Chairman
David L. Mammina, A.I.A.

Vice Chairman
Leslie Francis, Esq.

Members
Daniel Donatelli, Esq.
Jay Hernandez
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.

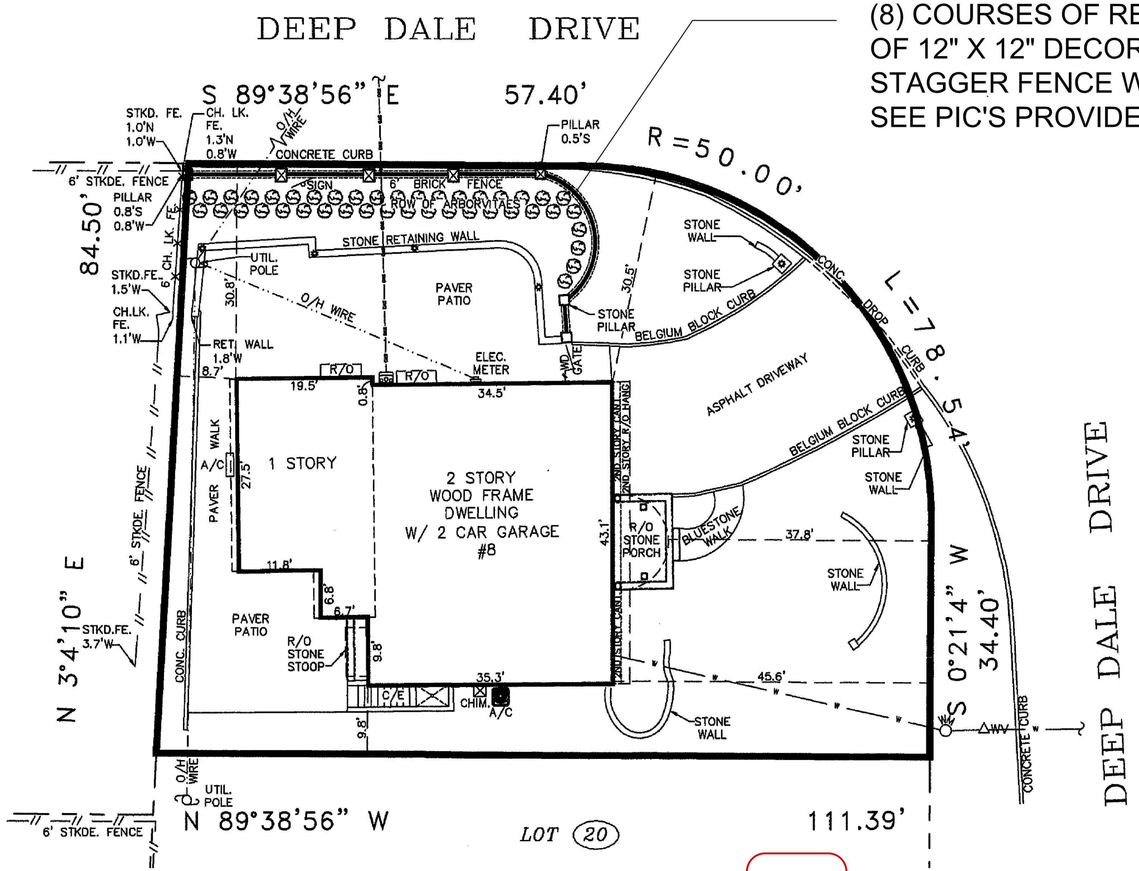
APPEAL #21525 - Orlando's Deli (14-16-18 Port Washington Inc); 18 Main Street, Port Washington; Section 5, Block 126, Lot 225; Zoned: Business-B
Conditional use 70-126.F to construct interior alterations to convert a space to a retail food use.

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 Visalchelli
01/24/2024

No errors, omissions, or oversight on the part of the Building Department or its agents or 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 Northhampstead, 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 031976 STATE OF NEW YORK

DESIGN CONSULTANTS
841 SHORE WY 11706
(631) 665-0600

MAINTAIN FINISHED BASEMENT,
BASEMENT ENTRANCE AND ROOF
OVER STONE PORCH

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

Section: 3 Block: 34 Lot: 19

#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

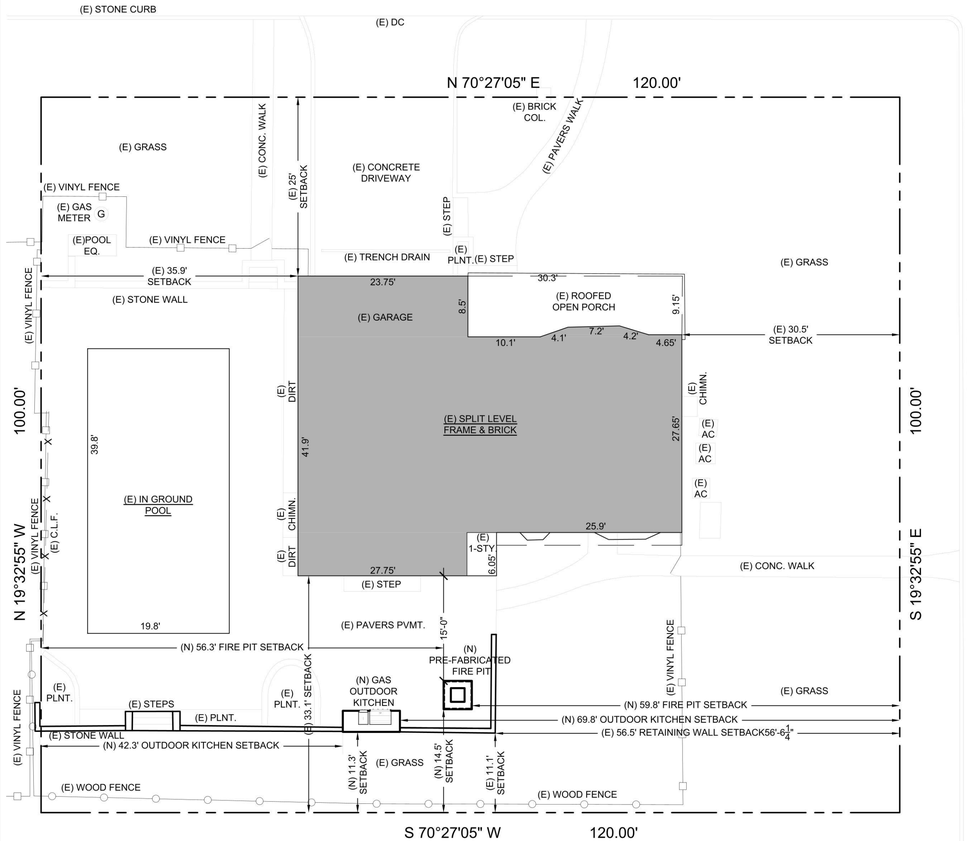
SITE PLAN INFORMATION DEPICTS HERE IS PROVIDED BY:

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

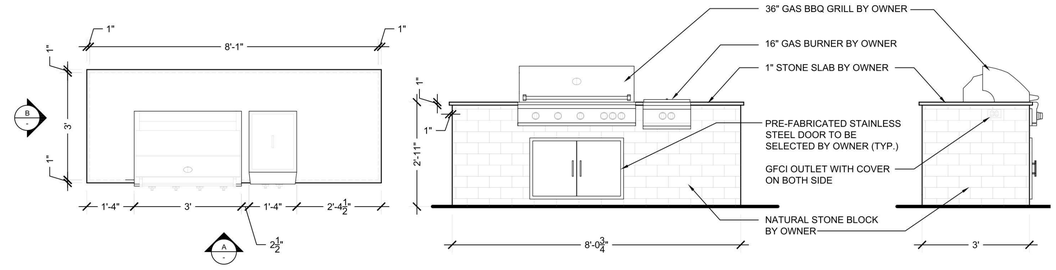
1. ALL UNDERGROUND UTILITY LINES SHOWN IN THE DRAWINGS ARE FOR REFERENCE ONLY.
2. IT IS THE CONTRACTORS' RESPONSIBILITY TO VERIFY ALL UTILITY LOCATIONS, AS WELL AS OTHER UTILITY THAT MAY OR MAY NOT BE SHOWN ON THE DRAWINGS.
3. CONTRACTOR IS SOLELY RESPONSIBLE TO CALL AND COORDINATE ALL UTILITY COMPANIES 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.

SOUTH DRIVE



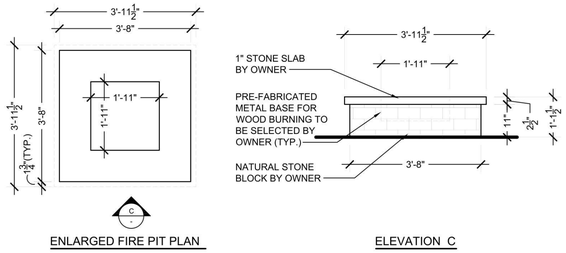
SITE PLAN #01
SCALE: 1"=10'-0"

2.5' 0 2.5' 5' 10' 20'



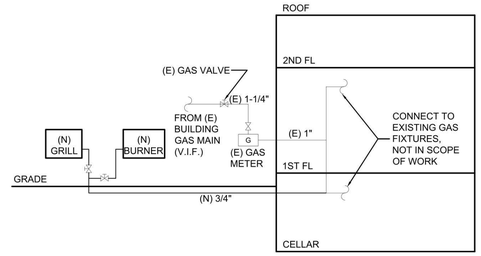
NEW GAS OUTDOOR KITCHEN DETAILS #02

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



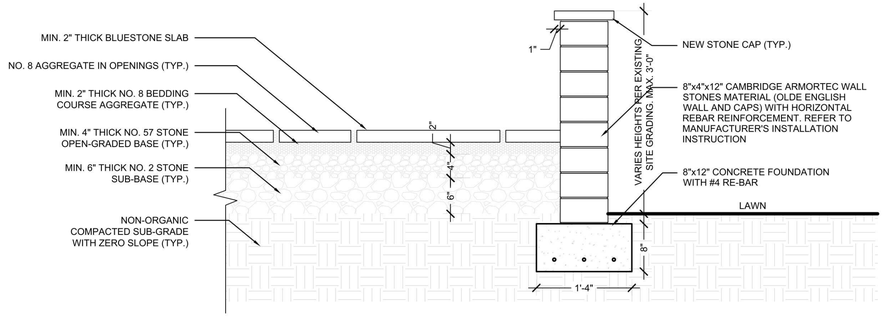
NEW FIRE PIT DETAILS #03

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



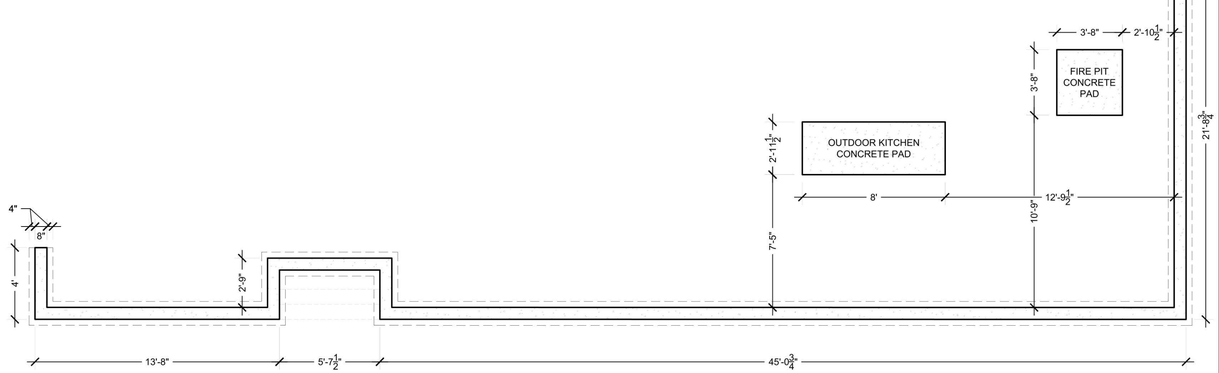
GAS RISER DIAGRAM #04

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"

N

DISAPPROVED
Carlos Reyes
02/01/2024

PROJECT INFO:

WANG RESIDENCE

38 SOUTH DRIVE, MANHASSET, NY 11030

CLIENT CONTACT:

BENJAMIN WANG

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

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 · XIU CHEN · 096181 · 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.

