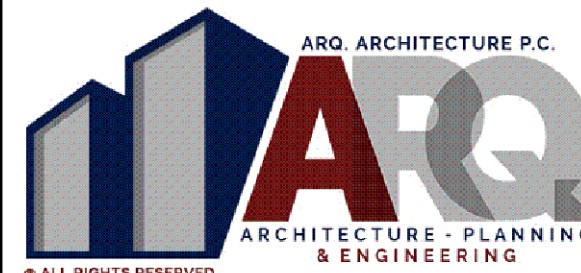


TENANT FIT-OUT / NEW FOOD ESTABLISHMENT

549 N STATE RESTAURANT

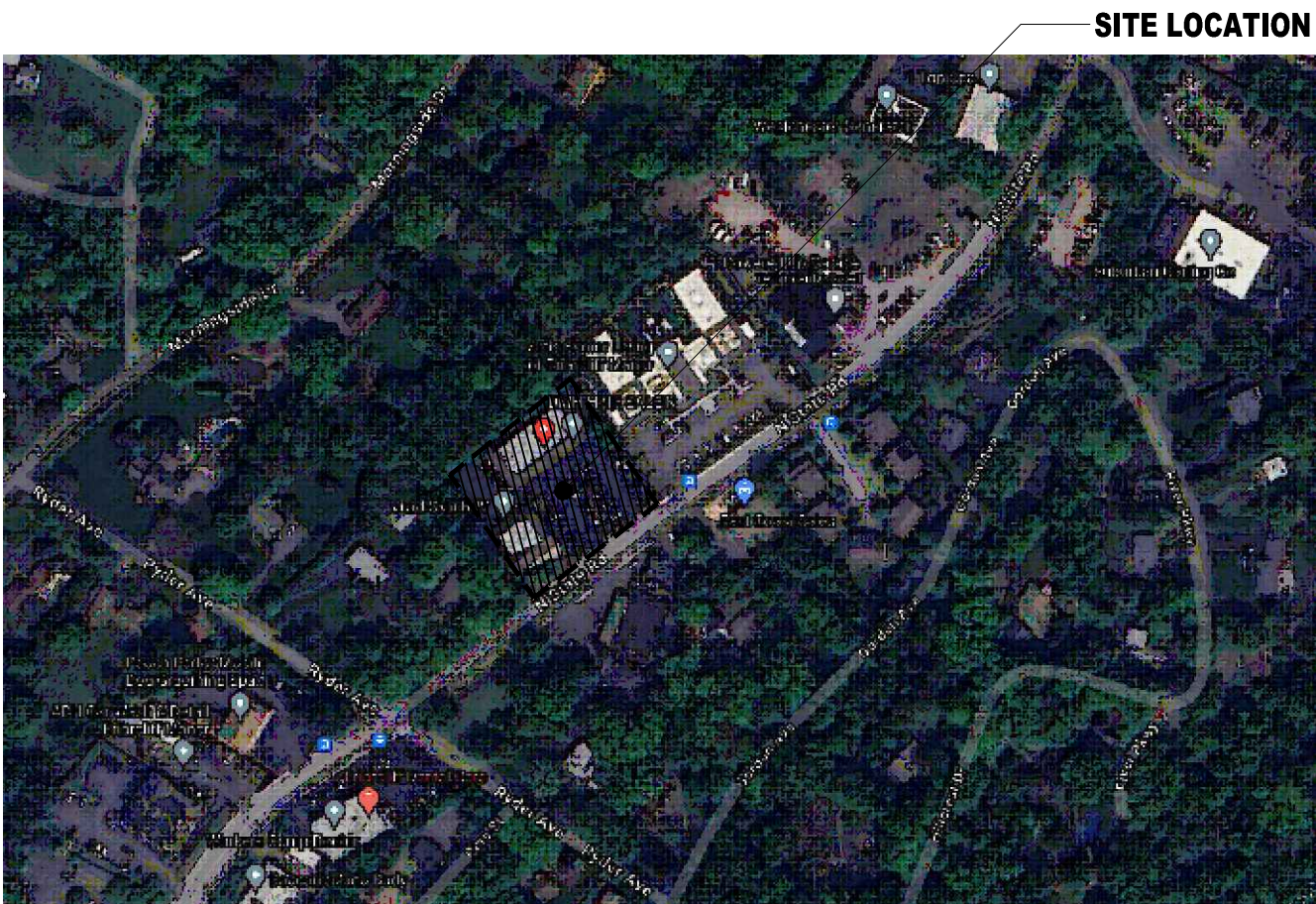
549 N STATE ROAD,
BRIARCLIFF MANOR, NEW YORK 10510



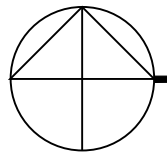
100 EXECUTIVE BLVD. SUITE 204
OSSING, NY 10562
PHONE: (914) 944-3377
FAX: (866) 567-8240

JORGE B. HERNANDEZ R.A. A.I.A.
LICENSE NUMBER: 030424-1
CERTIFICATE NUMBER: 0973256

LOCATION MAP



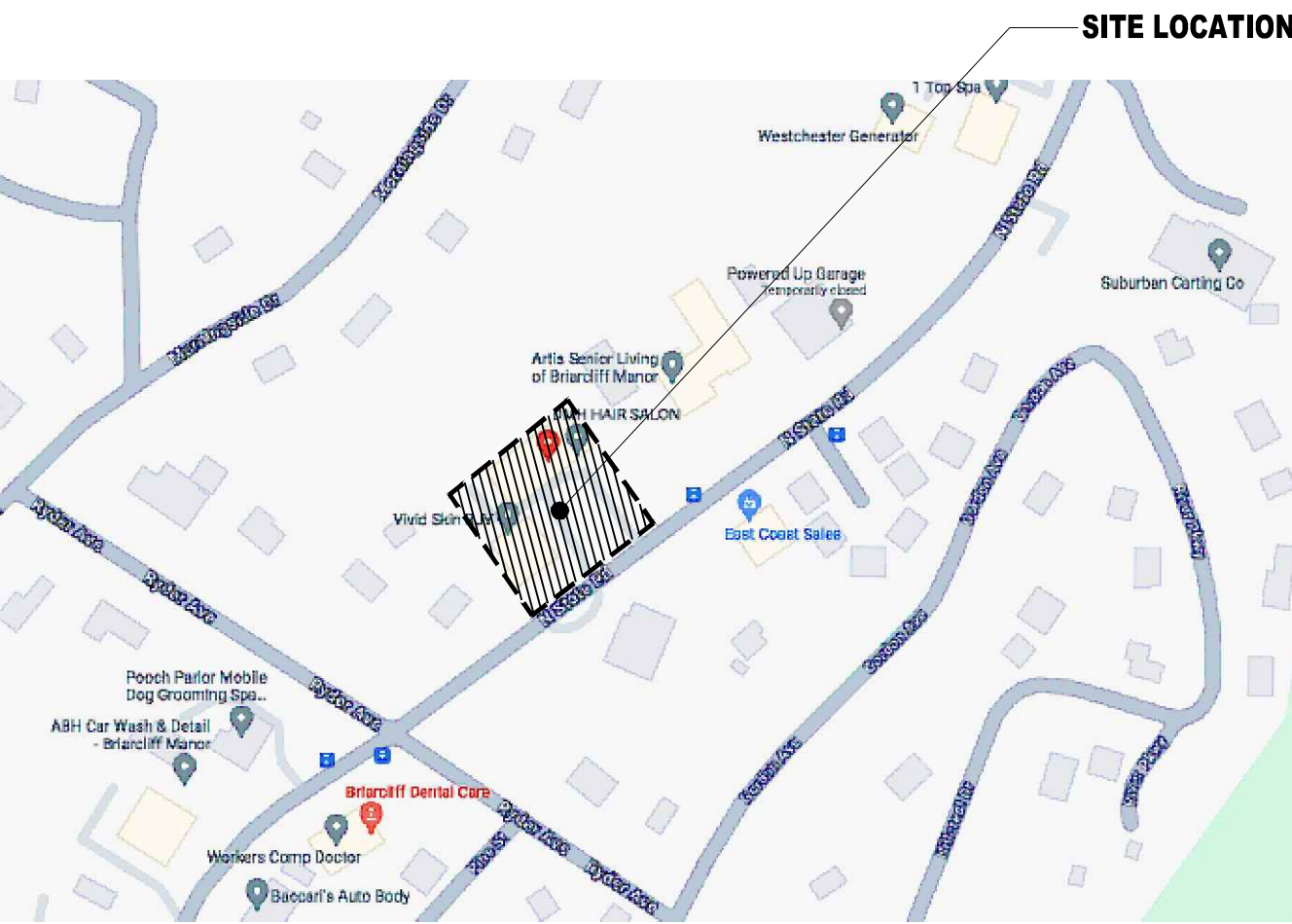
SITE LOCATION



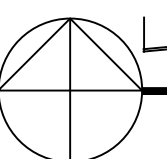
LOCATION MAP

NTS

LOCATION MAP



SITE LOCATION



LOCATION MAP

NTS

ESTABLISHMENT

ADDRESS: ---
PROPERTY OWNER: ---
S.B.L.: ---
PROPOSED ESTABLISHMENT NAME: ---
ESTABLISHMENT OWNER: ---
HOUR OF OPERATION: 8:00 AM TO 5:00 PM

DRAWING LIST

T-001 COVER SHEET & GENERAL NOTES
T-002 OCCUPANCY & EGRESS DIAGRAM
S-100 SITE PLAN
A-001 EXIST. & DEMO FLOOR PLAN
A-100 EXIST. & PROPOSED FLOOR PLAN
A-101 EXIST. & PROPOSED FIRST FLOOR PLAN
A-200 EXISTING ELEVATIONS
A-400 DOOR SCHEDULE, JAMB DETAIL, ENLARGED BATHROOM PLAN, BAR DETAIL & ADA STANDARD

