PUBLIC HEARING SCHEDULED THURSDAY, SEPTEMBER 28TH, 2023 7:00 PM

ROTUNDA/COURT ROOM 1 COLUMBUS DRIVE, LYNBROOK, NEW YORK 11563

<u>Variance application #1005 – 161 Union Avenue</u>

- 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

ALL WORK ON ALL DRAWINGS.

SHALL BE UNDERSTOOD TO BE THE SAME UNLESS SPECIFICALLY NOTED OTHERWISE.

OR BIDDING. TODD O'CONNELL ARCHITECT PC (TOC) SHALL BE NOTIFIED OF ANY

3. THE GENERAL CONTRACTOR SHALL VERIFY ALL JOB CONDITIONS, DIMENSIONS AND

DISCREPANCIES OR OMISSIONS WHICH WOULD 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

DETAILS PRIOR TO CONSTRUCTION, AND AS ANTICIPATED OR INFERRED PRIOR TO PRICING

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

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-704) AND CERTIFICATE OF OCCUPANCY TO TOC.

SAID PROPOSAL IS APPROVED BY TOC. IO. TOC RESERVES THE RIGHT TO LET OTHER CONTRACTS IN CONNECTION WITH THE WORK OF THE PROJECT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF THE WORK AND ESTABLISHING SCHEDULES FOR ALL TRADES; HE SHALL AFFORD OTHER CONTRACTORS REASONABLE OPPORTUNITY FOR THE INTRODUCTION AND STORAGE OF THEIR MATERIALS AND EQUIPMENT AND THE EXECUTION OF THEIR WORK.

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

I. 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 RESULT OF CONFLICT BETWEEN BUILDING REGULATIONS AND OTHER CONTRACT DOCUMENTS, TOC SHALL BE CONSULTED PRIOR TO PROCEEDING.

. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING WITH BUILDING MANAGEMENT THE USE OF ELEVATORS, LOBBIES OR OTHER PUBLIC AREAS FOR HANDLING THE 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 CARTING 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 CLEAR FINISHED DIMENSIONS. THE GENERAL CONTRACTOR SHALL NOTIFY TOC OF ANY DISCREPANCIES IN THE DIMENSIONAL LAYOUT OF PARTITIONS PRIOR TO COMPLETING FRAMING.

II. ALL PARTITION DIMENSIONS ARE FROM FINISHED SURFACE OR FACE OF CONVECTOR ENCLOSURE UNLESS OTHERWISE NOTED. 22. THE CONTRACTOR SHALL FURNISH AND INSTALL FIRE WOOD BLOCKING IN CEILINGS AND

PARTITIONS AS REQUIRED FOR THE INSTALLATION OF WINDOW BLINDS, WALL MOUNTED EQUIPMENT AND CABINETRY. 23. ALL EXISTING CONSTRUCTION TO REMAIN SHALL BE PATCHED AND REPAIRED AS

REQUIRED TO RECEIVE NEW 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 WRAPPINGS 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 CONVECTOR UNITS AT COMPLETION OF THE PROJECT AND MAINTAIN CONDITION THROUGH OCCUPANT'S MOVE-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, MASONITE OR OTHER APPROVED PROTECTION ON FINISHED SURFACES AS DIRECTED PRIOR TO THE OCCUPANT'S MOVE-IN DATE, AND SHALL REMOVE AND DISPOSE OF SAME FOLLOWING COMPLETION OF THE MOVE. 28. THE CONTRACTOR SHALL WARRANTEE THE WORK TO BE FREE FROM DEFECTIVE

MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (I) 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 . 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. POST APPROPRIATE SIGNAGE AS 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

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. CLEARLY IDENTIFY ANY WORK 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

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. <u>CEILINGS</u>

INVOLVED PARTIES.

INSTALLATION AND OPERATION.

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

2. SEE REFLECTED CEILING PLAN FOR HEIGHTS. NOTIFY T.O.C OF ANY COMPLICATIONS OR CONFLICTS WITH SPECIFIED CEILING HEIGHTS. 3. NO CEILING BREAKS WILL BE PERMITTED WITHIN A ROOM UNLESS OTHERWISE

4. ALL CEILINGS SHALL BE CENTERED IN EACH ROOM UNLESS OTHERWISE INDICATED. 5. INSTALL DIRECTIONAL ACOUSTICAL CEILING TILE WITH THE GRAIN IN ONE DIRECTION

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 TILE WHEN THE WORK IS COMPLETED. DOORS AND HARDWARE

I. ALL DOORS SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS AND SCHEDULES AND SHALL MATCH EXISTING UNLESS OTHERWISE SPECIFIED. 2. ALL EXISTING DOORS, DOOR FRAMES AND HARDWARE TO REMAIN OR BE REUSED SHALL BE PATCHED, REPAIRED, UNDERCUT OR ADJUSTED AS REQUIRED FOR PROPER

3. ALL DOORS, EXISTING AND NEW, OPENING 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 90 (THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12) WILL BE 5 SECONDS

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

AII7.1-2009 AND ALL OTHER APPLICABLE CODES, RULES AND REGULATIONS.

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

GYPSUM BOARD PARTITIONS

I. GYPSUM BOARD APPLICATION SHALL BE A TAPE JOINT SYSTEM. FINISH JOINTS, J-BEADS, NAIL DIMPLES, 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

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 ABUT EXISTING COLUMNS AND/OR WALLS: DRYWALL TO PLASTER OR DRYWALL REMOVE EXISTING CORNER BEAD TAPE AND SPACKLE JOINT (3 COATS MINIMUM) EXCEPT AT COLUMN WHERE GYPSUM BOARD WILL PASS OVER COLUMN FACE.

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

I. ALL ELECTRICAL WORK SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE CODES, RULES AND REGULATIONS.

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

3. 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 CONTRACTORS BID

DRAWINGS INDICATING ALL FIXTURE 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. 5. THE CONTRACTOR SHALL REMOVE ALL UNUSED WIRING, CONDUIT, COAXIAL CABLE AND TELEPHONE WIRING COMPLETELY FROM AREAS IN THE SCOPE OF THIS PROJECT.

6. ALL ELECTRICAL DEVICES SHALL MATCH EXISTING. 7. ALL EXISTING ELECTRICAL DEVICES TO REMAIN SHALL BE FITTED WITH NEW

4. THE ELECTRICAL SUBCONTRACTOR SHALL SUBMIT ENGINEERING AND/OR SHOP

FIXTURES, PLATES AND TRIM TO MATCH NEW. 8. ALL ELECTRICAL AND TELEPHONE WALL OUTLETS ARE TO BE MOUNTED AT 15' AFF UNLESS OTHERWISE NOTED.

9. ALL SWITCHES/DIMMERS SHALL BE MOUNTED AT 48" AFF UNLESS OTHERWISE NOTED. 10. ALL WALL MOUNTED PHONE JACKS SHALL BE MOUNTED AT 54" AFF UNLESS OTHERWISE NOTED.

I. CENTERLINE TO CENTERLINE DIMENSIONS OF ANY OUTLET PAIR SHALL NOT EXCEED

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

13. ALL NEW TELEPHONE AND ELECTRICAL OUTLETS TO BE INSTALLED IN EXISTING WALLS SHALL BE FLUSH MOUNTED WITH THE EXISTING WALL SURFACE. 14. ALL EXISTING ELECTRICAL BOXES TO BE CAPPED SHALL HAVE THE ELECTRICAL

DEVICE AND ALL OF THE WIRING REMOVED. PATCH HOLE AS REQUIRED. 15. NO POWER OUTLETS SHALL BE CONNECTED TO LIGHTING CIRCUITS UNLESS OTHERWISE INDICATED. 16. 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. 17. THE CONTRACTOR SHALL PROVIDE INITIAL LAMPING OF ALL LIGHTING FIXTURES AS PER THE MANUFACTURERS SPECIFICATIONS. 18. THE CONTRACTOR SHALL CLEAN, REPAIR AND RELAMP ALL EXISTING FIXTURES TO

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

REMAIN AS REQUIRED AND/OR AS PER APPROPRIATE CODES, RULES AND

REGULATIONS. ALL NEW AND EXISTING FIXTURES SHALL MATCH.

ROOM TO THE PHONE CLOSET IN THE TENANT'S SPACE.

20. 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

I. APPROVAL OF ALL ELECTRICAL WORK MUST BE OBTAINED FROM APPROPRIATE AUTHORITIES HAVING JURISDICTION PRIOR TO CONCEALMENT. 22. THE CONTRACTOR SHALL PROVIDE TEMPORARY POWER AND LIGHTING FOR THE SPACE THROUGHOUT THE COURSE OF THE PROJECT.

23. THE CONTRACTOR SHALL LABEL ALL NEW AND EXISTING PANELS AND CIRCUITS CONTAINED THEREIN. 24. CONTRACTOR RESPONSIBLE FOR ENGINEERING DRAWINGS.

I. 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 FIXTURE 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 PITCH BACK TO ALLOW FOR DRAINAGE OF SYSTEM. WASTE PIPING SHALL PITCH 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. SUBSTITUTIONS ARE TO BE PROPOSED, THE CONTRACTOR SHALL SUBMIT CUTS AND

SPECIFICATIONS TO TOC FOR REVIEW AND APPROVAL PRIOR TO ORDERING ANY

6. APPROVAL OF ALL PLUMBING WORK MUST BE OBTAINED FROM APPROPRIATE AUTHORITIES HAVING JURISDICTION PRIOR TO CONCEALMENT. 9. CONTRACTOR RESPONSIBLE FOR ENGINEERING DRAWINGS.

STARTUP OF THE SYSTEM.

I. 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

3. THE HVAC SUBCONTRACTOR SHALL BE RESPONSIBLE FOR CHARGING AND

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.

PROPOSED NEW APARTMENT BUILDING

PARSONS CENTER 16 UNION AVENUE LYNBROOK, NY 11563 16 UNIT TOWNHOUSES

THE 2020 BUILDING CODE OF NEW

THIS PROJECT COMPLIES WITH:

HIS PROJECT COMPLIES WITH: HE 2020 PLUMBING CODE OF NEW YORK 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 NEW SYSTEM REQUIRED PER SECTION 903.2.8

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

MODULUS OF ELASTICITY (E) = 1,500,000 PSI Fb = 1,200 PSI SINGLE USE, AND Fb = 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 21HD, FLOOR R 21HD, 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 TO DEGREES F WHEN EXTERIOR TEMPERATURE IS MINUS (-) 10 DEGREES F AND WIND VELOCITY IS 15 MILES PER HOUR.

ADDITIONAL NOTES:

NEIGHBORING BUSINESSES.

WIND DESIGN

I. 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 CONTRACTOR SHALL REMOVE ALL WASTE MATERIALS AND RUBBISH FROM AND ABOUT

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

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

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

THE PROJECT AS WELL AS ALL TOOLS, CONSTRUCTION EQUIPMENT AND MACHINERY.

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

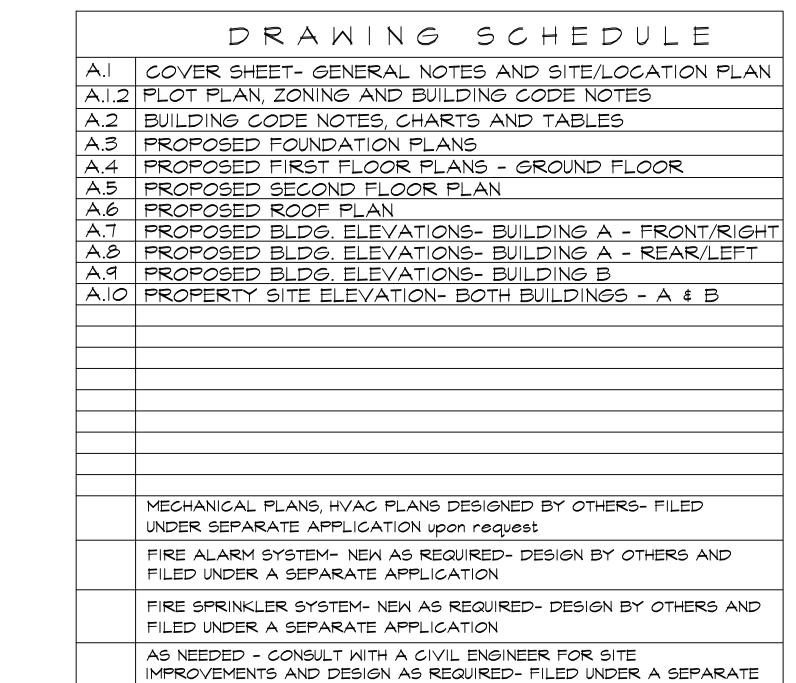
VILLAGE OF LYNBROOK IS WITHIN A HURRICANE PRONE REGION, CLIMATE ZONE 4A CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	(MPH)	RAPHIC			SEISMIC DESIGN CATEGORY F	WEATHERING a	FROST LINE DEPTH 12	TERMITE [©]	WINTER DESIGN TEMP 2	ICE BARRIER REQUIRED ^b		AIR FREEZING INDEX ^I	MEAN ANNUAL TEMP J
<u>20</u>	<u>I30vult</u>	<u>NO</u>	<u>NO</u>	I MILE FROM COAST & FIRE ISLA	B ND	SEVERE	BOF 3 FT BFG	MOD TO HEAVY	SEE BELOW	YES	FEMA FLOOD MAP PANEL*- CONSULT WITH VILLAGE OF LYNBROOK PLAN EXAMINER OFFICE		<u>51</u>
ABO - SYST - DEGI - AS F	RIOR SPAC VE THE FL TEM DESIG REE DAYS	CES INTENI OOR ON T IN SHALL O(NY LAGI C 2020 CI	THE DESIG BE BASED JARDIA)48 HAPTER 16	N HEATING ON MAX SII, WINTER SECTION	5 DAY 72 DEGREE 1 R DESIGN TEN 1609 AND A	HALL BE PROVI F HEATING, MIN 1P 15 DEGREE I SCE 7 2016, WI	IIMUM 75 DEGR F, DRY BULB 8	EE F COOLIN BY DEGREE F	6 , WET BULB 75	DEGREE F (2020IPC APF		OINT 3 FEET

