THE CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 3
59 East 4th Street - New York, NY 10003
Phone: (212) 533-5300 - Fax: (212) 533-3659
www.cb3manhattan.org - info@cb3manhattan.org

Gigi Li, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Application Questionnaire

Please bring the following items to the meeting:

NOTE: ALL ITEMS MUST BE SUBMITTED FOR APPLICATION TO BE CONSIDERED.

- ☑ Photographs of the inside and outside of the premise.
- ☑ Schematics, floor plans or architectural drawings of the inside of the premise.
- ☑ A proposed food and or drink menu.
- ☐ Petition in support of proposed business or change in business with signatures from residential tenants at location and in buildings adjacent to, across the street from and behind proposed location. Petition must give proposed hours and method of operation. For example: restaurant, sports bar, combination restaurant/bar. (petition provided)
- ☑ Notice of proposed business to block or tenant association if one exists. You can find community groups and contact information on the CB 3 website: http://www.nyc.gov/html/mancb3/html/communitygroups/community_group_listings.shtml
- ☑ Photographs of proof of conspicuous posting of meeting with newspaper showing date. emailed.
- ☑ If applicant has been or is licensed anywhere in City, letter from applicable community board indicating history of complaints and other comments.

Check which you are applying for:
☑ new liquor license ☐ alteration of an existing liquor license ☐ corporate change

Check if either of these apply:
☐ sale of assets ☐ upgrade (change of class) of an existing liquor license

Today's Date: 1/28/2015

If applying for sale of assets, you must bring letter from current owner confirming that you are buying business or have the seller come with you to the meeting.

Is location currently licensed? ☑ Yes ☐ No Type of license: Full liquor

If alteration, describe nature of alteration: _____

Previous or current use of the location: Restaurant with full liquor license

Corporation and trade name of current license: _____

APPLICANT:

Premise address: 154 orchard street

Cross streets: Stanton & Rivington

Name of applicant and all principals: Tal lavi

Trade name (DBA): to be chosen later

PREMISE:

Type of building and number of floors: Mixed use - 6 Floors

Will any outside area or sidewalk cafe be used for the sale or consumption of alcoholic beverages? *(includes roof & yard)* ☑ Yes ☐ No If Yes, describe and show on diagram:

for covered Garden Back yard.

Does premise have a valid Certificate of Occupancy and all appropriate permits, including for any back or side yard use? ☑ Yes ☐ No What is maximum NUMBER of people permitted? 74

Do you plan to apply for Public Assembly permit? ☐ Yes ☑ No

What is the zoning designation (check zoning using map: http://gis.nyc.gov/doitt/nycitymap/ - please give specific zoning designation, such as R8 or C2):

zoning C4-4A

PROPOSED METHOD OF OPERATION:

Will any other business besides food or alcohol service be conducted at premise? ☐ Yes ☑ No

If yes, please describe what type:

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space) Sun - Thursday 11AM-2AM Saturday-friday 11AM-4AM

Number of tables? 25-30 Number of seats at tables? 50-60

How many stand-up bars/ bar seats are located on the premise? 1 Bar 10 Seats

(A **stand up bar** is any bar or counter (whether with seating or not) over which a patron can order, pay for and receive an alcoholic beverage)

Describe all bars (length, shape and location): 18 ft L shape Basment Level.

Does premise have a full kitchen ☑ Yes ☐ No?

Does it have a food preparation area? ☑ Yes ☐ No (If any, show on diagram)

Is food available for sale? ☑ Yes ☐ No If yes, describe type of food and submit a menu

Nort African Mediterranean small plats

What are the hours kitchen will be open? The intire operation time 11-2AM 11-4AM

Will a manager or principal always be on site? ☑ Yes ☐ No If yes, which? Both.

How many employees will there be? 7 a day

Do you have or plan to install ☐ French doors ☐ accordion doors or ☐ windows?

Will there be TVs/monitors? ☑ Yes ☐ No (If Yes, how many?) 1 TV

Will premise have music? ☑ Yes ☐ No

If Yes, what type of music? ☐ Live musician ☐ DJ ☐ Juke box ☑ Tapes/CDs/iPod

If other type, please describe _____

What will be the music volume? ☑ Background (quiet) ☐ Entertainment level

Please describe your sound system: Basic Reciver + 8 Speakers No subwoofer.

Will you host any promoted events, scheduled performances or any event at which a cover fee is charged? If Yes, what type of events or performances are proposed and how often? No

_____

How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? Please attach plans. (Please do not answer "we do not anticipate congestion.")
There will be a waiting table next to the front Near the Bar

Will there be security personnel? ☐ Yes ☑ No (If Yes, how many and when) _____

_____

How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans. use corent sound proof & monitor all costumers noise level inside & out.

Do you ☑ have or ☐ plan to install sound-proofing?

APPLICANT HISTORY:

Has this corporation or any principal been licensed previously? ☑ Yes ☐ No

If yes, please indicate name of establishment: see attached paper.

Address: _____ Community Board #_____

Dates of operation: _____

If you answered "Yes" to the above question, please provide a letter from the community board indicating history of complaints or other comments.

Has any principal had work experience similar to the proposed business? ☑ Yes ☐ No If Yes, please attach explanation of experience or resume.

Does any principal have other businesses in this area? ☐ Yes ☑ No If Yes, please give trade name and describe type of business _____

Has any principal had SLA reports or action within the past 3 years? ☐ Yes ☑ No If Yes, attach list of violations and dates of violations and outcomes, if any.

Attach a separate diagram that indicates the location **(name and address)** and total number of establishments selling/serving beer, wine (B/W) or liquor (OP) for 2 blocks in each direction. Please indicate whether establishments have On-Premise (OP) licenses. Please label streets and avenues and identify your location. Use letters to indicate **B**ar, **R**estaurant, etc. The diagram must be submitted with the questionnaire to the Community Board before the meeting.

LOCATION:

How many licensed establishments are within 1 block? _____

How many On-Premise (OP) liquor licenses are within 500 feet? _____

Is premise within 200 feet of any school or place of worship? ☐ Yes ☑ No

COMMUNITY OUTREACH:

Please see the Community Board website to find block associations or tenant associations in the immediate vicinity of your location for community outreach. Applicants are encouraged to reach out to community groups. Also use provided petitions, which clearly state the name, address, license for which you are applying, and the hours and method of operation of your establishment at the top of each page. (Attach additional sheets of paper as necessary).

We are including the following questions to be able to prepare stipulations and have the meeting be faster and more efficient. Please answer per your business plan; do not plan to negotiate at the meeting.

1. ☑ I agree to close any doors and windows at 10:00 P.M. every night?
2. ☑ I will not have ☑ DJs, ☑ live music, ☑ promoted events, ☑ any event at which a cover fee is charged, ☑ scheduled performances, ☐ more than ____ DJs/ promoted events per ____, ☐ more than ____ private parties per ____
3. ☑ I will play ambient recorded background music only.
4. ☑ I will not apply for an alteration to the method of operation agreed to by this stipulation without first coming before CB 3.
5. ☐ I will not seek a change in class to a full on-premise liquor license. Or ☐ my business plan is to seek an upgrade at a later date.
6. ☑ I will not participate in pub crawls or have party buses come to my establishment.
7. ☐ I will not have a happy hour. Or ☑ Happy hour will end by 7 pm.
8. ☑ I will not have wait lines outside. ☐ There will be a staff person outside to monitor sidewalk crowds and ensure no loitering.
9. ☒ Residents may contact the manager/owner at the following phone number. Any complaints will be addressed immediately and I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

   Tal Lavi: 646-675-0755

Tal Lavi

I am in the restaurant business for 21 years most of them in management, 10 in Tel Aviv Israel and 12 years in NYC, my NYC experience include managing flute bar (champagne bar in midtown) for a year, Miriam restaurant (Mediterranean upscale restaurant in park slope Brooklyn) for 4 years and for the 6 last years as a partner and general manager of the restaurant listed here. I am very passionate about food and hospitality and still after so many years enjoy serving people and give them the best experience, food, and beverages that we all deserve when living and working in NYC. With this application I want to bring new flavors to the city. ☺

I am partner in (Amsterdam Ale House) Amsterdam Ale House, INC.

