

1 OCCUPANCY TABLE

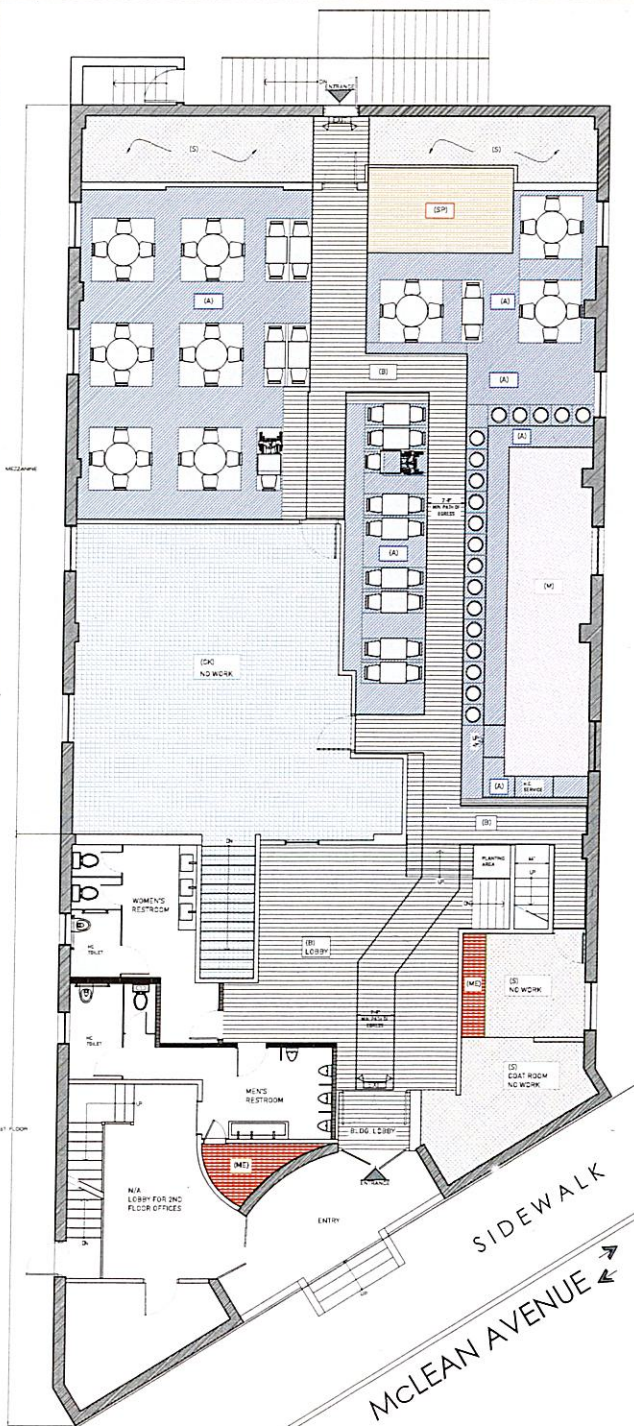
SCALE: N.T.S.

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
	Entry Foyer	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 Reception = 1 Coat Rm. = 1 Cooks = 3				