SUBJECT TO DAMAGE

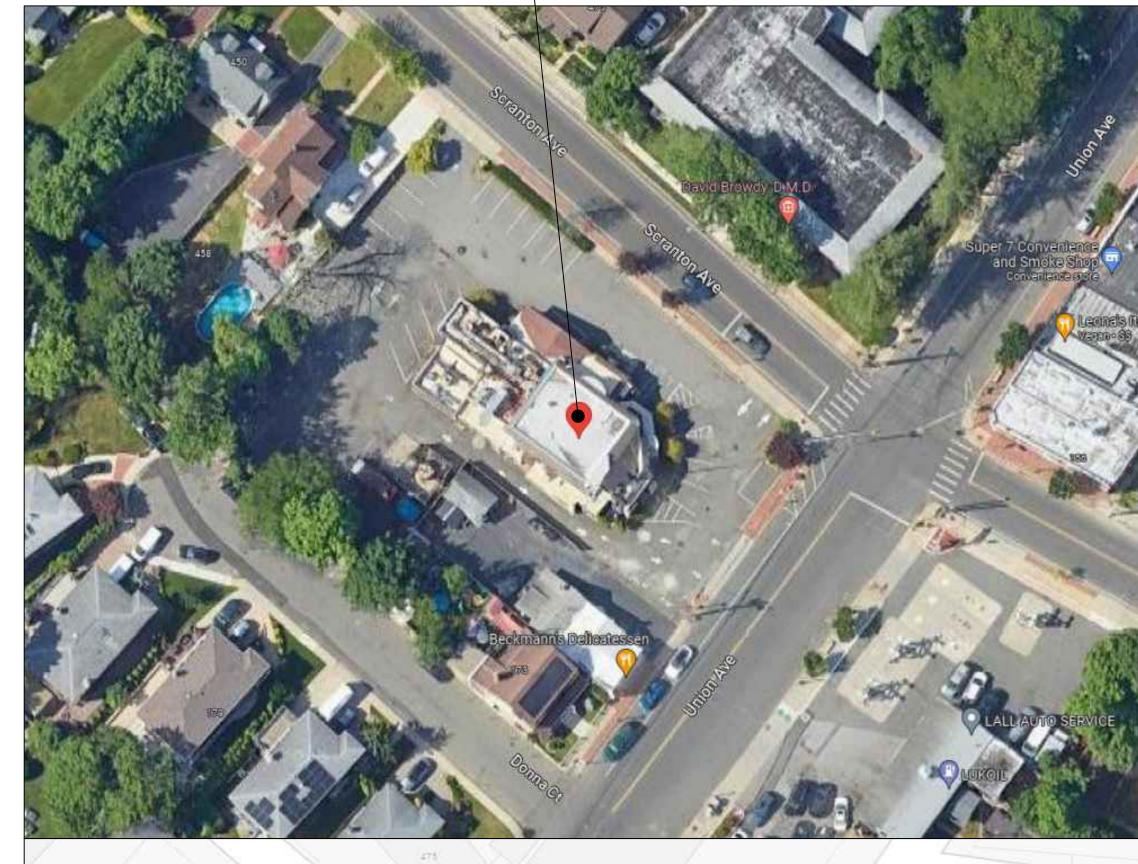
MANUEL J	DESIGN	CRITERI.	A n				
ELEVATION	LATITUDE		SUMMER COOLING	ALTITUDE CORRECTION FACTOR	INDOOR DESIGN TEMPERATURE	DESIGN TEMPERATURE COOLING	HIGH TEMPERATUR
108 FT	41 DEGREE N	15 DEGREE F	86 DEGREE F	l <u>.00</u>	TO DEGREE F	75 DEGREE F	55 DEGREE F
COOLING TEMPERATURE DIFFERENCE	WIND VELC HEAT	OCITY	WIND VELOCITY COOLING	COINCIDENT WET BULB	DAILY RANGE	WINTER HUMIDITY	SUMMER HUMIDITY
II DEGREE F	15 MF	<u> </u>	7.5 MPH	72 DEGREE F	MEDIUM (M)	40 %	32 GR @ 50% RH

CEILING LIVE LOAD	20 PSF
ROOF LIVE LOAD	50 PSF
NOO! EIVE LOAD	30 1 31
DECAY	SLIGHT TO MODERATE
WINTER DESIGN TEMPERATURE	l3°
FLOOD HAZZARDS	NONE
AIR FREEZING INDEX	599
CLIMATE ZONE - 2020 ECC OF NYS C301.1	NY - (4A) - NASSAU

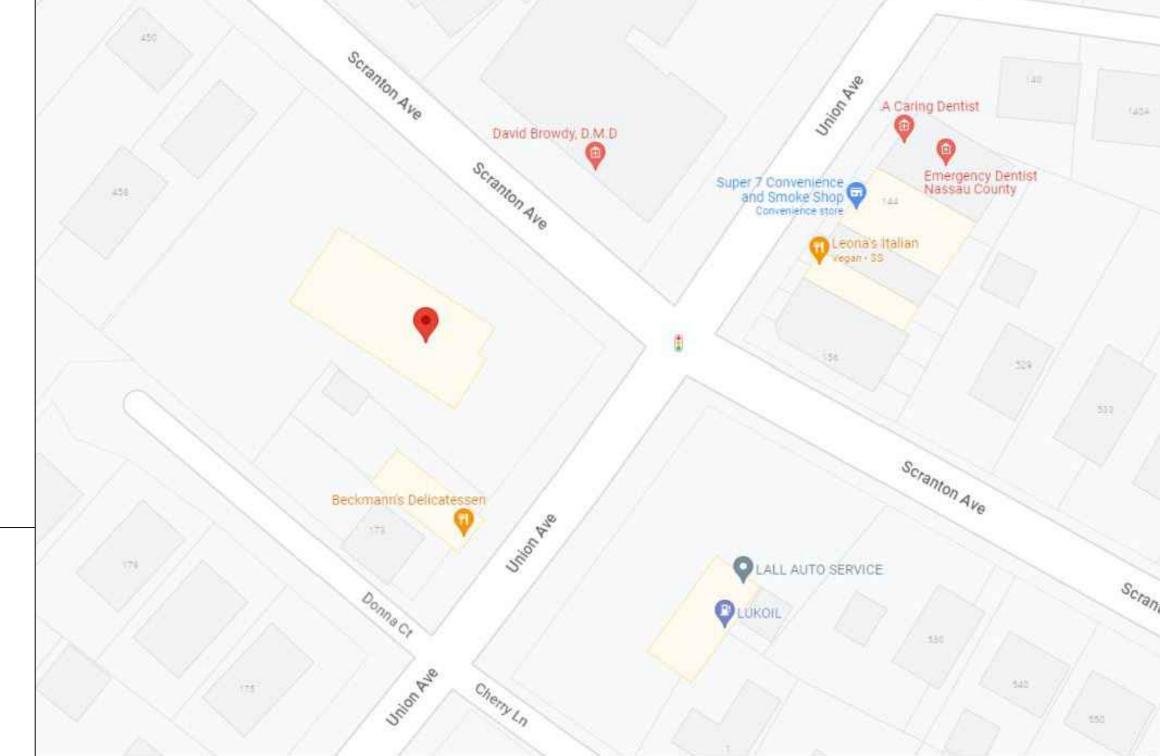


PROPOSED TOWNHOUSE - 16 UNITS PARSONS CENTER 161 UNION AVENUE LYNBROOK, NY 11563

BUILDING CONTACT-BILLY GREIER 516-655-6902 BILLY@CAPITALHOMESBUILDERNY.COM



APPLICATION



AREA MAP

SCALE: N.T.S. (GOOGLE MAPS REFERENCE)

TODD O'CONNELL, A 200 Veterans Memorial Highw Suite 120 Hauppauge, NY 11788 P (631) 650-6666 F (631) 650-6667 C (516) 658-0325

VV V

www.tocarchitects.co

NYS LIC#027935

PARKING LOT AISLES CURBS, CURB CUTS, APRONS, ADA STRIPING AND APRONS, AND WALKWAYS, LIGHTING, ETC. TO BE DESIGNED BY CIVIL ENGINEERS- BY OTHERS FILED SEPARATELY

NUMBER OF

252-50

252-99

OFF-STREET PARKING REQUIREMENTS

WHENEVER AN APARTMENT HOUSE OR MULTIPLE DWELLING SHALL HEREAFTER BE ERECTED OR

ALTERED FOR THE USE OF THREE OR MORE FAMILIES, PROVISION MUST BE MADE FOR GARAGE

SPACE OR OFF-STREET PARKING SPACE, WHICH PARKING SPACE SHALL BE HARD-SURFACED AND

MARKED FOR EACH CAR FOR PRIVATE PASSENGER AUTOMOBILES ONLY, IN A NUMBER EQUAL TO

NO LESS THAN 2 1/2 CARS FOR EACH FAMILY OR HOUSEKEEPING UNIT IN EACH SUCH APARTMENT

SAID GARAGES SHALL NOT ENCROACH UPON THE REAR YARD, SIDE YARD OR FRONT YARD

PREMISES, SHALL BE ERECTED AT LEAST FOUR FEET FROM THE PROPERTY LINES.O

[AMENDED 10-10-1974 BY L.L. NO. 2-1974; 10-26-1992 BY L.L. NO. 11-1992]

DWELLINGS PROVIDING ACCOMMODATIONS FOR TRANSIENTS.

HOUSE OR MULTIPLE DWELLING. SAID GARAGE OR PARKING SPACE SHALL BE FOR THE USE ONLY

REQUIREMENTS AND SHALL NOT EXCEED ONE STORY IN HEIGHT, AND SUCH GARAGE OR PARKING

SPACE SHALL BE ERECTED ON THE PLOT OR PARCEL UPON WHICH SUCH APARTMENT HOUSE OR

MULTIPLE DWELLING IS ERECTED OR ALTERED. SUCH GARAGE, IF ERECTED IN THE REAR OF THE

PROVISION SHALL BE MADE ON THE SAME PLOT UPON WHICH A MULTIPLE DWELLING IS ERECTED

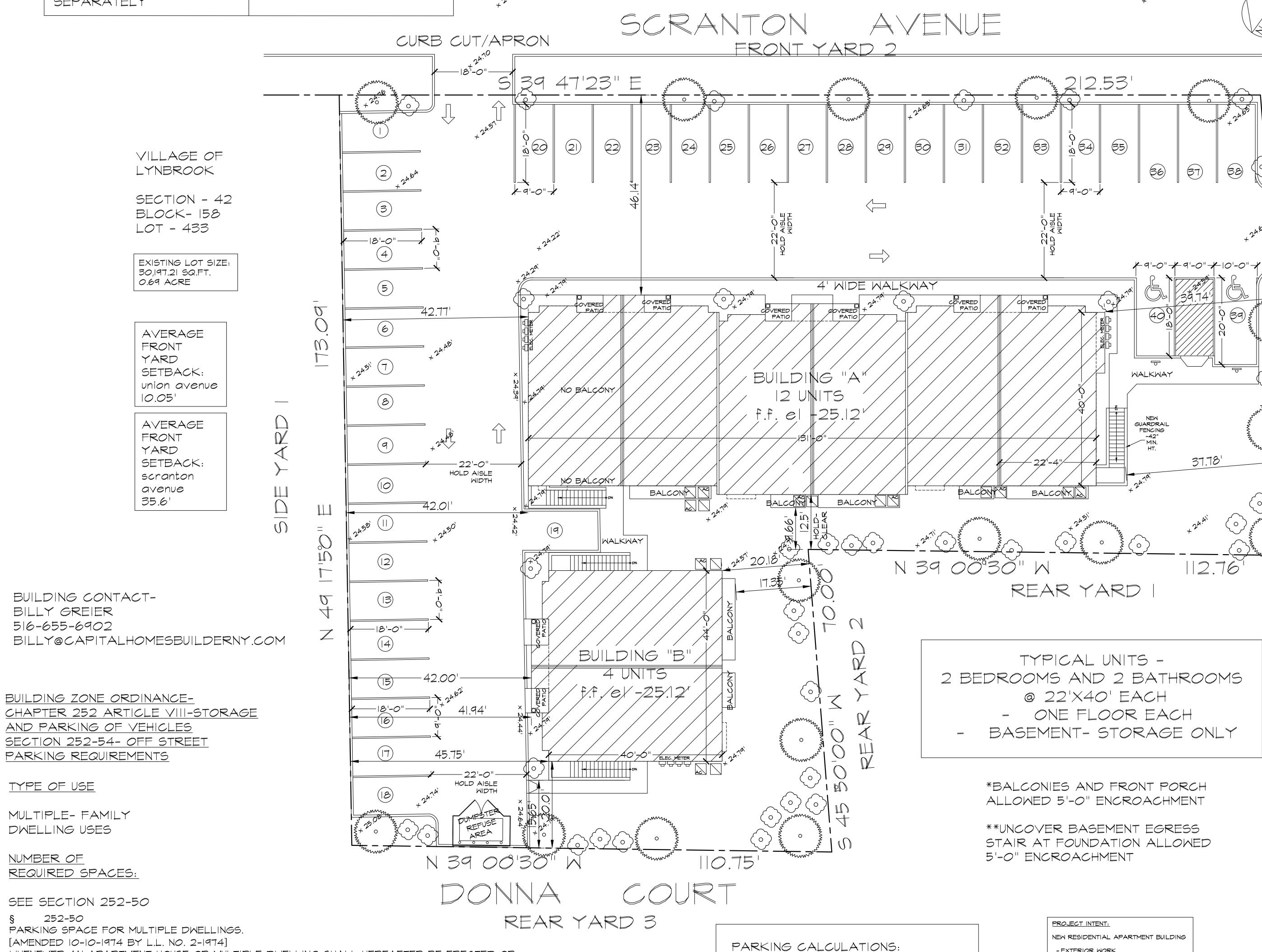
EQUAL TO 250% OF THE NUMBER OF APARTMENT SUITES AND FOR ALL OTHER MULTIPLE

FOR OFF-STREET PARKING SPACES FOR PRIVATE PASSENGER AUTOMOBILES ONLY, IN A NUMBER

OF TENANTS OR OCCUPANTS OF SUCH APARTMENT HOUSE OR MULTIPLE DWELLING AND NO OTHERS.

