

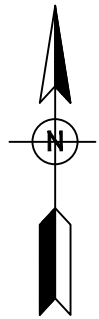
GENERAL NOTES:

1. ALL WORK SHALL BE GOVERNED BY THE TERMS AND CONDITIONS OF THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION AND THE REQUIREMENTS OF ALL APPROPRIATE PUBLIC AUTHORITY, REGULATORY AGENCIES, AND/OR LANDLORD.
2. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, REGULATIONS AND ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK INDICATED IN THE CONTRACT DOCUMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS, APPROVALS, CONTROLLED INSPECTIONS, AS WELL AS THEIR ASSOCIATED FEES, FOR ALL TRADES, EXCEPT WHERE SPECIFIED AND AGREED UPON ELSEWHERE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING WIT H THE BUILDING MANAGEMENT FOR ELEVATORS OR OTHER HOISTING FACILITIES FOR HANDLING MATERIALS AND REMOVAL OF DEMOLITION DEBRIS.
5. THE CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH CONDITIONS THEREON AND TO DETERMINE THE EXTENT OF ALL FACILITIES AND SERVICES REQUIRED TO PERFORM THE WORK IN STRICT ACCORDANCE WITH THE CONTRACT DOCUMENTS.
6. THE CONTRACTOR SHALL MAINTAIN ONE COPY OF THE LATEST CONTRACT DOCUMENTS INCLUDING ALL CHANGES AT THE JOBSITE FOR THE USE OF THE ARCHITECT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR THE ACTS AND OMISSIONS OF ALL HIS/HER EMPLOYEES AND ALL SUBCONTRACTORS, THEIR AGENTS AND EMPLOYEES, AND ALL OTHER PERSONS PERFORMING ANY OF THE WORK FOR THE CONTRACTOR.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE INCURRED ANYWHERE WITHIN THE BOUNDARIES OF THE PROPERTY, AND ANY DAMAGE SHALL BE PROMPTLY REPAIRED TO THE SATISFACTION OF THE OWNER AND THE ARCHITECT.
9. DURING THE COURSE OF THE THE WORK, THE CONTRACTOR SHALL REGULARLY REMOVE ALL UNUSED MATERIAL, RUBBISH, AND DEBRIS FROM THE PROPERTY AND BROOM CLEAN DAILY. THE SITE AND PREMISES SHALL BE KEPT REASONABLY CLEAN, NEAT AND ORDERLY TO THE SATISFACTION OF THE OWNER.
10. THE CONTRACTOR SHALL CONTROL CLEANING OPERATION TO PREVENT DIRT OR DUST FORM LEAVING THE JOBSITE AND INFILTRATING AREAS NOT INVOLVED WITH PROJECT.
11. ALL SLAB DRILLING AND CUTTING SHALL BE DONE AFTER NORMAL BUSINESS HOURS OR AS DIRECTED IN WRITING BY THE OWNER.
12. RELOCATION AND/ OR INTERRUPTION OF ANY BUILDING UTILITIES INCLUDING, BUT NOT LIMITED TO STEAM, CONDENSATE LINES, ELECTRICAL, PLUMBING, TELECOMMUNICATIONS, ETC., MUST BE COORDINATED WITH BUILDING MANAGEMENT AND BE PERFORMED AFTER NORMAL BUSINESS HOURS, OR AS DIRECTED BY THE OWNER.
13. THE CONTRACTOR SHALL PROVIDE ALL SLAB OPENINGS TO COMPLETE THE GENERAL CONSTRUCTION, HVAC, PLUMBING, SPIRINKLER, ELECTRICAL AND ANY OTHER WORK REQUIRED BY THE CONTRACT DOCUMENTS.
14. THE CONTRACTOR SHALL SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO SUBMITTING BIDS AND SHALL REPORT ANY DISCREPANCIES AND/OR CONDITIONS WHICH WOULD INTERFERE WITH THE COMPLETION OF THE WORK TO THE ARCHITECT. COMMENCEMENT OF THE WORK SHALL SIGNIFY ACCEPTANCE OF ANY AND ALL JOBSITE CONDITIONS.
15. THE CONTRACTOR SHALL SUBMIT CUTS AND SAMPLES OF FINISHES FOR ARCHITECT'S APPROVAL PRIOR TO ORDERING, FABRICATION, OR COMMENCEMENT OF WORK.
16. WHEN "APPROVED EQUAL," "EQUAL TO," OR WHERE WOULD INTERFERE WITH THE OTHER QUALIFYING TERMS ARE USED, SUBSTITUTING SHALL BE BASED SOLELY UPON THE REVIEW AND APPROVAL OF THE ARCHITECT. THE BURDEN OF PROOF THAT A PRODUCT OR SYSTEM MEETS OR EXCEEDS THAT WHICH WAS SPECIFIED LIED ENTIRELY ON THE CONTRACTOR.
