

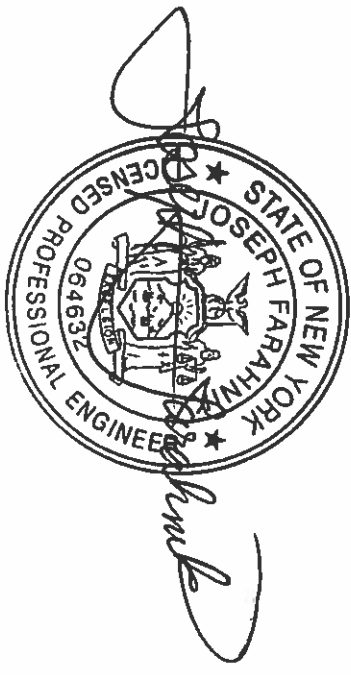
428 EAST 75TH STREET
 BLOCK NO-----1489
 LOT NO-----36
 MAP NO-----9 A
 ZONE-----R8B

EXISTING COMMERCIAL BUILDING
 EXISTING TWO STORIES & CELLAR
 NO CHANGE TO VOLUME, AREA OR YARDS
 EXISTING CONSTRUCTION CLASS IIA

LOT AREA = 3,678.12 SQ. FT.
 (36.00 X 102.17)
 EXISTING LOT COVERAGE = 3,356.12 SQ. FT.
 (4.18 X 36.00) + (74.0 X 2.0) + (11.5 X 2.0) = 320
 EXISTING P.A. = 6,716.24 SQ. FT.
 EXISTING OPEN SPACE = 320 SQ. FT.
 MAXIMUM FAR = 2.0-----SEC. 33--121
 MAXIMUM ALLOWABLE FA = 7,356.24 SQ. FT.
 (2.0 X 3,678.12)
 7,356.24 > 6,716.24 OK FOR FA

B. 3. & A. # 303-05-BZ ALLOWS PHYSICAL CULTURE USE GROUP #9
 ON THE SECOND FLOOR

THE CURRANT CO DATED OCTOBER 19, 1976 STATES THAT THE FIRST
 FLOOR IS AUTOMOBILE REPAIRS. THIS APPLICATION IS CHANGING THE USE
 TO A DANCE STUDIO CONNECTED TO THE SECOND FLOOR STUDIO.



BUILDING CODE AND ZONING

TABLE 1004.1.1 - OCCUPANT LOAD
 CELLAR: STORAGE: 30.2 SF PP. GROSS
 2712/300 = 9.04 OR 9

FIRST FLOOR: EXERCISE: 50 PP NET
 RECEPTION: 6
 AREA #1 = 485/50 = 5.7 OR 10
 AREA #2 = 472/50 = 5.44 OR 10
 TOTAL SECOND FLOOR = 26 PEOPLE

SECOND FLOOR: EXERCISE: 50 PP NET
 RECEPTION: 4
 AREA #3 = 448/50 = 5.96 OR 9
 AREA #4 = 608/50 = 12.16 OR 13
 AREA #5 = 630/50 = 12.6 OR 13
 AREA #6 = 472/50 = 5.44 OR 10
 TOTAL SECOND FLOOR = 45 PEOPLE

BC 1005 EGRESS WIDTH: .3 INCHES PP FOR STAIRS, 2 FOR OTHER CO
 CELLAR: (STAIR) 36/.3 = 120 PPL ACTUAL 9 (OK)
 FIRST FLOOR: (DOOR) 36/.2 = 180 PPL ACTUAL 26 (OK)
 SECOND FL: (STAIR) 36/.3 = 120 PPL ACTUAL 45 (OK)

NUMBER OF EXITS

CELLAR: AS PER TABLE 1021.2 STORIES WITH ONE EXIT
 STORAGE @ CELLAR PERMITTED ONE EXIT IF OCCUPANCY IS LESS THAN
 AND TRAVEL DISTANCE IS LESS THAN 100'

OCCUPANCY -9, TRAVEL DISTANCE 93'-0" (OK)

