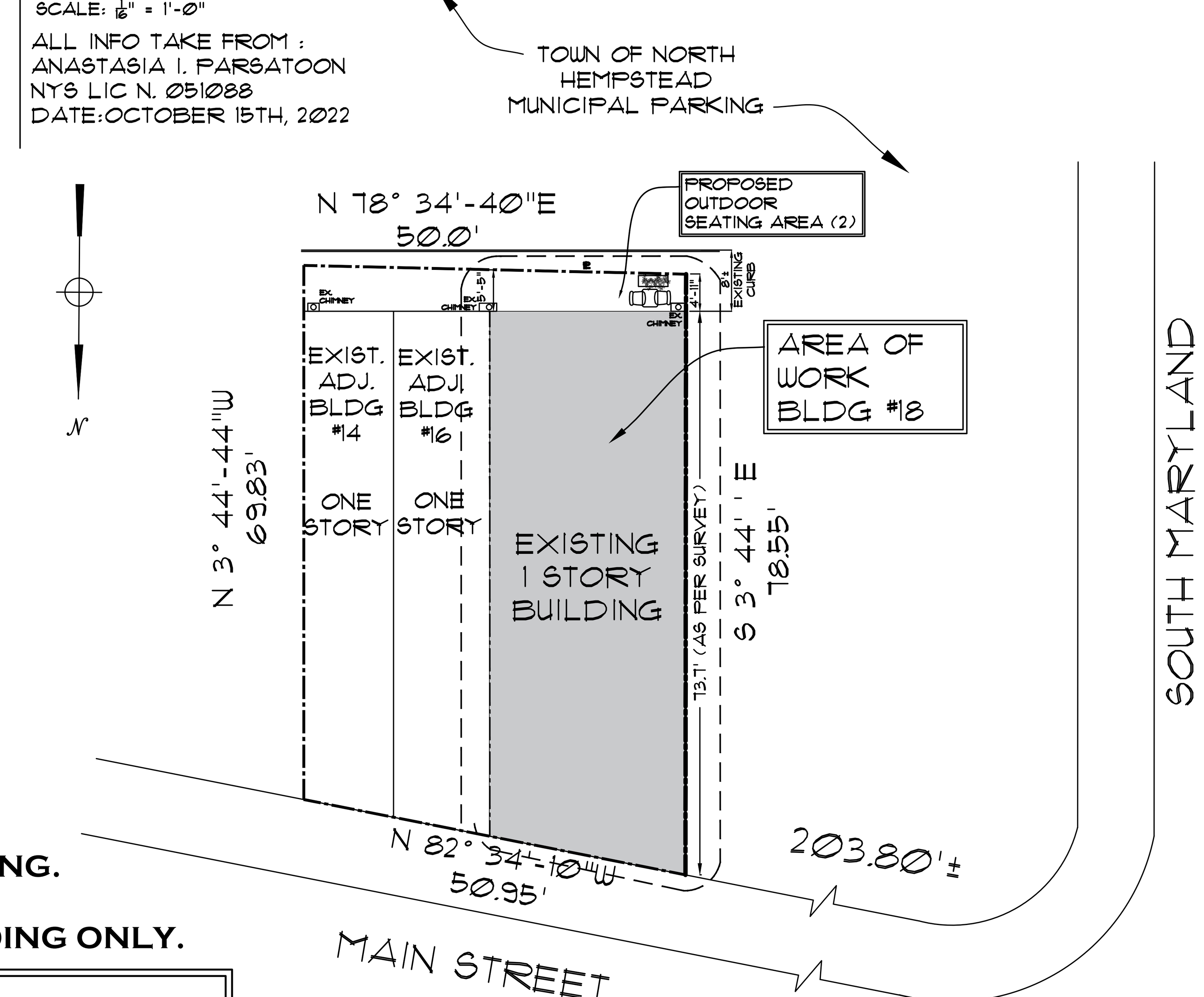
TABLE 1004.5	FACTOR / AREAS		
KITCHEN AREA	= 200 GROSS SQ FT / 200 SQ FT (KITCHEN)	= 1.0	
BUSINESS AREA	= 150 GROSS SQ. FT. / 1,632 SQ. FT (DELI)	= 10.88	= 11
ACCESSORY STORAGE MECHANICAL EQUIPMENT ROOM	=300 GROSS SQ FT. / 1,560 SQ FT (STORAGE, MECH)	= 5.2	= 5

DESIGN OCCUPANT LOAD = 1 + 11 + 5 = 17 TOTAL NUMBER OF OCCUPANTS

PLOT PLAN

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

ALL INFO TAKE FROM :
ANASTASIA I. PARSATOON
NYS LIC N. 051088
DATE:OCTOBER 15TH, 2022



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REVISIONS

10/27/23	PRELIMINARY DESIGN
12/08/23	FILED
01/05/24	ANS. COMMENTS

TOWN OF NORTH HEMPSTEAD
DEPARTMENT OF BUILDINGS
APPLICATION NUMBER
CBP23-000345

GENERAL NOTES

JOB#: 2023-38
DRN BY: J.P
CKD BY : ASM/KT
DATE: 9/2023
SCALE: AS NOTED

PROPOSED INTERIOR ALTERATION TO COMERCIAL BUILDING
18 MAIN STREET
PORT WASHINGTON, NY 11050
SECTION: 5 BLOCK: 126 LOT:225

ORLANDO's DELI
PORT WASHINGTON

T-1

DWG 1 OF 6

WARNING:
IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW ARTICLE 147 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED REGISTERED ARCHITECT, TO ALTER THIS ITEM IN ANY WAY.
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GENERAL NOTES

NYS Commercial Alt 3-22-17 CONTINUED

DOORS, GATES AND TURNSTILES

AS PER SECTION 1010 OF THE NYS BUILDING CODE

1010.1 DOORS. MEANS OF EGRESS DOORS SHALL MEET THE REQUIREMENTS OF THIS SECTION. DOORS SERVING A MEANS OF EGRESS SYSTEM SHALL MEET THE REQUIREMENTS OF THIS SECTION AND SECTION 1022.2. DOORS PROVIDED FOR EGRESS PURPOSES IN NUMBERS GREATER THAN REQUIRED BY THIS CODE SHALL MEET THE REQUIREMENTS OF THIS SECTION.

MEANS OF EGRESS DOORS SHALL BE READILY DISTINGUISHABLE FROM THE ADJACENT CONSTRUCTION AND FINISHES SUCH THAT THE DOORS ARE EASILY RECOGNIZABLE AS DOORS. MIRRORS OR SIMILAR REFLECTING MATERIALS SHALL NOT BE USED ON MEANS OF EGRESS DOORS. MEANS OF EGRESS DOORS SHALL NOT BE CONCEALED BY CURTAINS, DRAPES, DECORATIONS OR SIMILAR MATERIALS.

1010.1.1 SIZE OF DOORS.

THE REQUIRED CAPACITY OF EACH DOOR OPENING SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF AND SHALL PROVIDE A MINIMUM CLEAR WIDTH OF 32 INCHES (813 MM). CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES (1.57 RAD). WHERE THIS SECTION REQUIRES A MINIMUM CLEAR WIDTH OF 32 INCHES (813 MM) AND A DOOR OPENING INCLUDES TWO DOOR LEAVES WITHOUT A MULLION, ONE LEAF SHALL PROVIDE A CLEAR OPENING WIDTH OF 32 INCHES (813 MM). THE MAXIMUM WIDTH OF A SWINGING DOOR LEAF SHALL BE 48 INCHES (1219 MM) NOMINAL. MEANS OF EGRESS DOORS IN A GROUP I-2 OCCUPANCY USED FOR THE MOVEMENT OF BEDS SHALL PROVIDE A CLEAR WIDTH NOT LESS THAN 41 / INCHES (1054 MM). THE HEIGHT OF DOOR OPENINGS SHALL BE NOT LESS THAN 80 INCHES (2032 MM).

1010.1.1.1 PROJECTIONS INTO CLEAR WIDTH.
THERE SHALL NOT BE PROJECTIONS INTO THE REQUIRED CLEAR WIDTH LOWER THAN 34 INCHES (864 MM) ABOVE THE FLOOR OR GROUND. PROJECTIONS INTO THE CLEAR OPENING WIDTH BETWEEN 34 INCHES (864 MM) AND 80 INCHES (2032 MM) ABOVE THE FLOOR OR GROUND SHALL NOT EXCEED 4 INCHES (102 MM).

EXCEPTION: DOOR CLOSERS AND DOOR STOPS SHALL BE PERMITTED TO BE 78 INCHES (1980 MM) MINIMUM ABOVE THE FLOOR.

1010.1.2 DOOR SWING

EGRESS DOORS SHALL BE OF THE PIVOTED OR SIDE-HINGED SWINGING TYPE.

1010.1.2.1 DIRECTION OF SWING.
PIVOT OR SIDE-HINGED SWINGING DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING A ROOM OR AREA CONTAINING AN OCCUPANT LOAD OF 50 OR MORE PERSONS OR A GROUP H OCCUPANCY.

1010.1.3 DOOR OPENING FORCE.

THE FORCE FOR PUSHING OR PULLING OPEN INTERIOR SWINGING EGRESS DOORS, OTHER THAN FIRE DOORS, SHALL NOT EXCEED 5 POUNDS (22 N). THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR IN A CLOSED POSITION. FOR OTHER SWINGING DOORS, AS WELL A SLIDING AND FOLDING DOORS, THE DOOR LATCH SHALL RELEASE WHEN SUBJECTED TO A 15-POUND (67 N) FORCE. THE DOOR SHALL BE SET IN MOTION WHEN SUBJECTED TO A 30-POUND (133 N) FORCE. THE DOOR SHALL SWING TO A FULL OPEN POSITION WHEN SUBJECTED TO A 15-POUND (67 N) FORCE. 1010.1.3.1 LOCATION OF APPLIED FORCES. FORCES SHALL BE APPLIED TO THE LATCH SIDE OF THE DOOR.

1010.1.4.4 SECURITY GRILLES.
IN GROUPS B, F, M AND S, HORIZONTAL SLIDING OR VERTICAL SECURITY GRILLES ARE PERMITTED AT THE MAIN EXIT AND SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT DURING PERIODS THAT THE SPACE IS OCCUPIED. THE GRILLES SHALL REMAIN SECURED IN THE FULL-OPEN POSITION DURING THE PERIOD OF OCCUPANCY BY THE GENERAL PUBLIC. WHERE TWO OR MORE MEANS OF EGRESS ARE REQUIRED, NOT MORE THAN ONE-HALF OF THE EXITS OR EXIT ACCESS SHALL BE EQUIPPED WITH HORIZONTAL SLIDING OR VERTICAL SECURITY GRILLES.

1010.1.5 FLOOR ELEVATION.

THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF A DOOR. SUCH FLOOR OR LANDING SHALL BE AT THE SAME ELEVATION ON EACH SIDE OF THE DOOR. LANDINGS SHALL BE LEVEL EXCEPT FOR EXTERIOR LANDINGS, WHICH ARE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 0.25 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE).

1103.2.9 AND SERVING AN OCCUPANT LOAD OF FIVE OR LESS SHALL BE PERMITTED TO HAVE A LANDING ON ONE SIDE TO BE NOT MORE THAN 7 INCHES (178 MM) ABOVE OR BELOW THE LANDING ON THE EGRESS SIDE OF THE DOOR.

1010.1.6 LANDINGS AT DOORS.

LANDINGS SHALL HAVE A WIDTH NOT LESS THAN THE WIDTH OF THE STAIRWAY OR THE DOOR, WHICHEVER IS GREATER. DOORS IN THE FULLY OPEN POSITION SHALL NOT REDUCE A REQUIRED DIMENSION BY MORE THAN 7 INCHES (178 MM). WHERE A LANDING SERVES AN OCCUPANT LOAD OF 50 OR MORE, DOORS IN ANY POSITION SHALL NOT REDUCE THE LANDING TO LESS THAN ONE-HALF ITS REQUIRED WIDTH. LANDINGS SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NOT LESS THAN 44 INCHES (1118 MM).
EXCEPTION: LANDING LENGTH IN THE DIRECTION OF TRAVEL IN GROUPS R-3 AND U AND WITHIN INDIVIDUAL UNITS OF GROUP R-2 NEED NOT EXCEED 36 INCHES (914 MM).

1010.1.7 THRESHOLDS.

THRESHOLDS AT DOORWAYS SHALL NOT EXCEED / INCH (19.1 MM) IN HEIGHT ABOVE THE FINISHED FLOOR OR LANDING FOR SLIDING DOORS SERVING DWELLING UNITS OR
/ INCH (12.7 MM) ABOVE THE FINISHED FLOOR OR LANDING FOR OTHER DOORS. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN / INCH (6.4 MM) AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN ONE UNIT VERTICAL IN TWO UNITS HORIZONTAL (50-PERCENT SLOPE).

1010.1.9 DOOR OPERATIONS.

EXCEPT AS SPECIFICALLY PERMITTED BY THIS SECTION, EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

1010.1.9.1 HARDWARE.

DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON DOORS REQUIRED TO BE ACCESSIBLE BY CHAPTER 11 SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.

1010.1.9.2 HARDWARE HEIGHT.

DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34 INCHES (864MM) MINIMUM AND 48 INCHES (1219 MM) MAXIMUM ABOVE THE FINISHED FLOOR. LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED AT ANY HEIGHT.
EXCEPTION: ACCESS DOORS OR GATES IN BARRIER WALLS AND FENCES PROTECTING POOLS, SPAS AND HOT TUBS SHALL BE PERMITTED TO HAVE OPERABLE PARTS OF THE RELEASE OF LATCH ON SELF-LATCHING DEVICES AT 54 INCHES (1370 MM) MAXIMUM ABOVE THE FINISHED FLOOR OR GROUND, PROVIDED THE SELF-LATCHING DEVICES ARE NOT ALSO SELF-LOCKING DEVICES OPERATED BY MEANS OF A KEY, ELECTRONIC OPENER OR INTEGRAL COMBINATION LOCK.
1010.1.9.3 LOCKS AND LATCHES.

LOCKS AND LATCHES SHALL BE PERMITTED TO PREVENT OPERATION OF DOORS WHERE ANY OF THE FOLLOWING EXIST:

1. PLACES OF DETENTION OR RESTRAINT.
2. IN BUILDINGS IN OCCUPANCY GROUP A HAVING AN OCCUPANT LOAD OF 300 OR LESS, GROUPS B, F, M AND S, AND IN PLACES OF RELIGIOUS WORSHIP, THE MAIN DOOR OR DOORS ARE PERMITTED TO BE EQUIPPED WITH KEY-OPERATED LOCKING DEVICES FROM THE EGRESS SIDE PROVIDED:
2.1. THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED.
2.2. A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING: THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED. THE SIGN SHALL BE IN LETTERS 1 INCH (25 MM) HIGH ON A CONTRASTING BACKGROUND.
2.3. THE USE OF THE KEY-OPERATED LOCKING DEVICE IS REVOCABLE BY THE BUILDING OFFICIAL FOR DUE½ CAUSE.
3. WHERE EGRESS DOORS ARE USED IN PAIRS, APPROVED AUTOMATIC FLUSH BOLTS SHALL BE PERMITTED TO BE USED, PROVIDED THAT THE DOOR LEAF HAVING THE AUTOMATIC FLUSH BOLTS DOES NOT HAVE A DOORKNOB OR SURFACE-MOUNTED HARDWARE.
4. DOORS FROM INDIVIDUAL DWELLING OR SLEEPING UNITS OF GROUP R OCCUPANCIES HAVING AN OCCUPANT LOAD OF 10 OR LESS ARE PERMITTED TO BE EQUIPPED WITH A NIGHT LATCH, DEAD BOLT OR SECURITY CHAIN, PROVIDED SUCH DEVICES ARE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR TOOL.
5. FIRE DOORS AFTER THE MINIMUM ELEVATED TEMPERATURE HAS DISABLED THE UNLATCHING MECHANISM IN ACCORDANCE WITH LISTED FIRE DOOR TEST PROCEDURES.

