City of New Rochelle
Department of Development
Planning Board Agenda

TECHNICAL MEETING
Friday, July 24, 2026
Development Conference Room
515 North Avenue, City Hall
9:30am, Microsoft Teams Meeting Link
No Public Comment Allowed

PUBLIC MEETING/HEARING
Tuesday, July 28, 2026
7:00 PM, Council Chambers
515 North Avenue
Public Comment Allowed

Call to Order

Approval of Minutes - None.

Site Plan / Special Permit / Subdivision (Public Hearing)

1. Application PB 3-2026 by Clayton Mattis for site plan approval to convert an existing non-conforming office building to a place of worship at 3 The Boulevard (Block 815, Lot 9) in an R1-HIST zoned district. **RETURNING FROM THE MAY MEETING**

2. Application PB 10-2026 by Aldo V. Vitagliano for site plan approval to legalize the conversion of a social club to a place of worship at 109 Fourth Street (Block 1340, Lot 52) in an NB zoned district.

3. Application PB 11-2026 by Mark Blair, Curious Projects, for site plan and special permit approval for an interior build-out at 55 Clinton Place (Block 414, Lot 9) in a DO2, Vanguard Overlay Zone District.

4. Application PB 12-2026 by Shahin Badaly for site plan approval to convert a one-family dwelling into a two-family dwelling at 88 Echo Avenue (Block 95, Lot 22) in an R2-7.0 zoned district.

5. Application PB 14-2026 by Thomas Haynes for site plan approval to change the use of an existing one-story building into a recreational baseball training facility, and the merger of Lots 65 and 4 at 111 Plain Avenue (Block 903, Lot 4 & 65) in an LI zoned district.

6. Application PB 15-2026 by Robert Stanziale, Architect, for subdivision approval to reapportion two existing lots by incorporating a portion of 15 Shore Club Drive (Block 110, Lot 110) into 10 Shore Club Drive (Block 110, Lot 111), in an R1-15 zoned district.

7. Application PB 16-2026 by Robert Stanziale, Architect, for subdivision approval to reapportion two existing lots by conveying a portion to 10 Shore Club Drive (Block 110, Lot 111) from 15 Shore Club Drive (Block 110, Lot 110), in an R1-15 zoned district.

City Council and BAZ Referrals / Discussion Items / Other Business (Not for Public Comment Except as Noted Below)

8. Extension request for application PB 7-2025 by 1st Light Corp for a previously approved site plan for installation of roof-mounted solar panels at 479 Fifth Avenue (Block 898, Lot 7) in an LI and FA zoned district.

9. Administrative amendment for a previously approved site plan to revise the layout and parking arrangement at 18 Shady Glen Court (Block 463, Lot 1001) in an RMF - 0.5, RMF - 1.0 zoned district. **ADJOURNED TO THE SEPTEMBER MEETING**

10. Extension request for application 15-2025 by Erik J. Wilson, AIA, Castle Architectural Services for a previously approved site plan for the construction of a new two-family dwelling at 22 Rosedale Avenue (Block 1517, Lot 100) in an R2-7.0 zoned district

Adjournment

Kate Mercado
Board Chair

Benito Ceja
Senior Project Manager/ Board Clerk

Generated: July 28, 2026

City of New Rochelle

Planning

Meeting Date: Tuesday, July 28, 2026

Item Category: Public Hearing

Item: Application PB 3-2026 by Clayton Mattis for site plan approval to convert an existing non-conforming office building to a place of worship at 3 The Boulevard (Block 815, Lot 9) in an R1-HIST zoned district. **RETURNING FROM THE MAY MEETING**

Attachments:

1. PB 3-2026 - 3 The Boulevard

PLANNING BOARD APPLICATION FORM

Instructions for use of this application form:

1. Complete this form and a short form SEQRA EAF Part 1.

2. Submit 2 copies each of:

- Completed application form
- Completed application form checklist
- EAF short form Part 1
- Application Review Report from Bureau of Buildings
- Affidavit of Property Ownership
- Joinder (if more than one owner or if Contract Vendee involved)
- Color photographs of the site, abutting properties and neighborhood

WITH a completed fee checklist and check in the required amount made out to City of New Rochelle
AND the required number of sets of plans for which Planning Board approval is sought (see application checklist)

3. Enter Application in the Planning Board module of the Portal and upload all documents

4. Make application appointment with the Board Clerk: call 914-654-2185 to submit documents

Office Use Only

PB Number _____

Fee Paid _____

Receipt # _____

Date _____

Rec'd by (initials)__

NAME OF PLAN _____ **ADDRESS** 3 The BlvdNew Rochelle, NY 10801

ZONE DISTRICT R1-HIST **BLOCK(S)** 815 **LOT(S)** 0009

NO. LOTS_____ **DWELLING UNITS**_____ **TOTAL AREA**_____ **PREVIOUSLY APPROVED RESOLUTIONS NO(S)** _____

OWNER
NAME: CLAYTON MATTIS

ADDRESS 401 WEBSTER AVENUE, NEW ROCHELLE NY 10801

TEL NO. (914) 803-7271 **EMAIL** cannewrochelleny@gmail.com

APPLICANT (if applicant is Contract Vendee, a letter of joinder must be submitted with this form)
NAME SHAHIN BADALY

ADDRESS 2 WILSON PLACE, MT. VERNON NY 10550

TEL NO. 914 465 9010 **EMAIL** SHAHIN@BADALY.COM

ARCHITECT
NAME _____

ADDRESS _____

TEL NO. _____ **EMAIL** _____

ENGINEER
NAME SHAHIN BADALY

ADDRESS 2 WILSON PLACE, MT. VERNON NY 10550

TEL NO. 914 465 9010 **EMAIL** SHAHIN@BADALY.COM

Department of Buildings
515 North Avenue
New Rochelle, NY 10801
Phone: (914) 654 - 2035
Fax: (914) 654 - 2031

Paul Vacca, CEO
Commissioner of Buildings

NewRochelleNY.com/Buildings

City of New Rochelle
New York

PLANNING BOARD REFERRAL

To: **Clayton Mattis**
401 Webster Avenue
New Rochelle, NY 10801

Application No.	**0456-2024**
Review Date	**02/20/2026**
Zoning	**R1-HIST**
Job Location	**3 The Boulevard**
Parcel No.	**3-815-0009**
Reviewed By	**Soraya Ben-Habib**

LOCATION: 3 The Boulevard

DESCRIPTION OF WORK:
Conversion of existing non-conforming office building to place of worship with ground floor sanctuary for 191 occupants (170 seats and 21 stage occupants). Parking to be provided on existing rear parking lot: 16 spaces when the building, except for the sanctuary, is occupied; and 55 valet parking spaces to be instituted as per Chapter XXI of the zoning code when the building, including sanctuary, is fully occupied.

You are hereby notified that your application for Building Permit or Amendment to Building Permit has been reviewed for compliance with the requirements of the Zoning Ordinance, Chapter 331, Code of the City of New Rochelle.

Ordinance Code	Approval Type	Description
331-117 A (3)(a)	Site Plan Approval	The proposed change of occupancy from a non-conforming use as offices to a permitted use as place of worship results in an increase in required and provided number of parking spaces.
331-117 A (2)		The proposed change of occupancy contains a Place of Public Assembly – the Sanctuary- with an occupant load of 191 occupants.

You may file an application with the **Planning Board** pursuant to Article XIII of Chapter 331 of the Zoning Ordinance. The last day to submit an application to the Board for the **04/28/2026** meeting is **03/09/2026** by 12 NOON.

All applications will be taken on a first come first serve basis. Your application for a building permit will be voided unless it is amended or a Planning Board application is received within 90 days from the date of this notice.

Area of Notification: 250'

Instructions for filling an application: Planning Board Filing Process

Soraya Ben-Habib

CONTACT FOR THIS APPLICATION

NAME SHAHIN BADALY

ADDRESS 2 WILSON PLACE, MT. VERNON NY 10550

TEL NO. 914 465 9010 EMAIL SHAHIN@BADALY.COM

SCOPE OF PROJECT CONVERSION OF AN OFFICE BUILDING TO A PLACE OF WORSHIP.

The proposed change of occupancy from a non-conforming use as offices to a permitted use as place of worship results in an increase in required and provided number of parking spaces.

The proposed change of occupancy contains a Place of Public Assembly - the Sanctuary- with an occupant load of 191 occupants.

IF RESIDENTIAL CHECK APPLICABLE FORM OF OWNERSHIP

- ☐ FEE SIMPLE
- ☐ FEE SIMPLE WITH HOMEOWNERS ASSOCIATION
- ☐ CONDOMINIUM
- ☐ MULTI-CONDOMINIUMS WITH MASTER HOA
- ☐ CO-OP CORPORATION
- ☐ OTHER (DESCRIBE) PLACE OF WORSHIP

"This plan conforms to all zoning, land development and other Code requirements of the City of New Rochelle and is hereby filed for action by the Planning Board."

Date 2-24-2026

Signature of owner, applicant, architect or engineer

Please print name SHAHIN BADALY

STATE OF NEW YORK SHAHIN BADALY 095887 LICENSED PROFESSIONAL ENGINEER

NOTE: If the Planning Board approves the plan with any conditions, those conditions must be satisfied and/or incorporated verbatim on the plan prior to issuance of the building permit.

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

CLAYTON MATTIS

Name of Action or Project:

3 THE BOULEVARD

Project Location (describe, and attach a location map):

3 THE BOULEVARD, NEW ROCHELLE NY 10801

Brief Description of Proposed Action:

The proposed change of occupancy contains a Place of Public Assembly - the Sanctuary- with an occupant load of 191 occupants.

Name of Applicant or Sponsor:	Telephone: 914 465 9010
SHAHIN BADALY	E-Mail: SHAHIN@BADALY.COM

Address:

2 WILSON PLACE

City/PO:	State:	Zip Code:
MT. VERNON	NY	10550

	NO	YES
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.	☐	☑
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: BUILDING PERMIT	☐	☑

3. a. Total acreage of the site of the proposed action? 0.435 acres
   b. Total acreage to be physically disturbed? 0 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.435 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☑	☐

	NO	YES
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: _____ _____	☑	☐

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____ EXISTING _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____ EXISTING _____	☐	☑

	NO	YES
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?	☐	☑
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?	☑	☐

	NO	YES
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?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
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:

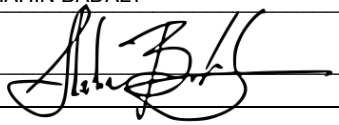
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☑ Suburban

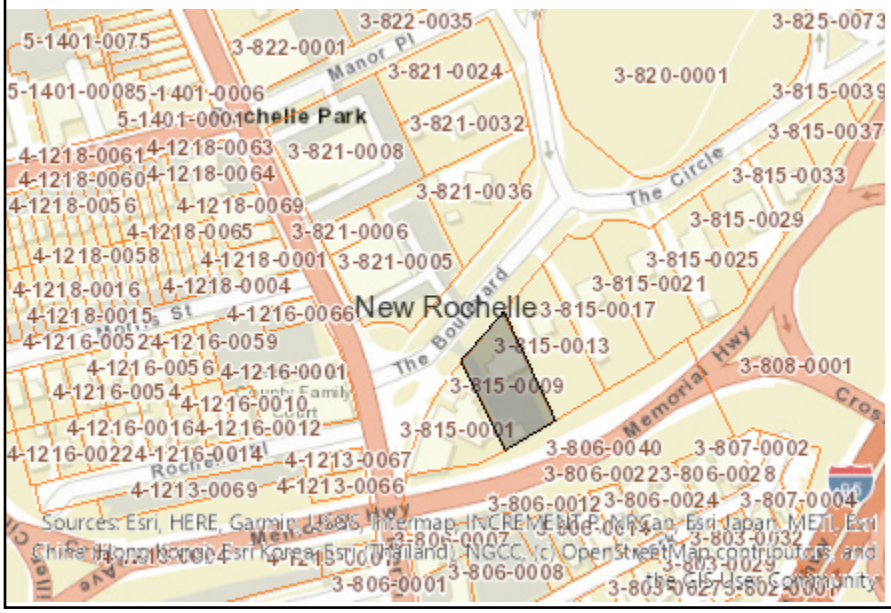
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Peregrine Falcon	☐	☑
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm 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: _____ _____		
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: _____ _____	☑	☐
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: _____ _____	☑	☐
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: _____ _____	☑	☐

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

Applicant/sponsor/name: SHAHIN BADALY Date: 2-24-2026

Signature  Title: ENGINEER

PRINT FORM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Peregrine Falcon
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

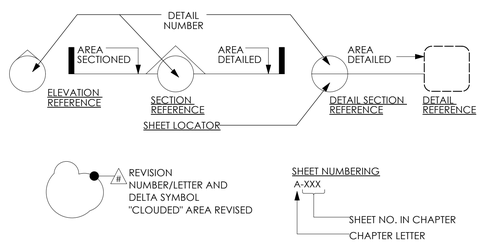
LIST OF ABBREVIATIONS

ABV	ABOVE
AFF	ABOVE FINISHED FLOOR
ACC	ACCESS
AD	ACCESS DOOR
AP	ACCESS PANEL
ACT	ACOUSTICAL TILE
ADD	ADDENDUM
ADJ	ADJACENT or ADJUSTABLE
AGGR	AGGREGATE
A/C	AIR CONDITIONER
ALUM/AL	ALUMINUM
ACI	AMERICAN CONCRETE INSTITUTE
ADA	AMERICANS W/ DISABILITIES ACT
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS
AWG	AMERICAN WIRE GAGE
APPROX	APPROXIMATE
BB	BASEBOARD
BP	BASE PLATE
BM	BEAM
BRG	BEARING
B.M.	BENCH MARK
BTWN	BETWEEN
BLK	BLOCK
BLKG	BLOCKING
BD	BOARD
B.O.	BOTTOM OF
CAB	CABINET
C.I.	CAST IRON
C.H.	CEILING HEIGHT
CB	CATCH BASIN
CLG	CEILING
CEM	CEMENT
CL	CENTER LINE
CT	CERAMIC TILE
CO	CLEAN OUT
CLR	CLEAR(ANCE)
CW	COLD WATER
COL	COLUMN
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONT	CONTINUOUS or CONTINUE
CONV	CONVECTOR
CG	CORNER GUARD
DP	DAMPROOFING
DEG	DEGREE
DTL	DETAIL
DIAG	DIAGONAL
DFF	DIFFUSER
DM	DIMENSION
DISP	DISPENSER
DBL	DOUBLE
DN	DOWN
DWG	DRAWING
DF	DRINK FOUNTAIN
EA	EACH
ELEC	ELECTRICAL or ELECTRIC
EP	ELECTRIC PANEL
E.W.C	ELECTRIC WATER COOLER
ELEV	ELEVATION
EMER	EMERGENCY
EQ	EQUAL
EQUP	EQUIPMENT
EXH	EXHAUST
EXIST	EXISTING
F.A.I.	FRESH AIR INTAKE
F.O.	FACE OF
F.BR.	FACE OF BRICK
F.O.C	FACE OF CONCRETE
F.O.M	FACE OF MASONRY
F.O.S	FACE OF STUDS
FIN	FINISH
FA	FIRE ALARM
FAA	FIRE ALARM ANNUNCIATOR
FHVC	FIRE HOSE VALVE CABINET
F.D.	FLOOR DRAIN or FIRE DAMPER
FE	FIRE EXTINGUISHER
FP	FIRE PROOF
FLUOR	FLUORESCENT
FT	FOOT or FEET
FTG	FOOTING
FDN	FOUNDATION
F.A.I.	FRESH AIR INTAKE
FLR	FLOOR
GA	GAUGE
GALV	GALVANIZED
GEN	GENERAL
GL	GLASS or GLAZING
GB	GRAB BAR
GND	GROUND
GYP	GYPSUM
GWB/ GYP.BD	GYPSUM WALL BOARD
HC	HANDICAPPED
HR	HAND RAIL
HDWR	HARDWARE
HWD	HARDWOOD
HVAC	HEATING VENTILATING AIR CONDITIONING
HM	HOLLOW METAL
	HOSE BIBB
H.P.	HIGH POINT
INCAND	INCANDESCENT
INCL	INCLUDE(D), (ING)
	INTERIOR DIAMETER
INSUL	INSULATE(D), (ING), (TION)
INV	INVERT
INV EL	INVERT ELEVATION
JC	JANITOR CLOSET
JT	JOINT
JB	JUNCTION BOX
KO	KNOCK OUT
LAM	LAMINATE
LAV	LAVATORY
LH	LEFT HAND
LKR	LOCKER
L.P.	LOW POINT
MH	MANHOLE
MFR	MANUFACTURE(R)
MAS	MASONRY
MO	MASONRY OPENING
M.E.	MATCH EXISTING
MAT	MATERIAL
MAX	MAXIMUM
MECH	MECHANIC(AL)
MC	MEDICINE CABINET
MBR	MEMBER
MTL	METAL
MN	MINIMUM
MR	MIRROR
MISC	MISCELLANEOUS
MC	MISCELLANEOUS CHANNEL
MTD	MOUNTED
MOV	MOVABLE
MUL	MULLION
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NRC	NOSE REDUCTION COEFFICIENT
NOM	NOMINAL
N.I.C.	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OPNG	OPENING
OPP	OPPOSITE
OPH	OPPOSITE HAND
OD	OUTSIDE DIAMETER
OZ	OUNCE
OA	OVERALL
OH	OVERHEAD
PNT/PT(D)	PAINT(ED)
PR	PAIR
PNL	PANEL
PTN	PARTITION
PLAS	PLASTER
PLAM	PLASTIC LAMINATE
PL	PLATE
PLWD	PLYWOOD
PVC	POLYVINYL CHLORIDE or COATING
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
QUANT/QTY	QUANTITY
QT	QUARRY TILE
RAD	RADIUS or RADIATOR
REF	REFERENCE
REINF	REINFORCEMENT
REQD	REQUIRED
RET	RETURN
RD	ROOF DRAIN
RO	ROUGH OPENING
SAD	SADDLE
SAN	SANITARY
SCHED	SCHEDULE
SECT	SECTION
SIM	SIMILAR
STC	SOUND TRANSMISSION COEFFICIENT
SPKR	SPEAKER
SPEC	SPECIFICATION
SF	SQUARE FOOT
SST/ST. STL.	STAINLESS STEEL
SD	STORM DRAIN
S.F.T.	STRUCTURAL FACED TILE
SW	SWITCH
TEL	TELEPHONE
TV	TELEVISION
TEMP	TEMPERED
TERR	TERRAZZO
THK	THICK
T.O.	TOP OF
TYP	TYPICAL
U.L.	UNDERWRITERS LABORATORY
UC	UNDERCUT
UNEX	UNEXCAVATED
U.C.C.	UNIFORM CONSTRUCTION CODE
U.O.N.	UNLESS OTHERWISE NOTED
V.I.F.	VERIFY IN FIELD
VCT	VINYL COMPOSITION TILE
VWC	VINYL WALL COVERING
VB	VINYL BASE
VOL	VOLUME
WC	WATER CLOSET
WD	WOOD
WH	WATER HEATER
WP	WATER PROOF
WWF	WELDED WIRE MESH
WT	WEIGHT
WO	WINDOW OPENING
W/	WITH
W/O	WITH OUT
WGL	WIRE GLASS

PLACE OF WORSHIP:

3 THE BOULEVARD
NEW ROCHELLE, NY 10801

SYMBOL KEY



SCOPE OF WORK

CONVERSION OF AN OFFICE BUILDING TO A PLACE OF WORSHIP.

APPLICATIONS TO BE FILED SEPARATELY

- MECHANICAL - BUILDING PERMIT
- ELECTRICAL PERMIT
- PLUMBING PERMIT
- FIRE SPRINKLER SYSTEM PERMIT
- FIRE ALARM PERMIT
- INSPECTION REPORT FOR FIRE ESCAPE
- DEPARTMENT OF PUBLIC WORKS

APPLICABLE CODES

1. 2020 NYS UNIFORM CODE
2. 2020 NYS EXISTING BUILDING CODE
3. 2020 NYS FIRE CODE
4. 2020 NYS STRETCH COMMERCIAL ENERGY CODE
5. 2020 NYS PLUMBING CODE
6. 2020 NYS MECHANICAL CODE
7. NFPA 70 - NATIONAL ELECTRIC CODE 2017
8. 2009 ANSI A117.1

DRAWING INDEX (TOTAL 14 PAGES)

DRAWING NUMBER	DRAWING NAME
T-001.00	TITLE PAGE
Z-001.00	EXISTING SITE PLAN
Z-002.00	SITE PLAN & ZONING COMPLIANCE
Z-003.00	VALET PARKING PLAN
A-002.00	GENERAL NOTES
A-100.00	EXISTING BASEMENT FLOOR PLAN
A-101.00	EXISTING FIRST FLOOR PLAN
A-102.00	EXISTING SECOND FLOOR PLAN
A-103.00	EXISTING THIRD FLOOR PLAN
A-110.00	PROPOSED BASEMENT FLOOR PLAN
A-111.00	PROPOSED FIRST FLOOR PLAN
A-112.00	PROPOSED SECOND FLOOR PLAN
A-113.00	PROPOSED THIRD FLOOR PLAN
A-200.00	PHOTOS

NOTE: THESE DRAWINGS SUBMITTED FOR SITE PLAN REVIEW

BADALY

ENGINEERING DESIGN:

BADALY ENGINEERING PLLC
2 WILSON PLACE, MT. VERNON, NY 10550
(914) 465-9010 BADALY.COM

ANY ALTERATIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF A NYS LICENSED P.E. (OR P.A. WHERE APPLICABLE) IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145, SECTION 7209.

DOCUMENT MAY NOT BE DISTRIBUTED, REPRODUCED, COPIED, PUBLISHED, TRANSMITTED, MODIFIED, OR IN ANY WAY EXPLOITED WITHOUT WRITTEN PERMISSION FROM BADALY ENGINEERING. ANY UNAUTHORIZED MODIFICATION OF THIS DOCUMENT SHALL RENDER IT INVALID.

DESIGN PROFESSIONAL:
SHAHIN BADALY - NYS PE 095887
REGISTERED TO PRACTICE IN NYS UNTIL 08/31/2027
BADALY ENGINEERING PLLC:
CERTIFICATE OF AUTHORIZATION - 0021229

ISSUE:

#	DATE	DESCRIPTION

REVISIONS:

#	DATE	DESCRIPTION
A	2/2/26	ZONING REVIEW
B	2/3/26	ZONING REVIEW
C	2/19/26	ZONING REVIEW

PROJECT TITLE:

PLACE OF WORSHIP:

3 THE BOULEVARD
NEW ROCHELLE, NY 10801

BLOCK: 815 LOT: 9

DRAWING TITLE:

TITLE PAGE, LIST OF DRAWINGS

SCALE: AS NOTED

DATE: 04/03/2025

JOB NO: 25041

DRAWN BY: EM

CHECKED BY: SB

SEAL AND SIGNATURE:

STATE OF NEW YORK
SHAHIN BADALY
095887
LICENSED PROFESSIONAL ENGINEER

DRAWING NO.:

A-001

SHEET NO.: 1 OF 14

ZONING DATA

ADDRESS: 3 THE BOULEVARD NEW ROCHELLE, NY 10801
ZONING DISTRICT: R-1 HISTORICAL
BLOCK: 815
TAX LOT NUMBER: 9

OCCUPANCY: HOUSE OF WORSHIP (4)
STRUCTURAL SYSTEM: WOOD FRAME

ZONING REGULATIONS & REQUIREMENTS

USE REGULATIONS, PER SEC 331-329(A)
USES FOR ZONE R-1 HIST 1,2,3,4 4 COMPLIES

TOTAL AREA OF PROPERTY:	±19,000.0 SF
GROSS FLOOR AREA OF BUILDING:	±8,136.0 SF
PERCENT OF COVERAGE:	42.8%
PARKING SPACES PROVIDED:	19 SPACES
HEIGHT OF BUILDING:	33'-0"
NUMBER OF STORIES:	3
USE OF BUILDING :	PLACE OF WORSHIP (A-3) & OFFICE (B)
GFA OF OFFICE:	2,065.19 SF
REQUIRED PARKING FOR OFFICE:	2,065.19 SF / 250 SF PER SPACE
	8.26
# OF SEATS AT PRAYER ROOM:	31 SEATS / 5 PER SPACE
	6.2 REQUIRED PARKING SPACES

OFF-STREET PARKING

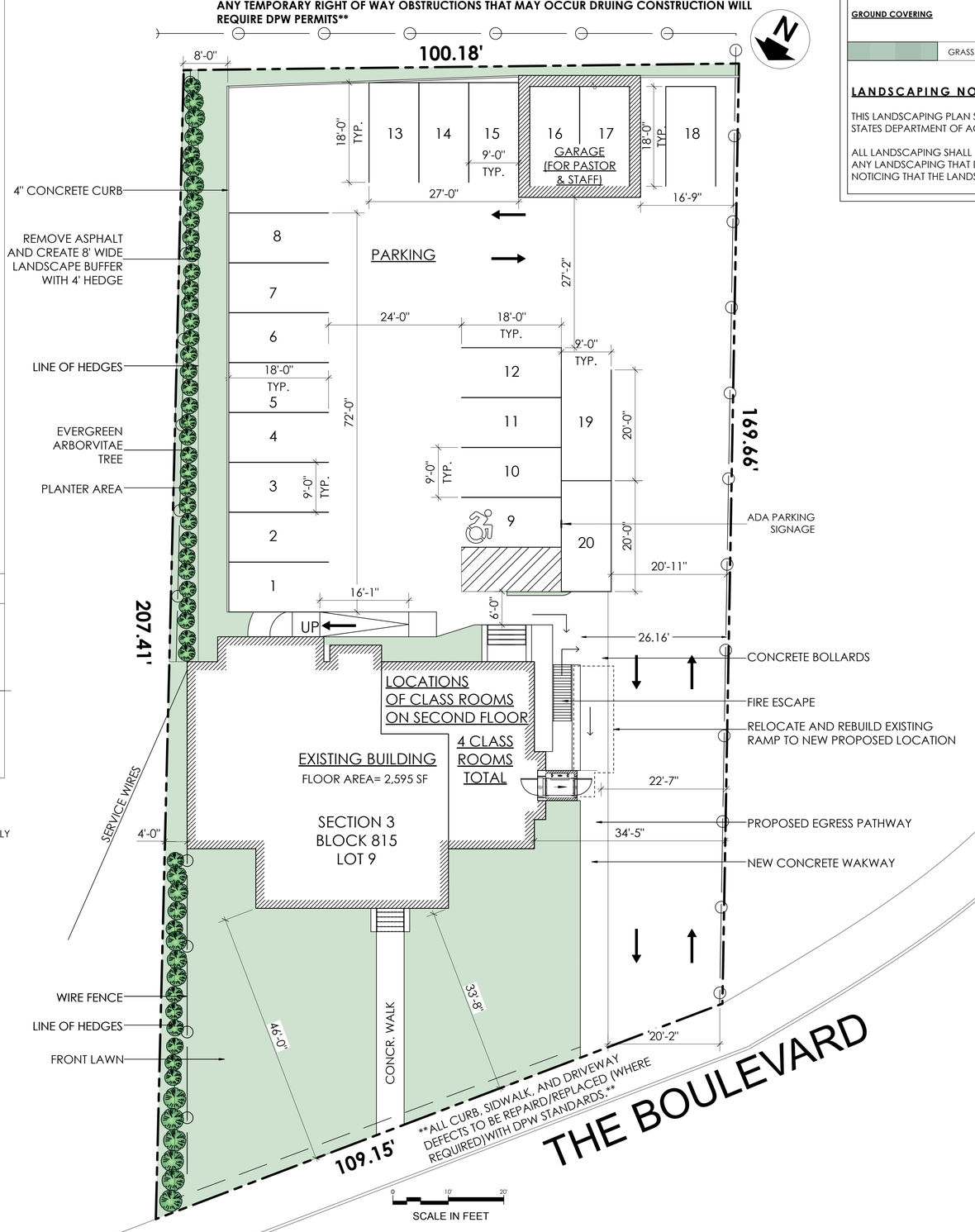
AS PER SEC 331-126
SCHEDULE OF OFF-STREET PARKING AND LOADING SPACE REQUIREMENTS.

NOTE: SEE ALTERNATE SITE PLAN ON Z-002 FOR PLACE OF WORSHIP PARKING REQUIREMENTS.

USE	MIN. NO. OF PARKING SPACES	REQUIRED	PROVIDED	NOTES
OFFICE: BUSINESS, PROFESSIONAL, GOVERNMENTAL, CLASS ROOMS	1 PER 250 SQ.FT GFA	8.26	8	-
SEMI-PUBLIC CHURCH OR OTHER PLACES OF WORSHIP	1 PER 5 SEATS IN THE SANCTUARY	6.2	12	-
TOTAL PARKING SPACES: 18	**TOTAL**	14.46	19	

NOTE: VALET PARKING SHALL BE USED FOR SANCTUARY SPACE AND SANCTUARY SPACE SHALL ONLY BE USED WHEN VALET IS AVAILABLE.

****ANY DAMAGE TO THE CITY RIGHT-OF-WAY DURING CONSTRUCTION SHALL BE REMEDIED TO THE SATISFACTION OF THE DEPARTMENT OF PUBLIC WORKS (DPW)**
ANY TEMPORARY RIGHT OF WAY OBSTRUCTIONS THAT MAY OCCUR DRUING CONSTRUCTION WILL REQUIRE DPW PERMITS**



LANDSCAPING SCHEDULE			
SHRUBS/PLANTS	BOTANICAL NAME	COMMON NAME	SIZE AT PLANTING
	THUJA OCCIDENTALIS	GREEN ARBORVITAE	1.5-FT TO 2.5-FT TALL

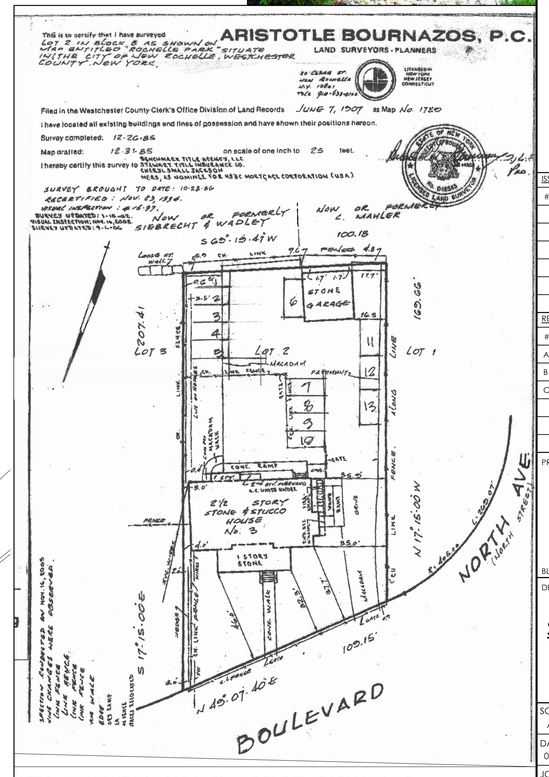
GROUND COVERING	
	GRASS

LANDSCAPING NOTES:

THIS LANDSCAPING PLAN SHALL ONLY INCLUDE PLANT SPECIES THAT ARE APPROPRIATE BASED ON THE UNITED STATES DEPARTMENT OF AGRICULTURE'S PLANT HARDINESS ZONE MAP.

ALL LANDSCAPING SHALL LIVE FOR AT LEAST 3 YEARS AFTER THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. ANY LANDSCAPING THAT DOES NOT MEET THIS REQUIREMENT SHALL BE REPLACED WITHIN TEN (10) DAYS OF NOTICING THAT THE LANDSCAPING IS INADEQUATE.

GREEN ARBORVITAE



SITE PLAN/SURVEY IS APPROVED UNDER PERMT BP2006-0645

CERTIFICATE OF OCCUPANCY LOCATED ON SHEET A-002

BADALY

ENGINEERING DESIGN:
BADALY ENGINEERING PLLC
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SHAHIN BADALY - NYS PE 095887
REGISTERED TO PRACTICE IN NYS UNTIL 08/31/2027
BADALY ENGINEERING PLLC
CERTIFICATE OF AUTHORIZATION - 0021229

ISSUE:

#	DATE	DESCRIPTION

REVISIONS:

#	DATE	DESCRIPTION
A	2/2/26	ZONING REVIEW
B	2/3/26	ZONING REVIEW
C	2/19/26	ZONING REVIEW

PROJECT TITLE:

PLACE OF WORSHIP:

3 THE BOULEVARD
NEW ROCHELLE, NY 10801

BLOCK: 815 LOT: 9

DRAWING TITLE:

SITE PLAN & ZONING COMPLIANCE

SCALE: AS NOTED
DATE: 04/03/2025
JOB NO: 25041
DRAWN BY: EM
CHECKED BY: SB

SEAL AND SIGNATURE:
STATE OF NEW YORK · SHAHIN BADALY · LICENSED PROFESSIONAL ENGINEER · 095887

DRAWING NO.:

Z-001

SHEET NO.: 2 OF 14

ZONING DATA

ADDRESS: 3 THE BOULEVARD NEW ROCHELLE, NY 10801
ZONING DISTRICT: R-1 HISTORICAL
BLOCK: 815
TAX LOT NUMBER: 9

OCCUPANCY: HOUSE OF WORSHIP (4)
STRUCTURAL SYSTEM: WOOD FRAME

ZONING REGULATIONS & REQUIREMENTS

USE REGULATIONS, PER SEC 331-329(A)
USES FOR ZONE R-1 HIST: 1,2,3,4 4 COMPLIES

TOTAL AREA OF PROPERTY:	±19,000.0 SF
GROSS FLOOR AREA OF BUILDING:	±8,136.0 SF
PERCENT OF COVERAGE:	42.8%
PARKING SPACES PROVIDED:	41 SPACES
HEIGHT OF BUILDING:	33'-0"
NUMBER OF STORIES:	3
USE OF BUILDING:	PLACE OF WORSHIP (A-3) & OFFICE (B)
GFA OF OFFICE:	2,065.19 SF
REQUIRED PARKING FOR OFFICE:	2,065.19 SF / 250 SF PER SPACE
	8.26 PARKING SPACES

OFF-STREET PARKING

AS PER SEC 331-126
SCHEDULE OF OFF-STREET PARKING AND LOADING SPACE REQUIREMENTS.

NOTE: SEE ALTERNATE SITE PLAN ON Z-002 FOR PLACE OF WORSHIP PARKING REQUIREMENTS.

SEATS IN SANCTUARY: 191
REQ'D PARKING FOR SANCTUARY: 191 SEATS / 5 PER SPACE
38.2 PARKING SPACES

OF SUNDAY SCHOOL ROOMS: 4 TEACHERS
REQUIRED PARKING FOR SCHOOL: 4 PARKING SPACES

TOTAL REQUIRED PARKING: 42.2 = 42 TOTAL REQUIRED PARKING SPACES
43 PARKING SPACES PROVIDED

IBC 2020: 1106.5 VAN SPACES
FOR EVERY SIX OR FRACTION OF SIX ACCESSIBLE PARKING SPACES, AT LEAST ONE SHALL BE A VAN ACCESSIBLE PARKING SPACE.

1106.7.3 VALET PARKING
A PASSENGER LOADING ZONE SHALL BE PROVIDED AT VALET PARKING SERVICES.

331-157 SPECIAL PERMIT REQUIRED.
PRIVATE VALET OPERATORS SHALL ANNUALLY APPLY FOR SPECIAL PERMIT APPROVAL FROM THE BUILDING OFFICIAL PURSUANT TO THE REQUIREMENTS OF § 331-87 TO OPERATE A PRIVATE VALET OPERATION SUBJECT TO THE REQUIREMENTS OF THIS ARTICLE.

331-45 ADDITIONAL REGULATIONS FOR RESIDENCE DISTRICTS
(A) NO ACCESSORY BUILDING, STRUCTURE OR USE SHALL BE CONSTRUCTED OR PLACED WITHIN 10 FT OF ANY REAR LOT LINE OR WITHIN SIX FEET OF ANY SIDE LOT LINE.

R1-HISTORIC RESIDENCE DISTRICT. [SEE 331-28A(7) AND 331-30 THROUGH 331-44]

NO EXTERIOR CHANGE ON EXISTING STRUCTURE.

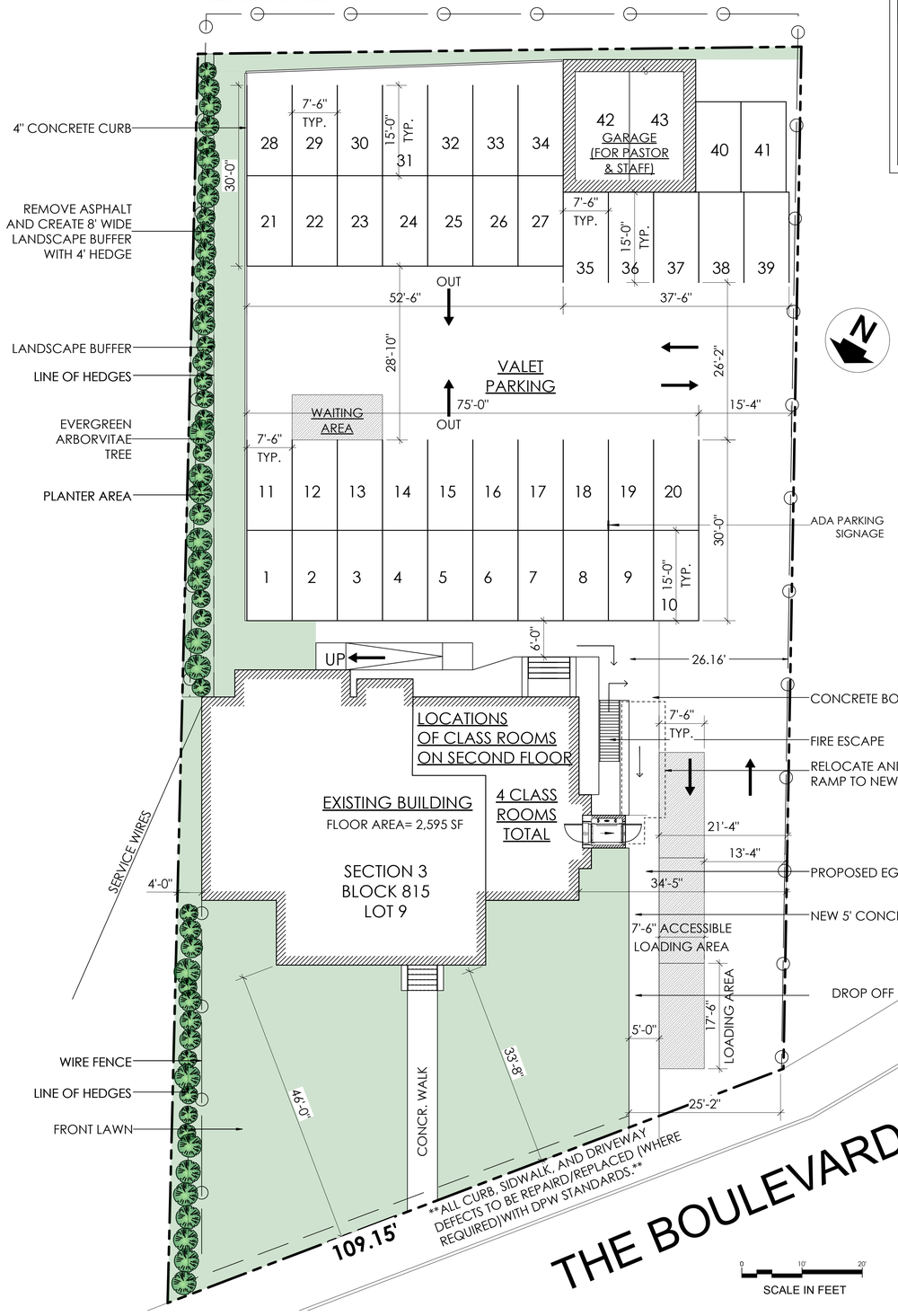
OFF-STREET PARKING

AS PER SEC 331-126
SCHEDULE OF OFF-STREET PARKING AND LOADING SPACE REQUIREMENTS.

USE	MIN. NO. OF PARKING SPACES	REQUIRED	PROVIDED	NOTES
SEMI-PUBLIC CHURCH OR OTHER PLACES OF WORSHIP	1 PER 5 SEATS IN THE SANCTUARY & PRAYER RM	38.2	38	SEE VALET
OFFICE: BUSINESS, PROFESSIONAL, GOVERNMENTAL, CLASS ROOMS	1 PER 250 SQ.FT GFA	4.26	4	SEE VALET
TOTAL VALET PARKING SPACES: 41	**TOTAL**	42	43	

NOTE: VALET PARKING SHALL BE USED FOR SANCTUARY SPACE AND SANCTUARY SPACE SHALL ONLY BE USED WHEN VALET IS AVAILABLE.

****ANY DAMAGE TO THE CITY RIGHT-OF-WAY DURING CONSTRUCTION SHALL BE REMEDIED TO THE SATISFACTION OF THE DEPARTMENT OF PUBLIC WORKS (DPW)**
ANY TEMPORARY RIGHT OF WAY OBSTRUCTIONS THAT MAY OCCUR DRUING CONSTRUCTION WILL REQUIRE DPW PERMITS**



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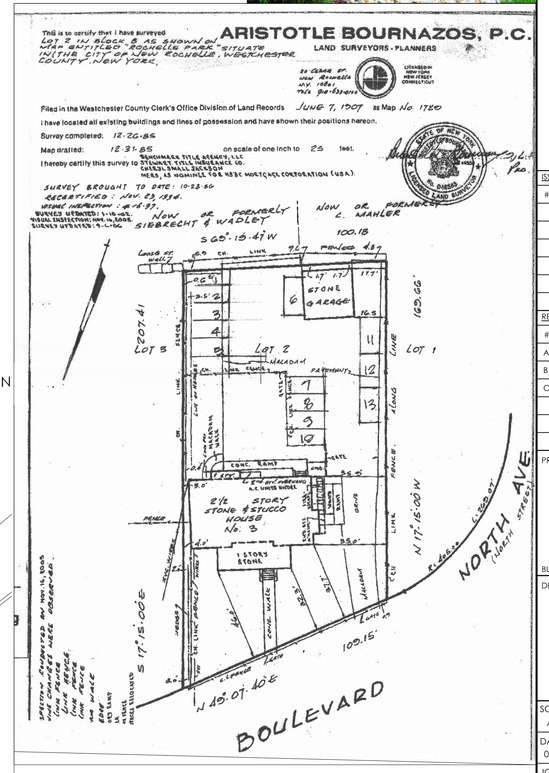

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PROJECT TITLE:

PLACE OF WORSHIP:

3 THE BOULEVARD
NEW ROCHELLE, NY 10801

BLOCK: 815 LOT: 9

DRAWING TITLE:

VALET PARKING SITE PLAN & ZONING COMPLIANCE

SCALE: AS NOTED
DATE: 04/03/2025
JOB NO: 25041
DRAWN BY: EM
CHECKED BY: SB

SEAL AND SIGNATURE:
STATE OF NEW YORK · SHAHIN BADALY · 095887 · LICENSED PROFESSIONAL ENGINEER

DRAWING NO.:

Z-002

SHEET NO.: 3 OF 14

VALET OPERATIONS AND TRAFFIC MANAGEMENT PLAN

3 THE BOULEVARD
NEW ROCHELLE, NEW YORK

PURPOSE

THE PURPOSE OF THIS PLAN IS TO ENSURE THE ORDERLY AND SAFE MOVEMENT OF VEHICLES ENTERING AND EXITING THE PROPERTY WHILE MINIMIZING IMPACTS ON ADJACENT ROADWAYS AND PREVENTING ANY QUEUE FROM EXTENDING INTO THE PUBLIC RIGHT-OF-WAY.

HOURS OF OPERATION

REGULAR SERVICES
SUNDAY
9:15 AM – 1:30 PM
WEDNESDAY
7:15 PM – 9:30 PM
SPECIAL EVENTS
AS SCHEDULED.
VALET OPERATIONS WILL ONLY BE UTILIZED WHEN SANCTUARY OCCUPANCY REQUIRES ADDITIONAL PARKING BEYOND THE REGULAR PARKING SPACES AVAILABLE ON SITE.

STAFFING

REGULAR SERVICES
TWO ATTENDANTS.
LARGE SERVICES AND SPECIAL EVENTS
FOUR TO SIX ATTENDANTS.
ONE DESIGNATED VALET CAPTAIN OR TRAFFIC COORDINATOR SHALL OVERSEE OPERATIONS DURING PERIODS OF INCREASED ATTENDANCE.

VEHICLE ENTRY PROCEDURE

VEHICLES ENTER FROM THE BOULEVARD AND PROCEED ONTO THE PROPERTY.
VALET ATTENDANTS STATIONED NEAR THE ENTRANCE WILL RECEIVE VEHICLES IMMEDIATELY UPON ARRIVAL AND DIRECT TRAFFIC IN A CONTINUOUS MANNER.
VEHICLES SHALL NOT STAGE OR QUEUE WITHIN THE PUBLIC RIGHT-OF-WAY.

PASSENGER LOADING AND UNLOADING

PASSENGERS SHALL BE DROPPED OFF IN THE DESIGNATED LOADING AREA ADJACENT TO THE BUILDING.
LOADING AND UNLOADING ACTIVITIES ARE INTENDED TO BE BRIEF AND CONTINUOUSLY MANAGED.
VALET PERSONNEL SHALL DIRECT VEHICLES AWAY FROM THE LOADING AREA PROMPTLY TO PREVENT CONGESTION.

VEHICLE CIRCULATION

TRAFFIC FLOW SHALL PROCEED AS FOLLOWS:
ENTRY → PASSENGER DROP-OFF → VEHICLE MOVEMENT → PARKING ASSIGNMENT.
VALET ATTENDANTS SHALL PARK VEHICLES IN ACCORDANCE WITH THE APPROVED PARKING LAYOUT.

INTERNAL QUEUING CAPACITY

BASED UPON THE LENGTH OF THE DRIVEWAY AND SITE CONFIGURATION, THE PROPERTY IS CAPABLE OF ACCOMMODATING MULTIPLE VEHICLES INTERNALLY WHILE MAINTAINING TRAFFIC FLOW.
VEHICLE QUEUES ARE INTENDED TO REMAIN ENTIRELY WITHIN THE SITE AND NOT EXTEND INTO THE BOULEVARD RIGHT-OF-WAY.

PEAK ARRIVAL PERIODS

THE MAJORITY OF ARRIVALS OCCUR WITHIN A 30- TO 45-MINUTE PERIOD BEFORE THE START OF SERVICES.
VEHICLE ARRIVALS ARE STAGGERED RATHER THAN SIMULTANEOUS, THEREBY REDUCING THE LIKELIHOOD OF CONGESTION.

OVERFLOW PROCEDURES

SHOULD TRAFFIC VOLUMES APPROACH THE INTERNAL QUEUING CAPACITY, ATTENDANTS SHALL IMPLEMENT ADDITIONAL TRAFFIC MANAGEMENT PROCEDURES.
ADDITIONAL ATTENDANTS MAY BE DEPLOYED DURING CONFERENCES AND SPECIAL EVENTS.
ATTENDEES MAY ALSO BE DIRECTED TO ALTERNATE PARKING ARRANGEMENTS IF NECESSARY.

SPECIAL EVENTS

FOR LARGER GATHERINGS AND CONFERENCES, ADDITIONAL PERSONNEL MAY BE UTILIZED TO FACILITATE INGRESS AND EGRESS.
THE APPLICANT MAY RETAIN TRAFFIC PERSONNEL, LAW ENFORCEMENT ASSISTANCE, OR OTHER TRAFFIC MANAGEMENT PERSONNEL AS APPROPRIATE TO ENSURE SAFE AND ORDERLY OPERATIONS.

OBJECTIVE

THE OBJECTIVE OF THIS PLAN IS TO PROVIDE SAFE, ORDERLY, AND EFFICIENT ACCESS TO THE PROPERTY WHILE ENSURING THAT VEHICLE QUEUING DOES NOT ADVERSELY AFFECT THE BOULEVARD OR SURROUNDING PUBLIC ROADWAYS.

****ANY DAMAGE TO THE CITY RIGHT-OF-WAY DURING CONSTRUCTION SHALL BE REMEDIED TO THE SATISFACTION OF THE DEPARTMENT OF PUBLIC WORKS (DPW)**
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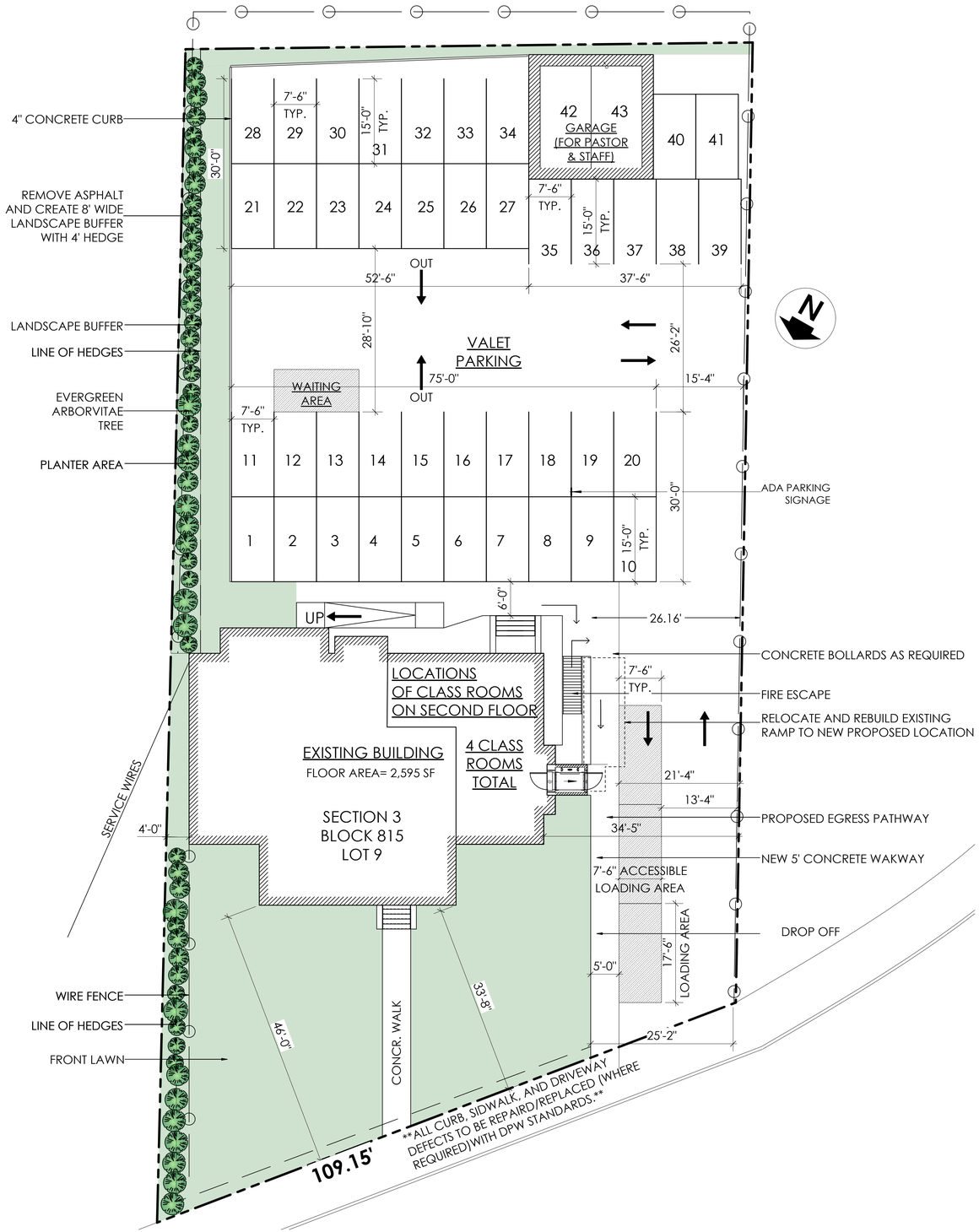

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SEAL AND SIGNATURE:

STATE OF NEW YORK · SHAHIN BADALY · 095887 · LICENSED PROFESSIONAL ENGINEER

DRAWING NO.:

Z-003

SHEET NO.: 4 OF 14

GENERAL NOTES

ALL WORK SHALL CONFORM TO THE 2020 UNIFORM FIRE PREVENTION AND BUILDING CODE OF NEW YORK STATE (THE UNIFORM CODE) AND ALL RULES AND REGULATIONS OF ALL DEPARTMENTS HAVING JURISDICTION.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS AND JOB CONDITIONS.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION SHALL BE IN ACCORDANCE WITH OSHA REGULATIONS AND STANDARDS AND ALL LOCAL REQUIREMENTS.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO FOLLOW ALL SAFE EXCAVATION PRACTICES AND CALL "DIG-SAFELY" AT LEAST 3 WORKING DAYS IN ADVANCE TO MARK UP ANY UNDERGROUND UTILITIES. NO EXCAVATION WORK OR DIGGING OF ANY KIND SHALL START OTHERWISE.

ALL WORK SHALL BE PERFORMED IN A WORKMAN-LIKE MANNER BY QUALIFIED JOURNEYMEN OR MASTERS OF EACH TRADE.

ALL MATERIAL HANDLING AND INSTALLATION SHALL BE STRICTLY IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

GENERAL CONTRACTOR SHALL BE RESPONSIBLE, AND PAY FOR ALL TESTS, INSPECTIONS, ETC. AS REQUIRED BY THE BUILDING DEPARTMENT AND ANY OTHER DEPARTMENTS HAVING JURISDICTIONS.

GENERAL CONTRACTOR SHALL VISIT THE SITE AND MAKE HIMSELF FAMILIAR WITH THE WORK AND THE LOCAL CONDITIONS PRIOR TO SUBMITTING A PRICE TO THE OWNER.

ALL SURFACES ADJACENT TO THE WORK AREA, WHICH IS DAMAGED DURING CONSTRUCTION BY THE FORCES OF THE GENERAL CONTRACTOR, SHALL BE REPAIRED TO MATCH SURROUNDING SURFACES TO SATISFACTION OF THE OWNER AND ARCHITECT AT NO ADDITIONAL COST.

THE CONTRACTOR SHALL REMOVE FROM THE ALL DEBRIS CREATED BY HIS WORK AND SHALL DISPOSE OF THEM IN A LEGAL MANNER ON A WEEKLY BASIS OR SOONER AS CONDITIONS WARRANTS.

AT COMPLETION OF THE WORK THE SITE SHALL BE CLEARED OF ALL DEBRIS AND REMAINING MATERIALS AND THE PREMISES SHALL BE LEFT BROOM CLEAN.

THE ENGINEER SHALL BE THE SOLE JUDGE AS TO THE ADEQUACY OF THE WORK PERFORMED. HE SHALL HAVE THE RIGHT TO ORDER REMOVAL OF DEFECTIVE WORK AND MATERIALS.

ANY DEVIATION FROM THESE DRAWINGS SHALL CAUSE THE WORK TO CEASE IN THE AFFECTED AREAS UNTIL THE ENGINEER HAS APPROVED THE CHANGES.

NO DRAWINGS SHALL BE USED ON JOB UNLESS THEY BEAR THE STAMP: ISSUED FOR CONSTRUCTION.

CONTRACTOR IS CAUTIONED TO MAKE CONTINUOUS OBSERVATION OF THE EXISTING STRUCTURE DURING THE PERFORMANCE OF HIS WORK. SHOULD HE BECOME AWARE OF ANY SITUATION THAT REQUIRES FURTHER INVESTIGATION (SUCH AS CRACKS IN MASONRY AND PARTITIONS, ADDITIONAL OR EXCESSIVE DEFLECTION, ETC.) HE SHALL NOTIFY THE ENGINEER.

CONSTRUCTION NOTES

TEMPORARY SHORING: PROVIDE AND MAINTAIN SHORING, BRACING. AND STRUCTURAL SUPPORTS AS REQUIRED TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT, ,OR COLLAPSE OF CONSTRUCTION AND FINISHES TO REMAIN, AND TO PREVENT UNEXPECTED OR UNCONTROLLED MOVEMENT OR COLLAPSE OF CONSTRUCTION BEING CONSTRUCTED.

DO NOT USE CUTTING TORCHES UNTIL WORK AREA IS CLEARED OF FLAMMABLE MATERIALS. AT CONCEALED SPACES, SUCH AS ,DUCT AND PIPE INTERIORS, VERIFY CONDITION AND CONTENTS 'OF HIDDEN SPACE BEFORE STARTING FLAME-CUTTING OPERATIONS. MAINTAIN FIRE WATCH AND PORTABLE FIRE-SUPPRESSION DEVICES DURING FLAME-CUTTING OPERATIONS.

PROTECT CONSTRUCTION INDICATED TO REMAIN AGAINST DAMAGE AND SOILING DURING CONSTRUCTION.

OWNER APPROVAL IS REQUIRED PRIOR TO PROPOSED INSTALLATION OF THE CONSTRUCTION FENCE ON ADJACENT PROPERTIES.

CONTRACTOR SHOULD OBTAIN A PERMISSION TO ENTER ADJOINING PROPERTIES AND PRECONSTRUCTION SURVEY OF EXISTING CONDITIONS SHOULD BE CONDUCTED OVER ADJOINING PROPERTIES AND A WRITTEN AND PHOTOGRAPHIC DOCUMENTATION SHOULD BE OBTAINED PRIOR TO COMMENCEMENT OF ANY OPERATION. ADJOINING PROPERTY OWNERS, PROFESSIONAL ENGINEER INVOLVED IN THE PROJECT SHOULD BE NOTIFIED OF ANY ONGOING PROBLEM OR ANY OTHER PARTICULAR SITUATION THAT COULD ARISE DURING THE CONSTRUCTION OPERATIONS.

A QUALIFIED ENGINEER SHALL BE ON SITE FOR ANY REQUIRED CONTROL INSPECTION AND TO SURVEY CONDITIONS OF BUILDING OR STRUCTURE TO BE REMOVED AND DETERMINE WHETHER REMOVING ANY ELEMENT MIGHT RESULT IN STRUCTURAL DEFICIENCY OR UNPLANNED COLLAPSE OF ANY PORTION OF STRUCTURE OR ADJACENT STRUCTURES DURING CONSTRUCTION OPERATIONS.

BEFORE STARTING OPERATIONS, PROVIDE THE NECESSARY PROTECTIVE ELEMENTS, WHERE REQUIRED, IN STRICT ACCORDANCE WITH OSHA RULES AND REGULATIONS. COMPLY WITH GOVERNING EPA NOTIFICATION REGULATIONS BEFORE BEGINNING CONSTRUCTION. COMPLY WITH HAULING AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION AND ALL EXPRESSED IN THE NOTES. COMPLY WITH ANSI A10.6 AND NFPA 241.

CARPENTRY NOTES

PROVIDE ALL BLOCKING AND CUT OUTS AS REQUIRED FOR MEDICINE CABINETS, ACCESS DOORS AS REQUIRED, PLUMBING FIXTURES, H.V.A.C., ETC. VERIFY WITH ARCHITECT AND OWNER PRIOR TO START OF CARPENTRY WORK.

THE CARPENTRY CONTRACTOR SHALL BE RESPONSIBLE TO THE LEVEL OF ALL FLOORS, SILLS, ETC. AND PLUMBING OF ALL WALLS, JAMBS, ETC.

ALL FINISHED HARDWARE SHALL BE SUPPLIED AND INSTALLED BY THE CARPENTRY CONTRACTOR. THE CARPENTRY CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TEMPLATES, ETC. AND INSURE THE PROPER INSTALLATION OF ALL FINISHED HARDWARE. CARPENTRY CONTRACTOR SHALL PROVIDE BRASS BUTTS, 180 DEGREE SWING, MINIMUM THREE PER DOOR.

LIST OF SPECIAL INSPECTIONS

FIRE RESISTANCE-RATED CONSTRUCTION	CHAPTER 7
SEISMIC RESISTANCE	1707; 1708
COMPLIANCE WITH NYS ENERGY CODE	NYS ENERGY CODE

ELECTRICAL NOTES

ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE 2017 NATIONAL ELECTRICAL CODE, THE APPLICABLE SECTIONS OF THE NFPA 101 AND NFPA 72, AND ALL GOVERNING LOCAL CODES, LAWS, AND REGULATIONS.

PROVIDE A COMPLETE OPERABLE SYSTEM IN A WORKMANLIKE MANNER, OUTLINE DESCRIPTION AND EQUIPMENT LAYOUT DO NOT LIMIT CONTRACTOR'S LIABILITY FOR THE INSTALLATION OF A COMPLETE OPERABLE SYSTEM.

MINIMUM SIZE OF CONDUITS SHALL BE 3/4", UNLESS OTHERWISE NOTED.

NO CONDUIT SHALL BE RUN IN ANY FLOOR IN CONTACT WITH THE EARTH UNLESS OTHERWISE DIRECTED ON THE PLANS.

CONDUIT RUNS SHALL CLEAR ALL ARCHITECTURAL FEATURES (DOORS, WINDOWS, ETC) AND SHALL BE COORDINATED WITH EXISTING OR NEW EQUIPMENT, PIPING AND DUCT WORK CORRESPONDING TO ALL TRADES INCLUDING BUT NOT LIMITED TO MECHANICAL, PLUMBING, FIRE PROTECTION AND ELECTRICAL TRADES. NOTIFY THE PROJECT ENGINEER OF ANY OBSTRUCTION BEFORE INSTALLATION. FAILURE TO COMPLY WITH THIS REQUIREMENT WILL NOT BE CONSIDERED ADDITIONAL WORK AND SHALL BE CORRECTED AT NO ADDITIONAL COST TO THE OWNER.

RACEWAY INSTALLED EXPOSED ON THE SURFACE OF CEILINGS OR SIDEWALLS SHALL BE SUPPORTED FROM STRUCTURAL COMPONENTS OF THE BUILDING.

ALL RACEWAYS AND CABINETS SHALL BE GROUNDED TO THE BUILDING GROUNDING SYSTEM WITH AN INSULATED GROUND CONDUCTOR NOT SMALLER THAN #10 U.O.N.

ALL ELECTRICAL EQUIPMENT AND RACEWAY SHALL BE SUSPENDED FROM SUPPLEMENTAL SLOTTED CHANNEL FRAME. ALL SUCH MOUNTS, DEVICES, FASTENERS SHALL BE OF SUFFICIENT THICKNESS TO CARRY THE LOAD SUSPENDED AND SHALL BE SEISMICALLY RESTRAINED. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY ADDITIONAL SUPPLEMENTAL STEEL REQUIRED TO SUPPORT THE EQUIPMENT OR DEVICES.

ALL OPENINGS BETWEEN FLOORS, THROUGH RATED FIRE AND SMOKE WALLS, CREATED BY THE CONTRACTOR FOR CABLE OR CONDUIT PASS THROUGH SHALL BE SEALED WITH A FIRE STOPPING MATERIAL. FIRE STOPPING MATERIAL AND ITS APPLICATION SHALL BE ACCOMPLISHED IN SUCH A MANNER THAT IS ACCEPTABLE TO THE LOCAL FIRE AND BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS WORK. ANY OPENINGS CREATED BY OR FOR THE CONTRACTOR AND LEFT UNUSED SHALL ALSO BE SEALED AS PART OF THIS WORK.

CONTRACTOR TO BE RESPONSIBLE FOR ALL RESTORATIONS, SEALING, WATERPROOFING, PENETRATIONS, CORE DRILLING CUTTING, PATCHING, AND PAINTING FOR THE COMPLETE CONTRACT WORK INDICATED. ALL RESTORATION WORK PERFORMED BY CONTRACTOR SHALL RESTORE DISTURBED SURFACES TO THEIR ORIGINAL CONDITION.

PLUMBING NOTES

REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF ALL FIXTURES, OUTLETS AND ACCESSORIES, INCLUDING FLOOR DRAINS.

PROVIDE & INSTALL ALL ACCESS DOORS FOR CEILING AND WALL ACCESS TO ALL PIPING AND VALVES REQUIRING SERVICE.

CONTRACTOR IS RESPONSABLE FOR ALL CHANGES TO WORK OF ALL TRADES NECESSITATED BY PROVIDING EQUIPMENT DIFFERING IN ANY RESPECT FROM THAT INDICATED.

ALL EQUIPMENT SHALL BE SELECTED TO FIT AVAILABLE SPACE.

COORDINATE ALL PLUMBING REQUIREMENTS WITH THE CITY OF MT. VERNON. FILE FOR AND PAY ALL PERMITS.

PLUMBING WORK SHALL BE PERFORMED BY WESTCHESTER COUNTY LICENSED PLUMER UNDER SEPARATE PERMIT.

MECHANICAL NOTES

ALL GAS AND OIL BURNING EQUIPMENT SHALL CONFORM TO NYS MECHANICAL CODE.

ALL DUCTWORK LOCATED IN UNAIRCONDITIONED OR UNHEATED SPACES, SHALL BE SEALED AND INSULATED AS PER NYS ENERGY CODE.

VENTILATION NOTES

V.1 THESE DWGS COMPLY OR EXCEED THE MINIMUM REQUIREMENTS FOR LIGHT, HEAT, VENTILATION & NOISE CONTROL AS PER THE NYS BUILDING CODE.

SMOKE DETECTOR NOTES:

DWELLING UNITS SHALL BE EQUIPPED WITH SMOKE DETECTORS RECEIVING ITS PRIMARY POWER FROM THE BUILDING WIRING AND THERE SHALL NOT BE ANY SWITCHES IN THE CIRCUIT OTHER THAN THE OVER CURRENT DEVICE PROTECTING THE BRANCH CIRCUIT.

ALL SMOKE DETECTING DEVICES SHALL BE LISTED BY A NATIONALLY RECOGNIZED INDEPENDENT LABORATORY THAT STATES IN LISTINGS THAT THE EQUIPMENT MEETS NATIONALLY RECOGNIZED STANDARDS.

THE DEVICE SHALL BE OF EITHER THE IONIZATION CHAMBER OF PHOTOELECTRIC TYPE.

ENERGY CONSERVATION

E1. DESIGN OF INSIDE AIR TEMPERATURE OF EACH ROOM THAT IS HEATED AND/OR COOLED:

HEATED 72 F ° (MAX. NYS)
COOLED 75 F ° (MIN. NYS)

E2. ALL INSULATION WHICH IS CAPABLE OF ABSORBING WATER SHALL BE PROTECTED BY A VAPOR BARRIER LOCATED ON THE WINTER WARM SIDE OF THE INSULATION. INSULATION SHALL BE INSTALLED IN A MANNER THAT PROVIDES CONTINUITY OF INSTALLATION AT PLATE LINES, SILL LINES AND CORNERS.

E3. LOCAL ENERGY CONSERVATION CONSTRUCTION CODE
LOCAL ENERGY CONSERVATION CONSTRUCTION CODES THAT ARE MORE STRINGENT IN THEIR REQUIREMENTS THAN THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE SHALL APPLY AND BE IMPLEMENTED WHEREVER REQUIRED.

E4. AIR LEAKAGE FOR ALL BUILDINGS
ALL EXTERIOR DOORS AND WINDOWS SHALL BE DESIGNED TO LIMIT AIR LEAKAGE INTO OR OUT OF THE BUILDING ENVELOPE. MANUFACTURED DOORS AND WINDOWS SHALL HAVE AIR INFILTRATION RATES NOT EXCEEDING THOSE SHOWN THE NYS ENERGY CODE. SITE CONSTRUCTED DOORS AND WINDOWS SHALL BE SEALED IN ACCORDANCE WITH THE NYS ENERGY CODE.

E5. EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, OPENINGS BETWEEN WALL AND ROOF/CEILING, FLOORS AND ROOFS, AND ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED OR OTHERWISE SEALED.

E6. SHOWERS, OTHER THAN THOSE USED FOR SAFETY REASONS, SHALL BE EQUIPPED WITH OUTLET DEVICES WHICH LIMIT THE FLOW OF HOT WATER TO A MAXIMUM OF 3 GPM AT A CONSTANT WATER PRESSURE OF 60 PSI.

E7. DESIGN PROFESSIONAL STATES THAT TO THE BEST OF HIS KNOWLEDGE AND PROFESSIONAL JUDGEMENT, THE DESIGN HAS BEEN MADE IN CONFORMANCE WITH THE ENERGY CODE.

E8. THIS DESIGN ANALYSIS IS NOT TO BE USED AS THE DETERMINING FACTOR IN COMPUTING THE DESIGN OF THE HEATING AND/OR VENTILATING EQUIPMENT TO BE INSTALLED IN THE BUILDING. TO DO SO WILL BE AT THE BUILDER AND/OR CONTRACTOR'S RISK. THE ARCHITECT OR ENGINEER SHALL BE HELD BLAMELESS FOR ANY HEATING OR VENTILATING EQUIPMENT INSTALLED AT THE JOB SITE.

E9. PROVIDE AT LEAST ONE PROGRAMMABLE THERMOSTAT FOR EACH SEPARATE COOLING AND HEATING SYSTEM.

E10. PROVIDE R=6 MIN INSULATION AROUND DUCTS EXCEPT IN ATTIC, PROVIDE R=8 MIN. PROVIDE R=3 INSULATION AROUND ALL PIPING THAT CARRY FLUIDS WITH A TEMPERATURE OF MORE THAN 105F OR LESS THAN 55F.

E11. WINDOW INFILTRATION SHALL NOT EXCEED .5 CFM PER LINEAR FOOT OF CRACK WHEN TESTED AT IMPACT PRESSURE OF 25 MPH WIND.

E12. DOOR INFILTRATION SHALL NOT EXCEED 1.0 CFM PER LINEAR FOOT OF CRACK WHEN TESTED AT IMPACT PRESSURE OF 25 MPH WIND.

E13. THE BUILDING IS LOCATED IN CLIMATE ZONE 4 AND ITS THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS BY COMPONENTS OF NYS ENERGY CODE FOR FENESTRATION AND INSULATION.

FIRE STOPPING NOTES

FS.1 DUCT AND PIPE SPACES AND CONCEALED SPACES WITHIN PARTITIONS, WALLS, FLOORS, ROOFS, STAIRS, FURRING, PIPE SPACES, COLUMN ENCLOSURES, ETC. THAT WOULD PERMIT PASSAGE OF FLAME, SMOKE, FUMES, OR HOT GASES FROM ONE FLOOR TO ANOTHER FLOOR OR ROOF SPACES, OR FROM ONE CONCEALED AREA TO ANOTHER, SHALL BE FILLED WITH NON-COMBUSTIBLE MATERIAL.

FS.2 FIRE STOPPING MAY BE OF COMBUSTIBLE MATERIALS CONSISTING OF WOOD NOT LESS THAN 2" NOMINAL THICKNESS WITH TIGHT JOINTS WHERE USED IN COMBUSTIBLE CONSTRUCTION, EXCEPT THAT NON-COMBUSTIBLE FIRE STOPPING SHALL BE USED IN CONCEALED SPACES OF FIRE DIVISIONS AND WHERE IN CONTACT WITH FIREPLACES, FLUES, AND CHIMNEYS.

FS.3 ALL HOLLOW PARTITIONS AND FURRED OUT SPACES SHALL BE FIRE STOPPED AT EACH FLOOR LEVEL. FIRE STOPS SHALL BE THE FULL THICKNESS OF THE HOLLOW FURRED OUT SPACES.

FS.4 CONCEALED SPACES WITHIN STAIRS CONSTRUCTION SHALL BE FIRE STOPPED BETWEEN STRINGERS AT THE TOP AND BOTTOM OF EACH FLIGHT OF STAIRS SO AS NOT TO COMMUNICATE WITH SPACES IN THE FLOOR, ROOF, OR INTERMEDIATE LANDING CONSTRUCTION.

FS. 5CEILINGS THAT CONTRIBUTE TO THE REQUIRED FIRE-RESISTANT RATING OF A FLOOR OR ROOF ASSEMBLY SHALL BE CONTINUOUS BETWEEN EXTERIOR WALLS, VERTICAL FIRE DIVISIONS, FIRE SEPARATIONS, CORRIDOR PARTITIONS OR ANY OTHER PARTITIONS HAVING AT LEAST THE SAME FIRE RESISTANCE RATING AS THE CEILING. THE CONCEALED SPACE ABOVE SUCH CEILING SHALL BE FIRE STOPPED INTO AREAS NOT EXCEEDING 3,000 SQ. FT. FOR THE FULL HEIGHT OF THE CONCEALED SPACE.

Bureau of Buildings
Department of Development
515 North Avenue
New Rochelle, NY 10801-3416

Phone: (914) 654- 2035
FAX: (914) 632- 3031

Noel Shaw, Jr., R.A.
Deputy Commissioner of Development/Building Official

Peter Warycha
Deputy Building Official

City of New Rochelle
New York

Project Number	JS-2006-001198
Certificate Number	OP-2007-00050
Building Permit Number	BP-2006-0645
Parcel Id. No 1	3 0815 00009
Zone	NB
Use Group (State Code)	B - Business
Construction Classification (State Code)	5b - Wood Frame
Issued on	04/04/2007

This is to Certify that:
Aajf Boulevard Inc.
Located at: **3 The Boulevard** is hereby granted a

CERTIFICATE OF OCCUPANCY

For the work done at: 3 The Boulevard, pertaining to
Building Permit Number: **BP-2006-0645**

This Certificate of Occupancy certifies that:
Renovate/alter existing office building to a new office
"The Center For Small Jewels" use.

Has been completed, inspected and conforms substantially with the approved plans bearing the above mentioned permit number and with the applicable requirements of the New Rochelle Building Code, Zoning Ordinance, New York State Uniform Prevention and Building Code and all other applicable laws, rules, and regulations.

No addition or alteration or change in use of the structure or land is permitted without a new Building Permit and Certificate of Occupancy.