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

THIS IS AN ARCHITECTS PLOT PLAN AND IS SUBJECT TO VERIFICATION BY A LICENSED SURVEYOR. INFORMATION OBTAINED FROM PLOT PLAN PREPARED BY: PEI-DAU LIU, ARCHITECT 384 NASSAU PARKWAY, OCEANSIDE, NY 11572 P: 516-580-1787



PLANTING LEGEND:

EXISTING TREES TO REMAIN

EXISTING TREES TO BE REMOVED

PROPOSED NEW PLANTING

PROPOSED LANDSCAPE DIAGRAMMATICAL ONLY-LANDSCAPE DESIGNED BY OTHERS- COORDINATE WITH LANDSCAPE ARCHITECT AND/OR CIVIL ENGINEER FOR HARDSCAPE AND LANDSCAPE DESIGN- BY OTHERS FILED SEPARATELY

LOT #433 NEW SEWER LINE CONNECTION- PUBLIC SEWERS NEW CIVIL ENGINEERING, NEW GAS METER WATER RETENTION SYSTEM-DESIGNED BY OTHER NEW WATER LINE FROM STREET NEW MAIN ELECTRIC UTILITY LINE

> PROPOSED STRUCTURAL DRAWINGS COMPLETED BY STRUCTURAL ENGINEER THOMAS D. REILLY, P.E.

§ 252-100

- EXTERIOR WORK

- NEW BUILDINGS

WALKWAYS/PATIO

- NEW MASONRY STEPS

- NEW LANDSCAPING

- NEW PARKING

- HARDSCAPE AND PAVER

- NEW WALKWAY LIGHTING

- NEW DRAINAGE AND SEWAGE

ENERGY CONSERVATION CODE STATEMENT:

TO THE BEST OF MY DESIGN

PROFESSIONAL KNOWLEDGE,

JUDGEMENT AS A REGISTERED

ARCHITECT LICENSE # 027935

COMPLIANCE WITH THE MOST UP

TO DATE AND RECENT ENERGY

CODE (THE 2018 IECC AND THE

2020 ENERGY CONSERVATION

CONSTRUCTION CODE OF NEW

CONSTRUCTION AND BUILDING

THERMAL ENVELOP IS IN FULL

SQUARE FOOTAGE, AND VOLUME

COMPLIANCE REMAINS THE SAME

NOT A CHANGE FOOTPRINT,

AS ORIGINALLY APPROVED

OF BUILDING- ENERGY

BELIEF AND PROFESSIONAL

THESE PLANS AND/OR

NO WORK TO BUILDING

YORK STATE)

COMPLIANCE

SPECIFICATIONS ARE IN

- NEW HANDICAP RAMP/APRONS

- NEW GUARDRAIL AND HANDRAIL

Grading and landscaping

An area no less than eight feet wide immediately adjacent to and extending around the rear sides of the building and an area of no less than 25 feet in width immediately adjacent to and extending across the front of the building, except a walk from the sidewalk to the building, shall be graded, landscaped and continuously maintained as open and unencumbered area. An area no less than four feet wide at the perimeter of the plot and lot line extending the full length of the side yards and an area of no less than eight feet wide extending the full width of the rear yard shall be graded, landscaped and continuously maintained as open and unencumbered access. All other open areas of the whole plot used for driveways and parking for automobiles shall be surfaced with drainage facilities to remove stormwater.

ZONING INFORMATION VILLAGE OF LYNBROOK SECTION: 42 BLOCK: 158 LOT(S): 433 ZONE: RESIDENCE DISTRICT - C SECTION 252-21- PERMITTED USE- (2) MULTIPLE DWELLINGS-SUBJECT TO THE BOARD OF TRUSTEES CHAPTER 252- ARTCILE XI- MULTIPLE DWELLINGS AND APARTMENT HOUSES 7,500 SQ.FT. | 30,197.21 SQ.FT. | 45 FAMILIES PER ACRE 31 FAMILIES ALLOWED I6 FAMILIES USE AND OCCUPIED FRONTAGE - CORNER EXISTING SCRANTON AVENUE EXISTING UNION AVENUE FRONT YARD - CORNER SCRANTON AVENUE | 25 FT./av- 35.6' 46.14 FT UNION AVENUE | 25 FT./av- 10.05' | 39.74 FT UNION AVE. to cellar sti 37.78 FT 46.14 FT FRONT YARD TO PORCH 12.5 FT ## FT. 20 FT. REAR YARD 2 20.18 FT REAR YARD 3 - DONNA & ## FT. 20.0 FT 30 FT. SIDE YARD I 41.94 FT SIDE YARD 2 - none N/A N/A N/A BUILDING HEIGHT 30 FT./2.5 STRY NEW FROM CURB LEVL ±26'-8" LOT COVERAGE 27.12% 40% (12,078.88) (8,188)

ZONING CALCULATIONS ZONE: APARTMENT SQ. FOOTAGE OT AREA 30.197.21 SQ.FT BUILDING A (12 UNITS) GROUND LEVEL SECOND LEVEL | 5,340-N/A (21 o.h.) BASEMENT LEVEL W CORRIDOR \$ (STAIRS) | 5,462-N/A (187 str) | BALCONIES (6) - 3 @ 24 SF / 3 @ 57 SF 243 FRONT COVER PORCHES (6) @ 25 SF BUILDING B (4 UNITS) GROUND LEVEL 1,826 SECOND LEVEL 1,793-N/A (7 o.h.) BASEMENT LEVEL W/ CORRIDOR \$ (STAIRS) | 1,786-N/A (160 str) BALCONIES (2) - 1 @ 24 SF / 1 @ 57 SF FRONT COVER PORCHES (2) @ 25 SF 8,188 SQ.FT. 27.12 %

ZONE: RESIDENCE DISTRICT C USE AND OCCUPANCY CLASSIFICATION: EXISTING RESIDENTIAL - APARTMENT COMPLEX YEAR BUILT: EXISTING BUILDING - 1911 NEW BUILD- 2023 CONSTRUCTION CLASS: TYPE VB (5b) LOT FRONTAGE- 2 FRONTS: 319.18 FT LOT DEPTH: 173.09 FT LOT AREA : 30,188 SF = 0.6930 ACRE VILLAGE: Incorporated Village of Lynbrook I Columbus Drive Lynbrook NY 11563 516-599-8300 ascarpato@lynbrookvillage.com http://www.lynbrookvillage.com/index.shtml SCHOOL DISTRICT - LYNBROOK UFSD - 20 Lynbrook School District IIĪ Atlantic Avenue Lynbrook NY 115633437 516-887-0253 http://lynbrook.kl2.ny.us/ FIRE DISTRICT - Lynbrook 81 Wright Avenue Lynbrook NY 11563 516-599-1547 516-742-3300

GROUP 'R-2' OCCUPANCY PER SECTION 310.3- (2020 N.Y.S. BUILDING CODE) RESIDENTIAL GROUP R-2- RESIDENTIAL GROUP R-2 OCCUPANCIES CONTAINING SLEEPING UNITS OR MORE THAN TWO DWELLING UNITS WHERE THE OCCUPANTS ARE PRIMARILY PERMANENT IN NATURE, INCLUDING: CONGREGATE LIVING FACILITIES (NONTRANSIENT) WITH MORE THAN 16 OCCUPANTS BOARDING HOUSES (NONTRANSIENT) CONVENTS DORMITORIES FRATERNITIES AND SORORITIES MONASTERIES HOTELS (NONTRANSIENT) LIVE/WORK UNITS MOTELS (NONTRANSIENT)

VACATION TIMESHARE PROPERTIES BUILDING AREA The area of a horizontal plane at the ground level upon which a structure is erected, the boundaries of which are determined by projecting vertical planes from the building walls of such structure, using those walls in each case which are nearest to their respective lot line. OFF-STREET PARKING That amount of land area equivalent to 300 square feet for each parking space required. The required parking space for an automobile shall be nine feet by 20 feet, and the excess is to be utilized for egress and ingress for each vehicle. All areas for off-street parking of vehicles shall not be

located in any setback areas required for any building.

PLOT PLAN SCALE: |" = 10'-0'

16 UNITS

250% OF NUMBER OF UNITS

 $16 \times 250\% = 40 \text{ SPACES}$

40 SPACES REQUIRED

40 SPACES PROVIDES

= 26 TO 50 SPACES REQUIRE

(2) HANDICAP SPOT

TABLE 208.2 ADA

| \(\frac{1}{2} \ \frac{1}{2} \ \frac{1}{2} \ \frac{1}{2} \ \frac{1}{2} \ \| \(\frac{1}{2} \ \frac{1}{2} \ \]

Veterans Memorial Highv Suite 120 Hauppauge, NY 11788

C (516) 658-0325

NYS LIC#027935

FIRE-RESISTENCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (hours)									
	TYF	TYPE TYPE		TYPE II		E III	TYPE IV	TYP	ΈV
BUILDING ELEMENT	Α	В	A ^d	В	A ^d	В	HT	A ^d	В
PRIMARY STRUCTURAL FRAME (SEE SECTION 202)	3°	20	1	0	_	0	НТ	_	0
BEARING WALLS EXTERIOR ^{®,†} INTERIOR	n n	N ₀ N		00	2 –	20	2 I/HT		00
NONBEARING WALLS AND PARTITIONS EXTERIOR		SEE TABLE 602 TYPE VB CONSTRUCTION GROUP F-I & B - IO' TO 30' DISTANCE SEPARATION - O HR							
NONBEARING WALLS AND PARTITIONS INTERIOR	0	0	0	0	0	0	SEE SECTION 602.4.6	0	0
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS (SEE SECTION 202)	2	2	1	0		0	HT		0
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS (SEE SECTION 202)	ا اع	مط	مط	o	مط	0	HT	عط	0

TABLE 602).

- SERVING STRETCHER a. ROOF SUPPORTS: FIRE-RESISTENCE RATINGS OF PRIMARY STRUCTURAL FRAME AND BEARING WALLS ARE PERMITTED TO BE REDUCED BY I HOUR WHERE SUPPORTING A ROOF OUTPATIENT MEDICAL CARE
- b. EXCEPT IN GROUP F-I, H, M AND S-I 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 WOOD MEMBERS SHALL BE ALLOWED TO BE USED FOR SUCH UNPROTECTED MEMBERS.
- c. IN ALL OCCUPANCIES, HEAVY TIMBER SHALL BE ALLOWED WHERE I HOUR OR LESS
- d. NOT LESS THAN THE FIRE-RESISTANCE RATING REQUIRED BY OTHER SECTIONS OF THIS

FIRE-RESISTANCE RATING IS REQUIRED

- 6. NOT LESS THAN THE FIRE-RESISTANCE RATING BASED ON FIRE SEPARATION DISTANCE (SEE
- F. NOT LESS THAN THE FIRE-RESISTANCE RATING AS REFERENCED IN SECTION 704.10

FIRE-RESISTENCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE a, d, g

THE-RESISTENCE PATING REQUIREMENT	IS TON EXTENSION 7V	CLO DI CLO OILI		
FIRE SEPARATION DISTANCE= X (FEET)	TYPE OF CONSTRUCTION		OCCUPANCY GROUP F-1, M, S-1 [†]	OCCUPANCY GROUP A, B, E, F-2, I, R, S-2, U ^h
× < 5 ^b	ALL	3	2	I
5 <u><</u> X < I <i>O</i>	IA OTHERS	3 2	2	
10 ≤ X < 30	IA, IB IIB, VB OTHERS	2	- 0 -	c
X ≥ 30	ALL	0	0	0

- FOR SI: | FOOT = 304.8 mm. a. LOAD-BEARING EXTERIOR WALLS SHALL ALSO COMPLY WITH THE FIRE-RESISTANT RATING REQUIREMENTS OF TABLE 601
- b. SEE SECTION 706.1.1 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
- e. FOR SPECIAL REQUIREMENTS FOR GROUP H OCCUPANCIES, SEE SECTION 415.6

0 to 450

- f. FOR SPECIAL REQUIREMENTS FOR GROUP S AIRCRAFT HANGERS, SEE SECTION 412.4.1
- a. WHERE TABLE 705.8 PERMITS NON-BEARING EXTERIOR WALLS WITH UNLIMITED AREA OF
- UNPROTECTED OPENINGS, THE REQUIRED FIRE- RESISTANT RATING FOR THE EXTERIOR WALL IS (O) 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-RESISTANCE RATING WHERE THE FIRE SEPARATION DISTANCE IS 5 FEET (1523 MM) OR GREATER TABLE 803.1.2

	EXITS \$ ASSAGE WAYS		T ACCESS CORRIDOR THER EXIT WAYS		ROOMS & ENCLOSED SPACES
(LASS 'B'		CLASS 'C'		CLASS 'C'
Class a	lesignation in acc	cordano	ce with flame-spread in	<u>ndex</u>	EXCEPTION: MATERIALS
A	0 to 25	C	76 to 200		TESTED IN
B	26 to 75				ACCORDANCE WITH

FIRE EXTINGUISHERS FOR CLASS A FIRE HAZARDS

TABLE 906.3(1)

