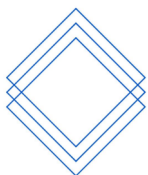


Supplemental Sewer Report
for
333 Grand Ave
Regan Mixed Use Development
Tax Parcels 143.71-2-13 & 143.72-1-29
Village of Johnson City
Broome County, New York

April 21, 2025
Revised August 27, 2025



Prepared by:



EP
LAND SERVICES

EP Land Services LLC
621 Columbia Street Ext.
Cohoes, NY 12047
(518) 785-9000

**SUPPLEMENTAL SEWER REPORT
for
333 GRAND STREET
VILLAGE OF JOHNSON CITY, BROOME COUNTY, NY**

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[HTTPS://PRIMECOMPANIES-MY.SHAREPOINT.COM/PERSONAL/JEASTON_THEPRIMECOMPANIES_COM/DOCUMENTS/JEASTON/ENGINEERING PROJECTS/OTHER CLIENTS/2021/2021-017E-REGAN-GRAND AVE/03-ADMIN/REPORTS/WATER AND SEWER/SUPPLEMENTAL REPORT/SEWER REPORT 4.21.25.DOCX](https://primecompanies-my.sharepoint.com/personal/jeaston_theprimecompanies_com/documents/jeaston/engineering%20projects/other%20clients/2021/2021-017E-REGAN-GRAND%20AVE/03-ADMIN/REPORTS/WATER%20AND%20SEWER/SUPPLEMENTAL%20REPORT/SEWER%20REPORT%204.21.25.DOCX)

1.0 INTRODUCTION

1.1 Project Description

Regan Development Corporation proposes to construct a mixed-use building located at 333 Grand Ave in the Village of Johnson City. There are two tax parcels that make up the project site which comprise about 4.0 acres (tax parcels 143.71-2-13 & 143.72-1-29). The mixed-use building will be a four (4) story building, totaling 72 multi-family apartment units with about 6,000 sf of commercial space.

1.2 Previous Report

EP Land Services prepared a Water and Sewer Report Dated 6/17/24 and was reviewed and approved by the Village of Johnson City. In this report the estimated water and sewer usage based upon a standard of 110 gallons per bedroom. This resulted in an overall sewer flow of **13,910 gallons per day**.

1.3 NYSDEC Alternative Flow Analysis

In accordance with NYSDEC Design Standards for Intermediate Sized Water Treatment Systems dated 3/5/2014, Method 3 is an allowable way to calculate the demand of a unit or bedroom based upon actual water usage meter reading. An average flow per bedroom of **50 gal. per bedroom** has now been assigned to the 72 multifamily units within the proposed building located at 333 Grand Ave. Two projects were reviewed, and they were 186 Broad Street in Glen Falls NY (72 units with 121 bedrooms and 6,000 sf of commercial space) and Mackenzie Overlook in Lake Placid NY (60 units with 81 bedrooms). Both projects have been built within the last 3 years and are owned and operated by Regan Development. The project located at 186 Broad Street in Glen Falls NY is the same building with the same number of bedrooms/units and the same square footage of commercial space proposed at 333 Grand Ave. There is no difference between the proposed building at 333 Grand Ave and the building built at 186 Broad Street in Glen Falls NY. Both of these buildings are 100% occupied for over 2 years and the commercial space at 186 Broad Street in Glen Falls NY has been occupied for over 2 years also.

The average flow per bedroom was determined to be around 38 gal. based upon metered readings. To be conservative, 50 gal. per bedroom has only been assigned to the multifamily portion of this project to project the estimated flow for the proposed project located at 333 Grand Ave in the Village of Johnson City. Based upon 50 gal. per bedroom the anticipated sewer flow has been recalculated to the following.

Sewer Flows			
	Average Daily Flow (GPD)	Average Flow (GPM)	Peak Flow (GPM)
Apartments- 72 units			
27- 1-Bedroom Units	1,350	0.94	3.76
41- 2 Bedroom Units	4,100	2.85	11.40
4-3 Bedroom Units	600	0.42	1.68
Retail Spaces= 6,000 sf	600	0.42	1.68
Totals=	6,650	4.63	18.52

Table B-3 of NYSDEC Design Standards for Intermediate Sized Water Treatment Systems dated 3/5/2014 was used to determine anticipated flow rate, of 0.1 gallons/sf for retail. Plumbing Fixtures will be specified as low flow type fixtures per NY State requirements for water conservation.

See Exhibit A for 12 months of water usage at the two buildings and average consumption calculations. See Exhibit B for Broad Street and Mackenzie Overlook Floor Plans

1.4 Comparison of Sewer Flows

EP Land Services Water and Sewer Report Dated 6/17/24 determined **13,910 gallons per day**, based upon a standard 110 gallons per bedroom. As actual usage consumption data is allowed per NYSDEC, and it was determined to be 38 gal/bedroom. By using **50 gal/bedroom** the total usage of **6,650 gal./day** is now estimated for 333 Grand Ave project and it 6,650 gal/day is conservative based upon actual flow metered readings.

2.0 EXHIBITS

Exhibit 1 – Existing Water Meter Readings and Average Flow Calculations

Broad Street- Glen Falls NY

End Date	12/31/2023	3/31/2024	6/30/2024	9/30/2024
Start Date	10/1/2023	1/1/2024	4/1/2024	7/1/2024
Number of Days=	91	90	90	91
Beginning reading	631,697	695,254	735,401	777,954
Ending Reading	695,254	735,401	777,954	822,530
Total Usage (CF)=	63,557	40,147	42,553	44,576
Cubic Feet (CF) to Gallons=	475,406	300,300	318,296	333,428
Gallons per day=	5224.2	3336.7	3536.6	3664.0
# of bedrooms=	121	121	121	121
Gallons per bedrooms=	43.18	27.58	29.23	30.28

Average= 32.57 gal/bedroom

Mackenzie Overlook-Lake Placid NY

End Date	1/10/2024	4/10/2024	7/15/2024	10/16/2024
Start Date	10/12/2023	1/10/2024	4/10/2024	7/15/2024
Number of Days=	90	91	96	93
Beginning reading	142,017	199,040	245,743	275,126
Ending Reading	199,040	245,743	275,126	313,255
Total Usage (CF)=	57,023	46,703	29,383	38,129
Cubic Feet (CF) to Gallons=	426,532	349,338	219,785	285,205
Gallons per day=	4739.2	3838.9	2289.4	3066.7
# of bedrooms=	81	81	81	81
Gallons per bedrooms=	58.51	47.39	28.26	37.86

Average= 43.01 gal/bedroom

City of Glens Falls WATER & SEWER BILL

A84666440205241-020524

42 Ridge Street
Glens Falls, NY 12801
FED ID#146002198

Customer Copy
Keep this portion for your records

Billing Period	From	To
	10/01/2023	12/31/2023
Customer	BROAD STREET COMMONS LLC	
Service Location	186 BROAD	
Assessment	7413100	
Account Number	202146500	

Bill Number	Bill Date
579120	01/19/2024
Tax Map I.D.	
309.11-5-40	
Due Date	Total Due
02/26/2024	\$6,715.31
10% Penalty Due	Amt Due+10%
02/27/2024	\$7,386.84
15% Penalty Due	Amt Due+15%
03/28/2024	\$7,756.18
Shutoff Date	
04/18/2024	

Type	Current	Past Due	Penalties	Total	Current Reading	Previous Reading	Usage
WATER MTRD	981.96	0.00	0.00	981.96	695,254	631,697	63,557
SEWER MTRD	1,871.12	0.00	0.00	1,871.12	0	0	63,557
SWRMTR CAP	2,279.53	0.00	0.00	2,279.53	0	0	0
WTRMTR CAP	1,582.70	0.00	0.00	1,582.70	0	0	0
Total	6,715.31	0.00	0.00	6,715.31			

Failure to receive this bill does not relieve the customer from responsibility to pay this bill.
Amounts not received on or before due date are subject to penalty.

Return this portion with your remittance
BROAD STREET COMMONS LLC
AIM HOUSING DEVELOPMENT FUND CORP.
C/O P15740
PO BOX 3608...

Service Location	
186 BROAD	
Bill Number	579120
Account Number	202146500
Due Date	02/26/2024
Amount Due	\$6,715.31
Amount Remitted	\$

Make checks payable to the:
City of Glens Falls
Glens Falls, NY 12801
and return in attached envelope

City of Glens Falls WATER & SEWER BILL

42 Ridge Street
Glens Falls, NY 12801
FED ID#146002198

Customer Copy
Keep this portion for your records

Billing Period	From	To
	01/01/2024	03/31/2024
Customer		
BROAD STREET COMMONS LLC		
Service Location		
186 BROAD		
Assessment		
7413100		
Account Number		
202146500		

Bill Number	Bill Date
585071	04/10/2024
Tax Map I.D.	
309.11-5-40	
Due Date	Total Due
05/20/2024	\$5,823.31
10% Penalty Due	Amt Due+10%
05/21/2024	\$6,405.65
15% Penalty Due	Amt Due+15%
06/20/2024	\$6,725.93
Shutoff Date	
07/09/2024	

Type	Current	Past Due	Penalties	Total	Current Reading	Previous Reading	Usage
WATER MTRD	651.19	0.00	0.00	651.19	735,401	695,254	40,147
SEWER MTRD	1,240.95	0.00	0.00	1,240.95	0	0	40,147
SWRMTR CAP	2,320.30	0.00	0.00	2,320.30	0	0	0
WTRMTR CAP	1,610.87	0.00	0.00	1,610.87	0	0	0
Total	5,823.31	0.00	0.00	5,823.31			

Failure to receive this bill does not relieve the customer from responsibility to pay this bill.
Amounts not received on or before due date are subject to penalty.

