

# **PUBLIC HEARING SCHEDULED**

**THURSDAY, SEPTEMBER 28<sup>TH</sup>, 2023**

**7:00 PM**

**ROTUNDA/COURT ROOM**

**1 COLUMBUS DRIVE, LYNBROOK, NEW YORK 11563**

## **Variance application #1005 – 161 Union Avenue**

- **Amended Denial Letter**
  - **18 units reduced to 16 units**
  - **Parking variance no longer required**
  - **Zoning relief for Rear Yard Setback required**
- **Amended plans**
- **Legal Notice**

MAYOR  
ALAN C. BEACH  
DEPUTY MAYOR  
MICHAEL N. HAWXHURST

TRUSTEES  
ROBERT BOCCIO  
ANN MARIE REARDON  
MICHAEL HABERT

VILLAGE JUSTICE  
WILLIAM J. M. LAUGHLIN

ASSOCIATE JUSTICE  
BRENDAN HUGHES

COURT CLERK  
MICHELE ROUSE



## INCORPORATED VILLAGE OF LYNBROOK

WWW.LYNBROOKVILLAGE.NET

ADMINISTRATION	516-599-8300	F: 516-887-8148
ASSESSING	516-593-6505	F: 516-593-8309
BUILDING	516-599-8828	F: 516-593-8309
JUSTICE COURT	516-599-0416	F: 516-599-0448
LIBRARY	516-599-8630	F: 516-596-1312
POLICE	516-599-3300	F: 516-596-0199
PUBLIC WORKS	516-599-8838	F: 516-596-1001
RECREATION	516-599-8000	F: 516-593-8311

VILLAGE ADMINISTRATOR  
JOHN GIORDANO

ASSESSING  
LISA KENNY

VILLAGE ATTORNEY  
THOMAS D. ATKINSON ESQ

BUILDING SUPERINTENDENT  
BRIAN STANTON

PARK SUPERVISOR  
KEITH BONOMO

PUBLIC WORKS SUPERINTENDENT  
PHILIP HEALEY

RECREATION SUPERVISOR

September 1, 2023

L.I. Building Corporation  
363 Perkins Avenue  
Oceanside, New York 11572

To Whom It May Concern,

Upon review of your revised application #7738 to construct a 16-unit, two story condominium building at 161 Union Avenue, it has hereby been denied due to the following zoning codes of the Village of Lynbrook.

### **§ 252-93 Rear yards.**

A rear yard is required on every lot developed for multiple dwelling. The depth of such rear yard shall be at least 20 feet, and, in the event the plot adjoins a plot in Dwelling A District and Dwelling B District, in such case the rear yard adjoining the Dwelling A District and Dwelling B District shall not be less than 30 feet.

Required rear yard setback	20 feet
Proposed rear yard setback	12.5 feet

Therefore, if you wish to appeal this denial, applications to the Zoning Board of Appeals are available at this office between the hours of 8:00 A.M. till 4:00 P.M., Monday through Friday.

Sincerely,

Brian Stanton  
Superintendent of Buildings

BS:kh



GENERAL CONDITIONS

1. ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL AND MUNICIPAL BUILDING CODES, RULES AND REGULATIONS AS WELL AS ANY AND ALL REGULATORY AGENCIES INCLUDING BUT NOT LIMITED TO OSHA, DOW AGA ETC. GENERAL NOTES SHALL APPLY TO ALL DRAWINGS.

2. THE TERMS "CONSTRUCTION CONTRACTOR," "GENERAL CONTRACTOR," AND "CONTRACTOR" SHALL BE UNDERSTOOD TO BE THE SAME UNLESS SPECIFICALLY NOTED OTHERWISE.

3. THE GENERAL CONTRACTOR SHALL VERIFY ALL JOB CONDITIONS, DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION AND AS ANTICIPATED OR INFERRED PRIOR TO PRICING OR BIDDING. TODD O'CONNELL ARCHITECT PC (TOC) SHALL BE NOTIFIED OF ANY DISCREPANCIES OR OMISSIONS WHICH MIGHT INTERFERE WITH THE SATISFACTORY COMPLETION OF THE WORK PRIOR TO THE START OF ANY AND ALL WORK.

4. ALL WORK, WHETHER SHOWN OR IMPLIED, UNLESS SPECIFICALLY QUESTIONED, SHALL BE CONSIDERED FULLY UNDERSTOOD IN ALL RESPECTS BY THE GENERAL CONTRACTOR, AND HE WILL BE RESPONSIBLE FOR ANY MISINTERPRETATIONS OR CONSEQUENCES THEREOF FOR ALL WORK ON ALL DRAWINGS.

5. GENERAL CONTRACTOR SHALL REVIEW AND FAMILIARIZE HIMSELF WITH THE GENERAL NOTES AND DETERMINE WHICH NOTES APPLY DIRECTLY TO HIS RESPONSIBILITY. EACH SUBTRADE WILL BE RESPONSIBLE FOR REVIEWING THE ENTIRE SET OF DRAWINGS AND NOTING THEIR WORK AS APPLICABLE. ALL WORK INDICATED OR INFERRED ON THE DRAWINGS WILL BE DEEMED AND INCLUDED IN ALL CONTRACTOR'S COSTS.

6. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FILING OF THE BUILDING PERMIT AND PAYMENT OF ALL APPLICABLE FEES. HE SHALL ALSO BE RESPONSIBLE FOR SCHEDULING ALL REQUIRED INSPECTIONS AND OBTAINING THE FINAL CERTIFICATE OF OCCUPANCY FOR THE PROJECT.

7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS RELATED TO SUPPLYING TEMPORARY POWER AND LIGHTING AND HEATING TO JOBS SITE FOR DURATION OF THE PROJECT.

8. AT THE COMPLETION OF THE JOB, THE GENERAL CONTRACTOR SHALL SUBMIT ALL PERMITS, CERTIFICATES OF INSPECTION, A CERTIFICATE OF SUBSTANTIAL COMPLETION (A.I.A. DOCUMENT G-104) AND CERTIFICATE OF OCCUPANCY TO TOC.

9. THE GENERAL CONTRACTOR SHALL SUBMIT IN WRITING ALL PROPOSALS FOR ADDITIONAL WORK TO TOC'S OFFICE FOR REVIEW AND APPROVAL. NO WORK IS TO PROCEED UNTIL SAID PROPOSAL IS APPROVED BY TOC.

10. TOC RESERVES THE RIGHT TO LET OTHER CONTRACTS IN CONNECTION WITH THE WORK OF THE PROJECT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THE WORK AND ESTABLISHING SCHEDULES FOR ALL TRADES. HE SHALL PROVIDE OTHER OR OTHERS WITH REASONABLE OPPORTUNITY FOR THE INTRODUCTION AND STORAGE OF THEIR MATERIALS AND EQUIPMENT AND THE EXECUTION OF THEIR WORK.

11. THE GENERAL CONTRACTOR SHALL SCHEDULE ALL WORK TO CONFORM TO THE GENERAL CONSTRUCTION SCHEDULE AND SHALL COOPERATE WITH OTHER CONTRACTORS IN THE REQUIRED SEQUENTIAL INSTALLATION SCHEDULE AS APPROVED BY TOC. THE GENERAL CONTRACTOR SHALL PROVIDE TOC WITH A WRITTEN CONSTRUCTION SCHEDULE FOR APPROVAL.

12. ALL WORK IS TO CONFORM TO THE CONSTRUCTION DOCUMENTS AND SHALL BE NEW AND OF THE BEST QUALITY OF THE KINDS SPECIFIED.

13. NO MATERIAL SUBSTITUTIONS SHALL BE MADE. TOC WILL CONSIDER MATERIAL CHANGE REQUESTS ON AN INDIVIDUAL BASIS. THE CONTRACTOR SHALL SUBMIT SAMPLES AND CUTS FOR WRITTEN APPROVAL BY TOC PRIOR TO THE START OF ANY WORK.

14. ALL MANUFACTURED ARTICLES, MATERIAL AND EQUIPMENT SHALL BE SUPPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED AND CONDITIONED AS DIRECTED BY THE MANUFACTURERS UNLESS OTHERWISE SPECIFIED ON THE CONTRACT DOCUMENTS.

15. ALL SUBCONTRACTOR'S SHOP DRAWINGS SHALL BE SUBMITTED TO TOC FOR APPROVAL THROUGH THE GENERAL CONTRACTOR PRIOR TO THE START OF ANY WORK.

16. THE CONTRACTOR SHALL COMPLY IN ALL RESPECTS WITH THE RULES AND REGULATIONS OF THE BUILDING MANAGEMENT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN SUCH REGULATIONS FROM THE BUILDING OWNER. IN THE EVENT OF CONFLICT BETWEEN BUILDING REGULATIONS AND OTHER CONTRACT DOCUMENTS, TOC SHALL BE CONSULTED PRIOR TO PROCEEDING.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING WITH BUILDING MANAGEMENT THE USE OF ELEVATORS, LOBBIES OR OTHER PUBLIC AREAS FOR HANDLING DELIVERY OF MATERIALS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL SUBTRADES OF CONDITIONS REGARDING ELEVATOR CAB SIZE, DOOR OPENINGS AND OTHER CLEARANCES AS APPLICABLE. ANY FEES RELATED TO THE USE OF SUCH FACILITIES ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

18. THE GENERAL CONTRACTOR SHALL CONFORM TO BUILDING STANDARD PROCEDURES FOR THE SCHEDULING OF DEMOLITION, CORE DRILLING, AND CONCRETE CUTTING, AND FOR THE CARRYING OF RUBBISH THROUGH PUBLIC AREAS. ANY OVERTIME COSTS INCURRED ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

19. DRAWINGS ARE NOT TO BE SCALED, WRITTEN DIMENSIONS GOVERN.

20. THE GENERAL CONTRACTOR SHALL LAYOUT PARTITIONS STARTING FROM CONDITIONS WHERE ALIGNMENT WITH EXISTING CONSTRUCTION IS SHOWN. CRITICAL DIMENSIONS INDICATED ON PLANS ARE GUARANTEED DIMENSIONS. THE GENERAL CONTRACTOR SHALL NOTIFY TOC OF ANY DISCREPANCIES IN THE DIMENSIONAL LAYOUT OF PARTITIONS PRIOR TO COMPLETING FRAMING.

21. ALL PARTITION DIMENSIONS ARE FROM FINISHED SURFACE OR FACE OF CONVEYOR ENCLOSURE UNLESS OTHERWISE NOTED.

22. THE CONTRACTOR SHALL FURNISH AND INSTALL FIRE HOOD BLOCKING IN CEILINGS AND PARTITIONS AS REQUIRED FOR THE INSTALLATION OF WINDOW BLINDS, WALL MOUNTED EQUIPMENT AND CABINETS.

23. ALL EXISTING CONSTRUCTION TO REMAIN SHALL BE PATCHED AND REPAIRED AS REQUIRED TO RECEIVE NEAT FINISHES AS PER FINISH PLAN.

24. ALL SURFACES OR FINISHES TO REMAIN, IF DAMAGED DURING DEMOLITION OR ANY STAGE OF THE WORK, SHALL BE REPAIRED OR REPLACED BY THE GENERAL CONTRACTOR AT HIS EXPENSE TO "LIKE NEW" CONDITION. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO DOCUMENT ANY PRE-EXISTING DAMAGE AND NOTIFY TOC OF ANY SUCH DAMAGE PRIOR TO PRICING OR BIDDING.

25. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CLEAN UP AND REMOVAL FROM THE PREMISES ALL WASTE MATERIALS, RUBBISH AND KRAPPAINGS AS GENERATED BY THE DEMOLITION, CONSTRUCTION AND THE DELIVERY AND INSTALLATION OF ANY PRODUCTS, MATERIALS OR EQUIPMENT WHICH IS PART OF HIS CONTRACT.

26. THE GENERAL CONTRACTOR IS RESPONSIBLE TO THOROUGHLY VACUUM CLEAN ALL CARPETED AREAS, CLEAN ALL FLOORING, MILLWORK, ETC. AND UNCOVER AND VACUUM OUT ALL CONVEYOR UNITS AT COMPLETION OF THE PROJECT AND MAINTAIN CONDITION THROUGH OCCUPANT'S MOV-IN.

27. THE GENERAL CONTRACTOR IS RESPONSIBLE TO PROTECT AS REQUIRED ALL TENANT OCCUPIED AREAS WHERE WORK IS TO BE PERFORMED. THE GENERAL CONTRACTOR SHALL INSTALL BUILDING PAPER, MASONRY OR OTHER APPROVED PROTECTION ON FINISHED SURFACES AS DIRECTED PRIOR TO THE OCCUPANT'S MOV-IN DATE, AND SHALL REMOVE AND DISPOSE OF SAME FOLLOWING COMPLETION OF THE MOVE.

28. THE CONTRACTOR SHALL WARRANT THE WORK TO BE FREE FROM DEFECTIVE MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR AFTER OCCUPANCY OF THE PREMISES OR WITHIN EACH PERIOD OF TIME AS MAY BE PRESCRIBED BY THE TERMS OF ANY APPLICABLE SPECIAL WARRANTY REQUIRED BY THE CONTRACT DOCUMENTS.

DEMOLITION

1. PROCEED WITH DEMOLITION IN A SYSTEMATIC MANNER FROM THE TOP OF THE STRUCTURES TO BE DEMOLISHED TO THE GROUND IN A MANNER THAT WILL PREVENT DAMAGE OR PERSONAL INJURY TO ANY ITEMS OR PERSONS WITHIN OR ADJACENT TO THE AREA TO BE DEMOLISHED.

2. CONDUCT ALL DEMOLITION OPERATIONS IN SUCH A MANNER AS TO PREVENT UNAUTHORIZED ENTRY OF ANY PERSONS AT ANY TIME. PROPER APPROPRIATE SIGNAGE AS REQUIRED.

3. CONCRETE AND MASONRY TO BE DEMOLISHED IN SMALL SECTIONS.

4. PROVIDE BRACING, SHORING AND SUPPORTS AS REQUIRED TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED OR ANY ADJACENT STRUCTURES.

5. MAINTAIN ALL PUBLIC PROPERTIES AND PREMISES FREE FROM THE ACCUMULATION OF DEBRIS AND RUBBISH. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL SUCH MATERIALS AS OUTLINED IN THE GENERAL CONDITIONS.

