

PROJECT: RESTAURANT RENOVATION AT 1ST. FLOOR

ADDRESS: 811 Mc LEAN AVE., YONKERS NY

BUILDING & PROJECT DATA

OWNER: FPMR REALTY INC.
811 MCLEAN AVENUE, YONKERS, NY 10704

TENANT: PAPI SUSHI

SITE: EXTG. 3 MASONRY STORY BUILDING

PROPERTY ADDRESS: 811 MCLEAN AVENUE, YONKERS, NY 10704
COUNTY: WESTCHESTER, NEW YORK

BLOCK: 6222

LOT: 24

ZONE DISTRICT: BR

EXISTING C of O: # 1590 DATED 07/01/2020 SEE ON COVER PAGE

USE GROUP: EXISTING RESTAURANT (A-2)

CONSTRUCTION TYPE: TYPE VB (EXISTING EXTERIOR WALLS ARE NON-COMBUSTIBLE)

FIRE PROTECTION: BUILDING EQUIPPED WITH FIRE SUPPRESSION SYSTEM (SPRINKLERS) AND FIRE ALARM SYSTEM CONNECTED TO CENTRAL STATION
PLUMBING: BUILDING EQUIPPED WITH BACKFLOW PREVENTION SYSTEM

SCOPE OF WORK:

- AREA OF WORK CONFINED TO THE 1ST FLOOR & MEZZANINE LEVELS ONLY.
- AT MEZZANINE: AT BAR AREA, NEW EQUIPMENT, ELECTRICAL AND PLUMBING ADDED AND PLATFORM/STAGE AT GENERAL SEATING AREA.
- AT 1ST FLOOR (MAIN ENTRANCE): BATHROOMS RENOVATED: NEW PLUMBING FIXTURES, STALL PARTITIONS, LIGHTING AND ELECTRIC.
- NO WORK TO BE PERFORMED AT BASEMENT AND SECOND FLOORS, EXISTING TO REMAIN
- NO CHANGE TO USE EGRESS OR OCCUPANCY.

GENERAL NOTES FOR THE DEPARTMENT OF BUILDINGS

CODE COMPLIANCE: ALL PROPOSED WORK HAS BEEN DESIGNED AND MUST PERFORM IN COMPLIANCE WITH FOLLOW CODES:

- 2020 STRETCH ENERGY CODE
- 2020 BUILDING CODE OF NYS
- 2020 EXTG. BUILDING CODE ALT LEVEL 1 CHAPTER 7
- 2017 NEC (NATIONAL ELECTRICAL CODE OF NYS)
- 2020 PL (PLUMBING CODE OF NYS)
- 2020 FC (FIRE CODE OF NYS)
- CODE-CITY OF YONKERS MUNICIPAL CODE)

2020 EXISTING BUILDING CODE NYS:

CHAPTER 6:

- 602.1 Level 1 Alterations: removal and replacement or the covering of existing materials, elements, equipment or fixtures using new materials, elements, equipment or fixtures that serve the same purpose.
- 602.2 Level 1 alterations shall comply with the provisions of Chapter 7.

CHAPTER 7:

- 701.4: Smoke alarms per 907.2.10
- 702.5: Replacement windows:
The replacement window is manufacturer's largest standard size window that will fit within the existing frame or existing rough opening. The replacement window is not part of a change of occupancy.
- 703.1: Alteration shall be done in a manner that maintains the level of protection provided for the means of egress.
- 707.0 Energy conservation, min requirements: Level 1 do not require the entire bldg. to comply with the energy requirements of the Energy conservation code of NYS. The Alterations shall conform with the ECC of NYS or the Residential code of NYS as they relate to new construction only.
- 708.0 Plumbing: water closet replacement per 604.4 of Plumbing Code of NYS.

UTILITIES NOTES:

- GAS: EXTG. SERVICE TO REMAIN.
- WATER: EXTG. COMMERCIAL SERVICE TO REMAIN.
- ALL HW & CW TO HAVE SOLDERED JOINTS, EXPOSED PIPING, FITTINGS, VALVES TO BE CHROME-PLATED. PROVIDE ESCUTHEON PLATES AT WALL SLEEVES, INSULATE WITH MINERAL FIBER OR CELLULAR GLASS.
- ALL HOT/COLD WATER DISTRIBUTION PIPING SHALL BE INSULATED WITH MINERAL FIBER OR CELLULAR GLASS.
- PROVIDE INDIVIDUAL SHUT-OFF VALVE FOR COLD WATER AND HOT WATER CONNECTION TO EACH PLUMBING FIXTURES.
- CONTRACTOR SHALL PERFORM WATER PRESSURE TEST ON COLD/HOT WATER PIPING.
- PROVIDE AND INSTALL NEW WATER HAMMER ARRESTERS IN ALL BRANCH LINES SERVING FIXTURES WITH QUICK CLOSURE VALVES IN ACCORDANCE WITH STANDARD PDI-WH-201. SIZE SHALL BE DETERMINED BY NYS PLUMBING CODE.

2020 STRETCH ENERGY CODE NOTES

- NO EXTERIOR WORK IS TO BE DONE FOR THIS PROJECT.
- THE PROJECT IS IN CLIMATE ZONE #4A PER R301
- BUILDING THERMAL ENVELOPE: THE BUILDING THERMAL ENVELOPE WILL NOT BE IMPACTED BY THE WORK. ALL WORK IS INTERIOR ONLY.
- UTILITY PENETRATIONS: ANY NEW PENETRATIONS ARE TO BE SEALED PER THE CODE
- DROPPED CEILINGS OR CHASES ADJACENT TO THE THERMAL ENVELOPE ARE TO BE ADJACENT TO PROPERLY INSULATED EXTERIOR WALLS.
- OTHER SOURCES OF INFILTRATION SHALL BE INSULATED AS REQUIRED.
- THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH N102.4.1, N102.4.2
- IF ANY WORK IS DONE THAT AFFECTS THE EXISTING THERMAL ENVELOPE, THEN TESTING IS TO BE CONDUCTED IN ACCORDANCE W/ASTM E 779 AND REPORTED TO A PRESSURE OF 2 INCHES W.G. TESTING SHALL BE BY APPROVED 3RD PARTY WHO MUST PROVIDE A SIGNED WRITTEN REPORT OF THE RESULTS OF THE TEST.

GENERAL NOTES

- THE WORK OF THIS SECTION INCLUDES ALL CARPENTRY AND MILLWORK OF EVERY DESCRIPTION NECESSARY AND REQUIRED FOR FULL AND PROPER COMPLETION OF THIS PART OF THE WORK AS INDICATED OR SHOWN ON THE DRAWINGS, NOTES AND SPECIFICATIONS. ALSO, SUCH CARPENTRY WORK CUTTING AND PATCHING AS IS USUALLY REQUIRED BY THE PLUMBING, HEATING, ELECTRICAL AND OTHER MECHANICS ABOUT THE BUILDING. VERIFY ALL CONDITIONS AND TAKE ALL MEASUREMENTS IN THE FIELD TO ENSURE THAT FABRICATED WORK WILL FIT ACTUAL CONDITIONS.
- ALL WOOD CONSTRUCTION SHALL CONFORM WITH THE REQUIREMENTS OF THE BUILDING CODE AND GENERALLY ACCEPTED STANDARDS OF THE INDUSTRY.
- WOOD SHALL BE CLASSIFIED FOR SPACES AND GRADE BY A RECOGNIZED WOOD PRODUCTS ASSOCIATION AND SHALL BEAR THE OFFICIAL GRADE STAMP.
- STRESS GRADE LUMBER SHALL BE USED FOR GIRDERS, JOISTS, RAFTERS, LINTELS, HEADERS, STUDS, PLATES, SILLS AND BRACING.
- ALL STRESS GRADE LUMBER SHALL BE KILN DRIED FIR OR PINE, WITH THE FOLLOWING MINIMUM STRESS VALUES: BENDING -FB + 7400 PSI, HORIZONTAL SHEAR -FV + 90 PSI MODULES OF ELASTICITY -E + 1,400,000
- GIRDERS, JOISTS, RAFTERS, GENTILES AND STUDS SHALL BE SURFACED FOUR SIDES (S4S) SEASONED NO. 2 GRADE DOUGLAS FIR - LARCH.
- ALL OTHER STRESS GRADE LUMBER SHALL BE SURFACED FOUR SIDES (S4S) SEASONED NO. 3 GRADE DOUGLAS FIR-LARCH OR HEM-FIR.

- UNLESS NOTED OTHERWISE, ALL HEADERS OVER OPENINGS IN EXTERIOR STUD WALLS SHALL BE 2 - 2 X 4 LUMBER.
- UNLESS OTHERWISE NOTED PARTITION TYPE STUD FRAMING SHALL BE DOUBLED AT BEAM END AND FRAMED OPENINGS. AT OPENINGS 8"QUOT; WIDE AND GREATER, PROVIDE TRIPLE STUDS.
- PROVIDE DOUBLE JOISTS UNDER PARALLEL PARTITIONS AND SOLID BLOCKING 4"QUOT; O.C.
- PROVIDE BRIDGING AT 8"QUOT; O.C. MAXIMUM.
- ALL WOOD FRAME WORK SHALL BE TEMPORARILY BRACED DURING CONSTRUCTION UNTIL FLOOR AND WALL SYSTEMS ARE COMPLETED.
- ALL JOISTS THAT ARE TO BE FLUSH WITH BEAMS OR GIRDERS SHALL BE SECURED WITH TECO OR EQUAL STRUCTURAL CONNECTORS.
- EXTERIOR WOOD POSTS OR COLUMNS ARE TO BE RAISED ABOVE FLOOR SURFACES WITH TECO OR EQUAL ELEVATED POST BASES. FASTENERS FOR PT LUMBER TO BE HOT-DIPPED ZINC COATED GALVANIZED STEEL OR STAINLESS STEEL.
- NON-STRESS GRADE LUMBER MAY BE USED FOR BLOCKING BRIDGING FURRING NAILERS, FIRE STOPS AND SHEATHING.
- GROUND, FURRING, STRIPPING AND BLOCKING SHALL CONSIST OF NO COMMON SPRUCE FREE FROM KNOTS WHICH WOULD AFFECT THE STRENGTH OR RENDER NAILING DIFFICULTY.
- ALL GROUND FURRING AND BLOCKING SHALL BE FIREPROOFED AND CONFORM WITH LOCAL BUILDING CODES.
- WOOD EXPOSED TO WEATHER SHALL BE PRESSURE TREATED.
- ROOF SHEATHING SHALL BE 1/2"QUOT; C-D EXTERIOR GLUE FIT PLYWOOD AGENCY CERTIFIED, BLOCKING BEHIND JOINTS.
- FLOOR SHEATHING SHALL BE 3/4"QUOT; STANDARD UNDERLAYMENT OR 3/4 PLUGGED AND TOUCH SANDED PLYWOOD AGENCY CERTIFIED. BLOCKING BEHIND JOINTS.
- FINISH TRIM SHALL BE AS SPECIFIED ON FINISH SCHEDULE; CLEAR SELECT GRADE NORTHERN WHITE PINE IDAHO PINE OR APPROVED EQUAL. JOINTS SHALL BE NEATLY METERED. ALL FINISH SHALL BE SANDED READY FOR FINISH.

