

CONSTRUCTION NOTES

- THE AOR WAS NOT ENGAGED BY THE OWNER TO PERFORM SUPERVISION OF THE WORK.
- THE LATEST EDITIONS OF THE FOLLOWING CODES SHALL APPLY:
 - NEW YORK CITY BUILDING CODE AND LOCAL BUILDING DEPT. RULES AND REGULATIONS
 - CODE STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES - AISC
 - BUILDING REQUIREMENTS FOR REINFORCED CONCRETE - ACT 518
 - BUILDING REQUIREMENTS FOR CONCRETE MASONRY - ACT 531
 - ASCE - SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS - ALLOWABLE STRESS AND PLASTIC DESIGN
 - NAMA - SPECIFICATION FOR WOOD FRAMING BY NATIONAL F. LUMBER MANUFACTURING ASSOCIATES.
- IN CASE OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
- DIMENSIONS UNLESS OTHERWISE SHOWN OR INDICATED, DIMENSIONS SHOWN ON ARCHITECTURAL PLAN DRAWINGS ARE INDICATED TO FINISHED FACE OF PARTITIONS. THICKNESS OF APPLIED WALL FINISHES ARE INDICATED ON DETAILS AND ELSEWHERE IN THE CONTRACT DOCUMENTS.
- DIMENSIONS VERIFICATION BEFORE PROCEEDING WITH THE WORK, THE CONTRACTOR AND SUB-CONTRACTORS SHALL VERIFY ELEVATION DATUM AND ALL DIMENSIONS. ANY DIMENSIONAL VARIATIONS BETWEEN FIELD CONDITIONS AND PROPOSED NEW WORK WHICH WILL ADVERSELY AFFECT THE WORK SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE AND THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS; WRITTEN DIMENSIONS TAKE PRECEDENCE.
- BEFORE COMMENCEMENT OF ANY WORK AND/OR FABRICATION, THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT FOR HIS APPROVAL CONCRETE MIX DESIGNS FOR EACH TYPE OF CONCRETE TO BE USED, MILL REPORTS FOR THE STEEL AND SHOP DRAWINGS FOR ALL TRADES.
- THE CONTRACTOR SHALL ADEQUATELY BRACE, SHORE, AND SUPPORT THE STRUCTURE DURING THE ENTIRE CONSTRUCTION PERIOD.
- ALL EXITS SHALL BE KEPT READILY ACCESSIBLE AND UNOBSTRUCTED AT ALL TIMES.
- CONTRACTOR SHALL CHECK ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE COMMENCING CONSTRUCTION. ARCHITECT SHALL BE NOTIFIED OF ANY ERROR OR OMISSION BEFORE WORK IN QUESTION IS STARTED.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED TO STARTING THE WORK AND ALSO OBTAIN THE "CERTIFICATE OF OCCUPANCY".
- REMOVE ALL EXISTING WALLS, PARTITIONS, DOORS, FLOORING, CEILINGS, FIXTURES, ETC. AS SHOWN ON DRAWINGS OR AS REQUIRED TO INSTALL NEW WORK.
- ALL SUCH MATERIALS DESIGNATED FOR "CONTROLLED INSPECTION" SHALL BE INSPECTED BY AN ARCHITECT OR ENGINEER RETAINED BY THE OWNER.

ABBREVIATIONS

ARCH	ARCHITECTURAL	IN.R	IMPACT NOISE RATING
A.C.	AIR CONDITIONER	INSUL	INSULATION
ACOUS	ACOUSTIC	INT.	INTERIOR
ABV.	ABOVE	I.D.	INSIDE DIAMETER
ADJ.	ADJOINING	INC.	INCLUDING
ADJUST	ADJUSTABLE	JAN. CL.	JANITOR CLOSET
A.F.F.	ABOVE FINISHED FLOOR	J.T.	JOINT
ALUM.	ALUMINUM	KITTE.	KITCHEN
APPROX.	APPROXIMATELY	K/ITCHENETTE	KITCHENETTE
APPD.	APPROVED	K.P.	KICK PLATE
ASPH.	ASPHALT	K.S.	KITCHEN SINK
A.P.	APARTMENT PANEL	LM	LAMINATED
B.C.	BOTTOM OF CURB	LAV.	LAVATORY
BET.	BETWEEN	L.C.L.	LINEN CLOSET
BLDG.	BUILDING	LDR.	LEADER
BLK.	BLOCK	L.P.	LOW POINT
BOT.	BOTTOM	L.T. WT.	LIGHT WEIGHT
B.S.	BEDROOM	MACH.	MACHINE
BOT.	BOTTOM	MAINT.	MAINTENANCE
B.S.A.	BOARD OF STANDARDS AND APPEALS	MAS.	MASONRY
B.U.	BUILT UP	MAX.	MAXIMUM
B.V.	BATH/TOILET VENT	MCH.	MECHANICAL
CONT.	CONTRACT	M.C.	MEDICINE CABINET
C.	CARPET	MET.	METAL
C.G.	CORNER GUARD	M.N.	MINIUM
C.I.	CAST IRON	MIR.	MIRROR
CAB.	CABINET	M.O.	MASONRY OPENING
CEM.	CEMENT	MH	MANHOLE
CIND.	CINDER	MISC.	MISCELLANEOUS
CLG.	CEILING	N.I.C.	NOT IN CONTRACT
CL.	CLOSET	NO. OR #	NUMBER
C.L.	CENTER LINE	NOM.	NOMINAL
COL.	COLUMN	N.T.S.	NOT TO SCALE
CONC.	CONCRETE	O.C.	ON CENTER
CONST.	CONSTRUCTION	O.D.	OUTSIDE DIAMETER
CONV.	CONVECTOR	OFF.	OFFICE
CONT.	CONTINUOUS	OPNG.	OPENING
CORR.	CORRIDOR	(OPG)	CERAMIC TILE
C.R.	CLOTHES RACK	OPP.	OPPOSITE
C.T.	CERAMIC TILE	P.	PANEL
C.G.	COMMUNICATIONS	PART.	PARTITION
C.M.U.	CONCRETE MASONRY UNIT	PART.E.	PARTITION END
C.O.	CONTROL JOINT	PAVT.	PAVEMENT
CJ.	CARBON MONOXIDE DETECTOR	P.E.	PASSENGER ELEVATOR
C.V.	CORRIDOR VENT	PERF.	PERFORATED
D.	DRYER	P.L.P.	PLATE, PROPERTY LINE
D.A.	DINING ALCOVE OR DINING AREA	PLAST.	PLASTER
DET.	DETAIL	POL.	POLISH
DIA.	DIAMETER	PRE.FAB.	PREFABRICATED
DIAG.	DIAGONAL	PLAS LAM.	PLASTIC LAMINATE
DIM.	DIMENSION	PL.	PROTECTION PLATE
D.H.	DOUBLE HUNG	R.	RISERS, RANGE
D.N.	DOWN	RAD.	RADIUS
DR.	DINING ROOM	R.D.	ROOF DRAIN
DW.	DISH WASHER	REF.	REFRIGERATOR
DWG.	DRAWING	REFR.	REFERENCE
DF.	DRINKING FOUNTAIN	REIN.F.	REINFORCED
EV.	DRYER VENT	REQ'D.	REQUIRED
E.A.	EACH	RESIST.	RESISTANT
ELEC.	ELECTRIC	RM.	ROOM
EL.	ELEVATION	S.	SINK
ELEV.	ELEVATOR	SCHED.	SCHEDULED
ENGR.	ENGINEER	S.E.	SERVICE ELEVATOR
ENL.	ENGINEER	SECT.	SECTION
EQUIP.	EQUIPMENT	SD	SMOKE DETECTOR
EXISTG.	EXISTING	SH.	SHOWER
E.J.	EXPANSION JOINT	SPECS.	SPECIFICATIONS
EQUAL	EQUAL	S.T.C.	SOUND TRANSMISSION CLASS
E.V.	ELECTRICAL VEHICLE CHARGER	STL.	STEEL
F.	FOYER	S.S.	STAINLESS STEEL
F.A.I.	FRESH AIR INTAKE	STOR.	STORAGE
F.B.O.	FURNISHED	STRUC.	STRUCTURAL
BY OTHERS	BY OTHERS	SM.	SIMILAR
FIN.	FINISH	S.O.	SLAB OPENING
FIXT.	FIXTURE	T.	TREAD
F.L.	FLOOR	T.A.	TRANSIT AUTHORITY
F.D.	FLOOR DRAIN	T.C.	TOP OF CURB
FLASH	FLASHING	T.H.	THICK
F.P.S.C.	FIREPROOF	T.O.	TRIMMED OPENING
SELF-CLOSING	SELF-CLOSING	T.O.P.	TOP OF PARAPET
F.S.T.	FIRE STRIPE	T.O.S.	TOP OF SLAB
FURR.	METAL FURRING	T.O.W.	TOP OF WALL
F.T.	TERRAZO FRITZ TILE	TYP.	TYPICAL
G.	GAS	T.B.	TOWEL BAR
GALV.	GALVANIZED	T.P.	TOP OF CONCRETE PLANK
GA	GAUGE	T.X.	TOILET EXHAUST
G.B.	GRAB BAR	V.C.T.	VINYL COMPOSITION TILE
G.C.T.	GLAZED CERAMIC TILE	V.C.G.	VINYL CORNER GUARD
GEN.	GENERAL	VENT.	VENTILATION
GL.	GLASS, GLAZING	VEST.	VESTIBULE
GR.	GRADE	V.W.C.	VINYL WALL COVERING
OR	GENERAL CONTRACTOR	WD	WASHER/DRYER
GWB	GYPNUM WALLBOARD	W	WINE FRIDGE
H.	HUNG CEILING	W.COUNT	WORK COUNTER
A-101	FIRST FLOOR DEMO & PROPOSED PLAN	W.H.	WEEP HOLES
A-102	FIRST FLOOR EGRESS PLAN - THIRD FLOOR EGRESS PLAN	HT	HEIGHT
A-103	SECOND FLOOR DEMO & PROPOSED PLAN	H.M.	HOLLOW METAL
A-301	ROOF AND LIGHTING POWER NOTES & TABLES - FIRST FLOOR REFLECTED CEILING PLAN	H.P.	HIGH POINT
A-302	SECOND-THIRD FLOOR REFLECTED CEILING PLAN	HORIZ.	HORIZONTAL
		H.R.	HANDRAIL
		HR.	HOURS
		HVAC	HEATING, VENTILATING AIR CONDITIONING
		HTG.	HEATING

ZONING ANALYSIS

ADDRESS: 91-95 7TH AVENUE SOUTH
 BLOCK: 591
 LOT: 15
 BORO: MANHATTAN
 COMMUNITY DISTRICT: MANHATTAN COMMUNITY BOARD 2
 ZONING DISTRICT: C-4.5
 ZONING LOT AREA: 3,311.00 SF
 ZONING MAP: 12a
 CONSTRUCTION CLASS: CLASS I-C 2 HOUR PROTECTED
 FLOOR ZONE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA
 ZR 32-16 USE GROUP VI - EATING AND DRINKING ESTABLISHMENT IS AN EXISTING AS OF RIGHT USE, TO REMAIN.

DOB NOW APPLICATIONS

PLUMBING DOB NOW #M01249499-S1
 MECHANICAL DOB NOW #M01249499-S2

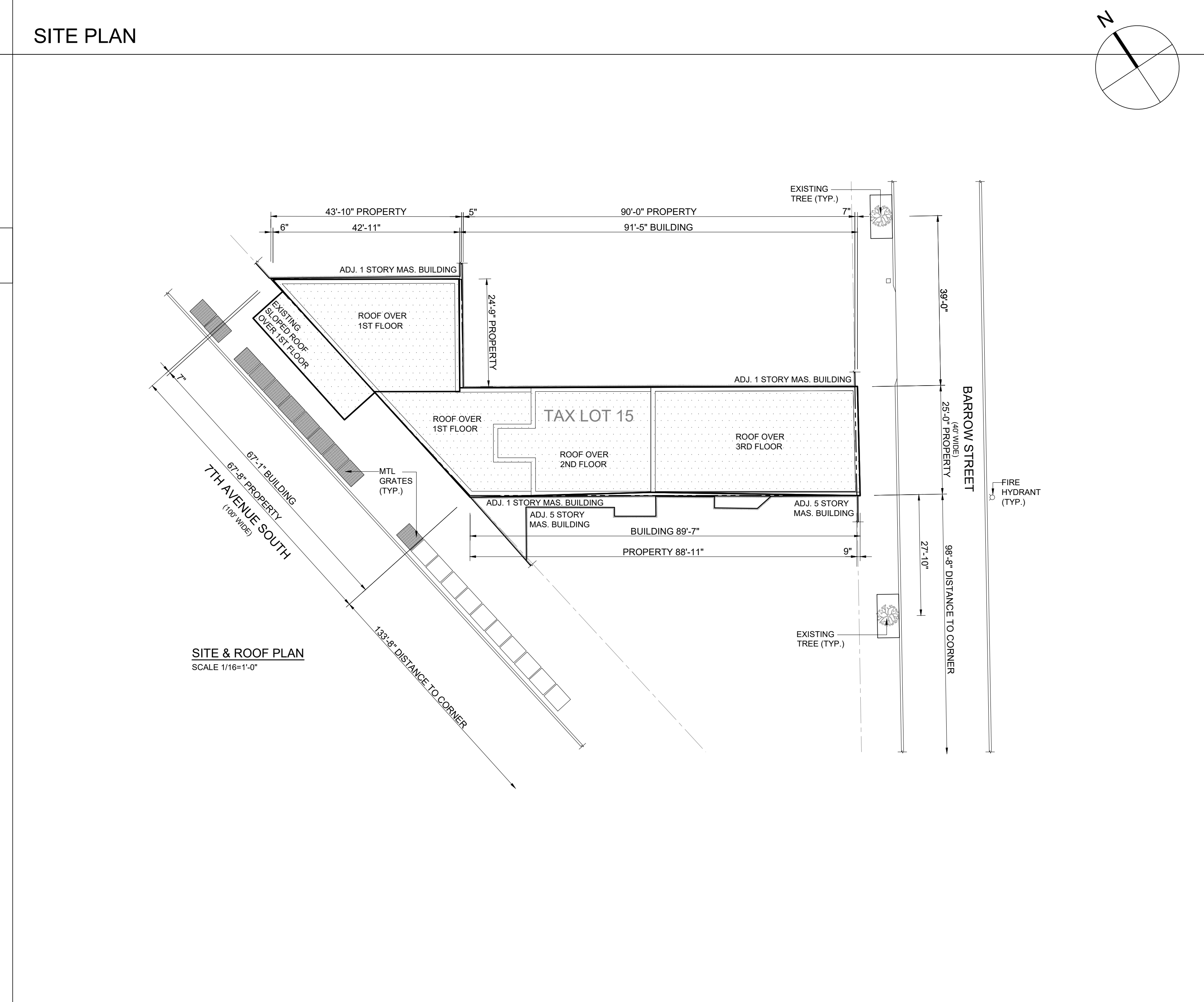
SCOPE OF WORK

- DEMOLISH EXISTING NON BEARING PARTITIONS AS INDICATED ON DEMO PLANS
- BUILD NEW NON BEARING PARTITIONS AS INDICATED ON FLOOR PLANS
- INSTALL LIGHTING ELECTRICAL OUTLETS AS INDICATED ON THE RCPS
- INSTALL NEW PLUMBING FIXTURES ON EXISTING ROUGHING

NO CHANGE IN EGRESS, OCCUPANCY OR USE GROUP UNDER THIS APPLICATION
 MECHANICAL & PLUMBING FILLED UNDER SEPARATE APPLICATIONS

SYMBOLS & MATERIALS

- NEW DRYWALL PARTITION
- NEW 2HR RATED DRYWALL PARTITION
- CONCRETE
- BRICK VENEER
- CONCRETE MASONRY UNIT (CMU)
- AREA OUT OF SCOPE
- PARTITION TYPE (SEE SCHEDULE)
- KEY NOTE INDICATOR
- ROOM NUMBER DESIGNATION
- SPRINKLER HEAD EGRESS PATH
- EMERGENCY LIGHT (SEE ELECTRICAL DWGS)
- EXIT & EMERGENCY LIGHT
- TOP LETTER DENOTES DETAIL NUMBER
BOTTOM NUMBER DENOTES DRAWING NUMBER
- TOP DENOTES DOOR TYPE (SEE DOOR SCH.)
BOTTOM DENOTES HARDWARE (SEE HW SCH.)
- SMOKE / CARBON MONOXIDE DETECTOR



SPECIAL INSPECTIONS

SPECIAL INSPECTION ITEMS, REQUIRED FOR ALL APPLICATIONS	
IDENTIFICATION OF REQUIREMENT	
Y	N
Fire-resistant Penetrations and Joints	BC 1704.27
Fire-Resistance Rated Construction	BC 110.3.4
FINAL	28-116.2.4.2 & BC 109.5, DIRECTIVE 14 of 1975