6. LOCATE ALL UTILITY AND DRAINAGE LINES PRIOR TO COMMENCEMENT OF DEMOLITION AND PROTECT ALL ACTIVE LINES AS REQUIRED. UNLESS IDENTIFY ANY LINE THAT MAY RESULT IN THE INTERRUPTION OF ANY SERVICES WITHIN THE AREA OF WORK OR IN ANY ADJACENT SPACE OR PROPERTY AND COORDINATE SUCH INTERRUPTIONS WITH ALL INVOLVED PARTIES.

7. NOTIFY BUILDING MANAGEMENT, UTILITY COMPANIES, FIRE DEPARTMENT, ALARM COMPANIES, ETC. OF ANY WORK AFFECTING THEIR SYSTEMS AS REQUIRED BY ALL APPLICABLE CODES, RULES AND REGULATIONS.

CEILINGSS

1. ALL HVAC, ELECTRICAL AND SPRINKLER WORK SHALL CONFORM WITH ALL APPLICABLE CODES, RULES AND REGULATIONS.

2. SEE REFLECTED CEILING PLAN FOR HEIGHTS. NOTIFY TOC OF ANY COMPLICATIONS OR CONFLICTS WITH SPECIFIED CEILING HEIGHTS.

3. NO CEILING BREAKS WILL BE PERMITTED WITHIN A ROOM UNLESS OTHERWISE INDICATED.

4. ALL CEILINGS SHALL BE CENTERED IN EACH ROOM UNLESS OTHERWISE INDICATED.

5. INSTALL DIRECTIONAL ACOUSTICAL CEILING TILE WITH THE GRAIN IN ONE DIRECTION ONLY.

6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE COMPATIBILITY OF ALL PROPOSED CEILING FIXTURES AND EQUIPMENT WITH THE SPECIFIED CEILING SYSTEM.

7. THE GENERAL CONTRACTOR SHALL REMOVE CEILING TILES AS REQUIRED BY THE TELEPHONE COMPANY, THE ALARM COMPANY, OR ANY OTHER COMMUNICATIONS AGENCY, AS AUTHORIZED BY TOC FOR TELEPHONE AND SIGNAL CABLE INSTALLATION, AND REPLACE TILES WHEN THE WORK IS COMPLETED.

DOORS AND HARDWARE

1. ALL DOORS SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS AND SCHEDULES AND SHALL MATCH EXISTING UNLESS NOTED.

2. ALL EXISTING DOORS, DOOR FRAMES AND HARDWARE TO REMAIN OR BE REUSED SHALL BE PATCHED, REPAIRED, UNDERCUT OR ADJUSTED AS REQUIRED FOR PROPER INSTALLATION AND OPERATION.

3. ALL DOORS, EXISTING AND NEW, OPENINGS ONTO CARPETED AREAS SHALL BE UNDERCUT AS REQUIRED FOR PROPER OPERATION.

4. ALL DOORS, EXISTING AND NEW, SHALL HAVE DOOR STOPS OR BUMPERS AND SILENCERS. ALL DOOR STOPS TO BE FLOOR MOUNTED TYPE UNLESS OTHERWISE NOTED.

5. DOOR CLOSERS SHALL OPERATE SO THAT FROM AN OPEN POSITION OF 40 (THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12) WILL BE 5 SECONDS MINIMUM.

6. ALL DOORS TO HAVE LEVER TYPE OPERATING HARDWARE UNLESS OTHERWISE SPECIFIED.

7. ALL LOCK-SETS SHALL BE MASTER KEYED AS PER BUILDING REQUIREMENTS. SEE DOOR AND HARDWARE SCHEDULES FOR FURTHER INFORMATION.

8. ALL DOORS AND HARDWARE SHALL MEET THE REQUIREMENTS OF CABO/ANSI A117.1-2004 AND ALL OTHER APPLICABLE CODES, RULES AND REGULATIONS.

GYPSUM BOARD PARTITIONS

1. GYPSUM BOARD APPLICATION SHALL BE A TAPE JOINT SYSTEM. FINISH JOINTS, J-HEADS, NAIL SIMPLES, CORNERS AND EDGES SHALL BE TAPED AND RECEIVE THREE (3) COATS OF JOINT COMPOUND. ALLOW 24 HOURS OF DRY TIME BETWEEN COATS. FINAL COAT TO BE SANDED SMOOTH.

2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR TAPING AND SPACKLING ALL GYPSUM BOARD INSTALLED AS WELL AS PATCHING AND REPAIRING ALL WALL, CEILINGS AND COLUMNS TO REMAIN AS EXISTING.

3. ALL GYPSUM BOARD AT TOILETS, LAVATORIES AND SINKS SHALL BE 5/8" WATER RESISTANT TYPE.

4. WHERE A PARTITION MEETS A WINDOW PROVIDE A CONTINUOUS COMPRESSIBLE FILLER STRIP.

5. ALL METAL TRIMS ON GYPSUM BOARD PARTITIONS SHALL BE TYPE #200 SERIES AS MANUFACTURED BY U.S. GYPSUM OR EQUAL.

6. ALL GYPSUM BOARD PARTITIONS SHALL BE PROPERLY BRACED.

7. ALL GYPSUM BOARD SHALL BE INSTALLED VERTICALLY IN FULL LENGTH SECTIONS.

8. ALIGN PARTITIONS WHERE NEW WALLS ADJUT EXISTING COLUMNS AND/OR WALLS.

9. DRYHALL TO PLASTER OR DRYHALL. REMOVE EXISTING CORNER BEAD TAPE AND SPACKLE JOINT (3 COATS MINIMUM) EXCEPT AT COLUMN WHERE GYPSUM BOARD WILL PASS OVER COLUMN FACE.

10. PLASTER TO PLASTER. REMOVE EXISTING CORNER BEAD, REINFORCE JOINT WITH WIRE MESH AND PLASTER TO FORM A SMOOTH PLUMB CONTINUOUS SURFACE.

11. ELECTRICAL, MECHANICAL, PLUMBING SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE CODES, RULES AND REGULATIONS.

12. THE GENERAL CONTRACTOR SHALL VERIFY THE AVAILABLE ELECTRIC SERVICE IN THE TENANT'S SPACE AND ADVISE TOC OF HIS FINDINGS PRIOR TO SUBMISSION OF BIDS.

13. THE ELECTRICAL SUBCONTRACTOR SHALL VISIT AND EXAMINE THE PREMISES SO AS TO FULLY UNDERSTAND ALL CONDITIONS PERTAINING TO HIS WORK. ANY DIFFICULTIES THAT MAY BE ENCOUNTERED AND MATERIALS REQUIRED FOR INSTALLATION OF HIS WORK. ANY EXISTING WORK THAT DOES NOT MEET THE APPLICABLE CODES, RULES AND REGULATIONS, SHALL BE REPAIRED AND/OR REPLACED. COSTS FOR SUCH WORK SHALL BE INCLUDED IN THE CONTRACTOR'S BID.

14. THE ELECTRICAL SUBCONTRACTOR SHALL SUBMIT ENGINEERING AND/OR SHOP DRAWINGS INDICATING ALL FUTURE LOCATIONS, EQUIPMENT SPECIFICATIONS, RISER DIAGRAMS, DETAILS, ETC. FOR TOC'S REVIEW AND APPROVAL AND SUBMISSION TO THE APPROPRIATE AGENCIES AS REQUIRED, PRIOR TO FABRICATION OF ANY WORK.

15. THE CONTRACTOR SHALL REMOVE ALL UNUSED WIRING, CONDUIT, COAXIAL CABLE AND TELEPHONE WIRING COMPLETELY FROM AREAS IN THE SCOPE OF THIS PROJECT.

16. ALL ELECTRICAL DEVICES SHALL MATCH EXISTING.

17. ALL EXISTING ELECTRICAL DEVICES TO REMAIN SHALL BE FITTED WITH NEW FIXTURES, PLATES AND TRIM TO MATCH NEW.

18. ALL ELECTRICAL AND TELEPHONE WALL OUTLETS ARE TO BE MOUNTED AT 15" AFF UNLESS OTHERWISE NOTED.

19. ALL SWITCHES/DIMMERS SHALL BE MOUNTED AT 48" AFF UNLESS OTHERWISE NOTED.

20. ALL WALL MOUNTED PHONE JACKS SHALL BE MOUNTED AT 54" AFF UNLESS OTHERWISE NOTED.

21. CENTERLINE TO CENTERLINE DIMENSIONS OF ANY OUTLET PAIR SHALL NOT EXCEED 6".

22. ALL BACK TO BACK OUTLETS AND SWITCHES IN ADJOINING ROOMS SHALL BE STAGGERED.

23. ALL NEW TELEPHONE AND ELECTRICAL OUTLETS TO BE INSTALLED IN EXISTING WALLS SHALL BE FLUSH MOUNTED WITH THE EXISTING WALL SURFACE.

24. ALL EXISTING ELECTRICAL BOXES TO BE CAPPED SHALL HAVE THE ELECTRICAL DEVICE AND ALL OF THE WIRING REMOVED. PATCH HOLE AS REQUIRED.

25. NO POWER OUTLETS SHALL BE CONNECTED TO LIGHTING CIRCUITS UNLESS OTHERWISE INDICATED.

26. SHOULD JOB CONDITIONS REQUIRE THE RELOCATION OF PLANNED TELEPHONE OR ELECTRICAL OUTLETS FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY TOC FOR APPROVAL OF THE ALTERNATIVE LOCATION PRIOR TO THE START OF ANY WORK.

27. THE CONTRACTOR SHALL PROVIDE INITIAL LAMPING OF ALL LIGHTING FIXTURES AS PER THE MANUFACTURERS SPECIFICATIONS.

28. THE CONTRACTOR SHALL CLEAN, REPAIR AND RELAMP ALL EXISTING FIXTURES TO REMAIN AS REQUIRED AND/OR AS PER APPROPRIATE CODES, RULES AND REGULATIONS. ALL NEW EXISTING FIXTURES SHALL MATCH.

29. THE ELECTRICAL CONTRACTOR SHALL INCLUDE AND COORDINATE ELECTRICAL REQUIREMENTS FOR ALL HVAC EQUIPMENT, EXHAUST FANS, WATER HEATERS, SPECIAL EQUIPMENT, ETC.

30. ALL ELECTRICAL WORK PERFORMED IN CONNECTION WITH THE TELEPHONE COMMUNICATIONS SYSTEM SHALL BE PERFORMED IN ACCORDANCE WITH BUILDING DEPT. REQUIREMENTS, THE BUILDING MANAGEMENT AND TELEPHONE COMPANY'S RECOMMENDATIONS AND REQUIREMENTS INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF REQUIRED CONDUIT FROM THE BUILDING TELEPHONE EQUIPMENT ROOM TO THE PHONE CLOSET IN THE TENANT'S SPACE.

31. APPROVAL OF ALL ELECTRICAL WORK MUST BE OBTAINED FROM APPROPRIATE AUTHORITIES HAVING JURISDICTION PRIOR TO CONCEALMENT.

32. THE CONTRACTOR SHALL PROVIDE TEMPORARY POWER AND LIGHTING FOR THE SPACE THROUGHOUT THE COURSE OF THE PROJECT.

33. THE CONTRACTOR SHALL LABEL ALL NEW AND EXISTING PANELS AND CIRCUITS CONTAINED THEREIN.

34. CONTRACTOR RESPONSIBLE FOR ENGINEERING DRAWINGS.

PLUMBING

1. ALL PLUMBING WORK SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE CODES, RULES AND REGULATIONS.

2. THE GENERAL CONTRACTOR SHALL VERIFY THE AVAILABLE SERVICES IN THE TENANT'S SPACE AND ADVISE TOC OF HIS FINDINGS PRIOR TO SUBMISSION OF BIDS.

3. THE PLUMBING SUBCONTRACTOR SHALL VISIT AND EXAMINE THE PREMISES SO AS TO FULLY UNDERSTAND ALL CONDITIONS PERTAINING TO HIS WORK. ANY DIFFICULTIES THAT MAY BE ENCOUNTERED AND MATERIALS REQUIRED FOR INSTALLATION OF HIS WORK.

4. THE PLUMBING SUBCONTRACTOR SHALL SUBMIT ENGINEERING AND/OR SHOP DRAWINGS INDICATING ALL FUTURE LOCATIONS, DETAILS, EQUIPMENT SPECIFICATIONS, RISER DIAGRAMS, DETAILS, ETC. FOR TOC'S REVIEW AND APPROVAL AND SUBMISSION TO THE APPROPRIATE AGENCIES AS REQUIRED, PRIOR TO FABRICATION OF ANY WORK.

5. THE CONTRACTOR SHALL SUPPLY AND INSTALL A COMPLETE WATER SUPPLY AND SANITARY SYSTEM AS DESCRIBED IN THE PLANS. PROVIDE APPROPRIATE SHUTOFFS AT ALL FIXTURES AND BRANCH LINES. ALL SUPPLY LINES SHALL FITCH BACK TO ALLOW FOR DRAINAGE OF SYSTEM. WASTE PIPING SHALL FITCH AS REQUIRED TO PROVIDE FOR PROPER FLOW AND SHALL HAVE CLEANOUTS AT ALL CHANGES OF DIRECTION AND AT THE BASE OF ANY VERTICAL WASTES.

6. PROVIDE ALL PIPING AND CONNECTIONS TO ALL HVAC AND OTHER SYSTEMS AS REQUIRED INCLUDING BUT NOT LIMITED TO FLUID PIPING AND CONDENSATE DRAINS.

7. THE CONTRACTOR SHALL PROVIDE FOR ROUGH PLUMBING, SUPPLY AND INSTALLATION OF ALL FIXTURES INDICATED ON THE PLANS AND AS SPECIFIED. IF SUBSTITUTIONS ARE TO BE PROPOSED, THE CONTRACTOR SHALL SUBMIT CUTS AND SPECIFICATIONS TO TOC FOR REVIEW AND APPROVAL PRIOR TO ORDERING ANY FIXTURES.

8. APPROVAL OF ALL PLUMBING WORK MUST BE OBTAINED FROM APPROPRIATE AUTHORITIES HAVING JURISDICTION PRIOR TO CONCEALMENT.

9. CONTRACTOR RESPONSIBLE FOR ENGINEERING DRAWINGS.

HVAC

1. ALL MECHANICAL WORK SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE CODES, RULES AND REGULATIONS.

2. THE HVAC SUBCONTRACTOR SHALL VISIT AND EXAMINE THE PREMISES SO AS TO FULLY UNDERSTAND ALL CONDITIONS PERTAINING TO HIS WORK. ANY DIFFICULTIES THAT MAY BE ENCOUNTERED AND MATERIALS REQUIRED FOR INSTALLATION OF HIS WORK.

