



# Downtown Revitalization Initiative

## Village of Amityville Commercial Revitalization Fund



Village of \_\_\_\_\_  
**AMITYVILLE**  
New York

Kathy Hochul  
Governor



Department  
of State

Homes and  
Community Renewal

Empire State  
Development

# Project evaluation

## Ami-Tea House



Existing

Proposed



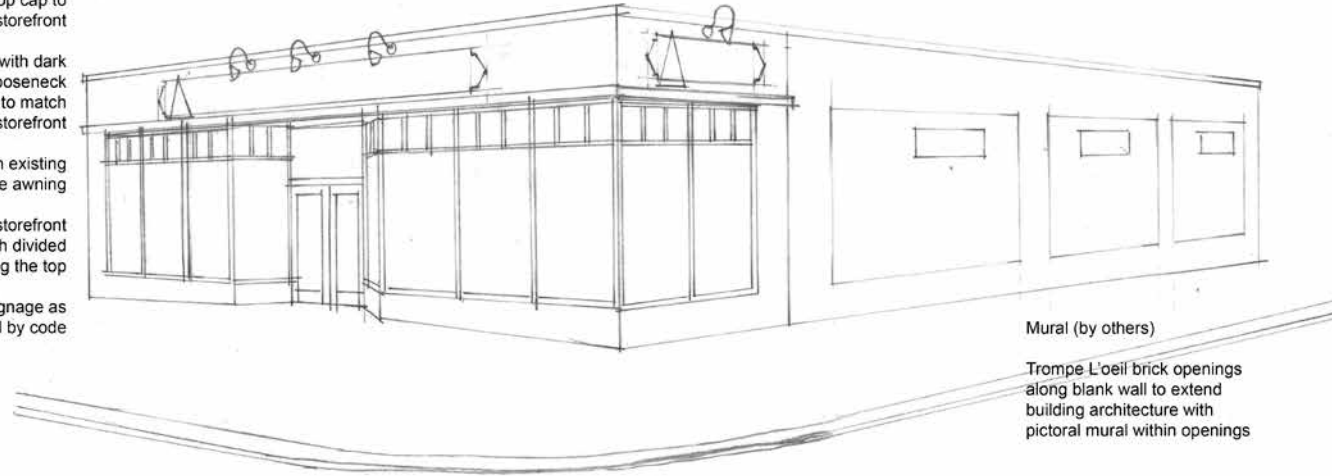
# Project evaluation

## New Triangle+Cleaners



Existing

- Repaint top cap to match new storefront
- New signage with dark bronze gooseneck lights to match storefront
- Maintain existing retractable awning
- New storefront assembly with divided lights along the top
- Window signage as allowed by code



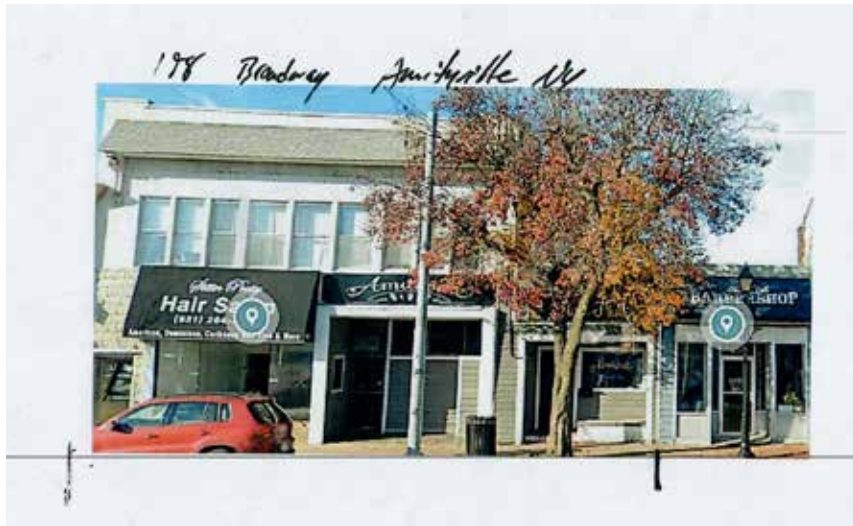
- Mural (by others)
- Trompe L'oeil brick openings along blank wall to extend building architecture with pictorial mural within openings

Proposed



# Project evaluation

## Amityville Music Hall



Existing

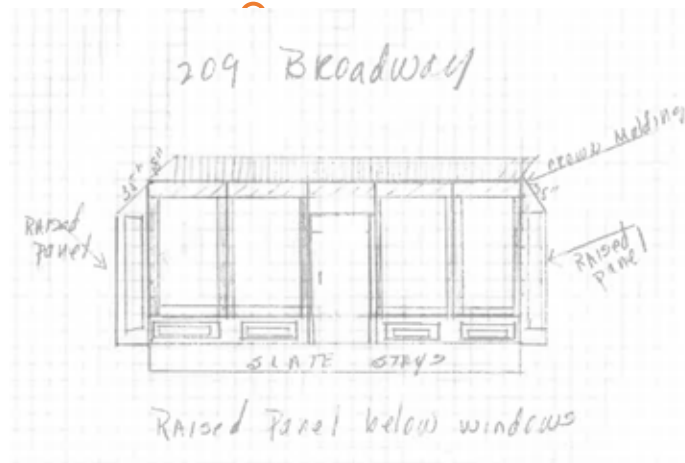
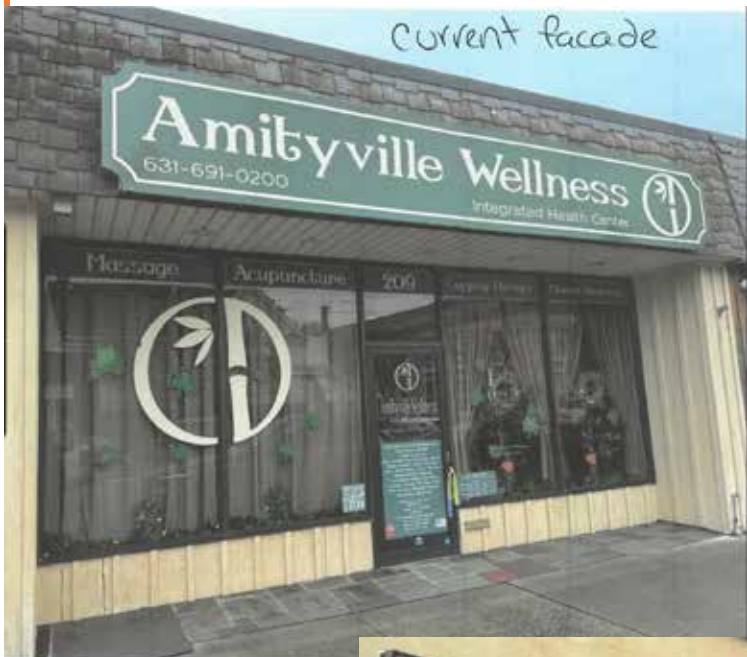


Proposed



# Project evaluation

## Amityville Wellness



Existing

Proposed



Village of  
**AMITYVILLE**  
New York



**Downtown  
Revitalization  
Initiative**

# Project evaluation

## Redwood Real Estate



Existing



Proposed



Village of  
**AMITYVILLE**  
New York



**Downtown  
Revitalization  
Initiative**

# Project evaluation

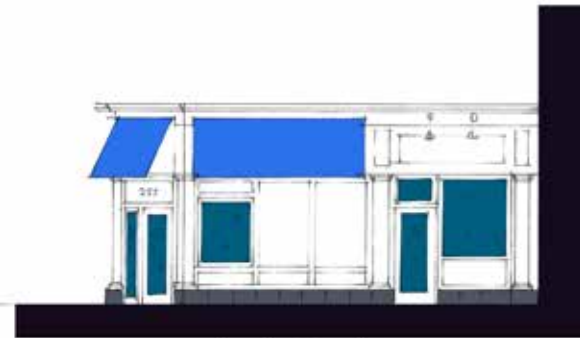
## St. Martin's Cloak Room



Existing



Oak Street Facade



Broadway Facade

Proposed



Village of  
**AMITYVILLE**  
New York



NEW YORK  
STATE OF  
OPPORTUNITY.

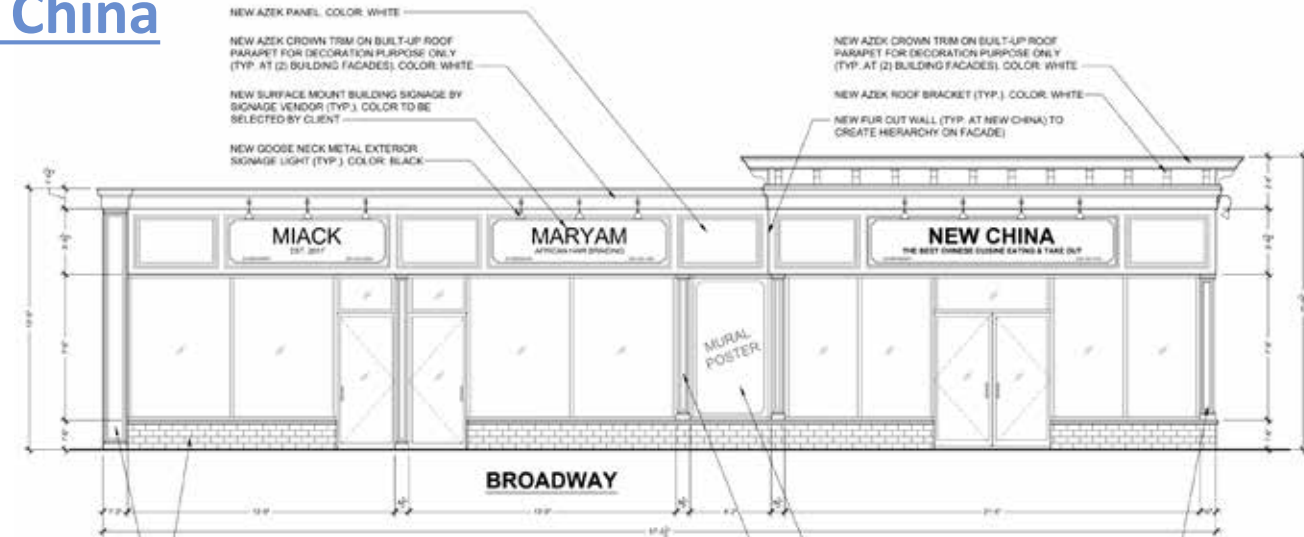
**Downtown  
Revitalization  
Initiative**

# Project evaluation

## New China



Existing



Proposed



Village of  
**AMITYVILLE**  
New York



**Downtown  
Revitalization  
Initiative**

# Project evaluation

## Broadway Convenience/ Firestone



Existing



Alternate to Planning Board approved design

Proposed



example of new facade

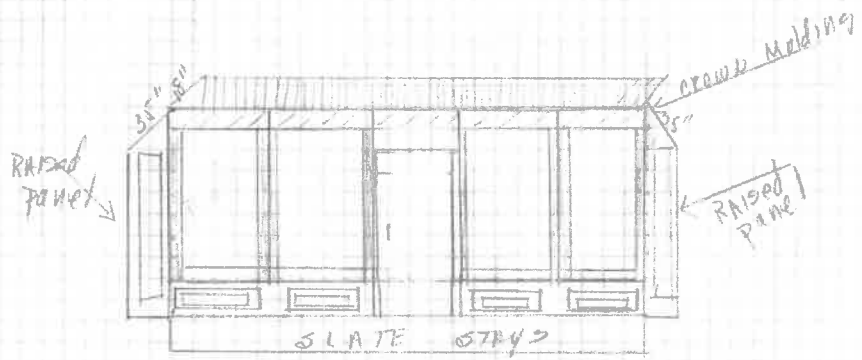


example of new facade



# new facade

209 Broadway



RAISED Panel below windows

Current  
awning



209 Broadway

Amityville Wellness

WELC ME

BE WELL

Amityville Wellness  
631.691.0200  
www.amityvillewellness.com



Call us: 631.691.0200  
Download the Amityville Wellness App  
Visit us online  
Monday - Friday: 9:00am - 5:00pm  
Saturday: 10:00am - 3:00pm  
Sunday: 11:00am - 3:00pm



