

GENERAL NOTES:

GENERAL CONSTRUCTION NOTES:

THESE GENERAL NOTES ARE PART OF THE PLANS AND SPECS. AND ARE TO BE COMPLIED WITH IN ALL RESPECTS. MORE RESTRICTIVE NOTES MENTIONED ELSEWHERE ARE TO TAKE PRECEDENCE OVER THESE NOTES.

ALL CONSTRUCTION SHALL COMPLY FULLY WITH THE RULES AND REGULATIONS OF THE N.Y. STATE BLDG. CODE AND LOCAL TOWNS AND/OR VILLAGES AND OTHER AGENCIES HAVING JURISDICTION OVER THE REQUIRED WORK FOR THIS PROJECT. THIS SHALL NOT BE CONSTRUED TO MEAN THAT ANY REQUIREMENTS SET FORTH ON THE DRAWINGS MAY BE MODIFIED BECAUSE THEY ARE MORE STRINGENT THAN THE CODE REQUIREMENTS OR BECAUSE THEY ARE NOT SPECIFICALLY REQUIRED BY CODE.

CONTRACTOR SHALL BE FULLY COVERED BY WORKMAN'S COMPENSATION INSURANCE AND SUCH INSURANCE AS MAY BE REQUIRED BY LOCAL LAWS.

CONTRACTORS SHALL GUARANTEE FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL COMPLETION, AND ACCEPTANCE BY THE OWNER, ALL WORK PERFORMED UNDER THEIR RESPECTIVE CONTRACTS.

CONTRACTOR TO PROVIDE DETAILED PRICE BREAKDOWN.

OWNER TO PROVIDE BUILDING PERMIT, SURVEY AND FINAL SURVEY.

CONTRACTORS AT TIME OF COMPLETION OF WORK, WHERE APPLICABLE OBTAIN FIRE UNDERWRITERS CERTIFICATE FOR ELECTRICAL WORK AND BUILDING DEPARTMENT ACCEPTANCE AS MAY BE REQUIRED BY THEIR RESPECTIVE TRADES.

CONTRACTOR TO EXPEDITE THE WORK AND ESTABLISH WITH THE OWNER A COMPLETION DATE.

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SUPERCEDE SCALED DIMENSIONS. CONTRACTOR SHALL SET-UP WORK IN ACCORDANCE WITH EXISTING FIELD CONDITIONS. CONTRACTOR SHALL NOTIFY THE OWNER OR HIS AGENT OF ANY DISCREPANCIES PRIOR TO CONTINUATION OF THE WORK.

ALL WORK LISTED ON THE CONSTRUCTION NOTE SHEETS AND SHOWN OR IMPLIED ON ALL DRAWINGS SHALL BE SUPPLIED BY THE CONTRACTOR WHOSE BUILDING TRADE STATUS STANDARILY REQUIRES SAME.

DURING THE COURSE OF CONSTRUCTION IF MODIFICATIONS TO THE DESIGN OCCUR AS A RESULT OF CLIENT, ARCHITECT, ETC. THE CONTRACTOR SHALL SUBMIT TWO WRITTEN COPIES OF A CHANGE ORDER WITH THE AMENDED PRICE. CONTRACTOR SHALL NOT CONTINUE WITH ANY CHANGES UNTIL HE RECEIVES WRITTEN AUTHORIZATION FROM THE OWNER.

IF IN THE COURSE OF CONSTRUCTION A CONDITION EXISTS WHICH DIFFERS FROM THAT AS INDICATED ON THE PLANS, THE EFFECTED CONTRACTOR SHALL STOP ALL RELATED WORK AND NOTIFY THE OWNER. SHOULD HE FAIL TO FOLLOW THIS PROCEDURE AND CONTINUE WITH THE WORK, HE SHALL ASSUME ALL RESPONSIBILITY AND LIABILITY ARISING THEREFROM.

CONTRACTORS SHALL PROVIDE ALL NECESSARY SUPPORT, BRACING, SHORING, ETC., (TEMPORARY OR PERMANENT) AS MAY BE REQUIRED TO PERFORM THEIR WORK AND AS MAY BE REQUIRED FOR THE SAFE CONSTRUCTION OF THIS PROJECT.

CONTRACTOR SHALL PROVIDE AND INSTALL TEMPORARY PARTITIONS, FENCING, LIGHTING, ETC., AND ANY OTHER TEMPORARY FACILITIES THAT MAY BE NECESSARY TO PROTECT EXISTING CONSTRUCTION AND SO THE OWNER MAY CONTINUE TO OCCUPY THE BUILDING IN A SAFE AND SANITARY MANNER WITH A MINIMUM OF INCONVENIENCE DURING CONSTRUCTION.

CONTRACTOR TO RESTORE ANY PORTION OF HOUSE DAMAGED DURING ALTERATION.

CONSTRUCTION AND REMOVAL OF REFUSE SHALL BE CARRIED ON PROGRESSIVELY AND SYSTEMATICALLY. DEBRIS SHALL NOT BE PERMITTED TO ACCUMULATE. CONTRACTOR TO PROVIDE REGULAR CLEAN UPS IN ORDER TO KEEP ADJACENT SPACES IN BUILDING AS CLEAN AS POSSIBLE.

THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR HIS WORK UNTIL TURNED OVER TO THE OWNER.

CONTRACTORS SHALL UPON COMPLETION OF THEIR RESPECTIVE WORK REMOVE FROM THE PREMISES ALL DEBRIS, TOOLS, EXCESS MATERIALS AND APPURTENANCES, AND LEAVE THE PREMISES IN A "BROOM CLEAN" CONDITION.

ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S EXECUTION OF THE WORK NOT ACCORDING TO THE PLANS AND SPECIFICATIONS.

THESE DRAWINGS ARE TO BE UTILIZED ONLY FOR THIS PROJECT. THEIR USE FOR OTHER PROJECTS IS PROHIBITED WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION FROM THE ARCHITECT.

LEGEND

- EXISTING TO REMAIN
- EXISTING TO BE REMOVED
- NEW GYP BD PARTITION-5/8" GYP BD
- ON MTL. STUD
- NEW PARTITION-METAL STUD AT 16" TYPEX
- GYP. BD. ON EACH SIDE (2HR RATING)
- MECHANICAL VENTILATION
- EXIT SIGN
- EXIT SIGN & LIGHT WITH 3 LAMP
- EMERGENCY LIGHT PACK
- APPROVED TYPE-2 LAMP
- EMERGENCY LIGHT PACK

SPECIAL/PROGRESS INSPECTIONS

FIRE-RESISTANT PENETRATIONS AND JOINTS: BC 1704.27  
ENERGY CODE COMPLIANCE INSPECTIONS: BC 110.3.5  
FIRE-RESISTANT RATED CONSTRUCTION: BC 110.3.4  
FINAL INSPECTIONS: 28-116.2.4.2, BC 110.5.  
INTERIOR LIGHTING POINTS (IC3)  
LIGHTING CONTROLS (LIC3)

TENANT PROTECTION PLAN

(28-104.8.4, 2014 CONSTRUCTION CODE)

CONSTRUCTION DOCUMENTS FOR ALTERATIONS OF BUILDINGS IN WHICH ANY DWELLING UNIT WILL BE OCCUPIED DURING CONSTRUCTION SHALL INCLUDE A TENANT PROTECTION PLAN. SUCH PLAN SHALL CONTAIN A STATEMENT THAT THE BUILDING CONTAINS DWELLING UNITS THAT TWILL BE OCCUPIED DURING CONSTRUCTION AND SHALL INDICATE IN SUFFICIENT DETAIL THE SPECIFIC UNITS THAT ARE OR MAY BE OCCUPIED DURING CONSTRUCTION, THE MEANS AND METHODS TO BE EMPLOYED TO SAFEGUARD THE SAFETY AND HEALTH OF THE OCCUPANTS, INCLUDING, WHERE APPLICABLE, DETAILS SUCH AS TEMPORARY FIRE-RATED ASSEMBLIES, OPENING PROTECTIVES, OR DUST CONTAINMENT PROCEDURES. THE ELEMENTS OF THE TENANT PROTECTION PLAN MAY VARY DEPENDING ON THE NATURE AND SCOPE OF THE WORK BUT AT A MINIMUM SHALL MAKE DETAILED AND SPECIFIC PROVISIONS FOR:

- EGRESS. AT ALL TIMES IN THE COURSE OF CONSTRUCTION PROVISIONS SHALL BE MADE FOR ADEQUATE EGRESS AS REQUIRED BY THIS CODE AND THE TENANT PROTECTION PLAN SHALL IDENTIFY THE EGRESS THAT WILL BE PROVIDED. REQUIRED EGRESS SHALL NOT BE OBSTRUCTED AT ANY TIME EXCEPT WHERE APPROVED BY THE COMMISSIONER.
- FIRE SAFETY. ALL NECESSARY LAWS AND CONTROLS, INCLUDING THOSE WITH RESPECT TO OCCUPIED DWELLINGS, AS WELL AS ADDITIONAL SAFETY MEASURES NECESSITATED BY THE CONSTRUCTION SHALL BE STRICTLY OBSERVED.
- HEALTH REQUIREMENTS. SPECIFICATION OF METHODS TO BE USED FOR CONTROL OF DUST, DISPOSAL OF CONSTRUCTION DEBRIS, PEST CONTROL AND MAINTENANCE OF SANITARY FACILITIES, AND LIMITATION OF NOISE TO ACCEPTABLE LEVELS SHALL BE INCLUDED.

3.1. THERE SHALL BE INCLUDED A STATEMENT OF COMPLIANCE WITH APPLICABLE PROVISIONS OF LAW RELATING TO LEAD AND ASBESTOS.

4. COMPLIANCE WITH HOUSING STANDARD. THE REQUIREMENTS OF THE NEW YORK CITY HOUSING MAINTENANCE CODE, AND WHERE APPLICABLE, THE NEW YORK STATE MULTIPLE DWELLING LAW SHALL BE STRICTLY OBSERVED.

5. STRUCTURAL SAFETY. NO STRUCTURAL WORK SHALL BE DONE THAT MAY ENDANGER THE OCCUPANTS.

6. NOISE RESTRICTIONS. WHERE HOUSE OF THE DAY OR THE DAYS OF THE WEEK IN WHICH CONSTRUCTIONS WORK MAY BE UNDERTAKEN ARE LIMITED PURSUANT TO THE NEW YORK CITY NOISE CONTROL CODE, SUCH LIMITATIONS

7. MAINTAINING ESSENTIAL SERVICES. WHERE HEAT, HOT WATER, COLD WATER, GAS, ELECTRICITY, OR OTHER UTILITY SERVICES ARE PROVIDED IN SUCH BUILDING OR IN ANY DWELLING UNIT LOCATED THEREIN, THE TENANT PROTECTION PLAN SHALL SPECIFY THE MEANS AND METHODS TO BE USED FOR MAINTAINING SUCH SERVICES DURING SUCH WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW YORK CITY HOUSING MAINTENANCE CODE. IF A DISRUPTION OF ANY SUCH SERVICE IS ANTICIPATED DURING THE WORK THEN SUCH PLAN SHALL SPECIFY THE ANTICIPATED DURATION OF SUCH DISRUPTION AND THE MEANS AND METHODS TO BE EMPLOYED TO MINIMIZE SUCH DISRUPTION, INCLUDING THE PROVISION OF SUFFICIENT ALTERNATIVES FOR SUCH SERVICE DURING SUCH DISRUPTION.

\* SECTION 28-104.8.4 WAS AMENDED BY LOCAL LAW 154 OF 2017.

\*28-104.8.4.1 PUBLIC AVAILABILITY OF TENANT PROTECTION PLAN. UPON ISSUANCE OF A PERMIT FOR WORK CONTAINING A TENANT PROTECTION PLAN, THE DEPARTMENT SHALL MAKE THE TENANT PROTECTION PLAN PUBLICLY AVAILABLE ON ITS WEBSITE. \* SECTION 28-104.4.1 WAS ADDED BY LOCAL LAW 154 OF 2017. THIS LAW HAS AN EFFECTIVE DATE OF DECEMBER 28, 2017.

\* SECTION 28-104.8.4.2 PROVISION OF COPY OF TENANT PROTECTION PLAN TO OCCUPANTS UPON REQUEST. THE OWNER OF A BUILDING UNDERGOING WORK FOR WHICH A TENANT PROTECTION PLAN IS REQUIRED BY SECTION 28-104.8.4 SHALL, UPON REQUEST FROM AN OCCUPANT OF A DWELLING UNIT WITHIN SUCH BUILDING, PROVIDE SUCH OCCUPANT WITH A PAPER COPY OF THE TENANT PROTECTION PLAN APPROVED BY THE DEPARTMENT.

\* SECTION 28-104.8.4.2 WAS ADDED BY LOCAL LAW 154 OF 2017. THIS LAW HAS AN EFFECTIVE DATE OF DECEMBER 28, 2017.

\* SECTION 28-104.8.4.3 NOTICE TO OCCUPANTS. UPON ISSUANCE OF A PERMIT FOR WORK CONTAINING A TENANT PROTECTION PLAN, THE OWNER SHALL (i) DISTRIBUTE A NOTICE REGARDING SUCH PLAN TO EACH OCCUPIED DWELLING UNIT OR (ii) POST A NOTICE REGARDING SUCH PLAN IN A CONSPICUOUS MANNER IN THE BUILDING LOBBY, AS WELL AS ON EACH FLOOR WITHIN TEN FEET OF THE ELEVATOR, OR IN A BUILDING WHERE THERE IS NO ELEVATOR, WITHIN TEN FEET OF OR IN THE MAIN STAIRWELL ON SUCH FLOOR. THE NOTICE SHALL BE IN A FORM CREATED OR APPROVED BY THE DEPARTMENT AND SHALL INCLUDE:

- A STATEMENT THAT OCCUPANTS OF THE BUILDING MAY OBTAIN A PAPER COPY OF SUCH PLAN FROM THE OWNER AND MAY ACCESS SUCH PLAN ON THE DEPARTMENT WEBSITE;
- THE NAME AND CONTACT INFORMATION FOR THE SITE SAFETY MANAGER, SITE SAFETY COORDINATOR OR SUPERINTENDENT OF CONSTRUCTION REQUIRED BY SECTION 3301.3 OF THE NEW YORK CITY BUILDING CODE, AS APPLICABLE; OR IF THERE IS NO SITE SAFETY MANAGER, SITE SAFETY COORDINATOR OR SUPERINTENDENT OF CONSTRUCTION, THE NAME AND CONTACT INFORMATION OF THE OWNER OF THE BUILDING OR SUCH OWNER'S DESIGNEE; AND
- A STATEMENT THAT OCCUPANTS OF THE BUILDING MAY CALL 311 TO MAKE COMPLAINTS ABOUT THE WORK.

\* SECTION 28-104.8.4.3 WAS ADDED BY LOCAL LAW 154 OF 2017. THIS LAW HAS AN EFFECTIVE DATE OF DECEMBER 28, 2017.

DEMOLITION NOTES

- BY CAREFUL STUDY OF THE CONTRACT DOCUMENTS, DETERMINE THE LOCATION AND EXTENT OF SELECTIVE DEMOLITION TO BE PERFORMED.
- THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THE EXTENT AND LOCATION OF SELECTIVE DEMOLITION REQUIRED.
- ACAREFULLY IDENTIFY THE LIMITS OF SELECTIVE DEMOLITION.
- MARK INTERFACE SURFACES AS REQUIRED TO ENABLE WORKMEN TO IDENTIFY ITEMS TO BE REMOVED AND ITEMS TO BE LEFT INTACT.
- PREPARE AND FOLLOW AN ORGANIZED PLAN FOR DEMOLITION AND REMOVAL OF ITEMS.
- COMPLETELY REMOVE ITEMS SCHEDULED TO BE DEMOLISHED AND SO REMOVED, LEAVING SURFACES CLEAN, SOLID AND READY TO RECEIVE NEW MATERIALS SPECIFIED ELSEWHERE.
- SHUT OFF, CAP, AND OTHERWISE PROTECT EXISTING UTILITY LINES IN ACCORDANCE WITH SAFE PRACTICE AND REGULATIONS OF UTILITY.
- IN ALL ACTIVITIES, COMPLY WITH PERTINENT REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION.
- USE MEANS NECESSARY TO PREVENT DUST FROM BECOMING A NUISANCE TO THE PUBLIC, NEIGHBORS, AND TO OTHER WORK BEING PERFORMED ON OR NEAR THE SITE.
- IN THE EVENT OF DEMOLITION OF ITEMS NOT SO SCHEDULED TO BE DEMOLISHED, PROMPTLY REPLACE SUCH ITEMS TO THE APPROVAL OF THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.
- GENERAL CONTRACTOR SHALL FURNISH AND MAINTAIN ALL EQUIPMENTS SUCH AS TEMPORARY HOIST, CHUTES, SCAFFOLDS, STAGING, STAIRS, RAMPS, RUNWAYS, LADDERS AND SIMILAR ITEMS REQUIRED FOR THE PROPER EXECUTION OF WORK, AND SHALL PROVIDE OR ARRANGE FOR THE USE OF SUCH FACILITIES BY ALL SUBCONTRACTORS OR TRADES AS REQUIRED TO CARRY OUT HIS WORK, AND SHALL REMOVE OR ARRANGE FOR ALL SUCH ITEMS WHEN NO LONGER REQUIRED.
- DEMOLISHED MATERIAL SHALL BE CONSIDERED TO BE PROPERTY OF THE CONTRACTOR AND SHALL BE COMPLETELY REMOVED FROM THE JOB SITE, UNLESS NOTED OTHERWISE.
- THE GENERAL CONTRACTOR SHALL ARRANGE FOR AND PAY ALL COSTS IN CONNECTION WITH FURNISHING AND MAINTAINING ALL TEMPORARY LIGHT AND POWER, HEATING AND LOCAL TELEPHONE SERVICE AS REQUIRED FOR THE WORK. THE GENERAL CONTRACTOR SHALL MAKE ALL CONNECTIONS TO EXISTING SERVICES AND SOURCES OF SUPPLY, SHALL PROVIDE ALL NECESSARY INSTALLATIONS, LABOR, MATERIALS, AND SHALL REMOVE THE TEMPORARY INSTALLATIONS AND CONNECTIONS WHEN NO LONGER REQUIRED, OR WHEN SO DIRECTED BY THE ARCHITECT OR OWNER.
- PROTECTION OF WORK: NO MATERIALS WILL BE PERMITTED TO PASS THROUGH FINISHED OPENINGS WITHOUT PROPER PROTECTION OF THE OPENINGS. HOISTS, CARTS AND CHUTES SHALL BE PROTECTED AS TO PREVENT DAMAGE, STAINING OR MARRING OF ANY PERMANENT WORK.
- DEMOLISHED MATERIALS AND TRASH SHALL BE COMPLETELY REMOVED FROM THE SITE BY MEANS APPROVED BY LOCAL DEPARTMENT OF BUILDINGS AND BUILDING OWNER.
- NO MATERIALS, RUBBISH OR DEBRIS WILL BE PERMITTED TO DROP FREE, BUT SHALL BE REMOVED BY USE OF THE MATERIAL HOIST, RUBBISH CHUTE, CART, DUMPSTER OR OTHER METHOD APPROVED BY NEW YORK STATE BUILDING CODE. RUBBISH SHALL BE REMOVED AS FREQUENTLY AS IS NECESSARY TO ENSURE THE SAFE ORDERLY PROGRESS OF THE WORK, AND PROTECTION OF NEIGHBORING PROPERTY.

ELECTRICAL NOTES

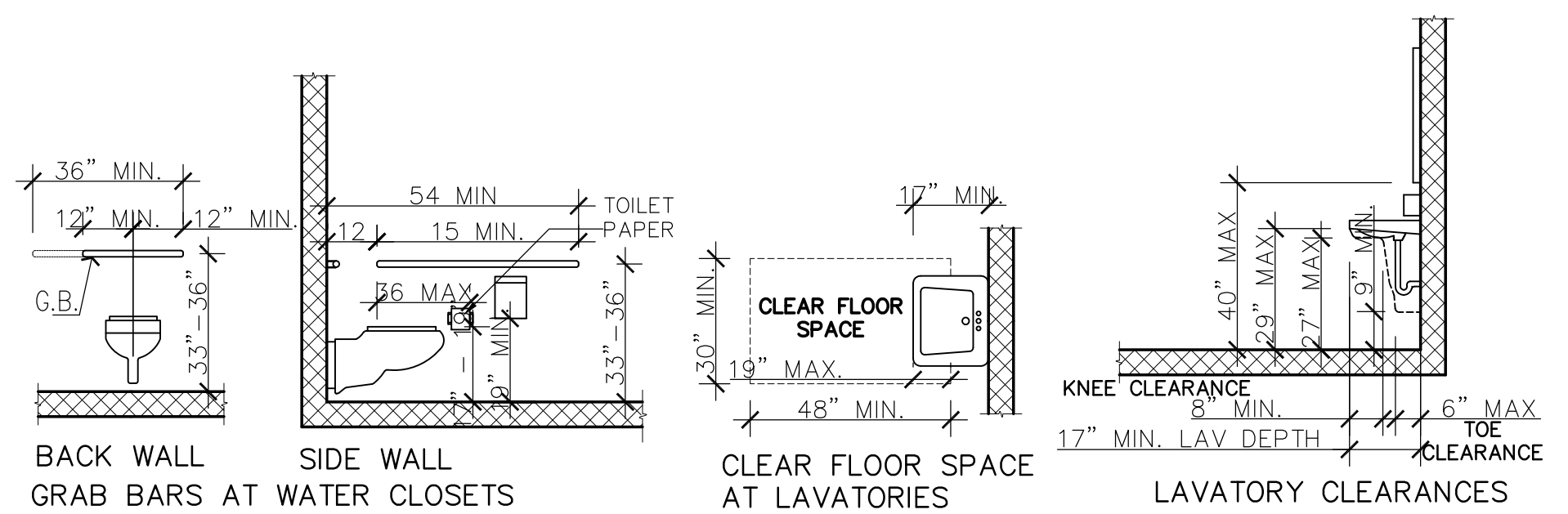
ALL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE AND ALL STATE, LOCAL AND UTILITY COMPANY CODES AND REGULATIONS. ALL CIRCUIT SHALL BE MINIMUM 15 AMP. POWER WIRING SHALL BE MINIMUM 14 AWG. CONVENIENCE OUTLETS SHALL BE LOCATED 12" ABOVE FINISH FLOOR UNLESS OTHERWISE INDICATED. ALL SWITCH TO BE LOCATED 36" ABOVE FINISHED FLOOR UNLESS OTHERWISE INDICATED. SUPPLY RECOMMENDED LAMPS IN ALL FIXTURES.

