

**SECTION III**  
**HARBOR ISLAND - PAVILION**

**Lothrop**  
Lothrop Associates LLP Architects  
333 Westchester Avenue  
White Plains, New York 10604  
914-741-1115

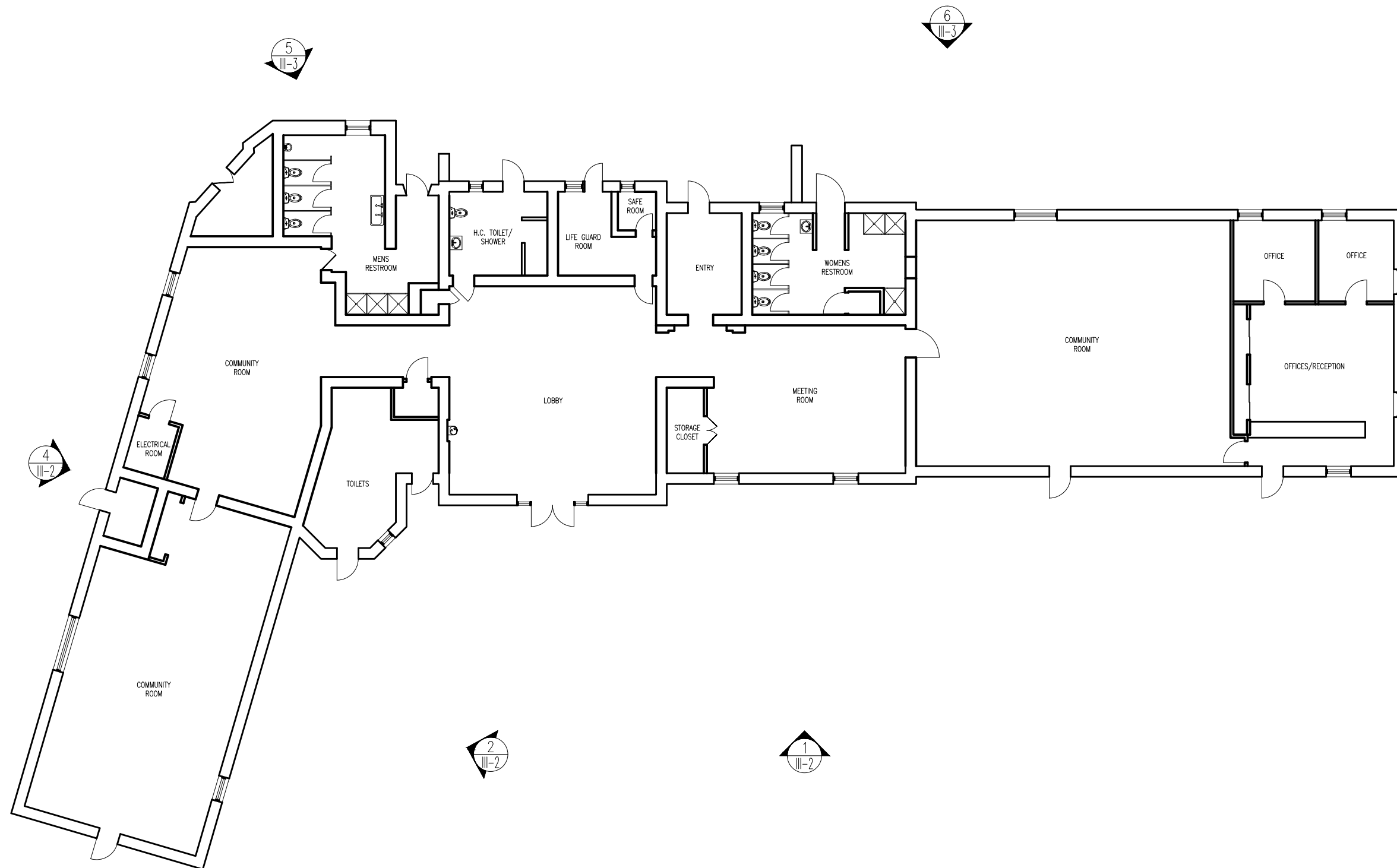
**BUILDING DATA**

Name	Harbor Island – The Pavilion
Address	Harbor Island, Mamaroneck, NY 10543
Construction Type	Type 3B
Occupancy	A3 - Assembly/Business
Size	8,800 square feet
No. of Stories	One Story
Date of Construction	1930's
Date of Addition(s)	Unknown

**BUILDING DESCRIPTION NARRATIVE**

Located at the northeastern portion of the park along the shore is the Beach House building called the “Pavilion”. According to the “Master Plan Document” of 2004 the Pavilion was constructed in the 1930’s. It is a one story “L” shaped structure with stone walls. The existing asphalt shingle roof has been recently replaced with a metal roof system.