Add decorative brackets and cornice cap to existing parapet

Stucco at upper portion of facade

Remove mansard roof

Remove windows adjacent to garage doors

Cultured stone at base

New awning over service center

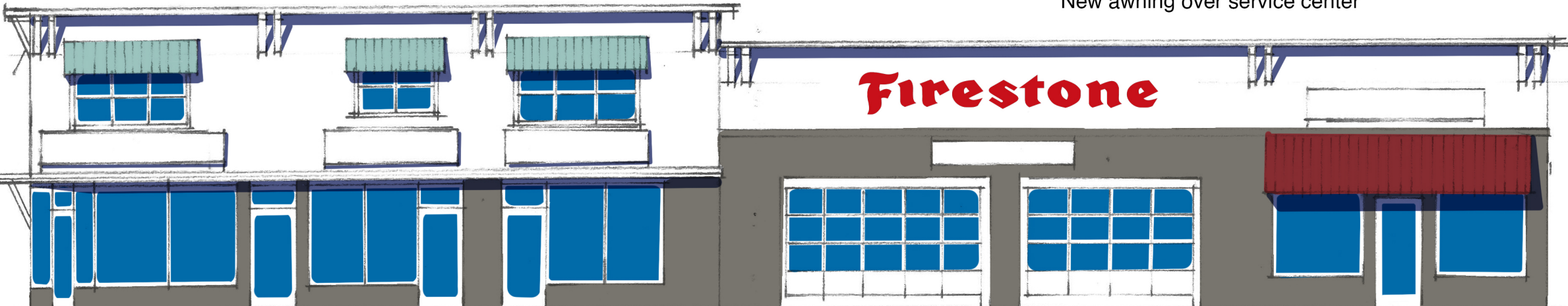
Add brackets and cornice cap to parapet

Add metal awnings over windows

Signage

Add brackets below existing overhang

Add cultured stone at ground floor



Add decorative brackets and cornice cap to parapet

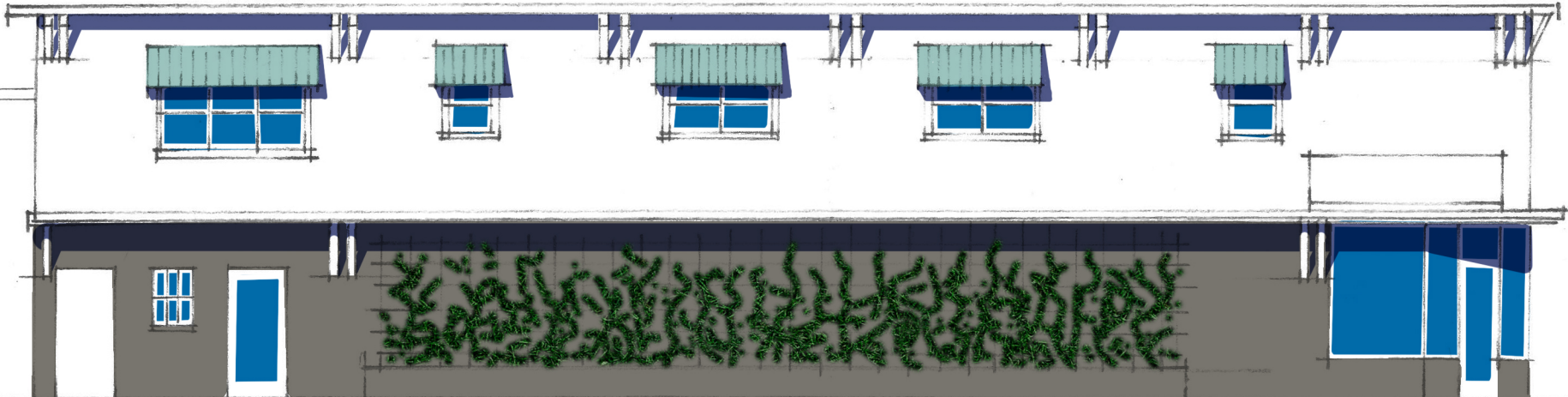
Add metal awnings over windows

Signage

Add brackets below existing overhang

Enhanced planting in planter

Add cultured stone at ground floor



Alternate to Planning Board approved design

**TRIANGLE**

**SUEDE &  
LEATHER  
FUR COAT  
STORAGE**



**ALTERATIONS  
REPAIRS**

▲ TRIANGLE CLEANERS (631) 264-3828

▲ TRIANGLE CLEANERS (631) 264-3828

▲ TRIANGLE CLEANERS



*Professional*  
**CLEAN**

▲ TRIANGLE

**LEATHER  
&  
SUEDE**

**CLEANERS**

163



*Professional*  
**CLEANERS**

TRIANGLE CLEANERS

**LEATHER  
&  
SUEDE**

Mon-Sat  
8:00-5:30

Open



TRIANGLE CLEANERS

**COLD FUR  
STORAGE**

# LANEY'S

264-3828

WEDDING  
GOWNS  
Heirloomed  
BOXED



PARKING IN REAR

TRIANGLE CLEANERS (631) 264-3828

ON SITE ALTERATIONS  
SAME DAY SERVICE

TRIANGLE CLEANERS

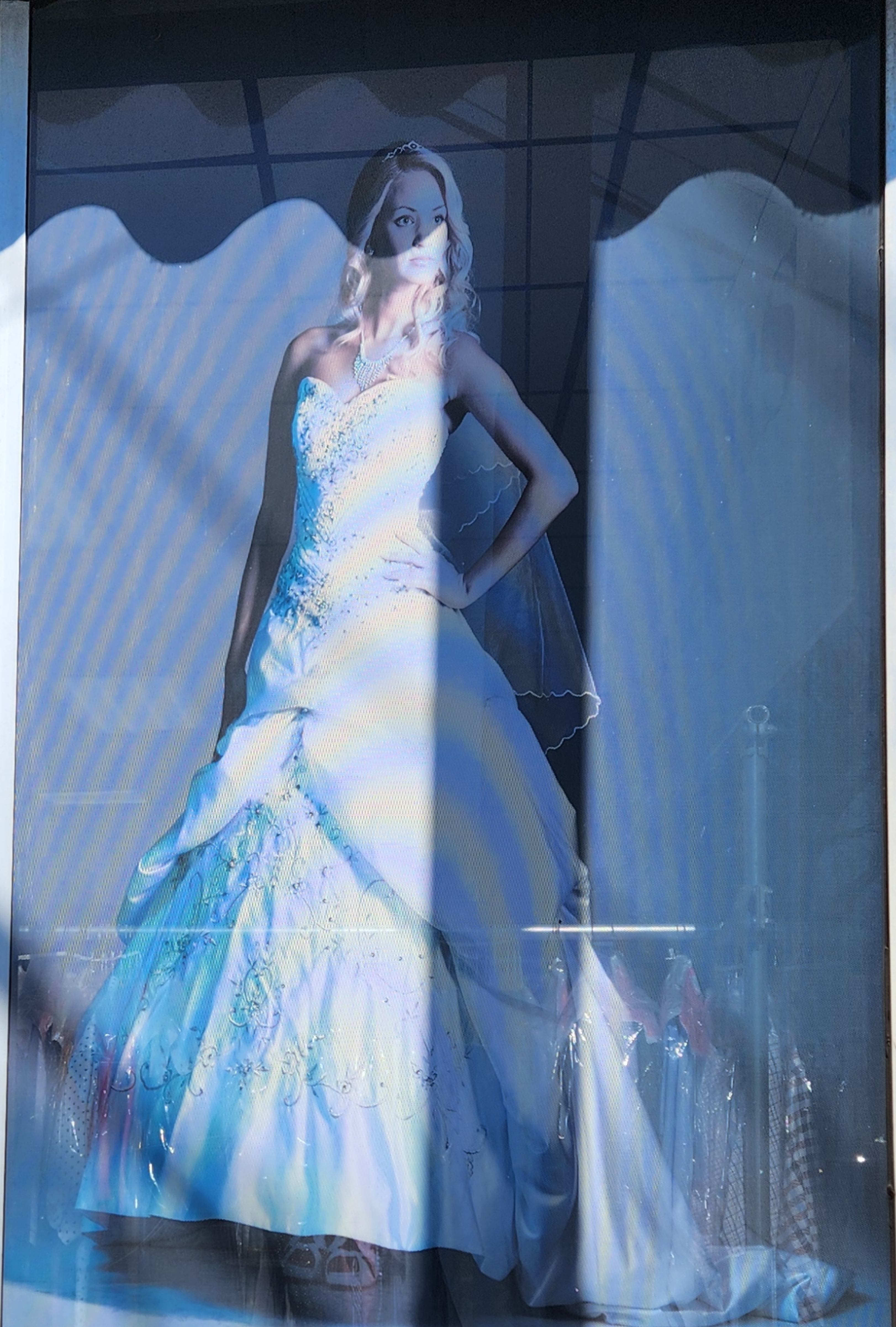
(631) 264-3828

ECO-FRIENDLY CLEANERS  
ALL DONE ON PREMISES



TRIANGLE CLEANERS

LAUNDRY & SHIRTS



TRIANGLE CLEANERS

WEDDING GOWN PRESERVATION

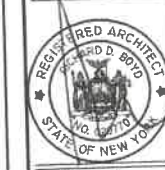
WEDDING GOWNS  
...comec  
BOXED  
...  
... (631) 26  
...  
... CLEAN  
... PREMIUM

# BROADWAY CONVENIENCE

## 250 BROADWAY AMITYVILLE, NY 11701

EXTERIOR ALTERATION FOR:  
BROADWAY CONVENIENCE BUILDING  
250 BROADWAY AMITYVILLE, NY 11701

BCNY ARCHITECTURE  
SPECIALIZING IN FULL SERVICE COMMERCIAL ARCHITECTURE AND INTERIOR DESIGN  
COMMERCIAL: ARCHITECTURE, INTERIOR DESIGN, PERMITS  
RESIDENTIAL: ARCHITECTURE, INTERIOR DESIGN, PERMITS  
205 RICHMOND AVE MASSAPEQUA, NY 11758 CONTACT: TEL: 631-262-0969



COVER SHEET

REVISIONS  
DATE 4/12/24  
ISSUED FOR PERMIT

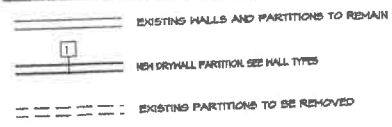
JOB NO. 23-53

SHEET NO. A-1

### ABBREVIATIONS

ADA	AMERICANS WITH DISABILITIES ACT	J	JUNCTION BOX
AFP	ABOVE FINISH FLOOR	JG	JANITORS CLOSET
ACT	ACOUSTIC CEILING TILE	JT	JOINT
AC	AIR CONDITIONING	KD	KNOCK DOWN
AT	ALUMINUM	LPT	LOH POINT
AL	ALUMINUM	LAV	LAVATORY
		LDR	LEADER
BLK	BLOCK	MAS	MASONRY
BRK	BRICK	MC	MEDICINE CABINET
BUR	BUILT UP ROOFING	M	MENS BATHROOM
BM	BEAM	MD	MASONRY OPENING
		MS	MARBLE SADDLE
C	COURSES	MFG	MANUFACTURING OR MANUFACTURER
CB	CATCH BASIN	NC	NOT IN CONTACT
CI	CAST IRON	NIS	NOT TO SCALE
CL	CENTER LINE		
CR	CLOTHING ROD		
CS	CAST STONE		
CT	CERAMIC TILE	OA	OVERALL
CO	CLEAN OUT	OC	ON CENTER
CEH	CEMENT	OH	OVERHEAD
GLO	CLOSET		
GLB	CEILING	PNT	PAINT
COL	COLUMN	PR	PAIR
CONC	CONCRETE	PTN	PARTITION
CONSTR	CONSTRUCTION	PL	PLASTIC LAMINATE
CONT	CONTINUOUS	PVMT	PAVEMENT
CONV	CONNECTOR	PT	PRESSURE TREATED
		QT	QUARRY TILE
DA	DOUBLE ACTING		
DF	DRINKING FOUNTAIN	R	RISER
DH	DOUBLE HINGE	RA	RETURN AIR
DOP	DOOR OPENING	RAO	RADIATOR
DM	DIMENSIONS	RD	ROOF DRAIN
DN	DOWN	REFR	REFRIGERATOR
DIA	DIAMETER	RES	REGISTER
		RESB	RESILIENT
EA	EACH	RH	ROUGH
ENG	ELECTRIC WATER COOLER	RO	ROUGH OPENING
ELEV	ELEVATION	RBR	RUBBER TILE
ELEC	ELECTRIC		
ENCL	ENCLOSURE	SA	SUPPLY AIR
EOL SF	EQUALLY SPACED	SC	SOLID CORE
EHO	EXTRA WORK ORDER	SP	STAND PIPE
EXP JT	EXPANSION JOINT	SBK	SERVICE SINK
		SS	STAINLESS STEEL
FAI	FRESH AIR INTAKE	STD	STANDARD
FD	FLOOR DRAIN	STOR	STORAGE
FDN	FOUNTAIN	STEL	STEEL
FEXT	FIRE EXTINGUISHER	ST	STREET
FF	FINISHED FLOOR		
FIN	FINISH	T	TREAD
FLR	FLOOR	T/B	TOP & BOTTOM
FPSC	FIREPROOF SELF CLOSING	TEL	TELEPHONE
FRFP	FIREPROOF	TSL	TOP OF SLAB
FR	FIRE RESISTIVE	TST	TOP OF STEEL
FS	FULL SIZE	TC	TOP OF CONCRETE
FTS	FOOTING	TER	TERRAZZO
		TM	TOP OF MALL
GA	GAUZE	TH	TYPICAL
GALV	GALVANIZED	TEHO	TENDANT EXTRA WORK ORDER
GC	GENERAL CONTRACTOR	UR	URINAL
GL	GLASS	UNFN	UNFINISHED
GR	GRADE	UN	UNLESS OTHERWISE NOTED
GRLL	GRILLE	VIF	VERIFY IN FIELD
SHB	GYPSPUM HALL BOARD	VNB	VINYL BASE
		VCT	VINYL COMPOSITION TILE
HC	HOSE CABINET	VP	VISION PANEL
HTB	HEIGHT	VHC	VINYL HALL COVERING
HM	HOLLOW METAL		
HPT	HIGH POINT	WC	WATER CLOSET
HSH	HARDWARE	H	HOMENS BATHROOM
HVAC	HEATING, VENTILATION, AND AIR CONDITIONING	HGL	HIRE GLASS
		HI	HROUGHT IRON
HNDRL	HANDRAIL	HO	HOOD
HST	HEIGHT	YD	YARD DRAIN
INSUL	INSULATION		
INT	INTERIOR		