FIRST FLOOR: AS PER TABLE 1015.1 SPACES WITH ONE EXIT OR ACCESS
 UNDER 74 PEOPLE IN OCCUPANCY GROUP A IS PERMITTED ONE DOOR
 ACTUAL FIRST FLOOR OCCUPANCY 26 (OK)

SECOND FLOOR: AS PER TABLE 1041.1.2 EXITS REQUIRED FOR 1-500 P
 EXISTING LABOR LAW FIRE ESCAPE AND STAIR TO STREET ARE PROVIDE

TABLE 3-4 = FIRE RATINGS FOR WINDOWS
 .033 X 4.25 X (34.17 X 12) = 57 SQ. FT. (MAX) ALLOWED
 4 X 5.5 X 2 (WINDOWS) = 44 SF < 57 OK FOR EXTERIOR SEPARATION

RS 16-16 = NUMBER OF PLUMBING FIXTURES
 MAX. NUMBER OF PERSONS (2nd. FLOOR) = 200
 MIN. REQUIRED 2 LAVS AND 2 WATER CLOSETS
 2 LAVS and 2 WATER CLOSETS PROVIDED - OK FOR PLUMBING FIXTURES

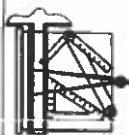
PHYSICAL CULTURE = OCCUPANCY GROUP = A3
 MAX. TRAVEL DISTANCE ALLOWED FOR SPRINKLERED = 200 FEET
 MAX. PROPOSED TRAVEL DISTANCE = 100 FEET

PROJECT:

428 EAST 75 STREET
 NEW YORK NEW YORK

ENGINEER

JOSEPH FARAHNIK, P.E.
 54 DEVON ROAD
 GREAT NECK, N.Y.



102.17'

303 03

4.25'

37.58'

60.33'

PROPERTY LINE

1.88'

36.00'

34.16'

EXISTING (2) STORY BUILDING

PROPERTY LINE

268.50'



YORK AVE.

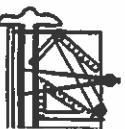
SITE PLAN
N.T.S

PROJECT:

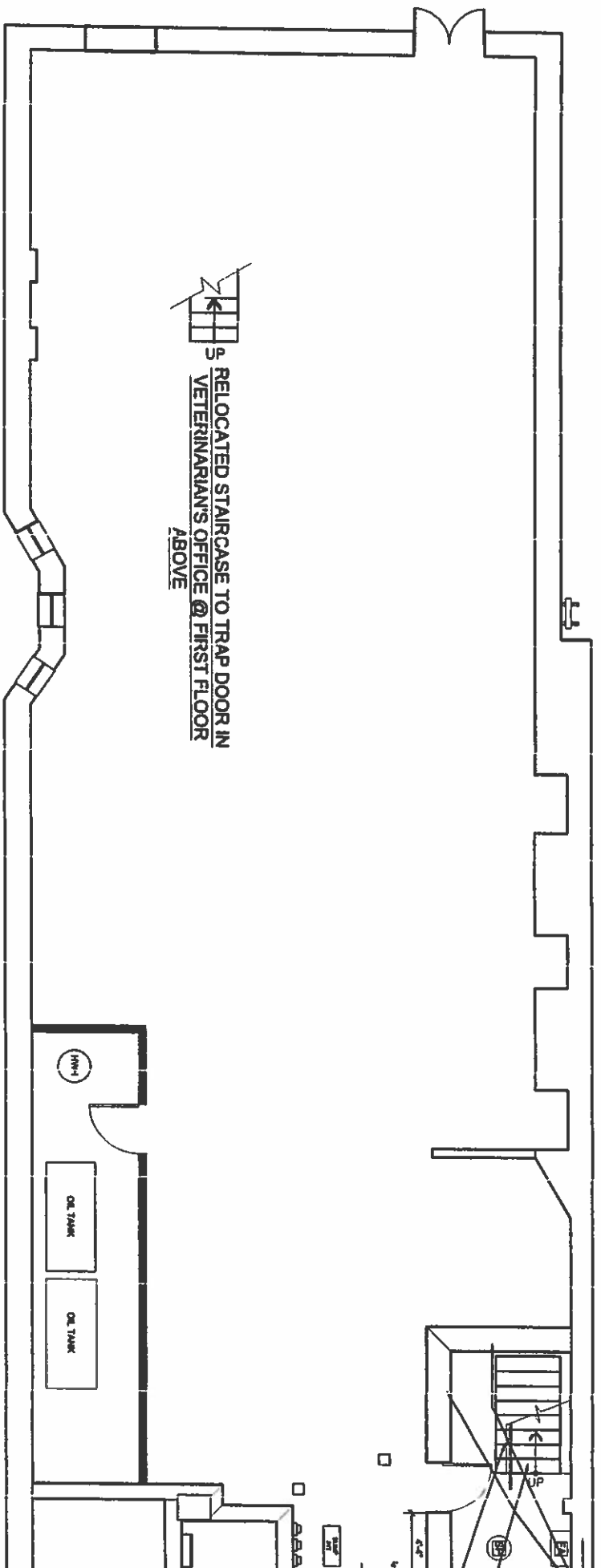
428 EAST 75 STREET
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54 DEVON ROAD
GREAT NECK, N.Y.




