



**SECTION V**  
**HARBOR ISLAND - COAST GUARD BUILDING**

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

**BUILDING DATA**

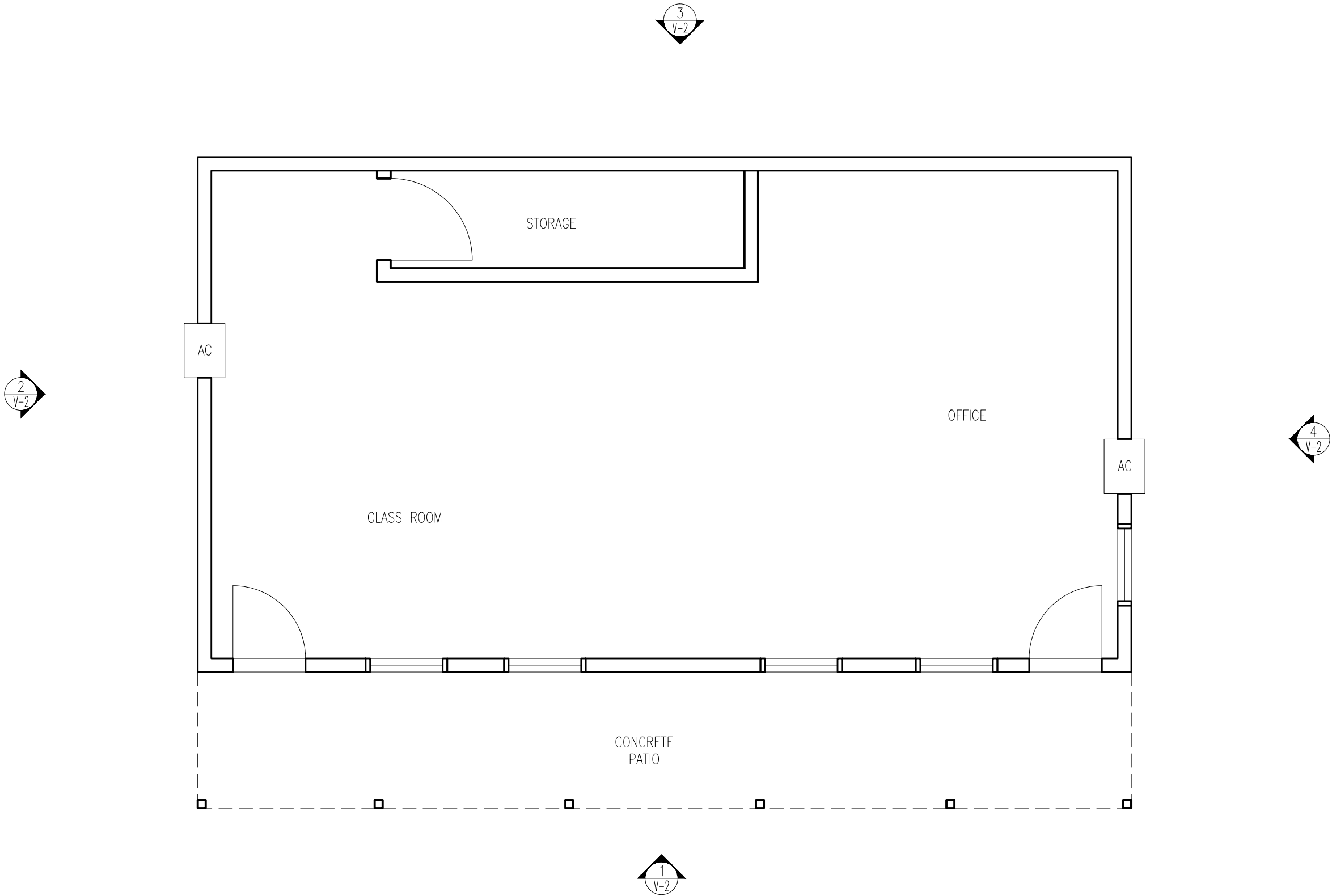
Name	Harbor Island – Coast Guard Building
Address	Harbor Island, Mamaroneck, NY 10543
Construction Type	Type 5B
Occupancy	B - Business
Size	820 square feet
No. of Stories	One Story
Date of Construction	Unknown
Date of Addition(s)	Not Applicable

**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 Coast Guard as a tenant to the Village.





1 COAST GUARD 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.

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

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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

