

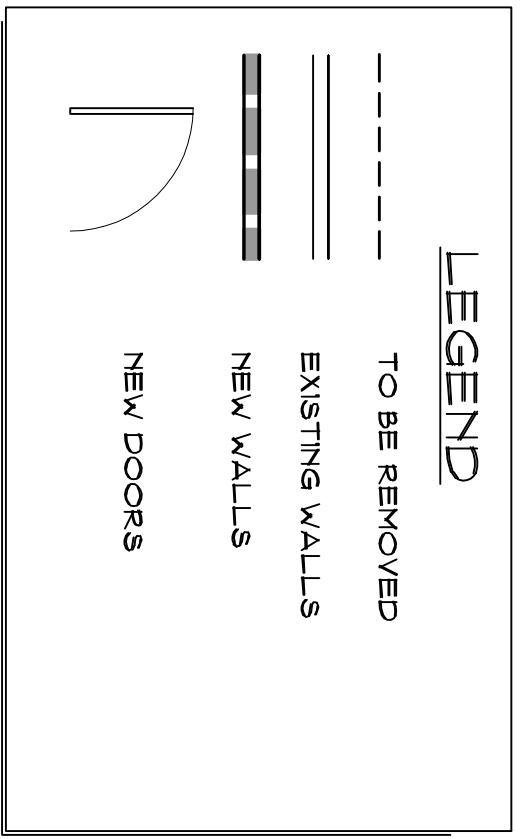
MEANS OF EGRESS CONDITIONS

DOORS SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF SECTION 1003 OF THE BUILDING CODE OF NEW YORK STATE. MEANS OF EGRESS DOORS SHALL BE RECALLY DISTINGUISHABLE FROM THE ADJACENT MATERIALS BY MEANS OF A CONTRASTING MATERIALS SHALL NOT BE USED ON MEANS OF EGRESS DOORS. MEANS OF EGRESS DOORS SHALL NOT BE CONCEALED BY CURTAINS, PLECTERS, DECORATIONS OR SIMILAR MATERIALS.

EGRESS DOORS SHALL BE RECALLY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

DEMOLITION/EGRESS FLOOR PLAN

SCALE: 1/8" = 1'-0"



BCNY ARCHITECTURE
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COMMERCIAL ARCHITECTURE & INTERIOR DESIGN 631-220-0969 OR 516-797-5080

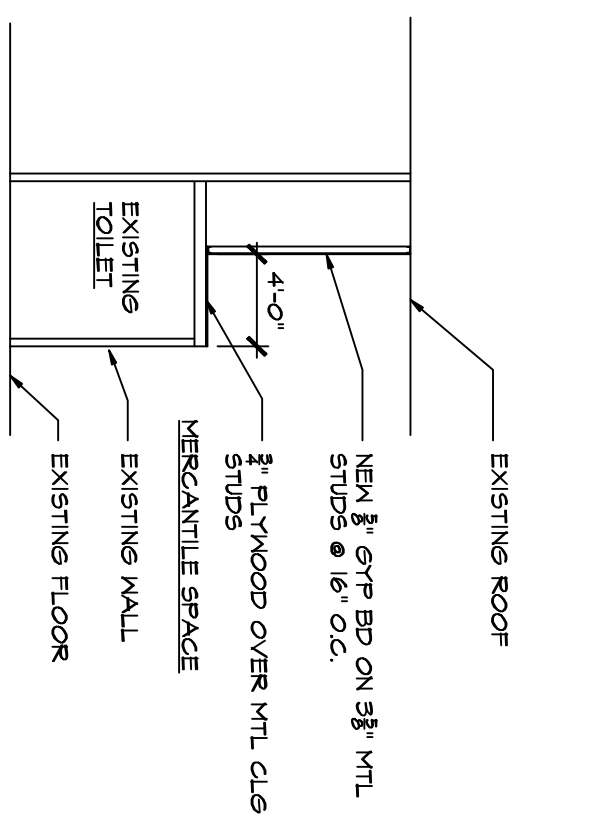
AN ALTERATION FOR RUBIES COSTUME CO, INC
601 CANTIAGUE ROCK RD
WESTBURY, NY

DEMOLITION PLAN
EGRESS PLAN

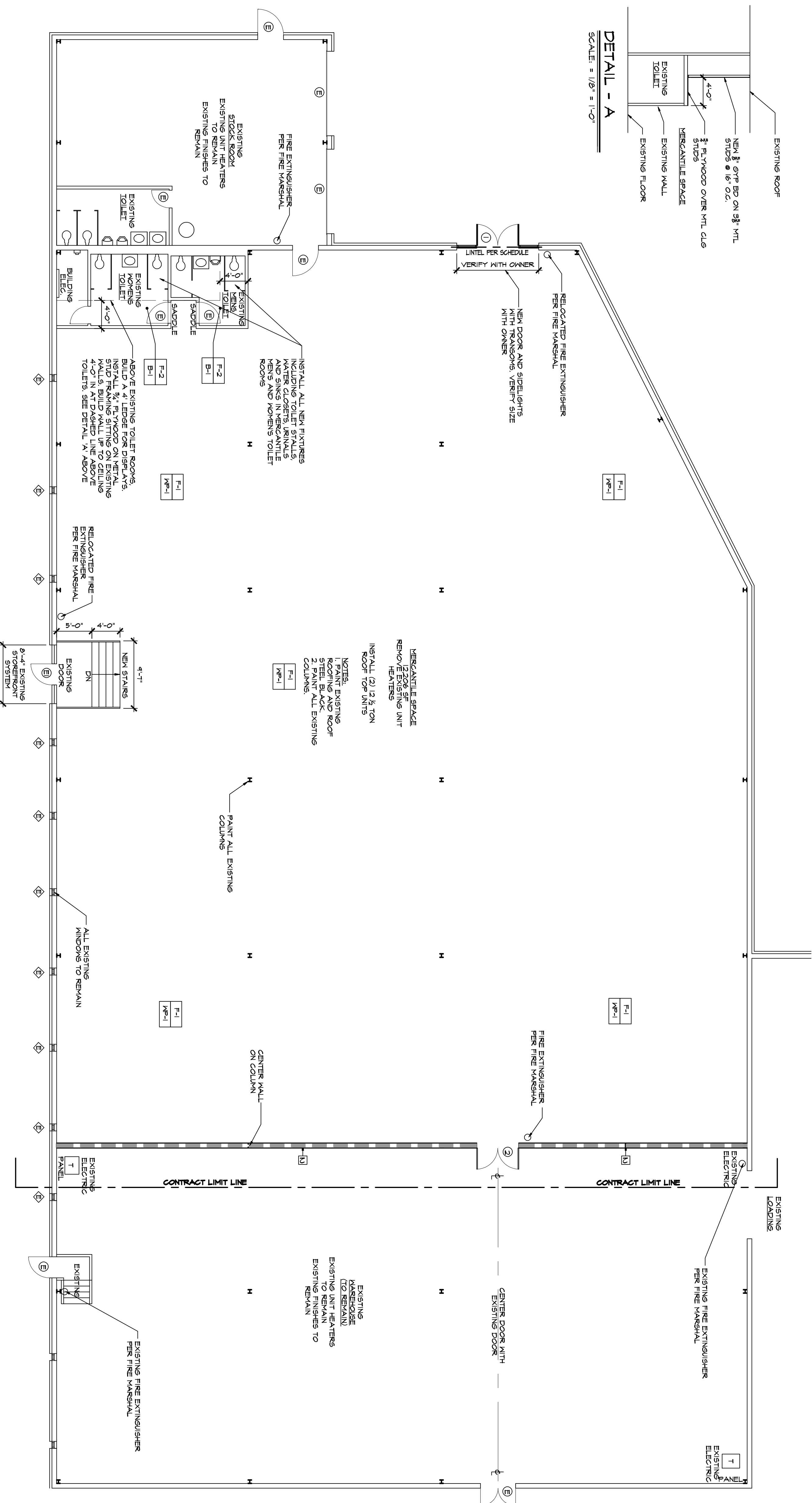
CLIENT	RUBIES
DATE	4/27/15
DRN BY	SC
CHKD BY	SC
DATE	4/27/15
ISSUED DATE	2/13/15
ISSUED FOR PERMIT	