For information call (518) 761-3814 Monday through Friday, 8:30 a.m. to 4:30 p.m.
For Water and Sewer emergencies call (518) 761-3857 24 hours per day.

① DETACH THIS PORTION ALONG PERFORATION

City of Glens Falls
42 Ridge Street
Glens Falls, NY 12801



Place
Stamp
Here



City of Glens Falls
42 Ridge Street
Glens Falls, NY 12801

See Reverse Side For Opening Instructions

FIRST-CLASS



US POSTAGE PAID PITNEY BOWES
ZIP 12801 \$ 000.64⁰
02 7W
0008026826 APR 18, 2024

BROAD STREET COMMONS LLC
AIM HOUSING DEVELOPMENT FUND CORP.
C/O P15740
PO BOX 3608
OAK BROOK, IL 60522-3608

Make checks payable to the:
City of Glens Falls
Glens Falls, NY 12801
and return in attached envelope
Return this portion with your remittance
BROAD STREET COMMONS LLC
AIM HOUSING DEVELOPMENT FUND CORP.
C/O P15740
PO BOX 3608...

Service Location	
186 BROAD	
Bill Number	585071
Account Number	202146500
Due Date	05/20/2024
Amount Due	\$5,823.31
Amount Remitted	

② SLIDE FINGER UNDER THIS FLAP.
SEPARATE FLAPS, AND REMOVE BACK FLAP
③ SEAL RETURN ENVELOPE
MOISTEN OTHER SIDE OF
THIS FLAP AND SEAL

City of Glens Falls

WATER & SEWER BILL

42 Ridge Street
Glens Falls, NY 12801
FED ID#146002198

Customer Copy
Keep this portion for your records

Billing Period	From	To
	04/01/2024	06/30/2024
Customer		
BROAD STREET COMMONS LLC		
Service Location		
186 BROAD		
Assessment		
7413100		
Account Number		
202146500		

Bill Number	Bill Date
591021	07/10/2024
Tax Map I.D.	
309.11-5-40	
Due Date	Total Due
08/19/2024	\$5,936.71
10% Penalty Due	Amt Due+10%
08/20/2024	\$6,530.38
15% Penalty Due	Amt Due+15%
09/19/2024	\$6,856.90
Shutoff Date	
10/08/2024	

Type	Current	Past Due	Penalties	Total	Current Reading	Previous Reading	Usage
WATER MTRD	690.22	0.00	0.00	690.22	777,954	735,401	42,553
SEWER MTRD	1,315.32	0.00	0.00	1,315.32	0	0	42,553
SWRMTR CAP	2,320.30	0.00	0.00	2,320.30	0	0	0
WTRMTR CAP	1,610.87	0.00	0.00	1,610.87	0	0	0
Total	5,936.71	0.00	0.00	5,936.71			

Failure to receive this bill does not relieve the customer from responsibility to pay this bill.
Amounts not received on or before due date are subject to penalty.

Return this portion with your remittance
BROAD STREET COMMONS LLC
AIM HOUSING DEVELOPMENT FUND CORP.
C/O P15740
PO BOX 3608...

Service Location	
186 BROAD	
Bill Number	591021
Account Number	202146500
Due Date	08/19/2024
Amount Due	\$5,936.71
Amount Remitted	\$

Make checks payable to the:
City of Glens Falls
Glens Falls, NY 12801
and return in attached envelope

City of Glens Falls

WATER & SEWER BILL

42 Ridge Street
Glens Falls, NY 12801
FED ID#146002198

Customer Copy
Keep this portion for your records

Billing Period	From	To
	07/01/2024	09/30/2024
Customer	BROAD STREET COMMONS LLC	
Service Location	186 BROAD	
Assessment	7413100	
Account Number	202146500	

Bill Number	Bill Date
598643	10/10/2024
Tax Map I.D.	309.11-5-40
Due Date	Total Due
11/15/2024	\$6,032.05
10% Penalty Due	Amt Due+10%
11/18/2024	\$6,635.26
15% Penalty Due	Amt Due+15%
12/18/2024	\$6,967.02
Shutoff Date	01/08/2025

Type	Current	Past Due	Penalties	Total	Current Reading	Previous Reading	Usage
WATER MTRD	723.03	0.00	0.00	723.03	822,530	777,954	44,576
SEWER MTRD	1,377.85	0.00	0.00	1,377.85	0	0	44,576
SWRMTR CAP	2,320.30	0.00	0.00	2,320.30	0	0	0
WTRMTR CAP	1,610.87	0.00	0.00	1,610.87	0	0	0
Total	6,032.05	0.00	0.00	6,032.05			

Failure to receive this bill does not relieve the customer from responsibility to pay this bill.
Amounts not received on or before due date are subject to penalty.

Return this portion with your remittance
BROAD STREET COMMONS LLC
AIM HOUSING DEVELOPMENT FUND CORP.
C/O P15740
PO BOX 3608...

Service Location	186 BROAD
Bill Number	598643
Account Number	202146500
Due Date	11/15/2024
Amount Due	\$6,032.05
Amount Remitted	

Make checks payable to the:
City of Glens Falls
Glens Falls, NY 12801
and return in attached envelope



Village of Lake Placid
2693 Main Street
Lake Placid, NY 12946
(518) 523-2597



Account Number	AMOUNT DUE
53-1175-00	\$18,412.96
Due Date	After Due Date Pay
2/29/2024	\$19,333.62
Account Name	
MacKenzie Overlook, LLC.	
Service Address	
120 Wesvalley Road # BIG BLDG	
Amount Enclosed	

MacKenzie Overlook, LLC.
Attn: Fern Spinazzola
1055 Saw Mill River Road
Ardsley, NY 10502

FF 75

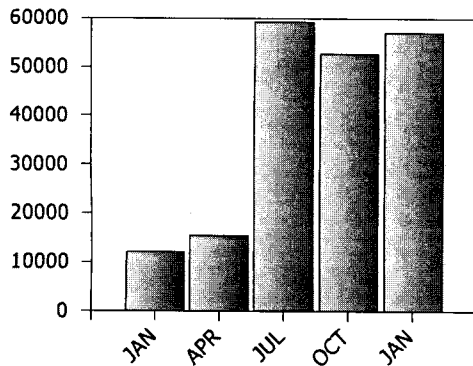
There will be a charge on all returned checks.
Please return this portion with your payment.
When paying in person, please bring both portions of this bill.

Online Payment with Fee: <https://www.municipalonlinepayments.com/lakeplacidny>

CUSTOMER ACCOUNT INFORMATION - RETAIN FOR YOUR RECORDS

Name		Service Address			Account Number	
MacKenzie Overlook, LLC.		120 Wesvalley Road # BIG BLDG			53-1175-00	
Status	Service Dates			Bill Date	Penalty Date	Due Date
	From	To	# Days			
Active	10/12/2023	1/10/2024	90	2/1/2024	3/1/2024	2/29/2024

Usage



METER #	CURRENT READING	PREVIOUS READING	USAGE
572000290	199,040	142,017	57,023
572347568	233	184	49

PREVIOUS BALANCE	\$8,612.99
PAYMENTS	\$0.00
ADJUSTMENTS	\$0.00
PENALTIES	\$430.65
PAST DUE AMOUNT	\$9,043.64

Tax	\$0.00
-----	--------

CURRENT BILL	\$9,369.32
---------------------	-------------------

AMOUNT DUE	\$18,412.96
-------------------	--------------------

AMOUNT DUE AFTER 02/29/2024	\$19,333.62
-----------------------------	-------------

Site # - 5229
GL # -



Village of Lake Placid
2693 Main Street
Lake Placid, NY 12946
(518) 523-2597

MacKenzie Overlook, LLC.
C/o Real Page
PO Box 3608
Oak Brook, IL 60522



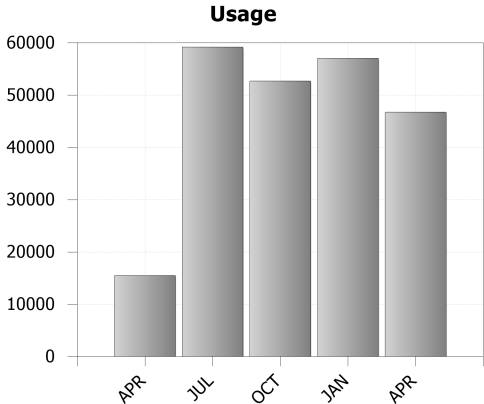
Account Number	AMOUNT DUE
53-1175-00	\$7,583.22
Due Date	After Due Date Pay
5/31/2024	\$7,962.38
Account Name	
MacKenzie Overlook, LLC.	
Service Address	
120 Wesvalley Road # BIG BLDG	
Amount Enclosed	

There will be a charge on all returned checks.
Please return this portion with your payment.
When paying in person, please bring both portions of this bill.