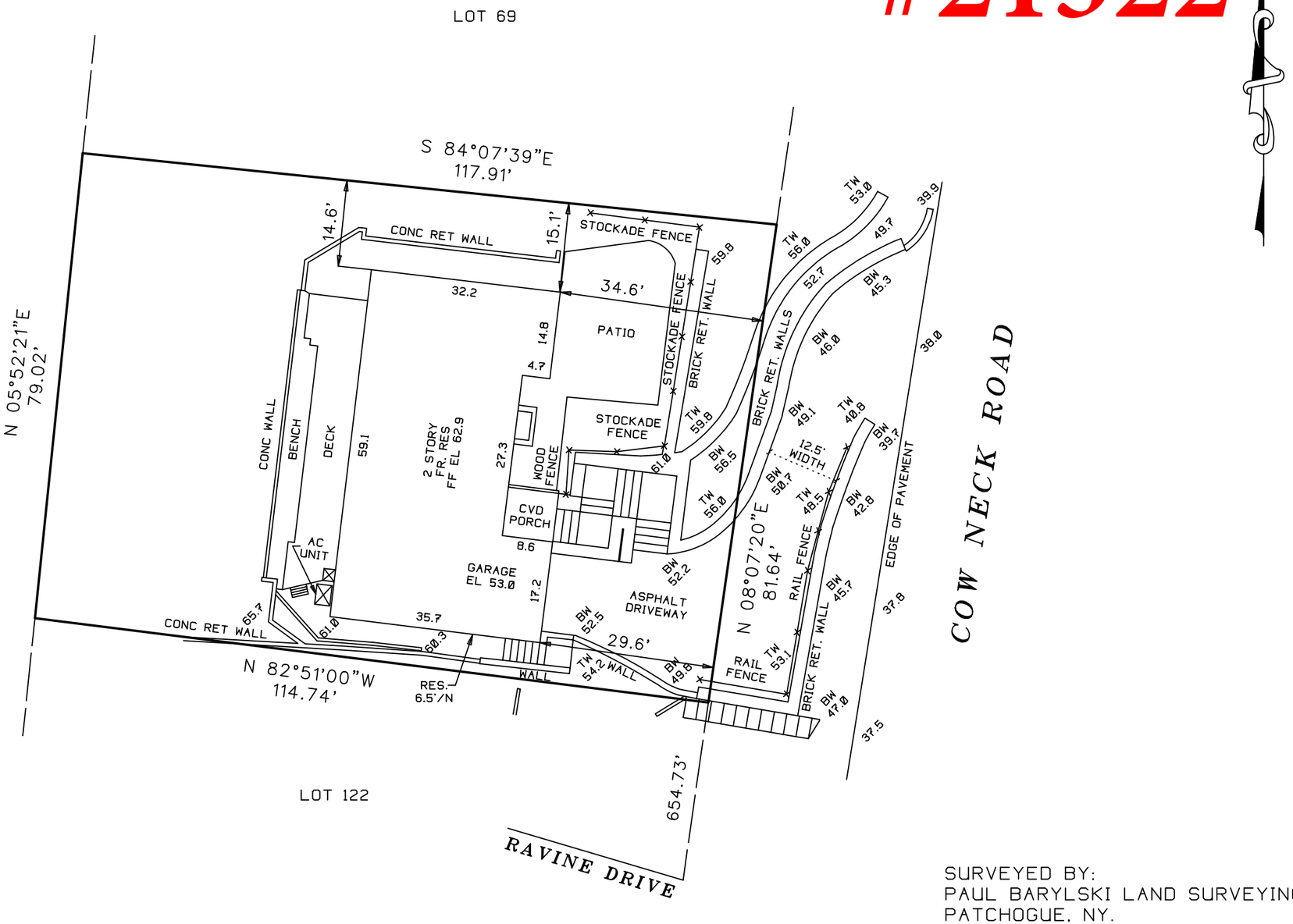
TW = TOP OF WALL

BW = BOTTOM OF WALL

ELEVATIONS REFER TO 1988 NAVD

ELEVATION SHOWN THUS x.xx

#21522



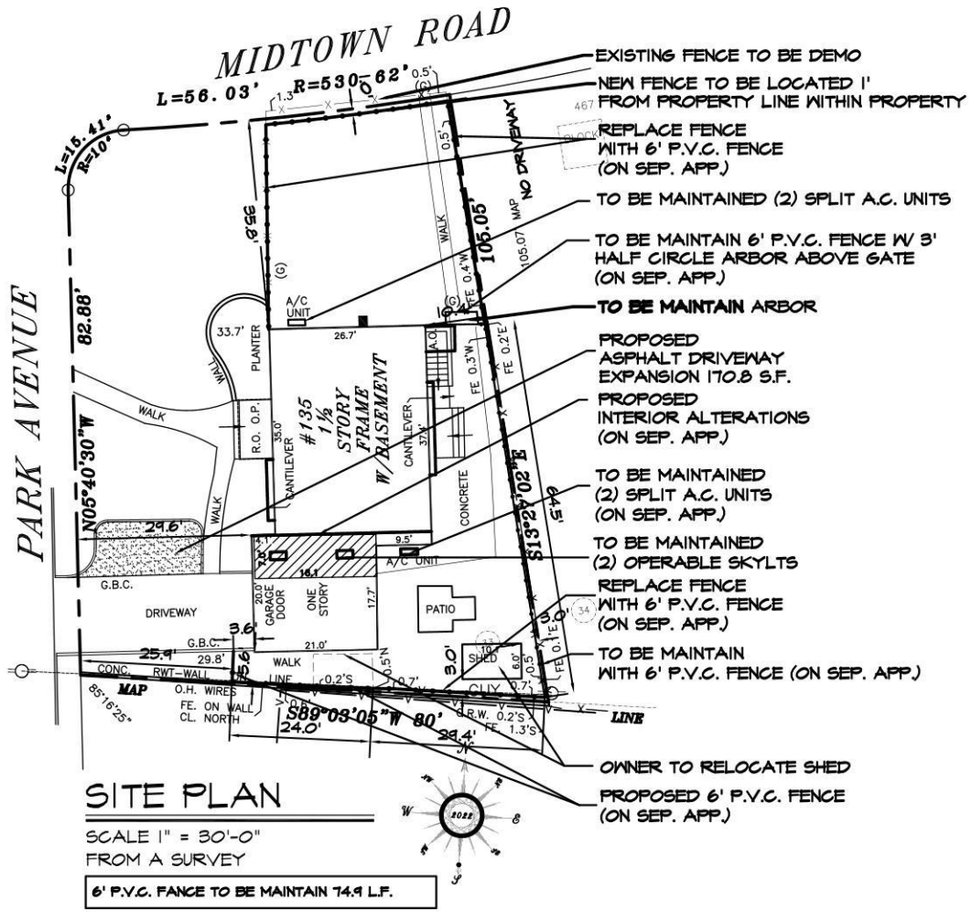
UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS INKED OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY. GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

5265

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

AUGUST 19, 2022

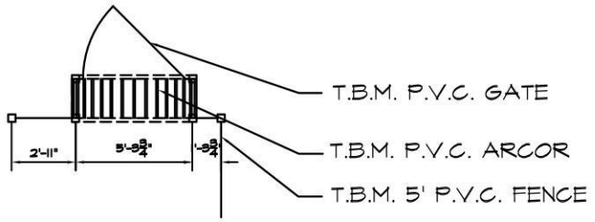
#21523



SITE PLAN

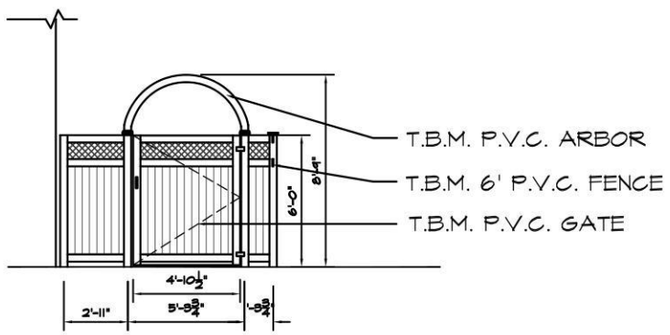
SCALE 1" = 30'-0"
FROM A SURVEY

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%

JL DRAFTING, INC.
All Types Of Plans Drafted
Providing The Finest In Affordable Drafting & Expediting Svc's™
www.jldrafting.com
707 Suite A Route 110 • Farmingdale N.Y. 11735
(631) 843-1949 • (718) 224-0001 • Fax (631) 843-8190

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:

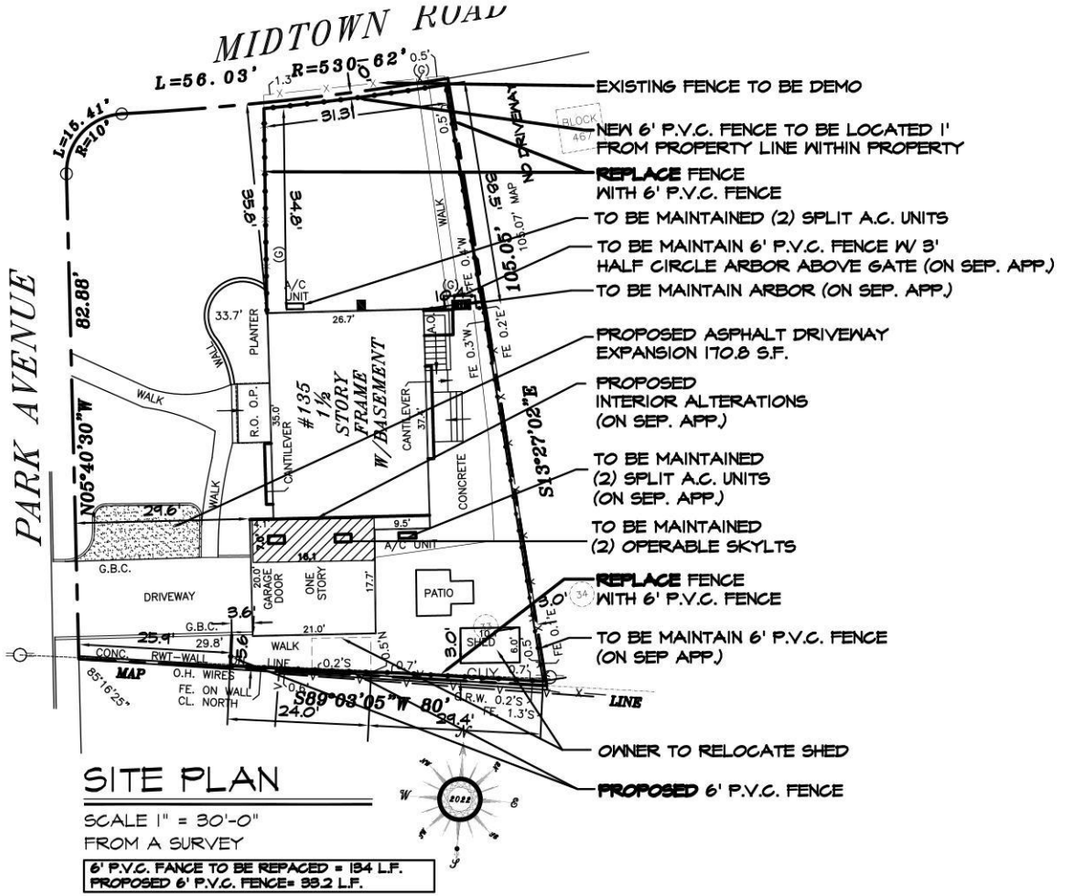
TO BE MAINTAINED
ARBOR

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
LICENSED PROFESSIONAL ENGINEER
089525

DRAWN BY: N.F.
CHECKED BY: N.C.L.
SCALE: AS SHOWN
DATE: 11/22/22

DRAWING NUMBER: SP-1
PROJECT NUMBER: 22-248



SITE PLAN

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

6' P.V.C. FANCE TO BE REPACED = 184 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%

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 · LICENSED PROFESSIONAL ENGINEER · 089525

JL DRAFTING, INC.
All Types Of Plans Drafted
Providing The Finest In Affordable Drafting & Expediting Svc's™
www.jldrafting.com
707 Suite A Route 110 • Farmingdale N.Y. 11735
(631) 843-1949 • (718) 224-0001 • Fax (631) 843-8190

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

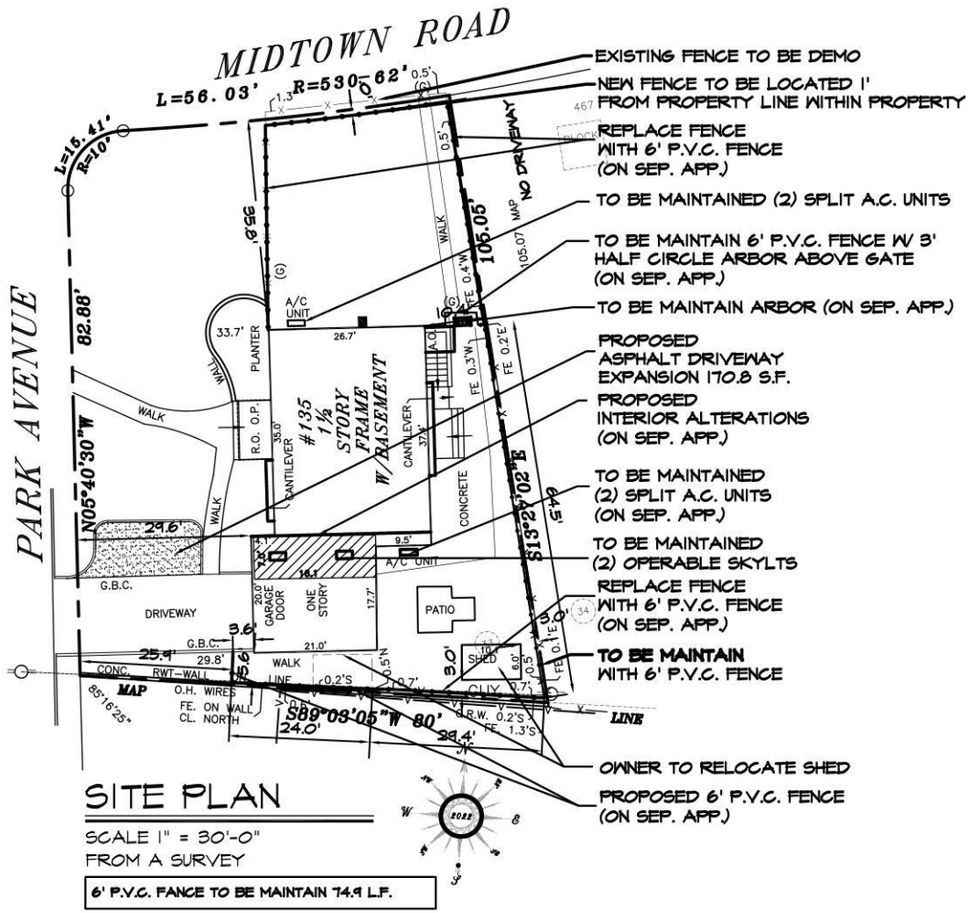
DRAWING TITLE:

PROPOSED
FENCE REPLACEMENT

DRAWN BY:	N.F.
CHECKED BY:	N.C.L.
SCALE:	AS SHOWN
DATE:	11/22/22

DRAWING NUMBER: SP-1

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
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 · LICENSED PROFESSIONAL ENGINEER · 089525

JL DRAFTING, INC.

All Types Of Plans Drafted

Providing The Finest In Affordable Drafting & Expediting Svc's™

www.jldrafting.com
707 Suite A Route 110 • Farmingdale N.Y. 11735
(631) 843-1949 • (718) 224-0001 • Fax (631) 843-8190

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

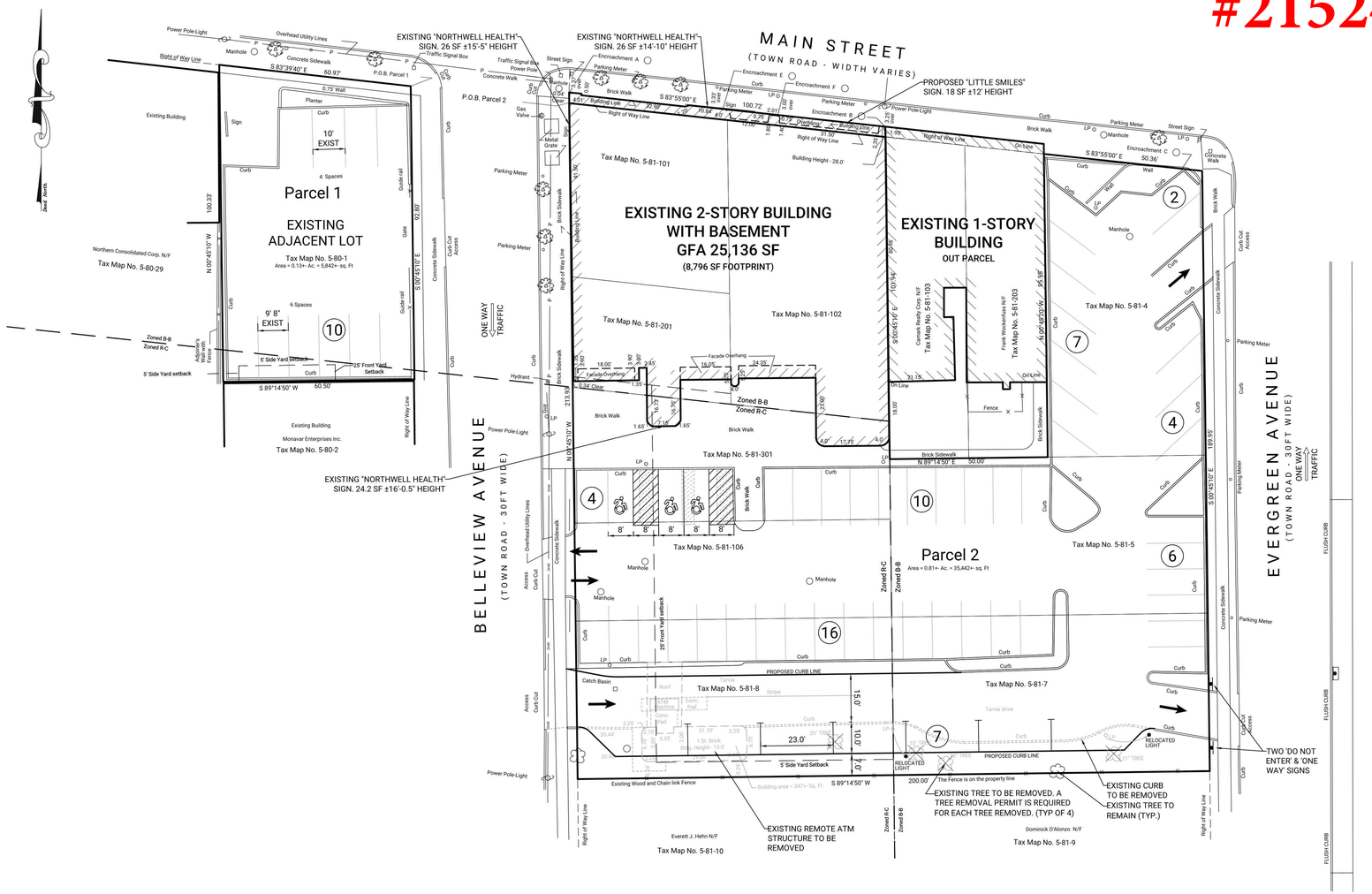
6' PVC FENCE

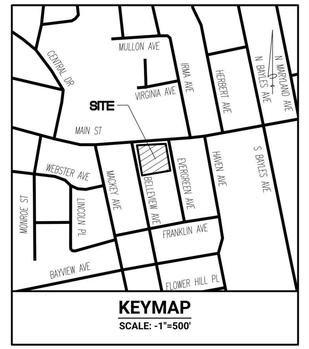
DRAWN BY:	N.F.
CHECKED BY:	N.C.L.
SCALE:	AS SHOWN
DATE:	11/22/22

DRAWING NUMBER: SP-1

PROJECT NUMBER: 22-248

#21524





KEYMAP
SCALE: -1"=500'

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%

DISAPPROVED
Scott Koehler
02/09/2024

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

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 — LICENSED PROFESSIONAL ENGINEER — 067519

