

**PLANNING BOARD/
ARCHITECTURAL ADVISORY COMMITTEE**

January 11, 2022

7:00 pm

NEW APPLICATIONS

Carlos Navarro, 7 Railroad Avenue, seeks permission to open a florist. Applicant also seeks approval from Architectural Advisory Board for signage, awnings and exterior modifications. Subject premises is located in the D-3 Business Zone.

22-01

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on **Tuesday, January 11, 2022, at 7:00 p.m.**, Planning Board of the Village of Patchogue will meet at 14 Baker Street, Patchogue, NY for the application of Salva Mex Patchogue, LLC. All persons desiring to be heard either for or against the proposition will be afforded an opportunity during public meeting. The meeting can also be viewed on the Village's You Tube channel.

Carlos Navarro, 7 Railroad Avenue, seeks permission to open a florist. Applicant also seeks approval from Architectural Advisory Board for signage, awnings and exterior modifications. Subject premises is located in the D-3 Business Zone.

22-01

December 30, 2021

John Rocco, Chairman
Planning Board

**Incorporated Village of Patchogue
Planning Board Application**

14 Baker Street, Patchogue, NY 11772 Telephone: (631) 475-1300 opt 5 Fax: (631) 475-1314

SECTION 009.00 BLOCK 06.00 LOT 049.000

OFFICE USE ONLY

Owner: Carlos Navarro

Property Address: 7 Railroad Avenue, Patchogue, NY 11772

Applicant: Erik A. Bjorneby, R.A.

Address: 4250 Veterans Highway, Ste. 2040W

City: Holbrook State: NY Zip: 11741

Telephone: 631-319-1047 Email: office@eabarchitecture.com

Architect or Engineer: Erik A. Bjorneby, R.A. Telephone: 631-319-1047

Contractor or Builder: Telephone:

License #:

THIS APPLICATION MUST BE APPROVED AND PERMIT ISSUED BEFORE BEGINNING WORK

The undersigned hereby applies for a permit to do the following work which will be done in accordance with the description, plans, building and zoning specifications submitted, and such special conditions as may be indicated on the permit, and pursuant to the Workmen's Compensation laws of this State of New York and all other State and Federal laws, rules and regulations.

Enclosures required are complete plans, specifications and survey

PERMIT REQUESTED:

BUILDING PLUMBING CERTIFICATE OF OCCUPANCY CHANGE OF USE DEMOLITION

TYPE OF IMPROVEMENT:

NEW BUILDING ADDITION/ALTERATION SWIMMING POOL REPAIR (REPLACEMENT)
 BULKHEAD (NEW, REPAIR) OTHER FIRE ALARMS OIL TANK REMOVAL

PROPOSED OR EXISTING USE RESIDENTIAL:

ONE FAMILY TWO FAMILY APARTMENT BUILDING TRANSIENT (HOTEL, MOTEL)
 GARAGE OR ACCESSORY STRUCTURE OTHER (SPECIFY)

NON-RESIDENTIAL:

INDUSTRIAL OFFICE, BANK, PROFESSIONAL STORES, MERCANTILE CHURCH, OTHER RELIGIOUS
 HOSPITAL, INSTITUTIONAL SCHOOL, LIBRARY AMUSEMENT/RECREATIONAL PARKING GARAGE
 SERVICE STATION, REPAIR TANKS, TOWERS PUBLIC UTILITY OTHER (SPECIFY)

ZONING INFORMATION:

ZONING DISTRICT D-3

CORNER LOT YES NO

LOT SIZE 22' X 70'

% OF LOT COVERAGE: EXISTING 97.8% PROPOSED 97.8%

FRONT YARD DEPTH: EXISTING 0 PROPOSED 0

REAR YARD DEPTH: EXISTING 1' PROPOSED 1'

SIDE YARD WIDTHS: EXISTING L. 0 2. 0

PROPOSED L. 0 2. 0

**Incorporated Village of Patchogue
Planning Board Application**

14 Baker Street, Patchogue, NY 11772 Telephone: (631) 475-4300 opt 5. Fax: (631)475-4314

SECTION 009.00 BLOCK 06.00 LOT 049.000

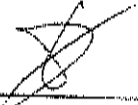
NEW DWELLINGS-ADDITION	INTERIOR ALTERATIONS
1 st floor area proposed _____ sq. ft.	Basement _____ sq. ft.
2 nd floor area proposed _____ sq. ft.	1 st floor area <u>7-1564</u> sq. ft.
Porch _____ sq. ft.	2 nd floor area <u>7-1564</u> sq. ft.
Portico _____ sq. ft.	Garage/Porch/Sunroom _____ sq. ft.
Deck _____ sq. ft.	Other _____
Balcony _____ sq. ft.	
Shed _____ sq. ft.	
Fireplace(s) _____ sq. ft. Type _____	
Garage _____ sq. ft.	

DESCRIBE IN DETAIL, THE WORK TO BE PERFORMED:

Change of business and minor interior alterations to include new plumbing fixtures and HVAC.

*******PLEASE READ THE FOLLOWING AND SIGN*******

I, Erik A. Bjorneby herby certify that I have received, read and understand all of the enclosed instructions regarding the Building Permit Application for the Village of Patchogue and have filled this application out to the best of my ability. I am fully informed that it is a violation of the Ordinances if the Village of Patchogue to occupy the dwelling to be erected on this property until a Certificate of Occupancy shall have been issued by the Village Building Inspector. All proposed work to be done on the described premises and all provisions of the Building Code and Zoning Ordinance and all other laws pertaining to the proposed work shall be complied with, whether specified or not, and that such work is authorized by the owner.



(Signature of Owner, Owners Agent, Architect, Contractor, Plumber)

Sworn to me this 22 day of November, 2021

Cynthia L. Ingrasino

(Notary Public, Suffolk County, New York)

CYNTHIA L INGRASELINO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 011N6331886
Qualified in Suffolk County
Commission Expires 10/19/2023

Short Environmental Assessment Form Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Erik A. Bjerneby			
Project Location (describe, and attach a location map): 7 Railroad Avenue, Patchogue, NY 11772			
Brief Description of Proposed Action: Change of business and minor interior alterations to include new plumbing fixtures and HVAC.			
Name of Applicant or Sponsor: Erik A. Bjerneby, R.A.		Telephone: 631-319-1047 E-Mail: office@eabarchitecture.com	
Address: 4250 Veterans Highway, Ste. 2040W			
City/PO: Holbrook		State: NY	Zip Code: 11741
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

Shoreline Forest Agricultural/grasslands Early mid-successional
 Wetland Urban Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? NO YES

16. Is the project site located in the 100-year flood plain? NO YES

17. Will the proposed action create storm water discharge, either from point or non-point sources?
If Yes,
a. Will storm water discharges flow to adjacent properties?
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?
If Yes, briefly describe:

NO YES

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?
If Yes, explain the purpose and size of the impoundment:

NO YES

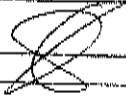
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?
If Yes, describe:

NO YES

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?
If Yes, describe:

NO YES

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Erik A. Bjerneby, R.A. Date: 10/28/2021
Signature:  Title: Registered Architect

PRINT FORM

Agency Use Only [If applicable]

Project:

Date:

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

PRINT FORM

Agency Use Only (If applicable)

Project:

Date:

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

PRINT FORM

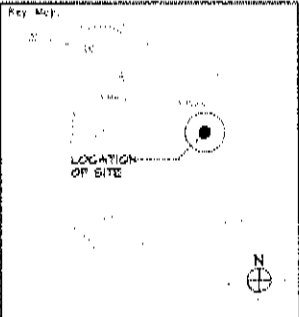
INTERIOR ALTERATION TO EXISTING TWO-STORY COMMERCIAL BUILDING

7 RAILROAD AVE, PATCHOGUE, NY 11772 TENANT SPACE - "LONG ISLAND FLORAL"

Project:
INTERIOR ALTERATION TO
EXISTING TWO-STORY
COMMERCIAL BUILDING
7 RAILROAD AVE
PATCHOGUE, NY 11772
SECTIONER BLOCK # 10149
ZONE N

CONTRACTORS:

ENGINEERS:



EAB
ARCHITECTURAL DESIGNS, PLLC

400 VETERANS MEMORIAL HWY STE 2040, HOLLAND, NY 11443
tel: (631) 314-1047 fax: (631) 314-1044

No.	Date	Revision

Project Manager: EAB
Project Architect: ERIK A. BJORNEDY, R.A.
Project Designer: EAB
Drawn by: L.S.
Checked by: EAB
Design No.:
Date: 11/22/21

DCR Job No.:

DCR Approval:

