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December 9, 2021

BY OVERNIGHT 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 and September 7, 2021. These materials respond to comments raised during the presentation of this proposal to the Board of Trustees on September 14, 2021 as well as in the email from the Village Attorney dated September 24, 2021 and **the memoranda from the Board’s** consultants.¹

Site Clean-up and Landscape Improvements

Comment was made during the September 14, 2021 public meeting regarding the existing condition of the Premises and debris that has accumulated during its dormant years prior to the **Applicant’s purchase. As part of its commitment to improving the overall site conditions** and addressing such concern and comment, the Applicant has begun clean-up efforts to improve the appearance of the property. These clean-up efforts include:

- The cleanup and removal of debris throughout site, including the bathtub

¹ Traffic Review Memorandum prepared by Provident Design Engineering dated September 1, 2021; Planning Review Memorandum prepared by BFJ Planning dated August 27, 2021; Building and Fire Code Compliance Memorandum prepared by Chazen Engineering, Land Surveying, Landscape Architecture & Geology Co. D.P.C. dated September 2, 2021.



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referenced during September meeting.

- The grass has been cut and fallen tree limbs have been removed.
- Various lighting fixtures have been repaired.
- Debris and overgrowth on tennis courts along Tuttle Road and fences has been removed.

The Applicant intends to continue these clean-up efforts and maintain the Premises for the duration of its ownership and occupancy. The Applicant has also retained Aspect 120 Landscape Architecture, P.C. who has prepared the enclosed Landscape Plan dated November 10, 2021 proposing increased landscaping along Elm Road, a replacement fence along the Tuttle Road frontage, a new monument sign at the primary site entrance, and additional onsite plantings and pedestrian amenities. The Applicant welcomes continued dialogue with the Village and community on efforts that can be undertaken to **enhance the Premises' onsite and offsite appearance.**

Site Plans, Architectural Plans, and Landscape Plans

The Applicant is pleased to submit the following plans and materials identifying the work being proposed and illustrating how the Applicant proposes to reuse the Premises:

- Aerial Exhibit prepared by Hudson Design Engineering dated December 1, 2021 showing all neighboring/adjacent properties as well as properties across from **the Premises'** egress which includes property lines and locations of structures clearly labeled with addresses.
- Site Plans prepared by Hudson Design Engineering dated December 1, 2021 showing existing conditions and proposed site modifications and use.
- Utility Structure Plan prepared by Hudson Design Engineering dated December 1, 2021 with accompanying Visual Inspection Report prepared by Hudson Design Engineering dated December 1, 2021 (enclosed as Exhibit B) describing the results of the visual inspection of the existing stormwater and sanitary sewer infrastructure at the property and identifying existing conditions and necessary remediation efforts.
- Signage Plan prepared by Hudson Design Engineering dated December 1, 2021 depicting the existing and proposed onsite signage.
- Architectural Plans for the Valley Dorm Building prepared by Max Parangi Architects P.C. dated December 3, 2021 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 December 3, 2021 detailing the proposed repairs/renovations to the exterior façade



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and the interior floor plan.

- Architectural Plans for the Dining Hall Building prepared by Max Parangi Architects P.C. dated December 3, 2021 detailing the proposed repairs/renovations to the exterior façade and the interior floor plan.
- Architectural Plans for the Howard Johnson Hall prepared by Max Parangi Architects P.C. dated December 3, 2021 detailing the proposed repairs to the exterior façade to improve building appearance from Elm Road.
- Landscape Plan prepared by Aspect 120 Landscape Architecture, P.C. dated November 10, 2021 proposing increased landscaping along Elm Road, a replacement fence along the Tuttle Road frontage, a new monument sign at the primary site entrance, and additional onsite plantings and pedestrian amenities.

Please also find enclosed a Building Inspection Report prepared by Max Parangi Architects P.C. for the New Dorm Building dated December 2, 2021 (enclosed as Exhibit C) detailing the existing building conditions which are in addition to the Building Inspection Reports included in the **Applicant's August 20, 2021 and September 7, 2021 submissions.**

Traffic Study

A Traffic Impact Study prepared by Colliers Engineering and Design dated December 6, 2021 (**"Traffic Impact Study"**) is enclosed which addresses comments raised in the review memorandum prepared by Provident Design Engineers dated September 1, 2021. The Traffic Impact Study **includes a detailed description of the Applicant's initial occupancy and the expected 10-year build-out** with estimated trip generation rates for each. **The Applicant's traffic consultant** concludes that the proposed reuse will generate significantly less traffic than the former Pace University – Briarcliff Campus both during peak hours and throughout the day and that there will be no adverse impacts on the surrounding roadways. The Traffic Impact Study also includes diagrams confirming adequate onsite and offsite maneuverability and sufficient sight distances along Elm Road.

Historic Review

Neither the existing Dow Hall building or any of the existing buildings onsite are currently listed or determined eligible for listing on any national or state historic registry. While most of the Dow Hall building is not proposed to be occupied at the present time, the Applicant proposes various repairs and improvements to preserve the structure in its entirety. The Applicant submits the Architectural Plans for the Dow Hall Building prepared by Max Parangi Architects P.C. dated



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December 3, 2021 showing the existing interior and exterior of the Dow Hall Building. Plans detailing the remediation efforts planned for the Dow Hall building are being prepared and will be submitted as soon as they are available. This plan to restore the condition of the structure is **intended as part of the Applicant's overall plan to enhance site safety for its students/faculty and** to improve the aesthetics from the surrounding properties and roadways.

Infrastructure and Utility Reports

A Visual Inspection Report prepared by Hudson Design Engineering dated December 1, 2021, is enclosed as Exhibit B describing the results of the visual inspection of existing stormwater and sanitary sewer infrastructure and identifying **necessary remediation**. **The Applicant's engineers** are in the process of coordinating CCTV inspection of all existing piping throughout the site and are preparing an updated survey showing the size and location of this infrastructure. These additional materials will be submitted as they become available.

The Applicant also encloses its Mechanical Engineering Report prepared by Mehendes Engineering dated September 13, 2021, (Exhibit D) which provides preliminary information on the existing electrical and plumbing (water; sanitary; natural gas) infrastructure and the **project's** anticipated demand/loading for each. This report confirms that the existing infrastructure has sufficient capacity to service the buildings and the proposed occupancy. A revised Mechanical Engineering Report will be submitted detailing the proposed maintenance and repairs of each individual buildings upon further discussion with the Village and its engineering consultants.

Municipal Service, Educational Resources, and Fiscal Impact Reports

A Municipal Services Impact Study prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture & Geology, D.P.C. last revised December 6, 2021, is enclosed as Exhibit E confirming that the **Applicant's occupancy and** proposed reuse will not result in any adverse impacts on municipal services, such as the police department, fire department/emergency services, and public recreation.

The Applicant also encloses its Educational Resources Impact Study prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture & Geology, D.P.C. last revised December 6, 2021 (Exhibit F) which concludes that the proposed reuse will not result in any adverse impacts to the Briarcliff Manor Union Free School District and that the proposal presents substantially less impacts than the alternative subdivision of the Premises and as-of-right development of single-family residences.



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Although the Village Code typically requires a fiscal impact study to be submitted with a special permit application,² **this requirement is waived by the special permit provisions for “Places of Worship”** due to the tax-exempt nature of those uses.³ The Applicant submits that there will not be **any adverse fiscal impacts resulting from the Premises’ tax exempt status**. The Premises was tax exempt when owned and operated by Pace University until 2017 and the Applicant now proposes an overall reduction in the intensity of the use and reduction in demand on public resources **than Pace University’s** prior operations.

Enclosures

In support of its Special Permit Application, the Applicant submits 7 copies of this letter with the following enclosures:

- Exhibit A: Revised Short Environmental Assessment Form;
- Exhibit B: Visual Inspection Report prepared by Hudson Design Engineering dated December 1, 2021;
- Exhibit C: Building Inspection Report prepared by Max Parangi Architects P.C. for the New Dorm Building dated December 2, 2021;
- Exhibit D: Mechanical Engineering Report prepared by Mehendes Engineering dated September 13, 2021;
- Exhibit E: Municipal Services Impact Study prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture & Geology, D.P.C. last revised December 6, 2021; and
- Exhibit F: Educational Resources Impact Study prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture & Geology, D.P.C. last revised December 6, 2021.

The Applicant also encloses 7 copies of the Traffic Impact Study prepared by Colliers Engineering and Design dated December 6, 2021 and **7 full size (24”x 36”) sets of the following drawings:**

- Aerial Exhibit prepared by Hudson Design Engineering dated December 1, 2021 showing all neighboring/adjacent properties as well as properties across from **the Premises’** egress which includes property lines and locations of structures clearly labeled with addresses.

² See Briarcliff Manor Code Section 220-6(D)(8)

³ See Briarcliff Manor Code Section 220-6(J)(1)(j).



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- Site Plans prepared by Hudson Design Engineering dated December 1, 2021 showing existing conditions and proposed site modifications and use.
- Utility Structure Plan prepared by Hudson Design Engineering dated December 1, 2021 with accompanying Visual Inspection Report prepared by Hudson Design Engineering dated December 1, 2021 (enclosed as Exhibit C) describing the results of the visual inspection of the existing stormwater and sanitary sewer infrastructure at the property and identifying existing conditions and necessary remediation efforts.
- Signage Plan prepared by Hudson Design Engineering dated December 1, 2021 depicting the existing and proposed onsite signage.
- Architectural Plans for the Valley Dorm Building prepared by Max Parangi Architects P.C. dated December 3, 2021 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 December 3, 2021 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 December 3, 2021 detailing the proposed repairs/renovations to the exterior façade and the interior floor plan.
- Architectural Plans for the Howard Johnson Hall prepared by Max Parangi Architects P.C. dated December 3, 2021 detailing the proposed repairs to the exterior façade to improve building appearance from Elm Road.
- Landscape Plan prepared by Aspect 120 Landscape Architecture, P.C. dated November 10, 2021 proposing increased landscaping along Elm Road, a replacement fence along the Tuttle Road frontage, a new monument sign at the primary site entrance, and additional onsite plantings and pedestrian amenities.

The Applicant requests that this matter be placed on the Board of Trustees' December 21, 2021 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,

Anthony B. Gioffre III

Anthony B. Gioffre III



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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.

Exhibit A

Short Environmental Assessment Form

Part 1 - Project Information

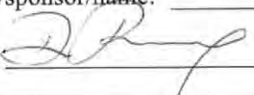
Instructions for Completing

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:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:			Telephone:	
			E-Mail:	
Address:				
City/PO:			State:	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO	YES
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.			<input type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO	YES
If Yes, list agency(s) name and permit or approval:			<input type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned _____ acres or controlled by the applicant or project sponsor?				
4. Check all land uses that occur on, are adjoining or near the proposed action: 5. Urban Rural (non-agriculture) Industrial Commercial Residential (suburban) <input type="checkbox"/> Forest Agriculture Aquatic Other(Specify): <input type="checkbox"/> Parkland				

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	
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?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
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?	<input type="checkbox"/>	<input type="checkbox"/>	
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?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input type="checkbox"/>	<input type="checkbox"/>	
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: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
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?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>David Rosenberg</u> Date: <u>12/3/21</u> Signature: <u></u> Title: <u>PRESIDENT</u>		



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 B



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December 1, 2021

David J. Turiano, P.E.
Village Engineer/Building Spector
Briarcliff Manor Village Hall
1111 Pleasantville Road
Briarcliff Manor, NY 10510

Re: Visual Inspection of Utility Structures
Site Plan and Special Permit
235 Elm Road
Village of Briarcliff Manor

Dear Mr. Turiano,

Hudson Engineering and Consulting (HEC) is currently in the process of determining the condition of the existing stormwater and sanitary sewer infrastructure located within the property of 235 Elm Road in the Village of Briarcliff Manor. For this submission we have provided the results of the visual inspections for all existing utility structures onsite. It should be noted that our office is in the process of coordinating the CCTV inspection of all existing sanitary sewer and stormwater piping throughout the site. An updated survey showing the size, location and inverts of all existing piping is also in the process of being prepared. Additional information will be provided upon completion of the updated survey and CCTV inspections.

Inspection Procedure:

Visual inspections of each individual structure were made in order to determine the condition of the existing frames, covers and walls of the structures. These inspections were then used to determine whether or not the existing structures required any repairs or needed to be completely replaced.

Each individual structure was located, documented, and photographed. The structure's cover size, construction material, dimensions, and depth, as well as all pipes and pipe materials within the structures, were documented when possible. All information was then compiled into the attached inspection table where a visual rating of good, acceptable, or poor was assigned to the condition of each structure and associated appurtenances.

Investigation and Findings:

Overall, the existing stormwater and sanitary sewer structures located onsite are in good/acceptable condition. From our investigation, the sanitary sewer structures are in mostly good condition. However several stormwater drainage structures require repairs



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and remediation, as they have been determined to be in either poor or acceptable condition in one or more of the inspection categories.

Stormwater structures S1, S9, S42, S43, S44, S45, S47, S48, S82 and S93 were all determined to be in poor condition and have structural damage requiring repairs. This includes, but is not limited to, cracked frames and covers/grates, cracked or collapsing structure walls, or older deteriorating structures.

Stormwater structures S6, S7, S8, S89 and S91 were all categorized as being in acceptable condition, but in need of minor repair. This includes, but is not limited to gaps around pipe penetrations, covers/grates which may need replacement, and minor cracks within existing risers and structure walls.

The remaining were all determined to be in good condition.

Conclusion:

Based on the visual inspections made to each structure, it is anticipated that all existing structures and associated appurtenances determined to be in poor condition will most likely need to be replaced, while structures deemed acceptable, will be repaired, as necessary, and will remain in use. Since the existing sanitary sewer structures all seem to be in good and operating condition, it is anticipated that they will remain in use.

As previously mentioned, our office is in the process of coordinating the CCTV inspection of all existing sanitary sewer and stormwater piping throughout the site. An updated survey showing the size, location and inverts of all existing piping is also in the process of being prepared. At this time, all structures will continue to remain in operation until further CCTV inspections have been made, when a more detailed analysis of the existing stormwater and sewer infrastructure can be provided. If you should have any questions or comments regarding the attached, please do not hesitate to contact our office at (914) 909-0420, or via email at david@hudsonec.com.

Regards,

David Young
Project Engineer

Date	12/1/2021	Visual Inspection		Structure Dimensions		Structure Depth	Cover Type		Pipe 1			Pipe 2			Pipe 3			Pipe 4			Pipe 5			Condition		Notes	
		Structure ID	Type	Structure Construction	Structure Dimensions	Structure Depth	Material	Size	Material	Size	Material	Size	Material	Size	Material	Size	Material	Size	Material	Size	Material	Size	Material	Frame	Walls	Rating	Notes
		S1	Drainage		2' x 2'	42"	Cast Iron Gate	6"		10"		6"											Good	Acceptable	Poor	4	
		S2	Drainage		Structure Dimensions	46"	2' Ø Cast Iron Gate	4"															Good	Good	Poor	2	
		S3	TBD				2' Ø Cast Iron																Good	Good	Good	2	Did not Open
		S3A	Electrical	Precast	4'x4'		2' Ø Cast Iron																Good	Good	Good	2	Electrical passes through
		S4	TBD				2' Ø Cast Iron																Good	Good	Good	2	Did not Open
		S5	Drainage			44"	Cast Iron Gate																Good	Good	Good	2	Plunge Around Pipes
		S6	Drainage	Block		80"	2' Ø Cast Iron																Acceptable	Acceptable	Acceptable		Plunge Around Pipes
		S7	Drainage		2' x 2'	22"	Cast Iron	6"															Acceptable	Acceptable	Acceptable		
		S8	Drainage		2' x 4'	81"	Cast Iron	15" or 18"															Acceptable	Acceptable	Acceptable		
		S9	Drainage		2' x 3'	24"	Cast Iron	12-7"															Poor	Acceptable	Acceptable		Cracked Cover
		S10	Drainage		2' x 4'	72"	Cast Iron	6"															Good	Good	Good		
		S11	Drainage		2' x 2'		Steel	6"															Good	Good	Good		
		S12	Drainage	Block		100"	2' Ø Cast Iron	18"															Good	Good	Good	2	
		S13	Sewer	Block	4' Ø	105"	2' Ø Cast Iron	6" or 8"															Good	Good	Good	2	Clearout
		S14	Sewer	Block		84"	2' Ø Cast Iron	6" or 8"															Good	Good	Good	2	Did not Open
		S15	TBD				3' Ø Cast Iron																Good	Acceptable	Acceptable	2	
		S16	Drainage	Brick	2' x 2'	19"	2' Ø Cast Iron	15"															Good	Acceptable	Acceptable	2	No Visible Pipes
		S17	Drainage	Block		144"	2' Ø Cast Iron	6" or 8"															Good	Good	Good	2	
		S18	Sewer	Block		144"	2' Ø Cast Iron	12"															Good	Good	Good	2	
		S19	Drainage		2' x 4'	42"	Cast Iron	12"															Good	Good	Good	2	
		S19A	Drainage		2' x 4'	48"	Cast Iron	12"															Good	Good	Good	2	
		S20	Drainage		2' x 4'	60"	2' Ø Cast Iron Gate	15"															Good	Good	Good	2	
		S21	Drainage		2' x 4'	69"	2' Ø Cast Iron Gate	12"															Good	Good	Good	2	
		S22	Drainage	Electrical		27"	2' Ø Cast Iron																Good	Good	Good		Could not Open - Electrical
		S23	Drainage				2' Ø Cast Iron																Good	Good	Good		Could not open
		S24	Drainage			196"	Cast Iron Gate	24"															Good	Good	Good	2	
		S25	Drainage	Precast		77"	Steel 3' x 1' 8"	15"															Good	Good	Good	2	
		S26	Drainage	Precast			Steel 3' x 1' 8"	15"															Good	Good	Good	2	
		S27	Drainage	Precast		60"	Steel 3' x 1' 8"	12"															Good	Good	Good	2	
		S28	Drainage	Precast		68"	Steel 3' x 1' 8"	12"															Good	Good	Good	2	
		S29	Drainage	Block		111"	2' Ø Cast Iron	18"															Good	Good	Good	2	Plunge Around Pipes
		S30	TBD				2' Ø Cast Iron																Good	Good	Good	2	Could not Open
		S31	TBD				Steel 4' x 2' 6" Plate																Good	Good	Good	2	Could not Remove
		S32	Drainage	Concrete			Concrete																Good	Good	Good	2	
		S33	Drainage	Precast		46"	3' x 1'-10" Cast Iron Gate	24"															Good	Good	Good	2	
		S34	Drainage	Block			3' x 1'-10" Cast Iron Gate	24"															Good	Good	Good	2	
		S35	Drainage	Precast		49"	3' x 1'-10" Cast Iron Gate	30"															Good	Good	Acceptable	3	
		S36	Drainage	Block		138"	2' Ø Cast Iron	24"															Good	Good	Good	2	
		S37	Sewer	Block		138"	2' Ø Cast Iron	8"															Good	Good	Good	2	
		S38	Electrical	Precast Block	4'x4'	54"	2' Ø Cast Iron																Good	Good	Good	2	Electrical Vault / Filled with Water
		S39	Drainage	Block		128"	2' Ø Cast Iron	24"-30"															Good	Good	Good	2	
		S40	Sewer	Block		122"	2' Ø Cast Iron	8"															Good	Good	Good	2	
		S41	Drainage	Concrete		21"	2' x 2' Cast Iron	4"															Good	Good	Good	2	
		S42	Drainage			21"																	Good	Good	Poor		No Visible pipes
		S43	Drainage			31"	3' x 2'-6" Cast Iron	12"															Good	Good	Poor		No Picture
		S44	Drainage	Block		62"	3' x 1'-10" Cast Iron	15"															Good	Good	Poor		
		S45	Drainage			128"	3' x 1'-10" Cast Iron	12"															Good	Good	Poor		2 Pipes 8" Below the other
		S46	Drainage	Block		125"	Cast Iron	15"															Good	Good	Acceptable		No Visible Pipes
		S47	Drainage				16' x 1'-10" Cast Iron	12"															Good	Poor	Poor		No Visible Pipes / Cracked
		S48	TBD				Cast Iron																Acceptable	Acceptable	Poor		Did not Open
		S49	TBD				3' Ø Cast Iron																Good	Good	Good	2	Clearout
		S50	Sewer	Block		72"	2' Ø Cast Iron	6"															Good	Good	Good	2	Sewer
		S51	Sewer	Block		72"	2' Ø Cast Iron	8"															Good	Good	Good		Could not Open / Elve MH
		S52	Electrical				2' Ø Cast Iron																Good	Good	Good		Could not Open
		S53	TBD				3' Ø Cast Iron																Good	Good	Good	2	
		S54	Sewer	Block		168"	2' Ø Cast Iron	8"															Good	Good	Good	2	
		S55	Sewer	Block		84"	2' Ø Cast Iron	8"															Good	Good	Good	2	
		S56	Sewer	Block		96"	2' Ø Cast Iron	Unknown															Good	Good	Good	2	
		S57	Drainage	Precast		48"	4'x3' Cast Iron	12"															Good	Good	Good	2	
		S57A	Drainage	Precast		48"	3' x 1'-10" Steel																Good	Good	Good	2	
		S58	Drainage	Block		78"	2' Ø Cast Iron	15"															Good	Good	Good	2	
		S59	Drainage	Precast		60"	4' x 2'-6" Cast Iron	6"															Good	Good	Good	2	Repair Brick Riser
		S60	Drainage	Poured Concrete		60"	3' x 3'-x 2'-2" Steel	24"															Good	Good	Good	2	
		S61	Drainage			120"	2' Ø Cast Iron	6"															Good	Good	Good	2	Filled with water from trench drain
		S62	Drainage			42"	3' x 2'-6" Cast Iron	8"															Good	Good	Acceptable		
		S63	Sewer				4" Cast Iron																Good	Good	Good		Sewer Cleanout
		S64	TBD	Precast Block	5' x 4'	84"	2' Ø Cast Iron	6"															Good	Good	Good		Valve on Pipe
		S65	Drainage		4" x 4"		4" Plastic Cover																Good	Good	Good		Drain Inlet
		S66	Drainage		4" x 4"		4" Plastic Cover																Good	Good	Good		Drain Inlet
		S67	TBD				2' Ø Cast Iron																Good	Good	Good	2	Did not Open
		S68	Electrical	Precast	4' x 4'	204"	2' x 1'-Ø Cast Iron	8"															Good	Good	Good	2	Electrical
		S69	Sewer	Precast Riser Block		252"	2' Ø Cast Iron	24"															Good	Good	Good	2	Sewer
		S70	TBD	Precast Riser Block			2' Ø Cast Iron	Unknown															Good	Good	Good	2	No Pipe Visible
		S71	Drainage	Precast			1'-8" x 3' Steel																Good	Good	Acceptable		3" to Pipe Inv.
		S72	Drainage	Precast		48"	1'-8" x 3' Steel	12"															Good	Good	Good	2	No Pipe Visible
		S73	Drainage	Precast			1'-8" x 3' Steel																Good	Good	Acceptable		No Pipe Visible

S74	Drainage																		Good						Good	Inlet
S75	Drainage	Precast	4' x 4'	72"															Good						Good	Catch Basin
S76	Electrical	Precast		60"						RCP	12"								Good						Good	2
S77	TBD									3' Ø Cast Iron									Good						Good	Could not Open
S77A	TBD									2'-8" Ø Cast Iron									Good						Good	Could not Open
S78	Electrical									2'-8" Ø Cast Iron									Good						Good	2 Electrical M.H.
S79	Drainage	Precast		42"						1'-8" x 3' Steel	12"								Good						Good	2
S80	TBD																		Good						Good	
S81	TBD																		Good						Good	2
S82	Drainage	Brick	4' x 4'	48"						1-10' x 4' Cast Iron	15"								Good						Good	2 Could not find (in brush)
S83	Sewer	Brick Block		36"						1-10' x 4' Cast Iron	12"								Good						Good	2
S84	Sewer	Brick Block		108"						2' Ø Cast Iron	Unknown								Good						Good	2 4' Brick riser
S84	Drainage	Precast		64"						2'-8" x 3'-2" Steel	Through 8"								Good						Good	2
S85	Drainage	Precast		60"						2'-8" x 3' Steel	8"								Good						Good	2
S86	Sewer	Precast	4' x 4'	108"						2' Ø Cast Iron	Cast Iron Through								Good						Good	2
S87	Sewer									2' Ø Cast Iron	6"								Good						Good	2 Labeled Sewer / Could not Open
S88	Drainage	Brick Block		29"						11"x11" Cast Iron									Good						Good	2 Drain inlet / No Pipe Visible/ Wire
S89	Drainage									6" Ø Cast Iron									Acceptable						Good	2 Drain Inlet
S90	TBD									2' x 1'-6" Cast Iron									Good						Good	2 Unknown
S91	Drainage									9"x9" Cast Iron									Acceptable						Good	2 Drain Inlet
S92	TBD																		Acceptable						Good	2 Oil Filler
S93	Drainage	Brick		17"						1'-10"x1'-10" Cast Iron									Poor						Poor	Yard Drain / Crack in cover
S94	Drainage	Brick Block		21"						1'-10"x1'-10" Cast Iron	6"								Good						Good	2 Yard Drain
S95	Electrical									3' Ø Cast Iron									Good						Good	2 Probably electrical / Could not Open

Exhibit C



MAX PARANGI ARCHITECTS P.C.

Certified by the National Council of Architectural Registration Board, Washington D.C.

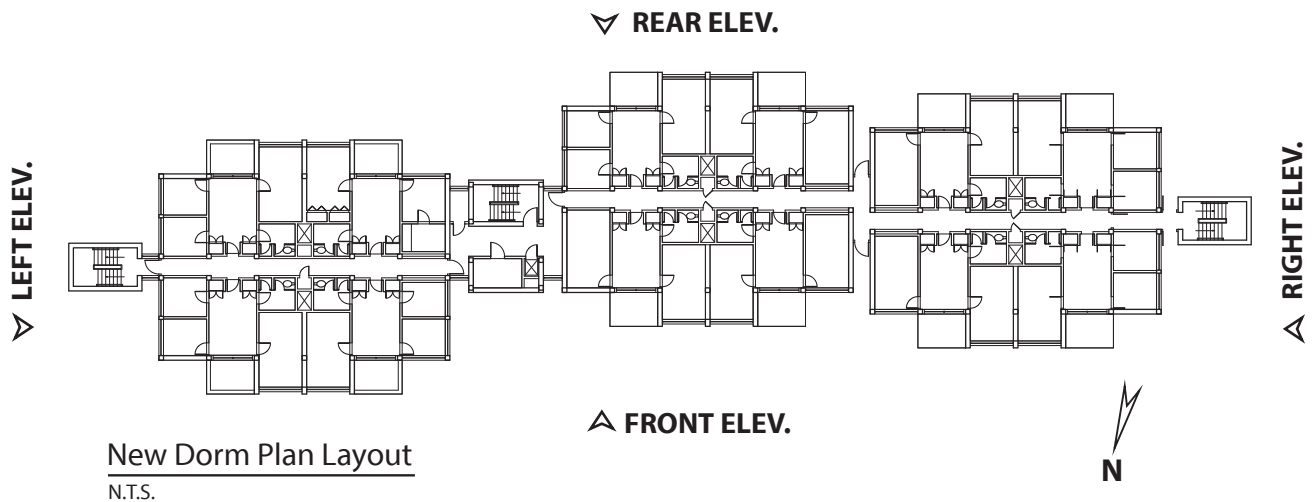
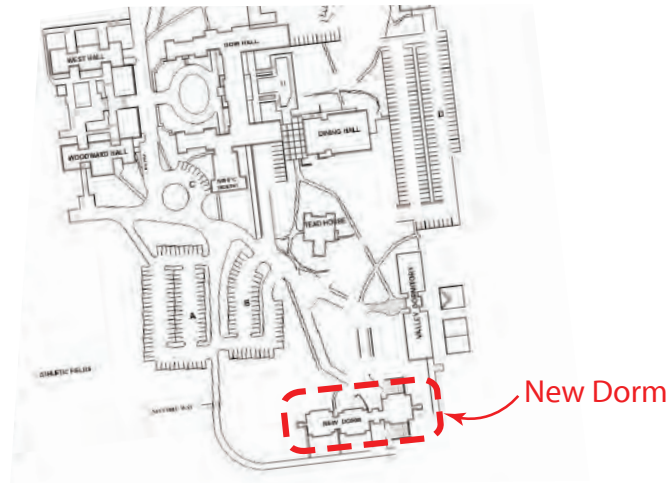
The Yeshivath Viznitz

Building Inspection Report for New Dorm

235 Elm Road,
Briarcliff Manor, NY 10510
(Dec 2nd, 2021)

Inspected by: - Nan Chenghui (Max Parangi Architects P. C.)
- Rajvee Patel (Max Parangi Architects P. C.)

7. New Dorm



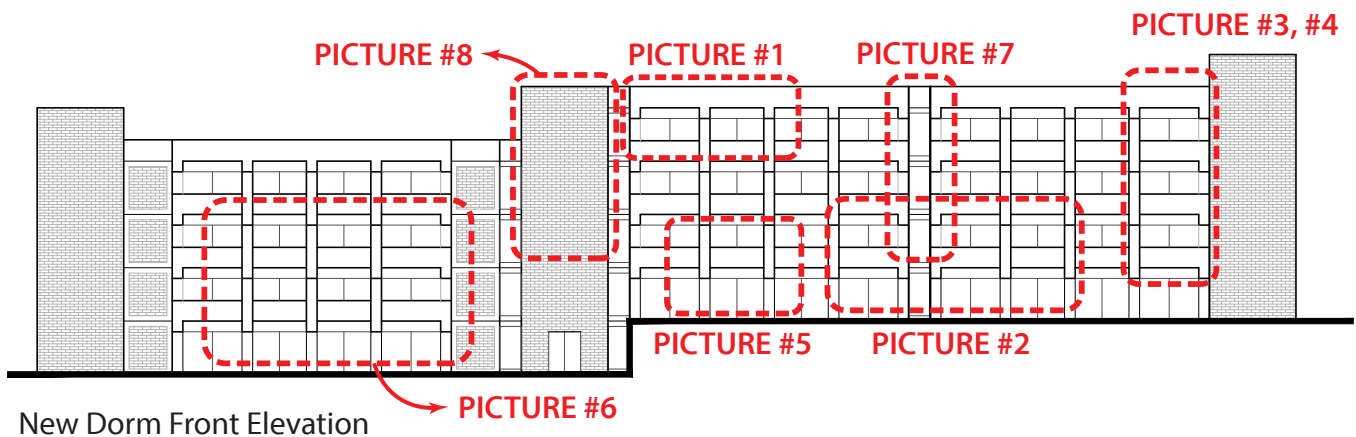
NEW YORK OFFICE
399 Knollwood Road, Suite 114
White Plains, New York 10603
TEL: (914) 686-3359 FAX: (914) 686-3319

NEW JERSEY OFFICE
7 Daniel Drive
Englewood, NJ 07631
TEL: (201) 567-5880

7.1) Exterior

7.1) (a) Front Elevation

- Visible on the exterior of the building are: the poured concrete structure with brick infills and fenestration. (PICTURE #1 to #8)
- Existing brick infills at front elevation are in fairly decent conditions except for some hairline cracks and a few chipped bricks which do not appear to be structural. (PICTURE #1 to #8)
- Poured concrete structure shows signs of water dripping and overflow from the roof on all facades. Extensive power washing will be necessary. (PICTURE #1, #2 & #4)
- Poured concrete structure shows peeling paint at many locations. (PICTURE #1 to #7)
- Chipped concrete was found in many locations, further investigation is needed to evaluate possible structural damage. (PICTURE #4, #5 & #6)
- Existing windows were single pane casement windows with central stationary panel. Existing window frames are rusted and miscellaneous wall panel inserts are not in good conditions and fenestration weather stripping appears to be compromised. (PICTURE #5 to #7)
- Concrete panels underneath the balconies appear to be properly fastened, although showing signs of peeling paint at many areas. (PICTURE #3 & #4)
- Existing caulking between parapet wall and main structure are deteriorated. (PIC #1, #3, #4)
- Major deteriorated mortar joints were found in the middle of brick facade. (PICTURE #8)



N.T.S.



PICTURE #1



PICTURE #2



PICTURE #3



PICTURE #4



PICTURE #5



PICTURE #6



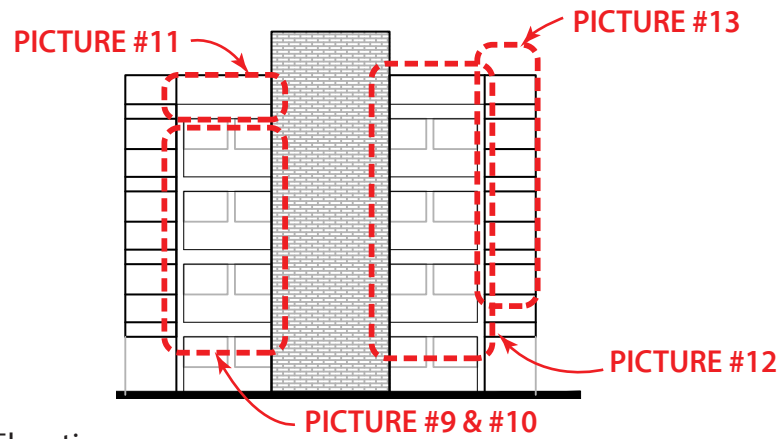
PICTURE #7



PICTURE #8

7.1) (b) Right Elevation

- Poured concrete structure shows peeling paint at many locations. (PICTURE #9, #10 & #11)
- Some hairline crack was observed at the parapet (outside portion above roof deck). (PICTURE #11)
- Existing window frames found rusted at some locations. (PICTURE #9, #10 & #11)



New Dorm Right Elevation

N.T.S.



PICTURE #9



PICTURE #10



PICTURE #12



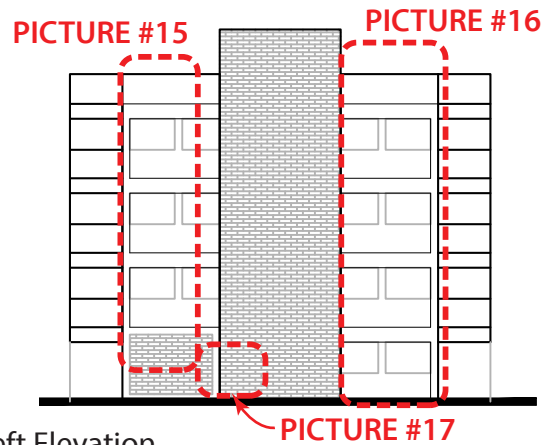
PICTURE #11



PICTURE #13

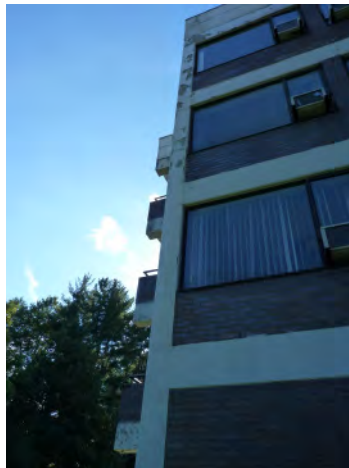
7.1) (c) Left Elevation

- Poured concrete structure shows peeling paint at many locations. (PICTURE #14, #15 & #16)
- Some vertical cracks were observed on concrete structure (PICTURE #16)
- Existing brick infills at Left elevation are in fairly decent conditions except for a few chipped bricks at bottom corner right above finish grade (non-structural). (PICTURE #17)
- Some hairline crack was observed at the parapet (outside portion above roof deck) (PICTURE #14, #15 & #16)



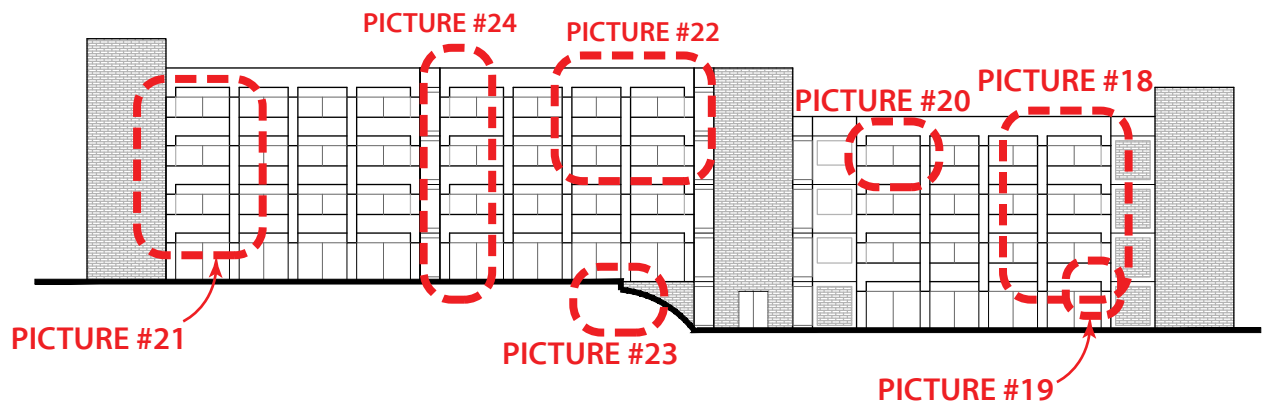
New Dorm Hall Left Elevation

N.T.S.



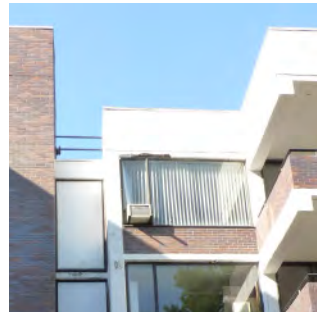
7.1) (d) Rear Elevation

- Existing brick infills at rear elevation are in fairly decent conditions except for a few chipped bricks (non-structural damage). (PICTURE #18 to #24)
- Major Zig-zag crack w/ severe brick displacement were observed at the outside rear terrace and Exterior metal railings in this area are not in compliance w/ latest NYS building code. (PICTURE #23)
- Some Horizontal & Vertical cracks were observed on the parapet of the rear facade (non-structural). (PICTURE #18 & #22)
- Rain from the scupper is draining directly on the facade surface and existing facade under scuppers was severely damaged. (PICTURE #18, #21 & #22)
- A beehive was found on Rear facade. (PICTURE #19)
- Poured concrete structure shows peeling paint at many locations. (PICTURE #18 & #24)
- Chipped concrete was found at many locations, further investigation is needed to evaluate possible structural damage. (PICTURE #20, #21, #22 & #24)



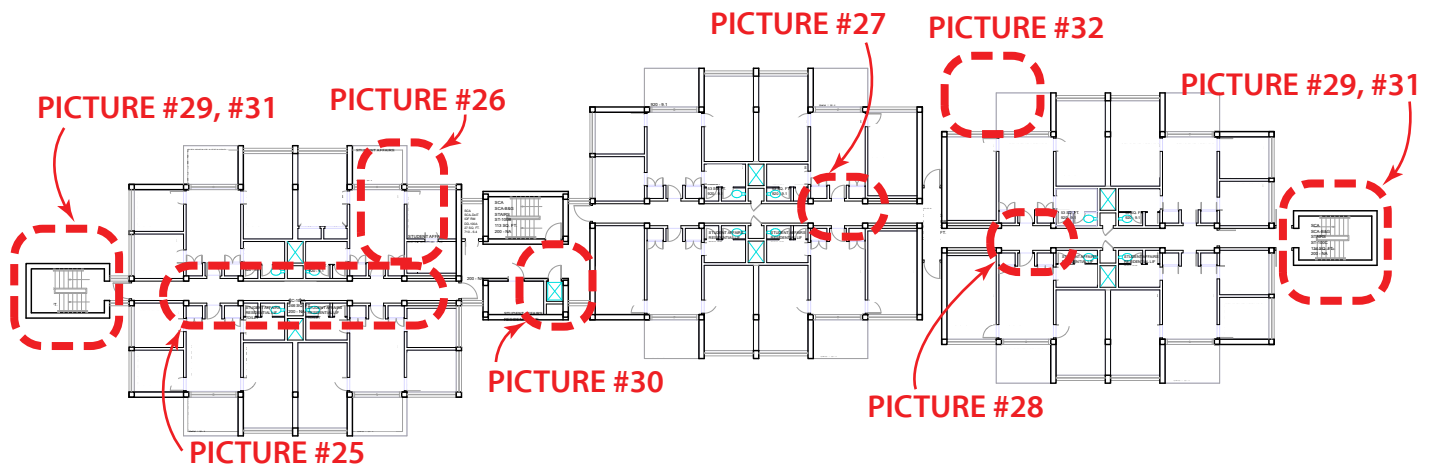
New Dorm Hall Rear Elevation

N.T.S.



7.2) Interior

- The interior of New Dorm Hall are concrete flooring structures with commercial carpet and dropped acoustic ceilings. (PICTURE #25, #26 & #27)
- Interior Walls are combination of framed studs and brick masonry. (PICTURE #25, #26 & #28)
- Existing rooms are relatively in good shape. (PICTURE #26 & #27)
- Existing interior railings are not in compliance w/ latest NYS building code. (PICTURE #31 & #32)
- Existing exit signs and emergency lights appear to be in fair conditions and properly located. (PICTURE #25 & #28)

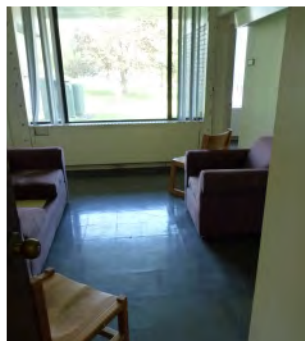


New Dorm Hall Floor Plan

N.T.S.



PICTURE #25



PICTURE #26



PICTURE #27



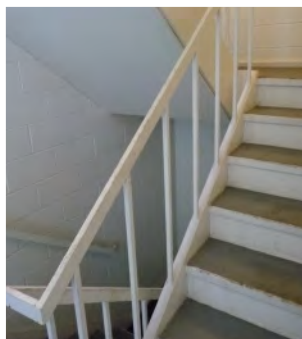
PICTURE #28



PICTURE #29



PICTURE #30



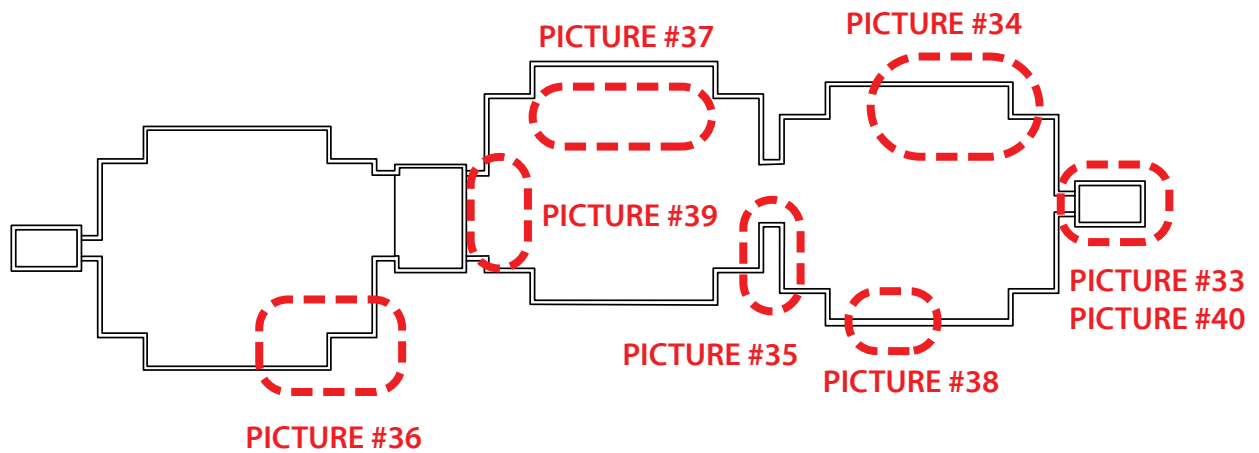
PICTURE #31



PICTURE #32

7.3) Roof

- In general, the existing roof membrane seems to be in fairly decent condition and no obvious leakage was found at the 4th floor ceiling below. (PICTURE #36, #37 & #39)
- Entire roof is not properly pitched and ponding was observed at several locations. (PICTURE #34, #35, #36 & #37)
- Some minor vegetation growth was observed on the roof which can probably be removed with a thorough cleaning & power washing. (PICTURE #34)
- Temporary patched & epoxied cracks were observed at interior of parapet wall, they do not appear to be structural cracks. (PICTURE #34, #35, #36 & #38)
- Temporary patched-up cracks were observed on parapet coping. (PICTURE #36, #38 & #39)
- One Major horizontal crack was observed at inside CMU wall of bulkhead. Further structural investigation is necessary. (PICTURE #40)



New Dorm Hall Roof Plan

N.T.S.



PICTURE #33



PICTURE #34



PICTURE #35



PICTURE #36



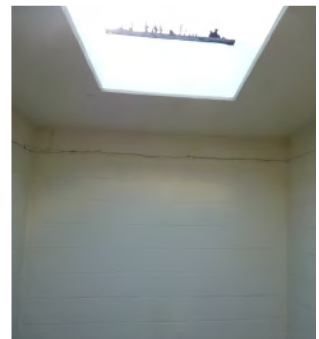
PICTURE #37



PICTURE #38



PICTURE #39



PICTURE #40

7.4) Conclusion

- Per Client's requests & per Mehandas Engineering (Project MEP) recommendations, it is our understanding that the New Dorm building shall be considered as a vacated premise per the 2020 Fire Code of NY state Section 311.2.2, Exception 2: *"Where approved by the fire code official, buildings that will not be heated and where fire protection systems will be exposed to freezing temperatures, fire alarm and sprinkler systems are permitted to be placed out of service and standpipes are permitted to be maintained as dry systems (without an automatic water supply), provided that the building does not have contents or storage, and windows, doors and other openings are secured to prohibit entry by unauthorized persons."*

We will advise our client and the project coordinator(s) to contact the fire code official to devise a plan to implement the above referenced section of the code for the building in question.

Exhibit D



Mechanical Engineering Report

Viznitz Yeshiva Campus (Pace University)

235 Elm Road
Briarcliff Manor, N.Y. 10510

September 13, 2021

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

September 13, 2021

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 water service take off from the 8" loop. Buildings with sprinkler systems have a fire protection take off from the building's domestic service. 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 the table below and diagram on DWG P401. Refer to the Civil Engineer's report for the adequacy of the existing underground sanitary collection and stormwater system.

Building	Sewer Load (dfu)	Required Service Size (in)	Existing Service Size (in)	Notes
Dow Hall	257	5	8	
Dining Hall	328	5	5	
Tead House	71	4	TBD	

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Hillside Dormitory	171	4	8	
Valley Dormitory	186	5	5	
New Dorm	318	5	6	Discharge location to be verified
Howard Johnson Hall	407	6	8	
West Hall	170	4	5	
Woodward Hall	100	4	5	
TOTAL	2,008			

V. Plumbing Infrastructure: Natural Gas

The property is supplied gas with a 3"MP 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 Hillside Dormitory, Valley Dormitory, Dining Hall, and Howard Johnson Hall are each supplied with a dedicated 1" MP line. New Dorm is supplied with a 2"HP line directly form utility.

Building	Gas Load (CFH)	Required Service Size (in)	Existing Service Size (in)	Notes
Dow Hall	5,411	1MP	1MP	
Dining Hall	6,765	2MP	1MP	
Tead House	232	1	New service required	
Hillside Dormitory	773	1MP	1HP	
Valley Dormitory	1,729	1MP	1MP	
New Dorm	979	2MP	1MP	
Howard Johnson Hall	873	1MP	1MP	
West Hall	6,727	1MP	New Service required	
Woodward Hall	463	1MP	New service required	
TOTAL	23,952			

The existing service and distribution piping is adequate for these building. See accompanying schematic diagram DWG P402 for tabulated load summation analysis and sizing adequacy confirmation. The Central meter, building PRVs and piping shall be inspected by a qualified licensed plumber and repaired as needed.

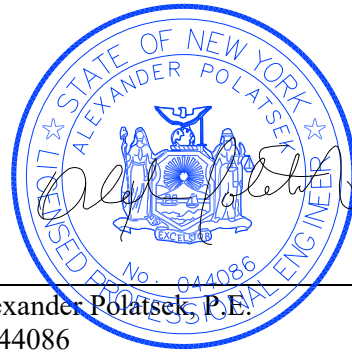
September 13, 2021

Tead House, West Hall and Woodward Hall do not have existing gas service.

The existing gas service distribution will be extended to provide gas to these buildings as required and as indicated on the schematic diagram.

Engineer:

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



Alexander Polatsek, P.E.
044086

WEST HALL

278 KW

4 #2, 5KV

278KW = 32A
MAX: 155A

WOODWARD HALL

216 KW

4 #2, 5KV

216KW = 25A
MAX: 155A

VALLEY DORMITORY

171 KW

4 #2, 5KV

171KW = 20A
MAX: 155A

NEW DORM

227 KW

4 #2, 5KV

227KW = 26A
MAX: 155A

HILLSIDE DORMITORY

149 KW

4 #2, 5KV

149KW = 17A
MAX: 155A

DINING HALL

349 KW

4 #2, 5KV

429KW = 50A
MAX: 155A

F

102KW = 77A
MAX: 150A

TEAD HOUSE

81 KW

HOWARD JOHNSON HALL

132 KW

4 #2, 5KV

132KW = 15A
MAX: 155A

DOW HALL

953 KW

4 #2, 5KV

953KW = 110A
MAX: 155A

4 #2, 5KV

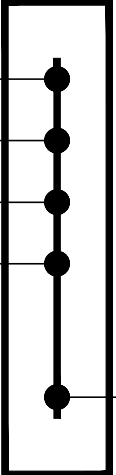
494KW = 57A
MAX: 155A

4 #2, 5KV

398KW = 46A
MAX: 155A

4 #2, 5KV

547KW = 63A
MAX: 155A



DISTRIBUTION
IN DOW HALL

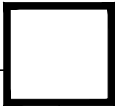
M

4 #250 MCM,
5KV

2,555KW = 295A
MAX: 325A

UNDERGROUND
UTILITY
TRANSFORMER

15KV / 5KV



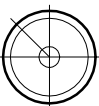
FROM 15KV
UTILITY POLE

MAXIMUM CONDUCTOR AMPACITIES

WIRE SIZE	VOLTAGE	MAX AMPS	CODE REF.
#2	5000	155	TABLE 3111.60(C)(77)
#1/0	600	150	TABLE 310.16
#250 MCM	5000	325	TABLE 311.60(C)(77)

DISTRIBUTION CAPACITY

LEG	WIRE/VOLTS	DEMAND	MAX ALLOWED
A	4 #2 / 5kv	32A	155A
B	4 #2 / 5kv	25A	155A
C	4 #2 / 5kv	20A	155A
D	4 #2 / 5kv	26A	155A
E	4 #2 / 5kv	17A	155A
F	4 #1/0 / 600V	77A	150A
G	4 #2 / 5kv	50A	155A
H	4 #2 / 5kv	15A	155A
I	4 #2 / 5kv	110A	155A
J	4 #2 / 5kv	57A	155A
K	4 #2 / 5kv	46A	155A
L	4 #2 / 5kv	63A	155A
M	4 #250MCM / 5kv	295A	325A



Mehandes Engineering
Consulting Engineers

800 2nd Avenue, Suite 800
New York, NY 10017
Tel: (212) 710-6260
Fax: (212) 710-6261
Email: mail@mehandeseng.com

PROJECT:

235 ELM RD

JOB No.:

00002472

DRAWING TITLE:

UNDERGROUND ELECTRICAL DISTRIBUTION

DRAWN BY:

C.B.

SCALE:

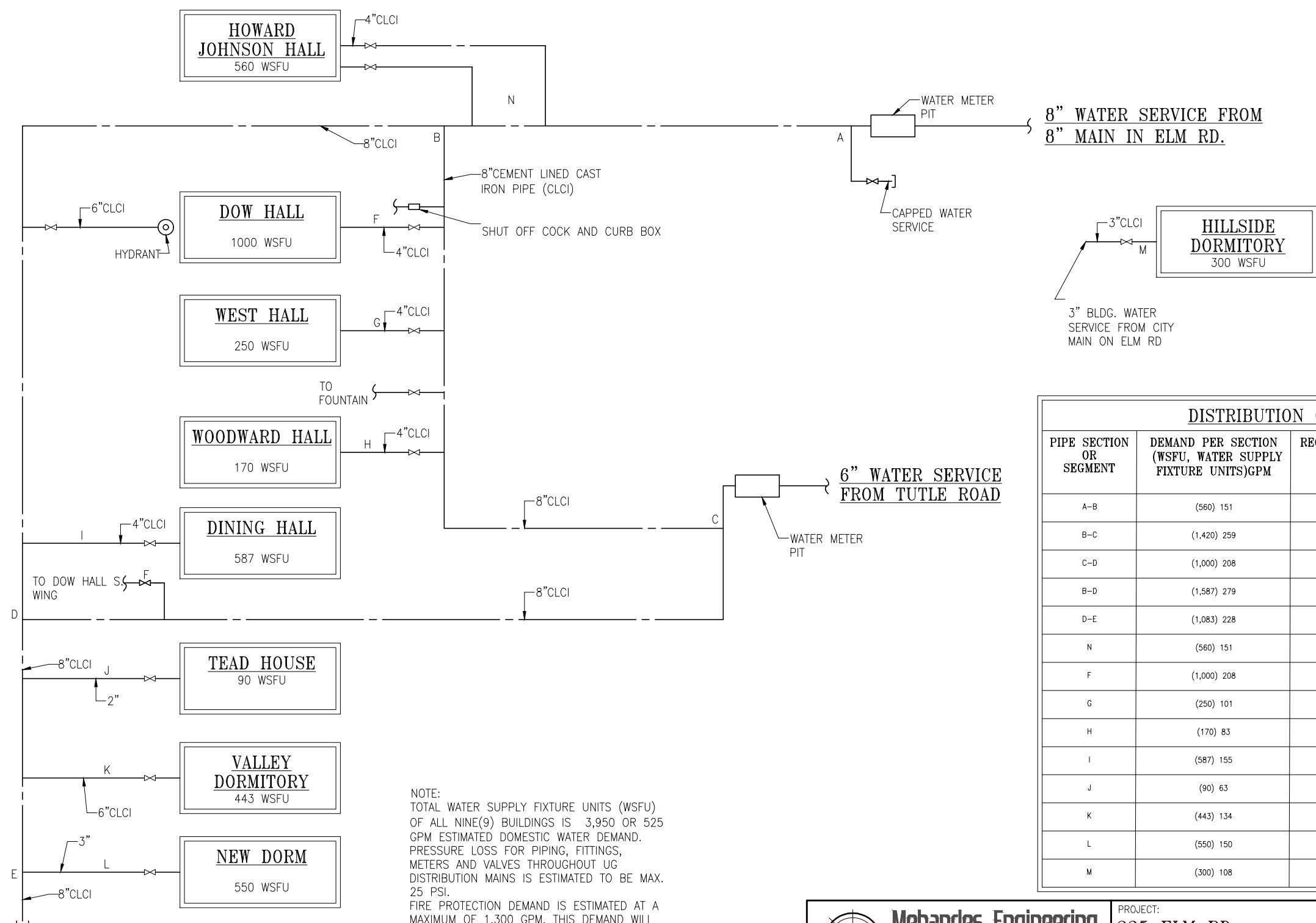
NTS

DATE BY:

12.01.21

DRAWING No.:

E-400



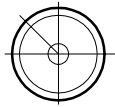
NOTE:
TOTAL WATER SUPPLY FIXTURE UNITS (WSFU)
OF ALL NINE(9) BUILDINGS IS 3,950 OR 525
GPM ESTIMATED DOMESTIC WATER DEMAND.
PRESSURE LOSS FOR PIPING, FITTINGS,
METERS AND VALVES THROUGHOUT UG
DISTRIBUTION MAINS IS ESTIMATED TO BE MAX.
25 PSI.
FIRE PROTECTION DEMAND IS ESTIMATED AT A
MAXIMUM OF 1,300 GPM. THIS DEMAND WILL
BE PROVIDED BY THE 6" AND 8" MAINS
WHERE AN AVERAGE PRESSURE OF 20-100
PSI AT 12F/S FLOW VELOCITY IS AVAILABLE TO
PROVIDE UP TO 12,375 GPM.

8" WATER SERVICE FROM
8" MAIN IN ELM RD.