DRYWALL NOTES:

- ALL GYP BOARD CUT JOINTS SHALL BE ADJACENT TO CORNERS. NO BUTT JOINTS IN WALL SHALL BE PERMITTED.
- ALL CORNERS AND JOINTS SHALL RECEIVE TWO COATS OF JOINT COMPOUND FEATHERED SMOOTH AND ALL DIMPLES CREATED BY FSTENERS SHALL RECEIVE 3 COATS OF JOINT COMPOUND FEATHERED SMOOTH
- ALL GYP. BOARD SHALL LBE IN ACCORDANCE WITH THE GYPSUM CONSTRUCTION HANDBOOK,PUBLISHED BY THE US GYPSUM COMPANY
- ALL MATERIAL SHALL BE FURNISHED BY THE US GYPSUM COMPANY, NATIONAL GYPSUM COMPANY, CELOTEX CORP. OR OTHER APPROVED MANUFACTURERS.
- ALL BEADS, STOPS AND TRIM SHALL BE MANUFACTURED FROM RUST RESISTANT MATERIALS
- INSTALL MINIMUM 1/4" GYPSUMBOARD SCREWED TO ALL WALLS, U.N.O.
- INSTALL MIN. 5/8" AT ALL CEILINGS, U.N.O.
- INSTALL WATERPROOF GYP BOARD OR CEMENTIOUS BOARD AT ALL TUBS, SHOWERS SURROUNDS AND OTHER WET LOCATIONS, INCLUDING SUBSTRATE FOR KITCHEN BACKSPLASH
- INSTALL MOLD, MILDEW & MOISTURE RESISTANT GYP BOARD AT ALL OTHER BATHROOM, KITCHEN, LAUNDRY AND MUDD/PREP ROOMS WALLS AND CEILINGS.
- INSTALL 5/8" TYPE X BOARD, FIRE CODE, AT CEILINGS BETWEEN TENANCIES AND FLOORS
- INSTALL 5/8" TYPE X BOARD, FIRE CODE, GYP BOARD AT CEILING ABOVE GAS FIRED AND COMBUSTION EQUIPMENT FOR MINIMUMOF 36" DIAMETER BEYOND FOOTPRINT OF EQUIPMENT LOCATION WHERE GAS FIRED MECHANICAL EQUIPMENT IS ENCLOSED. ALL INTERIOR WALL AND CEILING FINISHES SHABE 5/8" TYPE X GYP BOARD, TAPED AND SPACKLED.

PAINTING NOTES:

- DISTURBED WALLS SHALL BE TAPED, SPACKLED AND PRIMED BY GC
- ALL INTERIOR GYP BOARDS, WALLS AND CEILINGS SHALL RECEIVE ONE COAT PRIMER AND TWO COATS FINISHED PAINT
- ALL PAINT SHALL BE BENJAMIN MOORE U.N.O. OR EQUAL
- WALLS AND CEILLINGS OF BATHROOMS, KITCHENS AND LAUNDRY ROOMS SHALL BE PAINTED SEMI-GLOSS WHERE OPEN KITCHEN PLANS APPLY ARCHITECT SHALL PROVIDE PAINT SPECS FOR ALL SURFACES
- ALL DOORS & TRIM SHALL BE PAINTED SEMI-GLOSS, U.N.O.
- ALL OTHER WALLS SHALL BE PAINTED EG SHELL, U.N.O.
- ALL INTERIOR WOOD TRIM, SHELING AND OAK FLOORS SHALL BE FINISHED AS SCHEDULED OR AS DIRECTED BY THE GC & APPROVED BY THE ARCHITECT AND TENANT.
- ALL INTERIOR DOORS, TRIM AND EXPOSED WOOD SHALL BE SANDED COMPLETELY SMOOTH PRIOR TO APPLYING FINISH
- ALL EXPOSED FERROUS METAL SHALL BE PAINTED WITH A RUST INHIBITOR AND TWO COATS OF ENAMEL.

FINISHES

- ALL INTERIOR NEW FINISHES FOR FIRST FLOOR & MEZZANINE TO CONFORM TO TABLE 803.13 AND 2020 NYS BUILDING CODE 804.4. SEE A-002

INSURANCE"

- CONTRACTORS SHALL MAINTAIN STATUARY WORKERS COMPENSATION, AUTOMOBILE AND GENERAL LIABILITY INCLUDING BODILY INJURY AND PROPERTY DAMAGE WITH COMPLETED OPERATIONS WITH COMBINED SINGLE LIMIT OF \$1,000,000. CERTIFICATES OF INSURANCE SHOULD BE FILED WITH OWNER. THE OWNER AND ARCHITECT SHALL BE LISTED AS ADDITIONAL INSURED ON THE INSURANCE CERTIFICATE
WORK TO INCLUDE:
A. SCOPE: THE CONTRACTOR SHALL INCLUDE ALL LABOR, MATERIALS, TOOLS, APPLIANCES, TRANSPORTATION, SCAFFOLDINGS, HOISTING, PERMITS FEES, AND OTHER SERVICES NECESSARY TO COMPLETE THE SCOPE OF SELECTED DEMOLITION WORK ON BUILDING
2.ALL WALL AND FLOOR JUNCTIONS SHALL BE COVERED IN FOOD PREPARATION, FOOD STORAGE, UTENSILS LOCATED AT ADDRESS REFERRED IN TITLE BLOCK.
B. BIDDERS UPON THIS WORK, BEFORE SUBMITTING THEIR PROPOSALS, SHALL VISIT THE SITE AND CAREFULLY EXAMINE THE BUILDING TO BE DEMOLISHED SO AS TO FAMILIARIZE THEMSELVES AS TO THE NATURE AND SCOPE OF THE WORK, AND THE DIFFICULTIES THAT WILL ATTEND ITS EXECUTION.
C. SAFETY RESPONSIBILITY - THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR COMPLIANCE WITH THE SAFETY REQUIREMENTS OF ALL CITY, STATE, AND FEDERAL AGENCIES HAVING JURISDICTION, INCLUDING THE STANDARDS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION, INCLUDING CHAPTER 33 NYS 2020 CODE.

CONSTRUCTION GUIDELINES FOR FOOD SERVICE ESTABLISHMENTS:

- TENANT OR GC SHALL INSTALL FLOOR, WALL, CEILING MATERIALS AND FINISH SCHEDULES AS SPECIFIED WASHING AREA, WALK-IN REFRIGERATORS, DRESSING OR LOCKER ROOMS AND TOILET ROOMS
- PROTECTIVE SHIELDING SHALL BE PROVIDED FOR LIGHTING FIXTURES IN FOOD PREPARATION AREAS, UTENSILS AND EQUIPMENT WASHING AREAS AND OTHER AREAS WHERE FOOD IS DISPLAYED
- ADEQUATE ARTIFICIAL OR NATURAL LIGHT (30 FOOT CANDLES MIN) SHALL BE PROVIDED ON ALL WORKING SURFACES AND AT LEAST 20 FOOT CANDLES ON ALL OTHER SURFACES AND EQUIPMENT.
- ALL ROOMS SHALL BE ADEQUATELY VENTILATED, FORCED OR NATURAL
- VERMIN, RODENT AND INSECT PROTECTION SHALL BE PROVIDED AND MAINTAINED AS FOLLOWS:
A. OUTER OPENINGS SHALL BE SCREENED OR OTHER ADEQUATE CONTROLS INSTALLED
B. OUTER DOORS SHALL BE SELF-CLOSING
C. BUIDDING SHALL BE RODENT PROOF
- GARBAGE AND REFUSE SHALL BE PROVIDED AS FOLLOWS:
A. CONTAINERS SHALL BE INSECT, RODENT & LEAK PROOF, DURABLE AND ADEQUATE IN NUMBER. CAPACITY TO BE DETERMINED BY OCCUPANT.
B. TEMPORARY REFUSE STORAGE SHALL BE WITHIN TENANT AREA. OUTDOOR STORAGE AREA SHALL BE AT REAR OR SIDE OF BUILDING, MANUALLY TRANSPORTED BY TENANT FOR PICK-UP ER DPW REGULATIONS AND SCHEDULES
C. CLEANING FACILITIES SHALL BE PROVIDED WHERE LARGE REFLUSE CONTAINERS ARE USED. WASTE SHALL BE PROPERLY DISPOSED OF AS SEWAGE

8.PLUMBING SHALL BE INSTALLED PER PLANS & AS FOLLOWS:

- IN COMPLIANCE WITH NYS, WESTCHESTER COUNTY & CITY OF YONKERS CODES & LAWS.
- POTABLE AND NON-POTABLE PIPING SHALL BE SEPERAE
- BACK SIPHONAGE PROTECTION SHALL BE PROVIDED FOR CARBONATED BEVERAGE DISPENSERS, WATER CLOSETS, URINAL, DISHWASHERS, POTATO PEELERS, GARBAGE GRINDERS, ICE MACHINES, SINKS, LAVATORIES, STEAM TABLES, HOSE CONNECTIONS, DIPPER WELLS AND OTHER.
- FIXTURES AND EQUIPMENT SHALL BE INSTALLED WITH INDIRECT DRAINS, INCLUDING BUT NOT LIMITED TO DISHWASHER, REFRIGERATORS, STEAM KETTLES OR TABLES, POTATO PEELERS, ICE MAKERS AND STORAGE BINS. FOODPREPARATION SINKS AND OTHER EQUIPMENT PER EQUIPMENT SCHEDULE.
- WATER SUPPLY AND SEWAGE DISPOSAL ARE PUBLIC
- REMOTE COMPRESSORS SHALLNOT BE INSTALLED WITHIN 5 FEET OF FOOD STORAGE OR WITHN 15 FEET OF FOOD PREPARATION OR SERVICE AREAS.
- TOILET AND HANDWASHING FACILITIES SHALL COMPLY AS FOLLOW:
A. ADEQUATE AND CONVENIENTLY LOCATED. REFER TO PLAN & CODE ANALYSES.
B. HOT AND COLD POTABLE TEMPERED WATER SHALL BE PROVIDED BY MEANS OF A MIXING VALVE OR COMBINATION FAUCET TO ALL HANDWASHING SINKS
C. PAPER TOWELS, HAND BLOWERS AND SOAP DISPENSER SHALLBE INSTALLED IN EXISTING RESTROOMS
- KITCHEN FACILITIES AND FOOD PREP AREAS:
A. EQUIPMENT LAYOUT AND SPECIFICATIONS,
- REFER TO INTERIOR ELEVATIONS & SECTIONS, CABINERY, HOLLOW BASES SHALL NOT BE PERMITTED
- REFER TO EQUIPMENT SCHEDULE AND PLAN FOR n+s+ COMPLIANT EQUIPMENT SPECIFICATIONS
- FIELD EVALUATION SHALL BE REQUIRED WHERE USED EQUIPMENT IS PROVIDED,
B. INSTALLATION REQUIREMENTS:
- MASONRY BASE MOUNTED EQUIPMENT SHALL BE MINIMUM HEIGHT OF 2 INCHES AND COVERED AT JUNCTURE OF BASE WITHMASTIC COMPOUND.
- PORTABLE EQUIPMENT OR WHEELED EQUIPMENT NEED NOT MEET THE INSTALLATION REQUIREMENTS APPLICABLE TO FIXED EQUIPMENT
- EQUIPMENT MOUNTED ON LEGS SHALL BE MIN HEIGHT OF 4 INCHES, LEGS SHALL BE DESIGNED TO PREVENT ACCUMULATION OF SOIL AT POINT OF FLOOR CONTACT.
- SPACING BETWEEN AND BEHIND EQUIPMENT: EQUIPMENT TO BE INSTALLED WITH SUFFICIENT UNOBSTRUCTED SPACE BEHIND AND BETWEEN EQUIPMENT AND WALLS TO PERMIT ACCESS FOR CLEANIN OR EQUIPMENT IS TO BE SEALED TO THE WALL.
C. WIDTH OF CLEAR UNOBSTRUCTED SPACE TO BE PROVIDED:
- DISTANCE TO BE CLEANED 2 FEET LENGTH SPACE IS NOT TO BE LESS THAN 6 INCHES
- DISTANCE TO BE CLEANED GREATER THAN 2 FEET BUT LESS THAN 4 FEET SPACEIS NOT TO BE LESS THAN 8 INCHES
- DISTANCE TO BE CLEANED GREATER THAN 4 FEET BUT LESS THAN 6 FEET SPACE IS NOT TO BE LESS THAN 12 INCHES
- DISTANCE TO BE CLEANED GREATER THAN 6 FEET: SPACE IS TO BE AT LEAST 18 INCHES
- AISLE SPACE: NOT LESS THAN 30INCHES IN WIDTH, FORTY-TWO INCHES WHERE MORE THAN ONE PERSON MAY WORK,
- WHEN EQUIPMENT IS BUTTED TOGETHER OR SPREADER PLATES USED, JOINT IS TO BE AFFECTED IN MANNER TO PREVENT ACCUMULATION OF DEBRIS AND MOISTURE.
D. SERVICE CONNECTIONS THROUGH FLOOR MUST BE ADEQUATELY SEALED. Horizontal lines 6 inches off floor and 1 inch from wall.
E. HOT AND COLD FOOD STORAGE FACILITIES PROVIDED SHALL INCLUDE TEMPERATURE INDICATING THERMOMETERS
F. THREE COMPARTMENT SINK WITH DRAIN BOARDS FOR MANUAL UTENSIL WASHING SHALL BE REQUIRED WHERE A MECHANICAL DISHWASHER IS NOT I NSTALLD. HOT AND COLD POTABLE RUNNING WATER SHALL BE INSTALLED TO SERVE ALL SINKS.
G. HOT WATER PRODUCING EQUIPMENT SHALL BE INSTALLED PER PLANS (NEW, GAS-FIRED, WATER HEATER)
H. HOOD CONSTRUCTION REMOVABLE GREASE FILTERS WITH 6 INCH OVERLAP ONEXPOSED SIDES OF THE EQUIPMENT, PLANS AND SPECIFICATIONS SHALL BE PROVIDED BY & PERMITS FILED BY OTHERS.
I. UTILITY SINK OR CURBED CLEANING FACILITY WITH A FLOOR DRAIN SHALL BE INSTALLED AND USED FOR CLEANING MOPS AND SIMILAR WT FLOOR CLEANING TOOLS, DISPOSAL OF MOP WATER AND SIMILAR LIQUID WASTE.

10.KITCHEN FACILITIES AND FOOD PREP AREAS:

- EQUIPMENT LAYOUT AND SPECIFICATIONS,
- REFER TO INTERIOR ELEVATIONS & SECTIONS, CABINERY, HOLLOW BASES SHALL NOT BE PERMITTED
- REFER TO EQUIPMENT SCHEDULE AND PLAN FOR n+s+ COMPLIANT EQUIPMENT SPECIFICATIONS
- FIELD EVALUATION SHALL BE REQUIRED WHERE USED EQUIPMENT IS PROVIDED,
B. INSTALLATION REQUIREMENTS:
- MASONRY BASE MOUNTED EQUIPMENT SHALL BE MINIMUM HEIGHT OF 2 INCHES AND COVERED AT JUNCTURE OF BASE WITHMASTIC COMPOUND.
- PORTABLE EQUIPMENT OR WHEELED EQUIPMENT NEED NOT MEET THE INSTALLATION REQUIREMENTS APPLICABLE TO FIXED EQUIPMENT
- EQUIPMENT MOUNTED ON LEGS SHALL BE MIN HEIGHT OF 4 INCHES, LEGS SHALL BE DESIGNED TO PREVENT ACCUMULATION OF SOIL AT POINT OF FLOOR CONTACT.
- SPACING BETWEEN AND BEHIND EQUIPMENT: EQUIPMENT TO BE INSTALLED WITH SUFFICIENT UNOBSTRUCTED SPACE BEHIND AND BETWEEN EQUIPMENT AND WALLS TO PERMIT ACCESS FOR CLEANIN OR EQUIPMENT IS TO BE SEALED TO THE WALL.
C. WIDTH OF CLEAR UNOBSTRUCTED SPACE TO BE PROVIDED:
- DISTANCE TO BE CLEANED 2 FEET LENGTH SPACE IS NOT TO BE LESS THAN 6 INCHES
- DISTANCE TO BE CLEANED GREATER THAN 2 FEET BUT LESS THAN 4 FEET SPACEIS NOT TO BE LESS THAN 8 INCHES
- DISTANCE TO BE CLEANED GREATER THAN 4 FEET BUT LESS THAN 6 FEET SPACE IS NOT TO BE LESS THAN 12 INCHES
- DISTANCE TO BE CLEANED GREATER THAN 6 FEET: SPACE IS TO BE AT LEAST 18 INCHES
- AISLE SPACE: NOT LESS THAN 30INCHES IN WIDTH, FORTY-TWO INCHES WHERE MORE THAN ONE PERSON MAY WORK,
- WHEN EQUIPMENT IS BUTTED TOGETHER OR SPREADER PLATES USED, JOINT IS TO BE AFFECTED IN MANNER TO PREVENT ACCUMULATION OF DEBRIS AND MOISTURE.
D. SERVICE CONNECTIONS THROUGH FLOOR MUST BE ADEQUATELY SEALED. Horizontal lines 6 inches off floor and 1 inch from wall.
E. HOT AND COLD FOOD STORAGE FACILITIES PROVIDED SHALL INCLUDE TEMPERATURE INDICATING THERMOMETERS
F. THREE COMPARTMENT SINK WITH DRAIN BOARDS FOR MANUAL UTENSIL WASHING SHALL BE REQUIRED WHERE A MECHANICAL DISHWASHER IS NOT I NSTALLD. HOT AND COLD POTABLE RUNNING WATER SHALL BE INSTALLED TO SERVE ALL SINKS.
G. HOT WATER PRODUCING EQUIPMENT SHALL BE INSTALLED PER PLANS (NEW, GAS-FIRED, WATER HEATER)
H. HOOD CONSTRUCTION REMOVABLE GREASE FILTERS WITH 6 INCH OVERLAP ONEXPOSED SIDES OF THE EQUIPMENT, PLANS AND SPECIFICATIONS SHALL BE PROVIDED BY & PERMITS FILED BY OTHERS.
I. UTILITY SINK OR CURBED CLEANING FACILITY WITH A FLOOR DRAIN SHALL BE INSTALLED AND USED FOR CLEANING MOPS AND SIMILAR WT FLOOR CLEANING TOOLS, DISPOSAL OF MOP WATER AND SIMILAR LIQUID WASTE.

GENERAL FOOD ESTABLISHMENTS NOTES:

- SEATING SHALL NOT BE PROVIDED OTHER THAN CUSTOMERS WAITING FOR PURCHASES TO BE PREPARED
- BUSINESS SERVICES INCLUDE SALE OF RAW CLEANED FISH, PREPARED FISH, DRYGOODS, FRUITS AND VEGETABLES. MORE THAN 50% OF RETAL SALES SHALLBE FOR PREPARED FOODS.
- ALL EQUIPMENT MUST MEET OR BE EQUIVALENT TO N.S.F. STANDARDS
- WALKING SURFACES OF ALL EXTERIOR AREAS SHALL BE PROPERLY DRAINED AND SURFACED WITH CONCRETE, ASPHALT, GRAVEL OR SIMILAR MATERIAL.
- COMPLIANCE WITH THE FOOD ALERY NOTIFICATION LAW, ALL PRINTED MENUS MUST STATE THE FOLLOWING, "IF YOU HAVE A FOOD ALLERGY, PLEASE SPEAK TO THE OWNER, MANAGER, CHEF OR YOUR SERVER". THIS STATEMENT MUST BE PRINTED IN A SIZE AND TYPEFACE AT LEAST AS LARGE AS THE NAME ON THE MENU. IF NO PRINTED MENUS ARE USED THEN THE STAATEMENT MUST BE PRESENT ON THE MENU BOARD OR SIGN SETTING FORTH THE BILL OF FARE.
- COMPLIANCE WITH THE CALORIE LABELING LAW FOR OPERATIONS THAT ARE PART OF A CHAIN OF 15 OR MORE ESTABLISHMENTS: CALORIE CONTENT MUST BE LISTED ON THE MENU AND MENU BOARDS. PLEASE INDICATE ON THE PLANS THAT THIS FOOD SERVICE OPERATION IS PART OF A CHAIN.
- COMPLIANCE WITH THE TRANS FAT BAN ON COOKING OILS, ONLY TRANS-FAT FREE COOKING OILS MAY BE USED IN FOOD SERVICE ESTABLISHMENTS AND RESTAURANTS.
- COMPLIANCE WITH THE RECYCLING LAW ALL FOOD SERVICE ESTABLISHMENTS AND RESTAURANTS ARE REQUIRED TO RECYCLE. PLEASE VISIT OUR GOVERNMENT WEBSITE: WWW.WESTCHESTERGOV.COM/RECYCLING; FOR MORE INFORMATION ON RECYCLING REQUIREMENTS.