1010.1.9.4 BOLT LOCKS.

MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS ARE NOT PERMITTED.
EXCEPTIONS:
1. ON DOORS NOT REQUIRED FOR EGRESS IN INDIVIDUAL DWELLING UNITS OR SLEEPING UNITS.
2. WHERE A PAIR OF DOORS SERVES A STORAGE OR EQUIPMENT ROOM, MANUALLY OPERATED EDGE- OR SURFACE-MOUNTED BOLTS ARE PERMITTED ON THE INACTIVE LEAF.
3. WHERE A PAIR OF DOORS SERVES AN OCCUPANT LOAD OF LESS THAN 50 PERSONS IN A GROUP B, F OR S OCCUPANCY, MANUALLY OPERATED EDGE- OR SURFACE-MOUNTED BOLTS ARE PERMITTED ON THE INACTIVE LEAF. THE INACTIVE LEAF SHALL NOT CONTAIN DOORKNOBS, PANIC BARS OR SIMILAR OPERATING HARDWARE.
4. WHERE A PAIR OF DOORS SERVES A GROUP B, F OR S OCCUPANCY, MANUALLY OPERATED EDGE- OR SURFACE-MOUNTED BOLTS ARE PERMITTED ON THE INACTIVE LEAF PROVIDED SUCH INACTIVE LEAF IS NOT NEEDED TO MEET EGRESS CAPACITY REQUIREMENTS AND THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1. THE INACTIVE LEAF SHALL NOT CONTAIN DOORKNOBS, PANIC BARS OR SIMILAR OPERATING HARDWARE.

1010.1.9.5 UNLATCHING.
THE UNLATCHING OF ANY DOOR OR LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION.

1010.1.9.11 STAIRWAY DOORS.

INTERIOR STAIRWAY MEANS OF EGRESS DOORS SHALL BE OPENABLE FROM BOTH SIDES WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
EXCEPTIONS:
1. STAIRWAY DISCHARGE DOORS SHALL BE OPENABLE FROM THE EGRESS SIDE AND SHALL ONLY BE LOCKED FROM THE OPPOSITE SIDE.
2. THIS SECTION SHALL NOT APPLY TO DOORS ARRANGED IN ACCORDANCE WITH SECTION 403.5.3.
3. IN STAIRWAYS SERVING NOT MORE THAN FOUR STORIES, DOORS ARE PERMITTED TO BE LOCKED FROM THE SIDE OPPOSITE THE EGRESS SIDE, PROVIDED THEY ARE OPENABLE FROM THE EGRESS SIDE AND CAPABLE OF BEING UNLOCKED SIMULTANEOUSLY WITHOUT UNLATCHING UPON A SIGNAL FROM THE FIRE COMMAND CENTER, IF PRESENT, OR A SIGNAL BY EMERGENCY PERSONNEL FROM A SINGLE LOCATION INSIDE THE MAIN ENTRANCE TO THE BUILDING.
4. STAIRWAY EXIT DOORS SHALL BE OPENABLE FROM THE EGRESS SIDE AND SHALL ONLY BE LOCKED FROM THE OPPOSITE SIDE IN GROUP B, F, M AND S OCCUPANCIES WHERE THE ONLY INTERIOR ACCESS TO THE TENANT SPACE IS FROM A SINGLE EXIT STAIRWAY WHERE PERMITTED IN SECTION 1006.3.2.
5. STAIRWAY EXIT DOORS SHALL BE OPENABLE FROM THE EGRESS SIDE AND SHALL ONLY BE LOCKED FROM THE OPPOSITE SIDE IN GROUP R-2 OCCUPANCIES WHERE THE ONLY INTERIOR ACCESS TO THE DWELLING UNIT IS FROM A SINGLE EXIT STAIRWAY WHERE PERMITTED IN SECTION 1006.3.2.

1010.1.10 PANIC AND FIRE EXIT HARDWARE.

DOORS SERVING A GROUP H OCCUPANCY AND DOORS SERVING ROOMS OR SPACES WITH AN OCCUPANT LOAD OF 50 OR MORE IN A GROUP A OR E OCCUPANCY SHALL NOT BE PROVIDED WITH A LATCH OR LOCK OTHER THAN PANIC HARDWARE OR FIRE EXIT HARDWARE.
EXCEPTIONS:
1. A MAIN EXIT OF A GROUP A OCCUPANCY SHALL BE PERMITTED TO BE LOCKING IN ACCORDANCE WITH SECTION 1010.1.9.3, ITEM 2.
2. DOORS SERVING A GROUP A OR E OCCUPANCY SHALL BE PERMITTED TO BE ELECTROMAGNETICALLY LOCKED IN ACCORDANCE WITH SECTION 1010.1.9.9. ELECTRICAL ROOMS WITH EQUIPMENT RATED 1,200 AMPERES OR MORE AND OVER 6 FEET (1829 MM) WIDE, AND THAT CONTAIN OVERCURRENT DEVICES, SWITCHING DEVICES OR CONTROL DEVICES WITH EXIT OR EXIT ACCESS DOORS, SHALL BE EQUIPPED WITH PANIC HARDWARE OR FIRE EXIT HARDWARE. THE DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL.

1010.1.10.1 INSTALLATION.

WHERE PANIC OR FIRE EXIT HARDWARE IS INSTALLED, IT SHALL COMPLY WITH THE FOLLOWING:
1. PANIC HARDWARE SHALL BE LISTED IN ACCORDANCE WITH UL 305.
2. FIRE EXIT HARDWARE SHALL BE LISTED IN ACCORDANCE WITH UL 10C AND UL 305.
3. THE ACTUATING PORTION OF THE RELEASING DEVICE SHALL EXTEND NOT LESS THAN ONE-HALF OF THE DOOR LEAF WIDTH.
4. THE MAXIMUM UNLATCHING FORCE SHALL NOT EXCEED 15 POUNDS (67 N).

1010.1.10.2 BALANCED DOORS.

IF BALANCED DOORS ARE USED AND PANIC HARDWARE IS REQUIRED, THE PANIC HARDWARE SHALL BE THE PUSHPAD TYPE AND THE PAD SHALL NOT EXTEND MORE THAN ONE-HALF THE WIDTH OF THE DOOR MEASURED FROM THE LATCH SIDE.

WEATHER PROTECTION

AS PER SECTION 1503 OF THE NYS BUILDING CODE

1503.1 GENERAL.

ROOF DECKS SHALL BE COVERED WITH APPROVED ROOF COVERINGS SECURED TO THE BUILDING OR STRUCTURE IN ACCORDANCE WITH THE PROVISIONS OF THIS CHAPTER. ROOF COVERINGS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THIS CODE
AND THE APPROVED MANUFACTURER'S INSTRUCTIONS SUCH THAT THE ROOF COVERING SHALL SERVE TO PROTECT THE BUILDING OR STRUCTURE.
1503.2 FLASHING.

FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH MOISTURE-PERMEABLE MATERIALS AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE.

1503.2.1 LOCATIONS.

FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, AT GUTTERS, WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS. WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION RESISTANT WITH A THICKNESS OF NOT LESS THAN 0.019 INCH (0.483 MM) (NO. 26 GALVANIZED SHEET). 1503.3 COPING.
PARAPET WALLS SHALL BE PROPERLY COPED WITH NONCOMBUSTIBLE, WEATHERPROOF MATERIALS OF A WIDTH NO LESS THAN THE THICKNESS OF THE PARAPET WALL.
¾P⅛ 1503.4 ROOF DRAINAGE. DESIGN AND INSTALLATION OF ROOF DRAINAGE SYSTEMS SHALL COMPLY WITH SECTION 1503 OF THIS CODE AND SECTIONS 1106 AND 1108, AS APPLICABLE, OF THE INTERNATIONAL PLUMBING CODE. ¾P⅛ 1503.4.1 SECONDARY (EMERGENCY OVERFLOW) DRAINS OR SCUPPERS. WHERE ROOF DRAINS ARE REQUIRED, SECONDARY (EMERGENCY OVERFLOW) ROOF DRAINS OR SCUPPERS SHALL BE PROVIDED WHERE THE ROOF PERIMETER CONSTRUCTION EXTENDS ABOVE THE ROOF IN SUCH A MANNER THAT WATER WILL
BE ENTRAPPED IF THE PRIMARY DRAINS ALLOW BUILDUP FOR ANY REASON. THE INSTALLATION AND SIZING OF SECONDARY EMERGENCY OVERFLOW DRAINS, LEADERS AND CONDUCTORS SHALL COMPLY WITH SECTIONS 1106 AND 1108, AS APPLICABLE, OF THE INTERNATIONAL PLUMBING CODE.

1503.4.2 SCUPPERS.

WHEN SCUPPERS ARE USED FOR SECONDARY (EMERGENCY OVERFLOW) ROOF DRAINAGE, THE QUANTITY, SIZE, LOCATION AND INLET ELEVATION OF THE SCUPPERS SHALL BE SIZED TO PREVENT THE DEPTH OF PONDING WATER FROM EXCEEDING THAT FOR WHICH THE ROOF WAS DESIGNED AS DETERMINED BY SECTION 1611.1. SCUPPERS SHALL NOT HAVE AN
OPENING DIMENSION OF LESS THAN 4 INCHES (102 MM). THE FLOW THROUGH THE PRIMARY SYSTEM SHALL NOT BE CONSIDERED WHEN LOCATING AND SIZING SCUPPERS.

1503.4.3 GUTTERS.

GUTTERS AND LEADERS PLACED ON THE OUTSIDE OF BUILDINGS, OTHER THAN GROUP R-3, PRIVATE GARAGES AND BUILDINGS OF TYPE V CONSTRUCTION, SHALL BE OF NONCOMBUSTIBLE MATERIAL OR A MINIMUM OF SCHEDULE 40 PLASTIC PIPE.

NO.	CLASSIFICATION	OCCUPANCY	DESCRIPTION	WATER CLOSETS (URINALS SEE SECTION 419.2) MALE / FEMALE	LAVATORIES MALE / FEMALE	BATHTUBS/ SHOWERS	DRINKING FOUNTAIN (SEE SECTION 410.1)	OTHER[f]
2	BUSINESS (SEE SECTIONS 403.2, 403.4, AND403.4.1)	B	BUILDING FOR THE TRANSACTIONS OF BUSINESS, PROFESSIONAL SERVICES, OTHER SERVICES INVOLVING MERCHANDISE, OFFICE BUILDINGS, BANKS, LIGHT INDUSTRIAL AND SIMILAR USES	1 PER 25 FOR THE FIRST 50, AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50	1 PER 40 FOR THE FIRST 80 AND 1 PER 80 FOR THE REMAINDER EXCEEDING 50	-	1 PER 1,00 OR DRINKING WATER PROVIDED IN A CONTAINER FREE OF CHARGE	1 SERVICE SINK

A. THE FIXTURES SHOWN ARE BASED ON ONE FIXTURE BEING THE MINIMUM REQUIRED FOR THE NUMBER OF PERSONS INDICATED OR ANY FRACTION OF THE NUMBER OF PERSONS INDICATED. THE NUMBER OF OCCUPANTS SHALL BE DETERMINED BY THE INTERNATIONAL BUILDING CODE.
B. TOILET FACILITIES FOR EMPLOYEES SHALL BE SEPARATE FROM FACILITIES FOR INMATES OR CARE RECIPIENTS.
C. A SINGLE-OCCUPANT TOILET ROOM WITH ONE WATER CLOSET AND ONE LAVATORY SERVING NOT MORE THAN TWO ADJACENT PATIENT SLEEPING UNITS SHALL BE PERMITTED PROVIDED THAT EACH PATIENT SLEEPING UNIT HAS DIRECT ACCESS TO THE TOILET ROOM AND PROVISION FOR PRIVACY FOR THE TOILET ROOM USER IS PROVIDED.
D. THE OCCUPANT LOAD FOR SEASONAL OUTDOOR SEATING AND ENTERTAINMENT AREAS SHALL BE INCLUDED WHEN DETERMINING THE MINIMUM NUMBER OF FACILITIES REQUIRED.
E. FOR BUSINESS AND MERCANTILE OCCUPANCIES WITH AN OCCUPANT LOAD OF 15 OR FEWER, SERVICE SINKS SHALL NOT BE REQUIRED. 403.1.1 FIXTURE CALCULATIONS. TO DETERMINE THE OCCUPANT LOAD OF EACH SEX, THE TOTAL OCCUPANT LOAD SHALL BE DIVIDED IN HALF. TO DETERMINE THE REQUIRED NUMBER OF FIXTURES, THE FIXTURE RATIO OR RATIOS FOR EACH FIXTURE TYPE SHALL BE APPLIED TO THE OCCUPANT LOAD OF EACH SEX IN ACCORDANCE WITH TABLE 403.1. FRACTIONAL NUMBERS RESULTING FROM APPLYING THE FIXTURE RATIOS OF TABLE 403.1 SHALL BE ROUNDED UP TO THE NEXT WHOLE NUMBER. FOR CALCULATIONS INVOLVING MULTIPLE OCCUPANCIES, SUCH FRACTIONAL NUMBERS FOR EACH OCCUPANCY SHALL FIRST BE SUMMED AND THEN ROUNDED UP TO THE NEXT WHOLE NUMBER.
EXCEPTION: THE TOTAL OCCUPANT LOAD SHALL NOT BE REQUIRED TO BE DIVIDED IN HALF WHERE APPROVED STATISTICAL DATA INDICATES A DISTRIBUTION OF THE SEXES OF OTHER THAN 50 PERCENT OF EACH SEX.

403.1.2 FAMILY OR ASSISTED-USE TOILET AND BATH FIXTURES.

FIXTURES LOCATED WITHIN FAMILY OR ASSISTED-USE TOILET AND BATHING ROOMS REQUIRED BY SECTION 1109.2.1 OF THE INTERNATIONAL BUILDING CODE ARE PERMITTED TO BE INCLUDED IN THE NUMBER OF REQUIRED FIXTURES FOR EITHER THE MALE OR FEMALE OCCUPANTS IN ASSEMBLY AND MERCANTILE OCCUPANCIES.

403.2 SEPARATE FACILITIES.

WHERE PLUMBING FIXTURES ARE REQUIRED, SEPARATE FACILITIES SHALL BE PROVIDED FOR EACH SEX.
EXCEPTIONS:
1. SEPARATE FACILITIES SHALL NOT BE REQUIRED FOR DWELLING UNITS AND SLEEPING UNITS.
2. SEPARATE FACILITIES SHALL NOT BE REQUIRED IN STRUCTURES OR TENANT SPACES WITH A TOTAL OCCUPANT LOAD, INCLUDING BOTH EMPLOYEES AND CUSTOMERS, OF 15 OR FEWER.
3. SEPARATE FACILITIES SHALL NOT BE REQUIRED IN MERCANTILE OCCUPANCIES IN WHICH THE MAXIMUM OCCUPANT LOAD IS 100 OR FEWER.

403.2.1 FAMILY OR ASSISTED-USE TOILET FACILITIES SERVING AS SEPARATE FACILITIES.

WHERE A BUILDING OR TENANT SPACE REQUIRES A SEPARATE TOILET FACILITY FOR EACH SEX AND EACH TOILET FACILITY IS REQUIRED TO HAVE ONLY ONE WATER CLOSET, TWO FAMILY OR ASSISTED-USE TOILET FACILITIES SHALL BE PERMITTED TO SERVE AS THE REQUIRED SEPARATE FACILITIES. FAMILY OR ASSISTED-USE TOILET FACILITIES SHALL NOT BE REQUIRED TO BE IDENTIFIED FOR EXCLUSIVE USE BY EITHER SEX AS REQUIRED BY SECTION 403.4.

SAFETY GLAZING

AS PER SECTION 2406 OF THE NYS BUILDING CODE

2406.1 HUMAN IMPACT LOADS.

INDIVIDUAL GLAZED AREAS, INCLUDING GLASS MIRRORS, IN HAZARDOUS LOCATIONS AS DEFINED IN SECTION 2406.4 SHALL COMPLY WITH SECTIONS 2406.1.1 THROUGH 2406.1.4.
EXCEPTION: MIRRORS AND OTHER GLASS PANELS MOUNTED OR HUNG ON A SURFACE THAT PROVIDES A CONTINUOUS BACKING SUPPORT.