EXISTING FLOOR AREA: 11,664 SF
AREA OF WORK: 11,664 SF, FIRST FLOOR & SECOND FLOOR

DCR Approval:

DCR Approval:

DCR Approval:

DCR Approval:

DCR Approval:

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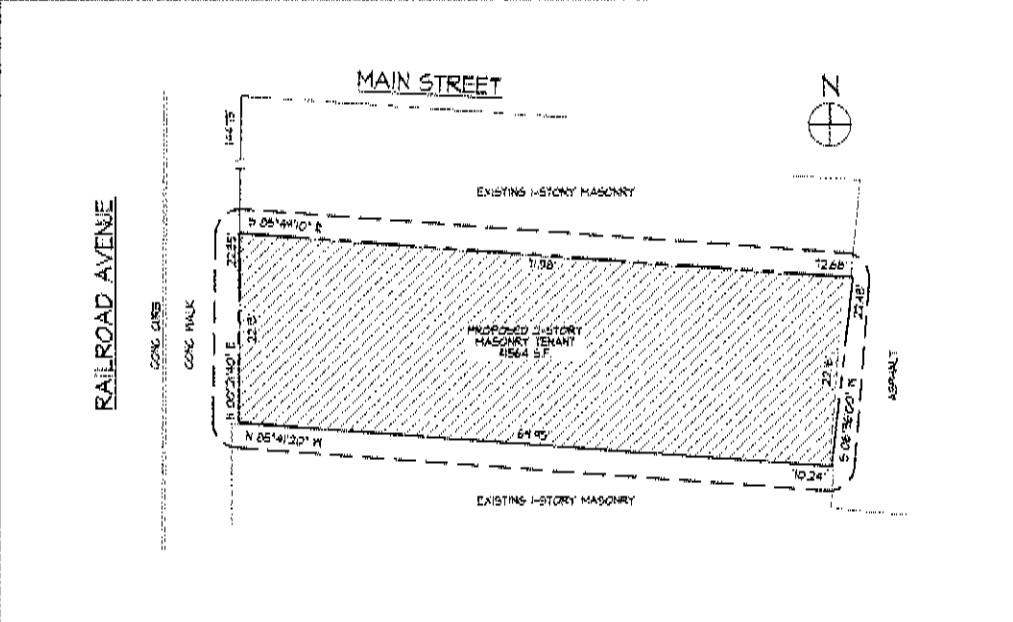
DCR Approval:

DCR Approval:

GENERAL NOTES

- ALL WORK WHEN COMPLETED SHALL CONFORM IN ALL RESPECTS TO ALL LOCAL AND STATE LAWS AND ORDINANCES AND TO ALL ESTABLISHED CODES AND STANDARD SPECIFICATIONS APPLICABLE THERE TO. WHERE CONFLICTS BETWEEN THE CONSTRUCTION DOCUMENTS AND ESTABLISHED CODES, ORDINANCES OR STANDARDS ARISE, THE MORE RESTRICTIVE SHALL APPLY.
- THESE NOTES ARE PART OF THE PLANS AND SPECIFICATIONS AND ARE TO BE COMPLIED WITH IN ALL RESPECTS, EXCEPT THAT MORE RESTRICTIVE NOTES MENTIONED IN THE DRAWINGS TAKE PRECEDENCE.
- BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED INSURANCE CERTIFICATES WITH THE DEPARTMENT OF BUILDINGS, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY GOVERNING AGENCIES.
- THE CONTRACTOR OR ANY SUBCONTRACTOR SHALL BE RESPONSIBLE FOR UNDERSTANDING AND COMPLYING WITH THE REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS INCLUDING DETAILS. WHERE SPECIFIC CONDITIONS ARE NOT SHOWN HEREIN, CONSTRUCTION SHALL CONFORM TO THE INTENT OF THESE DOCUMENTS.
- THE CONTRACTOR SHALL BE HELD TO HAVE VISITED THE SITE SO THAT HE MAY DETERMINE THE DIFFICULTIES HE MAY ENCOUNTER DURING CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL CONFIRM AND VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD AND SHALL BE RESPONSIBLE FOR COORDINATING NEW CONSTRUCTION WITH EXISTING CONSTRUCTION TO REMAIN.
- MEASUREMENTS SHALL NEVER BE SCALED FROM THE DRAWINGS BUT, INSTEAD, DERIVED ARITHMETICALLY FROM SHOWN OR IMPLIED DIMENSIONS. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD AND ANY DISCREPANCIES WITH THE APPROVED PLANS SHALL BE CALLED TO THE ARCHITECT'S ATTENTION IMMEDIATELY.
- MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED BUT REQUIRED FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED ON THE DRAWINGS.
- THE FAILURE TO SHOW DETAILS OR TO REPEAT ON ANY DRAWING THE FIGURES OR NOTES GIVEN ON OTHER DRAWINGS OR ANY DISCREPANCIES SHALL NOT BE THE GROUND FOR ADDITIONAL CHARGES NOR CLAIMS.
- ALL BUILDING MATERIAL AND APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING MANUFACTURER'S RECOMMENDATIONS, OTHERWISE SHOWN SPECIFIED OR REQUIRED.
- IF THE CONTRACTOR DEVIATES AT HIS OPTION FROM THE CONSTRUCTION DOCUMENTS AND CHANGES THE ASSEMBLY LAYOUTS AND EQUIPMENT SHOWN OR DESCRIBED HE SHALL BEAR FULL COST FOR SUCH MODIFICATIONS INCLUDING THE COST TO AMEND THE PLANS AND APPLICATIONS WITH THE PERMITTING AGENCY WHEN REQUIRED.
- THIS WORK SHALL CONSIST OF INSTALLATION, REMOVAL, AND ALTERATION WORK, INCLUDING ALL RELATED WORK NECESSARY, AS SHOWN OR SPECIFIED HEREIN, IN ADDITION TO WORK SHOWN, MODIFY EXISTING CONSTRUCTION THAT INTERFERES WITH NEW CONSTRUCTION TO THE EXTENT OF THE INTERFERENCE. SIMILARLY, CUT AND PATCH WORK SHALL BE PROVIDED IN EXISTING CONSTRUCTION NECESSARY FOR THE PASSAGE OR CONNECTION OF ANY STRUCTURAL MEMBERS AND MECHANICAL, ELECTRICAL, AND PLUMBING SERVICES.
- ALL EXISTING CONDITIONS INDICATED ON THE PLANS TO BE REMOVED OR RELOCATED ARE TO BE SO EXECUTED IN A MANNER THAT WILL NOT DISTURB ADJOINING AREAS OR CONDITIONS WHICH ARE TO REMAIN.
- VERIFY BEARING CONDITION OF ALL WALLS TO BE REMOVED PRIOR TO REMOVAL OF SAME.
- ALL EXISTING SITE CONDITIONS DAMAGED BY EQUIPMENT, MACHINERY, OR CONSTRUCTION ARE TO BE REPAIRED OR REPLACED TO THEIR EXISTING CONDITION PRIOR TO CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL REVIEW THE REQUIREMENTS OF THE CONTRACT DRAWINGS, AND THAT HE MAY BE ASSIGNED WITH THE PROJECT AS A WHOLE, IN ORDER TO DETERMINE HOW THE WORK OF OTHER CONTRACTORS MAY AFFECT THE WORK UNDER HIS CONTRACT.
- THE CONTRACTOR SHALL PATCH ALL SURFACES SCHEDULED TO REMAIN THAT ARE DAMAGED BY ALTERATION AND REMOVAL WORK, INCLUDING PAINTING OR PAINT REPAIRS REQUIRED SO AS TO MATCH ADJACENT EXISTING SURFACES. PATCHING AND REPAIRS DAMAGED BY PROJECT WORK, PATCH AND PAINT REPAIRS REQUIRED TO MATCH ALL EXISTING DAMAGED SURFACES INDICATIVELY CONCEALED THAT WILL BE LEFT EXPOSED DUE TO MODIFICATION WORK, EVEN THOUGH SUCH DAMAGED WAS NOT CAUSED BY WORK ON THE PROJECT.
- ALL ITEMS INDICATED TO BE BY OTHERS ON THE DRAWINGS ARE TO BE PROVIDED IN ANOTHER CONTRACT.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, MANUFACTURER'S TEAR SHEETS, SAMPLES, OR MOCK-UPS, AS INDICATED FOR ARCHITECT'S AND/OR TENANT'S REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. FABRICATION OR PURCHASE OF THOSE PORTIONS OF THE WORK AS LISTED IN THE TECHNICAL SECTIONS OF THE SPECIFICATIONS WHICH FOLLOW. SHOP DRAWINGS AND TEAR SHEETS SHALL BE SUBMITTED IN TRIPlicate. MATERIALS SAMPLES SHALL BE SUBMITTED IN DUPLICATE.
- THE ARCHITECT OR ENGINEER HAS NOT BEEN RETAINED FOR ANY FIELD SUPERVISION, CONSTRUCTION ADMINISTRATION OR INSPECTION EXCEPT AS NOTED. THE ARCHITECT OR ENGINEER IS NOT RESPONSIBLE FOR THE METHOD OF OPERATION, SITE SAFETY, CONSTRUCTION PERFORMANCE, OR SCHEDULING OF THE WORK.
- THE CONTRACTOR SHALL RELEASE AND HOLD HARMLESS THE ARCHITECT, THE ARCHITECT AND OWNER FROM ANY ALL PERSONAL INJURY CLAIMS, WHETHER INSTITUTED BY HIS EMPLOYEES OR SUBCONTRACTOR PERSONNEL, ARISING OUT OF THE PERFORMANCE OF THE WORK.
- ALL CONTRACTORS OR PERSONNEL EMPLOYED IN THE CONSTRUCTION OPERATIONS SHALL BE COVERED BY LIABILITY INSURANCE WORKERS COMPENSATION AND DISABILITY BENEFITS. FURTHERMORE, CONTRACTORS SHALL BE LICENSED AS REQUIRED BY THE LOCAL JURISDICTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFE MAINTENANCE OF THE CONSTRUCTION SITE AND ALL AREAS WHERE CONSTRUCTION OPERATIONS ARE BEING PERFORMED.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY LIGHTING, POWER, AND TELEPHONE SERVICE INCLUDING FIRING, CONNECTIONS, EQUIPMENT, FURNITURE AND OTHER NECESSARY AS MAY BE REQUIRED.
- THE CONTRACTOR SHALL AS OFTEN AS THE TENANT MAY REQUIRE CLEAN UP AND REMOVE FROM THE PREMISES ALL WASTE MATERIALS AND NUMBER OF EVERY DESIGNER PRICE SHALL BE SO ARRANGED SO THAT THEY DO NOT INTERFERE WITH ORDINARY CLEANING. UPON COMPLETION OF THE PROJECT OR PORTION THEREOF, THE PREMISES SHALL BE DELIVERED TO THE TENANT BROOM-CLEAN AND READY FOR TENANT'S OCCUPANCY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR ALL STRUCTURAL OR REMOVAL TASKS, AND SHALL BE RESPONSIBLE FOR MAINTAINING STRUCTURAL STABILITY THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.
- ALL NEW CONSTRUCTION SHALL BE FLUSH LEVEL, AND TRUE ALL SURFACES TO BE TAPED, SPACKLED AND SANDED SMOOTH IN PREPARATION FOR PAINTING.
- ALL NEW CONSTRUCTION SHALL ALIGN AND BE FLUSH WITH EXISTING CONSTRUCTION TO REMAIN. BEAMS AND JOINTS SHALL BE PATCHED SANDED SMOOTH AND PAINT CONCRETE UPON COMPLETION.
- DEBRIS RESULTING FROM THE WORK SHALL BE PROMPTLY REMOVED FROM THE SITE AS WORK PROGRESSES.
- CONSTRUCTION OPERATIONS SHALL BE CONFINED TO NORMAL WORKING HOURS AS PREVIOUSLY DETERMINED BY LANDLORD, EXCEPT LEGAL HOLIDAYS. CONTRACTOR SHALL KEEP PUBLIC HALLS FREE OF MATERIALS AND DEBRIS, AND SHALL MINIMIZE NOISE AND DUST TO LIMIT DISTURBANCE TO NEIGHBORING OCCUPANTS AS MUCH AS POSSIBLE.
- CONTRACTOR SHALL PROTECT ALL SURFACES IN PUBLIC AREAS FROM DAMAGE FROM MATERIALS AND EQUIPMENT BROUGHT TO THE SITE, AS WELL AS DEBRIS REMOVED FROM THE SITE.
- CONTRACTOR SHALL PROTECT ALL SURFACES IN PUBLIC AREAS FROM DAMAGE FROM MATERIALS AND EQUIPMENT BROUGHT TO THE SITE, AS WELL AS DEBRIS REMOVED FROM THE SITE.
- OPERATION AND MAINTENANCE MANUALS AND ALL PERTINENT INFORMATION PROVIDED BY MANUFACTURERS OF ALL EQUIPMENT AND APPARATUS SHALL BE DELIVERED TO THE TENANT PRIOR TO FINAL PAYMENT.
- UPON COMPLETION OF WORK SHALL LEAVE ON SITE ALL OPENED UNUSED CARTONS OF FINISH MATERIALS AND ONE UNOPENED GALLON OF EACH FINISH PAINT USED FOR TENANT'S ATTIC STOCK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SITE SECURITY THROUGHOUT CONSTRUCTION AND SHALL PROVIDE TEMPORARY CLOSURES AS REQUIRED AT ALL OPENINGS TO THE PREMISES TO PROHIBIT THE ENTRY OR UNAUTHORIZED PERSONS.
- CONTROLLED INSPECTIONS SHALL BE PERFORMED BY THE CONTRACTOR AS INDICATED ON THE DRAWINGS.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING FINAL CERTIFICATE OF OCCUPANCY FOLLOWING THE COMPLETION OF CONSTRUCTION.
- ALL STRUCTURAL WORK SHALL BE COORDINATED WITH ARCHITECTURAL AND OTHER MECHANICAL REQUIREMENTS, DISCREPANCIES AND/OR INTERFERENCE SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.
- THE INSTALLATION OF ALL DOORS, FRAMES, AND HARDWARE, ETC., SHALL COMPLY WITH ALL APPLICABLE CODE REQUIREMENTS.
- GENERAL NOTES:
 - ALL FRAMING LUMBER SHALL BE DOUGLAS FIR 1400 PSI OR APPROVED EQUAL. ALL WOOD STUDS SHALL BE NO. 2 COMMON.
 - ALL PLYWOOD SHEATHINGS SHALL BE EXPOSURE ONE (1) EXTERIOR GRADE E-2.
 - ALL PLYWOOD SUBFLOORING SHALL BE GRADE E-2 GOOD SIDE UP.
 - PROVIDE ALL WOOD FRAMING, BLOCKING, AND WOOD HEADERS FOR ALL FRAMED OPENINGS AT ALL WINDOWS, DOORS, AND TRIMMED OPENINGS.
 - PROVIDE WOOD BASE MOLDING OF NO. 1 PINE, APPROX. 1 1/4" X 4 1/2" HIGH (NOT USED).
 - EXTERIOR WOOD TRIM AT ALL WINDOW AND DOOR OPENINGS (NOT USED).
 - INTERIOR WOOD FLOORING SHALL BE A SELECT NO. 1 HARDWOOD GAK FLOORING, STAINED AND FINISHED WITH TWO (2) COATS OF POLYURETHANE (NOT USED).
- GENERAL NOTES:
 - THE SITE SHALL BE CLEANED AT FREQUENT INTERVALS AS NO MATERIAL SHALL BE STORED ON THE SITE IN A MANNER WHICH WOULD OBSTRUCT THE EASY ACCESS OF EQUIPMENT AND PERSONNEL.
 - THE CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND IMMEDIATELY NOTIFY THE ARCHITECT OF ANY CONDITIONS NOT AS ASSUMED. HE SHALL TAKE FIELD MEASUREMENTS AS REQUIRED AND BE RESPONSIBLE FOR SAME.
 - THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORING AND BRACING OR EXISTING CONSTRUCTION ETC., INCLUDING UTILITIES AS REQUIRED FOR THE SAFE INSTALLATION OF NEW CONSTRUCTION AND THE PROTECTION OF EXISTING CONDITIONS.
 - ALL STRUCTURAL WORK SHALL BE COORDINATED WITH ARCHITECTURAL, AND ALL OTHER MECHANICAL, ELECTRICAL, DISCREPANCIES AND/OR INTERFERENCES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.
 - MASONRY:
 - ALL MASONRY PARTITIONS ARE DIMENSIONED TO NORMAL THICKNESS. DIMENSIONS ARE GIVEN TO FACE OF CONCRETE OR MASONRY WALLS AND PARTITIONS.
 - ALL MASONRY WALLS INTERSECTING CONCRETE WALLS OR COLUMNS SHALL BE ANCHORED TO THE CONCRETE BY MEANS OF ANCHOR STRAPS, AS SHOWN ON DETAILS.
 - ALL CONCRETE BLOCK PARTITIONS AND ALL MASONRY WALLS SHALL HAVE MASONRY REINFORCEMENT, AS SHOWN ON DRAWINGS.
 - MASONRY UNITS SHALL BE IN RUNNING BOND UNLESS OTHERWISE NOTED. HORIZONTAL AND VERTICAL JOINTS SHALL HAVE A UNIFORM WIDTH OF 3/8" MINUS.
 - EXPOSED LIMEPLASTERS SUPPORTING MASONRY WALLS OVER 4' HIGH IN WIDTH SHALL BE FIRE PROTECTED WITH NON-ASBESTOS MATERIALS HAVING THE REQUIRED FIRE RATING OF THE WALL SUPPORTED AS INDICATED IN THE DRAWINGS.
 - ALL MASONRY UNITS RECEIVING ANCHOR BOLTS OR STRAPS ARE TO BE FILLED WITH 4000-PSI CEMENT GROUT.
 - PROVIDE METAL BRACES IN MASONRY WALLS AND PARTITIONS, ETC., AS REQUIRED FOR PIPING, ELECTRICAL AND TELEPHONE SERVICES, ETC.
 - ALL ALUMINUM SURFACES IN CONTACT WITH MASONRY SHALL RECEIVE TWO (2) THOROUGH COATS OF ALUMINOUS PAINT.
 - ALL MASONRY BLOCK PARTITIONS SHALL CONFORM TO THE BUILDING CODE WITH RESPECT TO THICKNESS, HEIGHT, FIRE RESISTANCE ETC.
 - ALL MASONRY PARTITION SHALL RUN TO UNDERGIRD OF SLAB OR ROOF DECK AND SHALL BE SECURELY ATTACHED TO SLAB OR ANCHORED IN AN APPROVED MANNER TO ROOF DECK. A COMPRESSIBLE RUBBER JOINT FILLER SHALL BE UTILIZED AT INTERSECTION.
 - ALL GROUT SHALL BE ASTM C476 FINE GROUT WITH AN ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS OF AT LEAST 2000 PSI.
 - ALL MORTAR SHALL BE ASTM C270 TYPE M. MINIMUM AVERAGE COMPRESSIVE STRENGTH OF MORTAR TO BE 3200 PSI AT 28 DAYS.
 - FILL ALL HOLLOW UNITS WITH MORTAR UNDER ALL CONCENTRATED LOADS FOR A HEIGHT OF THREE (3) COURSES AND A LENGTH OF FOUR (4) FEET. FILL ALL UNITS SOLID AT ALL MASONRY PLASTER FULL HEIGHT AND AS REQUIRED BY THE NEW YORK CITY BUILDING CODE ETC.
 - PROVIDE STANDARD GALVANIZED FOUR-INCH HORIZONTAL TRUSS REINFORCEMENT EVERY SECOND COURSE IN ALL BLOCK WORK AND RUN CONTINUOUS AT ALL INTERSECTING WALLS AND AS OTHERWISE SHOWN ON DRAWINGS.
 - CONCRETE BLOCK (CMU) UNITS SHALL BE OF LIGHTWEIGHT AGGREGATE TYPE SOLID.