3. THE HVAC SUBCONTRACTOR SHALL BE RESPONSIBLE FOR CHARGING AND STARTUP OF THE SYSTEM.

4. THE HVAC CONTRACTOR SHALL SUBMIT ENGINEERING AND/OR SHOP DRAWINGS INDICATING ALL EQUIPMENT LOCATIONS, DUCT RUNS AND SIZES, SPECIFICATIONS, DETAILS, ETC. FOR TOC'S REVIEW AND APPROVAL AND SUBMISSION TO APPROPRIATE AGENCIES AS REQUIRED PRIOR TO FABRICATION OF ANY WORK.

5. ALL EXISTING DIFFUSERS AND RETURN AIR GRILL TO REMAIN OR BE REUSED SHALL BE THOROUGHLY CLEANED AND PAINTED, OR REPLACED, TO MATCH EXISTING.

6. ALL EXISTING THERMOSTATS LOCATED IN WALLS TO BE DEMOLISHED SHALL BE RELOCATED WITHIN THE GENERAL AREA AS PER TOC APPROVAL. ALL THERMOSTATS NEW AND EXISTING SHALL BE LOCATED AT 54" AFF.

7. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR BALANCING OF THE HVAC SYSTEM AFTER COMPLETION OF THE WORK AND SUBMIT A WRITTEN REPORT TO TOC FOR REVIEW AND APPROVAL.

8. CONTRACTOR RESPONSIBLE FOR ENGINEERING DRAWINGS.

THIS PROJECT COMPLIES WITH:

THE 2020 BUILDING CODE OF NEW YORK STATE

THIS PROJECT COMPLIES WITH:

THE 2020 PLUMBING CODE OF NEW YORK STATE

THE 2020 MECHANICAL CODE OF NEW YORK STATE

CONSTRUCTION CLASS

BUILT AS CLASS - VB (5b)  
BUILDING USE: EXISTING - RESIDENTIAL DWELLING  
PROPOSED - APARTMENTS

OCCUPANCY CLASS

EXISTING- R- RESIDENTIAL- SINGLE FAMILY  
PROPOSED- RESIDENTIAL GROUP R-2- APARTMENT HOUSES

CHANGE IN OCCUPANCY CLASS

CHANGE OF ZONE

FIRE SPRINKLER SYSTEM

AUTOMATIC/MANUAL FIRE SPRINKLER SYSTEM

PROPOSED  
NEW SYSTEM REQUIRED PER SECTION 903.2.8

FIRE ALARM SYSTEM NEW AUTOMATIC/MANUAL FIRE ALARM AND DETECTION SYSTEM

PROPOSED  
NEW SYSTEM REQUIRED PER SECTION 907.2.6, 907.2.7, 907.2.8

GENERAL NOTES

A. LIVE LOADS: FIRST FLOOR = 50 PSF  
SECOND FLOOR = 40 PSF LIVING AREAS, 30 PSF SLEEPING AREAS  
ROOF = 50 PSF

B. ALL FRAMING LUMBER TO BE GRADE MARKED, TO BE SURFACE DRY AND SHALL BE DOUGLAS FIR #2 OR EQUAL OR BETTER.

MODULUS OF ELASTICITY (E) = 1,500,000 PSI  
F<sub>b</sub> = 1,200 PSI SINGLE USE, AND F<sub>b</sub> = 1,400 PSI REPETITIVE USE.  
POSTS TO BE DOUGLAS FIR #2 OR BETTER.

C. ALL STUDS, JOIST RAFTERS, COLLAR TIES SHALL BE 16" ON CENTER UNLESS OTHERWISE NOTED.

D. GENERAL CONTRACTOR TO VERIFY ALL WORK WITH MECHANICAL AND ELECTRICAL CONTRACTORS TO COORDINATE LOCATION OF SLEEVES, PIPING, STACKS, DUCTS, CONDUIT, AND ELECTRICAL DEVICES AND SHALL BLOCK OUT FOR AND OR PLACE SAME. EACH TRADE WILL BE HELD RESPONSIBLE FOR THE LAYOUT OF THEIR OWN WORK.

E. ALL ELECTRICAL WORK TO BE UNDERWRITERS APPROVED AND COMPLY WITH CODE.

F. FLASH ALL WALL CORNERS AND INTERSECTION AND ROOF OPENINGS AND VALLEYS, ETC, PROVIDE STEP FLASHING AS REQUIRED AND ROOF CRICKETS TO CODE AS NECESSARY.

G. MINIMUM INSULATION

WALL R 2HD, FLOOR R 2HD, CEILINGS / ROOF R38HD/R30 HD - FIBERGLASS WITH KRAFT FACE VAPOR BARRIER OR EQUAL.  
PERIMETER FOUNDATION FOUNDATION INSULATION TO BE CONTINUOUS 3" POLYSTYRENE FOAM BOARD SET AGAINST MEMBRANE SET IN MASTIC AS SELECTED.

H. CONTRACTOR TO VERIFY DOOR AND WINDOW ROUGH OPENINGS WITH MANUFACTURERS BEFORE COMMENCEMENT OF WORK.

I. ARCHITECT / ENGINEER DOES NOT HAVE FIELD SUPERVISION. ALL FIELD INSPECTIONS TO BE COMPLETED BY THE VILLAGER OF LYNBROOK. ARCHITECT CERTIFICATIONS MAY BE REQUIRED AT OWNER EXPENSE IF POSSIBLE AND ABLE.

J. PROVIDE SAFETY GLAZING IN AND ADJACENT TO ALL DOORS. (U GLAZING = .49 OR BETTER)

K. PROVIDE SMOKE DETECTORS ADJACENT TO ALL SLEEPING AREAS AND AT HEAD OF ALL STAIRS. INTERCONNECT PER CODE.

L. HEATING SYSTEM SHALL MAINTAIN AN INTERIOR TEMPERATURE OF 70 DEGREES F WHEN EXTERIOR TEMPERATURE IS MINUS (-) 10 DEGREES F AND WIND VELOCITY IS 15 MILES PER HOUR.

ADDITIONAL NOTES:

1. ALL WORK SHALL CONFORM TO VILLAGE OF LYNBROOK, FEDERAL, STATE AND LOCAL CODES.

2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND SHALL PAY ALL REQUIRED FEES FOR THIS WORK.

3. THE CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND REPORT TO TOC. IN WRITING, ANY DISCREPANCIES IMMEDIATELY UPON DISCOVERY. CONTRACTOR TO BE RESPONSIBLE FOR VERIFICATION OF ALL FIELD CONDITIONS AND MEASUREMENTS.

4. UNLESS OTHERWISE NOTED ALL TELEPHONE, ELECTRICAL OUTLETS SHALL BE LOCATED 18" ABOVE THE FINISHED FLOOR.

5. UNLESS OTHERWISE NOTED, DIMENSIONS FOR ALL NEW WORK ARE MEASURED FROM FACE OF FINISHED WALL. DIMENSIONS REFERRING TO EXISTING WORK ARE MEASURED FROM FACE OF EXISTING FINISH.

6. EXISTING WALLS TO REMAIN SHALL BE REPAIRED AND REFINISHED AS REQUIRED TO PROVIDE A SMOOTH AND UNIFORM SURFACE FOR THE APPLICATION OF NEWLY INDICATED FINISHES.

7. THE CONTRACTOR SHALL, AT ALL TIMES, KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THE WORK. AT THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL REMOVE ALL WASTE MATERIALS AND RUBBISH FROM AND ABOUT THE PROJECT AS WELL AS ALL TOOLS, CONSTRUCTION EQUIPMENT AND MACHINERY.

8. ALL SURPLUS EQUIPMENT AND MATERIALS ARE THE PROPERTY OF THE OWNER. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER THE DISPOSAL OF ANY AND ALL SURPLUSES.

9. ALL WORK SHALL BE PERFORMED IN A MANNER AND AT A TIME WHICH LEAST DISRUPTS THE BUSINESS PROCEDURES OF ANY NEIGHBORING BUSINESSES.

10. THE CONTRACTOR SHALL INDIVIDUALLY WARRANT FOR ONE YEAR ALL MATERIALS AND WORKMANSHIP EXCEPT OTHERWISE AGREED.

11. ELECTRICAL, MECHANICAL & PLUMBING SHALL BE BIDDER DESIGNED.

12. RESTROOM TO BE HANDICAP ACCESSIBLE AS REQUIRED BY ADA REGULATIONS.

13. ELECTRICIAN TO PROVIDE ALL EXIT & EMERGENCY LIGHTING AS REQUIRED BY CODE.

14. LICENSED M.E.P. ENGINEER TO BE HIRED AND CONSULTED TO DESIGN ALL MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS

15. LICENSED CIVIL ENGINEER TO BE HIRED AND CONSULTED TO DESIGN ALL SITE AND CIVIL WORK

16. LICENSED LANDSCAPE ARCHITECT TO BE HIRED AND CONSULTED TO DESIGN ALL SITE, LANDSCAPE AND HARDSCAPE WORK

17. LICENSED FIRE ALARM AND FIRE SPRINKLER ENGINEER TO BE HIRED AND CONSULTED TO DESIGN ALL SYSTEMS- VILLAGE OF LYNBROOK AND NASSAU COUNTY FIRE MARSHALS APPROVAL MUST BE OBTAINED

VILLAGE OF LYNBROOK IS WITHIN A HURRICANE PRONE REGION, CLIMATE ZONE 4A  
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

SUBJECT TO DAMAGE FROM														
GROUND LOAD		HIND DESIGN			DESIGN CATEGORY		WEATHERING		TEMPERATURE		FLOOD HAZARDS		MEAN ANNUAL TEMP	
SPEED 1 MPH	SPEED 3 MPH	SPECIAL RAINFALL EFFECTS	REGION	WIND DIRECTION	PROST LINE DEPTH	TEMPERATURE	TEMPERATURE	TEMPERATURE	TEMPERATURE	TEMPERATURE	TEMPERATURE	TEMPERATURE	TEMPERATURE	TEMPERATURE
22	30	10	10	SEVERE	8 FT	10	10	10	10	10	10	10	10	10
HIND DESIGN TEMP														
- INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH AN INDOOR TEMPERATURE OF NOT LESS THAN 68 DEGREE F AT A POINT 5 FEET ABOVE THE FLOOR ON THE DESIGN OR WINTER DAY. HEATING WHEN IN DESIGN F 2000 F														
- DEGREE DAYS (BY LAURENCE/ALMA): WINTER DESIGN TEMP 5 DEGREE F, DRY BULB 15 DEGREE F (2020/PG APPENDIX D)														
- PER MECHANICAL CHAPTER 8 SECTION 8.04 AND ASCE 1 2016, WIND EXPOSURE CATEGORY AND SURFACE ROUGHNESS IS B														
- USE C FOR BOTH SOUTH SHORE AND FINE ISLAND														

MANUEL J 2020 DESIGN CRITERIA													
ELEVATION	LATITUDE	WINTER HEATING	WINTER COOLING	ALTITUDE CORRECTION	INDOOR DESIGN TEMPERATURE	DESIGN TEMPERATURE COOLING	HIGH TEMPERATURE DIFFERENCE						
100 FT	41 DEGREE N	15 DEGREE F	60 DEGREE F	100	70 DEGREE F	75 DEGREE F	50 DEGREE F						
COOLING TEMPERATURE DIFFERENCE	WIND VELOCITY HEATING	WIND VELOCITY COOLING	CONDUIT/JET BALLB	DAILY RANGE	WINTER HUMIDITY	WINTER HUMIDITY	WINTER HUMIDITY						
15 DEGREE F	15 MPH	15 MPH	12 DEGREE F	MEAN 100	40 %	50 %	50 %						



STORM DRAINAGE,  
SEWAGE, SEWER GRATE,  
MAN HOLE COVERS, ETC.  
AT PARKING LOT TO BE  
DESIGNED BY CIVIL  
ENGINEERS- BY OTHERS  
FILED SEPARATELY

AVERAGE  
FRONT  
YARD  
SETBACK:  
scranton  
avenue  
35.6'

[illegible]



2020 BUILDING CODE OF NEW YORK STATE - TABLE 601  
FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (hours)

BUILDING ELEMENT	TYPE I	TYPE II	TYPE III	TYPE IV	TYPE V
PRIMARY STRUCTURAL FRAME <sup>a</sup> (SEE SECTION 202)	B <sup>a</sup> 2	A <sup>a</sup> 1	B <sup>a</sup> 1	A <sup>a</sup> 0	HT 1
BEARING WALLS EXTERIOR <sup>b</sup> INTERIOR <sup>c</sup>	3 <sup>a</sup> 2	1 <sup>a</sup> 0	2 <sup>a</sup> 2	1 <sup>a</sup> 0	1 <sup>a</sup> 0
NONBEARING WALLS AND PARTITIONS EXTERIOR <sup>b</sup> INTERIOR <sup>c</sup>	TYPE V-B CONSTRUCTION GROUP 1 <sup>a</sup> OR 2 <sup>a</sup>	TYPE V-B CONSTRUCTION GROUP 1 <sup>a</sup> OR 2 <sup>a</sup>	TYPE V-B CONSTRUCTION GROUP 1 <sup>a</sup> OR 2 <sup>a</sup>	TYPE V-B CONSTRUCTION GROUP 1 <sup>a</sup> OR 2 <sup>a</sup>	TYPE V-B CONSTRUCTION GROUP 1 <sup>a</sup> OR 2 <sup>a</sup>
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS <sup>d</sup> (SEE SECTION 202)	2	0	1	0	1
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS <sup>e</sup> (SEE SECTION 202)	1 <sup>a</sup> 1 <sup>a</sup>	1 <sup>a</sup> 0	1 <sup>a</sup> 0	HT 1	1 <sup>a</sup> 0