### PARTITION LEGEND



### REMOVAL NOTES

- CONTRACTOR SHALL REMOVE ALL EXISTING PARTITIONS, DOORS, INTERIOR ALUMINUM FRAMES AND GLASS AS INDICATED ON PLAN WITHIN CONTRACT LIMIT LINE.
- NOT USED
- CONTRACTOR SHALL REMOVE ALL EXISTING INTERIOR FINISHES FROM FLOOR AND WALLS UNLESS DESIGNATED TO REMAIN.
- SAFE OFF AND CAP ALL EXISTING POWER AND UTILITY LINES PRIOR TO COMMENCEMENT OF DEMOLITION.
- ALL EXISTING FINISHES TO REMAIN UNLESS INDICATED ON DRAWINGS
- ALL DOORS, ALUMINUM FRAMES, INTERIOR GLASS, RAISED COMPUTER ROOM FLOOR, FIBER OPTICS, LIGHT FIXTURES AND ALL OTHER MATERIAL DESIGNATED BY TENANT TO BE SAVED, SHALL BE REMOVED AND STORED IN BUILDING WHERE DIRECTED BY TENANT.
- ALL OTHER MATERIALS NOT BEING REUSED OR SAVED SHALL BE REMOVED FROM THE SITE. ALL REMOVAL WORK SHALL BE DONE AS DIRECTED BY LANDLORD.

### CONSTRUCTION NOTES

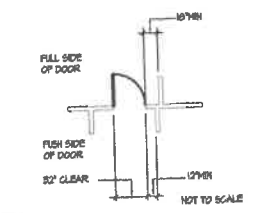
- ALL WORK SHALL BE COMPLETED IN STRICT CONFORMANCE WITH THE APPLICABLE CODES.  
**APPLICABLE CODES**  
2020 BUILDING CODE OF NEW YORK STATE  
2020 EXISTING BUILDING CODE OF NEW YORK STATE  
2020 FIRE CODE OF NEW YORK STATE  
2020 PLUMBING CODE OF NEW YORK STATE  
2020 FUEL GAS CODE OF NEW YORK STATE  
2020 PROPERTY MAINTENANCE CODE OF NEW YORK STATE  
2020 ENERGY CONSERVATION CODE OF NEW YORK STATE  
2020 MECHANICAL CODE OF NEW YORK STATE  
ASHRAE 90.1  
2020 UNIFORM CODE SUPPLEMENT  
100/AMSI A111-2004 - ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
- ALL DOORS TO BE 4" FROM ADJACENT HALL AT HINGE SIDE, UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE FINISH FACE TO FINISH FACE, UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS NOTED TO BE MAINTAINED. ANY DISCREPANCIES MUST BE IMMEDIATELY IDENTIFIED TO ARCHITECT FOR FIELD ADJUSTMENT PRIOR TO PERMANENT WORK OR INSTALLATION.
- ALL METAL STUDS TO BE MINIMUM 25 GAUGE OF 1/8" GYPSUM STUDS OR EQUAL, UNLESS OTHERWISE NOTED.
- ALL SUBCONTRACTORS ARE TO REVIEW ALL DRAWINGS SPECIFICATIONS AND DETAILS FOR ADDITIONAL WORK AND TO COORDINATE THEIR WORK WITH OTHER TRADES.
- THE CARPENTRY CONTRACTOR SHALL PROVIDE ADEQUATE BLOCKING SUPPORTS WITHIN DRYWALL PARTITIONS AND CEILING TO SUPPORT ALL MILLWORK, TRIMS, FIXTURES, RAILINGS, GLASS PASCAS/DORFFITS, ETC.
- ALL SUBCONTRACTORS ARE REQUIRED, PRIOR TO BID, TO FIELD CHECK THE PROJECTS EXISTING CONDITIONS AND TO INCLUDE ALL COSTS NECESSARY FOR THE COMPLETION OF ANY WORK NO ADDITIONAL COST FOR WORK SHALL BE ACCEPTED AFTER THE BID.
- THE FLOORING CONTRACTOR SHALL FIELD INSPECT THE EXISTING FLOOR SLAB CONDITION TO DETERMINE IF ANY FLOOR LEVELING IS REQUIRED. INFORM THE ARCHITECT OF ANY WORK THAT WILL BE REQUIRED AND INCLUDE ALL COST IN BID.
- ALL EXISTING WORK TO REMAIN SHALL BE PATCHED AND REPAIRED AS REQUIRED TO ACCEPT NEW FINISHES.
- ALL SUBCONTRACTORS SHALL SUBMIT SHOP DRAWINGS AND OR SAMPLES FOR ALL PERTINENT WORK TO THE ARCHITECT FOR APPROVAL PRIOR TO THE COMMENCEMENT OF THE WORK.
- ALL CONSTRUCTION DOCUMENTS ARE COMPLEMENTARY (ARCHITECTURAL, ENGINEERING, ETC.) AND WHAT IS CALLED FOR BY ANY WILL BE BINDING AS IF CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY CONSTRUCTION DOCUMENTS SHALL BE PROVIDED AS THOUGH ON ALL RELATED DOCUMENTS.
- THE ARCHITECT IS TO BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO INSTALLATION OF AFFECTED WORK.
- ALL TELEPHONE AND DATA CABLING, JACKS AND OR COVER PLATES TO BE SUPPLIED AND INSTALLED BY TENANT'S VENDORS.
- ALL HARDWARE TO RECEIVE FINISH TO MATCH EXISTING BASE BUILDING STANDARD, UNLESS OTHERWISE NOTED.
- PROVIDE SILENCERS ON ALL DOOR BUICKS.
- ALL LOCKS TO BE MASTER KEYED AND GRAND MASTER KEYED PER BUILDING STANDARD.
- ALL MATERIALS TO BE INSTALLED ACCORDING TO THE STANDARDS AS SPECIFIED BY THE MANUFACTURER.
- UNDERCUT ALL DOORS AS REQUIRED FOR NEW FLOOR FINISHES.
- CARPENTER SHALL PATCH ALL OPENINGS IN GYPSUM BOARD WALLS LEFT BY REMOVAL OF TELEPHONE OR ELECTRICAL OUTLETS. VERIFY LOCATION & QUANTITY OF PATCHES REQUIRED PRIOR TO SUBMITTING BID.
- ALL SUB-CONTRACTORS SHALL BE REQUIRED TO FIRESTOP ALL OPENINGS IN RATED PARTITIONS AND FLOOR CONSTRUCTION CAUSED BY THEIR TRADE WITH FIRESTOPPING MATERIALS APPROVED FOR MAINTAINING THE REQUIRED FIRE RATING OF THE ASSEMBLY BEING PENETRATED OR THE JOINT BEING PROTECTED.

### CEILING NOTES

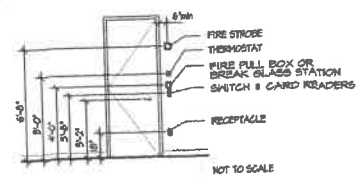
- MATCH EXISTING GYP BD
- HEIGHT TO MATCH EXISTING
- EXISTING LIGHTING TO REMAIN

### ELECTRIC NOTES

- ALL ELECTRICAL WORK SHALL BE COMPLETED IN STRICT CONFORMANCE WITH THE APPLICABLE CODES.  
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2020 BUILDING CODE OF NEW YORK STATE  
2020 EXISTING BUILDING CODE OF NEW YORK STATE  
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2020 MECHANICAL CODE OF NEW YORK STATE  
ASHRAE 90.1  
2020 UNIFORM CODE SUPPLEMENT  
100/AMSI A111-2004 - ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
- ALL LIGHT SWITCHES AND CONTROL DEVICES SHALL BE INSTALL AT A HEIGHT OF 5'-8" AFF. TO THE CENTER OF THE BOX. ALL ELECTRICAL OUTLETS SHALL BE INSTALLED AT A HEIGHT OF 1'-6" AFF. TO THE CENTER OF THE BOX UNLESS OTHERWISE NOTED
- ALL EXISTING LIGHT FIXTURES TO BE SUPPLIED WITH NEW LAMP
- ALL LIGHT SWITCHES, THERMOSTATS, SPRINKLER HEADS AND OTHER WALL MOUNTED DEVICES SHALL MATCH EXISTING BASE BUILDING CONDITIONS.
- ALL SPECIAL CIRCUITS AND DEDICATED ELECTRICAL OUTLETS TO HAVE COLOR CODED RECEPTACLES.
- THE ELECTRICAL CONTRACTOR SHALL MARK ON SLAB LOCATIONS OF ALL FLOOR MOUNTED OUTLETS FOR THE TENANT'S REVIEW AND APPROVAL PRIOR TO ANY CORE DRILLING OR CHASING.
- ALL EXISTING OUTLETS ALONG EXISTING WALLS, PERIMETER CORE OR COLUMN WALL TO REMAIN OUTLETS TO BE CHECKED AND MAINTAINED BY ELECTRICAL CONTRACTOR AS ACTIVE OUTLETS UNLESS LOCATION CONFLICTS WITH NEW CONSTRUCTION OR LAYOUT.



### ADA ACCESS REQUIREMENTS



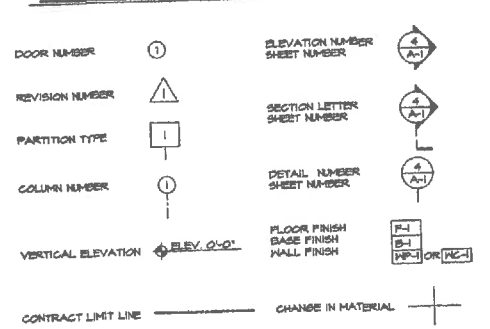
### STANDARD MOUNTING HEIGHTS

### BUILDING DEPARTMENT NOTES

ORIGD SNOWLOAD	NEED DESIGN				SEISMIC DESIGN CATEGORY	SELECT TO DRAWER FROM							
	SPEED (MPH)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND-BORN DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERRACE	WATER DESIGN TEMP				
20	150 MPH	NO	NO	THREE TRUCK GARAGE	B	SEVERE	BOF 5' EPS	HEAVY	SEE BELOW	YES	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP

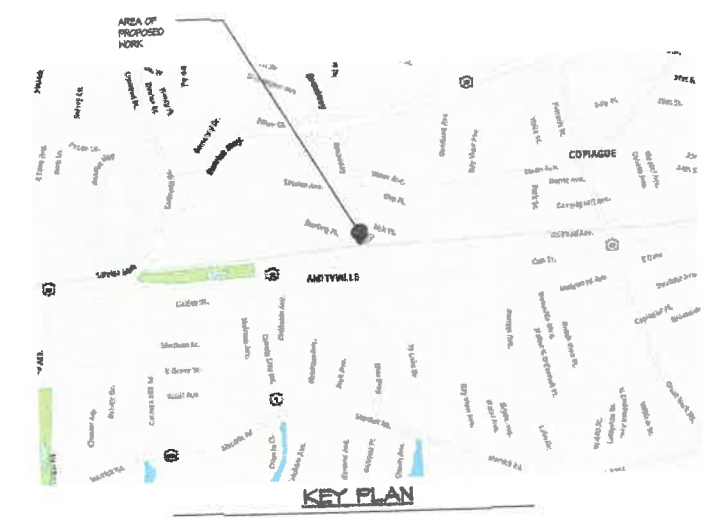
CLIMATE ZONE IS AN INTERIOR SPACE INTENDED FOR HUMAN OCCUPATION SHALL BE PROVIDED WITH INDOOR TEMPERATURE OF NOT LESS THAN 68 DEGREES FAHRENHEIT AT A POINT 5 FEET ABOVE THE FLOOR ON THE DESIGN HEATING DAY (2020 ASHRAE 55) ALSO PER 2020 RESIDENTIAL BUILDING CODE OF THIS CHAPTER IS SECTION SECTION 904 AND 905 - WIND EXPOSURE CATEGORY AND SURFACE ROUGHNESS IS B. USE C FOR BOTH SOUTH SHORE AND FIRE ISLAND.

