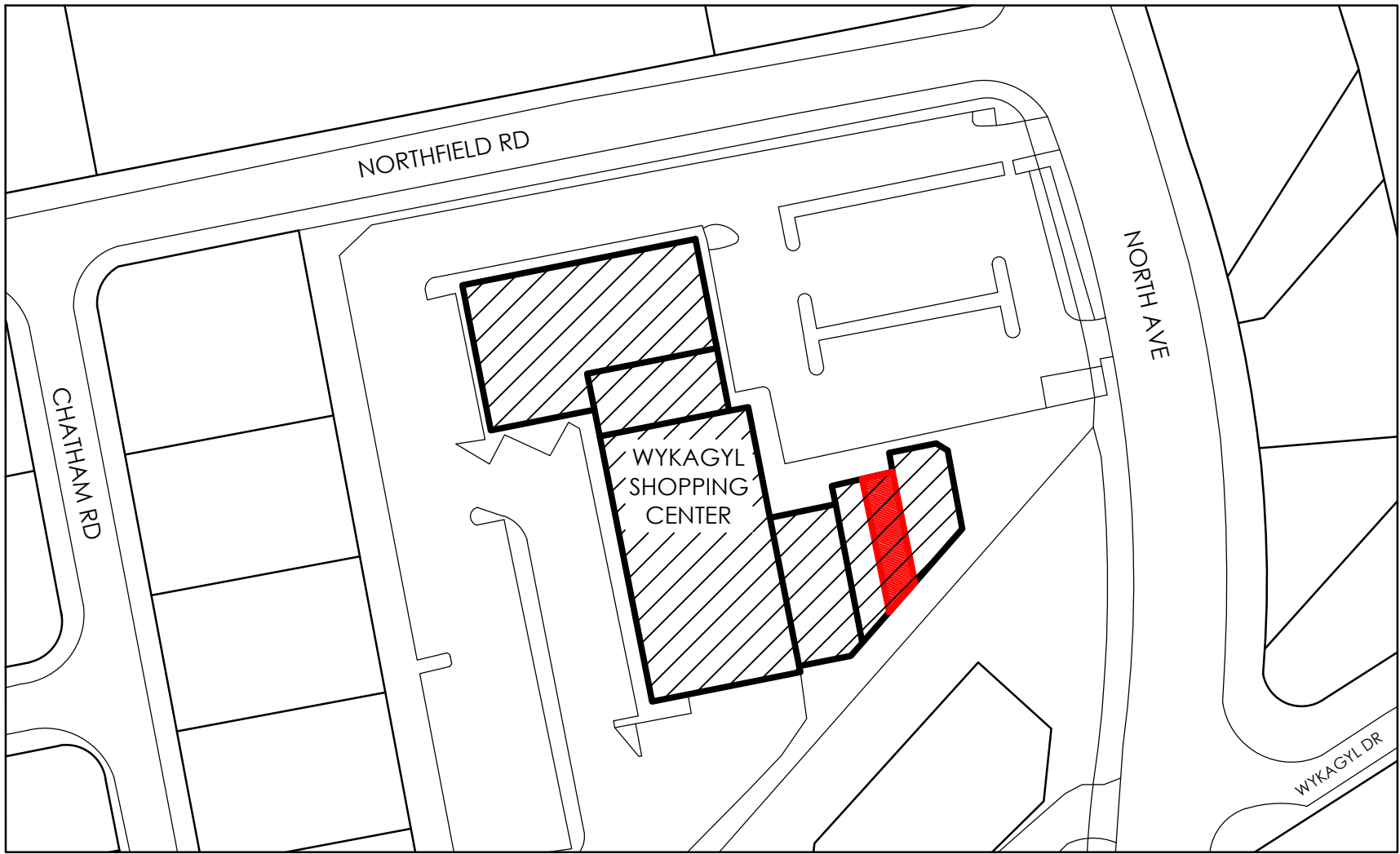


"WARNING! This document bears an Architect's seal. Its alteration without an Architects approval is a VIOLATION OF LAW. 16 McKinney's N.Y. Law 69.5(b)."