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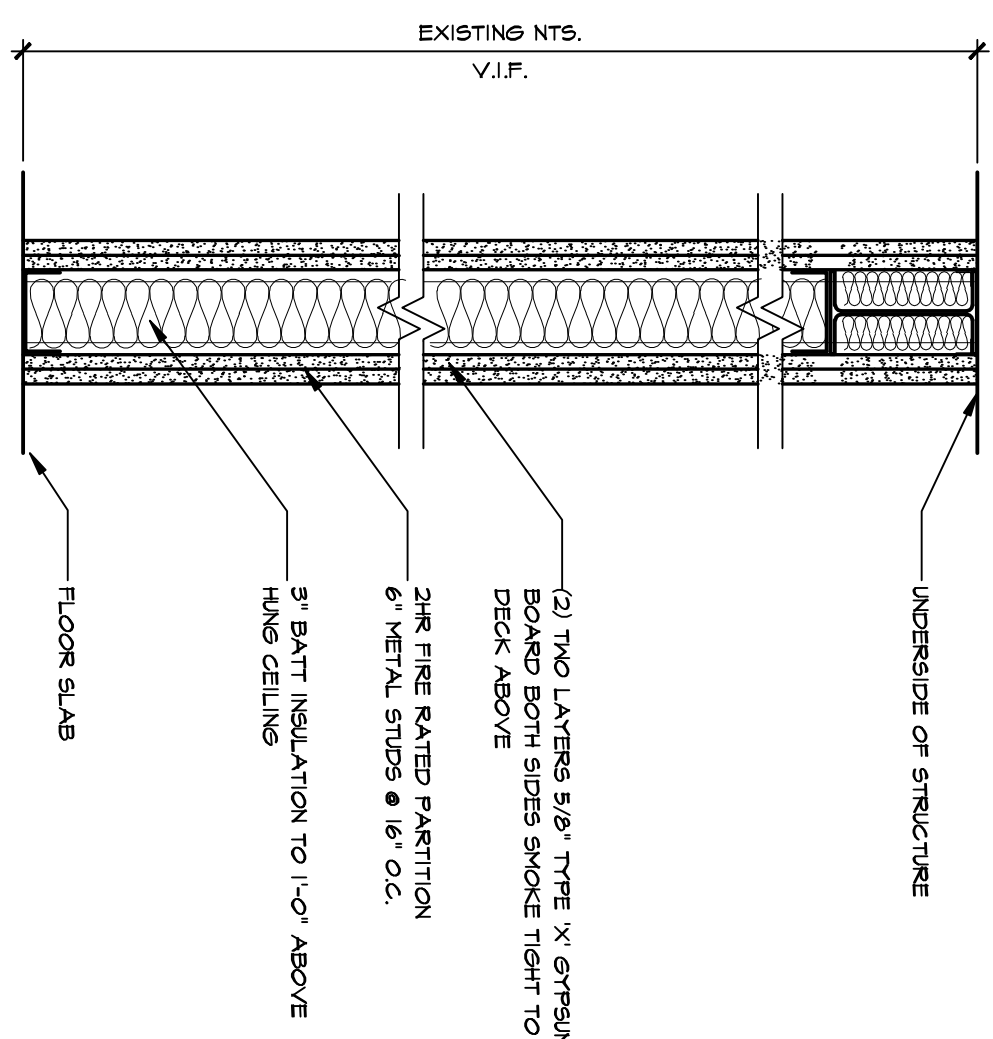
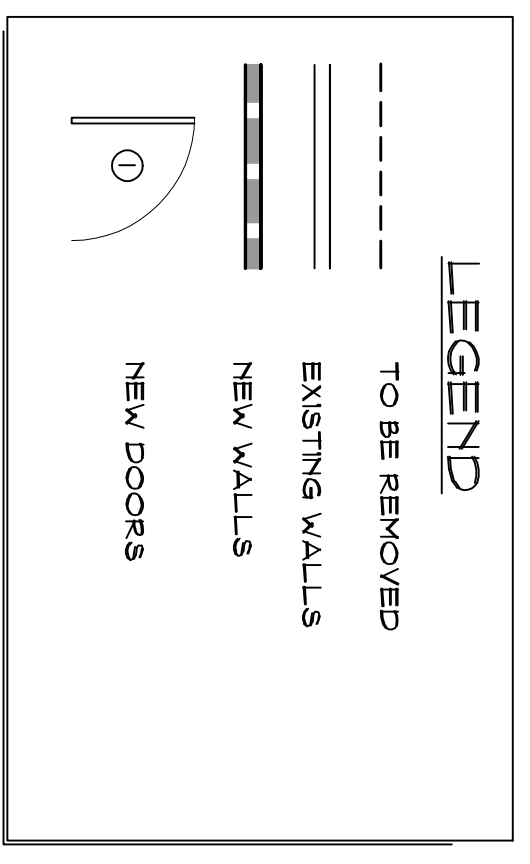
SHEET NO. A-2



DETAIL - A
SCALE = 1/8" = 1'-0"



CONSTRUCTION/FINISH FLOOR PLAN
SCALE = 1/8" = 1'-0"