Online Payment with Fee: <https://www.municipalonlinepayments.com/lakeplacidny>

CUSTOMER ACCOUNT INFORMATION - RETAIN FOR YOUR RECORDS

Name			Service Address			Account Number
MacKenzie Overlook, LLC.			120 Wesvalley Road # BIG BLDG			53-1175-00
Status	Service Dates			Bill Date	Penalty Date	Due Date
	From	To	# Days			
Active	1/10/2024	4/10/2024	91	4/30/2024	6/1/2024	5/31/2024



	CURRENT	PREVIOUS	
METER #	READING	READING	USAGE
572000290	245,743	199,040	46,703
572347568	271	233	38

PREVIOUS BALANCE	\$18,412.96
PAYMENTS	(\$18,412.96)
ADJUSTMENTS	(\$920.66)
PENALTIES	\$920.66
PAST DUE AMOUNT	\$0.00
WATER	2,617.41
WATER	0.00
SEWER	4,965.81
Tax	\$0.00
CURRENT BILL	\$7,583.22
AMOUNT DUE	\$7,583.22
AMOUNT DUE AFTER 05/31/2024	\$7,962.38

Office closed May 27th in observance of Memorial Day
Please see Service Line Inventory Sheets and fill out accordingly.
Call with questions! (518)523-2597 ext. 130

For more information visit our website at: <https://northelba.villageoflakeplacid.ny.gov/>



Village of Lake Placid
2693 Main Street
Lake Placid, NY 12946
(518) 523-2597



Account Number	AMOUNT DUE
53-1175-00	\$4,585.47
Due Date	After Due Date Pay
8/30/2024	\$4,814.74
Account Name	
MacKenzie Overlook, LLC.	
Service Address	
120 Wesvalley Road # BIG BLDG	
Amount Enclosed	

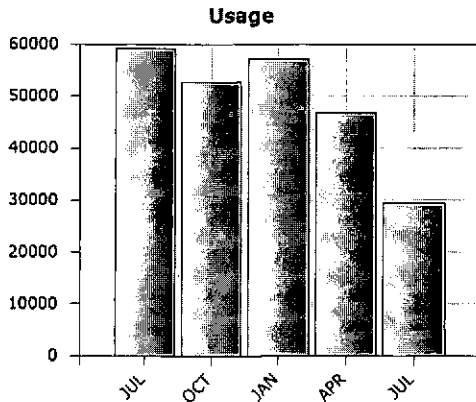
MacKenzie Overlook, LLC.
C/o Real Page
PO Box 3608
Oak Brook, IL 60522

There will be a charge on all returned checks.
Please return this portion with your payment.
When paying in person, please bring both portions of this bill.

Online Payment with Fee: <https://www.municipalonlinepayments.com/lakeplacidny>

CUSTOMER ACCOUNT INFORMATION - RETAIN FOR YOUR RECORDS

Name		Service Address			Account Number	
MacKenzie Overlook, LLC.		120 Wesvalley Road # BIG BLDG			53-1175-00	
Status	Service Dates			Bill Date	Penalty Date	Due Date
	From	To	# Days			
Active	4/10/2024	7/15/2024	96	8/1/2024	8/31/2024	8/30/2024



METER #	CURRENT READING	PREVIOUS READING	USAGE
572000290	275,126	245,743	29,383
572347568	289	271	18

PREVIOUS BALANCE	\$7,583.22
PAYMENTS	\$7,583.22-
ADJUSTMENTS	\$0.00
PENALTIES	\$0.00
PAST DUE AMOUNT	\$0.00

Tax	\$0.00
CURRENT BILL	\$4,585.47
AMOUNT DUE	\$4,585.47
AMOUNT DUE AFTER 08/30/2024	\$4,814.74

Water Quality Report available upon request.
Outdoor Drop Box coming soon!

For more information visit our website at: <https://northelba.villageoflakeplacid.ny.gov/>



Village of Lake Placid
2693 Main Street
Lake Placid, NY 12946
(518) 523-2597



MacKenzie Overlook, LLC.
C/o Real Page
PO Box 3608
Oak Brook, IL 60522

Account Number	AMOUNT DUE
53-1175-00	\$6,100.01
Due Date	After Due Date Pay
11/27/2024	\$6,405.01
Account Name	
MacKenzie Overlook, LLC.	
Service Address	
120 Wesvalley Road # BIG BLDG	
Amount Enclosed	

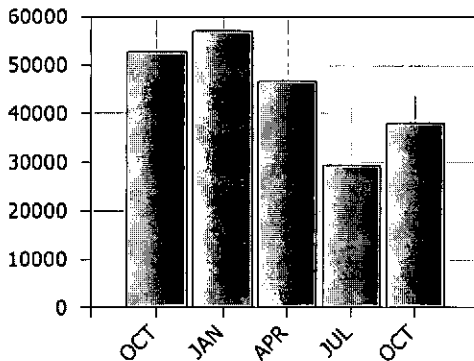
There will be a charge on all returned checks.
Please return this portion with your payment.
When paying in person, please bring both portions of this bill.

Online Payment with Fee: <https://www.municipalonlinepayments.com/lakeplacidny>

CUSTOMER ACCOUNT INFORMATION - RETAIN FOR YOUR RECORDS

Name		Service Address			Account Number	
MacKenzie Overlook, LLC.		120 Wesvalley Road # BIG BLDG			53-1175-00	
Status	Service Dates			Bill Date	Penalty Date	Due Date
	From	To	# Days			
Active	7/15/2024	10/16/2024	93	11/1/2024	11/28/2024	11/27/2024

Usage



METER #	CURRENT READING	PREVIOUS READING	USAGE
572000290	313,255	275,126	38,129
572347568	324	289	35

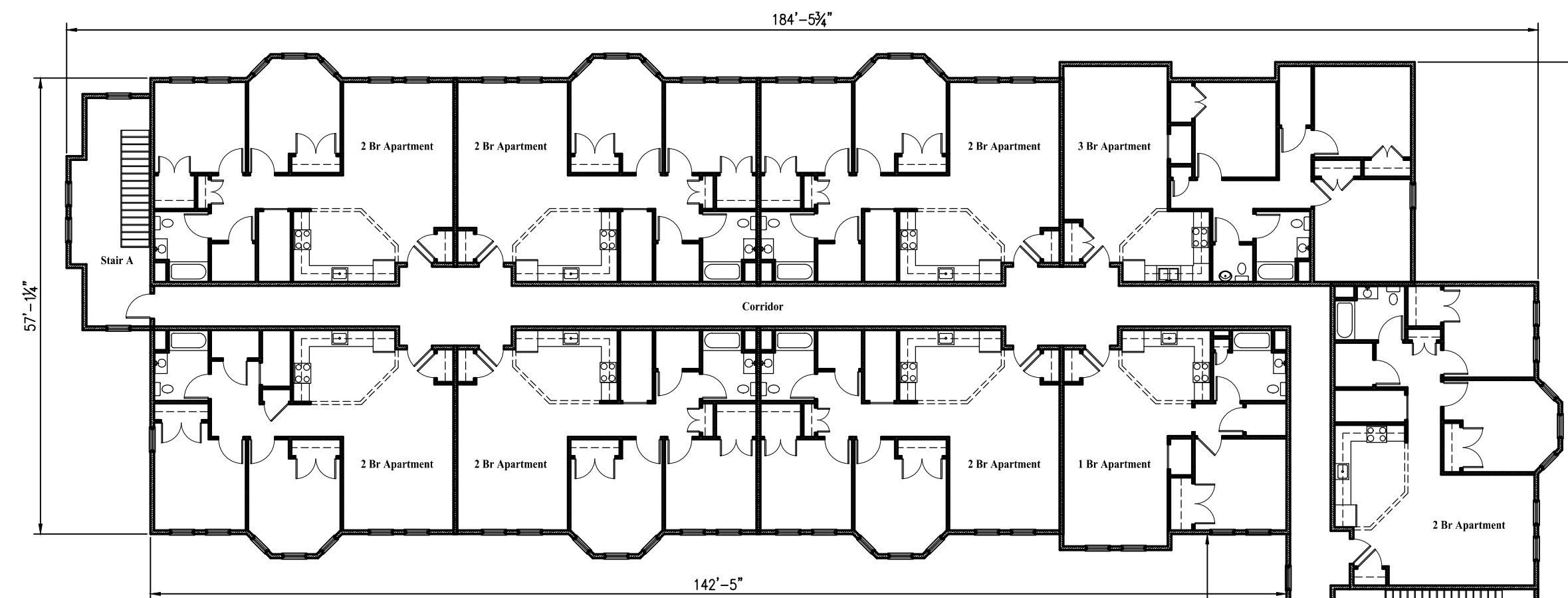
PREVIOUS BALANCE	\$4,585.47
PAYMENTS	\$4,585.47-
ADJUSTMENTS	\$0.00
PENALTIES	\$0.00
PAST DUE AMOUNT	\$0.00

