GENERAL NOTES:

1. GENERAL CONTRACTOR TO FIELD CHECK ALL EXISTING CONDITIONS BEFORE COMMENCING WORK.

2. GENERAL CONTRACTOR SHALL COORDINATE ALL ARCHITECTURAL, STRUCTURAL PLUMBING & MECHANICAL WORK.

3. ALL WORK SHALL COMPLY WITH THE STATE BUILDING CODE AND LOCAL CODES & ORDINANCES HAVING JURISDICTION.

4. GENERAL CONTRACTOR TO BE RESPONSIBLE FOR ANY DAMAGE SUSTAINED TO EXISTING BUILDINGS, PLANTINGS, ECT. DURING CONSTRUCTION.

ELECTRICAL:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BOARD OF FIRE UNDERWRITER AND LOCAL CODES.

HVAC:

1. ALL HEATING & VENTILATION SHALL BE INSTALLED IN ACCORDANCE WITH THE PLUMBING, MECHANICAL AND FUEL GAS CODE OF THE STATE OF NEW YORK.

SAFETY:

1. ALL EXITS SHALL BE MARKED WITH SIGNS IN ACCORDANCE WITH NEW YORK STATE BUILDING CODE.

2. ALL EXIT DOORS SHALL CONFORM TO N.Y.S. BUILDING CODE.

3. ALL EXIT SIGNS TO BE ON SEPARATE CIRCUITS, LETTERS TO BE 8" HIGH.

MISCELLANEOUS:

1. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT, THEY MAY NOT BE USED ON ANY OTHER PROJECT EXCEPT BY WRITTEN AUTHORIZATION OF THE ARCHITECT.

2. THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR WORK NOT CONSTRUCTED ACCORDING TO THESE PLANS OR NOT UNDER HIS PERSONAL SUPERVISION.

NOTES:

1. ALL NEW CONSTRUCTION SHALL COMPLY WITH THE BUILDING CODE OF NEW YORK STATE 2010, THE PLUMBING AND MECHANICAL CODE OF NEW YORK STATE 2010 AND THE FIRE CODE OF NEW YORK STATE 2010.
2. ALL NEW CONSTRUCTION ELEMENTS, COMPONENTS, SYSTEMS, AND SPACES SHALL COMPLY WITH "ALTERATIONS- LEVEL 2" AND CHAPTERS 8 & 9 OF THE EXISTING BUILDING CODE OF NEW YORK STATE 2010 AS REQUIRED BY THE BUILDING CODE OF NEW YORK STATE 2010.
3. ALL NEW INTERIOR FINISHES AT WALLS AND CEILINGS SHALL COMPLY WITH TABLE 803.9 FOR FLAME SPREAD CLASSIFICATION. ALL INTERIOR FINISHES SHALL COMPLY WITH CHAPTER 8 & SECTIONS 801-805 OF THE BUILDING CODE OF NEW YORK STATE 2010.

RCP LEGEND

SYMBOL	IDENTIFICATION
S	SURFACE MOUNTED FIXTURE
R	RECESSED LIGHT FIXTURE
	WALL SCONSE
SURFACE MOUNTED	SURFACE MOUNTED LIGHT FIXTURE
CHAIN HUNG	CHAIN HUNG LIGHT FIXTURE
	1X4 RECESSED LIGHT FIXTURE
	2X2 RECESSED LIGHT FIXTURE
	2X4 RECESSED LIGHT FIXTURE
	2X2 RECESSED PARABOLIC LIGHT FIXTURE
	2X4 RECESSED PARABOLIC LIGHT FIXTURE
	SURFACE MOUNTED CEILING FAN
	RECESSED SUPPLY DIFFUSER
	RECESSED RETURN DIFFUSER
	EXHAUST FAN
	EXHAUST FAN W/ LIGHT
	SPEAKER
EXIT	EXIT SIGN
EXIT	DIRECTIONAL EXIT SIGN
	BATTERY WALL PACK
SP	SPRINKLER