17. THE CONTRACTOR SHALL REVIEW AND APPROVE ALL SHOP DRAWINGS AND SUBMITTALS PRIOR TO SUBMISSION TO THE ARCHITECT FOR HIS REVIEW, AND PRIOR TO THE COMMENCEMENT OF THE WORK.
18. ANNOTATIONS ON ANY PLAN, ELEVATION, SECTION, OR DETAIL ARE APPLICABLE TO ALL PLANS, ELEVATIONS, SECTIONS, AND DETAILS.
19. DO NOT SCALE DRAWINGS. USE DIMENSION NOTATIONS ONLY.
20. ALL DIMENSIONS ARE SHOWN TO THE FINISH SURFACES UNLESS OTHERWISE NOTED.
21. LARGE SCALE DRAWINGS (I.E. SECTIONS, DETAILS, ETC.) TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS, SPECIFICATIONS TAKE PRECEDENCE OVER DRAWINGS.
22. ALL FIRE RATED AND SOUND ATTENUATING PARTITIONS SHALL EXTEND TO THE UNDERSIDE OF THE STRUCTURAL ABOVE, EXCEPT NOTE OTHERWISE.
23. WHERE A NEW PARTITION ALIGNS WITH AN EXISTING INTERIOR COLUMN ENCLOSURE THE OUTER LAYER OF GYPSUM BOARD SHALL BY-PASS AND BE LAMINATED TO THE EXISTING FINISH. ACCESS PANELS, ELECTRICAL DEVICES, ETC. , SHALL BE RESET AS REQUIRED.
24. ALL NEW PARTITIONS SHALL MATCH EXISTING ADJACENT PARTITIONS IN REGARD TO CONSTRUCTION, MATERIAL RATING, AND FINISH UNLESS OTHERWISE NOTED.
25. WHERE EXISTING WALLS, FLOOR, CEILINGS, ETC. , ARE REMOVED PATCH TO MATCH EXISTING FINISHES, TEXTURE AND COLOR IN ADJACENT AREA.
26. WHERE MECHANICAL, ELECTRICAL CONDUIT OR PLUMBING DEVICES ARE REMOVED OR INSTALLED IN EXISTING PARTITIONS, THE CONTRACTOR SHALL FRAME AND PATCH TO MATCH ALL EXISTING MATERIALS, FINISHES AND FIRE RATINGS.
27. WHERE DUCTS, ELECTRICAL OR PLUMBING PIPING PASS THROUGH FLOORS, WALLS, OR CEILING: CLOSE OFF SPACE BETWEEN THE PIPE/DUCT AND THE CONSTRUCTION WITH NONCOMBUSTIBLE INSULATION AND PROVIDE SNUG FIT METAL ESCUTCHEON CAPS ON BOTH SIDES AND CAULK.
28. ALL OUTLETS AND SWITCH PLATES ARE TO BE BUILDINGS STANDARD, UNLESS OTHERWISE NOTED.
29. THE CONTRACTOR SHALL PROVIDE WALL AND CEILING ACCESS PANELS ARE REQUIRED BUT THE MECHANICAL, ELECTRICAL, AND PLUMBING WORK AS DIRECTED BY THE ARCHITECT.
30. THE CONTRACTOR SHALL REPAIR, CLEAN OR REPLACE AS REQUIRED ALL EXISTING ACCESS PANELS TO REMAIN WITHIN THE CONTRACT LIMITS AS DIRECTED BY THE ARCHITECT.
31. ALL DRAWINGS AND NOTES ARE COMPLIMENTARY AND WITH IS CALLED FOR BY ONE SHALL BE BINDING AS IF CALLED FOR BY ALL.
32. IN THE EVENT OF DISCREPANCIES BETWEEN ARCHITECTURAL AND ENGINEERING DRAWINGS, THE ARCHITECT OF THE RECORD SHALL DECIDE WHICH DRAWING SHALL RULE CONSTRUCTION AND/OR SCOPE OF WORK.
33. SHOULD ANY OF THE PARTITIONS TO BE REMOVED BE FOUND TO BE LOAD BEARING, NOTIFY THE ARCHITECT IMMEDIATELY OF THE CONDITIONS PRIOR TO PERFORMING ANY WORK.
34. THESE DOCUMENTS DO NOT AUTHORIZE THE REMOVAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS. THE DETERMINATION OF THE PRESENCE, AND/OR REMOVAL OF THESE MATERIALS IS THE RESPONSIBILITY OF OTHERS.
35. ROVIDE A MINIMUM OF FOUR (4), 25 LB FIRE EXTINGUISHERS APPROVED FOR 'A', 'B' AND 'C' TYPE FIRES, TO BE LOCATED AT THE ENTRY/EXIT POINTS TO THE SITE. FIRE EXTINGUISHERS ARE TO REMAIN IN WORKING ORDER ON THE FLOORS WHEN CONTRACT WORK IS IN PROGRESS.
36. GERENAL CONTRACTOR TO OBTAIN A DEMOLITION PERMIT OR CONSTRUCTION PERMIT PRIOR TO THE COMMENCEMENT OF WORK A COPY OF SUCH DOCUMENTS SHALL BE FURNISHED TO THE BUILDING MANAGER, OWNER, TENANT AND THE ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK.