HILLSIDE
DORMITORY
300 WSFU
3" BLDG. WATER
SERVICE FROM CITY
MAIN ON ELM RD

6" WATER SERVICE
FROM TUTLE ROAD

DISTRIBUTION CAPACITY			
PIPE SECTION OR SEGMENT	DEMAND PER SECTION (WSFU, WATER SUPPLY FIXTURE UNITS)GPM	REQUIRED PIPE SIZE (IN)	EXISTING PIPE SIZE (IN)
A-B	(560) 151	3	8
B-C	(1,420) 259	4	8
C-D	(1,000) 208	4	8
B-D	(1,587) 279	4	8
D-E	(1,083) 228	4	8
N	(560) 151	3	3
F	(1,000) 208	4	4
G	(250) 101	3	4
H	(170) 83	2.5	4
I	(587) 155	3	4
J	(90) 63	2	2
K	(443) 134	3	3
L	(550) 150	3	3
M	(300) 108	3	3



**Mehandes Engineering
Consulting Engineers**

800 2nd Avenue, Suite 800
New York, NY 10017
Tel: (212) 710-6260
Fax: (212) 710-6261
Email: mail@mehandeseng.com

PROJECT:
235 ELM RD

JOB No.:
00002472

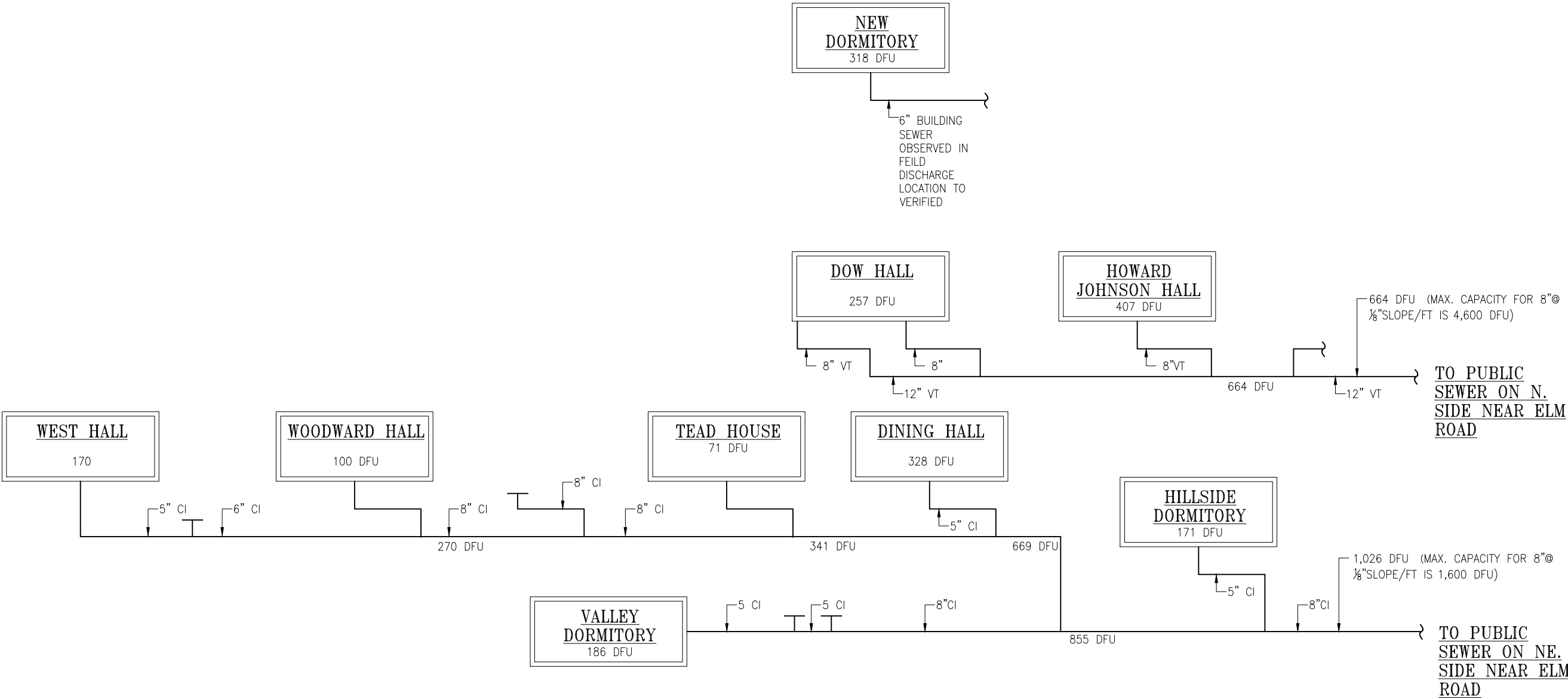
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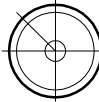
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D.B.

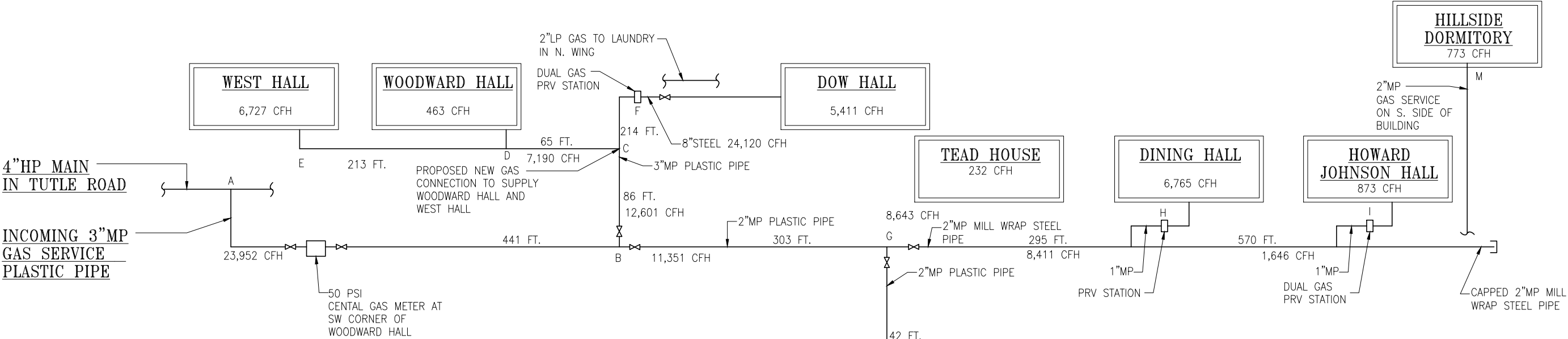
SCALE:
NTS

DATE BY:
12.08.21

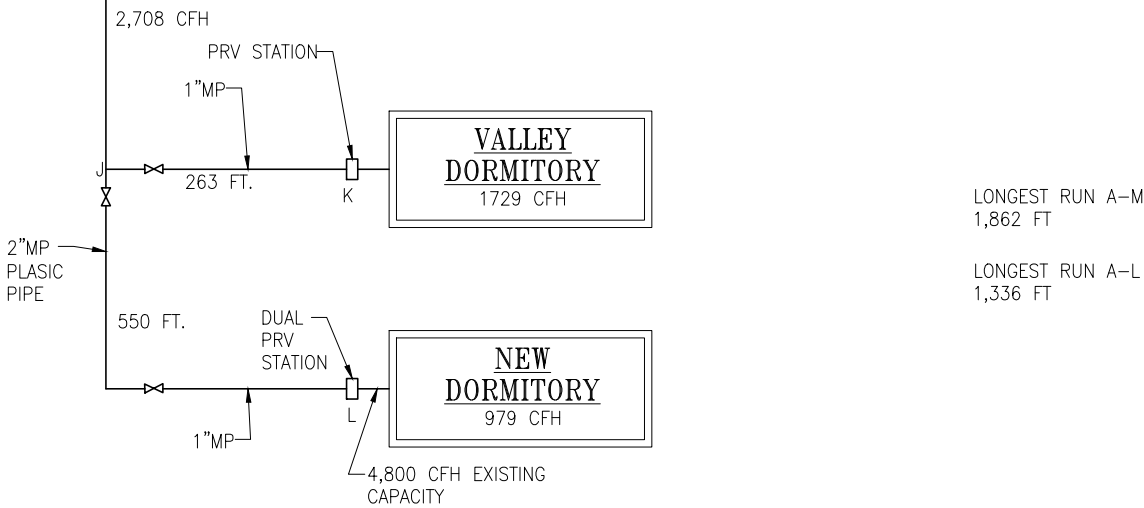
DRAWING No.:
P-400



 Mehandes Engineering Consulting Engineers 800 2nd Avenue, Suite 800 New York, NY 10017 Tel: (212) 710-6260 Fax: (212) 710-6261 Email: mail@mehandeseng.com	PROJECT: 235 ELM RD		JOB No.: 00002472
	DRAWING TITLE: UNDERGROUND SANITARY DISTRIBUTION		
	DRAWN BY: D.B.	SCALE: NTS	DATE BY: 12.08.21

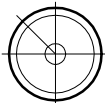


Pipe Sizing Table for 50 Pounds Pressure Capacity of Pipes of Different Diameters and Lengths in Cubic Feet per Hour for an Initial Pressure of 50.0 Psig With a 10 Percent Pressure Drop and a Gas of 0.6 Specific Gravity												
Pipe Size of Schedule 40 Standard Pipe (Inches)	Internal Diameter (Inches)	Total Equivalent Length of Pipe in Feet										
		50	100	150	200	250	300	400	500	1000	1500	2000
1.00	1.049	12993	8930	7171	6138	5440	4929	4218	3739	2570	2063	1766
1.25	1.380	26676	18335	14723	12601	11168	10119	8661	7676	5276	4236	3626
1.50	1.610	39970	27471	22060	18881	16733	15162	12976	11501	7904	6348	5433
2.00	2.067	76977	52906	42485	36362	32227	29200	24991	22149	15223	12225	10463
2.50	2.469	122690	84324	67715	57955	51365	46540	39832	35303	24263	19484	16676
3.00	3.068	216893	149070	119708	102455	90804	82275	70417	62409	42893	34445	29480
3.50	3.548	317564	218260	175271	150009	132950	120463	103100	91376	62802	50432	43164
4.00	4.026	442393	304054	244166	208975	185211	167814	143627	127294	87489	70256	60130
5.00	5.047	800352	550077	441732	378065	335072	303600	259842	230293	158279	127104	108784
6.00	6.065	1295955	890703	715266	612175	542559	491598	420744	372898	256291	205810	176147
8.00	7.981	2662693	1830054	1469598	1257785	1114752	1010046	864469	766163	526579	422862	361915
10.00	10.020	4836161	3323866	2669182	2284474	2024687	1834514	1570106	1391556	956409	768030	657334
12.00	11.938	7656252	5262099	4225651	3616611	3205335	2904266	2485676	2203009	1514115	1215888	1040643



LONGEST RUN A-M
1,862 FT

LONGEST RUN A-L
1,336 FT



Mehandes Engineering
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800 2nd Avenue, Suite 800
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Fax: (212) 710-6261
Email: mail@mehandeseng.com

PROJECT:
235 ELM RD

JOB No.:
00002472

DRAWING TITLE:
UNDERGROUND GAS DISTRIBUTION

DRAWN BY:
D.B.

SCALE:
NTS

DATE BY:
12.08.21

DRAWING No.:
P-402

Exhibit E

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

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"), 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.

Technical Memorandum

Municipal Service Impact Study
Yeshivath Viznitz School
Village of Briarcliff Manor, Westchester County, New York
Langan Project No.: 190070101
UPDATED 6 December 2021 - Page 2 of 5

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.

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. Prior the 1978 special permit, the Briarcliff College had operated with a total enrollment of up to 688 students.

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. Approximately 220 to 230 students will reside 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. Over the next 10 years, the estimate enrollment is projected at 325-350 students.

Faculty and staff will be able to commute or reside on campus. No students and very limited staff 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.

Technical Memorandum

Municipal Service Impact Study
Yeshivath Viznitz School
Village of Briarcliff Manor, Westchester County, New York
Langan Project No.: 190070101
UPDATED 6 December 2021 - Page 3 of 5

The educational and worship activities typically occur between 6:00 a.m. and 9:00 p.m. daily. 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. Otherwise, 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.

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, 6 sergeants, detective, and 12 patrolmen.

Given the Proposed Project will have fewer students on the Premises than when it was operated by Pace University, 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.

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.

No adverse impact to the police department resources is anticipated from the Proposed Project.

Fire Department and Emergency Medical Services. The Briarcliff Manor fire 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. The fire department is all volunteer members and responds to over 1,000 fire, motor vehicle accident, and ambulance 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.

Technical Memorandum

Municipal Service Impact Study
Yeshivath Viznitz School
Village of Briarcliff Manor, Westchester County, New York
Langan Project No.: 190070101
UPDATED 6 December 2021 - Page 4 of 5

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 move in.

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.

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 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.

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.

Technical Memorandum

Municipal Service Impact Study
Yeshivath Viznitz School
Village of Briarcliff Manor, Westchester County, New York
Langan Project No.: 190070101
UPDATED 6 December 2021 - Page 5 of 5

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. As noted in this study and the Applicant's corresponding traffic report, there will be a limited number of vehicles 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 contribute to the local economy, bringing in students and faculty and activating a dormant site.

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
TAX RECORDS



Munis Self Service

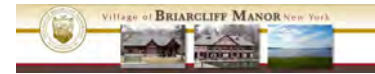
Real Estate
Assessment

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



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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STATE OF NEW YORK
COUNTY - Westchester
TOWN - Ossining
VILLAGE - Briarcliff Manor
SWIS - 554201

2 0 2 1 T E N T A T I V E A S S E S S M E N T R O L L
WHOLLY EXEMPT SECTION OF THE ROLL - 8
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 100.00
UNIFORM PERCENT OF VALUE IS 100.00

PAGE 636
VALUATION DATE-JUL 01, 2020
TAXABLE STATUS DATE-MAY 01, 2021

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 98.19-2-10 *****							
	Elm Rd						
98.19-2-10	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	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						
98.19-2-11	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

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

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.

Technical Memorandum

Educational Resources Impact Study
Yeshivath Viznitz School
Village of Briarcliff Manor, Westchester County, New York
Langan Project No.: 190070101
UPDATED 6 December 2021 - Page 2 of 4

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.

Technical Memorandum

Educational Resources Impact Study
Yeshivath Viznitz School
Village of Briarcliff Manor, Westchester County, New York
Langan Project No.: 190070101
UPDATED 6 December 2021 - Page 3 of 4

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.

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.

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.

Technical Memorandum

Educational Resources Impact Study
Yeshivath Viznitz School
Village of Briarcliff Manor, Westchester County, New York
Langan Project No.: 190070101
UPDATED 6 December 2021 - Page 4 of 4

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.

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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
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BUILDING	613	Colleges	0.000 Acres	\$0.00	\$6,937,400.00
Total					\$17,715,900.00



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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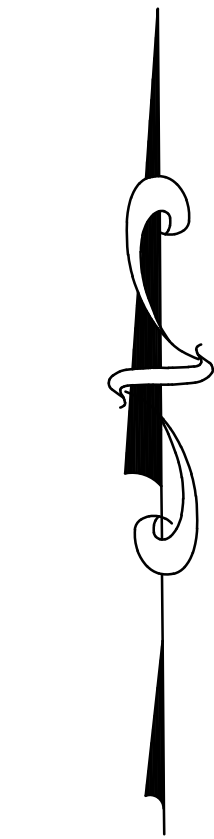
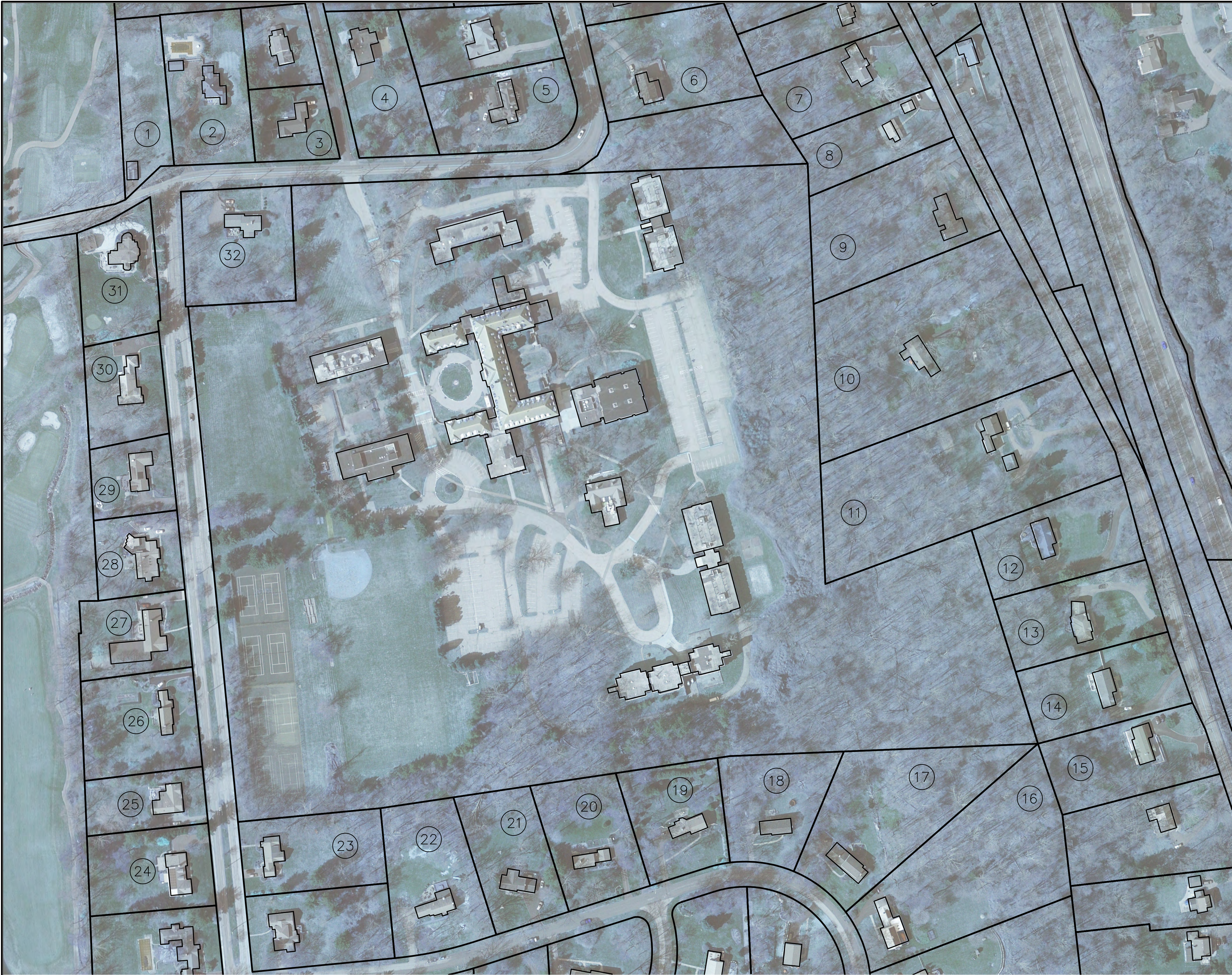
STATE OF NEW YORK
COUNTY - Westchester
TOWN - Ossining
VILLAGE - Briarcliff Manor
SWIS - 554201

2 0 2 1 T E N T A T I V E A S S E S S M E N T R O L L
WHOLLY EXEMPT SECTION OF THE ROLL - 8
THESE ASSESSMENTS ARE ALSO USED FOR VILLAGE PURPOSES
TAX MAP NUMBER SEQUENCE
UNIFORM PERCENT OF VALUE IS 100.00
UNIFORM PERCENT OF VALUE IS 100.00

PAGE 636
VALUATION DATE-JUL 01, 2020
TAXABLE STATUS DATE-MAY 01, 2021

TAX MAP PARCEL NUMBER	PROPERTY LOCATION & CLASS	ASSESSMENT	EXEMPTION CODE	VILLAGE	COUNTY	TOWN	SCHOOL
CURRENT OWNERS NAME	SCHOOL DISTRICT	LAND	TAX DESCRIPTION		TAXABLE VALUE		
CURRENT OWNERS ADDRESS	PARCEL SIZE/GRID COORD	TOTAL	SPECIAL DISTRICTS			ACCOUNT NO.	
***** 98.19-2-10 *****							
	Elm Rd						
98.19-2-10	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	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						
98.19-2-11	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		

ATTACHMENT 1

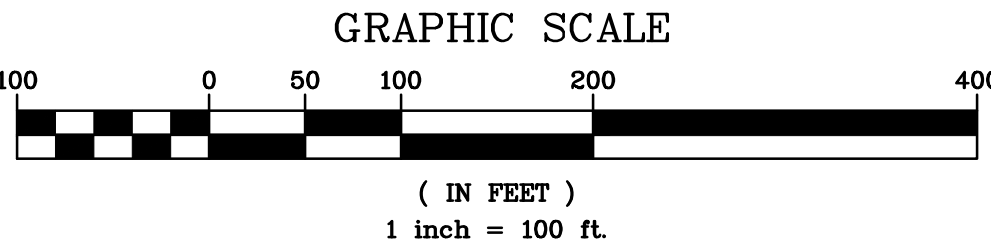


LEGEND

PROPERTY LINE

	Address	Tax Number
1	Elm Road	98.18-1-42
2	210 Elm Road	98.18-1-43
3	222 Elm Road	98.18-1-44
4	17 Birch Road	98.18-1-57
5	258 Elm Road	98.18-1-58
6	273 Elm Road	98.19-2-9
7	170 South State Road	98.19-2-17
8	180 South State Road	98.19-2-16
9	198 South State Road	98.19-2-15
10	220 South State Road	98.19-2-14
11	230 South State Road	98.19-2-13
12	260 South State Road	98.19-2-12
13	268 South State Road	105.07-2-42
14	280 South State Road	105.07-2-41
15	288 South State Road	105.07-2-40
16	101 Hawthorn Place	105.07-2-6
17	91 Hawthorn Place	105.07-2-5
18	83 Hawthorn Place	105.07-2-4
19	73 Hawthorn Place	105.07-2-3
20	55 Hawthorn Place	105.07-2-2
21	45 Hawthorn Place	105.07-2-1
22	31 Hawthorn Place	105.06-1-61
23	81 Tuttle Road	105.06-1-63
24	82 Tuttle Road	105.06-1-67
25	90 Tuttle Road	105.06-1-66
26	106 Tuttle Road	105.06-1-65
27	120 Tuttle Road	105.06-1-64
28	130 Tuttle Road	98.18-1-40
29	144 Tuttle Road	98.18-1-39
30	160 Tuttle Road	98.18-1-38
31	184 Tuttle Road	98.18-1-37
32	207 Elm Road	98.18-1-41

EXISTING INFORMATION SHOWN HEREON
PROVIDED BY WESTCHESTER GIS



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No.

Description

Revisions

Date

THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEER'S SEAL & SIGNATURE

PROJECT:

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

AERIAL EXHIBIT

HEC

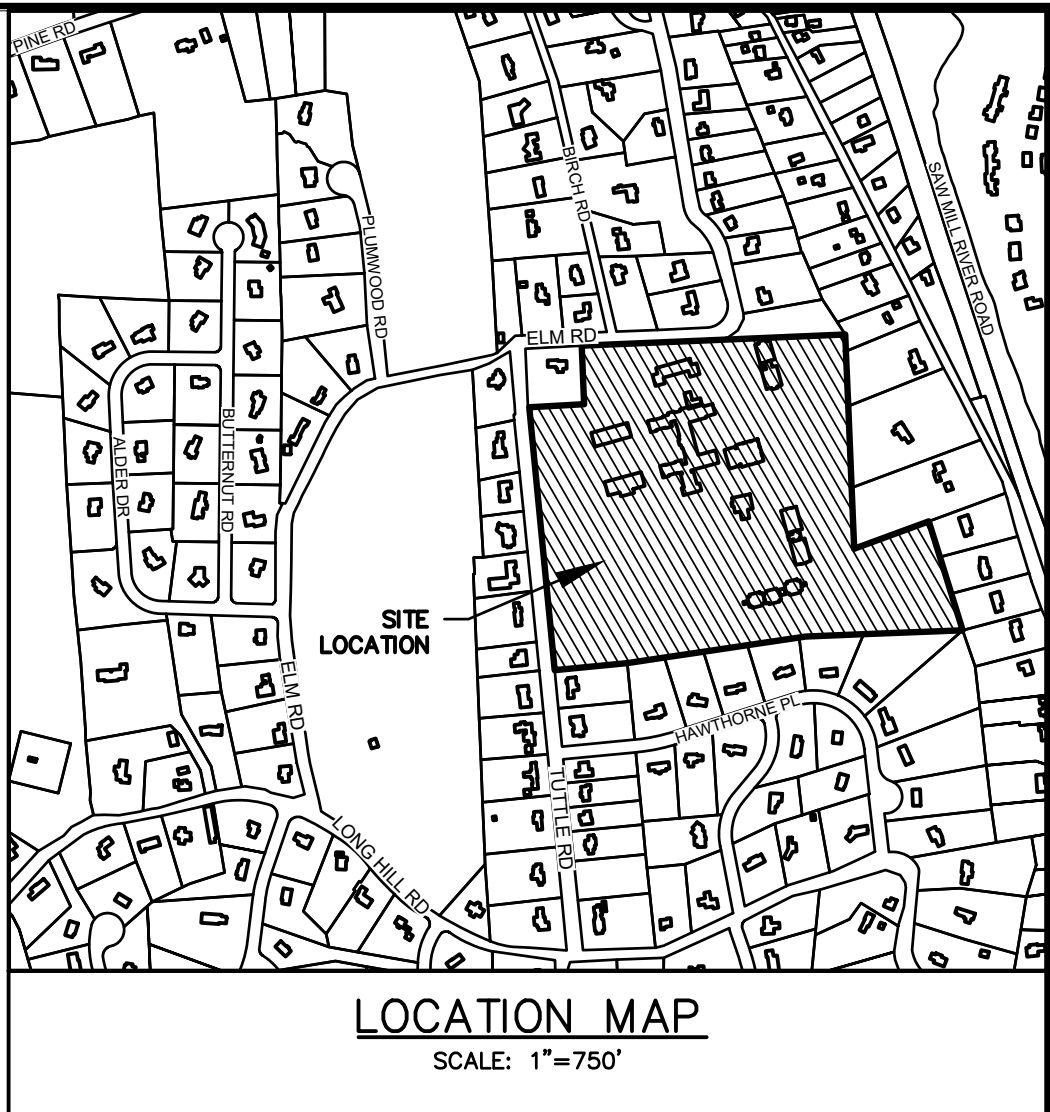
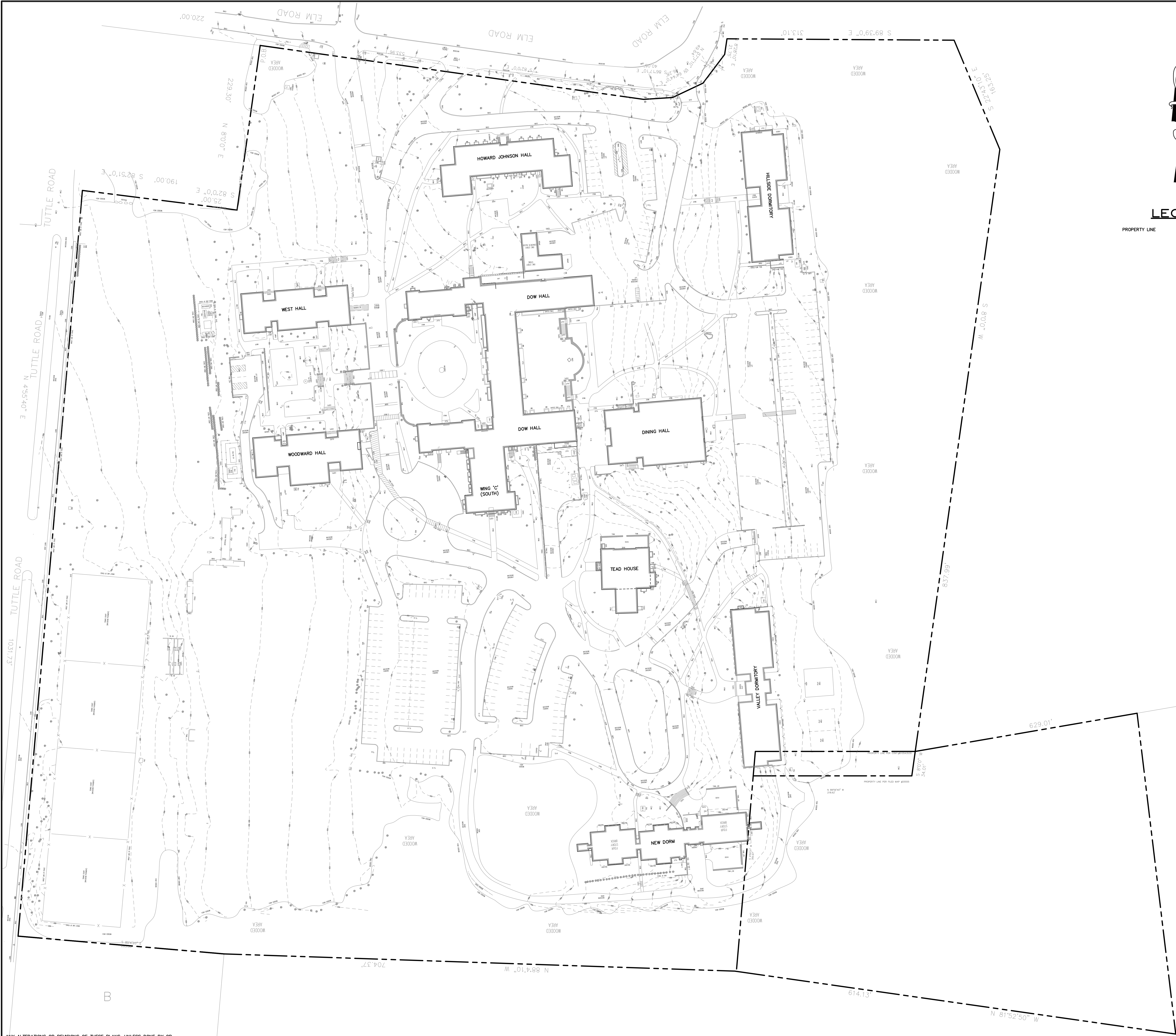
HUDSON ENGINEERING & CONSULTING, P.C.
45 Knollwood Road – Suite 201
Elmsford, New York 10523
T: 914-909-0420
F: 914-560-2086

STATE OF NEW YORK
MICHAEL F. STERN
LICENSED PROFESSIONAL ENGINEER
No. 90857

Date: 12/1/21 Sheet: 1
Scale: 1" = 100' D.Y.
Designed By: M.S.
Checked By: M.S.
Sheet No. EX-A

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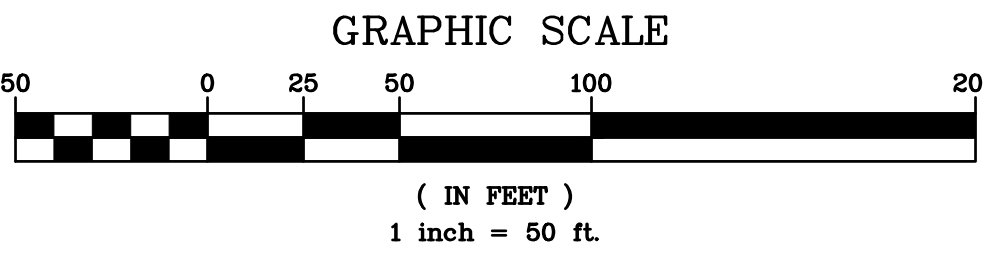
ATTACHMENT 2



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 SETBACKS (L.F.)	150 L.F.	1029.6 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 1/2	—
FEET	30	—
BLDG COVERAGE (S.F.)	—	102,398 S.F.
BLDG COVERAGE (%)	12%	5.8%
PARKING	—	314



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REVISIONS

No.	Description	Date
1		
2		

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PROJECT:

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

EXISTING CONDITIONS

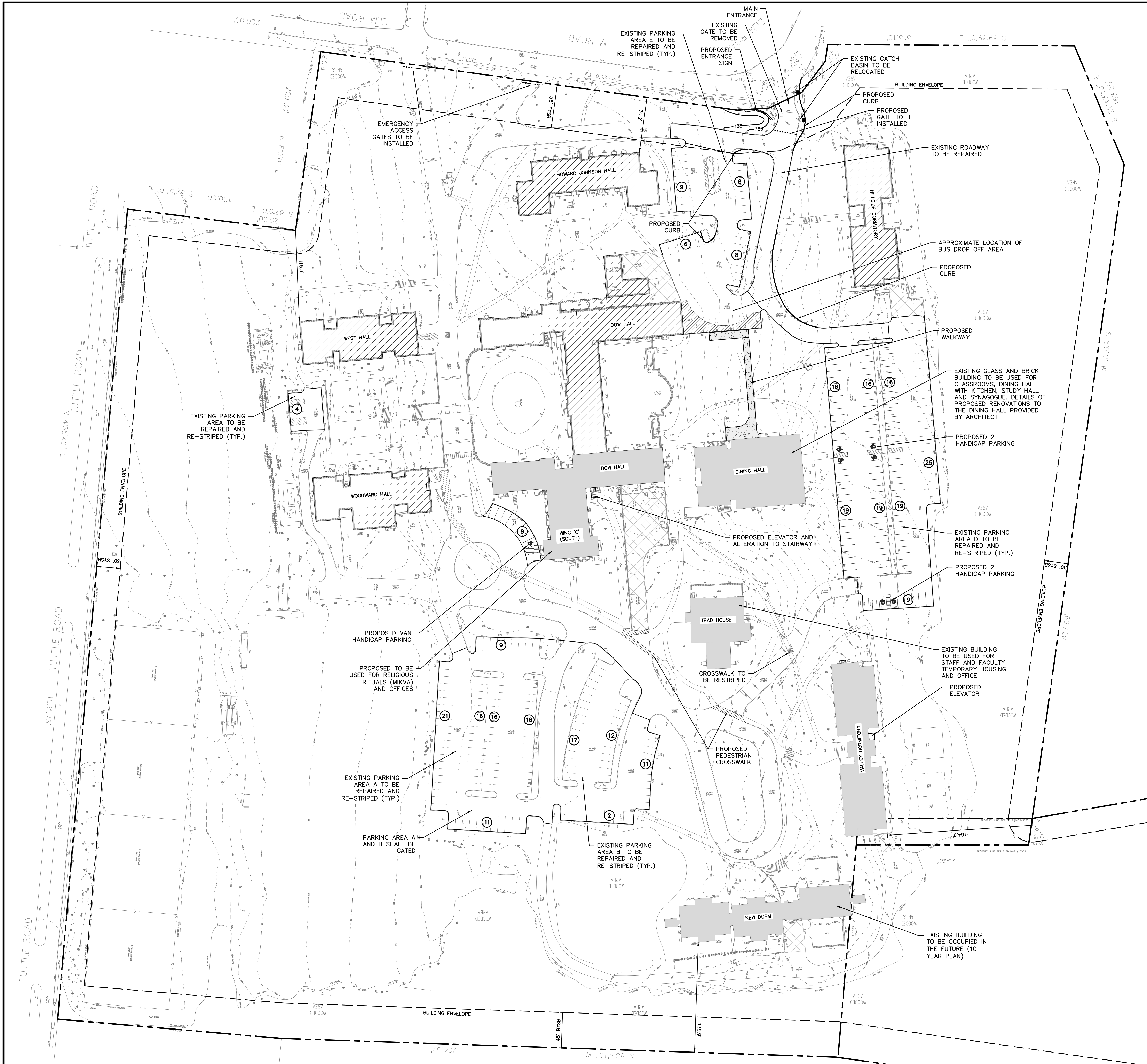
HEC

HUDSON ENGINEERING & CONSULTING, P.C.
45 Kriegerwood Road - Suite 201
Briarcliff, New York 10512
T: 914-909-0420
F: 914-960-2588
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STATE OF NEW YORK
LICENSED PROFESSIONAL ENGINEER
No. 88637

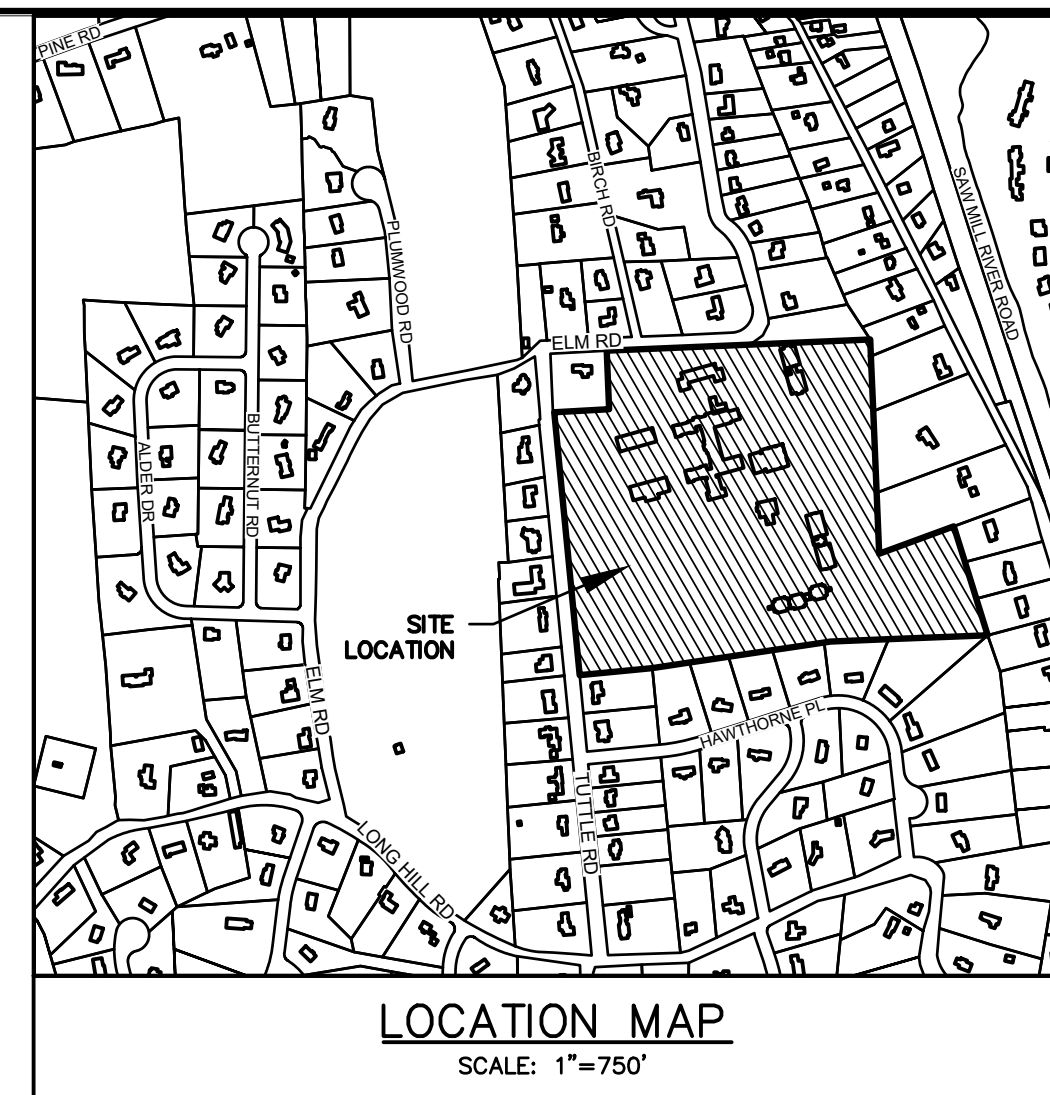
Date: 08/18/21
Scale: 1" = 50'
Designed By: D.Y.
Checked By: M.S.
Sheet No. 2

C-1



LEGEND

PROPERTY LINE	---
PROPOSED BUILDING WORK AREA	[Hatched Box]
EXISTING BUILDINGS NOT PROPOSED TO BE OCCUPIED OR MODIFIED	[Diagonal Lines Box]
EXISTING LOADING AREA AND SANITATION PICK UP	[Dotted Box]
PROPOSED CONCRETE	[Stippled Box]

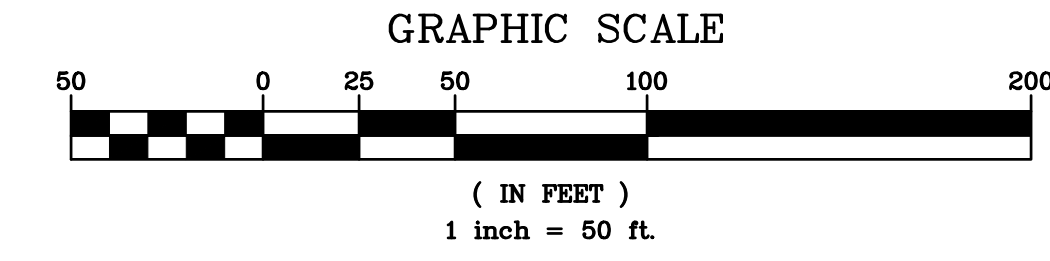


- NOTES:**
- TRAFFIC:**
- NO BUS ARE PROPOSED TO STAY ON SITE. IN CASE OF SPECIAL EVENTS, PARKING AREA A SHALL BE UTILIZED FOR BUS PARKING.
 - THE PRIMARY PARKING AREA SHALL BE LOCATED IN AREA D. PARKING AREA A AND B SHALL BE USED AS OVERFLOW PARKING IN THE CASE OF SPECIAL EVENTS.
 - ESSENTIAL ROADWAYS 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.

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.
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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 1/2	-
FEET	30	-
BLDG COVERAGE (S.F.)	-	102,398 S.F.
BLDG COVERAGE (%)	12%	5.8%
PARKING	-	314

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DATE: 06/17/21
BY: [Signature]
CHECKED BY: [Signature]
SCALE: 1" = 50'

THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEER SEAL & SIGNATURE

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

HEC

HUDSON ENGINEERING CONSULTING, P.C.
445 KRIEGBERGER ROAD - SUITE 201
BRIARCLIFF, NEW YORK 10512
T: 914-909-0420
F: 914-960-2588

DATE: 06/17/21
BY: [Signature]
CHECKED BY: [Signature]
SCALE: 1" = 50'

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PROJECT: SITE PLAN AND SPECIAL PERMIT SUBMISSION
235 ELM ROAD
VILLAGE OF BRIARCLIFF MANOR
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BRIARCLIFF, NEW YORK 10512
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SCALE: 1" = 50'

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235 ELM ROAD
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HEC

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445 KRIEGBERGER ROAD - SUITE 201
BRIARCLIFF, NEW YORK 10512
T: 914-909-0420
F: 914-960-2588

DATE: 06/17/21
BY: [Signature]
CHECKED BY: [Signature]
SCALE: 1" = 50'

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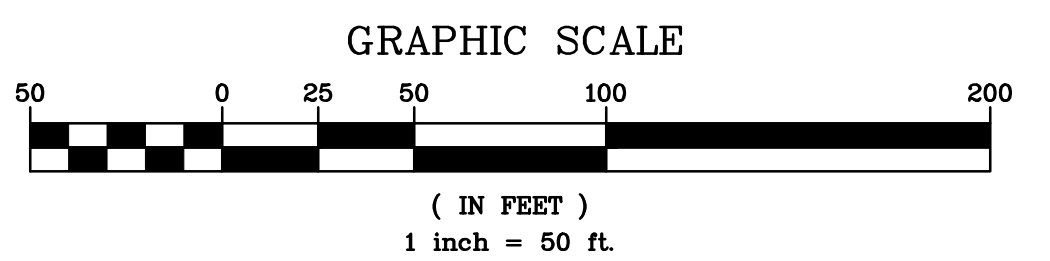
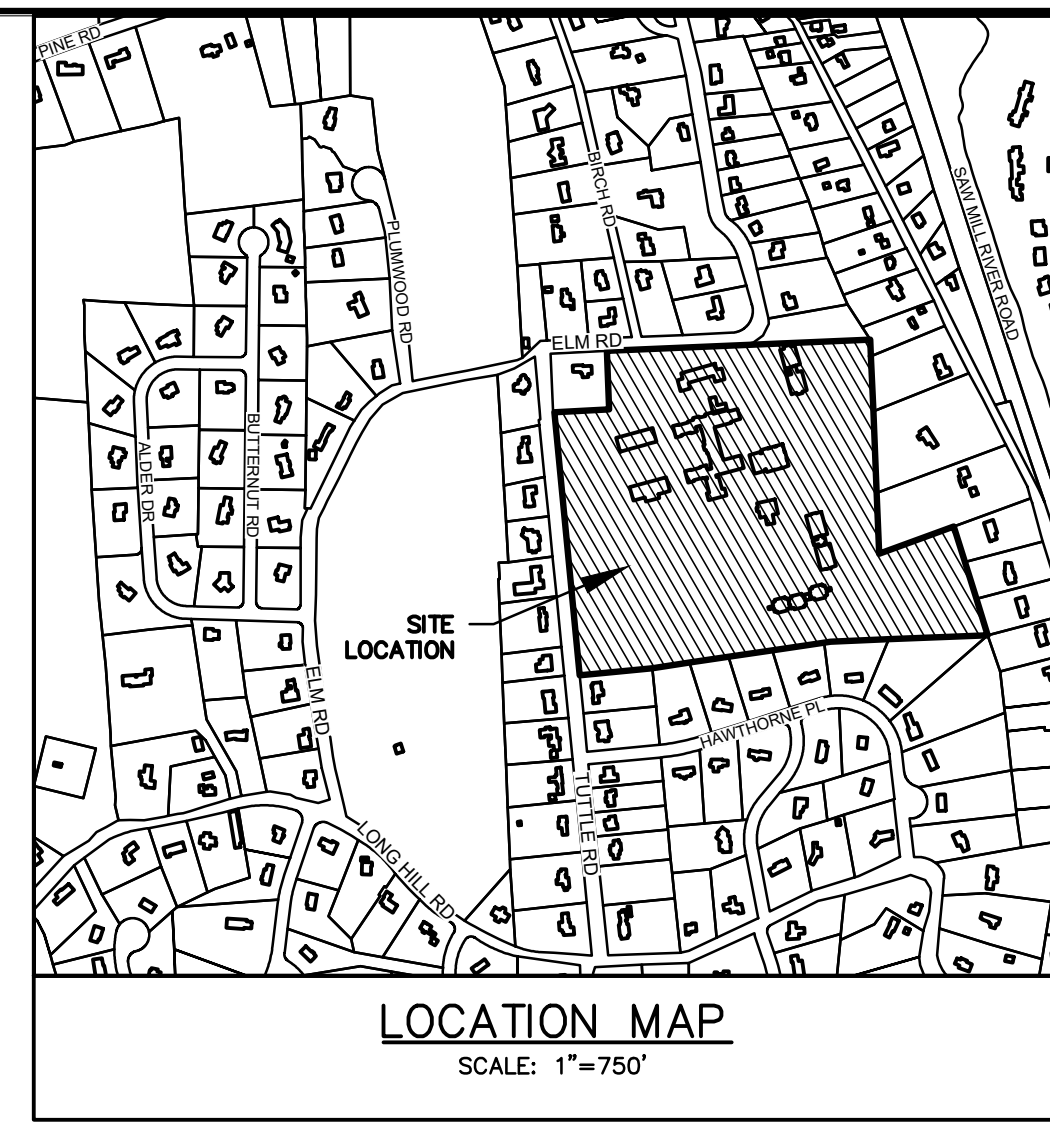
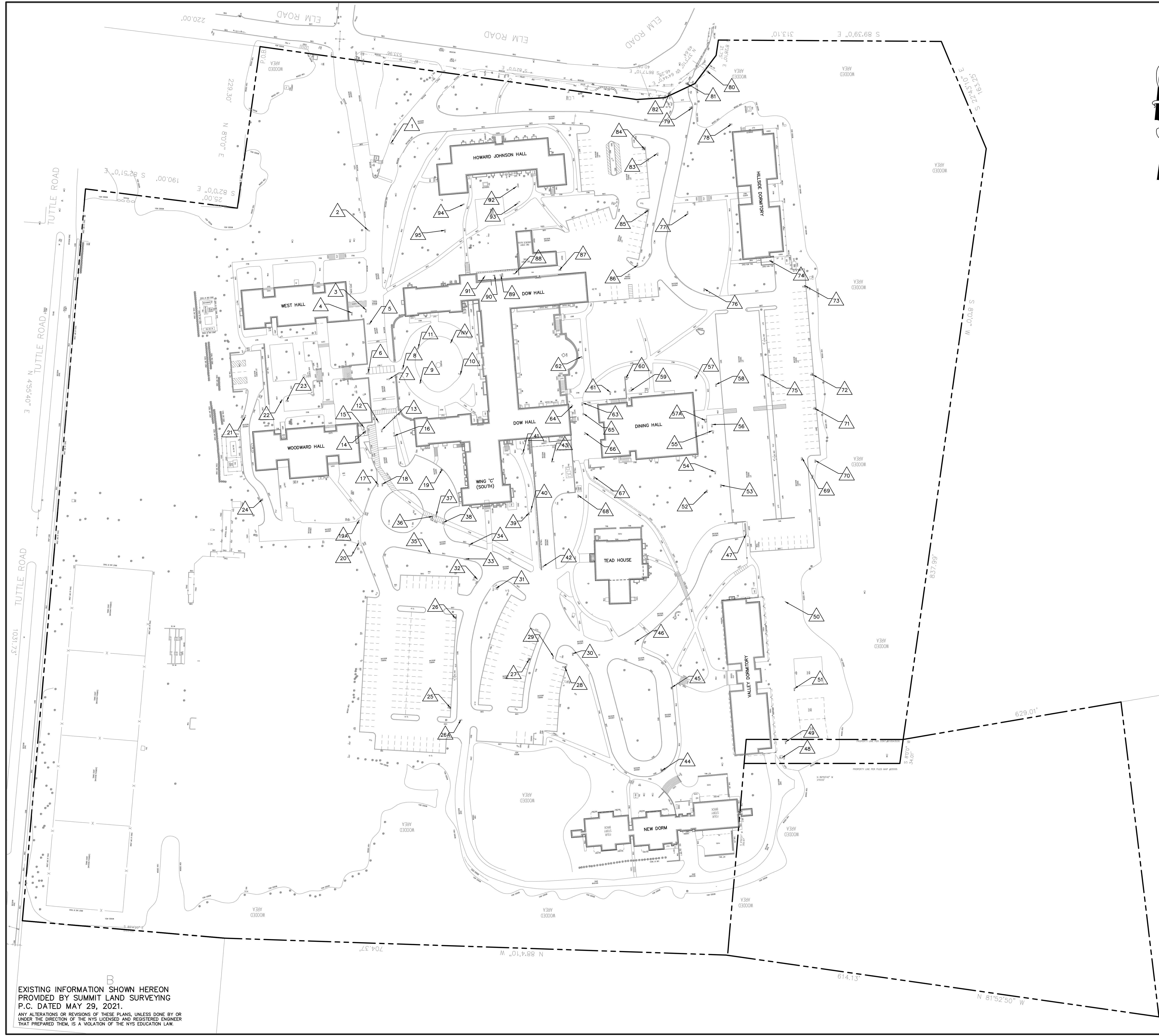
PROJECT: SITE PLAN AND SPECIAL PERMIT SUBMISSION
235 ELM ROAD
VILLAGE OF BRIARCLIFF MANOR
WESTCHESTER COUNTY - NEW YORK

HEC

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445 KRIEGBERGER ROAD - SUITE 201
BRIARCLIFF, NEW YORK 10512
T: 914-909-0420
F: 914-960-2588

C-2

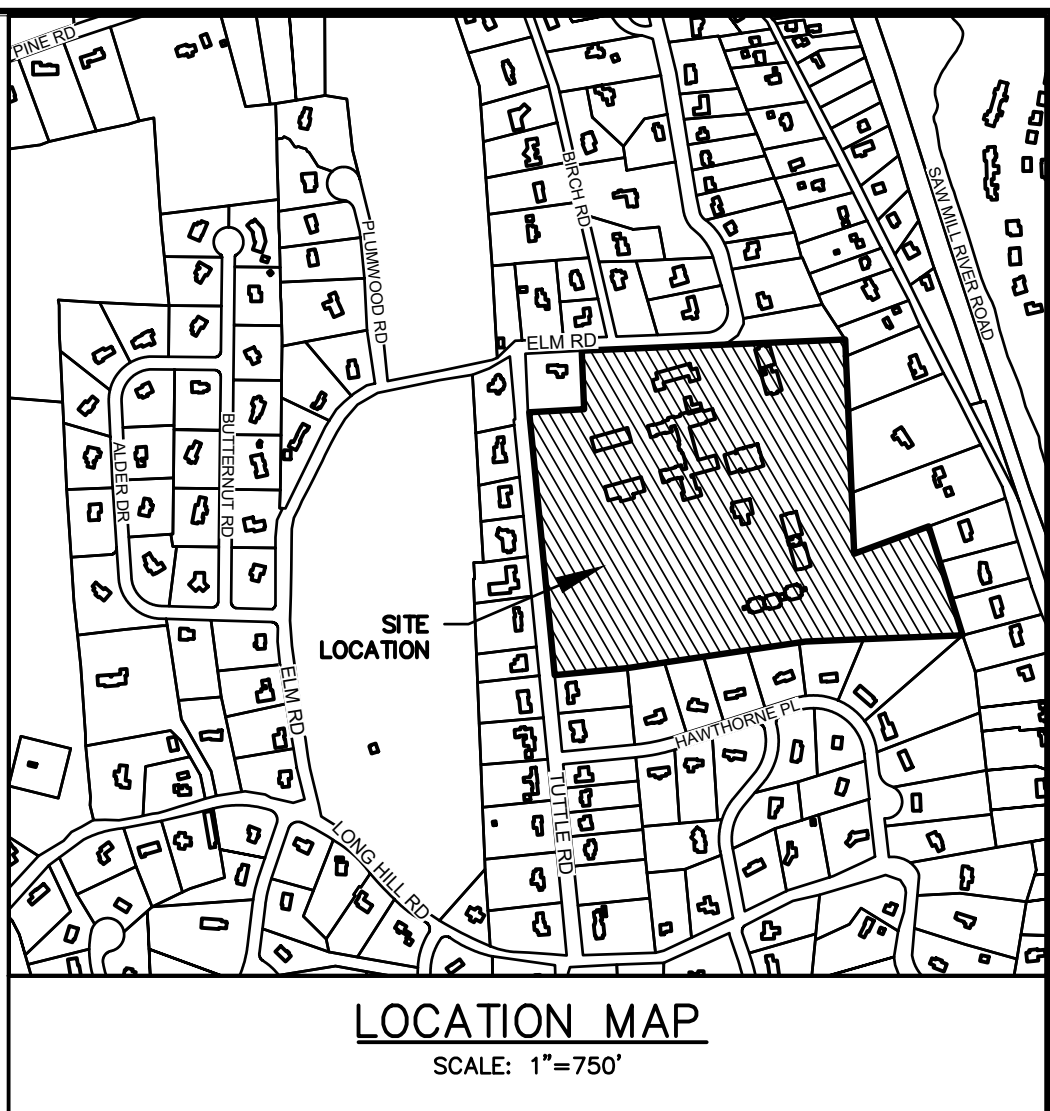
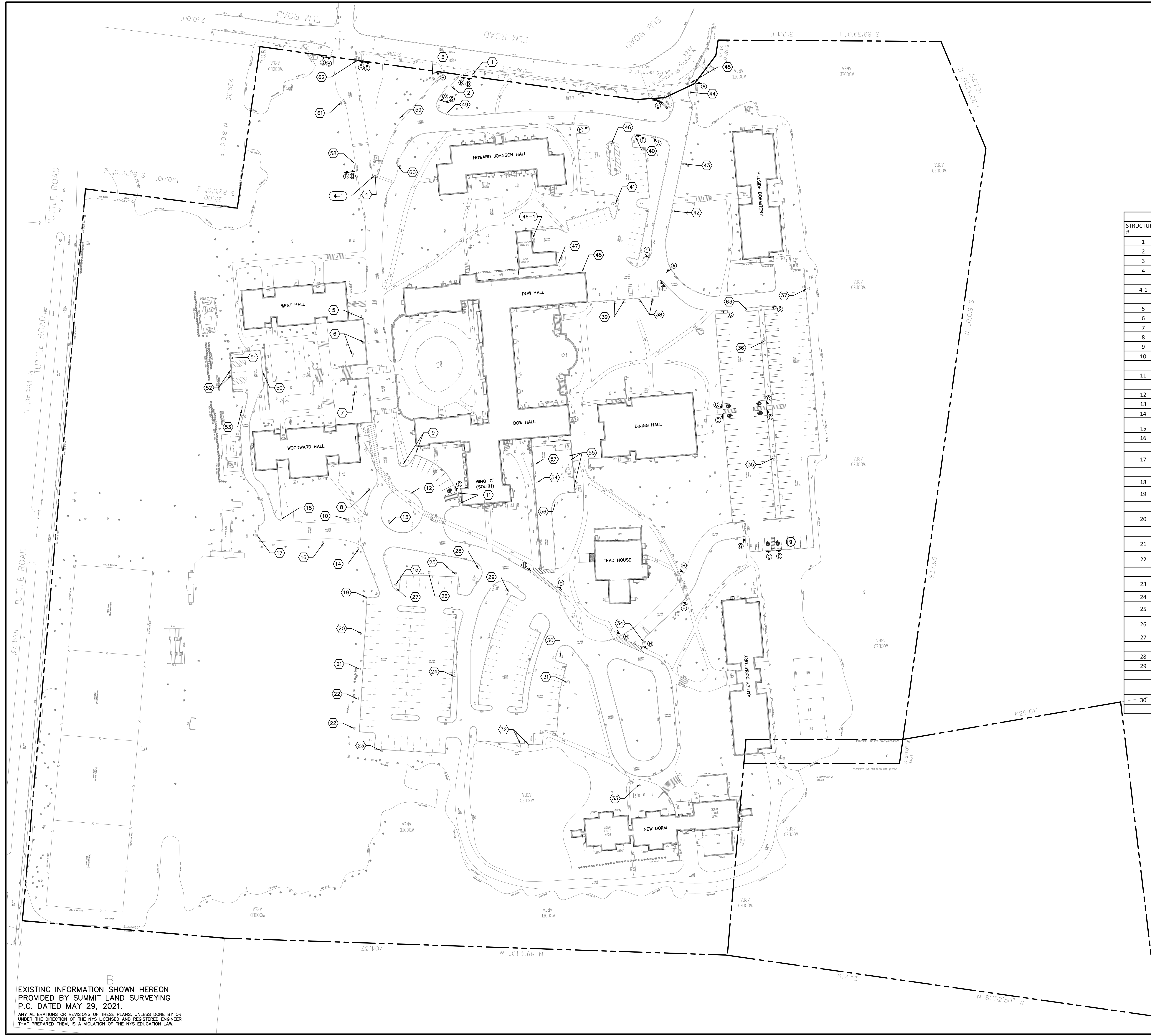
ATTACHMENT 3



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No.	Description	Date	PROJECT:
			SITE PLAN AND SPECIAL PERMIT SUBMISSION 235 ELM ROAD VILLAGE OF BRIARCLIFF MANOR WESTCHESTER COUNTY - NEW YORK
			UTILITY STRUCTURE PLAN
			HUDSON ENGINEERING CONSULTING, P.C. 45 Erie Boulevard East - Suite 201 Elmwood Park, New York 10523 T: 914-909-0420 F: 914-560-2088 © 2021
THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEER'S SEAL & SIGNATURE			
			Date: 12/17/21 Scale: 1" = 50' Designed By: D.Y. Checked By: M.S. Sheet No. 1
			U-1

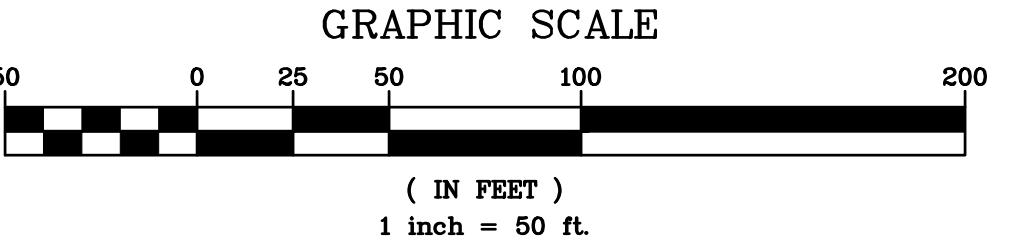
ATTACHMENT 4



SIGNAGE FIELD REPORT		
STRUCTURE #	SIGN TYPE	CONDITION
1	STOP	5*
2	PRIVATE PROPERTY	1
3	DO NOT ENTER	1
4	YIELD	4*
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	FACILITY/STAFF PARKING 8-5 MON-FRI	5**
	PARK AT YOUR OWN RISK	1
18	CAUTIOUS	1
19	FACILITY/STAFF PARKING 8-5 MON-FRI	2**
	PARK AT YOUR OWN RISK	1
20	FACILITY/STAFF PARKING 8-5 MON-FRI	1**
	PARK AT YOUR OWN RISK	1
21	FACILITY/STAFF PARKING 8-5 MON-FRI	1**
22	FACILITY/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	FACILITY/STAFF PARKING 8-5 MON-FRI	4**
26	FACILITY/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
	ADDITIONAL PARKING LOT D	1
34	EMERGENCY CALL BOX	1
35	EMERGENCY CALL BOX	1
36	NO PARKING DURING SNOW EMERGENCY	2
37	STAFF PARKING ONLY	5**
	STAFF PARKING ONLY	5**
38	STAFF PARKING ONLY	5**
	HANDICAP SYMBOL	5*
39	ONE WAY	1**
40	EMERGENCY CALL BOX	1
41	NO PARKING FIRE LANE	5*
42	NO PARKING FIRE LANE	5*
43	NO PARKING FIRE LANE	5*
44	CHREVRON SYMBOL	1
45	AREA E	1
46	NO PARKING	1
46-1	NO PARKING DELIVERIES ONLY	1
47	NO PARKING 9-6	5**
48	EXIT	1
49	NO PARKING	4
50	HANDICAP PARKING	2
51	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	YIELD	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

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



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PROJECT:

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

DATE: 08/18/21
SCALE: 1" = 50'
DESIGNED BY: D.Y.
CHECKED BY: M.S.
SHEET NO. 1

STATE OF NEW YORK
LICENSED PROFESSIONAL ENGINEER
NO. 88637

DATE: 08/18/21
SCALE: 1" = 50'
DESIGNED BY: D.Y.
CHECKED BY: M.S.
SHEET NO. 1

HEC
ENGINEERING
CONSULTING, P.C.
445 KENILWOOD ROAD - SUITE 201
ELMWOOD, NEW YORK 10523
T: 914-909-0420
F: 914-960-2588
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SIGNAGE PLAN

HUDSON
ENGINEERING
CONSULTING, P.C.
445 KENILWOOD ROAD - SUITE 201
ELMWOOD, NEW YORK 10523
T: 914-909-0420
F: 914-960-2588
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S-1

ATTACHMENT 5

YESHIVATH VIZNITZ

VALLEY DORM

GENERAL SPECIFICATIONS

- All work performed shall comply with the requirements of the Village of Briarcliff Manor, 2020 Building Code of New York State (BCNYS).
- 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)
- 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.
- 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.
- 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.
- Contractor shall be responsible for inspections by all Authorities and/or Governmental Agencies having jurisdiction on this matter, as may be necessary.
- 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.
- 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.
- 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.
- 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.
- Safety Requirements: The Contractor shall provide necessary bracing and barricades including temporary walks, fences and other protective structures to safeguard construction and public safety.
- The Contractor shall lay out his own work, and shall provide all dimensions required for other trades: Electrical, Plumbing, etc.
- 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.
 - Waste materials, rubbish, debris, broken concrete, packing cases, etc., shall be removed.
 - 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".
- Cleaning: Immediately before turning the project or parts of same over to the Owner, the General Contractor shall wash and clean the following:
 - Remove temporary protection.
 - Remove marks, stains and other dirt from painted decorated and finished woodwork.
 - Remove spots, mortar, plaster, soil and paint from ceramic tiles and other finish materials and wash or wipe clean.
 - Clean fixtures, cabinet work and equipment and leave in undamaged new appearing condition.
 - Clean aluminum and other finish metals in accordance with Mfg. recommendations.
 - Clean resilient floors thoroughly to remove any surface dirt and polish to uniform sheen.
 - Clean both sides of glass.
- Do not scale drawings. All written measurements shall take precedence over scaled dimensions.