- FOR S1: 1 FOOT = 304.8 mm.
- a. ROOF SUPPORTS, FIRE-RESISTANCE RATINGS OF PRIMARY STRUCTURAL FRAME AND BEARING WALLS ARE PERMITTED TO BE REDUCED BY 1 HOUR WHERE SUPPORTING A ROOF ONLY.
- b. EXCEPT IN GROUP F-1, H, M AND S-1 OCCUPANCIES, FIRE PROTECTION OF STRUCTURAL MEMBERS SHALL NOT BE REQUIRED, INCLUDING PROTECTION OF ROOF FRAMING AND DECKING WHERE EVERY PART OF THE ROOF CONSTRUCTION IS 20 FEET OR MORE ABOVE ANY FLOOR IMMEDIATELY BELOW. FIRE-RETARDANT-TREATED ROOF MEMBERS SHALL BE ALLOWED TO BE USED FOR SUCH UNPROTECTED MEMBERS.
- c. IN ALL OCCUPANCIES, HEAVY TIMBER SHALL BE ALLOWED WHERE 1 HOUR OR LESS FIRE-RESISTANCE RATING IS REQUIRED.
- d. NOT LESS THAN THE FIRE-RESISTANCE RATING REQUIRED BY OTHER SECTIONS OF THIS CODE.
- e. NOT LESS THAN THE FIRE-RESISTANCE RATING BASED ON FIRE SEPARATION DISTANCE (SEE TABLE 602).
- f. NOT LESS THAN THE FIRE-RESISTANCE RATING AS REFERENCED IN SECTION 104.0.4

TABLE 602  
FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE<sup>a, 4, 5</sup>

FIRE SEPARATION DISTANCE <sup>b</sup> (X FEET)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP H <sup>a</sup>	OCCUPANCY GROUP F-1, M, S-1 <sup>a</sup>	OCCUPANCY GROUP A, B, E, F-2, I, R, S-2, U <sup>a</sup>
X < 5 <sup>b</sup>	ALL	3	2	1
5 ≤ X < 10	IA OTHERS	2 2	1 1	1 1
10 ≤ X < 30	IA, IB (IB, VB) OTHERS	2 1 0	1 1 0	1 <sup>c</sup> 1 <sup>c</sup> 0
X ≥ 30	ALL	0	0	0

- FOR S1: 1 FOOT = 304.8 mm.
- a. LOAD-BEARING EXTERIOR WALLS SHALL ALSO COMPLY WITH THE FIRE-RESISTANT RATING REQUIREMENTS OF TABLE 601
- b. SEE SECTION 106.1.1 FOR PARTY WALLS
- c. OPEN PARKING GARAGES COMPLYING WITH SECTION 406 SHALL NOT BE REQUIRED TO HAVE A FIRE- RESISTANT RATING
- d. THE FIRE-RESISTANT RATING OF AN EXTERIOR WALL IS DETERMINED BASED UPON THE FIRE SEPARATION DISTANCE OF AN EXTERIOR WALL AND THE STORY IN WHICH THE WALL IS LOCATED
- e. FOR SPECIAL REQUIREMENTS FOR GROUP H OCCUPANCIES, SEE SECTION 415.6
- f. FOR SPECIAL REQUIREMENTS FOR GROUP S AIRCRAFT HANGARS, SEE SECTION 412.4.1
- g. WHERE TABLE 109.0 PERMITS NON-BEARING EXTERIOR WALLS WITH UNLIMITED AREA OF UNPROTECTED OPENINGS, THE REQUIRED FIRE- RESISTANT RATING FOR THE EXTERIOR WALL IS (0) ZERO HOURS
- h. FOR A BUILDING CONTAINING ONLY A GROUP U OCCUPANCY PRIVATE GARAGE OR CARPORT, THE EXTERIOR WALL SHALL NOT BE REQUIRED TO HAVE A FIRE-RESISTANT RATING WHERE THE FIRE SEPARATION DISTANCE IS 5 FEET (923 MM) OR GREATER

INTERIOR WALL, 8' CEILING FINISH FIRE RATING REQUIREMENTS	INTERIOR WALL, 4' CEILING FINISH MATERIALS IN ACCORDANCE WITH ASTM E84 OR UL 125
TYPE I EXIT PASSAGEWAYS EXIT PASSAGEWAYS CLASS 'B'	TYPE II EXIT PASSAGEWAYS EXIT PASSAGEWAYS CLASS 'C'
CLASS 'B'	CLASS 'C'

EXCEPTION: MATERIALS TESTED IN ACCORDANCE WITH SECTION 803.1.1 AND AS INDICATED IN SECTION 803.1.3 THROUGH 803.1.5	EXCEPTION: MATERIALS TESTED IN ACCORDANCE WITH SECTION 803.1.1 AND AS INDICATED IN SECTION 803.1.3 THROUGH 803.1.5
CLASS DESIGNATION IN ACCORDANCE WITH FLAME-SPREAD INDEX	CLASS DESIGNATION IN ACCORDANCE WITH FLAME-SPREAD INDEX
A 0 to 25 B 26 to 75	C 76 to 200
CLASS DESIGNATION WITH SMOKE DEVELOPED INDEX	CLASS DESIGNATION WITH SMOKE DEVELOPED INDEX
A 0 to 450 B 0 to 450	C 0 to 450

TABLE 506.3(1)  
FIRE EXTINGUISHERS FOR CLASS A FIRE HAZARDS

	LIGHT (LOW) HAZARD OCCUPANCY	ORDINARY (MODERATE) HAZARD OCCUPANCY	EXTRA (HIGH) HAZARD OCCUPANCY
MINIMUM RATED SINGLE EXTINGUISHER	2-A <sup>a</sup>	2-A	4-A <sup>a</sup>
MAXIMUM FLOOR AREA PER UNIT OF A	9,000 S.F.	1,500 S.F.	1,000 S.F.
MAXIMUM FLOOR AREA FOR EXTINGUISHER <sup>b</sup>	11,250 S.F.	11,250 S.F.	11,250 S.F.
MAXIMUM DISTANCE OF TRAVEL TO EXTINGUISHER	75 S.F.	75 S.F.	75 S.F.

- FOR S1: 1 FOOT = 304.8 mm. 1 SQUARE FOOT=0.0929 M<sup>2</sup>. 1 GALLON = 3.785 L.
- a. TWO 2-1/2 GALLON WATER- TYPE EXTINGUISHERS SHALL BE DEEMED THE EQUIVALENT OF ONE 4-A RATED EXTINGUISHER
- b. ANNEX E.5.5 OF NFPA 10 PROVIDES MORE DETAILS CONCERNING APPLICATION OF THE MAXIMUM FLOOR CRITERIA
- c. TWO WATER-TYPE EXTINGUISHERS EACH WITH A 1-A RATING SHALL BE DEEMED THE EQUIVALENT OF ONE 2-A RATED EXTINGUISHER FOR LIGHT (LOW) HAZARD OCCUPANCIES

FIRE EXTINGUISHER NOTES:

1. PORTABLE FIRE EXTINGUISHERS TO BE INSTALLED WITH BRACKETS OR HANGERS SUPPLIED 4 IN ACCORDANCE WITH MANUFACTURERS SPECS AS PER SECTION 406.1 2020 BC OF NYS
2. 406.1-1-EXTINGUISHERS NOT EXCEEDING A GROSS WEIGHT OF 40 POUNDS SHALL BE INSTALLED SO THAT ITS TOP IS NOT MORE THAN 5'-0" A.F.T.
- 406.1.2- EXTINGUISHERS EXCEEDING 40 POUNDS SHALL BE INSTALLED SO THAT ITS TOP IS NOT MORE THAN 5'-6" A.F.T.
- 406.1.3- CLEARANCE BETWEEN THE BOTTOM OF EXTINGUISHER AND FIN. FLR. SHALL NOT BE LESS THAN 4"

- FIRE EXTINGUISHER- KIDDE PRO 210 2A10B-C FIRE EXTINGUISHER - 4.5" DIAMETER X15.7" HEIGHT- 15 LB UNIT HEIGHT SINGLE RATED EXTINGUISHER OF 2-A FOR ALL THROUGHOUT SPACE- UNLESS OTHERWISE NOTED SEE FLOOR PLAN FOR LOCATIONS

2020 BUILDING CODE OF NEW YORK STATE- TENANT PROTECTION  
PLAN NOTES

ALL CONSTRUCTION WORK TO COMPLY WITH CHAPTER 335- CONSTRUCTION 3301 TO SECTION 3314, AS FOLLOWS:

- EGRESS:** AT ALL TIMES IN THE COURSE OF CONSTRUCTION PROVISION SHALL BE MADE FOR ADEQUATE EGRESS BY THIS CODE AND THE TENANT PROTECTION ACT. THE TENANT PROTECTION PLAN SHALL IDENTIFY THE EGRESS THAT WILL BE PROVIDED. REQUIRED EGRESS SHALL NOT BE OBSTRUCTED AT ANY TIME EXCEPT WHERE APPROVED BY THE COMMISSIONER.
- FIRE SAFETY:** ALL NECESSARY LAYS AND CONTROLS, INCLUDING THOSE WITH RESPECT TO OCCUPIED DWELLINGS, AS WELL AS ADDITIONAL SAFETY MEASURES NECESSITATED BY THE CONSTRUCTION SHALL BE STRICTLY ENFORCED.
- HEALTH REQUIREMENTS:** SPECIFICATION OF METHODS TO BE USED FOR CONTROL OF DUST DISPOSAL OF CONSTRUCTION DEBRIS, PEST CONTROL AND MAINTENANCE OF SANITARY FACILITIES, AND LIMITATION OF NOISE TO ACCEPTABLE LEVELS SHALL BE INCLUDED.
- 3). THERE SHALL BE INCLUDED A STATEMENT OF COMPLIANCE WITH APPLICABLE PROVISIONS OF LAWS RELATING TO LEAD AND ASBESTOS.
- COMPLIANCE WITH HOUSING STANDARDS:**
- STRUCTURAL SAFETY:** NO STRUCTURAL WORK SHALL BE DONE THAT MAY ENDANGER THE OCCUPANTS.
- NOISE RESTRICTIONS:** WHERE HOURS OF THE DAY OR THE DAYS OF THE WEEK IN WHICH CONSTRUCTION WORK MAY BE UNDERTAKEN ARE LIMITED PURSUANT TO THE VILLAGE OF LYNDENROCK NOISE CONTROL CODE, SUCH LIMITATIONS SHALL BE STATED.

TABLE 1030.2  
MINIMUM CORRIDOR WIDTH

OCCUPANCY	MINIMUM WIDTH (INCHES)
ANY FACILITIES NOT LISTED BELOW	44
ACCESS TO AND UTILIZATION OF MECHANICAL, PLUMBING OR ELECTRICAL SYSTEM OR EQUIPMENT	24
WITH AN OCCUPANT LOAD OF LESS THAN 50	36
WITHIN A DWELLING UNIT	36
IN GROUP E WITH A CORRIDOR HAVING AN OCCUPANT LOAD OF 100 OR MORE	72
IN CORRIDORS AND AREAS SERVING STRETCHER TRAFFIC IN OCCUPANCIES WHERE PATIENTS RECEIVE OUTPATIENT MEDICAL CARE THAT CAUSES THE PATIENT TO BE INCAPABLE OF SELF-PRESERVATION	72
GROUP I-2 IN AREAS WHERE REQUIRED FOR BED MOVEMENT	46
SECTION 1020.4- DEAD END- WHERE MORE THAN ONE EXIT OR EXIT ACCESS DOORWAY IS REQUIRED, THE EXIT ACCESS SHALL BE ARRANGED SUCH THAT THERE ARE NO DEAD END CORRIDORS MORE THAN 20 FEET IN LENGTH	

TABLE 1006.2.1  
EXIT ACCESS TRAVEL DISTANCE<sup>a</sup>

OCCUPANCY	NON-SPRINKLERED	SPRINKLERED
A, E, F-1, I-1	200	250 <sup>b</sup>
H-1	NOT PERMITTED	250 <sup>b</sup>
B	200	200 <sup>c</sup>
F-2, S-2, U	300	400 <sup>c</sup>
H-1	NOT PERMITTED	175 <sup>b</sup>
H-2	NOT PERMITTED	100 <sup>a</sup>
H-3	NOT PERMITTED	150 <sup>a</sup>
H-4	NOT PERMITTED	175 <sup>a</sup>
H-5	NOT PERMITTED	200 <sup>a</sup>
I-2, I-3, I-4	100	200 <sup>c</sup>

- FOR S1: 1 FOOT = 304.8 mm.
- a. SEE THE FOLLOWING SECTIONS FOR MODIFICATIONS TO EXIT ACCESS TRAVEL DISTANCE REQUIREMENTS:
- SECTION 402.9, FOR THE DISTANCE LIMITATION IN MALLS.
- SECTION 404.9, FOR THE DISTANCE LIMITATION THROUGH AN ATRIUM SPACE.
- SECTION 407.4, FOR THE DISTANCE LIMITATION IN GROUP I-2.
- SECTION 409.6.1 AND 409.8.1, FOR THE DISTANCE LIMITATION IN GROUP I-3.
- SECTION 411.4, FOR THE DISTANCE LIMITATION IN SPECIAL AMUSEMENT BUILDINGS.
- SECTION 412.1, FOR THE DISTANCE LIMITATION IN AIRCRAFT MANUFACTURING FACILITIES.
- SECTION 1006.2.2.2, FOR THE DISTANCE LIMITATION IN REFRIGERATED ROOMS AND SPACES.
- SECTION 1017.2.2, FOR BUILDINGS WITH ONE EXIT.
- SECTION 1017.2.2.2, FOR INCREASED DISTANCE LIMITATION IN GROUPS F-1, AND S-1.
- SECTION 1024.1, FOR INCREASED LIMITATION IN ASSEMBLY SEATING.
- SECTION 3103.4, FOR TEMPORARY STRUCTURES.
- SECTION 3104.1, FOR PEDESTRIAN WALKWAYS.

- b. BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTIONS 403.3.1.1 OR 403.3.1.2, SEE SECTION 403 FOR OCCUPANCIES WHERE AUTOMATIC SPRINKLER SYSTEMS ARE PERMITTED IN ACCORDANCE WITH SECTION 403.3.1.2.

- c. BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 403.3.1.1.
- d. GROUP H OCCUPANCIES EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 403.2.1.