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		

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 xsordoni

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

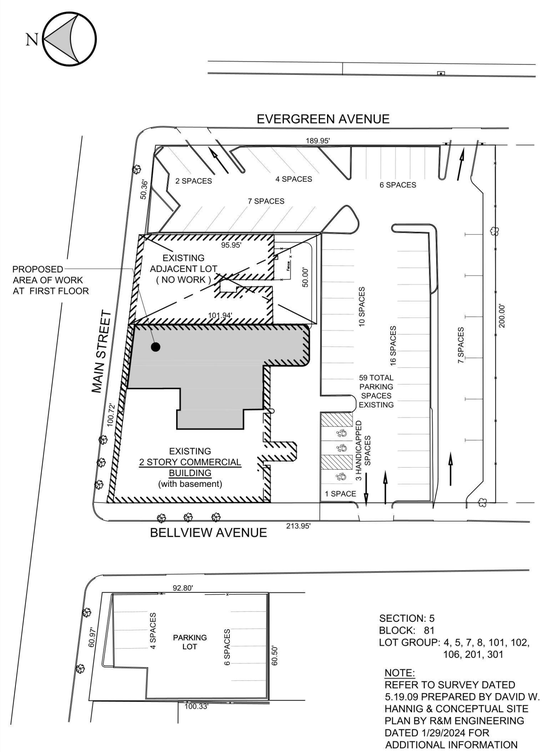
CHANGE USE OF FIRST FLOOR TENANT SPACE FROM A BANK TO A DENTAL OFFICE & OFFICE,

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

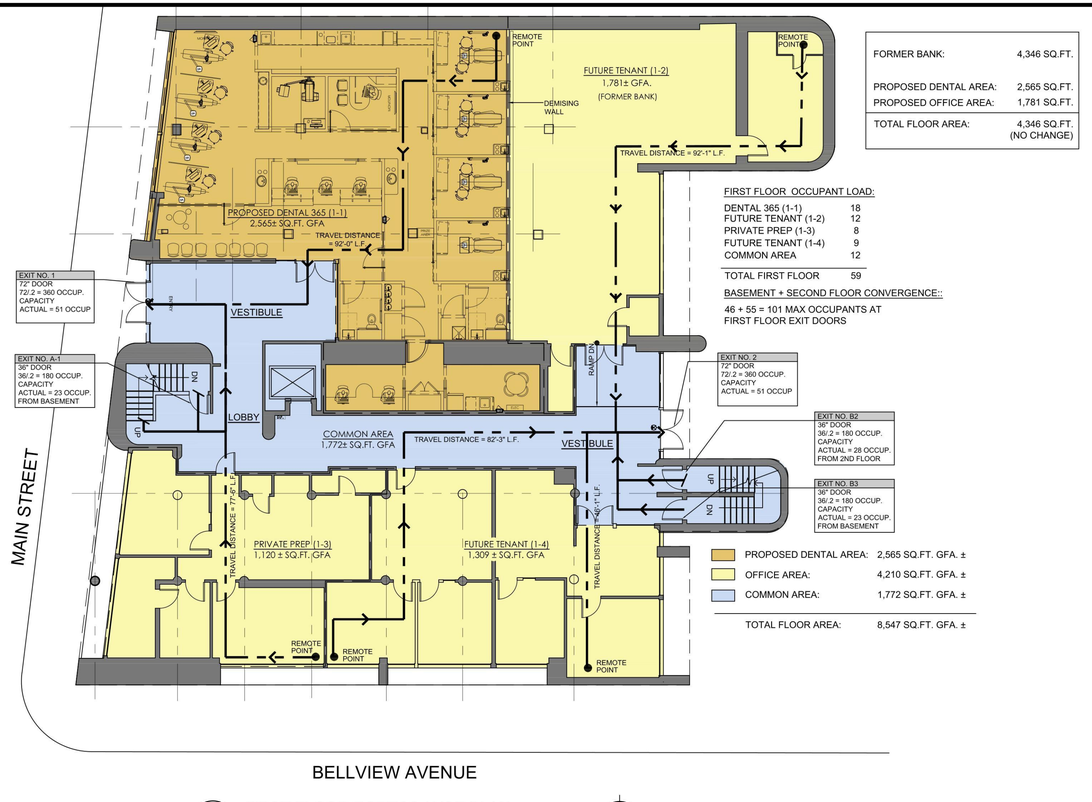
DRAWN BY	ROM
CHECKED BY	SBS
DATE	10-16-2023

DWG NUMBER A-001

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:

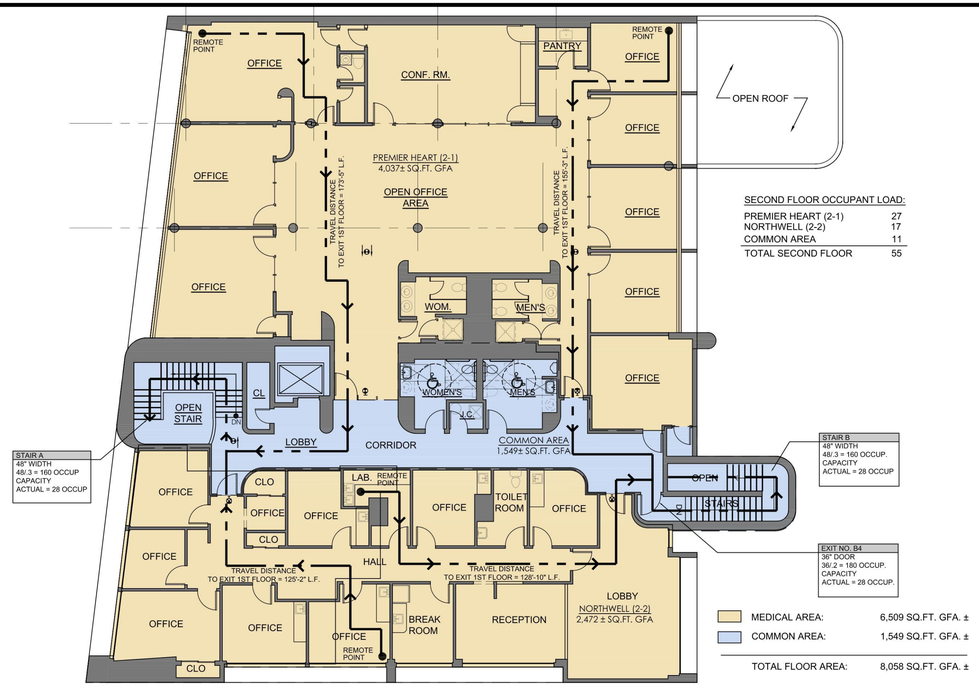
DENTAL 365 (1-1)	18
FUTURE TENANT (1-2)	12
PRIVATE PREP (1-3)	8
FUTURE TENANT (1-4)	9
COMMON AREA	12
TOTAL FIRST FLOOR	59

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"

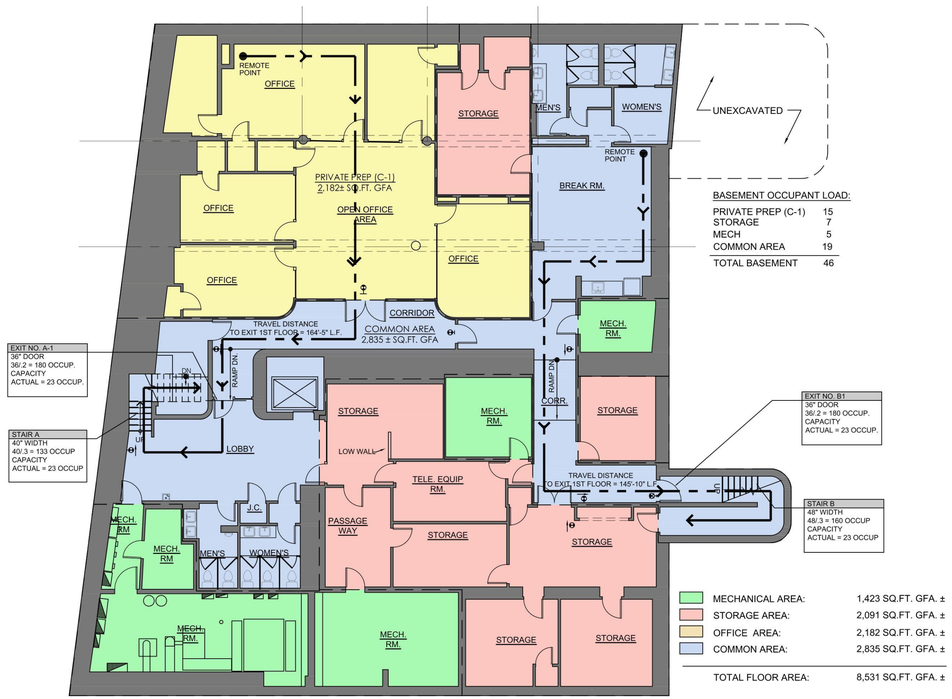


SECOND FLOOR OCCUPANT LOAD:

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

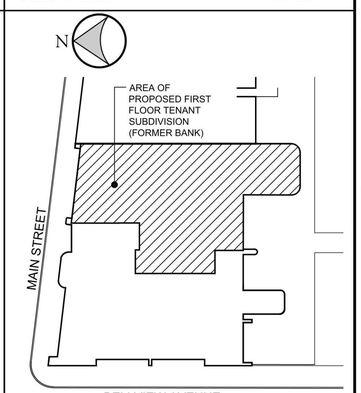
SECTION 1004: OCCUPANT LOAD
TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
150 GROSS SQUARE FEET PER OCCUPANT

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

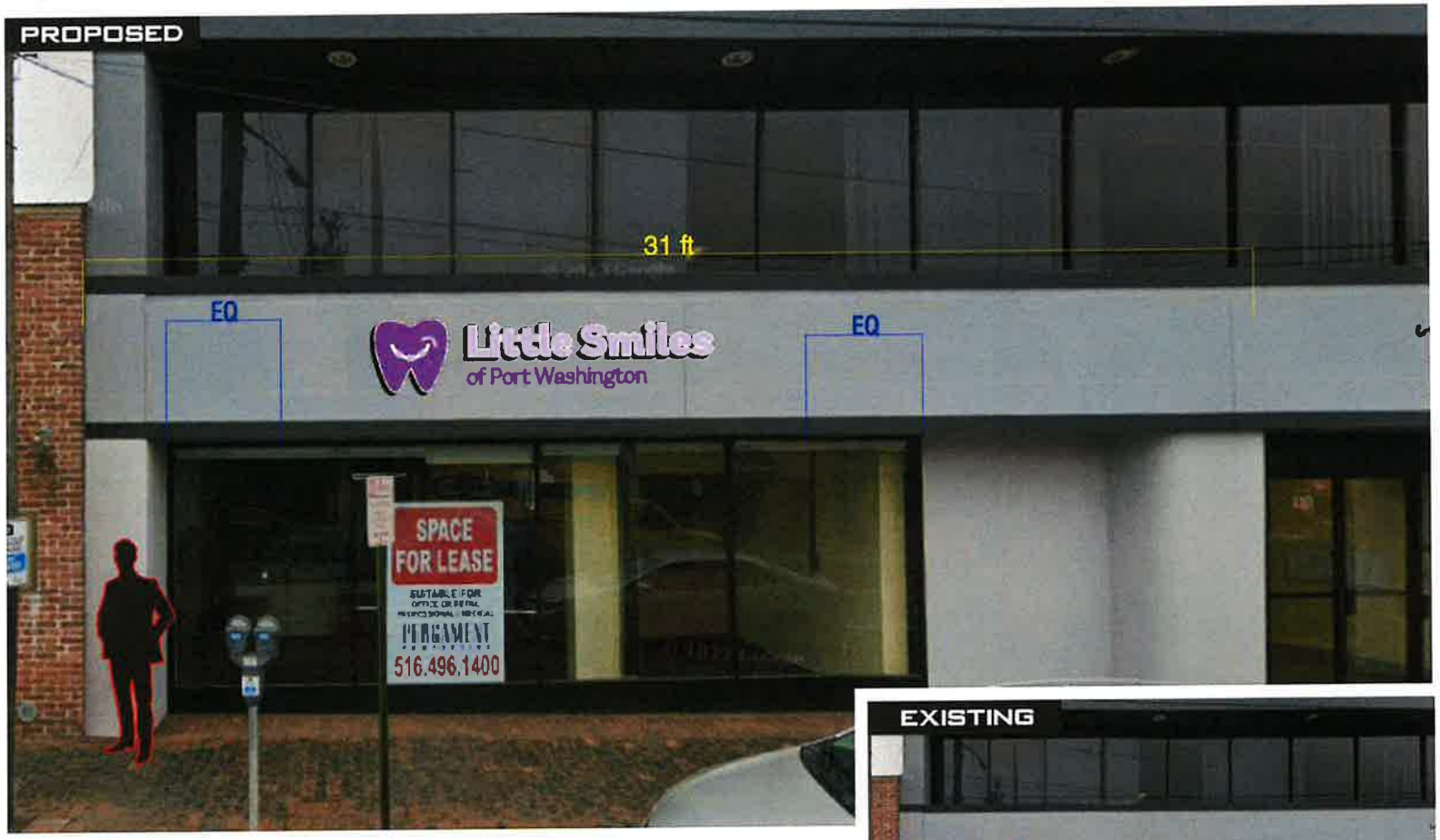
REGISTERED ARCHITECT RAND K. ROSENBAUM 23295 STATE OF NEW YORK

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





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

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.

This drawing is the sole property of Universal Signs & Service Inc.
All rights to its use or reproduction are reserved.

universal SIGNS & SERVICE
www.UNIVERSALSIGNSNY.com
631-446-1121
435 Brook Ave, Deer Park, NY 11729

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



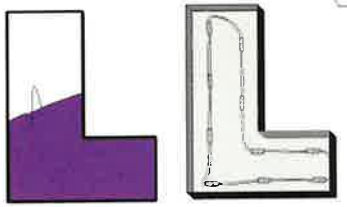


SIDE

Gray is for visual contrast, not part of signage.

1/2" Komacel letters

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

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.

This drawing is the sole property of Universal Signs & Service Inc. All rights to its use or reproduction are reserved.

universal SIGNS & SERVICE
www.UNIVERSALSIGNSNY.com
631-446-1121
435 Brook Ave. Deer Park, NY 11729

#21525

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 150CFM 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, 1981 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:
11. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
12. 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 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 (102 MM) 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 UNDERTREADS, 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 PERIPHERY OF NOT LESS THAN 4 INCHES (102 MM) AND NOT GREATER THAN 6 1/4 INCHES (160 MM) AND A CROSS SECTION OF NOT MORE THAN 2 1/4 INCHES (57 MM). EDGES SHALL HAVE A RADIUS OF NOT LESS THAN Ø.01 INCH (Ø.25 MM).

