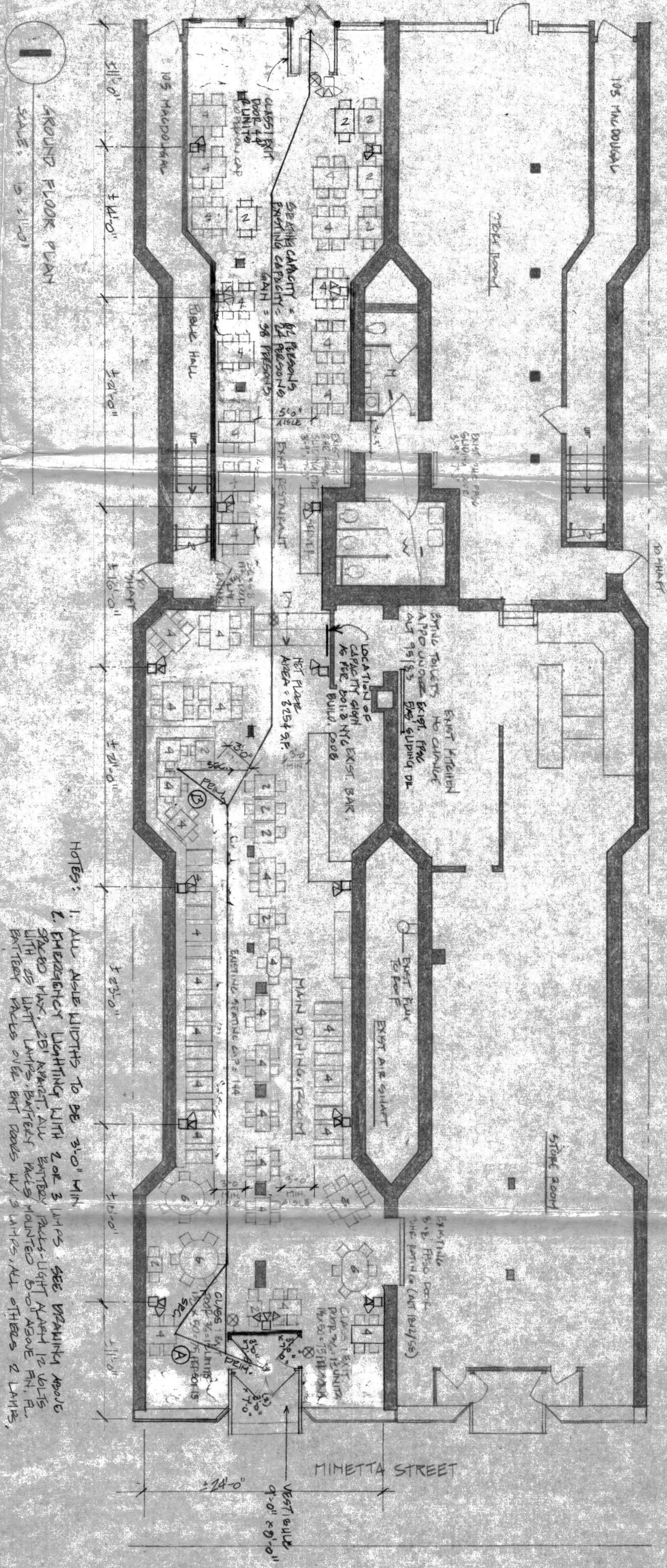


MADDOUGAL STREET



GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES

- All work shall comply with the rules and regulations of the City of New York, The State of New York, and all other authorities having jurisdiction.
- The contractor shall verify all existing conditions and dimensions at the job site before starting the work and shall report to the Architect any discrepancies noted.
- Contractor shall remove, cut, patch, and refinish walls, partitions, floors, doors, and windows, fixtures, and equipment as required for this renovation.
- Contractor shall furnish all labor and materials and equipment as required to complete the work.
- Contractor shall obtain and pay for all permits and approvals as required prior to the start of the work.
- Contractor shall properly protect and make safe adjacent property as the job conditions require.
- All construction shall conform with provisions of the New York City Building Code.
- All required exits shall be maintained free from obstructions and impediments for unobstructed egress in the case of fire or other emergency.
- During the entire period of demolition and construction, all existing exits shall be kept clear, fire protective devices and alarms shall be kept in working order, and fire extinguishers shall be maintained in their ready-to-use condition.
- Where openings occur in existing fire rated areas or partitions due to existing or new conduit, gas ductwork, cables, piping, etc., and/or where existing fireproofing has been removed as a result of existing or new construction work, the general contractor shall close and/or fireproof such openings to meet the general contractor's approval areas in accordance with the Building Code and the Fire Department's requirements.