2406.3 IDENTIFICATION OF SAFETY GLAZING. EXCEPT AS INDICATED IN SECTION 2406.3.1, EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE MANUFACTURER OR INSTALLER AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES, AS WELL AS THE INFORMATION SPECIFIED IN SECTION 2403.1.
THE DESIGNATION SHALL BE ACID ETCHED, SAND BLASTED, CERAMIC FIRED, LASER ETCHED, EMBOSSED OR OF A TYPE THAT ONCE APPLIED, CANNOT BE REMOVED WITHOUT BEING DESTROYED. A LABEL MEETING THE REQUIREMENTS OF THIS SECTION SHALL BE PERMITTED IN LIEU OF THE MANUFACTURER'S DESIGNATION.

EXCEPTIONS:
1. FOR OTHER THAN TEMPERED GLASS, MANUFACTURER'S DESIGNATIONS ARE NOT REQUIRED, PROVIDED THE BUILDING OFFICIAL APPROVES THE USE OF A CERTIFICATE, AFFIDAVIT OR OTHER EVIDENCE CONFIRMING COMPLIANCE WITH THIS CODE.
2. TEMPERED SPANDREL GLASS IS PERMITTED TO BE IDENTIFIED BY THE MANUFACTURER WITH A REMOVABLE PAPER DESIGNATION. 2406.3.1 MULTIPANE ASSEMBLIES. MULTIPANE GLAZED ASSEMBLIES HAVING INDIVIDUAL PANES NOT EXCEEDING 1 SQUARE FOOT (0.09 M) IN EXPOSED AREAS SHALL HAVE AT LEAST ONE PANE IN THE ASSEMBLY MARKED AS INDICATED IN SECTION 2406.3. OTHER PANES IN THE ASSEMBLY SHALL BE MARKED "CPSC 16 CFR PART 1201" OR "ANSI Z97.1," AS APPROPRIATE.

2406.4 HAZARDOUS LOCATIONS.

THE LOCATIONS SPECIFIED IN SECTIONS 2406.4.1 THROUGH 2406.4.7 SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS REQUIRING SAFETY GLAZING MATERIALS.

2406.4.1 GLAZING IN DOORS.

GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED A HAZARDOUS LOCATION.
EXCEPTIONS:
1. GLAZED OPENINGS OF A SIZE THROUGH WHICH A 3-INCH-DIAMETER (76 MM) SPHERE IS UNABLE TO PASS.
2. DECORATIVE GLAZING.
3. GLAZING MATERIALS USED AS CURVED GLAZED PANELS IN REVOLVING DOORS.
4. COMMERCIAL REFRIGERATED CABINET GLAZED DOORS.
2406.4.2 GLAZING ADJACENT TO DOORS.

GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24-INCH (610 MM) ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) ABOVE THE WALKING SURFACE SHALL BE CONSIDERED A HAZARDOUS LOCATION.
EXCEPTIONS:
1. DECORATIVE GLAZING.
2. WHERE THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND GLAZING.
3. WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET OR STORAGE AREA 3 FEET (914 MM) OR LESS IN DEPTH.
GLAZING IN THIS APPLICATION SHALL COMPLY WITH SECTION 2406.4.3.
4. GLAZING IN WALLS ON THE LATCH SIDE OF AND PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION IN ONE- AND TWO-FAMILY DWELLINGS OR WITHIN DWELLING UNITS IN GROUP R-2.

2406.4.3 GLAZING IN WINDOWS.

GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED A HAZARDOUS LOCATION:
1. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 SQUARE FEET (0.84 M).
2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
3. THE TOP EDGE OF THE GLAZING IS GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
4. ONE OR MORE WALKING SURFACE(S) ARE WITHIN 36 INCHES (914 MM), MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE PLANE OF THE GLAZING.

GENERAL

AS PER SECTION 801 OF THE NYS EXISTING BLDG CODE FOR LEVEL 2 ALTERATIONS

801.1 SCOPE.

LEVEL 2 ALTERATIONS AS DESCRIBED IN SECTION 504 SHALL COMPLY WITH THE REQUIREMENTS OF THIS CHAPTER.
EXCEPTION: BUILDINGS IN WHICH THE RECONFIGURATION IS EXCLUSIVELY THE RESULT OF COMPLIANCE WITH THE ACCESSIBILITY REQUIREMENTS OF SECTION 705.2 SHALL BE PERMITTED TO COMPLY WITH CHAPTER 7. 801.2 ALTERATION LEVEL 1 COMPLIANCE.
IN ADDITION TO THE REQUIREMENTS OF THIS CHAPTER, ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 7. 801.3 COMPLIANCE.
ALL NEW CONSTRUCTION ELEMENTS, COMPONENTS, SYSTEMS, AND SPACES SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE.

EXCEPTIONS:
1. WINDOWS MAY BE ADDED WITHOUT REQUIRING COMPLIANCE WITH THE LIGHT AND VENTILATION REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE.
2. NEWLY INSTALLED ELECTRICAL EQUIPMENT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 808.
3. THE LENGTH OF DEAD-END CORRIDORS IN NEWLY CONSTRUCTED SPACES SHALL ONLY BE REQUIRED TO COMPLY WITH THE PROVISIONS OF SECTION 805.6.
4. THE MINIMUM CEILING HEIGHT OF THE NEWLY CREATED HABITABLE AND OCCUPIABLE SPACES AND CORRIDORS SHALL BE 7 FEET (2134 MM).

ACCESSIBILITY

AS PER SECTION 705 OF THE NYS EXISTING BUILDING CODE FOR LEVEL 2 ALTERATIONS

705.1 GENERAL.

A FACILITY THAT IS ALTERED SHALL COMPLY WITH THE APPLICABLE PROVISIONS IN SECTIONS
705.1.1 THROUGH 705.1.14, AND CHAPTER 11 OF THE INTERNATIONAL BUILDING CODE UNLESS IT IS TECHNICALLY INFEASIBLE. WHERE COMPLIANCE WITH THIS SECTION IS TECHNICALLY INFEASIBLE, THE ALTERATION SHALL PROVIDE ACCESS TO THE MAXIMUM EXTENT THAT IS TECHNICALLY
FEASIBLE. A FACILITY THAT IS CONSTRUCTED OR ALTERED TO BE ACCESSIBLE SHALL BE MAINTAINED ACCESSIBLE DURING OCCUPANCY.
EXCEPTIONS:
1. THE ALTERED ELEMENT OR SPACE IS NOT REQUIRED TO BE ON AN ACCESSIBLE ROUTE UNLESS REQUIRED BY SECTION 705.2.
2. ACCESSIBLE MEANS OF EGRESS REQUIRED BY CHAPTER 10 OF THE INTERNATIONAL BUILDING CODE ARE NOT REQUIRED TO BE PROVIDED IN EXISTING FACILITIES.
3. TYPE B DWELLING OR SLEEPING UNITS REQUIRED BY SECTION 1107 OF THE INTERNATIONAL BUILDING CODE ARE NOT REQUIRED TO BE PROVIDED IN EXISTING FACILITIES UNDERGOING LESS THAN A LEVEL 3 ALTERATION.
4. THE ALTERATION TO TYPE A INDIVIDUALLY OWNED DWELLING UNITS WITHIN A GROUP R-2 OCCUPANCY SHALL MEET THE PROVISIONS FOR TYPE B DWELLING UNITS.

705.1.1 ENTRANCES.
WHERE AN ALTERATION INCLUDES ALTERATIONS TO AN ENTRANCE, AND THE FACILITY HAS AN ACCESSIBLE ENTRANCE ON AN ACCESSIBLE ROUTE, THE ALTERED ENTRANCE IS NOT REQUIRED TO BE ACCESSIBLE UNLESS REQUIRED BY SECTION 705.2. SIGNS COMPLYING WITH SECTION 1111 OF THE INTERNATIONAL BUILDING CODE SHALL BE PROVIDED.

705.1.2 ELEVATORS.

ALTERED ELEMENTS OF EXISTING ELEVATORS SHALL COMPLY WITH ASME A17.1/CSA B44 AND ICC A117.1. SUCH ELEMENTS SHALL ALSO BE ALTERED IN ELEVATORS PROGRAMMED TO RESPOND TO THE SAME HALL CALL CONTROL AS THE ALTERED ELEVATOR.

705.1.3 PLATFORM LIFTS.

PLATFORM (WHEELCHAIR) LIFTS COMPLYING WITH ICC A117.1 AND INSTALLED IN ACCORDANCE WITH ASME A18.1 SHALL BE PERMITTED AS A COMPONENT OF AN ACCESSIBLE ROUTE.

705.1.4 RAMPS.

WHERE STEEPER SLOPES THAN ALLOWED BY SECTION 1012.2 OF THE INTERNATIONAL BUILDING CODE ARE NECESSITATED BY SPACE LIMITATIONS, THE SLOPE OF RAMPS IN OR PROVIDING ACCESS TO EXISTING FACILITIES SHALL COMPLY WITH TABLE 705.1.4.

TABLE 705.1.4
RAMPS

SLOPE	MAXIMUM RISE
STEEPER THAN 1:10 BUT NOT STEEPER THAN 1:8	3 INCHES
STEEPER THAN 1:12 BUT NOT STEEPER THAN 1:10	6 INCHES

705.1.5 DINING AREAS.

AN ACCESSIBLE ROUTE TO RAISED OR SUNKEN DINING AREAS OR TO OUTDOOR SEATING AREAS IS NOT REQUIRED PROVIDED THAT THE SAME SERVICES AND DECOR ARE PROVIDED IN AN ACCESSIBLE SPACE USABLE BY ANY OCCUPANT AND NOT RESTRICTED TO USE BY PEOPLE WITH A DISABILITY.

705.1.9 TOILET ROOMS.

WHERE IT IS TECHNICALLY INFEASIBLE TO ALTER EXISTING TOILET AND BATHING ROOMS TO BE ACCESSIBLE, AN ACCESSIBLE FAMILY OR ASSISTED-USE TOILET OR BATHING ROOM CONSTRUCTED IN ACCORDANCE WITH SECTION 1109.2.1 OF THE INTERNATIONAL BUILDING CODE IS PERMITTED. THE FAMILY OR ASSISTED-USE TOILET OR BATHING ROOM SHALL BE LOCATED
ON THE SAME FLOOR AND IN THE SAME AREA AS THE EXISTING TOILET OR BATHING ROOMS. AT THE INACCESSIBLE TOILET AND BATHING ROOMS, DIRECTIONAL SIGNS INDICATING THE LOCATION OF THE NEAREST FAMILY OR ASSISTED-USE TOILET ROOM OR BATHING ROOM SHALL BE PROVIDED. THESE DIRECTIONAL SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND SIGN CHARACTERS SHALL MEET THE VISUAL CHARACTER REQUIREMENTS IN ACCORDANCE WITH ICC A117.1.

705.1.10 DRESSING, FITTING AND LOCKER ROOMS.

WHERE IT IS TECHNICALLY INFEASIBLE TO PROVIDE ACCESSIBLE DRESSING, FITTING, OR LOCKER ROOMS AT THE SAME LOCATION AS SIMILAR TYPES OF ROOMS, ONE ACCESSIBLE ROOM ON THE SAME LEVEL SHALL BE PROVIDED. WHERE SEPARATE SEX FACILITIES ARE PROVIDED, ACCESSIBLE ROOMS FOR EACH SEX SHALL BE PROVIDED. SEPARATE SEX
FACILITIES ARE NOT REQUIRED WHERE ONLY UNISEX ROOMS ARE PROVIDED.

705.1.12 THRESHOLDS. THE MAXIMUM HEIGHT OF THRESHOLDS AT DOORWAYS SHALL BE / INCH (19.1 MM). SUCH THRESHOLDS SHALL HAVE BEVELED EDGES ON EACH SIDE.

705.1.13 EXTENT OF APPLICATION.
AN ALTERATION OF AN EXISTING ELEMENT, SPACE, OR AREA OF A FACILITY SHALL NOT IMPOSE A REQUIREMENT FOR GREATER ACCESSIBILITY THAN THAT WHICH WOULD BE REQUIRED FOR NEW CONSTRUCTION. ALTERATIONS SHALL NOT REDUCE OR HAVE THE EFFECT OF REDUCING ACCESSIBILITY OF A FACILITY OR PORTION OF A FACILITY.

705.2 ALTERATIONS AFFECTING AN AREA CONTAINING A PRIMARY FUNCTION.

WHERE AN ALTERATION AFFECTS THE ACCESSIBILITY TO A, OR CONTAINS AN AREA OF, PRIMARY FUNCTION, THE ROUTE TO THE PRIMARY FUNCTION AREA SHALL BE ACCESSIBLE. THE ACCESSIBLE ROUTE TO THE PRIMARY FUNCTION AREA SHALL INCLUDE TOILET FACILITIES AND DRINKING FOUNTAINS SERVING THE AREA OF PRIMARY FUNCTION.
EXCEPTIONS:
1. THE COSTS OF PROVIDING THE ACCESSIBLE ROUTE ARE NOT REQUIRED TO EXCEED 20 PERCENT OF THE COSTS OF THE 2015 INTERNATIONAL EXISTING BUILDING CODE (5TH PRINTING AS ADOPTED BY NEW YORK STATE) ® ICC 2015 ALTERATIONS AFFECTING THE AREA OF PRIMARY FUNCTION.
2. THIS PROVISION DOES NOT APPLY TO ALTERATIONS LIMITED SOLELY TO WINDOWS, HARDWARE, OPERATING CONTROLS, ELECTRICAL OUTLETS AND SIGNS.
3. THIS PROVISION DOES NOT APPLY TO ALTERATIONS LIMITED SOLELY TO MECHANICAL SYSTEMS, ELECTRICAL SYSTEMS,½ INSTALLATION OR ALTERATION OF FIRE PROTECTION SYSTEMS AND ABATEMENT OF HAZARDOUS MATERIALS.
4. THIS PROVISION DOES NOT APPLY TO ALTERATIONS UNDERTAKEN FOR THE PRIMARY PURPOSE OF INCREASING THE ACCESSIBILITY OF A FACILITY.
5. THIS PROVISION DOES NOT APPLY TO ALTERED AREAS LIMITED TO TYPE B DWELLING AND SLEEPING UNITS. 2015

ACCESSIBILITY

AS PER SECTION 806 OF THE NYS EXISTING BUILDING CODE FOR LEVEL 2 ALTERATIONS

806.1 GENERAL.
A BUILDING, FACILITY, OR ELEMENT THAT IS ALTERED SHALL COMPLY WITH THIS SECTION AND SECTION 705. 806.2 STAIRWAYS AND ESCALATORS IN EXISTING BUILDINGS. IN ALTERATIONS WHERE AN ESCALATOR OR STAIRWAY IS ADDED WHERE NONE EXISTED PREVIOUSLY, AN ACCESSIBLE ROUTE SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS 1104.4 AND 1104.5 OF THE INTERNATIONAL BUILDING CODE.

ELECTRICAL

AS PER SECTION 808 OF THE EXISTING NYS BUILDING CODE FOR LEVEL 2 ALTERATIONS

808.1 NEW INSTALLATIONS.

ALL NEWLY INSTALLED ELECTRICAL EQUIPMENT AND WIRING RELATING TO WORK DONE IN ANY WORK AREA SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF NFPA 70 EXCEPT AS PROVIDED FOR IN SECTION 808.3.

808.2 EXISTING INSTALLATIONS.

EXISTING WIRING IN ALL WORK AREAS IN GROUP A-1, A-2, A-5, H AND I OCCUPANCIES SHALL BE UPGRADED TO MEET THE MATERIALS AND METHODS REQUIREMENTS OF CHAPTER 7.

MECHANICAL

AS PER SECTION 809 OF THE EXISTING NYS BUILDING CODE FOR LEVEL 2 ALTERATIONS

809.1 RECONFIGURED OR CONVERTED SPACES.

ALL RECONFIGURED SPACES INTENDED FOR OCCUPANCY AND ALL SPACES CONVERTED TO HABITABLE OR OCCUPIABLE SPACE IN ANY WORK AREA SHALL BE PROVIDED WITH NATURAL OR MECHANICAL VENTILATION IN ACCORDANCE WITH THE INTERNATIONAL
MECHANICAL CODE.
EXCEPTION: EXISTING MECHANICAL VENTILATION SYSTEMS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 809.2. 809.2 ALTERED EXISTING SYSTEMS. IN MECHANICALLY VENTILATED SPACES, EXISTING MECHANICAL VENTILATION SYSTEMS THAT ARE ALTERED, RECONFIGURED, OR EXTENDED SHALL PROVIDE NOT LESS THAN 5 CUBIC FEET PER MINUTE (CFM) (0.0024 M /S) PER PERSON OF OUTDOOR AIR AND
NOT LESS THAN 15 CFM (0.0071 M3/S) OF VENTILATION AIR PER PERSON± OR NOT LESS THAN THE AMOUNT OF VENTILATION AIR DETERMINED BY THE INDOOR AIR QUALITY PROCEDURE OF ASHRAE 62.

