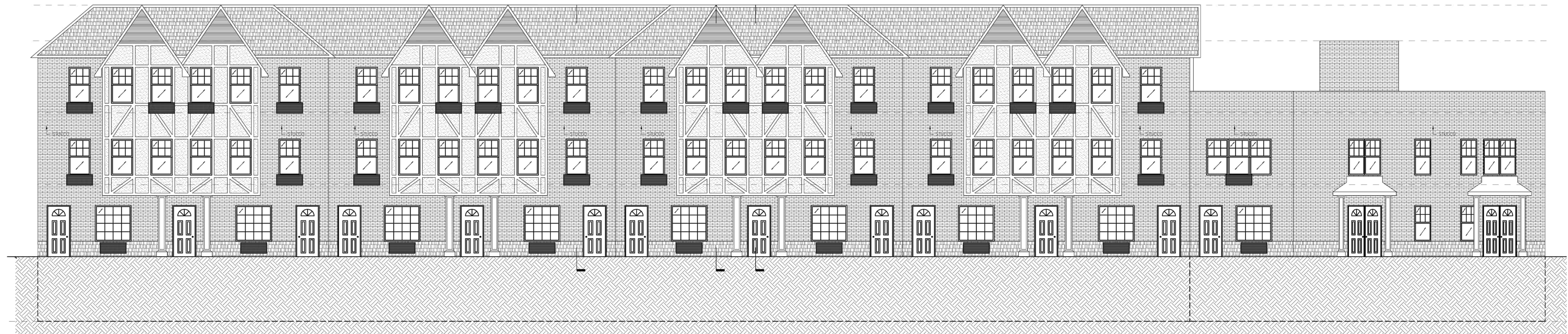


40 HEMPSTEAD GARDENS DRIVE RESIDENTIAL MULTI-FAMILY

WEST HEMPSTEAD, NEW YORK
SECTION 35 - BLOCK 371 - LOTS 11, 12, 13
NEW ZONING URD-C, APP# 2017-200-30

BUILDING #2



DEPARTMENT OF BUILDINGS FILING SET - MAY 1ST, 2019

BRENT PORTER & ASSOCIATES
166 ST. JAMES PLACE
BROOKLYN, NY 11238
PH 718.789.5426

UNIT	LIVING / DINING S.F.	KITCHEN S.F.	BEDROOM #1 S.F.	BEDROOM #2 S.F.	MAX OCC. PER UNIT	# UNITS BLDG1	# UNITS BLDG2
A	227 S.F.	70 S.F.	141 S.F.	130 S.F.	4	1	
B	251 S.F.	70 S.F.	123 S.F.	109 S.F.	3	5	4
C	212 S.F.	77 S.F.	124 S.F.	123 S.F.	4	1	
D	212 S.F.	77 S.F.	124 S.F.	123 S.F.	4	1	
E	208 S.F.	77 S.F.	124 S.F.	123 S.F.	4	1	
F	204 S.F.	50 S.F.	131 S.F.	107 S.F.	3	1	
G	218 S.F.	93 S.F.	131 S.F.	128 S.F.	4	4	4
H	218 S.F.	93 S.F.	131 S.F.	128 S.F.	4	4	4
I	208 S.F.	77 S.F.	131 S.F.	128 S.F.	2	4	5
J	204 S.F.	50 S.F.	131 S.F.	107 S.F.	2	4	5
K	273 S.F.	70 S.F.	123 S.F.	109 S.F.	3	4	3

MAX OCCUPANTS BUILDING #1 = 54
MAX OCCUPANTS BUILDING #2 = 33

40 HEMPSTEAD GARDENS DRIVE - BUILDING #2

SECTION : 35
BLOCK : 371
LOTS : 11, 12, 13
ZONE: LIGHT MANUFACTURING CHANGED TO 'URD-C'