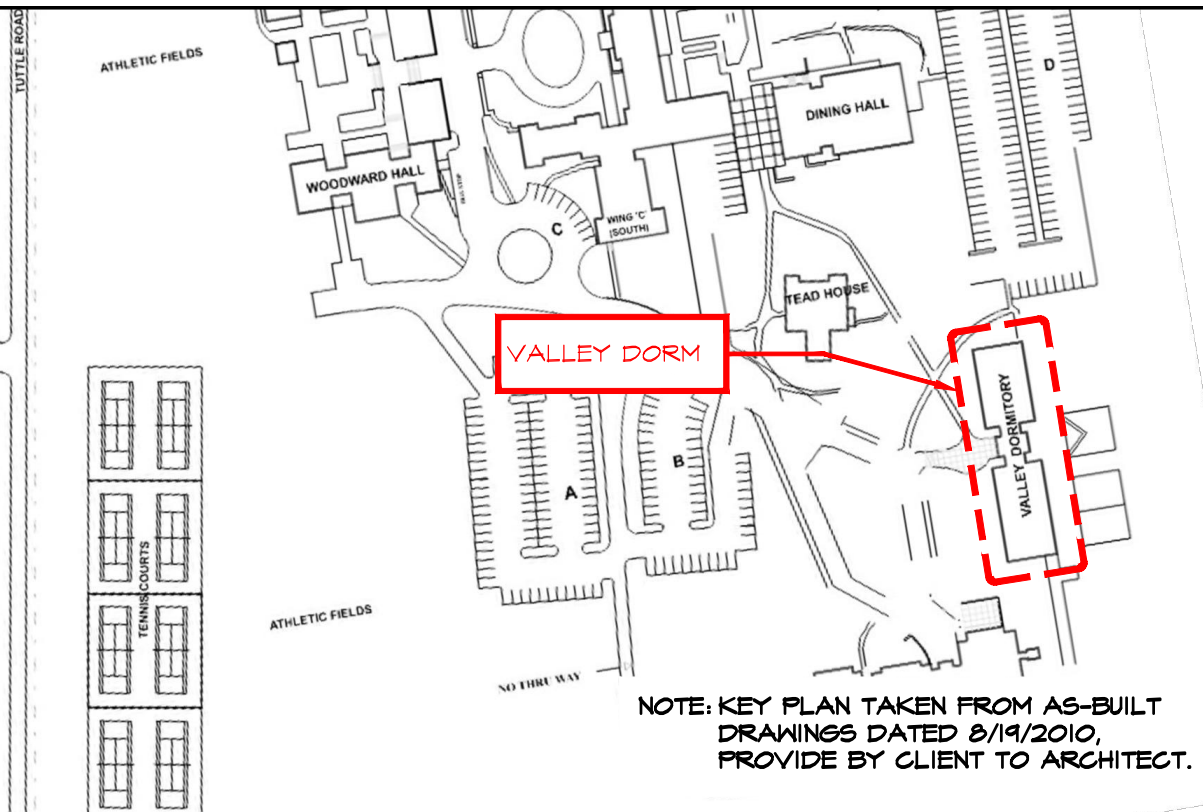
SCAFFOLDING & TEMPORARY ENCLOSURE NOTES

- 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.
- 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)
- General Contractor shall protect existing copings & parapets walls from damage.
- Provide temporary weather seal around all areas subject to demolition and construction.
- 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.
- 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

- Means of Egress:**
 - All required exits shall be maintained free from obstructions and impediments for egress in case of fire or other emergency.
 - Construction work shall not block hallways or other means of egress.
- Fire safety:**
 - 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.
 - All materials to be stored in a orderly fashion.
 - All flammable materials to be tightly sealed in their respective manufacturers' containers. Such materials are to be kept away from heat.
 - All flammable materials to be used and stored in an adequate ventilated space.
 - All electrical power to be shut off where there are exposed conduits
 - All electrical power in the construction area to be shut off after working hours.
 - 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.
- Health requirements:**
 - Debris, dirt and dust to be kept to a minimum, and be confined to the immediate construction area.
 - The General Contractor to isolate construction area from occupied building areas by means of temporary partitions and/or heavyweight drop cloths.
 - Debris, dirt and dust to be cleaned up and cleared from the building periodically to avoid excessive any excess accumulation. Broom sweep site daily.
- Housing Standards:**
 - 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.
 - 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.
 - 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.
- Structural Stability:** n/a, as it shall not be affected.
- Noise restrictions:**
 - 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.
 - General Contractor must obtain written permission from all affected parties to work other than regular hours.
- 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 ELEVATIONS

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

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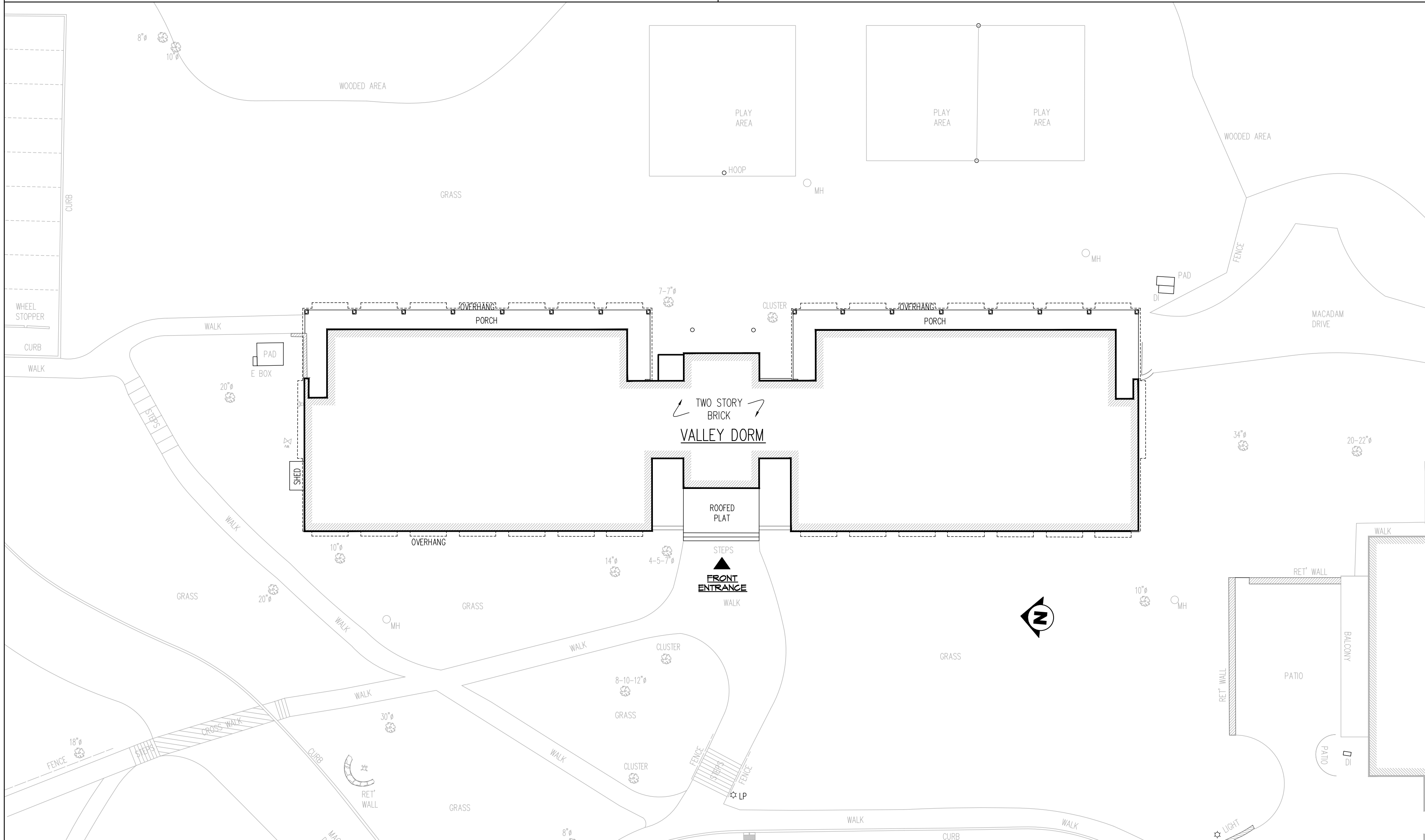
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	DRAWN	SN, CN		
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PLOT PLAN

SCALE: 1"=20'-0"

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

GENERAL SPECIFICATIONS:

Structural Concrete

- All work shall comply to the ACI 318-19 code, latest edition, as amended by the 2020 New York State Building Code.
- 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.
- Structural concrete shall contain a water reducing, plasticizing admixture. All concrete exposed to weather shall contain an air-entraining admixture.
- All concrete work: mixes, inspections, and formwork shall conform to the requirements of the 2020 New York State Building Code and ACI codes.
- Conform to ACI hot and cold weather concreting.
- 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.
- 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.
- Reinforcing bars shall be deformed steel bars complying with ASTM A615, grade 60.
- Welded wire fabric shall comply with ASTM A185 and shall have a minimum yield strength of 70,000 psi.
- 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.
- Checked shop drawings showing reinforcing details, including steel sizes, spacing and placement, shall be submitted to the Architect for review prior to fabrication.
- 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.
- Reinforcing splices shall comply with ACI 318, but shall in no case be less than 40 diameters, unless otherwise noted.
- 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.
- Welded wire fabric shall be lapped two (2) full mesh panels and tied securely.
- Where required, dowels shall match size and number of main reinforcing and lap a min. of 48Ø (unless otherwise noted).
- Do not place concrete without favorably reviewed shop drawings.
- All construction joints shall be cleaned and moistened immediately prior to placing new concrete.
- Bar supports in contact with exposed surfaces shall be plastic tipped.
- No calcium chloride shall be used in any concrete.
- 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.
- Dry pack shall be one part sand, one part cement with enough water for placement.
- All bearing grout shall be non-shrink, nonmetallic with a minimum compressive strength of 5,000 psi.
- 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.
- Patch concrete where required. Patching concrete shall be Sika Top 122 or 123 with epoxied pins where required by mfg.

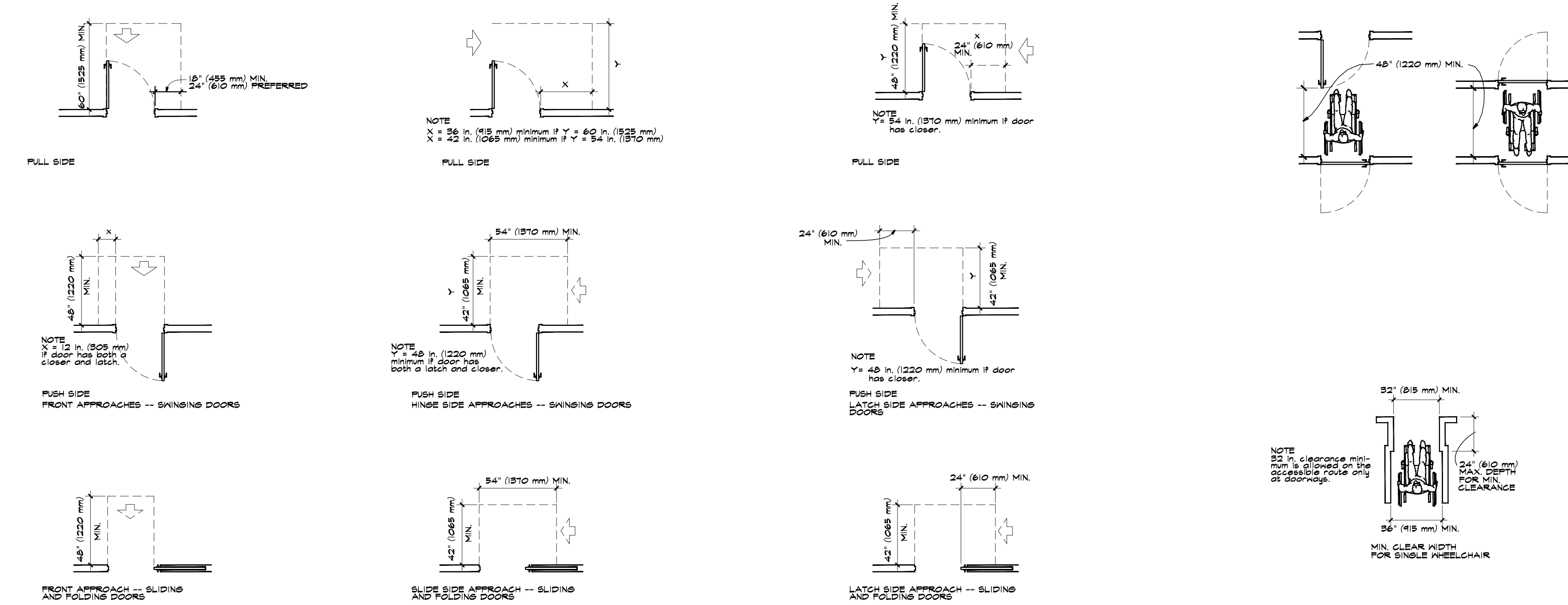
STRUCTURAL STEEL NOTES:

- Detailing, fabrication and erection shall comply with AISC specifications and codes, latest editions as amended by the 2020 New York State Building Code.
- 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.
- Bolts, nuts and washers shall comply with ASTM A325. bolts shall be a minimum 3/4 inch diameter, unless otherwise noted.
- At bolted connections provide a minimum of two (2) bolts.
- 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.
- Allow for a two-week review period (min.) for shop drawings, and time all submissions accordingly.
- Provide any measures required for stability of structure during erection.
- After fabrication, clean steel of all rust, loose mill, scale and other foreign materials.
- 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.
- Welding electrodes shall be E70xx for new construction, and E60 low-hydrogen for existing. Provide chemical analysis and weldability tests prior to fabrication.
- Welding shall be performed in a manner that would avoid any detrimental overheating of existing load bearing steel.
- Welding should be performed in as symmetrical a way as possible.
- Minimum fillet welds shall comply with AISC, but shall not be less than 1/4 inch, unless otherwise noted.
- Provide fireproof blankets and other fire protection measures as required for fire safety during welding.
- 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.
- All field welding areas shall be touched up on site where paint is required.
- All live loads shall be removed from areas being welded during construction.

- 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 enduratonc, 2-3 mils dft
Finish: 2h or 23 enduratonc, 2-3 mils dft
- For all required fireproofing and painting see construction drawings.
- All exterior exposure bolts, shims, and other hardware shall be galvanized and touched up with zinc rich paint.
- Fabricate beams with the natural camber up. Provide cambers as indicated on the drawings.
- 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.
- The contractor shall be responsible for the control of all erection procedures and sequences with relation to temperature differentials.
- 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

- Details of all wood framing shall conform to the requirements of the 2020 New York State Building Code.
- 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.
- 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.
- All framing lumber shall be Douglas Fir NO. 2 with a minimum unfactored basic FB=875 PSI and E=1,400,000 PSI.
- 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.
- LPI/TJI joist web stiffeners and web fillers shall be erected in accordance with the mfg. requirements. (TYP.)
- 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.
- All dimensional lumber to be marked "S-DRY" with a maximum of 19% moisture content. Comply with dry size requirements of PS 20.
- Notches in existing or new framing shall not be allowed without the permission of the Architect.
- Do not cut and re-frame any lumber without the permission of the Architect.
- Nailing shall conform to Table 2304.10.1 of the 2020 New York State Building Code.
- Secure loose timber connections.
- Members shall be set with crown up and have a minimum of 4" bearing.
- Provide shop drawings for all requested items.
- 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.
- 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.
- Lumber size and spacing as indicated on Working Drawings.
- Roof trusses wider than 24" o.c. shall have 2" x 4" wood blocking under all plywood joints (if applicable).
- 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

- 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.
- 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

- Masonry Walls - Split-rib block to be treated with waterproofing agent upon completion (if applicable).
- 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.
- All plumbing fixtures, sinks, tubs, showers, WC's, faucets, and miscellaneous plumbing fixtures to be selected by Owner.

OTHER MISCELLANEOUS ITEMS:

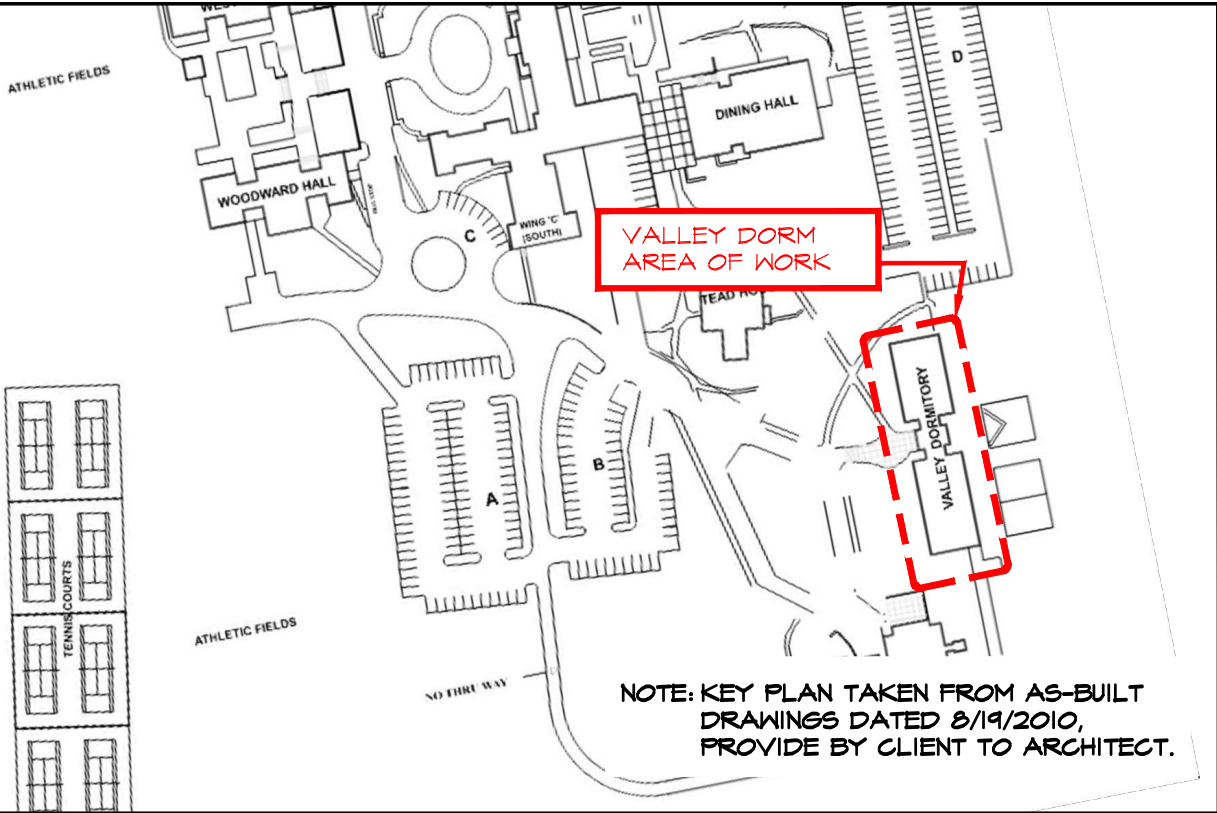
- The Contractor shall at any time provide access to the Architect to verify quantities & observe the work & shall provide rigging & scaffolding assistance if necessary. The Contractor must comply with all the scaffolding rules and regulations promulgated by the White Plains Department of Buildings and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

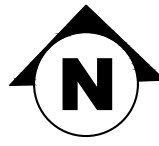
ACCESSIBILITY

- Thresholds at doorways will not exceed 1/2" in height as per Section 404.2.5
- Door widths shall be a minimum of 32" in compliance with Section 404.2.3
- 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

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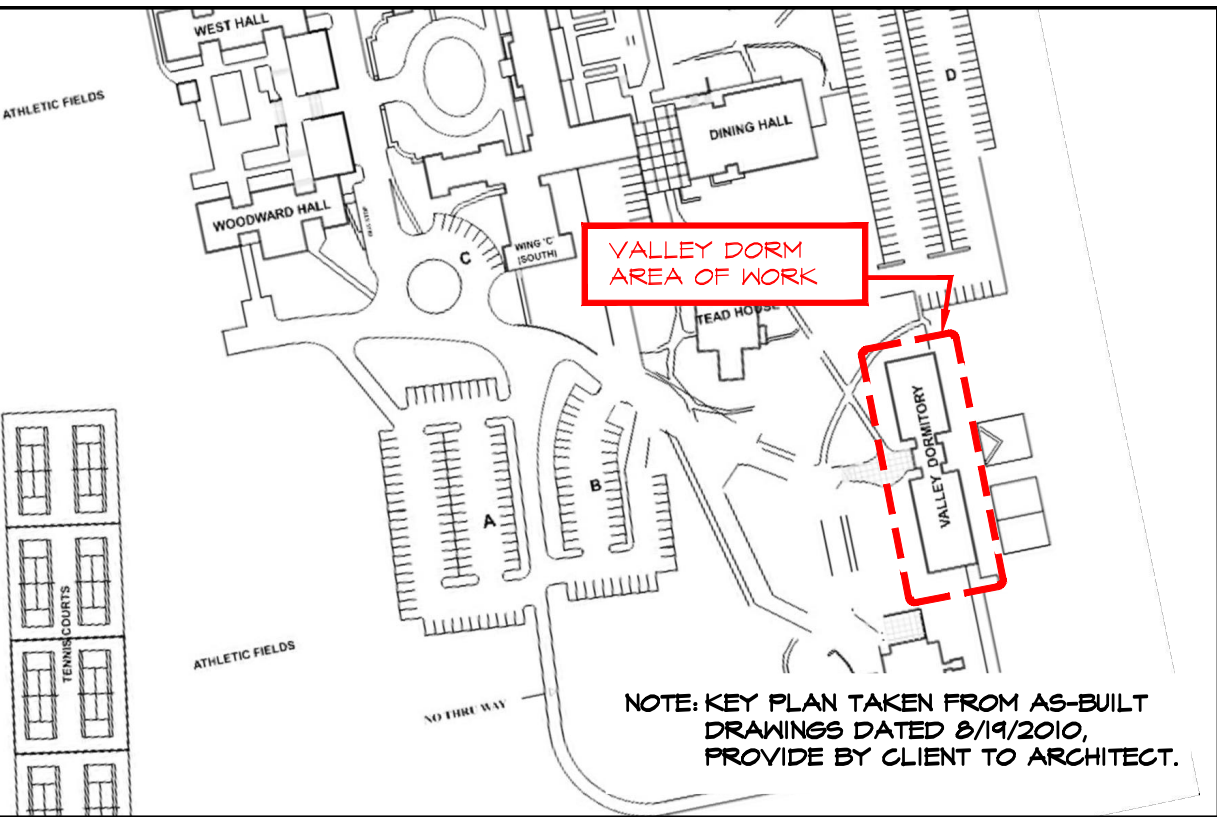
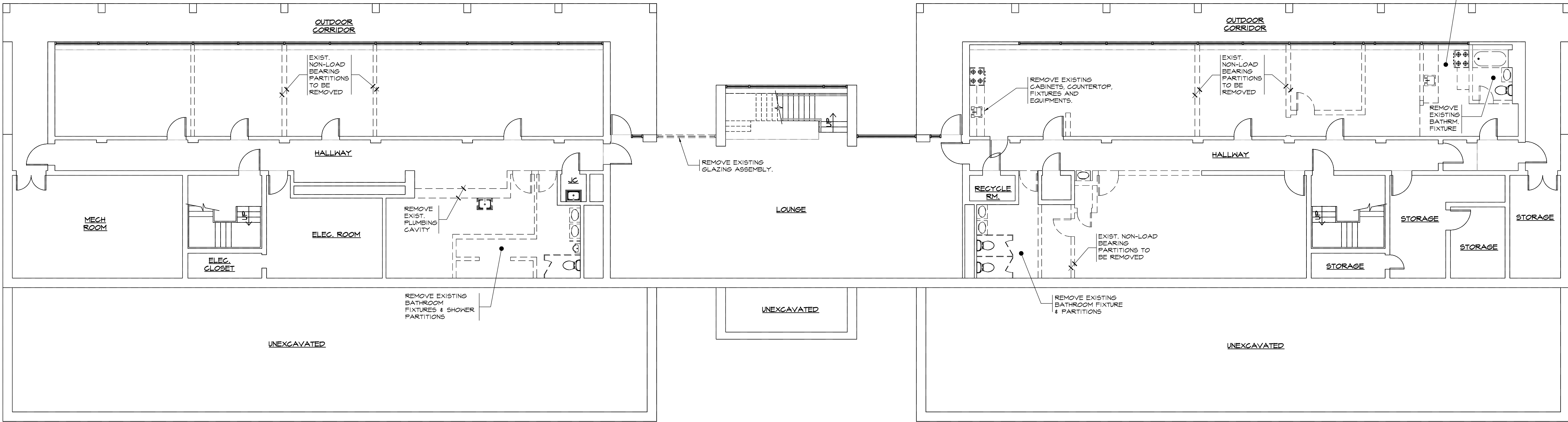
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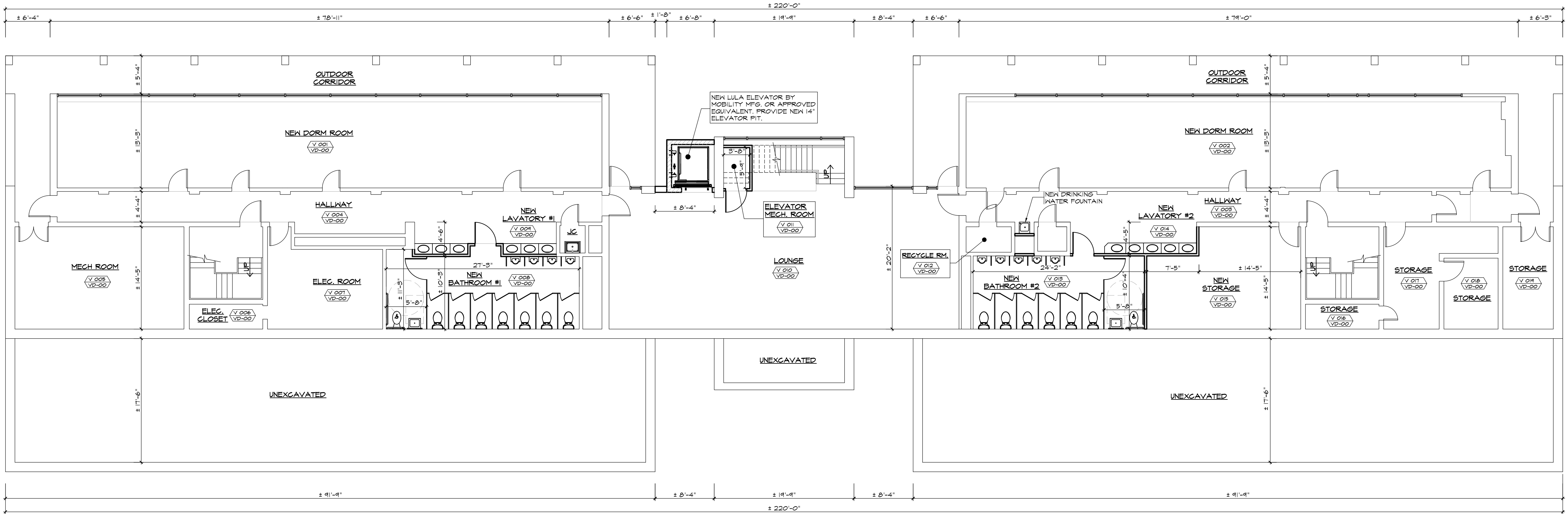
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KEY PLAN	
NOT TO SCALE	
WALL LEGEND	
	EXST. TO REMAIN
	EXIST. WALL TO BE REMOVED
	ALL NEW INTERIOR WALLS TO BE 2X4 STUDS @ 16" O.C. OTHERWISE INDICATED ON PLAN

VALLEY DORM - BASEMENT FLOOR DEMOLITION PLAN

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



VALLEY DORM - BASEMENT FLOOR PLAN

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

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

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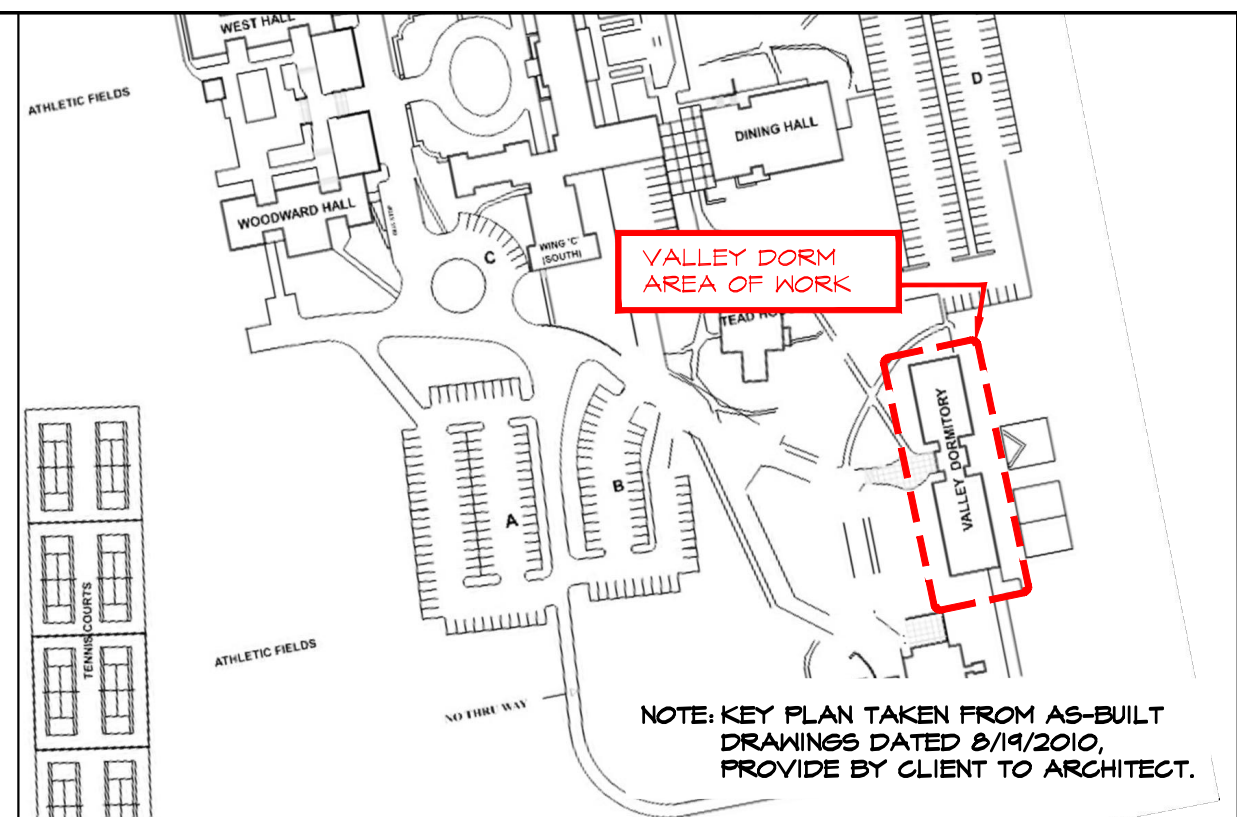
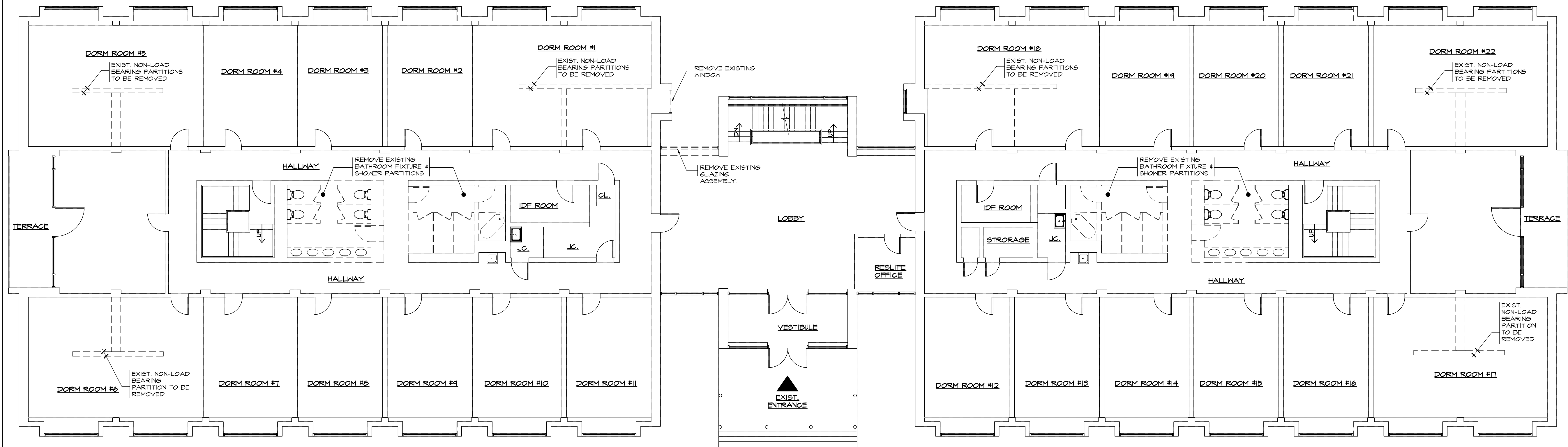


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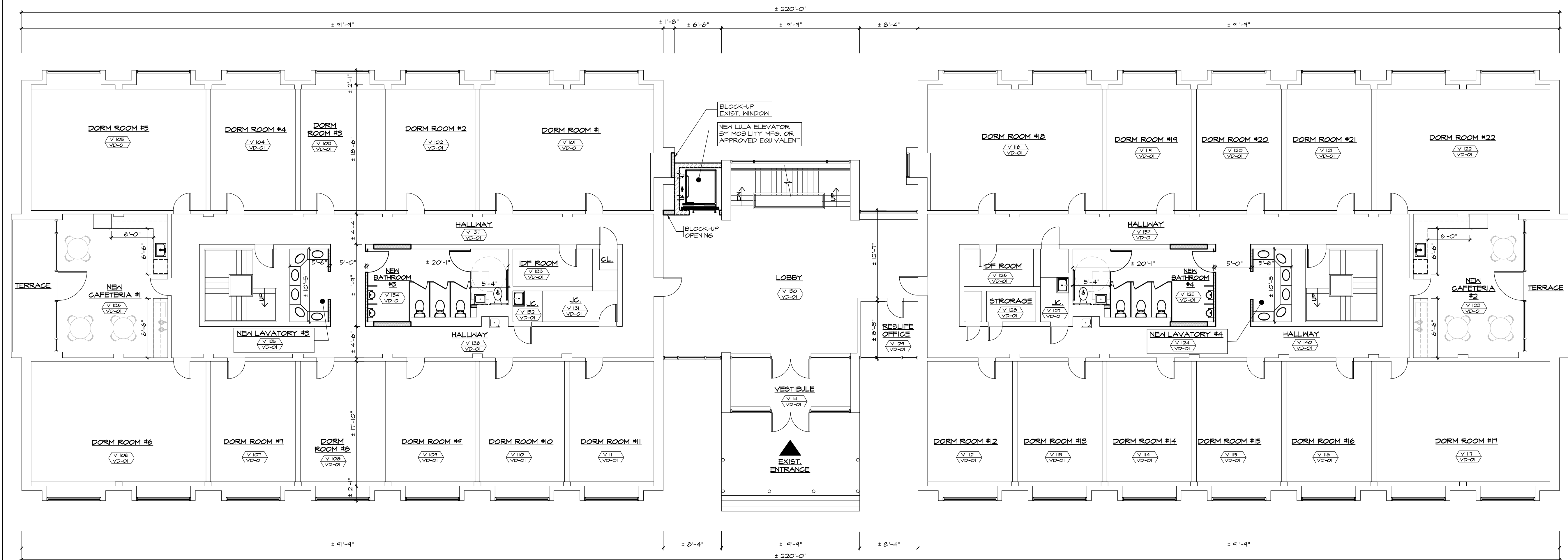
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KEY PLAN	
NOT TO SCALE	
WALL LEGEND	
	EXST. TO REMAIN
	EXIST. WALL TO BE REMOVED
	ALL NEW INTERIOR WALLS TO BE 2X4 STUDS @ 16" O.C. OTHERWISE INDICATED ON PLAN

VALLEY DORM - FIRST FLOOR DEMOLITION PLAN

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



VALLEY DORM - FIRST FLOOR PLAN

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

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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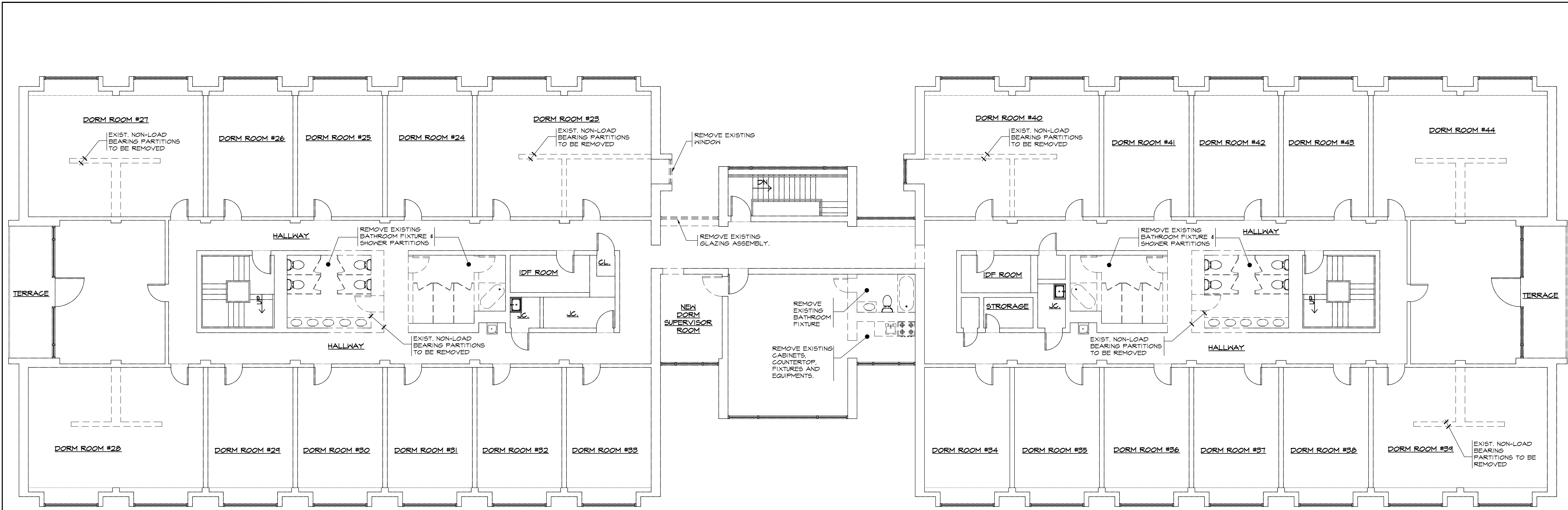


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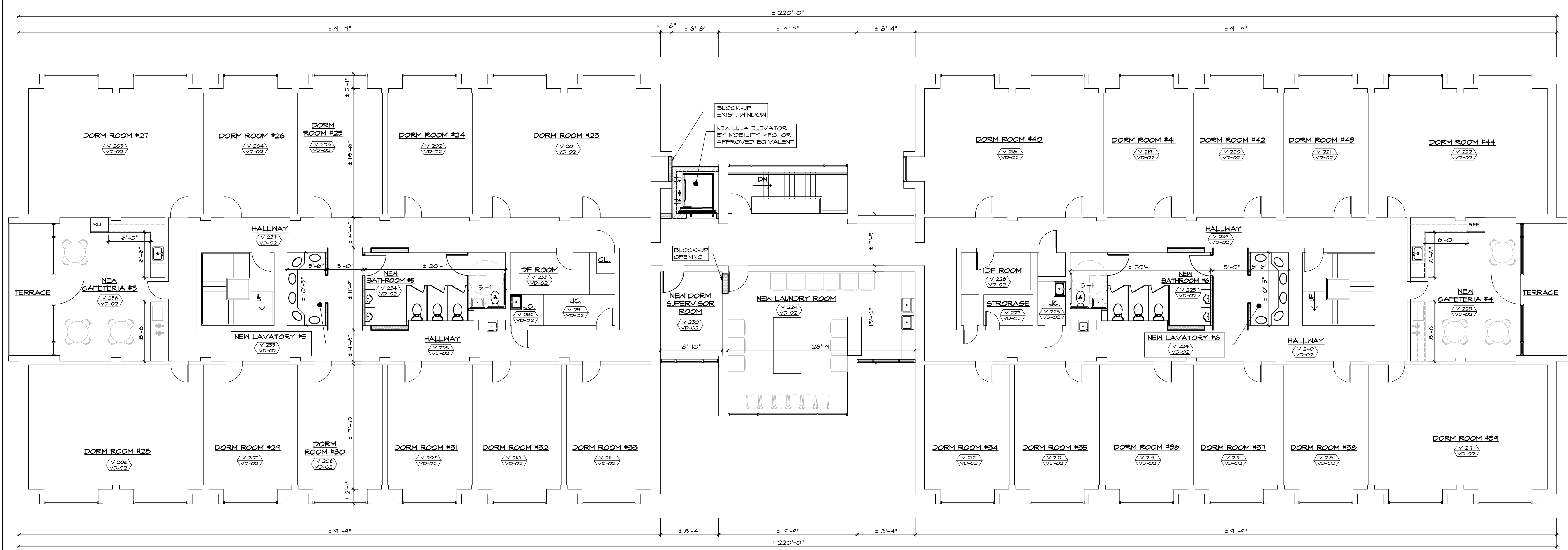


KEY PLAN
NOT TO SCALE

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

VALLEY DORM - SECOND FLOOR DEMOLITION PLAN
SCALE: 1/8" = 1'-0"



VALLEY DORM - SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

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

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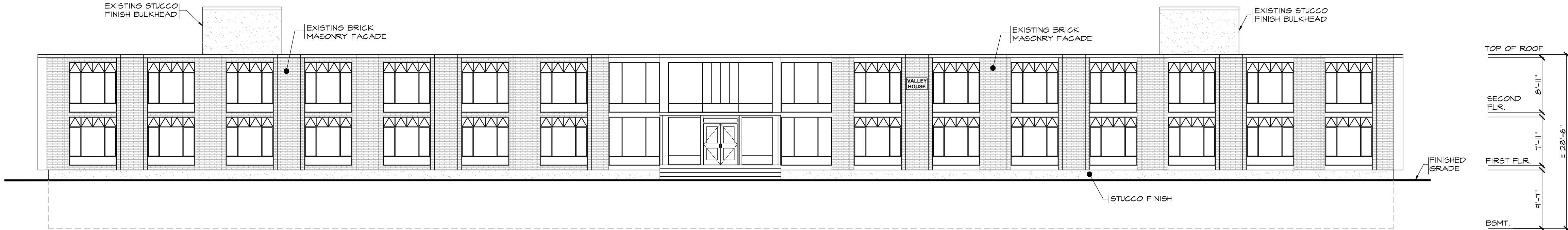
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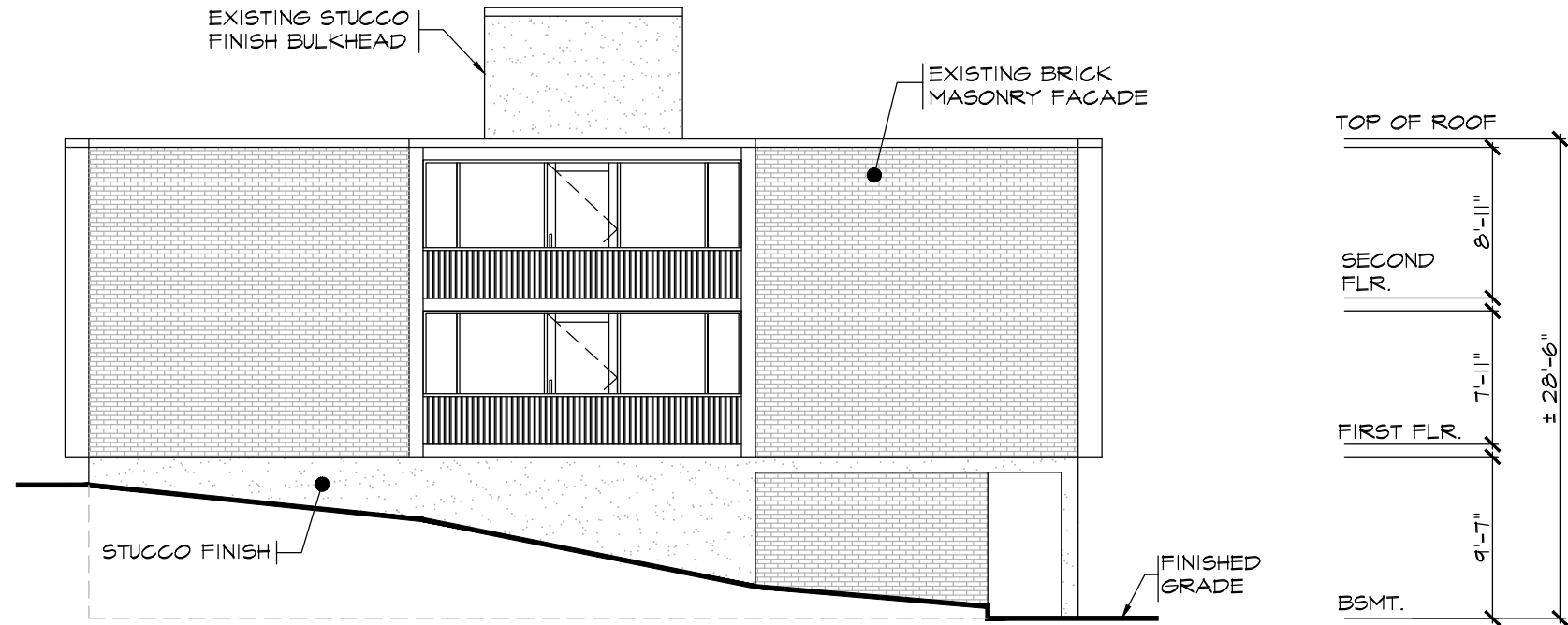
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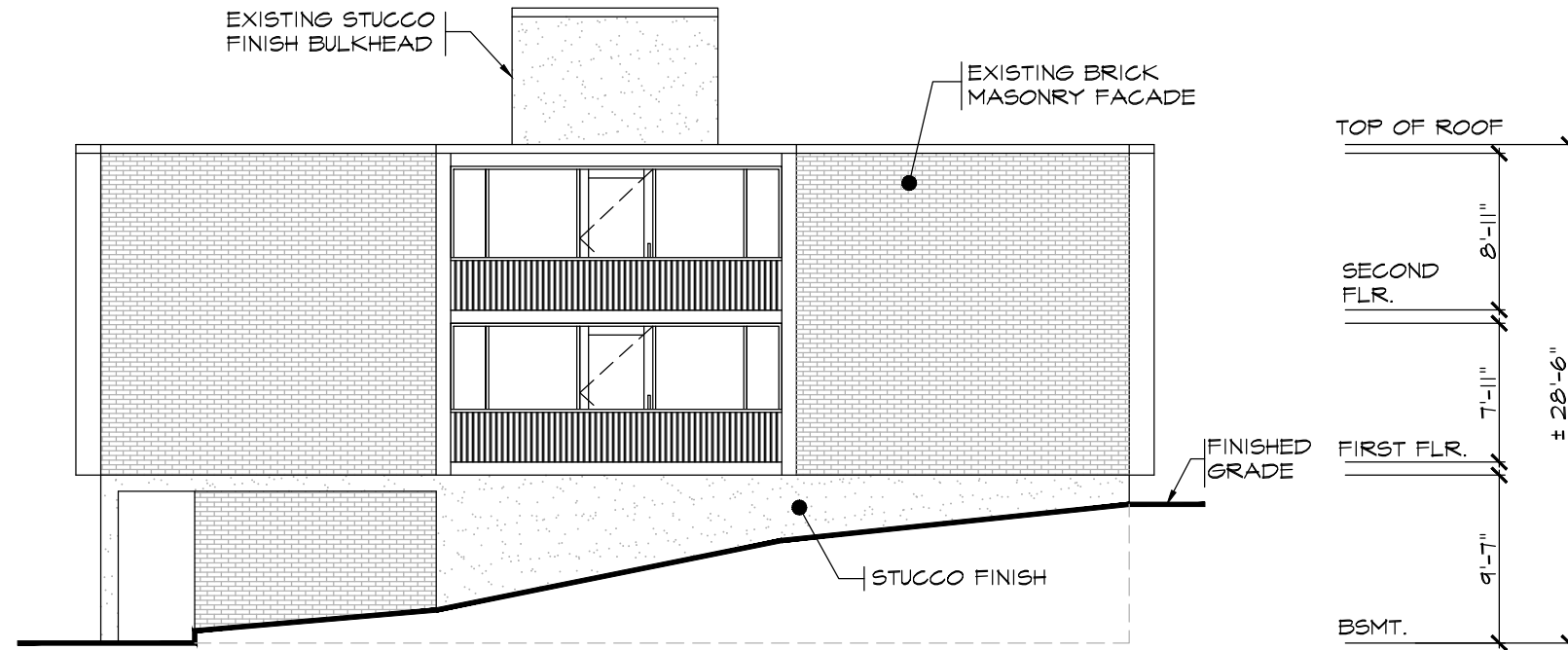
VALLEY DORM ELEVATION 'A'

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



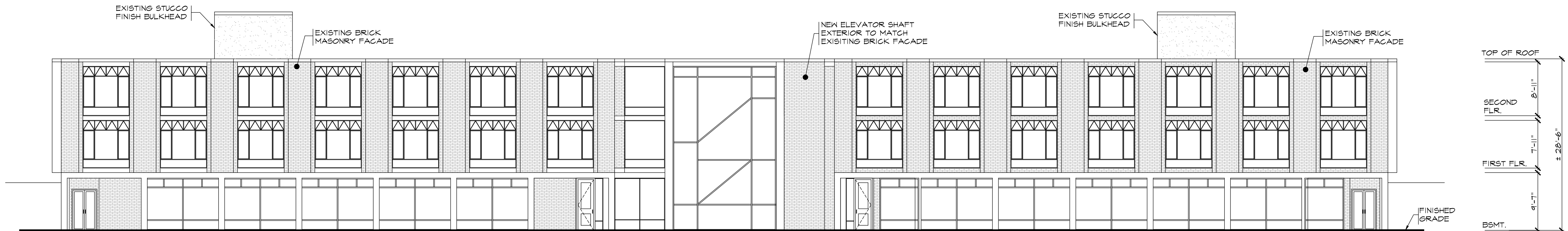
VALLEY DORM ELEVATION 'B'

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



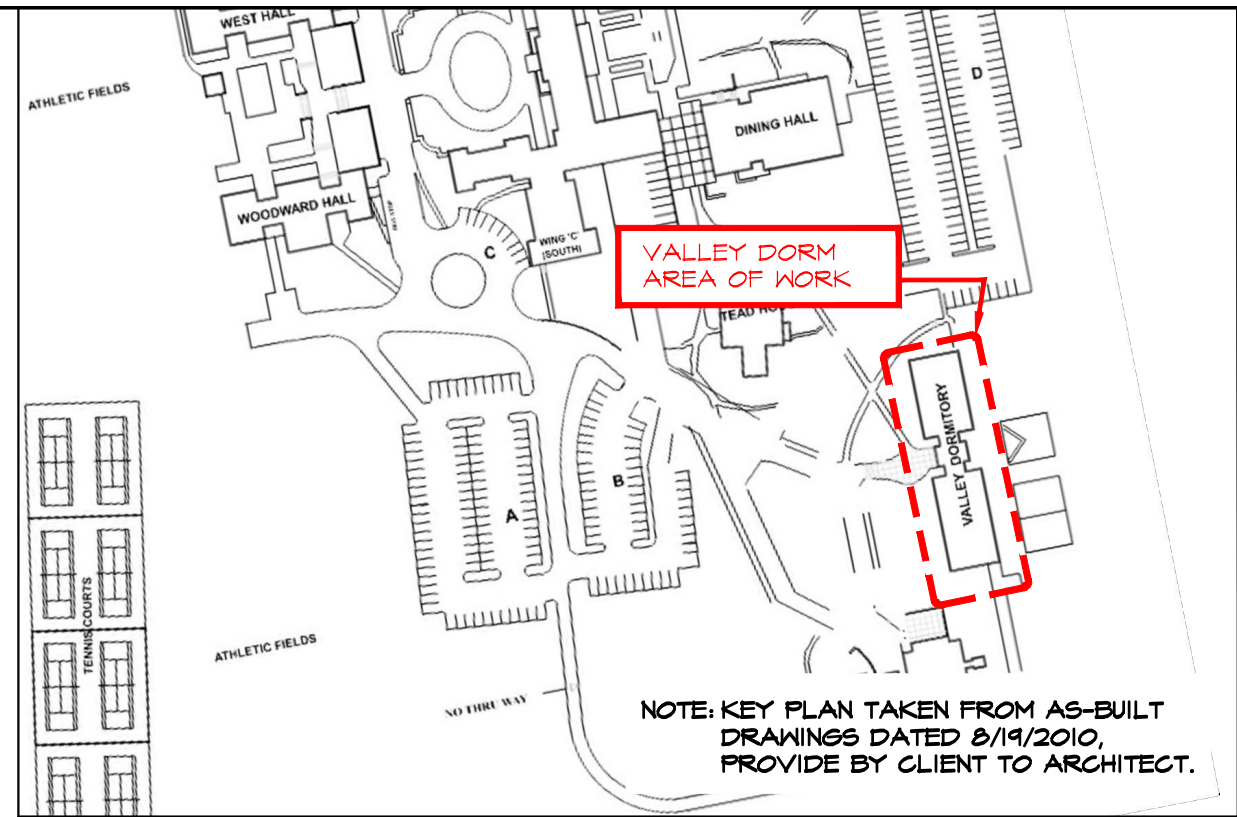
VALLEY DORM ELEVATION 'D'

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



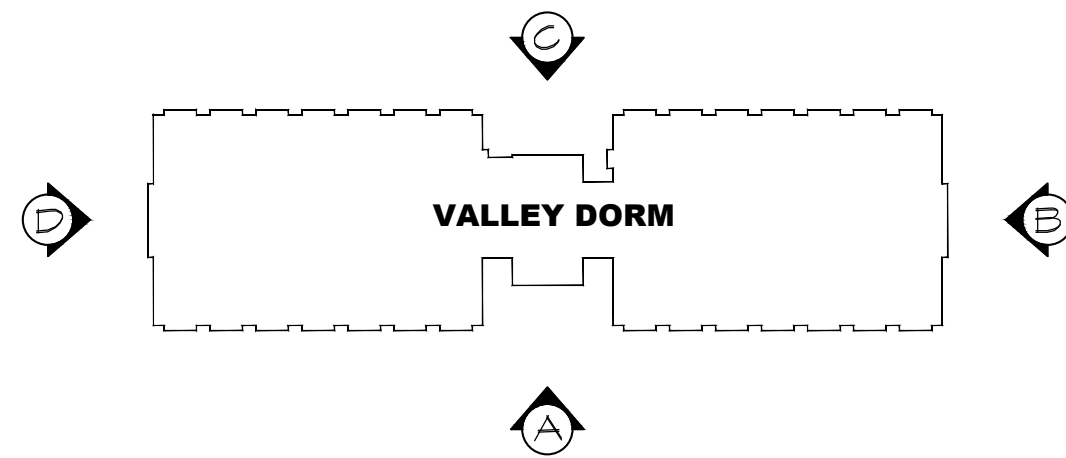
VALLEY DORM ELEVATION 'C'

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



KEY PLAN

NOT TO SCALE



PLAN DIAGRAM

NOT TO SCALE



CLIENT/PROJECT

BUILDING ALTERATION:

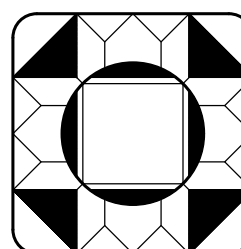
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DRAWING

- KEY PLAN
- VALLEY DORM ELEVATIONS

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DATE	11/17/21	JOB NO.	21016 - VD
SCALE	AS NOTED	DWG. NO.	VD-A/6
DRAWN	SN, CN	CHECKED	MP
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ATTACHMENT 6

YESHIVATH VIZNITZ

DOW HALL

GENERAL SPECIFICATIONS

- All work performed shall comply with the requirements of the Village of Briarcliff Manor, 2020 Building Code of New York State (BCNYS).
- 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)
- 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.
- 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.
- 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.
- Contractor shall be responsible for inspections by all Authorities and/or Governmental Agencies having jurisdiction on this matter, as may be necessary.
- 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.
- 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.
- 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.
- 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.
- Safety Requirements: The Contractor shall provide necessary bracing and barricades including temporary walks, fences and other protective structures to safeguard construction and public safety.
- The Contractor shall lay out his own work, and shall provide all dimensions required for other trades: Electrical, Plumbing, etc.
- 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".
- 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.
- Do not scale drawings. All written measurements shall take precedence over scaled dimensions.