EXISTS ANALYSIS

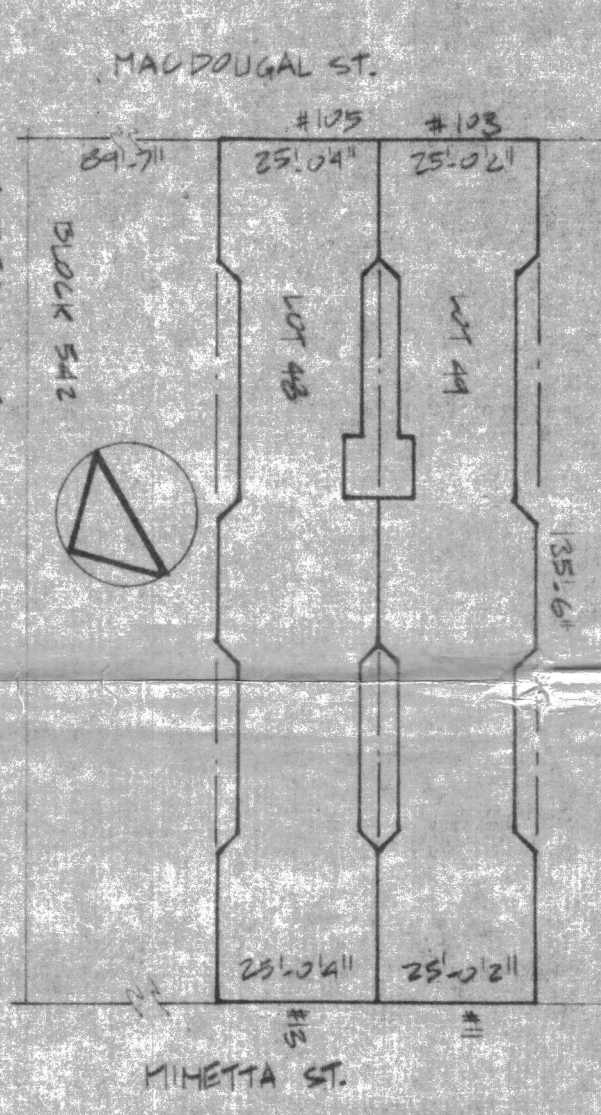
No. of People: 60-100
 Total Net Area: 5,500 sq. ft.
 Floor Area: 5,500 sq. ft. (15 ft. x 360 ft. (14 ft. x 360 ft.))
 Rent: 200,000 - 250,000 per month
 Total Distance to Exit: (Station on Rd.) 1/2 mile
 (1) Parkway - 91 - 105 St. 100 ft. x 100 ft.
 (2) Parkway - 105 - 125 St. 100 ft. x 100 ft.

P.A. NOTES

- MINIMUM WIDTH OF EXIT ALARMS TO BE 3'-0" THROUGHOUT AND HEAD DIRECTIVE TO AN APPROVED MEANS OF EGRESS.
- REQUIRED CAPACITY SIGN (A) 20" X 24" TO BE POSTED WHERE SIGN AREA INDICATING MAX. NUMBER OF PERSONS THAT MAY OCCUPY SPACE. (26-90.1.3)
- DIRECTIONAL EXIT SIGNS AND LIGHTS WILL BE ELIMINATED WHERE SHOWN LETTER "H" SIGNED 3/4" W AS PER SEC. 26-0. C26.80.1.10 & C26.80.1.11 AND SHALL BE LIGHTED AT ALL TIMES DURING OCCUPANCY.
- INTENSITY OF ILLUMINATION WILL COMPLY WITH SEC. 26-15.1.
- HOODS OVER RANGES AND FIRES FOR SAME TO BE THOROUGHLY CLEANED AT LEAST EVERY THREE (3) MONTHS AS REQUIRED BY SEC. 26-14.4 & C. 15.1.6.3.
- ALL NECESSARY PERMITS WILL BE OBTAINED WHERE APPLICABLE FROM DEP. OF ED. AND AMONG FEES SHALL BE PAID AND ALL REVISED FEES PAID.
- DRAPEES CURTAINS DECORATIONS AND SECEGENY HAVING FLAME SPREAD RATING EXCEEDING 25 SHALL BE FLAMEPROOFED IN COMPLIANCE WITH C19.16.1.1 (FIRE CODE).
- SIGN SHALL BE OF THE INTERNALLY ILLUMINATED TYPE IN ALL ASSEMBLY PLACES WHERE GENERAL ILLUMINATION IS REDUCED TO LESS THAN 5 FT CANDLES DURING A PERFORMANCE AND SHALL BE LIGHTED AT ALL TIMES DURING OCCUPANCY.
- ENTIRE EXHAUST SYSTEM FOR COOKING EQUIPMENT INCLUDING DUCTS HOODS AND FANS SHALL BE INSPECTED PERIODICALLY AND THOROUGHLY CLEANED.
- GRASSY PLACES SHALL BE SERVICED AND REPAIR/REPLACED BY QUALIFIED PERSONNEL OR A CLEANING AGENCY. A RECORD INDICATING NAME OF PERSON OR SERVING FIRM AND DATES WHEN FILTERS WERE CLEANED OR REPLACED SHALL BE KEPT ON PREMISES BE MADE AVAILABLE FOR INSPECTION BY COMMISSIONER. THEY SHALL BE CLEANED OR REPLACED AS OFTEN AS NECESSARY BUT AT LEAST EVERY THREE MONTHS.
- AT LEAST TWICE A YEAR THE AUTO FIRE DAMPER LOCATED AT HOOD OUTLET REMOVE DEVICES AND FUSIBLE LINKS. IF EMPLOYED SHALL BE REPLACED OR PROPERLY CLEANED.
- AT LEAST ONCE EVERY YEAR THE AUTO VALVE OPERATION AND THE EXTINGUISHING SYSTEM SHALL BE TESTED. A RECORD OF SUCH TEST SHALL BE KEPT ON THE PREMISES AND BE AVAILABLE FOR INSPECTION BY THE BUILDING AND FIRE COMMISSIONERS.
- EMERGENCY LIGHTING TO BE INSTALLED AS PER SEC. 26.80.1.18.
- ALL ELECTRICAL WIRING TO BE REWOUND AND RECALIBERED OCCASIONALLY AND 1/2 IN. THIN WIRE SHALL BE USED.

