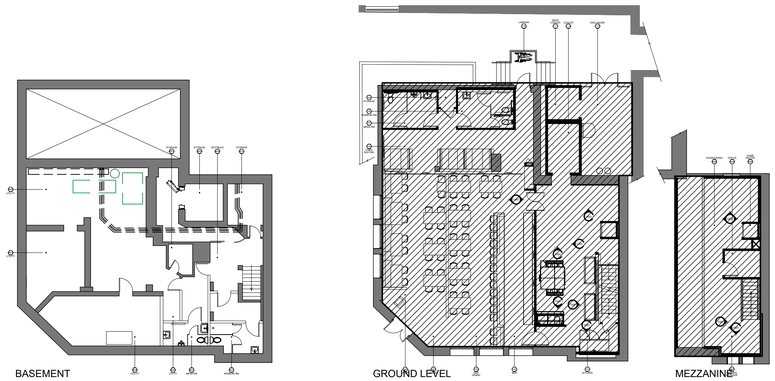
KEY PLAN



INDICATES AREA OF WORK

ABBREVIATIONS

@	AT
AFC	ABOVE FINISHED CEILING
AFF	ABOVE FINISHED FLOOR
AIA	AMERICAN INSTITUTE OF ARCHITECTS
AIEE	AMERICAN INSTITUTE OF ELECTRICAL ENGINEERS
AISC	AM INSTITUTE OF STEEL CONSTRUCTION
ALUM	ALUMINUM
ALT	ALTERNATE
AMP	AMPERE
ASME	AMERICAN SOCIETY OF MECHANICAL ENGINEERS
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS
AWG	AMERICAN WIRE GAUGE
BD	BOARD
BO	BY OTHERS
BTU	BRITISH THERMAL UNIT
CAB	CABINET
CLG	CEILING
CER	CERAMIC
CFM	CUBIC FEET PER MINUTE
CH	CEILING HEIGHT
CL	CENTERLINE
CLKG	CAULKING
CLO	CLOSET
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
COOR	CORRIDOR
CPT	CARPET
CTR	CENTER
CU FT	CUBIC FEET
CU IN	CUBIC INCH
CU YD	CUBIC YARD
D	DEPTH
DBL	DOUBLE
DEPT	DEPARTMENT
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DIV	DIVISION
DN	DOWN
DWG	DRAWING
EL	ELEVATION
ELEV	ELEVATOR
ELEC	ELECTRICAL
ENG	ENGINEER
EQ	EQUAL
EQUIP	EQUIPMENT
EXIST	EXISTING
EXP	EXPOSED
FH	FULL HEIGHT
FIN	FINISH
FL	FLOOR
FT	FOOT
FPRF	FIREPROOF
FIX	FIXTURE
FPSC	FIREPROOF SELF CLOSING
FLB	FOOT POUND
FTG	FOOTING
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GL	GLASS
GPM	GALLONS PER MINUTE
GYP	GYPSUM
H	HEIGHT
HDWRE	HARDWARE
HM	HOLLOW METAL
HR	HOUR
HR	HANDRAIL
IN	INCH
INFO	INFORMATION
INSUL	INSULATE, INSULATING, INSULATIONS
JC	JANITOR'S CLOSET
KD	KNOCK DOWN
KO	KNOCK OUT
KW	KILOWATT
LAV	LAVATORY
LB	POUND
LH	LEFT HAND
LHR	LEFT HAND REVERSE
LIN	LINEAR
LT	LIGHT
LVT	LUXURY VINYL TILE
MANUF	MANUFACTURER
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MED	MEDIUM
MEZZ	MEZZANINE
MIN	MINIMUM
MISC	MISCELLANEOUS
MTL	METAL
N	NORTH
NEC	NATIONAL ELECTRICAL CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION
NIC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
OFF	OFFICE
PCF	POUNDS PER CUBIC FOOT
PERF	PERFORATED
PERM	PERMANENT
PERP	PERPENDICULAR
PLAS LAM	PLASTIC LAMINATE
PLMB	PLUMBING
PLYWD	PLYWOOD
PNL	PANEL
POL	POLISHED
PSF	POUND PER SQUARE FOOT
PSI	POUND PER SQUARE INCH
PT	PAINT
PTG	PAINTING
PR	PAIR
QUAL	QUALITY
R	RADIUS
RECP	RECEPTACLE
REF	REFRIGERATOR
RH	RIGHT HAND
RHR	RIGHT HAND REVERSE
REQ'D	REQUIRED
RM(S)	ROOM(S)
SS	STAINLESS STEEL
SC	SOLID CORE
SECT	SECTION
SEP	SEPARATE
SIM	SIMILAR
SPEC(S)	SPECIFICATION(S)
SPKLR	SPRINKLER
SQ	SQUARE
STD	STANDARD
STL	STEEL
STRUC	STRUCTURAL
SUSP	SUSPENDED
TEL	TELEPHONE
THK	THICK/THICKNESS
TYP	TYPICAL
UL	UNDERWRITER'S LABORATORIES
UON	UNLESS OTHERWISE NOTED
VCT	VINYL COMPOSITE TILE
VIF	VERIFY IN FIELD
VS	VERSUS
VOL	VOLUME
W	WIDTH
W/	WITH
WC	WATER CLOSET
WC	WALLCOVERING
WD	WOOD
WO	WITHOUT
WP	WATERPROOF
WT	WEIGHT
YD	YARD

DRAWING LIST

ARCH DRAWING LIST

DWG#	DRAWING NAME
C-01	COVER SHEET
C-02	GENERAL NOTES
C-03	LIFE SAFETY PLAN
A-100	CONSTRUCTION PLAN
A-101	RESTROOM DETAIL PLAN/ELEVATIONS AND SCHEDULES
A-200	REFLECTED CEILING PLAN
A-300	POWER & COMMUNICATIONS PLAN
A-400	FINISH PLAN
A-401	FINISH SPECIFICATIONS
A-500	FURNITURE PLAN
A-600	WALL DETAILS
A-700	ELEVATIONS
A-701	ELEVATIONS
A-702	ELEVATIONS
A-800	MILLWORK DETAILS
A-900	DOOR AND HARDWARE SCHEDULE

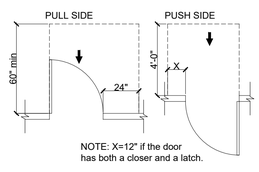
MEP DRAWING LIST

DWG#	DRAWING NAME
E-001	GENERAL NOTES, INDEX AND SYMBOL LEGEND
E-100	POWER PLAN
E-101	LIGHTING PLAN
E-101.1	EMERGENCY LIGHTING PHOTOMETRIC PLAN
E-102	MECHANICAL EQUIPMENT POWER PLAN
E-103	GARAGE LEVEL ELECTRICAL PLAN
E-200	ENLARGED ELECTRICAL ROOM & ELECTRICAL RISER DIAGRAM
E-201	ELECTRICAL PANEL SCHEDULES
E-202	ELECTRICAL DETAILS
FA-001	FIRE ALARM INDEX, SYMBOL LEGEND AND NOTES
FA-100	FIRE ALARM PLAN
FP-100	FIRE PROTECTION PLAN
M-001	MECHANICAL INDEX, SYMBOL, LEGEND AND NOTES
M-002	MECHANICAL SCHEDULES
M-100	MECHANICAL PLAN
M-200	MECHANICAL DETAILS
M-300	HOOD DETAILS AND SPECS
M-301	HOOD DETAILS AND SPECS
M-302	HOOD DETAILS AND SPECS
M-303	HOOD DETAILS AND SPECS
M-304	HOOD DETAILS AND SPECS
M-305	HOOD DETAILS AND SPECS
M-306	HOOD DETAILS AND SPECS
P-001	INDEX, DETAILS, SCHEDULES, SYMBOL LEGEND AND NOTES
P-100	DOMESTIC WATER & GAS PLAN AND PIPING ISOMETRICS
P-102	PLUMBING DETAILS AND SITE PLAN
P-200	FOG SPECS
P-300	DOMESTIC WATER & GAS RISERS
P-301	WASTE & VENT RISER

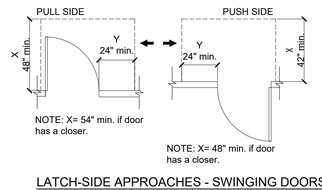
STRUCTURAL DRAWING LIST:

DWG#	DRAWING NAME
FS000	COVER SHEET
XXX	XXX
XXX	XXX
XXX	XXX

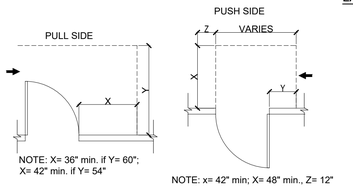
ACCESSIBILITY CLEARANCES



FRONT APPROACHES - SWINGING DOORS

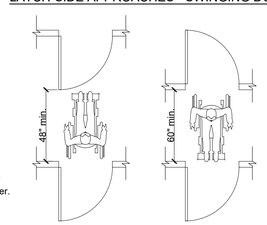


LATCH-SIDE APPROACHES - SWINGING DOORS

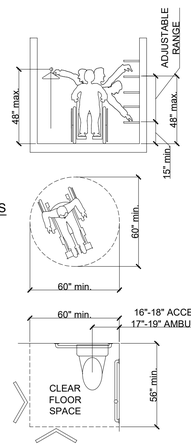


HINGE-SIDE APPROACHES - SWINGING DOORS

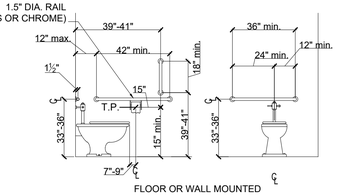
NOTE: All doors in alcoves shall comply with clearances for front approaches.



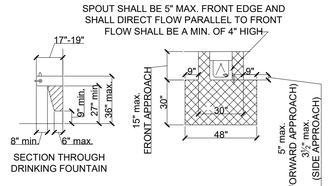
TWO HINGED DOORS IN SERIES



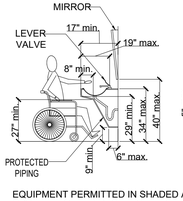
CLEAR FLOOR SPACE AT WATER CLOSET



WATER CLOSET HEIGHTS AND CLEARANCES



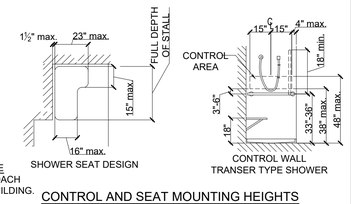
DRINKING FOUNTAIN CLEARANCES AND MOUNTING HEIGHTS



EQUIPMENT PERMITTED IN SHADED AREA
SPOUT HEIGHT AND KNEE CLEARANCE



CLEAR FLOOR SPACE
NOTE: PARALLEL APPROACH PERMITTED IN EXISTING BUILDING.



CONTROL AND SEAT MOUNTING HEIGHTS FOR TYPICAL TRANSFER SHOWER

CLIENT

RIKO'S THIN CRUST PIZZA

124 CHATWORTH AVE
LARCHMONT, NY

INTERIOR DESIGNER:

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STRUCTURAL ENGINEER:

XXX

FOOD CONSULTANT:

KYLE GRAALUM
BOELTER FOOD SERVICE DESIGN
(701) 730-1238
kgraalum@boelter.com

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING LICENSED PROFESSIONAL SHALL AFFIX TO THEIR ITEM THEIR SEAL AND THE NOTATION 'ALTERED BY' FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AN A SPECIFIC DESCRIPTION OF THE ALTERATION.

	04-14-26	ISSUED REVIEW SET
1	DATE	ISSUE

MKDA
SHIPPAN LANDING
208 HARBOR DRIVE, SUITE 208, STAMFORD, CT 06902. TEL: 203.487.3400

ARCHITECT OF RECORD: JULIA LIVINGSTON, RA
JL ARCHITECT
208 HARBOR DRIVE, SUITE 208
STAMFORD, CT 06902
203.487.3400

PROJECT

Riko's Pizza
124 Chatworth Ave
Larchmont, NY

NORTH ARROW

DRAWING TITLE

COVER SHEET

SEAL & SIGNATURE

NY LICENSE EXPIRATION DATE: 05/31/2027

WORKING DWG. BY LB

DRAWING SCALE -

DRAWING NUMBER

C-01

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GENERAL NOTES:

1. GENERAL CONTRACTOR SHALL FURNISH AND INSTALL ALL PRODUCTS AND MATERIALS AS NOTED IN THESE DRAWINGS AS WELL AS ANY ACCOMPANYING SPECIFICATIONS.
2. ALL WORK SHALL COMPLY WITH NATIONAL, STATE AND LOCAL CODES AND ORDINANCES.
3. UNLESS OTHERWISE INDICATED, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL APPROVALS AND PERMITS REQUIRED BY THE STATE AND LOCAL AUTHORITIES.
4. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AT JOB SITE PRIOR TO BID ISSUANCE / WORK COMMENCEMENT. ANY DISCREPANCIES BETWEEN JOB SITE AND CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO ARCHITECT'S ATTENTION FOR CLARIFICATION.
5. PRIOR TO ANY FRAMING, THE GENERAL CONTRACTOR SHALL LAYOUT THE PLAN AT THE JOB SITE, WITH CHALK SNAP LINES OR OTHER SIMILAR MEANS, FOR ARCHITECT'S APPROVAL.
6. IN ALL AREAS WHERE FLOOR / SLAB IS UNEVEN, THE G.C. SHALL LEVEL / PATCH FLOOR TO MEET NEW FLOORING MANUFACTURER'S SPECIFICATIONS IN ORDER TO RECEIVE NEW FINISHED FLOOR.
7. THE G.C. SHALL NOTIFY ARCHITECT IN WRITING BEFORE MAKING ANY CHANGES, EITHER REQUIRED OR REQUESTED, TO THE JOB SITE CHANGES SHALL NOT BE PERFORMED WITH OUT THE PRIOR WRITTEN CONSENT OF MKDA.
8. THE G.C. SHALL FURNISH AND INSTALL ALL NECESSARY MATERIALS AND EQUIPMENT FOR A COMPLETE INSTALLATION OF WORK OUTLINED IN THESE AND ANY ACCOMPANYING DOCUMENTS.
9. THE GENERAL CONTRACTOR SHALL PROVIDE TO MKDA, A PROJECT SCHEDULE OUTLINING THE TIMELINE OF THE WORK INVOLVED IN THIS PROJECT PRIOR TO CONSTRUCTION COMMENCEMENT.
10. THE GENERAL CONTRACTOR SHALL COORDINATE ALL TRADES INCLUDING THE TENANTS SUBCONTRACTORS AND VENDORS.
11. THE GENERAL CONTRACTOR SHALL FOLLOW THE WORK AS OUTLINED IN TENANTS WORK LETTER OR LEASE AGREEMENT, IF APPLICABLE.
12. THE COST OF CONSTRUCTION SHALL INCLUDE ALL RELATED FEES FOR PERMITS, APPLICATIONS, PROTECTION, CONSTRUCTION AND DEBRIS REMOVAL.
13. THE GENERAL CONTRACTOR SHALL FURNISH AND INSTALL ALL FIRE PROTECTION DEVICES TO MEET CODE. LOCATE FIRE HORNS AND LIGHTS IN COMPLIANCE WITH STATE AND LOCAL AUTHORITIES.
14. THE G.C. SHALL PROVIDE ALL REQUIRED PROTECTION TO BUILDING CORRIDORS, ELEVATORS, LOBBIES ETC. AS WELL AS EXISTING ITEMS NOT TO BE DISTURBED BY NEW CONSTRUCTION.
15. THE G.C. SHALL FURNISH AND PROVIDE BUILDING OWNER AND TENANT WITH REPRODUCIBLE AS-BUILT DRAWINGS.
16. THE G.C. SHALL CONTACT THE BUILDING MANAGER FOR CONSTRUCTION COORDINATION AS WELL AS BUILDING REGULATIONS.
17. DO NOT SCALE DRAWINGS.
18. THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS SHALL INSTALL ALL ITEMS ACCORDING TO MANUFACTURERS RECOMMENDED INSTRUCTIONS.
19. THE JOB SITE SHALL BE KEPT "BROOM CLEAN" AT ALL TIMES.
20. THE G.C. SHALL PROVIDE TEMPORARY LIGHTING AT THE JOB SITE.
21. GENERAL CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR DISCREPANCIES BETWEEN DRAWINGS AND TRADES WHICH ARE NOT BROUGHT TO THE ATTENTION OF MKDA PRIOR TO WORK COMMENCEMENT.
22. BASE BUILDING COMMON CORRIDORS SHALL BE PATCHED TO MATCH EXISTING FINISHES WHERE NEW WORK OCCURS.
23. IN THE EVENT THAT ASBESTOS IS DETECTED IN THE JOB SITE, THE GENERAL CONTRACTOR SHALL NOTIFY THE LANDLORD IMMEDIATELY. MKDA SHALL NOT BE LIABLE FOR ASBESTOS REMOVAL.
24. THE GENERAL CONTRACTOR SHALL DISTRIBUTE THIS GENERAL NOTE SHEET TO ALL TRADES.

DIVISION 1 - GENERAL REQUIREMENTS:

1. SUBMITTALS AND SUBSTITUTIONS: ITEMS SUBMITTED SHALL CONFORM TO THOSE CALLED FOR IN CONSTRUCTION DOCUMENTS. NO SUBSTITUTIONS SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF MKDA.
2. CUTTING AND PATCHING: PROVIDE ALL CUTTING AND PATCHING AS REQUIRED BY MECHANICAL AND ELECTRICAL TRADES. ALL MATERIAL USED FOR CUTTING AND PATCHING SHALL MATCH THAT OF EXISTING ADJACENT SURFACES.
3. SHOP DRAWINGS: PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW AND APPROVAL PRIOR TO FABRICATION, INCLUDING BUT NOT LIMITED TO: PLASTIC LAMINATE AND FINE WOOD CABINETRY DOORS, FRAMES, HARDWARE AND SPECIAL CUSTOM WALL CONSTRUCTION MATERIALS.
4. SAMPLES: PROVIDE THREE SAMPLES OF THE FOLLOWING ITEMS FOR ARCHITECT'S REVIEW AND APPROVAL, INCLUDING BUT NOT LIMITED TO MILLWORK AND FINISHES.

DIVISION 2 - DEMOLITION

1. ALL WORK DEMOLISHED, EXCEPT THAT WHICH IS TO BE REUSED OR RETURNED TO BUILDING OWNER, SHALL BE REMOVED FROM PREMISES.
2. ITEMS TO BE REUSED SHALL BE CAREFULLY STORED AND PROTECTED BY G.C.
3. THE G.C. SHALL PROVIDE PROTECTION TO ALL ITEMS UNTOUCHED BY NEW WORK.
4. THE G.C. SHALL PROVIDE PROTECTION TO EXISTING PERIMETER FAN COILS, ENCLOSURES AND PIPES.
5. ALL ELECTRICAL DEVICES NOT TO BE REUSED SHALL BE PULLED BACK TO PANEL. WALLS SHALL THEN BE PATCHED, SPACKLED, SANDED SMOOTH AND PREPARED FOR NEW TREATMENT.
6. THE GENERAL CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS FOR DEMOLITION.
7. REMOVAL OF ANY BUILDING EQUIPMENT, SUCH AS BUT NOT LIMITED TO LIGHT FIXTURES AND EXIT SIGNS SHALL BE COORDINATED WITH BUILDING OWNERS PROPERTY MANAGER.
8. SEE MECHANICAL ENGINEERS DRAWINGS FOR EXTENT OF MECHANICAL EQUIPMENT REMOVAL.
9. ELECTRICAL ITEMS, SUCH AS RECEPTACLES, LIGHT SWITCHES ETC., NOT SHOWN TO REMAIN SHALL BE REMOVED. WIRING SHALL BE BROUGHT BACK TO ELECTRICAL PANEL.
10. G.C. SHALL PATCH FLOOR SLAB TO MATCH EXISTING WHEREVER FLOOR MOUNTED RECEPTACLES ARE REMOVED.

DIVISION 2 - SITE AND UTILITIES: N/A
DIVISION 3 - CONCRETE: N/A
DIVISION 4 - MASONRY: N/A
DIVISION 5 - METALS: N/A
DIVISION 6 - WOOD AND PLASTICS: N/A

DIVISION 6A - CARPENTRY:

1. ALL DIMENSIONS ARE TO FACE OF FINISHED PARTITION, U.O.N.
2. PROVIDE ACOUSTICAL SEALANT AT JOINT WHERE NEW PARTITIONS ABUT SLAB, BUILDING CORE, METAL PANELS AND WINDOWS.
3. PROVIDE ALL ROUGH CARPENTRY, INCLUDING BUT NOT LIMITED TO, NAILERS, SHIMS, FIRE STOPPING, FURRING, BLOCKING AND UNDERLAYMENTS AS REQUIRED BY THE WORK INCLUDING MECHANICAL AND ELECTRICAL TRADES.
4. ALL CARPENTRY SHALL BE LEVEL, PLUMB AND SECURELY ATTACHED.
5. PROVIDE ALL REQUIRED ROUGH HARDWARE AND FASTENERS.
6. RATED PARTITIONS SHALL GO TO, AND BE SECURED TO, THE UNDERSIDE OF THE STRUCTURE ABOVE, U.O.N.
7. ALL CARPENTRY, MILLWORK & WOOD BLOCKING SHALL BE FIRE RETARDANT AS REQUIRED BY CODE.

DIVISION 6B: MILLWORK

1. VERIFY IN FIELD ALL DIMENSIONS TO INSURE PROPER CLEARANCES AND FIT. PROVIDE ALL REQUIRED HARDWARE FOR PROPER OPERATION INCLUDING BUT NOT LIMITED TO DRAWER GLIDES, STOPS, PULLS, HINGES, CATCHES ETC.
2. PROVIDE SUBMITTALS OF ALL HARDWARE TO ARCHITECT FOR REVIEW AND APPROVAL.
3. MILLWORK SHALL BE 'CUSTOM GRADE' AS SPECIFIED BY THE ARCHITECTURAL WOODWORK INSTITUTE, U.O.N. PROVIDE ALL REQUIRED BLOCKING AND FURRING.
4. G.C. SHALL PROVIDE BLOCKING IN PARTITIONS FOR WALL MOUNTED CABINETRY.
5. VENEERS AND / OR SOLID WOODS SHALL BE OF PREMIUM GRADE AND SHALL BE FACTORY FINISHED TO MATCH SAMPLE PROVIDED BY MKDA; FILL ALL NAIL HOLES AND SAND. FIELD FINISHED ITEMS SHALL BE REJECTED.
6. PANTRY CABINETRY AND COUNTERS SHALL BE FULL FLUSH OVERLAY DESIGN UNLESS OTHERWISE INDICATED ON DRAWINGS AND SHALL BE OF 'CUSTOM GRADE' AS SPECIFIED BY THE ARCHITECTURAL WOODWORK INSTITUTE. CABINETS SHALL BE HIGH PRESSURE PLASTIC LAMINATE ON 3/4" PARTICLE BOARD WITH A BACKER SHEET OF MELAMINE. ALL EXPOSED CABINETRY, INCLUDING DOORS SHALL BE FINISHED WITH PLASTIC LAMINATE. CABINET INTERIORS SHALL BE FINISHED IN MELAMINE. PLASTIC LAMINATE SHALL COMPLY WITH ASTM STANDARDS.
7. PREFABRICATED DECORATIVE MILLWORK SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION:

1. G.C. SHALL PROVIDE U.L. CLASSIFIED FIRE-STOPPING IN ALL SLAB PENETRATIONS AND PARTITION PENETRATIONS. FIRE-STOPPING SHALL BE "3M" OR EQUAL.