## Site plan

Scale: NTS

1282 North Avenue  
block: 1810  
lot: 50  
zone: NB

## Building code notes

- ALL WORK TO COMPLY WITH THE 2020 NYS BUILDING CODE, 2020 NYS EXISTING BUILDING CODE (LEVEL 2 ALTERATION), 2020 NYSPC, 2020 NYSMC AND WITH ALL AGENCIES HAVING JURISDICTION. COMPLY WITH THE 2020 NYS ENERGY CODE. COMPLY WITH APPLICABLE SECTIONS OF THE MUNICIPAL CODE OF NEW ROCHELLE.
- PLUMBING WORK SHALL COMPLY WITH REQUIREMENTS AND WITH THE NATIONAL PLUMBING CODE. PLUMBING CONTRACTORS SHALL FILE A SEPARATE APPLICATION. COMPLY WITH THE 2020 NYSPC AND THE 2020 NYS FC.
- ELECTRICAL WORK SHALL COMPLY WITH U.L. REQUIREMENTS AND WITH THE 2017 NATIONAL ELECTRICAL CODE AND 2020 NYS EC.. ELECTRICIAN SHALL FILE SEPARATE APPLICATION.
- COMPLY WITH NFPA 70 AND ANSI A117.1-2009.

1. CHAPTER 3 Use and Occupant Classification  
SECTION 303.1.2 -SMALL ASSEMBLY SPACE (UNDER 50 PERSONS)  
TO BE CLASSIFIED AS GROUP B.  
EXISTING USE GROUP B (Restaurant)-NO CHANGE IN OCCUPANCY

5. CHAPTER 8 : INTERIOR FINISHES

ALL INTERIOR FINSHES SHALL COMPLY WITH TABLE 803.1.3  
GROUP B: Non-Sprinklered Building  
Class A finish for exit passageways  
Class B for exit access corridors  
Class C finish for enclosed rooms

6. CHAPTER 9 (NYSBC 2020) : FIRE PROTECTION SYSTEMS FIRE PROTECTION  
903.2.7 GROUP B  
AN AUTOMATIC SPRINKLER SYSTEM IS NOT REQUIRED.  
FIRE EXTINGUISHERS SHALL BE PROVIDED AS PER SECTION 906.1 AN AUTOMATIC FIRE ALARM AND DETECTION SYSTEM SHALL BE PROVIDED AS PER SECTION 803.4 (NYSEBC 2020).

7. CHAPTER 10 MEANS OF EGRESS : COMPLY WITH ALL SECTIONS OF THIS CHAPTER INCLUDING:

TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT- RESTAURANT  
refer to floor plan

SECTION 1006 NUMBER OF EXITS  
TABLE 1006.2.1 SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY  
B OCCUPANCY (LESS THAN 49 PERSONS)  
ACTUAL FIRST FLOOR OCCUPANCY = 23 persons  
ACTUAL BASEMENT OCCUPANCY = 1 person  
TOTAL = 24 persons

