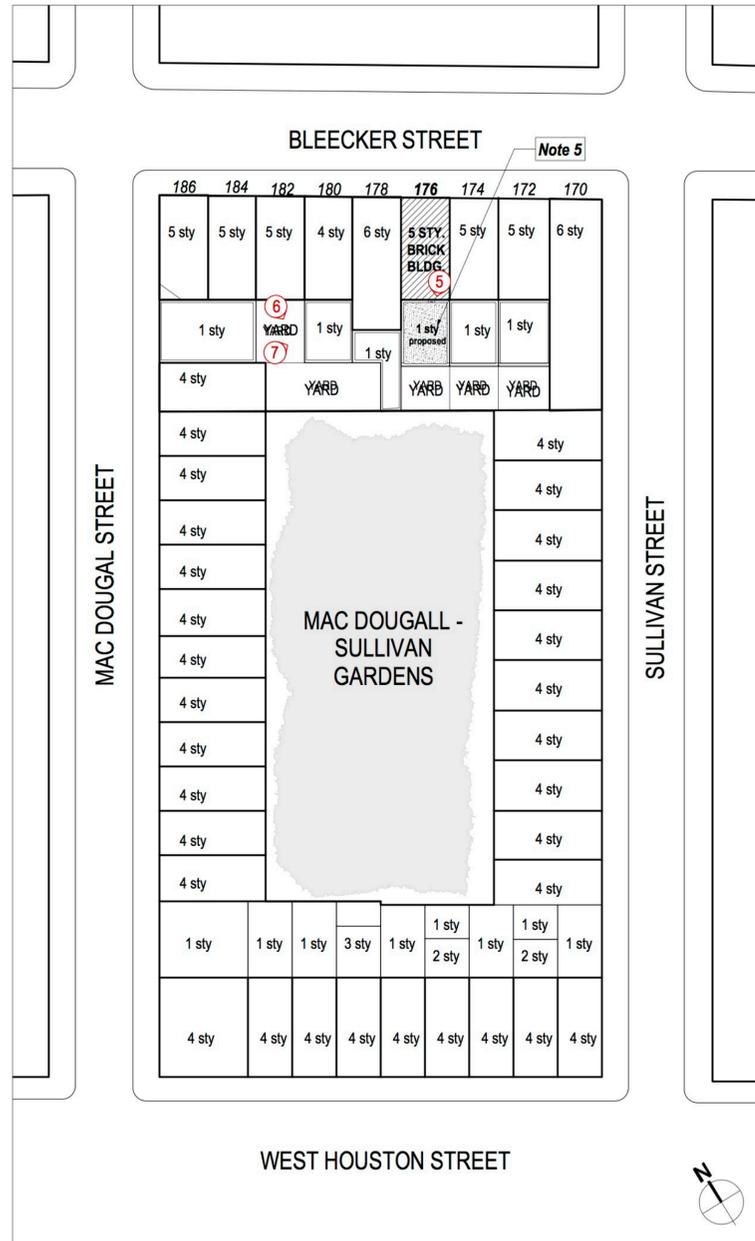


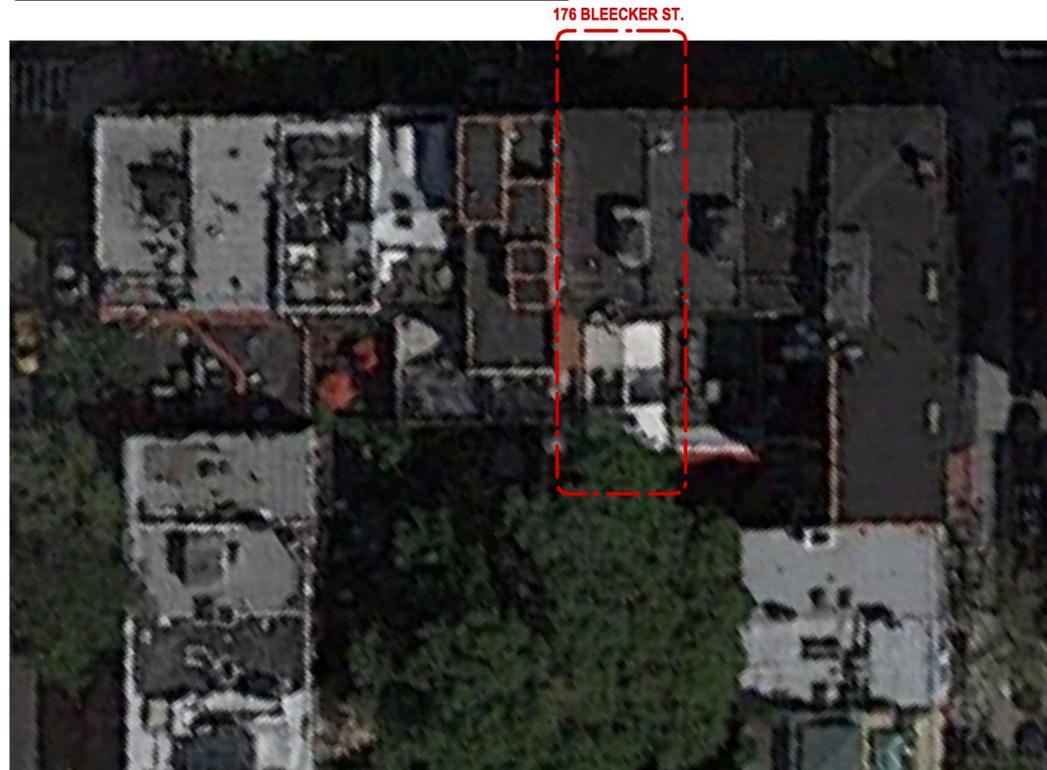
# 100 MONTADITOS - BUILDING EXTENSION FOR NEW DINING ROOM