BUILDING CODE NOTES

CODE PATH:

- 2020 BUILDING CODE OF NEW YORK STATE
- 2020 EXISTING BUILDING CODE OF NEW YORK STATE
- 2020 ENERGY CONSERVATION CODE OF NEW YORK STATE
- 2010 ADA STANDARDS

GENERAL NOTES & SPECIFICATION

GENERAL DATA:

- THE ARCHITECT IS NOT CONTRACTED FOR SUPERVISION AND SO IS NOT RESPONSIBLE FOR METHODS OF CONSTRUCTION OR MATERIALS USED.
- CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
- ALL MATERIALS SHALL BE NEW AND OF THE BEST QUALITY.
- CONTRACTOR, BY SUBMITTING A BID, REPRESENTS THAT HE HAS VISITED THE PROJECT LOCATION AND AGREES WITH PLANS AND DETAILS AS REPRESENTING THE FULL EXTENT OF CONSTRUCTION. IF CONTRACTOR HAS FOUND THAT PLANS AND DETAILS ARE DIFFERENT WITH WHAT IS PHYSICALLY IN THE FIELD, CONTRACTOR SHALL NOTIFY THE ARCHITECT OR OWNER BEFORE SUBMITTING HIS BID.
- CONTRACTOR SHALL OBTAIN ALL PERMITS, CERTIFICATES, INSPECTIONS, ETC. REQUIRED BY LAW OR CODE. OWNER SHALL PAY FOR SAME.
- ALL WORK IS TO BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES. IN THE ABSENCE OF OTHER STANDARDS, THE 2010 NEW YORK STATE BUILDING, UNIFORM FIRE PREVENTION AND ENERGY CONSERVATION CODES SHALL GOVERN.
- INSURANCE: PRIOR TO STARTING WORK, CONTRACTOR SHALL MAINTAIN WORKMAN'S COMPENSATION AND LIABILITY INSURANCE FOR BODILY INJURY, PROPERTY DAMAGE, AUTOMOTIVE AND OTHER INSURANCES REQUIRED BY LAW OR BY OWNER IN ADEQUATE AMOUNTS AND TERMS SATISFACTORY TO THE OWNER, TO RENDER THE OWNER HARMLESS IN CASE OF AN ACCIDENT TO PERSON OR PROPERTY INVOLVED IN THIS PROJECT. MAINTAIN SUCH INSURANCE IN FULL FORCE DURING ENTIRE TIME OF CONTRACT.
- CONTRACTOR SHALL PERFORM ALL WORK REQUIRED FOR THE TOTAL COMPLETION OF THE PROJECT, WEATHER OR NOT INDICATED ON THE DRAWINGS. THE INTENT OF THE DRAWINGS IS TO PRODUCE A COMPLETE AND PROPER FUNCTIONING PROJECT.
- ALL SECTIONS AND DETAILS SHALL BE CONSIDERED TYPICAL AND APPLY FOR THE SAME, AND SIMILAR CONDITIONS, UNLESS OTHERWISE SPECIFICALLY NOTED.
- CONTRACTOR SHALL FURNISH AND BE SOLELY RESPONSIBLE FOR ALL TEMPORARY BRACING AND SHORING REQUIRED TO MAINTAIN STABILITY OF THE STRUCTURE DURING CONSTRUCTION.
- ANY REQUIRED SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
- USE OF PREMISES - CONTRACTOR SHALL STORE MATERIALS, COORDINATE AND SCHEDULE ALL WORK IN COOPERATION WITH OWNER FOR MINIMUM DISRUPTION. MAINTAIN SAFE ACCESS TO ALL AREAS AT ALL TIMES. ALL WORK SHALL BE DONE DURING NORMAL WORKING HOURS.
- NO RESPONSIBILITY IS ASSUMED BY ARCHITECT FOR INFORMATION SUPPLIED BY OTHERS AND RELIED UPON BY ARCHITECT TO BE ACCURATE.
- SUPERVISION - ARCHITECT HAS NOT BEEN RETAINED BY THE OWNER TO PROVIDE OBSERVATION AND SUPERVISION OF CONSTRUCTION OPERATIONS AND CERTIFICATION OF PAYMENTS.
- SUBSTITUTIONS OF MATERIAL AND/OR METHODS OF CONSTRUCTION SHALL BE APPROVED BY ARCHITECT AND OWNER PRIOR TO SIGNING CONSTRUCTION CONTRACT.
- ALL WORK SHALL BE GUARANTEED FOR ONE YEAR.
- CONSTRUCTION NOT TO COMMENCE PENDING APPROVAL OF PLANS.
- GENERAL NOTES TO BE STRICTLY ADHERED TO UNLESS OTHERWISE NOTED ON DRAWINGS.

DEMOLITION NOTES:

- PRIOR TO DEMOLITION DISCONNECT AND CAP ALL EXISTING UTILITIES AS REQUIRED. COORDINATE SHUT OFF AND REMOVALS WITH UTILITY COMPANIES.
- ALL ELECTRICAL DISCONNECTS AND REMOVALS MUST BE DONE BY A ELECTRICAL CONTRACTOR LICENSED IN WESTCHESTER COUNTY.
- ALL PLUMBING DISCONNECTS AND REMOVALS MUST BE DONE BY A PLUMBING CONTRACTOR LICENSED IN WESTCHESTER COUNTY.
- REMOVE ALL DEBRIS FROM SITE TO A LEGAL DISPOSAL FACILITY. CONTRACTOR SHALL PAY FOR ALL NECESSARY DUMPSTERS AND CARTING FEES.

METAL FRAMING:

- STEEL STUDS: C-SHAPE, WITH FLANGE WIDTH OF NOT LESS THAN $1\frac{1}{8}$ INCHES, MINIMUM UNCOATED STEEL THICKNESS OF 0.0329 INCH.
- STEEL TRACK: U-SHAPED, MINUM UNCOATED METAL THICKNESS SAME AS STUDS USED WITH TRACK WITH FLANGE WIDTHS OF $1\frac{1}{2}$ INCHES FOR STUDS.
- ALL FRAMING AND ACCESSORIES TO BE PLUMB, LEVEL, SQUARE AND TRUE TO LINE, AND SECURELY FASTENED, ACCORDING TO ASTM C 1007. TEMPORARILY BRACE FRAMING UNTIL ENTIRE INTEGRATED SUPPORTING STRUCTURE HAS BEEN COMPLETED AND PERMANENT CONNECTIONS ARE SECURED.
- CUT FRAMING MEMBERS BY SAWING OR SHEARING. DO NOT TORCH CUT.
- FASTEN FRAMING MEMBERS BY WELDING OR SCREW FASTENING.
- FASTEN REINFORCEMENT PLATES OVER WEB PENETRATIONS LARGER THAN STANDARD PUNCHED OPENINGS.

- ERECTION TOLERANCES: INSTALL METAL FRAMING WITH A MAXIMUM VARIATION OF $\frac{1}{8}$ " IN 10 FEET AND WITH INDIVIDUAL FRAMING MEMBERS NO MORE THAN PLUS OR MINUS $\frac{1}{8}$ " FROM PLAN LOCATION. CUMULATIVE ERROR SHALL NOT EXCEED MINIMUM FASTENING REQUIREMENTS OF SHEATHING OR OTHER FINISHING MATERIALS.
- STUDS: INSTALL CONTINUOUS TOP AND BOTTOM TRACKS SECURELY ANCHORED AT CORNERS AND ENDS. SQUARELY SEAT STUDS AGAINST WEBS OF TOP AND BOTTOM TRACKS. SPACE STUDS AS INDICATED, SET PLUMB, ALIGN, AND FASTEN BOTH FLANGES OF STUDS TO TOP AND BOTTOM TRACKS.

- INSTALL AND FASTEN HORIZONTAL BRIDGING IN STUD SYSTEM, SPACED IN ROWS NOT MORE THAN 48 INCHES APART.
- INSTALL MISCELLANEOUS FRAMING AND CONNECTIONS TO PROVIDE A COMPLETE AND STABLE WALL-FRAMING SYSTEM.

SOUND ATTENUATION BATTS:

- ALL BATHROOM WALLS SHALL RECEIVE SOUND ATTENUATION BATTS.
- TYPE: UNFACED GLASS FIBER ACOUSTICAL INSULATION COMPLYING WITH ASTM C 665, TYPE 1
- SIZE: AS INDICATED ON PLANS
- INSTALLATION: COMPLY WITH MANUFACTURERS INSTRUCTIONS FOR PARTICULAR CONDITIONS.
 - BATTS MAY BE FRICTION-FIT IN PLACE UNTIL THE INTERIOR FINISH IS APPLIED. INSTALL BATTS TO FILL ENTIRE STUD CAVITY. IF STUD CAVITY IS LESS THAN 96" IN HEIGHT, CUT LENGTHS TO FRICTION FIT AGAINST FLOOR AND CEILING TRACKS. WALLS WITH PENETRATIONS REQUIRE THAT INSULATION BE CAREFULLY CUT TO FIT AROUND OUTLETS, JUNCTION BOXES AND OTHER IRREGULARITIES.
 - WHERE WALLS ARE FINISHED IN BOTH SIDES OR INSULATION DOES NOT FILL THE CAVITY DEPTH, SUPPLEMENTARY SUPPORT MUST BE PROVIDED TO HOLD PRODUCT IN PLACE.
 - PROTECT INSTALLED INSULATION AS RECOMMENDED BY MANUFACTURER.

AUTOMATIC FIRE SPRINKLER SYSTEM:

- EXISTING AUTOMATIC SPRINKLER SYSTEM SHALL BE MODIFIED AS REQUIRED TO SUIT PROPOSED WORK AND SUBMITTED UNDER A SEPARATE PERMIT APPLICATION

KITCHEN HOOD:

- NEW HOOD AND MODIFICATIONS TO EXISTING KITCHEN HOOD SHALL FILED UNDER A SEPARATE PERMIT.

