TAX LOT 44-79-1

TAX LOT 44-79-25

3.2'S
GOL

N 16°36'16" W

512.47'

1.7'W
1.1'S

0.6'W
0.3'S

CLF

0.8'E
0.8'N

202.57'

2.63 AC

ASPHALT

METAL STEPS

CONC

250.0'

R/O

57.89'

R = 88.00'
L = 30.64'

R = 112.00'
L = 38.99'

4.55'

ADJ BLDG

S 73°23'55" W

239.00'

BRICK WALL

4.77'

1.3'N

ASPHALT

ASPHALT

PAD

14.9'

199.4'

R/O
ATT
SHED

ATT
SHED

WD FE

2 STORY
CONC
BLDG.
#1100

R/O
ENTR

199.4'

E/P

ASPHALT

ASPHALT

N 73°23'44" E

126.74'

STEWART AVENUE

202.25'

AWNING

BRICK

CONC WALL

R/O

AWNING

250.0'

CONC CURB

AWNING

ASPHALT

43.13'

18.34'

R = 25.58'
L = 30.61'

R = 292.00'

L = 109.27'

S 16°36'16" E

377.51'

ENDO BLVD. (PARK DR. E.)

- = GRATE
- = MANHOLE
- = GAS VALVE
- = LIGHT POLE
- = BOLLARD
- = UTILITY POLE
- = SIGN
- = HANDICAP PARKING

SURVEY OF PROPERTY
LOCATED AT GARDEN CITY
TOWN OF HEMPSTEAD
NASSAU COUNTY, NY
N.C.T.M.: 44-D-336 (OLD)
44-79-24 (NEW)
CERTIFIED TO:
ALDRICH MANAGEMENT CO., LLC
ISLAND ABSTRACT INC
#IA5332N15CP
SUFFOLK COUNTY NATIONAL BANK
ITS SUCCESSORS AND OR ASSIGNS
FIDELITY NATIONAL TITLE INSURANCE CO.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE VALID TRUE COPY

GUARANTEES INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES ARE NOT TRANSFERABLE TO ADDITIONAL INSTITIONS OR SUBSEQUENT OWNERS

ALL STRUCTURES, EASEMENTS, OR UNDERGROUND UTILITIES NOT SHOWN ARE NOT GUARANTEED

THE OFFSETS OR DIMENSIONS SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINE, ARE FOR A SPECIFIC PURPOSE AND USE, AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS, PLANTING AREAS, ADDITIONS TO ANY BUILDINGS OR ANY OTHER CONSTRUCTION

STATE OF NEW YORK
DONALD L. MALM JR.
No. 50[illegible]
LICENSED LAND SURVEYOR

PREPARED BY:
*DONALD L. MALM, JR*
LAND SURVEYOR
61 NASSAU AVE
ISLIP, NY 11751
631-581-0003
SCALE: 1"= 30'
DATE: MAY 15, 2015

## BUILDING CODE INFORMATION

IBC-INTERNATIONAL BUILDING CODE 2015

## CODE DATA:

USE AND OCCUPANCY CLASSIFICATION (SECTION 302)

CLASSIFICATION OF WORK (CHAPTERS) OF THE IBC - LEVEL 2 ALTERATION
LEVEL 2 ALTERATIONS SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 6 FOR LEVEL 1 ALTERATIONS AND THE PROVISIONS SET FORTH IN CHAPTER 7.
CLASSIFICATION BY OCCUPANCY: (SECTION 304) GROUP (B) BUSINESS.

CONSTRUCTION TYPE (SECTION 602)

TYPE IIB CONSTRUCTION

FIRE SUPPRESSION SYSTEM: BUILDING IS FULLY-SPRINKLERED

DESIGN OCCUPANT LOAD (1004.1)

MEANS OF EGRESS CALCULATIONS/NOTES (CHAPTER 10)
The design occupant load is calculated by computing the number at the rate of one occupant per unit of area as prescribed in Table (1004.1.1)
Maximum floor area allowances per occupant (table 1004.1.1) for new tenants (sq. ft.):

TENANT SPACE SUBJECT TENANT SPACE:

BUSINESS (100 GROSS/S.F. OCC.) = 6,714 S.F. (ACTUAL)/100 = 67.14> 68 OCC.

TABLE 1006.2.1
OCCUPANCY "B" MAX OCCUPANCY LOAD OF SPACE = 49 WITH 1 EXIT. - 68 OCCUPANCY REQUIRES 2 EXITS. MAX COMMON PATH OF EGRESS TRAVEL DISTANCE = 100' W/ SPRINKLER SYSTEM.

EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2)
OCCUPANCY "B" - 300' W/SPRINKLER SYSTEM.

MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS PER STORY (TABLE 1006.3.1)
OCCUPANT LOAD PER STORY 1- 500 MINIMUM OF EXITS OR ACCESS TO EXITS = 2

MEANS OF EGRESS (1004.1) CONTINUED

MEANS OF EGRESS COMPONENTS

DOORS SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF SECTION 1008 OF THE IBC. MEANS OF EGRESS DOORS SHALL BE READILY DISTINGUISHABLE FROM THE ADJACENT CONSTRUCTION AND FINISHES ARE EASILY RECOGNIZABLE AS DOORS. MIRRORS OR SIMILAR REFLECTIVE MATERIALS SHALL NOT BE USED ON MEANS OF EGRESS DOORS SHALL NOT BE CONCEALED BY CURTAINS, DRAPES, DECORATIONS OR SIMILAR MATERIALS.

EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

TENANT SPACE SHALL BE PROVIDED WITH AN ACCESSIBLE MEANS OF EGRESS TO PROVIDE IMMEDIATE ACCESS TO A PUBLIC WAY. REQUIRED NUMBER: (2) PER TENANT
PROVIDED NUMBER: (2) FOR TENANTS

NUMBER OF EXITS AND CONTINUITY (SECTION 1019)
MINIMUM NUMBER OF EXITS: 2 PER TENANT
MINIMUM NUMBER OF EXITS PER PROVIDED OCCUPANT LOAD AS REQUIRED BY TABLE 1019.1 EXCEPT AS MODIFIED BY SECTION 1015.1 OR 1019.2 = 2 PER TENANT

## FIRE LIFE/SAFETY:

INTERIOR FINISH MATERIALS USED FOR ACOUSTICAL CORRECTION, SURFACE INSULATION AND DECORATIVE TREATMENT ON THE SURFACE OF WALLS, CEILINGS, AND INTERIOR FLOOR FINISH, INTERIOR TRIM MATERIALS AND DECORATIVE MATERIALS, SHALL CONFORM TO ALL OF THE LATEST REQUIREMENTS SET FORTH IN CHAPTER 8 -INTERIOR FINISHES OF THE IBC.

THE TENANT SPACE SHALL BE EQUIPPED WITH A FIRE DETECTING FIRE SPRINKLER, SMOKE DETECTING SYSTEM & CARBON MONOXIDE DETECTING SYSTEM. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT ALL NEW WORK BE INSTALLED IN CONFORMANCE WITH THE LATEST REQUIREMENTS OF SECTION 907 OF THE BUILDING CODE AND FIRE CODE OF IBC, NFPA 72, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, PREPARATION OF NECESSARY CONSTRUCTION DOCUMENTS AND THE SECURING OF ALL REQUIRED PERMITS AND APPROVALS FROM THE APPROPRIATE ADMINISTRATIVE AUTHORITY PRIOR TO THE COMMENCEMENT OF THE WORK.

## EXITS:

1. ALL BUILDING EXITS SHALL CONFORM TO ALL OF THE REQUIREMENTS OF THE IBC
2. ALL DOORS AND DOORWAYS SHALL CONFORM TO ALL OF THE LATEST REQUIREMENTS AS SET FORTH IN THE IBC. EXIT DOORS FROM ANY FLOOR AREA OR OCCUPIED SPACE SHALL BE READILY OPENABLE, SHALL BE ARRANGED SO THAT THEY CANNOT BE LOCKED AGAINST EXIT FROM SUCH AREA OR SPACE. AND SHALL BE EQUIPPED WITH SELF-CLOSING AND OTHER NECESSARY DEVICES WHICH WILL MAINTAIN THEM IN NORMALLY CLOSED POSITIONS.
3. THE PATH OF EGRESS TRAVEL ALONG A MEANS OF EGRESS SHALL NOT BE INTERRUPTED BY ANY BUILDING ELEMENT. OBSTRUCTIONS SHALL NOT BE PLACED IN THE REQUIRED WIDTH OF A MEANS OF EGRESS EXCEPT PROJECTIONS PERMITTED BY CHAPTER 10. THE REQUIRED CAPACITY OF A MEANS OF EGRESS SYSTEM SHALL NOT BE DIMINISHED ALONG THE PATH OF EGRESS TRAVEL.

