



December 17, 2020

NYS Department of Health/Office of Health Systems Management
Division of Health Facility Planning
Bureau of Architectural and Engineering Facility Planning
433 River Street, 6th Floor
Troy, New York 12180-2299

Re: Planned Parenthood- Westfall Park Medical Center

Architectural Narrative

This project entails the construction of a Planned Parenthood outpatient clinic within a single tenant commercial building in Brighton, New York.

1. Existing Conditions:

- a. The proposed program area will occupy approximately 6,200 SF of an existing Commercial building in Brighton, New York. The project entails demolishing the entire first floor construction above the first floor framing, and rebuilding with a similar building footprint. The Project area will be located on the first floor of the building. There is an existing basement where the building mechanicals and utilities are located.
- b. The Building is a single-story structure, with a basement. It is type V(000), Wood structure.
- c. The Mechanical, Electrical and Plumbing systems constructed for the space are served by the Main Building infrastructure and are well suited to the program needs.

2. Proposed Uses.

- a. The entrance to the building is on the first floor. Access to the program space is directly off the main vestibule. Staff and delivery entry door is located at the back of the building.
- b. The Waiting Area is sized to accommodate the patient flow as well as seating for care givers, family and / or drivers.
- c. Check In and Check Out areas are well placed to provide patients clear access to staff, proper HIPPA compliance and allow for ease of patient flow to the exam rooms.
- d. The exam rooms are sized for the proposed uses and to comply with the Health Care Guideline requirements. A work room, toilets and other support areas have been provided as necessary to satisfy the functional program requirements.
- e. Separate clean and soiled storage areas will be provided; the soiled closet will be ventilated and exhausted per NYS, Life Safety and FGI Health Care Guidelines.
- f. Mechanical / Plumbing / Electrical: The HVAC design is suited to the space layout, and balancing will be performed to insure proper delivery of air. Zoning and Control locations will appropriate to this layout. Electrical needs for equipment and staff needs have been

Phase		Code Section	Component/Requirements	Complies	Comments
Schematic	Design Development				
REQUIRED ELEMENTS FOR PRIMARY CARE FACILITIES					
Guidelines for Design and Construction of Hospitals and Outpatient Facilities (FGI 2014)					
ANSI/ASHRAE/ASHE Standard 170-2013, Ventilation of Health Care Facilities (ASHRAE)					
Code Reference Category					
3.2-3, 3.1-3 Diagnostic and Treatment Areas					
3.2-3.2 Examination Rooms					
		3.1-3.2.2	General Purpose Examination/Observation Room(s)	Required	
		3.1-3.2.2.1(1)	Area	80 S.F. min	X
		3.1-3.2.2.2(2)	Clearances	2'-8"	X
		3.1-3.2.2.3	Handwashing Station	Required	X
		3.1-3.2.2.4	Documentation Area (Written or Electronic)	Required	X
		Table 3.1-1	Electrical Receptacles	8 Single	
			# head of exam table	4 min	
		ASHRAE 7.1	Pressure Relationship to Adjacent Areas	N/R	
		ASHRAE 7.1	Min. Outdoor Air Changes /Hour	2	
		ASHRAE 7.1	Min. Total Air Changes /Hour	6	
		ASHRAE 7.1	All Room Air Exhausted Directly to Outdoor	N/R	
		ASHRAE 7.1	Air Recirculated by Means of Room Units	N/R	
		ASHRAE 7.1	Relative Humidity (%)	60 max	
		ASHRAE 7.1	Design Temperature (°F)	70-75	
		3.1-3.2.3	Special Purpose Examination Room - if provided		
		3.1-3.2.3.1(1)	Area	100 S.F.	X
		3.1-3.2.3.2(2)	Clearances	3'-6" min.	X
		3.1-3.2.3.3	Handwashing Station	1'-0" min.	X
		3.1-3.2.3.4	Documentation Area (Written or Electronic)	Required	X
		Table 3.1-1	Electrical Receptacles	8 Single	
			# @ head of exam table	4 min	
		3.2-3.2.6	Support Areas for Examination Rooms		
		3.2-3.2.6.6	Medication Preparation Room	Required *	X
		3.1-3.6.6	**select medication preparation room and/or self-contained medication dispensing unit		
		3.1-	Work counter	Required	X
		3.1-	Hand-washing station	Required	X
		3.1-	Lockable refrigerator	Required	X

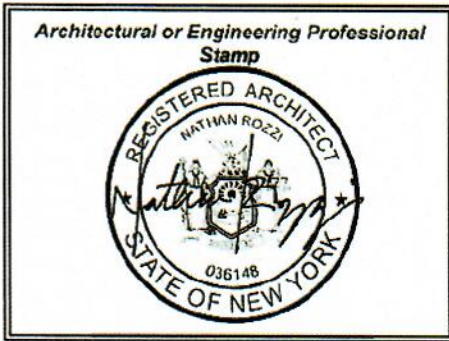
5. I understand that upon completion of construction, the costs of any subsequent corrections necessary to achieve compliance with applicable requirements of 10 NYCRR Parts 711, 712, 713, 714, 715, 716 and 717, when the prior work was not completed properly as certified herein, may not be considered allowable costs for reimbursement under 10 NYCRR Part 86.

This certification is being submitted to facilitate the CON review and subsequent to formal plan approval by your office. It is understood that an electronic copy of final Construction Documents on CD, meeting the requirements of DSG-05 must be submitted to PMU for all projects, including limited, administrative, full review, self-certification and reviews performed and completed by DASNY.

Project Name:

Location: 2233 S Clinton Ave, Rochester, NY 14618

Description: A new woman's health outpatient clinic for Planned Parenthood



Nathan Rozzi
Signature of Architect or Engineer

Nathan Rozzi

Name of Architect or Engineer (Print)

036148

Professional New York State License Number

1 Woodbury Blvd. Rochester, NY 14604

Business Address

The undersigned applicant understands and agrees that, notwithstanding this architectural/engineering certification the Department of Health shall have continuing authority to (a) review the plans submitted herewith and/or inspect the work with regard thereto, and (b) withdraw its approval thereto. The applicant shall have a continuing obligation to make any changes required by the Division to comply with the above-mentioned codes and regulations, whether or not physical plant construction or alterations have been completed.

Christian Oleck
Authorized Signature for Applicant

Christian Oleck, CF

1/13/2021
Date

Name (Print)

Title

Notary signing required for the applicant

STATE OF NEW YORK)

County of Monroe)

) SS:

On the 13 day of Jan 2021, before me personally appeared Christian Oleck, to me known, who being by me duly sworn, did depose and say that he/she is the CFO of the Planned Parenthood of Central & Western NY, the facility described herein which executed the foregoing instrument; and that he/she signed his/her name thereto by order of the governing authority of said facility.

(Notary) Raquel M Carboni

RAQUEL M CARBONI
Notary Public, State of New York
Registration #01CA6353799
Qualified In Monroe County
Commission Expires Jan 30, 2021

ARCHITECTURAL AND ENGINEERING LETTER OF CERTIFICATION