2 1ST. FLOOR/MEZZANINE OCCUPANCY DIAGRAM

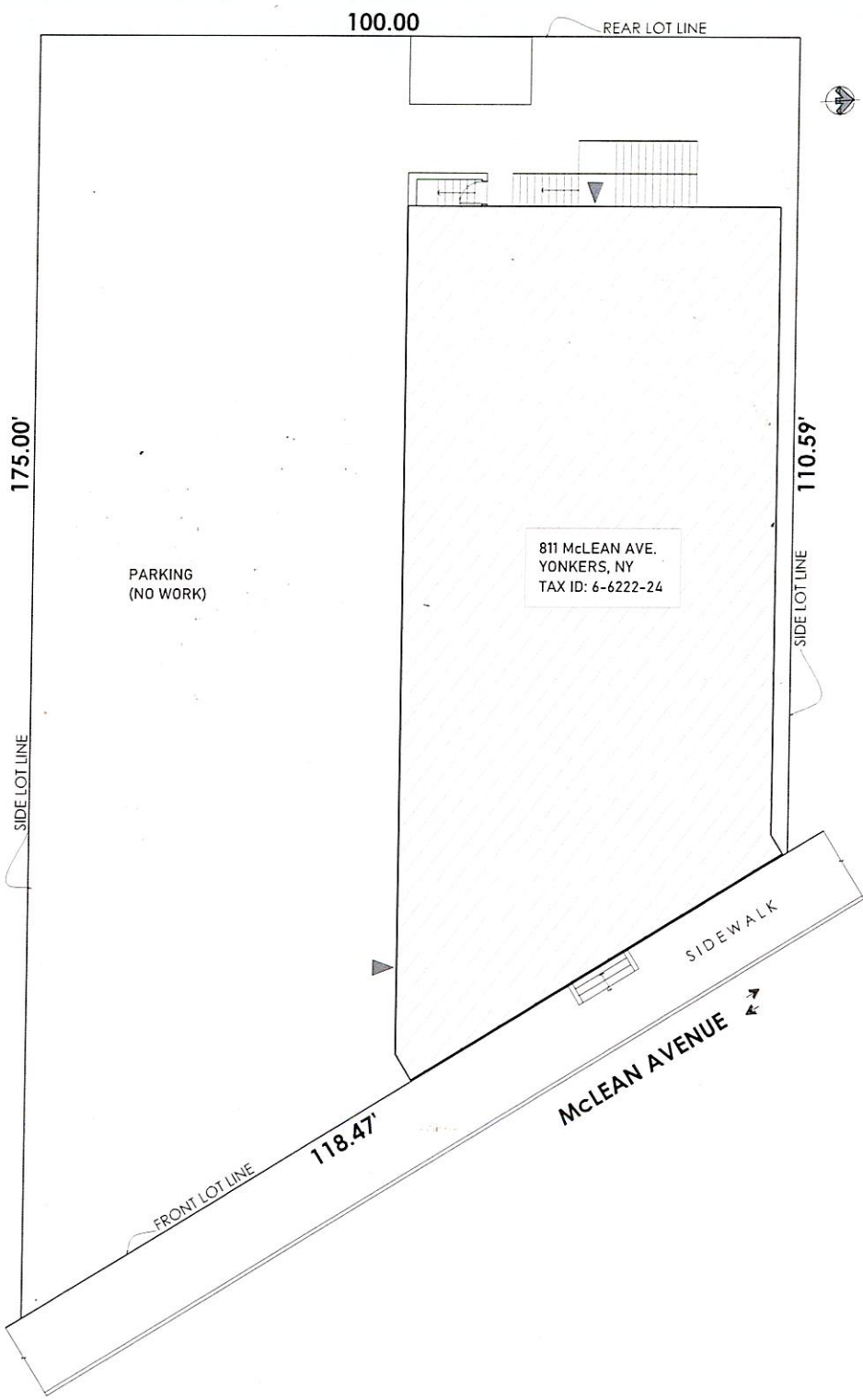
SCALE: 1/8"=1'-0"



1ST. FLOOR/MEZZANINE OCCUPANCY LEGEND

SYMBOL	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.

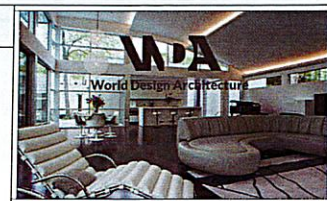
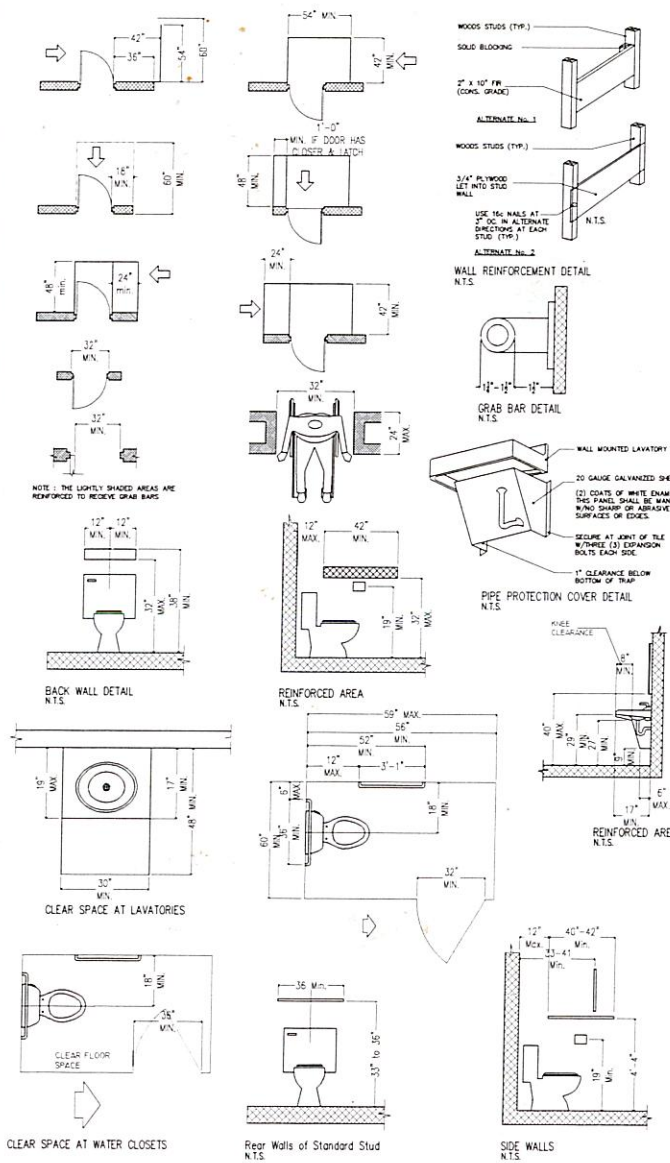
3 PLOT PLAN