### SYMBOLS LEGEND

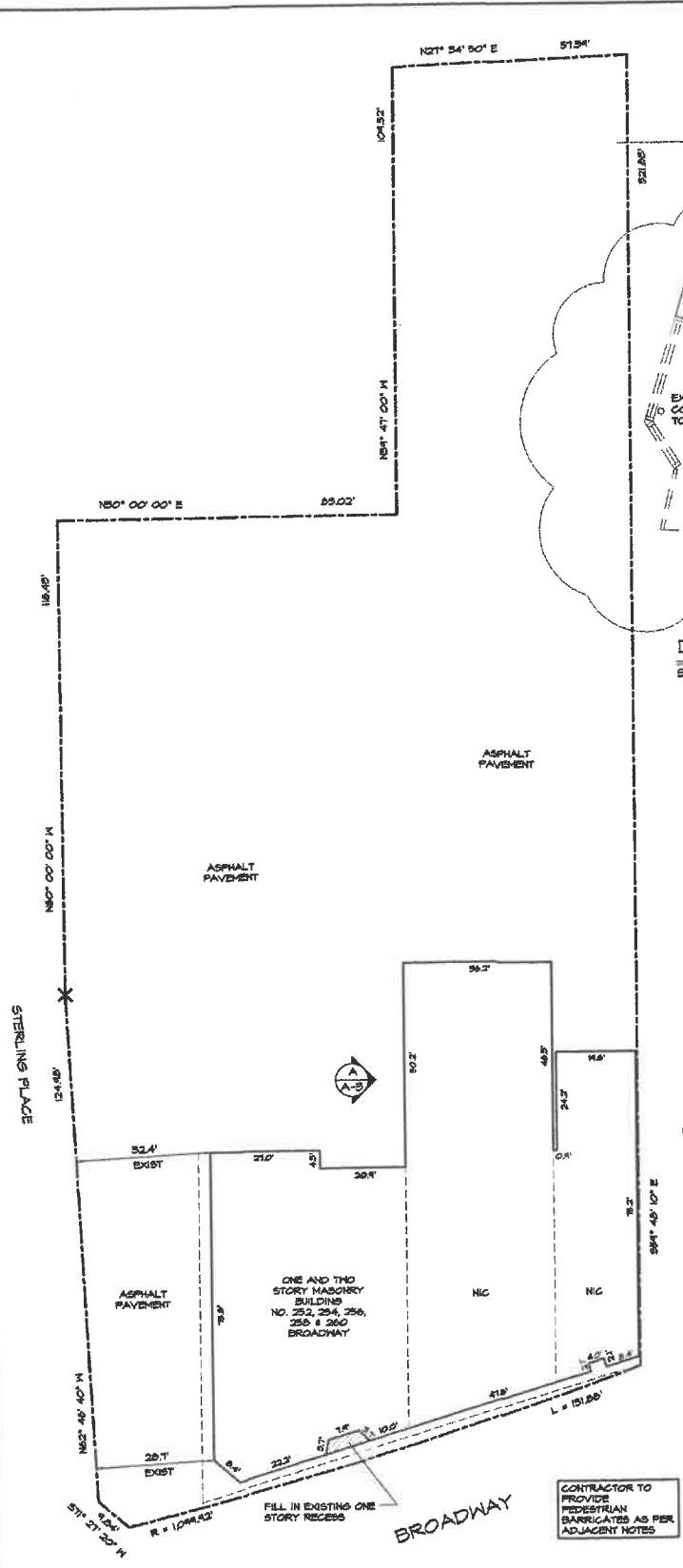


### HVAC NOTES

- ALL HVAC WORK SHALL BE COMPLETED IN STRICT CONFORMANCE WITH THE APPLICABLE CODES.  
**APPLICABLE CODES**  
2020 BUILDING CODE OF NEW YORK STATE  
2020 EXISTING BUILDING CODE OF NEW YORK STATE  
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2020 MECHANICAL CODE OF NEW YORK STATE  
ASHRAE 90.1  
2020 UNIFORM CODE SUPPLEMENT  
100/AMSI A111-2004 - ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
- EXISTING ROOF TOP UNIT AND DUCTWORK TO REMAIN, EXISTING FLEX DUCTS NOT TO BE MOVED MORE THAN 12" RUNS FOR NEW LAYOUT



KEY PLAN



**SITE PLAN**

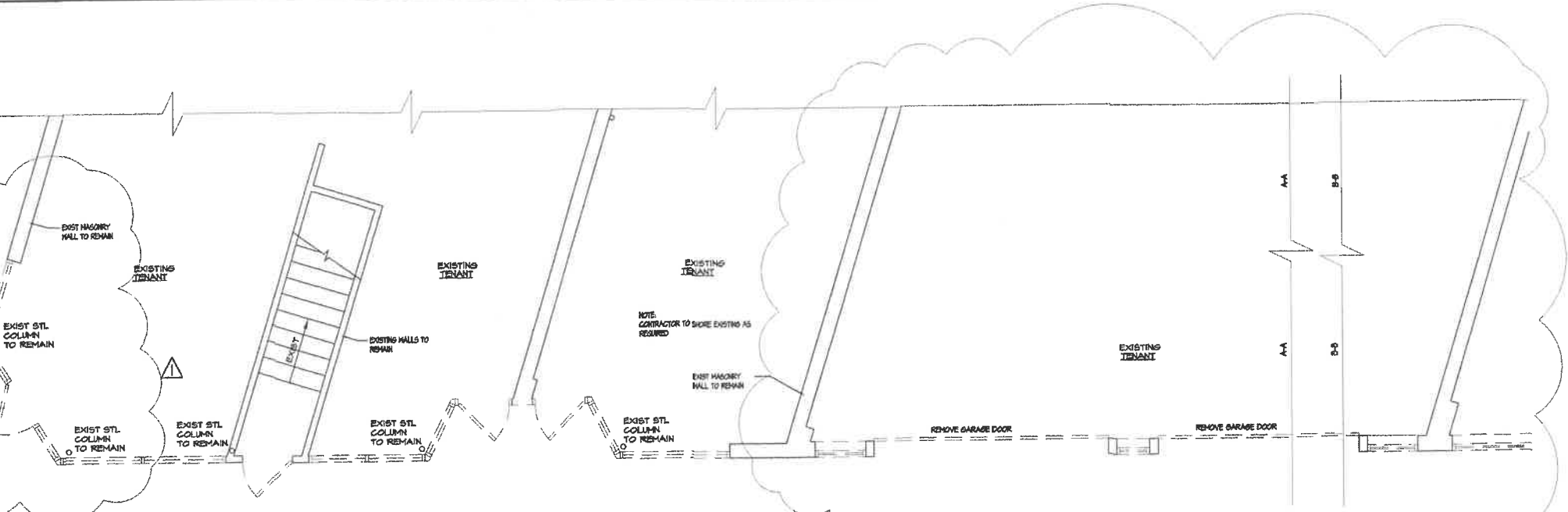
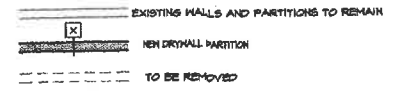
SITE INFORMATION OBTAINED FROM SURVEY PREPARED BY JOHN A. ROBINSON LAND SURVEYOR

PLOT AREA: 56,512 SF OR 0.284 ACRES  
 EXISTING BUILDING AREA: 4,018.5 SF  
 EXISTING GARAGE AREA: 460.52 SF  
 EXISTING METAL BLDG AREA: 716 SF  
 EXISTING METAL BLDG AREA: 406 SF  
 EXISTING BUILDING AREA: 1,042.02 SF  
 EXISTING BUILDING AREA WITH GARAGE: 1,020.02 SF  
 GROSS FLOOR AREA WITH GARAGE: 21,326 SF  
 GROSS FLOOR AREA WITHOUT GARAGE: 20,306 SF  
 GROSS FLOOR AREA WITH GARAGE AND WALKWAY: 21,756 SF  
 PROPOSED ADDITION AREA: 55,22 SF  
 GROSS FLOOR AREA WITH ADDITION: 10,754 SF  
 GROSS FLOOR AREA WITH WALKWAY AND WOOD DECK: 12,220 SF

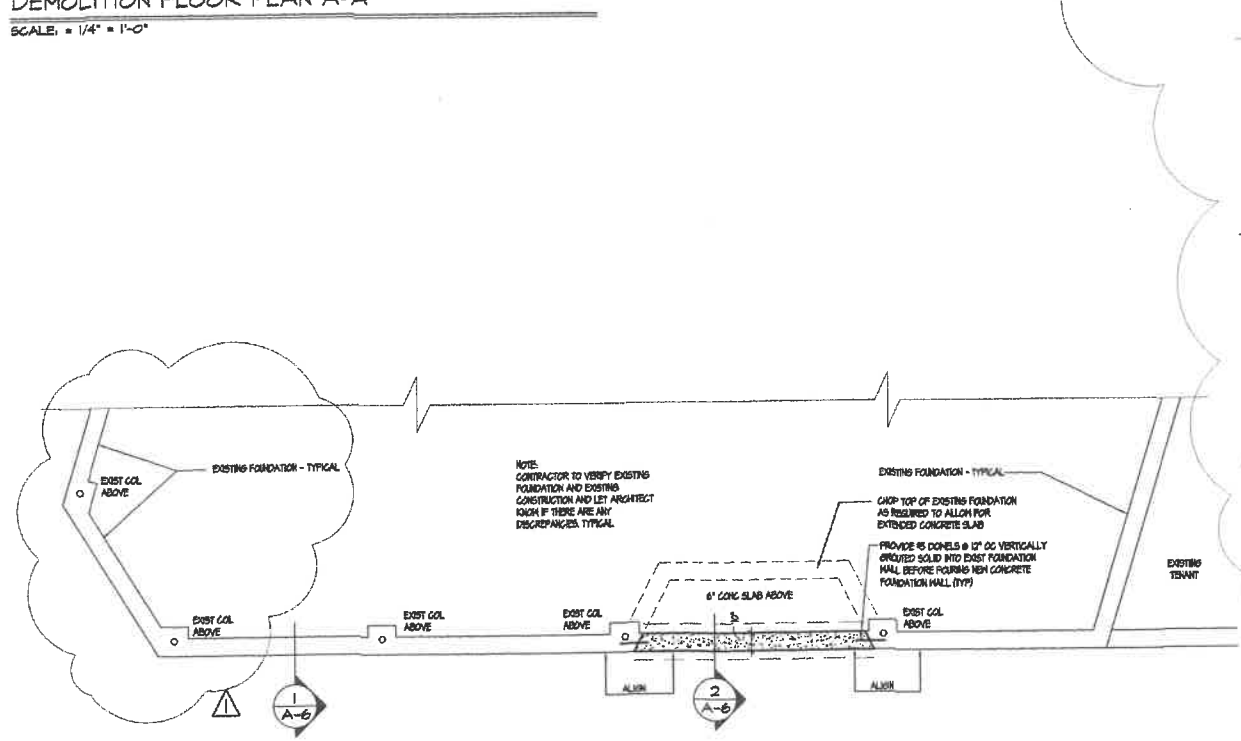
**CONTRACTOR TO PROVIDE PEDESTRIAN BARRICADES AS PER ADJACENT NOTES**

**CONTRACTOR TO PROVIDE PEDESTRIAN BARRICADES AS PER ADJACENT NOTES**

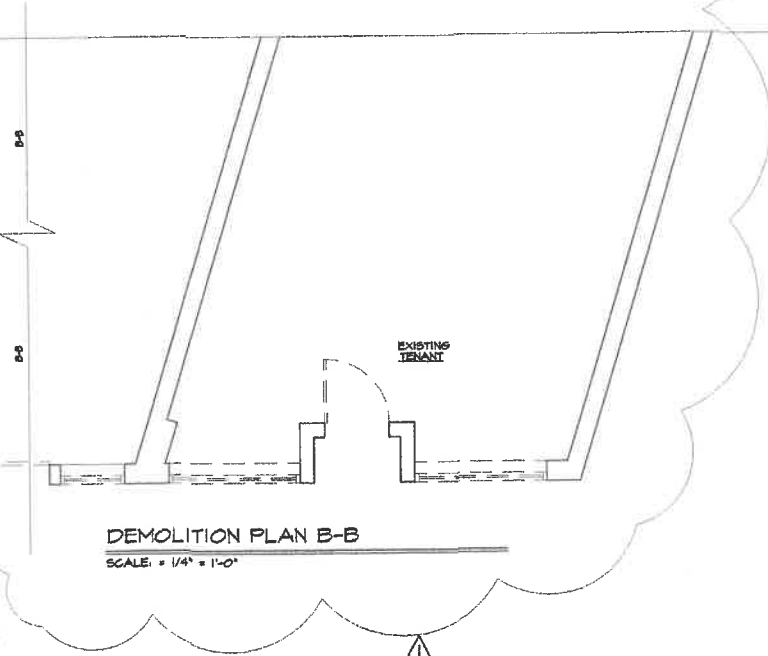
**PARTITION LEGEND**



**DEMOLITION FLOOR PLAN A-A**  
SCALE: 1/4" = 1'-0"



**FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"



**DEMOLITION PLAN B-B**  
SCALE: 1/4" = 1'-0"

THIS PROJECT TO COMPLY TO BCNY'S CHAPTER 15 FOR CONSTRUCTION SAFE GUARDS AS REQUIRED

1501.1 SCOPE: THE PROVISIONS OF THIS CHAPTER SHALL GOVERN SAFETY DURING CONSTRUCTION THAT IS UNDER THE JURISDICTION OF THIS CODE AND THE PROTECTION OF ADJACENT PUBLIC AND PRIVATE PROPERTIES.