WALL LEGEND

EXISTING CMU WALL	EXISTING 1 HOUR FIRE RATED WALL (V.I.F.)	EXISTING PARTITION

BUILDING DATA

CONSTRUCTION CLASSIFICATION:	TYPE II B (MAX. AREA=13,500 S.F. / MAX. HEIGHT=(2) STORIES)
OCCUPANCY CLASSIFICATION:	STORAGE (S-2), OFFICE (GROUP B)
AREA / HEIGHT OF BUILDING :	+/- 38,265 S.F. / ONE (1) STORY
AREA OF TENANT :	+/- 2,800 S.F.
AUTOMATIC FIRE SPRINKLERS	YES
TENANT USE :	OFFICES & STORAGE

BUILDING CODE SUMMARY

LAWN DOCTOR
68 BRIDGE ROAD, ISLANDIA, N.Y. 11749

1. BUILDING CODE: NYS BUILDING CODE, 2010
   MECHANICAL CODE: NYS MECHANICAL CODE, 2010
   PLUMBING CODE: NYS PLUMBING CODE, 2010
   FIRE CODE: NYS FIRE CODE, 2010
   ELECTRICAL CODE: NYS FIRE CODE, 2010
   ENERGY CODE: IECC 2015
   ACCESSIBILITY CODE: ICC/ANSI A117.1-2009
2. TENANT OCCUPANCY (BC SECTION 304.1)
   B (BUSINESS) & S-2 (LOW HAZARD STORAGE)
3. CONSTRUCTION TYPE (TABLE 601): IIB, SPRINKLED BUILDING
4. OCCUPANT LOAD (TABLE 1004.1.1)

   OCCUPANCY TYPE GROSS AREA/OCCUPANT LOAD FACTOR

OFFICE AREAS (1 PERSON / 100 SF)	740 S.F. / 100 = 8 OCCUPANTS
STORAGE AREAS (1 PERSON / 500 SF)	1,860 S.F. / 500 = 4 OCCUPANTS
TOTAL OCCUPANTS	12 OCCUPANTS

5. BUILDING IS SPRINKLERED
6. EXIT ACCESS TRAVEL DISTANCE (TABLE 1016.1).

   MEANS OF EGRESS.
   MAXIMUM TRAVEL DISTANCE: 300 FEET (ANY POINT - SPRINKLERED)
   50'-4" FEET (ACTUAL)

   MINIMUM NUMBER OF EXITS PER OCCUPANT LOAD (SECTION 1014.1)

   OCCUPANT LOAD MIN. # EXITS REQ'D EXITS PROVIDED
   1-500 (12 PROPOSED) 2 2

   TWO EXITS OR EXIT ACCESS DOORWAYS (SECTION 1015 2.1)

   OVERALL DIAGONAL DISTANCE OF BUILDING 42'-0" / 3 = 30'-8" MIN. REQUIRED
   87'-6" PROVIDED

   MINIMUM REQUIRED EGRESS WIDTH PER OCCUPANT SERVED (SECTION/TABLE 1005.1)

   OCCUPANCY, B BUSINESS
   OTHER COMPONENTS (INCHES PER OCCUPANT), 0.15" PER OCCUPANT (SPRINKLED)

   12 OCCUPANTS X .15" = 1.8" WIDTH REQUIRED
   (2) 36" DOOR PROVIDED
   72" TOTAL PROVIDED

7. MINIMUM PLUMBING FACILITIES (NYS PLUMBING CODE TABLE 403.1)
   SEPARATE FACILITIES (NYS PLUMBING CODE SECTION 403.2.2)
   SEPARATE FACILITIES SHALL NOT BE REQUIRED IN STRUCTURES OR TENANT SPACES WITH A TOTAL OCCUPANT LOAD, INCLUDING BOTH EMPLOYEES AND CUSTOMERS, OF 15 OR LESS

   12 TOTAL OCCUPANTS = 6 MEN & 6 WOMEN

   SEPARATE FACILITIES NOT REQUIRED

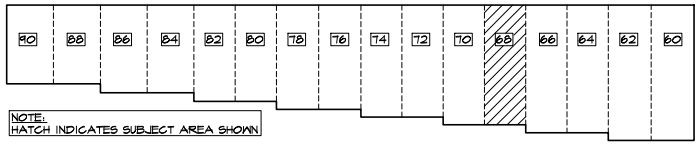
   TOILETS:
   1 PER 25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50
   LAVATORIES:
   1 PER 40 FOR THE FIRST 80 AND 1 PER 80 FOR THE REMAINDER EXCEEDING 80