## REQUIRED FIRE SEPARATION:

AS PER TABLE 508.4 ; INCIDENTAL USE AREAS SHALL INCLUDE STORAGE ROOMS OVER 100 S.F. & ARE REQUIRED TO BE SEPARATED FROM MAIN OCCUPANCY BY A 1HR FIRE RATED SEPARATION OR PROVIDE AN AUTOMATIC FIRE EXTINGUISHING SYSTEM.

REQUIRED SEPARATION OF OCCUPANCIES (TABLE 508.4) BUSINESS TO BUSINESS
REQUIRED OCCUPANCY SEPARATION = 0 HR
PROPOSED OCCUPANCY SEPARATION = 1 HR

## PENETRATIONS (SECTION 712):

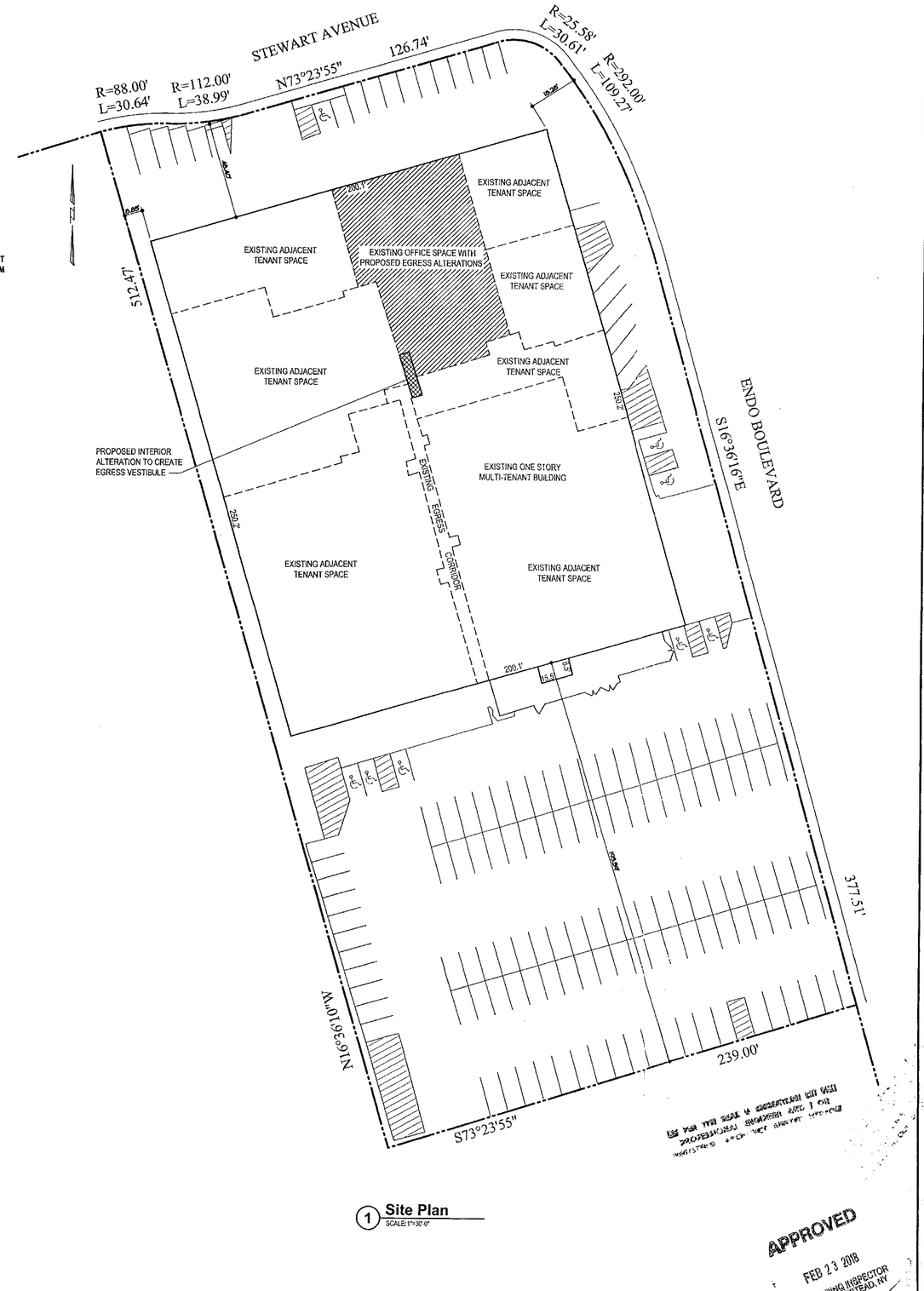
ALL PENETRATIONS THROUGH FIRE PARTITIONS & BARRIERS SHALL COMPLY WITH SECTION 712.3 OF THE BCNYS. FOR ALL THROUGH PENETRATIONS FOR STEEL DUCTS, PIPING, OR STEEL CONDUITS, THE ANNULAR SPACE BETWEEN THE PENETRATING ITEM AND THE FIRE RESISTANCE-RATED WALL SHALL BE FILLED COMPLETELY WITH A UL APPROVED FIRE-STOPPING MATERIAL (IN-ACCORDANCE WITH SECTION 712.3.1.2) TO SEAL OFF ALL OPENINGS AND TO PREVENT THE PASSAGE OF SMOKE, HOT GASES OR FIRE.