SCAFFOLDING & TEMPORARY ENCLOSURE NOTES

- 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.
- 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)
- General Contractor shall protect existing copings & parapets walls from damage.
- Provide temporary weather seal around all areas subject to demolition and construction.
- 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.
- 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.

SCOPE OF WORK (TBD)

Section A: Lintel Repairwork

- The Contractor shall repair 100% of the lintels at the areas indicated on the drawings as follows:
 - Scrape, prime and paint all lintels with min. 1 coat of Rust-O-Leum or approved equivalent. Any steel lintels that are found to be significantly rusted and / or deteriorated shall be reported to the Architect immediately. The Architect will then inspect said lintels to determine which of these lintels, if any, are to be completely replaced.
- The Contractor shall replace the sagging / rusted / deteriorated lintels at all locations indicated on the drawings as follow (if necessary):
 - The Contractor shall remove (3) courses of brickwork above & on the sides of the lintel to be replaced as necessary and install new replacement brickwork to match the adjacent brickwork with the proper stitching method.
 - The Contractor shall install new waterproofing flashing (Bituthene-3000 self adhesive flashing unless otherwise specified by Architect) at the lintels and along the back up masonry. Primer shall be applied to back-up masonry if so required by MFG to properly install flashing. Prior to the installation of the waterproofing flashing, the back-up masonry shall have a layer of waterproof cement applied to form a smooth surface for the installation of flashing. The Contractor shall use the self-adhesive fabric "Bituthene-3000" manufactured by WR Grace Corp.
 - The Contractor shall replace the deteriorated steel lintels with new lintels of equal size. The Contractor shall provide bolted or welded connections as determined by field conditions, clip angles and / or any other fastening method required by the Architect between the new lintels and the spandrel beams.
 - The Contractor shall install 3/8" diameter or approved equivalent weeps at 16" O.C. along the top of the lintel.
 - The General Contractor shall submit shop drawings to the Architect with details of lintel installation, waterproofing, method of attachment, weep holes, etc. prior to proceeding.

Section B: Masonry Repairwork

- The Contractor shall repoint all deteriorated, open mortar joints upon cleaning out the existing open and / or cracked mortar joints back to sound substrate. All joints shall be struck flush, of uniform width. The Contractor shall use a tool with a diameter approximately twice the size of the joint being raked. Enough pressure shall be applied during tooling to compact mortar firmly against brick units to achieve an even, smooth surface and a watertight joint free of cavities & holes. The new mortar shall match the existing in both color and profile throughout the building. All vertical joints shall be finished before horizontal joints. The Contractor shall provide a 24"x24" pointed area as sample to be approved by the Architect.
- The Contractor shall replace all deteriorated, cracked brickwork at the locations shown on the drawings. New brickwork shall be stitched into the adjacent masonry & tied into that masonry & back to the substrate using heavy duty galvanized corrugated metal ties. The new brickwork shall exactly match the existing throughout the building. The Contractor shall submit samples of the new brickwork to the Architect for review and to assure color compliance prior to proceeding with this work. All rounded corner brick face, specialty bricks & unique shapes if applicable, shall be included in this replacement & installation scope of work.
- For all deteriorated vertical and horizontal control and expansion joints, General Contractor to rake out existing deteriorated caulking at entire length of joint. Install new Sikaflex 1-A sealant or approved equivalent per Mfg. specs. Sealant to be tooled flush with final exterior finish surfaces. Submit color samples and area of application for each surface to Architect's office prior to installation.

Section C: Precast Window Sills Repairwork

- General Contractor to power wash pre-cast window sills and properly clean and seal at the edges adjacent to existing aluminum window frames and brick facade with Sikaflex 1-A sealant or approved equivalent. Sealant to be tooled flush with final exterior finish surfaces. Submit color sample to Architect's office prior to installation.

Section D: Reglet Repairwork

- Replace existing damaged reglet, seal detached reglet at the edges with Sikaflex 1-A sealant or approved equivalent sealant and properly clean and seal, Sealant to be tooled flush with final exterior finish surface

Section E: Roof Remedification

- All roof to be inspected at all sloped roof areas, roofing contractor to remove all exist. layers of asphalt shingles , building paper, exist. flashing, step flashing & miscellaneous ext. waterproofing material. General Contractor shall appoint a job foreman responsible for debris removal and cleaning of all affected roof areas and perimeter areas around the building on a daily basis or more frequently, if necessary, so that the premises are kept clean, accessible and safe at all times. Roofing Contractor shall include in this contract for removal and replacement of min. 10 % of damaged or delaminated roof decking of size and thickness to match existing at entire sloped roof areas. Install all new plywood sheathing with carpenters glue & 1-1/2" l. galvanized screws @ 6" o.c. general contractor to make allowance for replacement of approximately 10 % of existing sloped roof decking. Install 6'-0" wide band of new self adhesive "winter-guard" ice-shield membrane by "certainteed" mfg. or approved equivalent (provide min. 6" overlap at all membrane junctions) at all building eaves (typ). install min. 18" of ice-shield on each side of ridges, hips, valleys and around all skylights and roof hatches. install min. 3'-0" band of ice-shield on sloped decking adjacent to poured concrete fire walls and return min. 8" on fire wall vertical face (typ.). install 3'-0" band of ice-shield at bottom of all sloped roof surfaces transitioning into flat roofs. provide ice-shield over entire surfaces of cricket roofs and return min. 8" on all vertical surfaces adjacent to roof areas, including but not limited to chimney stacks, dormers' knee walls, and all other miscellaneous vertical surfaces. (provide powder coated snow guard 'I' brackets by tra-mage mfg or approved equivalent at bottom of all sloped roof areas as shown on roof plans. provide shop drawings of snow guard layout and spacing to architect's office for approval prior to installation. color: ral 8024 by tra-mage mfg or approved equivalent. provide (3) samples of snow guards in chosen color to architect's office for approval.) Roofing Contractor to properly install safety brackets & temporary boards at all times for crew working on site. the roofing contractor will be in charge of preparing and coordinating a "site safety plan" at his own cost to be reviewed by architect and acre management prior to installation.

Section F: Other Miscellaneous Items

- 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 Village of Briarcliff Manor Department of Buildings and any other agencies having jurisdiction and must obtain all necessary permits for the installation of all such equipment.
- The Contractor shall include the following miscellaneous items in his Base Bid:
 - Sidewalk Bridging
 - Mobilization, Scaffolding, Rigging, Insurance, Permits, etc.
- The lump sum Base Bid for this project shall include ALL of the above miscellaneous items as listed in Section A through Section D and all the repair quantities for, re-pointing of mortar joints, window sills cleaning and repair, brick replacement and re-stitching, as shown on the attached Architectural drawings. Shall any of these quantities be not needed, a credit for the applicable amount shall be provided to the Owner.

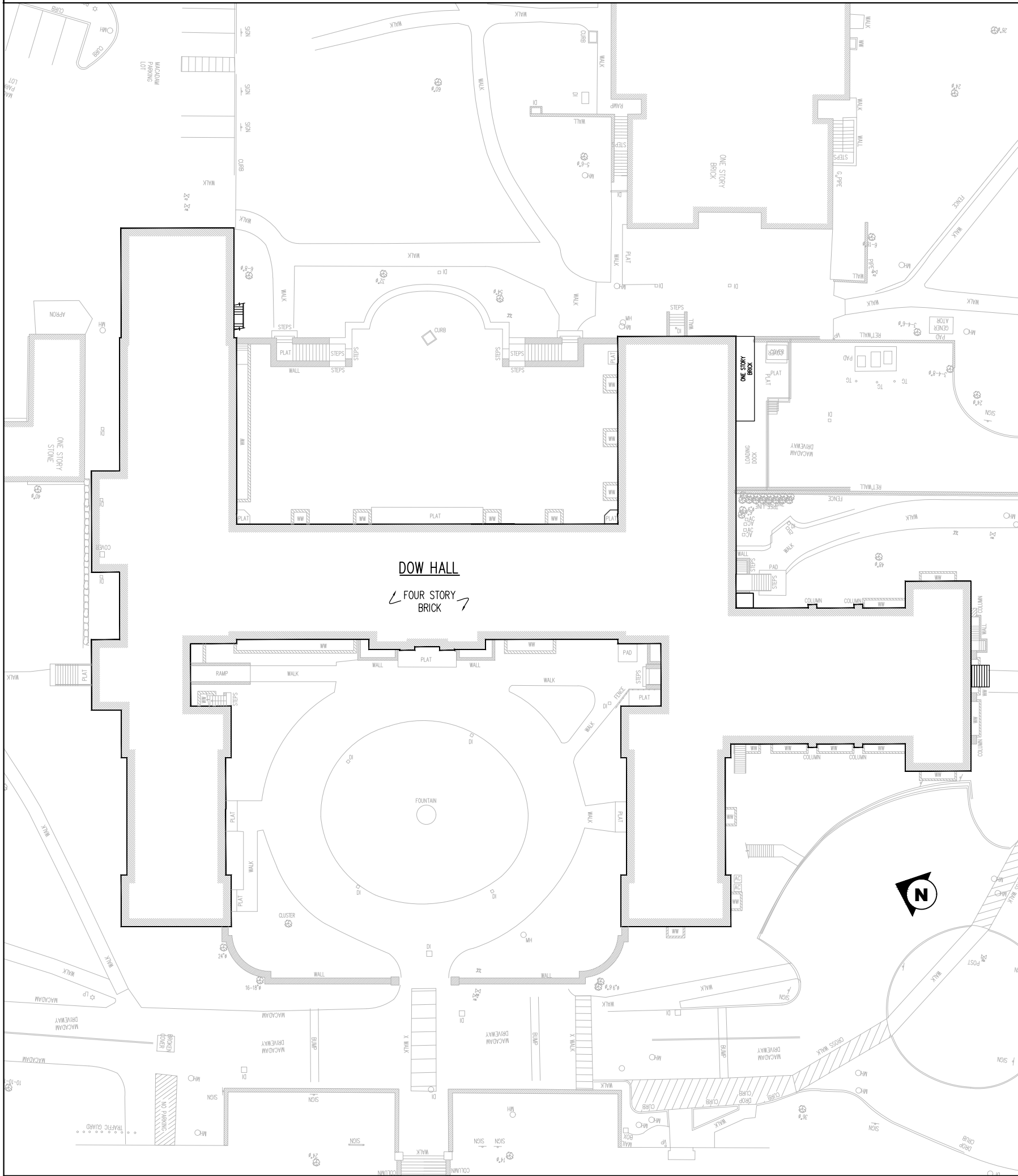
TENANT SAFETY NOTES

- Means of Egress:**
 - All required exits shall be maintained free from obstructions and impediments for egress in case of fire or other emergency.
 - Construction work shall not block hallways or other means of egress.
- Fire safety:**
 - 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.
 - All materials to be stored in a orderly fashion.
 - All flammable materials to be tightly sealed in their respective manufacturers' containers. Such materials are to be kept away from heat.
 - All flammable materials to be used and stored in an adequate ventilated space.
 - All electrical power to be shut off where there are exposed conduits
 - All electrical power in the construction area to be shut off after working hours.
 - 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.
- Health requirements:**
 - Debris, dirt and dust to be kept to a minimum, and be confined to the immediate construction area.
 - The General Contractor to isolate construction area from occupied building areas by means of temporary partitions and/or heavyweight drop cloths.
 - Debris, dirt and dust to be cleaned up and cleared from the building periodically to avoid excessive any excess accumulation. Broom sweep site daily.
- Housing Standards:**
 - 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 .
 - 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.
 - 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.
- Structural Stability:** n/a, as it shall not be affected.
- Noise restrictions:**
 - 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.
 - General Contractor must obtain written permission from all affected parties to work other than regular hours.
- 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.

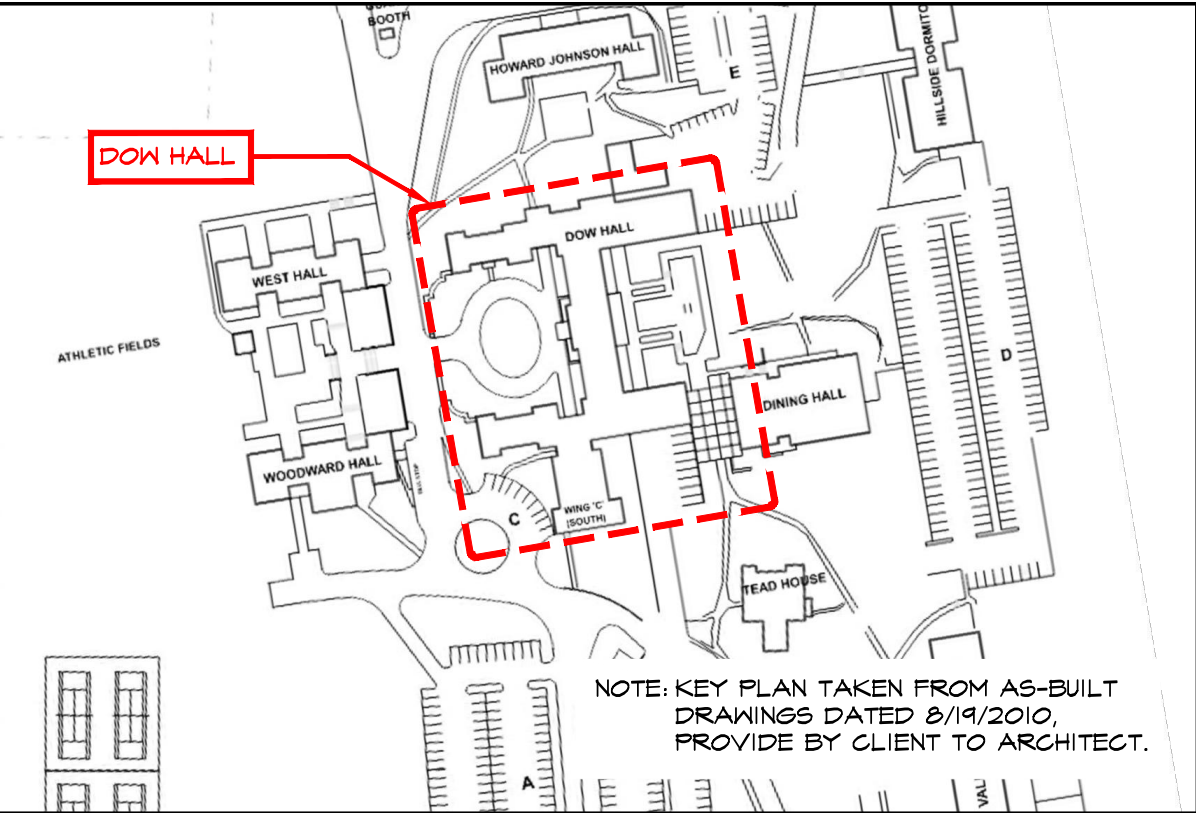
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THE CONTRACTOR MUST PROVIDE NETTING AND SIDEWALK BRIDGING FOR THIS WORK (IF REQUIRED) IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES, RULES & REGULATIONS. HE MUST OBTAIN AND PAY FOR ALL NECESSARY SUCH PERMITS & FEES FOR BRIDGING, RIGGING & SCAFFOLDING. 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.



PLOT PLAN

SCALE: 1"=40'-0"



KEY PLAN

NOT TO SCALE

LIST OF DRAWINGS

DWG. NO.	TITLE
DOW-A/1	GENERAL NOTES, PLOT PLAN & KEY PLAN
DOW-A/2	DOW HALL BASEMENT FLOOR
DOW-A/3	DOW HALL 1ST FLOOR
DOW-A/4	DOW HALL 2ND FLOOR
DOW-A/5	DOW HALL 3RD FLOOR
DOW-A/6	DOW HALL 4TH FLOOR
DOW-A/7	DOW HALL ELEVATIONS #1
DOW-A/8	DOW HALL ELEVATIONS #2
DOW-A/9	DOW HALL ELEVATIONS #3
DOW-A/10	DOW HALL ELEVATIONS #4
DOW-A/11	DOW HALL ELEVATIONS #5

CLIENT/PROJECT
BUILDING ENVELOPE RESTORATION FOR:

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

DRAWING

- KEY PLAN
- GENERAL NOTES
- DOW HALL PLOT PLAN

NO.	REVISIONS:	DATE

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CLIENT/PROJECT
BUILDING ENVELOPE RESTORATION FOR:

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


NO.	REVISIONS:	DATE

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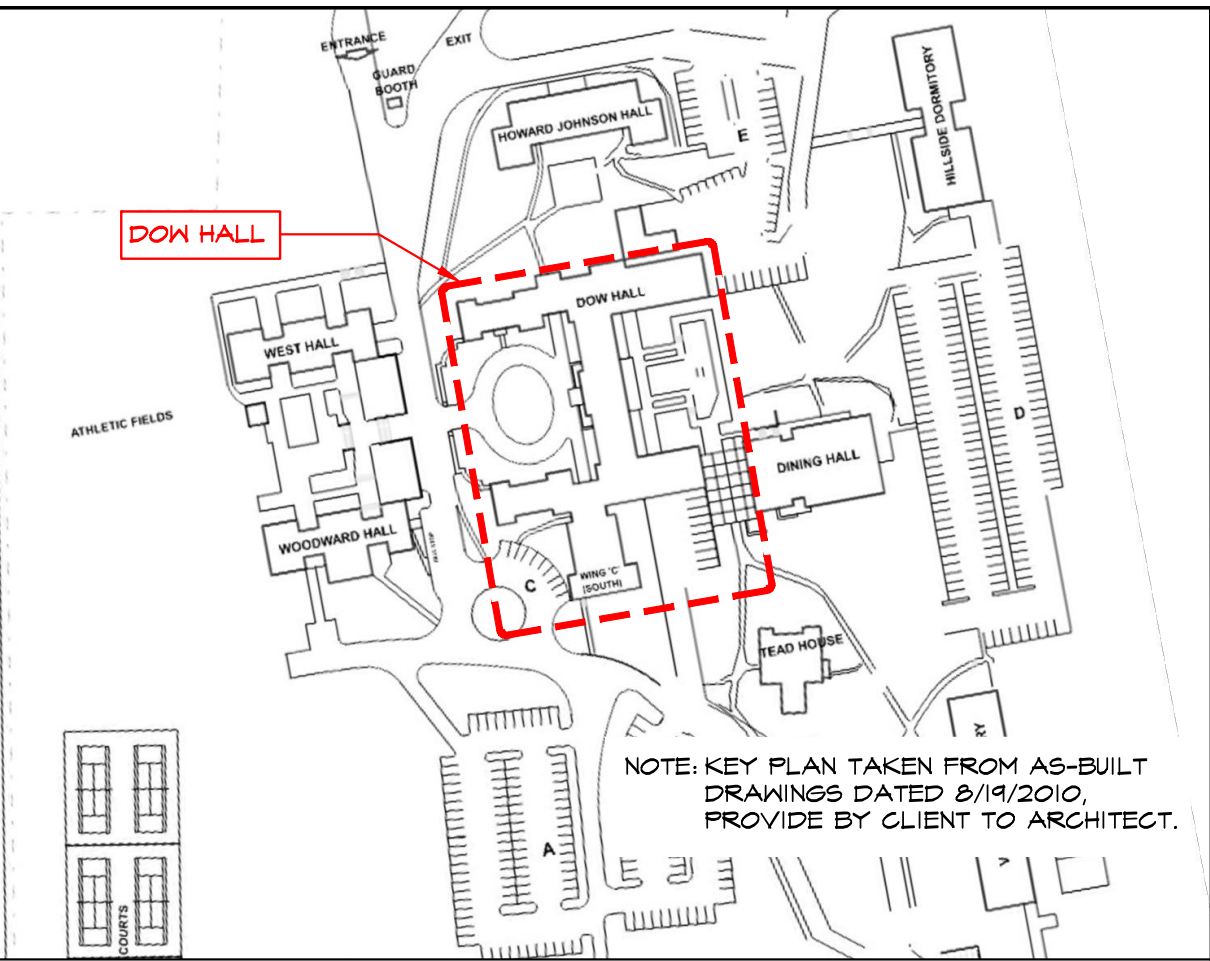
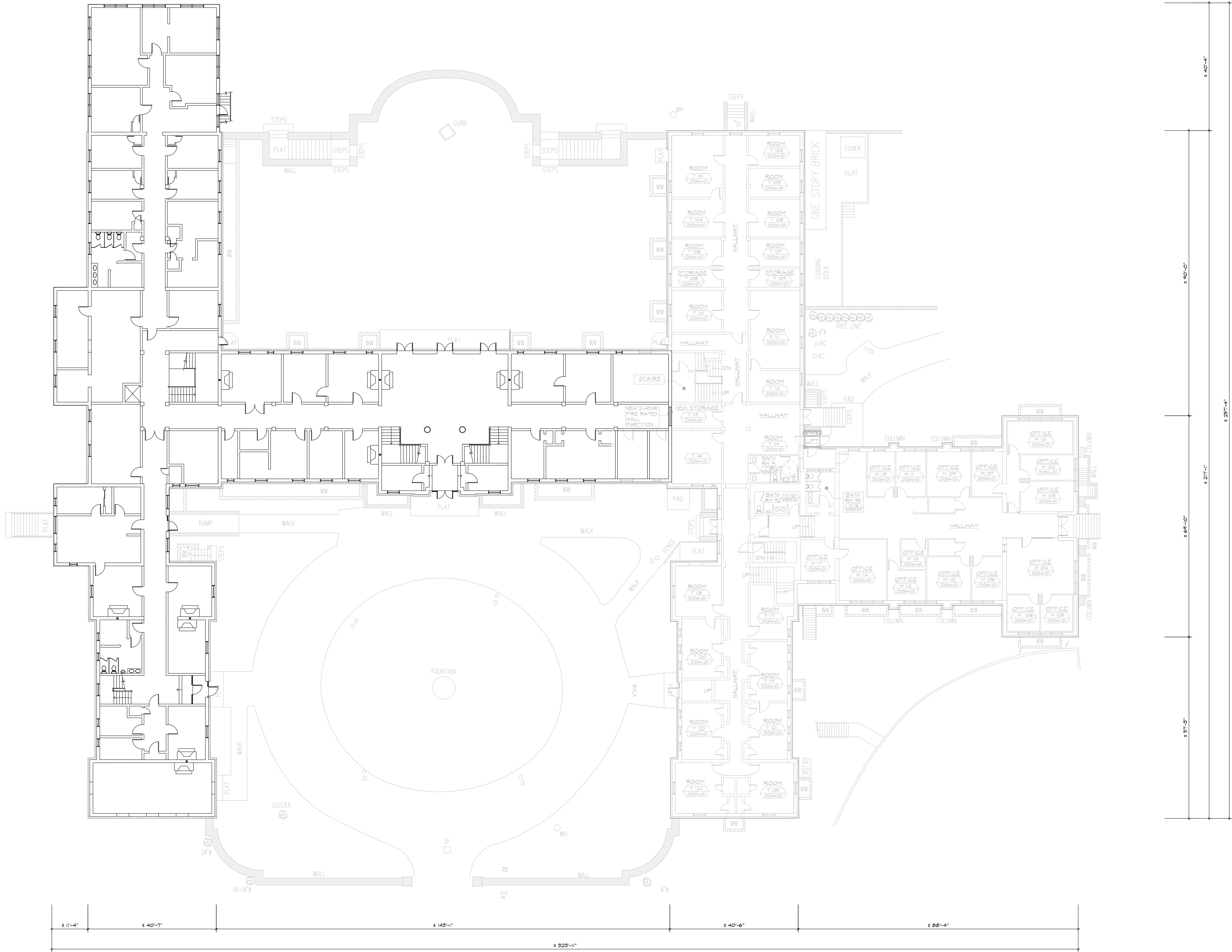
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SCALE: 1/16" = 1'-0"



KEY PLAN
NOT TO SCALE

CLIENT/PROJECT
BUILDING ENVELOPE RESTORATION FOR:
YESHIVATH VIZNITZ - DOW HALL
235 ELM ROAD
BRIARCLIFF MANOR, NY 10510

DRAWING
- KEY PLAN
- DOW HALL FIRST FLOOR PLAN

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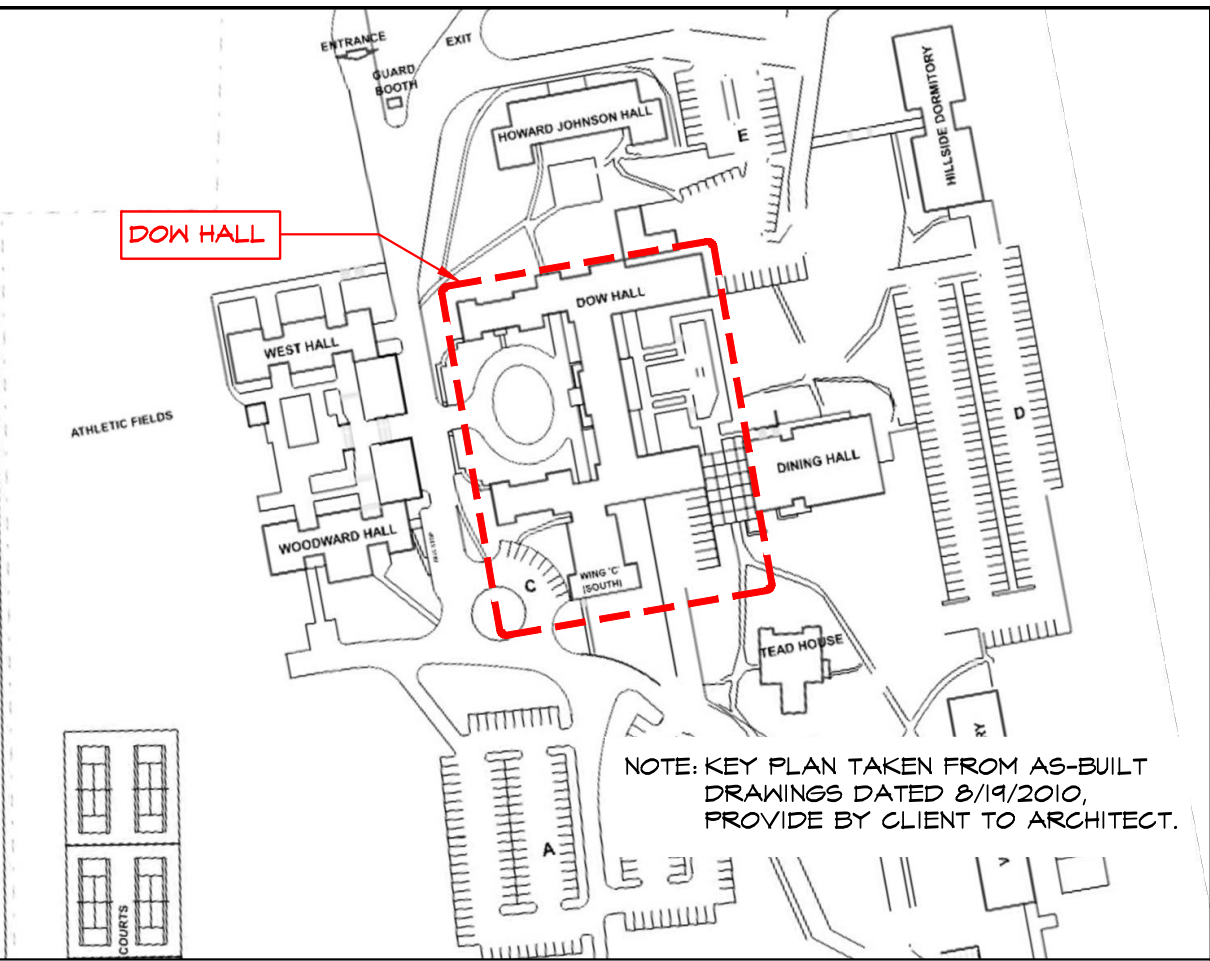
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DOW HALL FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"



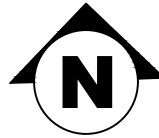
DOW HALL SECOND FLOOR PLAN

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



KEY PLAN

NOT TO SCALE



CLIENT/PROJECT
BUILDING ENVELOPE RESTORATION FOR:
YESHIVATH VIZNITZ - DOW HALL
235 ELM ROAD
BRIARCLIFF MANOR, NY 10510

DRAWING
- KEY PLAN
- DOW HALL SECOND FLOOR PLAN

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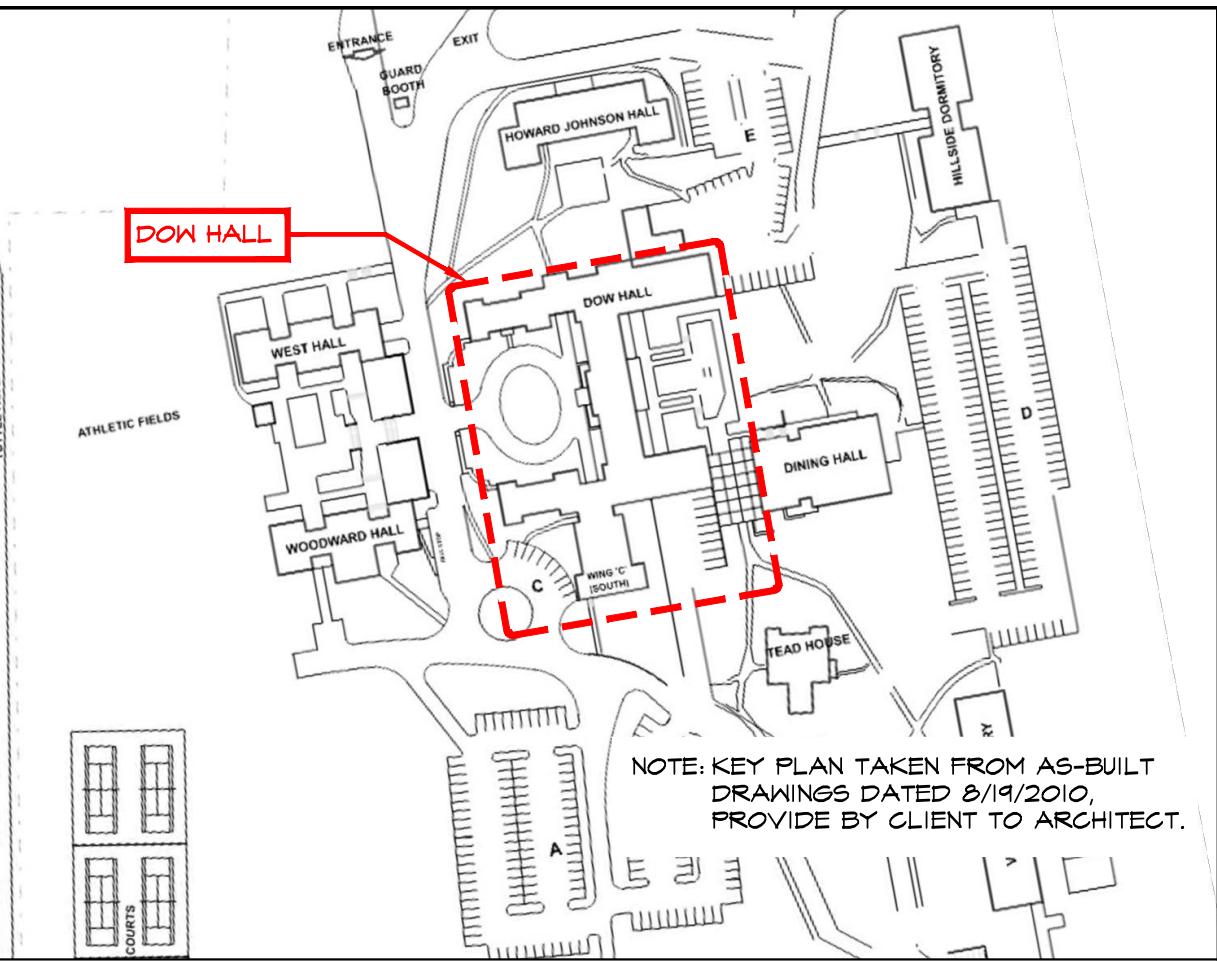
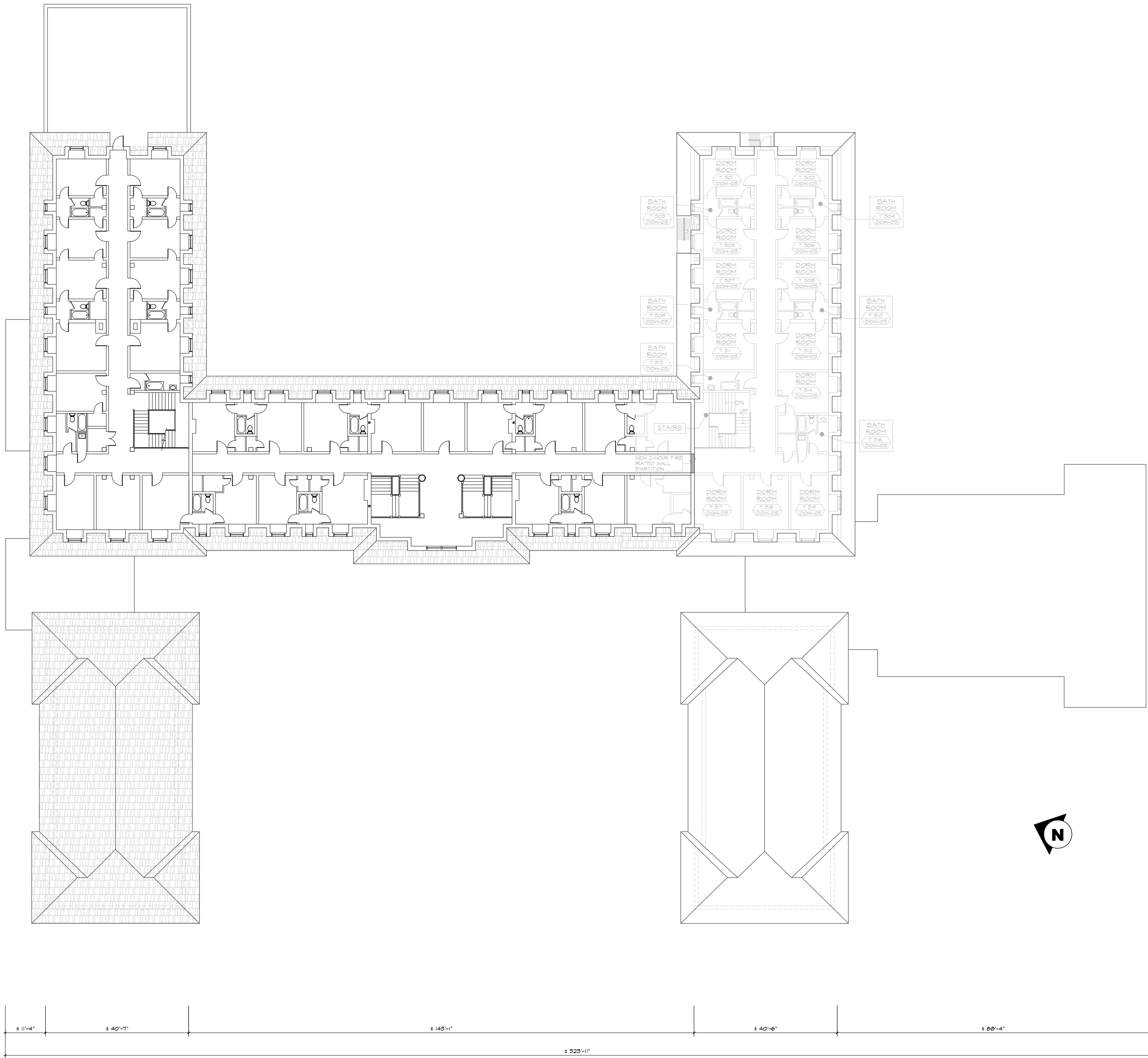
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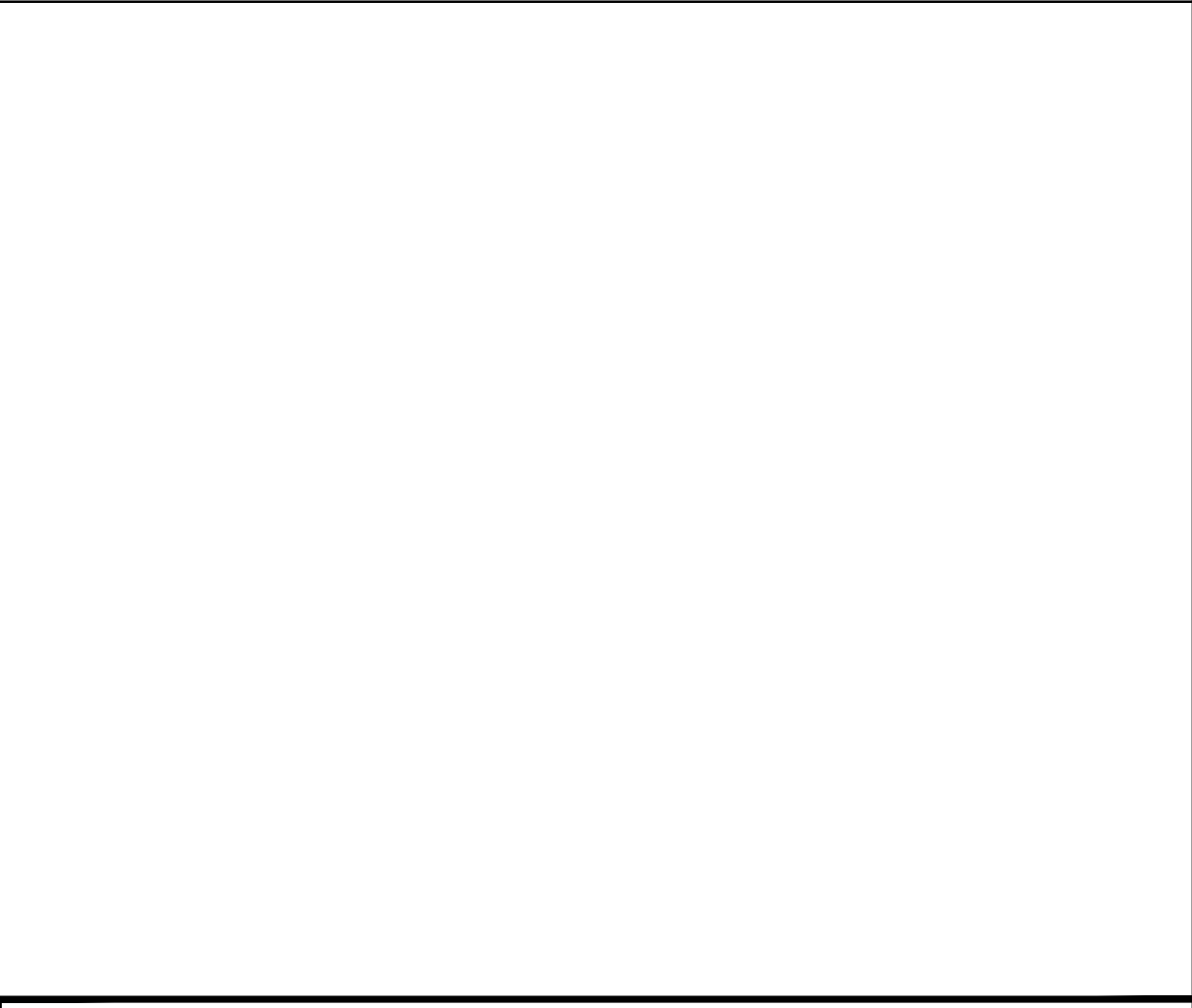
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KEY PLAN
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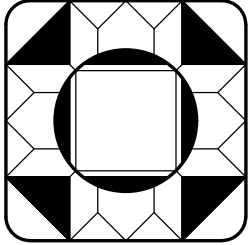


CLIENT/PROJECT
BUILDING ENVELOPE RESTORATION FOR:
YESHIVATH VIZNITZ - HOWARD JOHNSON HALL
235 ELM ROAD
BRIARCLIFF MANOR, NY 10510

DRAWING
- KEY PLAN
- DOW HALL THIRD FLOOR PLAN

NO.	REVISIONS:	DATE


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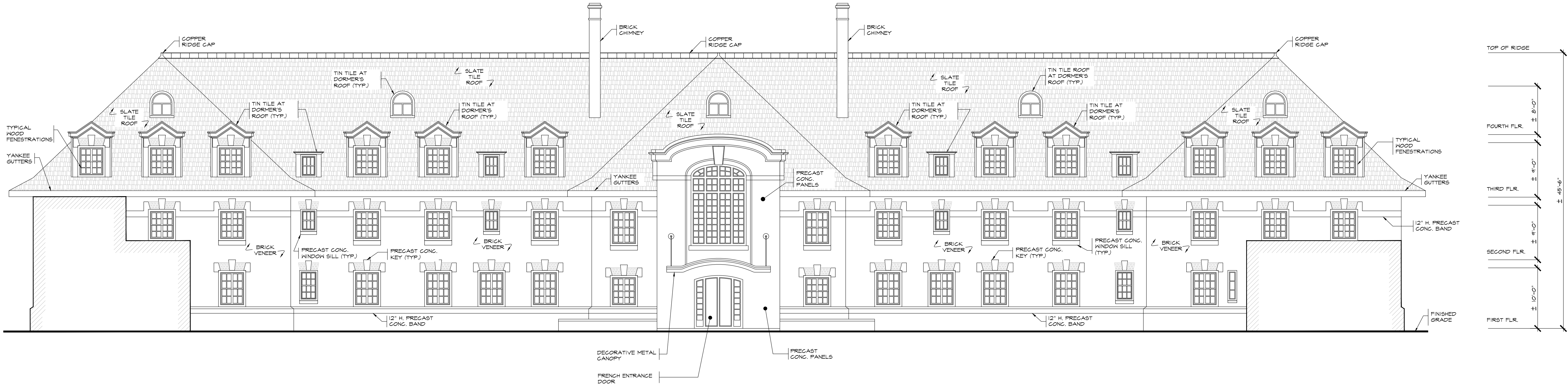
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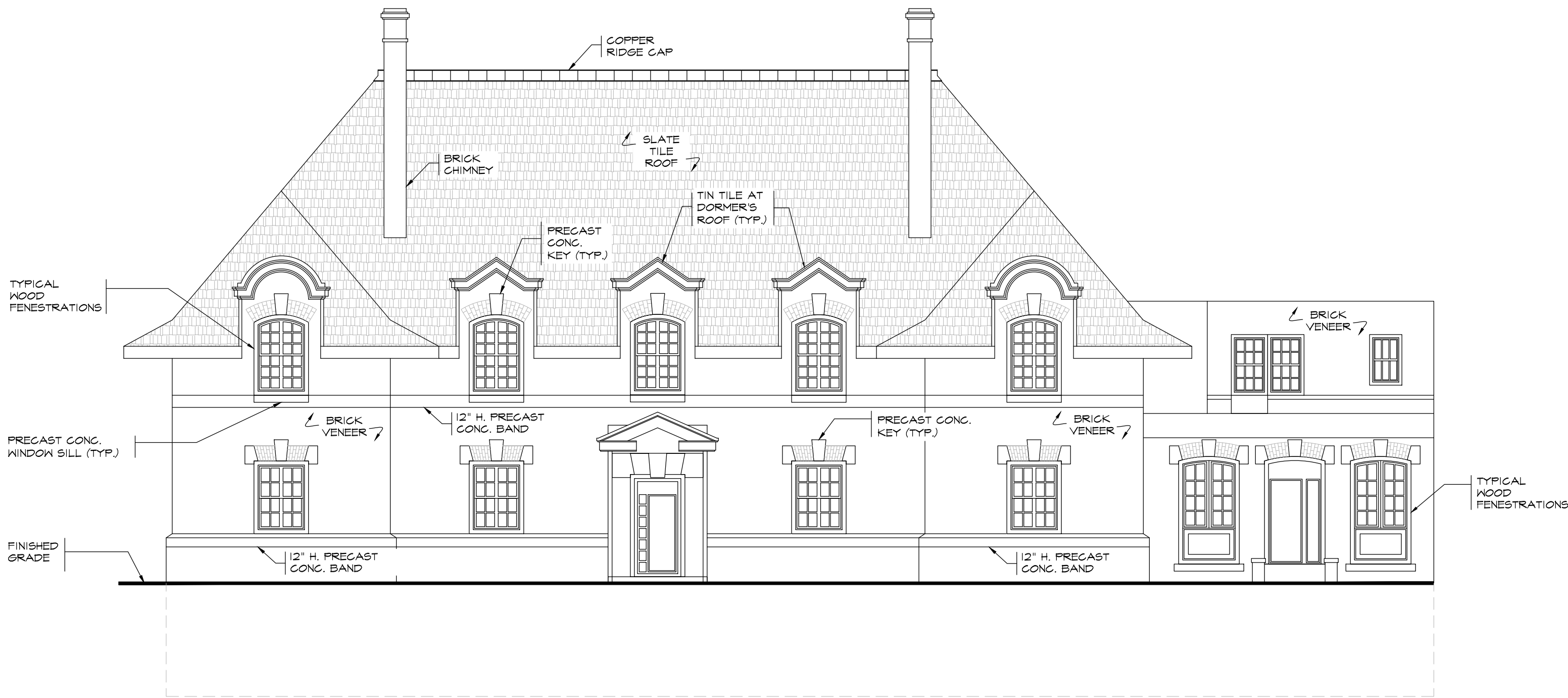
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DOW HALL THIRD FLOOR PLAN
SCALE: 1/16" = 1'-0"



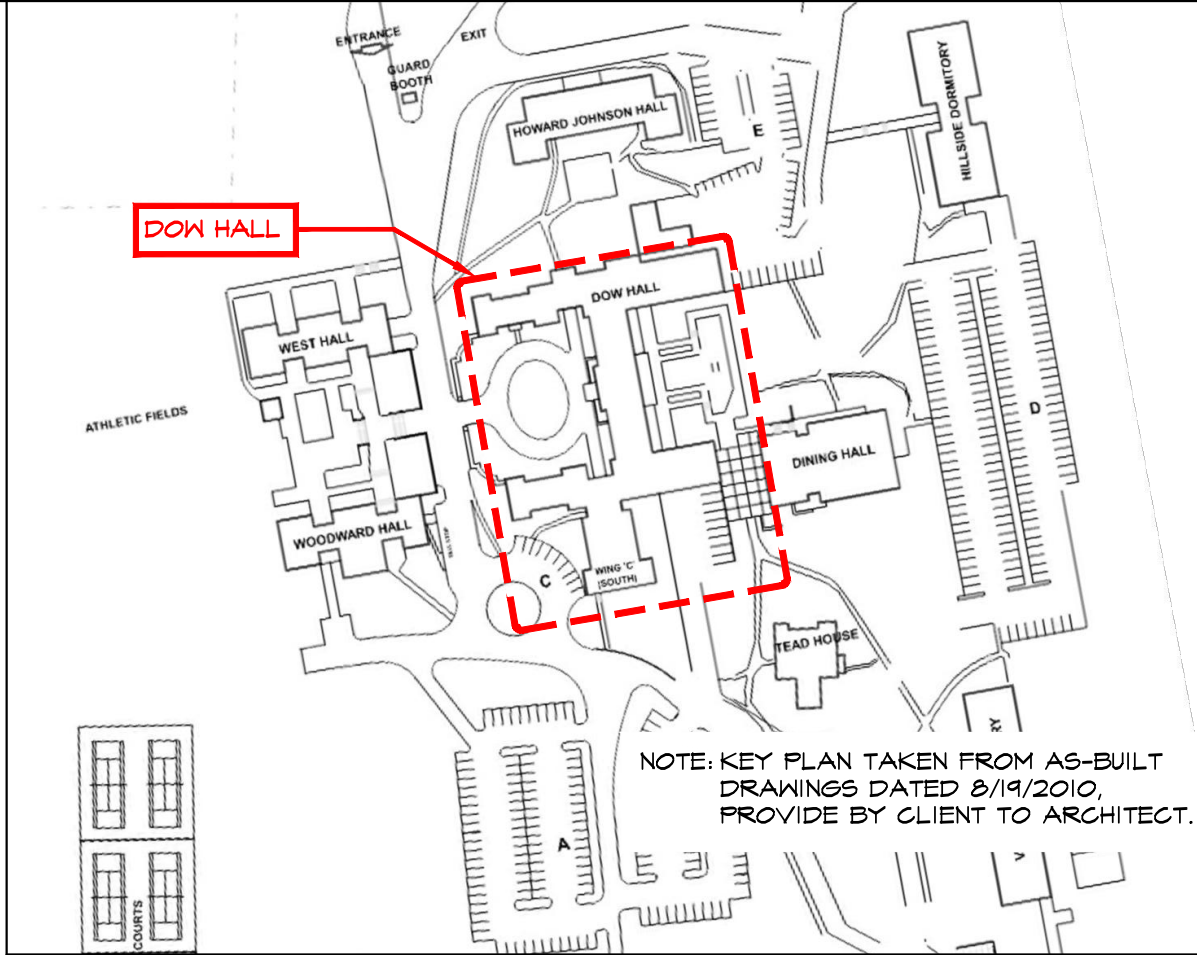
DOW HALL ELEVATION - A

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



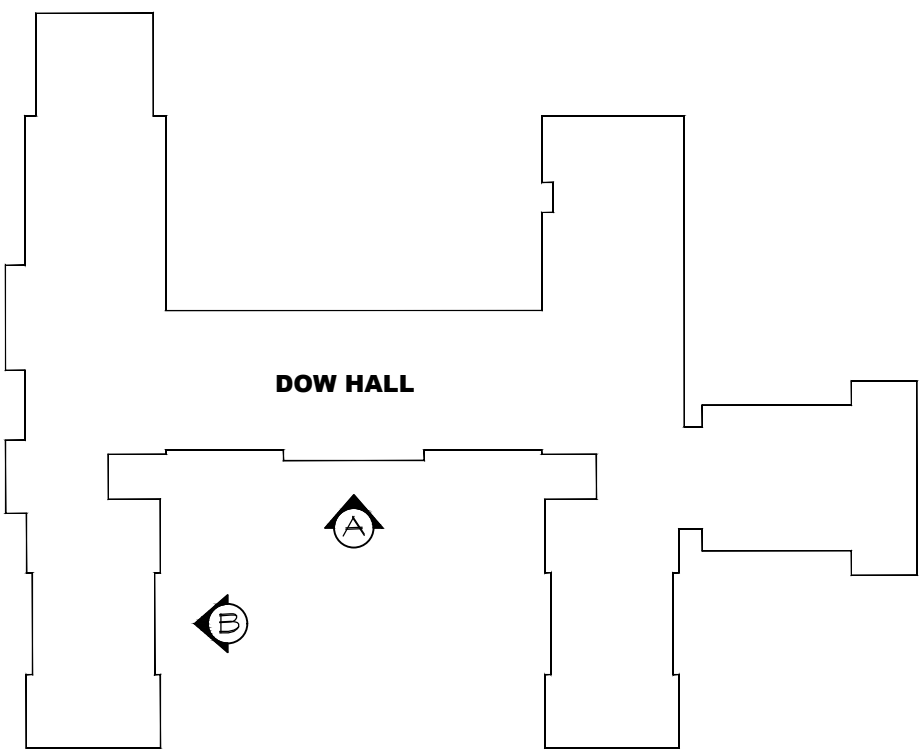
DOW HALL ELEVATION - B

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



KEY PLAN

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PLAN DIAGRAM

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CLIENT/PROJECT
BUILDING ENVELOPE RESTORATION FOR:
YESHIVATH VIZNITZ - DOW HALL
235 ELM ROAD
BRIARCLIFF MANOR, NY 10510

DRAWING
- KEY PLAN
- ELEVATIONS

NO.	REVISIONS:	DATE


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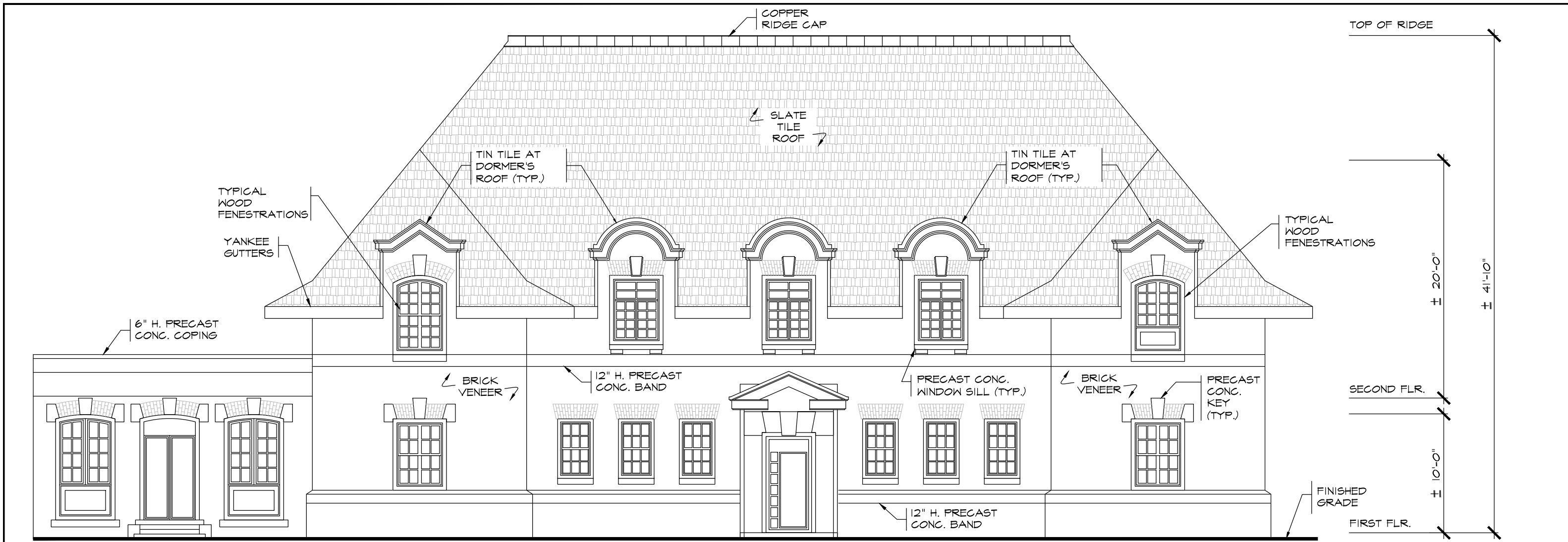