MINIMUM NUMBER OF EXITS FOR GROUPS F-1, I-1, I-2, I-3, I-4, I-5	MINIMUM NUMBER OF EXITS
1-500	2
501-1000	3
MORE THAN 1000	4

TABLE 1020.1  
CORRIDOR FIRE-RESISTANCE RATINGS

OCCUPANCY	OCCUPANT LOAD SERVED BY CORRIDOR	REQUIRED FIRE-RESISTANCE RATING
H-1, H-2, H-3	ALL	NOT PERMITTED
H-4, H-5	GREATER THAN 30	NOT PERMITTED
A, B, E, F, M, S, U	GREATER THAN 30	1
R	GREATER THAN 10	NOT PERMITTED
I-2, I-3, I-4	ALL	NOT PERMITTED
I-1, I-5	ALL	NOT PERMITTED

- a. FOR REQUIREMENTS FOR OCCUPANCIES IN GROUP I-2, SEE SECTION 407.2 AND 407.3
- b. FOR A REDUCTION IN THE FIRE-RESISTANCE RATINGS FOR OCCUPANCIES IN GROUP I-3, SEE 409.6.
- c. BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 403.3.1.1 OR 403.3.1.2 WHERE ALLOWED.

TABLE 1005.1  
EGRESS WIDTH PER OCCUPANT SERVED

OCCUPANCY	WITHOUT SPRINKLER SYSTEM (INCHES PER OCCUPANT)	WITH SPRINKLER SYSTEM <sup>a</sup> (INCHES PER OCCUPANT)
OCCUPANCIES OTHER THAN THOSE LISTED BELOW	0.5	0.2
HAZARDOUS: H-1, H-2, H-3 AND H-4	0.7	0.4
INSTITUTIONAL: I-2	NA	0.3
	NA	0.3

- FOR S1: 1 FOOT = 304.8 mm. NA = NOT APPLICABLE
- a. BUILDING EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 403.3.1.1 OR 403.3.1.2.

TABLE 504.4  
REQUIRED SEPARATION OF OCCUPANCIES (HOURS)

OCCUPANCY	A	E	I-1 <sup>a</sup> , I-3, I-4	I-2	R <sup>a</sup>	F-2, S-2 <sup>b</sup> , U	B <sup>a</sup> , F-1, M, S-1	H-1	H-2	H-3	H-4	H-5
A, E	N	N	1	2	2	NP	1	2	NP	NP	3	4
I-1 <sup>a</sup> , I-3, I-4	N	N	N	1	2	NP	1	2	NP	NP	3	4
I-2	N	N	N	N	2	NP	2	NP	NP	NP	3	4
R <sup>a</sup>	N	N	1 <sup>a</sup>	2 <sup>a</sup>	1	2	NP	NP	NP	NP	3	4
F-2, S-2 <sup>b</sup> , U	N	N	1	2	NP	NP	3	4	2	3	2	NP
B <sup>a</sup> , F-1, M, S-1	N	N	N	N	N	N	N	N	NP	NP	NP	NP
H-1												
H-2												
H-3, H-4												
H-5												

- S1 BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 403.3.1.1
- NP= BUILDINGS NOT EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 403.3.1.1
- N = NO SEPARATION REQUIREMENT
- NP = NOT PERMITTED

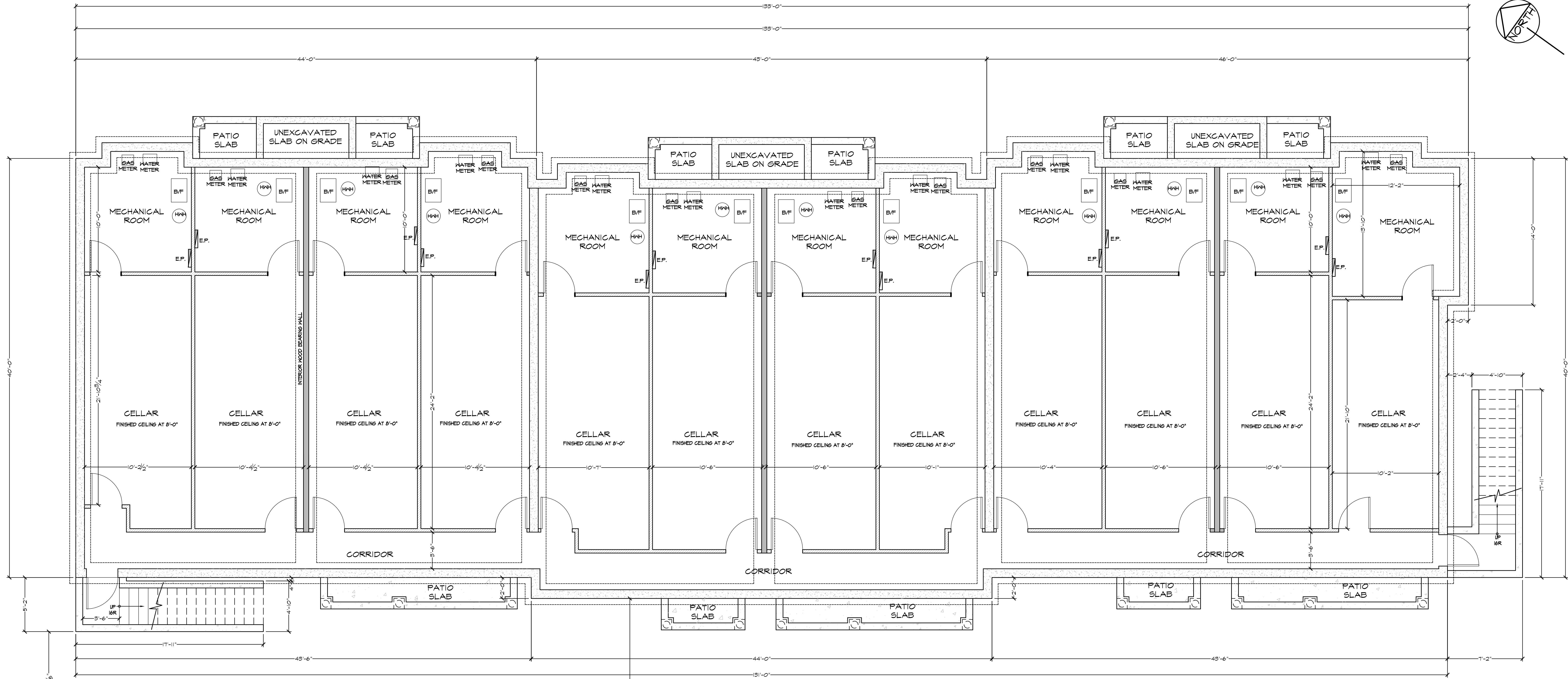
4201 General:  
Occupancies in Groups I-1, R-1, R-2, R-3 and R-4 shall comply with the provisions of Sections 4201 through 4201.10 and other applicable provisions of this code.

4202 Separation walls.  
Walls separating dwelling units in the same building, walls separating sleeping units in the same building and walls separating dwelling or sleeping units from other occupancies contiguous to them in the same building shall be constructed as fire partitions in accordance with Section 709.

4203 Horizontal separation.  
Floor assemblies separating dwelling units in the same buildings, floor assemblies separating sleeping units in the same building and floor assemblies separating dwelling or sleeping units from other occupancies contiguous to them in the same building shall be constructed as horizontal assemblies in accordance with Section 711.

4204 Automatic sprinkler system.  
Group R occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-1 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-2 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-3 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-4 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-5 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-6 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-7 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-8 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-9 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-10 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-11 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-12 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-13 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-14 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-15 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-16 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-17 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-18 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-19 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-20 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-21 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-22 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-23 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-24 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-25 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-26 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-27 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-28 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-29 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-30 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-31 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-32 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-33 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-34 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-35 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-36 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-37 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-38 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-39 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-40 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-41 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-42 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-43 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-44 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-45 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-46 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-47 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. 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Group I-104 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-105 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-106 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-107 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-108 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-109 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-110 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-111 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-112 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-113 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-114 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-115 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-116 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-117 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-118 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-119 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. 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Group I-128 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-129 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-130 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-131 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-132 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-133 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-134 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-135 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-136 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-137 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-138 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-139 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-140 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-141 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-142 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-143 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group I-144 occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 403.2.6. Group

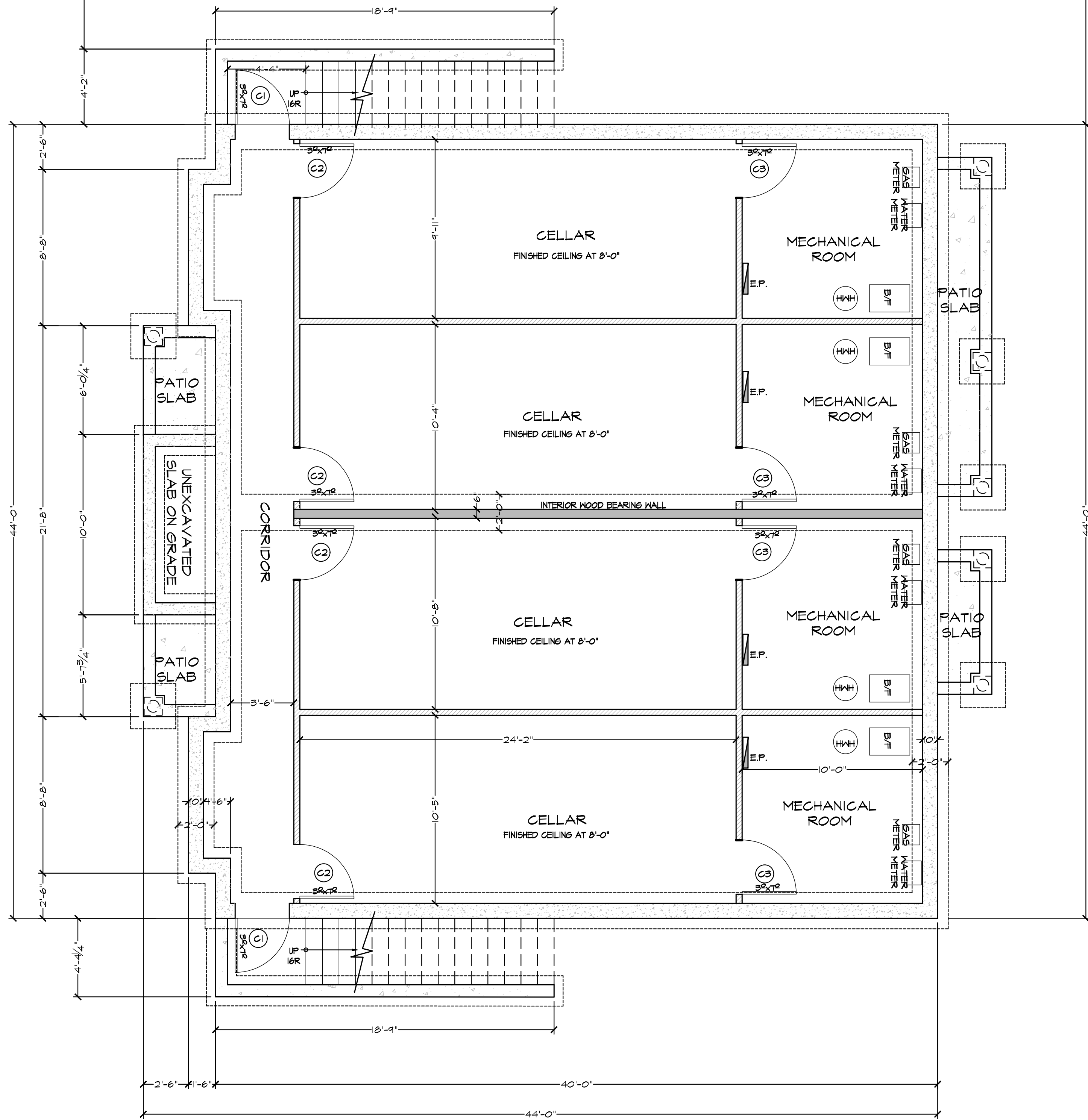




1 BUILDING 'A' - BASEMENT/FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"

- WALL KEY**
- EXISTING CONSTRUCTION-MODIFY, PATCH AND REPAIR
  - EXISTING CONSTRUCTION AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION
  - EXIST CONSTRUCTION TO BE REMOVED
  - NEW CMU BLOCK MASONRY WALL
  - EXISTING DOOR TO REMAIN

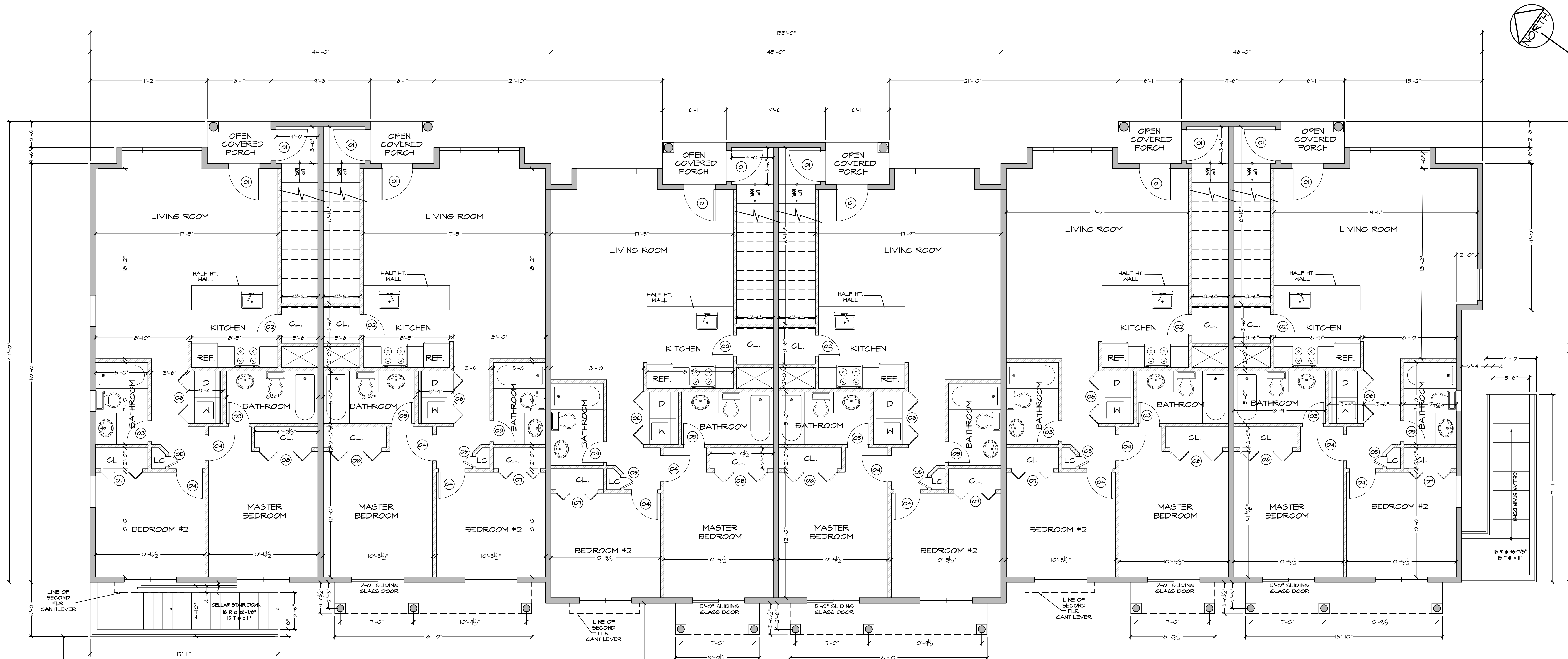
NOTE: FINAL ELECTRIC TO BE DETERMINED IN FIELD. EXISTING ELECTRIC TO BE REROUTED AS REQUIRED TO ALLOW FOR NEW. ALL ELECTRIC TO BE INSPECTED BY LICENSED ELECTRICIAN AND SIGNOFFS CERTIFICATES TO BE SUPPLIED TO THE VILLAGE OF LYNBROOK.



