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BY HAND DELIVERY AND E-MAIL
Mayor Steven A. Vescio and
Members of the Board of Trustees
Briarcliff Manor Village Hall
1111 Pleasantville Road
Briarcliff Manor, NY 10510

Re: Yeshivath Viznitz
Special Permit Application
235 Elm Road, Briarcliff Manor, NY

Dear Mayor Vescio and Village Trustees:

On behalf of Yeshivath Viznitz Dkhal Torath Chaim (the "Applicant" or "Yeshivah"), we respectfully submit this letter and enclosures to the Village Board of Trustees in furtherance of its application for Special Permit approval for the proposed adaptive reuse of the property located at 235 Elm Road (SBL: 98.19-2-11) (the "Premises") as a Place of Worship/Religious School. This letter and enclosures are submitted as a supplement to the Applicant's Special Permit Application dated June 18, 2021 and supplemental filings dated August 20, 2021, September 7, 2021, and December 9, 2021. These materials respond to comments raised in the various memoranda prepared by the Village's consultants.[1]

BFJ Planning Memorandum dated December 20, 2021:

1. A plan for the proposed development of a site for a permitted special use shall be submitted with an application for a special permit. The plan shall be drawn to some convenient scale, and shall show the location of all buildings, parking areas, traffic access

[1] Planning Review Memorandum prepared by BFJ Planning dated December 20, 2021; Building and Fire Code Compliance Memorandum prepared by Chazen Engineering, Land Surveying, Landscape Architecture & Geology Co. D.P.C. dated December 22, 2021 and September 2, 2021; Engineering Review Memorandum prepared by Cronin Engineering P.E., P.C. dated December 22, 2021; Traffic Review Memorandum prepared by Provident Design Engineering dated December 21, 2021.

and circulation drives, open spaces, landscaping,topography, special features, and any other pertinent information, including such information about neighboring properties as may be necessary to determine and provide for the enforcement of this Zoning Chapter.

- The Applicant has submitted site plan drawings prepared by Hudson Engineering, architectural plans prepared by Max Parangi Architects PC, signage plans prepared by Hudson Engineering, and landscape plans submitted by 120 Aspect Landscape Architects.

  Response: Comment is noted.

- The Project Site is located within a R40B Single-family Residence District and has historically operated as a conforming use within the District by special permit. The Applicant is proposing the adaptive re-use of existing buildings on the site and is applying for a new special permit to operate on the site as a place of worship/religious school. No new building construction is proposed as part of the project; however certain site improvements as mentioned above and renovations to existing buildings will occur. Given that the project will utilize existing buildings, the proposed improvements will not result in changes to the required setbacks within the zoning district. As previously requested by memorandum from BFJ Planning to the Planning Board dated August 27, 2021, the Applicant has revised drawing C-1 to include a Zoning Conformance Table.

  Response: Comment is noted.

- Also, in our August 27, 2021 Planning Board memorandum, we made a number of requests for additional information related to landscaping, signage, maintenance, project growth projections, and architectural drawings. The Applicant has addressed these comments in its latest submission and the application generally conforms with the requirements of site plan development in Village Code Chapter 220-14.B.

  Response: Comment is noted.

- With respect to the 3% growth projection, how was this determined? We also note that any change to the currently proposed enrollment (250 students) to accommodate the projected 3% growth, including occupancy of New Dorm, will require an amendment

to the special permit (if one is adopted by the Board of Trustees) and site plan unless the special permit and site plan being considered expressly allows for the projected growth and future use of New Dorm. Additionally, any other changes to the project, including an increase in occupancy, re-use of any other existing buildings, new construction, or other site improvements would also require an amendment to the special permit and site plan.

Response: The proposed Briarcliff Manor campus student enrollment is expected to be made up predominantly of students from its elementary, middle, and high school levels. The current enrollment levels at those schools allow the Applicant to project a future growth of about 3% through the first 10 years of operations. The Applicant has included this projection with the intent of seeking approvals for the initial enrollment and this 10-year, 3% growth rate. As such, the Applicant is seeking approval for the entire 350 student occupancy. This occupancy includes the use of the Dining Hall, Valley Dorm, Tead House, the southern portion of Dow Hall, and the use of the New Dorm building. The initial occupancy of 250 students as well as the 10-year build-out have been considered and analyzed in the Applicant's various reports, including its Traffic Impact Study and Municipal Services Impact Study. The Applicant understands that any expansion beyond the projected 350 students and occupancy of the buildings referenced above and described in its December 9, 2021 submittal is not permitted unless amended approvals are sought and granted by the appropriate Village boards and agencies.

3. A marketing study shall be provided demonstrating that a viable and robust market exists for the proposed use.

- The Applicant has not submitted a marketing study pursuant to Village Code §220-6D.(3). The Applicant should submit a marketing study per the Code requirements or if the Applicant believes a marketing study is not necessary, they should request that the Board of Trustees consider a waiver from the requirement as permitted by Village Code §220-6D.(9) and provide adequate documentation as to why such a waiver should be considered.

Response: The Special Exception Use criteria for a Place of Worship found in Village Code Section 220-6.J(1)(i) specifies that the requirement to provide a market study pursuant to Section 220-6(D)(3) does not apply.

6. A municipal service impact study shall be provided documenting impacts of the proposed use on municipal services.

   - The study states (page 2) that 1978 Pace approvals permitted an enrollment of 700 residential students onsite with an additional 400 commuting students permitted to attend per day. How many actual students were enrolled (living and commuting) on the Pace campus when it closed?

     Response: In 2013, Pace University had approximately 590 students residing at the Premises, along with certain athletic and administrative functions, but no classes were being taught on the Briarcliff Manor campus.

   - The study states (page 2) that "Faculty and staff will be able to commute or reside on campus." The Applicant should provide more detail as to the number of faculty and staff that will reside on campus. Will they live in the dorms with students or in separate housing? If so, where? Any faculty or staff residing on campus should be included in the campus population in need of municipal services.

     Response: The Applicant proposes to use the Tead House for its faculty accommodations. The Tead House building will be comprised mostly of faculty offices on the first and second floor, some of which will be equipped and furnished for temporary, short-term faculty accommodations where staff can rest and prepare for lectures. See enclosed Architectural Plans prepared by Max Parangi Architects P.C. for Tead House (dated February 11, 2022) for floor plans. The Applicant does not propose any residential housing on campus or permanent accommodations for its staff, faculty, or families.

   - Page 2 of the study also states that "…very limited staff are expected to arrive or depart the Premises by personal vehicle." The Applicant should quantify "very limited" as this may impact the need for municipal services.

     *Response: The Municipal Services Impacts Study (**Exhibit D**) has been revised to clarify that not more than 10 staff members at the same time are expected to arrive or depart the Premises by personal vehicle. Please also refer to the Traffic Impact Study prepared by Colliers Engineering and Design dated December 6, 2021.*

- Page 3 of the study states that "educational and worship activities typically occur between 6:00 a.m. and 9:00 p.m. daily." Is this on an academic calendar or year-round? Seven days per week? The study should include the duration of activities on site.

  *Response: Classes will be in session approximately 10 months out of the year. This includes two 5-month periods typically from the months of October to March and May to September. The Yeshiva's official schedule would control daily prayer services and meals with various classes or studies in between. There will be no official classes or studies on Friday and Saturday, though these days are designated for individual student study on campus. The Applicant has prepared a weekly schedule depicting what a typical week in the life of a student on campus would entail (**Exhibit A**). A more detailed description of the onsite schedule and operations can also be found in the Traffic Impact Study prepared by Colliers Engineering and Design dated December 6, 2021 and the Applicants Submission to the Board of Trustees dated August 20, 2021.*

- The study states that the site is "not expected to be visited by non-student/staff or otherwise open to the public, except for parents visiting their children on rare occasions." More information should be provided as to the frequency of these visits. What is the school's policy on visitors? Does it have a policy? Can parents visit whenever they choose? Or are they only allowed for organized events? If so, how frequent are these events/occasions? The study should elaborate on the frequency of visitors and events.

  *Response: The Municipal Services Impact Study (**Exhibit D**) has been revised to include additional information on potential visitors and the frequency of events. A more detailed description of the onsite schedule and event can be found in the Traffic Impact Study prepared by Colliers Engineering and Design dated December 6, 2021. As it relates to non-event visitors, the Applicant clarifies that while parents are technically permitted to come visit their children, parents are encouraged not to visit their children on campus and as a result such visits are very rare.*

- The study assumes that since the proposed project will have fewer students on the site than when it was operated by Pace that it won't have any impacts on police services and there is no need for additional manpower. However, no information about staffing levels at the time when Pace was still in operation as compared to current

staffing levels is presented. Have staffing levels decreased since Pace left the site? Were staffing levels sufficient at the time when Pace still operated the site? Are they sufficient nowto handle service to the site?

*Response: Based on our review of adopted Village budgets since 2012-2013, which were accessed on the Village of Briarcliff Manor website, the police department has increased in size from 19 to 21 members, with the last increase occurring in 2020-2021 with the addition of a patrolman to increase the Village police department from 20 to 21 members. In 2013, the Site had 590 students and Briarcliff Manor had 19 police officers. The proposed school will have 350 students with a police department of 21 members. The Briarcliff Manor Police Department has more police officers while the Site will have fewer students. Based on the anticipated student activity and the policies and measures proposed by the school administration, the police department should have sufficient staffing to address the school operations and anticipated minimal number of calls based on the Applicant's experience at its other school. Please see Municipal Services Impact Study (**Exhibit D**) for information on correspondence with the Briarcliff Manor Police Department and the Applicant's finding that it does not anticipate any adverse impacts on municipal services.*

- The study states (page 3) that students are not permitted off-campus. Are students not allowed to walk, bike or drive into downtown? Is the institution legally allowed to not let students off-campus? How will this be enforced?

  Response: The Yeshiva maintains a strict policy that students are not allowed off campus other than by bus or shuttle as described in the Traffic Impact Study prepared by Colliers Engineering and Design dated December 6, 2021. The students are highly disciplined and understand the penalties for disobeying this policy. This policy is enforced by on-site staff, security cameras, gated accesses, and student supervision. Students also do not have drivers licenses nor are they permitted to keep personal vehicles or bicycles.

- Again, the study assumes that since the proposed project will have fewer students on the site than when it was operated by Pace that it won't have any impacts on fire services. The study also only looks at equipment not staffing. The Briarcliff Manor Fire Department is a volunteer department. Volunteer levels may have changed since Pace occupied the campus. The study should discuss current volunteer staffing levels, provide information on the anticipated number of calls and determine if adequate

capacity exists to safely service the site. Further, did Pace have any on site emergency services that decreased the need for Village municipal services? If so, this should be discussed in the analysis.

Response: We don't know the on-site emergency services provided by Pace. The school will have a responsible staff member on call at all times, including overnight, who will be monitoring cameras and have control of everything going on at the campus at any given time. The school will provide the names and work schedules of the responsible staff members to the Village police, fire, and other appropriate officials. All emergency services will have direct access to that person so they can always speak to the responsible party. In addition, the property manager will also be on call (although not always on site) whenever needed. There will be electronic access to the Site at the main gate.

7. An educational resources impact study shall be provided documenting impacts of the proposed use on local public schools.

   - We agree with the findings of the Educational Resources Impact Study. The proposed project will not generate any public school children. As presented, a subdivision developed in conformance with the site's existing R40B zoning would generate a number of school children and have an impact on the Briarcliff Manor Union Free School District while the proposed project will have no impact (positive or negative) on the district.

   Response: Comment is noted.

8. A fiscal impact analysis shall be provided showing the likely assessed revenue flowing to the municipalityfrom the proposed development, compared with the public services and infrastructure costs of the proposed development to be borne by the municipality. Any proposed use shall not negatively impact the financial stability of the Village, or impacted Village school districts, by reducing the anticipated ten-year tax revenue that would likely be generated by the proposed use when compared to the likely alternative of rejecting the proposed use.

   - Per Village Code §220-6(J)(1)(j), "[t]he requirement to provide a fiscal impact analysis pursuant to §220-6D(8) shall not apply unless otherwise required as part of the SEQRA review process." Accordingly, the Applicant has not submitted such

analysis and a waiver from the requirement is not needed. However, the Applicant could provide the Board of Trustees, as part of its application, with a qualitative discussion of any fiscal benefits to the Village of the proposed project that might off-set any increase in the cost to provide municipal services. Will there be any local spending or local hiring?

Response: Comment is noted. The Applicant submits that it will not create any adverse impact on municipal services. The school may hire from the local labor force and may make purchases with local businesses, subject to their needs and the ability to service the school.

- SEQR: Finally, we have reviewed the draft Environmental Assessment Form and note that Question 9 is answered "Yes" and accordingly, a description describing design features and technologies that will exceed the state energy code requirements should be provided.

  Response: The Applicant answered "yes" to the question "does the proposed action meet or exceed the state energy code requirements" because the proposed action will meet the state energy code requirements. Therefore, further elaboration is not necessary in response to Question 9 which asks for design features and technologies intended to exceed the state energy code requirements.

  At this time, the Applicant's plans are in the design development phase so it does not have any specific plans for exceeding the state energy code requirements. The Applicant does however expect to incorporate certain design specifications into the final design to improve energy efficiency, including:

  - *New energy efficient fenestrations and doors at the Dining Hall building and portions of the Dow Hall building that will be occupied.*
  - *Evaluating the Valley Dorm and New Dorm buildings for ways of improving energy performance, such as new windows, replacement insulation, and updated HVAC equipment.*

Chazen Companies Memorandum dated December 22, 2021:

1. All comments issued in our September 2, 2021 remain open, pending formal response.

   Response: Comment is noted. See below line item responses.

2. Building Inspection Report for New Dorm, Section 7.2 Conclusion: The conclusion states that the buildings that are not part of proposed improvements will be left vacant. Based on our previous review and a meeting with the applicant on Monday December 6th, this has not been approved at this time.

   Response: Comment is noted. The Applicant is continuing its review of the applicable building and fire codes and will consult with the Village and its consultants on the appropriate safeguards and building maintenance plan.

3. Mechanical Engineering Report, Section III, Plumbing Infrastructure: Water: The report states that "buildings with sprinkler systems have a fire protection takeoff from the buildings domestic service." Fire protection water service is required to be separate from domestic service, unable to be shutoff andprotected with backflow prevention device.

   *Response: The Applicant submits its revised Utility Infrastructure Evaluation Report prepared by Mehendes Engineering dated February 9, 2022 (**Exhibit C**) which has been updated to confirm that the sprinkler system take-offs will be protected from backflow in accordance with the applicable backflow requirements and that the sprinkler systems will be protected against shutoff via tamper switches interlocked with the fire alarm system or another permitted method. The proposed water connections to each building and water service take-offs are permitted by the NFPA 13-2022, Sections 5.1.3.3 and A.5.1.3.*

4. Sheet DOW-A/2, A/3, A/4, A/5 & A/6: Please provide a detailed wall section for each wall type that shows the fire separation between the portion of Dow Hall to be used and the portion that will be vacant.

   Response: Please see enclosed Architectural Plans prepared by Max Parangi Architects P.C. for the Dow Hall (dated February 11, 2022), Tead House (dated February 11, 2022), Dining Hall (dated February 11, 2022), and Valley Dorm (dated February 11, 2022) which provide details on proposed occupancy, occupant loads, egress paths, and travel distances for all building areas proposed to be occupied during the Applicant's initial occupancy. There is only one hallway area (at each floor) that needs to be separated between the occupied portion of Dow Hall and the area to remain unoccupied. Details on the fire-rated CMU partition can be found on Detail #1 on Sheet DOW-M-A/3. Please

note that we are still at the schematic/design development phase of this project and construction documents will incorporate all necessary notes, details and code sections.

5. Sheet DOW-A/2: Please provide proposed occupancy, occupant loads, egress paths, and travel distances to confirm code compliant egress is provided from the basement level of Dow Hall without use of the vacant portion of the building.

   Response: Please see enclosed Architectural Plans prepared by Max Parangi Architects P.C. for the Dow Hall (dated February 11, 2022), Tead House (dated February 11, 2022), Dining Hall (dated February 11, 2022), and Valley Dorm (dated February 11, 2022) which provide details on proposed occupancy, occupant loads, egress paths, and travel distances for all building areas proposed to be occupied during the Applicant's initial occupancy.

6. Sheet DOW-A/6: it appears that only a single means of egress is provided from the level based on the removal of the vacant portion of Dow Hall. Please provide proposed occupancy, occupant loads, egress paths and travel distances to confirm code compliant egress is provided.

   Response: Please see enclosed Architectural Plans prepared by Max Parangi Architects P.C. for the Dow Hall (dated February 11, 2022), Tead House (dated February 11, 2022), Dining Hall (dated February 11, 2022), and Valley Dorm (dated February 11, 2022) which provide details on proposed occupancy, occupant loads, egress paths, and travel distances for all building areas proposed to be occupied during the Applicant's initial occupancy.

Chazen Companies Memorandum dated September 2, 2021:

1. The applicant has stated that utility service to the buildings that will not be occupied will be terminated. Please note that full compliance with 2020 Fire Code of New York State (FCNYS), Section 311 will be required. This includes removal of all combustible materials from the structures and development of a fire protection and maintenance plan. Please submit a copy of this plan for review.

   Unoccupied buildings without utility service have a significantly greater potential for deterioration anddamage which can lead to security and public safety concerns. As part of

this submission the applicant should evaluate a program to keep utilities operational in the building, including minimum conditioningand life safety systems.

Response: Comment is noted. The Applicant is continuing its review of the applicable building and fire codes and will consult with the Village and its consultants on the appropriate safeguards and building maintenance plan.

2. Plans prepared by Max Parangi Architects, P.C. reference the 2018 International Building Code. Projectshall be designed the 2020 New York State Uniform Code.

   Response: Comment is noted. Architectural Plans have been updated in conformance with the 2020 New York State Uniform Code.

3. Please note that per Chapter 305 of the EBCNYS, a facility that is altered shall comply with Chapter 11 of the 2020 Building Code of New York State (BCNYS). Please ensure alterations to restrooms and buildings undergoing change of occupancy are designed to meet the accessibility requirements of the BCNYS.

   Response: Comment is noted. Architectural Plans have been updated in conformance with the 2020 New York State Uniform Code.

4. Partial occupancy of buildings is not addressed in the Existing Building Code of New York (EBCNYS). Please provide additional detail on how life safety systems will be maintained in the occupiable space within Dow Hall Southern Wing C, as well as how the occupiable space will be separated from the unoccupied space.

   Response: Please see enclosed Architectural Plans prepared by Max Parangi Architects P.C. for the Dow Hall (dated February 11, 2022), Tead House (dated February 11, 2022), Dining Hall (dated February 11, 2022), and Valley Dorm (dated February 11, 2022) which provide details on proposed occupancy, occupant loads, egress paths, and travel distances for all building areas proposed to be occupied during the Applicant's initial occupancy. There is only one hallway area (at each floor) that needs to be separated between the occupied portion of Dow Hall and the area to remain unoccupied. Details on the fire-rated CMU partition can be found on Detail #1 on Sheet DOW-M-A/3. Please note that we are still at the schematic/design development phase of this project and construction documents will incorporate all necessary notes, details and code sections.

5. Review of floor plans shows that the isolation of the Dow Hall Southern Wing C creates a building without an accessible means of egress. Please provide additional detail to ensure that the proposed space meets accessibility requirements.

   Response: Please see enclosed Architectural Plans prepared by Max Parangi Architects P.C. which provide details on accessibility and egress for the Dow Hall Southern Wing C including a proposed handicap lift and egress paths.

Cronin Engineering P.E., P.C. Memorandum dated December 22, 2021:

1. A signed and sealed copy of the official survey referenced in the site plan drawings should be submitted for the record file, if one has not already been submitted.

   Response: Topographic Survey of 235 Elm Road, Briarcliff Manor, NY prepared by Summit Land Surveying P.C. dated May 29, 2021 was included with the Applicant's June 18, 2021 submission to the Board of Trustees. The Applicant also submits the enclosed Topographic Survey of 235 Elm Road, Briarcliff Manor, NY prepared by Summit Land Surveying P.C. dated March 2, 2022 which has been updated to show the existing utility locations.

2. Question #3. of the SEAF should be revised to include the amount of proposed disturbance.

   *Response: The Applicant anticipates approximately 1-acre of disturbance which the Short Environmental Assessment Form (**Exhibit B**) has been revised to reflect. The specific amounts and areas of disturbance will be determined by the completed drainage analysis which the Applicant is in the process of completing.*

3. The location of the existing 6" water service and the water main in Tuttle Road (including the location of the meter pit and size of meter) should be shown on the Existing Conditions Plan (C- 1), Site Plan (C-2) and Utility Plan (U-1). The same should be shown for the existing 8" water service from Elm Road.

   Response: Please see enclosed Topographic Survey of 235 Elm Road, Briarcliff Manor, NY prepared by Summit Land Surveying P.C. dated March 2, 2022 which show existing water service infrastructure.

4. The location of the existing sanitary sewer services including the existing sanitary sewer main should be shown on the Existing Conditions Plan (C-1), Site Plan (C-2) and Utility Plan (U-1).

   Response: Please see enclosed Topographic Survey of 235 Elm Road, Briarcliff Manor, NY prepared by Summit Land Surveying P.C. dated March 2, 2022 which show existing sanitary sewer service infrastructure.

5. Although the existing catch basins and drain inlets have been shown (and listed) throughout the site on the Utility Plan (U-1) the stormwater system piping (including size & type) should be added and labeled. The Visual Inspection Report (Exhibit B) states this information is in the process of being prepared.

   Response: Please see enclosed Topographic Survey of 235 Elm Road, Briarcliff Manor, NY prepared by Summit Land Surveying P.C. dated March 2, 2022 which show existing catch basins and drain inlets.

6. An application for the installation of backflow prevention devices on the existing water services per Village and Westchester County Department of Health requirements is required. Based on a review the Mechanical Engineering Report (Exhibit D) there is no mention of existing backflow prevention devices on the water services feeding any of the buildings or either of the water services feeding the site. The applicants engineer should contact this office to set up a meeting with the Village Water Superintendent to discuss backflow prevention requirements for the site such as type of backflow devices required, location, etc.

   Response: The Applicant submits its revised Utility Infrastructure Evaluation Report prepared by Mehendes Engineering dated November 9, 2022 which has been updated to confirm that the sprinkler system take-offs will be protected from backflow in accordance with the applicable backflow requirements. The Applicant will coordinate the specific backflow prevention requirements with the Village's Water Superintendent and Village staff and consultants.

7. The project is not required to prepare a SWPPP per the NYSDEC regulations that addresses Chapter 9 ("Redevelopment") nor per Village Code Chapter 184, Article I, § 184-6, due to the fact the proposed disturbance results in less than 1-acre. The proposed improvements are minor in nature and do not produce minor additional impervious

coverage. However, erosion and sediment controls should be provided for the proposed work requiring land disturbance shown on the Site Plan (C-2). A simple Erosion & Sediment Control Plan, including details, should be prepared for this work & made part of the Site Plan set.

Response: Please find enclosed Site Plans prepared by Hudson Design Engineering dated February 1, 2022, Page C-3 which provides an Erosion and Sediment Control Plan.

8. A chart documenting existing impervious areas should be provided for clarification and confirmation that the existing stormwater system is functioning properly.

   Response: Please find enclosed Site Plans prepared by Hudson Design Engineering dated March 14, 2022, Page C-2 which include a zoning table documenting the existing impervious areas. The Applicant's December 9, 2021 submission included a Visual Inspection Report prepared by Hudson Design Engineering dated December 1, 2021 which described the results of the visual inspection of existing stormwater and sanitary sewer infrastructure and identifying necessary remediation. The Visual Inspection Report finds that, overall, the existing stormwater and sanitary sewer structures located onsite are in good/acceptable condition. The Applicant's engineers are in the process of coordinating CCTV inspection of all existing piping throughout the site.

9. The plans should provide general maintenance of the following items:

   - Existing catch basins should be cleaned of silt, debris, vegetation, etc.
   - Where is the location of the refuse/recycling enclosure?

   Response: Please find enclosed Site Plans prepared by Hudson Design Engineering dated March 14, 2022 which provide notes on the general maintenance of the catch basins (Page C-2, Note 15) and depict the location of refuse/recycling enclosures.

10. Please provide an annotated response to each of the comments in this review memo with thenext submission.

    Response: Comment is noted. Annotated responses to all Village comment memoranda are included herein.

DTS Provident Design Engineering, LLC Preliminary Completeness Memorandum dated December 21, 2021:

Additional Comments/Questions from PDE June 30th Memo:

- Are the resident students permitted off-campus during the day/night or on weekends? Thereare limited sidewalks in the area although the Village is considering potential future sidewalks. Applicant Response: The resident students are not permitted off-campus.

  DTS Provident Comment: No further response needed for Completeness.

  Response: Comment is noted.

- Are the resident students permitted to have personal automobiles, bicycles, or other forms of transportation on campus? Applicant Response: The resident students are not permitted to have any form of transportation on campus.

  DTS Provident Comment: No further response needed for Completeness.

  Response: Comment is noted.

- If full size buses are to be utilized, what are their origin locations, and their proposed routes should be provided. Buses are not permitted on the Taconic State Parkway or the Saw Mill River Parkway. In addition, vehicles from northbound NY Route 9A are not permitted to turn left onto Pleasantville Road. For the proposed routes, for any locations in the vicinity of the Site where there are tight turns, a turning maneuver diagram should be illustrated for a full-size bus including, but not necessarily limited to, the Site Driveway, the intersection of Elm Road/South State Road (depending upon the direction of travel), the left turn from Pleasantville Road onto the southbound Route 9A Ramp, and the U-turn ramp just prior to entering onto southbound Route 9A. Also, it should be confirmed that the school bus can travel under the Route 9A bridge under Pleasantville Road. Applicant Response: In the Traffic Response from the Applicant, a specific bus that is proposed to be utilizedby the Applicant is illustrated. Although there are bigger buses, it is a full size "coach"-style bus which seats 46 passengers in addition to the driver. The bus proposed to be utilized is approximately 11'5" high while Route 9A has vertical clearance under the Pleasantville Road bridge of 10'10" in the right lane and 13'6" in the left lane in the northbound direction and 11'1" in the right lane and 13'5" in the left lane in the southbound

direction. Thus, the bus can make it under the Pleasantville Road but only if traveling in the left lane in both directions. The Applicant should state the vertical clearance for the bottom of the bus in case the Village installs raisedcrosswalks on Pleasantville Road as part of its project currently under design. The Applicant should also clarify the Site Driveway(s) to be utilized. Based upon the diagrams provided, it appears that the buses will now enter and exit from the easternmost driveway on Elm Road. The right turn entering movement carries over into the exiting lane. However, Figure 2 of 3 shows a different exiting pattern than Figure 3 of 3. Also. on Figure 3 of 3, the bus is shown exiting from the left side of the road andthus would be in the entering lane to exit the Site. The bus also must cross over the edge of the internal roadway. There also appears some difference between the aerial utilized and the Site Plan regarding a striped area that PDE will discuss with the Applicant's Traffic Consultant. It should also be shown where students and staff are being dropped off and picked up on the campus and will there be any cover during badweather? There is an approximate location for the drop-off area on the Site Plan but this should be clarified and more information should be provided such as where the students and staff waiting to take the bus wouldbe located. One item of note is because of the left turn restriction on northbound Route 9A onto Pleasantville Road, as well as the U-turn ramp just prior to entering southbound Route 9A from Pleasantville Road, the Applicant is now proposing to have the buses destined to the Site travel northbound on Route 9A, pass underneath Pleasantville Road, and turn left onto North State Road, and then turn left onto southbound Pleasantville Road, which then requires them to travel through the central business district. Buses leaving the Site will take this reverse route, traveling northbound on Pleasantville Road, turn right onto North State Road and thenturn right onto Route 9A southbound.

DTS Provident Comment: The exiting movement at the proposed Main Driveway still is a concern. It is recommended that the proposed curb line be modified to help provide the space for buses coming in oppositedirections to maneuver past each other.

Response: School Bus turning tracks have been updated at main access to demonstrate the geometric required (widening) to accomplish simultaneous entry/exit bus maneuvers. The updated School Bus turning tracks are contained in ***Exhibit F****.*

- The Applicant has provided a Site Plan and a Signage Plan; however, the Applicant should provide more details on the Site Plan of the location for the drop-off/pick-up area. In the area of the proposed bus drop-off area, the Site Plan and Signage Plan do not match. The proposed signage and striping should be clarified.

Also, one of the plans should show circulation arrows to show what is one-way and what is two-way. Also, the number of existing parking spaces is provided, however, the future number of spaces should also be provided.

Response: Please find enclosed Site Plans and Signage Plan prepared by Hudson Design Engineering dated March 14, 2022, Page C-2 which have been revised to provide more detail for the bus drop-off/pick-up area. The Signage Plan has also been revised to show the circulation arrows of each driveway and drive aisle. The Site Plans also reflect the existing number of parking spaces (314) and the proposed number of parking spaces (309).

- The Applicant has provided the school bus turning movements for buses traveling on NYS Route 9A, using North State Road and then Pleasantville Road to South State Street to Elm Road to reach the Site, and the reverse route to exit the Site. The Applicant should also consider potential alternate routes for the school buses so that they are not traveling through the Village Center. DTS Provident has had discussions with the County and the potential use of the NYS Route 9A Ramp and will further coordinate with the Applicant's Traffic Consultant.

  Response: The current proposal utilizes Route 9A/North Street for access to the site. The Applicant is willing to work with the Village and State to seek an alternate to the above arrival pattern, i.e., perhaps the utilization of Exit 6 Pleasantville Road from the Taconic State Parkway. This requires the completion of a "Restricted Vehicle Application" and submission of same to the NYSDOT for approval. If this alternate is deemed the preferred route, the Applicant will prepare and file the above-mentioned application. Notwithstanding the above, as determined through our evaluation, the currently proposed routing to the site has little or no impact on the area roadways and intersections.

- The Applicant should also discuss how many buses will be required for the students to attend off-site events in Rockland County.

  Response: The number of buses needed for students to attend off-site events will depend on the event and number of students attending. The Applicant notes that each bus has capacity for 46 passengers.

- As per Village requirements, the Applicant should also discuss ways to provide measures to enhance public transit to and from the site.

  Response: The site location does not readily lend itself to public transit as the roadway in the immediate site environs are local (not county, not state). As such, services by public transit would require Westchester County Bee-Line service to utilize local roads for access to the campus. Furthermore, the proposed use does not utilize public transportation.

- Due to the shift times, an approximate hourly volume summary (entering and exiting) should be provided for the typical weekday school day as well as for the weekend. Applicant Response: The Applicant did not provide a Volume Table Summary but did discuss the amounts inits updated narrative stating that there will be minimal traffic generation during the other hours.

  DTS Provident Comment: No further response needed for Completeness.

  Response: Comment is noted.

- How will the main drop-off and pick-up days including at the beginning and end of the school year be handled, i.e., by personal vehicles or by bus and how often would they occur? Applicant Response: The Applicant states that these days would occur between 8 and 10 times a year, would generally be by full-size bus, while sometimes possibly by shuttle/vans. The number of buses should be provided.

  DTS Provident Comment: No further response needed for Completeness.

  Response: Comment is noted.

- How often are special events to be held and what would be the potential attendance? Applicant Response: The Applicant states that there would be between 5 and 10 special events a year. Between 5 and 7 of these would be smaller events of 20-25 outside guests attending and between 3 and 5 larger events of 100-125 outside guests. The Applicant expects 75% of the outside guests to arrive by bus and 25% to arrive by passenger cars.

DTS Provident Comment: In the report it is stated that the vehicle occupancy rate used was 2.5 persons/vehicle. Further justification of this value should be provided. Some additional detail on the trafficoperation of the large special events should be provided.

Response: Based on information provided by the Federal Highway Administration (FHWA), "A vehicle occupancy factor of 2.5 persons per vehicle represents a common assumption." This value falls between 2.2 to 2.8 depending on local conditions.

As outlined in the Traffic Impact Study, a detailed description has been provided with the following, types of events, occurrence of events, anticipated attendance and anticipated passenger vehicles and buses typically expected for an event

- How many additional staff/faculty will there be aside from the two 40-person shifts and how and when will they enter and exit the Site? Applicant Response: The Applicant discussed the additional staff/faculty in the new Traffic Narrative andstated that their arrival times will be dispersed through different times of the day.

  DTS Provident Comment: No further response needed for Completeness.

  Response: Comment is noted.

- If the other portions of the campus are eventually to be utilized, the traffic impacts of those uses should be considered, which the Applicant states that they will do. Applicant Response: The Applicant now states that the occupancy is expected to grow approximately 3% a year for the first 10 years bringing the expected occupancy up to 350 students in 10 years (thus an increase inmore than 30%) in addition to the corresponding increase in staff and buses. The Applicant states that additional traffic studies would be performed if the amount of students increases further.

  DTS Provident Comment: The synchro analysis for the future expansion has been provided.

  Response: Comment is noted.

- Will only the driveway opposite Birch Road be utilized or will the other curb cuts remain such as for emergency access? Applicant Response: The Applicant now plans to use the eastern-most driveway as the primary access whilethe two western driveways, including

the driveway opposite Birch Road, are now being considered for emergency access only.

DTS Provident Comment: No further response needed for Completeness.

Response: Comment is noted.

- Will the driveways be gated and will they be manned or controlled remotely? Applicant Response: All three site driveways will be gated. The eastern driveway, now the main driveway, will utilize a remote controllable gate. The Application should state or illustrate whether an island would beinstalled at this driveway to separate the entrance and exit movements/gates (without interfering with the turning maneuvers for buses). There will be coordination with the Village's Emergency Services regarding the access system.

  DTS Provident Comment: No further response needed for Completeness.

  Response: Comment is noted.

- The final Site Plan should illustrate ADA parking spaces, as necessary. Applicant Response: The Site Plan has been updated to illustrate the ADA spaces. The Applicant should state the number of ADA spaces and overall parking spaces per lot to ensure ADA parking regulations aremet.

  DTS Provident Comment: The Site Plan has been updated. Additional Site Plan comments were referenced above.

  Response: Comment is noted.

- The Fire Department and other Emergency Services should review the Site Plans for Site access, building access, and circulation. Applicant Response: The Applicant is corresponding with the Village's Emergency Services.

  DTS Provident Comment: Further correspondence with the Village's Emergency Services is still required. Fire truck circulation should be illustrated.

  *Response: The Applicant has reached out to the Village Fire Department for comments on the proposed application as indicated in the Applicant's August 20, 2021 submission to the Board of Trustees. Please see revised Municipal Services Impact Study (**Exhibit***

***D**). Fire truck circulation has been provided by Colliers Engineering & Design and are contained in **Exhibit F**.*

- Sanitation pick-up plans should be discussed. Applicant Response: The Applicant is proposing to use a private carting service. The response stated the location is shown on the Site Plan and similar to the previous location but this was not found on the Plan. The location should be added/noted on the Site Plan and whether there will be multiple locations as well as the size of the vehicle and number of trips a week.

  DTS Provident Comment: Turning Movement figures of a sanitation truck circulating the site including to its pick-up location(s) should be provided.

  *Response: Please see enclosed Turning Movement Diagrams prepared by Colliers Engineering and Design (**Exhibit F)** showing turning movements for sanitation truck circulating the site including at the pick-up location.*

- The sight distance at the Site Driveway should be reviewed prior to construction and opening to determine if any vegetation needs to be cleared. Applicant Response: The Applicant provided some sight distance information for the easternmost drivewayalong Elm Road. It appears that the minimum sight distance will be met at this intersection. It is noted thatthe Applicant does state that clearance of vegetation will be needed along the Village right-of-way. However, there will need to be some sight distance technical items clarified between PDE and the Applicant's Traffic Consultant or Site Engineer such as eye height and object height. There should also be asight diagram or distance provided for a vehicle turning left into the site driveway to be able to see an oncoming vehicle on Elm Road. Also, sight distance information should also be provided for the other sight driveways in the event that they are eventually utilized.

  DTS Provident Comment: Sight Distance diagrams have been provided for all driveways. However, there is still a concern for vehicles turning left from Elm Road into the proposed main Site Driveway due to the sight distance limitations and vegetation. Based on field observations performed by DTS Provident, the sightlines shown run through the location of the existing hedges. Therefore, additional information should be providedfor this movement or consideration be given to utilizing the other Site Driveways.

Response: The sight lines shown on Figure SD-1 by Hudson Engineering, enclosed with the Applicant's August 20, 2021 submission, indicates ample sight distance is provided subject to clearing of vegetation within the right-of-way.

Additional New Comments/Questions from PDE

In addition to the open questions above that require additional responses, the following are additional newcomments/questions:

- Since it has been several years since the Site has been occupied and generated meaningful traffic, as well as that the background traffic has since changed, a Traffic Study should be performed analyzing:
  - the opening year
  - the projected 10 years of growth
  - a large special event

  The Study Intersections should consist of:
  - Pleasantville Road and South State Road
  - Pleasantville Road and North State Road
  - South State Road and Elm Road
  - Elm Road and the Site Driveway(s)

  DTS Provident Comment: A Traffic Impact Study has been provided.

  Response: Comment is noted.

- On the Site Plan/Signage Plan, there should be appropriate crosswalk signage at the key crosswalk locations on-site. This should be added to the Site Plans.

  DTS Provident Comment: The provided Site Plans show the potential crosswalk locations. These will be further evaluated during the technical review.

  Response: Comment is noted.

- On the Site Plan/Signage Plan, there should be internal signage to alert drivers not to turn onto the Emergency Access Driveways (except during an emergency) to try to exit the Site as there is limited ability to turn around.

DTS Provident Comment: The recommended internal signage at the Emergency Access Driveways is not shown on the plans.

Response: Please find enclosed Signage Plan prepared by Hudson Design Engineering dated February 14, 2022, S-1 which now includes internal "Emergency Access" and "Do Not Enter" signage at the emergency access driveways.

- The number of deliveries, including food, linens, sanitation, etc., as well as the size of the vehicles and loading areas, should be discussed.

  DTS Provident Comment: Details on the operation of how deliveries and sanitation will be dealt with is not provided. Based on the Signage Plan there is a loading area at the Macadam Parking Lot just north of Dow Hall.

  Response: Comment is noted. Regarding sanitation operations, the Applicant proposes a 30-yard container for recyclables and a compactor for trash located at the south-eastern side of the Dow Hall Main Building adjacent to the Dow Hall Wing C. Trash and recyclables will be brought from the other buildings and trash receptacles to this central location for pickup. Pickups will be scheduled on an as-needed basis but will typically occur once ever 10 days for trash and once every 3 weeks for recyclables.

- The Village could consider requiring monitoring of the Site Driveways after opening to confirm the Site's actual trip generation. The Applicant suggested something similar, but foronly if additional expansion is projected after 10 years.

  DTS Provident Comment: A potential Traffic Monitoring Program should be suggested by the Applicant.

  Response: If the Village requires a Traffic Monitoring Program, the Applicant can conduct a post-occupancy study to consist of counting the site driveway(s) to determine actual trip generation (including number of school buses) and trip distribution. Surveys of the site driveway(s) during a "special event" can also be conducted. This data would be compared to the anticipated trip generation analyzed in the Traffic Impact Study. The results of these traffic counts would be submitted to the Village for their review.

Enclosures

In support of its Special Permit Application, the Applicant submits 10 copies of this letter with the following enclosures:

Exhibit A: Weekly Yeshiva Schedule;
Exhibit B: Revised Short Environmental Assessment Form;
Exhibit C: Utility Infrastructure Evaluation Report prepared by Mehendes Engineering dated February 9, 2022;
Exhibit D: Municipal Services Impact Study prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture & Geology, D.P.C. last revised March 15, 2022;
Exhibit E: Educational Resources Impact Study prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture & Geology, D.P.C. last revised March 15, 2022; and
Exhibit F: Turning Movement Diagrams prepared by Colliers Engineering and Design.

The Applicant also encloses 10 full size (24"x 36") sets of the following drawings:

- Site Plans and Signage Plan prepared by Hudson Design Engineering, Page C-1 (dated February 1, 2022), Page C-2 (dated March 14, 2022), Page C-3 (dated February 1, 2022), and S-1 (dated February 14, 2022).
- Architectural Plans for the Valley Dorm Building prepared by Max Parangi Architects P.C. dated February 11, 2022 detailing the proposed repairs/renovations to the exterior façade and the interior floor plan.
- Architectural Plans for the Dow Hall Building prepared by Max Parangi Architects P.C. dated February 11, 2022 detailing the proposed repairs/renovations to the exterior façade and the interior floor plan.
- Architectural Plans for the Dining Hall Building prepared by Max Parangi Architects P.C. dated February 11, 2022 detailing the proposed repairs/renovations to the exterior façade and the interior floor plan.
- Architectural Plans for the Tead Hall prepared by Max Parangi Architects P.C. dated February 11, 2022.
- Topographic Survey of 235 Elm Road, Briarcliff Manor, NY prepared by Summit Land Surveying P.C. dated March 2, 2022.

The Applicant requests that this matter be placed on the Board of Trustees' next available meeting agenda for continued review of this application and referral to the Planning Board. Should the Board of Trustees or Village Staff have any questions in the interim, please feel free to contact the undersigned.

Thank you in advance for your consideration.

Very truly yours,



Daniel Patrick

Enclosures

cc: Client
Max Parangi Architects, P.C.
Hudson Engineering and Consulting P.C.
Colliers Consulting, Inc
Langan Engineering, Environmental, Surveying, Landscape Architecture & Geology D.P.C.
Summit Land Surveying P.C.
Anthony B. Gioffre III, Cuddy & Feder LLP

EXHIBIT A

TIME PERIOD	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
5:30 a.m.	Official wake up time	Official wake up time	Official wake up time	Official wake up time	Official wake up time		Official wake up time
7:30 a.m.						Official wake up time	
6:00 – 7:45 a.m.	Group Study Session	Group Study Session	Group Study Session	Group Study Session	Group Study Session		Group Study Session
8:00 – 9:15 a.m.	Moring Prayer	Moring Prayer	Moring Prayer	Moring Prayer	Moring Prayer	Group Study Session	Moring Prayer
9:15 – 10:15 a.m.	Breakfast	Breakfast	Breakfast	Breakfast	Breakfast	Morning Prayer and Meal	Breakfast
10:15 – 2:00 p.m.	Group Lecture	Group Lecture	Group Lecture	Group Lecture	Group Study Session		Group Lecture
2:00 – 3:00 p.m.	Lunch	Lunch	Lunch	Lunch	Student Free Time/Recreational Time Until	Lunch	Lunch
3:30-3:45 p.m.	Afternoon Prayer	Afternoon Prayer	Afternoon Prayer	Afternoon Prayer	Afternoon Prayer	Afternoon Prayer	Afternoon Prayer
4:00 – 7:00 p.m.	Group Lecture	Group Lecture	Group Lecture	Group Lecture			Group Lecture
7:00 – 8:15 P.m.	Dinner	Dinner	Dinner	Dinner	Dinner	Dinner	Dinner
8:15 – 8:30 p.m.	Evening Prayers	Evening Prayers	Evening Prayers	Evening Prayers	Evening Prayers	Evening Prayers	Evening Prayers
8:30 – 10:00 p.m.	Group Study Session	Group Study Session	Group Study Session	Group Study Session			Group Study Session
10:45 p.m.	Bedtime	Bedtime	Bedtime	Bedtime	Bedtime	Bedtime	Bedtime

EXHIBIT B

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:

Site Plan and Special Permit Submission

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

235 Elm Road, Briarcliff Manor, NY

Brief Description of Proposed Action:

The Applicant proposes renovations to the existing structures which previously housed the Pace University – Briarcliff Manor campus to support its private religious education institution. The June Applications detail the Applicant's initial operations upon opening which include occupancy by approximately 250 male students between the ages of 17 and 20 and the use of the renovated Dining Hall Building, Tead House, Valley Dorm, and the Dow Hall Southern Wing.

The Applicant anticipates that this occupancy will grow by approximately 3% per year for the first 10 years of operation. This growth rate results in the expected occupancy of up to 350 students and the use of the New Dorm building by the end of the first 10 ten years of operation. The primary characteristics of the proposed reuse will not be changed by this incremental growth.

Name of Applicant or Sponsor:	Telephone: 845 731 3764
Yeshivath Viznutz Dkhal Torath Chaim (c/o Yakov David Rosenberg)	E-Mail: mail@ydrosenberg.com

Address:

15 Elyon Road

City/PO:	State:	Zip Code:
Monsey	NY	10952

	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: Village Board of Trustees; Planning Board	☐	☑

3. a. Total acreage of the site of the proposed action? 37.1 acres
   b. Total acreage to be physically disturbed? +/- 1 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 37.1 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): Religious/Educational
   ☐ 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 connections to remain _____	☐	☑

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

	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 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: David Rosenberg Date: 12/3/21

Signature: _____ Title: PRESIDENT

PRINT FORM

EAF Mapper Summary Report

Monday, December 6, 2021 10:34 AM



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 in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

EXHIBIT C



Utility Infrastructure Evaluation Report

Viznitz Yeshiva Campus (Pace University)

235 Elm Road
Briarcliff Manor, N.Y. 10510

February 9, 2022

Khal Torath Chaim of Rockland
15 Elyon Road
Monsey, NY 10952

Attn: David Rosenberg

RE: 235 Elm Road
Briarcliff Manor, NY, 10510
TaxID: 98.19-2-11
Mechanical Engineering Report

Dear Mr. Rosenberg,

The following report presents the Mechanical loads for all buildings on the property at 235 Elm Road, Briarcliff Manor, NY. The goal of the report is to determine if the existing underground infrastructure is sufficient to support to proposed use of the buildings as outlined in the Architect's Report.

I. Project Description:

The property consists of ten buildings with the following previous uses:

- DOW Hall: student affair offices, storage, and dormitories.
- DOW Hall Southern Wing: indoor swimming pool and administrative offices.
- Dining Hall: kitchen and cafeteria.
- Tead House: financial and administrative offices.
- Hillside Dormitory, Valley Dormitory, and New Dorm: dormitories.
- Howard Johnson Hall: dormitories and athletics center.
- West Hall and Woodward Hall: classrooms.

Dining Hall, Tead House, New Dorm, Valley Dormitory and a portion of DOW Hall (including the Southern Wing) will be renovated for use as described in the architect's report.

Hillside Dormitory, Howard Johnson Hall, West Hall, Woodward Hall and the remainder of DOW Hall will be temporarily unoccupied.

The accompanying one-line diagrams present the calculated electrical and plumbing demands for each building and assume complete occupancy of all buildings. However, as indicated in the accompanying narrative, the Applicant

800 2nd Ave., Suite 800, New York, NY 10017 | Tel: 212.710.6260 | Fax: 212.710.6261

does not anticipate complete use or occupancy of all buildings so these figures are intended to provide a conservative, worst-case scenario. The actual demand will therefore be less than as represented.

II. Electrical Infrastructure:

Electrical service is provided via a 15 kilovolt (kV) utility pole. Service goes to an underground utility transformer which steps the voltage down to 5kV. Power is transmitted to the electrical room in the DOW building via a set of four (4) #250 MCM 5kV wires, and is distributed from there throughout the campus via multiple branches. Each branch is composed of one set of four (4) #2 AWG 5kV wires.

Each building is supplied via a transformer and service switch.

Tead House is supplied from a branch after the transformer for Dining Hall, and power is transmitted via a set of four (4) #1/0 AWG 600V wires.

As indicated on the accompanying one-line diagram, the existing underground infrastructure has the capacity to supply the full calculated load for all branches of the distribution.

III. Plumbing Infrastructure: Water

The property is supplied by an 8" water service from Elm Road and a 6" service from Tuttle Road. These two services supply an 8" distribution loop throughout the campus. Each building has a domestic (or combined fire protection and domestic, for buildings which contain a sprinkler system) water service-take off from the 8" loop. Buildings with sprinkler systems have a fire protection take off from the building's domestic service. These take-offs are/will be protected from backflow in accordance with NYS DEC backflow requirements. Sprinkler system control valves will be protected against shutoff via tamper switches interlocked with the fire alarm system or any other code-approved method. When required by code, combined services will have a solenoid valve on the domestic branch which will be closed upon sensing flow in the sprinkler system. Hillside Dormitory is supplied by a 3" service from Elm Road.

As indicated on the accompanying one-line diagram, the existing underground water infrastructure has the capacity to supply the full calculated load for all branches of the distribution. This includes the fire protection system as noted on piping schematic.

IV. Plumbing Infrastructure: Sanitary and Storm Sewers

The existing sanitary connections to each building are adequate as indicated in diagram on DWG P401. Refer to the Civil Engineer's report for the adequacy of the existing underground sanitary collection and storm water system.

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February 9, 2022

V. Plumbing Infrastructure: Natural Gas

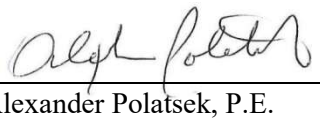
The property is supplied gas with a 3" MP (medium pressure) 50 PSI gas line from a 4" main on Tuttle Road. A 3" 50 PSI central gas meter supplies a 3" branch main to DOW Hall. A 2"MP branch line runs north-south from which New Dorm, Valley Dormitory, Dining Hall, and Howard Johnson Hall are each supplied with a dedicated 1" MP line. Hillside Dormitory is supplied with a 2"MP line directly form utility.

Tead House, West Hall and Woodward Hall do not have existing gas service. The calculations for adequacy of the underground gas infrastructure include the worst case scenario where these buildings will be provided a new connection and will be supplied with heat and hot water using natural gas.

The service to Dining Hall is currently undersized based on the demand generated by the proposed use of the building.

The existing services and distribution piping are adequate (aside from service to Dining Hall). See accompanying schematic diagram DWG P402 for tabulated load summation analysis and sizing adequacy confirmation.

Engineer:
Alexander Polatsek, P. E.
Mehandes Engineering
800 2nd Avenue, Ste. 800
New York, NY 10017
(212) 710-6260



Alexander Polatsek, P.E.
044086

EXHIBIT D

LANGAN

Technical Memorandum

Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
One North Broadway, Suite 910 White Plains, NY 10601 T: 914.323.7400 F: 914.323.7401

To: Mayor Steven A. Vescio and Members of the Board of Trustees
Chairman Edward Nolan and Members of the Planning Board

From: Sean Moronski, P.P., AICP, Langan

Info: Daniel Patrick, Esq., Cuddy & Feder
Michael Finan, P.E., LEED AP, Langan

Date: 18 June 2021
Updated 6 December 2021
Updated 15 March 2022

Re: Municipal Service Impact Study
Yeshivath Viznitz School
Site Plan Application and Special Permit Application
Village of Briarcliff Manor, Westchester County, New York
235 Elm Road, Briarcliff Manor, New York (SBL: 98.19-2-11)
Langan Project No.: 190070101

INTRODUCTION

This memorandum reviews the potential impact of the proposed place of worship use on municipal services, as required under § 220-6.D.6) of the Village of Briarcliff Manor ("Village") zoning ordinance. Located in the R40B single-family residence zoning district ("R40B District") at 235 Elm Road in the Village of Briarcliff Manor, Westchester County, New York ("Premises") (Appendix A – Tax Record), the Premises was the location of a Pace University campus. Yeshivath Veiznitz ("Applicant") is requesting site plan and special permit approval for the Proposed Project, which consists of the adaptive reuse of the Premises for a place of worship.

Based on this study, the Proposed Project will not have an adverse impact on municipal services. The Premises was previously used as a college campus having more students than the Proposed Project. No expansion of facilities is proposed nor is the level of activity anticipated to generate the need for additional services beyond which already serves the Village.

EXISTING CONDITIONS

The Premises is at 235 Elm Road in the Village and consists of an approximately 37 acre parcel with its primary driveway access on Elm Road approximately 800 feet east of Tuttle Road. Located in the R40B District, the Premises is situated approximately 0.5 miles from the New York State ("NYS") Route 9A entrance/exit at Pleasantville Road.

The Premises is improved with nine existing buildings and at grade parking which previously supported the Pace University – Briarcliff Manor campus. The Premises was purchased by Pace University in or around 1977. The Village granted special permit approval to Pace University in 1978 for the use of the buildings for higher educational use. The campus supported the Briarcliff College for decades preceding Pace University's ownership and occupancy. Prior the 1978 special permit, the Briarcliff College had operated with a total enrollment of up to 688 students.

Pace University's approved special permit in 1978 permitted an increase in academic operations, onsite housing, and student enrollment at the Premises. The 1978 Pace University approvals permitted an enrollment of 700 residential students on site with an additional 400 commuting students permitted to attend classes per day. There are 324 available parking spaces permitted on site to support the higher education use. In 2013, Pace University had approximately 590 students residing at the Premises, along with certain athletic and administrative functions, but no classes were being taught on the Briarcliff Manor campus.

PROPOSED PROJECT

The Applicant proposes to adaptively reuse the Premises and its existing structures for its private higher education religious institution. Per § 220-6.J.(1) of the Village zoning ordinance, the Proposed Project constitutes a "place of worship" which is permitted in the R40B District by special permit approved by the Board of Trustees. Yeshivath Viznitz is a religious educational institution accredited by the Association of Advanced Rabbinical and Talmudic Schools (AARTS) with its main campus located in Monsey, New York and a second campus in Kiamesha Lake, New York. The Yeshivath Viznitz school was established in 1964 to provide higher education programs for men at the undergraduate and graduate levels.

The Premises is expected to operate at a lesser capacity than was previously used by Pace University and Briarcliff College. The initial occupancy is 250 students, with approximately 220 to 230 students residing in an on-campus dormitory with the balance of students commuting to the Premises. The Premises is expected to have a natural growth of around three percent annually. The proposed Briarcliff Manor campus student enrollment is expected to be made up predominantly of students from its elementary, middle, and high school levels. Over the next 10 years, the estimated enrollment is projected at 350 students. This growth is based on the Applicant's experience in school operations. The Applicant understands that any expansion beyond the projected 350 students and occupancy of the buildings referenced and described in its December 9, 2021 submittal is not permitted unless amended approvals are requested and granted by the appropriate Village boards and agencies.

The applicant proposes to use the Tead House for its faculty accommodations, which would include small dwelling units for temporary accommodations and several small breakout rooms where staff can rest and prepare for lectures. There would also be available a few small dwelling units for weekends when one or two staff members would be on campus with their families to lead services.

No students and very limited staff, not more than 10 staff members at the same time, are expected to arrive or depart the Premises by personal vehicle. Any commuting students and staff will arrive and depart the Premises by bus, with approximately two or three busses entering and exiting the Premises per day, or approximately four or five shuttles/mini-vans entering and exiting the Premises per day.

The educational and worship activities typically occur between 6:00 a.m. and 9:00 p.m. daily. There are no official studies or classes on Fridays and Saturdays. Students will voluntarily study on their own schedule, while the official schedule would be for prayer services and meal times. The school operates on the Jewish calendar, typically being off during the month of April (Passover) and October (Rosh Hashanah and the high holidays) and have two five-month semesters in between those holiday periods.

The only instances in which the public is expected to visit the Premises are during special events such as holiday gatherings and graduations. These are rare occasions and expected to occur only a few days a year. The Premises is not expected to be visited by non-students/staff or otherwise open to the public, except for parents visiting their children on rare occasion. Parents are not encouraged to visit their children on campus. Instead, the school allows students to go home on weekends a few times over a semester. While technically parents can come and visit the school, it does not happen except for rare occasions when parents need to see their child for a specific reason. Most students go through the semester without being visited except for special events.

MUNICIPAL SERVICES IMPACTS

Police Department. The Briarcliff Manor police department headquarters is located at 1111 Pleasantville Road approximately 0.7 miles north of the Premises. Travel time between the police headquarters and the Premises is approximately three minutes. According to the adopted 2021-2022 Village budget, the police department has 21 full-time employees, including the police chief, lieutenant, six sergeants, detective, and 12 patrolmen. The Applicant requested comment on the project from the Briarcliff Manor Police Chief and received a response, which is included in this memorandum (Appendix B – Municipal Department Correspondence).

A review of adopted Village budgets since 2012-2013, which were accessed on the Village of Briarcliff Manor website, indicates the police department has increased in size from 19 to 21 members, with the last increase occurring in 2020-2021 with the addition of a patrolman to increase the Village police department from 20 to 21 members.

Given the Proposed Project will have fewer students on the Premises than when it was operated by Pace University and the Village police department has more members than during Pace University operations, there is no anticipated need for additional manpower. Students are not permitted off-campus, either as pedestrians or on bicycles. No resident students will have a driver's license, nor will they be allowed to use any other form of transportation on campus. It is anticipated there will be security measures, including but not limited to identification card access, security cameras, alarm systems, and staff training, implemented by the school typical of an institution of this type. The police department will have an opportunity to comment on the site plan application to address potential concerns.

The school will have a responsible staff member on call at all times, including overnight, who will be monitoring cameras and have control of everything going on at the campus at any given time. A responsible staff member is someone who is called a student supervisor. The school will provide the names and work schedules to the Village police, fire, and other appropriate officials. All emergency services will have direct access to that person so they can always speak to the responsible party. In addition, the property manager will also be on call (although not always on site) whenever needed. There will be electronic access to the Site at the main gate.

During Shabath, starting Fridays at sunset and lasting approximately 25 hours, the school is not typically reachable by phone but there will be a responsible person available at all times to address concerns. During the major Jewish holidays, such as Rosh Hashana, Yom Kippur, Sukkot, and Passover, the school is not in session and the students will go home for the holidays.
Traffic concerns should be limited given the relatively low number of vehicles accessing the Premises. Furthermore, special events such as holiday gatherings and graduations are rare occurrences limited to a few days a year. These events are expected to occur about 5 to 10 times annually, some with minimal outside attendance and others with an estimated 100 to 150 guests.

We will have some events with some traffic, and while its mostly handled by the Applicant, arrange security etc., there will – although very rarely – be an event where we will need their assistance and we will of course communicate with the police department ahead of time.

We are aware that the Village police department works very closely with the local synagogue, The Congregational Sons of Israel located on Pleasantville Road. Among the security issues addressed include conducting active shooter scenario training among way to be pro-active in taking steps to address the security of the synagogue and its members. The Village Police Department, in coordination with the Westchester County Department of Public Safety, are constantly monitoring any anti-Semitic intelligence. To project future potential impacts, the police department has requested information on whether the school would be arranging for additional security during major Jewish holidays and special events at the school.

The same company that the school currently uses for our other campuses to create and train for active shooter lockdown procedures, fire drills, evacuation plans, etc., will also be used at the Site. The school will work with the police department regarding the security issues noted above. Based on the aforementioned measures to address concerns regarding access and security, no adverse impact to the police department resources is anticipated from the Proposed Project.

Fire Department and Emergency Medical Services. The Applicant requested comment on the project from the Briarcliff Manor Fire Department Chief and has received a response, which is included in this memorandum (Appendix B – Municipal Department Correspondence).

The Briarcliff Manor fire department headquarters is located at 1111 Pleasantville Road approximately 0.7 miles north of the Premises. As indicated by the Village Fire Chief, the all-volunteer fire department and emergency services personnel will generally provide the first arriving unit on scene between 5-7 minutes of dispatch. There may also be a delay between the time that 911 is called and when that dispatch occurs.

The fire department responds to over 1,500 fire and emergency medical service (EMS) calls every year. The Briarcliff Manor Ambulance Corps in the fire department serves the emergency medical needs and has two ambulances operating 24 hours a day, seven days a week.

The fire chief indicated that the fire department requires 24/7 unrestricted and unhampered access to the buildings and grounds, without exception. The main gate will have electronic access and Knox Boxes will be installed on all buildings, containing keys to access the building and other paperwork for the responding emergency services department. As indicated with the police department, a responsible official will be available to meet fire department and emergency services personnel to provide access to mitigate an emergency. The existing fire alarm systems will be refurbished, if necessary, and existing or proposed sprinklers and standpipes will be installed as required by the applicable regulations.

The Proposed Project does not include additional buildings or changes to the existing building footprints. While some buildings will remain vacant, they will continue to be maintained in accordance with the applicable building and fire codes as per the Applicant's engineering and MEP consultants' recommendations. Upon approvals and completion of construction, three grades of higher education up to 250 students would initially move in, with an anticipated annual growth of three percent over the next 10 years up to a maximum of 350 students. Based on the applicant's experience at its current Yeshiva, over the last two years there was an average of one call a month, all of which were minor issues.

Given the Village Fire Department answers approximately 1,500 calls per year, the anticipated number of calls constitutes less than one percent of the overall calls addressed by the Village Fire Department. Furthermore, the type and frequency of calls is less than the former college campus activity which involves more commuting students.

Improvements include renovations to the following buildings:

- Dining Hall: study hall/synagogue, classrooms, faculty offices, kitchen and dining hall.
- Dow Hall: one wing will serve as a mikva and public bath in basement and staff/administrative offices on level 1.
- Tead House: break rooms for staff and temporary living accommodations for the same.
- Valley Dorm: to serve as a dorm.
- New Dorm: to serve as a dorm for anticipated 10-year expansion.