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 BRACINGS 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/REMOVED 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



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REVISIONS:

NO.	DESCRIPTION

PROJECT TITLE:

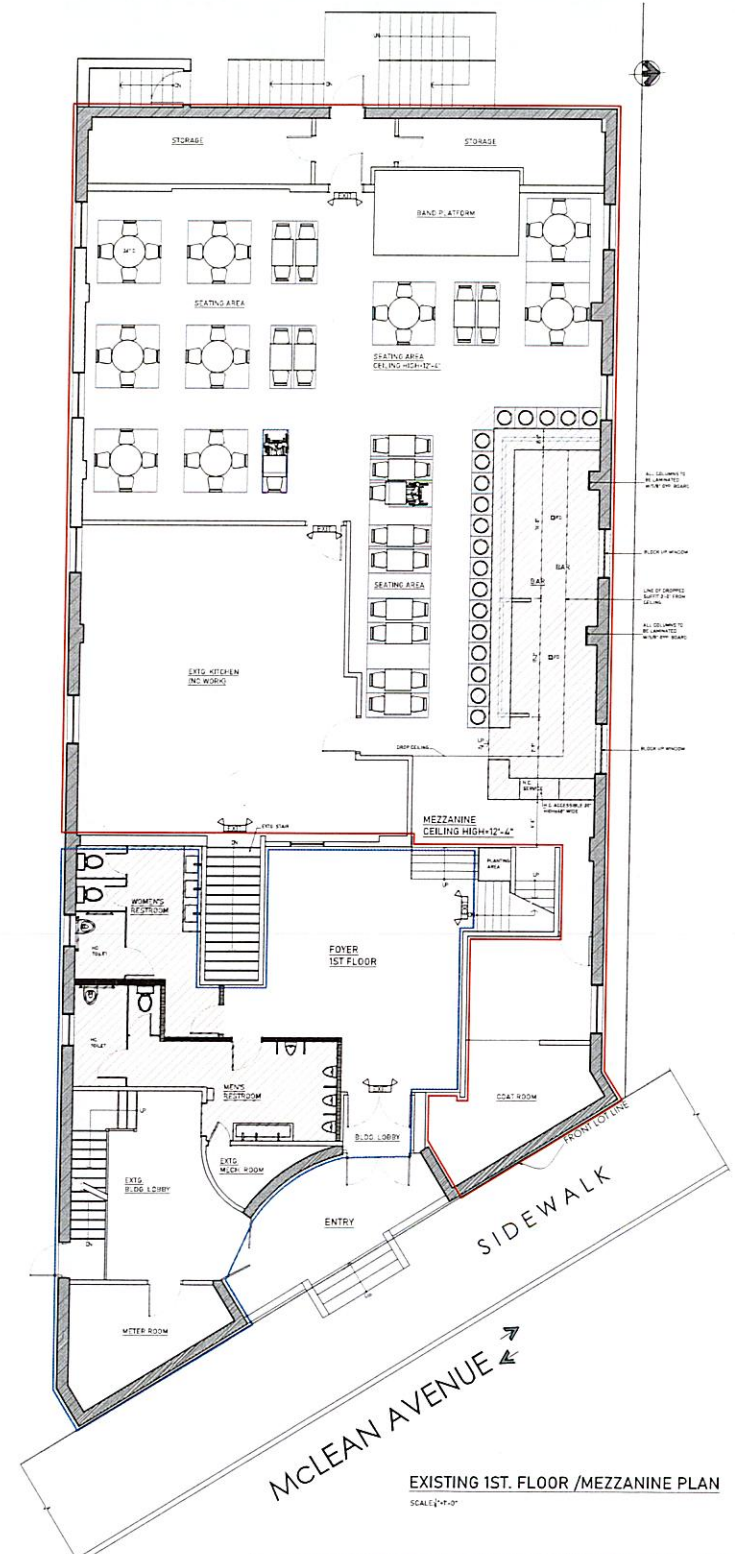
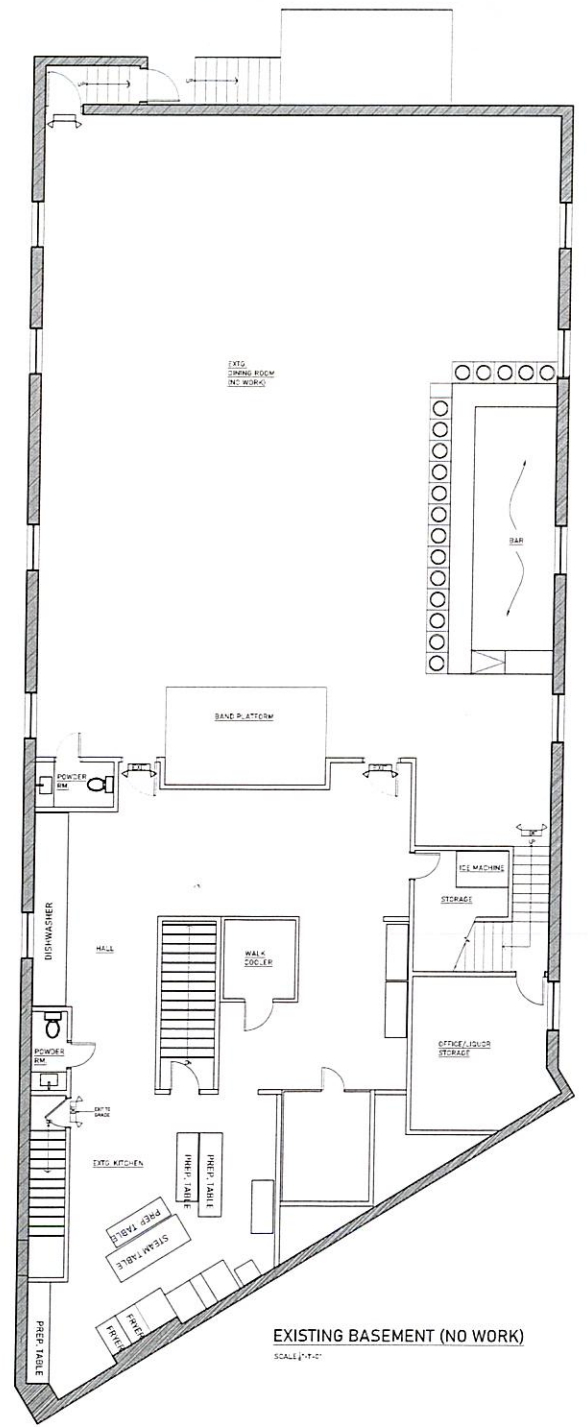
**811 McLEAN AVE.,
 YONKERS NY 10704**