TENANT PROTECTION PLAN 2020 CODE

- THE BUILDING CONTAINS APPROXIMATELY 4 OFFICES THAT WILL BE OCCUPIED DURING CONSTRUCTION.
- EGRESS: AT ALL TIMES IN THE COURSE OF CONSTRUCTION, THE EGRESS FROM THE VARIOUS FLOORS OF THE BUILDING WILL BE MAINTAINED. REQUIRED EGRESS SHALL NOT BE OBSTRUCTED AT ANY TIME.
- FIRE SAFETY: ALL PRECAUTIONS ARE TO BE OBSERVED TO MAINTAIN FIRE SAFETY (AS WELL AS ADDITIONAL SAFETY MEASURES NECESSITATED BY THE CONSTRUCTION) SHALL BE STRICTLY OBSERVED.
- HEALTH REQUIREMENTS: DUST IS TO BE KEPT TO A MINIMUM AND WILL BE REMOVED AFTER COMPLETION OF WORK EACH DAY. DISPOSAL OF CONSTRUCTION DEBRIS MUST BE DONE IN A SAFE MANNER. CONSTRUCTION NOISE WILL CEASE AFTER NORMAL WORKING HOURS, AND NOISE WILL BE LIMITED TO ACCEPTABLE LEVELS. MAINTAIN SANITARY FACILITIES. CONTROL PESTS AT ALL TIMES.
- CONTRACTOR MUST COMPLY WITH APPLICABLE LAWS RELATING TO LEAD AND ASBESTOS. IF OBSERVED, IMMEDIATELY CONTACT OWNER OR ARCHITECT.
- ELECTRIC, GAS, OR OTHER UTILITIES ARE NOT TO BE INTERRUPTED.
- BUILDING SECURITY IS TO BE MAINTAINED TO PREVENT UNAUTHORIZED PERSONS FROM ENTERING THE BUILDING.

LIST OF DRAWINGS

| | | |
|---|----------|---|
| 1 | T-001.00 | COVER PAGE & NOTES |
| 2 | A-001.00 | 1ST. FLOOR/MEZZANINE OCCUPANCY DIAGRAM, PLOT PLAN & PHYSICALLY DISABLED-A.N.S.I. DIAGRAMS. |
| 3 | A-002.00 | 1ST. FLOOR/MEZZANINE OCCUPANCY DIAGRAM & PLOT PLAN. |
| 4 | A-003.00 | RESTROOM PROPOSED FLOOR PLAN, RESTROOM PROPOSED REFLECTED CEILING BAR/PLATFORM, ELECT. FLOOR PLAN & PLUMBING RISER DIAGRAM. |

2020 EBC NYS 301.5: Comply with 2009 ICC A117.1 ACCESSIBILITY

- DOORS SHALL COMPLY WITH SECTION 1003.5 (DOORS AND DOORWAYS) OF ICC A117.1.
- CLEAR DOOR WIDTHS SHALL BE A MINIMUM OF 32" IN COMPLIANCE W/ SEC 1107.2.1.1.
- THRESHOLDS AT DOORWAYS WILL NOT EXCEED 1/2" IN HEIGHT AS PER SEC 1107.
- HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON ACCESSIBLE DOOR SHALL BE MADE TO COMPLY W SEC 1107 SHOULD HANDICAPPED PERSONS OCCUPY THE APARTMENT TO BE RENOVATED
- AT LEAST 1 ONE TOILET AND BATHING FACILITY SHALL COMPLY WITH ICC A117.1-2009 SECTION 1003.11.THE REMAINING TOILET AND BATHING FACILITIES IN THE SAME UNIT, INCLUDING POWDER ROOMS, ARE REQUIRED ONLY TO PROVIDE CERTAIN ADAPTABLE FEATURES
- ALL BATHROOMS, ASIDE FROM THOSE WHERE FIXTURES ARE REPLACED IN EXISTING ROOMING, SHALL BE HANDICAPPED ADAPTABLE IN COMPLIANCE W/ SEC 1107.
- KITCHEN SHALL BE HANDICAPPED ADAPTABLE AS PER ICC A117.1.
- DIMENSIONS OF CLEAR SPACE & DOOR OPENING INTO ADAPTABLE KITCHEN AND BATH (WHERE APPLICABLE) SHALL COMPLY W/ SEC 1107.1.
- LOCATION OF LAVATORY, MIRRORS AND MEDICINE CABINETS TO COMPLY W/ SEC 1107.1 SHOULD HANDICAPPED PERSONS OCCUPY THE APARTMENT TO BE RENOVATED.
- CABINETS SHALL BE MODIFIED; RANGE, DW, W/D (WHERE APPLICABLE) SHALL BE REPLACED W/APPROVED TYPE APPLIANCES SPECIFIED IN SECS 905 AND 1003.12 OF ICC A117.1 SHOULD HC PERSONS OCCUPY APARTMENT TO BE RENOVATED.
- APPROPRIATE SIGNAGE, WARNING DEVICES, ETC. SHALL BE INSTALLED SHOULD HANDICAPPED PERSONS OCCUPY THE APARTMENT TO BE RENOVATED.
- REINFORCEMENTS FOR GRAB BARS SHALL BE INSTALLED IN ADAPTABLE BATHROOMS.

DEPARTMENT OF BUILDINGS AND BUILDING
PARTIAL FINAL CERTIFICATE OF OCCUPANCY

DATE: 07/01/2020
CREATED BY: L300
APPLICATION NO.: CIR
PERMIT NO.: C20200009
JOB NO.: 6-6222-24
LOCATION: 811 Mc LEAN AVE

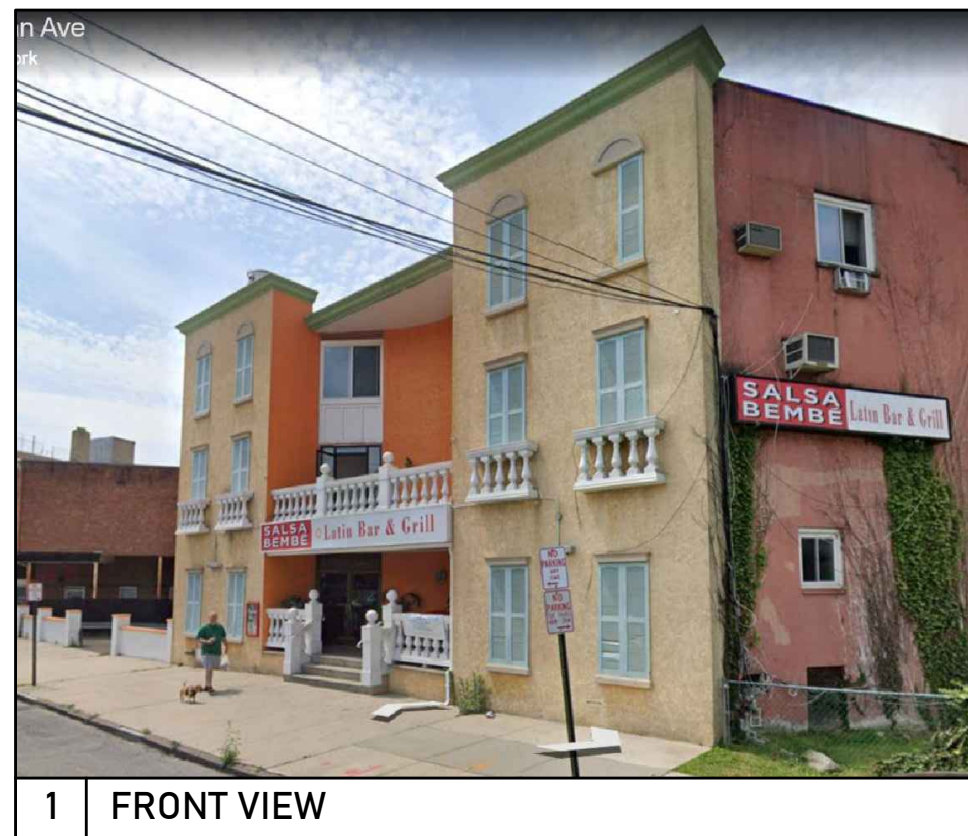
PROJECT: 811 Mc LEAN AVE
PROJECT TITLE: RESTAURANT RENOVATION AT 1ST. FLOOR

DESCRIPTION OF WORK COMPLETED:
3 STORY BRICK & MASONRY COMMERCIAL BUILDING, RESTAURANT "SALSA BEMBE"