340 Amsterdam Ave nyc 10024 Community Board 7 Manhattan

License number: 1221675 Operates from 3-6-2009 – still open

I am partner In (Third avenue ale house) - 92nd and Third restaurant Corporation at 1644 third Ave nyc 10128- community board 8 Manhhatan

License number: 1266224 Operates from 12-14-2012 still opened

I am partner in (church Publick) Balcony Cafe INC.

78-82 Reade Street nyc 10007 Community Board 1 manhattan

License number: 1264481 operates from 10-15-2013 still open

NEW YORK POST

Just Buck

LATE CITY FINAL

Jenn-der bender

Bruce sex change – on TV

AX & YOU SHALL RECEIVE

City rewards armed thug in cop attack

Hope you lose, cheaters!

ATTENTION RE
& NEIGHBO

Shalom TOV 154 I

Plans to open a

Restaurant Bar

at the following locati

154 ORCHARD ST

This establishment is seeking a lic

Beer Wine & liq

There will be an opportunity for publi

Monday, February 9, 2015 at 6

Community Board 3 Offic

59 East 4th Street (bwn 2nd Ave &

TAL LAVI, NEIL OGRIZ

At COMMUNITY BOARD 3

SLA & DCA Licensing Committee Me

ATTENTION RESIDENTS & NEIGHBORS

m TOV 154 Inc.

Company/DBA Name and Contact Number for Questions

Plans to open a

aurant Bar

(choose) Bar/Restaurant/Club and indicate if there will be a Sidewalk Café or Backyard Garden

at the following location

ORCHARD STREET

Building Number and Street Name (Address)

establishment is seeking a license to serve

Wine & Liquor

Beer & Wine or Beer/Wine & Liquor

ll be an opportunity for public comment on

[redacted] Tapas - small plats

Small Plate Options

- Lamb Meet balls pistachio crusted in red wine pomegranate sauce
- Galilee Hummus
- Grill ½ baby eggplant topped with tahini, lemon garlic and parsley
- Fried cauliflower, preserved lemon, check peas
- Baked cauliflower with crème fraiche and chives
- Warm olive mix
- Fresh Fish of the day Carpaccio with olive oil lemon and pomegranates seeds
- Slow cooked tomatoes and pepper sauce
- Couscous salad ,arugula, plum tomatoes, pine nuts
- Shrimp, mango and arugula ceviche
- One piece ravioli filled with shrimp and pine nuts topped with yogurt mint sauce
- White egg roe salad, scallion, lemon juice
- Golden Tomatoes Gazpacho shots

ATTENTION RESIDENTS & NEIGHBORS

Shalom Tuv 154 Inc.

Company/DBA Name and Contact Number for Questions

Plans to open a

Restaurant Bar

(Please choose) Bar/Restaurant/Club and indicate if there will be a Sidewalk Café or Backyard Garden

at the following location

154 ORCHARD STREET

Building Number and Street Name (Address)

This establishment is seeking a license to serve

Beer Wine & Liquor

Beer & Wine or Beer/Wine & Liquor

There will be an opportunity for public comment on

Monday, February 9, 2015 at 6:30pm
Community Board 3 Office
59 East 4th Street (btwn 2nd Ave & Bowery)

Date/Time/Location

TAL.LAVI.MAIL@GMAIL.COM

Applicant Contact Information

At COMMUNITY BOARD 3
SLA & DCA Licensing Committee Meeting
info@cb3manhattan.org - www.cb3manhattan.org

22ft
covered garden Back yard.
service.
Service station.
49 Ft
11 ft
service
up
up
Bar

ZONING DIAGRAM FOR DINING RM. REMOVAL & DINING RM. RECONSTRUCTION

Average curb elevation at orchard street is established from the information provided by the survey dated Jan 25,2014 by A & B Engineering and Land Surveying P.C. 150-10 Hillside Ave.Jamaica NY 11432 as noted 34.2 + 34.04 = 68.24/2 = 34.12 Average Curb Elev.@ 154 Orchard Street

List of Drawings

A-001.00 Zoning title sheet, plot plan, Exist'g Conditions
A-002.00 Removal Plan ,Cellar Plan, Reflected Ceiling
A-003.00 Sections 1 ,2, X & Y
A-004.00 Egress Diagram
A-005.00 Foundation Plan & Structural Details
A-006.00 Roof framing & Structural Details
A-007.00 Reflected Ceiling & Energy Code
A-008.00 General Notes & Specifications

Note: Mech.Htg.Cooling Equipt. shall be filed under separate Application

ZONING INFORMATION

154 ORCHARD STREET MANHATTAN,NY 10002 - -Year Bldg. Built aperox 1920--
ZONING DIST: C4-4A IN A R7A
BLOCK: 411
LOT: 5
ZONING MAP 12c
LOT AREA 25' X 87.833' = 2196. SQ.FT.
MIXED USE : COMMERCIAL & RESIDENTIAL
EXISTING AREA OF WORK =USE GROUP 6 EATING/DRINKING ESTABLISHMENT
PROPOSED: NO CHANGE
NO CHANGE TO BULK, EGRESS OR OCCUPANCY
CURRENT C OF O 103615795T010

REAR YARD REQUIREMENT
33-23REQUIRED RESIDENTIAL REAR YARD = 30'-0
REQUIRED COMMERCIAL REAR YARD = 20'-0
PERMITTED OBSTRICTIONS: 1-STORY + BASEMENT UP TO 23' ft.

NO CHANGE TO FLOOR AREA BASED ON CELLAR DEFINITION AND FLR. AREA DEFINITION THIS PAGE

ZR 13-00 PARKING NOT REQUIRED

ZR 12-10 DEFINITION OF CELLAR

A "cellar", except where a base plane is used to determine building height, is a space wholly or partly below curb level, with more than one-half its height (measured from floor to ceiling) below curb level#. On through lots, the curb level nearest to such space shall be used to determine whether such space is a cellar.
Where a base plane is used to determine building height, a cellar is a space wholly or partly below the base plane, with more than one-half its height (measured from floor to ceiling) below the base plane.
In addition, the following rules shall apply:
(a) When a sloping base plane# is established, a #cellar# is a space wholly or partly below the street wall line level, with more than one-half its height (measured from floor to ceiling) below the street wall line level used to establish such base plane. On through lots, the street wall line level nearest to such space shall be used to determine whether such space is a cellar.

(b) All of the floor space with at least one-half its height (measured from floor to ceiling) above curb level shall be considered to be a basement where, subsequent to December 5, 1990, the level of any yard except that portion of a yard in front of the entrance to a garage on a zoning lot is lowered below the level of the base plane.

(c) any other floor space not specifically excluded. However, the floor area of a building shall not include:
(1) cellar space, except where such space is used for dwelling purposes. Cellar space used for retailing shall be included for the purpose of calculating requirements for accessory off-street parking spaces, accessory bicycle parking spaces and accessory off-street loading berths;

FLOOR AREA AS DEFINED IN ZR 12-10
SHALL NOT INCLUDE CELLAR SPACES

However, the floor area of a building shall not include:

(1) cellar space, except where such space is used for dwelling purposes. Cellar space used for retailing shall be included for the purpose of calculating requirements for accessory off-street parking spaces, accessory bicycle

NEW YORK CITY
LOW FLOW PLUMBING
FIXT.S ARE REQ'D
Apply when req'd.

Special Inspections:

It is the owner and/ or the Contractor's responsibility to inform the architect of record 48 Hrs.prior to inspection to perform the following Inspections:
Energy Code Compliance Inspections BC 109.3.5
Structural Steel- Erection & Bolting - BC 1704.3.3
Concrete- Cast in place - BC 1704.4
Soils -Investigations (BoringsTest Pits) **TR4** BC 1704.7.4
Footing and Foundation BC 109.3.1
Concrete Test Cylinders BC 1905.6
Concrete Design Mix BC 1905.3

Applicant of Record:
Matthew Oscar, Architect
222 Ackertown Rd., Monsey, NY 10952
845-371-1444 Fx.866- 948-5282 MOscar.RAB@gmail.com
NY Lic. # 21217 NJ Lic. # 13669

Project Title:
Dining Rm Replacement @ Rear Yd.

BIS title Blk.