**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



LEGEND/1ST. FL./MEZZANINE

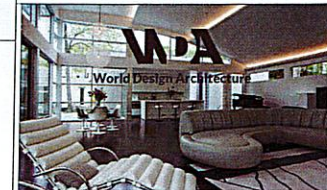
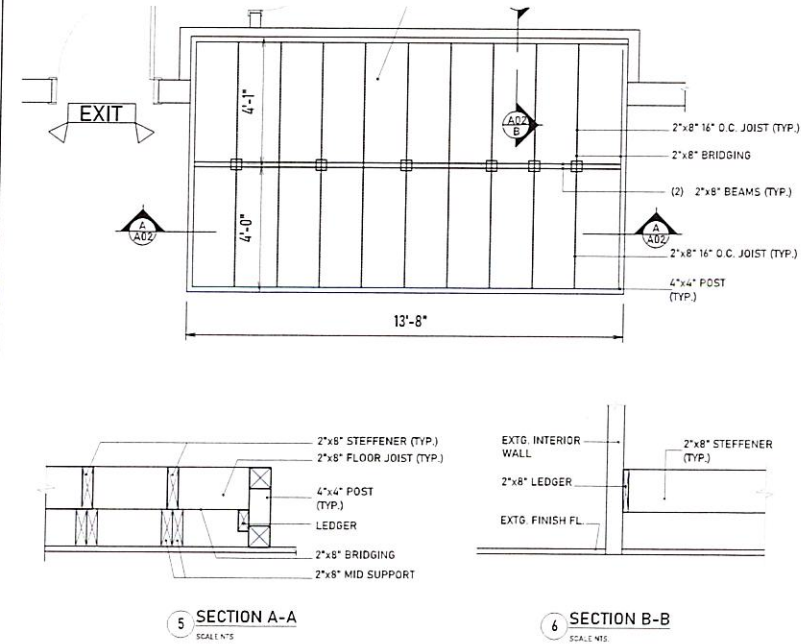
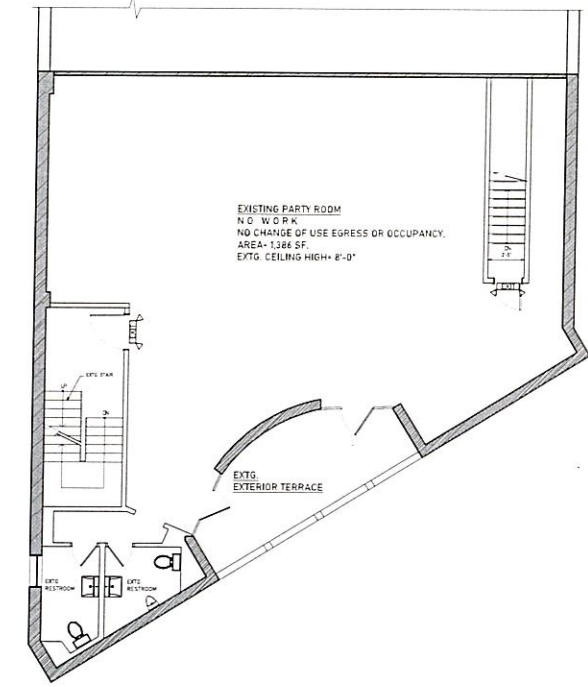
[Red Line]	AREA OF WORK
[Blue Line]	MEZZANINE
[Black Line]	1ST. FLOOR