2 HOUR RATED PARTITION
SCALE = 1/2" = 1'-0"

STEEL ANGLES LINTEL SCHEDULE 1.0

OPENING	4" WALL	6" WALL	8" WALL	12" WALL
3'-0"	L-3 1/2 x 3 1/2 x 1/4"	2-L3 x 2 1/2 x 1/4"	2-L3 1/2 x 3 1/2 x 1/4"	3-L3 1/2 x 3 1/2 x 1/4"
4'-0"	L-4 x 3 1/2 x 1/4"	2-L3 x 2 1/2 x 1/4"	2-L4 x 3 1/2 x 1/4"	3-L4 x 3 1/2 x 1/4"
5'-0"	L-4 x 3 1/2 x 1/4"	2-L3 1/2 x 2 1/2 x 1/4"	2-L4 x 3 1/2 x 1/4"	3-L4 x 3 1/2 x 1/4"
6'-0"	L-5 x 3 1/2 x 1/4"	2-L3 1/2 x 2 1/2 x 1/4"	2-L5 x 3 1/2 x 1/4"	3-L5 x 3 1/2 x 1/4"
8'-0"	L-5 x 3 1/2 x 5/8"	2-L3 1/2 x 2 1/2 x 1/4"	2-L6 x 3 1/2 x 5/8"	3-L6 x 3 1/2 x 5/8"
12'-0"	W04K (1)	W02Z (1)	W03S (1)	W04K (1)

- PROVIDE AND INSTALL LINTEL ANGLES FOR MASONRY OPENINGS IN ACCORDANCE WITH THE SCHEDULE ABOVE.
- PROVIDE 1/2" MINIMUM BEARING BELOW EACH END OF SPAN. FILL 2" CONCRETE OF MASONRY BELOW BEARING WITH VERTICAL REINFORCING BARS.
- WHERE MINIMUM BEARING CANNOT BE PROVIDED, ATTACH SECURELY TO ADJACENT STRUCTURAL MEMBERS OR PROVIDE SEPARATE SUPPORTS.
- WHERE LINTEL OCCUR IN EXTERIOR WALLS, MINIMUM THICKNESS SHALL BE 5/16" AND ANGLES SHALL BE 1/2" MINIMUM BEARING BELOW EACH END.
- WHERE WALL THICKNESS EXCEEDS 12" PROVIDE ONE ADDITIONAL ANGLE FOR EACH ADDITIONAL 4" OF WALL.
- (1) PROVIDE 5/8" BEARING PLATE EACH END.
- CONTRACTOR TO PROVIDE TEMPORARY SHORING UNTIL MASONRY HAS PROPERLY SET IN PLASTER.

DOOR SCHEDULE

DOOR NO.	DOOR SIZE	DOOR TYPE	BLICK TYPE	DOOR RATING	HANDWARE	REMARKS
1	(2) 3'-0" x 7'-0"	GLASS	STORMDRONT	1 1/2 HR	LOCKSET/CLOSER	
2	(2) 3'-0" x 7'-0"	METAL	H.M.		LOCKSET/CLOSER	PANIC HARDWARE
E	EXISTING DOOR & FRAME TO REMAIN					
E1	EXISTING GLASS DOOR & FRAME WITH CLOSER TO REMAIN. EGRESS DOOR SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.					

- GENERAL NOTES**
1. ALL DIMENSIONS SHOWN ARE FROM FACE OF FINISHED WALL OR FACE OF MASONRY (U.O.N).
 2. BUILDING SHALL BE BUILT IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
 3. ALL WOOD FRAMING BLOCKING ETC SHALL BE FIRE RETARDANT.
 4. FIRE AND SMOKE ALL GYP BD READY TO ACCEPT FINISH AS SHOWN.
- FINISH SCHEDULE**
- FLOORS:
 F-1 DENOTES EPOXY PAINT AS SELECTED
 F-2 DENOTES FLOOR TO BE MOSAIC 2'X2' TILE BY DAL TILE COLOR AS SELECTED
 F-3 DENOTES FLOOR TO BE MOSAIC 2'X2' TILE BY DAL TILE COLOR AS SELECTED
 F-4 DENOTES 4" VINYL GOVE BASE AS HANKE BY KOPPE COLOR AS SELECTED
 F-5 DENOTES WALLS TO BE 4'X4' TILE BY DAL TILE COLOR AS SELECTED
 F-6 DENOTES WALLS TO BE PAINTED WITH BENJAMIN MOORE REGAL WALL SATIN COLOR AS SELECTED
- DOORS:
 ALL DOOR EDGES SHALL BE PAINTED DTM BY BENJAMIN MOORE COLOR AS SELECTED
 ALL DOORS SHALL BE PAINTED TO MATCH EXISTING ADJACENT DOOR COLOR