LOT AREA : 87, 861.3 SQ.FT. 2.01 ACRES
BUILDING AREA : 20,794 SQ.FT. 23.6% COVERAGE

DENSITY: 1 DWELLING UNITS PER 1600 S.F.
87,861.3 / 1600 S.F = 54.9 ACTUAL 54 UNITS

FLOOR AREA RATIO:
ALLOWABLE = .9 ACTUAL = 60,714/87,861.3 = .69

BULK REQUIREMENTS

MINIMUM FRONT YARD DEPTH	25FT.	25.9FT
MINIMUM SIDE YARD DEPTH	15FT.	18.7FT.
MINIMUM REAR YARD DEPTH	25FT.	25FT.
MAXIMUM BUILDING AREA	30%	23.6%
MAXIMUM BUILDING HEIGHT	3 STORIES 35FT.	31.8FT. TO MIDPOINT OF ROOF

PARKING CALCULATIONS
REQUIRED:

- 1 SPACE PER 1 UNIT
- 54 X 1 = 54 SPACES
- 1 SPACE PER 200 S.F OFFICE / IN-HOUSE ADMINISTRATION
- 2,000 S.F / 200 = 10 SPACES
- 1 SUPERINTENDENT APT. = 1 SPACE
- COMMUNITY ROOM = 59 OCC. / 3 = 19.6 = 20 SPACES