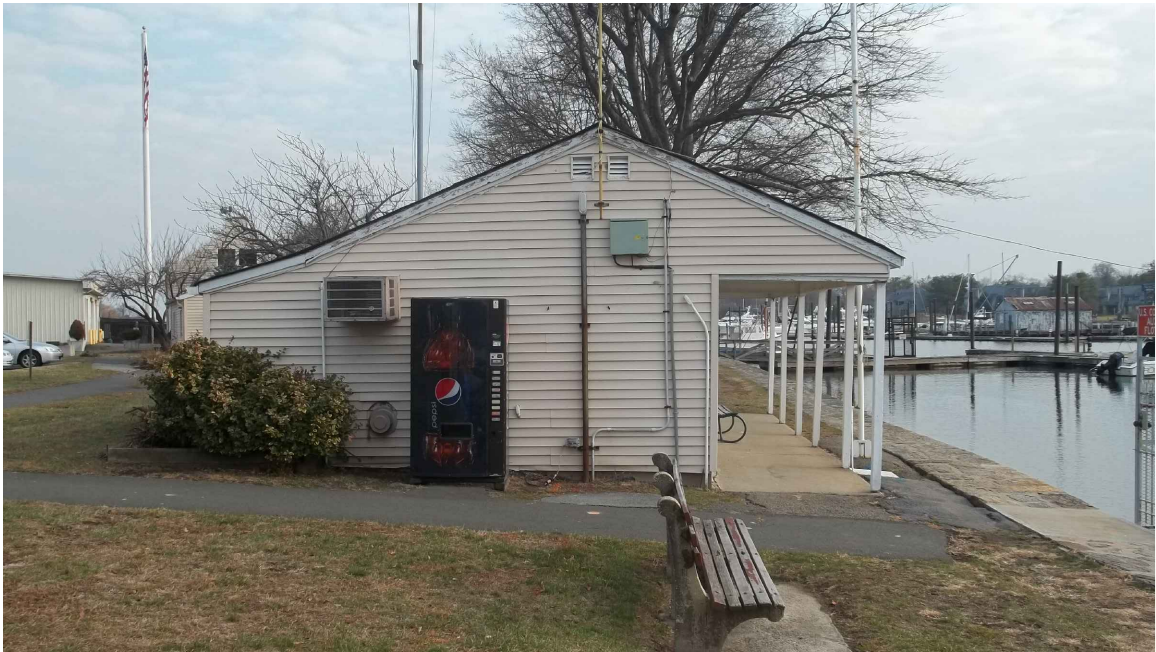
COAST GUARD  
BUILDING PLAN

PROJECT NO.: 1513-00	SCALE: AS NOTED
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DRAWING NO.:  
V-1



1 SOUTH ELEVATION  
NOT TO SCALE



2 WEST ELEVATION  
NOT TO SCALE



3 NORTH ELEVATION  
NOT TO SCALE



4 EAST ELEVATION  
NOT TO SCALE

2	03/12/2014	FINAL DRAFT REPORT
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COAST GUARD  
BUILDING ELEVATIONS

PROJECT NO.: 1513-00	SCALE: AS NOTED
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DRAWING NO.:  
V-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 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 Coast Guard Building contains a main space used for office/instructional use and a storage room. The storage room is accessed from the main room and the main room has 2 egress doors one at each end.

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 building does not have a sprinkler system.

The occupant load of the building is 28 people. 27 in the main space based on; 20 sq.ft. per person for educational use and 1 person for the storage

**HEIGHT, AREA AND CONSTUCTION CLASSIFICATION COMPLIANCE**

The base allowable footprint for B occupancy is 9,000 sq.ft. The build is 820 square feet therefore it complies.

**FIRE SUPPRESSION COMPLIANCE**

The building is not sprinklered and based on the existing use and size of the building a sprinkler system would not be required.

**MEANS OF EGRESS COMPLIANCE**

The existing doors do comply as legal means of egress.

Both doors have illuminated exit signs with emergency light battery pack so they comply.

**PLUMBING FIXTURE COMPLIANCE**

There are no toilet facilities in the building so the load of this building must be accommodated in the nearby senior building. The single user toilet in the senior building does not have enough capacity to support all 3 buildings. This building should have 2 single user toilet rooms one for men and one for women.

**ADA COMPLIANCE**

The building does not comply with ADA since both of the doors have a step. Also there is a small step in the floor near the storage area.

**ENERGY CODE COMPLIANCE**

The degree of energy code compliance could not be verified without opening holes in the walls and gypsum board ceiling the building does have an air conditioner and a radiator so it is conditioned space and would have to comply if it were new construction.

**PHYSICAL CONDITION DEFICIENCIES**

**GENERAL CONDITION**

The building is in fair condition.

**EXTERIOR ENVELOPE**

The exterior siding is in fair to good condition.

The windows are good condition.

The exterior doors good condition.

The roof is in poor condition there is evidence of leaks and sections of the rake trim are damaged or missing. There is a noticeable sag in the ridge indicating that there may also be concealed structural problems.

**INTERIOR**

The interior of the building is in good condition.

**USER NEEDS DEFICIENCIES**

**INTERVIEW DATA**

Individual: TBD  
Date: TBD

**FUNCTIONAL ISSUES**

TBD

**FUTURE SPACE NEEDS**

TBD.

## RECOMMENDATIONS

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