The Village Fire Chief indicated that the emergency services agencies know where these buildings are, which improves response time. The Fire Chief has indicated that the fire department would require that the buildings either retain their old names, or they are provided with a map detailing a new naming convention that can be entered into their Computer Aided Dispatch (CAD) software. It is also requested that during an emergency, a person guiding emergency services from the front gate to the location of the emergency would also be welcome. The school confirms that a responsible person would be available to guide emergency services onto the site to the location of the emergency. At this time, it is not decided whether the existing building names will be retained. If any building names are changed, an updated map of the Site will be provided so the emergency services can update their CAD software.

The aforementioned buildings will be sufficient to accommodate initial and ongoing operations. At some point, when all or most of the initial 250 students are residing on campus, they will no longer fit in the Valley Dorm. The school would occupy the New Dorm building after applying and obtaining any building permit for the minor construction it will need. The New Dorm building will provide enough room to accommodate the growth for at least 10 years and even more than that.

The Proposed Project will meet the applicable standards of the National Electric Code and the New York State Uniform Fire Prevention and Building Code. The fire department will have the opportunity to review the site plan application and comment on potential concerns. Faculty and staff will undergo annual training in first aid and basic emergency responses by local emergency responders. The Applicant also anticipates that at least one member of its on-duty staff will be a certified emergency medical technician trained to provide enhanced medical care.

All emergency services will have direct access to that person so they can always speak to the responsible party. In addition, the property manager will also be on call (although not always on site) whenever needed. The school will also provide the fire department and emergency medical services with contact info for the administrator and his team. The school does not plan on having a Medic on campus. In every shift, there will be a few staff members trained for basic emergency aid. There is no issue if a female emergency services personnel member responds to a call on campus.

There is no need for additional firefighting vehicles anticipated due to the Proposed Project. Given the size and scale of the existing buildings remaining as is and the number of students being less than previously using the Premises, no adverse impact to the fire department resources is anticipated from the Proposed Project.

Recreation. The Proposed Project does not anticipate any substantial use or impact on Village recreation facilities. Students will not leave campus on a regular basis and will use on-campus facilities for active and passive recreation. The Premises will not operate as a residential use and it is anticipated the use of the Premises as a place of worship will not create any adverse impacts on Village recreation facilities.

CONCLUSION

The Proposed Project will not result in any adverse impact to municipal services. The Premises will operate in a less intense manner, i.e. fewer students, than when it was a Pace University campus. The initial occupancy is 250 students, with an approximate growth rate of three percent annually over the next 10 years, up to a maximum of 350 students. This growth is based on the Applicant's experience in school operations. The Applicant understands that any expansion beyond the projected 350 students and occupancy of the buildings referenced and described in its December 9, 2021 submittal is not permitted unless amended approvals are requested and granted by the appropriate Village boards and agencies. As noted in this study and the Applicant's corresponding traffic report, there will be a limited number of vehicles, no more than 10 at the same time, accessing the Premises. All applicable safety regulations and codes will be addressed.

According to municipal tax records, the Premises are indicated on the 2021 Tentative Assessment Roll as tax exempt, except for a small area that includes a wireless telecommunications facility (Appendix – Tax Record). According to Town of Ossining Assessment Roll records from 2012 through 2021, the Premises were tax exempt from at least 2012 through 2017 when owned by Pace University. The Premises was taxable when owned by the Research Center on Natural Conservation Inc., from 2018 through 2020. In 2021, the Premises became tax exempt when purchased by the Applicant.

The Proposed Project will have no impact on municipal assets, including transportation and education resources. The Proposed Project will bring in students and faculty and activating a dormant site and preserving the existing buildings.

For the reasons indicated in this study, the Proposed Project will not result in an adverse impact on Village municipal services.

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APPENDIX A

TAX RECORDS



Munis Self Service

Real Estate
Assessment

Owner	KHAL TORATH CHAIM OF ROCKLAND
Parcel ID	98.19-2-11
Bill Year	2021

Assessment Values

	Gross Assessment
Land	$10,778,500.00
Building	$6,937,400.00
Total	$17,715,900.00

	Class	Description	Area	Deferments	Net Assessment
LAND	613	Colleges	37.170 Acres	$0.00	$10,778,500.00
BUILDING	613	Colleges	0.000 Acres	$0.00	$6,937,400.00
Total					$17,715,900.00

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Munis Self Service

Real Estate

Property Detail

Parcel ID	98.19-2-11
Alternate Parcel ID	4.29-021-10
Location	235 ELM RD
Owner as of August 1	KHAL TORATH CHAIM OF ROCKLAND
Customer ID	8858
Jurisdiction	OssiBrSc
Acres	37.170
Assessed Value	$17,715,900.00
Exemptions Value	$0.00
2021 Charges	$101,962.85

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TAX MAP PARCEL NUMBER / CURRENT OWNERS NAME / CURRENT OWNERS ADDRESS	PROPERTY LOCATION & CLASS / SCHOOL DISTRICT / PARCEL SIZE/GRID COORD	ASSESSMENT / LAND / TOTAL	EXEMPTION CODE / TAX DESCRIPTION / SPECIAL DISTRICTS	VILLAGE / COUNTY / TOWN / SCHOOL / TAXABLE VALUE / ACCOUNT NO.
98.19-2-10	Elm Rd 311 Res vac land		RELG PROP 25110	317,400 317,400 317,400 317,400
Khal Torath Chaim of Rockland	Briarcliff Mano 554202	317,400	317,400 VILLAGE TAXABLE VALUE	0
15 Elyon Rd	4.28-021-33	317,400	COUNTY TAXABLE VALUE	0
Monsey, NY 10952	ACRES 1.06		TOWN TAXABLE VALUE	0
	EAST-0678347 NRTH-0840845		SCHOOL TAXABLE VALUE	0
PRIOR OWNER ON 5/01/2021	DEED BOOK 61054 PG-3530		CW002 County solid waste	0 TO
Khal Torath Chaim of Rockland	FULL MARKET VALUE	317,400	317,400 EX	
			SD059 Cty saw mill bm	317,400 TO C
98.19-2-11	235 Elm Rd 613 College/univ		RELG PROP 25110	11749,500 11749,500 11749,500 11749,500
Khal Torath Chaim of Rockland	Briarcliff Mano 554202	10778,500	VILLAGE TAXABLE VALUE	0
15 Elyon Rd	4.29-021-10	11749,500	COUNTY TAXABLE VALUE	0
Monsey, NY 10952	ACRES 37.17		TOWN TAXABLE VALUE	0
	EAST-0678208 NRTH-0840180		SCHOOL TAXABLE VALUE	0
PRIOR OWNER ON 5/01/2021	DEED BOOK 61054 PG-3530		CW002 County solid waste	0 TO
Khal Torath Chaim of Rockland	FULL MARKET VALUE	11749,500	11749,500 EX	
			SD059 Cty saw mill bm	11749,500 TO C

APPENDIX B

MUNICIPAL DEPARTMENT CORRESPONDENCE

Sean Moronski

From: Dominick Bueti <dbueti@briarcliffmanor.org>
Sent: Tuesday, February 15, 2022 11:47 AM
To: Sean Moronski
Cc: Patrick, Daniel; Daniel Pozin; sbarshov@sprlaw.com; S.Yackel@bfjplanning.com; Joshua Ringel; David Turiano
Subject: [External] RE: 235 Elm Road Yeshivath Veisnitz Site Plan and Special Permit

I have added comments and questions to your response. I look forward to hearing from you.

Chief Dominick Bueti
1111 Pleasantville Rd
Briarcliff Manor, NY 10510
dbueti@briarcliffmanor.org
914-941-2130

Chief Bueti,

Thank you for your response and questions. The responses from the applicant are indicated in red.

I have reviewed the submissions made to the Village and in order to properly respond to your request, I require additional information. The information in the application submissions is not clear about what security will be provided by the school. I cannot potential future impacts on my Police Department until I know with greater specificity what security plan and resources will provided by the school. For example, I need to know whether there will be a secured entrance gate, on-site campus security, etc. If so, how many security officers will be on duty any given time and will there be a security officer on duty 24/7? Also, the BMPD responds to all calls for medical aids and fire related calls. Will there be a paramedic or other medical staff on campus? If so, will that person or persons be available 24/7?

- The school will have a responsible staff member on call at all times (including overnight) who will be monitoring all cameras etc. and have control on everything going on in the campus at any given time.
    - Would I be correct in stating that there will be no campus security or maybe clarify "responsible staff member".
- All emergency services will have direct access to that person so they can always speak to the responsible party. In addition, the property manager will also be on call (although not always on site) whenever needed. The school will also provide the police department with contact info for the administrator and his team.
- Important to note that during Shabath (starting Friday at sunset for around 25 hours) the school is typically not reachable by phone, but there will be a responsible person on site.
    - So, how would we troubleshoot any issues that arrive without telephonic communication?
- As for the premises, as mentioned, the whole property will be covered by cameras and monitored. During the day, the property will be accessible but overnight it will be gated and only opened to staff etc by the person in charge.
    - Would that person have to manually unlocked the gate? Are there plans to have electronic access to the campus?
- The school does not plan on having the booths at the entrances manned, but rather having a box set up so whoever comes to the property should be able to reach the person in charge. A responsible person will also be doing an hourly drive/walk during the night around the property.

    - Can you explain “box set up”? Will there be a cameras at the entry/exit points? Can unauthorized vehicles enter the campus during the day time? How do you plan to handle deliveries?
- The school does not plan on having a Medic on campus. In every shift, we have a few staff members who are trained for basic emergency aid. In response to an inquiry from a board member, there is no issue if a female emergency services personnel member responds to a call on campus.
    - It appears that officers will be needed to respond to medical aids.

Please be aware that the BMPD works very closely with our local synagogue, The Congregational Sons of Israel located on Pleasantville Rd. We have had security meetings and have conducted active shooter scenario training there. We do assist with traffic control during the major Jewish holidays. The BMPD is pro-active in taking steps to insure the security of the synagogue and its members. The BMPD in coordination with the Westchester County Dept. of Public Safety are constantly monitoring any anti-Semitic intelligence. Whenever we receive any possible “threats” (by in large non-specific) to the Jewish community, we provide extra security and patrols of the synagogue. At times, the synagogue procures its own armed security. I anticipate very similar set of circumstances regarding the proposed religious school. To project future potential impacts, I would need to know whether the school would be arranging for additional security during major Jewish holidays and special events at the school.

- The school is open to cooperation with the police department in a similar manner. We will also be using the same company we currently use for our other campuses to create and train for Active Shooter Lockdown procedures, Fire Drills, Evacuation Plans etc.
    - We are pleased to hear that the school is open to training in active shooter/emergency response situations with the department. We have trained there in the past and because of the number of buildings on the property, it present many dynamic situations. Are there plans to having electronic locking devices for the building? Will there be key card or fob entry? How will any building not in use be secured?
- During the major Jewish holidays, the school is not in session. We will have some events with some traffic, and while its mostly handled by ourselves, arrange security etc., there will – although very rarely – be an event where we will need their assistance and we will of course communicate with the police department ahead of time.
    - As stated above, we are constantly monitoring any threats or potential threats to the Jewish community. For example we have been alerted about potential “copy-cat” events in regards to the latest incident at the synagogue in Texas. We have increased our patrols of our local synagogue in response. We anticipate the same procedure with the Yeshiva. During these times, are there any plans to bring in additional security? Will they be armed?

Once I have the additional information requested, I can better assess the potential impacts on the BMPD.

We hope the concerns you raised are addressed above. Please contact me if you require any additional information. We greatly appreciate your assistance.

Best regards,

Sean Moronski, P.P., AICP
Senior Project Manager

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Sean Moronski

From: Vincent Caruso <vcaruso@briarcliffmanor.org>
Sent: Wednesday, February 16, 2022 5:57 PM
To: Sean Moronski
Cc: Joshua Ringel; Daniel Pozin; sbarshov@sprlaw.com; David Turiano; ArieUyterlinde@gmail.com; Michael Molinelli
Subject: [External] 235 Elm Road

Sean,

Thank you for your query. The Briarcliff Manor Fire Department & EMS provide 24/7 emergency services to 235 Elm Road. While that may seem obvious, there are some implications that I would like to ensure you are aware of going forward.

First of which, is access and direction. In an emergency, seconds count whether it is medical or fire related. There are many buildings on site, and historically those buildings have been specifically named e.g. Dow Hall, New Dorm, etc. The emergency services, over years of service, know where these buildings are and it cuts down on response time. We would require that the building either retain their old names, or we are provided with a map detailing a new naming convention that we can put into our Computer Aided Dispatch (CAD) software. During an emergency, a person guiding us from the front gate to the location of the emergency would also be welcome.

Going along with this is access. We require 24/7 unrestricted, and unhampered access to the buildings and grounds, without exception. Any obstacle such as a security gate or fence, or locked door becomes a delay in our ability to mitigate an emergency, and will be removed in the most expeditious way, which is usually damaging. We would suggest that Knox Boxes be installed on all buildings, containing keys to access the building and other paperwork for us. While we understand that there will be a responsible party on site 24/7, any delay in their ability to meet us and provide access results in the locked door becoming a delay in our ability to mitigate an emergency. Please see above for resolutions to these delays.

While the property was underutilized, a poorly maintained fire alarm system that would frequently malfunction and activate in the middle of the night. Unnecessary calls for service at these hours cause additional strain on the all-volunteer service. We would require that all buildings, regardless of use, be equipped with a refurbished fully functioning fire alarm system as well as sprinklers and standpipes if they are currently equipped with them.

Third, with regard to EMS. EMS and medical providers may be male or female, and the provider that arrives cannot be guaranteed to be one or the other.

The Volunteers will generally provide the first arriving unit on scene between 5-7 minutes of dispatch. Please note that there may also be a delay between the time that 911 is called and when that dispatch occurs. The Volunteers are an already strained system, and the addition of 200+ full-time students and staff will undoubtedly add more strain with call volume, etc.

Please let me know if there are any other questions.

Vinny Caruso
Chief of Department
Briarcliff Manor Fire Department
1111 Pleasantville Road
Briarcliff Manor, New York 10510
VCaruso@BriarcliffManor.org
Cell: (914) 519-7944

Sean Moronski

From: Sean Moronski
Sent: Thursday, January 20, 2022 11:42 AM
To: 'fdchief@briarcliffmanor.org'
Cc: 'Patrick, Daniel'; 'dpozin@MccarthyFingar.com'; 'sbarshov@sprlaw.com'; 'S.Yackel@bfjplanning.com'; Joshua Ringel; David Turiano
Subject: FW: 235 Elm Road Yeshivath Veiznitz Site Plan and Special Permit
Attachments: 235 Elm Road - Site Plan 2021-11-30.pdf; 2022_01_11 BM Fire Chief information request letter.pdf

Dear Chief Caruso,

I am following up on the e-mail attached below which is on behalf of Yeshivath Veiznitz ("Applicant"), which is requesting site plan and special permit approval for the adaptive reuse of the former Pace University Campus at 235 Elm Road ("Premises") for a private higher education religious institution.

We have been asked to contact your office to determine if the project would create any additional demand on fire department and emergency medical services. In addition to the project providing greater detail about the project, I include the following information provided to the police chief that may assist you in addressing potential impacts to fire department and EMS services:

- The school will have a responsible staff member on call at all times (including overnight) who will be monitoring all cameras etc. and have control on everything going on in the campus at any given time.
- All emergency services will have direct access to that person so they can always speak to the responsible party. In addition, the property manager will also be on call (although not always on site) whenever needed. The school will also provide emergency services with contact info for the administrator and his team.
- Important to note that during Shabath (starting Friday at sunset for around 25 hours) the school is typically not reachable by phone, but there will be a responsible person on site.
- As for the premises, as mentioned, the whole property will be covered by cameras and monitored. During the day, the property will be accessible but overnight it will be gated and only opened to staff etc by the person in charge.
- The school does not plan on having the booths at the entrances manned, but rather having a box set up so whoever comes to the property should be able to reach the person in charge. A responsible person will also be doing an hourly drive/walk during the night around the property.
- The school does not plan on having a medic on campus. In every shift, we have a few staff members who are trained for basic emergency aid. In response to an inquiry from a board member, there is no issue if a female emergency services personnel member responds to a call on campus.
- Regarding potential emergency situations, the school will also be using the same company they currently use for other campuses to create and train for Active Shooter Lockdown procedures, Fire Drills, Evacuation Plans etc.
- During the major Jewish holidays, the school is not in session. The school will have some events with some traffic, and while its mostly handled by ourselves, arrange security etc., there will – although very rarely – be an event where we will need their assistance and we will of course communicate with the police department ahead of time.

The attached letter provides greater detail about the project. I look forward to scheduling a meeting with you and/or a member of your department to discuss the project in greater detail. Please contact me with any questions. Thank you.

Best regards,

Sean Moronski, P.P., AICP
Senior Project Manager

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From: Sean Moronski
Sent: Tuesday, January 11, 2022 10:29 AM
To: 'fdchief@briarcliffmanor.org' <fdchief@briarcliffmanor.org>
Cc: 'Patrick, Daniel' <DPatrick@cuddyfeder.com>; 'dpozin@MccarthyFingar.com' <dpozin@MccarthyFingar.com>; 'sbarshov@sprlaw.com' <sbarshov@sprlaw.com>; 'S.Yackel@bfjplanning.com' <S.Yackel@bfjplanning.com>
Subject: 235 Elm Road Yeshivath Veiznitz Site Plan and Special Permit

Dear Chief Caruso,

Yeshivath Veiznitz ("Applicant") is requesting site plan and special permit approval for the adaptive reuse of the former Pace University Campus at 235 Elm Road ("Premises") for a private higher education religious institution.

Our project team met with the Village Engineer and Planner to discuss information needed to assist the Village in making an informed decision on the application. We are contacting your office to determine if the project would create any additional demand on fire department and emergency medical services.

The attached letter provides greater detail about the project. I look forward to scheduling a meeting with you and/or a member of your department to discuss the project in greater detail. Please contact me with any questions. Thank you.

Best regards,

Sean Moronski, P.P., AICP
Senior Project Manager

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Sean Moronski

From: Sean Moronski
Sent: Tuesday, January 18, 2022 11:54 AM
To: 'Dominick Bueti'
Cc: Patrick, Daniel; Daniel Pozin; sbarshov@sprlaw.com; S.Yackel@bfjplanning.com; Joshua Ringel; David Turiano
Subject: RE: 235 Elm Road Yeshivath Veiznitz Site Plan and Special Permit

Chief Bueti,

Thank you for your response and questions. The responses from the applicant are indicated in red.

I have reviewed the submissions made to the Village and in order to properly respond to your request, I require additional information. The information in the application submissions is not clear about what security will be provided by the school. I cannot potential future impacts on my Police Department until I know with greater specificity what security plan and resources will provided by the school. For example, I need to know whether there will be a secured entrance gate, on-site campus security, etc. If so, how many security officers will be on duty any given time and will there be a security officer on duty 24/7? Also, the BMPD responds to all calls for medical aids and fire related calls. Will there be a paramedic or other medical staff on campus? If so, will that person or persons be available 24/7?

- The school will have a responsible staff member on call at all times (including overnight) who will be monitoring all cameras etc. and have control on everything going on in the campus at any given time.
- All emergency services will have direct access to that person so they can always speak to the responsible party. In addition, the property manager will also be on call (although not always on site) whenever needed. The school will also provide the police department with contact info for the administrator and his team.
- Important to note that during Shabath (starting Friday at sunset for around 25 hours) the school is typically not reachable by phone, but there will be a responsible person on site.
- As for the premises, as mentioned, the whole property will be covered by cameras and monitored. During the day, the property will be accessible but overnight it will be gated and only opened to staff etc by the person in charge.
- The school does not plan on having the booths at the entrances manned, but rather having a box set up so whoever comes to the property should be able to reach the person in charge. A responsible person will also be doing an hourly drive/walk during the night around the property.
- The school does not plan on having a Medic on campus. In every shift, we have a few staff members who are trained for basic emergency aid. In response to an inquiry from a board member, there is no issue if a female emergency services personnel member responds to a call on campus.

Please be aware that the BMPD works very closely with our local synagogue, The Congregational Sons of Israel located on Pleasantville Rd. We have had security meetings and have conducted active shooter scenario training there. We do assist with traffic control during the major Jewish holidays. The BMPD is pro-active in taking steps to insure the security of the synagogue and its members. The BMPD in coordination with the Westchester County Dept. of Public Safety are constantly monitoring any anti-Semitic intelligence. Whenever we receive any possible “threats” (by in large non-specific) to the Jewish community, we provide extra security and patrols of the synagogue. At times, the synagogue procures its own armed security. I anticipate very similar set of circumstances regarding the proposed religious school. To project future potential impacts, I would need to know whether the school would be arranging for additional security during major Jewish holidays and special events at the school.

- The school is open to cooperation with the police department in a similar manner. We will also be using the same company we currently use for our other campuses to create and train for Active Shooter Lockdown procedures, Fire Drills, Evacuation Plans etc.
- During the major Jewish holidays, the school is not in session. We will have some events with some traffic, and while its mostly handled by ourselves, arrange security etc., there will – although very rarely – be an event where we will need their assistance and we will of course communicate with the police department ahead of time.

Once I have the additional information requested, I can better assess the potential impacts on the BMPD.

We hope the concerns you raised are addressed above. Please contact me if you require any additional information. We greatly appreciate your assistance.

Best regards,

Sean Moronski, P.P., AICP
Senior Project Manager

LANGAN

Direct: 973.560.4557
Mobile: 201.321.9334
File Sharing Link
www.langan.com

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From: Dominick Bueti <dbueti@briarcliffmanor.org>
Sent: Thursday, January 13, 2022 2:30 PM
To: Sean Moronski <smoronski@langan.com>
Cc: Patrick, Daniel <DPatrick@cuddyfeder.com>; Daniel Pozin <dpozin@MccarthyFingar.com>; sbarshov@sprlaw.com; S.Yackel@bfjplanning.com; Joshua Ringel <jringel@briarcliffmanor.org>
Subject: [External] RE: 235 Elm Road Yeshivath Veiznitz Site Plan and Special Permit

This email is in response to the request for information regarding potential impacts on the BMPD from the proposed religious school at 235 Elm Road.

I have reviewed the submissions made to the Village and in order to properly respond to your request, I require additional information. The information in the application submissions is not clear about what security will be provided by the school. I cannot potential future impacts on my Police Department until I know with greater specificity what security plan and resources will provided by the school. For example, I need to know whether there will be a secured entrance gate, on-site campus security, etc. If so, how many security officers will be on duty any given time and will there be a security officer on duty 24/7? Also, the BMPD responds to all calls for medical aids and fire related calls. Will there be a paramedic or other medical staff on campus? If so, will that person or persons be available 24/7?

Please be aware that the BMPD works very closely with our local synagogue, The Congregational Sons of Israel located on Pleasantville Rd. We have had security meetings and have conducted active shooter scenario training there. We do

assist with traffic control during the major Jewish holidays. The BMPD is pro-active in taking steps to insure the security of the synagogue and its members. The BMPD in coordination with the Westchester County Dept. of Public Safety are constantly monitoring any anti-Semitic intelligence. Whenever we receive any possible "threats" (by in large non-specific) to the Jewish community, we provide extra security and patrols of the synagogue. At times, the synagogue procures its own armed security. I anticipate very similar set of circumstances regarding the proposed religious school. To project future potential impacts, I would need to know whether the school would be arranging for additional security during major Jewish holidays and special events at the school.

Once I have the additional information requested, I can better assess the potential impacts on the BMPD.

Chief Dominick Bueti
1111 Pleasantville Rd
Briarcliff Manor, NY 10510
dbueti@briarcliffmanor.org
914-941-2130

From: Sean Moronski <smoronski@langan.com>
Sent: Tuesday, January 11, 2022 10:30 AM
To: Dominick Bueti <dbueti@briarcliffmanor.org>
Cc: Patrick, Daniel <DPatrick@cuddyfeder.com>; Daniel Pozin <dpozin@MccarthyFingar.com>; sbarshov@sprlaw.com; S.Yackel@bfjplanning.com
Subject: 235 Elm Road Yeshivath Veiznitz Site Plan and Special Permit

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Chief Bueti,

Yeshivath Veiznitz ("Applicant") is requesting site plan and special permit approval for the adaptive reuse of the former Pace University Campus at 235 Elm Road ("Premises") for a private higher education religious institution.

Our project team met with the Village Engineer and Planner to discuss information needed to assist the Village in making an informed decision on the application. We are contacting your office to determine if the project would create any additional demand on police department services.

The attached letter provides greater detail about the project. I look forward to scheduling a meeting with you and/or a member of your department to discuss the project in greater detail. Please contact me with any questions. Thank you.

Best regards,

Sean Moronski, P.P., AICP
Senior Project Manager

LANGAN

Direct: 973.560.4557

Mobile: 201.321.9334
File Sharing Link

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EXHIBIT E

LANGAN

Technical Memorandum

Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
One North Broadway, Suite 910 White Plains, NY 10601 T: 914.323.7400 F: 914.323.7401

To: Mayor Steven A. Vescio and Members of the Board of Trustees
Chairman Edward Nolan and Members of the Planning Board

From: Sean Moronski, P.P., AICP, Langan

Info: Daniel Patrick, Esq., Cuddy & Feder
Michael Finan, P.E., LEED AP, Langan

Date: 18 June 2021
UPDATED 6 December 2021
UPDATED 15 March 2022

Re: Educational Resources Impact Study
Yeshivath Viznitz School
Site Plan Application and Special Permit Application
Village of Briarcliff Manor, Westchester County, New York
235 Elm Road, Briarcliff Manor, New York (SBL: 98.19-2-11)
Langan Project No.: 190070101

INTRODUCTION

This memorandum reviews the potential impact of the proposed place of worship use on local public schools, as required under § 220-6.D.(7) of the Village of Briarcliff Manor ("Village") zoning ordinance. Located in the R40B single-family residence zoning district ("R40B District") at 235 Elm Road in the Village of Briarcliff Manor, Westchester County, New York ("Premises"), the Premises was the location of a Pace University campus. Yeshivath Viznitz ("Applicant") is requesting site plan and special permit approval for the Proposed Project, which consists of the adaptive reuse of the Premises for a place of worship.

Based on this study, the Proposed Project will not have an adverse impact on the Briarcliff Manor Union Free School District where the Premises is located. No public school age children will be generated if the Proposed Project is approved. No school district resources will be used in the operation of the proposed Yeshivath Viznitz School. Furthermore, the Proposed Project would have substantially less impact on educational resources than if the Premises was subdivided into single-family residences on one-acre single family residence lots, which is an as-of-right use in the R40B District.

EXISTING CONDITIONS

The Premises is at 235 Elm Road in the Village and consists of an approximately 37 acre parcel with its primary driveway access on Elm Road approximately 800 feet east of Tuttle Road. Located in the R40B District, the Premises is situated approximately 0.5 miles from the New York State ("NYS") Route 9A entrance/exit at Pleasantville Road.

Existing improvements at the Premises consists of nine buildings and at grade parking which previously supported the Pace University – Briarcliff Manor campus, which operated from 1978 through 2016. The campus supported the Briarcliff College for decades preceding Pace University's ownership and occupancy. The Premises was owned by the Research Center on Natural Conservation Inc. in 2016 and was sold to the Applicant in March 2021.

According to tax records (Appendix – Tax Records), the Premises is tax exempt and does not pay any property taxes to the school district or other agencies. According to Town of Ossining Assessment Roll records from 2012 through 2021, the Premises were tax exempt from at least 2012 through 2017 when owned by Pace University. The Premises was taxable when owned by the Research Center on Natural Conservation Inc., from 2018 through 2020. In 2021, the Premises became tax exempt when purchased by the Applicant.

PROPOSED PROJECT

The Applicant proposes to adaptively reuse the Premises and its existing structures for its private higher education religious institution. Per § 220-6.J.(1) of the Village zoning ordinance, the Proposed Project constitutes a "place of worship" which is permitted in the R40B District by special permit approved by the Board of Trustees. Yeshivath Viznitz is a religious educational institution accredited by the Association of Advanced Rabbinical and Talmudic Schools (AARTS) with its main campus located in Monsey, New York and a second campus in Kiamesha Lake, New York. The Yeshivath Viznitz school was established in 1964 to provide higher education programs for men at the undergraduate and graduate levels.

While some buildings will remain vacant, they will continue to be maintained. Upon approvals and completion of construction, three grades of higher education up to 250 students would move in. The anticipated move-in date is no later than May 1, 2022 when the new semester starts and the school will need to vacate its upstate location.

Improvements include construction at the following buildings:

- Dining Hall: to serve as a study hall/synagogue, classrooms, faculty offices, kitchen and dining hall.
- Dow Hall: one wing will serve as a mikva and public bath in basement and staff/administrative offices on level 1,
- Tead House: to serve as break rooms for staff as well as temporary living accommodations for the same.
- Valley Dorm**:** to serve as a dorm.
- New Dorm: to serve as a dorm for anticipated 10-year expansion.

The aforementioned buildings will be sufficient to accommodate initial and ongoing operations. At some point, when all or most of the 250 students are residing on campus, they will no longer fit in the Valley Dorm. The school would occupy the New Dorm building after applying and obtaining permit for the minor construction it will need. The New Dorm building will provide enough room to accommodate the growth for at least 10 years and even more than that.

The Proposed Project will not result in any school age children residing at the Premises and attending school in the Briarcliff Manor school district, nor will any school district resources be used in the operations of the school at the Premises. No guests, faculty or staff are expected to permanently reside on campus. The special permit application is predicated upon such representation by the applicant.

POTENTIAL IMPACT OF AN AS-OF-RIGHT DEVELOPMENT

The R40B District permits single-family residences on one-acre lots. For the purposes of this study, we reviewed a 20-lot subdivision on the 37-acre site to project the potential impact of an as-of-right development. To project the number of public school age children that could be expected from a development, multipliers are sourced from *Who Moves Into New York Housing, 2015 Residential Demographic Multipliers,* November 2017, Community Data Analytics and Econsult Solutions. Table 1 provides the household estimates of public school-age children for attached single-family units, own or rent, of all sizes.

Table 1: Projected Number of School-Age Children (SAC) – 20 Four-Bedroom Units

Unit Type	Multiplier	Total SAC
4-Bedroom Single Family Units	0.969	19.38

Source: ***Who Moves Into New York Housing, 2015 Residential Demographic Multipliers,* November 2017, Community Data Analytics and Econsult Solutions.**

Approximately 20 public school-age children are projected from a 20-unit subdivision. This projection represents public school-age children attending kindergarten through high school.

Local property taxes pay for 81.38 percent of the school district costs. According to the New York State Education Department (NYSED) 2019-2020 Financial Transparency Report, the school district spends an average of $30,106 per student, with approximately $24,500 per student paid from local property tax funds.

There are 29 single-family residences surrounding the Premises, either abutting the site or across the street. According to the 2020 assessment rolls, the average assessed value of these units is $886,294. Based on the Village and Briarcliff schools tax rate of $21.40 per $1,000 of assessed value indicated on the Town of Ossining Consolidated Rate Sheet dated March 31, 2021, the estimated average tax revenue per lot generated from a 20-unit single-family residence is $18,967. On a per unit basis, the cost per project school-age child would exceed the revenue generated from an as-of-right subdivision of 20 single-family residences, in addition to potentially adding up to 20 school-age children to the school district. The as-of-right single-family residence subdivision would have a more significant impact on educational resources than the Proposed Project.

CONCLUSION

The Proposed Project will not result in any impact to educational resources or the school district. The Premises is currently tax exempt and generates no school tax revenue, nor will any school age children result from the Proposed Project. The 37-acre premises could be developed with an as-of-right subdivision that generates additional school age children with projected costs exceeding tax revenue. These findings are based on the stated assumptions and are subject to change as new information is provided.

For the reasons noted in this study, the Proposed Project will not result in an adverse impact to the educational resources of local public schools.

APPENDIX

TAX RECORDS



Munis Self Service

Real Estate
Assessment

Owner	KHAL TORATH CHAIM OF ROCKLAND
Parcel ID	98.19-2-11
Bill Year	2021

Assessment Values

	Gross Assessment
Land	$10,778,500.00
Building	$6,937,400.00
Total	$17,715,900.00

	Class	Description	Area	Deferments	Net Assessment
LAND	613	Colleges	37.170 Acres	$0.00	$10,778,500.00
BUILDING	613	Colleges	0.000 Acres	$0.00	$6,937,400.00
Total					$17,715,900.00

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Munis Self Service

Real Estate

Property Detail

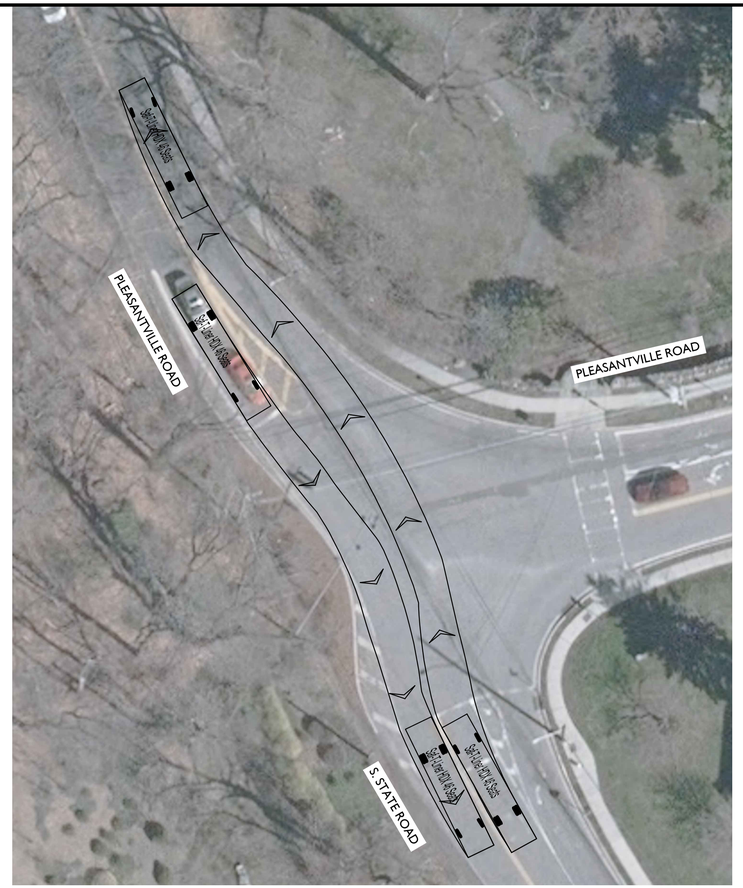
Parcel ID	98.19-2-11
Alternate Parcel ID	4.29-021-10
Location	235 ELM RD
Owner as of August 1	KHAL TORATH CHAIM OF ROCKLAND
Customer ID	8858
Jurisdiction	OssiBrSc
Acres	37.170
Assessed Value	$17,715,900.00
Exemptions Value	$0.00
2021 Charges	$101,962.85

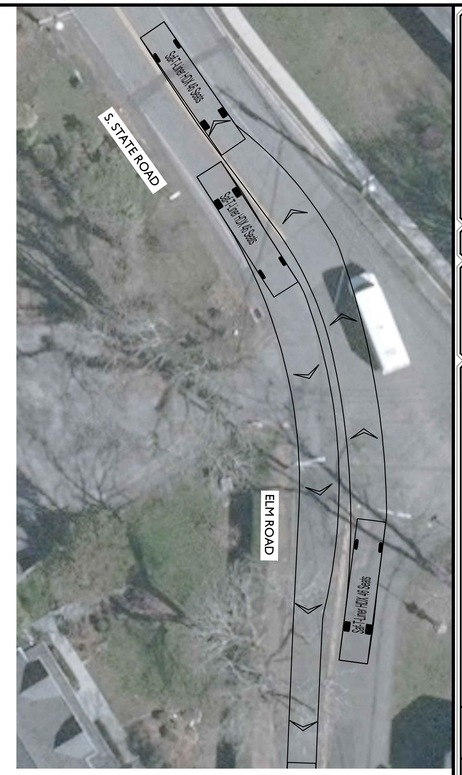
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TAX MAP PARCEL NUMBER / CURRENT OWNERS NAME / CURRENT OWNERS ADDRESS	PROPERTY LOCATION & CLASS / SCHOOL DISTRICT / PARCEL SIZE/GRID COORD	ASSESSMENT / LAND / TOTAL	EXEMPTION CODE / TAX DESCRIPTION / SPECIAL DISTRICTS	VILLAGE / COUNTY / TOWN / SCHOOL / TAXABLE VALUE / ACCOUNT NO.
98.19-2-10	Elm Rd 311 Res vac land		RELG PROP 25110	317,400 317,400 317,400 317,400
Khal Torath Chaim of Rockland	Briarcliff Mano 554202	317,400	317,400 VILLAGE TAXABLE VALUE	0
15 Elyon Rd	4.28-021-33	317,400	COUNTY TAXABLE VALUE	0
Monsey, NY 10952	ACRES 1.06		TOWN TAXABLE VALUE	0
	EAST-0678347 NRTH-0840845		SCHOOL TAXABLE VALUE	0
PRIOR OWNER ON 5/01/2021	DEED BOOK 61054 PG-3530		CW002 County solid waste	0 TO
Khal Torath Chaim of Rockland	FULL MARKET VALUE	317,400	317,400 EX	
			SD059 Cty saw mill bm	317,400 TO C
98.19-2-11	235 Elm Rd 613 College/univ		RELG PROP 25110	11749,500 11749,500 11749,500 11749,500
Khal Torath Chaim of Rockland	Briarcliff Mano 554202	10778,500	VILLAGE TAXABLE VALUE	0
15 Elyon Rd	4.29-021-10	11749,500	COUNTY TAXABLE VALUE	0
Monsey, NY 10952	ACRES 37.17		TOWN TAXABLE VALUE	0
	EAST-0678208 NRTH-0840180		SCHOOL TAXABLE VALUE	0
PRIOR OWNER ON 5/01/2021	DEED BOOK 61054 PG-3530		CW002 County solid waste	0 TO
Khal Torath Chaim of Rockland	FULL MARKET VALUE	11749,500	11749,500 EX	
			SD059 Cty saw mill bm	11749,500 TO C

EXHIBIT F

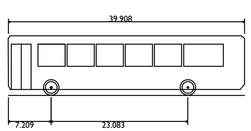






20 0 20 40

SCALE : 1" = 20'



Saf-T-Liner HDX (46 Seats)	
Overall Length	39.908ft
Overall Width	8.000ft
Overall Body Height	10.053ft
Min Body Ground Clearance	1.09ft
Track Width	7.500ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	34.40°

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REV	DATE	DRAWN BY	DESCRIPTION
1	9/8/21	P.W.G.	UPDATED INTERNAL CIRCULATION AND ADDED PROPOSED CURB LINE

VEHICLE TURNING TRACKS

FOR

235 ELM ROAD

VILLAGE OF
BRIARCLIFF MANOR
WESTCHESTER COUNTY
NEW YORK

Colliers Engineering & Design
WESTCHESTER
400 Columbus Avenue,
Suite 180E
Valhalla, NY 10595
Phone: 914.347.7500
COLLIERS ENGINEERING & DESIGN CT, P.C.
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SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	8/16/21	P.W.G.	A.P.R.

PROJECT NUMBER:	DRAWING NAME:
21003367A	210727PWG_TURNING TRACKS

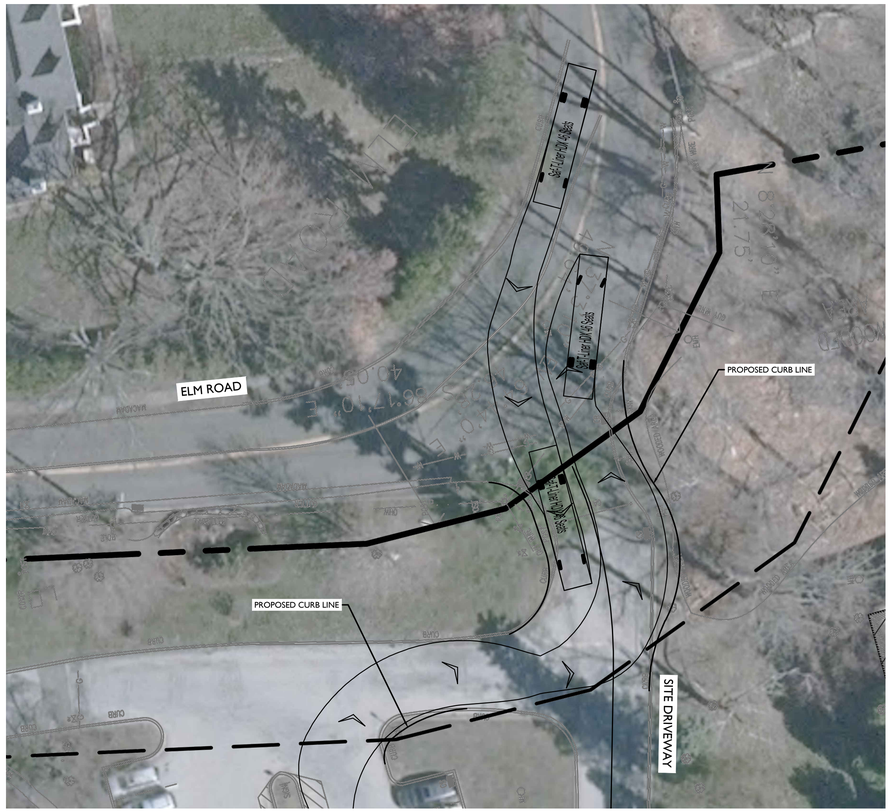
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SCHOOL BUS TURNING TRACKS (VIA NYS ROUTE 9A)

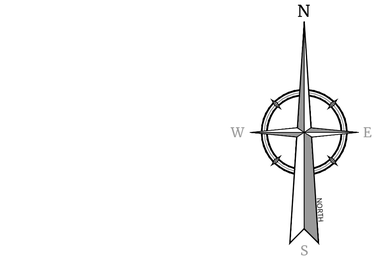
SHEET NUMBER:
1 of 3

By: PGOTTHELF

3367A\Plans (Colliers PDs)\210727PWG_Turning Tracks.dwg\Via Route 9A

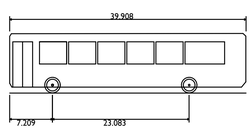
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SCALE : 1" = 20'



Saf-T-Liner HDX (46 Seats)	
Overall Length	39.908ft
Overall Width	8.000ft
Overall Body Height	10.053ft
Min Body Ground Clearance	1.09ft
Track Width	7.500ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	34.40°

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2	1/25/22	P.W.G.	UPDATED PLAN TO SHOW BUSES PASSING EACH OTHER

VEHICLE TURNING TRACKS

FOR

235 ELM ROAD

VILLAGE OF
BRIARCLIFF MANOR
WESTCHESTER COUNTY
NEW YORK

Colliers Engineering & Design
WESTCHESTER
400 Columbus Avenue,
Suite 180E
Valhalla, NY 10595
Phone: 914.347.7500
COLLIERS ENGINEERING & DESIGN CT, P.C. DOING BUSINESS AS MASER CONSULTING ENGINEERING & LAND SURVEYING

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	8/16/21	P.W.G.	A.P.R.

PROJECT NUMBER:	DRAWING NAME:
21003367A	210727PWG_TURNING TRACKS

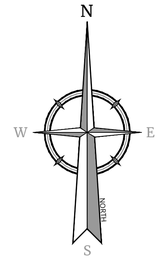
SHEET TITLE:
SCHOOL BUS TURNING TRACKS (SITE DRIVEWAYS)

SHEET NUMBER:
2 of 3

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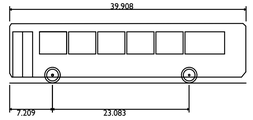
3383\APlans\Colliers PDFs\210727PWG_Turning Tracks.dwg Entrance By: PGOTTHELF





40 0 40 80

SCALE : 1" = 40'



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FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DRAWN BY	DESCRIPTION
1	9/8/21	P.W.G.	UPDATED INTERNAL CIRCULATION AND ADDED PROPOSED CURB LINE

VEHICLE TURNING TRACKS

FOR

235 ELM ROAD

VILLAGE OF
BRIARCLIFF MANOR
WESTCHESTER COUNTY
NEW YORK

Colliers Engineering & Design
WESTCHESTER
400 Columbus Avenue; Suite 180E
Valhalla, NY 10595
Phone: 914.347.7500
COLLIERS ENGINEERING & DESIGN CT, P.C. DOING BUSINESS AS MASER CONSULTING ENGINEERING & LAND SURVEYING

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	8/16/21	P.W.G.	A.P.R.

PROJECT NUMBER: 21003367A
DRAWING NAME: 210727PWG_TURNING TRACKS

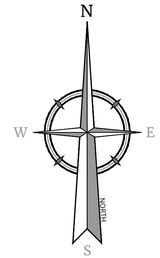
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SCHOOL BUS TURNING TRACKS (INTERNAL)

SHEET NUMBER:
3 of 3

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

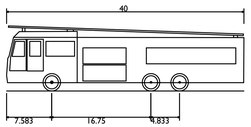
3367A\Plans\Colliers PDFs\210727PWG_Turning Tracks_dwg\Internal Circulation By: ROTHBELF





40 0 40 80

SCALE : 1" = 40'



E-ONE HP100 Aerial	
Overall Length	40.000ft
Overall Width	8.333ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

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REV	DATE	DRAWN BY	DESCRIPTION
1	9/8/21	P.W.G.	UPDATED INTERNAL CIRCULATION AND ADDED PROPOSED CURB LINE

VEHICLE TURNING TRACKS

FOR

235 ELM ROAD

VILLAGE OF
BRIARCLIFF MANOR
WESTCHESTER COUNTY
NEW YORK

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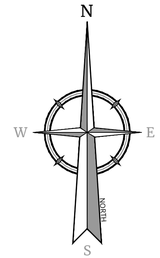
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FIRE APPARATUS TURNING TRACKS

SHEET NUMBER: 1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

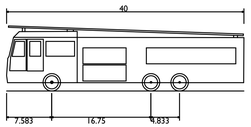
3367A\Plans\Colliers PDFs\210727PWG_Turning Tracks.dwg Pre By: EGOTHELF





40 0 40 80

SCALE : 1" = 40'



E-ONE HP100 Aerial

Overall Length	40.000ft
Overall Width	8.333ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

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VEHICLE TURNING TRACKS

FOR

235 ELM ROAD

VILLAGE OF
BRIARCLIFF MANOR
WESTCHESTER COUNTY
NEW YORK

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SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	8/16/21	P.W.G.	A.P.R.

PROJECT NUMBER: 21003367A
DRAWING NAME: 210727PWG_TURNING TRACKS

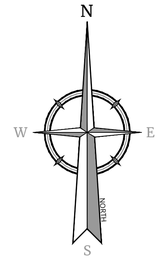
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FIRE APPARATUS
TURNING TRACKS

SHEET NUMBER:
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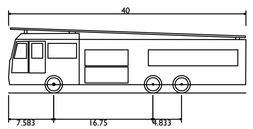
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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E-ONE HP100 Aerial	
Overall Length	40.000ft
Overall Width	8.333ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.393ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

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VEHICLE TURNING TRACKS

FOR

235 ELM ROAD

VILLAGE OF
BRIARCLIFF MANOR
WESTCHESTER COUNTY
NEW YORK

Colliers Engineering & Design
WESTCHESTER
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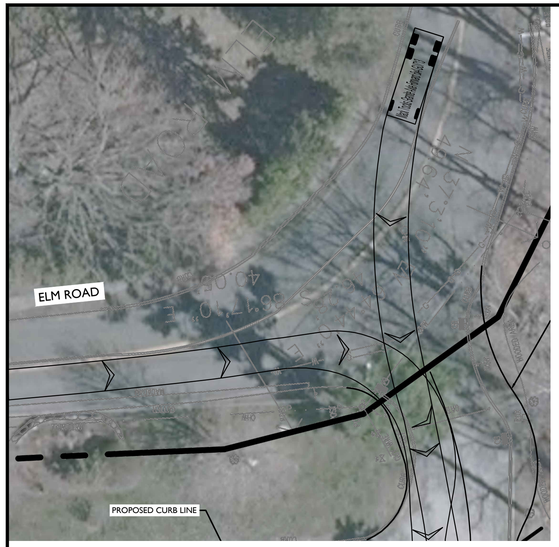
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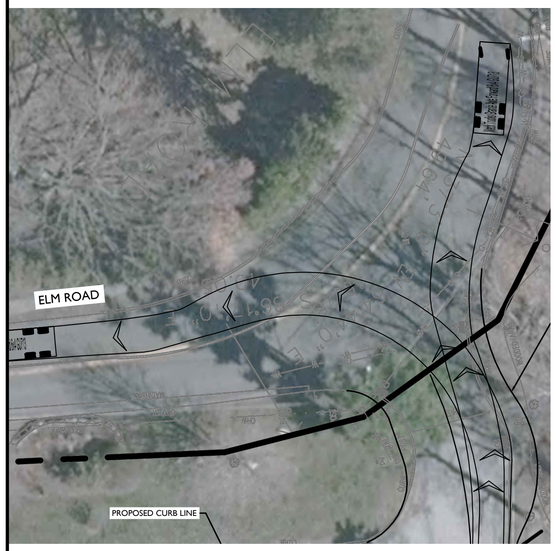
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FIRE APPARATUS TURNING TRACKS

SHEET NUMBER:
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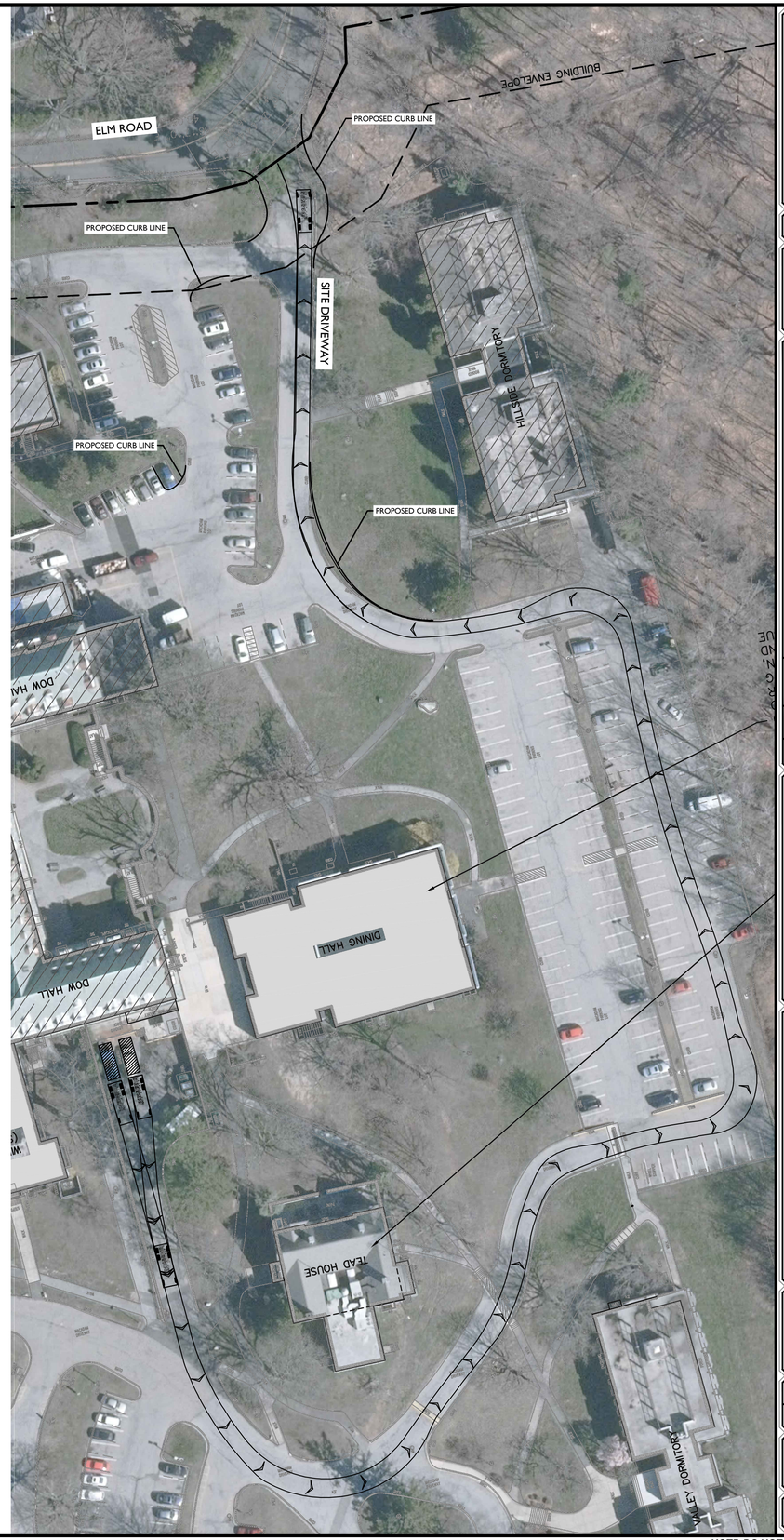
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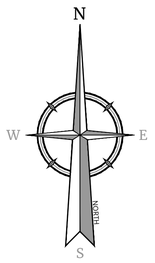


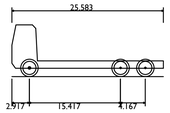




40 0 40 80

SCALE : 1" = 40'





Mack Trucks Granite Axle Forward 6x4 GU713	
Overall Length	25.583ft
Overall Width	8.375ft
Overall Body Height	8.761ft
Min Body Ground Clearance	1.433ft
Track Width	8.375ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	37.200ft

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REV	DATE	DRAWN BY	DESCRIPTION
--	9/8/21	P.W.G.	UPDATED INTERNAL CIRCULATION AND ADDED PROPOSED CURB LINE

VEHICLE TURNING TRACKS

FOR

235 ELM ROAD

VILLAGE OF
BRIARCLIFF MANOR
WESTCHESTER COUNTY
NEW YORK

Colliers Engineering & Design
WESTCHESTER
400 Columbus Avenue,
Suite 180E
Valhalla, NY 10595
Phone: 914.347.7500
COLLIERS ENGINEERING & DESIGN CT, P.C.
DOING BUSINESS AS MASER CONSULTING
ENGINEERING & LAND SURVEYING

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
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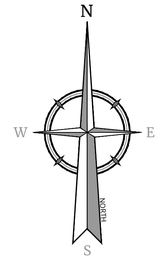
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SHEET NUMBER:
1 of 1

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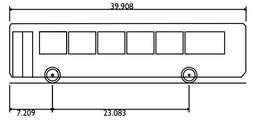
3367\AP\plans\Colliers PDFs\210727PWG_Turning Tracks.dwg|Garbage By:PGOTHELF





40 0 40 80

SCALE : 1" = 40'



Saf-T-Liner HDX (46 Seats)	
Overall Length	39.908ft
Overall Width	8.000ft
Overall Body Height	10.053ft
Min Body Ground Clearance	1.09ft
Track Width	7.500ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	34.40°

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VEHICLE TURNING TRACKS

FOR

235 ELM ROAD

VILLAGE OF
BRIARCLIFF MANOR
WESTCHESTER COUNTY
NEW YORK

Colliers Engineering & Design
WESTCHESTER
400 Columbus Avenue; Suite 180E
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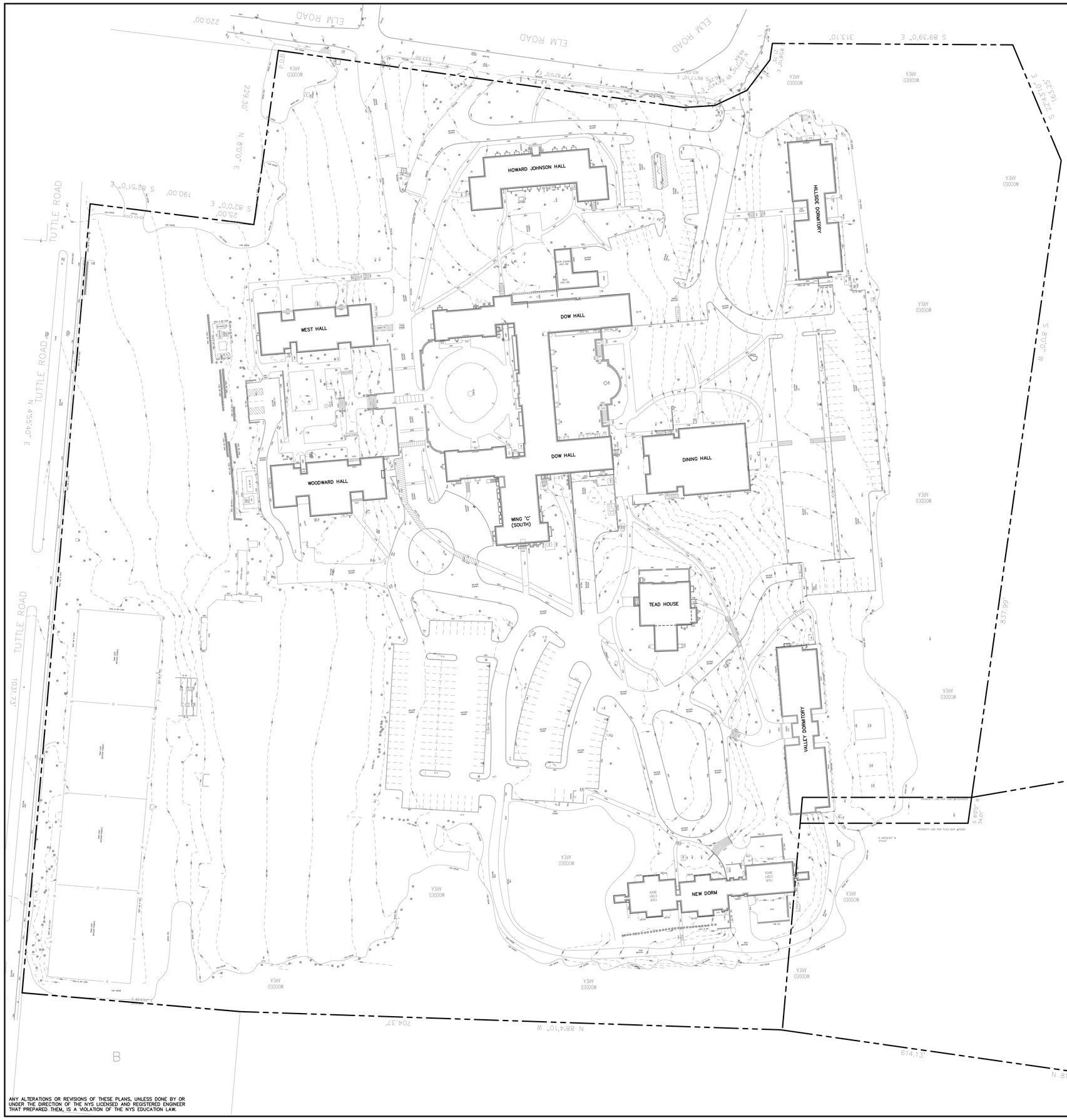
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SCHOOL BUS TURNING TRACKS (INTERNAL)

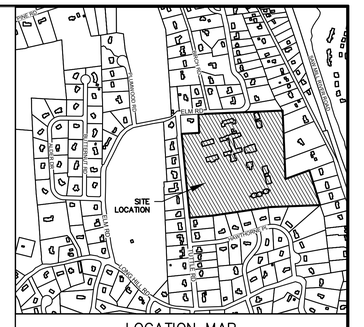
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DRAWINGS





LOCATION MAP
SCALE: 1"=750'

LEGEND

PROPERTY LINE

EXISTING INFORMATION SHOWN HEREON PROVIDED BY SUMMIT LAND SURVEYING P.C. DATED MAY 29, 2021.

ZONING TABLE (R-40B)		
SECTION 4 PLATE 28 BLOCK 21 LOT 33 SECTION 4 PLATE 29 BLOCK 21 LOT 10 SECTION 4 PLATE 29 BLOCK 21 LOT 32 SECTION 4 PLATE 29 BLOCK 21 LOT 32A SECTION 4 PLATE 30 BLOCK 21 LOT 33		
ZONING REQUIREMENTS	REQUIRED / PERMITTED	EXISTING
MIN LOT SIZE (S.F.)	40,000 S.F.	1,763,844 S.F.
LOT WIDTH AT MIN. FRONT YARD SETBACK	150 L.F.	1029.6 L.F.
SETBACKS (L.F.)		
FRONT	55 L.F.	70.2 L.F.
REAR	45 L.F.	139.9 L.F.
SIDE	30 L.F.	115.3 L.F.
BOTH SIDES	60 L.F.	300.2 L.F.
MAX. HEIGHT (STORIES)		
STORIES	2 ½	–
FEET	30	–
BLDG COVERAGE (S.F.)	–	102,398 S.F.
BLDG COVERAGE (%)	12%	5.8%
PARKING	–	314

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.