2 BUILDING 'B' - BASEMENT/FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"

REV #	DATE	NOTE
1	10/20/23	DESIGN 1- BOARD SET- 10 SETS MATCH VARIANCE DESIGN- ASLE NORTH- VILLAGE CLARIFY- 3 REAR YARDS- HOLD 10-3- STRABALTY ENBROACH- RESIDENTIAL
2	10/20/23	DESIGN 2- SITE ONLY- VARIANCE DESIGN- ASLE NORTH- VILLAGE CLARIFY- 3 REAR YARDS- HOLD 10-3- STRABALTY ENBROACH- RESIDENTIAL
3	10/20/23	DESIGN 3- SITE ONLY- VARIANCE DESIGN- ASLE NORTH- VILLAGE CLARIFY- 3 REAR YARDS- HOLD 10-3- STRABALTY ENBROACH- FOR REVIEW- WAIT ON CLIENT

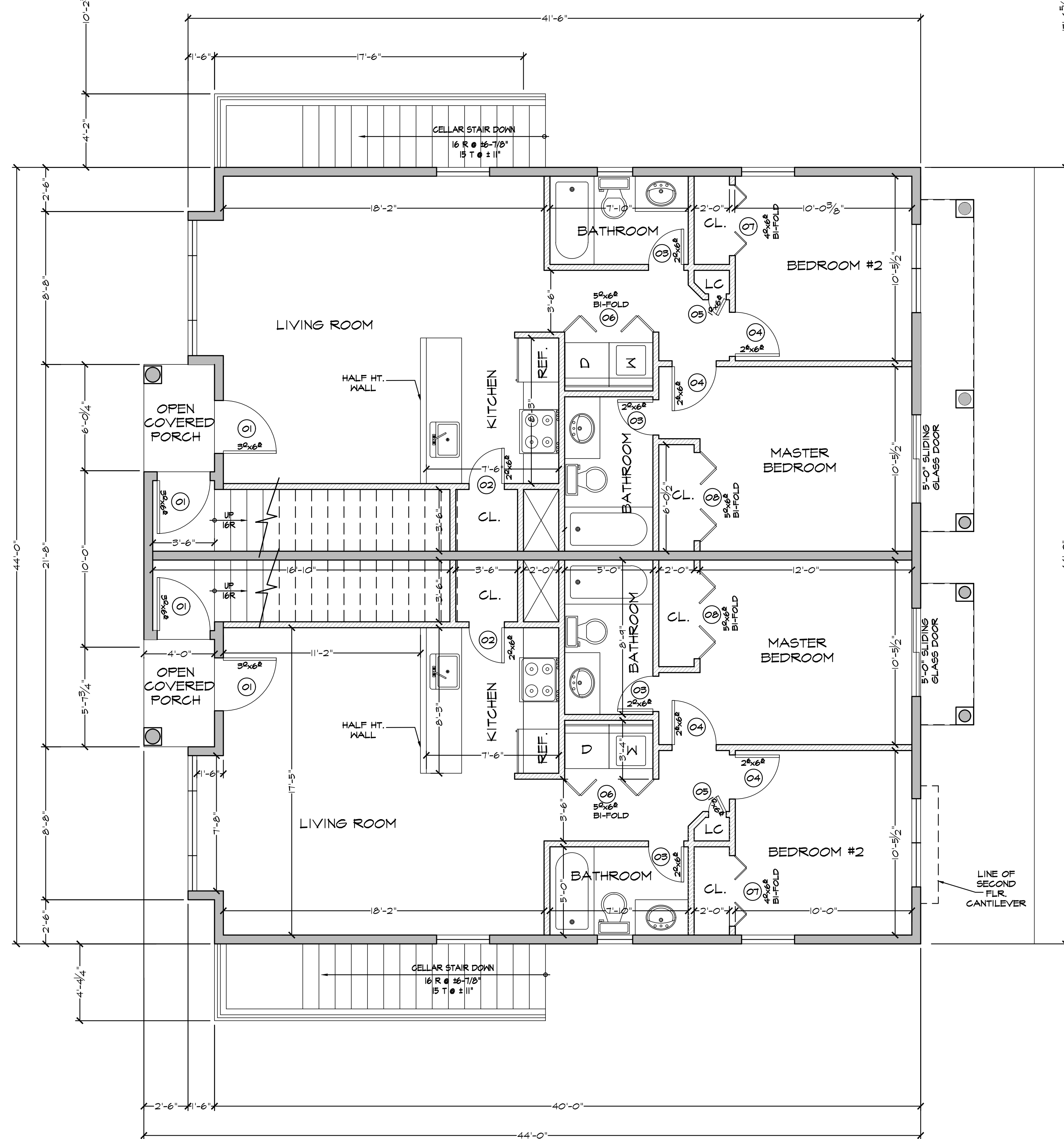




1 BUILDING 'A' - FIRST FLOOR PLAN- GROUND LEVEL  
SCALE: 1/4" = 1'-0"

- WALL KEY**
- EXISTING CONSTRUCTION-MODIFY, PATCH AND REPAIR
  - EXISTING CONSTRUCTION AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION
  - EXIST CONSTRUCTION TO BE REMOVED
  - NEW CMU BLOCK MASONRY WALL
  - EXISTING DOOR TO REMAIN

NOTE: FINAL ELECTRIC TO BE DETERMINED IN FIELD. EXISTING ELECTRIC TO BE REROUTED AS REQUIRED TO ALLOW FOR NEW. ALL ELECTRIC TO BE INSPECTED BY LICENSED ELECTRICIAN AND SIGNOFFS CERTIFICATES TO BE SUPPLIED TO THE VILLAGE OF LYNDENHURK.

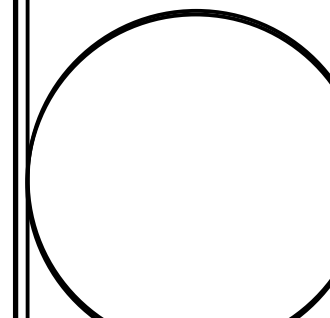


2 BUILDING 'B' - FIRST FLOOR PLAN- GROUND LEVEL  
SCALE: 1/4" = 1'-0"

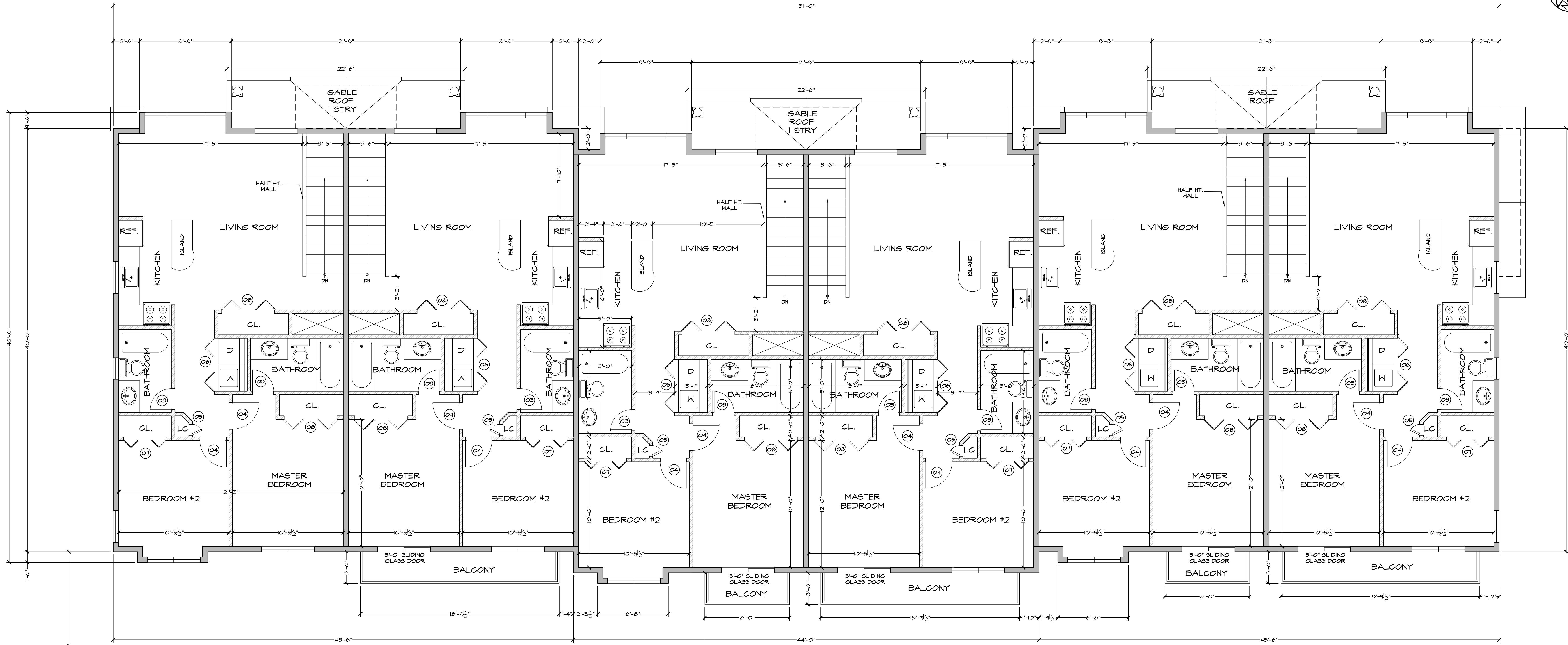
REV #	DATE	NOTE
1	06/22/23	DESIGN 1 - BOARD SET - 10 SETS MATCH VARIANCE DESIGN- ASLE NORTH-VILLAGE CLARIFY- 3 REAR YARDS- HOLD 03- STREBALCY ENBROACH- RESIDENTIAL
2	06/22/23	DESIGN 2 - SITE ONLY - VILLAGE CLARIFY- 3 REAR YARDS- HOLD 03- STREBALCY ENBROACH- RESIDENTIAL
3	06/22/23	DESIGN 3 - SITE ONLY - FOR REVIEW

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NYS LIC#021435



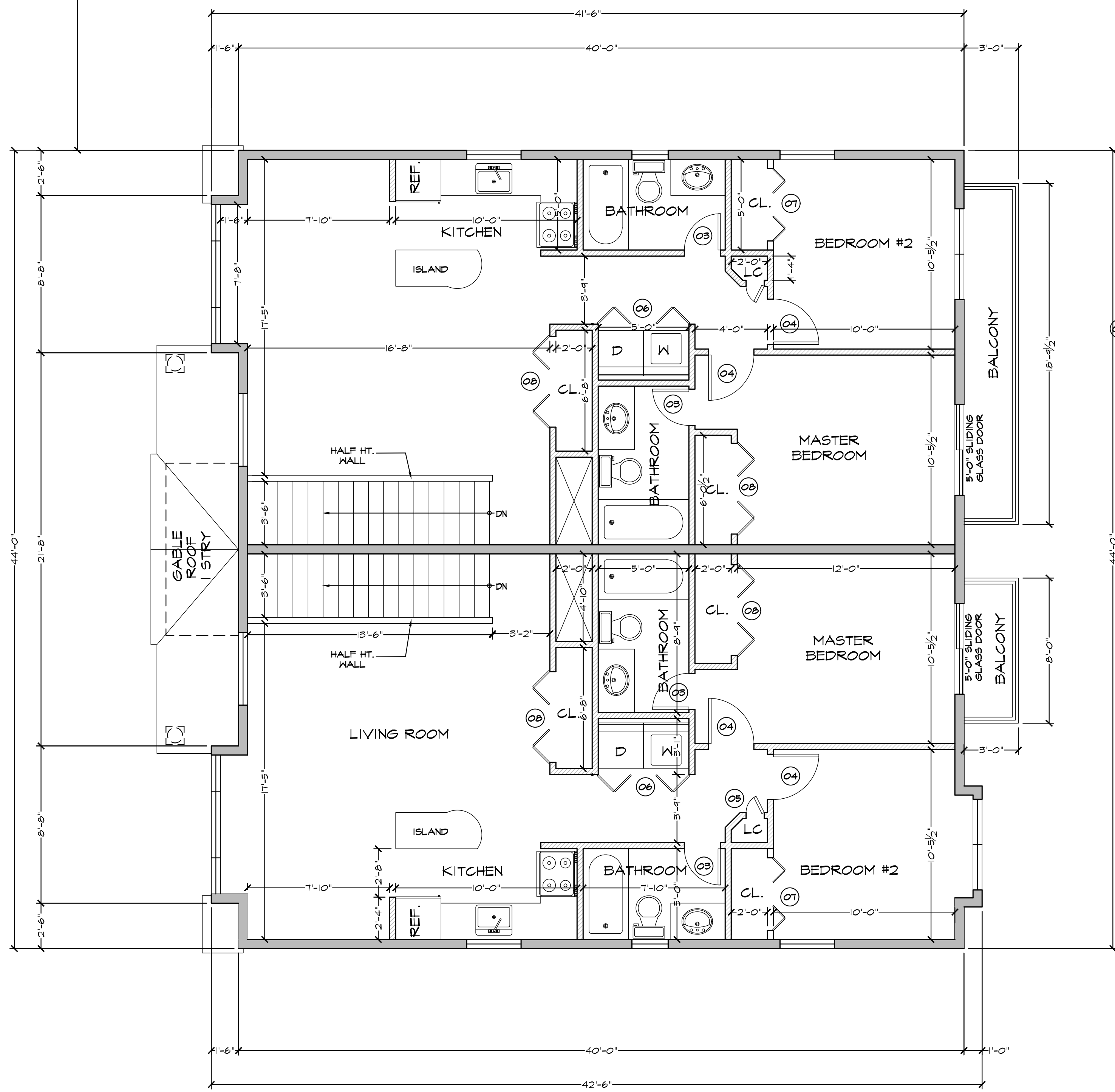




1 BUILDING 'A' - SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

- WALL KEY**
- EXISTING CONSTRUCTION-MODIFY, PATCH AND REPAIR
  - EXISTING CONSTRUCTION AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION
  - EXIST CONSTRUCTION TO BE REMOVED
  - NEW CMU BLOCK MASONRY WALL
  - EXISTING DOOR TO REMAIN

NOTE: FINAL ELECTRIC TO BE DETERMINED IN FIELD. EXISTING ELECTRIC TO BE REROUTED AS REQUIRED TO ALLOW FOR NEW. ALL ELECTRIC TO BE INSPECTED BY LICENSED ELECTRICIAN AND SIGNOFFS CERTIFICATES TO BE SUPPLIED TO THE VILLAGE OF LYNBROOK.