FIRE STOPPING NOTES

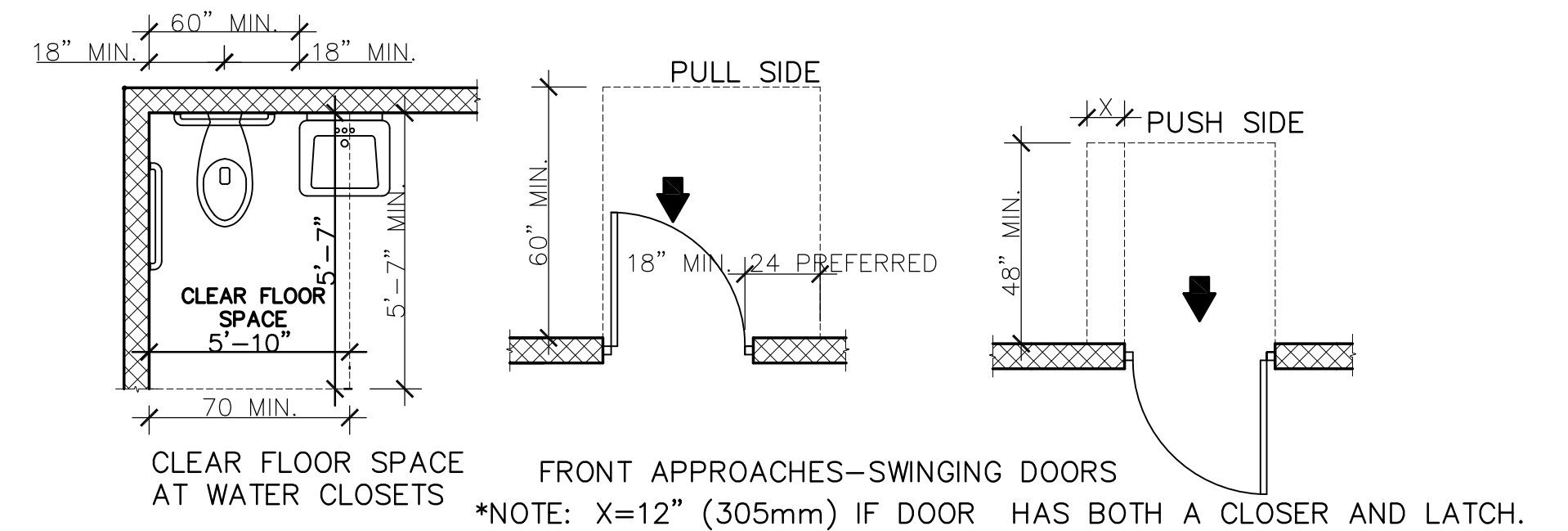
- CONCEALED SPACES WITHIN PARTITIONS, WALLS FLOORS, STAIRS, PIPE SPACE, COLUMN ENCLOSURES, ETC. THAT WOULD PERMIT PASSAGE OF FLAME, SMOKE FUMES, OR HOT GASES FROM ONE FLOOR TO ANOTHER FLOOR OR ROOF SPACES, OR FROM ONE CONCEALED AREA TO ANOTHER, SHALL BE FIRESTOPPED TO FROM AN EFFECTIVE DRAFT BARRIER, OR SHALL BE FILLED WITH NONCOMBUSTIBLE MATERIAL IN ACCORDANCE WITH THE REQUIREMENT OF THIS SECTION.
- IN BUILDING OF CONSTRUCTION GROUP 1, FIRESTOPPING OR FILL SHALL BE OF NONCOMBUSTIBLE MATERIAL THAT CAN BE SHAPED, FITTED, AND PERMANENTLY SECURED IN POSITION.
- IN BUILDING OF CONSTRUCTION GROUP II, FIRESTOPPING MAY BE OF COMBUSTIBLE MATERIAL CONSISTING OF WOOD NOT LESS THAN 2 INCHES NOMINAL THICKNESS WITH TIGHT JOINTS, TWO LAYERS OF ONE INCH NOMINAL THICKNESS ASSEMBLED SO THAT THERE AREA NO THROUGH JOINT OR OF ONE HALF INCH TYPE PLYWOOD WITH JOINTS BACKED, EXCEPT THAT NONCOMBUSTIBLE FIRESTOPPING SHALL BE USED IN CONCEALED SPACES OF FIRE DIVISIONS AND WHERE IN CONTACT WITH FIRE PLACES, FLUES, AND CHIMNEYS. NONCOMBUSTIBLE FIRESTOPPING MAY BE MASONRY SET IN MORTAR, CONCRETE, THREE QUARTER INCH THICK MORTAR OR PLASTER OF NONCOMBUSTIBLE LATH, PLASTERBOARD OF AT LEAST THREE EIGHT OF AN INCH THICK, FIRE REATED WALLBOARD AT LEAST FIVE EIGHT OF AN INCH THICK, SHEET MATERIALS AT LEAST #14 U.S. AND STUD GAGE THICK, SOLID WEB METAL STRUCTURAL MEMBERS, ASBESTOS CEMENT BOARD AT LEAST ONE QUARTER OF AN INCH THICK, OR EQUIVALENT RIGID NONCOMBUSTIBLE MATERIAL.
- THE PERFORMANCE OF THROUGH-PENETRATION FIRE STOPS SHALL BE MEASURED AND SPECIFIED ACCORDING TO REFERENCE STANDARD RS 5-19.
- HOLLOW PARTITIONS AND FURRED SPACES: ALL HOLLOW PARTITIONS AND FURRED OUT SPACES SHALL BE FIRESTOPPED AT EACH FLOOR LEVEL. FORETOPS SHALL BE THE FULL THICKNESS OF THE HOLLOW SPACES OR FURRED OUT SPACES.
- STAIR: CONCEALED SPACES WITHIN STAIR CONSTRUCTION SHALL BE FIRESTOPPED BETWEEN STINGERS AT THE TOP AND BOTTOM OF EACH FLIGHT OF STAIRS SO AS NOT TO COMMUNICATE WITH CONCEALS SPACES IN THE FLOOR, ROOF OR INTERMEDIATE LANDING CONSTRUCTION.
- CEILING SPACES: FLOOR OR ROOF ASSEMBLIES REQUIRED TO HAVE A FIRE RESISTANCE RATING SHALL HAVE ANY CONCEALED SPACES THEREIN FIRESTOPPED IN ACCORDANCE WITH SECTION 27-327 OF THIS SUBCHAPTER.
- EXTERIOR CORNICES: EXTERIOR CORNICES AND EAVES, CONSTRUCTED OF COMBUSTIBLE MATERIALS OR WITH COMBUSTIBLE FRAMING, SHALL BE FIRESTOPPED AT THE END OF THE DIVISIONS AND PARTY WALLS, AND AT MAXIMUM INTERVALS OF TWENTY FEET. IF NOT CONTINUOUS, THEY SHALL HAVE CLOSED ENDS AND AT LEAST FOUR INCHES SEPARATION BETWEEN ADJOINING SECTIONS.

EQUIPMENT SCHEDULE

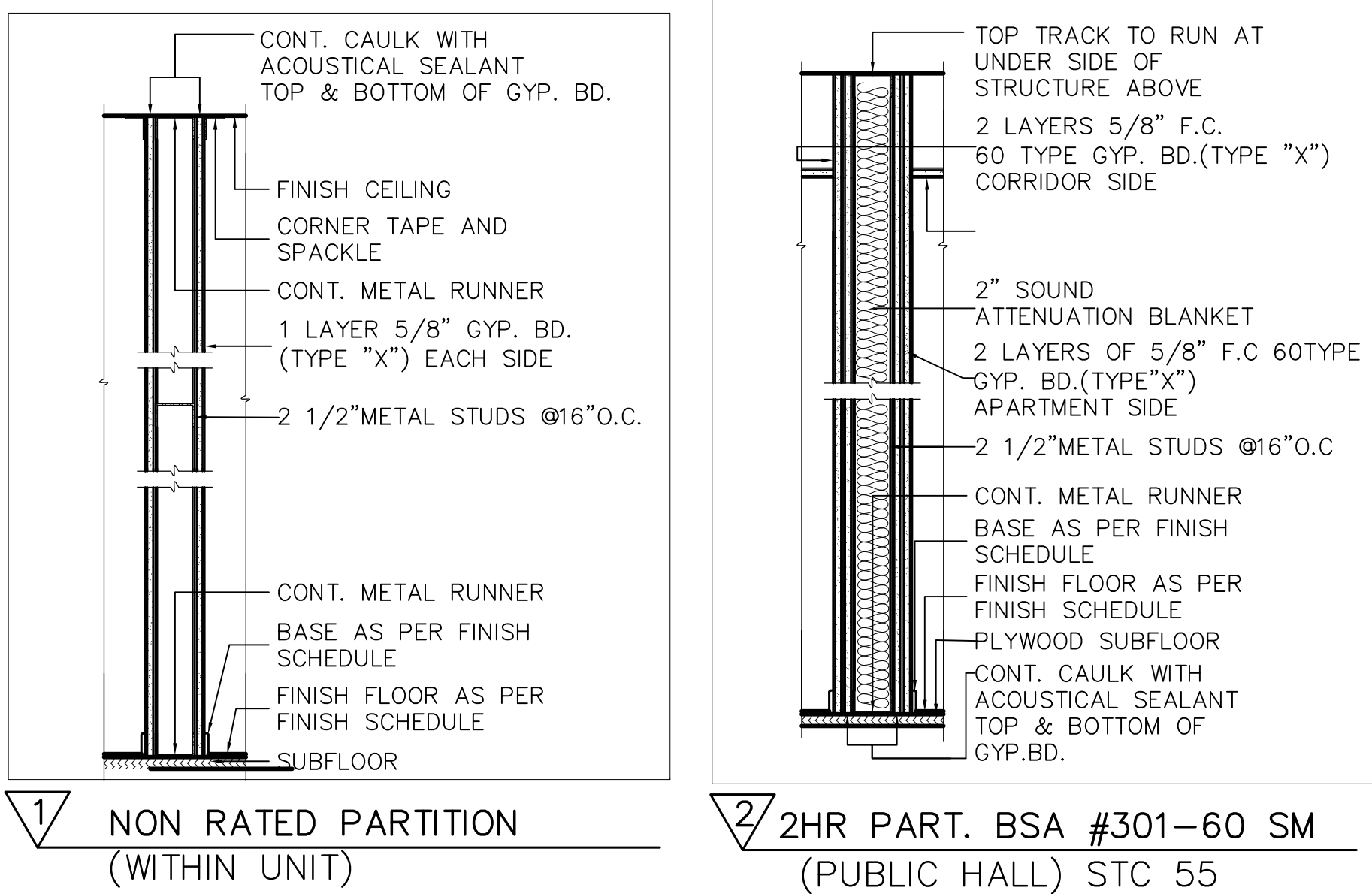
NO.	ITEM	MODEL NO.	MEA #	BTU/UL	MANUFACTURER
1	SMOKE HOUSE	CSP-24	447-91E	45,000	CENTURY
2	STEAM STOVE	AR-4		32,000	AMERICAN RANGE
3	7 WOK CHINESE STOVE	104	433-83E	560,000	WIN
4	DEEP FRYER(X3)	GX42	217-90E	110,000	GARLAND
5	6 GAS RANGES	IR36280	3-84	40,000	GARLAND
6	SALAMANDER				
7	EXISTING HOOD				
8	WORK TABLE(X2)	T247213			EAGLE
9	BAINMARIE(X2)	TSSU-48-18M-B-HC			TRUE
10	LOW BOY	TUC-48-HC			TRUE
11	HAND SINK(X2)	HSA-10-F			EAGLE
12	STEAM TABLE	YXST36		15,000	YONG XIN KITCHEN
13	RICE COOKER(X2)	RER55A	39-84E	31,200	GREAT CHINA
14	EXIST. REF/COOLER				
15	TEA POL				
16	DISHWASHER	SAC-S BY			AMERICAN DISH SERVICE
17	2-COMP SINK	414-22-3-24R			EAGLE
18	WALK-IN COOLER		339-84E		MR. WINTER
19	WALK-IN FREEZER		339-84E		MR. WINTER
20	ICE MACHINE	IDT0420A			MANITOWOC
21	3-COMP SINK	414-22-3-24R			EAGLE
22	EXISTING H.W.H.				



WHEELCHAIR ACCESSIBLE BATHROOM

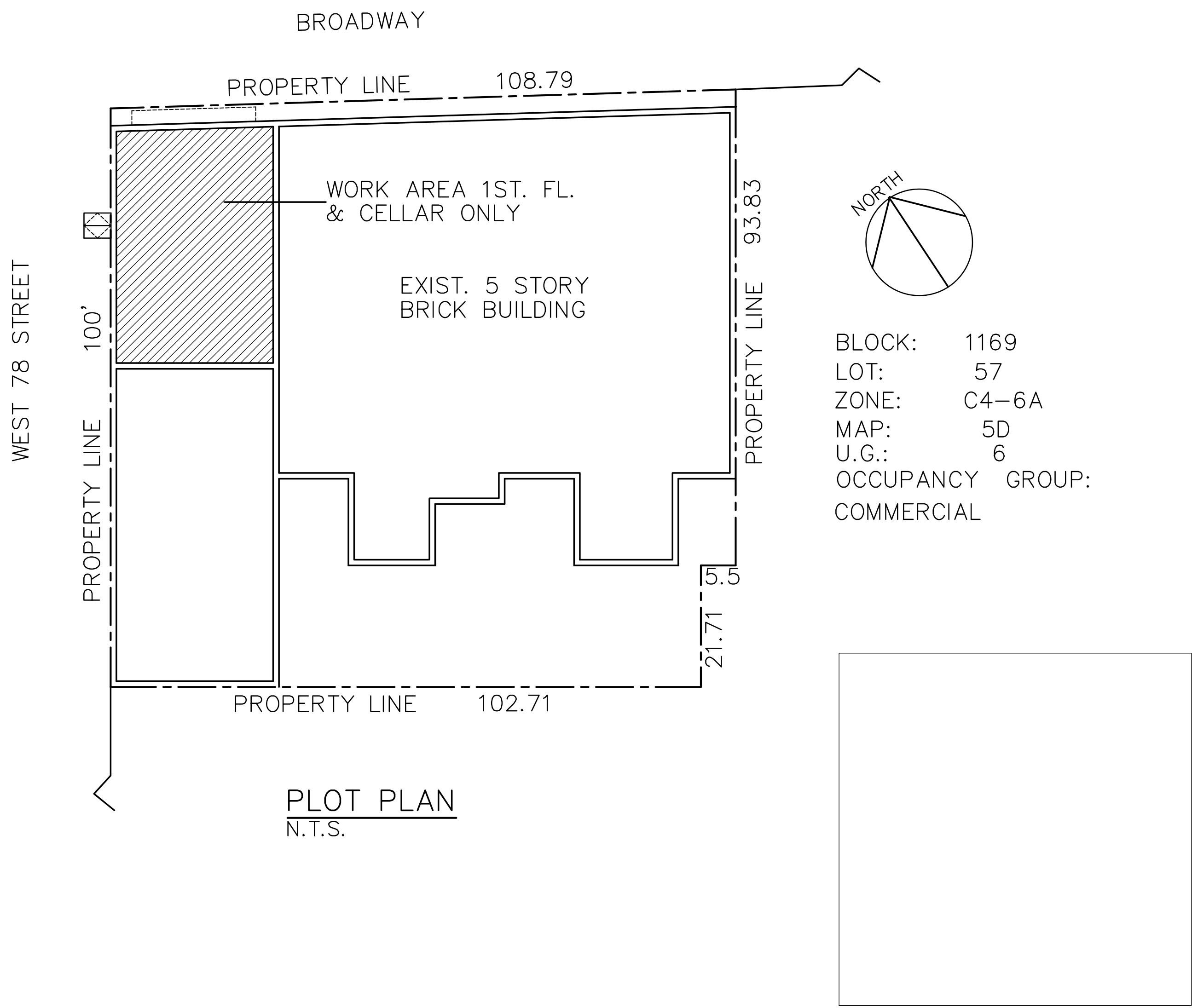


WHEELCHAIR CLEARANCES AT DOORS

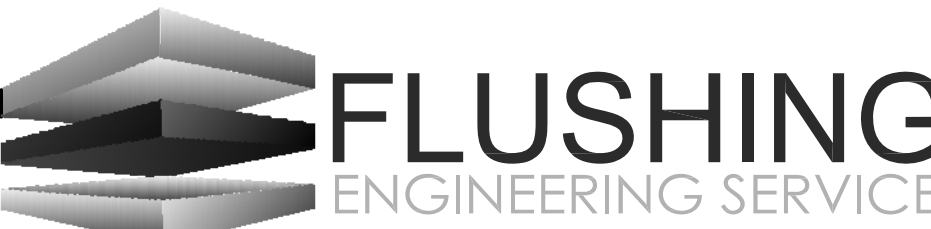


DRAWING INDEX:

G-001.00: PLOT PLAN, NOTES, EQUIPMENT SCHEDULE
A-001.00: PROPOSED 1ST. FL. PLAN EXISTING 1ST. FL. PLAN
A-002.00: EXISTING CELLAR PLANS PROPOSED CELLAR PLAN
E-001.00: LIGHTING PLAN
EN-001.00: ENERGY ANALYSIS



ENGINEER:



33-70 PRINCE STREET, SUITE 702,  
FLUSHING, NY 11354  
TEL: (917) 704-9787  
FAX: (718) 357-4116

OWNER INFORMATION:

BENNY CHEONG  
646-750-8897  
cheong5127@hotmail.com

The Cottage Restaurant  
szechuan cuisine

JOB TYPE: ALT-II  
PROJECT:

2199 BROADWAY  
MANHATTAN NY. 10024

DRAWING TITLE:

PLOT PLAN  
GENERAL NOTES  
EQUIPMENT SCHEDULE

SEAL & SIGNATURE:



DATE: 2/25/2021  
PROJECT NO.:  
SCALE: AS NOTED  
DRAWING BY: K.A  
CHK BY: K.F.  
DWG NO:

G-001.00

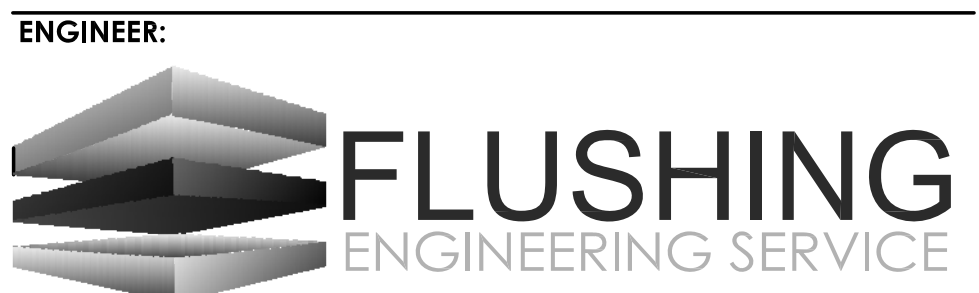
PAGE: 1 OF 5

DOB SEAL & SIGNATURE:



JOB#:





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FLUSHING, NY 11354  
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646-750-8897  
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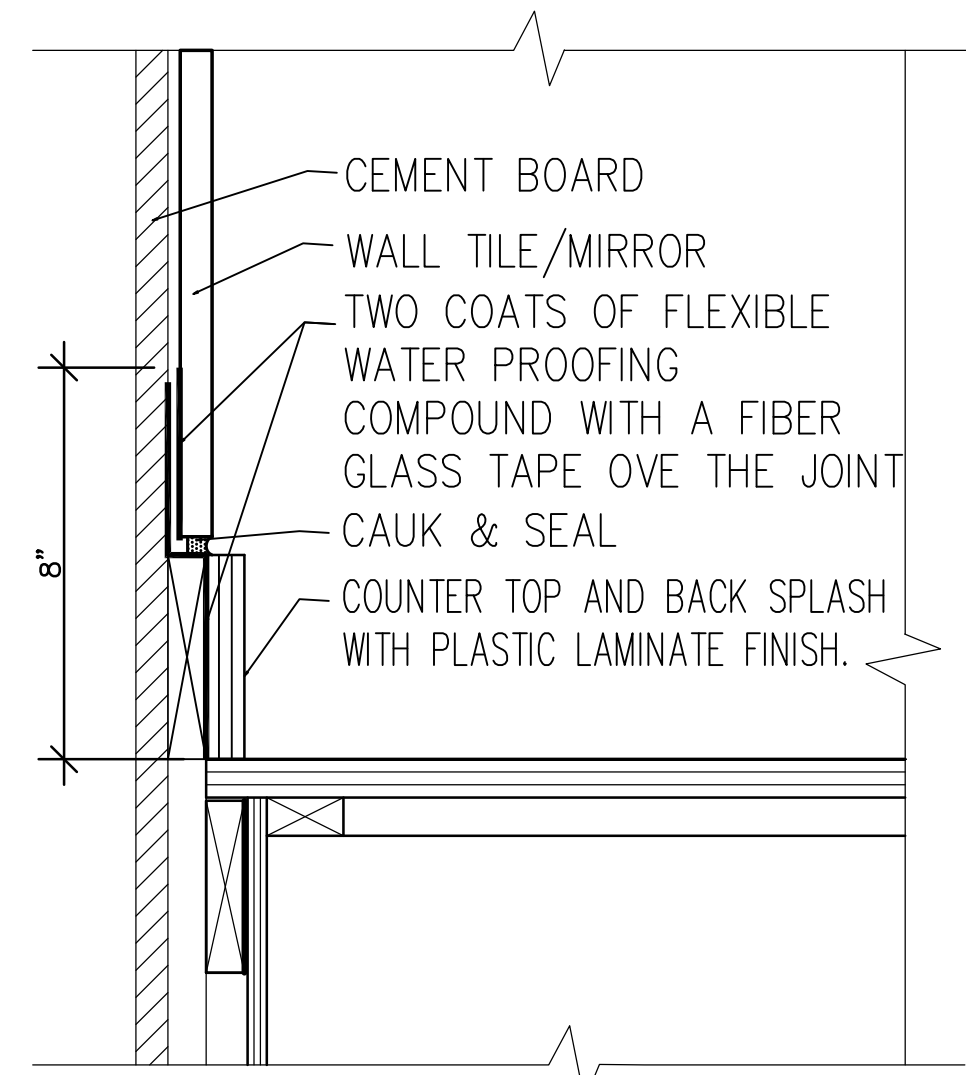
JOB TYPE: **ALT-II**  
PROJECT:

2199 BROADWAY  
MANHATTAN NY. 10024

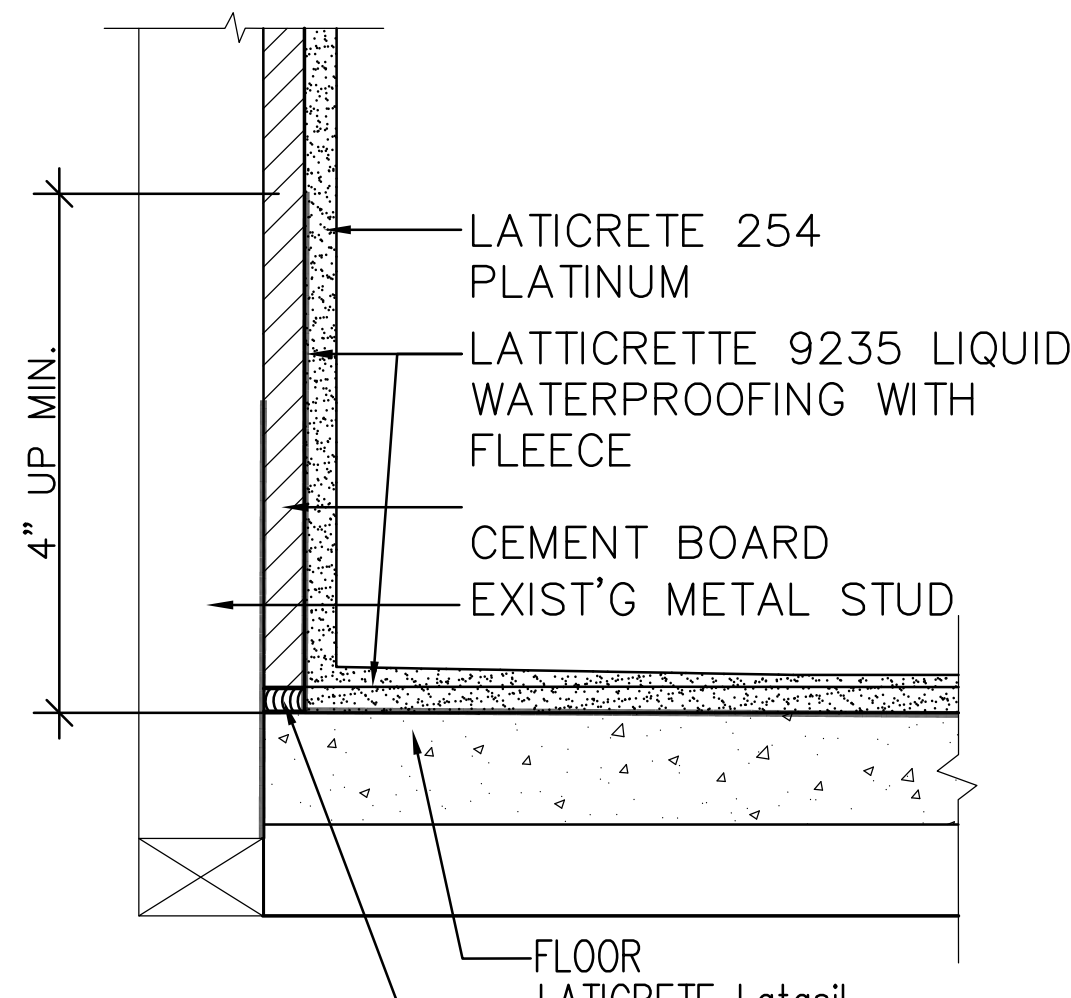
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PROPOSED 1ST. FL. PLAN  
EXISTING 1ST. FL. PLAN

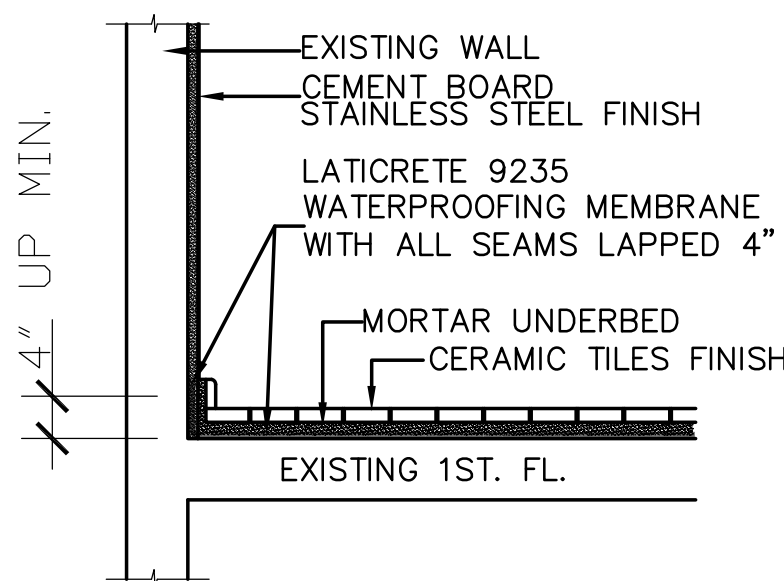
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DRAWING BY: K.A.  
CHK BY: K.F.  
DWG No: **A-001.00**  
PAGE: 2 OF 5  
DOB SEAL & SIGNATURE:



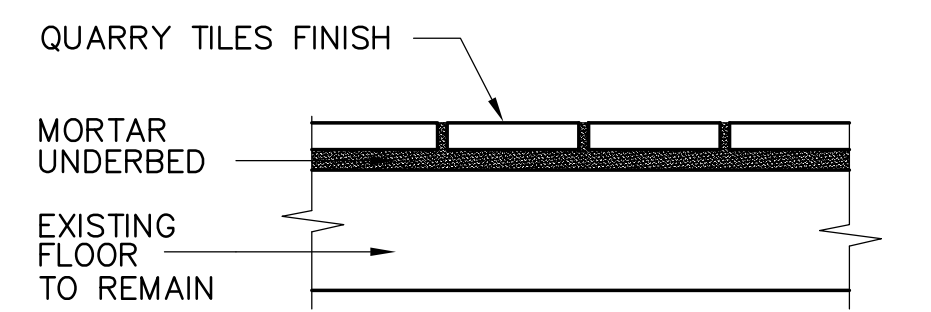
**A** LAV. BACK SPLASH  
WATERPROOFING DETAIL(TYP.)  
(RESTROOM)  
N.T.S.



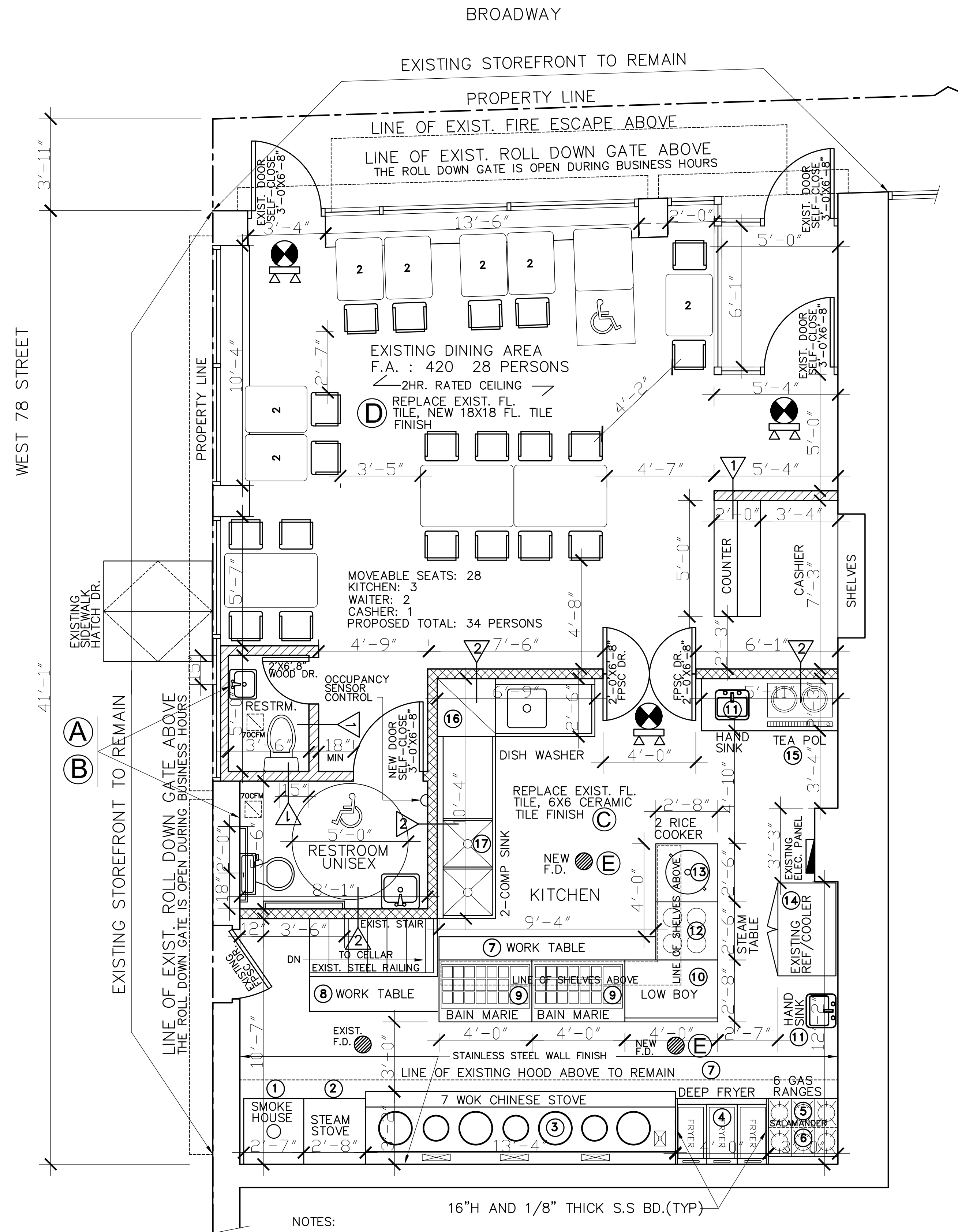
**B** FLOOR WATERPROOFING DETAIL(TYP.)  
(RESTROOM)  
N.T.S.



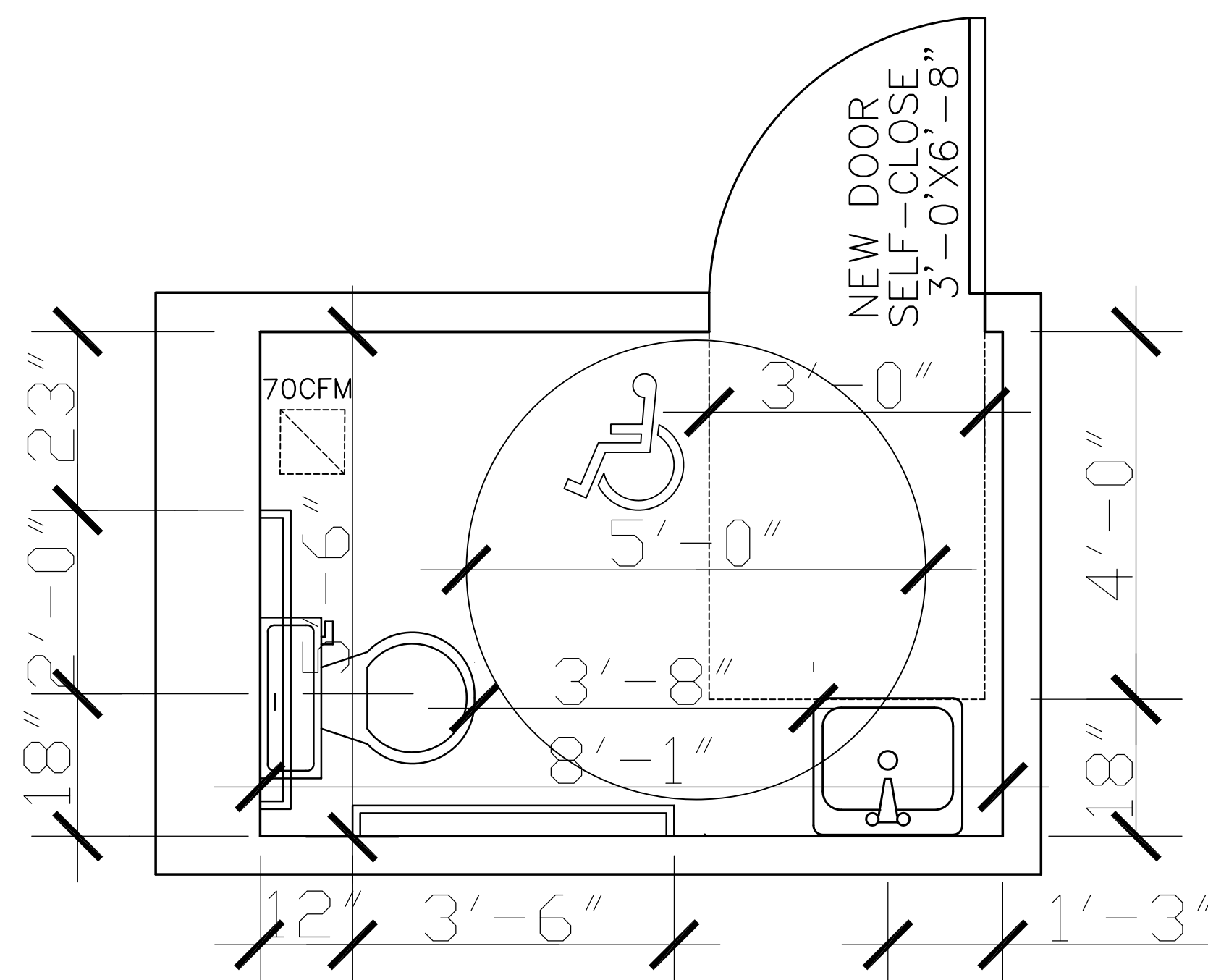
**C** FLOOR WATERPROOFING DETAIL(TYP.)  
(KITCHEN)  
N.T.S.



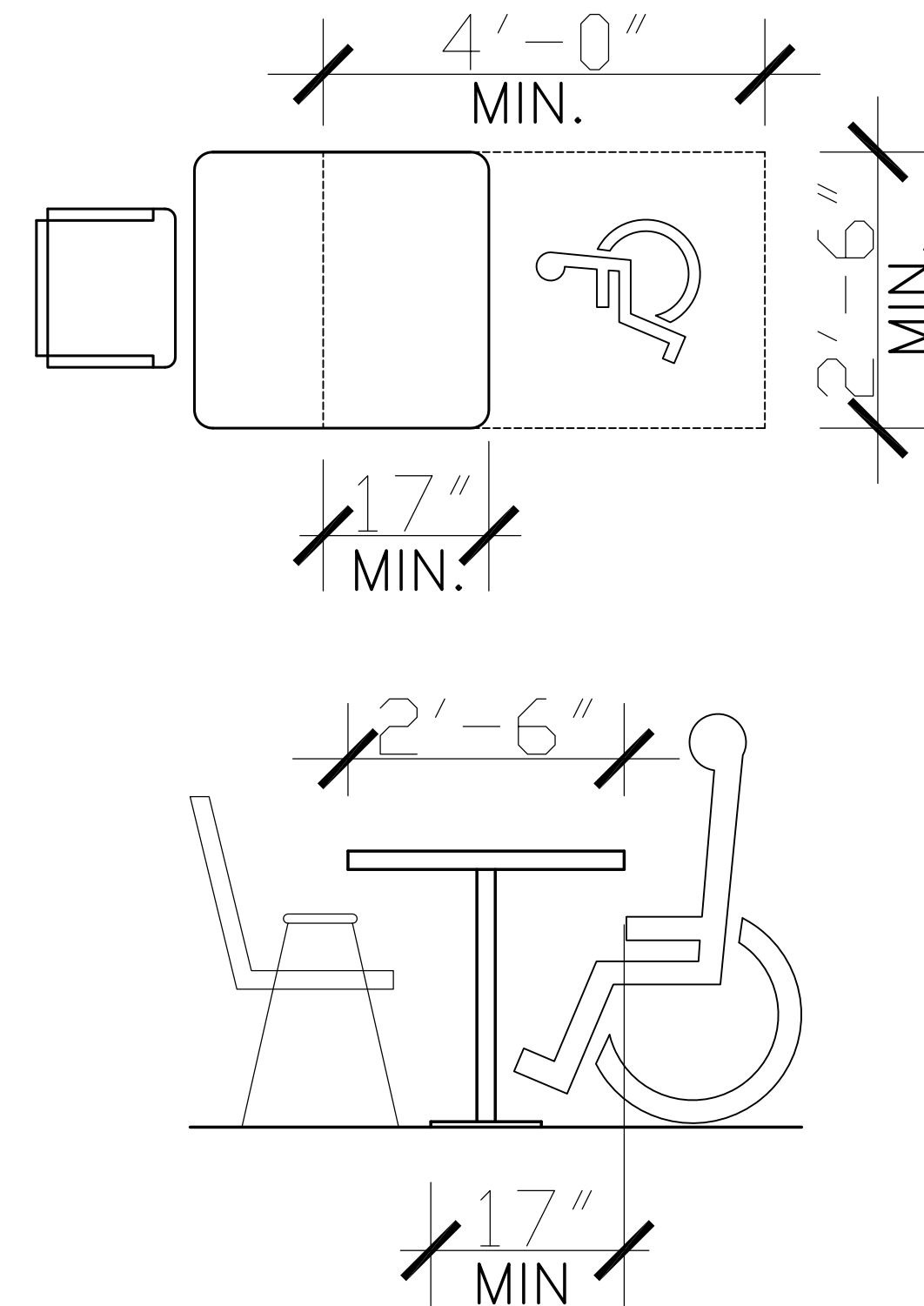
**D** DINING AREA FLOOR DETAIL(TYP.)  
N.T.S.