PROPOSED
SITE LOCATION

VICINITY PLAN



ZONING AND BUILDING INFORMATION:

PROPERTY INFORMATION	ADDRESS	738 ROUTE 9, FISHKILL, NY 12524
	ZONING DISTRICT	GB-2, GENERAL BUSINESS DISTRICT
	CONSTRUCTION TYPE	III-B
	HEIGHT	ONE STORY
	PREVIOUS USE	STORE
	PROPOSED USE	FOOT SPA
	PROJECT AREA	2133 S.F.
	TAX SHEET INDEX	6156-20
	TAX MAP PARCEL NUMBER	899131

CLIMATIC & GEOGRAPHICAL DESIGN CRITERIA
(Required for all submissions that include structural and/or building envelope work)

Ground Snow Load (psf)	Wind Design	Seismic Design Category	Subject to Damage From				Winter Design Temp	Ice shield underlayment required	Flood Hazards
	Speed (mph)		Weathering	Frost Line Depth	Termite	Decay			
40	90	B	Severe	42"	Moderate to Heavy	Slight to Moderate	2	Yes	Adopted 7/18/90 Current FIRM 5/2/12

SCOPE OF WORK:

RENOVATION OF PROPOSED FOOT SPA TO INSTALL NEW PARTITIONS, FLOOR TILES, INTERIOR FINISHES. ALSO PLUMBING AND ELECTRICAL WORK AS PER PLAN.

NY Building Associates INC

NARESH MAHANGU P.E.

124-15 METROPOLITAN AVENUE
QUEENS NY 11415
OFFICE#: 347-403-6228
CEL#: 718-744-4661
EMAIL: DOBNOWFILING@GMAIL.COM

PROJECT NAME:

TENANT FIT OUT

PROJECT ADDRESS:

738 ROUTE 9,
FISHKILL, NY 12524

ISSUANCE SCHEDULE

NO.	DATE	BY	DESCRIPTION
1	4/21/25		1ST ISSUANCE

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NOTES, VICINITY PLAN,
AND PROPERTY INFORMATION

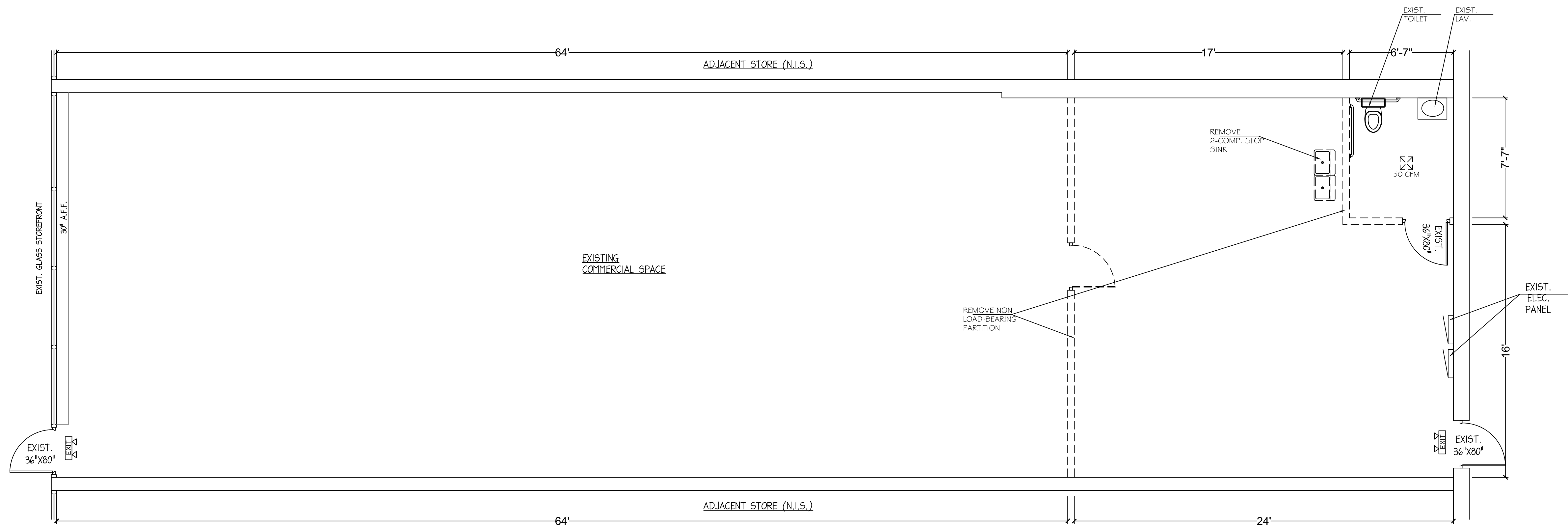
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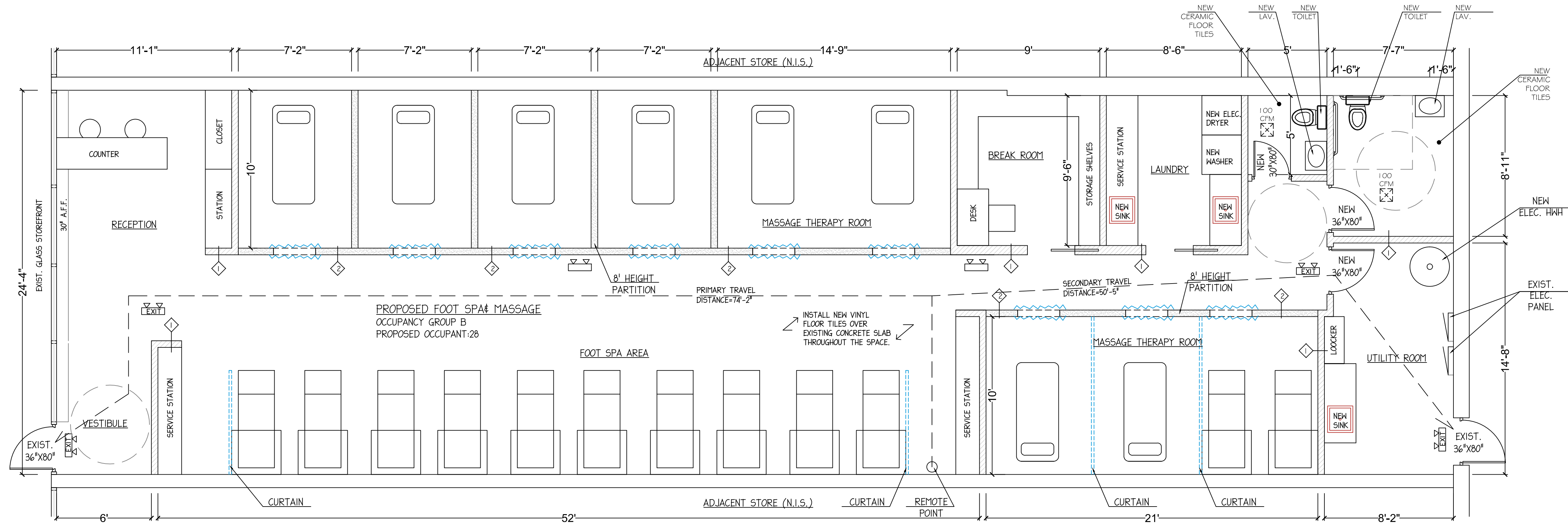
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1ST FLOOR EXIST./DEMO. PLAN
SCALE: 1/4" = 1'-0"