TOTAL REQUIRED = 85 SPACES
TOTAL PROVIDED: 85 SPACES, INCLUDING 4 HANDICAPPED

UNIT COUNT - 54 UNITS

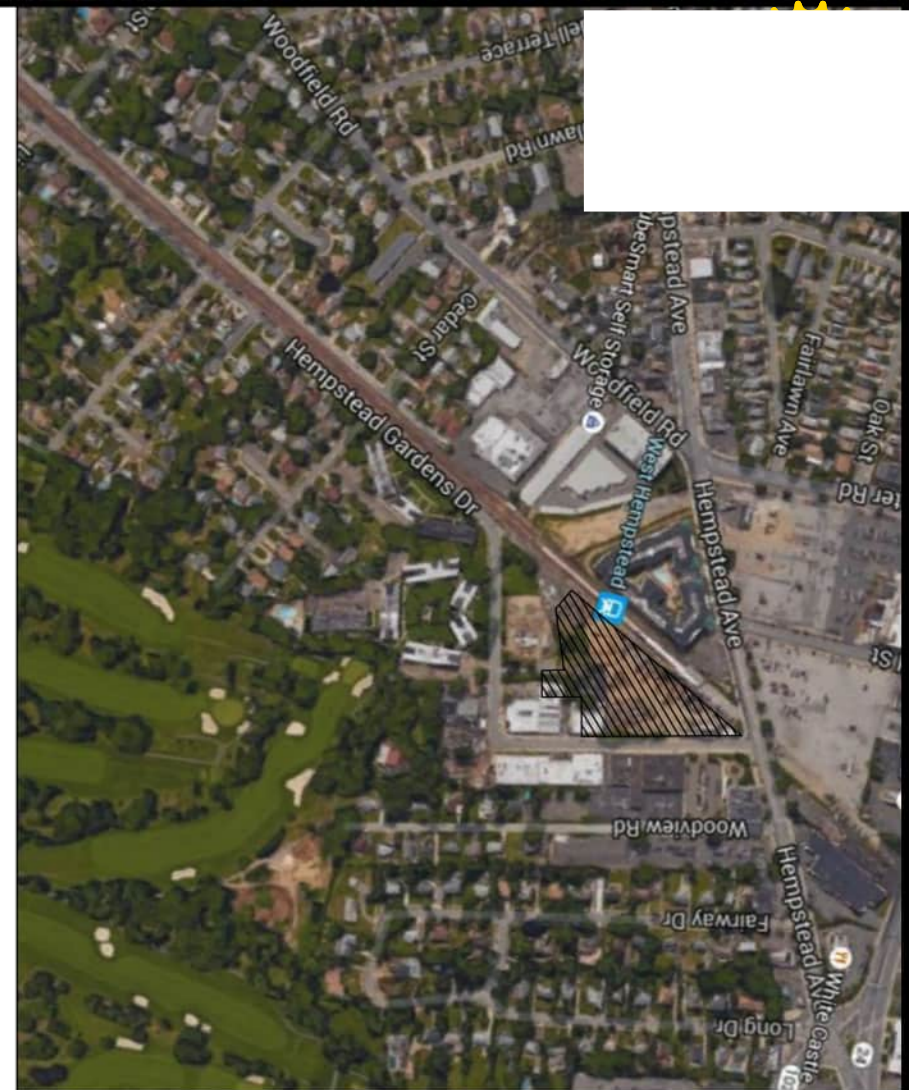
BUILDING #1 - 30 UNITS

- 22 - 2 BEDROOM
- 8 - 1 BEDROOM WITH DEN

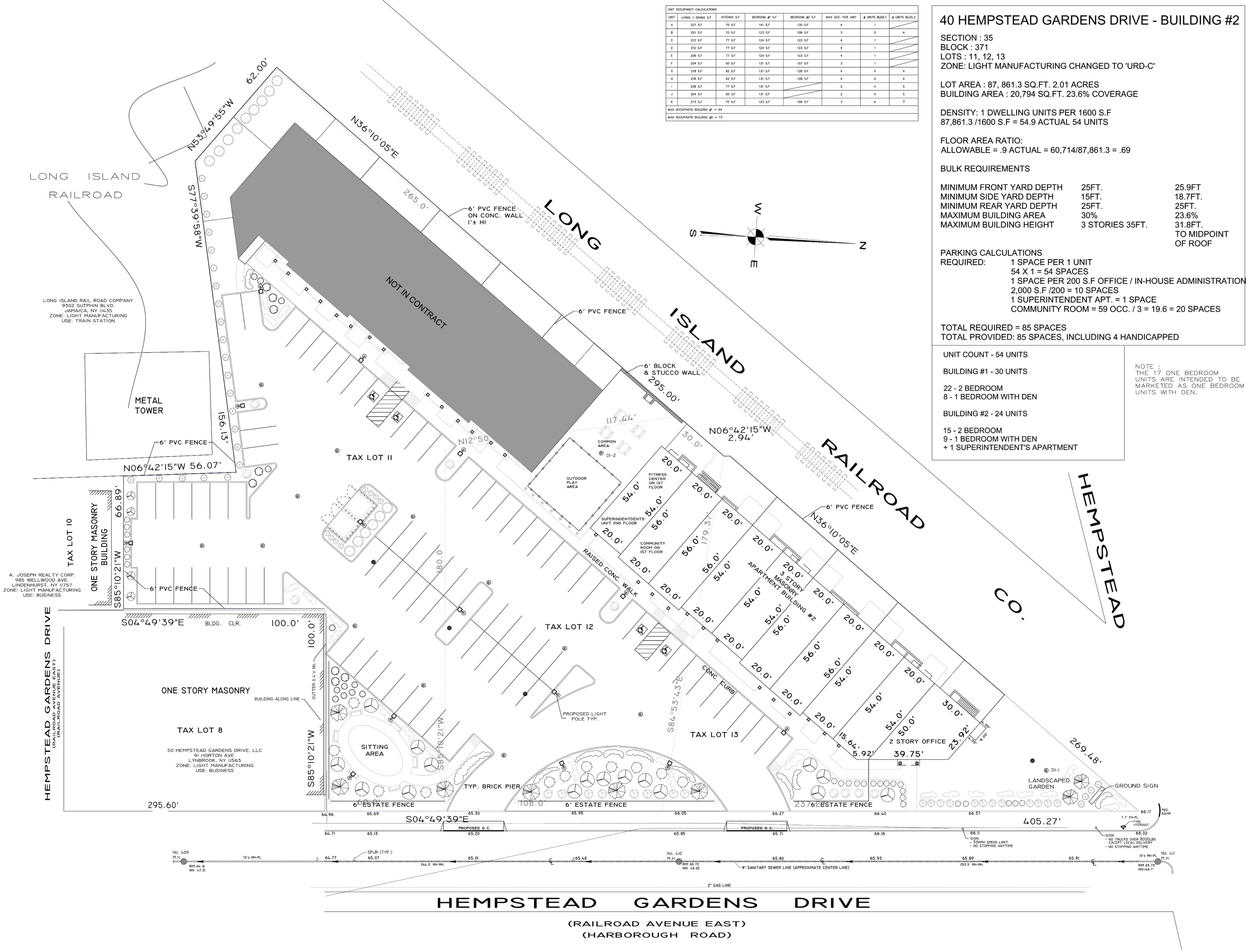
BUILDING #2 - 24 UNITS

- 15 - 2 BEDROOM
- 9 - 1 BEDROOM WITH DEN
- + 1 SUPERINTENDENT'S APARTMENT

NOTE :
THE 17 ONE BEDROOM UNITS ARE INTENDED TO BE MARKETED AS ONE BEDROOM UNITS WITH DEN.



