

BULK TABLE REQUIREMENTS

TOWN OF MARLBOROUGH

ZONE : C-1 COMMERCIAL

Proposed Use : Mixed Use Building

Permitted with: By Use

MINIMUM REQUIREMENTS

	Required	Existing	Proposed	Change	Variance
Lot Area	5,000 SF.	12,563 SF.	NONE	NONE	NONE
Lot Width	50 FT	121 FT +/-	NONE	NONE	NONE
Street Frontage	N/A	N/A	NONE	NONE	NONE
Min. Livable S.F.	N/A	N/A	NONE	NONE	NONE

YARD SETBACKS

	Required	Existing	Proposed	Change	Variance
Front	5 FT	* 0'-0" +/-	NONE	NONE	* ZBA APPROVED (2/8/24)
Rear	20 FT	* 2'-1" +/- (TO DECK)	NONE	NONE	* ZBA APPROVED (2/8/24)
Side	NONE	88'-3" +/-	NONE	NONE	NONE
Both	NONE	88'-3" +/-	NONE	NONE	NONE

MAXIMUM PERMITTED

	Required/ Maximum	Existing	Proposed	Change	Variance
Building Height	2 1/2 STORIES / 35'-0"	* 3 STORIES / 37'-5" +/-	NONE	NONE	* ZBA APPROVED (2/8/24)
Building Coverage	75% (12,563 SF) = 9,422 SF +/- (3,242 / 12,563) = 0.258 SF +/- X 100 = 25.8%	(3,242 / 12,563) = 0.258 SF +/- X 100 = 25.8%	NONE	NONE	NONE

* EXISTING NON-COMFORMING

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR ENGINEER, TO DRAW, PUBLISH, OR IN ANY WAY PUBLISH OR DRAWING THE SEAL OF AN ARCHITECT OR ENGINEER IF ALTERED OR COPIED. THE ORIGINAL DRAWING SHALL BE AFFECTED BY THIS ITEM. THE SEAL AND THE NOTATION ALTERED BY FOLLOWING THE SKETCHED PLAN, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION. NOTE: DO NOT SCALE THE DRAWING.