DIVISION 8 - DOORS AND WINDOWS:

DOORS:

1. DOORS SHALL BE AS INDICATED ON THE DOOR SCHEDULE ON THE DOOR & MILLWORK PLAN OR CONSTRUCTION PLAN. G.C. SHALL PROVIDE DOOR AND FRAME SCHEDULE AS WELL AS DOOR HARDWARE SCHEDULE. SEE SCHEDULE FOR DOOR AND FRAME SIZES.
2. LOCK SETS SHALL BE KEYED TO COMPLY WITH BUILDING MASTER KEY SYSTEM. GENERAL CONTRACTOR SHALL CONTACT BUILDING MANAGER FOR BUILDING STANDARD SPECIFICATIONS.
3. DOOR LOCK AND LATCH SETS SHALL HAVE 2009 ICC/ANSI A117.1 COMPLIANT LEVER HANDLES. KNOBS SHALL BE REJECTED.
4. ELECTRONIC CARD KEY: GENERAL CONTRACTOR SHALL PROVIDE AUTOMATIC SENSOR AND EMERGENCY MANUAL PUSH BUTTON RELEASE TO OVERRIDE ELECTRIC LOCK ON EXIT SIDE OF DOORS.
5. GENERAL CONTRACTOR SHALL PROVIDE ALL REQUIRED HARDWARE FOR PROPER DOOR OPERATION.
6. GENERAL CONTRACTOR SHALL PROVIDE FIRE RATED DOOR ASSEMBLIES IN FIRE RATED PARTITIONS.

GLASS:

1. GLASS ENTRY DOORS: SHALL BE AS INDICATED ON DRAWINGS. UNLESS OTHERWISE NOTED, GLASS DOORS SHALL BE 1/2" TEMPERED GLASS, PRE-DRILLED TO ACCEPT DOOR HARDWARE.
2. GLASS PANELS SHALL BE AS INDICATED ON DRAWINGS.
3. WHERE TEMPERED GLASS IS USED IN DIVIDED LIGHT PANELS, WALLS, CLERESTORIES ETC., THE CORNER OF THE GLASS THAT CARRIES THE U.L. LISTING LABEL ETCHING SHALL BE PLACED IN A CONSISTENT LOCATION AND PATTERN UPON INSTALLATION.
4. SEE DIVISION 9 FOR FINISHING OF DOORS AND FRAMES.

DIVISION 9 - FINISHES:

GYPSUM BOARD:

1. ALL DIMENSIONS ARE TO FACE OF FINISHED WALL UNLESS OTHERWISE INDICATED.
2. G.C. SHALL PROVIDE ALL REQUIRED METAL FURRING, EDGE BEADING, STUDS, FASTENERS, ACCESSORIES AND BLOCKING FOR GYPSUM BOARD CONSTRUCTION.
3. GENERAL CONTRACTOR SHALL PROVIDE PAINTABLE METAL ACCESS PANELS IN NEW GYPSUM BOARD CEILINGS AS NEEDED FOR ACCESS.
4. WHERE NEW GYPSUM BOARD PARTITIONS ABUT EXISTING GYPSUM ENCLOSED COLUMNS, NEW GYPSUM BOARD SHALL BE CARRIED IN FRONT OF COLUMN.
5. NEW GYPSUM CONSTRUCTION SHALL BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS. PARTITIONS SHALL BE TAPED, SPACKLED AND SANDED SMOOTH AND BE FREE OF ALL BUCKLES, RIPPLES, DENTS AND BUMPS AND SHALL BE PREPARED FOR SPECIFIED FINISHES.
6. EXISTING PARTITIONS SHALL BE PREPARED FOR NEW FINISH TO MATCH ADJACENT SURFACE.
7. SEE CONSTRUCTION PLAN FOR PARTITIONS THAT ARE TO HAVE NEW FULL THICKNESS SOUND BATT INSULATION.
8. PROVIDE SOUND INSULATION WHERE NEW AND / OR EXISTING PARTITIONS INTERSECT PERIMETER CONVECTOR ENCLOSURES: PROVIDE SOUND INSULATION (MIN. 10 LB/CU. FT. DENSITY); CUT TO FIT SHAPE OF CAVITY AND AROUND PIPE; INSTALL IN SAME PLANE OF PARTITION.
9. WHERE PARTITIONS ABUT PERIMETER BUILDING WINDOWS, MULLIONS, CONVECTOR ENCLOSURE, ETC.. ; PROVIDE A COMPRESSIBLE BLACK NEOPRENE FILLER STRIP BETWEEN PARTITION END AND GLASS, MULLIONS, CONVECTORS, ETC.. ; NOTE: FOLLOW LANDLORD BUILDING. STANDARDS FOR PARTITION TO GLASS, MULLION, CONVECTOR ENCLOSURE, ETC.
10. G.C. SHALL PROVIDE FIRE-RETARDANT WALL BLOCKING FOR MILLWORK. SEE CONSTRUCTION PLAN FOR LOCATIONS OF MILLWORK.
11. TYPE 'X' OR EQUAL FIRE RATED GYPSUM BOARD SHALL BE INSTALLED IN FIRE RATED PARTITIONS. FIRE RATED PARTITIONS SHALL BE CONSTRUCTED ACCORDING TO ASTM SPECIFICATIONS.
12. 'CEMENTBOARD' OR EQUAL GYPSUM BOARD SHALL BE USED UNDER WALL TILE INSTALLATION AND IN DAMP LOCATIONS.

FINISHES:

1. SHALL BE AS INDICATED ON FINISH AND MATERIALS PLAN.
2. ALL FINISHES SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
3. GENERAL CONTRACTOR SHALL PROVIDE SAMPLES OF ALL FINISHES, IN TRIPLICATE, FOR DESIGNERS REVIEW AND APPROVAL.
4. STONE, CERAMIC TILE AND / OR WOOD FLOORING: SHALL BE AS INDICATED ON PAINT AND FINISH PLAN. G.C. SHALL LEVEL AND PREP SLAB TO ACCEPT NEW FLOORING. G.C. SHALL FINISH AND OR WAX FLOORING, AFTER INSTALLATION, ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
5. WHERE FINISH MATERIALS ARE INSTALLED BY A SEPARATE CONTRACTOR, THE INSTALLATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL CLEANING, FINISHING AND WAXING ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
6. GROUT COLORS SHALL BE SELECTED BY MKDA.
7. FLOORING UNDERLAYMENTS SHALL CONFORM TO LOCAL FIRE CODE ORDINANCES. G.C. SHALL OBTAIN LOCAL FIRE MARSHAL APPROVAL PRIOR TO ORDERING OF FLOORING.

DIVISION 9 - FINISHES (CONTINUED):

CARPET:

1. CARPET SHALL BE INSTALLED TO BE FREE OF RIPPLES, BUBBLES, OPEN SEAMS, TEARS AND THREADS.
2. AREAS NEWLY CARPETED SHALL BE PROTECTED FROM DIRT AND DAMAGE DURING REMAINDER OF INSTALLATION.
3. CARPET SHALL BE AS SPECIFIED ON THE DRAWINGS; CARPET SHALL BE INSTALLED BY DIRECT GLUE DOWN METHOD. U.O.N.; G.C. SHALL OBTAIN FIRE TEST DATA, RADIANT FLUX TEST AND FLAME SPREAD RATINGS FOR SUBMITTING TO LOCAL FIRE MARSHAL; CARPET SHALL BE CLASS A.
4. THE G.C. SHALL PROVIDE FLASH PATCHING UNDER CARPET TO LEVEL SLAB TO ACCEPT CARPET; THE G.C. SHALL PROVIDE FINAL VACUUMING OF CARPET PRIOR TO TENANT OCCUPANCY.
5. CARPET INSTALLATION SHALL CONFORM TO THE FOLLOWING 2009 ICC/ANSI A117.1 STANDARDS: "IF CARPET IS USED, IT SHALL BE SECURELY ATTACHED, HAVE A FIRM CUSHION, BACKING OR PAD (OR NONE), BE A LEVEL LOOP PILE WITH A MAXIMUM PILE HEIGHT OF 1/2", AND "ALL EXPOSED EDGES SHALL BE FASTENED TO FLOOR SURFACES WITH CARPET EDGE TRIM.".
6. FINISHES SHALL CONTINUE INTO CLOSETS AND SHALL MATCH THAT OF THE SPACE ONTO WHICH THAT CLOSET OPENS.

VINYL BASE:

1. SHALL BE AS SPECIFIED ON THE FINISH PLAN.
2. WALL BASE SHALL BE INSTALLED AS TO BE FREE OF BUMPS AND RIPPLES.
3. UNLESS OTHERWISE INDICATED, STRAIGHT BASE SHALL BE USED AT CARPET AND COVE BASE SHALL BE USED AT RESILIENT FLOORING.
4. VINYL/RUBBER BASE SHALL BE 1/8" GA. AND SHALL BE IN ROLLS.
5. ALL WALLS AND COLUMNS SHALL RECEIVE VINYL/RUBBER BASE, U.O.N.

PAINTING:

1. PAINT SHALL BE AS NOTED ON THE FINISH PLAN AND SHALL CONFORM TO SPECIFICATIONS.
2. PAINT SHALL BE DELIVERED TO THE JOB SITE IN UNOPENED CONTAINERS OF THE ORIGINAL MANUFACTURER.
3. ALL SURFACES SHALL BE PREPPED FOR NEW PAINT, U.O.N.
4. DEVICE COVER PLATES SHALL BE INSTALLED AFTER FINAL PAINTING.
5. ALL HARDWARE AND DEVICES SHALL BE LEFT FREE OF PAINT AND / OR ADHESIVE.
6. SEE 'GYPSUM BOARD' SECTION FOR PREPARATION OF PARTITIONS PRIOR TO PAINTING.
7. ALL NEW AND EXISTING GYPSUM BOARD PARTITIONS: SHALL BE FINISHED WITH 1 PRIME COAT OF WALL FINISH/SEALER AND 2 FINISH COATS OF LATEX PAINT (MATTE FINISH, U.O.N.).
8. HOLLOW METAL, CONVECTOR ENCLOSURES AND MISCELLANEOUS METALS SHALL RECEIVE 1 PRIME COAT METAL PRIMER AND 2 FINISH COATS OF ALKYD ENAMEL (SEMI-GLOSS U.O.N).
9. STAINED MILLWORK: SHALL BE FACTORY FINISHED ACCORDING TO SAMPLE PROVIDED BY MKDA. FIELD FINISHED WORK SHALL BE REJECTED.

WALL COVERINGS / PANELS:

1. WALL COVERINGS / PANELS SHALL BE AS SPECIFIED ON THE FINISH PLAN AND SHALL BE CLASS A.
2. WALLCOVERING SHALL BE INSTALLED AS TO BE FREE FROM, DIRT, SMUDGES, PAINT, RIPS, BUBBLES, TEARS, SMEARS AND LOOSE OR UNSIGHTLY SEAMS AND SHALL BE PLUMB AND LEVEL.
3. G.C. SHALL USE A NEW BLADE FOR EVERY CUT OF MATERIAL.
4. G.C. SHALL INSPECT WALL COVERING, PRIOR TO INSTALLATION, FOR FLAWS OR IMPERFECTIONS AND FOR CORRECTNESS OF ORDER AND SHALL NOTIFY MKDA OF ANY DISCREPANCIES.
5. FACE OF SOFFITS SHALL BE FINISHED TO MATCH ADJACENT WALL SURFACE, U.O.N.
6. G.C. SHALL BE RESPONSIBLE FOR FINAL CLEANING OF WALL COVERING.

CEILING SUSPENSION SYSTEMS:

1. CEILING SUSPENSION SYSTEMS SHALL BE AS SPECIFIED ON REFLECTED CEILING PLAN; INSTALLATION SHALL COMPLY WITH LOCAL CODES AND ORDINANCES.
2. G.C. SHALL PROVIDE ALL REQUIRED TRIM PIECES AND CARRYING CHANNELS. SYSTEM SHALL BE HUNG INDEPENDENTLY AND DIRECTLY FROM SLAB ABOVE.

ACOUSTICAL CEILING TILE:

1. ACOUSTICAL CEILING TILE SHALL BE AS SPECIFIED ON REFLECTED CEILING PLAN.

DIVISION 10 -SPECIALTIES:

FIRE EXTINGUISHERS:

1. G.C. SHALL PROVIDE FIRE EXTINGUISHER CABINETS ACCORDING TO LOCAL FIRE MARSHAL LOCATIONS UPON PLAN REVIEW.
2. FIRE EXTINGUISHER CABINETS SHALL BE EXISTING TO REMAIN. IF NEW ARE REQUIRED, THEY SHALL MATCH EXISTING (OR EQUAL), 10 LB. ABC TYPE, U.O.N.; SEMI RECESSED IN 2 1/2" METAL STUD WALL FOR 2009 ICC/ANSI A117.1 COMPLIANCE OF NO MORE THAN A 4" PROJECTION.
3. SEE DRAWINGS FOR FURTHER SPECIAL ITEM SPECIFICATIONS.

DIVISION 11 - EQUIPMENT:

1. EQUIPMENT, INCLUDING APPLIANCES, PROJECTION SCREENS, ETC., SHALL BE AS SPECIFIED ON DRAWINGS. G.C. SHALL PROVIDE ALL REQUIRED ELECTRICAL AND MECHANICAL EQUIPMENT.

DIVISION 12- FURNISHINGS:

1. EXISTING BUILDING STANDARD WINDOW TREATMENTS SHALL BE PROTECTED DURING CONSTRUCTION AND CLEANED AFTER CONSTRUCTION.
2. G.C. SHALL COORDINATE WITH BUILDING MANAGER AND SHALL INSPECT EXISTING WINDOW TREATMENTS FOR CORRECT OPERATION AND REPAIR BROKEN WINDOW TREATMENT UNITS AND REPLACE MISSING UNITS TO MATCH.
3. NEW AND / OR EXISTING WINDOW TREATMENTS SHALL BE CLEANED AND IN GOOD WORKING ORDER PRIOR TO TENANT OCCUPANCY.
4. SEE CONSTRUCTION PLAN FOR ANY NEW WINDOW TREATMENT SPECIFICATIONS.
5. OTHER FURNISHINGS SHALL BE BY OTHERS.

DIVISION 13 - SPECIAL CONSTRUCTION: N/A
DIVISION 14- CONVEYING SYSTEMS: N/A

DIVISION 15- MECHANICAL:

1. SEE ENGINEERING DRAWINGS FOR SPECIFICATIONS AND EQUIPMENT.
2. ALL SPACES SHALL BE MECHANICALLY VENTILATED.
3. THE MECHANICAL CONTRACTOR SHALL PROVIDE FIELD SUPERVISION DURING CONSTRUCTION AND SHALL ENSURE THE PROPER OPERATION OF SYSTEMS DURING AND AFTER INSTALLATION.
4. THE G.C. SHALL PROVIDE, TO MKDA, SHOP DRAWINGS AND SUBMITTALS OF ALL EQUIPMENT FOR REVIEW AND APPROVAL.
5. MECHANICAL SYSTEM SHALL BE BALANCED AND THE BALANCING REPORTS SHALL BE SUBMITTED IN TRIPLICATE TO MKDA FOR REVIEW BY THE M.E.P. ENGINEERS.
6. THE G.C. SHALL OBTAIN FROM THE BUILDING MANAGER PERMISSION FOR ANY BUILDING SYSTEM SHUT DOWN; 72 HOUR NOTICE SHALL BE GIVEN FOR THIS REQUEST; ANY REQUIRED OVERTIME FOR BUILDING SHUTDOWN SHALL BE INCLUDED IN BID PROPOSAL.
7. DO NOT MOUNT THERMOSTATS IN WOOD, STONE, GLASS PANELING, OR FABRIC WRAPPED PANELS; THERMOSTATS SHALL NOT BE MOUNTED ABOVE HEAT RADIATING ELEMENTS; VERTICALLY ALIGN THERMOSTATS WITH LIGHT SWITCHES. HORN/STROBES AND / OR 2009 ICC/ANSI A117.1 SIGNS WERE APPLICABLE.
8. THE G.C. SHALL COORDINATE THIS WORK WITH ALL OTHER TRADES.
9. RELOCATION OF EXISTING AIR GRILLES SHALL REQUIRE THE REMOVAL OF DUCT BRANCHES BACK TO THE APPROPRIATE LOCATION.

DIVISION 16- ELECTRICAL:

ELECTRICAL:

1. THE GENERAL CONTRACTOR SHALL PROVIDE ALL REQUIRED POWER FOR TRADES.
2. THE GENERAL CONTRACTOR SHALL PROVIDE ALL REQUIRED CONNECTIONS TO TENANT SUPPLIED EQUIPMENT.
3. SEE ENGINEERING DRAWINGS FOR ELECTRICAL WIRING, CIRCUITING, SWITCHING AND EMERGENCY LIGHTING AND SPECIFICATIONS.
4. SEE ELECTRICAL AND COMMUNICATIONS PLANS FOR DEVICE AND COVER PLATE COLOR SPECIFICATION.
5. SEE ELECTRICAL AND COMMUNICATIONS PLANS FOR DEVICE AND COVER PLATE LOCATIONS AND SPECIFICATIONS.
6. GANG TYPE WALL PLATES SHALL BE USED WHERE MORE THAN ONE LIGHT SWITCH IS CALLED FOR IN A PARTICULAR LOCATION.
7. UNLESS OTHERWISE INDICATED, EXISTING DEVICES AND SWITCHES SHALL BE REPLACED WITH NEW DEVICES TO MATCH NEW SPECIFICATIONS.
8. AT VOICE/DATA LOCATIONS, THE G.C. SHALL PROVIDE 3/4" CONDUIT WITH NYLON DRAG LINE, IN WALLS, TO A BLANK JUNCTION BOX. DATA AND TELEPHONE WIRING SHALL BE BY TENANTS VENDOR, U.O.N.
9. EQUIPMENT SHALL HAVE A BAKED WHITE ENAMEL FINISH U.O.N.
10. ELECTRICAL OUTLETS ABOVE COUNTERS SHALL BE MOUNTED HORIZONTALLY 6" ABOVE COUNTER / BACKSPLASH U.O.N.
11. THE ELECTRICAL SUBCONTRACTOR SHALL COORDINATE WITH THE MILLWORKER ANY ELECTRICAL DEVICES IN CABINETRY.
12. ALL WIRING SHALL BE CONCEALED.
13. CONDUIT SHALL BE 3/4" MIN. U.O.N. AND SHALL BE SUPPORTED BY STANDOFFS WIRED TO CEILING SUPPORTS OR AS REQUIRED BY LOCAL CODES AND ORDINANCES.
14. THE GENERAL CONTRACTOR SHALL PROVIDE ELECTRICAL WIRING AND CONNECTIONS TO TENANT SUPPLIED FURNITURE SYSTEMS UPON MOVE-IN.

LIGHTING:

1. EACH LIGHT FIXTURE SHALL BE INDEPENDENTLY SUSPENDED AS REQUIRED BY CODE.
2. THE GENERAL CONTRACTOR SHALL PROVIDE ALL LAMPING FOR LIGHT FIXTURES.
3. THE GENERAL CONTRACTOR SHALL NOTIFY MKDA OF ANY CEILING / LIGHTING / DUCT WORK CONFLICTS CEILING PRIOR TO INSTALLATION.
4. EXISTING LIGHT FIXTURES SHALL BE CLEANED RE-LAMPED AND RE-BALLASTED.
5. REFER TO ARCHITECTURAL DRAWINGS FOR ITEM LOCATIONS AND QUANTITIES.
6. ACCESS PANELS SHALL BE INSTALLED AS REQUIRED FOR MECHANICAL SYSTEM ACCESS. PROVIDE SUBMITTALS TO MKDA FOR APPROVAL.
7. DOWNLIGHTS AND WALL WASHERS SHALL BE ON DIMMERS, U.O.N.

DIVISION 17- PLUMBING AND SPRINKLER:

1. THE GENERAL CONTRACTOR SHALL FURNISH AND INSTALL ALL ROUGH CONNECTIONS AND FIXTURES AS SHOWN ON OR INFERABLE FROM THE DRAWINGS, OR AS SPECIFIED HEREIN OR BOTH. ALL PLUMBING WORK SHALL BE PERFORMED BY A LICENSED PLUMBER ONLY.
2. FURNISH AND INSTALL ALL VALVES AS INDICATED ON THE DRAWINGS OR AS MAY BE REQUIRED FOR THE PROPER INSTALLATION AND CONTROL OF THE EQUIPMENT AND PIPELINES INSTALLED UNDER THIS SECTION SO THAT ANY FIXTURE, LINE OR PIECE OF EQUIPMENT MAY BE CUT OFF FOR REPAIR WITHOUT INTERFERENCE OR INTERRUPTION TO THE SERVICE OF THE REST OF THE BUILDING. ALL VALVES SHALL BE DESIGNED FOR REPACKING WHEN WIDE OPEN UNDER PRESSURE.
3. ALL EXISTING PLUMBING BEING ABANDONED SHALL BE CAPPED BEHIND EXISTING FINISHED SURFACES.
4. BEFORE BEING COVERED UP OR BUILT-IN, ALL PLUMBING SHALL BE TESTED AS REQUIRED BY ALL AGENCIES HAVING JURISDICTION OVER THE WORK.
5. ALL EQUIPMENT SHALL BE TESTED AND PLACED IN OPERATION.
6. IF CONTRACTOR IS PROVIDING ENGINEERING DRAWINGS, CONTRACTOR SHALL HIRE A LICENSED PROFESSIONAL TO PREPARE ALL PLUMBING DRAWINGS, REQUIRED FORMS AND STATEMENTS AND INSPECTIONS AS REQUIRED TO COMPLY WITH ALL BUILDING DEPARTMENT RULES AND REGULATIONS.
7. G.C. TO FURNISH AND INSTALL NEW SPRINKLER SYSTEM, U.O.N. EXISTING SPRINKLER SYSTEM TO BE REVISED. ADD NEW AND/OR RELOCATE EXISTING SPRINKLER HEADS AS REQUIRED TO ACCOMMODATE NEW LAYOUT.
8. ALL SPRINKLER HEADS SHALL BE CONCEALED FLUSH HEAD, U.O.N.
8. ALL SPRINKLER WORK SHALL COMPLY WITH ALL APPLICABLE RULES AND REGULATIONS OF THE BUILDING DEPARTMENT OF THE MUNICIPALITY IN WHICH IT IS BEING PERFORMED.