	LIGHT (LOW) HAZARD OCCUPANCY	ORDINARY (MODERATE) HAZARD OCCUPANCY	EXTRA (HIGH) HAZARD OCCUPANCY
MINIMUM RATED SINGLE EXTINGUISHER	2-A°	2-A	4-A ^a
MAXIMUM FLOOR AREA PER UNIT OF A	3,000 S.F.	1,500 S.F.	1,000 S.F.
MAXIMUM FLOOR AREA FOR EXTINGUISHER ⁶	II,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 SI: | FOOT = 304.8 mm. | SQUARE FOOT=0.0929 M2, | 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.3.3 OF NFPA IO 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: I. PORTABLE FIRE EXTINGUISHERS TO BE INSTALLED WITH BRACKETS OR HANGERS SUPPLIED & IN ACCORDANCE WITH MANUFACTURERS SPECS AS PER SECTION 906.7 2020 BC OF NYS

- 2. 906.9.I-EXTINGUISHERS NOT EXCEEDING A GROSS WEIGHT OF 40 POUNDS SHALL BE INSTALLED SO THAT ITS TOP IS NOT MORE THAN 5'-O" A.F.F. 906.9.2- EXTINGUISHERS EXCEEDING 40 POUNDS SHALL BE INSTALLED SO THAT ITS TOP IS NOT MORE
- 906.9.3- CLEARANCE BETWEEN THE BOTTOM OF EXTINGUISHER AND FIN. FLR. SHALL NOT BE LESS THAN 4'
- FIRE EXTINGUISHER- KIDDE PRO 210 2A:10B:C FIRE EXTINGUISHER 4.5" DIAMETER x15.7" HEIGHT- 7.5 LB UNIT WEIGHT (FE) SINGLE RATED EXTINGUISHER OF 2-A FOR ALL THROUGHOUT SPACE- UNLESS OTHERWISE NOTED I SEE FLOOR PLAN FOR LOCATIONS

OCCUPA

ANY FACILI

ACCESS TO

OF MECHANI

OR ELECTRIC EQUIPMENT

WITH AN OC

OF LESS TH

MITHIN A D

N GROUP !

CORRIDOR

OCCUPANT

OR MORE

MOVEMENT

LENGTH

N CORRIDORS AND AREAS

TRAFFIC IN OCCUPANCIES

WHERE PATIENTS RECEIVE

THAT CAUSES THE PATIENT

SROUP I-2 IN AREAS WHERE

SECTION 1020.4- DEAD END- WHERE MORE

THAN ONE EXIT OR EXIT ACCESS DOORWA

S REQUIRED, THE EXIT ACCESS SHALL BE

END CORRIDORS MORE THAN 20 FEET IN

ARRANGED SUCH THAT THERE ARE NO DEAD

TO BE INCAPABLE OF

SELF-PRESERVATION

REQUIRED FOR BED

BELOW

<u>MUM CORRIDOR W</u>	<u>IIDTH</u>	OCCUPANCY	R-2:	
ANCY	MINIMUM MIDTH	OCCUPANCY	NON-SPRINKLERED	SPRINKLERED
ANCI	(INCHES)	A, E, F-I,	200	2506
ITIES NOT LISTED	44	M, R, S-I		
		I-I	NOT PERMITTED	250b
) AND UTILIZATION IICAL, PLUMBING		В	200	300°
ICAL, FLOMBING	24	F-2, S-2, U	300	400 ^c
		H-I	NOT PERMITTED	756
CCUPANT LOAD	36	H-2	NOT PERMITTED	100ª
1AN 50	56	H-3	NOT PERMITTED	150 ^a
WELLING UNIT	36	H-4	NOT PERMITTED	175 ^a
: WITH A		H-5	NOT PERMITTED	200°
HAVING AN	72	1-2, 1-3, 1-4	150	200 ^c
LOAD OF 100			OT = 304.8 mm.	
		a. SEE THE FOL	LOWING SECTIONS FOR N	10DIFICATIONS TO E

ACCESS TRAVEL DISTANCE REQUIREMENTS SECTION 402.8: FOR THE DISTANCE LIMITATION IN MALLS.

TABLE 1017.2

EXIT ACCESS TRAVEL DISTANCE

SECTION 404.9: FOR THE DISTANCE LIMITATION THROUGH AN ATRIUM SPACE SECTION 407.4: FOR THE DISTANCE LIMITATION IN GROUP 1-2 SECTION 408.6.1 AND 408.8.1: FOR THE DISTANCE LIMITATION IN SECTION 411.4: FOR THE DISTANCE LIMITATION IN SPECIAL AMUSEMENT BUILDINGS SECTION 412.7: FOR THE DISTANCE LIMITATION IN AIRCRAFT

MANUFACTURING FACILITIES SECTION 1006.2.2.2: FOR THE DISTANCE LIMITATION IN REFRIGERATION MACHINERY ROOMS SECTION 1006.2.2.3: FOR THE DISTANCE LIMITATION IN REFRIGERATED ROOMS AND SPACES SECTION 1006.3.2: FOR BUILDINGS WITH ONE EXIT SECTION 1017.2.2: FOR INCREASED DISTANCE LIMITATION IN GROUPS F-I AND S-I

- SECTION 3103.4: FOR TEMPORARY STRUCTURES SECTION 3104.9 FOR PEDESTRIAN WALKWAYS b. BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC
- SPRINKLER SYSTEM IN ACCORDANCE WITH SECTIONS 903.3.1.1 OR 903.3.1.2. SEE SECTION 903 FOR OCCUPANCIES WHERE AUTOMATIC SPRINKLER SYSTEMS ARE PERMITTED IN ACCORDING WITH SECTION 903.3.1.2

SECTION 1029.7: FOR INCREASE LIMITATION IN ASSEMBLY

- C. BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1
- d. GROUP H OCCUPANCIES EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION

<u>TABLE 1006.3.2</u> MINIMUM NUMBER OF EXITS FOR

OR ACCESS	TO EXITS PER STORY
OCCUPANT LOAD	MINIMUM NUMBER OF EXITS
1-500	2
501-1000	3
MORE THAN 1000	4

OCCUPANCY	OCCUPANT LOAD	REQUIRED FIRE-RES	
OCCUPANCT	SERVED BY CORRIDOR	WITHOUT SPRINKLER SYSTEM	WITH SPRINKLER SYSTEMC
H-I, H-2, H-3	ALL	NOT PERMITTED	
H-4, H-5	GREATER THAN 30	NOT PERMITTED	1
A, B, E, F, M, S, U	GREATER THAN 30	I	0
R	GREATER THAN IO	NOT PERMITTED	0.5
1-2 ^a 1-4	ALL	NOT PERMITTED	0
1-1, 1-3	ALL	NOT PERMITTED	lρ

a. FOR REQUIREMENTS FOR OCCUPANCIES IN GROUP 1-2, SEE SECTION 407.2 AND 407.3 **b. FOR A REDUCTION IN THE FIRE-RESISTANCE RATING FOR OCCUPANCIES IN GROUP I-3, SEE 408.8.** c.BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.I.I OR 903.3.I.2 WHERE ALLOWED.

TABLE 1005.1 EGRESS WIDTH PER OCCUPANT SERVED

·	LONESS MID I	TITLE COODI AR	1 SLINY LD		
	WITHOUT SPRINKLER SYSTEM		WITH SPRINKLER SYSTEM ^a		
OCCUPANCY	STAIRWAYS (INCHES PER OCCUPANT)	OTHER EGRESS COMPONENTS (INCHES PER OCCUPANT)	STAIRWAYS (INCHES PER OCCUPANT)	OTHER EGRESS COMPONENTS (INCHES PER OCCUPANT)	
OCCUPANCIES OTHER THAN THOSE LISTED BELOW	0.3	0.2	0.2	0.15	
HAZARDOUS: H-I, H-2, H-3 AND H-4	0.7	0.4	0.3	0.2	
INSTITUTIONAL: 1-2	NA	NA	0.3	0.2	

FOR SI: I FOOT = 304.8 mm. NA = NOT APPLICABLE a. BUILDING EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2.

TABLE 508.4 PEOLIPED SEPARATION OF OCCUPANCIES (HOURS

TABLE 1006.3.3(2)

29

WITHOUT SPRINKLER SYSTEM

OCCUPANT LOAD

OL ≤ 30 OL > 30

100

NP

NP

NP

NP

NP

NP

NP

100

a. BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION

903.3.1.1 OR 903.3.1.2. SEE SECTION 903 FOR OCCUPANCIES WHERE AUTOMATIC SPRINKLER SYSTEM ARE

b. GROUP H OCCUPANCIES UN BUILDING EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN

c. FOR A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES HAVING FIXED SEATING, SEE SECTION 1029.8

F. THE LENGTH OF COMMON PATH OF EGRESS TRAVEL DISTANCE IN A GROUP S-2 OPEN PARKING GARAGE

MIXED OCCUPANCY BUILDING OR WITHIN A GROUP R-3, OR R-4 CONGREGATE LIVING FACILITY

e. THE LENGTH OF COMMON PATH OF EGRESS TRAVEL DISTANCE IN A GROUP R-3 OCCUPANCY LOCATED IN A

75

NP

NP

NΡ

NP

MAXIMUM COMMON PATH O

MAXIMUM OCCUPANT LOAD EGRESS TRAVEL DISTANCE

MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE (FEET

WITH SPRINKLER SYSTEM

100°

100 a

STORIES WITH ONE EXIT OR ACCESS TO ONE EXIT FOR OTHER OCCUPANCIES

a. BUILDINGS CLASSIFIED AS GROUP R-2 EQUIPPED THROUGHOUT WITH AN AUTOMATIC

OCCUPANCIES CONSISTING OF DWELLING UNITS, USE TABLE 1006.3.2(1)

MAX OCCUPANT

LOAD OF SPACE

49

49

d. FOR THE TRAVEL DISTANCE LIMITATIONS IN GROUP 1-2, SEE SECTION 407.4

PERMITTED IN ACCORDANCE WITH SECTION 903.3.1.2

ACCORDANCE WITH SECTION 903.2.5

SHALL BE NOT MORE THAN 100 FEET

SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2 AND PROVIDED

WITH EMERGENCY ESCAPE AND RESCUE OPENINGS IN ACCORDANCE WITH SECTION 1030

b. GROUP B, F, AND S OCCUPANCIES UN BUILDING EQUIPPED THROUGHOUT WITH AN AUTOMATIC

. THIS TABLE IS USED FOR R-2 OCCUPANCIES CONSISTING OF SLEEPING UNITS. FOR R-2

d. THE LENGTH OF AN EXIT ACCESS TRAVEL DISTANCE IN A GROUP S-2 OPEN PARKING

SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.I.I SHALL HAVE A MAXIMUM EXIT

TABLE 1006.2.1

SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY

OCCUPANCY

A. B.E. F.M. U

H-2, H-3

3, F, M, S^a

GRADE PLANE H-4, H-5, I, R-1, R-2, R-4

ACCESS TRAVEL DISTANCE OF 100 FEET

GARAGE SHALL BE NOT MORE THAN 100 FEET

FIRST STORY

ABOVE OR BELOW

SECOND STORY

ABOVE GRADE PLAN

THIRD STORY ABOV

GRADE PLANE AND

NP= NOT PERMITTED

OCCUPANCY

A^c E. M

H-I, H-2, H-3

 $|-1, |-2^{\alpha}, |-4$

R-I

R-3°

R-4°

FOR SI: | FOOT = 304.8 mm.

NP= NOT PERMITTED

H-4, H-5

NA= NOT APPLICABLE

FOR SI: 1 FOOT = 304.8 mm.

REQUIRED SEPARATION OF OCCUPANCIES (HOURS)																										
OCCUPANCY	A, E		- ^a -3, -4		I - 2		R ^a		F-2, S-2, U		B°, F-I, M, S-I		H-I		H-2		H-3, H-4		H-5		a. SEE SECTION 420					
	S	NS	S	NS	5	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	b. THE REQUIRED SEPARATION FROM					
A, E	N	N	- [2	2	NP	I	2	N	- 1		2	NP	NP	3	4	2	3	2	NP	AREAS USED ONLY FOR PRIVATE OR PLEASURE VEHICLES SHALL BE REDUCED BY I HOUR BUT NOT TO LESS THAN I HOUR					
- ^a -3, -4			N	N	2	NP	ı	NP	I	2	1	2	NP	NP	3	NP	2	NP	2	NP						
I - 2					N	N	2	NP	2	NP	2	NP	NP	NP	3	NP	2	NP	2	NP						
Ra					•	•	N	N	1°	2°	ı	2	NP	NP	3	NP	2	NP	2	NP						
F-2, S-2, U									N	N	1	2	NP	NP	3	4	2	3	2	NP	c. SEE SECTION 406.3.4					
B, F-I, M, S-I											N	N	NP	NP	2	3		2	1	NP	d. SEPARATION IS NOT REQUIRED					
H-I	N NP NP NP NP NP														NP	NP	BETWEEN OCCUPANCIES OF THE SAME CLASSIFICATION									
H-2	N NP I NP														NP	1	NP									
H-3, H-4																	Ιď	NP	1	NP	AMBULATORY CARE FACILITIES					
H-5																	-	-	N	NP						

S= BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 NS= BUILDINGS NOT EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.I.I N = NO SEPARATION REQUIREMENT

from other occupancies contiguous to them in the same building shall be constructed as fire partitions in accordance with Section 708

NP = NOT PERMITTED

Occupancies in Groups I-I, R-I , R-2, R-3 and R-4 shall comply with the provisions of Sections 420.1 through 420.10 and other applicable provisions of this code

Walls separating dwelling units in the same building, walls separating sleeping units in the same building and walls separating dwelling or sleeping units

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 contiquous to them in the same building

shall be constructed as horizontal assemblies in accordance with Section 711. 420.4 Automatic sprinkler system. Group R occupancies shall be equipped throughout with an automatic sprinkler system in accordance with Section 903.2.8. Group 1-1 occupancies shall be equipped

throughout with an automatic sprinkler system in accordance with Section 903.2.6. Quick-response or residential automatic sprinklers shall be installed in accordance with Section 903.3.2

420.5 Fire alarm systems and smoke alarms.

Fire alarm systems and smoke alarms shall be provided in Group I-1, R-1 and R-2 occupancies

in accordance with Sections 907.2.6, 907.2.8 and 907.2.9, respectively Single- or multiple-station smoke alarms shall be provided in Groups 1-1, R-2, R-3 and R-4 in accordance with Section 907.2.10.