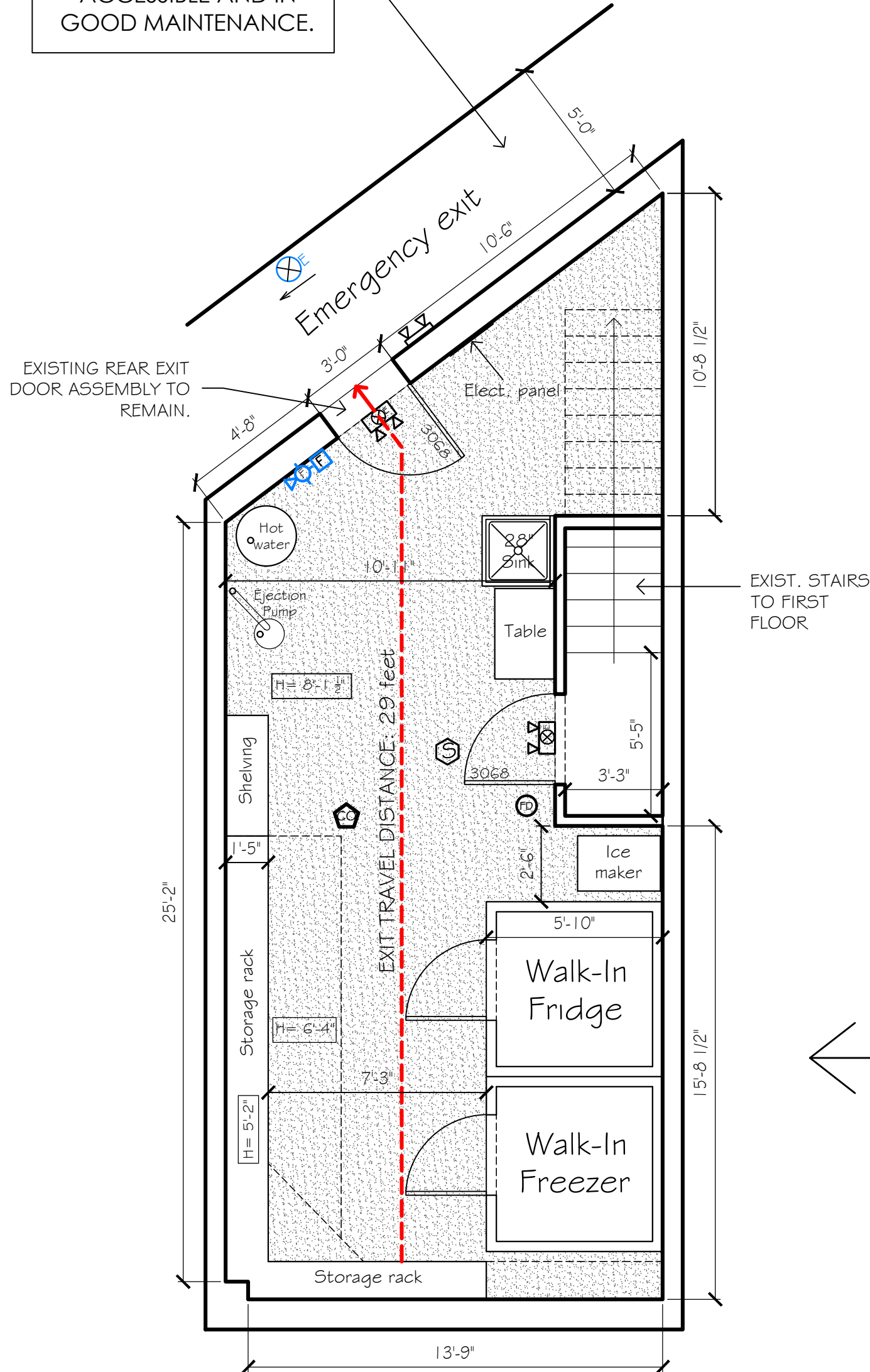
MAX TRAVEL DISTANCE PERMITTED = 100'

FIRST FLOOR MAX TRAVEL DISTANCE PROVIDED = 74'  
(ONE EXIT REQUIRED: TWO EXITS PROVIDED)

BASEMENT MAX TRAVEL DISTANCE PROVIDED = 29'  
(ONE EXIT REQUIRED: ONE EXIT PROVIDED)

SECTION 1028 EXIT DISCHARGE  
ALL EXITS SHALL EXIT DIRECTLY TO THE EXTERIOR OF BUILDING AND SHALL PROVIDE A DIRECT PATH OF EGRESS TRAVEL TO GRADE.

THE PATH OF EGRESS TO THE STREET MUST BE ACCESSIBLE AND IN GOOD MAINTENANCE.



## Basement floor plan

Scale:  $\frac{1}{4}'' = 1'-0''$

NOTE: ALL WALL AND FLOOR JUNCTURES SHALL BE COVERED IN FOOD PREP., FOOD STORAGE, UTENSIL WASHING AREA, WALK-IN REFRIGERATORS, AND TOILET ROOMS.