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	04-14-26	ISSUED REVIEW SET
⚠	DATE	ISSUE

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PROJECT

Riko's Pizza
124 Chatworth Ave
Larchmont, NY

NORTH ARROW

DRAWING TITLE

GENERAL NOTES

SEAL & SIGNATURE

NY LICENSE EXPIRATION DATE: 05/31/2027

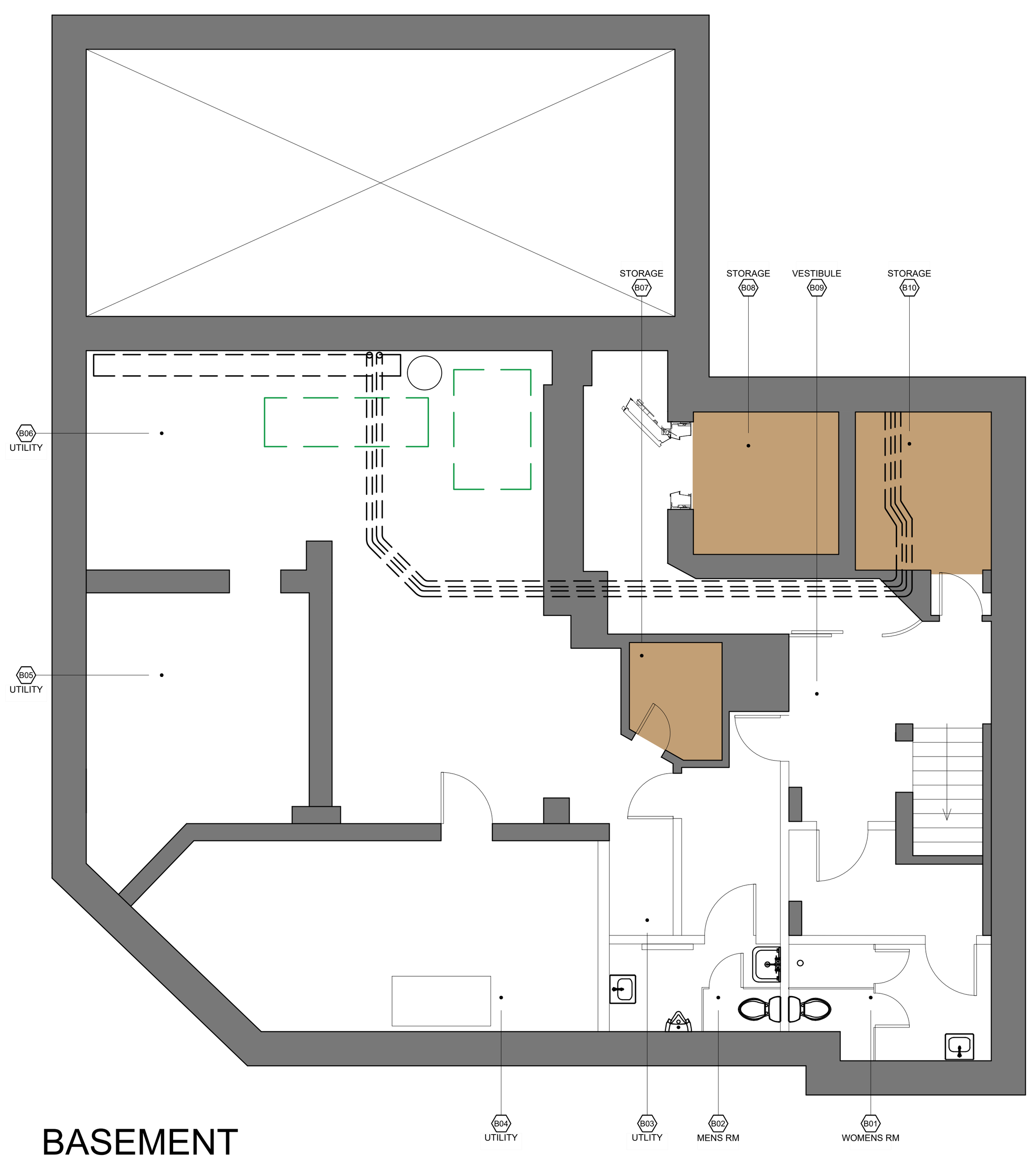
WORKING DWG. BY LB

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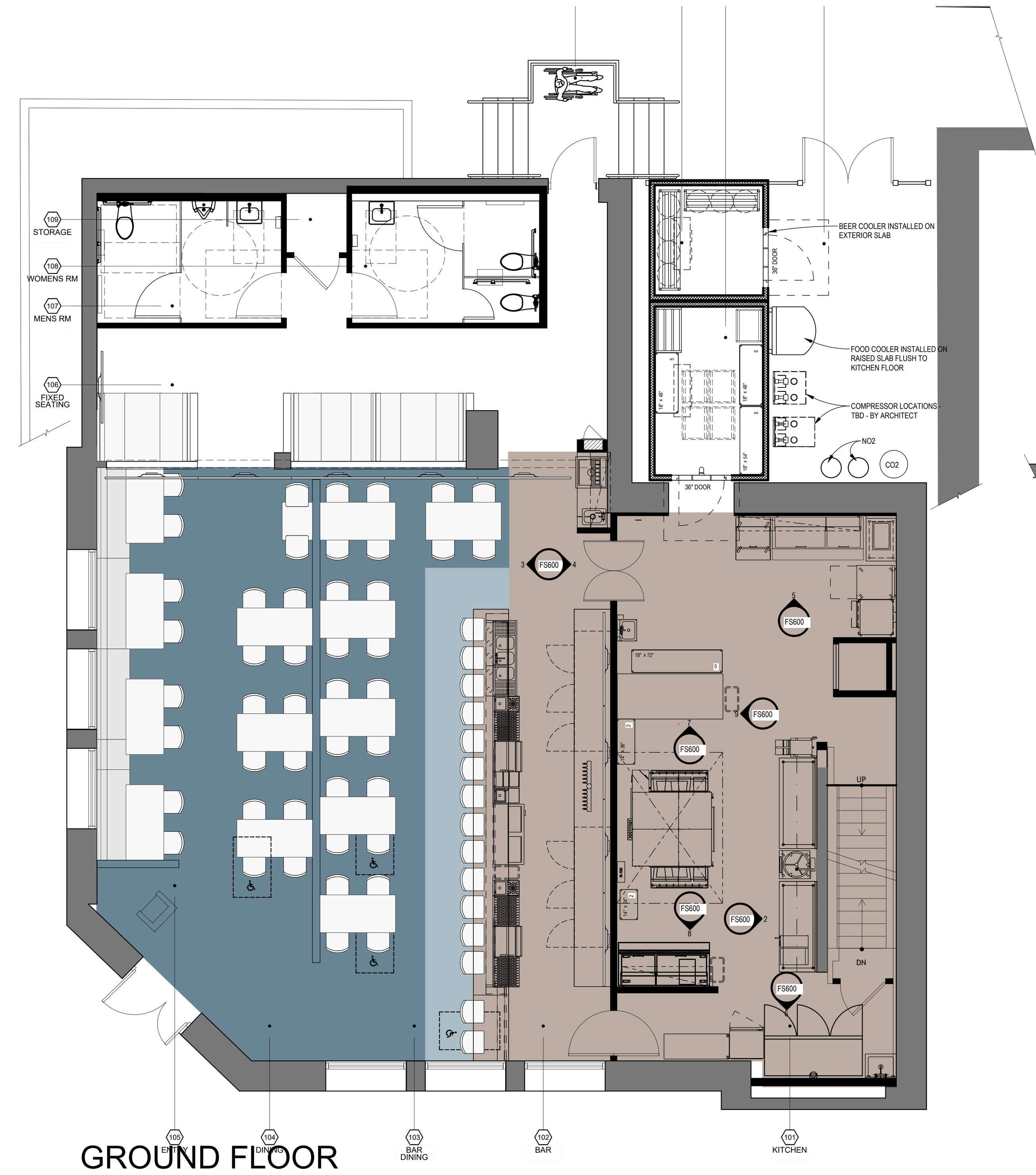
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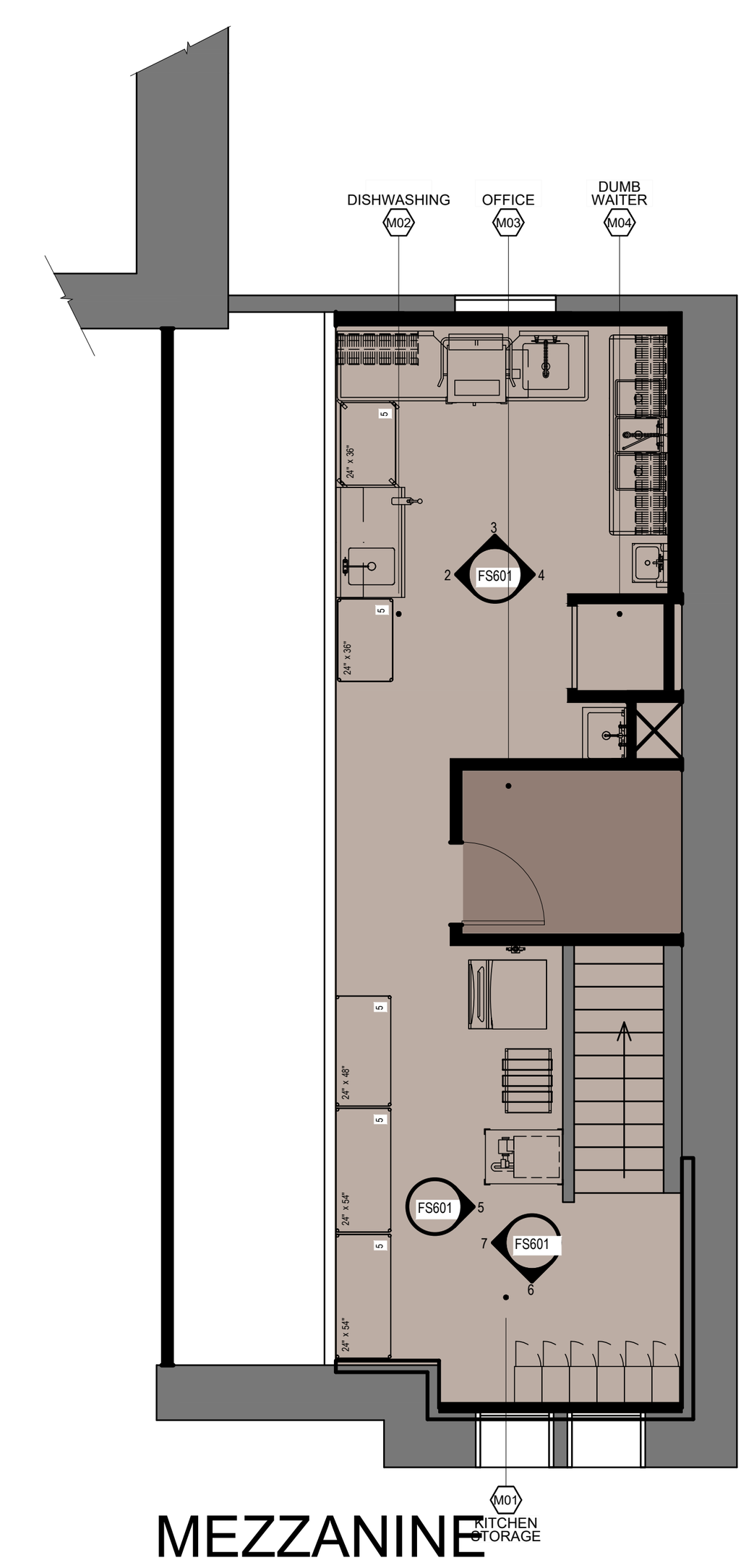
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BASEMENT



GROUND FLOOR



MEZZANINE

APPLICABLE CODES:

2025 RESIDENTIAL CODE OF NEW YORK STATE (PUBLICATION DATE: JULY 2025)
2025 BUILDING CODE OF NEW YORK STATE (PUBLICATION DATE: JULY 2025)
2025 PLUMBING CODE OF NEW YORK STATE (PUBLICATION DATE: JULY 2025)
2025 MECHANICAL CODE OF NEW YORK STATE (PUBLICATION DATE: JULY 2025)
2025 FUEL GAS CODE OF NEW YORK STATE (PUBLICATION DATE: JULY 2025)
2025 FIRE CODE OF NEW YORK STATE (PUBLICATION DATE: JULY 2025)
2025 PROPERTY MAINTENANCE CODE OF NEW YORK STATE (PUBLICATION DATE: JULY 2025)
2025 EXISTING BUILDING CODE OF NEW YORK STATE (PUBLICATION DATE: JULY 2025)
2025 EDITION OF THE UNIFORM CODE PROVISIONS FOR RAIL STATIONS (PUBLICATION DATE: JULY 2025)
ENERGY CODE - INCORPORATED PUBLICATIONS
THE AMENDED AND UPDATED EDITION OF THE ENERGY CODE INCORPORATED, BY REFERENCE, THE FOLLOWING PUBLICATIONS:

2025 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE (PUBLICATION DATE: JULY 2025)
NYS ASHRAE 90.1-2025 – NYS VERSION OF THE ENERGY STANDARD FOR BUILDINGS
EXCEPT LOW-RISE RESIDENTIAL BUILDINGS ("NYS ASHRAE 90.1-2025")

PROJECT DESCRIPTION:
CORPORATE INTERIOR BUILD-OUT FOR BUSINESS OCCUPANCY.

PROJECT SCOPE OF WORK:
THIS PROJECT CONSISTS OF ARCHITECTURAL FINISHES, MECHANICAL, AND ELECTRICAL WORK NECESSARY TO PERFORM ALL COORDINATION, DEMOLITION, REPAIR, REFINISHING, RELOCATING AND NEW CONSTRUCTION FOR THIS IMPROVEMENT.

BUILDING OCCUPANCY:
B-BUSINESS

CONSTRUCTION CLASSIFICATION:
EXISTING (TYPE IIB)

USE GROUP:
A2-RESTAURANT (FOOD & DRINK CONSUMPTION)

PROJECT AREA OF WORK:
1,617,111 SF OF RESTAURANT OCCUPANCY
1,494 SF OF KITCHEN COMMERCIAL
TOTAL AREA OF CONSTRUCTION: 3,111 SF

FIRE PROTECTION:
SPRINKLERED

EXIT ACCESS TRAVEL LIMIT TO EXIT - SPRINKLERED:
300 FEET - NFPA 101 NFPA 101 EXISTING BUSINESS OCCUPANCY 39.2.6.3
250 FEET - FCNYS - TABLE 1010.17.2

MAXIMUM DEAD END:
50 FEET - NFPA 101 EXISTING BUSNISS OCCUPANCY 39.2.5.2
50 FEET - FCNYS - TABLE 1010.17.2

COMMON PATH OF TRAVEL LIMIT:
100 FEET - NFPA 101 EXISTING BUSINESS OCCUPANCY 39.2.5.3.1
100 FEET - FCNYS - TABLE 101.17.2

PROFESSIONAL STATEMENT:
TO THE BEST OF THE KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT OF THE UNDERSIGNED REGISTERED ARCHITECT, JULIA RISO LIVINGSTON, THE PLANS AND SPECIFICATION DEPICTED ON THESE DRAWINGS ARE IN COMPLIANCE WITH THE APPLICABLE PROVISIONS OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE, AS CURRENTLY IN EFFECT.

EGRESS LEGEND

* CP / TD XX.X' — DISTANCE BETWEEN POINTS ON PLAN (IN FEET)
TD = TOTAL TRAVEL DISTANCE
CP = COMMON PATH OF TRAVEL DISTANCE
* TRAVEL PATH COMMENCEMENT POINT
● EXIT DOOR
EXIT LIGHTS
HS FIRE HORN STROBE/LIGHTS
S FIRE STROBE/LIGHTS
FE CLASS 'K' WALL HUNG FIRE EXTINGUISHER CABINET
FE RECESSED FIRE EXTINGUISHER CABINET
ACCESSIBLE SPACE

LIFE SAFETY NOTES:
A. EXISTING CONSTRUCTION TYPE XXX - UNSPRINKLERED
B. REFER TO SHEET A-300 FOR DEVICE MOUNTING HEIGHTS.
C. REFER TO MEP DWGS FOR EMERGENCY LIGHTING.
D. NO DATA OR ELECTRICAL RELOCATIONS ARE TO VIOLATE THE INTEGRITY OF THE EXISTING RATED WALLS.

OCCUPANCY TABULATION PER BCNYS 2020 CHAPTER 10 TABLE 1004.5

S.F./ RM #	NAME	OCCUPANCY	AREA	SQFT/ PERSON	OCPTNTS ALLOWED	PROVIDED
104	DINING/WAITING	ASSEMBLY	841 SF	15	57	56
106	FIXED SEATING	ASSEMBLY	N/A	# of seats	12	12
103	BAR DINING	ASSEMBLY	109	7	15	15
102	BAR/SERVICE	KITCHEN, COMMERCIAL	359 SF	200	2	2
101	KITCHEN	KITCHEN, COMMERCIAL	686 SF	200	4	4
M01/M02	MEZZ KITCHEN	KITCHEN, COMMERCIAL	449	200	3	3
M03	OFFICE	OFFICE	47 SF	150	1	1
B10	BASEMENT STOR	ACCESSORY STORAGE	75 SF	150	1	1
B08	BASEMENT STOR	ACCESSORY STORAGE	81 SF	150	1	1
B07	BASEMENT STOR	ACCESSORY STORAGE	34 SF	150	1	1
XXX	RESTROOMS	N/A				
XXX	HALLWAYS	N/A				
TOTAL SEATING ALLOWED PER SQUARE FOOTAGE:					98	97

PLUMBING FACILITIES PROVIDED BASED ON PROVIDED OCCUPANCY: PER TABLE 2902.1

PERSONS: 97	MALE 49		FEMALE 49	
LAVATORIES :	REQUIRED	PROVIDED	REQUIRED	PROVIDED
	1	1	1	1
WATER CLOSETS :	REQUIRED	PROVIDED	REQUIRED	PROVIDED
	1	2	1	2

SERVICE SINK: 1 (LOCATED IN KITCHEN)
DRINKING FOUNTAINS: WHERE RESTAURANTS PROVIDE DRINKING WATER IN A CONTAINER FREE OF CHARGE, DRINKING FOUNTAINS SHALL NOT BE REQUIRED IN THOSE RESTAURANTS. IN OTHER OCCUPANCIES WHERE DRINKING FOUNTAINS ARE REQUIRED, WATER DISPENSERS SHALL BE PERMITTED TO BE SUBSTITUTED FOR NOT MORE THAN 50% OF THE REQUIRED NUMBER OF DRINKING FOUNTAINS. AS PER SECTION 410.4 IN 2020 NYS PLUMBING CODE

EGRESS DOOR CAPACITY PER BCNYS 2025 CODE CHAPTER 10 TABLE 1005.3.2

DOOR #	DOOR SIZE	EGRESS CAPACITY
EX-1	60" CLEAR / .2 =	300 PERSONS
EX-2	32" CLEAR / .2 =	160 PERSONS

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	DATE	ISSUE
	04-14-26	ISSUED REVIEW SET

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PROJECT
Riko's Pizza
124 Chatworth Ave
Larchmont, NY

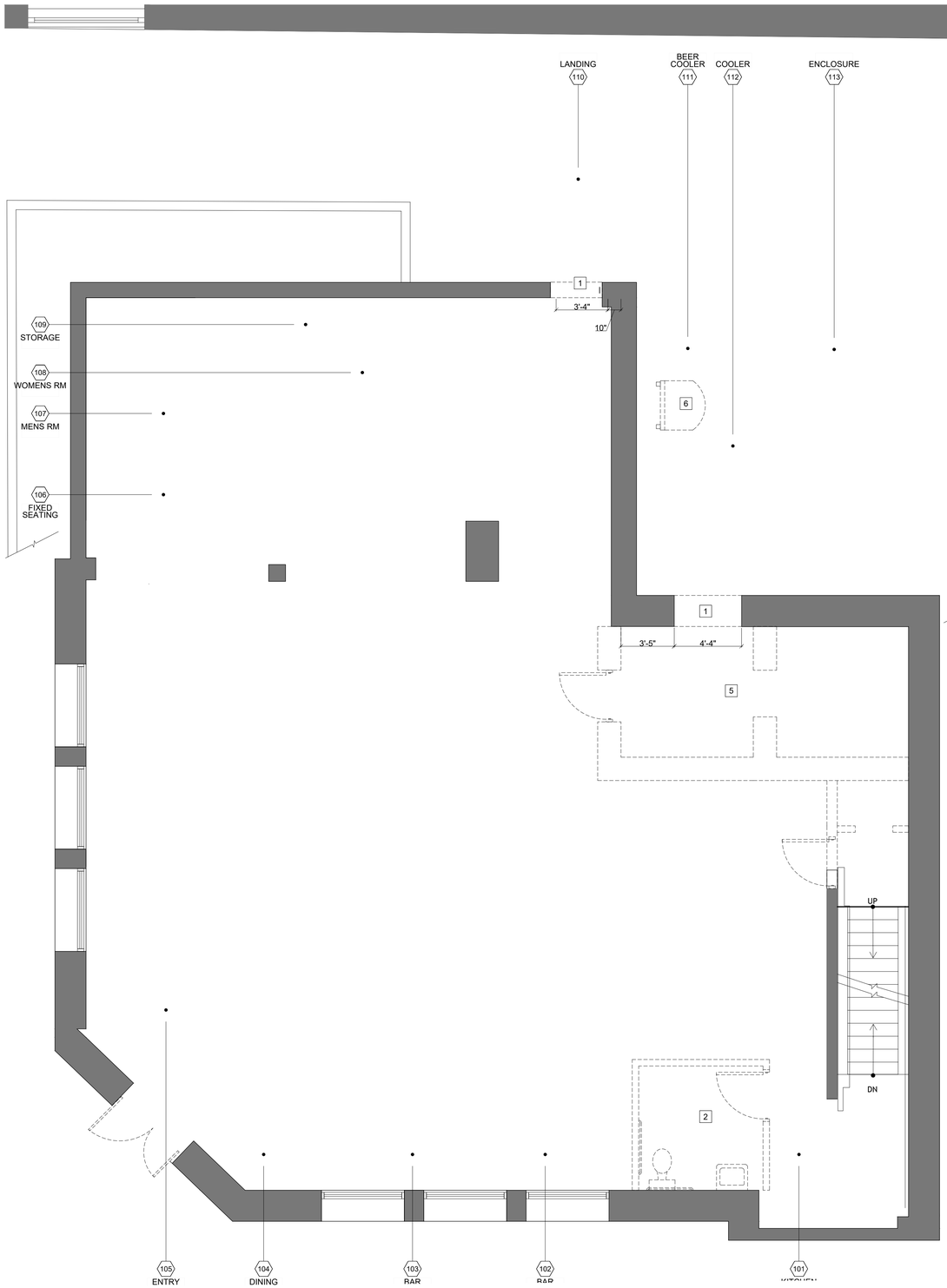
NORTH ARROW

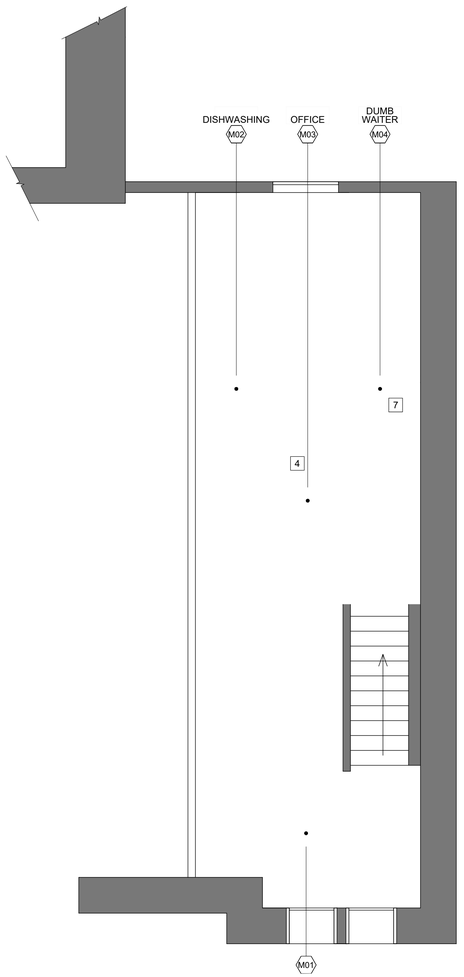
DRAWING TITLE
LIFE SAFETY PLAN

SEAL & SIGNATURE
NY LICENSE EXPIRATION DATE: 05/31/2027

WORKING DWG. BY LB
DRAWING SCALE 1/8" = 1'-0"
DRAWING NUMBER C-03

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DEMOLITION LEGEND

N.I.C.	INDICATES AREA NOT IN CONTRACT
1	INDICATES AREA OR ROOM NUMBER
	BASE BUILDING WALL AND COLUMNS TO REMAIN
	EXISTING WALL TO REMAIN
	EXISTING DOOR TO REMAIN, PROTECT THROUGHOUT PROJECT
	EXISTING WALL TO BE REMOVED
	EXISTING DOOR AND SIDELIGHT TO BE REMOVED, VERIFY TO SAVE COMPONENTS