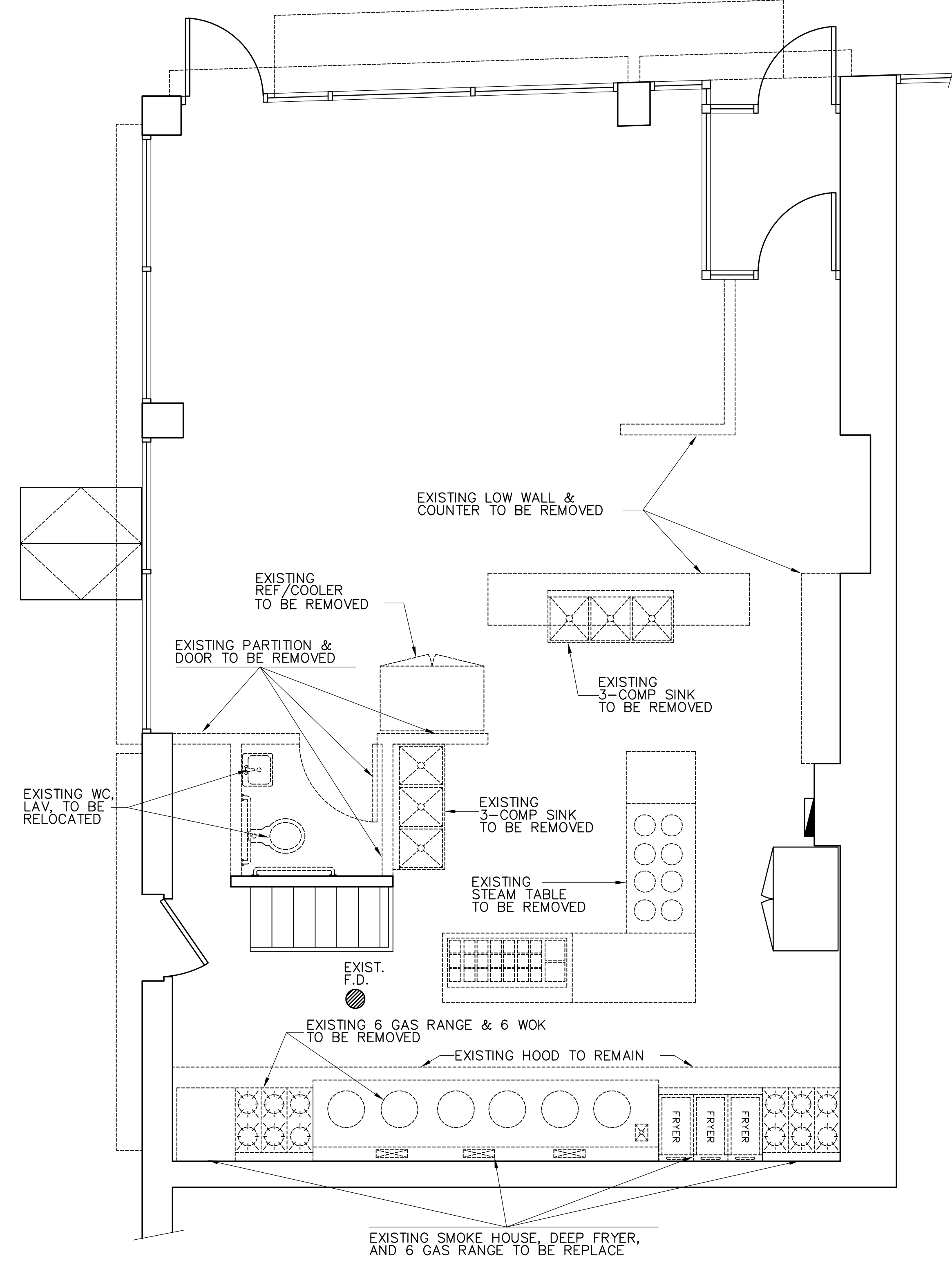
PROPOSED FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"



HANDICAPPED BATHROOM DETAIL  
SCALE: 1/2"=1'-0"



MINIMUM CLEARANCES FOR SEATING TABLES  
SCALE: 1/2"=1'-0"



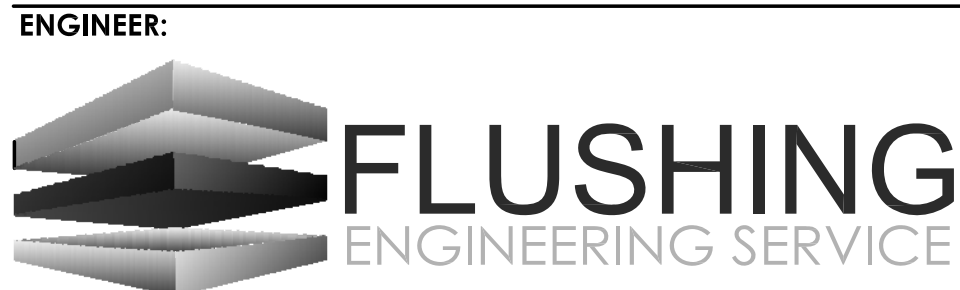
EXISTING 1ST. FL. PLAN  
SCALE: 1/4"=1'-0"

EXIT CALCULATIONS: TABLE 6-1  
UNIT WIDTH: 22" (100 PERSONS PER UNIT WIDTH)

CAPACITY OF EXIT  
DOOR 32"  
32"/22" = 1.4 UNIT WIDTH X 100 = 140 PERSONS  
34 PERSONS < 140 PERSONS (OK)

HANDICAP SEATING CALCULATIONS:  
AS PER TABLE 1109.10 ACCESSIBLE WHEELCHAIR SPAC  
REQUEST: 5% OF SEATING, 28 SEATING X 5% = 1.4  
PROVIDE 1 HANDICAP SEATS, OK





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JOB TYPE: **ALT-II**  
PROJECT:

2199 BROADWAY  
MANHATTAN NY. 10024

DRAWING TITLE:

**PROPOSED CELLAR PLAN  
EXISTING CELLAR PLAN**

SEAL & SIGNATURE:



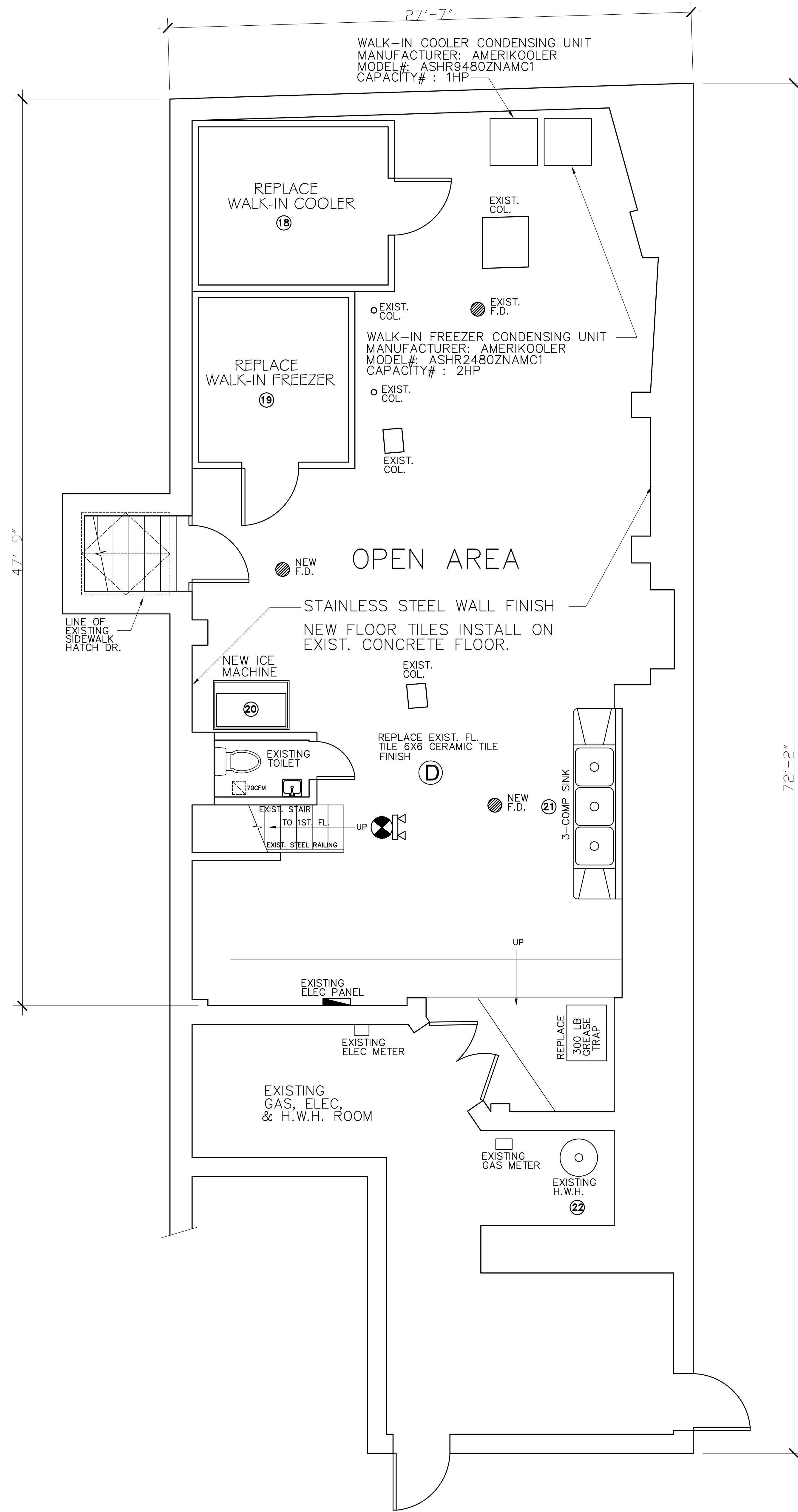
DATE: 2/25/2021  
PROJECT No.:  
SCALE: AS NOTED  
DRAWING BY: K.A.  
CHK BY: K.F.  
DWG No:

**A-002.00**

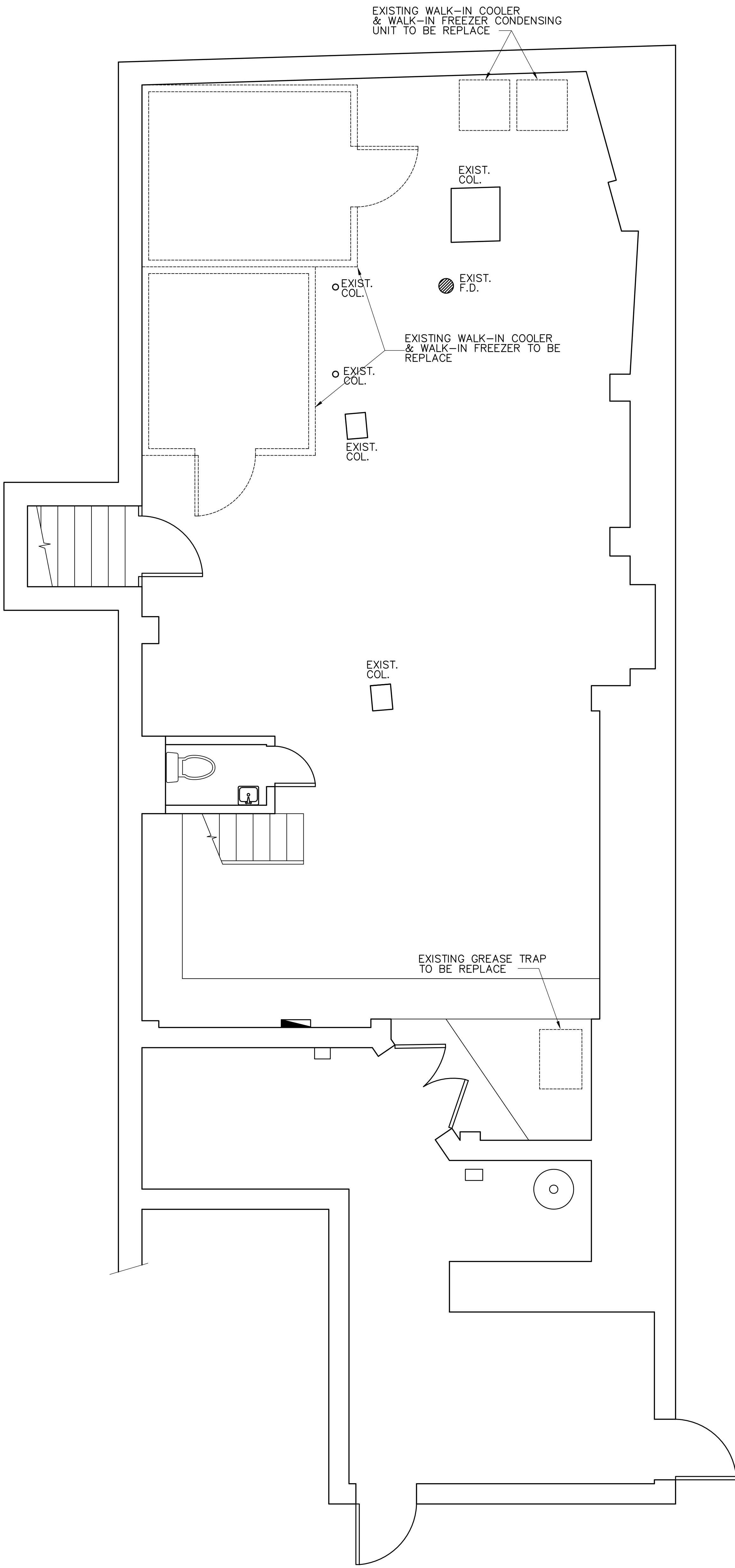
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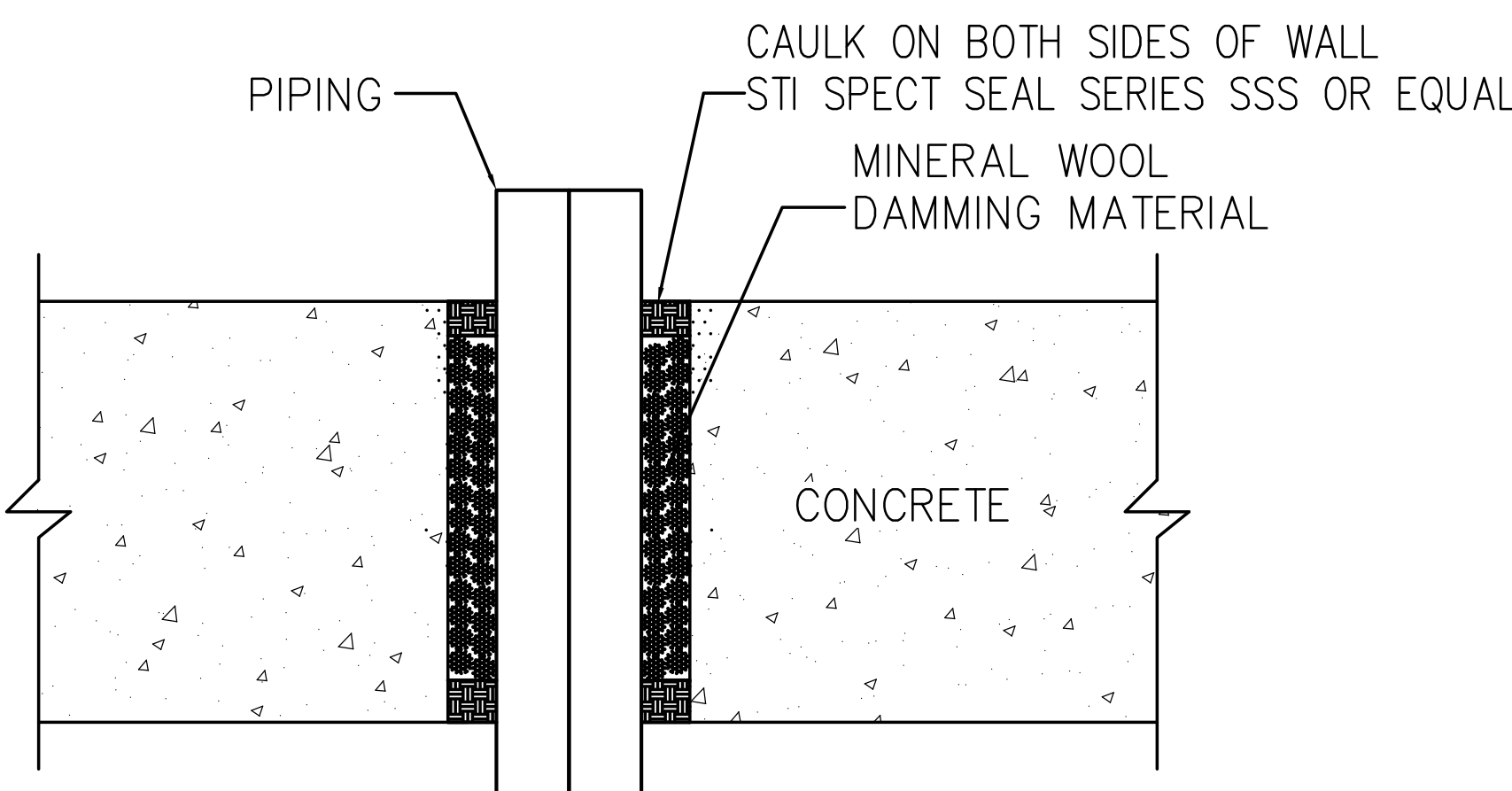
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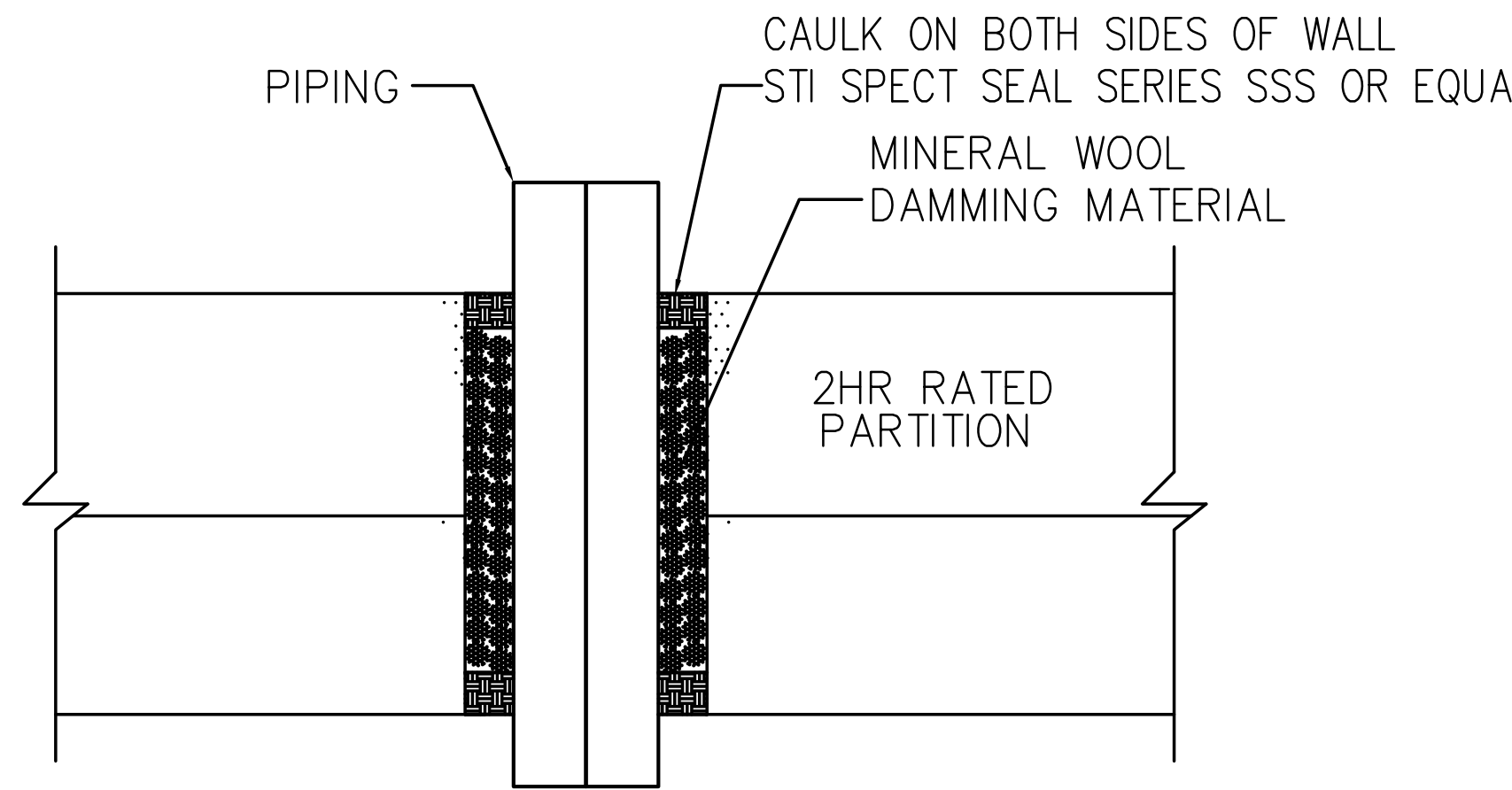
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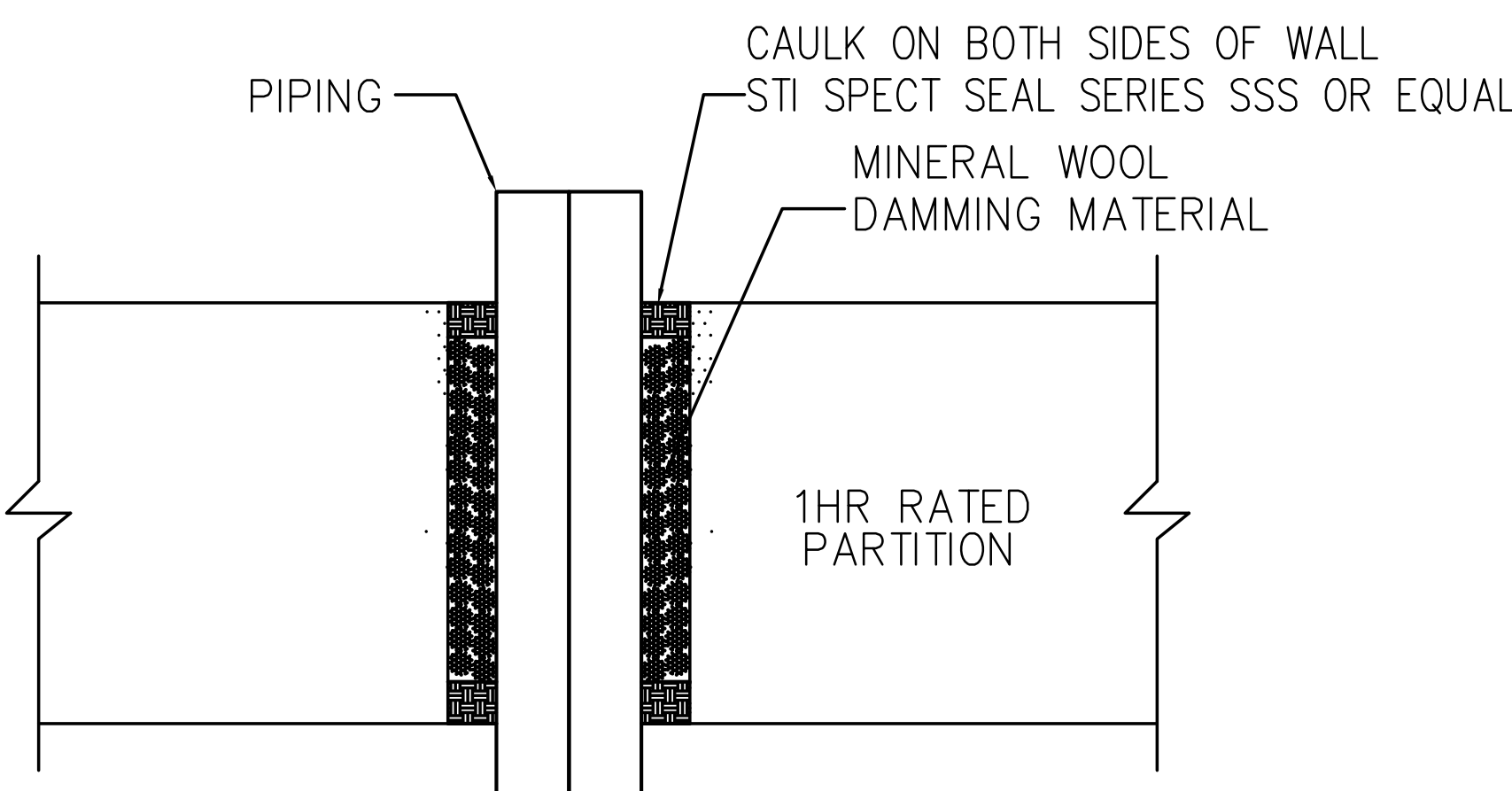
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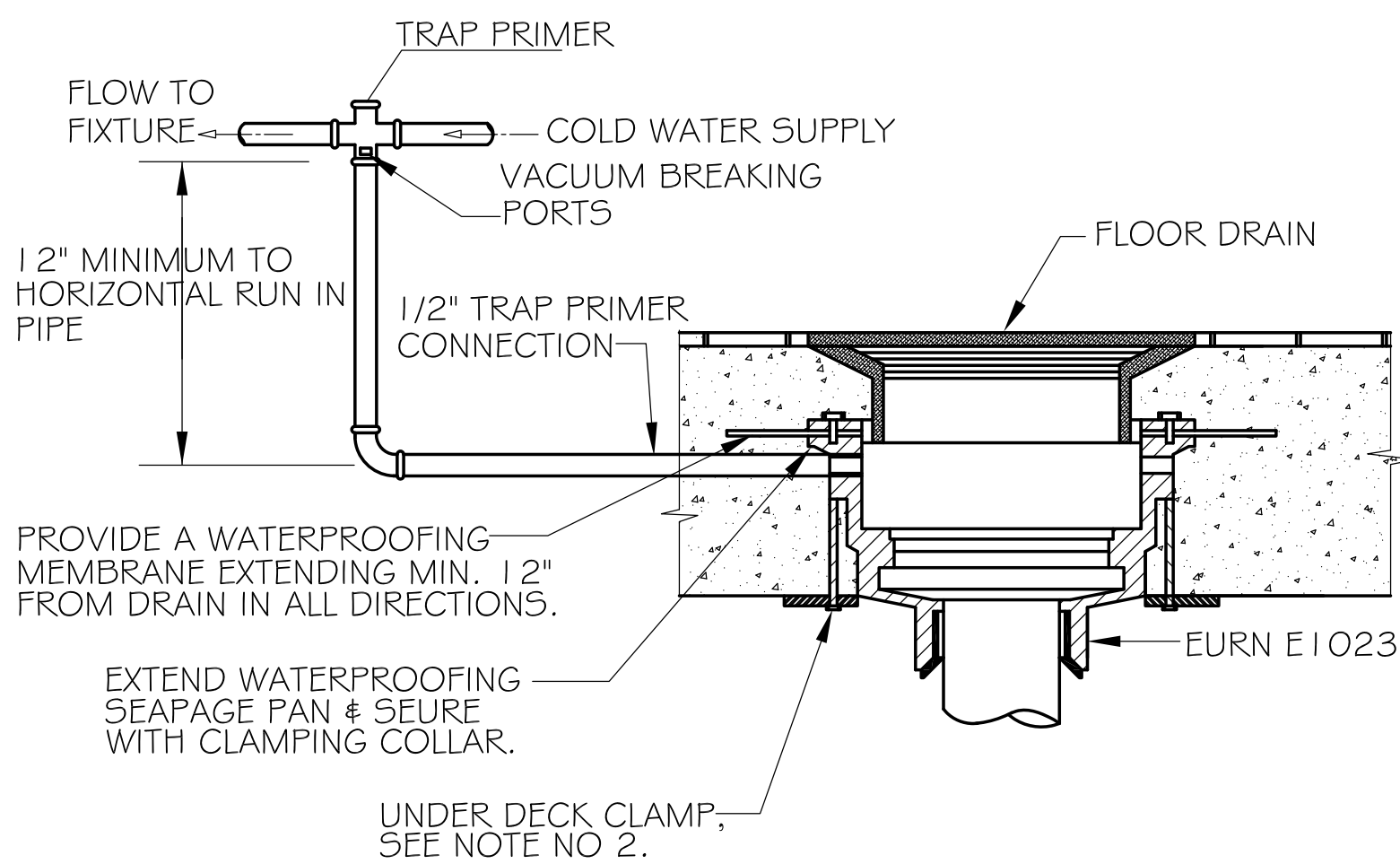
**FIRE STOPPING DETAIL**  
SCALE: N.T.S.