PLOT PLAN



BUILDING PLAN REVIEW NOTE

BUILDING PLAN REVIEW NOTE:
THE VILLAGE OF PATCHOGUE BUILDING PLANS EXAMINER SHALL REVIEW THE ENCLOSED DOCUMENT FOR A MINIMUM ACCEPTABLE PLAN SUBMITTAL. REQUIREMENTS OF THE VILLAGE OF PATCHOGUE AS SPECIFIED IN THE BUILDING AND/OR RESIDENTIAL CODE OF THE STATE OF NEW YORK. THIS REVIEW DOES NOT GUARANTEE COMPLIANCE WITH THAT CODE. THE SEAL AND SIGNATURE OF THE DESIGN PROFESSIONAL HAS BEEN INTERPRETED AS AN ATTESTATION THAT, TO THE BEST OF THE LICENSEE'S BELIEF AND INFORMATION, THE WORK IN THIS DOCUMENT:
-IS ACCURATE.
-CONFORMS WITH THE GOVERNING CODES APPLICABLE AT THE TIME OF SUBMISSION.
-CONFORMS WITH THE REASONABLE STANDARDS OF PRACTICE AND WITH VIEW TO THE SAFEGUARDING OF LIFE, HEALTH, PROPERTY AND PUBLIC WELFARE.
-IS THE RESPONSIBILITY OF THE LICENSEE.
NY'S CODE COMPLIANCE:
TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE 2020 EXISTING BUILDING CODE OF NEW YORK STATE.

CODE INFORMATION

BUILDING CODE:	2020 BUILDING CODE OF NEW YORK STATE
EXISTING BUILDING CODE:	2020 EXISTING BUILDING CODE OF NEW YORK STATE
FIRE CODE:	2020 FIRE CODE OF NEW YORK STATE
PLUMBING CODE:	2020 PLUMBING CODE OF NEW YORK STATE
MECH. CODE:	2020 MECHANICAL CODE OF NEW YORK STATE
ENERGY CODE:	2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE
ACCESSIBILITY: ICC/ANSI A117-2009	
ELECTRIC CODE: NFPA 70 (NATIONAL CODE LATEST EDITION)	

ENERGY CODE COMPLIANCE

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL WISDOM, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE 2020 INTERNATIONAL ENERGY CONSERVATION CODE.

ENERGY ANALYSIS FOR ALTERATION

ITEM DESCRIPTION	PROPOSED DESIGN VALUE	CODE PRESCRIPTIVE VALUE

- ### LIST OF DRAWINGS
- ARCHITECTURAL**
- T-1 NOTES & CODE INFORMATION
 - T-2 ACCESSIBILITY & ADAPTABILITY NOTES & ACCESSIBILITY DETAILS
 - D-001 REMOVAL FINISH & SECOND FLOOR PLANS, NOTES & LEGEND
 - A-100 PROPOSED FLOOR PLANS, ELEVATION, PARTITION TYPE DETAILS & LEGEND
 - P-001 PLUMBING RISER DIAGRAM, WATER SUPPLY DIAGRAM & NOTES
- MECHANICAL**
- M-100 MECHANICAL PLAN, ELEVATION, PARTITION TYPE DETAILS & LEGEND
 - M-200 MECHANICAL PLAN, ELEVATION, PARTITION TYPE DETAILS & LEGEND
 - M-300 MECHANICAL PLAN, ELEVATION, PARTITION TYPE DETAILS & LEGEND
 - M-400 MECHANICAL PLAN, ELEVATION, PARTITION TYPE DETAILS & LEGEND
 - M-500 MECHANICAL PLAN, ELEVATION, PARTITION TYPE DETAILS & LEGEND
 - M-600 MECHANICAL PLAN, ELEVATION, PARTITION TYPE DETAILS & LEGEND
 - M-700 MECHANICAL PLAN, ELEVATION, PARTITION TYPE DETAILS & LEGEND
 - M-800 MECHANICAL PLAN, ELEVATION, PARTITION TYPE DETAILS & LEGEND
 - M-900 MECHANICAL PLAN, ELEVATION, PARTITION TYPE DETAILS & LEGEND

Notes & Code Information

Architect: ERIK A. BJORNEDY, R.A.