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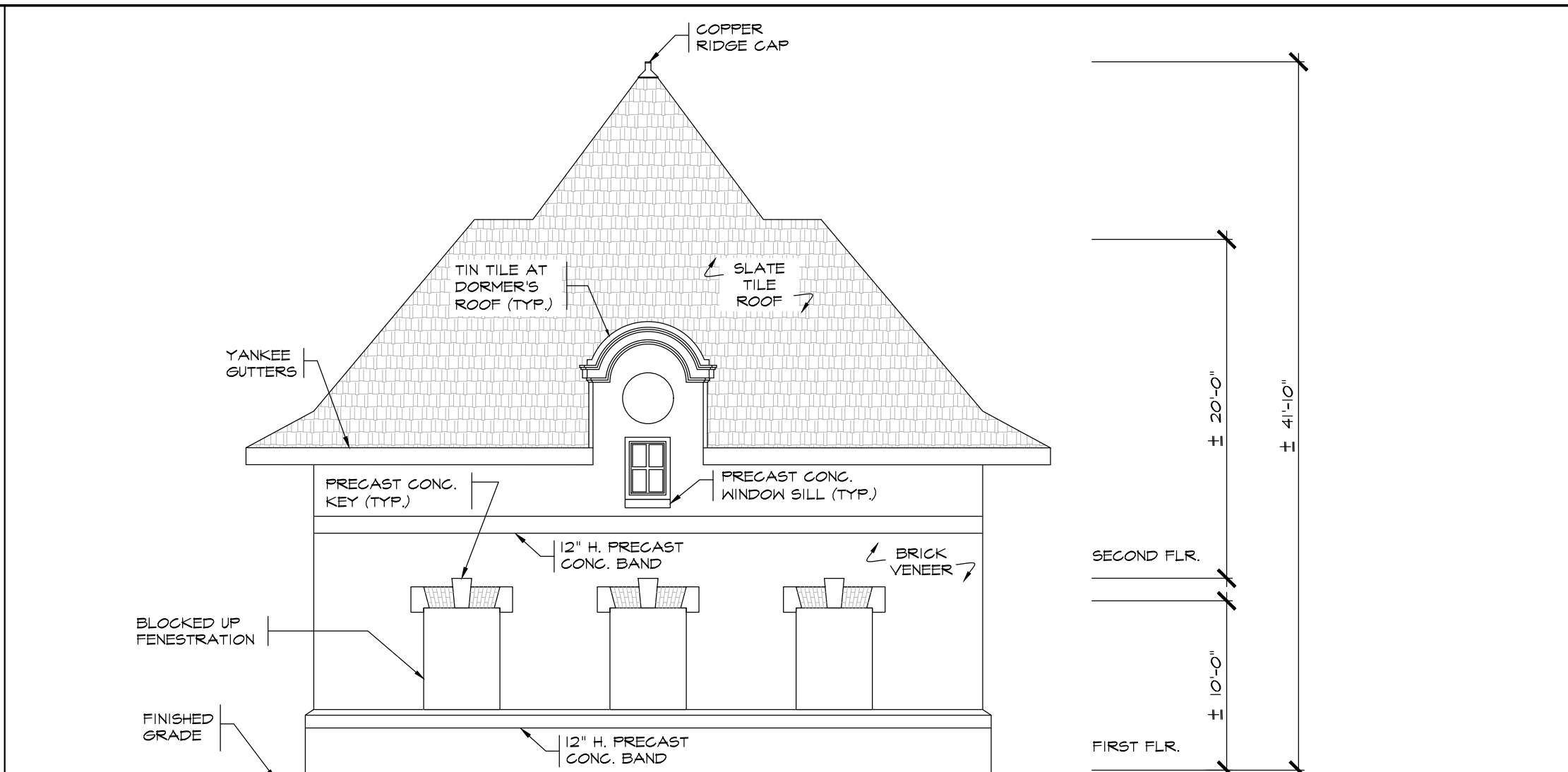
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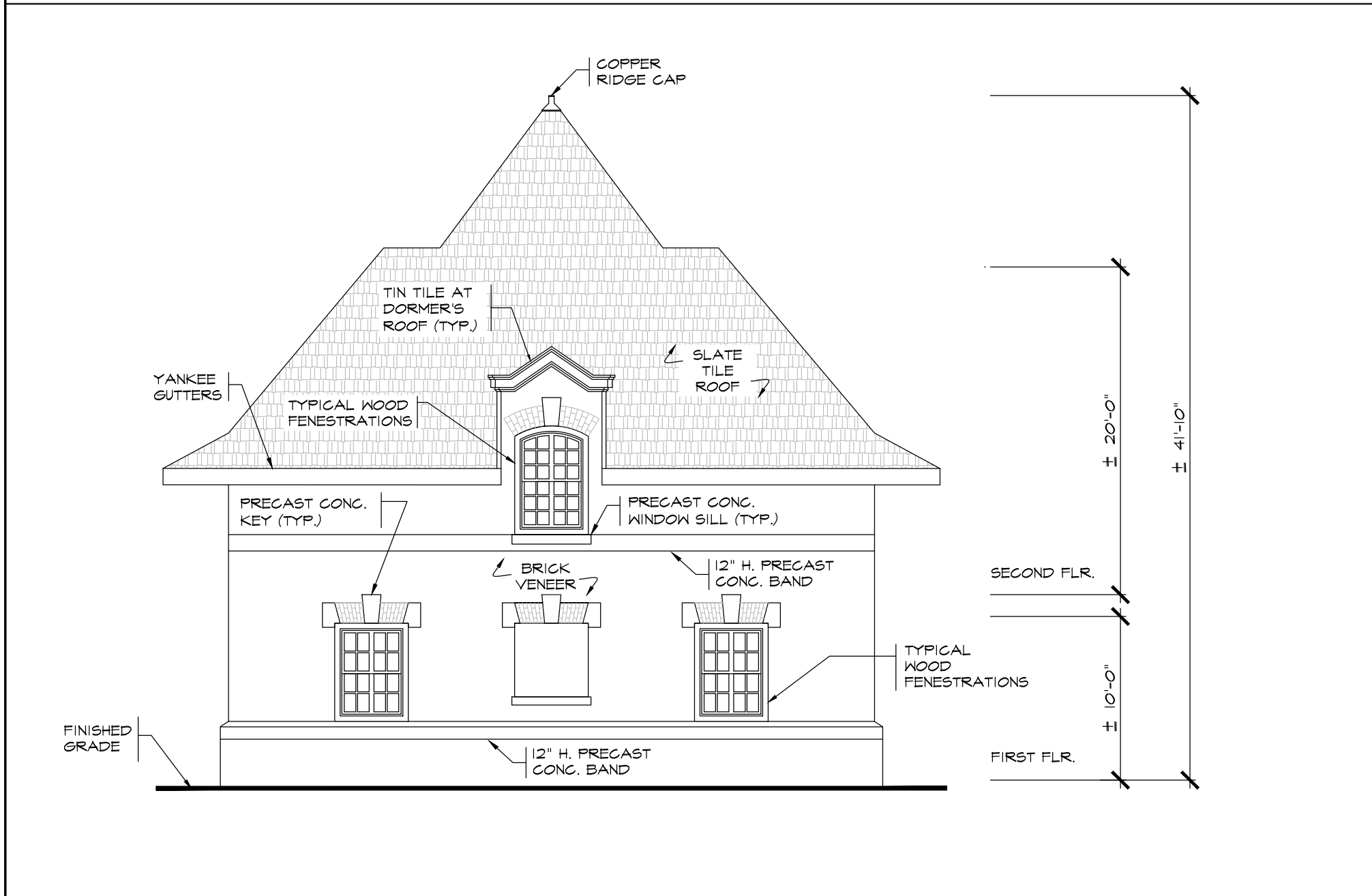
DOW HALL ELEVATION - C

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



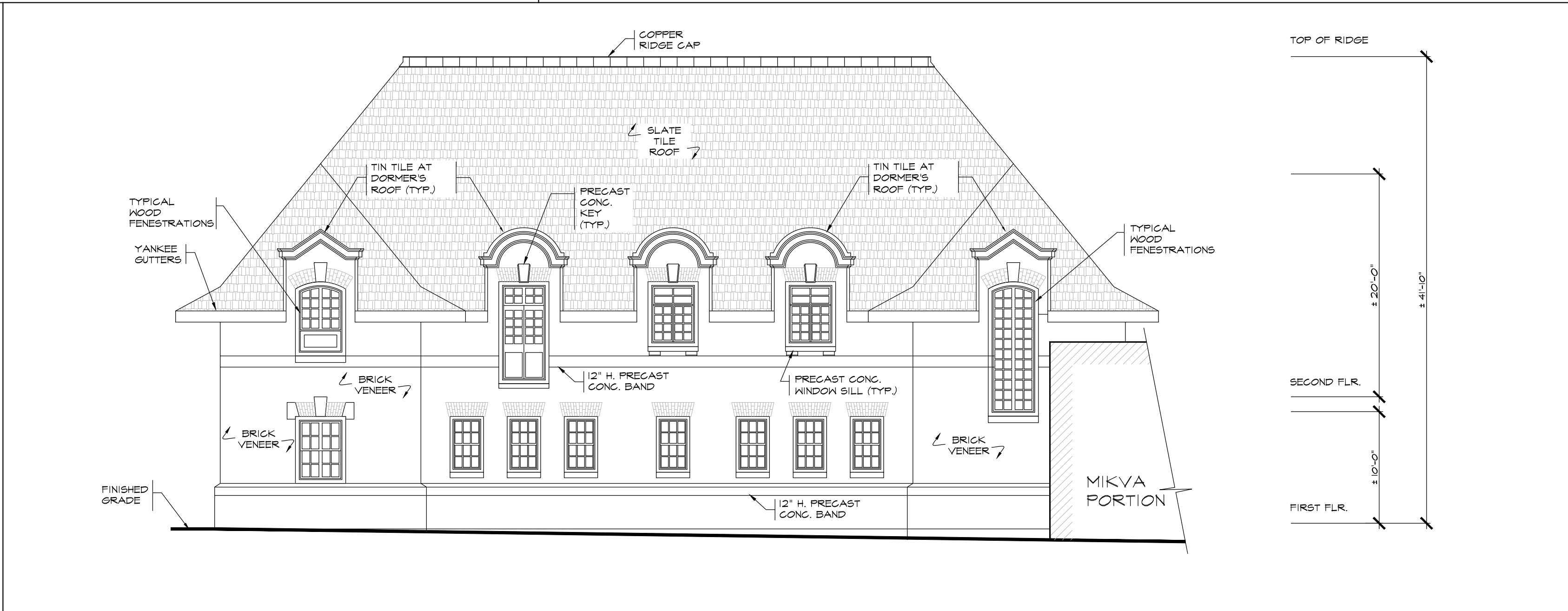
DOW HALL ELEVATION - D

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



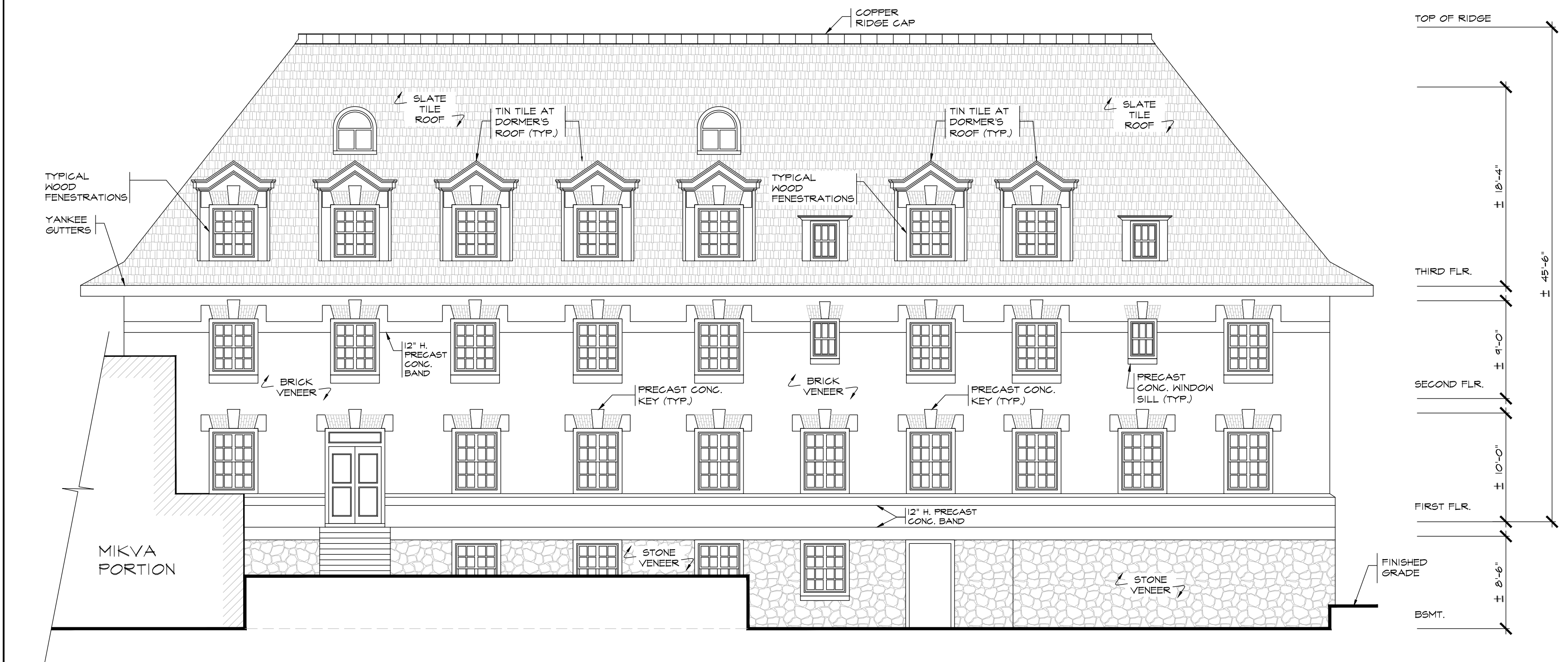
DOW HALL ELEVATION - E

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



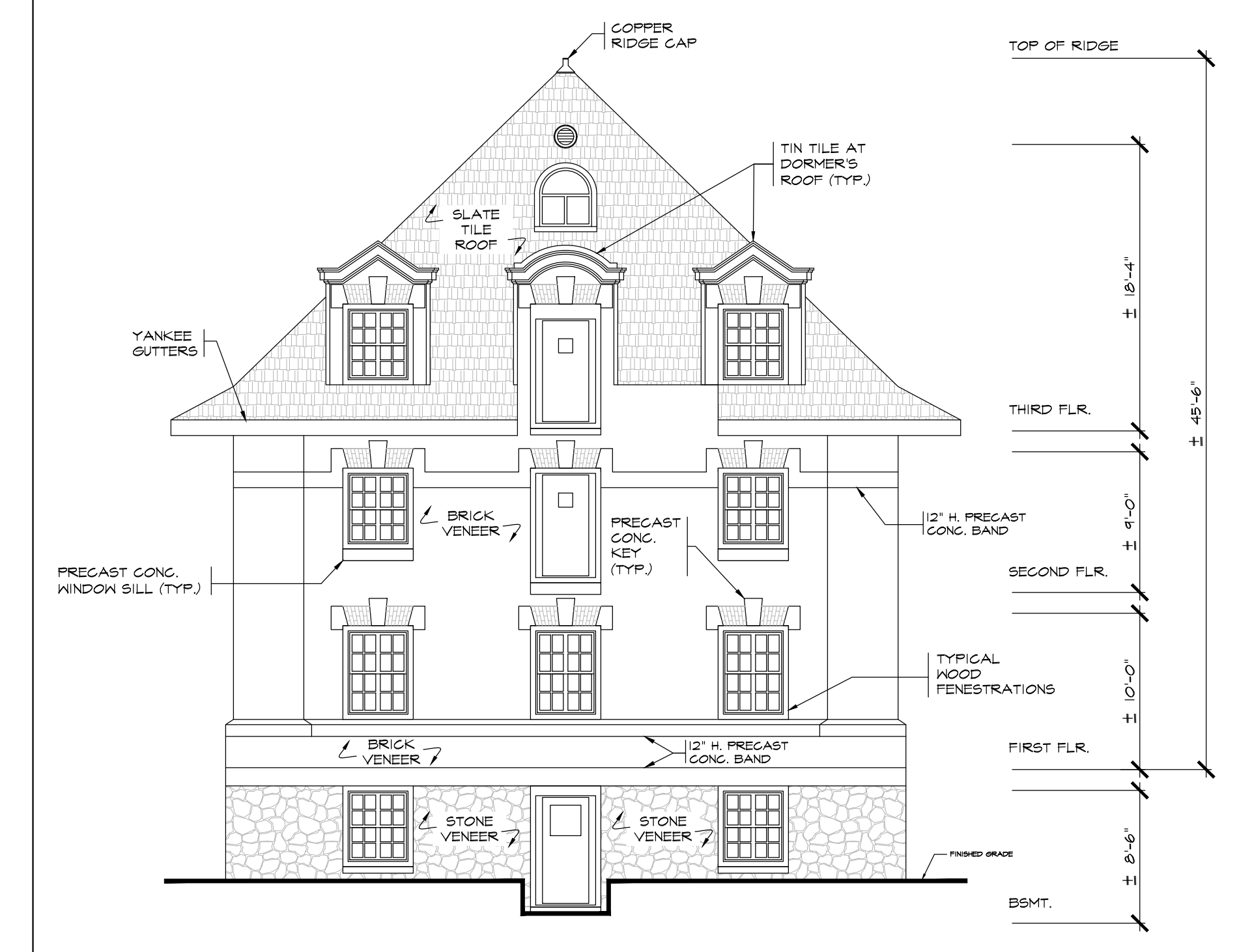
DOW HALL ELEVATION - F

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



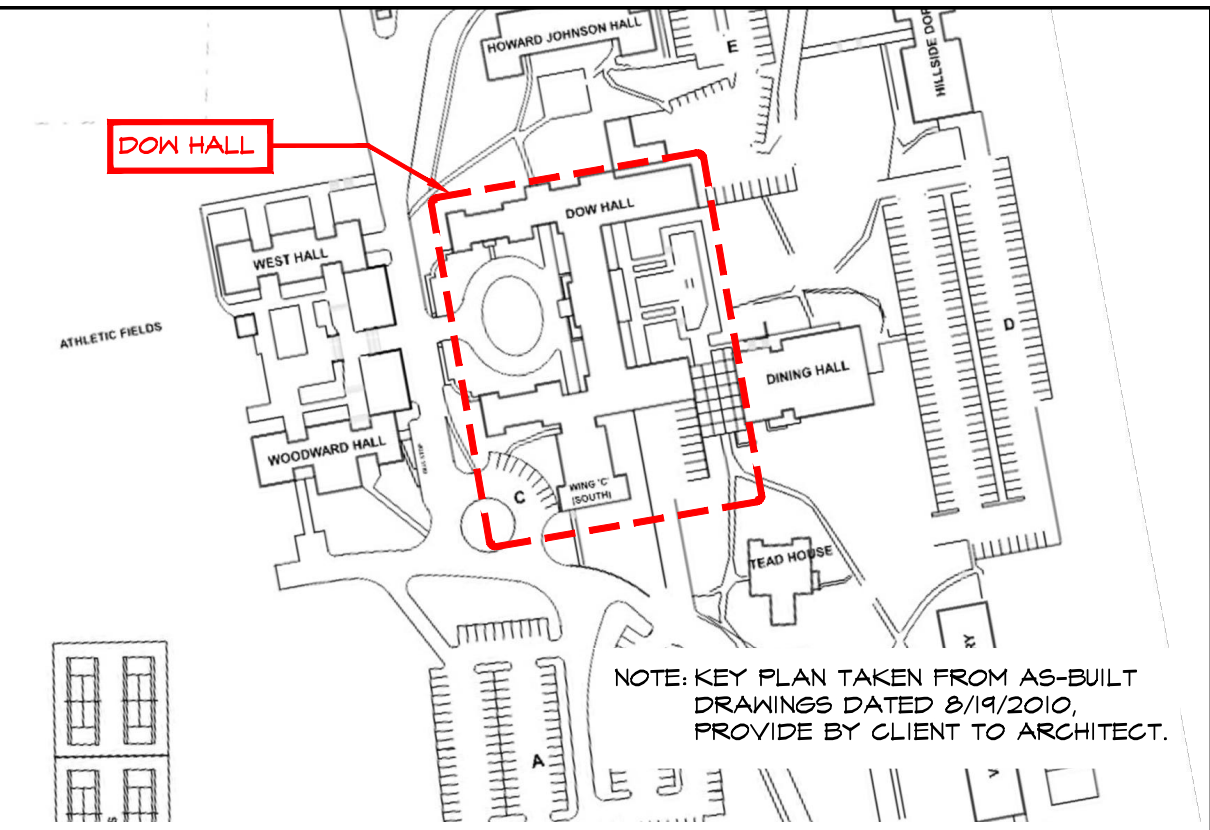
DOW HALL ELEVATION - G

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



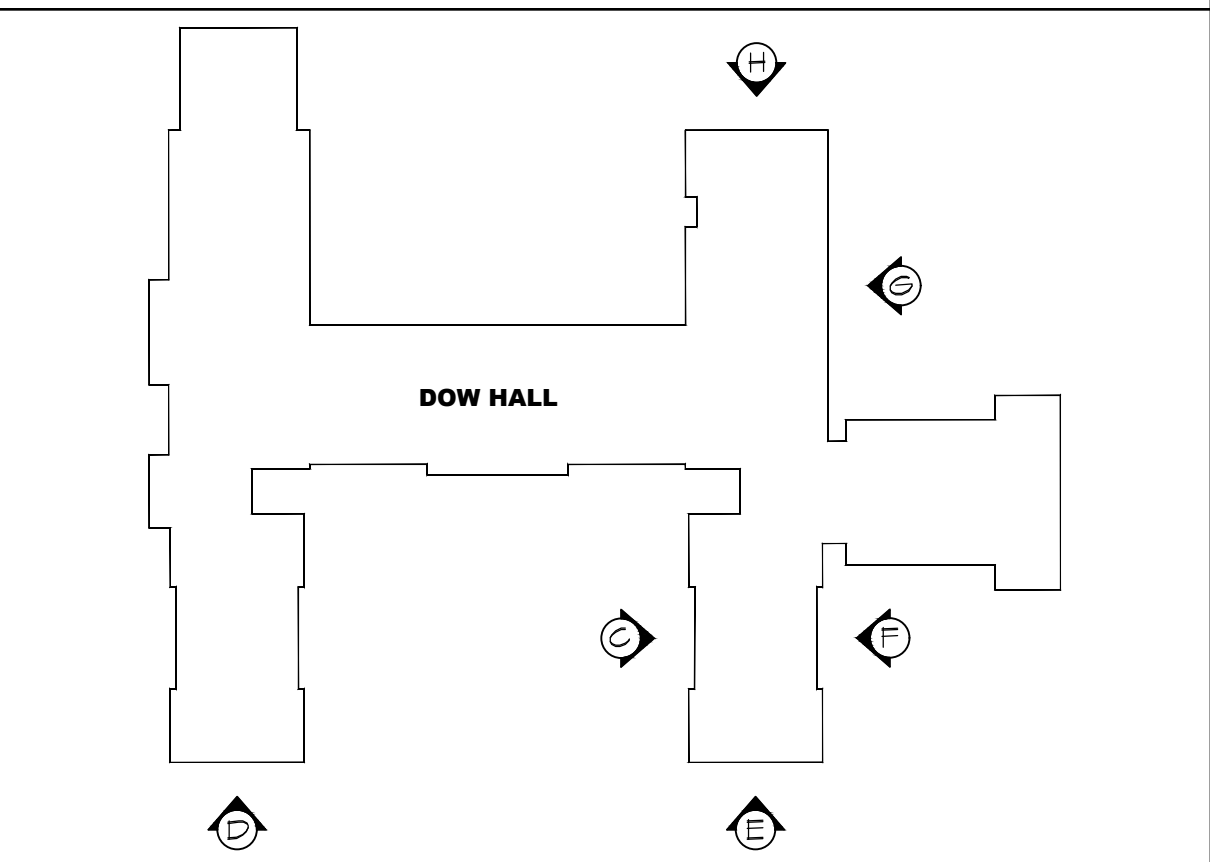
DOW HALL ELEVATION - H

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



KEY PLAN

NOT TO SCALE



PLAN DIAGRAM

NOT TO SCALE

CLIENT/PROJECT
BUILDING ENVELOPE RESTORATION FOR:

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

DRAWING

- KEY PLAN
- ELEVATIONS

NO.	REVISIONS:	DATE


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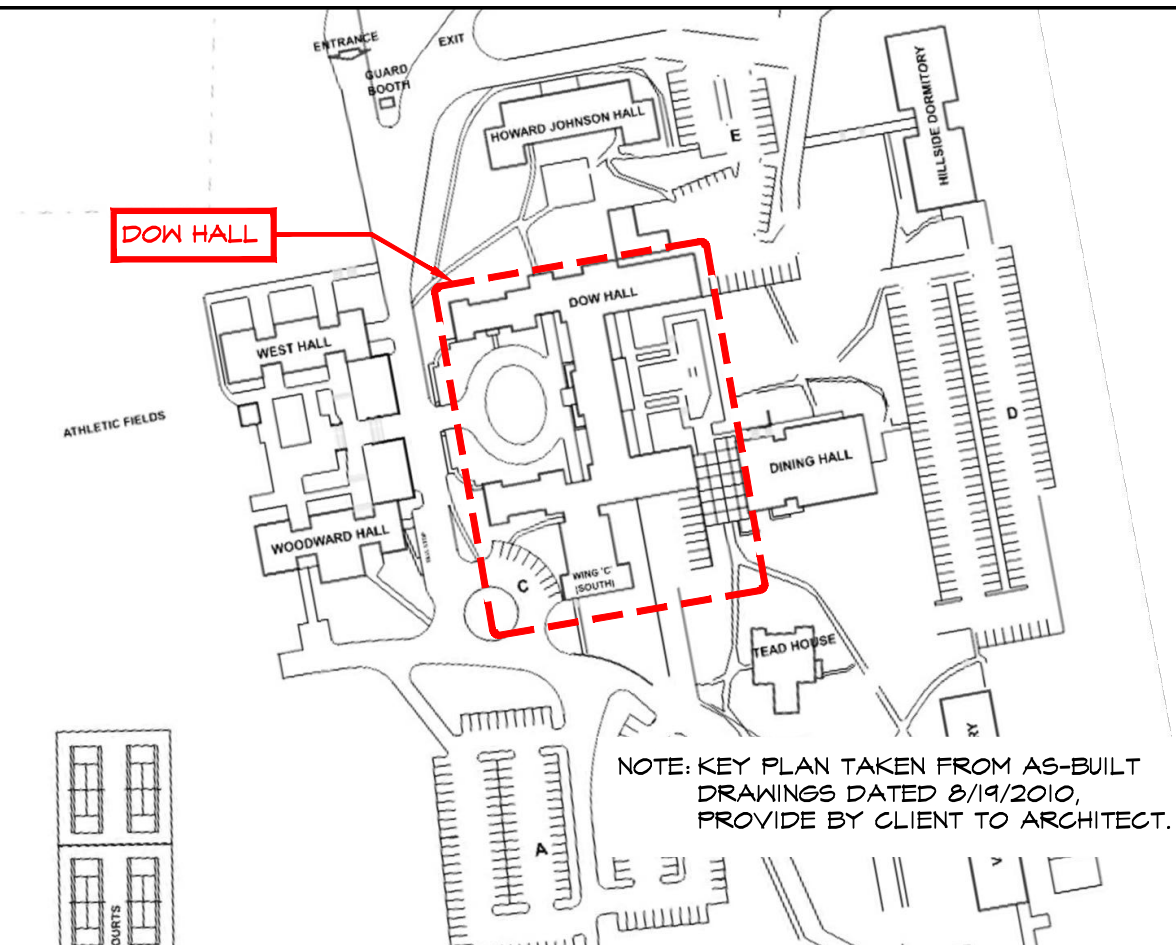
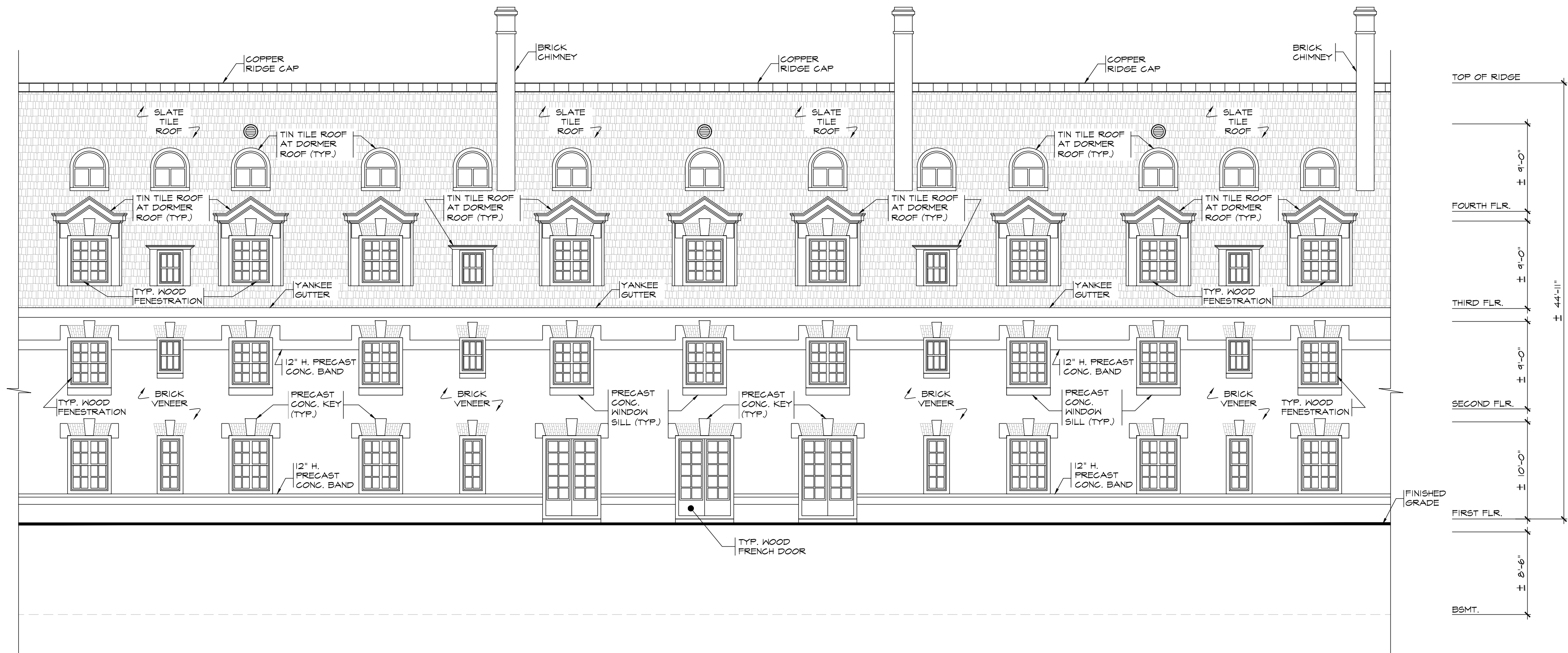


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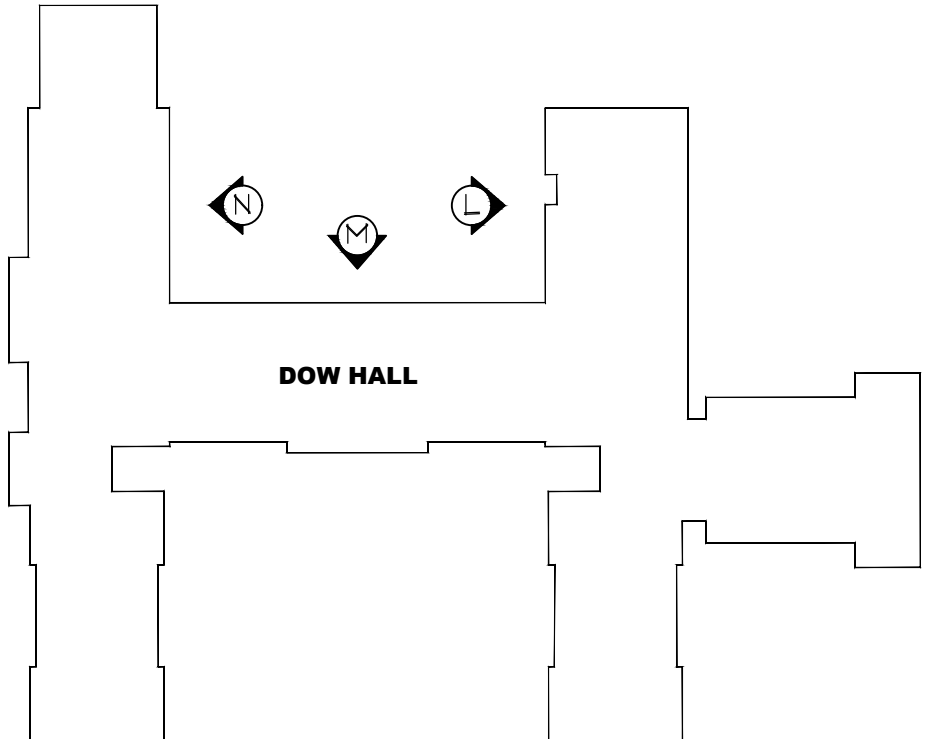
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	DATE	11/29/21	JOB NO.	21016 - DOW
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	DRAWN	CN, AC		
	CHECKED	MP	SHEET 8 OF 11	



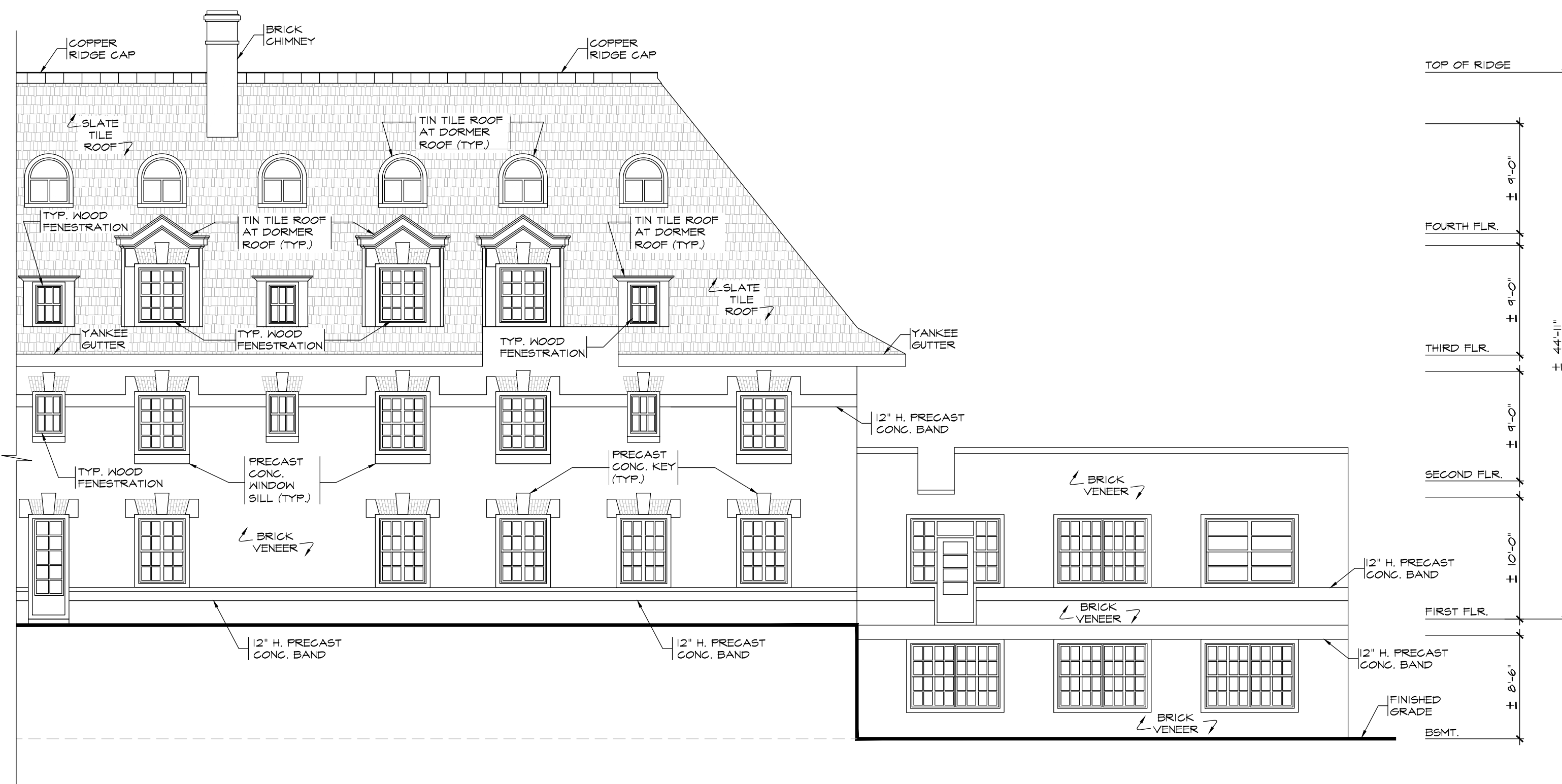
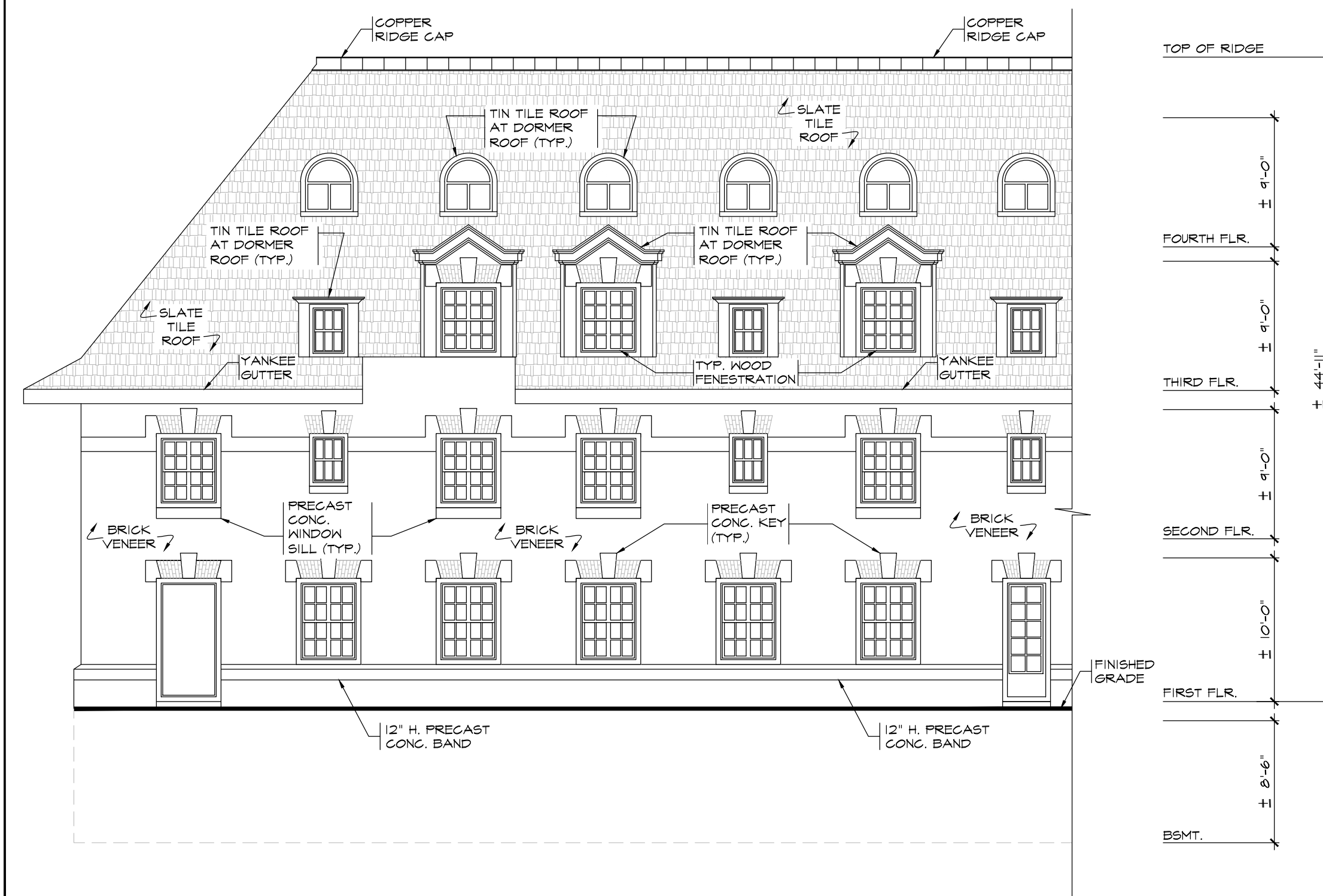
KEY PLAN

NOT TO SCALE



DOW HALL ELEVATION - M

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



PLAN DIAGRAM

NOT TO SCALE

CLIENT/PROJECT
BUILDING ENVELOPE RESTORATION FOR:
YESHIVATH VIZNITZ - DOW HALL
235 ELM ROAD
BRIARCLIFF MANOR, NY 10510

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- KEY PLAN
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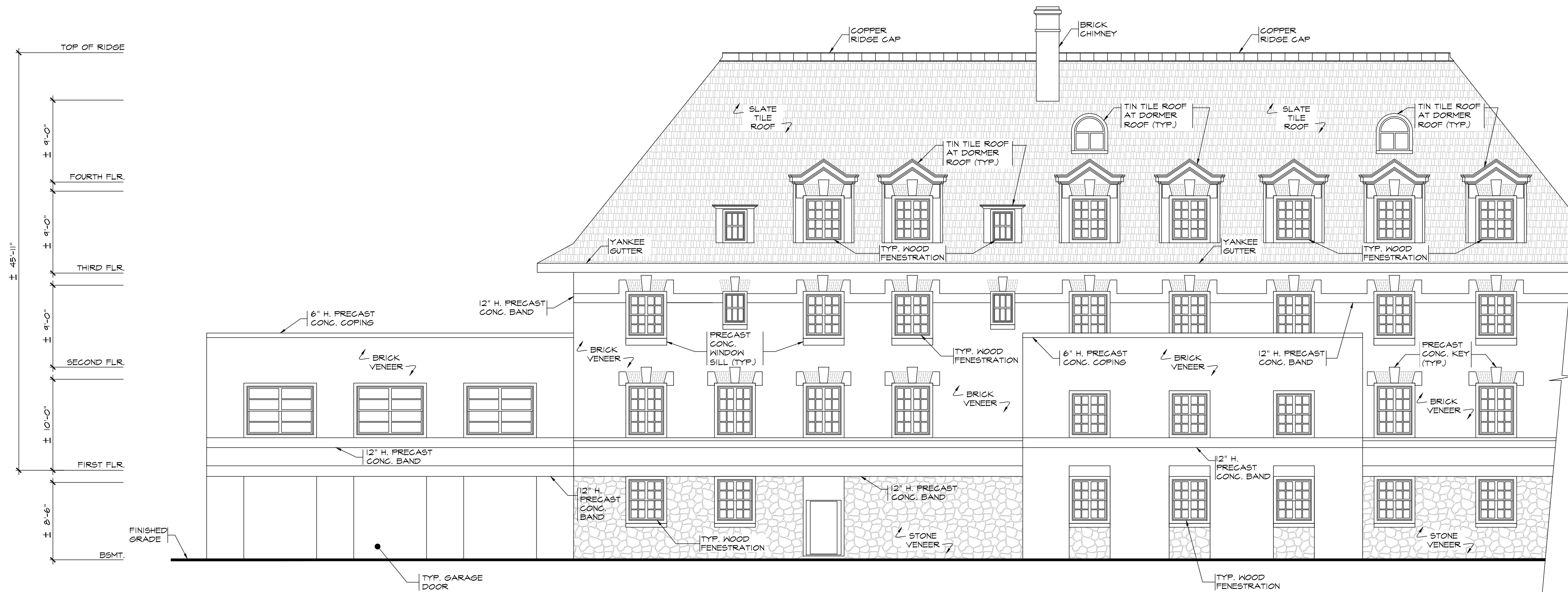
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DOW HALL ELEVATION - L

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

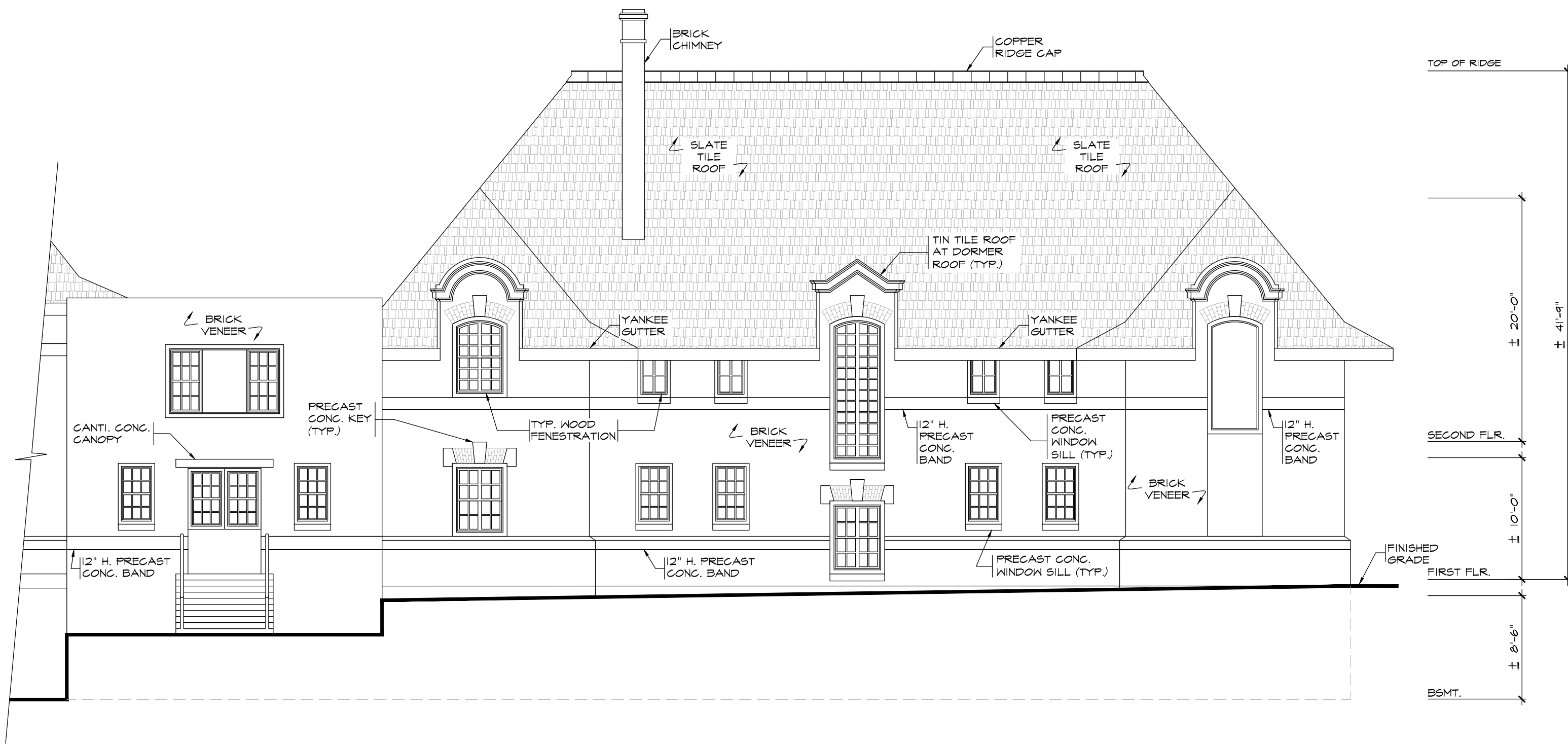
DOW HALL ELEVATION - N

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



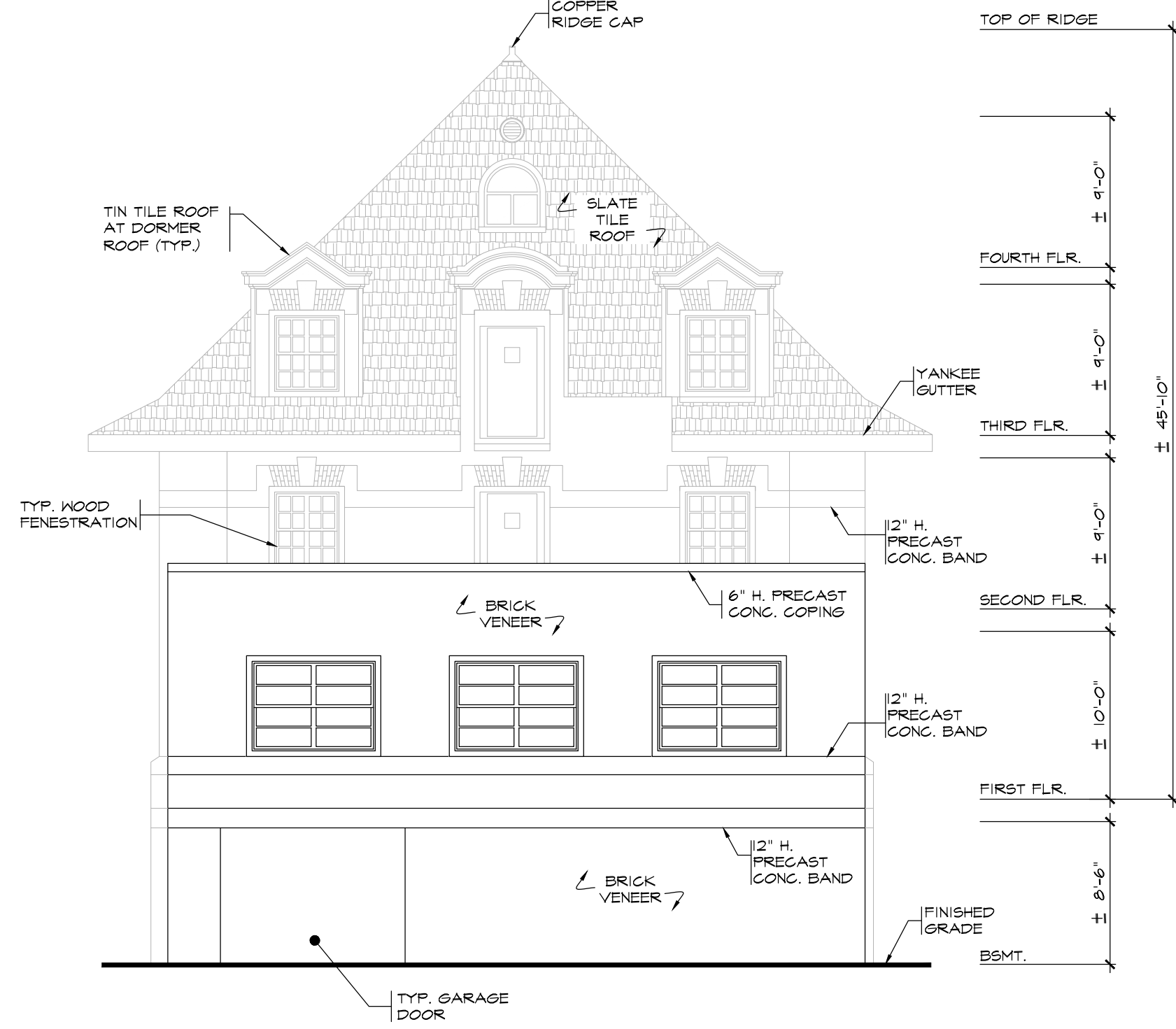
DOW HALL ELEVATION - P

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



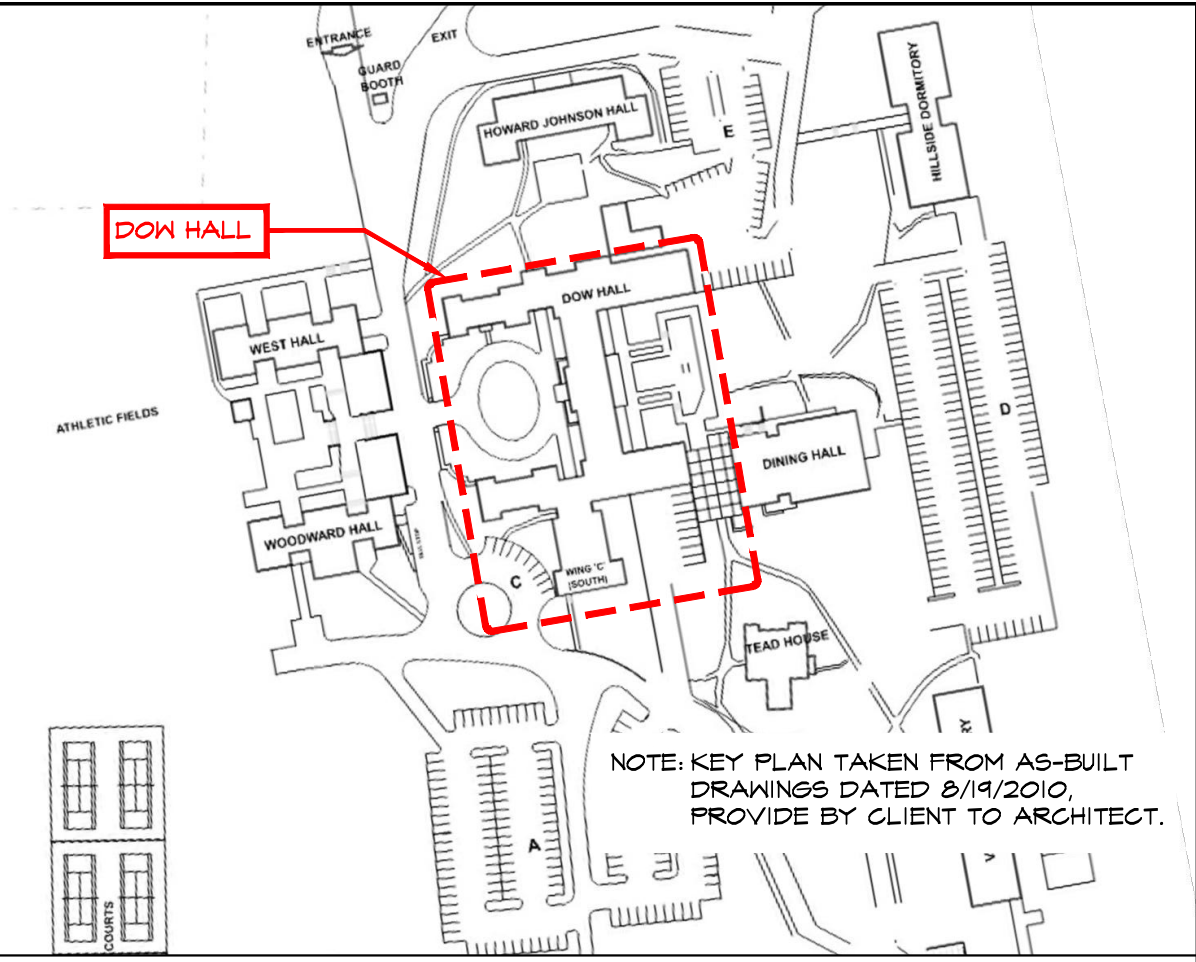
DOW HALL ELEVATION - P

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



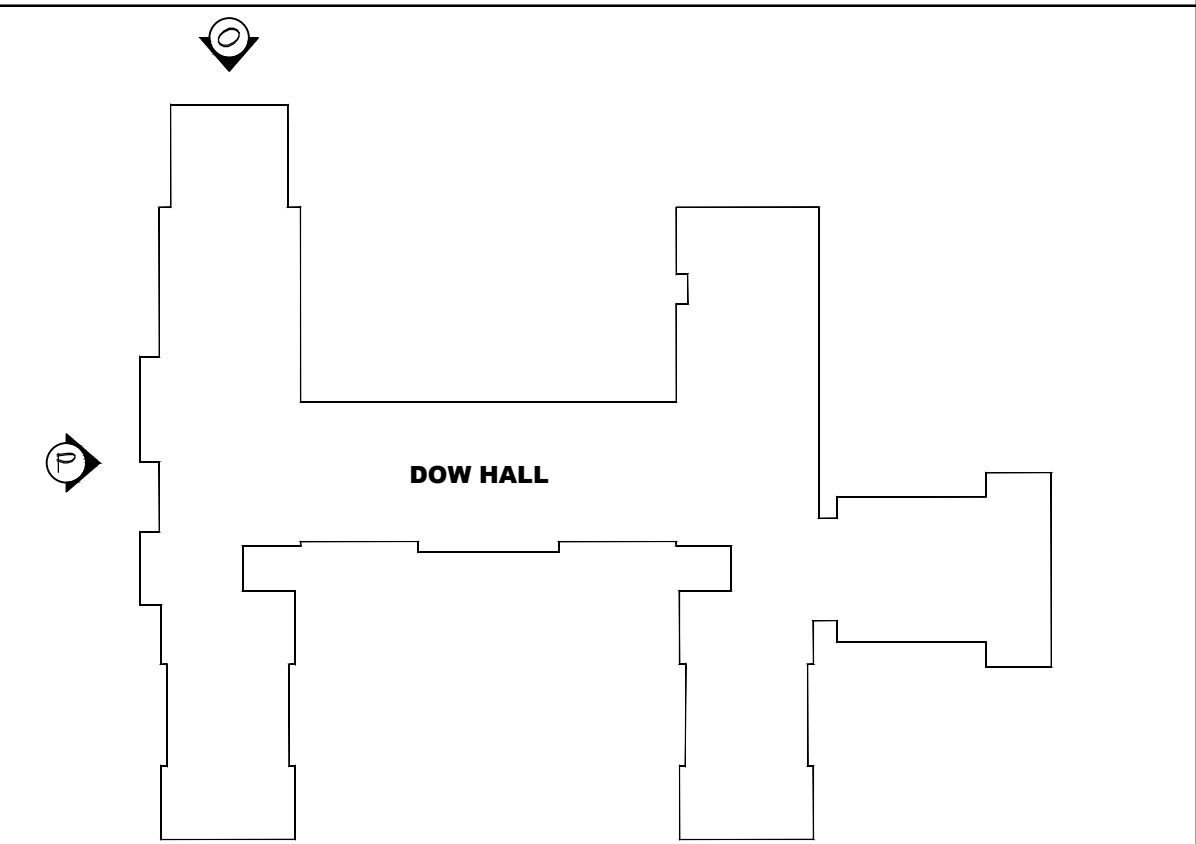
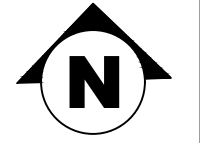
DOW HALL ELEVATION - O