**FIRE STOPPING DETAIL**  
SCALE: N.T.S.



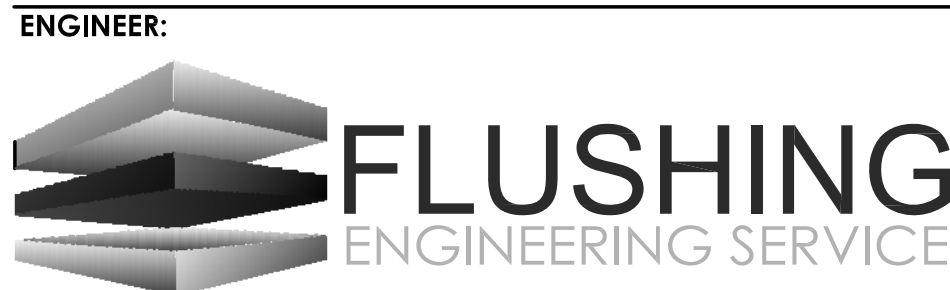
**FIRE STOPPING DETAIL**  
SCALE: N.T.S.



NOTES:  
1. ALL FLOOR DRAINS MUST HAVE TRAP PRIMERS  
2. PROVIDE UNDER DECK CLAMP ON THIS SLAB  
INSTALLATIONS OF 5" OR LESS. SECURE CLAMP  
TO DRAIN, REF, SPECIFICATIONS.

**FLOOR DRAIN DETAIL**  
N.T.S.





33-70 PRINCE STREET, SUITE 702,  
FLUSHING, NY 11354  
TEL: (917) 704-9787  
FAX: (718) 357-4116

OWNER INFORMATION:

BENNY CHEONG  
646-750-8897  
cheong5127@hotmail.com

The Cottage Restaurant  
szechuan cuisine

JOB TYPE: ALT-II  
PROJECT:

2199 BROADWAY  
MANHATTAN NY. 10024

DRAWING TITLE:

LIGHTING PLANS

SEAL & SIGNATURE:



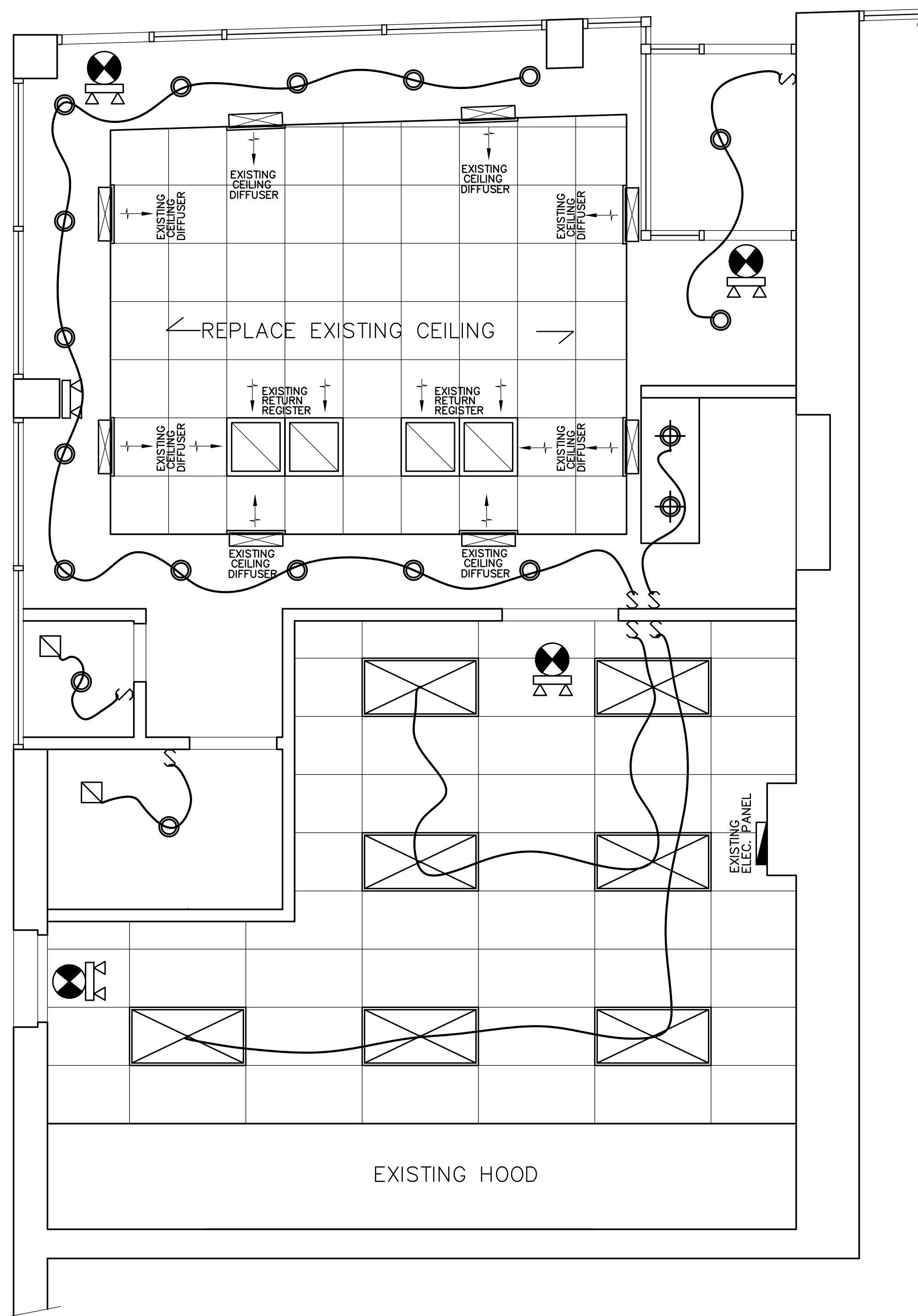
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PROJECT NO.:  
SCALE: AS NOTED  
DRAWING BY: K.A.  
CHK BY: K.F.  
DWG No:

E-001.00

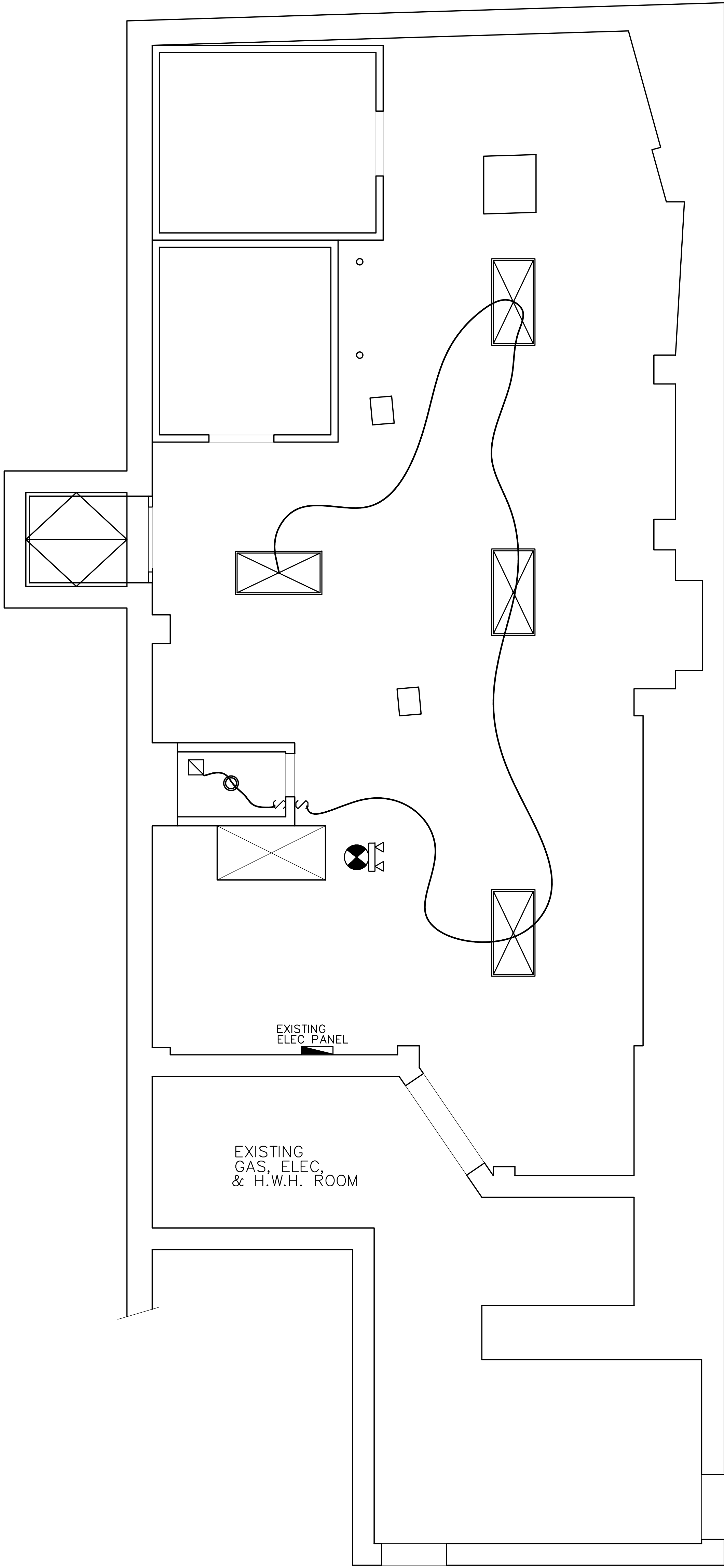
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JOB#:

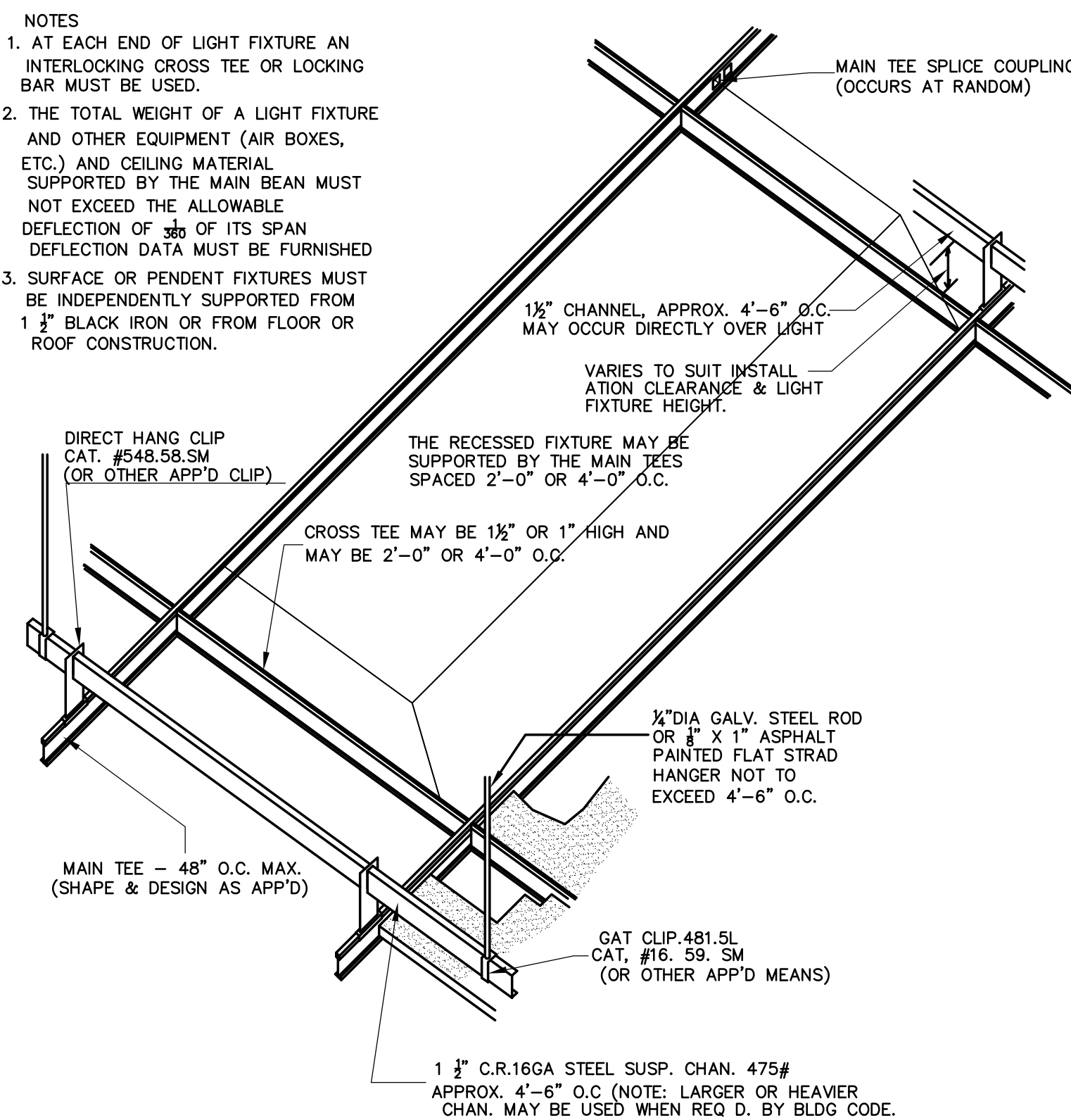


FIRST FLOOR LIGHTING PLAN  
SCALE: 1/4"=1'-0"



CELLAR LIGHTING PLAN  
SCALE: 1/4"=1'-0"

- LEGEND
- 25 WATT, 2'X4' RECESSED L.E.D. FLUORESCENT  
TOTAL 11 FIXTURES (275 W)
  - 20 WATT RECESSED DOWN LIGHT (L.E.D.) TOTAL 18 FIXTURES (360 W)
  - 25 WATT, WALL SCONCE LIGHT (L.E.D.) TOTAL 2 FIXTURES (50 W)
  - PROPOSED DESIGN VALVE: 275W + 360W + 50W = 685W
  - SWITCH TOTAL 9 FIXTURES
  - ELEC. PANEL TOTAL 1 FIXTURES
  - 5 W EXIT SIGN WITH 90 MIN. BACK-UP, TOTAL 4 FIXTURES.(20 W)
  - EMERGENCY LIGHTING FIXTURE WITH 90 MIN BACK UP
  - CEILING DIFFUSER
  - RETURN REGISTER



- NOTES
- AT EACH END OF LIGHT FIXTURE AN INTERLOCKING CROSS-TEE OR LOOKING BAR MUST BE USED.
  - THE TOTAL WEIGHT OF A LIGHT FIXTURE AND OTHER EQUIPMENT (AIR BOXES, ETC.) AND CEILING MATERIAL SUPPORTED BY THE MAIN BEAM MUST NOT EXCEED THE ALLOWABLE DEFLECTION OF 1/16 OF ITS SPAN. DEFLECTION DATA MUST BE FURNISHED.
  - SURFACE OR PENDENT FIXTURES MUST BE INDEPENDENTLY SUPPORTED FROM 1" BLACK IRON OR FROM FLOOR OR ROOF CONSTRUCTION.

NYCECC STATEMENT

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE THE ENERGY CONSERVATION CONSTRUCTION CODE OF 2020 NEW YORK CITY USING CHAPTER C4.