DOOR SCHEDULE

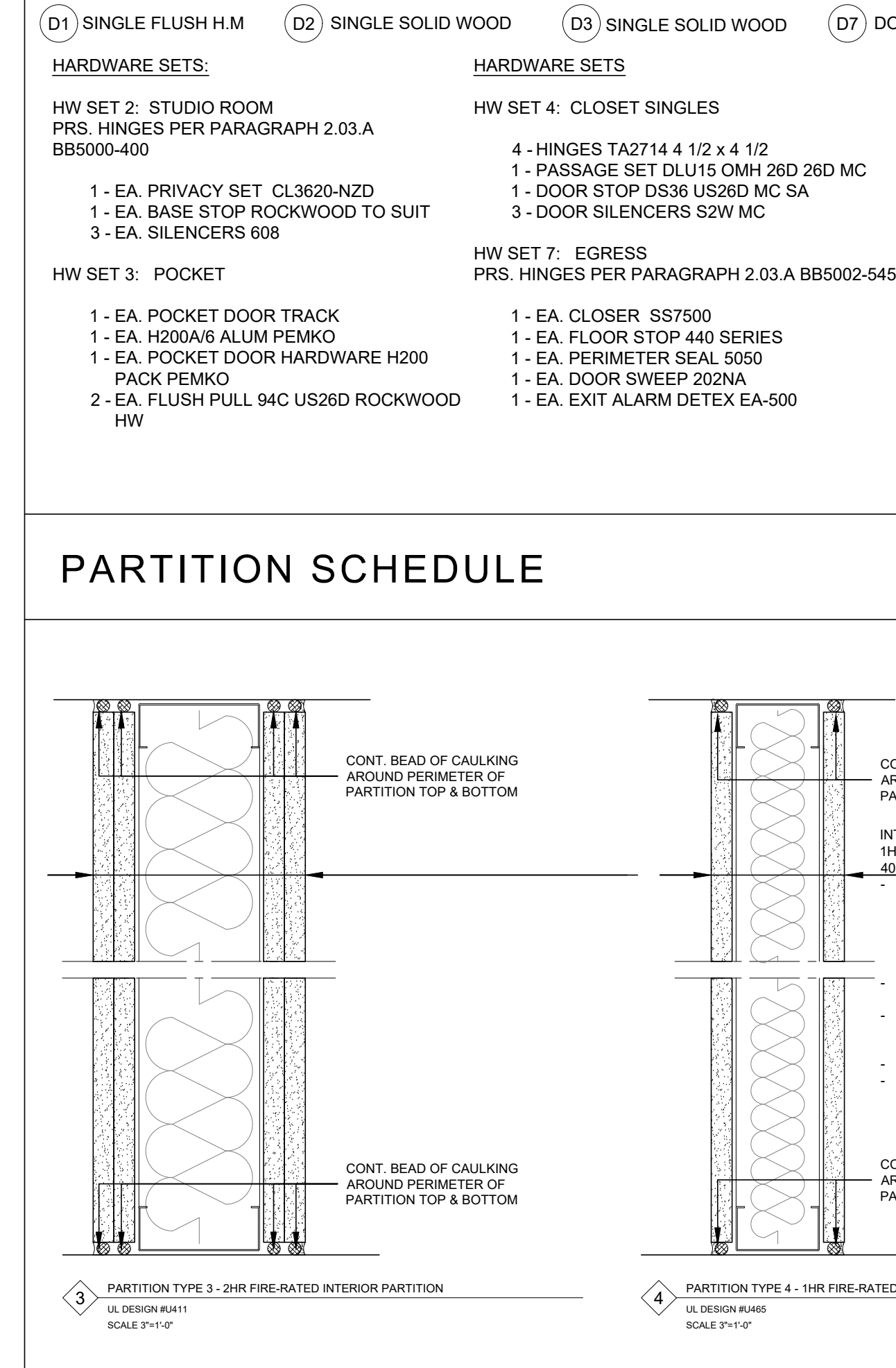
NO.	SIZE	TYP.	TYP. MAT.	F.R.	MEA NO.	SADDLE	FRAME	HARDWARE	REMARKS
01	3'-6" x 7'-0" x 1'-3/4"	D1	16GA. HM.	1.5 HR.	117-86M	METAL	16GA. MTL	SET 2	F.P.S.C.
03	3'-6" x 7'-0" x 1'-3/4"	D3	SOLID WOOD	NONE	NONE	WD	WD (POCKET)	SET 3	MARBLE SADDLE WOOD VENEER OR PAINTED COORD. W/ OWNER
04	3'-6" x 7'-0" x 1'-3/4"	D2	SOLID WOOD	NONE	NONE	N/A	WD	SET 4	WOOD VENEER OR PAINTED COORD. W/ OWNER
05	2'-6" x 7'-0" x 1'-3/4"	D2	SOLID WOOD	NONE	NONE	N/A	WD	SET 4	WOOD VENEER OR PAINTED COORD. W/ OWNER
06	1'-6" x 7'-0" x 1'-3/4"	D2	SOLID WOOD	NONE	NONE	N/A	WD	SET 4	WOOD VENEER OR PAINTED COORD. W/ OWNER
07	3'-0" x 7'-0" x 1'-3/4"	D1	16GA. HM.	1.5 HR.	117-86M	METAL	16GA. MTL	SET 7	F.P.S.C.
08	3'-6" x 7'-0" x 1'-3/4"	D1	16GA. HM.	NONE	117-86M	METAL	16GA. MTL	SET 9	
09	3'-0" x 7'-0" x 1'-3/4"	D1	16GA. HM.	NONE	117-86M	METAL	16GA. MTL	SET 9	
15	(2) X 3'-0" x 7'-0" x 1'-3/4"	D7	ALUM. GLASS	NONE	NONE	NONE	ALUM.	SET 10	MEDIUM STYLE, ALUM. FRAME GLASS DOOR

DRAWING SCHEDULE

T-001	COVER SHEET, SITE PLAN,
A-003	ACCESSIBLE DETAILS
A-004	FIRST FLOOR EGRESS PLAN - THIRD FLOOR EGRESS PLAN
A-101	FIRST FLOOR DEMO & PROPOSED PLAN
A-102	SECOND FLOOR DEMO & PROPOSED PLAN
A-103	THIRD FLOOR DEMO & PROPOSED PLAN
A-301	ROOF AND LIGHTING POWER NOTES & TABLES - FIRST FLOOR REFLECTED CEILING PLAN
A-302	SECOND-THIRD FLOOR REFLECTED CEILING PLAN

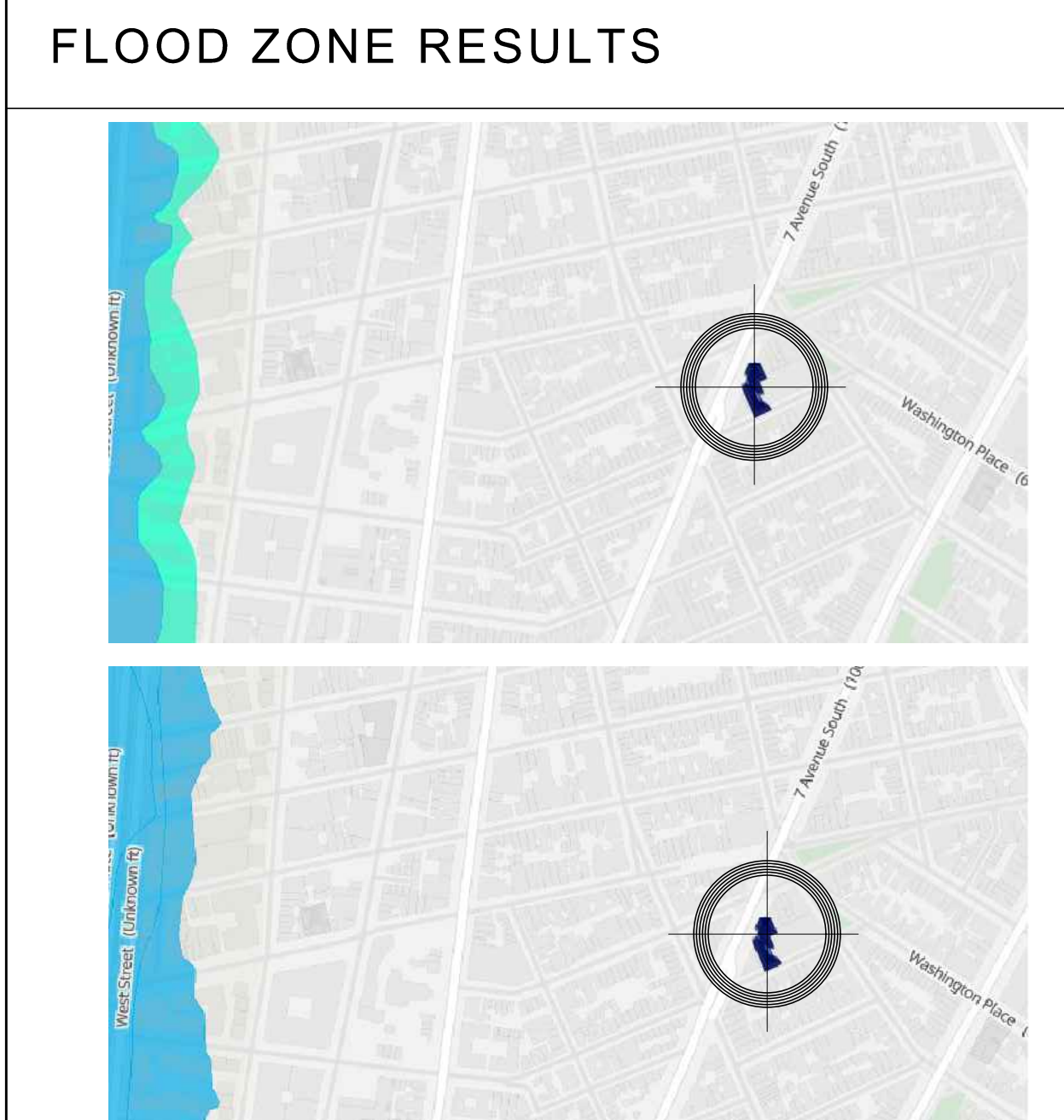
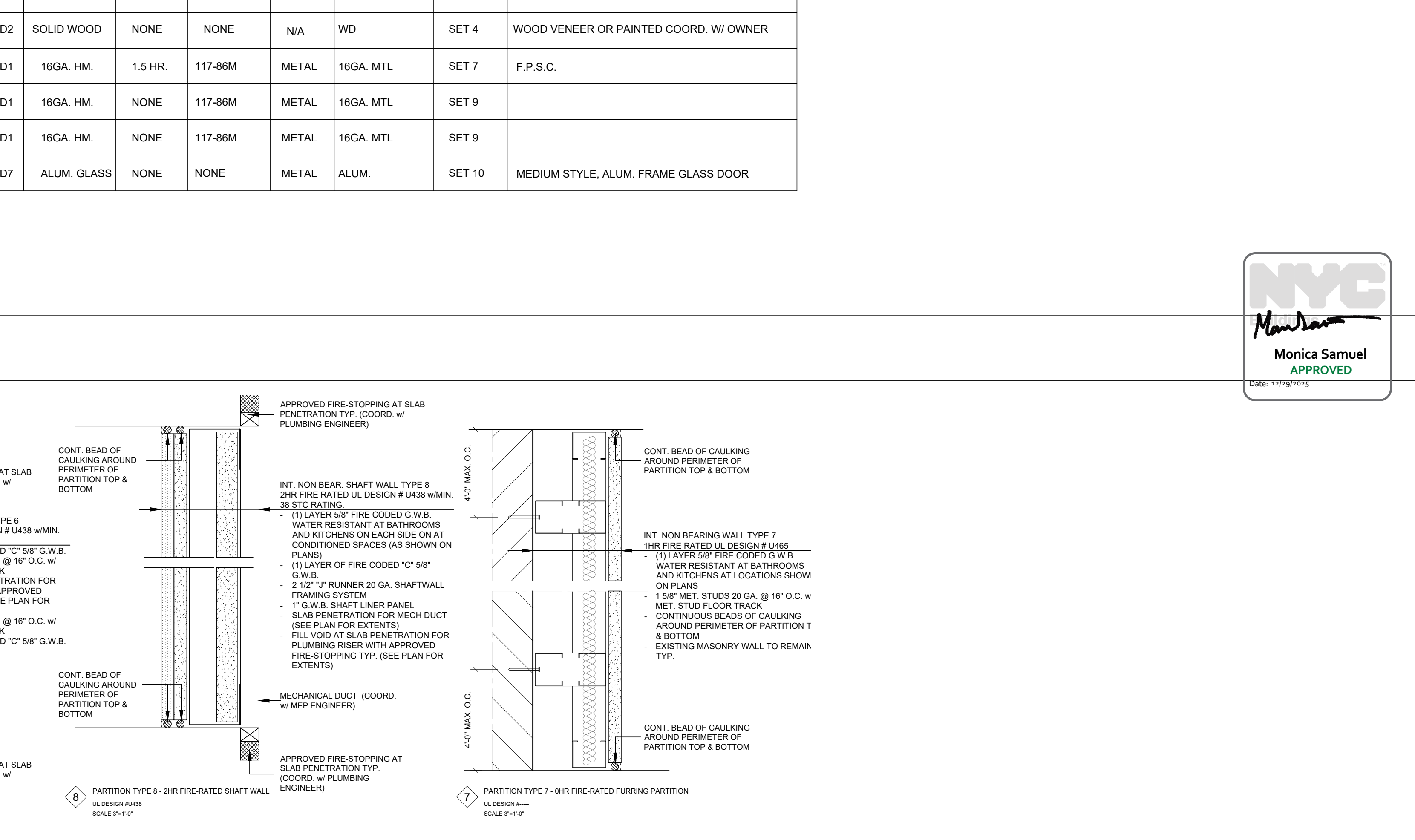
PARTITION SCHEDULE

NO.	DESCRIPTION	DETAIL
01	16GA. FRAME SINGLE FLUSH H.M.	D1
02	16GA. FRAME SINGLE SOLID WOOD	D2
03	16GA. FRAME SINGLE SOLID WOOD	D3
07	DOUBLE ALUM. GLASS	D7



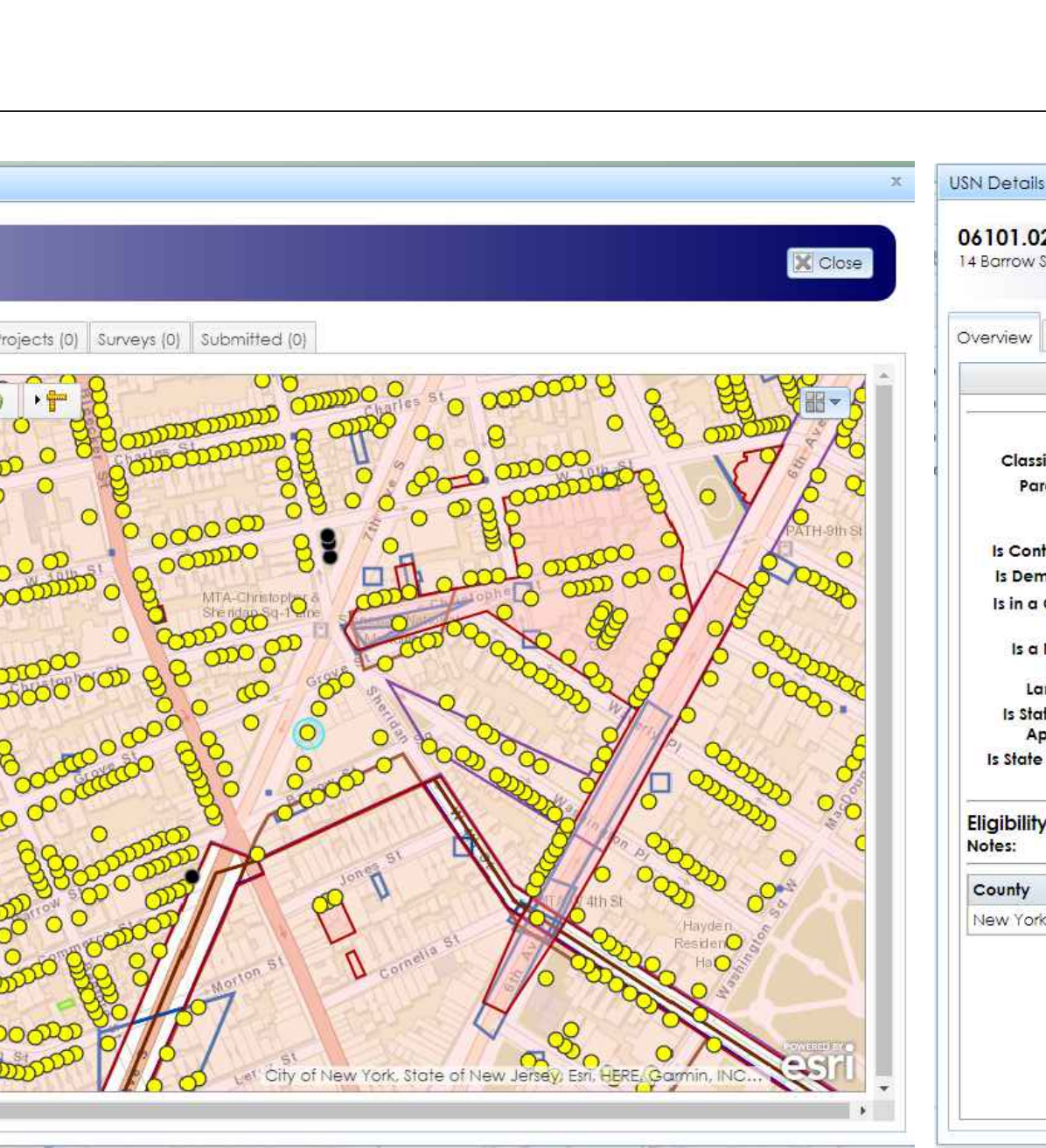
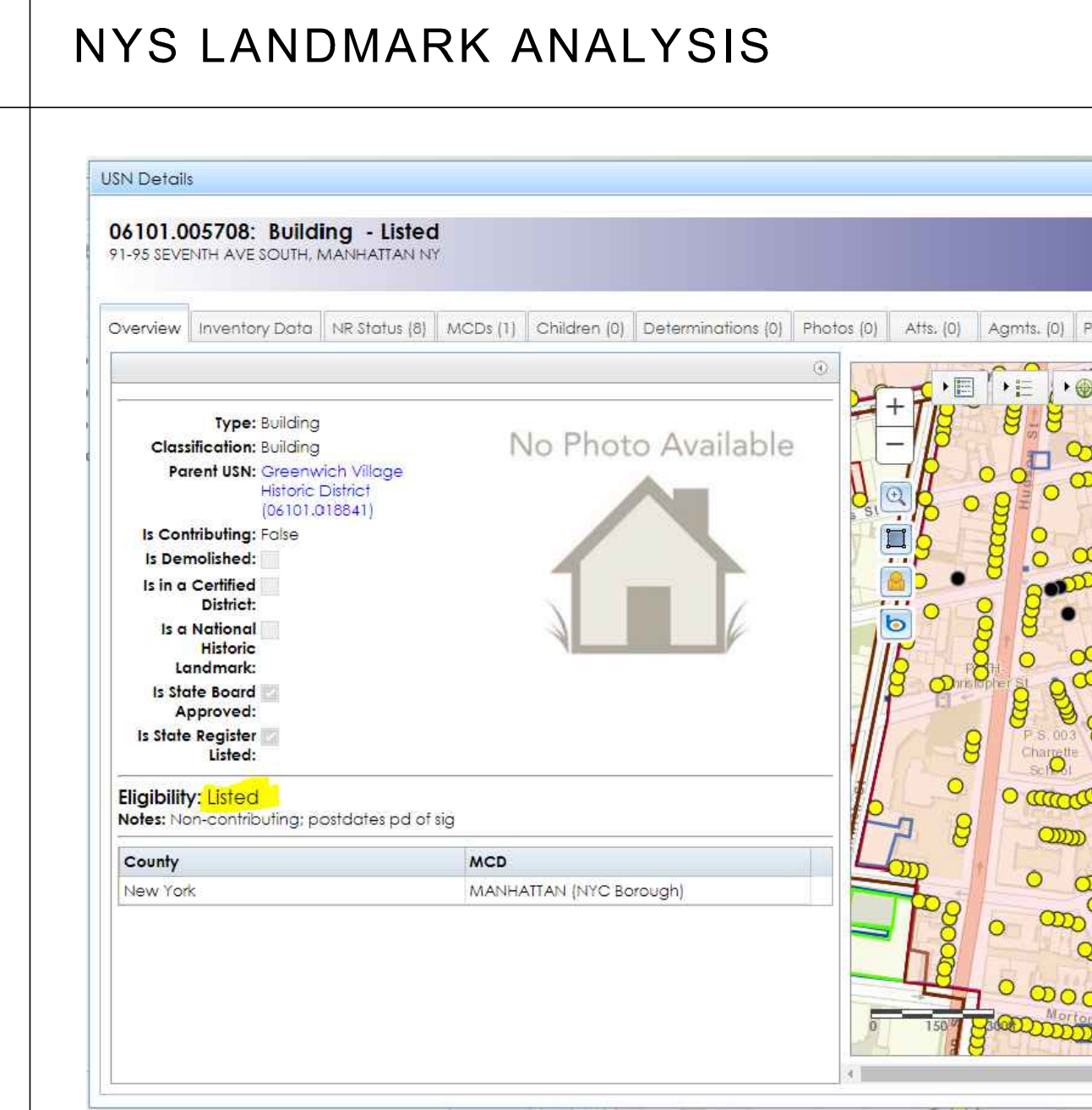
DOOR SCHEDULE (Continued)