176 BLEECKER STREET NEW YORK, NY 10012

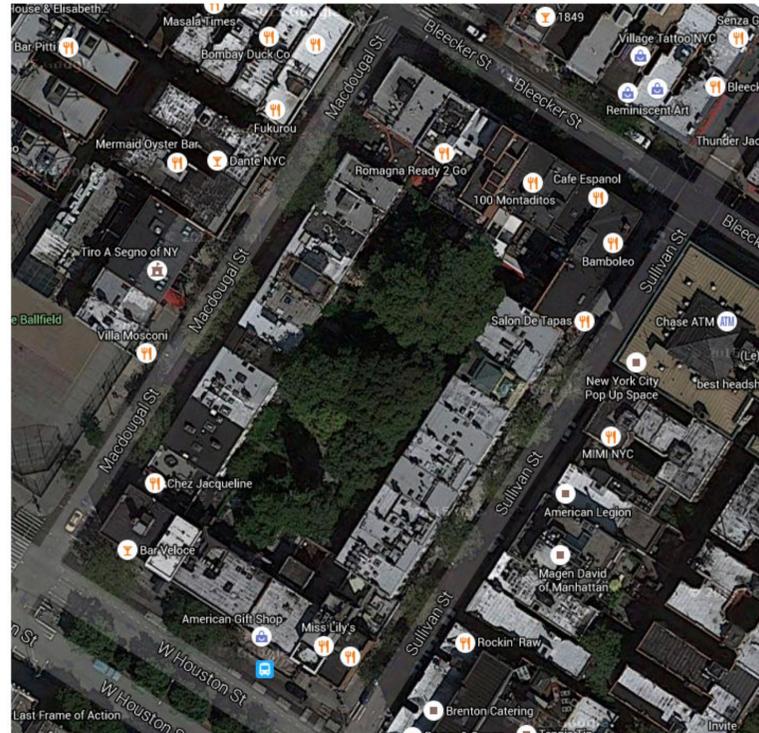
## BLOCK PLAN w/ PHOTO KEY



## AERIAL PHOTO - N. PORTION OF BLOCK 00526



## AERIAL PHOTO OF BLOCK 00526



### Notes: REAR YARD

1. NON-CONFORMING TENT - TO BE REMOVED.
2. EXISTING TREES IN 176 YARD - TO REMAIN
3. EXIST. ADJACENT 1 STY. BLDG.
4. EXIST. ADJACENT YARD W/ 8 FT. HIGH FENCE ALL AROUND.
5. PROPOSED ONE STY. EXTENSION - ALIGNING W/ EXIST. EXTENSION OF 174 BLEECKER.
6. EXIST. ONE STY. EXTENSION OF 180 BLEECKER
7. EXIST. 6 STY. PORTION OF 178 BLEECKER - NOTE IT EXTENDS BEYOND ALL REAR WALLS OF OTHER 5 STY. BLDGS. ON THE BLOCK - INCLUDE SUBJECT 176 BLEECKER.



PHOTO 1 - 174 & 176 Bleecker - from roof



PHOTO 1 - 180 Bleecker from 182 yard - lookin East



PHOTO 6 - 180 Bleecker from 182 yard - looking S.

ISSUE	DATE	DOB/NEAT	Structure	Landmarks	Owner/Rep	Contractor	Landscaper
PLING SET	09.02.2015	X	X	X	X	X	X
ALT. 2 PLING	11.05.2015	X	X	X	X	X	X
ALT. 2 UPDATE	11.18.2015	X	X	X	X	X	X
ALT. 2 UPDATE	12.04.2015	X	X	X	X	X	X

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[design@cmsarchitecture.com](mailto:design@cmsarchitecture.com)

SEAL:

PROJECT:  
**100 MONTADITOS BUILDING EXTENSION NEW DINING ROOM**  
 176 BLEECKER STREET  
 NEW YORK, NY 10012  
**AERIAL PHOTOS REAR YARD PHOTOS PHOTO KEY PLAN**

DATE: February 10, 2016  
 PROJECT NO: 1409  
 DRAWING BY: DK  
 CHK BY: CMS

**G-001.00**

# 100 MONTADITOS - BUILDING EXTENSION FOR NEW DINING ROOM

176 BLEECKER STREET NEW YORK, NY 10012

## ZONING ANALYSIS

ZONING ANALYSIS  
 ADDRESS 176 BLEECKER STREET - NEW YORK, NY 10018  
 BLOCK: 526 ZONING LOT 61  
 ZONING MAP NO. 12a  
 ZONE DISTRICT: C1-5 / R7-2 - RESIDENTIAL ZONE w/ COMMERCIAL OVERLAY  
 USE GROUP: 1 & 2 Residential, 6-A CONVENIENCE RETAIL OR SERVICE ESTABLISHMENTS

ZR-32-10

LOT AREA, LOT COVERAGE & FLOOR AREA SUMMARY			
	Existing	Existing - Residential portion	Proposed w/ Enlargement
LOT AREA	2,146.70 SF		2,146.70 SF
LOT COVERAGE	1,012.70 SF		1,702.70 SF
BUILDING AREA	5,063.50 SF	4,050.80 SF	5,753.50 SF

ZR-23-142

MINIMUM REQUIRED OPEN SPACE RATIO & MAXIMUM FLOOR AREA RATIO IN R7 DISTRICTS			
HEIGHT FACTOR = 4050.8 / 1,013 LOT COVERAGE = 4.00			
FLOOR AREA ALLOWABLE - RESIDENTIAL	FAR 2.38	LOT 2,147 SF	5,109 SF
FLOOR AREA EXISTING - RESIDENTIAL	FAR 1.89	LOT 2,147 SF	4,051 SF
<b>NO CHANGE</b>			
OPEN SPACE REQUIRED	OSR 17.0	LOT 2,147 SF	365 SF
OPEN SPACE EXISTING	OSR 52.8	LOT 2,147 SF	1,134 SF
<b>OPEN SPACE RATIO w/ PROPOSED ENLARGEMENT</b>	<b>OSR 17.2</b>	<b>LOT 2,147 SF</b>	<b>370 SF</b>

NOTE: OPEN SPACE PROVIDED IS ACCESSIBLE TO ALL TENANTS AT ROOF LEVEL OF NEW BLDG. EXTENSION PER Z.R. DEFINITION.