303 05



CELLAR PLAN
EXISTING / PROPOSED

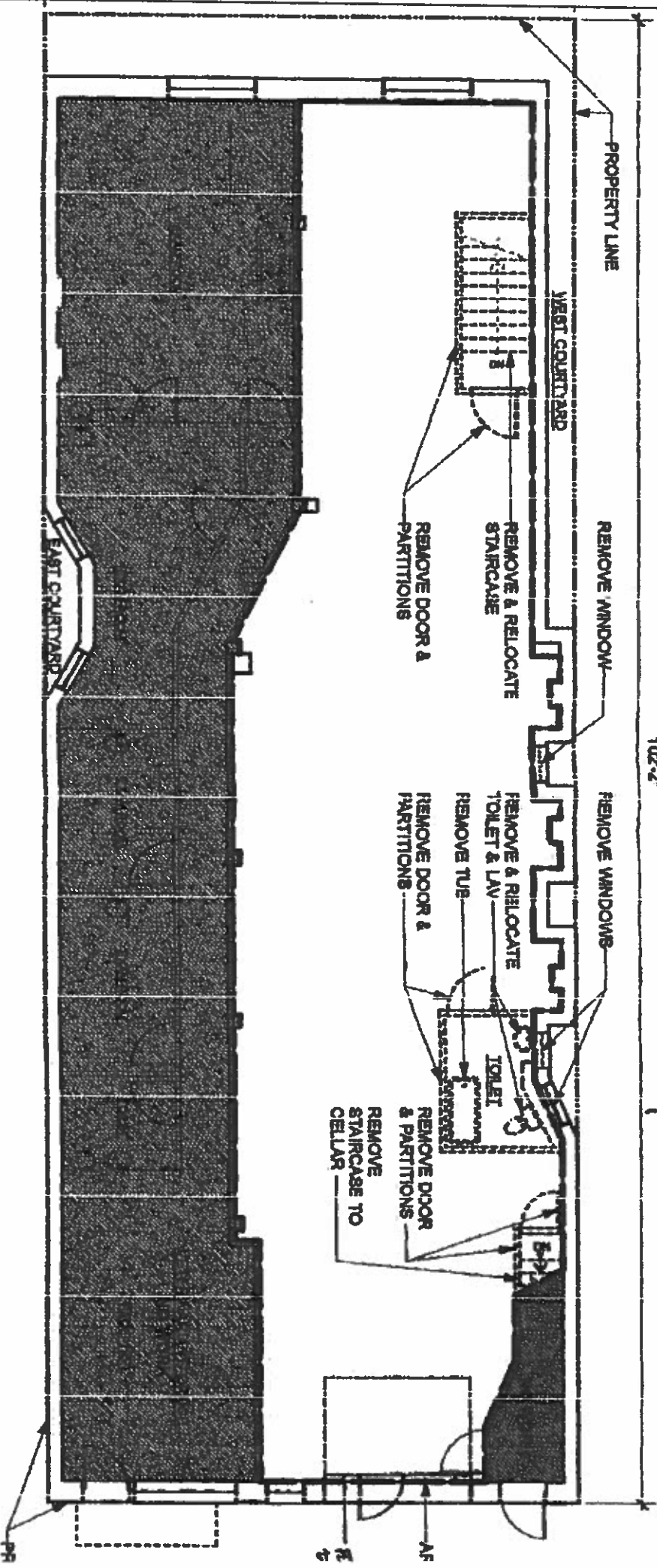
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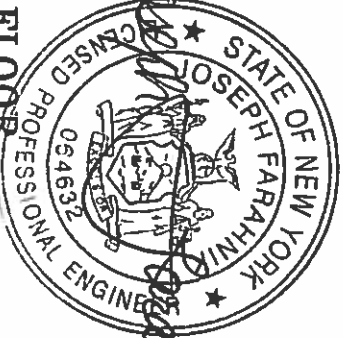