809.3 LOCAL EXHAUST.

ALL NEWLY INTRODUCED DEVICES, EQUIPMENT, OR OPERATIONS THAT PRODUCE AIRBORNE PARTICULATE MATTER, ODORS, FUMES, VAPOR, COMBUSTION PRODUCTS, GASEOUS CONTAMINANTS, PATHOGENIC AND ALLERGENIC ORGANISMS, AND MICROBIAL
CONTAMINANTS IN SUCH QUANTITIES AS TO AFFECT ADVERSELY OR IMPAIR HEALTH OR CAUSE DISCOMFORT TO OCCUPANTS SHALL BE PROVIDED WITH LOCAL EXHAUST.

PLUMBING

AS PER SECTION 810 OF THE EXISTING NYS BUILDING CODE

810.1 MINIMUM FIXTURES.

WHERE THE OCCUPANT LOAD OF THE STORY IS INCREASED BY MORE THAN 20 PERCENT, PLUMBING FIXTURES FOR THE STORY SHALL BE PROVIDED IN QUANTITIES SPECIFIED IN THE INTERNATIONAL PLUMBING CODE BASED ON THE INCREASED OCCUPANT LOAD.

ENERGY CONSERVATION

AS PER SECTION 811 OF THE EXISTING NYS BUILDING CODE

811.1 MINIMUM REQUIREMENTS.

LEVEL 2 ALTERATIONS TO EXISTING BUILDINGS OR STRUCTURES ARE PERMITTED WITHOUT REQUIRING THE ENTIRE BUILDING OR STRUCTURE TO COMPLY WITH THE ENERGY REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE OR INTERNATIONAL COMMERCIAL CODE. THE ALTERATIONS SHALL CONFORM TO THE ENERGY REQUIREMENTS OF THE INTERNATIONAL
ENERGY CONSERVATION CODE OR INTERNATIONAL COMMERCIAL CODE AS THEY RELATE TO NEW CONSTRUCTION ONLY.

FLOOR DRAINS

AS PER SECTION 412.4 OF THE NYS PLUMBING CODE

WHERE REQUIRED. FLOOR DRAINS SHALL BE INSTALLED IN COMMERCIAL KITCHENS, PUBLIC RESTROOMS AND IN BOILER ROOMS. IN PUBLIC COIN-OPERATED LAUNDRIES AND IN THE CENTRAL WASHING FACILITIES OF MULTIPLE-FAMILY DWELLINGS, THE ROOMS CONTAINING AUTOMATIC CLOTHES WASHERS SHALL BE PROVIDED WITH FLOOR DRAINS LOCATED TO READILY DRAIN THE ENTIRE FLOOR AREA. FLOOR DRAINS SHALL HAVE A MINIMUM OUTLET OF NOT LESS THAN 3 INCHES (76 MM) IN DIAMETER WHEN INSTALLED ABOVE A SLAB AND 4 INCHES WHEN INSTALLED UNDER A SLAB OR OTHERWISE NOT ACCESSIBLE FOR CLEANOUT.

MEANS OF EGRESS ILLUMINATION

AS PER SECTION 1008 OF THE NYS BUILDING CODE
1. MEANS OF EGRESS ILLUMINATION:
ILLUMINATION SHALL BE PROVIDED IN THE MEANS OF EGRESS IN ACCORDANCE WITH SECTION 1008.2. UNDER EMERGENCY POWER, MEANS OF EGRESS ILLUMINATION SHALL COMPLY WITH SECTION 3.

2. ILLUMINATION REQUIRED:
THE MEANS OF EGRESS SERVING A ROOM OR SPACE SHALL BE ILLUMINATED AT ALL TIMES THAT THE ROOM OR SPACE IS OCCUPIED.
EXCEPTIONS:
1. OCCUPANCIES IN GROUP U.
2. AISLE ACCESSWAYS IN GROUP A.
3. DWELLING UNITS AND SLEEPING UNITS IN GROUPS R-1, R-2 AND R-3.
4. SLEEPING UNITS OF GROUP I OCCUPANCIES.

2.1 ILLUMINATION LEVEL UNDER NORMAL POWER
THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL BE NOT LESS THAN 1 FOOTCANDLE (11 LUX) AT THE WALKING SURFACE.

EXCEPTION: FOR AUDITORIUMS, THEATERS, CONCERT OR OPERA HALLS AND SIMILAR ASSEMBLY OCCUPANCIES, THE ILLUMINATION AT THE WALKING SURFACE IS PERMITTED TO BE REDUCED DURING PERFORMANCES BY ONE OF THE FOLLOWING METHODS PROVIDED THAT THE

REQUIRED ILLUMINATION IS AUTOMATICALLY RESTORED UPON ACTIVATION OF A PREMISES' FIRE ALARM SYSTEM:

1. EXTERNALLY ILLUMINATED WALKING SURFACES SHALL BE PERMITTED TO BE ILLUMINATED TO NOT LESS THAN 0.2 FOOTCANDLE (2.15 LUX).

2. STEPS, LANDINGS AND THE SIDES OF RAMPS SHALL BE PERMITTED TO BE MARKED WITH SELF-LUMINOUS MATERIALS IN ACCORDANCE WITH SECTIONS 1025.2.1, 1025.2.2 AND 1025.2.4 BY SYSTEMS LISTED IN ACCORDANCE WITH UL 1994.

2.2 EXIT DISCHARGE:
IN GROUP I-2 OCCUPANCIES WHERE TWO OR MORE EXITS ARE REQUIRED, ON THE EXTERIOR LANDINGS REQUIRED BY SECTION 1010.6.1, MEANS OF EGRESS ILLUMINATION LEVELS FOR THE EXIT DISCHARGE SHALL BE PROVIDED SUCH THAT FAILURE OF ANY SINGLE LIGHTING UNIT SHALL NOT REDUCE THE ILLUMINATION LEVEL ON THAT LANDING TO LESS THAN 1 FOOTCANDLE (11 LUX).

WARNING:
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10/27/23	PRELIMINARY DESIGN
12/08/23	FILED
01/05/24	ANS. COMMENTS

TOWN OF NORTH HEMPSTEAD DEPARTMENT OF BUILDINGS APPLICATION NUMBER
CBP23-000345

GENERAL NOTES

PROPOSED INTERIOR ALTERATION TO COMERCIAL BUILDING
18 MAIN STREET
PORT WASHINGTON, NY 11050
SECTION: 5 BLOCK: 126 LOT:225

JOB#: 2023-38
DRN BY: J.P
CKD BY : ASM/KT
DATE: 9/2023
SCALE: AS NOTED

ORLANDO's DELI PORT WASHINGTON

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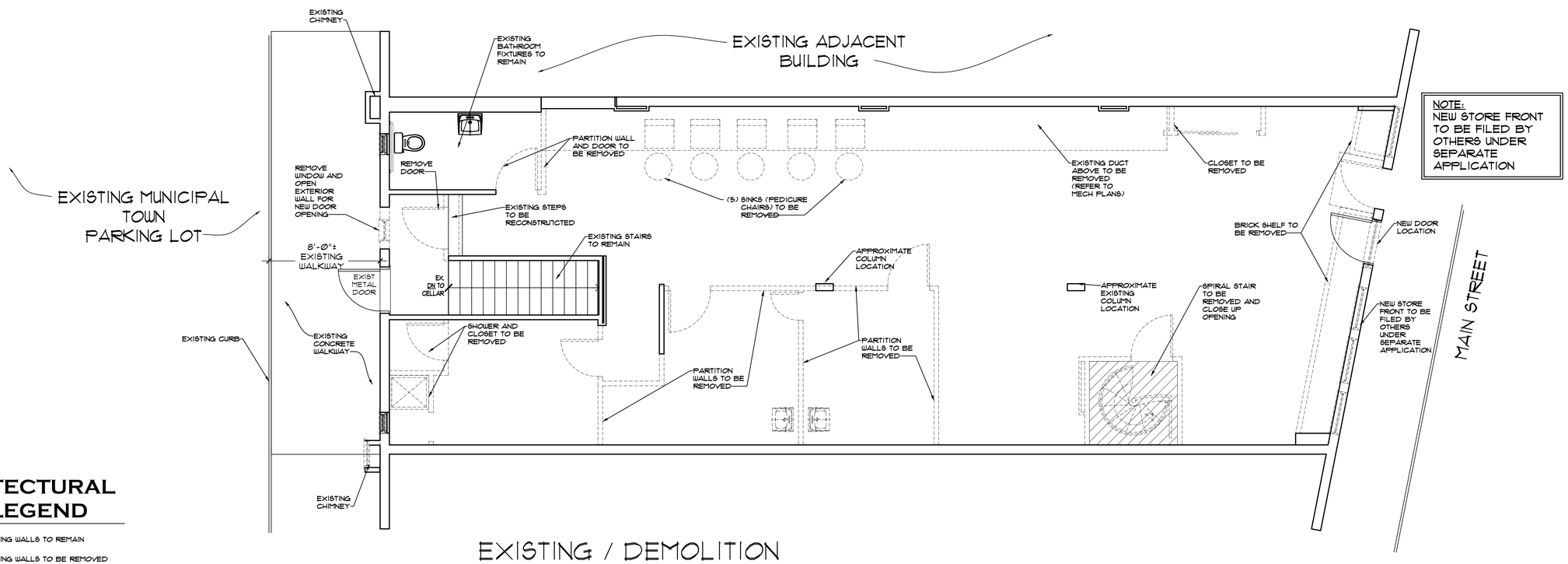
DWG 2 OF 6



EXISTING / DEMOLITION FIRST FLOOR PLAN

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

ARCHITECTURAL WALL LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED

DEMOLITION NOTES:

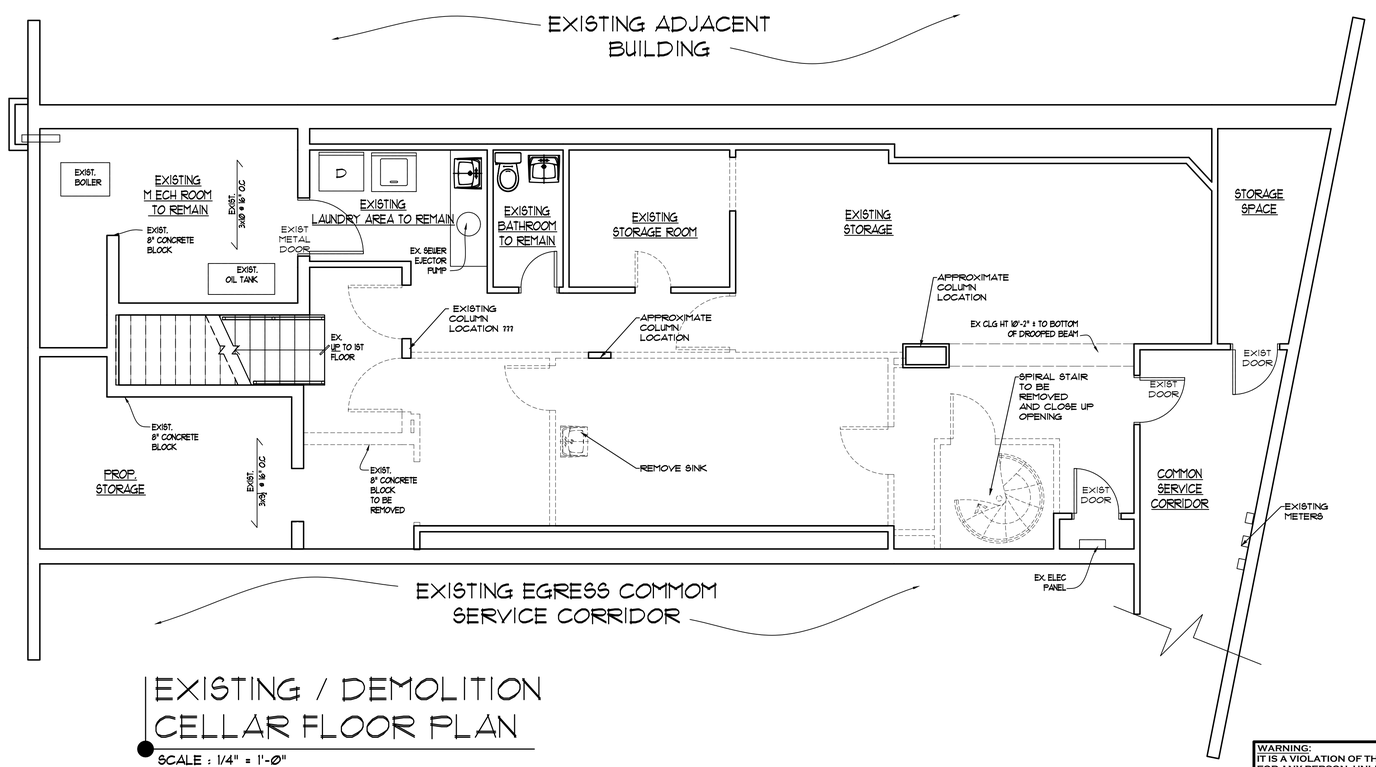
1. ALL EXISTING CONSTRUCTION SUCH AS COLUMNS, PIERS, AND CORE PARTITIONS, WHERE DISTURBED DUE TO ADJUSTMENT/DEMOLITION, ARE TO BE REPLACED AND REPAIRED WITH MATERIAL TO MATCH EXISTING CONSTRUCTION. MASONRY OPENINGS MUST BE FILLED WITH SAME MATERIAL.
2. THE WATER SUPPLY MUST BE DISCONNECTED PRIOR TO THE DEMOLITION OF ALL PLUMBING AND EQUIPMENT PIPING, FLOOR DRAINS AND PLUMBING FIXTURES. PROPER PERMITS TO BE OBTAINED.
3. ALL UNUSED PLUMBING AND EQUIPMENT LINES MUST BE REMOVED AND CAPPED AT THE MAIN RISER OR BRANCH CONNECTION.
4. REMOVE ALL UNUSED ELECTRICAL LIGHTING FIXTURES, CEILING FANS, OUTLETS, SWITCHES, RECEPTACLES, PANELS, WIRING, CABLING, CONDUIT & OTHER EQUIPMENT BACK TO THE SOURCE BY A LICENSED ELECTRICIAN W/ PROPER PERMITS & INSURANCE.
5. ALL EXISTING SAFETY EQUIPMENT AND THE ASSOCIATED CONDUIT AND WIRING SYSTEM SHALL NOT BE HARMED DURING DEMOLITION AND/OR CONSTRUCTION AND SHALL BE PROTECTED FROM PHYSICAL DAMAGE. INCLUDING SMOKE AND CARBON MONOXIDE DETECTORS, EXIST SIGNS, AND SPRINKLERS.
6. GENERAL CONTRACTOR TO FURNISH ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT REQUIRED TO PERFORM THE WORK OF THIS SECTION AS SHOWN ON THE DRAWINGS AND/OR SPECIFIED HEREIN. IN GENERAL THE WORK SHALL INCLUDE BUT NOT NECESSARILY BE LIMITED TO WORK SPECIFIED HEREIN.
7. THE WORK DEMOLITION AND REMOVALS TO INCLUDE SHEETROCK AND INSULATION SHALL BE COMPLETE, WHICH WILL PERMIT NEW MATERIALS AND/OR EQUIPMENT TO BE PROPERLY INSTALLED.

PROFESSIONAL CARE IN REMOVAL OF WORK:

1. ALL REMOVALS SHALL BE PERFORMED IN KEEPING WITH THE BEST SAFETY PRACTICES GOVERNING SAME IN ACCORDANCE WITH ALL LOCAL VILLAGE, CITY, STATE AND/OR FEDERAL LAWS GOVERNING THE SAME.