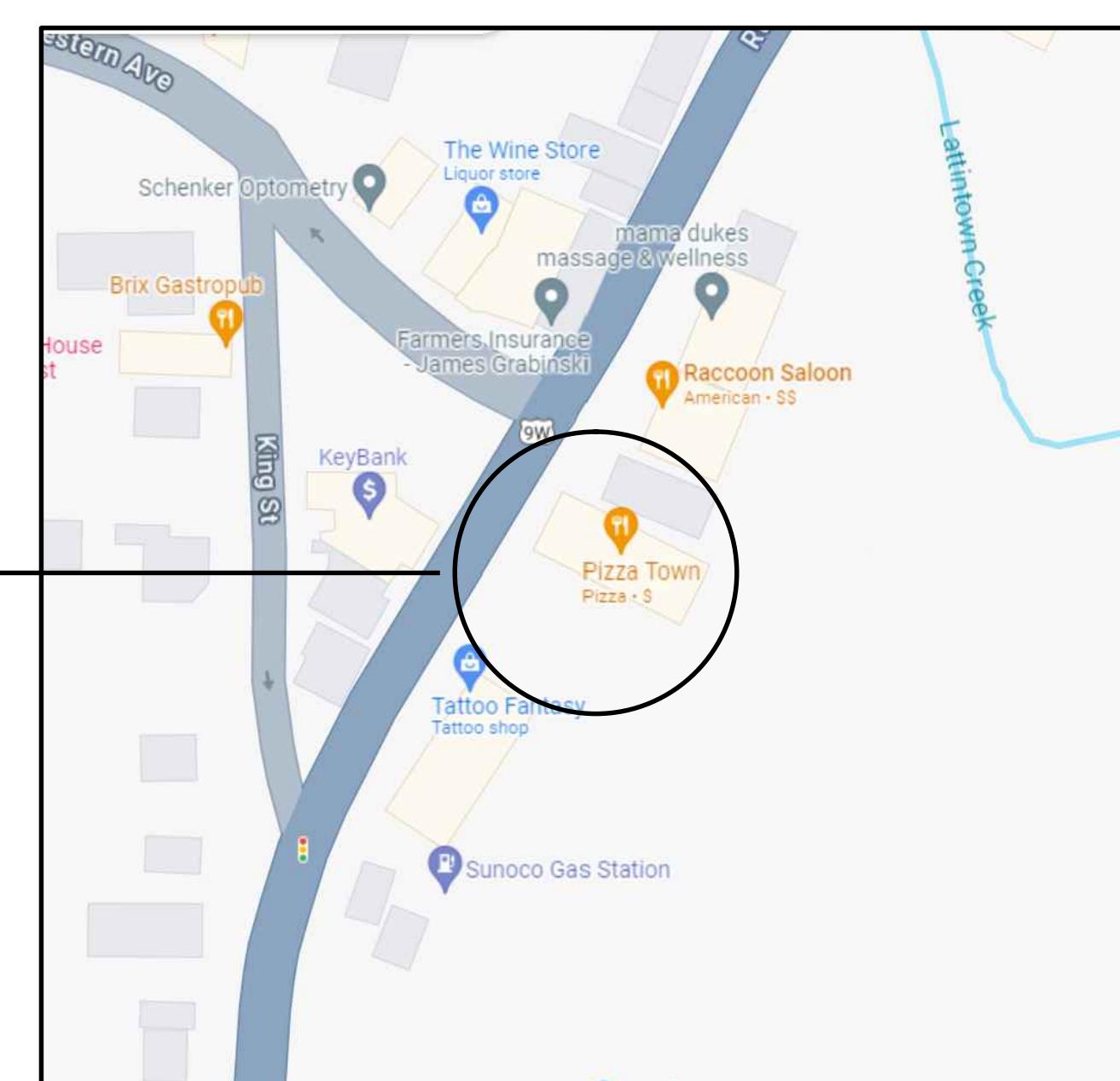
PARKING REQUIREMENTS

	Required *	Proposed
Standard Stalls	18	12
Handicapped Stalls	1	1
Total Stalls Required	18	13

* PER § 88-21 TOWN OF MARLBOROUGH OFF-STREET PARKING
TOTAL DWELLING UNITS: 18 DWELLING UNITS FOR EACH DWELLING UNIT (ROUNDED DOWN TO A WHOLE NUMBER), EXCEPT FOR RESIDENTIAL CLUSTER DEVELOPMENTS.
FOR 5 UNITS = 15 X 3 = 45 SPACES REQUIRED
TOTAL = 45 PARKING SPACES

