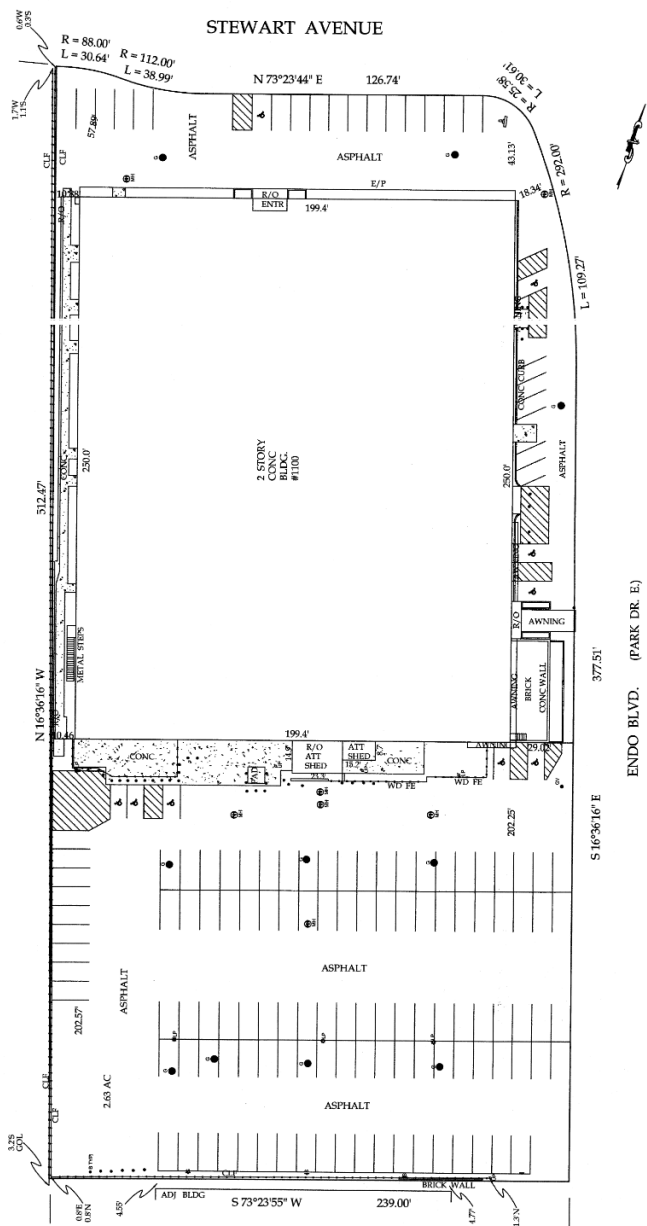


TAX LOT 44-79-1



TAX LOT 44-79-25

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

SURVEY OF PROPERTY
LOCATED AT GARDEN CITY
TOWN OF HEMPSTEAD
NASSAU COUNTY, NY
N.C. 178 44-79-24 (NEW)
CERTIFIED TO:
SHERIDAN ENGINEERING CO., LLC
ISLAND ABSTRACT INC
#145332450CP
SUFFOLK COUNTY NATIONAL BANK
FIDELITY NATIONAL TITLE INSURANCE CO.

THIS SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT COMES IN ACCORDANCE WITH THE REQUIREMENTS OF THE ERIE COUNTY SURVEYING ACT OF 1992. I AM A LICENSED SURVEYOR IN THE STATE OF NEW YORK. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND FOR THIS SURVEY. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND FOR THIS SURVEY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE AT GARDEN CITY, NEW YORK, ON MAY 13, 2015.

PREPARED BY:
DONALD L. MALM, JR.
LAND SURVEYOR
631-581-0003
ISLIP, NY 11751
DATE: MAY 13, 2015



BUILDING CODE INFORMATION

IBC-INTERNATIONAL BUILDING CODE 2015

CODE DATA:

USE AND OCCUPANCY CLASSIFICATION (SECTION 302)

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

CONSTRUCTION TYPE (SECTION 602)

TYPE IIB CONSTRUCTION

FIRE SUPPRESSION SYSTEM: BUILDING IS FULLY-SPRINKLERED

DESIGN OCCUPANT LOAD (1004.1)

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

TENANT SPACE SUBJECT TENANT SPACE:

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

TABLE 1006.2.1

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

EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2)

OCCUPANCY "B" - 300' W/SPRINKLER SYSTEM.

MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS PER STORY (TABLE 1006.3.1)

OCCUPANT LOAD PER STORY 1- 500 MINIMUM OF EXITS OR ACCESS TO EXITS = 2

MEANS OF EGRESS (1004.1) CONTINUED

MEANS OF EGRESS COMPONENTS

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

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

TENANT SPACE SHALL BE PROVIDED WITH AN ACCESSIBLE MEANS OF EGRESS TO PROVIDE
IMMEDIATE ACCESS TO A PUBLIC WAY.

REQUIRED NUMBER: (2) PER TENANT
PROVIDED NUMBER: (2) FOR TENANTS

NUMBER OF EXITS AND CONTINUITY (SECTION 1019)

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

FIRE LIFE/SAFETY:

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

EXITS:

1. ALL BUILDING EXITS SHALL CONFORM TO ALL OF THE REQUIREMENTS OF T
2. ALL DOORS AND DOORWAYS SHALL CONFORM TO ALL OF THE LATEST RE
FLOOR AREA OR OCCUPIED SPACE SHALL BE READILY OPENABLE, SHALL
FROM SUCH AREA OR SPACE. AND SHALL BE EQUIPPED WITH SELF-CLOSING
IN NORMALLY CLOSED POSITIONS.
3. THE PATH OF EGRESS TRAVEL ALONG A MEANS OF EGRESS SHALL NOT BE
OBSTRUCTIONS SHALL NOT BE PLACED IN THE REQUIRED WIDTH OF A MEA
CHAPTER 10. THE REQUIRED CAPACITY OF A MEANS OF EGRESS SYSTEM
TRAVEL

REQUIRED FIRE SEPARATION:

AS PER TABLE 508.4 ; INCIDENTAL USE AREAS SHALL INCLUDE STORAGE R
SEPARATED FROM MAIN OCCUPANCY BY A 1HR FIRE RATED SEPARATION C
SYSTEM.

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

PENETRATIONS (SECTION 712):

ALL PENETRATIONS THROUGH FIRE PARTITIONS & BARRIERS SHALL COM
PENETRATIONS FOR STEEL DUCTS, PIPING, OR STEEL CONDUITS, THE ANNU
RESISTANCE-RATED WALL SHALL BE FILLED COMPLETELY WITH A UL APPR
SECTION 712.3.1.2) TO SEAL OFF ALL OPENINGS AND TO PREVENT THE PASS

DUCTS AND AIR TRANSFER OPENINGS

ALL DUCTS AND AIR TRANSFER OPENINGS PENETRATING FIRE RESISTANCE
WHERE REQUIRED IN ACCORDANCE WITH SECTION 716.5.

ZONING DATA	
MUNICIPALITY	TOWN OF HEMPSTEAD
SECTION: 44	BLOCK: D
ZONE: IND- PG. 13	BUSINESS
LOT AREA	118,863.03 SQFT.
ZONING REQUIREMENTS	
BUILDING AREA	- % OF
FRONT YARD SETBACK	20.0
SIDE YARD SETBACK	MINIMUM
	NOT

ADJACENT TENANT SPACE

ADJACENT TENANT SPACE

EXIST. FIRE RATED
EGRESS CORRIDOR

264'-11" MAX. TRAVEL DISTANCE

CONSTRUCT NEW
EGRESS VESTIBULE

A
A1.0

EXIST.
LOUNGE

EXIST.
OFFICE

EXIST.
OFFICE

EXIST.
OFFICE

EXIST. OFFICE
(MODIFIED)