No.	REVISIONS	Date
3	REVISIONS	2/7/22
2	REVISIONS	12/7/21
1	REVISIONS	8/19/21
	Prelim. Submission	08/18/21

THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEERS SEAL & SIGNATURE

PROJECT:

SITE PLAN AND SPECIAL PERMIT SUBMISSION
235 ELM ROAD
VILLAGE OF BRIARCLIFF MANOR
WESTCHESTER COUNTY – NEW YORK

EXISTING CONDITIONS

STATE OF NEW YORK · MICHAEL F. SIRON · LICENSED PROFESSIONAL ENGINEER · No. 88651

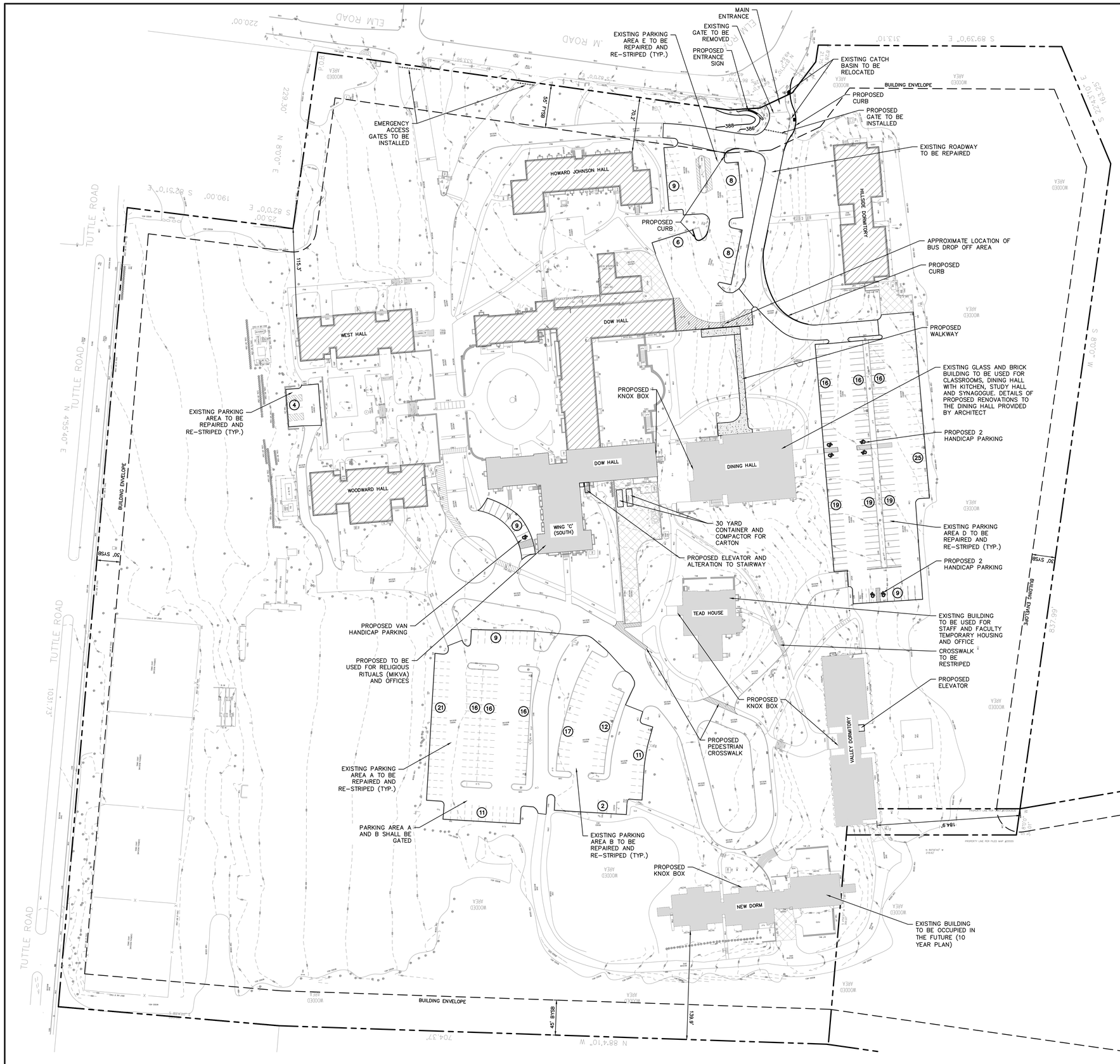
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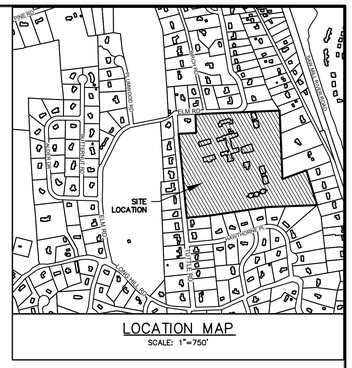
HUDSON ENGINEERING & CONSULTING, P.C.
45 Knollwood Road - Suite 201
Elmsford, New York 10523
T: 914-909-0420
F: 914-560-2086

© 2021

Date: 08/18/21 Sheet: 1
Scale: 1" = 50' of 2
Designed By: D.T.
Checked By: M.S.
Sheet No.

C-1





LOCATION MAP
SCALE: 1"=750'

LEGEND

- PROPERTY LINE
- PROPOSED BUILDING WORK AREA
- EXISTING BUILDINGS NOT PROPOSED TO BE OCCUPIED OR MODIFIED
- EXISTING LOADING AREA AND SANITATION / RECYCLE PICK UP
- PROPOSED CONCRETE

ZONING TABLE (R-40B)

SECTION 4 PLATE 28 BLOCK 21 LOT 33 SECTION 4 PLATE 29 BLOCK 21 LOT 10 SECTION 4 PLATE 29 BLOCK 21 LOT 32 SECTION 4 PLATE 29 BLOCK 21 LOT 32A SECTION 4 PLATE 30 BLOCK 21 LOT 33

ZONING REQUIREMENTS	REQUIRED/ PERMITTED	EXISTING
MIN LOT SIZE (S.F.)	40,000 S.F.	1,763,844 S.F.
LOT WIDTH AT MIN. FRONT YARD SETBACK	150 L.F.	1029.6 L.F.
SETBACKS (L.F.)		
FRONT	55 L.F.	70.2 L.F.
REAR	45 L.F.	139.9 L.F.
SIDE	30 L.F.	115.3 L.F.
BOTH SIDES	60 L.F.	300.2 L.F.
MAX. HEIGHT (STORIES)		
STORIES	2 ½	–
FEET	30	–
IMPERVIOUS COVERAGE		
BLDG COVERAGE (S.F.)	–	102,785 S.F.
BLDG COVERAGE (%)	12%	5.8%
STREET/PAVED (S.F.)		218,294 S.F.
WALKWAY (S.F.)		64,787 S.F.
MISC (S.F.)		53,553 S.F.
PARKING (EXISTING)	–	314
PARKING (PROPOSED)	–	309

GENERAL NOTES:

1. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SUPERVISION OF THE CONSTRUCTION.
2. NO CHANGES SHALL BE MADE TO THESE PLANS EXCEPT AS PER NYS LAW CHAPTER 987.
3. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO ACI, AISC, ZONING, AND THE NEW YORK STATE BUILDING CODE.
4. ALL CONDITIONS, LOCATIONS AND DIMENSIONS SHALL BE FIELD VERIFIED AND THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES.
5. ALL CHANGES MADE TO THE PLANS SHALL BE APPROVED BY THE ENGINEER AND ANY SUCH CHANGES SHALL BE FILED AS AMENDMENTS TO THE ORIGINAL BUILDING PERMIT.
6. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR THE ACTS AND OMISSIONS OF HIS EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTACT WITH THE CONTRACTOR.
8. SAFETY DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL AGENCIES IN EFFECT DURING THE PERIOD OF CONSTRUCTION.
9. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL MAKE APPLICATION TO RECEIVE ALL NECESSARY PERMITS TO PERFORM THE WORK UNDER CONTRACT. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL BE LICENSED TO DO ALL WORK AS REQUIRED BY THE LOCAL, COUNTY, AND STATE AGENCIES WHICH MAY HAVE JURISDICTION OVER THOSE TRADES, AND SHALL PRESENT THE OWNER WITH COPIES OF ALL LICENSES AND INSURANCE CERTIFICATES.
10. FINAL GRADING AROUND THE BUILDING AREA SHALL SLOPE AWAY FROM THE STRUCTURE.
11. ALL WRITTEN DIMENSIONS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER ANY SCALED DIMENSIONS.
12. ADJOINING PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION, REMODELING AND DEMOLITION WORK. PROTECTION MUST BE PROVIDED FOR FOOTINGS, FOUNDATIONS, PARTY WALLS, CHIMNEYS, SKYLIGHTS AND ROOFS. PROVISIONS SHALL BE MADE TO CONTROL WATER RUNOFF AND EROSION DURING CONSTRUCTION OR DEMOLITION ACTIVITIES. THE PERSON MAKING OR CAUSING AN EXCAVATION TO BE MADE SHALL PROVIDE WRITTEN NOTICE TO THE OWNERS OF ADJOINING BUILDINGS ADVISING THEM THAT THE EXCAVATION IS TO BE MADE AND THAT THE ADJOINING BUILDING SHOULD BE PROTECTED. SAID NOTIFICATION SHALL BE DELIVERED NOT LESS THAN 10 DAYS PRIOR TO THE SCHEDULED STARTING DATE OF THE EXCAVATION.
13. OWNER SHALL INSURE THAT THE INSURANCE PROVIDED BY THE CONTRACTOR HIRED TO PERFORM THE WORK SHALL BE ENDORSED TO NAME HUDSON ENGINEERING & CONSULTING, P.C., AND ANY DIRECTORS, OFFICERS, EMPLOYEES, SUBSIDIARIES, AND AFFILIATES, AS ADDITIONAL INSURED ON ALL POLICIES AND HOLD HARMLESS DOCUMENTS, AND SHALL STIPULATE THAT THIS INSURANCE IS PRIMARY, AND THAT ANY OTHER INSURANCE OR SELF-INSURANCE MAINTAINED BY HUDSON ENGINEERING & CONSULTING, P.C., SHALL BE EXCESS ONLY AND SHALL NOT BE CALLED UPON TO CONTRIBUTE WITH THIS INSURANCE. ISO ADDITIONAL INSURED ENDORSEMENT FORM NUMBER CG2010 1185 UNDER GL. COPIES OF THE INSURANCE POLICIES SHALL BE SUBMITTED TO HUDSON ENGINEERING & CONSULTING, P.C., FOR APPROVAL PRIOR TO THE SIGNING OF THE CONTRACT.
14. INDUSTRIAL CODE RULE 753: THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS PRIOR TO THE START OF HIS OPERATIONS AND SHALL COMPLY WITH ALL THE LATEST INDUSTRIAL CODE RULE 753 REGULATIONS.
15. Existing CATCH BASIN SHOULD BE CLEANED OF SILT, DEBRIS, VEGETATION ETC.

NOTES:

TRAFFIC

- NO BUS ARE PROPOSED TO STAY ON SITE. IN CASE OF SPECIAL EVENTS, PARKING AREA A SHALL BE UTILIZED FOR BUS PARKING.
- THE PRIMARY PARKING AREA SHALL BE LOCATED IN AREA D. PARKING AREA A AND B SHALL BE USED AS OVERFLOW PARKING IN THE CASE OF SPECIAL EVENTS
- ESSENTIAL ROADWAYS AND WALKWAYS SHALL BE REPAIRED AND RE-STRIPED AS NEEDED.

UTILITY

- EXISTING STORMWATER AND SANITARY SEWER STRUCTURES WILL BE INSPECTED BY HUDSON ENGINEERING AND CONSULTING.
- TV INSPECTION OF THE PIPES WILL BE COMPLETED AND REVIEWED BY HUDSON ENGINEERING AND CONSULTING.
- UPON COMPLETION OF INSPECTION A FULL REPORT OUTLINING THE CURRENT CONDITION AND ANY NECESSARY IMPROVEMENTS.
- A PRIVATE CARTING COMPANY WILL BE RETAINED TO PROVIDE REGULARLY SCHEDULED PICKUP AND DISPOSAL OFF TRASH AND RECYCLING.

MAINTENANCE

- UNOCCUPIED BUILDING SHALL COMPLY WITH BUILDING CODES AND REGULATIONS.

KNOX BOX NOTE:

FINAL LOCATION OF KNOX BOX SHOULD BE COORDINATED WITH THE FIRE AND BUILDING DEPARTMENT PRIOR TO RECEIVING BUILDING PERMIT.

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

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No.	REVISIONS	DATE
3	REVISIONS	3/14/22
2	REVISIONS	12/7/21
1	REVISIONS	8/19/21
	Revisions	date

THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEERS SEAL & SIGNATURE

PROJECT:
SITE PLAN AND SPECIAL PERMIT SUBMISSION
235 ELM ROAD
VILLAGE OF BRIARCLIFF MANOR
WESTCHESTER COUNTY – NEW YORK

SITE PLAN

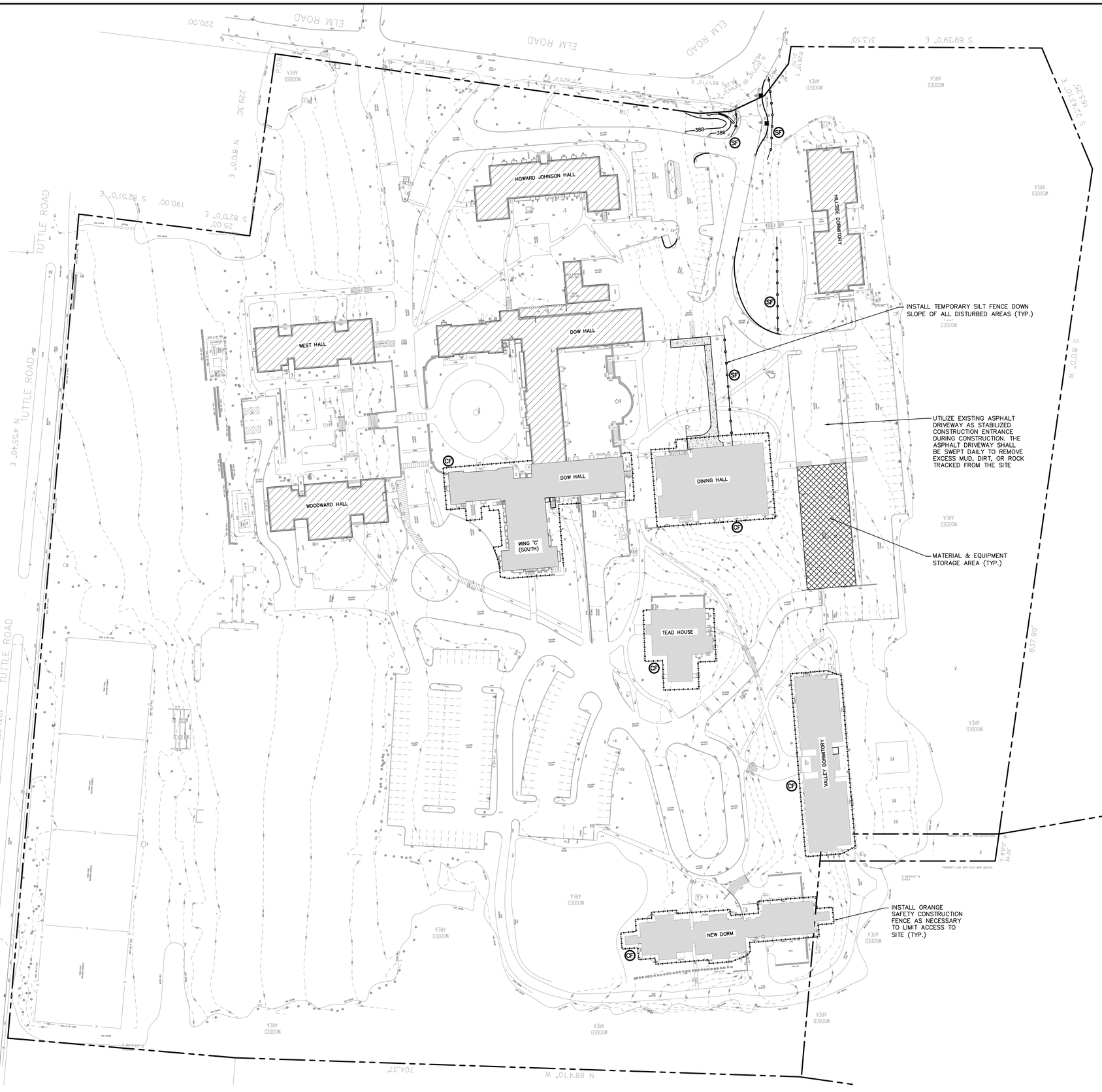
STATE OF NEW YORK · MICHAEL F. PRICE · LICENSED PROFESSIONAL ENGINEER · No. 88651

HEC

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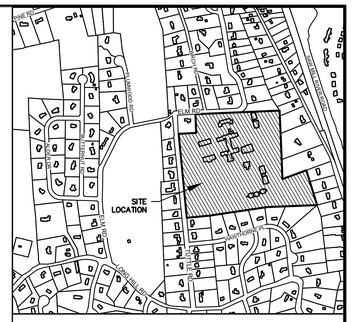
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Date: 06/17/21
Scale: 1" = 50'
Designed By: D.T.
Checked By: M.S.
Sheet: 2 of 2
Sheet No. C-2



LEGEND

- PROPERTY LINE
- PROPOSED BUILDING WORK AREA
- EXISTING BUILDINGS NOT PROPOSED TO BE OCCUPIED OR MODIFIED
- PROPOSED CONCRETE
- TEMPORARY INLET PROTECTION — IP
- TEMPORARY SILT FENCE — SF
- TEMPORARY CONSTRUCTION FENCE — CF



LOCATION MAP
SCALE: 1"=750'

INSTALLATION & MAINTENANCE OF EROSION CONTROL:

CONSTRUCTION SCHEDULE
NOTIFY APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 5 DAYS PRIOR TO START.

EROSION CONTROL MEASURES
INSTALL ALL EROSION CONTROL MEASURES PRIOR TO START OF CONSTRUCTION. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

INSPECTION BY MUNICIPALITY
MAINTENANCE (TO BE PERFORMED DURING ALL PHASES OF CONSTRUCTION)

AFTER ANY RAIN CAUSING RUNOFF, CONTRACTOR TO INSPECT HAYBALES, ETC. AND REMOVE ANY EXCESSIVE SEDIMENT AND INSPECT STOCKPILES AND CORRECT ANY PROBLEMS WITH SEED ESTABLISHMENT.
INSPECTIONS SHALL BE DOCUMENTED IN WRITING AND SUBMITTED TO THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION.

INSPECTION BY MUNICIPALITY – FINAL GRADING
REMOVE UNNEEDED SUBGRADE FROM SITE.
CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

INSPECTION BY MUNICIPALITY – LANDSCAPING

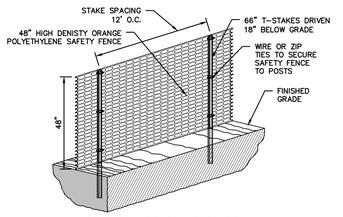
SPREAD TOPSOIL EVENLY OVER AREAS TO BE SEEDED. HAND RAKE LEVEL. BROADCAST 1.25 LB. BAG OF JONATHAN GREEN "FASTGROW" MIX OR EQUAL OVER AREA TO BE SEEDED. APPLY STRAW MULCH AND WATER WITHIN 2 DAYS OF COMPLETION OF TOPSOILING. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

INSPECTION BY MUNICIPALITY – FINAL LANDSCAPING

GRASS ESTABLISHED.
CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

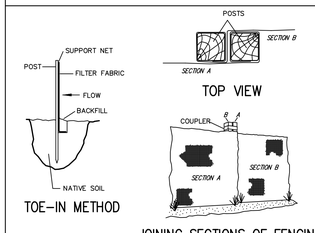
INSPECTION BY MUNICIPALITY – FINAL INSPECTION

ALL EROSION CONTROL MEASURES REMOVED AND GRASS ESTABLISHED.
CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.



CONSTRUCTION FENCE

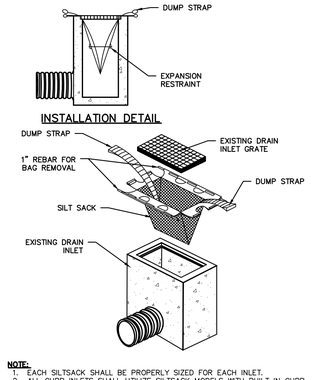
SILT FENCE



INSTALLATION NOTES:

1. EXCAVATE A 4 INCH * 4 INCH TRENCH ALONG THE LOWER PERIMETER OF THE SITE.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM)WALL OF THE TRENCH (NET SIDE AWAY FROM DIRECTION OF FLOW).
3. DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS APPROXIMATELY 2 INCHES FROM THE TRENCH BOTTOM.
4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. STEEPER SLOPES REQUIRE AN INTERCEPT TRENCH.
5. JOIN SECTIONS AS SHOWN ABOVE.

Siltsack Inlet Protection



NOTE:

1. EACH SILTSACK SHALL BE PROPERLY SIZED FOR EACH INLET.
2. ALL CURB INLETS SHALL UTILIZE SILTSACK MODELS WITH BUILT IN CURB DEFLECTOR
3. SILTSACKS SHOULD ONLY BE UTILIZED ON DRAIN INLETS OUTSIDE OF THE DISTURBED AREAS TO PREVENT CONTAMINATION OF DOWN STREAM STORMWATER STRUCTURES.
4. SEDIMENT SHALL BE REMOVED FROM EACH SILTSACK WHEN SILT DEPTH EXCEEDS 6-INCHES.
5. SILTSACKS SHOULD BE INSPECTED REGULARLY FOR DAMAGE. ANY DAMAGED SILTSACKS SHOULD BE REPLACED.

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

EXISTING INFORMATION SHOWN HEREON PROVIDED BY SUMMIT LAND SURVEYING P.C. DATED MAY 29, 2021.

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No.	Description	Date
	Revisions	

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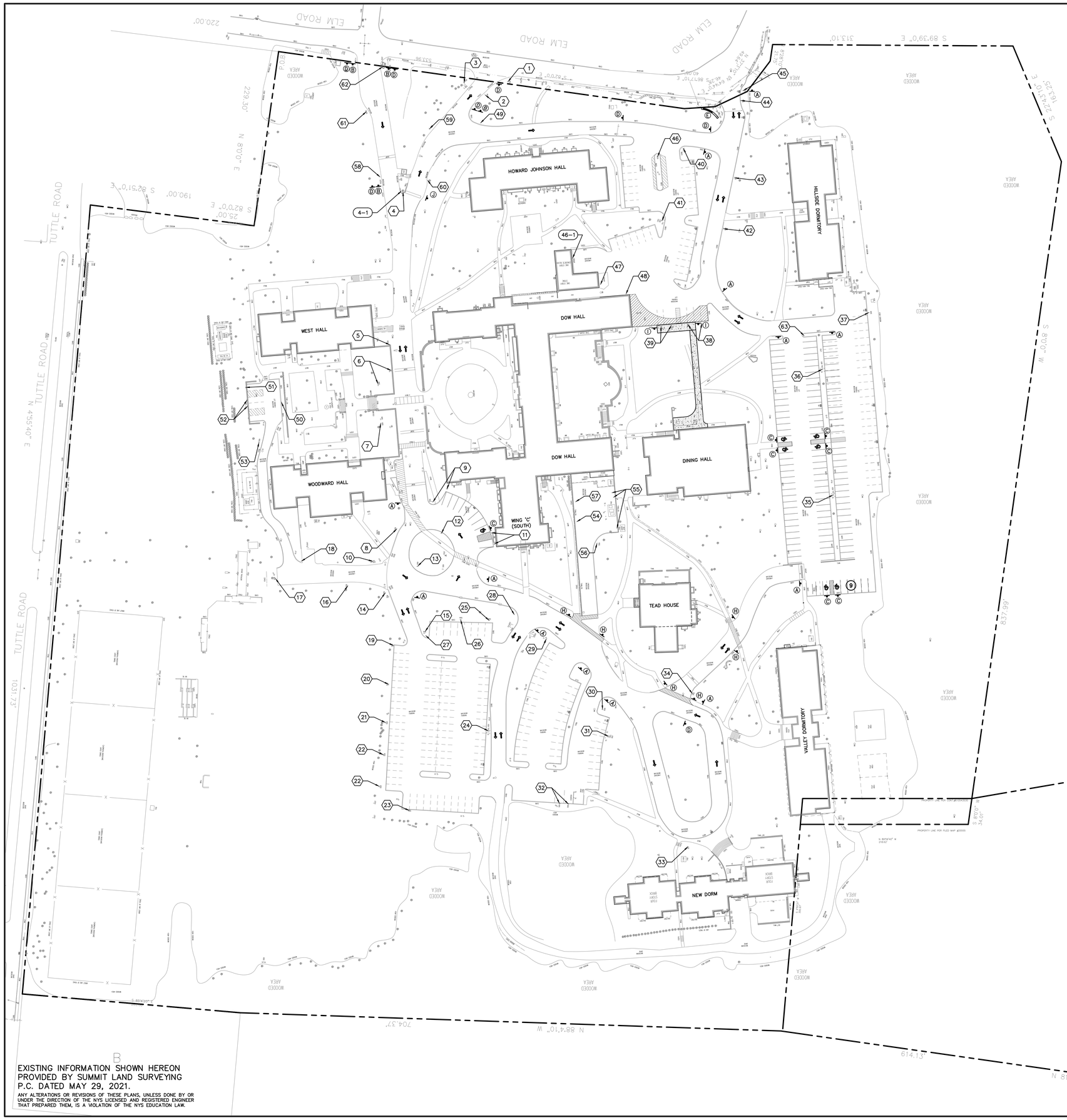
PROJECT:
SITE PLAN AND SPECIAL PERMIT SUBMISSION
235 ELM ROAD
VILLAGE OF BRIARCLIFF MANOR
WESTCHESTER COUNTY – NEW YORK

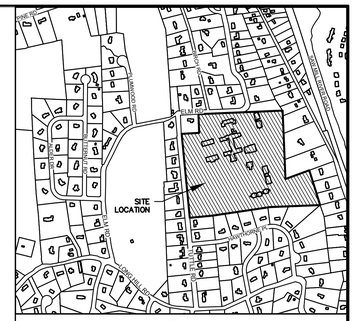
EROSION & SEDIMENT CONTROL PLAN

HEC
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Date: 02/01/22 Sheet: 3
Scale: 1" = 50'
Designed By: D.T.
Checked By: M.S.
Sheet No. C-3





LOCATION MAP
SCALE: 1"=750'

SIGNAGE FIELD REPORT		
STRUCTURE #	SIGN TYPE	CONDITION
1	STOP	5*
2	PRIVATE PROPERTY	1
3	DO NOT ENTER	1
4	YEILD	4*
	NO PARKING	4*
4-1	KEEP RIGHT	1
	EXIT	1
5	PEDESTRIAN CROSSING	1
6	NO PARKING FIRE LANE	1
7	WOODWARD HALL	1
8	NO PARKING ANYTIME	2
9	STOP	3
10	RESERVED PARKING	2**
	PARK AT YOUR OWN RISK	2**
11	RESERVED PARKING	3**
	STAFF PARKING ONLY	5**
12	DO NOT ENTER	2
13	ONE WAY	2
14	CAMPUS MAP	2
15	ADDITIONAL PARKING LOT D	2
16	NO PARKING FIRE LANE	1
	PARK AT YOUR OWN RISK	1
17	FACILITIY/STAFF PARKING 8-5 MON-FRI	5**
	PARK AT YOUR OWN RISK	1
18	CAUTIOUS	1
19	FACILITIY/STAFF PARKING 8-5 MON-FRI	2**
	PARK AT YOUR OWN RISK	1
20	FACILITIY/STAFF PARKING 8-5 MON-FRI	1**
	PARK AT YOUR OWN RISK	1
21	FACILITIY/STAFF PARKING 8-5 MON-FRI	1**
22	FACILITIY/STAFF PARKING 8-5 MON-FRI	3**
	PARK AT YOUR OWN RISK	1
23	NO PARKING DURING SNOW EMERGENCY	3
24	EMERGENCY CALL BOX	1
25	FACILITIY/STAFF PARKING 8-5 MON-FRI	4**
26	FACILITIY/STAFF PARKING 8-5 MON-FRI	2**
27	DO NOT ENTER	2
	KEEP RIGHT	2
28	SPEED LIMIT 15	2
29	LOT B	1
	STUDENT PARKING ONLY**	1
	ADDITIONAL PARKING LOWER LOT	1
30	LOT B	1
	STUDENT PARKING ONLY	1**
31	EMERGENCY CALL BOX	1

32	HANDICAP PARKING	2
	HANDICAP PARKING	2
33	NO PARKING FIRE LANE	1
34	ADDITIONAL PARKING LOT D	1
35	EMERGENCY CALL BOX	1
36	EMERGENCY CALL BOX	1
37	NO PARKING DURING SNOW EMERGENCY	2
38	STAFF PARKING ONLY	5**
	STAFF PARKING ONLY	5**
39	STAFF PARKING ONLY	5**
	HANDICAP SYMBOL	5*
40	ONE WAY	1**
41	EMERGENCY CALL BOX	1
42	NO PARKING FIRE LANE	5*
43	NO PARKING FIRE LANE	5*
44	NO PARKING FIRE LANE	5*
45	CHREVRON SYMBOL	1
46	AREA E	1
46-1	NO PARKING	1
47	NO PARKING DELIVERIES ONLY	1
48	NO PARKING 9-6	5**
49	EXIT	1
50	NO PARKING	4
51	HANDICAP PARKING	2
	HANDICAP PARKING	2
	HANDICAP PARKING	2
52	HANDICAP PARKING	1
53	CAUTIOUS	1
54	NO PARKING	1
55	NO PARKING LOADING ZONE	1
56	NO PARKING FIRE LANE	5*
57	NO PARKING	1
58	CAMPUS LOTS FULL PARKING AVAILABLE AT SCHOOL ROAD	1**
59	YEILD	1
	NO PARKING ANY TIME	3
60	NO PARKING ANY TIME	2
61	SPEED LIMIT 15	N/A
62	PACE UNIVERSITY	N/A**
63	STOP	N/A
A	STOP	PROPOSED
B	EMERGENCY ACCESS	PROPOSED
C	HANDICAP PARKING	PROPOSED
D	DO NOT ENTER	PROPOSED
E	YESHIVA SIGN	PROPOSED
F	RESTRICTED PARKING	PROPOSED
G	STAFF AND GUEST PARKING	PROPOSED
H	PREDESTRIAN CROSSING	PROPOSED
I	STUDENT DROP OFF AREA	PROPOSED
J	One Way	PROPOSED

NOTES:

- SIGN RATING RATE FROM 1 (EXCELLENT) – 5 (POOR) CONDITIONS
- N/A (NOT AVAILABLE)
- * TO BE REPLACE/REPAIRED
- ** TO BE REMOVED

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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No.	REVISION	DATE
2	REVISION - CROSSWALK AND DO NOT ENTER SIGNS	2/14/22
1	REVISION	12/1/21
	ISSUED FOR PERMIT	8/18

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PROJECT:
SITE PLAN AND SPECIAL PERMIT SUBMISSION
235 ELM ROAD
VILLAGE OF BRIARCLIFF MANOR
WESTCHESTER COUNTY – NEW YORK

SIGNAGE PLAN

STATE OF NEW YORK
MICHAEL F. SPINA
No. 80857
LICENSED PROFESSIONAL ENGINEER

HEC

HUDSON ENGINEERING & CONSULTING, P.C.
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Date: 08/18/21
Scale: 1" = 50'
Designed By: D.Y.
Checked By: M.S.
Sheet: 1 of 1
Sheet No. S-1

YESHIVATH VIZNITZ

VALLEY DORM

GENERAL SPECIFICATIONS

1. All work performed shall comply with the requirements of the Village of Briarcliff Manor, 2020 Building Code of New York State (BCNYS).

2. All Electrical work shall comply with requirements of 2017 National Electrical Code and shall be performed by a NY State Licensed Electrical Contractor. (if necessary)

3. Contractor or any subcontractors doing any work under this contract shall carry liability & property damage insurance against accidents of any kind and to provide owner with certificates of said insurance.

4. Contractor shall check all dimensions on plan against field conditions prior to construction and shall immediately report any discrepancies to the Architect, prior to commencement of work.

5. Prior to commencement of work, the Contractor or any Subcontractor(s) doing any work under this contract shall file all required Certificates of Insurance with Building Department, and shall be entirely responsible for obtaining all required permits from all Authorities having jurisdiction on this matter, including but not limited to, environmental & asbestos removal permits, if so required by owner. The Owner shall be responsible for paying permit fees required by the local Building Department and fees required by all other Governmental Agencies having jurisdiction thereof.

6. Contractor shall be responsible for inspections by all Authorities and/or Governmental Agencies having jurisdiction on this matter, as may be necessary.

7. Minor details not usually shown or specified but necessary for proper construction of any part of the work shall be included as if they were indicated in the Drawings, and the Architect shall be notified in writing prior to commencement of work.

8. The Contractor shall comply with and keep himself informed of all Federal, State, Municipal and Departmental Laws, Ordinances, Rules and Regulations, Notices, Orders and Requirements.

9. The Architectural Firm has not been retained for construction inspection services, contract administration or supervision. Architect's responsibility is strictly limited to the contents of working drawings and their related specifications only. Architect is not responsible for any changes to plans & specifications unless specifically authorized by him in writing. Architect has not been retained for Asbestos investigation. Architect & homeowner are not responsible for any kind of design & specifications related to asbestos presence.

10. Damaged Work: Each Contractor shall be held responsible for all damage caused to any work on this project by his own forces or those of his Sub-contractors, or by others connected with his operation on this project in any way and shall make all necessary repairs and replacement of such damaged work at his expense, to the reasonable satisfaction of the Owner.

11. Safety Requirements: The Contractor shall provide necessary bracing and barricades including temporary walks, fences and other protective structures to safeguard construction and public safety.

12. The Contractor shall lay out his own work, and shall provide all dimensions required for other trades: Electrical, Plumbing, etc.

13. Job Maintenance: The General Contractor shall be responsible for the maintenance of the site in a clean and orderly condition at all times. Contractors working under separate contracts will cooperate in this requirement, but the General Contractor will be responsible for the required cleaning and maintaining of the site.

A. Waste materials, rubbish, debris, broken concrete, packing cases, etc., shall be removed.
B. Prior to turning job over to owner, remaining rubbish shall be removed, the ground areas raked clean and the entire building cleaned as specified under "cleaning".

14. Cleaning: Immediately before turning the project or parts of same over to the Owner, the General Contractor shall wash and clean the following:
A. Remove temporary protection.
B. Remove marks, stains and other dirt from painted decorated and finished woodwork.
C. Remove spots, mortar, plaster, soil and paint from ceramic tiles and other finish materials and wash or wipe clean.
D. Clean fixtures, cabinet work and equipment and leave in undamaged new appearing condition.
E. Clean aluminum and other finish metals in accordance with Mfg. recommendations.
F. Clean resilient floors thoroughly to remove any surface dirt and polish to uniform sheen.
G. Clean both sides of glass.

15. Do not scale drawings. All written measurements shall take precedence over scaled dimensions.

SCAFFOLDING & TEMPORARY ENCLOSURE NOTES

1. The Contractor shall prepare & submit to the Architect shop drawings including details, plans, & design calculations for a scaffolding or temporary enclosure system including wind loading, Live Load, Dead Load calculations, & all other criteria required by the Building Department. All drawings and calculations must be supervised & sealed by the Engineer responsible for the design of the scaffolding and/or any temporary enclosures, complete with all requirements for materials and equipment access.

2. The General Contractor must retain a professional Engineer to design all fastening & connection details of scaffolding and/or any temporary enclosures required. Said Engineer shall be licensed and registered to practice in the State of NY. (if necessary)

3. General Contractor shall protect existing copings & parapets walls from damage.

4. Provide temporary weather seal around all areas subject to demolition and construction.

5. All building operations and services shall remain intact & operational during construction. Relocate or provide temporarily support for all existing mechanical, electrical, plumbing, & fire protection systems throughout the building. Also see mechanical / electrical / plumbing / fire protection specifications for further requirements.

6. The General Contractor shall file for approval and obtain a permit from the Department of Buildings for the scaffolding or temporary enclosure system. If scaffolding is required Contractor is to file with the Building Department for approval under separate application as necessary.

TENANT SAFETY NOTES

1) Means of Egress:
a. All required exits shall be be maintained free from obstructions and impediments for egress in case of fire or other emergency.
b. Construction work shall not block hallways or other means of egress.

2) Fire safety:
a. All building materials which are stored at the site or any area of the building are to be stored in a locked area. Access to areas to be controlled by the Owner, or the General Contractor.
b. All materials to be stored in a orderly fashion.
c. All flammable materials to be tightly sealed in their respective manufacturers' containers. Such materials are to be kept away from heat.
d. All flammable materials to be used and stored in an adequate ventilated space.
e. All electrical power to be shut off where there are exposed conduits
f. All electrical power in the construction area to be shut off after working hours.
g. The General Contractor, at all times to ensure there is no natural gas leakage in the building, or any flammable gas to be used in construction.

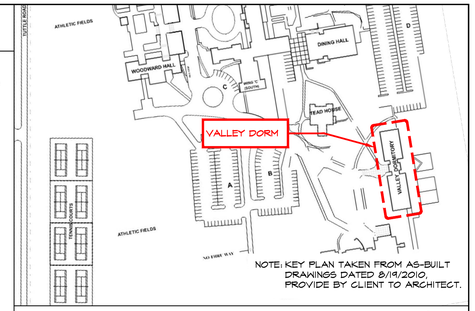
3) Health requirements:
a. Debris, dirt and dust to be kept to a minimum, and be confined to the immediate construction area.
b. The General Contractor to isolate construction area from occupied building areas by means of temporary partitions and/or heavyweight drop cloths.
c. Debris, dirt and dust to be cleaned up and cleared from the building periodically to avoid excessive any excess accumulation. Broom sweep site daily.

4) Housing Standards:
a. Construction operations will not involve interruption of heating, water, or electrical services to tenants in the building. All utilities shall surveyed by contractor prior to construction. All temporary shut-downs or utility conflicts shall be reported to Building Owner and/or Architect .
b. Construction work will be confined to the area of the work and is not to create dust, dirt, or other such inconveniences to apartment units above within the building.
c. All existing means of egress for tenants of the building to be maintained clear and free of all obstructions, such as building materials, tools, etc.

5) Structural Stability: n/a, as it shall not be affected.

6) Noise restrictions:
a. Construction operations will be confined to normal working hours: 8 am to 6 pm, Monday to Friday, except legal holidays and agreed upon overtime variances to accessibility requirements by the Unit Owner.
b. General Contractor must obtain written permission from all affected parties to work other than regular hours.

7) Other requirements- Occupancy during construction:
No area of the premises is currently occupied and building shall remain vacant throughout entire building envelope rehabilitation.

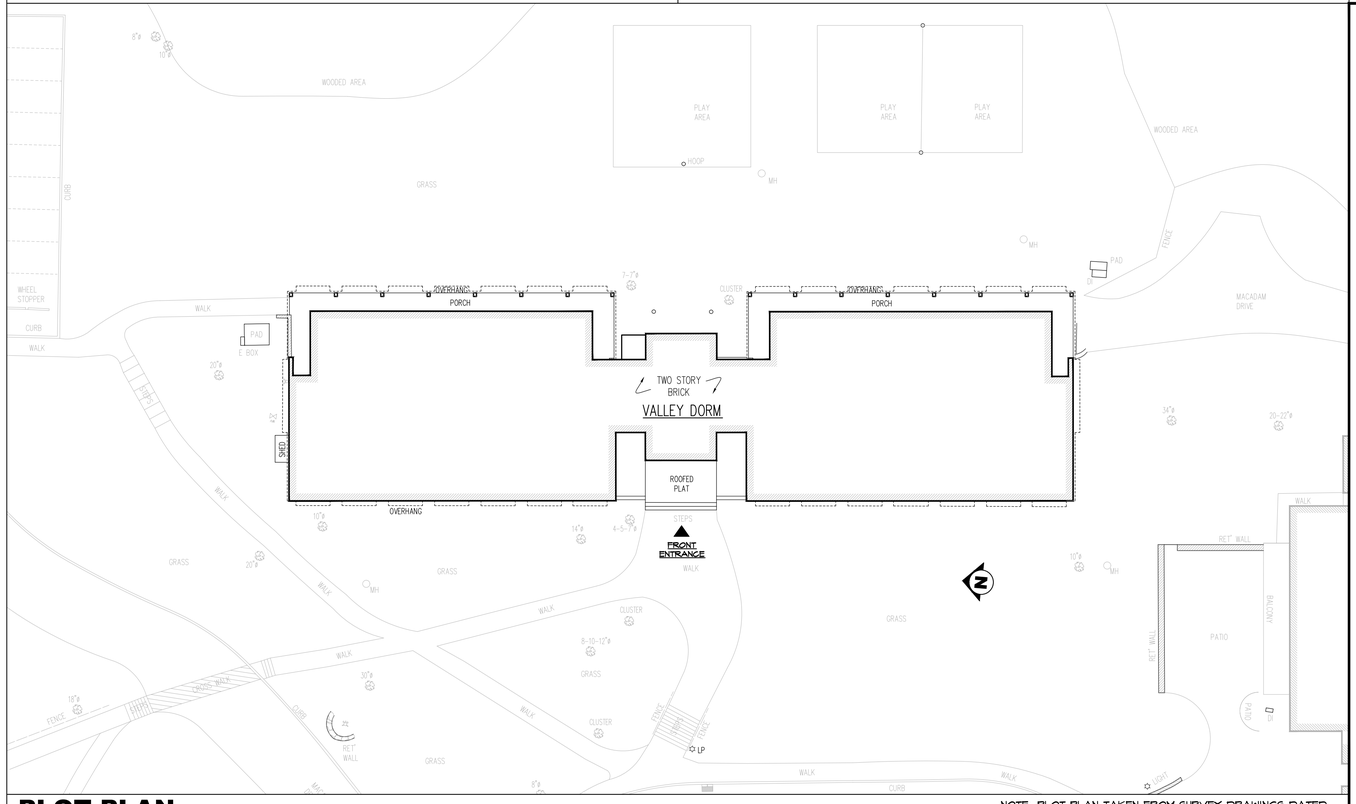


KEY PLAN

NOT TO SCALE

LIST OF DRAWINGS

DWG. NO.	TITLE
VD-A/1	GENERAL NOTES, PLOT PLAN & KEY PLAN
VD-A/2	GENERAL SPECIFICATIONS & ADA NOTES
VD-A/3	VALLEY DORM BASEMENT FLOOR PLAN & DEMOLITION PLAN
VD-A/4	VALLEY DORM FIRST FLOOR PLAN & DEMOLITION PLAN
VD-A/5	VALLEY DORM SECOND FLOOR PLAN & DEMOLITION PLAN
VD-A/6	VALLEY DORM BASEMENT FLOOR EGRESS
VD-A/7	VALLEY DORM FIRST FLOOR EGRESS
VD-A/8	VALLEY DORM SECOND FLOOR EGRESS
VD-A/9	VALLEY DORM ELEVATIONS



PLOT PLAN

SCALE: 1"=20'-0"

NOTE: PLOT PLAN TAKEN FROM SURVEY DRAWINGS DATED 5/24/2021, PROVIDE BY SUMMIT LAND SURVEYING P.C.

CLIENT/PROJECT

BUILDING ALTERATION:

YESHIVATH VIZNITZ - VALLEY DORM
235 ELM ROAD
BRIARCLIFF MANOR, NY 10510

DRAWING

- KEY PLAN
- GENERAL NOTES
- VALLEY DORM PLOT PLAN

NO.	REVISIONS:	DATE

ISSUE LOG		
	12/03/21 - TO DOB	
	2/11/22 - TO DOB	

MAX PARANGI ARCHITECTS P.C.

NEW YORK OFFICE
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REGISTERED ARCHITECT MAX PARANGI No. 022283 STATE OF NEW YORK

DATE	JOB NO.
11/17/21	21016 - VD
SCALE: AS NOTED	DWG. NO. VD-A/1
DRAWN: SN, CN, AC	
CHECKED: MP	SHEET 1 OF 9

GENERAL SPECIFICATIONS:

Structural Concrete

1. All work shall comply to the ACI 318-19 code, latest edition, as amended by the 2020 New York State Building Code.

2. All concrete shall be normal weight concrete weighing 145 pcf having a compressive strength 3,500 psi at 28 days and a maximum water-cement ratio of 0.45.

3. Structural concrete shall contain a water reducing, plasticizing admixture. All concrete exposed to weather shall contain an air-entraining admixture.

4. All concrete work: mixes, inspections, and formwork shall conform to the requirements of the 2020 New York State Building Code and ACI codes.

5. Conform to ACI hot and cold weather concreting.

6. Contractor shall assume full responsibility for design of concrete mixes and for maintaining strength and proper slump during construction. Concrete mixes shall be designed in accordance with the Section 1905 of the 2020 New York State Building Code and shall be submitted to the Architect and Engineer for review. No concrete shall be placed until concrete mixes have been approved by the Architect and Engineer.

7. All formwork shall be constructed so concrete members and structures are of size, shape, alignment, elevation, and position indicated within tolerance limits of ACI 117.

8. Reinforcing bars shall be deformed steel bars complying with ASTM A615, grade 60.

9. Welded wire fabric shall comply with ASTM A185 and shall have a minimum yield strength of 70,000 psi.

10. All reinforcement shall be detailed and placed in accordance with ACI manual of standard practice, unless otherwise noted. Placing of concrete shall not start until the placement of reinforcing has been approved by the special inspector or special inspection agency.

11. Checked shop drawings showing reinforcing details, including steel sizes, spacing and placement, shall be submitted to the Architect for review prior to fabrication.

12. Reinforcing bars, welded wire fabric, tie wires and accessories shall be epoxy coated for concrete works that are exposed to weather or under water in accordance with ASTM a-775. Damaged epoxy coating on reinforcing materials shall be touched up to the original coating standards.

13. Reinforcing splices shall comply with ACI 318, but shall in no case be less than 40 diameters, unless otherwise noted.

14. Mechanical splicing if required, shall have the bars connected to develop at least 125 percent of the specified yield strength of the bar. If mechanical splicing is used, submit product literature describing and method of installation.

15. Welded wire fabric shall be lapped two (2) full mesh panels and tied securely.

16. Where required, dowels shall match size and number of main reinforcing and lap a min. of 48Ø (unless otherwise noted).

17. Do not place concrete without favorably reviewed shop drawings.

18. All construction joints shall be cleaned and moistened immediately prior to placing new concrete.

19. Bar supports in contact with exposed surfaces shall be plastic tipped.

20. No calcium chloride shall be used in any concrete.

21. Concrete slabs shall have a monolithic finish and shall be screeded, compacted by rolling or tamping, floated off and graded as required. After sufficient hardening slab shall be protected and cured. Start curing as soon as possible without marking finish. Cover slabs with reinforced paper as required. Keep surface continuously moist for seven days or use a curing compound.

22. Dry pack shall be one part sand, one part cement with enough water for placement.

23. All bearing grout shall be non-shrink, nonmetallic with a minimum compressive strength of 5,000 psi.

24. When installing expansion bolts or adhesive anchors, the contractor shall take measures to avoid drilling or cutting of any existing reinforcing and destruction of of concrete. Holes shall be blown clean prior to placing bolts or adhesive anchors per manufacture's recommendations.

25. Patch concrete where required. Patching concrete shall be Sika Top 122 or 123 with epoxied pins where required by mfg.

STRUCTURAL STEEL NOTES:

1. Detailing, fabrication and erection shall comply with AISC specifications and codes, latest editions as amended by the 2020 New York State Building Code.

2. Structural steel channels, angles, plates and bars shall be ASTM A36, unless otherwise noted. W shapes shall be ASTM A992, HSS shapes shall be ASTM A500 GR. B.

3. Bolts, nuts and washers shall comply with ASTM A325. bolts shall be a minimum 3/4 inch diameter, unless otherwise noted.

4. At bolted connections provide a minimum of two (2) bolts.

5. Submit shop drawings for all work. Do not proceed with any fabrication until the shop drawings are favorably reviewed. Shop drawings shall be based on field verified conditions.

6. Allow for a two-week review period (min.) for shop drawings, and time all submissions accordingly.

7. Provide any measures required for stability of structure during erection.

8. After fabrication, clean steel of all rust, loose mill, scale and other foreign materials.

9. All welding shall be done by qualified welders and shall conform to "AWS structural welding code - steel", latest edition. Welders shall be licensed in accordance with all requirements of the building code of the City of White Plains, and the rules and regulations of the board of standards and appeals.

10. Welding electrodes shall be E70xx for new construction, and E60 low-hydrogen for existing. Provide chemical analysis and weldability tests prior to fabrication.

11. Welding shall be performed in a manner that would avoid any detrimental overheating of existing load bearing steel.

12. Welding should be performed in as symmetrical a way as possible.

13. Minimum fillet welds shall comply with AISC, but shall not be less than 1/4 inch, unless otherwise noted.

14. Provide fireproof blankets and other fire protection measures as required for fire safety during welding.

15. Surfaces of all steel that is to receive welds shall be power brushed and cleaned thoroughly of all foreign matter and painted for a distance of 2 inches from each side of the outside lines of weld.

16. All field welding areas shall be touched up on site where paint is required.

17. All live loads shall be removed from areas being welded during construction.

18. All exterior steel shall be painted with the following system by TNEMEC or equal. (paint systems to be verified with TNEMEC for applicability of intended use).
Surface prep: sspc-sp3 power tool clean
Prime: v10-99 or 4 versare, 2-3 mils dft
Intermediate: 2h or 23 enduratone, 2-3 mils dft
Finish: 2h or 23 enduratone, 2-3 mils dft

19. For all required fireproofing and painting see construction drawings.

20. All exterior exposure bolts, shims, and other hardware shall be galvanized and touched up with zinc rich paint.

21. Fabricate beams with the natural camber up. Provide cambers as indicated on the drawings.

22.Where steel members are required to be spliced, the splice shall be made to develop the full strength of the section. Such splices shall not interfere with any architectural or mechanical design and clearances. Submit shop drawing of splice detail, location and calculation signed and sealed by the contractor's professional engineer.

23. The contractor shall be responsible for the control of all erection procedures and sequences with relation to temperature differentials.

24. All additional steel requirements by the contractor for erection purposes shall be removed by the contractor, unless approved by the owner in writing.

TIMBER & LUMBER NOTES

1. Details of all wood framing shall conform to the requirements of the 2020 New York State Building Code.

2. Design, fabrication, and construction of wood framing shall conform with the following codes and standards: "National Design Specifications for Wood Construction", American Forest and Paper Association.
"Timber Construction Manuel", latest edition, as adopted by the American Institute of Timber Construction, including the "Code of Standard Practice", AITC 106.

3. All timber connections shall be able to develop the full capacity of the members attached. All connection hardware shall be Simpson Strong-Tie CO. or approved equivalent.

4. All framing lumber shall be Douglas Fir NO. 2 with a minimum unfactored basic FB=875 PSI and E=1,400,000 PSI.

5. Engineered lumber for beams shall be 2.0E parallam PSI by ILevel (Weyerhaeuser) Company or approved equivalent and shall have a minimum FB=2,900 PSI, E=2,000 KSI, and FV=290 PSI.

6. LPI/TJI joist web stiffeners and web fillers shall be erected in accordance with the mfg. requirements. (TYP.)

7. Stagger plywood sheathing panel and joists. Allow 1/8" spacing at panel ends and edges unless otherwise recommended by the sheathing mfg. All plywood shall be min. 1/2" "CDX" exterior grade for siding and min. 5/8" "CDX" for roof decking, or as indicated on plans.

8. All dimensional lumber to be marked "S-DRY" with a maximum of 19% moisture content. Comply with dry size requirements of PS 20.

9. Notches in existing or new framing shall not be allowed without the permission of the Architect.

10. Do not cut and re-frame any lumber without the permission of the Architect.

11. Nailing shall conform to Table 2304.10.1 of the 2020 New York State Building Code.

12. Secure loose timber connections.

13. Members shall be set with crown up and have a minimum of 4" bearing.

14. Provide shop drawings for all requested items.

15. Provide secured steel shims at the new wood joists/trimmers bearing as required for fit. Cut bottom of joist at bearing up to 1" if required for fit.

16. Provide new intermediate lines so that lines of maximum spacing between bridging and support is a maximum of 6'-0" O.C. Restore any removed of missing bridging as required.

17. Lumber size and spacing as indicated on Working Drawings.

18. Roof trusses wider than 24" o.c. shall have 2" x 4" wood blocking under all plywood joints (if applicable).

19. Double joists under all partitions running parallel with floor spans and around all floor openings. Double rafters & ceiling joists around all skylight openings (if applicable).

DOORS & WINDOWS

1. All doors and windows shall be size, type and fire rating indicated on plans and schedules. All windows shall be regular double pane, low E insulated glass by Anderson Windows Mfg. or approved equivalent.

2. Exterior doors shall have insulating cores with an aluminum saddle or equivalent indicated on plans. All doors to garages and mechanical rooms shall be equipped with self-closing hinges. All door fire rating shall be as indicated on plans. Also see individual notes on plans for sizes and model #.

FINISHES

1. Masonry Walls - Split-rib block to be treated with waterproofing agent upon completion (if applicable).

2. Frame Walls - Frame walls shall receive gypsum board panels (thickness - indicated on Plans) which shall receive (1) coat or primer and (2) coats of paint providing a washable finished surface. Bathrooms shall receive standard grade crystalline ceramic tile, or per Owner's instructions.

3. All plumbing fixtures, sinks, tubs, showers, WC's, faucets, and miscellaneous plumbing fixtures to be selected by Owner.

OTHER MISCELLANEOUS ITEMS:

1. The Contractor shall at any time provide access to the Architect to verify quantities & observe the work & shall provide rigging & scaffolding assistance if necessary. The Contractor must comply with all the scaffolding rules and regulations promulgated by the White Plains Department of Buildings and any other agencies having jurisdiction and must obtain all necessary permits for the installation of all such equipment.

2. The Contractor shall include the following miscellaneous items in his Base Bid:
- Sidewalk Bridging (if applicable)
- Mobilization, Scaffolding, Rigging, Insurance, Permits, etc.

THE CONTRACTOR MUST PROVIDE NETTING AND SIDEWALK BRIDGING FOR THIS WORK (IF REQUIRED) IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES, RULES & REGULATIONS. HE MUST OBTAIN AND PAY FOR ALL NECESSARY SUCH PERMITS & FEES FOR BRIDGING, RIGGING & SCAFFOLDING. THE CONTRACTOR SHALL SUBMIT MANUFACTURERS' LITERATURE AND CATALOGUE CUTS, SHOP DRAWINGS, SAMPLES, & INSTALLATION INSTRUCTIONS FOR ALL MATERIALS TO BE USED ON THIS PROJECT. THIS INFORMATION SHALL BE SUBMITTED TO THE ARCHITECT'S OFFICE MIN. 30 CALENDAR DAYS FOR APPROVAL PRIOR TO COMMENCEMENT OF PROJECT.