1501.2 STORAGE AND PLACEMENT: CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED AND PLACED SO AS NOT TO ENDANGER THE PUBLIC, THE WORKERS OR ADJOINING PROPERTY FOR THE DURATION OF THE CONSTRUCTION PROJECT.

1501.3 ALTERATIONS, REPAIRS AND ADDITIONS: REQUIRED EXITS, EXISTING STRUCTURAL ELEMENTS, FIRE PROTECTION DEVICES, AND SANITARY SAFEGUARDS SHALL BE MAINTAINED AT ALL TIMES DURING ALTERATIONS, REPAIRS OR ADDITIONS TO ANY BUILDING OR STRUCTURE.

1501.4 MANNER OF REMOVAL: WASTE MATERIALS SHALL BE REMOVED IN A MANNER WHICH PREVENTS INJURY OR DAMAGE TO PERSONS, ADJOINING PROPERTIES AND PUBLIC RIGHTS OF WAY.

1501.5 FIRE SAFETY DURING CONSTRUCTION: FIRE SAFETY DURING CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE AND THE APPLICABLE PROVISIONS OF CHAPTER 55 OF THE INTERNATIONAL FIRE CODE.

1501.6 PROTECTION OF PEDESTRIANS: PEDESTRIANS SHALL BE PROTECTED DURING CONSTRUCTION AND DEMOLITION ACTIVITIES AS REQUIRED BY SECTION 1501.6.1 THRU 1501.6.7 AND TABLE 1501.6. SIGNS SHALL BE PROVIDED TO DIRECT PEDESTRIAN TRAFFIC.

1501.6.1 WALKWAYS: A WALKWAY SHALL BE PROVIDED FOR PEDESTRIAN TRAVEL IN FRONT OF EVERY CONSTRUCTION AND DEMOLITION SITE UNLESS APPLICABLE GOVERNING AUTHORITY AUTHORIZES THE SIDEWALK TO BE FENCED OR CLOSED. WALKWAYS SHALL BE OF SUFFICIENT WIDTH TO ACCOMMODATE THE PEDESTRIAN TRAFFIC, BUT IN NO CASE SHALL THEY BE LESS THAN 4' IN WIDTH. WALKWAYS SHALL BE PROVIDED WITH A DURABLE WALKING SURFACE. WALKWAYS SHALL BE ACCESSIBLE IN ACCORDANCE WITH CHAPTER 11 OF THE INTERNATIONAL BUILDING CODE AND SHALL BE DESIGNED TO SUPPORT ALL IMPOSED LOADS AND IN NO CASE SHALL THE DESIGN LIVE LOAD BE LESS THAN 150 POUNDS PER SQUARE FOOT (PSF).

1501.6.2 DIRECTIONAL BARRICADES: PEDESTRIAN TRAFFIC SHALL BE PROTECTED BY A DIRECTIONAL BARRICADE WHERE THE WALKWAY EXTENDS INTO THE STREET. THE DIRECTIONAL BARRICADE SHALL BE OF SUFFICIENT SIZE AND CONSTRUCTION TO DIRECT VEHICULAR TRAFFIC AWAY FROM THE PEDESTRIAN PATH.

1501.6.3 CONSTRUCTION RAILINGS: CONSTRUCTION RAILINGS SHALL BE AT LEAST 42" IN HEIGHT AND SHALL BE SUFFICIENT TO DIRECT PEDESTRIANS AROUND CONSTRUCTION AREAS.

1501.6.4 BARRIERS: BARRIERS SHALL BE A MINIMUM OF 8' IN HEIGHT AND SHALL BE PLACED ON THE SIDE OF THE WALKWAY NEAREST THE CONSTRUCTION. BARRIERS SHALL EXTEND THE ENTIRE LENGTH OF THE CONSTRUCTION SITE OPENINGS IN SUCH BARRIERS SHALL BE PROTECTED BY DOORS WHICH ARE NORMALLY KEPT CLOSED.

1501.6.4.1 BARRIER DESIGN: BARRIERS SHALL BE DESIGNED TO RESIST LOADS REQUIRED IN CHAPTER 16 OF THE INTERNATIONAL BUILDING CODE UNLESS CONSTRUCTION AS FOLLOWS: 1. BARRIERS SHALL BE PROVIDED WITH 2X4 TOP AND BOTTOM PLATES 2. THE BARRIER MATERIAL SHALL BE A MINIMUM OF 3/4" BOARDS OF 1" WOOD STRUCTURAL USE PANELS 3. WOOD STRUCTURAL USE PANELS SHALL BE BONDED WITH AN ADHESIVE IDENTICAL TO THAT FOR EXTERIOR WOOD STRUCTURAL USE PANELS 4. WOOD STRUCTURAL USE PANELS 1/2" OR 5/8" IN THICKNESS SHALL HAVE STUDS SPACED NOT MORE THAN 4' ON CENTER, PROVIDE A 2" BY 4" STIFFENER IS PLACED HORIZONTALLY AT THE MID HEIGHT WHERE THE STUD SPACINGS EXCEEDS 2' ON CENTER 5. WOOD STRUCTURAL PANELS 1/2" OR THICKER SHALL NOT SPAN OVER 6'

1501.6.5 COVERED WALKWAYS IF REQUIRED

1501.6.6 REPAIR, MAINTENANCE AND REMOVAL: PEDESTRIAN PROTECTION REQUIRED BY SECTION 1501.6 SHALL BE MAINTAINED IN PLACE AND KEPT IN GOOD ORDER FOR THE ENTIRE LENGTH OF TIME PEDESTRIANS MAY BE ENDANGERED. THE OWNER OR THE OWNER'S AGENT, UPON THE COMPLETION OF THE CONSTRUCTION ACTIVITY, SHALL IMMEDIATELY REMOVE WALKWAYS, DEBRIS AND OTHER OBSTRUCTIONS AND LEAVE SUCH PUBLIC PROPERTY IN AS GOOD A CONDITION AS IT WAS BEFORE SUCH WORK WAS COMMENCED.

1501.6.7 ADJACENT EXCAVATION: IF REQUIRED

1501.7 FACILITIES REQUIRED: SANITARY FACILITIES SHALL BE PROVIDED DURING CONSTRUCTION OR DEMOLITION ACTIVITIES IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE.

EXTERIOR ALTERATION FOR:  
BROADWAY CONVENIENCE BUILDING  
250 BROADWAY AMITYVILLE, NY 11701

BCNY ARCHITECTURE  
SPECIALIZING IN FULL SERVICE RESIDENTIAL ARCHITECTURE  
COMMERCIAL ARCHITECTURE & INTERIOR DESIGN  
HARDENSBURG, NY 11756 BCNYARCHITECTURE@GMAIL.COM 607-526-0404



SITE PLAN  
DEMOLITION PLAN  
FOUNDATION PLAN

DATE: 4/11/23  
2/20/24  
FOR PERMIT FOR PERMIT

JOB NO: 23-45  
SHEET NO: A-2

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**FINISH CLASS RATINGS**

ALL FINISHES TO COMPLY WITH THE 2020 BUILDING CODE OF NEW YORK STATE. FINISHES TO COMPLY WITH CHAPTER 27.05, 27.06, 27.07, 27.08, 27.09, 27.10, 27.11, 27.12, 27.13, 27.14, 27.15, 27.16, 27.17, 27.18, 27.19, 27.20, 27.21, 27.22, 27.23, 27.24, 27.25, 27.26, 27.27, 27.28, 27.29, 27.30, 27.31, 27.32, 27.33, 27.34, 27.35, 27.36, 27.37, 27.38, 27.39, 27.40, 27.41, 27.42, 27.43, 27.44, 27.45, 27.46, 27.47, 27.48, 27.49, 27.50, 27.51, 27.52, 27.53, 27.54, 27.55, 27.56, 27.57, 27.58, 27.59, 27.60, 27.61, 27.62, 27.63, 27.64, 27.65, 27.66, 27.67, 27.68, 27.69, 27.70, 27.71, 27.72, 27.73, 27.74, 27.75, 27.76, 27.77, 27.78, 27.79, 27.80, 27.81, 27.82, 27.83, 27.84, 27.85, 27.86, 27.87, 27.88, 27.89, 27.90, 27.91, 27.92, 27.93, 27.94, 27.95, 27.96, 27.97, 27.98, 27.99, 28.00.

FURNISH AND INSTALL FINISHES TO MATCH EXISTING

**CONSTRUCTION NOTES**

- 1. ALL DIMENSIONS SHOWN ARE FROM FACE OF FINISHED
- 2. BUILDING SHALL BE BUILT IN ACCORDANCE WITH ALL
- 3. ALL WOOD FRAMING, BLOCKING, ETC SHALL BE FIRE
- 4. TAPS AND SPACERS, ALL GYP. TO BE READY TO ACCEPT

STATE AND LOCAL CODES.  
RETARDANT.  
FINISH AS SCHEDULED.

**PORTABLE EXTINGUISHER NOTE.**

NOTE 1. EXISTING PORTABLE FIRE EXTINGUISHERS PER THE 2020 FIRE CODE OF NEW YORK STATE. TENANT SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL FIRE EXTINGUISHERS.  
PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED AS REQ'D BY THE LOCAL FIRE MARSHAL.

**NOTES:**

1. CEILING TO COMPLY WITH SECTION 207.2 OF THE 2020 B.C. OF NYS
2. LIGHTING COMPLY WITH 1004 OF THE 2020 B.C. OF NYS AND IS 10 FOOT CANDLES AT 50' AFF
3. EMERGENCY EGRESS LIGHTING TO BE INSTALLED IN ACCORDANCE WITH SECTION 1008.5 AND EXIT SIGNAGE IN ACCORDANCE WITH SECTION 1008 AND EGRESS ILLUMINATION INCLUDING DISCHARGE LIGHTING PER SECTION 1008.2 OF THE 2020 B.C. OF NYS
4. SPACE COMPLY WITH CHAPTER 12 OF THE 2020 OF THE B.C. OF NYS, THE 2020 OF NYS AND WITH SECTION 402 SECTION 405 AND TABLE 405.1 OF THE 2020 H.C. OF NYS
5. THE CONTROL FOR ACTIVATION OF THE STAIRWAY LIGHTING SHALL BE IN ACCORDANCE WITH NFPA 70
6. EXISTING ROOF TOP UNITS AND DUCTWORK TO REMAIN. EXISTING FLEX DUCTS TO REMAIN

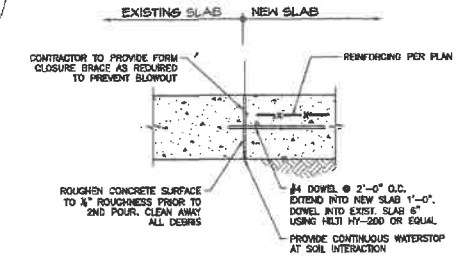
**DOOR SCHEDULE**

DOOR NO.	DOOR SIZE	DOOR	BUCK TYPE	RATING	HARDWARE	REMARKS
1	5'-0" x 7'-0" MATCH EXIST HT	GLASS STORE FRONT	STOREFRONT		LOCK SET, CLOSER	MEDIUM STILE DOOR WITH GLOSER AS SELECTED BY OWNER

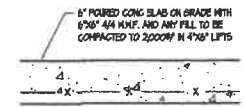
ALL EGRESS DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