   REQUIRED: 1 MEN W/C & 1 LAVATORY / 1 WOMEN W/C & 1 LAVATORY
   PROVIDED: 1 MEN W/C & 1 LAVATORY / 1 WOMEN W/C & 1 LAVATORY
   EXISTING TOILET ROOMS ARE NON ADA COMPLIANT

   SERVICE SINK = 1 REQUIRED, 0 PROVIDED
   (NYS PLUMBING CODE SECTION 428.1 EXCEPTION)

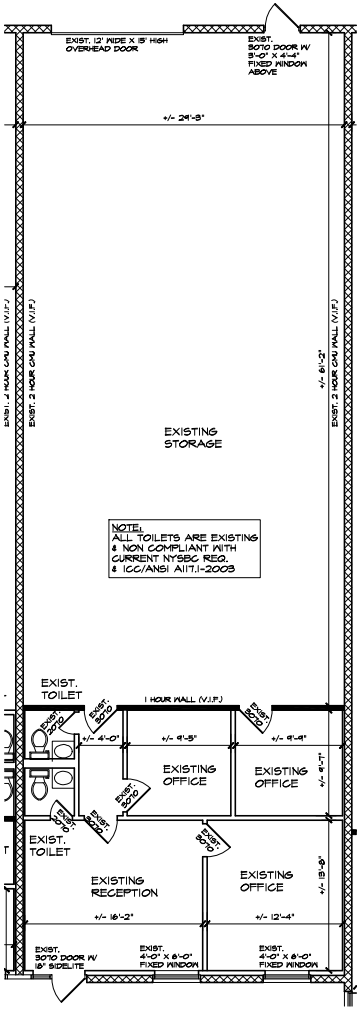
   DRINKING FOUNTAIN = 1 REQUIRED, 0 PROVIDED
   (NYS PLUMBING CODE SECTION 410.1)

   EMERGENCY SHOWER / EYEWASH = 1 REQUIRED, 0 PROVIDED
   (NYS PLUMBING CODE SECTION 411)

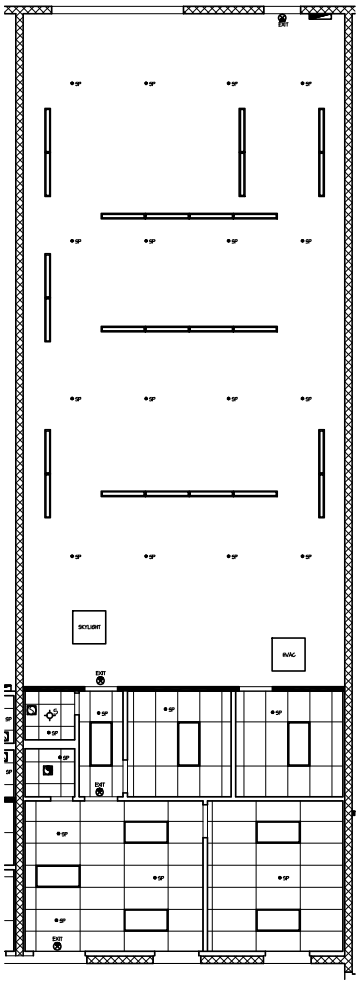


NOTE:
HATCH INDICATES SUBJECT AREA SHOWN

3 KEY PLAN
SCALE: 1/64"=1'-0"



1 EXISTING FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"



2 EXISTING REFLECTED CEILING PLAN
SCALE: 3/16"=1'-0"

LAWN DOCTOR
68 BRIDGE ROAD, ISLANDIA, N.Y. 11749

EXISTING CONDITIONS FOR
BRENT MAKO PROPERTIES BUILDING #4
BRIDGE ROAD, ISLANDIA, N.Y. 11749

SCALE: AS NOTED	APPROVED BY:	DRAWN BY: RK
DATE: 06-06-16		REVISED BY :

Robert J. Gruber - Architect
476 Expressway Drive So. Medford, N.Y. 11763 (631) 654-4449

EXISTING FLOOR PLAN, RCP, BUILDING DATA & CALCULATIONS

DRAWING NUMBER: 2 OF 16
JOB: #6-016