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	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)



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REVISIONS:

PROJECT TITLE:
RESTAURANT RENOVATION AT 1ST. FLOOR

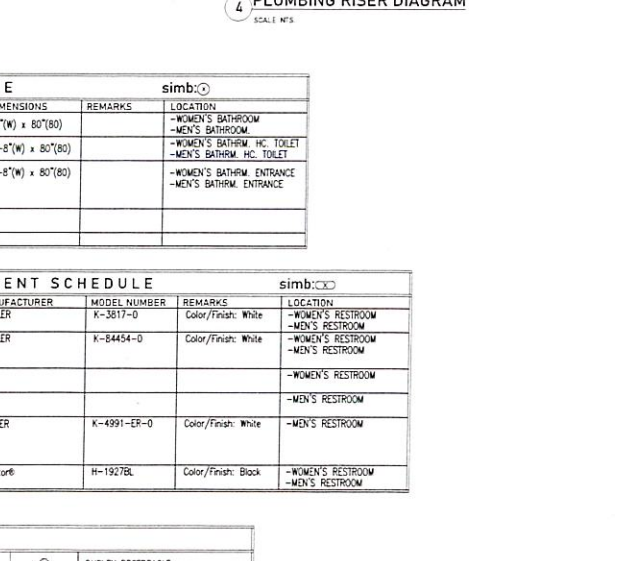
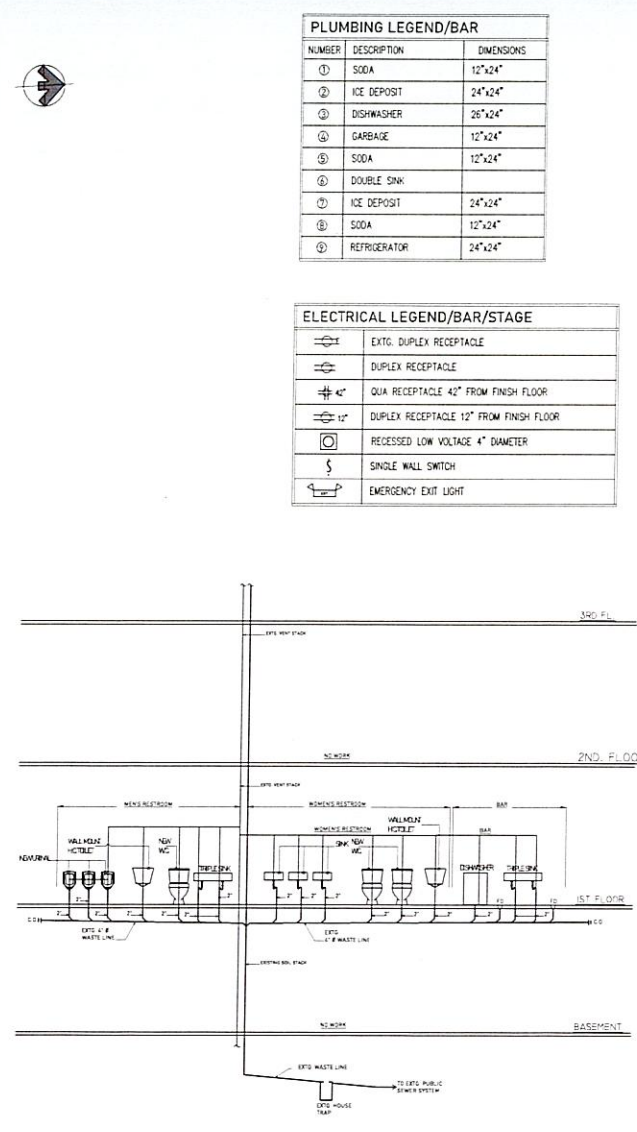
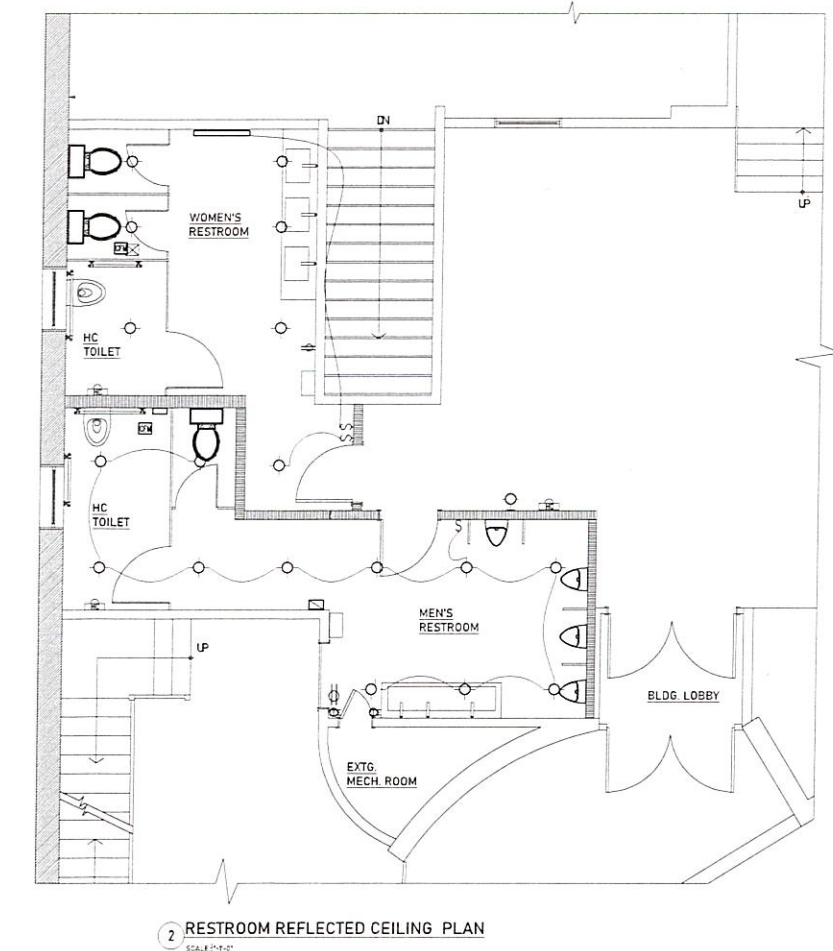
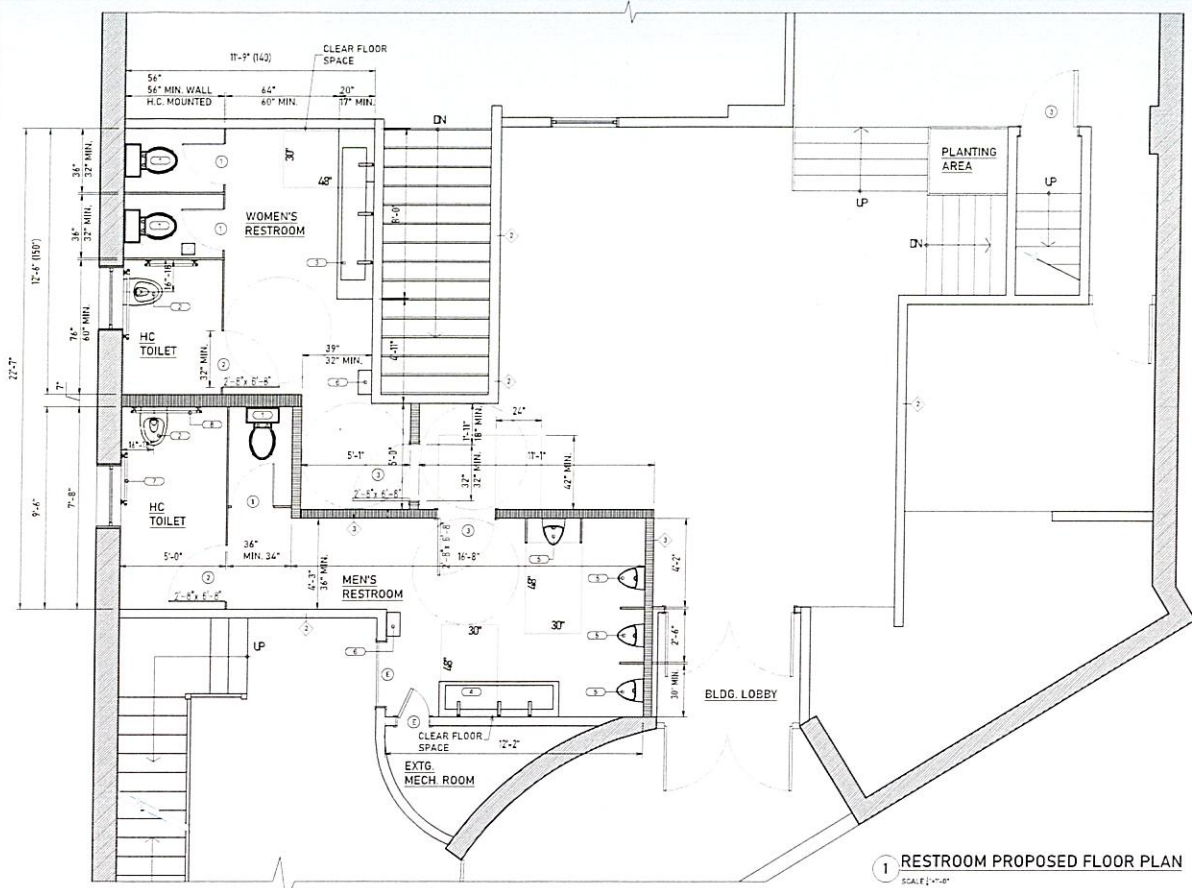
ADDRESS:
811 McLEAN AVE.,
YONKERS NY 10704