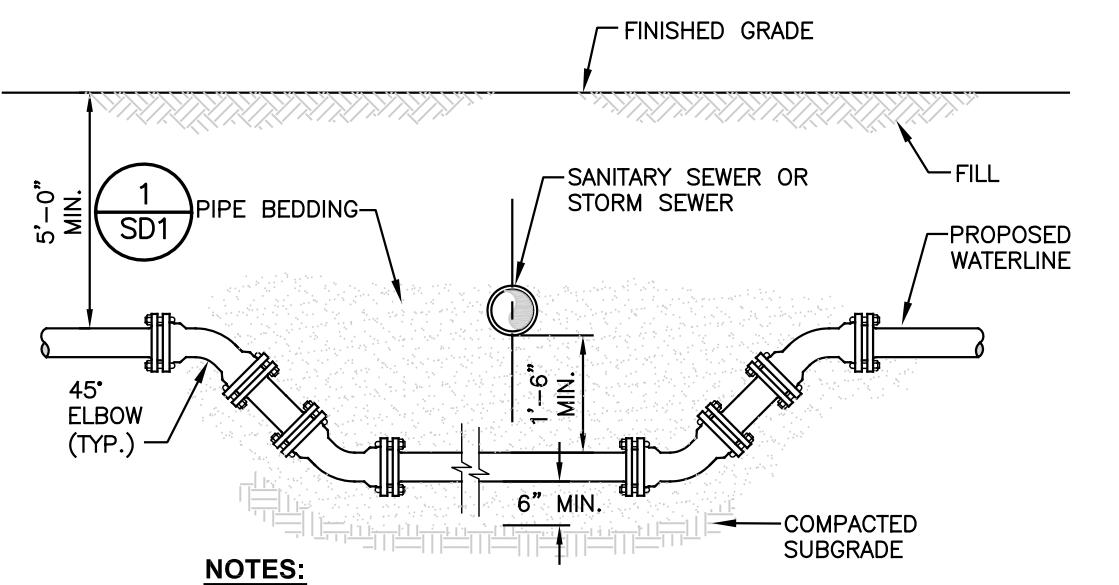
TOTAL COMMERCIAL AREA:
* PER TABLE 102-24 AREAS WITHOUT FIXED SEATING: MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT - UNCONCENTRATED (TABLES AND CHAIRS) IS NET
PER FLOOR PLAN ON SHEET A-2: SEATING AREA 1 = 213 SF (15 OCCUPANTS), SEATING AREA 2 = 121 SF (9 OCCUPANTS), AND COUNTER SEATING = 6 OCCUPANTS
TOTAL OCCUPANTS = 30
* PER § 88-21 - 1 FOR EACH 3 SEATS = 12 SPACES REQUIRED
TOTAL AMOUNT OF PARKING REQUIRED = 18 + 12 = 30 PARKING SPACES
TOTAL AMOUNT OF PARKING PROVIDED = 18 PARKING SPACES (THE ADDITIONAL SPACES REQUIRED WILL NOT BE ALLOWED PER TOWN CODE § 88-21 (2) (b) TABLE A-1 ALL USES IN THE HAMLET PARKING DISTRICT)

NOTE:
1. THERE ARE 18 EXISTING PARKING SPACES CURRENTLY ON SITE.
2. ACCESSIBLE PARKING SPACES: MINIMUM REQUIRED PER 2020 BUILDING CODE TABLE 1106.1 PARKING SPACES: 1-25 PROVIDED REQUIRES A MINIMUM OF 1 ACCESSIBLE PARKING SPACE.





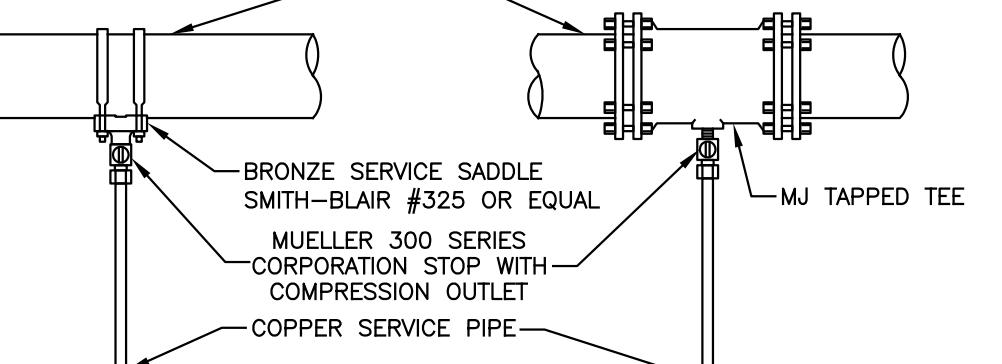
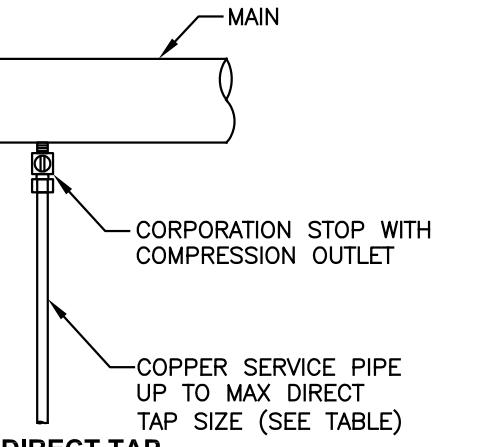
SANITARY/ STORM SEWER AND WATERMAIN SEPARATION DETAIL
1
S-3 Scale: NTS