# VILLAGE OF MAMARONECK MUNICIPAL FACILITIES SPACE NEEDS ASSESSMENT

VILLAGE HALL AT THE REGATTA  
123 MAMARONECK AVENUE  
MAMARONECK, NEW YORK 10543

**Lothrop associates<sup>llp</sup> architects**

<b>333 WESTCHESTER AVENUE, WHITE PLAINS, NEW YORK - 914 741 1115</b>	
510 CLINTON SQUARE, ROCHESTER, NEW YORK	585 939 7576
125 HALF MILE ROAD, SUITE 200, RED BANK, NEW JERSEY	732 933 2734
100 PEARL STREET, 14TH FLOOR, HARTFORD, CONNECTICUT	860 249 7251

## PAVILION PLAN

PROJECT NO.: 1513-00

SCALE: AS NOTED

DRAWING NO.:

III-1





1 WEST ELEVATION  
NOT TO SCALE



2 SOUTH ELEVATION  
NOT TO SCALE



3 WEST ELEVATION  
NOT TO SCALE



4 NORTH ELEVATION  
NOT TO SCALE

2	03/12/2014	FINAL DRAFT REPORT
1	01/17/2013	DRAFT
ISSUE NO.	ISSUE DATE	DESCRIPTION

VILLAGE OF MAMARONECK  
MUNICIPAL FACILITIES  
SPACE NEEDS ASSESSMENT

VILLAGE HALL AT THE REGATTA  
123 MAMARONECK AVENUE  
MAMARONECK, NEW YORK 10543

Lothrop associates architects

333 WESTCHESTER AVENUE, WHITE PLAINS, NEW YORK - 914 241 1115  
510 CLINTON SQUARE, ROCHESTER, NEW YORK 585 939 7576  
125 HALF MILE ROAD, SUITE 200, RED BANK, NEW JERSEY 732 933 2734  
100 PEARL STREET, 14TH FLOOR, HARTFORD, CONNECTICUT 860 249 7251

PAVILION ELEVATIONS

PROJECT NO.: 1513-00	SCALE: AS NOTED
DRAWING NO.:	





5 EAST ELEVATION  
NOT TO SCALE



7 SOUTH ELEVATION  
NOT TO SCALE



6 EAST ELEVATION  
NOT TO SCALE

2	03/12/2014	FINAL DRAFT REPORT
1	01/17/2013	DRAFT
ISSUE NO.	ISSUE DATE	DESCRIPTION

VILLAGE OF MAMARONECK  
MUNICIPAL FACILITIES  
SPACE NEEDS ASSESSMENT

VILLAGE HALL AT THE REGATTA  
123 MAMARONECK AVENUE  
MAMARONECK, NEW YORK 10543

Lothrop associates<sup>LLP</sup> architects

333 WESTCHESTER AVENUE, WHITE PLAINS, NEW YORK - 914 241 1115  
510 CLINTON SQUARE, ROCHESTER, NEW YORK 585 939 7576  
125 HALF MILE ROAD, SUITE 200, RED BANK, NEW JERSEY 732 933 2734  
100 PEARL STREET, 14TH FLOOR, HARTFORD, CONNECTICUT 860 249 7251

PAVILION ELEVATIONS

PROJECT NO.: 1513-00	SCALE: AS NOTED
DRAWING NO.:	

**BUILDING CODE DEFICIENCIES**

The code review is based on the following:

- New York State Building Code 2010
- ICC / ANSI A117.1
- Code review is based on current codes.

If items noted as being non code compliant were constructed in a manner that was code compliant at the time of construction, they will not generally be required to be made compliant with the current code. Future work in this building may trigger the need for these items to be brought up to current code standards.

**GENERAL DESCRIPTION**

The existing pavilion building is used for park offices and public functions. It has several multipurpose rooms and is occupancy class A-3. The small offices take up less than 10% of the building footprint so they can be classified as an accessory use to the assembly spaces. There are egress doors around the perimeter of the building. Most of the assembly spaces have at least 1 means of egress directly to the exterior.

The existing building footprint is about 8,800 square feet. The building is 1 story with no basement and limited attic space.

The existing construction is masonry bearing walls with a mixture of heavy timber and light wood roof framing. Based on this the constriction classification is 3B (ordinary construction).

The building does not have sprinklers.

The total occupant load of the building is 586 people.

**HEIGHT, AREA AND CONSTUCTION CLASSIFICATION COMPLIANCE**

The base Allowable Footprint for Type 3B, A-3 occupancy is 9,500 sq.ft. with maximum 2 stories in height. Thus, the building complies. Also, there is a clear open space around 100% of the building perimeter and this would allow a 75% increase in allowable floor area.

**FIRE SUPPRESSION COMPLIANCE**

The building currently does not have a sprinkler system. Based on the existing use and size of the building, a sprinkler system would need to be installed since the assembly fire area has an occupant load of more than 100 people. The extent of the sprinkler system could be reduced to apply to the individual spaces with occupant loads over 100 if the building is broken up into several separate fire zones so that only the fire areas that have an occupant load greater than 100 people would need to be sprinklered.

