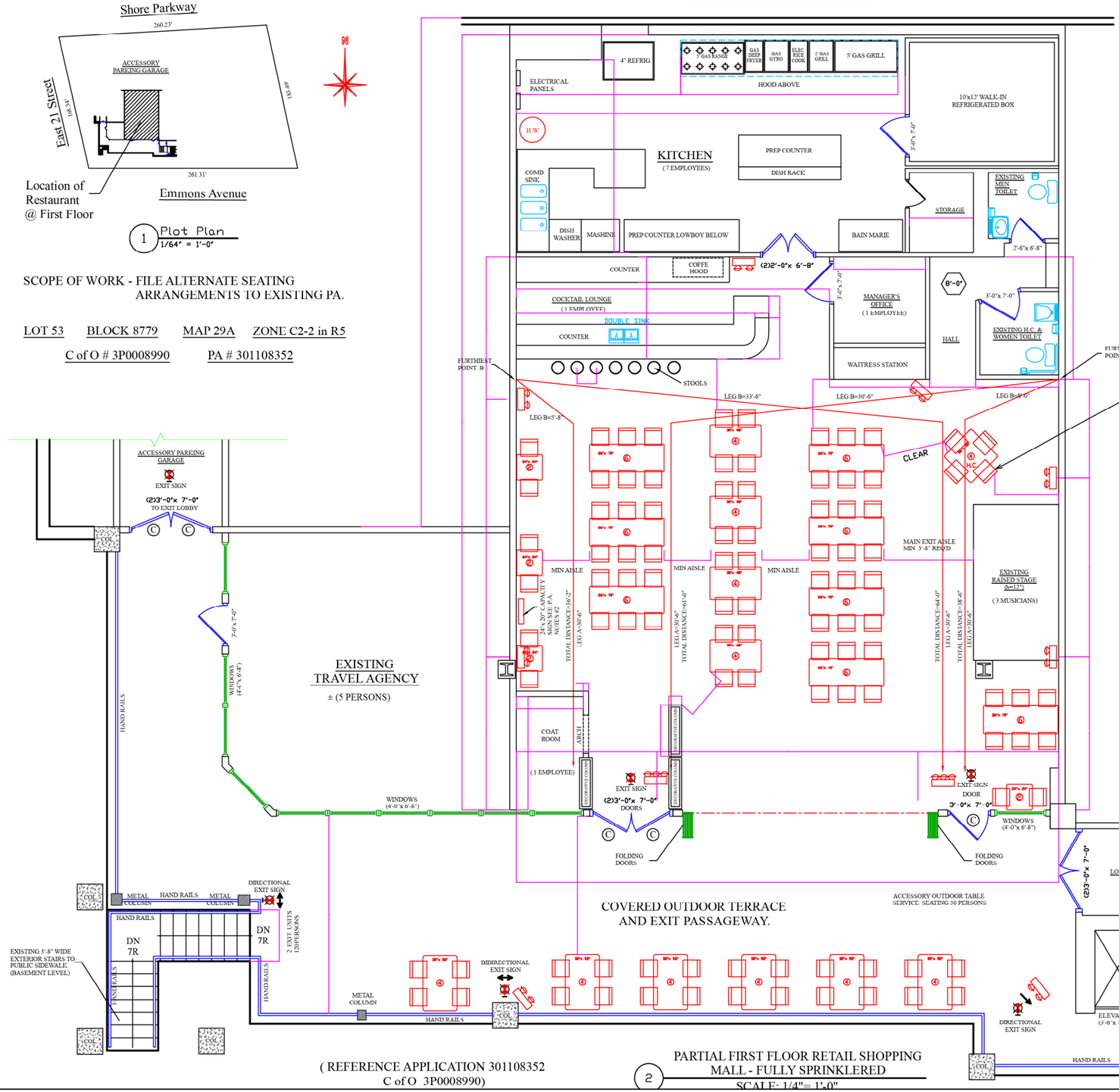
1 Plot Plan
1/64" = 1'-0"

SCOPE OF WORK - FILE ALTERNATE SEATING ARRANGEMENTS TO EXISTING PA.