TYPE II HANDRAILS WITH A PERIMETER GREATER THAN 6 1/4 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 1/8 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 1 1/4 INCHES (32 MM) AND NOT MORE THAN 2 3/4 INCHES (70 MM). EDGES SHALL HAVE A RADIUS OF NOT LESS THAN Ø.01 INCH (Ø.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

1-HR RATED PARTITION - 3⅝" 20 GAGE METAL STUDS @ 16" O.C. W/ 1 LAYER OF ½" 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 WALLS TO REMAIN

INTERIOR WALL - 3⅝" 20 GAGE METAL STUDS @ 16" O.C. W/ 1 LAYER OF ½" 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 FOR SPECIFIC INFORMATION)

CM CARBON MONOXIDE DETECTOR - HARDWIRED & INTERCONNECTED AS PER CODE WITH BATTERY BACKUP - CAN BE COMBINATION UNIT WITH SMOKE DETECTOR (SEE GENERAL NOTES FOR SPECIFIC INFORMATION)

X^{X} DOOR SIZE- $X_{FEET}{}^{X}{}_{INCHES}$

F.P.S.C. FIRE PROOF SELF CLOSING DOOR MINIMUM ½ HOUR RATED TO BE UL RATED

FE FIRE EXTINGUISHER

EMERGENCY EGRESS LIGHTING WITH BATTERY BACKUP TO PROVIDE MINIMUM 2 FOOT CANDLES (@ SPACING 25'-0" MAX. TYPICAL)

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

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)

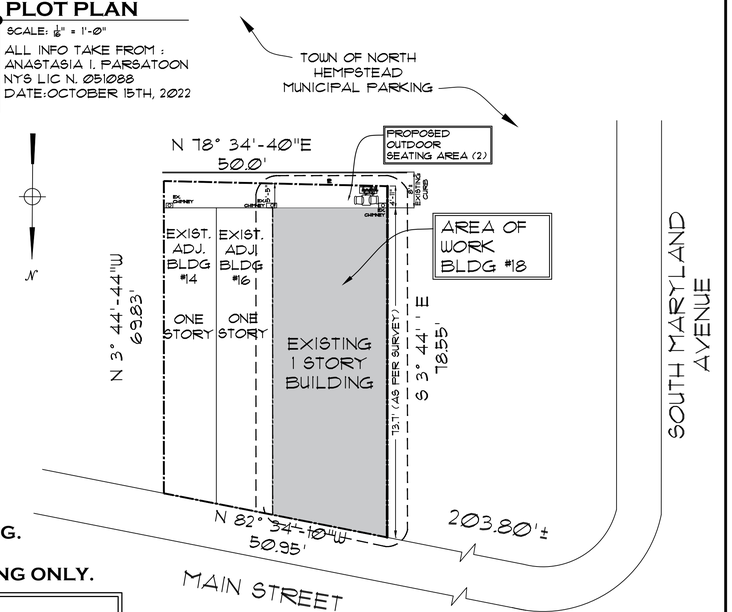
TABLE 1004.5	FACTOR	/	AREAS	
KITCHEN AREA	= 200 GROSS SQ FT / 200 SQ FT (KITCHEN)			= 1.0
BUSINESS AREA	= 150 GROSS SQ. FT. / 1,632 SQ. FT (DELI)			= 10.88 = 11
ACCESSORY STORAGE MECHANICAL EQUIPMENT ROOM	=300 GROSS SQ FT. / 1,560 SQ FT		(STORAGE, MECH)	= 5.2 = 5

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

PLOT PLAN

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

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



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

PROPOSED INTERIOR ALTERATION TO COMMERCIAL 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

DWG 1 OF 6

ARNOLD MONTAG, ARCHITECT
AM/PM DESIGN & CONSULTING, P.C.
350 NORTHERN BLVD SUITE 328 GRE

GENERAL NOTES

NYS COMMERCIAL ACT 302-17 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 DOORS OF EGRESS DOORWAYS. 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 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 AT 34 INCHES (864 MM) 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 DUE 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 THESE DOORS 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 1200 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.
¾IP¾ 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. ¾IP⅛
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. 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 402.2, 403.4, AND 403.4.1)	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 100 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 USERS 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, 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 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, LABEL ATTACHED, 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 M²) 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 M²).
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.

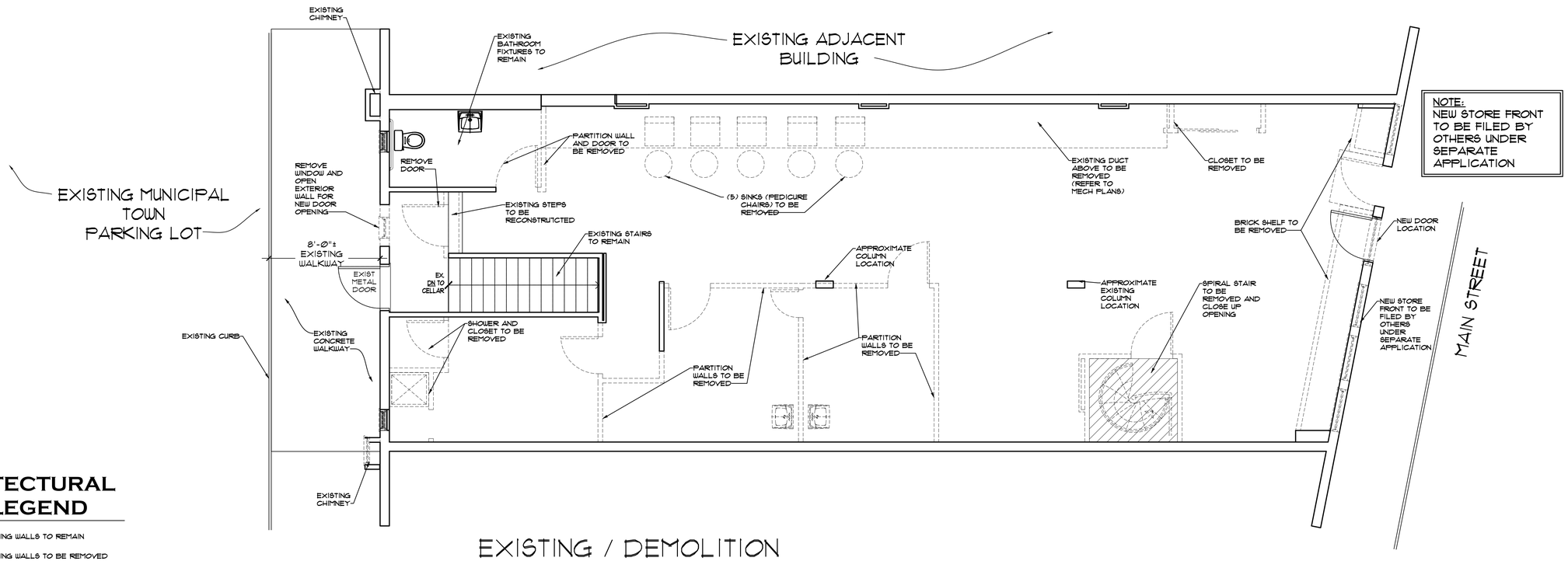
EXCEPTIONS:
1. WINDOWS MAY BE ADDED WITHOUT REQUIRING COMPLIANCE WITH THE LIGHT AND VENTILATION REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE.
2. NEWLY INSTALLED ELECTRICAL EQUIPMENT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 605.
3. THE LENGTH OF DEAD-END CORRIDORS IN NEWLY CONSTRUCTED SPACES SHALL 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 REMAIN 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



EXISTING / DEMOLITION FIRST FLOOR PLAN

SCALE : 1/4" = 1'-Ø"

ARCHITECTURAL WALL LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED

DEMOLITION NOTES:

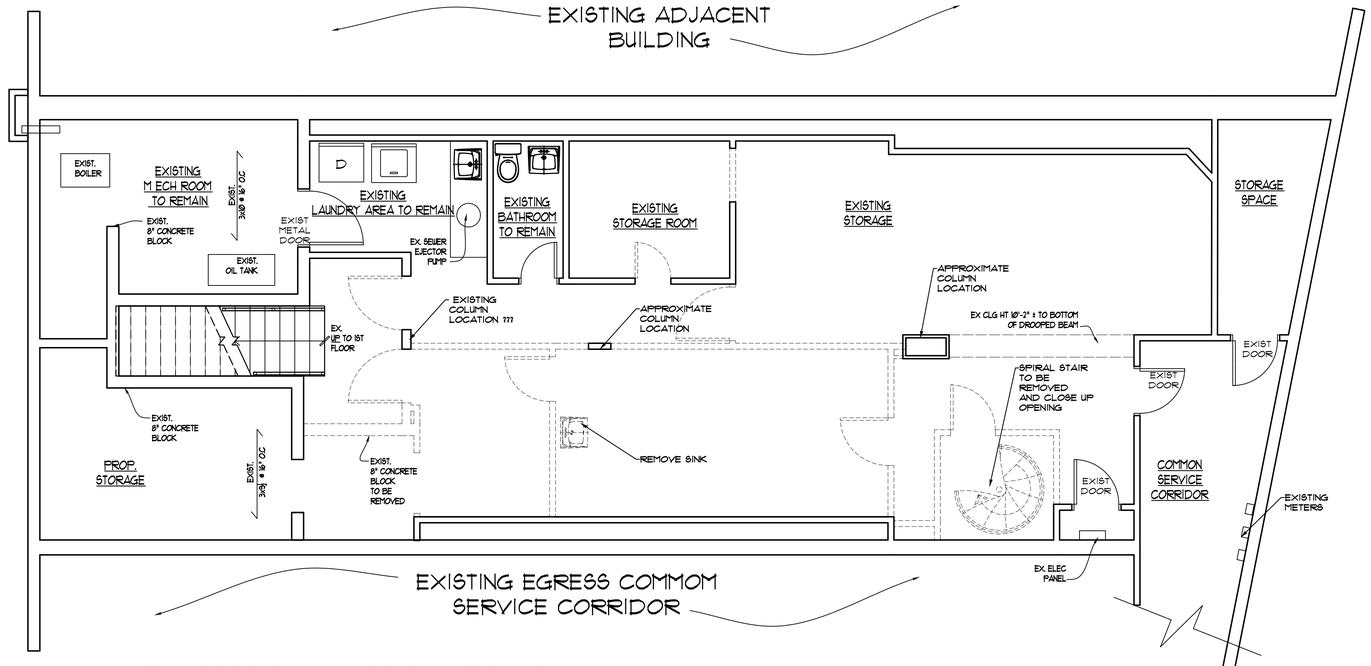
1. ALL EXISTING CONSTRUCTION SUCH AS COLUMNS, PIERS, AND CORE PARTITIONS, WHERE DISTURBED DUE TO ADJUSTMENT/DEMOLITION, ARE TO BE REPLACED AND REPAIRED WITH MATERIAL TO MATCH EXISTING CONSTRUCTION. MASONRY OPENINGS MUST BE FILLED WITH SAME MATERIAL.
2. THE WATER SUPPLY MUST BE DISCONNECTED PRIOR TO THE 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'-Ø"

ARNOLD MONTAG, ARCHITECT
AM/PM DESIGN & CONSULTING, P.C.
350 NORTHERN BLVD SUITE 322 GREAT NECK NY 11021
PHONE: (516) 829-3969 FAX: (516) 829-3946
EMAIL: OFFICE@AMPMDESIGN.COM

REGISTERED ARCHITECT ARNOLD SETH MONTAG 024514 STATE OF NEW YORK

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

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

DWG 3 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.

COPYRIGHT 2023 © ARNOLD MONTAG ARCHITECT, AM/PM DESIGN & CONSULTING, P.C. ALL RIGHTS RESERVED

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 M3T-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 9PEC 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 GPG814D	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-12-HC-S 13"	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.	

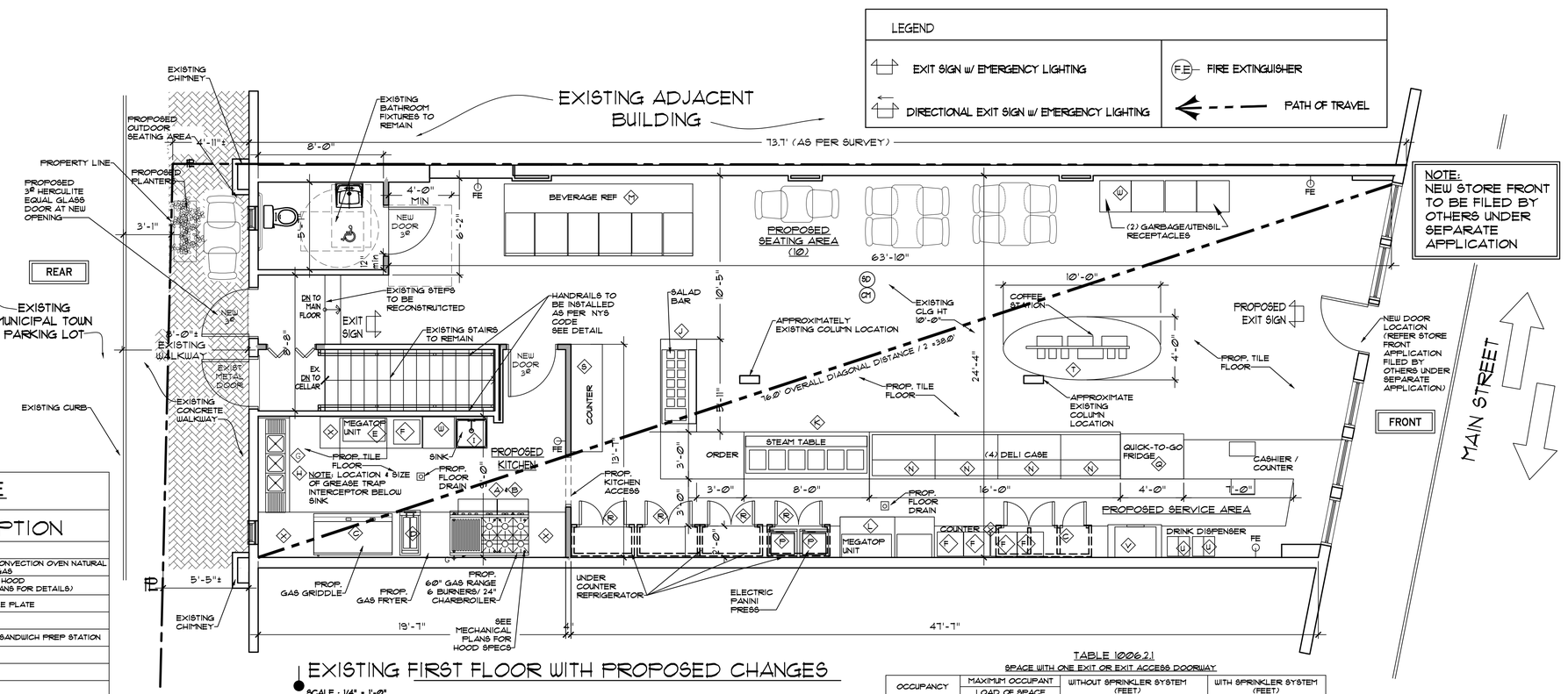
*AS SUGGESTED BY THE BELGRAVE WATER DISTRICT, IF AN ALTERNATE IS USED, PRIOR DISTRICT AUTHORIZATION IS REQUIRED BEFORE COMMENCEMENT OF WORK.

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)



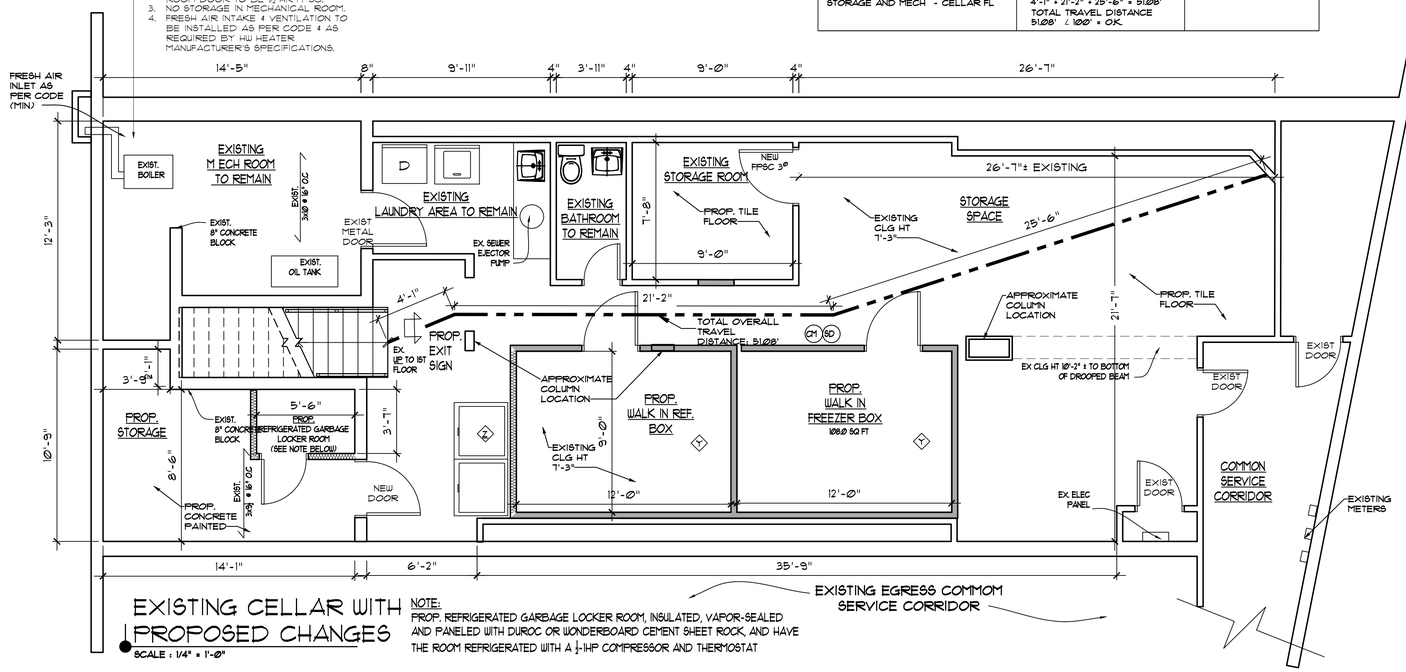
EXISTING FIRST FLOOR WITH PROPOSED CHANGES

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

EXISTING EGRESS COMMOM SERVICE CORRIDOR

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.