<KEY PLAN>



BRENT M. PORTER

ARCHITECT AND ASSOCIATES
BUILDING DESIGN/CONSULTING

BRENT PORTER P.E.
166 SAINT JAMES PLACE
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SEAL:

ADDRESS
40 HEMPSTEAD GARDENS DRIVE
WEST HEMPSTEAD, NY

DRAWING TITLE:

SITE PLAN BUILDING #2

DATE: 07/25/2016 PROJECT NO: JOB #2017-200-30

SCALE: AS-NOTED DRAWING NO:

DRAWN BY: SHAHIN ANDERSEN

CHECKED BY: A-001.00

40 HEMPSTEAD GARDENS DRIVE - BUILDING #2

NYS UNIFORM FIRE PREVENTION AND BUILDING CODE
COMMERCIAL & MULTIPLE DWELLING OCCUPANCIES

NYS BUILDING CODE (B)
NYS FIRE CODE (F)
NYS PLUMBING CODE (P)
NYS MECHANICAL CODE (M)
NYS FUEL GAS CODE (FG)
NYS ENERGY CODE (E)

Owner/Project:
Building location:
Date:
Reviewer:

No	Topic	Section	Req'd or Allowed	Actual
1	Occupancy	B-302		R-2
2	Type of Construction Materials Comb/Non Fire Resistance Structural Frame Bearing walls Floors Roof construction	B-602 B-Table 601	1 HR	I-B 2 HR
3	Bldg Height & Area Tabular Height (feet) Tabular Height (story) Tabular Area	B-503 B-Table 503	60 FEET BC 3 STORIES ZR 35 FEET ZR	35 FEET
4	Height Modifications Increase allowed Total Height Allowed	B-504.2	Sprinkler 60 FEET BC 35 FEET ZR	35 FEET
5	Area Modifications Area increase formula Frontage Increase (P) perimeter of bldg (F) frontage of bldg (W) average width Sprinkler Increase Single story Multi story Total Area Allowed	B-506.1 Eq 5-1 B-506.2 Eq 5-2 B-506.3	$A_o = \{A_i + [A_i \times I_i] + [A_i \times I_i]\}$ $I_i = [F/P - 0.25]W/30$ Min 20' Max 30' 300% ($I_i = 3$) 200% ($I_i = 2$)	87,861.3 SQ. FT. 87,861.3 SQ. FT. x .9 = 79,075.17 ALLOWED 60,714 PROPOSED

No	Topic	Section	Req'd or Allowed	Actual
6	Area Determination (Cumulative) Mixed Occupancy Non-separated Separated uses	506.4 506.4.1	3 stories or more $3 \times A_o =$ Most restrictive x 3 Sum of Ratios x 2 (2 story) X 3 (3 story)	20,794 AREA x 3 STORIES = 60,714 SQ. FT. PROPOSED
7	Multiple Use Bldg Incidental Use Areas Mixed Occupancy Accessory Occupancy Non-separated Separated Uses Rating required	B-508.2 B-Tbl 508.2 508.3 508.3.1 508.3.2 508.3.3 Tbl 508.3.3	No effect on Bldg Area Separate/Protect <10%, no effect on area Story height limited - T503 Most restrictive height and building area Sum of Ratios < 1	NO SEPARATE USES RESIDENTIAL ONLY SITE ADMIN OFFICE ONLY
8	Atriums Definition Sprinkler Protection Smoke Control Enclosure Interior Finish Travel Distance	B- 404 B- 404.1.1 B- 404.3 B- 404.4 B- 404.5 B- 404.7 B- 404.8		N/A
9	Location on Property Fire Separation Distance Wall rating Exterior Wall Openings	B-Tbl 602 B-Tbl 704.8		2 HR 40' NO LIMIT