420.9 Group R cooking facilities. In Group R occupancies, cooking appliances used for domestic cooking operations shall be in accordance with Section 917.2 of the Mechanical Code of New York State.

2020 BUILDING CODE OF NEW YORK STATE- TENANT PROTECTION ALL CONSTRUCTION WORK TO COMPLY WITH

- CHAPTER 33- SECTION 3301 TO SECTION 3314, AS FOLLOWS:
- , **EGRESS:** AT ALL TIMES IN THE COURSE OF CONSTRUCTION PROVISION SHALL BE MADE FOR ADEQUATE EGRESS AS REQUIRED BY THIS CODE AND 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.
- 2. FIRE SAFETY: ALL NECESSARY LAWS AND CONTROLS, INCLUDING THOSE WITH RESPECT TO OCCUPIED DWELLINGS, AS WELL AS ADDITIONAL SAFETY MEASURES NECESSITATED BY THE CONSTRUCTION SHALL BE STRICTLY ENFORCED.
- DUST DISPOSAL OF CONSTRUCTION DEBRIS, PEST CONTROL AND MAINTENANCE OF SANITARY FACILITIES, AND LIMITATION OF NOISE TO ACCEPTABLE LEVELS SHALL BE INCLUDED.

3. HEALTH REQUIREMENTS: SPECIFICATION OF METHODS TO BE USED FOR CONTROL OF

- 3.1 THERE SHALL BE INCLUDED A STATEMENT OF COMPLIANCE WITH APPLICABLE PROVISIONS OF LAWS RELATING TO LEAD AND ASBESTOS.
- 4. COMPLIANCE WITH HOUSING STANDARDS:
- 5. STRUCTURAL SAFETY: NO STRUCTURAL WORK SHALL BE DONE THAT MAY ENDANGER THE OCCUPANTS.
- 6. 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 YILLAGE OF LYNBROOK NOISE CONTROL CODE, SUCH LIMITATIONS SHALL BE STATED.

DEMOLITION NOTES

- I. PRIOR TO ACTUAL DEMOLITION, PROTECTION OF ADJACENT TENANTS OR SPACES IS REQUIRED. 2. ALL LABOR TO BE COMPATIBLE WITH OTHER LABOR ON JOB SITE. 3. DEMOLITION CONTRACTOR TO CONTACT LANDLORD'S REPRESENTATIVE AND ALL UTILITY COMPANY REPRESENTATIVES HAVING JURISDICTION OVER THIS PROJECT, TO ASCERTAIN BUILDING AND UTILITY COMPANY LINES ABOVE,
- WITHIN, OR BELOW PREMISES TO AVOID ANY POSSIBILITIES OF CUTTING SUCH LINES, CAUSING EXPLOSIONS, ETC. 4. CONTRACTOR SHALL REPAIR ANY AND ALL DAMAGE DONE TO THE BASE BUILDING AT HIS EXPENSE. ALL REPAIRS SHALL BE DONE TO THE SATISFACTION OF THE LANDLORD. 5. ALL ELECTRICAL WIRING AND FIXTURES TO BE REMOVED AND MAIN
- CONTRACTOR, INCLUDING SERVICE CONDUIT AND WIRE, WITH ALL NEW TRANSFORMERS, DISCONNECTS, TROUGHS, PANELS, ETC. TO MAKE UP TENANT'S NEW ELECTRICAL DISTRIBUTION AREA, AS INDICATED 6. ALL DEBRIS AND RUBBISH TO BE REMOVED FROM THE SITE WITHIN A 24-HOUR PERIOD OR PLACED IN A PRE-APPROVED DUMPSTER AREA. CONTRACTOR TO RECEIVE APPROVAL OF DUMPSTER LOCATION FROM

ELECTRICAL SERVICE TO BE EXTENDED AND RELOCATED BY OWNER'S

- BUILDING LANDLORD'S REPRESENTATIVE. SEPARATE DUMPSTER PERMITS, IF REQUIRED, TO BE SECURED DIRECTLY BY THE DEMOLITION SUBCONTRACTOR. 1. PRIOR TO THE START OF DEMOLITION, CONTRACTOR SHALL ENGAGE SERVICES OF A LICENSED, CERTIFIED ASBESTOS CONSULTANT TO DO THE FOLLOWING: A) DETERMINE IF ANY OF THE EXISTING BUILDING COMPONENTS OR FINISHES CONTAIN OR HAVE ASBESTOS APPLIED TO THEM OR ARE MADE OF ASBESTOS. B) DETERMINE THE REQUIREMENTS OF ALL OF THE GOVERNMENT AUTHORITIES HAVING JURISDICTION IN REGARD TO ASBESTOS AT THIS LOCATION. AND C) DETERMINE IF ANY CORRECTIVE WORK IS REQUIRED. IF ANY ASBESTOS EXISTS, AND IF CORRECTIVE WORK IS REQUIRED THE TENANT OR BUILDING OWNER SHALL ENGAGE A CERTIFIED ASBESTOS CONSULTANT TO PROVIDE THE REQUIRED DRAWINGS GUIDELINES
- AND/OR SPECIFICATIONS FOR THIS WORK IN ACCORDANCE WITH THE MOST RIGID INDUSTRY STANDARDS AND ALL APPLICABLE CODES. ALL ASBESTOS INSPECTIONS, CERTIFICATIONS, CORRECTIVE WORK, DIRECTIONS FOR CORRECTIVE WORK, OR ANY OTHER ASBESTOS RELATED WORK SHALL BE DONE UNDER A SEPARATE CONTRACT BY THE TENANT DIRECTLY WITH OTHERS AND IS NOT PART OF THIS ARCHITECTURAL CONTRACT. 8. ALL DEMOLITION WORK TO BE PHASED TO ALLOW PROPER EGRESS FOR
- WORKMEN IN CASE OF FIRE OR HAZARD AND NO DEMOLITION WORK SHALL OCCUR IF THE WORK JEOPARDIZES A MEANS OF EGRESS FOR THE PUBLIC OR PROJECT EMPLOYEES. 9. PLUMBING DEMOLITION TO BE DONE BY A BONDED, LICENSED, PLUMBER. PLUMBING SUBCONTRACTOR TO VISIT SITE PRIOR TO BIDDING ON DEMOLITION AND LOCATE ALL SUPPLY, WASTE, AND VENT PIPING TO BE REMOVED. PLUMBING SUBCONTRACTOR TO LABEL ALL SUPPLY, WASTE AND VENT PIPING TO REMAIN AND COORDINATE WITH LANDLORD AS TO ALL CONCRETE CUTTING OF SLABS. CAP ALL PLUMBING LINES BELOW SLAB LINES AS REQUIRED. BRING UP TO SLAB LINES ALL PIPES THAT ARE TO BE CREATED FOR CODE REQUIRED CLEAN-OUTS AND FOR ALL NEW CLEAN-OUTS. COORDINATE WITH GENERAL CONTRACTOR AND INSTALL A BRASS FINISH PLATE LEVEL WITH FINISHED FLOOR ON NEW WORK. ALL RECOMPACTION, BACK FILLING, AND NEW SLAB WORK BY THIS CONTRACTOR TO BE

COORDINATED WITH GENERAL CONTRACTOR. CAP ALL LINES IN DEMISING WALLS THAT WILL NOT BE REUSED.

- IO. DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING FIELD CONDITIONS TO FAMILIARIZE HIMSELF WITH THE DEMOLITION AND/OR REMOVAL WORK WHICH MAY BE REQUIRED TO PRODUCE THE END RESULTS INTENDED IN THESE CONTRACT DOCUMENTS. THE RENOVATION WORK DESCRIBED IN THESE DOCUMENTS ASSUMES THE DEMOLITION OF EXISTING CONSTRUCTION IN PART OR ENTIRELY, AND THE REMOVAL, RELOCATION AND REPOWERING OF CERTAIN CONSTRUCTION MATERIALS AND EQUIPMENT. IT IS THE INTENT THAT EACH PORTION OF THE DEMOLITION AND REMODELING . THE WORK OUTLINED ON THESE DRAWINGS IS A RENOVATION TO EXISTING CONSTRUCTION. IT IS THEREFORE, ABSOLUTELY ESSENTIAL THAT THE CONTRACTOR VISIT THE SITE TO DETERMINE THE EXTENT OF EXISTING WORK TO REMAIN. THE EXTENT OF EXISTING WORK TO BE REMOVED, AND THE
- EXTENT OF THE EXISTING WORK TO BE COORDINATED. 12. ALL DEMOLITION WORK AND REMOVAL TO BE PERFORMED IN CONFORMANCE WITH O.S.H.A., GOVERNING CODES AND MALL RULES AND REGULATION. A) REMOVALS SHALL INCLUDE, BUT NOT BE LIMITED TO: EXISTING CEILINGS. LIGHT FIXTURES. WIRING, DUCTWORK, PIPING, PARTITIONS, FIXTURES. VALANCES, FASCIA, FINISH FLOORING, STOREFRONT, SIGNS, ETC., TO ALLOW FOR CONSTRUCTION OF A FINISHED SPACE. B) PROVIDE TEMPORARY PROTECTION AND COORDINATE ALL DEMOLITION OPERATION WITH LANDLORD'S REPRESENTATIVE (BUILDING MANAGER). AND C) REMOVE ALL DEBRIS AND DEMOLITION MATERIAL FROM SITE ON A DAILY BASIS. LEAVE PREMISES BROOM CLEAN FOR CONSTRUCTION PHASE.
- 3. ALL DEMOLITION WORK WILL REQUIRE APPROVAL FROM THE LOCAL BUILDING DEPARTMENT. ALL INSURANCE PAPERS AS REQUIRED BY THE OWNER OF THE BUILDING TO BE SUBMITTED WITH THE REQUIRED LIMITS OF LIABILITY AND INDICATION OF INSURED PRIOR TO STARTING WORK. 14. ONLY PLUMBING SHOWN TO BE REMOVED AND ALL ASSOCIATE PIPE PENETRATIONS THROUGH WALLS, ROOF AND FLOOR TO BE SEALED AND LEVELED SMOOTH WITH ADJACENT MATERIALS.
- 15. ALL CUTTING OF SERVICES OR UTILITIES AFFECTING THE BUILDING COMPLEX OR ADJACENT TENANTS, INCLUDING SPRINKLER OPERATION, TO BE COMPLETED ON "OFF HOURS." CONTRACTOR SHALL GIVE THE LANDLORD A MIN. OF 48 HOURS NOTICE PRIOR TO ANY SHUT DOWN AND ONLY PROCEED AFTER RECEIVING LANDLORD'S WRITTEN PERMISSION SEE NOTE REGARDING SPRINKLER SHUT DOWN. 16. CONCRETE FLOOR SLAB GENERAL CONTRACTOR TO BE RESPONSIBLE FOR
- ALL CUTTING OF THE FLOOR WITHIN THE DEMISED PREMISES AS REQUIRED FOR ELECTRICAL WORK, PLUMBING WORK, ETC., AS WELL AS ALL PATCHING AS REQUIRED TO RECEIVE THE NEW FINISHES. PRIOR TO CUTTING FLOOR. CONTRACTOR TO MEET WITH OWNER'S REPRESENTATIVE TO OBTAIN OWNER'S DEMOLITION AND/OR DEMOLITION REMOVAL TO BE COMPLETED IN A "QUIET ENJOYMENT" MANNER SO AS NOT TO DISTURB THE ADJACENT BUILDINGS OR THE BUILDING COMPLEX IN OTHER WORDS, THE OPERATION OF ADJACENT TENANTS OR THE BUILDING IS NOT HAMPERED IN ANY WAY.
- 18. ALL AREAS WHERE DEMOLITION IS TO OCCUR TO BE SECTIONED OFF FROM THE PUBLIC AND ALL REQUIRED SHORING, BARRICADING, AND SCAFFOLDING TO BE THE RESPONSIBILITY OF THE DEMOLITION CONTRACTOR.

- 19. ALL ELECTRICAL DEMOLITION TO BE COMPLETED BY A LICENSED, BONDED, ELECTRICIAN. ELECTRICAL CONTRACTOR SHALL REMOVE AND/OR RELOCATE ALL EXISTING ELECTRICAL WIRING WORK, DEVICES, AND CONDUIT AS CALLED OUT ON THE DRAWINGS AND AS NECESSARY WHETHER SICH ITEMS ARE INDICATED ON DRAWINGS OR NOT, IN ORDER TO ACCOMPLISH THE INSTALLATION OF THE SPECIFIED NEW WORK. EQUIPMENT, DEVICES AND MATERIAL REMOVED BECOME THE PROPERTY OF CONTRACTOR (IF APPROVED BY TENANT). SUCH ITEMS MAY NOT BE REUSED IF SPECIFICALLY DESIGNATED ON THE DRAWINGS. CONDUIT, WIRE, AND OUTLET BOXES REMOVED SHALL BE SCRAPPED BY THE ELECTRICAL CONTRACTOR. WHERE WALLS AND CEILINGS ARE TO BE REMOVED. THE CONDUIT IS TO BE CUT OFF BY THE ELECTRICAL CONTRACTOR SO THAT THE ABANDONED CONDUIT IN THESE WALLS AND CEILINGS CAN BE REMOVED WITH THE WALLS AND CEILINGS BY THE DEMOLITION CONTRACTOR. ALL DEAD-END CONDUIT RUNS SHALL BE PLUGGED AT THE REMAINING LINE OUTLET BOXES OR AT THE
- 20. THE CONTRACTOR WILL BE REQUIRED TO FILE ALL DOCUMENTS WITH THE LOCAL AUTHORITIES IN ORDER TO MEET THE REQUIRED TIMETABLE. 21. CONTRACTOR IS RESPONSIBLE FOR THE BREAKOUT AND REMOVAL OF EXISTING FLOOR & FRAMING AT ALL AREAS (IF APPLICABLE) AND CONTRACTOR SHALL OBTAIN LANDLORD'S WRITTEN APPROVAL FOR ANY SUCH WORK PRIOR TO STARTING

PANELS, IF NOT COMPLETELY REMOVED.