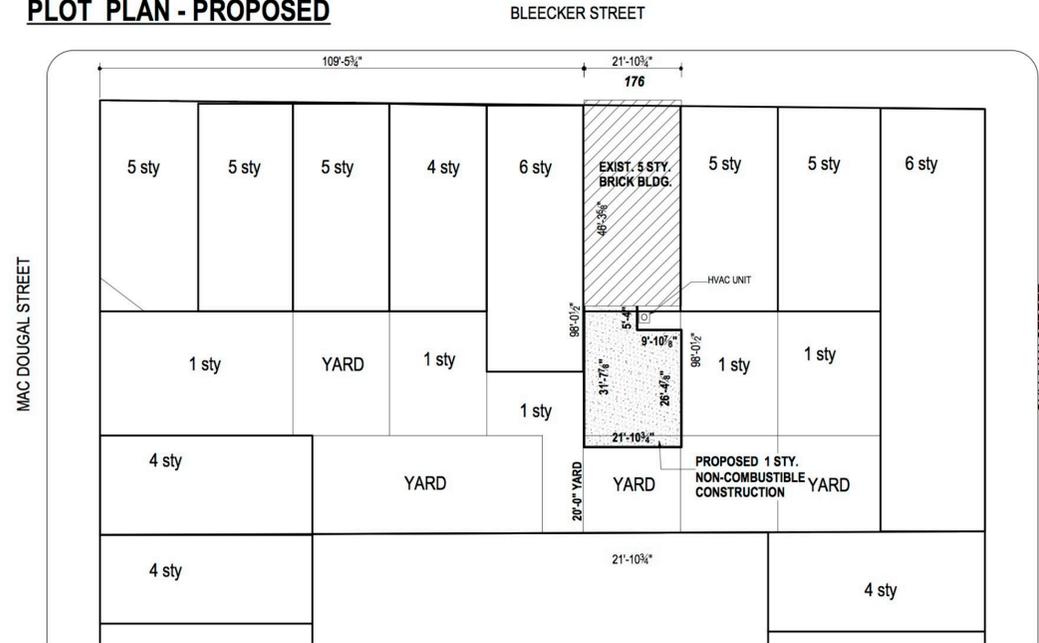
ZR-33-121

MAXIMUM REQUIRED FLOOR AREA RATIO IN COMMERCIAL OVERLAY DISTRICT C1-5			
FLOOR AREA ALLOWABLE - COMMERCIAL	FAR 2.00	LOT 2,147 SF	4,293 SF
FLOOR AREA EXISTING - COMMERCIAL	FAR 0.47	LOT 2,147 SF	1,013 SF
<b>FLOOR AREA PROPOSED - COMMERCIAL</b>	<b>FAR 0.79</b>	<b>LOT 2,147 SF</b>	<b>1,703 SF</b>

ZR-33-26

MINIMUM REQUIRED REAR YARD IN COMMERCIAL OVERLAY DISTRICT C1-5	
MIN. REAR YARD REQUIRED	20.00 FEET
REAR YARD EXISTING	51.89 FEET
<b>REAR YARD PROPOSED</b>	<b>20.00 FEET</b>

## PLOT PLAN - PROPOSED

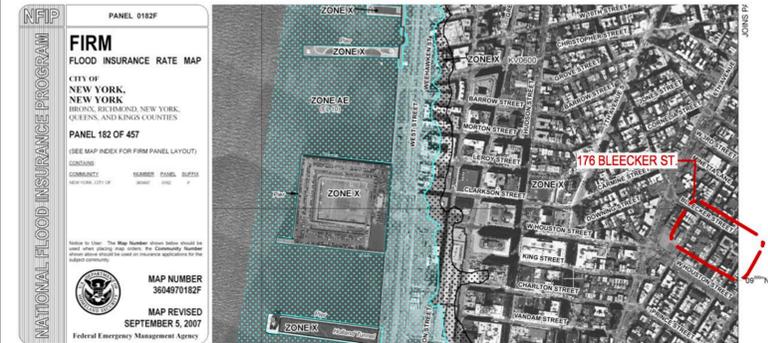


## DRAWING INDEX

T001.00 DRAWING INDEX, SITE PLAN, FIRM MAP, PLOT PLANS, BUILDING DEPT. NOTES  
 G001.00 PHOTOS, PHOTO KEY PLAN, BLOCK PLAN

A-101.00 CONSTRUCTION PLANS - 1st & 2nd FLOORS

A-300.00 BUILDING SECTIONS & DETAILS  
 A-301.00 ELEVATIONS - EXISTING & PROPOSED, MASSING DIAGRAMS

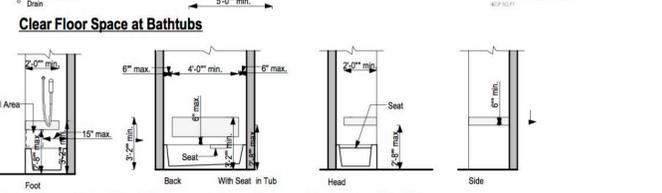
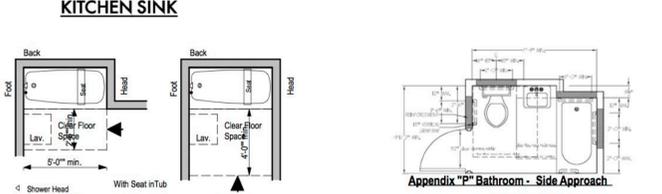
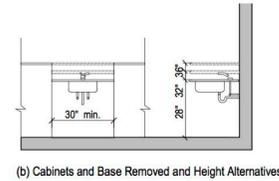
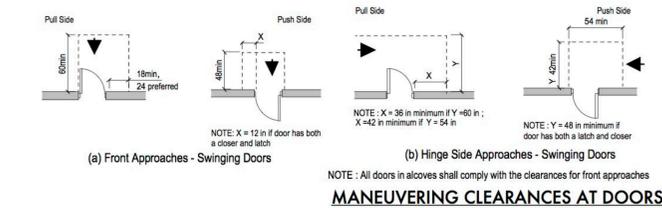