303 05

102'-2"



Joseph Farahnik



FIRST FLOOR
DEMO PLAN

PROJECT:

428 EAST 75 STREET

NEW YORK NEW YORK

ENGINEERS

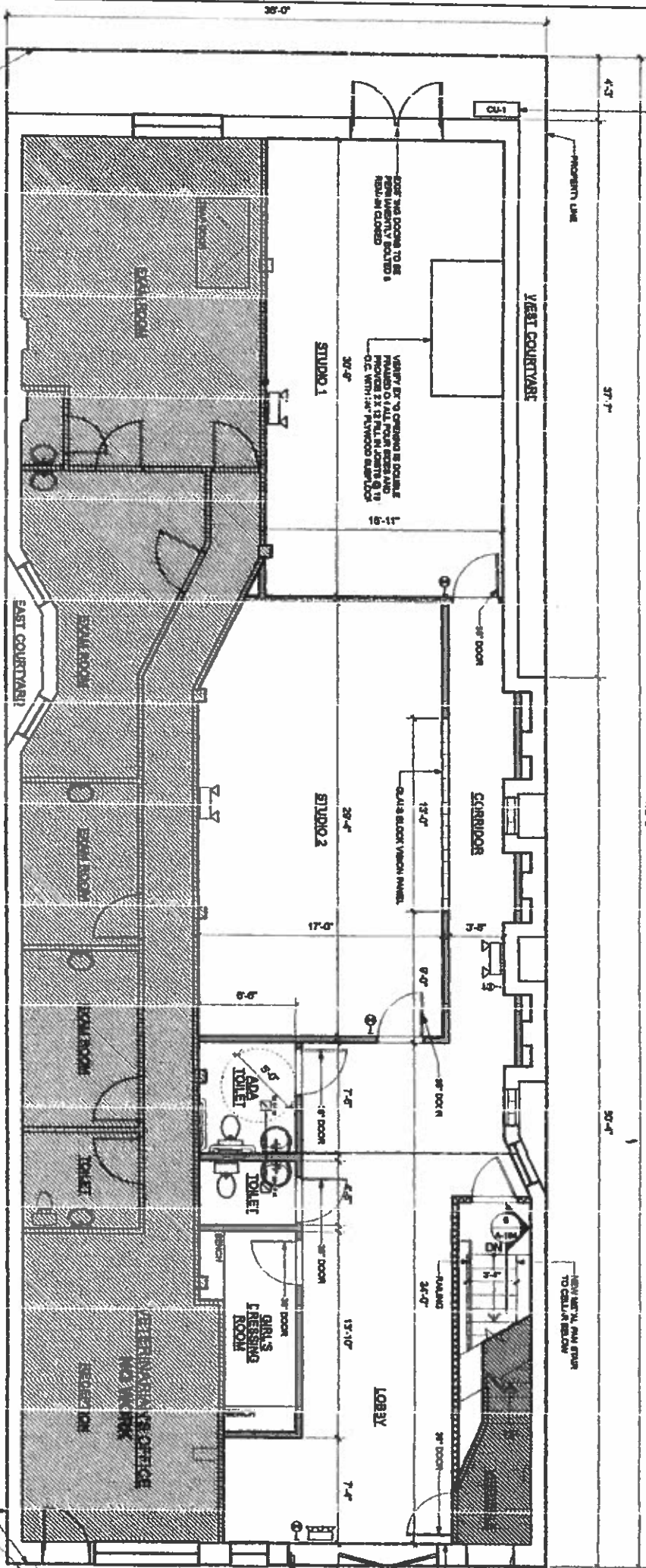
JOSEPH FARAHNIK, P.E.
54 DEVON ROAD
GREAT NECK, N.Y.