PW:js

Noel Shaw, Jr., R.A.
Deputy Commissioner of Development/Building Official

BADALY

ENGINEERING DESIGN:

BADALY ENGINEERING PLLC
2 WILSON PLACE, MT. VERNON, NY 10550

(914) 465-9010 BADALY.COM

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REGISTERED TO PRACTICE IN NYS UNTIL 08/31/2027
BADALY ENGINEERING PLLC
CERTIFICATE OF AUTHORIZATION - 0021229

ISSUE:

#	DATE	DESCRIPTION

REVISIONS:

#	DATE	DESCRIPTION
A	2/2/26	ZONING REVIEW
B	2/3/26	ZONING REVIEW
C	2/19/26	ZONING REVIEW

PROJECT TITLE:

PLACE OF WORSHIP:

3 THE BOULEVARD
NEW ROCHELLE, NY 10801

BLOCK: 815 LOT: 9

DRAWING TITLE:

GENERAL NOTES

SCALE: AS NOTED
DATE: 04/03/2025
JOB NO: 25041
DRAWN BY: EM
CHECKED BY: SB

SEAL AND SIGNATURE:

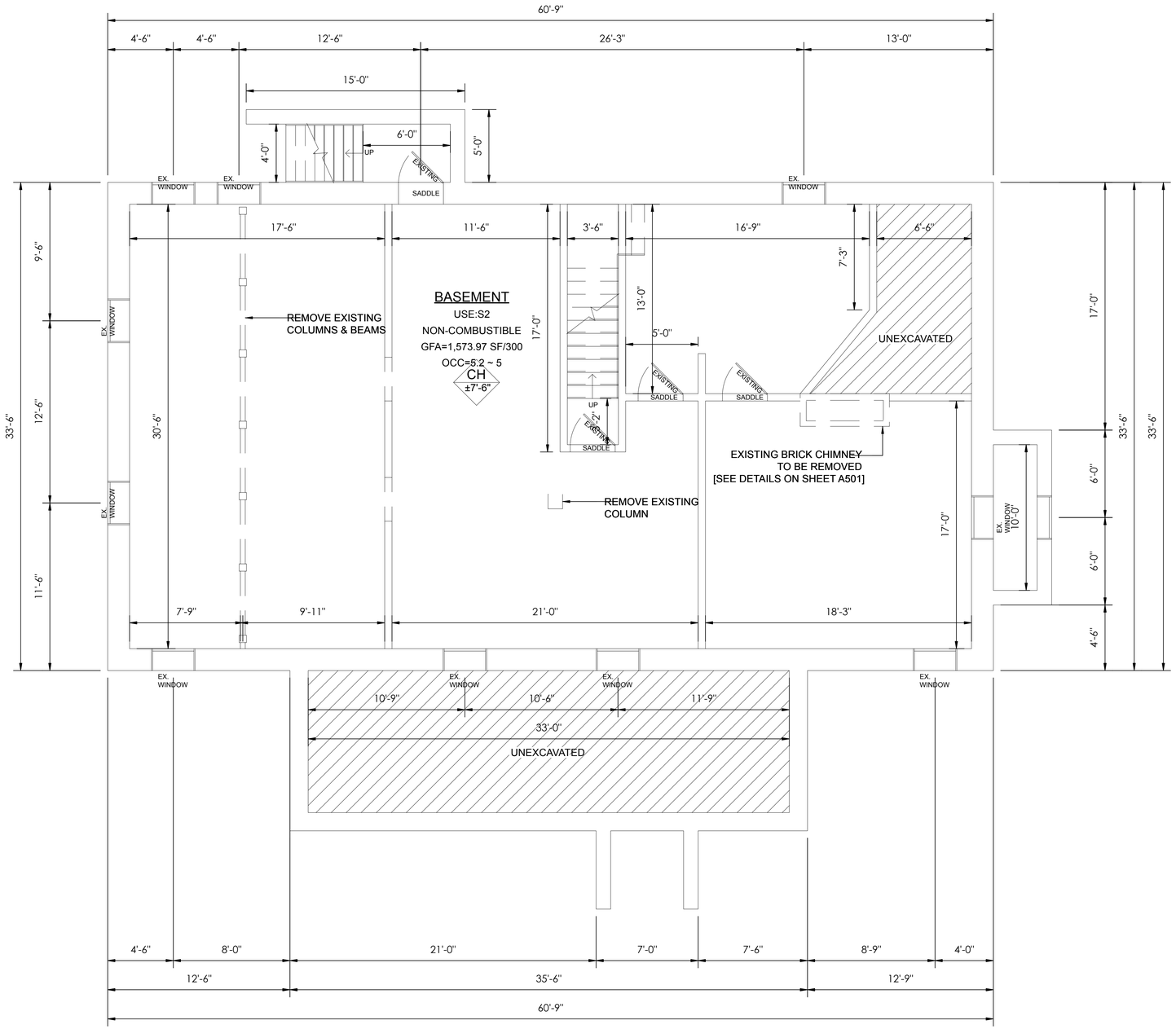
STATE OF NEW YORK · SHAHIN BADALY · 095887 · LICENSED PROFESSIONAL ENGINEER

DRAWING NO.:

A-002

SHEET NO.: 5 OF 14

NOTE: SEE DEMOLITION NOTES ON SHEET A-001



(EXISTING + DEMOLITION)

1 BASEMENT PLAN

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

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CERTIFICATE OF AUTHORIZATION - 0021229

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REVISIONS:

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A	2/2/26	ZONING REVIEW
B	2/3/26	ZONING REVIEW
C	2/19/26	ZONING REVIEW

PROJECT TITLE:

PLACE OF WORSHIP:

3 THE BOULEVARD
NEW ROCHELLE, NY 10801

BLOCK: 815 LOT: 9

DRAWING TITLE:

EXISTING BASEMENT FLOOR PLAN

SCALE: AS NOTED
DATE: 04/03/2025
JOB NO: 25041
DRAWN BY: EM
CHECKED BY: SB

SEAL AND SIGNATURE:

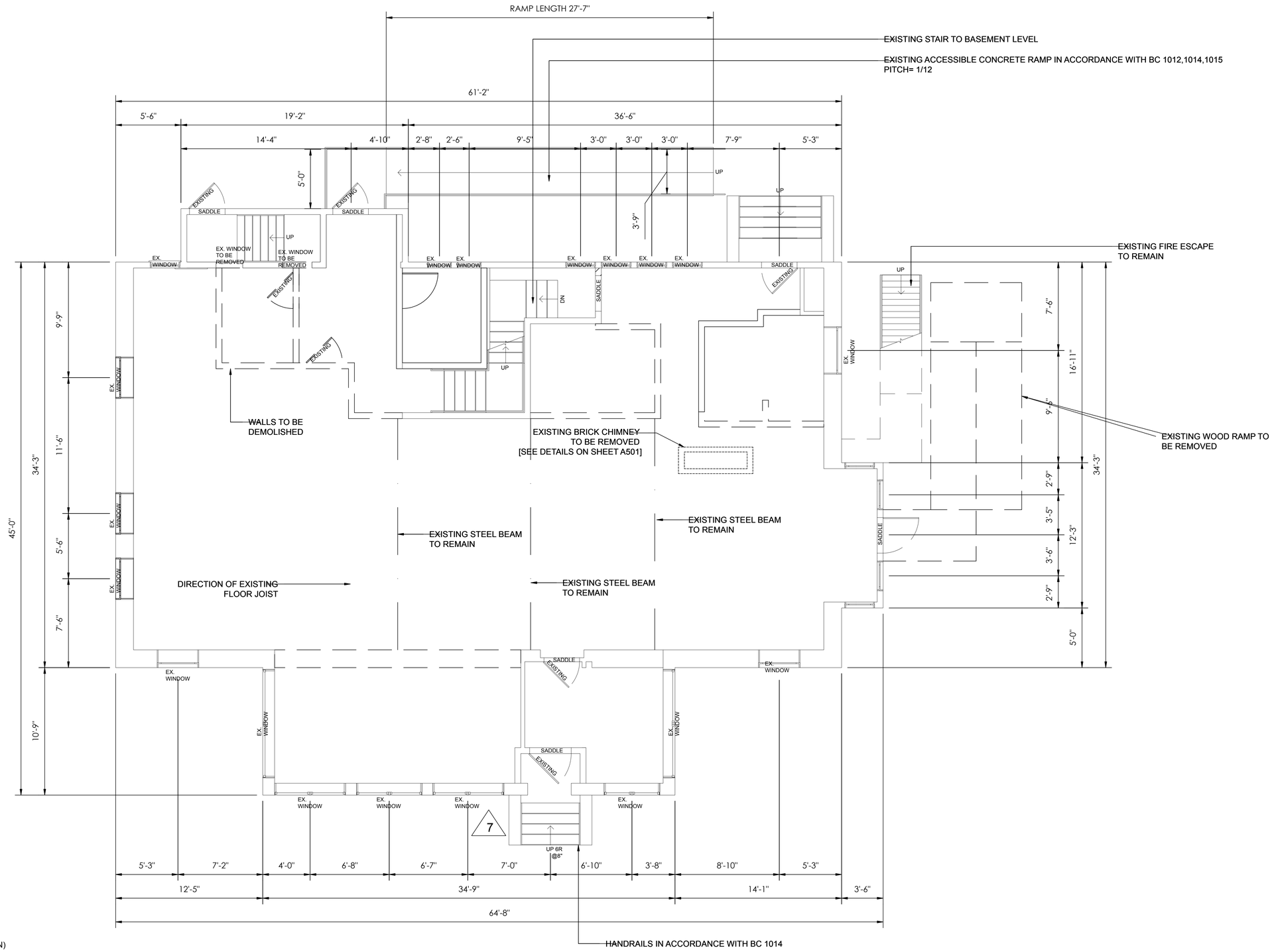
STATE OF NEW YORK · SHAHIN BADALY · 095887 · LICENSED PROFESSIONAL ENGINEER

DRAWING NO.:

A-100

SHEET NO.: 6 OF 14

NOTE: SEE DEMOLITION NOTES ON SHEET A-001



(EXISTING + DEMOLITION)

1 FIRST FLOOR PLAN

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

BADALY

ENGINEERING DESIGN:

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A	2/2/26	ZONING REVIEW
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C	2/19/26	ZONING REVIEW

PROJECT TITLE:

PLACE OF WORSHIP:

3 THE BOULEVARD
NEW ROCHELLE, NY 10801

BLOCK: 815 LOT: 9

DRAWING TITLE:

EXISTING FIRST FLOOR PLAN

SCALE: AS NOTED
DATE: 04/03/2025
JOB NO: 25041
DRAWN BY: EM
CHECKED BY: SB

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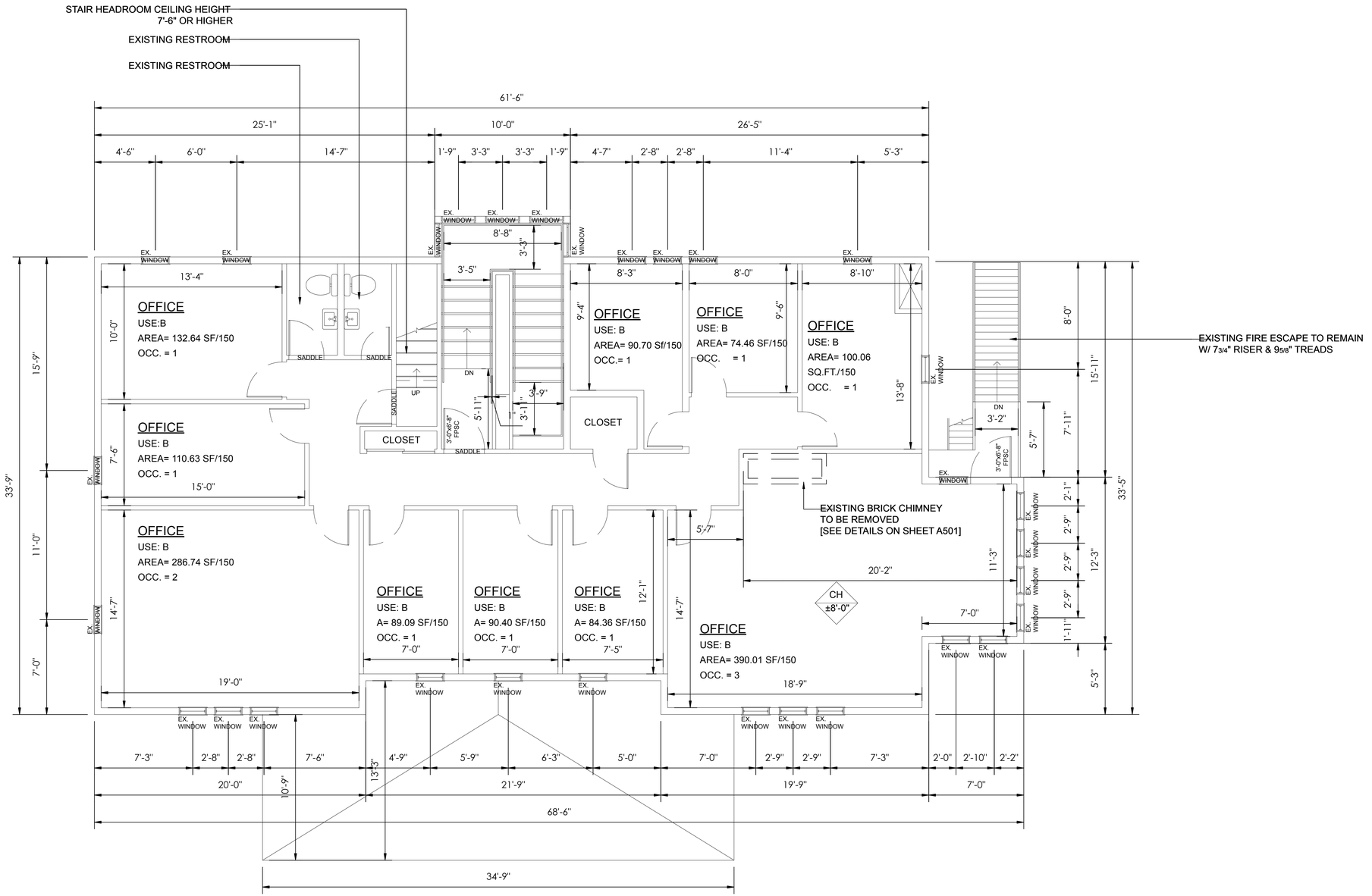
DRAWING NO.:

A-101

SHEET NO.: 7 OF 14

NOTE: SEE DEMOLITION NOTES ON SHEET A-001



(EXISTING + DEMOLITION)

1 SECOND FLOOR PLAN

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

BADALY

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A	2/2/26	ZONING REVIEW
B	2/3/26	ZONING REVIEW
C	2/19/26	ZONING REVIEW

PROJECT TITLE:

PLACE OF WORSHIP:

3 THE BOULEVARD
NEW ROCHELLE, NY 10801

BLOCK: 815 LOT: 9

DRAWING TITLE:

EXISTING SECOND FLOOR PLAN

SCALE: AS NOTED
DATE: 04/03/2025
JOB NO: 25041
DRAWN BY: EM
CHECKED BY: SB

SEAL AND SIGNATURE:

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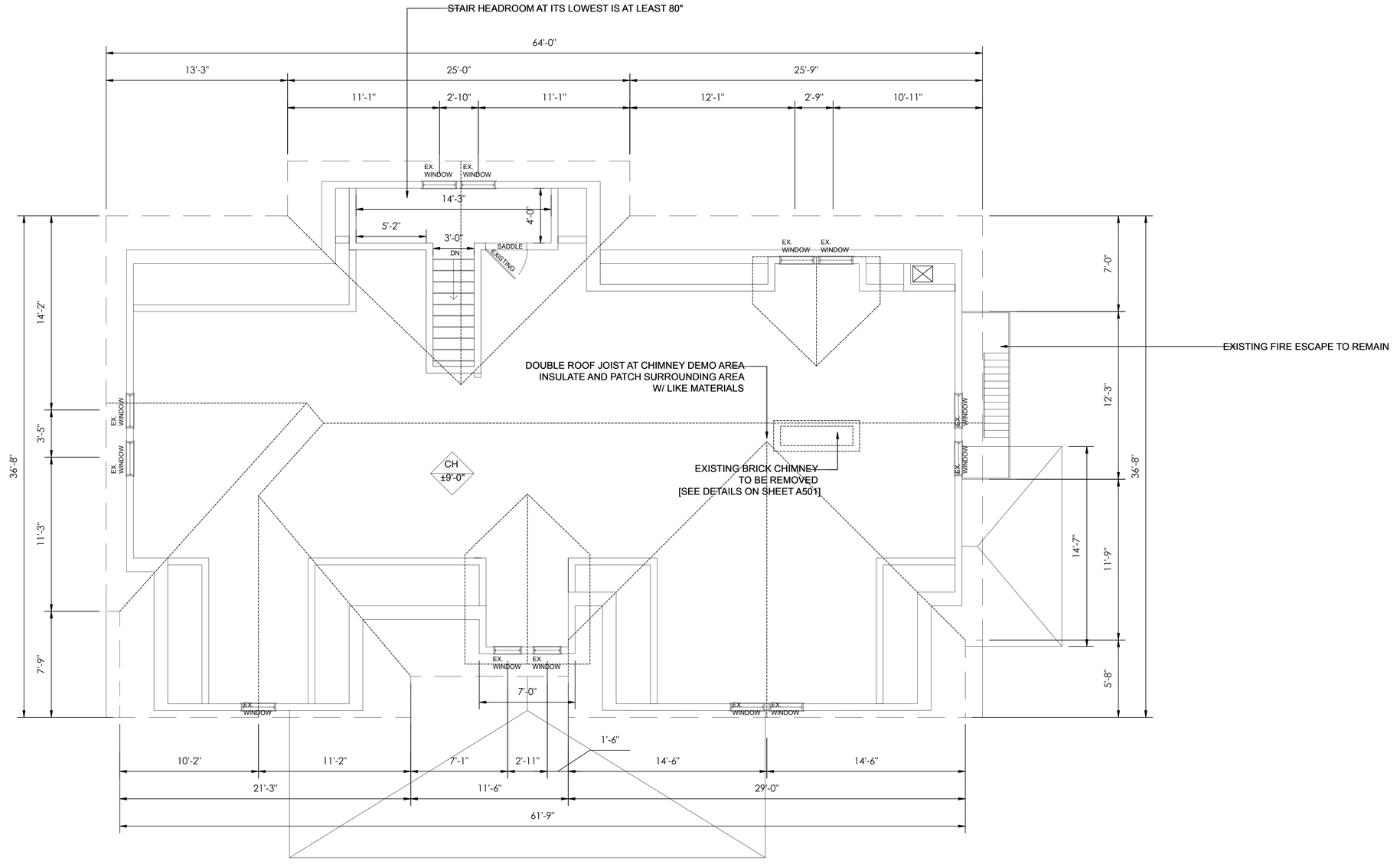
DRAWING NO.:

A-102

SHEET NO.: 8 OF 14

NOTE: SEE DEMOLITION NOTES ON SHEET A-001



(PROPOSED + DEMOLITION)

1 THIRD FLOOR (ATTIC) PLAN

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

BADALY

ENGINEERING DESIGN:

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REVISIONS:

#	DATE	DESCRIPTION
A	2/2/26	ZONING REVIEW
B	2/3/26	ZONING REVIEW
C	2/19/26	ZONING REVIEW

PROJECT TITLE:

PLACE OF WORSHIP:

3 THE BOULEVARD
NEW ROCHELLE, NY 10801

BLOCK: 815 LOT: 9

DRAWING TITLE:

EXISTING THIRD FLOOR PLAN

SCALE: AS NOTED
DATE: 04/03/2025
JOB NO: 25041
DRAWN BY: EM
CHECKED BY: SB

SEAL AND SIGNATURE:

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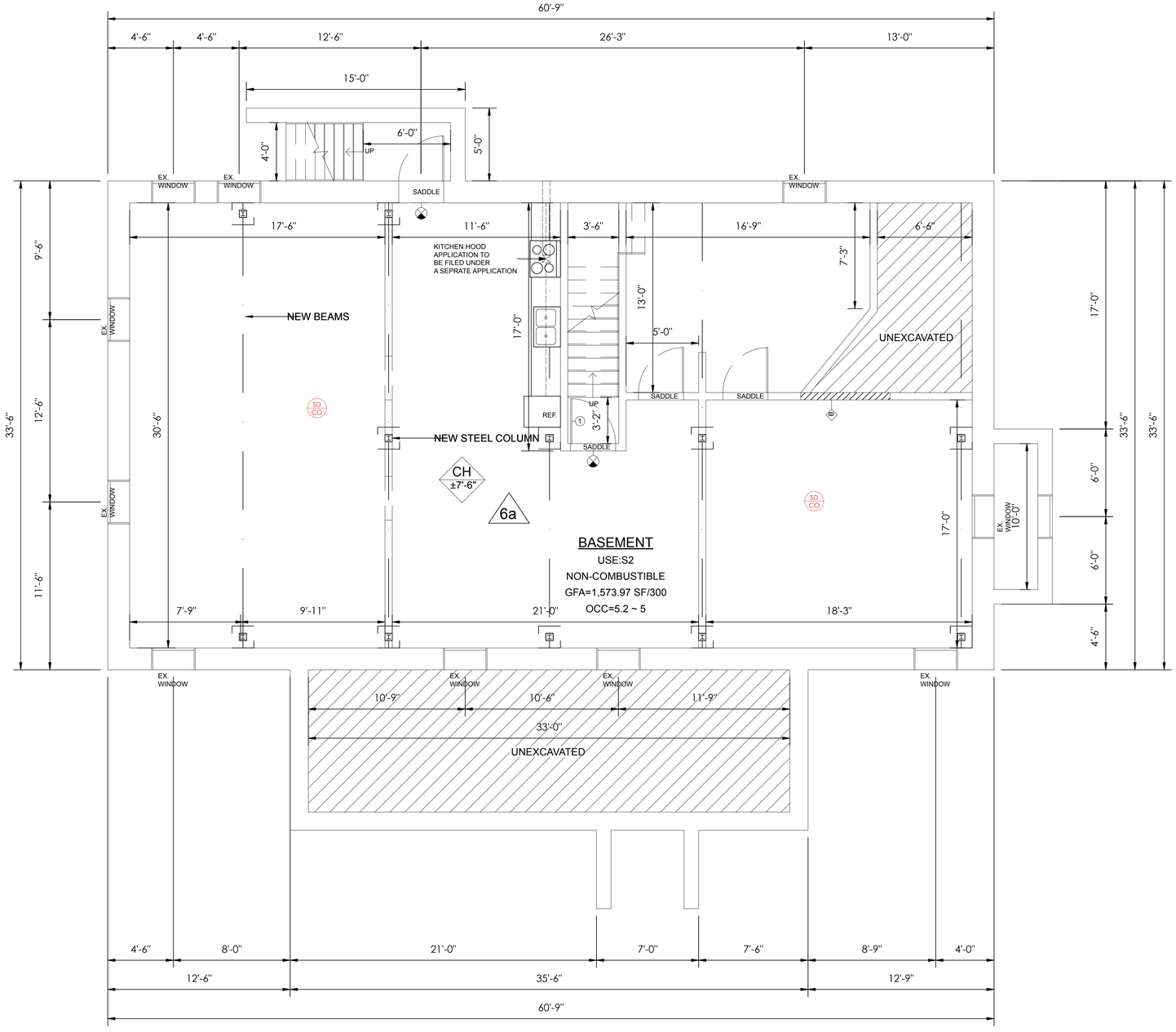
DRAWING NO.:

A-103

SHEET NO.: 9 OF 14

LEGEND

SD CO — COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR, HARD WIRED W/ BATTERY BACK UP



(PROPOSED)

1 BASEMENT PLAN

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

BASEMENT FLOOR OCCUPANCY(5):

USE S TOTAL OCCUPIED SF= 1,541.47 SF

USE S TOTAL OCCUPANT LOAD=5 OCC.

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ISSUE:

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REVISIONS:

#	DATE	DESCRIPTION
A	2/2/26	ZONING REVIEW
B	2/3/26	ZONING REVIEW
C	2/19/26	ZONING REVIEW

PROJECT TITLE:

PLACE OF WORSHIP:

3 THE BOULEVARD
NEW ROCHELLE, NY 10801

BLOCK: 815 LOT: 9

DRAWING TITLE:

PROPOSED BASEMENT FLOOR PLAN

SCALE: AS NOTED
DATE: 04/03/2025
JOB NO: 25041
DRAWN BY: EM
CHECKED BY: SB

SEAL AND SIGNATURE:

STATE OF NEW YORK · SHAHIN BADALY · 095887 · LICENSED PROFESSIONAL ENGINEER

DRAWING NO.:

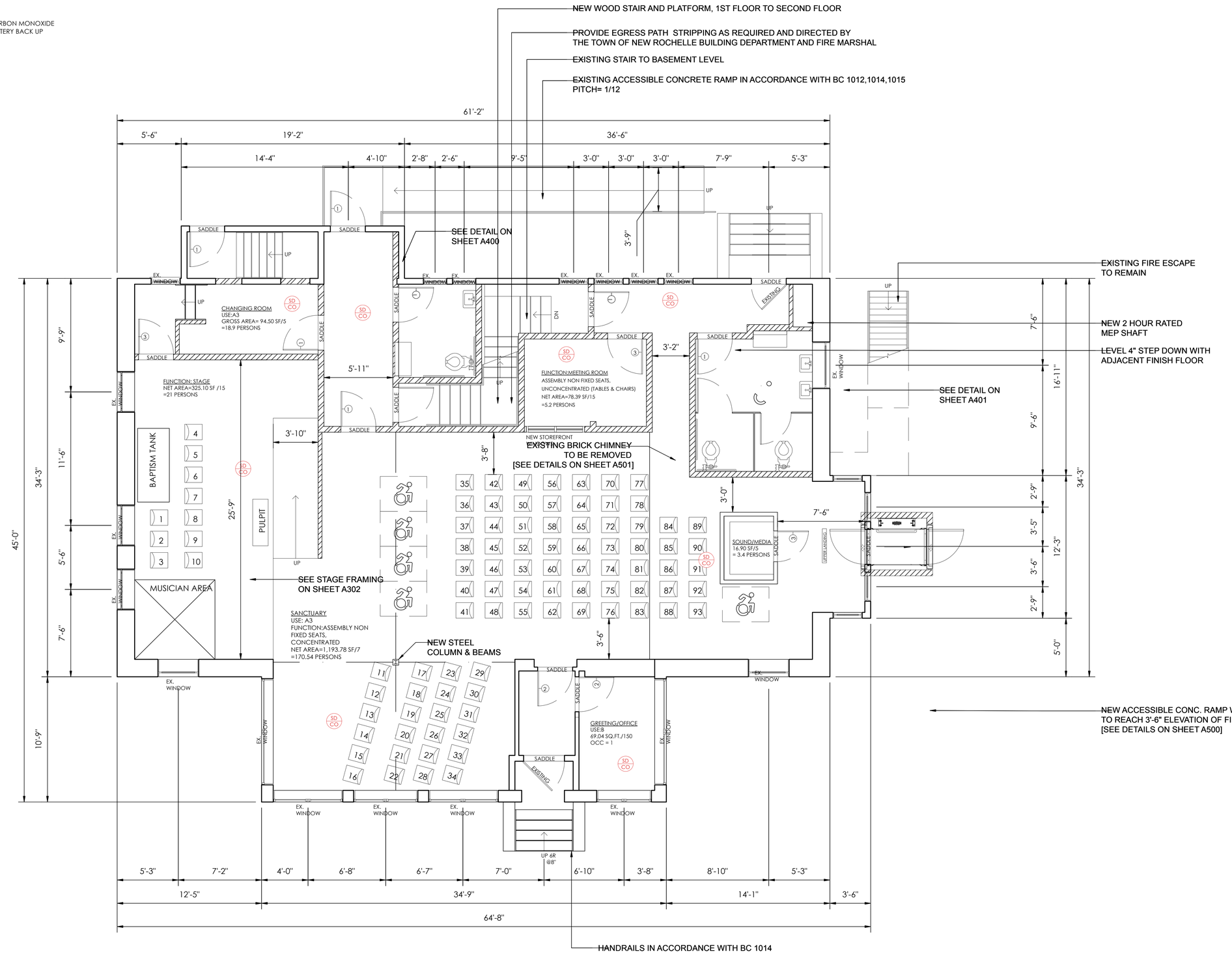
A-110

SHEET NO.:

10 OF 14

LEGEND

SD CO — COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR, HARD WIRED W/ BATTERY BACK UP



1 FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

BADALY

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REGISTERED TO PRACTICE IN NYS UNTIL 08/31/2027
BADALY ENGINEERING PLLC:
CERTIFICATE OF AUTHORIZATION - 0021229

ISSUE:

#	DATE	DESCRIPTION

REVISIONS:

#	DATE	DESCRIPTION

PROJECT TITLE:

PLACE OF WORSHIP:

3 THE BOULEVARD
NEW ROCHELLE, NY 10801

BLOCK: 815 LOT: 9

DRAWING TITLE:

PROPOSED FIRST FLOOR PLAN

SCALE: AS NOTED
DATE: 04/03/2025
JOB NO: 25041
DRAWN BY: EM
CHECKED BY: SB

SEAL AND SIGNATURE:

STATE OF NEW YORK — SHAHIN BADALY — 095887 — LICENSED PROFESSIONAL ENGINEER

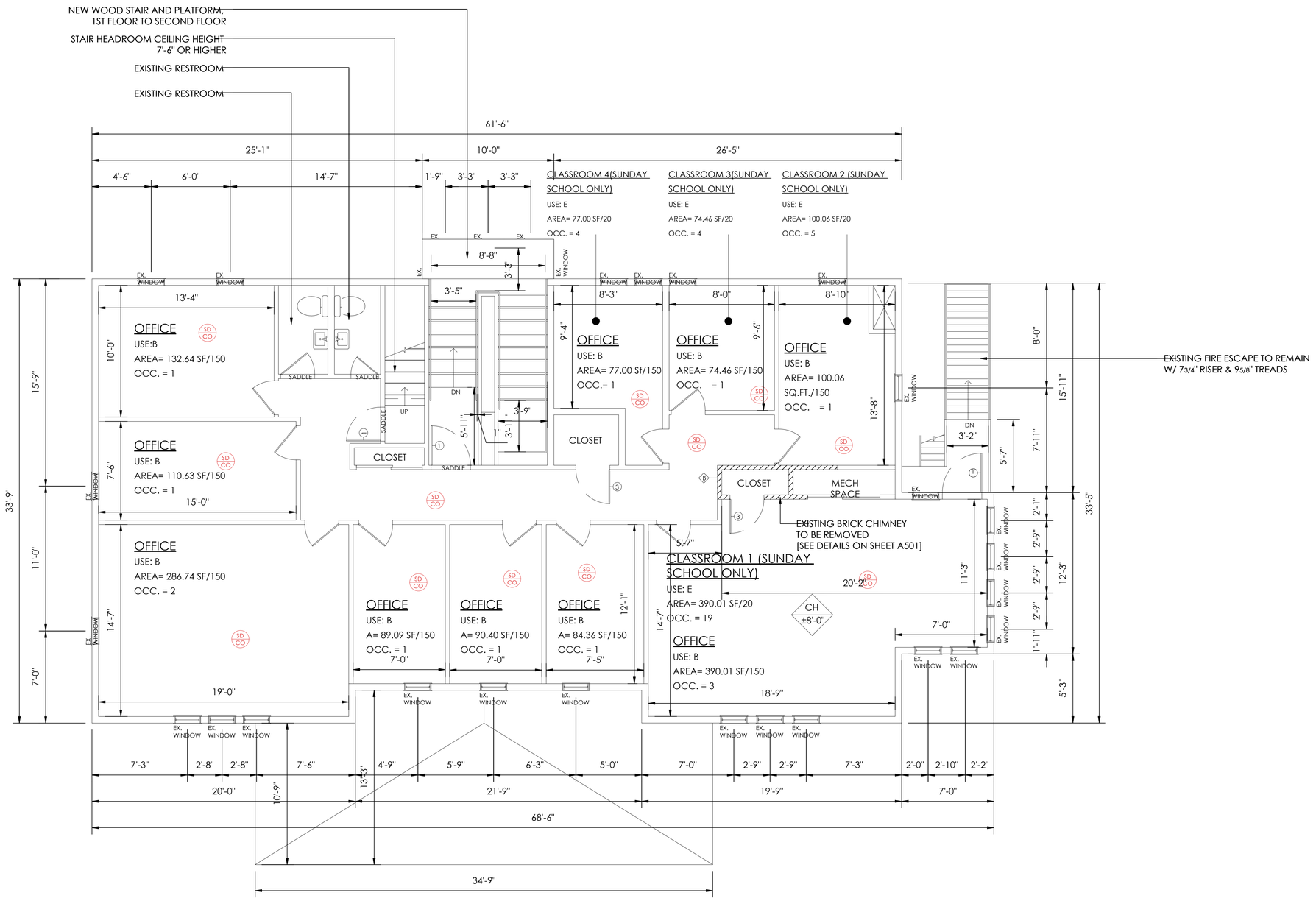
DRAWING NO.:

A-111

SHEET NO.: 11 OF 14

LEGEND

SD CO — COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR, HARD WIRED W/ BATTERY BACK UP



(PROPOSED)

1 SECOND FLOOR PLAN

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

BADALY

ENGINEERING DESIGN:

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2 WILSON PLACE, MT. VERNON, NY 10550

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REGISTERED TO PRACTICE IN NYS UNTIL 08/31/2027
BADALY ENGINEERING PLLC:
CERTIFICATE OF AUTHORIZATION - 0021229

ISSUE:

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REVISIONS:

#	DATE	DESCRIPTION
A	2/2/26	ZONING REVIEW
B	2/3/26	ZONING REVIEW
C	2/19/26	ZONING REVIEW

PROJECT TITLE:

PLACE OF WORSHIP:

3 THE BOULEVARD
NEW ROCHELLE, NY 10801

BLOCK: 815 LOT: 9

DRAWING TITLE:

PROPOSED SECOND FLOOR PLAN

SCALE: AS NOTED
DATE: 04/03/2025
JOB NO: 25041
DRAWN BY: EM
CHECKED BY: SB

SEAL AND SIGNATURE:

STATE OF NEW YORK · SHAHIN BADALY · 095887 · LICENSED PROFESSIONAL ENGINEER

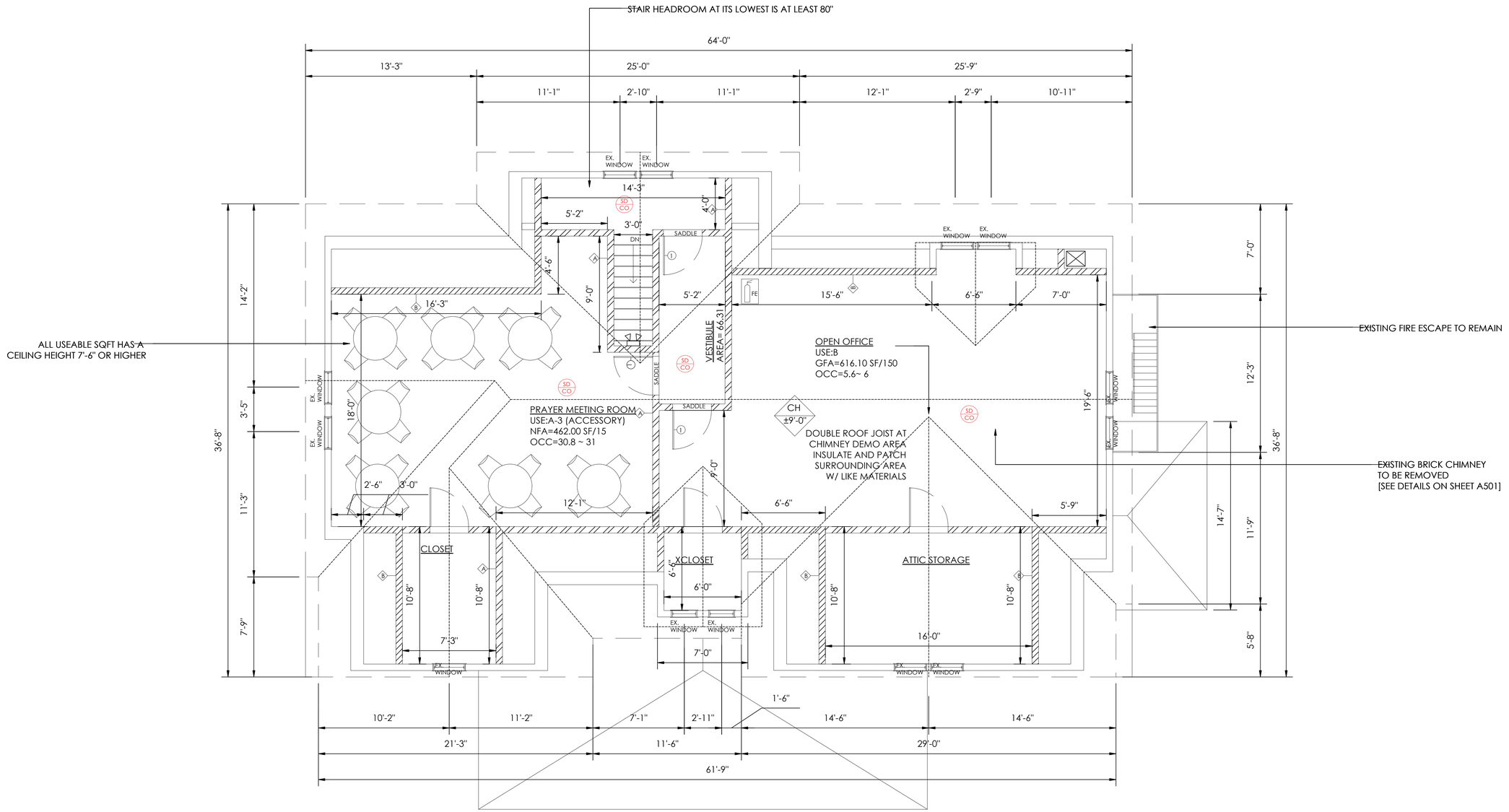
DRAWING NO.:

A-112

SHEET NO.: 12 OF 14

LEGEND

SD/CO COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR, HARD WIRED W/ BATTERY BACK UP



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DESIGN PROFESSIONAL:
SHAHIN BADALY - NYS PE 095887
REGISTERED TO PRACTICE IN NYS UNTIL 08/31/2027
BADALY ENGINEERING PLLC:
CERTIFICATE OF AUTHORIZATION - 0021229

ISSUE:

#	DATE	DESCRIPTION

REVISIONS:

#	DATE	DESCRIPTION
A	2/2/26	ZONING REVIEW
B	2/3/26	ZONING REVIEW
C	2/19/26	ZONING REVIEW

PROJECT TITLE:

PLACE OF WORSHIP:

3 THE BOULEVARD
NEW ROCHELLE, NY 10801

BLOCK: 815 LOT: 9

DRAWING TITLE:

PROPOSED THIRD FLOOR PLAN

SCALE: AS NOTED
DATE: 04/03/2025
JOB NO: 25041
DRAWN BY: EM
CHECKED BY: SB

SEAL AND SIGNATURE:

STATE OF NEW YORK · SHAHIN BADALY · 095887 · LICENSED PROFESSIONAL ENGINEER

DRAWING NO.:

A-113

SHEET NO.: 13 OF 14

95 HIGHWAY TOWARDS REAR

RETAIL BUILDING ACROSS THE STREET
(DOLLAR TREE)

THE BOULEVARD

3 THE BOULEVARD
6-STORY MIX USE BUILDING
ADJACENT 1 THE BOULEVARD

RETAIL BUILDING AND PARKING ACROSS FROM
3 THE BOULEVARD

BADALY

ENGINEERING DESIGN:

BADALY ENGINEERING PLLC
2 WILSON PLACE, MT. VERNON, NY 10550

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PROJECT TITLE:

PLACE OF WORSHIP:

3 THE BOULEVARD
NEW ROCHELLE, NY 10801

BLOCK: 815 LOT: 9

DRAWING TITLE:

PHOTOS

SCALE: AS NOTED
DATE: 04/03/2025
JOB NO: 25041
DRAWN BY: EM
CHECKED BY: SB

SEAL AND SIGNATURE:

STATE OF NEW YORK · SHAHIN BADALY · 095887 · LICENSED PROFESSIONAL ENGINEER

DRAWING NO.:

A-200.00

SHEET NO.: 14 OF 14

City of New Rochelle

Planning

Meeting Date: Tuesday, July 28, 2026

Item Category: Site Plan

Item: Application PB 10-2026 by Aldo V. Vitagliano for site plan approval to legalize the conversion of a social club to a place of worship at 109 Fourth Street (Block 1340, Lot 52) in an NB zoned district.

Attachments:

1. PB 10-2026 - 109 Fourth Street

PLANNING BOARD APPLICATION FORM

Instructions for use of this application form:

1. **Complete this form and a short form SEQRA EAF Part 1.**
2. **Submit 2 copies each of:**
   - Completed application form
   - Completed application form checklist
   - EAF short form Part 1
   - Application Review Report from Bureau of Buildings
   - Affidavit of Property Ownership
   - Joinder (if more than one owner or if Contract Vendee involved)
   - Color photographs of the site, abutting properties and neighborhood

   WITH a completed fee checklist and check in the required amount made out to City of New Rochelle
   AND the required number of sets of plans for which Planning Board approval is sought (see application checklist)
3. **Enter Application in the Planning Board module of the Portal and upload all documents**
4. **Make application appointment with the Board Clerk: call 914-654-2185 to submit documents**

Office Use Only

PB Number _____
Fee Paid _____
Receipt # _____
Date _____
Rec'd by (initials) _____

NAME OF PLAN New Grace Tabernacle Church **ADDRESS** 109 Fourth Street New Rochelle

ZONE DISTRICT NB **BLOCK(S)** 1340 **LOT(S)** 0052

NO. LOTS 1 **DWELLING UNITS** 0 **TOTAL AREA** 4700sf **PREVIOUSLY APPROVED RESOLUTIONS NO(S)** _____

OWNER
NAME: Grace Tabernacle Church of the Assemblies of God

ADDRESS 109 Fourth Street, New Rochelle, NY

TEL NO. 5165872633 **EMAIL** revricardoserrano@gmail.com

APPLICANT (if applicant is Contract Vendee, a letter of joinder must be submitted with this form)
NAME Aldo V. Vitagliano

ADDRESS 211 South Ridge Street, 2nd Floor, New Rochelle, NY 10573

TEL NO. 9149210333 **EMAIL** avvpc@verizon.net

ARCHITECT
NAME Ralph Tedesco. Tedesco Design Studio

ADDRESS 320 Main Street, New Rochelle, NY 10801

TEL NO. 9146659458 **EMAIL** tedescoarchitects@gmail.com

ENGINEER
NAME _____

ADDRESS _____

TEL NO. _____ **EMAIL** _____

CONTACT FOR THIS APPLICATION

NAME Aldo V. Vitagliano

ADDRESS 211 South Ridge Street, 2nd Floor, Rye Brook, NY 10573

TEL NO. 9149210333 EMAIL avvpc@verison.net

SCOPE OF PROJECT

Legalization of conversion of social club with an occupant load of 299 persons into a place of worship, for sanctuary on first floor with an occupant load of 350 persons and (1) accessory community room in the basement with an occupant load of 132 persons and (2) accessory 2 classes

Legalization of conversion from social club with an occupant load of 299 persons into a place of worship,

for sanctuary on first floor with an occupant load ot 350 persons and

(1) acessory community room in the basement with an occupant load of 132 persons and

(2) accessory 2 classes for religious teaching and offices on the 2nd floor.

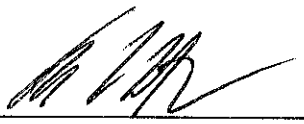
Interior alterations throughout the building, including legalization of basement kitchen.

IF RESIDENTIAL CHECK APPLICABLE FORM OF OWNERSHIP

- [x] FEE SIMPLE
- [ ] FEE SIMPLE WITH HOMEOWNERS ASSOCIATION
- [ ] CONDOMINIUM
- [ ] MULTI-CONDOMINIUMS WITH MASTER HOA
- [ ] CO-OP CORPORATION
- [ ] OTHER (DESCRIBE)_____

"This plan conforms to all zoning, land development and other Code requirements of the City of New Rochelle and is hereby filed for action by the Planning Board."

Date May 19th, 2026

Signature of owner, applicant, architect or engineer 

Please print name Aldo V. Vitagliano

NOTE: If the Planning Board approves the plan with any conditions, those conditions must be satisfied and/or incorporated verbatim on the plan prior to issuance of the building permit.

Department of Buildings
515 North Avenue
New Rochelle, NY 10801
Phone: (914) 654 - 2035
Fax: (914) 654 - 2031

Paul Vacca, CEO
Commissioner of Buildings

NewRochelleNY.com/Buildings

City of New Rochelle
New York

PLANNING BOARD REFERRAL

To: Rev, Ricardo Serrano
109Fourth Street
New Rochelle, NY 10801

Application No.	**3649-2025**
Review Date	**05/12/2026**
Zoning	**NB**
Job Location	**109 Fourth St**
Parcel No.	**4-1340-0052**
Reviewed By	**Soraya Ben-Habib**

LOCATION: 109 Fourth St

DESCRIPTION OF WORK: *Legalization of conversion from social club with an occupant loads of 299 persons into a place of worship, for sanctuary on first floor with an occupant load of 350 persons and (1) accessory community room in the basement with an occupant load of 132 persons and (2) accessory 2 classes for religious teaching and offices on 2nf floor. Interior alteration throughout the building, including legalization of basement kitchen.*

You are hereby notified that your application for Building Permit or Amendment to Building Permit has been reviewed for compliance with the requirements of the Zoning Ordinance, Chapter 331, Code of the City of New Rochelle.

Ordinance Code	Approval Type	Description
331-117 A (2)	Site Plan Approval	Approval required for the two proposed spaces of public assembly: 1. First Floor sanctuary= 350 persons 2. Basement community room= 132 persons

You may file an application with the **Planning Board** pursuant to Article XIII of Chapter 331 of the Zoning Ordinance. The last day to submit an application to the Board for the **07/28/2026** meeting is **06/08/2026** by 12 NOON.

All applications will be taken on a first come first serve basis. Your application for a building permit will be voided unless it is amended or a Planning Board application is received within 90 days from the date of this notice.

Area of Notification: 250'

Instructions for filling an application: Planning Board Filing Process

Soraya Ben-Habib

AFFIDAVIT OF PROPERTY OWNERSHIP

Note: If property has been transferred within the past six (6) months, and the City Tax Assessor has a different name of ownership, property owner should submit a copy of deed.

STATE OF NEW YORK)

ss:

COUNTY OF Westchester)

Ricardo Serrano, being duly sworn deposes and

says that she/he resides at Yonkers NY

in the County of Westchester, State of New York

that she/he or it (if Corporate Owner) is the owner in fee of all the property described as

Block(s) 1340 Lot(s) 52 at street address:

109 Fourth street in the City of New Rochelle, NY

that she/he authorizes the submission of the application filed with the Planning Board

for approval by the Planning Board and affirms that the statements contained herein are true to the

best of deponent's knowledge and belief, and are made for the purpose of obtaining the approval of

the submitted application by the Planning Board of the City of New Rochelle

Signed by Owner _____ or

Signed by Corporation Owner X Rev. Ricardo Serrano

with capacity as President (Title) of _____ (Name of Corporation)

Sworn to before me this 26

Day of May, 2026.

_____

(Notary Public)

Rogelio Ceja Jr
Notary Public, State of New York
Registration No. 01CE0033241
Qualified in Westchester County
Commission Expires January 28, 2029

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:
New Grace Tabernacle Church

Project Location (describe, and attach a location map):
109 Fourth St.

Brief Description of Proposed Action:
Legalization of Use Conversion from Social Club + Office to Church

Name of Applicant or Sponsor:	Telephone: 914 921 0333
Aldo Vitagliano	E-Mail: avvpc@verizon.net

Address:
211 South Ridge St. 2nd Floor

City/PO:	State:	Zip Code:
Rye Brook	NY	10573

	NO	YES
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.	☒	☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Building Department	☐	☒

3.a. Total acreage of the site of the proposed action? 41 X 100 acres
b. Total acreage to be physically disturbed? 0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 41 x 100 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☒ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☒	☐	
b. Are public transportation service(s) available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☐	☒	
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: _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	☐	☒	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	☒	☐	
b. Is the proposed action located in an archeological sensitive area?	☒	☐	
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?	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? 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

	NO	YES
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?	☒	☐
16. Is the project site located in the 100 year flood plain?	☒	☐
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? ☒ NO ☐ YES	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☐ YES		

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	☒	☐
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: _____	☒	☐
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: _____	☒	☐

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

Applicant/sponsor name: Aldo Vitaglione Date: 4-7-2026

Signature: _____

2020 NEW YORK STATE STRETCH ENERGY CODE
THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE
ECCCNYS - COMMERCIAL PROVISIONS

CHAPTER 5 EXISTING BUILDINGS

SECTION C503 ALTERATIONS
C503.1 GENERAL
ALTERATIONS TO ANY BUILDING OR STRUCTURE SHALL COMPLY WITH THE REQUIREMENTS OF SECTION C503 AND THE CODE FOR NEW CONSTRUCTION. ALTERATIONS SHALL BE SUCH THAT THE EXISTING BUILDING OR STRUCTURE IS NOT LESS CONFORMING TO THE PROVISIONS OF THIS CODE THAN THE EXISTING BUILDING OR STRUCTURE WAS PRIOR TO THE ALTERATION. ALTERATIONS TO AN EXISTING BUILDING, BUILDING SYSTEM OR PORTION THEREOF SHALL CONFORM TO THE PROVISIONS OF THIS CODE AS THOSE PROVISIONS RELATE TO NEW CONSTRUCTION WITHOUT REQUIRING THE UNALTERED PORTIONS OF THE EXISTING BUILDING OR BUILDING SYSTEM TO COMPLY WITH THIS CODE. ALTERATIONS SHALL NOT CREATE AN UNSAFE OR HAZARDOUS CONDITION OR OVERLOAD EXISTING BUILDING SYSTEMS.

ALTERATIONS COMPLYING WITH ANSI/ASHRAE/IESNA 90.1. NEED NOT COMPLY WITH SECTIONS C402, C403, C404 AND C405.

- EXCEPTION: THE FOLLOWING ALTERATIONS NEED NOT COMPLY WITH THE REQUIREMENTS FOR NEW CONSTRUCTION, PROVIDED THAT THE ENERGY USE OF THE BUILDING IS NOT INCREASED:

1. STORM WINDOWS INSTALLED OVER EXISTING FENESTRATION.
2. SURFACE-APPLIED WINDOW FILM INSTALLED ON EXISTING SINGLE-PANE FENESTRATION ASSEMBLIES REDUCING SOLAR HEAT GAIN, PROVIDED THAT THE CODE DOES NOT REQUIRE THE GLAZING OR FENESTRATION TO BE REPLACED.
3. EXISTING CEILING, WALL OR FLOOR CAVITIES EXPOSED DURING CONSTRUCTION, PROVIDED THAT THESE CAVITIES ARE FILLED WITH INSULATION.
4. CONSTRUCTION WHERE THE EXISTING ROOF, WALL OR FLOOR CAVITY IS NOT EXPOSED.
5. ROOF RECOVER.
6. ROOFS WITHOUT INSULATION IN THE CAVITY AND WHERE THE SHEATHING OR INSULATION IS EXPOSED DURING REROOFING SHALL BE INSULATED EITHER ABOVE OR BELOW THE SHEATHING.
7. AIR BARRIERS SHALL NOT BE REQUIRED FOR ROOF RECOVER AND ROOF REPLACEMENT WHERE THE ALTERATIONS OR RENOVATIONS TO THE BUILDING DO NOT INCLUDE ALTERATIONS, RENOVATIONS OR REPAIRS TO THE REMAINDER OF THE BUILDING ENVELOPE.
8. ALTERATIONS THAT REPLACE LESS THAN FIFTY PERCENT OF THE LUMINAIRES IN A SPACE, PROVIDED THAT SUCH ALTERATIONS DO NOT INCREASE THE INSTALLED INTERIOR LIGHTING POWER.

SECTION C505 CHANGE OF OCCUPANCY OR USE
C505.1 GENERAL
SPACES UNDERGOING A CHANGE IN OCCUPANCY THAT WOULD RESULT IN AN INCREASE IN DEMAND FOR EITHER FOSSIL FUEL OR ELECTRICAL ENERGY SHALL COMPLY WITH THIS CODE. WHERE THE USE IN A SPACE CHANGES FROM ONE USE IN TABLE C405.3.2(1) OR C405.3.2(2) TO ANOTHER USE IN TABLE C405.3.2(1) OR C405.3.2(2), THE INSTALLED LIGHTING WATTAGE SHALL COMPLY WITH SECTION C405.3. WHERE THE SPACE UNDERGOING A CHANGE IN OCCUPANCY OR USE IS IN A BUILDING WITH A FENESTRATION AREA THAT EXCEEDS THE LIMITATIONS OF SECTION C402.4.1, THE SPACE IS EXEMPT FROM SECTION C402.4.1 PROVIDED THAT THERE IS NOT AN INCREASE IN FENESTRATION AREA.

EXCEPTIONS:
1. WHERE THE COMPONENT PERFORMANCE ALTERNATIVE IN SECTION C402.1.5 IS USED TO COMPLY WITH THIS SECTION, THE PROPOSED UA SHALL BE NOT GREATER THAN 110 PERCENT OF THE TARGET UA.
2. WHERE THE TOTAL BUILDING PERFORMANCE OPTION IN SECTION C407 IS USED TO COMPLY WITH THIS SECTION, THE ANNUAL ENERGY COST OF THE PROPOSED DESIGN SHALL BE NOT GREATER THAN 110 PERCENT OF THE ANNUAL ENERGY COST OTHERWISE PERMITTED BY SECTION C407.3.

2020 NEW YORK STATE STRETCH ENERGY CODE COMMERCIAL SUPPLEMENTS COMMERCIAL PRESCRIPTIVE METHOD

AS PER CHAPTER 4 COMMERCIAL ENERGY EFFICIENCY: C402: BUILDING THERMAL ENVELOPE:
C402.1.4 TABLE) OPAQUE THERMAL ENVELOPE ASSEMBLY MAXIMUM REQUIREMENTS, U-FACTOR METHOD
CLIMATE ZONE: 4

C402.1.4 ASSEMBLY U-FACTOR, C-FACTOR OR F-FACTOR-BASED METHOD

BUILDING THERMAL ENVELOPE OPAQUE ASSEMBLIES SHALL MEET THE REQUIREMENTS OF SECTIONS C402.2 AND C402.4 BASED ON THE CLIMATE ZONE SPECIFIED IN CHAPTER 3. BUILDING THERMAL ENVELOPE OPAQUE ASSEMBLIES INTENDED TO COMPLY ON AN ASSEMBLY U-, C- OR F-FACTOR BASIS SHALL HAVE A U-, C- OR F-FACTOR NOT GREATER THAN THAT SPECIFIED IN TABLE C402.1.4. COMMERCIAL BUILDINGS OR PORTIONS OF COMMERCIAL BUILDINGS ENCLOSING GROUP R OCCUPANCIES SHALL USE THE U-, C- OR F-FACTOR FROM THE "GROUP R" COLUMN OF TABLE C402.1.4. COMMERCIAL BUILDINGS OR PORTIONS OF COMMERCIAL BUILDINGS ENCLOSING OCCUPANCIES OTHER THAN GROUP R SHALL USE THE U-, C- OR F-FACTOR FROM THE "ALL OTHER" COLUMN OF TABLE C402.1.4

BUILDING SYSTEM	ITEM DESCRIPTION	CODE PRESCRIBED VALUE	PROPOSED DESIGN VALUE	SUPPORTING DOCUMENT
ROOFS	INSULATION ENTIRELY ABOVE ROOF DECK	U- 0.030	N/A	N/A
ROOFS	METAL BUILDINGS	U- 0.035	N/A	N/A
ROOFS	ATTIC AND OTHER	U- 0.020	N/A	N/A
WALLS, ABOVE GRADE	MASS	U- 0.099	N/A	N/A
WALLS, ABOVE GRADE	METAL BUILDINGS	U- 0.048	N/A	N/A
WALLS, ABOVE GRADE	METAL FRAMED	U- 0.061	N/A	N/A
WALLS, ABOVE GRADE	WOOD FRAMED AND OTHER	U- 0.061	N/A	N/A
WALLS, BELOW GRADE	BELOW GRADE WALL	C- 0.119	N/A	N/A
FLOORS	MASS	U- 0.057	N/A	N/A
FLOORS	JOIST FRAMING	U- 0.033	N/A	N/A
SLAB ON GRADE FLOORS	UNHEATED SLABS	F- 0.52	N/A	N/A
SLAB ON GRADE FLOORS	HEATED SLABS	F- 0.63	N/A	N/A
OPAQUE DOORS	SWINGING DOOR	U- 0.50	N/A	N/A
OPAQUE DOOR	GARAGE DOOR <14% GLAZING	U- 0.31	N/A	N/A

ENERGY CONSERVATION CERTIFICATE

I, RALPH TEDESCO R.A. DO HEREBY CERTIFY THAT TO THE BEST
OF MY KNOWLEDGE, THE PROPOSED WORK HAVE BEEN DESIGNED IN COMPLIANCE WITH ALL APPLICABLE SECTIONS OF THE
2020 NEW YORK STATE STRETCH ENERGY COMMERCIAL CODE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND COMPLY WITH ALL
APPLICABLE LAWS AND REGULATIONS OF THE NYS ENERGY CODE

SIGNATURE Ralph A Tedesco DATE 6/26/25

LOCATION OF PROJECT:
109 4TH STREET
NEW ROCHELLE, NEW YORK

ZONE: NB (NEIGHBORHOOD BUSINESS DISTRICT)
SECTION: 4
BLOCK: 1340
LOT: 52

EXISTING LOT SIZE = 4736.66 S.F. (0.10 ACRES)

EXISTING BASEMENT FLOOR: 4140.76 S.F.
EXISTING FIRST FLOOR: 4140.76 S.F.
EXISTING MEZZANINE FLOOR: 1376 S.F.

EXISTING TOTAL AREA: 9657.52 S.F.

SCOPE OF PROJECT:
TO LEGALIZE THE EXISTING CONVERSION
FROM A SOCIAL CLUB TO A PLACE OF WORSHIP OF
AN EXISTING 2 STORY BUILDING

1. TO LEGALIZE THE CONVERSION OF AN EXISTING MEZZANINE TO A SECOND FLOOR. (THE SECOND FLOOR IS NOT PART OF THE FIRST FLOOR ANYMORE. THE MEZZANINE WAS CONVERTED FROM CLASS ROOMS TO OFFICE/LOUNGE SPACE)
2. TO LEGALIZE THE EXISTING EXTENSION OF THE STAGE ON FIRST FLOOR
3. TO LEGALIZE THE CONVERSION OF DWELLING UNIT ON MEZZANINE TO OFFICES AND LUNGE AREA
4. TO LEGALIZE THE EXISTING COMMERCIAL KITCHEN & EXHAUST HOOD & EATING COUNTER IN BASEMENT USED FOR ONLY THE CONGREGANTS, PARISHIONERS, OR BELIEVERS AND FAMILY ONLY.
5. TO LEGALIZE HVAC INSTALLATION

- BASEMENT FLOOR USE (COMMUNITY FACILITY)
- FIRST FLOOR USE: WORSHIP FACILITY
- SECOND FLOOR USE: (CLASS ROOM/ OFFICE/ STUDY) (CLASSROOM IS FOR KIDS UNDER 18 STUDY FOR RELIGIOUS PURPOSE LOUNGE IS FOR, RESTING, RESEARCH, STUDY.)

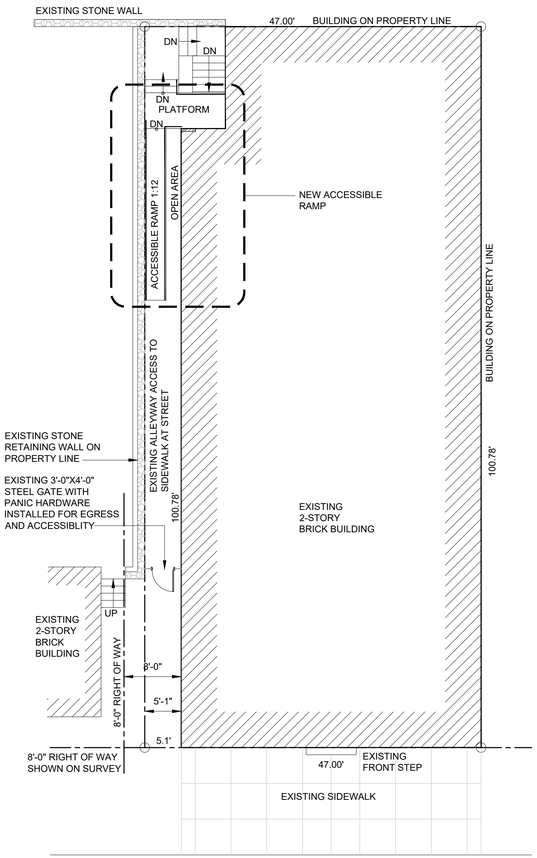
SECTION	ZONING REGULATIONS	REQUIRED	EXISTING	PROPOSED	VARIANCE, SPECIAL PERMIT
331-56	DISTRICT	NB (NEIGHBORHOOD BUSINESS DISTRICT)	NB	NO CHANGE	N/A
331-56(A)	PERMITTED PRINCIPAL USES	(1) Business, professional, or governmental offices. (2) Stores and shops exclusively for sale at retail or the performance of customary personal services. Notwithstanding the foregoing, stores and shops exclusively for retail sale located within 150 feet of a residential district or use shall not exceed 3,000 square feet, including all accessory spaces, unless the current parking requirements are met on site. [Amended 5-17-2016 by Ord. No. 117-2016] (3) Manufacture of products for retail sale on the premises only, provided that not more than five persons shall be so employed at any one time, and provided further that not more than 30% of the gross floor area of any establishment be so used. (4) Retail laundries or retail dry cleaners. (5) Banks. (6) Restaurants. (7) Restaurants, carry-out. (8) Health clubs. (9) Community purpose buildings. (10) Off-street parking facilities. (See Article XIV.) (11) Houses of worship. (12) Martial arts studios, dance studios and aerobic exercise studios.	SOCIAL CLUB	LEGALIZE EXISTING USE AS AN "HOUSE OF WORSHIP" AND OR CHURCH	PLANNING BOARD FOR SITE PLAN APPROVAL PARKING VARIANCE
331-56.1B	PERMITTED ACCESSORY USES	(1) Uses and structures which are clearly incidental and customarily accessory to the permitted principal use on the lot on which they are located. (2) Satellite earth station or dish antennas as regulated by § 331-24, but only when accessory to a permitted principal use on the lot on which it is located.[1]	N/A	N/A	N/A
331-71	DIMENSIONAL REGULATIONS FLOOR AREA RATIO	0.5	.49	NO CHANGE	N/A
331	DIMENSIONAL REQUIREMENTS MAXIMUM BUILDING HEIGHT	30' 2 STORY	30' 2 STORY	NO CHANGE	N/A
331	DIMENSIONAL REQUIREMENTS COVERAGE: BUILDINGS	50 %	87.4%	NO CHANGE	N/A
331	DIMENSIONAL REQUIREMENTS COVERAGE: IMPERVIOUS SURFACES	95%	100%	NO CHANGE	N/A
331	DIMENSIONAL REQUIREMENTS YARDS	NONE	N/A	N/A	N/A

OFF-STREET PARKING AND LOADING

EXISTING BASEMENT RECREATION: 2436 S.F. / 15 = 162 OCCUPANTS
EXISTING BASEMENT KITCHEN: 410 S.F. / 200 = 2
EXISTING FIRST FLOOR AUDITORIUM: 2237 S.F. / 7 NET = 320 OCCUPANTS
EXISTING FIRST FLOOR STAGE: 573 S.F. / 15 S.F. = 38 OCCUPANTS
EXISTING SECOND FLOOR BUSINESS AREA: 1376 S.F. / 150 = 9.17 OCCUPANTS

TOTAL: OCCUPANT LOAD: 532

SECTION	ZONING REGULATIONS	REQUIRED	EXISTING	PROPOSED	VARIANCE, SPECIAL PERMIT
331-126	OFF-STREET PARKING AND LOADING PREVIOUS USE	CLUB HOUSE 1 SPACE PER 3 SEATS 300 / 3 = 100 REQ'D	0 SPACES		
331-126	OFF-STREET PARKING AND LOADING PROPOSED USE: SANCTUARY & COMMUNITY RECREATION RM	Semipublic Church or other places of worship 1 per 5 seats in the sanctuary, and for additional accessory areas and/or uses, parking shall be provided as set forth in this chapter	N/A	WORKSHOP AREA: 320 OCCUPANTS STAGE AREA: 38 OCCUPANTS 358 / 5 = 72 SPACES	
		BASEMENT 1 PER 3 SEATS 132	NONE	132 OL / 3 = 44 SPACES	
				TOTAL 72 + 44 = 116 SPACES	
		ADDITIONAL SPACES REQUIRED 116 - 100 =16 ADDITIONAL SPACES		NONE	REQUEST APPROVAL



FOURTH STREET

N

PLOT PLAN
SCALE: 1" = 10'-0"

INFORMATION WAS OBTAINED FROM SURVEY DATED
JUNE 17, 1991 PREPARED BY ARISTOTLE BOURNAZOS, P.C.
WILLIAM J. SIMONS, L.S.
100 STEVENS AVENUE MT. VERNON, N.Y. 10505
TEL 914-668-0880

DRAWING INDEX:

1. A-1.0 PLOT PLAN, ZONING SCHEDULE AND ENERGY CODE
2. A-2.0 GENERAL NOTES AND SPECIFICATIONS
3. A-3.0 BUILDING CODE ANALYSIS
4. A-4.0 DOOR SCHEDULE & PARTITION TYPES
5. A-5.0 REMOVAL BASEMENT PLAN
6. A-6.0 BASEMENT FLOOR PLAN
7. A-7.0 REMOVAL FIRST FLOOR PLAN
8. A-8.0 FIRST FLOOR PLAN
9. A-9.0 SECOND FLOOR PLAN
10. A-10.0 EXISTING ROOF PLAN
11. A-11.0 EXISTING WEST FRONT ELEVATION, GENERAL NOTES AND TYPICAL DETAILS
12. A-12.0 ENLARGED ACCESSIBLE FLOOR PLAN
13. A-13.0 ENLARGED ACCESSIBLE RESTROOM PLAN AND ACCESSIBLE DETAILS

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E-mail: TedescoArchitects@gmail.com

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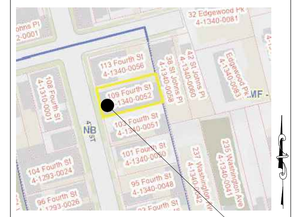
KEY PLAN:



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03.13.26	D.O.B. REVIEW	5
03.31.26	ZONING REVIEW	6
		7
		8
		9
		10
		11
		12
2		2
1		1

No.	DATE	REVISION	BY.

PROJECT SCOPE OF WORK AND LOCATION:

TO LEGALIZE THE INTERIOR ALTERATIONS, EXTERIOR REPAIRS & ACCESSIBLE IMPROVEMENTS FOR NEW GRACE TABERNACLE CHURCH

109 FOURTH STREET
NEW ROCHELLE, NEW YORK 10801

ZONE: NB
SECTION: 04
BLOCK: 1340
LOT: 52

SHEET TITLE:

PLOT PLAN, ZONING SCHEDULE AND ENERGY CODE

SEAL.:

REGISTERED ARCHITECT RALPH ANGELO TEDESCO No. 031687 STATE OF NEW YORK

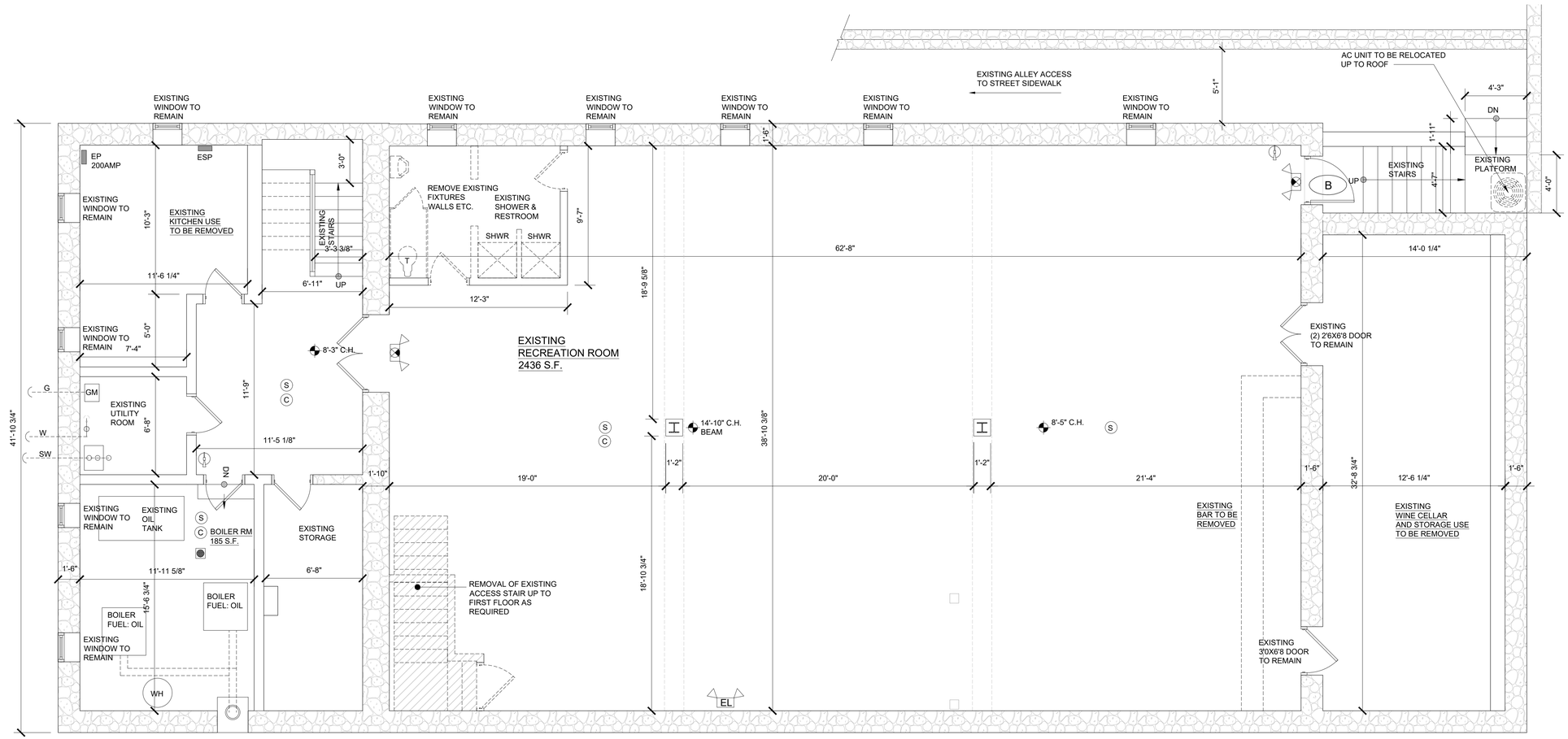
PROJECT No.:	050625
SCALE:	AS NOTED
DRAWN BY:	J.P.
CHECKED BY:	R.T.
DATE:	03.31.26

SHEET NO.:

A-1.0

LEGEND:

- REMOVAL OF WALL & OR DOORS, FLOORING ETC.
- EXTERIOR EXISTING STONE WALL
- INTERIOR EXISTING CMU WALL
  2 HR. MIN. 8" CMU (CONCRETE MASONRY UNIT)
  (UL = DESIGN NO. U906)
- INTERIOR EXISTING 2X4@ 16" O.C. WITH PLASTER/GYPWALL BRD
  INTERIOR PARTITION (UL = DESIGN NO. U337)
- INTERIOR PROPOSED PARTITION
  3 1/2 STEEL STUD W/ 5/8" GYP BRD TYPE X
  MIN. 1 HR (UL = DESIGN NO. U419)
- EXTERIOR EXISTING BRICK WALL WITH WOOD STUD BACK UP
  2HR MIN. WALL (UL = DESIGN NO. U302)
- NON-RATED PARTITION 2X3@ 16" O.C. 1/2" GYP WALL BRD
- INTERIOR 2X4@ 16" O.C. WITH GYP WALL BRD
  2 HR. PARTITION (UL = DESIGN NO.419)
- EXISTING STAIRWELL PARTITION
  2 HR. MIN. (UL = DESIGN NO.419)
- PROPOSED FLOOR CONSTRUCTION TO FILL IN VOID
  1 HR. MIN. (UL = DESIGN NO.501)



REMOVAL BASEMENT FLOOR PLAN

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

4140.76 S.F.

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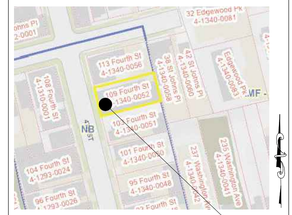

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		8
		9
		10
		11
		12
2		2
1		1

No.	DATE	REVISION	BY.

PROJECT SCOPE OF WORK AND LOCATION:

TO LEGALIZE THE INTERIOR ALTERATIONS, EXTERIOR REPAIRS & ACCESSIBLE IMPROVEMENTS FOR NEW GRACE TABERNACLE CHURCH

109 FOURTH STREET
NEW ROCHELLE, NEW YORK 10801

ZONE: NB
SECTION: 04
BLOCK: 1340
LOT: 52

SHEET TITLE:

REMOVAL BASEMENT FLOOR PLAN

SEAL.:

REGISTERED ARCHITECT RALPH ANGELO TEDESCO No. 031687 STATE OF NEW YORK

PROJECT No.:	050625
SCALE:	AS NOTED
DRAWN BY:	J.P.
CHECKED BY:	R.T.
DATE:	03.31.26

SHEET NO.:

A-5.0

LIFE SAFETY LEGEND

DIE-CAST ALUMINUM DIRECTIONAL EXIT SIGN IN COMPLIANCE THE 2020 NYS BUILDING CODE. EXIT SIGN WATTS PER EXIT SIGN: 4.0 W (5 WATTS MAX.) ARROW DENOTES THE DIRECTION OF TRAVEL

EL — INDUSTRIAL/COMMERCIAL EMERGENCY LIGHTING WITH BATTERY BACKUP.

INDUSTRIAL/COMMERCIAL COMBO UNIT LED EXIT SIGN WATTS PER EXIT SIGN: 4.0 W (5 WATTS MAX.)

START POINT — LEG — END POINT — DISTANCE OF TRAVEL LINE

DIRECTION OF EGRESS

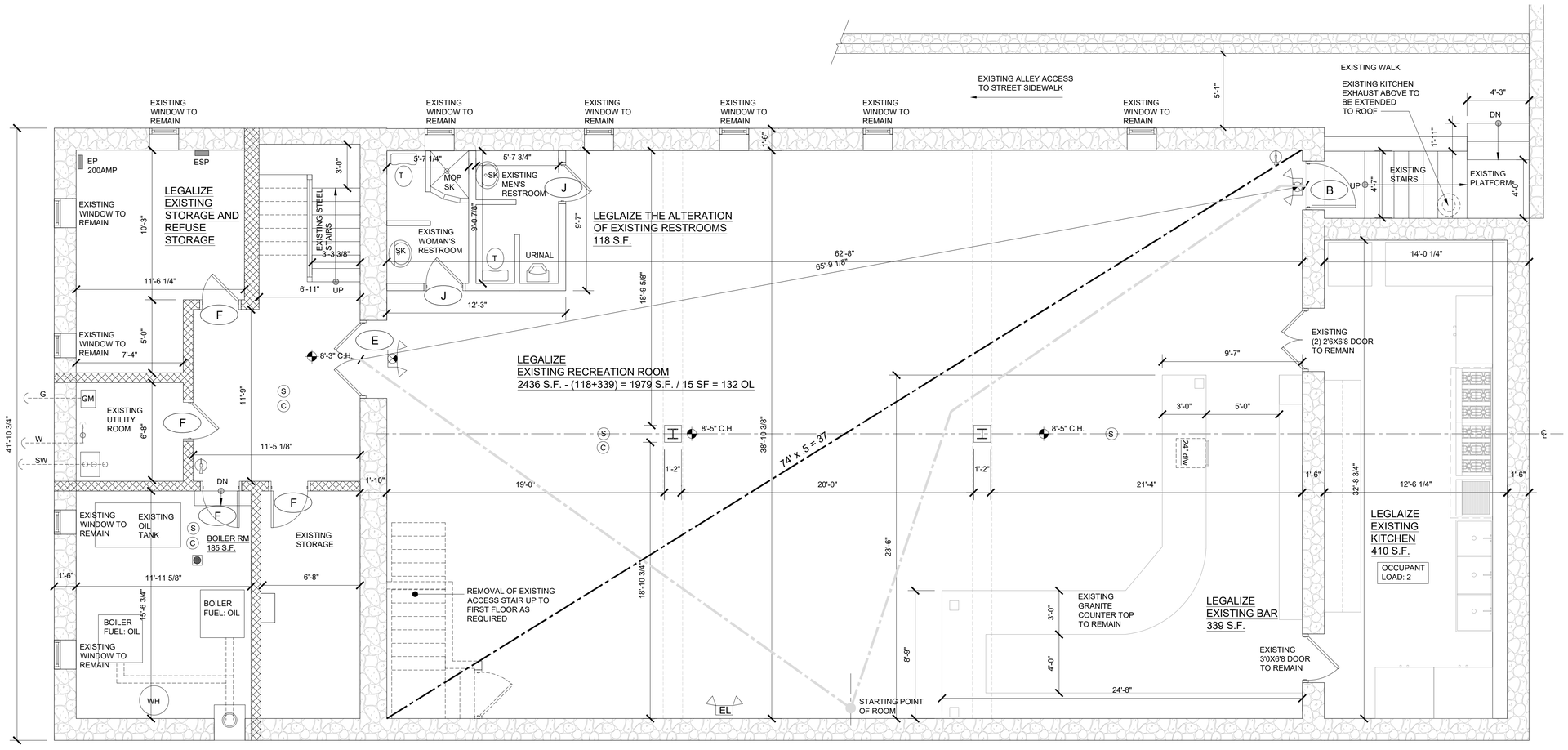
PORTABLE FIRE EXTINGUISHERS AS PER SECTION 906.5 IFC

S — SMOKE DETECTOR OUTLET (HARD WIRED)

C — CARBON DIOXIDE DETECTOR (HARD WIRED)

LEGEND:

- REMOVAL OF WALL & OR DOORS, FLOORING ETC.
- EXTERIOR EXISTING STONE WALL
- INTERIOR EXISTING CMU WALL 2 HR. MIN. 8" CMU (CONCRETE MASONRY UNIT) (UL = DESIGN NO. U906)
- INTERIOR EXISTING 2X4@ 16" O.C. WITH PLASTER/GYPWALL BRD INTERIOR PARTITION (UL = DESIGN NO. U337)
- INTERIOR PROPOSED PARTITION 3 1/2 STEEL STUD W/ 5/8" GYP BRD TYPE X MIN. 1 HR (UL = DESIGN NO. U419)
- EXTERIOR EXISTING BRICK WALL WITH WOOD STUD BACK UP 2HR MIN. WALL (UL = DESIGN NO. U302)
- NON-RATED PARTITION 2X3@ 16" O.C. 1/2" GYP WALL BRD
- INTERIOR 2X4@ 16" O.C. WITH GYP WALL BRD 2 HR. PARTITION (UL = DESIGN NO.419)
- EXISTING STAIRWELL PARTITION 2 HR. MIN. (UL = DESIGN NO.419)
- PROPOSED FLOOR CONSTRUCTION TO FILL IN VOID 1 HR. MIN. (UL = DESIGN NO.501)



BASEMENT FLOOR PLAN

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

4140.76 S.F.

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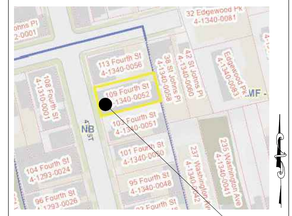
KEY PLAN:



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		8
		9
		10
		11
		12
2		2
1		1

No.	DATE	REVISION	BY.