DEMOLITION GENERAL NOTES

1. ALL DEMOLITION AND REMOVAL WORK SHALL BE COMPLETED AS INDICATED AND NOTED ON THE DRAWINGS AND AS SPECIFIED.
2. BEFORE STARTING WORK G.C. IS TO MAKE A THOROUGH EXAMINATION OF THOSE PORTIONS OF THE STRUCTURE IN WHICH THE WORK IS TO BE PERFORMED. CHECK ALL ADJOINING AND UNDERLYING LOCATIONS. REPORT TO MKDA ANY AND ALL CONDITIONS WHICH MAY INTERFERE WITH OR OTHERWISE AFFECT OR PREVENT THE PROPER EXECUTION AND COMPLETION OF THE WORK. DO NOT START THE WORK UNTIL SUCH CONDITIONS HAVE BEEN EXAMINED AND A COURSE OF ACTION MUTUALLY AGREED UPON.
3. PRIOR TO THE START OF DEMOLITION THE CONTRACTOR SHALL CALL TO THE ATTENTION OF THE OWNER ANY DAMAGE, CRACKS OR OTHER IMPERFECTIONS IN THE WORK ADJACENT TO DEMOLITION AREAS.
4. BEFORE STARTING DEMOLITION OPERATIONS, PROVIDE THE NECESSARY PROTECTION AND PROTECTIVE DEVICES WHERE REQUIRED, IN STRICT ACCORDANCE WITH OSHA RULES AND REGULATIONS.
5. TAKE NECESSARY PRECAUTIONS TO PREVENT DUST AND DIRT FROM RISING BY WETTING DEMOLISHED DEBRIS. EXCESSIVE USE OF WATER WILL NOT BE PERMITTED.
6. DEMOLISHED MATERIALS, UNLESS OTHERWISE NOTED, SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF THE SITE ON A REGULAR BASIS IN A LEGAL MANNER.
7. REPAIR AND/OR REPLACE EXISTING ITEMS NOT SCHEDULED OR NOTED TO BE DEMOLISHED, AND NOT SPECIFIED TO BE REMOVED, BUT WHICH BECOME DAMAGED DURING THE PROGRESS OF WORK. MAKE ANY AND ALL SUCH REPAIRS, REPLACEMENTS AND MODIFICATIONS TO RESTORE THE DAMAGED ITEMS TO THEIR ORIGINAL CONDITION AT THE TIME OF DAMAGE, TO SATISFACTION OF AND AT NO ADDITIONAL COST TO THE OWNER/TENANT.
8. PATCH, FILL AND/OR REPAIR ALL SURFACES DISTURBED, CUT, DAMAGED, IN NEED OF REPAIR OR MADE IMPERFECT BY ALTERATIONS OR REMOVAL WORK AND AS REQUIRED TO PREPARE SURFACES FOR NEW MATERIALS AND ARRANGEMENTS.
9. PRIOR TO DEMOLITION OF THOSE ITEMS WHICH HAVE UTILITY CONNECTIONS (WATER, GAS, ELECTRICITY, STEAM, ETC.) THE CONTRACTOR SHALL ARRANGE WITH THE OWNER TO LOCATE SHUT-OFF VALVES, PANEL BOXES AND OTHER CONTROL ELEMENTS, SO THAT WATER DAMAGE AND OTHER POTENTIALLY INCONVENIENT OR DANGEROUS SITUATIONS ARE AVOIDED.
10. G.C. IS RESPONSIBLE FOR PROVIDING TEMPORARY SUPPORT AND SHORING OF EXISTING CEILINGS, PARTITIONS, ETC. WHICH ARE TO REMAIN DURING DEMOLITION AND CONSTRUCTION.
11. G.C. IS TO REMOVE AND DISCARD ALL EXISTING INACTIVE J-BOXES, CONDUITS, WIRES, CABLES AND PIPING FROM ALL WALLS, COLUMNS AND FLOOR. VERIFY THAT CABLES WIRES ARE NOT IN USE AND DO NOT FEED THROUGH TO OTHER LOCATIONS.
12. CONTRACTOR SHALL PATCH FLOOR AS REQUIRED BY THE REMOVALS OF EXISTING PARTITIONS AND SCAR PATCH ENTIRE FLOOR SMOOTH AS REQUIRED.
13. ALL WORK IS TO BE PERFORMED BY LICENSED TECHNICIANS TO ACCOMPLISH THE WORK AS OUTLINED IN THIS SET OF DRAWINGS.
14. AFTER REMOVALS, ALL HOLES AND/OR DEFECTIVE PLASTER AND/OR GYP BOARD AT COLUMNS, FLOORS, PERIMETER AND INTERIOR PARTITIONS SHALL BE PATCHED AND LEFT FREE OF ALL ROUGHNESS AND IRREGULARITIES.
15. DO NOT SCALE DRAWING.
16. AS PART OF CONTRACT WORK, ELECTRICAL CONTRACTOR IS TO FURNISH AND INSTALL TEMPORARY LIGHT AND POWER TO THE SPACE AT THE RATE OF 1 LIGHT PER 100 SQ. FEET AND 1 ELECTRICAL OUTLET PER 200 SQ. FT. (BUILDING RENTABLE AREA GOVERNS)
17. ANY EXISTING FIRE ALARM EQUIPMENT AND WIRING TO REMAIN OPERATIONAL DURING CONSTRUCTION.
18. SMOKE AND FLAME SPREAD FOR INTERIOR WALLS AND CEILINGS PER ASTM E-84 AND PER THE NYS BC 803. CLASS C FINISHES REQUIRED FOR "B" OCCUPANCIES PER NYS BC SECTION 803 TABLE 803.5.
19. THERMAL AND ACOUSTIC INSULATION SHALL COMPLY WITH NYS BC AND ASTM E-84.
20. VERIFY WITH EQUIPMENT VENDORS SPECIAL EQUIPMENT NEEDS PRIOR TO CONSTRUCTION.

DEMOLITION KEYED NOTES

STANDARD DEMO NOTES

**ALL DEMO TO BE REVIEWED BY STRUCTURAL ENGINEER PRIOR TO DEMOLITION.

1. EXISTING CMU/MASONRY WALL TO BE REMOVED FOR NEW DOOR OPENING. SEE STRUCTURAL DWGS FOR MORE INFO.
2. ALL EXISTING PLUMBING TO BE REMOVED. PATCH CONCRETE SLAB AS REQUIRED.
3. REMOVE EXISTING MECHANICAL EQUIPMENT ON MEZZANINE LEVEL IN IT'S ENTIRETY.
4. REMOVE ALL EXISTING FLOOR FINISHES. CLEAN, SMOOTH, AND PREPARE SUBFLOOR TO RECEIVE FUTURE TENANT FLOORING INSTALLATION. APPLY SEALER TO NEUTRALIZE ANY RESIDUAL MASTIC OR ADHESIVE AND PREVENT BLEED-THROUGH INTO NE FINISH FLOORING.
5. DISSEMBLE, REMOVE, AND DISCARD IN ITS ENTIRELY THE EXISTING CONCRETE BANK VAULT & VAULT DOOR.
6. REMOVE AND SAVE FOR REUSE THE EXISTING ROOF LADDER.
7. REMOVE FLOOR SLAB FOR NEW DUMB WAITER. SEE CONSTRUCTION PLAN AND STRUCTURAL DWGS FOR MORE INF

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1	DATE	ISSUE

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PROJECT

Riko's Pizza
124 Chatworth Ave
Larchmont, NY

NORTH ARROW

DRAWING TITLE

DEMOLITION PLAN

SEAL & SIGNATURE

NY LICENSE EXPIRATION DATE: 05/31/2027

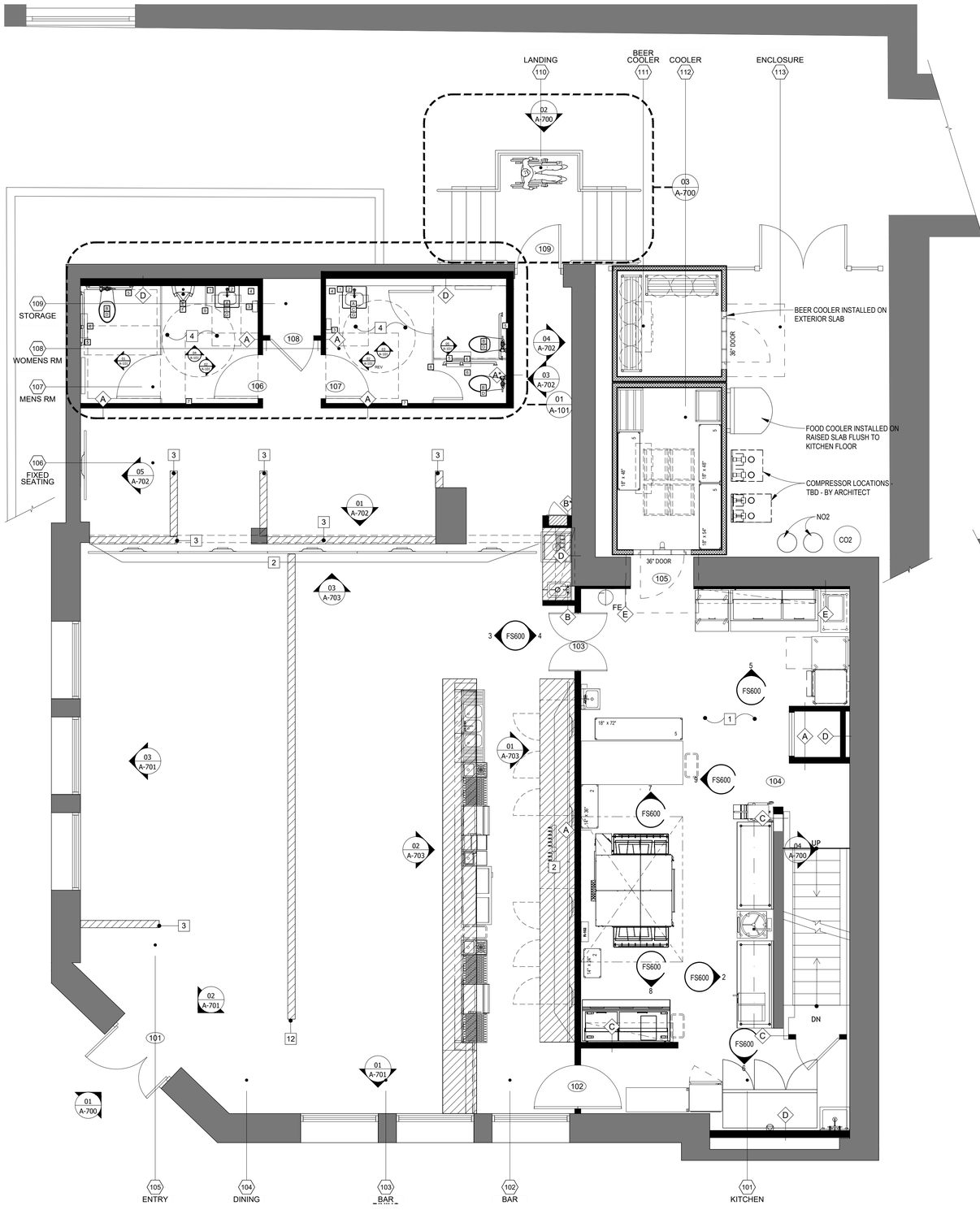
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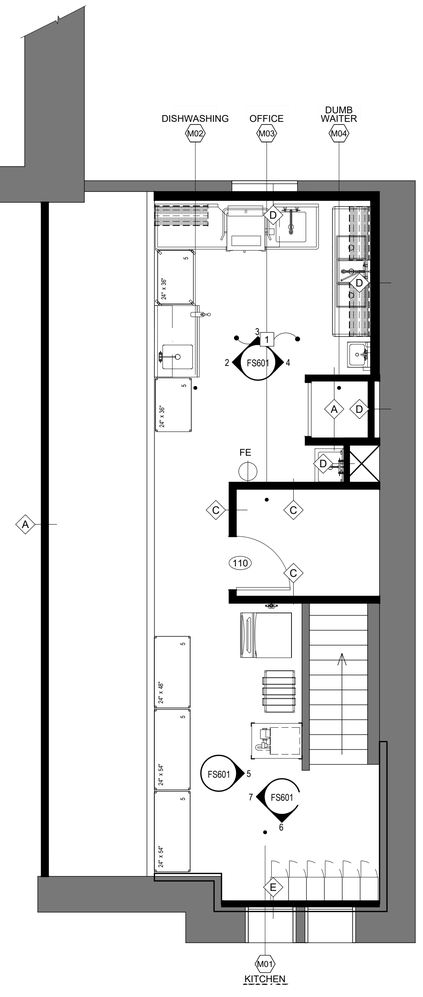
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CONSTRUCTION LEGEND

- N.I.C. — INDICATES AREA NOT IN CONTRACT
- 1 — INDICATES AREA OR ROOM NUMBER
- BASE BUILDING CMU WALLS & COLUMNS TO REMAIN
- EXISTING WALLS TO REMAIN. PATCH ANY IRREGULARITIES OR DAMAGE FROM CONSTRUCTION AND/OR DEMOLITION.
- ALIGN SURFACES
- X — ELEVATION NUMBER
- X-X — ELEVATION SYMBOL
- 1234 — DRAWING SHEET NUMBER
- DOOR NUMBER; REFER TO DOOR SCHEDULES
- MILLWORK — NEW MILLWORK (SEE FINISH PLAN AND DETAIL SHEETS)
- FE — NEW FIRE EXTINGUISHER CABINET BY:
  MFG: LARSONS
  MODEL: 2409-RI-SOLID-AL-FLAT TRIM
  NOTE: TYPE A DECAL TO BE PROVIDED FOR INSTALLATION AT JOBSITE
  NOTE: PRIME AND PAINT CABINET - SEE FINISH PLAN FOR MORE INFO.
- FE — WALL MOUNTED FIRE EXTINGUISHER - CLASS 'K' RATED

CONSTRUCTION NOTES

1. ALL DIMENSIONS ARE FROM FINISHED FACE TO FINISHED FACE UNLESS OTHERWISE NOTED.
2. ALL CONTRACTORS AND SUBS ARE TO VISIT THE SITE & FORMULATE A WORK PLAN TO ACHIEVE HIGH QUALITY DESIGN STANDARDS PRIOR TO BIDDING JOB (ie. TYPE OF DOORS, WOOD BASE, ETC.). ANY ADDITIONAL COSTS WILL BE CONTRACTOR'S RESPONSIBILITY TO ACHIEVE END RESULT OF WORK.
3. CONTRACTOR IS RESPONSIBLE TO PRESENT A PRE-CONSTRUCTION PUNCH LIST TO BUILDING OWNER PRIOR TO COMMENCEMENT OF CONSTRUCTION, (WITH PHOTOS AS REQUIRED) ANY DAMAGES NOT LISTED WILL BE THE SOLE RESPONSIBILITY OF CONTRACTOR.
4. GENERAL CONTRACTOR TO FURNISH & INSTALL ALL BLOCKING FOR ALL WALL MOUNTED ITEMS.
5. CONTRACTOR TO FURR OUT EXIST'G PARTITIONS AS REQ'D. WHERE NEW ELEC. WORK IS REQ'D @ CORE PARTITION OR TO MAKE EXISTING WALLS PLUMB, LEVEL & SMOOTH.
6. PATCH GYPSUM BOARD PARTITIONS SMOOTH AT ALL REMOVALS.
7. WHERE THE TERM "MIN." PRECEDES A DIMENSION & DIMENSION CANNOT BE ACHIEVED CONTACT MKDA PRIOR TO FABRICATION. GENERAL CONTRACTOR TO INSPECT AND VERIFY THAT ALL EXISTING DEMISING PARTITIONS COMPLY WITH CODE. IF EXISTING DEMISING PARTITIONS DO NOT COMPLY, CONTRACTOR TO UPGRADE TO MEET CURRENT CODES. ALL COSTS TO BE INCLUDED IN CONTRACTOR'S PROPOSAL.
8. CONTRACTOR IS TO PROVIDE GREEN BD. AT ALL WET WALL LOCATIONS.
9. PROVIDE WALL THICKNESS AS REQ'D FOR FULLY RECESSED ELEC. PANEL.
10. PROVIDE WALL FURR OUT AS REQ'D FOR FULLY RECESSED PLUMBING, ELECTRICAL WIRING, CONDUITS & J-BOXES.
11. G.C. IS TO PLASTER PATCH AND SKIM COAT ALL EXISTING WALLS AND COLUMNS AS REQUIRED TO PROVIDE A SMOOTH AND LEVEL SURFACE FOR NEW FINISH. G.C. IS TO LAMINATE WALL IF REQUIRED.
12. CONTRACTOR IS RESPONSIBLE FOR FIRESTOPPING ALL SLAB PENETRATIONS (NEW OR EXISTING) IN ORDER TO MAINTAIN FIRE RATINGS AS REQUIRED.
13. G.C. TO FURNISH MATERIAL DATA APPLICATION SHEETS FOR ANY & ALL PRODUCTS OR ASSEMBLIES USED FOR FIRESTOPPING.
14. GENERAL CONTRACTOR WILL REMOVE ALL DEBRIS & BROOM SWEEP PREMISES AT THE END OF EACH WORK DAY.
15. DOORS, FRAMES & HARDWARE WITHIN UL RATED PARTITIONS SHALL CARRY THE NECESSARY APPROPRIATE LABEL i.e. 3/4"HR @ 1HR PARTITION.
16. ARCHITECT SHALL APPROVE THE COMPLETE PARTITION LAYOUT (FLOOR TRACKS ONLY) BEFORE CONSTRUCTION MAY CONTINUE.
17. GENERAL CONTRACTOR TO PATCH/REPAIR ANY CRACKS, DEVIATIONS, DIVOTS & ROUGH SURFACES ON SLAB.
18. GENERAL CONTRACTOR TO FURNISH ALL ROUGH PLUMBING & FINAL HOOK-UPS FOR ALL PLUMBING FIXTURES.
19. GENERAL CONTRACTOR SHALL PROVIDE ANY ACCESS PANELS, IF REQUIRED FOR ELECTRICAL, MECHANICAL, PLUMBING AND/OR DRAINAGE PIPES. LOCATION(S) AND SIZES(S) TO BE APPROVED BY THE ARCHITECT & ENGINEER PRIOR TO INSTALLATION.
20. WHERE NEW GYPSUM BOARD PARTITIONS ABUT EXISTING COLUMNS, CARRY GYPSUM BOARD OVER THE FACE OF THE COLUMN.
21. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR TAPING & SPACKLING OF NEW GYPSUM BOARD INSTALLED, AS WELL AS PATCHING & REPAINTING ALL WALLS, CEILINGS & COLUMNS TO REMAIN AS EXISTING, U.O.N. NOTE: NEW CUT-OUTS FOR ELECTRICAL DEVICES MUST BE PROPERLY TAPED AND/OR SPACKLED TO INSURE COMPLETE COVERAGE OF OPENINGS BY DEVICE PLATES.
22. PROVIDE INSULATION R-19 AT EXT. WALLS. EXISTING INSULATION AT ROOF CAVITY. CONTRACTOR TO VERIFY INTEGRITY OF ANY EXISTING INSULATION.
23. PROVIDE 4" CONCRETE SLAB OVER 4" A.B.C TO BE FLUSH WITH EXISTING CONCRETE STEM WALL. DOWEL INTO EXISTING STEM SLAB #4 IN EPOXY FILLED HOLE @ 24" O.C.
24. CONTRACTOR TO FILL IN GAPS AT ALL WINDOWS.
25. SMOKE AND FLAME SPREAD FOR INTERIOR WALLS AND CEILINGS PER ASTM E-84 AND PER THE NYS BC 803. CLASS C FINISHES REQUIRED FOR "B" OCCUPANCIES PER NYS BC SECTION 803 TABLE 803.5.
26. THERMAL AND ACOUSTIC INSULATION SHALL COMPLY WITH NYS BC AND ASTM E-84

CONSTRUCTION PLAN KEYED NOTES

1. PROVIDE REQUIRED FLOOR DRAINS IN THE KITCHEN AREA PER LOCAL JURISDICTION. SEE MEP PLANS FOR MORE INFO.
2. PROVIDE REQUIRED IN WALL BLOCKING FOR WALL MTD TVS. COORDINATE WITH ELEVATION FOR ADDITIONAL INFORMATION.
3. PROVIDE LOW MILLWORK WALL. SEE ELEVATIONS FOR HEIGHT. AND DETAIL 03/A-800 FOR MORE INFO.
4. PROVIDE BLOCKING FOR MOUNTING OF BATHROOM ACCESSORIES. SEE A-101 FOR MORE INFO.
5. NEW MOP SINK WITH STAINLESS STEEL SPLASH GUARD. SEE FOOD SERVICE DWGS FOR SPEC.
6. PROVIDE 3' WIDE X 26" DEEP CAMBRIA QUARTZ FLIP TOP THIS LOCATION AT 36" A.F.F. REFER TO MILLWORK ELEVATIONS ON SHEET IA-5.
7. EXISTING STAIRS TO REMAIN. GC TO VERIFY STAIR TREADS TO BE MIN 11" DEEP,
8. WRAP EXISTING COLUMNS IN WD-1
9. REFER TO DETAIL XX/A-XXX FOR STAIR DETAIL.
10. REFER TO DETAIL XX/A-XXX FOR COMPLIANT STAIR DETAIL.
11. SEE ELEVATION SHEET A-XXX FOR ADA-COMPLIANT SIGNAGE.
12. PROVIDE LOW MILLWORK AND GLASS WALL. SEE ELEVATIONS

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WALL TYPES

- A — NEW FULL HEIGHT PARTITION: 3 5/8" 20 GA. METAL STUDS AT 16" O.C. WITH (1) LAYER OF ⅝" GYPSUM BOARD ON EACH SIDE. FILL CAVITY WITH 2½" MINERAL FIBER ACOUSTICAL CONTROL INSULATION. PARTITION SHALL RUN FROM SLAB TO UNDERSIDE OF SLAB. SEE WALL SECTION TYPE 'A' ON SHEET A-600.
- A* — NEW FULL HEIGHT PARTITION: SAME AS TYPE 'A' BUT WITH MIN 6" WIDTH TO ACCOMODATE PLUMBING AND/OR ELECTRICAL PANELS
- B — NEW LOW HEIGHT PARTITION: 2 ½" 20 GA. METAL STUDS AT 16" O.C. WITH (1) LAYER OF ⅝" GYPSUM BOARD EACH SIDE. SEE ELEVATIONS FOR HEIGHT OF PARTITIONS. SEE WALL SECTION TYPE 'B' ON SHEET A-600.
- B* — NEW FULL HEIGHT PARTITION: SAME AS TYPE 'B' BUT WITH MIN 6" WIDTH TO ACCOMMODATE RECESSED FIRE EXTINGUISHER CABINET
- C — NEW FULL HEIGHT PARTITION: 2½" 20 GA. METAL STUDS AT 16" O.C. WITH (1) LAYER OF ⅝" GYPSUM BOARD EACH SIDE. GYPSUM BOARD SHALL RUN FROM SLAB TO 6" ABOVE FINISHED CEILING. SEE WALL SECTION TYPE 'C' ON SHEET A-600. MATCH ADJACENT WALL THICKNESS.
- D — NEW FURRING PARTITION: 3⅝" 20 GA. METAL STUDS AT 16" O.C. EXTENDING FROM SLAB TO SLAB WITH ⅝" GYPSUM BOARD EXTENDING FROM SLAB TO 6" ABOVE FINISHED CEILING ON ONE SIDE ONLY. BUILD WALLS TIGHT TO PLUMBING WHERE APPLICABLE. SEE WALL SECTION TYPE 'D' ON SHEET A-600.
- E — NEW FURRING PARTITION: 1 5/8" 20 GA. FURRING STRIPS AT 16" O.C. EXTENDING FROM SLAB TO SLAB WITH ⅝" GYPSUM BOARD EXTENDING FROM SLAB TO 6" ABOVE FINISHED CEILING. PROVIDE 1" XPS CONTINUOUS AND ½" AIR SPACE. SEE DETAIL TYPE 'E' ON SHEET A-600.