CLEAN UP-SAFETY:

1. ALL DEBRIS RESULTING FROM OPERATIONS UNDER THIS CONTRACT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL NOT BE STORED OR PERMITTED TO ACCUMULATE ON THE SITE.
2. UPON COMPETITION OF WORK UNDER THIS CONTRACT, THE CONTRACTOR SHALL REMOVE ALL TOOLS, EQUIPMENT, MATERIALS APPARATUS, ETC. AND SHALL BROOM SWEPT.
3. CONTRACTOR PERFORMING WORK SHALL BE LICENSED, INSURED HAVE KNOWLEDGE AND EXPERIENCE W/SIMILAR DEMOS.



EXISTING / DEMOLITION CELLAR FLOOR PLAN

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

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TOWN OF NORTH HEMPSTEAD DEPARTMENT OF BUILDINGS APPLICATION NUMBER
CBP23-000345

DEMOLITION PLANS
PROPOSED INTERIOR ALTERATION TO COMERCIAL BUILDING
8 MAIN STREET
PORT WASHINGTON, NY 11050
SECTION: 5 BLOCK: 126 LOT: 225

JOB#: 2023-38
DRN BY: JP
CKD BY: ASM/KT
DATE: 9/2023
SCALE: AS NOTED

ORLANDO'S DELI
PORT WASHINGTON

DM-1

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NOTES:

1. ALL UNUSED ELECTRICAL & OTHER WIRES, LIGHTING FIXTURES, CEILING FANS, OUTLETS, SWITCHES, RECEPTACLES, PANELS, CABLE, ETC & OTHER EQUIPMENT NOT BEING USED SHALL BE REMOVED IN ITS ENTIRETY AS PER CODE.
2. MECHANICAL PLANS TO BE FILED UNDER SEPARATE APPLICATION BY OTHERS
3. ANSUL SYSTEM: TO BE INSTALLED AS PER NASSAU COUNTY FIRE MARSHAL REQUIREMENTS.
4. HEALTH DEPARTMENT: APPROVAL IS REQUIRED FROM THE NASSAU COUNTY DEPARTMENT OF HEALTH PRIOR TO GETTING A PERMIT.

NOTE:
ALL EXISTING FLOORS, WALLS AND CEILINGS TO BE PREPARED, PRIMED AND PAINTED (2 COATS) FOR EVEN FINISH (SEE FINISH SCHEDULE THIS SHEET)

PROPOSED EQUIPMENT SCHEDULE

	UNIT	MODEL #	DESCRIPTION
	KITCHEN EQUIPMENT		
A	6 BURNERS / 24" CHARBROILER / 60" WIDE GAS RANGE	VULCAN 60SC-6B24CBN	1 STANDARD OVEN / 1 CONVECTION OVEN NATURAL GAS
B	EXHAUST HOOD	ND-2-PSP-F	EXHAUST HOOD (SEE MECHANICAL PLANS FOR DETAILS)
C	HEAVY DUTY GAS GRIDDLES	VULCAN MSA60	60" x 24" GRIDDLE PLATE
D	DEEP FRYER	PITCO MODEL SG14	GAS FRYER
E	MEGATOP	TURBO AIR MST-36-N6 M3	72"3-DOOR STAINLESS SANDWICH PREP STATION
F	MICROWAVE OVEN	SOLWAVE COMMERCIAL MICROWAVE	
G	3 COMP. SINK W/ 2 DRAINBOARDS	TO BE SELECTED	
H	GREASE TRAP INTERCEPTOR	TO BE SELECTED	
I	FOOD PREP SINK	TO BE SELECTED	STAINLESS STEEL
X	STAINLESS STEEL COUNTERS	STAINLESS STEEL	CUSTOM SIZED AS NEEDED
	FRONT EQUIPMENT		
J	SALAD BAR UNIT	TURBO AIR JBT 72-N	COLD FOOD BAR
K	STEAM TABLE	EAGLE GROUP HT60BE SPEC MASTER SERIES ELECTRIC STEAM TABLE	
L	MEGATOP	TURBO AIR M3T-72-N M3	36"2-DOOR STAINLESS SANDWICH PREP STATION
M	BEVERAGE REFRIGERATOR	CUSTOM BUILT 6-DOOR COOLER WITH REAR ENTRANCE AND REMOTE ROOF-TOP COMPRESSOR - 144"W.59"D.84"H	
N	DELI CASE	FEDERAL MODEL SN4CD	4' CASES X4 (16' TOTAL)
F	MICROWAVE OVEN	SOLWAVE COMMERCIAL MICROWAVE (4)	
P	PANINI PRESS ELECTRIC	GLOBE GPG514D	DELUX PANINI GRILLS (X2)
Q	GRAB & GO STATION	HOWARD-MCCRAY SC-OD35E-48-B-LED 48" VERTICAL OPEN AIR COOLER DELI CASE	
R	UNDERCOUNTER REFRIGERATOR	AVANTCO UBB-48-HC-S 48"	(4) TOTAL STAINLESS STEEL SERIES
S	UNDERCOUNTER REFRIGERATOR	Avantco UBB-72-HC-S 73"	STAINLESS STEEL SERIES
T	COFFEE STATION	BUNN BREWWISE GPR DBC 18.9 GAL BREWER	
		BUNN 24250.0021 COFFEE GRINDER	
		BUNN 02500 HOT WATER DISPENSER	
U	DRINK DISPENSER	CRATHCO D25-3 CLASSIC BUBBLER (X2)	
V	CHEST FREEZER	EXCELLENCE UC-41 FREEZER ULTRA COLD STORAGE FREEZER - 8.6 CU. FT.	
W	GARBAGE / UTENSIL RECEPTACLES	TO BE SELECTED	GARBAGE & UTENSIL RECEPTACLES
X	STAINLESS STEEL COUNTERS	STAINLESS STEEL	CUSTOM SIZED AS NEEDED
	CELLAR		
Y	WALK-IN COOLER	CUSTOM BUILT, 9'x12' WALK-IN WITH LOCALIZED COMPRESSOR	
Z	CHEST FREEZER	GALAXY CF30HC COMMERCIAL CHEST FREEZER - 30 CU. FT.	

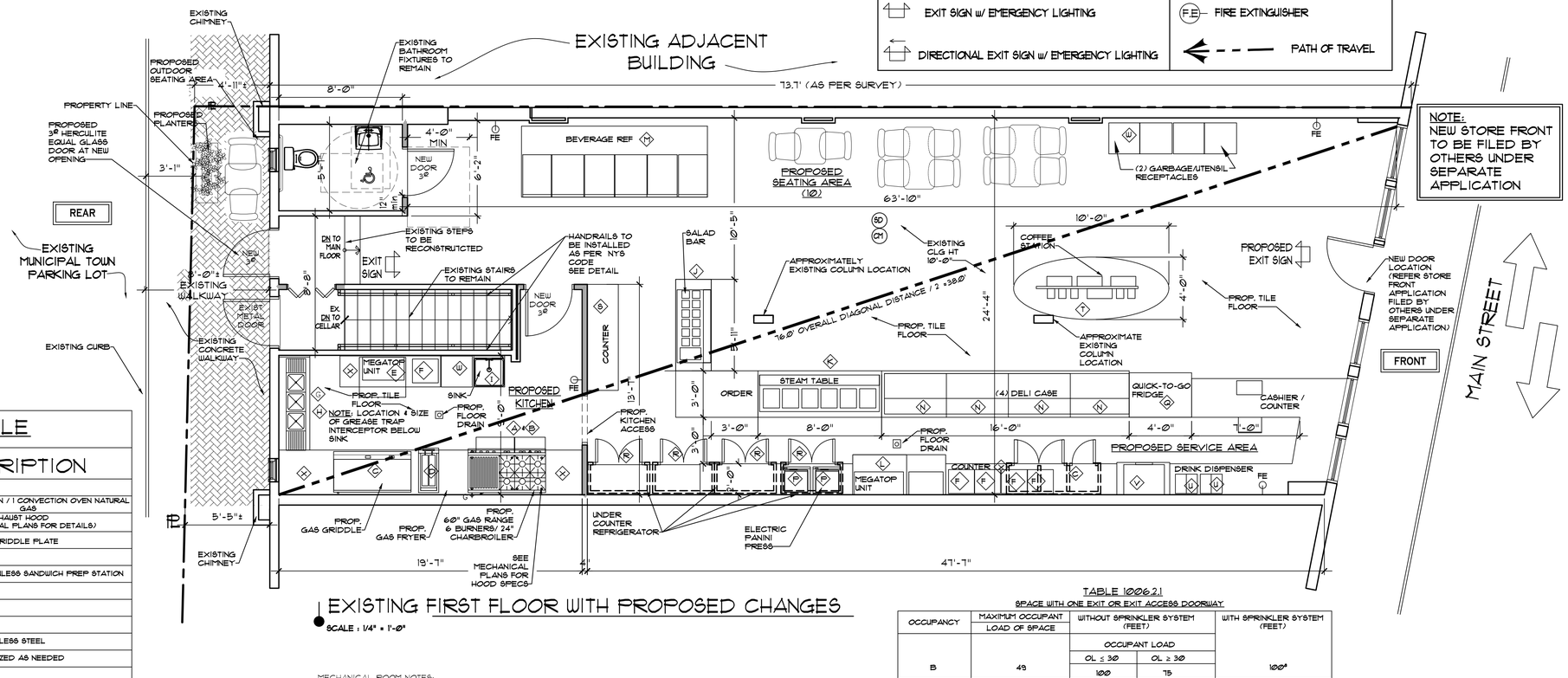
*AS SUGGESTED BY THE BELGRAVE WATER DISTRICT. IF AN ALTERNATE IS USED, PRIOR DISTRICT AUTHORIZATION IS REQUIRED BEFORE COMMENCEMENT OF WORK.

PROPOSED FINISH SCHEDULE

AREA	FLOORS	WALLS	COVE BASE	CEILING
SEATING AREA	FAUX WOOD CERAMIC TILE	PAINTED SHEETROCK	RUBBER BASE	NEW 24"X24" CEILING TILE
SERVICE AREA	FAUX WOOD CERAMIC TILE	PAINTED SHEETROCK	RUBBER BASE	NEW 24"X24" CEILING TILE
KITCHEN AREA	CERAMIC TILE	PAINTED SHEETROCK* (SEE NOTE)	RUBBER BASE	SHEETROCK W/ SOFFIT
HALLWAYS	CERAMIC TILE	PAINTED SHEETROCK	RUBBER BASE	SHEETROCK (SUSPENDED)
BATHROOMS	CERAMIC TILE	PAINTED SHEETROCK	RUBBER BASE	SHEETROCK W/ SOFFIT
FOOD PREP	CONCRETE - PAINTED	PAINTED SHEETROCK* (SEE NOTE)	RUBBER BASE	PAINTED SHEETROCK
EXISTING STORAGE	CERAMIC TILE	PAINTED SHEETROCK	RUBBER BASE	EXISTING TO REMAIN
EXISTING MECHANICAL ROOM	EXISTING TO REMAIN	EXISTING TO REMAIN	EXISTING TO REMAIN	EXISTING TO REMAIN

* NOTE: ALL SHEETROCK WALLS IN FOOD PREPARATION, SERVICE & KITCHEN AREAS TO BE PAINTED WITH A HIGH GLOSS LATEX PAINT. AT WET AREAS & COOKING AREAS (BY SINKS, DISHWASHERS, SLOP SINKS AND COOKING EQUIPMENT,) USE STAINLESS STEEL BACK-SPLASH.

NOTE:
ALL EXISTING FLOORS, WALLS AND CEILINGS TO BE PREPARED, PRIMED AND PAINTED (2 COATS) FOR EVEN FINISH (SEE FINISH SCHEDULE THIS SHEET)

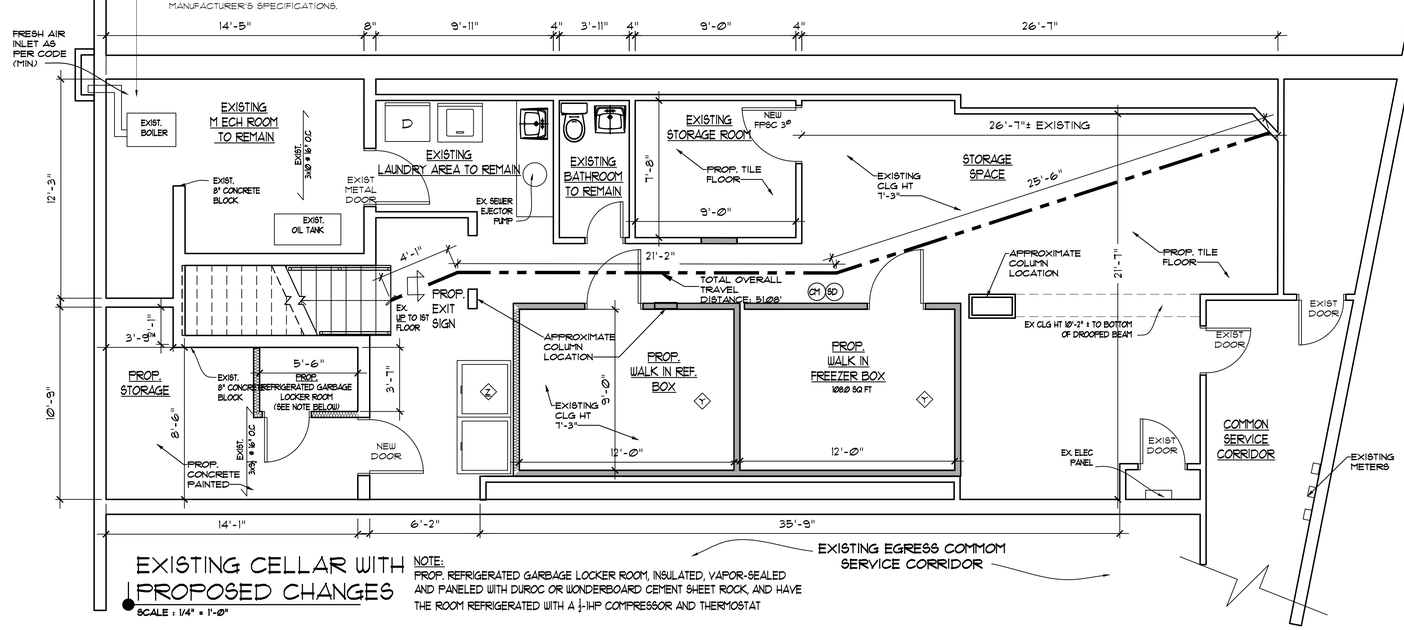


EXISTING FIRST FLOOR WITH PROPOSED CHANGES
SCALE : 1/4" = 1'-0"

TABLE 1006.2.1
SPACE WITH ONE EXIT OR EXIT ACCESS DOORWAY

OCCUPANCY	MAXIMUM OCCUPANT LOAD OF SPACE	WITHOUT SPRINKLER SYSTEM (FEET)		WITH SPRINKLER SYSTEM (FEET)
		OCCUPANT LOAD		
		OL ≤ 30	OL ≥ 30	
B	49	100	75	100*
BUSINESS - RETAIL FOOD USE - 1ST FL		OVERALL TRAVEL DISTANCE 76'-0" / 2 = 38.0' TOTAL TRAVEL DISTANCE 38.0' < 100' = OK		
STORAGE AND MECH - CELLAR FL		PRIMARY TRAVEL DISTANCE 4'-1" + 21'-2" + 25'-6" = 51.08' TOTAL TRAVEL DISTANCE 51.08' < 100' = OK		

MECHANICAL ROOM NOTES:
1. NO GAS OR ELECTRIC METER IN MECHANICAL ROOM.
2. ALL NON MASONRY WALLS AND CEILING IN MECHANICAL ROOM TO BE MINIMUM TWO (2) HOUR RATED. MECHANICAL ROOM DOOR TO BE 1½ HR FPSC.
3. NO STORAGE IN MECHANICAL ROOM.
4. FRESH AIR INTAKE & VENTILATION TO BE INSTALLED AS PER CODE & AS REQUIRED BY HU HEATER MANUFACTURER'S SPECIFICATIONS.