MASONRY LINTEL SCHEDULES
DETAIL

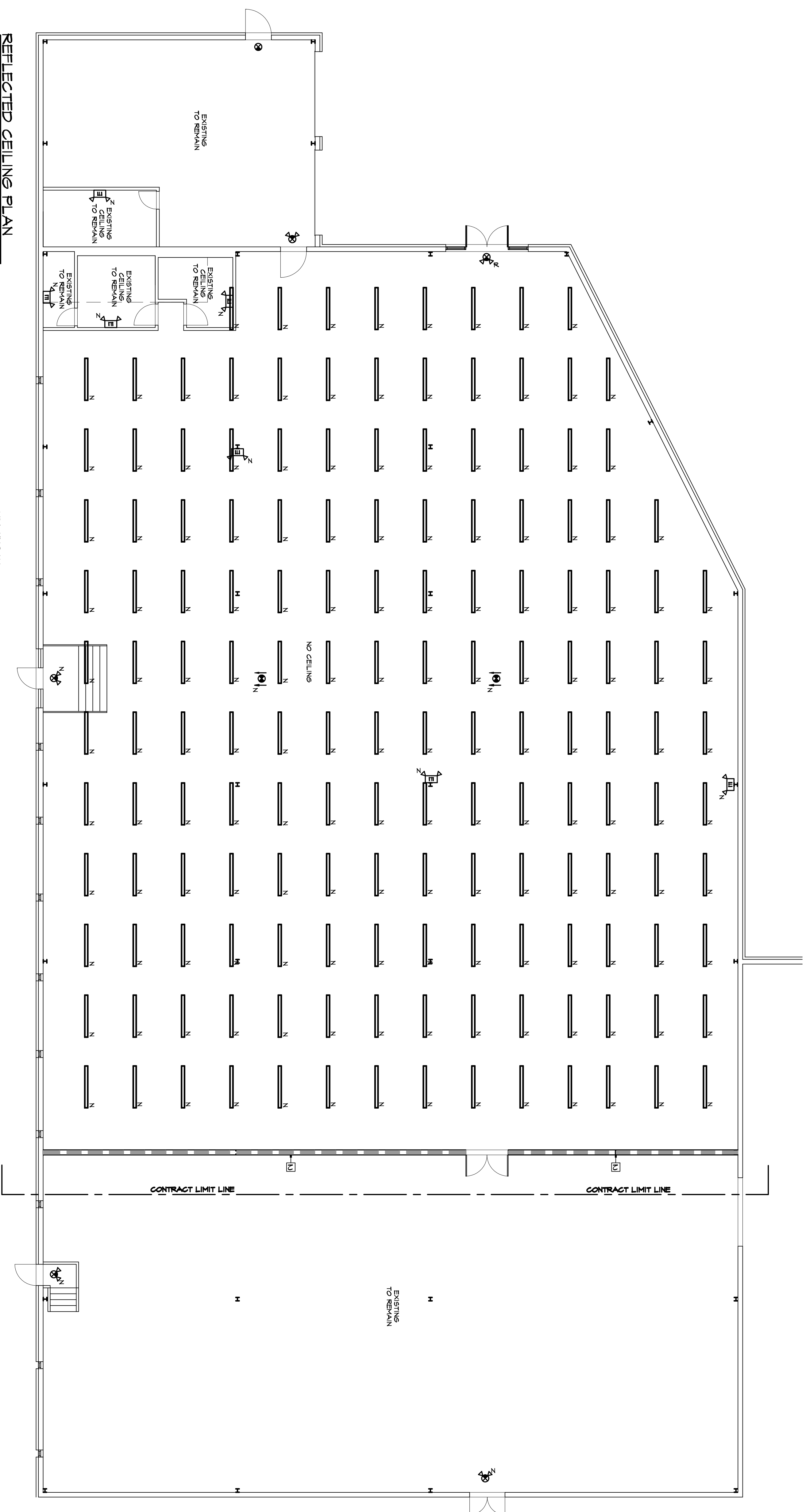
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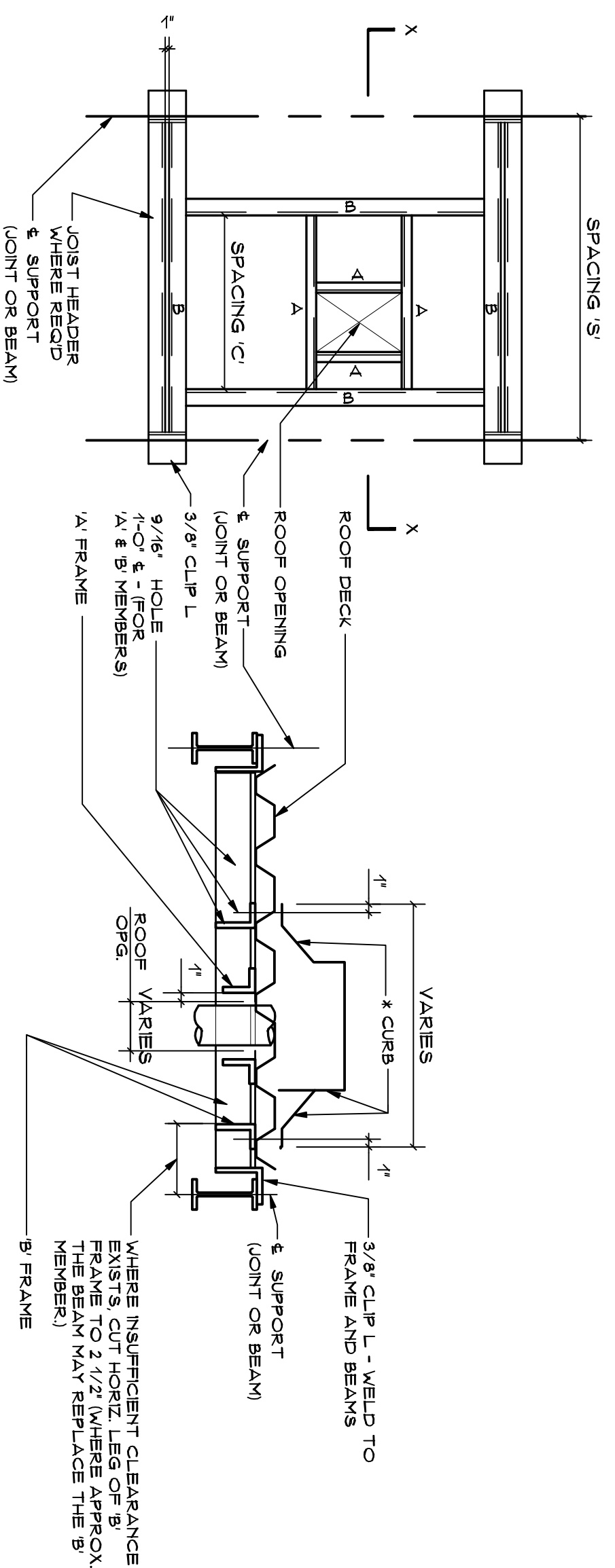
CONSTRUCTION/FINISH PLAN
NOTES AND
DETAILS

CLIENT: RUBIES
DATE: 4/27/15
DRAWN BY: SC
CHECKED BY: SC
DATE: 4/27/15
ISSUED DATE: 2/19/15
FOR PERMIT

SHEET NO. 15-32
A-3



REFLECTED CEILING PLAN
 SCALE: 1/8" = 1'-0"
FINAL LIGHT LAYOUT TO BE VERIFIED



A = L 3x3x1/4" FRAME (WELD TO B FRAME)
 B = L 6x6x3/8" FRAME
 NOTE: WHEN SPACING 'C' EXCEEDS SPACING 'S',
 B FRAME MUST BE PROVIDED IN THE ADJACENT
 BAY OR BAYS. SUBMIT DETAILS FOR APPROVAL.
PLAN

SECTION X-X

- NOTES:**
1. ROOF FRAME IS REQD WHEN A CURB IS TO BE INSTALLED. ROOF FRAME SHALL BE INSTALLED IF NO CURB IS TO BE INSTALLED & ROOF OPENING IS LEAS 5" FLAT.
 2. PROVIDE 'A' & 'B' FRAMES FOR ALL OPENINGS THAT HAVE CURBS WITH AN INSIDE DIMENSION WHICH IS 7" OR MORE LARGER THAN THE ROOF OPG. FOR ALL OTHER CASES OMIT 'A' FRAME & PROVIDE ONLY 'B' FRAME FABRICATED TO FIT ROOF OPG.
 3. 'A' & 'B' FRAMES SHALL BE APPROVED SHOP DWGS.
 4. OPENINGS ARE NOT COMPLETELY SHOWN ON STRUCTURAL DWGS. SEE MECH. & ELEC. DWGS FOR COMPLETE DETAILS.
 5. WHERE VERTICAL DECK IS USED, PROVIDE BLOCKING WHERE REQD TO FASTEN CURB TO FRAME.
 6. FOR ROOF OPENINGS THAT WILL RESULT IN JOIST SPACING GREATER THAN SHOWN ON PLAN, A DOUBLE JOIST SHALL BE PROVIDED AT EACH SIDE OF OPENING. AN INTERMEDIATE JOIST SUPPORTED ON HEADERS SHALL ALSO BE PROVIDED.

DETAIL OF FRAMING FOR ROOF OPENINGS

NOT TO SCALE

AN ALTERATION FOR RUBIES COSTUME CO, INC
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 COMMERCIAL ARCHITECTURE & INTERIOR DESIGN 634-220-0969 OR 516-797-5060

REFLECTED CEILING PLAN

CLIENT	RUBIES
DATE	4/27/15
DRN BY	SC
CHKD BY	SC
DATE	4/27/15
ISSUED	FOR PERMIT
DATE	2/13/15

SHEET NO. 15-32

A-4

DOORWAY REQUIREMENTS

413. DOORS
413.1 GENERAL
DOORS TO ACCESSIBLE SPACES AND ELEMENTS ALONG ACCESSIBLE ROUTES SHALL COMPLY WITH THE REQUIREMENTS OF 413.