PROJECT SCOPE OF WORK AND LOCATION:

TO LEGALIZE THE INTERIOR ALTERATIONS, EXTERIOR REPAIRS & ACCESSIBLE IMPROVEMENTS FOR NEW GRACE TABERNACLE CHURCH

109 FOURTH STREET
NEW ROCHELLE, NEW YORK 10801

ZONE: NB
SECTION: 04
BLOCK: 1340
LOT: 52

SHEET TITLE:

BASEMENT FLOOR PLAN

SEAL.:

REGISTERED ARCHITECT RALPH ANGELO TEDESCO No. 031687-1 STATE OF NEW YORK

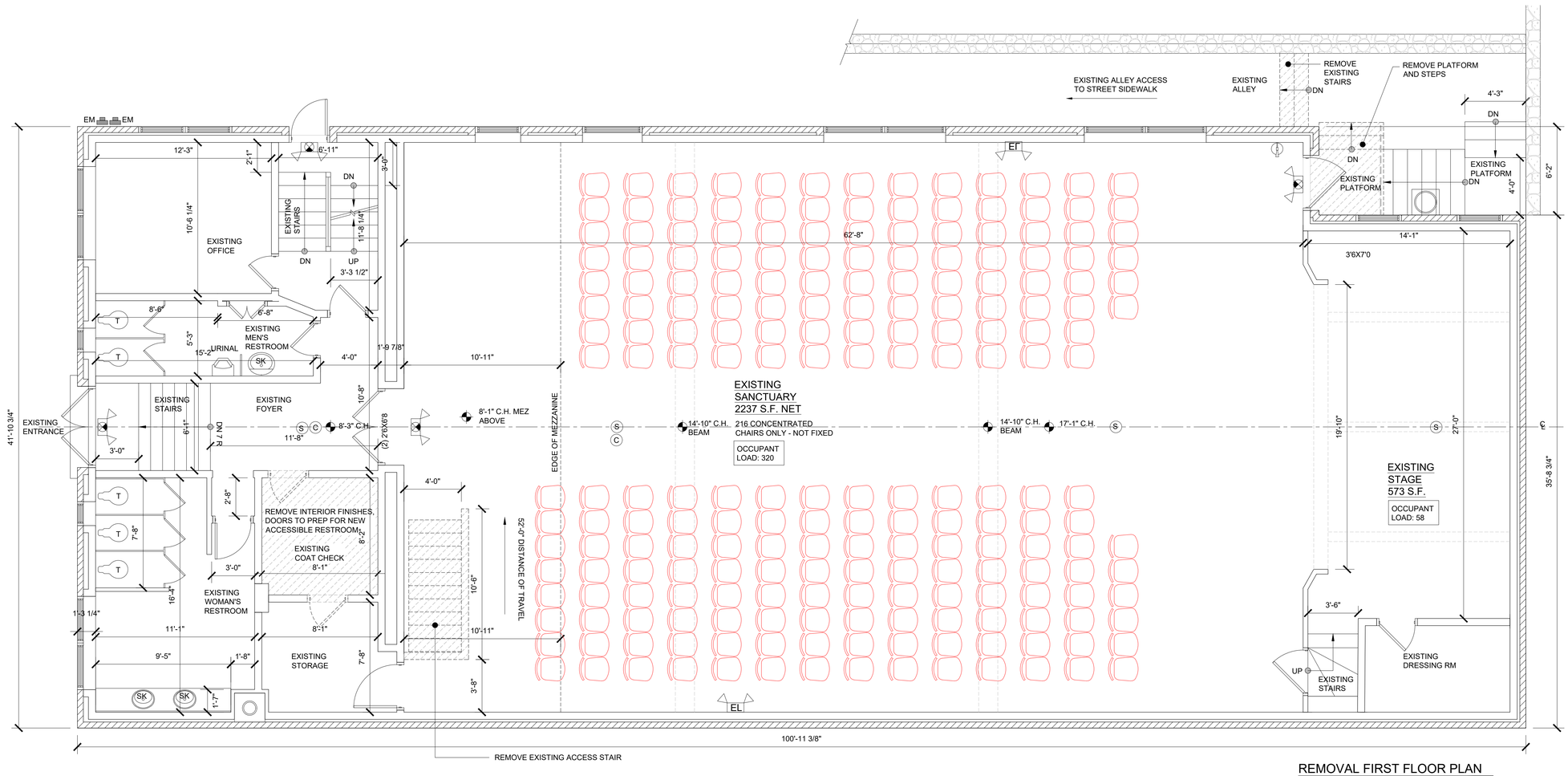
PROJECT No.:	050625
SCALE:	AS NOTED
DRAWN BY:	J.P.
CHECKED BY:	R.T.
DATE:	03.31.26

SHEET NO.:

A-6.0

LEGEND:

- REMOVAL OF WALL & OR DOORS, FLOORING ETC.
- EXTERIOR EXISTING STONE WALL
- INTERIOR EXISTING CMU WALL
  2 HR. MIN. 8" CMU (CONCRETE MASONRY UNIT)
  (UL = DESIGN NO. U906)
- INTERIOR EXISTING 2X4@ 16" O.C. WITH PLASTER/GYPWALL BRD
  INTERIOR PARTITION (UL = DESIGN NO. U337)
- INTERIOR PROPOSED PARTITION
  3 1/2 STEEL STUD W/ 5/8" GYP BRD TYPE X
  MIN. 1 HR (UL = DESIGN NO. U419)
- EXTERIOR EXISTING BRICK WALL WITH WOOD STUD BACK UP
  2HR MIN. WALL (UL = DESIGN NO. U302)
- NON-RATED PARTITION 2X3@ 16" O.C. 1/2" GYP WALL BRD
- INTERIOR 2X4@ 16" O.C. WITH GYP WALL BRD
  2 HR. PARTITION (UL = DESIGN NO.419)
- EXISTING STAIRWELL PARTITION
  2 HR. MIN. (UL = DESIGN NO.419)
- PROPOSED FLOOR CONSTRUCTION TO FILL IN VOID
  1 HR. MIN. (UL = DESIGN NO.501)



REMOVAL FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0" 4140.76 S.F.

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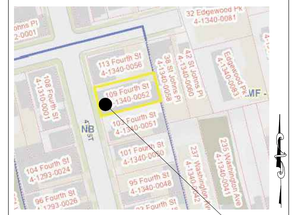

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		9
		10
		11
		12
2		2
1		1
No.	DATE REVISION	BY.

PROJECT SCOPE OF WORK AND LOCATION:

TO LEGALIZE THE INTERIOR ALTERATIONS, EXTERIOR REPAIRS & ACCESSIBLE IMPROVEMENTS FOR NEW GRACE TABERNACLE CHURCH

109 FOURTH STREET
NEW ROCHELLE, NEW YORK 10801

ZONE: NB
SECTION: 04
BLOCK: 1340
LOT: 52

SHEET TITLE:

REMOVAL FIRST FLOOR PLAN

SEAL.:

REGISTERED ARCHITECT RALPH ANGELO TEDESCO No. 031687-1 STATE OF NEW YORK

PROJECT No.:	050625
SCALE:	AS NOTED
DRAWN BY:	J.P.
CHECKED BY:	R.T.
DATE:	03.31.26

SHEET NO.:

A-7.0

LEGEND:

LIFE SAFETY LEGEND

DIE-CAST ALUMINUM DIRECTIONAL EXIT SIGN IN COMPLIANCE THE 2020 NYS BUILDING CODE. EXIT SIGN WATTS PER EXIT SIGN: 4.0 W (5 WATTS MAX.) ARROW DENOTES THE DIRECTION OF TRAVEL

EL — INDUSTRIAL/COMMERCIAL EMERGENCY LIGHTING WITH BATTERY BACKUP.

INDUSTRIAL/COMMERCIAL COMBO UNIT LED EXIT SIGN WATTS PER EXIT SIGN: 4.0 W (5 WATTS MAX.)

START POINT — LEG — END POINT — DISTANCE OF TRAVEL LINE

DIRECTION OF EGRESS

PORTABLE FIRE EXTINGUISHERS AS PER SECTION 906.5 IFC

S — SMOKE DETECTOR OUTLET (HARD WIRED)

C — CARBON DIOXIDE DETECTOR (HARD WIRED)

REMOVAL OF WALL & OR DOORS, FLOORING ETC.

EXTERIOR EXISTING STONE WALL

INTERIOR EXISTING CMU WALL
2 HR. MIN. 8" CMU (CONCRETE MASONRY UNIT)
(UL = DESIGN NO. U906)

INTERIOR EXISTING 2X4@ 16" O.C. WITH PLASTER/GYPWALL BRD
INTERIOR PARTITION (UL = DESIGN NO. U337)

INTERIOR PROPOSED PARTITION
3 1/2 STEEL STUD W/ 5/8" GYP BRD TYPE X
MIN. 1 HR (UL = DESIGN NO. U419)

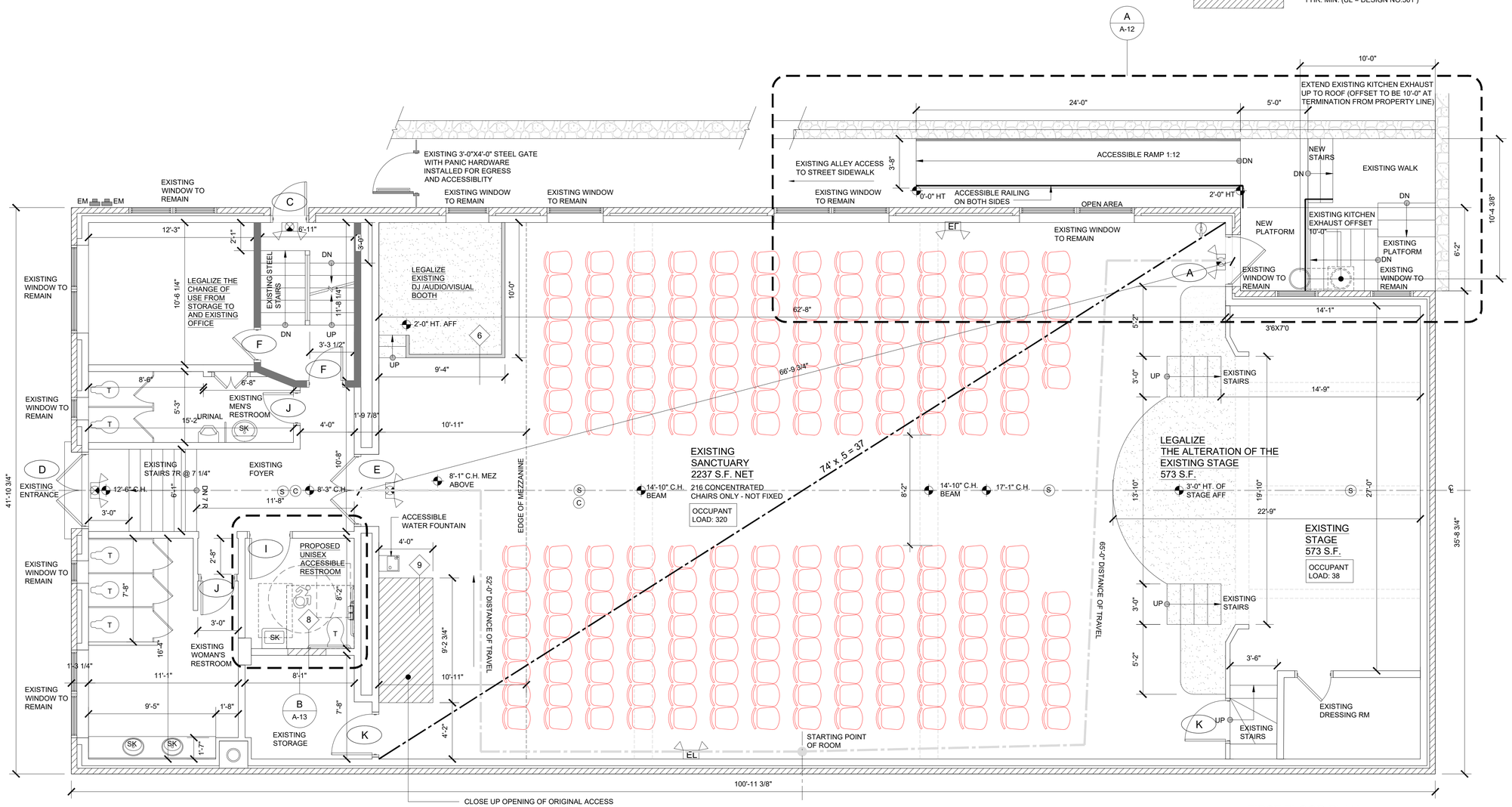
EXTERIOR EXISTING BRICK WALL WITH WOOD STUD BACK UP
2HR MIN. WALL (UL = DESIGN NO. U302)

NON-RATED PARTITION 2X3@ 16" O.C. 1/2" GYP WALL BRD

INTERIOR 2X4@ 16" O.C. WITH GYP WALL BRD
2 HR. PARTITION (UL = DESIGN NO.419)

EXISTING STAIRWELL PARTITION
2 HR. MIN. (UL = DESIGN NO.419)

PROPOSED FLOOR CONSTRUCTION TO FILL IN VOID
1 HR. MIN. (UL = DESIGN NO.501)



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0" 4140.76 S.F.

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No.	DATE	REVISION	BY.

PROJECT SCOPE OF WORK AND LOCATION:

TO LEGALIZE THE INTERIOR ALTERATIONS, EXTERIOR REPAIRS & ACCESSIBLE IMPROVEMENTS FOR NEW GRACE TABERNACLE CHURCH

109 FOURTH STREET
NEW ROCHELLE, NEW YORK 10801

ZONE: NB
SECTION: 04
BLOCK: 1340
LOT: 52

SHEET TITLE:

FIRST FLOOR PLAN

SEAL.:

REGISTERED ARCHITECT RALPH ANGELO TEDESCO No. 031681-1 STATE OF NEW YORK

PROJECT No.:	050625
SCALE:	AS NOTED
DRAWN BY:	J.P.
CHECKED BY:	R.T.
DATE:	03.31.26

SHEET NO.:

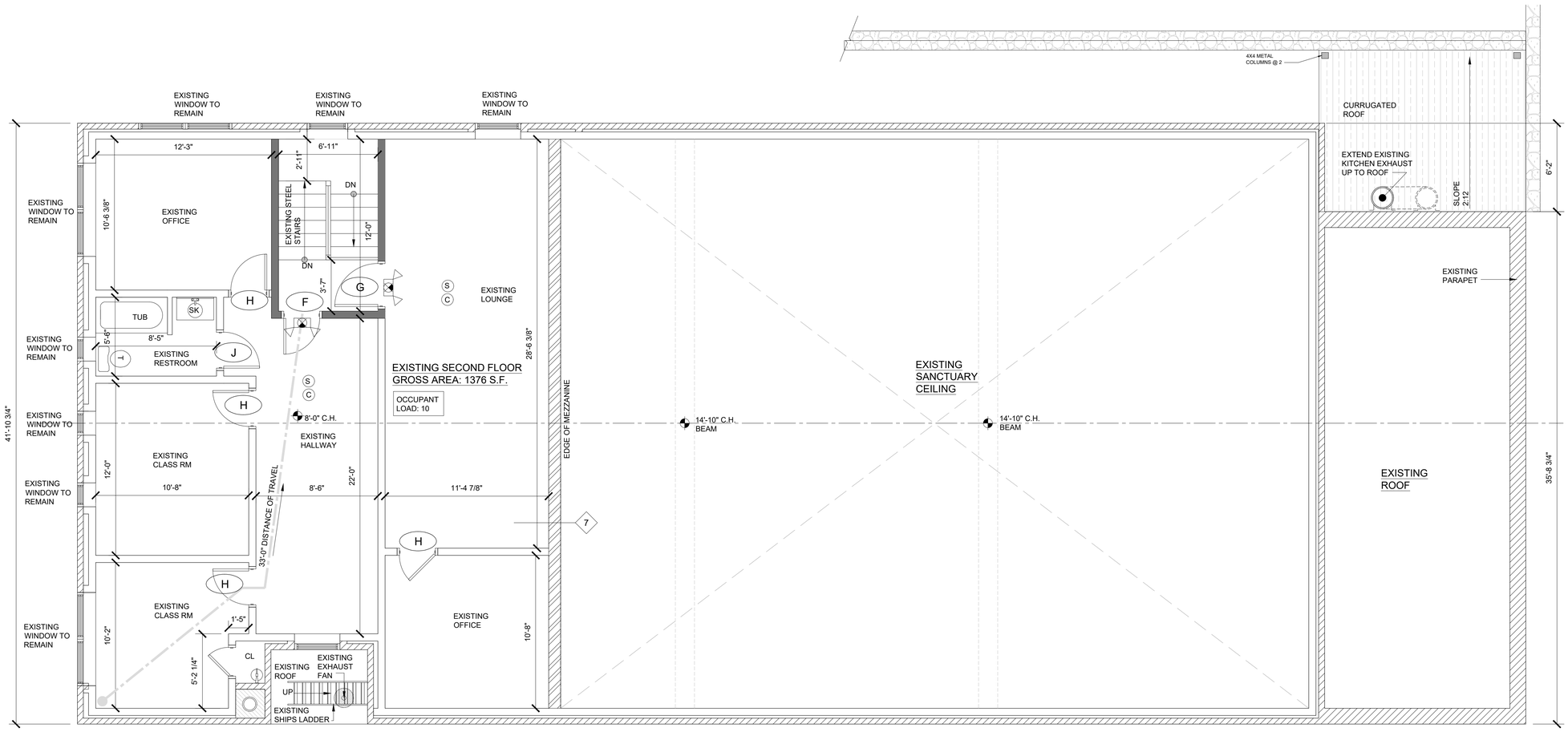
A-8.0

LEGEND:

LIFE SAFETY LEGEND

- DIE-CAST ALUMINUM DIRECTIONAL EXIT SIGN IN COMPLIANCE THE 2020 NYS BUILDING CODE. EXIT SIGN WATTS PER EXIT SIGN: 4.0 W (5 WATTS MAX.) ARROW DENOTES THE DIRECTION OF TRAVEL
- EL — INDUSTRIAL/COMMERCIAL EMERGENCY LIGHTING WITH BATTERY BACKUP.
- INDUSTRIAL/COMMERCIAL COMBO UNIT LED EXIT SIGN WATTS PER EXIT SIGN: 4.0 W (5 WATTS MAX.)
- START POINT — LEG — END POINT — DISTANCE OF TRAVEL LINE
- DIRECTION OF EGRESS
- PORTABLE FIRE EXTINGUISHERS AS PER SECTION 906.5 IFC
- S — SMOKE DETECTOR OUTLET (HARD WIRED)
- C — CARBON DIOXIDE DETECTOR (HARD WIRED)

- REMOVAL OF WALL & OR DOORS, FLOORING ETC.
- EXTERIOR EXISTING STONE WALL
- INTERIOR EXISTING CMU WALL 2 HR. MIN. 8" CMU (CONCRETE MASONRY UNIT) (UL = DESIGN NO. U906)
- INTERIOR EXISTING 2X4@ 16" O.C. WITH PLASTER/GYPWALL BRD INTERIOR PARTITION (UL = DESIGN NO. U337)
- INTERIOR PROPOSED PARTITION 3 1/2 STEEL STUD W/ 5/8" GYP BRD TYPE X MIN. 1 HR (UL = DESIGN NO. U419)
- EXTERIOR EXISTING BRICK WALL WITH WOOD STUD BACK UP 2HR MIN. WALL (UL = DESIGN NO. U302)
- NON-RATED PARTITION 2X3@ 16" O.C. 1/2" GYP WALL BRD
- INTERIOR 2X4@ 16" O.C. WITH GYP WALL BRD 2 HR. PARTITION (UL = DESIGN NO.419)
- EXISTING STAIRWELL PARTITION 2 HR. MIN. (UL = DESIGN NO.419)
- PROPOSED FLOOR CONSTRUCTION TO FILL IN VOID 1 HR. MIN. (UL = DESIGN NO.501)



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0" 1376 S.F.

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KEY PLAN:

DATE	ISSUE TO	NO.
06.06.25	CLIENT REVIEW	1
06.26.25	D.O.B. REVIEW	2
12.08.25	D.O.B. REVIEW	3
01.20.26	D.O.B. REVIEW	4
03.13.26	D.O.B. REVIEW	5
03.31.26	ZONING REVIEW	6
		7
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		9
		10
		11
		12

No.	DATE	REVISION	BY.
2			2
1			1

PROJECT SCOPE OF WORK AND LOCATION:

TO LEGALIZE THE INTERIOR ALTERATIONS, EXTERIOR REPAIRS & ACCESSIBLE IMPROVEMENTS FOR NEW GRACE TABERNACLE CHURCH

109 FOURTH STREET
NEW ROCHELLE, NEW YORK 10801

ZONE: NB
SECTION: 04
BLOCK: 1340
LOT: 52

SHEET TITLE:

SECOND FLOOR PLAN

SEAL.:

REGISTERED ARCHITECT RALPH ANGELO TEDESCO No. 031681 STATE OF NEW YORK

PROJECT No.:	050625
SCALE:	AS NOTED
DRAWN BY:	J.P.
CHECKED BY:	R.T.
DATE:	03.31.26

SHEET NO.:

A-9.0

NYS MECHANICAL CODE 2020
804.3 MECHANICAL DRAFT SYSTEMS

804.3.1 FORCED DRAFT SYSTEMS
FORCED DRAFT SYSTEMS AND ALL PORTIONS OF INDUCED DRAFT SYSTEMS UNDER POSITIVE PRESSURE DURING OPERATION SHALL BE DESIGNED AND INSTALLED SO AS TO BE GAS TIGHT TO PREVENT LEAKAGE OF COMBUSTION PRODUCTS INTO A BUILDING.

804.3.2 AUTOMATIC SHUTOFF
POWER EXHAUSTERS SERVING AUTOMATICALLY FIRED APPLIANCES SHALL BE ELECTRICALLY CONNECTED TO EACH APPLIANCE TO PREVENT OPERATION OF THE APPLIANCE WHEN THE POWER EXHAUSTER IS NOT IN OPERATION.

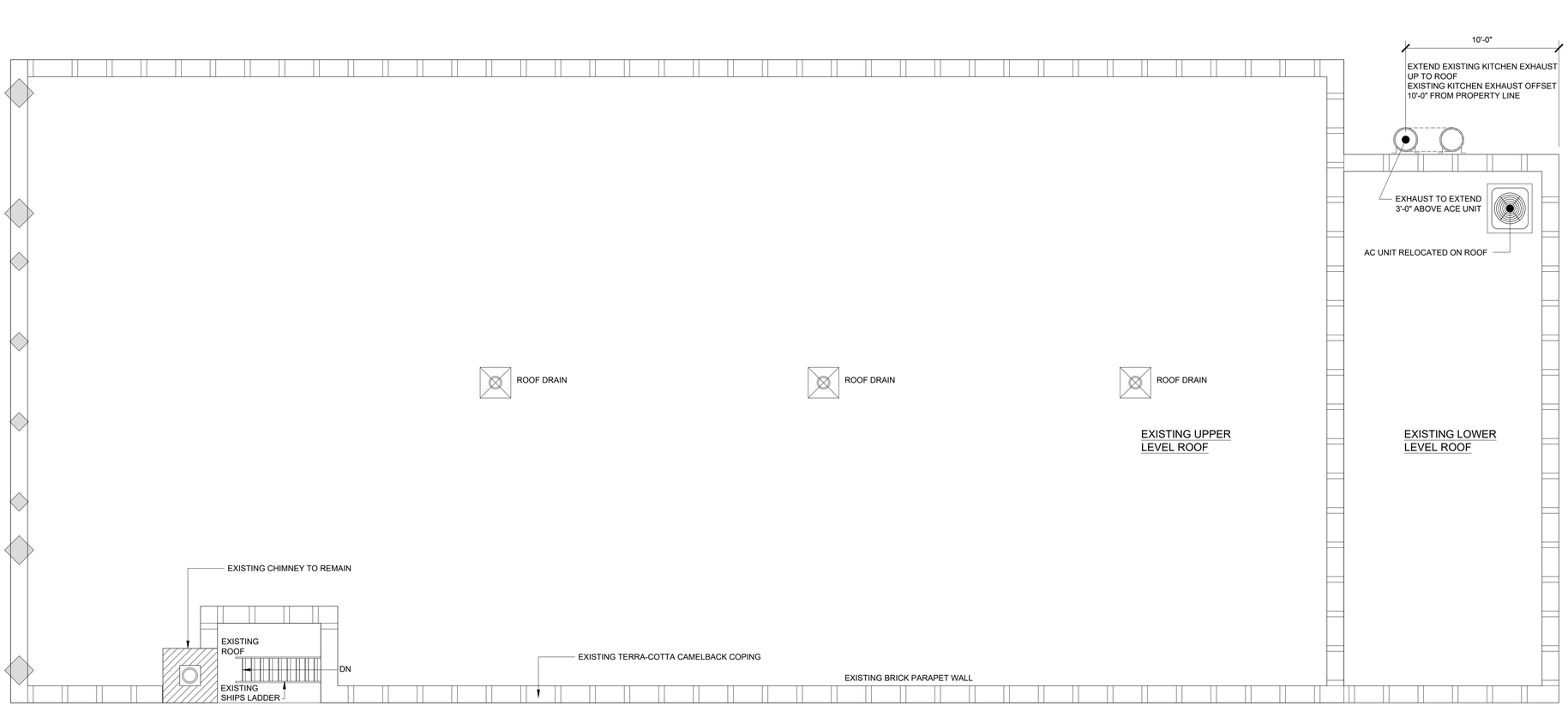
804.3.3 TERMINATION
THE TERMINATION OF CHIMNEYS OR VENTS EQUIPPED WITH POWER EXHAUSTERS SHALL BE LOCATED NOT LESS THAN 10 FEET (3048 MM) FROM THE LOT LINE OR FROM ADJACENT BUILDINGS. THE EXHAUST SHALL BE DIRECTED AWAY FROM THE BUILDING.

804.3.5 VERTICAL TERMINATIONS
VERTICAL TERMINATIONS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:

1. WHERE LOCATED ADJACENT TO WALKWAYS, THE TERMINATION OF MECHANICAL DRAFT SYSTEMS SHALL BE NOT LESS THAN 7 FEET (2134 MM) ABOVE THE LEVEL OF THE WALKWAY.
2. VENTS SHALL TERMINATE NOT LESS THAN 3 FEET (914 MM) ABOVE ANY FORCED AIR INLET LOCATED WITHIN 10 FEET (3048 MM) HORIZONTALLY.
3. WHERE THE VENT TERMINATION IS LOCATED BELOW AN ADJACENT ROOF STRUCTURE, THE TERMINATION POINT SHALL BE LOCATED NOT LESS THAN 3 FEET (914 MM) FROM SUCH STRUCTURE.
4. THE VENT SHALL TERMINATE NOT LESS THAN 4 FEET (1219 MM) BELOW, 4 FEET (1219 MM) HORIZONTALLY FROM OR 1 FOOT (305 MM) ABOVE ANY DOOR, WINDOW OR GRAVITY AIR INLET FOR THE BUILDING.
5. A VENT CAP SHALL BE INSTALLED TO PREVENT RAIN FROM ENTERING THE VENT SYSTEM.
6. THE VENT TERMINATION SHALL BE LOCATED NOT LESS THAN 3 FEET (914 MM) HORIZONTALLY FROM ANY PORTION OF THE ROOF STRUCTURE.

LEGEND:

- REMOVAL OF WALL & OR DOORS, FLOORING ETC.
- EXTERIOR EXISTING STONE WALL
- INTERIOR EXISTING CMU WALL
  2 HR. MIN. 8" CMU (CONCRETE MASONRY UNIT)
  (UL = DESIGN NO. U906)
- INTERIOR EXISTING 2X4@ 16" O.C. WITH PLASTER/GYPWALL BRD
  INTERIOR PARTITION (UL = DESIGN NO. U337)
- INTERIOR PROPOSED PARTITION
  3 1/2 STEEL STUD W/ 5/8" GYP BRD TYPE X
  MIN. 1 HR (UL = DESIGN NO. U419)
- EXTERIOR EXISTING BRICK WALL WITH WOOD STUD BACK UP
  2HR MIN. WALL (UL = DESIGN NO. U302)
- NON-RATED PARTITION 2X3@ 16" O.C. 1/2" GYP WALL BRD
- INTERIOR 2X4@ 16" O.C. WITH GYP WALL BRD
  2 HR. PARTITION (UL = DESIGN NO.419)
- EXISTING STAIRWELL PARTITION
  2 HR. MIN. (UL = DESIGN NO.419)
- PROPOSED FLOOR CONSTRUCTION TO FILL IN VOID
  1 HR. MIN. (UL = DESIGN NO.501)



EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"

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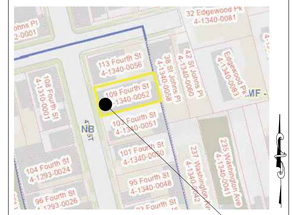
KEY PLAN:



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2			2
1			1

PROJECT SCOPE OF WORK AND LOCATION:

TO LEGALIZE THE INTERIOR ALTERATIONS, EXTERIOR REPAIRS & ACCESSIBLE IMPROVEMENTS FOR
NEW GRACE TABERNACLE CHURCH

109 FOURTH STREET
NEW ROCHELLE, NEW YORK 10801

ZONE: NB
SECTION: 04
BLOCK: 1340
LOT: 52

SHEET TITLE:

EXISTING ROOF PLAN

SEAL.:

REGISTERED ARCHITECT RALPH ANGELO TEDESCO No. 031687-1 STATE OF NEW YORK

PROJECT No.:	050625
SCALE:	AS NOTED
DRAWN BY:	J.P.
CHECKED BY:	R.T.
DATE:	03.31.26

SHEET NO.:

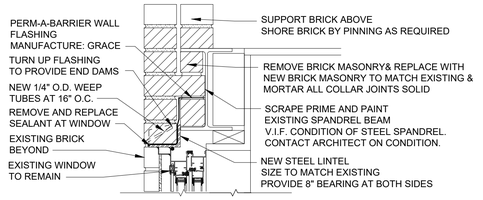
A-10.0

GENERAL CONSTRUCTION NOTES:

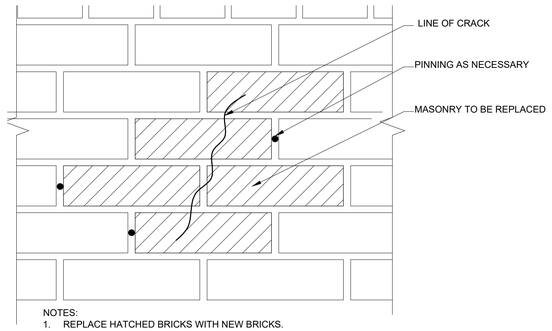
1. SAMPLE PANELS OF ALL EXPOSED MATERIALS SHALL BE INSTALLED BY THE CONTRACTOR IN LOCATIONS SUITABLE FOR REVIEW BY THE OWNER AND THE ARCHITECT.
2. ALL NEW MATERIALS INCLUDING BUT NOT LIMITED TO BRICKS, MORTAR, AND SEALANTS SHALL MATCH EXISTING IN TERMS OF COLOR, SIZE, SHAPE, AND TEXTURE. ALL NEW BRICK MASONRY SHALL MATCH THE BONDING PATTERN OF EXISTING BRICK MASONRY.
3. ALL NEW MORTARS FOR REPOINTING AND FOR INSTALLATION OF BRICKS, AND SHALL MATCH HARDNESS & TOOLING & PROFILE OF EXISTING AND SHALL BE ASTM C270 "TYPE N" MORTAR COMPRISED OF ONE PART PORTLAND CEMENT, ONE PART HYDRATED LIME, FIVE AND ONE HALF PARTS SAND. ALL VERTICAL JOINTS TO BE RAKED OUT BY HAND - GRINDERS CAN ONLY BE USED ON HORIZONTAL JOINTS.

4. SEALANTS APPLICATION:
Comply with sealant manufacturers printed instructions, except where more stringent requirements are shown or specified and except where manufacturers technical representative directs otherwise.
Prime and/or seal the surfaces wherever shown or recommended by the sealant manufacturer. Do not allow the primer/sealant to spill or migrate onto adjoining surfaces.
Employ only proven installation techniques, which will ensure that sealant will be deposited in uniform, continuous ribbons without gaps or air pockets, with complete Awetting@ of the joint bond surface equally on opposite sides.
Spillage: do not allow sealants or compounds to overflow or spill onto adjoining surfaces. Use masking tape or other precautionary devices to prevent staining.
Cure sealant in compliance with the manufacturer=s instructions and recommendations to obtain high early bond strength, internal cohesive strength and surface durability.

TYPICAL SURFACE PREPARATION:
Clean surfaces immediately prior to installation in accordance with manufactures printed instructions, except where more stringent requirements are shown or specified and except where manufacturer=s technical representative directs otherwise.
The polyurethane sealant to be used shall meet or exceed the requirements of Interim Federal Specification TT S0027 #, Sealants Class A, Type I and II. The sealant shall not debond or fail while elongated 25 percent in a water immersion test, according to Federal Specification TT S 0027 E. When tested according to Paragraph 4.3.5. of Federal Specification TT S 0027 E, weight loss shall not be greater than 5 percent.

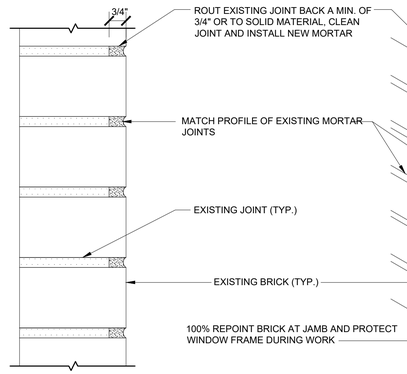


LINTEL REPLACEMENT DETAIL
SCALE: 1 1/2" = 1'-0"



NOTES:
1. REPLACE HATCHED BRICKS WITH NEW BRICKS.
2. DO NOT REPLACE HEADER BRICKS IF NOT CRACKED.
3. ALL JOINTS BETWEEN BRICK HEAD, BED AND COLLAR JOINTS ARE TO BE FILLED SOLID.

BRICK REPAIR DETAIL (TYP)
SCALE: 3" = 1'-0"



NOTES:

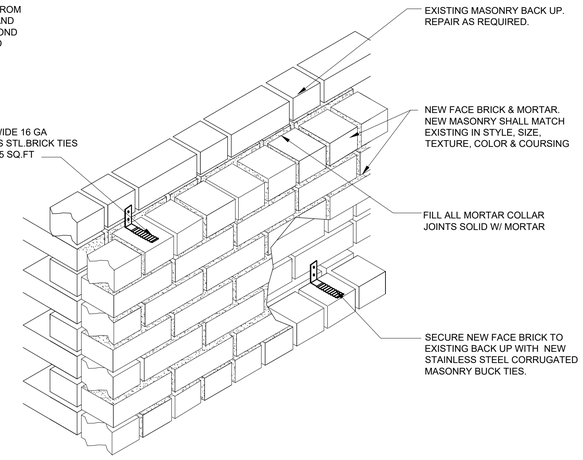
1) GRIND OUT EXISTING JOINT TO A MINIMUM DEPTH OF 3/4" .

2) FLUSH OUT ALL LOOSE MATERIAL WITH A WATER SPRAY .

3) PREHYDRATE TYPE N MORTAR (AS PER ASTM 270) BY MIXING MORTAR DRY. MIX AGAIN WITH ONLY ENOUGH WATER TO PROVIDE A DAMP MIX. AFTER ONE HOUR, ADD ENOUGH WATER TO PROVIDE A WORKABLE MORTAR. DO NOT USE MORTAR AFTER THREE (3) HOURS FROM INITIAL ADDITION OF WATER.

4) LIGHTLY WET MORTAR JOINT (NO VISIBLE WATER SHALL BE LEFT ON SURFACE). THEN PACK IN NEW PREHYDRATED MORTAR TIGHTLY IN THIN LAYERS UNTIL JOINT IS FILLED. TOOL TO A SMOOTH CONCAVE FINISH.

BRICK REPOINTING DETAIL (TYP)
SCALE: 1 1/2" = 1'-0"



BRICK REPLACEMENT DETAIL (TYP)
SCALE: 1 1/2" = 1'-0"

MASONRY REPAIR LEGEND

100% CUT OUT DETERIORATED BRICK MORTAR JOINT & REPOINT JOINTS W/ NEW TYPE "N" MORTAR TO MATCH EXISTING.

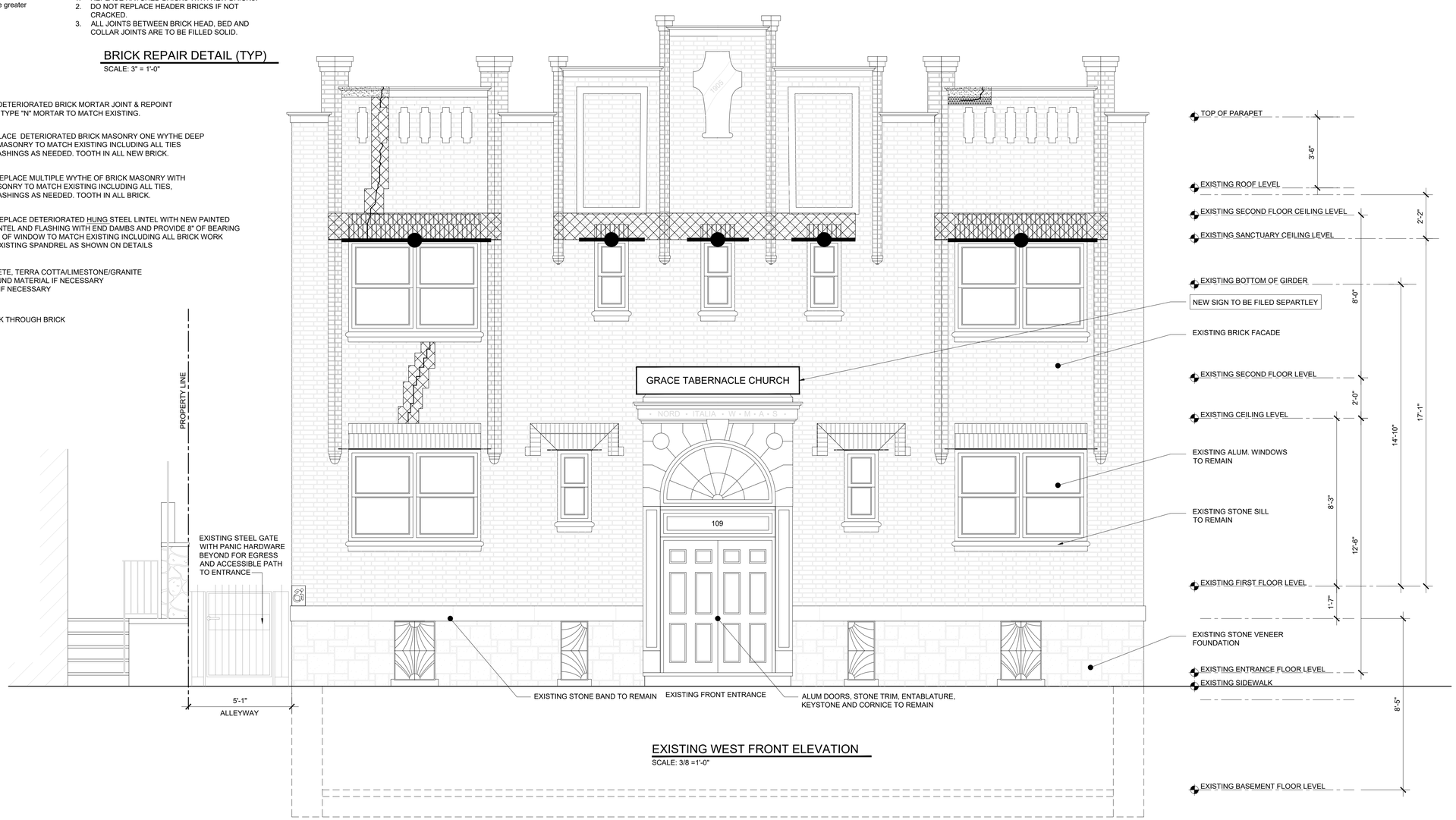
REMOVE & REPLACE DETERIORATED BRICK MASONRY ONE WYTHE DEEP W /NEW BRICK MASONRY TO MATCH EXISTING INCLUDING ALL TIES ANCHORS & FLASHINGS AS NEEDED. TOOTH IN ALL NEW BRICK.

REMOVE AND REPLACE MULTIPLE WYTHE OF BRICK MASONRY WITH NEW BRICK MASONRY TO MATCH EXISTING INCLUDING ALL TIES, ANCHORS & FLASHINGS AS NEEDED. TOOTH IN ALL BRICK.

REMOVE AND REPLACE DETERIORATED HUNG STEEL LINTEL WITH NEW PAINTED HUNG STEEL LINTEL AND FLASHING WITH END DAMBS AND PROVIDE 8" OF BEARING ON BOTH SIDES OF WINDOW TO MATCH EXISTING INCLUDING ALL BRICK WORK ALSO REPAIR EXISTING SPANDREL AS SHOWN ON DETAILS

SOUND CONCRETE, TERRA COTTA/LIMESTONE/GRANITE REMOVE UNSOUND MATERIAL IF NECESSARY MAKE REPAIRS IF NECESSARY

EXISTING CRACK THROUGH BRICK



EXISTING WEST FRONT ELEVATION
SCALE: 3/8 ='1'-0"

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2			2
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PROJECT SCOPE OF WORK AND LOCATION:

TO LEGALIZE THE INTERIOR ALTERATIONS, EXTERIOR REPAIRS & ACCESSIBLE IMPROVEMENTS FOR NEW GRACE TABERNACLE CHURCH

109 FOURTH STREET
NEW ROCHELLE, NEW YORK 10801

ZONE: NB
SECTION: 04
BLOCK: 1340
LOT: 52

SHEET TITLE:

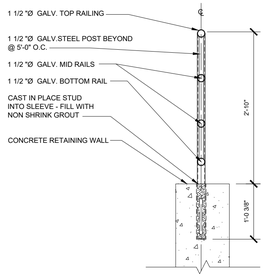
EXISTING WEST FRONT ELEVATION
GENERAL NOTES AND TYPICAL DETAILS

SEAL.:

PROJECT No.:	050625
SCALE:	AS NOTED
DRAWN BY:	J.P.
CHECKED BY:	R.T.
DATE:	03.31.26

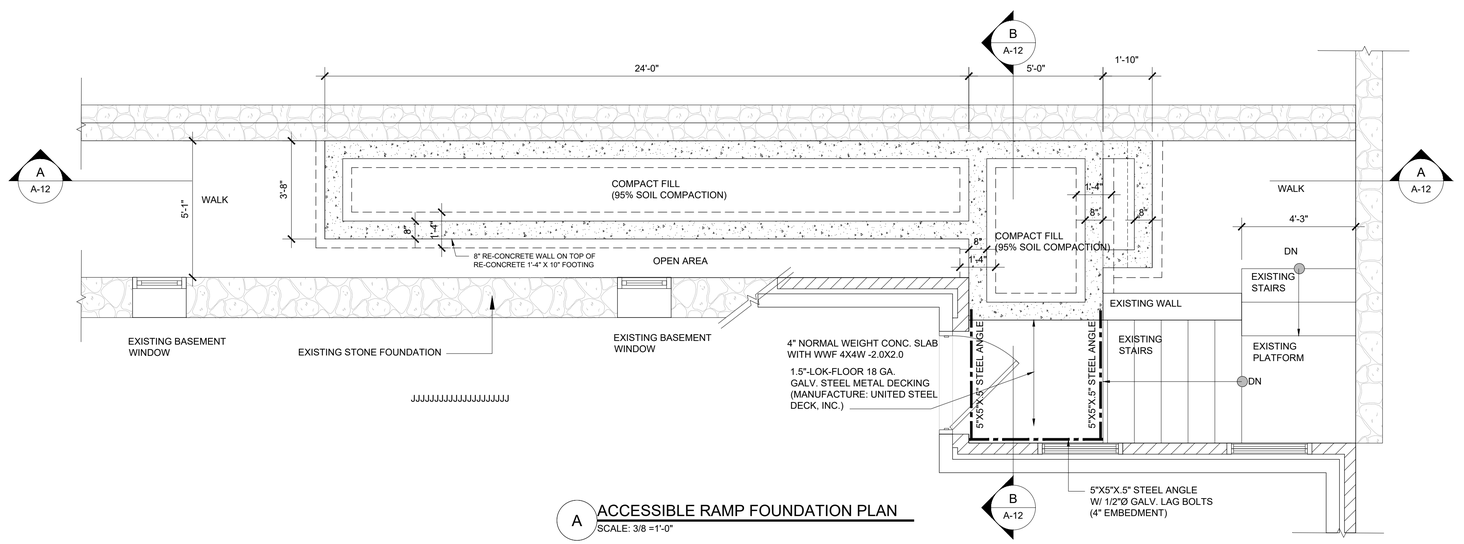
SHEET NO.:

A-11.0



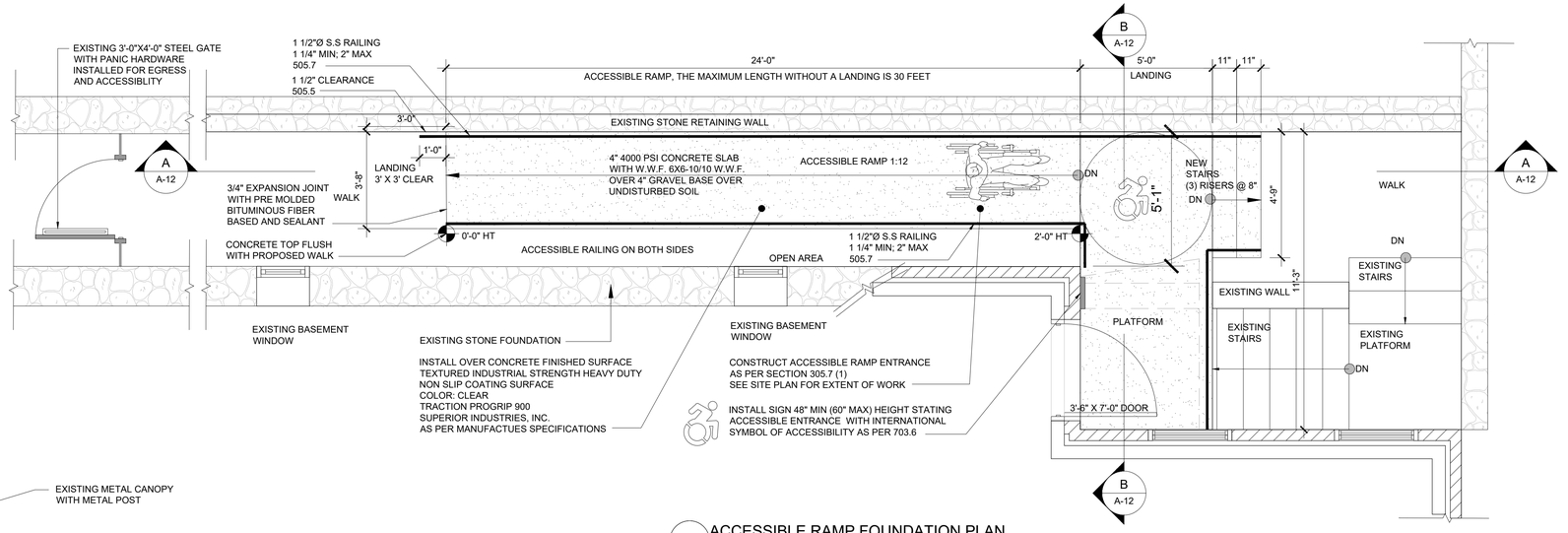
TYPICALRAILING DETAIL

SCALE: 3/4" = 1'-0"



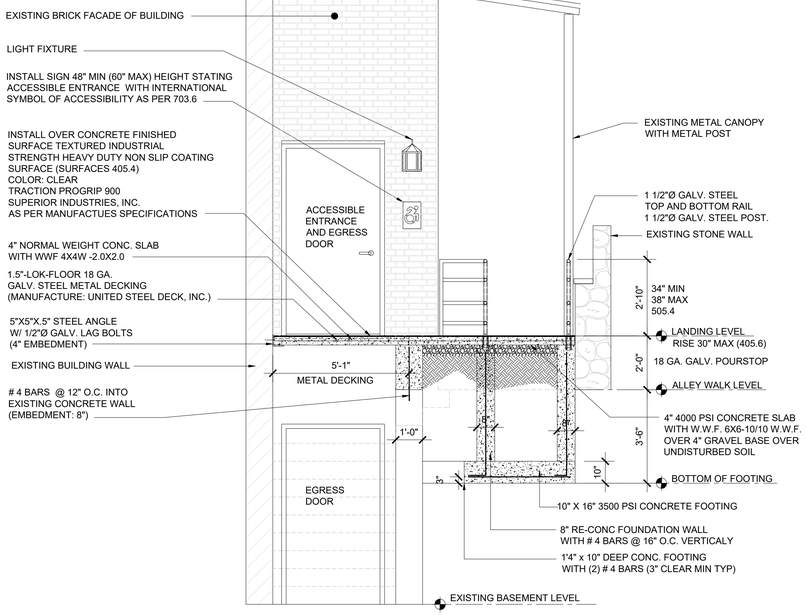
ACCESSIBLE RAMP FOUNDATION PLAN

SCALE: 3/8 =1'-0"



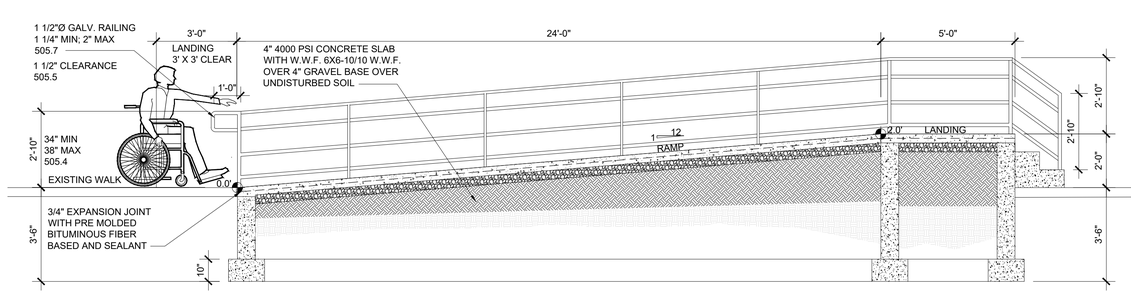
ACCESSIBLE RAMP FOUNDATION PLAN

SCALE: 3/8 =1'-0"



ACCESSIBLE RAMP SCTION

SCALE: 3/8 =1'-0"



ACCESSIBLE RAMP SCTION

SCALE: 3/8 =1'-0"

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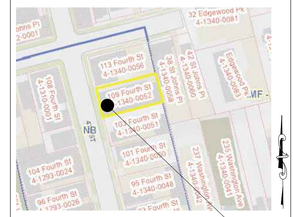

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PROJECT SCOPE OF WORK AND LOCATION:

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109 FOURTH STREET
NEW ROCHELLE, NEW YORK 10801

ZONE: NB
SECTION: 04
BLOCK: 1340
LOT: 52

SHEET TITLE:

ENLARGED ACCESSIBLE RAMP PLAN

SEAL.:

REGISTERED ARCHITECT RALPH ANGELO TEDESCO No. 031687-1 STATE OF NEW YORK

PROJECT No.:	050625
SCALE:	AS NOTED
DRAWN BY:	J.P.
CHECKED BY:	R.T.
DATE:	03.31.26

SHEET NO.:

A-12.0

City of New Rochelle

Planning

Meeting Date: Tuesday, July 28, 2026

Item Category: Site Plan

Item: Application PB 11-2026 by Mark Blair, Curious Projects, for site plan and special permit approval for an interior build-out at 55 Clinton Place (Block 414, Lot 9) in a DO2, Vanguard Overlay Zone District.

Attachments:

1. PB 11-2026 - 55 Clinton Place

PLANNING BOARD APPLICATION FORM

Instructions for use of this application form:

1. **Complete this form and a short form SEQRA EAF Part 1.**
2. **Submit 2 copies each of:**
   - Completed application form
   - Completed application form checklist
   - EAF short form Part 1
   - Application Review Report from Bureau of Buildings
   - Affidavit of Property Ownership
   - Joinder (if more than one owner or if Contract Vendee involved)
   - Color photographs of the site, abutting properties and neighborhood

   WITH a completed fee checklist and check in the required amount made out to City of New Rochelle
   AND the required number of sets of plans for which Planning Board approval is sought (see application checklist)
3. **Enter Application in the Planning Board module of the Portal and upload all documents**
4. **Make application appointment with the Board Clerk: call 914-654-2185 to submit documents**

Office Use Only

PB Number _____
Fee Paid _____
Receipt # _____
Date _____
Rec'd by (initials) _____

NAME OF PLAN Golf Lounge 18, New Rochelle **ADDRESS** 55 Clinton Place, Suite R102 New Rochelle, NY 10801

ZONE DISTRICT DO-2 **BLOCK(S)** 414 **LOT(S)** 8

NO. LOTS 1 **DWELLING UNITS** n/a **TOTAL AREA** 43,222 SF **PREVIOUSLY APPROVED RESOLUTIONS NO(S)** _____

OWNER
NAME: RXR Church-Division Tower A Holdings LLC

ADDRESS 55 Clinton Place, New Rochelle, NY 10801

TEL NO. 833-362-5017 **EMAIL** _____

APPLICANT (if applicant is Contract Vendee, a letter of joinder must be submitted with this form)
NAME CURIOUS PROJECTS / Mark Blair

ADDRESS 9 Autumn Ridge, Weston CT 06883

TEL NO. 404.386.9375 **EMAIL** mark@curious projects.com

ARCHITECT
NAME CURIOUS PROJECTS / Mark Blair

ADDRESS 9 Autumn Ridge, Weston CT 06883

TEL NO. 404.386.9375 **EMAIL** mark@curious projects.com

ENGINEER
NAME n/a

ADDRESS _____

TEL NO. _____ **EMAIL** _____

CONTACT FOR THIS APPLICATION

NAME MARK BLAIR

ADDRESS Autumn Ridge Road, Weston CT 06883

TEL NO. 404.386.9375 **EMAIL** mark@curious projects.com

SCOPE OF PROJECT

The project in an interior build-out for the Golf Lounge 18 at One Clinton Park (55 Clinton Place, New Rochelle).

This is a indoor simulated golf use with an associated kitchen / bar and outdoor dining.

Our use is assembly and occupancy is above 50 occupants.

IF RESIDENTIAL CHECK APPLICABLE FORM OF OWNERSHIP

- ☐ **FEE SIMPLE**
- ☐ **FEE SIMPLE WITH HOMEOWNERS ASSOCIATION**
- ☐ **CONDOMINIUM**
- ☐ **MULTI-CONDOMINIUMS WITH MASTER HOA**
- ☐ **CO-OP CORPORATION**
- ☐ **OTHER (DESCRIBE)**_____

"This plan conforms to all zoning, land development and other Code requirements of the City of New Rochelle and is hereby filed for action by the Planning Board."

Date 2026.06.04

Signature of owner, applicant, architect or engineer M. Blair

Please print name Mark S. Blair, AIA

NOTE: If the Planning Board approves the plan with any conditions, those conditions must be satisfied and/or incorporated verbatim on the plan prior to issuance of the building permit.

Department of Buildings
515 North Avenue
New Rochelle, NY 10801
Phone: (914) 654 - 2035
Fax: (914) 654 - 2031

Paul Vacca, CEO
Commissioner of Buildings

NewRochelleNY.com/Buildings

City of New Rochelle
New York

PLANNING BOARD REFERRAL

To: Mark Blair
9 Autumn Ridge
Weston, CT 06883

Application No.	0877-2026
Review Date	06/01/2026
Zoning	DB,CAB,CPA, DO-2,VOZ
Job Location	55 Clinton Pl
Parcel No.	2-414-0009
Reviewed By	

LOCATION: 55 Clinton Pl

DESCRIPTION OF WORK:
The interior build-out for an approximately 11,000 sf golf simulator use which will include new kitchen and bar, restrooms, and associated mechanical, electrical, and plumbing work.

You are hereby notified that your application for Building Permit or Amendment to Building Permit has been reviewed for compliance with the requirements of the Zoning Ordinance, Chapter 331, Code of the City of New Rochelle.

Ordinance Code	Approval Type	Description
§ 331-117A(2)	Site Plan Approval	The proposed place of public assembly requires Site Plan approval. The proposed complies with the use and dimensional regulations of the Zoning Code as amended by Vanguard Overlay Zone
§ 331-57C(4)	Special Permit	The proposed outdoor dining is permitted by Special Permit.

You may file an application with the **Planning Board** pursuant to Article XIII of Chapter 331 of the Zoning Ordinance. The last day to submit an application to the Board for the **07/28/2026** meeting is **06/08/2026** by 12 NOON.

All applications will be taken on a first come first serve basis. Your application for a building permit will be voided unless it is amended or a Planning Board application is received within 90 days from the date of this notice.

Area of Notification: 250'
Instructions for filling an application: Planning Board Filing Process

JG

Joe Guglielmo
Plan Examiner

AFFIDAVIT OF PROPERTY OWNERSHIP

Note: If property has been transferred within the past six (6) months, and the City Tax Assessor has a different name of ownership, property owner should submit a copy of deed.

STATE OF NEW YORK)

ss:

COUNTY OF New York)

Todd Rechler, Authorized Person, being duly sworn deposes and says that she/he resides at 45 East 19th Street, 7th Floor in the County of New York, State of New York that she/he or it (if Corporate Owner) is the owner in fee of all the property described as Block(s) 414 Lot(s) 8 at street address: 55 Clinton Place in the City of New Rochelle, NY that she/he authorizes the submission of the application filed with the Planning Board for approval by the Planning Board and affirms that the statements contained herein are true to the best of deponent's knowledge and belief, and are made for the purpose of obtaining the approval of the submitted application by the Planning Board of the City of New Rochelle

Signed by Owner _____ or

Signed by Corporation Owner Todd Rechler

with capacity as Authorized Person (Title) of RXR Church-Division Tower A Holdings LLC (Name of Corporation)

Sworn to before me this 8th

Day of June, 20 26.

(Notary Public)

Joseph B. Rabinow

JOSEPH B. RABINOW
STATE OF NEW YORK
NOTARY PUBLIC
Qualified in Nassau County
01RA6441857
MY COMMISSION EXPIRES 10/03/2026

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:
Golf lOunge 18, New Rochelle

Project Location (describe, and attach a location map):
One Clinton Park, 55 Clinton Place, R102, New Rochelle, 10801

Brief Description of Proposed Action:
They project in an interior build-out for the Golf Lounge 18 at One Clinton Park (55 Clinton Place, New Rochelle). This is a indoor simulated golf use with an associated kitchen / bar and outdoor dining. Our occupancy is above 50 occupants, Interior work only. Parking previously approved as part of the base building redevelopment.

Name of Applicant or Sponsor:	Telephone: 4043869375
Mark Blair, AIA	E-Mail: mark@curious-projects.com

Address:
9 Autumn Ridge Road

City/PO:	State:	Zip Code:
Weston	CT	06883

	NO	YES
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.	☐	☑
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:	☑	☐

3. a. Total acreage of the site of the proposed action? _____ acres
   b. Total acreage to be physically disturbed? 0 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☑ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☐ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑

	NO	YES
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: _____ _____	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____ _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____ _____	☐	☑

	NO	YES
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?	☐	☑
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?	☑	☐

	NO	YES
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?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
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

	NO	YES
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? Peregrine Falcon	☐	☑
16. Is the project site located in the 100-year flood plan?	☑	☐
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: _____ _____	☑	☐
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: _____ _____	☑	☐
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: _____ _____	☑	☐
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: _____ _____	☐	☑

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

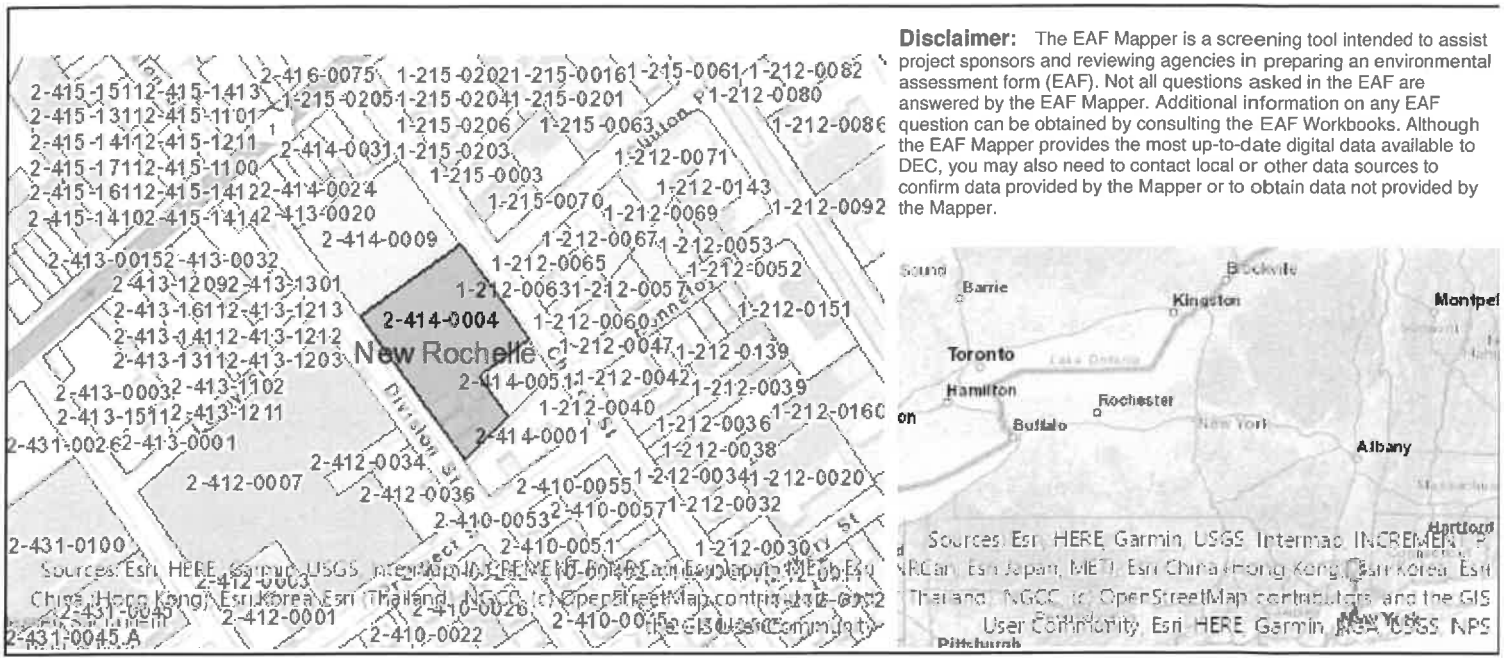
Applicant/sponsor/name: Mark S, Blair Date: 2026.06.04

Signature: Mark S. Blair Title: Architect

PRINT FORM

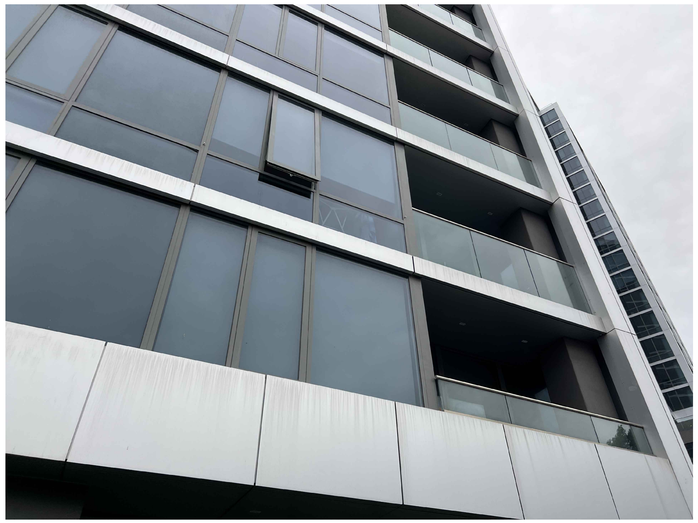
EAF Mapper Summary Report

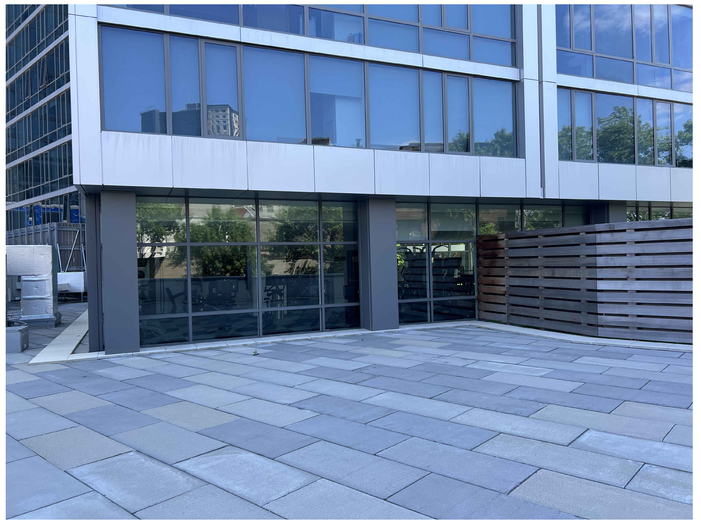
Thursday, June 4, 2026 3:33 PM

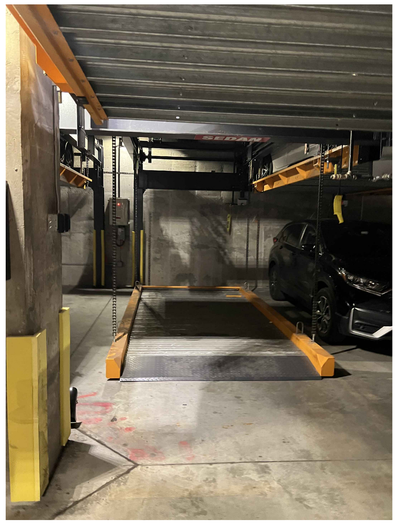


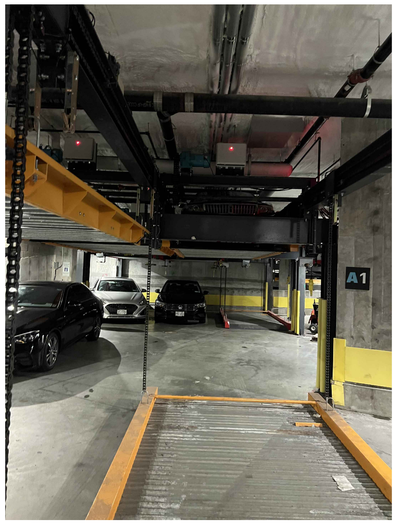
Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.

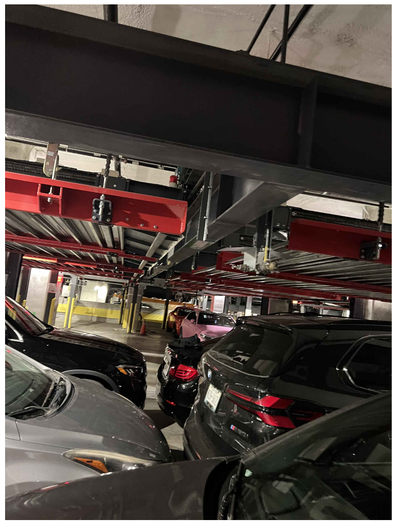
Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Peregrine Falcon
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes











CURIOUS PROJECTS

9 AUTUMN RIDGE ROAD
WESTON, CONNECTICUT
917.983.7300

PROFESSIONAL SEAL:

REGISTERED ARCHITECT
MARK S. BLAIR
41869
STATE OF NEW YORK

CONSULTANTS:

DOCUMENT RIGHTS:

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GOLF LOUNGE 18

55 CLINTON PLACE
SUITE R102
NEW ROCHELLE, NY 10801

PROJECT NUMBER:
24.40.00

SHEET TITLE:
EXISTING EXTERIOR REFERENCE PHOTOGRAPHS

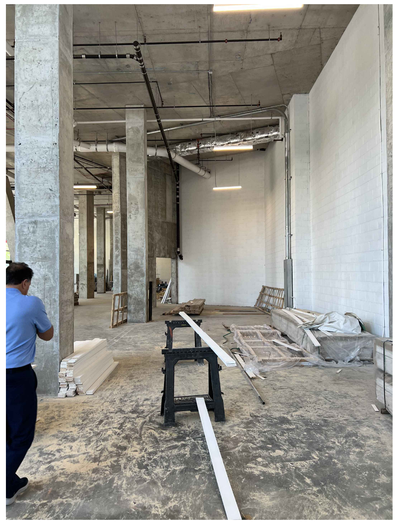
PUBLISHED DRAWINGS:

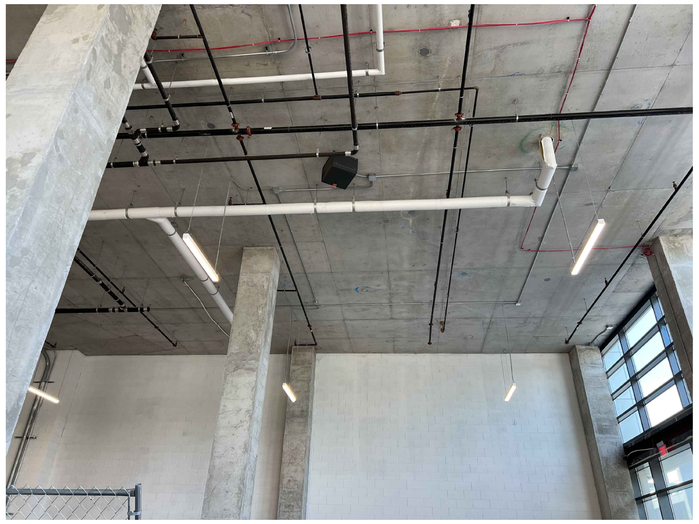
△	ISSUE:	DATE:
	TENANT BUILD OUT / PLANNING SUBMISSION	2025.06.05

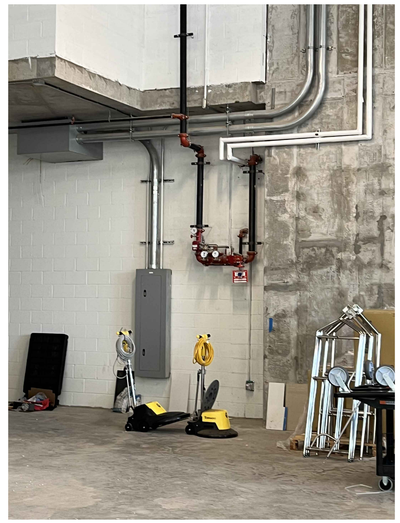
SHEET NUMBER:

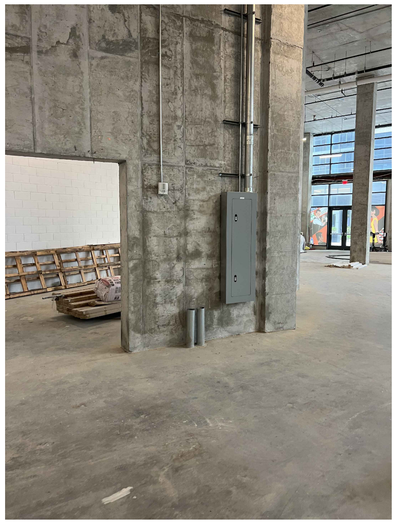
A2.20

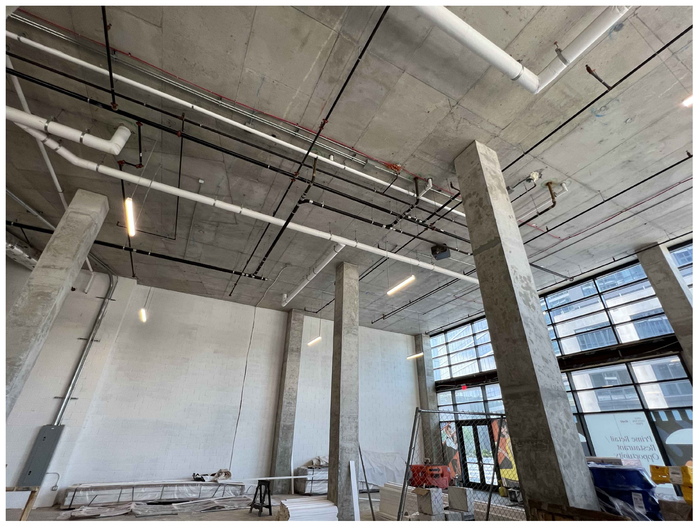
BUILD OUT / PLANNING (2026.06.05)

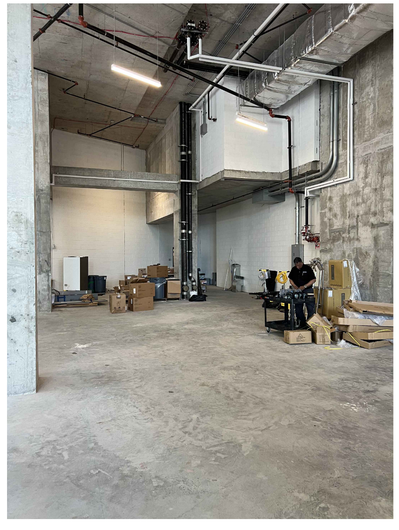


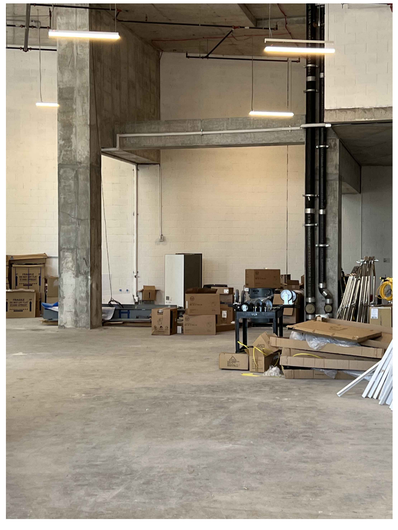


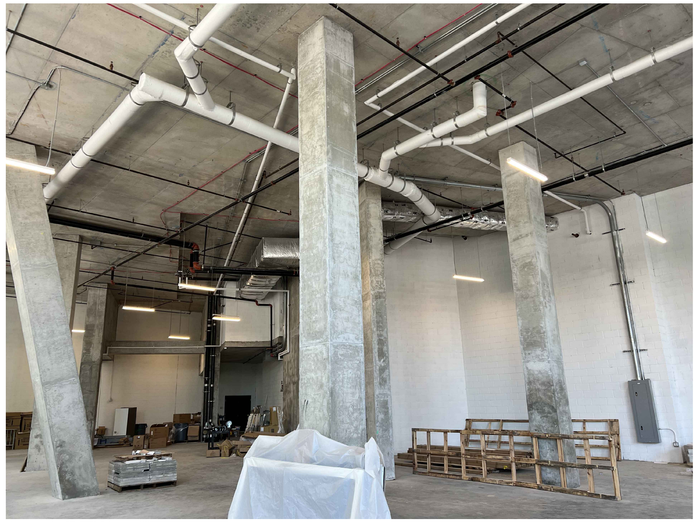


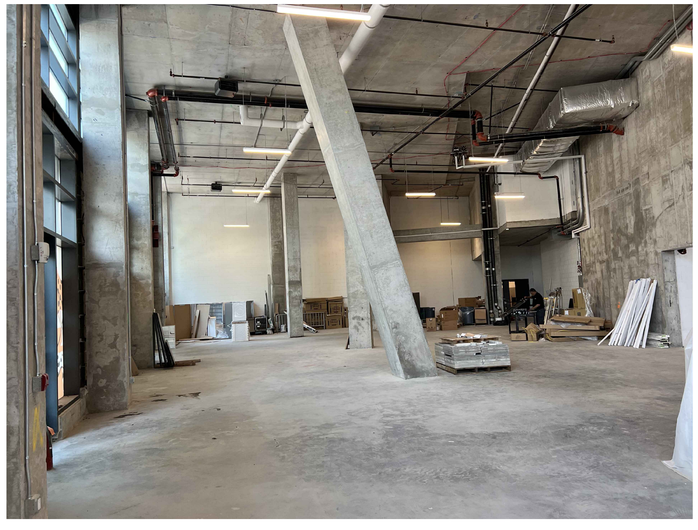












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GOLF LOUNGE 18

55 CLINTON PLACE
SUITE R102
NEW ROCHELLE, NY 10801

PROJECT NUMBER:
24.40.00

SHEET TITLE:
EXISTING INTERIOR REFERENCE PHOTOGRAPHS

PUBLISHED DRAWINGS:

△	ISSUE:	DATE:
	TENANT BUILD OUT / PLANNING SUBMISSION	2025.06.05

SHEET NUMBER:

A2.21

BUILD-OUT / PLANNING (2026.06.05)

GOLF LOUNGE 18

55 CLINTON PLACE

SUITE R102 NEW ROCHELLE, NY 10801

LOCATION OF WORK:
GROUND LEVEL

DOCUMENT ISSUE:
PLANNING / BUILD-OUT
2026.06.04

APPROVED WORDING FOR SITE PLAN
IN CONJUNCTION WITH SPECIAL PERMIT

(The following text must appear on the site plan.)

This site plan conforms in its major aspects to the Zoning Ordinance of the City of New Rochelle and applicable sections of the New York State Building Code. Construction details to indicate compliance with the Zoning Ordinance will be shown on any necessary working drawings.

_____ _____
Date Building Official

****

The Planning Board of the City of New Rochelle, New York, on _____ approved this site plan subject to the following conditions, which shall be fully satisfied prior to issuance of a building permit.

This limited site plan approval has been issued in conjunction with special permit approval (Resolution No. _____, Planning Board No. _____).

_____ _____
Board Member or Clerk Commissioner of Development

_____ _____
Date Date

Concurred

_____ _____
Date Developer or Authorized Agent

****

Schedule

Lot _____ Block _____ Zoned District _____

Height of Building in Feet _____

No. of Stories _____

Use of Building _____

MEP, & FIRE ENGINEERING
ACORN CONSULTING ENGINEERS, INC.