EXIST.
OFFICE

EXIST.
OFFICE

EXIST.
OFFICE

EXIST.
OFFICE

EXIST.
OFFICE

EXIST.
OFFICE

EXIST.
OFFICE

EXIST.
OFFICE

EXIST.
OFFICE

EXIST. CONFERENCE ROOM

EXIST. CONFERENCE ROOM

EXIST. ELEC.
ROOM

EXIST. EXIT SIGN TO
BE REMOVED &
DOOR TO BE
LOCKED

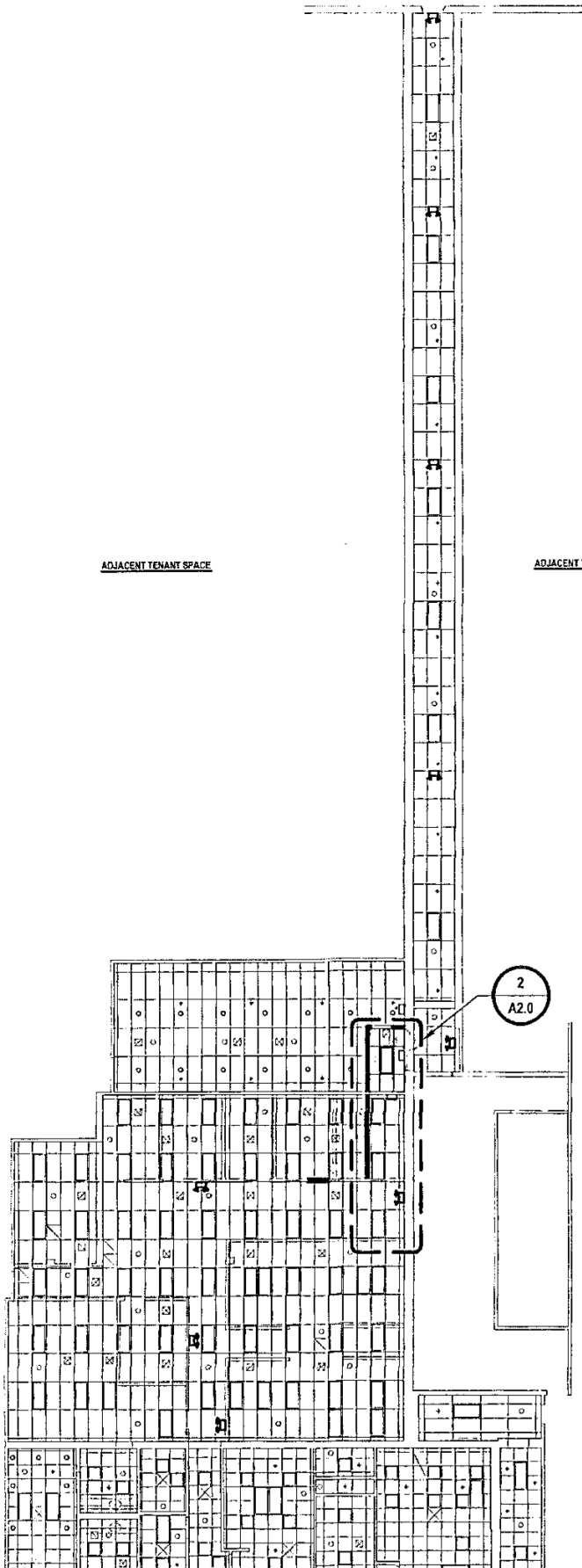
REMOTE POINT

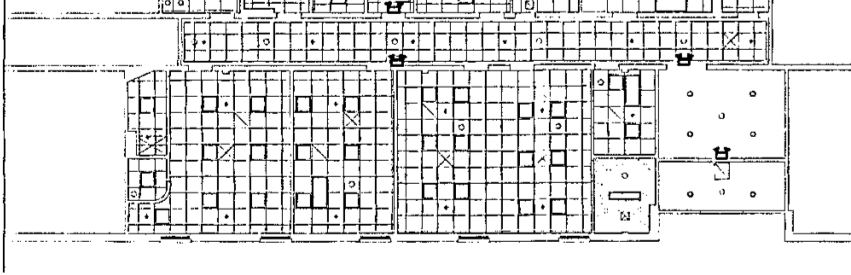
34'-8" MAX. COMMON PATH
OF TRAVEL

ADJACENT TENANT SPACE

ADJACENT TENANT SPACE

2
A2.0





1 Reflective Ceiling Plan

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