**CEILING LEGEND**

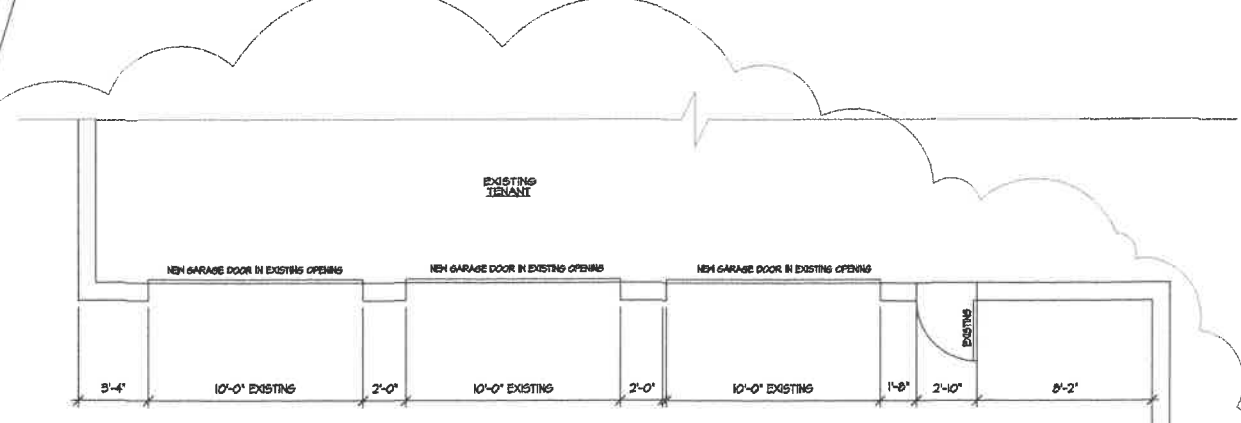
INDICATES EXISTING EXIT FIXTURE SURFACE OR STEM WITH BATTERY BACK-UP EMERGENCY LIGHT MOUNTED WITH DIRECTIONAL ARROWS WHERE INDICATED SIGN SHALL COMPLY WITH NEW YORK STATE BUILDING CODE (SECTION 1008) R INDICATES RELOCATED FIXTURE N INDICATES NEW FIXTURE



**VERTICAL CONSTRUCTION JOINT DETAIL AT EXISTING SLAB AND NEW SLAB A/A-3**  
SCALE: = NTS



**TYPICAL SLAB ON GRADE**  
SCALE: = NTS



**PARTIAL SIDE FLOOR PLAN - A**  
SCALE: = 1/4\"/>

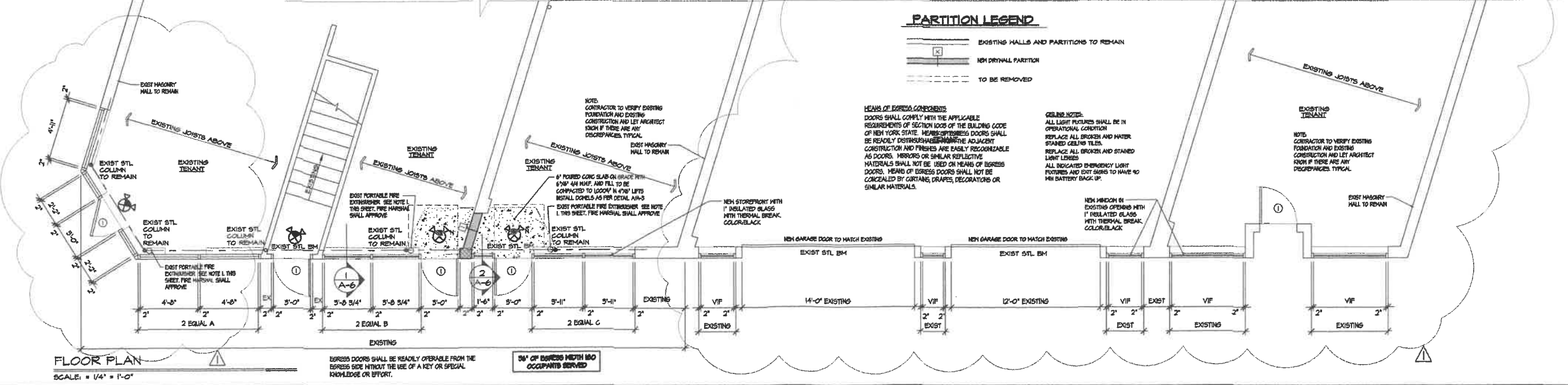
**PARTITION LEGEND**

- EXISTING WALLS AND PARTITIONS TO REMAIN
- NEW DRYWALL PARTITION
- TO BE REMOVED

**MEANS OF EGRESS COMPONENTS**  
DOORS SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF SECTION 1008 OF THE BUILDING CODE OF NEW YORK STATE. MEANS OF EGRESS DOORS SHALL BE READILY OPERABLE 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. MEANS OF EGRESS DOORS SHALL NOT BE CONCEALED BY CURTAINS, DRAPES, DECORATIONS OR SIMILAR MATERIALS.

**GLASS NOTES:**  
ALL LIGHT FIXTURES SHALL BE IN OPERATIONAL CONDITION  
REPLACE ALL BROKEN AND WATER STAINED GLASS TILES.  
REPLACE ALL BROKEN AND STAINED LIGHT LENSES  
ALL INDICATED EMERGENCY LIGHT FIXTURES AND EXIT SIGNS TO HAVE 90 MIN BATTERY BACK-UP.

NEW WINDOW IN EXISTING OPENING WITH 1\"/>



**FLOOR PLAN**  
SCALE: = 1/4\"/>

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

36\"/>

EXTERIOR ALTERATION FOR:  
**BROADWAY CONVENIENCE BUILDING**  
250 BROADWAY AMITYVILLE, NY 11701

BC NY ARCHITECTURE  
SPECIALIZING IN FULL SERVICE RESIDENTIAL ARCHITECTURE  
COMMERCIAL ARCHITECTURE & INTERIOR DESIGN  
HARRISBURG, NY 11750 BCNYARCHITECTURE@GMAIL.COM 609-350-0184



**FLOOR PLAN AND DETAILS**

CLIENT: \_\_\_\_\_  
DATE: \_\_\_\_\_  
REVISED: \_\_\_\_\_  
44/028 2/22/24 FOR PERMIT PERMIT  
JOB NO. 23-45  
SHEET NO. A-3

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EXTERIOR ALTERATION FOR:  
 BROADWAY CONVENIENCE BUILDING  
 250 BROADWAY AMITYVILLE, NY 11701

BCNY ARCHITECTURE  
 SPECIALIZING IN ALL SERVICE RESIDENTIAL ARCHITECTURE  
 200 W. 11th Street, Amityville, NY 11701  
 PHONE: 516-833-7800 FAX: 516-833-7801



ELEVATIONS

CLIENT	
DATE	
REVISIONS	
4/11/23	FOR PERMIT
2/2/24	FOR PERMIT
JOB NO.	23-45
SHEET NO.	A-4

- METAL AWNING COLOR: BLACK - TYPICAL
- ALUMINUM CAP. COLOR: WHITE - TYP
- 18" EPS CORNICE COLOR: WHITE TYPICAL
- FAUX COLUMN COLOR: BEIGE - TYPICAL
- EXISTING WINDOWS PAINTED COLOR: BLACK - TYPICAL
- 4" EPS WINDOW TRIM COLOR: WHITE - TYPICAL
- EXISTING STUCCO PAINTED COLOR: MATCH EXIST BEIGE-TYP
- 4" EPS WINDOW SILL COLOR: WHITE - TYPICAL
- EXISTING SIGN - TYPICAL

- EXISTING GUTTER AND CANOPY TO REMAIN - TYPICAL
- EXISTING COLOR: WHITE GUTTER AND WHITE FACIA

- 2"x4"x8" ALUMINUM BLACK STOREFRONT WITH 1" INSULATED GLASS WITH THERMAL BREAK - TYPICAL COLOR: BLACK

- FACE CULTURED STONE OR APPROVED EQUAL TYPICAL COLOR: BROWN

- FAUX COLUMN COLOR: BEIGE - TYPICAL



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

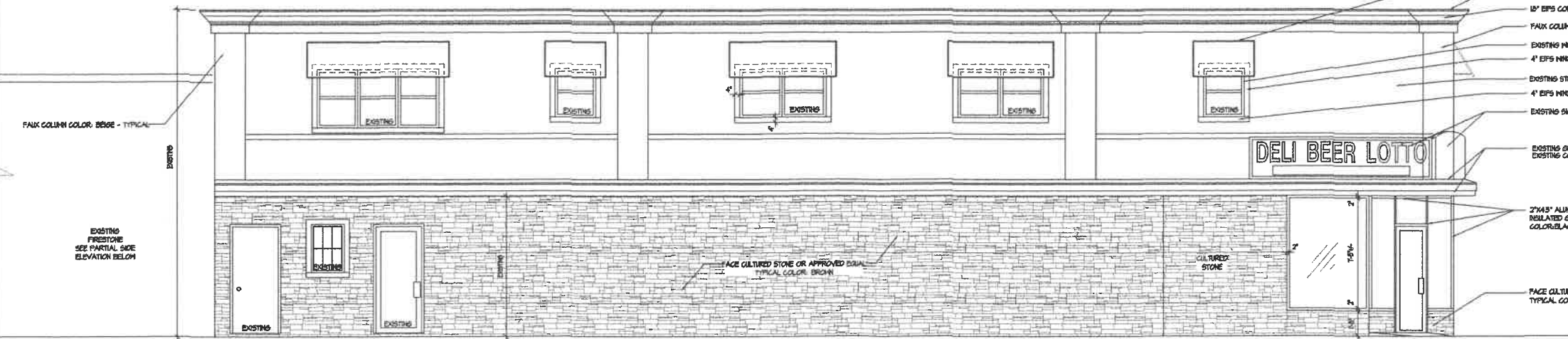
- FAUX COLUMN COLOR: BEIGE - TYPICAL
- EXISTING FIRESTONE SEE PARTIAL SIDE ELEVATION BELOW

- METAL AWNING COLOR: BLACK - TYPICAL
- ALUMINUM CAP. COLOR: WHITE - TYP
- 18" EPS CORNICE COLOR: WHITE TYPICAL
- FAUX COLUMN COLOR: BEIGE - TYPICAL
- EXISTING WINDOWS PAINTED COLOR: BLACK - TYPICAL
- 4" EPS WINDOW TRIM COLOR: WHITE - TYPICAL
- EXISTING STUCCO PAINTED COLOR: MATCH EXIST BEIGE-TYP
- 4" EPS WINDOW SILL COLOR: WHITE - TYPICAL
- EXISTING SIGN - TYPICAL

- EXISTING GUTTER AND CANOPY TO REMAIN - TYPICAL
- EXISTING COLOR: WHITE GUTTER AND WHITE FACIA

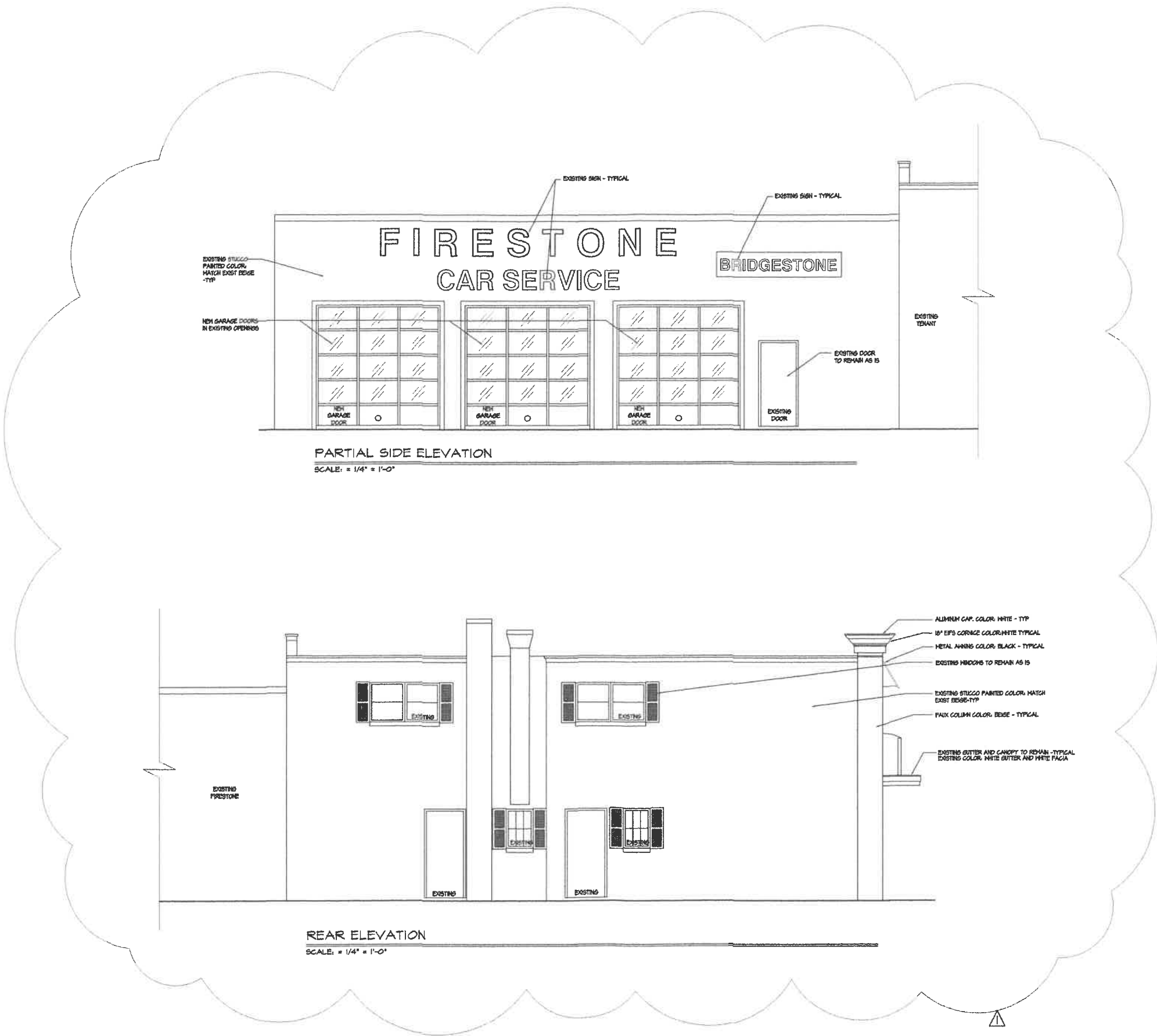
- 2"x4"x8" ALUMINUM BLACK STOREFRONT WITH 1" INSULATED GLASS WITH THERMAL BREAK - TYPICAL COLOR: BLACK