WATERLINE OFFSET DETAIL
2
S-3 Scale: NTS

MAX DIRECT TAP SIZE FOR DIP			
PIPE SIZE (INCHES)	THICKNESS CLASS	WALL THICKNESS (INCHES)	MAX TAP SIZE INCHES
4"	52	0.29	3/4
6"	52	0.31	1

MAX DIRECT TAP SIZE FOR DIP			
PIPE SIZE (INCHES)	PRESSURE CLASS	WALL THICKNESS (INCHES)	MAX TAP SIZE (INCHES)
4"	350	0.25	3/4
6"	350	0.25	1



SERVICE SADDLE
3
S-3 Scale: NTS

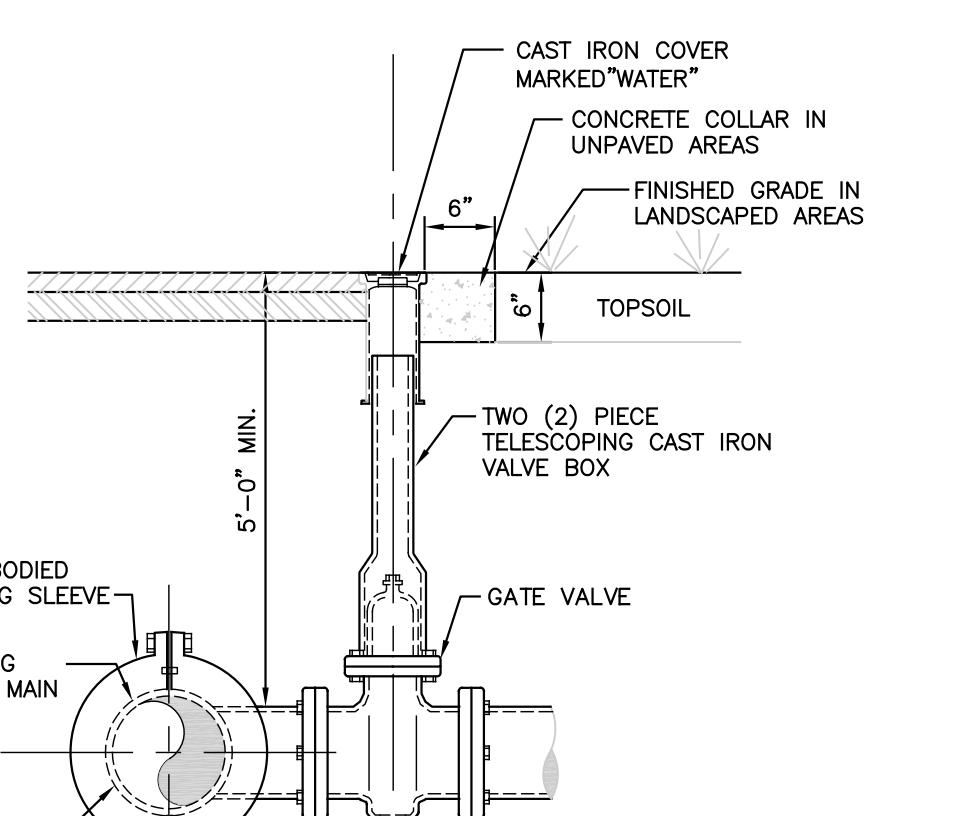
TAPPED TEE

IF SERVICE TAP SIZE EXCEEDS LIMIT FOR DIRECT TAP AS SHOWN IN TABLE USE SERVICE SADDLE OR MJ TAPPED TEE - MAX SIZE OF CORPORATION AND COPPER SERVICE IS 2"