NO.	SIZE	TYP.	TYP. MAT.	F.R.	MEA NO.	SADDLE	FRAME	HARDWARE	REMARKS
01	3'-6" x 7'-0" x 1'-3/4"	D1	16GA. HM.	1.5 HR.	117-86M	METAL	16GA. MTL	SET 2	F.P.S.C.
03	3'-6" x 7'-0" x 1'-3/4"	D3	SOLID WOOD	NONE	NONE	WD	WD (POCKET)	SET 3	MARBLE SADDLE WOOD VENEER OR PAINTED COORD. W/ OWNER
04	3'-6" x 7'-0" x 1'-3/4"	D2	SOLID WOOD	NONE	NONE	N/A	WD	SET 4	WOOD VENEER OR PAINTED COORD. W/ OWNER
05	2'-6" x 7'-0" x 1'-3/4"	D2	SOLID WOOD	NONE	NONE	N/A	WD	SET 4	WOOD VENEER OR PAINTED COORD. W/ OWNER
06	1'-6" x 7'-0" x 1'-3/4"	D2	SOLID WOOD	NONE	NONE	N/A	WD	SET 4	WOOD VENEER OR PAINTED COORD. W/ OWNER
07	3'-0" x 7'-0" x 1'-3/4"	D1	16GA. HM.	1.5 HR.	117-86M	METAL	16GA. MTL	SET 7	F.P.S.C.
08	3'-6" x 7'-0" x 1'-3/4"	D1	16GA. HM.	NONE	117-86M	METAL	16GA. MTL	SET 9	
09	3'-0" x 7'-0" x 1'-3/4"	D1	16GA. HM.	NONE	117-86M	METAL	16GA. MTL	SET 9	
15	(2) X 3'-0" x 7'-0" x 1'-3/4"	D7	ALUM. GLASS	NONE	NONE	NONE	ALUM.	SET 10	MEDIUM STYLE, ALUM. FRAME GLASS DOOR



NYS LANDMARK ANALYSIS

LSN Details	06101.005708: Building - Listed	06101.021018: Building - Listed
Overview	Inventory Data Map Status MCCA Children Determinations Photos Aps Aggs Projects Screens Submittals	Overview
Type: Building	Classification: Building	Classification: Building
Parent LSN: 0604970182G (1906-04-01)	Parent LSN: 0604970182G (1906-04-01)	Parent LSN: 0604970182G (1906-04-01)
Is Contributing: None	Is Contributing: None	Is Contributing: None
Is Demolished: No	Is Demolished: No	Is Demolished: No
Is in Certified District: No	Is in Certified District: No	Is in Certified District: No
Is National Historic Landmark: No	Is National Historic Landmark: No	Is National Historic Landmark: No
Is State Based Approval: No	Is State Based Approval: No	Is State Based Approval: No
Is State Register Listed: No	Is State Register Listed: No	Is State Register Listed: No
Eligibility: Listed	Eligibility: Listed	Eligibility: Listed
Notes: Non-contributing; post-dome pd of sig	Notes: Non-contributing; post-dome pd of sig	Notes: Non-contributing; post-dome pd of sig
County: MCD	County: MCD	County: MCD
Neighborhood: MANHATTAN (NYC Borough)	Neighborhood: MANHATTAN (NYC Borough)	Neighborhood: MANHATTAN (NYC Borough)



ALT II

DRAWING TITLE:
 COVER SHEET, PLOT PLAN, PARTITION SCHED., DOOR SCHED., ENERGY ANALYSIS.

SCALE: AS SHOWN

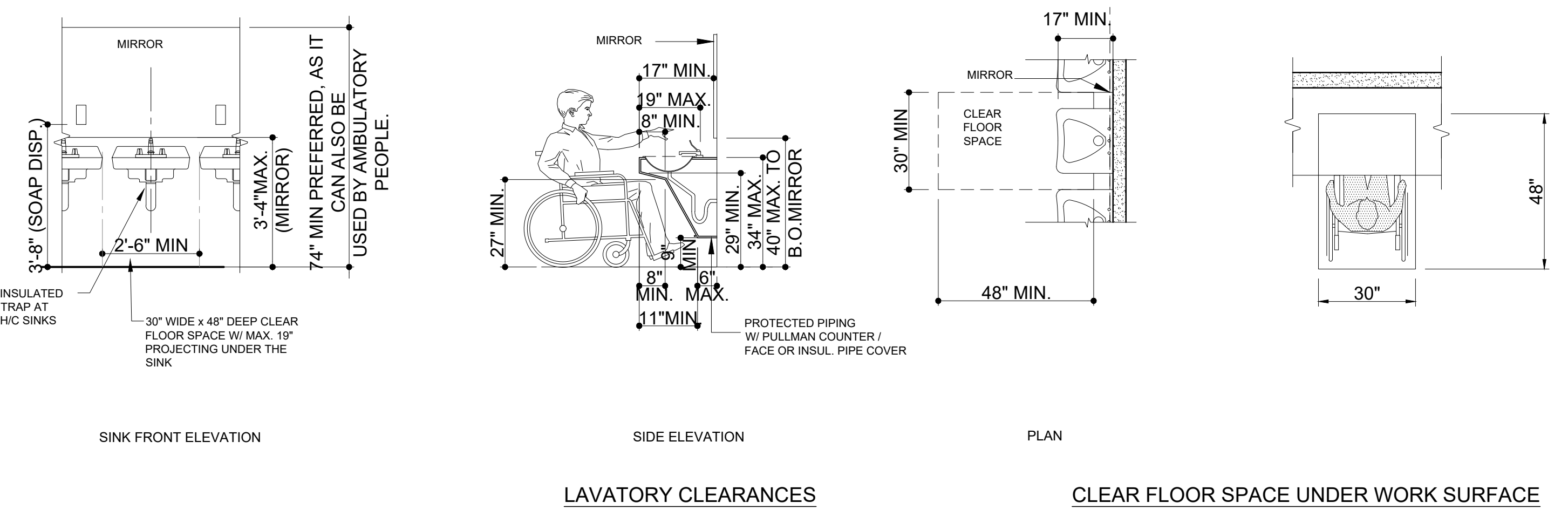
ISSUED: 04/05/2025
 REVISION: 04/05/2025
 ISSUED: 04/05/2025

SEAL: MONICA SAMUEL, ARCHITECT, LICENSE NO. 0218991

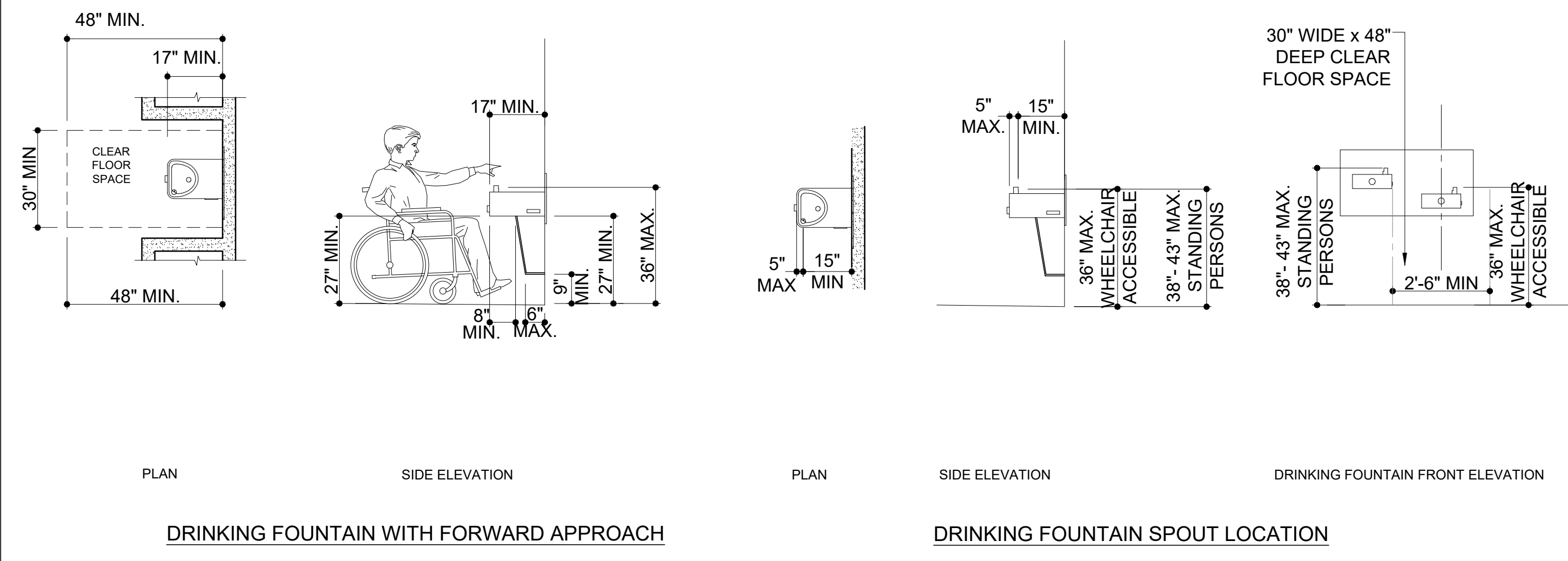
DRAWING NO:
T-001.00
 1 OF 8

LAVATORY

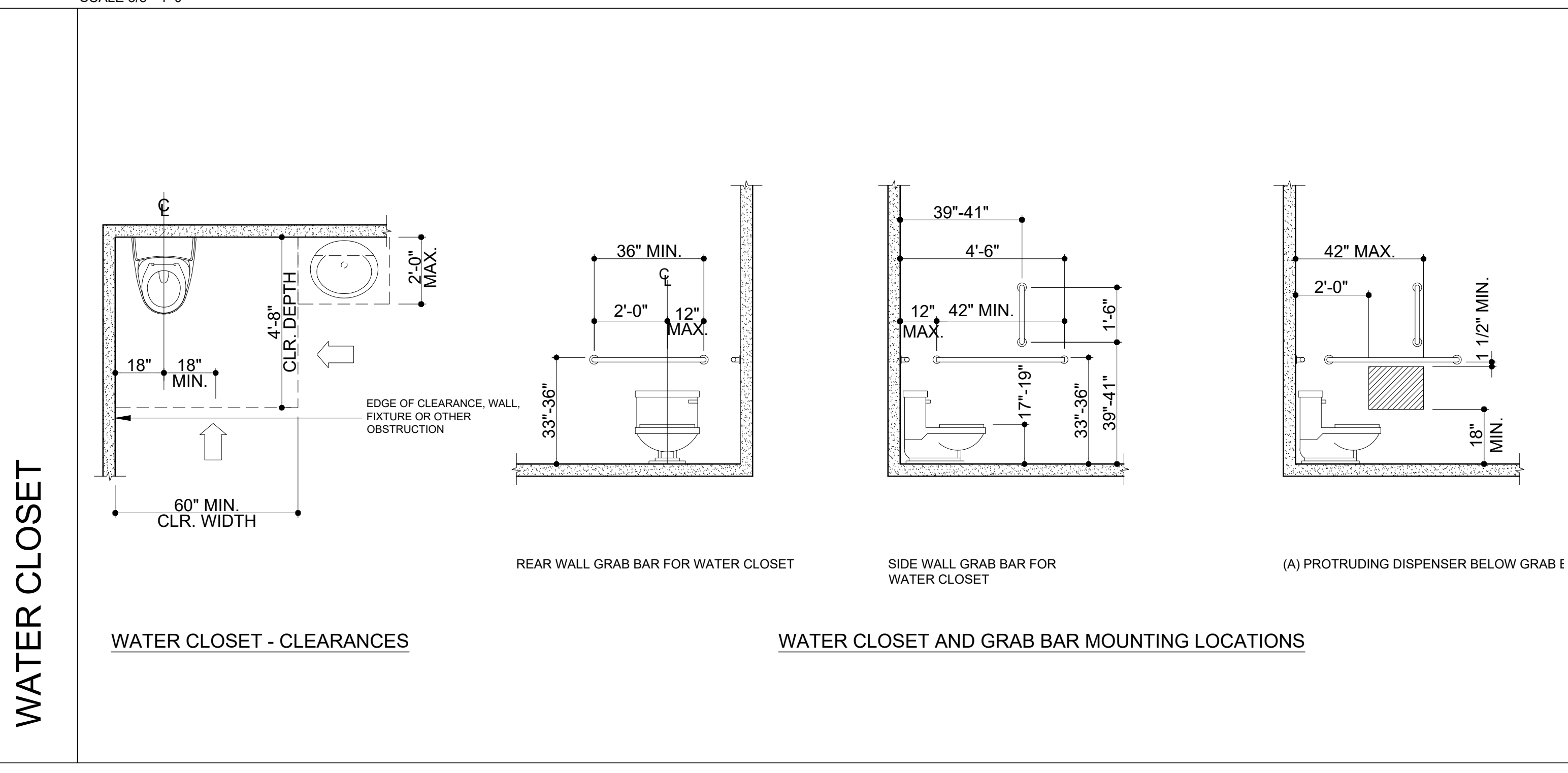
- HOT WATER AND DRAIN PIPES UNDER THE LAVATORY TO BE INSULATED OR CONFIGURED TO PROTECT AGAINST CONTACT, NO SHARP OR ABRASIVE SURFACES UNDER LAVATORY.
- FAUCETS SHALL BE LEVER OPERATED, PUSH TYPE, OR ELECTRICALLY CONTROLLED MECHANISMS.
- CLEAR FLOOR SPACE IS ALLOWED TO EXTEND BEYOND THE LAVATORY PROVIDING KNEE & TOE CLEARANCES SHOWN ABOVE.