ELECTRICAL:

- ALL ELECTRICAL WORK SHALL BE PERFORMED BY A WESTCHESTER COUNTY LICENSED ELECTRICAL CONTRACTOR UNDER A SEPARATE PERMIT.
- ALL WORK SHALL CONFORM TO ALL CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
- CONTRACTOR IS RESPONSIBLE FOR PROCUREMENT OF ALL INSPECTION CERTIFICATES.
- ELECTRICAL PLANS REFLECT MINIMUM ELECTRICAL AND LIGHTING REQUIREMENTS. CLIENT SHALL FIELD LOCATE ALL FIXTURES AND ELECTRICAL REQUIREMENTS AS DESIRED.
- ALL TELEPHONE LINES SHALL BE CAT-5 WIRE UNLESS OTHERWISE NOTED.
- ALL SMOKE, HEAT AND CARBON MONOXIDE DETECTORS SHALL BE HARDWIRED AND INTERCONNECTED.
- TOILETS TO BE MECHANICALLY VENTED.
- ALL ELECTRICAL IS EXISTING UNLESS INDICATED OTHERWISE.

PLUMBING:

- ALL PLUMBING WORK SHALL BE PERFORMED BY A WESTCHESTER COUNTY LICENSED PLUMBER.
- ALL WORK SHALL CONFORM TO ALL CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
- PPING AS PER LOCAL CODE. INSULATE HOT AND COLD WATER SUPPLIES.
- NO WATER PIPES, SOIL OR WASTE LINES SHALL BE EXPOSED IN UNINSULATED AND UNHEATED SPACES IN BASEMENT. WATER SERVICE SHALL BE PROTECTED FROM FREEZING WHERE EXPOSED IN UNHEATED SPACES.

SPECIFICATION CONT.

INTERIOR FINISHES:

- GYPSUM WALLBOARD: ALL AREAS TO RECEIVE 5/8" GYPSUM WALLBOARD THROUGHOUT, UNLESS NOTED OTHERWISE. USE 5/8" GREEN BOARD IN BATHROOMS AND 1/2" CEMENT BOARD IN ANY WALLS DESIGNATED TO RECEIVE TILE.
 - GYPSUM WALLBOARD: ASTM C36, GREEN BOARD TO BE GLASS-MAT, WATER RESISTANT BACKING BOARD: ASTM C 1178/C 1178M, CEMENTITIOUS BACKER UNITS: ANSI A108.9
 - APPLY GYPSUM PANELS HORIZONTALLY (PERPENDICULAR TO FRAMING) UNLESS OTHERWISE INDICATED, AND MINIMIZE END JOINTS. STAGGER ABUTTING END JOINTS NOT LESS THAN ONE FRAMING MEMBER IN ALTERNATE COURSES OF BOARD.
 - USE STEEL DRILL SCREWS ASTM C 1002 UNLESS OTHERWISE INDICATED, USE SCREWS COMPLYING WITH ASTM C 954 FOR FASTENING PANELS TO STEEL MEMBERS. USE SCREWS AND SIZE RECOMMENDED BY PANEL MANUFACTURER FOR FASTENING CEMENTITIOUS BACKER BOARDS.
 - TREAT GYPSUM BOARD JOINTS, INTERIOR ANGLES EDGE TRIM, CONTROL JOINTS, PENETRATIONS, FASTENER HEADS, SURFACE DEFECTS, AND ELSEWHERE TO PREPARE GYPSUM BOARD SURFACES TO RECEIVE NEW FINISHES.
 - GYP. BOARD TO RECEIVE MIN. TWO COATS TAPING COMPOUND, SANDED SMOOTH TO RECEIVE PAINT OR WALL COVERING.

2. PAINTING

- PAINT PRODUCTS SHALL BE BY BENJAMIN MOORE & CO. OR APPROVED EQUAL, COLORS AS SELECTED BY OWNER.
- BEFORE PAINTING REMOVE HARDWARE, LIGHTING FIXTURES AND SIMILAR ITEMS THAT ARE NOT TO BE PAINTED. MASK ITEMS THAT CANNOT BE REMOVED. REINSTALL ITEMS IN EACH AREA AFTER PAINT IS COMPLETE.
- CLEAN AND PREPARE ALL SURFACES IN AN AREA BEFORE BEGINNING PAINTING IN THAT AREA. SCHEDULE PAINTING SO CLEANING OPERATIONS WILL NOT DAMAGE NEWLY PAINTED SURFACES.
- APPLY COATINGS BY BRUSH, ROLLER, SPRAY OR OTHER APPLICATORS ACCORDING TO COATING MANUFACTURER'S WRITTEN INSTRUCTIONS.
- PIGMENTED (OPAQUE) FINISHES: COMPLETELY COVER SURFACES TO PROVIDE A SMOOTH, OPAQUE SURFACE OF UNIFORM APPEARANCE. PROVIDE FINISH FREE OF CLOUDINESS, SPOTTING, LAPS, BRUSH MARKS, RUNS, SAGS, OR OTHER SURFACE IMPERFECTIONS.
- TRANSPARENT (CLEAR) FINISHES: USE MULTIPLE COATS TO PRODUCE A GLASS-SMOOTH SURFACE FILM OF EVEN LUSTER, PROVIDE A FINISH FREE OF ANY SURFACE IMPERFECTIONS.
- WALLS TO RECEIVE ONE COAT PRIMER AND TWO COATS FINISH PAINT MIN. ENSURE PROPER COVERAGE.

INTERIOR FINISHES CONT.:

- OTHER FINISH ITEMS:
 - ALL TRIM SHALL MATCH EXISTING BATHROOM ACCESSORIES (TOWEL DISPENSERS, MIRRORS ETC.) TO BE SUPPLIED BY OWNER AND INSTALLED BY CONTRACTOR.
 - FINISH FLOORING TO BE SELECTED BY OWNER. INSTALLED BY CONTRACTOR. DURING CONSTRUCTION PROVIDE CONTINUOUS PROTECTION TO EXISTING FLOOR FINISHES TO REMAIN. INCLUDE THESE AREAS AT FINAL CLEANING.
- CERAMIC TILE FLOORS TO BE INSTALLED OVER 1/2" MORTAR OVER SLAB WALL. BASE TO MATCH EXISTING.
- CAULK: SILICON SEALANT WITH COLOR TO MATCH ADJACENT SURFACES. FIRE CAULK OPENING AND PENETRATIONS THRU FIRE RATED ASSEMBLY.

EGRESS CONSERVATION CODE OF N.Y.S.:

BUILDING TYPE: COMMERCIAL
CLIMATE ZONE: (PER TABLE C301.1) 4A (WESTCHESTER COUNTY)

GENERAL INFORMATION

CONSTRUCTION TYPE: 1A
OCCUPANCY GROUP: A2
STORES (EXISTING): 1
AREA (EXISTING): 3700 SF

OCCUPANCY CALCULATION:

KITCHEN: 849 (GROSS)/200 = 5
STORAGE: 84 (GROSS)/300 = 1
DINING: 1833 (NET)/15 = 123
TOTAL: 129 PERMITTED

PROPOSED ALTERATION TO OCCUPANCY CALCULATION BASED ON DINING SEATS PROVIDED:

DINING REDUCED TO OCCUPANCY OF 92 BASED ON 78 SEATS PROVIDED + ADDITIONAL BAR PATRONS.

REVISED TOTAL OCCUPANCY: 98

REVISED TOTAL OCCUPANCY TO BE POSTED BY THE FIRE MARSHALL LIMITING OCCUPANCY OF THE SPACE.

EGRESS DISTANCE SEPARATION:

OVERALL DIAGONAL: 88'-7 $\frac{1}{2}$ "
MIN. SEPARATION REQUIRED: 88'-7 $\frac{1}{2}$ " / 2 = 44'-3 $\frac{3}{8}$ "
MIN. SEPARATION PROVIDED: 46'-7"

LOSS OF EGRESS CALCULATION:

(2020 BC NYS TABLE 1006.2.1)
ONE LOSS OF EGRESS + 61 ADDITIONAL OCCUPANTS
REMAINING EGRESS + 3 DOORS
LOAD INCREASE AT EACH DOOR OF 21 OCCUPANTS
HIGHEST OCCUPANCY DOOR = 56 OCCUPANTS WITH CAPACITY OF 180

DOOR CAPACITY (2020 IN PER OCCUPANT):
(1) 72" DOOR FRONT : 72x0.20= 360 PEOPLE
(2) 36" DOOR LEFT : 36x0.20= 180 PEOPLE
(2) 36" DOOR RIGHT : 36x0.20= 180 PEOPLE

COMMON PATH OF TRAVEL:

MAXIMUM COMMON PATH OF TRAVEL: 30'-0"

ALL SPACES PROVIDE ACCESS TO AT LEAST 2 MEANS OF EGRESS ON A COMMON PATH OF TRAVEL FROM ANY POINT WITHIN WITH EXCEPTION OF THE MENS AND WOMENS RESTROOMS.