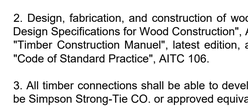
ADA COMPLIANCE

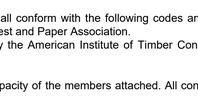
ACCESSIBILITY

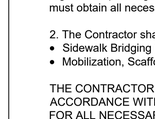
1. Thresholds at doorways will not exceed 1/2" in height as per Section 404.2.5

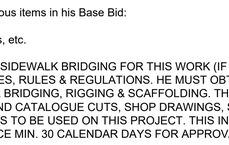
2. Door widths shall be a minimum of 32" in compliance with Section 404.2.3

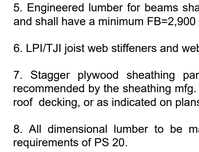
3.Handles, pulls, latches, locks and other operating devices on accessible doors shall comply with Section 404.2.7

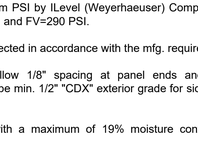


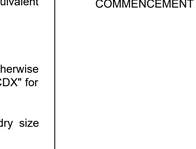


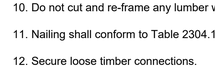


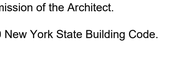


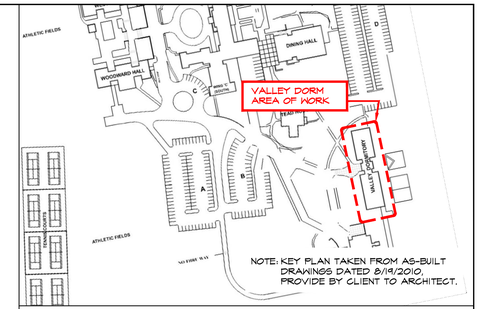












KEY PLAN

NOT TO SCALE

CLIENT/PROJECT

BUILDING ALTERATION:

YESHIVATH VIZNITZ - VALLEY DORM
235 ELM ROAD
BRIARCLIFF MANOR, NY 10510

DRAWING

- KEY PLAN
- GENERAL NOTES
- ADA COMPLIANCE

NO.	REVISIONS:	DATE

ISSUE LOG		
	12/03/21 - TO DOB	
	2/11/22 - TO DOB	

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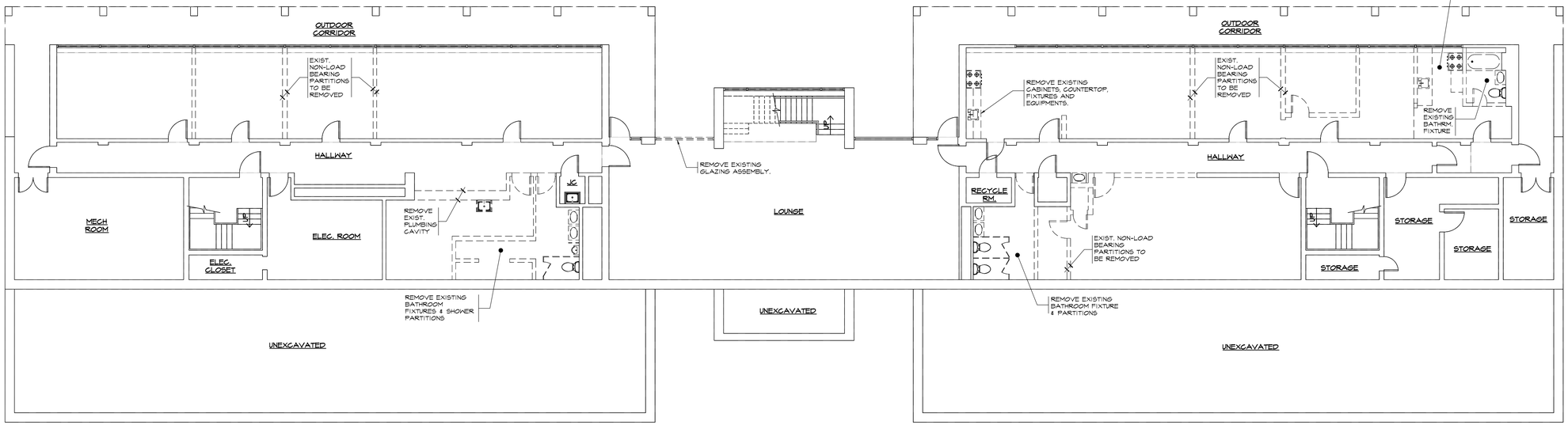
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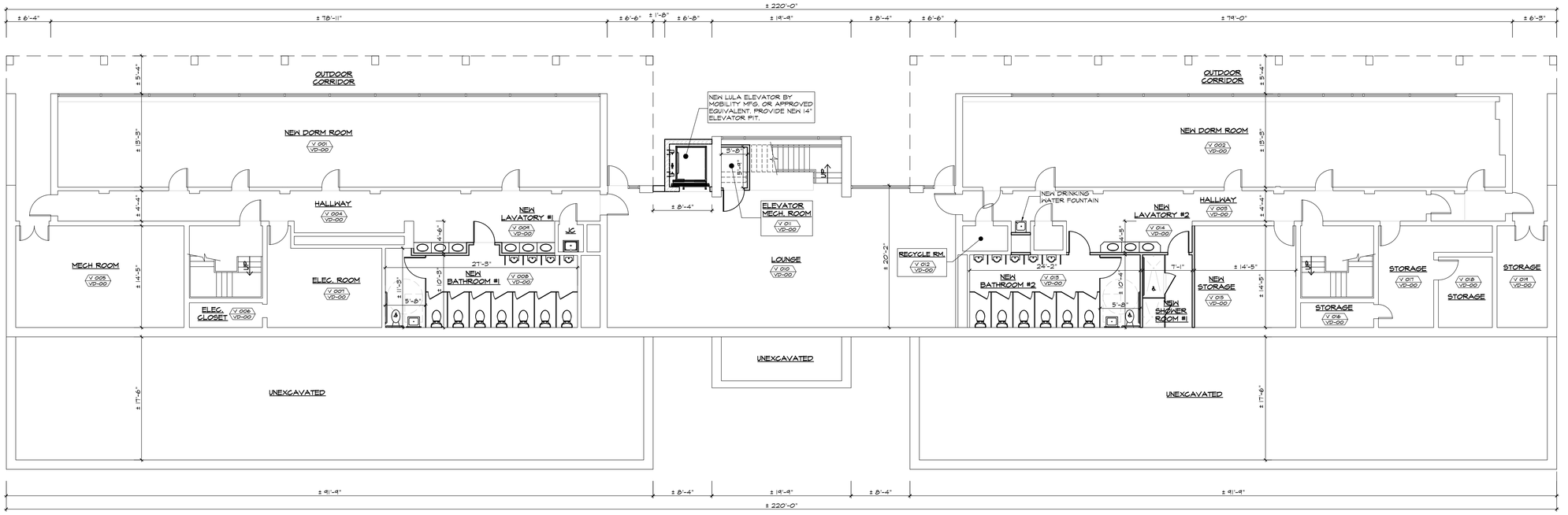
REGISTERED ARCHITECT MAX PARANGI No.022283 STATE OF NEW YORK

DATE 11/17/21	JOB NO. 21016 - VD
SCALE AS NOTED	DWG. NO. **VD-A/2**
DRAWN SN, CN, AC	
CHECKED MP	SHEET **2** OF 9



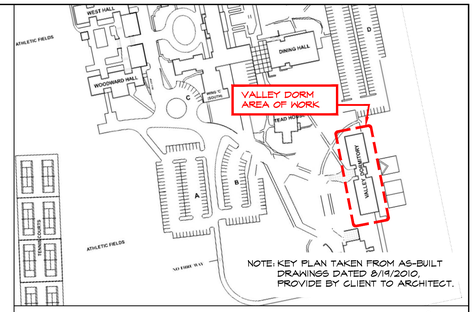
VALLEY DORM - BASEMENT FLOOR DEMOLITION PLAN

SCALE: 1/8" = 1'-0"



VALLEY DORM - BASEMENT FLOOR PLAN

SCALE: 1/8" = 1'-0"



KEY PLAN

NOT TO SCALE

N

WALL LEGEND

	EXST. TO REMAIN
	EXIST. WALL TO BE REMOVED
	ALL NEW INTERIOR WALLS TO BE 2X4 STUDS @ 16" O.C. OTHERWISE INDICATED ON PLAN

CLIENT/PROJECT

BUILDING ALTERATION:

YESHIVATH VIZNITZ - VALLEY DORM
235 ELM ROAD
BRIARCLIFF MANOR, NY 10510

DRAWING

- KEY PLAN
- VALLEY DORM BASEMENT FLOOR DEMOLITION PLAN
- VALLEY DORM BASEMENT FLOOR PLAN

NO.	REVISIONS:	DATE

ISSUE LOG

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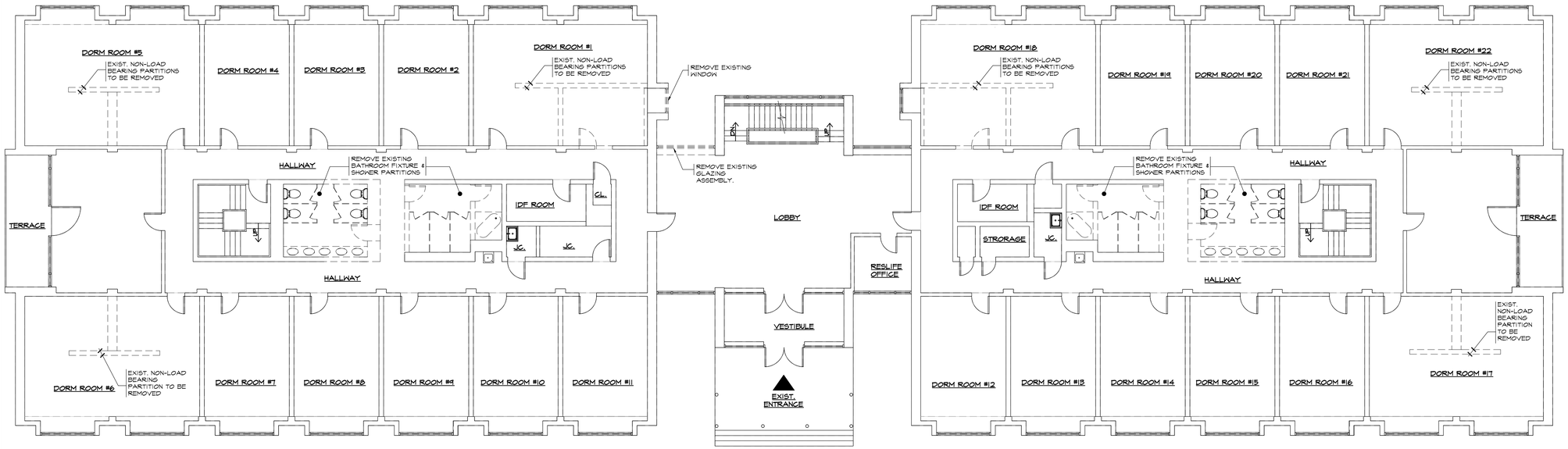
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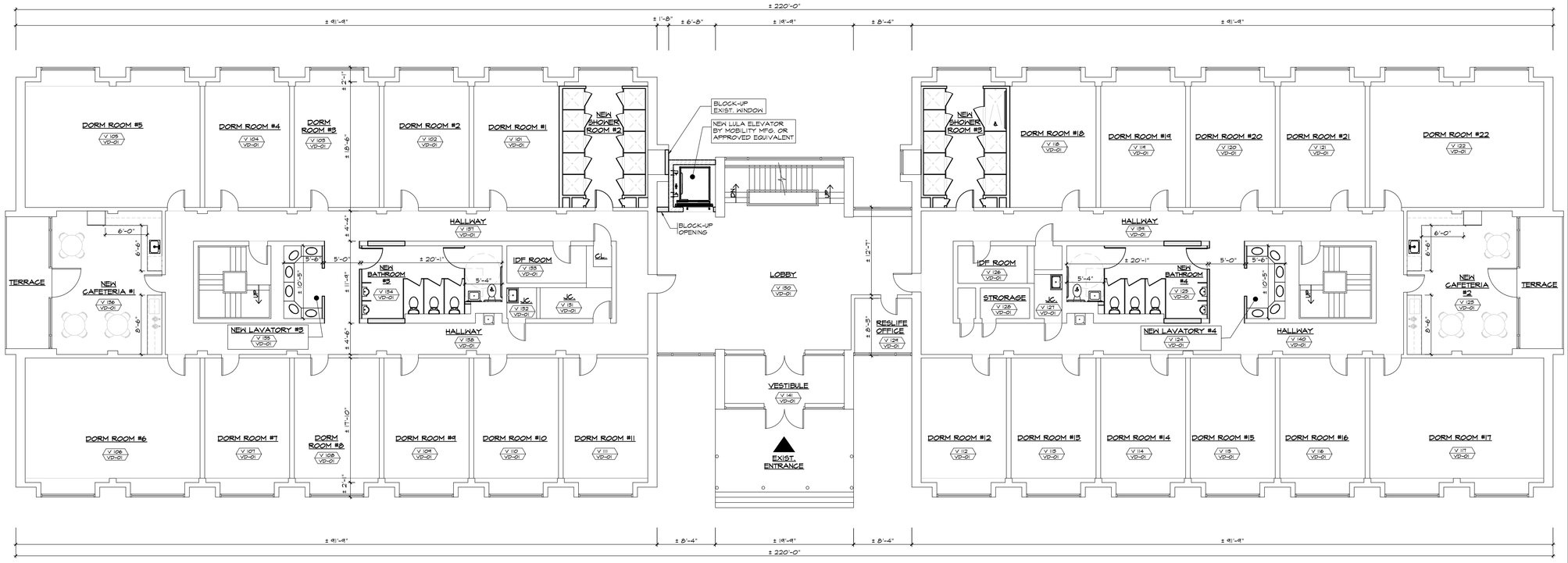
REGISTERED ARCHITECT MAX PARANGI No. 022288 STATE OF NEW YORK

DATE 11/17/21	JOB NO. 21016 - VD
SCALE AS NOTED	DWG. NO. **VD-A/3**
DRAWN SN, CN, AC	
CHECKED MP	SHEET **3** OF 9



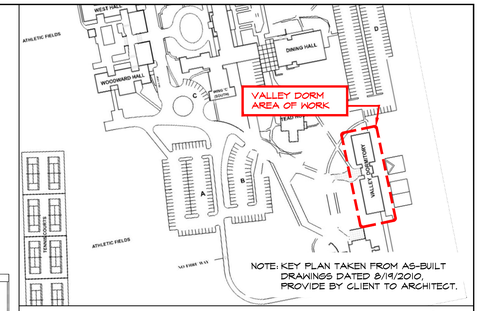
VALLEY DORM - FIRST FLOOR DEMOLITION PLAN

SCALE: 1/8" = 1'-0"



VALLEY DORM - FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



NOTE: KEY PLAN TAKEN FROM AS-BUILT DRAWINGS DATED 8/19/2010, PROVIDE BY CLIENT TO ARCHITECT.

KEY PLAN

NOT TO SCALE

N

WALL LEGEND

	EXST. TO REMAIN
	EXIST. WALL TO BE REMOVED
	ALL NEW INTERIOR WALLS TO BE 2X4 STUDS @ 16" O.C. OTHERWISE INDICATED ON PLAN

CLIENT/PROJECT

BUILDING ALTERATION:

YESHIVATH VIZNITZ - VALLEY DORM
235 ELM ROAD
BRIARCLIFF MANOR, NY 10510

DRAWING

- KEY PLAN
- VALLEY DORM FIRST FLOOR DEMOLITION PLAN
- VALLEY DORM FIRST FLOOR PLAN

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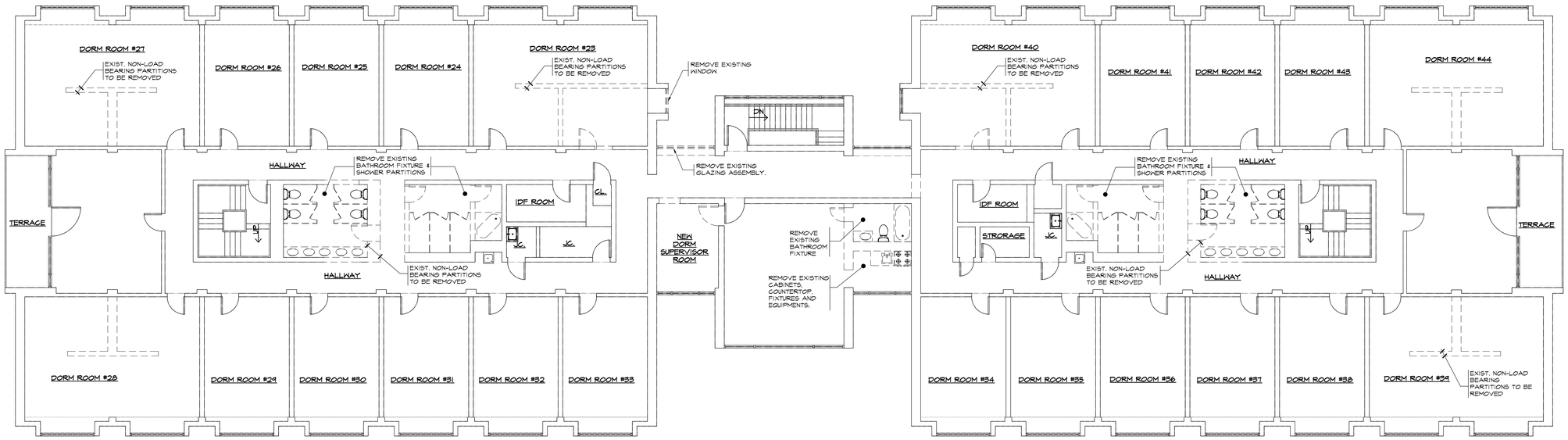
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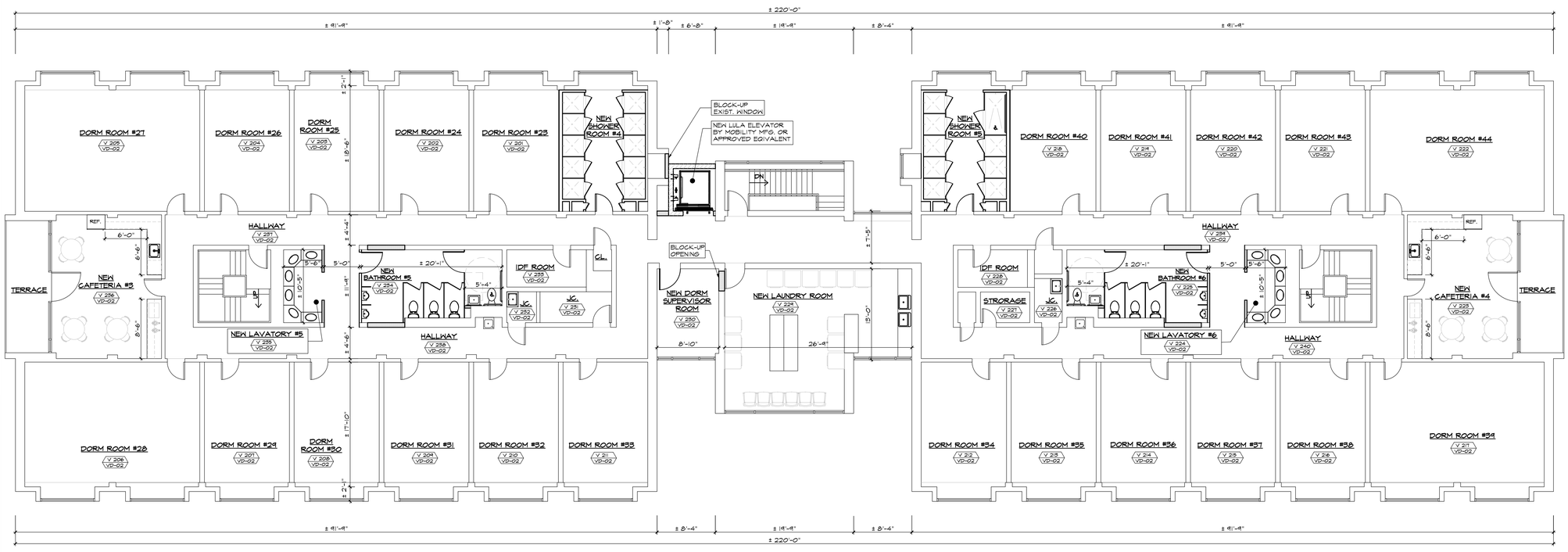
REGISTERED ARCHITECT MAX PARANGI No. 022288 STATE OF NEW YORK

DATE 11/17/21	JOB NO. 21016 - VD
SCALE AS NOTED	DWG. NO. VD-A/4
DRAWN SN, CN, AC	
CHECKED MP	SHEET 4 OF 9



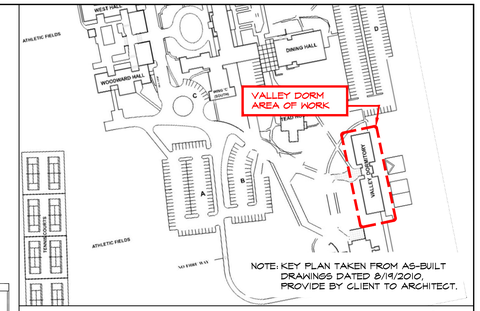
VALLEY DORM - SECOND FLOOR DEMOLITION PLAN

SCALE: 1/8" = 1'-0"



VALLEY DORM - SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



NOTE: KEY PLAN TAKEN FROM AS-BUILT DRAWINGS DATED 8/19/2010. PROVIDE BY CLIENT TO ARCHITECT.

KEY PLAN

NOT TO SCALE

N

WALL LEGEND

	EXST. TO REMAIN
	EXIST. WALL TO BE REMOVED
	ALL NEW INTERIOR WALLS TO BE 2X4 STUDS @ 16" O.C. OTHERWISE INDICATED ON PLAN

CLIENT/PROJECT

BUILDING ALTERATION:

YESHIVATH VIZNITZ - VALLEY DORM
235 ELM ROAD
BRIARCLIFF MANOR, NY 10510

DRAWING

- KEY PLAN
- VALLEY DORM SECOND FLOOR DEMOLITION PLAN
- VALLEY DORM SECOND FLOOR PLAN

NO.	REVISIONS:	DATE

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REGISTERED ARCHITECT MAX PARANGI No.022286 STATE OF NEW YORK

DATE 11/17/21	JOB NO. 21016 - VD
SCALE AS NOTED	DWG. NO. **VD-A/5**
DRAWN SN, CN, AC	
CHECKED MP	SHEET **5** OF 9

BASEMENT FLOOR INFORMATION:

- **GROSS FLOOR AREA:** ± 5,856.8 S.F.
- **NET FLOOR AREA:** ± 5,271.2 S.F.

- **BUILDING USE CLASSIFICATION:**
  BASEMENT FLOOR: S-1, [STORAGE]
  (PER SECTION 311.2 OF 2020 BCNYS)

- **MAX OCCUPANT LOAD**
  BASEMENT FLOOR AREA: (16)
  (PER TABLE 1004.5 OF 2020 BCNYS)

- **EGRESS** (PER TABLE 1006.3.2 OF 2020 BCNYS)

  BASEMENT FLOOR:
  - REQUIRED (2)
  - EXISTING (4)

  COMPLIES

- **TRAVEL DISTANCE** (PER TABLE 1017.2 OF 2020 BCNYS)

  FOR 'R' OCCUPANCY MAX ALLOWED:
  - WITH SPRINKLER SYSTEM - 250 FT
  - WITHOUT SPRINKLER SYSTEM - 200 FT
  - EXISTING LONGEST TRAVEL DISTANCE: 87'-5"

  COMPLIES

- **ALLOWED DISTANCE BETWEEN TWO EXIT ACCESSES**
  (PER SECTION 1007.1.1 OF 2020 BCNYS)

  BASEMENT FLOOR:
  - DIAGONAL DISTANCE: 222'-8"
  - REQUIRED WITH SPRINKLER SYSTEM
    1/3 OF 222'-8" = 74'-3"
  - REQUIRED WITHOUT SPRINKLER SYSTEM
    1/2 OF 222'-8" =111'-4"
  - EXISTING LONGEST DISTANCE BETWEEN
    TWO EXITS: 217'-6"

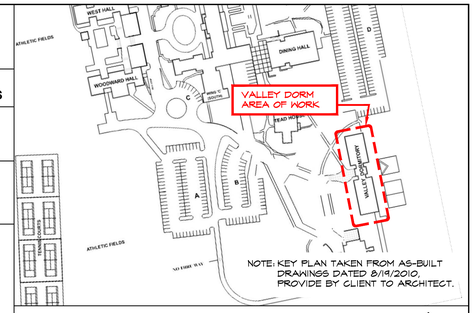
  COMPLIES

PLUMBING FIXTURE REQUIREMENTS:

(PER NYS PLUMBING CODE SECTION 403.1)

OCCUPANCY		TOTAL OCC.	WATER CLOSET	URINALS	LAV.	BATHTUB/ SHOWER	DRINKING FOUNTAINS
RESIDENTIAL (DORMITORY)		320	1/10 = 32	--	1/10 = 32	1/8 = 40	1/100 = 3.2
TOTAL REQ'D	MALE	320	32	--	32	40	4
	FEMALE	--	--	--	--	--	
TOTAL PROV.	MALE	--	31	17	39	40	5
	FEMALE	--	--	--	--	--	
	UNISEX	--	--	--	--	--	

(1) SERVICE SINK SHALL IS PROVIDED



KEY PLAN

NOT TO SCALE

BUILDING INFORMATION:

BUILDING: VALLEY DORM

PROPOSED USE: RESIDENTIAL BUILDING

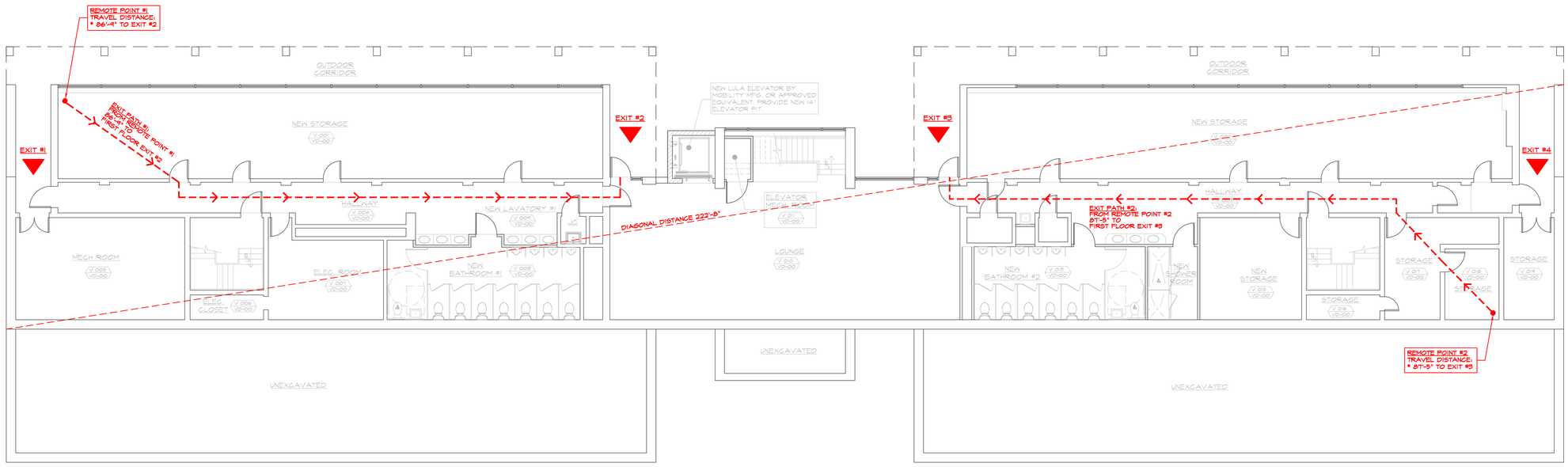
MAX OCCUPANT LOAD FOR ENTIRE BUILDING: (320)

CONSTRUCTION TYPE: TYPE III-A
(EXISTING SPRINKLER SYSTEM IS PROVIDED THROUGHOUT ENTIRE SPACE)

BUILDING USE CLASSIFICATION: (SEE FLOOR INFORMATION FOR DETAILS)

TOTAL GROSS AREA OF DOW HALL MIKVA PORTION: 30,524.0 S.F.

TOTAL NET AREA OF DOW HALL MIKVA PORTION: 27,471.6 S.F.



VALLEY DORM - BASEMENT FLOOR EGRESS PLAN

SCALE: 1/8" = 1'-0"

CLIENT/PROJECT

BUILDING ALTERATION:

YESHIVATH VIZNITZ - VALLEY DORM
235 ELM ROAD
BRIARCLIFF MANOR, NY 10510

DRAWING

- KEY PLAN
- BUILDING INFORMATION
- PLUMBING FIXTURE INFORMATION
- VALLEY DORM BASEMENT FLOOR EGRESS PLAN

NO.	REVISIONS:	DATE

ISSUE LOG		
	12/03/21 - TO DOB	
	2/11/22 - TO DOB	

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REGISTERED ARCHITECT MAX PARANGI No.022265 STATE OF NEW YORK

DATE	JOB NO.
11/17/21	21016 - VD
SCALE: AS NOTED	DWG. NO. **VD-A/6**
DRAWN: SN, CN, AC	
CHECKED: MP	SHEET **6** OF 9

FIRST FLOOR INFORMATION:

- **GROSS FLOOR AREA:** ± 12,333.7 S.F.
- **NET FLOOR AREA:** ± 11,100.4 S.F.

- **BUILDING USE CLASSIFICATION:**
  FIRST FLOOR: R-2, [RESIDENTIAL]
  (PER SECTION 310.3 OF 2020 BCNYS)

- **MAX OCCUPANT LOAD**
  FIRST FLOOR AREA: (152)
  (PER TABLE 1004.5 OF 2020 BCNYS)

- **EGRESS** (PER TABLE 1006.3.2 OF 2020 BCNYS)

  FIRST FLOOR:
  - REQUIRED (2)
  - EXISTING (4)

  COMPLIES

- **TRAVEL DISTANCE** (PER TABLE 1017.2 OF 2020 BCNYS)

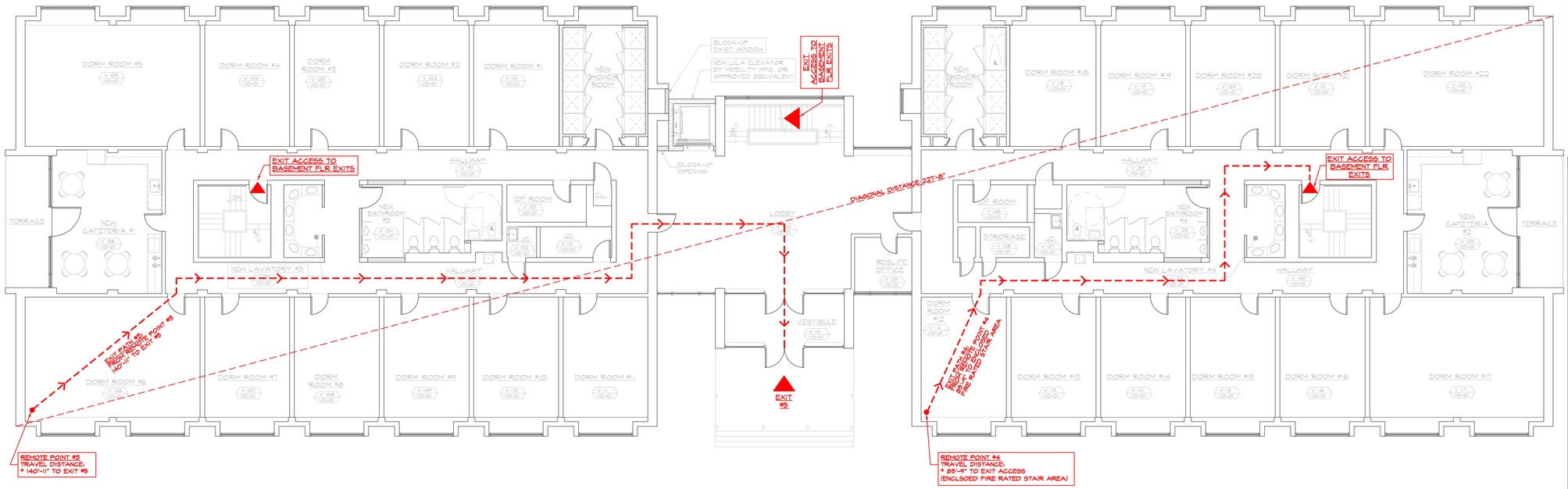
  FOR 'R' OCCUPANCY MAX ALLOWED:
  - WITH SPRINKLER SYSTEM - 250 FT
  - WITHOUT SPRINKLER SYSTEM - 200 FT
  - EXISTING LONGEST TRAVEL DISTANCE: 140'-11"

  COMPLIES

- **ALLOWED DISTANCE BETWEEN TWO EXIT ACCESSES**
  (PER SECTION 1007.1.1 OF 2020 BCNYS)

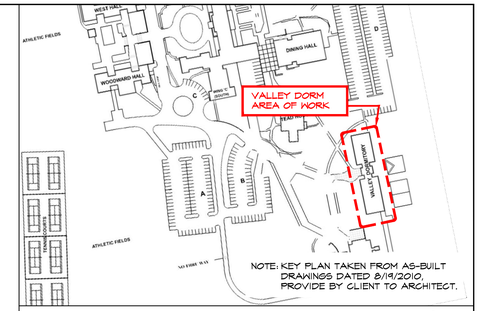
  FIRST FLOOR:
  - DIAGONAL DISTANCE: 227'-8"
  - REQUIRED WITH SPRINKLER SYSTEM
    1/3 OF 227'-8" = 76'-3"
  - REQUIRED WITHOUT SPRINKLER SYSTEM
    1/2 OF 227'-8" = 113'-10"
  - EXISTING LONGEST DISTANCE BETWEEN
    TWO EXITS: 150'-6"

  COMPLIES



VALLEY DORM - FIRST FLOOR EGRESS PLAN

SCALE: 1/8" = 1'-0"



KEY PLAN

NOT TO SCALE

N

BUILDING INFORMATION:

BUILDING: VALLEY DORM

PROPOSED USE: RESIDENTIAL BUILDING

MAX OCCUPANT LOAD FOR ENTIRE BUILDING: (320)

CONSTRUCTION TYPE: TYPE III-A
(EXISTING SPRINKLER SYSTEM IS PROVIDED THROUGHOUT ENTIRE SPACE)

BUILDING USE CLASSIFICATION: (SEE FLOOR INFORMATION FOR DETAILS)

TOTAL GROSS AREA OF DOW HALL MIKVA PORTION: 30,524.0 S.F.

TOTAL NET AREA OF DOW HALL MIKVA PORTION: 27,471.6 S.F.

CLIENT/PROJECT

BUILDING ALTERATION:

YESHIVATH VIZNITZ - VALLEY DORM
235 ELM ROAD
BRIARCLIFF MANOR, NY 10510

DRAWING

- KEY PLAN
- BUILDING INFORMATION
- VALLEY DORM FIRST FLOOR EGRESS PLAN

NO.	REVISIONS:	DATE

ISSUE LOG		
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	2/11/22 - TO DOB	

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REGISTERED ARCHITECT MAX PARANGI No.022285 STATE OF NEW YORK

DATE 11/17/21	JOB NO. 21016 - VD
SCALE AS NOTED	DWG. NO. **VD-A/7**
DRAWN SN, CN, AC	
CHECKED MP	SHEET **7** OF 9

SECOND FLOOR INFORMATION:

- **GROSS FLOOR AREA:** ± 12,333.7 S.F.
- **NET FLOOR AREA:** ± 11,100.4 S.F.

- **BUILDING USE CLASSIFICATION:**
  SECOND FLOOR: R-2, [RESIDENTIAL]
  (PER SECTION 310.3 OF 2020 BCNYS)

- **MAX OCCUPANT LOAD**
  SECOND FLOOR AREA: (152)
  (PER TABLE 1004.5 OF 2020 BCNYS)

- **EGRESS** (PER TABLE 1006.3.2 OF 2020 BCNYS)

  SECOND FLOOR:
  - REQUIRED (2)
  - EXISTING (3)

  COMPLIES

- **TRAVEL DISTANCE** (PER TABLE 1017.2 OF 2020 BCNYS)

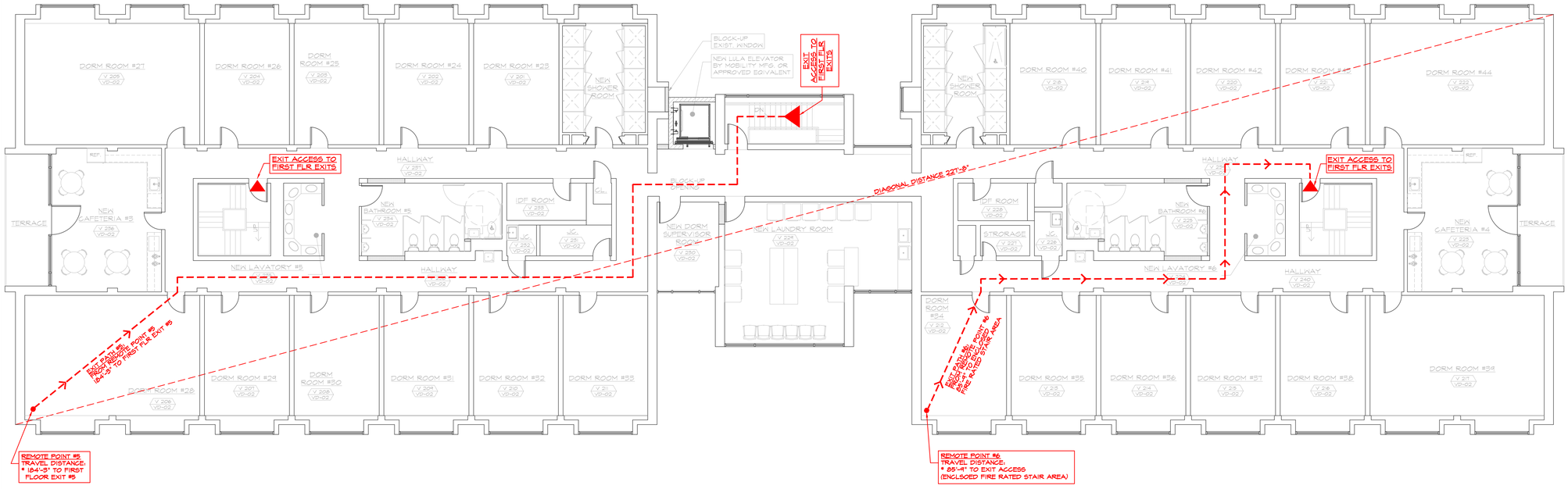
  FOR 'R' OCCUPANCY MAX ALLOWED:
  - WITH SPRINKLER SYSTEM - 250 FT
  - WITHOUT SPRINKLER SYSTEM - 200 FT
  - EXISTING LONGEST TRAVEL DISTANCE: 184'-3"

  COMPLIES

- **ALLOWED DISTANCE BETWEEN TWO EXIT ACCESSES**
  (PER SECTION 1007.1.1 OF 2020 BCNYS)

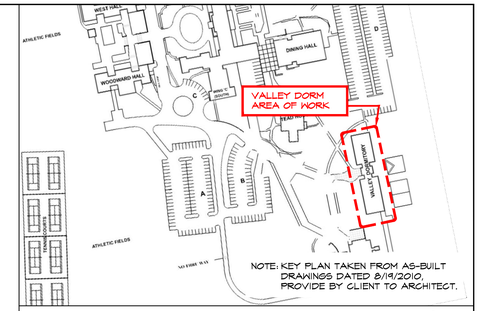
  SECOND FLOOR:
  - DIAGONAL DISTANCE: 227'-8"
  - REQUIRED WITH SPRINKLER SYSTEM
    1/3 OF 227'-8" = 76'-3"
  - REQUIRED WITHOUT SPRINKLER SYSTEM
    1/2 OF 227'-8" = 113'-10"
  - EXISTING LONGEST DISTANCE BETWEEN
    TWO EXITS: 150'-6"

  COMPLIES



VALLEY DORM - SECOND FLOOR EGRESS PLAN

SCALE: 1/8" = 1'-0"



KEY PLAN

NOT TO SCALE

BUILDING INFORMATION:

BUILDING: VALLEY DORM

PROPOSED USE: RESIDENTIAL BUILDING

MAX OCCUPANT LOAD FOR ENTIRE BUILDING: (320)

CONSTRUCTION TYPE: TYPE III-A
(EXISTING SPRINKLER SYSTEM IS PROVIDED THROUGHOUT ENTIRE SPACE)

BUILDING USE CLASSIFICATION: (SEE FLOOR INFORMATION FOR DETAILS)

TOTAL GROSS AREA OF DOW HALL MIKVA PORTION: 30,524.0 S.F.

TOTAL NET AREA OF DOW HALL MIKVA PORTION: 27,471.6 S.F.

CLIENT/PROJECT

BUILDING ALTERATION:

YESHIVATH VIZNITZ - VALLEY DORM
235 ELM ROAD
BRIARCLIFF MANOR, NY 10510

DRAWING

- KEY PLAN
- BUILDING INFORMATION
- VALLEY DORM SECOND FLOOR EGRESS PLAN

NO.	REVISIONS:	DATE

ISSUE LOG		
	12/03/21 - TO DOB	
	2/11/22 - TO DOB	

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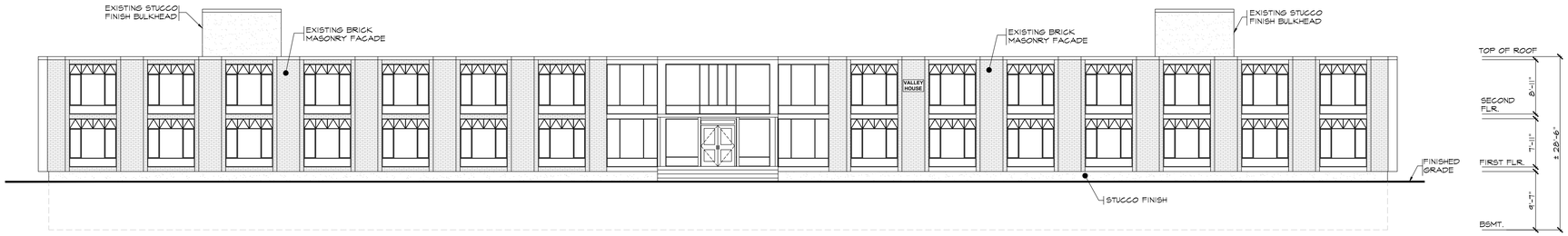
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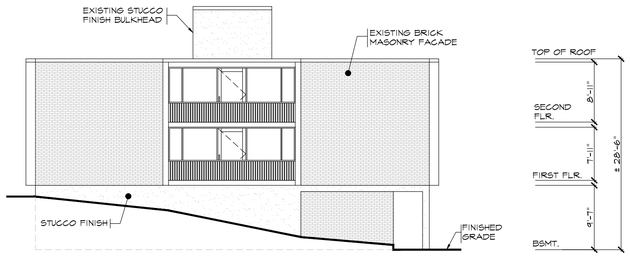
REGISTERED ARCHITECT MAX PARANGI No.022265 STATE OF NEW YORK

DATE 11/17/21	JOB NO. 21016 - VD
SCALE AS NOTED	DWG. NO. **VD-A/8**
DRAWN SN, CN, AC	
CHECKED MP	SHEET **8** OF 9



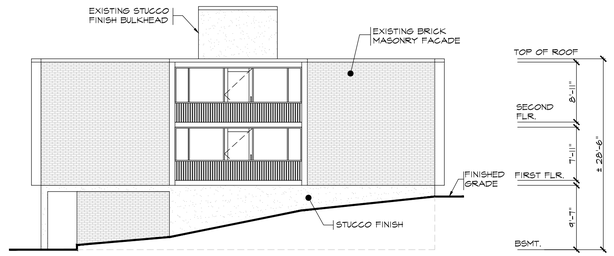
VALLEY DORM ELEVATION 'A'

SCALE: 3/32" = 1'-0"



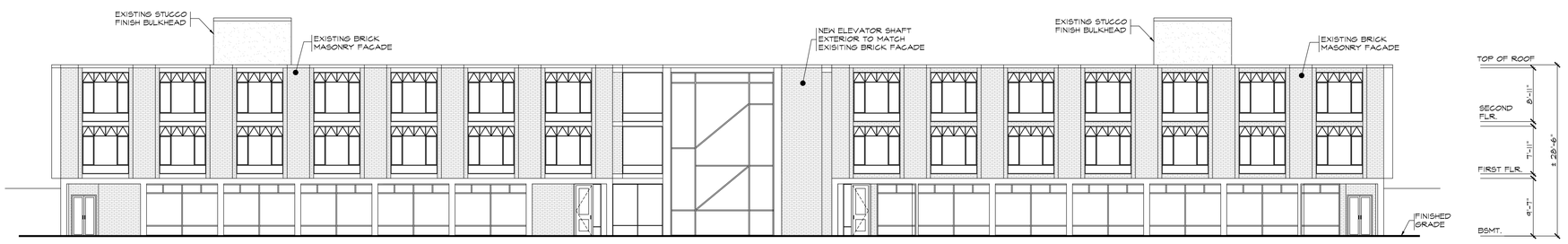
VALLEY DORM ELEVATION 'B'

SCALE: 3/32" = 1'-0"



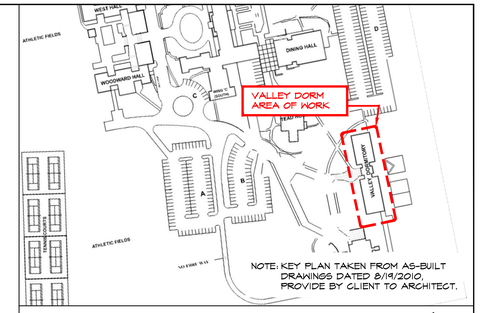
VALLEY DORM ELEVATION 'D'

SCALE: 3/32" = 1'-0"



VALLEY DORM ELEVATION 'C'

SCALE: 3/32" = 1'-0"



KEY PLAN

NOT TO SCALE



PLAN DIAGRAM

NOT TO SCALE

CLIENT/PROJECT

BUILDING ALTERATION:

YESHIVATH VIZNITZ - VALLEY DORM
235 ELM ROAD
BRIARCLIFF MANOR, NY 10510

DRAWING

- KEY PLAN
- VALLEY DORM ELEVATIONS

NO.	REVISIONS:	DATE

ISSUE LOG		
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	2/11/22 - TO DOB	

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REGISTERED ARCHITECT MAX PARANGI No. 022289 STATE OF NEW YORK

DATE 11/17/21	JOB NO. 21016 - VD
SCALE AS NOTED	DWG. NO. **VD-A/9**
DRAWN SN, CN, AC	
CHECKED MP	SHEET **9** OF 9

YESHIVATH VIZNITZ

DOW HALL - MIKVA PORTION

GENERAL SPECIFICATIONS

1. All work performed shall comply with the requirements of the Village of Briarcliff Manor, 2020 Building Code of New York State (BCNYS).

2. All Electrical work shall comply with requirements of 2017 National Electrical Code and shall be performed by a NY State Licensed Electrical Contractor. (if necessary)

3. Contractor or any subcontractors doing any work under this contract shall carry liability & property damage insurance against accidents of any kind and to provide owner with certificates of said insurance.

4. Contractor shall check all dimensions on plan against field conditions prior to construction and shall immediately report any discrepancies to the Architect, prior to commencement of work.

5. Prior to commencement of work, the Contractor or any Subcontractor(s) doing any work under this contract shall file all required Certificates of Insurance with Building Department, and shall be entirely responsible for obtaining all required permits from all Authorities having jurisdiction on this matter, including but not limited to, environmental & asbestos removal permits, if so required by owner. The Owner shall be responsible for paying permit fees required by the local Building Department and fees required by all other Governmental Agencies having jurisdiction thereof.

6. Contractor shall be responsible for inspections by all Authorities and/or Governmental Agencies having jurisdiction on this matter, as may be necessary.

7. Minor details not usually shown or specified but necessary for proper construction of any part of the work shall be included as if they were indicated in the Drawings, and the Architect shall be notified in writing prior to commencement of work.

8. The Contractor shall comply with and keep himself informed of all Federal, State, Municipal and Departmental Laws, Ordinances, Rules and Regulations, Notices, Orders and Requirements.

9. The Architectural Firm has not been retained for construction inspection services, contract administration or supervision. Architect's responsibility is strictly limited to the contents of working drawings and their related specifications only. Architect is not responsible for any changes to plans & specifications unless specifically authorized by him in writing. Architect has not been retained for Asbestos investigation. Architect & homeowner are not responsible for any kind of design & specifications related to asbestos presence.

10. Damaged Work: Each Contractor shall be held responsible for all damage caused to any work on this project by his own forces or those of his Sub-contractors, or by others connected with his operation on this project in any way and shall make all necessary repairs and replacement of such damaged work at his expense, to the reasonable satisfaction of the Owner.

11. Safety Requirements: The Contractor shall provide necessary bracing and barricades including temporary walks, fences and other protective structures to safeguard construction and public safety.

12. The Contractor shall lay out his own work, and shall provide all dimensions required for other trades: Electrical, Plumbing, etc.

13. Job Maintenance: The General Contractor shall be responsible for the maintenance of the site in a clean and orderly condition at all times. Contractors working under separate contracts will cooperate in this requirement, but the General Contractor will be responsible for the required cleaning and maintaining of the site.

A. Waste materials, rubbish, debris, broken concrete, packing cases, etc., shall be removed.
B. Prior to turning job over to owner, remaining rubbish shall be removed, the ground areas raked clean and the entire building cleaned as specified under "cleaning".

14. Cleaning: Immediately before turning the project or parts of same over to the Owner, the General Contractor shall wash and clean the following:
A. Remove temporary protection.
B. Remove marks, stains and other dirt from painted decorated and finished woodwork.
C. Remove spots, mortar, plaster, soil and paint from ceramic tiles and other finish materials and wash or wipe clean.
D. Clean fixtures, cabinet work and equipment and leave in undamaged new appearing condition.
E. Clean aluminum and other finish metals in accordance with Mfg. recommendations.
F. Clean resilient floors thoroughly to remove any surface dirt and polish to uniform sheen.
G. Clean both sides of glass.

15. Do not scale drawings. All written measurements shall take precedence over scaled dimensions.

SCAFFOLDING & TEMPORARY ENCLOSURE NOTES

1. The Contractor shall prepare & submit to the Architect shop drawings including details, plans, & design calculations for a scaffolding or temporary enclosure system including wind loading, Live Load, Dead Load calculations, & all other criteria required by the Building Department. All drawings and calculations must be supervised & sealed by the Engineer responsible for the design of the scaffolding and/or any temporary enclosures, complete with all requirements for materials and equipment access.

2. The General Contractor must retain a professional Engineer to design all fastening & connection details of scaffolding and/or any temporary enclosures required. Said Engineer shall be licensed and registered to practice in the State of NY. (if necessary)

3. General Contractor shall protect existing copings & parapets walls from damage.

4. Provide temporary weather seal around all areas subject to demolition and construction.

5. All building operations and services shall remain intact & operational during construction. Relocate or provide temporarily support for all existing mechanical, electrical, plumbing, & fire protection systems throughout the building. Also see mechanical / electrical / plumbing / fire protection specifications for further requirements.

6. The General Contractor shall file for approval and obtain a permit from the Department of Buildings for the scaffolding or temporary enclosure system. If scaffolding is required Contractor is to file with the Building Department for approval under separate application as necessary.

TENANT SAFETY NOTES

1) Means of Egress:
a. All required exits shall be be maintained free from obstructions and impediments for egress in case of fire or other emergency.
b. Construction work shall not block hallways or other means of egress.

2) Fire safety:
a. All building materials which are stored at the site or any area of the building are to be stored in a locked area. Access to areas to be controlled by the Owner, or the General Contractor.
b. All materials to be stored in a orderly fashion.
c. All flammable materials to be tightly sealed in their respective manufacturers' containers. Such materials are to be kept away from heat.
d. All flammable materials to be used and stored in an adequate ventilated space.
e. All electrical power to be shut off where there are exposed conduits
f. All electrical power in the construction area to be shut off after working hours.
g. The General Contractor, at all times to ensure there is no natural gas leakage in the building, or any flammable gas to be used in construction.

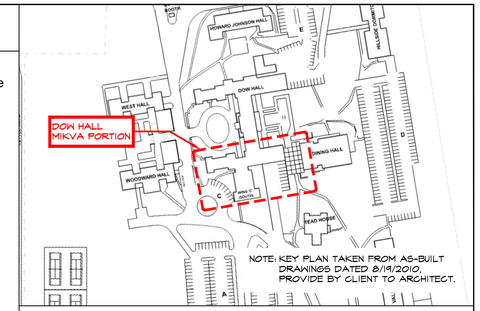
3) Health requirements:
a. Debris, dirt and dust to be kept to a minimum, and be confined to the immediate construction area.
b. The General Contractor to isolate construction area from occupied building areas by means of temporary partitions and/or heavyweight drop cloths.
c. Debris, dirt and dust to be cleaned up and cleared from the building periodically to avoid excessive any excess accumulation. Broom sweep site daily.

4) Housing Standards:
a. Construction operations will not involve interruption of heating, water, or electrical services to tenants in the building. All utilities shall surveyed by contractor prior to construction. All temporary shut-downs or utility conflicts shall be reported to Building Owner and/or Architect .
b. Construction work will be confined to the area of the work and is not to create dust, dirt, or other such inconveniences to apartment units above within the building.
c. All existing means of egress for tenants of the building to be maintained clear and free of all obstructions, such as building materials, tools, etc.

5) Structural Stability: n/a, as it shall not be affected.

6) Noise restrictions:
a. Construction operations will be confined to normal working hours: 8 am to 6 pm, Monday to Friday, except legal holidays and agreed upon overtime variances to accessibility requirements by the Unit Owner.
b. General Contractor must obtain written permission from all affected parties to work other than regular hours.

7) Other requirements- Occupancy during construction:
No area of the premises is currently occupied and building shall remain vacant throughout entire building envelope rehabilitation.

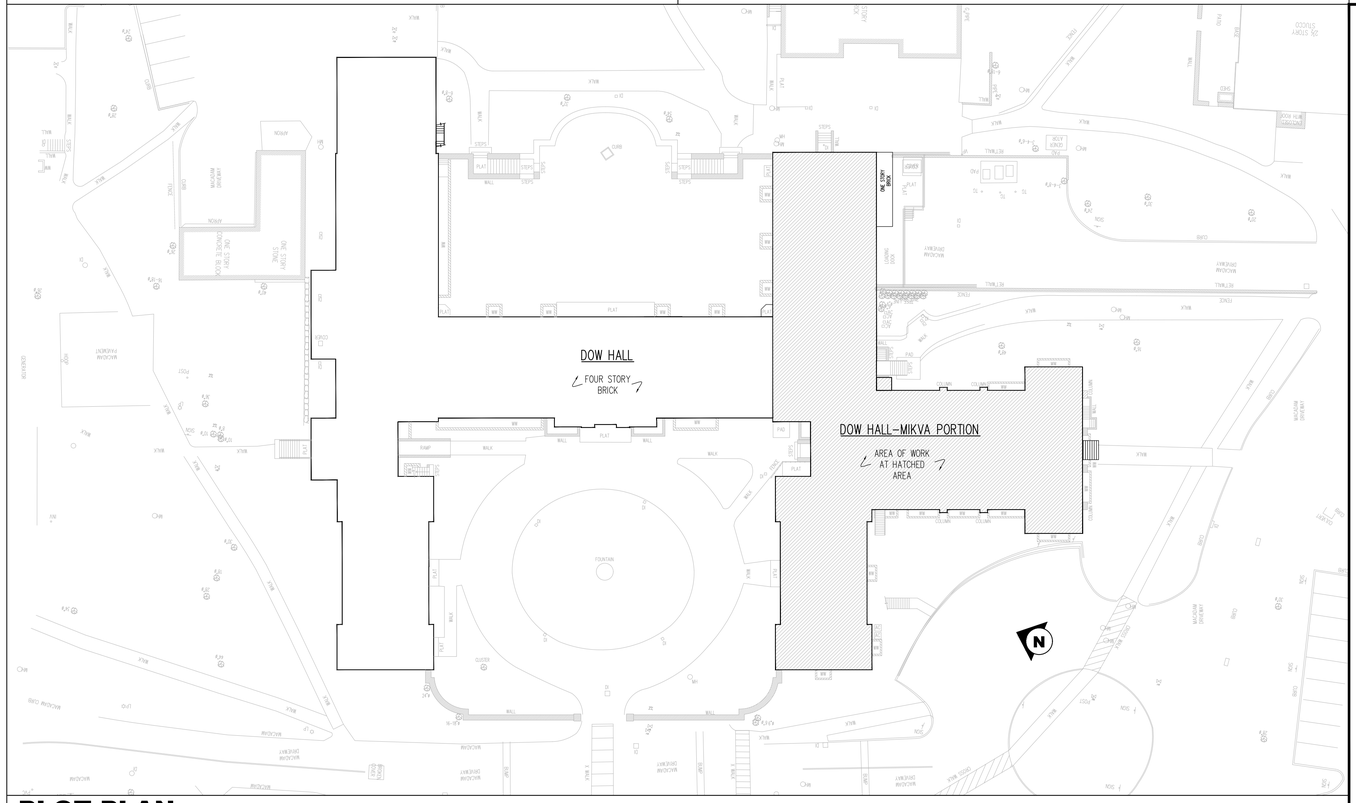


KEY PLAN

NOT TO SCALE

LIST OF DRAWINGS

DWG. NO.	TITLE
DOW-M-A/1	GENERAL NOTES, PLOT PLAN & KEY PLAN
DOW-M-A/2	DOW HALL - MIKVA PORTION GENERAL SPECIFICATION & ADA
DOW-M-A/3	DOW HALL - MIKVA PORTION BASEMENT FLOOR
DOW-M-A/4	DOW HALL - MIKVA PORTION FIRST FLOOR
DOW-M-A/5	DOW HALL - MIKVA PORTION SECOND FLOOR
DOW-M-A/6	DOW HALL - MIKVA PORTION THIRD FLOOR
DOW-M-A/7	DOW HALL - MIKVA PORTION FOURTH FLOOR
DOW-M-A/8	DOW HALL - MIKVA PORTION BASEMENT FLOOR EGRESS
DOW-M-A/9	DOW HALL - MIKVA PORTION FIRST FLOOR EGRESS
DOW-M-A/10	DOW HALL - MIKVA PORTION SECOND FLOOR EGRESS
DOW-M-A/11	DOW HALL - MIKVA PORTION THIRD FLOOR EGRESS
DOW-M-A/12	DOW HALL - MIKVA PORTION FOURTH FLOOR EGRESS



PLOT PLAN

SCALE: 1"=30'-0"

NOTE: PLOT PLAN TAKEN FROM SURVEY DRAWINGS DATED 5/24/2021, PROVIDE BY SUMMIT LAND SURVEYING P.C.

CLIENT/PROJECT

BUILDING ALTERATION FOR:

YESHIVATH VIZNITZ - DOW HALL - MIKVA PORTION
235 ELM ROAD
BRIARCLIFF MANOR, NY 10510

DRAWING

- KEY PLAN
- GENERAL NOTES
- DOW HALL PLOT PLAN

NO.	REVISIONS:	DATE

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	2/11/22 - TO DOB	

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REGISTERED ARCHITECT MAX PARANGI No. 022283 STATE OF NEW YORK

DATE 11/29/21	JOB NO. 21016 - DOW-M
SCALE AS NOTED	DWG. NO. **DOW-M-A/1**
DRAWN CN	
CHECKED MP	SHEET **1** OF 12

GENERAL SPECIFICATIONS:

Structural Concrete

1. All work shall comply to the ACI 318-19 code, latest edition, as amended by the 2020 New York State Building Code.

2. All concrete shall be normal weight concrete weighing 145 pcf having a compressive strength 3,500 psi at 28 days and a maximum water-cement ratio of 0.45.

3. Structural concrete shall contain a water reducing, plasticizing admixture. All concrete exposed to weather shall contain an air-entraining admixture.

4. All concrete work: mixes, inspections, and formwork shall conform to the requirements of the 2020 New York State Building Code and ACI codes.

5. Conform to ACI hot and cold weather concreting.

6. Contractor shall assume full responsibility for design of concrete mixes and for maintaining strength and proper slump during construction. Concrete mixes shall be designed in accordance with the Section 1905 of the 2020 New York State Building Code and shall be submitted to the Architect and Engineer for review. No concrete shall be placed until concrete mixes have been approved by the Architect and Engineer.

7. All formwork shall be constructed so concrete members and structures are of size, shape, alignment, elevation, and position indicated within tolerance limits of ACI 117.

8. Reinforcing bars shall be deformed steel bars complying with ASTM A615, grade 60.

9. Welded wire fabric shall comply with ASTM A185 and shall have a minimum yield strength of 70,000 psi.

10. All reinforcement shall be detailed and placed in accordance with ACI manual of standard practice, unless otherwise noted. Placing of concrete shall not start until the placement of reinforcing has been approved by the special inspector or special inspection agency.

11. Checked shop drawings showing reinforcing details, including steel sizes, spacing and placement, shall be submitted to the Architect for review prior to fabrication.

12. Reinforcing bars, welded wire fabric, tie wires and accessories shall be epoxy coated for concrete works that are exposed to weather or under water in accordance with ASTM a-775. Damaged epoxy coating on reinforcing materials shall be touched up to the original coating standards.

13. Reinforcing splices shall comply with ACI 318, but shall in no case be less than 40 diameters, unless otherwise noted.

14. Mechanical splicing if required, shall have the bars connected to develop at least 125 percent of the specified yield strength of the bar. If mechanical splicing is used, submit product literature describing and method of installation.

15. Welded wire fabric shall be lapped two (2) full mesh panels and tied securely.

16. Where required, dowels shall match size and number of main reinforcing and lap a min. of 48Ø (unless otherwise noted).

17. Do not place concrete without favorably reviewed shop drawings.

18. All construction joints shall be cleaned and moistened immediately prior to placing new concrete.

19. Bar supports in contact with exposed surfaces shall be plastic tipped.

20. No calcium chloride shall be used in any concrete.

21. Concrete slabs shall have a monolithic finish and shall be screeded, compacted by rolling or tamping, floated off and graded as required. After sufficient hardening slab shall be protected and cured. Start curing as soon as possible without marking finish. Cover slabs with reinforced paper as required. Keep surface continuously moist for seven days or use a curing compound.

22. Dry pack shall be one part sand, one part cement with enough water for placement.

23. All bearing grout shall be non-shrink, nonmetallic with a minimum compressive strength of 5,000 psi.

24. When installing expansion bolts or adhesive anchors, the contractor shall take measures to avoid drilling or cutting of any existing reinforcing and destruction of of concrete. Holes shall be blown clean prior to placing bolts or adhesive anchors per manufacture's recommendations.

25. Patch concrete where required. Patching concrete shall be Sika Top 122 or 123 with epoxied pins where required by mfg.

STRUCTURAL STEEL NOTES:

1. Detailing, fabrication and erection shall comply with AISC specifications and codes, latest editions as amended by the 2020 New York State Building Code.

2. Structural steel channels, angles, plates and bars shall be ASTM A36, unless otherwise noted. W shapes shall be ASTM A992, HSS shapes shall be ASTM A500 GR. B.

3. Bolts, nuts and washers shall comply with ASTM A325. bolts shall be a minimum 3/4 inch diameter, unless otherwise noted.

4. At bolted connections provide a minimum of two (2) bolts.

5. Submit shop drawings for all work. Do not proceed with any fabrication until the shop drawings are favorably reviewed. Shop drawings shall be based on field verified conditions.

6. Allow for a two-week review period (min.) for shop drawings, and time all submissions accordingly.

7. Provide any measures required for stability of structure during erection.

8. After fabrication, clean steel of all rust, loose mill, scale and other foreign materials.

9. All welding shall be done by qualified welders and shall conform to "AWS structural welding code - steel", latest edition. Welders shall be licensed in accordance with all requirements of the building code of the City of White Plains, and the rules and regulations of the board of standards and appeals.

10. Welding electrodes shall be E70xx for new construction, and E60 low-hydrogen for existing. Provide chemical analysis and weldability tests prior to fabrication.

11. Welding shall be performed in a manner that would avoid any detrimental overheating of existing load bearing steel.

12. Welding should be performed in as symmetrical a way as possible.

13. Minimum fillet welds shall comply with AISC, but shall not be less than 1/4 inch, unless otherwise noted.

14. Provide fireproof blankets and other fire protection measures as required for fire safety during welding.

15. Surfaces of all steel that is to receive welds shall be power brushed and cleaned thoroughly of all foreign matter and painted for a distance of 2 inches from each side of the outside lines of weld.

16. All field welding areas shall be touched up on site where paint is required.

17. All live loads shall be removed from areas being welded during construction.

18. All exterior steel shall be painted with the following system by TNEMEC or equal. (paint systems to be verified with TNEMEC for applicability of intended use).
Surface prep: sspc-sp3 power tool clean
Prime: v10-99 or 4 versare, 2-3 mils dft
Intermediate: 2h or 23 enduratone, 2-3 mils dft
Finish: 2h or 23 enduratone, 2-3 mils dft

19. For all required fireproofing and painting see construction drawings.

20. All exterior exposure bolts, shims, and other hardware shall be galvanized and touched up with zinc rich paint.

21. Fabricate beams with the natural camber up. Provide cambers as indicated on the drawings.

22.Where steel members are required to be spliced, the splice shall be made to develop the full strength of the section. Such splices shall not interfere with any architectural or mechanical design and clearances. Submit shop drawing of splice detail, location and calculation signed and sealed by the contractor's professional engineer.

23. The contractor shall be responsible for the control of all erection procedures and sequences with relation to temperature differentials.

24. All additional steel requirements by the contractor for erection purposes shall be removed by the contractor, unless approved by the owner in writing.

TIMBER & LUMBER NOTES

1. Details of all wood framing shall conform to the requirements of the 2020 New York State Building Code.

2. Design, fabrication, and construction of wood framing shall conform with the following codes and standards: "National Design Specifications for Wood Construction", American Forest and Paper Association.
"Timber Construction Manuel", latest edition, as adopted by the American Institute of Timber Construction, including the "Code of Standard Practice", AITC 106.

3. All timber connections shall be able to develop the full capacity of the members attached. All connection hardware shall be Simpson Strong-Tie CO. or approved equivalent.