COPYRIGHT 2023 © ARNOLD MONTAG ARCHITECT, AM/PM DESIGN & CONSULTING, P.C. ALL RIGHTS RESERVED

ARNOLD MONTAG, ARCHITECT
AM/PM DESIGN & CONSULTING, P.C.
350 NORTHERN BLVD SUITE 322 GREAT NECK, NY 11021
PHONE: (516) 829-3945 FAX: (516) 829-3946
EMAIL: OFFICE@AMPMDESIGN.COM

REGISTERED ARCHITECT ARNOLD SETH MONTAG 024514 STATE OF NEW YORK

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

FLOOR PLANS & SCHEDULES

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

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

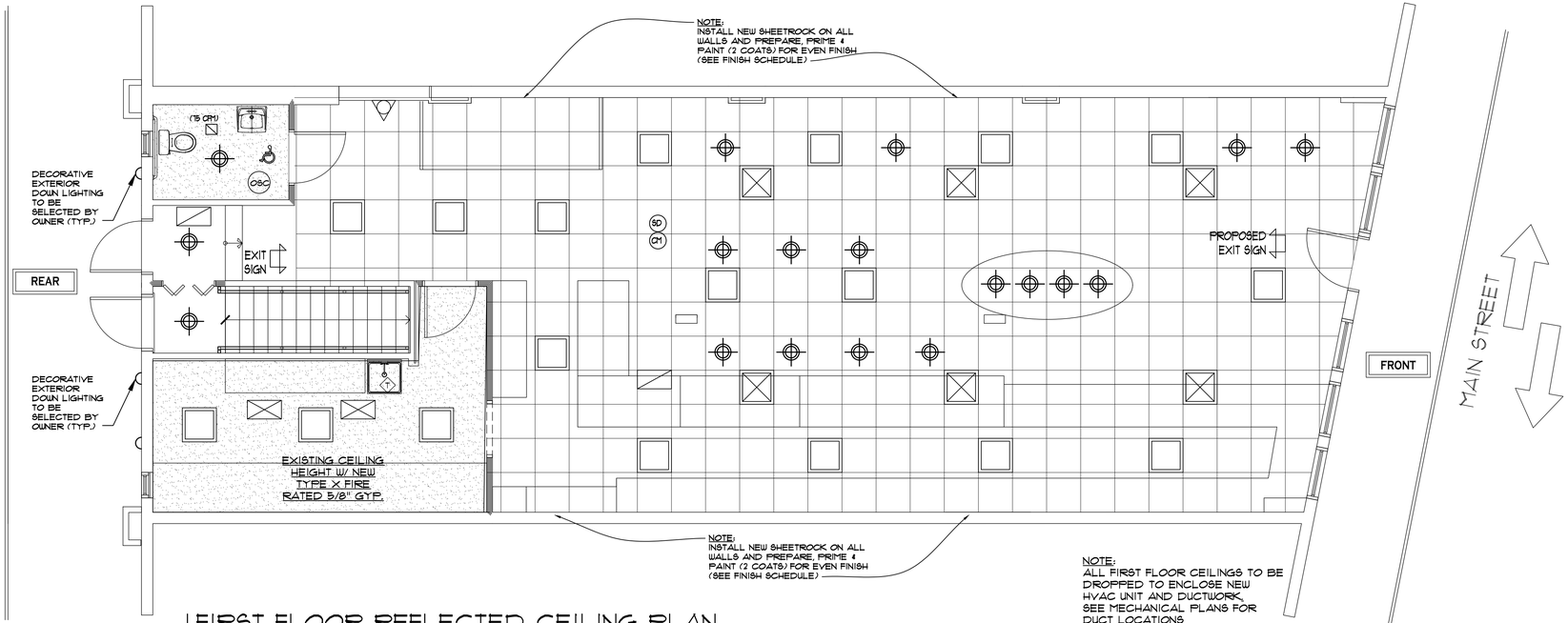
ORLANDO'S DELI
PORT WASHINGTON

1 = 1

DWG 4 OF 6

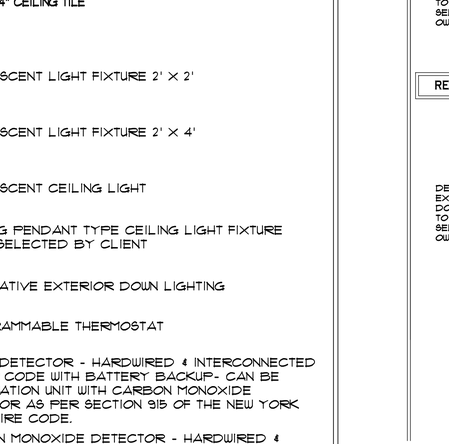
REFLECTED CEILING LEGEND

- 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.
- (FE) 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



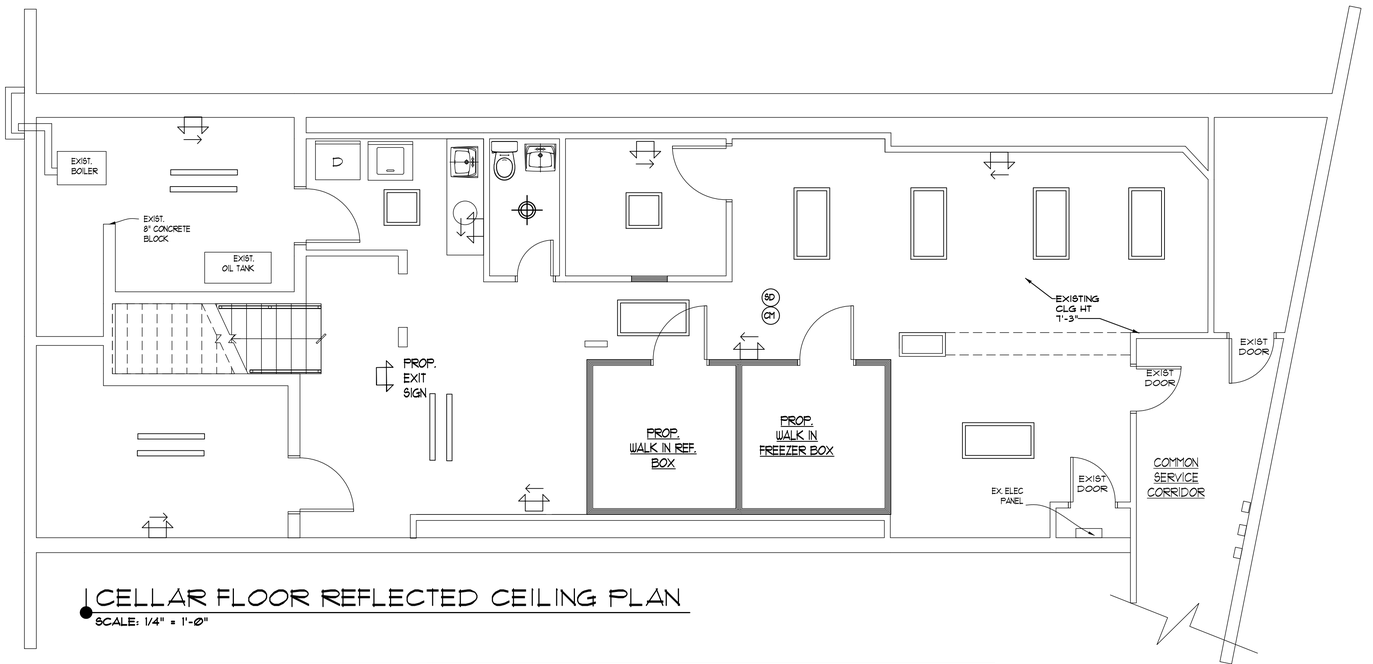
FIRST FLOOR REFLECTED CEILING PLAN

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



SECTION A-A THROUGH BUILDING W/ PROPOSED ALTERATIONS

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



CELLAR FLOOR REFLECTED CEILING PLAN

SCALE: 1/4" = 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

ARNOLD MONTAG, ARCHITECT
AM/PM DESIGN & CONSULTING, P.C.
350 NORTHERN BLVD-SUITE 322-GREAT NECK-NY-11021
PHONE (516) 829-7939 FAX (516) 829-7946
EMAIL: OFFICE@AMPMDESIGN.COM

REGISTERED ARCHITECT ARNOLD SETH MONTAG 024536 STATE OF NEW YORK

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

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

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.

COPYRIGHT 2023 © ARNOLD MONTAG ARCHITECT, AM/PM DESIGN & CONSULTING, P.C. ALL RIGHTS RESERVED

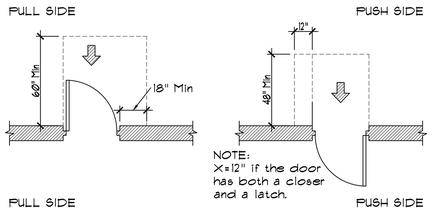
MANEUVERING CLEARANCES AT DOORS



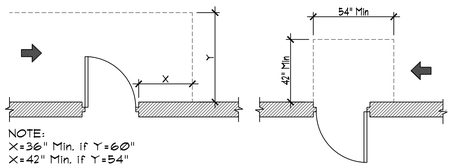
CLEAR DOORWAY WIDTH & DEPTH



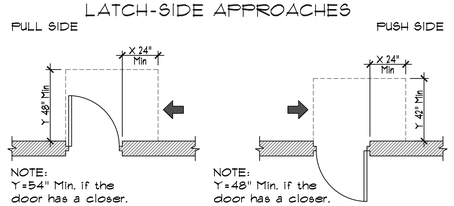
FRONT APPROACHES

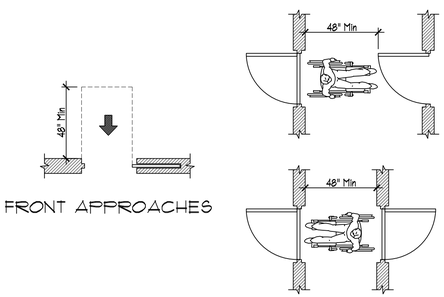


HINGE-SIDE APPROACHES



LATCH-SIDE APPROACHES

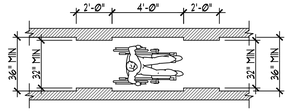




FRONT APPROACHES

TWO HINGED DOORS IN SERIES

CHAPTER 4, TABLE 403.5

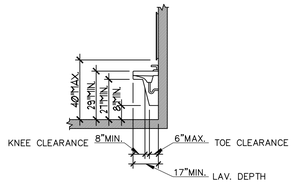


CLEAR WIDTH OF AN ACCESSIBLE ROUTE

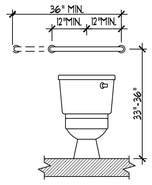
ADAPTABLE BATHROOMS



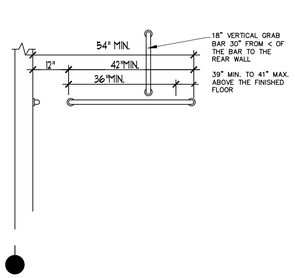
BATHROOM DETAIL #1
SCALE: 1/4" = 1'-0"



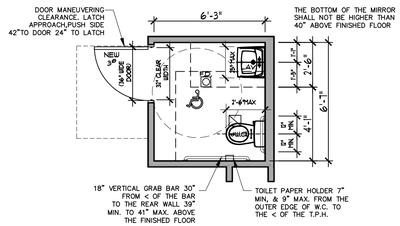
BATHROOM DETAIL #2
SCALE: 1/4" = 1'-0"



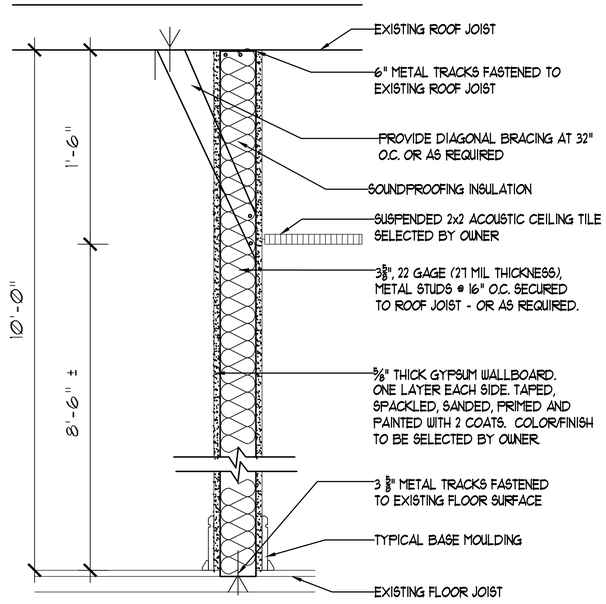
BATHROOM DETAIL #3
SCALE: 1/4" = 1'-0"



ADAPTABLE BATHROOMS

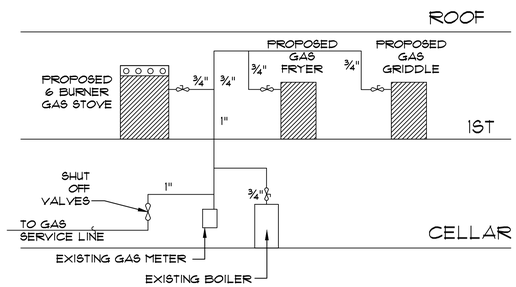


BATHROOM PLAN "B"
SCALE: 1/4" = 1'-0"



1 — 1 HOUR FIRE RATED WALL AT KITCHEN AND FOOD PREPARATION AREA

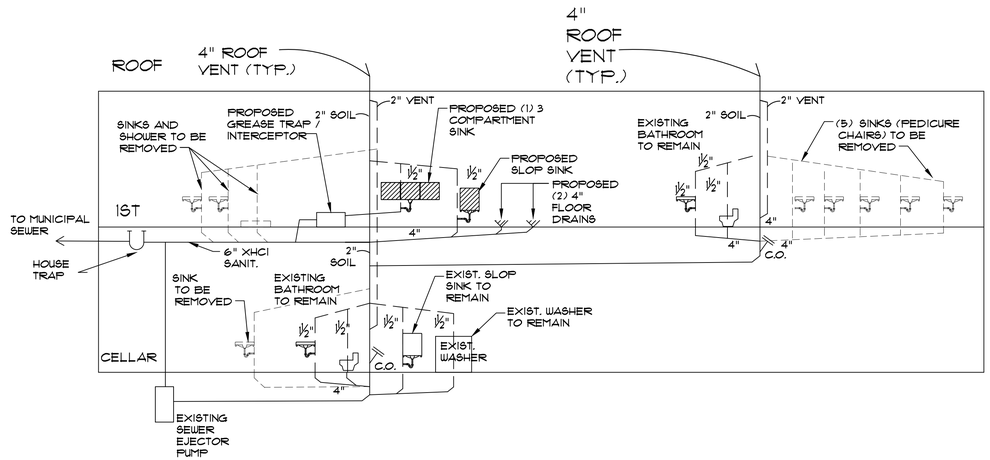
NOT TO SCALE



THIS DRAWING IS FOR GENERAL DESIGN ONLY. TOWN OF NORTH HEMPSTEAD PLUMBER TO FOLLOW ALL CODES AND COORDINATE WITH ALL UTILITY COMPANY RULES.

GAS RISER DIAG.

N.T.S. SCALE DIAGRAMMATIC ONLY



PLUMBING RISER DIAGRAM

SCALE: N.T.S.

THIS DRAWING IS FOR GENERAL DESIGN ONLY. TOWN OF NORTH HEMPSTEAD MASTER PLUMBER TO FOLLOW ALL CODES AND COORDINATE WITH ALL UTILITY COMPANY RULES.

DIAGRAMMATIC ONLY

ARNOLD MONTAG, ARCHITECT
AM/PM DESIGN & CONSULTING, P.C.
350 NORTHERN BLVD-SUITE 322-GREAT NECK-NY-11021
PHONE (516) 829-7939 FAX (516) 829-7946
EMAIL: OFFICE@AMPMDESIGN.COM

REGISTERED ARCHITECT ARNOLD SETH MONTAG 024536 STATE OF NEW YORK

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

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

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.
COPYRIGHT 2023 © ARNOLD MONTAG ARCHITECT, AM/PM DESIGN & CONSULTING, P.C. ALL RIGHTS RESERVED

MAINTAIN SECOND FLOOR ADDITION

NYC FIREPLACES, LLC

#21526

13 GLEN COVE ROAD, GREENVALE, NY 11548

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

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

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

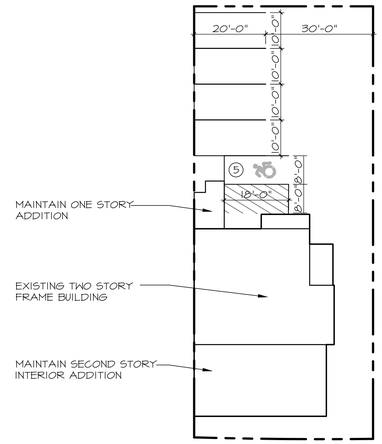
A — INDICATES NEW WINDOW (U.O.N.)