2 BUILDING 'B' - SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

BUILDING APP# - 7138 VARIANCE CASE #- 1005

PROPOSED NEW APARTMENT BUILDING  
PARSONS CENTER  
161 UNION AVENUE  
LYNBROOK, NY 11563

DATE: 06-22-2023  
SCALE: AS SHOWN  
DRAWING NUMBER  
A.5

REV # DATE NOTE  
1 06/22/23  
2 06/22/23  
3 06/22/23

DESIGN 5- BOARD SET- 10 SETS MATCH VARIANCE DESIGN- ASLE NOrth- VILLAGE CLARIFY- 3 REAR YARDS- HOLD 03- STREBALCNY ENBROACH- RESIDENTIAL	NO	BY
DESIGN 3- SITE ONLY MATCH VARIANCE DESIGN- ASLE NOrth- VILLAGE CLARIFY- 3 REAR YARDS- HOLD 03- STREBALCNY ENBROACH- RESIDENTIAL	NO	BY
DESIGN 2- SITE ONLY VILLAGE CLARIFY- 3 REAR YARDS- HOLD 03- STREBALCNY ENBROACH- FOR REVIEW- WAIT ON CLIENT	NO	BY
DESIGN 1- SITE ONLY - FOR REVIEW	NO	BY

DRAWN BY: CARPCCI  
CHECKED BY: TCC

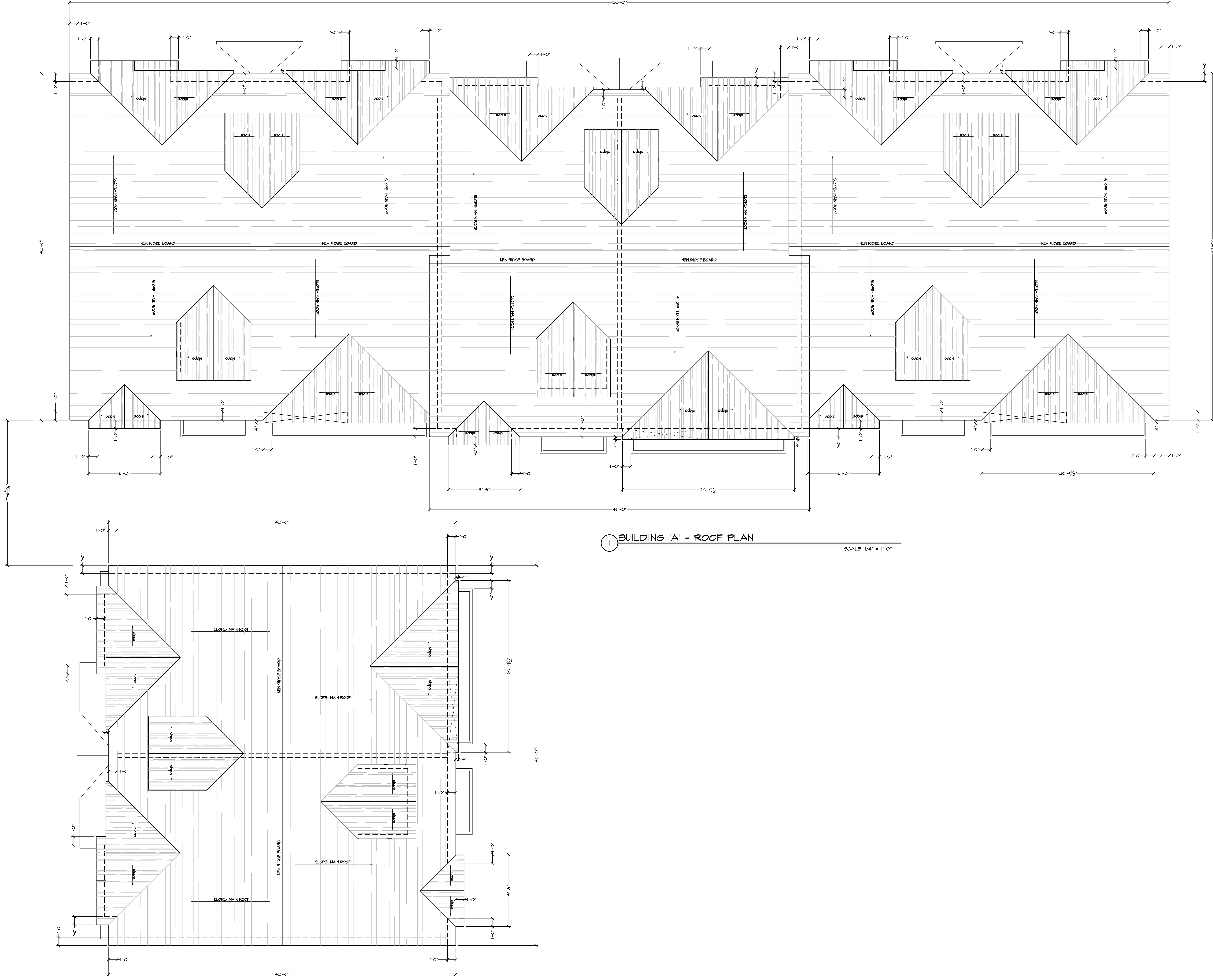
CONSULTANTS:

NYS LIC#0274935

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toddcarchitects.com







1 BUILDING 'A' - ROOF PLAN

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

2 BUILDING 'B' - ROOF PLAN

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

BUILDING APP# - 7138 VARIANCE CASE #- 1005

PROPOSED NEW APARTMENT BUILDING  
PARSONS CENTER  
161 UNION AVENUE  
LYNBROOK, NY 11563

DATE: 06-22-2020  
SCALE: AS SHOWN  
DRAWING NUMBER  
A.6

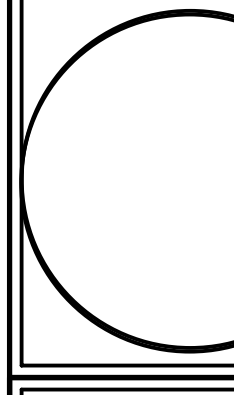
REV # DATE NOTE  
1 06/22/20 DESIGN 1.3- SITE ONLY - FOR REVIEW  
2 06/22/20 DESIGN 1.3- SITE ONLY - FOR REVIEW  
3 06/22/20 DESIGN 1.3- SITE ONLY - FOR REVIEW

DESIGN 1.3- BOARD SET- 10 SETS MATCH VARIANCE DESIGN- ASLE NORTH- VILLAGE CLARIFY- 3 REAR YARDS- HOLD 10- STRAIGHTY ENCROACH- RESIDENTIAL  
DESIGN 1.3- SITE ONLY - VARIANCE DESIGN- ASLE NORTH- VILLAGE CLARIFY- 3 REAR YARDS- HOLD 10- STRAIGHTY ENCROACH- RESIDENTIAL  
DESIGN 1.3- SITE ONLY - VARIANCE DESIGN- ASLE NORTH- VILLAGE CLARIFY- 3 REAR YARDS- HOLD 10- STRAIGHTY ENCROACH- RESIDENTIAL  
DESIGN 1.3- SITE ONLY - VARIANCE DESIGN- ASLE NORTH- VILLAGE CLARIFY- 3 REAR YARDS- HOLD 10- STRAIGHTY ENCROACH- RESIDENTIAL

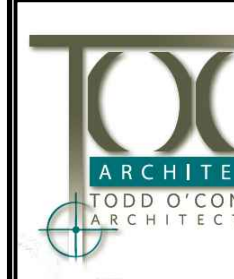
FOR VARIANCE DESIGN- ASLE NORTH- VILLAGE CLARIFY- 3 REAR YARDS- HOLD 10- STRAIGHTY ENCROACH- RESIDENTIAL  
DESIGN 1.3- BOARD SET- 10 SETS MATCH VARIANCE DESIGN- ASLE NORTH- VILLAGE CLARIFY- 3 REAR YARDS- HOLD 10- STRAIGHTY ENCROACH- RESIDENTIAL  
DESIGN 1.3- SITE ONLY - VARIANCE DESIGN- ASLE NORTH- VILLAGE CLARIFY- 3 REAR YARDS- HOLD 10- STRAIGHTY ENCROACH- RESIDENTIAL  
DESIGN 1.3- SITE ONLY - VARIANCE DESIGN- ASLE NORTH- VILLAGE CLARIFY- 3 REAR YARDS- HOLD 10- STRAIGHTY ENCROACH- RESIDENTIAL

CONSULTANTS:  
DRAWN BY: CARPCCI  
CHECKED BY: TCC

NYS LIC#0274935



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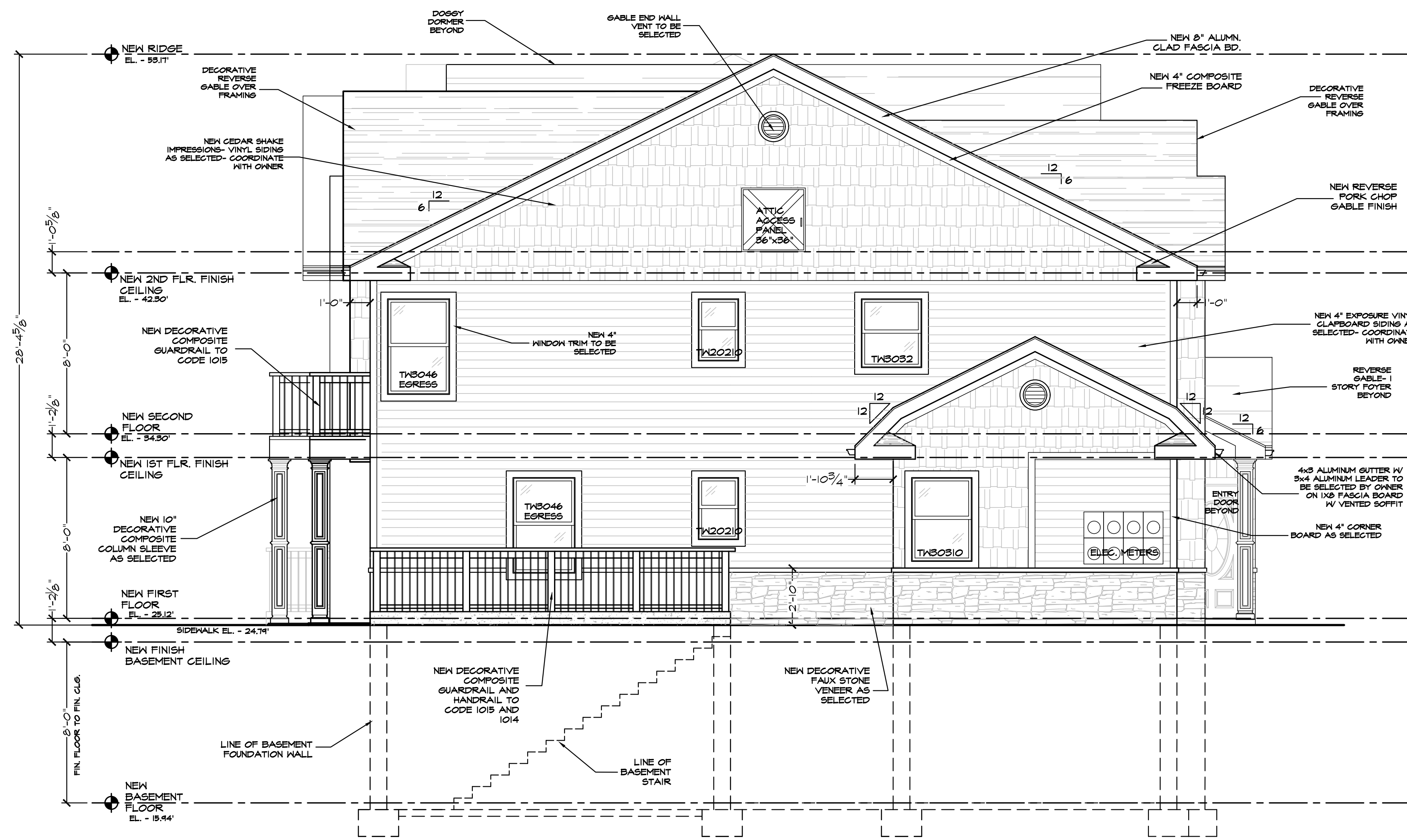








1 BUILDING 'A' - REAR ELEVATION- SOUTH  
SCALE: 1/4" = 1'-0"



2 BUILDING 'A' - LEFT ELEVATION- EAST  
SCALE: 1/4" = 1'-0"

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NYC LIC#0214935

CONSULTANTS:

DRAWN BY: CAROLLO  
CHECKED BY: T.O.