413.4 DOUBLE LEAF DOORWAYS
IF DOORWAYS HAVE TWO INDEPENDENTLY OPERATED DOOR LEAVES, THEN AT LEAST ONE LEAF SHALL MEET THE SPECIFICATIONS IN 413.5 AND 413.6. THAT LEAF SHALL BE AN ACTIVE LEAF.

413.5 CLEAR WIDTH
DOORWAYS INTENDED FOR USE AS PASSAGE SHALL HAVE A MINIMUM CLEAR OPENING OF 32 INCHES (813 mm) WITH THE DOOR OPEN 90 DEGREES. THE SPACE BETWEEN THE LEAF OF THE DOOR AND THE STOP (SEE FIG. 24(A) AND (B)) ANY OPENING MORE THAN 24 INCHES (610 mm) IN DEPTH SHALL COMPLY WITH 421 AND 433 (SEE FIG. 24 (B)).

413.6 MANEUVERING CLEARANCES AT DOORS
MINIMUM MANEUVERING CLEARANCES AT DOORS THAT ARE NOT AUTOMATIC OR POWER-ASSISTED SHALL BE AS SHOWN IN FIG. 25. THE FLOOR OR GRAUND AREA WITH THE REQUIRED CLEARANCES SHALL BE LEVEL AND CLEAR.

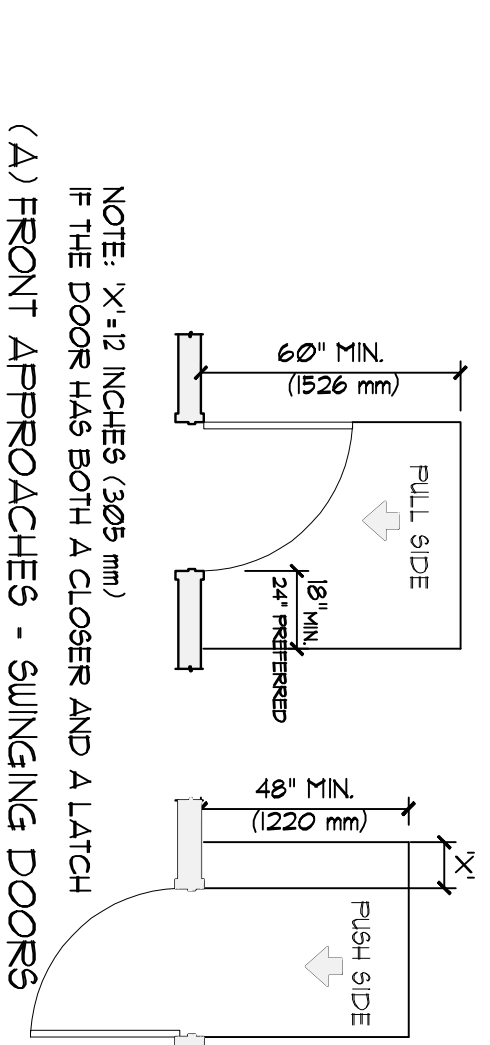
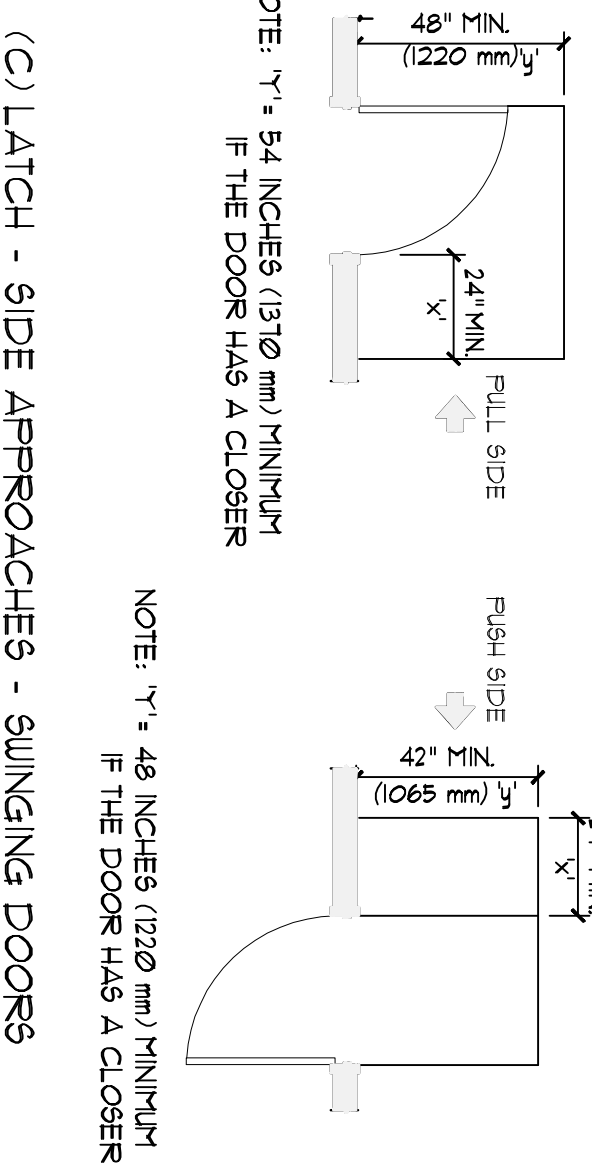


FIG. 24

CLEAR DOORWAY WIDTH AND DEPTH



NOTE: "X" = 36 INCHES (915 mm) MINIMUM
IF THE DOOR HAS BOTH A CLOSER AND A LATCH

NOTE: "Y" = 48 INCHES (1220 mm) MINIMUM
IF DOOR HAS A LATCH AND A CLOSER

NOTE: ALL DOORS IN ALCOVES SHALL COMPLY WITH THE CLEARANCES FOR FRONT APPROACH

FIG. 25

MANEUVERING CLEARANCES AT DOORS

413.7 TUD DOORS IN SERIES
THE MINIMUM SPACE BETWEEN TWO HINGED OR PIVOTED DOORS IN SERIES SHALL BE 48 INCHES (1220 mm) PLUS THE WIDTH OF ANY DOOR SWINGING INTO THE SPACES. DOORS IN SERIES SHALL SWING EITHER IN THE SAME DIRECTION OR AWAY FROM THE SPACE BETWEEN THE DOORS (SEE FIG. 26).

413.8 DOOR HARDWARE
HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TURNING THE HAND TO OPERATE. LEVER-OPERATED MECHANISMS, PUSH-BUTTON MECHANISMS, AND UNSHAFTED HANDLES ARE ACCEPTABLE. LEVER-OPERATED MECHANISMS, PUSH-BUTTON MECHANISMS, AND UNSHAFTED HANDLES ARE ACCEPTABLE. LEVER-OPERATED MECHANISMS, PUSH-BUTTON MECHANISMS, AND UNSHAFTED HANDLES ARE ACCEPTABLE. LEVER-OPERATED MECHANISMS, PUSH-BUTTON MECHANISMS, AND UNSHAFTED HANDLES ARE ACCEPTABLE.