ENERGY CODE TABULAR ANALYSIS

NYCECC CITATION	PROVISION	ITEM DESCRIPTION	PROPOSED DESIGN VALUE	CODE PRESCRIPTIVE VALUE	SUPPORTING DOCUMENTATION
RESIDENTIAL ENERGY EFFICIENCY					
C405.3.2(1)	INTERIOR LIGHTING POWER	INTERIOR LIGHTING POWER ALLOWANCE IN MANUFACTURING FACILITY	685 W	0.69 W/FT X 1,107 S.F.=763.9 W	E-001.00
C405.2.1	RESTROOM	OCCUPANCY SENSOR	AUTOMATICALLY TURN OFF WITHIN 20 MINS.	AUTOMATICALLY TURN OFF WITHIN 20 MINS.	A-001.00

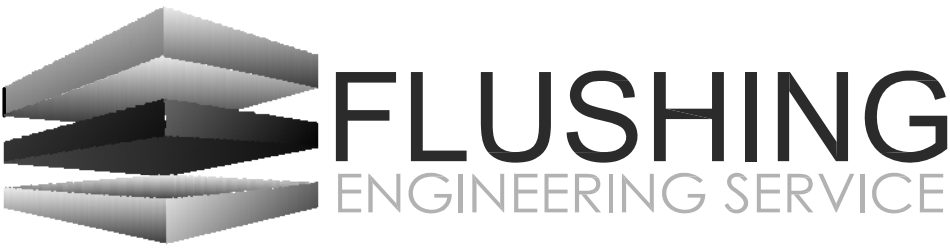
TABLE II – PROGRESS INSPECTIONS FOR ENERGY CODE COMPLIANCE –  
COMMERCIAL BUILDINGS

	INSPECTION / TEST	PERIODIC (MINIMUM)	REFERENCE STANDARD (SEE ECC CHAPTER 6) OR OTHER CRITERIA	ECC OR OTHER CITATION
--	-------------------	--------------------	--	-----------------------

IIC ELECTRICAL POWER AND LIGHTING SYSTEMS

IIC3	INTERIOR LIGHTING POWER: INSTALLED LIGHTING SHALL BE VERIFIED FOR COMPLIANCE WITH THE LIGHTING POWER ALLOWANCE BY VISUAL INSPECTION OF FIXTURES, LAMPS, BALLASTS AND TRANSFORMERS.	PRIOR TO FINAL ELECTRICAL AND CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS	C405.3.2(1)
IIC5	LIGHTING CONTROLS: EACH TYPE OF REQUIRED LIGHTING CONTROLS, INCLUDING: OCCUPANT SENSORS MANUAL INTERIOR LIGHTING CONTROLS LIGHT-REDUCTION CONTROLS AUTOMATIC LIGHTING SHUT-OFF DAYLIGHT ZONE CONTROLS SLEEPING UNIT CONTROLS EXTERIOR LIGHTING CONTROLS SHALL BE VERIFIED BY VISUAL INSPECTION AND TESTED FOR FUNCTIONALITY AND PROPER OPERATION.	PRIOR TO FINAL ELECTRICAL AND CONSTRUCTION INSPECTION	APPROVED CONSTRUCTION DOCUMENTS, INCLUDING CONTROL SYSTEM NARRATIVES	C405.2.1

ENGINEER:



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646-750-8897  
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The Cottage Restaurant  
szechuan cuisine

JOB TYPE: ALT-II

PROJECT:

2199 BROADWAY  
MANHATTAN NY, 10024

DRAWING TITLE:

NYCECC STATEMENT

SEAL & SIGNATURE:



DATE: 2/25/2021  
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DRAWING BY: K.A  
CHK BY: K.F.  
DWG No:

EN-001.00

PAGE: 5 OF 5

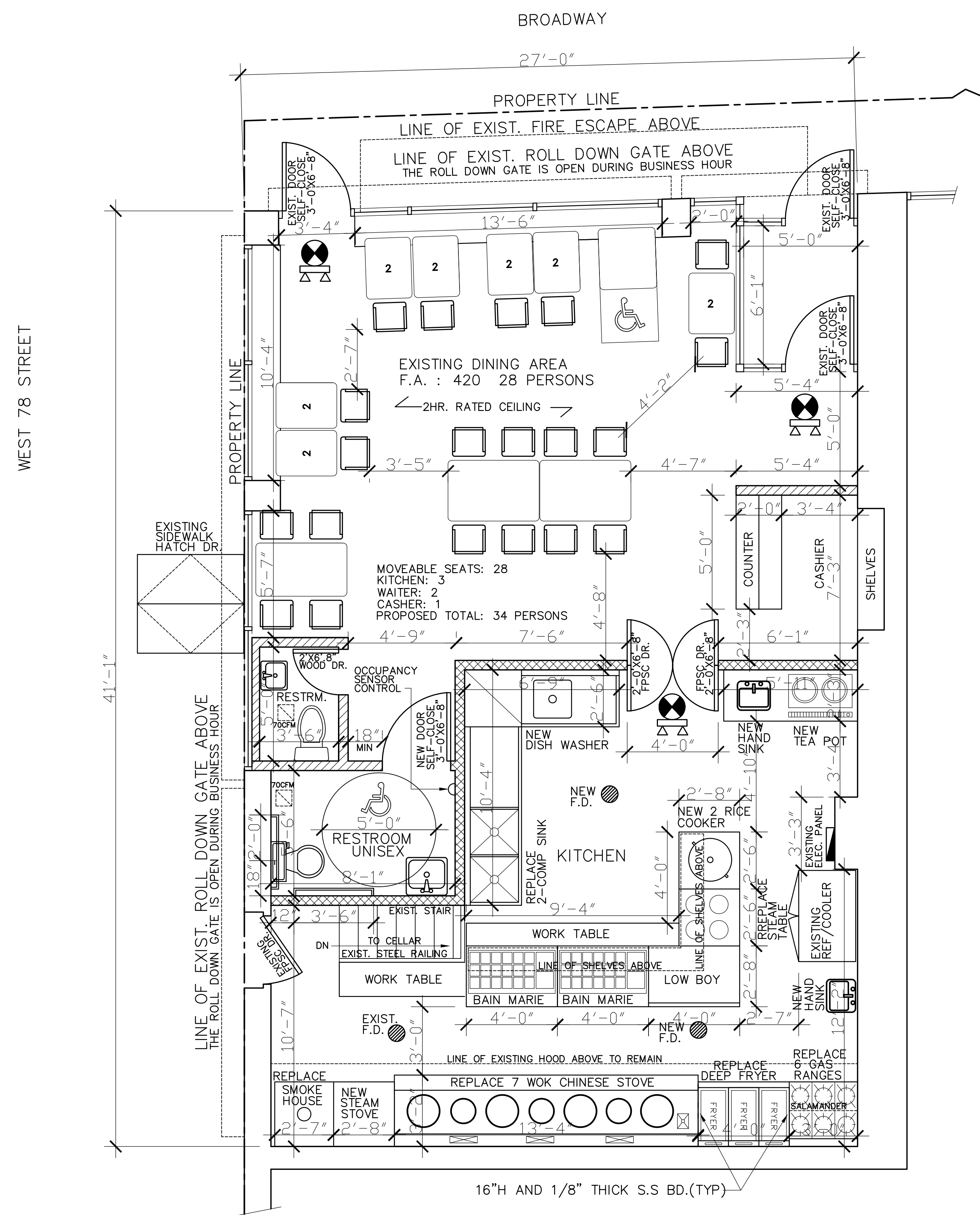
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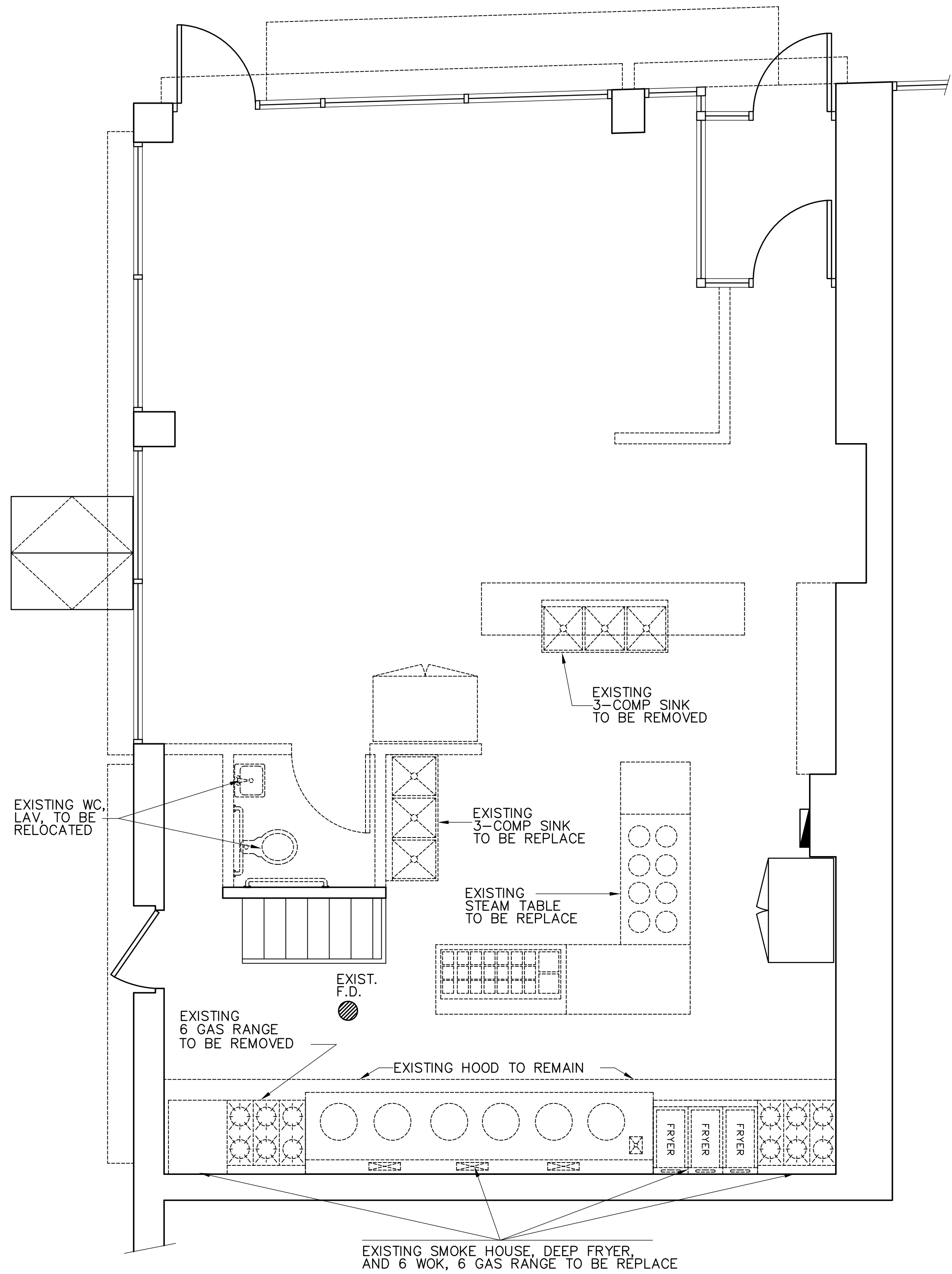




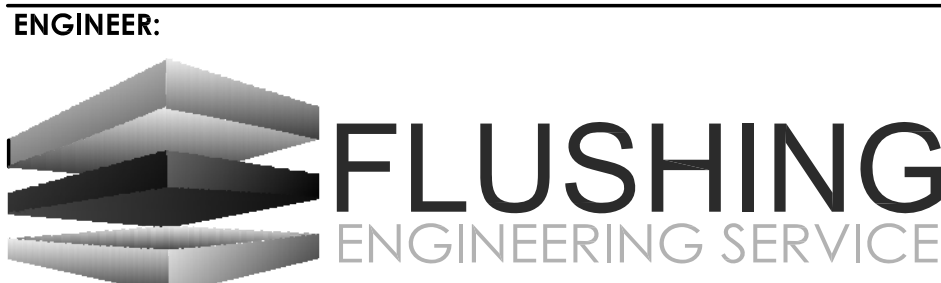




PROPOSED FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"



EXISTING 1ST. FL. PLAN  
SCALE: 1/4"=1'-0"



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JOB TYPE: PL  
PROJECT:

2199 BROADWAY  
MANHATTAN NY. 10024

DRAWING TITLE:

EXISTING 1ST. FL. PLAN  
PROPOSED 1ST. FL. PLAN

SEAL & SIGNATURE:



DATE: 2/25/2021  
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DWG NO:

P-001.00

PAGE: 2 OF 4

DOB SEAL & SIGNATURE:

JOB#:

OWNER INFORMATION:

The Cottage Restaurant  
szechuan cuisine

DRAWING TITLE:

SEAL &amp; SIGNATURE:

DATE: 2.25.2021

PROJECT No.:
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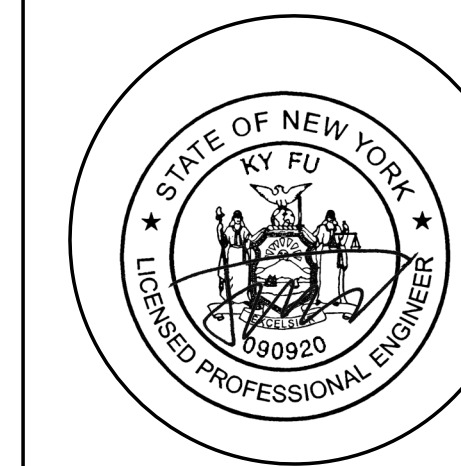
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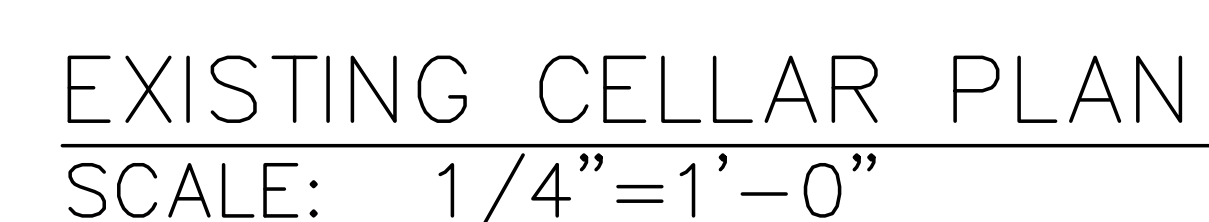
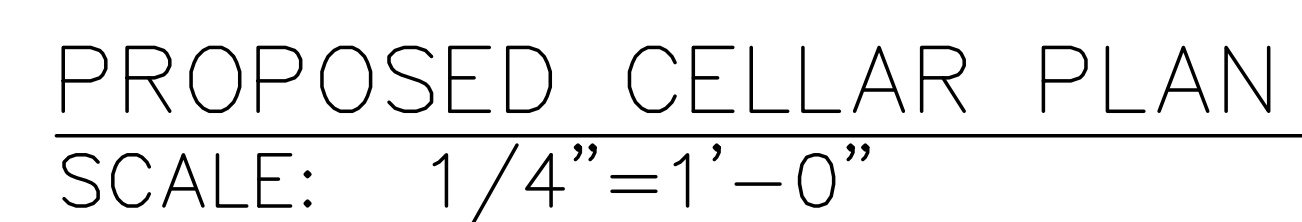
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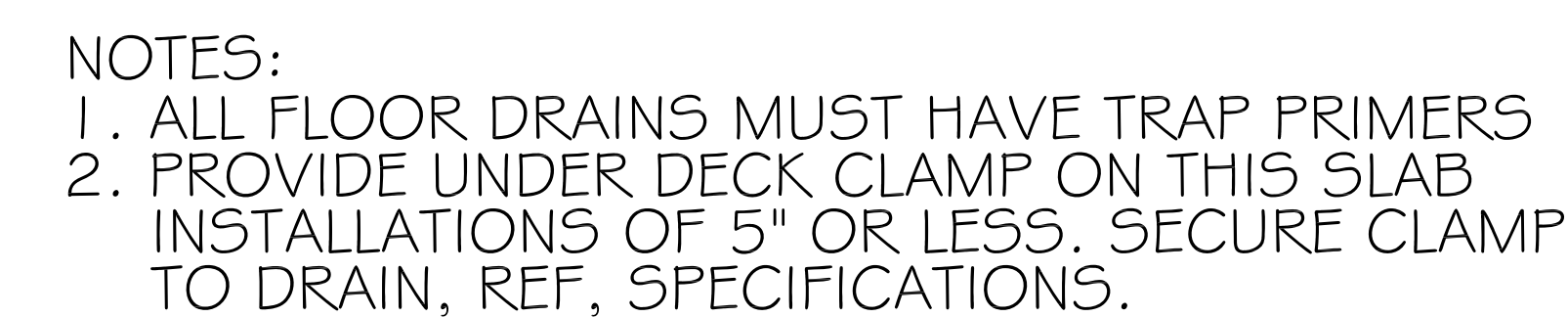
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FLOOR DRAIN DETAIL  
N.T.S.



DETAILS  
GAS RISER DIAGRAM  
PLUMBING RISER DIAGRAM

**P-003.00**

PAGE: 4 OF 4

DOB SEAL &amp; SIGNATURE



GENERAL NOTES:

GENERAL CONSTRUCTION NOTES:

THESE GENERAL NOTES ARE PART OF THE PLANS AND SPECS. AND ARE TO BE COMPLIED WITH IN ALL RESPECTS. MORE RESTRICTIVE NOTES MENTIONED ELSEWHERE ARE TO TAKE PRECEDENCE OVER THESE NOTES.

ALL CONSTRUCTION SHALL COMPLY FULLY WITH THE RULES AND REGULATIONS OF THE N.Y. STATE BLDG. CODE AND LOCAL TOWNS AND/OR VILLAGES AND OTHER AGENCIES HAVING JURISDICTION OVER THE REQUIRED WORK FOR THIS PROJECT. THIS SHALL NOT BE CONSTRUED TO MEAN THAT ANY REQUIREMENTS SET FORTH ON THE DRAWINGS MAY BE MODIFIED BECAUSE THEY ARE MORE STRINGENT THAN THE CODE REQUIREMENTS OR BECAUSE THEY ARE NOT SPECIFICALLY REQUIRED BY CODE.

CONTRACTOR SHALL BE FULLY COVERED BY WORKMAN'S COMPENSATION INSURANCE AND SUCH INSURANCE AS MAY BE REQUIRED BY LOCAL LAWS.

CONTRACTORS SHALL GUARANTEE FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL COMPLETION, AND ACCEPTANCE BY THE OWNER, ALL WORK PERFORMED UNDER THEIR RESPECTIVE CONTRACTS.

CONTRACTOR TO PROVIDE DETAILED PRICE BREAKDOWN.

OWNER TO PROVIDE BUILDING PERMIT, SURVEY AND FINAL SURVEY.

CONTRACTORS AT TIME OF COMPLETION OF WORK, WHERE APPLICABLE, OBTAIN FIRE UNDERWRITERS CERTIFICATE FOR ELECTRICAL WORK AND BUILDING DEPARTMENT ACCEPTANCE AS MAY BE REQUIRED BY THEIR RESPECTIVE TRADES.

CONTRACTOR TO EXPEDITE THE WORK AND ESTABLISH WITH THE OWNER A COMPLETION DATE.

DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS SUPERCEDE SCALED DIMENSIONS. CONTRACTOR SHALL SET-UP WORK IN ACCORDANCE WITH EXISTING FIELD CONDITIONS. CONTRACTOR SHALL NOTIFY THE OWNER OR HIS AGENT OF ANY DISCREPANCIES PRIOR TO CONTINUATION OF THE WORK.

ALL WORK LISTED ON THE CONSTRUCTION NOTE SHEETS AND SHOWN OR IMPLIED ON ALL DRAWINGS SHALL BE SUPPLIED BY THE CONTRACTOR WHOSE BUILDING TRADE STATUS STANDARDLY REQUIRES SAME.

DURING THE COURSE OF CONSTRUCTION IF MODIFICATIONS TO THE DESIGN OCCUR AS A RESULT OF CLIENT, ARCHITECT, ETC. THE CONTRACTOR SHALL SUBMIT TWO WRITTEN COPIES OF A CHANGE ORDER WITH THE AMENDED PRICE. CONTRACTOR SHALL NOT CONTINUE WITH ANY CHANGES UNTIL HE RECEIVES WRITTEN AUTHORIZATION FROM THE OWNER.

IF IN THE COURSE OF CONSTRUCTION A CONDITION EXISTS WHICH DIFFERS FROM THAT AS INDICATED ON THE PLANS, THE EFFECTED CONTRACTOR SHALL STOP ALL RELATED WORK AND NOTIFY THE OWNER. SHOULD HE FAIL TO FOLLOW THIS PROCEDURE AND CONTINUE WITH THE WORK, HE SHALL ASSUME ALL RESPONSIBILITY AND LIABILITY ARISING THEREFROM.

CONTRACTORS SHALL PROVIDE ALL NECESSARY SUPPORT, BRACING, SHORING, ETC., (TEMPORARY OR PERMANENT) AS MAY BE REQUIRED TO PERFORM THEIR WORK AND AS MAY BE REQUIRED FOR THE SAFE CONSTRUCTION OF THIS PROJECT.

CONTRACTOR SHALL PROVIDE AND INSTALL TEMPORARY PARTITIONS, FENCING, LIGHTING, ETC., AND ANY OTHER TEMPORARY FACILITIES THAT MAY BE NECESSARY TO PROTECT EXISTING CONSTRUCTION AND SO THE OWNER MAY CONTINUE TO OCCUPY THE BUILDING IN A SAFE AND SANITARY MANNER WITH A MINIMUM OF INCONVENIENCE DURING CONSTRUCTION.

CONTRACTOR TO RESTORE ANY PORTION OF HOUSE DAMAGED DURING ALTERATION.

CONSTRUCTION AND REMOVAL OF REFUSE SHALL BE CARRIED ON PROGRESSIVELY AND SYSTEMATICALLY. DEBRIS SHALL NOT BE PERMITTED TO ACCUMULATE. CONTRACTOR TO PROVIDE REGULAR CLEAN UPS IN ORDER TO KEEP ADJACENT SPACES IN BUILDING AS CLEAN AS POSSIBLE.

THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR HIS WORK UNTIL TURNED OVER TO THE OWNER.

CONTRACTORS SHALL UPON COMPLETION OF THEIR RESPECTIVE WORK REMOVE FROM THE PREMISES ALL DEBRIS, TOOLS, EXCESS MATERIALS AND APPURTENANCES, AND LEAVE THE PREMISES IN A "BROOM CLEAN" CONDITION.

ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S EXECUTION OF THE WORK NOT ACCORDING TO THE PLANS AND SPECIFICATIONS.

THESE DRAWINGS ARE TO BE UTILIZED ONLY FOR THIS PROJECT. THEIR USE FOR OTHER PROJECTS IS PROHIBITED WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION FROM THE ARCHITECT.

LEGEND

- : EXISTING TO REMAIN  
- - - : EXISTING TO BE REMOVED  
— : EXHAUST DUCT  
☐ : MECHANICAL VENTILATION

2014 NEW YORK CITY MECHANICAL CODE:

102.3 MAINTENANCE. MECHANICAL SYSTEMS, BOTH EXISTING AND NEW, AND PARTS THEREOF SHALL BE MAINTAINED IN PROPER OPERATING CONDITION IN ACCORDANCE WITH THE ORIGINAL DESIGN AND IN A SAFE AND SANITARY CONDITION. DEVICES OR SAFEGUARDS THAT ARE REQUIRED BY THIS CODE SHALL BE MAINTAINED IN COMPLIANCE WITH THE APPLICABLE PROVISIONS UNDER WHICH THEY WERE INSTALLED. THE OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF MECHANICAL SYSTEMS. TO DETERMINE COMPLIANCE WITH THIS PROVISIONS, THE COMMISSIONER SHALL HAVE THE AUTHORITY TO REQUIRE EXISTING MECHANICAL SYSTEMS TO BE INSPECTED.

102.4 ADDITIONS, ALTERATIONS OR REPAIRS. ADDITIONS, ALTERATIONS, RENOVATIONS OR REPAIRS TO A MECHANICAL SYSTEM SHALL CONFORM TO REQUIREMENTS FOR A NEW MECHANICAL SYSTEM WITHOUT REQUIRING THE EXISTING MECHANICAL SYSTEM TO COMPLY WITH ALL OF THE REQUIREMENTS OF THIS CODE. ADDITIONS, ALTERATIONS OR REPAIRS SHALL NOT CAUSE AN EXISTING MECHANICAL SYSTEM TO BECOME UNSAFE, HAZARDOUS OR OVERLOADED. MINOR ADDITIONS, ALTERATIONS, RENOVATIONS AND REPAIRS TO EXISTING MECHANICAL SYSTEMS SHALL MEET THE PROVISIONS FOR NEW CONSTRUCTION, UNLESS SUCH WORK IS DONE IN THE SAME MANNER AND ARRANGEMENT AS WAS IN THE EXISTING SYSTEM, IS NOT HAZARDOUS AND IS APPROVED.

SECTION MC 107 – INSPECTIONS AND TESTING

107.1 GENERAL. EXCEPT AS OTHERWISE SPECIFICALLY PROVIDED, INSPECTIONS REQUIRED BY THIS CODE OR BY THE DEPARTMENT DURING THE PROGRESS OF WORK MAY BE PERFORMED ON BEHALF OF THE OWNER BY APPROVED AGENCIES OR, IF APPLICABLE, BY SPECIAL INSPECTORS. HOWEVER, IN THE INTEREST OF PUBLIC SAFETY, THE COMMISSIONER MAY DIRECT THAT ANY OF SUCH INSPECTIONS BE PERFORMED BY THE DEPARTMENT. ALL INSPECTIONS SHALL BE PERFORMED AT THE SOLE COST AND EXPENSE OF THE OWNER. REFER TO ARTICLE 116 OF CHAPTER 1 OF TITLE 28 OF THE ADMINISTRATIVE CODE FOR ADDITIONAL PROVISIONS RELATING TO INSPECTIONS. IN ADDITION TO ANY INSPECTIONS OTHERWISE REQUIRED BY THIS CODE OR APPLICABLE RULES, THE FOLLOWING INSPECTIONS SHALL BE REQUIRED:

1. PROGRESS INSPECTIONS:

1.1 UNDERGROUND INSPECTION SHALL BE MADE AFTER TRENCHES OR DITCHES ARE EXCAVATED AND BEDDED, PIPING INSTALLED, AND BEFORE BACKFILL IS PUT IN PLACE. WHEN EXCAVATED SOIL CONTAINS ROCKS, BROKEN CONCRETE, FROZEN CHUNKS AND OTHER RUBBLE THAT WOULD DAMAGE OR BREAK THE PIPING OR CAUSE CORROSIVE ACTION, CLEAN BACKFILL SHALL BE ON THE JOBSITE. EXCEPTION: GROUND-SOURCE HEAT PUMP LOOP SYSTEMS TESTED IN ACCORDANCE WITH SECTION 1208.1.1 SHALL BE PERMITTED TO BE BACKFILLED PRIOR TO INSPECTION.

1.2 ROUGH-IN INSPECTION SHALL BE MADE AFTER THE ROOF, FRAMING, FIREBLOCKING AND BRACING ARE IN PLACE AND ALL DUCTING AND OTHER COMPONENTS TO BE CONCEALED ARE COMPLETE, AND PRIOR TO THE INSTALLATION OF WALL OR CEILING MEMBRANES.

2. SPECIAL INSPECTIONS. SPECIAL INSPECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH THIS CODE AND CHAPTER 17 OF THE NEW YORK CITY BUILDING CODE.

3. FINAL INSPECTION. REFER TO ARTICLE 116 OF CHAPTER 1 OF TITLE 28 OF THE ADMINISTRATIVE CODE.

4. ISSUANCE OF CERTIFICATE OF COMPLIANCE. UPON SATISFACTORY INSPECTION OF SERVICE EQUIPMENT AND THE SATISFACTION OF ALL THE REQUIREMENTS FOR SIGN-OFF, THE DEPARTMENT SHALL ISSUE A CERTIFICATE OF COMPLIANCE AS APPLICABLE FOR THE FOLLOWING SERVICE EQUIPMENT:

4.1. AIR-CONDITIONING AND VENTILATION SYSTEMS;

4.2. FUEL-BURNING AND FUEL-OIL STORAGE EQUIPMENT, INCLUDING GENERATORS.

4.3. REFRIGERATION SYSTEMS;

4.4. HEATING SYSTEMS, AND

4.5. BOILERS.

THE REQUIREMENTS OF SECTION 107.1 SHALL NOT BE CONSIDERED TO PROHIBIT THE OPERATION OF ANY HEATING EQUIPMENT OR APPLIANCES INSTALLED TO REPLACE EXISTING HEATING EQUIPMENT OR APPLIANCES SERVING AN OCCUPIED PORTION OF A STRUCTURE PROVIDED THAT A REQUEST FOR INSPECTION OF SUCH HEATING EQUIPMENT OR APPLIANCES HAS BEEN FILED WITH THE DEPARTMENT NOT MORE THAN 48 HOURS AFTER SUCH REPLACEMENT WORK IS COMPLETED, AND BEFORE ANY PORTION OF SUCH EQUIPMENT OR APPLIANCES IS CONCEALED BY ANY PERMANENT PORTION OF THE STRUCTURE.

107.1.1 APPROVED INSPECTION AGENCIES. REFER TO ARTICLES 114 AND 115 OF CHAPTER 1 OF TITLE 28 OF THE ADMINISTRATIVE CODE.

107.1.2 INSPECTION OF PREFABRICATED CONSTRUCTION ASSEMBLIES. PRIOR TO THE APPROVAL OF A PREFABRICATED CONSTRUCTION ASSEMBLY HAVING CONCEALED MECHANICAL WORK AND THE ISSUANCE OF A PERMIT, THE DEPARTMENT SHALL REQUIRE THE SUBMITTAL OF AN EVALUATION REPORT BY AN APPROVED AGENCY ON EACH PREFABRICATED CONSTRUCTION ASSEMBLY, INDICATING THE COMPLETE DETAILS OF THE MECHANICAL SYSTEM, INCLUDING A DESCRIPTION OF THE SYSTEM AND ITS COMPONENTS, THE BASIS UPON WHICH THE SYSTEM IS BEING EVALUATED, TEST RESULTS AND SIMILAR INFORMATION, AND OTHER DATA AS NECESSARY FOR THE COMMISSIONER TO DETERMINE CONFORMANCE TO THIS CODE.

107.1.2.1 TEST AND INSPECTION RECORDS. REQUIRED TEST AND INSPECTION RECORDS SHALL BE AVAILABLE TO THE COMMISSIONER AT ALL TIMES DURING THE FABRICATION OF THE MECHANICAL SYSTEM AND THE ERECTION OF THE BUILDING, OR SUCH RECORDS AS THE COMMISSIONER DESIGNATES SHALL BE FILED.

107.2 TESTING. MECHANICAL SYSTEMS SHALL BE TESTED AS REQUIRED IN THIS CODE AND IN ACCORDANCE WITH SECTIONS 107.2.1 THROUGH 1-07.2.3 TESTS SHALL BE MADE BY THE PERMIT HOLDER AND WITNESSED BY THE DEPARTMENT OR AN APPROVED AGENCY.

107.2.1 NEW, ALTERED, EXTENDED OR REPAIRED SYSTEMS. NEW MECHANICAL SYSTEMS AND PARTS OF EXISTING SYSTEMS, THAT HAVE BEEN ALTERED, EXTENDED, RENOVATED OR REPAIRED, SHALL BE TESTED AS PRESCRIBED HEREIN TO DISCLOSE LEAKS AND DEFECTS.

107.2.2 APPARATUS, MATERIAL AND LABOR FOR TESTS. APPARATUS, MATERIAL AND LABOR REQUIRED FOR TESTING A MECHANICAL OR PART THEREOF SHALL BE FURNISHED BY THE PERMIT HOLDER.

107.2.3 REINSPECTION AND TESTING. WHERE ANY WORK OR INSTALLATION DOES NOT PASS AN INITIAL TEST OR INSPECTION, THE NECESSARY CORRECTIONS SHALL BE MADE SO AS TO ACHIEVE COMPLIANCE WITH THIS CODE. THE WORK OR INSTALLATION SHALL THEN BE RESUBMITTED TO THE DEPARTMENT FOR INSPECTION AND TESTING.

107.3 SIGN-OFF OF COMPLETED WORK. REFER TO ARTICLE 116 OF CHAPTER 1 OF TITLE 28 OF THE ADMINISTRATIVE CODE.

107.4 TEMPORARY CONNECTION. THE COMMISSIONER SHALL HAVE THE AUTHORITY TO AUTHORIZE THE TEMPORARY CONNECTION OF A MECHANICAL SYSTEM TO THE SOURCES OF ENERGY FOR THE PURPOSE OF TESTING MECHANICAL SYSTEMS OR FOR USE UNDER A TEMPORARY CERTIFICATE OF OCCUPANCY.

TENANT PROTECTION PLAN  
(28-104.8.4, 2014 CONSTRUCTION CODE)

REQUIRED FOR ALL APPLICATIONS WITH OCCUPIED DWELLING UNITS (AC 28-120.1). MEANS AND METHODS SHALL BE DESCRIBED WITH PARTICULARITY AND IN NO CASE SHALL TERMS SUCH AS "CODE COMPLIANT", "APPROVED", "LEGAL", "PROTECTED IN ACCORDANCE WITH LAW" OR SIMILAR TERMS BE USED AS A SUBSTITUTE FOR SUCH DESCRIPTION. THE TENANT PROTECTION PLAN MUST BE SITE SPECIFIC. THE ELEMENTS OF THE TENANT PROTECTION PLAN MAY VARY DEPENDING ON THE NATURE AND SCOPE OF THE WORK BUT AT A MINIMUM, MUST COMPLY WITH ALL APPLICABLE LAWS AND REGULATIONS, INCLUDING THE NYC CONSTRUCTION CODES, THE NYC HOUSING MAINTENANCE CODE, THE NYC NOISE CONTROL CODE, AND THE NYC HEALTH CODE, AND SHALL MAKE DETAILED AND SPECIFIC PROVISIONS FOR:

THIS BUILDING WILL BE OCCUPIED DURING THIS PROJECT.

1. EGRESS: ALL STAIRCASES, DOORS, HALLWAYS LEADING TO ALL EGRESSES MUST NOT BE BLOCKED AT ANY TIME WITH EQUIPMENT OR TOOLS WHICH WILL IMPEDE THE EXITS IN CASE OF EMERGENCY.

2. FIRE SAFETY: FIRE EXTINGUISHER MUST BE PLACE IN CLOSE PROXIMITY WHENEVER WELDING EQUIPMENT OR TORCHES ARE USED. WORKS THAT AFFECT ANY DEMISE WALLS MUST BE RESTORED BACK TO ITS ORIGINAL FIRE RESISTANCE RATING.

3. HEALTH REQUIREMENTS: FOOD REFUSE AND CONSTRUCTION DEBRIS WILL BE BAGGED AND DISPOSED OF AT THE END OF THE DAY. SPILLS REFUSE AND DUST WILL BE SWEEP AND CLEANED UP IMMEDIATELY. EXCESSIVE DUST WILL BE WETTED DOWN AND CLEANED TO CLEAR THE AREA. IF NECESSARY, A DUST BARRIER WILL BE INSTALLED FOR EXCESSIVE DUST. PEST EXTERMINATOR WILL BE HIRED AT THE OWNER'S EXPENSE TO REMEDY PROBLEM IF IT'S CAUSED BY THE WORK. COVID-19 SAFETY STANDARDS WILL BE POSTED IN BUILDING ENTRANCE AND ON EVERY FLOOR OF THE BUILDING. ACP5 SHOWS NO ASBESTOS IN WORK AREA.

4. COMPLIANCE WITH HOUSING STANDARD: NOT APPLICABLE SINCE WORK WILL ONLY AFFECT THIS COMMERCIAL UNIT.

5. STRUCTURAL SAFETY: NO STRUCTURAL WORK FOR THIS SCOPE WORK.

6. NOISE RESTRICTIONS: NO HEAVY OR HYDRAULIC EQUIPMENT IS ALLOWED AND ONLY HAND HELD POWER TOOLS ARE ALLOWED. CONTRACTORS ARE ONLY ALLOWED TO WORK M-F BETWEEN 9AM-5PM ACCORDING TO NYC DOB REGULATIONS UNLESS AN AHV PERMIT IS PULLED AND ALLOWED BY THE BUILDING'S COOP BOARD.

7. MAINTAINING ESSENTIAL SERVICES: THE SCOPE OF WORK WILL NOT AFFECT THE ESSENTIAL SERVICES OF THE BUILDING.

8. PUBLIC AVAILABILITY OF TENANT PROTECTION PLAN(28-104.8.4.1):

A COPY OF THE TENANT PROTECTION PLAN(TPP1) WILL BE POSTED IN A COMMON PUBLIC HALL FOR ALL RESIDENTS TO REVIEW. ALSO A COPY OF THE TPP1 WILL BE DISPLAYED ON EVERY FLOOR OR DISTRIBUTED TO EVERY DWELLING UNIT.

9. COPY OF TENANT PROTECTION PLAN UPON REQUEST(28-104.8.4.2): THE BUILDING MANAGEMENT WILL BE SUPPLIED WITH ADDITIONAL COPIES AS WELL.

10. NOTICE TO OCCUPANTS(28-104.8.3): A COPY OF THE TENANT PROTECTION PLAN(TPP1) WILL BE POSTED IN A COMMON PUBLIC HALL FOR ALL RESIDENTS TO REVIEW. ALSO A COPY OF THE TPP1 WILL BE DISPLAYED ON EVERY FLOOR OR DISTRIBUTED TO EVERY DWELLING UNIT.

NYCECC STATEMENT

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE ENERGY CONSERVATION CONSTRUCTION CODE OF 2020 NEW YORK CITY USING CHAPTER CA.

2020 NYCECC TABULAR ANALYSIS

NYCECC CITATION	PROVISION	ITEM DESCRIPTION	PROPOSED DESIGN VALUE	CODE PRESCRIPTIVE VALUE (ECC)	SUPPORTING DOCUMENTATION
C403.10	REFRIGERATION SYSTEMS	REFRIGERATION SYSTEMS	REFRIGERATION SYSTEMS PROVIDED AS REQUIRED.	REFRIGERATED DISPLAY CASES, WALK-IN COOLERS OR WALK-IN FREEZERS MUST BE SERVED BY HEATE EXHAUST SYSTEMS AND REMOTE CONDENSERS NOT LOCATED IN A CONDENSING UNIT SHALL COMPLY WITH SECTIONS C403.10.1(1) AND C403.10.1(2)	M-002.00

DRAWING INDEX:

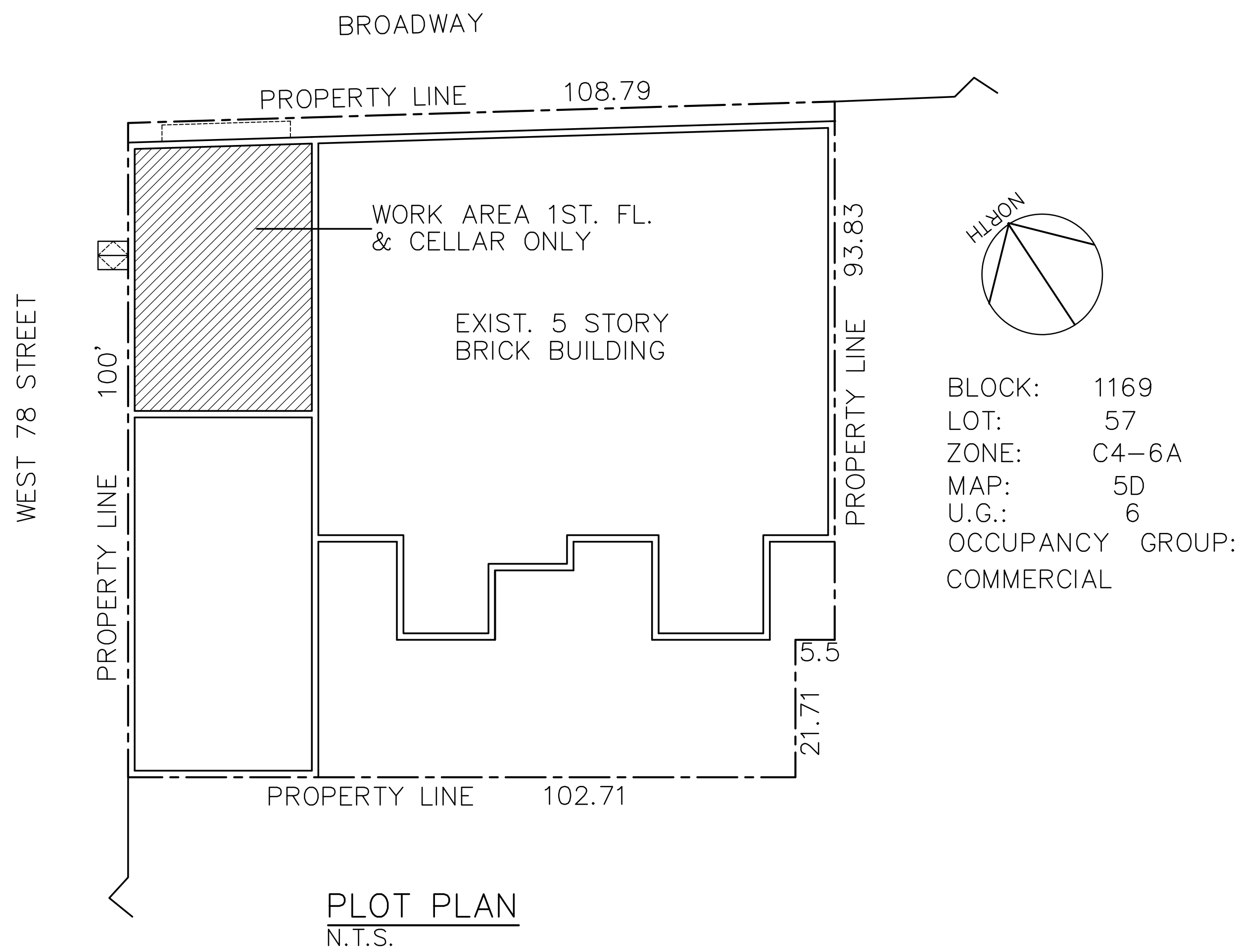
G-001.00: PLOT PLAN, NOTES, ECCCNYS STATEMENT

M-001.00: EXISTING 1ST. FL. PLAN  
PROPOSED 1ST. FL. PLAN

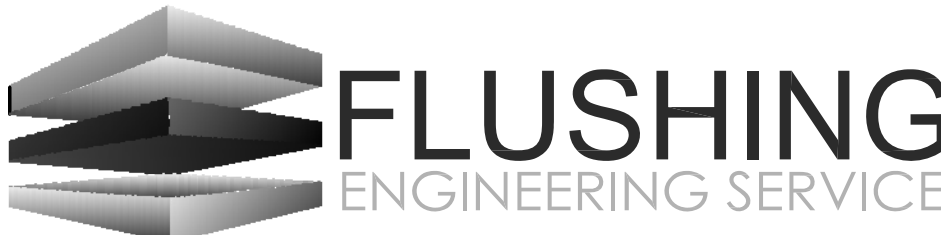
M-002.00: EXISTING CELLAR PLAN  
PROPOSED CELLAR PLAN

JOB DESCRIPTION:

INTERIOR RENOVATION IN CELLAR AND 1ST FLOOR, NEW RESTROOM VENTILATOR DUCT CONNENT TO EXIST. VENTILATOR DUCT. REPLACE WALK IN COOLER CONDENSING UNIT IN CELLAR. OT AND PLUMBING WORK TYPE FILED SEPARATE.