PROJECT LOCATION:
154 Orchard Street
NY, NY

SHEET TITLE:
Zoning for
Cellar Dining Rm.Extension

Scale : as noted
DRAWN BY
REVIEWED BY:
DATE: 3-12-2014
REVISIONS:

A-001.00

Sheet 1 of 8

Buildings

Robert D. LiMandri
Commissioner

Scott D. Pavan, RA
Deputy Borough
Commissioner
spavan@buildings.nyc.gov

280 Broadway, 3rd Fl.
New York, NY 10007
www.nyc.gov/buildings
212-566-0021
212-566-5575

May 3, 2012

Dana E. Christian, Director
Licensing Issuance Division
New York State Liquor Authority
317 Lenox Avenue, 4th floor
New York, NY 10027

Re: 154 ORCHARD STREET (REVISED)
BLOCK: 411; LOT: 5
ZONING DISTRICT: C4-4A

To Whom It May Concern:

This is in response to your request dated December 2, 2011 for Letter of No Objection for **154 Orchard Street**. There is no Certificate of Occupancy on file for this address. The block and lot records for this property indicates that **on the Basement** there is a commercial space.

This Department has **No Objection** for an **Eating and Drinking Establishment**, Use Group #6, Non-Place of Assembly, for less than fifty (50) persons on the **Basement** of the above referenced premises.

If this building is hereafter altered or it use changes an application for such alteration work or change of use must be filed and a certificate of occupancy shall be issued pursuant to Article 22, of Sub-Chapter 1 of the Administrative Code of the City of New York.

Please contact me if you have any additional questions or concerns regarding this matter. For more specific property information, please visit the "Building Information System" on our web site: www.nyc.gov/buildings.

Sincerely,

Scott D. Pavan R.A.
Deputy Borough Commissioner
Manhattan

SP/rc

Cc: Derek Lee, P.E., Borough Commissioner
Ginio Topino, Plan Examiner
Premises File
LNO Files

GENERAL CONDITIONS:

1. ALL WORK AND MATERIALS FURNISHED SHALL COMPLY WITH THE INTERNATIONAL BLDG CODE FOR NYC 2008 – (NOTE REVIEW REQUESTED UNDER THE 1968 NYC BUILDING CODE), THE CITY OF NEW YORK FIRE CODE, THE STATE OF NEW YORK REGULATIONS, THE REGULATIONS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS, NATIONAL FIRE PROTECTIVE ASSOCIATION REQUIREMENTS AND THE FEDERAL, STATE AND MUNICIPAL AUTHORITIES HAVING JURISDICTION OVER THE WORK.

2. THE BUILDING PERMIT SHALL BE SECURED BY THE GENERAL CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION (POST PERMIT IN LOBBY), AND HE SHALL OBTAIN ALL OTHER PERMITS AND APPROVALS AS REQUIRED BY LAW FOR THE COMPLETION OF THE WORK.

3. THE SUBMISSION OF A PROPOSAL BY THE GENERAL CONTRACTOR WILL BE CONSTRUED AS EVIDENCE THAT A CAREFUL AND THOROUGH EXAMINATION OF THE PREMISES HAS BEEN MADE AND LATER CLAIMS FOR LABOR, MATERIALS OR EQUIPMENT REQUIRED OR FOR DIFFICULTIES ENCOUNTERED, WHICH COULD HAVE BEEN FORESEEN HAD SUCH AN EXAMINATION BEEN MADE, WILL NOT BE RECOGNIZED. IT SHALL ALSO CONSTITUTE A REPRESENTATION THAT THE CONTRACTOR HAS CHECKED AND VERIFIED ALL QUANTITIES, WORK AND MATERIALS INVOLVED AND THAT HE SHALL TAKE RESPONSIBILITY FOR ANY DEFICIENCIES THEREIN.

4. BEFORE ORDERING ANY MATERIAL OR DOING ANY WORK, EACH TRADE SHALL VERIFY ALL MEASUREMENTS AT THE BUILDING AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SAME. NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED ON ACCOUNT OF DIFFERENCE BETWEEN ACTUAL DIMENSIONS AND THE MEASUREMENTS INDICATED ON THE DRAWINGS. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS WHICH MAY BE FOUND SHALL BE SUBMITTED TO THE ARCHITECT FOR CONSIDERATION AND CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

5. ALL OF THE ARCHITECTS DRAWINGS AND CONSTRUCTION NOTES ARE COMPLIMENTARY AND WHAT IS CALLED FOR BY EITHER WILL BE BINDING AS IS CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY ONE DRAWING SHALL BE PROVIDED AS THOUGH SHOWN ON ALL DRAWINGS, WHENEVER AN ITEM IS SPECIFIED AND / OR SHOWN ON THE DRAWINGS BY DETAIL OR REFERENCE IT SHALL BE CONSIDERED TYPICAL FOR OTHER ITEMS WHICH ARE OBVIOUSLY INTENDED TO BE THE SAME EVEN THOUGH OT SO DESIGNATED OR SPECIFICALLY NAMED BY DO SERVE THE SAME FUNCTION.

6. THE WORK TO BE PERFORMED CONSISTS OF FURNISHING ALL LABOR EQUIPMENT, TOOLS, TRANSPORTATION, SUPPLIES, FEES, MATERIALS, AND SERVICES IN ACCORDANCE WITH THESE NOTES AND DRAWINGS AND PERFORMING ALL OPERATIONS NECESSARY TO CONSTRUCT AND INSTALL COMPLETE AND IN SATISFACTORY CONDITION THE VARIOUS MATERIALS AND EQUIPMENT AT THE LOCATIONS SHOWN, AND IN CONFORMITY WITH THE DIMENSIONS, DESIGN AND DETAILS SHOWN. IT IS INTENDED THAT THE DRAWINGS INCLUDE EVERYTHING REQUISITE AND NECESSARY TO FINISH THE ENTIRE WORK PROPERLY NOTWITHSTANDING THE FACT THAT EVERY ITEM NECESSARILY INVOLVED MY NOT BE SPECIFICALLY MENTIONED OR SHOWN. ANY ITEM WHICH MAY BE SEASONABLY CONSTRUED AS INCIDENTAL TO THE PROPER AND SATISFACTORY COMPLETION OF THE WORK IN ACCORDANCE WITH THE INTENT OF THESE NOTES AND DRAWINGS IS HEREBY INCLUDED.

7. THE CONTRACTOR SHALL ABIDE BY AND COMPLY WITH THE TRUE INTENT AND MEANING OF THE DRAWINGS AND NOTES TAKEN AS A WHOLE AND SHALL NOT AVAIL HIMSELF OF ANY OBVIOUS ERRORS OR OMISSIONS. SHOULD ANY EXIST, SHOULD ANY ERROR OR DISCREPANCY APPEAR OR ANY DOUBT ARISE AS TO THE TRUE MEANING OF THE DRAWINGS OR NOTES, THE CONTRACTOR SHALL BRING SUCH ITEMS TO THE ATTENTION OF THE ARCHITECT BEFORE SUBMISSION OF PROPOSAL FOR EXPLANATION OR CORRECTION OF SAME. AFTER THE SUBMISSION OF PROPOSAL, THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ALL SUCH ITEMS.

8. THE CHARACTER AND SCOPE OF THE WORK ARE ILLUSTRATED BY THE DRAWINGS AND NOTES. TO INTERPRET AND EXPLAIN THE DRAWINGS OTHER INFORMATION DEEMED NECESSARY BY THE ARCHITECT WILL BE FURNISHED TO THE CONTRACTOR WHEN AND AS REQUIRED BY THE WORK, AND ITS IS TO BE UNDERSTOOD THAT SAID ADDITIONAL INFORMATION OR DRAWINGS ARE TO BE OF EQUAL FORCE WITH THESE DRAWINGS AND SPECIFICATIONS.

9. FULL SIZE OR LARGE SCALE DETAILS OR DRAWINGS SHALL GOVERN SMALL SCALE DRAWINGS WHICH THEY ARE INTENDED TO AMPLIFY. DETAILS OR CONDITIONS INDICATED FOR A PORTIONS OF THE WORK BUT NOT CARRIED OUT FULLY FOR OTHER PORTIONS OF THE WORK SHALL APPLY THROUGHOUT TO ALL SIMILAR PORTIONS EXCEPT AS OTHERWISE SPECIFICALLY NOTED. IN EVERY CASE A MORE EXPENSIVE ITEM OR METHOD SHALL BE ASSUMED OVER A LESS EXPENSIVE ONE AND DIMENSIONS SHALL BE FIGURED RATHER THAT DETERMINED BY SCALE OR RULE.