WATER FOUNTAIN

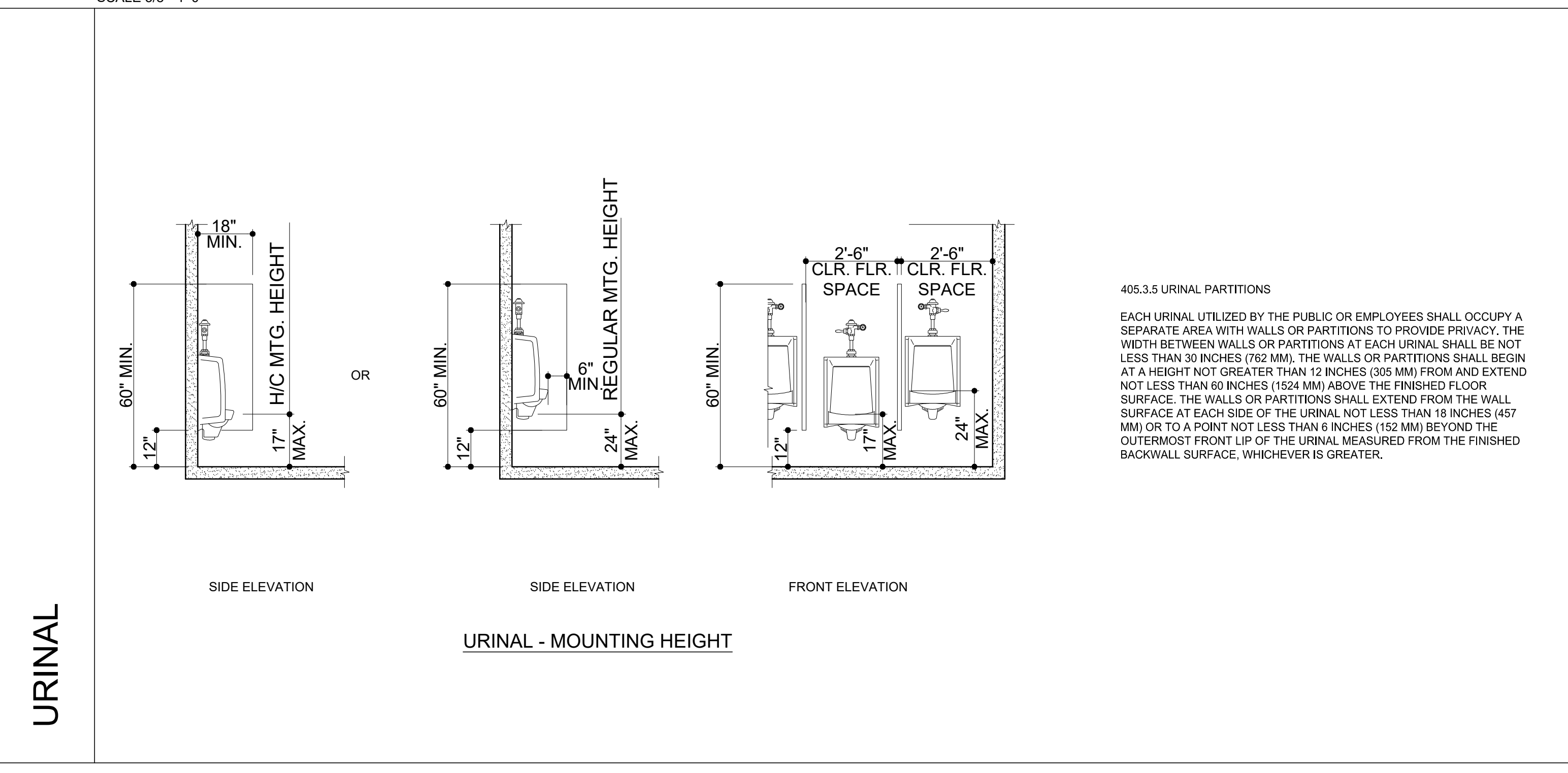


1 ACCESSIBLE DETAILS FOR PUBLIC BATHROOMS



WATER CLOSET

1 ACCESSIBLE DETAILS FOR PUBLIC BATHROOMS



URINAL

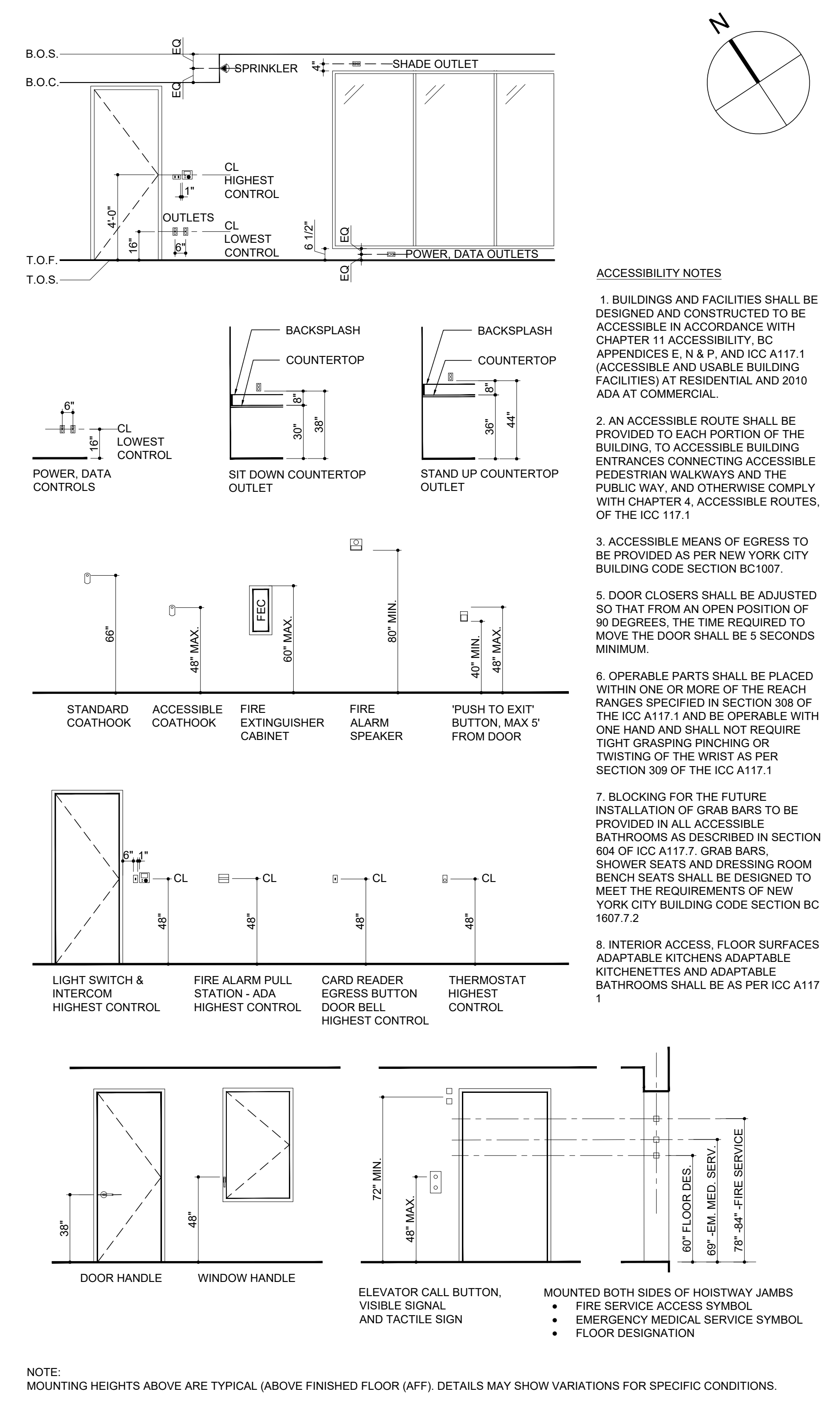
1 ACCESSIBLE DETAILS FOR PUBLIC BATHROOMS



ACCESSIBLE ROUTES & CLEARANCES

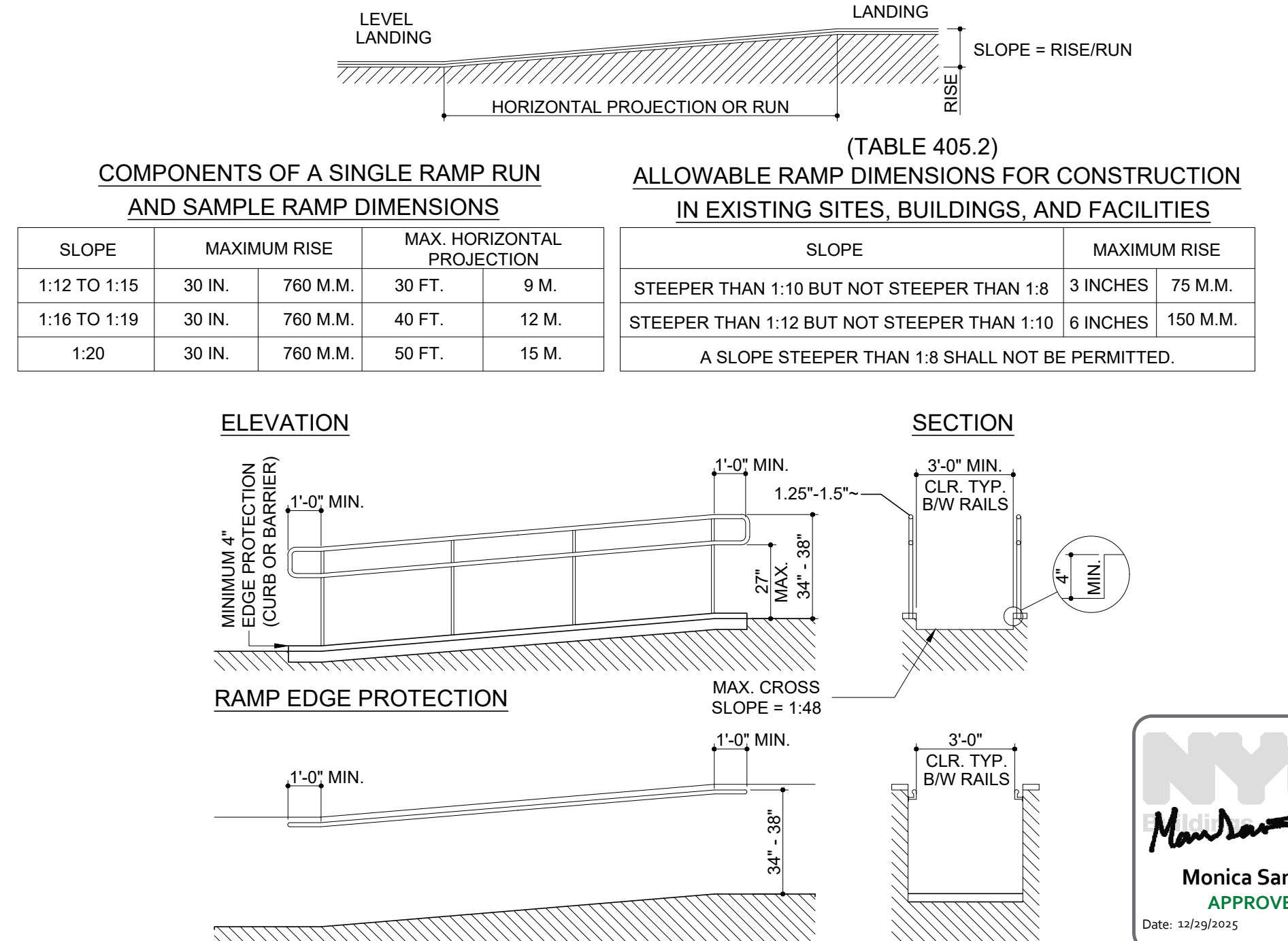
SCALE 1/4"=1'-0"

1 ACCESSIBLE DETAILS FOR PUBLIC BATHROOMS



SCHEDULE OF TYPICAL MOUNTING HEIGHTS

SCALE 1/4"=1'-0"



ALT II

DRAWING TITLE: ACCESSIBILITY DETAILS

SCALE: AS SHOWN

ISSUED/REVISION DATE:

NO.	DESCRIPTION	DATE
1	ISSUED	04/09/2025
2	ISSUED	09/27/2025

SEAL: MONICA SAMUEL ARCHITECT

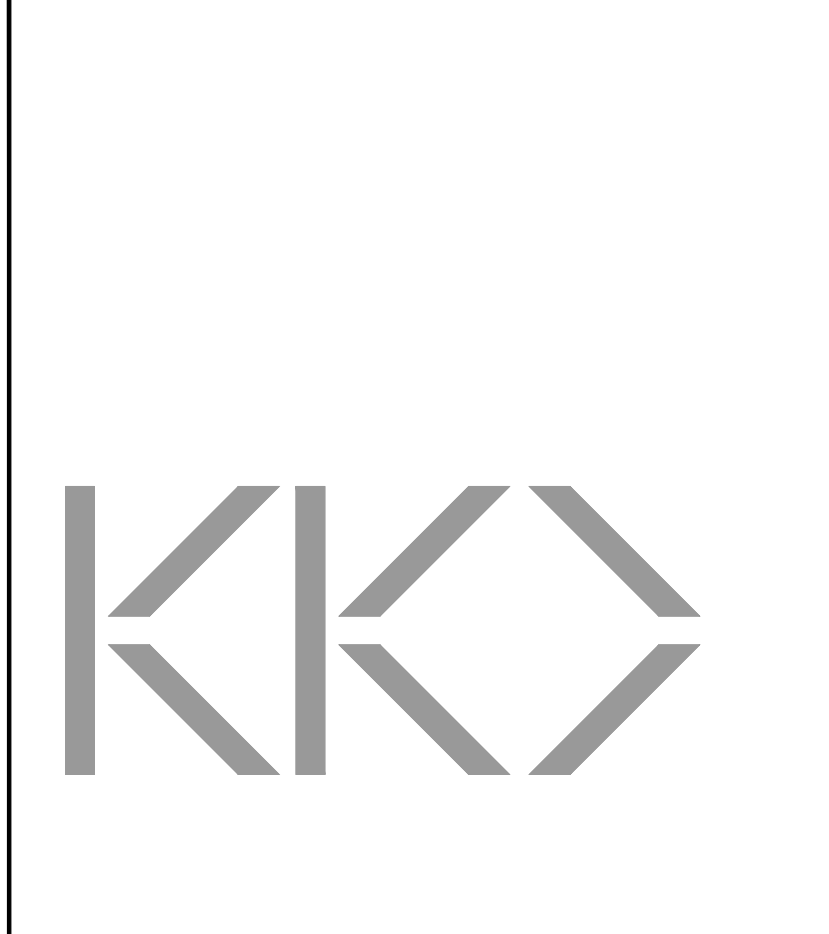
DOB: B-SCAN

DATE OF NEW YORK STATE EXAMINATION: 08/18/2017

DOB: 07/27/1984

RAMP - ANSI 405

ICC A117.1 - 2009 / 405 SCALE 1/4"=1'-0"



OWNER: 91-95 7TH AVENUE SOUTH LLC
720 Avenue J
Brooklyn, NY 11230

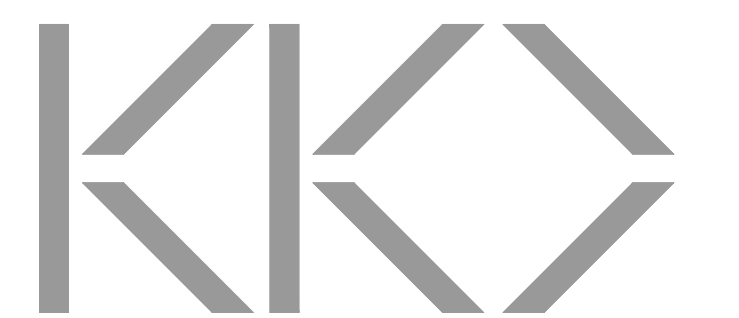
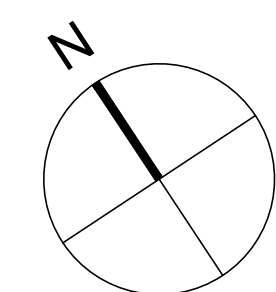
ARCHITECT: KOOK DESIGN LLC
68 Wall St
New York, NY 10018

MECHANICAL ENGINEER: A & D ENGINEERING, PLLC
208 East 18th Street
Brooklyn, NY 11238
(718) 872-6122

PROJECT TITLE: 91-95 SEVENTH AVENUE SOUTH
91-95 SEVENTH AVENUE SOUTH
NEW YORK, NY 10014

NOTES: GC JOB NUMBER : DOB NOW M0124499-11

DRAWING NO: A-003.00



OWNER
91-95 7TH AVENUE SOUTH LLC
720 Avenue J
Brooklyn, NY 11230

ARCHITECT
KOKO DESIGN LLC
68 West 38
New York, NY 10018

MECHANICAL ENGINEER
A & D ENGINEERING, PLLC
208 East 15th Street
Brooklyn, NY 11238
(718) 872-6122

PROJECT TITLE
91-95 SEVENTH AVENUE SOUTH
91-95 SEVENTH AVENUE SOUTH,
NEW YORK, NY 10014

NOTES
GC JOB NUMBER : DOB NOW M01249499-11

1968 EGRESS NOTES

- STAIRS SHALL HAVE HANDRAILS ON EACH SIDE (EXCEPT THAT STAIRS LESS THAN 44 INCHES WIDE SHALL HAVE A HANDRAIL ON ONE SIDE ONLY). HANDRAILS SHALL PROVIDE A FINGER CLEARANCE OF 1 1/2 INCHES AND SHALL PROJECT NOT MORE THAN 3 1/2 INCHES INTO REQUIRED STAIR WIDTH. STAIRS MORE THAN 88 INCHES WIDE SHALL HAVE INTERMEDIATE HANDRAILS. HEIGHT OF HANDRAIL SHALL BE BETWEEN 30 AND 34 INCHES ABOVE THE TREAD NOSING. MATERIALS OF HANDRAILS SHALL HAVE A FLAME SPREAD RATING NOT EXCEEDING 150. HANDRAILS SHALL BE DESIGNED TO RESIST A SIMULTANEOUS APPLICATION OF A LATERAL FORCE OF 40#/LF. AND VERTICAL LOAD OF 50#/LF. LANDINGS AND PLATFORMS SHALL BE ENCLOSED ON SIDES BY WALL OR RAILINGS, AT LEAST 3'-0" WIDE, EXCLUSIVE OF NOSING AND THE SUM OF 2 RISERS PLUS ONE TREAD EXCLUSIVE OF NOSING SHALL BE NOT LESS THAN 24 NOR MORE THAN 25 1/2.
- TREADS AND LANDING SHALL BE BUILT OF/OR SURFACED WITH NONSKID MATERIALS.
- CORRIDORS AND EXIT PASSAGEWAYS SHALL HAVE A CLEAR HEIGHT OF 7'-6" FOR AT LEAST 75% OF THE FLOOR AREA WITH NO POINT LESS THAN 7 FEET IN HEIGHT. PROJECTION BELOW THE CEILING SHALL NOT OBSTRUCT FULL VIEW OF EXIT SIGNS (C27-3699).
- CONDUITS IN FIRE-RATED PARTITIONS WILL NOT EXCEED 3/4 INCH DIAMETER. OUTLETS IN SUCH PARTITIONS WILL BE BACKED UP WITH APPROVED MATERIALS.
- NO CONDUITS, PIPES, MEDICINE CABINETS, ETC., SHALL ENDOACH UPON FIRE RATED PARTITIONS ENCLOSED PUBLIC CORRIDORS, STAIRS, ELEVATOR SHAFTS OR VENT SHAFTS.
- EXIT DOORS SHALL BE READILY OPERABLE AT ALL TIMES FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE. DOORS OPENING INTO INTERIOR ENCLOSED STAIRS SHALL NOT BE LOCKED FROM TENANT SIDE, EXCEPT THEY MAY BE LOCKED TO PREVENT ACCESS TO THE STAIR FROM THE OUTDOORS AT STREET LEVEL.
- ALL WIRE GLASS IN RATED DOORS AND WINDOWS WILL BE OF A TYPE APPROVED BY THE B.S.A.
- ALL CLEANING OF WINDOWS WILL BE IN CONFORMITY WITH THE WINDOW CLEANING CODE.
- ALL OPENINGS TO ELEVATOR SHAFTS WILL BE PROVIDED WITH DOORS HAVING A 1 1/2 HOUR RATING. ALL DOORS TO BE SELF-CLOSING AND AT OPTION OF THE OWNER PROVIDED WITH VISION PANEL OF APPROVED TYPE CLEAR WIRE PLATE GLASS.
- MASONRY MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF RS 10-1, SECTION 3. MORTAR TO BE TYPE "N".
- THE DESIGN OF MASONRY WALLS IS PREDICTED UPON ANALYSIS OF STRESSES AS PER RS 10-1, SEC. 4.
- ALL MASONRY LOAD BEARING AND NON-LOAD BEARING WALLS SHALL BE BONDED IN ACCORDANCE WITH SECTION 7, RS 10-1.