OPERATOR
GOLF LOUNGE 18

ARCHITECT
CURIOUS PROJECTS

PROPERTY OWNER
RXR REALTY

STRUCTURAL
TADJAR COHEN-EDELSON ASSOCIATES, INC.

GENERAL NOTES:

THE FOLLOWING GENERAL NOTES SHALL PERTAIN TO THE ENTIRE SET OF THE CONTRACT DOCUMENTS (SEE TABLE OF CONTENTS) THE SAME AS IF PRODUCED IN FULL ON EACH DRAWINGS

1. DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS GOVERN. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH CONSTRUCTION.
2. UNLESS OTHERWISE NOTED, DIMENSIONS ARE TO ROUGH FRAMING OR MASONRY OPENINGS / SURFACES.
3. FINISHED FLOOR ELEVATIONS (F.F.E, A.F.F.) REFER TO TOP OF SLAB OR SUB-FLOOR, UNLESS OTHERWISE NOTED
4. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL PERFORM THEIR WORK IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES GOVERNING THEIR TRADES & THE PROPOSED SCOPE OF WORK.
5. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY CONDITIONS IN THE FIELD PRIOR TO THE INITIATION OF WORK AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OF THE CONDITIONS, DIMENSIONS, OR ASPECTS THAT INTERFERE WITH THE ABILITY OF THE CONTRACTOR TO COMPLETE THE WORK AS OUTLINED IN THE CONSTRUCTION DOCUMENTS.
6. IF THE GENERAL CONTRACTOR OR SUB-CONTRACTOR IDENTIFY ANY AREAS OF CONFLICT OR DISCREPANCY, THE MOST STRINGENT OR RESTRICTIVE SHALL BE USED FOR PRICING PURPOSES UNTIL FORMAL CLARIFICATION IS ISSUED BY THE ARCHITECT.
7. ALL SUBCONTRACTORS ARE REQUIRED TO COORDINATE THEIR WORK WITH OTHER TRADES. LACK OF THIS COORDINATION RESULTING IN ADDED COST AND TIME TO THE CONTRACT WILL BE BORN BY THE GENERAL CONTRACTOR OR SUBCONTRACTOR.
8. TEMPORARY BARRICADES AND OTHER SAFETY MEASURES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND PROTECTIVE MEASURES SHALL BE PROVIDED AT HAZARDOUS AREAS IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AND ORDINANCES.
9. CUTTING OF EXISTING AND OR NEW CONSTRUCTION WITHIN THE PROJECT FOR THE INSTALLATION OF ADDITIONAL WORK BY ANY TRADES, AND THE SUBSEQUENT PATCHING THEREOF, SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR, WEATHER THE WORK IS DONE BY IS OWN FORCES OR NOT.
11. GRINDING OF MATERIALS SHALL NOT PERMITTED. CUTTING SHALL BE TRUE AND PLUMB. UNWORKMANLIKE CUTTING AND DAMAGE RESULTING THEREFROM AND UNACCEPTABLE PATCHING SHALL BE REPAIRED AND/OR REPLACED TO AN ACCEPTABLE CONDITION APPROVED BY THE ARCHITECT. COSTS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
10. THE GENERAL CONTRACTOR SHALL COORDINATE THE MEANS AND METHODS OF THE WORK.
11. GENERAL CONTRACTOR SHALL COORDINATE ALL SITE LOGISTICS, PHASING, STAGING, AND SIMILAR. WITH SUB-CONTRACTORS, OWNER'S VENDORS, LANDLORD, AND OWNER PRIOR INITIATING WORK.
12. PATCHING MATERIAL SHALL MATCH EXISTING ADJACENT MATERIALS AS CLOSELY AS POSSIBLE IN COLOR, PATTERNS, MATERIALS, AND / OR TEXTURES. THE ARCHITECT, OWNER, AND LANDLORD RETAIN THE RIGHT TO APPROVE OR REJECT PATCHES AND OR TRANSITIONS.
13. ALL SALVAGED MATERIALS REMOVED SHALL REMAIN THE PROPERTY OF THE OWNER. ALL NON-SALVAGED MATERIALS AND DEBRIS FROM DEMOLITION WORK AND NEW CONSTRUCTION WORK SHALL BE REMOVED FROM THE SITE AS WORK PROGRESSES. GENERAL CONTRACTOR TO COORDINATE SALVAGING WITH THE OWNER.
14. EACH SUB-CONTRACTOR SHALL VERIFY DIMENSIONS IN THE FIELD PRIOR TO FABRICATION OF THEIR RESPECTIVE WORK.
15. SEALANTS SHALL BE COMPATIBLE WHERE IN CONTACT WITH EACH OTHER.
16. CAULK JOINTS OF DISSIMILAR MATERIALS EXPOSED TO VIEW.
17. PROTECT ALL EXISTING AND NEW FINISHES TO REMAIN.
18. THE GENERAL CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH A COPY OF THE BUILDING DEPARTMENT APPROVED DOCUMENTS AT THE TIME THE PERMIT IS ISSUED.
19. THE GENERAL CONTRACTOR MUST X-RAY OR OTHERWISE VERIFY THAT THERE ARE NO EXISTING UNDER SLAB OR IN SLAB CONDITIONS OR UTILITIES THAT WILL BE AFFECTED PRIOR TO MAKING ANY AND ALL FLOOR PENETRATIONS.
20. ALL PENETRATIONS OR OPENINGS IN ELEVATED SLABS, DEMISING WALL, AND COMMON ELEMENTS. MUST BE SLEEVED, SEALED, FIRE STOPPED, AND WATERPROOFED. ALL PENETRATIONS SHALL BE CORE BORED ONLY. GC TO NOTIFY OWNER REPRESENTATIVE PRIOR TO SLAB MODIFICATION. SAW CUTTING, JACK HAMMERING, AND TRENCHING IS STRICTLY PROHIBITED WITHOUT OWNER, ARCHITECT, OR ENGINEER APPROVAL.
21. FOR SYSTEMS, COMPONENTS, AND ASSEMBLIES MENTIONED IN THE DRAWINGS AND OR SPECIFICATIONS, THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL PROVIDE COMPLETE INSTALLS, AND COMPLETE SYSTEMS PER MANUFACTURER REQUIREMENTS, UL / ANSI REQUIREMENTS, AND THAT COMPLY ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES.
22. THE GENERAL CONTRACTOR SHALL SCHEDULE A MEETING WITH THE ARCHITECT, GENERAL CONTRACTOR, AND RELEVANT SUB-CONTRACTORS TO COORDINATE THE ROUTING ALL OF ALL BASE BUILDING INFRASTRUCTURE.
23. WOOD AND NON-COMBUSTIBLE MATERIALS SHALL BE PERMITTED IN ACCORDANCE APPLICABLE BUILDING CODE REQUIREMENTS.
25. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING, AND PROCURING MATERIALS REQUIRED TO COMPLETE THE PROJECT. GENERAL CONTRACTOR SHALL VERIFY ALL LEAD TIMES AT THE TIME OF BID SUBMISSION. THE GENERAL CONTRACTOR SHALL PROVIDE THE OWNER WITH A FULL AND DETAILED SCHEDULE THAT TAKES INTO ACCOUNT MATERIAL LEAD TIMES, SUB-CONTRACTOR FABRICATION AND INSTALL DURATIONS, AND OTHER PROJECT PROJECT MILESTONES. PROJECT SCHEDULE SHALL BE UPDATED BI-WEEKLY BY THE GENERAL CONTRACTOR.
26. GENERAL CONTRACTOR SHALL REVIEW AND FOLLOW THE LANDLORD'S DESIGN GUILDLINES AND PROPERTY WORK RULES. IF THE GENERAL CONTRACTOR DOES NOT HAVE A COPY OF THE LANDLORD'S DESIGN GUIDELINES AND PROPERTY WORK RULES, THE GENERAL CONTRACTOR SHALL NOTIFY THE OWNER AND LANDLORD TO RECEIVE A COPY.
27. THE ROUTING AND ORGANIZING OF ALL EXPOSED CONDUIT, CABLING, AND SYSTEMS SHALL BE DONE IN AN PROFESSIONAL, ORGANIZED, AND COORDINATED MANNER AND SHALL BE PRESENTABLE TO THE PUBLIC. ANY INSTALLATION NOT DONE TO THESE STANDARDS, WHICH SHALL BE DETERMINED BY THE ARCHITECT AND OR OWNER, MAY BE REQUESTED TO BE TAKEN DOWN AND REDONE AT THE GENERAL CONTRACTORS SOLE EXPENSE FOR ALL MATERIALS, LABOR, AND SCHEDULE IMPACTS.
28. AT WALL WET AREAS (KITCHENS, BARS, RESTROOMS, ETC...) GENERAL CONTRACTOR TO INSTALL 30 MIL POLYETHYLENE CLEAVAGE MEMBRANE (EQUAL TO NOBLESEAL TS) INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND ANSI A108. MEMBRANE MUST BE EXTENDED UP THE WALL A MINIMUM OF 8" OR EQUAL TO THE HEIGHT OF THE FLOOR BASE.

TABLE OF CONTENTS:

SHEET NUMBER:	SHEET TITLE:	TENANT BUILD-OUT 2026.06.01					
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G1.10	OWNER RESPONSIBILITY NOTES			X			
G2.00	LIFE SAFETY PLAN & OCCUPANCY SUMMARY	X					
G2.01	LIFE SAFETY SECTION	X					
G2.02	UL ASSEMBLIES	X					
G3.00	ADA GUIDELINES	X					
A0.00	SCHEDULES: DOOR, FRAME, AND HARDWARE	X					
A0.01	SCHEDULES: MATERIAL & FINISH SCHEDULES	X					
A0.10	INTERIOR REFERENCE PHOTOS: SOUTH WINDSOR	X					
A0.11	INTERIOR REFERENCE PHOTOS: SOUTH WINDSOR	X					
A1.00	OVERALL SITE PLAN	X					
A2.00P	EXISTING - BASEMENT PARKING FLOOR PLAN	X					
A2.00S	EXISTING - STREET LEVEL FLOOR PLAN	X					
A2.00G	EXISTING - GOLF LOFT FLOOR PLAN	X					
A2.00R	EXISTING - ROOF / AMENITY DECK PLAN	X					
A2.10	EXISTING / DEMO - EXTERIOR ELEVATIONS	X					
A2.20	EXISTING EXTERIOR REFERENCE PHOTOGRAPHS	X					
A2.21	EXISTING INTERIOR REFERENCE PHOTOGRAPHS	X					
A3.00G	PROPOSED - PARKING LEVEL FLOOR PLAN - OVERVIEW	X					
A3.00S	PROPOSED - STREET LEVEL FLOOR PLAN - OVERVIEW	X					
A3.00G	PROPOSED - GOLF LOFT FLOOR PLAN - OVERVIEW	X					
A3.00R	PROPOSED - ROOF / AMENITY DECK FLOOR PLAN - OVERVIEW	X					
A3.01S	PROPOSED - STREET LEVEL DIMENSION FLOOR PLAN	X					
A3.01G	PROPOSED - GOLF LOFT DIMENSION FLOOR PLAN	X					
A3.10S	PROPOSED - STREET LEVEL FINISH PLAN	X					
A3.10G	PROPOSED - GOLF LOFT FINISH PLAN	X					
A3.20S	PROPOSED - STREET LEVEL TECHNOLOGY FLOOR PLAN	X					
A3.20G	PROPOSED - GOLF LOFT TECHNOLOGY FLOOR PLAN	X					
A3.30S	PROPOSED - STREET LEVEL SEATING PLAN	X					
A3.30G	PROPOSED - GOLF LEVEL SEATING PLAN	X					
A3.40S	PROPOSED - STREET LEVEL CEILING PLAN	X					
A3.40G	PROPOSED - GOLF LOFT CEILING PLAN	X					
A3.41S	PROPOSED - STREET LEVEL TECHNOLOGY CEILING PLAN	X					
A3.41G	PROPOSED - GOLF LOFT TECHNOLOGY CEILING PLAN	X					
A4.00	PROPOSED - EXTERIOR ELEVATION	X					
A5.00	INTERIOR SECTION ELEVATIONS	X					
A5.01	INTERIOR SECTION ELEVATIONS	X					
A5.02	INTERIOR SECTION ELEVATIONS	X					
A5.03	INTERIOR SECTION ELEVATIONS	X					
A5.10	GOLF BAY - TYPICAL LAYOUT	X					
A5.11	GOLF BAY - TYPICAL DETAILS	X					
A5.12	GOLD BAY - PC CABINET DESIGN	X					
A6.00	WALL & PARTITION TYPES	X					
A601	FLOOR & SLAB TYPES	X					
A6.10	PARTITION DETAILS	X					
A6.11	ENLARGED STAIR PLANS	X					
A6.12	STAIR DETAILS	X					
A6.20	PARTITION & COUNTER DETAILS	X					
A6.30	TYPICAL DETAILS - FLOOR TO WALL DETAILS	X					
A6.31	TYPICAL DETAILS - FLOOR MATERIAL TRANSITIONS	X					
A6.40	TYPICAL DETAILS - SUSPENSION DETAILS	X					
A7.00	DETAIL - BATHROOM ENLARGED PLAN AND ELEVATIONS	X					
A7.10	DETAIL - GOLF LIGHT						
FP1.01	PARKING FLOOR PLAN - FIRE & PLUMBING	X					
FP1.11	FIRST FLOOR PLAN - FIRE & PLUMBING	X					
FP1.21	MEZZANINE FLOOR PLAN - FIRE & PLUMBING	X					
FP2.01	DETAILS - FIRE & PLUMBING	X					
M1.11	FIRST FLOOR PLAN	X					
M1.21	MEZZANINE FLOOR PLAN	X					
M1.31	ROOF FLOOR PLAN	X					
M2.01	MECHANICAL DETAILS	X					
M2.11	MECHANICAL DETAILS	X					
M3.01	HOOD DRAWINGS	X					
M3.11	HOOD DRAWINGS	X					
M3.21	HOOD DRAWINGS	X					
M3.31	HOOD DRAWINGS	X					
M3.41	HOOD DRAWINGS	X					
M3.51	HOOD DRAWINGS	X					
M3.61	HOOD DRAWINGS	X					
E1.11	FIRST FLOOR PLAN - ELECTRICAL	X					
E1.21	MEZZANINE FLOOR PLAN - ELECTRICAL	X					
E1.31	ROOF FLOOR PLAN - ELECTRICAL	X					
E2.00	ELECTRICAL DETAILS	X					
E2.01	ELECTRICAL PANEL SCHEDULES & DETAILS	X					

PARKING SUMMARY

PROPOSED USE: GOLF LOUNGE W/ SIMULATED INDOOR GOLF WITH KITCHEN / BAR SERVICE AND DINING.

TOTAL AREA:

GROUND LEVEL:	7,870 SF
2ND FLOOR LEVEL:	2,985 SF
TOTAL AREA:	10,855 SF

PARKING REQUIREMENTS:

PROPERTY IS LOCATED IN THE "CPA" - CENTRAL PARKING AREA

SECTION #331-126
EXPERIENTIAL ENVIRONMENTS: 1 PER 400 SQUARE FEET OF GFA

PARKING CALCULATIONS: 10,855 GSF / 400 GSF PER SPACE = 27.13 SPACES = 28 PARKING SPACES REQUIRED

PARKIING LOCATION: 28 PARKING SPACES ARE LOCATED IN THE LOWER LEVEL OF TWO CLINTON PARK. REFER TO SHEET A1.00.

LOADING REQUIREMENTS:

1 FULL LOADING ZONE IS REQUIRED

THE BEST BUILDING HAS A FULL COVERED LOADING DOCK ADJACENT TO THE TENANT'S SPACE

CODE ANALYSIS:

SITE:

ADDRESS: 1 CLINTON PARK
ZONING: DB - DOWNTOWN BUSINESS

BASE BUILDING SUMMARY:

CONSTRUCTION TYPE: 1A (NON-COMBUSTIBLE) AND 1B (TABLE 601)
EXISTING SPRINKLER: FULLY SPRINKLED, NFPA 13
TENANT SEPARATIONS: 1-HOUR SEPARATION BETWEEN TENANTS
2-HOUR SEPARATION AT COMMON CORRIDORS

STRUCTURAL ELEMENT REQUIREMENTS (TABLE 801):

STRUCTURAL FRAME:	2 HOURS
BEARING WALLS:	2 HOURS
COLUMNS SUPPORTING FLOORS:	3 HOURS
NON-BEARING WALLS (INTERIOR):	0 HOURS
FLOORS:	2 HOURS
ROOFS:	1 HOUR

TENANT SUMMARY:

BASED UPON 2025 NYC STATE BUILDING CODE

PROPOSED USE: INDOOR GOLF SIMULATOR LOUNGE

OCCUPANCY USE: GROUP A-2 (ASSEMBLY)

FIRE SPRINKLER STATUS: FULLY SPRINKLED, NFPA 13
MODIFIED TO COMPLY WITH NEW LAYOUT

TENANT AREA:

UPPER LEVEL:	2,985 SF	(NET INTERIOR)
LOWER LEVEL:	7,870 SF	(NET INTERIOR)
TOTAL AREA:	10,855 SF	(NET INTERIOR)

OCCUPANCY SUMMARY: REFER TO G2.00 FOR FULL OCCUPANT SUMMARY

USE	LOAD REQUIREMENTS:	OCCUPANTS
GOLF SIMULATORS BAY:	5 OCCUPANTS PER BAY	055 OCCUPANTS
GATHERING / PATRON:	15 SF / OCCUPANT	143 OCCUPANTS
BUSINESS:	100 SF / OCCUPANT	007 OCCUPANTS
KITCHEN / SERVICE:	200 SF / OCCUPANT	007 OCCUPANTS
STORAGE / MEP ROOM:	300 SF / OCCUPANT	002 OCCUPANTS
TOILET ROOMS:		000 OCCUPANTS
INACCESSIBLE SPACE:		000 OCCUPANTS
TOTAL INTERIOR OCCUPANT LOAD:		214 OCCUPANTS

EGRESS REQUIREMENTS:

- NUMBER OF EXITS:	2 REQ'D	(PER SECTION 1006.2.1)
- TRAVEL DISTANCE TO EXIT:	250' MAX.	(PER TABLE 1017.2)
- DEAD END CORRIDOR:	20' MAX.	(PER SECTION 1020.4)
- MINIMUM CORRIDOR WIDTH:	44" MIN.	(PER SECTION 12.3.3.8)
- MINIMUM STAIR WIDTH:	36" MIN.	(PER SECTION 10.11.2, EXCEPTION #2)

2ND FLOOR REQUIREMENTS (LESS THAN 50 OCCUPANTS):

- 2ND FLOOR:		(PER SECTION 502.2)
- 2ND FLOOR AREA LIMITATIONS:	50% MAX.	(PER SECTION 502.2.1, EXCEPTION #2)
- MEANS OF EGRESS:	2 PROVIDED	(PER SECTION 502.2.2)
- COMMON PATH OF TRAVEL:	75' MAX.	(PER SECTION 1029.8, EXCEPTION #1)
- OPENNESS:	WALLS OK	(PER SECTION 502.2.3, EXCEPTION #2)
- OPEN CONNECTED STAIRS:	ALLOWED	(PER SECTION 1019.3, EXCEPTION #1)

ACCESSIBILITY:

- TWO ADA ACCESSIBLE / A117.1 COMPLIANT RESTROOMS PROVIDED
- ELEVATOR NOT REQUIRED PER IBC 1104.4 EXCEPTION #1 , 2ND FLOOR IS 3,000 SF OR LESS. ACCESSIBLE GOLF BAYS AND SEATING PROVIDED ON THE MAIN LEVEL.

PLUMBING FIXTURE SUMMARY: REFER TO SHEET G2.00

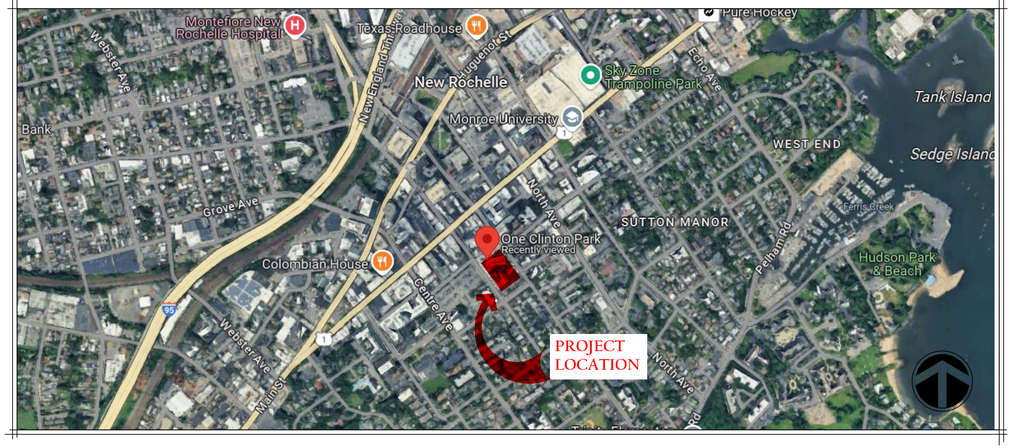
INTERIOR FINISHES:

TABLE 803.11

- INTERIOR EXIT STAIRWAYS, INTERIOR EXIT RAMPS AND EXIT PASSAGEWAYS: CLASS B
- CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS & EXIT ACCESS RAMPS: CLASS B
- ROOMS AND ENCLOSED SPACES: CLASS C

- CLASS A - FLAME SPREAD INDEX 0-25, SMOKE DEVELOPED INDEX 0-450
- CLASS B - FLAME SPREAD INDEX 26-75, SMOKE DEVELOPED INDEX 0-450
- CLASS C - FLAME SPREAD INDEX 76-200, SMOKE DEVELOPED INDEX 0-450

KEY MAP:



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APPLICABLE CODES:

CURRENT STATE BUILDING CODES:

BUILDING:	2025 BUILDING CODE OF NEW YORK STATE
EXISTING BUILDING:	2025 EXISTING BUILDING CODE OF NEW YORK STATE
FIRE :	2025 FIRE CODE OF NEW YORK STATE
ACCESSIBILITY:	2017 ICC A117.1 ACCESSIBLE AND USABLE BLDGS & FACILITIES
MECHANICAL:	2025 MECHANICAL CODE OF NEW YORK STATE
ELECTRICAL:	2017 NATIONAL ELECTRICAL CODE (NFPA 70)
PLUMBING:	2025 PLUMBING CODE OF NEW YORK STATE
ENERGY CONS:	2025 ENERGY CONSERVATION CODE OF NEW YORK STATE
FUEL & GAS:	2025 FUEL GAS CODE OF NEW YORK STATE
RESIDENTIAL:	2025 RESIDENTIAL CODE OF NEW YORK STATE

WORK TO BE SUBMITTED UNDER SEPARATE PERMIT:

- FULL INTERIOR BUILD-OUT
- FIRE SPRINKLER VIA DELEGATED DESIGN
- SIGNAGE

PROJECT DESCRIPTION:

THE SCOPE INCLUDES THE CONSTRUCTION OF AN APPROXIMATELY 11,000 SF ASSEMBY USE FOR A INDOOR GOLF SIMULATOR USE WITH INDOOR GOLF BAYS, INDOOR AND OUTDOOR DINING AREA, AND SUPPORTING KITCHEN, BAR, AND SERVICE SPACES. THE SCOPE OF WORK CONSISTS OF, BUT IS NOT LIMITED TO THE FOLLOWING:

- TENANT SEPARATION ARE EXISTING TO REMAIN,
- NEW STEEL FRAMED 2ND FLOOR STRUCTURE & STAIRS (SEPARATE PERMIT)
- NEW BAR AND KITCHEN WITH GREASE EXHAUST HOOD SYSTEM AND POLUTION CONTROL UINT.
- ASSOCIATED MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION TO SUPPORT THE PROPOSED PROJECT
- NEW GREASE INTERCEPTOR
- NEW ACCESSIBLE AND STANDARD RESTROOMS,
- NEW EGRESS AND EMERGENCY LIGHT FIXTURES BASED FOR THE TENANTS BUILD-OUT

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GOLF LOUNGE 18

55 CLINTON PLACE
SUITE R102
NEW ROCHELLE, NY 10801

PROJECT NUMBER:
24.40.00

SHEET TITLE:
PROJECT OVERVIEW

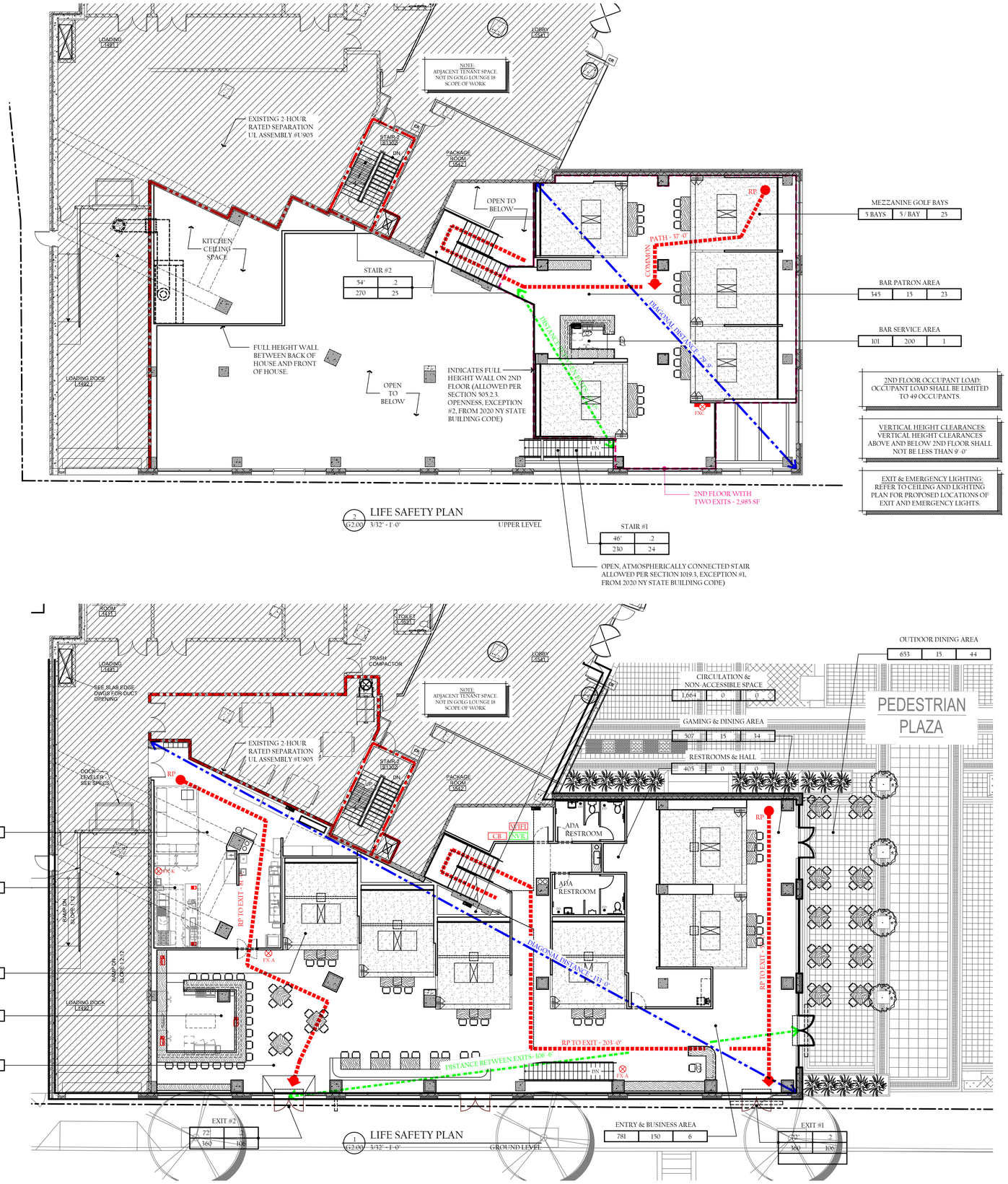
PUBLISHED DRAWINGS:

△	ISSUE:	DATE:
	TENANT BUILD OUT / PLANNING SUBMISSION	2025.06.05

SHEET NUMBER:

G1.00

BUILD OUT / PLANNING (2026.06.05)



LIFE SAFETY LEGEND

SYMBOL	DESCRIPTION
	1/2 - HOUR SEPARATION
	1 - HOUR SEPARATION
	2 - HOUR SEPARATION
	3 - HOUR SEPARATION
	EXIT STAIR
RP TO EXIT RP	REMOTE POINT TO EXIT, TRAVEL DISTANCE
DIAG. DISTANCE	SPACE DIAGONAL DISTANCE
DISTANCE	DISTANCE BETWEEN EXITS
FXC	FIRE EXTINGUISHER CABINET, TYPE 'A'
FX-A	FIRE EXTINGUISHER, TYPE 'A'
FX-K	FIRE EXTINGUISHER, TYPE 'K'

EGRESS COMPONENT

EGRESS WIDTH (CLEAR) / COMPONENT NAME / WIDTH FACTOR

STAIR		
52"	3	
260	60	

ACTUAL # OF OCCUPANTS / MAX. # OF OCCUPANTS

OCCUPANCY TYPE

POOL	AREA NAME
1,452	50	30

TOTAL OCCUPANTS / OCCUPANTS PSF / TOTAL AREA

OCCUPANT AND EGRESS SUMMARY

USE & OCCUPANCY LOAD REQUIREMENTS	INTERIOR LOWER MAIN LEVEL	INTERIOR UPPER 2ND LEVEL	INTERIOR TOTAL	OUTDOOR DINING (NOT INCLUDED IN TOTAL)
ASSEMBLY AREA // GATHERING AND PATRON AREA 1 OCCUPANT PER 15 SQUARE FEET	1,798 SF 120 OCCUP.	345 SF 23 OCCUP.	2,143 SF 143 OCCUP.	653 SF 44 OCCUP.
GOLF SIMULATOR BAYS // 11 BAYS 5 OCCUPANTS PER BAY	2,124 SF 30 OCCUP.	1,770 SF 25 OCCUP.	3,894 SF 55 OCCUP.	
BUSINESS AREA // OFFICE 1 OCCUPANT PER 150 SQUARE FEET	883 SF 7 OCCUP.	0 SF 0 OCCUP.	883 SF 7 OCCUP.	
KITCHEN & SERVICE AREA // KITCHEN & BACK OF HOUSE 1 OCCUPANT PER 200 SQUARE FEET	1,173 SF 6 OCCUP.	101 SF 1 OCCUP.	1,274 SF 7 OCCUP.	
STORAGE AREA // 1 OCCUPANT PER 300 SQUARE FEET	385 SF 2 OCCUP.	0 SF 0 OCCUP.	0 SF 0 OCCUP.	
RESTROOM AREA // 0 OCCUPANT PER 0 SQUARE FEET	405 SF 0 OCCUP.	0 SF 0 OCCUP.	0 SF 0 OCCUP.	
NON-ACCESSIBLE SPACES & CIRCULATION // 0 OCCUPANT PER 0 SQUARE FEET	1,102 SF 0 OCCUP.	786 SF 0 OCCUP.	2,496 SF 0 OCCUP.	
TOTAL SQUARE FOOTAGE BY AREA TOTAL OCCUPANTS BY AREA	7,870 SF 165 OCCUP.	2,985 SF 49 OCCUP.	10,854 SF 214 OCCUP.	653 SF 44 OCCUP.

NOTES:

PLUMBING FIXTURE SUMMARY

TOTAL OCCUPANTS OF RESTAURANT: 258 OCCUPANTS (128 MALE / 128 FEMALE)

OCCUPANT / USE:	ASSEMBLY / A-2	
MALE FACILITIES:		
WATER CLOSET:	2 REQUIRED / 2 PROVIDED	1 FIXTURE PER 75 OCCUPANTS
LAVATORY:	1 REQUIRED / 2 PROVIDED	1 FIXTURE PER 200 OCCUPANTS
FEMALE FACILITIES:		
WATER CLOSET:	2 REQUIRED / 2 PROVIDED	1 FIXTURE PER 75 OCCUPANTS
LAVATORY:	1 REQUIRED / 2 PROVIDED	1 FIXTURE PER 200 OCCUPANTS
DRINKING FOUNTAIN:	0 REQUIRED / 0 PROVIDED	
SERVICE SINK:	1 REQUIRED / 1 PROVIDED	

LIFE SAFETY PLAN NOTES

1. EXISTING, ACTIVE, MEANS OF EGRESS SHALL BE MAINTAINED IN OPERATION DURING ALL TIMES OF THE CONSTRUCTION PROCESS.
2. PIPES, CONDUITS, DUCTS, ETC. PENETRATING THROUGH FLOORS, ROOFS AND RATED WALL ASSEMBLIES (FIRE AND SMOKE) SHALL BE SEALED WITH APPROVED FIRE RESISTIVE RATED SEALANT SUITABLE FOR THE APPROPRIATE HORIZONTAL OR VERTICAL APPLICATIONS.
3. CONTRACTOR SHALL RECONFIGURE SPRINKLER HEADS PROVIDING COVERAGE PER CODE. NEW / EXISTING SPRINKLER AND PIPES SHALL BE ADDED AND/OR RELOCATED AS NEEDED TO PROVIDE COVERAGE AS REQUIRED BY N.F.P.A. 13 OR APPLICABLE LOCAL CODES WHICHEVER IS MORE STRINGENT.
4. CONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS AT ALL TIMES DURING CONSTRUCTION IN ACCORDANCE WITH N.F.P.A. STANDARDS AND AS DIRECTED BY THE OWNER/LANDLORD SAFETY OFFICER.

PROJECT NORTH

CURIOUS PROJECTS

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917.983.7300

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CONSULTANTS:

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SUITE R102
NEW ROCHELLE, NY 10801

PROJECT NUMBER:
24.40.00

SHEET TITLE:
LIFE SAFETY PLAN & OCCUPANCY SUMMARY

PUBLISHED DRAWINGS:

△	ISSUE:	DATE:
	TENANT BUILD OUT / PLANNING SUBMISSION	2025.06.05

SHEET NUMBER:

G2.00

BUILD OUT / PLANNING (2026.06.05)

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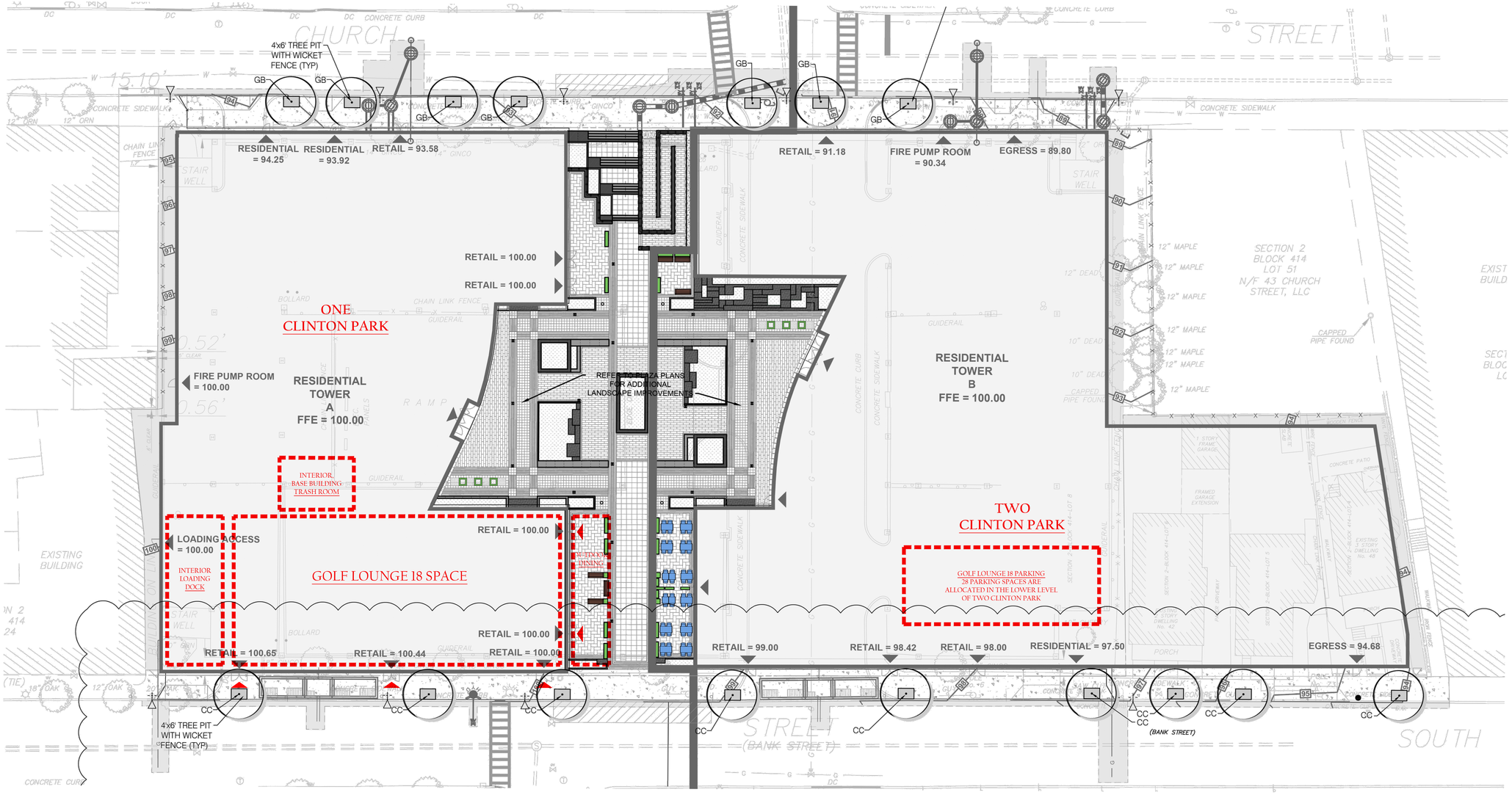
CHURCH STREET



SOUTH DIVISION STREET

1 A1.00 OVERALL SITE PLAN
NOT TO SALE

NOTE:

** OVERALL SITE PLAN IS FOR GENERAL REFERENCE ONLY. **

THE SITE, PLAZA, INFRASTRUCTURE, AND BUILDINGS WERE APPROVED AND CONSTRICTED BY LANDLORD UNDER SEPARATE PERMIT.

PROJECT NORTH

CURIOUS PROJECTS

9 AUTUMN RIDGE ROAD
WESTON, CONNECTICUT
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NEW ROCHELLE, NY 10801

PROJECT NUMBER:
24.40.00

SHEET TITLE:
OVERALL SITE PLAN

PUBLISHED DRAWINGS:

△	ISSUE:	DATE:
	TENANT BUILD OUT / PLANNING SUBMISSION	2025.06.05

SHEET NUMBER:
A1.00

BUILD OUT / PLANNING (2026.06.05)

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RENOVATION KEY NOTES

* ALL WORK / LABOR, MATERIALS, AND DISPOSAL REQUIRED TO COMPLETE THE OUTLINED WORK SHALL BE PROVIDED BY THE GENERAL CONTRACTOR AND THEIR SUB-CONTRACTORS UNLESS OTHERWISE NOTED *

1. BELOW SLAB PLUMBING SHALL BE INSTALLED IN THIS GENERAL AREA. REFER TO PLUMBING DRAWINGS AND SHEET P3.00P FOR REQUIREMENTS.
2. NEW EXTERIOR SIGNAGE PROVIDE BY OWNER. REFER TO SIGNAGE VENDOR DRAWINGS. THE GENERAL CONTRACTOR SHALL COORDINATE ELECTRICAL, PLACEMENT, AND ACCESS PANEL REQUIREMENTS VENDOR. GENERAL CONTRACTOR SHALL PROVIDE IN WALL BLOCKING AS REQUIRED. REFER TO EXTERIOR ELEVATIONS.
3. INDICATES KITCHEN AND BAR EQUIPMENT. REFER TO SEPARATE KITCHEN EQUIPMENT PACKAGE AND MEP DRAWINGS.
4. LOOSE FURNITURE AND SEATING BY OWNER. REFER TO SHEET SERIES A3.30
5. SODA RACK & EQUIPMENT. GENERAL CONTRACTOR SHALL PROVIDE OVERHEAD CONDUIT TO EACH SERVICE BAR (ONE AT THE MAIN BAR AND ONE ON THE GOLF LOFT BAR). COORDINATE WITH THE OWNER AND OWNER VENDOR. PROVIDE DEDICATED POWER OUTLET, WATER SUPPLY, AND DRAIN.
6. DRAFT BEER SYSTEM & LINES. GENERAL CONTRACTOR SHALL COORDINATE WITH THE DRINK VENDOR AND OWNER. PROVIDE CONDUIT OVERHEAD FROM DRAFT BEER SYSTEM TO EACH BACK BAR WALL AND BEER TAPS ON MAIN LEVEL, AND TO SERVICE BAR AT THE ON THE GOLF LOFT.
7. SHELF PROVIDED BY OWNER.
8. THE GENERAL CONTRACTOR SHALL PROVIDE A SMOOTH LEVEL FLOOR IN A CONDITION READY TO ACCEPT THE PROPOSED FLOORING. THE GENERAL CONTRACTOR SHALL PROVIDE FLOOR LEVELING COMPOUNDS TO ACHIEVE A FLOOR WITH A SLOPE NO GREATER THAN 1/4" PER 10'-0". THE GENERAL CONTRACTOR SHALL REVIEW SLAB ELEVATIONS AT ALL EXTERIOR ENTRY POINTS AND COORDINATE ADA ACCESSIBLE PATHWAYS BETWEEN ALL SPACES AND ENTRY.
9. PROVIDE MOP HOOKS AT MOP SINK.
10. 12" DEEP x 12" WIDE VENTED METAL LOCKERS FOR EMPLOYEES. TOTAL LOCKER COUNT SHALL BE 10. LOCKS PROVIDED BY EMPLOYEE.
11. SUSPENDED AIR CURTAIN WITH AUTOMATIC ACTIVATION SWITCH AT EXTERIOR STOREFRONT ENTRY(S).
12. GOLF BAY. REFER TO SHEET A5.10 SERIES FOR LAYOUT, MATERIALS, AND SYSTEMS. COORDINATE WITH INDOOR GOLF VENDOR FOR SPECIFICS OF BAY INSTALL AND TECHNOLOGY REQUIREMENTS.
13. SLOPE FLOORING AS REQUIRED TO MAKE TRANSITION TO EXIT DOOR. SLOPE TO NOT BE STEEP THAN 1:20
14. 42" STEEL GUARDRAIL AT STAIRS AND 2ND FLOOR OVERLOOK
15. NEW CHECK-IN DESK, REFER TO SECTION 3/A6.20

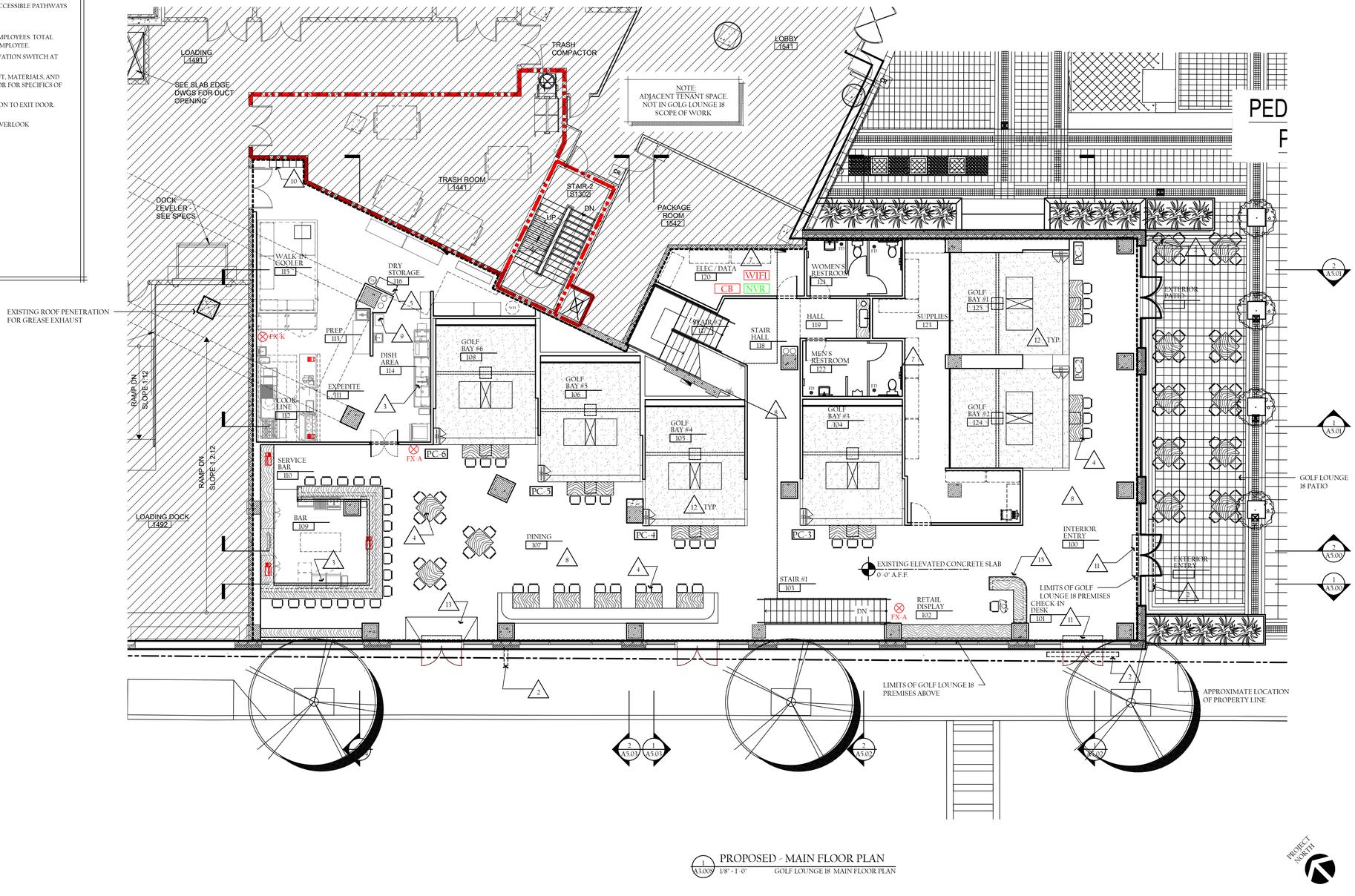
RENOVATION GRAPHIC LEGEND

SYMBOL	DESCRIPTION
	EXISTING TENANT / BUILDING SEPARATION
	EXISTING CONSTRUCTION TO REMAIN
	EXISTING BASEMENT WALLS BELOW (APPROXIMATE LOCATIONS)
	NEW CONSTRUCTION

SYMBOL GRAPHIC LEGEND

SYMBOL	DESCRIPTION
W	WINDOW TYPE / NUMBER. REFER TO FRAME ELEVATIONS
XX X XX"	CEILING HEIGHT & TYPE. REFER TO CEILING PLAN & SCHEDULE
XX	FINISH LOCATION & TYPE. REFER TO SHEET A0.01 FOR FINISH SCHEDULE
XX XX.X	ELEVATION / DETAIL CALL-OUT
XX	PLAN KEY NOTES.
HEIGHT REFERENCE	ELEVATION / HEIGHT REFERENCE MARKER
P.X	WALL / PARTITION TYPE. REFER TO PARTITION SHEET A6.00
D	DOOR TYPE / NUMBER. REFER SHEET A0.00 FOR DOOR SCHEDULE

AT ALL WET AREAS OVER OCCUPIED SPACE AND GARAGE: AT WALL WET AREAS (KITCHENS, BARS, RESTROOMS, ETC...) GENERAL CONTRACTOR TO INSTALL 30 MIL. POLYETHYLENE CLEAVAGE MEMBRANE (EQUAL TO NOBLESEAL TS) INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND ANSI A108. MEMBRANE MUST BE EXTENDED UP THE WALL A MINIMUM OF 8" OR EQUAL TO THE HEIGHT OF THE FLOOR BASE.



PROPOSED - MAIN FLOOR PLAN
1 A3.00S 1/8" = 1'-0" GOLF LOUNGE 18 MAIN FLOOR PLAN

CURIOUS PROJECTS
9 AUTUMN RIDGE ROAD
WESTON, CONNECTICUT
917.983.7300

PROFESSIONAL SEAL:

REGISTERED ARCHITECT MARK S. BLAIR 41869 STATE OF NEW YORK

CONSULTANTS:

DOCUMENT RIGHTS:

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GOLF LOUNGE 18

55 CLINTON PLACE
SUITE R102
NEW ROCHELLE, NY 10801

PROJECT NUMBER:
24.40.00

SHEET TITLE:
PROPOSED - MAIN FLOOR PLAN

PUBLISHED DRAWINGS:

△	ISSUE:	DATE:
1	TENANT BUILD OUT / PLANNING SUBMISSION	2025.06.05

SHEET NUMBER:
A3.00S
STREET LEVEL

BUILD OUT / PLANNING (2026.06.05)

RENOVATION KEY NOTES

* ALL WORK / LABOR, MATERIALS, AND DISPOSAL REQUIRED TO COMPLETE THE OUTLINED WORK SHALL BE PROVIDED BY THE GENERAL CONTRACTOR AND THEIR SUB-CONTRACTORS UNLESS OTHERWISE NOTED *

1. BELOW SLAB PLUMBING SHALL BE INSTALLED IN THIS GENERAL AREA. REFER TO PLUMBING DRAWINGS AND SHEET P3.00P FOR REQUIREMENTS.
2. NEW EXTERIOR SIGNAGE PROVIDE BY OWNER. REFER TO SIGNAGE VENDOR DRAWINGS. THE GENERAL CONTRACTOR SHALL COORDINATE ELECTRICAL, PLACEMENT, AND ACCESS PANEL REQUIREMENTS VENDOR. GENERAL CONTRACTOR SHALL PROVIDE IN WALL BLOCKING AS REQUIRED. REFER TO EXTERIOR ELEVATIONS.
3. INDICATES KITCHEN AND BAR EQUIPMENT. REFER TO SEPARATE KITCHEN EQUIPMENT PACKAGE AND MEP DRAWINGS.
4. LOOSE FURNITURE AND SEATING BY OWNER. REFER TO SHEET SERIES A3.30
5. SODA RACK & EQUIPMENT. GENERAL CONTRACTOR SHALL PROVIDE OVERHEAD CONDUIT TO EACH SERVICE BAR (ONE AT THE MAIN BAR AND ONE ON THE GOLF LOFT BAR). COORDINATE WITH THE OWNER AND OWNER VENDOR. PROVIDE DEDICATED POWER OUTLET, WATER SUPPLY, AND DRAIN.
6. DRAFT BEER SYSTEM & LINES. GENERAL CONTRACTOR SHALL COORDINATE WITH THE DRINK VENDOR AND OWNER. PROVIDE CONDUIT OVERHEAD FROM DRAFT BEER SYSTEM TO EACH BACK BAR WALL AND BEER TAPS ON MAIN LEVEL, AND TO SERVICE BAR AT THE ON THE GOLF LOFT.
7. SHELF PROVIDED BY OWNER.
8. THE GENERAL CONTRACTOR SHALL PROVIDE A SMOOTH LEVEL FLOOR IN A CONDITION READY TO ACCEPT THE PROPOSED FLOORING. THE GENERAL CONTRACTOR SHALL PROVIDE FLOOR LEVELING COMPOUNDS TO ACHIEVE A FLOOR WITH A SLOPE NO GREATER THAN 1/4" PER 10'-0". THE GENERAL CONTRACTOR SHALL REVIEW SLAB ELEVATIONS AT ALL EXTERIOR ENTRY POINTS AND COORDINATE ADA ACCESSIBLE PATHWAYS BETWEEN ALL SPACES AND ENTRY.
9. PROVIDE MOP HOOKS AT MOP SINK.
10. 12" DEEP x 12" WIDE VENTED METAL LOCKERS FOR EMPLOYEES. TOTAL LOCKER COUNT SHALL BE 10. LOCKS PROVIDED BY EMPLOYEE.
11. SUSPENDED AIR CURTAIN WITH AUTOMATIC ACTIVATION SWITCH AT EXTERIOR STOREFRONT ENTRY(S).
12. GOLF BAY. REFER TO SHEET A5.10 SERIES FOR LAYOUT, MATERIALS, AND SYSTEMS. COORDINATE WITH INDOOR GOLF VENDOR FOR SPECIFICS OF BAY INSTALL AND TECHNOLOGY REQUIREMENTS.
13. SLOPE FLOORING AS REQUIRED TO MAKE TRANSITION TO EXIT DOOR; SLOPE TO NOT BE STEEP THAN 1:20
14. 42" STEEL GUARDRAIL AT STAIRS AND 2ND FLOOR OVERLOOK
15. NEW CHECK-IN DESK, REFER TO SECTION 3/A6.20

RENOVATION GRAPHIC LEGEND

SYMBOL	DESCRIPTION
	EXISTING TENANT / BUILDING SEPARATION
	EXISTING CONSTRUCTION TO REMAIN
	EXISTING BASEMENT WALLS BELOW (APPROXIMATE LOCATIONS)
	NEW CONSTRUCTION

SYMBOL GRAPHIC LEGEND

SYMBOL	DESCRIPTION
W	WINDOW TYPE / NUMBER. REFER TO FRAME ELEVATIONS
XX'-X"-XX"	CEILING HEIGHT & TYPE. REFER TO CEILING PLAN & SCHEDULE
XX	FINISH LOCATION & TYPE. REFER TO SHEET A0.01 FOR FINISH SCHEDULE
XX/XXX	ELEVATION / DETAIL CALL-OUT
XX	PLAN KEY NOTES.
HEIGHT / REFERENCE	ELEVATION / HEIGHT REFERENCE MARKER
P.X	WALL / PARTITION TYPE. REFER TO PARTITION SHEET A6.00
D	DOOR TYPE / NUMBER. REFER SHEET A0.00 FOR DOOR SCHEDULE

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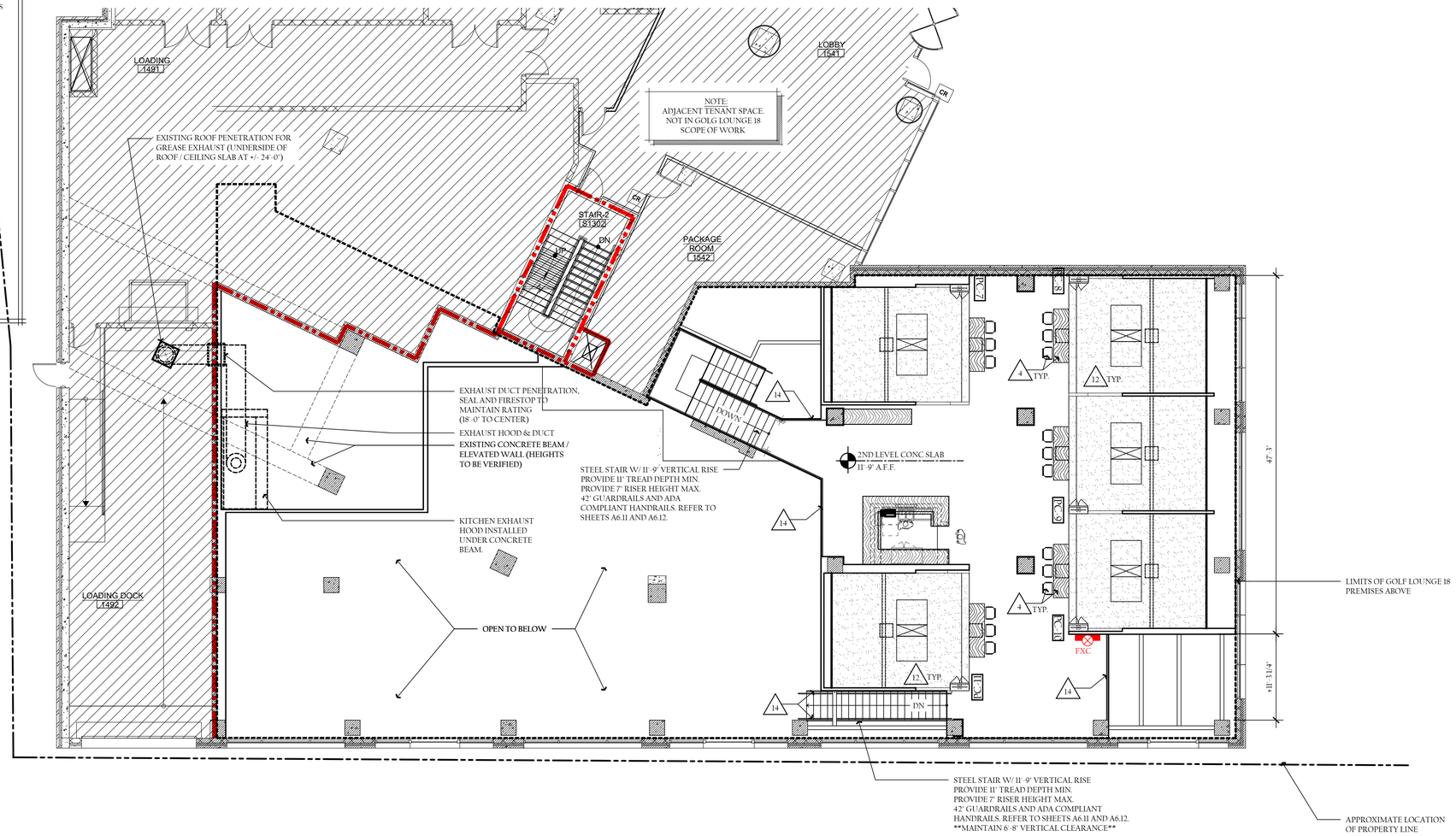

A3.00G PROPOSED - 2ND FLOOR PLAN
1/8" = 1'-0" GOLF LOUNGE 18 2ND FLOOR

PROJECT NORTH

CURIOUS PROJECTS
9 AUTUMN RIDGE ROAD
WESTON, CONNECTICUT
917.983.7300

PROFESSIONAL SEAL:

REGISTERED ARCHITECT · MARK S. BLAIR · 41869 · STATE OF NEW YORK

CONSULTANTS:

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GOLF LOUNGE 18

55 CLINTON PLACE
SUITE R102
NEW ROCHELLE, NY 10801

PROJECT NUMBER:
24.40.00

SHEET TITLE:
PROPOSED -
2ND FLOOR PLAN

PUBLISHED DRAWINGS:

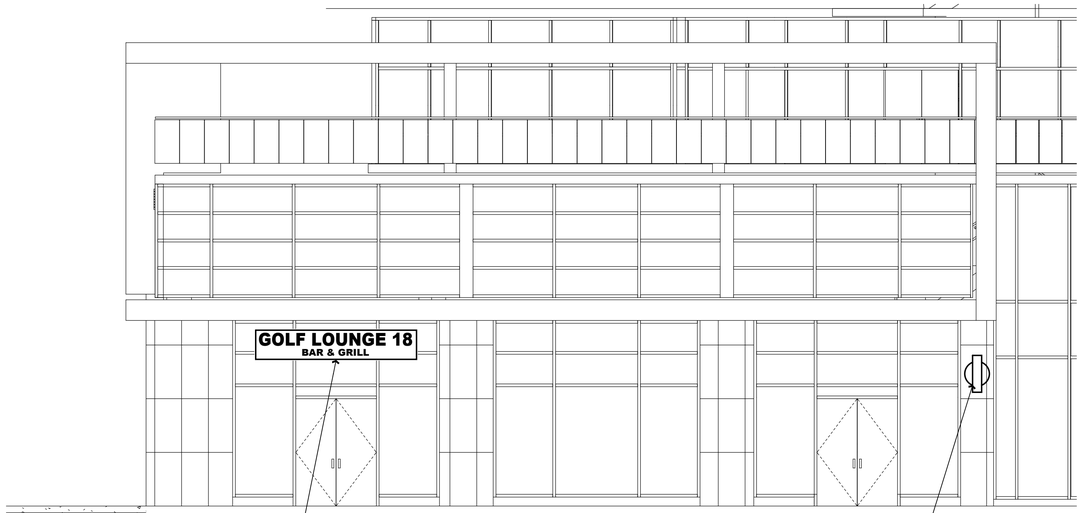
△	ISSUE:	DATE:
	TENANT BUILD OUT / PLANNING SUBMISSION	2025.06.05

SHEET NUMBER:

A3.00G

GOLF LOFT

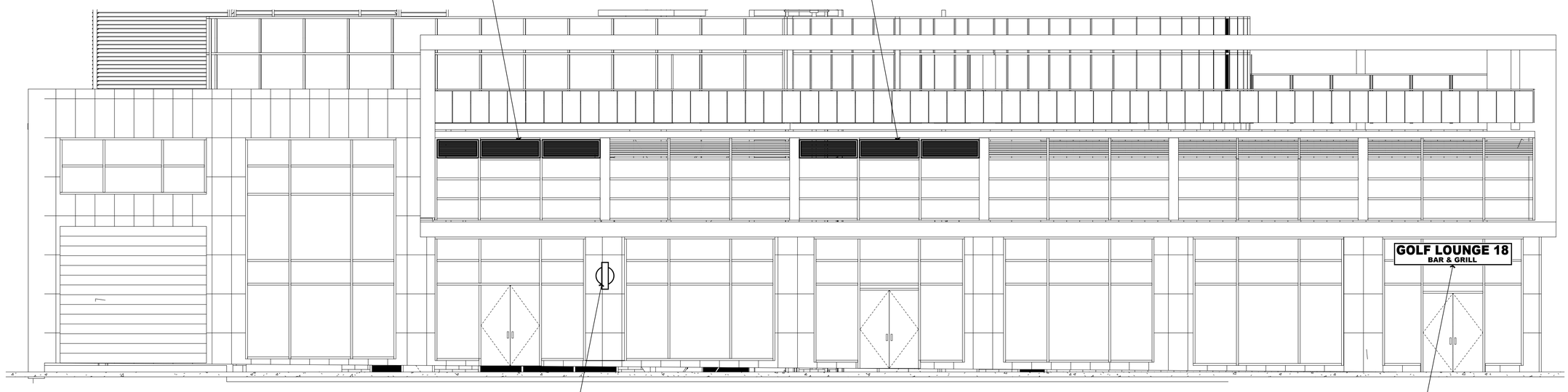
BUILD-OUT / PLANNING (2026.06.05)



NEW EXTERIOR SIGNAGE. PROVIDE POWER CONNECTION AND COORDINATE WITH OWNER'S SIGNAGE VENDOR. SIGNAGE SHALL PER PERMITTED SEPARATELY

NEW EXTERIOR BRACKET SIGNAGE. PROVIDE POWER CONNECTION AND COORDINATE WITH OWNER'S SIGNAGE VENDOR. SIGNAGE SHALL PER PERMITTED SEPARATELY

2 A4.00 EXTERIOR ELEVATIONS - SOUTHEAST
1/4" = 1'-0" PLAZA ELEVATION



FRESH AIR INTAKE LOUVER. REFER TO MECHANICAL PLANS. INFILL OPEN AS REQUIRED.

FRESH AIR INTAKE LOUVER. REFER TO MECHANICAL PLANS. INFILL OPEN AS REQUIRED.

NEW EXTERIOR BRACKET SIGNAGE. PROVIDE POWER CONNECTION AND COORDINATE WITH OWNER'S SIGNAGE VENDOR. SIGNAGE SHALL PER PERMITTED SEPARATELY

NEW EXTERIOR SIGNAGE. PROVIDE POWER CONNECTION AND COORDINATE WITH OWNER'S SIGNAGE VENDOR. SIGNAGE SHALL PER PERMITTED SEPARATELY

1 A4.00 EXTERIOR ELEVATIONS - SOUTHWEST
1/4" = 1'-0" DIVISION STREET

CURIOUS PROJECTS

9 AUTUMN RIDGE ROAD
WESTON, CONNECTICUT
917.983.7300

PROFESSIONAL SEAL:

REGISTERED ARCHITECT
MARK S. BLAIR
41869
STATE OF NEW YORK

CONSULTANTS:

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GOLF LOUNGE 18

55 CLINTON PLACE
SUITE R102
NEW ROCHELLE, NY 10801

PROJECT NUMBER:
24.40.00

SHEET TITLE:
PROPOSED - EXTERIOR ELEVATIONS

PUBLISHED DRAWINGS:

△	ISSUE:	DATE:
	TENANT BUILD OUT / PLANNING SUBMISSION	2025.06.05

SHEET NUMBER:

A4.00

BUILD OUT / PLANNING (2026.06.05)

City of New Rochelle

Planning

Meeting Date: Tuesday, July 28, 2026

Item Category: Site Plan

Item: Application PB 12-2026 by Shahin Badaly for site plan approval to convert a one-family dwelling into a two-family dwelling at 88 Echo Avenue (Block 95, Lot 22) in an R2-7.0 zoned district.

Attachments:

1. PB 12-2026 - 88 Echo Ave - Rev. 7.28.2026

PLANNING BOARD APPLICATION FORM

Instructions for use of this application form:

1. Complete this form and a short form SEQRA EAF Part 1.

2. Submit 2 copies each of:

- Completed application form
- Completed application form checklist
- EAF short form Part 1
- Application Review Report from Bureau of Buildings
- Affidavit of Property Ownership
- Joinder (if more than one owner or if Contract Vendee involved)
- Color photographs of the site, abutting properties and neighborhood

WITH a completed fee checklist and check in the required amount made out to City of New Rochelle
AND the required number of sets of plans for which Planning Board approval is sought (see application checklist)

3. Enter Application in the Planning Board module of the Portal and upload all documents

4. Make application appointment with the Board Clerk: call 914-654-2185 to submit documents

Office Use Only

PB Number _____
Fee Paid _____
Receipt # _____
Date _____
Rec'd by (initials) _____

NAME OF PLAN 88 ECHO AVE **ADDRESS** 88 ECHO AVENUE, NEW ROCHELLE, NY 10801

ZONE DISTRICT R2-7.0 **BLOCK(S)** 95 **LOT(S)** 22

NO. LOTS _____ **DWELLING UNITS** 2 _____ **TOTAL AREA** 10,301 SF _____ **PREVIOUSLY APPROVED RESOLUTIONS NO(S)** _____

OWNER
NAME: JOHN LEKUTANAJ

ADDRESS 88 ECHO AVENUE, NEW ROCHELLE, NY 10801

TEL NO. 917-745-2715 **EMAIL** JOHNTRUSTEE@YAHOO.COM

APPLICANT (if applicant is Contract Vendee, a letter of joinder must be submitted with this form)
NAME SHAHIN BADALY

ADDRESS 2 WILSON PL, MT VERNON, NY 10550

TEL NO. 914-465-9010 **EMAIL** SHAHIN@BADALY.COM

ARCHITECT
NAME _____

ADDRESS _____

TEL NO. _____ **EMAIL** _____

ENGINEER
NAME SHAHIN BADALY

ADDRESS 2 WILSON PL, MT VERNON, NY 10550

TEL NO. 914-465-9010 **EMAIL** SHAHIN@BADALY.COM

CONTACT FOR THIS APPLICATION

NAME _____

ADDRESS_____

TEL NO._____ **EMAIL** _____

SCOPE OF PROJECT

Conversion of an existing one-family dwelling, 2-story over finished basement,with 1-car attached garage and 1-car detached garage to a two-family dwelling. Construction of 1-story addition over attached garage, side addition for stairs, rear deck, and roofed front porch. Addition to detached garage for one parking space and creation of 1 parking space in front of garage. Existing 2 curb cuts are to remain unchanged.

IF RESIDENTIAL CHECK APPLICABLE FORM OF OWNERSHIP

- [x] **FEE SIMPLE**
- [ ] **FEE SIMPLE WITH HOMEOWNERS ASSOCIATION**
- [ ] **CONDOMINIUM**
- [ ] **MULTI-CONDOMINIUMS WITH MASTER HOA**
- [ ] **CO-OP CORPORATION**
- [ ] **OTHER (DESCRIBE)**_____

"This plan conforms to all zoning, land development and other Code requirements of the City of New Rochelle and is hereby filed for action by the Planning Board."

Date 6/8/2026

Signature of owner, applicant, architect or engineer _____

Please print name SHAHIN BADALY

NOTE: If the Planning Board approves the plan with any conditions, those conditions must be satisfied and/or incorporated verbatim on the plan prior to issuance of the building permit.

Department of Buildings
515 North Avenue
New Rochelle, NY 10801
Phone: (914) 654 - 2035
Fax: (914) 654 - 2031

Paul Vacca, CEO
Commissioner of Buildings

NewRochelleNY.com/Buildings

City of New Rochelle
New York

PLANNING BOARD REFERRAL

To: Shahin Badaly
2 Wilson Place
Mount Vernon, NY 10550

Application No.	**1175-2026**
Review Date	**06/08/2026**
Zoning	**R2 - 7.0**
Job Location	**88 Echo Ave**
Parcel No.	**1-95-0022**
Reviewed By	**Soraya Ben-Habib**

LOCATION: 88 Echo Ave

DESCRIPTION OF WORK: *Conversion of an existing one-family dwelling, 2-story over finished basement, with 1-car attached garage and 1-car detached garage to a two-family dwelling. Construction of 1- story addition over attached garage, side addition for stairs, rear deck, and roofed front porch. Addition to detached garage for one parking space and creation of 1 parking space in front of garage. Existing 2 curb cuts are to remain unchanged.*

You are hereby notified that your application for Building Permit or Amendment to Building Permit has been reviewed for compliance with the requirements of the Zoning Ordinance, Chapter 331, Code of the City of New Rochelle.

Ordinance Code	Approval Type	Description
331-117 A (4) (c)	Site Plan Approval	The proposed work complies with the use and dimensional regulations of the zoning code.

You may file an application with the **Planning Board** pursuant to Article XIII of Chapter 331 of the Zoning Ordinance. The last day to submit an application to the Board for the **07/28/2026** meeting is **06/08/2026** by 12 NOON.

All applications will be taken on a first come first serve basis. Your application for a building permit will be voided unless it is amended or a Planning Board application is received within 90 days from the date of this notice.

Area of Notification: 250'

Instructions for filling an application: Planning Board Filing Process

Soraya Ben-Habib

AFFIDAVIT OF PROPERTY OWNERSHIP

Note: If property has been transferred within the past six (6) months, and the City Tax Assessor has a different name of ownership, property owner should submit a copy of deed.

STATE OF NEW YORK)

ss:

COUNTY OF Westchester)

John Lekutanaj, being duly sworn deposes and

says that she/he resides at 5 Rosedale Avenue, New Rochelle, NY 10801

in the County of Westchester, State of New York

that she/he or it (if Corporate Owner) is the owner in fee of all the property described as

Block(s) 95 Lot(s) 22 at street address:

88 ECHO AVENUE in the City of New Rochelle, NY

that she/he authorizes the submission of the application filed with the Planning Board

for approval by the Planning Board and affirms that the statements contained herein are true to the

best of deponent's knowledge and belief, and are made for the purpose of obtaining the approval of

the submitted application by the Planning Board of the City of New Rochelle

Signed by Owner _____ or

Signed by Corporation Owner _____

with capacity as _____(Title) of _____(Name of Corporation)

Sworn to before me this 8th

Day of June, 20 26.

_____

(Notary Public)

PASHKO VUKSANAJ
Notary Public, State of New York
Reg. No. 02VU4989145
Qualified in Westchester County
Commission Expires 02/18/2030

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:
88 ECHO AVENUE

Project Location (describe, and attach a location map):
88 ECHO AVENUE, NEW ROCHELLE, NY

Brief Description of Proposed Action:
Conversion of an existing one-family dwelling, 2-story over finished basement, with 1-car attached garage and 1-car detached garage to a two-family dwelling. Construction of 1-story addition over attached garage, side addition for stairs, rear deck, and roofed front porch. Addition to detached garage for one parking space and creation of 1 parking space in front of garage. Existing 2 curb cuts are to remain unchanged.

Name of Applicant or Sponsor:	Telephone: 9144659010
SHAHIN BADALY	E-Mail: SHAHIN@BADALY.COM

Address:
2 WILSON PL

City/PO:	State:	Zip Code:
MT VERNON	NY	10550

	NO	YES
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.	☑	☐
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:	☑	☐

3. a. Total acreage of the site of the proposed action? 0.24 acres
   b. Total acreage to be physically disturbed? 0.03 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.24 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: Name:Long Island Sound, Reason:Exceptional or unique character, Agency:Westchester County, Date:1-31-90	☐	☑

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑

	NO	YES
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:	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water:	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment:	☐	☑

	NO	YES
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?	☐	☑
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?	☐	☑

	NO	YES
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?	☐	☑
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
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:

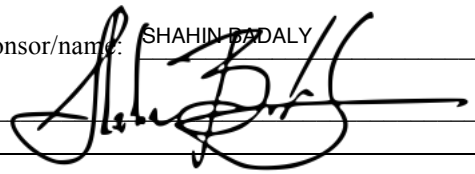
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☑ Suburban

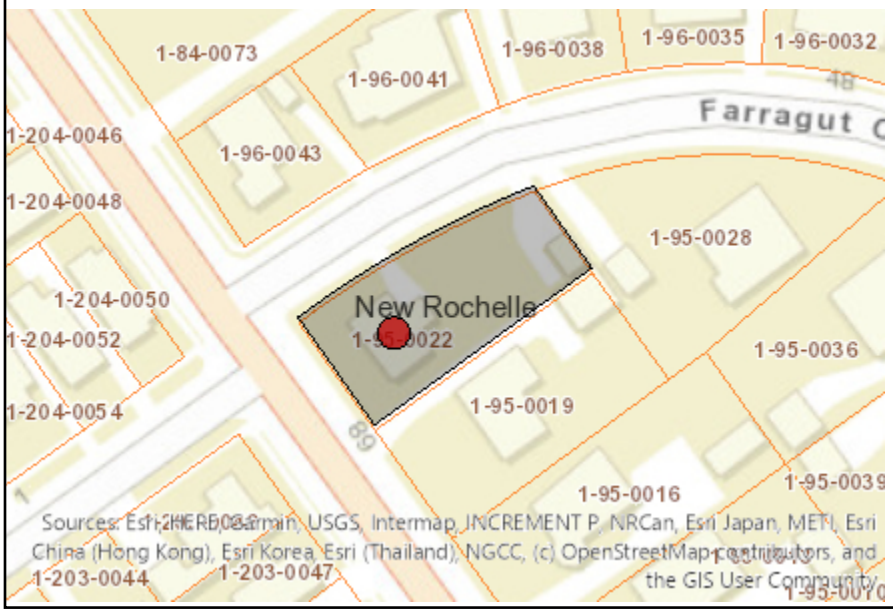
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Peregrine Falcon	☐	☑
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm 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: ON SITE SUBSURFACE CHAMBERS.		
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:	☑	☐
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:	☑	☐
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: STATE SUPERFUND PROGRAM LOCATED TO THE NORTH OF THE SITE AT CONSOLIDATED EDISON - ECHO AVE.SITE	☐	☑

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

Applicant/sponsor/name: SHAHIN BADALY Date: 06/08/26

Signature:  Title: ENGINEER

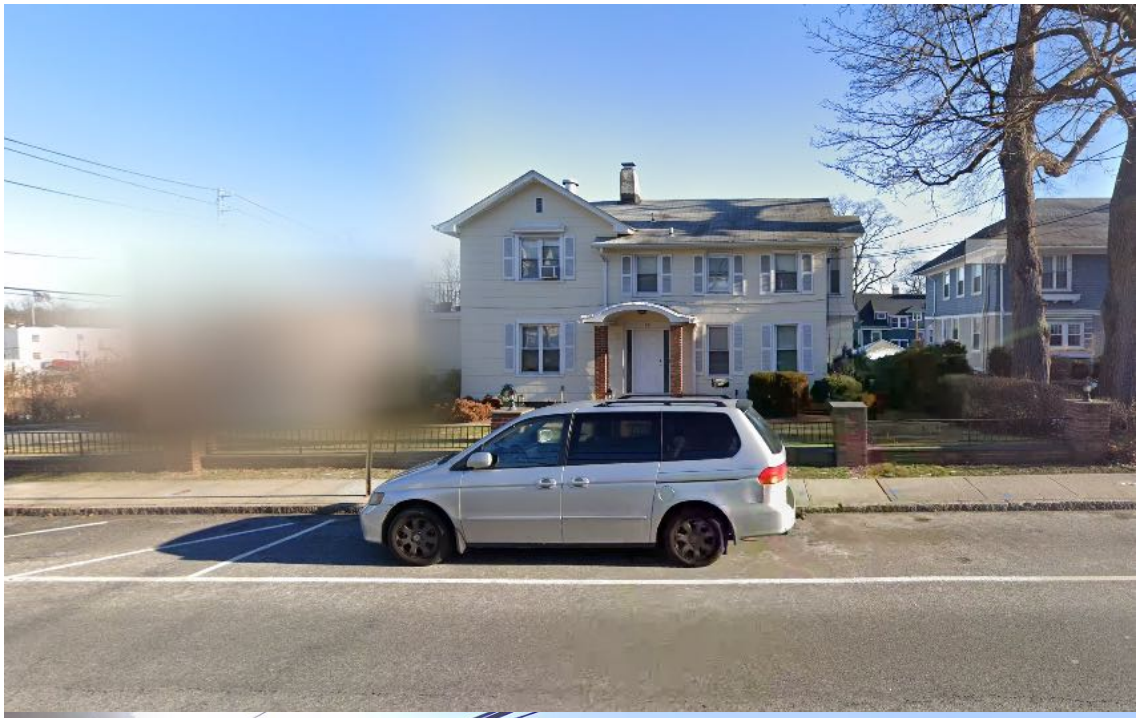
PRINT FORM



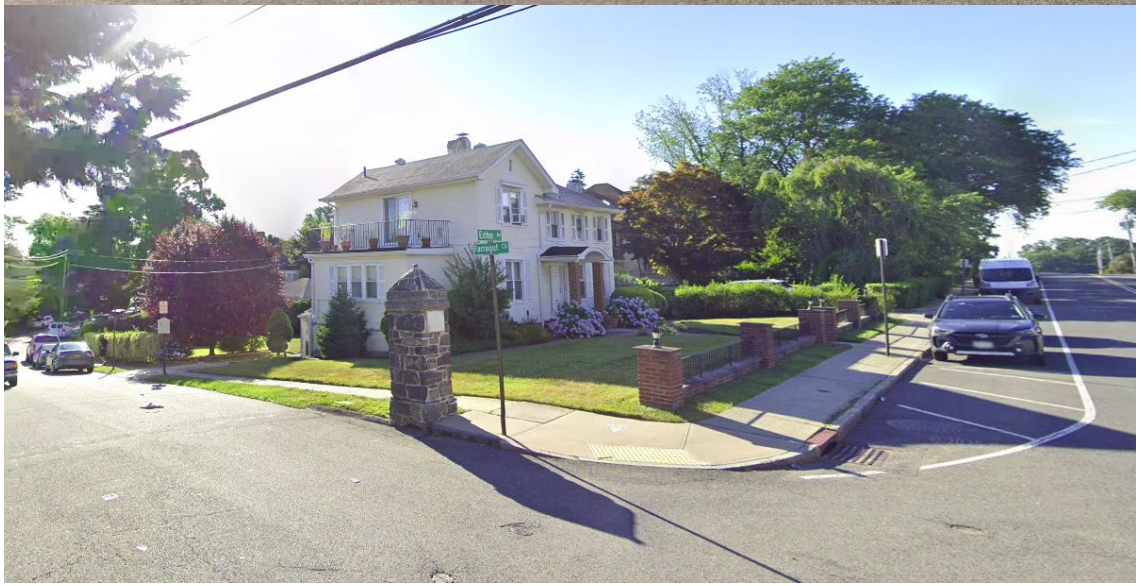
Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.