4. All framing lumber shall be Douglas Fir NO. 2 with a minimum unfactored basic FB=875 PSI and E=1,400,000 PSI.

5. Engineered lumber for beams shall be 2.0E parallam PSI by ILevel (Weyerhaeuser) Company or approved equivalent and shall have a minimum FB=2,900 PSI, E=2,000 KSI, and FV=290 PSI.

6. LPI/TJI joist web stiffeners and web fillers shall be erected in accordance with the mfg. requirements. (TYP.)

7. Stagger plywood sheathing panel and joists. Allow 1/8" spacing at panel ends and edges unless otherwise recommended by the sheathing mfg. All plywood shall be min. 1/2" "CDX" exterior grade for siding and min. 5/8" "CDX" for roof decking, or as indicated on plans.

8. All dimensional lumber to be marked "S-DRY" with a maximum of 19% moisture content. Comply with dry size requirements of PS 20.

9. Notches in existing or new framing shall not be allowed without the permission of the Architect.

10. Do not cut and re-frame any lumber without the permission of the Architect.

11. Nailing shall conform to Table 2304.10.1 of the 2020 New York State Building Code.

12. Secure loose timber connections.

13. Members shall be set with crown up and have a minimum of 4" bearing.

14. Provide shop drawings for all requested items.

15. Provide secured steel shims at the new wood joists/trimmers bearing as required for fit. Cut bottom of joist at bearing up to 1" if required for fit.

16. Provide new intermediate lines so that lines of maximum spacing between bridging and support is a maximum of 6'-0" O.C. Restore any removed of missing bridging as required.

17. Lumber size and spacing as indicated on Working Drawings.

18. Roof trusses wider than 24" o.c. shall have 2" x 4" wood blocking under all plywood joints (if applicable).

19. Double joists under all partitions running parallel with floor spans and around all floor openings. Double rafters & ceiling joists around all skylight openings (if applicable).

DOORS & WINDOWS

1. All doors and windows shall be size, type and fire rating indicated on plans and schedules. All windows shall be regular double pane, low E insulated glass by Anderson Windows Mfg. or approved equivalent.

2. Exterior doors shall have insulating cores with an aluminum saddle or equivalent indicated on plans. All doors to garages and mechanical rooms shall be equipped with self-closing hinges. All door fire rating shall be as indicated on plans. Also see individual notes on plans for sizes and model #.

FINISHES

1. Masonry Walls - Split-rib block to be treated with waterproofing agent upon completion (if applicable).

2. Frame Walls - Frame walls shall receive gypsum board panels (thickness - indicated on Plans) which shall receive (1) coat or primer and (2) coats of paint providing a washable finished surface. Bathrooms shall receive standard grade crystalline ceramic tile, or per Owner's instructions.

3. All plumbing fixtures, sinks, tubs, showers, WC's, faucets, and miscellaneous plumbing fixtures to be selected by Owner.

OTHER MISCELLANEOUS ITEMS:

1. The Contractor shall at any time provide access to the Architect to verify quantities & observe the work & shall provide rigging & scaffolding assistance if necessary. The Contractor must comply with all the scaffolding rules and regulations promulgated by the White Plains Department of Buildings and any other agencies having jurisdiction and must obtain all necessary permits for the installation of all such equipment.

2. The Contractor shall include the following miscellaneous items in his Base Bid:
- Sidewalk Bridging (if applicable)
- Mobilization, Scaffolding, Rigging, Insurance, Permits, etc.

THE CONTRACTOR MUST PROVIDE NETTING AND SIDEWALK BRIDGING FOR THIS WORK (IF REQUIRED) IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES, RULES & REGULATIONS. HE MUST OBTAIN AND PAY FOR ALL NECESSARY SUCH PERMITS & FEES FOR BRIDGING, RIGGING & SCAFFOLDING. THE CONTRACTOR SHALL SUBMIT MANUFACTURERS' LITERATURE AND CATALOGUE CUTS, SHOP DRAWINGS, SAMPLES, & INSTALLATION INSTRUCTIONS FOR ALL MATERIALS TO BE USED ON THIS PROJECT. THIS INFORMATION SHALL BE SUBMITTED TO THE ARCHITECT'S OFFICE MIN. 30 CALENDAR DAYS FOR APPROVAL PRIOR TO COMMENCEMENT OF PROJECT.

ADA COMPLIANCE

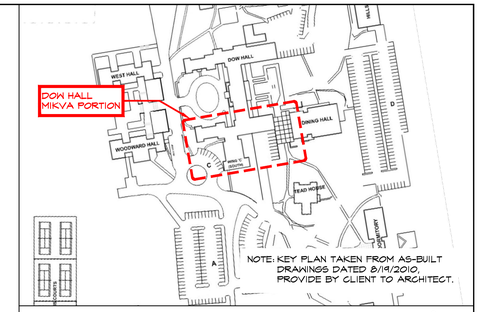
ACCESSIBILITY

1. Thresholds at doorways will not exceed 1/2" in height as per Section 404.2.5

2. Door widths shall be a minimum of 32" in compliance with Section 404.2.3

3.Handles, pulls, latches, locks and other operating devices on accessible doors shall comply with Section 404.2.7





KEY PLAN

NOT TO SCALE

CLIENT/PROJECT

BUILDING ALTERATION FOR:

YESHIVATH VIZNITZ - DOW HALL - MIKVA PORTION
235 ELM ROAD
BRIARCLIFF MANOR, NY 10510

DRAWING

- KEY PLAN
- GENERAL NOTES
- ADA COMPLIANCE

NO.	REVISIONS:	DATE

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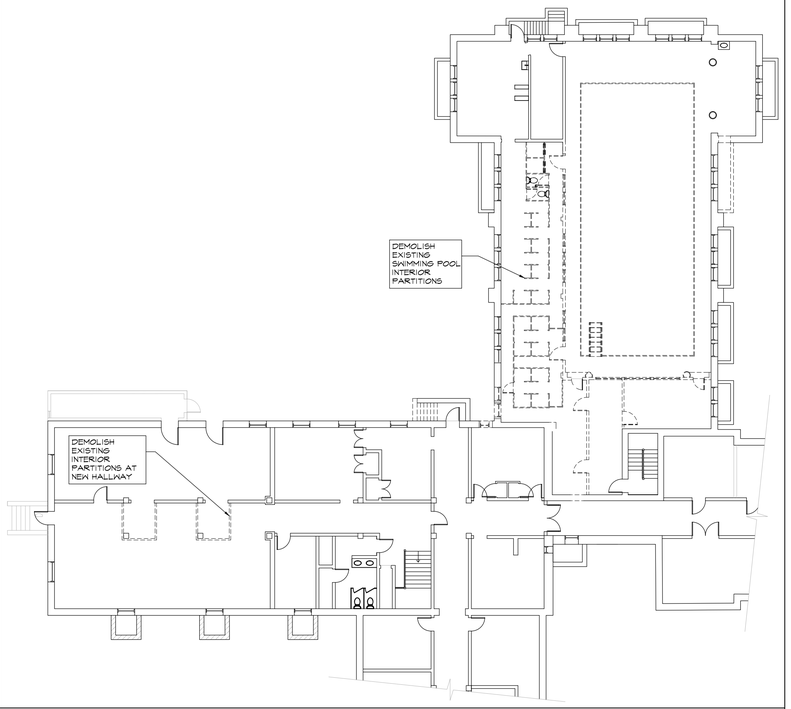
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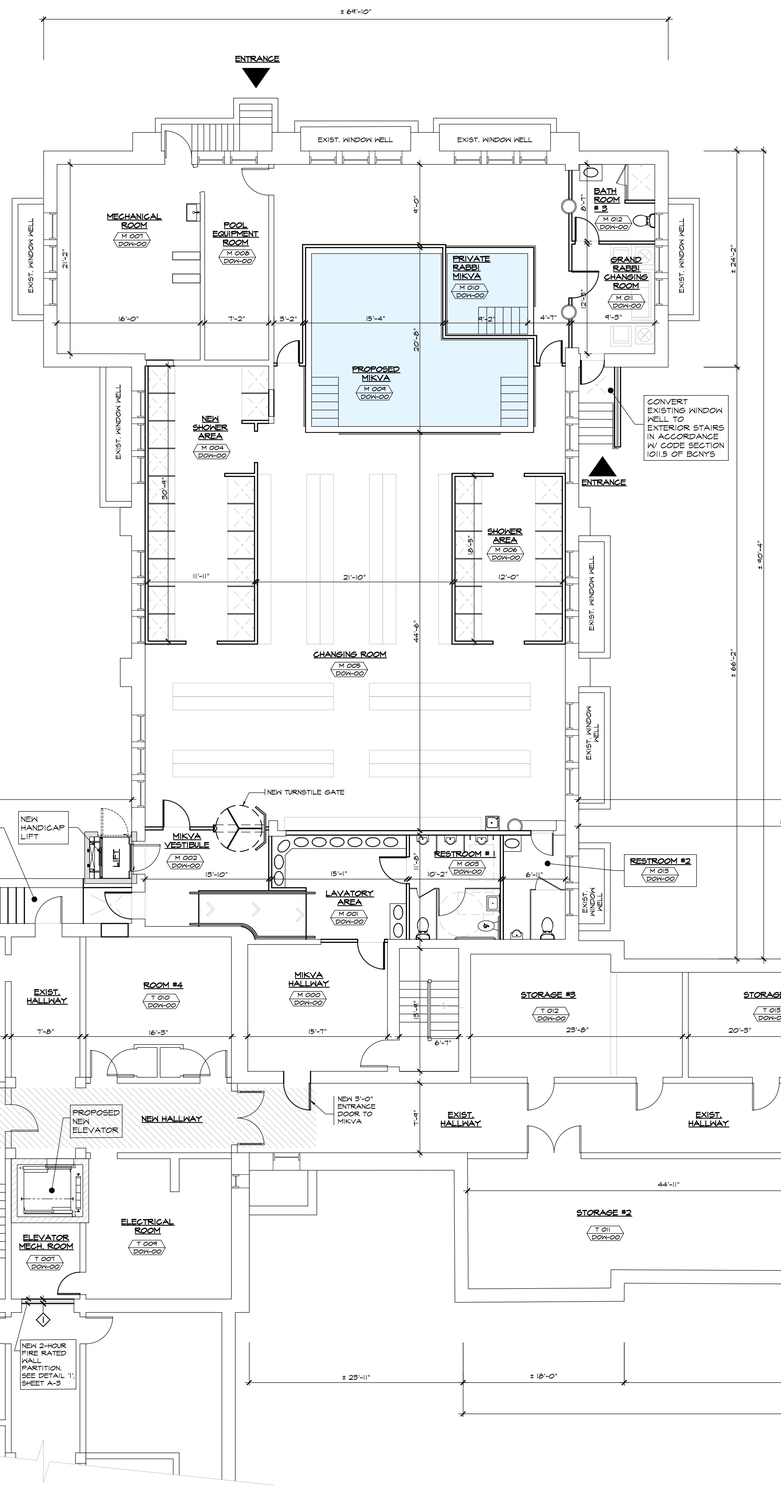
REGISTERED ARCHITECT MAX PARANGI No.022283 STATE OF NEW YORK

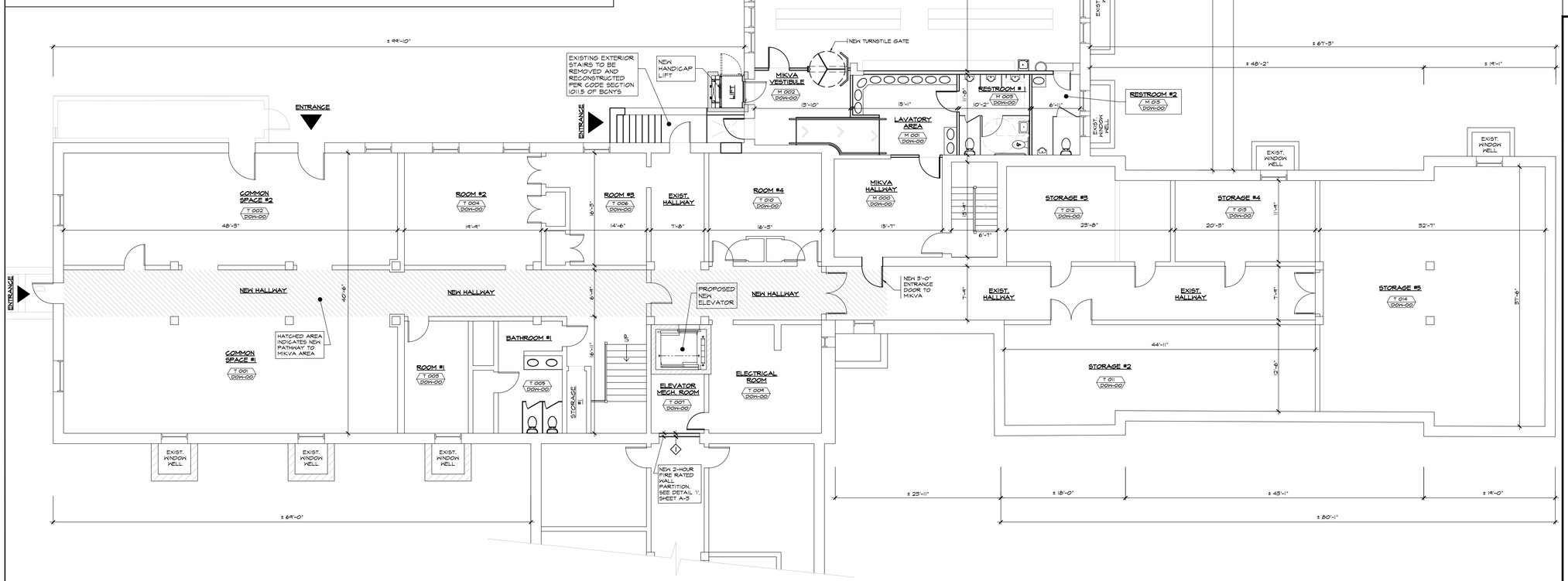
DATE 11/29/21	JOB NO. 21016 - DOW-M
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DRAWN CN	
CHECKED MP	SHEET **2** OF 12



BASEMENT FLOOR DEMOLITION PLAN

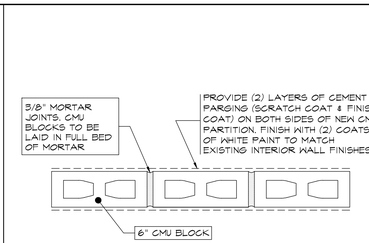
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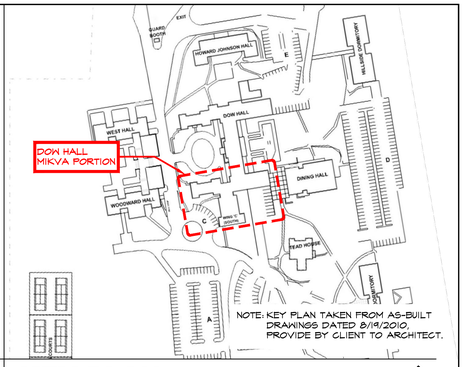
DOW HALL - MIKVA PORTION BASEMENT FLOOR PLAN

SCALE: 1/8" = 1'-0"



HORIZONTAL SECTION

1 **TYP. FIRE RATED CMU PARTITION** NOT TO SCALE



KEY PLAN

NOT TO SCALE

N

WALL LEGEND

	EXST. TO REMAIN
	EXIST. WALL TO BE REMOVED
	ALL NEW INTERIOR WALLS TO BE 2X4 STUDS @ 16" O.C. OTHERWISE INDICATED ON PLAN

CLIENT/PROJECT

BUILDING ALTERATION FOR:

YESHIVATH VIZNITZ - DOW HALL - MIKVA PORTION
235 ELM ROAD
BRIARCLIFF MANOR, NY 10510

DRAWING

- KEY PLAN
- DOW HALL - MIKVA PORTION FIRST FLOOR PLAN
- DETAILS

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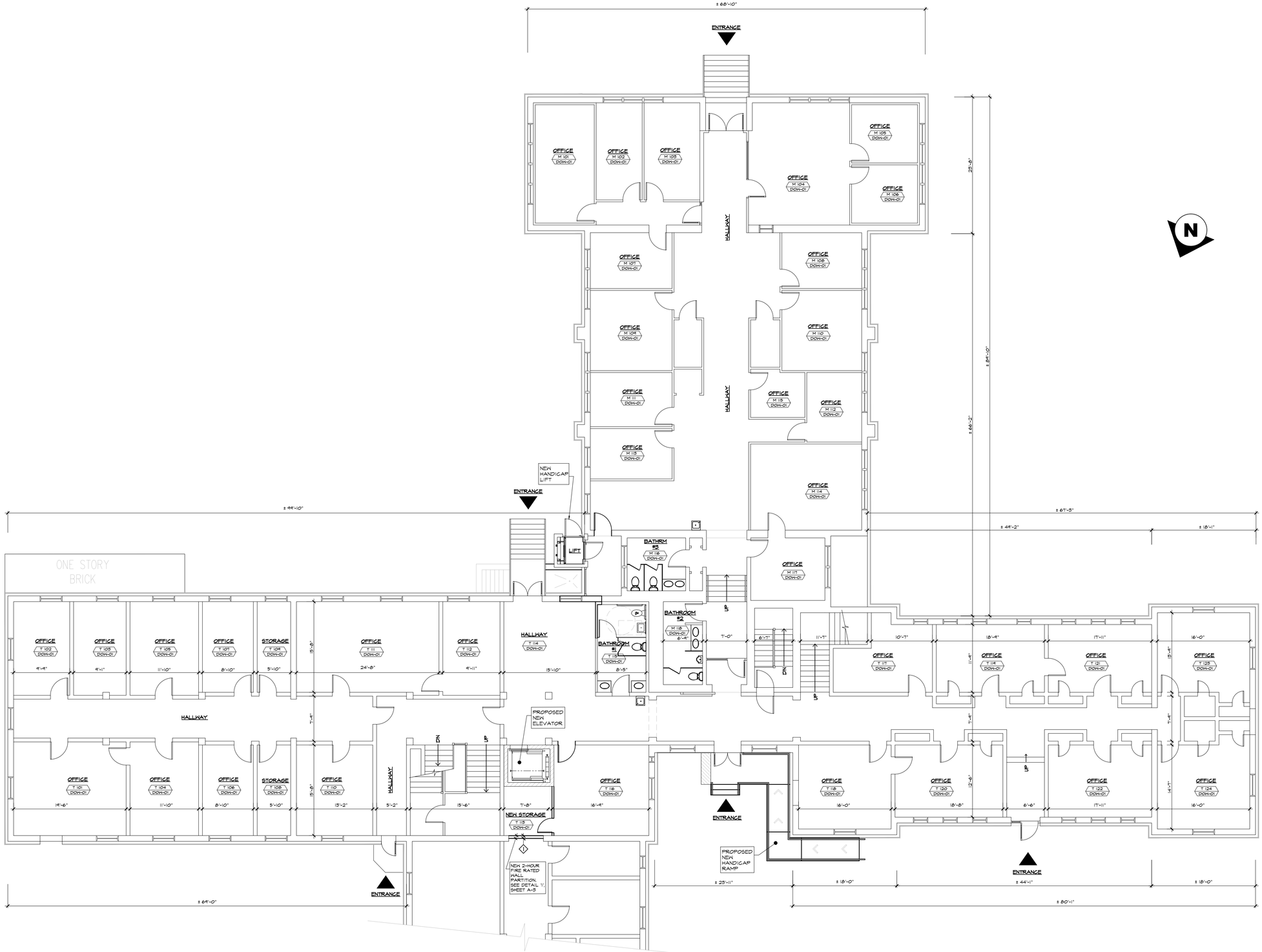
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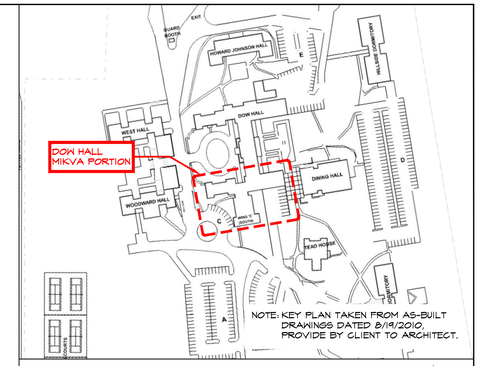
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SCALE	AS NOTED	DWG. NO.	**DOW-M-A/3**
DRAWN	CN		
CHECKED	MP	SHEET	**3** OF 12



DOW HALL - MIKVA PORTION FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



KEY PLAN

NOT TO SCALE

WALL LEGEND

	EXST. TO REMAIN
	EXIST. WALL TO BE REMOVED
	ALL NEW INTERIOR WALLS TO BE 2X4 STUDS @ 16" O.C. OTHERWISE INDICATED ON PLAN

CLIENT/PROJECT

BUILDING ALTERATION FOR:

YESHIVATH VIZNITZ - DOW HALL - MIKVA PORTION
235 ELM ROAD
BRIARCLIFF MANOR, NY 10510

DRAWING

- KEY PLAN
- DOW HALL - MIKVA PORTION FIRST FLOOR PLAN

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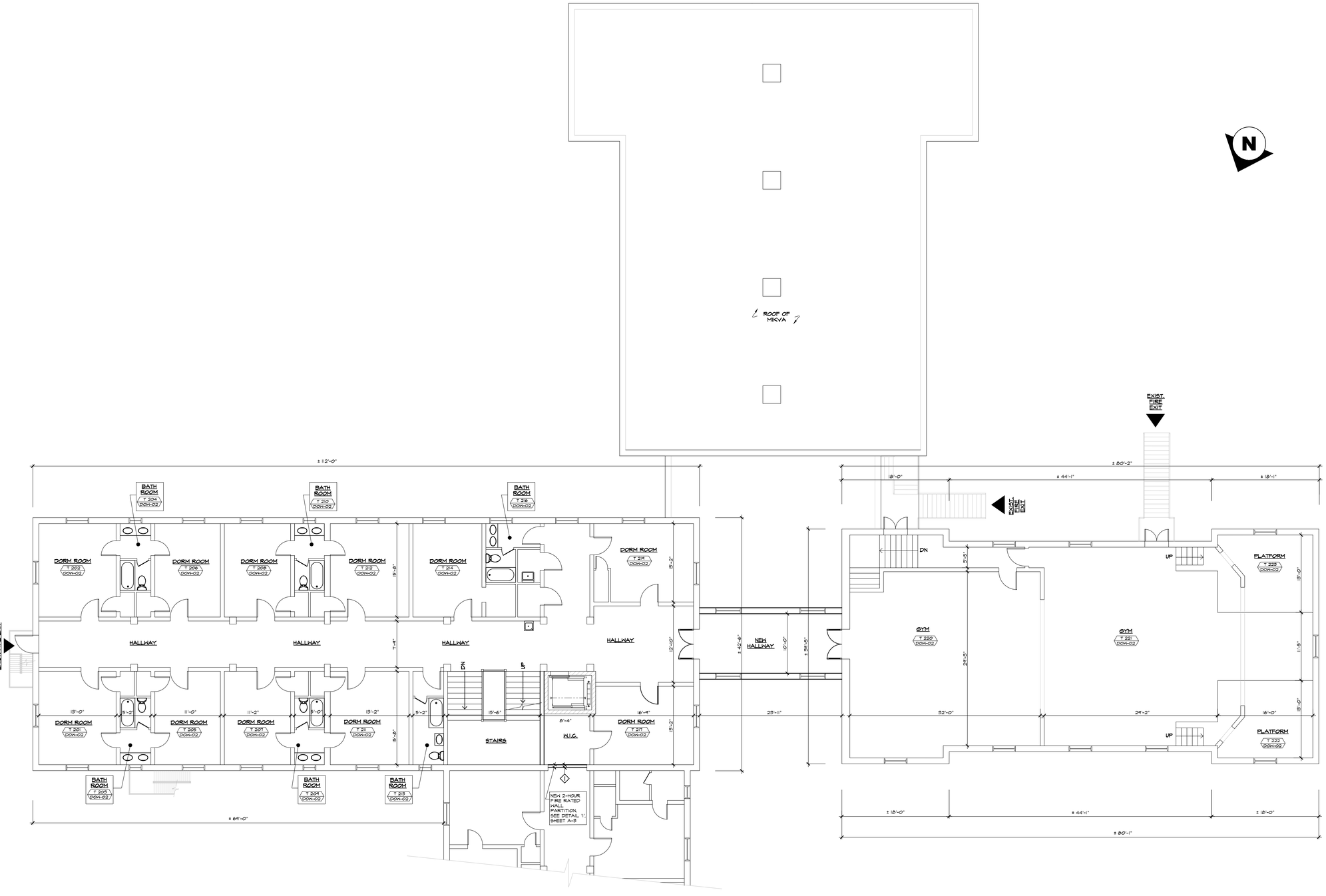
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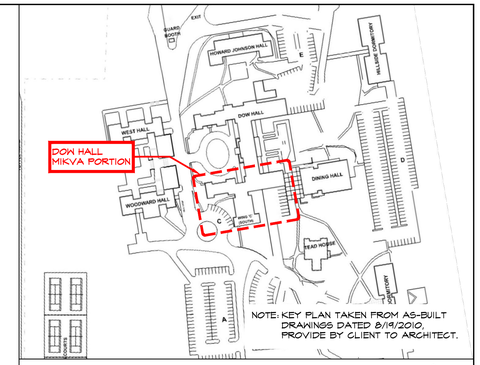
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DATE 11/29/21	JOB NO. 21016 - DOW-M
SCALE AS NOTED	DWG. NO. **DOW-M-A/4**
DRAWN CN	
CHECKED MP	SHEET **4** OF 12



DOW HALL - MIKVA PORTION SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



KEY PLAN

NOT TO SCALE

N

WALL LEGEND

	EXST. TO REMAIN
	EXIST. WALL TO BE REMOVED
	ALL NEW INTERIOR WALLS TO BE 2X4 STUDS @ 16" O.C. OTHERWISE INDICATED ON PLAN

CLIENT/PROJECT

BUILDING ALTERATION FOR:

YESHIVATH VIZNITZ - DOW HALL - MIKVA PORTION
235 ELM ROAD
BRIARCLIFF MANOR, NY 10510

DRAWING

- KEY PLAN
- DOW HALL - MIKVA PORTION SECOND FLOOR PLAN

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DATE 11/29/21	JOB NO. 21016 - DOW-M
SCALE AS NOTED	DWG. NO. **DOW-M-A/5**
DRAWN CN	
CHECKED MP	SHEET **5** OF 12



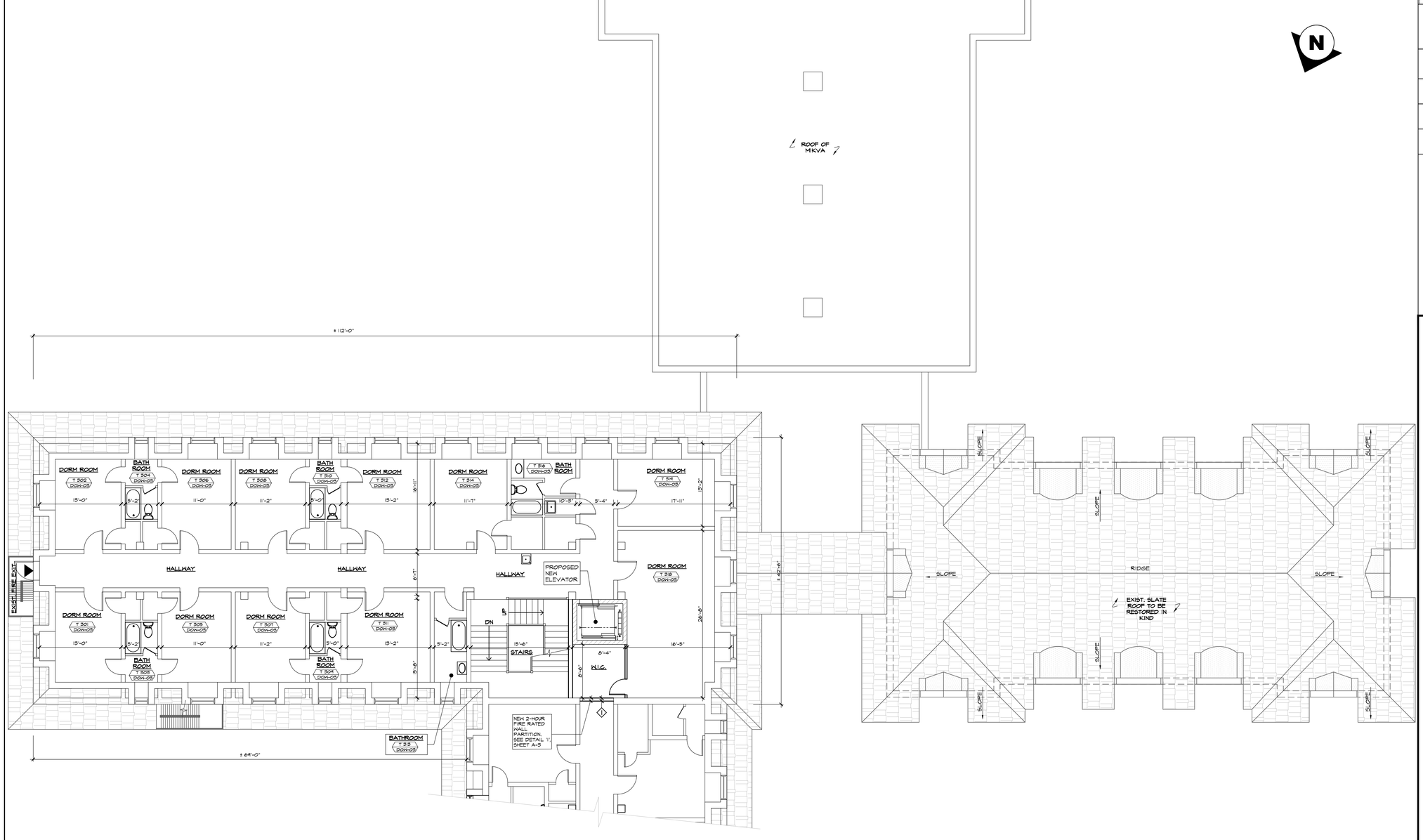
KEY PLAN

NOT TO SCALE

N

WALL LEGEND

	EXST. TO REMAIN
	EXIST. WALL TO BE REMOVED
	ALL NEW INTERIOR WALLS TO BE 2X4 STUDS @ 16" O.C. OTHERWISE INDICATED ON PLAN



DOW HALL - MIKVA PORTION THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"

CLIENT/PROJECT

BUILDING ALTERATION FOR:

YESHIVATH VIZNITZ - DOW HALL - MIKVA PORTION
235 ELM ROAD
BRIARCLIFF MANOR, NY 10510

DRAWING

- KEY PLAN
- DOW HALL - MIKVA PORTION THIRD FLOOR PLAN

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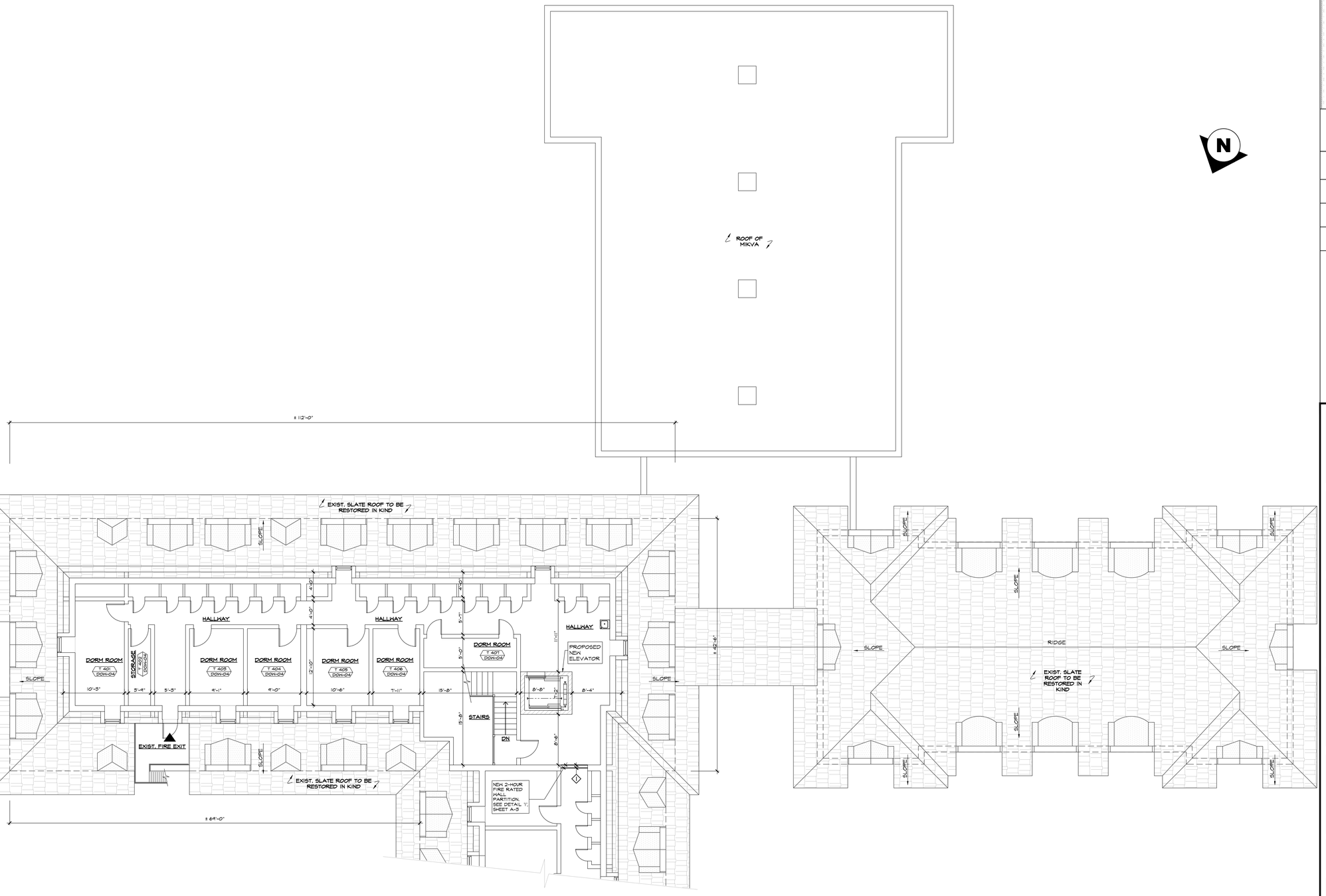
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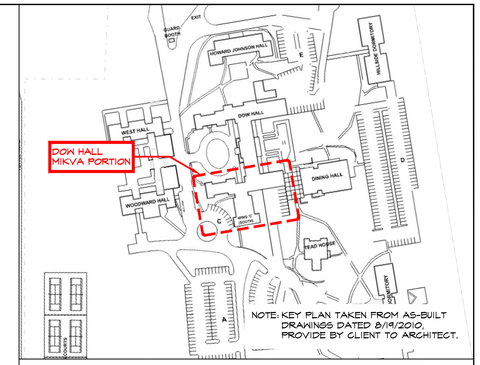
REGISTERED ARCHITECT MAX PARANGI No. 022268 STATE OF NEW YORK

DATE 11/29/21	JOB NO. 21016 - DOW-M
SCALE AS NOTED	DWG. NO. **DOW-M-A/6**
DRAWN CN	
CHECKED MP	SHEET **6** OF 12



DOW HALL - MIKVA PORTION FOURTH FLOOR PLAN

SCALE: 1/8" = 1'-0"



KEY PLAN

NOT TO SCALE

WALL LEGEND

	EXST. TO REMAIN
	EXIST. WALL TO BE REMOVED
	ALL NEW INTERIOR WALLS TO BE 2X4 STUDS @ 16" O.C. OTHERWISE INDICATED ON PLAN

CLIENT/PROJECT

BUILDING ALTERATION FOR:

YESHIVATH VIZNITZ - DOW HALL - MIKVA PORTION
235 ELM ROAD
BRIARCLIFF MANOR, NY 10510

DRAWING

- KEY PLAN
- DOW HALL - MIKVA PORTION FOURTH FLOOR PLAN

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DATE 11/29/21	JOB NO. 21016 - DOW-M
SCALE AS NOTED	DWG. NO. **DOW-M-A/7**
DRAWN CN	
CHECKED MP	SHEET **7** OF 12

BASEMENT FLOOR INFORMATION:

- **GROSS FLOOR AREA:** ± 13,514.8 S.F.
- **NET FLOOR AREA:** ± 12,163.8 S.F.

- **BUILDING USE CLASSIFICATION:**

BASEMENT FLOOR MIKVA AREA: A-3, [ASSEMBLY]
BASEMENT FLOOR OFFICE AREA: B, [BUSINESS]
(PER SECTION 303.4 & 304.1 OF 2020 BCNYS)

- **MAX OCCUPANT LOAD** (PER TABLE 1004.5 OF 2020 BCNYS)

BASEMENT FLOOR MIKVA AREA: (94)
BASEMENT FLOOR OFFICE AREA: (32)

- **EGRESS** (PER TABLE 1006.3.2 OF 2020 BCNYS)

BASEMENT FLOOR MIKVA AREA:
- REQUIRED (2)
- EXISTING (3)

BASEMENT FLOOR OFFICE AREA:
- REQUIRED (2)
- EXISTING (4)

COMPLIES

- **TRAVEL DISTANCE** (PER TABLE 1017.2 OF 2020 BCNYS)

FOR 'A' OCCUPANCY MAX ALLOWED: WITH SPRINKLER SYSTEM - 250 FT
WITHOUT SPRINKLER SYSTEM - 200 FT

FOR 'B' OCCUPANCY MAX ALLOWED: WITH SPRINKLER SYSTEM - 300 FT
WITHOUT SPRINKLER SYSTEM - 200 FT

EXISTING 'A' OCCUPANCY MIKVA AREA LONGEST TRAVEL DISTANCE: 128'-11"
EXISTING 'B' OCCUPANCY OFFICE AREA LONGEST TRAVEL DISTANCE: 150'-1"

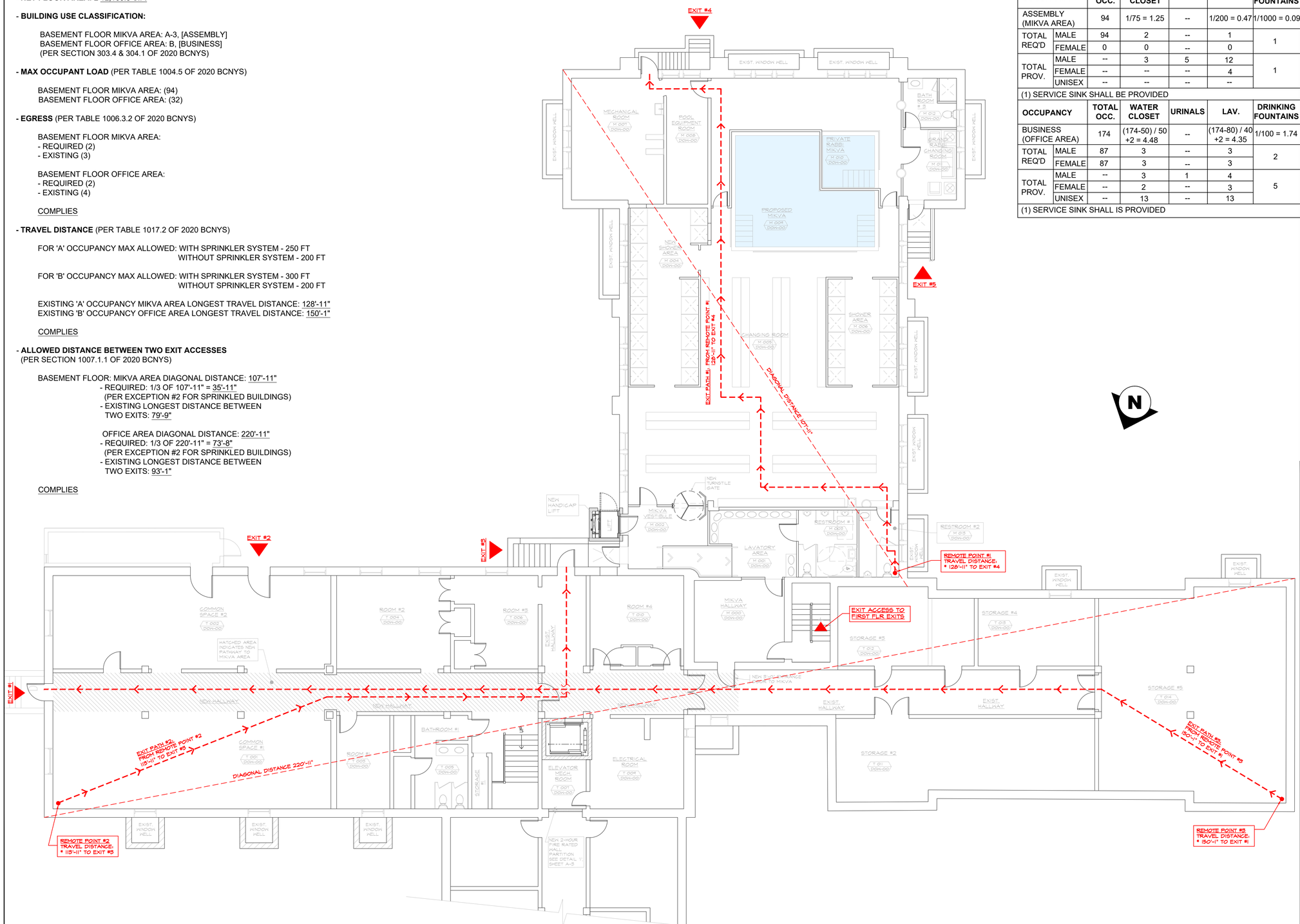
COMPLIES

- **ALLOWED DISTANCE BETWEEN TWO EXIT ACCESSES**
(PER SECTION 1007.1.1 OF 2020 BCNYS)

BASEMENT FLOOR: MIKVA AREA DIAGONAL DISTANCE: 107'-11"
- REQUIRED: 1/3 OF 107'-11" = 35'-11"
(PER EXCEPTION #2 FOR SPRINKLED BUILDINGS)
- EXISTING LONGEST DISTANCE BETWEEN TWO EXITS: 79'-9"

OFFICE AREA DIAGONAL DISTANCE: 220'-11"
- REQUIRED: 1/3 OF 220'-11" = 73'-8"
(PER EXCEPTION #2 FOR SPRINKLED BUILDINGS)
- EXISTING LONGEST DISTANCE BETWEEN TWO EXITS: 93'-1"

COMPLIES



PLUMBING FIXTURE REQUIREMENTS:

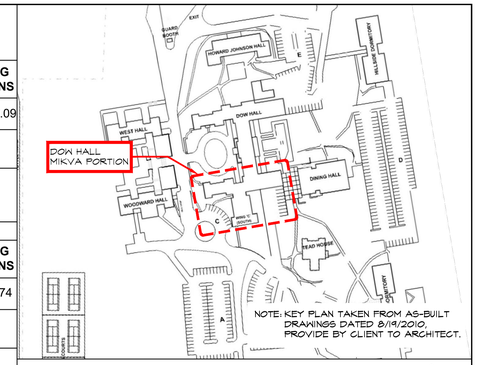
(PER NYS PLUMBING CODE SECTION 403.1)

OCCUPANCY		TOTAL OCC.	WATER CLOSET	URINALS	LAV.	DRINKING FOUNTAINS
ASSEMBLY (MIKVA AREA)		94	1/75 = 1.25	--	1/200 = 0.47	1/1000 = 0.09
TOTAL REQ'D	MALE	94	2	--	1	1
	FEMALE	0	0	--	0	
TOTAL PROV.	MALE	--	3	5	12	1
	FEMALE	--	--	--	4	
	UNISEX	--	--	--	--	

(1) SERVICE SINK SHALL BE PROVIDED

OCCUPANCY		TOTAL OCC.	WATER CLOSET	URINALS	LAV.	DRINKING FOUNTAINS
BUSINESS (OFFICE AREA)		174	(174-50) / 50 +2 = 4.48	--	(174-80) / 40 +2 = 4.35	1/100 = 1.74
TOTAL REQ'D	MALE	87	3	--	3	2
	FEMALE	87	3	--	3	
TOTAL PROV.	MALE	--	3	1	4	5
	FEMALE	--	2	--	3	
	UNISEX	--	13	--	13	

(1) SERVICE SINK SHALL IS PROVIDED



KEY PLAN

NOT TO SCALE

BUILDING INFORMATION:

BUILDING: DOW HALL - MIKVA PORTION

PROPOSED USE: OFFICE AREA - BUSINESS
MIKVA AREA - INDOOR POOL

MAX OCCUPANT LOAD FOR ENTIRE BUILDING: (268)

CONSTRUCTION TYPE: TYPE III-A
(EXISTING SPRINKLER SYSTEM IS PROVIDED THROUGHOUT ENTIRE SPACE)

BUILDING USE CLASSIFICATION: (SEE FLOOR INFORMATION FOR DETAILS)

TOTAL GROSS AREA OF DOW HALL MIKVA PORTION: 41,788.8 S.F.

TOTAL NET AREA OF DOW HALL MIKVA PORTION: 37,609.9 S.F.

DOW HALL - MIKVA PORTION BASEMENT FLOOR EGRESS PLAN

SCALE: 1/8" = 1'-0"

CLIENT/PROJECT

BUILDING ALTERATION FOR:

YESHIVATH VIZNITZ - DOW HALL - MIKVA PORTION
235 ELM ROAD
BRIARCLIFF MANOR, NY 10510

DRAWING

- KEY PLAN
- BUILDING INFORMATION
- PLUMBING FIXTURE INFORMATION
- DOW HALL - MIKVA PORTION BASEMENT FLOOR EGRESS PLAN

NO.	REVISIONS:	DATE

ISSUE LOG		
	12/03/21 - TO DOB	
	2/11/22 - TO DOB	

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REGISTERED ARCHITECT MAX PARANGI No. 022285 STATE OF NEW YORK

DATE 11/29/21	JOB NO. 21016 - DOW-M
SCALE AS NOTED	DWG. NO. **DOW-M-A/8**
DRAWN CN	
CHECKED MP	SHEET **8** OF 12

FIRST FLOOR INFORMATION:

- **GROSS FLOOR AREA:** ± 12,967.5 S.F.
- **NET FLOOR AREA:** ± 11,670.7 S.F.

- **BUILDING USE CLASSIFICATION**

FIRST FLOOR: B, [BUSINESS]
(PER SECTION 304.1 OF 2020 BCNYS)

- **MAX OCCUPANT LOAD** (PER TABLE 1004.5 OF 2020 BCNYS)
FIRST FLOOR AREA: (62)

- **EGRESS** (PER TABLE 1006.3.2 OF 2020 BCNYS)

FIRST FLOOR:
- REQUIRED (2)
- EXISTING (5)

COMPLIES

- **TRAVEL DISTANCE** (PER TABLE 1017.2 OF 2020 BCNYS)

FOR 'B' OCCUPANCY MAX ALLOWED: WITH SPRINKLER SYSTEM - 300 FT
WITHOUT SPRINKLER SYSTEM - 200 FT

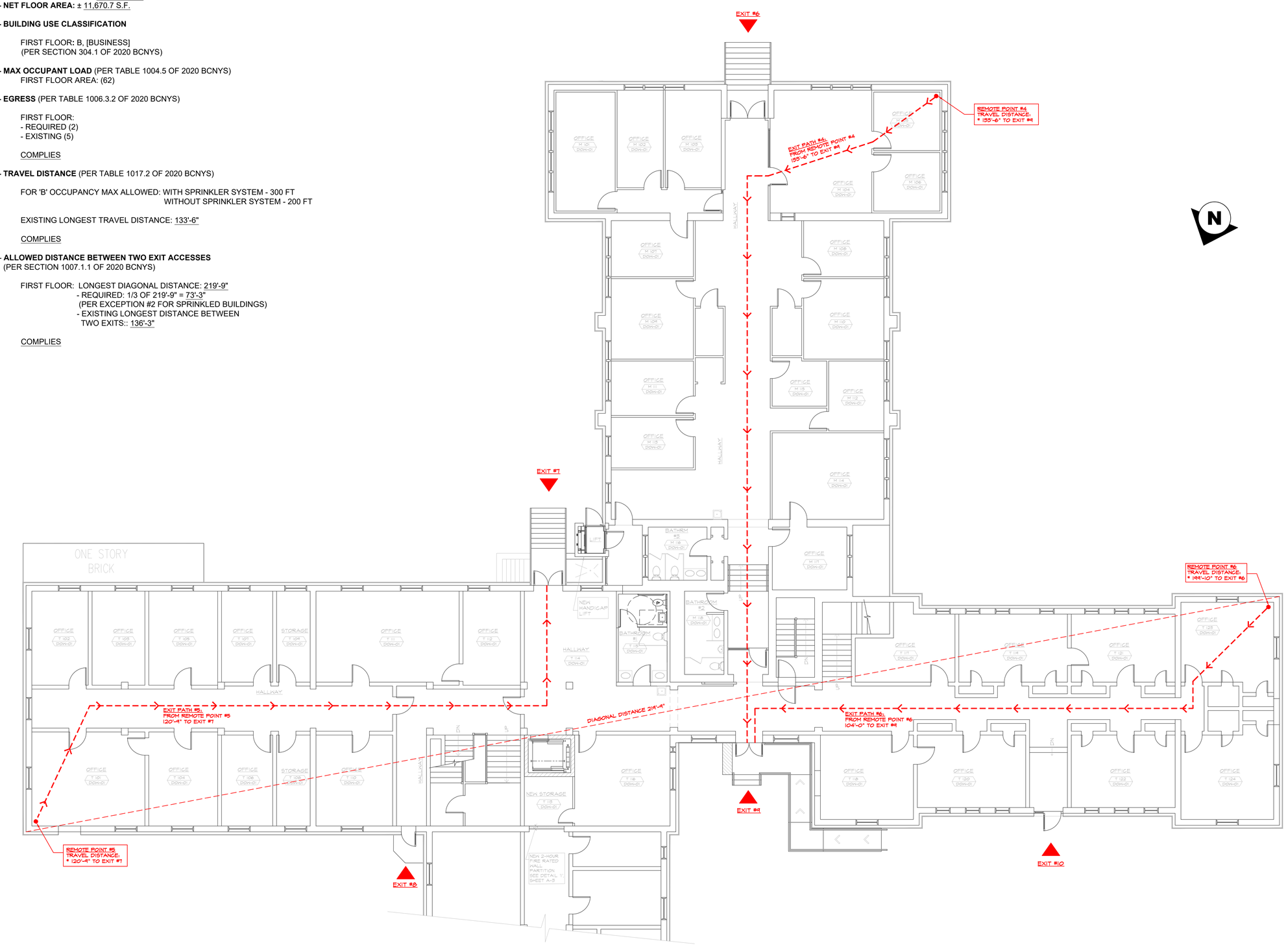
EXISTING LONGEST TRAVEL DISTANCE: 133'-6"

COMPLIES

- **ALLOWED DISTANCE BETWEEN TWO EXIT ACCESSES**
(PER SECTION 1007.1.1 OF 2020 BCNYS)

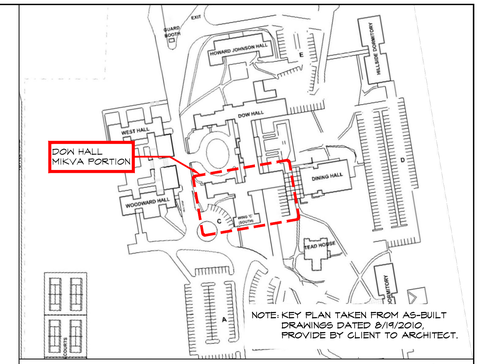
FIRST FLOOR: LONGEST DIAGONAL DISTANCE: 219'-9"
- REQUIRED: 1/3 OF 219'-9" = 73'-3"
(PER EXCEPTION #2 FOR SPRINKLED BUILDINGS)
- EXISTING LONGEST DISTANCE BETWEEN
TWO EXITS:: 136'-3"

COMPLIES



DOW HALL - MIKVA PORTION FIRST FLOOR EGRESS PLAN

SCALE: 1/8" = 1'-0"



KEY PLAN

NOT TO SCALE

BUILDING INFORMATION:

BUILDING: DOW HALL - MIKVA PORTION

PROPOSED USE: OFFICE AREA - BUSINESS
MIKVA AREA - INDOOR POOL

MAX OCCUPANT LOAD FOR ENTIRE BUILDING: (268)

CONSTRUCTION TYPE: TYPE III-A
(EXISTING SPRINKLER SYSTEM IS PROVIDED THROUGHOUT ENTIRE SPACE)

BUILDING USE CLASSIFICATION: (SEE FLOOR INFORMATION FOR DETAILS)

TOTAL GROSS AREA OF DOW HALL MIKVA PORTION: 41,788.8 S.F.

TOTAL NET AREA OF DOW HALL MIKVA PORTION: 37,609.9 S.F.

CLIENT/PROJECT

BUILDING ALTERATION FOR:

YESHIVATH VIZNITZ - DOW HALL - MIKVA PORTION
235 ELM ROAD
BRIARCLIFF MANOR, NY 10510

DRAWING

- KEY PLAN
- BUILDING INFORMATION
- DOW HALL - MIKVA PORTION FIRST FLOOR EGRESS PLAN

NO.	REVISIONS:	DATE

ISSUE LOG		
	12/03/21 - TO DOB	
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REGISTERED ARCHITECT MAX PARANGI No.022265 STATE OF NEW YORK

DATE	JOB NO.
11/29/21	21016 - DOW-M
SCALE: AS NOTED	DWG. NO. **DOW-M-A/9**
DRAWN: CN	
CHECKED: MP	SHEET **9** OF 12

SECOND FLOOR INFORMATION:

- **GROSS FLOOR AREA:** ± 7,736.8 S.F.
- **NET FLOOR AREA:** ± 6,963.1 S.F.

- **BUILDING USE CLASSIFICATION**

SECOND FLOOR GYM AREA: A-3, [ASSEMBLY]
SECOND FLOOR OFFICE AREA: B, [BUSINESS]
(PER SECTION 303.4 & 304.1 OF 2020 BCNYS)

- **MAX OCCUPANT LOAD** (PER TABLE 1004.5 OF 2020 BCNYS)

SECOND FLOOR OFFICE AREA: (24)
SECOND FLOOR GYM AREA: (19)

- **EGRESS** (PER TABLE 1006.3.2 OF 2020 BCNYS &
PER FIRE ESCAPE STAIR - SECTION 1104.16 OF 2020 FCNYS)

SECOND FLOOR OFFICE AREA:
- REQUIRED (2)
- EXISTING (2)

SECOND FLOOR GYM AREA:
- REQUIRED (2)
- EXISTING (2)

COMPLIES

- **TRAVEL DISTANCE** (PER TABLE 1017.2 OF 2020 BCNYS)

FOR 'A' OCCUPANCY MAX ALLOWED: WITH SPRINKLER SYSTEM - 250 FT
WITHOUT SPRINKLER SYSTEM - 200 FT
FOR 'B' OCCUPANCY MAX ALLOWED: WITH SPRINKLER SYSTEM - 300 FT
WITHOUT SPRINKLER SYSTEM - 200 FT

EXISTING OCCUPANCY 'A' GYM AREA LONGEST TRAVEL DISTANCE: 135'-7"
EXISTING OCCUPANCY 'B' OFFICE AREA LONGEST TRAVEL DISTANCE: 123'-11"

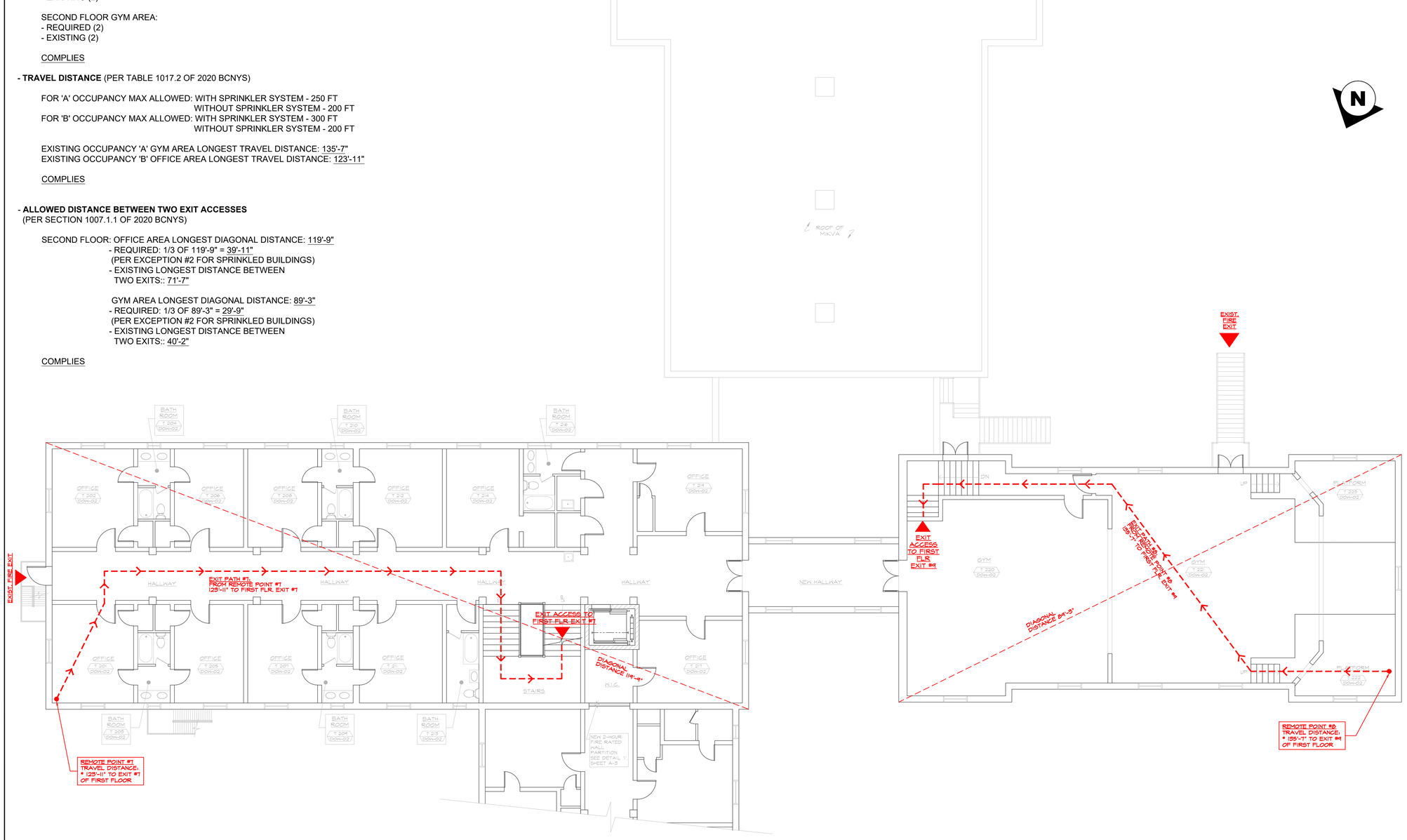
COMPLIES

- **ALLOWED DISTANCE BETWEEN TWO EXIT ACCESSES**
(PER SECTION 1007.1.1 OF 2020 BCNYS)

SECOND FLOOR: OFFICE AREA LONGEST DIAGONAL DISTANCE: 119'-9"
- REQUIRED: 1/3 OF 119'-9" = 39'-11"
(PER EXCEPTION #2 FOR SPRINKLED BUILDINGS)
- EXISTING LONGEST DISTANCE BETWEEN
TWO EXITS:: 71'-7"

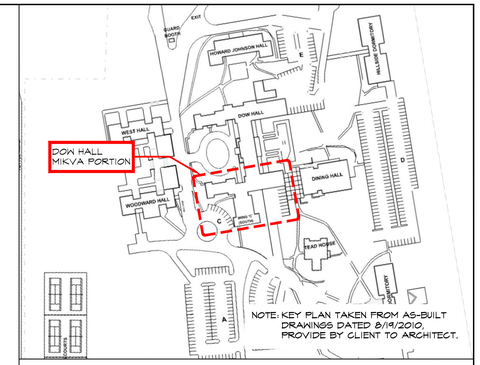
GYM AREA LONGEST DIAGONAL DISTANCE: 89'-3"
- REQUIRED: 1/3 OF 89'-3" = 29'-9"
(PER EXCEPTION #2 FOR SPRINKLED BUILDINGS)
- EXISTING LONGEST DISTANCE BETWEEN
TWO EXITS:: 40'-2"

COMPLIES



DOW HALL - MIKVA PORTION SECOND FLOOR EGRESS PLAN

SCALE: 1/8" = 1'-0"



KEY PLAN

NOT TO SCALE

N

BUILDING INFORMATION:

BUILDING: DOW HALL - MIKVA PORTION

PROPOSED USE: OFFICE AREA - BUSINESS
MIKVA AREA - INDOOR POOL

MAX OCCUPANT LOAD FOR ENTIRE BUILDING: (268)

CONSTRUCTION TYPE: TYPE III-A
(EXISTING SPRINKLER SYSTEM IS PROVIDED THROUGHOUT ENTIRE SPACE)

BUILDING USE CLASSIFICATION: (SEE FLOOR INFORMATION FOR DETAILS)

TOTAL GROSS AREA OF DOW HALL MIKVA PORTION: 41,788.8 S.F.