Tax	\$0.00
CURRENT BILL	\$6,100.01
AMOUNT DUE	\$6,100.01
AMOUNT DUE AFTER 11/27/2024	\$6,405.01

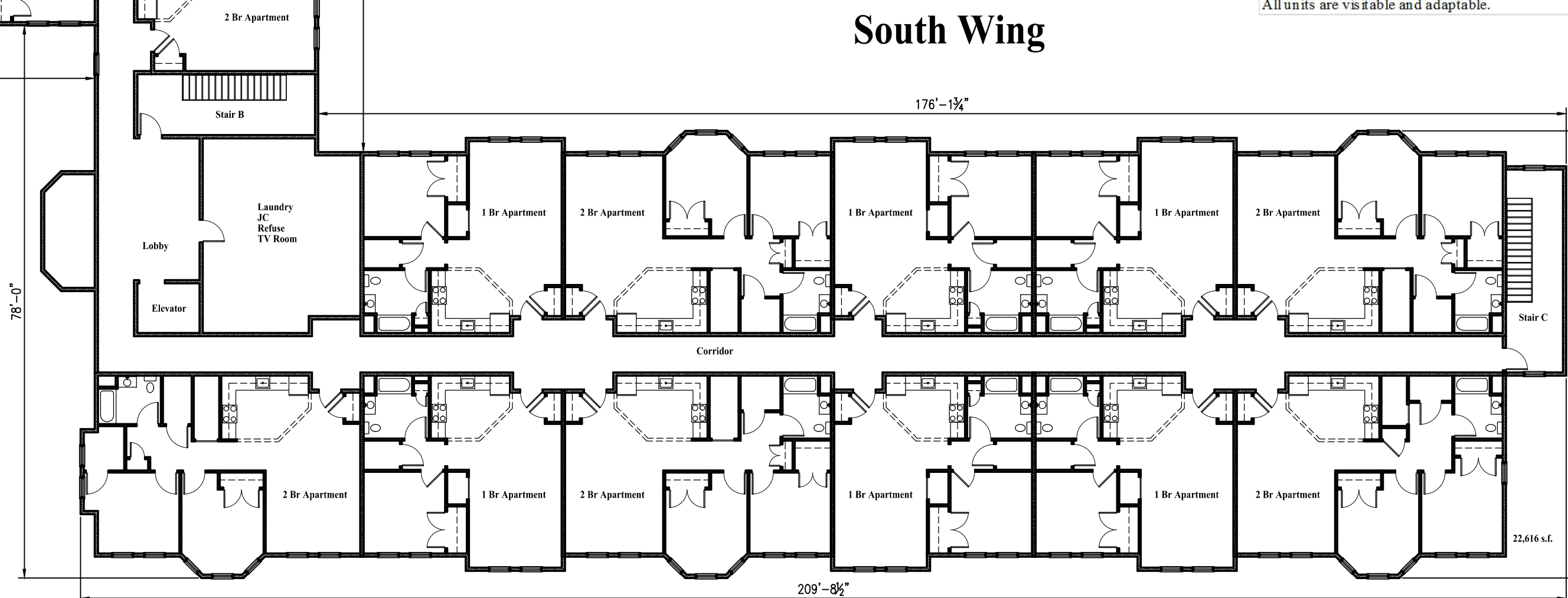
Office closed November 11th and November 29th.
Dropbox available for your convenience (No Cash).

For more information visit our website at: <https://northelba.villageoflakeplacid.ny.gov/>

Exhibit 2 – Mackenzie Overlook and Broad Street Floor Plan



North Wing

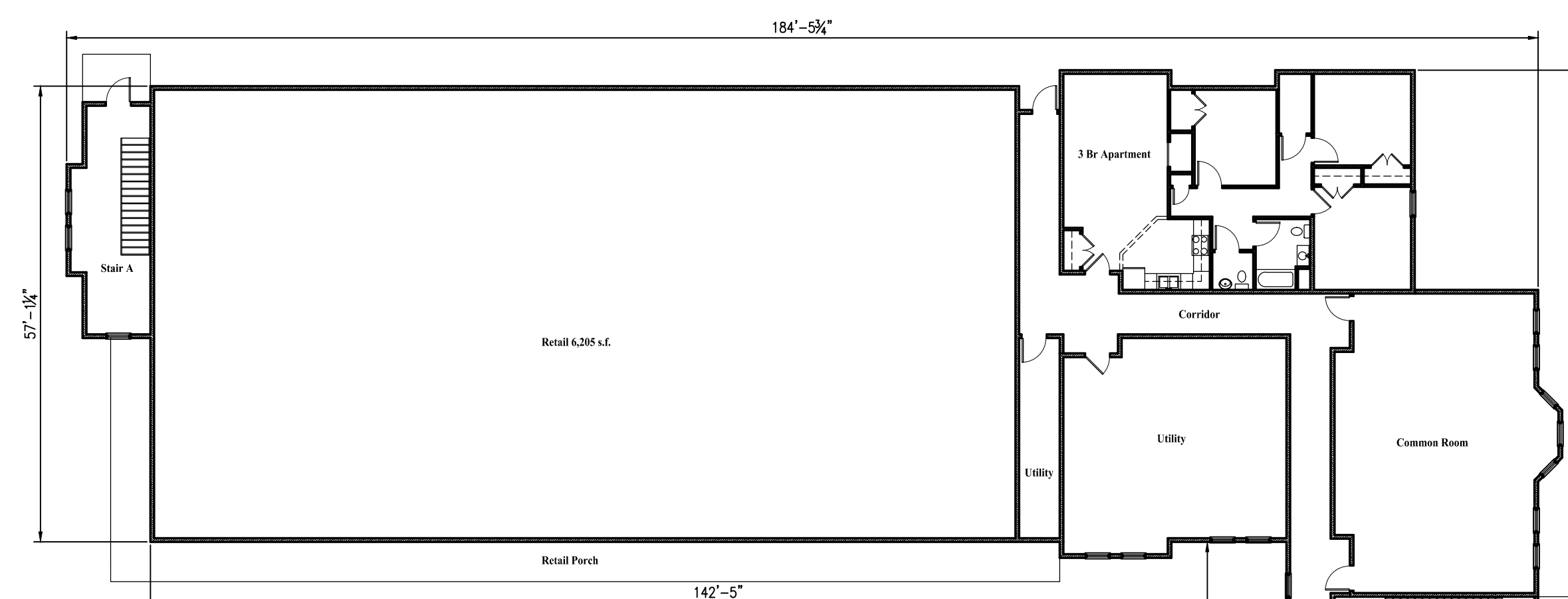


South Wing

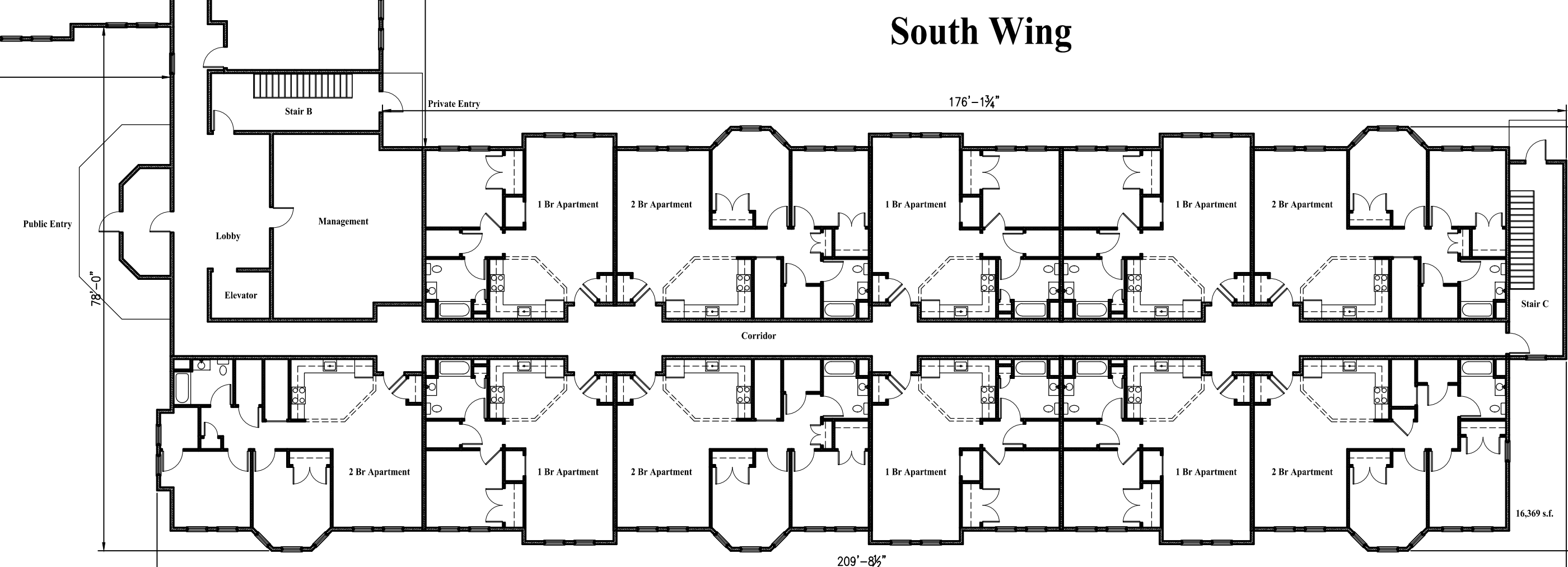
Glens Falls Commons - Unit and Area Breakdown					
Building #	Floor #	1 Br Apartment	2 Br Apartment	3 Br Apartment	Totals
		726 s.f. int	968 s.f. int	1147 s.f. int	
		743 s.f. ext	989 s.f. ext	1187 s.f. ext	
1	1	6	5	1	12
	2	7	12	1	20
	3	7	12	1	20
	4	7	12	1	20
TOTALS					
		27	41	4	72
Total Int Area		19602	39688	4588	63,878
Total Ext Area		20061	40549	4748	65,358

All units are visitable and adaptable.