Part 1 / Question 7 [Critical Environmental Area]	Yes
Part 1 / Question 7 [Critical Environmental Area - Identify]	Name:Long Island Sound, Reason:Exceptional or unique character, Agency:Westchester County, Date:1-31-90
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Peregrine Falcon
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

AERIAL VIEW OF SITE



STREET VIEW OF SITE
AT ECHO AVENUE



STREET VIEW OF SITE
AT FARRAGUT CIRCLE

ADJACENT PROPERTY
AT 98 ECHO AVE

ADJACENT PROPERTY
AT 25 FARRAGUT CIR

STREET VIEW OF ECHO AVENUE
FACING SOUTH-EAST

STREET VIEW OF FARRAGUT CIR
FACING NORTH-EAST

JUDICIAL TITLE

800 Westchester Avenue • Suite S340 • Rye Brook, NY 10573 • T (914) 381-6700 • F (914) 381-3131
315 Madison Avenue • Suite 3028 • New York, NY 10017 • T (212) 432-3272 • F (800) 329-9396
20 West Main Street • Suite 101 • Riverhead, NY 11901 • T (631) 395-0500 • F (631) 405-3155

Title Number: 153819FA-W

SURVEY READING

Survey made by Lalsa Land Surveying, PLLC dated January 15, 2025 shows a two story frame structure with roofed porch on westerly side, garage, one story with extension and terrace on one story brick on northerly side, bay window, hvac unit, vestibule, steps, brick patio and flagstone patio on southerly side, detached frame garage on easterly side.

A. Encroachments onto Echo Avenue:
1) Iron fence on brick walls up to 8.8 feet.
2) Trees/hedges 8.3 feet more or less.

B. Brick walk encroaches onto Echo Avenue.

C. Concrete driveway with stone curb, trees/hedges and asphalt driveway with stone curb encroach onto Farragut Circle.

D. Variations between piers, curbs, walls, fences, hedges, trees and record lines of title.

The above Survey Reading should be compared with the Certificate of Occupancy to confirm that the structures as listed in the reading are all included and covered by the Certificate of Occupancy.

Laws and ordinances relating to zoning, occupancy or changes in the character, dimensions and location of any improvement erected on the premises are specifically excluded from coverage pursuant to paragraph 1(A) of the policy exclusions. The survey reading and/or physical inspection herein is solely for the purpose of discovering issues which may affect title to or possession of the land to be insured. Engineer's reports should be consulted where alterations are suspected.

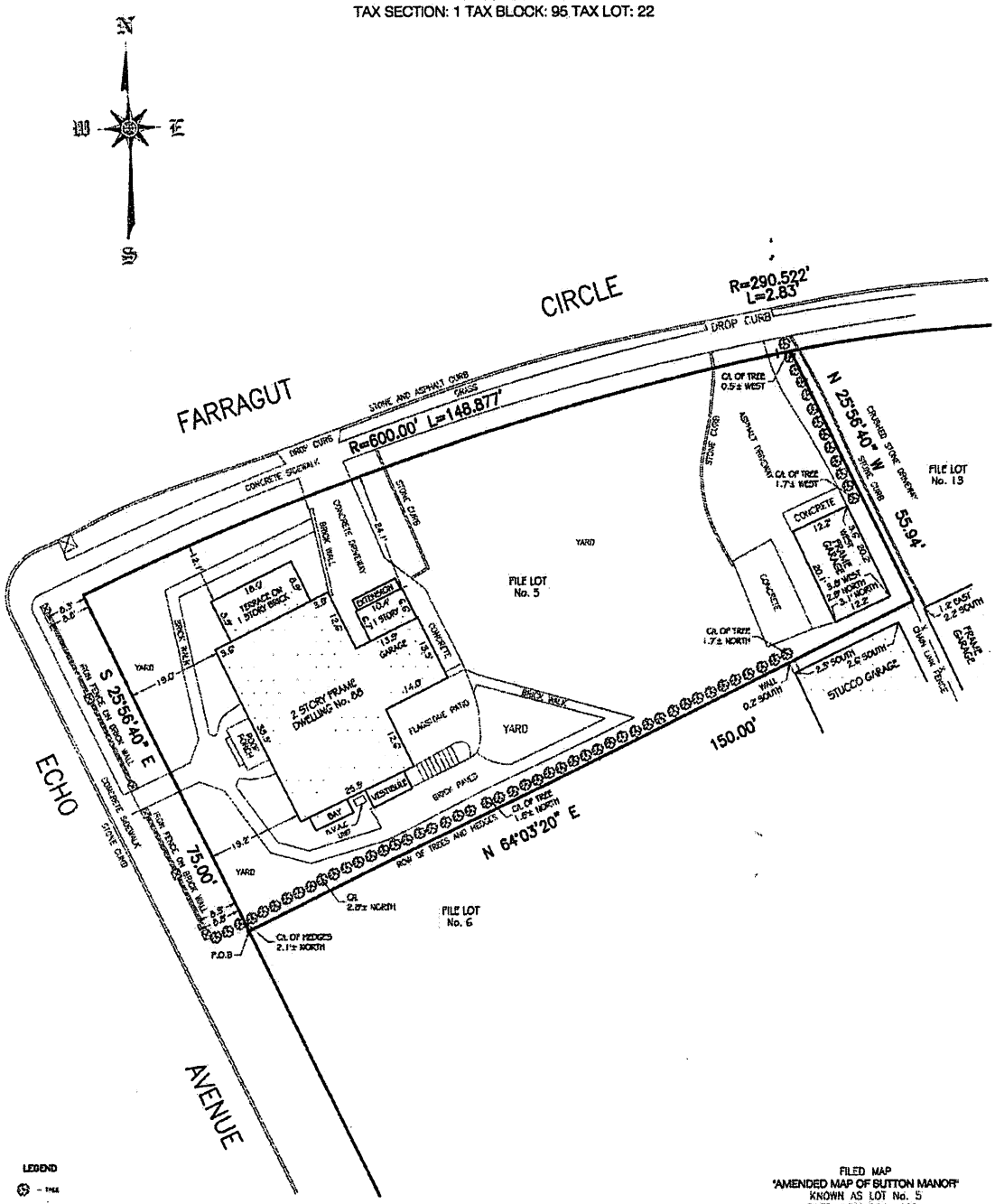
Survey inspections are conducted without the use of any instruments or measurements and changes are noted to the extent visible from the outside of the premises.

10 0 20 40
ORIGINAL SCALE: 1" = 20'

FOR TITLE PURPOSES ONLY
SURVEYED FOR SARAH A. CARDONE
AND ONLY FOR THE PERSONS FOR WHOM IT WAS PREPARED. IT IS NOT VALID FOR ANY OTHER PURPOSES OR FOR ANYONE ELSE

MAP OF PROPERTY SITUATED AT

WESTCHESTER COUNTY, N.Y.
CITY OF NEW ROCHELLE
TAX SECTION: 1 TAX BLOCK: 95 TAX LOT: 22



LEGEND
⊗ - TREE

FILED MAP
'AMENDED MAP OF BUTTON MANOR'
KNOWN AS LOT No. 5
FILED JULY 20th, 1904
AS MAP No. 1376

NOTES:
1. GUARANTEES OR CERTIFICATIONS 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 OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
2. PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.
3. UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.
4. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
5. EASEMENTS OF RECORD ARE ONLY GUARANTEED IF AN ABSTRACT OF TITLE IS FURNISHED TO THE SURVEYOR.

DATE	DESCRIPTION
JANUARY 15th, 2025	TITLE SURVEY

GUARANTEED TO:
1. JOHN LEKUTANAJ
2. FIRST AMERICAN TITLE INSURANCE COMPANY
3. THE JUDICIAL TITLE INSURANCE AGENCY LLC

TITLE No. 153819FA-W

LALSA LAND SURVEYING, PLLC
PROFESSIONAL LAND SURVEYOR
LICENSE No. 050936
172-24 93rd AVENUE
JAMAICA, N.Y. 11433
TELEPHONE (917)882 7394
FAX (718)206-2814
GMAIL: GOPAULLALSA@GMAIL.COM

LICENSED LAND SURVEYOR
ADRIAN S. LALSA
No. 050936
STATE OF NEW YORK
JAN 15 2025

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LIST OF ABBREVIATIONS

ABV	ABOVE
AFF	ABOVE FINISHED FLOOR
ACC	ACCESS
AD	ACCESS DOOR
AP	ACCESS PANEL
ACT	ACOUSTICAL TILE
ADD	ADDENDUM
ADJ	ADJACENT or ADJUSTABLE
AGGR	AGGREGATE
A/C	AIR CONDITIONER
ALUM/AL	ALUMINUM
ACI	AMERICAN CONCRETE INSTITUTE
ADA	AMERICANS W/ DISABILITIES ACT
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS
AWG	AMERICAN WIRE GAGE
APPROX	APPROXIMATE
BB	BASEBOARD
BP	BASE PLATE
BM	BEAM
BRG	BEARING
B.M.	BENCH MARK
BTWN	BETWEEN
BLK	BLOCK
BLKG	BLOCKING
BD	BOARD
B.O.	BOTTOM OF
CAB	CABINET
C.I.	CAST IRON
C.H.	CEILING HEIGHT
CB	CATCH BASIN
CLG	CEILING
CEM	CEMENT
CL	CENTER LINE
CT	CERAMIC TILE
CO	CLEAN OUT
CLR	CLEAR(ANCE)
CW	COLD WATER
COL	COLUMN
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONT	CONTINUOUS or CONTINUE
CONV	CONVECTOR
CG	CORNER GUARD
DP	DAMPROOFING
DEG	DEGREE
DTL	DETAIL
DIAG	DIAGONAL
DFF	DIFFUSER
DM	DIMENSION
DISP	DISPENSER
DBL	DOUBLE
DN	DOWN
DWG	DRAWING
DF	DRINK FOUNTAIN
EA	EACH
ELEC	ELECTRICAL or ELECTRIC
EP	ELECTRIC PANEL
E.W.C	ELECTRIC WATER COOLER
	ELEVATION
ELEV	ELEVATOR
EMER	EMERGENCY
EQ	EQUAL
EQUP	EQUIPMENT
EXH	EXHAUST
EXIST	EXISTING
F.A.I.	FRESH AIR INTAKE
F.O.	FACE OF
F.BR.	FACE OF BRICK
F.O.C	FACE OF CONCRETE
F.O.M	FACE OF MASONRY
F.O.S	FACE OF STUDS
FIN	FINISH
FA	FIRE ALARM
FAA	FIRE ALARM ANNUNCIATOR
FHVC	FIRE HOSE VALVE CABINET
F.D.	FLOOR DRAIN or FIRE DAMPER
FE	FIRE EXTINGUISHER
FP	FIRE PROOF
FLUOR	FLUORESCENT
FT	FOOT or FEET
FTG	FOOTING
FDN	FOUNDATION
F.A.I.	FRESH AIR INTAKE
FLR	FLOOR
GA	GAUGE
GALV	GALVANIZED
GEN	GENERAL
GL	GLASS or GLAZING
GB	GRAB BAR
GND	GROUND
GYP	GYPSUM
GWB/ GYP.BD	GYPSUM WALL BOARD
HC	HANDICAPPED
HR	HAND RAIL
HDWR	HARDWARE
HWD	HARDWOOD
HVAC	HEATING VENTILATING AIR CONDITIONING
	HEIGHT
HM	HOLLOW METAL
	HOSE BIBB
H.P.	HIGH POINT
INCAND	INCANDESCENT
INCL	INCLUDE(D), (ING)
	INTERIOR DIAMETER
INSUL	INSULATE(D), (ING), (TION)
INV	INVERT
INV EL	INVERT ELEVATION
JC	JANITOR CLOSET
JT	JOINT
JB	JUNCTION BOX
KO	KNOCK OUT
LAM	LAMINATE
LAV	LAVATORY
LH	LEFT HAND
LKR	LOCKER
L.P.	LOW POINT
MH	MANHOLE
MFR	MANUFACTURE(R)
MAS	MASONRY
MO	MASONRY OPENING
M.E.	MATCH EXISTING
MAT	MATERIAL
MAX	MAXIMUM
MECH	MECHANIC(AL)
MC	MEDICINE CABINET
MBR	MEMBER
MTL	METAL
MN	MINIMUM
MR	MIRROR
MISC	MISCELLANEOUS
MC	MISCELLANEOUS CHANNEL
MTD	MOUNTED
MOV	MOVABLE
MUL	MULLION
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NRC	NOSE REDUCTION COEFFICIENT
NOM	NOMINAL
N.I.C.	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OPNG	OPENING
OPP	OPPOSITE
OPH	OPPOSITE HAND
OD	OUTSIDE DIAMETER
OZ	OUNCE
OA	OVERALL
OH	OVERHEAD
PNT/PT(D)	PAINT(ED)
PR	PAIR
PNL	PANEL
PTN	PARTITION
PLAS	PLASTER
PLAM	PLASTIC LAMINATE
PL	PLATE
PLWD	PLYWOOD
PVC	POLYVINYL CHLORIDE or COATING
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
QUANT/QTY	QUANTITY
QT	QUARRY TILE
RAD	RADIUS or RADIATOR
REF	REFERENCE
REINF	REINFORCEMENT
REQD	REQUIRED
RET	RETURN
RD	ROOF DRAIN
RO	ROUGH OPENING
SAD	SADDLE
SAN	SANITARY
SCHED	SCHEDULE
SECT	SECTION
SIM	SIMILAR
STC	SOUND TRANSMISSION COEFFICIENT
SPKR	SPEAKER
SPEC	SPECIFICATION
SF	SQUARE FOOT
SST/ST. STL.	STAINLESS STEEL
SD	STORM DRAIN
S.F.T.	STRUCTURAL FACED TILE
SW	SWITCH
TEL	TELEPHONE
TV	TELEVISION
TEMP	TEMPERED
TERR	TERRAZZO
THK	THICK
T.O.	TOP OF
TYP	TYPICAL
U.L.	UNDERWRITERS LABORATORY
UC	UNDERCUT
UNEX	UNEXCAVATED
U.C.C.	UNIFORM CONSTRUCTION CODE
U.O.N.	UNLESS OTHERWISE NOTED
V.I.F.	VERIFY IN FIELD
VCT	VINYL COMPOSITION TILE
VWC	VINYL WALL COVERING
VB	VINYL BASE
VOL	VOLUME
WC	WATER CLOSET
WD	WOOD
WH	WATER HEATER
WP	WATER PROOF
WWF	WELDED WIRE MESH
WT	WEIGHT
WO	WINDOW OPENING
W/	WITH
W/O	WITH OUT
WGL	WIRE GLASS

GENERAL NOTES

THE PROPOSED WORK HAS BEEN DESIGNED AND MUST BE PERFORMED IN COMPLIANCE WITH THE 2025 NYS RESIDENTIAL CODE, THE CITY OF NEW ROCHELLE MUNICIPAL CODE AND ALL APPLICABLE RULES AND REGULATIONS.

THE PROPOSED WORK HAS BEEN DESIGNED IN COMPLIANCE WITH THE 2025 NYS RESIDENTIAL ENERGY CODE.

THE ATTIC SPACE IS NOT BEING CONVERTED TO HABITABLE SPACE AND SHALL REMAIN NON-HABITABLE.

ALL PROPOSED WORK IS LOCATED WITHIN PRIVATE PROPERTY AND DOES NOT EXTEND INTO THE CITY OF NEW ROCHELLE RIGHT-OF-WAY. ANY DAMAGE TO THE CITY RIGHT-OF-WAY DURING CONSTRUCTION SHALL BE RESTORED TO THE SATISFACTION OF THE DEPARTMENT OF PUBLIC WORKS. ANY TEMPORARY RIGHT-OF-WAY OBSTRUCTIONS REQUIRED DURING CONSTRUCTION SHALL REQUIRE APPROVAL AND PERMITS FROM THE DEPARTMENT OF PUBLIC WORKS.

ANY DEFECTIVE SIDEWALK AREAS AND/OR TRIPPING HAZARDS ALONG THE PROPERTY FRONTAGE SHALL BE REPAIRED OR REPLACED AS REQUIRED. DRIVEWAY APRONS SHALL BE RECONSTRUCTED IN ACCORDANCE WITH CITY OF NEW ROCHELLE STANDARDS. ALL REQUIRED WORK WITHIN THE RIGHT-OF-WAY SHALL REQUIRE APPROVAL AND PERMITS FROM THE DEPARTMENT OF PUBLIC WORKS.

RECONSTRUCT DRIVEWAY APRONS AND REPAIR ALL SIDEWALK DEFECTS ALONG THE PROPERTY FRONTAGE IN ACCORDANCE WITH CITY OF NEW ROCHELLE STANDARDS. ALL REQUIRED WORK WITHIN THE RIGHT-OF-WAY SHALL REQUIRE DPW APPROVAL AND PERMITS.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS AND JOB CONDITIONS.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION SHALL BE IN ACCORDANCE WITH OSHA REGULATIONS AND STANDARDS AND ALL LOCAL REQUIREMENTS.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO FOLLOW ALL SAFE EXCAVATION PRACTICES AND CALL "DIG-SAFELY" AT LEAST 3 WORKING DAYS IN ADVANCE TO MARK UP ANY UNDERGROUND UTILITIES. NO EXCAVATION WORK OR DIGGING OF ANY KIND SHALL START OTHERWISE.

ALL WORK SHALL BE PERFORMED IN A WORKMAN-LIKE MANNER BY QUALIFIED JOURNEYMEN OR MASTERS OF EACH TRADE.

ALL MATERIAL HANDLING AND INSTALLATION SHALL BE STRICTLY IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

GENERAL CONTRACTOR SHALL BE RESPONSIBLE. AND PAY FOR ALL TESTS, INSPECTIONS, ETC. AS REQUIRED BY THE BUILDING DEPARTMENT AND ANY OTHER DEPARTMENTS HAVING JURISDICTIONS.

GENERAL CONTRACTOR SHALL VISIT THE SITE AND MAKE HIMSELF FAMILIAR WITH THE WORK AND THE LOCAL CONDITIONS PRIOR TO SUBMITTING A PRICE TO THE OWNER.

ALL SURFACES ADJACENT TO THE WORK AREA, WHICH IS DAMAGED DURING CONSTRUCTION BY THE FORCES OF THE GENERAL CONTRACTOR, SHALL BE REPAIRED TO MATCH SURROUNDING SURFACES TO SATISFACTION OF THE OWNER AND ARCHITECT AT NO ADDITIONAL COST.

THE CONTRACTOR SHALL REMOVE FROM THE ALL DEBRIS CREATED BY HIS WORK AND SHALL DISPOSE OF THEM IN A LEGAL MANNER ON A WEEKLY BASIS OR SOONER AS CONDITIONS WARRANTS.

AT COMPLETION OF THE WORK THE SITE SHALL BE CLEARED OF ALL DEBRIS AND REMAINING MATERIALS AND THE PREMISES SHALL BE LEFT BROOM CLEAN.

THE ENGINEER SHALL BE THE SOLE JUDGE AS TO THE ADEQUACY OF THE WORK PERFORMED. HE SHALL HAVE THE RIGHT TO ORDER REMOVAL OF DEFECTIVE WORK AND MATERIALS.

ANY DEVIATION FROM THESE DRAWINGS SHALL CAUSE THE WORK TO CEASE IN THE AFFECTED AREAS UNTIL THE ENGINEER HAS APPROVED THE CHANGES.

NO DRAWINGS SHALL BE USED ON JOB UNLESS THEY BEAR THE STAMP: ISSUED FOR CONSTRUCTION.

ENGINEER OF RECORD NOT RESPONSIBLE FOR ANY AND ALL BOARD APPROVALS.

CONTRACTOR IS CAUTIONED TO MAKE CONTINUOUS OBSERVATION OF THE EXISTING STRUCTURE DURING THE PERFORMANCE OF HIS WORK. SHOULD HE BECOME AWARE OF ANY SITUATION THAT REQUIRES FURTHER INVESTIGATION (SUCH AS CRACKS IN MASONRY AND PARTITIONS, ADDITIONAL OR EXCESSIVE DEFLECTION, ETC.) HE SHALL NOTIFY THE ENGINEER.

CONSTRUCTION NOTES

TEMPORARY SHORING: PROVIDE AND MAINTAIN SHORING, BRACING, AND STRUCTURAL SUPPORTS AS REQUIRED TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT, ,OR COLLAPSE OF CONSTRUCTION AND FINISHES TO REMAIN, AND TO PREVENT UNEXPECTED OR UNCONTROLLED MOVEMENT OR COLLAPSE OF CONSTRUCTION BEING DEMOLISHED.

DO NOT USE CUTTING TORCHES UNTIL WORK AREA IS CLEARED OF FLAMMABLE MATERIALS. AT CONCEALED SPACES, SUCH AS ,DUCT AND PIPE INTERIORS, VERIFY CONDITION AND CONTENTS 'OF HIDDEN SPACE BEFORE STARTING FLAME-CUTTING OPERATIONS. MAINTAIN FIRE WATCH AND PORTABLE FIRE-SUPPRESSION DEVICES DURING FLAME-CUTTING OPERATIONS.

LOCATE EQUIPMENT AND REMOVE DEBRIS AND MATERIALS SO AS NOT TO IMPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS, OR FRAMING.

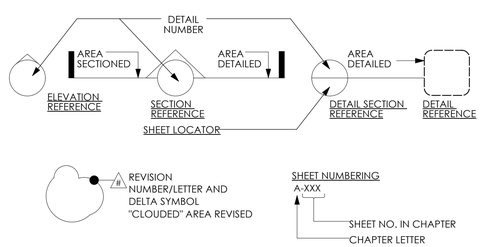
PROTECT CONSTRUCTION INDICATED TO REMAIN AGAINST DAMAGE DURING DEMOLITION.

OWNER APPROVAL IS REQUIRED PRIOR TO PROPOSED INSTALLATION OF THE CONSTRUCTION FENCE ON ADJACENT PROPERTIES.

A QUALIFIED ENGINEER SHALL BE ON SITE FOR ANY REQUIRED CONTROL INSPECTION AND TO SURVEY CONDITIONS OF BUILDING OR STRUCTURE TO BE REMOVED AND DETERMINE WHETHER REMOVING ANY ELEMENT MIGHT RESULT IN STRUCTURAL DEFICIENCY OR UNPLANNED COLLAPSE OF ANY PORTION OF STRUCTURE OR ADJACENT STRUCTURES DURING DEMOLITION OPERATIONS.

BEFORE STARTING OPERATIONS, PROVIDE THE NECESSARY PROTECTIVE ELEMENTS, WHERE REQUIRED, IN STRICT ACCORDANCE WITH OSHA RULES AND REGULATIONS. COMPLY WITH HAULING AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION AND ALL EXPRESSED IN THE NOTES. COMPLY WITH NFPA 241.

SYMBOL KEY



ELECTRICAL NOTES

ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE 2023 NATIONAL ELECTRICAL CODE AND ALL GOVERNING LOCAL CODES, LAWS, AND REGULATIONS.

PROVIDE A COMPLETE OPERABLE SYSTEM IN A WORKMANLIKE MANNER. OUTLINE DESCRIPTION AND EQUIPMENT LAYOUT DO NOT LIMIT CONTRACTOR'S LIABILITY FOR THE INSTALLATION OF A COMPLETE OPERABLE SYSTEM.

MINIMUM SIZE OF CONDUITS SHALL BE 3/4", UNLESS OTHERWISE NOTED.

NO CONDUIT SHALL BE RUN IN ANY FLOOR IN CONTACT WITH THE EARTH UNLESS OTHERWISE DIRECTED ON THE PLANS.

CONDUIT RUNS SHALL CLEAR ALL ARCHITECTURAL FEATURES (DOORS, WINDOWS, ETC) AND SHALL BE COORDINATED WITH EXISTING OR NEW EQUIPMENT, PIPING AND DUCT WORK CORRESPONDING TO ALL TRADES INCLUDING BUT NOT LIMITED TO MECHANICAL, PLUMBING, FIRE PROTECTION AND ELECTRICAL TRADES. NOTIFY THE PROJECT ENGINEER OF ANY OBSTRUCTION BEFORE INSTALLATION. FAILURE TO COMPLY WITH THIS REQUIREMENT WILL NOT BE CONSIDERED ADDITIONAL WORK AND SHALL BE CORRECTED AT NO ADDITIONAL COST TO THE OWNER.

RACEWAY INSTALLED EXPOSED ON THE SURFACE OF CEILINGS OR SIDEWALLS SHALL BE SUPPORTED FROM STRUCTURAL COMPONENTS OF THE BUILDING.

ALL RACEWAYS AND CABINETS SHALL BE GROUNDED TO THE BUILDING GROUNDING SYSTEM WITH AN INSULATED GROUND CONDUCTOR NOT SMALLER THAN #10 U.O.N.

ALL ELECTRICAL EQUIPMENT AND RACEWAY SHALL BE SUSPENDED FROM SUPPLEMENTAL SLOTTED CHANNEL FRAME, ALL SUCH MOUNTS, DEVICES, FASTENERS SHALL BE OF SUFFICIENT THICKNESS TO CARRY THE LOAD SUSPENDED AND SHALL BE SEISMICALLY RESTRAINED. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY ADDITIONAL SUPPLEMENTAL STEEL REQUIRED TO SUPPORT THE EQUIPMENT OR DEVICES.

ALL OPENINGS BETWEEN FLOORS, THROUGH RATED FIRE AND SMOKE WALLS, CREATED BY THE CONTRACTOR FOR CABLE OR CONDUIT PASS THROUGH SHALL BE SEALED WITH A FIRE STOPPING MATERIAL. FIRE STOPPING MATERIAL AND ITS APPLICATION SHALL BE ACCOMPLISHED IN SUCH A MANNER THAT IS ACCEPTABLE TO THE LOCAL FIRE AND BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS WORK. ANY OPENINGS CREATED BY OR FOR THE CONTRACTOR AND LEFT UNUSED SHALL ALSO BE SEALED AS PART OF THIS WORK.

CONTRACTOR TO BE RESPONSIBLE FOR ALL RESTORATIONS, SEALING, WATERPROOFING, PENETRATIONS, CORE DRILLING CUTTING, PATCHING, AND PAINTING FOR THE COMPLETE CONTRACT WORK INDICATED. ALL RESTORATION WORK PERFORMED BY CONTRACTOR SHALL RESTORE DISTURBED SURFACES TO THEIR ORIGINAL CONDITION.

PLUMBING NOTES

REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF ALL FIXTURES, OUTLETS AND ACCESSORIES, INCLUDING FLOOR DRAINS.

PROVIDE & INSTALL ALL ACCESS DOORS FOR CEILING AND WALL ACCESS TO ALL PIPING AND VALVES REQUIRING SERVICE.

CONTRACTOR IS RESPONSABLE FOR ALL CHANGES TO WORK OF ALL TRADES NECESSITATED BY PROVIDING EQUIPMENT DIFFERING IN ANY RESPECT FROM THAT INDICATED.

ALL EQUIPMENT SHALL BE SELECTED TO FIT AVAILABLE SPACE.

PLUMBING WORK SHALL BE PERFORMED BY WESTCHESTER COUNTY LICENSED PLUMER UNDER SEPARATE PERMIT.

SMOKE DETECTOR NOTES:

DWELLING UNITS SHALL BE EQUIPPED WITH SMOKE DETECTORS RECEIVING ITS PRIMARY POWER FROM THE BUILDING WIRING AND THERE SHALL NOT BE ANY SWITCHES IN THE CIRCUIT OTHER THAN THE OVER CURRENT DEVICE PROTECTING THE BRANCH CIRCUIT.

ALL SMOKE DETECTING DEVICES SHALL BE APPROVED BY A NATIONALLY RECOGNIZED INDEPENDENT LABORATORY THAT STATES IN LISTINGS THAT THE EQUIPMENT MEETS NATIONALLY RECOGNIZED STANDARDS.

THE DEVICE SHALL BE OF EITHER THE IONIZATION CHAMBER OF PHOTOELECTRIC TYPE.

NYS ECC PROFESSIONAL STATEMENT:

"I, SHAHIN BADALY, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE 2025 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE, CLIMATE ZONE 4A."

WORK TO BE FILED UNDER SEPARATE APPLICATIONS:

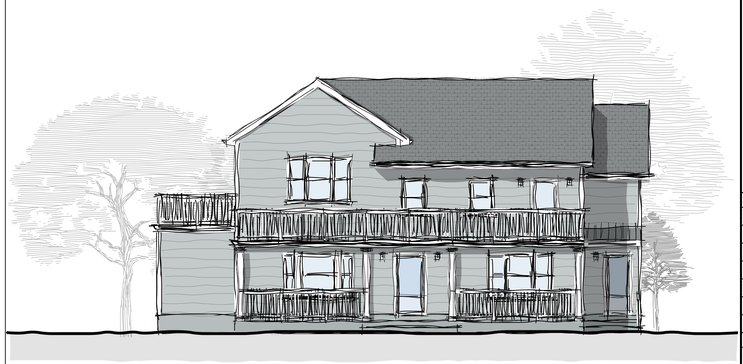
1. ELECTRICAL PERMIT
2. PLUMBING PERMIT
3. SITE PLAN APPROVAL BY PLANNING BOARD.

SCOPE OF WORK:

1. CONVERSION OF A ONE-FAMILY DWELLING TO A TWO-FAMILY DWELLING.
2. ADDITION AND ALTERATIONS.

DRAWING INDEX (TOTAL 18 PAGES)

DRAWING NUMBER	DRAWING NAME
A-001	GENERAL NOTES
A-002	SITE PLAN COMPARISON
A-003	SURVEY AND FLOOD MAP
Z-001	ZONING COMPLIANCE
L-001	LANDSCAPING PLAN
A-100	BASEMENT FLOOR PLANS
A-101	FIRST FLOOR PLANS
A-102	SECOND FLOOR PLANS
A-120	EXISTING AND PROPOSED ROOF PLAN
A-200	EXISTING BUILDING ELEVATIONS
A-201	PROPOSED BUILDING ELEVATIONS
A-202	PROPOSED BUILDING ELEVATIONS
A-300	CONSTRUCTION DETAILS
A-301	CONSTRUCTION DETAILS
A-302	CONSTRUCTION DETAILS
A-303	STORM WATER MANAGEMENT
A-304	STORM WATER MANAGEMENT DETAILS
C-100	SITE LIGHTING PLAN



CITY OF NEW ROCHELLE, NY - CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA- NYSRC 2025

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			ICE BARRIER UNDERLAYMENT	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPEED	TOPOGRAPHIC EFFECTS	SPECIAL REGION WINDS	WIND-BORN DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE				
35 psf	116 mph	NO	NO	NO	B	SEVERE	3'6"	MODERATE TO HEAVY	REQUIRED	FIRM MAP 36119C0341 F (2007)	618	52.2° F
										NOT IN FLOOD ZONE		

CITY OF NEW ROCHELLE, NY - MANUAL J DESIGN CRITERIA

ELEVATION	LATTITUDE	WINTER HEATING	SUMMER COOLING	ALTITUDE CORRECTION FACTOR	INDOOR DESIGN TEMPERATURE	DESIGN TEMPERATURE COOLING	HEATING TEMPERATURE DIFFERENCE
439'0"	N 40.9	12° F	87° F	1	70° F	75° F	50° F
COOLING TEMPERATURE DIFFERENCE	WIND VELOCITY HEATING	WIND VELOCITY COOLING	COINCIDENT WET BULB	DAILY RANGE	WINTER HUMIDITY	SUMMER HUMIDITY	
- 12° F	15 mph	7.5 mph	72° F	M	26%	64%	

2025 ECCC-NYS

TABLE R402.1.2

INSULATION AND FENESTRATION CRITERIA

CLIMATE ZONE 4

FENESTRATION	SKYLIGHT	GLAZED FENESTRATION	CEILING	WOOD FRAME	MASS WALL	FLOOR	BASEMENT WALL	SLAB	CRAWL SPACE WALL
U-FACTOR	U-FACTOR	SHGC	R-VALUE	R-VALUE	R-VALUE	R-VALUE	R-VALUE	R-VALUE & DEPTH	R-VALUE
0.27	0.5	0.4	49	30 OR 20&5ci OR 13&10ci OR 0&20ci	15 I 20	30 OR 19&7.5ci OR 20ci	15ci or 19 or 13&5ci	10ci, 4 FT	15ci OR 19 OR 13&15ci

BADALY

ENGINEERING DESIGN:

BADALY ENGINEERING PLLC
2 WILSON PLACE, MT. VERNON, NY 10550
(914) 465-9010 BADALY.COM

ANY ALTERATIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF A NYS LICENSED P.E. (OR R.A. WHERE APPLICABLE) IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145, SECTION 7209.

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DESIGN PROFESSIONAL:
SHAHIN BADALY - NYS PE 095887
REGISTERED TO PRACTICE IN NYS UNTIL 08/31/2027
BADALY ENGINEERING PLLC;
CERTIFICATE OF AUTHORIZATION - 0021229

ISSUE:

#	DATE	DESCRIPTION

REVISIONS:

#	DATE	DESCRIPTION
A	5/28/26	DOB COMMENTS
B	7/21/26	DOB COMMENTS 7-6-2026

PROJECT TITLE:

CONVERSION, ADDITION & ALTERATIONS:

88 ECHO AVENUE
NEW ROCHELLE, NY 10801

BLOCK: 95 LOT: 22

DRAWING TITLE:

GENERAL NOTES

SCALE: AS NOTED
DATE: 01/12/2026
JOB NO: 25296
DRAWN BY: SP
CHECKED BY: SB

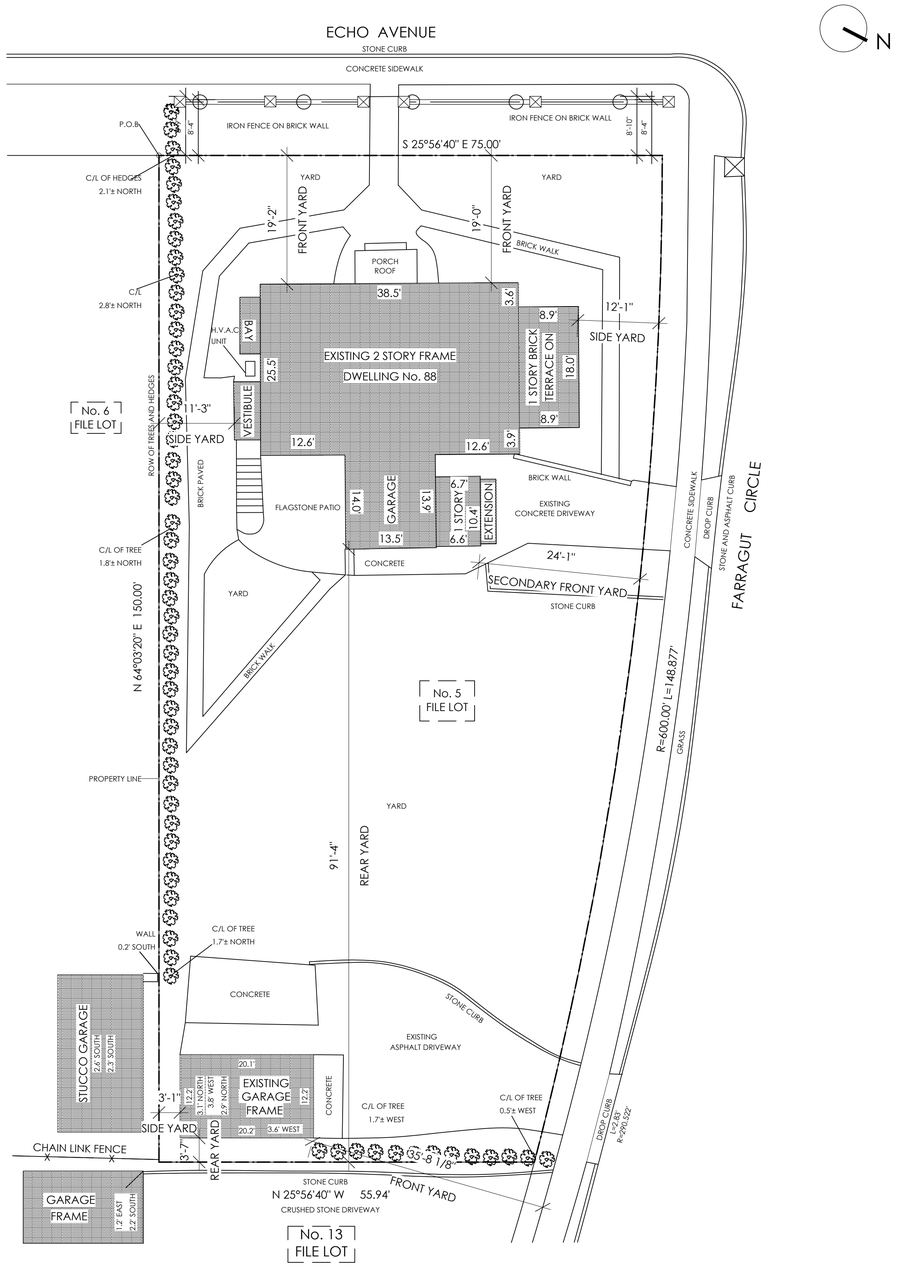
SEAL AND SIGNATURE:

STATE OF NEW YORK · SHAHIN BADALY · 095887 · LICENSED PROFESSIONAL ENGINEER

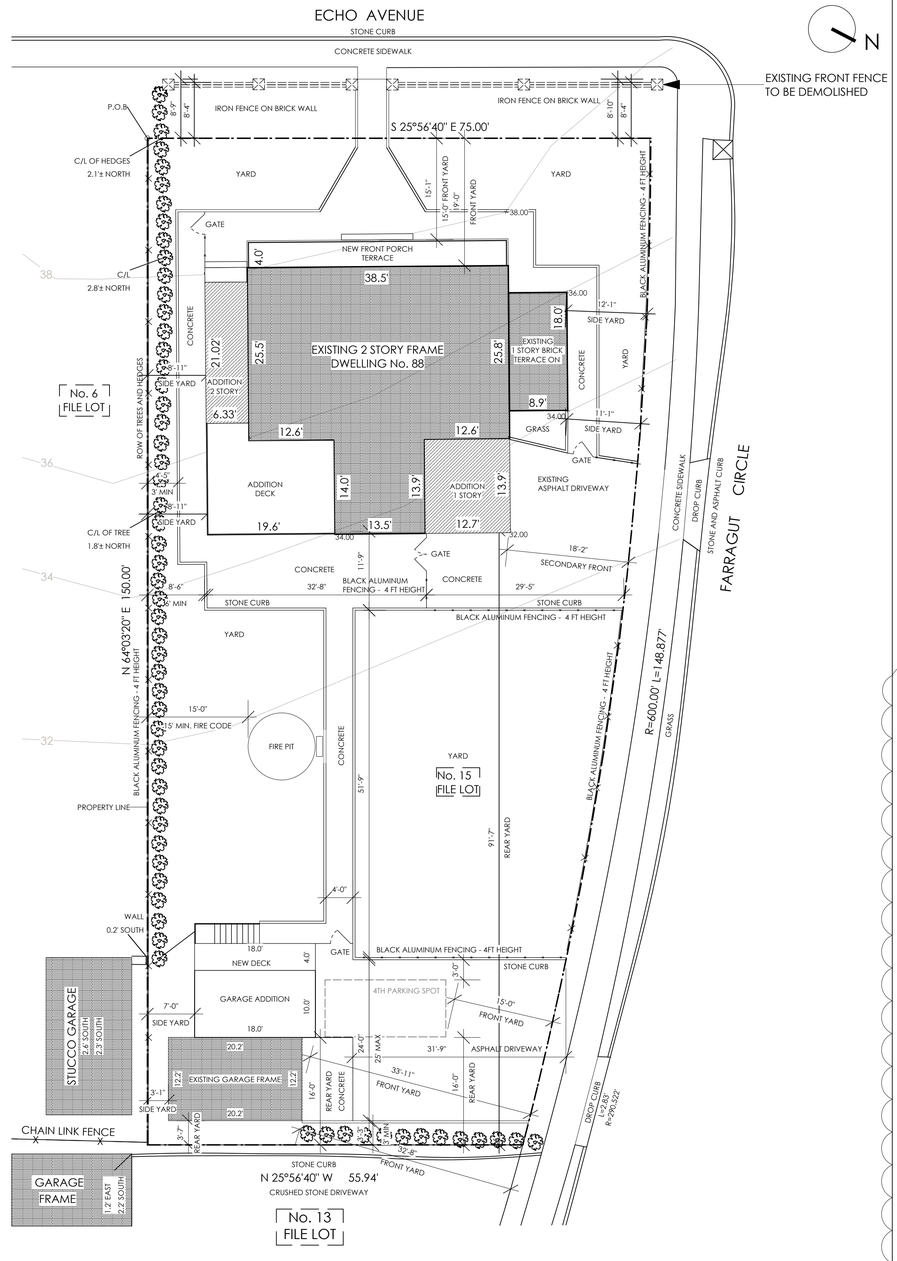
DRAWING NO.:

A-001

SHEET NO.: 1 OF 18



1 EXISTING SITE PLAN
Scale: 3/32" = 1'-0"



2 PROPOSED SITE PLAN
Scale: 3/32" = 1'-0"

FRONT PORCH SETBACK: (ZR 331-14(A)(3)(a))

AS PER ZR 331-14(A)(3)(a), "OPEN ONE-STORY PORCHES, ROOF OVERHANGS, CANOPIES, AND OTHER SIMILAR ARCHITECTURAL FEATURES MAY EXTEND TO WITHIN A MINIMUM DISTANCE OF THE FRONT LOT LINE AS FOLLOWS: R2-7.0, RMF-0.4, RMF-0.5, RMF-0.7, AND RMF-1.3 DISTRICTS: 15 FEET."

AS PER ZONING REGULATION, OPEN ONE-STORY FRONT PORCHES ARE PERMITTED TO EXTEND INTO THE REQUIRED FRONT YARD SETBACK AND MAY BE LOCATED A MINIMUM OF 15 FEET FROM THE FRONT LOT LINE IN THE APPLICABLE ZONING DISTRICT. THE PROPOSED FRONT PORCH SETBACK IS IN ACCORDANCE WITH ZR 331-14(A)(3)(a) AND COMPLIES WITH THE PERMITTED ENCROACHMENT REQUIREMENTS FOR OPEN ONE-STORY PORCHES.

REQUIRED FRONT YARD SETBACK FOR PRINCIPAL BUILDING: 19.00'
PERMITTED FRONT PORCH SETBACK AS PER ZR 331-14(A)(3)(a): 15.00'
PROPOSED FRONT PORCH SETBACK: 15.08'

IMPERVIOUS SURFACES:

LOT AREA: 10,301.46 S.F.

EXISTING DWELLING:	1,496.68 S.F.
EXISTING GARAGE	247.14 S.F.
CONC. & CONC. DRIVEWAY:	659.93 S.F.
ASPHALT DRIVEWAY:	797.20 S.F.
FLAGSTONE PATIO:	271.17 S.F.
BRICK WALK:	697.14 S.F.
OPEN PORCH:	52.55 S.F.
HVAC CONC. PAD:	3 S.F.
TOTAL :	**4,224.81S.F.**

EXISTING IMPERVIOUS AREA COVERAGE: 4,224.81/10,301.46 = 41.0%

PROPOSED DWELLING:	1,705.63 S.F.
GARAGE:	430.00 S.F.
ASPHALT DRIVEWAY:	1,030.19 S.F.
CONC & CONC. WALK:	1,949.12 S.F.
NEW DECK:	383.65 S.F.
FIRE PIT:	81.29 S.F.
TOTAL:	**5,580.38 S.F.**

PROPOSED IMPERVIOUS AREA COVERAGE: 5,580.38/10,301.46 = 54.17 %

PROPOSED 5,580.38 S.F. - EXISTING 4,224.91 S.F. = 1,355.47 S.F. ADDITIONAL IMPERIVOUS AREA

REQUIRED TREES (178-3 & 178-5):

ADDITIONAL IMPERVIOUS AREA: 1,355.47 S.F.
PERMITTED ADDITIONAL IMPERVIOUS
AREA WITHOUT MITIGATION: 200 S.F.
PLANTING REQUIRED = 1,355.471 S.F. - 200 S.F. = 1,155.47 S
1,155.47 S.F. / 200 S.F. = 6 TREES REQUIRED
(MIN. 12" DBH)

PROPOSED: (6) 2" DBH TREES = 12" DBH TOTAL
PROVIDE QUERCUS BICOLOR, SWAMP WHITE OAK
OR APPROVED NATIVE TREE FROM
"TREE PLANTING LIST-CITY OF NEW ROCHELLE"

BADALY

ENGINEERING DESIGN:

BADALY ENGINEERING PLLC
2 WILSON PLACE, MT. VERNON, NY 10550
(914) 465-9010 BADALY.COM

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#	DATE	DESCRIPTION
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PROJECT TITLE:
CONVERSION, ADDITION & ALTERATIONS:

88 ECHO AVENUE
NEW ROCHELLE, NY 10801

BLOCK: 95 LOT: 22

DRAWING TITLE:

SITE PLAN COMPARISON

SCALE: AS NOTED
DATE: 01/12/2026
JOB NO: 25296
DRAWN BY: SP
CHECKED BY: SB

SEAL AND SIGNATURE:

STATE OF NEW YORK · SHAHIN BADALY · 095887 · LICENSED PROFESSIONAL ENGINEER

DRAWING NO.:

A-002

SHEET NO.:

2 OF 18

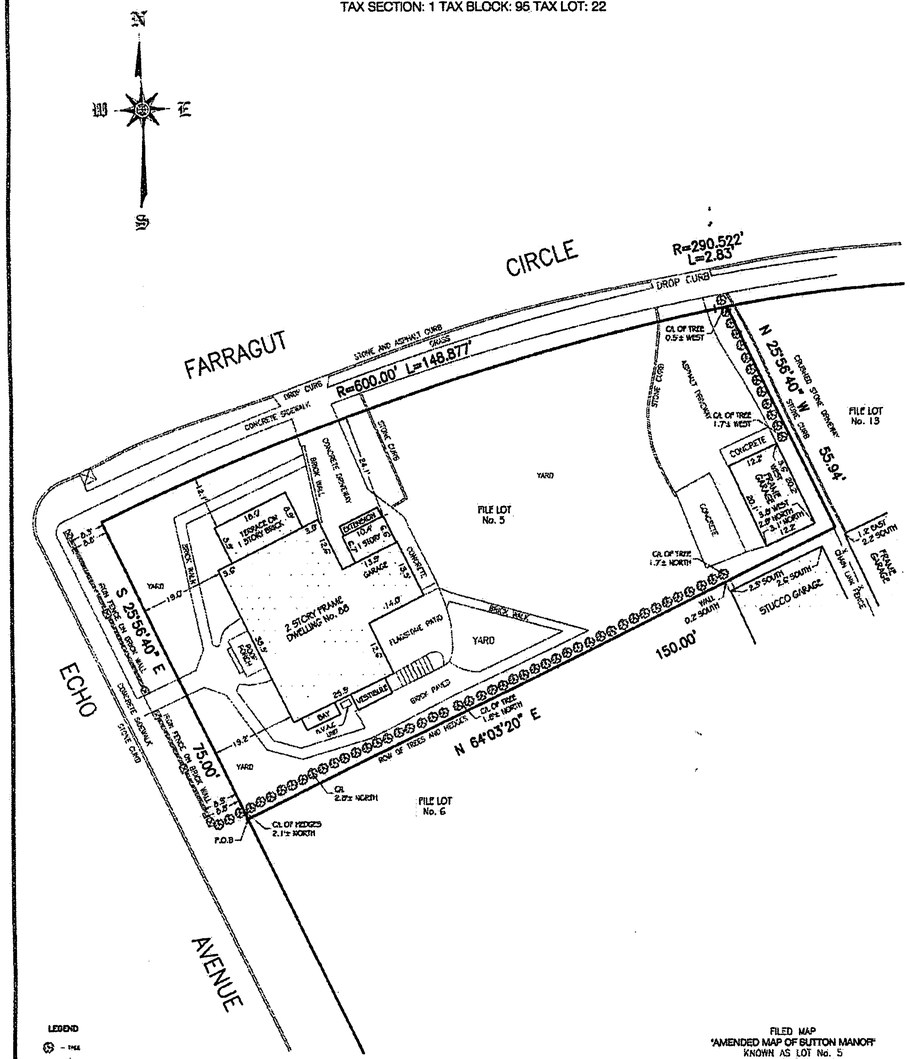
10 0 20 40

ORIGINAL SCALE: 1" = 20'

FOR TITLE PURPOSES ONLY
SURVEYED FOR SARAH A. CARDONE
AND ONLY FOR THE PERSONS FOR WHOM IT WAS PREPARED. IT IS NOT VALID FOR ANY OTHER PURPOSES OR FOR ANYONE ELSE

MAP OF PROPERTY SITUATED AT

WESTCHESTER COUNTY, N.Y.
CITY OF NEW ROCHELLE
TAX SECTION: 1 TAX BLOCK: 95 TAX LOT: 22



LEGEND

⊙ - TREE

FILED MAP
'AMENDED MAP OF BUTTON MANOR'
KNOWN AS LOT No. 5
FILED JULY 20th, 1904
AS MAP No. 1375

NOTES:
1. GUARANTEES OR CERTIFICATIONS 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 OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
2. PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.
3. UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.
4. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
5. EASEMENTS OF RECORD ARE ONLY GUARANTEED IF AN ABSTRACT OF TITLE IS FURNISHED TO THE SURVEYOR.

DATE	DESCRIPTION
JANUARY 16th, 2025	TITLE SURVEY

GUARANTEED TO:
1. JOHN LEKUTAKAJ
2. FIRST AMERICAN TITLE INSURANCE COMPANY
3. THE JUDICIAL TITLE INSURANCE AGENCY LLC

TITLE No. 153819FA-W

LALSA LAND SURVEYING, PLLC
PROFESSIONAL LAND SURVEYOR
LICENSE No. 050936
172-24 93rd AVENUE
JAMAICA, N.Y. 11433
TELEPHONE (917)882 7394
FAX (718)206-2814
EMAIL: GOPAULLALSA@GMAIL.COM

LICENSED LAND SURVEYOR ADRIAN S. LALSA 050936 STATE OF NEW YORK

© THE SURVEYOR 2025

SURVEY

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 18. The **horizontal datum** was NAD 83, GRS80 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713-3242**, or visit its website at http://www.ngs.noaa.gov.

Base map information shown on this FIRM was derived from digital orthophotography provided by the New York State Office of Cyber Security & Critical Infrastructure Coordination. This information was produced as 20-centimeter resolution natural color orthoimagery from photography dated April 2004.

Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations and floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map. Also, the road to floodplain relationships for unrevised streams may differ from what is shown on previous maps.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at http://msc.fema.gov.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call **1-877-FEMA MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov.

FLOOD MAP

LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A: No Base Flood Elevations determined.
- ZONE AE: Base Flood Elevations determined.
- ZONE AH: Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO: Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR: Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99: Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V: Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE: Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

- ZONE X: Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

- ZONE X: Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D: Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- 513 — Base Flood Elevation line and value; elevation in feet*
- (EL. 987) — Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988

- Cross-section line
- Limited detail cross-section line
- Transect line
- 87°07'45", 32°22'30" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
- 1000-meter Universal Transverse Mercator grid values, zone 18N
- 600000 FT — 5000-foot grid ticks: New York State Plane coordinate system, East zone (FIPSZONE 3101), Transverse Mercator projection
- DX510 — Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 — River Mile

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
September 28, 2007

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'
250 0 500 1000 FEET
150 0 150 300 METERS

NFIP NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0342F

FIRM
FLOOD INSURANCE RATE MAP

for WESTCHESTER COUNTY, NEW YORK (ALL JURISDICTIONS)

CONTAINS:

COMMUNITY	NUMBER
LARCHMONT, VILLAGE OF	360915
MAMARONECK, TOWN OF	360917
NEW ROCHELLE, CITY OF	360922

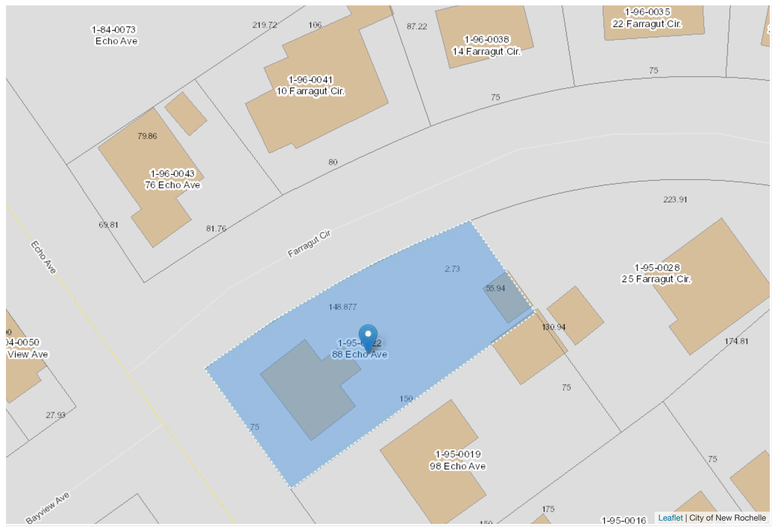
PANEL 342 OF 426
MAP SUFFIX: F
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
36119C0342F
EFFECTIVE DATE
SEPTEMBER 28, 2007

Federal Emergency Management Agency

9/10/25, 6:57 PM CITY SQUARED | map | NewRochelleCityNY



CITY SQUARED MAP

https://citysquared.com/#/app/map/NewRochelleCityNY 1/1

BADALY
ENGINEERING DESIGN:
BADALY ENGINEERING PLLC
2 WILSON PLACE, MT. VERNON, NY 10550
(914) 465-9010 BADALY.COM

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BADALY ENGINEERING PLLC;
CERTIFICATE OF AUTHORIZATION - 0021229

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PROJECT TITLE:
CONVERSION, ADDITION & ALTERATIONS:

88 ECHO AVENUE
NEW ROCHELLE, NY 10801
BLOCK: 95 LOT: 22

DRAWING TITLE:

SURVEY AND FLOOD MAP

SCALE:	AS NOTED
DATE:	01/12/2026
JOB NO:	25296
DRAWN BY:	SP
CHECKED BY:	SB

SEAL AND SIGNATURE:
STATE OF NEW YORK SHAHIN BADALY 095887 LICENSED PROFESSIONAL ENGINEER

DRAWING NO.:

A-003

SHEET NO.:

3 OF 18

Property Address(es):	88 ECHO AVENUE
Zoning District(s):	R2-7.0
Structure / Site Use(s):	TWO-FAMILY RESIDENCE
Lot Area	10,301.46 SF RESIDENTIAL

Item	Required / Permitted	EXISTING	PROPOSED	Variance Requested
Lot Area (square feet)	7,000	10,301	10,301	NO
Lot Width and Frontage - (feet)	70	75	75	NO
Building Height (stories)	3	2	2	NO
Building Height (feet)	35	27.75	27.75	NO
Gross Floor Area	4,120.58	3,629.43	4,097.09	NO
Floor Area Ratio	0.4	0.35	0.39	NO
Building Area (square feet)	3,090.44	1,496.68	1,705.63	NO
Lot Coverage - Buildings (%)	30	14.50	16.56	NO
Impervious Surface Area (square feet)	6,180.87	4,224.91	5,580.38	NO
Lot Coverage - Impervious Surface (%)	60	41.00	54.17	NO
feet)	3,500	5,151	5,151	NO
Floor Area per Dwelling Unit (square feet)	1,600 PER DWELLING BUT NOT LESS THAN 600 PER DWELLING UNIT	2,665.59	1,276.17	NO
YARDS				
Front Yard Setback (feet)	20	19.00	19.00	NO
Secondary Front Yard (feet)	15	24.08	18.16	NO
Side Yard Setback - Each Yard (feet)	8	11.25	8.91	NO
Combined Side Yard (feet)	20	23.33	20.00	NO
Rear Yard Setback	30	91.33	91.33	NO
ACCESSORY BUILDING				
Accessory Building Area/ Principal Bldg Area	0.25X BLG AREA=426.40	247.14	420.00	NO
Front Yard (feet)	30	35.67	33.92	NO
Side Yard (feet)	6	3.08	7.00	NO
Rear Yard (feet)	10	3.58	16.00	NO

GRADE ELEVATION CALCULATION

(38.0' + 36.0' + 36.0' + 34.0' + 32.0') / 5= 35.2'
FIRST FLOOR GRADE = 40.0'

FRONT PORCH SETBACK: (ZR 331-14(A)(3)(a))

AS PER ZR 331-14(A)(3)(a), "OPEN ONE-STORY PORCHES, ROOF OVERHANGS, CANOPIES, AND OTHER SIMILAR ARCHITECTURAL FEATURES MAY EXTEND TO WITHIN A MINIMUM DISTANCE OF THE FRONT LOT LINE AS FOLLOWS: R2-7.0, RMF-0.4, RMF-0.5, RMF-0.7, AND RMF-1.3 DISTRICTS: 15 FEET."

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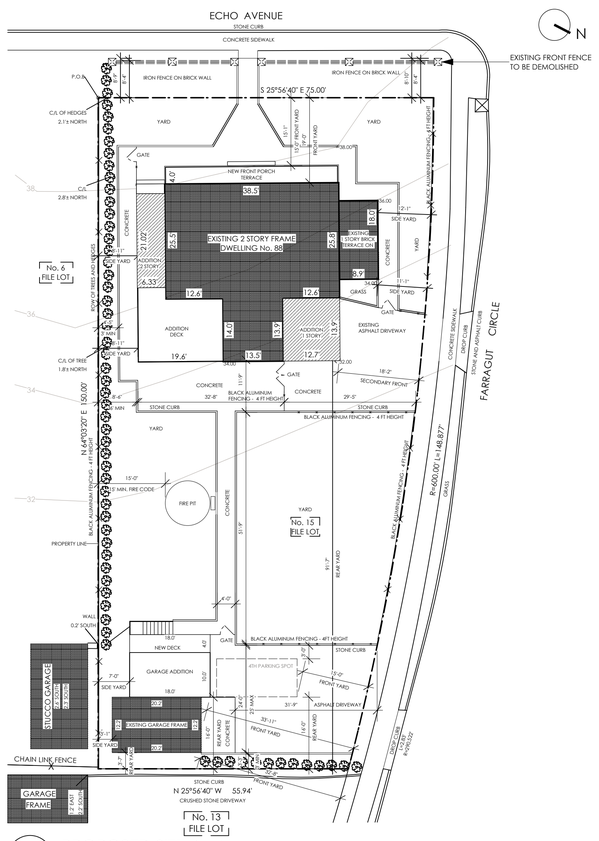


PROPOSED FLOOR AREA:

BASEMENT FLOOR = (A) 7.82 S.F. + (B)989.40 S.F. + (C) 57.25 S.F. + (D) 72.79 S.F. + (E) 14.60 S.F.
= 1,141.86 S.F.

FIRST FLOOR = (A)989.40 S.F. + (B)150.63 S.F. + (C) 363.16 S.F. + (D) 130.54 S.F. + (E) 7.85 S.F. + (F) 7.85 S.F.
= 1,649.43 S.F.

SECOND FLOOR = (A)989.40 S.F. + (B) 185.63 S.F. + (C) 130.77 S.F.
= 1,305.80 S.F.

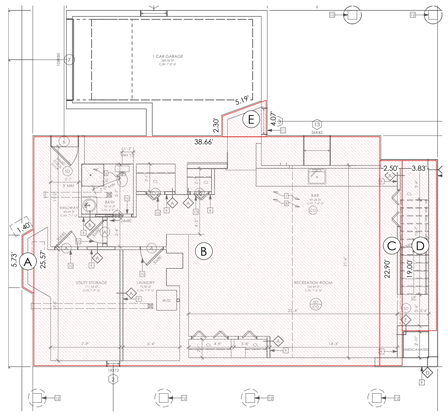
TOTAL FLOOR AREA = 1,141.86 S.F. + 1,649.43 S.F. + 1,305.80 S.F. = 4,097.09 S.F.

GFA = 4,097.09 S.F./ **10,301.46** S.F. = **0.39**

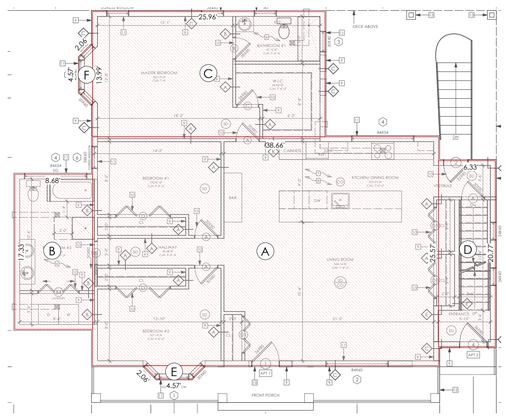
PROPOSED GFA = 0.39 < PERMITTED GFA = 0.4

PROPOSED PLANS DIAGRAMS

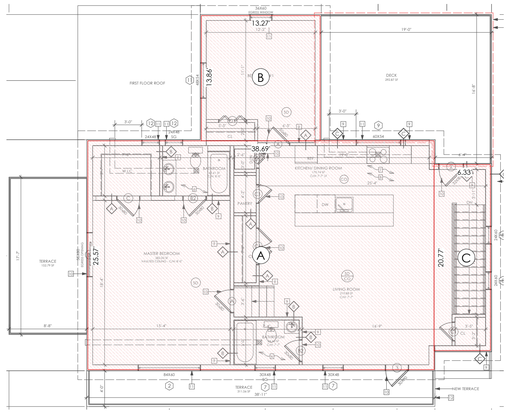
BASEMENT FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



EXISTING LOT AREA: ***10,450 S.F.***

EXISTING FLOOR AREA:

BASEMENT FLOOR = (A) 7.99 S.F. + (B)987.37 S.F. + (C) 16.40 S.F.
= 1,011.76 S.F.

FIRST FLOOR = (A)1005.51 S.F. + (B)152.79 S.F.+ (C) 189.12 S.F. + (D) 18.76 S.F. + (E) 7.35 S.F. + (F) 25.19 S.F.
= 1,398.74 S.F.

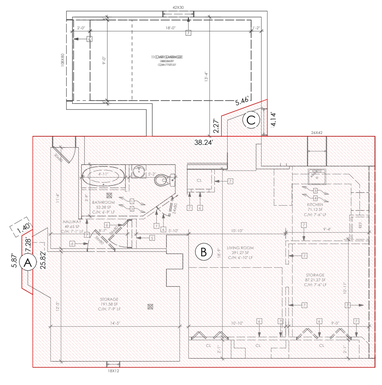
SECOND FLOOR = (A)676.65 S.F. + (B) 189.12 S.F. + (C) 137.81 S.F. + (D) 190.15 S.F. + (E) 25.19 S.F.
= 1,218.93 S.F.

TOTAL FLOOR AREA = 1,011.76 S.F. + 1,398.74 S.F. + 1,218.93 S.F. = 3,629.43 S.F.

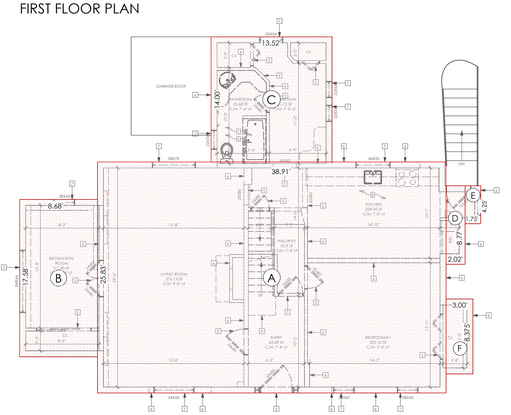
GFA = 3,629.43 S.F. / 10,301.46 S.F. = 0.35

EXISTING PLANS DIAGRAMS

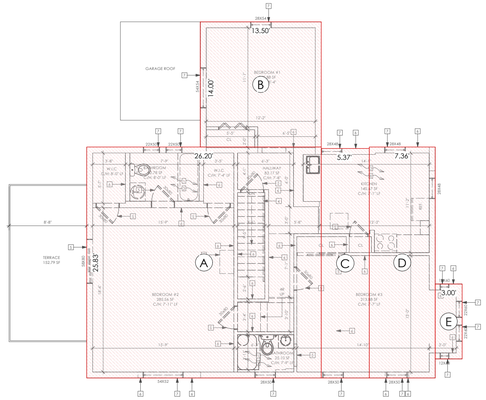
BASEMENT FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



BADALY

ENGINEERING DESIGN:

BADALY ENGINEERING PLLC
2 WILSON PLACE, MT. VERNON, NY 10550
(914) 465-9010 BADALY.COM

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DESIGN PROFESSIONAL:
SHAHIN BADALY - NYS PE 095887
REGISTERED TO PRACTICE IN NYS UNTIL 08/31/2027
BADALY ENGINEERING PLLC;
CERTIFICATE OF AUTHORIZATION - 0021229

ISSUE:

#	DATE	DESCRIPTION

REVISIONS:

#	DATE	DESCRIPTION
A	5/28/26	DOB COMMENTS
B	7/21/26	DOB COMMENTS 7-6-2026

PROJECT TITLE:
CONVERSION, ADDITION & ALTERATIONS:

88 ECHO AVENUE
NEW ROCHELLE, NY 10801
BLOCK: 95 LOT: 22

DRAWING TITLE:

ZONING COMPLIANCE

SCALE:	AS NOTED
DATE:	01/12/2026
JOB NO:	25296
DRAWN BY:	SP
CHECKED BY:	SB

SEAL AND SIGNATURE:

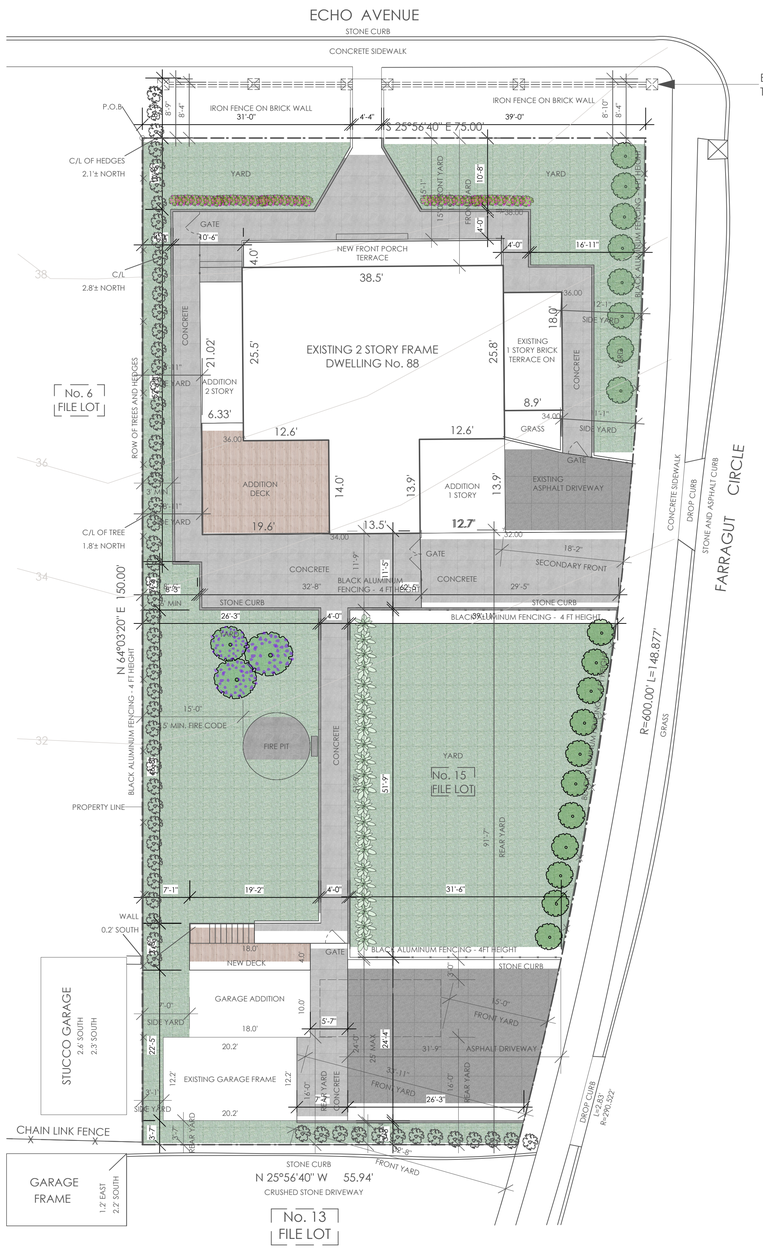
STATE OF NEW YORK SHAHIN BADALY 095887 LICENSED PROFESSIONAL ENGINEER

DRAWING NO.:

Z-001

SHEET NO.:

4 OF 18



1 PROPOSED LANDSCAPING PLAN
Scale: 3/32" = 1'-0"

LANDSCAPING SCHEDULE

SHRUBS/PLANTS	BOTANICAL NAME	COMMON NAME	SIZE AT PLANTING
	BUXUS x "GREEN GEM'	GREEN GEM BOXWOOD	
	WEIGELA FLORIDA SONIC BLOOM 'BOKRASOPIN'	SONIC BLOOM PINK REBLOOMING WEIGELA	
	THUJA OCCIDENTALIS 'TECHNY'	TECHNY ARBORVITAE	
	VITEX AGNUS - CASTUS	CHASTE TREE	
GROUND COVERING			
	GRASS		
HARDSCAPING			
	ASPHALTIC PAVEMENT AT DRIVEWAY		
	CONCRETE PAVER FLAGSTONE WALKWAY AND STAIR TREADS		
	COMPOSITE DECKING		

LANDSCAPING NOTES:

THIS LANDSCAPING PLAN SHALL ONLY INCLUDE PLANT SPECIES THAT ARE APPROPRIATE BASED ON THE UNITED STATES DEPARTMENT OF AGRICULTURE'S PLANT HARDINESS ZONE MAP.

ALL LANDSCAPING SHALL LIVE FOR AT LEAST 3 YEARS AFTER THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. ANY LANDSCAPING THAT DOES NOT MEET THIS REQUIREMENT SHALL BE REPLACED WITHIN TEN (10) DAYS OF NOTICING THAT THE LANDSCAPING IS INADEQUATE.

IMPERVIOUS SURFACES:

LOT AREA: 10,301.46 S.F.

EXISTING DWELLING:	1,496.68 S.F.
EXISTING GARAGE	247.14 S.F.
CONC. & CONC. DRIVEWAY:	659.93 S.F.
ASPHALT DRIVEWAY:	797.20 S.F.
FLAGSTONE PATIO:	271.17 S.F.
BRICK WALK:	697.14 S.F.
OPEN PORCH:	52.55 S.F.
HVAC CONC. PAD:	3 S.F.
TOTAL :	**4,224.81S.F.**

EXISTING IMPERVIOUS AREA COVERAGE: 4,224.81/10,301.46 = 41.0%

PROPOSED DWELLING:	1,705.63 S.F.
GARAGE:	430.00 S.F.
ASPHALT DRIVEWAY:	1,030.19 S.F.
CONC & CONC. WALK:	1,949.12 S.F.
NEW DECK:	383.65 S.F.
FIRE PIT:	81.29 S.F.
TOTAL:	**5,580.38 S.F.**

PROPOSED IMPERVIOUS AREA COVERAGE: 5,580.38/10,301.46 = 54.17 %

PROPOSED 5,580.38 S.F. - EXISTING 4,224.91 S.F. = 1,355.47 S.F. ADDITIONAL IMPERIVOUS AREA

REQUIRED TREES (178-3 & 178-5):

ADDITIONAL IMPERVIOUS AREA: 1,355.47 S.F.
PERMITTED ADDITIONAL IMPERVIOUS AREA WITHOUT MITIGATION: 200 S.F.
PLANTING REQUIRED = 1,355.471 S.F. - 200 S.F. = 1,155.47 S.F
1,155.47 S.F. / 200 S.F. = 6 TREES REQUIRED (MIN. 12" DBH)

PROPOSED: (6) 2" DBH TREES = 12" DBH TOTAL
PROVIDE QUERCUS BICOLOR, SWAMP WHITE OAK OR APPROVED NATIVE TREE FROM "TREE PLANTING LIST-CITY OF NEW ROCHELLE"

BUXUS x "GREEN GEM

VITEX AGNUS-CASTUS

THUJA OCCIDENTALIS 'TECHNY'

WEIGELA FLORIDA SONIC BLOOM 'BOKRASOPIN'

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88 ECHO AVENUE
NEW ROCHELLE, NY 10801

BLOCK: 95 LOT: 22

DRAWING TITLE:

LANDSCAPING PLAN

SCALE: AS NOTED
DATE: 01/12/2026
JOB NO: 25296
DRAWN BY: SP
CHECKED BY: SB

SEAL AND SIGNATURE:
STATE OF NEW YORK · SHAHIN BADALY · 095887 · LICENSED PROFESSIONAL ENGINEER

DRAWING NO.:
L-001

SHEET NO.:
5 OF 18

LEGEND

- NEW INTERIOR PARTITION
- EXISTING INTERIOR PARTITION TO BE REMOVED
- (SD) SMOKE DETECTOR, HARD WIRED W/ BATTERY BACK UP
- (SD/CO) COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR, HARD WIRED W/ BATTERY BACK UP
- (A) DOOR TYPE SYMBOL
- (1) WINDOW TYPE SYMBOL
- (HD) HEAT DETECTOR, INTERCONNECTED TO SMOKE DETECTOR, HARD WIRED W/ BATTERY BACK UP
- 100 CFM KITCHEN OR 75 CFM BATHROOM VENTILATION FAN, WIRE TO VANITY LIGHT SWITCH. VENT DIRECTLY TO EXTERIOR. PROVIDE CORROSION-RESISTANT SCREEN AT TERMINATION.
- SURFACE MOUNTED CEILING LIGHT
- TEMPORARY SHORING
- PARTITION TYPE SYMBOL

DEMOLITION NOTES:

1. EXISTING BATHROOM VANITY & FIXTURES TO BE REMOVED AND REPLACED WITH NEW.
2. BATHROOM TILE FLOOR AND FINISHED FLOORS TO BE REMOVED / REPLACED WITH NEW.
3. EXISTING CABINETS TO BE REMOVED.
4. EXISTING PLUMBING FIXTURE TO BE REMOVED.
5. EXISTING STAIRS TO BE REMOVED.
6. EXISTING DOOR TO BE REMOVED.
7. EXISTING PARTITION TO BE REMOVED.