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

OCCUPANT LOAD ANALYSIS:

BUSINESS -B - FOOT SPA&MASSAGE

FUNCTIONS OF SPACE

ACTUAL SEATING PER PLANS = 20 SEATS PER PLAN
EMPLOYEE = 8 OCCUPANTS
TOTAL OCCUPANT: = 28 OCCUPANTS

EGRESS: 28 OCCUPANTS X .2 INCHES PER OCCUPANT
5.6 INCHES REQUIRED (72 INCHES PROVIDED)
THEREFORE OK

COMPLIANCE WITH BCNYS - CHAPTER 10
MAX COMMON PATH OF EGRESS TRAVEL 100' (TABLE 1006.2.1.)
EXIT ACCESS TRAVEL DISTANCE 300' (TABLE 1017.2)

EXIT SIGNS - COMPLIANCE WITH CHP 10, SEC 1013
EGRESS EMERGENCY ILLUMINATION - COMPLIANCE WITH CHP 10, SEC 1008

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EXISTING AND PROPOSED
FLOOR PLAN

SCALE: AS SHOWN

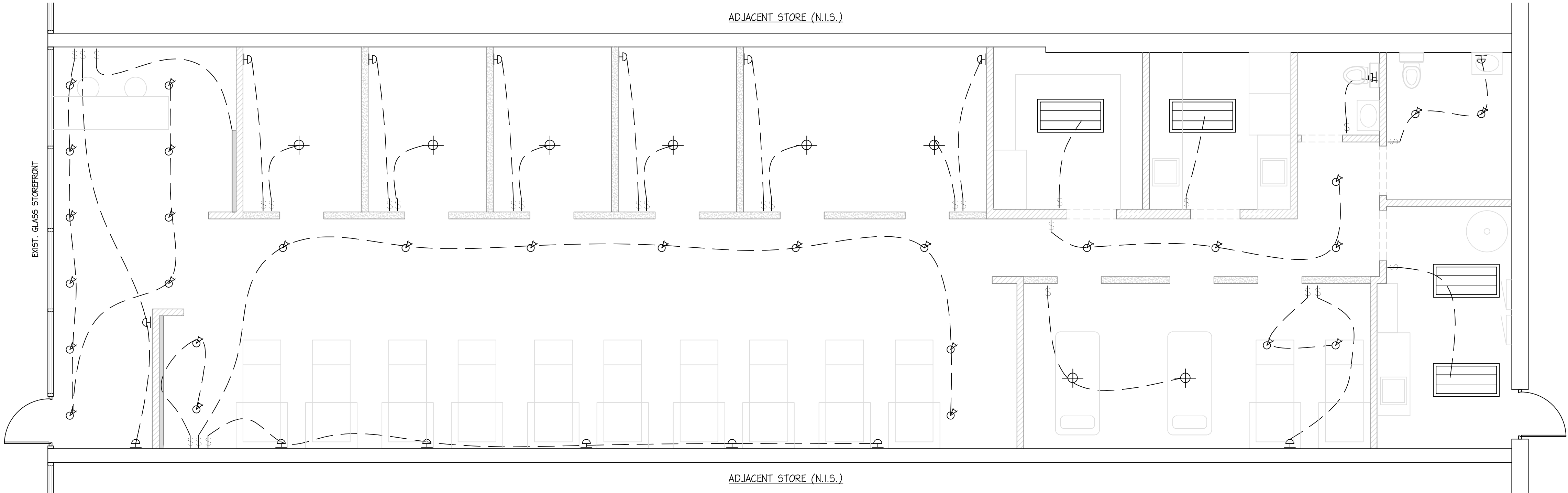
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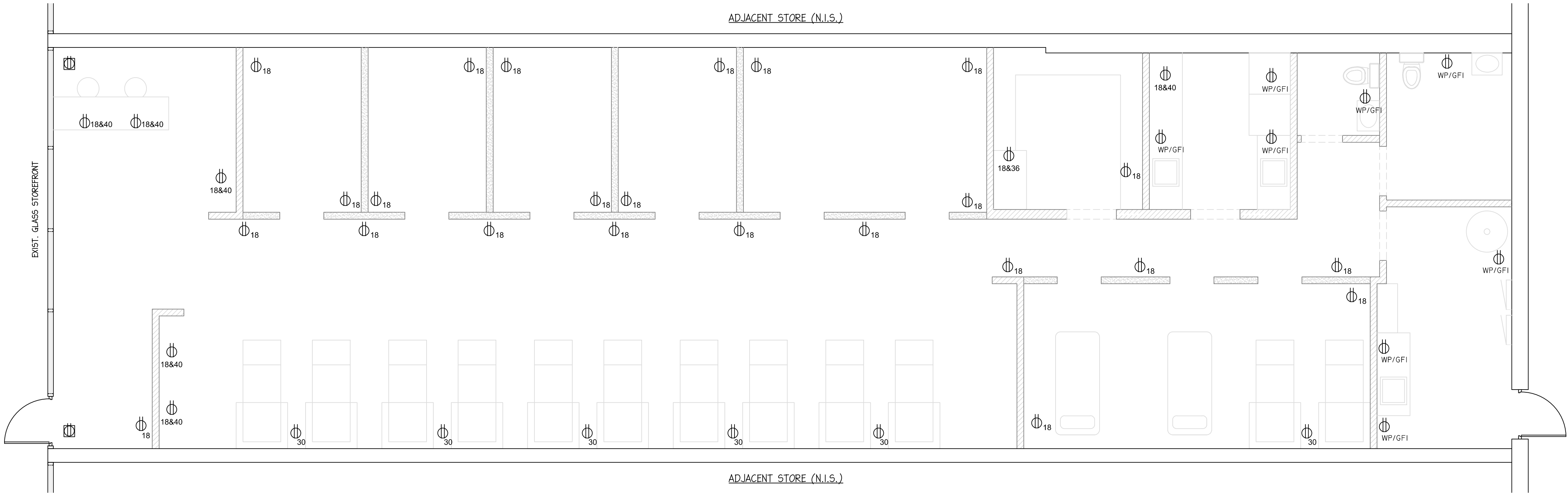
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1ST FLOOR LIGHTING PLAN
SCALE:1/4"=1'-0"



1ST FLOOR ELECTRICAL PLAN
SCALE:1/4"=1'-0"

ELECTRICAL SYMBOLS LEGEND

NOTE - NOT ALL SYMBOLS
MAY BE USED ON PROJECT

SYMBOLS	DESCRIPTION
	NEW DUPLEX RECEPTACLE, +18" AFF
	NEW DUPLEX RECEPTACLE, +18"830" AFF
	208V RECEPTACLE, HEIGHT AS REQUIRED
	NEW DUPLEX RECEPTACLE - IN WEATHER PROOF ENCLOSURE OR COVER, GROUND FAULT INTERRUPTER.
	NEW CEILING MOUNTED RECEPTACLE
	SINGLE POLE SWITCH, MTD +48"
	THREE POLE SWITCH, MTD +48"
	PANEL - SIZE AS NOTED
	EXIT LIGHT W. BATTERY BACK-UP.
	EMERGENCY LIGHT W. BATTERY BACK-UP.
	3" LED SPOTLIGHT
	WALL SCONCE
	2X4 LAY-IN LIGHT FIXTURE W/ LENS
	PENDANT LIGHT
	LED STRIP