CODE ANALYSIS

TABLE 3-4 PROPOSED CONSTRUCTION CLASS I-C (2HR. PROTECTED)

CONSTRUCTION ELEMENT	CLASS I-C		
	RATING	OPEN'G	
EXTERIOR WALLS WITH AN EXTERIOR SEPARATION OF:	3'-0" OR LESS	BEARING NON-BEARING	2HR NOT PERMITTED
	MORE THAN 3'-0" BUT LESS THAN 15'-0"	BEARING	2HR
		NON-BEARING	2HR
	15'-0" OR MORE BUT LESS THAN 30'-0"	BEARING	1HR
NON-BEARING		2HR	
30'-0" OR MORE	BEARING NON-BEARING	2HR 0	
INTERIOR BEARING WALLS & BEARING PARTITIONS			2HR
ENCLOSURE OF VERTICAL EXITS, EXIT PASSAGEWAYS, HOISTWAYS AND SHAFTS			2HR
COLUMNS, ORDERS, TRUSSES (OTHER THAN ROOF TRUSSES) AND FRAMING)	SUPPORTING ONE FLOOR	1 1/2HR	
	SUPPORTING MORE THAN ONE FLOOR	2HR	
FLOOR CONSTRUCTION INCLUDING BEAMS			1 1/2HR
ROOF CONSTRUCTION INCLUDING BEAMS, TRUSSES AND FRAMING, INCLUDING ARCHES, DOMES, SHELL, CABLE SUPPORTED ROOFS AND ROOF DECKS.			1

EGRESS DOOR SCHEDULE

DOOR #	WIDTH	CAPACITY	LOCATION
A	3'-0" x 7'-0"	96 PER.	MAIN ENTRY
B	3'-0" x 7'-0"	96 PER.	COMMON SPACES
C	3'-0" x 7'-0"	96 PER.	STAIRS

TABLE 5-1 FIRE SEPARATION FOR J-3 = 2 HOUR SEPARATION

TABLE 5-3 [C26-504.4] 27-342(A)
IN BUILDING FULLY SPRINKLERED IN COMPLIANCE WITH SUBCHAPTER SEVENTEEN SIZE OF OPENING THROUGH FIRE SEPARATION SHALL BE UNLIMITED, WHEN SERVED A HORIZONTAL EXIT IT SHALL HAVE NO OPENINGS OTHER THAN DOOR OPENINGS NOT EXCEEDING FIFTY SIX S.F., ALL OPENING NOT TO EXCEED 25% OF WALL LENGTH

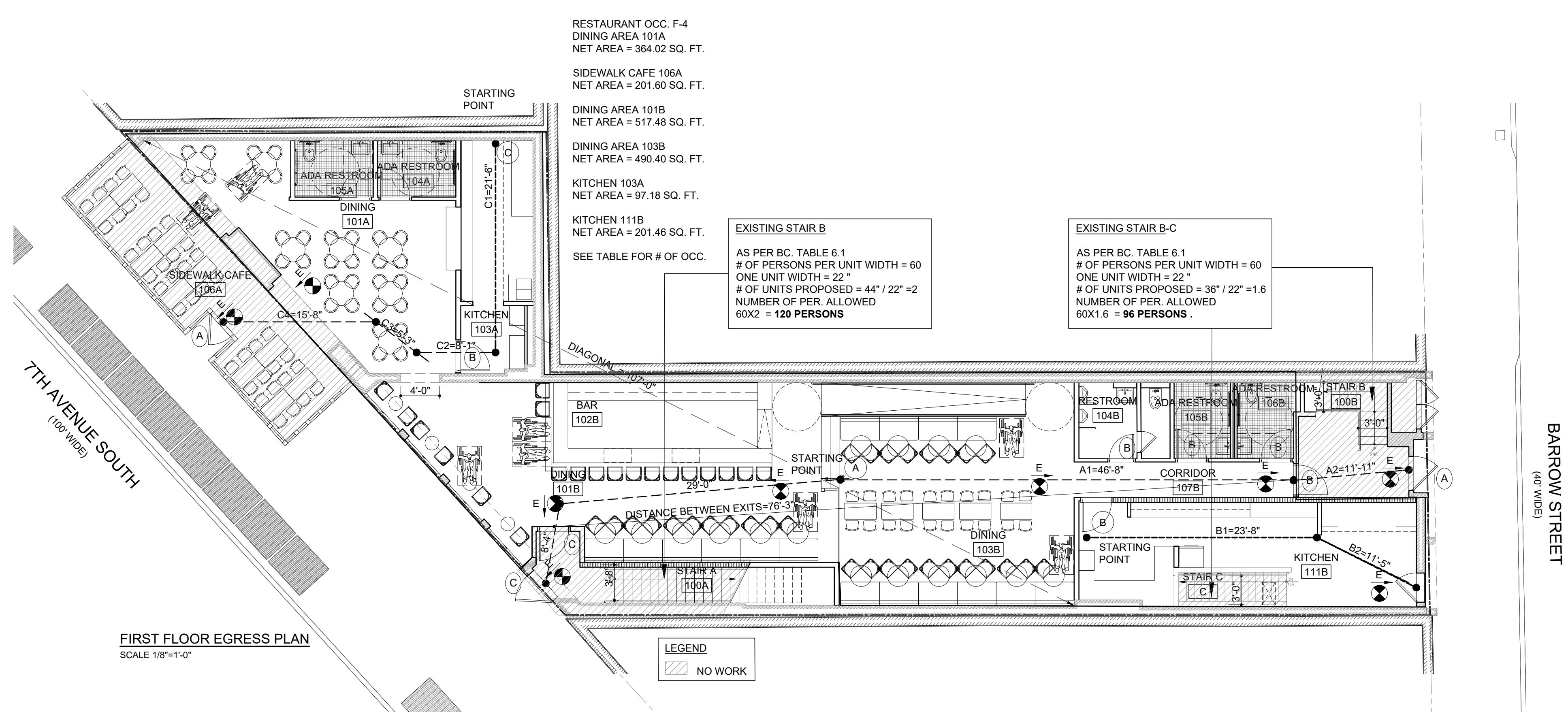
TABLE 5-4 INTERIOR FINISH REQUIREMENTS CLASS

OCCUPANCY GROUP CLASSIFICATION OF THE SPACE	OCCUPANCY GROUP DESIGNATION	OCCUPANCY GROUP EXITS & SHAFTS	CORRIDORS (b)	ROOMS MORE THAN 1500 S.F. IN AREA	ROOMS LESS THAN 1500 S.F. IN AREA
ASSEMBLY	F-4	A	B	B ^c	C

TABLE 6-1 DETERMINATION OF EXIT AND ACCESS REQUIREMENTS

OCCUPANCY GROUP OF BUILDING OR SPACE	OCCUPANCY GROUP DESIGNATION	MAXIMUM TRAVEL DISTANCE (ft.) ^a SPRINKLERED	CAPACITY NUMBER OF PERSONS PER UNIT WIDTH		CORRIDORS ^b		
			TO OUT DOOR AT GRADE & CORRIDOR DOORS	DOOR OPENINGS ^m	MIN. WIDTH (IN.)	MAX. DEAD END LENGTH (FT.)	
USE GROUP	F	200'	100'	80'	60'	100'	44' 30'

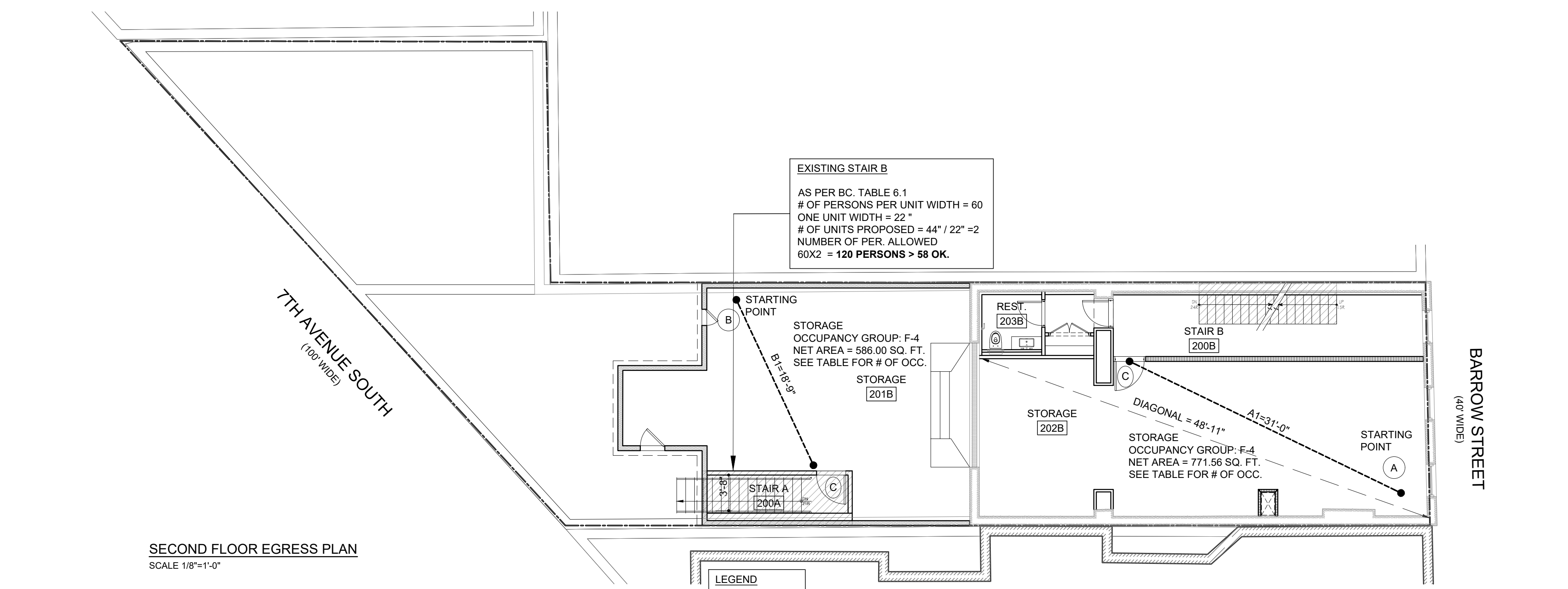
ROOM #	ROOM	OCC. GP	AREA (SQ.FT.)	FUNCTION OF SPACE	ALLOWABLE AREA PER OCC.	MAX. # OF OCC.
101A	DINING ROOM	F-4	364.02 SQ. FT.	RESTAURANT	NA	DESIGNED FOR 28 OCC.
101B	DINING ROOM	F-4	517.48 SQ. FT.	RESTAURANT	NA	DESIGNED FOR 32 OCC.
102B	BAR	F-4		RESTAURANT	NA	DESIGNED FOR 16 OCC.
103B	DINING ROOM	F-4	490.40 SQ. FT.	RESTAURANT	NA	DESIGNED FOR 57 OCC.
106A	DINING ROOM	F-4	201.60 SQ. FT.	RESTAURANT	NA	DESIGNED FOR 41 OCC.
103A	KITCHEN	F-4	97.18 SQ. FT.	RESTAURANT	NA	DESIGNED FOR 8 OCC.
111B	KITCHEN	F-4	201.46 SQ. FT.	RESTAURANT	NA	DESIGNED FOR 8 OCC.
201B	STORAGE	F-4	586.00 SQ. FT.	STORAGE	300	1 OCC.
202B	STORAGE	F-4	771.56 SQ. FT.	STORAGE	300	2 OCC.
303B	STORAGE	F-4	128.93 SQ. FT.	OFFICE	300	0 OCC.
304B	OFFICE	F-4	206.58 SQ. FT.	OFFICE	100	2 OCC.
306B	OFFICE	F-4	224.63 SQ. FT.	OFFICE	100	2 OCC.



1ST FLOOR EGRESS PATH ANALYSIS

STARTING POINT	EGRESS COMPONENT	REQUIRED	PROPOSED	COMPLIANCE
A	COMMON PATH OF EGRESS TRAVEL =	< 125'-0"	0'-0"	IN COMPLIANCE
	DEAD END CORRIDOR =	< 80'-0"	0'-0"	IN COMPLIANCE
	MAX TRAVEL DISTANCE =	< 200'-0"	58'-7"	IN COMPLIANCE
= A1 + A2				
B	COMMON PATH OF EGRESS TRAVEL =	< 125'-0"	35'-1"	IN COMPLIANCE
	DEAD END CORRIDOR =	< 80'-0"	0'-0"	IN COMPLIANCE
	MAX TRAVEL DISTANCE =	< 200'-0"	35'-1"	IN COMPLIANCE
= B1 + B2				
C	COMMON PATH OF EGRESS TRAVEL =	< 125'-0"	21'-6"	IN COMPLIANCE
	DEAD END CORRIDOR =	< 80'-0"	0'-0"	IN COMPLIANCE
	MAX TRAVEL DISTANCE =	< 200'-0"	50'-6"	IN COMPLIANCE
= C1 + C2 + C3 + C4				

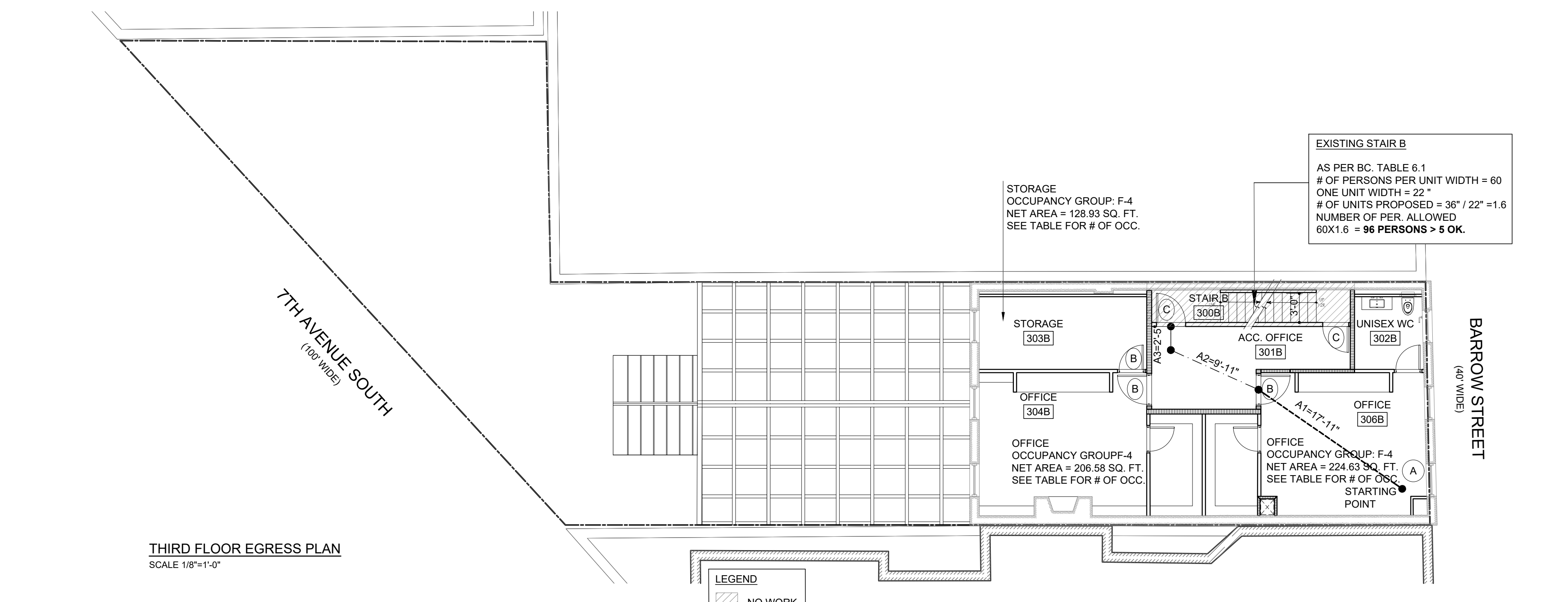
- CPET = COMMON PATH OF EGRESS TRAVEL
- DEC = DEAD END CORRIDOR



2ND FLOOR EGRESS PATH ANALYSIS

STARTING POINT	EGRESS COMPONENT	REQUIRED	PROPOSED	COMPLIANCE
A	COMMON PATH OF EGRESS TRAVEL =	< 125'-0"	51'-0"	IN COMPLIANCE
	DEAD END CORRIDOR =	< 80'-0"	0'-0"	IN COMPLIANCE
	MAX TRAVEL DISTANCE =	< 200'-0"	51'-0"	IN COMPLIANCE
= A1				
B	COMMON PATH OF EGRESS TRAVEL =	< 125'-0"	18'-0"	IN COMPLIANCE
	DEAD END CORRIDOR =	< 80'-0"	0'-0"	IN COMPLIANCE
	MAX TRAVEL DISTANCE =	< 200'-0"	18'-0"	IN COMPLIANCE
= B1				

- CPET = COMMON PATH OF EGRESS TRAVEL
- DEC = DEAD END CORRIDOR



3RD FLOOR EGRESS PATH ANALYSIS

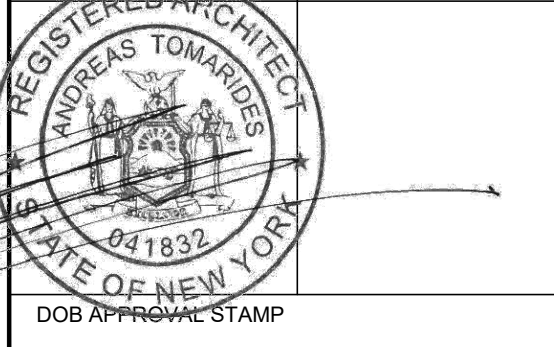
STARTING POINT	EGRESS COMPONENT	REQUIRED	PROPOSED	COMPLIANCE
A	COMMON PATH OF EGRESS TRAVEL =	< 125'-0"	30'-3"	IN COMPLIANCE
	DEAD END CORRIDOR =	< 80'-0"	12'-4"	IN COMPLIANCE
	MAX TRAVEL DISTANCE =	< 200'-0"	30'-3"	IN COMPLIANCE
= A1 + A2 + A3				



ALT II

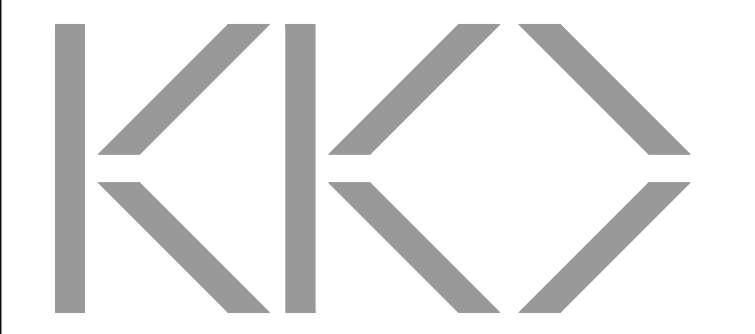
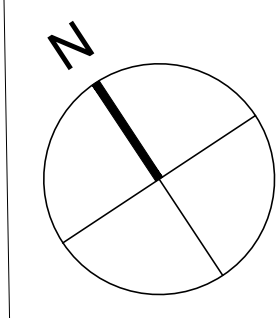
DRAWING TITLE
FIRST FLOOR EGRESS PLAN
THIRD FLOOR EGRESS PLAN

SCALE AS SHOWN
ISSUED/REVISION DATE:
ISSUED 04/09/2025
ISSUED 08/27/2025



DRAWING NO.