INTENDED BY THE CONTRACT DOCUMENTS.

COMPLETED BY THIS CONTRACTOR.

- 22. WORK BE DONE BY THE SPECIFIC TRADE INVOLVED IN THE INITIAL INSTALLATION; I.E., MECHANICAL AND ELECTRICAL WORK TO BE DONE BY MECHANICAL AND ELECTRICAL TRADES, CARPENTRY WORK TO BE DONE BY THE CARPENTRY TRADE, ETC. HENCE, EACH CONTRACTOR AND SUBCONTRACTOR SHALL THOROUGHLY EXAMINE THE PROPOSED WORK AND MAKE ALLOWANCES IN HIS PROPOSAL FOR THE COST OF ALL DEMOLITION AND/OR REMOVAL WHICH MAY BE REQUIRED TO PRODUCE THE END RESULTS
- 23.THE INTEGRITY OF THE PERIMETER WALLS & CEILINGS OF THIS PROJECT MUST BE MAINTAINED CONTRACTOR SHALL INSURE THAT EXISTING ARE NOT DESTROYED. CONTRACTOR SHALL REPAIR ANY AND ALL DAMAGE DONE TO THE BASE BUILDING AT HIS EXPENSE. ALL REPAIRS SHALL BE DONE TO THE SATISFACTION OF THE OWNER.
- 24 THE CONTRACTOR IS REQUIRED TO PROVIDE ANY AND ALL NEW FIREPROOFING AS REQUIRED TO MEET ALL CODE REQUIREMENTS, INCLUDING. BUT NOT LIMITED TO, FIRE RATED DOORS IN FIRE RATED PARTITIONS AND FIRE DAMPERS WHERE DUCTS PIERCE FIRE RATED PARTITIONS. ALL COMPONENTS SHALL BE APPROVED BY THE BUILDING INSPECTOR PRIOR TO
- 25. ALL WORK TO BE COMPLETED FOLLOWING OWNER'S CONSTRUCTION "RULES AND REGULATIONS." 26.ALL DEBRIS REMOVED FROM THE SITE SHALL BE DUMPED INTO PRE-APPROVED DUMPING AREA ONLY. NO ASBESTOS REMOVAL TO BE

<u>2020 EXISTING BUILDING CODE OF NEW YORK STATE</u>

<u>CONSTRUCTION SAFEGUARDS</u>

CHAPTER 15

8 FEET OR LESS

MORE THAN & FEET |

SECTION 1501 GENERAL

1501.1- SCOPE - THE PROVISIONS OF THIS CHAPTER SHALL GOVERN SAFETY DURING THE CONSTRUCTION THAT IS UNDER THE JURISDICTION OF THIS CODE AND THE PROTECTION OF THE ADJACENT PUBLIC AND PRIVATE PROPERTIES

1501.2- STORAGE AND PLACEMENT 1501.3- ALTERATIONS, REPAIRS AND ADDITIONS - REQUIRED EXITS, EXISTING STRUCTURAL ELEMENTS, FIRE PROTECTION DEVICES AND

SANITARY SAFEGUARDS SHALL BE MAINTAINED AT ALL TIMES DURING ALTERATIONS, REPAIR OR ADDITIONS TO ANY BUILDING OR STRUCTURE 1501.4- MANNER OF REMOVAL

1501.5- FIRE AND SAFETY DURING CONSTRUCTION - COMPLIES WITH 2020 BUILDING CODE OF NEW YORK STATE REQUIREMENTS AND CHAPTER 33 OF 2020 FIRE CODE OF NEW YORK STATE 1501.6 PROTECTION OF PEDESTRIANS- PEDESTRIANS SHALL BE PROTECTED DURING CONSTRUCTION AND DEMOLITION ACTIVITIES AS

REQUIRED BY 1501.6.1-1501.6.7 AND TABLE 1501.6. SIGNS TO SHALL BE PROVIDED TO DIRECT PEDESTRIAN TRAFFIC 1501.6.1 WALKWAYS - A WALKWAY SHALL BE PROVIDED FOR TABLE 1501.6 - PROTECTION OF PEDESTRIANS PEDESTRIAN TRAVEL IN FRONT OF EVERY CONSTRUCTION AND HEIGHT OF DISTANCE OF CONSTRUCTION TYPE OF PROTECTION DEMOLITION SITE UNLESS GOVERNING AUTHORITY AUTHORIZES OTHER-CONSTRUCTION | TO LOT LINE REQUIRED WALKWAY TO BE MINIMUM 4 FEET OR GREATER IN WIDTH WITH DURABLE WALKING SURFACE, SHALL BE ACCESSIBLE- COMPLY WITH CHAPTER II LESS THAN 5 FEET CONSTRUCTION RAILING

NONE

BARRIER

OF 2020 BUILDING CODE OF NEW YORK STATE 1501.6.2 DIRECTIONAL BARRICADES BARRIER & COVER WALKWA 1501.6.3 CONSTRUCTION RAILING- SHALL BE 42 INCHES IN HEIGHT AND SHALL BE SUFFICIENT TO DIRECT PEDESTRIANS AROUND CONSTRUCTION BARRIER & COVER WALKWAY

1501.6.4 BARRIERS - SHALL BE MINIMUM OF & FEET IN HEIGHT AND PLACED ON ONE SIDE OF THE WALKWAY NEAREST TO CONSTRUCTION 1501.6.4.1 BARRIER DESIGN- COMPLY WITH CHAPTER 16 OF THE 2020 BUILDING CODE OF NEW YORK STATE

1501.6.5 COVERED WALKWAYS- N/A 1501.6.6 REPAIR, MAINTENANCE AND REMOVAL 1501.6..7 ADJACENT TO EXCAVATION- N/A

1501.7 FACILITIES REQUIRED. SANITARY FACILITIES SHALL BE PROVIDED DURING CONSTRUCTION OR DEMOLITION IN ACCORDANCE WITH 2020 PLUMBING CODE OF NEW YORK STATE

SECTION 1502 PROTECTION OF ADJOINING PROPERTY 1502.1- PROTECTION REQUIRED - ADJOINING PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION

5 FEET OR MORE

LESS THAN 5 FEET

5 FEET OR MORE, BUT NOT MORE THAN ONE-FOURTH THE HEIGHT OF CONSTRUCTION

5 FEET OR MORE, BUT BETWEEN ONE-FOURTH AND ONE- HALF THE HEIGHT OF CONSTRUCTION

5 FEET OR MORE, BUT EXCEEDING ONE- HALF THE HEIGHT OF CONSTRUCTION

STARTING DATE OF THE EXCAVATION/CONSTRUCTION SECTION 1503 TEMPORARY USE OF STREETS, ALLEYS AND PUBLIC PROPERTY - N/A

AND DEMOLITION WORK SAID NOTIFICATION SHALL BE DELIVERED TO ADJOINING PROPERTIES NOT LESS THAN 10 DAYS PRIOR TO THE SCHEDULE

SECTION 1504 FIRE EXTINGUISHERS

1504.1 WHERE LOCATED- ALL STRUCTURES UNDER CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL BE PROVIDED WITH NOT LESS THAN ONE APPROVED FIRE EXTINGUISHER IN ACCORDANCE WITH SECTION 906 OF THE 2020 FIRE CODE OF NYS AND SIZE FOR NOT LESS THAN ORDINARY HAZARDS

-WHERE COMBUSTIBLES ACCUMULATE, EVERY STORAGE AND CONSTRUCTION SHED AND SPECIAL HAZARDS EXIST-FLAMMABLE OR COMBUSTIBLE LIQUIDS OR MATERIAL

1504.2 FIRE HAZARDS STRICTLY COMPLY WITH 2020 FIRE CODE OF NYS

SECTION 1505- MEANS OF EGRESS - N/A SECTION 1506 - STANDPIPE SYSTEM- N/A

SECTION 1507- AUTOMATIC SPRINKLER SYSTEM

1507.1- COMPLETION BEFORE OCCUPANCY 1507.2- OPERATION OF VALVES

SECTION 1508- ACCESSIBILITY

1508.1 CONSTRUCTION SITES - STRUCTURES, SITES AND EQUIPMENT DIRECTLY ASSOCIATED WITH THE ACTUAL PROCESS OF CONSTRUCTION. INCLUDING BUT NOT LIMITED TO SCAFFOLDING, BRIDGING, MATERIAL HOISTS, MATERIAL STORAGE, OR CONSTRUCTION TRAILERS ARE NOT REQUIRED TO BE ACCESSIBLE