COMMON PATH OF TRAVEL FROM FURTHEST POINT IN WOMENS RESTROOM IS 26'-3"

REVISIONS	DATE	BY
COORDINATION	10-2-2024	JBH

DRAWING TITLE:

COVER SHEET & GENERAL NOTES

PROJECT:

TENANT FIT-OUT / NEW FOOD ESTABLISHMENT

PROJECT ADDRESS:

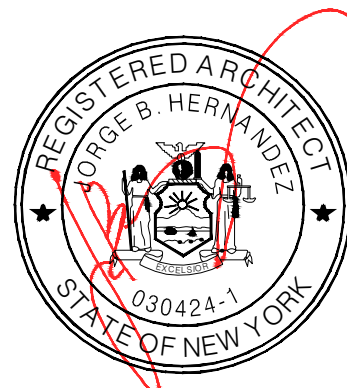
549 N STATE ROAD
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DOB BSCAN STICKER

SEAL & SIGNATURE



DATE:

6/12/2024

PROJECT NO:

24-068

DRAWING BY:

ARQ

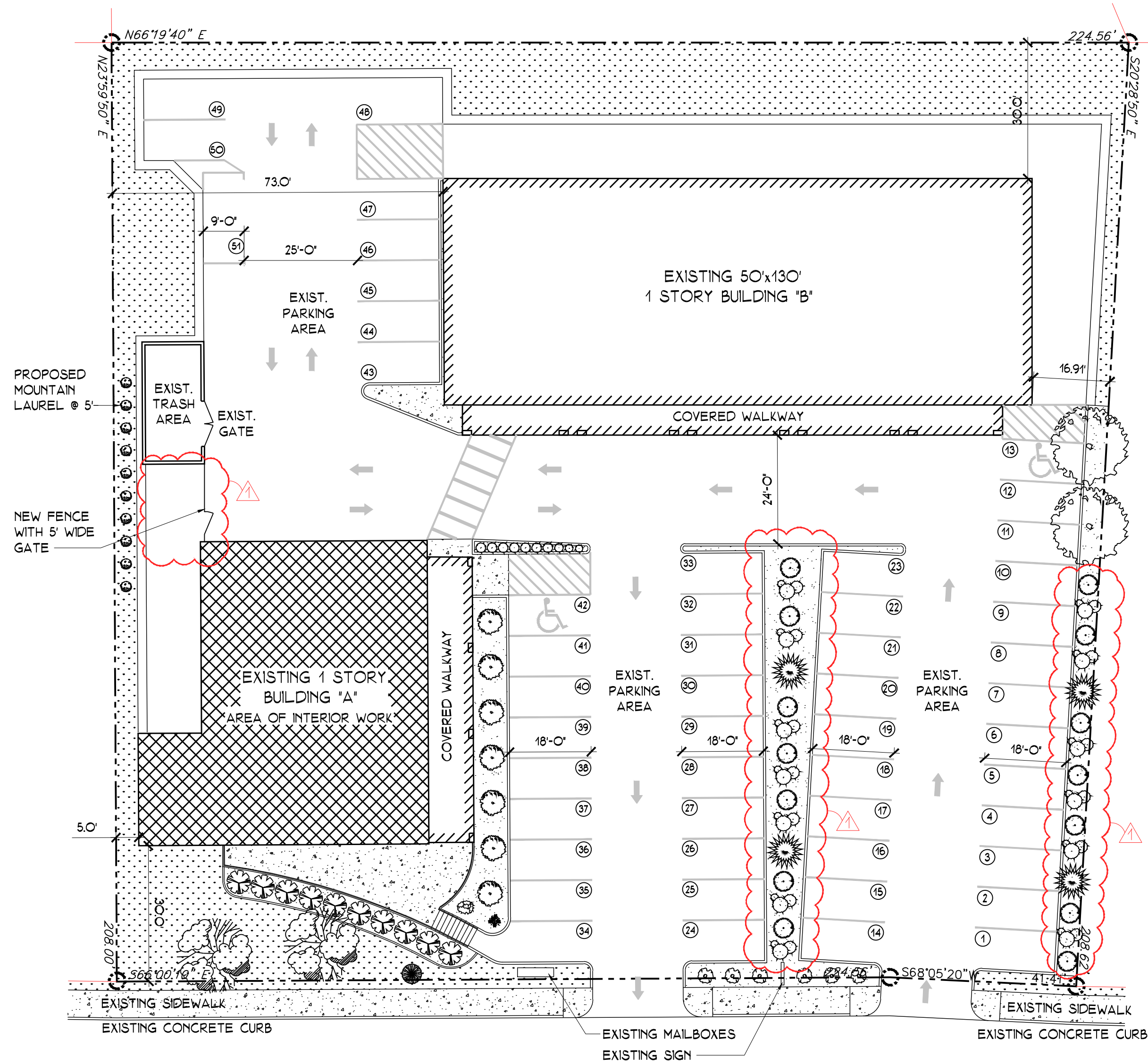
CHECKED BY:

JBH

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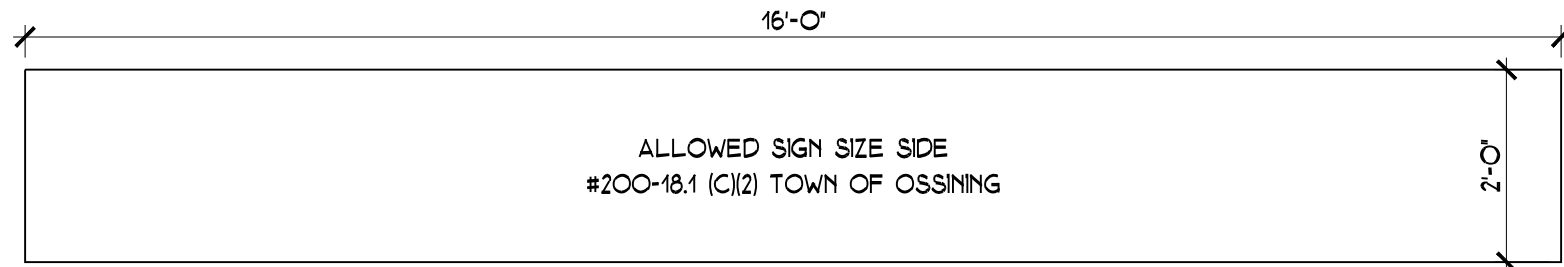
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DATE:	DWG. NO.:
6/12/2024	
PROJECT NO.:	
24-068	
DRAWING BY:	
ARQ	T-002
CHECKED BY:	
JBH	



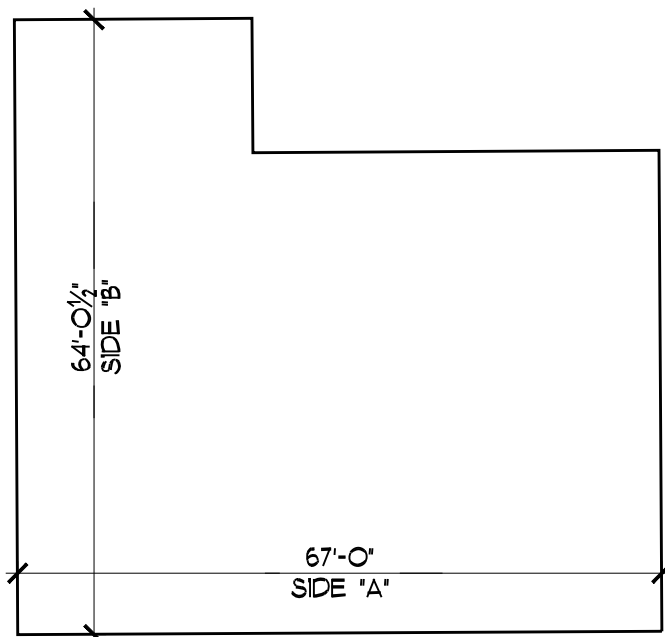
NORTH STATE ROAD

EXIST. & PROPOSED SITE PLAN 1" = 20'-0"

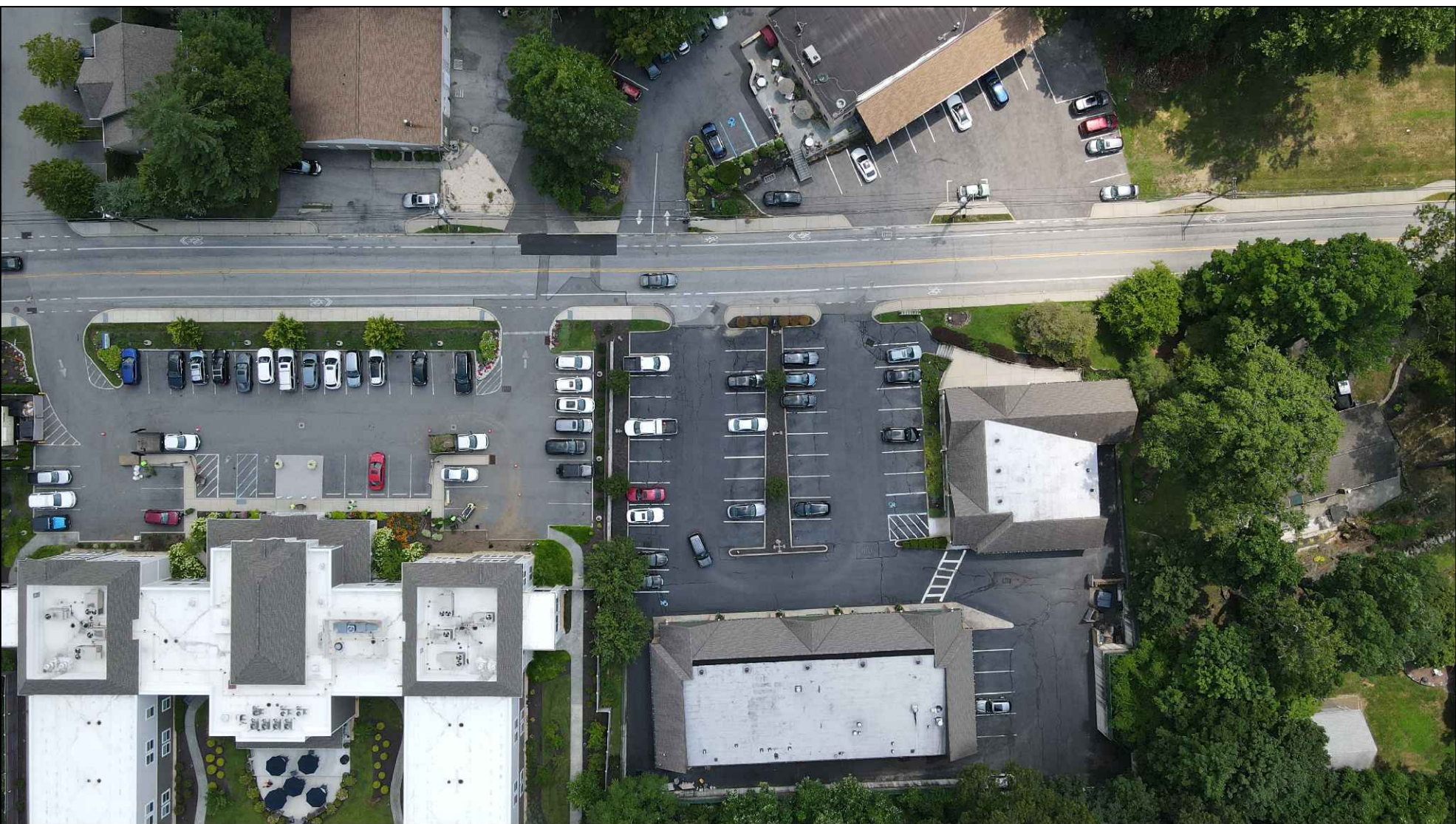


SIGN SIZE

N.T.S.