WATER

- CONSTRUCTION OF POTABLE WATER UTILITIES AND CONNECTION TO THE TOWN OF MARLBOROUGH WATER SYSTEM REQUIRES A PERMIT FROM THE TOWN OF MARLBOROUGH WATER DEPARTMENT. ALL REQUIREMENTS SHALL CONFORM TO THE REQUIREMENTS OF THE NEW YORK STATE DEPARTMENT OF HEALTH AND THE TOWN OF MARLBOROUGH.
- ALL WATER SERVICE LINES FOUR (4) INCHES AND LARGER IN DIAMETER SHALL BE CEMENT LINED, CLASS 52, DUCTILE IRON PIPE CONFORMING TO ANSI/AWWA C151/A21.51-91 OR LATER REVISION FOR DUCTILE IRON PIPE. JOINTS SHALL BE EITHER PUSH-ON OR MECHANICAL JOINT AS REQUIRED.
- THRUST RESTRAINT OF THE PIPE SHALL BE THROUGH THE USE OF JOINT RESTRAINT THRUST BLOCKS. THE USE OF MECHANICAL JOINT PIPE WITH RETAINER GLANDS SHALL BE THROUGH THE USE OF MECHANICAL JOINT PIPE WITH RETAINER GLANDS. RETAINER GLANDS SHALL BE EBBA IRON MEGALUG SERIES 1100 OR APPROVED EQUAL. THE USE OF A MANUFACTURED RESTRAINED JOINT PIPE IS ACCEPTABLE WITH PRIOR APPROVAL FROM THE WATER DEPARTMENT.
- ALL FITTINGS SHALL BE CAST IRON OR DUCTILE IRON, MECHANICAL JOINT, CLASS 250 AND CONFORM TO ANSI/AWWA C110/A21.10-87 OR LATEST REVISION FOR DUCTILE AND GRAY IRON FITTINGS OR ANSI/AWWA C155/A21.53-94 FOR LATEST REVISION DUCTILE IRON COMPACT FITTINGS.
- ALL VALVES SHALL BE RESILIENT WEDGE, MECHANICAL JOINT GATE VALVES CONFORMING TO ANSI/AWWA C509 OR LATEST REVISION SUCH AS MUELLER A-2360-23 OR APPROVED EQUAL. ALL GATE VALVES SHALL OPEN LEFT (COUNTER CLOCKWISE).
- TAPPING SLEEVE SHALL BE MECHANICAL JOINT SUCH AS MUELLER H-615 OR ALUMINUM TAPPING SLEEVE SHALL BE RESILIENT WEDGE GATE VALVE CONFORMING TO ANSI/AWWA C509 OR APPROVED EQUAL. MUELLER MODEL T-2360-19 OR APPROVED EQUAL. ALL TAPPING SLEEVES AND VALVES SHALL BE TESTED TO 150 PSI MINIMUM; TESTING OF THE TAPPING SLEEVE AND VALVE MUST BE WITNESSED AND ACCEPTED BY THE TOWN OF MARLBOROUGH WATER DEPARTMENT PRIOR TO CUTTING INTO THE PIPE.
- ALL WATER SERVICE LINES TWO (2) INCHES IN DIAMETER AND SMALLER SHALL BE TYPE K COPPER. THE CORPORATION STOP SHALL BE MUELLER 300 SERIES CORPORATION VALVE WITH COMPRESSION TYPE NUT OR APPROVED EQUIVALENT.
- ALL PIPE INSTALLATION SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF MARLBOROUGH WATER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL INSPECTIONS AS REQUIRED WITH THE TOWN OF MARLBOROUGH WATER DEPARTMENT.
- THE WATER MAIN SHALL BE TESTED, DISINFECTED AND FLUSHED IN ACCORDANCE WITH THE TOWN OF MARLBOROUGH REQUIREMENTS. ALL TESTS, CONSTRUCTION AND FLUSHING SHALL BE COORDINATED WITH THE TOWN OF MARLBOROUGH WATER DEPARTMENT PRIOR TO PUTTING THE WATER MAIN IN SERVICE. SATISFACTORY SANITARY RESULTS FROM A CERTIFIED LAB MUST BE SUBMITTED TO THE TOWN OF MARLBOROUGH WATER DEPARTMENT. THE TEST SAMPLES MUST BE COLLECTED BY A REPRESENTATIVE OF THE TESTING LABORATORY AND WITNESSED BY THE WATER DEPARTMENT.
- PRESSURE LEAKAGE TESTS ARE REQUIRED AND SHALL BE DONE IN ACCORDANCE WITH AWWA C-600 STANDARDS.
- DISINFECTION OF ALL NEW WORK SHALL BE DONE IN ACCORDANCE WITH AWWA C-651 - YEAR OF LATEST REVISION STANDARDS.
- THE SERVICE CONNECTION SHALL BE INSTALLED AT A CONTINUOUS GRADE WITH NO ABRUPT HIGH POINTS OR LOW POINTS.
- THE WATER LINE MAY BE DEFLECTED WITHIN PIPE SPECIFICATIONS OR LAID DEEPER IN AREAS WHERE CROSSINGS WITH THE SANITARY OR STORM SEWER LINES OCCUR. THE TOWN REQUIRES 1'-0" VERTICAL SEPARATION DISTANCE AND 10'-0" HORIZONTAL SEPARATION DISTANCE. REFER TO THE SANITARY/STORM SEWER-WATER LINE SEPARATION DETAIL SHEET SD2.
- ALL FACILITIES SHALL BE CONSTRUCTED WITH WATER CONSERVING PLUMBING FIXTURES.
- BUILDING SHALL BE EQUIPPED WITH BACKFLOW PREVENTORS. BACKFLOW PREVENTORS SHALL BE REVIEWED AND APPROVED BY TOWN OF MARLBOROUGH WATER DEPARTMENT PRIOR TO INSTALLATION.
- PROPOSED WATER METER TO BE LOCATED WITHIN THE BUILDING AND SHALL BE APPROVED BY THE TOWN OF MARLBOROUGH WATER DEPARTMENT PRIOR TO INSTALLATION.
- WATERLINE SHALL NOT BE PLACED INTO SERVICE UNTIL SO AUTHORIZED BY THE TOWN OF MARLBOROUGH WATER DEPARTMENT.