## DUCTS AND AIR TRANSFER OPENINGS (SECTION 716):

ALL DUCTS AND AIR TRANSFER OPENINGS PENETRATING FIRE RESISTANCE RATED ASSEMBLIES SHALL BE PROVIDED WITH FIRE DAMPERS WHERE REQUIRED IN ACCORDANCE WITH SECTION 716.5.

| ZONING DATA | | |
|---|---|---|
| MUNICIPALITY | TOWN OF HEMPSTEAD | |
| SECTION: 44 | BLOCK: D | LOT:336 |
| ZONE: IND- PG. 13 | BUSINESS | |
| LOT AREA | 118,863.03 SQ.FT. | |

| ZONING REQUIREMENTS | ALLOWABLE | EXISTING |
|---|---|---|
| BUILDING AREA | -% OR - SF | 42.18% 50,135.69 SF |
| FRONT YARD SETBACK | 20.0' MIN | 18.28' & 48.40' |
| SIDE YARD SETBACK | | |
| MINIMUM | NOT REQ. | 8.83' |
| AGGREGATE | -' | |
| REAR YARD SETBACK | 10.0' | 193.39' (TO BUILDING) |




1 Site Plan
SCALE 1"=30'-0"

APPROVED
FEB 23 2018
CHIEF BUILDING INSPECTOR
TOWN OF HEMPSTEAD, NY
PER


H2M architects + engineers
538 Broad Hollow Road, 4th Floor East
Melville, NY 11747
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CLIENT
**EIHAB HUMAN SERVICES**

ALTERATIONS TO EXISTING TENANT SPACE LOCATED AT

1100 STEWART AVE
GARDEN CITY, 11530

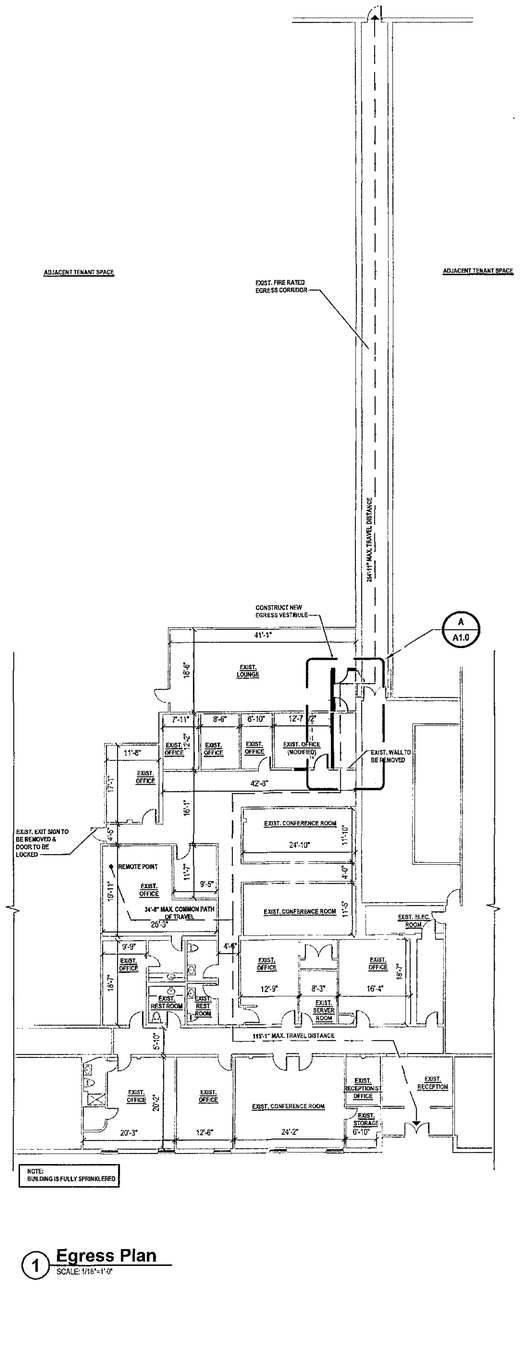
CONTRACT
CONTRACT G
GENERAL CONSTRUCTION