413.9 DOOR CLOSERS
IF THE DOOR HAS A CLOSER, THEN THE SLEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED 90 THAT FROM AN OPEN POSITION OF 90 DEGREES, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO AN OPEN POSITION OF 12 DEGREES.

413.11 DOOR OPENING FORCE
THE MAXIMUM FORCE, EXPRESSED IN POUNDS FORCE (Lbf) AND NEWTONS (N), FOR PUSHING OR PULLING OPEN SHALL BE AS FOLLOWS:

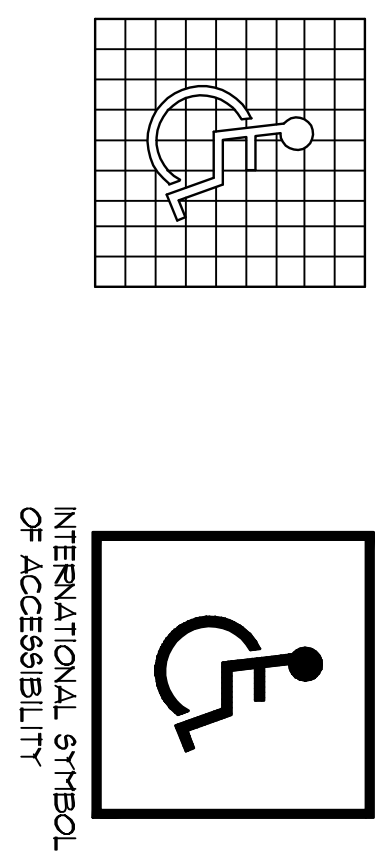
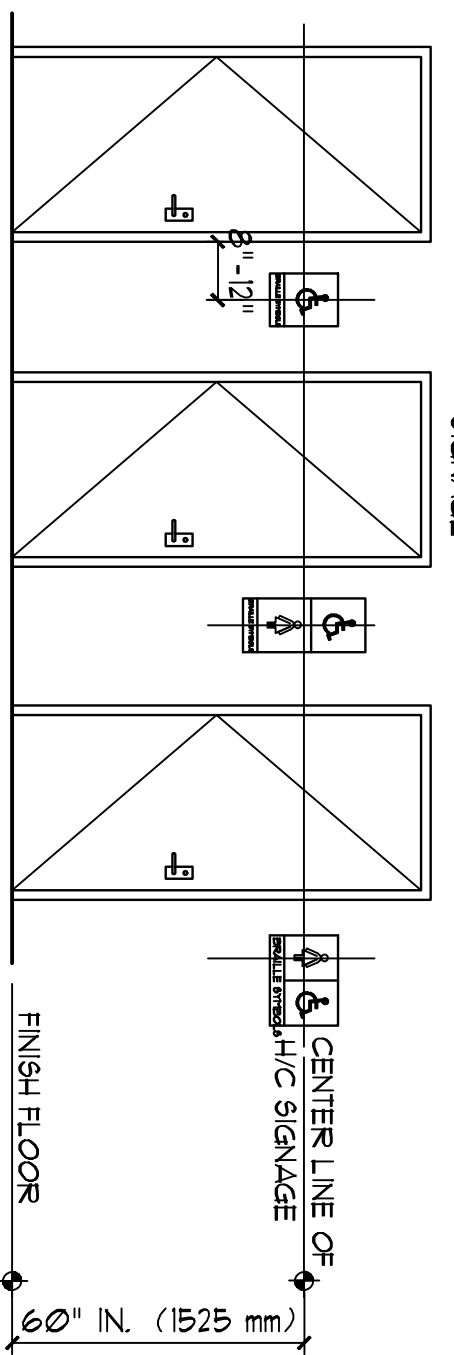
- (1) FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY.
- (2) OTHER DOORS:
 - (A) EXTERIOR HINGED DOORS: _____ 85 lbf (312 N)
 - (B) INTERIOR HINGED DOORS: _____ 50 lbf (222 N)
 - (C) SLIDING DOORS AND FOLDING DOORS: _____ 50 lbf (222 N)

THESE FORCES DO NOT APPLY THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT MAY HOLD THE DOOR IN THE CLOSED POSITION.

ACCESSIBILITY SIGNAGE REQUIREMENTS TO COMPLY WITH ICC/ANSI 117.1-2003

SIGNAGE LOCATION REQUIREMENTS

1. WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, SIGNS SHALL BE INSTALLED 60 INCHES AFF ON THE WALL, ADJACENT TO THE LATCH SIDE OF THE DOOR, INCLUDING AT DOUBLE LEAF DOORS. SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL.
2. MOUNTING LOCATION FOR SUCH SIGNAGE SHALL BE SO THAT A PERSON MAY APPROACH WITHIN 3 INCHES (76 mm) OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF THE DOOR.



ACCESSIBILITY GENERAL REQUIREMENTS TO COMPLY WITH ICC/ANSI 117.1-2003

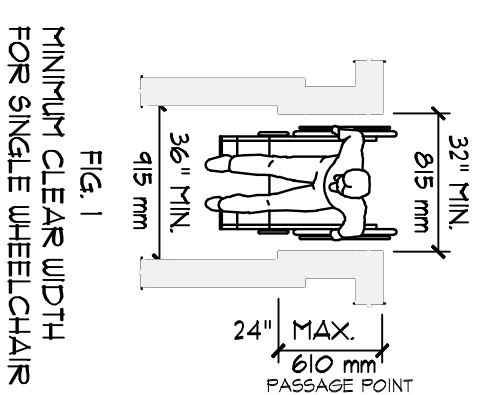
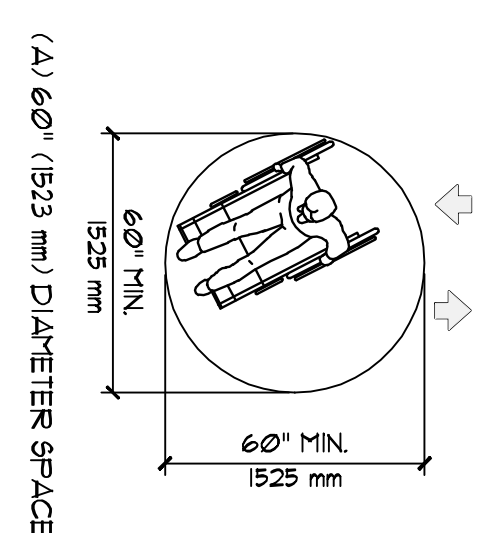