SECTION 1509- WATER SUPPLY FOR FIRE PROTECTION 1509.1- AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE

NYS LIC#027935

FODD O'CONNELL,

Veterans Memorial High

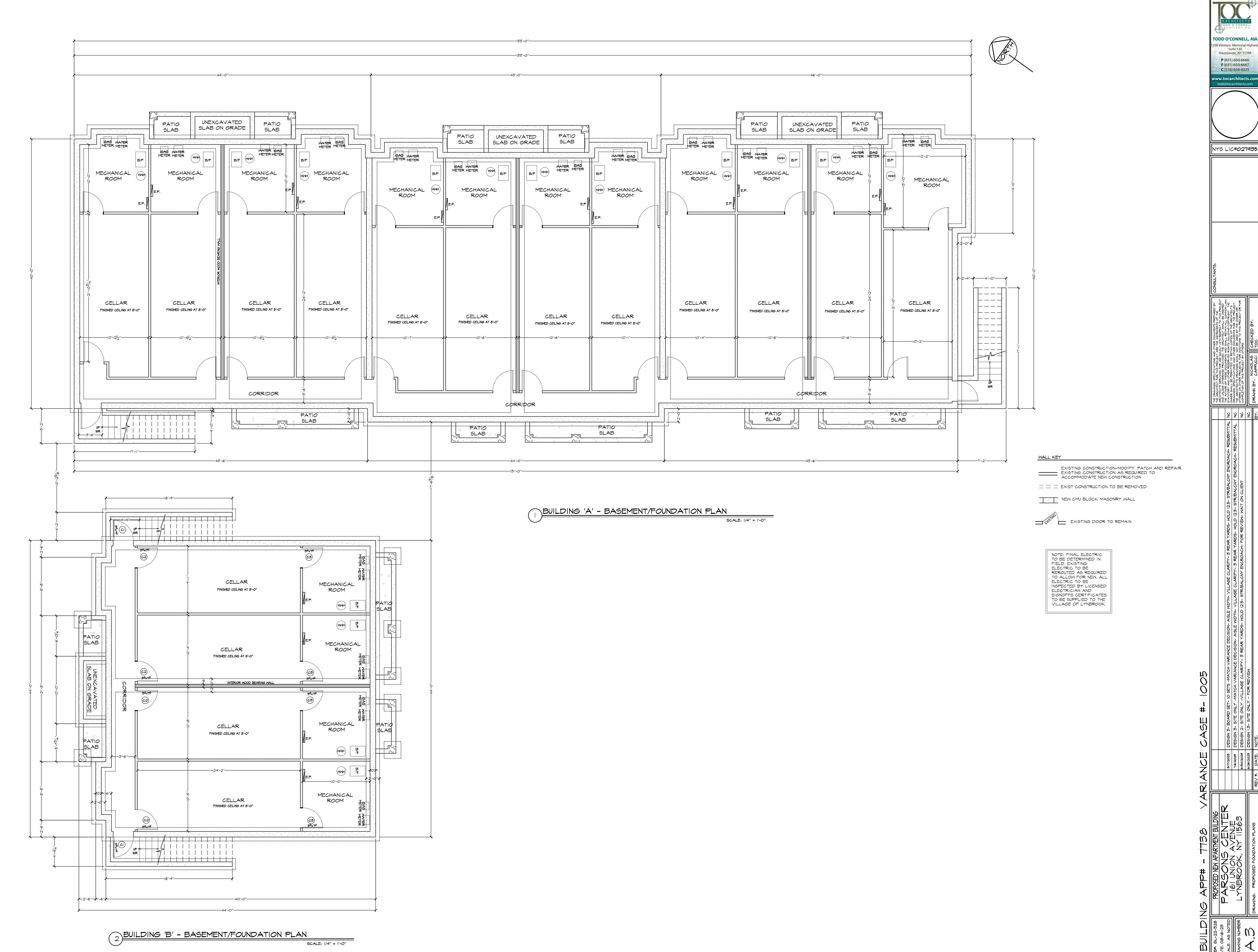
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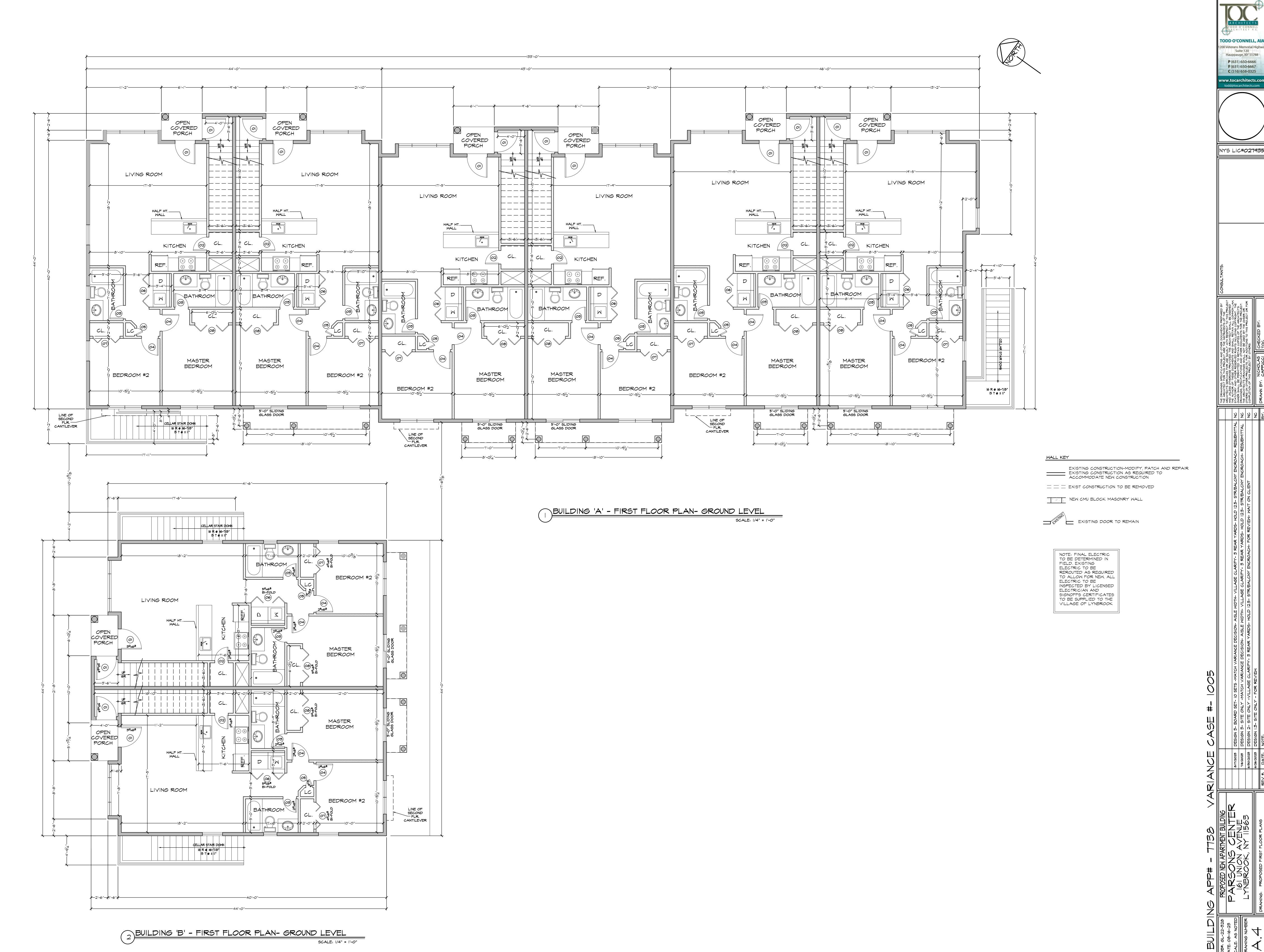
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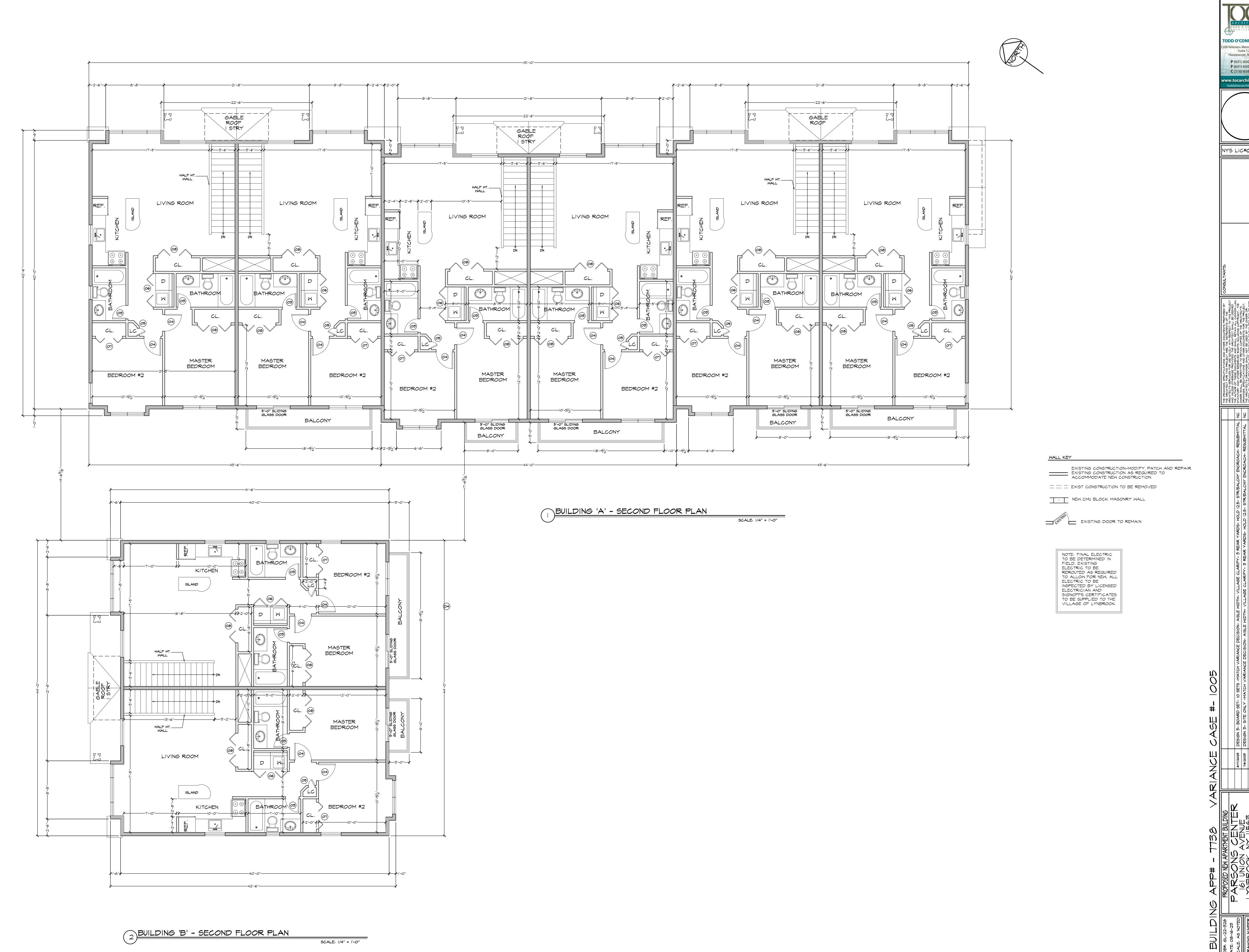
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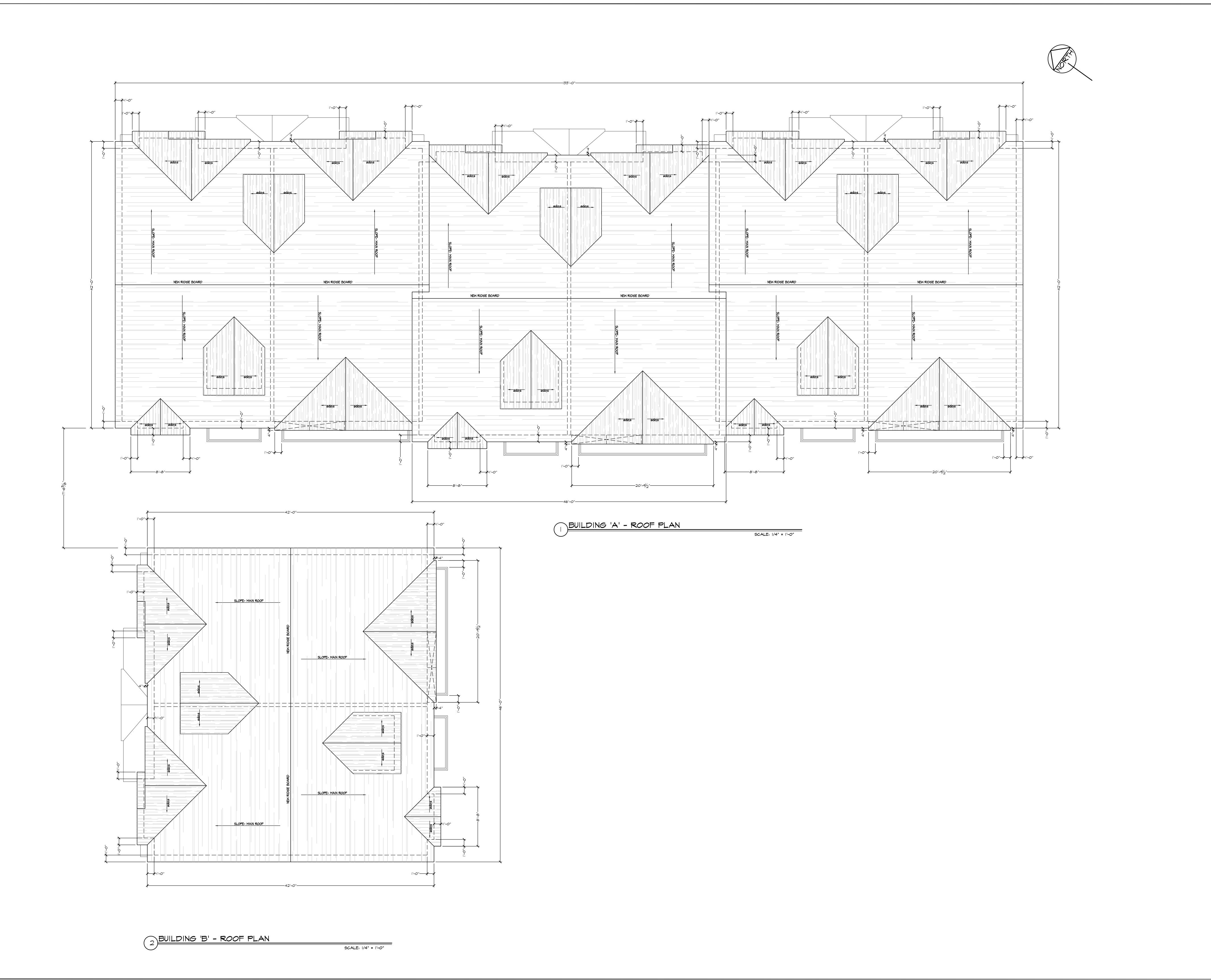






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DRAWN BY: CAPPUCCI TOO

AISLE MIDTH- VILLAGE CLARIFY- 3 REAR YARDS- HOLD 12.5- STR/BALCNY ENCROACH- RESUBMITTAL NC STATE AND STATE

2023 DESIGN 3- BOARD SET- IO SETS -MATCH VARIANCE DECISION- AISLE MID
2023 DESIGN 3- SITE ONLY -MATCH VARIANCE DECISION- AISLE MIDTH- VI
2023 DESIGN 2- SITE ONLY -VILLAGE CLARIFY- 3 REAR YARDS- HOLD I2.