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PROJECT

Riko's Pizza
124 Chatworth Ave
Larchmont, NY

NORTH ARROW

DRAWING TITLE: CONSTRUCTION PLAN

SEAL & SIGNATURE

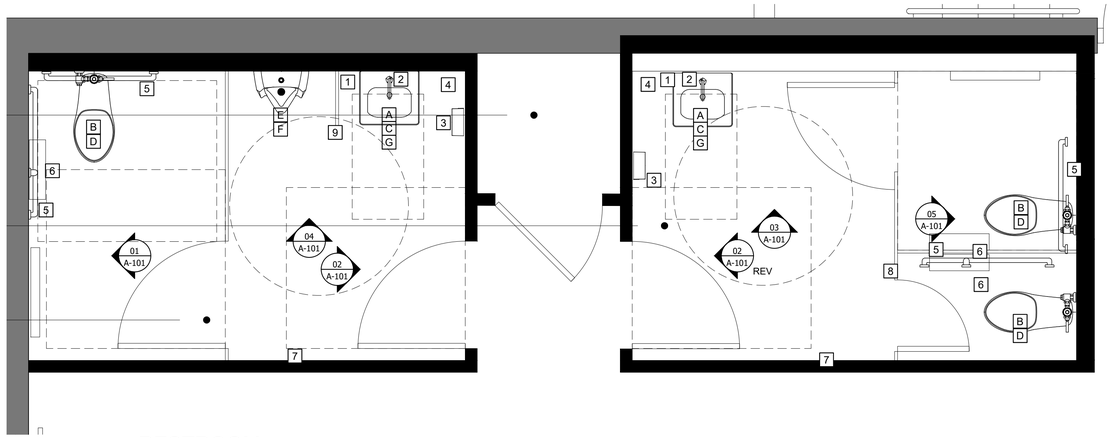
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01 RESTROOM DETAIL PLAN
SCALE: 1/2 "=1'-0"

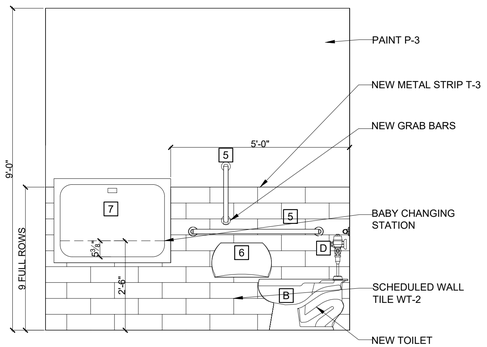
PLUMBING SCHEDULE

TAG	TYPE	MANUFACTURER	STYLE / MODEL	FINISH	NOTES / REMARKS
A	WALL MOUNT LAVATORY	GERBER	PLYMOUTH GOO12314	WHITE	WALL HUNG SINK
B	TOILET	KOHLER	HIGHCLIFF K-96057	WHITE	SEAT INCLUDED
C	FAUCET	SLOAN	SF-2300-PLG-TEE-CP 0.35GPM-MLM-FCT	POLISHED CHROME	INCLUDE ALL REQUIRED PARTS AND ACCESSORIES FOR A COMPLETE INSTALLATION
D	FLUSHOMETER	SLOAN	ROYAL 110-3.5-CP-TP-YK	POLISHED CHROME	
E	URINAL	KOHLER	BARDON K-4991-ETSS	WHITE	
F	FLUSHOMETER	SLOAN	ROYAL 180-1.0-CP	POLISHED CHROME	
G	LAVGUARD	IPS CORP/TRUEBRO	LAV GUARD 2	WHITE	SIZE PER PIPING. INCLUDE ALL REQUIRED ACCESSORIES FOR A COMPLETE INSTALLATION

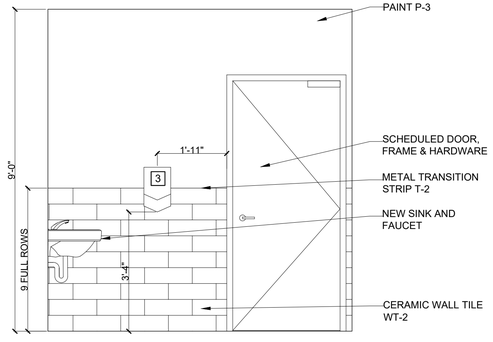
PLUMBING ACCESSORIES SCHEDULE

TAG	TYPE	MANUFACTURER	STYLE / MODEL	FINISH	NOTES / REMARKS
1	SOAP DISPENSER	ASI	0362-41	MATTE BLACK	MOUNT PER ADA CODE PER MANUFACTURER'S DIRECTIONS
2	MIRROR	ASI	0600-1836-41	MATTE BLACK	
3	HAND DRYER	DYSON	AIRBLADE V 307172-01	SPRAYED NICKEL	MOUNT PER ADA CODE PER MANUFACTURER'S DIRECTIONS
4	FREE STANDING WASTE RECEPTACLE	KOHLER	K-20941-BST	BLACK STAINLESS	BLACK
5	GRAB BAR	BOBRICK	B-9806-MBLK SERIES	MATTE BLACK	42", 36" SEE SHEET G-02 FOR SIZES AND LOCATIONS
6	TOILET TISSUE DISPENSER	SAN JAMAR	R4090TBKSS TWIN JBT 9"	BLACK/STAINLESS	DOUBLE ROLL
7	BABY CHANGING STATION	ASI	9026-41	MATTE BLACK	MOUNT PER ADA CODE PER MANUFACTURER'S DIRECTIONS
8	TOILET PARTITIONS	ASI	BLACK CORE PHENOLIC CORE FLOOR MTD PARTITIONS	GRAPHITE 2150	
9	URINAL SCREEN	ASI	BLACK CORE PHENOLIC CORE WALL MTD PARTITION	GRAPHITE 2150	

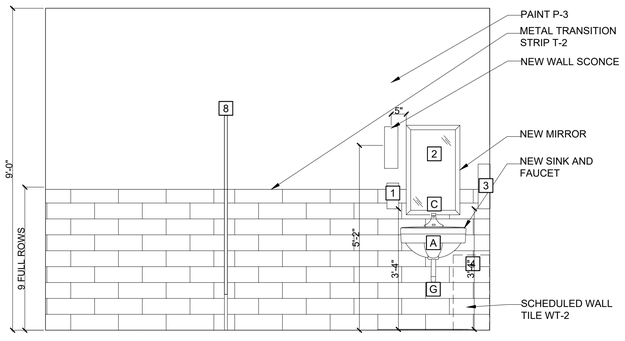
NOTE: PROVIDE SOLID FIRE RESISTANT WOOD BLOCKING IN WALLS FOR ALL SURFACE MOUNTED TOILET ROOM ACCESSORIES (CHECK WITH MANUFACTURER FOR REQUIRED BLOCKING)
NOTE: SEE SHEET C-03 FOR MOUNTING HEIGHT FOR PLUMBING FIXTURE AND ACCESSORIES



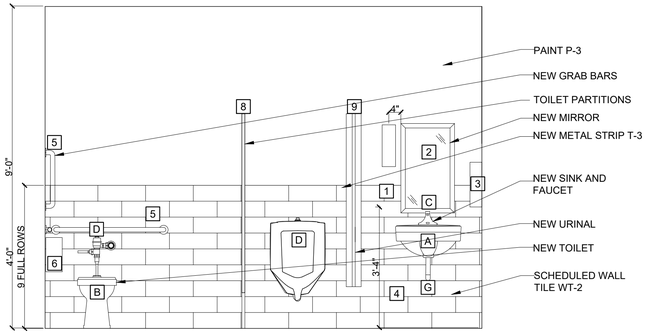
01 RESTROOM ELEVATION
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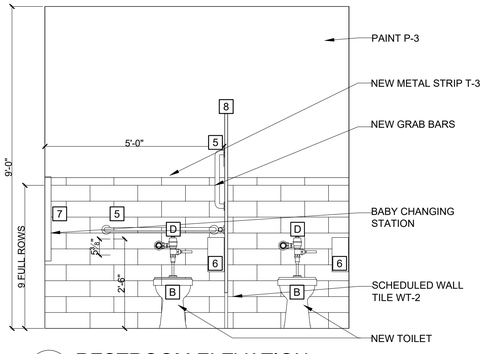
02 RESTROOM ELEVATION
SCALE: 1/2 "=1'-0"



03 WOMENS RM ELEVATION
SCALE: 1/2 "=1'-0"



04 MENS RM ELEVATION
SCALE: 1/2 "=1'-0"



05 RESTROOM ELEVATION
SCALE: 1/2 "=1'-0"

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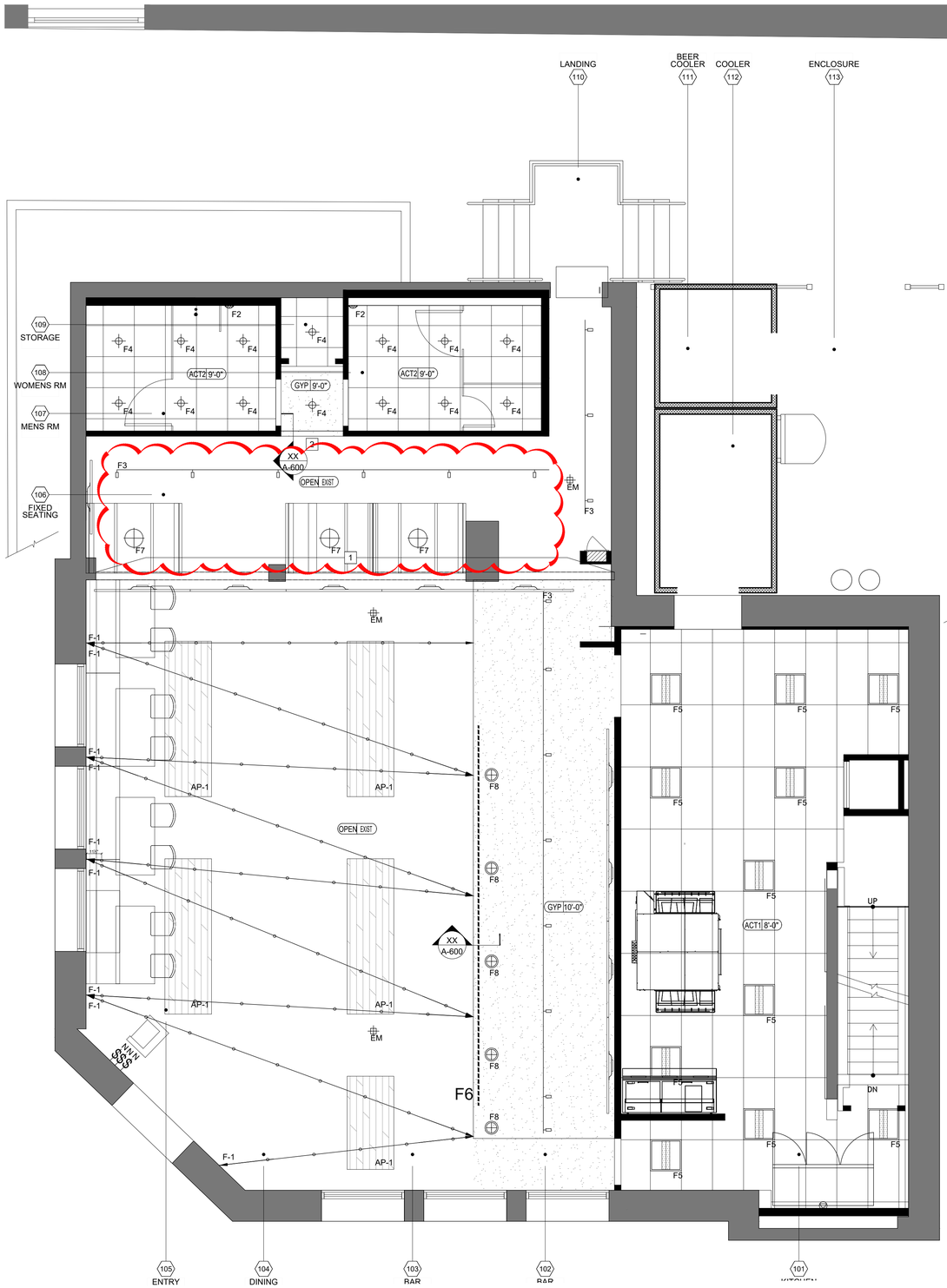
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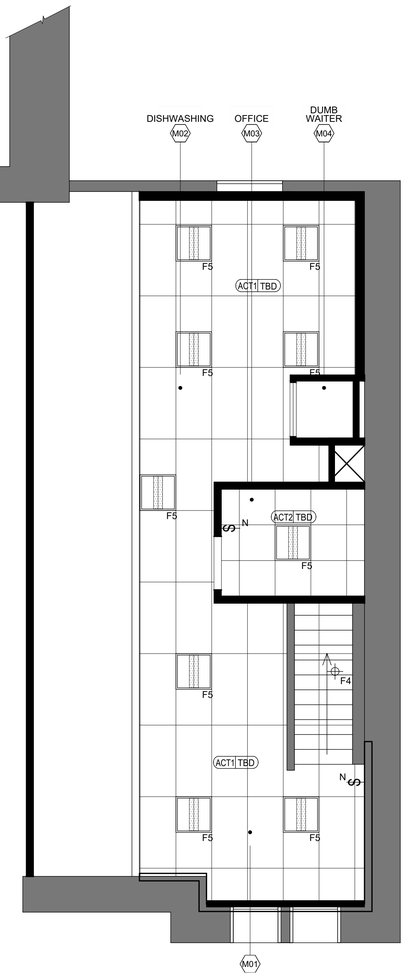
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REFLECTED CEILING LEGEND

- 1 — INDICATES AREA OR ROOM NUMBER
- BASE BUILDING WALL & COLUMNS TO REMAIN
- ALIGN SURFACES
- NL/EM — SEE MEP ENGINEERING PLANS FOR EMERGENCY LIGHT FIXTURE SPECIFICATIONS AND LOCATIONS.
- $ — NEW "DECORA" WHITE WALL SWITCH. NUMBER "3" DIGIT DENOTES "3 WAY" SWITCHING. 'E' DENOTES "EXISTING" 'R' DENOTES "RELOCATED"
- D — NEW DIMMING WHITE WALL SWITCH. 'E' DENOTES "EXISTING" 'R' DENOTES "RELOCATED"
- INDICATES CEILING TYPE
- XX 8'-6" — INDICATES CEILING HEIGHT
- SEE MEP ENGINEERING DRAWINGS FOR SPECIFICATIONS AND FINAL LOCATIONS. SHADING INDICATES ILLUMINATED SIDE. LOCATE ON CENTER OF TILE AND CLEAR DOOR SWING. ARROW INDICATES EGRESS DIRECTION. WALL MOUNTED OR PROVIDE STEM AS NECESSARY FOR OPEN CEILING AREAS.
  VERIFY FINAL LOCATION IN FIELD.
  MANUF: COOPER
  STYLE: RECESSED SCX SERIES
  MODEL: SCX-7-D-R

REFLECTED CEILING LEGEND CONT.

- ACT1(X'-X") — NEW KITCHEN CEILING TILE AND GRID:
  MANUF: ARMSTRONG
  SIZE: 2X4
  TILE: KITCHEN ZONE SQUARE LAY IN 672
  GRID: ARMSTRONG PRELUDE XL #7300 SERIES 15/16" WHITE
  HEIGHT: TO BE DETERMINED IN THE FIELD
- ACT2(X'-X") — NEW ACOUSTICAL CEILING TILE AND GRID:
  MANUF: ARMSTRONG
  SIZE: 2X2
  STYLE: CIRRUS 589 BEVELED TEGULAR
  COLOR: GREY STONE
  GRID: 9/16" SUPRAFINE GREY STONE 7500 SERIES
- OPEN — INDICATES OPEN CEILING TO STRUCTURE ABOVE. PAINT P-2
- AP-1 — ACOUSTICAL PANEL:
  MANUF: KIREI - OR EQUAL
  STYLE: 12MM PET PANEL
  COLOR: 447 SLATE
  NOTE: SEE PLAN FOR SIZES
- GYP 0'-0" — NEW PAINTED 5/8" GYP. BOARD CEILING WITH ALL REQUIRED FRAMING.

REFLECTED CEILING NOTES

1. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS & COORDINATE PROPOSED NEW CEILING WORK/SCOPE. CEILING HEIGHTS ARE TO BE V.I.F. & COORDINATED WITH MECHANICAL SYSTEM(S) & ENGINEERING DOCUMENTS. REPORT DISCREPANCIES & CONFLICTS WITH ARCHITECT PRIOR TO ANY INSTALLATION.
2. MECHANICAL CONTRACTOR MUST SUBMIT ALL SHOP DRAWINGS TO ARCHITECT FOR APPROVAL BY MECHANICAL ENGINEER PRIOR TO FABRICATION.
3. AIR CONDITIONING DIFFUSERS, REGISTERS, RETURN-AIR GRILLES, EXHAUST FANS & ACCESS PANELS SHALL BE SIZED & LOCATED BY HVAC ENGINEER & SUBMITTED TO ARCHITECT VIA SHOP DRAWING & CUT SHEETS FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
4. INTERIOR SPACES SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH ADMINISTRATIVE CODE. PLANS SHOWING MECHANICAL VENTILATION SYSTEM WILL BE FILED IN ACCORDANCE WITH THE RULES OF THE DEPARTMENT OF BUILDINGS. OPENINGS & GRILLE LOCATIONS & SIZES SHALL BE DETERMINED BY THE ENGINEER & APPROVED BY ARCHITECT PRIOR TO INSTALLATION.
5. ALL HVAC DIFFUSERS & REGISTERS IN ALL AREAS SHALL BE SET AS PER ARCHITECT'S REFLECTED CEILING PLAN OR AS PER REVISED AND/OR APPROVED SHOP DRAWING. GENERAL CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN SHOP DRAWINGS & ARCHITECT'S PLANS PRIOR TO INSTALLATION OF LIGHTS AND CEILINGS.
6. PROVIDE THE NECESSARY FRAMING TO PROVIDE THE CEILING HEIGHTS AS SHOWN ON DRAWINGS.
7. ALL SWITCHING TO BE STRAIGHT LINED GANGED TOGETHER WHEREVER POSSIBLE.
8. ALL HVAC DIFFUSERS, RETURN AIR-GRILLES ETC. TO BE CENTERED IN CEILING TILES, U.O.N.
9. ALL DOWNLIGHTS TO BE CENTERED ON CEILING TILES, U.O.N.
10. LOCATIONS ARE INDICATED FOR REVIEW & APPROVAL BY THE ENGINEER & BY ALL LOCAL AUTHORITIES HAVING JURISDICTION. FINAL LAYOUT SHALL BE SHOWN ON SHOP DRAWINGS TO BE SUBMITTED TO ARCHITECT FOR APPROVAL BY ENGINEER.
11. CONTRACTOR TO PROVIDE NIGHT LIGHTS AND EMERGENCY LIGHTS AS REQUIRED BY CODE AS PER ENGINEERING DRAWINGS.
12. NOTE: ELECTRICAL WORK IS NOT FILED UNDER THIS APPLICATION.
13. ALL NEW CEILING GRID FIELDS ARE CENTERED IN ROOM (U.O.N.) CONTRACTOR TO MAXIMIZE CEILING HEIGHTS IN INTERIOR SPACES.
14. CONTRACTOR TO VERIFY, COORDINATE & PROVIDE SWITCHING AS REQUIRED TO ACHIEVE PROPER CIRCUITING.
15. CONTRACTOR SHALL CAULK ALL CEILING MOLDING/PARTITION JOINTS PRIOR TO PAINTING OPERATIONS.
16. CONTRACTOR IS TO ENSURE THAT ALL DIFFUSERS, RETURNS, LIGHT FIXTURES (NEW & EXISTING) & ALL ASSOCIATED DEVICES ARE FULLY COMPATIBLE WITH CEILING GRID SYSTEM (TYP).
17. GENERAL CONTRACTOR TO PROVIDE A BALANCING REPORT & TEMPERATURE REPORT SHOWING ALL VELOCITIES & TEMPERATURES OF ALL AIR DIFFUSERS. THIS BALANCING REPORT SHALL BE PREPARED BY AN INDEPENDENT BALANCING COMPANY APPROVED BY THE "INDEPENDENT AIR BALANCING COUNCIL". REPORT TO BE PROVIDED TO ARCHITECT & OWNER.

REFLECTED CEILING KEYED NOTES

1. EXISTING HEADER TO REMAIN. WRAP IN WD-1/ SEE ELEVATIONS FOR SCOPE.
2. NEW GYP BD HEADER. CLAD IN WD-1. SEE ELEVATION XX/Z-XXX FOR SCOPE.
3. ALL EXISTING LIGHTING AND SWITCHING IN BASEMENT TO REMAIN.

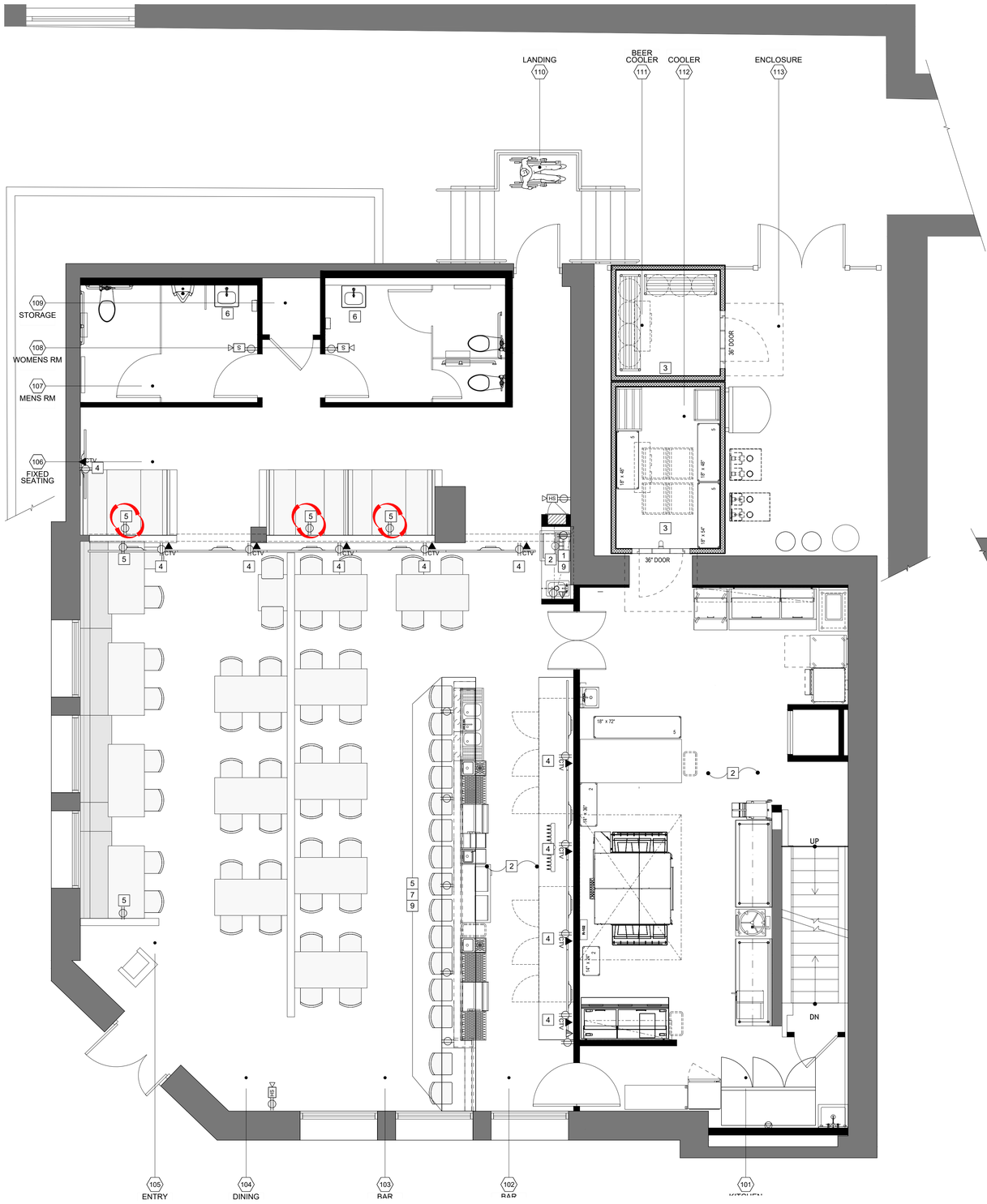
LIGHTING SCHEDULE

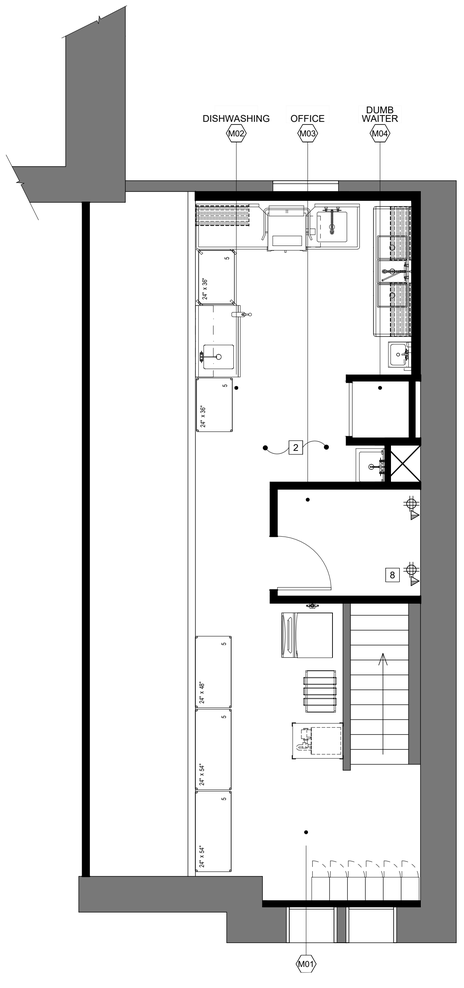
LIGHTING REP CONTACT: CLIFF GILBERT
203 788-0814 cgilbert@illuminatene.com