LOCATION PLAN NOTE: PROPERTY IS NOT LOCATED IN FLOOD HAZARD ZONE

## TENANT SAFETY NOTES

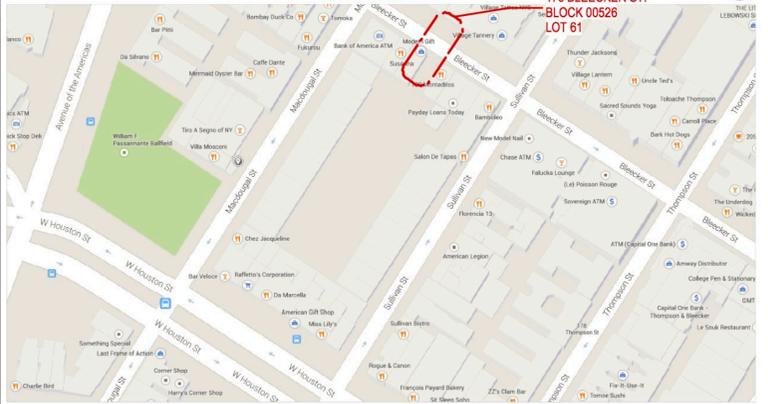
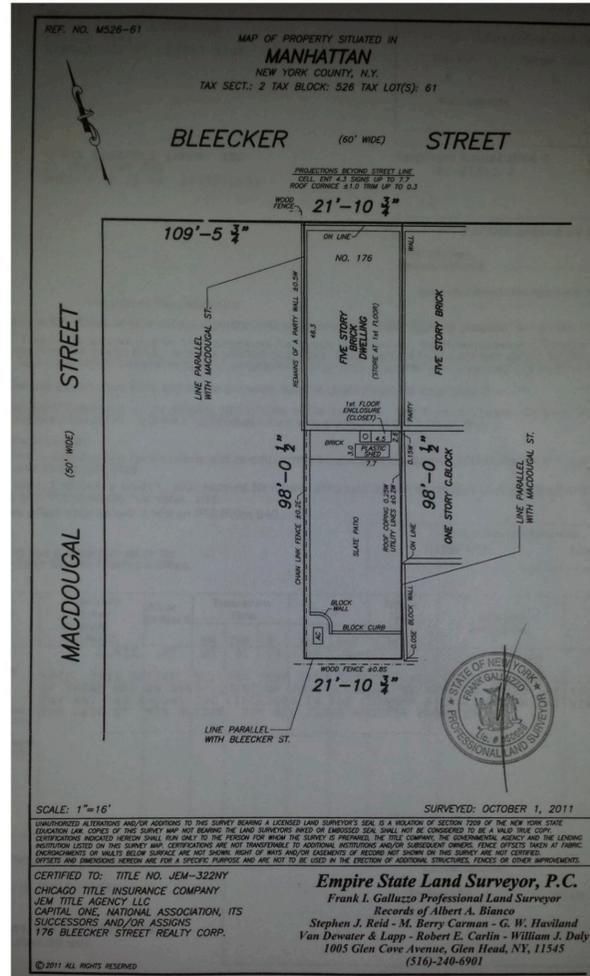
- GENERAL: ALL WORK TO BE COMPLETED IN ACCORDANCE WITH CITY OF NEW YORK BUILDING CODE AND REGULATIONS OF ALL OTHER AGENCIES HAVING JURISDICTION.
- MEANS OF EGRESS: ALL EXISTING MEANS OF EGRESS FOR TENANTS OF THE BUILDING TO BE MAINTAINED CLEAR AND FREE OF ALL OBSTRUCTION, SUCH AS BUILDING MATERIALS, TOOLS, ETC.
- FIRE SAFETY:
  - ALL BUILDING MATERIALS, WHICH ARE STORED AT THE SITE OR ANY AREA OF THE BUILDING, ARE TO BE STORED IN A LOCKED AREA. ACCESS TO THE AREAS TO BE CONTROLLED BY THE OWNER, OR THE GENERAL CONTRACTOR.
  - ALL MATERIALS TO BE STORED IN AN ORDERLY FASHION.
  - ALL FLAMMABLE MATERIALS TO BE KEPT AND TIGHTLY SEALED IN THEIR RESPECTIVE MANUFACTURE'S CONTAINERS. SUCH MATERIALS ARE TO BE KEPT FROM SOURCES OF HEAT.
  - ALL FLAMMABLE MATERIALS TO BE USED AND STORED IN AN ADEQUATELY VENTILATED SPACE.
  - ALL ELECTRICAL POWER TO BE SHUT-OFF WHERE THERE ARE EXPOSED CONDUITS.
  - ALL ELECTRICAL POWER IN THE CONSTRUCTION AREA TO BE SHUT OFF AFTER WORKING HOURS.
  - CONTRACTOR, AT ALL TIMES, SHALL ENSURE THERE IS NO NATURAL GAS LEAKAGE IN THE BUILDINGS, OR ANY FLAMMABLE GAS TO BE USED DURING CONSTRUCTION.
- DUST CONTROL:
  - DEBRIS, DIRT AND DUST TO BE KEPT TO A MINIMUM AND CONFINED TO THE IMMEDIATE CONSTRUCTION AREA.
  - CONTRACTOR SHALL ISOLATE CONSTRUCTION AREA FROM OCCUPIED BUILDING AREA BY MEANS OF TEMPORARY PARTITIONS OR HEAVY WEIGHT DROPCLOTH.
  - DEBRIS, DIRT AND DUST SHALL BE CLEANED-UP AND CLEARED FROM THE BUILDING SITE PERIODICALLY TO AVOID EXCESSIVE ACCUMULATION.
  - ALL REFUSE AND BULK GARBAGE RESULTING FROM CONSTRUCTION OPERATIONS MUST BE REMOVED FROM THE BUILDING AND PROPERTY THE SAME DAY IT IS CREATED. IT CANNOT BE LEFT IN THE BASEMENT OR AT CURBSIDE.
- NOISE AND HOURS:
  - CONSTRUCTION OPERATIONS WILL BE CONFINED TO NORMAL WORKING HOURS: 8:00 AM TO 5:00 PM, MONDAY THRU, FRIDAY, EXCEPT LEGAL HOLIDAYS. NO WORK IS TO BE PERFORMED ON SATURDAYS OR SUNDAYS. WORK WHICH WILL PRODUCE UNUSUAL NOISE, WHICH IS MAY BE DISTURBING TO TOHER OCCUPANTS SHALL NOT COMMENCE BEFORE 10:00 A.M.
  - CONTRACTOR MUST OBTAIN WRITTEN PERMISSION FROM ALL AFFECTED PARTIES TO WORK OUTSIDE OF THE REGULAR HOURS STATED ABOVE.
- CONSTRUCTION OPERATIONS WILL NOT INVOLVE INTERRUPTION OF HEATING, WATER OR ELECTRICAL SERVICES TO OTHER TENANTS OF THE BUILDING.
- CONSTRUCTION WORK WILL BE CONFINED TO THE BUSINESS INTERIOR AND WILL NOT CREATE DUST, DIRT OR OTHER SUCH INCONVENIENCES TO THE TENANTS WITHIN THE BUILDING.
- ALL WORK SHALL BE PERFORMED BY LICENSED CONTRACTORS (INCLUDING PLUMBING AND ELECTRICAL WORK).

## A.D.A. COMPLIANCE DIAGRAMS



- Location of Grab-Bar Reinforcements and Controls of Adaptable Showers
- DOOR WIDTHS SHALL BE A MINIMUM OF 34" IN COMPLIANCE WITH SECTION 4.13.5 ANSI
  - THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 1/2" IN HEIGHT AS PER SEC 4.13.8 ANSI.
  - HANDLES, BULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP AND SHALL BE OPENABLE WITH ONE HAND AS PER SEC 4.13.9 ANSI.

## PLOT PLAN - EXISTING CONDITIONS



## PROJECT DATA:

1 PROJECT NAME	100 MONTADITOS
2 PROJECT LOCATION	176 BLEECKER STREET NEW YORK, NY 10012
3 PROJECT DESCRIPTION	BUILDING EXTENSION
4 BLOCK	00526
5 LOT NUMBER:	61
6 NYC BIN #	1008322
7 ZONING MAP & DISTRICT	MAP 12a DISTRICT C1-5 / R7-2
8 LANDLORD	MARIO J. FLOTTA, JR. - 176 BLEECKER STREET REALTY 75 RADFORD STREET STATION ISLAND, NY 10314 TEL: 646-610-2964 S15001234@AOL.COM
9 RESTAURANT OWNER	VICTOR SIGOURA - NAFTALI GROUP LLC 1700 BROADWAY #16 NEW YORK, NY 10019
10 STRUCTURAL ENGINEER	JOSEPH SCHMITT, PE - SCHMITT ENGINEERING 12 WYLIE WAY STONEY BROOK, NY 11790 TEL: 631-689-7270 info@schmittengineering.com
11 OWNER'S ARCHITECT:	CMS ARCHITECTURE & DESIGN, PC TEL: 212.242.32 186 5th AVENUE - 2nd FLOOR NEW YORK, NY 10011 cmshat@cmsarchitecture.com

## SPECIAL INSPECTIONS

List of methods of construction that are subject to controlled inspection:

- Firestop, Draftstop & Fireblock Systems BC 1704.25

NOTE: ENERGY CONSERVATION CODE COMPLIANCE NOT REQUIRED FOR LANDMARK BUILDING

NOTE: SEE STRUCTURAL DRAWINGS FOR ADDITIONAL SPECIAL INSPECTIONS  
 NO SPECIAL INSPECTION REQ'D FOR CONCRETE - TOTAL IS LESS THAN 50 YDS.