FINISH SCHEDULE

LOCATION	WALLS	CEILING	FLOOR	COUNTER	BASE TRIM	DOOR & WINDOW TRIM	NOTES
KITCHEN	PAINTED G.W.B. CERAMIC TILE ON CEMENT BACKERBOARD AT BACKSPLASH	PAINTED G.W.B.	CERAMIC TILE	QUARTZ	9/16"x5-1/4" PINE	9/16"x3-1/4" COLONIAL CASING (PAINTED PINE)	PROVIDE MOLD & MILDEW RESISTANT G.W.B. BEHIND SINK BASE CABINET.
BATHROOM	CERAMIC TILE ON CEMENT BACKERBOARD AT HALF WAY HEIGHT & PAINTED G.W.B. TO BE INSTALLED UP TO CEILING HEIGHT. CERAMIC TILE ON CEMENT BACKERBOARD AT TUB/SHOWER ENCLOSURES TO BE INSTALLED UP TO CEILING HEIGHT.	PAINTED G.W.B.	CERAMIC TILE	CERAMIC W/ BASIN	CERAMIC TILE	9/16"x3-1/4" COLONIAL CASING (PAINTED PINE)	PROVIDE MOLD & MILDEW RESISTANT G.W.B. THROUGHOUT.
ALL OTHER ROOMS	PAINTED G.W.B.	PAINTED G.W.B.	EXIST. 3/4" OAK TO REMAIN	N/A	EXIST. PAINTED BASE TO REMAIN	EXIST. PAINTED CASING TO REMAIN	-

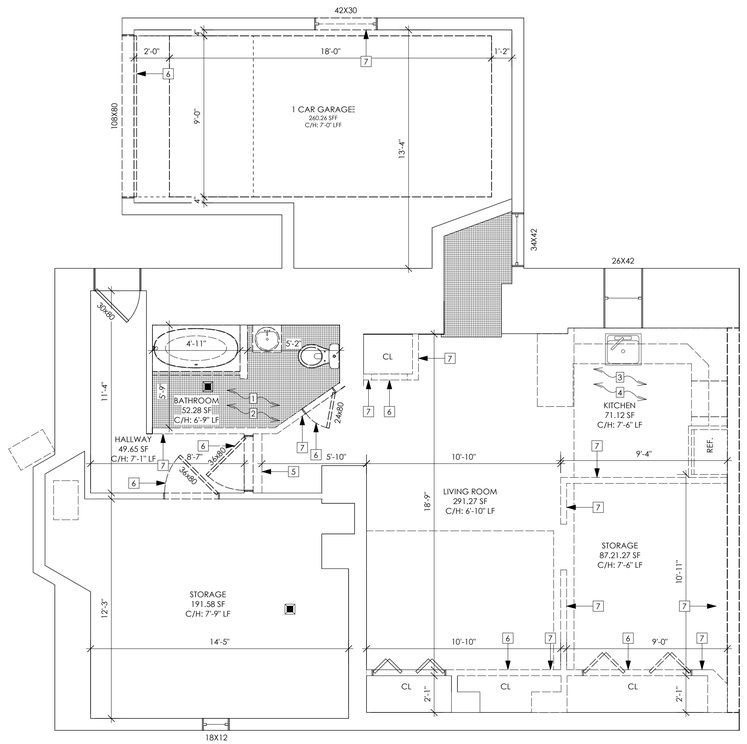
NOTE: EXISTING EMERGENCY ESCAPE OPENINGS TO BE MAINTAINED AS PER 2025 RCNYS, SECTION R319.

SCHEDULE OF NATURAL LIGHT & VENTILATION

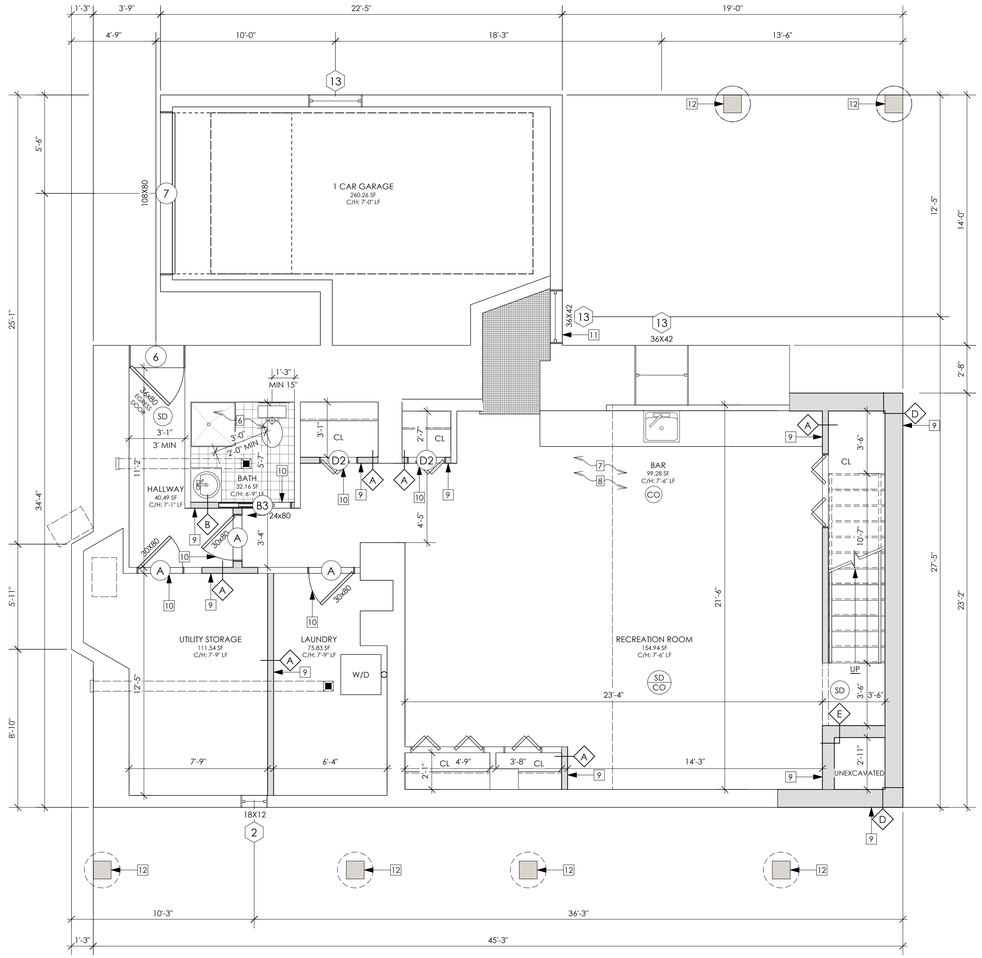
FLOOR	ROOM ID	AREA (S.F.)	NATURAL LIGHT		NATURAL VENTILATION	
			REQ'D (8%)	PROVIDED	REQ'D (4%)	PROVIDED
BASEMENT FLOOR	RECREATION ROOM	254.22	20.34	22.50	10.17	11.25

CONSTRUCTION NOTES:

1. ALL EXTERIOR WALLS AFFECTED BY THE ALTERATION SHALL BE PROVIDED WITH THE MAXIMUM BATT INSULATION (NO LESS THAN R-5 PER INCH) THAT CAN FIT IN THE EXISTING CAVITY. THE EXISTING EXTERIOR WALLS SHALL HAVE A THERMAL RESISTANCE NO LESS CONFORMING TO THE PROVISIONS OF THE 2025 ECCCNYS PRIOR TO THE ALTERATION.
EXPOSED INTERIOR WALLS AND CEILING CAVITIES EXPOSED DURING CONSTRUCTION SHALL BE PROVIDED WITH MINERAL WOOL SOUND ATTENUATING INSULATION WITH AN STC RATING NOT LESS THAN 50.
2. PROVIDE PATCH & PLASTER OF EXISTING G.W.B. WALLS AND CEILINGS AS REQUIRED.
3. EXISTING FINISHED FLOORS TO BE SANDED AND REFINISHED THROUGHOUT.
5. PROVIDE NEW COMBINATION SMOKE, CARBON MONOXIDE AND HEAT DETECTOR WITH BATTERY BACK UP AS PER LOCATIONS NOTED ON PLAN.
6. PROVIDE NEW BATHROOM VANITY, TILE & PLUMBING FIXTURES. EXISTING WINDOW TO PROVIDE NATURAL VENTILATION. PROVIDE TEMPERED GLAZING. PROVIDE 75 CFM INTERMITTENT BATH AND VENTILATION TO EXTERIOR. PROVIDE CORRISON-RESISTANT SCREEN AT TERMINATION.
7. NEW KITCHEN ISLAND, CABINETS, COUNTER TOP, TILE FLOOR AND BACKSPLASH TO BE PROVIDED.
8. NEW KITCHEN PLUMBING FIXTURES TO BE PROVIDED AS PER PLANS.
9. NEW PARTITION TO BE PROVIDED.
10. NEW DOOR TO BE PROVIDED.
11. NEW WINDOW TO BE PROVIDED.
12. PROVIDE STRUCTURAL COLUMNS FOR THE NEW DECK AND THE FRONT PORCH.



1 EXISTING BASEMENT FLOOR PLAN
Scale: 1/4" = 1'-0"



2 PROPOSED BASEMENT FLOOR PLAN
Scale: 1/4" = 1'-0"

BADALY

ENGINEERING DESIGN:

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B	7/21/26	DOB COMMENTS 7-6-2026

PROJECT TITLE:
CONVERSION, ADDITION & ALTERATIONS:

88 ECHO AVENUE
NEW ROCHELLE, NY 10801
BLOCK: 95 LOT: 22

DRAWING TITLE:

BASEMENT FLOOR PLANS

SCALE: AS NOTED
DATE: 01/12/2026
JOB NO: 25296
DRAWN BY: SP
CHECKED BY: SB

SEAL AND SIGNATURE:
STATE OF NEW YORK · SHAHIN BADALY · 095887 · LICENSED PROFESSIONAL ENGINEER

DRAWING NO.:

A-100

SHEET NO.: 6 OF 18

LEGEND

- NEW INTERIOR PARTITION
- EXISTING INTERIOR PARTITION TO BE REMOVED
- (SD) SMOKE DETECTOR, HARD WIRED W/ BATTERY BACK UP
- (SD/CO) COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR, HARD WIRED W/ BATTERY BACK UP
- (A) DOOR TYPE SYMBOL
- (1) WINDOW TYPE SYMBOL
- (HD) HEAT DETECTOR, INTERCONNECTED TO SMOKE DETECTOR, HARD WIRED W/ BATTERY BACK UP
- 100 CFM KITCHEN OR 75 CFM BATHROOM VENTILATION FAN, WIRE TO VANITY LIGHT SWITCH. VENT DIRECTLY TO EXTERIOR. PROVIDE CORROSION-RESISTANT SCREEN AT TERMINATION.
- SURFACE MOUNTED CEILING LIGHT
- TEMPORARY SHORING
- PARTITION TYPE SYMBOL

DEMOLITION NOTES:

1. EXISTING BATHROOM VANITY & FIXTURES TO BE REMOVED.
2. BATHROOM TILE FLOOR AND FINISHED FLOORS TO BE REMOVED.
3. EXISTING PLUMBING FIXTURE TO BE REMOVED.
4. EXISTING STAIRS TO BE REMOVED.
5. EXISTING DOOR TO BE REMOVED.
6. EXISTING PARTITION TO BE REMOVED.
7. EXISTING WINDOW TO BE REMOVED.
8. EXISTING PLUMBING FIXTURES AND CABINETS TO BE REMOVED.

FINISH SCHEDULE

LOCATION	WALLS	CEILING	FLOOR	COUNTER	BASE TRIM	DOOR & WINDOW TRIM	NOTES
KITCHEN	PAINTED G.W.B. CERAMIC TILE ON CEMENT BACKERBOARD AT BACKSPLASH	PAINTED G.W.B.	CERAMIC TILE	QUARTZ	9/16"x5-1/4" PINE	9/16"x3-1/4" COLONIAL CASING (PAINTED PINE)	PROVIDE MOLD & MILDEW RESISTANT G.W.B. BEHIND SINK BASE CABINET.
BATHROOM	CERAMIC TILE ON CEMENT BACKERBOARD AT HALF WAY HEIGHT & PAINTED G.W.B. TO BE INSTALLED UP TO CEILING HEIGHT. CERAMIC TILE ON CEMENT BACKERBOARD AT TUB/SHOWER ENCLOSURES TO BE INSTALLED UP TO CEILING HEIGHT.	PAINTED G.W.B.	CERAMIC TILE	CERAMIC W/ BASIN	CERAMIC TILE	9/16"x3-1/4" COLONIAL CASING (PAINTED PINE)	PROVIDE MOLD & MILDEW RESISTANT G.W.B. THROUGHOUT.
ALL OTHER ROOMS	PAINTED G.W.B.	PAINTED G.W.B.	EXIST. 3/4" OAK TO REMAIN	N/A	EXIST. PAINTED BASE TO REMAIN	EXIST. PAINTED CASING TO REMAIN	-

NOTE: EXISTING EMERGENCY ESCAPE OPENINGS TO BE MAINTAINED AS PER 2025 RCNYS, SECTION R319.

SCHEDULE OF NATURAL LIGHT & VENTILATION

FLOOR	ROOM ID	AREA (S.F.)	NATURAL LIGHT		NATURAL VENTILATION	
			REQ'D (8%)	PROVIDED	REQ'D (4%)	PROVIDED
FIRST FLOOR	LIVING ROOM	344.14	27.53	35.00	13.77	17.50
	KITCHEN	210.93	16.87	48.78	8.44	33.53
	MASTER BEDROOM	225.19	18.02	61.70	9.01	30.85
	BEDROOM #1	119.81	9.58	12.50	4.79	6.25
	BEDROOM #2	127.19	10.18	36.70	5.09	18.35

CONSTRUCTION NOTES:

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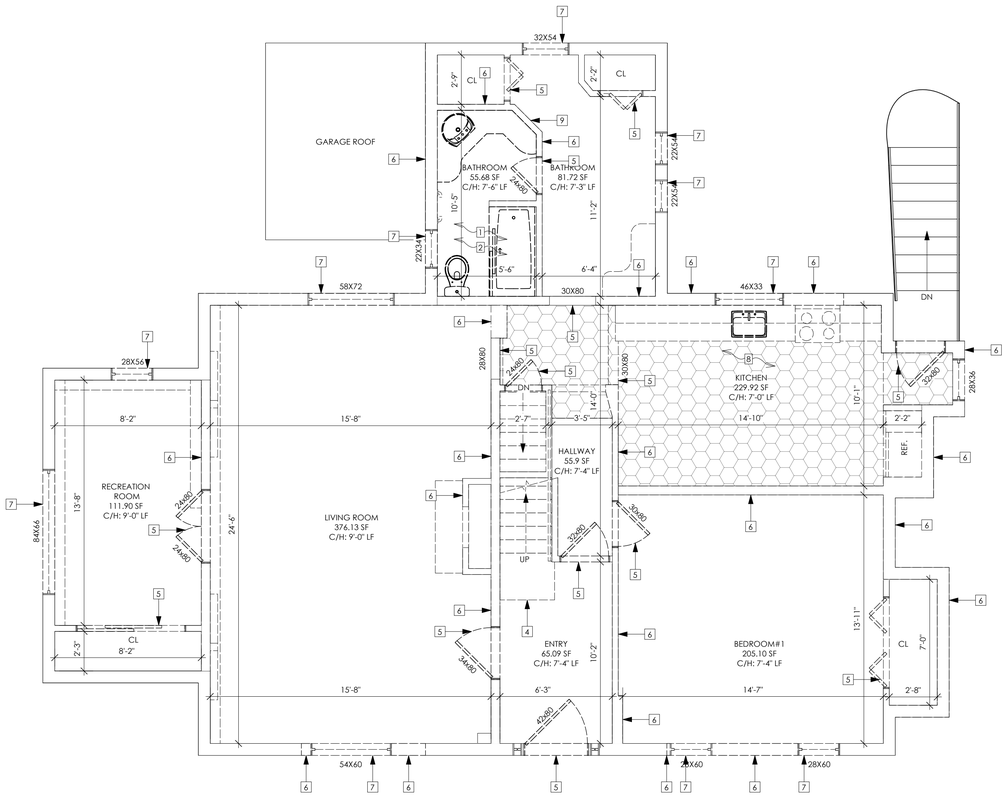
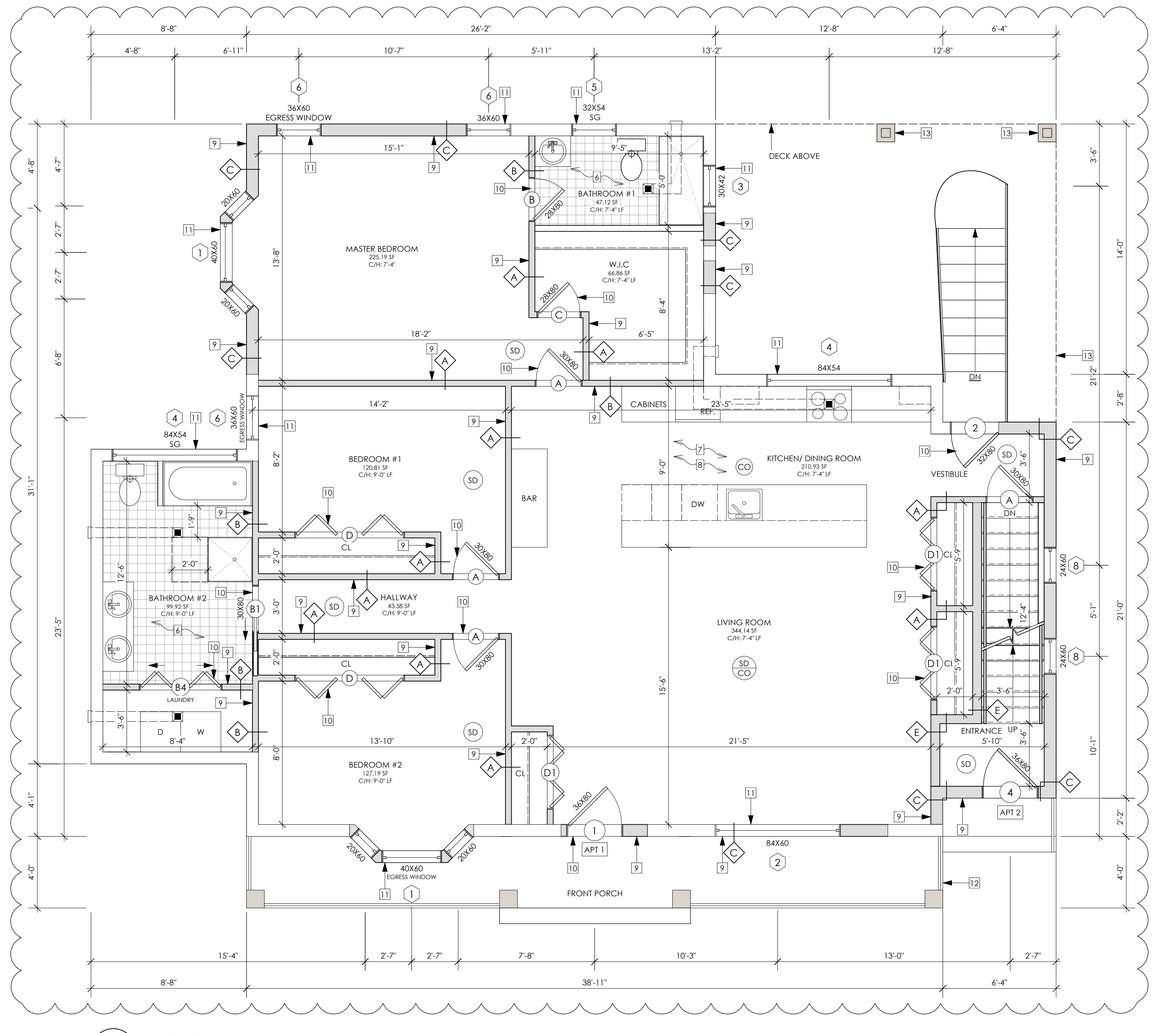
EXPOSED INTERIOR WALLS AND CEILING CAVITIES EXPOSED DURING CONSTRUCTION SHALL BE PROVIDED WITH MINERAL WOOL SOUND ATTENUATING INSULATION WITH AN STC RATING NOT LESS THAN 50.
2. PROVIDE PATCH & PLASTER OF EXISTING G.W.B. WALLS AND CEILINGS AS REQUIRED.
3. EXISTING FINISHED FLOORS TO BE SANDED AND REFINISHED THROUGHOUT.
4. PROVIDE MECHANICAL KITCHEN EXHAUST SYSTEM (RANGE HOOD), MIN. 300 CFM, DUCTED DIRECTLY TO EXTERIOR. PROVIDE BACKDRAFT DAMPER AND CORRISON-RESISTANT SCREEN AT TERMINATION.PROVIDE MAKE-UP AIR FAN/SYSTEM AS REQUIRED TO SUPPLY REPLACEMENT AIR FOR THE EXHAUST SYSTEM.
5. PROVIDE NEW COMBINATION SMOKE, CARBON MONOXIDE AND HEAT DETECTOR WITH BATTERY BACK UP AS PER LOCATIONS NOTED ON PLAN.
6. PROVIDE NEW BATHROOM VANITY, TILE & PLUMBING FIXTURES. EXISTING WINDOW TO PROVIDE NATURAL VENTILATION. PROVIDE TEMPERED GLAZING. PROVIDE 75 CFM INTERMITTENT BATH AND VENTILATION TO EXTERIOR. PROVIDE CORRISON-RESISTANT SCREEN AT TERMINATION.
7. NEW KITCHEN ISLAND, CABINETS, COUNTER TOP, TILE FLOOR AND BACKSPLASH TO BE PROVIDED.
8. NEW KITCHEN PLUMBING FIXTURES TO BE PROVIDED AS PER PLANS.
9. NEW PARTITION TO BE PROVIDED.
10. NEW DOOR TO BE PROVIDED.
11. NEW WINDOW TO BE PROVIDED.
12. PROVIDE NEW FRONT PORCH.
13. PROVIDE STRUCTURAL COLUMNS FOR THE DECK IN THE BACK OF THE HOUSE.



1 EXISTING FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

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SEAL AND SIGNATURE:
STATE OF NEW YORK · SHAHIN BADALY · 095887 · LICENSED PROFESSIONAL ENGINEER

DRAWING NO.:
A-101

SHEET NO.: 7 OF 18

LEGEND

- NEW INTERIOR PARTITION
- EXISTING INTERIOR PARTITION TO BE REMOVED
- (SD) SMOKE DETECTOR, HARD WIRED W/ BATTERY BACK UP
- (SD CO) COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR, HARD WIRED W/ BATTERY BACK UP
- (A) DOOR TYPE SYMBOL
- (1) WINDOW TYPE SYMBOL
- (HD) HEAT DETECTOR, INTERCONNECTED TO SMOKE DETECTOR, HARD WIRED W/ BATTERY BACK UP
- 100 CFM KITCHEN OR 75 CFM BATHROOM VENTILATION FAN, WIRE TO VANITY LIGHT SWITCH, VENT DIRECTLY TO EXTERIOR. PROVIDE CORROSION-RESISTANT SCREEN AT TERMINATION.
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- PARTITION TYPE SYMBOL

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4. EXISTING STAIRS TO BE REMOVED.
5. EXISTING DOOR TO BE REMOVED.
6. EXISTING PARTITION TO BE REMOVED.
7. EXISTING WINDOW TO BE REMOVED.
8. EXISTING CABINETS TO BE REMOVED.

FINISH SCHEDULE

LOCATION	WALLS	CEILING	FLOOR	COUNTER	BASE TRIM	DOOR & WINDOW TRIM	NOTES
KITCHEN	PAINTED G.W.B. CERAMIC TILE ON CEMENT BACKERBOARD AT BACKSPLASH	PAINTED G.W.B.	CERAMIC TILE	QUARTZ	9/16"x5-1/4" PINE	9/16"x3-1/4" COLONIAL CASING (PAINTED PINE)	PROVIDE MOLD & MILDEW RESISTANT G.W.B. BEHIND SINK BASE CABINET.
BATHROOM	CERAMIC TILE ON CEMENT BACKERBOARD AT HALF WAY HEIGHT & PAINTED G.W.B. TO BE INSTALLED UP TO CEILING HEIGHT. CERAMIC TILE ON CEMENT BACKERBOARD AT TUB/SHOWER ENCLOSURES TO BE INSTALLED UP TO CEILING HEIGHT.	PAINTED G.W.B.	CERAMIC TILE	CERAMIC W/ BASIN	CERAMIC TILE	9/16"x3-1/4" COLONIAL CASING (PAINTED PINE)	PROVIDE MOLD & MILDEW RESISTANT G.W.B. THROUGHOUT.
ALL OTHER ROOMS	PAINTED G.W.B.	PAINTED G.W.B.	EXIST. 3/4" OAK TO REMAIN	N/A	EXIST. PAINTED BASE TO REMAIN	EXIST. PAINTED CASING TO REMAIN	-

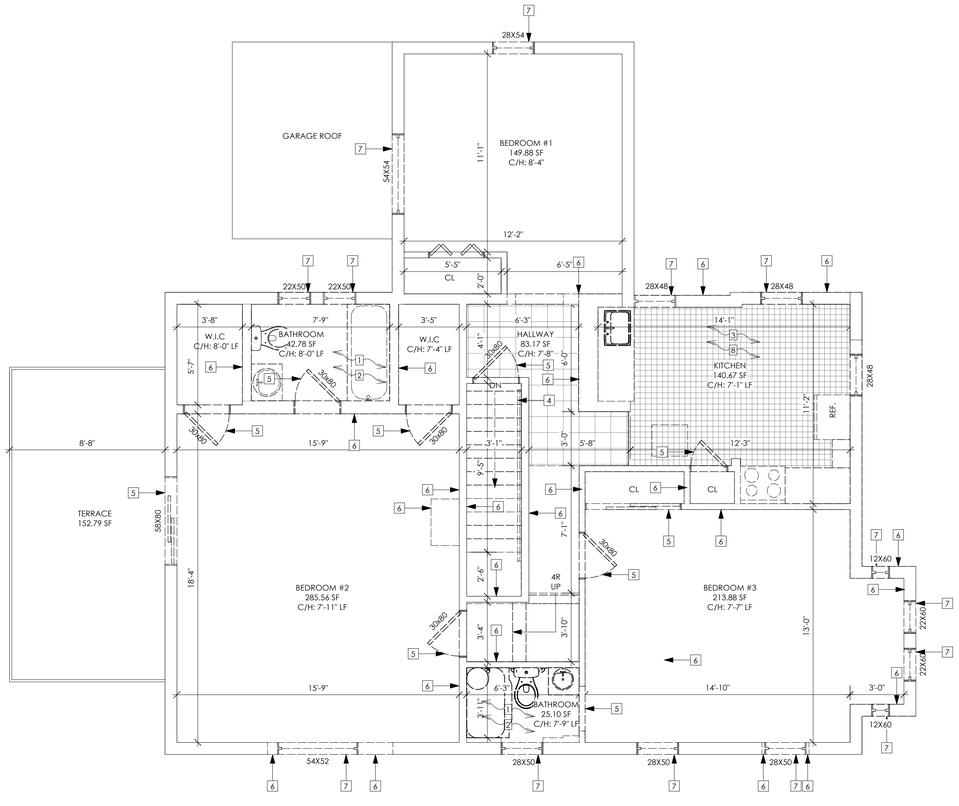
NOTE: EXISTING EMERGENCY ESCAPE OPENINGS TO BE MAINTAINED AS PER 2025 RCNYS, SECTION R319.

SCHEDULE OF NATURAL LIGHT & VENTILATION

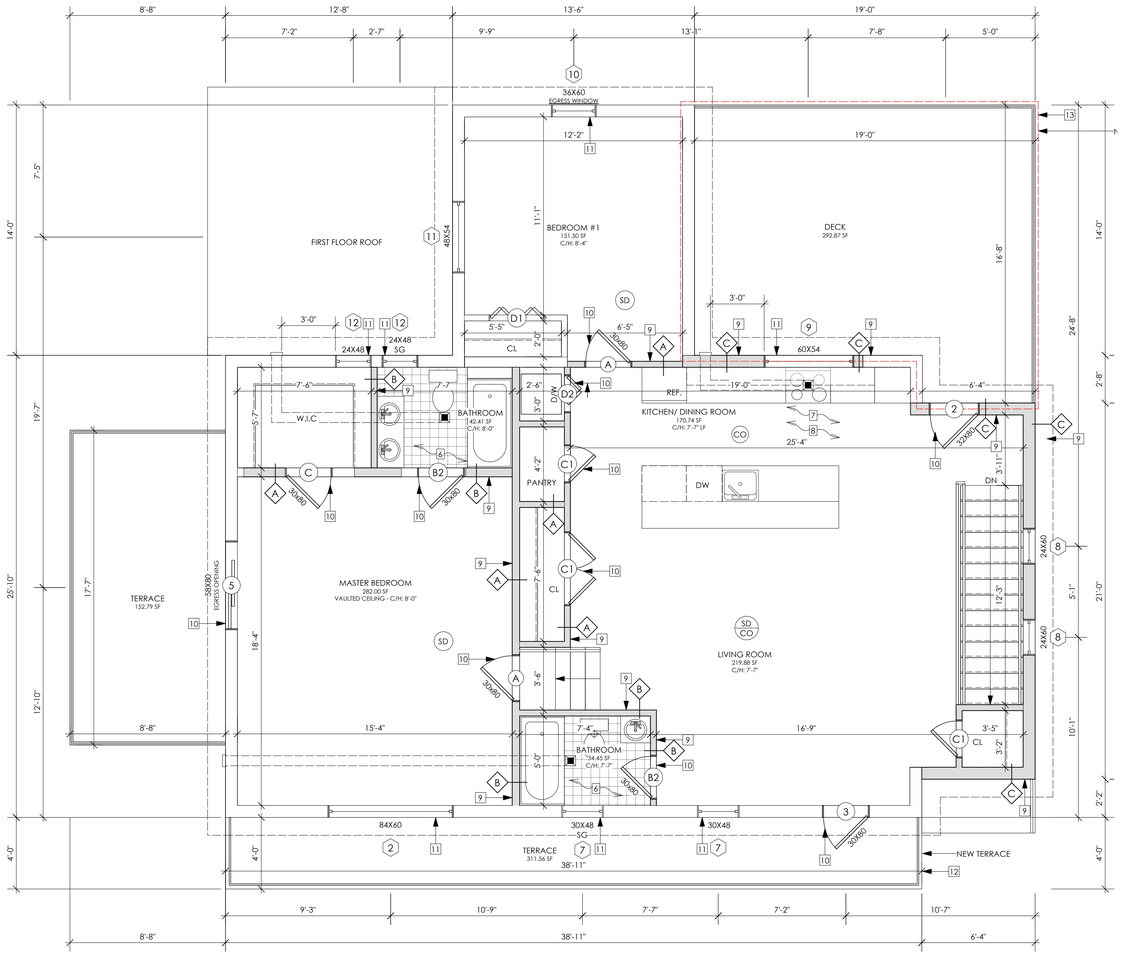
FLOOR	ROOM ID	AREA (S.F.)	NATURAL LIGHT		NATURAL VENTILATION	
			REQ'D (8%)	PROVIDED	REQ'D (4%)	PROVIDED
SECOND FLOOR	BEDROOM #1	150.51	12.04	29.25	6.02	14.63
	MASTER BEDROOM	282.00	22.56	67.22	11.28	33.61
	KITCHEN & DINING ROOM	170.74	13.66	38.66	6.83	27.92
	LIVING ROOM	219.88	17.59	46.66	8.80	31.67

CONSTRUCTION NOTES:

1. ALL EXTERIOR WALLS AFFECTED BY THE ALTERATION SHALL BE PROVIDED WITH THE MAXIMUM BATT INSULATION (NO LESS THAN R-5 PER INCH) THAT CAN FIT IN THE EXISTING CAVITY. THE EXISTING EXTERIOR WALLS SHALL HAVE A THERMAL RESISTANCE NO LESS CONFORMING TO THE PROVISIONS OF THE 2025 ECCCNYS PRIOR TO THE ALTERATION.
EXPOSED INTERIOR WALLS AND CEILING CAVITIES EXPOSED DURING CONSTRUCTION SHALL BE PROVIDED WITH MINERAL WOOL SOUND ATTENUATING INSULATION WITH AN STC RATING NOT LESS THAN 50.
2. PROVIDE PATCH & PLASTER OF EXISTING G.W.B. WALLS AND CEILINGS AS REQUIRED.
3. EXISTING FINISHED FLOORS TO BE SANDED AND REFINISHED THROUGHOUT.
4. PROVIDE MECHANICAL KITCHEN EXHAUST SYSTEM (RANGE HOOD), MIN. 300 CFM, DUCTED DIRECTLY TO EXTERIOR. PROVIDE BACKDRAFT DAMPER AND CORRISON-RESISTANT SCREEN AT TERMINATION. PROVIDE MAKE-UP AIR FAN/SYSTEM AS REQUIRED TO SUPPLY REPLACEMENT AIR FOR THE EXHAUST SYSTEM.
5. PROVIDE NEW COMBINATION SMOKE, CARBON MONOXIDE AND HEAT DETECTOR WITH BATTERY BACK UP AS PER LOCATIONS NOTED ON PLAN.
6. PROVIDE NEW BATHROOM VANITY, TILE & PLUMBING FIXTURES. EXISTING WINDOW TO PROVIDE NATURAL VENTILATION. PROVIDE TEMPERED GLAZING. PROVIDE 75 CFM INTERMITTENT BATH AND VENTILATION TO EXTERIOR. PROVIDE CORRISON-RESISTANT SCREEN AT TERMINATION.
7. NEW KITCHEN ISLAND, CABINETS, COUNTER TOP, TILE FLOOR AND BACKSPLASH TO BE PROVIDED.
8. NEW KITCHEN PLUMBING FIXTURES TO BE PROVIDED AS PER PLANS.
9. NEW PARTITION TO BE PROVIDED.
10. NEW DOOR TO BE PROVIDED.
11. NEW WINDOW TO BE PROVIDED.
12. PROVIDE NEW FRONT TERRACE.
13. PROVIDE NEW DECK AT THE BACK OF THE HOUSE.



1 EXISTING SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

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ENGINEERING DESIGN:
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#	DATE	DESCRIPTION
A	5/28/26	DOB COMMENTS
B	7/21/26	DOB COMMENTS 7-6-2026

PROJECT TITLE:
CONVERSION, ADDITION & ALTERATIONS:

88 ECHO AVENUE
NEW ROCHELLE, NY 10801

BLOCK: 95 LOT: 22

DRAWING TITLE:

SECOND FLOOR PLANS

SCALE: AS NOTED
DATE: 01/12/2026
JOB NO: 25296
DRAWN BY: SP
CHECKED BY: SB

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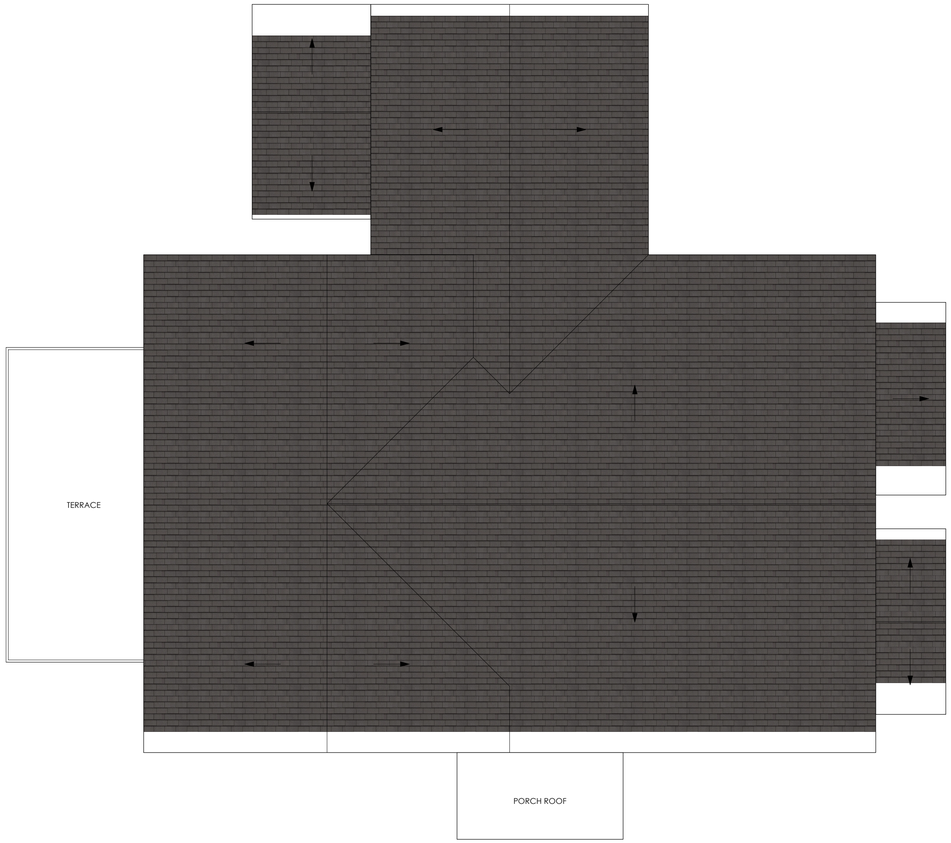
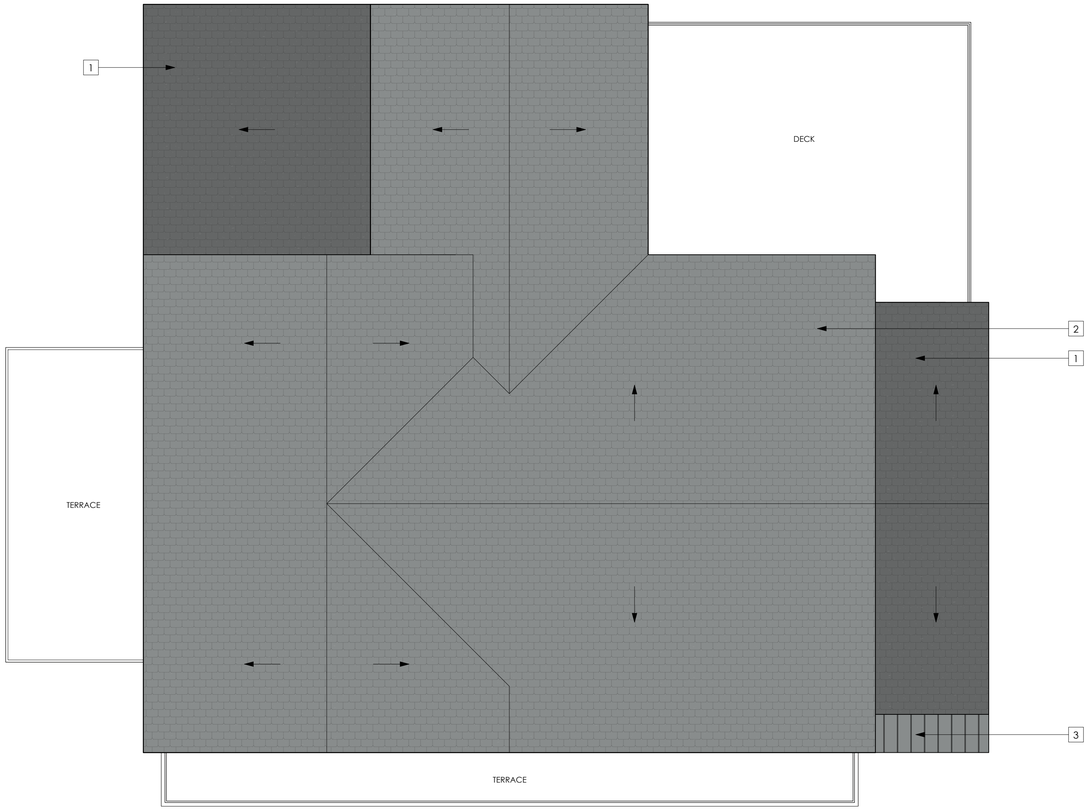
SHEET NO.: 8 OF 18



1 EXISTING ROOF PLAN
Scale: 1/4" = 1'-0"

ELEVATION LEGEND:

1. NEW ROOF
2. NEW ASPHALT ROOF SHINGLES OVER EXISTING ROOF.
3. NEW METALLIC ROOF



2 PROPOSED ROOF PLAN
Scale: 1/4" = 1'-0"

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CONVERSION, ADDITION & ALTERATIONS:

88 ECHO AVENUE
NEW ROCHELLE, NY 10801

BLOCK: 95 LOT: 22

DRAWING TITLE:

EXISTING & PROPOSED ROOF PLAN

SCALE: AS NOTED	SEAL AND SIGNATURE:
DATE: 01/12/2026	
JOB NO: 25296	
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SHEET NO.: 9 OF 18

1 EXISTING FRONT ELEVATION
Scale: 1/4" = 1'-0"

2 EXISTING LEFT SIDE ELEVATION
Scale: 1/4" = 1'-0"

3 EXISTING REAR ELEVATION
Scale: 1/4" = 1'-0"

4 EXISTING RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"

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NEW ROCHELLE, NY 10801

BLOCK: 95 LOT: 22

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EXISTING BUILDING ELEVATIONS

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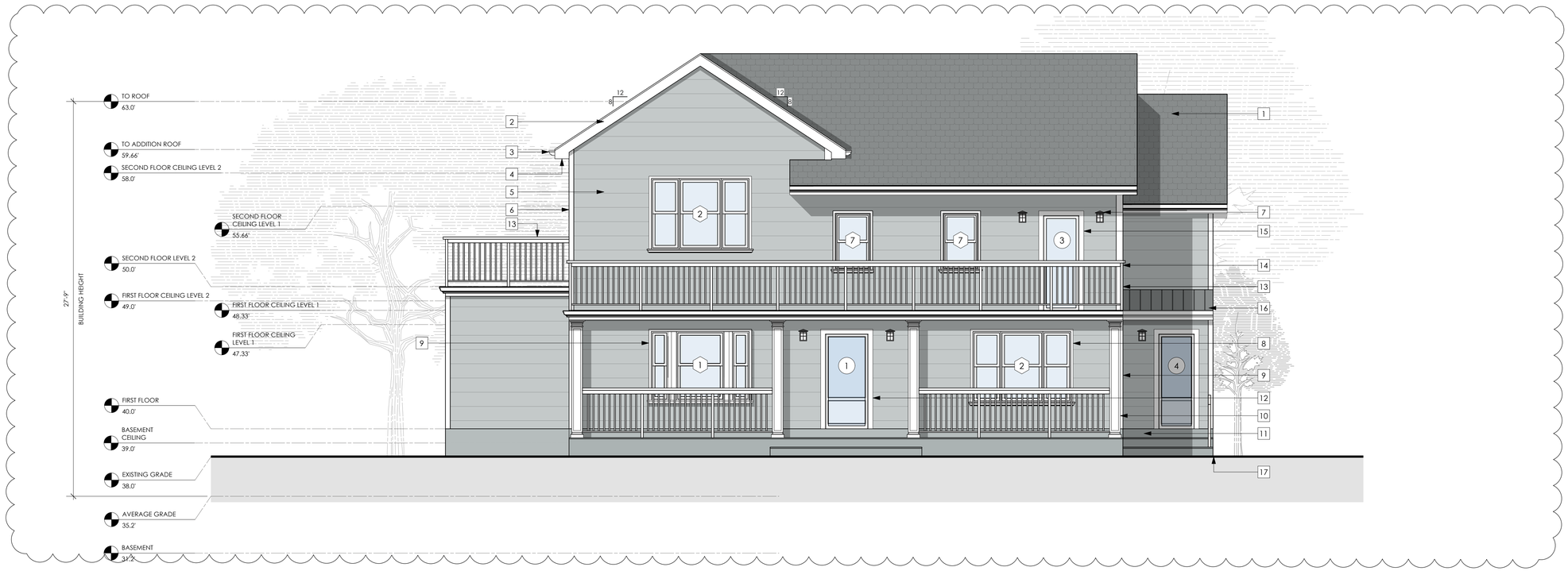

1 PROPOSED FRONT ELEVATION
Scale: 1/4" = 1'-0"

ELEVATION LEGEND:

1. ASPHALT ROOF SHINGLES
2. WOOD FASCIA BOARD
3. 5" O.G. GUTTER
4. P.V.C VENTED SOFT
5. HARDIE SIDING
6. 4" TRIM
7. EXTERIOR WALL SCONCE
8. ANDERSEN 100 SERIES DOUBLE HUNG WINDOWS
9. ANDERSEN BAY WINDOW
10. P.V.C TRIM AT COLUMN
11. 7/8 CEMENTI STUCCO FINISH
12. ENTRY DOOR / STORM DOOR
13. NEW WOOD RAILING
14. NEW TERRACE
15. NEW BALCONY DOOR
16. NEW METALLIC ROOF
17. EXISTING GRADE

2 PROPOSED REAR ELEVATION
Scale: 1/4" = 1'-0"

ELEVATION LEGEND:

1. ASPHALT ROOF SHINGLES
2. WOOD FASCIA BOARD
3. 5" O.G. GUTTER
4. P.V.C VENTED SOFT
5. HARDIE SIDING
6. 4" TRIM
7. EXTERIOR WALL SCONCE
8. ANDERSEN 100 SERIES DOUBLE HUNG WINDOWS
9. WOOD POST ON CONCRETE FOOTING
10. 7/8 CEMENTI STUCCO FINISH
11. REAR ENTRY DOOR
12. NEW WOOD DECK W/ WOOD RAILING
13. NEW ASPHALT ROOF SHINGLES
14. NEW WOOD RAILING
15. EXISTING GRADE

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PROPOSED BUILDING ELEVATIONS

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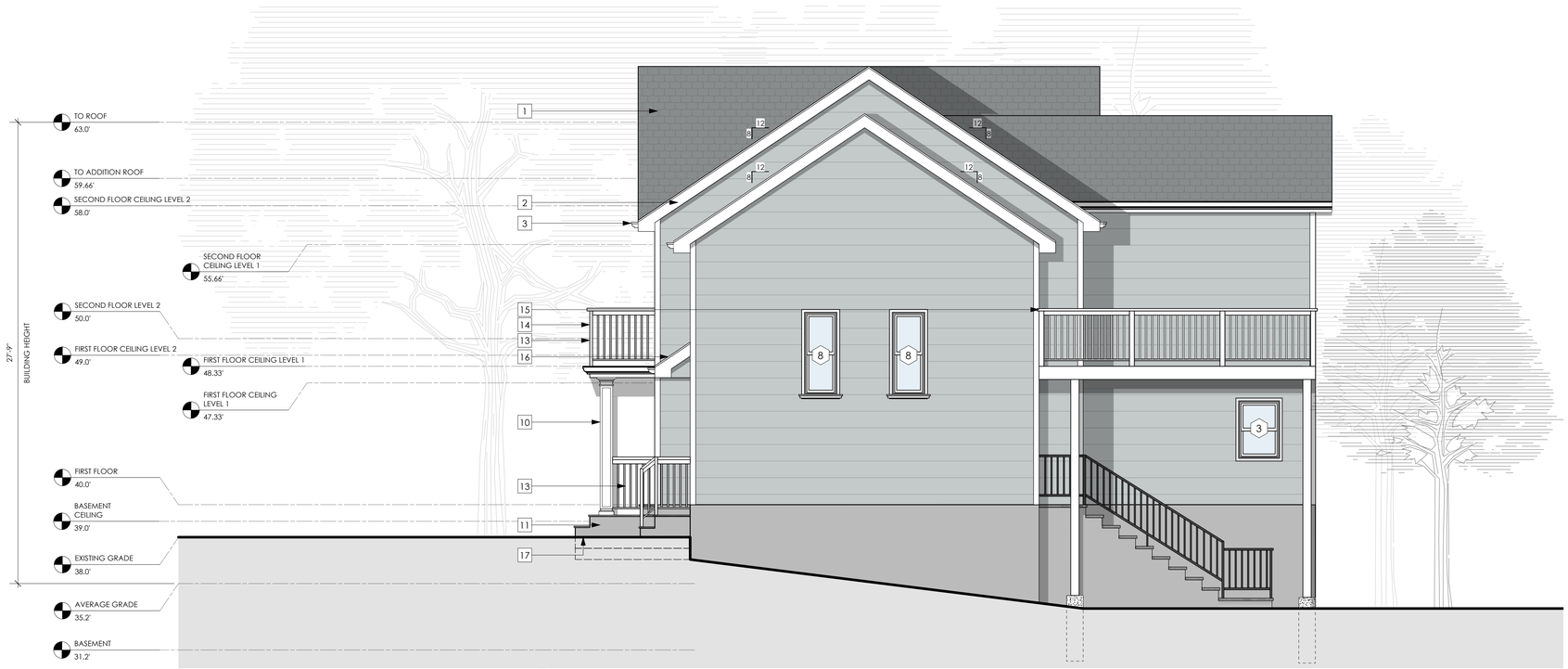
SHEET NO.: 11 OF 18



1 PROPOSED RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"

ELEVATION LEGEND:

1. ASPHALT ROOF SHINGLES
2. WOOD FASCIA BOARD
3. 5" O.G. GUTTER
4. P.V.C VENTED SOFT
5. HARDIE SIDING
6. 4" TRIM
7. EXTERIOR WALL SCONCE
8. ANDERSEN 100 SERIES DOUBLE HUNG WINDOWS
9. ANDERSEN BAY WINDOW
10. P.V.C TRIM AT COLUMN
11. 7/8 CEMENTI STUCCO FINISH
12. ENTRY DOOR / STORM DOOR
13. NEW WOOD RAILING
14. NEW TERRACE
15. NEW WOOD DECK W/ WOOD RAILING
16. NEW METALLIC ROOF
17. EXISTING GRADE

2 PROPOSED LEFT SIDE ELEVATION
Scale: 1/4" = 1'-0"

ELEVATION LEGEND:

1. ASPHALT ROOF SHINGLES
2. WOOD FASCIA BOARD
3. 5" O.G. GUTTER
4. P.V.C VENTED SOFT
5. HARDIE SIDING
6. 4" TRIM
7. EXTERIOR WALL SCONCE
8. ANDERSEN 100 SERIES GUIDING DOOR
9. ANDERSEN BAY WINDOW
10. P.V.C TRIM AT COLUMN
11. 7/8 CEMENTI STUCCO FINISH
12. ANDERSEN 100 SERIES DOUBLE HUNG WINDOW
13. NEW WOOD RAILING
14. NEW TERRACE
15. NEW ROOF
16. EXISTING GRADE

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88 ECHO AVENUE
NEW ROCHELLE, NY 10801

BLOCK: 95 LOT: 22

DRAWING TITLE:

PROPOSED BUILDING ELEVATIONS

SCALE: AS NOTED
DATE: 01/12/2026
JOB NO: 25296
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SHEET NO.: 12 OF 18

RESIDENTIAL PLUMBING FIXTURES CLEARANCES & REQUIREMENTS

THE INSTALLATION OF FIXTURES SHALL CONFORM TO THE FOLLOWING:

1. FLOOR-OUTLET OR FLOOR-MOUNTED FIXTURES SHALL BE SECURED TO THE DRAINAGE CONNECTION AND TO THE FLOOR, WHERE SO DESIGNED, BY SCREWS, BOLTS, WASHERS, NUTS AND SIMILAR FASTENERS OF COPPER, COPPER ALLOY OR OTHER CORROSION-RESISTANT MATERIAL.

2. WALL-HUNG FIXTURES SHALL BE RIGIDLY SUPPORTED SO THAT STRAIN IS NOT TRANSMITTED TO THE PLUMBING SYSTEM.

3. WHERE FIXTURES COME IN CONTACT WITH WALLS AND FLOORS, THE CONTACT AREA SHALL BE WATER TIGHT.

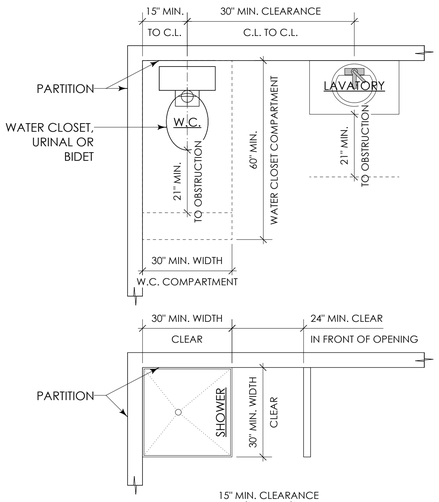
4. PLUMBING FIXTURES SHALL BE USABLE.

5. WATER CLOSETS, LAVATORIES AND BIDETS. A WATER CLOSET, LAVATORY OR BIDET SHALL NOT BE SET CLOSER THAN 15 INCHES FROM ITS CENTER TO ANY SIDE WALL, PARTITION OR VANITY OR CLOSER THAN 30 INCHES CENTER-TO-CENTER BETWEEN ADJACENT FIXTURES. THERE SHALL BE A CLEARANCE OF NOT LESS THAN 21 INCHES IN FRONT OF A WATER CLOSET, LAVATORY OR BIDET TO ANY WALL, FIXTURE OR DOOR.

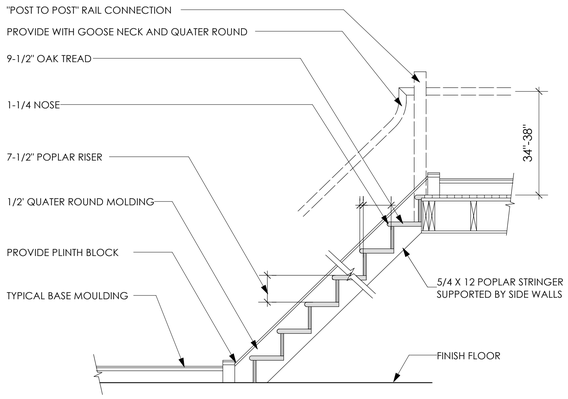
6. THE LOCATION OF PIPING, FIXTURES OR EQUIPMENT SHALL NOT INTERFERE WITH THE OPERATION OF WINDOWS OR DOORS.

7. IN FLOOD HAZARD AREAS AS ESTABLISHED BY TABLE R301.2(1), PLUMBING FIXTURES SHALL BE LOCATED OR INSTALLED IN ACCORDANCE WITH SECTION R322.1.6.

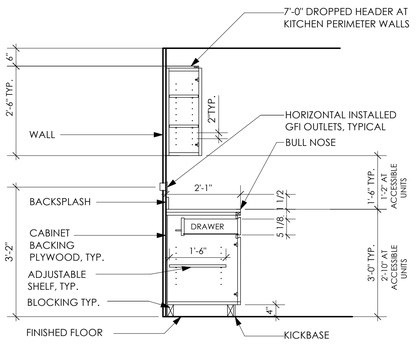
8. INTEGRAL FIXTURE-FITTING MOUNTING SURFACES ON MANUFACTURED PLUMBING FIXTURES OR PLUMBING FIXTURES CONSTRUCTED ON SITE, SHALL MEET THE DESIGN REQUIREMENTS OF ASME A112.19.2/CSA B45.1 OR ASME A112.19.3/CSA B45.4.



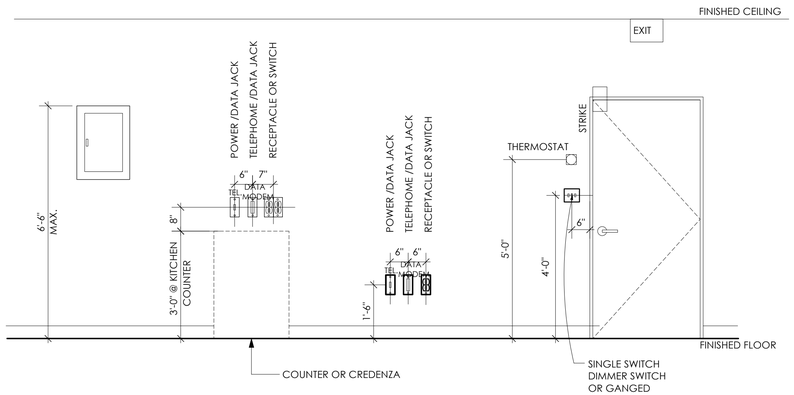
1 BATHROOM FIXTURE CLEARANCES
Scale: 1/2" = 1'-0"



2 STAIR DETAILS
1/2" = 1'-0"

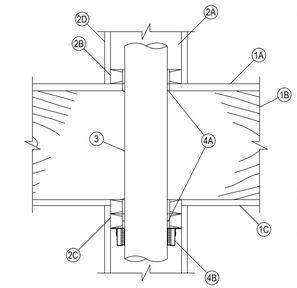


3 KITCHEN CABINETRY SECTION
Scale: 1/2" = 1'-0"



4 ELECTRICAL DEVICES MOUNTING HEIGHT ELEVATION
Scale: 1/2" = 1'-0"

System No. F-C-2030
F Ratings — 1 and 2 Hr (See tem 1)
T Ratings — 0, 3/4, 1, 1-1/2 and 2 Hr (See Item 3)



SYSTEM NO. F-C-2030

SYSTEM TESTED WITH A PRESSURE DIFFERENTIAL OF 2.5 PA BETWEEN THE EXPOSED AND THE UNEXPOSED SURFACES WITH THE HIGHER PRESSURE ON THE EXPOSED SIDE.

1. FLOOR-CEILING ASSEMBLY — THE 1 OR 2 HR FIRE-RATED SOLID OR TRUSSED LUMBER JOIST FLOOR-CEILING ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN THE INDIVIDUAL L500 SERIES FLOOR-CEILING DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY. THE F RATING OF THE FIRESTOP SYSTEM IS EQUAL TO THE RATING OF THE FLOOR-CEILING AND WALL ASSEMBLIES. THE GENERAL CONSTRUCTION FEATURES OF THE FLOOR-CEILING ASSEMBLY ARE SUMMARIZED BELOW:
A. FLOORING SYSTEM — LUMBER OR PLYWOOD SUBFLOOR WITH FINISH FLOOR OF LUMBER, PLYWOOD OR FLOOR TOPPING MIXTURE* AS SPECIFIED IN THE INDIVIDUAL FLOOR-CEILING DESIGN. DIAM OF OPENING SHALL BE 1 IN. (25 MM) LARGER THAN THE NOM DIAM OF THROUGH-PENETRANT (ITEM 3).
B. JOISTS — NOM 10 IN. (254 MM) DEEP (OR DEEPER) LUMBER, STEEL OR COMBINATION LUMBER AND STEEL JOISTS, TRUSSES OR STRUCTURAL WOOD MEMBERS* WITH BRIDGING AS REQUIRED AND WITH END FIRESTOPPED.
C. GYPSUM BOARD* — THICKNESS, TYPE, NUMBER OF LAYERS AND FASTENERS SHALL BE AS SPECIFIED IN THE INDIVIDUAL FLOOR-CEILING DESIGN. DIAM OF OPENING SHALL BE 1 IN. LARGER THAN THE NOM DIAM OF THROUGH-PENETRANT (ITEM 3).
D. FURRING CHANNELS — (NOT SHOWN) (AS REQUIRED) - RESILIENT GALVANIZED STEEL FURRING INSTALLED IN ACCORDANCE WITH THE MANNER SPECIFIED IN THE INDIVIDUAL L500 SERIES DESIGNS IN THE FIRE RESISTANCE DIRECTORY

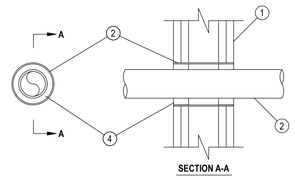
2. CHASE WALL — (OPTIONAL) - THE THROUGH PENETRANT (ITEM 3) MAY BE ROUTED THROUGH A 1 OR 2 HR FIRE-RATED SINGLE, DOUBLE OR STAGGERED WOOD STUD/GYPSUM WALLBOARD CHASE WALL HAVING A FIRE RATING CONSISTENT WITH THAT OF THE FLOOR-CEILING ASSEMBLY. THE CHASE WALL SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN THE INDIVIDUAL U300 SERIES WALL AND PARTITION DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:
A. STUDS — NOM 2 BY 6 IN. (51 BY 152 MM) OR DOUBLE NOM 2 BY 4 IN. (51 BY 102 MM) LUMBER STUDS.
B. SOLE PLATE — NOM 2 BY 6 IN. (51 BY 152 MM) (OR LARGER) OR PARALLEL 2 BY 4 IN. (51 BY 102 MM) LUMBER PLATES, TIGHTLY BUTTED. DIAM OF OPENING SHALL BE 1 IN. (25 MM) LARGER THAN THE NOM DIAM OF THROUGH-PENETRANT (ITEM 3).
C. TOP PLATE — THE DOUBLE TOP PLATE SHALL CONSIST OF TWO NOM 2 BY 6 IN. (51 BY 152 MM) (OR LARGER) OR PARALLEL 2 BY 4 IN. (51 BY 102 MM) LUMBER PLATES, TIGHTLY BUTTED. DIAM OF OPENING SHALL BE 1 IN. (25 MM) LARGER THAN THE NOM DIAM OF THROUGH-PENETRANT (ITEM 3).
D. GYPSUM BOARD* — THICKNESS, TYPE, NUMBER OF LAYERS AND FASTENERS SHALL BE AS SPECIFIED IN INDIVIDUAL WALL AND PARTITION DESIGN.

3. THROUGH-PENETRANTS — ONE NOM 1-1/2 IN. (38 MM), 2 IN. (51 MM), 3 IN. (76 MM) OR 4 IN. (102 MM) DIAM NONMETALLIC PIPE TO BE INSTALLED WITHIN THE FIRESTOP SYSTEM. DIAM OF OPENING THROUGH FLOORING SYSTEM AND THROUGH SOLE AND TOP PLATES OF CHASE WALL TO BE MAX 2-1/8 IN. (54 MM), 2-5/8 IN. (67 MM), 4 IN. (102 MM) OR 5 IN. (127 MM) FOR NOM 1-1/2 IN. (38 MM), 2 IN. (51 MM), 3 IN. (76 MM) OR 4 IN. (102 MM) DIAM NONMETALLIC PIPE SIZES, RESPECTIVELY. PIPE TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF THE FLOOR-CEILING ASSEMBLY. THE T RATING IS DEPENDENT ON THE SIZE OF THE THROUGH-PENETRANT. FOR 2 HR RATED ASSEMBLIES, THE T RATING IS 2 HR FOR 1-1/2 IN. (38 MM) DIAM (AND SMALLER) PIPES AND 1-1/2 HR FOR PIPES GREATER THAN 1-1/2 IN. (38 MM) DIAM. FOR 1 HR RATED ASSEMBLIES, THE T RATING IS 1 HR FOR 1-1/2 IN. (38 MM) DIAM (AND SMALLER) PIPES, 3/4 HR FOR 2 IN. (51 MM) DIAM PIPES AND 0 HR FOR PIPES GREATER THAN 2 IN. (51 MM) DIAM. THE FOLLOWING TYPES OF NONMETALLIC PIPES MAY BE USED:
A. POLYVINYL CHLORIDE (PVC) PIPE — SCHEDULE 40 SOLID-CORE OR CELLULAR CORE PVC PIPE FOR USE IN CLOSED (PROCESS OR SUPPLY) OR VENTED (DRAIN, WASTE OR VENT) PIPING SYSTEM.
B. CHLORINATED POLYVINYL CHLORIDE (CPVC) PIPE — SDR17 CPVC PIPE FOR USE IN CLOSED (PROCESS OR SUPPLY) OR VENTED (DRAIN, WASTE OR VENT) PIPING SYSTEMS.
C. ACRYLONITRILE BUTADIENE STYRENE (ABS) PIPE — SCHEDULE 40 SOLID-CORE OR CELLULAR CORE ABS PIPE FOR USE IN CLOSED (PROCESS OR SUPPLY) OR VENTED (DRAIN, WASTE OR VENT) PIPING SYSTEMS.
D. FLAME RETARDANT POLYPROPYLENE(FRPP) PIPE — SCHEDULE 40 FRPP PIPE FOR USE IN CLOSED (PROCESS OR SUPPLY) OR VENTED (DRAIN, WASTE OR VENT) PIPING SYSTEM.

4. FIRESTOP SYSTEM — THE DETAILS OF THE FIRESTOP SYSTEM SHALL BE AS FOLLOWS:
A. FILL, VOID OR CAVITY MATERIAL* — SEALANT — MIN 3/4 IN. (19 MM) THICKNESS OF FILL MATERIAL TO BE INSTALLED WITHIN THE ANNULAR SPACE BETWEEN THE PIPE AND THE FLOORING (ITEM 1A) OR SOLE PLATE. MIN 5/8 IN. (16 MM) THICKNESS APPLIED WITHIN THE ANNULAR SPACE, FLUSH WITH THE BOTTOM SURFACE OF CEILING OR LOWER TOP PLATE.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-ONE SEALANTOR FS-ONE MAX INTUMESCENT SEALANT.
B. FIRESTOP DEVICE* — FIRESTOP COLLAR — FIRESTOP COLLAR SHALL BE INSTALLED IN ACCORDANCE WITH THE ACCOMPANYING INSTALLATION INSTRUCTIONS. COLLAR TO BE INSTALLED AND LATCHED AROUND THE PIPE AND SECURED TO UNDERSIDE OF CEILING OR CHASE WALL TOP PLATE (ITEM 2C) USING THE ANCHOR HOOKS PROVIDED WITH THE COLLAR. (MINIMUM 2 ANCHOR HOOKS FOR 1-1/2 (38 MM) AND 2 IN. (51 MM) DIAM PIPES AND 3 ANCHOR HOOKS FOR 3 IN. (76 MM) DIAM PIPES). THE ANCHOR HOOKS ARE TO BE SECURED TO THE CEILING WITH MIN 3/16 IN. (5 MM) DIAM STEEL TOGGLER BOLTS OR TO THE CHASE WALL TOP PLATE WITH MIN NO. 12 BY MIN 1 IN. (25 MM) LONG STEEL WOOD SCREWS IN CONJUNCTION WITH STEEL WASHERS.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP 643 50/1.5TN, CP643 63/2TN, CP 643 90/3TN OR CP643 110/4TN FIRESTOP COLLAR

* INDICATES SUCH PRODUCTS SHALL BEAR THE UL OR CUL CERTIFICATION MARK FOR JURISDICTIONS EMPLOYING THE UL OR CUL CERTIFICATION (SUCH AS CANADA), RESPECTIVELY.

System No. W-L-2128
F Rating — 1 and 2 Hr (See Item 1)
T Rating — 0 Hr



SYSTEM NO. W-L-2128

1. WALL ASSEMBLY — THE 1 OR 2 HR FIRE-RATED GYPSUM WALLBOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN THE INDIVIDUAL U300, U400, V400 OR W400 SERIES WALL AND PARTITION DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:
A. STUDS — WALL FRAMING MAY CONSIST OF EITHER WOOD STUDS OR STEEL CHANNEL STUDS. WOOD STUDS TO CONSIST OF NOM 2 BY 4 IN. (51 BY 102 MM) LUMBER SPACED 16 IN. (406 MM) OC. STEEL STUDS TO BE MIN 2-1/2 IN. (64 MM) WIDE AND SPACED MAX 24 IN. (610 MM) OC.
B. GYPSUM BOARD* — 5/8 IN. (16 MM) THICK, 4 FT (122 CM) WIDE WITH SQUARE OR TAPERED EDGES. THE GYPSUM WALLBOARD TYPE, THICKNESS, NUMBER OF LAYERS, FASTENER TYPE AND SHEET ORIENTATION SHALL BE AS SPECIFIED IN THE INDIVIDUAL WALL AND PARTITION DESIGN. MAX DIAM OF OPENING IS 3-1/2 IN. (89 MM).

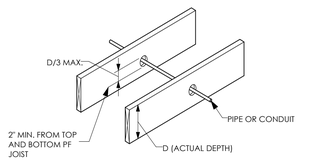
2. METALLIC SLEEVE OPTIONAL — NOM 3-1/2 IN. (89 MM) (OR SMALLER) CYLINDRICAL SLEEVE FABRICATED FROM MIN 0.016 IN. THICK (28 GAUGE) GALV SHEET STEEL AND HAVING A MIN 1-1/4 IN. (32 MM) LAP SALONG LONGITUDINAL SEAM. LENGTH OF SLEEVE TO BE INSTALLED FLUSH WITH WALL SURFACES.

3. THROUGH PENETRANTS — ONE NONMETALLIC PIPE INSTALLED WITHIN THE FIRESTOP SYSTEM., PIPE MAY BE INSTALLED AT AN ANGLE NOT GREATER THAN 45 DEGREES FROM PERPENDICULAR. PIPE TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY. THE SPACE BETWEEN PIPE AND PERIPHERY OF OPENING SHALL BE MIN 1/4 IN. (6 MM) TO MAX 11/16 IN. (17.5 MM). THE FOLLOWING TYPES AND SIZES OF NONMETALLIC PIPES MAY BE USED:
A. POLYVINYL CHLORIDE (PVC) PIPE — NOM 2 IN. (51 MM) DIAM (OR SMALLER) SCHEDULE 40 PVC PIPE FOR USE IN CLOSED (PROCESS OR SUPPLY) OR VENTED (DRAIN, WASTE OR VENT) PIPING SYSTEMS.
B. CHLORINATED POLYVINYL CHLORIDE (CPVC) PIPE — NOM 2 IN. (51 MM) DIAM (OR SMALLER) SDR13.5 CPVC PIPE FOR USE IN CLOSED (PROCESS OR SUPPLY) PIPING SYSTEMS.

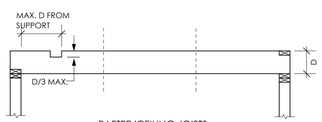
4. FILL, VOID OR CAVITY MATERIALS* — SEALANT — FOR 1 HR F RATING, MIN 5/8 IN. (16 MM) THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH WITH BOTH SURFACES OF WALL. FOR 2 HR F RATING, MIN 1-1/4 IN. (32 MM) THICKNESS OF FILL MATERIAL APPLIED WITHIN ANNULUS, FLUSH WITH BOTH SURFACES OF WALL.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-ONE SEALANT OR FS-ONE MAX INTUMESCENT SEALANT

* INDICATES SUCH PRODUCTS SHALL BEAR THE UL OR CUL CERTIFICATION MARK FOR JURISDICTIONS EMPLOYING THE UL OR CUL CERTIFICATION (SUCH AS CANADA), RESPECTIVELY.

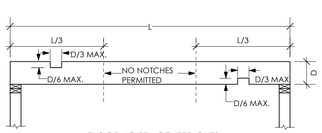
5 FIRE STOPPING DETAILS
N.T.S.



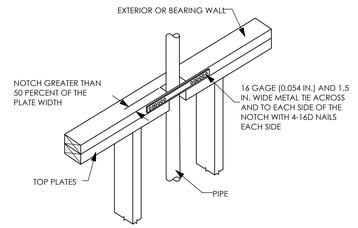
FLOOR JOIST - END CUTS

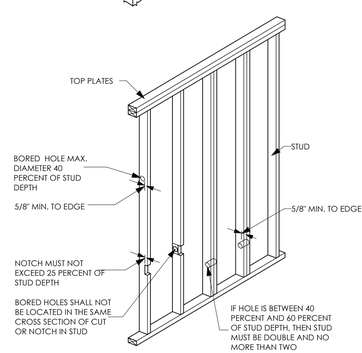


RAFTER/CEILING JOISTS



FLOOR JOIST - CENTER CUTS





6 CUTTING & NOTCHING LIMITATIONS
N.T.S.

BADALY

ENGINEERING DESIGN:

BADALY ENGINEERING PLLC
2 WILSON PLACE, MT. VERNON, NY 10550
(914) 465-9010 BADALY.COM

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DESIGN PROFESSIONAL:
SHAHIN BADALY - NYS PE 095887
REGISTERED TO PRACTICE IN NYS UNTIL 08/31/2027
BADALY ENGINEERING PLLC;
CERTIFICATE OF AUTHORIZATION - 0021229

ISSUE:

#	DATE	DESCRIPTION

REVISIONS:

#	DATE	DESCRIPTION
A	5/28/26	DOB COMMENTS
B	7/21/26	DOB COMMENTS 7-6-2026

PROJECT TITLE:
CONVERSION, ADDITION & ALTERATIONS:

88 ECHO AVENUE
NEW ROCHELLE, NY 10801

BLOCK: 95 LOT: 22

DRAWING TITLE:

CONSTRUCTION DETAILS

SCALE: AS NOTED
DATE: 01/12/2026
JOB NO: 25296
DRAWN BY: SP
CHECKED BY: SB

SEAL AND SIGNATURE:
STATE OF NEW YORK — SHAHIN BADALY — 095887 — LICENSED PROFESSIONAL ENGINEER

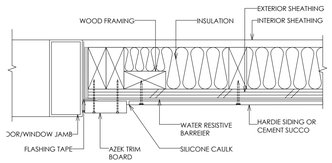
DRAWING NO.:
A-300

SHEET NO.:
13 OF 18

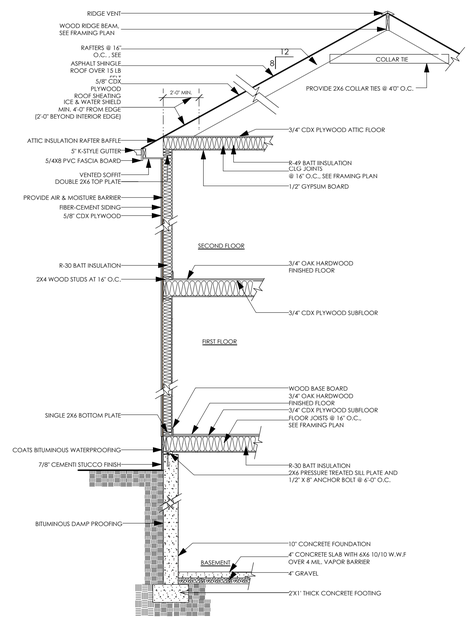
NFRC Certified Total Unit Performance for Products With Dual-Pane Glass

This information is for reference only. Performance values vary based on unit size, configurations and options. Contact your Andersen supplier for specific unit data.