Drawing No.: T-1

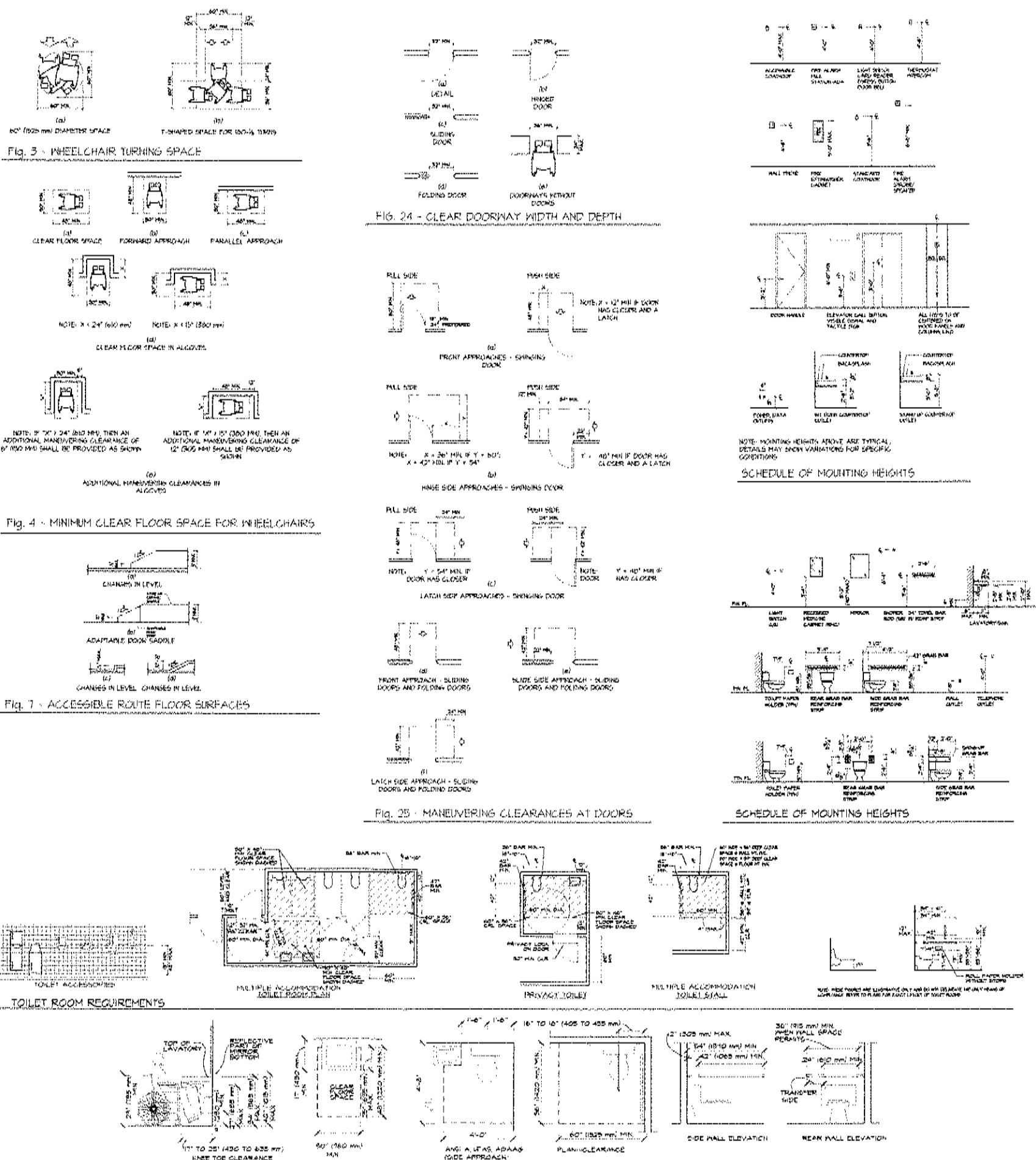
Scale: AS NOTED

Sheet No. 1 of 5

ACCESSIBILITY & ADAPTABILITY NOTES

1. ALL WORK SHALL COMPLY WITH APPLICABLE REQUIREMENTS THE 2015 INTERNATIONAL BUILDING CODE OF NEW YORK STATE.
 2. REFERENCE STANDARD (ICC/ANSI) A117-2009 IS THE APPLICABLE STANDARD FOR ACCESSIBLE (USABLE BUILDINGS) AND FACILITIES.
- ICC/ANSI A117-2009 DIMENSION REFERENCED:
- 303 CHANGES IN LEVEL
 - 303.2 VERTICAL CHANGES IN LEVEL OF 1/4" MAXIMUM IN HEIGHT SHALL BE PERMITTED TO BE VERTICAL.
 - 303.3 BEVELED CHANGES IN LEVEL GREATER THAN 1/4" IN HEIGHT AND NOT MORE THAN 1/2" MAXIMUM IN HEIGHT SHALL BE DEVELOPED WITH A SLOPE NOT STEEPER THAN 1:2.
 - 303.4 RAMPPED CHANGES IN LEVEL GREATER THAN 1/2" IN HEIGHT SHALL BE RAMPPED.
 - 304 TURNING SPACE
 - 304.3 CIRCULAR SPACE: THE TURNING SPACE SHALL BE A CIRCULAR SPACE WITH A 60" MINIMUM DIAMETER. SEE FIG. 3.
 - 304.3.2 T-SHAPED SPACE: THE TURNING SPACE SHALL BE A T-SHAPED SPACE WITHIN A 60" MINIMUM SQUARE WITH ARMS AND BASE 36" MINIMUM IN WIDTH. SEE FIG. 4.
 - 307 PROTRUDING OBJECTS
 - 307.2 PROTRUSION LIMITS: OBJECTS WITH LEADING EDGES MORE THAN 27" AND NOT MORE THAN 80" PROTRUDE 4" MAXIMUM HORIZONTALLY INTO THE CIRCULATION PATH.
 - 307.3 POST-MOUNTED OBJECTS: HEADROOM SHALL BE 80" MINIMUM.
 - 308 REACH RANGES
 - 308.2 UNOBSTRUCTED: WHERE A FORWARD REACH IS UNOBSTRUCTED, THE HIGH FORWARD REACH SHALL BE 48" MAXIMUM AND THE LOW FORWARD REACH SHALL BE 15" MINIMUM ABOVE THE FLOOR.
 - 308.3 UNOBSTRUCTED HIGH REACH: WHERE A CLEAR FLOOR SPACE ALLOWS A PARALLEL APPROACH TO AN ELEMENT AND THE SIDE IS UNOBSTRUCTED, THE HIGH SIDE REACH SHALL BE 48" MAXIMUM AND THE LOW SIDE REACH SHALL BE 15" MINIMUM ABOVE THE FLOOR.
 - 309 OPERABLE PARTS
 - 309.4 OPERATION: OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5.0 POUNDS MAXIMUM.
 - 402 ACCESSIBLE ROUTES
 - 402.5 CLEAR WIDTH: MIN CLEAR ACCESSIBLE ROUTE SHALL BE 36" EXCEPT AT DOORS AND WALKWAYS LENGTHS LESS THAN 24".
 - 404 DOORS AND DOORWAYS
 - 404.2.2 CLEAR WIDTH: DOORWAYS SHALL HAVE A CLEAR WIDTH OF 32" MINIMUM. CLEAR OPENING WIDTH OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF DOOR AND STOP, WITH THE DOOR OPEN 90 DEGREES.
 - 404.2.3 MANEUVERING CLEARANCES AT DOORS: SEE FIGURE 25.
 - 407 ELEVATORS
 - 407.2.1.1 HEIGHT: CALL BUTTON AND KEYPADS SHALL BE LOCATED WITHIN ONE OF THE REACH RANGES SPECIFIED IN 308. MEASURED TO THE CENTERLINE OF THE HIGHEST OPERABLE PART.
 - 407.4.1 MINIMUM DIMENSIONS OF ELEVATOR CARS AS PER TABLE 407.4.1.
 - 602 DRINKING FOUNTAINS
 - 602.2 CLEAR FLOOR SPACE: THE CLEAR FLOOR SPACE SHALL BE 48" MINIMUM IN LENGTH AND 30" MINIMUM IN WIDTH AND KNEE AND TOE CLEARANCE.
 - 602.4 DRINKING FOUNTAINS: SPOUT HEIGHT: SPOUT HEIGHT OF WHEELCHAIR ACCESSIBLE DRINKING FOUNTAINS SHALL BE 36" MAXIMUM ABOVE THE FLOOR. SPOUT HEIGHT OF DRINKING FOUNTAINS FOR STANDING PERSONS SHALL BE 38" MINIMUM AND 48" MAXIMUM ABOVE THE FLOOR.
 - 602.5 SPOUT LOCATION: THE SPOUT SHALL BE 15" MINIMUM FROM THE VERTICAL SUPPORT AND 5" MAXIMUM FROM THE FRONT EDGE OF THE DRINKING FOUNTAIN, INCLUDING DUMPER. WHERE ONLY A PARALLEL APPROACH IS PROVIDED THE SPOUT SHALL BE LOCATED 3 1/2" MAXIMUM FROM THE FRONT EDGE OF THE DRINKING FOUNTAIN, INCLUDING DUMPER.
 - 604 WATER CLOSETS AND TOILET COMPARTMENTS
 - 604.2 LOCATION: THE WATER CLOSET SHALL BE LOCATED WITH A HALL OR PARTITION TO THE REAR AND TO ONE SIDE. THE CENTERLINE OF THE WATER CLOSET SHALL BE 16" MINIMUM TO 18" MAXIMUM FROM THE SIDE WALL OR PARTITION.
 - 604.3.1 SIZE: A CLEARANCE AROUND A WATER CLOSET 60" MINIMUM MEASURED PERPENDICULAR FROM THE SIDEWALL, AND 50" MINIMUM MEASURED PERPENDICULAR FROM THE REAR WALL, SHALL BE PROVIDED.
 - 604.4 HEIGHT: THE HEIGHT OF WATER CLOSET SEATS SHALL BE 17" MINIMUM AND 19" MAXIMUM ABOVE THE FLOOR, MEASURED TO THE TOP OF THE SEAT GRAD BARS. GRAB BARS FOR WATER CLOSETS: SEE SCHEDULE OF MOUNTING HEIGHT FIGURES.
 - 605 URINALS
 - 605.2 HEIGHT: URINALS SHALL BE OF THE STALL TYPE OR SHALL BE OF THE WALL MOUNT TYPE WITH THE RIM AT 17" MAXIMUM ABOVE THE FLOOR.
 - 605.3 CLEAR FLOOR SPACE: THE CLEAR FLOOR SPACE SHALL BE 48" MINIMUM IN LENGTH AND 30" MINIMUM IN WIDTH AND KNEE AND TOE CLEARANCE.
 - 606 LAVATORIES AND SINKS
 - 606.2 CLEAR FLOOR SPACE: A CLEAR FLOOR SPACE OF 30"x48" SHALL BE PROVIDED IN FRONT OF THE LAVATORY OR SINK TO ALLOW A FORWARD APPROACH.
 - 606.3 HEIGHT: THE FRONT OF LAVATORIES AND SINKS SHALL BE 34" MAXIMUM ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.
 - 607 BATHUBS
 - 607.2 CLEARANCE: A CLEARANCE IN FRONT OF BATHUBS EXTENDING THE LENGTH OF THE BATHUB AND 36" MINIMUM IN DEPTH SHALL BE PROVIDED. WHERE A PERMANENT SEAT IS PROVIDED AT THE HEAD END OF THE BATHUB THE CLEARANCE SHALL EXTEND 12" MINIMUM BEYOND THE WALL AT THE HEAD END OF THE BATHUB.
 - 608 SHOWER COMPARTMENTS
 - 608.2.1 TRANSFER-TYPE SHOWER COMPARTMENTS: TRANSFER-TYPE SHOWER COMPARTMENTS SHALL HAVE A CLEAR INSIDE DIMENSION OF 36" IN WIDTH AND 36" IN DEPTH MEASURED AT THE CENTER POINT OF OPPOSING SIDES. AN ENTRY 36" MINIMUM IN WIDTH SHALL BE PROVIDED. A CLEARANCE OF 48" MINIMUM IN LENGTH MEASURED PERPENDICULAR FROM THE CONTROL WALL, AND 36" MINIMUM IN DEPTH SHALL BE PROVIDED ADJACENT TO THE OPEN FACE OF THE COMPARTMENT.
 - 609 GRAB BARS
 - 609.4 POSITION OF GRAB BARS: GRAB BARS SHALL BE INSTALLED IN A HORIZONTAL POSITION, 33" MINIMUM AND 36" MAXIMUM ABOVE THE FLOOR MEASURED TO THE TOP OF THE GRIPPING SURFACE.
 - 604 KITCHENS AND KITCHENETTES
 - 604.2.1 PASS-THROUGH KITCHENS: IN PASS-THROUGH KITCHENS WHERE COUNTERS, APPLIANCES OR CABINETS ARE ON THE OPPOSING SIDE OR WHERE COUNTERS, APPLIANCES OR CABINETS ARE OPPOSITE A PARALLEL WALL, CLEARANCE BETWEEN ALL OPPOSING WALLS, COUNTERS, COUNTER TOPS, APPLIANCES, OR WALLS WITHIN KITCHEN WORK AREAS SHALL BE 40" MINIMUM. PASS-THROUGH KITCHENS SHALL HAVE TWO ENTRIES.
 - 604.2.2 UNSHAPED AREAS: IN KITCHENS ENCLOSED ON THREE CONTIGUOUS SIDES, CLEARANCE BETWEEN ALL OPPOSING WALLS, COUNTERS, COUNTERTOPS, APPLIANCES OR WALLS WITHIN WORK AREAS SHALL BE 36" MINIMUM.
 - 602 DINING SURFACES AND WORK SURFACES
 - 602.2 CLEAR FLOOR SPACE: THE CLEAR FLOOR SPACE SHALL BE 48" MINIMUM IN LENGTH AND 30" MINIMUM IN WIDTH AND KNEE AND TOE CLEARANCE.
 - 602.3 HEIGHT: THE TOPS OF DINING SURFACES AND WORK SURFACES SHALL BE 28" MINIMUM AND 34" MAXIMUM IN HEIGHT ABOVE THE FLOOR.