10. THE PROJECT HAS BEEN DESIGNED AND DETAILED FOR THE SPECIFIC MATERIALS AND EQUIPMENT SPECIFIED. NO SUBSTITUTIONS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT IF THE SPECIFIED MATERIAL IS NOT AVAILABLE, THE CONTRACTOR SHALL PROPOSE AN ALTERNATE MATERIAL AND SHALL PROVIDE DRAWINGS, SAMPLES, SPECIFICATIONS, MANUFACTURERTS LITERATURE, PERFORMING DATA, ETC. IN ORDER THAT THE ARCHITECT CAN EVALUATE THE PROPOSED SUBSTITUTION. IF THE SUBSTITUTION AFFECTS A CORRELATED FUNCTIONS, ADJACENT CONSTRUCTION OR THE WORK IN ANY OTHER CONTRACTOR OR TRADE, THE NECESSARY CHANGES AND MODIFICATIONS TO THE AFFECTED WORK SHALL BE ACCOMPLISHED BY THE GENERAL CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER. NO REQUESTS FOR SUBSTITUTES WILL BE ENTERTAINED BY THE ARCHITECT DUE TO CONTRACTORTS FAILURE TO ORDER MATERIALS IN A TIMELY MANNER.

11. THE STANDARD SPECIFICATIONS OF THE MANUFACTURERS APPROVED FOR USE IN THE PROJECT ARE HEREBY MADE A PART OF THESE NOTES WITH THE SAME FORCE AND EFFECT AS THOUGH HEREIN WRITTEN OUT IN FULL. EXCEPT THAT WHEREVER THE DRAWINGS REQUIRE HEAVIER MEMBERS, BETTER QUALITY MATERIALS OR ARE OTHERWISE MORE STRINGENT, THESE MORE STRINGENT REQUIREMENTS SHALL GOVERN.

12. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF HE CANNOT FOR ANY REASON COMPLY WITH ALL THE REQUIREMENTS OF THESE NOTES AND DRAWINGS.

13. THE GENERAL CONTRACTOR SHALL CO-ORDINATE AND SUPERVISE THE WORK OF ALL CONTRACTORS AND SUB-CONTRACTORS. HE SHALL BE RESPONSIBLE FOR GIVING ALL TRADES SUCH INFORMATION, PLANS OR DETAILS AS MAY BE REQUIRED FOR THE PROPER INSTALLATION AND COMPLETION OF THEIR WORK. ALL MATERIALS SHALL BE ORDERED SUFFICIENTLY AHEAD OF TIME SO THAT WORK CAN PROCEED ON SCHEDULE. NO SUBSTITUTIONS WILL BE ACCEPTED BECAUSE OF FAILURE TO DO SO.

14. THE CONTRACTOR SHALL SUBMIT ALL FABRICATION SHOP DRAWINGS, SAMPLES, AND FIXTURE CUTS FOR THE OWNER OR ARCHITECTTS REVIEW AS REQUIRED AND/OR INDICATED ON THE DRAWINGS. THE ARCHITECTTS OR OWNERTS REVIEW SHALL NOT BE CONSTRUED AS AN INDICATION THAT SUBMITTAL IS CORRECT OR SUITABLE NOR THAT WAS REPRESENTED BY SUBMITTAL COMPLIES WITH THE DRAWINGS, EXCEPT AS TO MATTER OF FINISH COLOR, AND OTHER AESTHETIC MATTERS. ACTIONS NOTED ABOVE DOES NOT RELIVE THE CONTRACTOR FROM RESPONSIBILITY TO CO-ORDINATE ALL TRADES AND TO CHECK QUANTITIES AND DIMENSIONS AGAINST CONDITIONS IN THE FIELD. CONTRACTORS AND ENGINEERS SHALL ASSUME RESPONSIBILITY FOR ALL ERRORS ON THEIR DRAWINGS./SUBMIT FOUR COPIES OF EACH SHOP DRAWING OR FIXTURE CUT AND IN CASES OF SAMPLES, TWO SAME ITEMS).

15. ALL MATERIALS REQUIRED FOR THE PERFORMANCE OF THIS CONTRACT SHALL BE NEW AND OF THE BEST QUALITY OF KINDS SPECIFIED. ALL SUBJECT TO THE APPROVAL OF THE ARCHITECT. THE USE OF OLD OR SECONDHAND MATERIALS IS STRICTLY FORBIDDEN. THE CONTRACTOR SHALL, IF REQUIRED, FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF MATERIALS AND WORKMANSHIP. MATERIALS SHALL BE USED IN ACCORDANCE WITH MANUFACTURERTS PRINTED INSTRUCTIONS. UPON REQUEST, THE MANUFACTURERTS REPRESENTATIVE SHALL GO TO THE SITE AND INSTRUCT THE MECHANICS IN THE USE OF THE MATERIALS OR SHALL SUPERVISE THEIR USE.

16. FOR THE EXECUTION OF THE WORK TO BE PERFORMED UNDER THIS CONTRACT AND FOR THE MANUFACTURE OR TRANSPORTATION OF ANY OF THE MATERIALS OR APPLIANCES TO BE USED OR INSTALLED, THE CONTRACTOR SHALL EMPLOY ONLY SUCH LABOR THROUGHOUT AS WILL NOT INTERFERE WITH THE SPEEDY AND UNINTERRUPTED COMPLETION OF THE PROJECT. ALL WORK SHALL BE DONE BY MECHANICS SKILLED IN THEIR TRADE AND SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER IN ACCORDANCE WITH THE BEST TRADE PRACTICES.

17. ANY MATERIALS DELIVERED, OR WORK PERFORMED, CONTRARY TO THE DRAWINGS AND SPECIFICATION AND APPROVED SHOP DRAWINGS SHALL BE REMOVED BY THE CONTRACTOR AT HIS OWN EXPENSE AND THE SAME SHALL BE REPLACED WITH OTHER MATERIALS OR WORK SATISFACTORY TO THE ARCHITECT. THE CONTRACTOR SHALL ALSO ASSUME THE COST OF REPLACING THE WORK WHICH MAY BE DISTURBED.

18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY AND ACCURATELY LAYING OUT THE WORK FOR THE LINES AND MEASUREMENTS HEREIN. HE SHALL ESTABLISH NECESSARY REFERENCE LINES AND PERMANENT BENCH MARKS FROM WHICH BUILDING LINES AND ELEVATIONS SHALL BE TAKEN. HEIGHTS OF ALL WORK CALLED FOR 7A.F.S.7 INCLUDING BUT NOT LIMITED TO SOFFITS, CEILINGS, DOORS AND HOLLOW METAL SHALL BE TRUE AND LEVEL WITHIN A MAXIMUM TOLERANCE OF 1/8TH INCH OVERALL. THE ENTIRE PROJECT REGARDLESS OF VARIATIONS IN THE ACTUAL SLAB. THE SLAB SHALL BE LEVELED AS REQUIRED SO AS NOT TO VARY MORE THAN 1/8TH INCH IN ANY 10T-0T.