1 Upper Floor Key Plan
A1 Scale: 1/16"=1'-0"

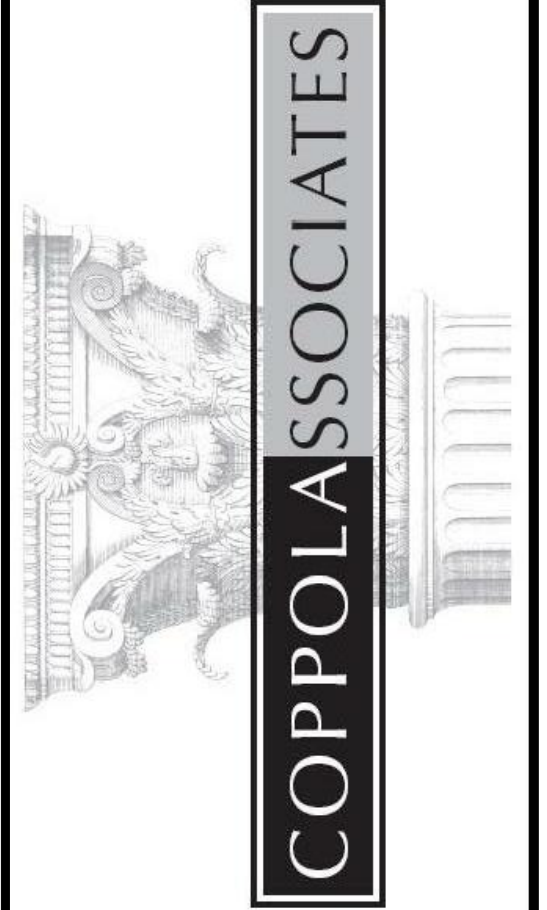


North Wing



South Wing

2 First Floor Key Plan
A1 Scale: 1/16"=1'-0"



°Design, Architecture & Planning°

**6 Old North Plank Road
Suite 101
Newburgh, NY 12550
TEL: 845-561-3559
FAX: 845-561-2051
ajcoppola@coppola-associates.com**

059L

LICENSE NUMBER: 018849

◦ **PROPOSED 70 APARTMENT
UNITS FOR REGAN
DEVELOPMENT AT** ◦

Glens Falls Commons

333 Grand Ave
Johnson City

KEY PLANS

REVISIONS	
DATE _____	

PROJECT NUMBER

18-13

SHEET NUMBER

A1



1 Elevation at North End
A2 Scale: 1/8"=1'-0"



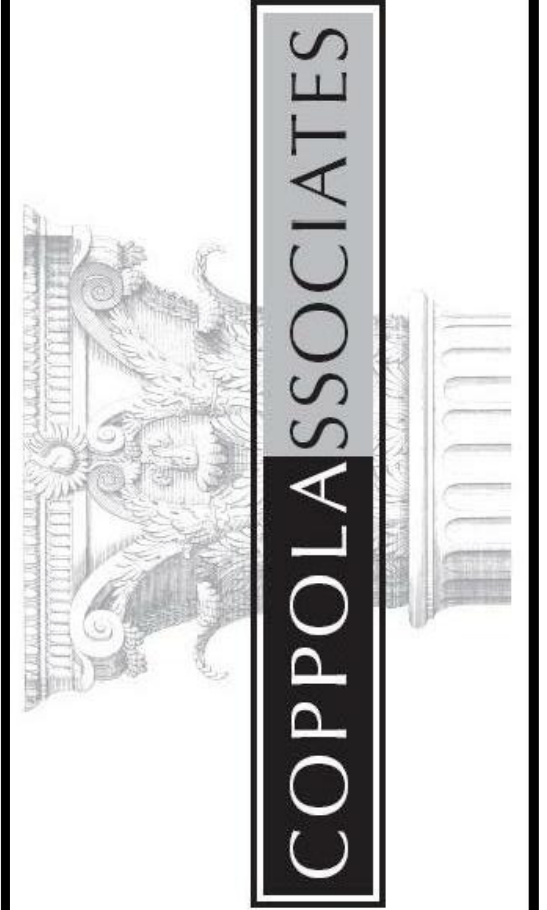
2 North Elevation at South Wing
A2 Scale: 1/8"=1'-0"



3 Elevation at South Wing
A2 Scale: 1/8"=1'-0"



4 Elevation at North Wing
A2 Scale: 1/8"=1'-0"



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LICENSE NUMBER: 018849

PROPOSED 70 APARTMENT
UNITS FOR REGAN
DEVELOPMENT AT

**Glens Falls
Commons**

333 Grand Ave
Johnson City

ELEVATIONS

REVISIONS

DATE

PROJECT NUMBER

18-13

SHEET NUMBER

A2

MackKenzie Overlook

(60) Dwelling Units Town of North Elba, Essex County, New York for: Regan Development Corp. NYSHCR SHARS 20210043

INTERNATIONAL BUILDING CODE 2020 OF NEW YORK STATE NOTES;

1. THE BUILDING AREAS ARE AS FOLLOWS:
1ST FLOOR: 10,370 S.F.
SECOND FLOOR: 18,538 S.F.
THIRD FLOOR: 18,410 S.F.
FOURTH FLOOR: 18,300 S.F.

No	Topic	Section	Req'd or Allowed	Actual
1	Occupancy	BCNYS-310.3	R-2	R-2
2	Type of Construction Materials Comb/Non Fire Resistance Structural Frame Ext Bearing walls Int Bearing walls Floors Roof construction	BCNYS-602.5 BCNYS-Table 601	VA Wood framed 1 hour 1 hour 1 hour 1 hour 1 hour	VA Wood framed 1 hour 1 hour 1 hour 1 hour 1 hour
3	Bldg Height & Area Tabular Height (feet) Tabular Height (story) Tabular Area	BCNYS-503 BCNYS-Table 504.3 BCNYS-Table 504.4 BCNYS-Table 506.2	60 ft max 4 stories max R-2: 12,000 s.f. max	Less than 60 ft 4 stories Exceeds 12,000 s.f. (see 506.3)
4	Area Modifications Frontage Increase Total Area Allowed	BCNYS-506.3 Eq 5-5	If = [F/P - 0.25]W/30 If = [1-0.25]I+75% 12,000 x 1.75 = 21,000 s.f.	18,538 s.f.
5	Accessory Occupancy Non-separated Separated occupancies Incidental Uses	BCNYS-508.2 BCNYS-508.3 BCNYS-508.4 BCNYS-Table 509	<10%, no separation Allowed NA 1 Hour	Office, Common <10% Not used NA Laundry- 1 hour
6	Location on Property Fire Separation Distance	BCNYS-Table 602	5<x<10, 1 hr rating 10<x<30, 1 hr rating X>30 ft, no rating	NA NA NA
7	Exterior wall rating side Fire Walls Fire Barrier Fire Partition Horizontal Assemblies Opening Protectives Fire Blocking Draft Stopping	BCNYS-705.5 BCNYS-706 BCNYS-707.3.1 BCNYS-707.3.2 BCNYS-707.3.7 BCNYS-708.3 BCNYS-711.2.4.3 BCNYS-Table 716.1(2) BCNYS-718.2.6 BCNYS-718.3 Floors BCNYS-718.4 Attics	X<10', rated from both sides NA Elev. shaft- 2 hr per 713.4 Stairs- 2 hr per 1023.1 Incidental use-1 hr per 509 Apartments, Corridor -1 hr 1 hour between apartments 2 hour stairs- 1 ½ hour 1 hour corridors- 1/3 hour NA Between apartment pairs Between apartment pairs	NA NA 2 Hour elevator 2 Hour stairs 1 Hour at Laundry 1 Hour 1 Hour 1 ½ hour doors 45 minute NA Between all apartments Between all apartment pairs
8	Interior Finishes	BCNYS- Table 803.13 BCNYS-804	C rated walls, ceilings Class II carpets	C Rated Class I
9	Interior Ventilation Light Sound transmission	BCNYS-1203.1 BCNYS-1205.3 BCNYS-1207	Mechanical vent Artificial light STC & IIC of 50 or better	Continuous Bath fan LED light fixtures Compliant
10	Exits - Occupant Load Egress Width per occ. Spaces with one exit Exits per story Accessible Means of Egress 2 Way Communication Exits signs	BCNYS-Table 1004.5 BCNYS- 1005.3.1 Stairs BCNYS-1005.3.2 Other BCNYS-Table 1006.2.1 BCNYS-Table 1006.3.2 BCNYS-1009.3 BCNYS-1009.8 BCNYS-1013	R-2: 200 gross s.f./person 3' x 93 = 28" .2" x 93 = 19" R-2- 10 occupants, 125' R-2 : 2 exits Stairways Required at elevator 100 ft max + 90 min battery	18,538/200 = 93 (3)Stairwells 60" corridor min. Compliant R-2: 3 exits Compliant Provided Compliant
11	Door Size Door Swing Operation (locks) Stair Width Stair Headroom Stair Tread /Riser Stair Vertical Rise Handrails Window Guards	BCNYS-1010.1.1 BCNYS-1010.1.2 BCNYS-1010.1.9 BCNYS-1011.2 BCNYS-1011.3 BCNYS-1011.5 BCNYS-1011.8 BCNYS-1011.11 BCNYS-1015.8.1	32" clear Swing out No Locks for egress 44" min 80" min 7/11 12" max Each side Opening control device- 4"	Compliant Compliant Panic hardware 44" min. Compliant Compliant Compliant Compliant
12	Exit Access Travel Distance Corridor Fire Rating Width Dead ends Emergency Escape	BCNYS-Table 1017.2 BCNYS-Table 1020.1 BCNYS-Table 1020.2 BCNYS-1020.4 BCNYS-1030	250' max ¾ hour 44" min 20' max none	Compliant Compliant 1 hour 60" NA none
13	H/C Public Spaces H/C Public Entrances H/C Dwelling units	BCNYS-1103 BCNYS-1105.1 BCNYS-1107.2	All accessible 60% accessible=1 of 1 All Type B units	Provided Provided Provided
14	Sprinkler Systems System type Standpipe Systems Fire Extinguisher distance Fire Alarm Systems Smoke Detectors Audible devices Visible devices Visible devices in Apartment Carbon Monox. Detectors	BCNYS-909.2.8 BCNYS-909.3.1.1,2 BCNYS-905.3 BCNYS-Table 906.3(1) BCNYS-907.2.9.1 BCNYS-907.2.10.2 BCNYS-907.5.2.1 BCNYS-907.5.2.3.1 BCNYS-907.5.2.3.3 BCNYS-915.2	Sprinklers required R-2: NFPA 13R Class I standpipe 75 feet Manual system Interconnected + battery Audible throughout bldg. Visible in all common areas All apartments adaptable (1)per apartment + battery	Provided NFPA 13R Provided Provided Provided Provided Provided Provided Provided
15	Floor live/dead load, psf Roof live/dead load, psf Ground snow load, psf Wind speed V/Vasd Seismic design category Site class Soil Bearing Capacity Rain Load	BCNYS-Table 1607.1 BCNYS-Table 1607.1 BCNYS-Figure 1608.2 BCNYS-Fig 1609.3(1) BCNYS-1613.2 BCNYS-1613.2 BCNYS-1611.1	40/15 in unit, 100/15 common 20/15 98 110/90 mph B D 3000 psf >3psf	40/15, 100/15 20/15 98 110/90 mph B D 3000 psf NA
16	Special Inspections	BCNYS-1705.3 BCNYS-1705.6	Concrete, rebar, strength Soils, bearing, compaction	Proposed Proposed
17	Energy Code	ECCCNYS- 406	ERI index option- 61	<61 Proposed, NYSERDA Energy Star Compliance