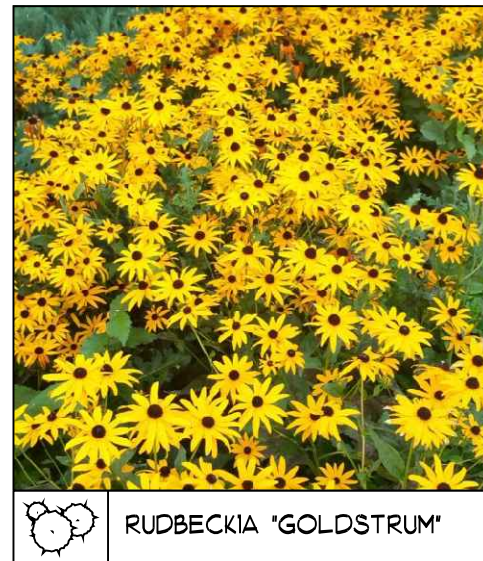
N.T.S.



MOUNTAIN LAUREL



RHUS AROMATIC 'GRO-LO'



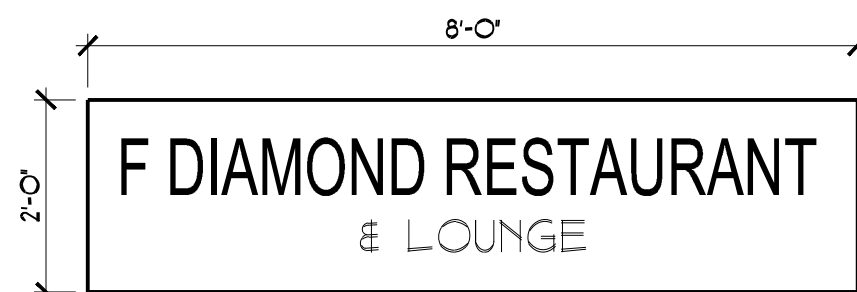
RUDBECKIA 'GOLDSTRUM'

TABLE 1 MAXIMUM PERMISSIBLE SOUND-LEVEL LIMITS BY RECEIVING LAND USE #B(A) #130.4(C)(1)	
MEASUREMENT	RESIDENTIAL
OUTDOORS	7:00 A.M. TO 10:00 P.M. NOISE SENSITIVE 24 HOURS 60
INDOORS	50

#130-6 (A)(3) COMMERCIAL HVAC EQUIPMENT WILL NOT EXCEED 60DB (A)

NOTE HOURS OF OPERATION
6:30 AM TO 10:30 PM
KITCHEN CLOSE 10:00 PM

HOUR OF OPERATION N.T.S.



PROPOSED SIGN

1'-2" = 1'-0"

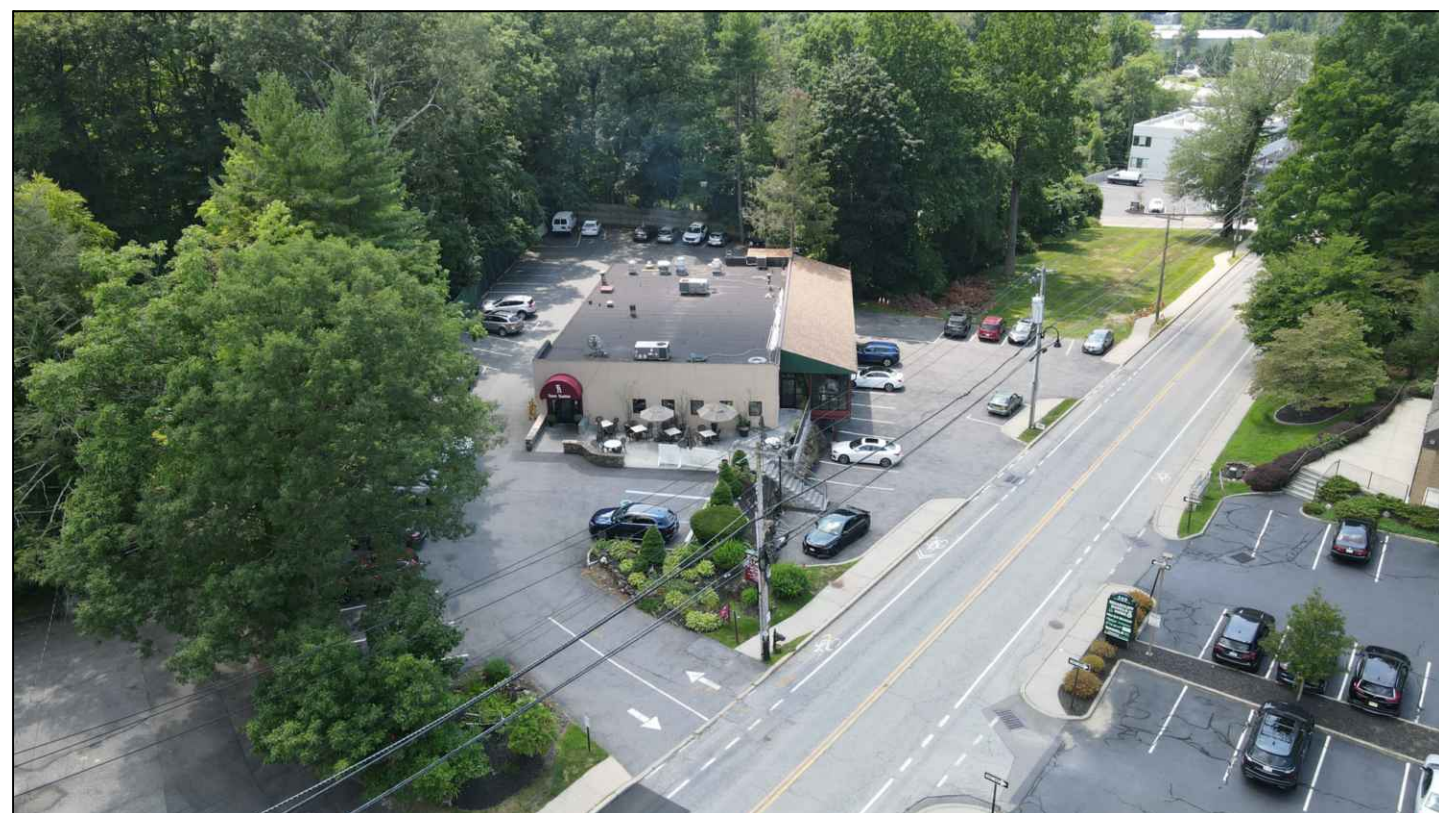
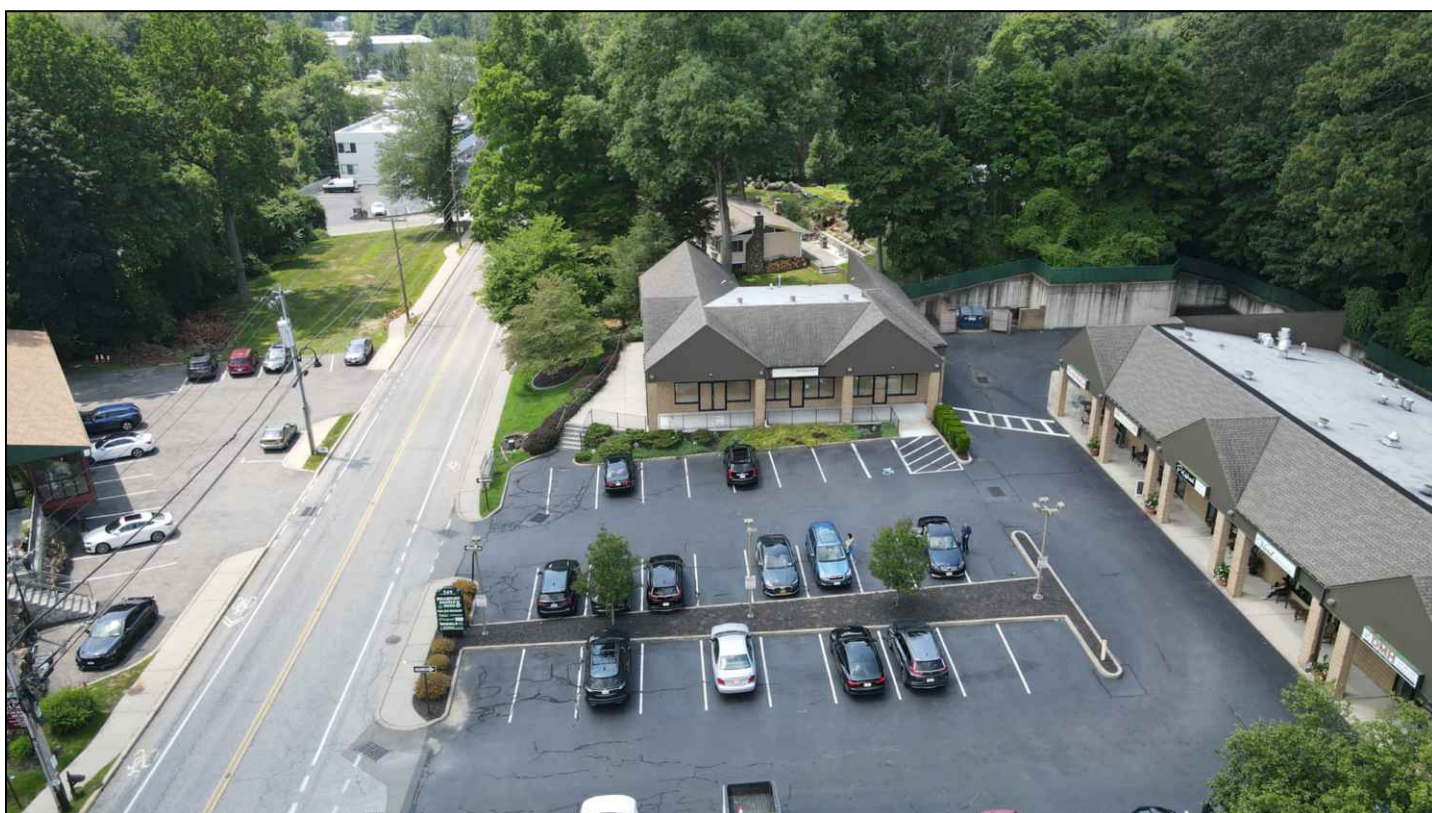
ZONING DATA - TOWN OF OSSINING					
TAX MAP DESIGNATION:		SECT: 90.15		BLOCK: 1	
ZONING DISTRICT: GB		GENERAL BUSINESS DISTRICT		LOT: 44	
		REQUIREMENTS	EXISTING	PROPOSED	VARIANCE
LOT AREA	SQ. FT.	20,000 S.F.	45,259 S.F.	N.C.	NO
MINIMUM LOT WIDTH	FEET	100.0'	211.8'	N.C.	NO
MINIMUM LOT DEPTH	FEET	130.0'	208.0'	N.C.	NO
MINIMUM FRONT YARD	FEET	30.0'	30.0'	N.C.	NO
MINIMUM ONE SIDE YARD	FEET	-	5.0'	N.C.	NO
MINIMUM BOTH SIDE YARD	FEET	-	21.9'	N.C.	NO
MINIMUM REAR YARD (X)	FEET	30.0'	30.0'	N.C.	NO
GROSS FLOOR AREA					
BUILDING 'A'	S.F.	-	3,700 S.F.		
BUILDING 'B'	S.F.	-	6,500 S.F.	N.C.	NO
TOTAL:	S.F.	-	10,200 S.F.		
MAX. BUILDING HEIGHT	FT/STY.	35/2	EX/2	N.C.	NO
MAX. BUILDING COVERAGE	%	30%	26%	N.C.	NO