EXISTING LIGHTS REMAINING & NEW LIGHTS TO BE INSTALLED AS SHOWN ON THIS PLAN. ALL NEW LIGHTS TO BE INSTALLED AS SHOWN ON THIS PLAN. ALL NEW LIGHTS TO BE INSTALLED AS SHOWN ON THIS PLAN.

112'-3"

303 05



STATE OF NEW YORK
 JOSEPH FARAHNIK
 LICENSED PROFESSIONAL ENGINEER
 054632

Joseph Farahnik

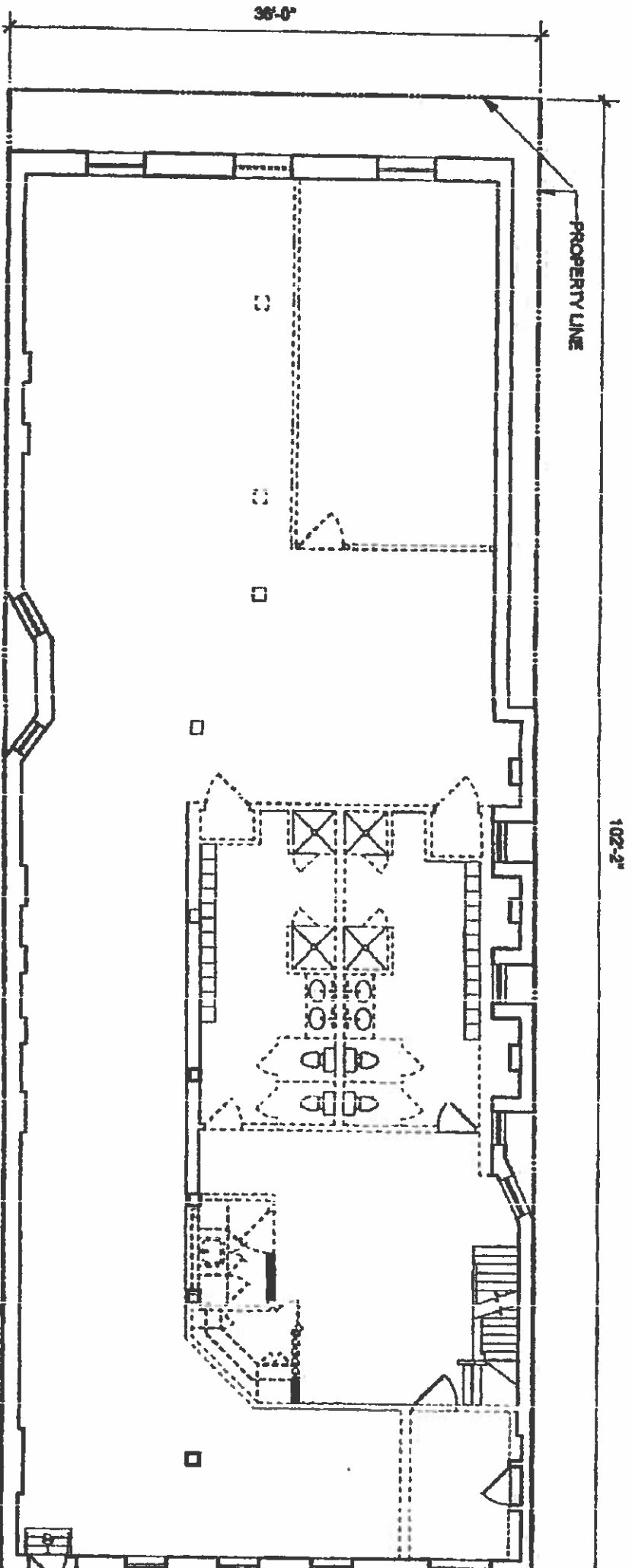
FIRST FLOOR PLAN