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



KEY PLAN

NOT TO SCALE



PLAN DIAGRAM

NOT TO SCALE



CLIENT/PROJECT
BUILDING ENVELOPE RESTORATION FOR:

YESHIVATH VIZNITZ - DOW HALL
235 ELM ROAD
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DRAWING

- KEY PLAN
- ELEVATIONS

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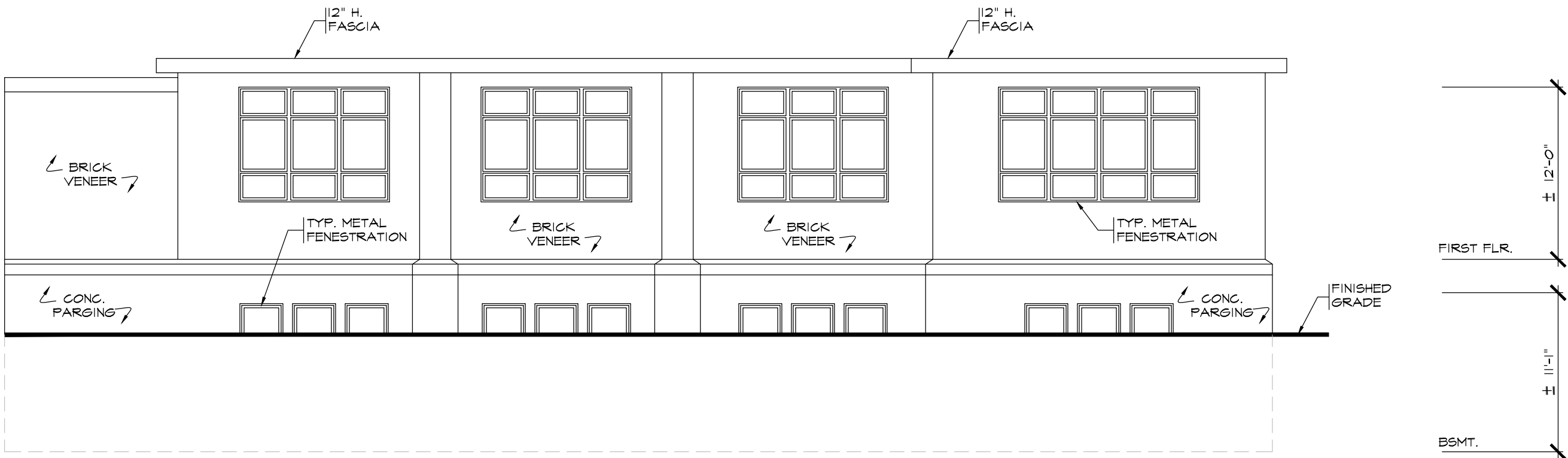
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DRAWN	CN, AC	CHECKED	MP
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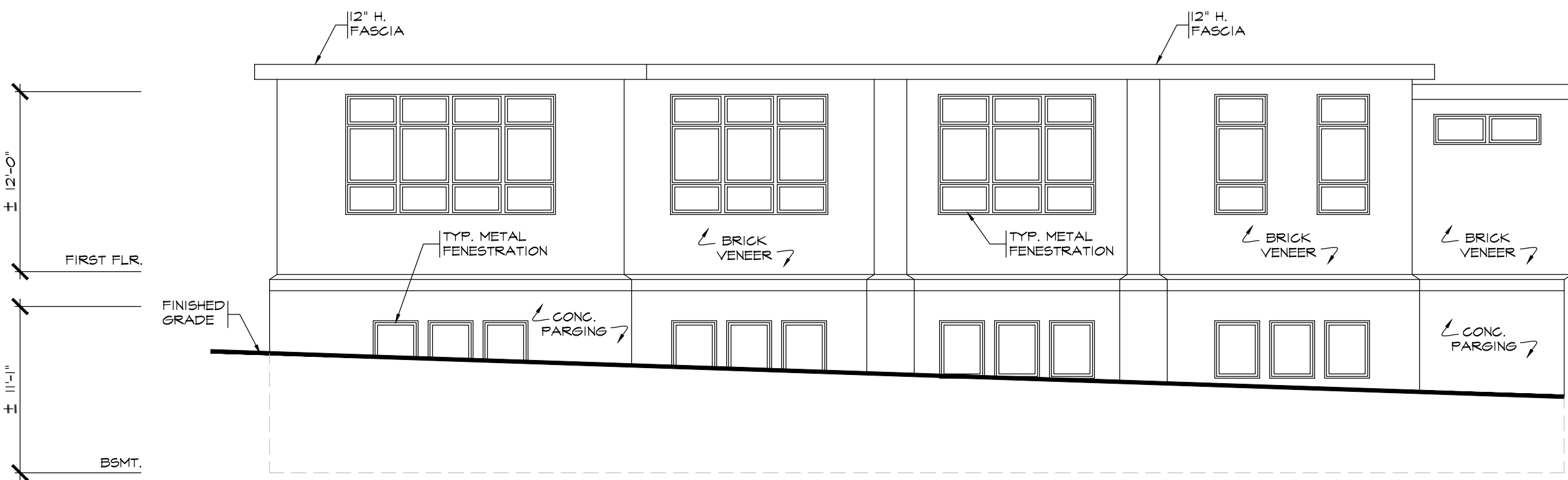
DOW HALL ELEVATION - I

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



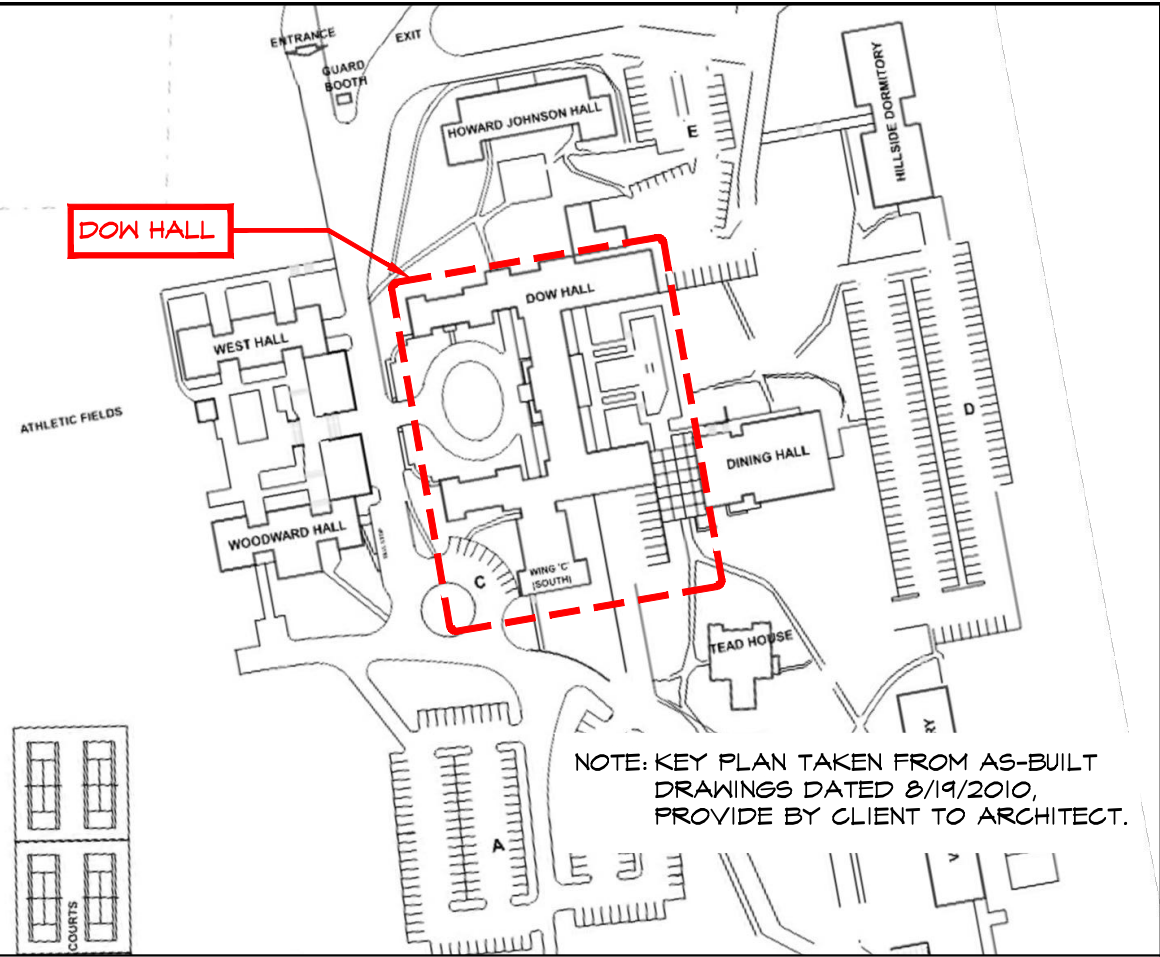
DOW HALL ELEVATION - J

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



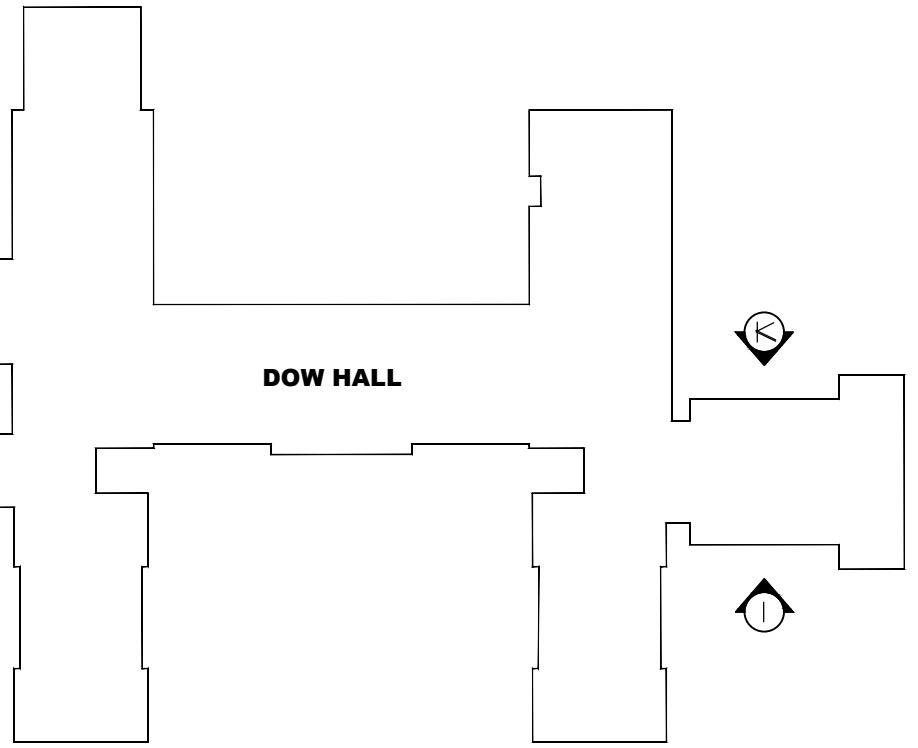
DOW HALL ELEVATION - K

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



KEY PLAN

NOT TO SCALE



PLAN DIAGRAM

NOT TO SCALE

CLIENT/PROJECT
BUILDING ENVELOPE RESTORATION FOR:

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

DRAWING

- KEY PLAN
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	DRAWN	CN, AC		
	CHECKED	MP		SHEET 11 OF 11

ATTACHMENT 7

YESHIVATH VIZNITZ

DINING HALL

GENERAL SPECIFICATIONS

- All work performed shall comply with the requirements of the Village of Briarcliff Manor, 2020 Building Code of New York State (BCNYS).
- 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)
- 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.
- 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.
- 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.
- Contractor shall be responsible for inspections by all Authorities and/or Governmental Agencies having jurisdiction on this matter, as may be necessary.
- 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.
- 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.
- 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.
- 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.
- Safety Requirements: The Contractor shall provide necessary bracing and barricades including temporary walks, fences and other protective structures to safeguard construction and public safety.
- The Contractor shall lay out his own work, and shall provide all dimensions required for other trades: Electrical, Plumbing, etc.
- 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".
- 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.
- Do not scale drawings. All written measurements shall take precedence over scaled dimensions.

SCAFFOLDING & TEMPORARY ENCLOSURE NOTES

- 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.
- 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)
- General Contractor shall protect existing copings & parapets walls from damage.
- Provide temporary weather seal around all areas subject to demolition and construction.
- 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.
- 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

- Means of Egress:**

a.All required exits shall 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.
- 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.
- 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.
- 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 .

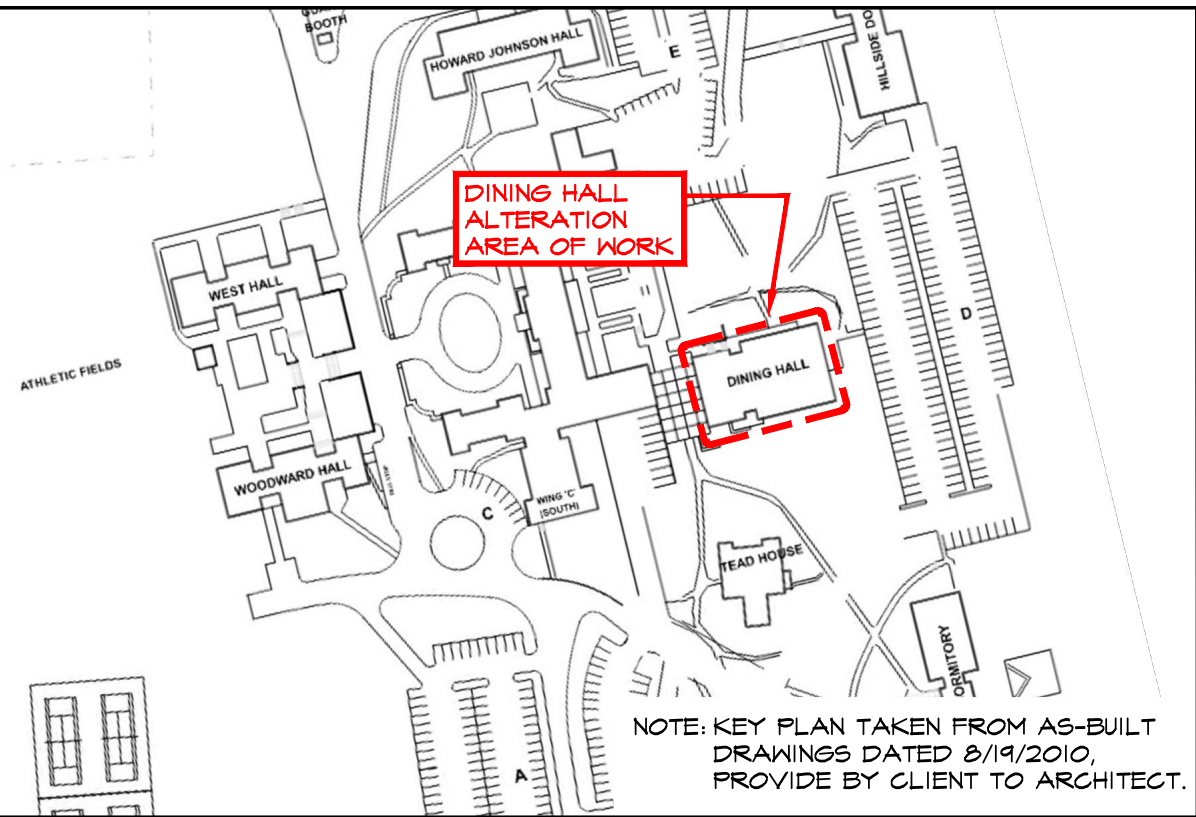
b.Construction work will be confined to the area of the work and is not to create dust, dirt, or other such inconveniences to apartment units above within the building.

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.
- Structural Stability:** n/a, as it shall not be affected.
- 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.
- 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 BASEMENT FLOOR PLAN
DH-A/5	DINING HALL FIRST FLOOR PLAN
DH-A/6	DINING HALL MEZZANINE FLOOR PLAN
DH-A/7	DINING HALL ELEVATIONS

CLIENT/PROJECT
BUILDING ALTERATION:
YESHIVATH VIZNITZ - DINING HALL
235 ELM ROAD
BRIARCLIFF MANOR, NY 10510

DRAWING
- KEY PLAN
- GENERAL NOTES
- DINING HALL PLOT PLAN

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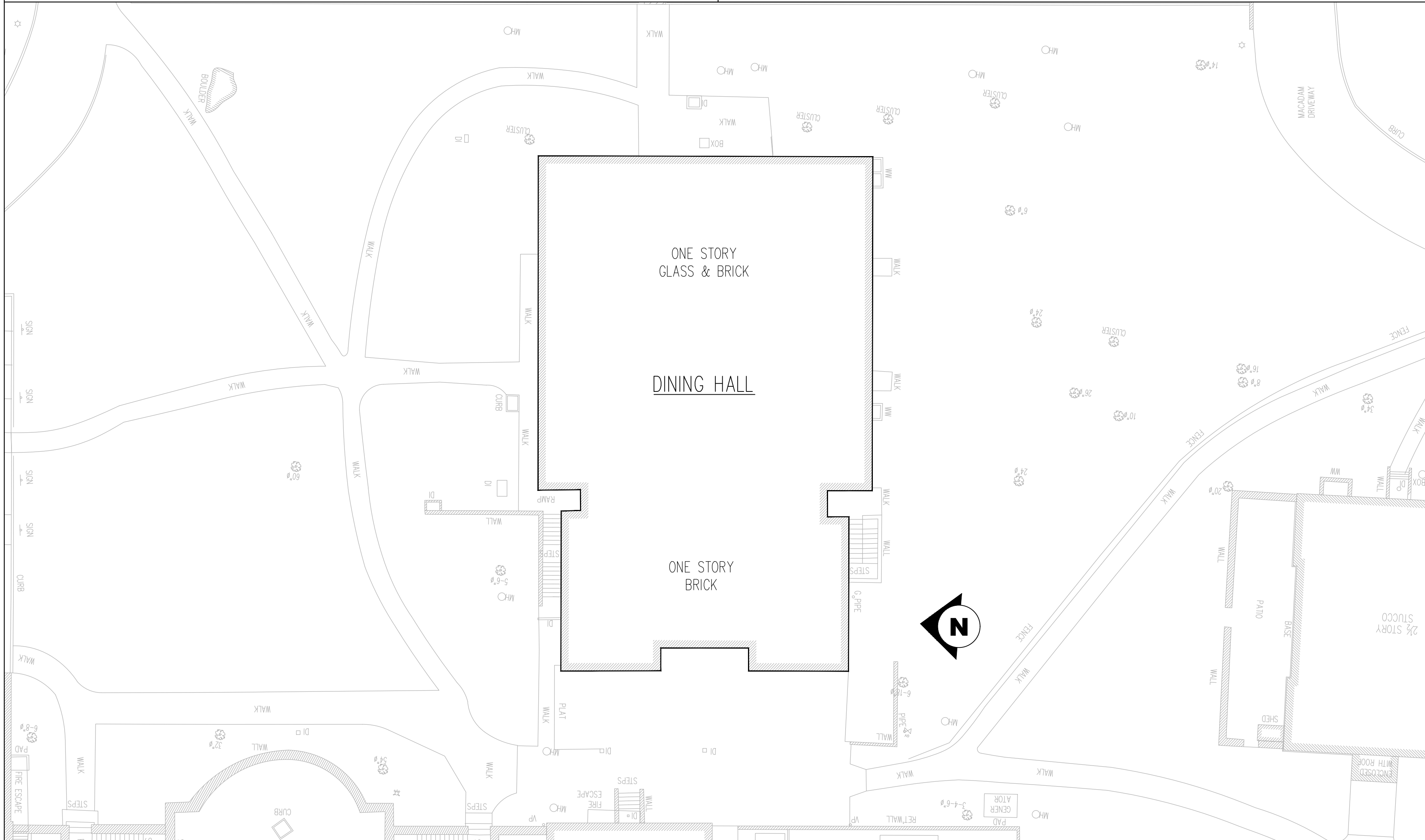
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PLOT PLAN

SCALE: 1"=20'-0"

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

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 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:

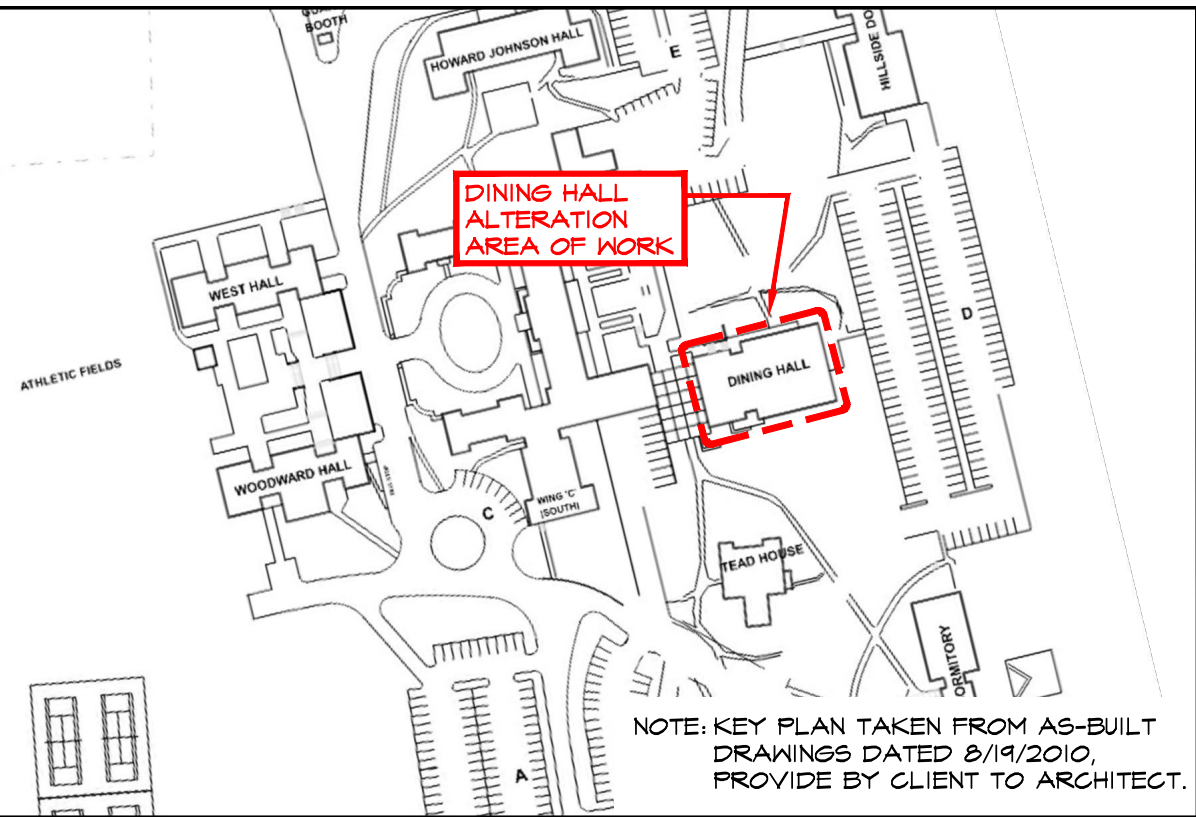
1. The Contractor shall at any time provide access to the Architect to verify quantities & observe the work & shall provide rigging & scaffolding assistance if necessary. The Contractor must comply with all the scaffolding rules and regulations promulgated by the White Plains Department of Buildings 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 - DINING HALL
235 ELM ROAD
BRIARCLIFF MANOR, NY 10510

DRAWING
- KEY PLAN
- GENERAL NOTES
- ADA COMPLIANCE

NO.	REVISIONS:	DATE

ISSUE LOG	12/03/21 - TO DOB	




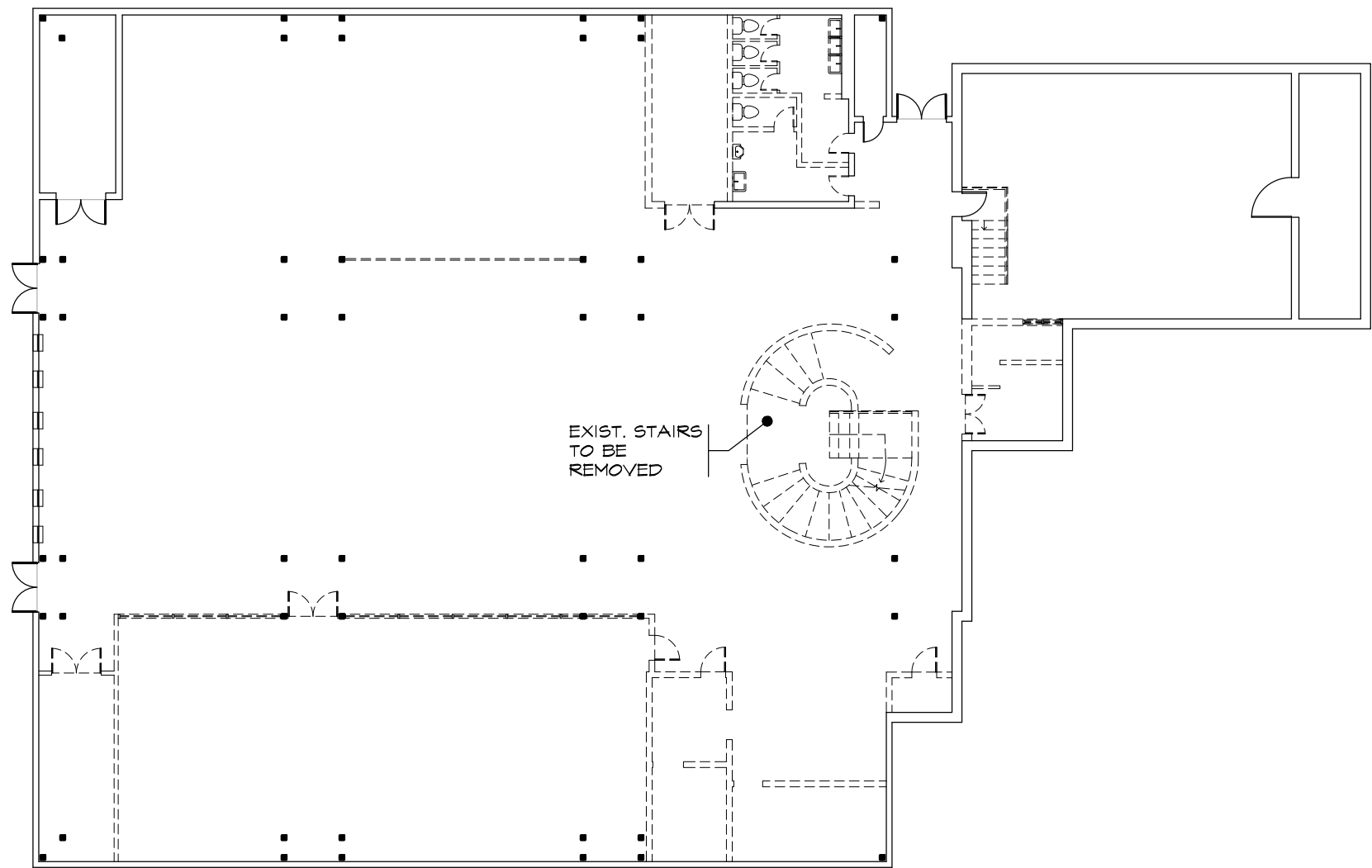
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399 KNOLLWOOD ROAD, SUITE 114
WHITE PLAINS, NY 10603
TEL: (914) 686-3359
EMAIL: INFO@MAXPARANGI.COM

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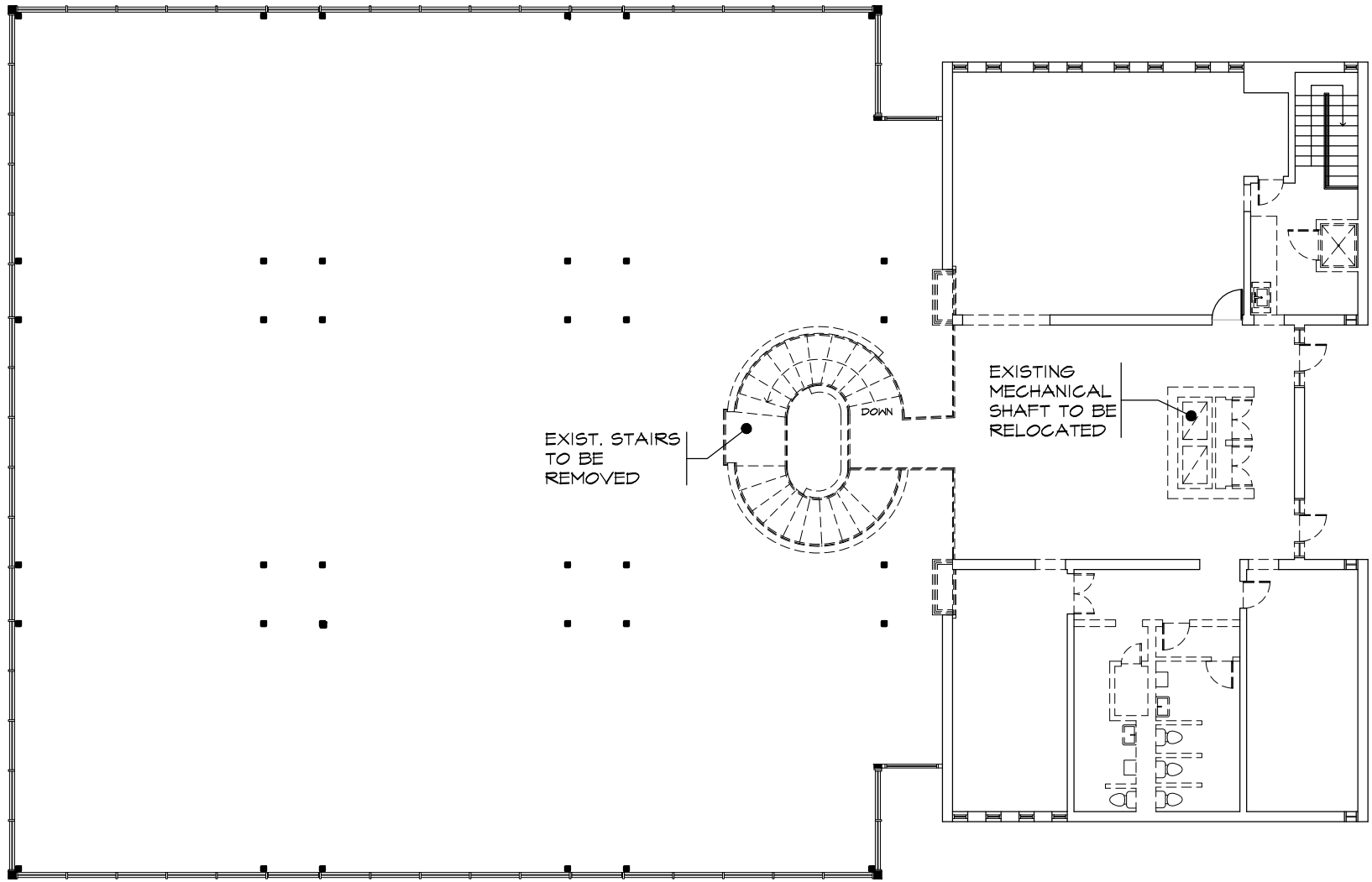
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	DRAWN	CN, RP	SHEET 2 OF 7	
	CHECKED	MP		



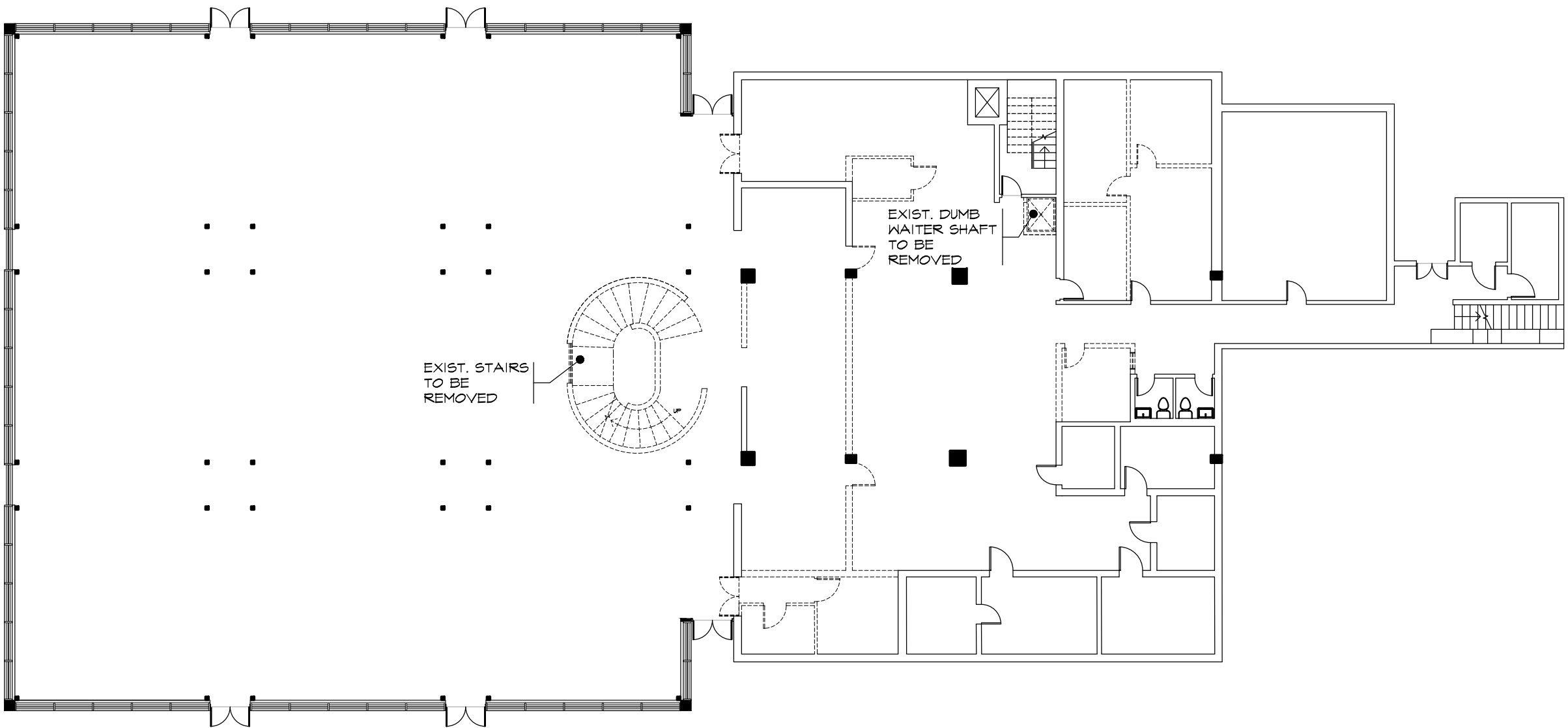
DINING HALL - GROUND FLOOR DEMOLITION PLAN

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



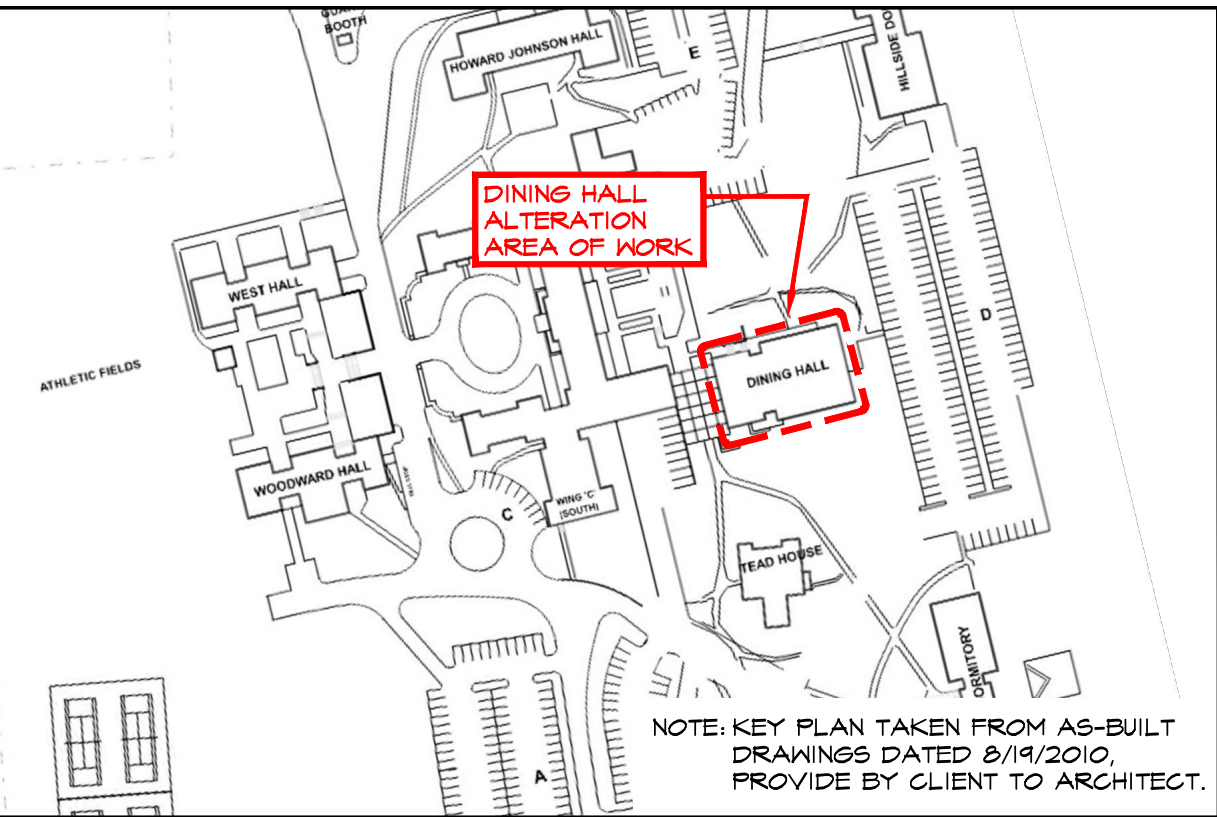
DINING HALL - MEZZANINE FLOOR DEMOLITION PLAN

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



DINING HALL - FIRST FLOOR DEMOLITION PLAN

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



KEY PLAN

NOT TO SCALE

WALL LEGEND	
	EXIST. 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

NO.	REVISIONS:	DATE


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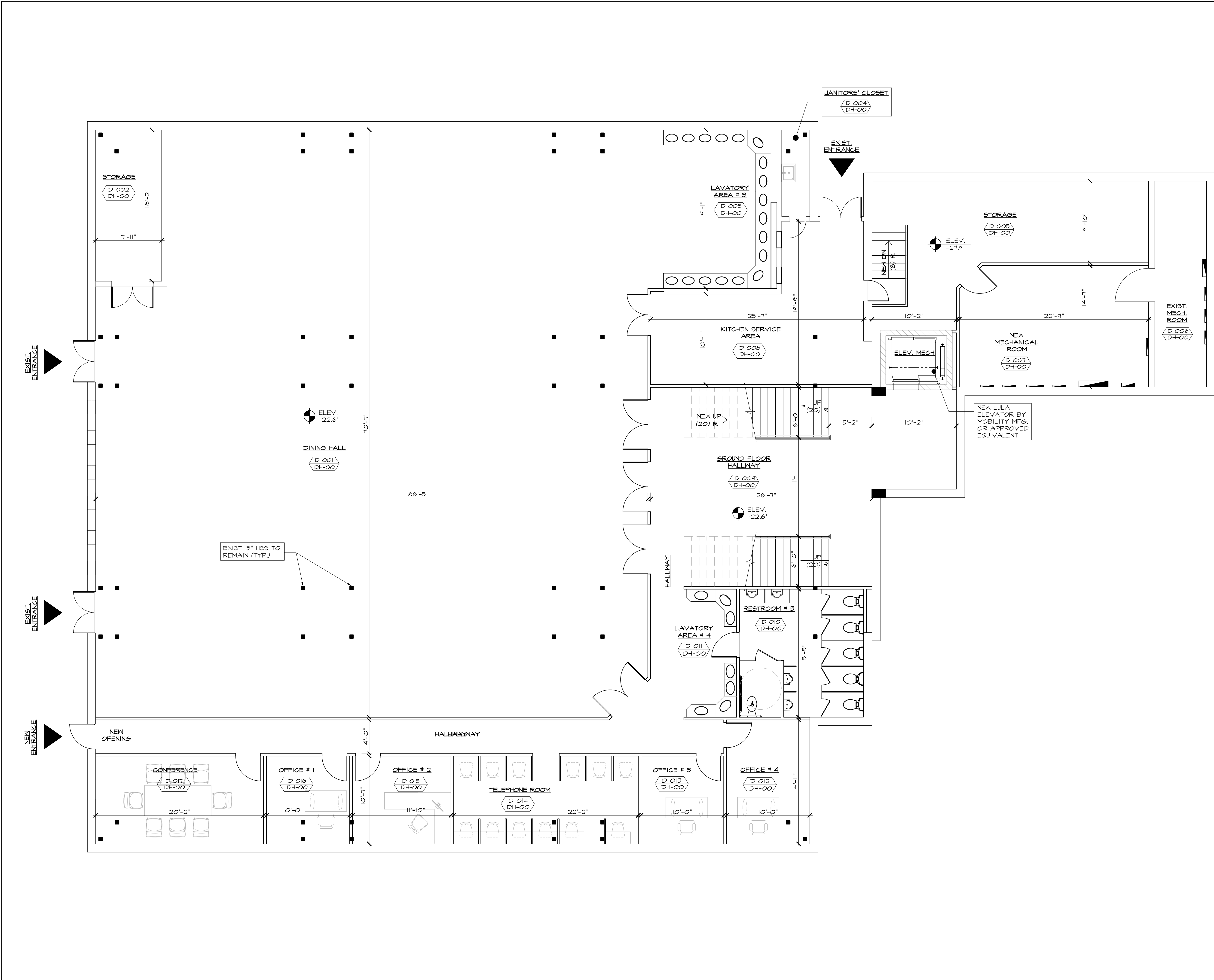


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DINING HALL BASEMENT FLOOR PLAN
SCALE: 3/16" = 1'-0"

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

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 BASEMENT FLOOR PLAN

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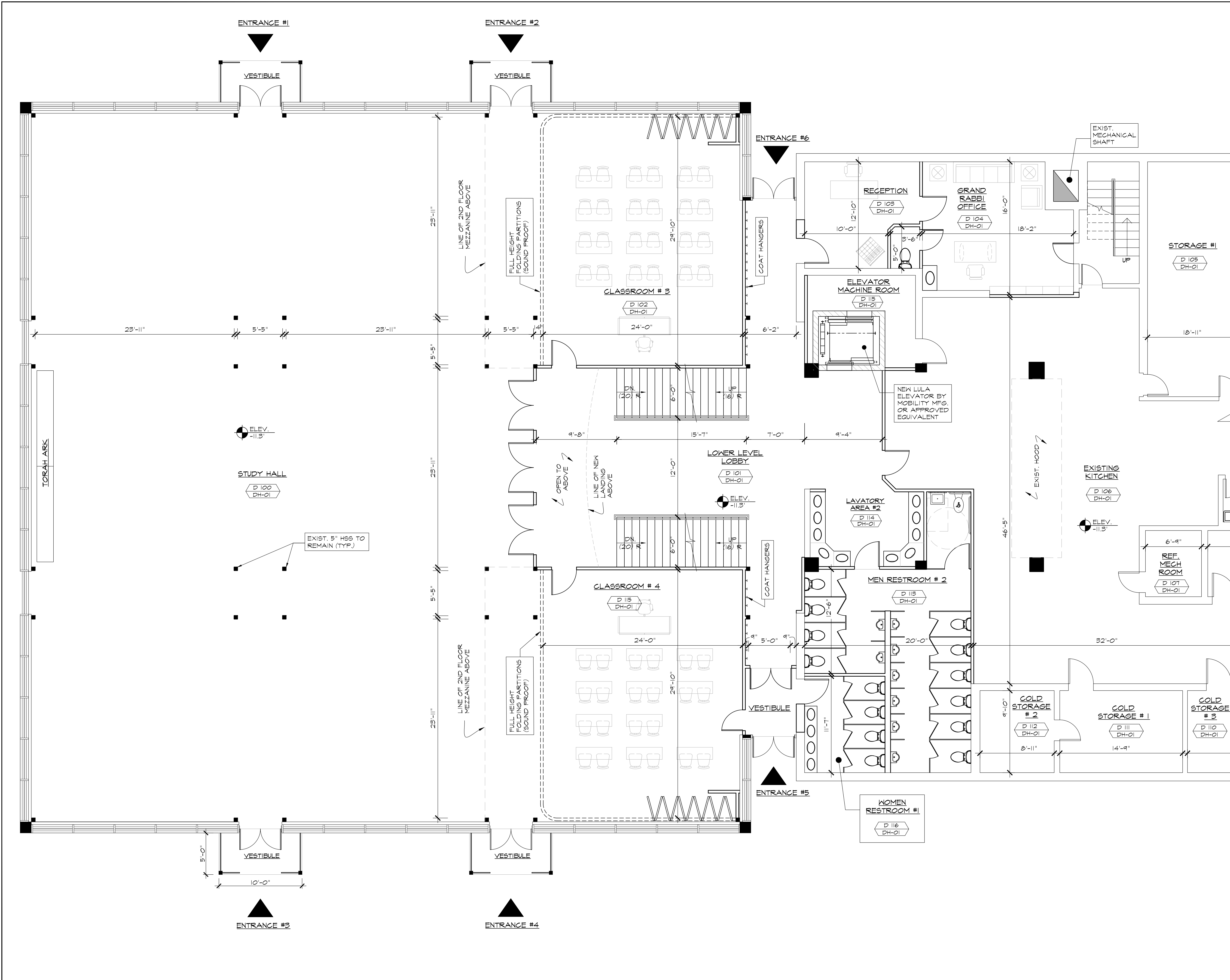
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SHEET 4 OF 7			



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

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

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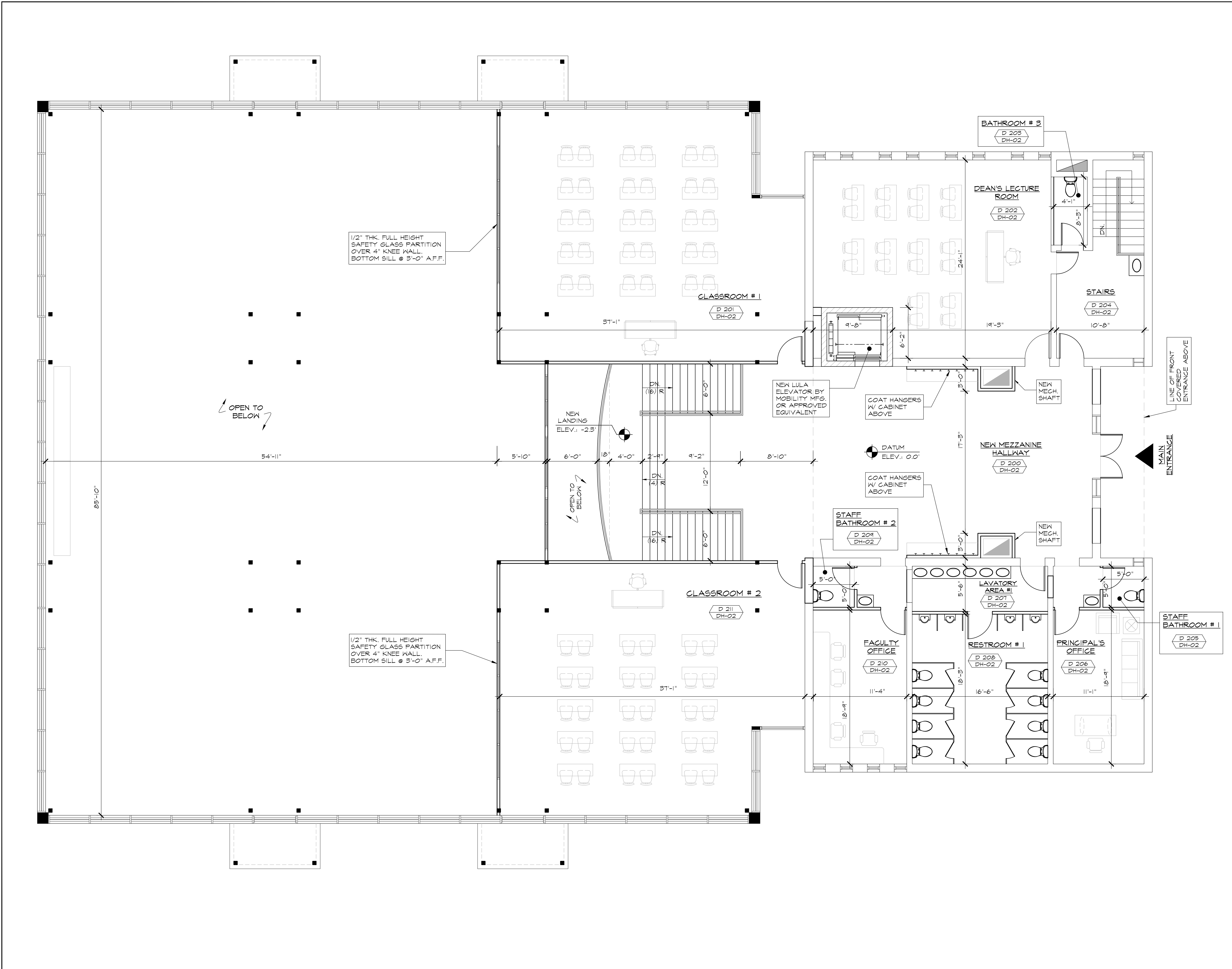
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DRAWN	CN, RP	CHECKED	MP
SHEET 5 OF 7			

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



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

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

	12/03/21 - TO DOB	

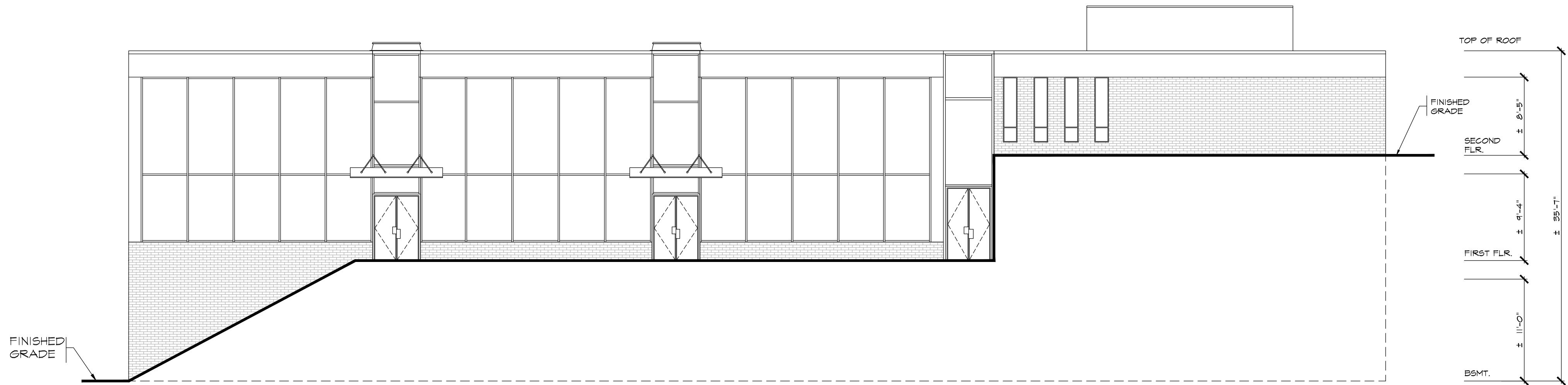
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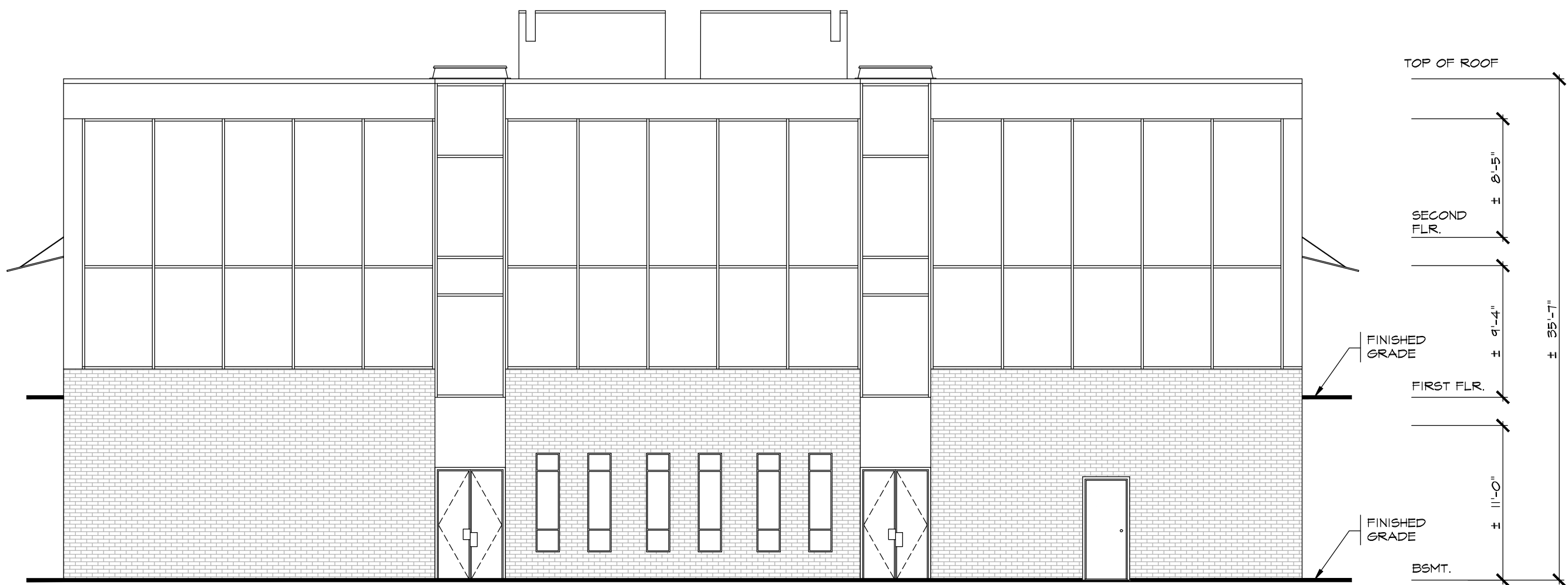
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SHEET 6 OF 7			