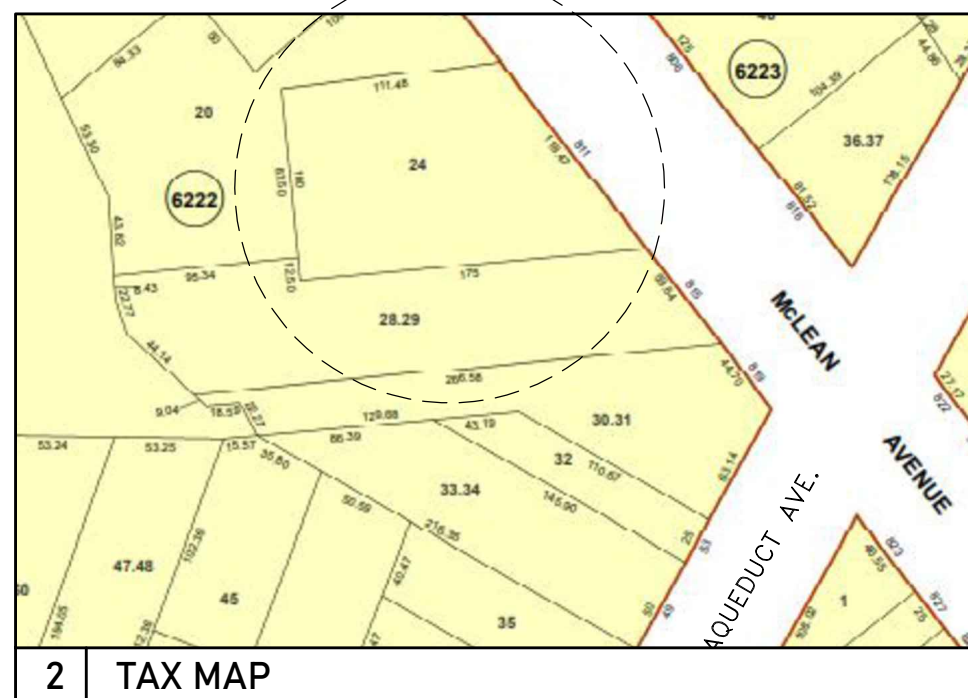
| DISTRICT ZONE | LEGAL USE AND OCCUPANCY | OUTDOOR | PARKING | STORIES & CONSTRUCTIONS |
|---------------|--|-------------|------------------|-------------------------|
| | | | GAARAGE | RETAL |
| | | | | CLASSIFICATION |
| | | | | "SALSA BEMBE" |
| FLOOR | ACCURACY: 1/8" PER 10' | STRAP PIPES | SPRINKLER SYSTEM | CONSTRUCTION |
| MEZZANINE | BEHIND OPENING WALL ONLY | | | |
| 1ST FLOOR | DIVERT COLD WATER FROM MECHANICAL ROOMS, WASHING AREA, DRESSING OR LOCKER ROOMS AND TOILET ROOMS | | | |
| MEZZANINE | SCREENS, WOODS, FLOORING, FINISHES, CONCRETE, BRICK/SPONGE | | | |
| 2ND FLOOR | BEHIND MECHANICAL ROOMS, WASHING AREA, DRESSING OR LOCKER ROOMS AND TOILET ROOMS | | | |
| 3RD FLOOR | BEHIND MECHANICAL ROOMS, WASHING AREA, DRESSING OR LOCKER ROOMS AND TOILET ROOMS | | | |

NOTES: THIS IS A PARTIAL FINAL CERTIFICATE OF OCCUPANCY.

(SIGNING BELOW THIS LINE)
Vincent P. F.E.
Commissioner of Building and Buildings



1 FRONT VIEW



2 TAX MAP



WORLD DESIGN ARCHITECTURE

William A. Alicea RA
85 Maple Ave.,
New Rochelle, NY 10801
T: 917.294.6946

E: willworlddesign@gmail.com

https://willoworlddesign.wixsite.com/website

DRAWINGS, NOTES AND SPECIFICATIONS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF WORLD DESIGN ARCHITECTURE LLC. INFRINGEMENT WILL BE PROSECUTED. INFORMATION HEREIN IS CONFIDENTIAL. BY ACCEPTING THIS PRINT, BORROWER AGREES IT WILL NOT BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT IS. THIS DRAWING AND THE DESIGNS CONTAINED HEREIN ARE ISSUED TO PROVIDE TECHNICAL INFORMATION TO THE PROJECT TEAM. THIS INFORMATION IS INTENDED FOR USE ON THIS PROJECT ONLY. THIS PLAN IS APPROVED ONLY FOR WORK INDICATED ON THE APPLICATION SPECIFICATION SHEETS. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON OR TO BE CONSIDERED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES. WORLD DESIGN ARCHITECTURE LLC EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF WORLD DESIGN ARCHITECTURE LLC. IT IS A VIOLATION OF NYS PROFESSIONAL LICENSE LAW FOR ANY PERSON TO ALTER THIS DRAWING IN ANY WAY UNLESS ACTING UNDER THE SUPERVISION OF A NYS LICENSED PROFESSIONAL SECT.7209(2), ART.720.

REVISIONS:

PROJECT TITLE:

RESTAURANT RENOVATION AT 1ST. FLOOR

ADDRESS:

811 McLEAN AVE.,
YONKERS NY 10704

SHEET TITLE:

- COVER PAGE
- NOTES
- TAX MAP
- FRONT VIEW
- CERTIFICATE OF OCCUPANCY

TAX ID/5BL: 6-6222-24

PROJECT No: 2024-08

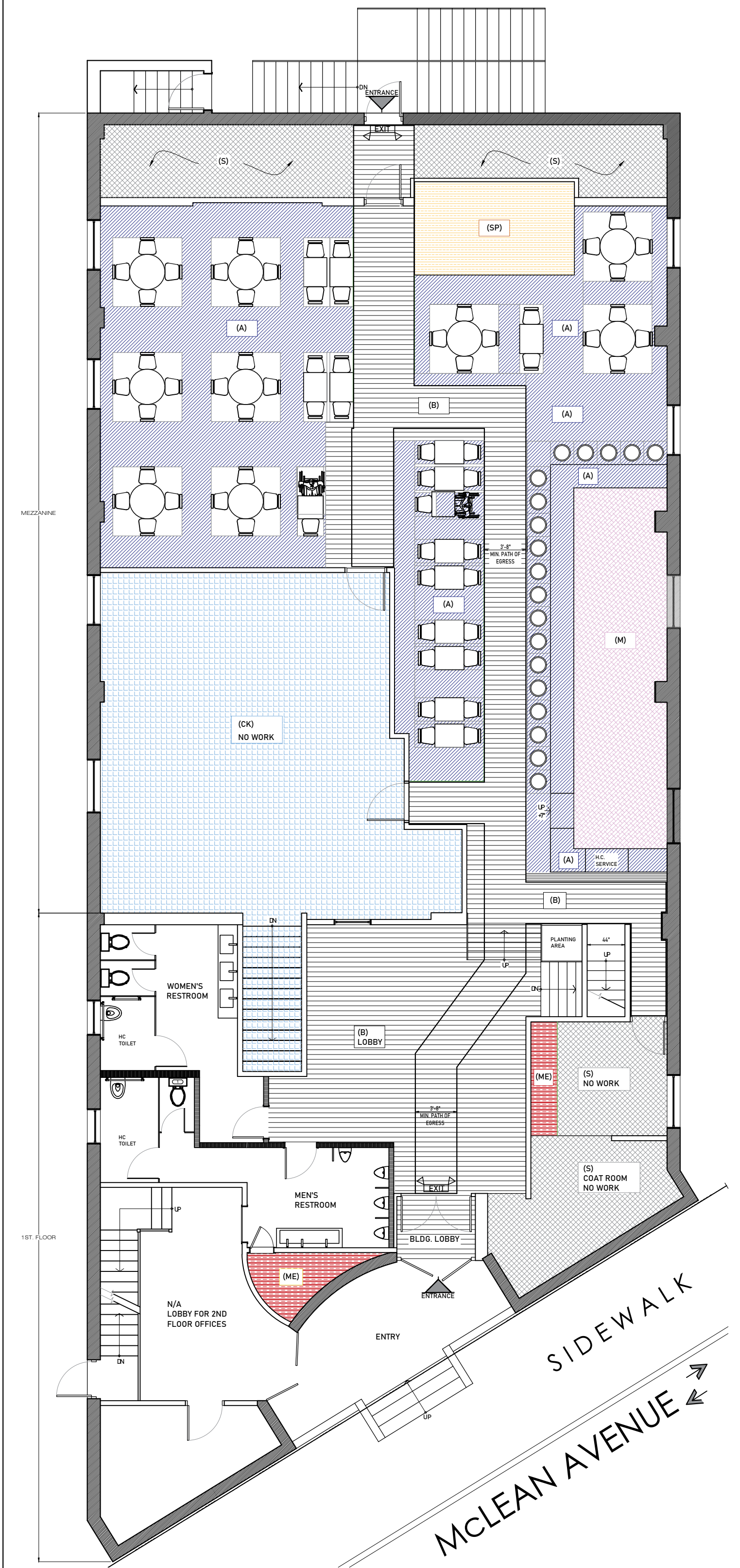
| | |
|------|-----------------|
| SEAL | DATE: 10/18/24 |
| | SCALE: AS NOTED |
| | DRAWN BY: R.T. |
| | CHK BY: W.A. |
| | T-001.00 |
| | PAGE: 1 of 4 |

1 OCCUPANCY TABLE SCALE: N.T.S.

BASED ON NYSBC TABLE 1004.5: MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

| FLOOR | FUNCTION OF SPACE/OCCUPANCY TYPES | PROPOSED SF | SF/OCCUPANT | PROPOSED OCCUPANCY |
|---|---------------------------------------|-------------|-------------|--------------------|
| BASEMENT | Gross Floor area. Basement | NO WORK | | |
| | Gross Floor area 1st Floor | 1,068.0 sf | | |
| | Gross Floor area Mezz. | 2,893.0 sf | | |
| | Gross Floor area 2nd Floor | NO WORK | | |
| 1ST FLOOR | Business (B) (gross) | 600 | 150 | 4 |
| | Storage (S-2) (gross) | 310 | 300 | 1 |
| | Mechanical (ME) (gross) | 57 | 300 | 0 |
| | Commercial Kitchen (CK) (gross) | 917 | 200 | 5 |
| | Assembly, Tables & Chairs (A-2) (Net) | 1,227.0 | 15 | 82 |
| MEZZANINE | Business (B) (Gross) | 760 | 150 | 5 |
| | Mercantile (M) (gross) | 241 | 60 | 4 |
| | Storage (S-2) (Net) | 200 | 300 | 1 |
| | Stages & Platforms (SP) (Net) | 112.0 | 15 | 7 |
| 2ND FLOOR | | NO WORK | | |
| | | | | Per C of O # 1590 |
| TOTALS | | | | 109 |
| Note 1. Occupancy by Design: seats = 85 Bartenders = 3 Total Occupancy by design = 101 persons. | | | | |
| Wait staff = 4 Bar staff = 2 | | | | |
| Cooks = 3 Reception = 1 | | | | |
| kitchen staff = 4 Coat Rm. = 1 | | | | |