A-004.00



OWNER
91-95 7TH AVENUE SOUTH LLC
 720 Avenue J
 Brooklyn, NY 11230

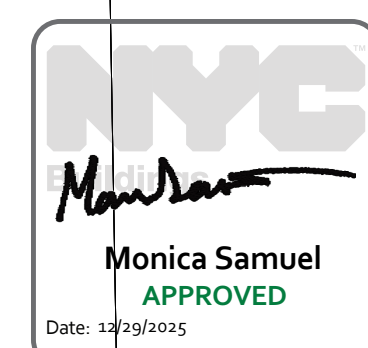
ARCHITECT
KOOKOO DESIGN LLC
 68 Wall St
 New York, NY 10018

MECHANICAL ENGINEER
A & D ENGINEERING, PLLC
 208 East 18th Street
 Brooklyn, NY 11238
 (718) 872-6122

PROJECT TITLE
91-95 SEVENTH AVENUE SOUTH
 91-95 SEVENTH AVENUE SOUTH,
 NEW YORK, NY 10014

NOTES
 GC JOB NUMBER : DOB NOW M01249499-11

BARROW STREET
 (40' WIDE)

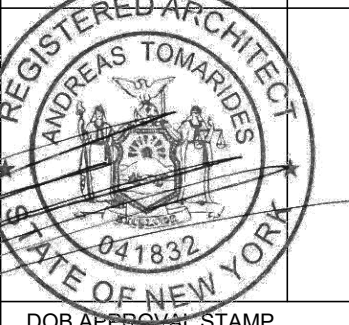


ALT II

DRAWING TITLE
**FIRST FLOOR DEMOLITION PLAN
 FIRST FLOOR PROPOSED PLAN**

SCALE: AS SHOWN
 ISSUED/REVISION DATE:
 ISSUED 04/09/2025
 ISSUED 09/27/2025

SEAL DOB B-SCAN



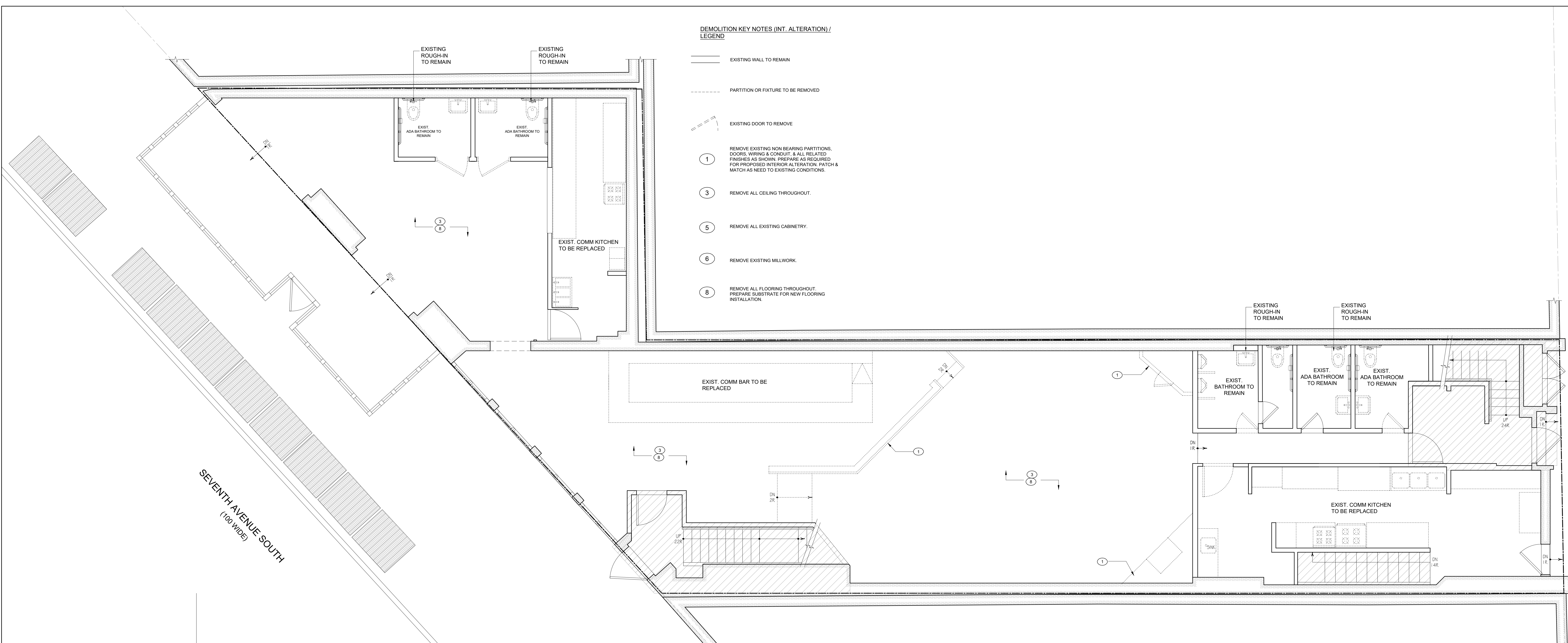
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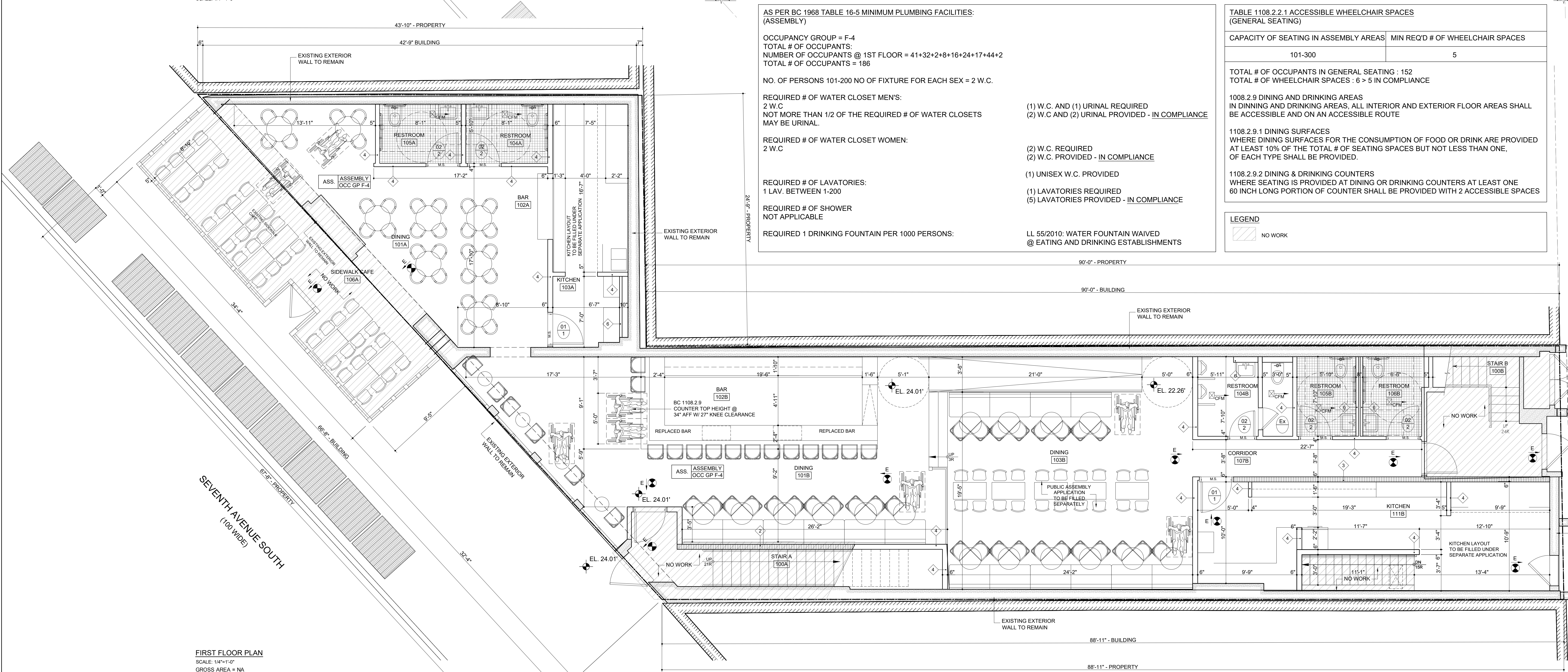
4 OF 8

DEMOLITION KEY NOTES (INT. ALTERATION) / LEGEND

- EXISTING WALL TO REMAIN
- - - PARTITION OR FIXTURE TO BE REMOVED
- - - EXISTING DOOR TO REMOVE
- ① REMOVE EXISTING NON-BEARING PARTITIONS, DOORS, WIRING & CONDUIT, & ALL RELATED FINISHES AS SHOWN. PREPARE AS REQUIRED FOR PROPOSED INTERIOR ALTERATION. PATCH & MATCH AS NEEDED TO EXISTING CONDITIONS.
- ③ REMOVE ALL CEILING THROUGHOUT.
- ⑤ REMOVE ALL EXISTING CABINETRY.
- ⑥ REMOVE EXISTING MILLWORK.
- ⑧ REMOVE ALL FLOORING THROUGHOUT. PREPARE SUBSTRATE FOR NEW FLOORING INSTALLATION.



FIRST FLOOR DEMO PLAN
 SCALE: 1/4"=1'-0"



FIRST FLOOR PLAN
 SCALE: 1/4"=1'-0"
 GROSS AREA = 1A
 T.O.C. ELEV. 1ST FL. = 1'-10" = 98.30'

AS PER BC 1968 TABLE 16-5 MINIMUM PLUMBING FACILITIES: (ASSEMBLY)

OCCUPANCY GROUP = F-4
 TOTAL # OF OCCUPANTS:
 NUMBER OF OCCUPANTS @ 1ST FLOOR = 41+32+2+8+16+24+17+44+2
 TOTAL # OF OCCUPANTS = 186

NO. OF PERSONS 101-200 NO OF FIXTURE FOR EACH SEX = 2 W.C.

REQUIRED # OF WATER CLOSET MEN'S:
 2 W.C.
 NOT MORE THAN 1/2 OF THE REQUIRED # OF WATER CLOSETS MAY BE URINAL.

REQUIRED # OF WATER CLOSET WOMEN:
 2 W.C.

REQUIRED # OF LAVATORIES:
 1 LAV. UNDER 1-200
 REQUIRED # OF SHOWER
 NOT APPLICABLE

REQUIRED 1 DRINKING FOUNTAIN PER 1000 PERSONS:

(1) W.C. AND (1) URINAL REQUIRED
 (2) W.C. AND (2) URINAL PROVIDED - IN COMPLIANCE

(2) W.C. REQUIRED
 (2) W.C. PROVIDED - IN COMPLIANCE

(1) UNISEX W.C. PROVIDED

(1) LAVATORIES REQUIRED
 (5) LAVATORIES PROVIDED - IN COMPLIANCE

LL 55/2010: WATER FOUNTAIN WAIVED
 @ EATING AND DRINKING ESTABLISHMENTS

TABLE 1108.2.2.1 ACCESSIBLE WHEELCHAIR SPACES (GENERAL SEATING)

CAPACITY OF SEATING IN ASSEMBLY AREAS	MIN REQ'D # OF WHEELCHAIR SPACES
101-300	5

TOTAL # OF OCCUPANTS IN GENERAL SEATING : 152
 TOTAL # OF WHEELCHAIR SPACES : 6 > 5 IN COMPLIANCE

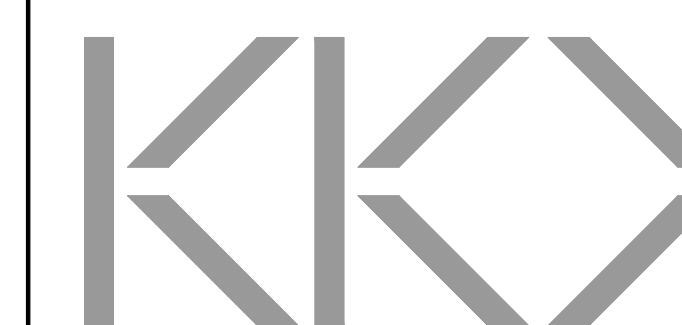
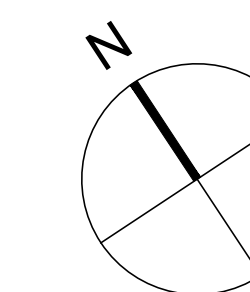
1108.2.9 DINING AND DRINKING AREAS
 IN DINING AND DRINKING AREAS, ALL INTERIOR AND EXTERIOR FLOOR AREAS SHALL BE ACCESSIBLE AND ON AN ACCESSIBLE ROUTE

1108.2.9.1 DINING SURFACES
 WHERE DINING SURFACES FOR THE CONSUMPTION OF FOOD OR DRINK ARE PROVIDED AT LEAST 10% OF THE TOTAL # OF SEATING SPACES BUT NOT LESS THAN ONE, OF EACH TYPE SHALL BE PROVIDED.

1108.2.9.2 DINING & DRINKING COUNTERS
 WHERE SEATING IS PROVIDED AT DINING OR DRINKING COUNTERS AT LEAST ONE 60 INCH LONG PORTION OF COUNTER SHALL BE PROVIDED WITH 2 ACCESSIBLE SPACES

LEGEND

NO WORK



OWNER
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ARCHITECT
 KOOKOO DESIGN LLC
 68 Wall St
 New York, NY 10018

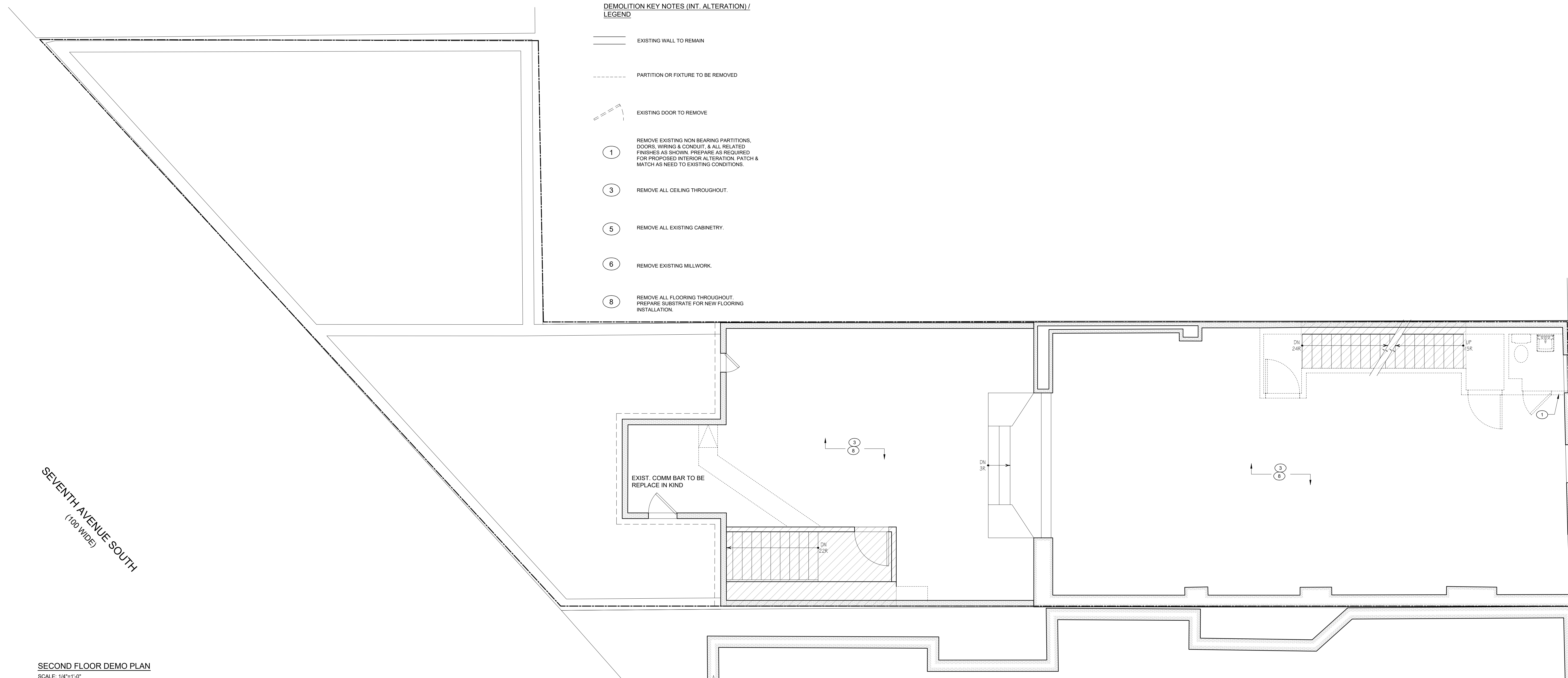
MECHANICAL ENGINEER
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PROJECT TITLE
 91-95 SEVENTH AVENUE SOUTH
 91-95 SEVENTH AVENUE SOUTH,
 NEW YORK, NY 10014

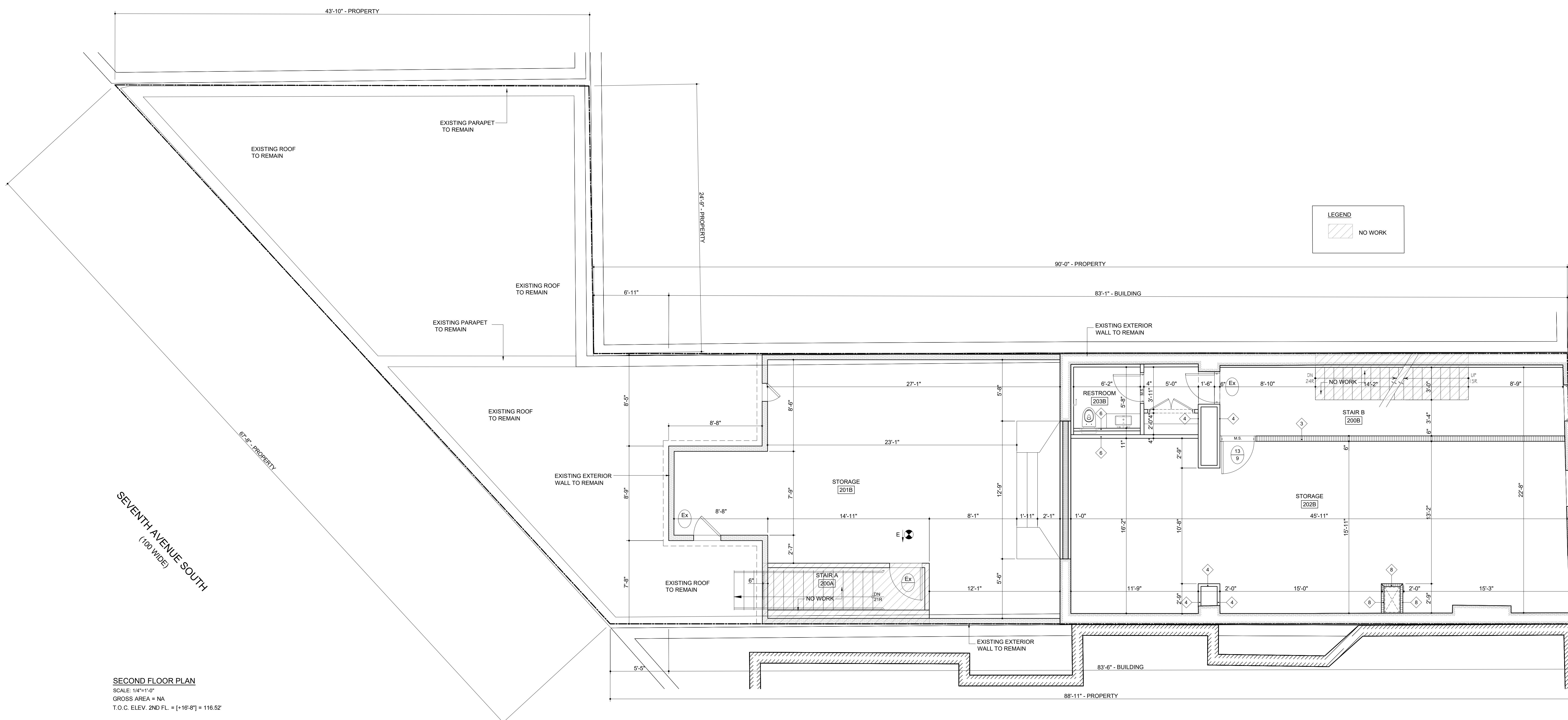
NOTES
 GC JOB NUMBER : DOB NOW M01249499-11

**DEMOLITION KEY NOTES (INT. ALTERATION)/
 LEGEND**

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 FOR PROPOSED INTERIOR ASSESSMENT, PATCH &
 MATCH AS NEEDED TO EXISTING CONDITIONS.
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- ⑤ REMOVE ALL EXISTING CABINETRY.
- ⑥ REMOVE EXISTING MILLWORK.
- ⑧ REMOVE ALL FLOORING THROUGHOUT,
 PREPARE SUBSTRATE FOR NEW FLOORING
 INSTALLATION.