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



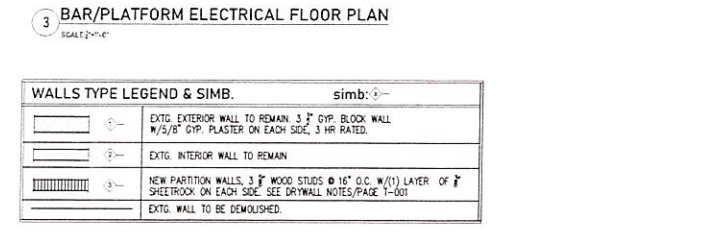
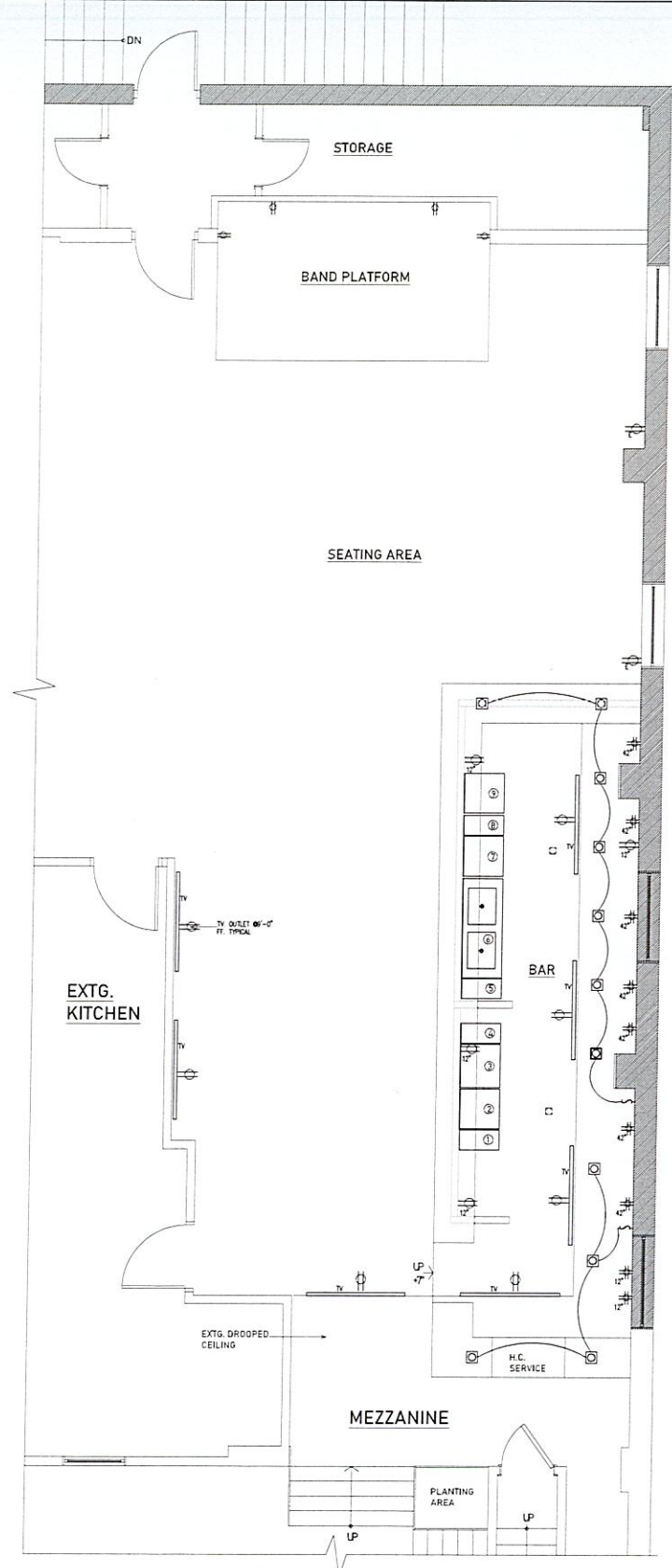
NUMBER	DESCRIPTION	DIMENSIONS
1	SODA	12"x24"
2	ICE DEPOSIT	24"x24"
3	DISHWASHER	26"x24"
4	GARBAGE	12"x24"
5	SODA	12"x24"
6	DOUBLE SINK	
7	ICE DEPOSIT	24"x24"
8	SODA	12"x24"
9	REFRIGERATOR	24"x24"