Schedule Of Architectural Drawings

Prepared by Coppola Associates

A1 Foundation Plan
A2 First Floor Plan
A3 Second Floor Plan
A4 Third Floor Plan
A5 Fourth Floor Plan
A6 Roof Plan
A7 Typical Apartment Plans
A8 Elevations
A9 Building Section
A10 Building Sections
A11 Elevator Shaft Details
A12 Porch Details
A13 Construction Details
A14 Foundation & Wall Details
A15 Wall Details
A16 Construction Details
A17 Exterior Details
A18 Stairwell Plans
A19 Bathroom Details
A20 Bathroom Details
A21 Kitchen Details
A22 Door Schedule & Details
A23 Finish Schedule & Details

Note;
A specification book dated
5-26-21 has been issued for
this project.

Schedule Of Plumbing Drawings

Prepared by Gilson Engineering

P1 First Floor Plumbing Plan
P2 Second Floor Plumbing Plan
P3 Third Floor Plumbing Plan
P4 Fourth Floor Plumbing Plan
P5 Roof Plumbing Plan
P6 Typical Apartment Plumbing Plan And Details
P7 Plumbing Riser Diagrams
P8 Plumbing Risers and Details
P9 Plumbing Schedules and Notes

H1 First Floor HVAC Plan
H2 Second Floor HVAC Plan
H3 Third Floor HVAC Plan
H4 Fourth Floor HVAC Plan
H5 Roof HVAC Plan
H6 Typical Apartment HVAC Plan And Details
H7 HVAC Schedules, Notes and Details
H8 HVAC Details

E1 First Floor Electric Plan
E2 Second Floor Electric Plan
E3 Third Floor Electric Plan
E4 Fourth Floor Electric Plan
E5 Roof Electric Plan
E6 Typical Apartment Electric Plan
E7 A/V Impaired Apartment Electric Plan And Details
E8 Electric Panel Schedules, Riser Diagram And Notes
E9 Site Electric Plan

Site Drawings under separate cover by;



Engineering and
Land Surveying, P.C.
1533 Crescent Road - Clifton Park, NY 12065

MEP Drawings by;

**Gilson Engineering
And Associates**
15 Shea Knolls Ct.
Campbell Hall, NY 10916

Phone 845-496-2642
Fax 845-496-2642
Email delta2@frontiernet.net

NYSERDA & LEED administration by;

Integral Building & Design, Inc.
231 Main Street, Suite 103
PO Box 96, New Paltz, NY 12561-0096
Tele: 845-255-0418

MacKenzie Overlook - Unit and Area Breakdown						
	Floor #	1 Br Apartment	1 Br Apartment	2 Br Apartment	Super's 1 Br Apartment	Totals
		743 s.f. int	717 s.f. int	966 s.f. int	743 s.f. int	
	1	3	0	2	1	6
	2	12	0	6	0	18
	3	12	0	6	0	18
	4	8	4	6	0	18
	TOTALS					
		35	4	20	1	60
Total Int Area		26005	2868	19320	743	48,936
Minimum Bulk Storage of 20 s.f. is provided within each unit. (6) Units will be Handicap A adapted for mobility impaired tenants per ICC/ANSI 117.1-2009 Type A units (10%) (3) Units will be A/V adapted (4%) All units are visitable and adaptable.						

Mandatory Green Building Criteria:

- Radon-** Proposed on the foundation plan (not included in this printing) is a passive radon-reduction system to be activated should tests confirm the presence of radon gas in the building.
- Energy Star Appliances-** All refrigerators and clothes washers to be Energy Star Rated. Dishwashers are not proposed for this project.
- Energy Star Equipment-** All heating and air conditioning equipment to be Energy Star Rated or equivalent.
- Energy Star Lighting-** All interior and exterior lighting to be Energy Star Rated or equivalent. All lamps to be high efficiency. All exterior lighting to be on daylight sensors.
- Low VOC Paints, Adhesives, and Sealants-** All to meet Green Seal or an equivalent low VOC standard.
- Integrated Pest Management-** All openings, cracks, joints, etc to be sealed to prevent insect and animal entrance to the building, or migration within the building. Management is required to employ environmentally friendly pest management strategies and extermination practices.

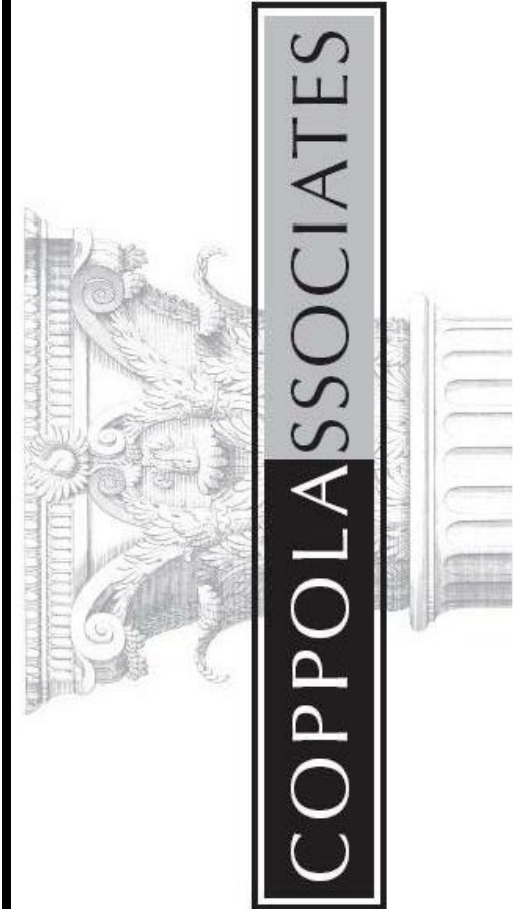
-All work on the project is subject to Energy Star v3.1
and NYSEDA (PON 3717) LRNCP standards

-This project will be LEED Silver Certified.

-All units are visitable & adaptable.

-All units will be provided with free WIFI.

Note:
Fire Protection drawings will be provided under separate cover
by subcontractor.