STATUS

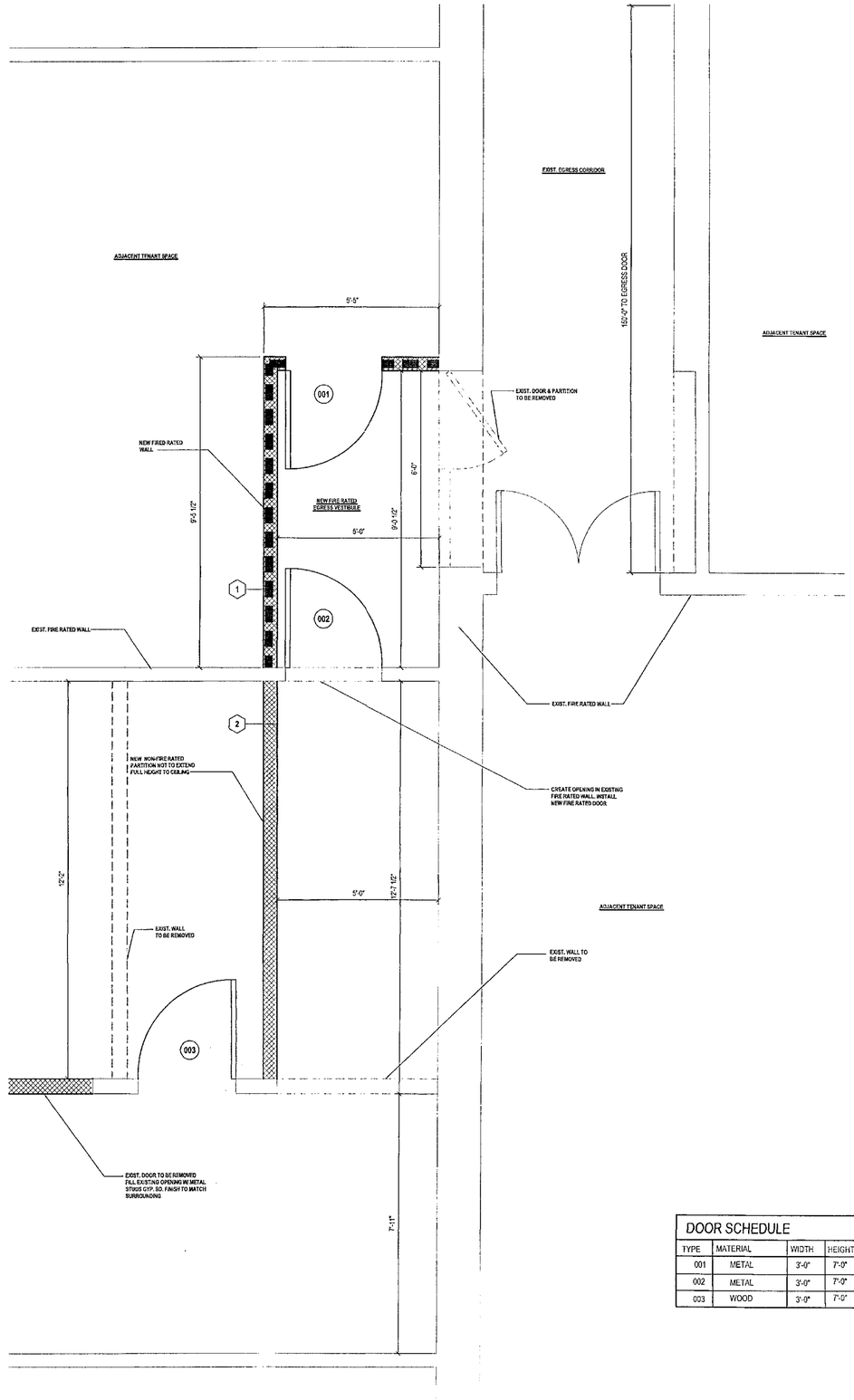
SHEET TITLE
SITE PLAN & GENERAL NOTES

DRAWING No. G1.0

SHEET No. 1 OF 3




1 **Egress Plan**
SCALE: 1/16"=1'-0"

