



SECTION IV
HARBOR ISLAND - POLICE BUILDING

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

BUILDING DATA

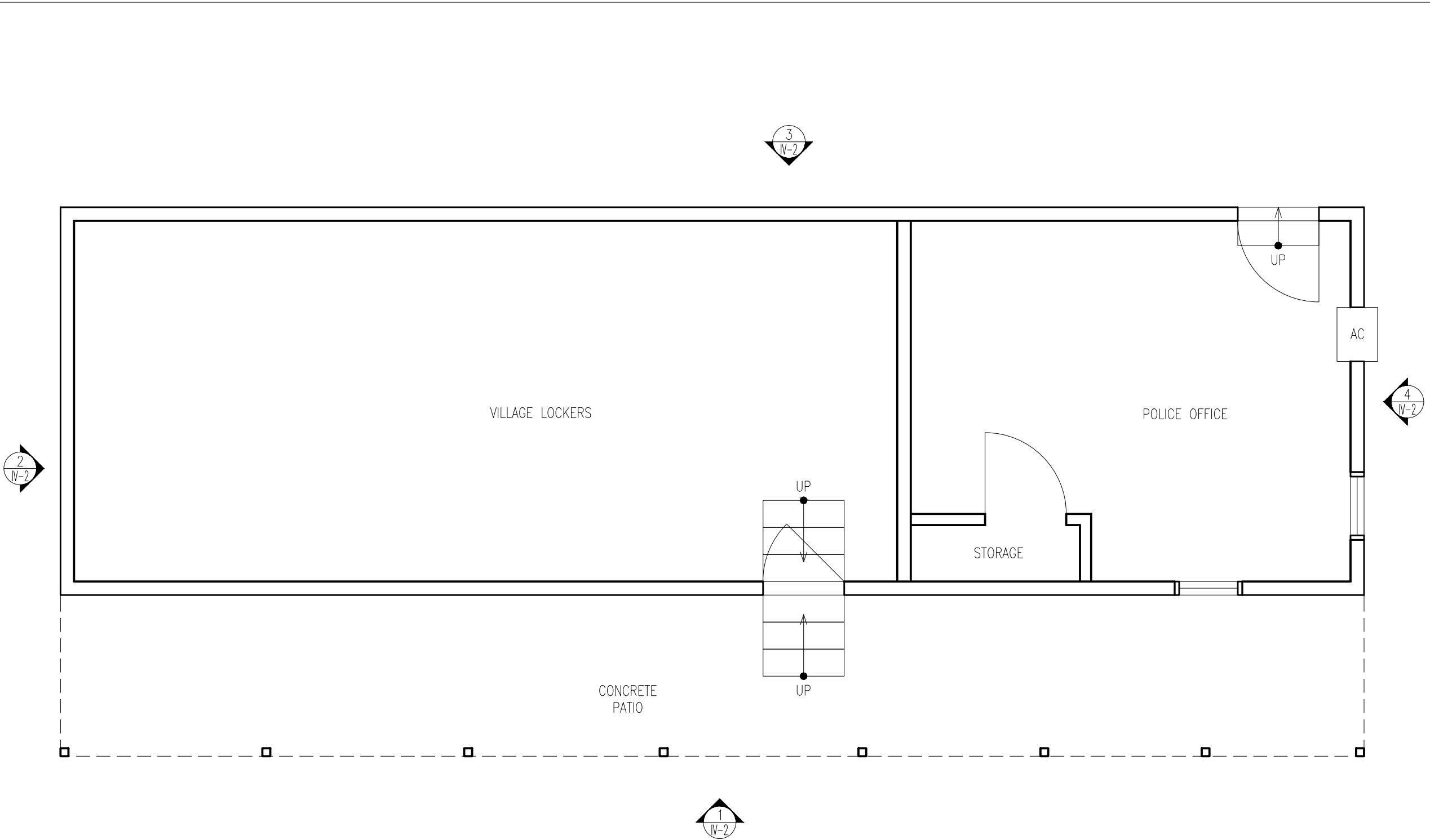
Name	Harbor Island – Police Building
Address	Harbor Island, Mamaroneck, NY 10543
Construction Type	Type 5B
Occupancy	B - Business / U - Unclassified
Size	820 square feet
No. of Stories	One Story
Date of Construction	Unknown
Date of Addition(s)	Not applicable

BUILDING DESCRIPTION NARRATIVE

This structure is a one story wood framed building. It has a gable roof with asphalt shingles. The south façade has a columned overhang. The entire structure sits on a concrete slab.