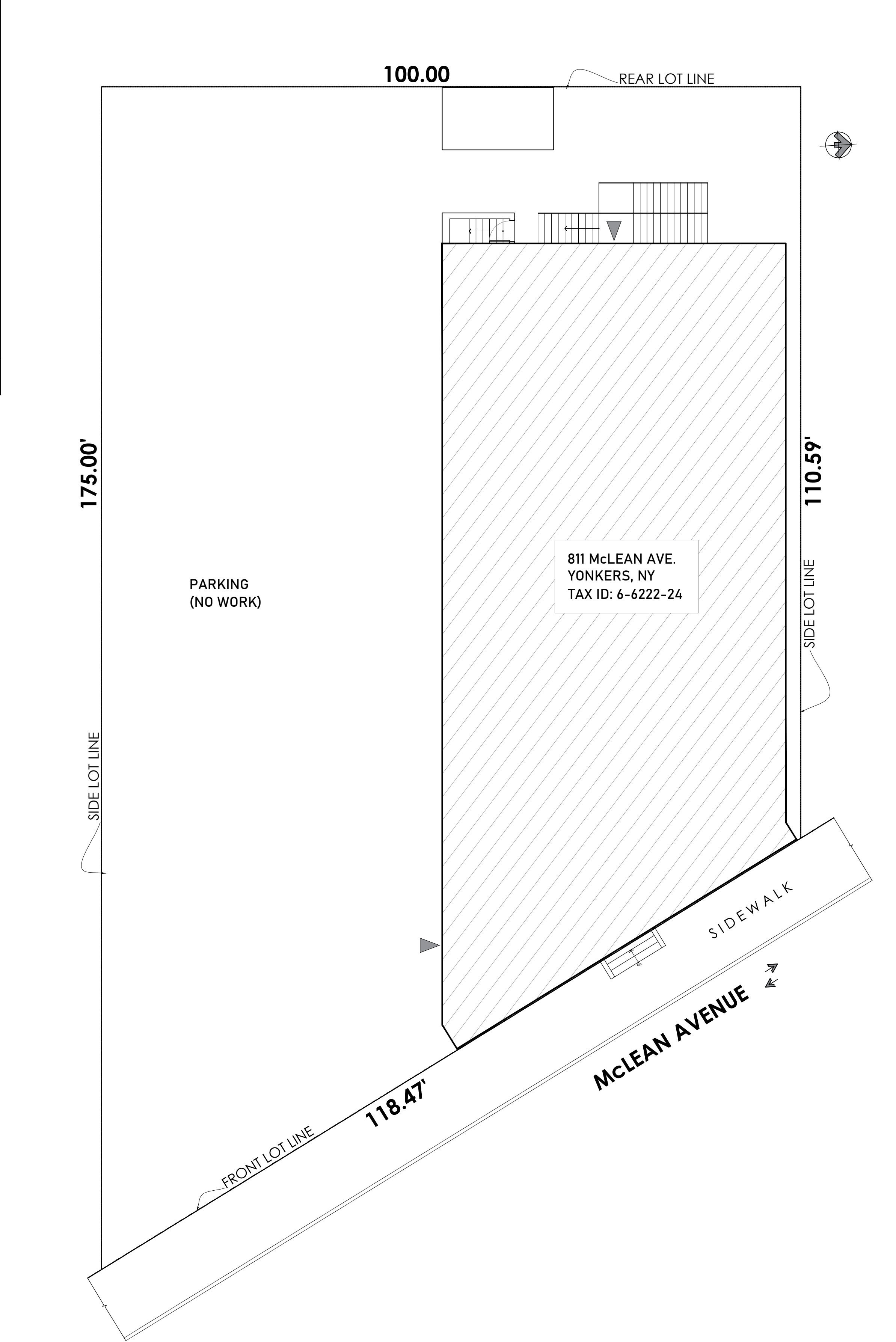
2 1ST. FLOOR/MEZZANINE OCCUPANCY DIAGRAM SCALE: 1/8"=1'-0"



1ST. FLOOR/MEZZANINE OCCUPANCY LEGEND

| SIMBOL | AREA NET |
|--------------------|-----------|
| (A) ASSEMBLY | 1,339 SF. |
| (S) STORAGE | 477 SF. |
| (M) MERCANTILE | 241 SF. |
| (CK) COMMERCIAL | 917 SF. |
| (ME) MECHANICAL | 57 SF. |
| (B) BUSINESS | 1,036 SF. |
| (SP) BAND/PLATFORM | 57 SF. |

3 PLOT PLAN SCALE: N.T.S.

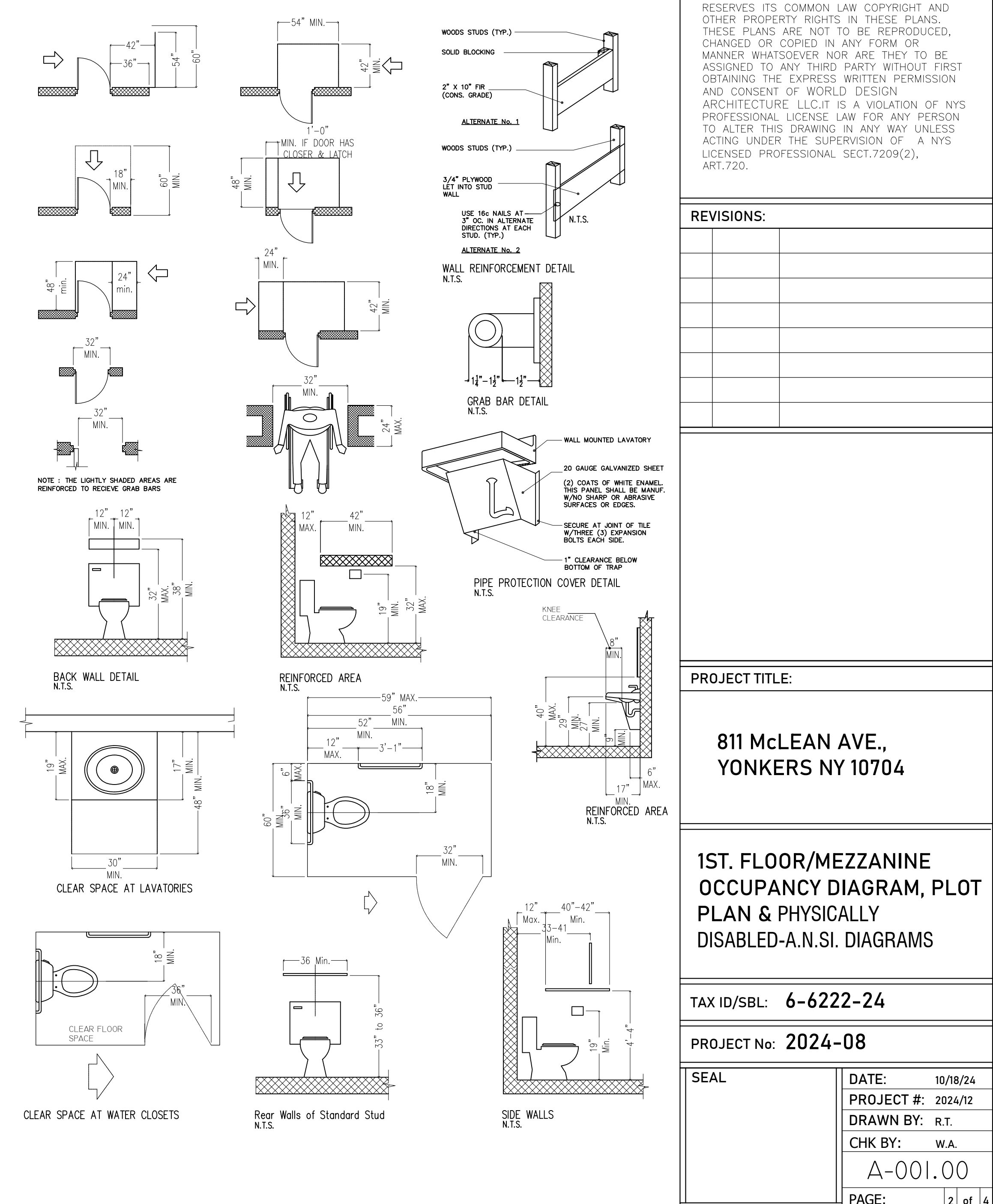


4 DEMOLITION DETAILS

DEMOLITION PLAN:

- NO STRUCTURAL ELEMENTS SHALL BE REMOVED AND NO EXTERIOR MASONRY WALLS SHALL BE PENETRATED IN THIS ALTERATION. THERE SHALL BE NO CUTTING, CHANNELING, REMOVAL OR MODIFICATION OF STRUCTURAL ELEMENTS OF THE BUILDING UNLESS CLEARLY NOTED, APPROVED BY THE BOARD, AND PROPERLY SHORED, REINFORCED OR REPLACED. CUTTING OR CHIPPING OFF OF THE EXISTING STRUCTURAL CONCRETE SLAB FOR PLUMBING OR FOR ANY OTHER PURPOSE IS NOT PERMITTED, SO AS NOT TO AFFECT THE STRUCTURAL INTEGRITY OF THE BUILDING.
- CONTRACTOR SHALL PERFORM ALL OPERATIONS OF DEMOLITION AND REMOVAL INDICATED ON THE DRAWINGS AND AS MAY BE REQUIRED BY THE WORK. ALL WORK SHALL BE DONE CAREFULLY AND NEATLY, IN A SYSTEMATIC MANNER.
- ALL EXISTING SURFACES AND EQUIPMENT TO REMAIN SHALL BE FULLY PROTECTED FROM DAMAGE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DAMAGE AND SHALL MAKE REPAIRS REQUIRED WITHOUT ADDITIONAL COST TO THE OWNER.
- NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE ON THE SITE. DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AS THE JOB PROCEEDS. THE SITE SHALL BE LEFT BROOM CLEAN AT THE COMPLETION OF DEMOLITION.
- CONTRACTOR SHALL PROTECT ALL HALLWAYS AND PUBLIC AREAS AT ALL TIMES. ALL ADJOINING PROPERTY AFFECTED BY ANY OPERATIONS OF DEMOLITION SHALL BE PROTECTED PER THE REQUIREMENTS OF THE LOCAL BUILDING CODE.
- CONTRACTOR SHALL REMOVE OR RELOCATE ALL WIRING, PLUMBING, AND MECHANICAL EQUIPMENT AFFECTED BY REMOVAL OF PARTITIONS. REMOVED PIPES/ AND OR LINES SHALL BE CUT TO A POINT OF CONCEALMENT BEHIND OR BELOW FINISH SURFACES, AND SHALL BE PROPERLY CAPPED OR PLUGGED. ALL WORK SHALL MEET APPLICABLE CODES.
- CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY THE DEPARTMENT OF BUILDING RULES AND REGULATIONS.
- CONTRACTOR SHALL REMOVE ALL ABANDONED MATERIALS, DEVICES, FIXTURES, PIPES, CONDUITS, WIRES, ETC. FROM PREMISES.
- CONTRACTOR SHALL COMPLY WITH BUILDING REGARDING USE OF POWER TOOLS AT DEMISING WALLS AND AT SERVICES AND RISERS.
- NO RISERS SHALL BE RELOCATED/ REROUTED IN THIS ALTERATION. THE ALTERATION SHALL NOT REQUIRE DISRUPTION OR RELOCATION OF ANY UTILITY, PIPING OR ELECTRICAL CONDUIT THAT SERVES ANOTHER APARTMENT OR COMMON AREAS.
- ALL DIMENSIONS ARE TO FINISHED FACE OF SURFACES UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL NOT DISRUPT ANY EXISTING DATA, TELEPHONE OR POWER LINES THAT ARE EXISTING IN THE AREA OF DEMOLITION THAT COULD POSSIBLY SERVICE OTHER PORTIONS OF THE BUILDING.