TOTAL NET AREA OF DOW HALL MIKVA PORTION: 37,609.9 S.F.

CLIENT/PROJECT

BUILDING ALTERATION FOR:

YESHIVATH VIZNITZ - DOW HALL - MIKVA PORTION
235 ELM ROAD
BRIARCLIFF MANOR, NY 10510

DRAWING

- KEY PLAN
- BUILDING INFORMATION
- DOW HALL - MIKVA PORTION SECOND FLOOR EGRESS PLAN

NO.	REVISIONS:	DATE

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	12/03/21 - TO DOB	
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REGISTERED ARCHITECT MAX PARANGI No. 022265 STATE OF NEW YORK

DATE 11/29/21	JOB NO. 21016 - DOW-M
SCALE AS NOTED	DWG. NO. **DOW-M-A/10**
DRAWN CN	
CHECKED MP	SHEET **10** OF 12

THIRD FLOOR INFORMATION:

- GROSS FLOOR AREA: ± 4,785.3 S.F.
- NET FLOOR AREA: ± 4,282.5 S.F.

- BUILDING USE CLASSIFICATION

THIRD FLOOR: B, [BUSINESS]
(PER SECTION 304.1 OF 2020 BCNYS)

- MAX OCCUPANT LOAD (PER TABLE 1004.5 OF 2020 BCNYS)

THIRD FLOOR AREA: (25)

- EGRESS (PER TABLE 1006.3.2 OF 2020 BCNYS &
PER FIRE ESCAPE STAIR - SECTION 1104.16 OF 2020 FCNYS)

THIRD FLOOR:
- REQUIRED (2)
- EXISTING (2)

COMPLIES

- TRAVEL DISTANCE (PER TABLE 1017.2 OF 2020 BCNYS)

FOR 'B' OCCUPANCY MAX ALLOWED: WITH SPRINKLER SYSTEM - 300 FT
WITHOUT SPRINKLER SYSTEM - 200 FT

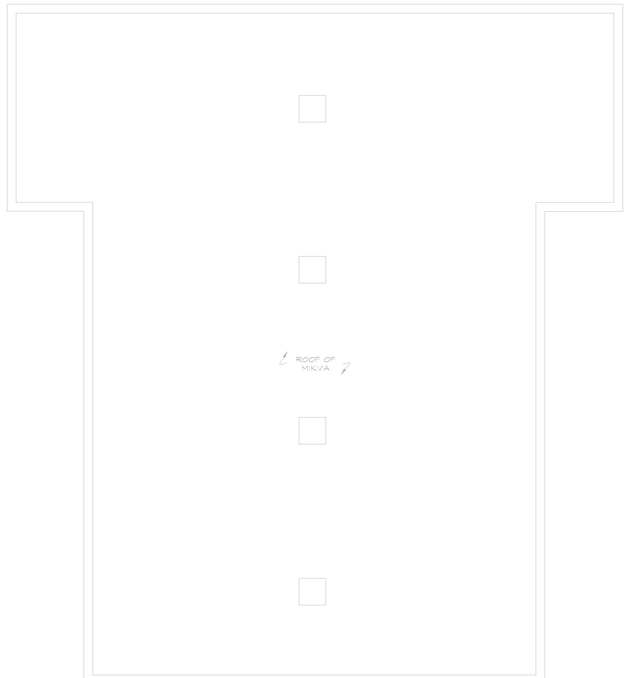
EXISTING LONGEST TRAVEL DISTANCE: 215'-6"

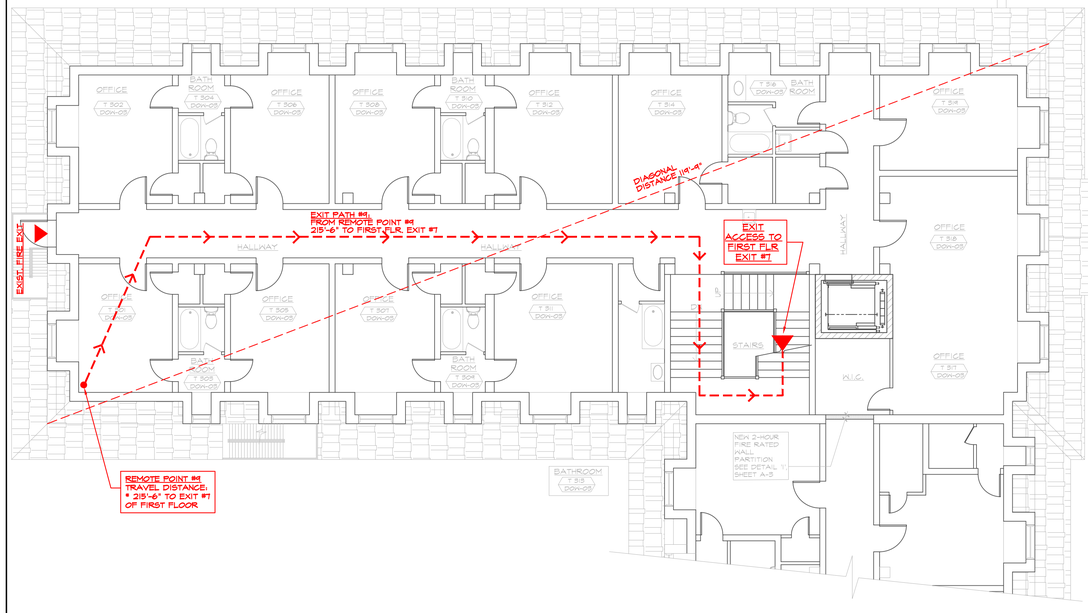
COMPLIES WITH SPRINKLER SYSTEM

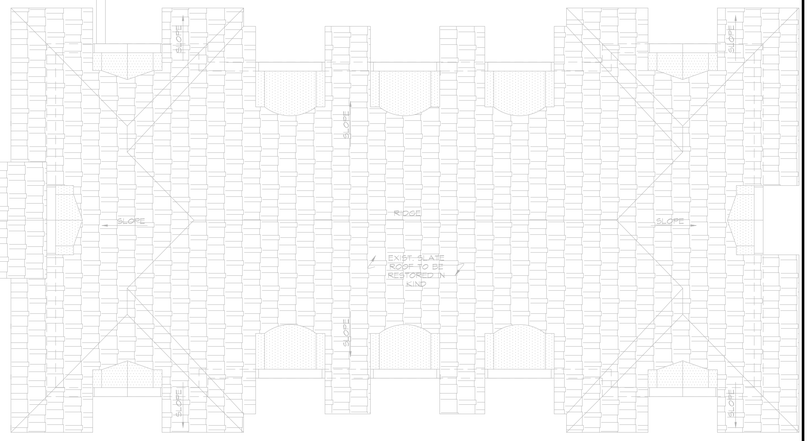
- ALLOWED DISTANCE BETWEEN TWO EXIT ACCESSES
(PER SECTION 1007.1.1 OF 2020 BCNYS)

THIRD FLOOR: LONGEST DIAGONAL DISTANCE: 119'-9"
- REQUIRED: 1/3 OF 119'-9" = 39'-11"
(PER EXCEPTION 2 FOR SPRINKLED BUILDINGS)
- EXISTING DISTANCE BETWEEN
TWO EXITS: 73'-1"

COMPLIES

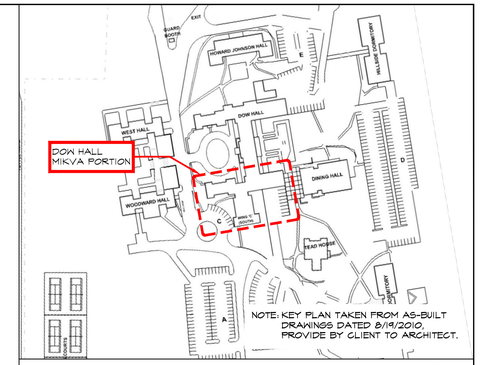






DOW HALL - MIKVA PORTION THIRD FLOOR EGRESS PLAN

SCALE: 1/8" = 1'-0"



KEY PLAN

NOT TO SCALE

BUILDING INFORMATION:

BUILDING: DOW HALL - MIKVA PORTION

PROPOSED USE: OFFICE AREA - BUSINESS
MIKVA AREA - INDOOR POOL

MAX OCCUPANT LOAD FOR ENTIRE BUILDING: (268)

CONSTRUCTION TYPE: TYPE III-A
(EXISTING SPRINKLER SYSTEM IS PROVIDED THROUGHOUT ENTIRE SPACE)

BUILDING USE CLASSIFICATION: (SEE FLOOR INFORMATION FOR DETAILS)

TOTAL GROSS AREA OF DOW HALL MIKVA PORTION: 41,788.8 S.F.

TOTAL NET AREA OF DOW HALL MIKVA PORTION: 37,609.9 S.F.

CLIENT/PROJECT

BUILDING ALTERATION FOR:

YESHIVATH VIZNITZ - DOW HALL - MIKVA PORTION
235 ELM ROAD
BRIARCLIFF MANOR, NY 10510

DRAWING

- KEY PLAN
- BUILDING INFORMATION
- DOW HALL - MIKVA PORTION THIRD FLOOR PLAN EGRESS PLAN

NO.	REVISIONS:	DATE

ISSUE LOG		
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REGISTERED ARCHITECT MAX PARANGI No. 022285 STATE OF NEW YORK

DATE 11/29/21	JOB NO. 21016 - DOW-M
SCALE AS NOTED	DWG. NO. **DOW-M-A/11**
DRAWN CN	
CHECKED MP	SHEET **11** OF 12

FOURTH FLOOR INFORMATION:

- **GROSS FLOOR AREA:** ± 2,784.4 S.F.
- **NET FLOOR AREA:** ± 2,506.5 S.F.

- **BUILDING USE CLASSIFICATION**

FOURTH FLOOR: B, [BUSINESS]
(PER SECTION 304.1 OF 2020 BCNYS)

- **MAX OCCUPANT LOAD** (PER TABLE 1004.5 OF 2020 BCNYS)
FOURTH FLOOR AREA: (12)

- **EGRESS** (PER TABLE 1006.3.2 OF 2020 BCNYS &
PER FIRE ESCAPE STAIR - SECTION 1104.16 OF 2020 FCNYS)

FOURTH FLOOR:
- REQUIRED (2)
- EXISTING (2)

COMPLIES

- **TRAVEL DISTANCE** (PER TABLE 1017.2 OF 2020 BCNYS)

FOR 'B' OCCUPANCY MAX ALLOWED: WITH SPRINKLER SYSTEM - 300 FT
WITHOUT SPRINKLER SYSTEM - 200 FT

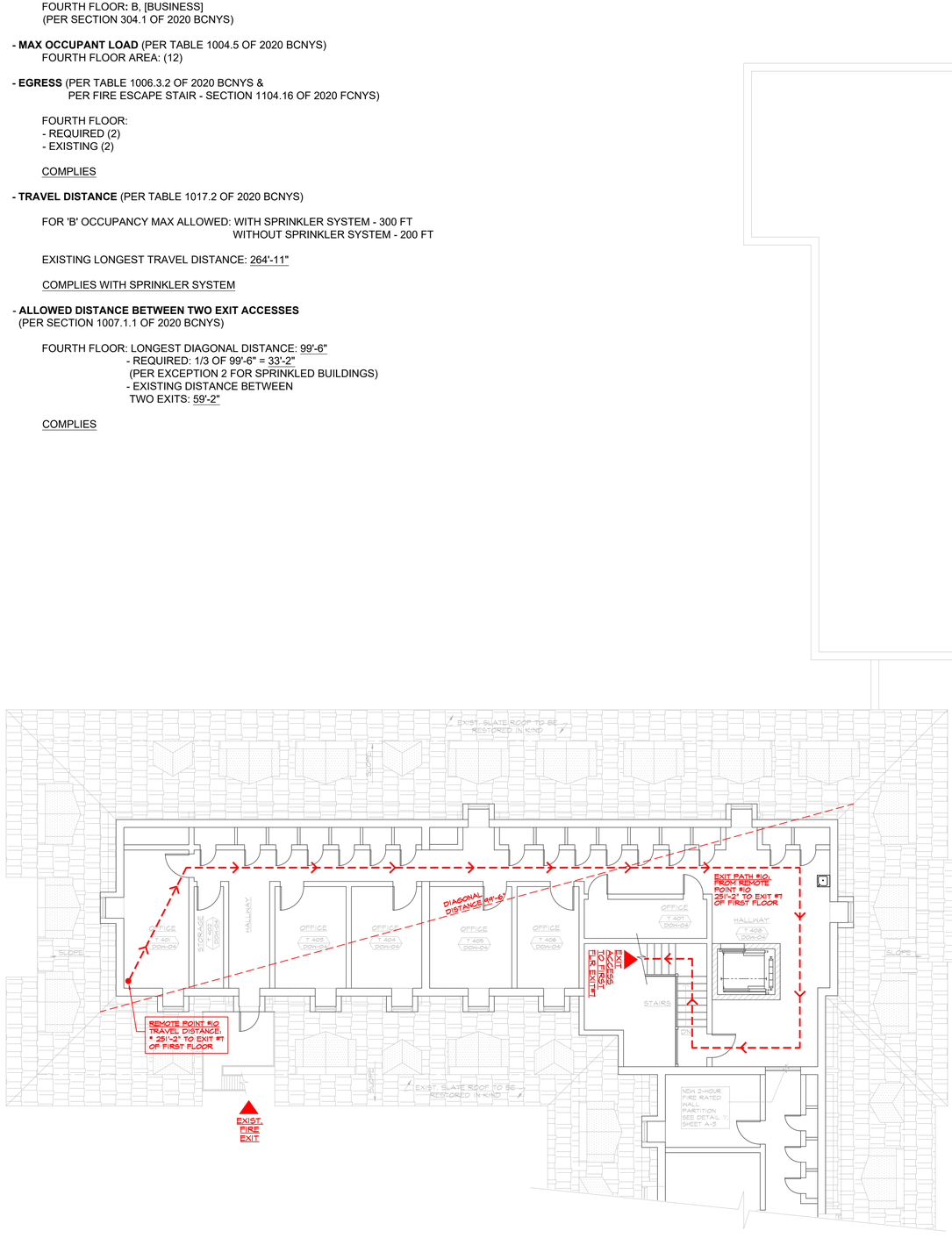
EXISTING LONGEST TRAVEL DISTANCE: 264'-11"

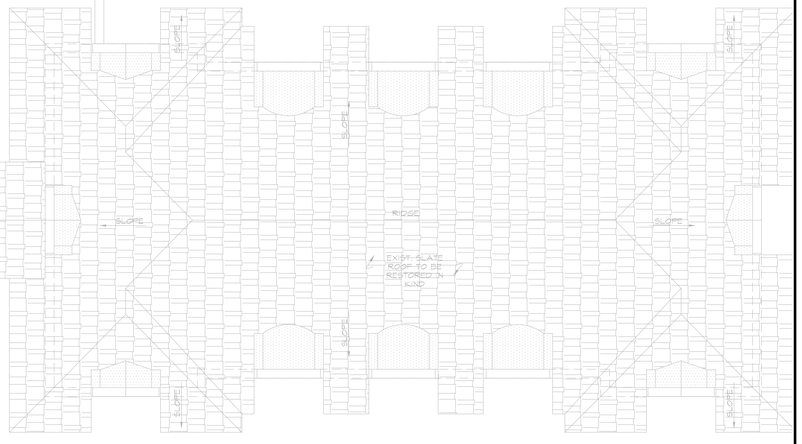
COMPLIES WITH SPRINKLER SYSTEM

- **ALLOWED DISTANCE BETWEEN TWO EXIT ACCESSES**
(PER SECTION 1007.1.1 OF 2020 BCNYS)

FOURTH FLOOR: LONGEST DIAGONAL DISTANCE: 99'-6"
- REQUIRED: 1/3 OF 99'-6" = 33'-2"
(PER EXCEPTION 2 FOR SPRINKLED BUILDINGS)
- EXISTING DISTANCE BETWEEN
TWO EXITS: 59'-2"

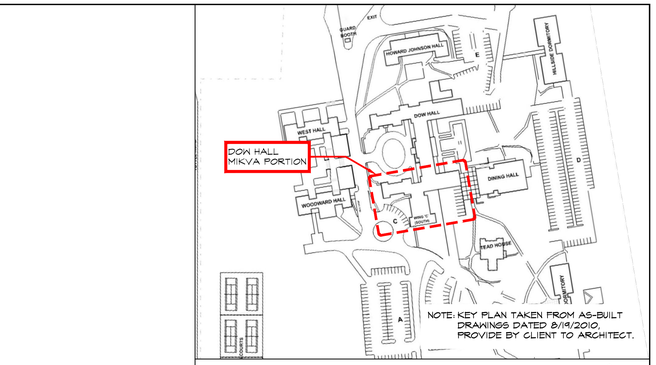
COMPLIES





DOW HALL - MIKVA PORTION FOURTH FLOOR EGRESS PLAN

SCALE: 1/8" = 1'-0"



KEY PLAN

NOT TO SCALE

BUILDING INFORMATION:

BUILDING: DOW HALL - MIKVA PORTION

PROPOSED USE: OFFICE AREA - BUSINESS
MIKVA AREA - INDOOR POOL

MAX OCCUPANT LOAD FOR ENTIRE BUILDING: (268)

CONSTRUCTION TYPE: TYPE III-A
(EXISTING SPRINKLER SYSTEM IS PROVIDED THROUGHOUT ENTIRE SPACE)

BUILDING USE CLASSIFICATION: (SEE FLOOR INFORMATION FOR DETAILS)

TOTAL GROSS AREA OF DOW HALL MIKVA PORTION: 41,788.8 S.F.

TOTAL NET AREA OF DOW HALL MIKVA PORTION: 37,609.9 S.F.

CLIENT/PROJECT

BUILDING ALTERATION FOR:

YESHIVATH VIZNITZ - DOW HALL - MIKVA PORTION
235 ELM ROAD
BRIARCLIFF MANOR, NY 10510

DRAWING

- KEY PLAN
- BUILDING INFORMATION
- DOW HALL - MIKVA PORTION FOURTH FLOOR EGRESS PLAN

NO.	REVISIONS:	DATE

ISSUE LOG		
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REGISTERED ARCHITECT MAX PARANGI No. 022286 STATE OF NEW YORK

DATE 11/29/21	JOB NO. 21016 - DOW-M
SCALE AS NOTED	DWG. NO. **DOW-M-A/12**
DRAWN CN	
CHECKED MP	SHEET **12** OF 12

YESHIVATH VIZNITZ

DINING HALL

GENERAL SPECIFICATIONS

1. All work performed shall comply with the requirements of the Village of Briarcliff Manor, 2020 Building Code of New York State (BCNYS).

2. All Electrical work shall comply with requirements of 2017 National Electrical Code and shall be performed by a NY State Licensed Electrical Contractor. (if necessary)

3. Contractor or any subcontractors doing any work under this contract shall carry liability & property damage insurance against accidents of any kind and to provide owner with certificates of said insurance.

4. Contractor shall check all dimensions on plan against field conditions prior to construction and shall immediately report any discrepancies to the Architect, prior to commencement of work.

5. Prior to commencement of work, the Contractor or any Subcontractor(s) doing any work under this contract shall file all required Certificates of Insurance with Building Department, and shall be entirely responsible for obtaining all required permits from all Authorities having jurisdiction on this matter, including but not limited to, environmental & asbestos removal permits, if so required by owner. The Owner shall be responsible for paying permit fees required by the local Building Department and fees required by all other Governmental Agencies having jurisdiction thereof.

6. Contractor shall be responsible for inspections by all Authorities and/or Governmental Agencies having jurisdiction on this matter, as may be necessary.

7. Minor details not usually shown or specified but necessary for proper construction of any part of the work shall be included as if they were indicated in the Drawings, and the Architect shall be notified in writing prior to commencement of work.

8. The Contractor shall comply with and keep himself informed of all Federal, State, Municipal and Departmental Laws, Ordinances, Rules and Regulations, Notices, Orders and Requirements.

9. The Architectural Firm has not been retained for construction inspection services, contract administration or supervision. Architect's responsibility is strictly limited to the contents of working drawings and their related specifications only. Architect is not responsible for any changes to plans & specifications unless specifically authorized by him in writing. Architect has not been retained for Asbestos investigation. Architect & homeowner are not responsible for any kind of design & specifications related to asbestos presence.

10. Damaged Work: Each Contractor shall be held responsible for all damage caused to any work on this project by his own forces or those of his Sub-contractors, or by others connected with his operation on this project in any way and shall make all necessary repairs and replacement of such damaged work at his expense, to the reasonable satisfaction of the Owner.

11. Safety Requirements: The Contractor shall provide necessary bracing and barricades including temporary walks, fences and other protective structures to safeguard construction and public safety.

12. The Contractor shall lay out his own work, and shall provide all dimensions required for other trades: Electrical, Plumbing, etc.

13. Job Maintenance: The General Contractor shall be responsible for the maintenance of the site in a clean and orderly condition at all times. Contractors working under separate contracts will cooperate in this requirement, but the General Contractor will be responsible for the required cleaning and maintaining of the site.

A. Waste materials, rubbish, debris, broken concrete, packing cases, etc., shall be removed.
B. Prior to turning job over to owner, remaining rubbish shall be removed, the ground areas raked clean and the entire building cleaned as specified under "cleaning".

14. Cleaning: Immediately before turning the project or parts of same over to the Owner, the General Contractor shall wash and clean the following:
A. Remove temporary protection.
B. Remove marks, stains and other dirt from painted decorated and finished woodwork.
C. Remove spots, mortar, plaster, soil and paint from ceramic tiles and other finish materials and wash or wipe clean.
D. Clean fixtures, cabinet work and equipment and leave in undamaged new appearing condition.
E. Clean aluminum and other finish metals in accordance with Mfg. recommendations.
F. Clean resilient floors thoroughly to remove any surface dirt and polish to uniform sheen.
G. Clean both sides of glass.

15. Do not scale drawings. All written measurements shall take precedence over scaled dimensions.

SCAFFOLDING & TEMPORARY ENCLOSURE NOTES

1. The Contractor shall prepare & submit to the Architect shop drawings including details, plans, & design calculations for a scaffolding or temporary enclosure system including wind loading, Live Load, Dead Load calculations, & all other criteria required by the Building Department. All drawings and calculations must be supervised & sealed by the Engineer responsible for the design of the scaffolding and/or any temporary enclosures, complete with all requirements for materials and equipment access.

2. The General Contractor must retain a professional Engineer to design all fastening & connection details of scaffolding and/or any temporary enclosures required. Said Engineer shall be licensed and registered to practice in the State of NY. (if necessary)

3. General Contractor shall protect existing copings & parapets walls from damage.

4. Provide temporary weather seal around all areas subject to demolition and construction.

5. All building operations and services shall remain intact & operational during construction. Relocate or provide temporarily support for all existing mechanical, electrical, plumbing, & fire protection systems throughout the building. Also see mechanical / electrical / plumbing / fire protection specifications for further requirements.

6. The General Contractor shall file for approval and obtain a permit from the Department of Buildings for the scaffolding or temporary enclosure system. If scaffolding is required Contractor is to file with the Building Department for approval under separate application as necessary.

TENANT SAFETY NOTES

1) Means of Egress:
a. All required exits shall be be maintained free from obstructions and impediments for egress in case of fire or other emergency.
b. Construction work shall not block hallways or other means of egress.

2) Fire safety:
a. All building materials which are stored at the site or any area of the building are to be stored in a locked area. Access to areas to be controlled by the Owner, or the General Contractor.
b. All materials to be stored in a orderly fashion.
c. All flammable materials to be tightly sealed in their respective manufacturers' containers. Such materials are to be kept away from heat.
d. All flammable materials to be used and stored in an adequate ventilated space.
e. All electrical power to be shut off where there are exposed conduits
f. All electrical power in the construction area to be shut off after working hours.
g. The General Contractor, at all times to ensure there is no natural gas leakage in the building, or any flammable gas to be used in construction.

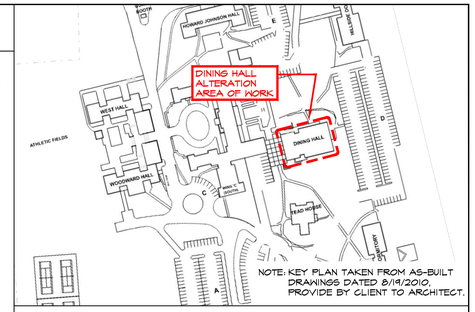
3) Health requirements:
a. Debris, dirt and dust to be kept to a minimum, and be confined to the immediate construction area.
b. The General Contractor to isolate construction area from occupied building areas by means of temporary partitions and/or heavyweight drop cloths.
c. Debris, dirt and dust to be cleaned up and cleared from the building periodically to avoid excessive any excess accumulation. Broom sweep site daily.

4) Housing Standards:
a. Construction operations will not involve interruption of heating, water, or electrical services to tenants in the building. All utilities shall surveyed by contractor prior to construction. All temporary shut-downs or utility conflicts shall be reported to Building Owner and/or Architect .
b. Construction work will be confined to the area of the work and is not to create dust, dirt, or other such inconveniences to apartment units above within the building.
c. All existing means of egress for tenants of the building to be maintained clear and free of all obstructions, such as building materials, tools, etc.

5) Structural Stability: n/a, as it shall not be affected.

6) Noise restrictions:
a. Construction operations will be confined to normal working hours: 8 am to 6 pm, Monday to Friday, except legal holidays and agreed upon overtime variances to accessibility requirements by the Unit Owner.
b. General Contractor must obtain written permission from all affected parties to work other than regular hours.

7) Other requirements- Occupancy during construction:
No area of the premises is currently occupied and building shall remain vacant throughout entire building envelope rehabilitation.

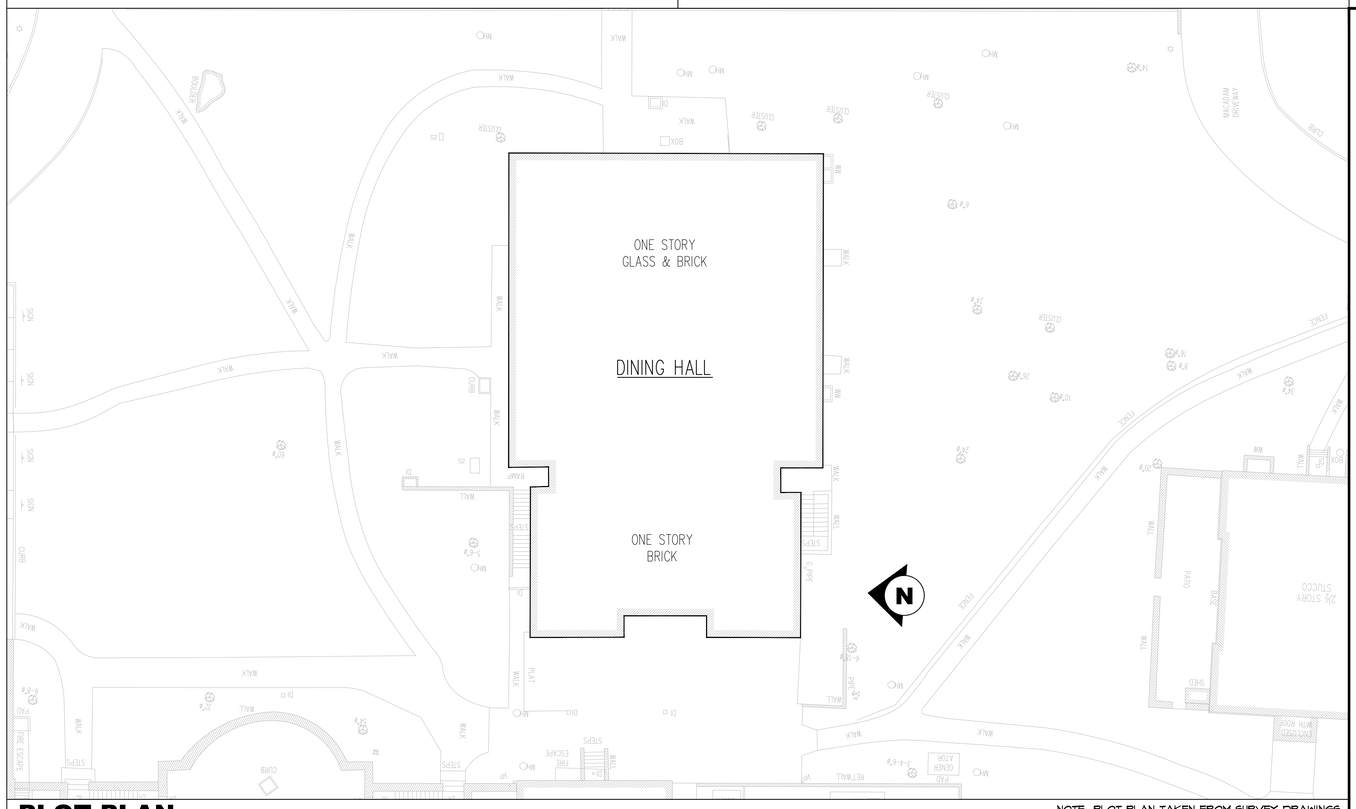


KEY PLAN

NOT TO SCALE

LIST OF DRAWINGS

DWG. NO.	TITLE
DH-A/1	GENERAL NOTES, PLOT PLAN & KEY PLAN
DH-A/2	GENERAL SPECIFICATIONS & ADA NOTES
DH-A/3	DINING HALL DEMOLITION PLANS
DH-A/4	DINING HALL GROUND FLOOR PLAN
DH-A/5	DINING HALL FIRST FLOOR PLAN
DH-A/6	DINING HALL MEZZANINE FLOOR PLAN
DH-A/7	DINING HALL GROUND FLOOR EGRESS
DH-A/8	DINING HALL FIRST FLOOR EGRESS-1
DH-A/9	DINING HALL FIRST FLOOR EGRESS-2
DH-A/10	DINING HALL SECOND FLOOR EGRESS
DH-A/11	DINING HALL ELEVATIONS



PLOT PLAN

SCALE: 1"=20'-0"

NOTE: PLOT PLAN TAKEN FROM SURVEY DRAWINGS DATED 5/24/2021, PROVIDE BY SUMMIT LAND SURVEYING P.C.

CLIENT/PROJECT

BUILDING ALTERATION:

YESHIVATH VIZNITZ - DINING HALL
235 ELM ROAD
BRIARCLIFF MANOR, NY 10510

DRAWING

- KEY PLAN
- GENERAL NOTES
- DINING HALL PLOT PLAN

NO.	REVISIONS:	DATE

ISSUE LOG		
	12/03/21 - TO DOB	
	2/11/22 - TO DOB	

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REGISTERED ARCHITECT MAX PARANGI No. 022265 STATE OF NEW YORK

DATE 11/17/21	JOB NO. 21016 - DH
SCALE AS NOTED	DWG. NO. **DH-A/1**
DRAWN CN, RP, AC, SV	
CHECKED MP	SHEET **1** OF 11

GENERAL SPECIFICATIONS:

Structural Concrete

1. All work shall comply to the ACI 318-19 code, latest edition, as amended by the 2020 New York State Building Code.

2. All concrete shall be normal weight concrete weighing 145 pcf having a compressive strength 3,500 psi at 28 days and a maximum water-cement ratio of 0.45.

3. Structural concrete shall contain a water reducing, plasticizing admixture. All concrete exposed to weather shall contain an air-entraining admixture.

4. All concrete work: mixes, inspections, and formwork shall conform to the requirements of the 2020 New York State Building Code and ACI codes.

5. Conform to ACI hot and cold weather concreting.

6. Contractor shall assume full responsibility for design of concrete mixes and for maintaining strength and proper slump during construction. Concrete mixes shall be designed in accordance with the Section 1905 of the 2020 New York State Building Code and shall be submitted to the Architect and Engineer for review. No concrete shall be placed until concrete mixes have been approved by the Architect and Engineer.

7. All formwork shall be constructed so concrete members and structures are of size, shape, alignment, elevation, and position indicated within tolerance limits of ACI 117.

8. Reinforcing bars shall be deformed steel bars complying with ASTM A615, grade 60.

9. Welded wire fabric shall comply with ASTM A185 and shall have a minimum yield strength of 70,000 psi.

10. All reinforcement shall be detailed and placed in accordance with ACI manual of standard practice, unless otherwise noted. Placing of concrete shall not start until the placement of reinforcing has been approved by the special inspector or special inspection agency.

11. Checked shop drawings showing reinforcing details, including steel sizes, spacing and placement, shall be submitted to the Architect for review prior to fabrication.

12. Reinforcing bars, welded wire fabric, tie wires and accessories shall be epoxy coated for concrete works that are exposed to weather or under water in accordance with ASTM a-775. Damaged epoxy coating on reinforcing materials shall be touched up to the original coating standards.

13. Reinforcing splices shall comply with ACI 318, but shall in no case be less than 40 diameters, unless otherwise noted.

14. Mechanical splicing if required, shall have the bars connected to develop at least 125 percent of the specified yield strength of the bar. If mechanical splicing is used, submit product literature describing and method of installation.

15. Welded wire fabric shall be lapped two (2) full mesh panels and tied securely.

16. Where required, dowels shall match size and number of main reinforcing and lap a min. of 48Ø (unless otherwise noted).

17. Do not place concrete without favorably reviewed shop drawings.

18. All construction joints shall be cleaned and moistened immediately prior to placing new concrete.

19. Bar supports in contact with exposed surfaces shall be plastic tipped.

20. No calcium chloride shall be used in any concrete.

21. Concrete slabs shall have a monolithic finish and shall be screeded, compacted by rolling or tamping, floated off and graded as required. After sufficient hardening slab shall be protected and cured. Start curing as soon as possible without marking finish. Cover slabs with reinforced paper as required. Keep surface continuously moist for seven days or use a curing compound.

22. Dry pack shall be one part sand, one part cement with enough water for placement.

23. All bearing grout shall be non-shrink, nonmetallic with a minimum compressive strength of 5,000 psi.

24. When installing expansion bolts or adhesive anchors, the contractor shall take measures to avoid drilling or cutting of any existing reinforcing and destruction of of concrete. Holes shall be blown clean prior to placing bolts or adhesive anchors per manufacture's recommendations.

25. Patch concrete where required. Patching concrete shall be Sika Top 122 or 123 with epoxied pins where required by mfg.

STRUCTURAL STEEL NOTES:

1. Detailing, fabrication and erection shall comply with AISC specifications and codes, latest editions as amended by the 2020 New York State Building Code.

2. Structural steel channels, angles, plates and bars shall be ASTM A36, unless otherwise noted. W shapes shall be ASTM A992, HSS shapes shall be ASTM A500 GR. B.

3. Bolts, nuts and washers shall comply with ASTM A325. bolts shall be a minimum 3/4 inch diameter, unless otherwise noted.

4. At bolted connections provide a minimum of two (2) bolts.

5. Submit shop drawings for all work. Do not proceed with any fabrication until the shop drawings are favorably reviewed. Shop drawings shall be based on field verified conditions.

6. Allow for a two-week review period (min.) for shop drawings, and time all submissions accordingly.

7. Provide any measures required for stability of structure during erection.

8. After fabrication, clean steel of all rust, loose mill, scale and other foreign materials.

9. All welding shall be done by qualified welders and shall conform to "AWS structural welding code - steel", latest edition. Welders shall be licensed in accordance with all requirements of the building code of the City of White Plains, and the rules and regulations of the board of standards and appeals.

10. Welding electrodes shall be E70xx for new construction, and E60 low-hydrogen for existing. Provide chemical analysis and weldability tests prior to fabrication.

11. Welding shall be performed in a manner that would avoid any detrimental overheating of existing load bearing steel.

12. Welding should be performed in as symmetrical a way as possible.

13. Minimum fillet welds shall comply with AISC, but shall not be less than 1/4 inch, unless otherwise noted.

14. Provide fireproof blankets and other fire protection measures as required for fire safety during welding.

15. Surfaces of all steel that is to receive welds shall be power brushed and cleaned thoroughly of all foreign matter and painted for a distance of 2 inches from each side of the outside lines of weld.

16. All field welding areas shall be touched up on site where paint is required.

17. All live loads shall be removed from areas being welded during construction.

18. All exterior steel shall be painted with the following system by TNEMEC or equal. (paint systems to be verified with TNEMEC for applicability of intended use).
Surface prep: sspc-sp3 power tool clean
Prime: v10-99 or 4 versare, 2-3 mils dft
Intermediate: 2h or 23 enduratone, 2-3 mils dft
Finish: 2h or 23 enduratone, 2-3 mils dft

19. For all required fireproofing and painting see construction drawings.

20. All exterior exposure bolts, shims, and other hardware shall be galvanized and touched up with zinc rich paint.

21. Fabricate beams with the natural camber up. Provide cambers as indicated on the drawings.

22.Where steel members are required to be spliced, the splice shall be made to develop the full strength of the section. Such splices shall not interfere with any architectural or mechanical design and clearances. Submit shop drawing of splice detail, location and calculation signed and sealed by the contractor's professional engineer.

23. The contractor shall be responsible for the control of all erection procedures and sequences with relation to temperature differentials.

24. All additional steel requirements by the contractor for erection purposes shall be removed by the contractor, unless approved by the owner in writing.

TIMBER & LUMBER NOTES

1. Details of all wood framing shall conform to the requirements of the 2020 New York State Building Code.

2. Design, fabrication, and construction of wood framing shall conform with the following codes and standards: "National Design Specifications for Wood Construction", American Forest and Paper Association.
"Timber Construction Manuel", latest edition, as adopted by the American Institute of Timber Construction, including the "Code of Standard Practice", AITC 106.

3. All timber connections shall be able to develop the full capacity of the members attached. All connection hardware shall be Simpson Strong-Tie CO. or approved equivalent.

4. All framing lumber shall be Douglas Fir NO. 2 with a minimum unfactored basic FB=875 PSI and E=1,400,000 PSI.

5. Engineered lumber for beams shall be 2.0E parallam PSI by ILevel (Weyerhaeuser) Company or approved equivalent and shall have a minimum FB=2,900 PSI, E=2,000 KSI, and FV=290 PSI.

6. LPI/TJI joist web stiffeners and web fillers shall be erected in accordance with the mfg. requirements. (TYP.)

7. Stagger plywood sheathing panel and joists. Allow 1/8" spacing at panel ends and edges unless otherwise recommended by the sheathing mfg. All plywood shall be min. 1/2" "CDX" exterior grade for siding and min. 5/8" "CDX" for roof decking, or as indicated on plans.

8. All dimensional lumber to be marked "S-DRY" with a maximum of 19% moisture content. Comply with dry size requirements of PS 20.

9. Notches in existing or new framing shall not be allowed without the permission of the Architect.

10. Do not cut and re-frame any lumber without the permission of the Architect.

11. Nailing shall conform to Table 2304.10.1 of the 2020 New York Sate Buliding Code.

12. Secure loose timber connections.

13. Members shall be set with crown up and have a minimum of 4" bearing.

14. Provide shop drawings for all requested items.

15. Provide secured steel shims at the new wood joists/trimmers bearing as required for fit. Cut bottom of joist at bearing up to 1" if required for fit.

16. Provide new intermediate lines so that lines of maximum spacing between bridging and support is a maximum of 6'-0" O.C. Restore any removed of missing bridging as required.

17. Lumber size and spacing as indicated on Working Drawings.

18. Roof trusses wider than 24" o.c. shall have 2" x 4" wood blocking under all plywood joints (if applicable).

19. Double joists under all partitions running parallel with floor spans and around all floor openings. Double rafters & ceiling joists around all skylight openings (if applicable).

DOORS & WINDOWS

1. All doors and windows shall be size, type and fire rating indicated on plans and schedules. All windows shall be regular double pane, low E insulated glass by Anderson Windows Mfg. or approved equivalent.

2. Exterior doors shall have insulating cores with an aluminum saddle or equivalent indicated on plans. All doors to garages and mechanical rooms shall be equipped with self-closing hinges. All door fire rating shall be as indicated on plans. Also see individual notes on plans for sizes and model #.

FINISHES

1. Masonry Walls - Split-rib block to be treated with waterproofing agent upon completion (if applicable).

2. Frame Walls - Frame walls shall receive gypsum board panels (thickness - indicated on Plans) which shall receive (1) coat or primer and (2) coats of paint providing a washable finished surface. Bathrooms shall receive standard grade crystalline ceramic tile, or per Owner's instructions.

3. All plumbing fixtures, sinks, tubs, showers, WC's, faucets, and miscellaneous plumbing fixtures to be selected by Owner.

OTHER MISCELLANEOUS ITEMS:

1. The Contractor shall at any time provide access to the Architect to verify quantities & observe the work & shall provide rigging & scaffolding assistance if necessary. The Contractor must comply with all the scaffolding rules and regulations promulgated by the White Plains Department of Buildings and any other agencies having jurisdiction and must obtain all necessary permits for the installation of all such equipment.

2. The Contractor shall include the following miscellaneous items in his Base Bid:
- Sidewalk Bridging (if applicable)
- Mobilization, Scaffolding, Rigging, Insurance, Permits, etc.

THE CONTRACTOR MUST PROVIDE NETTING AND SIDEWALK BRIDGING FOR THIS WORK (IF REQUIRED) IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES, RULES & REGULATIONS. HE MUST OBTAIN AND PAY FOR ALL NECESSARY SUCH PERMITS & FEES FOR BRIDGING, RIGGING & SCAFFOLDING. THE CONTRACTOR SHALL SUBMIT MANUFACTURERS' LITERATURE AND CATALOGUE CUTS, SHOP DRAWINGS, SAMPLES, & INSTALLATION INSTRUCTIONS FOR ALL MATERIALS TO BE USED ON THIS PROJECT. THIS INFORMATION SHALL BE SUBMITTED TO THE ARCHITECT'S OFFICE MIN. 30 CALENDAR DAYS FOR APPROVAL PRIOR TO COMMENCEMENT OF PROJECT.

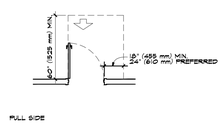
ADA COMPLIANCE

ACCESSIBILITY

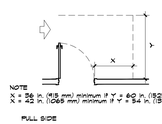
1. Thresholds at doorways will not exceed 1/2" in height as per Section 404.2.5

2. Door widths shall be a minimum of 32" in compliance with Section 404.2.3

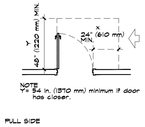
3.Handles, pulls, latches, locks and other operating devices on accessible doors shall comply with Section 404.2.7



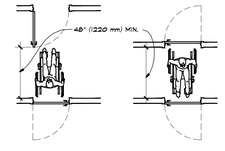
FULL SIDE

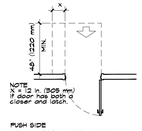


FULL SIDE

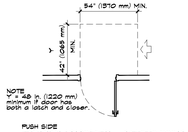


FULL SIDE

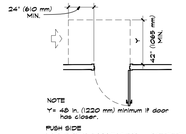




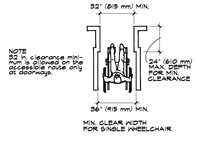
PUSH SIDE
FRONT APPROACHES -- SWINGING DOORS

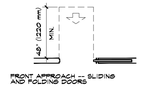


PUSH SIDE
HINGE SIDE APPROACHES -- SWINGING DOORS

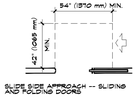


PUSH SIDE
LATCH SIDE APPROACHES -- SWINGING DOORS

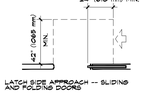




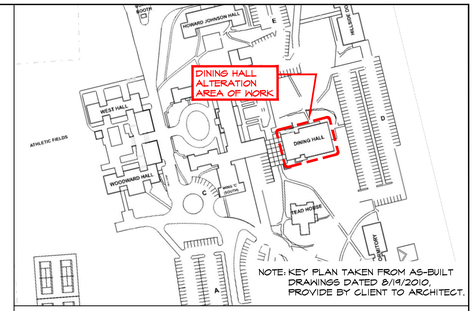
FRONT APPROACH -- SLIDING AND FOLDING DOORS



SLIDE SIDE APPROACH -- SLIDING AND FOLDING DOORS



LATCH SIDE APPROACH -- SLIDING AND FOLDING DOORS



KEY PLAN

NOT TO SCALE

CLIENT/PROJECT

BUILDING ALTERATION:

YESHIVATH VIZNITZ - DINING HALL
235 ELM ROAD
BRIARCLIFF MANOR, NY 10510

DRAWING

- KEY PLAN
- GENERAL NOTES
- ADA COMPLIANCE

NO.	REVISIONS:	DATE

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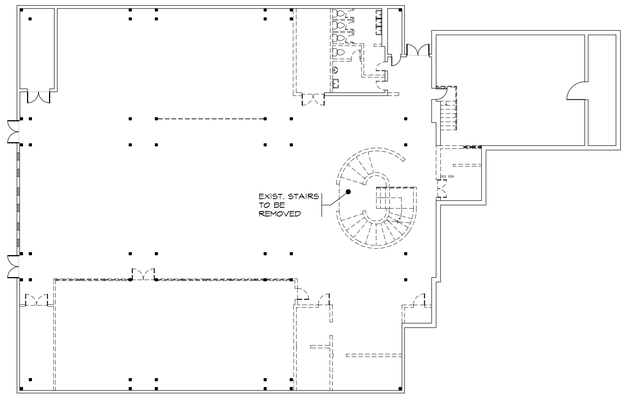
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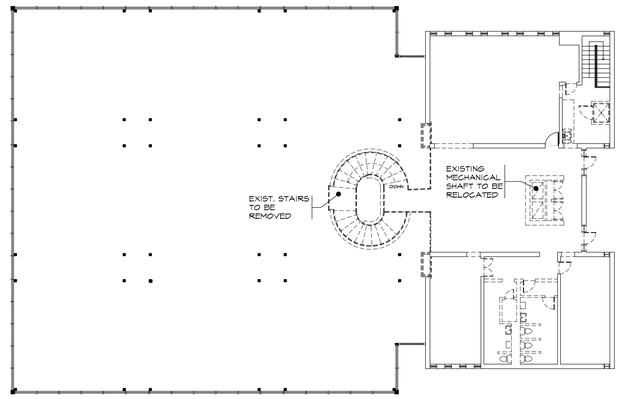
REGISTERED ARCHITECT MAX PARANGI No.022265 STATE OF NEW YORK

DATE 11/17/21	JOB NO. 21016 - DH
SCALE AS NOTED	DWG. NO. **DH-A/2**
DRAWN CN, RP, AC, SV	
CHECKED MP	SHEET **2** OF 11



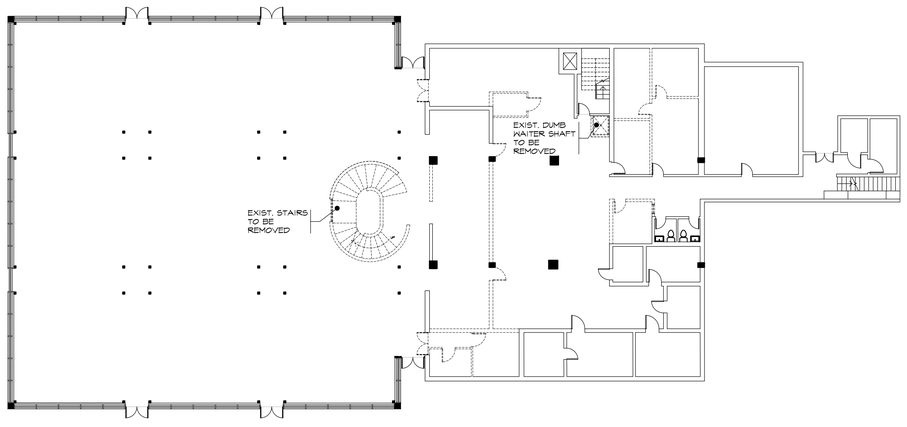
DINING HALL - GROUND FLOOR DEMOLITION PLAN

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



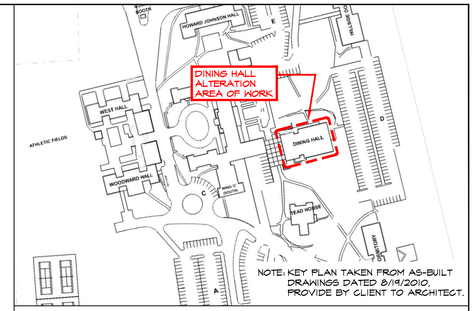
DINING HALL - MEZZANINE FLOOR DEMOLITION PLAN

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



DINING HALL - FIRST FLOOR DEMOLITION PLAN

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



KEY PLAN

NOT TO SCALE

N

WALL LEGEND

	EXST. TO REMAIN
	EXIST. WALL TO BE DEMOLISHED
	DENOTES STRUCTURAL COLUMNS. SEE PLANS FOR DETAILS

CLIENT/PROJECT

BUILDING ALTERATION:

YESHIVATH VIZNITZ - DINING HALL
235 ELM ROAD
BRIARCLIFF MANOR, NY 10510

DRAWING

- DINING HALL - DEMOLITION PLANS

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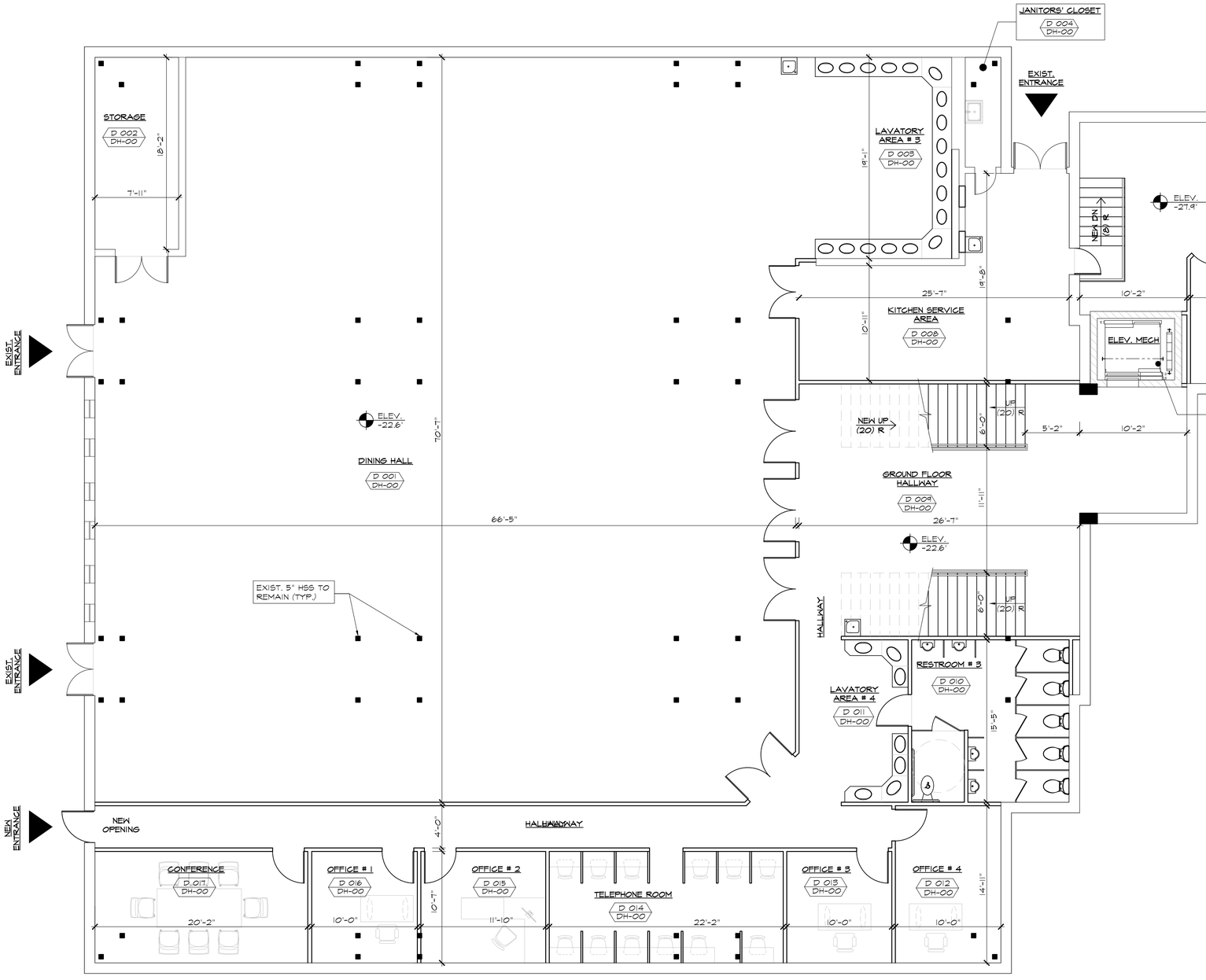
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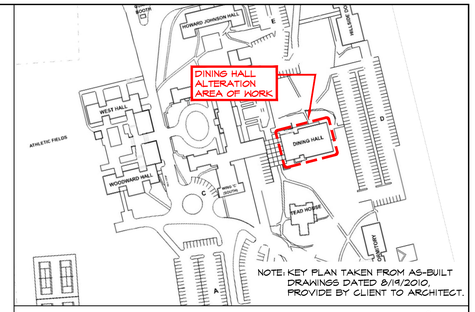
REGISTERED ARCHITECT
MAX PARANGI
No. 022285
STATE OF NEW YORK

DATE: 11/17/21	JOB NO.: 21016 - DH
SCALE: AS NOTED	DWG. NO.: **DH-A/3**
DRAWN: CN, RP, AC, SV	
CHECKED: MP	SHEET **3** OF 11



DINING HALL GROUND FLOOR PLAN

SCALE: 3/16" = 1'-0"



KEY PLAN

NOT TO SCALE

N

WALL LEGEND

	EXST. TO REMAIN
	ALL NEW INTERIOR WALLS TO BE 2X4 STUDS @ 16" O.C. OTHERWISE INDICATED ON PLAN
■	DENOTES STRUCTURAL COLUMNS. SEE PLANS FOR DETAILS

CLIENT/PROJECT

BUILDING ALTERATION:

YESHIVATH VIZNITZ - DINING HALL
235 ELM ROAD
BRIARCLIFF MANOR, NY 10510

DRAWING

- KEY PLAN
- DINING HALL GROUND FLOOR PLAN

NO.	REVISIONS:	DATE

ISSUE LOG

12/03/21 - TO DOB	
2/11/22 - TO DOB	

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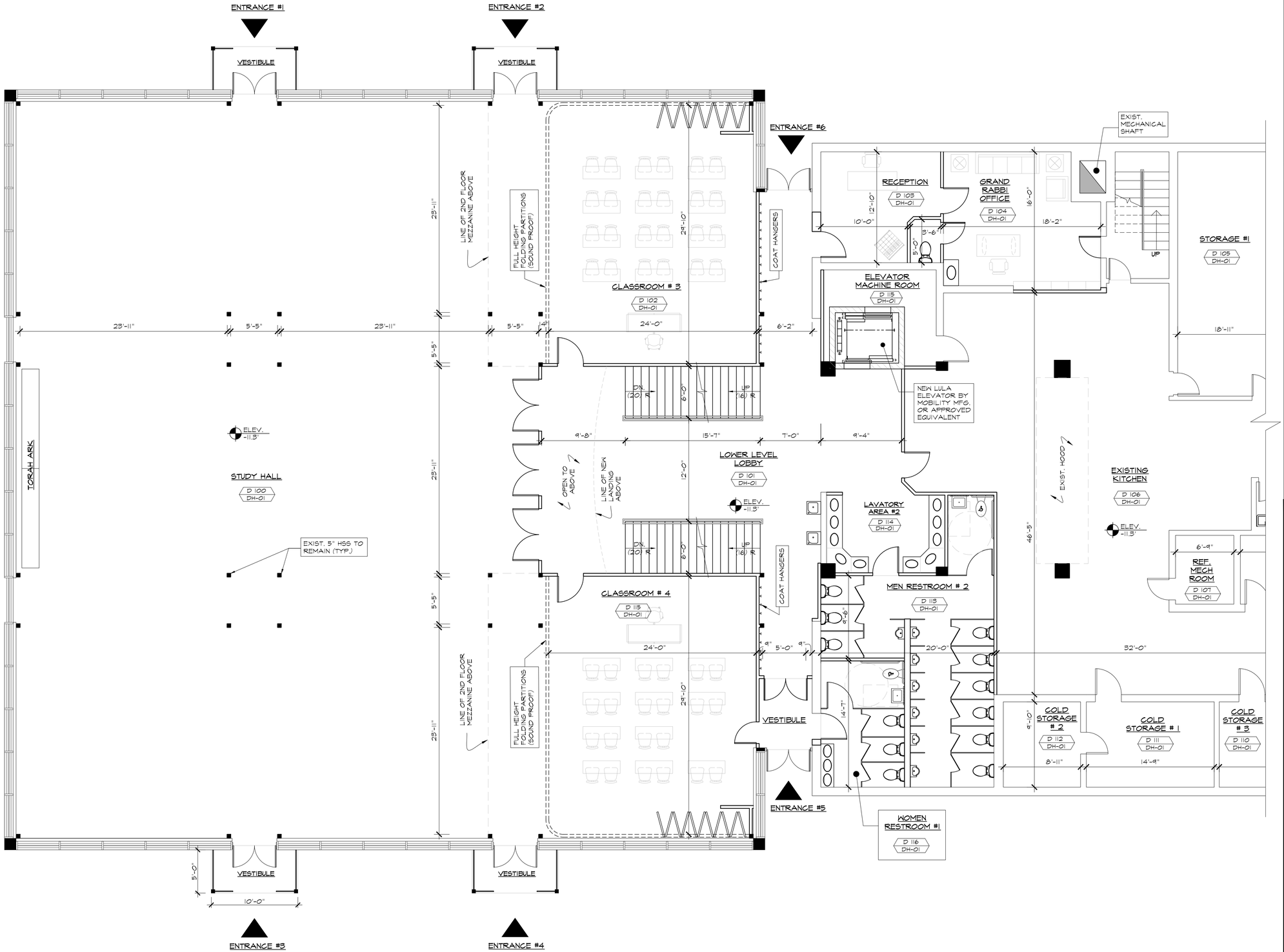
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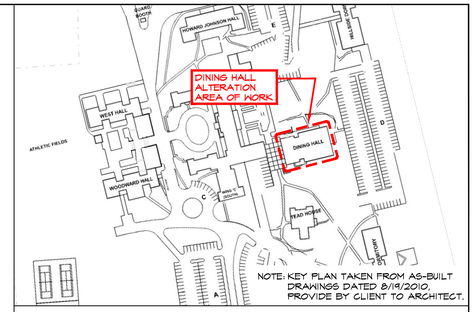
REGISTERED ARCHITECT MAX PARANGI No.022283 STATE OF NEW YORK

DATE 11/17/21	JOB NO. 21016 - DH
SCALE AS NOTED	DWG. NO. **DH-A/4**
DRAWN CN, RP, AC, SV	
CHECKED MP	SHEET **4** OF 11



DINNING HALL FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"



KEY PLAN

NOT TO SCALE

WALL LEGEND

	EXST. TO REMAIN
	ALL NEW INTERIOR WALLS TO BE 2X4 STUDS @ 16" O.C. OTHERWISE INDICATED ON PLAN
	DENOTES STRUCTURAL COLUMNS. SEE PLANS FOR DETAILS

CLIENT/PROJECT

BUILDING ALTERATION:

YESHIVATH VIZNITZ - DINING HALL
235 ELM ROAD
BRIARCLIFF MANOR, NY 10510

DRAWING

- KEY PLAN
- DINING HALL FIRST FLOOR PLAN

NO.	REVISIONS:	DATE

ISSUE LOG

12/03/21 - TO DOB	
2/11/22 - TO DOB	

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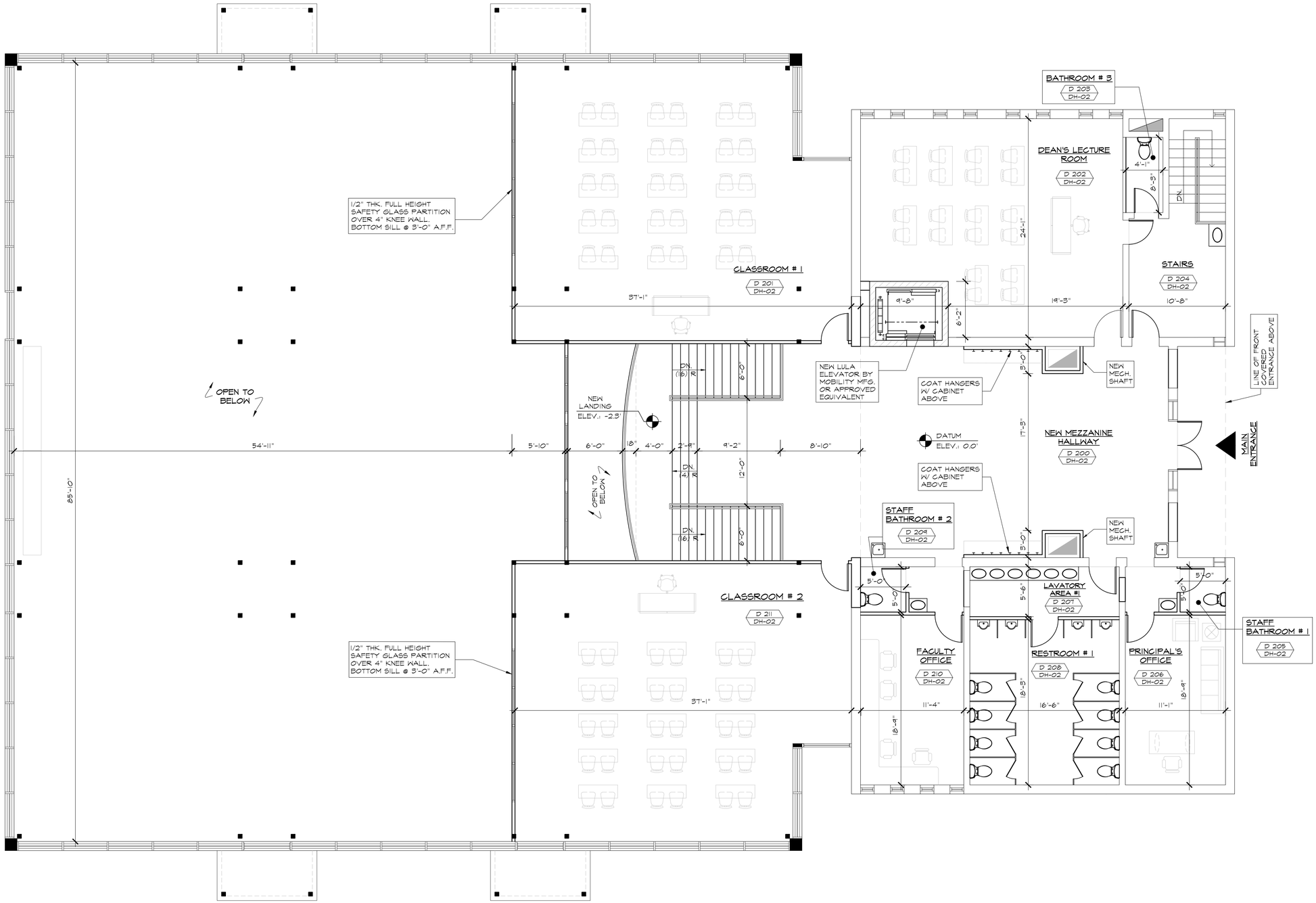
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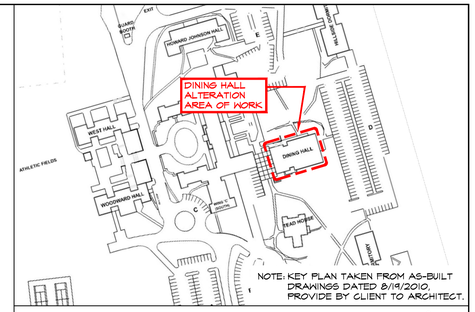
REGISTERED ARCHITECT MAX PARANGI No. 022285 STATE OF NEW YORK

DATE 11/17/21	JOB NO. 21016 - DH
SCALE AS NOTED	DWG. NO. **DH-A/5**
DRAWN CN, RP, AC, SV	
CHECKED MP	SHEET **5** OF 11



DINNING HALL MEZZANINE FLOOR PLAN

SCALE: 3/16" = 1'-0"



KEY PLAN

NOT TO SCALE

WALL LEGEND

	EXST. TO REMAIN
	ALL NEW INTERIOR WALLS TO BE 2X4 STUDS @ 16" O.C. OTHERWISE INDICATED ON PLAN
	DENOTES STRUCTURAL COLUMNS. SEE PLANS FOR DETAILS

CLIENT/PROJECT

BUILDING ALTERATION:

YESHIVATH VIZNITZ - DINING HALL
235 ELM ROAD
BRIARCLIFF MANOR, NY 10510

DRAWING

- KEY PLAN
- DINING HALL MEZZANINE FLOOR PLAN

NO.	REVISIONS:	DATE

ISSUE LOG		
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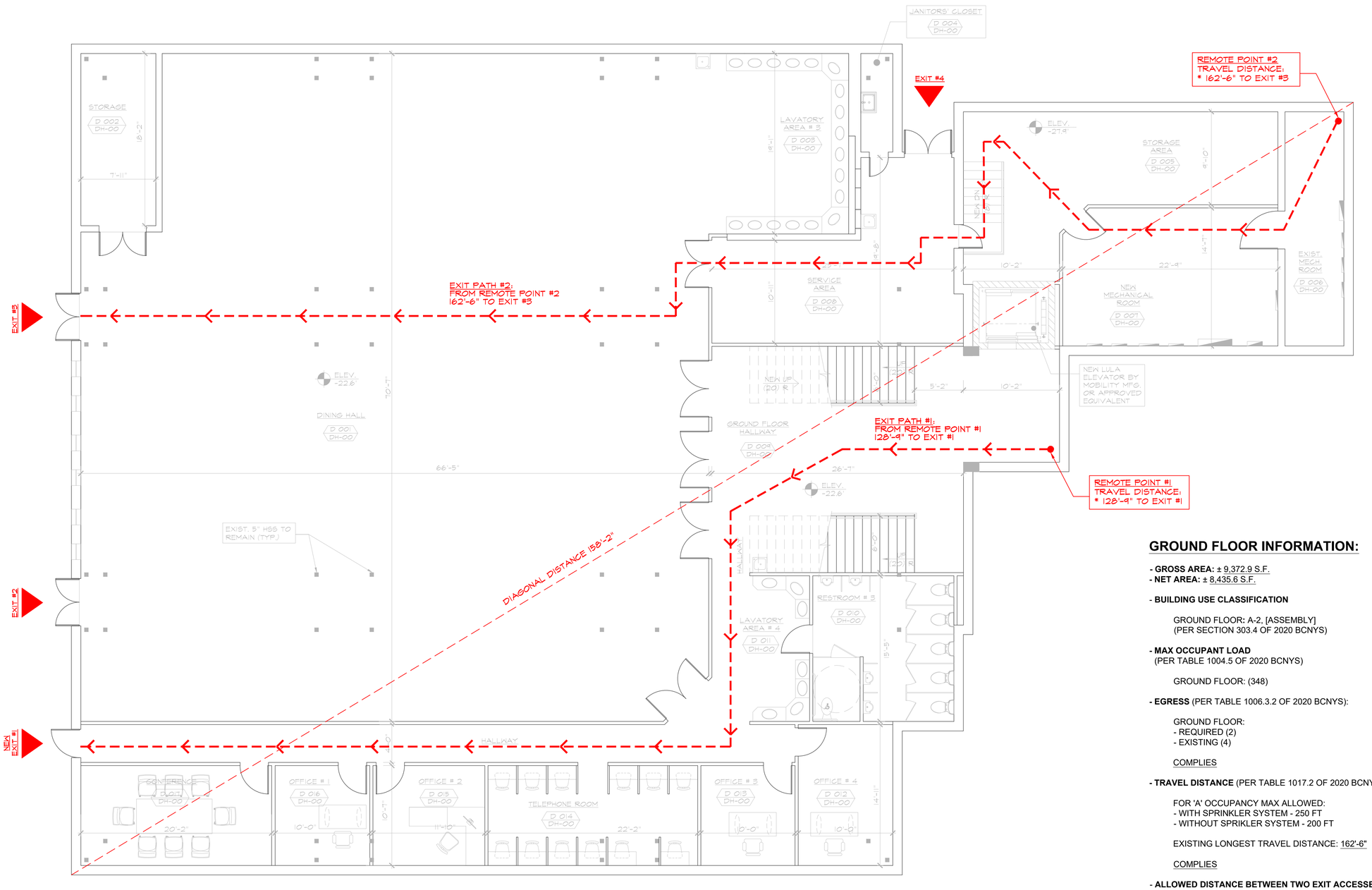
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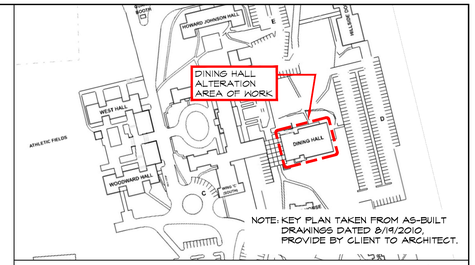
REGISTERED ARCHITECT MAX PARANGI No.022286 STATE OF NEW YORK

DATE 11/17/21	JOB NO. 21016 - DH
SCALE AS NOTED	DWG. NO. **DH-A/6**
DRAWN CN, RP, AC, SV	
CHECKED MP	SHEET **6** OF 11



DINING HALL GROUND FLOOR EGRESS PLAN

SCALE: 3/16" = 1'-0"



KEY PLAN

NOT TO SCALE

BUILDING INFORMATION:

BUILDING: DINING HALL
PROPOSED USE: EDUCATIONAL BUILDING
MAX OCCUPANT LOAD FOR ENTIRE BUILDING: (732)
CONSTRUCTION TYPE: TYPE II-A
(SPRINKLER SYSTEM TO BE PROVIDED THROUGHOUT PER MEP RECOMMENDATION & SPECIFICATIONS)
BUILDING USE CLASSIFICATION: (SEE FLOOR INFORMATION FOR DETAILS)
TOTAL GROSS AREA: 29,411.3 S.F.
TOTAL NET AREA: 26,470.2 S.F.

PLUMBING FIXTURE REQUIREMENTS:

(PER NYS PLUMBING CODE SECTION 403.1)

OCCUPANCY		TOTAL OCC.	WATER CLOSET	URINALS	LAV.	DRINKING FOUNTAINS
EDUCATIONAL		732	1/50 = 14.64	--	1/50 = 14.64	1/100 = 7.32
TOTAL REQ'D	MALE	658	13	--	13	8
	FEMALE	74	2	--	2	
TOTAL PROV.	MALE	--	26	15	7	8
	FEMALE	--	4	--	4	
	UNISEX	--	3	--	40	

(1) SERVICE SINK SHALL IS PROVIDED

GROUND FLOOR INFORMATION:

- **GROSS AREA:** ± 9,372.9 S.F.
- **NET AREA:** ± 8,435.6 S.F.

- **BUILDING USE CLASSIFICATION**

GROUND FLOOR: A-2, [ASSEMBLY]
(PER SECTION 303.4 OF 2020 BCNYS)

- **MAX OCCUPANT LOAD**
(PER TABLE 1004.5 OF 2020 BCNYS)

GROUND FLOOR: (348)

- **EGRESS** (PER TABLE 1006.3.2 OF 2020 BCNYS):

GROUND FLOOR:
- REQUIRED (2)
- EXISTING (4)

COMPLIES

- **TRAVEL DISTANCE** (PER TABLE 1017.2 OF 2020 BCNYS)

FOR 'A' OCCUPANCY MAX ALLOWED:
- WITH SPRINKLER SYSTEM - 250 FT
- WITHOUT SPRIKLER SYSTEM - 200 FT

EXISTING LONGEST TRAVEL DISTANCE: 162'-6"

COMPLIES

- **ALLOWED DISTANCE BETWEEN TWO EXIT ACCESSES**
(PER SECTION 1007.1.1 OF 2020 BCNYS)

GROUND FLOOR:
- DIAGONAL DISTANCE: 158'-2"
- REQUIRED WITH SPRINKLER SYSTEM
1/3 OF 158'-2" = 53'-0"
- REQUIRED WITHOUT SPRINKLER SYSTEM
1/2 OF 158'-2" = 89'-1"
- EXISTING LONGEST DISTANCE BETWEEN TWO EXITS: 109'-6"

COMPLIES

CLIENT/PROJECT

BUILDING ALTERATION:

YESHIVATH VIZNITZ - DINING HALL
235 ELM ROAD
BRIARCLIFF MANOR, NY 10510

DRAWING

- KEY PLAN
- PLUMBING FIXTURE INFORMATION
- BUILDING INFORMATION
- DINING HALL GROUND FLOOR EGRESS PLAN

NO.	REVISIONS:	DATE

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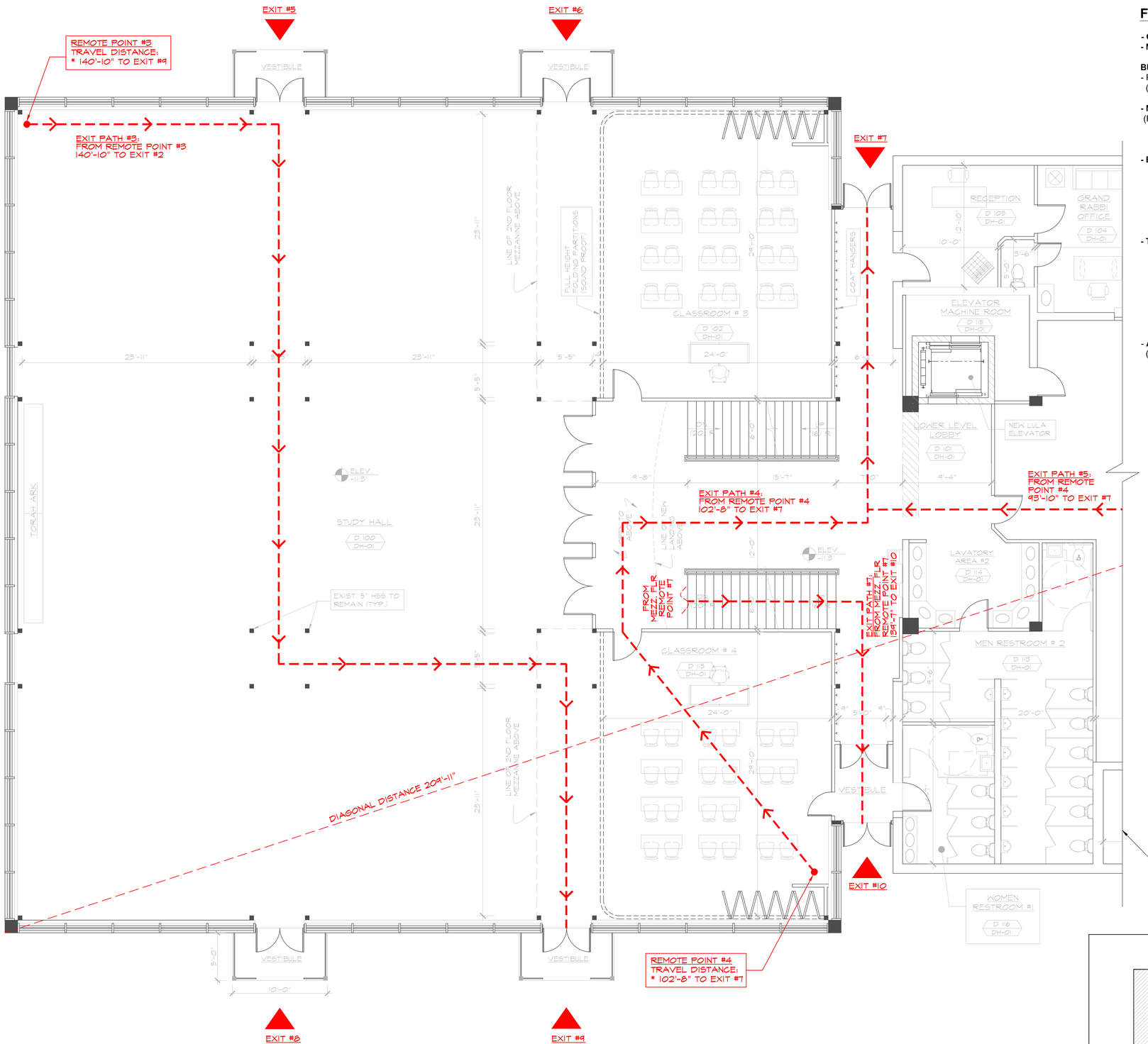
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REGISTERED ARCHITECT MAX PARANGI No.022283 STATE OF NEW YORK

DATE 11/17/21	JOB NO. 21016 - DH
SCALE AS NOTED	DWG. NO. **DH-A/7**
DRAWN CN, RP, AC, SV	
CHECKED MP	SHEET **7** OF 11



DINNING HALL FIRST FLOOR EGRESS PLAN-1

SCALE: 3/16" = 1'-0"

FIRST FLOOR INFORMATION:

- **GROSS AREA:** ± 13,838.2 S.F.
- **NET AREA:** ± 12,454.4 S.F.

BUILDING USE CLASSIFICATION
- FIRST FLOOR: E, [EDUCATIONAL]
(PER SECTION 305.1 OF 2020 BCNYS)

- **MAX OCCUPANT LOAD**
(PER TABLE 1004.5 OF 2020 BCNYS)

FIRST FLOOR: (198)

- **EGRESS** (PER TABLE 1006.3.2 OF 2020 BCNYS):

FIRST FLOOR:
- REQUIRED (2)
- EXISTING (8)

COMPLIES

- **TRAVEL DISTANCE** (PER TABLE 1017.2 OF 2020 BCNYS)

FOR 'E' OCCUPANCY MAX ALLOWED:
- WITH SPRINKLER SYSTEM - 250 FT
- WITHOUT SPRIKLER SYSTEM - 200 FT

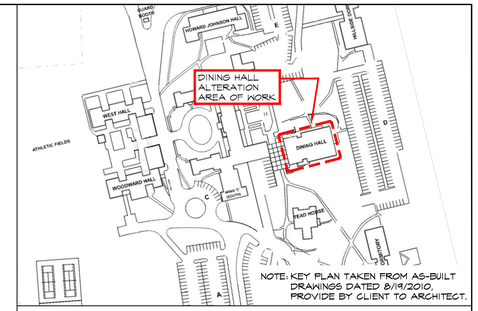
EXISTING LONGEST TRAVEL DISTANCE: 139'-7"

COMPLIES

- **ALLOWED DISTANCE BETWEEN TWO EXIT ACCESSES**
(PER SECTION 1007.1.1 OF 2020 BCNYS)

FIRST FLOOR:
- DIAGONAL DISTANCE: 209'-11"
- REQUIRED WITH SPRINKLER SYSTEM
1/3 OF 209'-11" = 70'-0"
- REQUIRED WITHOUT SPRINKLER SYSTEM
1/2 OF 209'-11" = 105'-0"
- EXISTING LONGEST DISTANCE BETWEEN
TWO EXITS: 177'-6"

COMPLIES



KEY PLAN

NOT TO SCALE

BUILDING INFORMATION:

BUILDING: DINING HALL

PROPOSED USE: EDUCATIONAL BUILDING

MAX OCCUPANT LOAD FOR ENTIRE BUILDING: (732)

CONSTRUCTION TYPE: TYPE II-A
(SPRINKLER SYSTEM TO BE PROVIDED THROUGHOUT PER MEP RECOMMENDATION & SPECIFICATIONS)

BUILDING USE CLASSIFICATION: (SEE FLOOR INFORMATION FOR DETAILS)

TOTAL GROSS AREA: 29,411.3 S.F.

TOTAL NET AREA: 26,470.2 S.F.

CLIENT/PROJECT

BUILDING ALTERATION:

YESHIVATH VIZNITZ - DINING HALL
235 ELM ROAD
BRIARCLIFF MANOR, NY 10510

DRAWING

- KEY PLAN
- BUILDING INFORMATION
- DINING HALL FIRST FLOOR EGRESS PLAN-1

NO.	REVISIONS:	DATE

ISSUE LOG		
	12/03/21 - TO DOB	
	2/11/22 - TO DOB	

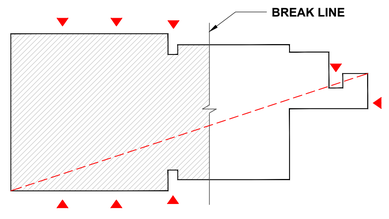
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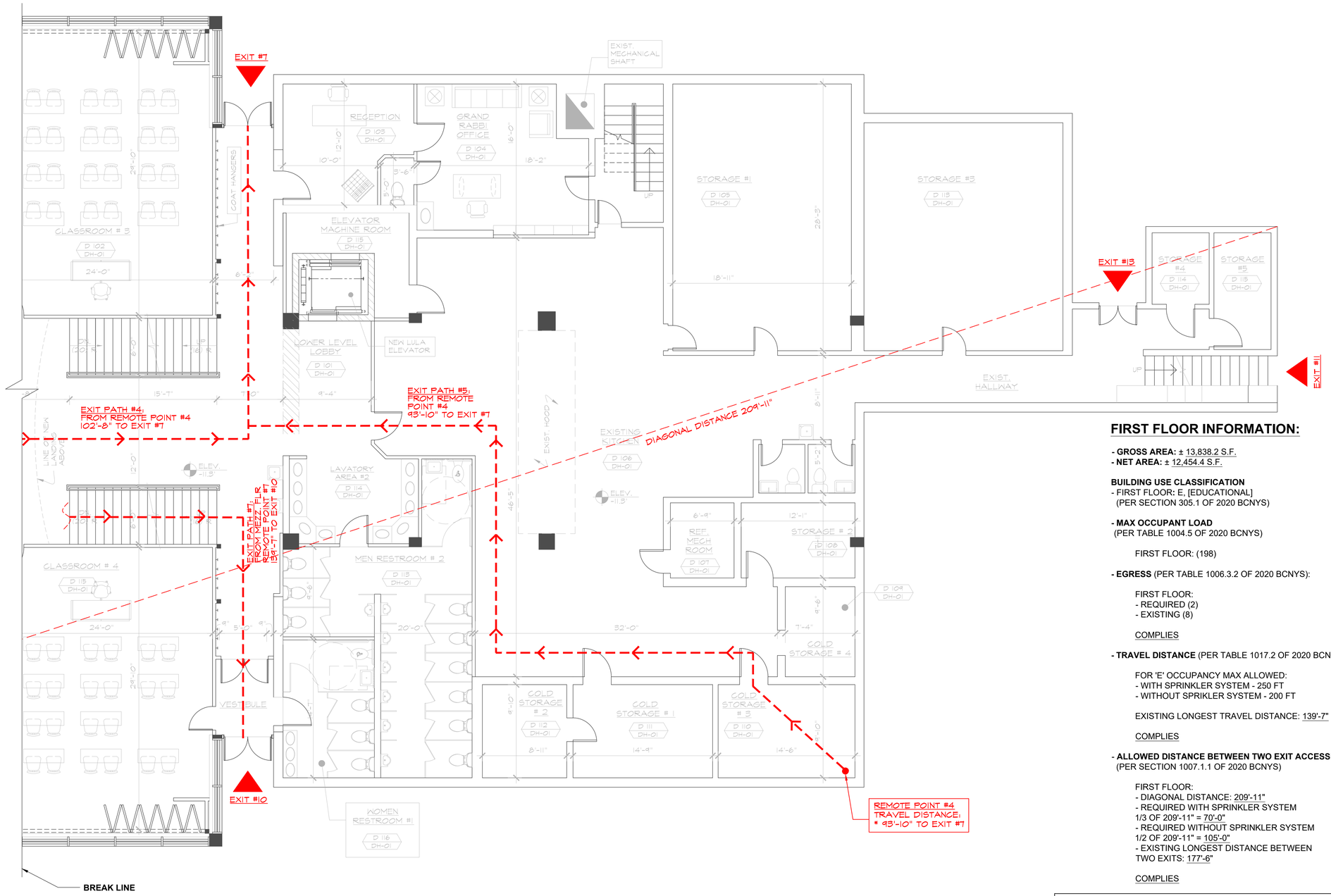


PLAN DIAGRAM

NOT TO SCALE

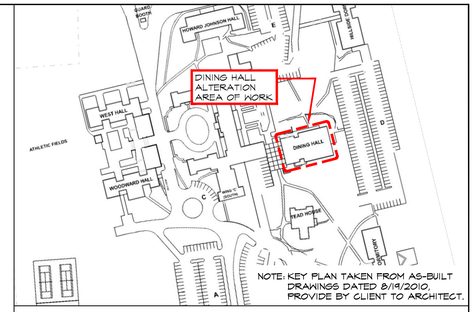
REGISTERED ARCHITECT MAX PARANGI No. 022285 STATE OF NEW YORK

DATE 11/17/21	JOB NO. 21016 - DH
SCALE AS NOTED	DWG. NO. **DH-A/8**
DRAWN CN, RP, AC, SV	
CHECKED MP	SHEET **8** OF 11



DINNING HALL FIRST FLOOR EGRESS PLAN-2

SCALE: 3/16" = 1'-0"



KEY PLAN

NOT TO SCALE

BUILDING INFORMATION:

BUILDING: DINING HALL

PROPOSED USE: EDUCATIONAL BUILDING

MAX OCCUPANT LOAD FOR ENTIRE BUILDING: (732)

CONSTRUCTION TYPE: TYPE II-A
(SPRINKLER SYSTEM TO BE PROVIDED THROUGHOUT PER MEP RECOMMENDATION & SPECIFICATIONS)

BUILDING USE CLASSIFICATION: (SEE FLOOR INFORMATION FOR DETAILS)

TOTAL GROSS AREA: 29,411.3 S.F.

TOTAL NET AREA: 26,470.2 S.F.

FIRST FLOOR INFORMATION:

- GROSS AREA: ± 13,838.2 S.F.
- NET AREA: ± 12,454.4 S.F.

BUILDING USE CLASSIFICATION
- FIRST FLOOR: E, [EDUCATIONAL]
(PER SECTION 305.1 OF 2020 BCNYS)

- MAX OCCUPANT LOAD
(PER TABLE 1004.5 OF 2020 BCNYS)

FIRST FLOOR: (198)

- EGRESS (PER TABLE 1006.3.2 OF 2020 BCNYS):

FIRST FLOOR:
- REQUIRED (2)
- EXISTING (8)

COMPLIES

- TRAVEL DISTANCE (PER TABLE 1017.2 OF 2020 BCNYS)

FOR 'E' OCCUPANCY MAX ALLOWED:
- WITH SPRINKLER SYSTEM - 250 FT
- WITHOUT SPRIKLER SYSTEM - 200 FT

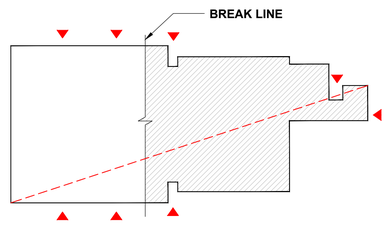
EXISTING LONGEST TRAVEL DISTANCE: 139'-7"

COMPLIES

- ALLOWED DISTANCE BETWEEN TWO EXIT ACCESSES
(PER SECTION 1007.1.1 OF 2020 BCNYS)

FIRST FLOOR:
- DIAGONAL DISTANCE: 209'-11"
- REQUIRED WITH SPRINKLER SYSTEM
1/3 OF 209'-11" = 70'-0"
- REQUIRED WITHOUT SPRINKLER SYSTEM
1/2 OF 209'-11" = 105'-0"
- EXISTING LONGEST DISTANCE BETWEEN TWO EXITS: 177'-6"

COMPLIES



PLAN DIAGRAM

NOT TO SCALE

CLIENT/PROJECT

BUILDING ALTERATION:

YESHIVATH VIZNITZ - DINING HALL
235 ELM ROAD
BRIARCLIFF MANOR, NY 10510

DRAWING

- KEY PLAN
- BUILDING INFORMATION
- DINING HALL FIRST FLOOR EGRESS PLAN-2

NO.	REVISIONS:	DATE

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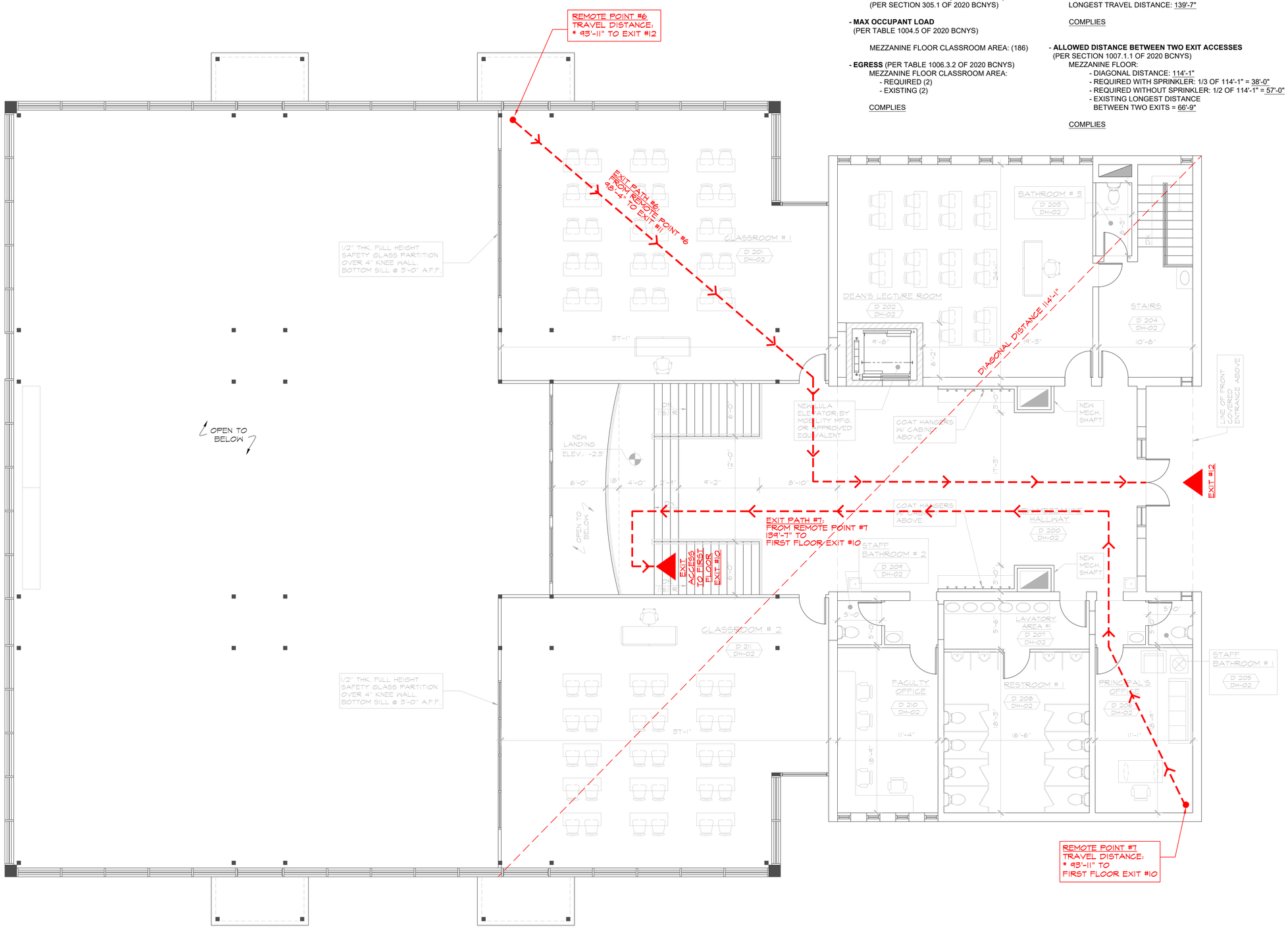
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REGISTERED ARCHITECT MAX PARANGI No. 022285 STATE OF NEW YORK

DATE 11/17/21	JOB NO. 21016 - DH
SCALE AS NOTED	DWG. NO. DH-A/9
DRAWN CN, RP, AC, SV	
CHECKED MP	SHEET 9 OF 11



MEZZANINE FLOOR INFORMATION:

- **GROSS FLOOR AREA:** ± 6,200.2 S.F.
- **NET FLOOR AREA:** ± 5,580.18 S.F.

- **BUILDING USE CLASSIFICATION:**
  MEZZANINE FLOOR: E, [EDUCATIONAL]
  (PER SECTION 305.1 OF 2020 BCNYS)

- **MAX OCCUPANT LOAD**
  (PER TABLE 1004.5 OF 2020 BCNYS)

  MEZZANINE FLOOR CLASSROOM AREA: (186)

- **EGRESS** (PER TABLE 1006.3.2 OF 2020 BCNYS)
  MEZZANINE FLOOR CLASSROOM AREA:
  - REQUIRED (2)
  - EXISTING (2)

  COMPLIES

- **TRAVEL DISTANCE** (PER TABLE 1017.2 OF 2020 BCNYS)
  FOR 'E' OCCUPANCY MAX ALLOWED:
  WITH SPRINKLER SYSTEM - 250 FT
  WITHOUT SPRINKLER SYSTEM - 200 FT
  EXISTING CLASSROOM AREA
  LONGEST TRAVEL DISTANCE: 139'-7"

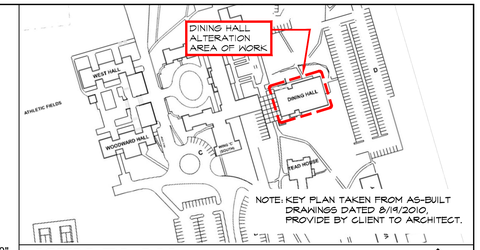
  COMPLIES

- **ALLOWED DISTANCE BETWEEN TWO EXIT ACCESSES**
  (PER SECTION 1007.1.1 OF 2020 BCNYS)
  MEZZANINE FLOOR:
  - DIAGONAL DISTANCE: 114'-1"
  - REQUIRED WITH SPRINKLER: 1/3 OF 114'-1" = 38'-0"
  - REQUIRED WITHOUT SPRINKLER: 1/2 OF 114'-1" = 57'-0"
  - EXISTING LONGEST DISTANCE BETWEEN TWO EXITS = 66'-9"

  COMPLIES

DINNING HALL MEZZANINE FLOOR EGRESS PLAN

SCALE: 3/16" = 1'-0"



KEY PLAN

NOT TO SCALE

BUILDING INFORMATION:

BUILDING: DINING HALL

PROPOSED USE: EDUCATIONAL BUILDING

MAX OCCUPANT LOAD FOR ENTIRE BUILDING: (732)

CONSTRUCTION TYPE: TYPE II-A
(SPRINKLER SYSTEM TO BE PROVIDED THROUGHOUT PER MEP RECOMMENDATION & SPECIFICATIONS)

BUILDING USE CLASSIFICATION: (SEE FLOOR INFORMATION FOR DETAILS)

TOTAL GROSS AREA: 29,411.3 S.F.

TOTAL NET AREA: 26,470.2 S.F.

CLIENT/PROJECT

BUILDING ALTERATION:

YESHIVATH VIZNITZ - DINING HALL
235 ELM ROAD
BRIARCLIFF MANOR, NY 10510

DRAWING

- KEY PLAN
- BUILDING INFORMATION
- DINING HALL MEZZANINE EGRESS FLOOR PLAN

NO.	REVISIONS:	DATE

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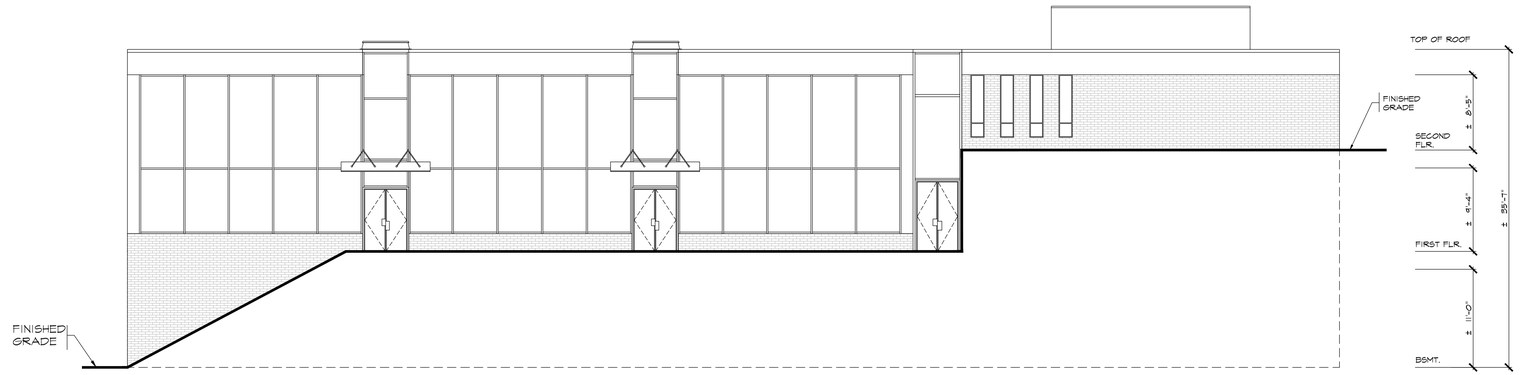
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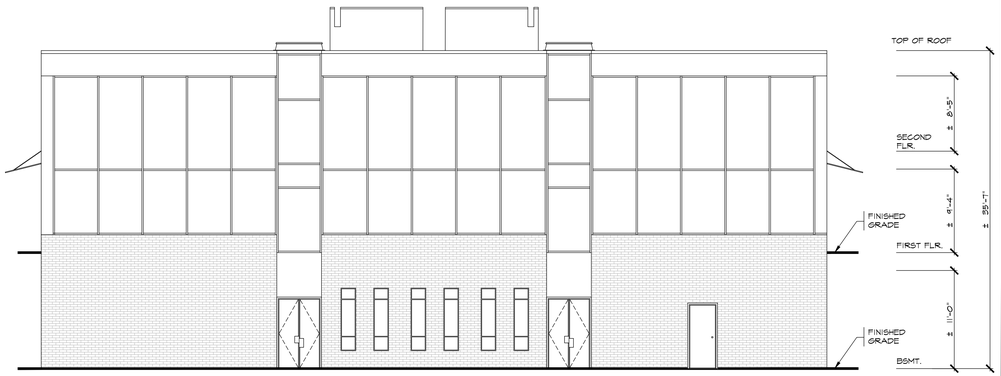
REGISTERED ARCHITECT MAX PARANGI No. 022286 STATE OF NEW YORK

DATE 11/17/21	JOB NO. 21016 - DH
SCALE AS NOTED	DWG. NO. **DH-A/10**
DRAWN CN, RP, AC, SV	
CHECKED MP	SHEET **11** OF 11



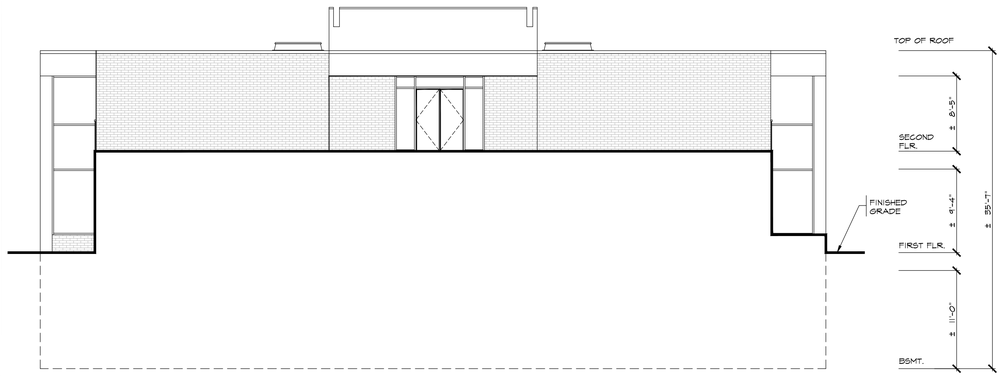
DINING HALL - ELEVATION 'A' NORTH

SCALE: 1/8" = 1'-0"



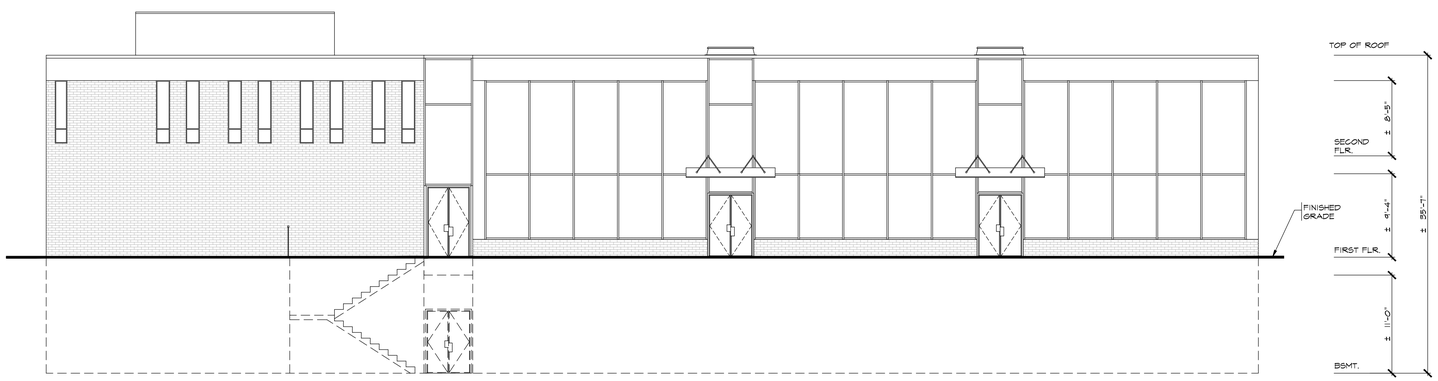
DINING HALL - ELEVATION 'B' EAST

SCALE: 1/8" = 1'-0"



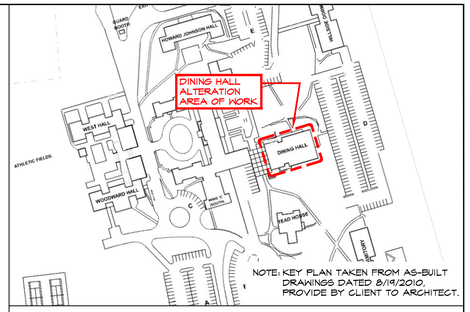
DINING HALL - ELEVATION 'C' WEST

SCALE: 1/8" = 1'-0"



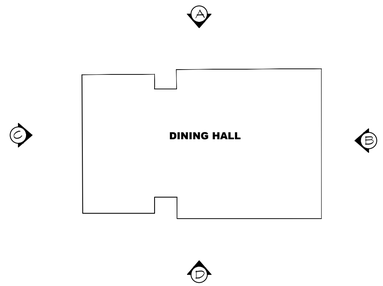
DINING HALL - ELEVATION 'D' SOUTH

SCALE: 1/8" = 1'-0"



KEY PLAN

NOT TO SCALE



PLAN DIAGRAM

NOT TO SCALE

CLIENT/PROJECT

BUILDING ALTERATION:

YESHIVATH VIZNITZ - DINING HALL
235 ELM ROAD
BRIARCLIFF MANOR, NY 10510

DRAWING

- DINING HALL ELEVATIONS

NO.	REVISIONS:	DATE

ISSUE LOG		
	12/03/21 - TO DOB	
	2/11/22 - TO DOB	

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DATE	JOB NO.
11/17/21	21016 - DH
SCALE: AS NOTED	DWG. NO.
DRAWN: CN, RP, AC, SV	**DH-A/11**
CHECKED: MP	SHEET **11** OF 11

YESHIVATH VIZNITZ

TEAD HOUSE

GENERAL SPECIFICATIONS

1. All work performed shall comply with the requirements of the Village of Briarcliff Manor, 2020 Building Code of New York State (BCNYS).

2. All Electrical work shall comply with requirements of 2017 National Electrical Code and shall be performed by a NY State Licensed Electrical Contractor. (if necessary)

3. Contractor or any subcontractors doing any work under this contract shall carry liability & property damage insurance against accidents of any kind and to provide owner with certificates of said insurance.

4. Contractor shall check all dimensions on plan against field conditions prior to construction and shall immediately report any discrepancies to the Architect, prior to commencement of work.

5. Prior to commencement of work, the Contractor or any Subcontractor(s) doing any work under this contract shall file all required Certificates of Insurance with Building Department, and shall be entirely responsible for obtaining all required permits from all Authorities having jurisdiction on this matter, including but not limited to, environmental & asbestos removal permits, if so required by owner. The Owner shall be responsible for paying permit fees required by the local Building Department and fees required by all other Governmental Agencies having jurisdiction thereof.

6. Contractor shall be responsible for inspections by all Authorities and/or Governmental Agencies having jurisdiction on this matter, as may be necessary.

7. Minor details not usually shown or specified but necessary for proper construction of any part of the work shall be included as if they were indicated in the Drawings, and the Architect shall be notified in writing prior to commencement of work.

8. The Contractor shall comply with and keep himself informed of all Federal, State, Municipal and Departmental Laws, Ordinances, Rules and Regulations, Notices, Orders and Requirements.

9. The Architectural Firm has not been retained for construction inspection services, contract administration or supervision. Architect's responsibility is strictly limited to the contents of working drawings and their related specifications only. Architect is not responsible for any changes to plans & specifications unless specifically authorized by him in writing. Architect has not been retained for Asbestos investigation. Architect & homeowner are not responsible for any kind of design & specifications related to asbestos presence.

10. Damaged Work: Each Contractor shall be held responsible for all damage caused to any work on this project by his own forces or those of his Sub-contractors, or by others connected with his operation on this project in any way and shall make all necessary repairs and replacement of such damaged work at his expense, to the reasonable satisfaction of the Owner.

11. Safety Requirements: The Contractor shall provide necessary bracing and barricades including temporary walks, fences and other protective structures to safeguard construction and public safety.

12. The Contractor shall lay out his own work, and shall provide all dimensions required for other trades: Electrical, Plumbing, etc.

13. Job Maintenance: The General Contractor shall be responsible for the maintenance of the site in a clean and orderly condition at all times. Contractors working under separate contracts will cooperate in this requirement, but the General Contractor will be responsible for the required cleaning and maintaining of the site.

A. Waste materials, rubbish, debris, broken concrete, packing cases, etc., shall be removed.
B. Prior to turning job over to owner, remaining rubbish shall be removed, the ground areas raked clean and the entire building cleaned as specified under "cleaning".

14. Cleaning: Immediately before turning the project or parts of same over to the Owner, the General Contractor shall wash and clean the following:
A. Remove temporary protection.
B. Remove marks, stains and other dirt from painted decorated and finished woodwork.
C. Remove spots, mortar, plaster, soil and paint from ceramic tiles and other finish materials and wash or wipe clean.
D. Clean fixtures, cabinet work and equipment and leave in undamaged new appearing condition.
E. Clean aluminum and other finish metals in accordance with Mfg. recommendations.
F. Clean resilient floors thoroughly to remove any surface dirt and polish to uniform sheen.
G. Clean both sides of glass.

15. Do not scale drawings. All written measurements shall take precedence over scaled dimensions.

SCAFFOLDING & TEMPORARY ENCLOSURE NOTES

1. The Contractor shall prepare & submit to the Architect shop drawings including details, plans, & design calculations for a scaffolding or temporary enclosure system including wind loading, Live Load, Dead Load calculations, & all other criteria required by the Building Department. All drawings and calculations must be supervised & sealed by the Engineer responsible for the design of the scaffolding and/or any temporary enclosures, complete with all requirements for materials and equipment access.

2. The General Contractor must retain a professional Engineer to design all fastening & connection details of scaffolding and/or any temporary enclosures required. Said Engineer shall be licensed and registered to practice in the State of NY. (if necessary)

3. General Contractor shall protect existing copings & parapets walls from damage.

4. Provide temporary weather seal around all areas subject to demolition and construction.

5. All building operations and services shall remain intact & operational during construction. Relocate or provide temporarily support for all existing mechanical, electrical, plumbing, & fire protection systems throughout the building. Also see mechanical / electrical / plumbing / fire protection specifications for further requirements.

6. The General Contractor shall file for approval and obtain a permit from the Department of Buildings for the scaffolding or temporary enclosure system. If scaffolding is required Contractor is to file with the Building Department for approval under separate application as necessary.

TENANT SAFETY NOTES

1) Means of Egress:
a. All required exits shall be be maintained free from obstructions and impediments for egress in case of fire or other emergency.
b. Construction work shall not block block hallways or other means of egress.

2) Fire safety:
a. All building materials which are stored at the site or any area of the building are to be stored in a locked area. Access to areas to be controlled by the Owner, or the General Contractor.
b. All materials to be stored in a orderly fashion.
c. All flammable materials to be tightly sealed in their respective manufacturers' containers. Such materials are to be kept away from heat.
d. All flammable materials to be used and stored in an adequate ventilated space.
e. All electrical power to be shut off where there are exposed conduits
f. All electrical power in the construction area to be shut off after working hours.
g. The General Contractor, at all times to ensure there is no natural gas leakage in the building, or any flammable gas to be used in construction.

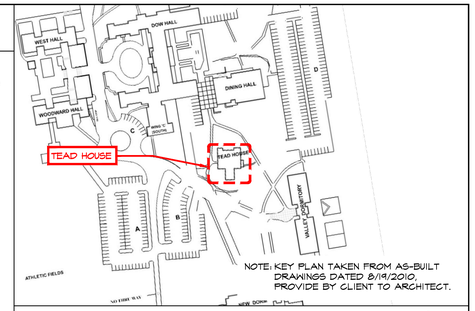
3) Health requirements:
a. Debris, dirt and dust to be kept to a minimum, and be confined to the immediate construction area.
b. The General Contractor to isolate construction area from occupied building areas by means of temporary partitions and/or heavyweight drop cloths.
c. Debris, dirt and dust to be cleaned up and cleared from the building periodically to avoid excessive any excess accumulation. Broom sweep site daily.

4) Housing Standards:
a. Construction operations will not involve interruption of heating, water, or electrical services to tenants in the building. All utilities shall surveyed by contractor prior to construction. All temporary shut-downs or utility conflicts shall be reported to Building Owner and/or Architect .
b. Construction work will be confined to the area of the work and is not to create dust, dirt, or other such inconveniences to apartment units above within the building.
c. All existing means of egress for tenants of the building to be maintained clear and free of all obstructions, such as building materials, tools, etc.

5) Structural Stability: n/a, as it shall not be affected.

6) Noise restrictions:
a. Construction operations will be confined to normal working hours: 8 am to 6 pm, Monday to Friday, except legal holidays and agreed upon overtime variances to accessibility requirements by the Unit Owner.
b. General Contractor must obtain written permission from all affected parties to work other than regular hours.

7) Other requirements- Occupancy during construction:
No area of the premises is currently occupied and building shall remain vacant throughout entire building envelope rehabilitation, as all proposed work is to the exterior facades.

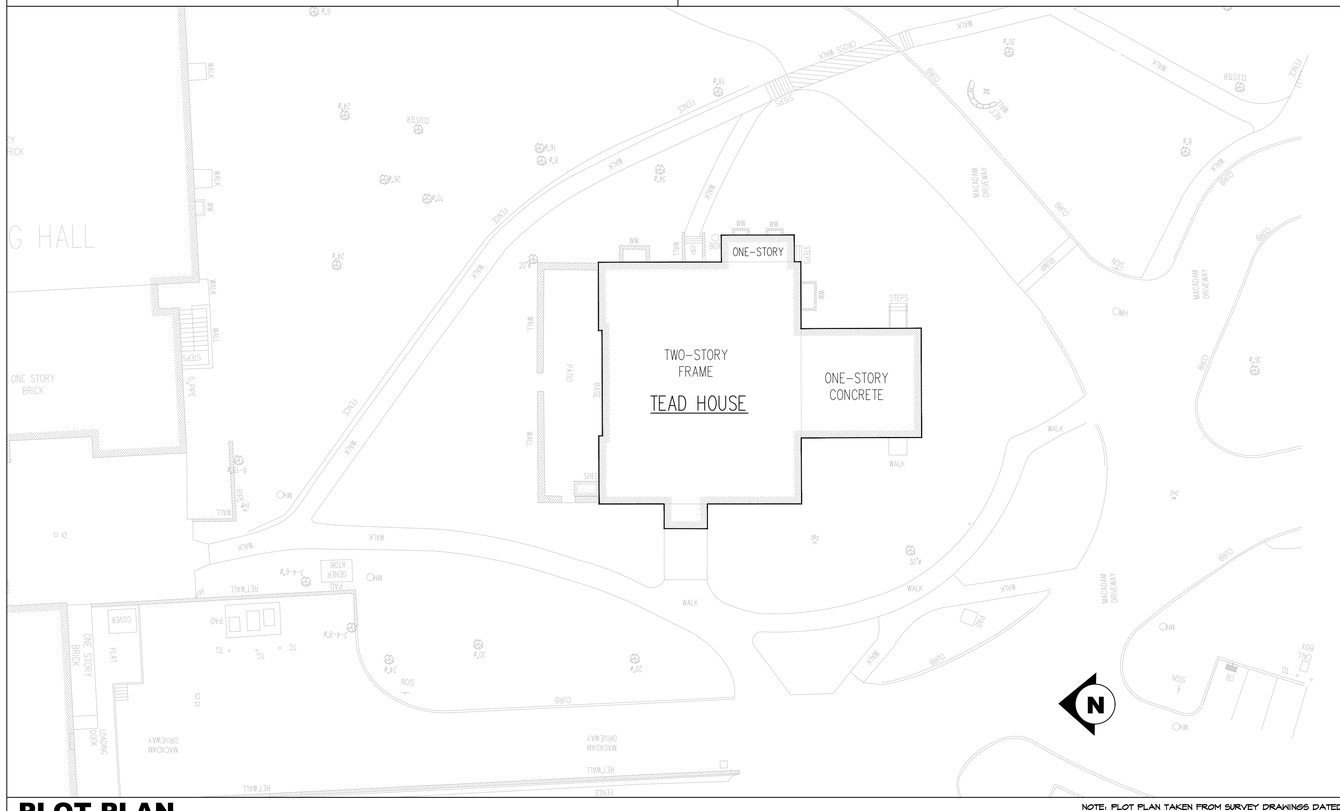


KEY PLAN

NOT TO SCALE

LIST OF DRAWINGS

DWG. NO.	TITLE
TH-A/1	GENERAL NOTES, PLOT PLAN & KEY PLAN
TH-A/2	TEAD HOUSE BASEMENT FLOOR PLAN/ EGRESS PLAN
TH-A/3	TEAD HOUSE 1ST FLOOR PLAN & EGRESS PLAN
TH-A/4	TEAD HOUSE 2ND FLOOR PLAN & EGRESS PLAN
TH-A/5	TEAD HOUSE ELEVATIONS
TH-A/6	TEAD HOUSE ELEVATIONS



PLOT PLAN

SCALE: 1"=20'-0"

NOTE: PLOT PLAN TAKEN FROM SURVEY DRAWINGS DATED 5/24/2021, PROVIDE BY SUMMIT LAND SURVEYING P.C.

CLIENT/PROJECT

ARCHITECTURAL PLANS FOR:

YESHIVATH VIZNITZ - TEAD HOUSE
235 ELM ROAD
BRIARCLIFF MANOR, NY 10510

DRAWING

- KEY PLAN
- GENERAL NOTES
- TEAD HOUSE PLOT PLAN

NO.	REVISIONS:	DATE

ISSUE LOG		
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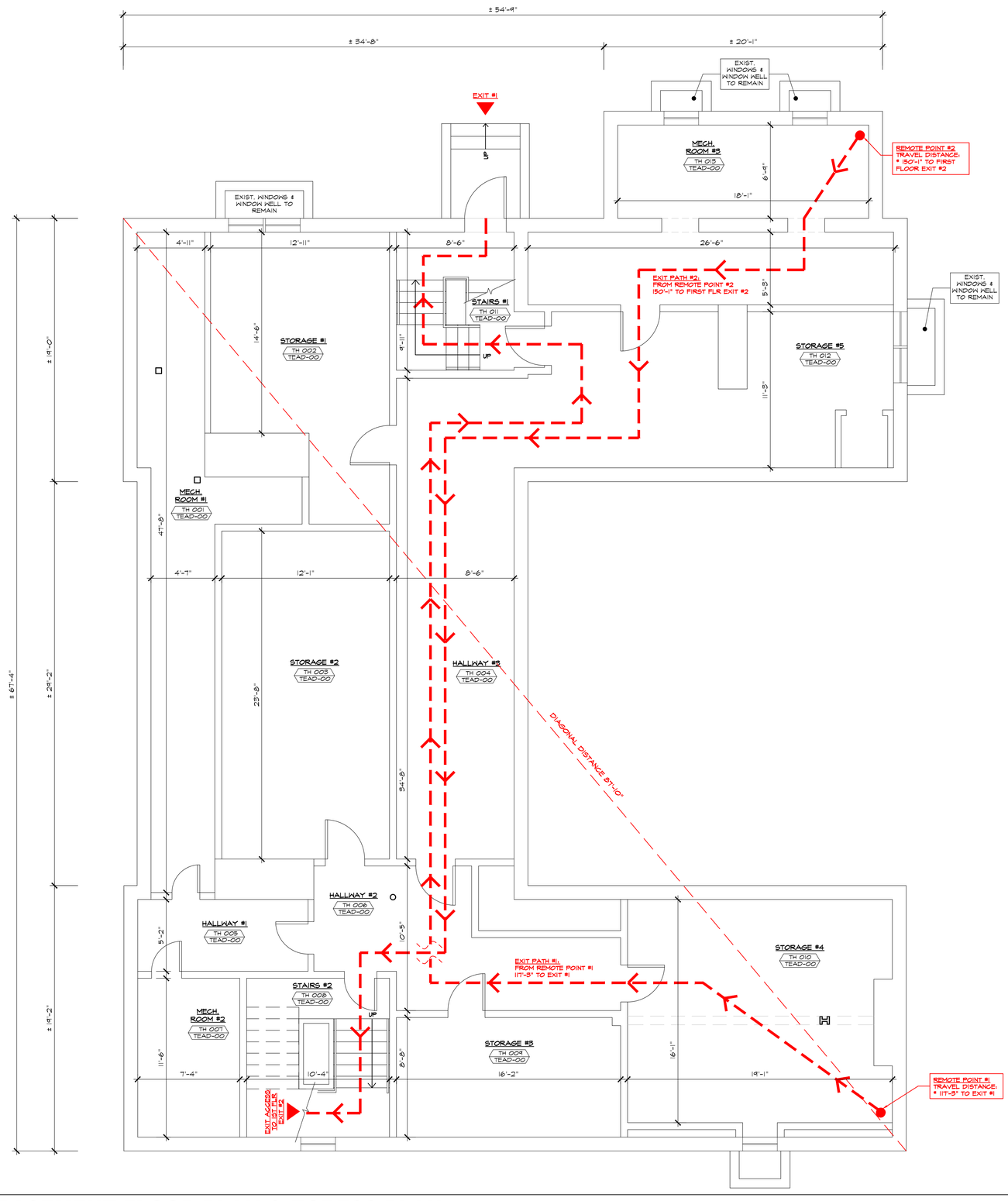
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REGISTERED ARCHITECT MAX PARANGI No. 022283 STATE OF NEW YORK

DATE 1/20/22	JOB NO. 21016 - TH
SCALE AS NOTED	DWG. NO. **TH-A/1**
DRAWN CN, AC	
CHECKED MP	SHEET 1 OF 6



TEAD HOUSE BASEMENT FLOOR PLAN & EGRESS PLAN

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

PLUMBING FIXTURE REQUIREMENTS:

(PER NYS PLUMBING CODE SECTION 403.1)

OCCUPANCY		TOTAL OCC.	WATER CLOSET	URINALS	LAV.	DRINKING FOUNTAINS
BUSINESS		50	2	--	2	1/100 = 0.50
TOTAL REQ'D	MALE	25	1	--	1	1
	FEMALE	25	1	--	1	
TOTAL PROV.	MALE	--	--	--	--	1
	FEMALE	--	--	--	--	
	UNISEX	--	3	--	3	

(1) SERVICE SINK IS PROVIDED

BASEMENT FLOOR INFORMATION:

- **GROSS FLOOR AREA:** ± 3,133.3 S.F.
- **NET FLOOR AREA:** ± 2,820.0 S.F.