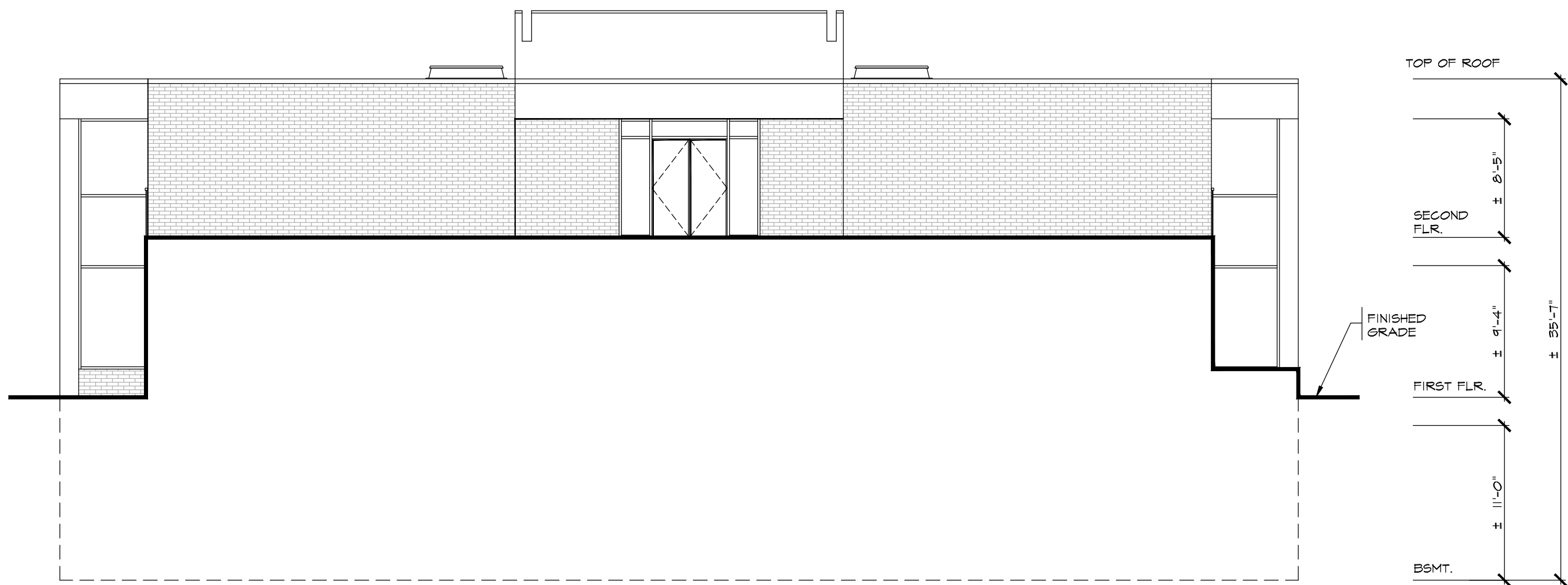
DINING HALL - ELEVATION 'A' NORTH

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



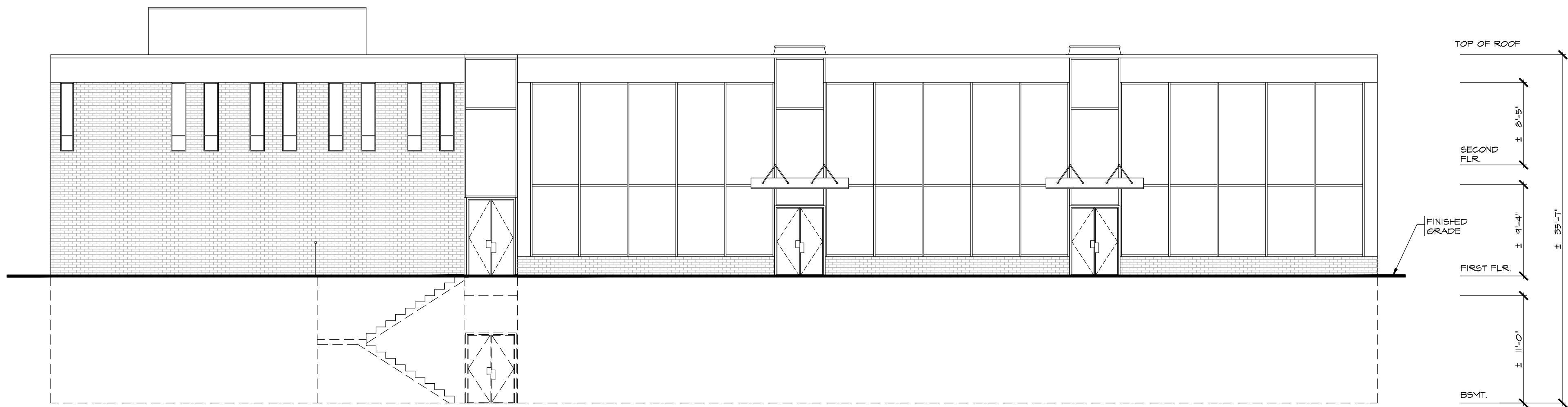
DINING HALL - ELEVATION 'B' EAST

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



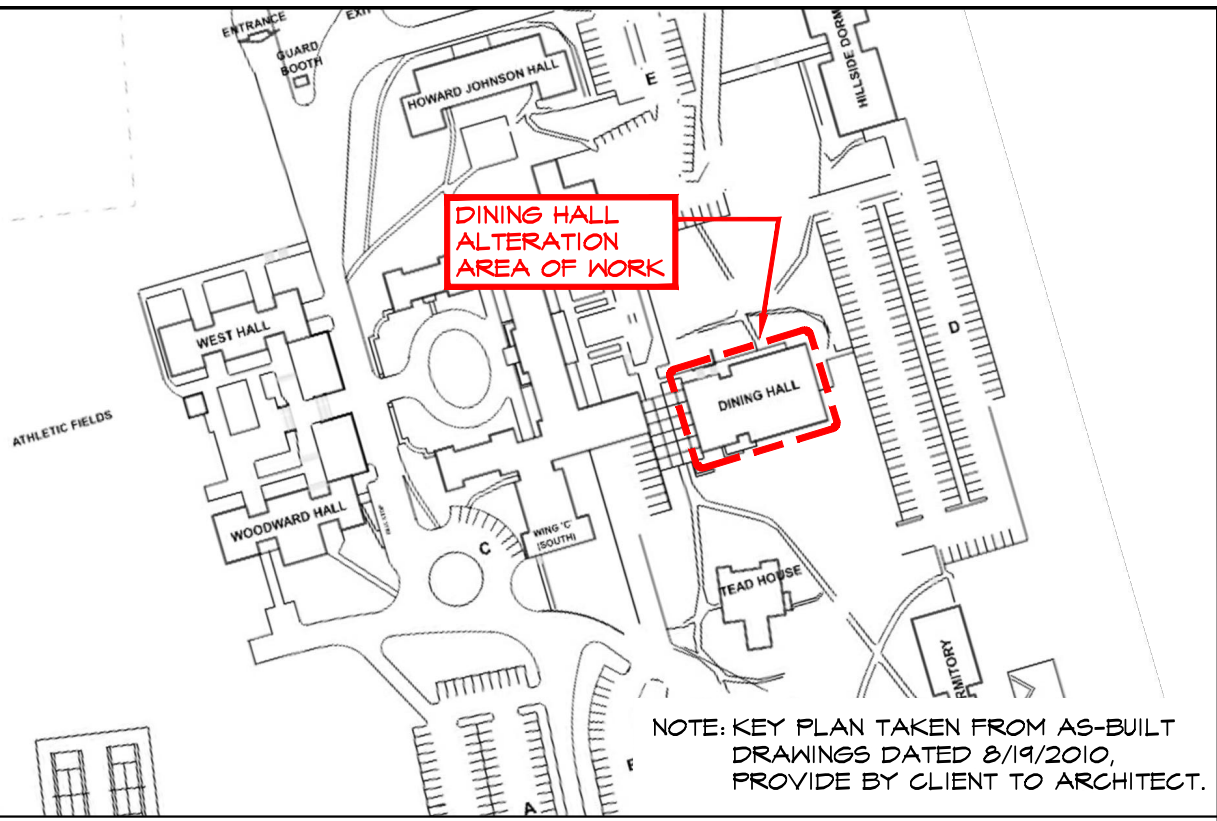
DINING HALL - ELEVATION 'C' WEST

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



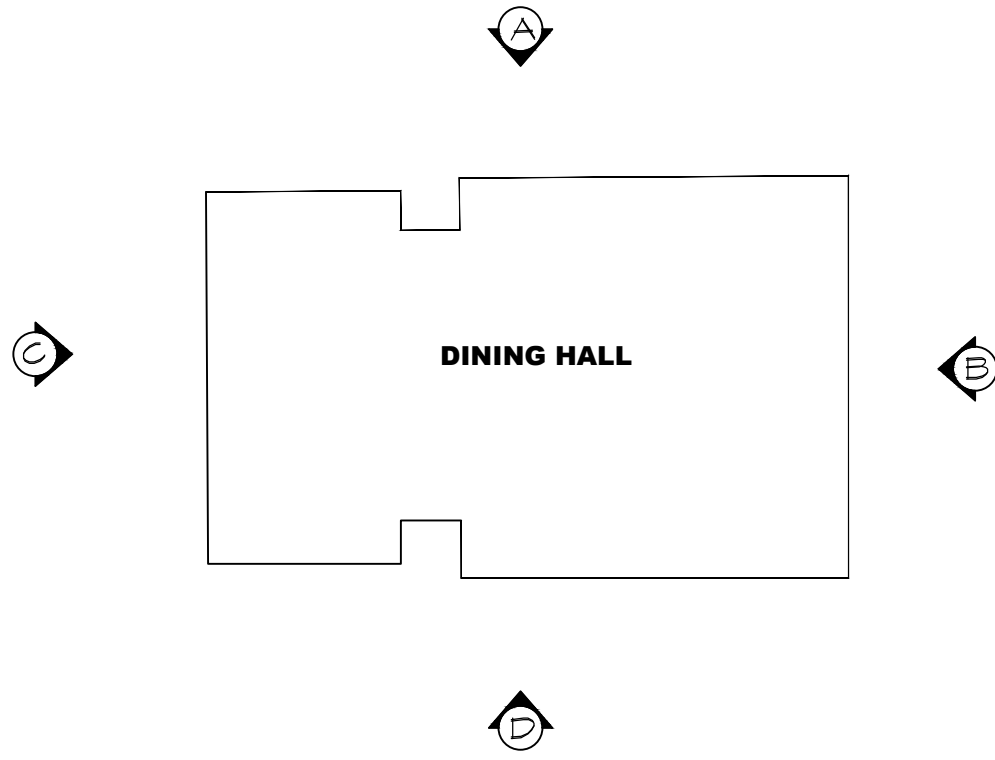
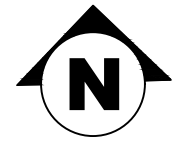
DINING HALL - ELEVATION 'D' SOUTH

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

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DRAWN	CN, RP	CHECKED	MP
CHECKED	MP	SHEET	7 OF 7

ATTACHMENT 8

YESHIVATH VIZNITZ

HOWARD JOHNSON HALL

GENERAL SPECIFICATIONS

- All work performed shall comply with the requirements of the Village of Briarcliff Manor, 2020 Building Code of New York State (BCNYS).
- 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)
- 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.
- 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.
- 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.
- Contractor shall be responsible for inspections by all Authorities and/or Governmental Agencies having jurisdiction on this matter, as may be necessary.
- 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.
- 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.
- 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.
- 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.
- Safety Requirements: The Contractor shall provide necessary bracing and barricades including temporary walks, fences and other protective structures to safeguard construction and public safety.
- The Contractor shall lay out his own work, and shall provide all dimensions required for other trades: Electrical, Plumbing, etc.
- 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.
 - Waste materials, rubbish, debris, broken concrete, packing cases, etc., shall be removed.
 - 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".
- Cleaning: Immediately before turning the project or parts of same over to the Owner, the General Contractor shall wash and clean the following:
 - Remove temporary protection.
 - Remove marks, stains and other dirt from painted decorated and finished woodwork.
 - Remove spots, mortar, plaster, soil and paint from ceramic tiles and other finish materials and wash or wipe clean.
 - Clean fixtures, cabinet work and equipment and leave in undamaged new appearing condition.
 - Clean aluminum and other finish metals in accordance with Mfg. recommendations.
 - Clean resilient floors thoroughly to remove any surface dirt and polish to uniform sheen.
 - Clean both sides of glass.
- Do not scale drawings. All written measurements shall take precedence over scaled dimensions.

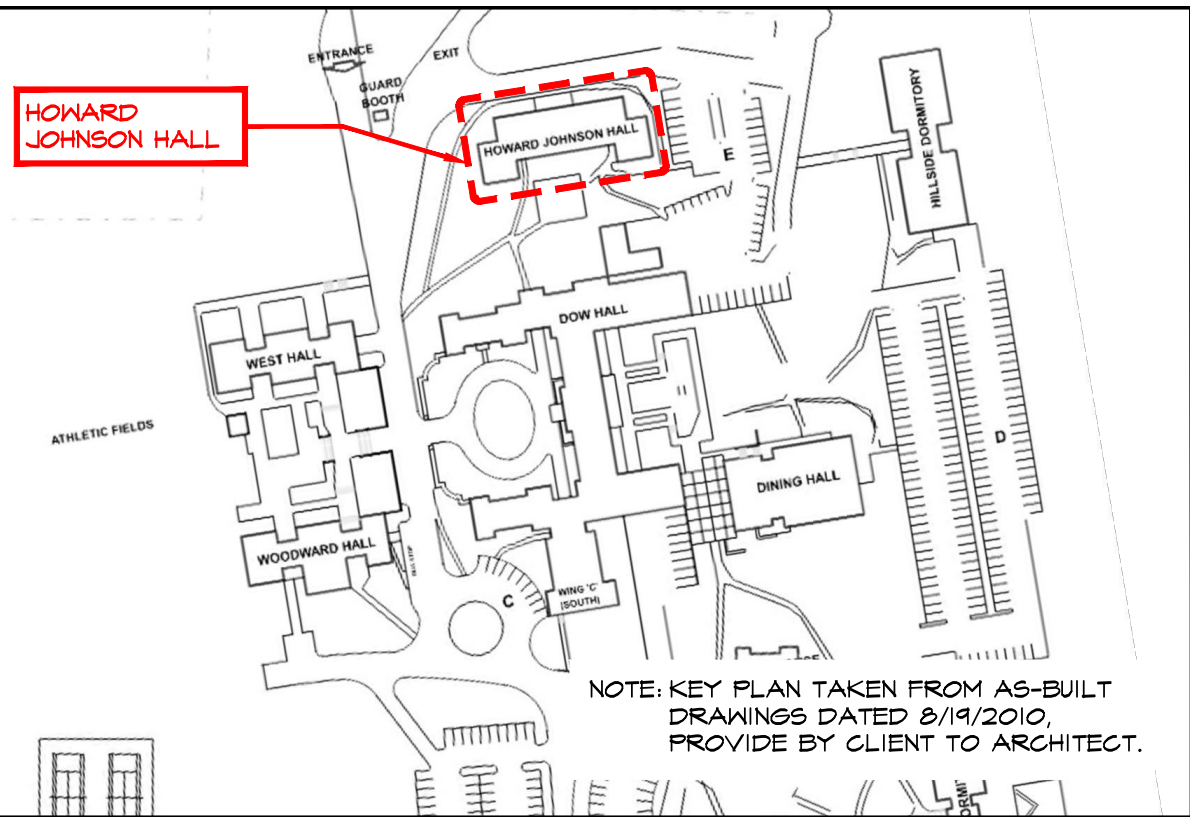
SCAFFOLDING & TEMPORARY ENCLOSURE NOTES

- 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.
- 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)
- General Contractor shall protect existing copings & parapets walls from damage.
- Provide temporary weather seal around all areas subject to demolition and construction.
- 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.
- 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

- Means of Egress:**
 - All required exits shall be maintained free from obstructions and impediments for egress in case of fire or other emergency.
 - Construction work shall not block block hallways or other means of egress.
- Fire safety:**
 - 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.
 - All materials to be stored in a orderly fashion.
 - All flammable materials to be tightly sealed in their respective manufacturers' containers. Such materials are to be kept away from heat.
 - All flammable materials to be used and stored in an adequate ventilated space.
 - All electrical power to be shut off where there are exposed conduits
 - All electrical power in the construction area to be shut off after working hours.
 - 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.
- Health requirements:**
 - Debris, dirt and dust to be kept to a minimum, and be confined to the immediate construction area.
 - The General Contractor to isolate construction area from occupied building areas by means of temporary partitions and/or heavyweight drop cloths.
 - Debris, dirt and dust to be cleaned up and cleared from the building periodically to avoid excessive any excess accumulation. Broom sweep site daily.
- Housing Standards:**
 - 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.
 - 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.
 - 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.
- Structural Stability:** n/a, as it shall not be affected.
- Noise restrictions:**
 - 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.
 - General Contractor must obtain written permission from all affected parties to work other than regular hours.
- 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
HJ-A/1	GENERAL NOTES, PLOT PLAN & KEY PLAN
HJ-A/2	HOWARD JOHNSON HALL 1ST FLR, FRONT ELEVATION & SCOPE OF WORK
HJ-A/3	HOWARD JOHNSON HALL 2ND FLR, SIDE ELEVATIONS & SCOPE OF WORK
HJ-A/4	HOWARD JOHNSON HALL ROOF PLAN, REAR ELEVATIONS & SCOPE OF WORK
HJ-A/5	DETAILS

CLIENT/PROJECT
BUILDING ENVELOPE RESTORATION FOR:
YESHIVATH VIZNITZ - HOWARD JOHNSON HALL
235 ELM ROAD
BRIARCLIFF MANOR, NY 10510

DRAWING

- KEY PLAN
- GENERAL NOTES
- HOWARD JOHNSON HALL PLOT PLAN

NO.	REVISIONS:	DATE


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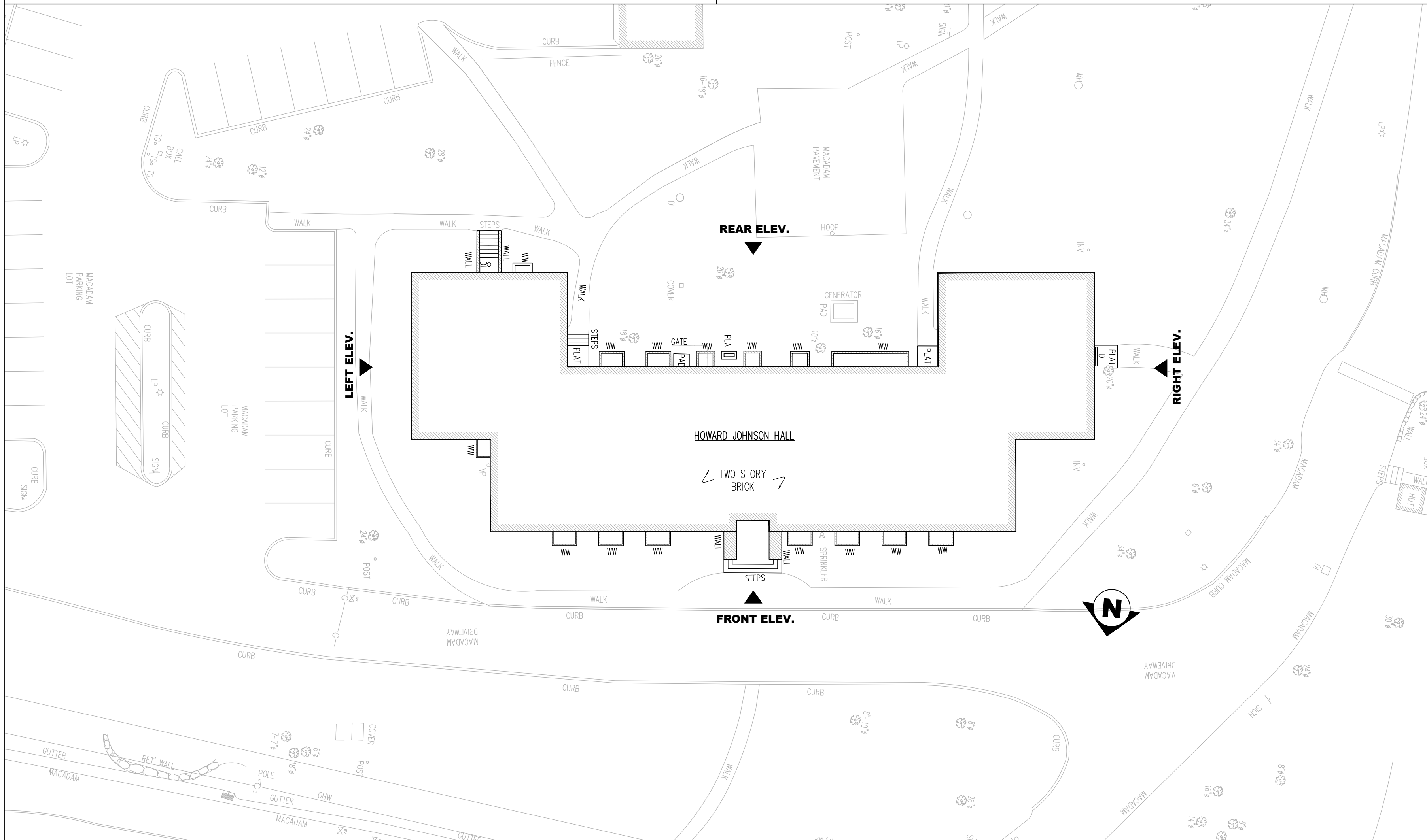


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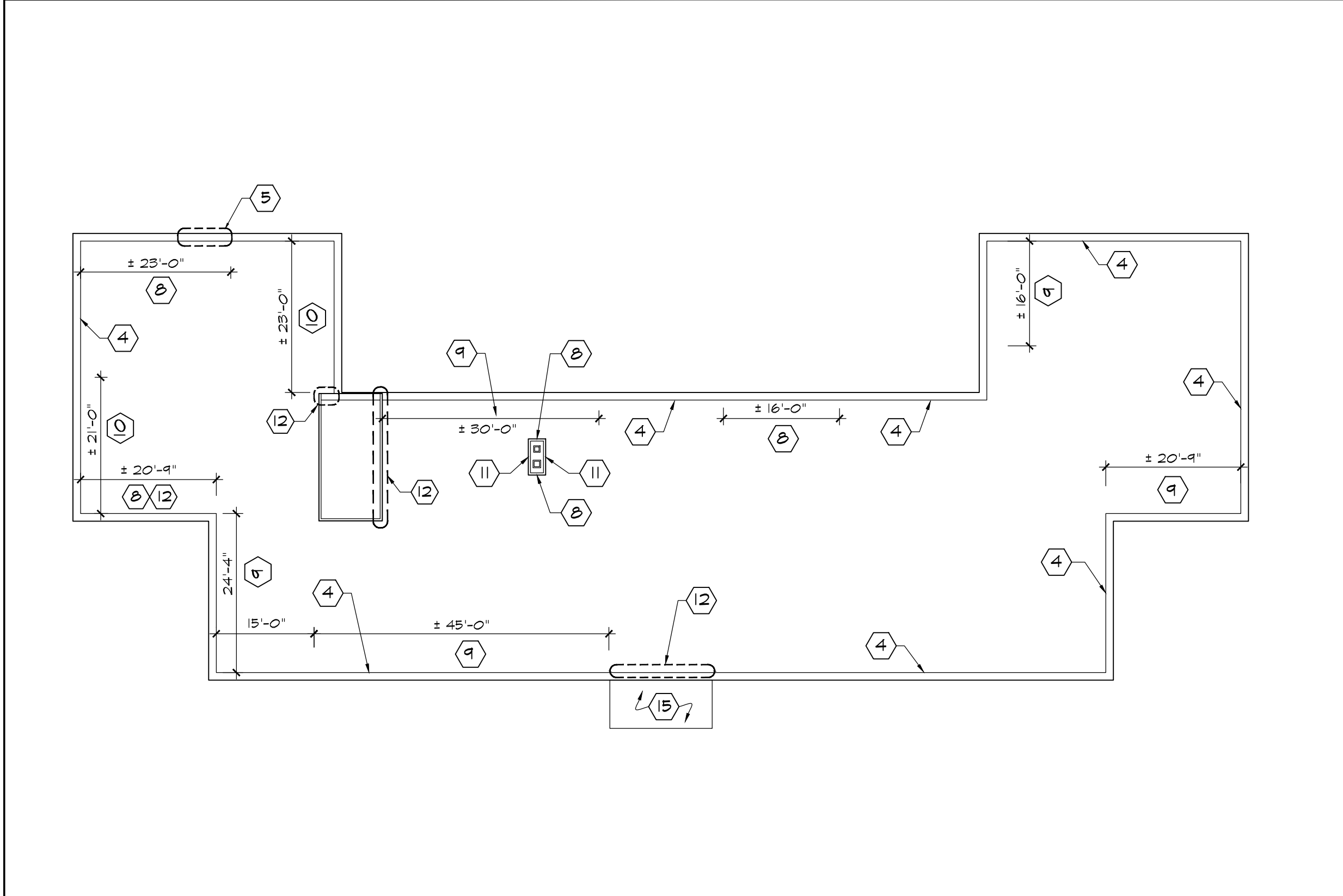


PLOT PLAN

SCALE: 1"=20'-0"

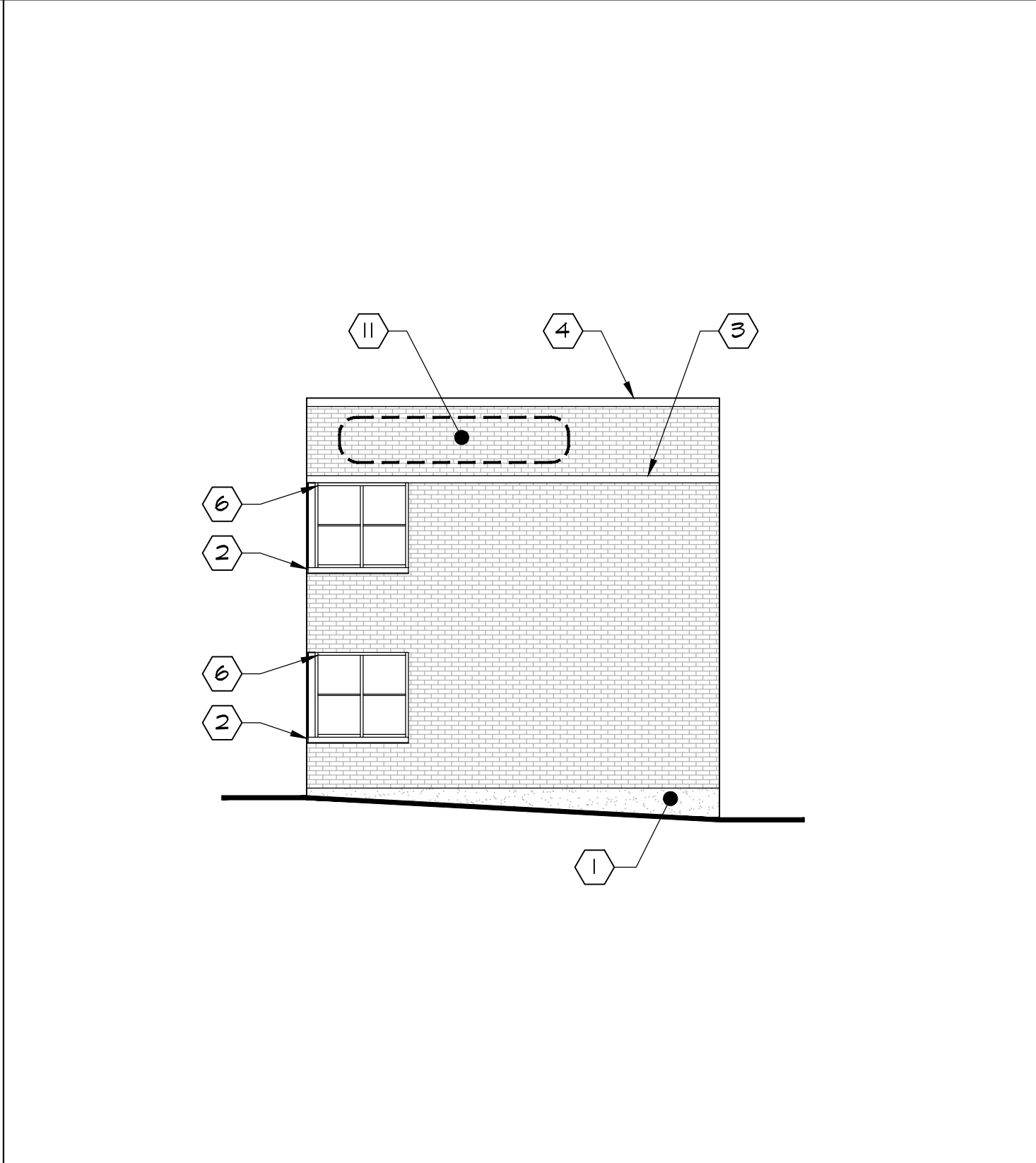
NOTE: PLOT PLAN TAKEN FROM SURVEY DRAWINGS DATED 5/24/2021, PROVIDED BY SUMMIT LAND SURVEYING P.C.

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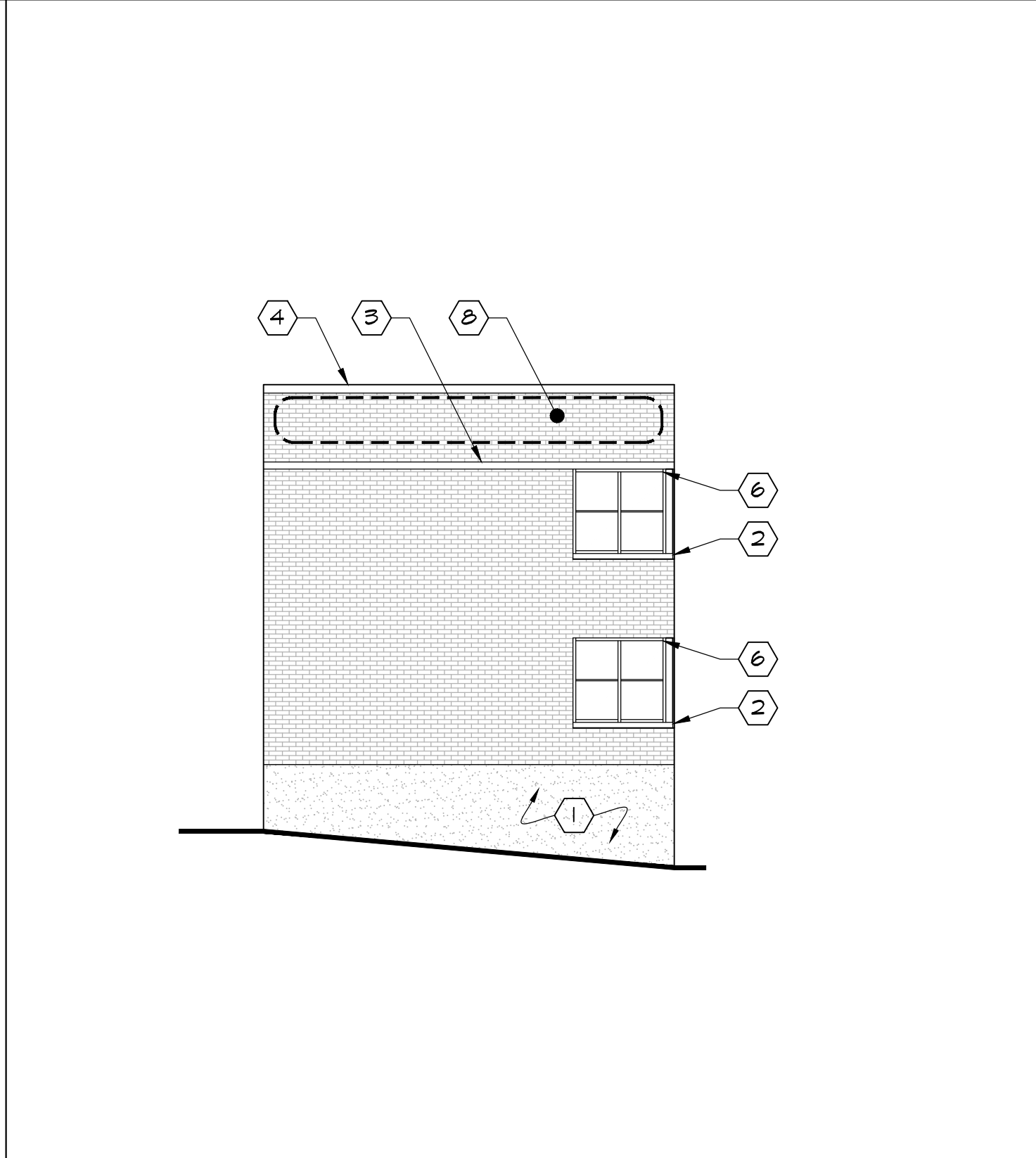
HOWARD JOHNSON HALL - ROOF PLAN

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



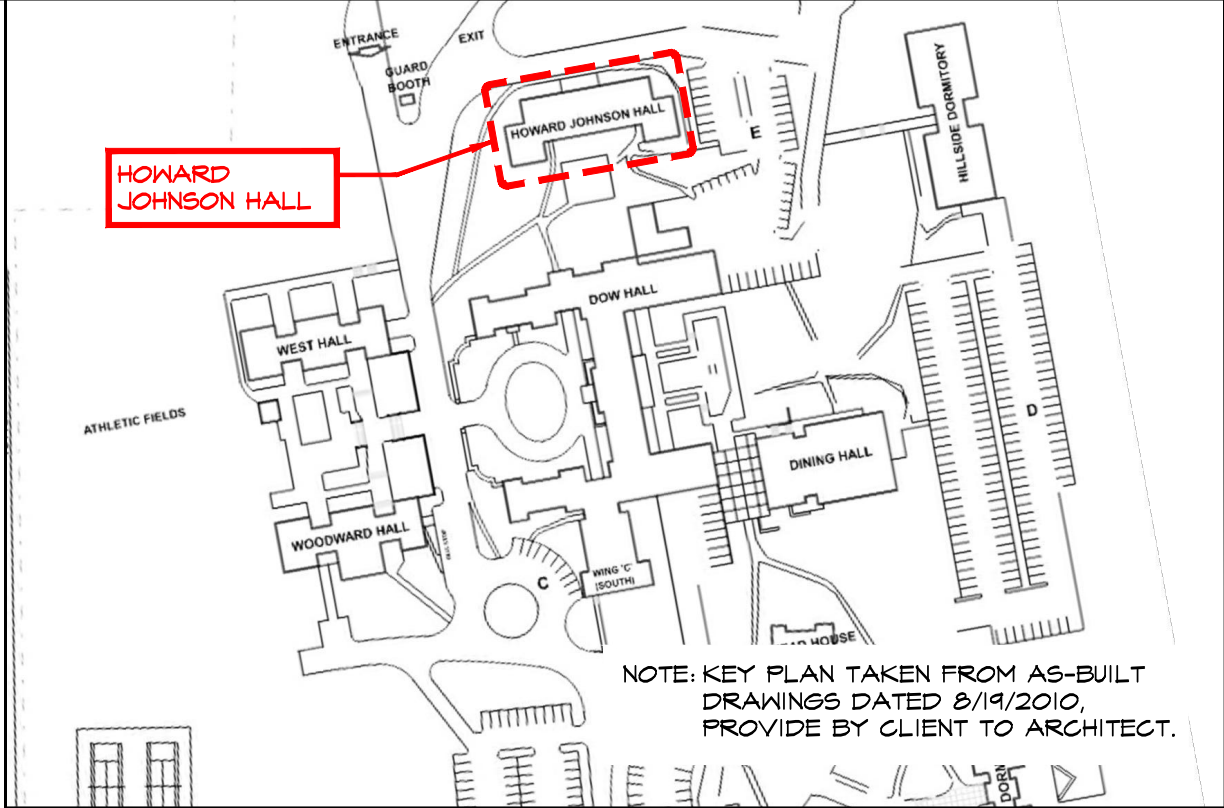
HOWARD JOHNSON HALL
REAR ELEVATION 'A'

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



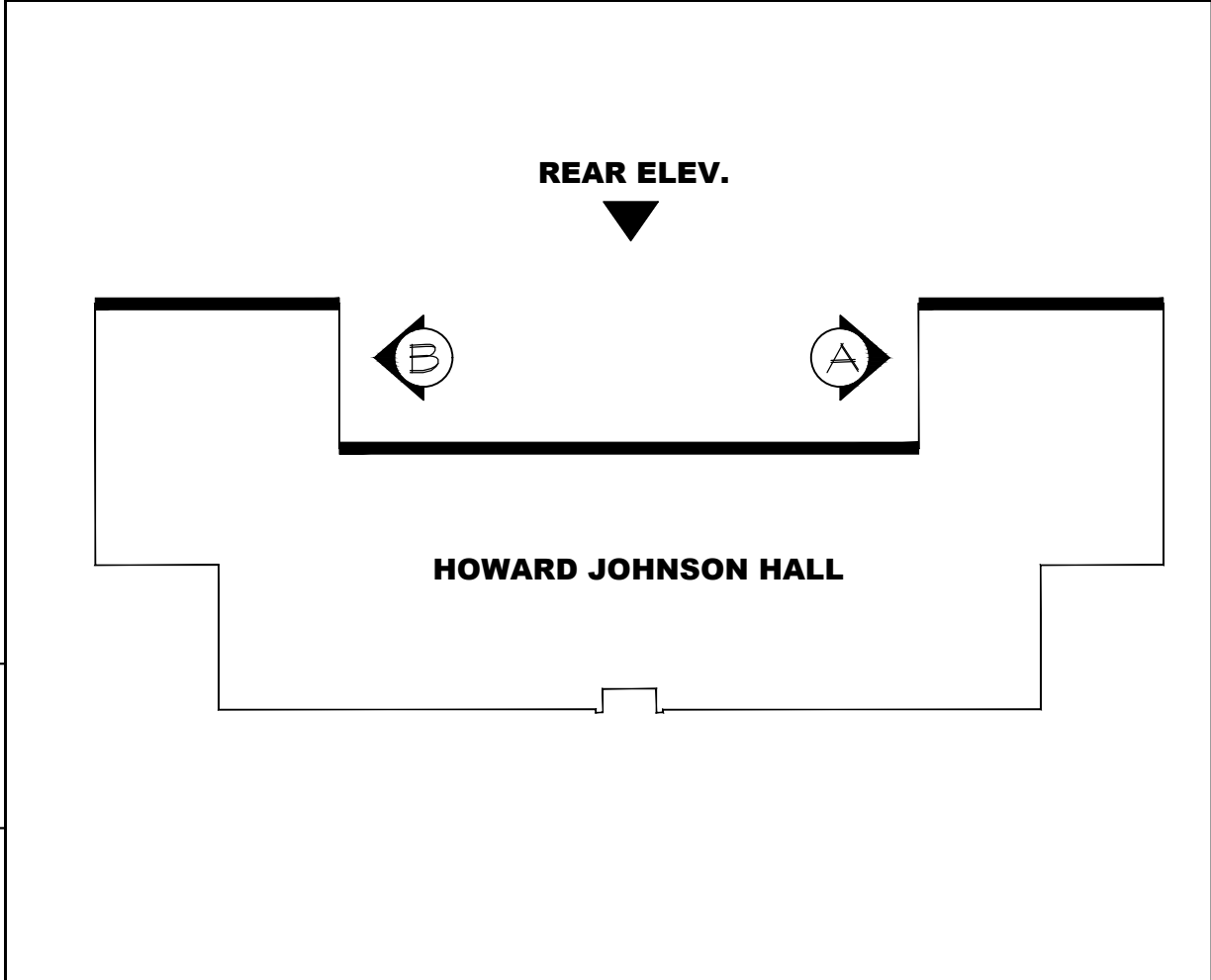
HOWARD JOHNSON HALL
REAR ELEVATION 'B'

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



KEY PLAN

NOT TO SCALE



PLAN DIAGRAM

NOT TO SCALE

CLIENT/PROJECT
BUILDING ENVELOPE RESTORATION FOR:
YESHIVATH VIZNITZ - HOWARD JOHNSON HALL
235 ELM ROAD
BRIARCLIFF MANOR, NY 10510
DRAWING
- KEY PLAN
- HOWARD JOHNSON HALL REAR ELEVATIONS
- HOWARD JOHNSON HALL ROOF PLAN
- SCOPE OF WORK

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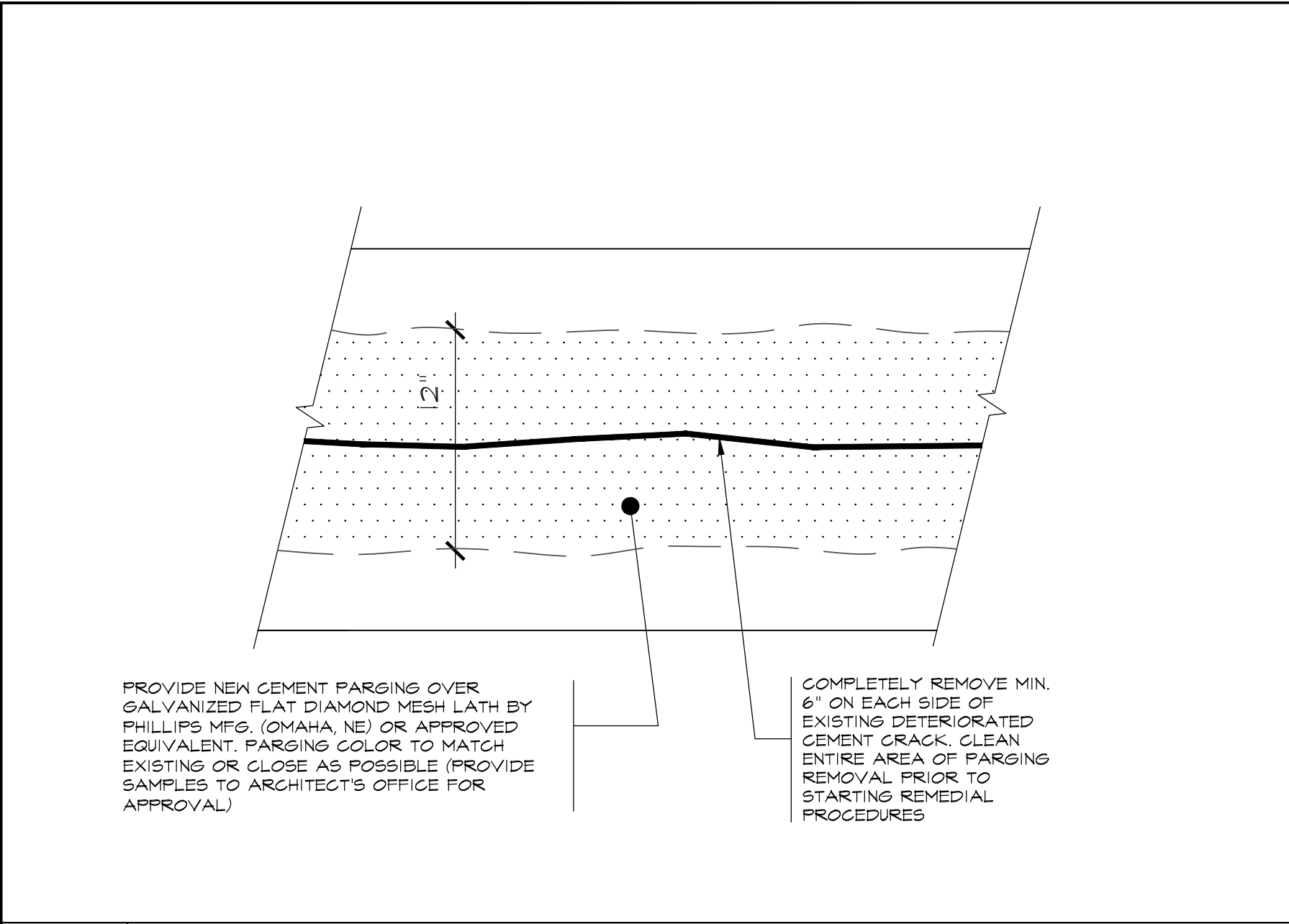
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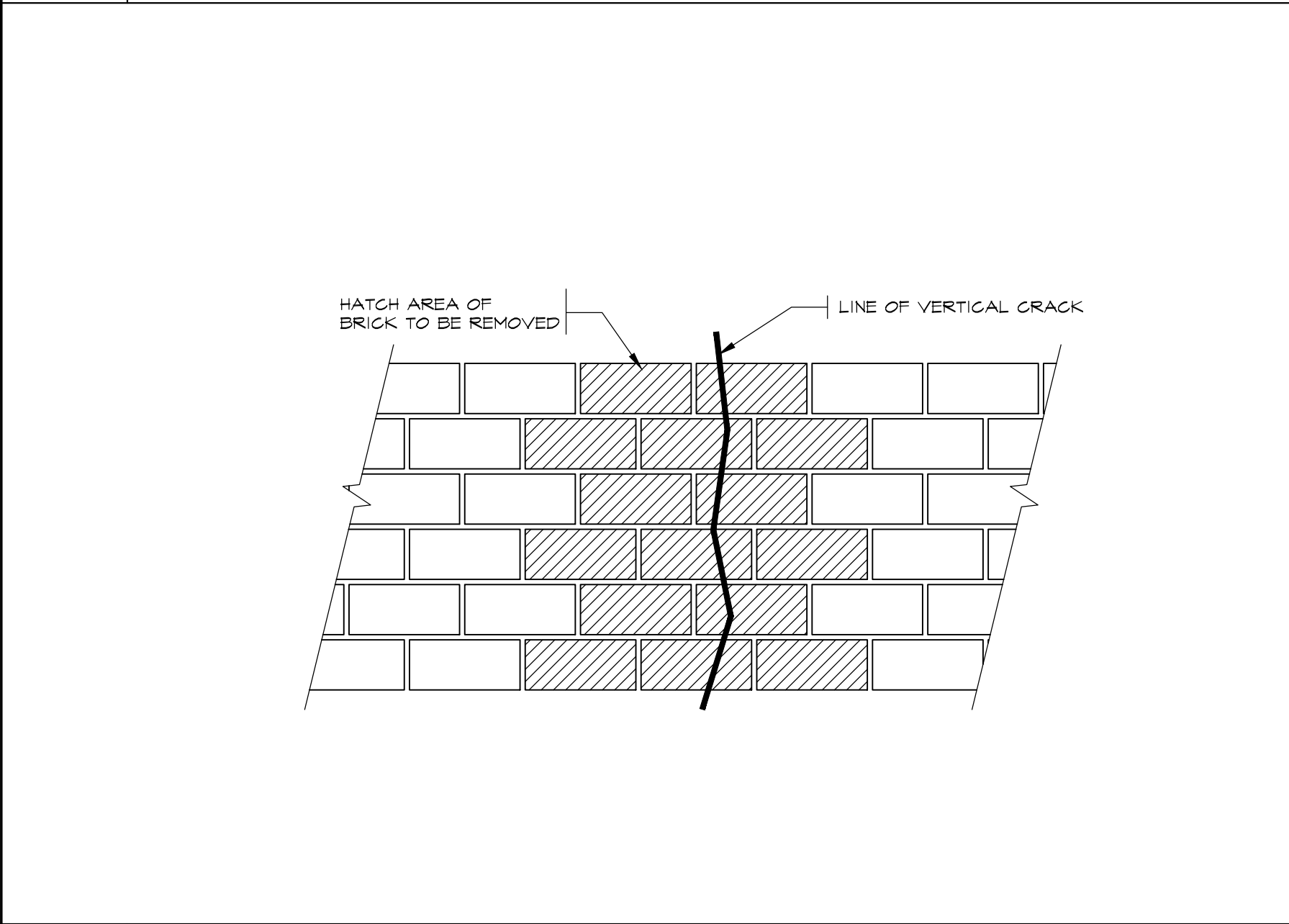
HOWARD JOHNSON HALL REAR ELEVATION

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

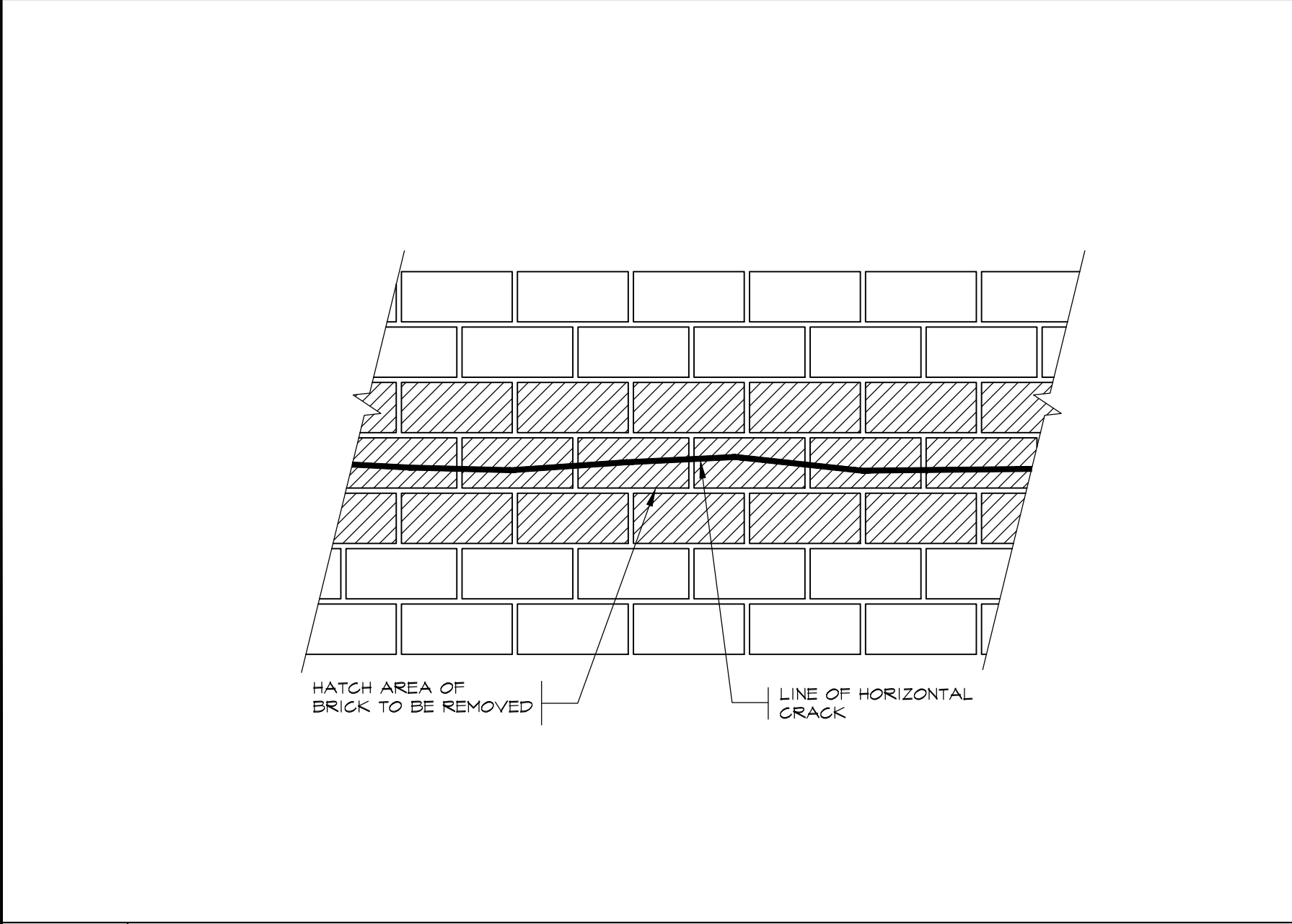
FIELD CONDITIONS	SCOPE OF WORK	FIELD CONDITIONS	SCOPE OF WORK
1 CRACKS WERE FOUND AT EXTERIOR FOUNDATION CEMENT PARGING	ENTIRE EXTERIOR FOUNDATION CEMENT PARGING TO BE CHECKED FOR CRACKS AND SPALLING. IN CASE ANY CRACKS WERE FOUND, COMPLETELY REMOVE MIN 6" ON EACH SIDE OF EXISTING DETERIORATED CEMENT PARGING CRACK. (TYP.) PROVIDE NEW CEMENT PARGING OVER GALVANIZED FLAT DIAMOND MESH LATH BY PHILLIPS MFG. OR APPROVED EQUIVALENT. (SEE DETAIL #1 SHEET A-5)	8 DAMAGED AND/ OR UNSAFE BRICK AREA	REMOVE EXISTING DAMAGED & SPALLED BRICK FACE ENTIRELY AND REPLACE WITH NEW TO MATCH EXISTING. PROVIDE PROPER BRICK REPLACEMENT & STITCHING AS PER DETAIL #1 TO #5, SHEET A-5. ALSO SEE NOTE 'A' ABOVE.
2 STAINED & CHIPPED PRECAST CONCRETE WINDOW SILL WITH MODERATE MILDEW GROWTH	CLEAN & POWER WASH ALL PRECAST CONCRETE WINDOW SILLS. SCRAPE ALL CRACKED AND/OR SPALLED PRECAST CONCRETE WINDOW SILLS AS NECESSARY. REMOVE THE AREA OR PIECES THAT ARE LOOSE AND/OR SPALLING ENTIRELY. ANY DAMAGED CAST STONE AREAS TO BE REPAIRED & LEVELED WITH 'MIMIC' MFG. BY CONCRGO CORP. INSTALL STRICTLY IN ACCORDANCE WITH MFG. PROCEDURES AND APPLICATION SPECIFICATIONS. COLOR AS CLOSE TO EXISTING AS POSSIBLE. CONTRACTOR TO SUBMIT MIN. (2) 12"X12" 'MIMIC' COLOR SAMPLES TO ARCHITECT PRIOR TO REPAIRS. (SEE DETAIL #8, SHEET A-5)	9 DAMAGED (3) BOTTOM BRICK COURSES AT INSIDE OF THE PARAPET	REPLACE IN KIND BOTTOM (3) ROWS OF DAMAGED AND SPALLED BRICK AT INTERIOR SIDE OF PARAPET. PROVIDE PROPER BRICK REPLACEMENT & STITCHING AS PER DETAIL #9, SHEET A-5. ALSO SEE NOTE 'A' ABOVE. (SEE DETAIL TB, SHEET A-5)
3 DAMAGED AND DETERIORATED PRECAST CONCRETE FASCIA BELOW PARAPET	CLEAN & POWER WASH ENTIRE CONCRETE FASCIA AROUND BUILDING ENVELOPE. PATCH UP ALL PORTIONS OF CHIPPED AND DETERIORATED PRECAST CONCRETE FASCIA. REMOVE THE AREA OR PIECES THAT ARE LOOSE AND/OR SPALLING ENTIRELY. DAMAGED PRECAST FASCIA AREAS TO BE REPAIRED & LEVELED WITH 'MIMIC' MFG. BY CONCRGO CORP. INSTALL STRICTLY IN ACCORDANCE WITH MFG. PROCEDURES AND APPLICATION SPECIFICATIONS. COLOR AS CLOSE TO EXISTING AS POSSIBLE. CONTRACTOR TO SUBMIT MIN. (2) 12"X12" 'MIMIC' COLOR SAMPLES TO ARCHITECT PRIOR TO REPAIRS. (SEE DETAIL #8, SHEET A-5)	10 DAMAGED (2) TOP BRICK COURSES AT INSIDE OF THE PARAPET	REPLACE IN KIND TOP (2) ROWS OF DAMAGED AND SPALLED BRICK AT INTERIOR SIDE OF PARAPET. PROVIDE PROPER BRICK REPLACEMENT & STITCHING AS PER DETAIL #9, SHEET A-4. IF ANY FLASHING PANS UNDER THE COPING STONES ARE DAMAGED DUE TO BRICK REMOVAL, THEY SHOULD BE REPLACED IN KIND. ALSO SEE NOTE 'A' ABOVE. (SEE DETAIL TB, SHEET A-5)
4 DETERIORATED PRECAST CONCRETE COPING W/ MODERATE TO SEVERE MILDEW GROWTH	CLEAN & POWER WASH ALL EXISTING COPING STONE SURFACES. PATCH UP ANY MINOR DAMAGES AND/OR SPALLING SURFACE WITH 'MIMIC' MFG. BY CONCRGO CORP. INSTALL STRICTLY IN ACCORDANCE WITH MFG. PROCEDURES AND APPLICATION SPECIFICATIONS. COLOR AS CLOSE TO EXISTING AS POSSIBLE. CONTRACTOR TO SUBMIT MIN. (2) 12"X12" 'MIMIC' COLOR SAMPLES TO ARCHITECT PRIOR TO REPAIRS. REPOINT COPING STONES JOINTS AS NECESSARY AND COMPLETELY SEAL ALL SEAMS BETWEEN STONES W/ SIKAFLEX I-A OR APPROVED EQUIVALENT. APPLY STRICTLY PER MFG. SPECIFICATIONS.	11 DETERIORATED OPEN MORTAR JOINTS AT BRICK FACADE	REPOINT ALL OPEN AND/OR DETERIORATED MORTAR JOINTS. CLEAN OUT THE EXISTING MORTAR JOINTS BACK TO SOUND SUBSTRATE OR A MIN. DEPTH OF 3/4". THE NEW MORTAR SHALL MATCH EXISTING MORTAR THROUGHOUT THE BUILDING IN BOTH PROFILE & PIGMENTATION. SAMPLE POINTED AREA OF MIN. 24"X24" SHALL BE PROVIDED FOR APPROVAL BY ARCHITECTS PRIOR TO PROCEEDING. (ALSO SEE NOTE 'A' ABOVE).
5 SEVERELY CRACKED PRECAST COPING STONES TO BE ADDRESSED IMMEDIATELY	ENTIRELY REPLACE CRACKED PRECAST COPING STONES WITH NEW TO MATCH EXISTING AT INDICATED AREA. REPAIR OR REPLACE EXISTING FLASHING PAN IN KIND IF DAMAGED DURING COPING STONE REMOVAL. SECURE NEW COPING WITH DOWEL INTO EXIST MASONRY PARAPET & STAINLESS STEEL PINS INTO ADJACENT COPING STONES. INSTALL STRICTLY PER MFG SPECIFICATIONS. ALSO SEE DETAIL #7, SHEET A-5.	12 DETERIORATED AND DEFLECTED REGLET	EXIST. REGLETS AT INDICATED AREAS TO BE PROPERLY REINSTALLED OR REPLACED W/ NEW OF SAME SIZE & GAGE (MIN 26 GA). PROVIDE MIN. 4" APRON. SECURE W/ LEAD WEDGES @ 8" O.C. CAULK ENTIRE REGLET OF LENGTH OF REGLET WITH POLYURETHANE SEALANT. ALL MORTAR JOINTS ABOVE HORIZONTAL REGLET JOINTS TO BE REPOINTED THOROUGHLY. (SEE DETAIL #TB, SHEET A-5)
6 RUSTED & DETERIORATED STEEL WINDOW LINTELS	RUSTED LINTEL TO BE CLEANED, SCRAPED AND REPAINTED W/ (1) COAT OF RUST-OLIUM PRIMER & (1) COAT OF METAL PAINT AT INDICATED AREAS. COLOR TO MATCH EXISTING AS CLOSE AS POSSIBLE.	13 CRACKED CONCRETE STEPS	REPLACE EXIST. BROKEN FRONT ENTRANCE CONCRETE STEP W/ NEW OF EQUIVALENT SIZE & MATERIAL. COLOR TO BE AS CLOSE AS POSSIBLE TO EXISTING.
7 COMPROMISED AND DAMAGED STEEL WINDOW LINTELS TO BE REPLACED	REPLACE SAGGING / RUSTED / DEFECTIVE LINTELS AT INDICATED AREAS. REMOVE (3) COURSES OF BRICKWORK ABOVE & ON BOTH SIDES OF THE LINTEL TO BE REPLACED OR ON 2ND FLOOR, REMOVE PORTION OF EXISTING PRECAST CONCRETE FASCIA & REPLACE W/ NEW TO MATCH EXISTING UPON COMPLETE OF WATERPROOFING. INSTALL NEW WATERPROOFING MEMBRANE (BITUTHENE-3000 SELF ADHESIVE BY GCP MFG OR APPROVED EQUIVALENT) AT THE NEW LINTELS AND ALONG THE BACK UP MASONRY. PRIMER SHALL BE APPLIED TO BACK-UP MASONRY AND ANY OTHER NECESSARY AREAS IF SO REQUIRED BY MFG. TO PROPERLY INSTALL NEW BITUTHENE FLASHING. BITUTHENE FLASHING TO BE INSTALLED STRICTLY PER MFG. SPECS. NEW LINTELS TO MATCH EXISTING BUILDING LINTELS IN SIZE & PAINT. PROVIDE BOLTED OR WELDED CONNECTIONS AS DETERMINED BY FIELD CONDITIONS. INSTALL 3/8" Ø KEEPS @ 16" O.C. ALONG THE TOP OF THE LINTEL. INSTALL NEW BRICKWORK TO MATCH EXISTING BRICK IN COLOR AND WITH THE PROPER STITCHING METHOD (SEE DETAIL #5 & #6 SHEET A-5).	14 DETERIORATED MORTAR JOINTS AT CONCRETE STEPS	COMPLETELY REMOVE ALL DETERIORATED MORTAR JOINTS & SEALANT AT EXTERIOR STEPS. REPOINT AS NECESSARY. THOROUGHLY SEAL ALL VERTICAL & HORIZONTAL SEAMS BETWEEN STEPS W/ SIKAFLEX I-A.
		15 ROOF PONDING & DAMAGED STUCCO WAS FOUND AT FRONT ENTRANCE CANOPY	EXISTING CANOPY ROOF TO BE PROPERLY PITCHED AWAY FROM BUILDING (MIN. SLOPE 1/4" PER FT.) W/ TAPERED INSULATION AND NEW EPDM MEMBRANE BY CARLISLE MFG. OR APPROVED EQUIVALENT TO MITIGATE ROOF PONDING. INSTALL STRICTLY PER MFG. SPECIFICATION UNDERNEATH OF CANOPY TO BE PROPERLY INSPECTED & ALL DAMAGED STUCCO TO BE REFINISHED WITH PAREX (2) NET BASECOAT, 4.5 OZ. \$55.48 LONG STANDARD MESH AND (1) COAT OF DPR ACRYLIC FINISH BY 'PAREX' MFG. - REDAN, GEORGIA; OR APPROVED EQUIVALENT. INSTALL STRICTLY PER MFG. SPECIFICATIONS. PROVIDE MESH AT ALL CORNERS (TYP.). PAREX COLOR AND TEXTURE TO MATCH EXISTING (12"X12" SAMPLES TO BE PROVIDED TO ARCHITECT'S OFFICE FOR APPROVAL). O.C. SHALL ENSURE UNIFORMITY OF COLOR AND TEXTURE THROUGHOUT THE ENTIRE SURFACE.