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]	SPECIAL 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

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:

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

THIS DRAWING, PREPARED FOR THE SPECIFIC PROJECT INDICATED, IS AN INSTRUMENT OF SERVICE, AND THE PROPERTY OF PETER CINQUEMANI, ARCHITECT. INFRINGEMENT OR ANY USE OF THIS PROJECT IS PROHIBITED. ANY ALTERATION, OR REPRODUCTION OF THIS DOCUMENT IS ALSO PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

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:

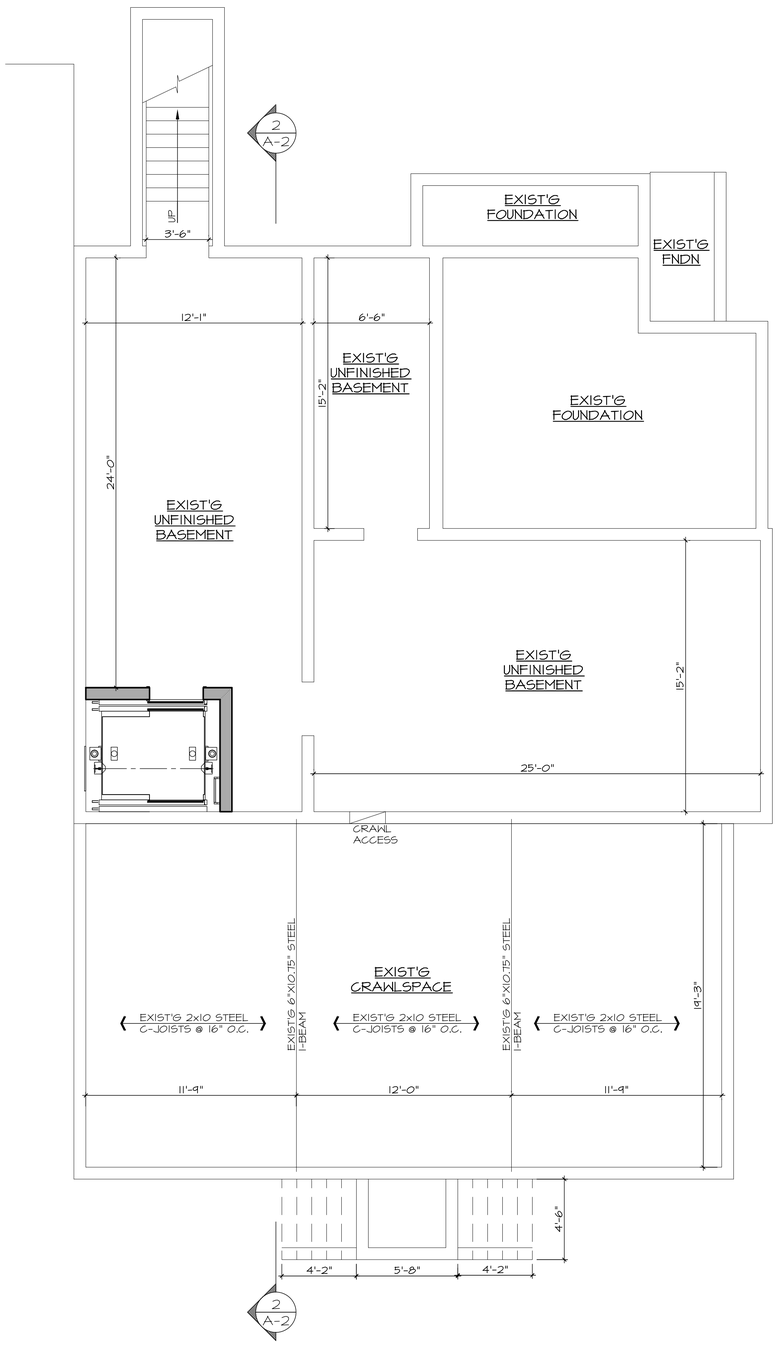
TITLE SHEET, PLOT PLAN, ABBREVIATIONS, LEGEND AND NOTES

REGISTERED ARCHITECT PETER A. CINQUEMANI 042447 STATE OF NEW YORK

SHEET NO. :

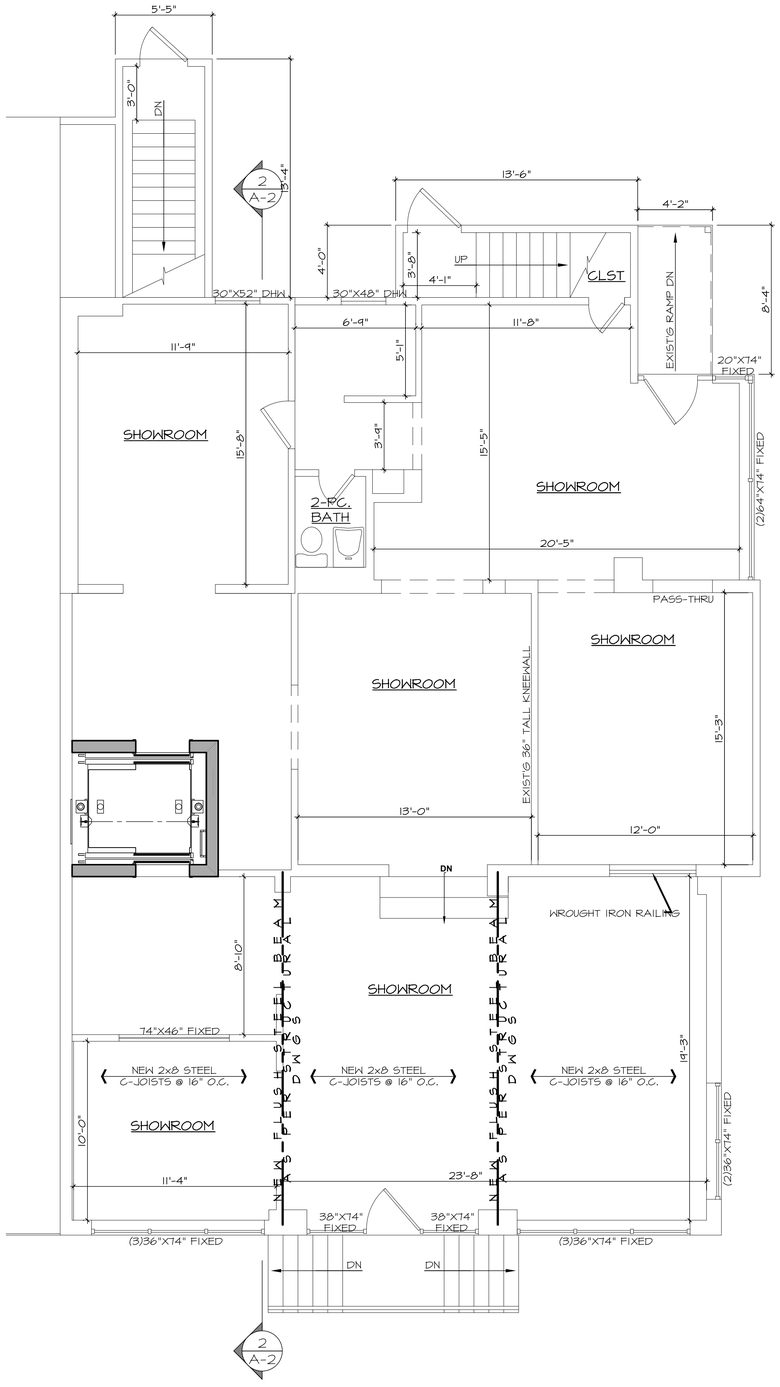
T-1

DRAWING : 1 of XX



1 CELLAR FLOOR PLAN

SCALE: ¼" = 1'-0"



2 FIRST FLOOR PLAN

SCALE: ¼" = 1'-0"

ARCHITECTURE & DESIGN

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

REVISIONS:

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

THIS DRAWING, PREPARED FOR THE SPECIFIC PROJECT INDICATED, IS AN INSTRUMENT OF SERVICE, AND THE PROPERTY OF PETER CINQUEMANI, ARCHITECT. INFRINGEMENT OR ANY USE OF THIS PROJECT IS PROHIBITED. ANY ALTERATION, OR REPRODUCTION OF THIS DOCUMENT IS ALSO PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

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:

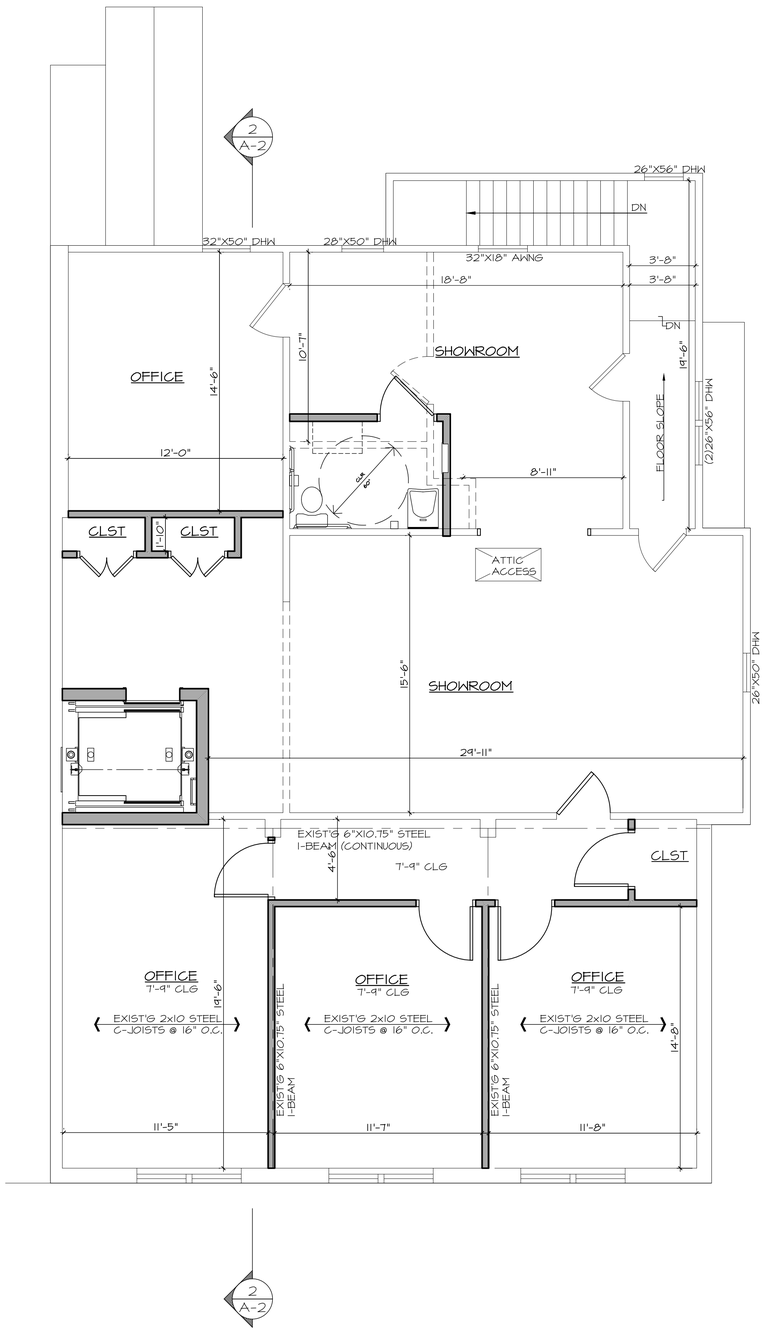
CELLAR FLOOR PLAN, FIRST FLOOR PLAN, DETAILS, NOTES AND LEGEND

REGISTERED ARCHITECT
PETER A. CINQUEMANI
042447
STATE OF NEW YORK

SHEET NO. :

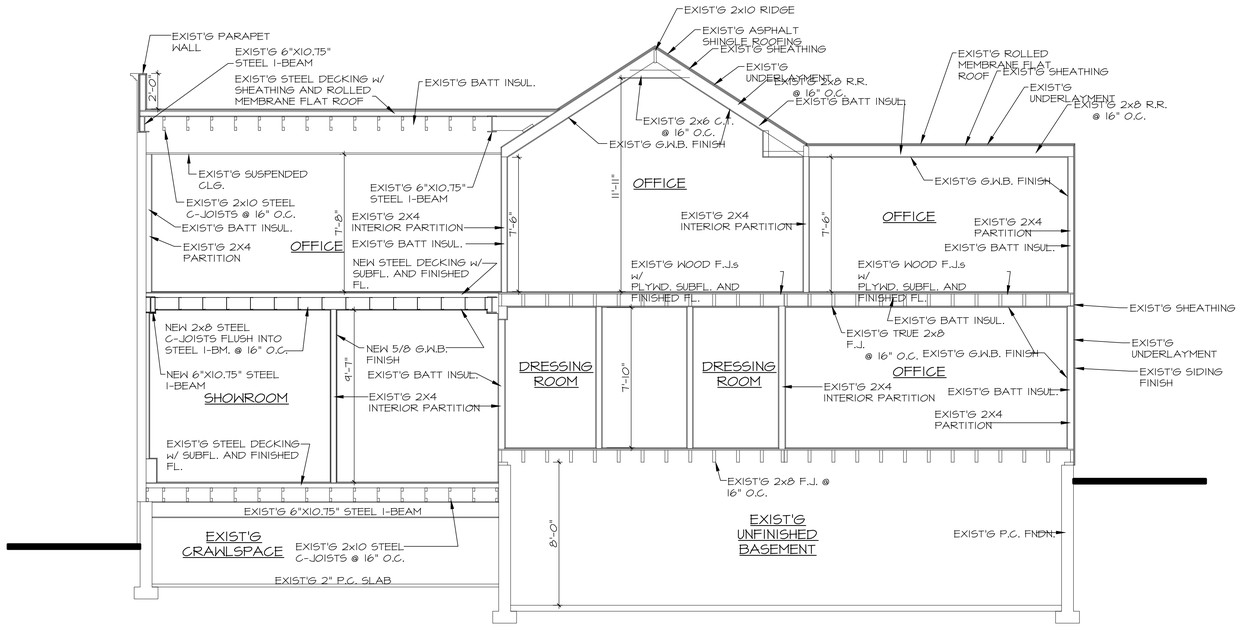
A-1

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:

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

THIS DRAWING, PREPARED FOR THE SPECIFIC PROJECT INDICATED, IS AN INSTRUMENT OF SERVICE, AND THE PROPERTY OF PETER CINQUEMANI, ARCHITECT. INFRINGEMENT OR ANY USE OF THIS PROJECT IS PROHIBITED. ANY ALTERATION, OR REPRODUCTION OF THIS DOCUMENT IS ALSO PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

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

Town of North Hempstead

Chairman
David L. Mammina, A.I.A.
Members
Leslie Francis, Esq.
Daniel Donatelli, Esq.
Jay Hernandez
Patricia A. Goodsell, Esq.

Board of Zoning Appeals

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

TO: **TOWN CLERK**
FROM: **Virginia Wagner, Secretary**
CC: **Building Dept.**
DATE: **March 27, 2024**
RE: **BZA Decisions for March 20, 2024**

Appeal No.	Name	Sec.	Blk.	Lots
21478	Karen and Adam Zalta	2	35	17
21487	Rupert Yan	2	353	12
21490	Edward Probst	7	197	94
21498	Yannan Wang	3	40	936
21505	9 Powerhouse Rd., LLC (Starbucks)	7	72	71
21513	Christopher Amico	9	91	63
21514	Linda Cadelli	9	548	7
21520	John Keklas	3	34	19
21521	Benjamin Wang	3	91	5
21524	Little Smiles	5	81	4
21525	Orlando's Deli	5	126	225
21526	Greenvale Realty Holdings	7	D	242

REC'D TNH TOWN CLERK
MAR 28 '24 AM9:36

Chairman
David L. Mammina, A.I.A.

Vice Chairman
Leslie Francis, Esq.