Andersen® Product		High-Performance Dual-Pane Glass Type	U-Factor[1]	SHGC[2]	VT[3]
100 Series Double-Hung Windows AND-N-80 2.2 mm glass	Low-E	Without Grilles	0.30	0.31	0.53
		Simulated Divided Light Grilles	-	-	-
		Finelight™ Grilles	0.30	0.28	0.47
		Finelight With Exterior Applied Grilles	-	-	-
		Full Divided Light Grilles	-	-	-
	Low-E w/HeatLock®	Without Grilles	0.26	0.30	0.52
		Simulated Divided Light Grilles	-	-	-
		Finelight Grilles	0.26	0.27	0.46
		Finelight With Exterior Applied Grilles	-	-	-
		Full Divided Light Grilles	-	-	-
	Low-E SmartSun™	Without Grilles	0.29	0.20	0.48
		Simulated Divided Light Grilles	-	-	-
		Finelight Grilles	0.29	0.18	0.43
		Finelight With Exterior Applied Grilles	-	-	-
		Full Divided Light Grilles	-	-	-
	Low-E SmartSun /HeatLock	Without Grilles	0.25	0.20	0.47
		Simulated Divided Light Grilles	-	-	-
		Finelight Grilles	0.25	0.18	0.42
		Finelight With Exterior Applied Grilles	-	-	-
100 Series Gliding Patio Doors AND-N-100	Low-E	Without Grilles	0.30	0.32	0.55
		Simulated Divided Light Grilles	0.30	0.25	0.42
		Finelight™ Grilles	0.30	0.29	0.48
		Finelight With Exterior Applied Grilles	0.30	0.25	0.42
		Full Divided Light Grilles	0.35	0.25	0.42
	Low-E w/HeatLock®	Without Grilles	0.26	0.32	0.54
		Simulated Divided Light Grilles	0.26	0.25	0.41
		Finelight Grilles	0.26	0.28	0.47
		Finelight With Exterior Applied Grilles	0.26	0.25	0.41
		Full Divided Light Grilles	0.33	0.25	0.41
	Low-E SmartSun™	Without Grilles	0.29	0.21	0.50
		Simulated Divided Light Grilles	0.29	0.17	0.38
		Finelight Grilles	0.29	0.19	0.44
		Finelight With Exterior Applied Grilles	0.29	0.17	0.38
		Full Divided Light Grilles	0.34	0.17	0.38
	Low-E Sun /HeatLock	Without Grilles	0.25	0.21	0.49
		Simulated Divided Light Grilles	0.25	0.17	0.37
200 Series Hinged Inswing Patio Doors AND-N-75	Low-E	Without Grilles	0.30	0.24	0.41
		Simulated Divided Light Grilles	0.30	0.21	0.35
		Finelight™ Grilles	0.30	0.21	0.35
		Full Divided Light Grilles	0.32	1.82	0.21
	Low-E w/HeatLock®	Without Grilles	0.27	0.24	0.40
		Simulated Divided Light Grilles	0.27	0.21	0.34
		Finelight Grilles	0.27	0.21	0.34
		Full Divided Light Grilles	0.30	1.70	0.21
	Low-E Sun	Without Grilles	0.31	0.15	0.23
		Simulated Divided Light Grilles	0.31	0.13	0.19
		Finelight Grilles	0.31	0.13	0.19
		Full Divided Light Grilles	0.32	1.82	0.11
	Low-E SmartSun™	Without Grilles	0.30	0.16	0.37
		Simulated Divided Light Grilles	0.30	0.14	0.31
		Finelight Grilles	0.30	0.14	0.31
Andersen® Product		**High-Performance Dual-Pane Glass Type**	**U-Factor[1]**	**SHGC[2]**	**VT[3]**
400 Series Woodwright® Double-Hung Full-Frame Windows AND-N-66	Low-E4®	Without Grilles	0.29	0.31	0.53
		Simulated Divided Light Grilles	0.29	0.28	0.47
		Finelight™ Grilles	0.29	0.28	0.47
		Energy Spacer Divided Light Grilles	0.29	0.28	0.47
		Full Divided Light Grilles	0.30	0.28	0.47
	Low-E4 w/HeatLock®	Without Grilles	0.25	0.30	0.51
		Simulated Divided Light Grilles	0.25	0.27	0.46
		Finelight Grilles	0.25	0.27	0.46
		Energy Spacer Divided Light Grilles	0.25	0.27	0.46
		Full Divided Light Grilles	0.28	0.27	0.46
	Low-E4 Sun	Without Grilles	0.29	0.19	0.29
		Simulated Divided Light Grilles	0.29	0.17	0.26
		Finelight Grilles	0.29	0.17	0.26
		Energy Spacer Divided Light Grilles	0.29	0.17	0.26
		Full Divided Light Grilles	0.31	0.17	0.25
	Low-E4 SmartSun™	Without Grilles	0.29	0.20	0.47
		Simulated Divided Light Grilles	0.29	0.18	0.42



1 WINDOW & DOOR INSTALLATION DETAILS
Scale: 2" = 1'-0"



2 BUILDING CROSS-SECTION
1/4" = 1'-0"

EXTERIOR DOOR SCHEDULE

NO.	SIZE	MATERIAL	F.R. LABEL	HW SET	SADDLE	FRAME	FINISH	U-FACTOR	SHGC	REMARKS
1	3'-0" x 6'-8" x 1 3/4"	GLASS ALUM.	-	1	ALUM.	WOOD	PAINTED	0.27	0.24	ENTRY DOOR - PROVIDE GLASS STORM DOOR
2	2'-8" x 6'-8" x 1 3/4"	GLASS	-	1	ALUM.	WOOD	PAINTED	0.27	0.24	TERRACE DOOR - PROVIDE WEATHERSTRIPPNG
3	2'-6" x 6'-8" x 1 3/4"	GLASS	-	1	ALUM.	WOOD	PAINTED	0.27	0.24	TERRACE DOOR - PROVIDE WEATHERSTRIPPNG
4	3'-0" x 6'-8" x 1 3/4"	GLASS ALUM.	-	1	ALUM.	WOOD	PAINTED	0.27	0.24	APT. ENTRY DR-PROVIDE GLASS STORM DOOR
5	4'-10" x 6'-8" x 1 3/4"	GLASS	-	5	ALUM.	WOOD	PAINTED	0.26	0.32	GLIDING TERRACE DOOR
6	2'-6" x 6'-8" x 1 3/4"	WOOD	-	1	ALUM.	WOOD	PAINTED	-	-	BASEMENT ENTRY DOOR
7	9'-0" x 6'-8" x 1 3/4"	ALUM.	-	-	-	WOOD	PAINTED	-	-	GARAGE

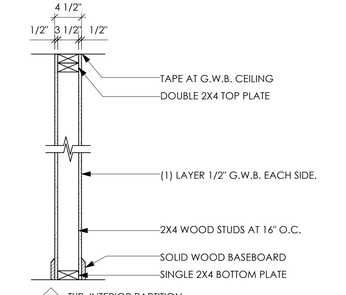
INTERIOR DOOR SCHEDULE

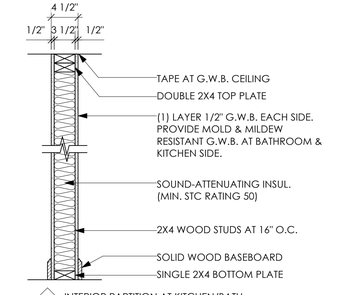
NO.	SIZE	MATERIAL	F.R. LABEL	HW SET	SADDLE	FRAME	FINISH	REMARKS
A	2'-6" x 6'-8" x 1 3/4"	WOOD	-	2	WOOD	WOOD	PAINTED	BEDROOM
B	2'-4" x 6'-8" x 1 3/4"	WOOD	-	2	MARBLE	WOOD	PAINTED	SWIG DOOR -BATHROOM
B1	2'-6" x 6'-8" x 1 3/4"	WOOD	-	4	MARBLE	WOOD	PAINTED	POCKET DOOR - BATHROOM
B2	2'-6" x 6'-8" x 1 3/4"	WOOD	-	2	MARBLE	WOOD	PAINTED	SWING DOOR - BATHROOM
B3	2'-0" x 6'-8" x 1 3/4"	WOOD	-	4	MARBLE	WOOD	PAINTED	POCKET DOOR - BATHROOM
C	2'-6" x 6'-8" x 1 3/4"	H.M.	-	3	WOOD	WOOD	PAINTED	W.I.C.
C1	2'-0" x 6'-8" x 1 3/4"	H.M.	-	3	-.	WOOD	PAINTED	SWING DOOR - CLOSET
D	6'-0" x 6'-8" x 1 3/4"	H.M.	-	3	-	WOOD	PAINTED	BI FOLD DOOR - CLOSET
D1	4'-0" x 6'-8" x 1 3/4"	H.M.	-	3	-	WOOD	PAINTED	BI FOLD DOOR- CLOSET
D2	2'-0" x 6'-8" x 1 3/4"	H.M.	-	3	-	WOOD	PAINTED	BI FOLD DOOR - CLOSET

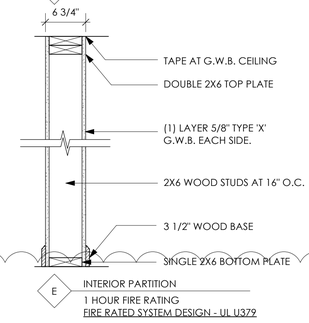
HARDWARE SETS

HW SET	QTY	LOCK TYPE	CLOSER TYPE	REMARKS
1	1 1/2 PAIR HINGES PER DOOR	KEYED LOCK WITH DEADBOLT	-	-
2	1 1/2 PAIR HINGES	PASSAGE/PRIVACY LOCK AT BATHROOM & BEDROOM	-	-
3	1 1/2 PAIR HINGES	BALL AND SOCKET CLASP; DUMMY DOOR	-	-
4	1 1/2 PAIR HINGES	POCKET DOOR HARDWARE	-	-
5	1 1/2 PAIR HINGES	GLIDING PATIO DOOR HARDWARE	-	-

4 DOOR SCHEDULE
Scale: 1/2" = 1'-0"







3 PARTITION DETAILS
Scale: 1" = 1'-0"

WINDOW SCHEDULE

WINDOW	SIZE	TYPE	U-FACTOR	SHGC
1	1'-8"X5'-0" & 3'-4"X5'-0" & 1'-8"X5'-0"	BAY WINDOW	0.25	0.30
2	7'-0" X 5'-0"	DOUBLE-HUNG	0.26	0.30
3	2'-6" X 3'-6"	DOUBLE-HUNG	0.26	0.30
4	7'-0" X 4'-6"	DOUBLE-HUNG	0.26	0.30
5	2'-8" X 4'-6"	DOUBLE-HUNG	0.26	0.30
6	3'-0" X 5'-0"	DOUBLE-HUNG	0.26	0.30
7	2'-6" X 4'-0"	DOUBLE-HUNG	0.26	0.30
8	2'-0" X 5'-0"	DOUBLE-HUNG	0.26	0.30
9	5'-0" X 4'-6"	DOUBLE-HUNG	0.26	0.30
10	3'-0" X 5'-0"	DOUBLE-HUNG	0.26	0.30
11	4'-0" X 4'-6"	DOUBLE-HUNG	0.26	0.30
12	2'-0" X 4'-0"	DOUBLE-HUNG	0.26	0.30
13	3'-0" X 3'-6"	DOUBLE-HUNG	0.26	0.30

5 WINDOW SCHEDULE
Scale: 1/2" = 1'-0"

BADALY

ENGINEERING DESIGN:
BADALY ENGINEERING PLLC
2 WILSON PLACE, MT. VERNON, NY 10550
(914) 465-9010 BADALY.COM

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DESIGN PROFESSIONAL:
SHAHIN BADALY - NYS PE 095887
REGISTERED TO PRACTICE IN NYS UNTIL 08/31/2027
BADALY ENGINEERING PLLC;
CERTIFICATE OF AUTHORIZATION - 0021229

ISSUE:

#	DATE	DESCRIPTION

REVISIONS:

#	DATE	DESCRIPTION
A	5/28/26	DOB COMMENTS
B	7/21/26	DOB COMMENTS 7-6-2026

PROJECT TITLE:
CONVERSION, ADDITION & ALTERATIONS:

88 ECHO AVENUE
NEW ROCHELLE, NY 10801
BLOCK: 95 LOT: 22

DRAWING TITLE:
CONSTRUCTION DETAILS

SCALE: AS NOTED
DATE: 01/12/2026
JOB NO: 25296
DRAWN BY: SP
CHECKED BY: SB

SEAL AND SIGNATURE:
STATE OF NEW YORK · SHAHIN BADALY · LICENSED PROFESSIONAL ENGINEER · 095887

DRAWING NO.:
A-301

SHEET NO.:
14 OF 18

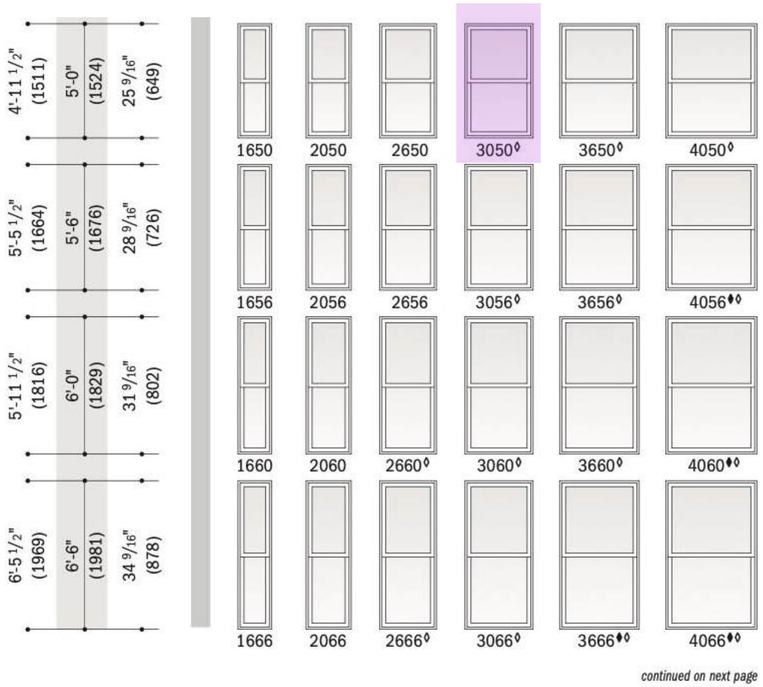
100 SERIES DOUBLE-HUNG WINDOWS

ANDERSEN WINDOWS & DOORS

Available at select locations in Alabama, Connecticut, Delaware, District of Columbia, Florida, Georgia, Illinois, Indiana, Iowa, Kansas, Kentucky, Massachusetts, Maine, Maryland, Michigan, Minnesota, Mississippi, Missouri, Nebraska, New Hampshire, New Jersey, New York, North Carolina, North Dakota, Ohio, Pennsylvania, Rhode Island, South Carolina, South Dakota, Tennessee, Vermont, Virginia, West Virginia and Wisconsin.

Table of Sizes for Double-Hung Windows

Scale ⅛" (3) = 1'-0" (305) – 1:96



continued on next page

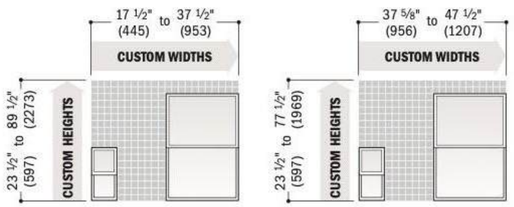
- Window Dimension always refers to outside frame-to-frame dimension.
- **Minimum Rough Opening dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.**
- Dimensions in parentheses are in millimeters.
- Two locks are standard for 36XX and 40XX widths or windows equal to or greater than 3'-5 ½" (1054) wide. Two locks are optional for 20XX, 26XX and 30XX widths or windows equal to or greater than 1'-11 ½" (597) wide and less than 3'-5 ½" (1054) wide.

◊ Meets or exceeds clear opening area of 5.7 sq. ft. or 0.53 m², clear opening width of 20" (508) and clear opening height of 24" (610).

♦Windows with tempered glass may have limited sash travel.

Double-Hung Windows

Equal Sash Ratio



Two locks are standard for windows equal to or greater than 3'-5 ½" (1054) wide. Two locks are optional for windows equal to or greater than 1'-11 ½" (597) wide and less than 3'-5 ½" (1054).

Clear Opening*	**Width** = window width − 3.470" (88) **Height** = (window height ÷ 2) − 3.790" (96)	**Minimum R.O.**	**Width** = window width + ½" (13) **Height** = window height + ½" (13)
Vent Opening	**Width** = window width − 3.470" (88) **Height** = (window height ÷ 2) − 3.711" (94)	**Unobst. Glass**	**Width** = window width − 6.250" (159) **Upper Sash Height** = (window height ÷ 2) − 4.205" (107) **Lower Sash Height** = (window height ÷ 2) − 4.205" (107) **Total Sash Height** = window height − 8.410" (214)

*Windows with tempered glass may have limited sash travel. Contact your Andersen supplier.

400 SERIES BAY & BOW WINDOWS

ANDERSEN WINDOWS & DOORS

Sizing for Double-Hung Bay Windows

30° and 45° bay windows are available in a variety of standard-size 400 Series tilt-wash or Woodwright® double-hung window configurations, covering widths in approximately 4" (102) increments between the minimum and maximum total widths.

Double-Hung 30° and 45° Bay Windows

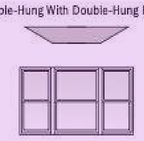
Order Description Examples

Picture With Double-Hung Flankers

30BAY TW2042-DHP3042-TW2042

30° Bay / 45° Bay — Double-Hung Flanker Size — Picture Size (single or joined combination) — Double-Hung Flanker Size

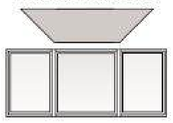
Double-Hung With Double-Hung Flankers



30BAY TW2042-TW3042-TW2042

30° Bay / 45° Bay — Double-Hung Flanker Size — Double-Hung Size (single or joined combination) — Double-Hung Flanker Size

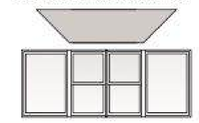
Picture With Picture Flankers



45BAY DHP3042-DHP4242-DHP3042

30° Bay / 45° Bay — Picture Flanker Size — Picture Size (single or joined combination) — Picture Flanker Size

Double-Hung With Picture Flankers



45BAY DHP3042-(TW2442-2)-DHP3042

30° Bay / 45° Bay — Picture Flanker Size — Double-Hung Size (single or joined combination) — Picture Flanker Size

Design Criteria

- Minimum and maximum number of units: 3-4
- Flankers (last window on each end of combination) must be of equal size
- Flankers (last window on each end of combination) must be single units
- Center units can be single units, or joined combinations of double-hung units or double-hung picture units
- Center units used in joined combinations must be of equal size

MINIMUM AND MAXIMUM WINDOW WIDTH

Window Configuration	Minimum and Maximum Window Width Dimensions
30° Bay	5'-4 7/8" (1648) to 12'-0 1/4" (3664)
45° Bay	5'-0 1/2" (1537) to 12'-0 7/8" (3680)

WINDOW HEIGHT

Window Number	Window Dimension Height	Minimum Rough Opening Height
TWXX210, **WDH**XX210	3'-2 3/4" (972)	3'-2 3/4" (984)
TWXX32, **WDH**XX32	3'-6 1/4" (1086)	3'-6 3/8" (1086)
TWXX36, **WDH**XX36	3'-10 1/4" (1187)	3'-10 3/4" (1187)
TWXX310, **DHP**XX310, **WDH**XX310, **WPW**XX310	4'-2 1/4" (1276)	4'-2 1/4" (1289)
TWXX42, **DHP**XX42, **WDH**XX42, **WPW**XX42	4'-6 1/4" (1378)	4'-6 3/4" (1391)
TWXX46, **DHP**XX46, **WDH**XX46, **WPW**XX46	4'-10 1/4" (1480)	4'-10 3/4" (1492)
TWXX410, **DHP**XX410, **WDH**XX410, **WPW**XX410	5'-2 1/4" (1581)	5'-2 3/4" (1594)
TWXX52, **DHP**XX52, **WDH**XX52, **WPW**XX52	5'-6 1/4" (1683)	5'-6 3/8" (1895)
TWXX56, **DHP**XX56, **WDH**XX56, **WPW**XX56	5'-10 1/4" (1784)	5'-10 3/4" (1797)
TWXX510, **DHP**XX510, **WDH**XX510, **WPW**XX510	6'-2 1/4" (1886)	6'-2 3/4" (1899)
TWXX62, **DHP**XX62, **WDH**XX62, **WPW**XX62	6'-6 1/4" (1988)	6'-6 1/4" (2000)

Projection Dimensions

Projection dimension is dependent on the flanker window width along with the bay angle.

Tilt-Wash Double-Hung Flanker Window Number	**TW**18XX	**TW**20XX	**TW**24XX	**TW**26XX	**TW**28XX	**TW**210XX	**TW**30XX	**TW**34XX	**TW**38XX		
Tilt-Wash Picture Flanker Window Number							**DHP**30XX	**DHP**34XX		**DHP**310XX	**DHP**42XX
Woodwright® Double-Hung Flanker Window Number	**WW**18XX	**WW**20XX	**WW**24XX	**WW**26XX	**WW**28XX	**WW**210XX	**WW**30XX	**WW**34XX	**WW**38XX		
Woodwright Picture Flanker Window Number							**WPW**30XX	**WPW**34XX		**WPW**310XX	**WPW**42XX
30° Bay	12 3/4" (324)	14 3/4" (375)	16 3/4" (425)	17 3/4" (451)	18 3/4" (476)	19 3/4" (502)	20 3/4" (527)	22 3/4" (578)	24 3/4" (629)	25 51/64" (649)	–
45° Bay	17 15/16" (456)	20 3/4" (527)	23 9/64" (598)	25" (635)	26 1/16" (672)	27 51/64" (706)	29 1/8" (743)	32 1/32" (814)	34 7/8" (886)	36 1/8" (918)	38 35/64" (989)

WINDOW SCHEDULE

WINDOW	SIZE	TYPE	CLEAR OPENING (INCH)	AREA (SQ FT)
1	1'-8"X5'-0" & 3'-4"X5'-0" & 1'-8"X5'-0"	BAY WINDOW	36.53X26.21	6.6
6	3'-0" X 5'-0"	DOUBLE-HUNG	32.53X26.21	5.9
10	3'-0" X 5'-0"	DOUBLE-HUNG	32.53X26.21	5.9

1 EGRESS WINDOW SCHEDULE
Scale: 1/2" = 1'-0"

EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL COMPLY WITH THE 2025 NEW YORK STATE BUILDING CODE, CHAPTER 10 – MEANS OF EGRESS, SECTION 1031.3.

1031.3 EMERGENCY ESCAPE AND RESCUE OPENINGS

1031.3.1 MINIMUM SIZE: EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET (0.53 M²).

1031.3.2 MINIMUM DIMENSIONS: THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES (610 MM). THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES (508 MM). THE NET CLEAR OPENING DIMENSIONS SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING.

BADALY

ENGINEERING DESIGN:

BADALY ENGINEERING PLLC
2 WILSON PLACE, MT. VERNON, NY 10550
(914) 465-9010 BADALY.COM

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DESIGN PROFESSIONAL:
SHAHN BADALY - NYS PE 095887
REGISTERED TO PRACTICE IN NYS UNTIL 08/31/2027
BADALY ENGINEERING PLLC
CERTIFICATE OF AUTHORIZATION - 0021229

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NEW ROCHELLE, NY 10801

BLOCK: 95 LOT: 22

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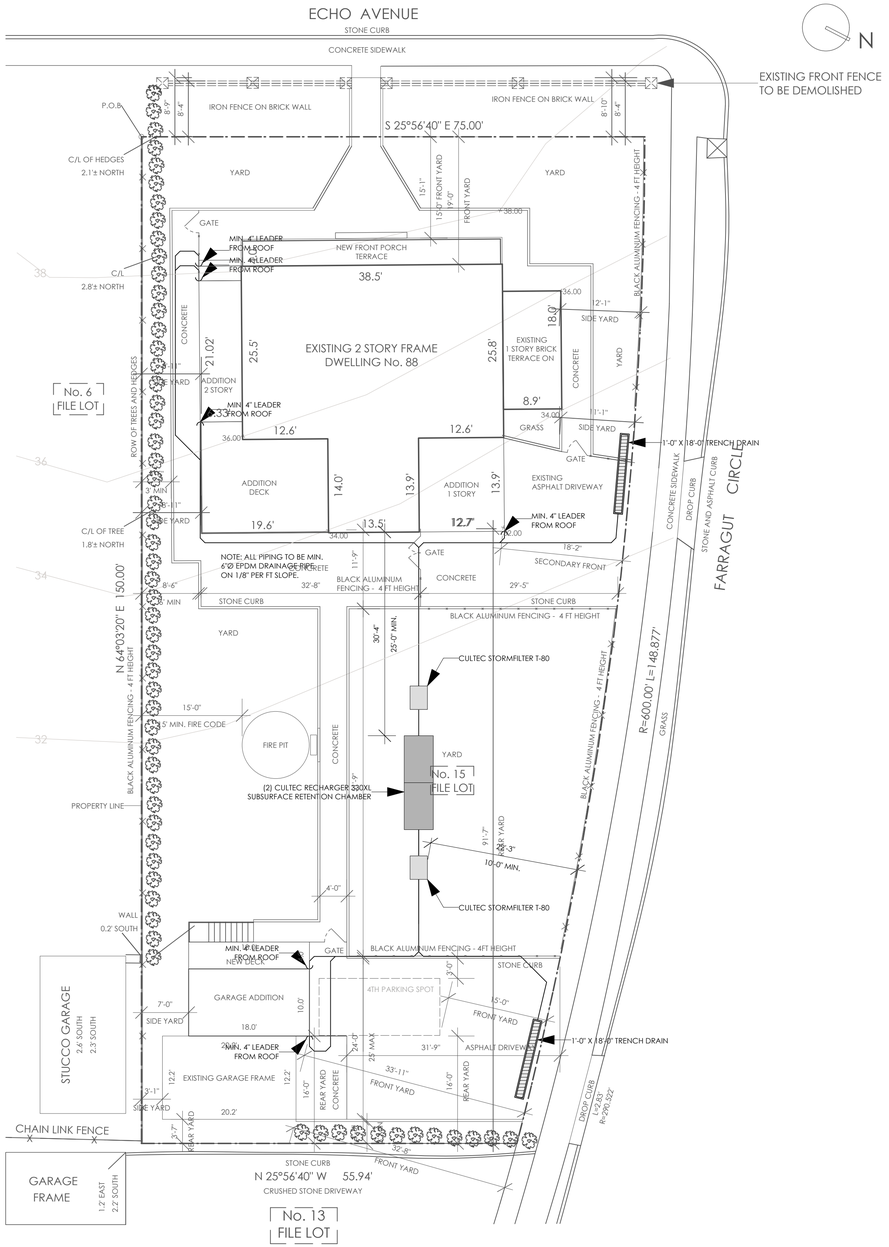
CHECKED BY: SB

SEAL AND SIGNATURE:
STATE OF NEW YORK · SHAHN BADALY · 095887 · LICENSED PROFESSIONAL ENGINEER

DRAWING NO.:
A-302

SHEET NO.:
15 OF 18



1 PROPOSED STORM WATER MANAGEMENT
Scale: 3/32" = 1'-0"

UNIFIED STORMWATER SYSTEM SIZING IN ACCORDANCE WITH				
NYS STORMWATER MANAGEMENT DESIGN MANUAL (JULY 31, 2024)				
P =	1.5	IN (90% RAINFALL EVENT NUMBER PER FIGURE 4.1)		
RAINFALL =	6.47	IN (25-YR RAINFALL EVENT)		
WATER QUALITY STORAGE VOLUME				
A =	6,000.0	SF (CONTRIBUTING AREA)		
A =	0.138	AC (CONTRIBUTING AREA)		
AIMPERVIOUS =	1,263.0	SF (IMPERVIOUS AREA)		
AIMPERVIOUS =	0.029	AC (IMPERVIOUS AREA)		
AGRASS =	1,263.0	SF (GRASS)		
AGRASS =	0.029	AC (GRASS)		
I =	(AIMPERVIOUS / A) (100)			
I =	21.05%	(PERCENT IMPERVIOUS COVER)		
RV =	0.05 + 0.009(I)			
RV =	0.23945	(VOLUMETRIC RUNOFF COEFFICIENT)		
WQV =	P . RV . A / 12			
WQV =	0.004122762	AF (WATER QUALITY STORAGE VOLUME)		
WQV =	179.6	CF (WATER QUALITY STORAGE VOLUME)		
REQUIRED STORAGE & RUNOFF REDUCTION VOLUME				
RRV =	179.6	CF (TOTAL VOLUME REQUIRED)		

CULTEC Stormwater Design Calculator

CULTEC

Date: June 01, 2026

Project Number: 25296

Project Information:
88 ECHO AVENUE
88 ECHO AVENUE
NEW ROCHELLE
NY
USA

Calculations Performed By:
Shahin Badaly
BADALY ENGINEERING PLLC
2 WILSON PL
MT. VERNON NY
10550
USA
914.465.9010
shahin@badaly.com

RECHARGER 330XLHD

Recharger 330XLHD Chamber Specifications		
Height	30.5	inches
Width	52.0	inches
Length	8.50	feet
Installed Length	7.00	feet
Bare Chamber Volume	52.21	cu. feet
Installed Chamber Volume	80.11	cu. feet

Breakdown of Storage Provided by Recharger 330XLHD Stormwater System		
Within Chambers	115.61	cu. feet
Within Feed Connectors	-	cu. feet
Within Stone	109.67	cu. feet
Total Storage Provided	225.3	cu. feet
Total Storage Required	191.80	cu. feet

Materials List

Recharger 330XLHD		
Total Number of Chambers Required	2	pieces
Separator Row Chambers	2	pieces
Starter Chambers	1	pieces
Intermediate Chambers	0	pieces
End Chambers	1	pieces
HVLV FC-24 Feed Connectors	0	pieces
CULTEC No. 410 Non-Woven Geotextile	58	sq. yards
CULTEC No. 4800 Woven Geotextile	23	feet
Stone	12	cu. yards

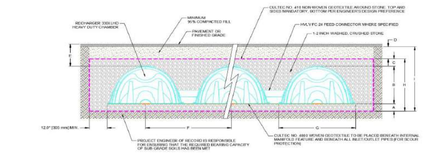
Separator Row Qty. Included in Total

Based on 1 Internal Manifold

Bed Detail

Bed Layout Information		
Number of Rows Wide	1	pieces
Number of Chambers Long	2	pieces
Chamber Row Width	4.33	feet
Chamber Row Length	15.50	feet
Bed Width	6.33	feet
Bed Length	17.50	feet
Bed Area Required	110.83	sq. feet
Length of Separator Row	15.50	feet

Bed detail for reference only. Not project specific. Not to scale.



Conceptual graphic only. Not job specific.

Cross Section Table Reference			
A	Depth of Stone Base	12.0	inches
B	Chamber Height	30.5	inches
C	Depth of Stone Above Units	6.0	inches
D	Depth of 95% Compacted Fill	10.0	inches
E	Max. Depth Allowed Above the Chamber	12.00	feet
F	Chamber Width	52.0	inches
G	Center to Center Spacing	4.83	feet
H	Effective Depth	4.04	feet
I	Bed Depth	4.88	feet

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DRAWING TITLE:

STORM WATER MANAGEMENT

SCALE: AS NOTED

DATE: 01/12/2026

JOB NO: 25296

DRAWN BY: SP

CHECKED BY: SB

SEAL AND SIGNATURE:

DRAWING NO.:

A-303

SHEET NO.: 16 OF 18

CULTEC RECHARGER® 330XLHD SPECIFICATIONS

CULTEC RECHARGER® 330XLHD CHAMBERS ARE DESIGNED FOR UNDERGROUND STORMWATER MANAGEMENT. THE CHAMBERS MAY BE USED FOR RETENTION, RECHARGING, DETENTION OR CONTROLLING THE FLOW OF ON-SITE STORMWATER RUNOFF.

1. THE CHAMBERS SHALL BE MANUFACTURED IN THE U.S.A. BY CULTEC, INC. OF BROOKFIELD, CT (CULTEC.COM, 203-775-4416).
2. THE CHAMBER SHALL BE VACUUM THERMOFORMED OF POLYETHYLENE WITH A BLACK INTERIOR AND BLUE EXTERIOR.
3. THE CHAMBER SHALL BE ARCHED IN SHAPE.
4. THE CHAMBER SHALL BE OPEN-BOTTOMED.
5. THE CHAMBER SHALL BE JOINED USING AN INTERLOCKING OVERLAPPING RIB METHOD. CONNECTIONS MUST BE FULLY SHOULDERED OVERLAPPING RIBS, HAVING NO SEPARATE COUPLINGS OR SEPARATE END WALLS.
6. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC RECHARGER® 330XLHD SHALL BE 30.5 INCHES (775 MM) TALL, 52 INCHES (1321 MM) WIDE AND 8.5 FEET (2.59 M) LONG. THE INSTALLED LENGTH OF A JOINED RECHARGER® 330XLHD SHALL BE 7 FEET (2.13 M).
7. MAXIMUM INLET OPENING ON THE CHAMBER END WALL IS 24 INCHES (600 MM) HDPE, PVC.
8. THE CHAMBER SHALL HAVE TWO SIDE PORTALS TO ACCEPT CULTEC HVLV® FC-24 FEED CONNECTORS TO CREATE AN INTERNAL MANIFOLD. MAXIMUM ALLOWABLE O.D. IN THE SIDE PORTAL IS 10 INCHES (250 MM) HDPE AND 12 INCHES (300 MM) PVC.
9. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV® FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 MM) TALL, 16 INCHES (406 MM) WIDE AND 24.2 INCHES (614 MM) LONG.
10. THE NOMINAL STORAGE VOLUME OF THE RECHARGER® 330XLHD CHAMBER SHALL BE 7.459 FT3 / FT (0.693 M3 / M) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A SINGLE RECHARGER® 330XLRHD STAND ALONE UNIT SHALL BE 63.40 FT3 (1.80 M3) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A JOINED RECHARGER® 330XLIHD INTERMEDIATE UNIT SHALL BE 52.213 FT3 (1.478 M3) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF THE LENGTH ADJUSTMENT AMOUNT PER RUN SHALL BE 11.19 FT3 (1.04 M3) - WITHOUT STONE.
11. THE NOMINAL STORAGE VOLUME OF THE HVLV® FC-24 FEED CONNECTOR SHALL BE 0.913 FT3 / FT (0.026 M3 / M) - WITHOUT STONE.
12. THE RECHARGER® 330XLHD CHAMBER SHALL HAVE FIFTY-SIX DISCHARGE HOLES BORED INTO THE SIDEWALLS OF THE UNIT'S CORE TO PROMOTE LATERAL CONVEYANCE OF WATER.
13. THE RECHARGER® 330XLHD CHAMBER SHALL HAVE 16 CORRUGATIONS.
14. THE END WALL OF THE CHAMBER, WHEN PRESENT, SHALL BE AN INTEGRAL PART OF THE CONTINUOUSLY FORMED UNIT. SEPARATE END PLATES CANNOT BE USED WITH THIS UNIT.
15. THE RECHARGER® 330XLRHD STAND ALONE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO FULLY FORMED INTEGRAL END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS.
16. THE RECHARGER® 330XLSHD STARTER UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL END WALL AND ONE PARTIALLY FORMED INTEGRAL END WALL WITH A LOWER TRANSFER OPENING OF 14 INCHES (356 MM) HIGH X 34.5 INCHES (876 MM) WIDE.
17. THE RECHARGER® 330XLIHD INTERMEDIATE UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY OPEN END WALL AND ONE PARTIALLY FORMED INTEGRAL END WALL WITH A LOWER TRANSFER OPENING OF 14 INCHES (356 MM) HIGH X 34.5 INCHES (876 MM) WIDE.
18. THE RECHARGER® 330XLEHD END UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL END WALL AND ONE FULLY OPEN END WALL AND HAVING NO SEPARATE END PLATES OR END WALLS.
19. THE HVLV® FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT SHALL FIT INTO THE SIDE PORTALS OF THE RECHARGER® 330XLHD AND ACT AS CROSS FEED CONNECTIONS.
20. CHAMBERS MUST HAVE HORIZONTAL STIFFENING FLEX REDUCTION STEPS BETWEEN THE RIBS.
21. THE CHAMBER SHALL HAVE A RAISED INTEGRAL CAP AT THE TOP OF THE ARCH IN THE CENTER OF EACH UNIT TO BE USED AS AN OPTIONAL INSPECTION PORT OR CLEAN-OUT.
22. THE UNITS MAY BE TRIMMED TO CUSTOM LENGTHS BY CUTTING BACK TO ANY CORRUGATION ON THE LARGE RIB END.
23. THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2015 CERTIFIED FACILITY.
24. MAXIMUM ALLOWABLE COVER OVER THE TOP OF THE CHAMBER SHALL BE 12' (3.66 M).
25. THE CHAMBER SHALL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.

CULTEC STORMFILTER T-80 WATER QUALITY UNIT SPECIFICATIONS

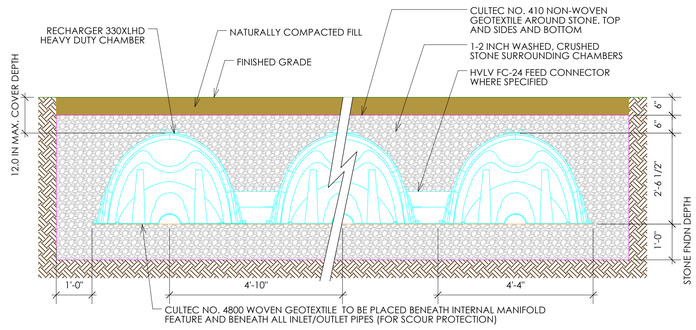
GENERAL
CULTEC STORMFILTER® T-80 MAY BE USED AS A STORMWATER FILTRATION UNIT, HOLDING TANK OR CATCHBASIN.

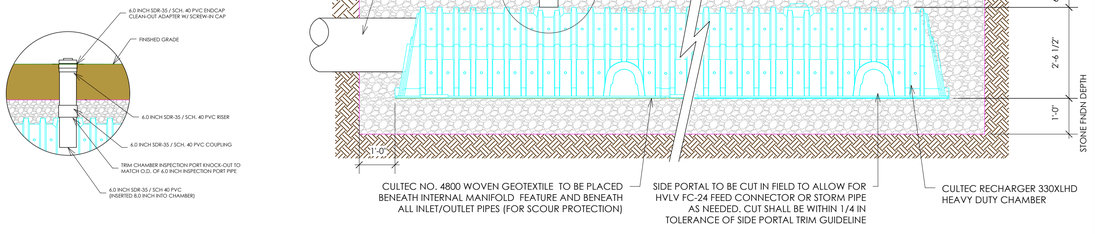
CHAMBER PARAMETERS

1.THE CHAMBERS SHALL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT (203-775-4416 OR 1-800-428-5832).
2. THE CHAMBER SHALL BE FORMED OF BLACK POLYETHYLENE.
3. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC STORMFILTER® T-80 SHALL BE 26.38 INCHES (670 MM) TALL, 31 INCHES (787 MM) WIDE AND 42 INCHES LONG.
4. THE CHAMBER SHALL HAVE A 12.5 INCH (318 MM) DIAMETER ACCESS OPENING LOCATED AT THE TOP OF THE UNIT.
5. MAXIMUM INLET OPENING ON THE CHAMBER END WALL IS 4 INCHES (100 MM).
6. THE NOMINAL STORAGE VOLUME OF THE STORMFILTER™ T-80 SHALL BE 90 GAL / UNIT (340.7 L / UNIT).
7. THE STORMFILTER® T-80 CHAMBER SHALL HAVE 5 CORRUGATIONS.
8. THE STORMFILTER® T-80 SHALL HAVE A MAXIMUM FILTERING CAPACITY OF 315.1 GPM (1193 L/MIN).
9. THE CHAMBER SHALL BE DESIGNED FOR NON-TRAFFIC APPLICATIONS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.
10. THE CHAMBER SHALL BE MANUFACTURED IN A FACILITY EMPLOYING CULTEC'S QUALITY CONTROL AND ASSURANCE PROCEDURES.

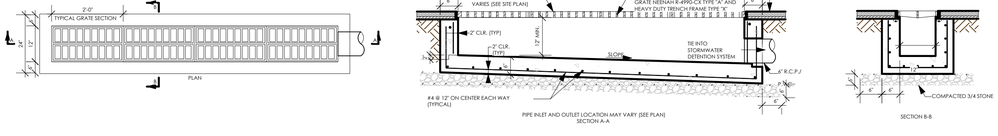
FILTER FRAME BAG SPECIFICATIONS
GENERAL
CULTEC'S FILTER ENCLOSURES, MANUFACTURED FROM A GEOTEXTILE COMPOSED OF POLYPROPYLENE YARNS, WHICH ARE WOVEN INTO A STABLE NETWORK SUCH THAT THE YARNS RETAIN THEIR RELATIVE POSITION. THE GEOTEXTILE FILTERS ARE INERT TO BIOLOGICAL DEGRADATION AND RESIST NATURALLY ENCOUNTERED CHEMICALS, ALKALIS, AND ACIDS AND ARE DESIGNED TO FIT COLLAPSIBLE METAL FRAMES.
FILTER FRAME BAG PARAMETERS
1. THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT (203-775-4416 OR 1-800-428-5832).
2. THE FILTER ENCLOSURES ARE CONSTRUCTED FROM GEOTEXTILE COMPOSED OF POLYPROPYLENE YARNS, WHICH ARE WOVEN INTO A STABLE NETWORK SUCH THAT THE YARNS RETAIN THEIR RELATIVE POSITION.
3. THE FILTER BAG SHALL HAVE A NOMINAL AREA OF 2.74 FT2 (0.255 M2).
4. THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
5. THE GEOTEXTILE SHALL HAVE A GRAB TENSILE STRENGTH VALUE OF 400 LBS MD/335 LBS CD (1780 N MD/1491 N CD) PER ASTM D4632 TESTING METHOD.
6. THE GEOTEXTILE SHALL HAVE AN GRAB TENSILE ELONGATION VALUE OF 20% MD/15% CD PER ASTM D4632 TESTING METHOD.
7. THE GEOTEXTILE SHALL HAVE A TRAPEZOID TEAR VALUE OF 145 LBS MD/125 LBS CD (645 N MD/556 N CD) PER ASTM D4533 TESTING METHOD.
8. THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE STRENGTH VALUE OF 1250 LBS (5563 N) PER ASTM D6241 TESTING METHOD.
9. THE GEOTEXTILE SHALL HAVE A PERCENT OPEN AREA VALUE OF 8% PER COE-02215 TESTING METHOD.
10. THE GEOTEXTILE SHALL HAVE A FLOW RATE VALUE OF 115 GPM/FT2 (4685 LPM/M2) PER ASTM D4491 TESTING METHOD.
11. THE GEOTEXTILE SHALL HAVE AN APPARENT OPENING SIZE (AOS) VALUE OF 30 U.S. SIEVE (0.60 MM) PER ASTM D4751 TESTING METHOD.
12. THE GEOTEXTILE SHALL HAVE A UV RESISTANCE (AT 500 HOURS) VALUE OF 90% STRENGTH RETAINED PER ASTM D4355 TESTING METHOD.

FILTERING SPECIFICATIONS
1. THE FILTER REMOVES MORE THAN 70% OF THE TOTAL SUSPENDED SOLIDS TYPICALLY PRESENT IN STORMWATER RUN OFF.
2. CONTINUOUS FILTRATION CAPABILITY FOR CLEAN FILTERS IS RATED AT 0.70 CFS (0.02 M3/S).
3. TREATMENT CAPABILITY IS APPROXIMATELY 315.1 GPM (1193 L/MIN).

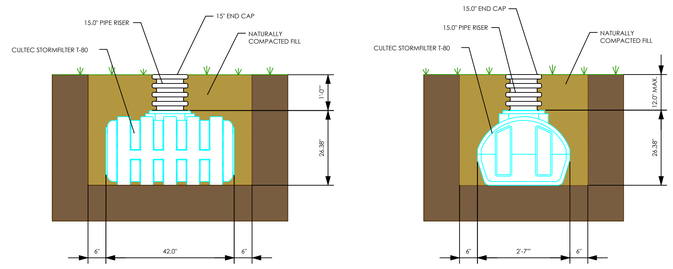




1 CULTEC RECHARGER 330XLHD DETAILS
Scale: 1/2" = 1'-0"



2 TRENCH DRAIN DETAILS
Scale: 1/2" = 1'-0"



3 CULTEC STORMFILTER T-80 DETAILS
Scale: 1/2" = 1'-0"

BADALY

ENGINEERING DESIGN:

BADALY ENGINEERING PLLC
2 WILSON PLACE, MT. VERNON, NY 10550
(914) 465-9010 BADALY.COM

ANY ALTERATIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF A NYS LICENSED P.E. (OR R.A. WHERE APPLICABLE) IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145, SECTION 7209.

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DESIGN PROFESSIONAL:
SHAHIN BADALY - NYS PE 095887
REGISTERED TO PRACTICE IN NYS UNTIL 08/31/2027
BADALY ENGINEERING PLLC;
CERTIFICATE OF AUTHORIZATION - 0021229

ISSUE:

#	DATE	DESCRIPTION

REVISIONS:

#	DATE	DESCRIPTION
A	5/28/26	DOB COMMENTS
B	7/21/26	DOB COMMENTS 7-6-2026

PROJECT TITLE:
CONVERSION, ADDITION & ALTERATIONS:

88 ECHO AVENUE
NEW ROCHELLE, NY 10801
BLOCK: 95 LOT: 22

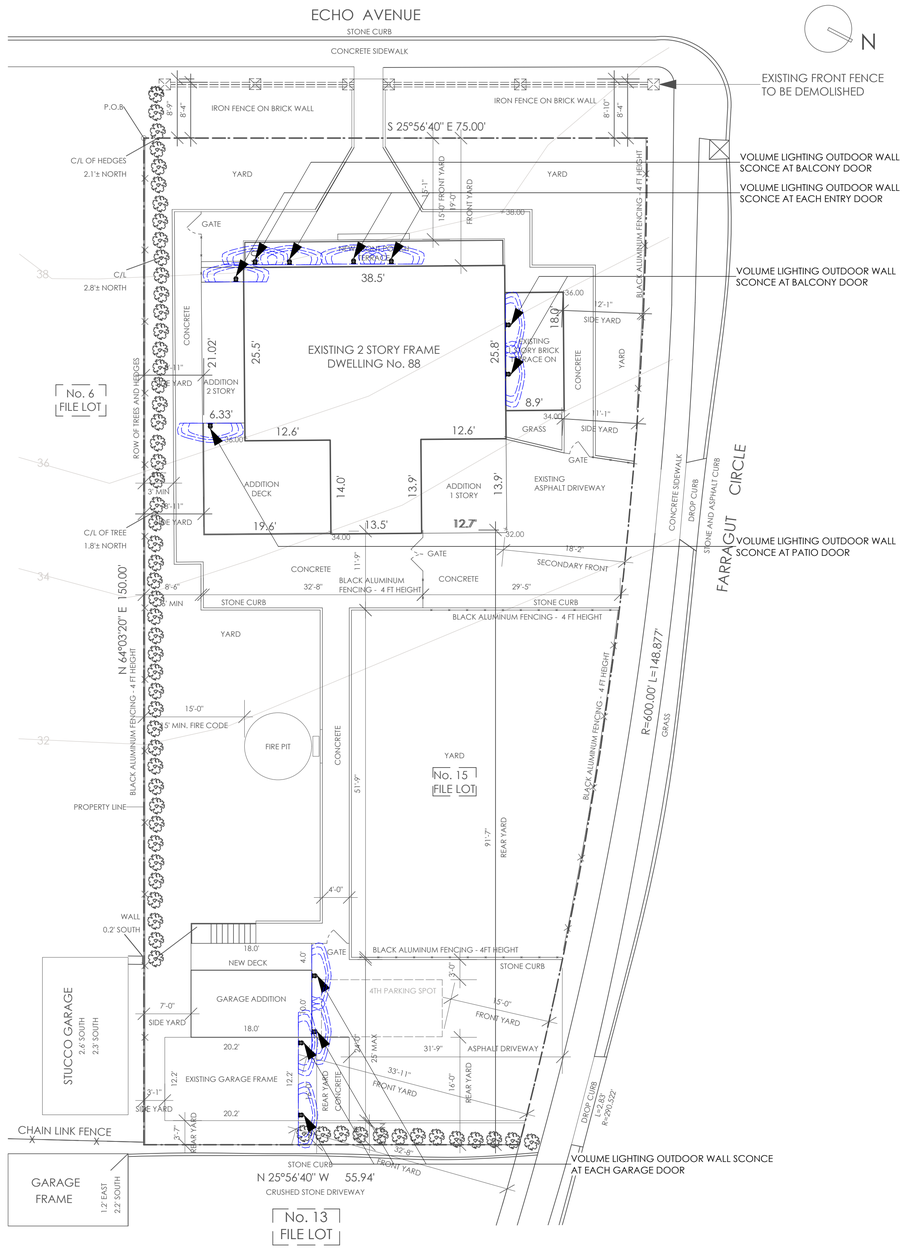
DRAWING TITLE:
STORM WATER MANAGEMENT DETAILS

SCALE: AS NOTED
DATE: 01/12/2026
JOB NO: 25296
DRAWN BY: SP
CHECKED BY: SB

SEAL AND SIGNATURE:
STATE OF NEW YORK · SHAHIN BADALY · 095887 · LICENSED PROFESSIONAL ENGINEER

DRAWING NO.:
A-304

SHEET NO.: 17 OF 18



1 LIGHTING SITE PLAN
Scale: 3/32" = 1'-0"

VOLUME LIGHTING

Because Lighting Speaks Volumes

V9735-5

1-Light Outdoor Black Outdoor Wall Sconce

Description

Enhance your home's exterior with this traditional inspired 1-Light outdoor wall lantern. Crafted by experienced artisans this fixture includes textured clear glass, to provide an unfiltered glow. Finished in White this fixture is sure to compliment the modern home rain or shine. Great for illuminating entry ways and adding curb appeal.

At a Glance

- Sturdy, Exquisite Construction
- Finished in Black
- Perfect Complement for Outdoor Spaces
- Wet Rated
- Standard Medium Base (E26) Compatible with Incandescent, Halogen, Self-Ballast-Fluorescent, and LED Light Bulbs
- Heat-Resistant Components Safely Withstand Up to 100 Watts
- 1-Light Fixture (Bulbs Not Included)
- Compatible with All Dimmers
- Individually Inspected for Quality Assurance
- UL Rated for Safety

Specifications

Style	Traditional
Type of Lighting	Outdoor Lighting
Product Type	Wall Lantern
Product Subtype	Outdoor Sconce
Height (in.)	8 ½
Width (in.)	4 ½
Length or Extension/Projection (in.)	5
Finish	Black
Main Material	Metal
Other Material	Textured Clear Glass
Light Direction	Ambient
Installation Location	Wet
Light #	1
Watts per Light (W)	100
Total Wattage (W)	100
Light Bulb(s) Included?	No
Dimmable?	Yes
Base	Medium Base (E26)
Voltage (Volts)	120V
Safety Ratings	UL Listed
Assembly	Assembly Required

Prepared By:

Project:

Type:

Location:

BADALY

ENGINEERING DESIGN:

BADALY ENGINEERING PLLC
2 WILSON PLACE, MT. VERNON, NY 10550
(914) 465-9010 BADALY.COM

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DESIGN PROFESSIONAL:
SHAHIN BADALY - NYS PE 095887
REGISTERED TO PRACTICE IN NYS UNTIL 08/31/2027
BADALY ENGINEERING PLLC;
CERTIFICATE OF AUTHORIZATION - 0021229

ISSUE:

#	DATE	DESCRIPTION

REVISIONS:

#	DATE	DESCRIPTION
A	5/28/26	DOB COMMENTS
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PROJECT TITLE:
CONVERSION, ADDITION & ALTERATIONS:

88 ECHO AVENUE
NEW ROCHELLE, NY 10801

BLOCK: 95 LOT: 22

DRAWING TITLE:

SITE LIGHTING PLAN

SCALE: AS NOTED

DATE: 01/12/2026

JOB NO: 25296

DRAWN BY: SP

CHECKED BY: SB

SEAL AND SIGNATURE:

STATE OF NEW YORK · SHAHIN BADALY · 095887 · LICENSED PROFESSIONAL ENGINEER

DRAWING NO.:

C-100

SHEET NO.: 18 OF 18

City of New Rochelle

Planning

Meeting Date: Tuesday, July 28, 2026

Item Category: Site Plan

Item: Application PB 14-2026 by Thomas Haynes for site plan approval to change the use of an existing one-story building into a recreational baseball training facility, and the merger of Lots 65 and 4 at 111 Plain Avenue (Block 903, Lot 4 & 65) in an LI zoned district.

Attachments:

1. PB 14-2026 - 111 Plain Avenue - Rev. 7.28.2026

PLANNING BOARD APPLICATION FORM

Instructions for use of this application form:

1. Complete this form and a short form SEQRA EAF Part 1.

2. Submit 2 copies each of:

- o Completed application form
- o Completed application form checklist
- o EAF short form Part 1
- o Application Review Report from Bureau of Buildings
- o Affidavit of Property Ownership
- o Joinder (if more than one owner or if Contract Vendee involved)
- o Color photographs of the site, abutting properties and neighborhood

WITH a completed fee checklist and check in the required amount made out to City of New Rochelle
AND the required number of sets of plans for which Planning Board approval is sought (see application checklist)

3. Enter Application in the Planning Board module of the Portal and upload all documents

4. Make application appointment with the Board Clerk: call 914-654-2185 to submit documents

Office Use Only

PB Number _____
Fee Paid _____
Receipt # _____
Date _____
Rec'd by (initials) _____

NAME OF PLAN _____ **ADDRESS** 111 Plain Ave
New Rochelle, NY, 10801

ZONE DISTRICT FA **BLOCK(S)** 903 **LOT(S)** 0065

NO. LOTS _____ **DWELLING UNITS**_____ **TOTAL AREA**_____ **PREVIOUSLY APPROVED RESOLUTIONS NO(S)** _____

OWNER
NAME: WESTCHESTER YOUTH SPORTS EMPOWERMENT INC.

ADDRESS 23 WINTHROP AVE, NEW ROCHELLE, NY, 10801

TEL NO. 561 310 3733 **EMAIL** CEO@THEWYSE.ORG

APPLICANT (if applicant is Contract Vendee, a letter of joinder must be submitted with this form)
NAME HAYNES ARCHITECTURE P.C.

ADDRESS 287 BOWMAN AVE #208, PURCHASE, NY, 10577

TEL NO. 914 963 3838 **EMAIL** TJ@HAYNESDESIGNGROUP.COM

ARCHITECT
NAME THOMAS HAYNES

ADDRESS 287 BOWMAN AVE #208, PURCHASE, NY, 10577

TEL NO. 914 963 3838 **EMAIL** TJ@HAYNESDESIGNGROUP.COM

ENGINEER
NAME _____

ADDRESS _____

TEL NO. _____ **EMAIL** _____

CONTACT FOR THIS APPLICATION

NAME WESTCHESTER YOUTH SPORTS EMPOWERMENT EVAN LIST

ADDRESS 23 WINTHROP AVE, NEW ROCHELLE, NY, 10801

TEL NO. 561 310 3733 **EMAIL** CEO@THEWYSE.ORG

SCOPE OF PROJECT

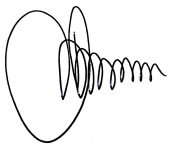
Proposed change of use from a light industrial/manufacturing to a recreational baseball training facility. Proposed site work, which includes the relocation of curb, cut, infilling and existing driveway, adding a rotating wall and proposing new parking spaces and retaining wall. Proposed new bulkhead stair and elevator. Proposed interior alterations with removal of walls and doors and proposing new walls and doors as required for the change of use. Proposed rooftop recreational space.

IF RESIDENTIAL CHECK APPLICABLE FORM OF OWNERSHIP

- ☐ **FEE SIMPLE**
- ☐ **FEE SIMPLE WITH HOMEOWNERS ASSOCIATION**
- ☐ **CONDOMINIUM**
- ☐ **MULTI-CONDOMINIUMS WITH MASTER HOA**
- ☐ **CO-OP CORPORATION**
- ☐ **OTHER (DESCRIBE)**_____

"This plan conforms to all zoning, land development and other Code requirements of the City of New Rochelle and is hereby filed for action by the Planning Board."

Date 5/28/26

Signature of owner, applicant, architect or engineer _____  _____

Please print name THOMAS HAYNES

NOTE: If the Planning Board approves the plan with any conditions, those conditions must be satisfied and/or incorporated verbatim on the plan prior to issuance of the building permit.

Department of Buildings
515 North Avenue
New Rochelle, NY 10801
Phone: (914) 654 - 2035
Fax: (914) 654 - 2031

Paul Vacca, CEO
Commissioner of Buildings

NewRochelleNY.com/Buildings

City of New Rochelle
New York

PLANNING BOARD REFERRAL

To: Thomas Haynes
287 Bowman Ave., Suite 208
Purchase, NY 10577

Application No.	**2522-2026**
Review Date	**06/22/2026**
Zoning	**LI**
Job Location	**111 Plain Ave**
Parcel No.	**3-903-0065 & 0004**
Reviewed By	**Soraya Ben-Habib**

LOCATION: 111 Plain Ave

DESCRIPTION OF WORK:
Proposed change of use for an existing 1-story with mezzanine sprinklered building from a light industrial/manufacturing to a recreational baseball training facility. Rooftop proposed to be used for seasonal training of 22 children, with a maximum occupancy of 128 persons. Alteration of parking lot to provide 18 spaces, with additional spaces to be located in municipal parking lot of neighborhood city park. Interior alterations and structural work to be performed as required to create the proposed use. Lots 65 & 4 to be merged.

You are hereby notified that your application for Building Permit or Amendment to Building Permit has been reviewed for compliance with the requirements of the Zoning Ordinance, Chapter 331, Code of the City of New Rochelle.

Ordinance Code	Approval Type	Description
331-117 A (3) (a)	Site Plan Approval	The proposed use is permitted in the district.
331-117 A (2)		The occupant load of the roof, which is proposed not to exceed 128 persons, requires approval of a Place of Public Assembly.
331-126 E		Required parking spaces that are in excess of the 18 provided on site for off-street parking and drop-off are proposed within the municipal lot located less than 1350 sf from the building.

You may file an application with the **Planning Board** pursuant to Article XIII of Chapter 331 of the Zoning Ordinance. The last day to submit an application to the Board for the **07/28/2026** meeting is **06/08/2026** by 12 NOON.

All applications will be taken on a first come first serve basis. Your application for a building permit will be voided unless it is amended or a Planning Board application is received within 90 days from the date of this notice.

Area of Notification: 250'

Instructions for filling an application: Planning Board Filing Process

Soraya Ben-Habib

Soraya Ben-Habib

AFFIDAVIT OF PROPERTY OWNERSHIP

Note: If property has been transferred within the past six (6) months, and the City Tax Assessor has a different name of ownership, property owner should submit a copy of deed.

STATE OF NEW YORK)

ss:

COUNTY OF Westchester)

EVAN LIST, being duly sworn deposes and

says that she/he resides at 23 WINTHROP AVE, NEW ROCHELLE

in the County of WESTCHESTER, State of NEW YORK

that she/he or it (if Corporate Owner) is the owner in fee of all the property described as

Block(s) 903 Lot(s) 0065 at street address:

111 PLAIN AVENUE in the City of New Rochelle, NY

that she/he authorizes the submission of the application filed with the Planning Board

for approval by the Planning Board and affirms that the statements contained herein are true to the

best of deponent's knowledge and belief, and are made for the purpose of obtaining the approval of

the submitted application by the Planning Board of the City of New Rochelle

Signed by Owner _____ or

Signed by Corporation Owner EVAN A. LIST

with capacity as CEO (Title) of _____ (Name of Corporation)

WESTCHESTER YOUTH SPORTS EMPOWERMENT INC.

Sworn to before me this 28th

Day of May 2026.

_____

(Notary Public)

MATTHEW ELDON GALVEZ
Notary Public - State of New York
NO. 01GA0023466
Qualified in Westchester County
My Commission Expires Apr 12, 2028

JOINDER IN APPLICATION

THOMAS BORAK, owner of the land and improvements located at 111 PLAIN AVE and known as Section 03, Block 903, Lot 0065 on the tax assessment maps of the City of New Rochelle ("Property"), hereby joins in the application of EVAN LIST, the contract vendee/lessee/co-owner of the Property, to the City Council/Planning Board to Proposed change of use from a light industrial/manufacturing to a recreational baseball training facility. Proposed site work, which includes the relocation of curb, cut, infilling and existing driveway, adding a rotating wall and proposing new parking spaces and retaining wall. Proposed new bulkhead stair and elevator.

Proposed interior alterations with removal of walls and doors and proposing new walls and doors as required for the change of use. Proposed rooftop recreational space.

Owner

STATE OF NEW YORK, (COUNTY OF WESTCHESTER) SS.:

On this 1 day of June, in the year 2026, before me, a Notary Public in and for New York State, the undersigned, personally appeared Thomas Borek, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within Joinder in Application and acknowledged to me that he/she/they executed the same in his/her/their capacity, and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

LUCA JOSEPH SIRAGUSA
Notary Public - State of New York
No. 01SI6417917
Qualified in Putnam County
My Commission Expires 05/24/2029

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 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:

Project Location (describe, and attach a location map):
111 PLAIN AVENUE, NEW ROCHELLE NY

Brief Description of Proposed Action:
Proposed change of use from a light industrial/manufacturing to a recreational baseball training facility. Proposed site work, which includes the relocation of curb cut and infilling, expanding the parking area by removing an existing sloped driveway, infilling to create level condition with existing adjacent drive/parking and adding a retaining wall. Proposed new bulkhead stair and elevator to roof. Proposed interior alterations with removal of walls and doors and proposing new walls and doors as required for the change of use. Proposed seasonal rooftop training space.

Name of Applicant or Sponsor:	Telephone: 914-963-3838
THOMAS HAYNES	E-Mail: TJ@HAYNESDESIGNGROUP.COM

Address:
287 BOWMAN AVENUE, SUITE 208

City/PO:	State:	Zip Code:
PURCHASE	NY	10577

	NO	YES
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.	☑	☐
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: Building department	☐	☑

3. a. Total acreage of the site of the proposed action? 0.4017 acres
   b. Total acreage to be physically disturbed? 0.172 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.4017 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:
   ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☐ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify:	☐	☑

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑

	NO	YES
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:	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____	☐	☑

	NO	YES
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?	☑	☐
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?	☑	☐

	NO	YES
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?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
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

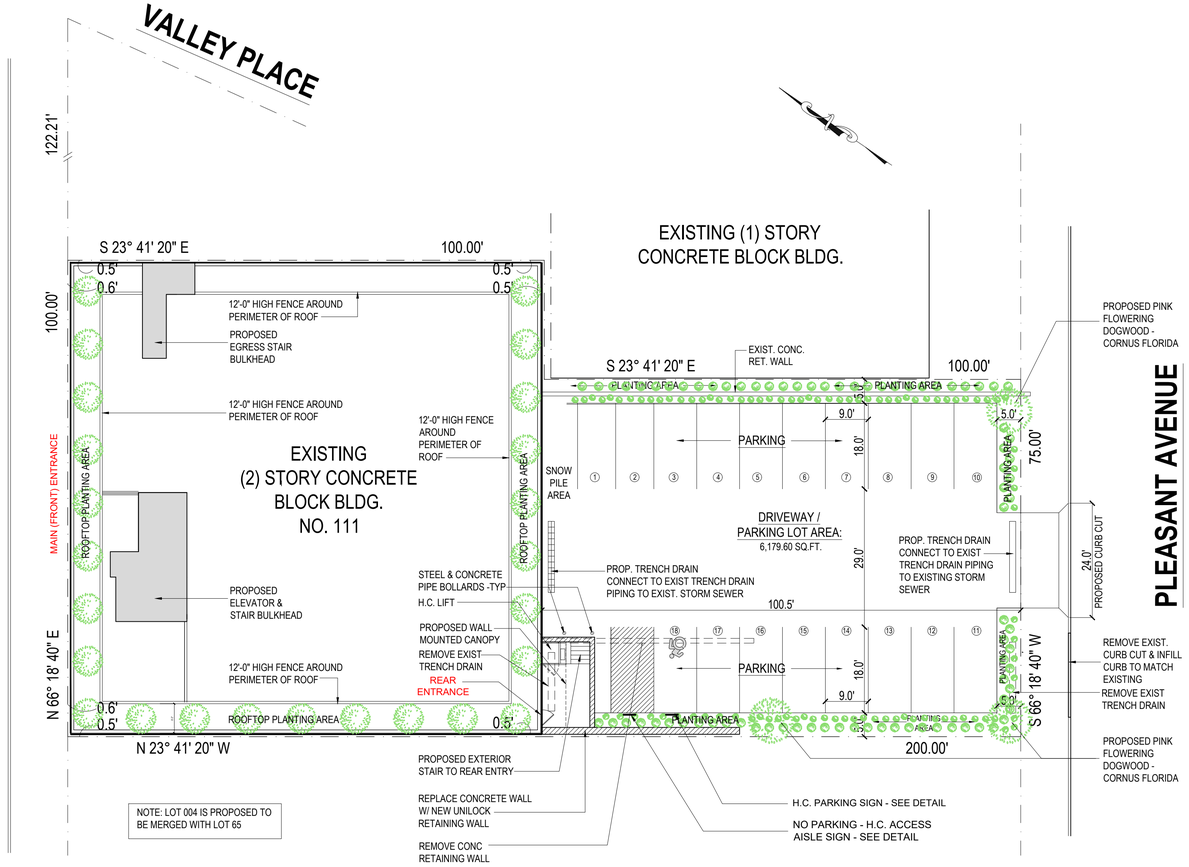
☐ Wetland ☐ Urban ☒ Suburban

	NO	YES
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?	☑	☐
16. Is the project site located in the 100-year or 500-year flood plain?	☑	☐
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:		
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:	☑	☐
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:	☑	☐
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:	☑	☐
21. Is the project located within, or within ½ mile of, a disadvantaged community?	☑	☐
If No, could impacts from the project affect a disadvantaged community?	☑	☐
If Yes to either question in 21, answer the following question.		
a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management):		

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

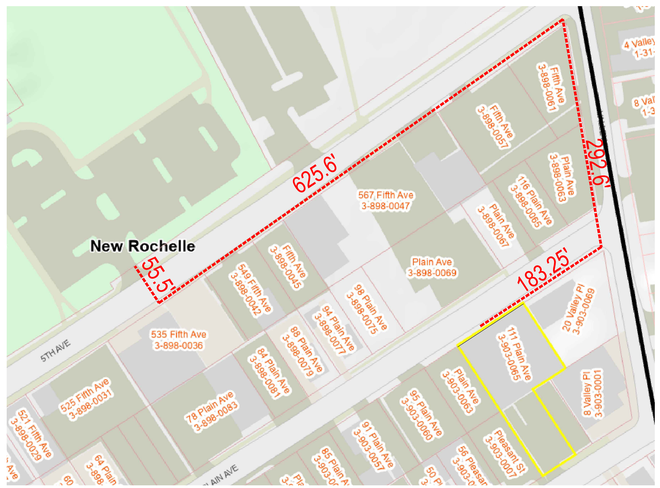
Applicant/sponsor/name: THOMAS HAYNES Date: 06.23.26

Signature: Title: ARCHITECT



PROPOSED PLOT PLAN

SCALE: 1" = 15'-0"



MUNICIPAL PARKING LOT DISTANCE TO PROPOSED TRAINING FACILITY

SCALE: N.T.S.

MUNICIPAL LOT PROXIMITY TO PROPOSED FACILITY

MAXIMUM DISTANCE FROM THE PROPOSED FACILITY ENTRANCE DOOR TO MUNICIPAL LOT IS 1,156.95 FT. WHICH IS LESS THAN THE MAX REQUIRED DISTANCE OF 1,350 FEET AS PRESCRIBED IN 331-126 (E) 1

GENERAL INFORMATION:

ADDRESS:	ZONING DISTRICT:
111 PLAIN AVENUE	LI

PROJECT DESCRIPTION:

CHANGE OF USE FROM LIGHT INDUSTRIAL/MANUFACTURING TO NON-FOR PROFIT CHILDREN'S BASEBALL TRAINING FACILITY

REQUIRED PARKING BY PROPOSED USE IN FACILITY:

1ST FLOOR:

STRENGTH & CONDITIONING ROOM :	882 SQ.FT.
TRAINING AREA / TURF:	6590.6 SQ.FT.
TOTAL GFA:	7472.6 SQ.FT.

7,472.6 SQ.FT. / 1 SPACE PER 200SQ.FT. GFA = 37.63 SPACES

2ND FLOOR:

ACCCESSORY TO GFA

ROOF (SEASONAL USE):

SEASONAL UNENCLOSED ROOF TRAINING AREA/ TURF:
=6429 SQ.FT. / 1 SPACE PER 200 SQ. FT. GFA =32.14 CARS

TOTAL PARKING REQUIRED. = **69.50 OR 70 CARS

EXISTING ON SITE PARKING - 6 CARS
REQUIRED AT EXISTING = 1/1000S.F. = 10 CARS

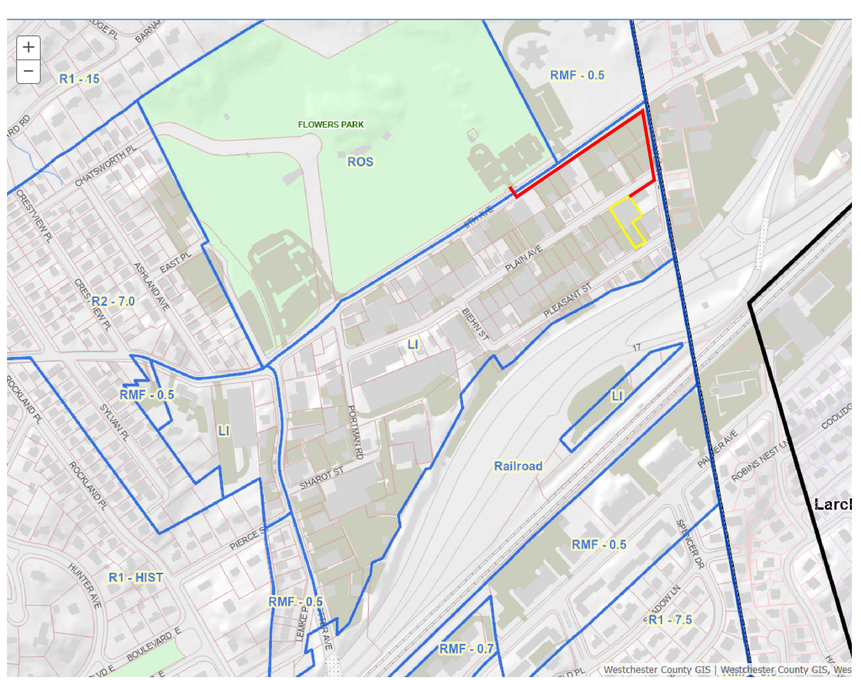
PROPOSED ON SITE PARKING - 18 CARS

**NOTE: THE PROPOSED PARKING IS A CODE PRESCRIBED MAXIMUM BASED ON GFA AND NOT INDICATIVE OF THE PROPOSED USE OF THE FACILITY. THE PROPOSED USE IS A CHILDREN'S TRAINING FACILITY, AGES 5 TO 18, WHICH MOST WILL CARPOOL AND BE DROPPED OFF/ PICKED UP AFTER TRAINING. DROP OFF/ PICK UP TIMES WILL BE STAGGERED UPON SCHEDULING TO ALLEVIATE CONGESTION DURING TURN-OVER TIME. THE PROPOSED ROOFTOP IS UNENCLOSED AND A SEASONAL USE ONLY AS IT IS OPEN TO THE ELEMENTS.
THE PROPOSED ON SITE PARKING HAS BEEN INCREASED FROM EXISTING - ANY OVERFLOW PARKING WILL BE ACCOMMODATED IN THE CITY PARK MUNICIPAL PARKING LOT AS ACKNOWLEDGED BY THE PARKS DEPARTMENT. THEREFORE NO VARIANCE IS REQUIRED FOR INSUFFICIENT PARKING DUE TO THE CHANGE OF USE

PLANTING REQUIREMENTS:
LANDSCAPE STRIP ALONG RIGHT-OF-WAY: A MINIMUM FIVE-FOOT-WIDE LANDSCAPE STRIP BETWEEN A RIGHT-OF-WAY AND THE PARKING LOT, PLANTED WITH A MINIMUM OF ONE DECIDUOUS TREE AND 10 SHRUBS FOR EVERY 35 LINEAR FEET OF FRONTAGE (EXCLUDING DRIVEWAY OPENINGS), SHALL BE PROVIDED.

PERIMETER LANDSCAPING: A LANDSCAPE STRIP AT LEAST FIVE FEET IN WIDTH, THAT INCLUDES AT LEAST ONE DECIDUOUS TREE AND A CONTINUOUS ROW OF EVERGREEN SHRUBS, SHALL BE REQUIRED FOR EVERY 35 LINEAR FEET OF THE PERIMETER.

ADDITIONAL LANDSCAPE TREATMENT. ALL INTERIOR LANDSCAPE AREAS (EXCEPT WHERE EXISTING VEGETATION IS PRESERVED) SHALL BE LANDSCAPED WITH GRASS, GROUND COVER, SHRUBS, OR OTHER APPROPRIATE LANDSCAPE COVER.



ZONING DISTRICT BOUNDARY MAP

SCALE: N.T.S.

