

Project Narrative

234 Main Street

November 27, 2018

Summary

234 Main Street is an existing one-story building. It is currently vacant, and formerly housed a pharmacy. The existing 1st floor will remain as a retail use. A second floor will be added above the existing 1st floor.

Proposed Use

The 1st floor will remain retail. The new 2nd floor will be a 2,495 square foot office use for the building owner. Access to the 2nd floor will be through a new stair from Main Street. ADA access is not required because the area of the 2nd floor is less than 2,500 square feet.

Neighboring Building

The existing 3 story adjacent building has windows on the 2nd floor. The project includes a courtyard around these windows which will be used to maintain light and air, as well as a new emergency escape route connected to the existing fire escape system. The 2nd floor addition will be designed to maximize privacy for the existing apartment with lot line windows.

Plumbing

The 1st floor will retain its existing plumbing. There are two toilets, and a utility sink to remain. The new 2nd floor will have two new toilets with one fixture and one lavatory in each. The accessible toilet has a shower. There will be a sink in the kitchenette. Waste water will be connected to the existing plumbing, which is tied into the City sewer system. No expansion of the water supply is required. Water for the 2nd floor will be tied to the existing supply line, with a valve to separate the 1st and 2nd floor piping. The existing retail use, and the proposed office use on the 2nd floor do not require sprinklers, so no additional water lines are required for sprinkler use.

Storm Water

Hudson Land Design will prepare an I & I report and specify new storm water connections for the new roof configuration after the addition of the 2nd floor.

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Water & Waste Water

The existing building formerly contained a pharmacy on the bottom floor. The gross floor area is 3,245 sqft on the 1st floor, and 2,500 on the 2nd floor. The proposed use will consist of retail on the bottom floor, and office space on the proposed second floor. It is anticipated that there will be eleven (11) employees within the office space. For the purpose of proposed water and wastewater generation rates, fifteen (15) employees will be used for potential future expansion. The NYS Design Standards for Intermediate Sized Wastewater Treatment Systems (2014) handbook is used for calculating existing and proposed hydraulic loading rates. The following tables show a comparison of existing water and wastewater generation rates compared to proposed rates:

Existing water and wastewater quantities for the project are based on the following:

Flow Component	# of Units	Flow Rate per Unit - gallons per day (gpd)	Total Component Flow (gpd)
Pharmacy	3,245 sqft	0.1	325

Total Flow with 20% reduction for Water Saving Fixtures: 260 gpd

2018 water and wastewater quantities for the project are based on the following:

Flow Component	# of Units	Flow Rate per Unit - gallons per day (gpd)	Total Component Flow (gpd)
Retail	2,500	0.1	250
Office Space	15	15	225

Total Flow: 475 gpd

Total Flow with 20% Reduction for Water Saving Fixtures: 380 gpd



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