EXISTING CELLAR WITH PROPOSED CHANGES
SCALE : 1/4" = 1'-0"

NOTE:
PROP. REFRIGERATED GARBAGE LOCKER ROOM, INSULATED, VAPOR-SEALED AND PANELED WITH DUROC OR WONDERBOARD CEMENT SHEET ROCK, AND HAVE THE ROOM REFRIGERATED WITH A ½-HP COMPRESSOR AND THERMOSTAT

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REVISIONS

10/27/23	PRELIMINARY DESIGN
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TOWN OF NORTH HEMPSTEAD DEPARTMENT OF BUILDINGS APPLICATION NUMBER
CBP23-000345

FLOOR PLANS & SCHEDULES

JOB#: 2023-38
DRN BY: JP
CKD BY: ASM/KT
DATE: 9/2023
SCALE: AS NOTED

PROPOSED INTERIOR ALTERATION TO COMERCIAL BUILDING
18 MAIN STREET
PORT WASHINGTON, NY 11050
SECTION: 5 BLOCK: 126 LOT: 225

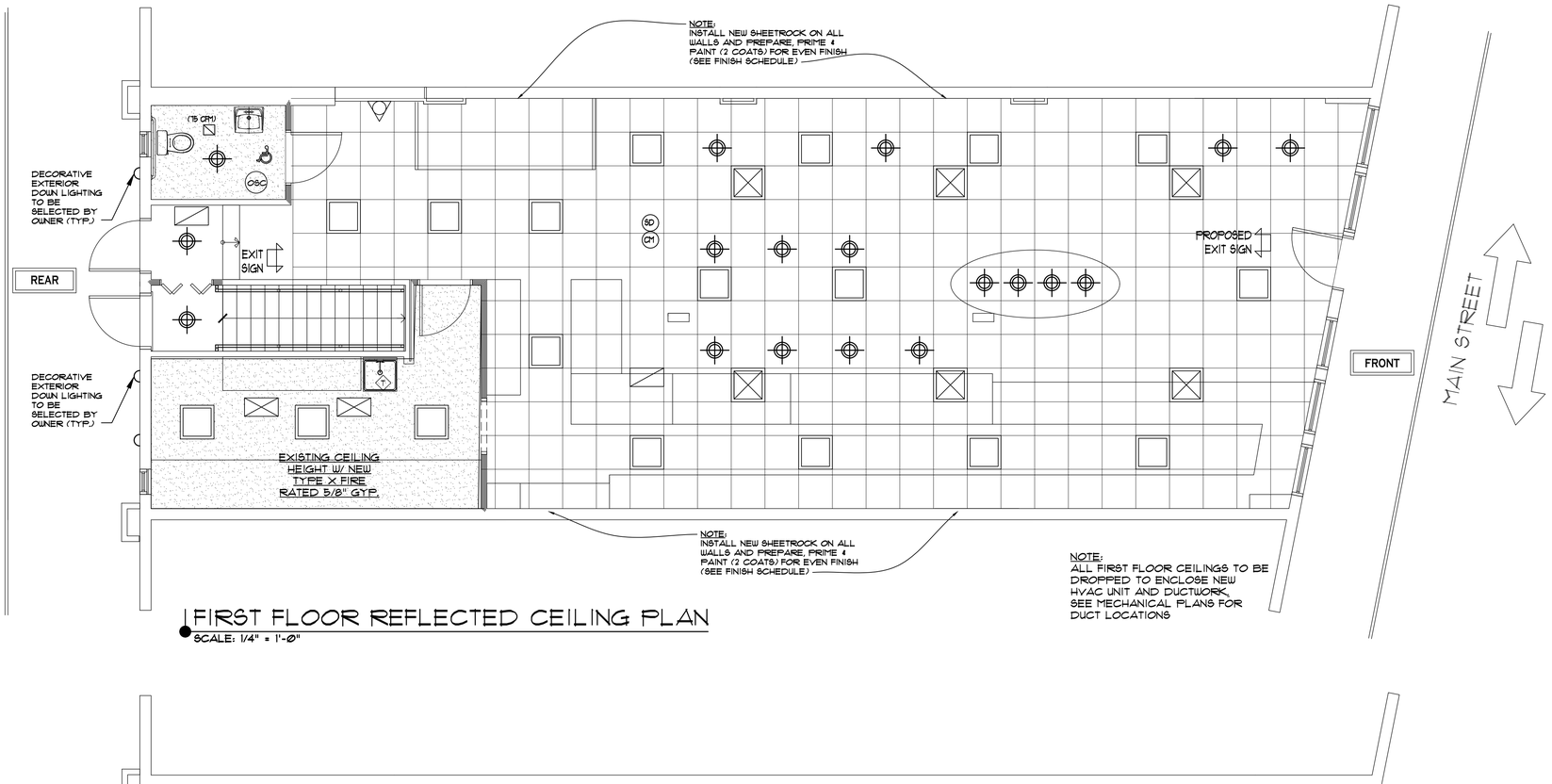
ORLANDO's DELI
PORT WASHINGTON

A-1

DWG 4 OF 6

REFLECTED CEILING LEGEND

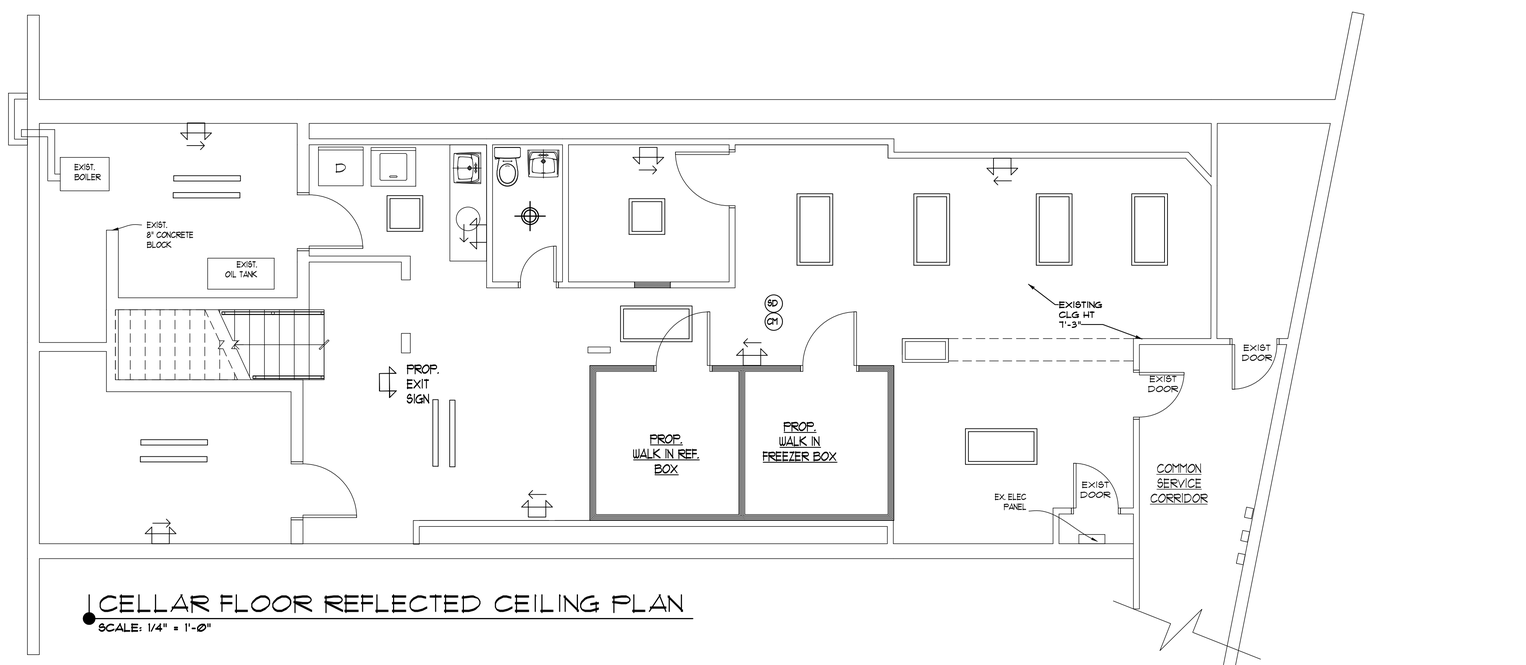
- NEW RETURN VENT (R'REFER TO MECH PLANS)
- NEW SUPPLY VENT (REFER TO MECH PLANS)
- SHEETROCK
- NEW 24"X24" CEILING TILE
- FLUORESCENT LIGHT FIXTURE 2' X 2'
- FLUORESCENT LIGHT FIXTURE 2' X 4'
- FLUORESCENT CEILING LIGHT
- HANGING PENDANT TYPE CEILING LIGHT FIXTURE TO BE SELECTED BY CLIENT
- DECORATIVE EXTERIOR DOWN LIGHTING
- PROGRAMMABLE THERMOSTAT
- (SD) SMOKE DETECTOR - HARDWIRED & INTERCONNECTED AS PER CODE WITH BATTERY BACKUP- CAN BE COMBINATION UNIT WITH CARBON MONOXIDE DETECTOR AS PER SECTION 915 OF THE NEW YORK STATE FIRE CODE.
- (CM) CARBON MONOXIDE DETECTOR - HARDWIRED & INTERCONNECTED AS PER CODE WITH BATTERY BACKUP - CAN BE COMBINATION UNIT WITH SMOKE DETECTOR AS PER SECTION 915 OF THE NEW YORK STATE FIRE CODE.
- (F.E) FIRE EXTINGUISHER AS PER SECTION 906 OF THE NY STATE BUILDING CODE
- NEW EMERGENCY EGRESS SIGN W/ LIGHTING WITH BATTERY BACKUP AS PER SECTION 1008 OF THE NYS BUILDING CODE.
- DIRECTIONAL EXIT SIGN w/ EMERGENCY LIGHTING
- (OSC) OCCUPANT SENSOR CONTROL FOR LIGHT FIXTURE
- (75 CFM) BATHROOM EXHAUST



NOTE:
ALL FIRST FLOOR CEILINGS TO BE DROPPED TO ENCLOSE NEW HVAC UNIT AND DUCTWORK, SEE MECHANICAL PLANS FOR DUCT LOCATIONS

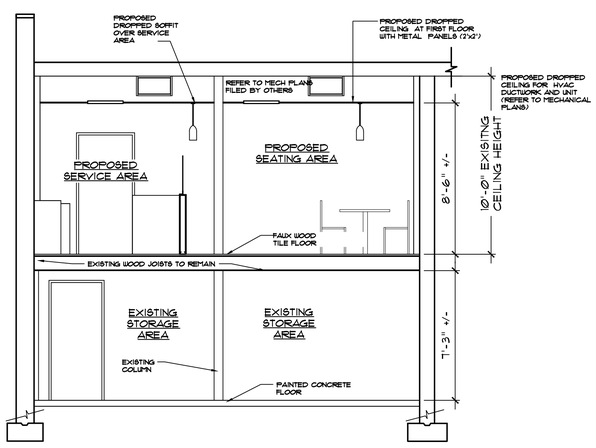
FIRST FLOOR REFLECTED CEILING PLAN

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



CELLAR FLOOR REFLECTED CEILING PLAN

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



SECTION A-A THROUGH BUILDING W/ PROPOSED ALTERATIONS

SCALE: 3/8" = 1'-0"

ELECTRICAL NOTES:

- ALL ELECTRICAL LAYOUT ARE PRELIMINARY PLANS

-ALL ELECTRICAL WORK EXACT LOCATION SHALL BE COORDINATED AND VERIFIED WITH A LICENSED TOWN VILLAGE ELECTRICIAN AND THE OWNER PRIOR TO INSTALLATION.

-ALL WORK TO MEET ALL LOCAL LAWS, THE 2017 NATIONAL ELECTRICAL CODE (NEC) & THE 2020 RESIDENTIAL CODE REQUIREMENTS PART VIII-ELECTRICAL - CHAPTERS 34 ELECTRICAL WORK.

-ALL LIGHTING REQUIREMENTS SHALL COMPLY WITH SECTION 1204 OF 2020 BUILDING CODE N.Y.S, MEAN OF EGRESS LIGHTING PER SECTION 1008.2, INCLUDING DISCHARGE LIGHTING PER SECTION 1008.2.3, EMERGENCY ILLUMINATION PER SECTION 1008.3 AN EXIST SIGNAGE PER SECTION 101. OF THE 2020 BUILDING CODE OF N.Y.S

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TOWN OF NORTH HEMPSTEAD
DEPARTMENT OF BUILDINGS
APPLICATION NUMBER
CBP23-000345

REFLECTED CEILING PLAN AND SECTION

PROPOSED INTERIOR ALTERATION TO COMERCIAL BUILDING

18 MAIN STREET

PORT WASHINGTON, NY 11050

SECTION: 5 BLOCK: 126 LOT: 225

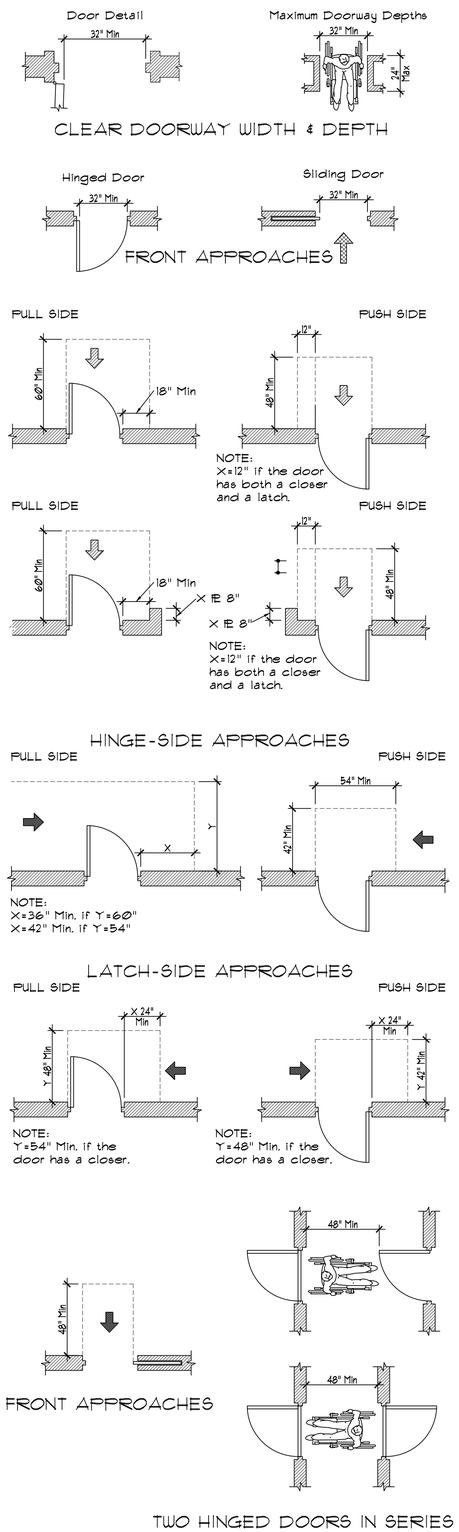
JOB#: 2023-38
DRN BY: JP
CKD BY: ASM/KT
DATE: 9/2023
SCALE: AS NOTED

ORLANDO'S DELI
PORT WASHINGTON

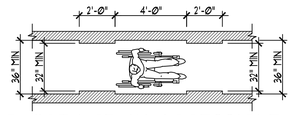
A-2

DWG 5 OF 6

MANEUVERING CLEARANCES AT DOORS

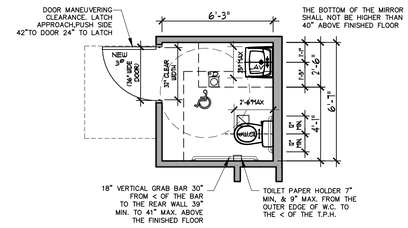


CHAPTER 4. TABLE 403.5



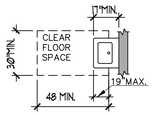
CLEAR WIDTH OF AN ACCESSIBLE ROUTE

ADAPTABLE BATHROOMS

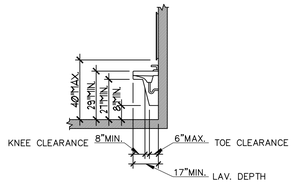


BATHROOM PLAN "B"
SCALE: 1/4" = 1'-0"

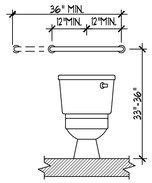
ADAPTABLE BATHROOMS



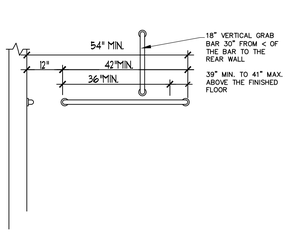
BATHROOM DETAIL #1
SCALE: 1/4" = 1'-0"