ELECTRICAL NOTES & REQUIREMENTS

- ALL WIRING TO COMPLY WITH N.E.C., 2017 OR LATEST ADOPTED, AND LOCAL REQUIREMENTS.
- MINIMUM CIRCUIT TO BE 20 AMP. BREAKER, 12 AWG IN 3/4 IN EMT, 12 AWG MC WIRE OR OTHER NEC APPROVED WRING METHODS.
- WIRE SIZES BASED ON THWN COPPER, A.W.G. ALL WIRES SHALL BE THHN/THWN COPPER.
- PROVIDE DISCONNECTING MEANS AT ALL MOTOR LOADS.
- VERIFY ALL REQUIREMENTS FOR KITCHEN EQUIPMENT WITH EQUIPMENT SUPPLIER.
- MAKE ALL FINAL CONNECTIONS.
- MOUNT ALL ELECTRICAL DEVICES AND SWITCHES AS REQUIRED BY THE ADA AND THE LOCAL STATE BARRIER FREE RULES.
- BALANCE THE LOADS EVENLY BETWEEN THE PHASES OF THE SYSTEM. MINIMUM UNBALANCE OF 3%.
- MAINTAIN A MAXIMUM VOLTAGE DROP OF 5% THROUGHOUT THE ENTIRE SYSTEM.
- COORDINATE ALL WORK WITH ARCHITECTURAL, MECHANICAL, AND PLUMBING TRADES IN FIELD.
- VERIFY ALL EXISTING JOB CONDITIONS AND ACCOMMODATE AS REQUIRED FOR A COMPLETE INSTALLATION.
- PROPOSED PROJECT USE EXISTING SURFACE MOUNTED PANEL AND ELECTRICAL SERVICE.
- IF THE ABANDONED CABLES ARE CONCEALED INSIDE A WALL, THEN THEY ARE NOT CONSIDERED TO BE ACCESSIBLE AND ARE NOT REQUIRED TO BE REMOVED.

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LIGHTING PLAN AND
ELECTRICAL PLAN

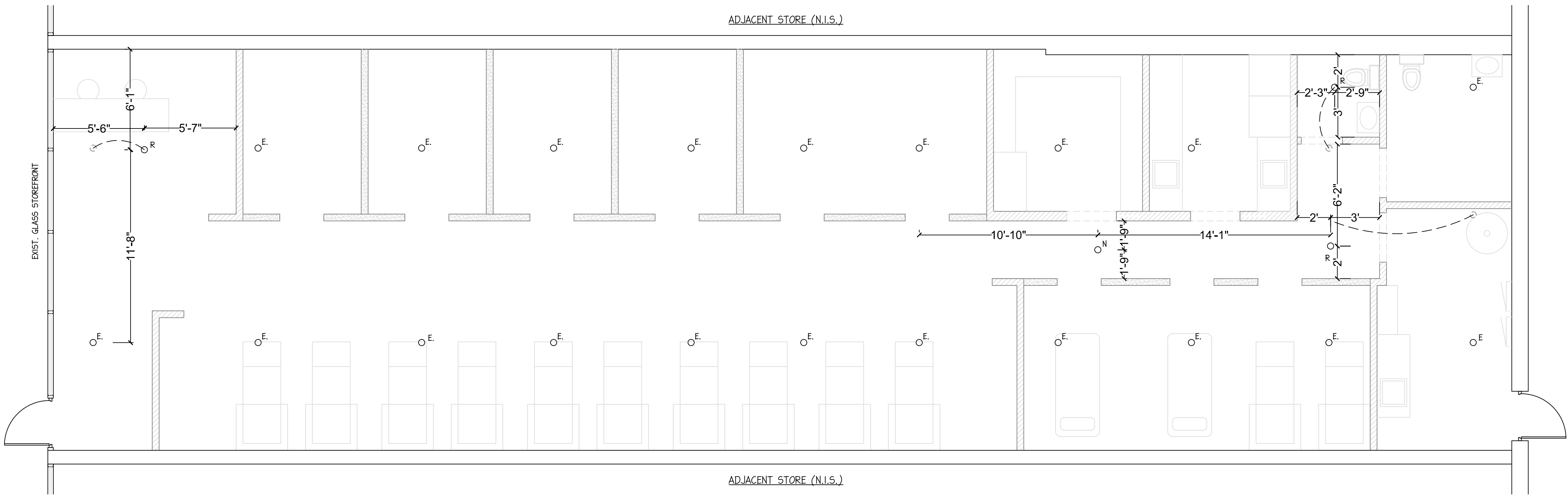
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1ST FLOOR SPRINKLER PLAN

SCALE: 1/4" = 1'-0"