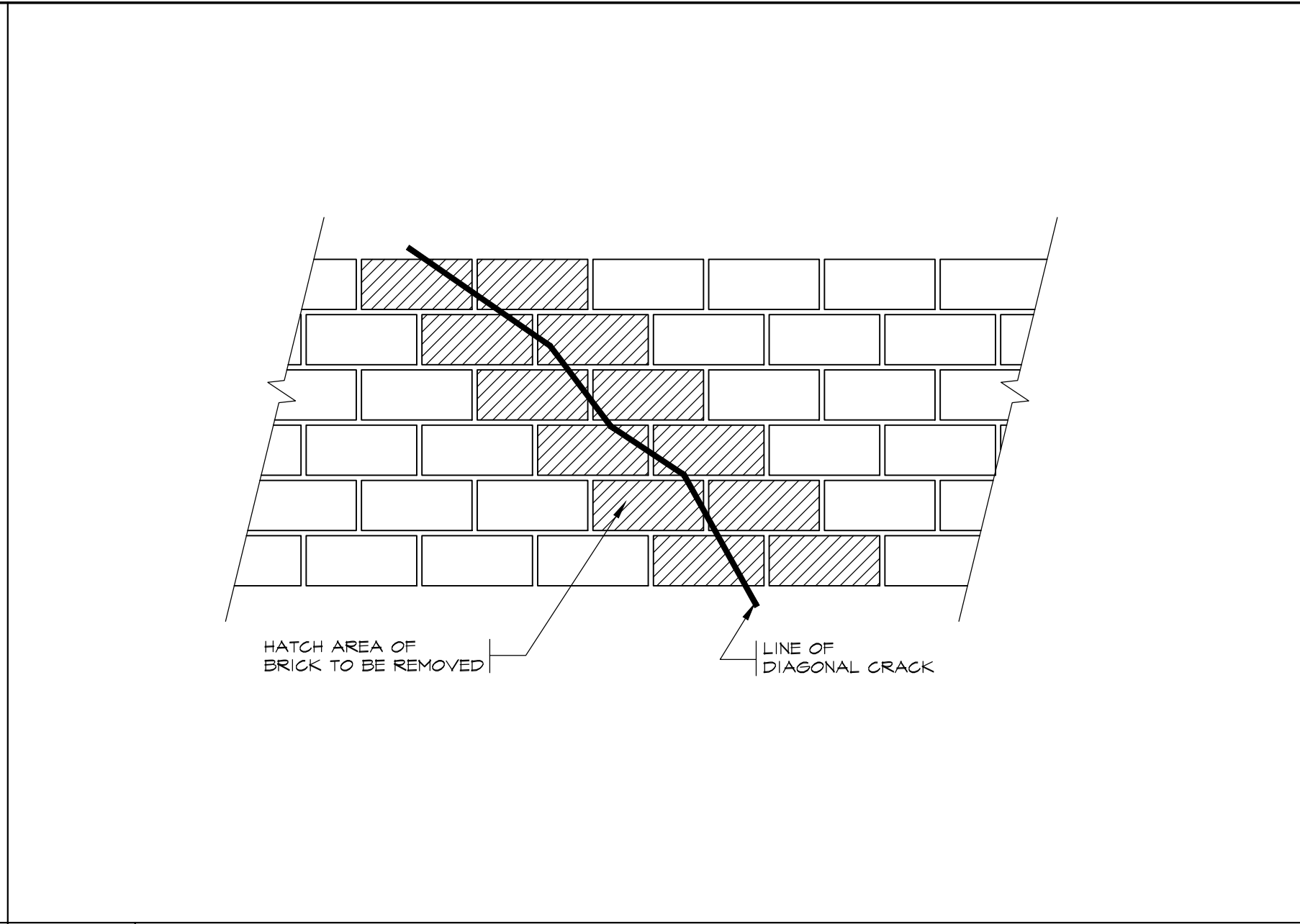
1 **TYP. CRACK REMEDIATION DETAIL FOR CEMENT PARGING** N.T.S.



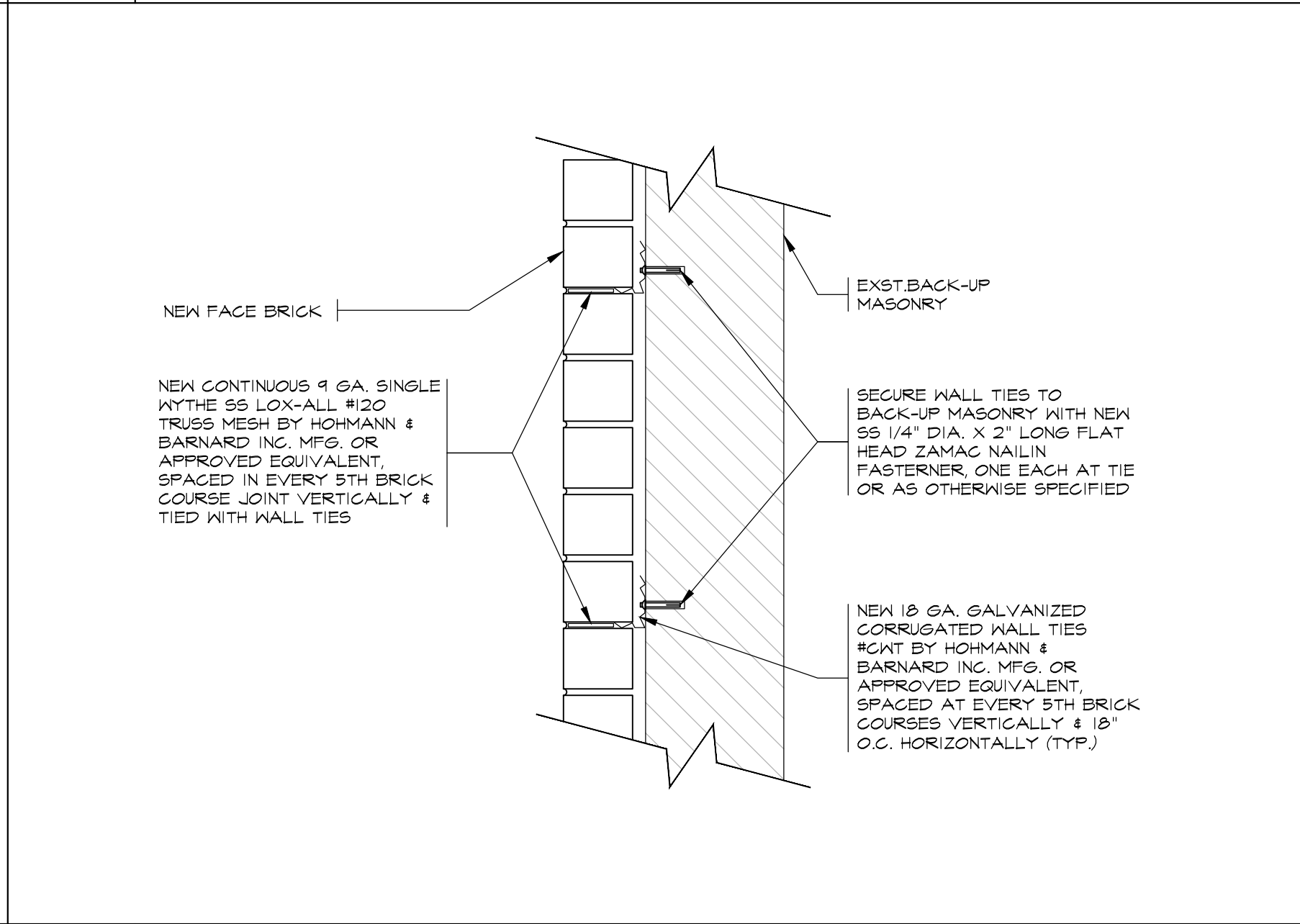
2 **TYP. VERTICAL BRICK STITCHING PATTERN** N.T.S.



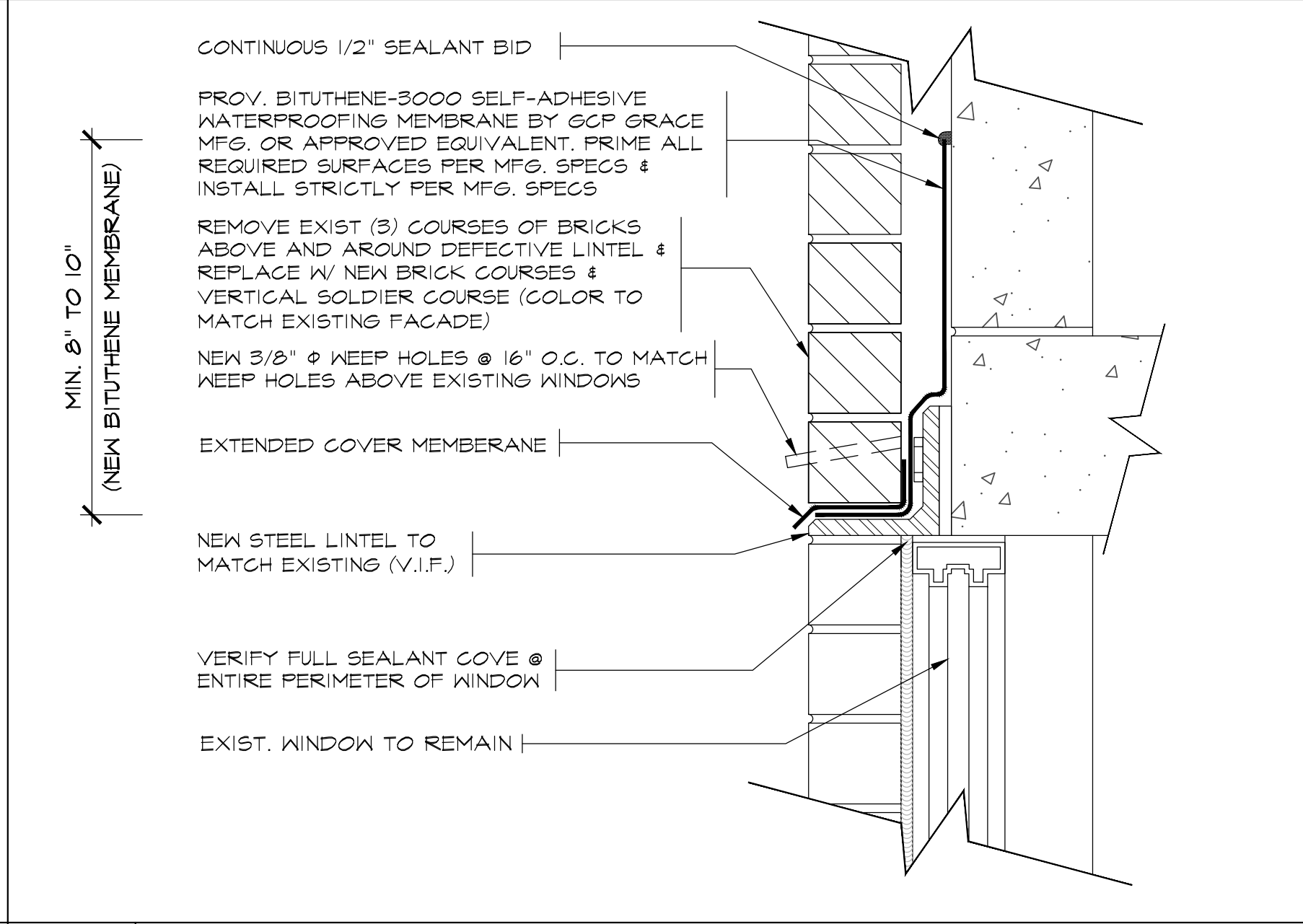
3 **TYP. HORIZONTAL BRICK STITCHING PATTERN** N.T.S.



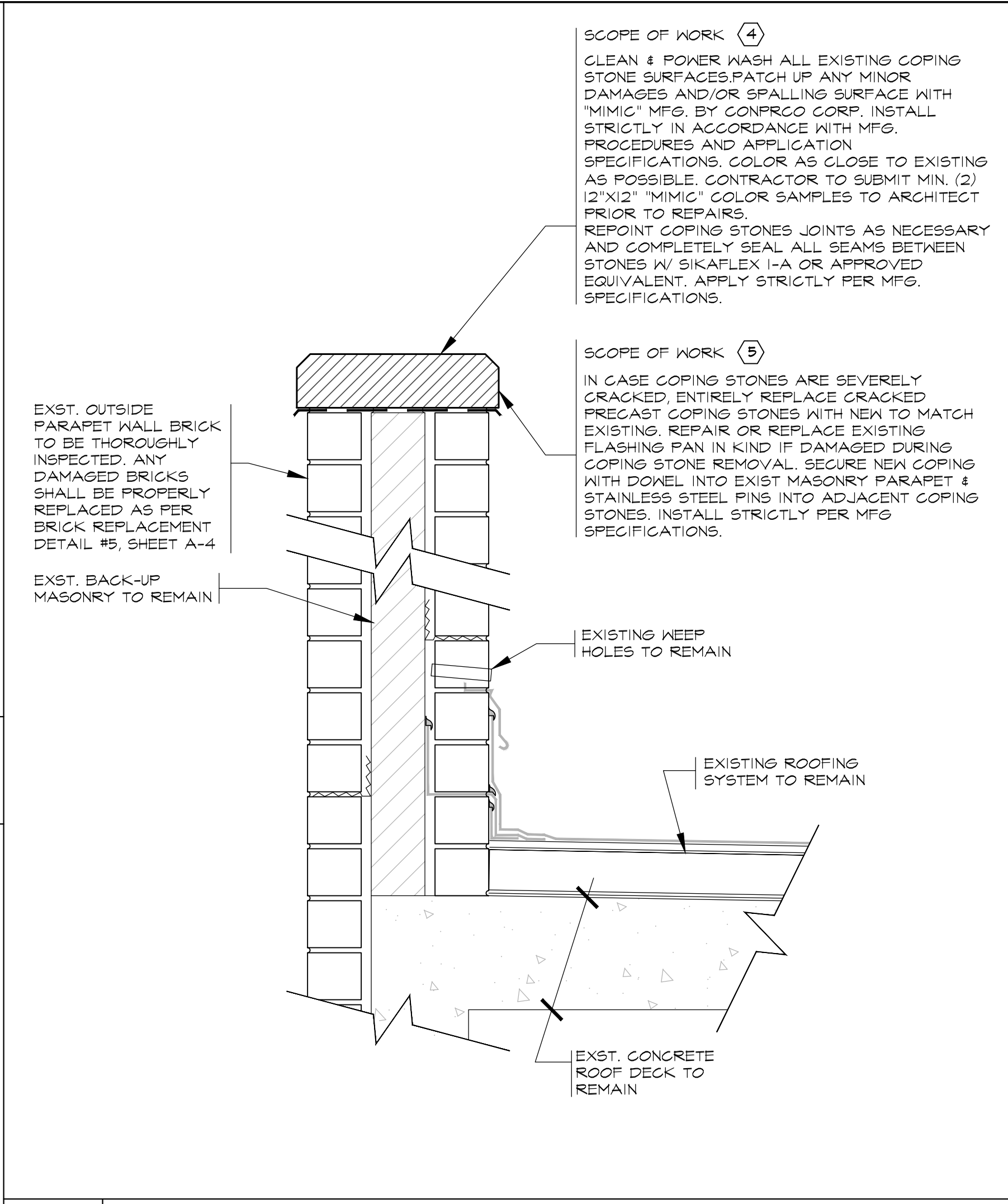
4 **TYP. DIAGONAL BRICK STITCHING PATTERN** N.T.S.



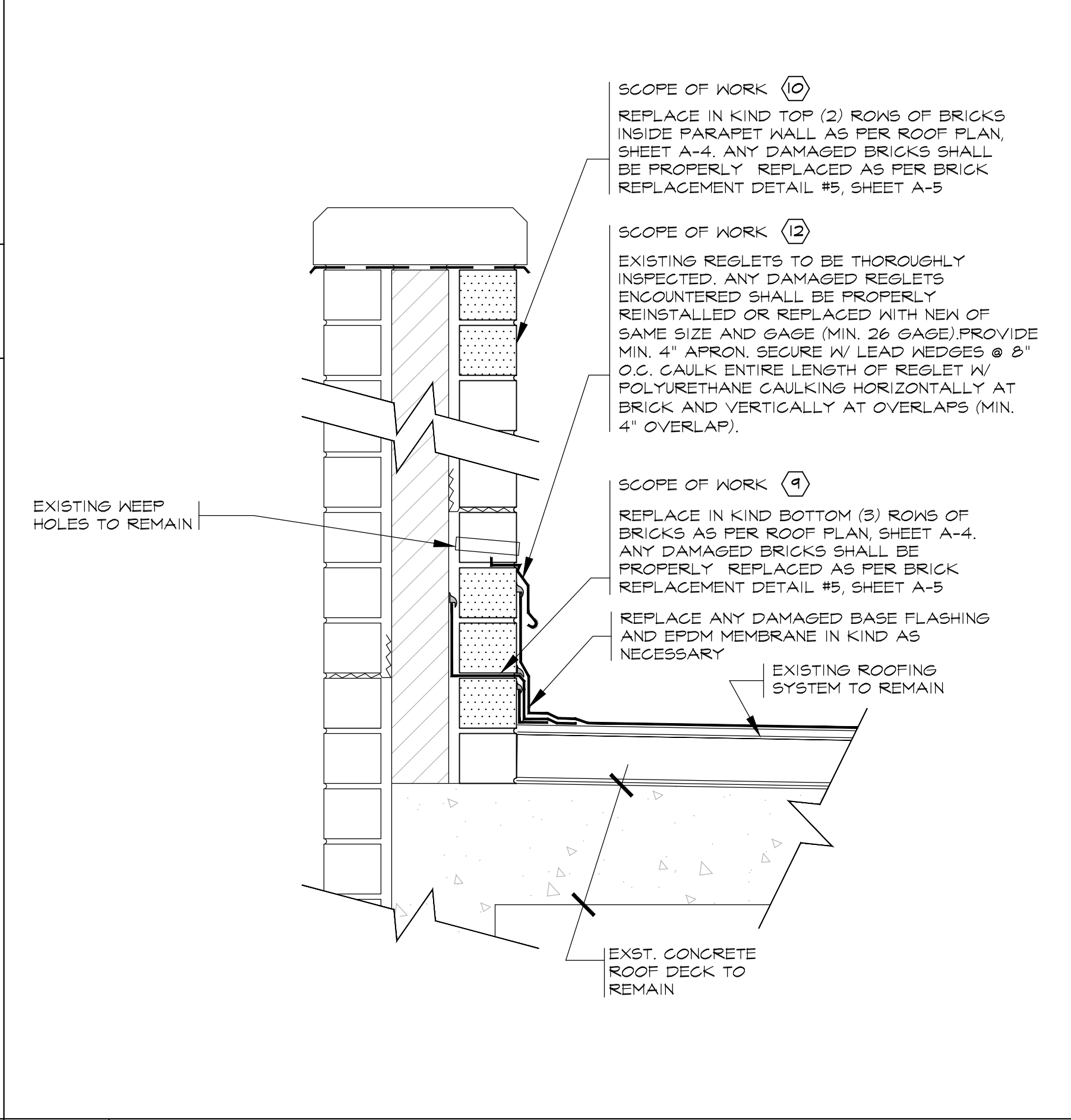
5 **TYP. FACE BRICK REPLACEMENT** NOT TO SCALE



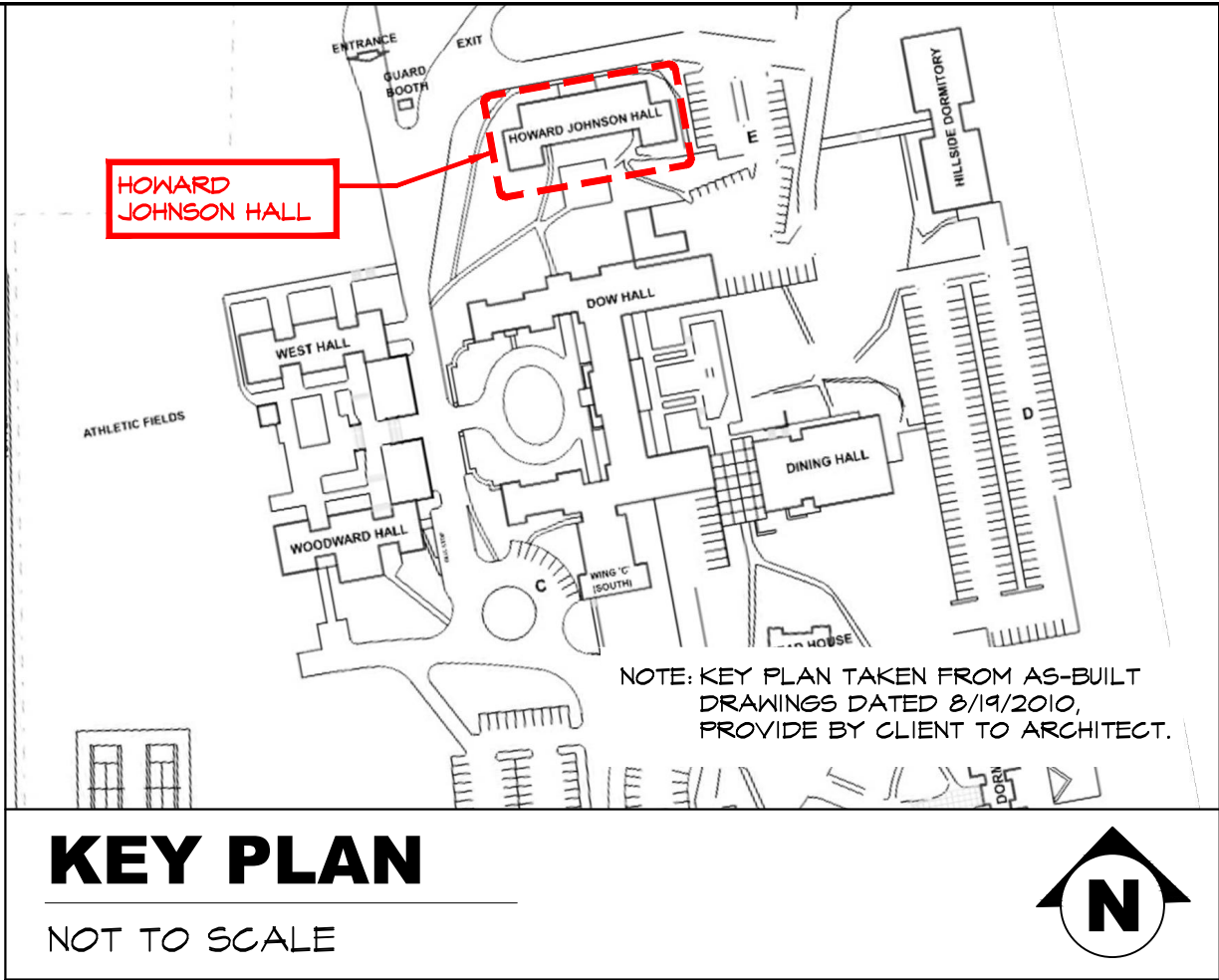
6 **TYP. LINTEL REPLACEMENT DETAIL** NOT TO SCALE



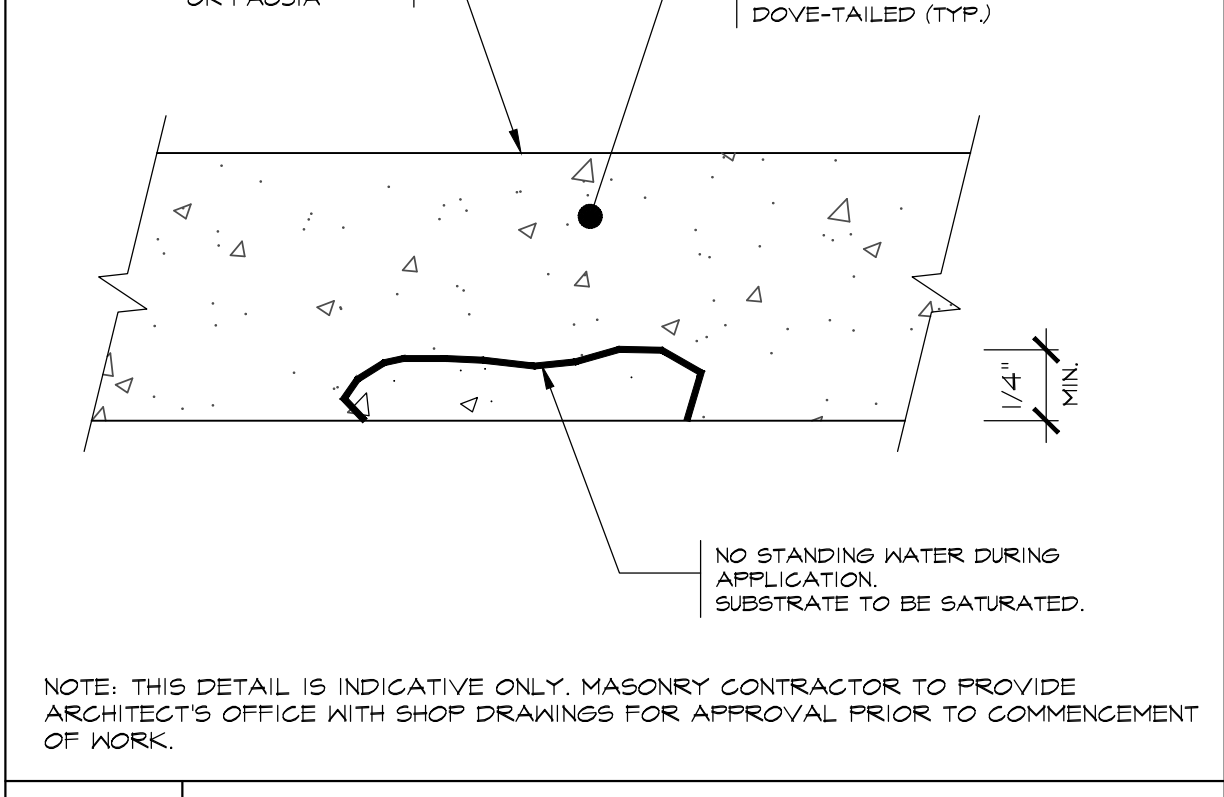
7A **TYP. PARAPET DETAIL** NOT TO SCALE



7B **TYP. PARAPET DETAIL** NOT TO SCALE



KEY PLAN NOT TO SCALE



8 **TYP. PRECAST CONCRETE REPAIR DETAIL** N.T.S.

CLIENT/PROJECT		
BUILDING ENVELOPE RESTORATION FOR:		
YESHIVATH VIZNITZ - HOWARD JOHNSON HALL		
235 ELM ROAD		
BRIARCLIFF MANOR, NY 10510		
DRAWING		
- DETAILS		
NO.	REVISIONS:	DATE
ISSUE LOG		
	12/03/21 - TO DOB	



MAX PARANGI ARCHITECTS P.C.

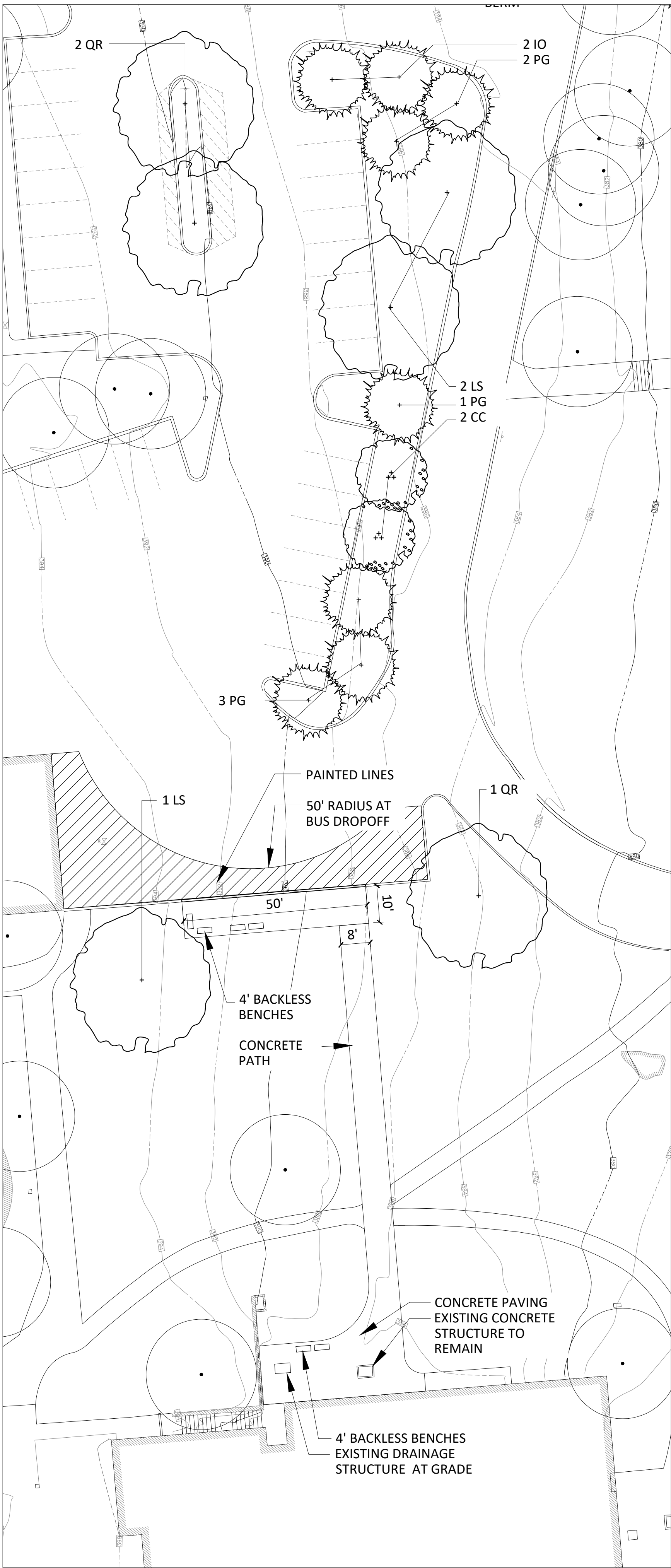
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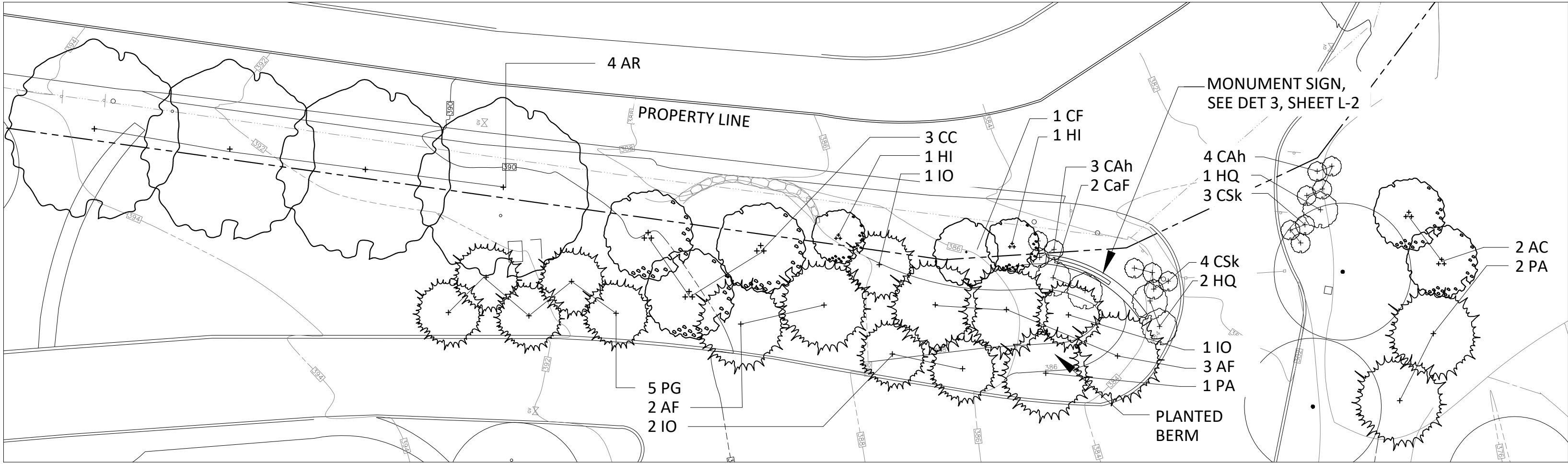
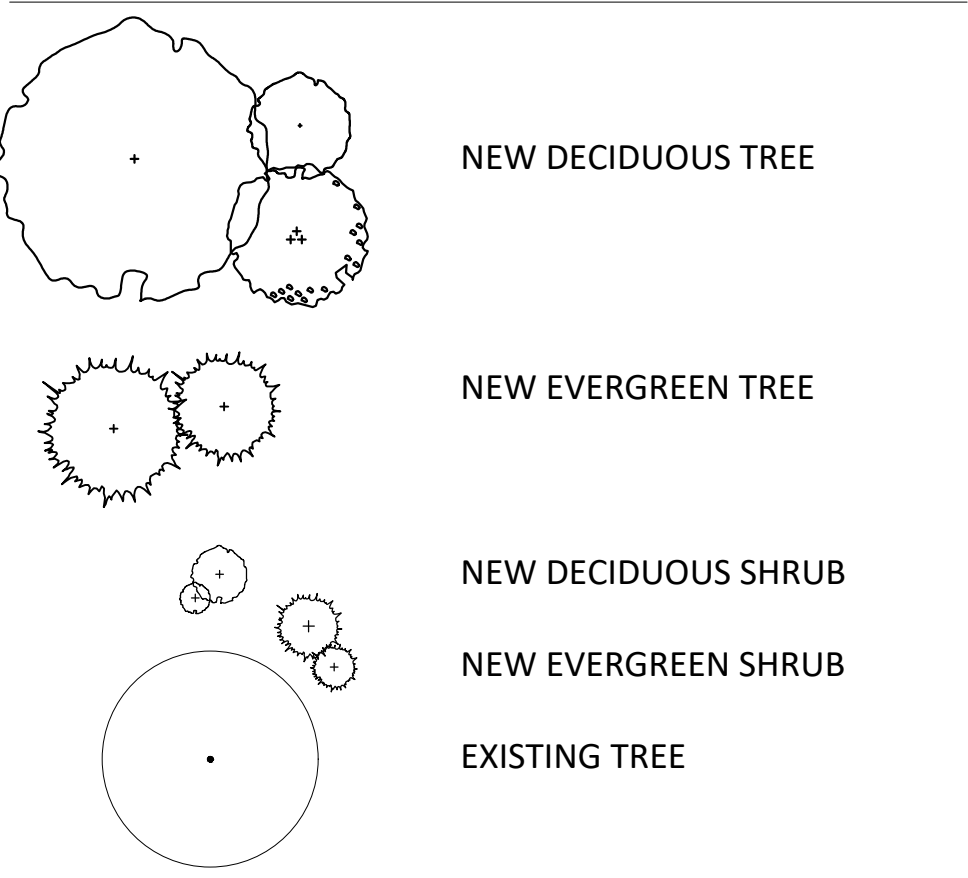
DATE	10/11/21	JOB NO.	21016 - HJ
SCALE	AS NOTED	DWG. NO.	HJ-A/5
DRAWN	CN, SV	CHECKED	MP
		SHEET 5 OF 5	

ATTACHMENT 9



1
L-1 **AREA 1**
SCALE: 1"=20'-0"

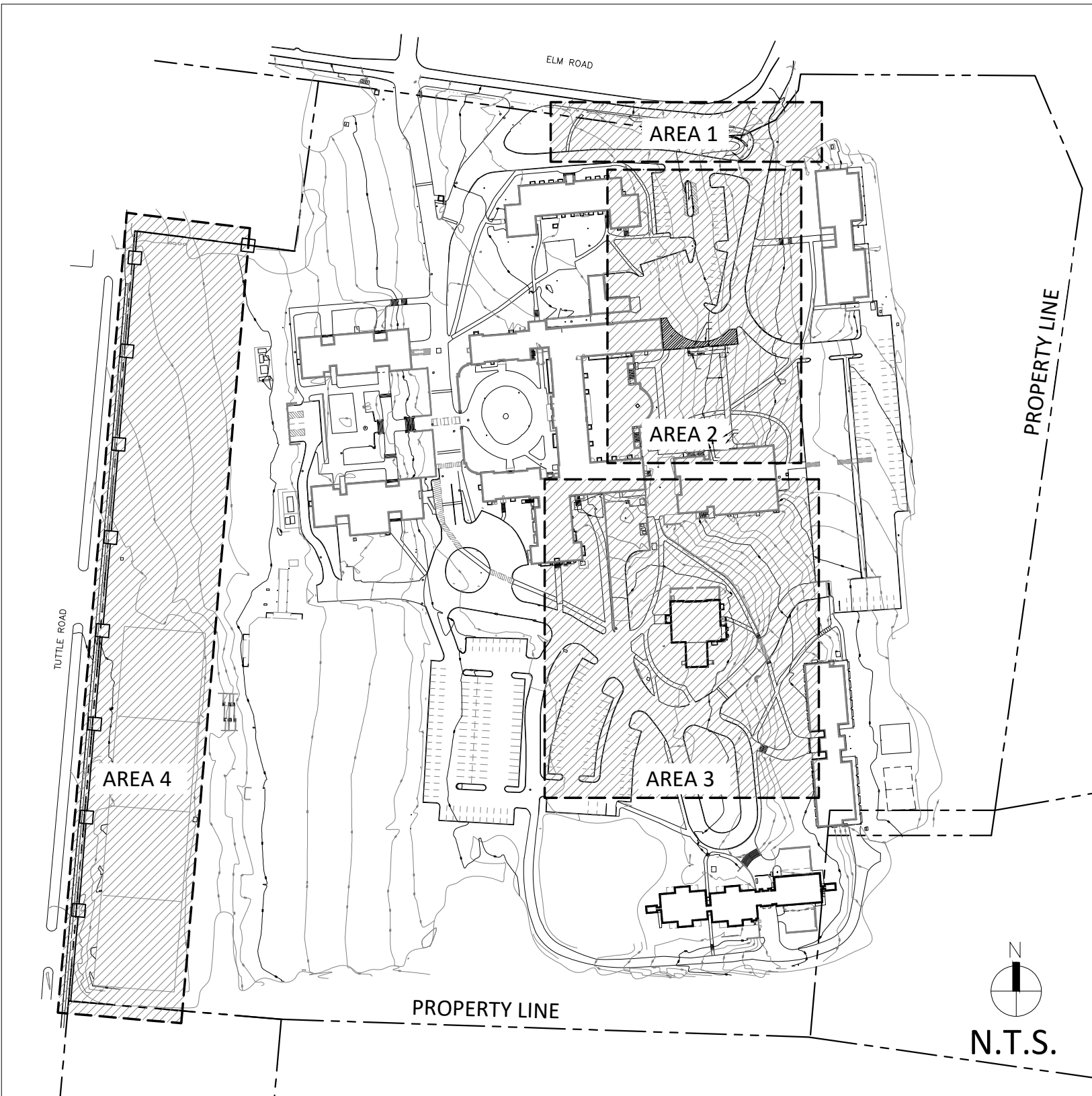
LEGEND



2
L-1 **AREA 2**
SCALE: 1"=20'-0"

NOTES

- SEE SHEET L-2 FOR PLANT LIST AND ADDITIONAL LANDSCAPE PLAN AREAS.
- THE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO ANY WORK INCLUDING LAWN WORK OR TREE AND SHRUB PLANTING AND SHALL IMMEDIATELY REPORT ANY CONFLICTS TO THE PROJECT SITE ENGINEER.
- THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWING. QUANTITIES IN PLANT SCHEDULE ARE FOR REFERENCE ONLY.
- NO PLANT OR CULTIVAR SUBSTITUTIONS WILL BE ACCEPTABLE WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
- OWNER'S LANDSCAPE ARCHITECT SHALL INSPECT PLANT MATERIAL FOR ACCEPTANCE PRIOR TO PLANTING.
- LOCATION OF NEW PLANT MATERIAL SHALL BE STAKED OR SET OUT BY CONTRACTOR AND APPROVED BY OWNER'S LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- REFER TO PLANTING DETAILS AND SPECIFICATIONS FOR INFORMATION RELATING TO PLANTING PIT DIMENSIONS AND EXTENT AND COMPOSITION OF BACKFILL MATERIAL.
- THE CONTRACTOR SHALL REMOVE ALL PLASTIC MATERIAL FROM AROUND THE ROOT BALLS OF THE PLANTS AFTER POSITIONING IN THE PLANT PITS. REMOVE BURLAP, ROPE, AND WIRE FROM AROUND THE TRUNK SUFFICIENTLY SO THAT NO BURLAP, ROPE OR WIRE WILL BE EXPOSED AFTER BACKFILLING.
- CONTRACTOR SHALL EXERCISE EXTREME CARE IN WORKING IN AREA OF EXISTING TREES. EXISTING TREES TO REMAIN AND BE PROTECTED, WHICH ARE INJURED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY CONTRACTOR WITH PLANTS OF EQUAL SIZE AND SPECIES AT NO COST TO THE OWNER.
- ALL AREAS THAT HAVE BEEN DISTURBED BY PLANTING ACTIVITY SHALL BE RESTORED TO A NEAT CONDITION. AREAS WITH BARE SOIL SHALL BE TOPSOILED AND SEEDED.
- THE CONTRACTOR SHALL WATER TREES, SHRUBS AND GROUNDCOVER TWICE DURING THE FIRST 24 HOURS AND AS NEEDED DURING THE FIRST GROWING SEASON.



KEY PLAN

PRELIMINARY PLANTING PLAN
NOT FOR CONSTRUCTION

PROJECT: SITE PLAN AND SPECIAL PERMIT SUBMISSION FOR
235 ELM ROAD, VILLAGE OF BRIARCLIFF MANOR, NEW YORK

JOB NO: D06

SCALE: AS NOTED

DATE: 11/10/2021

REVISIONS:

DRAWING TITLE
LANDSCAPE PLAN

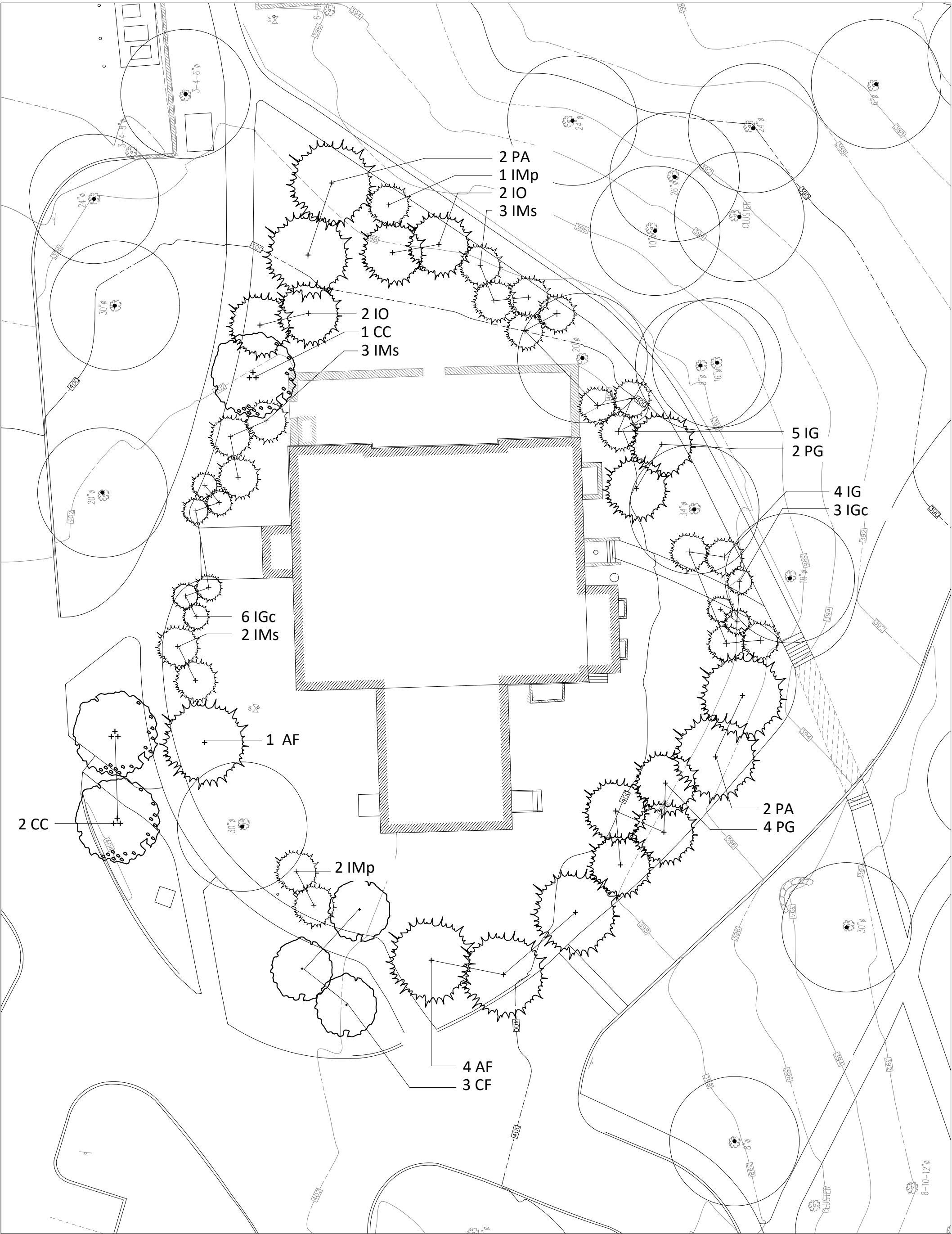
SEALED LANDSCAPE ARCHITECT
STATE OF NEW YORK
NO. 001382
JANUARY 2021

SHEET NO
L-1

ASPECT 120 LANDSCAPE ARCHITECTURE P.C.
80 NORTH BROADWAY, SUITE 203
IRVINGTON, NY 10533
WWW.ASPECT120.COM
PHONE: (914) 274-8544

YESHIVATH VIZNITZ

PLANT LIST						
QNT	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	
DECIDUOUS TREES						
3	LS	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	2" - 2.5" CAL	AS SHOWN	
3	QR	QUERCUS RUBRA	RED OAK	2" - 2.5" CAL	AS SHOWN	
4	AR	ACER RUBRUM	RED MAPLE	2" - 2.5" CAL	AS SHOWN	
2	AC	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	8'- 10 HT	AS SHOWN	MULTISTEM
8	CC	CERCIS CANADENSIS	CANADIAN REDBUD 'MERLOT'	8'- 10 HT	AS SHOWN	MULTISTEM
4	CF	CORNUS FLORIDA	FLOWERING DOGWOOD			
EVERGREEN TREES						
7	PA	PICEA ABIES	NORWAY SPRUCE	8'- 10 HT	AS SHOWN	
17	PG	PICEA GLAUCA	WHITE SPRUCE	8'- 10 HT	AS SHOWN	
8	AF	ABIES FRASERI	FRACIER FIR	8'- 10 HT	AS SHOWN	
10	IO	ILEX OPACA	AMERICAN HOLLY	8'- 10 HT	AS SHOWN	
EVERGREEN SHRUBS						
9	IG	ILEX GLABRA	INKBERRY HOLLY	#7 CONT	AS SHOWN	
9	IGc	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY HOLLY	#5 CONT	AS SHOWN	
8	IMs	ILEX X MESERVEAE 'BLUE PRINCESS'	BLUE PRINCESS HOLLY	6'-8' HT	AS SHOWN	
3	Imp	ILEX X MESERVEAE 'BLUE PRINCE'	BLUE PRINCE HOLLY	6'-8' HT	AS SHOWN	
DECIDUOUS SHRUBS						
2	CaF	CALYCANTHUS FLORIDUS 'MICHAEL LINDSEY'	CAROLINA ALLSPICE	#7 CONT	AS SHOWN	
7	CAh	CLETHERA ALNIFOLIA 'HUMMINGBIRD '	HUMMINGBIRD SWEET PEPPERBUSH	#5 CONT	AS SHOWN	
7	CSk	CORNUS SERICEA 'KELSEY'	CARDINAL REDOSIER DOGWOOD	#5 CONT	AS SHOWN	
2	HI	HAMAMELIS X INTERMEDIA	ARNOLD PROMIZ WITCH HAZEL	#7 CONT	AS SHOWN	
3	HQ	HYDRANGEA QUERCIFOLIA 'GATSBY PINK'	GATSBY PINK OAKLEAF HYDRANGEA	#7 CONT	AS SHOWN	



1

L-2

AREA 3

SCALE: 1"=20'-0"

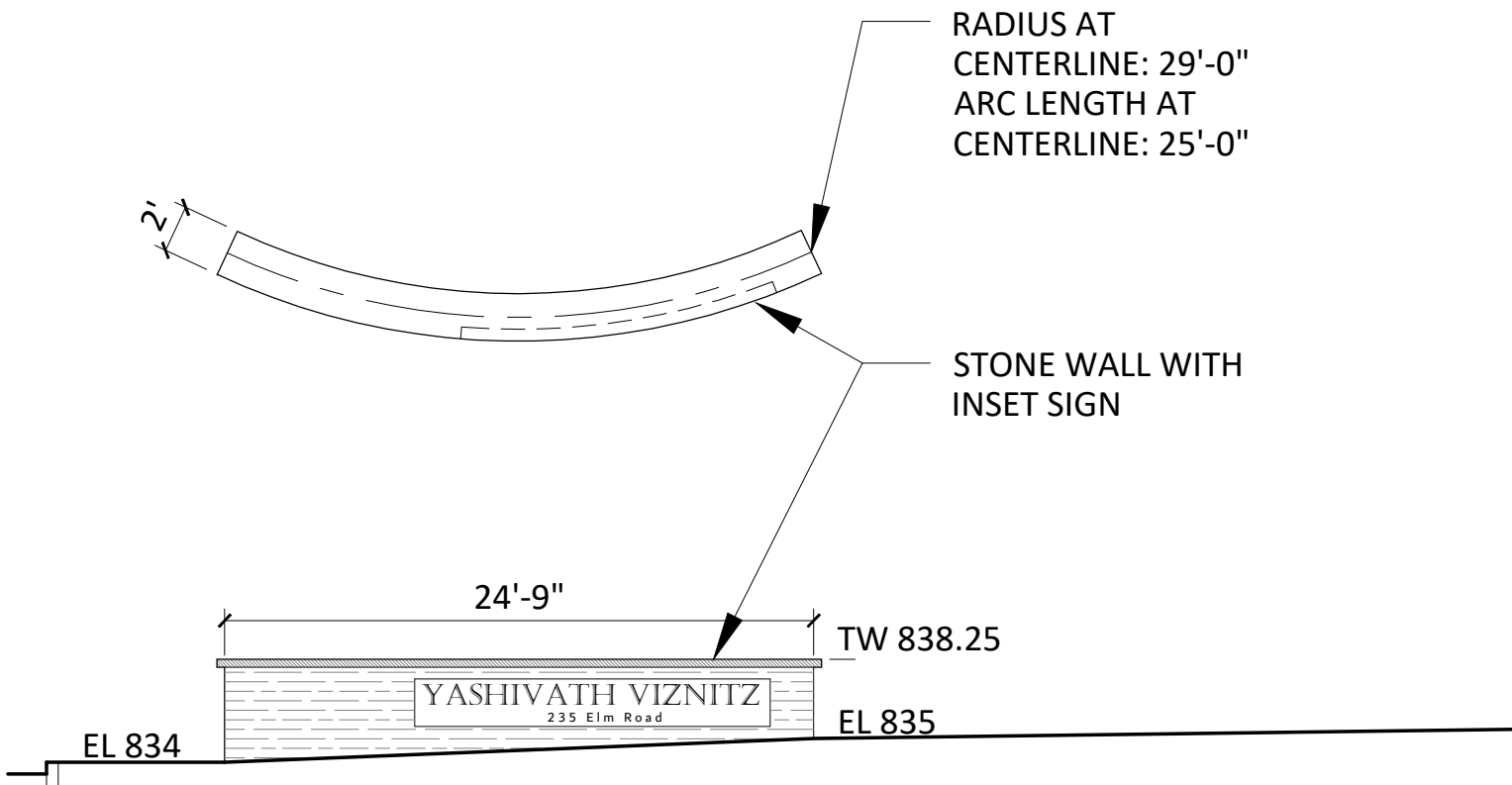


2

L-2

AREA 4

SCALE: 1"=60'-0"



3

L-2

MONUMENT SIGN (AREA 2)

SCALE: $\frac{1}{8}$ " = 1'-0"

PRELIMINARY PLANTING PLAN
NOT FOR CONSTRUCTION

PROJECT: SITE PLAN AND SPECIAL PERMIT SUBMISSION FOR
235 ELM ROAD, VILLAGE OF BRIARCLIFF MANOR, NEW YORK

JOB NO: D06

SCALE: AS NOTED

DATE: 11/15/2021

REVISIONS:

DRAWING TITLE
LANDSCAPE PLAN
AND DETAILS

SEALED LANDSCAPE ARCHITECT
STATE OF NEW YORK
NO. 001168
JANUARY 1, 2021

SHEET NO
L-2

ASPECT 120 LANDSCAPE ARCHITECTURE P.C.
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