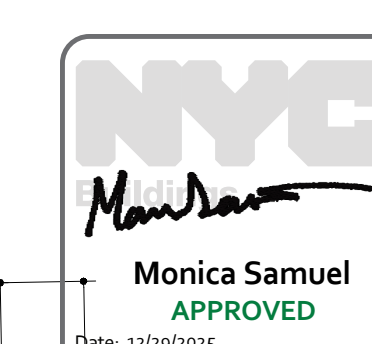


SECOND FLOOR DEMO PLAN
 SCALE: 1/4"=1'-0"



SECOND FLOOR PLAN
 SCALE: 1/4"=1'-0"
 GROSS AREA = NA
 T.O.C. ELEV. 2ND FL. = (+16'-8") = 119.52

LEGEND
 [Hatched Box] NO WORK



ALT II

DRAWING TITLE
 SECOND FLOOR DEMOLITION PLAN
 SECOND FLOOR PROPOSED PLAN

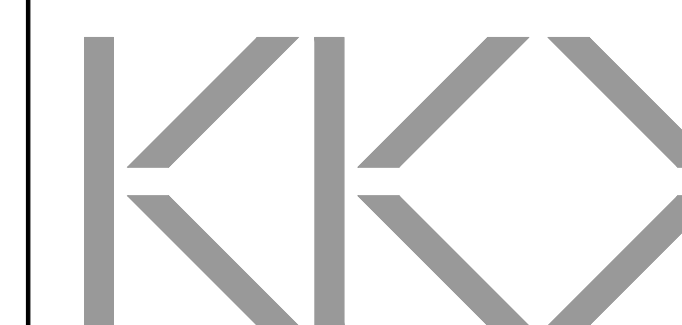
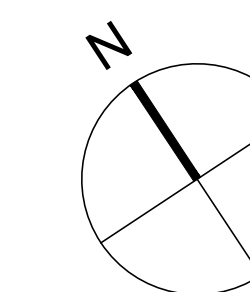
SCALE: AS SHOWN
 ISSUED/REVISION DATE:
 ISSUED 04/09/2025
 ISSUED 08/27/2025

SEAL DOB B-SCAN



DOB B-SCAN STAMP

DRAWING NO:
A-102.00
 5 OF 8



OWNER
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 New York, NY 10018

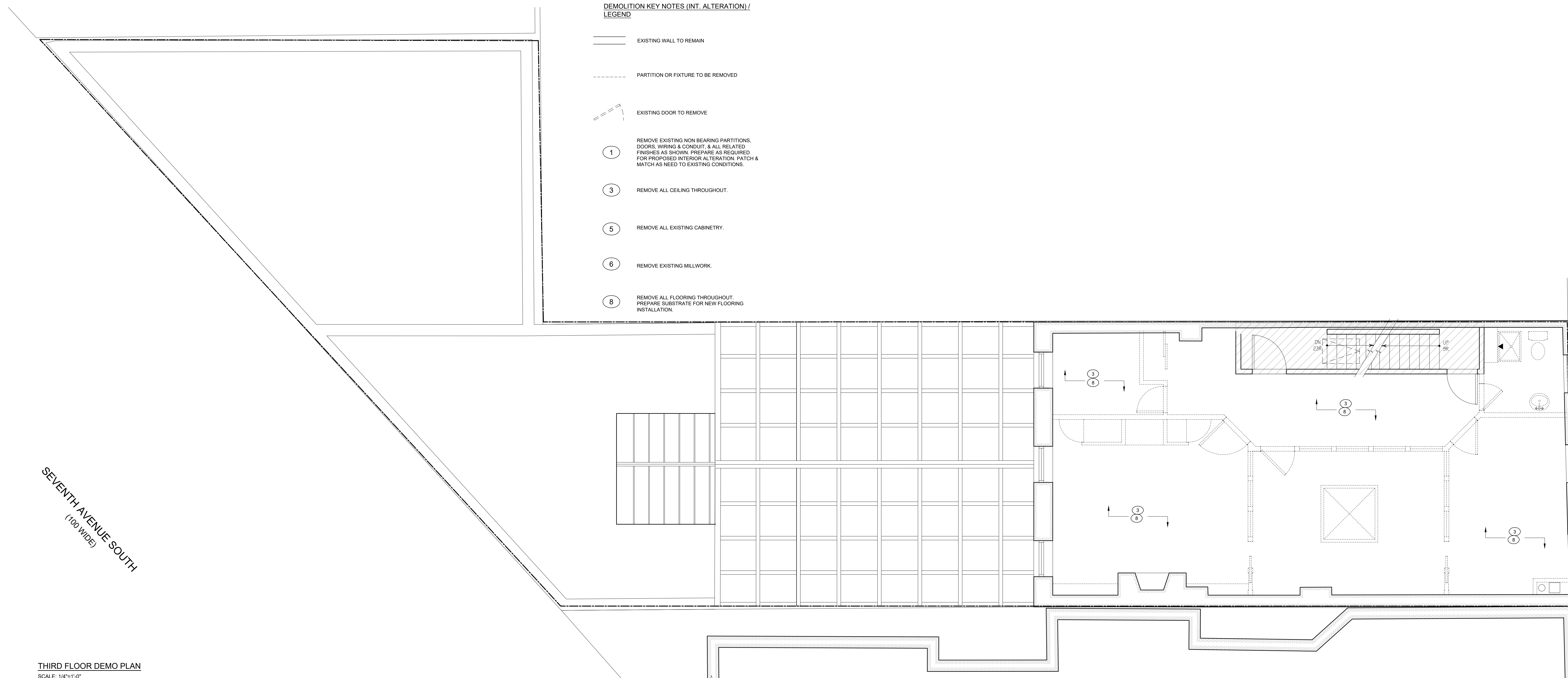
MECHANICAL ENGINEER
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PROJECT TITLE
 91-95 SEVENTH AVENUE SOUTH
 91-95 SEVENTH AVENUE SOUTH,
 NEW YORK, NY 10014

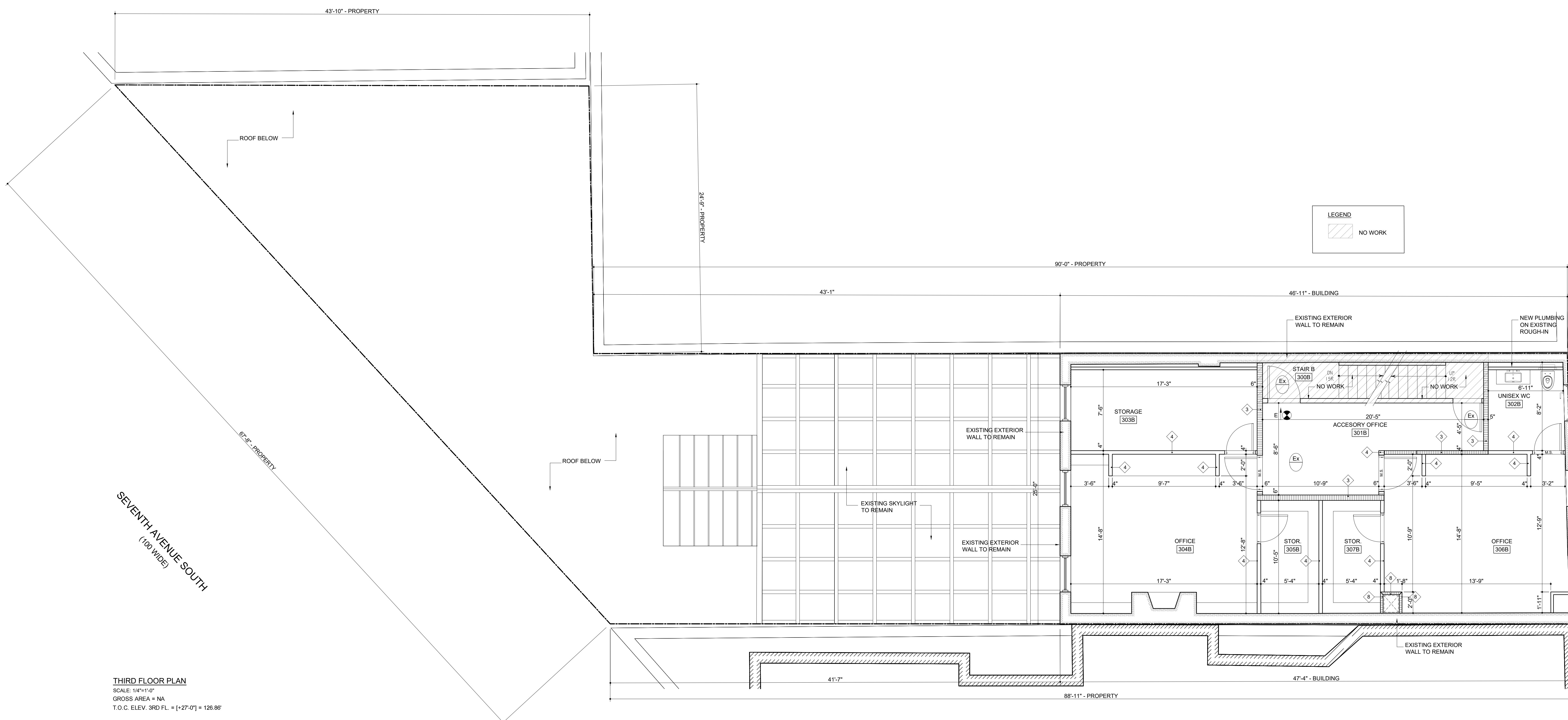
NOTES
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DEMOLITION KEY NOTES (INT. ALTERATION) /
 LEGEND

- EXISTING WALL TO REMAIN
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- EXISTING DOOR TO REMOVE
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- REMOVE ALL CEILING THROUGHOUT.
- REMOVE ALL EXISTING CABINETRY.
- REMOVE EXISTING MILLWORK.
- REMOVE ALL FLOORING THROUGHOUT. PREPARE SUBSTRATE FOR NEW FLOORING INSTALLATION.



THIRD FLOOR DEMO PLAN
 SCALE: 1/4"=1'-0"



THIRD FLOOR PLAN
 SCALE: 1/4"=1'-0"
 GROSS AREA = 1A
 T.O.C. ELEV. 3RD FL. = [27'-0"] = 128.87

LEGEND
 NO WORK

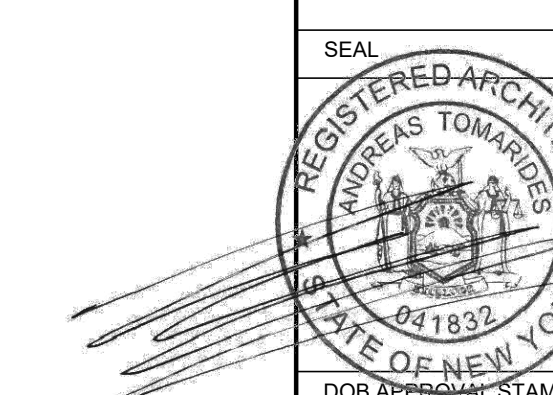
Monica Samuel
 APPROVED
 Date: 08/27/2025

ALT II

DRAWING TITLE
 THIRD FLOORS DEMOLITION PLAN
 THIRD FLOORS PROPOSED PLAN

SCALE: AS SHOWN
 ISSUED/REVISION DATE:
 ISSUED 04/09/2025
 ISSUED 08/27/2025

SEAL DOB B-SCAN

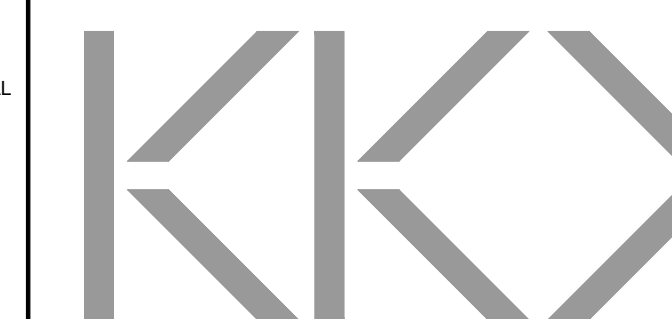
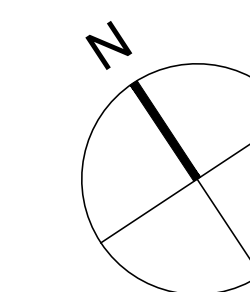


DOB B-SCAN STAMP

DRAWING NO.

A-103.00

6 OF 8



FIXTURE TYPE	INTERIOR FIXTURES						
	A1	B3	C1	C2	E1	F1	
DESCRIPTION / MOUNTING	4" RECESSED DOWNLIGHT (UNITS GENERAL)	4" RECESSED DOWNLIGHT (UNITS GENERAL)	4" RECESSED DOWNLIGHT (WET LOCATIONS)	4" RECESSED DOWNLIGHT (UNITS GENERAL)	11" SURFACE CEILING WALL MOUNTED LED LIGHTS CHROME FINISH	40" VANITY AND WALL LED LIGHT (SCIENCE/ MIRROR LIGHT)	4" LED STRIP LIGHT
MANUFACTURER / MFR. CATALOG #	LEDPAK - DOWNLIGHT DL-30K-60-800L-36-1W-0	LEDPAK - DOWNLIGHT DL-30K-60-800L-36-1W-0	LEDPAK - DOWNLIGHT DL-30K-60-800L-36-1W-0	LEDPAK - DOWNLIGHT DL-30K-60-800L-36-1W-0	MATECO M12001CH	LEDPAK - BATH BAR (88-40-30K-60-UNV-C-277V-4W)	LEDPAK SL-4-30K-4520m-40-UNV-120-277V-4W
LAMP TYPE / MFR. CAT. #	12W LED LAMP / 3000K	12W LED LAMP / 3000K	12W LED LAMP / 3000K	12W LED LAMP / 3000K	14W LED LAMP / 3000K	18W LED LAMP / 3000K	LED STRIP WITH CONTINUOUS ROW MOUNTING
VOLTAGE	120V	120V	120V	120V	120V	120V	120V
LUMENS	800lm	800lm	800lm	800lm	1130lm	2200lm	4200lm
WATTAGE	12W	12W	12W	12W	14W	39W	40W
LUMENS/WATT	67lm/W	67lm/W	67lm/W	67lm/W	81lm/W	63lm/W	105lm/W

NOTES:
AS PER NYCECC 2020 § 264.4.1, AT LEAST 90% OF PERMANENTLY INSTALLED LIGHTING FIXTURES IN DWELLING UNITS SHALL HAVE A TOTAL LUMINAIRE EFFICACY OF 2.45 lm/W FOR BALANCE OF INFO SEE I.D. DRAWINGS

FLOORS	AREA (S.F.)	INTERIOR FIXTURES							TOTAL
		A1	A2	B3	C1	C2	E1	F1	
RESTAURANT									
1ST FLOOR	2,842.16 S.F.	28	18	6		2	5	1	58
2ND FLOOR	1,810.22 S.F.			1		1	1	1	15
3RD FLOOR	1,098.71 S.F.	7							30
TOTAL FIXTURES	5,751.09 S.F.	35	18	8	0	0	7	14	80
TOTAL WATTS		420W	192W	96W	0W	0W	245W	500W	1,913W

NOTES:
AS PER NYCECC 2020 TABLE C48.3.1(1)(iv) NEITHER THE AREA NOR THE WATTAGE OF LIGHTING IN THE DWELLING UNITS SHALL BE COUNDED.
TOTALS FOR DWELLING UNITS AND ENTIRE BUILDING ARE NOT USED IN LPD CALCULATIONS

RCP SYMBOLS AND MATERIALS

-
-
-
-
-
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-
-
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-
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-
-
-
-
-

RCP AND LIGHTING FIXTURES NOTES (2020 CODES)