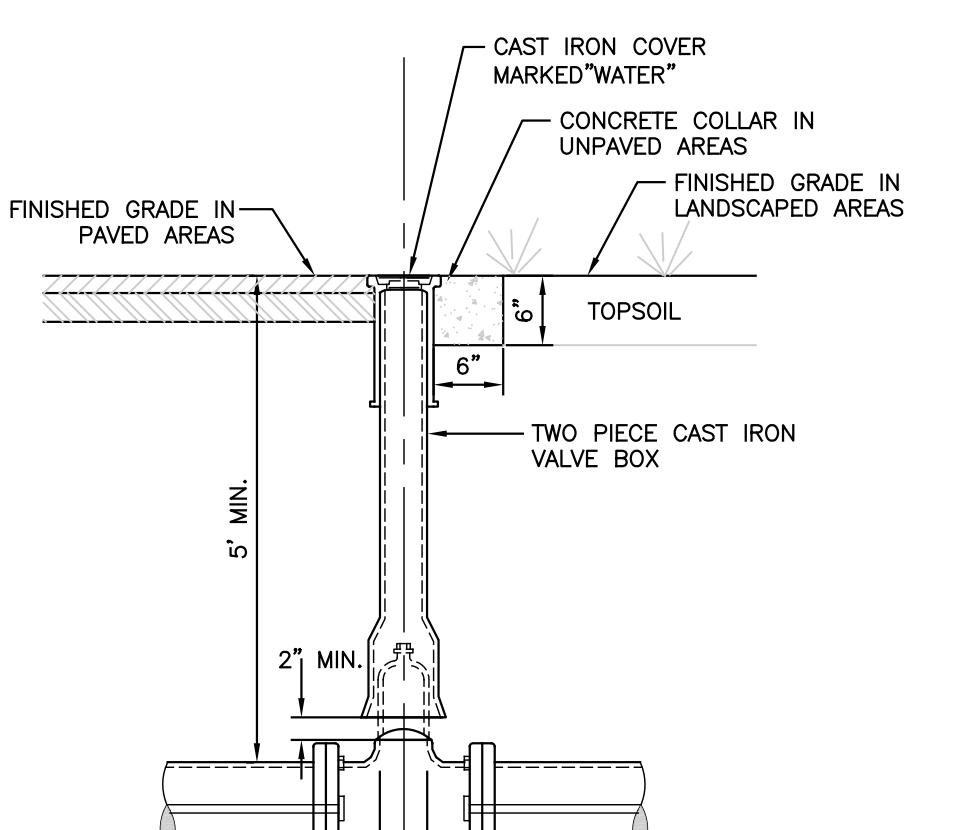
IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF THE TOWN OF MARLBOROUGH ARCHITECT OR ENGINEER TO ALTER ANY ITEM IN ANY WAY IF AN ITEM BEARING THE SEAL OF AN ARCHITECT OR ENGINEER IS ATTACHED TO THE ITEM. THE ALTERING ARCHITECT OR ENGINEER SHALL AFFIX TO HIS ITEM THE SEAL AND THE DATE OF THE ALTERATION. THE DATE ALLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION SHALL NOT EXCEED THE SPECIFIC DESCRIPTION OF THE ALTERATION.
NOTE: DO NOT SCALE
SEAL