- F1 — STRING LED LIGHTS
  MANUF: TUBE LIGHTING PRODUCTS
  STYLE: BPS-307 STRINGER GLOBES
  MODEL: BPS-307-36-LEDINC-BK-CL-GD-X'
  LAMP: REVIEW LOCATION OF DRIVERS IN FIELD WITH ARCHITECT PRIOR TO INSTALLATION
  SEE PLAN FOR LENGTHS.
  NOTE: RANDOMLY STAGGER SPACING OF LAMPS AS SHOWN ON DETAIL.
- F2 — RESTROOM WALL MTD DECORATIVE LED SCONCE:
  MFR: HINKLEY
  STYLE: PEARSON WALL SCONCE MEDIUM
  MODEL: 29060TK-LL-BLACK
  LAMP: 1-5W MED LED INCLUDED
- F3 — DOUBLE HT SURFACE MTD TRACK FIXTURE:
  MANUF: LUMENTURE
  STYLE: T80 TRACK HEADS
  MODEL: T80-30H-2000-40-B-J
  TRACK: JT1-X'-B
  NOTE: PROVIDE STANDARD BLACK TRACK AND ALL REQUIRED PARTS FOR A COMPLETE INSTALLATION
- F4 — RECESSED DOWNLIGHT FIXTURE:
  MANUF: PRESCOLITE
  STYLE: LFR-4RD
  MODEL: LFR-4RD-M-10L-30K-8-XW-DM1
  TRIM: LFR-4RD-T-XW-SS
  HOUSING: LFR-4RD-H
  TRIM: 4VLED-SCLPF
  LAMP: 21W LED
- F5 — KITCHEN RECESSED 2X2 LED FIXTURE:
  MANUF: COLUMBIA
  STYLE: LJT22
  MODEL: LJT22-35-ML-G-FS-A19-ED-U-G2
- F6 — UNDERCOUNTER LIGHT:
  MANUF: GENLED
  STYLE: ACOLYTE
  MODEL: CHASI-F-BK-RB-O-SWS220-3.0-30-FL
  NOTE: UNDERNEATH BAR - STOOL SIDE
  NOTE: PROVIDE ALL PARTS REQUIRED FOR A COMPLETE INSTALLATION
- F7 — 5 LIGHT PENDANT FIXTURE:
  MANUF: MAXIM
  STYLE: EARLY ELECTRIC
  MODEL: 12125BK
  NOTE: PROVIDE (5) 60W EQUIVELANT LED CANDELABRA STYLE LAMP.
  NOTE: EACH FIXTURE TO HANG STRAIGHT DOWN. SEE ELEVATION 04/A-700 FOR TYPICAL LENGTHS
  NOTE: CENTER OVER BANQUET TABLES
- F8 — DECORATIVE PENDANT LED LIGHTS
  MANUF: HINKLEY SOMERSET SEMI-FLUSH BLACK FINISH
  ITEM#: 3403BK
  LAMP: PROVIDE 100W EQUIVELANT LED
- EM — SURFACE MTD EMERGENCY LIGHTS:
  SEE ENGINEERS PLANS FOR SPECS

REFLECTED CEILING PLAN

A-200





POWER & COMMUNICATIONS LEGEND

N.I.C.	INDICATES AREA NOT IN CONTRACT
1	INDICATES AREA OR ROOM NUMBER
	BASE BUILDING WALL AND COLUMNS TO REMAIN
	EXISTING WALL MOUNTED ELECTRICAL DUPLEX & QUAD OUTLETS TO REMAIN.
EX	EXISTING BUILDING STANDARD EMERGENCY HORN/STROBE TO REMAIN.
	NEW WALL MOUNTED ELECTRICAL DUPLEX OUTLET
	NEW WALL MOUNTED DEDICATED ELECTRICAL DUPLEX OUTLET
GFI	NEW WALL MOUNTED GROUND FAULT INTERRUPT ELECTRICAL DUPLEX OUTLET
	NEW WALL MOUNTED ELECTRICAL QUAD OUTLET
	NEW WALL MOUNTED VOICE/DATA J-BOX WITH 1" DIAMETER. STUB UP TO 6" ABOVE FINISH CEILING
CTV	NEW WALL MOUNTED TV J-BOX WITH 1 1/2" DIA CONDUIT.
HS	NEW BUILDING STANDARD EMERGENCY HORN/STROBE
S	NEW BUILDING STANDARD EMERGENCY STROBE LIGHT

POWER & COMMUNICATIONS NOTES

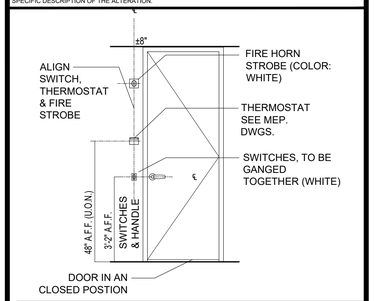
1. THE CONTRACTOR IS TO VISIT THE SITE AND PLAN HOW WORK IS TO BE ACCOMPLISHED PRIOR TO SUBMITTING BID. UPON AWARDING OF CONTRACT, ANY ADDITIONAL COSTS TO ACHIEVE END RESULTS WILL BE CONTRACTOR'S RESPONSIBILITY.
2. GENERAL CONTRACTOR TO VERIFY, PRIOR TO SUBMISSION OF ESTIMATES, ADEQUACY OF EXISTING POWER IN THE SPACE AND THAT IT WILL SATISFACTORILY SUPPLY SPACE WITH SUFFICIENT POWER ACCORDING TO LOCAL CODES. ANY POTENTIAL PROBLEMS TO BE REPORTED TO ARCHITECT IMMEDIATELY.
3. GENERAL CONTRACTOR SHALL INCLUDE AND COORDINATE ALL ELECTRICAL WORK FOR HVAC AND FIRE PROTECTION SYSTEMS.
4. THE G.C. SHALL CONNECT, DISCONNECT AND PROVIDE NECESSARY RUNS AND CIRCUITS TO CONFORM WITH THE PLANS AND SPECIFICATIONS.
5. ELECTRICAL CONTRACTOR SHALL VERIFY THAT ALL POWER AND TELE/DATA OUTLETS BEING REUSED ARE IN PROPER WORKING ORDER AS PER LOCAL CODES.
6. ALL DEVICES ARE TO BE MOUNTED 18" A.F.F. VERTICALLY (U.O.N.)
7. DIMENSIONS TO RECEPTACLES SHALL BE CENTERLINE OF A SINGLE RECEPTACLE AND/OR TO CENTERLINE BETWEEN A GROUPING OF RECEPTACLES.
8. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL WIRING AND POWER.
9. ENGINEER SHALL VERIFY AMPERAGE AND OUTLET REQUIREMENTS FOR ALL SEPARATE CIRCUITS AND DEDICATED OUTLETS.
10. ALL ELECTRICAL WORK TO BE AS PER ALL APPLICABLE CODES, LOCAL LAWS AND GOVERNING AGENCIES.
11. LOCATIONS FOR ALL NEW SPEAKER/STROBES (IF ANY) ARE TO BE ABOVE LIGHT SWITCHES VERIFIED WITH MKDA PRIOR TO INSTALLATION.
12. CONTRACT SHALL NOT INCLUDE LOOSE EQUIPMENT, U.O.N. ELECTRICAL CONTRACTOR SHALL INCLUDE RECEIVING AND HANDLING OF ELECTRICAL DEVICES ASSOCIATED WITH NEW EQUIPMENT.
13. ALL RECEPTACLES TO BE GROUNDED AND TO RECEIVE STANDARD 3-PRONG PLUG, UNLESS VOLTAGE, AMPERAGE OR SPECIFIC NOTATION CALLS FOR A SPECIFIC TYPE OF RECEPTACLE.
14. ALL RECEPTACLES TO BE SET FLUSH AND WIRING TO BE CONCEALED IN WALLS, CABINETWORK, ETC. NO EXPOSED TUBING, CONDUIT, OR MOLDING SHALL BE PERMITTED, U.O.N.
15. EXISTING LIGHT SWITCHES, ELECTRICAL AND COMMUNICATION OUTLETS NOT BEING REUSED ARE TO BE COMPLETELY REMOVED. PATCH OPENINGS AS REQUIRED.
16. ALL EXISTING FIRE ALARM DEVICES ARE TO BE MOUNTED AT REQUIRED ADA HEIGHT AS PER CODE. G.C. IS TO REMOVE AND RELOCATE IF REQUIRED.
17. LOW VOLTAGE AND AV CABLING BY TENANT'S VENDOR.
18. ALL OUTLETS MOUNTED ABOVE COUNTER HEIGHT SHALL BE HORIZONTAL, U.O.N.
19. COORDINATE / CONFIRM FINAL COLORS OF DEVICES AND COVER PLATES THAT ARE INSTALLED ON MILLWORK, TILE, WALL COVERINGS / PANELING OR FEATURE WALLS BEFORE INSTALLATION.

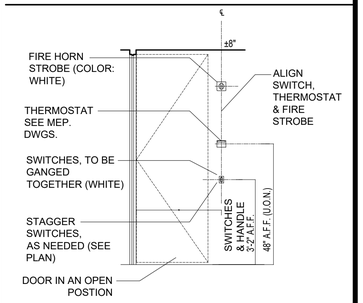
POWER & COMMUNICATIONS KEYED NOTES

1. ALL OUTLETS ABOVE COUNTER SHALL BE GFI.
2. ALL POWER REQUIREMENTS SHALL BE COORDINATED WITH EQUIPMENT SPECIFICATIONS. MEP DWGS & LOCAL FOOD CONSULTANT'S DRAWINGS ON EACH SPECIFIC LOCATION.
3. WALK IN COOLER/FREEZERS. COORDINATE POWER REQUIREMENTS WITH FOOD CONSULTANTS DRAWINGS & EQUIPMENT CUTS.
4. COORDINATE TV LOCATIONS WITH LOCAL AV VENDOR FOR CABLING REQUIREMENTS. OUTLET LOCATIONS & HEIGHTS ETC. COORDINATE FINAL TV SIZE MOUNTING BRACKET SPECS PER FRANCHISE REQUIREMENTS.
5. ALL NEW AND EXISTING OUTLETS MOUNTED ON WOOD PANELED WALLS OR WT-1 WALLS TO BE BLACK WITH BLACK COVER PLATE.
6. PROVIDE POWER CONNECTION FOR SENSOR FAUCETS AND HAND DRYERS AS REQUIRED. SEE A-101 FOR SPECS
7. PROVIDE USB TYPE 'C' OUTLET. OUTLETS UNDERNEATH BAR TO TO BE MOUNTED HORIZONTALLY. SEE ELEVATIONS FOR LOCATIONS.
8. LOCATION FOR ALL AV CONTROLS, CABLE BOXES ETC. COORDINATE LOCATION W/AV VENDOR.
9. SEE ELEVATIONS FOR DIMENSIONS OF OUTLET AT MILLWORK
10. HARDWIRE NEW TAKEOUT SIGN ABOVE TAKE OUT WINDOW. COORDINATE LOCATION IN FIELD.
11. ALL EXISTING POWER IN BASEMENT TO REMAIN.

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TYPICAL DEVICE LOCATIONS





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⚠	DATE	ISSUE

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ARCHITECT OF RECORD: JULIA LIVINGSTON, RA
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203.487.3400

PROJECT
Riko's Pizza
124 Chatworth Ave
Larchmont, NY

NORTH ARROW

DRAWING TITLE
POWER & COMMUNICATIONS PLAN

SEAL & SIGNATURE

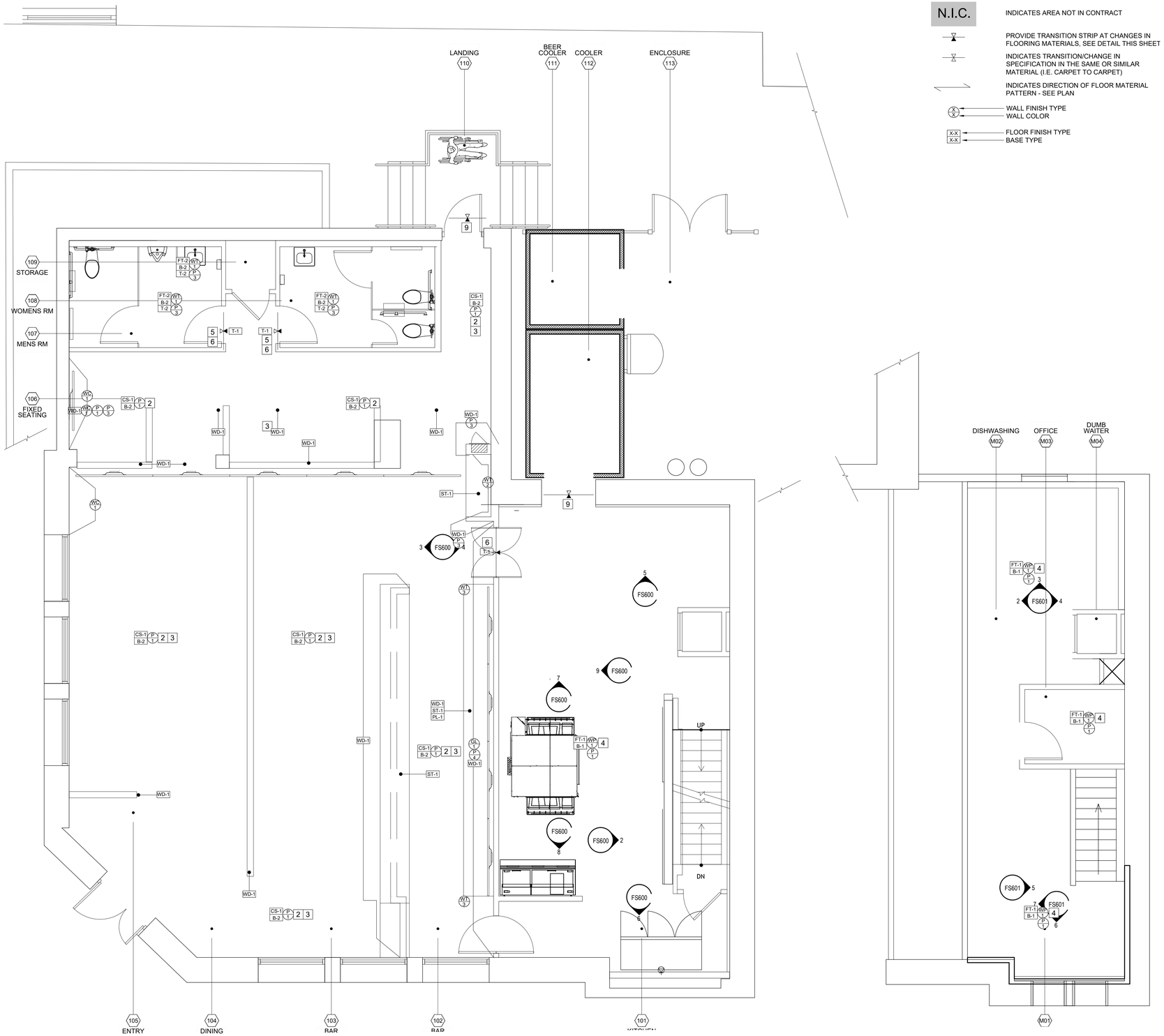
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FINISH LEGEND

N.I.C.	INDICATES AREA NOT IN CONTRACT
	PROVIDE TRANSITION STRIP AT CHANGES IN FLOORING MATERIALS, SEE DETAIL THIS SHEET
	INDICATES TRANSITION/CHANGE IN SPECIFICATION IN THE SAME OR SIMILAR MATERIAL (I.E. CARPET TO CARPET)
	INDICATES DIRECTION OF FLOOR MATERIAL PATTERN - SEE PLAN
X / X	WALL FINISH TYPE / WALL COLOR
X-X / X-X	FLOOR FINISH TYPE / BASE TYPE

GENERAL FINISH NOTES

1. CONTRACTOR TO FURNISH & INSTALL SADDLES &/OR REDUCING STRIP AT ALL FLOORING MATERIAL TRANSITIONS. SEE DETAIL THIS PAGE.
2. GENERAL CONTRACTOR SHALL PATCH/REPAIR ANY CRACKS, DEVIATIONS, DIVOTS AND ROUGH SURFACES ON ENTIRE CONCRETE SLAB, PRIOR TO INSTALLATION OF FLOORING MATERIALS.
3. WHERE FLOORING CHANGES AT A DOOR, THE LINE OF TRANSITION SHALL BE AT THE CENTERLINE OF THE DOOR. U.O.N.
4. SAMPLES OF ALL FINISHES SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL, PRIOR TO COMMENCEMENT OF THE WORK.
5. ALL SEAMS & TOP COATED SEALERS MUST BE PROVIDED BY MANUFACTURER FOR DURABILITY.
6. CONTRACTOR SHALL PREPARE WALLS AS REQUIRED TO RECEIVE SPECIFIED FINISHES.
7. ALL FINISHED SURFACES SHALL BE PROTECTED ONCE APPLIED AND CURED FOR DURATION OF CONSTRUCTION OPERATIONS.
8. CONTRACTOR SHALL PAINT ENTIRE PREMISES IN ACCORDANCE WITH THE WRITTEN SPECIFICATIONS. INCLUDING BUT LIMITED TO (1) COAT OF APPLICABLE PRIMER & (2) COATS FINISH PAINT AS SPECIFIED.
9. ALL FINISHES SHALL BE APPLIED/INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS OR INSTRUCTIONS.
10. SEE ELEVATIONS FOR DETAILS ON FINISH LOCATIONS .
11. ALL EXPOSED STEEL COLUMNS TO BE PAINTED P-3. U.O.N.

FINISH PLAN KEYED NOTES

1. EXISTING THRESHOLD TO REMAIN.
2. ALL PAINTED WALLS TO RECEIVE WD-1 WOOD TRIM. SEE ELEVATIONS FOR SCOPE.
3. PAINT EXPOSED CEILING, DUCTWORK AND PIPING P-2. SPRAYED APPLICATION.
4. WP-1 TO EXTEND TO 8'-0"H A.F.F. PAINT ABOVE P-1.
5. PAINT DOOR AND FRAME P-5.
6. PROVIDE 4"W PAINT GRADE WOOD TRIM AROUND DOOR FRAMES. PAINT P-5.
8. PROVIDE PAINT GRADE WOOD TRIM AROUND DOORS AND WINDOWS. PAINT P-5. SEE ELEVATIONS FOR SCOPE.
9. PROVIDE NEW ADA COMPLIANT ALUMINUM THRESHOLD AT NEW EXTERIOR DOOR.

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MKDA

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PROJECT

Riko's Pizza
124 Chatworth Ave
Larchmont, NY

NORTH ARROW

DRAWING TITLE

FINISH & MATERIALS PLAN

SEAL & SIGNATURE

NY LICENSE EXPIRATION DATE: 05/31/2027

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FINISH SCHEDULE

PAINT

TAG	MATERIAL TYPE	MANUFACTURER	STYLE / MODEL	NOTES / REMARKS	LOCATION
P-1	INTERIOR WALL PAINT	BENJAMIN MOORE	HC-83 GRANT BEIGE, SATIN FINISH		GENERAL PAINT THROUGHOUT
P-2	INTERIOR WALL PAINT	BENJAMIN MOORE	2134-30 IRON MOUNTAIN, FLAT FINISH	SPRAYED APPLICATION	OPEN CEILINGS
P-3	INTERIOR WALL PAINT	BENJAMIN MOORE	2134-30 IRON MOUNTAIN, SATIN FINISH		DOOR/FRAMES/ WALLS BEHIND WOOD SLATS
P-4	INTERIOR WALL SPECIALTY PAINT	KRYLON	CHALKBOARD PAINT, BLACK, LOW GLOSS		ACCENT
P-5	INTERIOR WALL PAINT	BENJAMIN MOORE	2128-10 BLACK BEAUTY, SATIN FINISH		WINDOW AND DOOR TRIM

WALLCOVERING

TAG	MATERIAL TYPE	MANUFACTURER	STYLE / MODEL	NOTES / REMARKS	LOCATION
WC-1	VINYL WALLCOVERING	BY OWNER	VINYL WALLCOVERING W/PRINTED FAMILY PHOTOGRAPHS. 54"W MAX.	SEE ELEVATIONS FOR MORE INFO. G.C. TO V.I.F. EACH IMAGE DIMENSION BEFORE ORDERING MATERIAL. WOOD FRAMING TO BE INSTALLED AFTER WALLCOVERING IS INSTALLED.	DINING AREA

WALL TILE

TAG	MATERIAL TYPE	MANUFACTURER	STYLE / MODEL	SIZE/INSTALLATION	NOTES / REMARKS	LOCATION
WT-1	WALL TILE	DAL TILE	COLOR WHEEL LINEAR ARTIC WHITE 0790 MATTE FINISH	6"X18" BRICK	9 FULL ROWS OF TILE. SEE ELEVATIONS SHEET A-100. GROUT COLOR: MAPEI 10 BLACK. GROUT THICKNESS TO BE 1/16"	RESTROOMS
WT-2	WALL TILE	DAL TILE	COLOR WHEEL LINEAR CHALKBOARD 0780 MATTE FINISH	6"X18" BRICK	GROUT COLOR: MAPEI 10 BLACK. GROUT THICKNESS TO BE 1/16"	BEVERAGE STATION
WT-3	BRICK VENEER	SPAULDING BRICK CO	GENERAL SHALE CAMBRIDGE 6060	-	MORTAR COLOR: SUBMIT COLOR CHART FOR APPROVAL. PROVIDE A SILANE/SILOXANE SEALER WITH MATTE FINISH	BEHIND BAR

WALL PANELS

TAG	MATERIAL TYPE	MANUFACTURER	STYLE / MODEL	NOTES / REMARKS	LOCATION
WP-1	FRP PANELING	MARLITE	STANDARD FRP SMOOTH S100/2/S. WHITE CLASS A	PROVIDE MATCHING PVC TRIM	KITCHEN
GL-1	MIRRORED GLASS	COLORKOTE - OR EQUAL	1/4" MIRRORED GLASS MIR.BRZSE		BAR

FINISH SCHEDULE

FLOOR COVERING

TAG	MATERIAL TYPE	MANUFACTURER	STYLE / MODEL	SIZE/INSTALLATION	NOTES / REMARKS	LOCATION
CS-1	CONCRETE SLAB	-	EXISTING CONCRETE	-	GRIND FLOOR TO 800 GRIT WITH SR-2 SEALER. ALLOW FOR APPROPRIATE CURING TIME FOR NEWLY POURED CONCRETE FLOOR TO ACCLIMATE BEFORE POLISHING.	THROUGHOUT
FT-1	FLOOR TILE	DAL TILE	QUARRY TEXTURES OT03 ASHEN GREY	6"x6"	MAPEI KERAPOXY GROUT COLOR: 09 GRAY	KITCHEN
FT-2	FLOOR TILE	DAL TILE	MUSEO MU32 NATURAL GREY	12"X24'	GROUT COLOR: MAPEI 47 CHARCOAL	THROUGHOUT

WALL BASE

TAG	MATERIAL TYPE	MANUFACTURER	STYLE / MODEL	NOTES / REMARKS	LOCATION
- B-1	QUARRY TILE BASE	DAL TILE	QUARRY TEXTURES OT03 ASHEN GREY	6"H COVE BASE. GROUT COLOR: MAPEI 09 GRAY	KITCHEN
- B-2	VINYL MILLWORK BASE	JOHNSONITE	MILLWORK MANDALAY BURNT UMBER MW-63-H	TO BE INSTALLED THROUGHOUT AREAS SPECIFIED OVER WOOD TRIM AND/OR WALL TILE. SEE DETAILS SHEET A-600.	THROUGHOUT

MILLWORK

TAG	MATERIAL TYPE	MANUFACTURER	STYLE / MODEL	NOTES / REMARKS	LOCATION
WD-1	WOOD SLATS	LOCAL MILL	4/4 RUSTIC WHITE OAK PLAIN SLICED STRAIGHT EDGES 8"W FR-10 FLAME RETARDANT SEMI-GLOSS COATING - OR - RUSTOLEUM WATCO DANISH OIL, PER CODE REQUIREMENTS	CLEAN WOOD BEFORE SEALING WITH IMPERIAL CLEANWOODE PER MANUFACTURER'S DIRECTIONS	THROUGHOUT
ST-1	STONE	LOCAL SUPPLIER	BLACK ABSOLUTE GRANITE, LEATHERED FINISH 3 CM	DO NOT APPLY SEALANT	THROUGHOUT
PL-1	PLASTIC LAMINATE	WILSONART	MIDNIGHT VELVET, TRACELESS 15506-31		BACK BAR