THIS PLAN IS APPROVED ONLY FOR WORK INDICATED ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON, OR TO BE CONSIDERED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES.

ISSUE	DATE	DOB / NEAT	Structure	Utilities	Demolition	Owner/Rep	Inspector
PLING SET	08.02.2015	X	X	X	X	X	X
ALT. 2 PLING	11.05.2015	X	X	X	X	X	X
ALT. 2 UPDATE	11.18.2015	X	X	X	X	X	X
ALT. 2 UPDATE	12.04.2015	X	X	X	X	X	X

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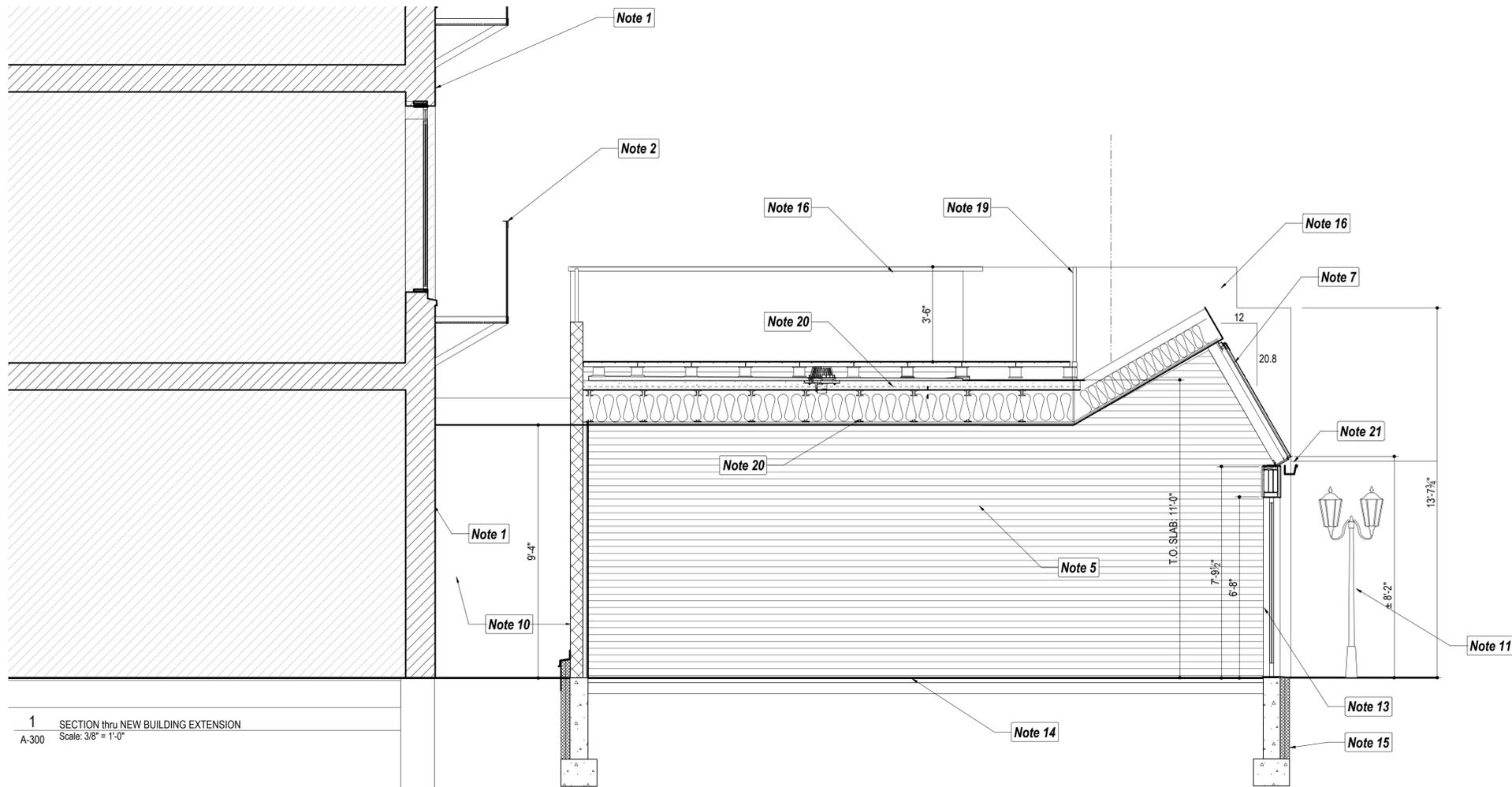
PROJECT:  
  