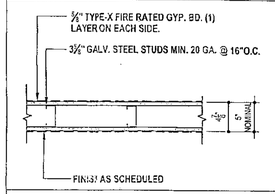



**Callout A Proposed Alterations**
SCALE: 1/2" = 1'-0"

## GENERAL PARTITION NOTES

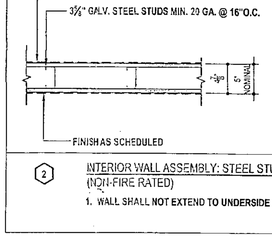
1. ALL METAL STUD PARTITIONS SHALL RECEIVE METAL CHANNEL LATERAL BRACING AT MIDSPAN WHEN EXTENDING MORE THAN 8 FEET IN LENGTH.
2. SEE PLAN DRAWINGS FOR LOCATIONS OF ALL FIRE RATED WALL ASSEMBLIES.
3. ALL FIRE RATED ASSEMBLIES THAT ARE PENETRATED SHALL BE PROPERLY FIRE STOPPED TO MAINTAIN THE FIRE ASSEMBLY RATING IN ACCORDANCE WITH THE *HILTI FIRESTOP SYSTEMS GUIDE*. THE FIRE STOPPING MATERIAL USED SHALL BE APPROPRIATE TO SUSTAIN THE ASSEMBLY'S FIRE RESISTANCE INTEGRITY BASED ON THE TYPE OF PENETRATION MADE & THE MATERIAL PENETRATING.
4. ALL GYP. BOARD PARTITIONS SHALL BE REINFORCED AT ALL OUTSIDE CORNERS USING METAL CORNER BEADS & FINISHED WITH J-MOLDING WHERE GYP. BOARD DIES INTO A WINDOW OR OTHER DISSIMILAR MATERIALS.
5. FOR FIRE RATED PARTITIONS GYP BD TO EXTEND TO UNDERSIDE OF FLOOR OR ROOF DECK ABOVE & MADE SMOKE TIGHT USING FIRESAFING MATERIAL AT VOIDS & FIRE RATED SEALANT @ TOP & BOTTOM JOINTS.
6. GALV. STEEL WALL STUDS MAX. SPACING 16" OC. STUDS ATTACHED TO FLOOR & CEILING TRACKS WITH ½" LONG WITH TYPE S-12 PAN-HEAD, SELF-DRILLING, SELF-TAPPING STEEL SCREWS ON BOTH SIDES OF STUDS.

### PARTITION TYPES




1 INTERIOR WALL ASSEMBLY: STEEL STUD (NON-BEARING) (1 HR. FIRE RATING) (BASED ON UL DES U419)

1. GYPSUM BOARD SHALL EXTEND TO UNDERSIDE OF FLOOR OR ROOF DECK TO PROVIDE SMOKE TIGHT SEAL.




2 INTERIOR WALL ASSEMBLY: STEEL STUD (NON-BEARING) (NON-FIRE RATED)

1. WALL SHALL NOT EXTEND TO UNDERSIDE OF CEILING

### DOOR SCHEDULE

| TYPE | MATERIAL | WIDTH | HEIGHT | FRAME | SADDLE | REMARKS |
|---|---|---|---|---|---|---|
| 001 | METAL | 3'-0" | 7'-0" | STEEL | ALUMINUM | 1 HOUR RATED-EGRESS HARDWARE |
| 002 | METAL | 3'-0" | 7'-0" | STEEL | ALUMINUM | 1 HOUR RATED-EGRESS HARDWARE |
| 003 | WOOD | 3'-0" | 7'-0" | STEEL | ALUMINUM | |