This building is currently occupied by the Village of Mamaroneck Harbor Police Unit and a locker room for use by the tenants of the marina.





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^{llc} 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

POLICE BUILDING PLAN

PROJECT NO.: 1513-00 SCALE: AS NOTED

DRAWING NO.:

IV-1

1 POLICE BUILDING PLAN
NOT TO SCALE

NOTE—FLOOR PLAN AND ELEVATION DRAWINGS ARE BASED ON CLIENT SUPPLIED DRAWINGS AND CURSORY FIELD ASSESSMENTS. A FULL SURVEY IS REQUIRED FOR DIMENSIONAL ACCURACY.

1 000 DENOTES LOCATION OF VIEW WITH IMAGE REFERENCE NUMBER ABOVE AND PAGE NUMBER BELOW.



1 SOUTH ELEVATION
NOT TO SCALE



2 WEST ELEVATION
NOT TO SCALE



3 NORTH ELEVATION
NOT TO SCALE



4 EAST ELEVATION
NOT TO SCALE

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POLICE BUILDING
ELEVATIONS

PROJECT NO.: 1513-00 SCALE: AS NOTED

DRAWING NO.:
IV-2

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 police building is a mixed use building; containing an office for the village police and locker facilities for the marina. The primary occupancy classifications are B for the police office and U for the locker room. The 2 uses are not connected and each has its own egress door to the exterior.

The existing building footprint is about 820 square feet including the porch and is 1 story with no attic or basement.

The existing construction classification appears to be 5B (unprotected wood frame).

The space is not sprinklered

The occupant load of the building is 12 people.

HEIGHT, AREA AND CONSTUCTION CLASSIFICATION COMPLIANCE

The base Allowable Footprint for B occupancy is 9,000 sq.ft. and 5,500 sq.ft. for U occupancy when in a single story structure. The building must be classified using the most stringent use classification as it is mixed use with no fire separation between occupancies. The building complies.

FIRE SUPPRESSION COMPLIANCE

The building does not have a sprinkler system. Based on the existing use and size of the building a sprinkler system is not required.

MEANS OF EGRESS COMPLIANCE

The combined occupant load; of 2 for the police office and 10 for the locker room, are low enough that both spaces can be served by the single means of egress provided. But the existing doors do not comply as legal means of egress since the stairs do not have code compliant landings at the doors or code compliant handrails.

Both spaces have illuminated exit signs with emergency light battery packs so they comply.

PLUMBING FIXTURE COMPLIANCE

No toilet facilities are provided and the occupants of this building will have to use the existing toilet in the nearby senior building. This toilet does not have enough fixtures to serve the load of this building when combined with the load from the senior building and the nearby coast guard building.

ADA COMPLIANCE

Neither space complies with ADA since the entrances both have steps down to the exterior grade.

ENERGY CODE COMPLIANCE

The degree of energy code compliance could not be verified without opening holes in the walls and gyp bd ceiling. Since the building has an air conditioner, it is considered conditioned space and would have to comply to code if there is new construction

PHYSICAL CONDITION DEFICIENCIES

GENERAL CONDITION

The building is in fair to good condition.

EXTERIOR ENVELOPE

The exterior siding is in fair to good condition.

The windows are good condition.

The exterior doors are in good condition.

The roof is in poor condition, there is evidence of leaks and sections of the rake trim are damaged or missing.

INTERIOR

The interior of the police office is in fair condition, there are some damaged ceiling panels.

The locker area is in poor to fair condition. The space is unfinished and the locker doors do not appear to be very secure.

USER NEEDS DEFICIENCIES

INTERVIEW DATA

Individual: Christopher Leahy Chief of Police
Date: February 21, 2014

FUNCTIONAL ISSUES

No issues were identified

FUTURE SPACE NEEDS

The existing space meets the projected needs.

RECOMMENDATIONS

- At minimum, replace roof and provide accessible entrances to police and locker areas.
- Lack of toilet facilities also needs to be addressed. This can be handled by constructing a toilet building with 1 men's and 1 women's ADA compliant toilet rooms sized to serve the load of this building, the coast guard building and the senior building This could be a free standing structure or be added to the senior building.
- An option would be to remove all 3 buildings and provide a single structure that could provide the functions of all three buildings and be more appropriate to the park setting.