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revisions:

- 06.01.26 - RESUBMISSION FOR PRELIMINARY PLAN REVIEW
- 06.18.26 - RESUBMISSION FOR PRELIMINARY PLAN REVIEW
- 07.17.26 - REVISED EXTERIOR ENTRY

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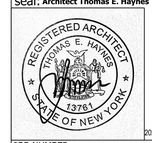
project title:

Proposed Change of Use and Alterations at: 111 Plain Avenue, New Rochelle, NY

PLOT PLAN

seal: Architect Thomas E. Haynes



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JOB NUMBER: 2545

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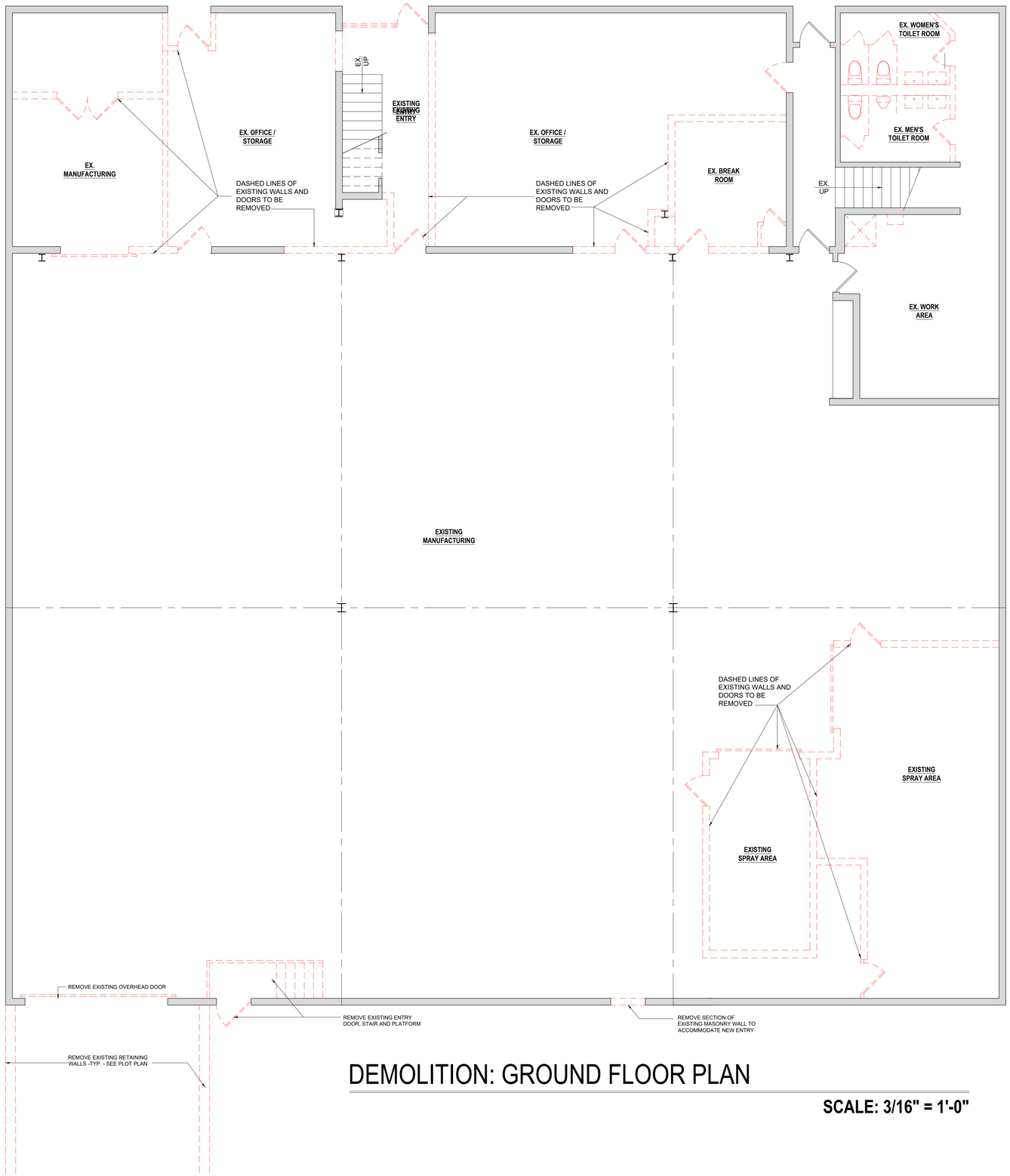

DEMOLITION: GROUND FLOOR PLAN

SCALE: 3/16" = 1'-0"

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project title:

Proposed Change of Use and Alterations at:
111 Plain Avenue, New Rochelle, NY

DEMOLITION PLAN

seal: Architect Thomas E. Haynes

REGISTERED ARCHITECT THOMAS E. HAYNES 13761 STATE OF NEW YORK 2026

original filing date: 05-27-2026
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checked by:
drawing no.:

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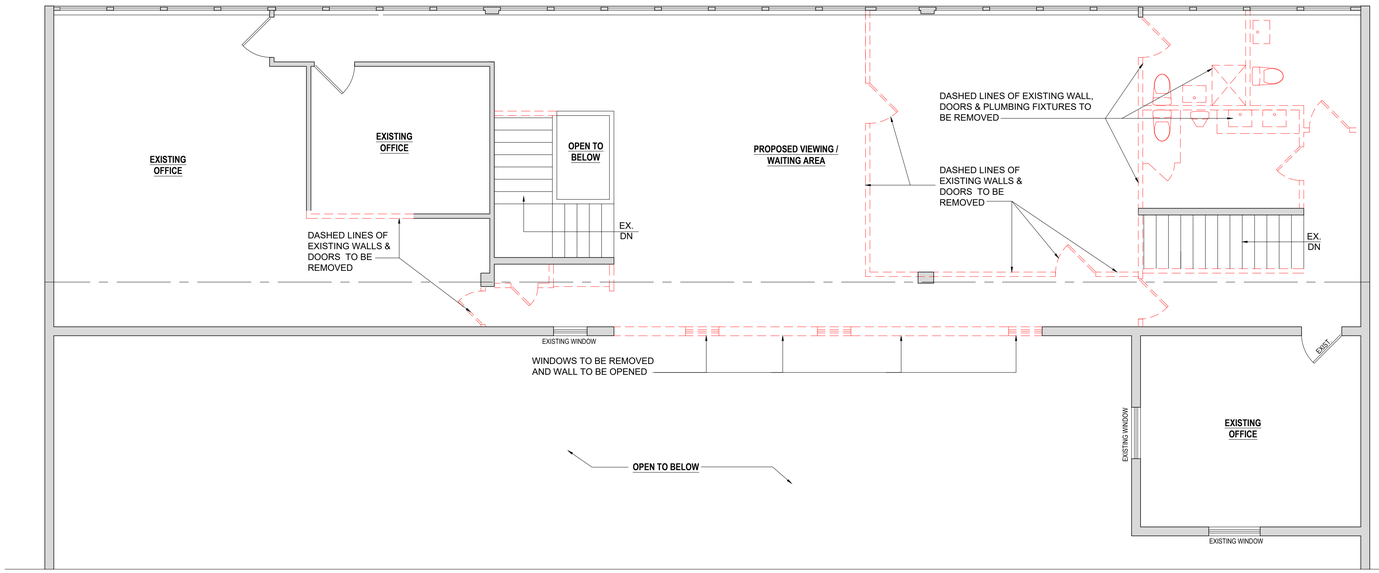
A-101

PLAIN AVENUE



DEMOLITION: SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

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project title:

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DEMOLITION PLAN

seal: Architect Thomas E. Haynes

REGISTERED ARCHITECT THOMAS E. HAYNES 13761 STATE OF NEW YORK 2026

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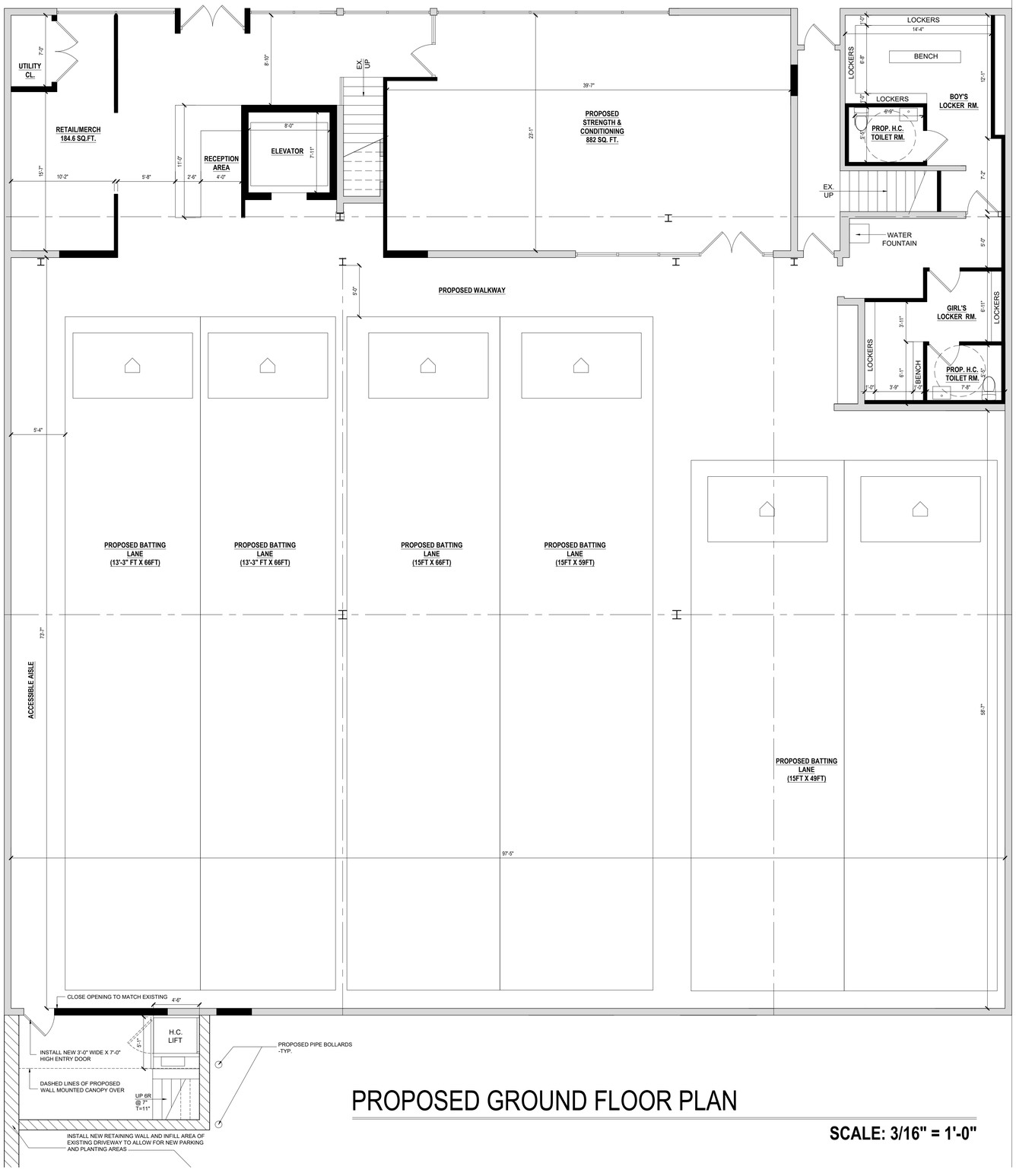
PLAIN AVENUE



PROPOSED GROUND FLOOR PLAN

SCALE: 3/16" = 1'-0"

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project title:

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PROPOSED PLAN

seal: Architect Thomas E. Haynes

REGISTERED ARCHITECT THOMAS E. HAYNES 13761 STATE OF NEW YORK 2026

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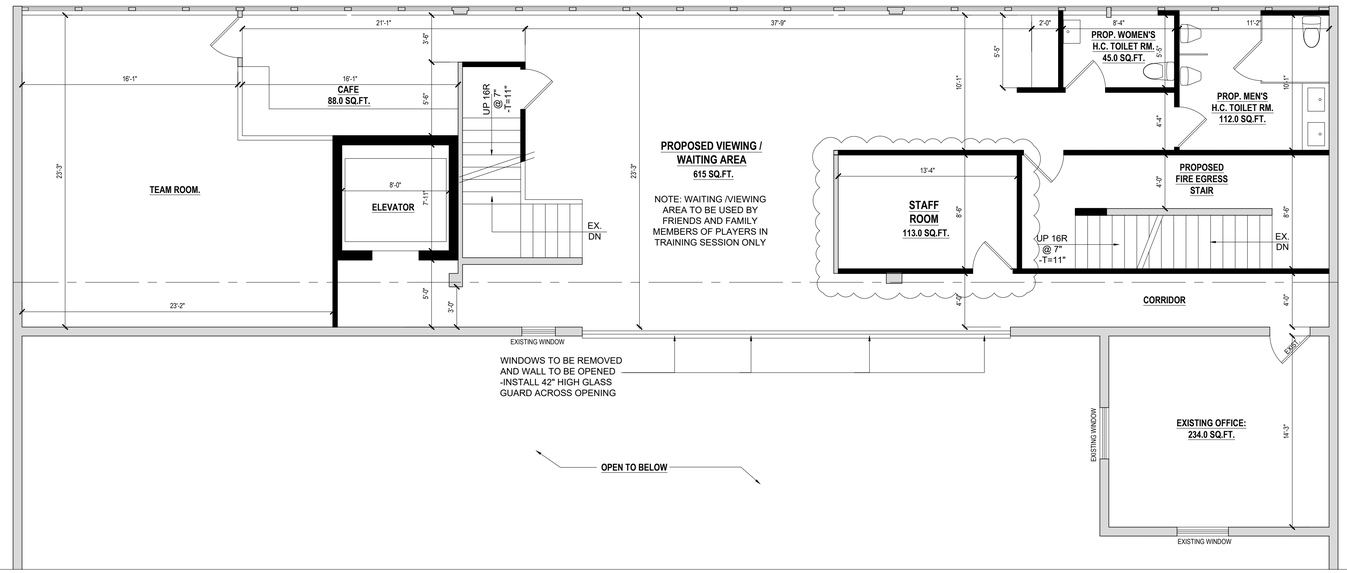
PLAIN AVENUE



PROPOSED SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

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PROPOSED PLAN

seal: Architect Thomas E. Haynes

REGISTERED ARCHITECT THOMAS E. HAYNES 13761 STATE OF NEW YORK 2026

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JOB NUMBER: 2545

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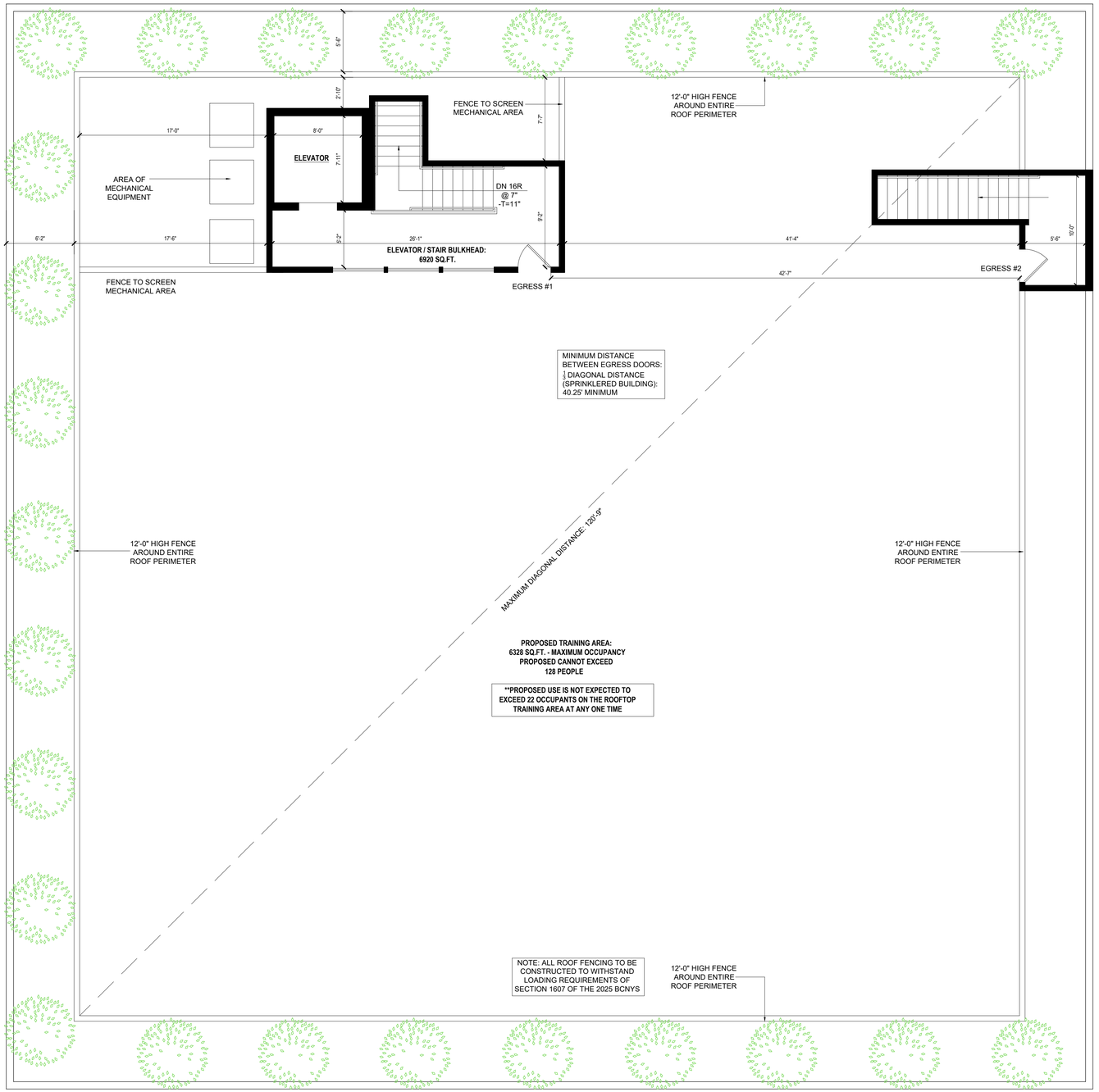
PLAIN AVENUE



PROPOSED ROOF PLAN

SCALE: 3/16" = 1'-0"

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PROPOSED PLAN

seal: Architect Thomas E. Haynes

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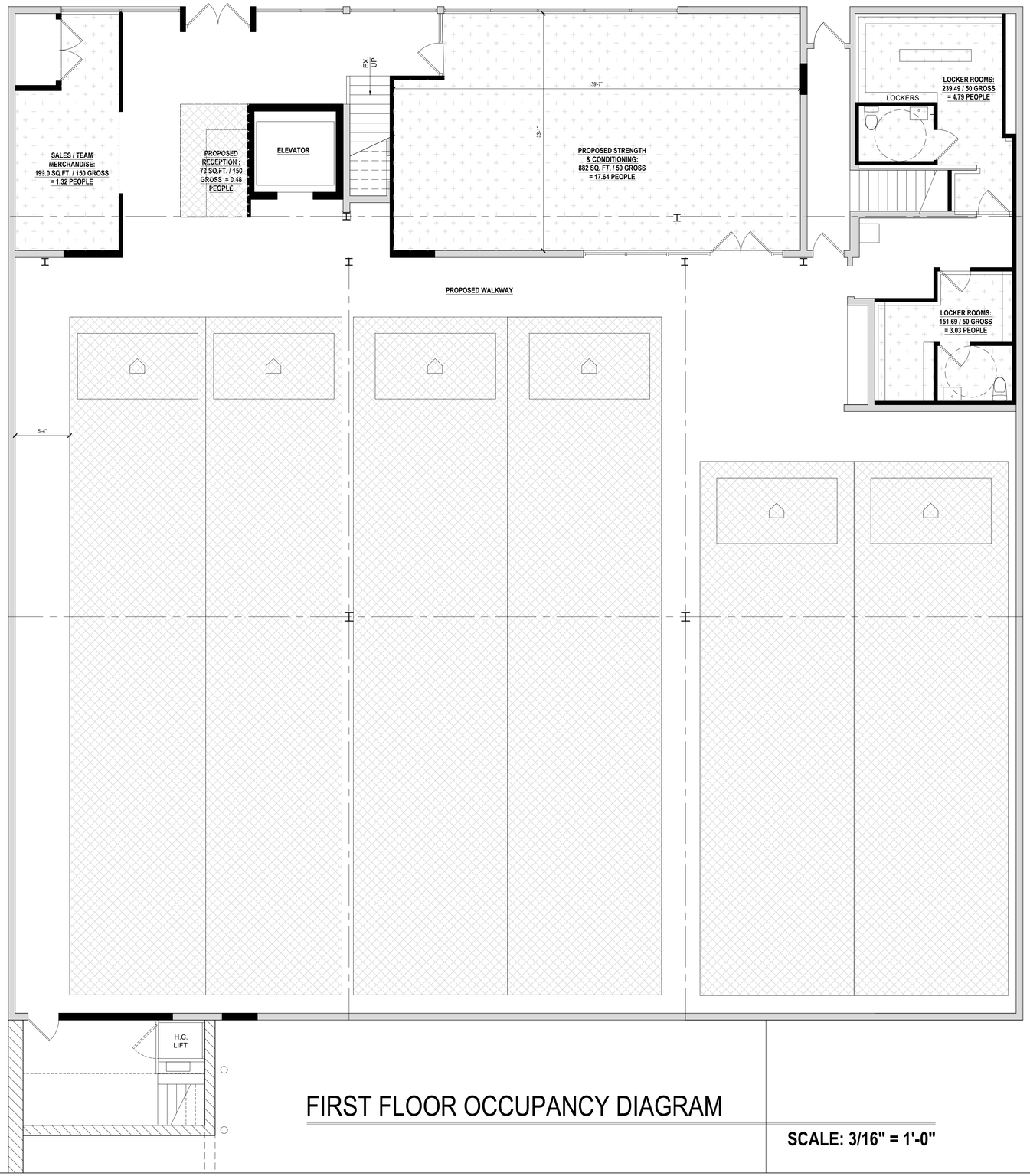

FIRST FLOOR OCCUPANCY DIAGRAM

SCALE: 3/16" = 1'-0"

PROPOSED USE:
CHILDREN BASEBALL TEAM TRAINING FACILITY

EXPECTED OCCUPANCY BASED ON USE OF FACILITY

-MAXIMUM NUMBER OF TEAMS TRAINING AT THE SAME TIME: THREE (3)
-TOTAL EXPECTED MAXIMUM NUMBER OF CHILDREN OCCUPYING THE INSIDE THE FACILITY AT ONE TIME : FORTY (40) PEOPLE
-TOTAL NUMBER OF COACHES/EMPLOYEES IN THE BUILDING AT ONE TIME: SEVEN (7) PEOPLE
- TOTAL EXPECTED MAXIMUM OCCUPANTS IN THE WAITING/VIEWING AREA SIXTEEN (16) PEOPLE
-TOTAL EXPECTED MAXIMUM OCCUPANTS OF THE SEASONAL ROOFTOP TRAINING AREA: TWO (2) COACHES AND TWENTY (20) CHILDREN

EXPECTED MAXIMUM FACILITY OCCUPANCY: 85 PEOPLE
(NOTE: THE MAJORITY OF THE MAXIMUM EXPECTED OCCUPANCY ARE CHILDREN BETWEEN THE AGES OF 5 AND 18)

OCCUPANCY BREAK DOWN BY SPACE (CODE PRESCRIBED):

1ST FLOOR:	
STRENGTH & CONDITIONING ROOM - 882 SQ.FT. / 50 GROSS =	17.64 PEOPLE
RECEPTION - 73 SQ.FT. / 150 GROSS =	0.48 PEOPLE
SALES / TEAM MERCHANDISE - 199 SQ.FT. / 150 GROSS =	1.32 PEOPLE
TEAM LOUNGE / COACH - 498 SQ.FT. / 150 GROSS =	2.73 PEOPLE
BATTING LANE - (6) X 2 PEOPLE PER LANE =	12 PEOPLE
LOCKER ROOMS - 391.18 SQ.FT. / 50 GROSS =	7.82 PEOPLE
2ND FLOOR:	
OFFICES - 820.24 SQ.FT. / 150 GROSS =	5.46 PEOPLE
WAITING / VIEWING AREA - 688.0 SQ.FT. / 150 GROSS =	4.58 PEOPLE
CAFE - 88.0 SQ.FT. / 150 GROSS =	0.58 PEOPLE
ROOF: (SEASONAL)	
SEASONAL ROOF TRAINING AREA - 6920 SQ.FT. / 50 GROSS =	128.58 PEOPLE

TOTAL OCCUPANCY PER FLOOR:

1ST FLOOR	=41.99 PEOPLE
2ND FLOOR	=10.62 PEOPLE
ROOF (SEASONAL)	= 128.58 PEOPLE * (PLACE OF ASSEMBLY APPROVAL REQUIRED BY THE CITY OF NEW ROCHELLE PLANNING BOARD)

TOTAL FACILITY OCCUPANCY:

= 181.19 OR 182 PEOPLE

(NOTE: THE TOTAL OCCUPANCY LISTED IS AN ABSOLUTE MAXIMUM BASED ON THE CODE PRESCRIBED GFA PER AREA OF SPACE AND IS NOT INDICATIVE OF THE NORMAL INTENDED USE OF THE SPACE - THE ANTICIPATED MAXIMUM OCCUPANCY WITHIN THE BUILDING DURING PEAK HOURS, BASED ON THE PROPOSED USE WILL BE APPROXIMATLY 47 PEOPLE - THE PROPOSED ROOFTOP USE IS SEASONAL AS IT IS OPEN AND UNPROTECTED TO THE ELEMENTS - MAXIMUM SEASONAL ROOFTOP OCCUPANCY ANTICIPATED DURING PEAK HOURS IS 22 PEOPLE.

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project title:

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111 Plain Avenue, New Rochelle, NY

OCCUPANCY BREAKDOWN

seal: Architect Thomas E. Haynes

REGISTERED ARCHITECT THOMAS E. HAYNES 13761 STATE OF NEW YORK 2026

original filing date: 05-27-2026
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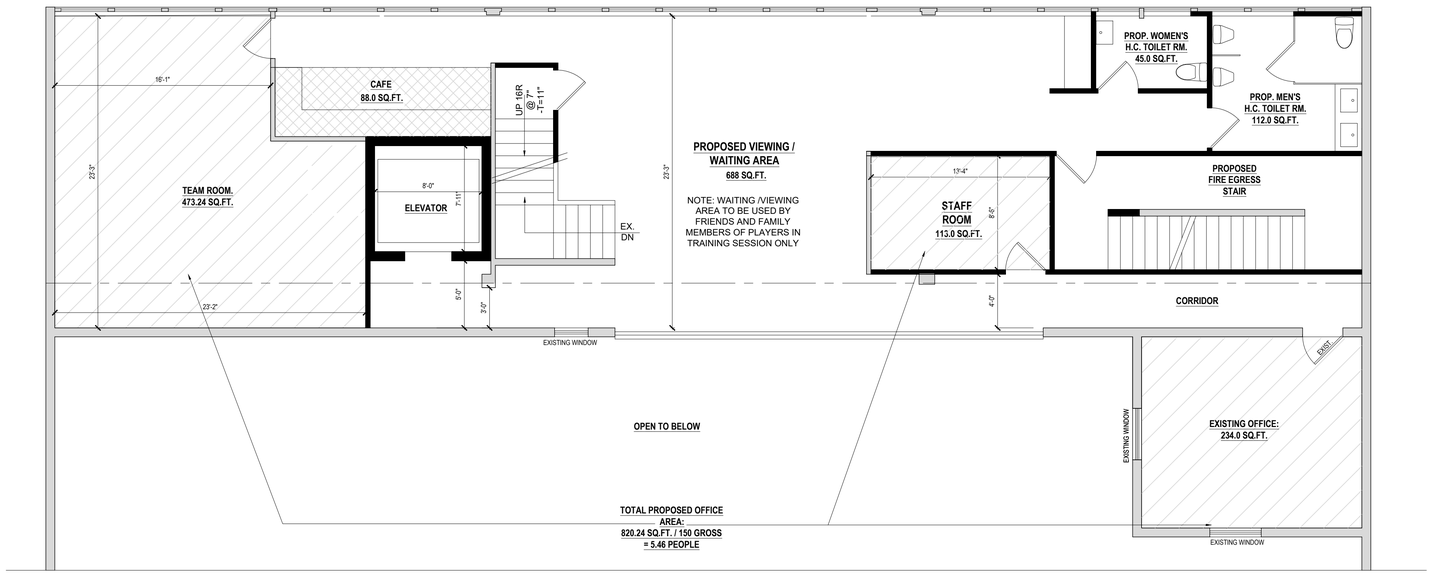
A-106

PLAIN AVENUE



SECOND FLOOR OCCUPANCY DIAGRAM

SCALE: 3/16" = 1'-0"

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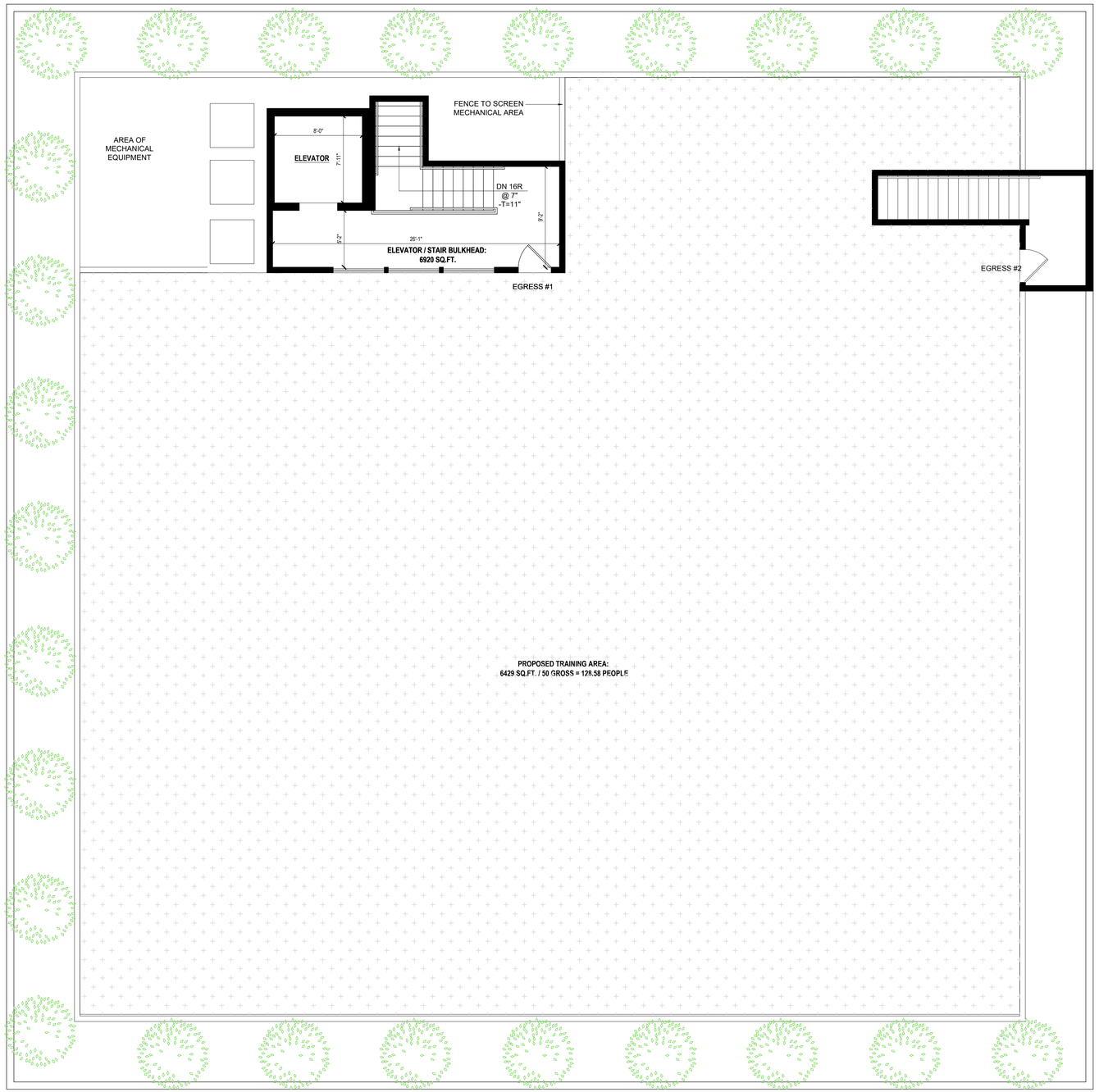

ROOF OCCUPANCY DIAGRAM

SCALE: 3/16" = 1'-0"

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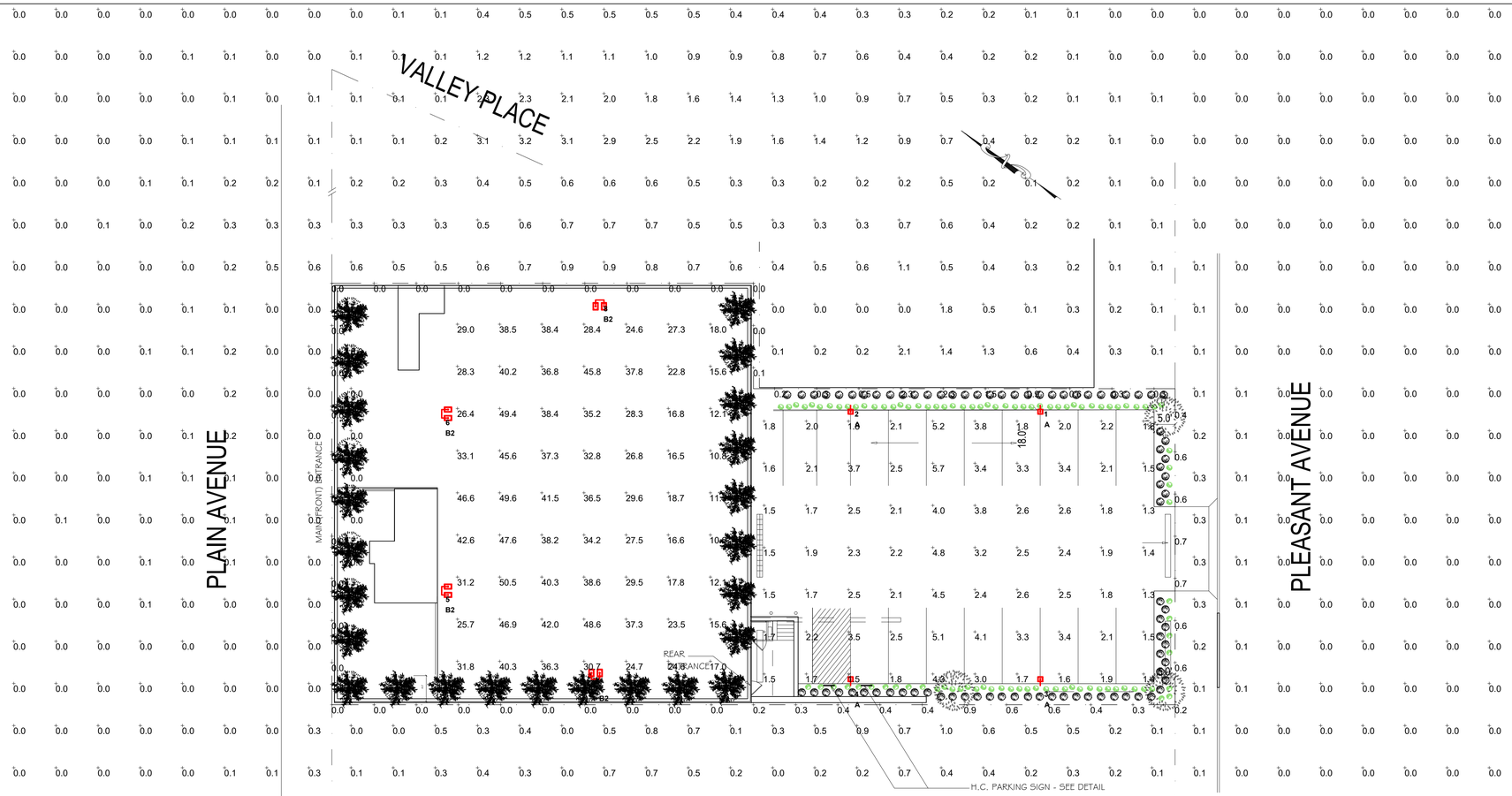

PROPOSED PLOT PLAN

SCALE: 1" = 15'-0"

SCALE

0 10 20 30 40 50

Luminaire Location Summary			
LumNo	Label	Z-luminaire height	Tilt
1	A	15	0
2	A	15	0
3	A	15	0
4	A	15	0
5	B2	40	0
6	B2	40	0
7	B2	40	0
8	B2	40	0

Luminaire Schedule						
Symbol	Qty	Label	Luminaire Lumens	Arrangement	LLF	Description
	4	A	4400	Single	0.900	CTL-C-5L-T4-S215-5000 LUMEN TYPE 4 LED W/BACK SHLD
	4	B2	31100	Twin	0.900	CTL-C-40L-T4-S215-40,000 LUMEN TYPE 4 LED

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING AND DRIVE	Illuminance	Fc	2.49	5.7	1.3	1.92	4.38
PROP LINE	Illuminance	Fc	0.30	2.3	0.0	N.A.	N.A.
SPILL	Illuminance	Fc	0.27	3.5	0.0	N.A.	N.A.
TRAINING AREA	Illuminance	Fc	31.07	50.5	10.6	2.93	4.76

- DUE TO CHANGING LIGHTING ORDINANCES IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT THE SITE PHOTOMETRICS AND LUMINAIRE SPECS TO THE LOCAL INSPECTOR BEFORE ORDERING TO ENSURE THIS PLAN COMPLIES WITH LOCAL LIGHTING ORDINACES.

- THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS. CHANGES IN ELECTRICAL SUPPLY, AREA GEOMETRY AND OBJECTS WITHIN THE LIGHTED AREA MAY PRODUCE ILLUMINATION VALUES DIFFERENT FROM THE PREDICTED RESULTS SHOWN ON THIS LAYOUT.
- THIS LAYOUT IS BASED ON .IES FILES THAT WERE LAB TESTED OR COMPUTER GENERATED. ACTUAL RESULTS MAY VARY.

Notes:

1. Calculation at grade. Training area 3' AFF.
2. Based on 15' AFG parking pole mounting height. Sporting area 20' AFF fixture mounting.
3. Using tree objects as specified on plan. Scale and landscape dimensions are approximate.
4. This plan does not include objects that may block light such as batting cage netting.

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revisions:

- 06.01.26 - RESUBMISSION FOR PRELIMINARY PLAN REVIEW
- 06.18.26 - RESUBMISSION FOR PRELIMINARY PLAN REVIEW
- 07.17.26 - REVISED EXTERIOR ENTRY

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project title:

Proposed Change of Use and Alterations at:
111 Plain Avenue, New Rochelle, NY

PHOTOMETRIC PLAN & INFO

seal: Architect Thomas E. Haynes

REGISTERED ARCHITECT THOMAS E. HAYNES 13761 STATE OF NEW YORK 2026

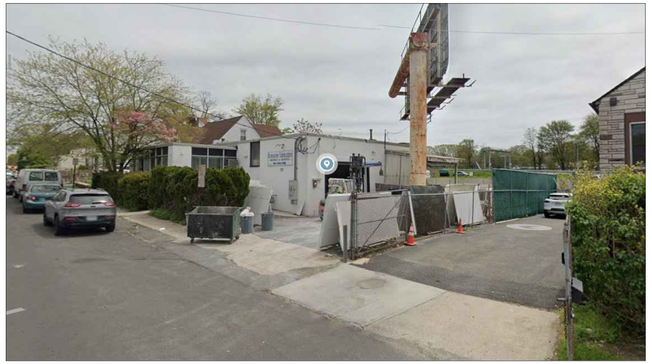
original filing date: 05-27-2026
drawn by:
checked by:
drawing no.:

JOB NUMBER: 2545

A-109

rear of property to left on Pleasant st

rear of property across on Pleasant st



rear of property across on Pleasant st

front of property view on Plain Ave

rear of property view on Pleasant st

rear of property to right on Plain Ave

front of property across on Plain Ave

property to left on Plain Ave

rear of property to right on Pleasant st

HAYNES ARCHITECTURE P.C.
287 Bowman Avenue Suite 208
Purchase NY 10577
p: 914.963.3838 f: 914.963.3861
e: info @ haynesdesigngroup.com

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project title:

Proposed Change of Use and Alterations at:
111 Plain Avenue, New Rochelle, NY

Surrounding Properties

seal: Architect Thomas E. Haynes

REGISTERED ARCHITECT THOMAS E. HAYNES 13761 STATE OF NEW YORK

original filing date: 05-27-2026
drawn by:
checked by:
drawing no.:

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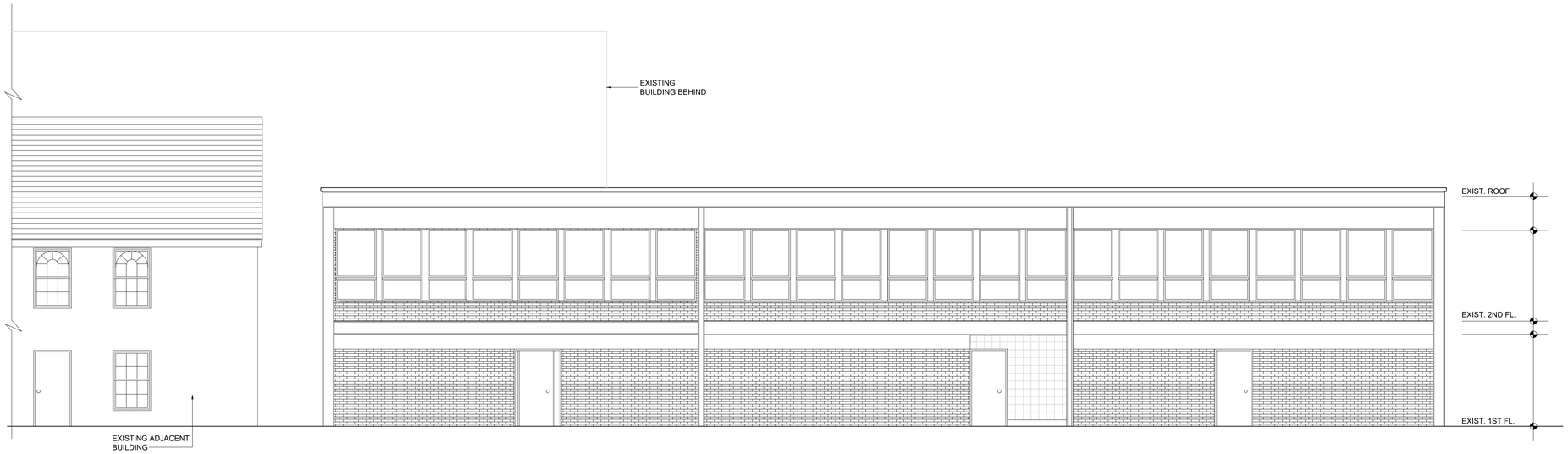
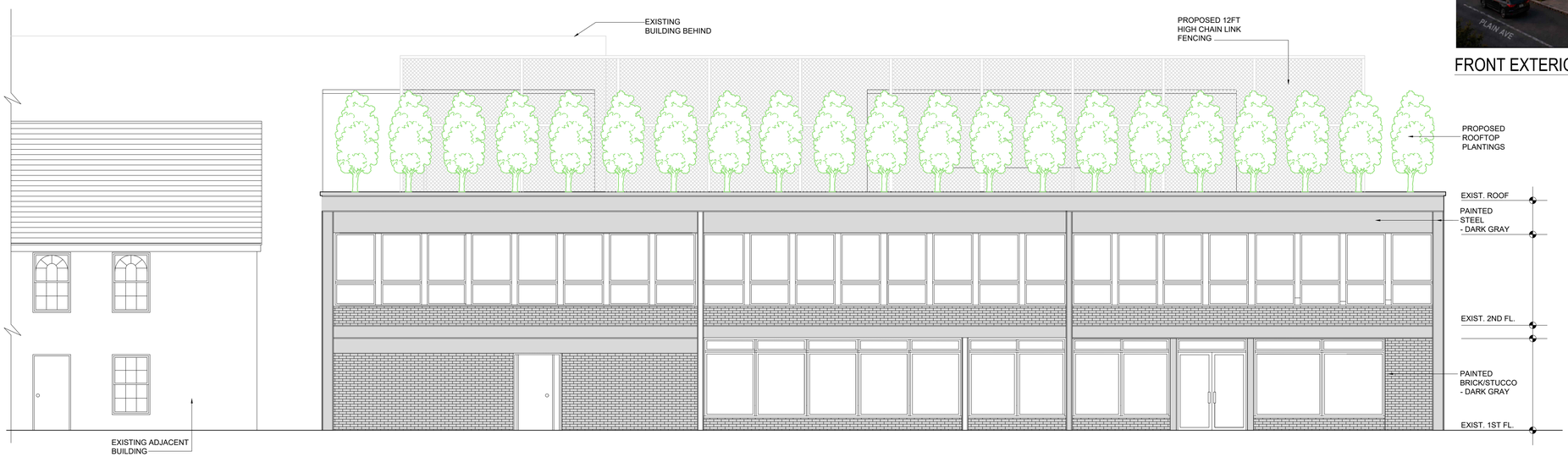
A-110



EXISTING FRONT ELEVATION

SCALE: 3/16" = 1'-0"

FRONT EXTERIOR INSPIRATION



PROPOSED FRONT ELEVATION

SCALE: 3/16" = 1'-0"

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project title:

Proposed Change of Use and Alterations at:
111 Plain Avenue, New Rochelle, NY

ELEVATIONS

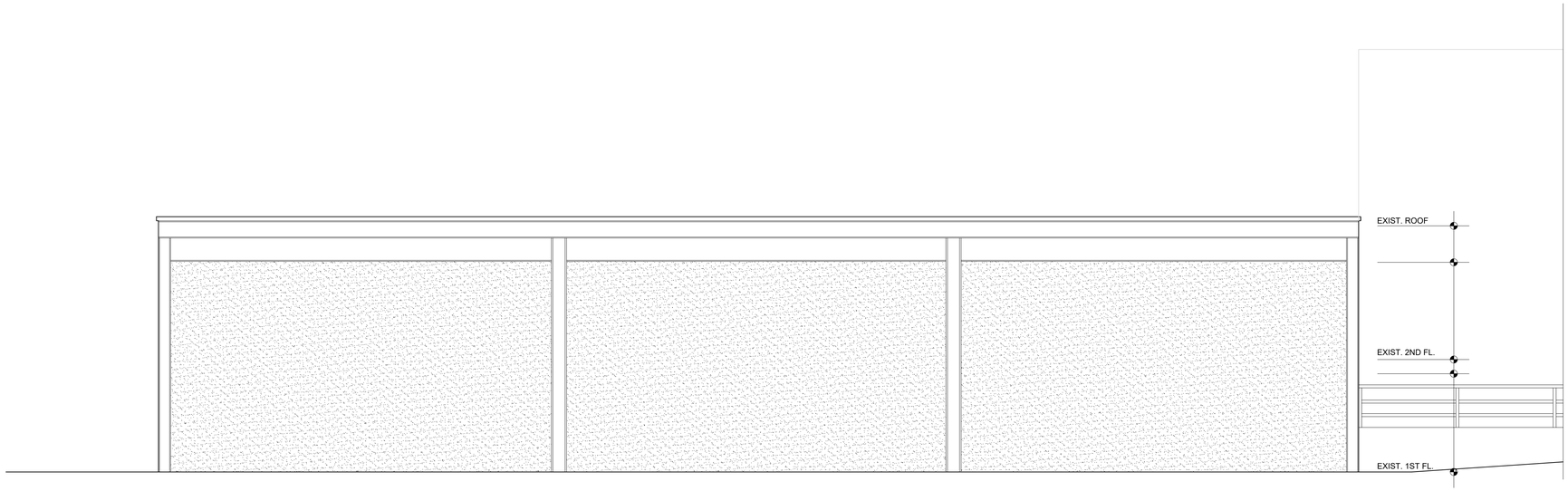
seal: Architect Thomas E. Haynes

REGISTERED ARCHITECT THOMAS E. HAYNES 13761 STATE OF NEW YORK 2026

original filing date: 05-27-2026
drawn by:
checked by:
drawing no.:

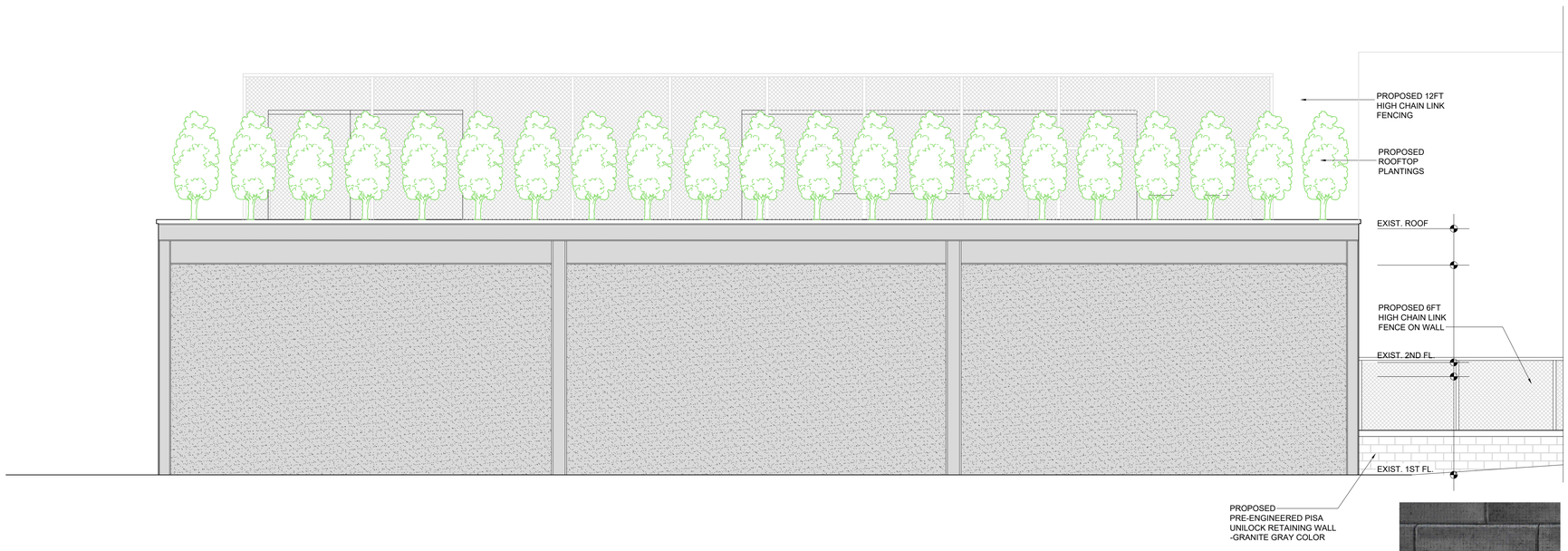
JOB NUMBER: 2545

A-111



EXISTING RIGHT SIDE ELEVATION

SCALE: 3/16" = 1'-0"



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SCALE: 3/16" = 1'-0"

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project title:

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111 Plain Avenue, New Rochelle, NY

ELEVATIONS

seal: Architect Thomas E. Haynes

REGISTERED ARCHITECT THOMAS E. HAYNES 13761 STATE OF NEW YORK

2026

original filing date: 05-27-2026

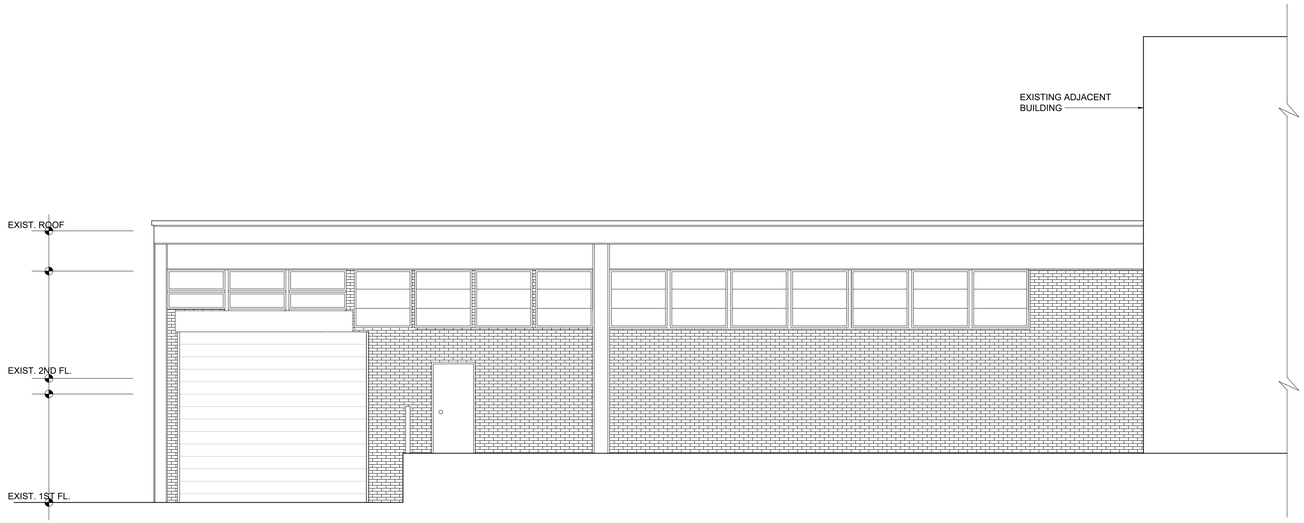
drawn by:

checked by:

drawing no.:

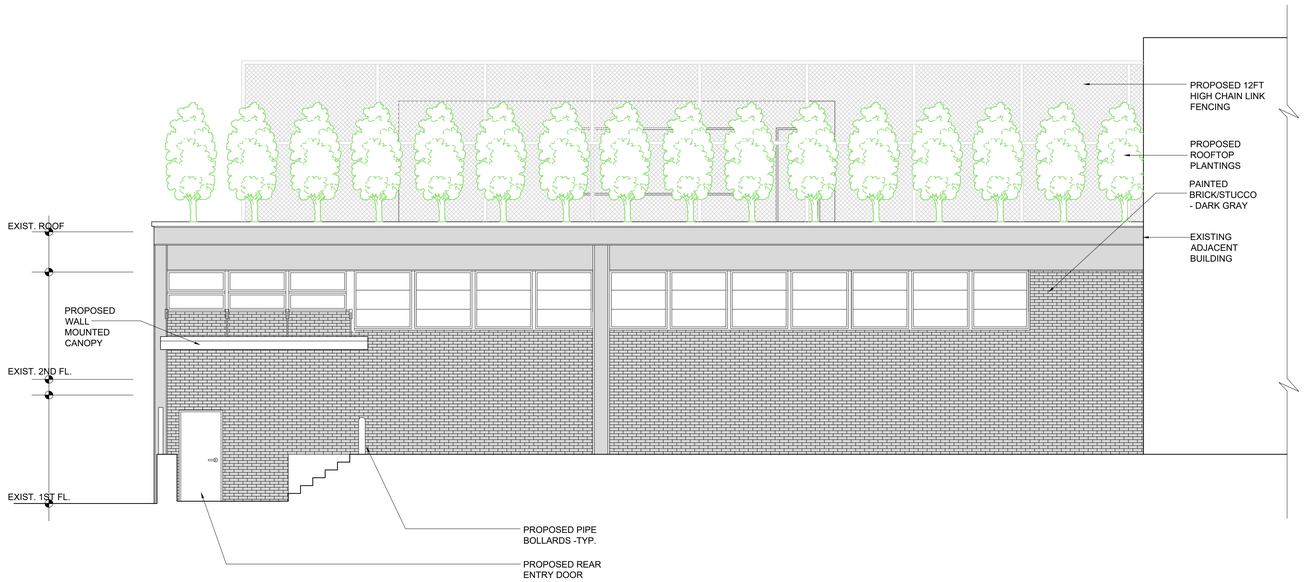
JOB NUMBER: 2545

A-112



EXISTING REAR ELEVATION

SCALE: 3/16" = 1'-0"



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project title:

Proposed Change of Use and Alterations at:
111 Plain Avenue, New Rochelle, NY

ELEVATIONS

seal: Architect Thomas E. Haynes

REGISTERED ARCHITECT THOMAS E. HAYNES 13761 STATE OF NEW YORK 2026

original filing date: 05-27-2026
drawn by:
checked by:
drawing no.:

JOB NUMBER: 2545

A-113

City of New Rochelle

Planning

Meeting Date: Tuesday, July 28, 2026

Item Category: Site Plan

Item: Application PB 15-2026 by Robert Stanziale, Architect, for subdivision approval to reapportion two existing lots by incorporating a portion of 15 Shore Club Drive (Block 110, Lot 110) into 10 Shore Club Drive (Block 110, Lot 111), in an R1-15 zoned district.

Attachments:

1. PB 15-2026 - 10 Shore Club Drive

PLANNING BOARD APPLICATION FORM

Instructions for use of this application form:

1. Complete this form and a short form SEQRA EAF Part 1.

2. Submit 2 copies each of:

- Completed application form
- Completed application form checklist
- EAF short form Part 1
- Application Review Report from Bureau of Buildings
- Affidavit of Property Ownership
- Joinder (if more than one owner or if Contract Vendee involved)
- Color photographs of the site, abutting properties and neighborhood

WITH a completed fee checklist and check in the required amount made out to City of New Rochelle
AND the required number of sets of plans for which Planning Board approval is sought (see application checklist)

Office Use Only

PB Number _____
Fee Paid _____
Receipt # _____
Date _____
Rec'd by (initials) _____

3. Enter Application in the Planning Board module of the Portal and upload all documents

4. Make application appointment with the Board Clerk: call 914-654-2185 to submit documents

---

NAME OF PLAN Proposed lot reapportionmnet **ADDRESS** 10 Shore Club Drive

ZONE DISTRICT R1-15 **BLOCK(S)** 110 **LOT(S)** 111

NO. LOTS 1 **DWELLING UNITS** 1 **TOTAL AREA**_____ **PREVIOUSLY APPROVED RESOLUTIONS NO(S)** _____

OWNER
NAME: Palazzo10 LLC

ADDRESS 10 Shore Club Drive New Rochelle NY 10805

TEL NO. 914.924.5781 **EMAIL** js4@pinnacle-equity.com

APPLICANT (if applicant is Contract Vendee, a letter of joinder must be submitted with this form)
NAME _____

ADDRESS_____

TEL NO._____ **EMAIL** _____

ARCHITECT
NAME Robert Stanziale, Architect, PC

ADDRESS 270 North Ave suite 402 New Rochelle NY 10801

TEL NO. 914.633.0070 **EMAIL** rstanziale@stanzialearchitect.com

ENGINEER
NAME _____

ADDRESS_____

TEL NO._____ **EMAIL** _____

August 2016

CONTACT FOR THIS APPLICATION

NAME architect

ADDRESS_____

TEL NO._____ **EMAIL** _____

SCOPE OF PROJECT

Transfer a portion of the lot from 15 Shore Club Drive to 10 Shore Club Drive (1,049sf).

IF RESIDENTIAL CHECK APPLICABLE FORM OF OWNERSHIP

- [x] **FEE SIMPLE**
- [ ] **FEE SIMPLE WITH HOMEOWNERS ASSOCIATION**
- [ ] **CONDOMINIUM**
- [ ] **MULTI-CONDOMINIUMS WITH MASTER HOA**
- [ ] **CO-OP CORPORATION**
- [ ] **OTHER (DESCRIBE)**_____

"This plan conforms to all zoning, land development and other Code requirements of the City of New Rochelle and is hereby filed for action by the Planning Board."

Date 07.07.26

Signature of owner, applicant, architect or engineer _____

Please print name Robert Stanziale, AIA

NOTE: If the Planning Board approves the plan with any conditions, those conditions must be satisfied and/or incorporated verbatim on the plan prior to issuance of the building permit.

Department of Buildings
515 North Avenue
New Rochelle, NY 10801
Phone: (914) 654 - 2035
Fax: (914) 654 - 2031

Paul Vacca, CEO
Commissioner of Buildings

NewRochelleNY.com/Buildings

City of New Rochelle
New York

PLANNING BOARD REFERRAL

To: Robert Stanziale
270 North Ave Suite 402
New Rochelle, NY 10801

Application No.	**3261-2026**
Review Date	**07/07/2026**
Zoning	**R1-15**
Job Location	**10 Shore Club Dr**
Parcel No.	**1-110-0111**
Reviewed By	**Soraya Ben-Habib**

LOCATION: 10 Shore Club Dr

DESCRIPTION OF WORK:
Reapportion two existing lots, one lot with an existing one-family dwelling and one buildable vacant lot. Area of existing maintenance easement to be added to the lot with the existing building.

You are hereby notified that your application for Building Permit or Amendment to Building Permit has been reviewed for compliance with the requirements of the Zoning Ordinance, Chapter 331, Code of the City of New Rochelle.

Ordinance Code	Approval Type	Description
331-13 B	Subdivision	The proposed subdivision complies with the dimensional regulations of the zoning code.

You may file an application with the **Planning Board** pursuant to Article XIII of Chapter 331 of the Zoning Ordinance. The last day to submit an application to the Board for the **07/28/2026** meeting is **06/06/2026** by 12 NOON.

All applications will be taken on a first come first serve basis. Your application for a building permit will be voided unless it is amended or a Planning Board application is received within 90 days from the date of this notice.

Area of Notification: 250'

Instructions for filling an application: Planning Board Filing Process

Soraya Ben-Habib

AFFIDAVIT OF PROPERTY OWNERSHIP

Note: If property has been transferred within the past six (6) months, and the City Tax Assessor has a different name of ownership, property owner should submit a copy of deed.

STATE OF NEW YORK)

ss:

COUNTY OF West.)

Joseph Spiezio, being duly sworn deposes and

says that she/he resides at 10 Shore Club Drive

in the County of West, State of NY

that she/he or it (if Corporate Owner) is the owner in fee of all the property described as

Block(s) 110 Lot(s) 111 at street address:

10 Shore Club Drive in the City of New Rochelle, NY

that she/he authorizes the submission of the application filed with the Planning Board

for approval by the Planning Board and affirms that the statements contained herein are true to the

best of deponent's knowledge and belief, and are made for the purpose of obtaining the approval of

the submitted application by the Planning Board of the City of New Rochelle

Signed by Owner _____ or

Signed by Corporation Owner Joseph Spezio

with capacity as President (Title) of Palazzo 10 LLC (Name of Corporation)

Sworn to before me this 13

Day of July, 20 16.

(Notary Public)

LAUREN SWANSON
COMMISSIONER OF DEEDS
CITY OF NEW ROCHELLE
COMMISSION EXPIRES OCT. 31, 20 26

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 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:
Proposed lot re-apportionment

Project Location (describe, and attach a location map):
10 and 15 Lake Shore Drive

Brief Description of Proposed Action:
Add a portion of the lot of 15 Shore Club Drive to 10 Shore Club Drive.
1049 sf.

Name of Applicant or Sponsor:	Telephone: 914.924.5781
Palazzo 10 LLC	E-Mail: js4@pinnacle-equity.com

Address:
10 Lake Shore Dr.

City/PO:	State:	Zip Code:
New Rochelle	NY	10805

	NO	YES
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.	☑	☐
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: Local building permit	☐	☑

3. a. Total acreage of the site of the proposed action? 0.358 acres
   b. Total acreage to be physically disturbed? 0.358 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.358 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:
   ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☑	☑	☐
b. Consistent with the adopted comprehensive plan?	☑	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES
If Yes, identify: Partially in the 100 year flood zone	☐	☑
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☑	☐
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES
If the proposed action will exceed requirements, describe design features and technologies:	☐	☑
10. Will the proposed action connect to an existing public/private water supply?	NO	YES
If No, describe method for providing potable water:	☐	☑
11. Will the proposed action connect to existing wastewater utilities?	NO	YES
If No, describe method for providing wastewater treatment:	☐	☑
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?	☑	☐
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?	☑	☐
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?	☐	☑
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: Partially within the 100 year flood zone. No alterations within the flood zone proposed.		

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

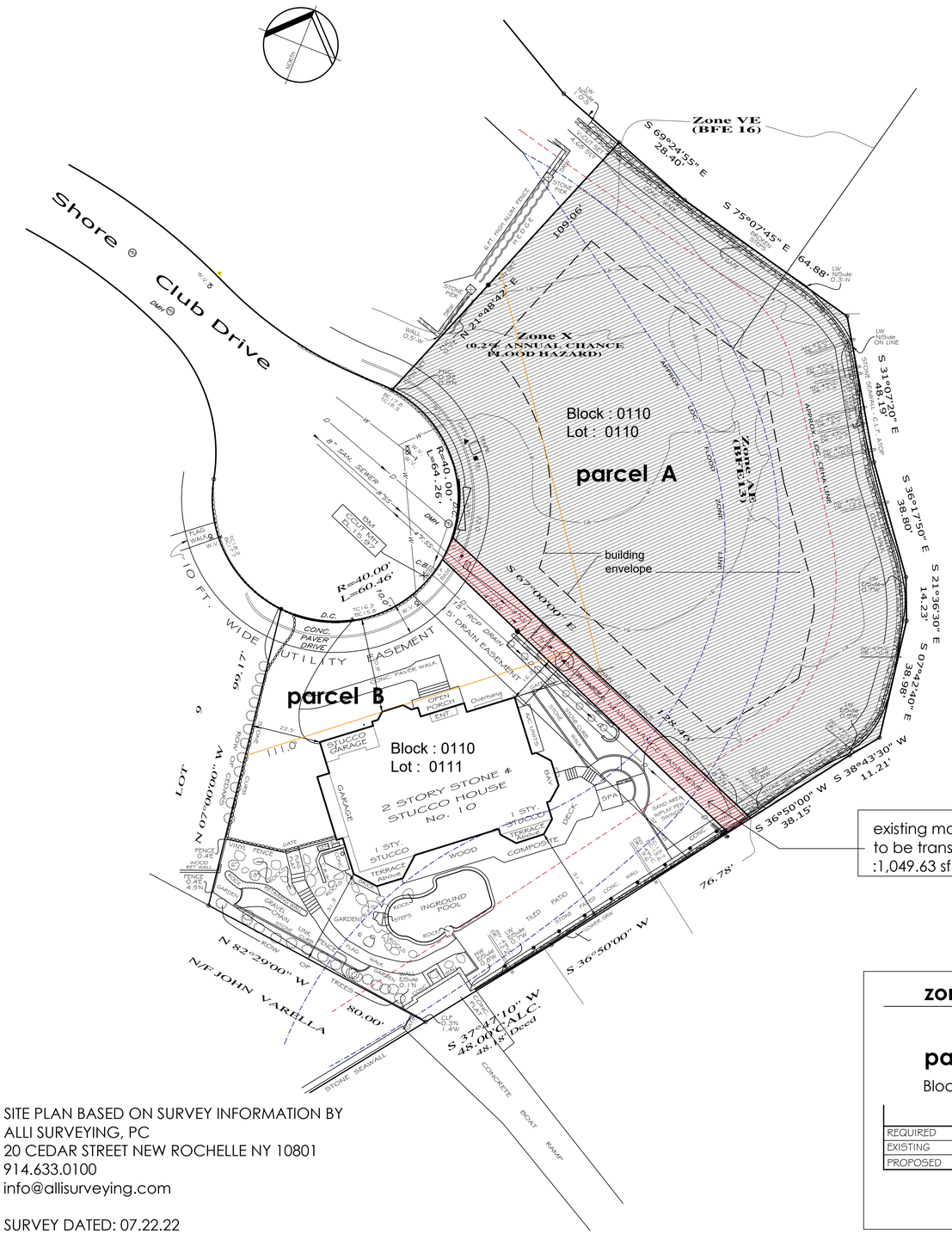
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year or 500-year flood plain?	☐	☑
17. Will the proposed action create storm water 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: Drywells		
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:	☑	☐
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:	☑	☐
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:	☑	☐
21. Is the project located within, or within ½ mile of, a disadvantaged community?	☑	☐
If No, could impacts from the project affect a disadvantaged community?	☑	☐
If Yes to either question in 21, answer the following question.		
a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management):		

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

Applicant/sponsor/name: Robert Stanziale, AIA Date: 07.07.26

Signature: _____ Title: architect

10+15 Shore Club Drive
Legend
10 Shore Club Dr
Shore Club Dr
10 Shore Club Dr
Google Earth
N
100 ft



existing maintenance easement legally part of lot 110 to be transferred to lot 111 and lot lines adjusted. :1,049.63 sf added to lot 111.

area of re-apportionment

Long Island Sound

zoning analysis:

parcel B: existing dwelling

Block : 0110 Lot : 0111 Zoned District R1-15

	LOT AREA	LOT WIDTH	F.A.R.	BUILDING COVERAGE	IMPERVIOUS AREA	FRONT YARD	SIDE YARD	COMBINED SIDE YARD	REAR YARD	FLOOR AREA per D. U.	BLDG. HEIGHT stories	BLDG. HEIGHT feet	PARKING
REQUIRED	15,000sf	100'	0.30	25%/3,425sf	50%*	30'	12'	27'	30'	1,600SF	3	30'	2
EXISTING	14,575.88 sf	102.9'	0.30/4430sf	21.7%/3163sf	53.6%/7816sf	30.9'	16.2'	38.7'	31.7'		2 1/2	28'	2 (garage)
PROPOSED	15,625.51 sf	111.0'	0.28/4430sf	20.2%/3163sf	50%/7922sf	30.9'	24.0'	46.5'	31.7'	4430sf	2 1/2	28'	2 (garage)

*DISCRETIONARY VARIANCE GRANTED BY BUILDING DEPT.

SITE PLAN BASED ON SURVEY INFORMATION BY
ALLI SURVEYING, PC
20 CEDAR STREET NEW ROCHELLE NY 10801
914.633.0100
info@allisurveying.com

SURVEY DATED: 07.22.22

DATUM: NAVD88
CONTOUR INTERVAL 2'

site / subdivision plan

SCALE: 1" = 20'-0"

ROBERT STANZIALE ARCHITECT PC
ARCHITECTURE
URBAN DESIGN
PLANNING
270 North Avenue
New Rochelle New York 10801
P 914.633.0070
F 914.633.0310
rstanziale@stanzialearchitect.com

REV.	DATE	DRN BY

PROJECT TITLE
proposed lot re-apportionment
PARCEL B

10 Shore Club Drive
New Rochelle NY

SEAL + SIGNATURE

REGISTERED ARCHITECT ROBERT STANZIALE 015059 STATE OF NEW YORK

DRAWING TITLE

area map
site plan
zoning analysis

DATE: 02-28-24
PROJECT : 2024-01
DRAWING BY: RS
CHK BY:
DWG :

A- 01.01

City of New Rochelle

Planning

Meeting Date: Tuesday, July 28, 2026

Item Category: Site Plan

Item: Application PB 16-2026 by Robert Stanziale, Architect, for subdivision approval to reapportion two existing lots by conveying a portion to 10 Shore Club Drive (Block 110, Lot 111) from 15 Shore Club Drive (Block 110, Lot 110), in an R1-15 zoned district.

Attachments:

1. PB 16-2026 - 15 Shore Club Drive

PLANNING BOARD APPLICATION FORM

Instructions for use of this application form:

1. Complete this form and a short form SEQRA EAF Part 1.

2. Submit 2 copies each of:

- Completed application form
- Completed application form checklist
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- Color photographs of the site, abutting properties and neighborhood

WITH a completed fee checklist and check in the required amount made out to City of New Rochelle
AND the required number of sets of plans for which Planning Board approval is sought (see application checklist)

3. Enter Application in the Planning Board module of the Portal and upload all documents

4. Make application appointment with the Board Clerk: call 914-654-2185 to submit documents

Office Use Only

PB Number _____
Fee Paid _____
Receipt # _____
Date _____
Rec'd by (initials) _____

NAME OF PLAN Proposed lot reapportionmnet **ADDRESS** 15 Shore Club Drive

ZONE DISTRICT R1-15 **BLOCK(S)** 110 **LOT(S)** 110

NO. LOTS 1 **DWELLING UNITS** 1 **TOTAL AREA**_____ **PREVIOUSLY APPROVED RESOLUTIONS NO(S)** _____

OWNER
NAME: Palazzo10 LLC

ADDRESS 10 Shore Club Drive New Rochelle NY 10805

TEL NO. 914.924.5781 **EMAIL** js4@pinnacle-equity.com

APPLICANT (if applicant is Contract Vendee, a letter of joinder must be submitted with this form)
NAME _____

ADDRESS_____

TEL NO._____ **EMAIL** _____

ARCHITECT
NAME Robert Stanziale, Architect, PC

ADDRESS 270 North Ave suite 402 New Rochelle NY 10801

TEL NO. 914.633.0070 **EMAIL** rstanziale@stanzialearchitect.com

ENGINEER
NAME _____

ADDRESS_____

TEL NO._____ **EMAIL** _____

CONTACT FOR THIS APPLICATION

NAME architect

ADDRESS_____

TEL NO._____ **EMAIL** _____

SCOPE OF PROJECT

Transfer a portion of the lot from 15 Shore Club Drive to 10 Shore Club Drive (1,049sf).

IF RESIDENTIAL CHECK APPLICABLE FORM OF OWNERSHIP

- [x] **FEE SIMPLE**
- [ ] **FEE SIMPLE WITH HOMEOWNERS ASSOCIATION**
- [ ] **CONDOMINIUM**
- [ ] **MULTI-CONDOMINIUMS WITH MASTER HOA**
- [ ] **CO-OP CORPORATION**
- [ ] **OTHER (DESCRIBE)**_____

"This plan conforms to all zoning, land development and other Code requirements of the City of New Rochelle and is hereby filed for action by the Planning Board."

Date 07.07.26

Signature of owner, applicant, architect or engineer

Please print name Robert Stanziale, AIA

NOTE: If the Planning Board approves the plan with any conditions, those conditions must be satisfied and/or incorporated verbatim on the plan prior to issuance of the building permit.

Department of Buildings
515 North Avenue
New Rochelle, NY 10801
Phone: (914) 654 - 2035
Fax: (914) 654 - 2031

Paul Vacca, CEO
Commissioner of Buildings

NewRochelleNY.com/Buildings

City of New Rochelle
New York

PLANNING BOARD REFERRAL

To: Robert Stanziale
270 North Ave Suite 402
New Rochelle, NY 10801

Application No.	**3263-2026**
Review Date	**07/07/2026**
Zoning	**R1-15**
Job Location	**15 Shore Club Dr**
Parcel No.	**1-110-0110**
Reviewed By	**Soraya Ben-Habib**

LOCATION: 15 Shore Club Dr

DESCRIPTION OF WORK:
Reapportion two existing lots, one lot with an existing one-family dwelling and one buildable vacant lot. Area of existing maintenance easement to be added to the lot with the existing building.

You are hereby notified that your application for Building Permit or Amendment to Building Permit has been reviewed for compliance with the requirements of the Zoning Ordinance, Chapter 331, Code of the City of New Rochelle.

Ordinance Code	Approval Type	Description
331-13 B	Subdivision	The proposed subdivision complies with the dimensional regulations of the zoning code.

You may file an application with the **Planning Board** pursuant to Article XIII of Chapter 331 of the Zoning Ordinance. The last day to submit an application to the Board for the **07/28/2026** meeting is **06/06/2026** by 12 NOON.

All applications will be taken on a first come first serve basis. Your application for a building permit will be voided unless it is amended or a Planning Board application is received within 90 days from the date of this notice.

Area of Notification: 250'

Instructions for filling an application: Planning Board Filing Process

Soraya Ben-Habib

AFFIDAVIT OF PROPERTY OWNERSHIP

Note: If property has been transferred within the past six (6) months, and the City Tax Assessor has a different name of ownership, property owner should submit a copy of deed.

STATE OF NEW YORK)

ss:

COUNTY OF West.)

Joseph Spiezio, being duly sworn deposes and

says that she/he resides at 10 Shore Club Drive

in the County of West, State of NY

that she/he or it (if Corporate Owner) is the owner in fee of all the property described as

Block(s) 110 Lot(s) 110 at street address:

15 Shore Club Drive in the City of New Rochelle, NY

that she/he authorizes the submission of the application filed with the Planning Board

for approval by the Planning Board and affirms that the statements contained herein are true to the

best of deponent's knowledge and belief, and are made for the purpose of obtaining the approval of

the submitted application by the Planning Board of the City of New Rochelle

Signed by Owner _____ or

Signed by Corporation Owner _____

with capacity as _____(Title) of _____(Name of Corporation)

Sworn to before me this 13th

Day of July, 20 24.

_____

(Notary Public)

LAUREN SWANSON
COMMISSIONER OF DEEDS
CITY OF NEW ROCHELLE
COMMISSION EXPIRES OCT. 31, 2026

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 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:
Proposed lot re-apportionment

Project Location (describe, and attach a location map):
10 and 15 Lake Shore Drive

Brief Description of Proposed Action:
Add a portion of the lot of 15 Shore Club Drive to 10 Shore Club Drive.
1049 sf.

Name of Applicant or Sponsor:	Telephone: 914.924.5781
Palazzo 15 LLC	E-Mail: js4@pinnacle-equity.com

Address:
10 Lake Shore Dr.

City/PO:	State:	Zip Code:
New Rochelle	NY	10805

	NO	YES
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.	☑	☐
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: Local building permit	☐	☑

3. a. Total acreage of the site of the proposed action? 0.471 acres
   b. Total acreage to be physically disturbed? 0.471 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.471 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:
   ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☑	☑	☐
b. Consistent with the adopted comprehensive plan?	☑	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES
If Yes, identify: Partially in the 100 year flood zone	☐	☑
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☑	☐
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES
If the proposed action will exceed requirements, describe design features and technologies:	☐	☑
10. Will the proposed action connect to an existing public/private water supply?	NO	YES
If No, describe method for providing potable water: _____	☐	☑
11. Will the proposed action connect to existing wastewater utilities?	NO	YES
If No, describe method for providing wastewater treatment: _____	☐	☑
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?	☑	☐	
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?	☑	☐	
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?	☐	☑	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ Partially within the 100 year flood zone. No alterations within the flood zone proposed.			

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

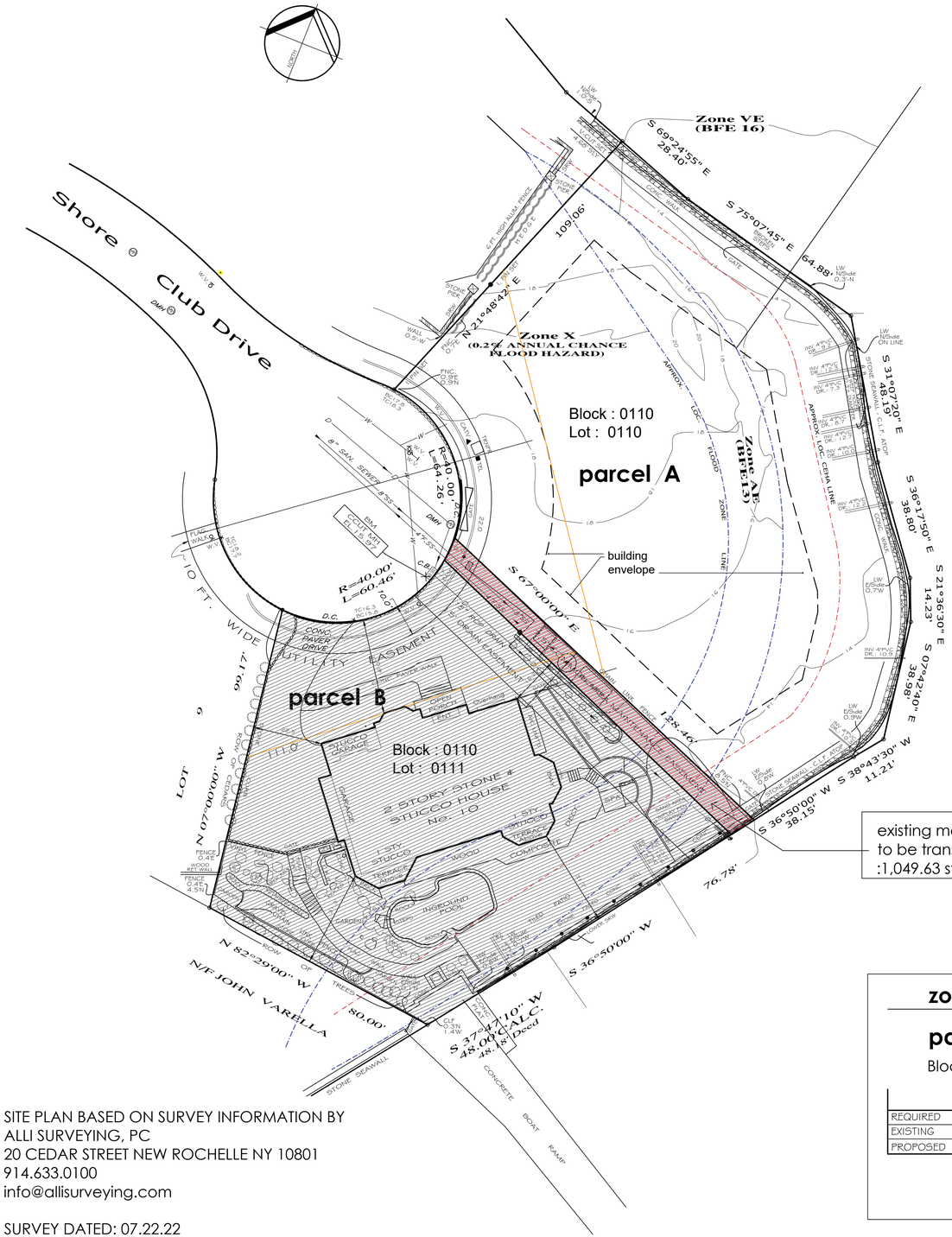
	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year or 500-year flood plain?	☐	☑
17. Will the proposed action create storm water 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: Drywells		
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:	☑	☐
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:	☑	☐
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:	☑	☐
21. Is the project located within, or within ½ mile of, a disadvantaged community?	☑	☐
If No, could impacts from the project affect a disadvantaged community?	☑	☐
If Yes to either question in 21, answer the following question.		
a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management):		

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

Applicant/sponsor/name: Robert Stanziale, AIA Date: 07.07.26

Signature: _____ Title: architect

10+15 Shore Club Drive
Legend
10 Shore Club Dr
Shore Club Dr
10 Shore Club Dr
Google Earth
N
100 ft



area of
re-apportionment

Long Island Sound

SITE PLAN BASED ON SURVEY INFORMATION BY
ALLI SURVEYING, PC
20 CEDAR STREET NEW ROCHELLE NY 10801
914.633.0100
info@allisurveying.com

SURVEY DATED: 07.22.22

DATUM: NAVD88
CONTOUR INTERVAL 2'

site / subdivision plan

SCALE: 1" = 20'-0"

zoning analysis:

parcel A: vacant lot

Block : 0110 Lot : 0110 Zoned District R1-15

	LOT AREA	LOT WIDTH	F.A.R.	BUILDING COVERAGE	IMPERVIOUS AREA	FRONT YARD	SIDE YARD	COMBINED SIDE YARD	REAR YARD	FLOOR AREA per D. U.	BLDG. HEIGHT stories	BLDG. HEIGHT feet	PARKING
REQUIRED	15,000sf	100'	0.30	25%/3,425 sf	45%	30'	12'	27'	30'	1,600SF	3	30'	2
EXISTING	21,589.76 sf												
PROPOSED	20,540.13 sf	136.0'	0.30/6162sf	25%/5135 sf	30%/4564 sf	30'	12'	27'	30'	6162sf	2 1/2	30'	2 (garage)

ARCHITECTURE
URBAN DESIGN
PLANNING
P 914.633.0070
F 914.633.0310
ROBERT STANZIALE ARCHITECT PC
270 North Avenue
New Rochelle New York 10801
rstanziale@stanzialearchitect.com

REV.	DATE	DRN BY

PROJECT TITLE
proposed lot
re-apportionment
PARCEL A

15 Shore Club Drive
New Rochelle NY

SEAL + SIGNATURE

REGISTERED ARCHITECT
ROBERT STANZIALE
018059
STATE OF NEW YORK

DRAWING TITLE

area map
site plan
zoning analysis

DATE: 02-28-24
PROJECT : 2024-01
DRAWING BY: RS
CHK BY:
DWG :

A- 01.00

City of New Rochelle

Planning

Meeting Date: Tuesday, July 28, 2026

Item Category: Discussion Item

Item: Extension request for application PB 7-2025 by 1st Light Corp for a previously approved site plan for installation of roof-mounted solar panels at 479 Fifth Avenue (Block 898, Lot 7) in an LI and FA zoned district.

Attachments:
None

City of New Rochelle

Planning

Meeting Date: Tuesday, July 28, 2026

Item Category: Discussion Item

Item: Administrative amendment for a previously approved site plan to revise the layout and parking arrangement at 18 Shady Glen Court (Block 463, Lot 1001) in an RMF - 0.5, RMF - 1.0 zoned district. **ADJOURNED TO THE SEPTEMBER MEETING**

Attachments:
None

City of New Rochelle

Planning

Meeting Date: Tuesday, July 28, 2026

Item Category: Discussion Item

Item: Extension request for application 15-2025 by Erik J. Wilson, AIA, Castle Architectural Services for a previously approved site plan for the construction of a new two-family dwelling at 22 Rosedale Avenue (Block 1517, Lot 100) in an R2-7.0 zoned district

Attachments:
None