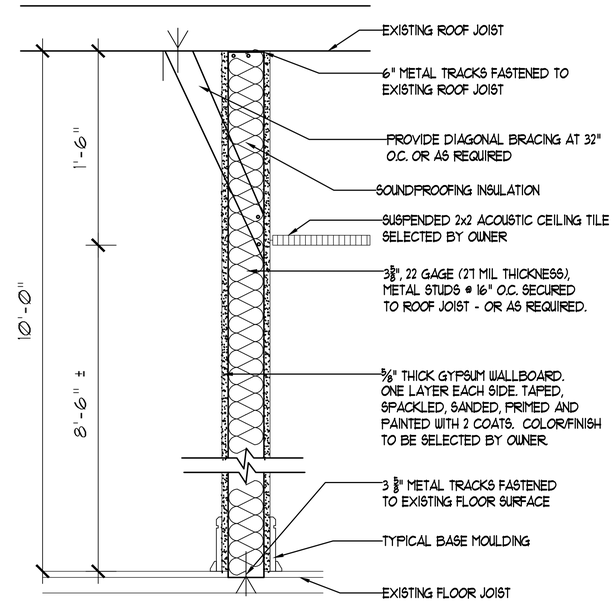


BATHROOM DETAIL #2
SCALE: 1/4" = 1'-0"

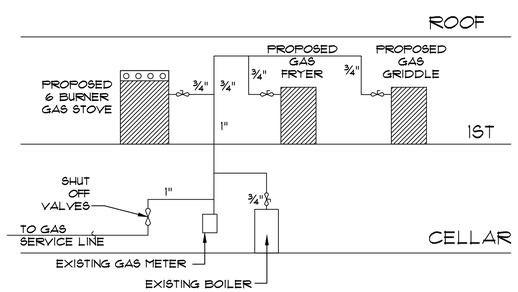


BATHROOM DETAIL #3
SCALE: 1/4" = 1'-0"





1 HOUR FIRE RATED WALL AT KITCHEN AND FOOD PREPARATION AREA
NOT TO SCALE



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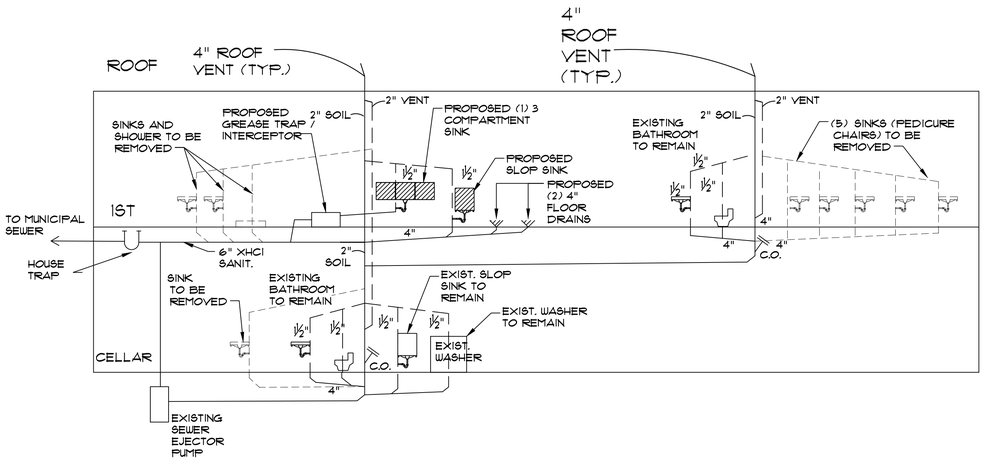
GAS RISER DIAG.
N.T.S. SCALE
DIAGRAMMATIC ONLY



PLUMBING RISER DIAGRAM
SCALE: N.T.S.

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TOWN OF NORTH HEMPSTEAD DEPARTMENT OF BUILDINGS APPLICATION NUMBER
CBP23-000345

DETAILS AND RISER DIAGRAMS

PROPOSED INTERIOR ALTERATION TO COMERCIAL BUILDING

18 MAIN STREET

PORT WASHINGTON, NY 11050

SECTION: 5 BLOCK: 126 LOT: 225

JOB#: 2023-38
DRN BY: JP
CKD BY: ASM/KT
DATE: 9/2023
SCALE: AS NOTED

ORLANDO's DELI
PORT WASHINGTON

A-3

DWG 6 OF 6

MAINTAIN SECOND FLOOR ADDITION

NYC FIREPLACES, LLC

#21526

13 GLEN COVE ROAD, GREENVALE, NY 11548

PAC ARCHITECTURE & DESIGN

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DRAWING INDEX

ARCHITECTURAL

T-1 TITLE SHEET, PLOT PLAN, ABBREVIATIONS, LEGEND AND NOTES
A-1 CELLAR FLOOR PLAN, FIRST FLOOR PLAN, SCHEDULES, NOTES, LEGEND AND DETAILS
A-2 SECOND FLOOR PLAN, NOTES LEGEND AND DETAILS

ABBREVIATIONS:

%	PERCENT
&	AND
@	AT
#	POUND OR NUMBER
A.C.T.	ACOUSTICAL CEILING TILE
ADD'L	ADDITIONAL
ADJ	ADJACENT OR ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
ALT	ALTERATION OR ALTERNATE
ALUM	ALUMINUM
ANOD.	ANODIZE
APPROX.	APPROXIMATE
ARCH	ARCHITECTURAL
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
A-V	AUDIO-VISUAL
AVG.	AVERAGE
BD	BOARD
BET.	BETWEEN
BLDG	BUILDING
BLK	BLOCK
BLK'G.	BLOCKING
BLKD	BULKHEAD
BM	BEAM
B.O.	BOTTOM OF
B/S	BOTH SIDES
BSMT	BASEMENT
℄	CENTERLINE
CAB.	CABINET
CAP.	CAPACITY
C.J.	CONTROL JOINT
C.J.	CEILING JOISTS
CL	CLOSET
CLG	CEILING
CLK'G	CAULKING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONST.	CONSTRUCTION
CONT	CONTINUOUS
CP	CONTROL PANEL
CPT	CARPET
CT	CERAMIC TILE
CTR	CENTER
CF	CUBIC FEET
CY	CUBIC YARDS
D	CLOTHES DRYER
DGG	DENSGLASS GOLD FIREGUARD
DEG.	DEGREE
DEMO	DEMOLITION
D.F.	DRINKING FOUNTAIN
DIAG.	DIAGONAL
DIA. OR Φ	DIAMETER
DIFF	DIFFERENCE OR DIFFERENTIAL
DIM	DIMENSION or DIMMER (LIGHTING)
DN	DOWN
DR	DOOR
DTL	DETAIL
DW	DISHWASHER
DWG(S)	DRAWING(S)
E	EAST
EA	EACH
EIFS	EXTERIOR INSULATION & FINISH SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRIC OR ELECTRICAL
EMER.	EMERGENCY
ENCL	ENCLOSURE
EP	ELECTRIC PANEL
ELEV	ELEVATOR
ENG.	ENGINEER
EPDM	ETHYLENE PROPYLENE DIENE MONOMER (SYNTHETIC RUBBER)
EPT	EPOXY PAINT
EQ	EQUAL
EQUIP.	EQUIPMENT
EST	ESTIMATED
E.W.C.	ELECTRIC WATER COOLER
EXIST	EXISTING
EXP	EXPOSED
EXP. JT.	EXPANSION JOINT
EXT	EXTERIOR
FA	FIRE ALARM
F.A.R.	FLOOR AREA RATIO
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXIT
F.E.C.	FIRE EXTINGUISHER CABINET
FFD	FUNNEL FLOOR DRAIN
FH	FIRE HYDRANT
FHC	FIRE HOSE CABINET
FIN.	FINISH
FIXT	FIXTURE
FL	FLOOR
FLUOR	FLUORESCENT
F.O.	FINISHED OPENING
FOB	FACE OF BRICK
FOIC	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
FBO	FURNISHED BY OTHERS
FF	FINISH FLOOR
FP	FIREPROOFING
FR	FIRE RATED OR FIRE RATING
FT '	FOOT OR FEET
F.J.	FLOOR JOISTS
FTG	FOOTING
FURR	FURRING
FUT.	FUTURE
GA OR ga.	GAUGE
GALV	GALVINIZED
GB /GYP. BD	GYPSUM BOARD
G.C.	GENERAL CONTRACTOR
GFI	GROUND FAULT INTERRUPTER
GL	GLASS
GP	GEORGIA-PACIFIC
GYP	GYPSUM
H.B.	HOSE BIB
HC	HOLLOW CORE
H.C.	HANDICAPPED
HDWD	HARDWOOD
HDWR	HARDWARE
HM	HOLLOW METAL (DOORS AND FRAMES)
HORZ.	HORIZONTAL
HR	HOUR
HSS	HIGH STRENGTH STEEL
HGT	HEIGHT
HVAC	HEATING, VENTILATION AND AIR CONDITIONING
HWH	HOT WATER HEATER
IN OR "	INCH
INCL	INCLUDED OR INCLUDING
INSUL	INSULATED OR INSULATION
INT	INTERIOR
JANT.	JANITOR
JT	JOINT
L	LINEN
LAB	LABORATORY
LAM	LAMINATE
LAV	LAVATORY
LB(S)	POUND(S)
LIN	LINEAR OR LINEAL
LT	LIGHT
MAS	MASONRY
MAX	MAXIMUM
MECH	MECHANICAL
MED.	MEDIUM
MEZZ	MEZZANINE
MDF	MEDIUM DENSITY FIBERBOARD
MFD	MANUFACTURED
MFG	MANUFACTURING
MFR	MANUFACTURER
MH	MANHOLE
MILL	MILLWORK
MIN	MINIMUM
MISC	MISCELLANEOUS
MM	MILLIMETER
M.O.	MASONRY OPENING
MTL	METAL
N	NORTH
NAT	NATURAL
NDL	NO DOLLAR LIMIT
NIC	NOT IN CONTRACT
NO. OR No.	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
O.C. OR o.c.	ON CENTER
OCC	OCCUPANT
O.D.	OUTSIDE DIAMETER
O/H OR OVHD	OVERHEAD
OPN'G(S)	OPENING(S)
OPP	OPPOSITE
OWSJ	OPEN WEB STEEL JOIST
OZ.	OUNCE
PERF.	PERFORATED
PL	PLASTER
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
POL	POLISHED
POLY	POLYETHYLENE OR POLYURETHANE
PR	POWDER ROOM
PR.	PAIR
PREFAB	PREFABRICATED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PAINT
P.T.	PRESSURE TREATED
PTD	PAINTED
PART.	PARTITION
PVC	POLYVINYL CHLORIDE
Q.T.	QUARRY TILE
QTY	QUALITY
R	RISER
R.	RADIUS
RB	RESILIENT BASE
R.C.P.	REFLECTED CEILING PLAN
RD	ROOF DRAIN
RE:	REFER TO
REBAR	REINFORCING BAR
REC'MD	RECOMMENDED
REF.	REFERENCE OR REFRIGERATOR
REINF	REINFORCING
REP	REPRESENTATIVE
REQ'D	REQUIRED
REV	REVISION
RM	ROOM
R.O.	ROUGH OPENING
R.R.	ROOF RAFTERS
S	SOUTH
SC	SOLID CORE
SCHED.	SCHEDULE OR SCHEDULED
SCWD	SOLID CORE WOOD DOOR
S.D.	SMOKE DETECTOR
S.D./C.M.	SMOKE DETECTOR CARBON MONOXIDE COMBO
SECT.	SECTION
SF OR S.F.	SQUARE FOOT/FEET
SHT.	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION
SPR	SPRINKLER
SQ. OR ⊡	SQUARE
S.S.	STAINLESS STEEL
ST	STONE
STD	STANDARD
STL	STEEL
STOR.	STORAGE
STRUCT	STRUCTURAL
SUSP.	SUSPENDED
SV	SHEET VINYL
T	TREAD
TBD	TO BE DETERMINED
TEL	TELEPHONE
TEMP	TEMPERATURE OR TEMPORARY
TER	TERRAZZO
T & G	TONGUE & GROOVE
THK	THICK
T.O.	TOP OF
TOC	TOP OF CONCRETE
TOS	TOP OF STEEL
TYP	TYPICAL
UL	UNDERWRITER'S LABORATORIES INC.
U.O.N.	UNLESS OTHERWISE NOTED
USG	UNITED STATES GYPSUM CORP.
VB	VAPOR BARRIER
VCT	VINYL COMPOSTION TILE
VERT	VERTICAL
VEST.	VESTIBULE
VIF	VERIFY IN FIELD
VOL	VOLUME
VWC	VINYL WALL COVERING
W	CLOTHES WASHER OR WEST
W/	WITH
WC	WATER CLOSET OR WALLCOVERING
WD	WOOD
W/D	STACKED WASHER/DRYER
WDW	WINDOW
WIC	WALK-IN CLOSET
W/O	WITHOUT
WP	WATERPROOFING OR WALLPAPER
WR	WATER RESISTANT
WT.	WEIGHT
WWF	WELDED WIRE FABRIC
WWM	WOVEN WIRE MESH
YR	YEAR

APPLICABLE CODES:

BUILDING CODE OF NEW YORK STATE - 2020
EXISTING BUILDING CODE OF NEW YORK STATE - 2020
PLUMBING CODE OF NEW YORK STATE - 2020
MECHANICAL CODE OF NEW YORK STATE - 2020
FUEL GAS CODE OF NEW YORK STATE - 2020
ENERGY CONSERVATION CODE OF NEW YORK STATE - 2020
WOOD FRAME CONSTRUCTION MANUAL AF & PA

ENERGY CONSERVATION CODE COMPLIANCE:

WHERE REQUIRED SEE ATTACHED SEPARATE 8½"x11" COM check COMPLIANCE REPORT FOR COMPLIANCE WITH THIS CODE

SYMBOLS LEGEND:

ALIGN — DENOTES ALIGNMENT OF INDICATED SURFACES

? / A-? — SECTION REFERENCE NUMBER; DRAWING REFERENCE NUMBER

? / A-? — INDICATES ELEVATION NUMBER; INDICATES SHEET NUMBER

? / A-? — DETAIL REFERENCE NUMBER; DRAWING REFERENCE NUMBER; INDICATES AREA OF DETAIL

BREAK MARK

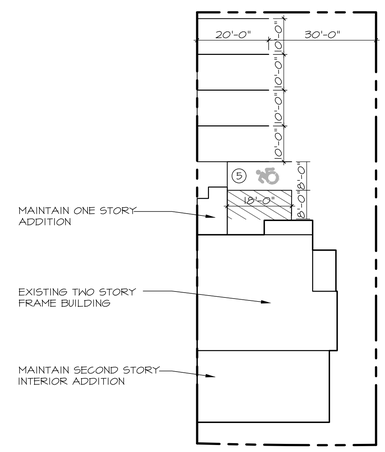
A — INDICATES NEW WINDOW (U.O.N.)

INDICATES NEW DOOR (U.O.N.)