ACCESSIBILITY DETAILS



Project: INTERIOR ALTERATION TO EXISTING TWO-STORY COMMERCIAL BUILDING
1 RA ROAD AVE
PATSHOUSE NY 1100

SECTION: BLOCKS 1, 2, 3, 4
ZONE: N

CONTRACTORS:

ENGINEERS:

Key Map:
LOCATION OF SITE

EAB
ARCHITECTURAL DESIGNS, PLLC

420 VETERANS MEMORIAL HWY STE 3040A, HOLBROOK, NY 11743
Tel: (631) 594-1047 Fax: (631) 594-1044

No.	Date	Revision
Project Manager:	EAB	
Project Architect:	ERIK A. DURODNY, P.E.	
Project Designer:	EAB	
Drawn by:	L.S.	
Checked by:	CAD	
Design No.:		Date: 11/22/21
DDP Job No.:		

DDP Approval:

Drawing Title: ACCESSIBILITY & ADAPTABILITY NOTES & ACCESSIBILITY DETAILS

Drawing Scale: AS NOTED

Architect: ERIK A. DURODNY, P.E.

Drawing No.:

T-2

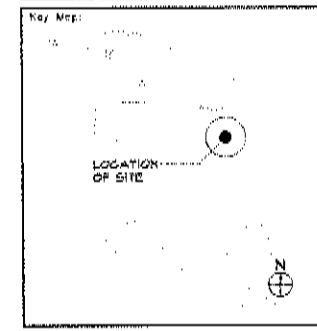
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Project:
**INTERIOR ALTERATION TO
 EXISTING TWO-STORY
 COMMERCIAL BUILDING**
 TARA ROAD AVE
 PATCHOGUE NY 11752

SECTION # BLOSSIE 1, 01144
 ZONE 1

CONTRACTOR:

ENGINEER:



EAB
 ARCHITECTURAL DESIGNS, PLLC
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No.	Date	Revision
Project Manager: EAB		
Project architect: ERIK A. BJORNEDY R.A.		
Project Designer: EAD		
Drawn by: L.S.		
Checked by: EAB		
Design No.:	Date: 11/22/21	
005 Job No.		

D/C Approval:

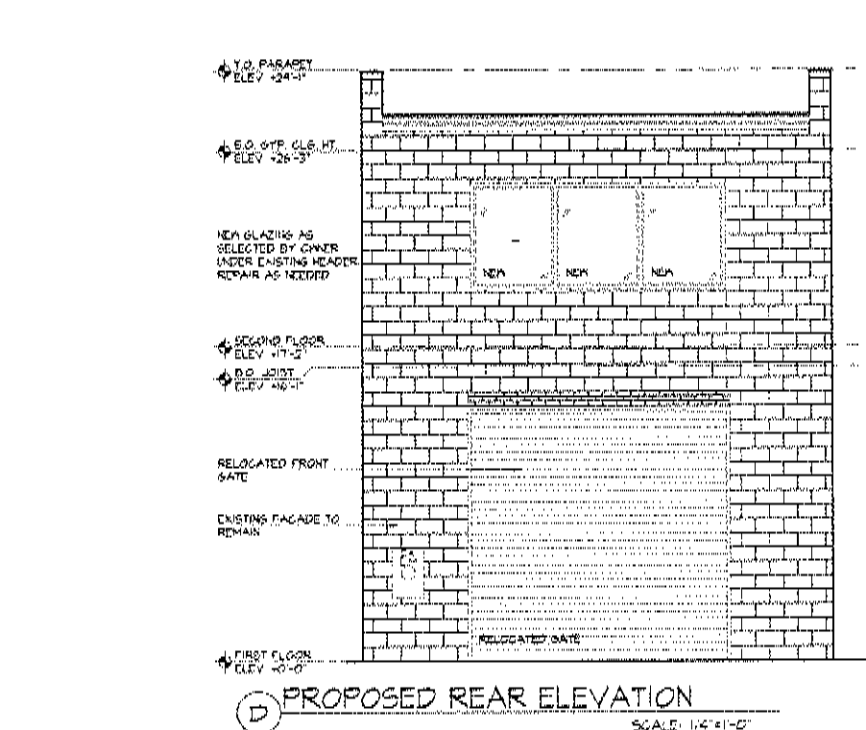
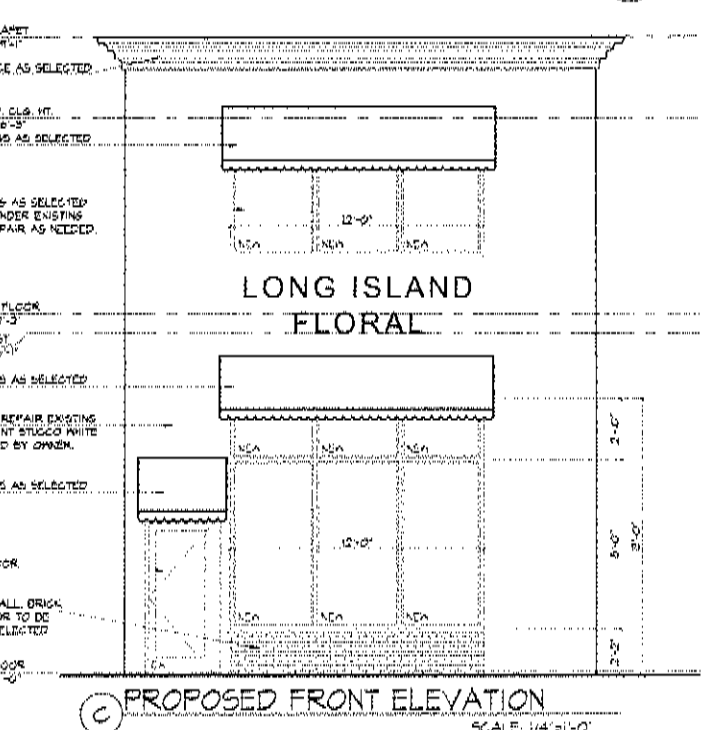
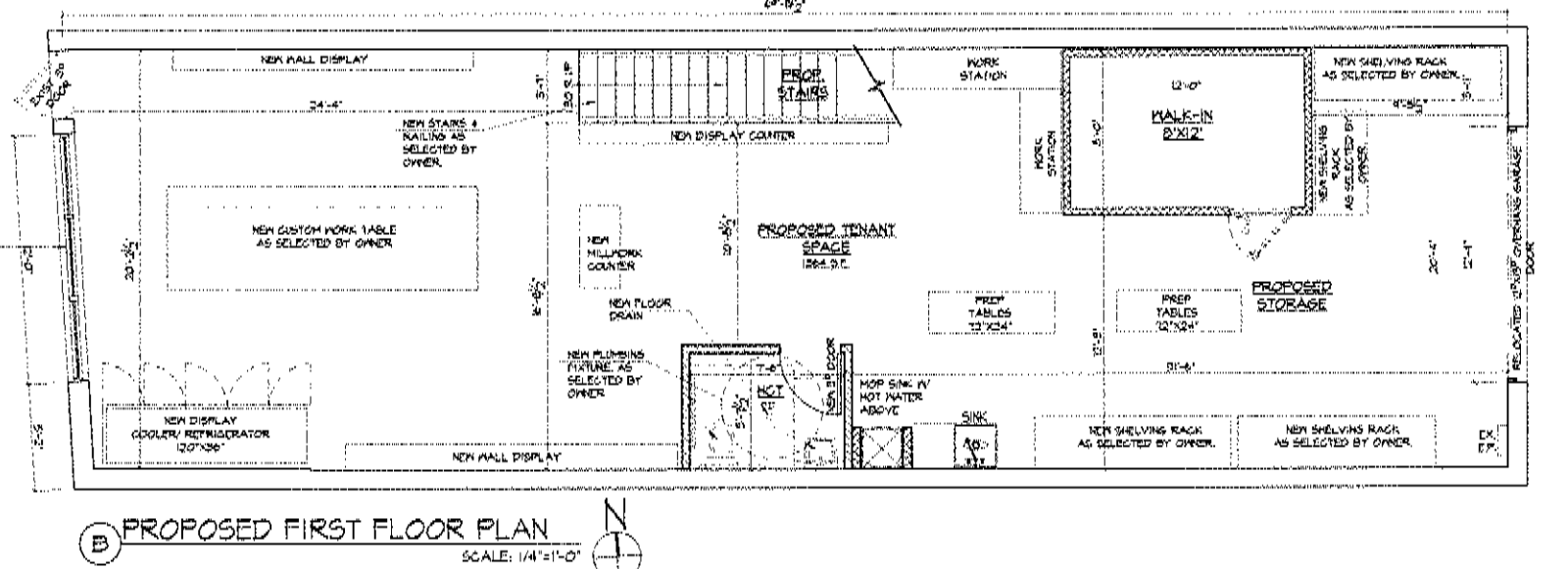
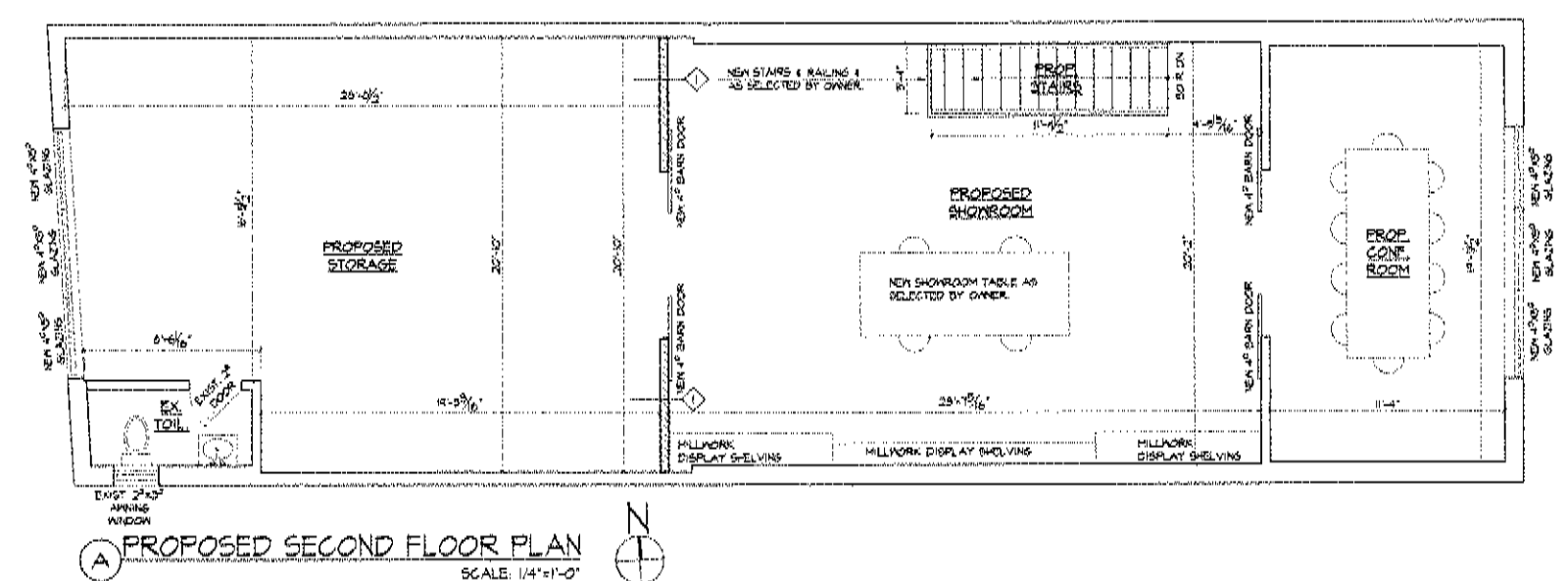
Drawing Title:
**PROPOSED FLOOR PLANS,
 ELEVATIONS, PARTITION TYPE
 DETAILS & LEGEND**

Drawing Scale: AS NOTED

Approved:
 ERIK A. BJORNEDY R.A.