- FACE CULTURED STONE OR APPROVED EQUAL TYPICAL COLOR: RED



PARTIAL SIDE ELEVATION  
 SCALE: = 1/4" = 1'-0"

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PARTIAL SIDE ELEVATION  
SCALE: = 1/4" = 1'-0"

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

EXTERIOR ALTERATION FOR:  
BROADWAY CONVENIENCE BUILDING  
250 BROADWAY AMITYVILLE, NY 11701

BCNY ARCHITECTURE  
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HARRISBURG, NY 11761 BCNYARCHITECTURE@AOL.COM 609-230-0264



ELEVATIONS

CLIENT  
DATE

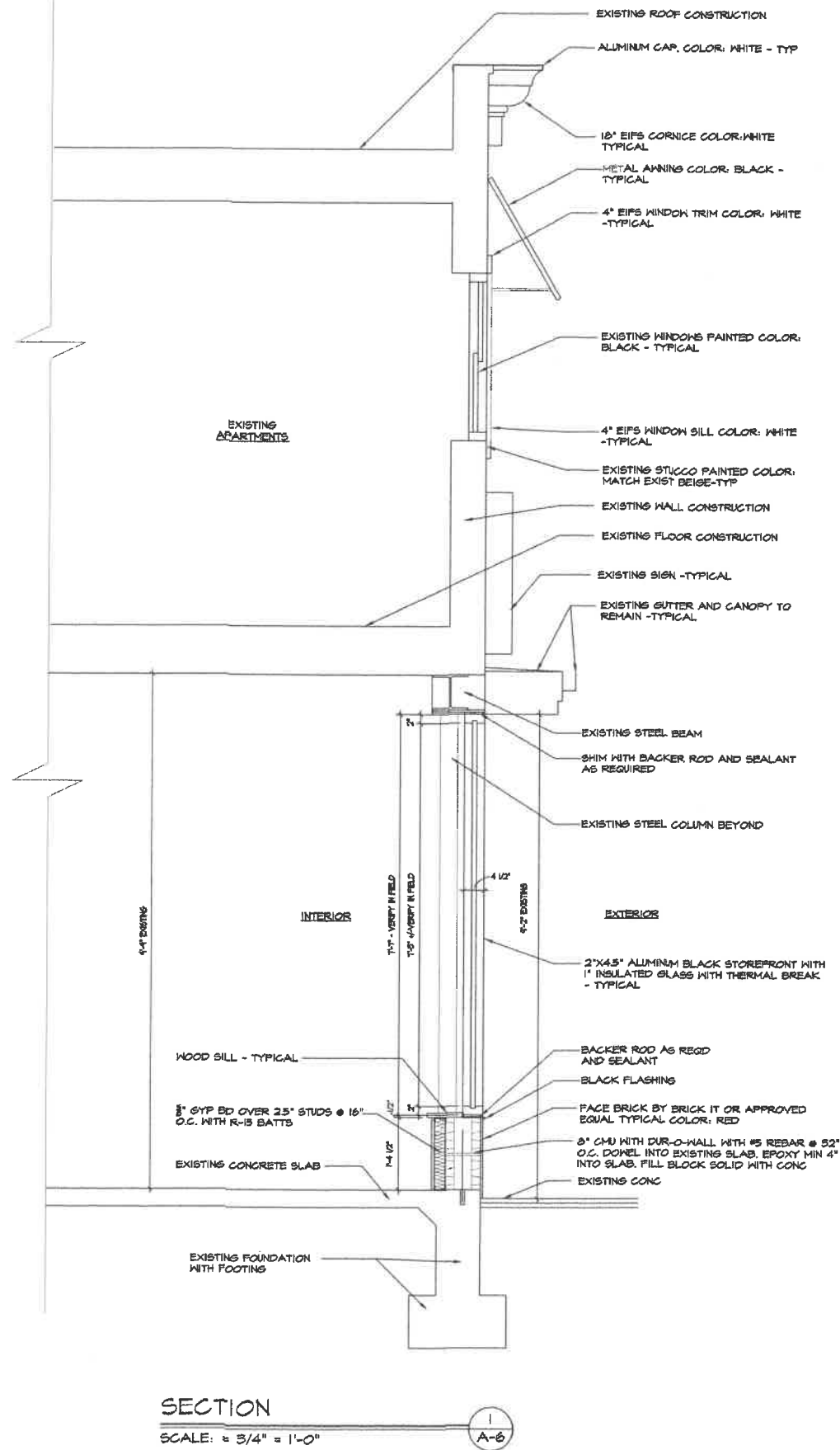
REVISIONS

APPROVED FOR PERMIT  
DATE: 2/22/24

JOB NO. 23-45

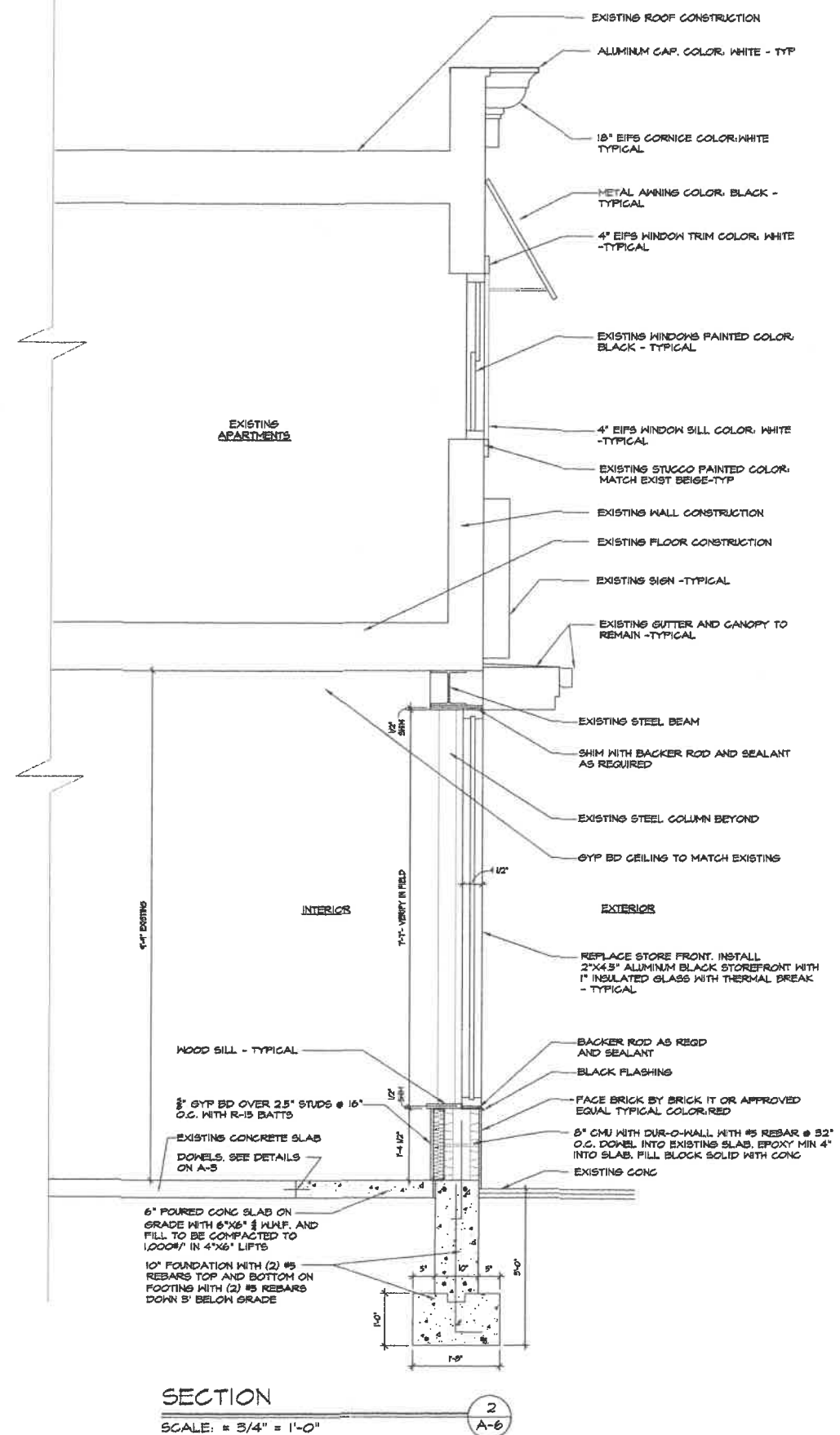
SHEET NO. A-5

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

1  
A-6



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

2  
A-6

EXTERIOR ALTERATION FOR:  
BROADWAY CONVENIENCE BUILDING  
250 BROADWAY AMITYVILLE, NY 11701

EC NY ARCHITECTURE  
SPECIALIZING IN FULL SERVICE RESIDENTIAL ARCHITECTURE  
AND COMMERCIAL INTERIOR DESIGN  
1100 AVENUE N, STE 200 AMITYVILLE, NY 11701  
PHONE: 631-261-1100 FAX: 631-261-1101



SECTIONS

CLIENT	
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4/1/23	FOR PERMIT
2/2/24	FOR PERMIT

JOB NO:  
23-45

SHEET NO:  
A-6

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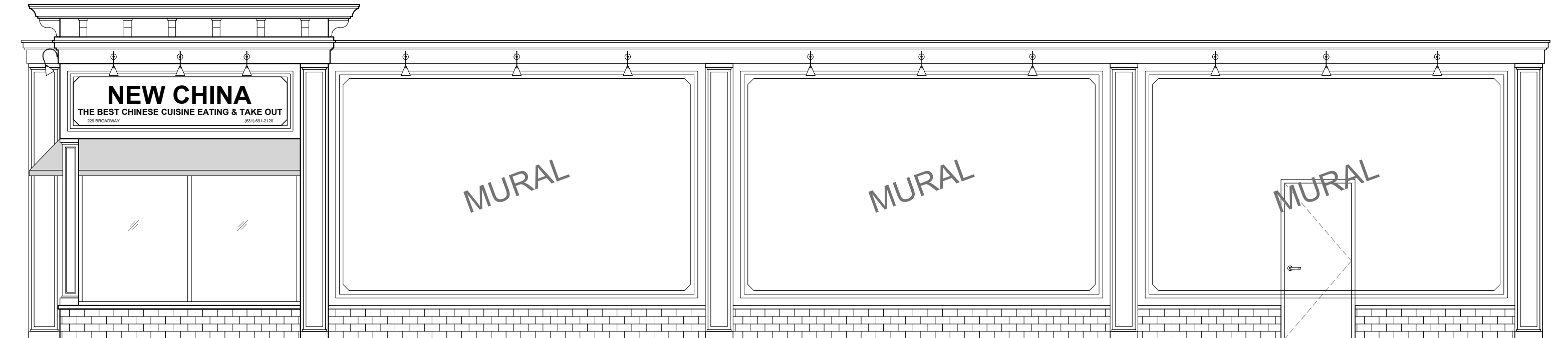
**SK-1.1** PROPOSED FRONT FACADE