19. a) THE PREMISES AND THE JOB SITE SHALL BE MAINTAINED IN A REASONABLY NEAT AND ORDERLY CONDITION AND KEPT FREE FORM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH DURING THE ENTIRE CONSTRUCTION PERIOD. REMOVE CRATES, CARTONS AND OTHER FLAMMABLE WASTE MATERIALS OR TRASH FROM THE WORK AREA AT THE END OF EACH WORKING DAY.

b) ELECTRICAL CLOSETS, PIPE AND DUCT SHAFTS, CHASES, FURRED SPACES AND SIMILAR SPACES WHICH ARE GENERALLY UNFINISHED SHALL BE CLEANED AND LEFT FREE FROM RUBBISH, LOOSE PLASTER, MORTAR DROPPINGS, EXTRANEOUS CONSTRUCTION MATERIALS, DIRT AND DUST.

c) CARE SHALL BE TAKEN BY WORKERS NOT TO MARK, SOIL, OR OTHERWISE DETACE FINISHED SURFACES. IN THE EVENT THAT FURNISHED SURFACES BECOME DEFACED, CLEAN AND RESTORE SUCH SURFACES TO THEIR ORIGINAL CONDITION.

d) CLEAN UP IMMEDIATELY UPON COMPLETION OF EACH TRADETS WORK.

e) CLEAN AREAS OF THE BUILDING IN WHICH PAINTING AND FINISHING WORK IS TO BE PERFORMED JUST PRIOR TO THE START OF THE WORK AND MAINTAIN THESE AREAS IN SATISFACTORY CONDITION FOR PAINTING AND FINISHING.

f) THIS CLEANING INCLUDES IN REMOVAL OF TRASH AND RUBBISH FROM THESE AREAS, BROOM CLEANING OF FLOORS, THE REMOVAL OF ANY PLASTER, MORTAR, DUST AND OTHER EXTRANEOUS MATERIALS FROM FINISH SURFACES, INCLUDING BUT NOT LIMITED TO MISC. METAL, WOODWORK, PLASTER, GYPSUM DRYWALL, MASONRY, CONCRETE, MECHANICAL AND ELECTRICAL EQUIPMENT, PIPING, DUCTWORK, CONDUIT AND SURFACES VISIBLE, AFTER PERMANENT FIXTURE INDUCTION UNIT COVERS, GRILLES REGISTERS AND OTHER SUCH FIXTURES ARE

PLUMBING NOTES

THE PLUMBING SYSTEMS (SANITARY, WASTE, VENT, WATER DISTRIBUTION AND GAS) ALL ASSOCIATED EQUIPMENT WILL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE FULL REQUIREMENTS OF THE NYC 2008 PLUMBING CODE

LOCAL LAW 58/87, & LOCAL LAW 29/89.ALSO APPLY WHEN APPLICABLE

1. THE SANITARY SYSTEM SHALL BE PROVIDED IN FULL ACCORDANCE WITH THE GENERAL PROVISIONS OF SECT PC 301
2. THE MATERIALS USED IN THE PLUMBING SYSTEM WILL BE PROVIDED IN FULL ACCORDANCE WITH SECTION PC302 & PC 303
3. EQUIPMENT HOOK-UP AND THE JOINING OF PIPING WILL BE IN FULL COMPLIANCE WITH SECTION PC605 & PC705
4. THE INSTALLATION OF FIXTURES WILL BE IN FULL ACCORDANCE WITH SECTION PC CHAPTER 4
5. TRAPS FOR FIXTURES AND DRAIN LINES WILL BE PROVIDED AND CLEANOUTS INSTALLED IN FULL COMPLIANCE WITH SECTION PC412 PC708 PC CHAPTER 10
6. VERTICAL AND HORIZONTAL PIPING WILL BE HUNG AND SUPPORTED AS DIRECTED IN SPECIFICATIONS AND /OR IN FULL COMPLIANCE WITH SECTION PC308
7. THE WATER SUPPLY SYSTEMS OF THE SUBJECT BUILDING SHALL BE INSTALLED AND/OR MAINTAINED IN FULL COMPLIANCE WITH SECTION PC CHAPTER 6
8. THE SANITARY DRAINAGE SYSTEM WILL BE SIZED AND INSTALLED IN FULL COMPLIANCE WITH SECTIONS PC CHAPTER 7
9. THE VENT PIPING FOR THE SANITARY DRAINAGE SYSTEM OF THE SUBJECT BUILDING WILL BE INSTALLED OR MAINTAINED IN FULL COMPLIANCE WITH SECTION PC 702 & PC CHAPTER 9
10. GAS PIPING AND EQUIPMENT WILL BE INSTALLED IN WITH THE NEW YORK CITY FUEL GAS CODE
11. ALL TRENCHING SHALL BE DONE IN ACCORDANCE WITH SECTION PC308
12. RAT PROOFING SHALL BE IN ACCORDANCE WITH SECTION PC 308
13. AS A PRECAUTIONARY MEASURE, LOCATE AND TEST ALL WATER SHUT OFF VALVES AND ELECTRIC POWER SUT OFF PRIOR TO PROCEEDING WITH THE WORK. THIS IS MANDITORY.
14. NO EXISTING RISERS ARE TO BE DISTURBED. PRIOR TO REMOVAL OF EXISTING PARTITIONS, PROBE TO LOCATE ANY EXISTING PIPES, CONDUITS, ETC. IF ANY ARE LOCATED WITHIN THE ARCHITECTURE MUST BE MODIFIED.
15. STORM DRAINAGE SYSTEMS AND DRAINAGE PIPING WILL BE INSTALLED IN FULL IN FULL COMPLIANCE WITH CHAPTER 11
16. TEMPORARY TOILET FACILITIES SHALL BE PROVIDED FOR WORKMAN AS PER SECT.PC 311
17. CLOSURE OF EXISTING KITCHEN OR TOILET FACILITIES MUST BE IN ACCORDANCE WITH CODE AND UTILITY CO. REQUIREMENTS. RISERS THAT SERVICE OTHER TENANTS MUST NOT BE DISTURBED. THIS APPLIES WHEN APPLICABLE TO WORK.
18. ALL EXPOSED PIPES SHALL BE 2" FROM THE WALL & A MIN OF SIX (6) INCHES FROM THE FLOOR, TYPICAL.
19. PLASTIC PIPING AND FITTINGS SHALL NOT BE USED.
20. ALL EXPOSED PIPES SHALL BE 2" FROM THE WALL & A MIN
21. CLEAN OUT PLUGS SHALL BE BRASS. FLOOR FLANGES FOR WATER CLOSETS SHALL BE BRASS OR CAST IRON. ALL WASTE & VENT PIPING SHALL BE CAST IRON (NO-HUB) OR GALV. STEEL WITH DRAINAGE FITTINGS AS PER NYC CODE.
22. ALL WATER PIPING SHALL BE TYPE "L" COPPER TUBE (HARD TEMPER) WITH CAST BRONZE SOLDER JOINT FITTINGS AND 95-5 SOLDER JOINTS ALLVALVES SHALL BE WALWORTH BALL VALVES RATED PER 125 LBS.STEAM WORKING PRESSURE.

23. THE PLUMBING WORK SHALL INCLUDE ALL NECESSARY NOTICES, OBTAINING ALL PERMITS, AND PAYING ALL GOVERNMENT TAXES, FEES AND PLANS, PREPARATION OF ALL DOCUMENTS AND OBTAINING ALL NECESSARY APPROVALS OF ALL GOVERNMENT DEPARTMENTS HAVING JURISDICTION: OBTAINING ALL REQUIRED CERTIFICATES OF INSPECTION FOR THE WORK, AND DELIVERING THE SAME TO THE OWNER.
24. ALL HANGERS AND SUPPORTS SHALL BE PER PLANS AND SPECIFICATIONS

General Note:
All plumbing & Electrical work is to be performed by licensed contractors who will obtain their respected permits, certifications & required signoffs

REMOVAL NOTES:

1. 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.
2. ALL EXISTING SURFACES AND EQUIPMENT TO REMAIN SHALL FULLY PROTECTED FROM DAMAGE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DAMAGE AND SHALL MAKE REPAIRS REQUIRED WITHOUT ADDITIONAL COST TO THE OWNER.
3. NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE ON THE SITE. DEBRIS SHALL BE LEGALLY REMOVED BY THE CONTRACTOR AS THE JOB PROCEEDS. THE SITE SHALL BE LEFT BROOM CLEAN AT THE COMPLETION OF DEMOLITION.
4. NO STRUCTURAL ELEMENTS SHALL BE REMOVED UNLESS PORTIONS AFFECTED ARE ADEQUATELY SUPPORTED BY EITHER TEMPORARY SHORING OR NEW STRUCTURAL ELEMENTS AS REQUIRED TO PROTECT THE STABILITY AND INTEGRITY OF THE EXISTING STRUCTURE.
5. ALL ADJOINING PROPERTY AFFECTED BY ANY OPERATIONS OF DEMOLITION SHALL BE PROTECTED PER THE REQUIREMENTS OF ARTICLE 19 OF THE NYC BUILDING CODE.
6. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIER AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY DEPARTMENT OF BUILDING RULES AND REGULATIONS.
7. THE CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF THE WORK. ALL OPENINGS IN ANY WALL OR ROOF SHALL BE PROTECTED FROM ALL FORMS OF WEATHER OR WATER PENETRATION.
8. 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 FINISHED SURFACES AND SHALL BE PROPERLY CAPPED OR PLUGGED. MAINTAIN EXISTING UTILITIES TO REMAIN AND PROTECT AGAINST DAMAGE DURING DEMOLITION. DO NOT INTERRUPT EXISTING BUILDING UTILITIES EXCEPT WHEN AUTHORIZED IN WRITING BY THE BUILDING MANAGEMENT.
9. THE OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF ITEMS OR STRUCTURES TO BE DEMOLISHED.
10. SCHEDULE ELEVATOR HOURS OF OPERATION, DUMPSTER LOCATION AND EXIT ROUTE WITH THE BUILDING MANAGER IN ADVANCE.
11. DO NOT USE CUTTING TORCHES FOR REMOVALS.