## FINISH SCHEDULE

LOCATION	WALLS	FLOOR	BASE	CEILING
DINING AREA	BENJAMIN MOORE 'REGAL' FIRST COAT 216 LATEX PRIMER 'REGAL' AQUA VELVET 319 EGGSHELL FINISH	'PARTERRE' - 'LUCENT OAK' SOLID VINYL TILE 6X36	4" VINYL COVE BASE	SEMI-GLOSS PAINTED SHEETROCK
BAR AREA	'DALTILE' 3X12 CERAMIC BRIGHT WHITE SUBWAY TILE	'TILEBAR' - 'ELEMENTAL ABRASIVE PURITAN GRAY' 6X6 UNGLAZED CERAMIC QUARRY TILE - EXISTING	'TILEBAR' CERAMIC COVE BASE - EXISTING	SEMI-GLOSS PAINTED SHEETROCK
RESTROOM AREA	BENJAMIN MOORE 'REGAL' FIRST COAT 216 LATEX PRIMER 'REGAL' AQUA VELVET 319 EGGSHELL FINISH	'PARTERRE' - 'LUCENT OAK' SOLID VINYL TILE 6X36	'DALTILE' CERAMIC COVE 3 3/4" X 3 3/4" Q3446	SEMI-GLOSS PAINTED SHEETROCK
KITCHEN	BENJAMIN MOORE 'REGAL' FIRST COAT 216 LATEX PRIMER 'REGAL' AQUA VELVET 319 EGGSHELL FINISH	'TILEBAR' - 'ELEMENTAL ABRASIVE PURITAN GRAY' 6X6 UNGLAZED CERAMIC QUARRY TILE - EXISTING	'TILEBAR' CERAMIC COVE BASE - EXISTING	SEMI-GLOSS PAINTED SHEETROCK
BASEMENT AREA	BENJAMIN MOORE 'REGAL' FIRST COAT 216 LATEX PRIMER 'REGAL' AQUA VELVET 319 EGGSHELL FINISH	PAINTED CONCRETE SEMI-GLOSS FINISH	4" VINYL COVE BASE	SEMI-GLOSS PAINTED SHEETROCK
BASEMENT WALK-IN BOXES	STAINLESS STEEL	CERAMIC TILE	'DALTILE' CERAMIC COVE 3 3/4" X 3 3/4" Q3446	STAINLESS STEEL

## LEGEND

- CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR
- HEAT DETECTOR
- EXHAUST FAN 75 CFM Min. TO EXTERIOR
- EXIT LIGHT W/DIRECTION ARROW
- EXIT/EMERGENCY LIGHT W/BATTERY BACKUP
- EMERGENCY LIGHT W/BATTERY BACKUP
- FIRE ALARM MANUAL PULL STATION
- FIRE ALARM COMBINATION AUDIO/VISUAL DEVICE (15/75 CD - STROBE)
- FIRE EXTINGUISHER - TYPE ABC
- FIRE EXTINGUISHER - TYPE K
- FLOOR DRAIN
- EXISTING TO REMAIN
- EXISTING TO BE REMOVED
- 4" STEEL STUDS @ 16" O.C. WITH 5/8" GYPBD. FINISH. TOILET ROOMS TO RECEIVE WR GWB.

## BASEMENT CALCULATIONS

TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT- RESTAURANT

BASEMENT STORAGE = 415 sf / 300sf per person = 1.38 persons  
TOTAL PERSONS = 1.38 = 1