TRANSITIONS

TAG	MATERIAL TYPE	MANUFACTURER	STYLE / MODEL	NOTES / REMARKS	LOCATION
T-1	METAL TRIM EDGING	SCHLUTER	RENO U STAINLESS STEEL	REFER TO DETAILS	CONCRETE TO PORCELAIN TILE
T-2	METAL TRIM EDGING	SCHLUTER	SCHEINE, STAINLESS. MATCH THICKNESS OF ADJACENT TILE	TOP CAP AT WALL TILE. SEE ELEVATIONS SHEET A-100.	RESTROOM WALL TILE

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PROJECT

Riko's Pizza
124 Chatworth Ave
Larchmont, NY

NORTH ARROW

DRAWING TITLE

FINISH SPECIFICATIONS

SEAL & SIGNATURE

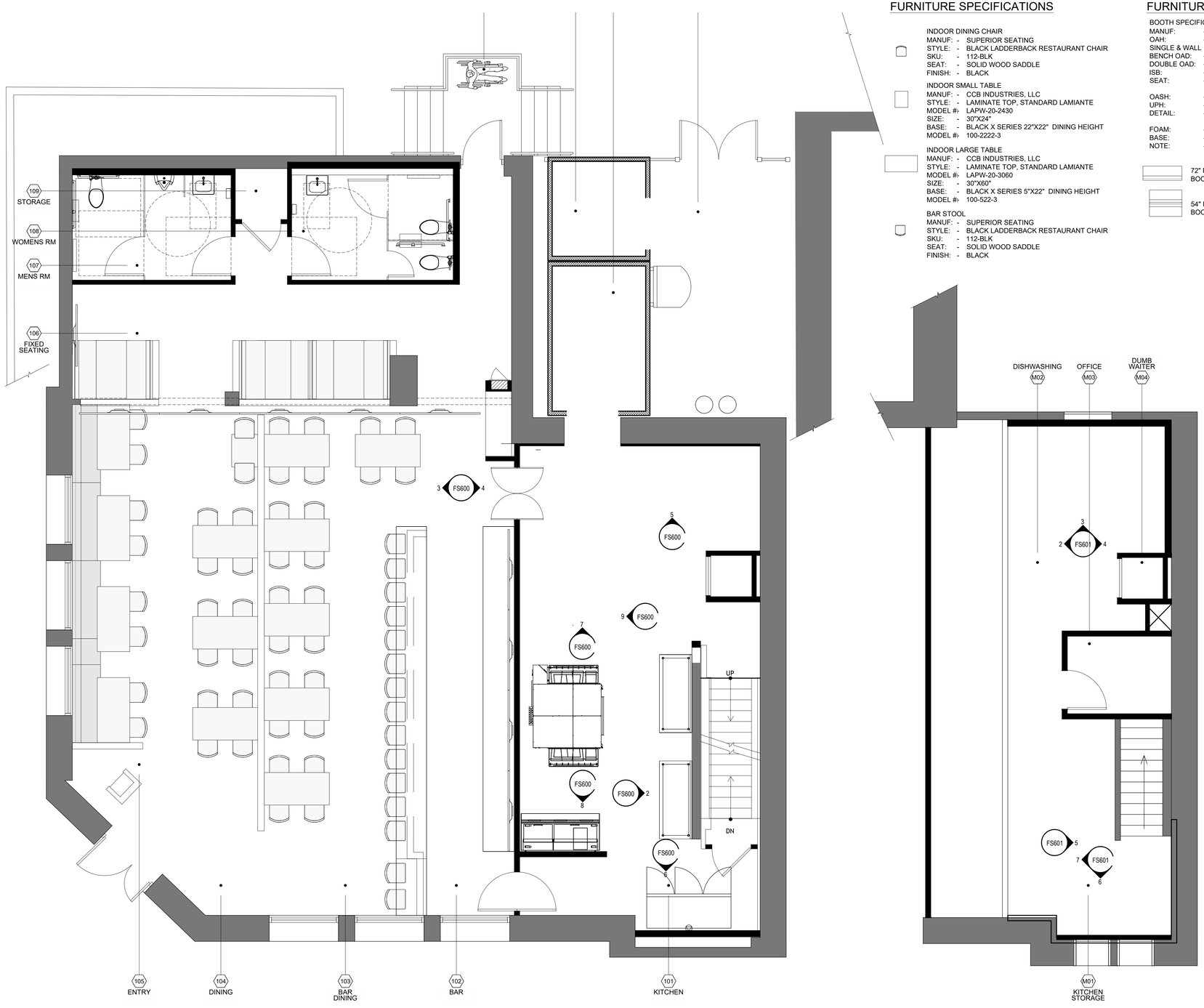
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FURNITURE SPECIFICATIONS

INDOOR DINING CHAIR
MANUF: - SUPERIOR SEATING
STYLE: - BLACK LADDERBACK RESTAURANT CHAIR
SKU: - 112-BLK
SEAT: - SOLID WOOD SADDLE
FINISH: - BLACK

INDOOR SMALL TABLE
MANUF: - CCB INDUSTRIES, LLC
STYLE: - LAMINATE TOP, STANDARD LAMIANTE
MODEL #: - LAPW-20-2430
SIZE: - 30"X24"
BASE: - BLACK X SERIES 22"X22" DINING HEIGHT
MODEL #: - 100-2222-3

INDOOR LARGE TABLE
MANUF: - CCB INDUSTRIES, LLC
STYLE: - LAMINATE TOP, STANDARD LAMIANTE
MODEL #: - LAPW-20-3060
SIZE: - 30"X60"
BASE: - BLACK X SERIES 5"X22" DINING HEIGHT
MODEL #: - 100-522-3

BAR STOOL
MANUF: - SUPERIOR SEATING
STYLE: - BLACK LADDERBACK RESTAURANT CHAIR
SKU: - 112-BLK
SEAT: - SOLID WOOD SADDLE
FINISH: - BLACK

FURNITURE SPECIFICATIONS (CONT.)

BOOTH SPECIFICATIONS
MANUF: - CCB INDUSTRIES, LLC
OAH: - 36"
SINGLE & WALL
BENCH OAD: - 24"
DOUBLE OAD: - 44.5"D
ISB: - UPH PLAIN BACK
SEAT: - 18"DX6"H REMOVABLE FOAM PADDED SINUOUS SPRING SEAT
OASH: - 18"
UPH: - NASSIMI ESPIRIT OAK PES-044
DETAIL: - UP TOP CAPS & END PANELS 6"H UPH FRAME
FOAM: - HIGH DENSITY/HIGH RESILIENCE
BASE: - 6"H BLACK ABS BASE, STANDARD
NOTE: - FINISHED ENDS AND/OR BACK PER LAYOUT

72" FREESTANDING SINGLE SIDED BOOTH

54" FREESTANDING DOUBLE SIDED BOOTH

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	04-14-26	ISSUED REVIEW SET
1	DATE	ISSUE

MKDA
SHIPPAN LANDING
208 HARBOR DRIVE, SUITE 208, STAMFORD, CT 06902. TEL: 203.487.3400

ARCHITECT OF RECORD: JULIA LIVINGSTON, RA
JL ARCHITECT
208 HARBOR DRIVE, SUITE 208
STAMFORD, CT 06902
203.487.3400

PROJECT

Riko's Pizza
124 Chatworth Ave
Larchmont, NY

NORTH ARROW

DRAWING TITLE

FURNITURE PLAN

SEAL & SIGNATURE

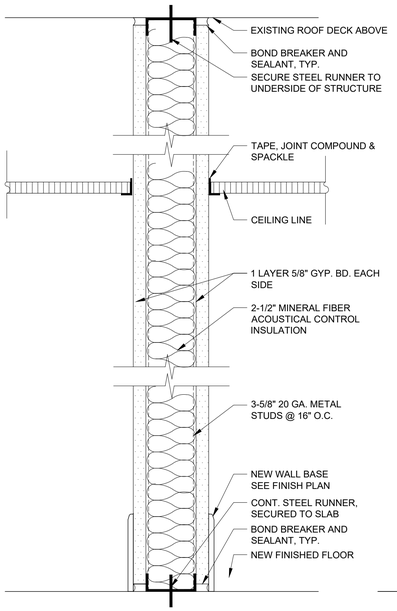
NY LICENSE EXPIRATION DATE: 05/31/2027

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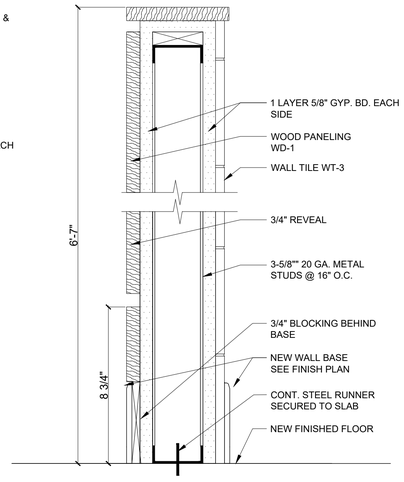
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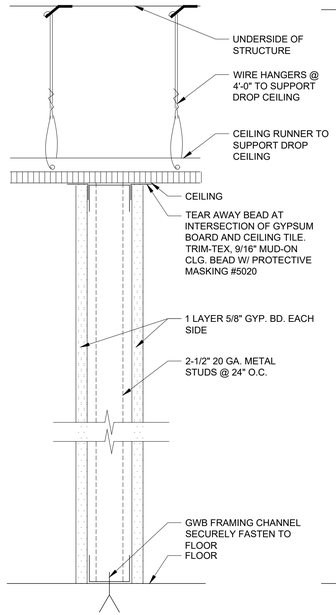
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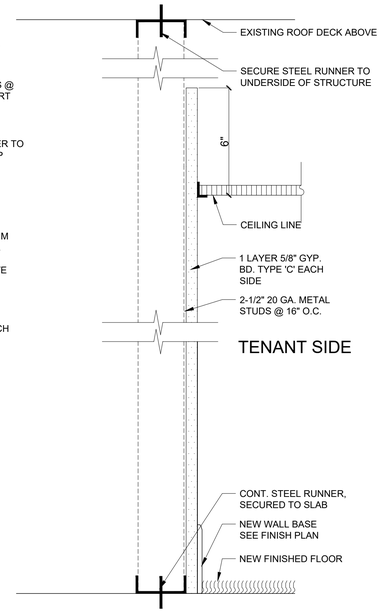
01 WALL SECTION A
SCALE: 3" = 1'-0"



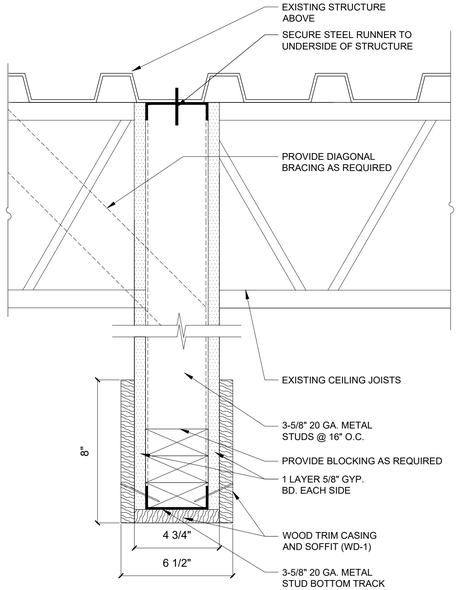
02 WALL SECTION B
SCALE: 3" = 1'-0"



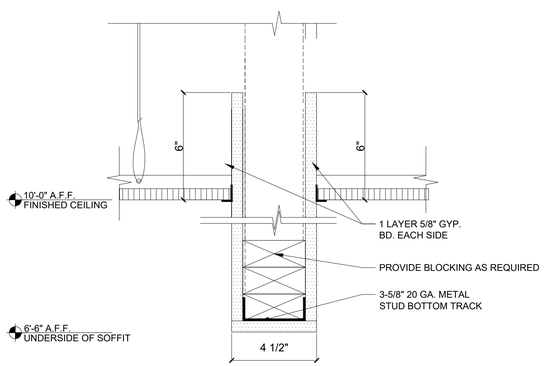
03 WALL SECTION C
SCALE: 3" = 1'-0"



04 WALL SECTION D
SCALE: 3" = 1'-0"



05 DROPPED HEADER CEILING DETAIL
SCALE: 3" = 1'-0"



06 DETAIL @ NEW HEADER
SCALE: 3" = 1'-0"

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PROJECT

Riko's Pizza
124 Chatworth Ave
Larchmont, NY

NORTH ARROW

DRAWING TITLE
WALL & CONSTRUCTION DETAILS

SEAL & SIGNATURE

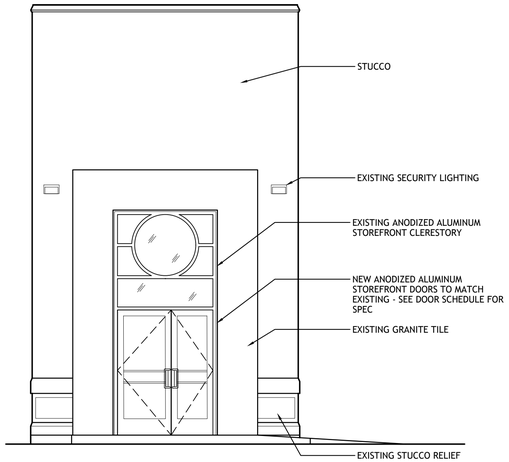
NY LICENSE EXPIRATION DATE: 05/31/2027

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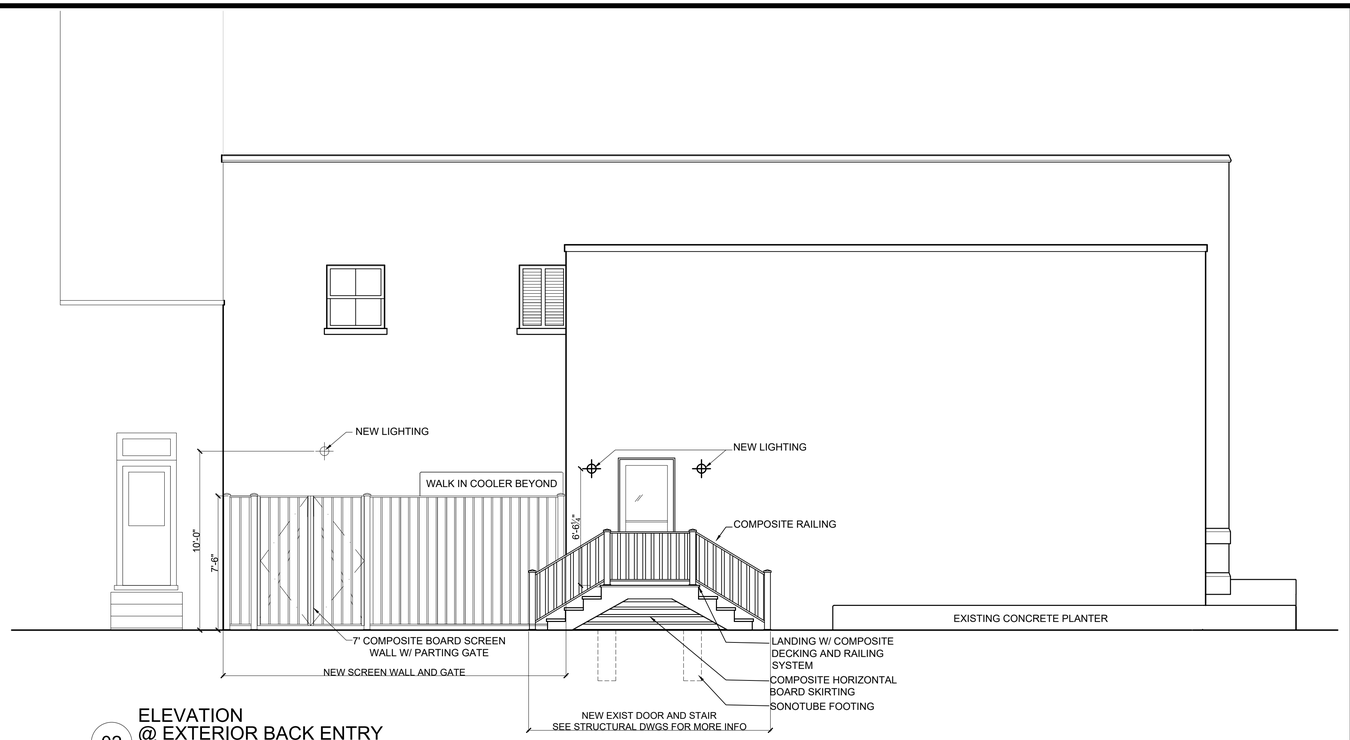
DRAWING SCALE

DRAWING NUMBER
A-600

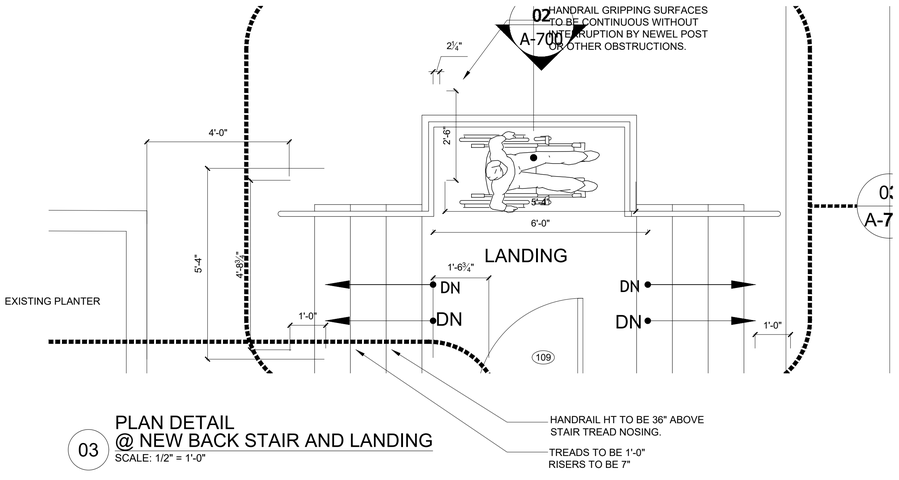
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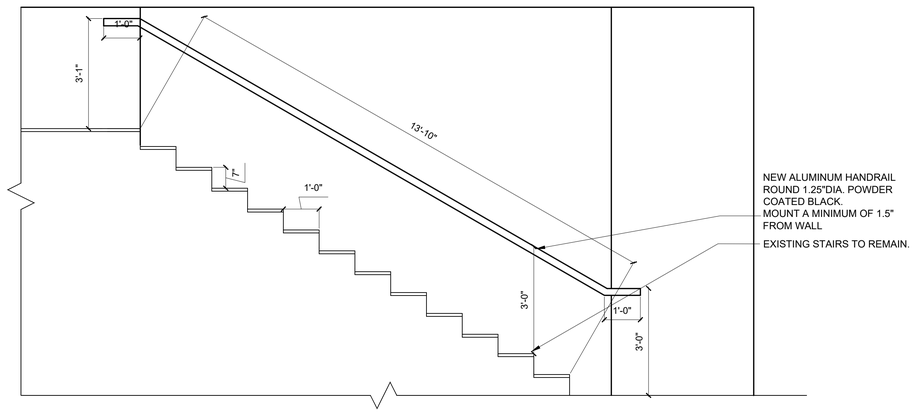
01 ELEVATION @ EXTERIOR MAIN ENTRY
SCALE: 1/2" = 1'-0"



02 ELEVATION @ EXTERIOR BACK ENTRY
SCALE: 1/2" = 1'-0"



03 PLAN DETAIL @ NEW BACK STAIR AND LANDING
SCALE: 1/2" = 1'-0"



04 ELEVATION @ STAIR HANDRAIL
SCALE: 1/2" = 1'-0"

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PROJECT

Riko's Pizza
124 Chatworth Ave
Larchmont, NY

NORTH ARROW

DRAWING TITLE: ELEVATIONS

SEAL & SIGNATURE

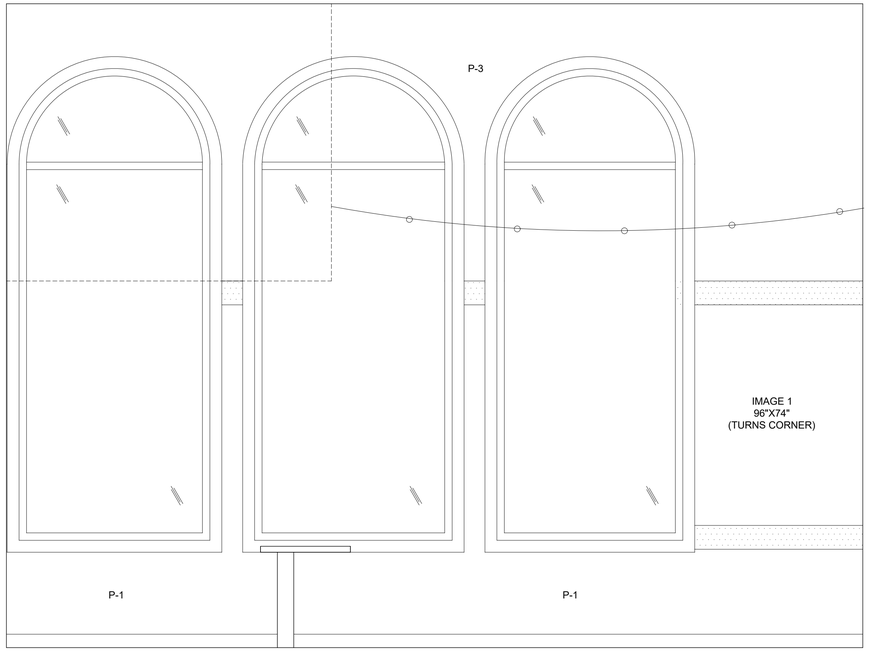
NY LICENSE EXPIRATION DATE: 05/31/2027

WORKING DWG. BY: LB

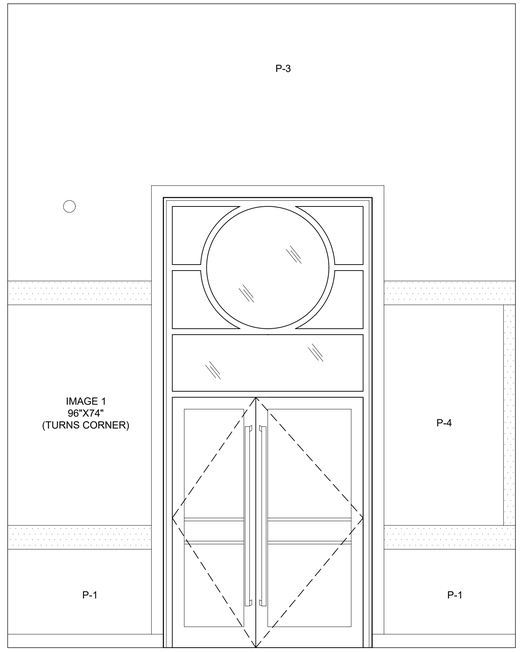
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DRAWING NUMBER: A-700