FIG. 1

MINIMUM CLEAR WIDTH FOR SINGLE WHEELCHAIR



(A) 60" (1525 mm) DIAMETER SPACE

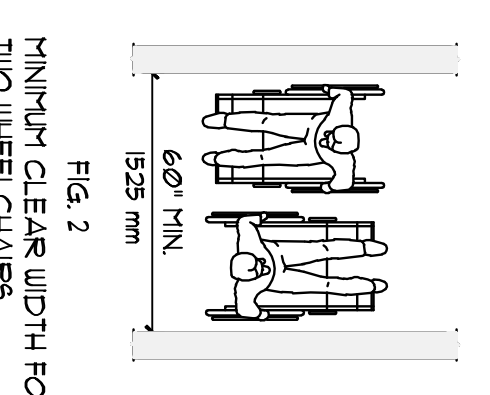
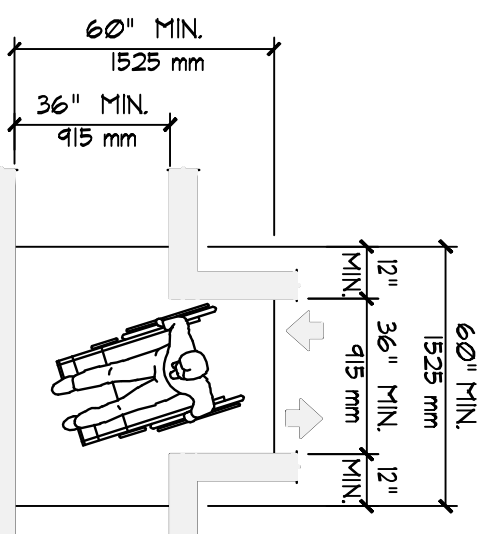


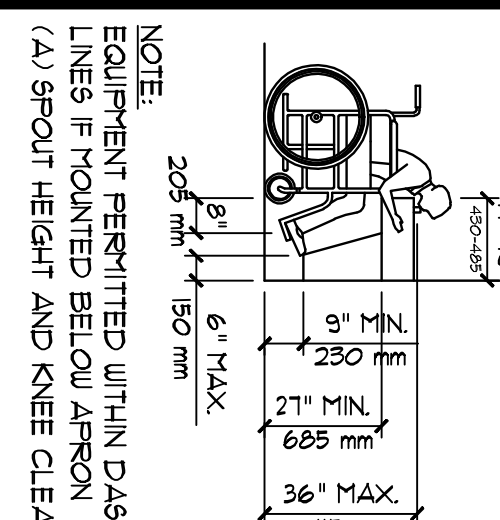
FIG. 2

MINIMUM CLEAR WIDTH FOR TWO WHEELCHAIRS



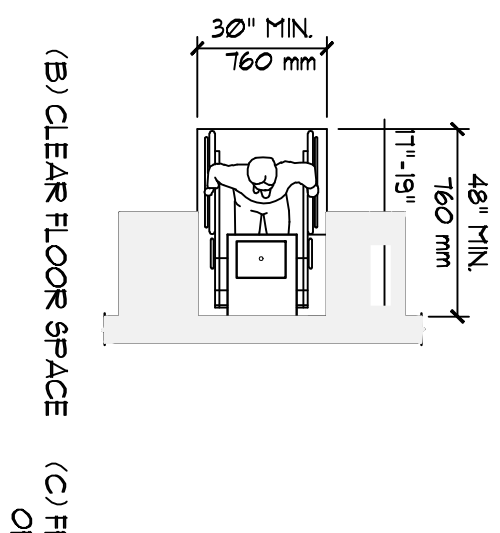
NOTE:
DASHED LINES INDICATE MINIMUM LENGTH OF CLEAR SPACE REQUIRED ON EACH PART OF THE T-SHAPE IN ORDER TO COMPLETE THE TURN.
(B) T-SHAPE SPACE FOR 180 DEGREE TURN

FIG. 3

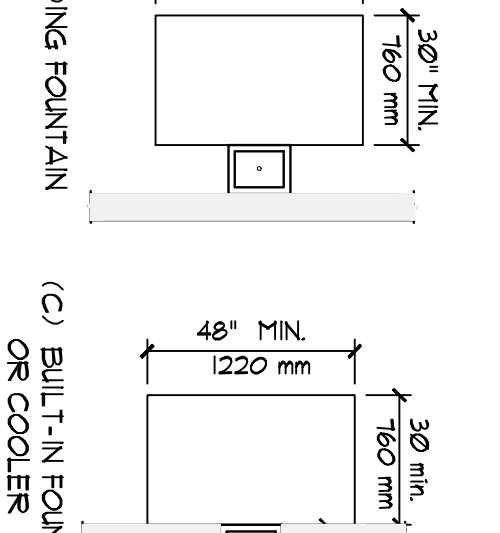


NOTE: EQUIPMENT PERMITTED WITHIN DASHED LINES IF MOUNTED BELOW APPROX.