D NEW APARTMENT BUILDING

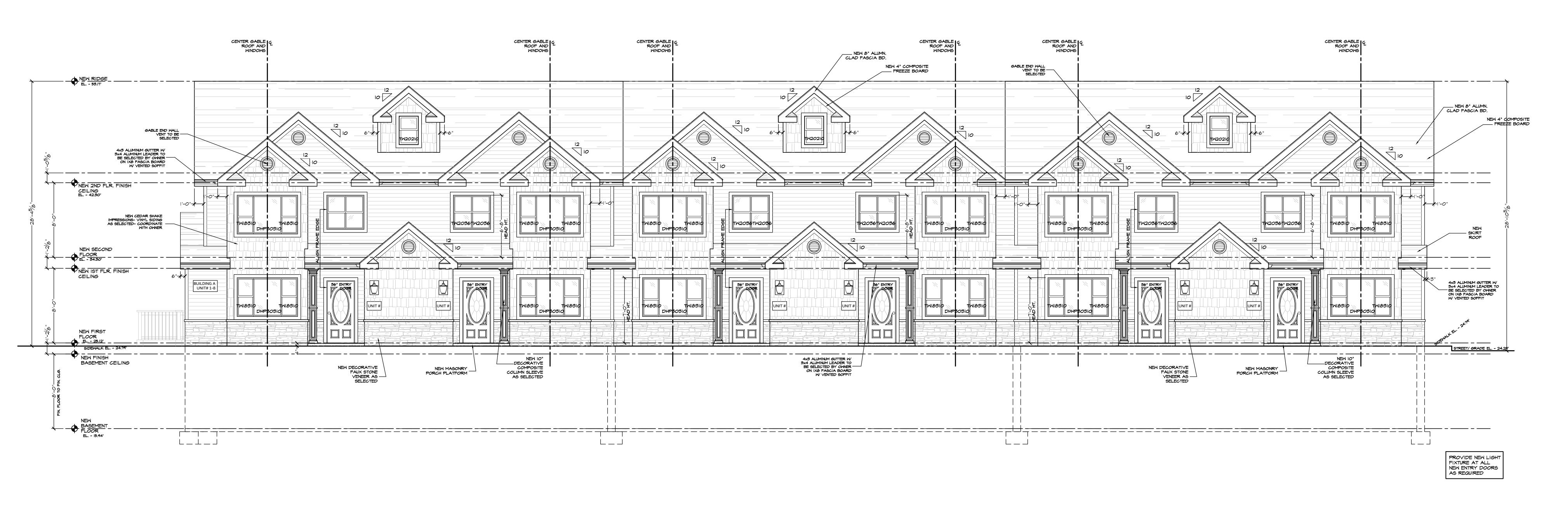
SONS CENTER

UNION AVENUE

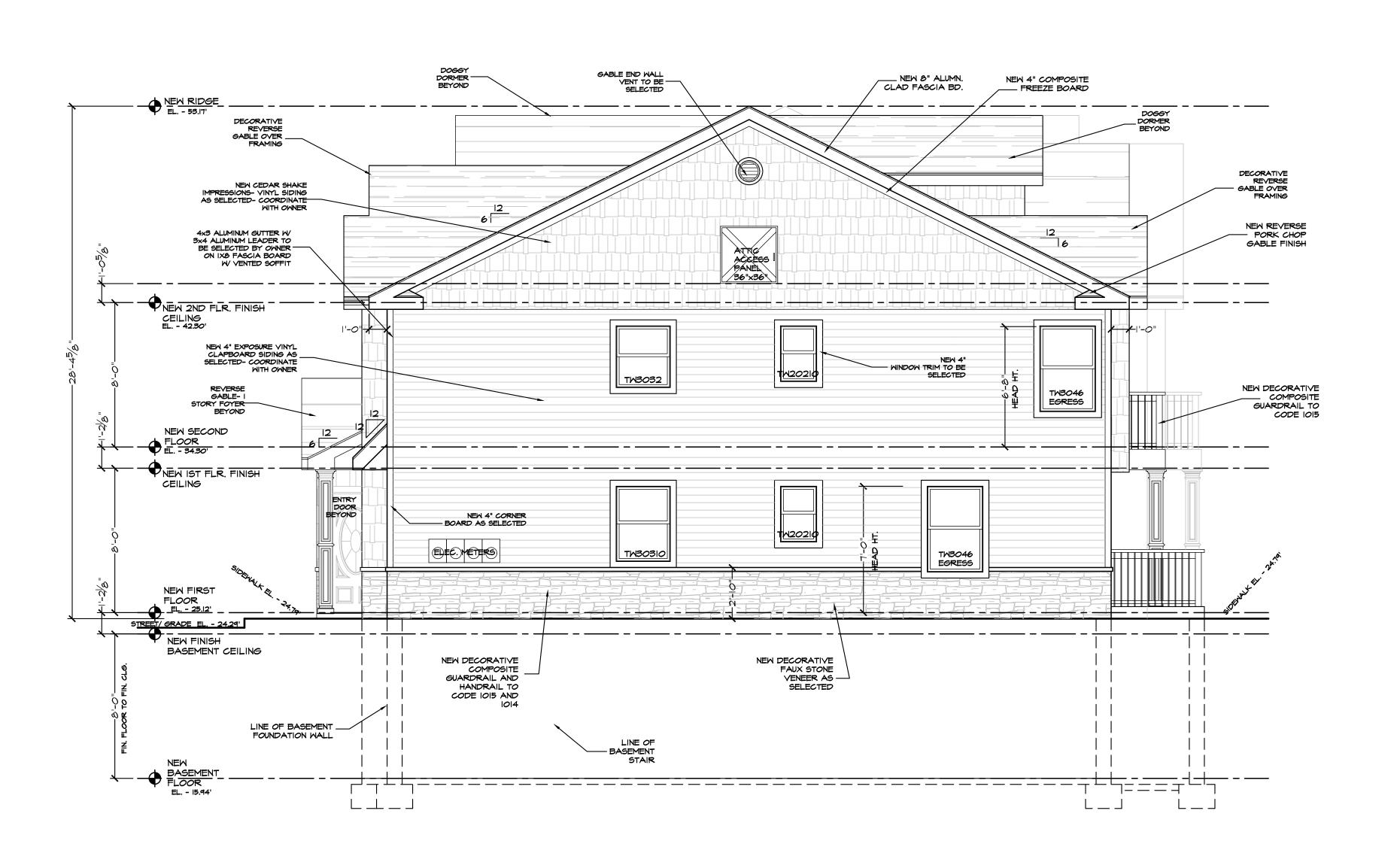
ROOK, NY 11563

#: 6L-22-328 | PROPOSITE: 08-16-23 | PROPOSITE: AS NOTED | C | C | C |

WING NUMBER | L Y N.B.



BUILDING 'A' - FRONT ELEVATION- NORTH SCALE: 1/4" = 1'-0"



BUILDING 'A' - RIGHT ELEVATION- WEST SCALE: 1/4" = 1'-0"

TODD O'CONNELL, A

Suite 120 Hauppauge, NY 11788

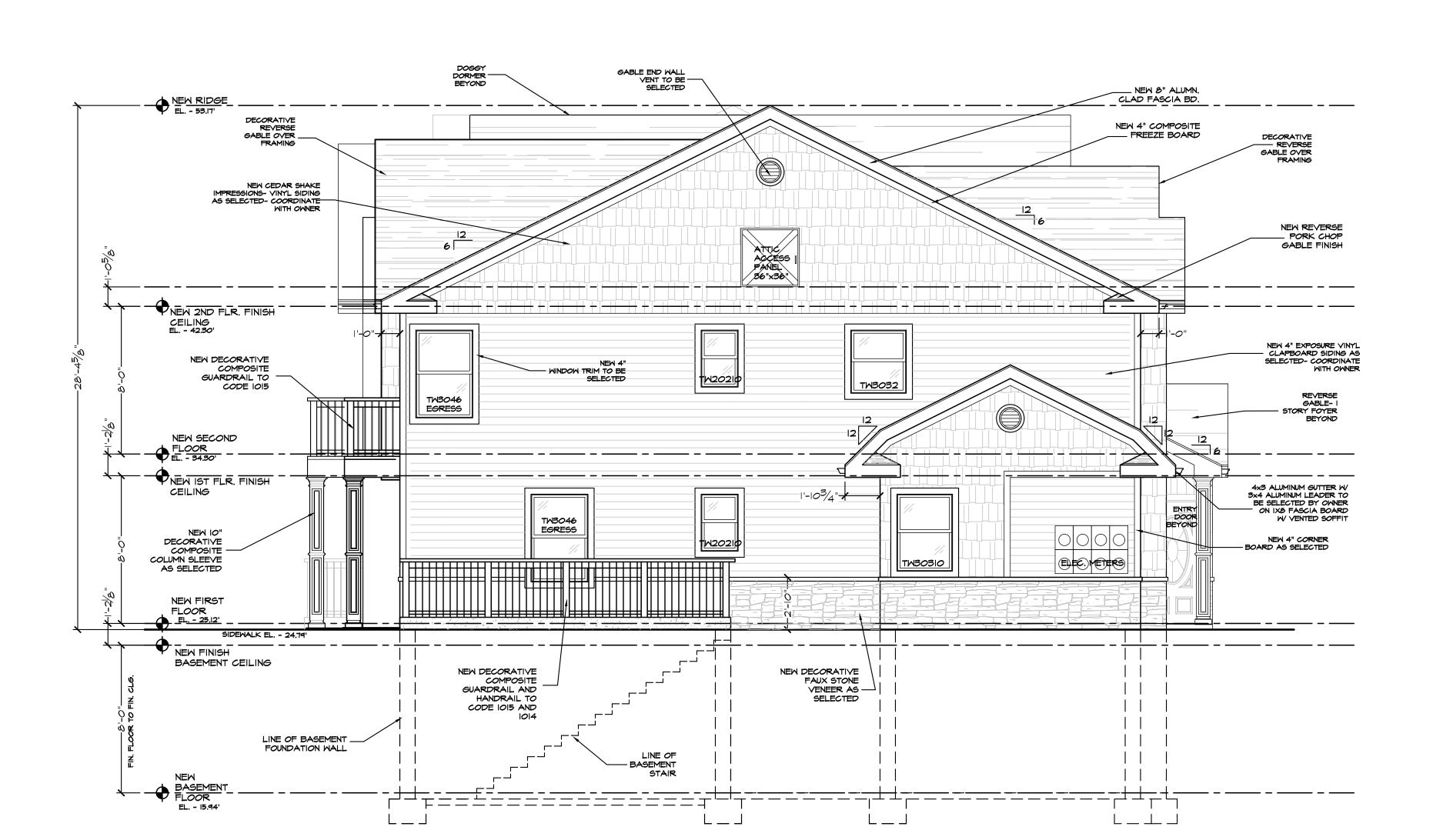
P (631) 650-6666 **F** (631) 650-6667 **C** (516) 658-0325

NYS LIC#027935



BUILDING 'A' - REAR ELEVATION- SOUTH

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



BUILDING 'A' - LEFT ELEVATION- EAST

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

YARIANCE CASE #- 1005

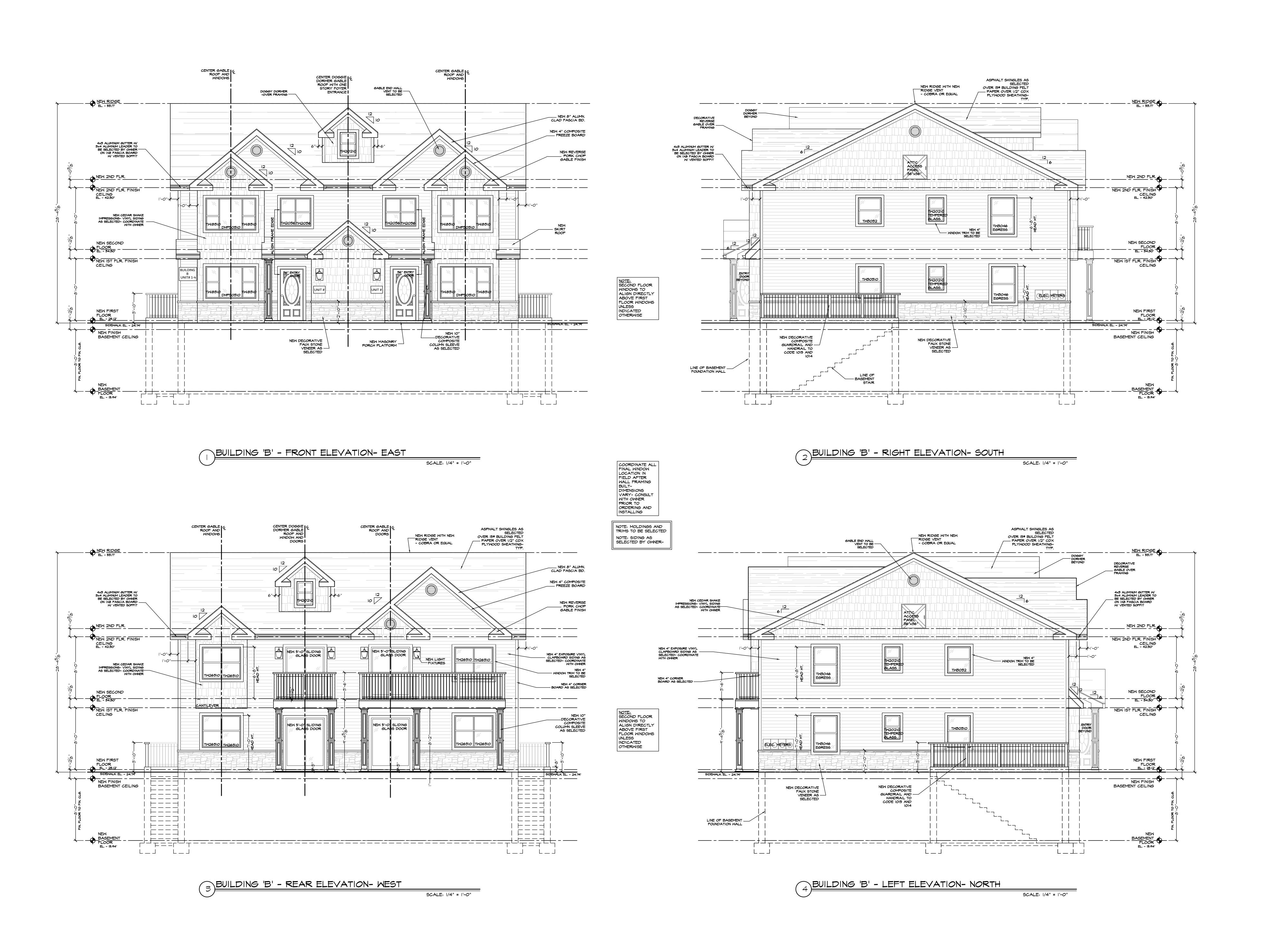
| A RIACE CASE #- 1005
| SATIZO25 | DESIGN 3- BOARD SET- 10 SETS -MATCH VARIANCE DECISION- AISLE MIDTH- VILLAGE |
| A SO/2025 | DESIGN 2- SITE ONLY -VILLAGE CLARIFY- 3 REAR YARDS- HOLD 12.5- ST

VV V

TODD O'CONNELL, AI 200 Veterans Memorial Highv Suite 120 Hauppauge, NY 11788 P (631) 650-6666 F (631) 650-6667 C (516) 658-0325

NYS LIC#027935

PROPOSED NEW APARTME 28-16-23
AS NOTED
AS NOTED
161 UNION AV
16 NUMBER
LYNBROOK, NY



TODD O'CONNELL,

Suite 120 Hauppauge, NY 11788 P (631) 650-6666 F (631) 650-6667 C (516) 658-0325

NYS LIC#027935

SUILDING APP# - 1138 V.

SL-22-328

PROPOSED NEW APARTMENT BUILDING

OB-16-23

DAROCONIC CENITER



PROPOSED NEW

6-23

NOTED

10 UNIC

200 Veterans Memorial Highwa Suite 120 Hauppauge, NY 11788

F (631) 650-6667 **C** (516) 658-0325

NYS LIC#027935

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