NOTES:

- WET TAP OF PUBLIC WATER MAIN SHALL BE PERFORMED UNDER THE SUPERVISION OF THE ENGINEER, AND THE AUTHORITY HAVING JURISDICTION.
- TAPPING SLEEVE AND VALVE SUPPORT SHALL BE COORDINATED WITH THE ENGINEER TO SUIT FIELD CONDITIONS.
- MINIMUM DISTANCE TO JOINTS, FITTINGS, OR OTHER WET TAPS OR STOPS SHALL BE 3 FEET.
- VALVE OPERATING DIRECTION SHALL BE COUNTERCLOCKWISE TO OPEN (TURNING LEFT).
- TAPPING SLEEVE SHALL BE SELECTED TO FIT EXISTING PIPE MATERIAL (C.I., D.I., A.C.) AND OUTSIDE DIAMETERS.
- THRUST BLOCK IS REQUIRED WHERE THE BRANCH OF THE TAPPING SLEEVE DOES NOT HAVE RESTRAINED JOINT.
- TAPPING SLEEVE, VALVE & VALVE BOX SHALL BE IN ACCORDANCE WITH MUNICIPAL STANDARDS & AS MANUFACTURED BY (MUELLER, CLOW OR WATROS) OR APPROVED EQUIVALENT.