LOT 53 BLOCK 8779 MAP 29A ZONE C2-2 in R5

C of O # 3P0008990 PA # 301108352

ACCESSORY PARKING GARAGE



(REFERENCE APPLICATION 301108352
C of O 3P0008990)

2 PARTIAL FIRST FLOOR RETAIL SHOPPING MALL - FULLY SPRINKLERED
SCALE: 1/4"= 1'-0"

PUBLIC ASSEMBLY NOTES:

1. MINIMUM WIDTH OF BASIC AISLES TO BE 3'-0".

2. CAPACITY SIGN SHALL BE 20" X 24". THE LETTERING SHALL BE OF BOLD GOTHIC TYPE IN RED ON A BACKGROUND OF WHITE AND SHALL NOT BE LESS THAN 2" HIGH AS PER SEC. 26.801.3.

3. CAPACITY SIGN SHALL BE ILLUMINATED AND LOCATED WHERE IT WILL BE VISIBLE TO ALL OCCUPANTS.

4. TWO REQUIRED MEANS OF EGRESS SHALL BE DISIGNATED WITH AN EXIT LIGHT AND SIGN.

5. ALL EXIT SIGNS TO BE B.S.A. APPROVED TYPE PHOSPHORSCENT TYPE 8" HIGH AS PER SEC. C 26-801.17.

6.DECORATIONS AND CURTAINS IF ANY SHALL BE OF INCOMBUSTIBLE MATERIAL OR TREATED SO AS NEITHER TO IGNITE NOR ACTIVELY SUPPORT COMBUSTION.

7. ALL PLACES OF ASSEMBLY WHERE FOOD IS COOKED OR PREPARED FOR SERVING, THE HOOD OVER RANGES AND THE FLUES SHALL BE THOROUGHLY CLEANED AT LEAST ONCE EVERY THREE YEARS. (SEC. C 26- 1444.0)

OCCUPANCY F-4 EXIT COMPUTATIONS:

(TWO REMOTE MEANS OF EGRESS)
(3) 3' X 6'-8" EXIT DOORS TO OUTSIDE GRADE EACH DOOR = 1 1/2 EXIT UNITS- F-4 OCCUPANCY- GOOD FOR 120 PERSON CAPACITY 3 X 120 PERSONS= 360 CAPACITY > 220 PERSONS OK
MAX. TRAVEL DISTANCE= SPRINKLERED=200'-0"
STAIR CAPACITY= 60 PERSONS PER EXIT UNIT (2) 3'-8" WIDE STAIRS = 4 EXIT UNITS X 60 = 240 PERSONS >AT OUR STORE PROPOSED OK CLASS 1 -EXITS

EMERGENCY LIGHTING NOTES:

1. EMERGENCY LIGHTING SHALL BE PROVIDED TO CONFORM WITH SECTION C-26-801B. EMERGENCY LIGHTING ILLUMINATIOIN SHALL BE DESIGNED TO CONFORM TO COMMISSIONER OF BUILDINGS DIRECTIVE NO. 5 OF 1979.
(A) 5 FOOT CANDLES AT EXIT AREAS.
(B) 2 FOOT CANDLES AT AISLES, MEASURED 19" ABOVE FINISH FLOOR.
(C) 1 FOOT CANDLE ELSEWHERE MEASURED 18" ABOVE FINISH FLOOR.

2. EMERGENCY LIGHTING FIXTURES OPERATING ON A 12 VOLT BATTERY SYSTEM SHALL BE PROVIDED AS NOTED ON PLAN. FIXTURES AND BATTERY SYSTEM SHALL BE A TYPE APPROVED BY BUREAU OF GAS AND ELECTRICITY. EMERGENCY LIGHTING SYSTEM SHALL BE INSTALLED SO THAT ON INTERRUPTIOIN OR COMPLETE FAILURE OF NORMAL ELECTRIC SERVICE THE EMERGENCY LIGHTING SHALL BE TURNED ON. EMERGENCY LIGHTING SYSTEM SHALL BE CONNECTED TO GENERAL LIGHTING CIRCUIT FOR RECHARGING THE BATTERY. BATTERY SYSTEM TO BE OF SUFFICIENT CAPACITY TO PROVIDE REQUIRED ILLUMINATION FOR A MINIMUM OF 1 1/2 HOURS.