TENANTS SAFETY NOTES

1.GENERAL
ALL WORK TO BE DONE IN ACCORDANCE WITH THE NYC BLDG. CODE ARTICLE 19 AND THE REGULATIONS OF ALL OTHER AGENCIES HAVING JURISDICTION
2. STRUCTURAL
A. CONTRACTOR TO PROVIDE ADEQUATE TEMPORARY BRACING AND SHORING WHEREVER ANY STRUCTURAL WORK IS INVOLVED.
B. ALL DEMOLITION AND REPAIR/ALTERATION WORK OR OPERATIONS TO BE DONE IN ACCORDANCE WITH NYC BLDG. CODE ARTICLE 19 SUB-ARTICLE 1908.0 AND 1908.6

3. MEANS OF EGRESS
ALL EXISTING MEANS OF EGRESS FROM THE BLDG. SHALL BE MAINTAINED FREE AND CLEAR OF ALL CONSTRUCTION MATERIALS, TOOLS ETC.

4. FIRE SAFETY
-ALL MATERIALS STORED AT THE CONSTRUCTION SITE OR BUILDING ARE TO BE SECURED IN A LOCKED AREA,ACCESS TO THESE AREAS SHALL BE CONTROLLED BY THE OWNER OR THE -CONTRACTOR
5-ALL MATERIALS ARE TO BE STORED IN AN ORDERLY FASHION
ALL FLAMEABLE MATERIALS ARE TO BE KEPT TIGHTLY SEALED IN THEIR RESPECTIVE MANUFACTURERS CONTAINERS. SUCH MATERIALS ARE TO BE KEPT AWAY FROM HEAT.
6-ALL FALAMEABLE MATERIALS TO BE USED SHALL BE KEPT OR STORED IN A VENTILATED SPACE
7- ALL ELECTRICAL POWER SHALL BE SHUT OFF WHERE THERE IS EXPOSED CONDUITS
ALL ELECTRICAL POWER AT THE CONSTRUCTION SITE SHALL BE CUT OFF AFTER CONSTRUCTION HOURS ACCEPT OTHERWISE ASSESSED FOR LIFE SAFETY OR SPACE CONDITIONING, EMERGENCY LIGHTS TEMPORARY LIGHTING IN REQUIRED EGRESS AREAS ONLY.
8-THE CONTRACTOR IS REQUIRED TO MAKE CERTAIN AT ALL TIMES THAT THERE IS NO LEAKAGE OF NATURAL GAS IN THE BUILDING. THIS INCLUDES ANY GAS USED FOR CONSTRUCTION.
9.DUST CONTROL
DEBRIS DIRT AND SOOT SH TO BE KEPT TO A MINIMUM AND SHALL BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA.
10- THE CONTRACTOR SHALL CONFINE OR ISOLATE THE CONSTRUCTION AREA FROM THE REST OF THE OCCUPIED AREA OF THE BUILDING BY MEANS OF TEMPORARY PARTITIONS OR HEAVY WEIGHT DROP CLOTHES.
11- DEBRIS DIRT AND DUST SHALL BE CLEANED UP AND CLEARED FROM THE BUILDING PERIODICALLY TO AVOID ANY EXCESSIVE ACCUMULATION. A CLEAN SITE IS A SAFE SITE.
12-EATING AT THE CONSTRUCTION SITE WILL BE CANCELED IF FOOD IS NOT CLEANED UP IMMEDIATELY AND REMOVED FROM THE SITE AT THE END OF THE DAY IN ORDER TO AVOID RODENT INFESTATION.

13-CONSTRUCTION WORK SHALL NOT INTERFERE WITH HEATING,ELECTRICAL, GAS OR PLUMBING SERVICES TO OTHER TENANTS.
WORK SHALL TAKE PLACE DURING NORMAL WORKING HOURS ONLY 8AM TO 5PM MONDAY THRU FRIDAY(NOT ON HOLIDAYS)

FIRE STOPPING NOTES:

DUCT AND PIPE SPACES AND CONCEALED SPACES WITHIN PARTITIONS,WALLS FLOORS,ROOFS,STAIRS,FURRING,PIPE SPACES,COLUMN ENCLOSURES,ETC. THAT WOULD PERMIT PASSSAGE OF FLAME,SMOKE,FUMES,OR HOT GASES FROM ONE FLOOR TO ANOTHER FLOOR OR ROOF SPACES, OR FROM ONE CONCELAED AREA TO ANOTHER, SHALL BE FILLED WITH NON-COMBUSTIBLE MATERIAL AS PER SECTION 27-345

FIRE STOPPING MAY BE OF COMBUSTIBLE MATERIALS CONSISTING OF WOOD NOT LESS THAN 2" NOMINAL THICKNESS WITH TIGHT JOINTSN EXCEPT THAT NON-COMBUSTIBLE FIRE STOPPING SHALL BE USED IN CONCEALED SPACES OF FIRE DIVISIONS AND WHERE IN CONTACT WITH FIREPLACES,FLUES AND CHIMNEYS AS PER SEC 27-345(a)

ALL HOLLOW PARTITIONS AND FURRED OUT SPACES SHALL BE FIRE STOPPED AT EACH FLOOR LEVEL. FIRESTOPS SHALL BE THE FULL THICKNESS OF THE HOLLOW FURRED OUT SPACES AS PER SEC. 27-345(b). CONCEALED SPACES WITHIN STAIR CONSTRUCTION SHALL BE FIRESTOPPED BETWEEN STRINGERS AT THE TOP AND BOTTOM OF EACH FLIGHT OF STAIRS SO AS NOT TO COMMUNICATE WITH SPACES IN THE FLOOR,ROOF, OR INTERMEDIATE LANDING CONSTRUCTION AS PER SEC.27-345(c).

CEILINGS THAT CONTIBUTE TO THE REQUIRED FIRE - RESISTANCE RATING OF A FLOOR OR ROOF ASSEMBLY SHALL BE CONTINUOUS BETWEEN EXTERIOR WALLS, VERTICAL FIRE DIVISIONS,FIRE SEPARATIONS, CORRIDOR PARTITIONS OR ANY OTHER PARTITIONS HAVING AT LEAST THE SAME FIRE RESISTANCE RATING AS THE CEILING. THE CONCEALED SPACE ABOVE SUCH CEILING SHALL BE FIRE STOPPED INTO AREAS NOT EXCEEDING 3,000 SQ. FT. FOR THE FULL HEIGHT OF THE CONCEALED SPACE.

APPROVED PLANS MUST REMAIN ON SITE DURING CONSTRUCTION PERIOD

Applicant of Record:
Matthew Oscar, Architect
222 Ackertown Rd., Monsey, NY 10952
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NY Lic. # 21217 NJ Lic. # 13669

Project Title:
Dining Rm Replacement @ Rear Yd.

BIS Info Blc.