EMERGENCY LIGHTING NOTES

- THE REQUIREMENT IN THIS SECTION OF PROVIDING AT LEAST FIVE (5) FOOT CANDLES OF ILLUMINATION AT THE FLOOR LEVEL APPLIES AT EXIT AREAS.
- THE EXIT AREA TO BE ILLUMINATED WITHIN THE ASSEMBLY SPACE SHALL CONSIST OF THE EXIT SIGN, THE EXIT DOORWAY, AND A SQUARE AT THE THRESHOLD OF THE POINT OF EGRESS WITH A SIDE WIDE DIMENSION IS DOUBLE THE WIDTH OF THE EGRESS OPENING, OR EQUAL TO THE WIDTH OF THE CORRIDOR, (WHICHEVER IS GREATER). LIGHT WEAPONS SHOULD BE ON THE HORIZONTAL.
- THIS INTENSITY OF ILLUMINATION SHALL NOT BE DIMINISHED TO LESS THAN TWO (2) FOOT CANDLES AT A LEVEL EIGHTEEN (18) INCHES ABOVE THE FLOOR AT CROSS AISLES.
- THE INTENSITY OF GENERAL ILLUMINATION SHALL NOT BE DIMINISHED TO LESS THAN ONE (1.0) FOOT CANDLE AT A LEVEL EIGHTEEN (18) INCHES ABOVE THE FLOOR ELSEWHERE.
- THE LIGHTING UNITS SHALL BE SO ARRANGED AS NOT TO:
 - INTERRUPT OR DISOBTACULATE THE VIEW FROM THE POINT OF ESCAPE
 - DRASTICALLY ALTER THE CHARACTER AND QUALITY OF ILLUMINATION
 - PRESENT A HAZARD TO THE OCCUPANTS AND BE PROTECTED AS IS NECESSARY
- ILLUMINATION SHALL BE SO ARRANGED THAT THE FAILURE OF ANY SINGLE LIGHTING UNIT, SUCH AS THE BURNING OUT OF AN ELECTRIC BULB, WILL NOT LEAVE ANY AREAS IN DARKNESS.
- LIGHT FIXTURES SHALL BE ON CIRCUITS THAT ARE SEPARATE FROM GENERAL LIGHTING AND POWER CIRCUITS, EITHER UP OR DOWN FROM THE MAIN SWITCH OR CONNECTED TO AN EMERGENCY LIGHTING POWER SOURCE WHEN SUCH IS PROVIDED. HOWEVER, AN EMERGENCY LIGHTING POWER SOURCE IF BATTERY OPERATED, MAY BE RECHARGED FROM THE GENERAL LIGHTING AND POWER CIRCUIT.
- ALL BATTERY PACKS - LIGHT ALARMS 12 VOLTS WITH 25 WATT LAMPS.
- ALL BATTERY PACKS TO BE MOUNTED 8'-0" ABOVE FINISHED FLOOR MINIMUM.
- SEE NOTES ABOVE - REWIND WIRING.



NOTE ON COMPLETION WORK FILED
SCALE: 1/8" = 1'-0"

LEGEND

- EXIT SIGN
- EXIT ALARM
- EXIT WALL
- PROPERTY LINE



ARCHITECT
 MICHAEL ZEHRECK, AIA
 7 GREAT JONES STREET
 NEW YORK, NY 10012
 212. 228. 8325

NO.	DATE	DESCRIPTION
1	8-21-83	ISSUED
2	8-21-83	REVISED
3	8-21-83	REVISED
4	8-21-83	REVISED
5	8-21-83	REVISED
6	8-21-83	REVISED
7	8-21-83	REVISED
8	8-21-83	REVISED
9	8-21-83	REVISED
10	8-21-83	REVISED

PROJECT WORK
 PROJECT NO. 105-105 MADDOUGAL ST.
 NEW YORK, NY

INSPECTOR'S OFFICIAL COPY
 DEPARTMENT OF BUILDINGS
 MANHATTAN
 THIS PLAN MUST REMAIN PERMANENTLY ON THE PREMISES UNTIL WORK IS COMPLETED
 AUG 22 1983
 FATHA AMER

DATE: 8-21-1983
 SCALE: 1/8" = 1'-0"
 SHEET NO. 105-105
 A-1