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PROPOSED MULTIFAMILY
DWELLING FOR
REGAN DEVELOPMENT

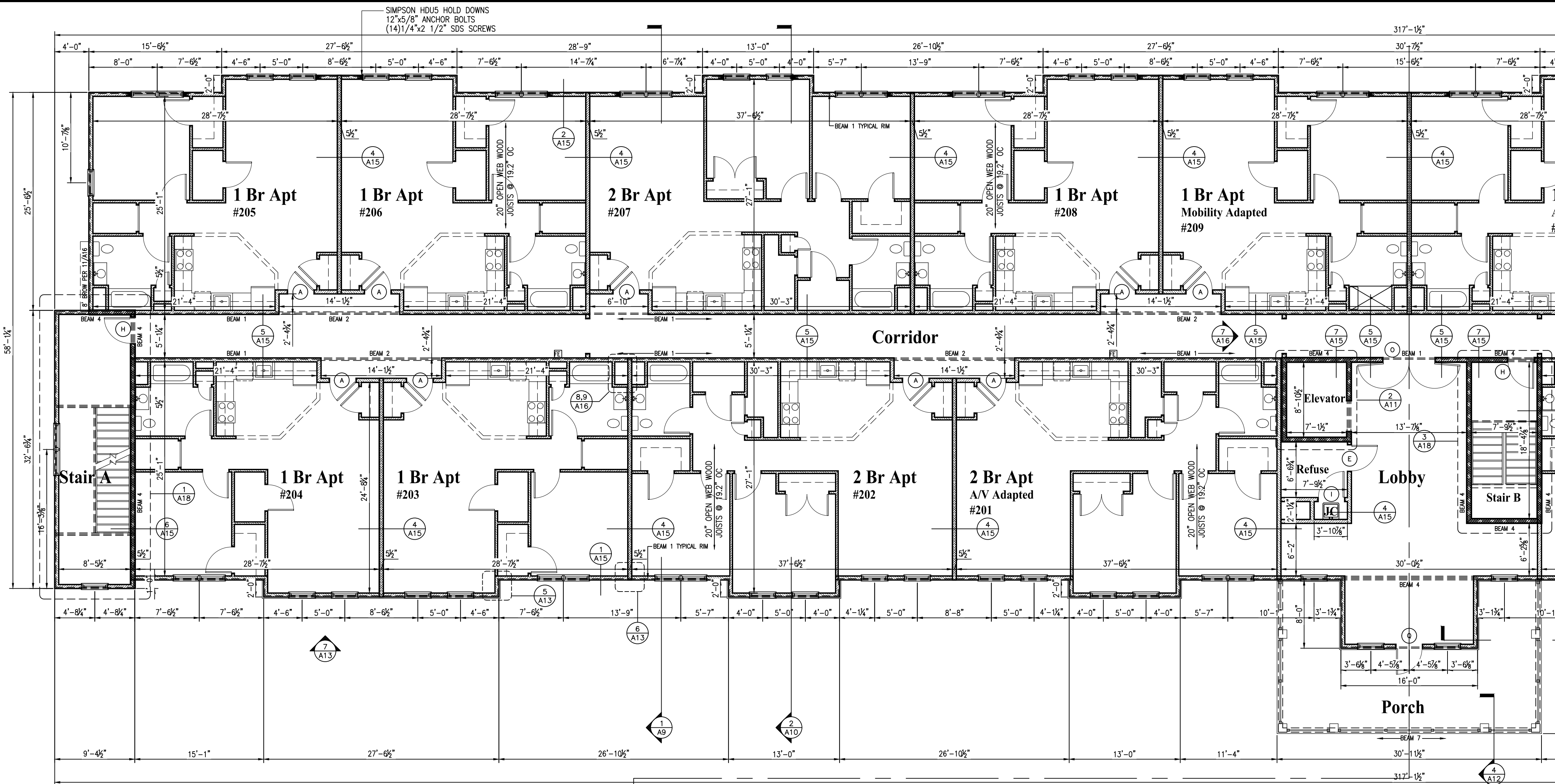
**MackKenzie
Overlook**

Wesvalley Road
Town of North Elba, NY

Title Sheet

REVISIONS	
7/23/21	HCR Review
8/6/21	HCR Review
8/12/21	HCR Review
DATE	
5/26/21	
PROJECT NUMBER	
17-34	
SHEET NUMBER	

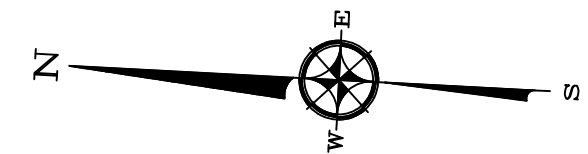
T1



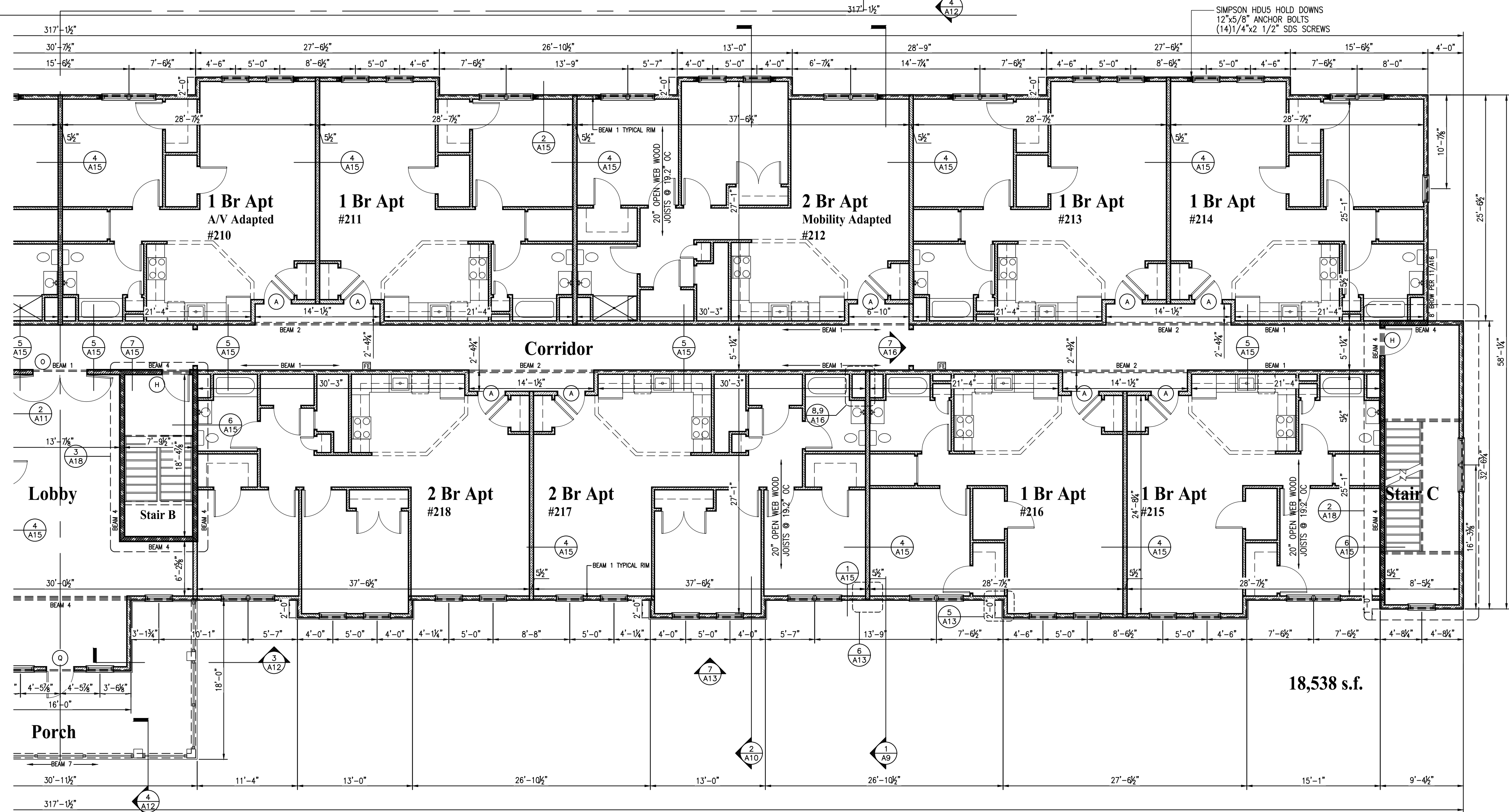
BEAM SCHEDULE

BEAM 1	(1)1 3/4"x20" MICROLAM FLUSH BEAM w/JOIST HANGERS
BEAM 2	(1)1 3/4"x20" MICROLAM RIM
BEAM 3	(2)1 3/4"x20" MICROLAM FLUSH BEAM w/JOIST HANGERS
BEAM 4	(3)1 3/4"x20" MICROLAM FLUSH BEAM w/JOIST HANGERS
BEAM 5	(2)1 3/4"x7 1/4" MICROLAM RIM
BEAM 6	(3)2x12 HEADER BELOW JOISTS
BEAM 7	6x12 TIMBER BEAM
BEAM 8	6x8 TIMBER BEAM

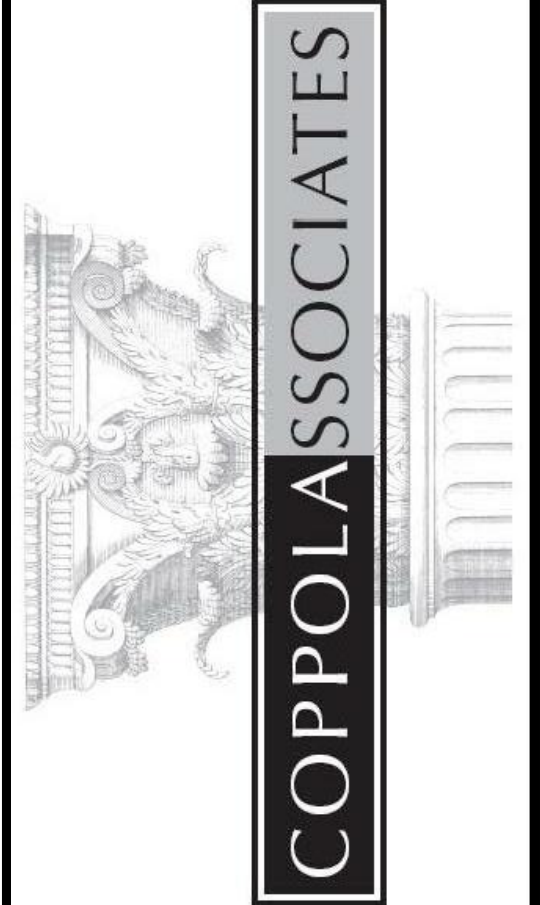
- SECOND FLOOR FRAMING NOTES:**
- ALL DIMENSIONS TO FRAMING U.O.N.
 - SEE TYPICAL UNIT PLANS FOR DETAILS & DIMENSIONS.
 - ALL EXTERIOR RIMS ARE 1 1/2" x 20" MICROLAM.
 - DOUBLE JACK ALL WINDOW OPENINGS THIS FLOOR.
 - SINGLE SILLS AT WINDOW OPENINGS.
 - DO NOT ADD ADDITIONAL CRIPPLE STUDS OR FRAMING BEYOND 16" SPACING AT EXTERIOR WALLS.
 - SEE WALL CORNER & TEE FRAMING DETAILS.
 - SEE ELECTRICAL DRAWINGS FOR SUSPENDED CEILING LAYOUT.