PROJECT LOCATION:
154 Orchard Street
NY, NY

SHEET TITLE:
General Notes & Specifications

Scale: as noted
DRAWN BY:
REVIEWED BY:
DATE: 3-12-2014
REVISIONS:

A-008.00

Sheet 8 of 8

COMcheck Software Version 3.9.2

Envelope Compliance Certificate

2009 IECC

Section 1: Project Information

Project Type: **Addition**
Project Title: Cellar Dining Rm

Construction Site: 154 Orchard Street, NY NY, NY
Owner/Agent: 154 Orchard Street LLC
Designer/Contractor: Matthew Oscar Architect

Section 2: General Information

Building Location (for weather data):	New York, New York
Climate Zone:	4a
Building Space Conditioning Type(s):	Nonresidential
Vertical Glazing / Wall Area (%):	5%

Activity Type(s)	Floor Area
dining rm (Dining Bar Lounge/Leisure)	639

Section 3: Requirements Checklist

Envelope PASSES: Design 15.0% Better than Code

Climate-Specific Requirements:

Component Name/Description	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor(a)
Roof 1: Attic Roof with Steel Joists	639	21.0	15.0	0.030	0.027
Exterior Wall 1: Steel Frame, 16" o.c.	200	13.0	8.0	0.093	0.064
Basement Wall 1: Solid Concrete 12" Thickness, Normal Density, Furring Frame Wall Hat 1" O. Deck B.C. 6.0	400	—	20.0	0.048	0.078
Door 1: 75 sq.ft. 50% glazing; Metal Frame, Non-Exterior Door S-HGC 0.90, PF 1.00	21	—	—	0.200	0.650

(a) Budget U-factors are used for software based calculations ONLY and are not code requirements.

Air Leakage, Component Certification, and Vapor Retarder Requirements:

- ☐ 1. All joints and penetrations are caulked, gasketed or covered with a smoothly applied vapor-permeable sealing material installed in accordance with the manufacturer's installation instructions.
- ☐ 2. Windows, doors, and skylights certified as meeting leakage requirements.
- ☐ 3. Component R-values & U-factors labeled as certified.
- ☐ 4. Air roof insulation is installed on a suspended ceiling with removable ceiling panels.
- ☐ 5. Other components have supporting documentation for proposed U-Factors.
- ☐ 6. Insulation installed according to manufacturer's instructions in substantial contact with the surface being insulated, and in a manner that prevents the cavity from collapsing or compressing the insulation.
- ☐ 7. Stair, elevator shaft vents, and other ducts or air intake and exhaust openings in the building envelope are equipped with motorized dampers.
- ☐ 8. Cargo doors and loading dock doors are weather seals.
- ☐ 9. Recessed lighting fixtures installed in the building envelope are Type IC rated as meeting ASTM C283, are sealed with gasket or caulk.
- ☐ 10. Building entrance doors have a vestibule or are equipped with self-closing devices.

(Function)

Project Title: Cellar Dining Rm
Data Filename: C:\Users\Matthew\Documents\COMcheck\interior light orchard.cck
Report date: 02/17/14
Page 1 of 4

- ☐ Building entrances with revolving doors.
- ☐ Doors not intended to be used as a building entrance.
- ☐ Doors that open directly from a space less than 3000 sq. ft. in area.
- ☐ Doors used primarily to facilitate vehicular movement or materials handling and adjacent personnel doors.
- ☐ Doors opening directly from a sleeping/dwelling unit.

Section 4: Compliance Statement

Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed envelope system has been designed to meet the 2009 IECC requirements in COMcheck Version 3.9.2 and to comply with the mandatory requirements in the Requirements Checklist.

Name - Title _____ Signature _____ Date _____

Project Title: Cellar Dining Rm
Data Filename: C:\Users\Matthew\Documents\COMcheck\interior light orchard.cck
Report date: 02/17/14
Page 2 of 4

TYP. HUNG CEILING DETAIL

Not to scale

Reflected Ceiling Plan

¼" = 1'-0"

14 Fixtures: 23 Watt Compact Flourescent spiral bulbs

(2) 48" T8 32 watt Flourescent fixture 1 lamps

COMcheck Software Version 3.9.2

Interior Lighting Compliance Certificate

2009 IECC

Section 1: Project Information

Project Type: **Addition**
Project Title: Cellar Dining Rm

Construction Site: 154 Orchard Street, NY NY, NY
Owner/Agent: 154 Orchard Street LLC
Designer/Contractor: Matthew Oscar Architect

Section 2: Interior Lighting and Power Calculation

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts (B x C)
dining rm (Dining Bar Lounge/Leisure)	639	1.3	831
		Total Allowed Watts =	831

Section 3: Interior Lighting Fixture Schedule

A Fixture ID : Description / Lamp / Watts Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watts	E (C X D)
dining rm : Dining Bar Lounge/Leisure (639 sq.ft.)				
Compact Fluorescent 1. Spiral 20W. Electronic	1	34	20	680
Linear Fluorescent - 48" T8 32W. Electronic	2	2	32	64
		Total Proposed Watts =		744

Section 4: Requirements Checklist

Lighting Power PASSES: Design 10.4% Better than Code

Lighting Wattage:

- ☐ 1. Total proposed watts must be less than or equal to total allowed watts.

Allowed Watts	Proposed Watts	Complies
831	744	YES

Controls, Switching, and Wiring:

- ☐ 2. Daylight zones under skylights more than 15 feet from the perimeter have lighting controls separate from day light zones adjacent to vertical fenestration.
- ☐ 3. Daylight zones have individual lighting controls independent from that of the general area lighting.

Exceptions:

- ☐ Contiguous daylight zones spanning no more than two orientations are allowed to be controlled by a single controlling device.
- ☐ Daylight spaces enclosed by walls or ceiling height partitions and containing two or fewer light fixtures are required to have a separate switch for general area lighting.

- ☐ 4. Independent controls for each space (switches, occupancy sensor).

Exceptions:

- ☐ Areas designated as security or emergency areas that must be continuously lighted.
- ☐ Lighting in stairways or corridors that are elements of the means of egress.
- ☐ 5. Master switch at entry to hotel/motel guest room.
- ☐ 6. Individual dwelling units separately metered.
- ☐ 7. Medical task lighting or art/display lighting claimed to be exempt from compliance has a control device independent of the control of the nonexempt lighting.
- ☐ 8. Each space required to have a manual control also allows for reducing the connected lighting load by at least 50 percent by either controlling all luminaires, dual switching of alternate rows of luminaires, alternate luminaires, or alternate lamps, switching the middle lamp luminaires independently of other lamps, or switching each luminaire or each lamp.

Exceptions:

- ☐ Only one luminaire in space.
- ☐ Is occupant-sensing device controls the area.
- ☐ The area is a corridor, storeroom, restroom, public lobby or sleeping unit.
- ☐ Areas that use less than 0.6 Watts/ft.

- ☐ 9. Automatic lighting shutoff control in buildings larger than 5,000 sq.ft.

Exceptions:

- ☐ Sleeping units, patient care areas, and spaces where automatic shutoff would endanger safety or security.

- ☐ 10. Photocell/astronomical time switch on exterior lights.

Exceptions:

- ☐ Lighting intended for 24 hour use.

- ☐ 11. Ballasts wired one-lamp and three-lamp ballasted luminaires (No single-lamp ballasts).

Exceptions:

- ☐ Electronic high-frequency ballasts. Luminaires on emergency circuits or with no available pair.

Section 5: Compliance Statement

Compliance Statement: The proposed lighting design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed lighting system has been designed to meet the 2009 IECC requirements in COMcheck Version 3.9.2 and to comply with the mandatory requirements in the Requirements Checklist.

Name - Title _____ Signature _____ Date _____

Project Title: Cellar Dining Rm
Data Filename: C:\Users\Matthew\Documents\COMcheck\interior light orchard.cck
Report date: 02/17/14
Page 3 of 4

Project Title: Cellar Dining Rm
Data Filename: C:\Users\Matthew\Documents\COMcheck\interior light orchard.cck
Report date: 02/17/14
Page 4 of 4

ROOF PLAN

¼" = 1'-0"

NYC- BC Chapter 15- Roof Assemblies Sections 1501 through 1510

1508 Roof Insulation

Roof insulation shall be covered with an approved roof covering and passes test of FM 4450 or UL 1256 when tested as an assembly.

Proposed -Carlisle Sure-Seal Foamular Extruded Polystyrene insulation or approved Equal
- 4 " R Value 20 (5 per inch)

Compressive Strength - ASTM D 1621
Flexural Strength ASTM C 203
Water Absorption ASTM C272
Water Vapor Permeance ASTM E 96

1507.10 Built-up roofs. The installation of built-up roofs shall comply with the provisions of this section.

1507.10.1 Slope. Built-up roofs shall have a design slope of a minimum of one-fourth unit vertical in 12 units horizontal (2-percent slope) for drainage, except for coaltar built-up roofs that shall have a design slope of a minimum one-eighth unit vertical in 12 units horizontal (1-percent slope).