No	Topic	Section	Req'd or Allowed	Actual
10	Fire Rated Const'n Fire Walls Separate Bldgs Party Wall Fire Barrier Fire Areas Shaft Enclosure Fire Partition Smoke Barriers Opening Protectives Concealed Spaces Fire Blocking Draft Stopping	B-705 B-705.1 B-705.1.1 B-706 B Tbl 706.3.9 B-707 B-708 B-709 B Tbl 715.4 B-717 B-717.2 B-717.3 Floors B-717.4 Attics		2 HR 2 HR 2 HR
11	Interior Finishes Wall and Ceiling Textiles Floor finishes	B-803.1 B-Tbl 803.5 B-803.6 B-804		
12	Interior Environment Ventilation Light Min. Rm. Dimensions Min. Ceiling Height	B-1203.1 B-1205.1 B-1208.1 B-1208.2	If combustible construction	

No	Topic	Section	Req'd or Allowed	Actual
14	H/C ACCESS Exempt Spaces Route Multilevel exception Public Entrances Parking Dwelling/sleeping units Group R-1, R-2 #/type of units Additional Facilities Toilet Facilities	B-1103.2 B-1104.1 B-1104.4 B-1105.1 B-Tbl 1106.1 B-1107 B-1107.6 B-Tb 1107.6.1.1 B-1109 B-1109.2	3000SF aggregate 60% accessible	100% HC ACCESS 4 HC SPACES
15	Exterior Wall Water resistive barrier Condensation protection Class III allowed Combustible Finishes Balconies & projections	1403.2 B-1407.3 B-Tab 1407.3.1 1406.2 B-T 1406.2.1.2 B-1406.3		
16	Roof Assemblies Performance Req'ts Gravel/Stone limitation Installation by Material	Chapt 15 Section 1504 B-1504.8 B-Tab 1504.8 B-1507		

No	Topic	Section	Req'd or Allowed	Actual
13 (a)	Exits - Occupant Load Egress Width (per occupant) Number of Exits Spaces with one Buildings with one Ceiling Height Egress Illumination Emergency Power Exit Signs - where Emergency Power	B-Tbl 1004.1.1 B- 1005.1 B-Tbl 1005.1 B Tbl 1019.1 B Tbl 1015.1 B Tbl 1019.2 B- 1003.2 B- 1006.1 B-1006.3 B- 1011.1 B- 1011.5.3		
13 (b)	Egress Components Doors Door Size Door Swing Operation (locks) Panic Hardware Stairs Width Headroom Tread /Riser Vertical Rise Handrails	B- 1008.1.1 B- 1008.1.2 B- 1008.1.8 B- 1008.1.9 B-1009.1 B-1009.2 B-1009.3 B-1009.6 B-1012		36" PROVIDED 36" MIN. 42" PROVIDED PROVIDED
13 (c)	Exit Access Remoteness Travel Distance Corridors Fire Rating Width Dead ends	B-1015.2 B-1016.1 B-Tbl 1016.1 B-1017.1 Tab 1017.1 B-1017.2 B-1017.3		2 HR NONE

SPECIAL INSPECTIONS:

- Excavations—Sheeting, Shoring, and Bracing
- Subsurface Conditions – Fill Placement
- Subsurface Investigations
- Footing and Foundation
- Concrete – Cast-In-Place
- Mechanical Systems
- Sprinkler Systems
- Heating Systems
- Luminous Egress Path Markings
- Concrete Design Mix
- Concrete Sampling and Testing

SPRINKLER AND FIRE ALARM PLANS
TO BE FILED SEPERATELY WITH THE
NASSAU COUNTY FIRE MARSHALL

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SEAL:

ADDRESS
40 HEMPSTEAD GARDENS DRIVE
WEST HEMPSTEAD, NY

DRAWING TITLE:
**BUILDING CODE NOTES
BUILDING 2**

DATE: 06/20/2016 PROJECT NO.: JOB #2017-200-30
SCALE: AS-NOTED DRAWING NO.:
DRAWN BY: SHAHN ANDERSEN
CHECKED BY: A-003.00