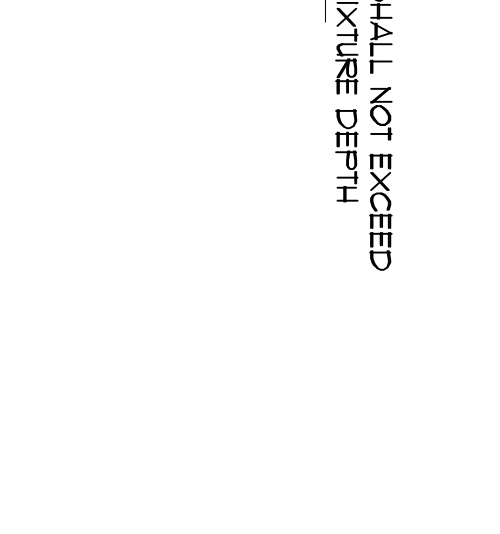
(A) SPOUT HEIGHT AND KNEE CLEARANCE



(B) CLEAR FLOOR SPACE



(C) FREE-STANDING FOUNTAIN OR COOLER



(C) BUILT-IN FOUNTAIN OR COOLER

BATHROOM REQUIREMENTS

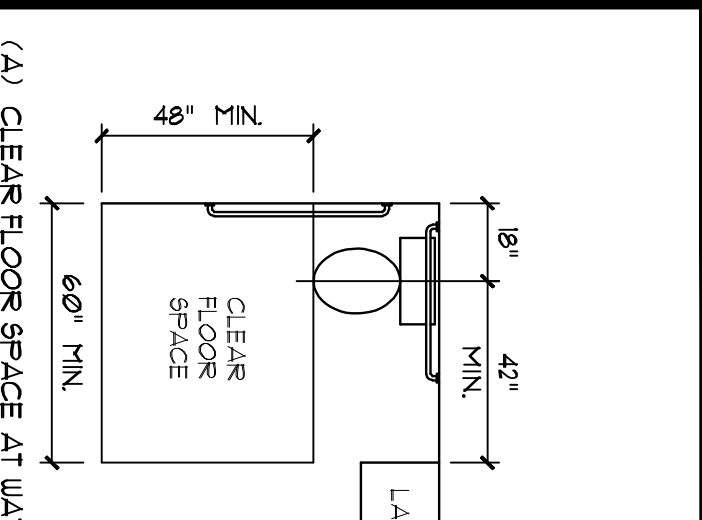


FIG. 31

LAVATORY CLEARANCES

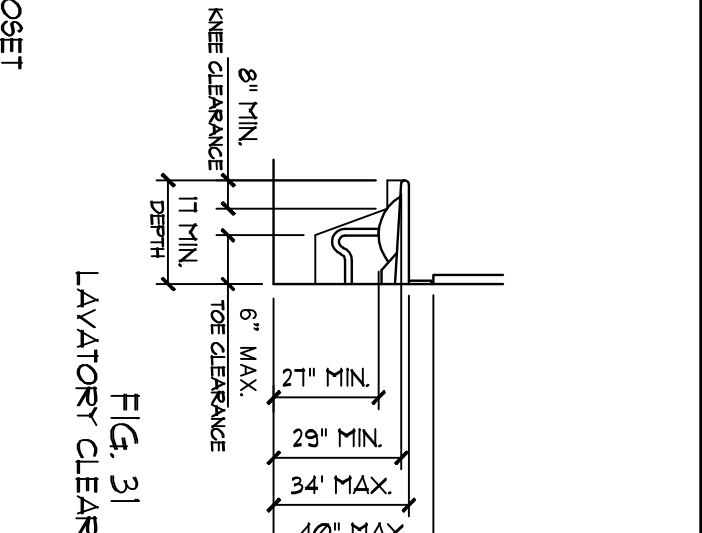


FIG. 32

CLEAR FLOOR SPACE AT LAVATORIES

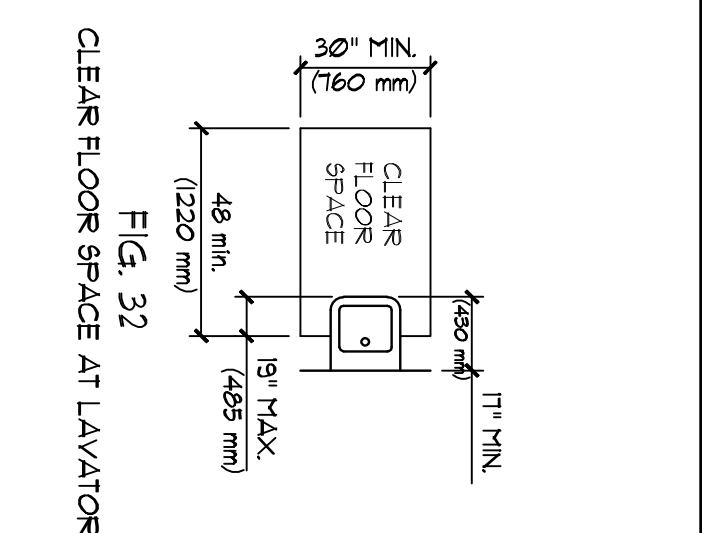


FIG. 41

ELEVATIONS OF WATER CLOSETS AND GRAB BARS IN ADAPTABLE BATHROOMS

416. WATER CLOSETS

416.1 GENERAL
ACCESSIBLE WATER CLOSETS SHALL COMPLY WITH 416. WATER CLOSETS IN DWELLING UNITS SHALL COMPLY WITH 433.2.

416.2 CLEAR FLOOR SPACE
CLEAR FLOOR SPACE ON WATER CLOSETS NOT IN STALLS SHALL COMPLY WITH FIG. 41 (A). THE WATER CLOSET MAY BE LOCATED WITH THE CLEAR AREA AT EITHER THE RIGHT OR LEFT SIDE OF THE TOILET.

416.3 HEIGHT
THE HEIGHT OF THE WATER CLOSETS SHALL BE 17 INCHES TO 19 INCHES (430 mm TO 485 mm) MEASURED TO THE TOP OF THE TOILET SEAT - SEE FIG. 41 (B).

416.4 GRAB BARS
GRAB BARS FOR WATER CLOSETS NOT LOCATED IN STALLS SHALL COMPLY WITH 424 OR STRUCTURAL REINFORCEMENT OR OTHER PROVISIONS SHALL BE MADE THAT WILL ALLOW INSTALLATION OF GRAB BARS IN THE LOCATION SHOWN IN FIG. 41 (B).

416.5 FLUSH CONTROLS
FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC AND SHALL COMPLY WITH 421.4. CONTROLS FOR FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF THE TOILET AREAS NO MORE THAN 44 INCHES (1120 mm) ABOVE THE FLOOR.

416.6 DISPENSERS
TOILET PAPER DISPENSERS SHALL BE INSTALLED WITHIN REACH BETWEEN 1 INCHES AND 3 INCHES IN FRONT OF THE WATER CLOSET AND COMPLY WITH FIG. 41(B). DISPENSERS THAT CONTROL DELIVERY, OR THAT DO NOT NOT PERMIT CONTINUOUS PAPER FLOW, SHALL NOT BE USED.

423.4.3 LAVATORY, MIRRORS AND MEDICINE CABINET

(1) THE LAVATORY AND MIRRORS SHALL COMPLY WITH SECTION 419 OF THE ANS1 CODE.
(2) IF THE CABINET IS PROVIDED ABOVE THE LAVATORY, IT SHALL PROVIDE OR SHALL BE REMOVABLE TO PROVIDE THE CLEARANCE REQUIRED AS PER SECTION 419.2 OF THE ANS1 CODE.

(3) IF THE MEDICINE CABINET IS PROVIDED ABOVE THE LAVATORY, THEN THE BOTTOM OF THE MEDICINE CABINET SHALL BE LOCATED WITHIN A USABLE SHELF NO HIGHER THAN 44 INCHES (1120 mm) ABOVE THE FLOOR.

433.31. DOORS

DOORS SHALL SWING INTO THE CLEAR FLOOR SPACE REQUIRED FOR ANY FIXTURE UNLESS THE TOILET OR BATHROOM IS FOR INDIVIDUAL USE ONLY OR A CLEAR FLOOR SPACE IS PROVIDED FOR SUFFICIENT MANEUVERING (SEE FIG. 3) WITHIN THE SPACE BEYOND THE ARC OF THE DOOR SWING.

433.32.1. CLEAR FLOOR SPACE

WATER CLOSETS SHALL BE LOCATED IN THE CORNER OF THE ADAPTABLE BATHROOM. A 48 INCH (1220 mm) CLEAR SPACE SHALL BE PROVIDED FROM THE DOOR TO THE ACCESSIBLE LAVATORY SHALL BE 18 INCHES (455 mm) MINIMUM AND FROM THE CENTERLINE OF THE WATER CLOSET TO THE WALL SHALL BE 18 INCHES (455 mm). THE CLEAR SPACE SHALL BE PROVIDED AT EITHER SIDE OF THE WATER CLOSET.

433.32.2. HEIGHT

WATER CLOSET HEIGHT SHALL BE FROM 17 INCHES (430 mm) MINIMUM TO 19 INCHES (485 mm) MAXIMUM, MEASURED FROM THE FLOOR TO THE TOP OF THE TOILET SEAT.