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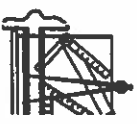
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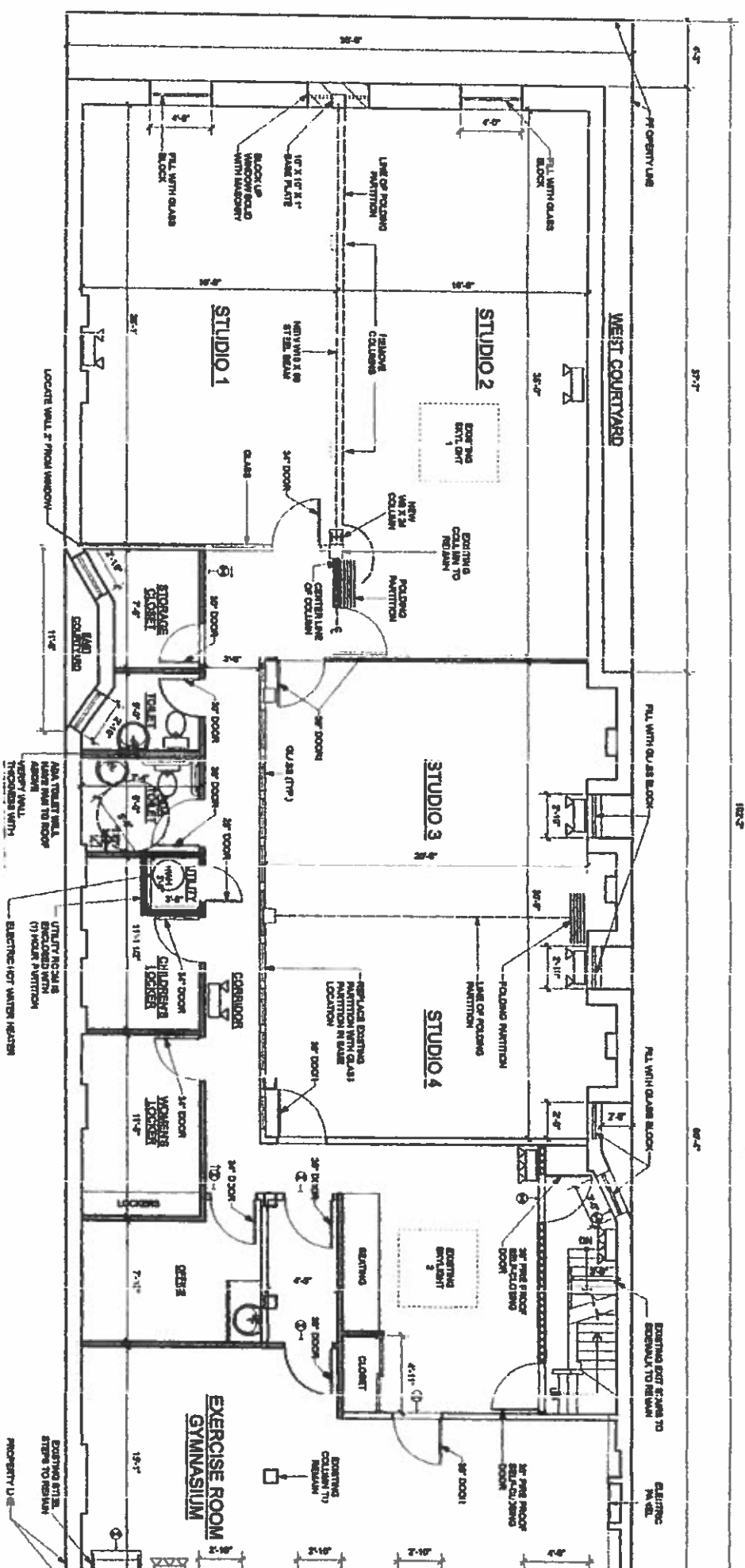


SECOND FLOOR
DEMO PLAN

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SECOND FLOOR
EXISTING / PROPOSED



PROJECT: **428 EAST 75 STREET**

NEW YORK NEW YORK

ENGINEER: **JOSEPH FARAHNIK, P.E.**

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