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**EIHAB HUMAN SERVICES**

**ALTERATIONS TO EXISTING TENANT SPACE LOCATED AT**

**1100 STEWART AVE GARDEN CITY, 11530**

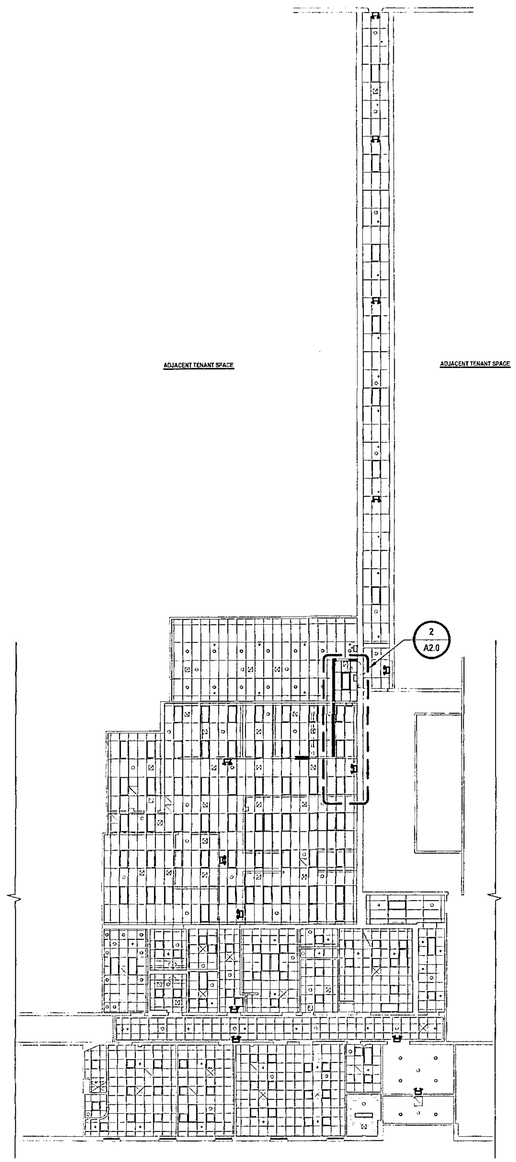
CONTRACT
**CONTRACT G GENERAL CONSTRUCTION**