**100 MONTADITOS BUILDING EXTENSION NEW DINING ROOM**  
 176 BLEECKER STREET  
 NEW YORK, NY 10012

LOCATION MAP,  
 PLOT PLANS, FIRM MAP  
 ADA NOTES, INDEX

DATE: February 10, 2016  
 PROJECT NO: 1409  
 DRAWING BY: DK  
 CHK BY: CMS

**T-001.00**

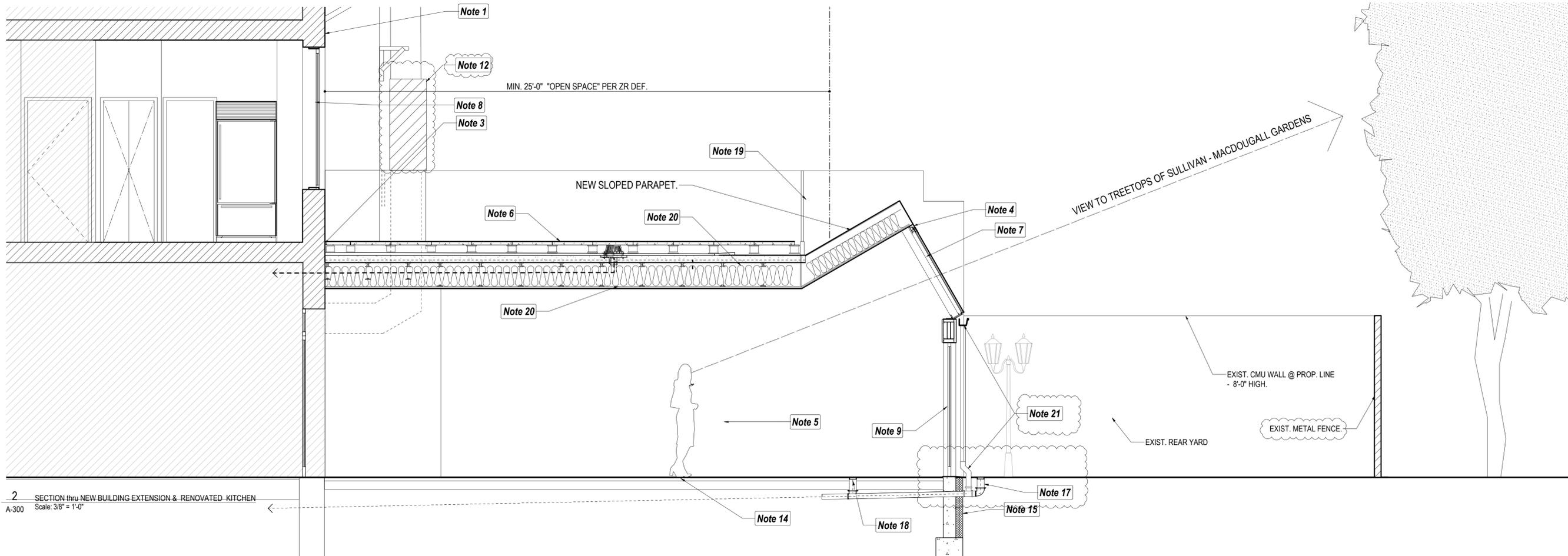
1 of 5



1 SECTION thru NEW BUILDING EXTENSION  
A-300 Scale: 3/8" = 1'-0"

**Notes: SECTIONS**

1. EXIST. 5 STY. BRICK BUILDING
2. EXIST. METAL FIRE ESCAPE - TYP. "PARTY WALL BALCONY - 2nd MEANS OF EGRESS per "I-CARDS" & NYC 1938 BLDG. CODE. SECT. C26-299.0
3. ELASTOMERIC FLASHING AT JOINT BETWEEN ROOF & BUILDING MASONRY WALL.
4. ALUMINUM & GLASS SKYLIGHT. MULLIONS TO BE POWDER COAT PAINTED FINISH MATTE BLACK [TO MATCH EXIST. BUILDING METAL WORK]
5. NEW 3 HOUR RATED WALL: 8" CMU - ALL CELLS FILLED, WITH THIN BRICK VENEER INTERIOR FINISH ON PROPRIETARY METAL FURRING SYSTEM.
6. CONCRETE PAVERS ON PEDESTALS ON NEW MEMBRANE ROOF - SLOPED TO DRAIN.
7. NEW ALUM. & GLASS SLOPED GLAZING - 60° PITCH - "WASCO" OR APPROVED EQUAL ON STRUCTURAL STEEL RAFTERS - SEE STRUCTURAL DRAWINGS FOR DETAIL.
8. NEW FRENCH DOORS IN EXISTING MASONRY OPENING. CUT OUT MASONRY BELOW EXIST. SILL - NO CHANGE TO EXIST. HEADER.
9. NEW ALUM. & GLASS FOLDING METAL DOORS IN NEW WALL. SEE STRUCTURAL DRAWINGS FOR LINTELS.
10. MECHANICAL COURT - PROVIDE DOOR FOR ACCESS TO EXIST. HVAC EQUIPT.
11. EXIST. LIGHT POLES
12. EXIST. METAL FLUE IN FRONT OF EXIST. BRICK CHIMNEY. PROVIDE HEAT SHIELD TO HEIGHT OF 7'-0" ABOVE PAVER LEVEL.
13. NEW ALUM. & GLASS FOLDING METAL DOORS IN NEW MASONRY OPENINGS. SEE STRUCTURAL DRAWINGS FOR LINTELS.
14. RECLAIMED [EXIST.] SLATE PAVING ON NEW SLAB ON GRADE. SEE STRUCTURAL DRAWINGS.
15. NEW FOOTING - SEE STRUCT. DWGS. - 4" XPS RIGID INSULATION [R-20] TO MIN. 24" BELOW GRADE PER NYC 2014 ENERGY CODE.
16. NEW MASONRY PARAPET BEYOND.
17. NEW TERRACE DRAIN CONNECT TO EXIST. WASTE PIPE TO EXIST. COMBINED SEWER LINE.
18. EXIST. FLOOR DRAIN TO REMAIN.
19. 42" HIGH METAL GUARD RAIL.
20. NEW ROOF ASSEMBLY: EPDM MEMBRANE ON MIN. 2" XPS RIGID INSULATION - SLOPE TO DRAIN [R-10] ON CONCRETE & METAL DECK ON LIGHT MTL. FRAMING w/ 12" BATT INSULATION [R-38]. TOTAL R VALUE OF ROOF ASSEMBLY IS R-48.
21. ALUM. GUTTER - PAINTED. DOWNSPOUT TO DRAIN DIRECTLY TO WASTE PIPE TO EXIST. COMBINED SEWER LINE.



2 SECTION thru NEW BUILDING EXTENSION & RENOVATED KITCHEN  
A-300 Scale: 3/8" = 1'-0"

ISSUE	DATE	DBI / N&AT	Structural	Landmarks	Contractor	Owner/Rep	Landlord
FILING SET	09.02.2015	X	X	X	X	X	X
ALT 2 FILING	11.05.2015	X	X	X	X	X	X
ALT 2 update	11.18.2015	X	X	X	X	X	X
ALT 2 update	12.04.2015	X	X	X	X	X	X
ALT 2 update	12.18.2015	X	X	X	X	X	X
CB & LPC	02.10.2016			X		X	X

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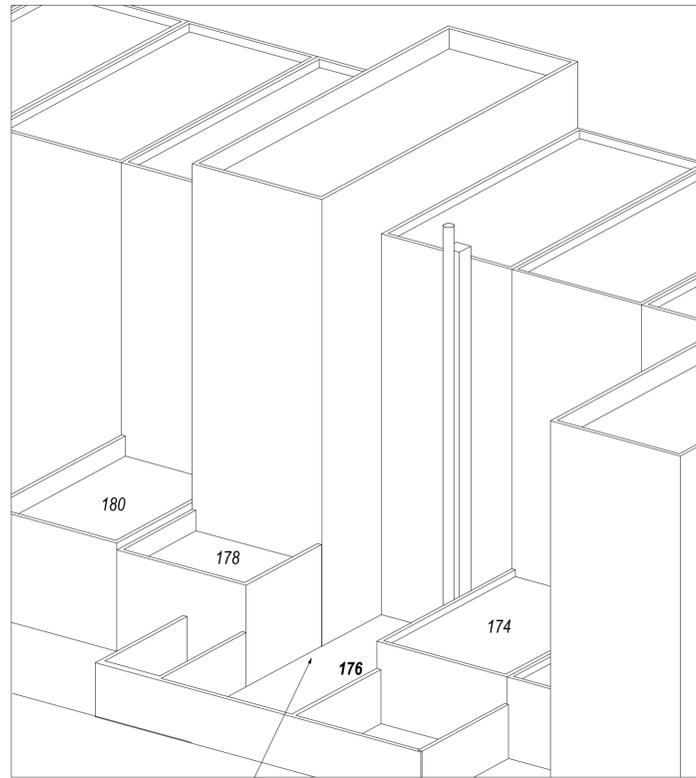
SEAL:

PROJECT:  
**300M**  
**100 MONTADITOS BUILDING EXTENSION**  
**NEW DINING ROOM**  
176 BLEECKER STREET  
NEW YORK, NY 10012

**SECTIONS & DETAILS**

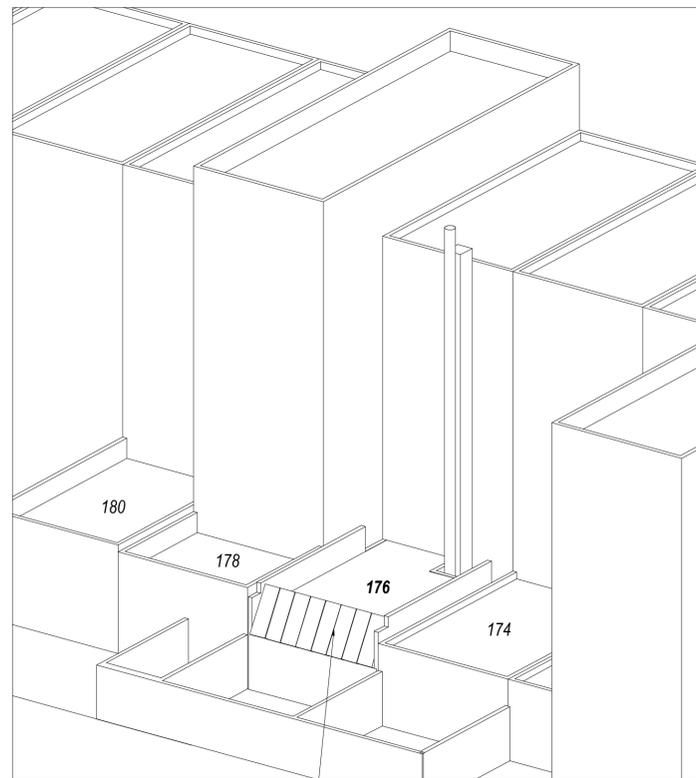
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**A-300.00**