1 Second Floor Plan
A3 Scale: 1/8"=1'-0"



18,538 s.f.



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**MacKenzie
Overlook**

Wesvalley Road
Town of North Elba, NY

Second Floor Plan

REVISIONS	
7/23/21	HCR Review
8/6/21	HCR Review
8/12/21	HCR Review

DATE
5/26/21

PROJECT NUMBER
17-34
SHEET NUMBER

A3

059L

LICENSE NUMBER: 018849

PROPOSED MULTIFAMILY
DWELLING FOR
REGAN DEVELOPMENT

**MacKenzie
Overlook**

Wesvalley Road
Town of North Elba, NY

Building Sections

REVISIONS	
7/23/21	HCR Review
8/6/21	HCR Review
8/12/21	HCR Review

DATE

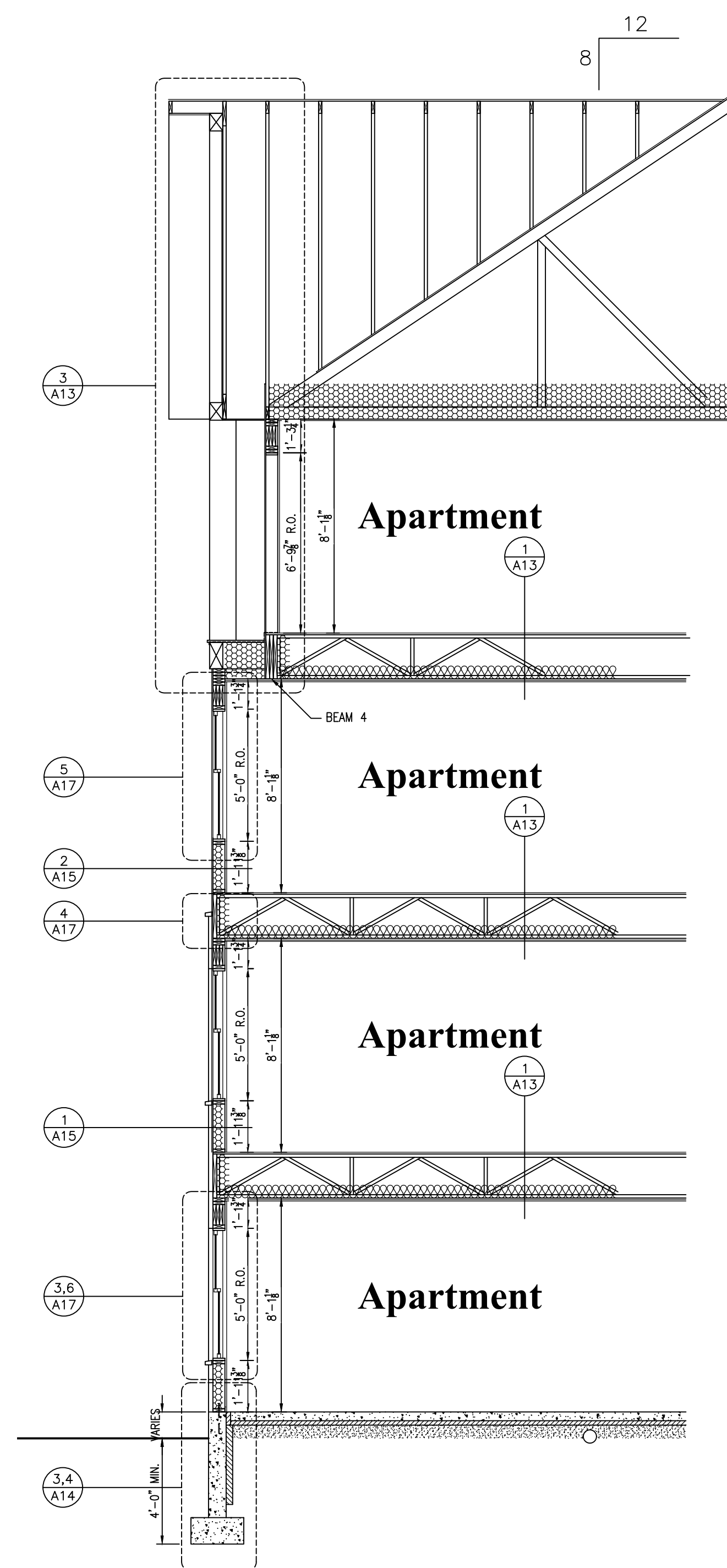
5/26/21

PROJECT NUMBER

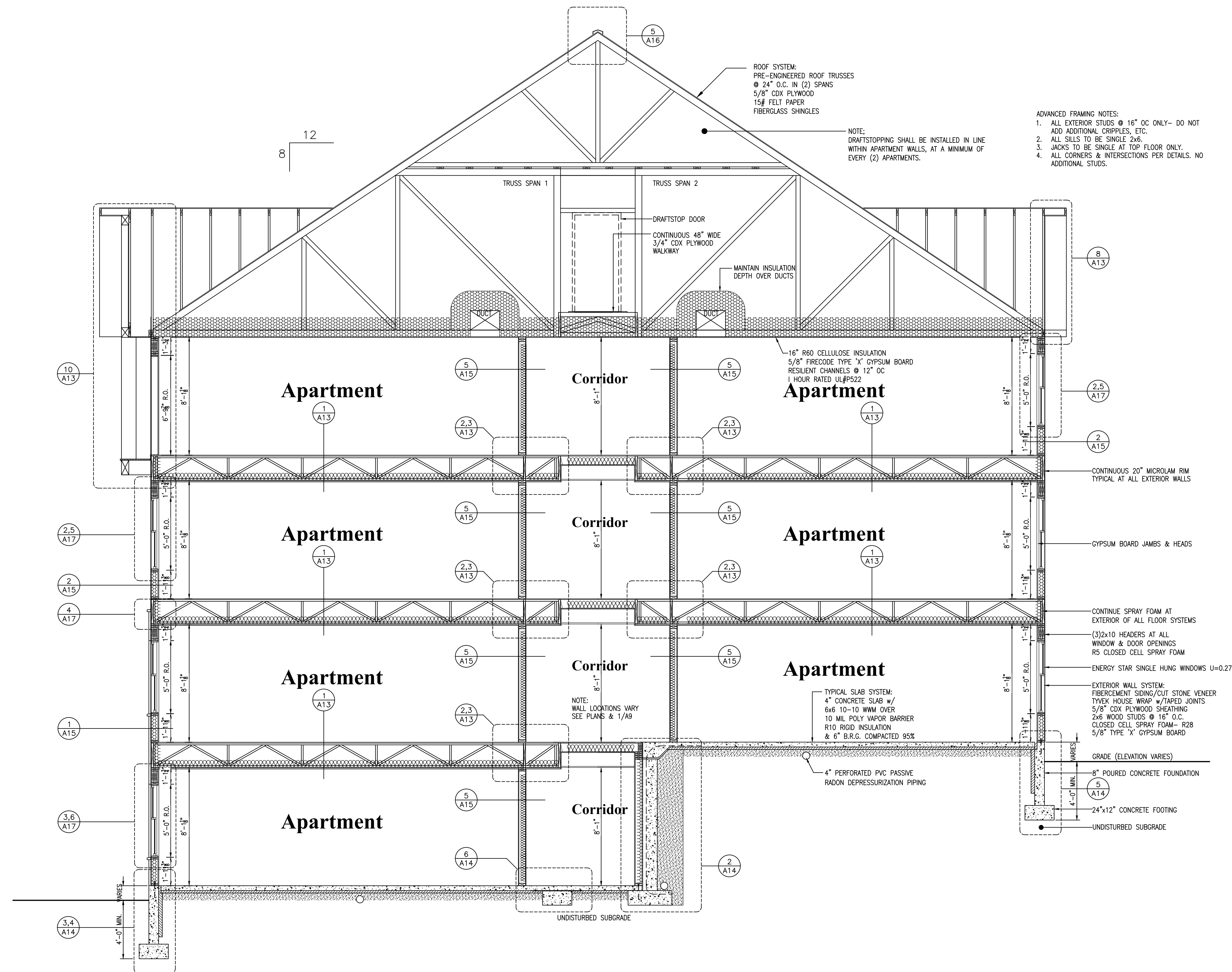
17-34

SHEET NUMBER

A10



1 Partial Building Section
A10 Scale: 1/4"=1'-0"



2 Building Section
A10 Scale: 1/4"=1'-0"