ELECTRICAL LEGEND/BAR/STAGE	
	EXTG. DUPLEX RECEPTACLE
	DUPLEX RECEPTACLE
	QUA RECEPTACLE 42" FROM FINISH FLOOR
	DUPLEX RECEPTACLE 12" FROM FINISH FLOOR
	RECESSED LOW VOLTAGE 4" DIAMETER
	SINGLE WALL SWITCH
	EMERGENCY EXIT LIGHT

DOOR SCHEDULE					
ITEM No.	QTY	DESCRIPTION	DIMENSIONS	REMARKS	LOCATION
1	3	BATHROOM DOOR	24"(W) x 80"(H)		- WOMEN'S BATHROOM - MEN'S BATHROOM
2	2	H.C. BATHROOM DOOR	2'-8"(W) x 80"(H)		- WOMEN'S BATHRM. H.C. TOILET - MEN'S BATHRM. H.C. TOILET
3	2	Masonite 30-in x 80-in Muonglow Solid Core 2-panel Square Left Hand Smooth Prefinished Molded Composite Flat Jamb Single Prehung Interior Door	2'-8"(W) x 80"(H)		- WOMEN'S BATHRM. ENTRANCE - MEN'S BATHRM. ENTRANCE
4		EXTG. DOOR			

RESTROOM/EQUIPMENT SCHEDULE						
ITEM No.	QTY	DESCRIPTION	MANUFACTURER	MODEL NUMBER	REMARKS	LOCATION
1	3	Memoval® Slately two-piece elongated toilet, 1.28 gpf	KHOLER	K-3817-0	Color/Finish: White	- WOMEN'S RESTROOM - MEN'S RESTROOM
2	2	Kingston® wall-mount toilet bowl with rear spud, 1.28 or 1.6 gpf	KHOLER	K-84454-0	Color/Finish: White	- WOMEN'S RESTROOM - MEN'S RESTROOM
3	1	Sink-triple				- WOMEN'S RESTROOM
4	1	Sink-triple				- MEN'S RESTROOM
5	4	Bardon® High-Efficiency Urinal (HEU), washout, wall-hung, 0.125 gpf to 1.0 gpf, rear spud	KHOLER	K-4991-ER-0	Color/Finish: White	- MEN'S RESTROOM
6	2	Xlerator® Hand Dryer - 110-120V, Black	Xlerator®	H-1927R	Color/Finish: Black	- WOMEN'S RESTROOM - MEN'S RESTROOM

ELECTRICAL LEGEND			
	RECESSED LOW VOLTAGE 3" DIAMETER		DUPLEX RECEPTACLE
	7' AFF. 2'-0" LED LIGHT STRIP		CEILING EXHAUST FAN
	H.C. ALARM		ELECTRICAL THERMOSTAT
	NEW ELECTRICAL JUNCTION BOX		HANDICAP ALARM



WALLS TYPE LEGEND & SIMB.	
	EXTG. EXTERIOR WALL TO REMAIN, 3" GYP. BLOCK WALL W/5/8" GYP. PLASTER ON EACH SIDE, 3 HR. RATED.
	EXTG. INTERIOR WALL TO REMAIN
	NEW PARTITION WALLS, 3" WOOD STUDS @ 16" O.C. W/1" LAYER OF SHEETROCK ON EACH SIDE. SEE DRYWALL NOTES/PAGE 1-001
	EXTG. WALL TO BE DEMOLISHED.



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REVISIONS:	

PROJECT TITLE:
RESTAURANT RENOVATION AT 1ST. FLOOR

ADDRESS:
**811 McLEAN AVE.,
 YONKERS NY 10704**

SHEET TITLE:
**• RESTROOM PROPOSED FLOOR PLAN.
 • RESTROOM PROPOSED REFLECTED CEILING PLAN.
 • BAR/PLATFORM ELECT. FLOOR PLAN.
 • PLUMBING RISER DIAGRAM**

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-003.00
	PAGE: 4 of 4