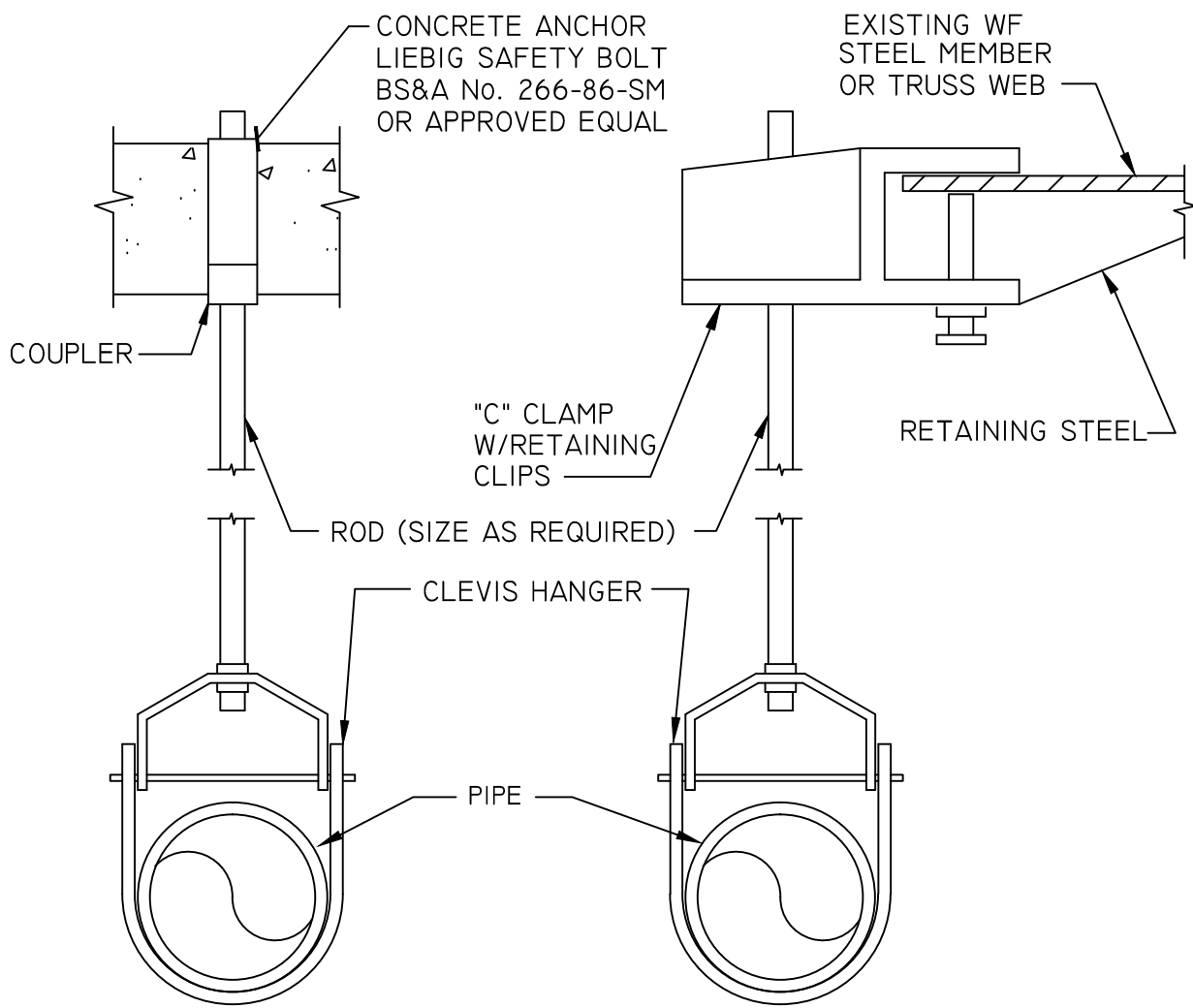
PROTECTION AREA AND MAX SPACING

NFPA 13 2017	LIGHT HAZARD OCCUPANCY 2017 NFPA 13 CHAPTER 5		ORDINARY HAZARD OCCUPANCY 2017 NFPA 13 CHAPTER 5		EXTRA HAZARD OCCUPANCY 2017 NFPA 13 CHAPTER 5
	COMBUSTIBLE CEILING FINISH	NON-COMBUSTIBLE CEILING FINISH	COMBUSTIBLE CEILING FINISH	NON-COMBUSTIBLE CEILING FINISH	
MAX SPACING (FT)	15	15	15	15	12
MAX PROTECTION AREA (SQ. FT)	200	200	130	130	90

NOTES: (STANDARD PENDENT AND UPRIGHT SPRAY SPRINKLER SYSTEM - USING PIPE SCHEDULE DESIGN METHOD)
1. MAX DISTANCE TO TILE END WALLS SHALL NOT EXCEED 1/2 OF DISTANCE- SEC 8.7.3.2.
2. MIN DISTANCE TO THE END WALLS SHALL NOT BE LESS THAN 4 INCHES - SEC 8.7.3.3.1.
3. SPRINKLER HEADS SHALL BE SPACED LESS THAN 6'-0" ON CENTER - SEC 8.7.3.4.

