

September 27, 2021

Edwin Jackson, Planning Board Chairman
Town of Tusten
210 Bridge Street
Tusten, New York 12764

Re: Narrowsburg Garage-Rooftop Café' Seating Addition
Review summary/comment letter

File: 1341.013.001

Dear Mr. Jackson:

Barton & Loguidice, D.P.C. (B&L) has completed a review of the plans submitted by Karl Wasner along with some photos of the Narrowsburg Motors building with improvements to the roof structure for the purpose of outdoor Café' seating. The plans were as follows:

- Architectural plans entitled Veloce Bar dated July 15, 2021 by Natural Architecture, Narrowsburg, NY.
- Photographs emailed on 9-13-21 from Karl Wasner to Barton & Loguidice.

This review was conducted on behalf of the Town of Tusten. The above referenced documents and information were reviewed only with a fairly cursory review of the plans and not an exhaustive study or structural analysis. We did not visit the site as part of our limited scope and photograph review was of limited views but useful.

Review Comments

1. It is our understanding the rooftop improvements exceeded the limits of work covered in the Planning Board approval for the first floor café'. Plans for the rooftop café' seating, stairs, railing systems and associated improvements were only recently submitted in September 2021 after the improvements were constructed.
2. From the photos the end result is an attractive space that should complement the downstairs café and make outdoor seating available in the current food service needs during a pandemic. Due to the visibility of the open café uses should be defined and known between the owner/operators and Town officials. Are any special events such as musical events, weddings conceivable or just outdoor eating with conversational noise levels operating on a seasonal schedule?
3. What are normal hours of operation?
4. A fairly wide "shelf" is adjacent to some of the tables that could be easily sat on and accessed from elevated high-top chairs and tabletops with no barrier to a fall from the roof. Small planters define the part of the space but not all of it. Signage warning of danger or a simple





barrier such as a cable to discourage sitting on it or placing drinks or other items that could be knocked off and fall on persons or property below. See picture enclosed of areas of concern.

5. The new rooftop space is not intended for use by handicapped persons and there should be signage indicating that in our opinion. We also recommend signage restricting no un-supervised children on rooftop
6. It is unclear if the rooftop space would always have an employee present such as a bartender. Is this space monitored by security cameras? The concern is un-supervised children that may not use the space appropriately and fall off the roof.
7. The design professional's stamp on the plans is not legible and name, signature or number could not be distinguished. Please resubmit plans with legible NYS stamp, design professional name, license number and signature on the plans. Existing plan stamps seem smudged and not legible to know who sealed them.
8. The plans did not include roof or floor calculations for verifying design loads utilized meet code. The plans did include means of removal of existing roof and bolstering existing roof framing materials to allow a new floor decking to be installed. The following excerpt is from an e-mail from project sponsor Karl Wasner dated September 13, 2021 is as follows:

These are the plans as built, attached, as you requested.

In answer to your query, yes the roof was strengthened of course. The existing rafters remained in situ. The existing structure had three roof layers including a metal roof on a supplemental rafter system for pitch, above the historical flat roof. The flat roof had multiple layers of built up asphalt with stone ballast. These layers were all removed to expose the original wood sheathing deck. We repaired wood as needed and installed the new Versico system with new insulation and the EPDM roofing system as per mfg spec.

The terrace deck is a separate structure above the roof. This deck system is designed for the new purpose and loads with solid bearing to the structure. The framing of the deck is all new, not part of the original roof system. There are 2x12 PT #1 @ 12" o/c. The existing roof rafters are not part of this system.

The access to the roof is the large stair in the center of the Cafe. The rise/run is 6" rise and 12" run. The stair is built of LVL members for stringers and treads. The Rail system is solid lumber with min 42" height. No spaces exist in risers or railing greater than 3 1/2". There is a graspable rail to code at the stair as required. The Roof access is a 36" wide x 96" tall door. Handicapped seating is only downstairs. There is an emergency escape stair from the roof deck on the exterior. It is a steel stair ICC compliant.

9. The plans reviewed did not indicate any as built status that we could see. We recommend the Architect visit the site and attest that the improvements were constructed according to the plans with special attention to structural framing connections.
10. Is the rooftop café floor deck system and framing designed for 100 pounds per square foot (psf) live load and snow loads per International Building Code Table 1607.1 (11)?

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11. Are stairs and framing designed for 100 psf per IBC Table 1607.1 (35)?
12. Architect's walk through should include verification of railing and barrier system at roof edge are spaced according to code and will not pass a 4-inch sphere.
13. Has the applicant filed a building application form and paid any applicable fees? Perhaps some procedural items have already been addressed.
14. We recommend the project record and files include record plans labeled as As Built plans after the Architect visits the site and verify that the railings for the stairs, railings and barrier systems were constructed as designed, code compliant and appropriately fastened. The architect should submit correspondence with the plans attesting to floor and structural design, stairs, railing systems and safety systems/barriers for rooftop café.