ENGINEER:



33-70 PRINCE STREET, SUITE 702,  
FLUSHING, NY 11354  
TEL: (917) 704-9787  
FAX: (718) 357-4116

OWNER INFORMATION:

BENNY CHEONG  
646-750-8897  
cheong5127@hotmail.com

The Cottage Restaurant  
szechuan cuisine

JOB TYPE: MS  
PROJECT:

2199 BROADWAY  
MANHATTAN NY. 10024

DRAWING TITLE:

PLOT PLAN  
GENERAL NOTES  
ECCCNYS STATEMENT

SEAL & SIGNATURE



DATE: 2/25/2021  
PROJECT No.:  
SCALE: AS NOTED  
DRAWING BY: K.A.  
CHK BY: K.F.  
DWG No:

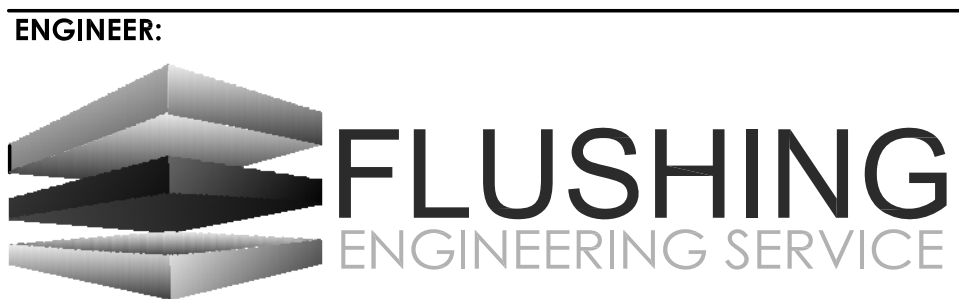
G-001.00

PAGE: 1 OF 3

DOB SEAL & SIGNATURE:

JOB#:





33-70 PRINCE STREET, SUITE 702,  
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JOB TYPE: MS  
PROJECT:

2199 BROADWAY  
MANHATTAN NY. 10024

DRAWING TITLE:

PROPOSED 1ST. FL. PLAN  
EXISTING 1ST. FL. PLAN

SEAL & SIGNATURE:



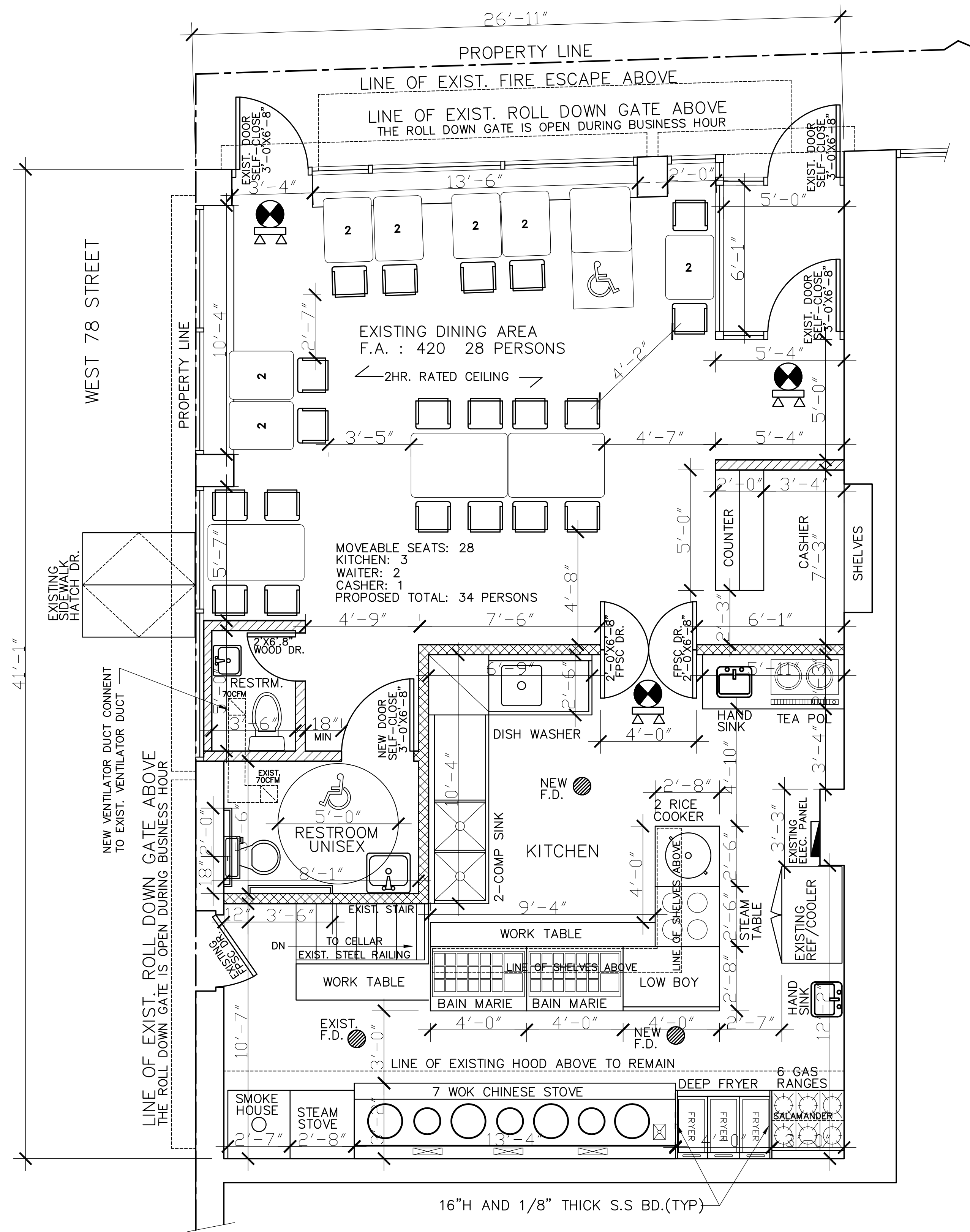
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PROJECT No.:  
SCALE: AS NOTED  
DRAWING BY: K.A.  
CHK BY: K.F.  
DWG No:

M-001.00

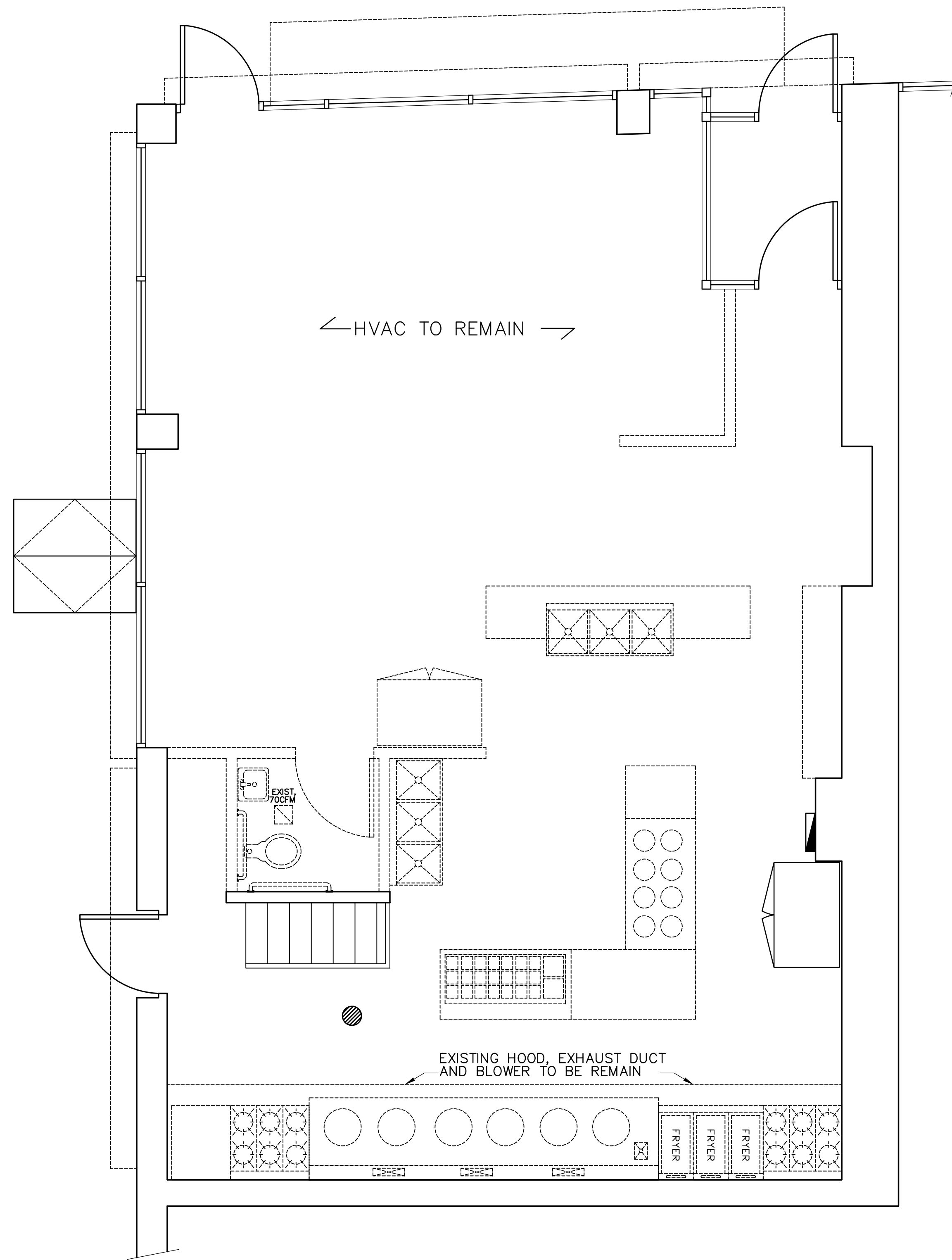
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DOB SEAL & SIGNATURE:

JOB#:

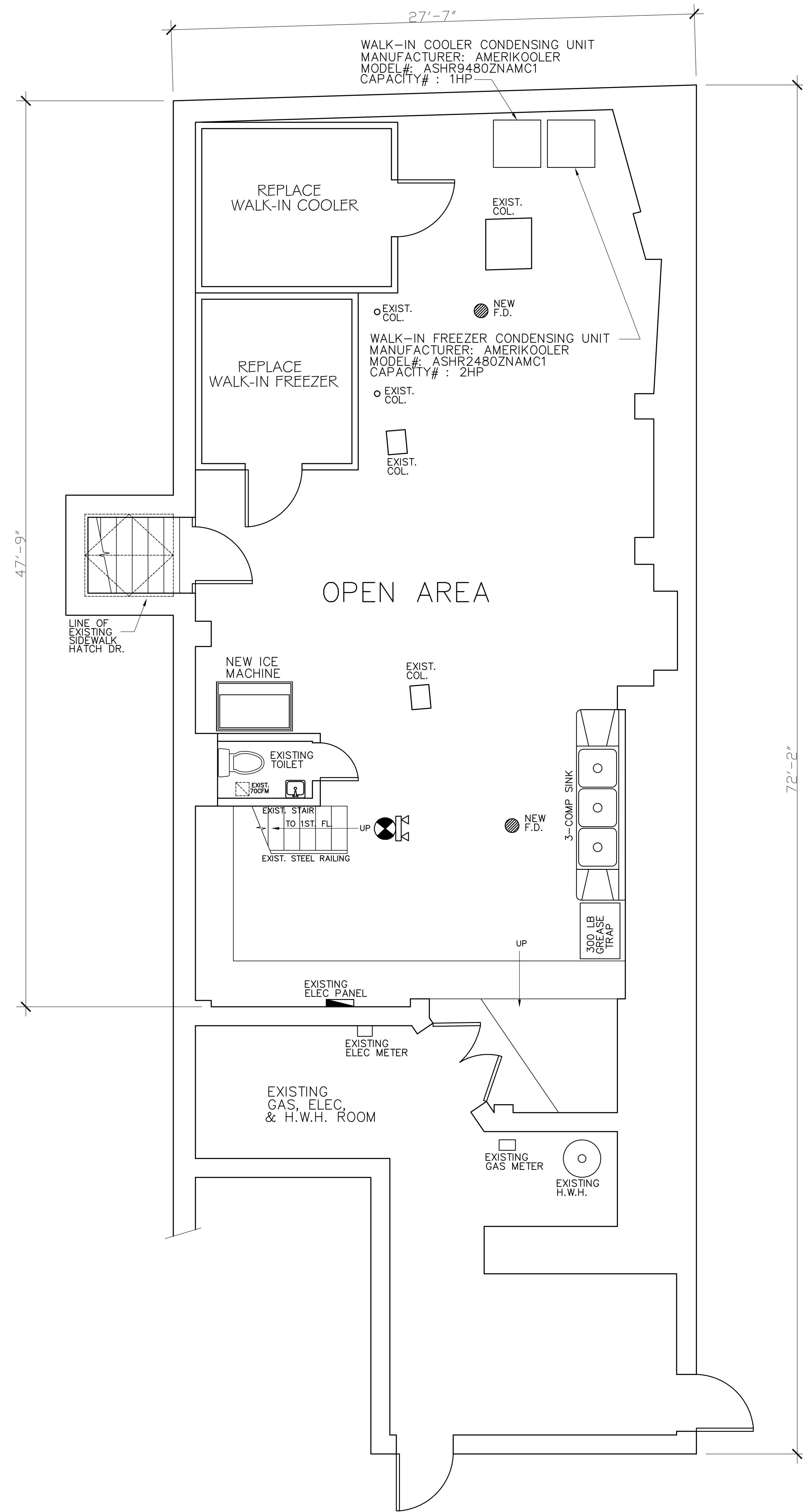


PROPOSED FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"

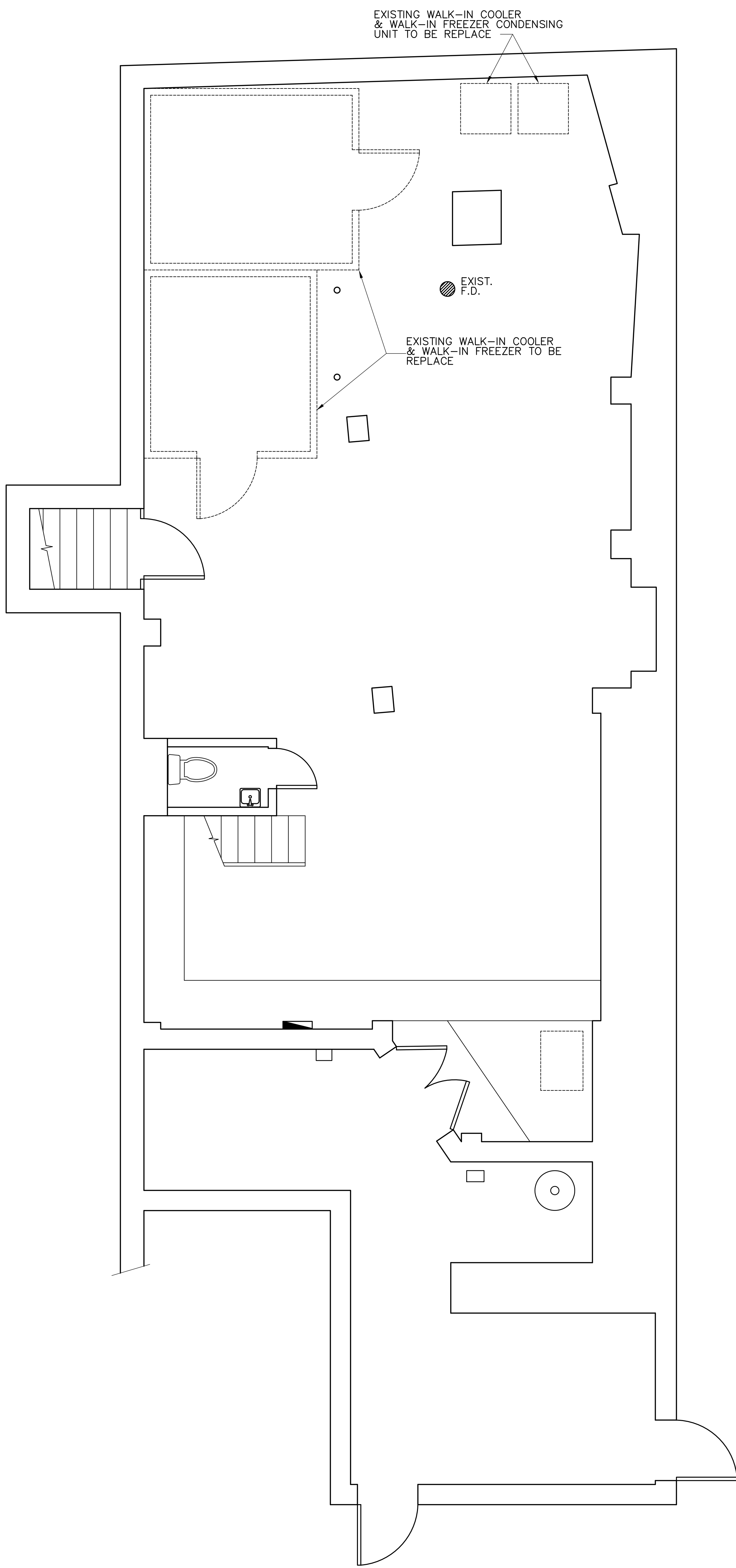


EXISTING 1ST. FL. PLAN  
SCALE: 1/4"=1'-0"

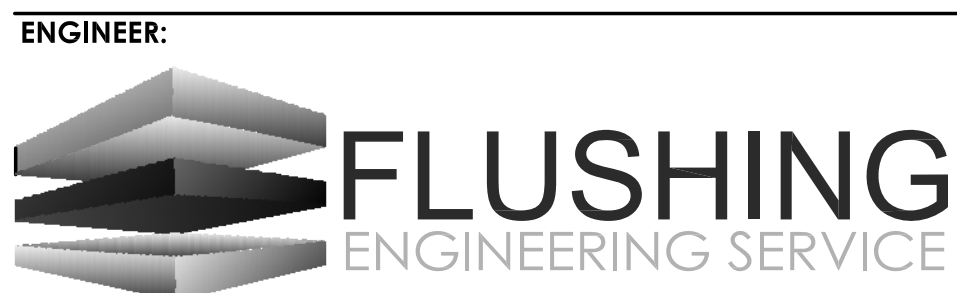




PROPOSED CELLAR PLAN  
SCALE: 1/4"=1'-0"



EXISTING CELLAR PLAN  
SCALE: 1/4"=1'-0"



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The Cottage Restaurant  
szechuan cuisine

JOB TYPE: MS  
PROJECT:

2199 BROADWAY  
MANHATTAN NY. 10024

DRAWING TITLE:

PROPOSED CELLAR PLAN  
EXISTING CELLAR PLAN

	DATE: 2/25/2021
	PROJECT No.:
	SCALE: AS NOTED
	DRAWING BY: K.A.
	CHK BY: K.F.
	DWG No:
	<b>M-002.00</b>
PAGE: 3 OF 3	

DOB SEAL & SIGNATURE:

JOB#:



# LANDMARKS PRESERVATION COMMISSION

## ELECTRONIC APPROVAL - 03/29/2021 - DP



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007  
TEL: 212 669-7700 FAX: 212 669-7780



# PERMIT

## CERTIFICATE OF NO EFFECT

<b>ISSUE DATE:</b> 03/29/21	<b>EXPIRATION DATE:</b> 3/29/2025	<b>DOCKET #:</b> LPC-21-07047	<b>CNE</b> CNE-21-07047
<b>ADDRESS:</b> 2199 BROADWAY Apt/Floor: 1st,cellar		<b>BOROUGH:</b> MANHATTAN	<b>BLOCK/LOT:</b> 1169 / 57
West End-Collegiate Historic District Extension			

Display This Permit While Work Is In Progress

ISSUED TO:

**Mitchell Rothken**  
**2199 Broadway**  
**New York, NY 10024**

Pursuant to Section 25-306 of the Administrative Code of the City of New York, the Landmarks Preservation Commission hereby approves certain alterations to the subject premises as proposed in your application completed on March 15, 2021.

The approved work consists of interior alterations only at the cellar and first floor, as shown in drawings labeled G-001.00, A-001.00, A-002.00, E-001.00, EN-001.00, G-001.00, P-001.00, P-002.00, P-003.00, G-001.00, M-001.00, and M-002.00, dated February 25, 2021, all prepared by Ky Fu, P.E., and submitted as components of the application.

The Commission has reviewed the application and these drawings and finds that the work will have no effect on significant protected features of the building.

This permit is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.



# LANDMARKS PRESERVATION COMMISSION

## ELECTRONIC APPROVAL - 03/29/2021 - DP

The approved documents, and Department of Buildings filing drawings where applicable, are marked as approved by the Commission, with the date of the approval indicated. The work is limited to what is contained in the approved documents and referenced in the approval. Other work or amendments to this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fine. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Dina Posner.



Sarah Carroll  
Chair

**PLEASE NOTE: APPROVED DOCUMENTS, DEPARTMENT OF BUILDINGS FILING DRAWINGS WHERE APPLICABLE, AND A COPY OF THIS PERMIT HAVE BEEN PROVIDED TO:**

Wei Hong Feng, Flushing Engineering Service

**cc:** Bernadette Artus, Deputy Director; Wei Hong Feng, Flushing Engineering Service