Drawing No.:
A-100

Sheets in Drawing:
 4 of 5



WALL PARTITION TYPES

1 NON-RATED INTERIOR MALL

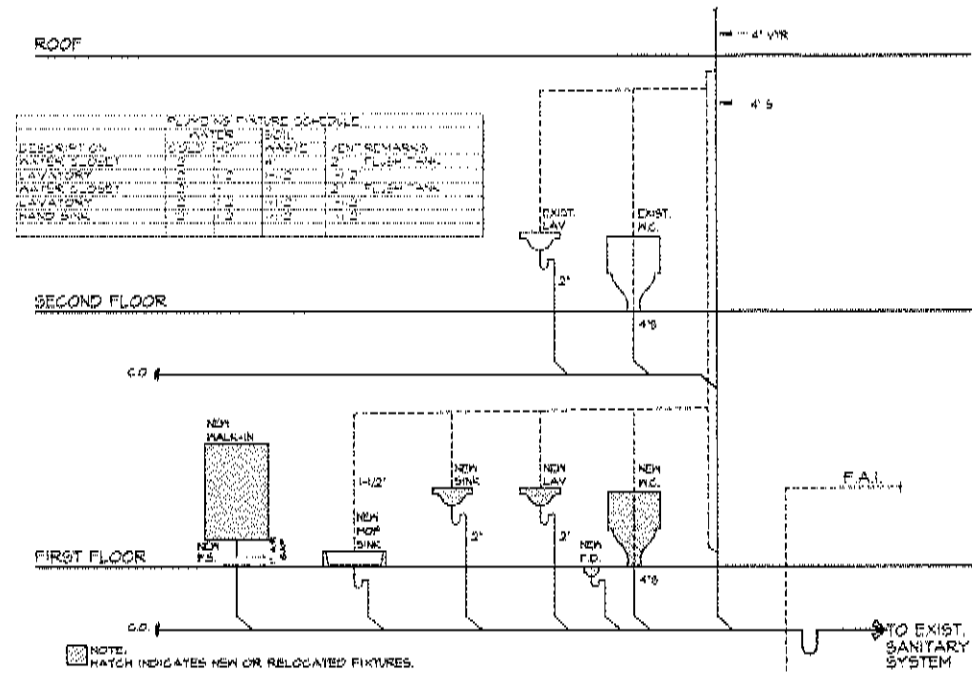
- UNDER SIDE OF BECK EXTEND METAL STUDS 1/4" GYP. BD. 6" ABOVE CEILING
- FINISHED CEILING
- (1) LAYER OF 3/8" GYP. BOARD EACH SIDE
- 3/16" METAL STUDS 20 GAUGE @ 16" O.C.
- TAPE AND SPACKLE JOINTS EACH SIDE
- 4 1/2" ACTUAL 5" NOMINAL
- 1/4" METAL RUNNER
- CALKING FINISHED FLOOR LINE

2 1-HR RATED PARTITION

- 6" METAL STUDS 20 GAUGE @ 16" O.C.
- 7 1/2" ACTUAL 7" NOMINAL
- TAPE AND SPACKLE JOINTS EACH SIDE
- 1/4" METAL RUNNER
- CALKING FINISHED FLOOR LINE

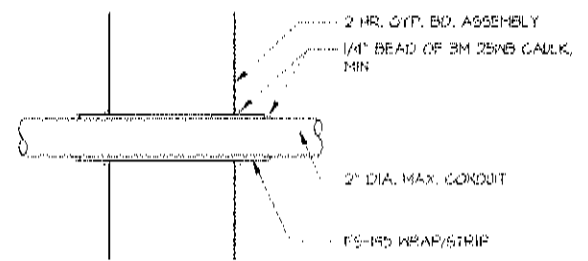
LEGEND

- EXISTING PARTITION TO REMAIN
- EXISTING PARTITION TO BE REMOVED
- EXISTING FIRE-RATED WALL PARTITION (IF APPLICABLE)
- NEW WALL PARTITION (PARTITION TYPE 1: NON-RATED)



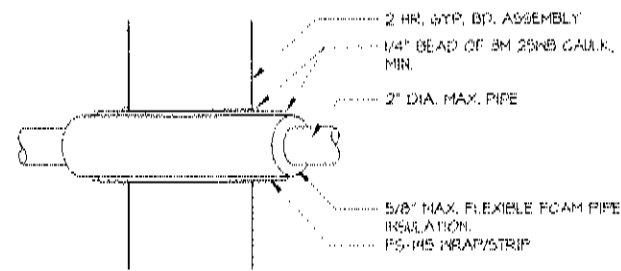
PLUMBING RISER DIAGRAM

SCALE: N.T.S.



PENETRATION FIRESTOP FOR A MAX 2" DIA. CONDUIT THRU GYP. BD. ASSEMBLY

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



PENETRATION FIRESTOP FOR A MAX 2" DIA. PIPE THRU GYP. BD. ASSEMBLY

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

PLUMBING NOTES

PLUMBING GENERAL CONDITIONS

1. THE PLUMBING CONTRACTOR SHALL BE A LICENSED INSTALLER OF PLUMBING SYSTEMS IN THE STATE OF NEW YORK.
2. ALL WORK SHALL COMPLY WITH THE NEW YORK CITY BUILDING CODE.
3. THE DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL ARRANGEMENT OF THE PLUMBING SYSTEM AND WORK.
4. CONTRACTOR SHALL COMPLY WITH ALL NEW YORK CITY BUILDING DEPARTMENT AND REGULATORY AGENCIES AND CODE REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND APPROVALS FOR ALL TRADES.
5. CONTRACTOR SHALL CARRY AND DOCUMENT LIABILITY ACCIDENT AND PROPERTY DAMAGE INSURANCE AS REQUIRED BY THE LANDLORD AND OBSERVE THEIR PERMITTED HOURS FOR WORK.
6. ALL DIMENSIONS GIVEN ARE FINISH DIMENSIONS UNLESS OTHERWISE STATED.
7. UNLESS SPECIFICALLY STATED OTHERWISE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, APPURTENANCES, EQUIPMENT AND SERVICES TO COMPLETE ALL WORK AS INDICATED ON DRAWINGS AND/OR SPECIFIED ON NOTES.
8. UNLESS SPECIFICALLY STATED OTHERWISE CONTRACTOR SHALL FOLLOW MANUFACTURER'S DIRECTIONS, INSTRUCTIONS AND RECOMMENDATIONS FOR ALL MATERIALS AND PROCESSES USED IN THIS CONTRACT.
9. UPON COMPLETION OF THE WORK, CONTRACTOR SHALL COMPLETELY CLEAN THE CONSTRUCTION AREA TO A STANDARD SUITABLE FOR THE OWNER'S USE, INCLUDING REMOVAL OF ALL LABELS (UPON ARCHITECT'S INSPECTION) AND CLEANING OF ALL THE EQUIPMENT, CONSTRUCTION WINDOWS, AND OTHER WORK, IN THE CONSTRUCTION AREA.
10. BUILDING DEPARTMENT APPROVED PLANS SHALL BE TURNED OVER TO THE OWNER AT THE COMPLETION OF THE JOB.
11. UPON FINAL COMPLETION OF THE JOB, CONTRACTOR SHALL SUBMIT TO THE OWNER AND ENGINEER A NOTARIZED AFFIDAVIT STATING COMPLIANCE WITH ALL PROVISIONS OF THIS CONTRACT, INCLUDING ALL NOTES, EXCEPT FOR THOSE CHANGES SPECIFICALLY APPROVED IN WRITING BY THE ARCHITECT.

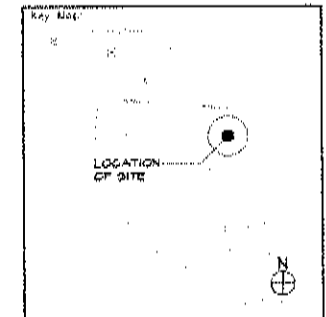
PLUMBING CONTRACTOR NOTES

- THE PLUMBING SYSTEM (WATER DISTRIBUTION) WILL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH REQUIREMENTS OF THE BUILDING CODE OF NEW YORK CITY AS CITED IN ARTICLE 16 - PLUMBING & GAS PIPING.
1. THE MATERIAL USED IN THE PLUMBING SYSTEMS WILL BE PROVIDED IN FULL ACCORDANCE WITH SECTION F102.2 JOINING OF PIPE WILL COMPLY WITH SECTION F102.2.
 2. VERTICAL AND HORIZONTAL PIPING WILL BE HUNG AND SUPPORTED IN FULL COMPLIANCE WITH SECTION F106.2.
 3. THE WATER SUPPLY SYSTEMS FOR THE SUBJECT FIXTURES SHALL BE INSTALLED AND MAINTAINED IN FULL COMPLIANCE WITH SECTION F107.0.
 4. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, LOCATIONS, AND ELEVATIONS BEFORE FABRICATION AND FINAL CONNECTION.

Project: INTERIOR ALTERATION TO EXISTING TWO-STORY COMMERCIAL BUILDING 1 RA ROAD AVE PATCHOGUE NY 11756 SECTION 9 BLOCK 6 LOT 49 ZONE N

CONTRACTORS:

ENGINEER:



EAB
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No.	Date	Revision
Project Manager: EAB		
Project Architect: ERIC A. BURNEYBY R.A.		
Project Designer: EAB		
Drawn by: LJS		
Checked by: EAB		Date: 11/22/21
Design No.:		
SDB Job No.:		

OWNER APPROVAL:

Drawing Title: PLUMBING RISER DIAGRAM, WATER SUPPLY DIAGRAM, & NOTES

Drawing Scale: AS NOTED

Architect: ERIC A. BURNEYBY R.A.	Drawing No.:
	P-001
Drawn in: CONFORM	Sheet of: 5