- ELECTRICAL AND LIGHTING SYSTEMS SHOWN ARE DIAGRAMMATIC AND MAY BE MODIFIED TO COORDINATE WITH STRUCTURAL AND ARCHITECTURAL SPECIFICATIONS. INFORMATION NOTED IS FOR ESTIMATING PURPOSES ONLY. INSTALLING CONTRACTOR SHALL FURNISH INFORMATION BASED ON THE ACTUAL EQUIPMENT USED.
- ALL SYSTEMS INSTALLED SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES. ALL ELECTRICAL AND MECHANICAL EQUIPMENT USED SHALL BE UL APPROVED.
- STYLES AND COLORS OF FIXTURES AND EXPOSED EQUIPMENT AS SELECTED.
- PROVIDE EXIT SIGNS AND EMERGENCY LIGHT FIXTURES AS SHOWN ON DRAWINGS.
- INSTALL NEW SPRINKLER HEADS AND LIGHT FIXTURES AT THE CENTER OF THE ACoustICAL CEILING TILE (IF PROVIDED), UNLESS OTHERWISE NOTED.
- SWITCH LOCATIONS ARE SHOWN AS A GENERAL GUIDE FOR DESIGN/BUILD WORK. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINATION OF QUANTITIES. SUBJECT TO APPROVAL BY THE ARCHITECT. EXACT LOCATIONS OF ALL ELECTRICAL SWITCHES AND OR RECEPTACLES TO BE DETERMINED IN THE FIELD.
- ALL LIGHTING FIXTURES DESIGNATED WITH 'NL' ARE UNSWITCHED NIGHT LIGHT FIXTURES.
- ALL LIGHTING FIXTURES DESIGNATED WITH 'EM' ARE EMERGENCY FIXTURES. PROVIDE BATTERY BACKUP AS REQUIRED.
- INTERNALLY ILLUMINATED EXIT SIGNS SHALL BE MAX. 6W PER SIDE AS PER NYCECC C48.3.1
- A MIN. OF 90% OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL USE LAMPS WITH AN EFFICACY OF AT LEAST 60 LM/W OR HAVE A TOTAL LUMINAIRE EFFICACY OF 45 LM/W AS PER NYCECC C48.3.1. COMPLIANCE WITH NYCECC § 264.4.1.
- EACH DWELLING UNIT TO HAVE A SEPARATE ELECTRICAL METER OR SUB-METER AS PER NYCECC C48.3.1
- ALL RECESSED LIGHTING TO BE PROVIDED WITH A PHOTO SENSOR AND TIME SWITCH CAPABLE OF RETARDING PROGRAMMING WITHOUT POWER FOR AT LEAST 10 HOURS.
- ALL RECESSED LUMINAIRES INSTALLED IN THE BUILDING ENVELOPE SHALL BE IC-RATED AND TO HAVE AN AIR LEAKAGE RATE OF 1.250 CMH/F AS PER MANUFACTURER'S SPECIFICATIONS
- REFER TO THE ARCHITECTURAL REFLECTED CEILING PLANS FOR:
 - A. GENERAL TYPE AND SPECIFIC LOCATION OF LIGHT FIXTURES AND GENERAL LOCATION OF SWITCHES
 - B. THE LOCATION OF WALL MOUNTED EMERGENCY STROBES
 - C. THE LOCATION OF EXIT SIGNS
 - D. THE LOCATION OF CEILING MTD. A.V. ITEMS, SUCH AS RECESSED PROJECTION SCREENS AND PROJECTORS
 - E. THE LOCATION OF WALL MTD. LIGHTING FIXTURES 60" AFF OR ABOVE
 - F. THE LOCATION OF ABOVE CEILING SHOCK CURTAINS
 - G. ENERGY COMPLIANCE FOR POWER AND LIGHTING.
- REFER TO THE ELECTRICAL DESIGN DRAWINGS FOR:
 - A. CIRCUITING AND WIRING OF LIGHT FIXTURES, AND SWITCHES
 - B. LOCATION OF REQUIRED EMERGENCY LIGHT FIXTURES.
- REFER TO THE MECHANICAL DESIGN DRAWINGS FOR:
 - A. DUCTS, AIR MOVEMENT REQUIREMENTS, AND SIZES OF GRILLES AND REGISTERS
 - B. ENERGY COMPLIANCE FOR HVAC EQUIPMENT.
- REFER TO THE FIRE PROTECTION DRAWINGS FOR:
 - A. LAYOUT, LOCATION, AND SIZE OF SPRINKLER LINES AND HEADS
 - B. PRESSURE REQUIREMENTS
 - C. SPRINKLER HEAD SPECIFICATIONS
 - D. LOCATION OF FIRE PROTECTION RISERS & WALL HYDRANTS
- EMERGENCY SYSTEM
IN A EVENT OF A POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM WILL AUTOMATICALLY ILLUMINATE ALL OF THE FOLLOWING:
 - A. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS
 - B. CORRIDORS, EXIT ENCLOSURES, AND EXIT PASSAGEWAYS
 - C. EXTERIOR LANDINGS AT EXIT DISCHARGE DOORWAYS
- EXITS, EXIT DISCHARGES, AND PUBLIC CORRIDORS SHALL BE ILLUMINATED AS PER BC 1008.2
- A LIGHT OR LIGHTS SHALL BE PROVIDED AT OR NEAR THE OUTSIDE OF THE FRONT ENTRANCEWAY OF THE BUILDING PROVIDING NOT LESS THAN 1 FOOT CANDLES (30 cd) INTENSITY MEASURED AT THE FLOOR LEVEL FOR THE FULL WIDTH OF THE ENTRANCEWAY AS PER BC 1008.4.1
- ELEVATOR CABS AS PER NYCECC C48.3.1:
 - A. LUMINAIRES, NOT INCLUDING SIGNALS AND DISPLAYS, SHALL NOT BE LESS THAN 35 LUMENS PER WATT
 - B. VENTILATION FANS SHALL NOT CONSUME MORE THAN 0.33 WATTS/CFM AT THE MAX. RATED SPEED OF THE FAN
 - C. CONTROLS SHALL BE PROVIDED THAT WILL DE-ENERGIZE VENTILATION FANS AND LIGHTING SYSTEMS WHEN THE ELEVATOR IS STOPPED, UNOCCUPIED AND WITH ITS DOORS CLOSED FOR OVER 15 MINS.
 - D. NEW TRACTION ELEVATORS WITH RISES OF 75' IN NEW BUILDINGS SHALL HAVE A POWER CONVERSION SYSTEM COMPLYING WITH THE FOLLOWING:
 - D.A. INDUCTION MOTORS WITH A CLASS EFFICIENCY RATING
 - D.B. TRANSMISSIONS SHALL NOT REDUCE THE EFFICIENCY OF THE COMBINED MOTOR/TRANSMISSIONS - THE EFFICIENCY FOR CLASS 42 MOTORS W/ COMPACTS BELOW 400 LB. CAPABLES MACHINES SHALL ASSUME 100% EFFICIENCY
 - D.C. REGENERATIVE DRIVES THAT RECOVER THE POTENTIAL ENERGY RELEASED DURING MOTION AND SUPPLIES ELECTRICAL ENERGY TO THE BUILDING
- MEASUREMENT DEVICES SHALL BE INSTALLED TO INDIVIDUALLY MONITOR ENERGY USE OF NATURAL GAS, FUEL OIL, PROPANE, STEAM, CHILLED WATER & HOT WATER ENERGY TYPES AS PER C48.11. A MEASUREMENT DEVICE SHALL BE INSTALLED TO RECORD ELECTRICAL ENERGY USE VERY 60 MINS. AND REPORT THAT USE AS PER C48.12. SEE ELECTRICAL ENGINEERING DRAWINGS FOR AND LOCATION OF MEASUREMENT DEVICES
- LIGHTING CONTROL DEVICES AND SYSTEMS SHALL UNDERGO FUNCTIONAL TESTING AS PER NYCECC C48.3

OWNER
91-95 7TH AVENUE SOUTH LLC
720 Avenue J
Brooklyn, NY 11230

ARCHITECT

KKO DESIGN LLC
65 Wall St
New York, NY 10018

MECHANICAL ENGINEER

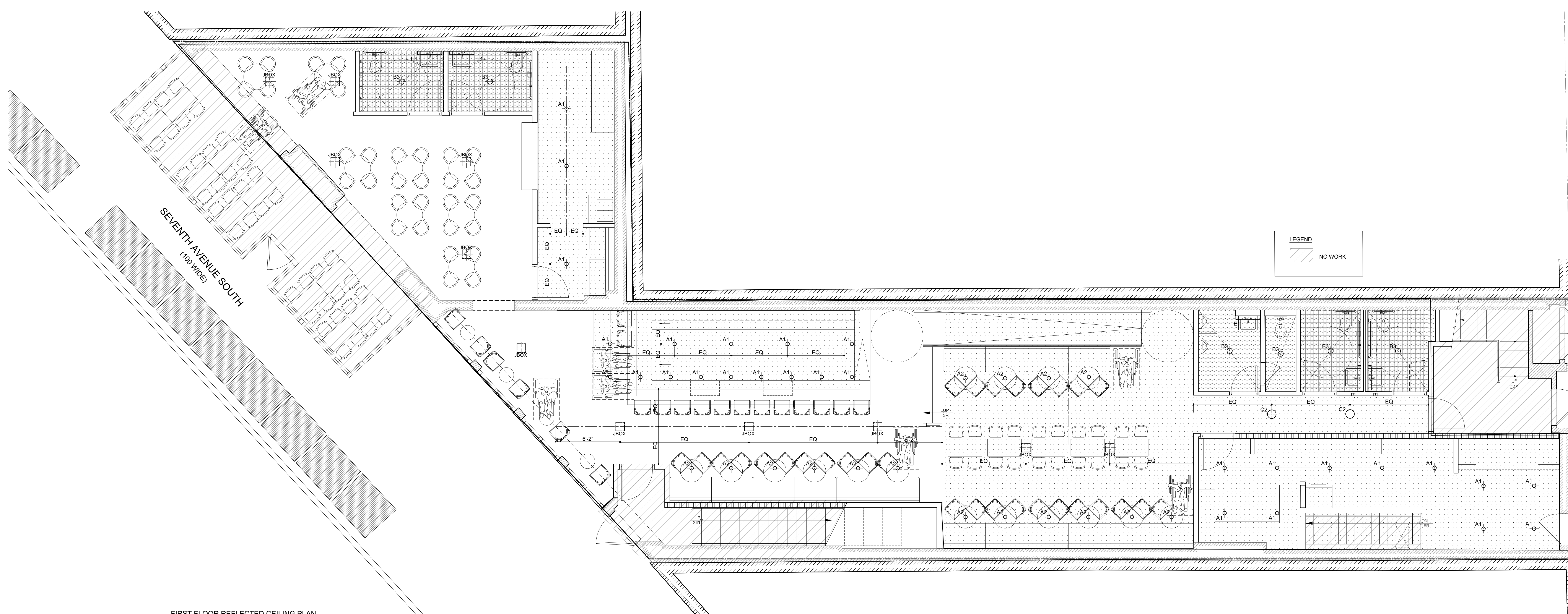
A & D ENGINEERING, PLLC
208 East 18th Street
Brooklyn, NY 11238
(718) 872-6122

PROJECT TITLE

91-95 SEVENTH AVENUE SOUTH
91-95 SEVENTH AVENUE SOUTH
NEW YORK, NY 10014

NOTES:

GC JOB NUMBER : DOB NOW M01249499-11



FIRST FLOOR REFLECTED CEILING PLAN
SCALE: 1/4"=1'-0"

NYCE
Monica Samuel
APPROVED
Date: 04/09/2025

ALT II

DRAWING TITLE
RCP AND LIGHTING POWER NOTES & TABLES
FIRST FLOOR REFLECTED CEILING PLAN

SCALE: AS SHOWN

ISSUED/REVISION DATE:

ISSUED 04/09/2025

ISSUED 04/27/2025

SEAL DOB B-SCAN

RECEIVED ARCHITECT

RECEIVED CONTRACTOR

DATE OF NEW YORK

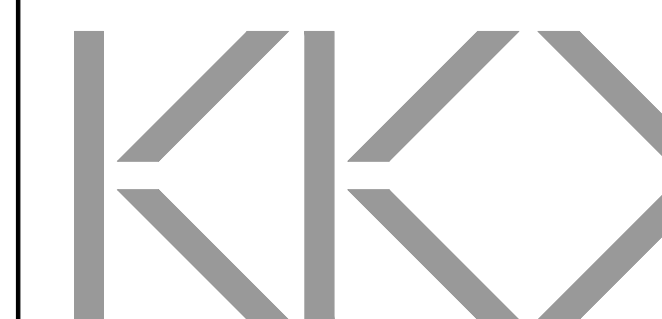
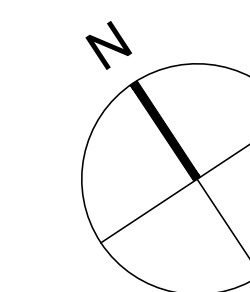
DOB 27/04/2025

DOB 27/04/2025

DRAWING NO:

A-301.00

7 OF 8



OWNER
91-95 7TH AVENUE SOUTH LLC
720 Avenue J
Brooklyn, NY 11230

ARCHITECT
KOOKOO DESIGN LLC
68 Wall St
New York, NY 10018

MECHANICAL ENGINEER
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PROJECT TITLE
91-95 SEVENTH AVENUE SOUTH
91-95 SEVENTH AVENUE SOUTH,
NEW YORK, NY 10014

NOTES:
GC JOB NUMBER : DOB NOW M01249499-11

RCP SYMBOLS AND MATERIALS

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RCP AND LIGHTING FIXTURES NOTES (2020 CODES)

1. ELECTRICAL AND LIGHTING SYSTEMS SHOWN ARE DIAGNOSTIC AND MAY BE MODIFIED TO COORDINATE WITH STRUCTURAL AND ARCHITECTURAL SPECIFICATIONS. INFORMATION NOTED IS FOR ESTIMATING PURPOSES ONLY. INSTALLING CONTRACTOR SHALL FURNISH INFORMATION BASED ON THE ACTUAL EQUIPMENT USED.
2. ALL SYSTEMS INSTALLED SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES. ALL ELECTRICAL AND MECHANICAL EQUIPMENT USED SHALL BE UL APPROVED.
3. STYLES AND COLORS OF FIXTURES AND EXPOSED EQUIPMENT AS SELECTED.
4. PROVIDE EXIT SIGNS AND EMERGENCY LIGHT FIXTURES AS SHOWN ON DRAWINGS.
5. INSTALL NEW SPRINKLER HEADS AND LIGHT FIXTURES AT THE CENTER OF THE ACoustICAL CEILING TILE IF PROVIDED; UNLESS OTHERWISE NOTED.
6. SWITCH LOCATIONS ARE SHOWN AS A GENERAL GUIDE FOR DESIGN-BUILD WORK. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINATION OF QUANTITIES. SUBJECT TO APPROVAL BY THE ARCHITECT. EXACT LOCATIONS FOR ALL ELECTRICAL SWITCHES AND OR RECEPTACLES TO BE DETERMINED IN THE FIELD.
7. ALL LIGHTING FIXTURES DESIGNATED WITH 'NL' ARE UNSWITCHED NIGHT LIGHT FIXTURES.
8. ALL LIGHTING FIXTURES DESIGNATED WITH 'EM' ARE EMERGENCY FIXTURES. PROVIDE BATTERY BACKUP AS REQUIRED.
9. INTERNALLY ILLUMINATED EXIT SIGNS SHALL BE MAX. 9W PER SIDE AS PER NYC EFC CODE 1.
10. A MIN. OF 90% OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL USE LAMPS WITH AN EFFICIENCY OF AT LEAST 90 LMW, OR HAVE A TOTAL LUMINAIRE EFFICACY OF 45 LMW AS PER NYC EFC CODE 1. COMPLIANCE WITH NYC EFC CODE 1.
11. EACH DWELLING UNIT TO HAVE A SEPARATE ELECTRICAL METER OR SUB-METER AS PER NYC EFC CODE 1.
12. ALL EXTERIOR LIGHTING TO BE PROVIDED WITH A PHOTO SENSOR AND TIME SWITCH CAPABLE OF RETAINING PROGRAMMING WITHOUT POWER FOR AT LEAST 10 HOURS.
13. ALL RECESSED LUMINAIRES INSTALLED IN THE BUILDING ENVELOPE SHALL BE IC-RATED AND TO HAVE AN LEAKAGE RATE OF $2.20 \mu A / IN^2$ AS PER MANUFACTURER'S SPECIFICATIONS.
14. REFER TO THE ARCHITECTURAL REFLECTED CEILING PLANS FOR:
 - A. GENERAL TYPE AND SPECIFIC LOCATION OF LIGHT FIXTURES AND GENERAL LOCATION OF SWITCHES.
 - B. THE LOCATION OF WALL MOUNTED EMERGENCY STRIKES.
 - C. THE LOCATION OF EXIT SIGNS.
 - D. THE LOCATION OF CEILING MTD. A-V ITEMS, SUCH AS RECESSED PROJECTION SCREENS AND PROJECTORS.
 - E. THE LOCATION OF WALL MTD. LIGHTING FIXTURES BY 'AF' OR ABOVE.
 - F. THE LOCATION OF ABOVE CEILING SMOKE CURTAINS.
 - G. ENERGY COMPLIANCE FOR POWER AND LIGHTING.
15. REFER TO THE ELECTRICAL DESIGN DRAWINGS FOR:
 - A. CIRCUITING AND WIRING OF LIGHT FIXTURES, AND SWITCHES.
 - B. LOCATION OF REQUIRED EMERGENCY LIGHT FIXTURES.
16. REFER TO THE MECHANICAL DESIGN DRAWINGS FOR:
 - A. DUCTS, AIR MOVEMENT REQUIREMENTS, AND SIZES OF GRILLES AND REGISTERES.
 - B. ENERGY COMPLIANCE FOR HVAC EQUIPMENT.
17. REFER TO THE FIRE PROTECTION DRAWINGS FOR:
 - A. LAYOUT, LOCATION, AND SIZE OF SPRINKLER LINES AND HEADS.
 - B. PRESSURE REQUIREMENTS.
 - C. SPRINKLER HEAD SPECIFICATIONS.
 - D. LOCATION OF FIRE PROTECTION RISERS & WALL HYDRANTS.
18. EMERGENCY SYSTEM
IN A EVENT OF A POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL OF THE FOLLOWING:
 - A. AREAS AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
 - B. CORRIDORS, EXIT ENCLOSURES, AND EXIT PASSAGeways
 - C. EXTERIOR LANDINGS AT EXIT DISCHARGE DOORWAYS.
19. EXITS, EXIT DISCHARGES, AND PUBLIC CORRIDORS SHALL BE ILLUMINATED AS PER BC 1006.2
20. A LIGHT OR LIGHTS SHALL BE PROVIDED AT OR NEAR THE OUTSIDE OF THE FRONT ENTRANCEWAY OF THE BUILDING PROVIDING NOT LESS THAN 5 FOOT CANDLES (50 FC) IN INTENSITY MEASURED AT THE FLOOR LEVEL FOR THE FULL WIDTH OF THE ENTRANCES WAY AS PER BC 1006.4.1
21. ELEVATOR CABS AS PER NYC EFC CODE 8.1
 - A. LUMINAIRES, NOT INCLUDING SIGNS AND DISPLAYS, SHALL NOT BE LESS THAN 35 LUMENS PER WAT.
 - B. VENTILATION FANS SHALL NOT CONSUME MORE THAN 0.33 WATTS/SQFT AT THE MAX. RATED SPEED OF THE FAN.
 - C. CONTROLS SHALL BE PROVIDED THAT WILL DE-ENERGIZE VENTILATION FANS AND LIGHTING SYSTEMS WHEN THE ELEVATOR IS STOPPED, UNOCCUPIED, OR WITH ITS DOORS CLOSED FOR OVER 15 MINS.
 - D. NEW TRACTION ELEVATORS WITH A RISE OF 7' IN NEW BUILDINGS SHALL HAVE A POWER CONVERSION SYSTEM COMPLYING WITH THE FOLLOWING:
 - D.A. INDUCTION MOTORS WITH A CLASS EE EFFICIENCY RATING.
 - D.B. TRANSMISSIONS SHALL NOT REDUCE THE EFFICIENCY OF THE COMBINED MOTOR/TRANSMISSION TO - THE EFFICIENCY FOR CLASS EE MOTORS OF CAPACITIES BELOW 4000 LBS. GEARLESS MACHINES SHALL ASSUME 100% EFFICIENCY.
 - D.C. REGENERATIVE DRIVES THAT RECOVER THE POTENTIAL ENERGY RELEASED DURING MOTION AND SUPPLIES ELECTRICAL ENERGY TO THE BUILDING.
22. MEASUREMENT DEVICES SHALL BE INSTALLED TO INDIVIDUALLY MONITOR ENERGY USE OF NATURAL GAS, FUEL OIL, PROPANE, STEAM, CHILLED WATER & HOT WATER ENERGY TYPES AS PER CODE 11. A MEASUREMENT DEVICE SHALL BE INSTALLED TO RECORD ELECTRICAL ENERGY USE VERY 60 MINS. AND REPORT THAT USE AS PER CODE 12. SEE ELECTRICAL ENGINEERING DRAWINGS FOR AND LOCATION OF MEASUREMENT DEVICES.
23. LIGHTING CONTROL DEVICES AND SYSTEMS SHALL UNDERGO FUNCTIONAL TESTING AS PER NYC EFC CODE 8.3

NYC
Monica Samuel
APPROVED
Date: 10/27/2025

SECOND FLOOR REFLECTED CEILING PLAN
SCALE: 1/8"=1'-0"

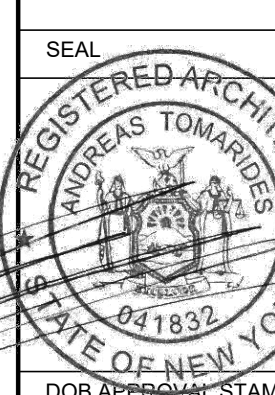
THIRD FLOOR REFLECTED CEILING PLAN
SCALE: 1/8"=1'-0"

ALT II

DRAWING TITLE:
SECOND & THIRD FLOOR
REFLECTED CEILING PLAN

SCALE: AS SHOWN
ISSUED/REVISION DATE:
ISSUED 04/09/2025
ISSUED 06/27/2025

SEAL DOB B-SCAN



DOB B-SCAN

DRAWING NO:

A-302.00

8 OF 8