- **BUILDING USE CLASSIFICATION:**
  BASEMENT FLOOR: S-1, [STORAGE]
  (PER SECTION 311.2 OF 2020 BCNYS)

- **MAX OCCUPANT LOAD**
  BASEMENT FLOOR AREA: (7)
  (PER TABLE 1004.5 OF 2020 BCNYS)

- **EGRESS** (PER TABLE 1006.3.2 OF 2020 BCNYS)

  BASEMENT FLOOR:
  - REQUIRED (2)
  - EXISTING (2)

  COMPLIES

- **TRAVEL DISTANCE** (PER TABLE 1017.2 OF 2020 BCNYS)

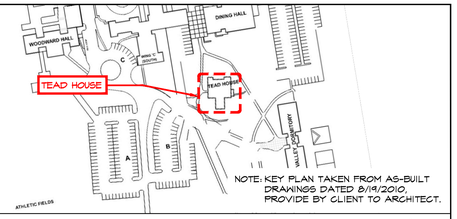
  FOR 'S-1' OCCUPANCY MAX ALLOWED:
  - WITH SPRINKLER SYSTEM - 250 FT
  - WITHOUT SPRINKLER SYSTEM - 200 FT
  - EXISTING BASEMENT FLOOR
    LONGEST TRAVEL DISTANCE: 150'-1"

  COMPLIES

- **ALLOWED DISTANCE BETWEEN TWO EXIT ACCESSES**
  (PER SECTION 1007.1.1 OF 2020 BCNYS)

  BASEMENT FLOOR:
  - DIAGONAL DISTANCE: 87'-10"
  - REQUIRED WITH SPRINKLER SYSTEM
    1/3 OF 87'-10" = 29'-3"
  - REQUIRED WITHOUT SPRINKLER SYSTEM
    1/2 OF 87'-10" = 43'-11"
  - EXISTING DISTANCE BETWEEN EXITS: 58'-5"

  COMPLIES



NOTE: KEY PLAN TAKEN FROM AS-BUILT DRAWINGS DATED 8/19/2010, PROVIDE BY CLIENT TO ARCHITECT.

KEY PLAN

NOT TO SCALE

BUILDING INFORMATION:

BUILDING: TEAD HOUSE

PROPOSED USE: OFFICE BUILDING

MAX OCCUPANT LOAD FOR ENTIRE BUILDING: (50)

CONSTRUCTION TYPE: TYPE III-B

BUILDING USE CLASSIFICATION: (SEE FLOOR INFORMATION FOR DETAILS)

TOTAL GROSS AREA: 11,025.8 S.F.

TOTAL NET AREA: 9,923.2 S.F.

CLIENT/PROJECT

ARCHITECTURAL PLANS FOR:

YESHIVATH VIZNITZ - TEAD HOUSE
235 ELM ROAD
BRIARCLIFF MANOR, NY 10510

DRAWING

- KEY PLAN
- BUILDING INFORMATION
- PLUMBING FIXTURE INFORMATION
- TEAD HOUSE BASEMENT PLAN & EGRESS PLAN

NO.	REVISIONS:	DATE

ISSUE LOG		
	02/11/22 - TO DOB	

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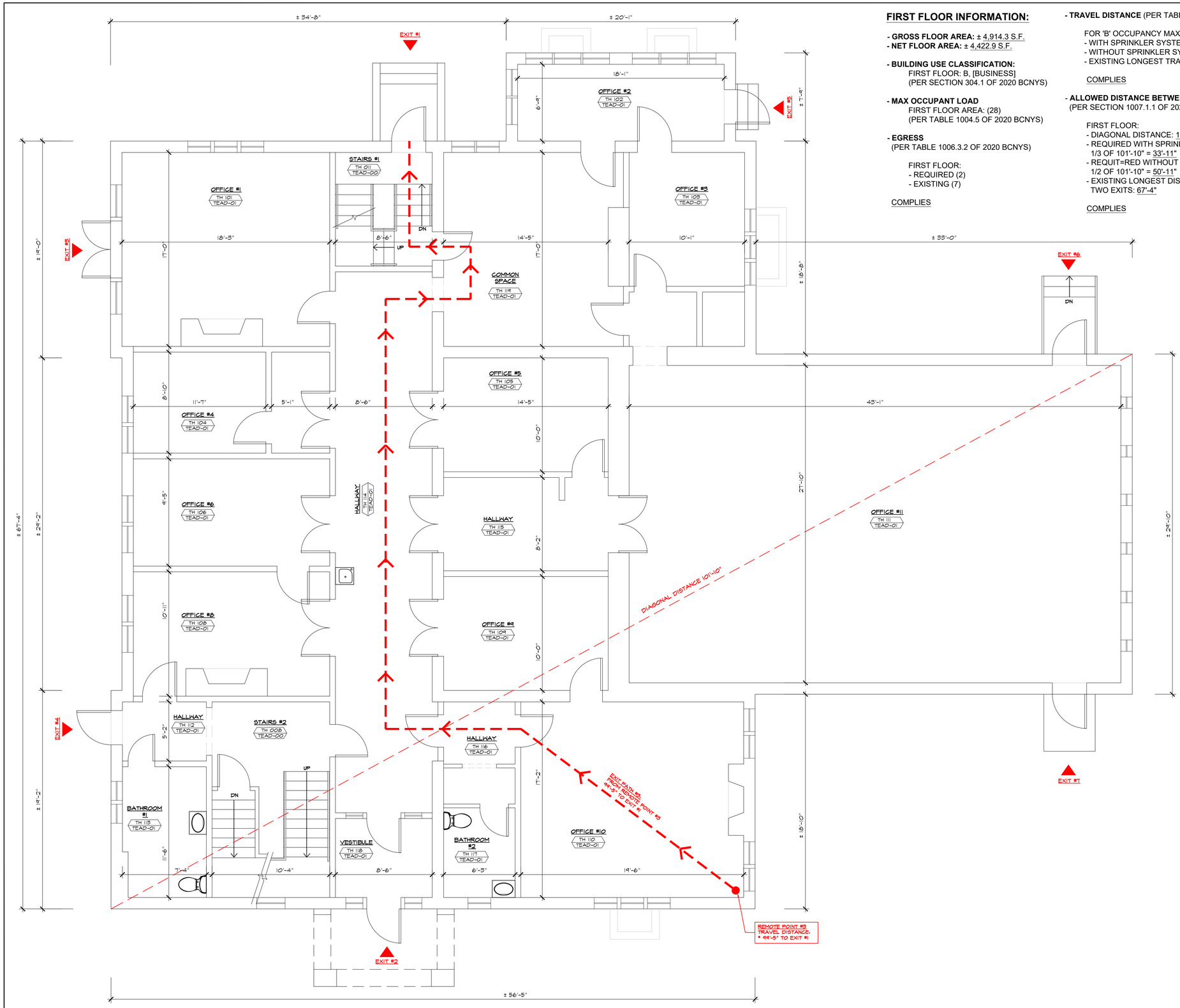
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DATE 1/20/22	JOB NO. 21016 - TH
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DRAWN CN, AC	
CHECKED MP	SHEET **2** OF 6



TEAD HOUSE FIRST FLOOR PLAN & EGRESS PLAN

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

FIRST FLOOR INFORMATION:

- **GROSS FLOOR AREA:** ± 4,914.3 S.F.
- **NET FLOOR AREA:** ± 4,422.9 S.F.

- **BUILDING USE CLASSIFICATION:**
  FIRST FLOOR: B, [BUSINESS]
  (PER SECTION 304.1 OF 2020 BCNYS)

- **MAX OCCUPANT LOAD**
  FIRST FLOOR AREA: (28)
  (PER TABLE 1004.5 OF 2020 BCNYS)

- **EGRESS**
  (PER TABLE 1006.3.2 OF 2020 BCNYS)

  FIRST FLOOR:
  - REQUIRED (2)
  - EXISTING (7)

  COMPLIES

- **TRAVEL DISTANCE** (PER TABLE 1017.2 OF 2020 BCNYS)

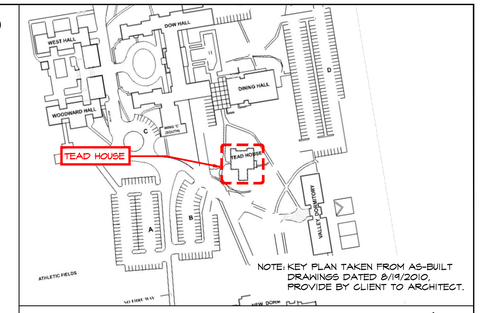
  FOR 'B' OCCUPANCY MAX ALLOWED:
  - WITH SPRINKLER SYSTEM - 300 FT
  - WITHOUT SPRINKLER SYSTEM - 200 FT
  - EXISTING LONGEST TRAVEL DISTANCE: 99'-5"

  COMPLIES

- **ALLOWED DISTANCE BETWEEN TWO EXIT ACCESSES**
  (PER SECTION 1007.1.1 OF 2020 BCNYS)

  FIRST FLOOR:
  - DIAGONAL DISTANCE: 101'-10"
  - REQUIRED WITH SPRINKLER SYSTEM 1/3 OF 101'-10" = 33'-11"
  - REQUIT=RED WITHOUT SPRINKLER SYSTEM 1/2 OF 101'-10" = 50'-11"
  - EXISTING LONGEST DISTANCE BETWEEN TWO EXITS: 67'-4"

  COMPLIES



KEY PLAN

NOT TO SCALE

BUILDING INFORMATION:

BUILDING: TEAD HOUSE

PROPOSED USE: OFFICE BUILDING

MAX OCCUPANT LOAD FOR ENTIRE BUILDING: (50)

CONSTRUCTION TYPE: TYPE III-B

BUILDING USE CLASSIFICATION: (SEE FLOOR INFORMATION FOR DETAILS)

TOTAL GROSS AREA: 11,025.8 S.F.

TOTAL NET AREA: 9,923.2 S.F.

CLIENT/PROJECT

ARCHITECTURAL PLANS FOR:

YESHIVATH VIZNITZ - TEAD HOUSE
235 ELM ROAD
BRIARCLIFF MANOR, NY 10510

DRAWING

- KEY PLAN
- BUILDING INFORMATION
- TEAD HOUSE 1ST FLOOR PLAN & EGRESS PLAN

NO.	REVISIONS:	DATE

ISSUE LOG		
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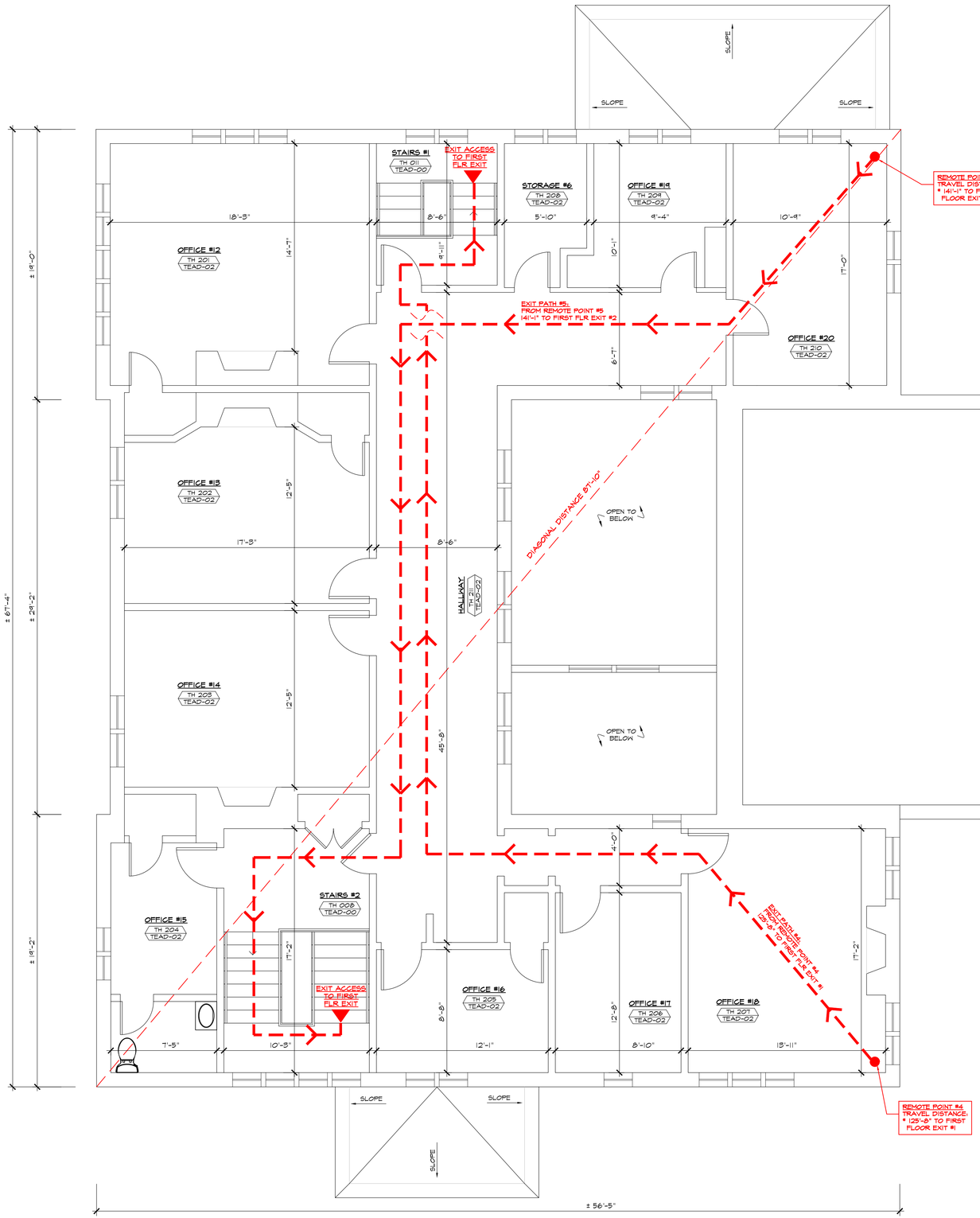
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REGISTERED ARCHITECT MAX PARANGI No. 022288 STATE OF NEW YORK

DATE 1/20/22	JOB NO. 21016 - TH
SCALE AS NOTED	DWG. NO. **TH-A/3**
DRAWN CN, AC	
CHECKED MP	SHEET **3** OF 6



SECOND FLOOR INFORMATION:

- **GROSS FLOOR AREA:** ± 2,978.2 S.F.
- **NET FLOOR AREA:** ± 2,680.4 S.F.

- **BUILDING USE CLASSIFICATION:**
  SECOND FLOOR: B, [BUSINESS]
  (PER SECTION 304.1 OF 2020 BCNYS)

- **MAX OCCUPANT LOAD**
  SECOND FLOOR AREA: (15)
  (PER TABLE 1004.5 OF 2020 BCNYS)

- **EGRESS** (PER TABLE 1006.3.2 OF 2020 BCNYS)

  SECOND FLOOR:
  - REQUIRED (2)
  - EXISTING (2)

  COMPLIES

- **TRAVEL DISTANCE** (PER TABLE 1017.2 OF 2020 BCNYS)

  FOR 'B' OCCUPANCY MAX ALLOWED:
  - WITH SPRINKLER SYSTEM - 300 FT
  - WITHOUT SPRINKLER SYSTEM - 200 FT
  - EXISTING LONGEST TRAVEL DISTANCE: 141'-1"

  COMPLIES

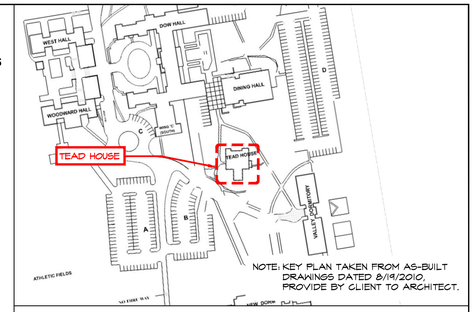
- **ALLOWED DISTANCE BETWEEN TWO EXIT ACCESSES**
  (PER SECTION 1007.1.1 OF 2020 BCNYS)

  SECOND FLOOR:
  - DIAGONAL DISTANCE: 87'-10"
  - REQUIRED WITH SPRINKLER SYSTEM
    1/3 OF 87'-10" = 29'-3"
  - REQUIRED WITHOUT SPRINKLER SYSTEM
    1/2 OF 87'-10" = 43'-11"
  - EXISTING DISTANCE BETWEEN
    TWO EXITS: 51'-5"

  COMPLIES

TEAD HOUSE SECOND FLOOR PLAN & EGRESS PLAN

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



KEY PLAN

NOT TO SCALE

BUILDING INFORMATION:

BUILDING: TEAD HOUSE

PROPOSED USE: OFFICE BUILDING

MAX OCCUPANT LOAD FOR ENTIRE BUILDING: (50)

CONSTRUCTION TYPE: TYPE III-B

BUILDING USE CLASSIFICATION: (SEE FLOOR INFORMATION FOR DETAILS)

TOTAL GROSS AREA: 11,025.8 S.F.

TOTAL NET AREA: 9,923.2 S.F.

CLIENT/PROJECT

ARCHITECTURAL PLANS FOR:

YESHIVATH VIZNITZ - TEAD HOUSE
235 ELM ROAD
BRIARCLIFF MANOR, NY 10510

DRAWING

- KEY PLAN
- BUILDING INFORMATION
- TEAD HOUSE 2ND FLOOR PLAN & EGRESS PLAN

NO.	REVISIONS:	DATE

ISSUE LOG

02/11/22 - TO DOB	

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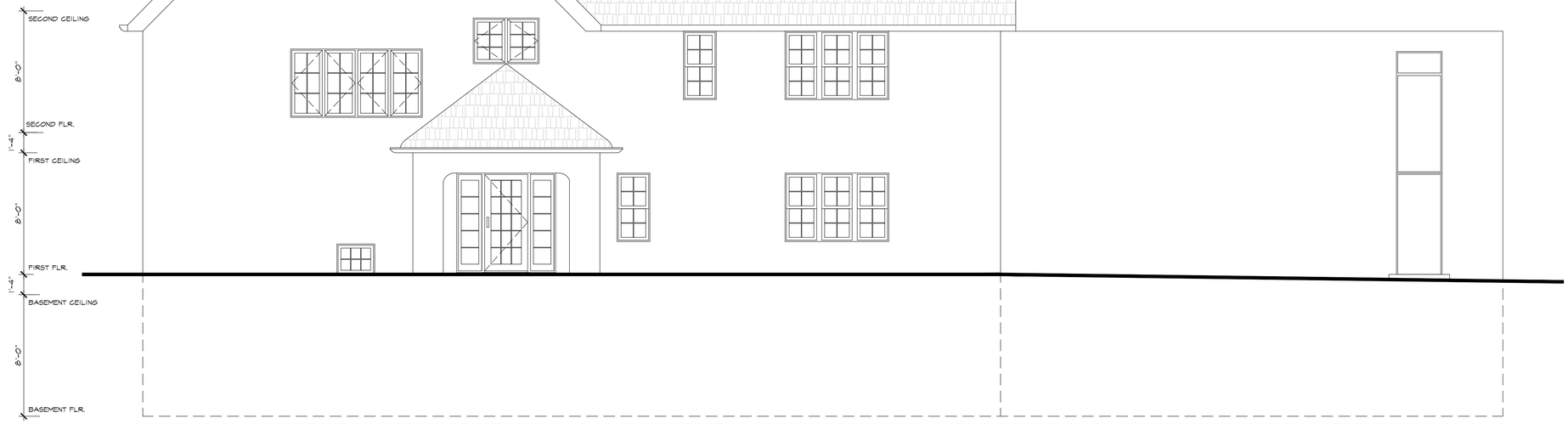
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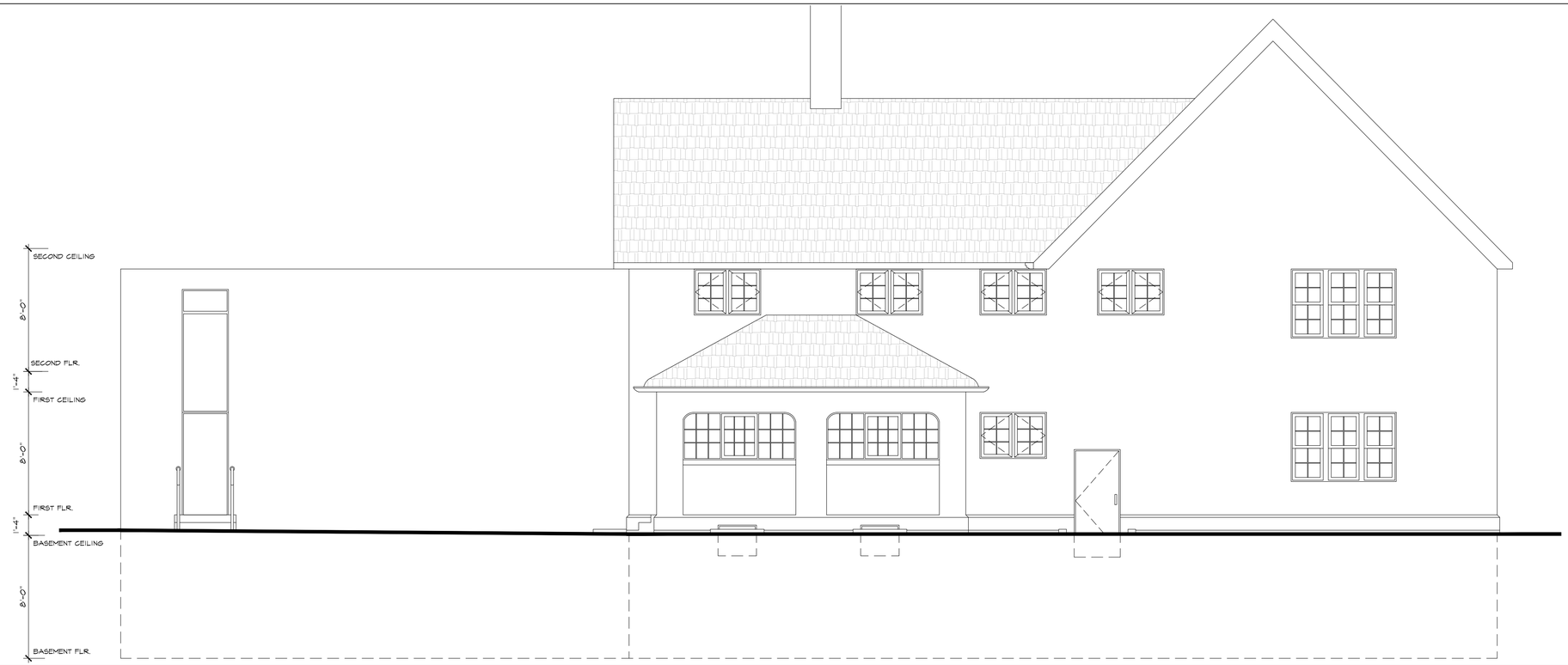
REGISTERED ARCHITECT MAX PARANGI No. 022286 STATE OF NEW YORK

DATE 1/20/22	JOB NO. 21016 - TH
SCALE AS NOTED	DWG. NO. **TH-A/4**
DRAWN CN, AC	
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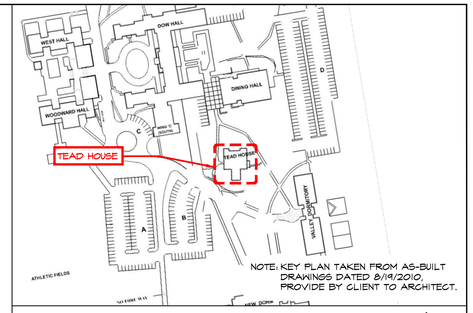
TEAD HOUSE FRONT ELEVATION (WEST)

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



TEAD HOUSE REAR ELEVATION (EAST)

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



NOTE: KEY PLAN TAKEN FROM AS-BUILT DRAWINGS DATED 8/19/2010, PROVIDE BY CLIENT TO ARCHITECT.

KEY PLAN

NOT TO SCALE

CLIENT/PROJECT

ARCHITECTURAL PLANS FOR:

YESHIVATH VIZNITZ - TEAD HOUSE
235 ELM ROAD
BRIARCLIFF MANOR, NY 10510

DRAWING

- KEY PLAN
- TEAD HOUSE ELEVATIONS

NO.	REVISIONS:	DATE

ISSUE LOG		
	02/11/22 - TO DOB	

MAX PARANGI ARCHITECTS P.C.

NEW YORK OFFICE
399 KNOLLWOOD ROAD, SUITE 114
WHITE PLAINS, NY 10603
TEL: (914) 686-3359

NEW JERSEY OFFICE
7 DANIEL DRIVE
ENGLEWOOD, NJ 07631
TEL: (201) 567-5880

EMAIL:INFO@MAXPARANGI.COM • WEBSITE: WWW.MAXPARANGI.COM

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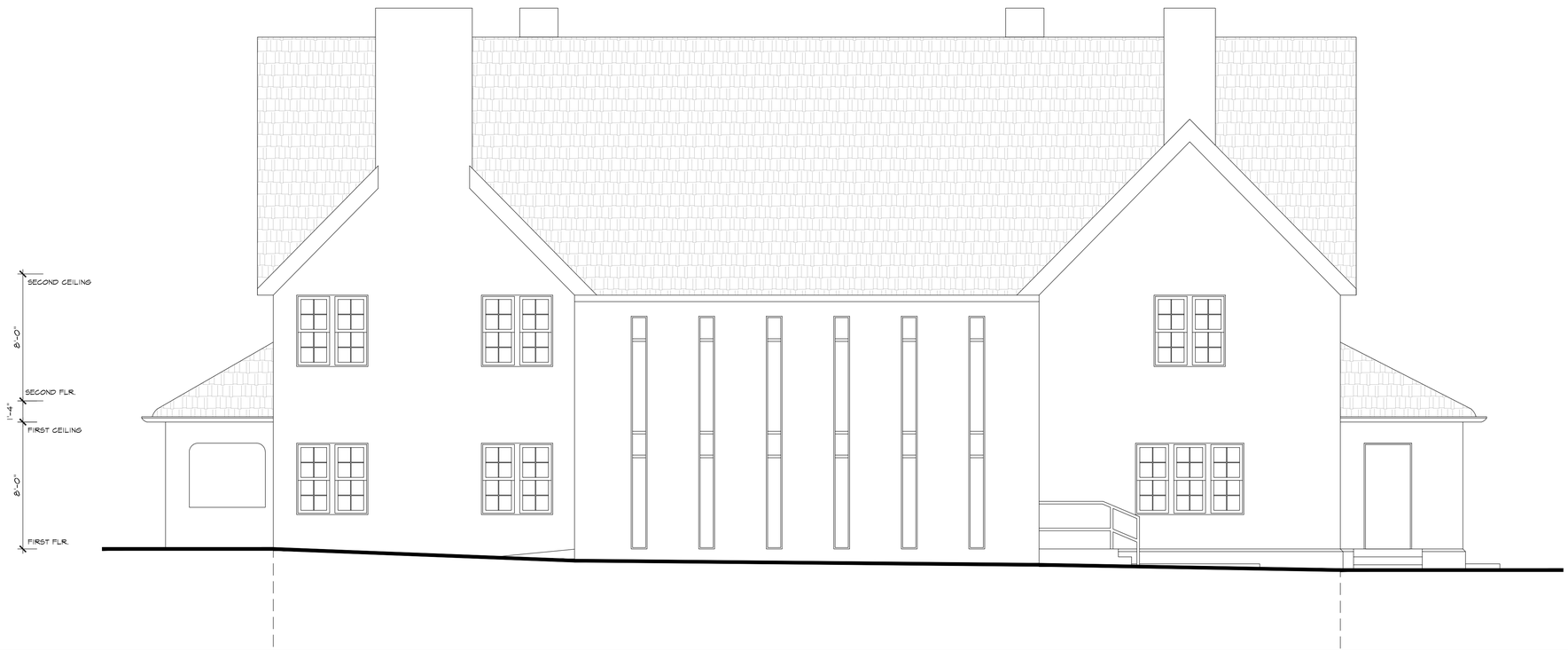
REGISTERED ARCHITECT MAX PARANGI No.022265 STATE OF NEW YORK

DATE 1/20/22	JOB NO. 21016 - TH
SCALE AS NOTED	DWG. NO. **TH-A/5**
DRAWN CN, AC	
CHECKED MP	SHEET **5** OF 6



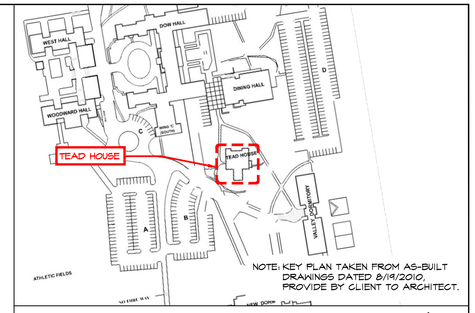
TEAD HOUSE LEFT ELEVATION (NORTH)

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



TEAD HOUSE RIGHT ELEVATION (SOUTH)

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



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KEY PLAN

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YESHIVATH VIZNITZ - TEAD HOUSE
235 ELM ROAD
BRIARCLIFF MANOR, NY 10510

DRAWING

- KEY PLAN
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NO.	REVISIONS:	DATE

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REGISTERED ARCHITECT MAX PARANGI No.022265 STATE OF NEW YORK

DATE 1/20/22	JOB NO. 21016 - TH
SCALE AS NOTED	DWG. NO. **TH-A/6**
DRAWN CN, AC	
CHECKED MP	SHEET **6** OF 6

C:\Desktop Files\NEW\SURVEYS\WESTCHESTER\UTILITIES SURVEY-PACE UNIVERSITY-1295 ELM ROAD-BC.dwg, 3/14/2022 10:51:48 PM

TOPOGRAPHICAL SURVEY OF
TAX LOT 10 AND 11 IN BLOCK 2, SECTION98.19
AS SHOWN ON THE OFFICIAL TAX MAPS OF
VILLAGE OF BRIARCLIFF MANOR
LOCATED AT
VILLAGE OF BRIARCLIFF MANOR
TOWN OF OSSINING
WESTCHESTER COUNTY STATE OF NEW YORK.

ADDRESS: 235 ELM ROAD, BRIARCLIFF MANOR, N.Y.

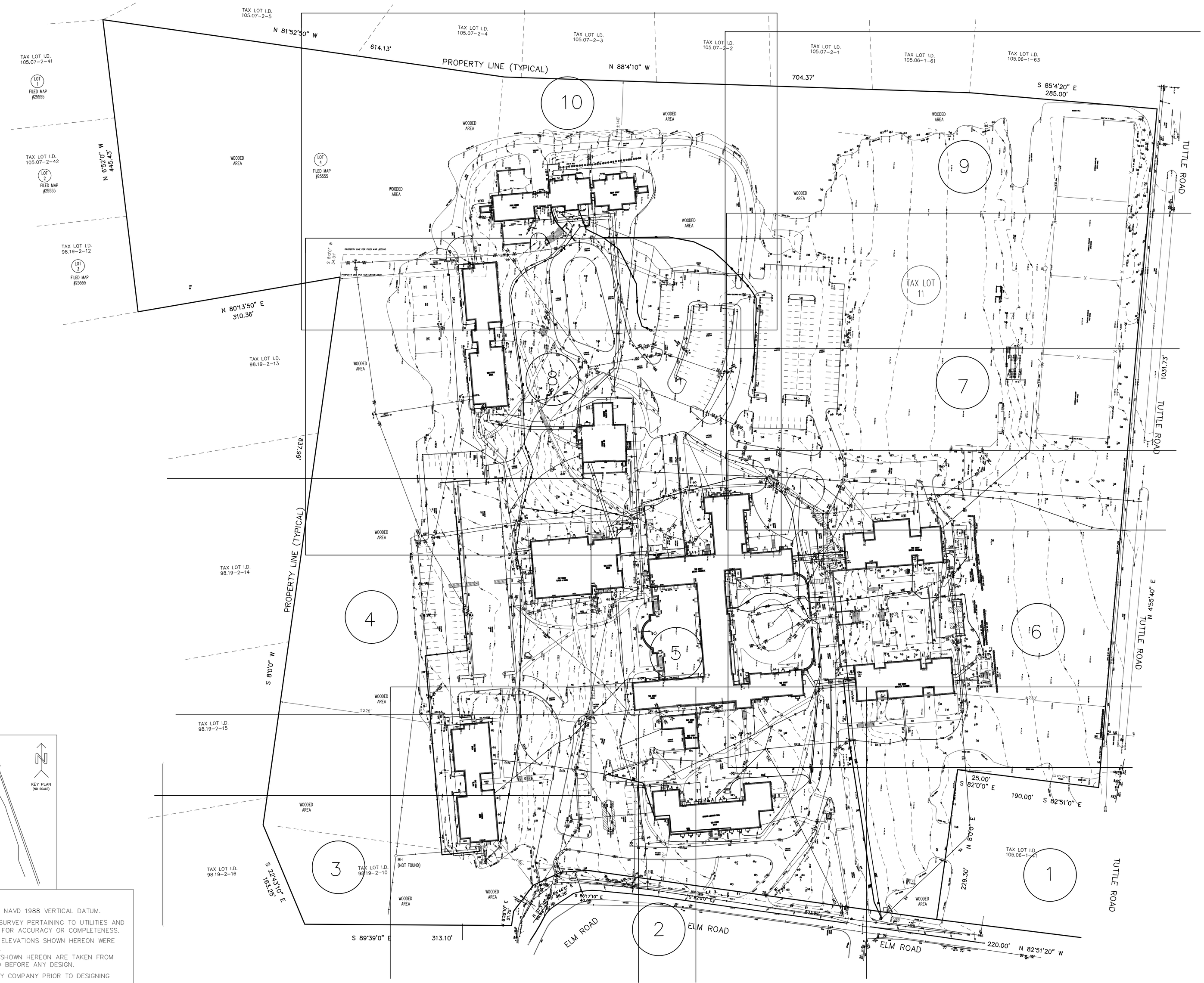
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Summit Land Surveying P.C.
21 Drake Lane
White Plains NY 10607.
Tel. 9146297758

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Rakesh R. Behal, L.S. New York State License Number 050666.

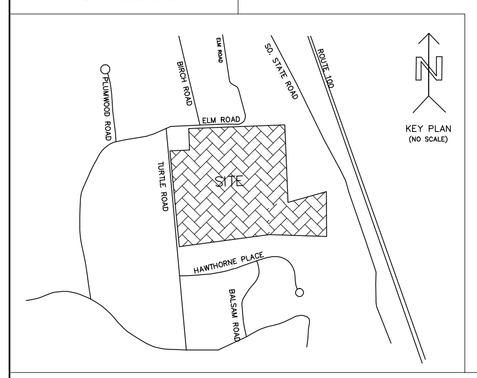
STATE OF NEW YORK
RAKESH RAJAN BEHAL
050666
LICENSED LAND SURVEYOR



OVERALL AREA TOPOGRAPHY

LEGEND:

- DROP CURB
- LIGHT
- LIGHT POLE
- TRAFFIC SIGN
- TREE(14" SIZE)
- UTILITY POLE
- HYDRANT
- WATER VALVE
- GAS VALVE
- DRAINAGE INLET (DI)
- CATCH BASIN (CB)
- SEWER MANHOLE
- ELECTRIC MANHOLE
- WATER MANHOLE
- W WATER MAIN W
- S SEWER LINE
- E ELECTRIC LINE E
- G GAS LINE G
- OVER HEAD WIRES
- CHAIN LINK FENCE
- TC TOP OF CURB
- BC BOTTOM OF CURB
- TW TOP OF WALL
- BW BOTTOM OF WALL
- L.G LEGAL GRADE
- C CABLE LINE C



NOTE:

1. ELEVATIONS SHOWN HEREON ARE IN NAVD 1988 VERTICAL DATUM.
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6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.

CALL BEFORE YOU DIG:
PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION CALL 1800-272-4480.

GRAPHIC SCALE
70 0 35 70 140
(IN FEET)
1 inch = 70 ft.

SCALE: 1"=70'
Measurement in U.S. Standard.

DATE: MAY 29, 2021.

JOB NUMBER
WCBC98-19-B2-11(TOPO).

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REVISIONS			
NO.	DATE	DESC.	BY
1	3-2-2022	ADDED UTILITIES (FIELD MEASUREMENTS)	RB
2	3-2-2022	ADDED UTILITIES (FROM RECORDED CAD FILE)	RB

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PROPERTY LINE PER CONT.#610543530

TOTAL AREA TAX LOT 10, 11= ±1,618,749 Sq Ft OR ±37.16Ac.

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NOTE:

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GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft

SCALE: 1"=20.0'
Measurement in U.S. Standard.

DATE: MAY 29, 2021.

JOB NUMBER
WCBC98-19-B2-11(TOPO).

KEY PLAN (NO SCALE)

TOPOGRAPHICAL SURVEY OF
TAX LOT 11 IN BLOCK 2, SECTION98.19
AS SHOWN ON THE OFFICIAL TAX MAPS OF
VILLAGE OF BRIARCLIFF MANOR
LOCATED AT
VILLAGE OF BRIARCLIFF MANOR
TOWN OF OSSINING
WESTCHESTER COUNTY STATE OF NEW YORK.

ADDRESS: 235 ELM ROAD, BRIARCLIFF MANOR, N.Y.

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Summit Land Surveying P.C.
21 Drake Lane
White Plains NY 10607.
Tel. 9146297758

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Rakesh R. Behal, L.S. New York State License Number 050666.

STATE OF NEW YORK ★ RAKESH RAJ BEHAL ★ 050666 ★ LICENSED LAND SURVEYOR

TAX LOT I.D.
105.06-1-41

1

TUTTLE ROAD

ELM ROAD

WOODED AREA

25.00' S 82°0'0" E

190.00' S 82°51'0" E

N 80°0'0" E 229.30'

220.00' N 82°51'20" W

533.96'

LEGEND:

- DROP CURB
- LIGHT
- LIGHT POLE
- TRAFFIC SIGN
- TREE(14" SIZE)
- UTILITY POLE
- HYDRANT
- WATER VALVE
- GAS VALVE
- DRAINAGE INLET
- CB CATCH BASIN
- SEWER MANHOLE
- ELECTRIC MANHOLE
- WATER MANHOLE
- W——W- WATER MAIN
- ——S—— SEWER LINE
- E——E- ELECTRIC LINE
- G——G- GAS LINE
- OVER HEAD WIRES
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- TC TOP OF CURB
- BC BOTTOM OF CURB
- TW TOP OF WALL
- BW BOTTOM OF WALL
- LG LEGAL GRADE
- C——C- CABLE LINE

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(NOT FOR TITLE TRANSFER)

SHEET 1-10

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NOTE:

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20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

KEY PLAN (NO SCALE)

SCALE: 1"=20.0'
Measurement in U.S. Standard.

DATE: MAY 29, 2021.

JOB NUMBER
WCBC98-19-B2-11(TOPO).

TOPOGRAPHICAL SURVEY OF
TAX LOT 11 IN BLOCK 2, SECTION98.19
AS SHOWN ON THE OFFICIAL TAX MAPS OF
VILLAGE OF BRIARCLIFF MANOR
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Summit Land Surveying P.C.
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Tel. 9146297758

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Rakesh R. Rebal, L.S. New York State License Number 050666.

STATE OF NEW YORK
RAKESH RAVE REBAL
050666
LICENSED LAND SURVEYOR

LEGEND:

- DROP CURB
- LIGHT
- LIGHT POLE
- TRAFFIC SIGN
- TREE(14" SIZE)
- UTILITY POLE
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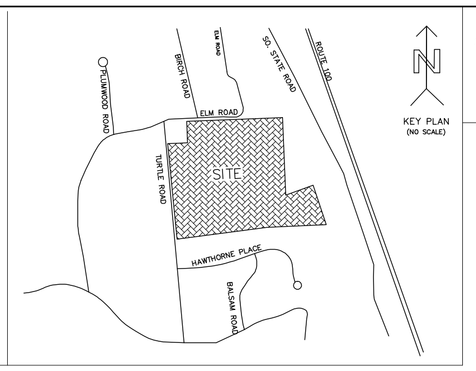
SHEET 2-10

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GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

SCALE: 1"=20.0'
Measurement in U.S. Standard.

DATE: MAY 29, 2021.

JOB NUMBER
WCBC98-19-B2-11(TOPO).

TOPOGRAPHICAL SURVEY OF
TAX LOT 11 IN BLOCK 2, SECTION98.19
AS SHOWN ON THE OFFICIAL TAX MAPS OF
VILLAGE OF BRIARCLIFF MANOR
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ADDRESS: 235 ELM ROAD, BRIARCLIFF MANOR, N.Y.

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21 Drake Lane
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Rakesh R. Rebal, L.S. New York State License Number 050666.

STATE OF NEW YORK
RAKESH RAVE REBAL
050666
LICENSED LAND SURVEYOR

WOODED AREA

±226'

WOODED AREA

3

TAX LOT I.D.
98.19-2-10

I.D.
-16

S 22°43'10" E
163.25'

MH
(NOT FOUND)

WOODED AREA

WOODED AREA

S 89°39'0" E 313.10'

N 8°28'10" E
21.75'

±86'

N 37°3'10" E
49.64'

64°44'0" E
46.28'

S 86°17'10" E
40.05'

TWO STORY BRICK

ONE STORY GLASS

2 STORY BRICK

MACADAM PARKING LOT

MACADAM DRIVEWAY

WALL WITH FENCE

CHAIN LINK FENCE

GATE

PLAT

RAMP

PORCH

ROOFED WALK

STEPS

SPRINKLER

CONNECTION NOT FOUND

FIRE ESCAPE

APRON

GUTTER

CURB

WALK

MACADAM

DATA

TEL

ELM ROAD

LEGEND:

- DROP CURB
- LIGHT
- LIGHT POLE
- TRAFFIC SIGN
- TREE(14" SIZE)
- UTILITY POLE
- HYDRANT
- WATER VALVE
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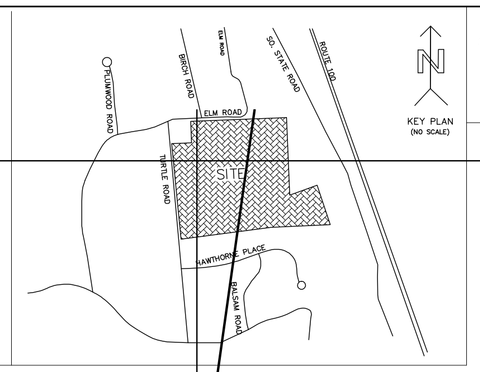
SHEET 3-10

C:\Sketched Plans\BOUR\WESTCHESTER\UTILITIES SURVEY-PACE UNIVERSITY-1285 ELM ROAD-BC.dwg, 3/14/2022 10:57:58 PM

NOTE:

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(IN FEET)
1 inch = 20 ft.

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Measurement in U.S. Standard.

DATE: MAY 29, 2021.

JOB NUMBER
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Tel. 9146297758

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Rakesh R. Behal, L.S. New York State License Number 050666.

PROPERTY LINE (TYPICAL)

TAX LOT I.D.
98.19-2-14

4

S 8°0'0" W

±226'

WOODED AREA

WOODED AREA

WOODED AREA

ONE STORY BRICK

ONE STORY GLASS & BRICK

TWO STORY BRICK

TWO S BRI

MACADAM PARKING LOT

MACADAM DRIVEWAY

MACADAM PARKING LOT

MACADAM PARKING LOT

MACADAM PARKING LOT

NO CONNECTION FOUND

NO CONNECTION FOUND

NO CONNECTION FOUND

C:\Desktop Files\NCB\URSYW\ESTCHESTER\UTILITIES SURVEY-PACE UNIVERSITY-235 ELM ROAD-BC.dwg, 3/14/2022 10:36:08 PM

NOTE:

1. ELEVATIONS SHOWN HEREON ARE IN NAVD 1988 VERTICAL DATUM.
2. THE INFORMATION GIVEN ON THIS SURVEY PERTAINING TO UTILITIES AND OR SUBSTRUCTURES IS NOT CERTIFIED FOR ACCURACY OR COMPLETENESS.
3. EITHER MANHOLE RIM AND INVERT ELEVATIONS SHOWN HEREON WERE OBTAINED FROM PHYSICAL MEASUREMENTS.
4. WATER, ELECTRIC AND GAS LINES SHOWN HEREON ARE TAKEN FROM FIELD MARKING AND MUST BE VERIFIED BEFORE ANY DESIGN.
5. CONSULT THE APPROPRIATE UTILITY COMPANY PRIOR TO DESIGNING IMPROVEMENTS.
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.

CALL BEFORE YOU DIG:
PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION CALL 1-800-272-4480.

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

SCALE: 1"=20.0'
Measurement in U.S. Standard.

DATE: MAY 29, 2021.

JOB NUMBER
WCBC98-19-B2-11(TOPO).

Surface elevations and underground appurtenances, if any, whether or not shown are not certified.
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TOPOGRAPHICAL SURVEY OF
TAX LOT 11 IN BLOCK 2, SECTION98.19
AS SHOWN ON THE OFFICIAL TAX MAPS OF
VILLAGE OF BRIARCLIFF MANOR
LOCATED AT
VILLAGE OF BRIARCLIFF MANOR
TOWN OF OSSINING
WESTCHESTER COUNTY STATE OF NEW YORK.

ADDRESS: 235 ELM ROAD, BRIARCLIFF MANOR, N.Y.

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Summit Land Surveying P.C.
21 Drake Lane
White Plains NY 10607.
Tel. 9146297758

This is to certify that this map and the survey on which it is based were made in accordance with the "Minimum Standard" Detail Requirements for the New York State Association of Land Surveyors.

Rakesh R. Behal, L.S. New York State License Number 050666.

STATE OF NEW YORK ★ RAKESH RAJ BEHAL ★ 050666 ★ LICENSED LAND SURVEYOR ★

LEGEND:
- DROP CURB
- LIGHT
- LIGHT POLE
- TRAFFIC SIGN
- TREE(14" SIZE)
- UTILITY POLE
- HYDRANT WITH FENCE
- WATER VALVE
- GASOLINE
- DRAINAGE INLET
- CB CATCH BASIN
- SEWER MANHOLE
- ELECTRIC MANHOLE
- WATER MANHOLE
- W-W- WATER MAIN
- S-S- SEWER LINE
- E-E- ELECTRIC LINE
- G-G- GAS LINE
- OVER HEAD WIRES
- CHAIN LINK FENCE
- TC TOP OF CURB
- BC BOTTOM OF CURB
- TW TOP OF WALL
- BW BOTTOM OF WALL
- L.G. LAWN GRADE
- C-C- CABLE LINE

REVISIONS

NO.	DATE	DESC.	BY
1	3-2-2022	ADDED UTILITIES (FIELD MEASUREMENTS)	RB
2	3-2-2022	ADDED UTILITIES (FROM RECORDED CAD FILE)	RB

BELOW SURFACE ENCROACHMENTS ARE NOT SHOWN. THE EXISTENCE OF RIGHT OF WAYS AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN HEREON, ARE NOT CERTIFIED.

A TITLE REPORT OF THE SUBJECT PROPERTY WAS NOT PROVIDED. A DEED OF THE SUBJECT PROPERTY WAS NOT PROVIDED

UNAUTHORIZED ALTERATION OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL IS VIOLATION OF 7209, SUB-DIVISION 2, OF NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS INKED SEAL OR EMBOSSED SEAL NOT BE CONSIDERED TO BE A TRUE AND VALID COP Y.

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(NOT FOR TITLE TRANSFER)

SHEET 5-10

C:\Desktop Files\NOBUR\WESTCHESTER\UTILITIES SURVEY-PACE UNIVERSITY-235 ELM ROAD-BC.dwg, 3/14/2022 10:46:02 PM

NOTE:

1. ELEVATIONS SHOWN HEREON ARE IN NAVD 1988 VERTICAL DATUM.
2. THE INFORMATION GIVEN ON THIS SURVEY PERTAINING TO UTILITIES AND OR SUBSTRUCTURES IS NOT CERTIFIED FOR ACCURACY OR COMPLETENESS.
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GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

KEY PLAN (NO SCALE)

SCALE: 1"=20.0'
Measurement in U.S. Standard.

DATE: MAY 29, 2021.

JOB NUMBER
WCBC98-19-B2-11(TOPO).

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LOCATED AT
VILLAGE OF BRIARCLIFF MANOR
TOWN OF OSSINING
WESTCHESTER COUNTY STATE OF NEW YORK.

ADDRESS: 235 ELM ROAD, BRIARCLIFF MANOR, N.Y.

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Summit Land Surveying P.C.
21 Drake Lane
White Plains NY 10607.
Tel. 9146297758

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Rakesh R. Behal, L.S. New York State License Number 050666.

STATE OF NEW YORK
RAKESH RAJ BEHAL
050666
LICENSED LAND SURVEYOR

LEGEND:

- DROP CURB
- LIGHT
- LIGHT POLE
- TRAFFIC SIGN
- TRAFFIC LIGHT
- UTILITY POLE
- HYDRANT
- WATER VALVE
- GAS VALVE
- DRAINAGE INLET
- CATCH BASIN
- SEWER MANHOLE
- ELECTRIC MANHOLE
- WATER MANHOLE
- W WATER MAIN
- S SEWER LINE
- E ELECTRIC LINE
- G GAS LINE
- OHW OVER HEAD WIRES
- CHAIN LINK FENCE
- TOC TOP OF CURB
- BOC BOTTOM OF CURB
- TW TOP OF WALL
- BW BOTTOM OF WALL
- LG LOCAL GRADE
- C CABLE LINE

REVISIONS			
NO.	DATE	DESC.	BY
1	3-2-2022	ADDED UTILITIES (FIELD MEASUREMENTS)	RB
2	3-2-2022	ADDED UTILITIES (FROM RECORDED CAD FILE)	RB

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(NOT FOR TITLE TRANSFER)

SHEET 6-10

C:\Sketches\ Files\NCB\URVEY\WESTCHES\TER\UTILITIES SURVEY-PACE UNIVERSITY-1295 ELM ROAD-BC.dwg, 3/14/2022 10:41:52 PM

NOTE:

1. ELEVATIONS SHOWN HEREON ARE IN NAVD 1988 VERTICAL DATUM.
2. THE INFORMATION GIVEN ON THIS SURVEY PERTAINING TO UTILITIES AND OR SUBSTRUCTURES IS NOT CERTIFIED FOR ACCURACY OR COMPLETENESS.
3. SEWER MANHOLE RIM AND INVERT ELEVATIONS SHOWN HEREON WERE OBTAINED FROM FIELD MEASUREMENTS.
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CALL BEFORE YOU DIG:
PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION CALL 1800-272-4480.

KEY PLAN (NO SCALE)

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

SCALE: 1"=20.0'
Measurement in U.S. Standard.

DATE: MAY 29, 2021.

JOB NUMBER
WCBO98-19-B2-11(TOPO).

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STATE OF NEW YORK
RAKESH K. BEHAL
050666
LICENSED LAND SURVEYOR

TOPOGRAPHICAL SURVEY OF
TAX LOT 11 IN BLOCK 2, SECTION98.19
AS SHOWN ON THE OFFICIAL TAX MAPS OF
VILLAGE OF BRIARCLIFF MANOR
LOCATED AT
VILLAGE OF BRIARCLIFF MANOR
TOWN OF OSSINING
WESTCHESTER COUNTY STATE OF NEW YORK.

ADDRESS: 235 ELM ROAD, BRIARCLIFF MANOR, N.Y.

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Summit Land Surveying P.C.
21 Drake Lane
White Plains NY 10607.
Tel. 9146297758

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Rakesh R. Behal, L.S. New York State License Number 050666.

TAX LOT 11

7

1031.73' TUTTLE ROAD

LEGEND:

- DROP CURB
- LIGHT
- LIGHT POLE
- TRAFFIC SIGNAL
- TREE
- UTILITY POLE
- HYDRANT
- WATER VALVE
- GAS VALVE
- DRAINAGE INLET
- CB CATCH BASIN
- SEWER MANHOLE
- ELECTRIC MANHOLE
- WATER MANHOLE
- W-WATER MAIN
- S- SEWER LINES
- E- ELECTRIC LINE
- G- GAS LINE
- OHW- OVER HEAD WIRES
- CHAIN LINK FENCE
- TC TOP OF CURB
- BC BOTTOM OF CURB
- TW TOP OF WALL
- BW BOTTOM OF WALL
- LG LEGAL GRADE
- C- CABLE LINE

REVISIONS			
NO.	DATE	DESC.	BY
1	3-2-2022	ADDED UTILITIES (FIELD MEASUREMENTS)	RB
2	3-2-2022	ADDED UTILITIES (FROM RECORDED CAD FILE)	RB

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UNAUTHORIZED ALTERATION OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL IS VIOLATION OF 7209, SUB-DIVISION 5, OF NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYORS INKED SEAL OR EMBOSSED SEAL NOT BE CONSIDERED TO BE A TRUE AND VALID COP Y.

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(NOT FOR TITLE TRANSFER)

SHEET 7-10

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NOTE:

1. ELEVATIONS SHOWN HEREON ARE IN NAVD 1988 VERTICAL DATUM.
2. THE INFORMATION GIVEN ON THIS SURVEY PERTAINING TO UTILITIES AND OR SUBSTRUCTURES IS NOT CERTIFIED FOR ACCURACY OR COMPLETENESS.
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CALL BEFORE YOU DIG:
PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION CALL 811 OR 800-272-4480.

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

KEY PLAN (NO SCALE)

SCALE: 1"=20.0'
Measurement in U.S. Standard.

DATE: MAY 29, 2020

JOB NUMBER
WCBC98-19-B2-11(TOPO)

Surface elevations and underground appurtenances, if any, whether or not shown are not certified.
This survey shows straight lines between located points for fences or other possession along property line. The use of this data to construct lines between located fence appurtenances or underground items, fence connections or possession lines generally do not follow a straight line and therefore are schematic only. Any dimensions shown are of the surveyed points only. Labeled dimensions cannot be used for any other point along the line.

TOPOGRAPHICAL SURVEY OF
TAX LOT 11 IN BLOCK 2, SECTION98.19
AS SHOWN ON THE OFFICIAL TAX MAPS OF
VILLAGE OF BRIARCLIFF MANOR
LOCATED AT
VILLAGE OF BRIARCLIFF MANOR
TOWN OF OSSINING
WESTCHESTER COUNTY STATE OF NEW YORK.

ADDRESS: 235 ELM ROAD, BRIARCLIFF MANOR, N.Y.

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STATE OF NEW YORK
RAKESH R. BEHAL
050666
LICENSED LAND SURVEYOR

Summit Land Surveying P.C.
21 Drake Lane
White Plains NY 10607.
Tel. 9146297758

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Rakesh R. Behal, L.S. New York State License Number 050666.

LEGEND:

- DROP CURB
- LIGHT
- LIGHT POLE
- TRAFFIC SIGN
- TREE(14" SIZE)
- UTILITY POLE
- HYDRANT
- WATER VALVE
- GAS VALVE
- DRAINAGE INLET
- CB CATCH BASIN
- SEWER MANHOLE
- ELECTRIC MANHOLE
- WATER MANHOLE
- W——W— WATER MAIN
- ——S—— SEWER LINE
- E——E— ELECTRIC LINE
- G——G— GAS LINE
- OVER HEAD WIRES
- —+—+— CHAIN LINK FENCE
- TC TOP OF CURB
- BC BOTTOM OF CURB
- TW TOP OF WALL
- BW BOTTOM OF WALL
- LG LEGAL GRADE
- C——C— CABLE LINE

NO.	DATE	DESC.	BY
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2	3-2-2022	ADDED UTILITIES (FROM RECORDED CAD FILE)	RB

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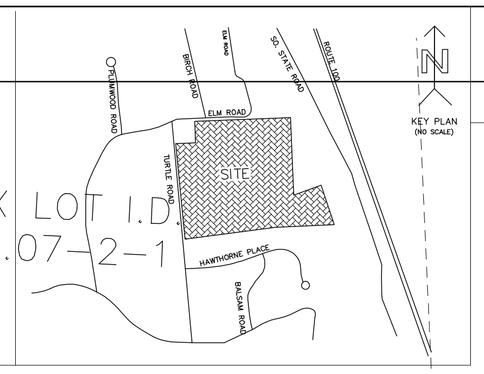
SHEET 8-10

C:\Desktop Files\RCB\SURVEYS\WESTCHESTER\UTILITIES SURVEY-PACE UNIVERSITY-1295 ELM ROAD-BC.dwg, 3/14/2022 10:43:19 PM

NOTE:

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GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

SCALE: 1"=20.0'
Measurement in U.S. Standard.

DATE: MAY 29, 2021.

JOB NUMBER
WCBC98-19-B2-11(TOPO).

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ADDRESS: 235 ELM ROAD, BRIARCLIFF MANOR, N.Y.

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STATE OF NEW YORK
RAKESH K. BEHAL
050666
LICENSED LAND SURVEYOR

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Rakesh R. Behal, L.S. New York State License Number 050666.

TAX LOT I.D.
105.06-1-61

TAX LOT I.D.
105.06-1-63

704.37'

S 85°4'20" E
285.00'

WOODED AREA

WOODED AREA

TAX LOT
11

9

SOUTTLE ROAD

MACADAM DRIVE

TENNIS COURT (MACADAM PAVEMENT)

IRREG' LINE OF FENCE

WALK

CURB

PAD

LEGEND:

	DROP CURB
	LIGHT
	LIGHT POLE
	TRAFFIC SIGN
	TREE(14" SIZE)
	UTILITY POLE
	HYDRANT
	WATER VALVE
	GAS VALVE
	DRAINAGE INLET
	CATCH BASIN
	SEWER MANHOLE
	ELECTRIC MANHOLE
	WATER MANHOLE
	SEWER LINE
	ELECTRIC LINE
	OVER HEAD WIRES
	CHAIN LINK FENCE
TC	TOP OF CURB
BC	BOTTOM OF CURB
TW	TOP OF WALL
BW	BOTTOM OF WALL
LG	LEGAL GRADE
C	CABLE LINE

REVISIONS			
NO.	DATE	DESC.	BY
1	3-2-2022	ADDED UTILITIES (FIELD MEASUREMENTS)	RB
2	3-2-2022	ADDED UTILITIES (FROM RECORDED CAD FILE)	RB

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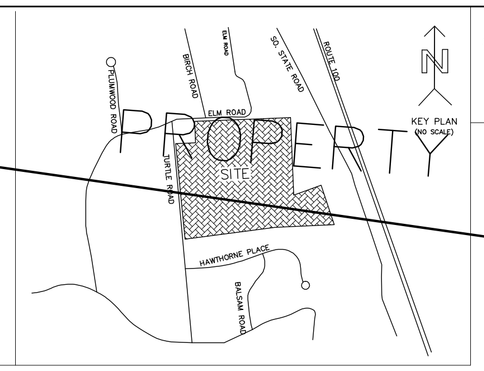
SHEET 9-10

C:\Bluebeam Files\RCB\SURVEY\WESTCHESTER\UTILITIES SURVEY-PACE UNIVERSITY-235 ELM ROAD-BC.dwg, 3/14/2022 10:44:19 PM

NOTE:

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(IN FEET)
1 inch = 20 ft.

SCALE: 1"=20.0' Measurement in U.S. Standard.

DATE: MAY 29, 2021.

JOB NUMBER WCBC98-19-B2-11(TOPO).

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764

Summit Land Surveying P.C.
21 Drake Lane
White Plains NY 10607.
Tel. 9146297758

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Rakesh R. Rebal, L.S. New York State License Number 050666.

STATE OF NEW YORK RAKESH RAVE REBAL 050666 LICENSED LAND SURVEYOR

N 88°4'10" W

LINE (TYPICAL)

PROPERTY

10

WOODED AREA

MACADAM DRIVE

LINE OF TREES

BALCONY

FOUR STORY BRICK

PATIO

RET' WALL

HANGING WALL

STEPS

BROKEN FENCE

MACADAM PARKING

DATA

PLAY AREA

PORCH

ROOFED FLAT

NO CONNECTION FOUND

NO ACCESS

PAD

CURB

DROP CURB

WALK

LP

SIGN

STOPPER

E CURB

INE PER FILED MAP #25555

PER CONT. #61054353O

LEGEND:

- DROP CURB
- LIGHT
- LIGHT POLE
- TRAFFIC SIGN
- TREE(14" SIZE)
- UTILITY POLE
- HYDRANT
- WATER VALVE
- GAS VALVE
- DRAINAGE INLET
- CB CATCH BASIN
- SEWER MANHOLE
- ELECTRIC MANHOLE
- WATER MANHOLE
- W—W— WATER MAIN
- S—S— SEWER LINE
- E—E— ELECTRIC LINE
- G—G— GAS LINE
- OVER HEAD WIRES
- CHAIN LINK FENCE
- TC TOP OF CURB
- BC BOTTOM OF CURB
- TW TOP OF WALL
- BW BOTTOM OF WALL
- LG LEGAL GRADE
- C—C— CABLE LINE

REVISIONS

NO.	DATE	DESC.	BY
1	3-2-2022	ADDED UTILITIES (FIELD MEASUREMENTS)	RB
2	3-2-2022	ADDED UTILITIES (FROM RECORDED CAD FILE)	RB

A TITLE REPORT OF THE SUBJECT PROPERTY WAS NOT PROVIDED, A DEED OF THE SUBJECT PROPERTY WAS NOT PROVIDED

BELOW SURFACE ENCROACHMENTS ARE NOT SHOWN. THE EXISTENCE OF RIGHT OF WAYS AND/OR EASEMENTS OF RECORD, IF ANY, NOT SHOWN HEREON, ARE NOT CERTIFIED.

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Certifications indicated are limited only to the person for whom this survey was prepared and on his or her behalf to the title company, governmental agency and lending institution for the title number listed hereon. The certifications are not transferable.

(NOT FOR TITLE TRANSFER)

SHEET 10-10