SPRINKLER HEAD LEGEND

HEAD TYPE	TEMPERATURE RATING	TYPE/STYLE/MODEL	MANUFACTURER/MODEL/APPROVED EQUAL	QUANTITY
PENDENT	135° F	PENDENT ORIFICE SIZE: 1/2", K FACTOR: 5.6	SAME AS EXISTING.	4



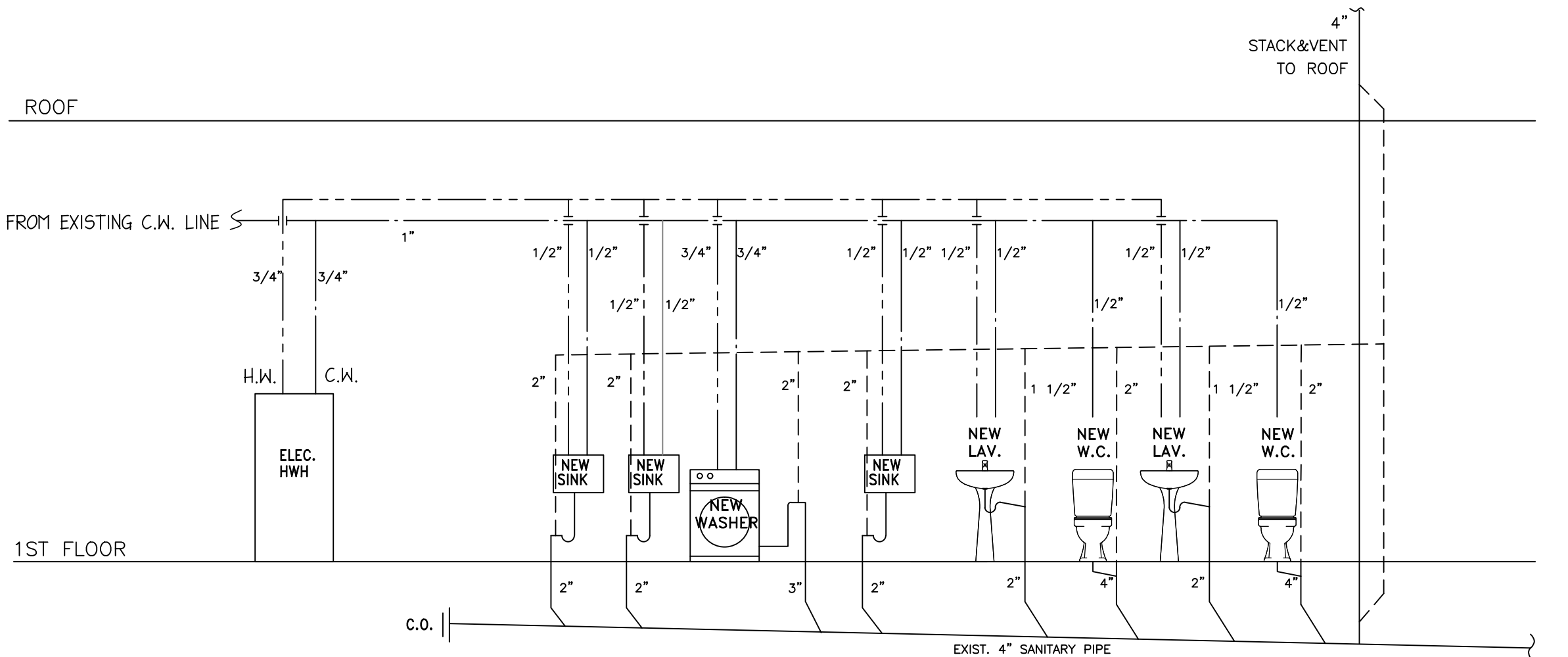
NOTES:

- INCREASE CLEVIS HANGER SIZE TO ALLOW FOR
- FOR INSULATED LINES USE STEEL PIPE SHIELDS AT HANGER POINTS
- THE ABOVE DETAIL SHALL BE USED ONLY FOR LINES UP TO AND INCLUDING 4" IN SIZE.
- HANGING DETAILS SHALL BE SUBMITTED TO
- HANGER SPACING SHALL BE AS FOLLOWS:

PIPE SIZE	MAX. HANGER SPACING	MIN. ROD SIZE
1/2" TO 1"	7' O.C.	3/8"
1-1/4" TO 2"	9' O.C.	1/2"
2-1/2" TO 4"	10' O.C.	1/2"

TYPICAL HANGER DETAILS

NOT TO SCALE



PLUMBING RISER DIAGRAM

N.T.S.

SYMBOL	DESCRIPTION
○	SPRINKLER HEAD TO BE REMOVED
○ ^E	EXISTING PENDANT SPRINKLER HEAD
○ ^R	RELOCATED PENDANT SPRINKLER HEAD
○ ^N	NEW PENDANT SPRINKLER HEAD

SYMBOLS LEGEND	
NOTE - NOT ALL SYMBOLS MAY BE USED ON PROJECT	
SYMBOLS	DESCRIPTION
—	COLD WATER LINE
- - - -	HOT WATER LINE
- - - -	VENT PIPE
—	WASTE PIPE

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SPRINKLER PLAN AND
PLUMBING RISER

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