PHYSICALLY DISABLED-A.N.S.I. DIAGRAMS (RS4-6) AND NOTES



WORLD DESIGN ARCHITECTURE
 William A. Alicea RA
 85 Maple Ave.,
 New Rochelle, NY 10801
 T: 917.294.6946
 E: willaworldesign@gmail.com
<https://willoworldesign.wixsite.com/website>

DRAWINGS, NOTES AND SPECIFICATIONS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF WORLD DESIGN ARCHITECTURE LLC. INFRINGEMENT WILL BE PROSECUTED. BY ACCEPTING THIS PRINT, BORROWER AGREES IT WILL NOT BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT IS. THIS DRAWING AND THE DESIGNS CONTAINED HEREIN ARE ISSUED TO PROVIDE TECHNICAL INFORMATION TO THE PROJECT TEAM. THIS INFORMATION IS INTENDED FOR USE ON THIS PROJECT ONLY. THIS PLAN IS APPROVED ONLY FOR WORK INDICATED ON THE APPLICATION SPECIFICATION SHEETS. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON OR TO BE CONSIDERED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES. WORLD DESIGN ARCHITECTURE LLC EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF WORLD DESIGN ARCHITECTURE LLC. IT IS A VIOLATION OF NYS PROFESSIONAL LICENSE LAW FOR ANY PERSON TO ALTER THIS DRAWING IN ANY WAY UNLESS ACTING UNDER THE SUPERVISION OF A NYS LICENSED PROFESSIONAL SECT. 7209(2), ART. 720.

REVISIONS:

| NO. | DESCRIPTION |
|-----|-------------|
| | |
| | |
| | |
| | |
| | |

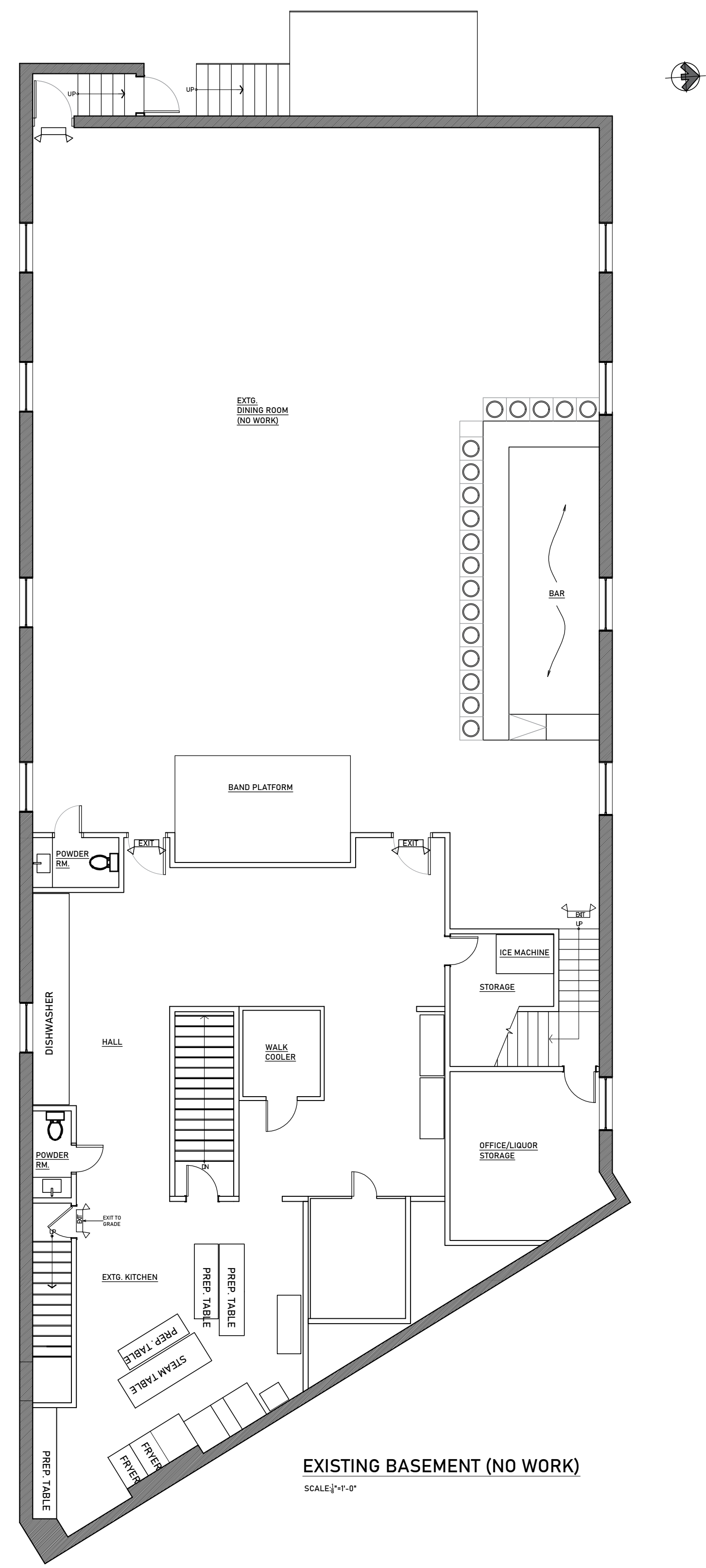
PROJECT TITLE:
 811 McLEAN AVE.,
 YONKERS NY 10704

1ST. FLOOR/MEZZANINE OCCUPANCY DIAGRAM, PLOT PLAN & PHYSICALLY DISABLED-A.N.S.I. DIAGRAMS

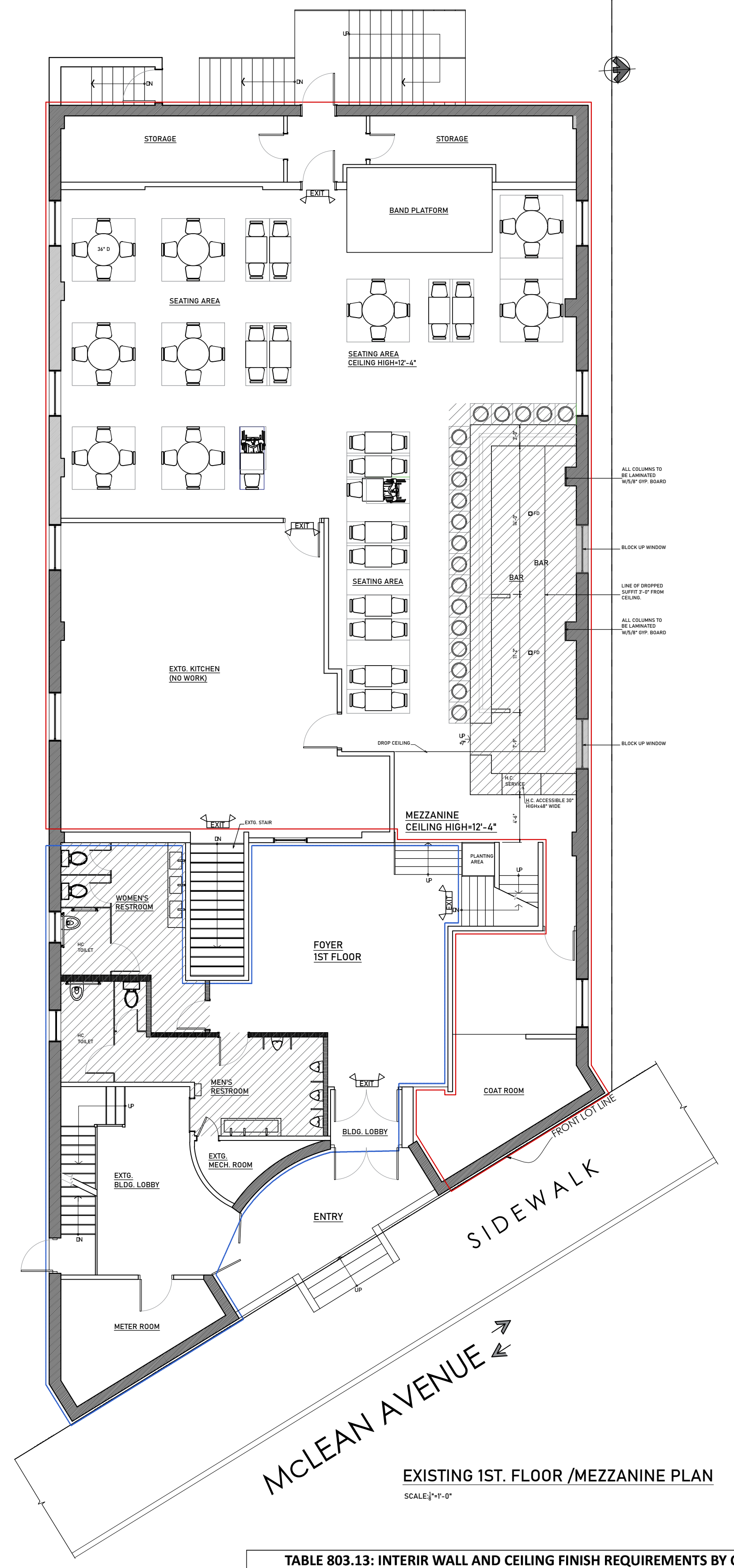
TAX ID/SBL: 6-6222-24

PROJECT No: 2024-08

| | |
|-------------|--------------------|
| SEAL | DATE: 10/18/24 |
| | PROJECT #: 2024/12 |
| | DRAWN BY: R.T. |
| | CHK BY: W.A. |
| A-001.00 | |
| PAGE: | 2 of 4 |



EXISTING BASEMENT (NO WORK)
SCALE: 1/8"=1'-0"



EXISTING 1ST. FLOOR /MEZZANINE PLAN
SCALE: 1/8"=1'-0"