**BUILDING APP# - 7138 VARIANCE CASE #- 1005**

PROPOSED NEW APARTMENT BUILDING  
**PARSONS CENTER**  
161 UNION AVENUE  
LYNBROOK, NY 11563

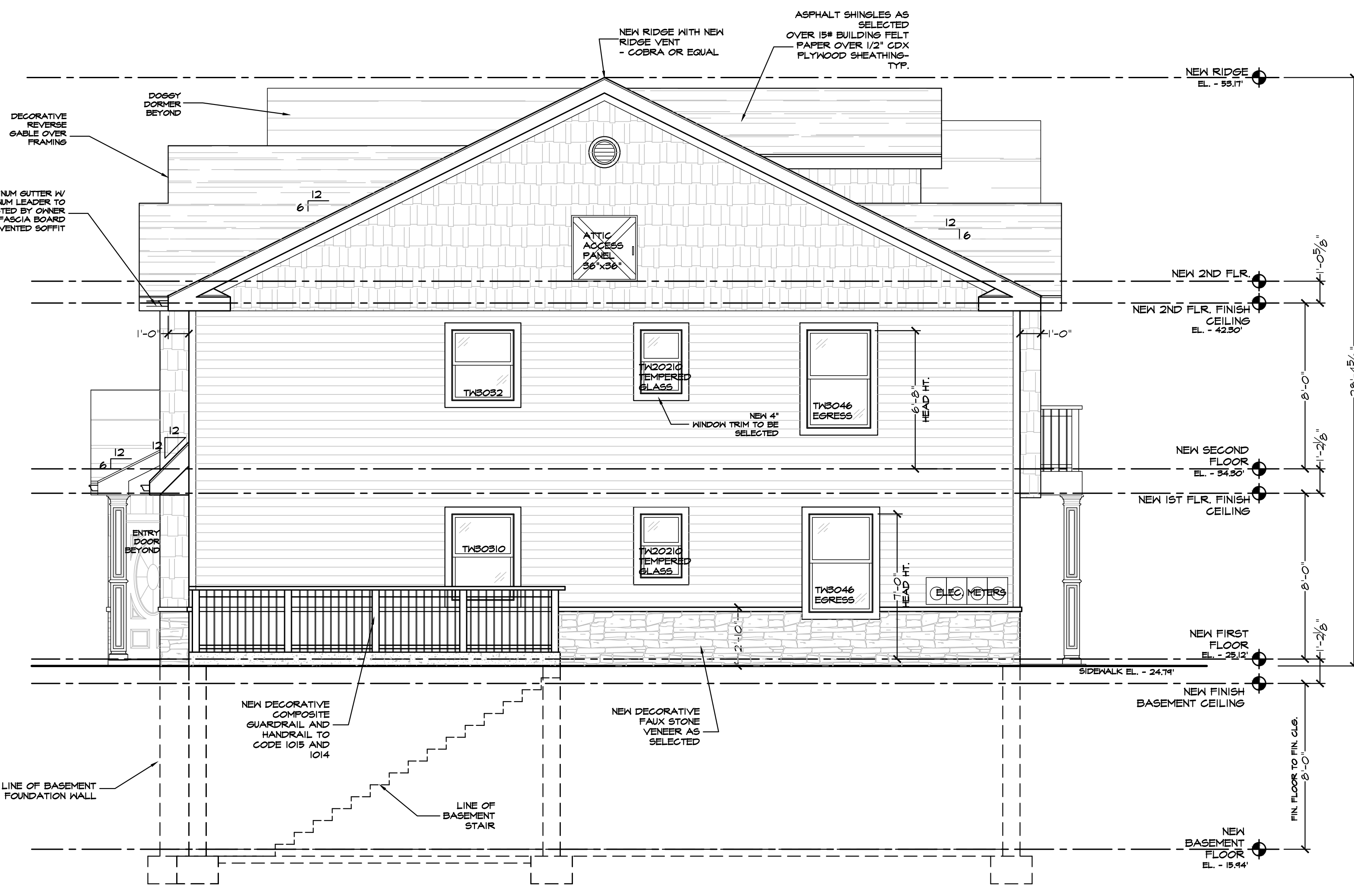
DRAWING: PROPOSED ELEVATION- BUILDING A

REV	DATE	NOTE
1	10/20/23	DESIGN 1- BOARD SET- 10 SETS MATCH VARIANCE DESIGN- ASLE NORTH- VILLAGE CLARIFY- 3 REAR YARDS- HOLD 03- STRIBALANT ENBROACH- RESIDENTIAL
2	10/20/23	DESIGN 2- SITE ONLY MATCH VARIANCE DESIGN- ASLE NORTH- VILLAGE CLARIFY- 3 REAR YARDS- HOLD 03- STRIBALANT ENBROACH- RESIDENTIAL
3	10/20/23	DESIGN 3- SITE ONLY MATCH VARIANCE DESIGN- ASLE NORTH- VILLAGE CLARIFY- 3 REAR YARDS- HOLD 03- STRIBALANT ENBROACH- RESIDENTIAL
4	10/20/23	DESIGN 4- SITE ONLY MATCH VARIANCE DESIGN- ASLE NORTH- VILLAGE CLARIFY- 3 REAR YARDS- HOLD 03- STRIBALANT ENBROACH- RESIDENTIAL

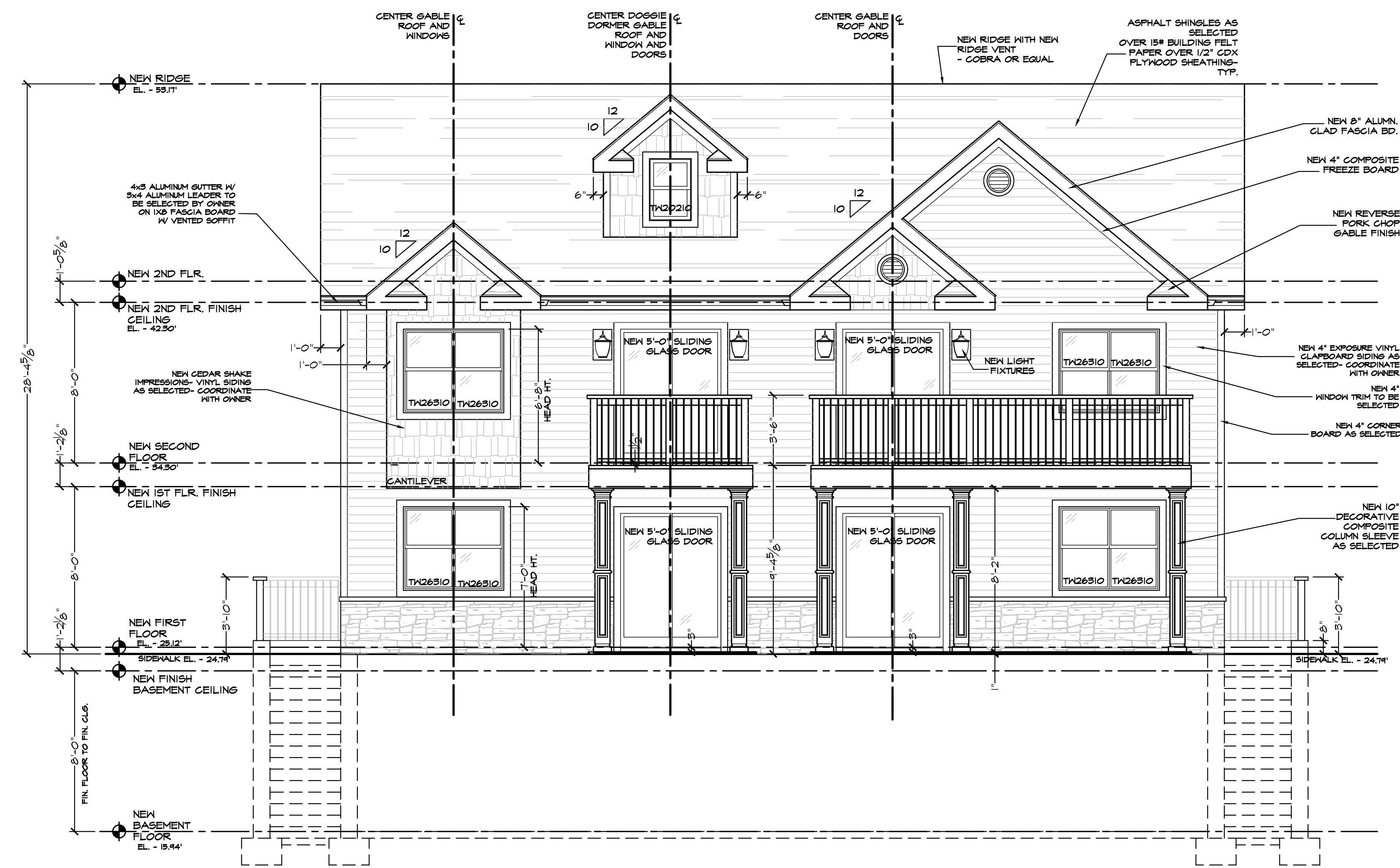


**NOTE:**  
SECOND FLOOR  
WINDOWS TO  
ALIGN DIRECTLY  
ABOVE FIRST  
FLOOR WINDOWS  
UNLESS  
INDICATED  
OTHERWISE

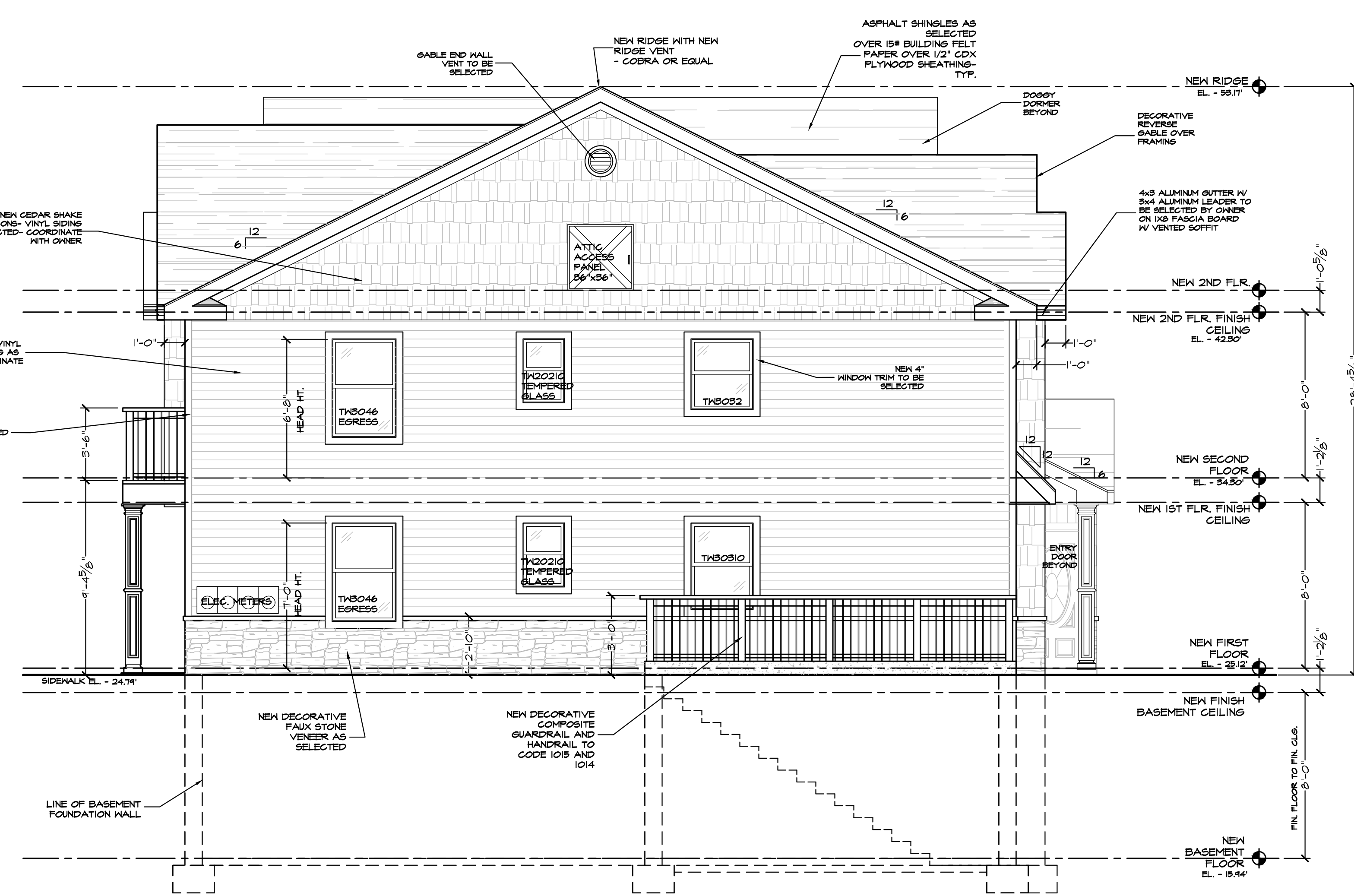
BUILDING 'B' - FRONT ELEVATION- EAST



2 BUILDING 'B' - RIGHT ELEVATION- SOUTH



3 BUILDING 'B' - REAR ELEVATION- WEST



4 BUILDING 'B' - LEFT ELEVATION- NORTH





1 SITE - NORTH ELEVATION- BUILDING A EXPOSED ONLY  
SCALE: 1/4" = 1'-0"



2 SITE - WEST ELEVATION- BUILDING A & B  
SCALE: 1/4" = 1'-0"



3 SITE - SOUTH ELEVATION- BUILDING A & B  
SCALE: 1/4" = 1'-0"



4 SITE - EAST ELEVATION- BUILDING A & B  
SCALE: 1/4" = 1'-0"



Lynbrook/East Rockaway  
PUBX1 9/14/23

**NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the BOARD OF ZONING APPEALS will hold **HEARINGS** on Thursday, September 28, 2023 at 7:00 P.M. in the Court Room at the Village Hall, One Columbus Drive, Lynbrook, NY 11563, on the following cases:

**PUBLIC HEARING - #1005** – 161 Union LLC, 161 Union Avenue, Lynbrook

**§ 252-93 Rear yards:** Required Rear Yard Setback: 20 ft., Proposed Rear Yard Setback: 12.5 ft.

All interested parties should appear at the Public Hearing and may view case files at the Building Department on Monday through Friday, between the hours of 8:00AM and 3:00PM.

**BY ORDER OF THE BOARD OF ZONING APPEALS**, Ginger Fuentes, Chair Person of the Board of Zoning Appeals, Brian Stanton, Superintendent, Department of Buildings

Lynbrook Publish 1X