PROPOSED FACADE DESIGNS  
 DATE: 01/23/2024 SCALE: 1/4"=1'-0"

**NEW CHINA**  
**FACADE RENOVATION**  
 229-233 BROADWAY, AMITYVILLE, NY 11701

SCHEMATIC DESIGN

**XC Engineering**  
 TEL: (631) 922-1618  
 EMAIL: JING.X@CXENGR.COM



SK-2.1

PROPOSED  
SIDE FACADE

PROPOSED FACADE DESIGNS

DATE: 01/23/2024 SCALE: 1/4"=1'-0"

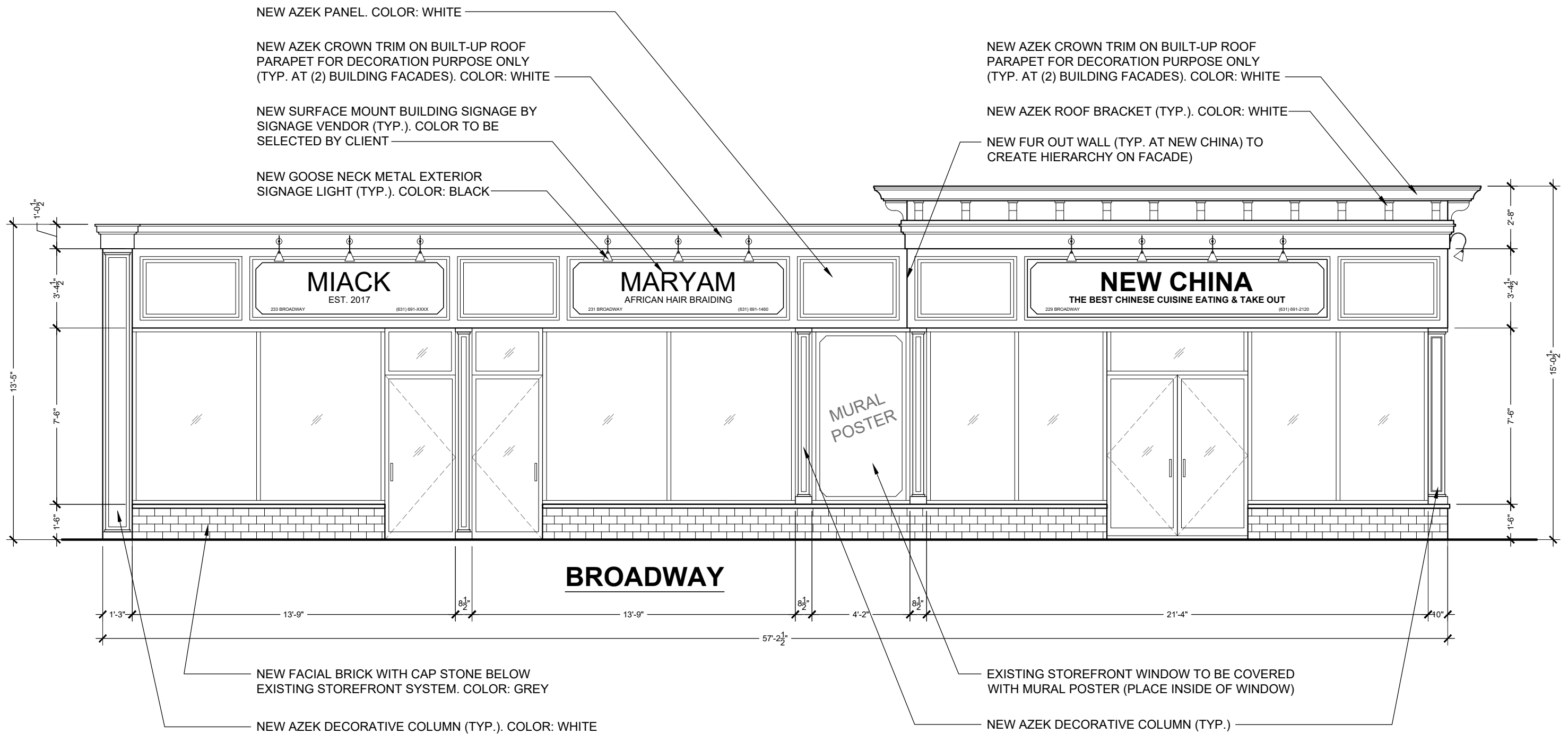
**NEW CHINA**  
FACADE RENOVATION

229-233 BROADWAY, AMITYVILLE, NY 11701

SCHEMATIC DESIGN

**XC Engineering**

TEL: (631) 922-1618  
EMAIL: JING.X@CXENGR.COM



**SK-1.4**

PROPOSED FRONT FACADE

PROPOSED FACADE DESIGNS

DATE: 02/26/2024 SCALE: 1/4"=1'-0"

**NEW CHINA**

**FACADE RENOVATION**

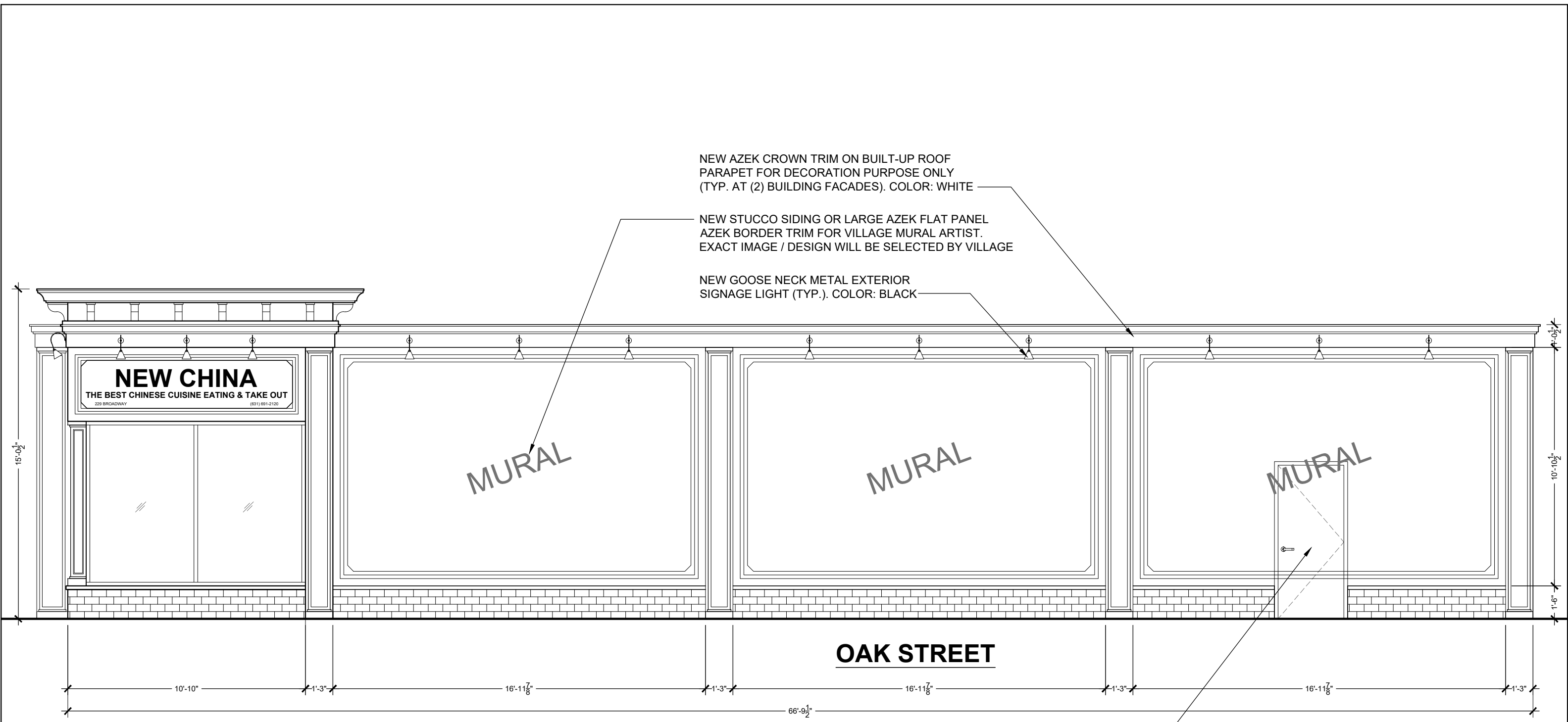
229-233 BROADWAY, AMITYVILLE, NY 11701

SCHEMATIC DESIGN

**XC Engineering**

TEL: (631) 922-1618

EMAIL: JING.X@CXENGR.COM



NEW AZEK CROWN TRIM ON BUILT-UP ROOF  
 PARAPET FOR DECORATION PURPOSE ONLY  
 (TYP. AT (2) BUILDING FACADES). COLOR: WHITE

NEW STUCCO SIDING OR LARGE AZEK FLAT PANEL  
 AZEK BORDER TRIM FOR VILLAGE MURAL ARTIST.  
 EXACT IMAGE / DESIGN WILL BE SELECTED BY VILLAGE

NEW GOOSE NECK METAL EXTERIOR  
 SIGNAGE LIGHT (TYP.). COLOR: BLACK

**OAK STREET**

EXISTING BACK DOOR TO BE PAINTED AS PART OF THE MURAL.  
 DECORATIVE TRIM TO MATCH SURROUNDING

<b>SK-2.4</b>	PROPOSED SIDE FACADE	<b>NEW CHINA</b> <b>FACADE RENOVATION</b> 229-233 BROADWAY, AMITYVILLE, NY 11701	SCHEMATIC DESIGN
PROPOSED FACADE DESIGNS DATE: 02/26/2024 SCALE: 1/4"=1'-0"			<b>XC Engineering</b> TEL: (631) 922-1618 EMAIL: JING.X@CXENGR.COM



**SK-1.0**

PROPOSED  
FRONT FACADE

PROPOSED FACADE DESIGNS

DATE: 01/19/2024 SCALE: 1/4"=1'-0"

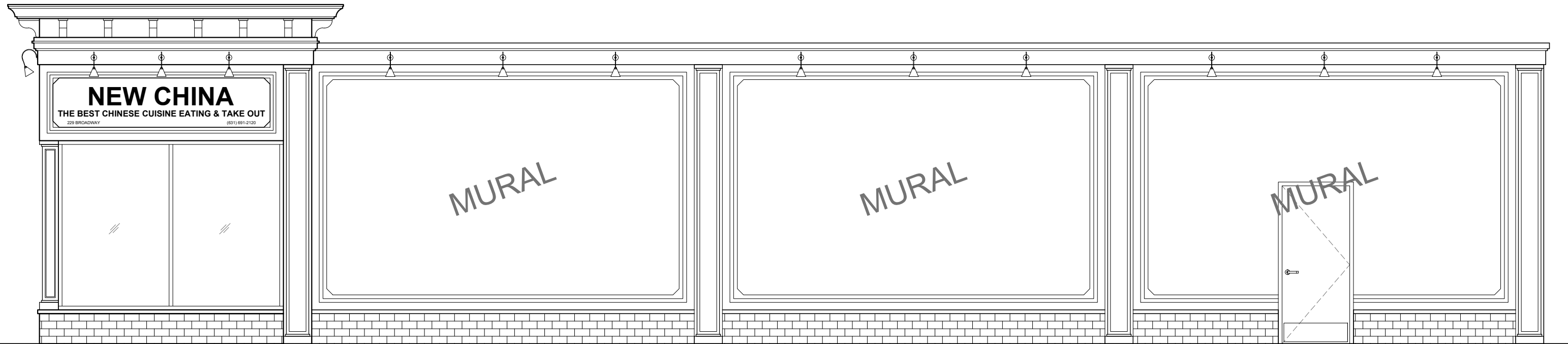
**NEW CHINA  
FACADE RENOVATION**

229-233 BROADWAY, AMITYVILLE, NY 11701

SCHEMATIC DESIGN

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TEL: (631) 922-1618  
EMAIL: JING.X@CXENGR.COM



**SK-2.0**

PROPOSED  
SIDE FACADE

---

PROPOSED FACADE DESIGNS  
DATE: 01/19/2024 SCALE: 1/4"=1'-0"

**NEW CHINA**  
FACADE RENOVATION

229-233 BROADWAY, AMITYVILLE, NY 11701

SCHEMATIC DESIGN

**XC Engineering**

---

TEL: (631) 922-1618  
EMAIL: JING.X@CXENGR.COM

Repair and paint all 'trim' areas to SW7551 Greek Villa (off white) or similar approved color.

Repair and Paint all brick area to SW7018 Dovetail (Dark Grey) or similar approved color.

Additional wall sconces

Repair and paint all siding area to SW7015 Repose Grey or similar approved color.

Install exterior wall sconces (RAB CD34FA). Proposed 5 in total. Cylinder Wall Mount to promote up-lighting and visibility for pedestrian traffic.