3. EMERGENCY LIGHTING FIXTURES AND BATTERY SYSTEM TO BE INSTALLED BY A LICENSED ELECTRICIAN, WHO SHALL OBTAIN APPROVAL OF THE ELECTRICAL INSTALLATION FROM THE BUREAU OF GAS AND ELECTRICITY. CERTIFICATE OF APPROVAL OF THE INSTALLATION SHALL BE FILED WITH THE BUILDING DEPARTMENT.

NOTE :

1- ALL EMERGENCY LIGHTING FIXTURES TO BE ' LIGHT ALARM' 2 VOLT UNITS WITH 25 WATT LAMPS OR EQUAL.
2- ALL EMERGENCY LIGHTING FIXTURES TO BE MOUNTED 8'-0" ABOVE FINISH FLOOR.
3- ALL FIXTURES OVER EXIT DOORS TO BE THREE LAMP UNITS.
4- ALL OTHER FIXTURES TO HAVE TWO LAMPS.

ZR APPENDIX "A" INDEX OF USES:

EATING OR DRINKING ESTABLISHMENT INCLUDING THOSE WHICH PROVIDE OUTDOOR TABLE SERVICE OR HAVE MUSIC FOR WHICH THERE IN NO COVER CHARGE AND NO SPECIFIED SHOWTIME (USE GROUP 6) OCC. GROUP F-4.

TABLE G-1 EXIT REQUIREMENTS:

MAY ALLOWABLE TRAVEL DISTANCE =200' SPRINKLERED SPACES

80 PERSONS/EXIT UNIT - DOORS
60 PERSONS/EXIT UNIT - STAIRS
100 PERSONS/EXIT UNIT - CORRIDORS/EXIT PASSAGE WAYS

FULLY SPRINKLERED EATING + DRINKING ESTABLISHMENT, INCLUDING THOSE WHICH HAVE OUTDOOR TABLE SERVICE OR MUSIC WITH NO COVER CHANGE.

(USE GROUP 6).
OCC. F-4
1540 s.f÷118 PERSONS
13 s.f./PERSON

OCCUPANCY CALCULATIONS:

1. SEATING (MOVABLE)	- 96
2. SEATING HANDICAPPED	- 4
3. STOOLS	- 7
4. STANDEES	- 0
5. EMPLOYEES	- 11
TOTAL 118 PERSONS	

LEGEND (Existing)

1. EXIT LIGHT AND SIGN- ILLUMINATED- SEE NOTE #5
2. TWO LAMP EMERGENCY LIGHTING FIXTURE-SEE NOTE #1, #2 WALL OR CEILING MOUNTED.
3. THREE LAMP EMERGENCY LIGHTING FIXTURE- SEE NOTE 3, #1

NOTE: NO PLACE OF ASSEMBLY SHALL OCCUR WITHIN 250' OF A FACILITY WITH EXPLOSIVE CONTENTS.

DOOR SCHEDULE
C EXISTING 1" X 7' ALUMIGLASS EXTERIOR STOREFRONT DOORS TEMPERED GLASS.

CORPORATE DESIGN OF AMERICA, P.C.
ARCHITECTURE, PLANNING, DESIGN
Robert J. Palermo, RA, AIA
Principal
1816 Voorhies Avenue,
Brooklyn, NY, 11235
Tel: (718) 332-4119
Fax: (347) 368 8224
Robert@cda-ny.com

2027 EMMONS AVENUE
BROOKLYN, NY

XO RESTAURANT EXISTING
FLOOR PLAN LAYOUT