STATUS

SHEET TITLE
**EGRESS PLAN & PROPOSED ALTERATIONS**

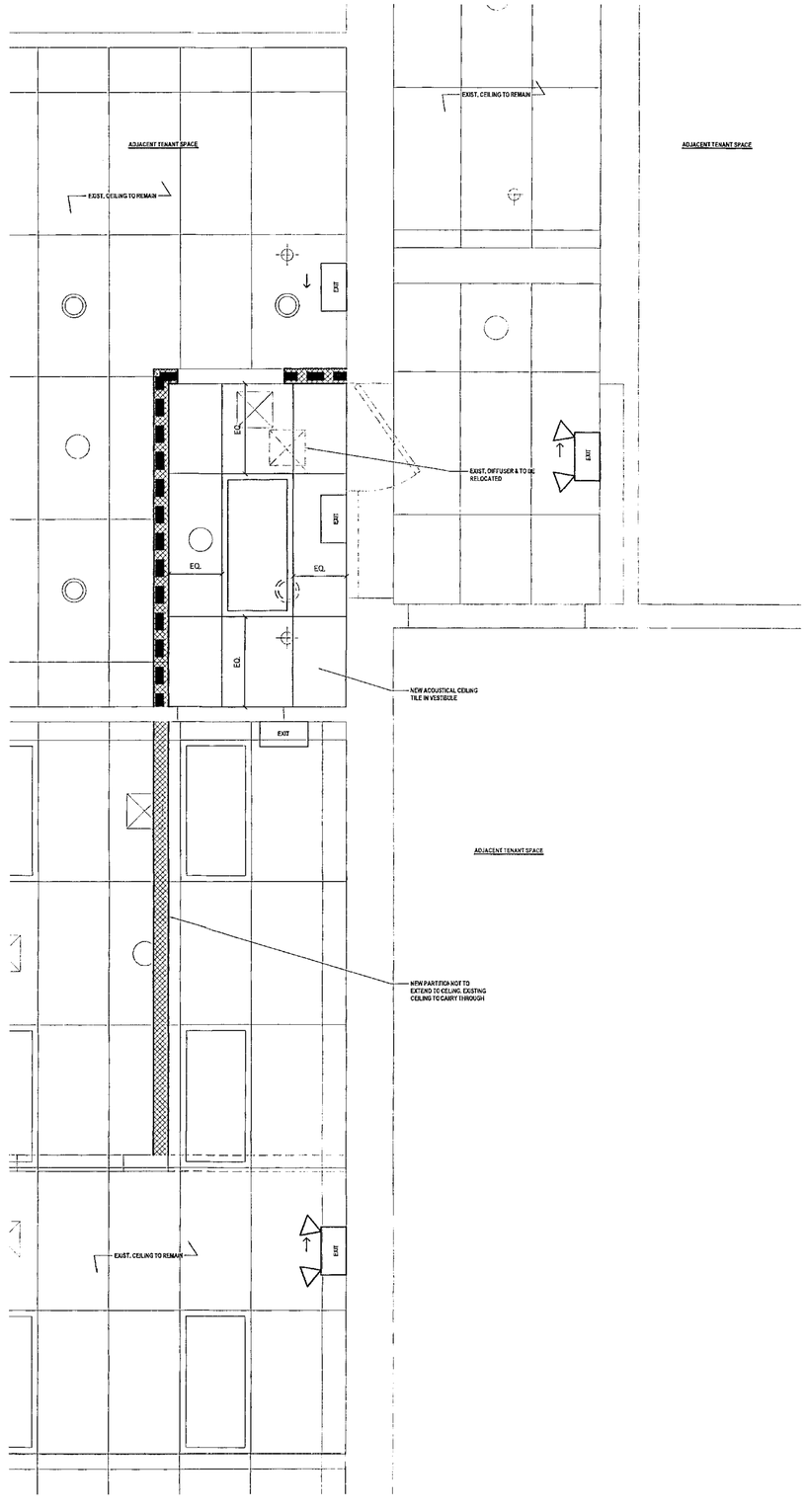
DRAWING No. **A1.0**

SHEET No. 2 OF 3



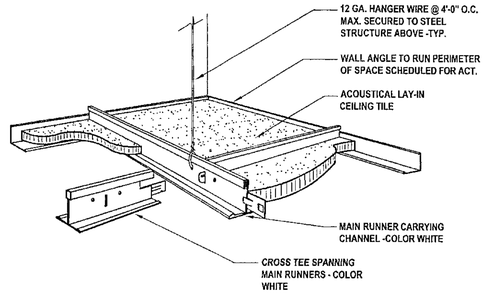

## 1 Reflective Ceiling Plan

SCALE: 1/16"=1'-0"




## Callout A Reflective Ceiling Plan

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

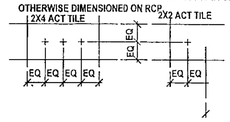



## Acoustical Ceiling Tile (ACT) Detail

NTS

### GENERAL RCP DRAWING NOTES:

1. LIGHTING, ELECTRICAL EQUIPMENT, HVAC EQUIPMENT, AND SPRINKLERS ARE TO BE MOUNTED AT POINTS IN ACT AS NOTED IN GRAPHIC BELOW UNLESS OTHERWISE DIMENSIONED ON RCP.




2. SUSPENDED 2X2 OR 2X4 CEILING SYSTEM SHALL BE CENTERED WITHIN THE ROOM OR DROPPED SOFFIT AREA IN BOTH DIRECTIONS UNLESS SPECIFICALLY NOTED DIFFERENTLY ON DRAWINGS.
3. LIGHTING FIXTURE TYPE, HVAC SUPPLY & RETURN DIFFUSERS, AND FIRE SPRINKLER HEAD LOCATIONS ARE SHOWN ON RCP FOR REFERENCE PURPOSES ONLY. CONTRACTOR SHALL COORDINATE FINAL LOCATIONS OF ALL CEILING MOUNTED EQUIPMENT WITH THE RESPECTIVE TRADES.
4. REFER TO ELECTRICAL DRAWINGS FOR FIRE ALARM DEVICES.
5. REFER TO MECHANICAL DRAWINGS FOR HVAC INFORMATION.
6. REFER TO FIRE SPRINKLER DRAWINGS FOR PROPOSED LOCATIONS OF ALL FIRE SPRINKLER HEADS.

## DRAWING LEGEND

| | |
|---|---|
| | NEW 2' x 4' LAY-N LED TROFFER: 2R24 40L 35K 120 10V BY CREE 44W LED LAMPS- U.L. LISTED OR APPROVED EQUAL SECURED TO STRUCTURE ABOVE |
| EXIT | NEW ILLUMINATED EXIT SIGN / CONTINUOUS SELF CHARGING EMERGENCY LIGHTING, COMBO WITH GREEN LIGHT WITH BATTERY BACK UP U.L. LISTED DIRECTIONAL AS INDICATED |
| | NEW / EXISTING COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR, U.L. LISTED, HARD WIRED |
| | EXIST.6" RECESSED CAN LIGHT FIXTURE - U.L. LISTED NHC-6LMRAT-NLEDC-821 BY NORA LIGHTING OR APPROVED EQUAL |
| | EXIST. 2'x2' RECESSED SUPPLY AIR DIFFUSER DUCTED TO HVAC. UNIT |
| | EXIST. SPRINKLER HEAD |

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| EHAB 1701 | JANUARY 2017 | AS SHOWN |

CLIENT:
**EIHAB HUMAN SERVICES**

**ALTERATIONS TO EXISTING TENANT SPACE LOCATED AT**

**1100 STEWART AVE GARDEN CITY, 11530**

CONTRACT:
**CONTRACT G GENERAL CONSTRUCTION**

STATUS:

SHEET TITLE:
**REFLECTIVE CEILING PLAN**
201801955

DRAWING No.: **A2.0**

SHEET No.: 3 OF 3