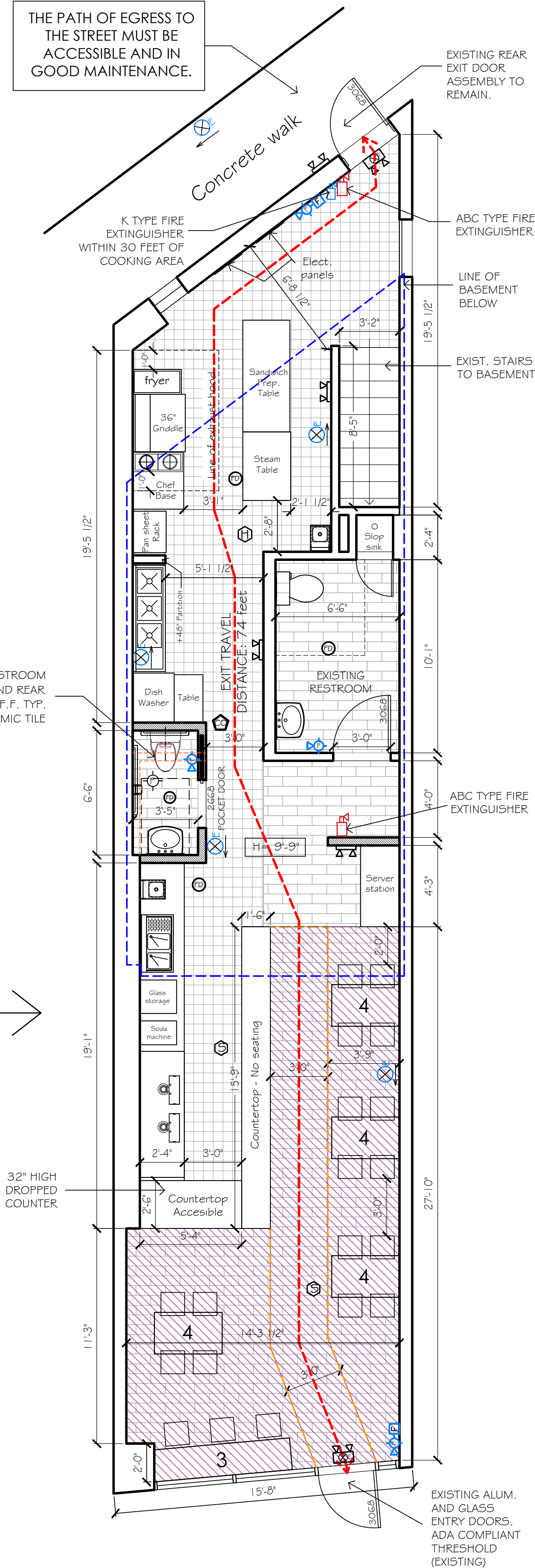
## FIRST FLOOR CALCULATIONS

TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT- RESTAURANT

DINING SEATING AREA (NET):  
TABLE SEATING = 285 sf / 15sf per person = 19 persons  
BAR SERVICE AREA = 196 sf / 100sf per person = 1.96 persons  
TOILET AREA = 87sf / 100sf per person = 0.87 persons  
KITCHEN AREA = 259 sf / 200sf per person = 1.28 persons  
TOTAL PERSONS = 23.11 = 23

- Dining Area Occupancy: 288 sf/15 = 19 persons
- Unobstructed exit passageway

THE PATH OF EGRESS TO THE STREET MUST BE ACCESSIBLE AND IN GOOD MAINTENANCE.



## First floor plan

Scale:  $\frac{1}{4}'' = 1'-0''$

ARCHITECTURE  
URBAN DESIGN  
PLANNING  
**ROBERT STANZIALE**  
ARCHITECT P.C.  
270 North Avenue  
New Rochelle New York 10801  
P 914.633.0070  
F 914.633.0910  
rstanziale@stanzialearchitect.com

REV.	DATE	DRN. BY.
1		
2		
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8		

## PROJECT TITLE:

INTERIOR ALTERATIONS  
ADDITION

1282 NORTH AVE  
NEW ROCHELLE  
NEW YORK

## SEAL + SIGNATURE

## DRAWING TITLE:

NOTES  
SITE PLAN  
BASEMENT FLOOR PLAN  
FIRST FLOOR PLAN

DATE: 03.18.24

PROJECT: 2024-04

DRAWING BY: AH

CHK BY:

DWG:

**A- 01.00**