1 — REVISION TAG

S.D. — SMOKE DETECTOR

S.D./CM — SMOKE DETECTOR/ CARBON MONOXIDE COMBO



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"

ZONING ANALYSIS

ZONING: Business 'B'
Occupancy Class: MERCANTILE GROUP 'M'
Construction Classification: V B
Sprinkler System: NO - NOT REQUIRED
Fire Alarm: YES - REQUIRED

Occupant Load:
3,072.9 S.F./60 s.f. per person Mercantile = 51.25
992.75 S.F./150 s.f. per person Business = 6.62
1,039.9 S.F./300 s.f. per person Storage = 3.47
62 TOTAL OCCUPANTS

Exit Access/Travel Distance:
75' max without sprinkler system
55' ACTUAL TRAVEL DISTANCE

ALL ASPECTS OF THIS PROJECT WILL COMPLY W/ A LEVEL TWO (2) ALTERATION

NOTE:
THIS PROJECT QUALIFIES AS A LEVEL TWO (2) ALTERATION AS PER CHAPTER 6 OF THE EXISTING BUILDING CODE of NYS AND THUS WILL COMPLY W/ ALL ASPECTS OF CHAPTER 8 OF THE EXISTING BUILDING CODE of NYS

PARKING CALCULATIONS

992.75 SF TOTAL OFFICE. 1 SPACE FOR EVERY 200 SF - 992.75 SF = 0
3,072.9 SF TOTAL RETAIL. 1 SPACE FOR EVERY 300 SF = 10.25
11 SPACES REQUIRED
5 SPACES PROVIDED

TABLE R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD[a]	WIND DESIGN				SEISMIC DESIGN CATEGORY[f]	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP[e]	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPEED[d] (MPH)	TOPOGRAPHIC EFFECTS[k]	SPEC IAL WIND REGION[l]	WIND BORNE DEBRIS ZONE[m]		WEATHERING[a]	FROST LINE DEPTH[b]	TERMITE[c]					
20 psf	130	NONE	NO	NO	B	SEVERE	3 FEET	MODERATE TO HEAVY	10	REQUIRED	F.E.M.A.	496	52.9

REVISIONS:

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BUILDING DEPARTMENT STAMPS:

SITE LOCATION:
NYC FIREPLACES, LLC
13 GLEN COVE ROAD
GREENVALE, NY 11548

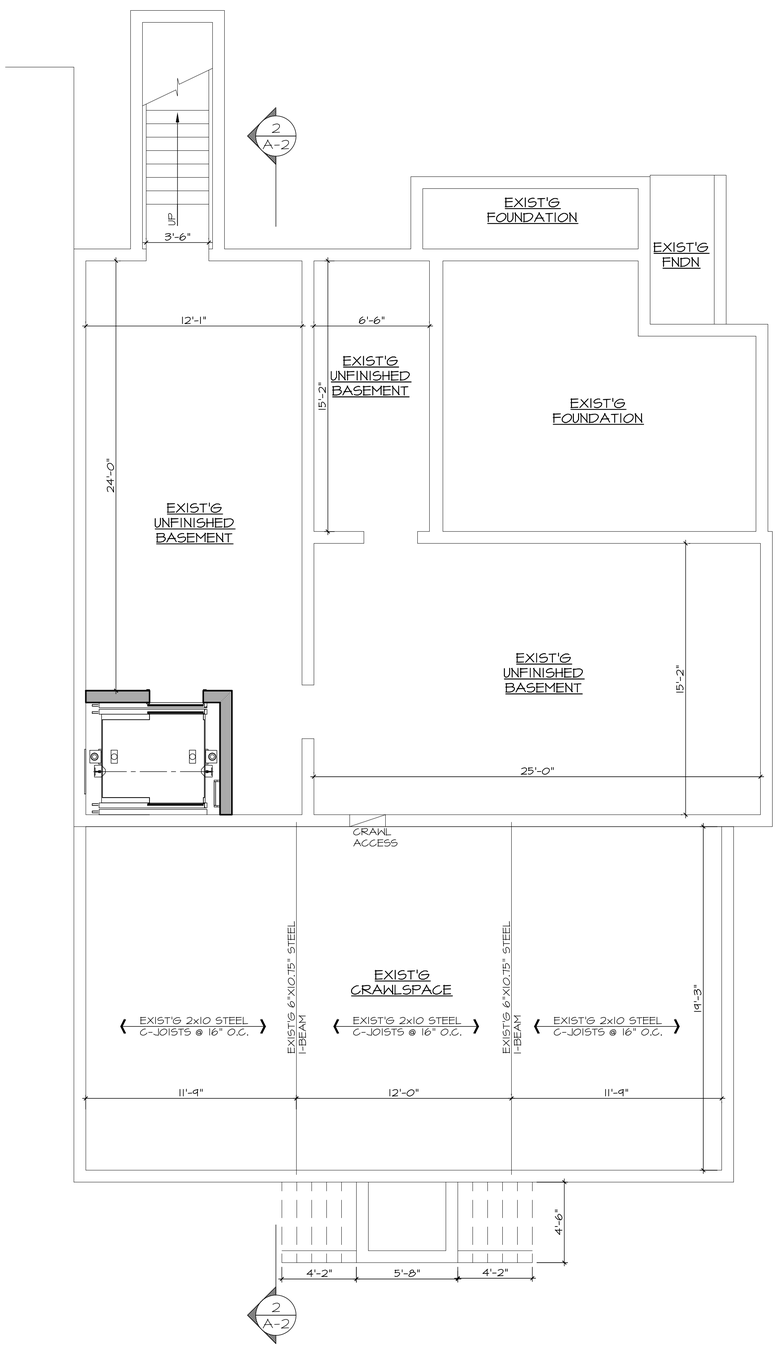
DATE:	10-31-2023
DRAWN BY:	PAC
CHECKED BY:	PAC

DRAWING TITLE:
TITLE SHEET, PLOT PLAN, ABBREVIATIONS, LEGEND AND NOTES

REGISTERED ARCHITECT PETER A. CINQUEMANI 042447 STATE OF NEW YORK

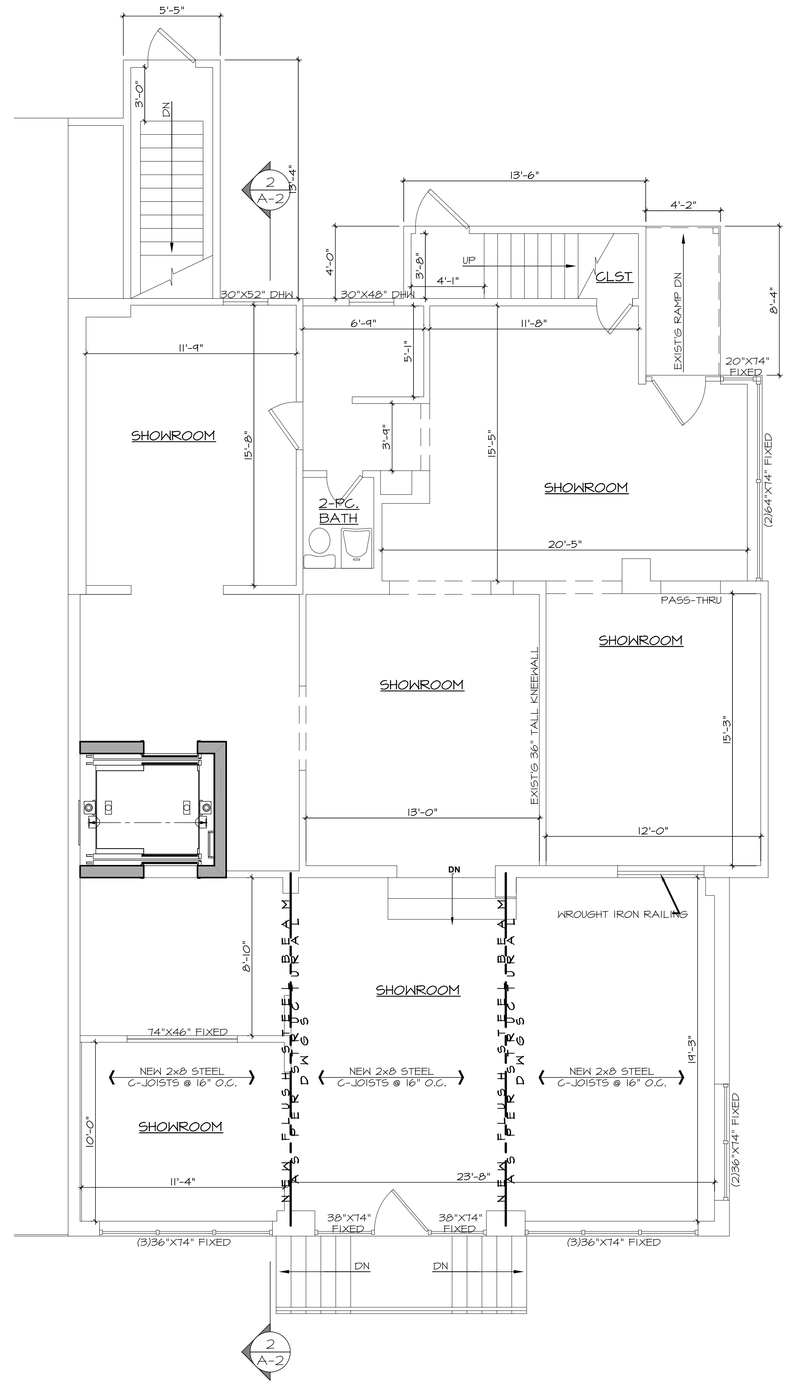
SHEET NO. :
T-1

DRAWING : 1 of XX



1 CELLAR FLOOR PLAN

SCALE: ¼" = 1'-0"



2 FIRST FLOOR PLAN

SCALE: ¼" = 1'-0"

PAC ARCHITECTURE & DESIGN

75 ALBERTSON AVENUE
ALBERTSON, N.Y. 11507
PHONE: 631-921-8105
E-MAIL: Peter@PAC-Architecture.com
WEBSITE: PAC-Architecture.com

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BUILDING DEPARTMENT STAMPS:

SITE LOCATION:

NYC FIREPLACES, LLC

13 GLEN COVE ROAD
GREENVALE, NY 11548

DATE:	**10-31-2023**
DRAWN BY:	**PAC**
CHECKED BY:	**PAC**

DRAWING TITLE:

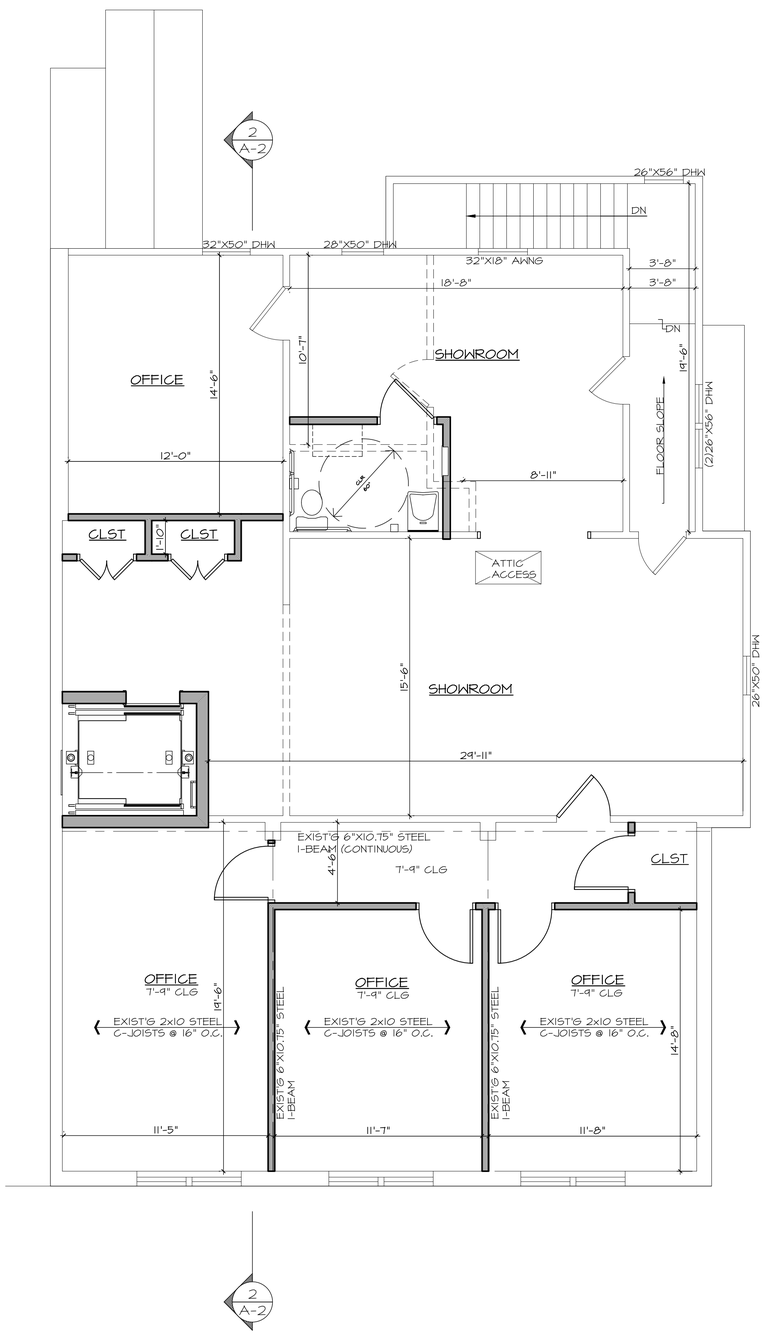
CELLAR FLOOR PLAN, FIRST FLOOR PLAN, DETAILS, NOTES AND LEGEND

REGISTERED ARCHITECT PETER A. CINQUEMANI 042447 STATE OF NEW YORK

SHEET NO. :

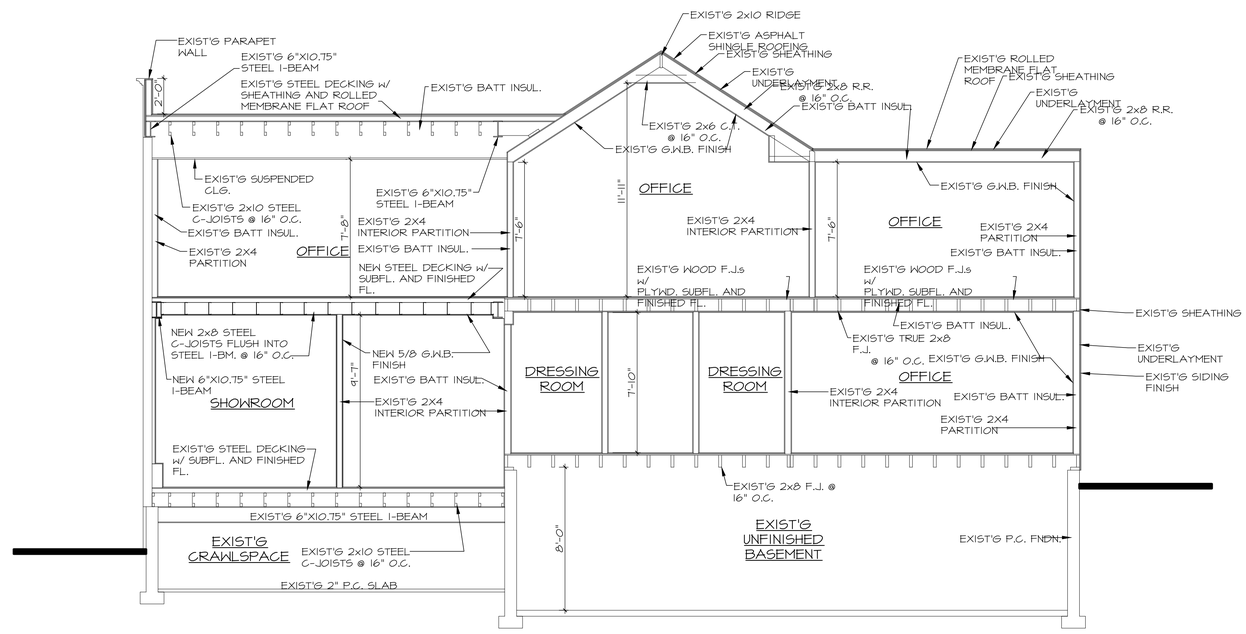
A-1

DRAWING : XX of XX



1 SECOND FLOOR PLAN

SCALE: ¼" = 1'-0"



2 BUILDING SECTION

SCALE: ¼" = 1'-0"

PAC ARCHITECTURE & DESIGN

75 ALBERTSON AVENUE
ALBERTSON, N.Y. 11507
PHONE: 631-921-8105
E-MAIL: Peter@PAC-Architecture.com
WEBSITE: PAC-Architecture.com

REVISIONS:

△ _____
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BUILDING DEPARTMENT STAMPS:

SITE LOCATION:

NYC FIREPLACES, LLC

13 GLEN COVE ROAD
GREENVALE, NY 11548

DATE:	**10-31-2023**
DRAWN BY:	**PAC**
CHECKED BY:	**PAC**

DRAWING TITLE:

CELLAR FLOOR PLAN, FIRST FLOOR PLAN, DETAILS, NOTES AND LEGEND

REGISTERED ARCHITECT PETER A. CINQUEMANI 042447 STATE OF NEW YORK

SHEET NO. :

A-2

DRAWING : 3 OF 3