Members
Daniel Donatelli, Esq.
Jay Hernandez
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

NOTICE OF DECISION

APPEAL #21478 - Karen and Adam Zalta; 10 Parkside Drive, Great Neck; Section 2, Block 35, Lot 17; Zoned: Residence-A
Variance from §70-29.B to construct additions that would make a home too big.

Whereas, an application (RBP22-000318, BZA22-000179) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **March 20, 2024,** the appeal in the above-entitled matter was decided as follows:

GRANTED of the dimension and in the location as shown on drawings prepared by Dov Hadas, R.A. dated December 25, 2022.

IN REACHING THIS DETERMINATION, THE BOARD CONSIDERED THE FACTORS SET FORTH IN THE ATTACHED FINDINGS OF FACT

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Member Hernandez Seconded by: Vice Chairman Francis

Ayes: Member Hernandez, Member Donatelli, Vice Chairman Francis, Chairman Mammina

Nays: None

Absent: Member Goodsell

VIRGINIA M. WAGNER
SECRETARY

REC'D TNH TOWN CLERK
MAR 28 '24 AM9:36

THIS IS NOT A BUILDING PERMIT

Board of Zoning Appeals
Town of North Hempstead

Rider (Findings of Fact for Appeal # 21478)

APPEAL #21478 - Karen and Adam Zalta; 10 Parkside Drive, Great Neck; Section 2, Block 35, Lot 17; Zoned: Residence-A

Variance from §70-29.B to construct additions that would make a home too big.

Under Section 267-b of the Town Law, the Board is empowered to grant area variances in cases where the benefit to the applicant outweighs the detriment to the health, safety and welfare of the neighborhood or community. The Board is also required to grant the *minimum* variance necessary. In making such determination the Board shall also consider: 1) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; 2) whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance; 3) whether the requested area variance is substantial; 4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and 5) whether the alleged difficulty was self-created. After careful consideration of the facts presented during the hearing, personal observations of the site and surrounding area, and a review of Building Department files, in weighing the above criteria the Board finds the following:

1. The Board finds that granting the requested variances will not produce an undesirable change in the character of the neighborhood or community, especially since (per the revised plans) the applicants have significantly reduced the gross floor area (GFA). In addition, the Board notes that the application complies with all other setback, height and coverage requirements of the zoning code. The Board also considered evidence the applicant submitted into the record which identified seven other homes on the subject block with a GFA in excess of permitted (range from 6% to 19% over permitted). Five out of the seven aforementioned homes had additions or were constructed with living space over the attached garage. The Board notes that the subject house is situated on an oversized lot, and with the additions will be in keeping with other homes in the neighborhood.

2. The Board does not find that there are any other alternatives to the requested variance which would achieve the benefit of the applicant. At the request of the Board the applicant revised the plans to minimize the amount of excess gross floor area being proposed.

3. Although the Board finds that the variance requested for gross floor area "GFA" could in other circumstances, be considered substantial (206 s.f. or 5.47 % in excess of what is permitted by Code) the revised plans demonstrate the minimum variance for GFA which is necessary to achieve the benefit sought by the applicant.

THIS IS NOT A BUILDING PERMIT

REC'D TNH TOWN CLERK
MAR 28 '24 AM9:36

4. The board finds that the requested variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

5. The difficulty is self-created in that the applicant seeks to renovate and expand their home which will require variances. The Board does not find this factor to weigh in favor of denial.

REC'D TNH TOWN CLERK
MAR 28 '24 AM9:36

THIS IS NOT A BUILDING PERMIT

Chairman
David L. Mammina, A.I.A.

Vice Chairman
Leslie Francis, Esq.

Members
Daniel Donatelli, Esq.
Jay Hernandez
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

NOTICE OF DECISION

APPEAL #21487 - Rupert Yan; 96 Oxford Boulevard, Great Neck; Section 2, Block 353, Lot 12; Zoned: Residence-A
Variances §§70-29 & 70-30.A & 70-208.F to construct a foyer on a non-conforming home that is too close to the street and makes the house too big.

Whereas, an application (RBP23-000721, BZA23-000155) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **March 20, 2024,** the appeal in the above-entitled matter was decided as follows:

GRANTED of the dimension and in the location as shown on drawings prepared by Edward C. Hicks, R.A, dated July 11, 2023.

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by:	Member Hernandez	Seconded by: Member Donatelli
Ayes:	Member Hernandez, Member Donatelli, Vice Chairman Francis, Chairman Mammina	
Nays:	None	
Absent:	Member Goodsell	

Virginia M Wagner

VIRGINIA M. WAGNER
SECRETARY

REC'D TNH TOWN CLERK
MAR 28 '24 AM9:36

THIS IS NOT A BUILDING PERMIT

Chairman
David L. Mammina, A.I.A.

Vice Chairman
Leslie Francis, Esq.

Members
Daniel Donatelli, Esq.
Jay Hernandez
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

NOTICE OF DECISION

APPEAL #21490 – Edward Probst; 52 Netz Pl., Albertson; Section 7, Block 197, Lot 94; Zoned: Residence-B
Variances from §§ 70-40, 70-41, & 70-39 to construct additions that would be too close to the street, have smaller than required side yards and total (aggregate) side yard setbacks, and would make the home too big.

Whereas, an application (RBP23-000411, BZA23-000152) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **March 20, 2024,** the appeal in the above-entitled matter was decided as follows:

DENIED

IN REACHING THIS DETERMINATION, THE BOARD CONSIDERED THE FACTORS SET FORTH IN THE ATTACHED FINDINGS OF FACT

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by:	Member Donatelli	Seconded by: Member Hernandez
Ayes:	Member Hernandez, Member Donatelli, Vice Chairman Francis, Chairman Mammina	
Nays:	None	
Absent:	Member Goodsell	

VIRGINIA M. WAGNER
SECRETARY

REC'D TNH TOWN CLERK
MAR 28 '24 AM9:36

THIS IS NOT A BUILDING PERMIT

Board of Zoning Appeals
Town of North Hempstead

Rider to Appeal #21490 (**Findings of Fact**)

APPEAL #21490 – Edward Probst; 52 Netz Pl., Albertson; Section 7, Block 197, Lot 94; Zoned: Residence-B
Variances from §§ 70-40, 70-41, & 70-39 to construct additions that would be too close to the street, have smaller than required side yards and total (aggregate) side yard setbacks, and would make the home too big.

Under Section 267-b of the Town Law, the Board is empowered to grant area variances in cases where the benefit to the applicant outweighs the detriment to the health, safety and welfare of the neighborhood or community. The Board is also required to grant the *minimum* variance necessary. In making such determination the Board shall also consider: 1) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; 2) whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance; 3) whether the requested area variance is substantial; 4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and 5) whether the alleged difficulty was self-created. After careful consideration of the facts presented during the hearing, personal observations of the site and surrounding area, a review of Building Department files, and a review of the Town Code as it pertains to development of this property, the Board finds the following with respect to these criteria:

§ <u>70-39</u>

1. With respect to the variance requested under 70-39 the Board finds that the home as constructed would exceed the size permitted by the Zoning Code and as such would affect neighboring properties and the overall character of the neighborhood. The neighborhood is overwhelmingly characterized by smaller homes on lots similar in size to the subject property (although some lots on the opposite side of Netz Place are larger). Although the applicant submitted additional information to the Board regarding other gross floor area ("GFA") variances that have been granted by the Board, all of the properties cited are in different neighborhoods with different circumstances. All but two of the examples were in a completely different zoning district. The Board reviewed these decisions (including those homes situated in different zoning districts) and has determined that each appeal cited by the applicant is distinguishable and would not constitute a precedent for granting similar relief under the subject appeal. The Board will address the two homes cited by the applicant that are in the same zoning district. In Appeal 21053 a home in New Hyde Park received a GFA variance for 91 s.f. In that case, the applicant had reduced the GFA overage from 211 s.f. to 91 s.f. to comply with a request by the Board. The Board found that with the reduced GFA the home was in keeping with the neighborhood which was comprised of a mix of both large

REC'D TNH TOWN CLERK
MAR 28 '24 AM9:36

and small homes. In that case, the applicant had also eliminated a proposed two-story portico which had contributed to the bulk of the home. In the only other Appeal cited by the applicant in the Residence B Zoning District (Appeal 21082), the Board granted a GFA variance of 377 s.f. for a home in Port Washington. This home which is located approximately six miles from the subject home is situated on an oversized lot at the end of a dead-end street. Because of these circumstances and the fact that the neighborhood is comprised of other large homes, the Board in that appeal found that the increased GFA would have no recognizable negative impact on the neighborhood.

At the hearing the applicant submitted exhibits of four (4) other homes in the neighborhood, none of which received variances from the Board for GFA. Therefore, without any information to indicate otherwise, it can be assumed that these other homes (homes in the neighborhood) were constructed in accordance with the gross floor area requirements of the code that existed at the time of construction. The applicant's proposal to construct a home that would exceed GFA by 347 s.f. would be out of character with these compliant homes.

In an effort to point out why the request for a GFA variance on this property would be considered a significant factor in the Board's decision, Member Donatelli made the following statement at the hearing, "you've mentioned several times that it's a 50-foot wide lot, and yes, that is an issue, but that's why it's especially important for us to try and limit the gross floor area because it is a smaller lot, and so proportionally, it's that much more intrusive from a bulk point of view." (see page 67 of the transcript).

The Board finds that granting the requested variances would also set a precedent for granting similar variances which would, over time, result in a change in the character of the neighborhood. The Board finds this factor to be especially compelling given the fact that alternatives to the variance exist where the applicant could achieve the same benefit without the necessity of the variance (see below).

2. Although the Board recognizes the applicant's need to provide more space for their family, the Board finds that reducing the size of some areas/rooms and relocating or eliminating other areas would reduce or possibly eliminate the need for a variance under this section of the code. This was discussed and recommended by several board members at the hearing. The Chairman specifically stated, "So, I think, for myself, as one board member, there are alternatives." (page 66 of the transcript line 24-25). For example, the applicant is converting the garage to storage space which will be counted towards GFA. The Board notes that the floor plans show a finished basement which could be used for this purpose. The converted garage could then be used as a home office and would eliminate the need to provide the home office/gym on the second floor above the garage. The large master bedroom could also be modified to include the walk-in closet which would eliminate the need to locate the walk-in closet over the garage. Though these modifications might not eliminate the need for a GFA variance entirely, they would reduce the magnitude of the variance which is necessary. Therefore, the Board finds that the requested GFA variance is NOT the minimum variance necessary and adequate for the applicant to meet his needs while preserving the character of

REC'D TNH TOWN CLERK
MAR 28 '24 AM9:36

the neighborhood. At the conclusion of the hearing the record was left open for the applicant to submit additional information in support of the appeal and to give the applicant an opportunity to revise their plans. The applicant chose not to revise their plans.

3. The Board finds the requested variance of 347 s.f., which represents a variance of 12.34 % is substantial both numerically and given its potential negative impact to the neighborhood.

4. The Board finds that granting the requested variance would not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

5. The difficulty is self-created in that the applicant seeks to renovate and expand their home in a way that will require variances. Although this fact is not determinative, the Board finds it weighs in favor of denial.

§ 70-40 & 70-41

1. The Board does not find these variances to be substantial and therefore, might otherwise grant these variances under a different development plan for the home. However, the Board finds that granting these variances together with the large GFA variance being requested, would produce an undesirable change in the character of the neighborhood and therefore, these variances are DENIED.

In weighing the aforementioned factors, the Board finds that the detriment to the health, safety and welfare of the neighborhood or community outweighs the benefit the applicant would receive if the variance(s) were granted, and therefore the variance(s) are denied.

REC'D TNH TOWN CLERK
MAR 28 '24 AM9:37

Chairman
David L. Mammina, A.I.A.

Vice Chairman
Leslie Francis, Esq.

Members
Daniel Donatelli, Esq.
Jay Hernandez
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

NOTICE OF DECISION

APPEAL #21498 - Yannan Wang; 13 Bayview Court, Manhasset; Section 3, Block 40, Lot 936; Zoned: Residence-C
Variances from §§ 70-48, 70-29.B, 70-51.A and 70-208.F to construct an addition that is too close to a side property line, makes the home too big, and covers too much of the lot for a non-conforming home.

Whereas, an application (BP19-113386, PAR23-000202, BZA23-000173) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **March 20, 2024,** the appeal in the above-entitled matter was decided as follows:

GRANTED with respect to the variances sought under **§§ 70-29.B and 70-208.F** of the dimension and in the location as shown on drawings prepared by Marcelo Kohan, R.A. dated October 15, 2023 and revised through October 18, 2023 ***as amended.*** The variances sought under **§§ 70-48 and 70-51.A** were **WITHDRAWN** per the submission of revised plans.

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by:	Member Hernandez	Seconded by: Member Donatelli
Ayes:	Member Hernandez, Member Donatelli, Vice Chairman Francis, Chairman Mammina	
Nays:	None	
Absent:	Member Goodsell	

VIRGINIA M. WAGNER
SECRETARY

REC'D TNH TOWN CLERK
MAR 28 '24 AM9:37

THIS IS NOT A BUILDING PERMIT

Chairman
David L. Mammina, A.I.A.

Vice Chairman
Leslie Francis, Esq.

Members
Daniel Donatelli, Esq.
Jay Hernandez
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

NOTICE OF DECISION

APPEAL #21505 - 9 Powerhouse RD LLC (Starbucks); 9 Powerhouse Road, Roslyn Heights; Section 7, Block 72, Lot 71; Zoned: Business-A
Appeal for determinations, or in the alternative, variances from 70-203.G, 70-203.T(2)(c), 70-203.T(2)(f), 70-203.T(2)(j) and 70-196(J)(1)(a), a conditional use under 70-126.F, and variances from 70-103.B, 70-103.F, 70-103.M, 70-103.O, 70-134, 70-203.T(2)(a)[3], 70-203.T(2)(b), 70-196.J(1)(b), 70-196.J(1)(f), 70-196.J(2)(a), 70-196.J(2)(b), 70-196.J(2)(c), and 70-196.J(2)(d) to construct a new drive through coffee shop (a conditional use) with parking spaces and access aisles that are too small, no loading zone, parking in a front yard, a dumpster located within a required rear yard setback, a dumpster, bypass lane, and handicap access aisle located within a required landscape buffer which makes the buffer too small and does not effectively screen the facility from the adjacent residential property, vehicle standing spaces interfering with the ability to use parking spaces, vehicle standing spaces located in a way so that headlights are visible from the adjoining residential use, pedestrian pathways conflicting with vehicle standing spaces and the drive though lane and aisle, a bypass lane that is not being provided for all vehicle standing spaces, construction of too many signs on a wall, wall signs that are too tall and too high above the ground, too many detached ground signs on the property, a ground sign that is too large, ground signs that are too close to property lines, and ground signs that do not have enough space between the bottom of the sign and the ground.