EX. = EXISTING
N.C. = NO CHANGE
E.N.C. = EXISTING NON-COMPLIANT

MINIMUM OFF STREET PARKING SPACES:
EXISTING PARKING TABULATION:
TOTAL AREA BUILDING 'A' 3,700 S.F. / 200 = 18.5 PARKING SPACES
BUILDING 'B' 6,500 S.F. / 200 = 32.5 PARKING SPACES
TOTAL REQUIRED: 51 PARKING SPACES

PROPOSED PARKING TABULATION:
TOTAL AREA BUILDING 'A' 3,700 S.F. (FOOD ESTABLISHMENT)
64 SEATS / 3 = 21.3 PARKING SPACES
BUILDING 'B' 6,500 S.F. / 200 = 32.5 PARKING SPACES

TOTAL REQUIRED: 54 PARKING SPACES
TOTAL PROVIDED: 51 PARKING SPACES
(COMBINED SPACE USE (#200-291A)(7) = -3 (5.5% REDUCTION))



100 EXECUTIVE BLVD. SUITE 204
OSSINING, NY 10562
PHONE: (914) 944-3377
FAX: (866) 567-8240

JORGE B. HERNANDEZ R.A. A.I.A.
LICENSE NUMBER: 030424-1
CERTIFICATE NUMBER: 0973256

REVISIONS	DATE	BY
COORDINATION	10-2-2024	JBH

DRAWING TITLE:
EXISTING & PROPOSED SITE
PLAN AND ZONING DATA

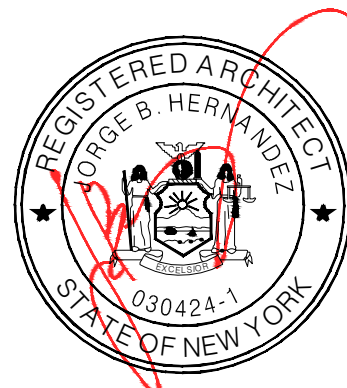
PROJECT:
TENANT FIT-OUT/ NEW
FOOD ESTABLISHMENT

PROJECT ADDRESS:
549 N STATE ROAD
BRIARCLIFF MANOR, NY 10510

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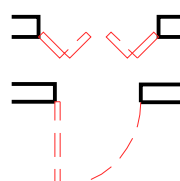
DOB BSCAN STICKER

SEAL & SIGNATURE



DATE: 6/12/2024
PROJECT NO: 24-068
DRAWING BY: ARQ
CHECKED BY: JBH
DWG. NO: S-100



- | DEMOLITION LEGEND/NOTES | |
|---|--|
| SYMBOL | DESCRIPTION |
|  | 1. REMOVE EXISTING WALL
CONSTRUCTION FROM
STRUCTURAL SLAB TO UNDERSIDES
OF FLOOR DECKING ABOVE. 2.
REMOVE / RELOCATE EXISTING
ELECTRICAL OUTLETS, SWITCHES
ETC., AS REQUIRED. REWORK
WIRING AS NECESSARY FOR
CONTINUED POWER TO REMAINING
OUTLETS, SWITCHES OR IF
OUTLETS NOT REQUIRED REMOVE
WIRING BACK TO NEAREST
JUNCTION BOX TO REMAIN. 3.
REMOVE / RELOCATE EXISTING
PLUMBING AS REQUIRED. REWORK
PLUMBING AS NECESSARY TO
MAINTAIN INTEGRITY OF EXISTING
SYSTEM TO REMAIN. 4. CAP ALL
UNUSED PIPING IN WALLS, FLOOR
OR CEILINGS TO REMAIN. |
|  | REMOVE EXISTING DOOR, FRAME
HARDWARE AND SADDLE IN THEIR
ENTIRETY. |
|  | EXISTING WALL TO REMAIN. |
| NOTES: ALL ITEMS ARE EXISTING TO
REMAIN UNLESS OTHERWISE INDICATED. | |

DRAWING TITLE:
EXIST. & DEMO.
FLOOR PLAN

PROJECT:
TENANT FIT-OUT/ NEW
FOOD ESTABLISHMENT

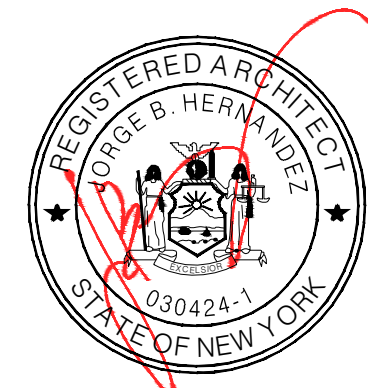
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NYS EDUCATION LAW

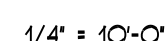
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ARQ	
CHECKED BY:	
JBH	



- TILE COVE BASE 3" = 1'-0"

DATE: 6/12/2024	DWG. NO.: A-100
PROJECT NO: 24-068	
DRAWING BY: ARQ	
CHECKED BY: JPH	



JORGE B. HERNANDEZ R.A. A.I.A.
LICENSE NUMBER: 030424-1
CERTIFICATE NUMBER: 0973256

[illegible]

DRAWING TITLE:
EXIST. ELEVATIONS

PROJECT: TENANT FIT-OUT/ NEW
FOOD ESTABLISHMENT

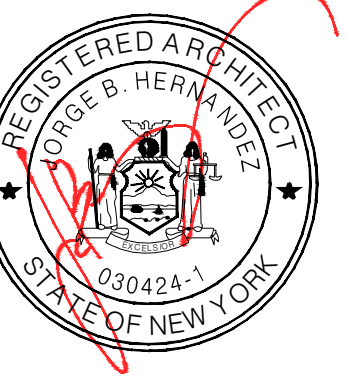
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FIRST FLOOR

SCHEMATIC EXIST.
FRONT ELEVATION

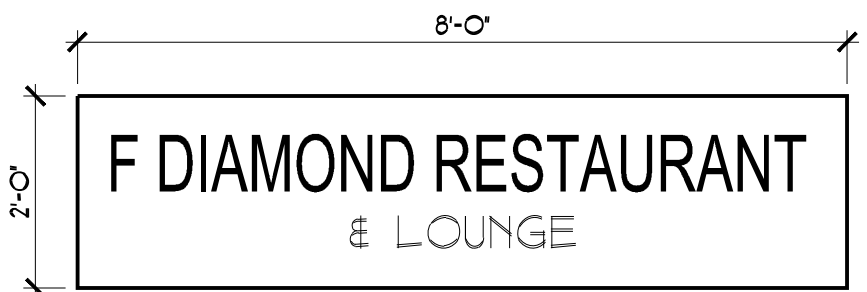
$1/4'' = 10'-0''$
(NO CHANGE)