EXISTING REAR YARD

AERIAL VIEW from SOUTHEAST - EXISTING CONDITIONS

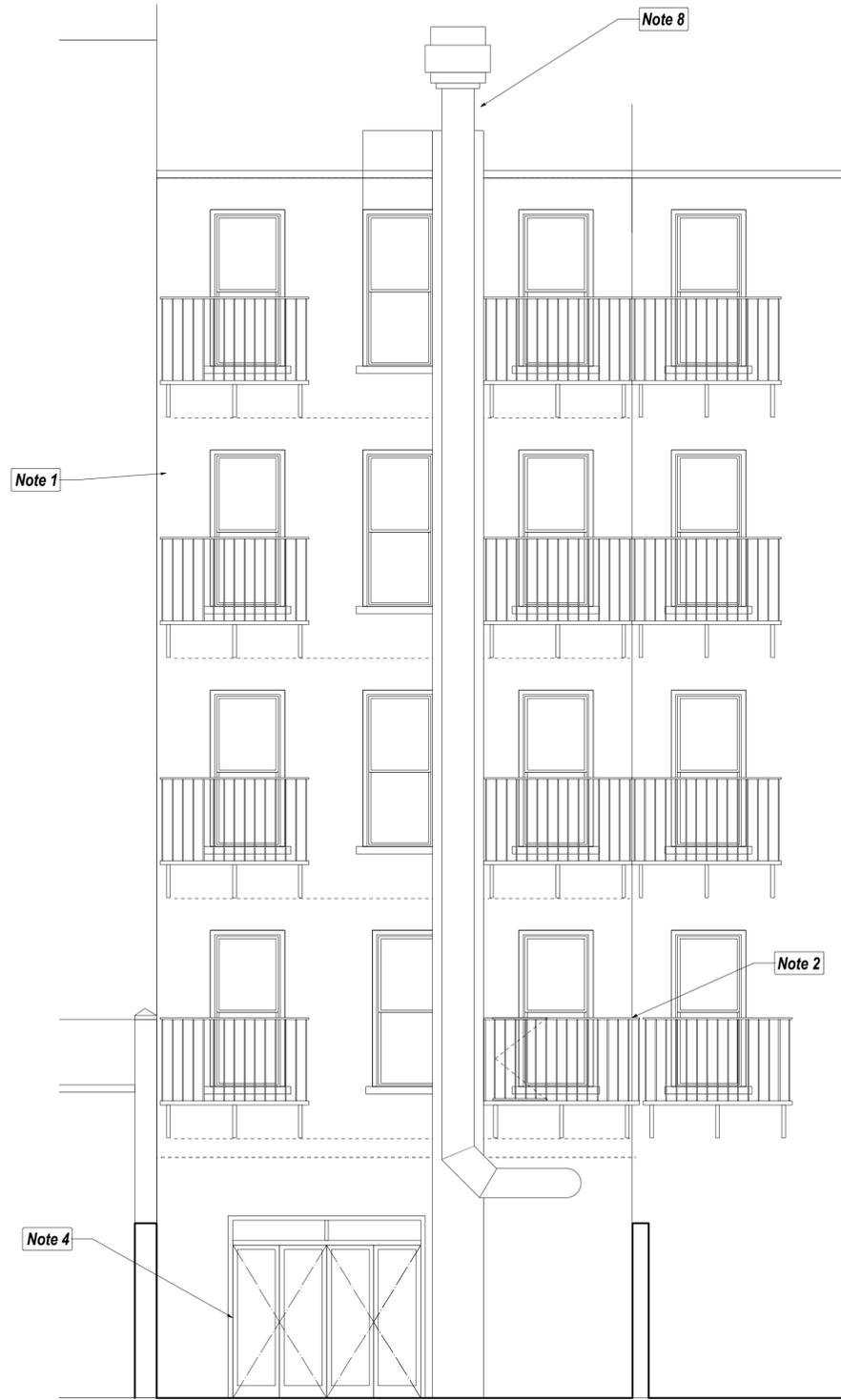


PROPOSED BLDG. EXTENSION

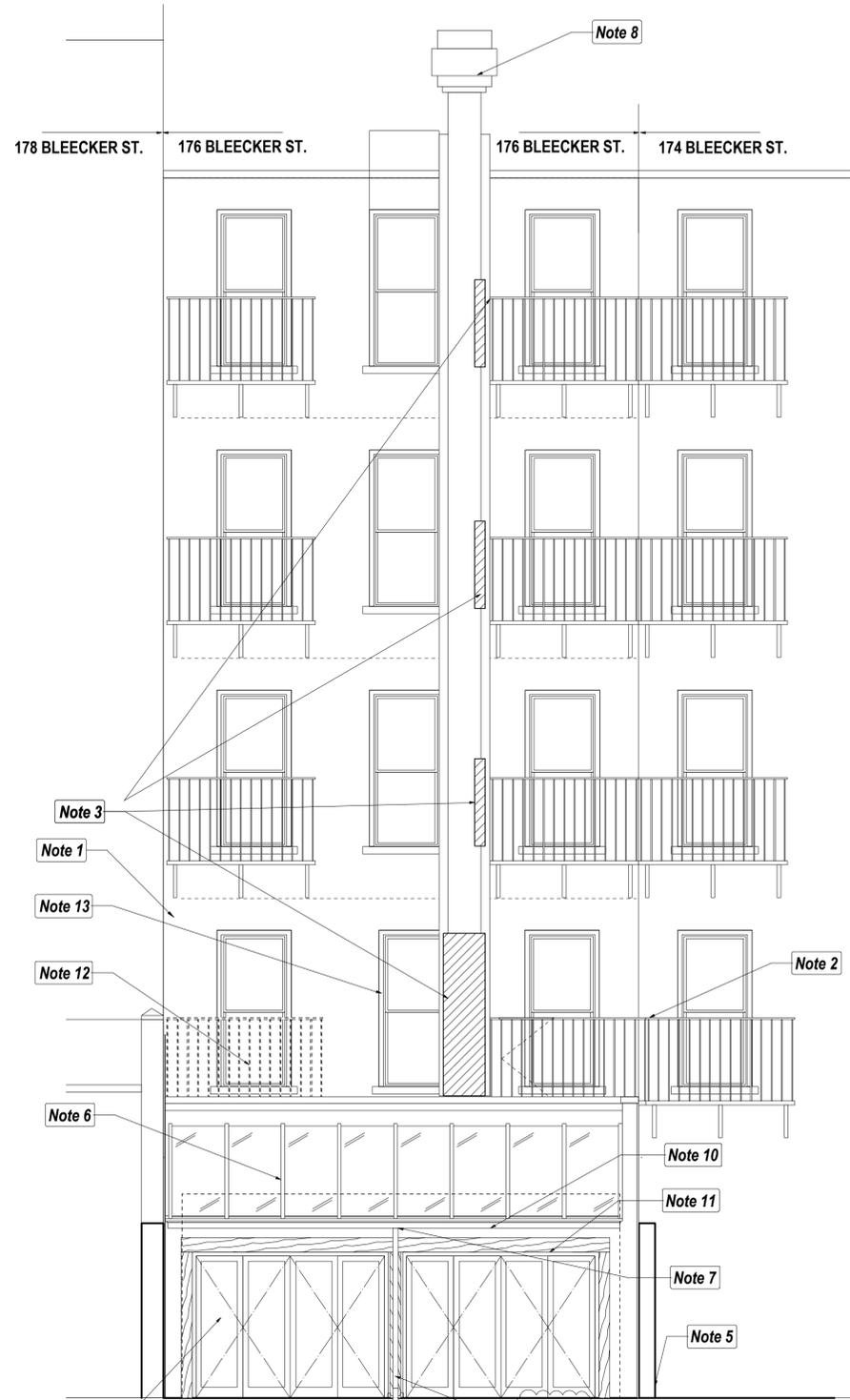
AERIAL VIEW from SOUTHEAST - EXISTING CONDITIONS

**Notes: REAR ELEVATION**

1. EXIST. 5 STY. BRICK BUILDING
2. EXIST. METAL FIRE ESCAPE - TYP. "PARTY WALL BALCONY - 2nd MEANS OF EGRESS per "I-CARDS" & NYC 1938 BDLG. CODE SECT. C26-299.0
3. EXIST. METAL FLUE IN FRONT OF EXIST. BRICK CHIMNEY. PROVIDE HEAT SHIELD WRAP MIN. 7 FT. ABOVE NEW ROOF LEVEL. PROVIDE WRAP @ UPPER LEVEL FIRE BALCONIES.
4. EXIST. METAL FOLDING DOORS IN EXIST. MASONRY OPENING.
5. EXIST. CMU WALL @ PROP. LINE - 8'-0" HIGH.
6. ALUMINUM & GLASS SKYLIGHT. MULLIONS TO BE POWDER COAT PAINTED FINISH MATTE BLACK (TO MATCH EXIST. BUILDING METAL WORK)
7. ALUM. GUTTER & DOWNSPOUT - PAINTED.
8. EXISTING KIT. EXHAUST DUCT TO REMAIN. LEGALIZATION OF EXIST. KIT. EXH. SYSTEM TO BE FILED SEPARATELY BY OTHERS.
9. NEW METAL FOLDING DOORS IN NEW FRAMED OPENINGS.
10. STUCCO - PAINTED.
11. RECLAIMED WOOD TRIM @ DOOR HEAD & BETWEEN DOORS.
12. METAL COPING.
13. EXISTING WINDOW FOR ACCESS TO NEW ROOF.
14. NEW DOWNSPOUT TO BE PLUMBED DIRECTLY TO SEWER PIPE ADJACENT TO NEW AREA DRAIN. PLUMBER TO VERIFY CONNECTION DETAIL. SEE DWG. P-101.



2 EXISTING SOUTH ELEVATION  
Scale: 1/4" = 1'-0"



1 PROPOSED SOUTH ELEVATION  
Scale: 1/4" = 1'-0"

ISSUE	DATE	DOB / N&AT	Structural	Landmarks	Contractor	Owner/Rep	Landlord
FILE SET	09.02.2015		X	X	X	X	X
ALT 2 FILING	11.05.2015		X	X	X	X	X
ALT 2 update	11.18.2015		X	X	X	X	X
ALT 2 update	12.04.2015		X	X	X	X	X
ALT 2 update	12.18.2015		X	X	X	X	X
CB & LPC	02.10.2016			X		X	X

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SEAL:

PROJECT:  
**300M**  
**100 MONTADITOS BUILDING EXTENSION**  
**NEW DINING ROOM**  
176 BLEECKER STREET  
NEW YORK, NY 10012

**SOUTH ELEVATIONS MASSING DIAGRAMS**

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