Note: There are fire extinguishers located at the egress doors.

**MEANS OF EGRESS COMPLIANCE**

The total occupant load of the building is over 500 people so 3 means of egress are required for the building. Not including the exits from the bath rooms, there are 4 existing means of egress. Thus, the building complies.

All of the multipurpose rooms have at least 2 means of egress and most have an exit directly to the exterior so the building complies for egress paths.

There are illuminated exit lights throughout the building with emergency lights so the building complies with code assuming that all lights provide the 1 foot candle of illumination required.

**PLUMBING FIXTURE COMPLIANCE**

The occupant load for the assembly spaces is 578 people. The fixture count for 289 males is 2.31 toilets and 1.39 lavatories. The 289 women need 4.47 toilets and 1.39 lavatories. The 8 people in the office area add 0.16 toilets and 0.10 lavatories. The total required is 3 toilets/urinals and 2 lavatories for the men and 5 toilets and 2 lavatories for the women. Not including the exterior toilet rooms the building contains enough fixtures to comply.

**ADA COMPLIANCE**

There are existing bathrooms for men and women, but none of the bathrooms comply with ADA. There is one unisex ADA bath room but the door does not have the required clearance. The problem with door is that the stone masonry wall is so thick that there is more than 8" between the face of the wall and the plane of the door slab.

The exit doors also have the same clearance problem in most cases.

**PHYSICAL CONDITION DEFICIENCIES**

**GENERAL CONDITION**

The building is in good condition.

**EXTERIOR ENVELOPE**

The exterior masonry appears to be in good condition.

The windows are fair to good condition.

The exterior doors are in poor to fair condition. Water enters building at door sills.

The roof was recently replaced and is in excellent condition.

**INTERIOR**

The existing masonry has been removed to allow for plumbing repairs and needs to be patched in several locations but is otherwise in good condition.

The exposed heavy timber framing is in good condition.

The office area is in good condition.

The interior community rooms are generally in good condition.

The bathrooms are in fair condition.

**USER NEEDS DEFICIENCIES**

**INTERVIEW DATA**

Individual: Heather Siegfried, Interim Superintendent of Recreation  
Date: February 21, 2014

**FUNCTIONAL ISSUES**

It was reported that additional public bathrooms are required for the public accessing the beach and for the summer camp. A study would be required to verify the quantity and best location.

The Life Guard Room is undersized, poorly located and badly furnished. Ideally the beach swimming area would be visible from the Life Guard room. Life guards are on duty at the swimming area on the beach however in the event of an emergency they assist one another, therefore those at the Life Guard room should have a line of sight of Guards on beach duty. The Life Guard room requires storage for equipment a desk and room treat an injured person with direct access to a dedicated emergency vehicle parking space.

Additional toilets are required for staff during the peak season, July 1 through August 9. When Day Camp is in session and public beaches are open the department employs 30 seasonal staff and on average 250 to 260 children attend Day Camp. On bad weather days or during indoor events many children utilize the Assemble Rooms in the Pavilion. During these events the 2 to 4 full time and 30 summer staff have insufficient toilets; the existing ones are poorly located.

Additional storage for office supplies and administrative documents is required. Currently office supplies are stored in closets and file cabinets. The cabinets are located in one of the activity spaces which is problematic.

Additional storage is required to house; special events equipment, beach sporting equipment and Day Camp equipment. These three types of equipment are currently stored in three separate cargo containers located around the building. In addition secure sail boat storage is required for eight sail boats. At the moment the boats are stored on the beach and are not secure. The cargo containers are effective but unsightly.

Additional storage for packaged foods is required. Currently the foods for the Day Camp are stored in a closet for office and other supplies. One 25 sq. ft. closet with floor to ceiling shelving would be suitable.

**FUTURE SPACE NEEDS**

There is an interim management in place; hence new programs are currently undefined.

There is interest in adding a half day Pre K children program to the summer program. The required population is unknown; their needs would require an assessment.

**RECOMMENDATIONS**

- Provide a sprinkler system for the entire building.
- Remove and replace existing exterior doors. Possibly, doors can be relocated in the plane of the wall to correct ADA issues relating to wall thickness.
- Provide additional toilet facilities to serve beach and other park function not related to actual building occupancy. There are existing toilets that can be accessed from the exterior that we were not able to gain access to due to snow build up. It was reported that these are not adequate to serve the exterior park load. The number of fixtures required will have to be verified based on peak load in beach season.
- Provide staff toilets: 2 single use toilets will be required one for each gender.
- Repair masonry where damaged due to plumbing repairs.
- Upgrade Lifeguard Office/First Aid room either in its current location or at another location with better visibility to the beach.
- Provide storage building more appropriate for a public park than the 3 storage containers currently used, and to house the 8 sailboats currently stored on the beach under tarps.
- Raise electrical receptacles above the flood plain.