1507.10.2 Material standards. Built-up roof covering materials shall comply with the standards in Table 1507.10.2.

1507.11 Modified bitumen roofing. The installation of modified bitumen roofing shall comply with the provisions of this section.

1507.11.1 Slope. Modified bitumen membrane roofs shall have a design slope of a minimum of one-fourth unit vertical in 12 units horizontal (2-percent slope) for drainage.

1507.11.2 Material standards. Modified bitumen roof coverings shall comply with CGSB 37-GP-56M, ASTM D 6162, ASTM D 6163, ASTM D 6164, ASTM D 6222, ASTM D 6223, ASTM D 6298 or ASTM D 6509.

Final selection of Roof system shall be required to show compliance with Section 1507. The General Contractor is required to submit Manufacturer's Literature and roofing system drawing details to the architect for approval prior to ordering any roofing materials.

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NY Lic. # 21217 NJ Lic. # 13689

Project Title:
Cellar Dining Rm, at Rear Yard

BIS title Blk.

PROJECT LOCATION:
154 Orchard Street
NY, NY

SHEET TITLE:
Removal Plan @ Rear of lot

Dining Rm Replacement @ Rear Yd.

Scale: as noted
DRAWN BY:
REVIEWED BY:
DATE: 3-12-2014
REVISIONS:

A-007.00

Sheet 7 of 8

IMG_0383.JPG 6 of 10

IMG_0378.JPG 4 of 10

IMG_0376.JPG 2 of 10

No Smoking

IMG_0384.JPG 7 of 10

IMG_0396.JPG 9 of 10

IMG_0405.JPG 10 of 10

SECTION A-A: PROPOSED REMOVABLE TENT STRUCTURE
SCALE: 1/4"=1'-0"

ROOF TOP PLAN

1 HOUR RATED WALL
NOT TO SCALE

PROPOSED STOREFRONT
NOT TO SCALE

RISER DIAGRAM

PLOT PLAN
ADD TO SCALE

FLOOR	BASE	WALLS	CEILING	NOTE
EXISTING TILE FINISH	EXISTING TILE FINISH	PAINTED ONE HOUR FIRE RATED SHEET ROCK/ STUCCO FINISHED	REPAINTED EXISTING CEILING	DECORATED WITH STUCCO, TRANSLUCENT MATERIAL, MIRROR AND GLASS
QUARRY TILE	QUARRY TILE	STAINLESS STEEL FINISH WALL	PAINTED 2 HOUR RATE SHEET ROCK	

EDULE

EXISTING WALL & PARTITION TO REMAIN
NEW 1 HR. RATE PARTITION WALL
NEW STAINLESS STEEL FINISH WALL
GREASE TRAP

LEGEND OF MATERIAL AND SYMBOL

SCRIPTION	MANUFACTURER	MODEL NO.	MEA NO.	NOTE
ER STOVES NDER GRILL NKER (ELECT)	CICILWARE OR EQUAL WOLF RANGE OR EQUAL CICILWARE OR EQUAL PALOMA OR EQUAL RS RESTAURANT EQUIPMENT OR EQUAL	FMP-40 HB-100 BC-1812 PR-10	255-83 3-84-E 243-86-E 578-84-E	
ER HEATER NACE ILTER	A O SMITH GIBSON OR EQUAL CR STEEL OR EQUAL	ST-96 BT-80 KG 6RA 096C-2NC CUSTOM	13-86-E 181-78-E 285-97-E 150-85-E	

SCHEDULE

TION	MANUFACTURER	MODEL NO.	SERIAL NO. / MEA NO.	CAPACITY	NOTE
1 2	FUJITSU HALCYON FUJITSU HALCYON	AIY24RXQ AIY24RXQ	AYN000207 AYU000042	36,000 BTU 36,000 BTU	
	MODINE OR EQUAL	PD75AA0111	283-97E	75,000 BTU	

JLE

	CEILING HEIGHT	AREA (s.f)	VOLUMN (cu.ft)	NO. OF PEOPLE	INDEX	TOTAL AIR								NOTE
						CODE CFM/SF		MIN. CODE RQ. CFM			ACTUAL AIR			
						SUPPLY	EXHAUST	SUPPLY	EXHAUST	OUTSIDE AIR MIN	SUPPLY	EXHAUST	OUTSIDE AIR MIN	
A	8'	624	4992	49	274	1.5	1.5	936	936	312	2800	2520	1480	MINIMUM CODE REQUIREMENTS REFERENCE SEC. 27-754 TABLE 12-2 OF NYC DOB CODE

ILATION

GAS LINE DIAGRAM

A/C DUCT MOUNTING DETAIL
NOT TO SCALE

GENERAL NOTES:

TENANT SAFETY NOTES:

SCOPE OF WORK:
RENOVATION FOR FOOD STORE.
MINOR PARTITION AND FLOOR.

NO CHANGE IN USE, EGRESS OR OCCUPANCY

CONTROLLED INSPECTION
1. FIRE STOP
2. DIG/INSTALLER VENTILATION CERT.
3. HOOD CONTROL TESTS
4. FINAL INSPECTION

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

103861540

Standa
444 East
#12K, New
NY10028

ARCHITECT SEAL:

DISCLAIMER:

OWNER:

REV.# DATE:

PROJECT:
JEEB
resta

ADDRESS:
154 OF
New Y

TITLE:
Prop
Interior F

DATE: 11/15/04
SCALE: AS NOTED
DRAWN BY: TT
CHECKED BY:

	FLOOR	BASE	WALLS	CEILING	NOTE
	EXISTING TILE FINISH	EXISTING TILE FINISH	PAINTED ONE HOUR FIRE RATED SHEET ROCK/ STUCCO FINISHED	REPAINTED EXISTING CEILING	DECORATED WITH STUCCO, TRANSLUCENT MATERIAL, MIRROR AND GLASS.
	QUARRY TILE	QUARRY TILE	STAINLESS STEEL FINISH WALL	PAINTED 2 HOUR RATE SHEET ROCK	

HEDULE

EXISTING WALL & PARTITION TO REMAIN
NEW 1 HR. RATE PARTITION WALL
NEW STAINLESS STEEL FINISH WALL
GREASE TRAP

LEGEND OF MATERIAL AND SYMBOL

ESCRIPTION	MANUFACTURER	MODEL NO	MEA NO.	NOTE
YER	CICILWARE OR EQUAL	FMP-10	253-83	
E STOVES	WOLF RANGE OR EQUAL	HB-100	3-84-E	
NDER GRILL	CICILWARE OR EQUAL	BC 1812	243-86-E	
OKER (ELECT.)	PALOMA OR EQUAL	PR-10	578-84-E	
R	RS RESTAURANT EQUIPMENT OR EQUAL	ST-96	13-86-E	
TER HEATER	A O SMITH	BT-80	181-78-E	
NAKE	GIBSON OR EQUAL	KG 6RA 0WC-20C	285-97-E	
FILTER	CR STEEL OR EQUAL	CUSTOM	150-85-E	

SCHEDULE

IPTION	MANUFACTURER	MODEL NO.	SERIAL NO. / MEA NO.	CAPACITY	NOTE
# 1	FUJITSU HALCYON	AIY24RXQ	AYN000207	36,000 BTU	
# 2	FUJITSU HALCYON	AIY24RXQ	AYU000042	36,000 BTU	
	MODINE OR EQUAL	PD75AA0111	01-97E	75,000 BTU	

DULE

	CEILING HEIGHT	AREA (s.f)	VOLUMN (cu.ft)	NO. OF PEOPLE	INDEX	TOTAL AIR: CODE CFM/SF SUPPLY	CODE CFM/SF EXHAUST	MIN. CODE RQ. CFM SUPPLY	MIN. CODE RQ. CFM EXHAUST	MIN. CODE RQ. CFM OUTSIDE AIR MIN	ACTUAL AIR SUPPLY	ACTUAL AIR EXHAUST	ACTUAL AIR OUTSIDE AIR MIN	NOTE
EA	8'	624	4992	49	274	1.5	1.5	936	936	312	2800	2520	1480	MINIMUM CODE REQUIREMENTS REFERENCE SEC 27-754 TABLE 12-2 OF NYC DOB CODE

NTILATION

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#12K, New Y
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