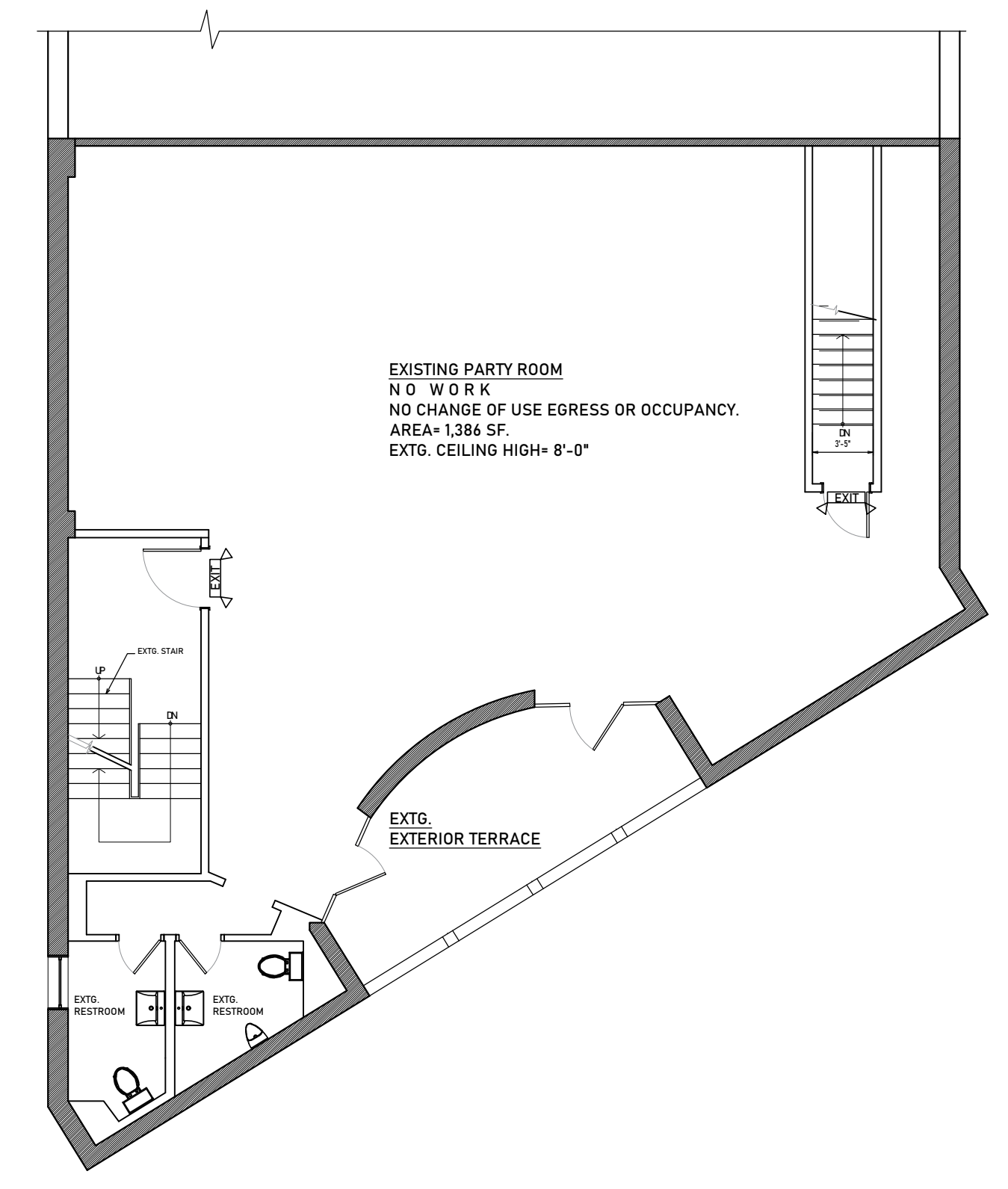
LEGEND/1ST. FL./MEZZANINE

| | |
|--|--------------|
| | AREA OF WORK |
| | MEZZANINE |
| | 1ST. FLOOR |

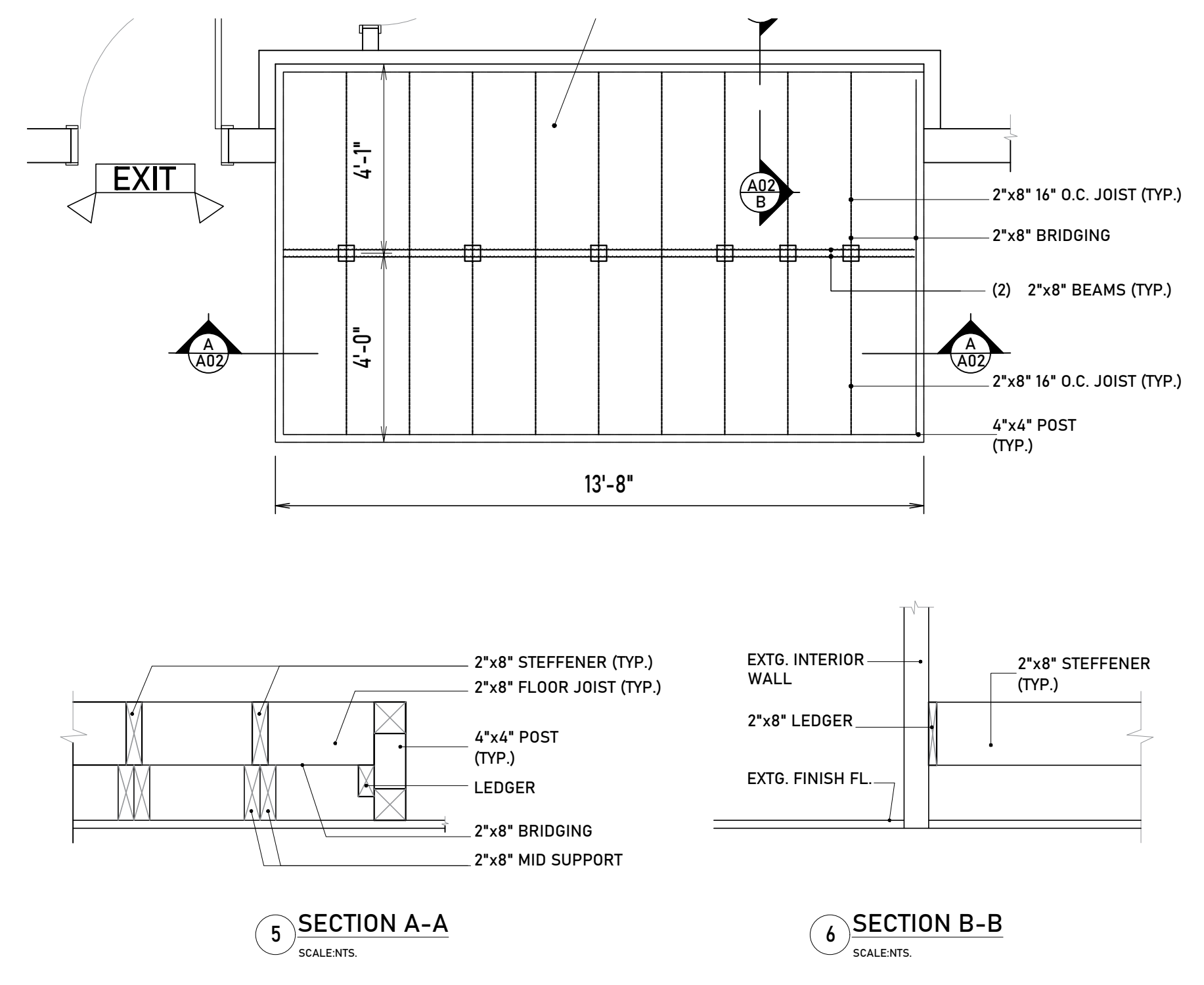
TABLE 803.13: INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY

| GROUP | SPRINKLERED | | |
|-------|--|--|---------------------------|
| | Interior exit passageways and ramps and exit passageways | Corridors and enclosures for exit access stairways and ramps | Rooms and enclosed spaces |
| A-2 | B: Class C interior finish materials shall be permitted for wainscoting or paneling of not more than 1,000 sf of applied surface area in the grade lobby where applied directly to noncombustible base or over furring strips fire blocked | B | C |

END OF TABLE
INTERIOR FLOOR FINISH: Section 804.4.2 Minimum critical radiant flux in Group A = Class II (in enclosure for stairways, ramps, exit passageways, corridors and rooms or spaces not separated from corridors by partitions)



EXISTING PARTY ROOM
 NO WORK
 NO CHANGE OF USE EGRESS OR OCCUPANCY.
 AREA=1384 SF
 EXTG. CEILING HIGH= 8'-0"



5 SECTION A-A
SCALE: 1/8"=1'-0"

6 SECTION B-B
SCALE: 1/8"=1'-0"



WORLD DESIGN ARCHITECTURE
 William A. Alicea RA
 85 Maple Ave.,
 New Rochelle, NY 10801
 T: 917.294.6946
 E: willaworlddesign@gmail.com
<https://willoworlddesign.wixsite.com/website>

DRAWINGS, NOTES AND SPECIFICATIONS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF WORLD DESIGN ARCHITECTURE, LLC. INFRINGEMENT WILL BE PROSECUTED. BY ACCEPTING THIS PRINT, BORROWER AGREES IT WILL NOT BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT IS. THIS DRAWING AND THE DESIGNS CONTAINED HEREIN ARE ISSUED TO PROVIDE TECHNICAL INFORMATION TO THE PROJECT TEAM. THIS INFORMATION IS INTENDED FOR USE ON THIS PROJECT ONLY. THIS PLAN IS APPROVED ONLY FOR WORK INDICATED ON THE APPLICATION SPECIFICATION SHEETS. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON OR TO BE CONSIDERED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES. WORLD DESIGN ARCHITECTURE, LLC EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF WORLD DESIGN ARCHITECTURE, LLC. IT IS A VIOLATION OF NYS PROFESSIONAL LICENSE LAW FOR ANY PERSON TO ALTER THIS DRAWING IN ANY WAY UNLESS ACTING UNDER THE SUPERVISION OF A NYS LICENSED PROFESSIONAL SECT. 7209(2), ART. 720.

REVISIONS:

| | |
|--|--|
| | |
| | |
| | |
| | |
| | |

PROJECT TITLE:
 RESTAURANT RENOVATION AT 1ST. FLOOR

ADDRESS:
 811 McLEAN AVE.,
 YONKERS NY 10704

SHEET TITLE:
 • EXTG. BASEMENT PLAN (NO WORK)
 • EXTG. 1ST FL./MEZZANINE PLAN
 • EXTG. 2ND FLOOR PLAN (NO WORK)
 • PLATFORM FRAMING PLAN

TAX ID/SBL: 6-6222-24
PROJECT No: 2024-08

| | |
|--------------|------------------------|
| SEAL | DATE: 10/18/24 |
| | SCALE: AS NOTED |
| | DRAWN BY: R.T. |
| | CHK BY: W.A. |
| A-002.00 | |
| PAGE: | 3 of 4 |