If you have any questions, please feel free to contact our office.

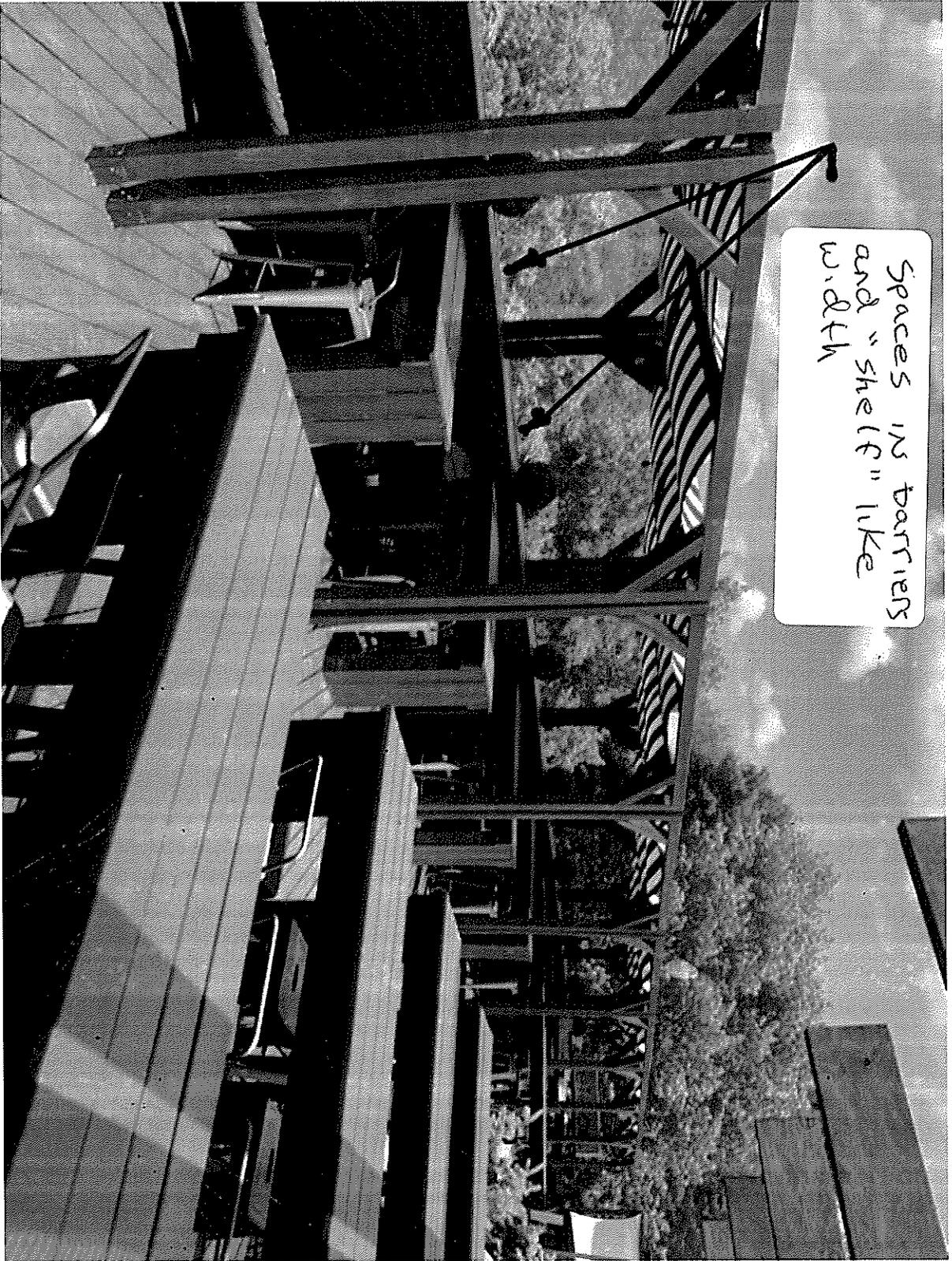
Sincerely yours,

BARTON & LOGUIDICE, D.P.C.

Bradley D. Grant
Senior Project Manager

BDG/bdf

Cc: via e-mail- Karl Wasner
Encl. -photos



Spaces in barriers
and "shelf" like
width



wide spaces in railing system

"shelf" like width, concern for lack of barrier