Whereas, an application (CBP22-000185, SGP23-000057, SGP23-000058, SGP23-000059, SGP23-000060, SGP23-000061, SGP23-000062, SGP23-000063, SGP23-000064, SGP23-000065, SGP23-000066, SGP23-000067, SGP23-000068, SGP23-000069, BZA23-000165) was filed with the Board of Zoning Appeals and a public hearing was held following due notice; and
Whereas, a review was undertaken pursuant to the State Environmental Quality Review Act, and the Board of Zoning Appeals hereby establishes itself as "lead agency" and hereby determines that this Unlisted Action will not result in any significant adverse environmental impacts, therefore, at a meeting of the Board held on **March 20, 2024,** the appeal in the above entitled matter was decided as follows:

REC'D TNH TOWN CLERK
MAR 28 '24 AM9:37

THIS IS NOT A BUILDING PERMIT

GRANTED of the dimension and in the location as shown on drawings prepared by Edward Paul Butt, R.A dated May 9, 2022 and revised through November, 28, 2023, on drawings prepared by John V. Catapano, P.E. dated March 9, 2023 and on drawings prepared by Michael J. Rant dated June 29, 2022 and revised through January 16, 2024 **SUBJECT TO THE CONDITIONS CONTAINED IN THE ATTACHED RIDER.**

SEE ATTACHED RIDER

REC'D TNH TOWN CLERK
MAR 28 '24 AM9:37

THIS IS NOT A BUILDING PERMIT

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Member Donatelli Seconded by: Vice Chairman Francis

Ayes: Member Hernandez, Member Donatelli, Vice Chairman Francis, Chairman Mammina

Nays: None

Absent: Member Goodsell

VIRGINIA M. WAGNER
SECRETARY

REC'D TNH TOWN CLERK
MAR 28 '24 AM9:37

THIS IS NOT A BUILDING PERMIT

Board of Zoning Appeals
Town of North Hempstead

Rider to Appeal # 21505(Conditions)

APPEAL #21505 - 9 Powerhouse RD LLC (Starbucks); 9 Powerhouse Road, Roslyn Heights; Section 7, Block 72, Lot 71; Zoned: Business-A

Appeal for determinations, or in the alternative, variances from 70-203.G, 70-203.T(2)(c), 70-203.T(2)(f), 70-203.T(2)(j) and 70-196(J)(1)(a), a conditional use under 70-126.F, and variances from 70-103.B, 70-103.F, 70-103.M, 70-103.O, 70-134, 70-203.T(2)(a)[3], 70-203.T(2)(b), 70-196.J(1)(b), 70-196.J(1)(f), 70-196.J(2)(a), 70-196.J(2)(b), 70-196.J(2)(c), and 70-196.J(2)(d) to construct a new drive through coffee shop (a conditional use) with parking spaces and access aisles that are too small, no loading zone, parking in a front yard, a dumpster located within a required rear yard setback, a dumpster, bypass lane, and handicap access aisle located within a required landscape buffer which makes the buffer too small and does not effectively screen the facility from the adjacent residential property, vehicle standing spaces interfering with the ability to use parking spaces, vehicle standing spaces located in a way so that headlights are visible from the adjoining residential use, pedestrian pathways conflicting with vehicle standing spaces and the drive though lane and aisle, a bypass lane that is not being provided for all vehicle standing spaces, construction of too many signs on a wall, wall signs that are too tall and too high above the ground, too many detached ground signs on the property, a ground sign that is too large, ground signs that are too close to property lines, and ground signs that do not have enough space between the bottom of the sign and the ground.

1. That the applicant shall install and maintain a suitable refrigerated garbage locker within the building. There shall be no outdoor storage of putrescible waste generated by the proposed restaurant at any time. The applicant shall arrange for indoor carry-out pick-up with a licensed sanitation collector and shall forward a copy of the contract to the Building Official prior to the issuance of a Certificate of Occupancy or Certificate of Completion. All pick-up of sanitation shall be performed after 8:00 a.m.

2. That all exterior doors (with the exception of the primary customer entrance door) shall be of solid construction in a material permitted under the New York State Fire Prevention and Building Code, shall be equipped with self-closing hardware, and shall remain closed at all times except for ingress and egress.

3. At no time may the number of seats on the premises exceed **0** or the maximum occupancy of the building as permitted by the Place of Public Assembly license, whichever is less. For purposes of this condition, a seat is defined as any place on the premises where a patron may sit and be served, whether or not a person is seated there. A table set up with four chairs counts as four seats. The conditional use permit and/or variance set forth herein shall continue only for so long as there is compliance with this condition. If at any time the applicant is not in compliance with this condition, then the conditional use permit shall terminate, and the applicant must make a new application to the Board in order to continue the restaurant use.

4. That, if applicable, the applicant shall obtain a Place of Assembly or Place of Public Assembly License, as defined in the Town Code, from the Building Department prior to the issuance of a Certificate of Occupancy or Completion.

THIS IS NOT A BUILDING PERMIT

REC'D TNH TOWN CLERK
MAR 28 '24 AM9:37

5. That the applicant shall comply with all laws, ordinances, rules and regulations of all public authorities having jurisdiction over the premises and that no Certificate of Occupancy or Completion shall be issued until absolute compliance has been proven to the Commissioner of the Buildings.

6. That the applicant and or its successor shall comply with Code §70-225B(7)(a). Any restaurant or retail food use must apply to the board of Zoning and Appeals if any of the following occurs:

   [1]. an increase in the size of an approved kitchen by 20% of floor area of said kitchen, or 250 square feet, whichever is less, inclusive of prep areas, is proposed.

   [2]. The addition or removal of counter/kiosk service for the placement of a food order.

7. That the conditional use permit set forth herein shall continue only for so long as there is compliance with these conditions. If at any time the applicant is not in compliance with these conditions, then the conditional use permit shall terminate, and applicant must make a new application to this Board in order to continue the premises as a restaurant/food use.

REC'D TNH TOWN CLERK
MAR 28 '24 AM9:37

THIS IS NOT A BUILDING PERMIT

Chairman
David L. Mammina, A.I.A.

Vice Chairman
Leslie Francis, Esq.

Members
Daniel Donatelli, Esq.
Jay Hernandez
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

NOTICE OF DECISION

APPEAL #21513 – Christopher Amico; 108 South St., Herricks; Section 9, Block 91, Lot 63; Zoned: Residence-B
Variances from §§ 70-101(B), 70-208(F) & 70-231 to legalize a non-conforming roofed-over raised terrace too close to a street, and a detached garage that is too deep.

Whereas, an application (RBP22-000657, BZA24-000004) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **March 20, 2024,** the appeal in the above-entitled matter was decided as follows:

GRANTED of the dimension and in the location as shown on drawings prepared by Jeff A. Zahn, R.A. dated May 6, 2022 and revised through November 3, 2023 and on a survey prepared by Aerial Land Surveying, D.P.C dated July 7, 2021 and revised through July 6, 2022.

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by:	Member Donatelli	Seconded by: Member Hernandez
Ayes:	Member Hernandez, Member Donatelli, Vice Chairman Francis, Chairman Mammina	
Nays:	None	
Absent:	Member Goodsell	

VIRGINIA M. WAGNER
SECRETARY

REC'D TNH TOWN CLERK
MAR 28 '24 AM9:37

THIS IS NOT A BUILDING PERMIT

Chairman
David L. Mammina, A.I.A.

Vice Chairman
Leslie Francis, Esq.

Members
Daniel Donatelli, Esq.
Jay Hernandez
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

NOTICE OF DECISION

APPEAL #21514 – Linda Cadelli; 19 Conway Rd., New Hyde Park; Section 9, Block 548, Lot 7; Zoned: Residence-C
Variances from §§ 70-101.B, 70-101.C, 70-100.2L, 70-100.2A(4)(b) & 70-100.2M to legalize a raised terrace and one-story vestibule too close to a street, light piers that are too tall, fencing that is too tall, and an arbor that is too tall.

Whereas, an application (RBP22-000975, RFP23-000238, BZA23-000178) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **March 20, 2024,** the appeal in the above-entitled matter was decided as follows:

DENIED with respect to the variance sought under § 70-100.2A(4)(b) for legalization of a fence which is too tall and **GRANTED** with respect to the variances sought under §§ 70-101.B, 70-101.C, 70-100.2L, & 70-100.2M to legalize a raised terrace and one-story vestibule too close to the street, light piers that are too tall and an arbor that is too tall of the dimension and in the location as shown on drawings prepared by Michael Scott Sudano, R.A. dated January 6, 2023 and revised through August 16, 2023 ***as amended (with separate photosimulation of reduced height light piers)*** **SUBJECT TO THE FOLLOWING CONDTION:**

- ***The light piers shall be no taller than 39" from the base to the top.***

REC'D TNH TOWN CLERK
MAR 28 '24 AM9:38

THIS IS NOT A BUILDING PERMIT

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Member Donatelli Seconded by: Member Hernandez

Ayes: Member Hernandez, Member Donatelli,
Vice Chairman Francis, Chairman Mammina

Nays: None

Absent: Member Goodsell

VIRGINIA M. WAGNER
SECRETARY

REC'D TNH TOWN CLERK
MAR 28 '24 AM9:38

THIS IS NOT A BUILDING PERMIT

Chairman
David L. Mammina, A.I.A.

Vice Chairman
Leslie Francis, Esq.

Members
Daniel Donatelli, Esq.
Jay Hernandez
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

NOTICE OF DECISION

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.

Whereas, an application (RFP23-000336, BZA24-000011) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **March 20, 2024,** the appeal in the above-entitled matter was decided as follows:

GRANTED of the dimension and in the location as shown on drawings prepared by Angela Ann Mangels, R.A. dated June 2023.

IN REACHING THIS DETERMINATION, THE BOARD CONSIDERED THE FACTORS SET FORTH IN THE ATTACHED FINDINGS OF FACT

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Member Hernandez Seconded by: Member Donatelli

Ayes: Member Goodsell, Member Hernandez, Member Donatelli, Vice Chairman Francis, Chairman Mammina

Nays: None

VIRGINIA M. WAGNER
SECRETARY

REC'D TNH TOWN CLERK
MAR 28 '24 AM9:38

THIS IS NOT A BUILDING PERMIT

Board of Zoning Appeals
Town of North Hempstead

Rider to Appeal #21520 (Findings of Fact)

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.

Under Section 267-b of the Town Law, the Board is empowered to grant area variances in cases where the benefit to the applicant outweighs the detriment to the health, safety and welfare of the neighborhood or community. The Board is also required to grant the *minimum* variance necessary. In making such determination the Board shall also consider: 1) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; 2) whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance; 3) whether the requested area variance is substantial; 4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and 5) whether the alleged difficulty was self-created. After careful consideration of the facts presented during the hearing, personal observations of the site and surrounding area, and a review of Building Department files, in weighing the above criteria the Board finds the following:

1. The Board finds that granting the requested variances will not produce an undesirable change in the character of the neighborhood or community. Evidence submitted at the hearing shows that the fences have been in this location for many years and pre-date the code restriction which prohibits fences in the front yard.

2. The fences are located immediately in front of the Deepdale Drive entrance from Northern Blvd and act as a protective barrier and buffer from cars driving into the neighborhood from the busy commercial corridor.

REC'D TNH TOWN CLERK
MAR 28 '24 AM9:38

THIS IS NOT A BUILDING PERMIT

Chairman
David L. Mammina, A.I.A.

Vice Chairman
Leslie Francis, Esq.

Members
Daniel Donatelli, Esq.
Jay Hernandez
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

NOTICE OF DECISION

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).

Whereas, an application (RBP22-000150, BP17-106824, BZA24-000009) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **March 20, 2024,** the appeal in the above-entitled matter was decided as follows:

GRANTED of the dimension and in the location as shown on drawings prepared by Xiu Chen, P.E. dated September 7, 2023 and revised through September 29, 2023 and on a survey prepared by Arkadiusz Jusiega, L.S. dated February 28, 2023.

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Member Hernandez Seconded by: Member Goodsell

Ayes: Member Goodsell, Member Hernandez, Member Donatelli, Vice Chairman Francis, Chairman Mammina

Nays: None

VIRGINIA M. WAGNER
SECRETARY

REC'D TNH TOWN CLERK
MAR 28 '24 AM9:38

THIS IS NOT A BUILDING PERMIT

Chairman
David L. Mammina, A.I.A.

Vice Chairman
Leslie Francis, Esq.

Members
Daniel Donatelli, Esq.
Jay Hernandez
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

NOTICE OF DECISION

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.

Whereas, an application (CBP24-000010, SGP24-000032, BZA24-000017) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **March 20, 2024,** the appeal in the above-entitled matter was decided as follows:

GRANTED of the dimension and in the location as shown on drawings prepared by Christoper W. Robinson, P.E. dated September 19, 2023 and revised through January 29, 2024, on drawings prepared by Rand K. Rosenbaum, R.A. dated October 16, 2023 and revised through January 29, 2024 and on plans prepared by Universal Signs and Service dated July 20, 2023.

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by: Member Donatelli Seconded by: Member Hernandez

Ayes: Member Goodsell, Member Hernandez, Member Donatelli, Vice Chairman Francis, Chairman Mammina

Nays: None

VIRGINIA M. WAGNER
SECRETARY

REC'D TNH TOWN CLERK
MAR 28 '24 AM9:39

THIS IS NOT A BUILDING PERMIT

Chairman
David L. Mammina, A.I.A.

Vice Chairman
Leslie Francis, Esq.

Members
Daniel Donatelli, Esq.
Jay Hernandez
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

NOTICE OF DECISION

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.

Whereas, an application (CBP23-000345, BZA24-000016) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **March 20, 2024,** the appeal in the above-entitled matter was decided as follows:

GRANTED of the dimension and in the location as shown on drawings prepared by Arnold Seth Montag, R.A. dated October 27, 2023 and revised through January 5, 2024 **SUBJECT TO THE CONDITIONS CONTAINED IN THE ATTACHED RIDER.**

SEE ATTACHED RIDER

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by:	Member Donatelli	Seconded by: Vice Chairman Francis
Ayes:	Member Goodsell, Member Hernandez, Member Donatelli, Vice Chairman Francis, Chairman Mammina	
Nays:	None	

VIRGINIA M. WAGNER
SECRETARY

REC'D TNH TOWN CLERK
MAR 28 '24 AM9:39

THIS IS NOT A BUILDING PERMIT

Board of Zoning Appeals
Town of North Hempstead

Rider to Appeal # 21525 (Conditions)

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.

1. That the applicant shall install and maintain a suitable refrigerated garbage locker within the building. There shall be no outdoor storage of putrescible waste generated by the proposed restaurant at any time. The applicant shall arrange for indoor carry-out pick-up with a licensed sanitation collector and shall forward a copy of the contract to the Building Official prior to the issuance of a Certificate of Occupancy or Certificate of Completion. All pick-up of sanitation shall be performed after 8:00 a.m.

2. That all exterior doors (with the exception of the primary customer entrance door) shall be of solid construction in a material permitted under the New York State Fire Prevention and Building Code, shall be equipped with self-closing hardware, and shall remain closed at all times except for ingress and egress.

3. At no time may the number of seats on the premises exceed **12** or the maximum occupancy of the building as permitted by the Place of Public Assembly license, whichever is less. For purposes of this condition, a seat is defined as any place on the premises where a patron may sit and be served, whether or not a person is seated there. A table set up with four chairs counts as four seats. The conditional use permit and/or variance set forth herein shall continue only for so long as there is compliance with this condition. If at any time the applicant is not in compliance with this condition, then the conditional use permit shall terminate, and the applicant must make a new application to the Board in order to continue the restaurant use.

4. That, if applicable, the applicant shall obtain a Place of Assembly or Place of Public Assembly License, as defined in the Town Code, from the Building Department prior to the issuance of a Certificate of Occupancy or Completion.

5. That the applicant shall comply with all laws, ordinances, rules and regulations of all public authorities having jurisdiction over the premises and that no Certificate of Occupancy or Completion shall be issued until absolute compliance has been proven to the Commissioner of the Buildings.

6. That the applicant and or its successor shall comply with Code §70-225B(7)(a). Any restaurant or retail food use must apply to the board of Zoning and Appeals if any of the following occurs:

   [3]. an increase in the size of an approved kitchen by 20% of floor area of said kitchen, or 250 square feet, whichever is less, inclusive of prep areas, is proposed.

   [4]. The addition or removal of counter/kiosk service for the placement of a food order.

7. That the conditional use permit set forth herein shall continue only for so long as there is compliance with these conditions. If at any time the applicant is not in compliance with these conditions, then the

THIS IS NOT A BUILDING PERMIT

REC'D TNH TOWN CLERK
MAR 28 '24 AM9:39

conditional use permit shall terminate, and applicant must make a new application to this Board in order to continue the premises as a restaurant/food use.

8. All deliveries to the deli and all take-out/delivery services (i.e. Uber Eats, Door Dash etc.) visiting the deli shall park in the rear of the building.

9. A safety plan for the protection of the outdoor seating area shall be submitted to the Building Department prior to the issuance of a Certificate of Occupancy for the delicatessen.

REC'D TNH TOWN CLERK
MAR 28 '24 AM9:39

Chairman
David L. Mammina, A.I.A.

Vice Chairman
Leslie Francis, Esq.

Members
Daniel Donatelli, Esq.
Jay Hernandez
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

NOTICE OF DECISION

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.

Whereas, an application (CBP23-000315, BZA24-000010) was filed with the Board of Zoning Appeals and a public hearing was held following due notice. That at a meeting of the Board held on **March 20, 2024,** the appeal in the above-entitled matter was decided as follows:

GRANTED of the dimension and in the location as shown on drawings prepared by Peter A. Cinquemani, R.A. dated October 31, 2023.

The vote of the **BOARD OF ZONING APPEALS** was recorded as follows:

Motioned by:	Vice Chairman Francis	Seconded by: Member Hernandez
Ayes:	Member Hernandez, Member Donatelli, Vice Chairman Francis, Chairman Mammina	
Nays:	None	
Absent:	Member Goodsell	

VIRGINIA M. WAGNER
SECRETARY

REC'D TNH TOWN CLERK
MAR 28 '24 AM9:39

THIS IS NOT A BUILDING PERMIT