TAPPING SLEEVE AND VALVE DETAIL
4
S-3 Scale: NTS



NOTES:

- NON-RISING STEM GATE VALVE, OPERATING DIRECTION SHALL BE COUNTER CLOCKWISE TO OPEN.
- MINIMUM DISTANCE TO JOINTS, FITTINGS, OR OTHER WET TAPS OR STOPS SHALL BE 3 FEET.
- IF VALVE IS TO BE RODDED, PROVIDE VALVE WITH RODDING FLANGES OR EYEBOLTS. TWO (2) 3/4" GALVANIZED STEEL RODS WITH MALLEABLE IRON NUTS AT 180° SPACING SHALL BE USED FOR RODDING VALVES.
- DIRECT BURY VALVE SHALL BE MODEL A-2360 RESILIENT WEDGE GATE VALVE WITH MECHANICAL JOINT ENDS AS MANUFACTURED BY MUELLER CO. OR APPROVED EQUIVALENT.

TYP GATE VALVE DETAIL
5
S-3 Scale: NTS

PIPE SIZE (INCHES)	FITTING TYPE						
	90°	45°	22 1/2°	11 1/4°	TEE	VALVE	DEAD END
	24"	18"	16"	12"	10"	8"	6"
30"	192	80	38	19	142	144	144
24"	156	65	31	15	116	116	50 53 86
18"	119	49	24	12	85	88	88
16"	106	44	21	10	76	78	78
12"	81	34	16	8	57	59	59
10"	68	28	14	7	48	50	50
8"	56	23	11	5	38	41	41
6"	43	18	8	4	29	31	31

NOTES: 1. THE LENGTH OF PIPE REQUIRING RESTRAINT IS BASED UPON THE FOLLOWING ASSUMPTIONS:

- BEDDING TYPE 2 - FLAT BOTTOM TRENCH, BACKFILL LIGHTLY CONSOLIDATED TO CENTER LINE OF PIPE.
- SOIL TYPE CLAY 1 - CLAY OF MEDIUM TO LOW PLASTICITY, LL<50, <25% COURSE PARTICLES [CL & CL-ML]:
CL - INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY GRAVELY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
ML - INORGANIC SILTS, VERY FINE SAND, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS.

- PIPE IS BARE DUCTILE IRON PIPE (NOT POLYWRAPPED)
- DEPTH TO TOP OF PIPE 5'-0" MINIMUM
- MAXIMUM OPERATING PRESSURE OF 150 PSI
- FACTOR OF SAFETY OF 1.5

- FOR END PLUGS, RESTRAIN PIPE LENGTH GIVEN FOR DEAD END FITTING.
- THE LENGTH OF NEW PIPE TO BE RESTRAINED IS THE LENGTH FOR EACH SIDE OF THE FITTING. CONNECTIONS TO EXISTING PIPE SHALL NOT BE RESTRAINED SOLELY WITH RESTRAINED JOINTS, CONCRETE THRUST JOINTS SHALL BE USED.
- THE ABOVE INFORMATION WAS PROVIDED USING THE THRUST RESTRAINT PROGRAM ISSUED BY THE DUCTILE IRON PIPE RESEARCH ASSOCIATION (DIPRA) AND IS BASED ON THE ASSUMPTIONS LISTED IN NOTE 1. RESTRAINED LENGTH REQUIREMENTS FOR FIELD CONDITIONS AND PIPE SIZES DIFFERENT FROM THOSE LISTED ABOVE SHOULD BE EVALUATED SEPARATELY.
- RESTRAINED JOINT PIPE AND FITTINGS SHALL BE USED ONLY AS ALLOWED BY THE PROJECT PLANS AND/OR SPECIFICATION. (IF THRUST BLOCKS ARE USED SEE THRUST BLOCK DETAIL)

JOINT RESTRAINT SCHEDULE AND NOTES
6
S-3 Scale: NTS

TrioLo Building: 3rd Floor Fit Up (2 Apartments)

Mr. Vito Troilo
SBL104-28
Millrose, NY 12542
Date: 12/15/23
Revisions: A-02-23-23 Per 11/20/23 P8 Comments & ZBA Approval

Drawn By: CC.JAJR

S-3