 FIRST FLOOR

SCHEMATIC EXIST.
LEFT ELEVATION

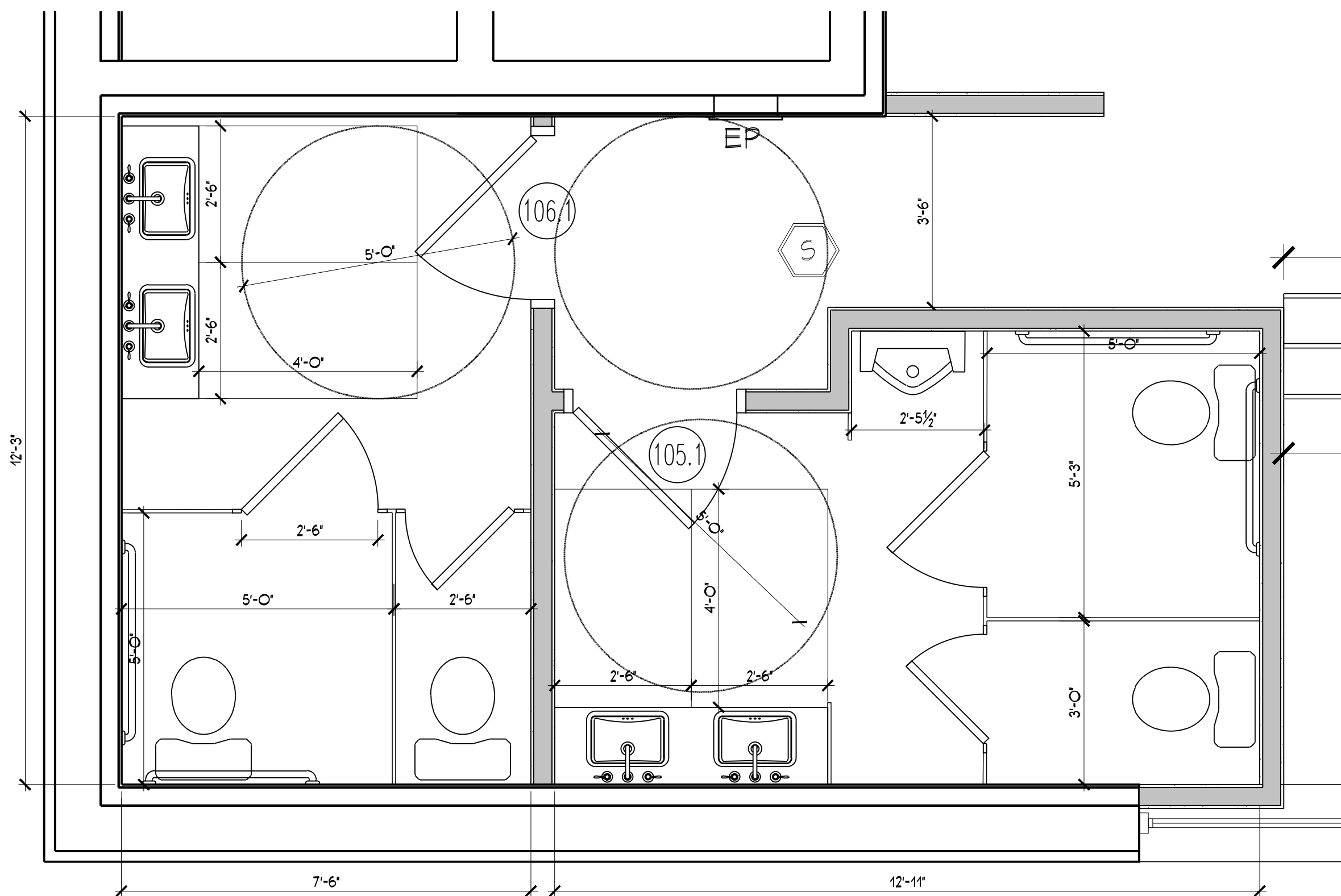
$1/4'' = 10'-0''$
(NO CHANGE)



PROPOSED SIGN $1^1-2^2 = 1^1-0^0$

DOOR NOTES:

- ALL EXISTING EXTERIOR DOORS TO REMAIN
- SALVAGE AND PROTECT EXISTING INTERIOR DOORS FOR RE-USE AS POSSIBLE
- COLD STORAGE ROOM TO BE INSULATED METAL DOOR
- PROVIDE SOLID CORE WOOD INTERIOR DOORS. TYP. FINISH TO BE VENEER OR PTD
- PROVIDE KNOCK-DOWN HOLLOW METAL INSULATED FRAME AT COLD STORAGE
- PROVIDE PRE-HUNG WOOD FRAMES AT INTERIOR DOORS. TYP. FINISH TO BE NATURAL OR PTD.
- PROVIDE COMMERCIAL DOOR LEVER HARDWARE BY SCHLAGE OR APPROVED EQUAL.
- PROVIDE KICK-PLATES AT INTERIOR OF ALL BATHROOM DOORS AND ON EITHER SIDE OF UTILITY CLOSET DOOR.
- PROVIDE CLOSERS ON ALL INTERIOR DOORS.



Technical drawing of a lavatory showing side and front elevations with dimensions for accessibility.

Side Elevation Dimensions:

- 38" MAX. (Total height)
- 34" MAX. (Height to top of mirror)
- 29" MAX. (Height to top of mirror frame)
- 1"-3" (Depth)
- INSULATE PIPES WITH APPROVED PIPE WRAP (Label pointing to pipes)
- 38" MAX. (Height to top of mirror)
- 34" MAX. (Height to top of mirror frame)
- 29" MAX. (Height to top of mirror frame)
- 11" MIN. (Clearance from floor to bottom of mirror frame)
- 9" MIN. (Clearance from floor to bottom of mirror frame)
- 17" MIN. (Depth)
- 27" MIN. (Height to top of mirror frame)

Front Elevation Dimensions:

- 9" MIN. (Clearance from floor to bottom of mirror frame)
- 27" MIN. (Height to top of mirror frame)
- 29" MIN. (Height to top of mirror frame)
- 34" MAX. (Height to top of mirror frame)
- 40" MAX. (Total height)
- 17" MIN. DEPTH (Depth)
- 6" MAX. TOE CLEARANCE (Clearance from floor to bottom of mirror frame)
- 8" MIN. (Clearance from floor to bottom of mirror frame)
- KNEE CLEARANCE (Label pointing to clearance area)

Labels:

- LAVATORY

Technical drawing of a bar counter assembly, showing side and end views with dimensions and material specifications.

Dimensions:

- Overall width: 2'-2"
- Top counter thickness: 1 1/2"
- Side view height: 3'-8"
- Top counter depth: 6 3/4"
- Side view depth: 7 1/4"
- Vertical spacing (left): 1 1/2"
- Vertical spacing (right): 5/8"
- Horizontal spacing (right): 6"

Materials and Components:

- 1 1/2" LIGHT FINISHED CONCRETE BAR COUNTER TOP
- CONT. SEALANT, BOTH SIDES
- CONT. CASING BEAD BOTH SIDES
- CONTINUOUS 6' 18 GAUGE METAL BOX BEAM
- 6' 18 GA. MTL. STUDS @ 16" O.C.
- WOOD PANELING
- 1-LAYER 3/4" GYP. BD. BOTH SIDES, PAINTED, TAPED WITH 3 COATS COMPOUND, CONT. TO STRUCTURE/USE WATER RESISTANT GYP. BACKING BD. IN BAR SIDE.
- BAR EQUIPMENT & COUNTER
- QUARRY TILE COVE BASE
- CONT. BOTTOM RUNNER SECURED @ 2'-0" O.C.
- CONT. SEALANT, BOTH SIDES

36" MIN.

34"-48"

16"-18"

BACK WALL

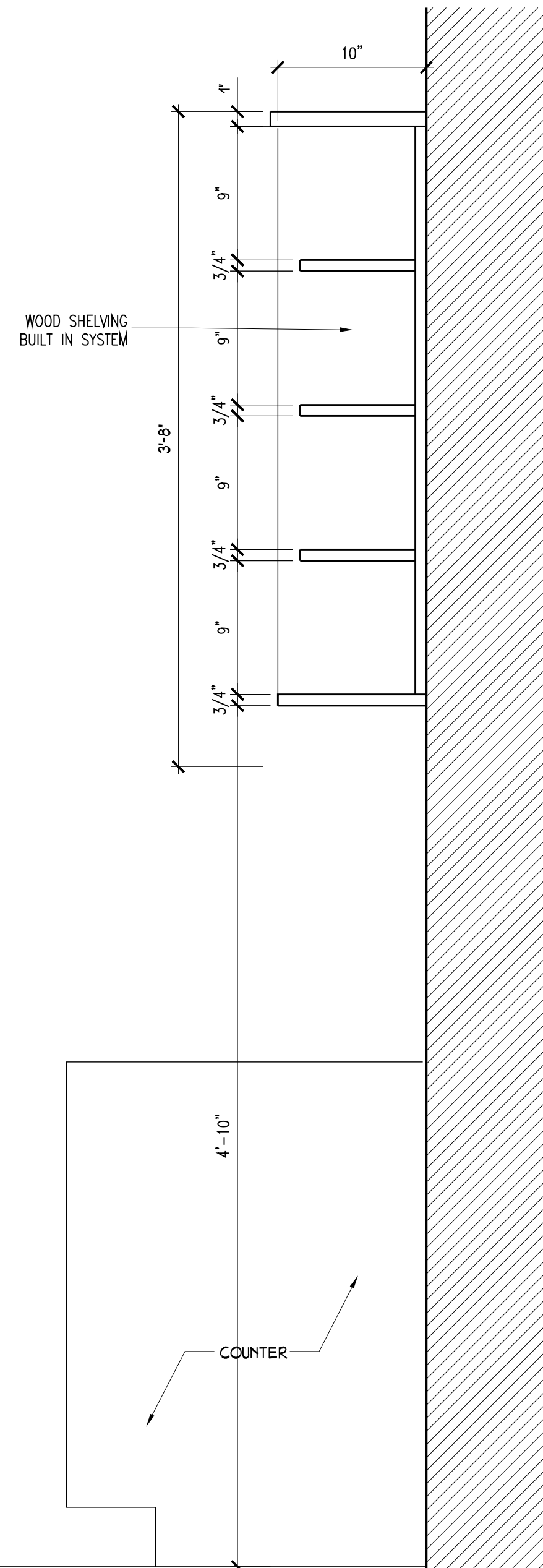
TO OPERABLE PART

48"-60"

TO BASELINE OF BRAILLE CELLS

INTERNATIONAL SYMBOL OF ACCESSIBILITY

DOOR HARDWARE AND PICTOGRAM



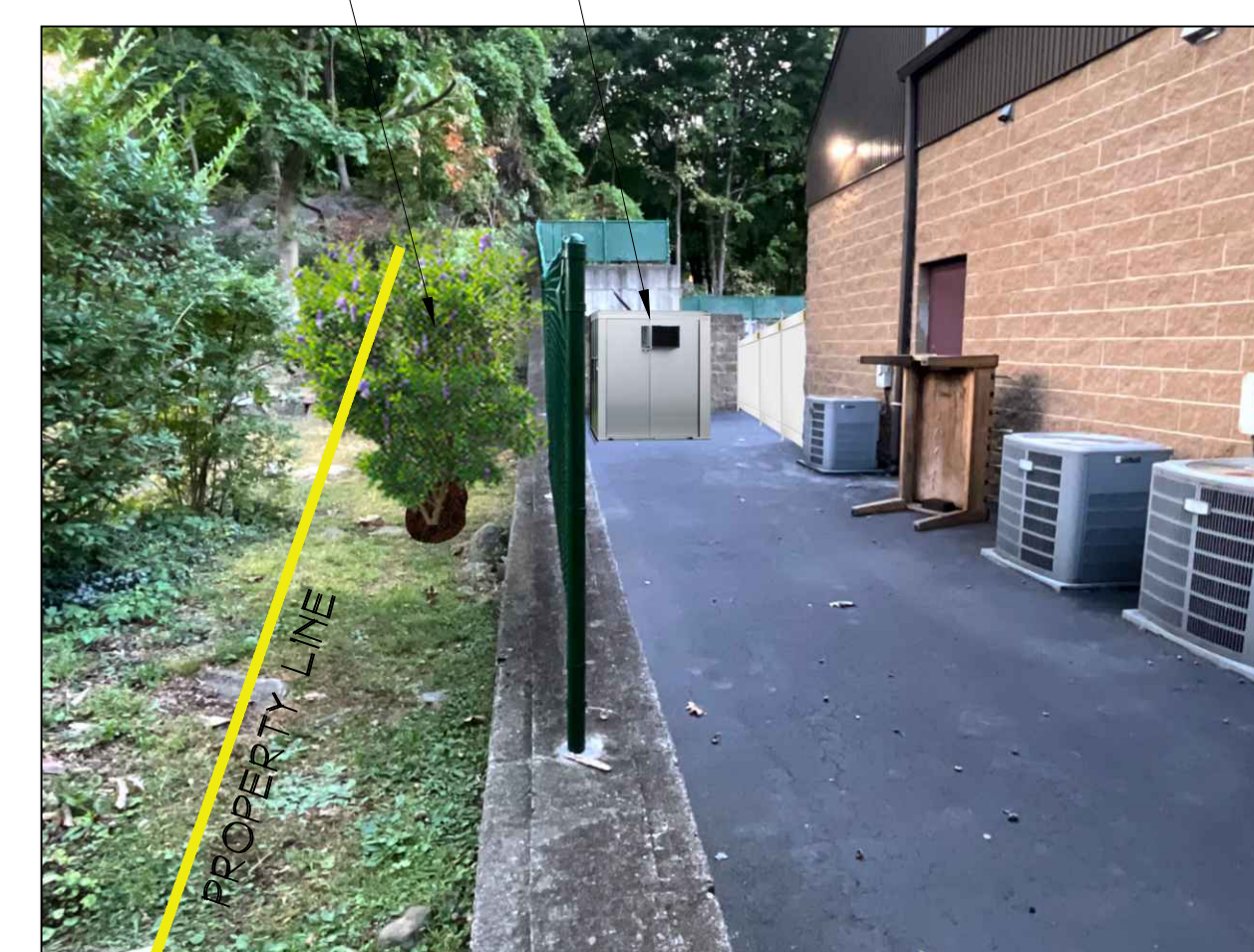
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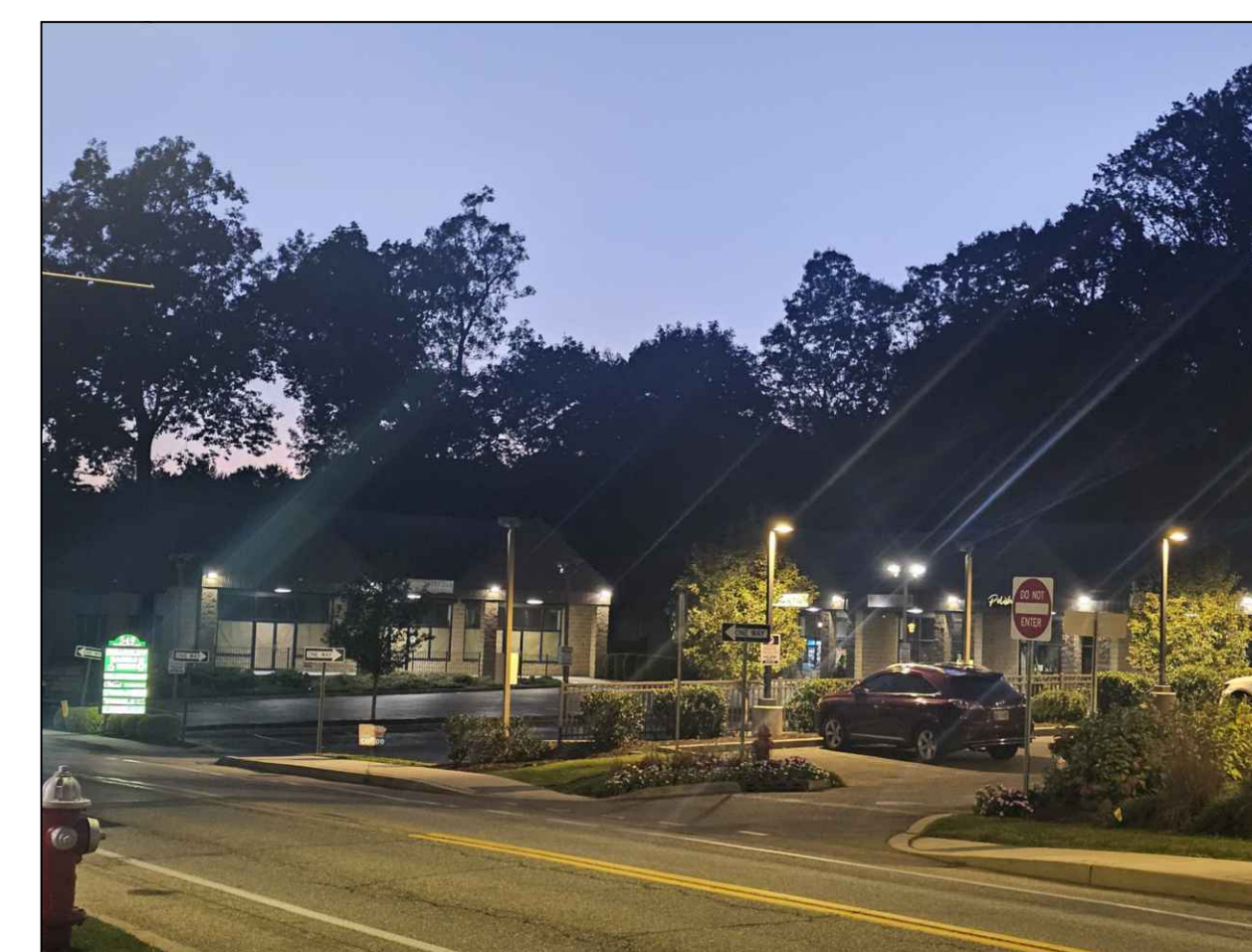
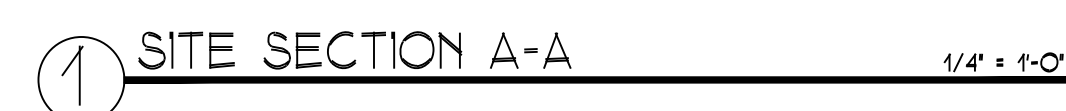
EXISTING VIEW N.T.S.



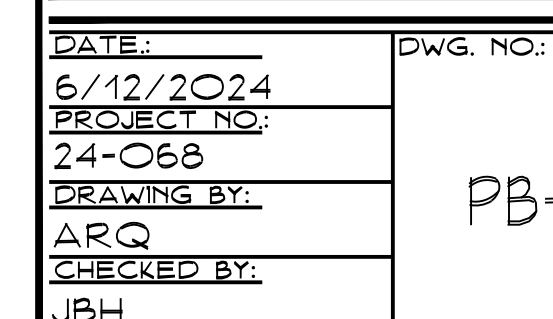
PROPOSED WALK-IN-COOLER _____
PROPOSED ROW OF MOUNTAIN LAUREL _____



PROPOSED MITIGATION WORK
AT PROPERTY LINE



EXISTING NIGHT VIEW N.T.S.



PB=