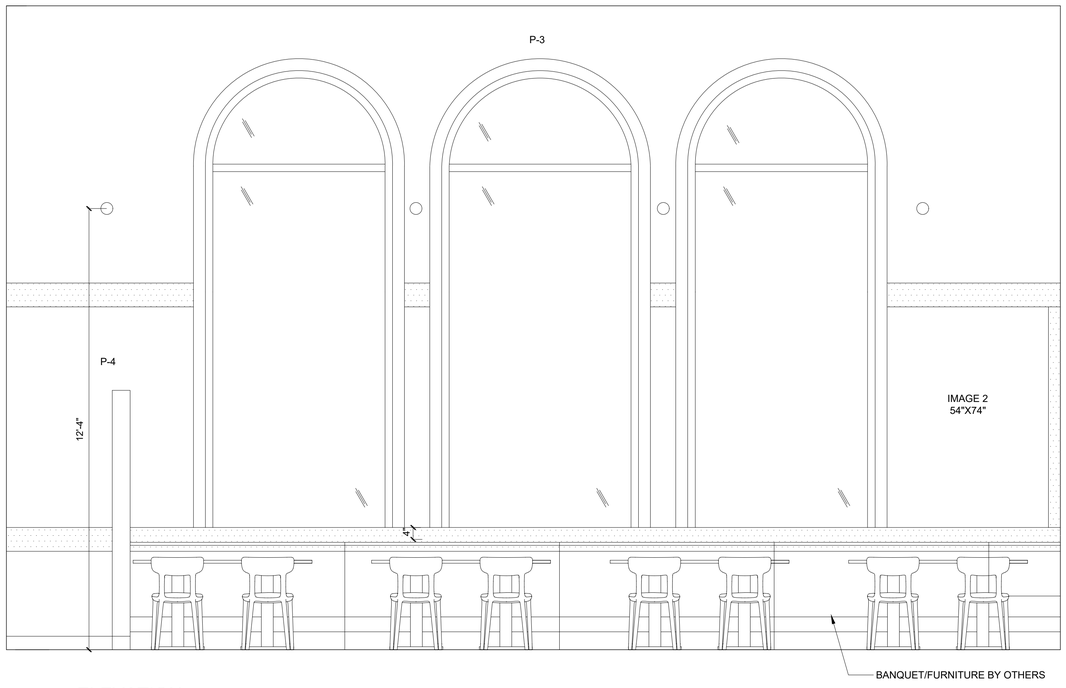
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02 ELEVATION @BAR DINING
SCALE: 1/2" = 1'-0"



01 ELEVATION @ENTRY DOOR
SCALE: 1/2" = 1'-0"



03 ELEVATION @BANQUET DINING
SCALE: 1/2" = 1'-0"

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PROJECT
Riko's Pizza
124 Chatworth Ave
Larchmont, NY

NORTH ARROW

DRAWING TITLE
ELEVATIONS

SEAL & SIGNATURE

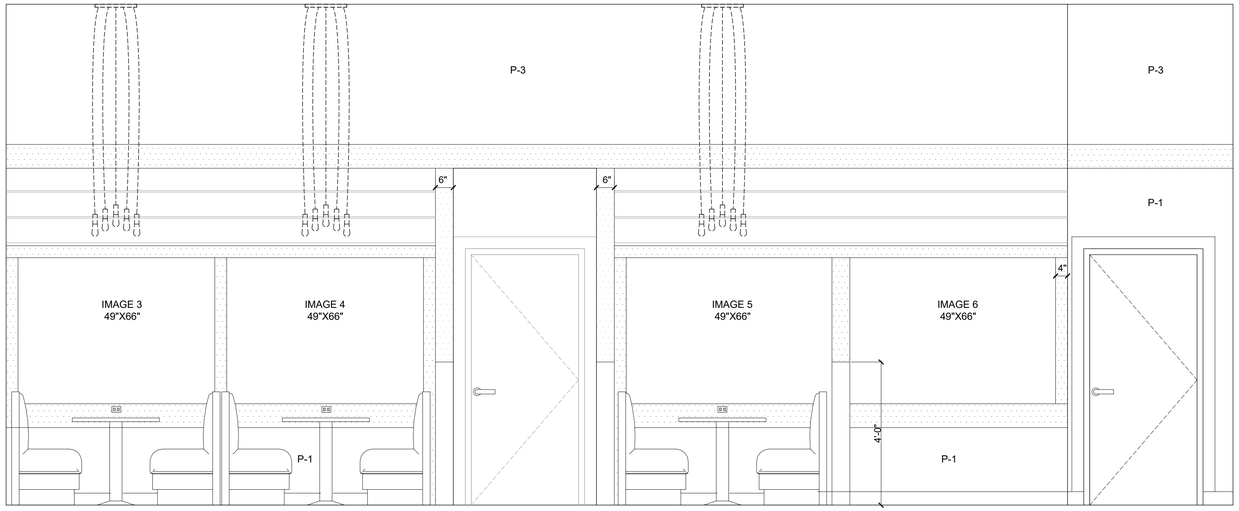
NY LICENSE EXPIRATION DATE: 05/31/2027

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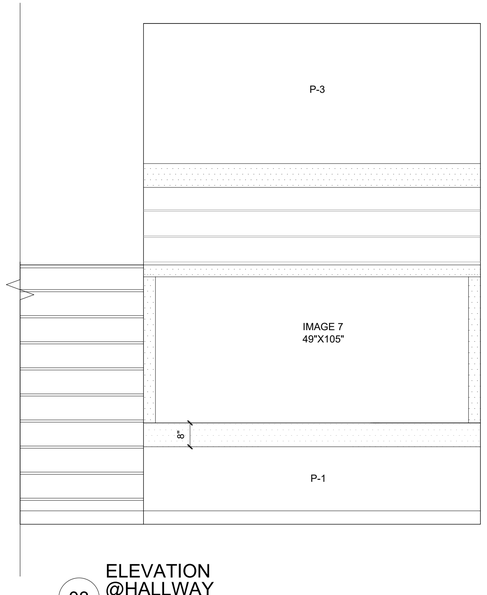
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DRAWING NUMBER
A-701

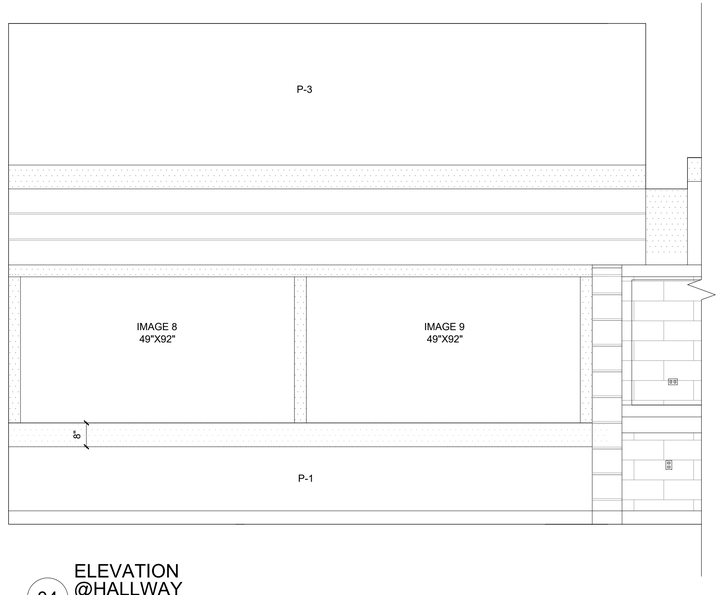
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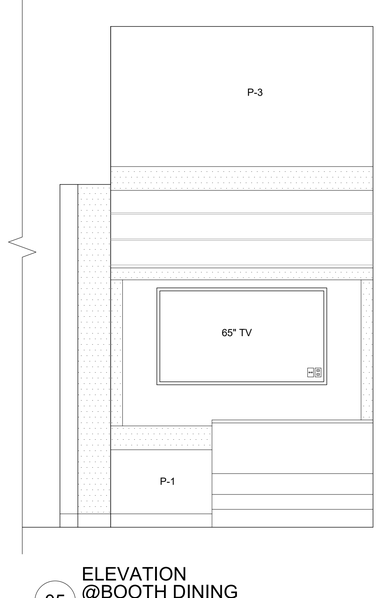
02 ELEVATION @BOOTH DINING
SCALE: 1/2" = 1'-0"



03 ELEVATION @HALLWAY
SCALE: 1/2" = 1'-0"



04 ELEVATION @HALLWAY
SCALE: 1/2" = 1'-0"



05 ELEVATION @BOOTH DINING
SCALE: 1/2" = 1'-0"

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PROJECT

Riko's Pizza
124 Chatworth Ave
Larchmont, NY

NORTH ARROW

DRAWING TITLE

ELEVATIONS

SEAL & SIGNATURE

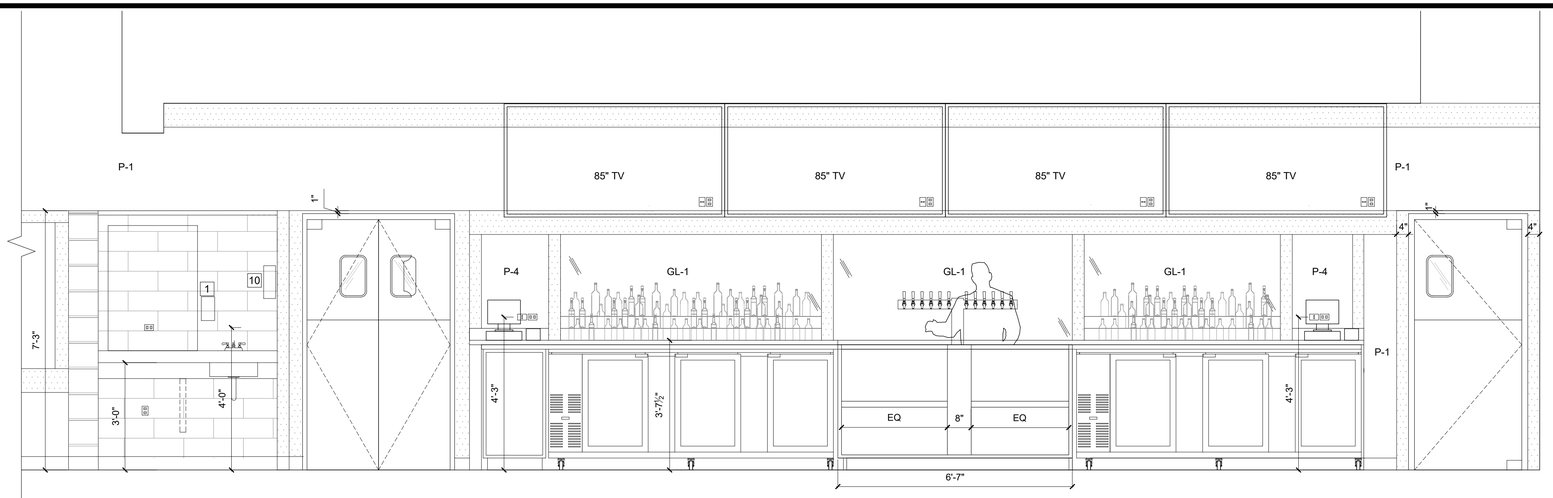
NY LICENSE EXPIRATION DATE: 05/31/2027

WORKING DWG. BY LB

DRAWING SCALE -

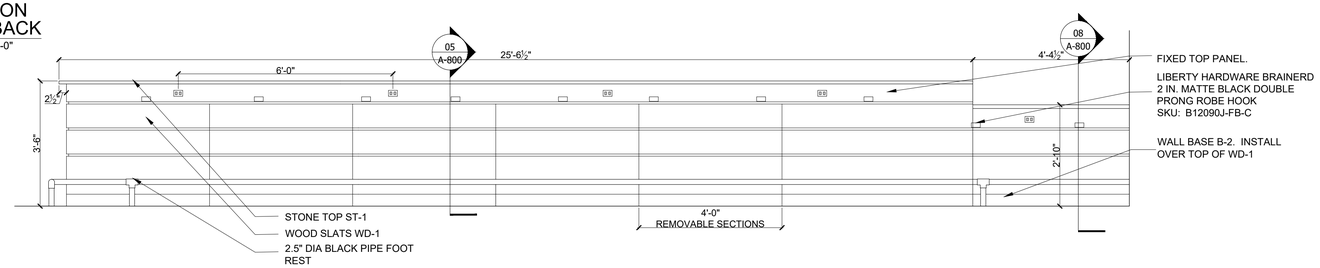
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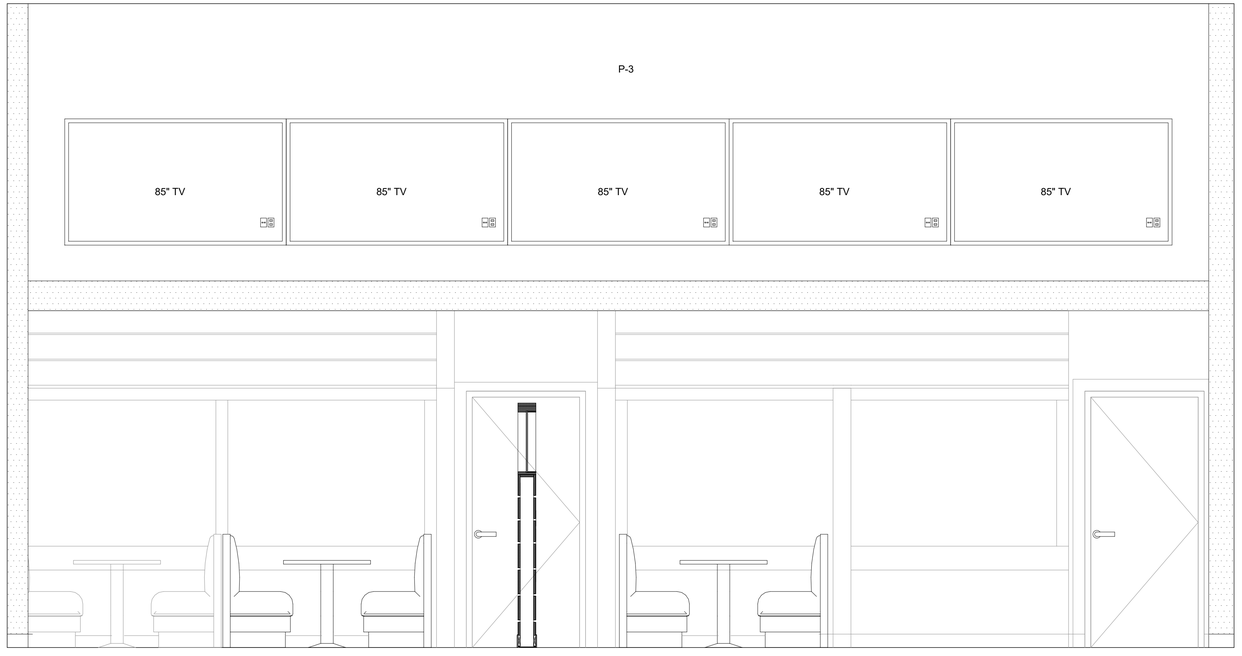
01 ELEVATION @ BAR BACK

SCALE: 1/2" = 1'-0"



05 ELEVATION @ BAR FRONT

SCALE: 1/2" = 1'-0"



03 ELEVATION @TELEVISIONS

SCALE: 1/2" = 1'-0"

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MKDA

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STAMFORD, CT 06902
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PROJECT

Riko's Pizza
124 Chatworth Ave
Larchmont, NY

NORTH ARROW

DRAWING TITLE

ELEVATIONS

SEAL & SIGNATURE

NY LICENSE EXPIRATION DATE: 05/31/2027

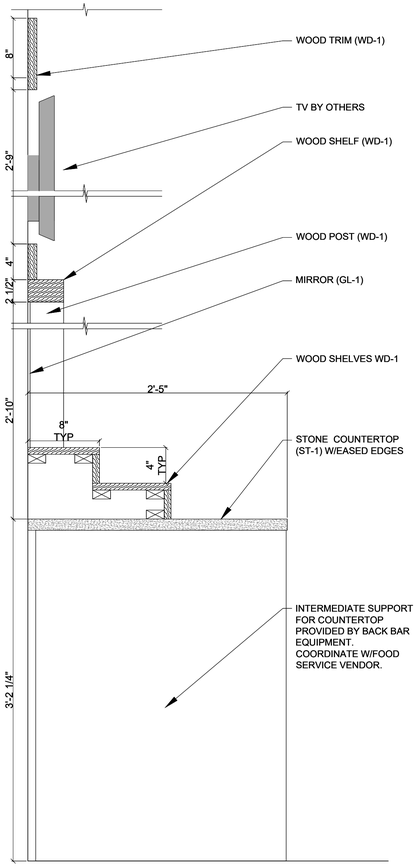
WORKING DWG. BY LB

DRAWING SCALE -

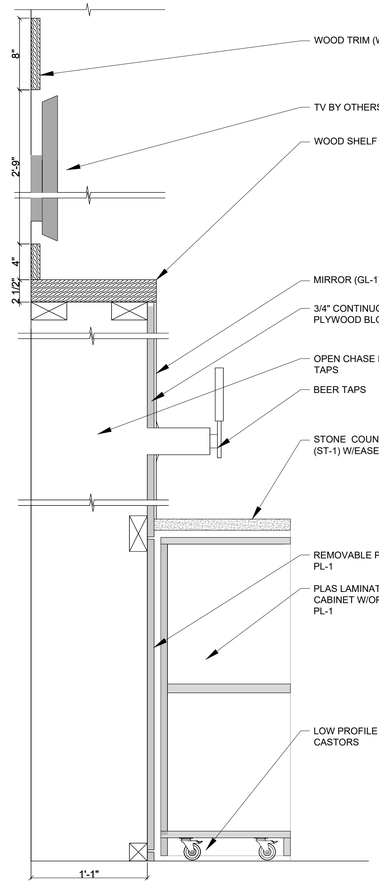
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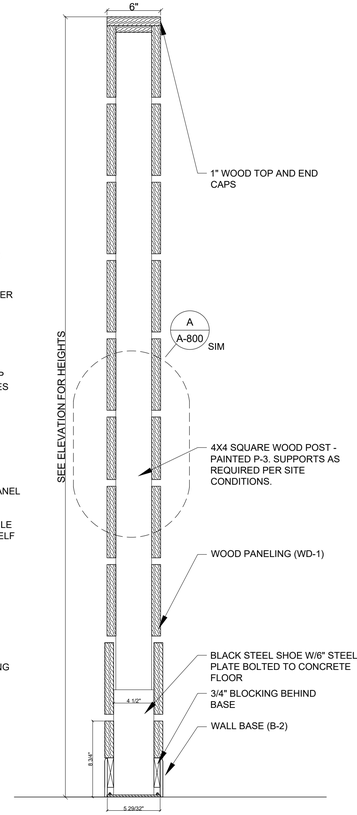
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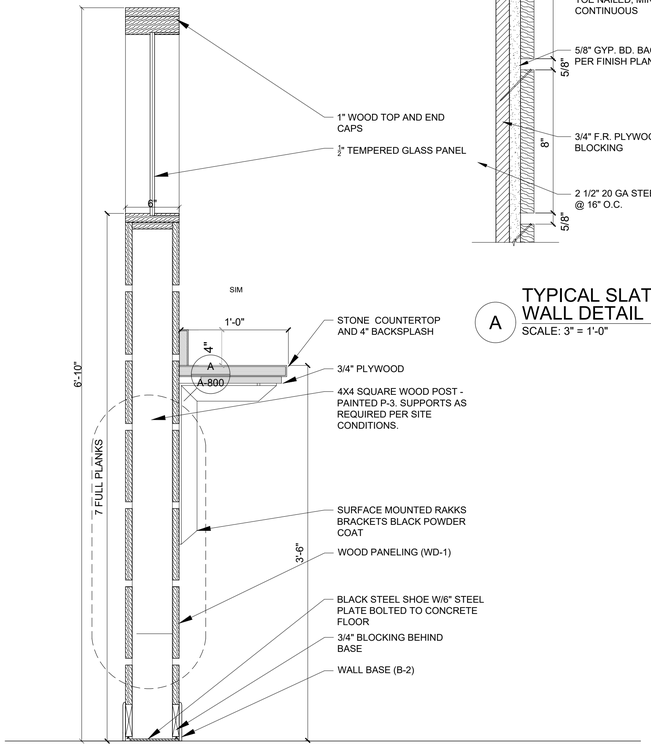
01 SECTION AT BACK BAR
SCALE: 1-1/2" = 1'-0"



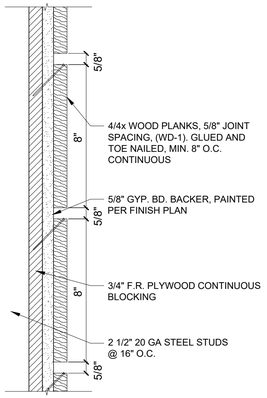
02 SECTION AT BAR CABINET
SCALE: 1-1/2" = 1'-0"



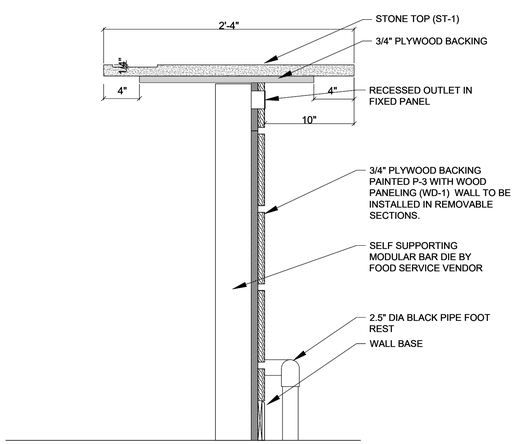
03 SECTION AT OPEN SLAT WALL
SCALE: 1-1/2" = 1'-0"



04 SECTION AT BAR COUNTER
SCALE: 1-1/2" = 1'-0"

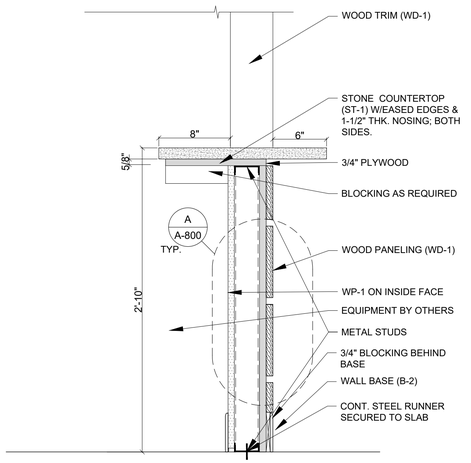


A TYPICAL SLAT WALL DETAIL
SCALE: 3" = 1'-0"

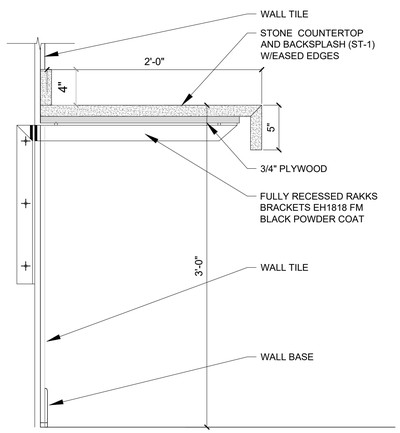


MODULAR BAR DIE

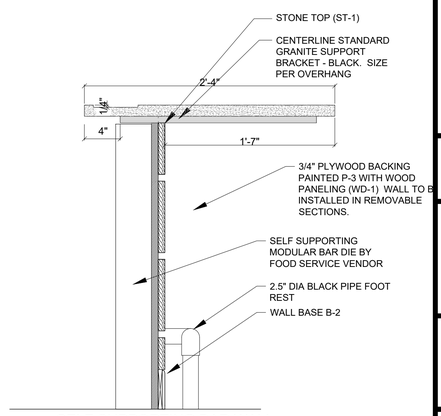
05 BAR FRONT SECTION
SCALE: 1-1/2" = 1'-0"



06 SECTION AT TAKE OUT COUNTER
SCALE: 1-1/2" = 1'-0"



07 SECTION AT BEVERAGE COUNTER
SCALE: 1-1/2" = 1'-0"



SELF SUPPORTING BAR WALL

08 ADA BAR FRONT SECTION
SCALE: 1-1/2" = 1'-0"

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	04-14-26	ISSUED REVIEW SET
1	DATE	ISSUE

MKDA
SHIPPAN LANDING
208 HARBOR DRIVE, SUITE 208, STAMFORD, CT 06902. TEL: 203.487.3400

ARCHITECT OF RECORD: JULIA LIVINGSTON, RA
JL ARCHITECT
208 HARBOR DRIVE, SUITE 208
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PROJECT
Riko's Pizza
124 Chatworth Ave
Larchmont, NY

NORTH ARROW

DRAWING TITLE
MILLWORK SECTIONS & DETAILS

SEAL & SIGNATURE

NY LICENSE EXPIRATION DATE: 05/31/2027

WORKING DWG. BY LB
DRAWING SCALE -
DRAWING NUMBER A-800

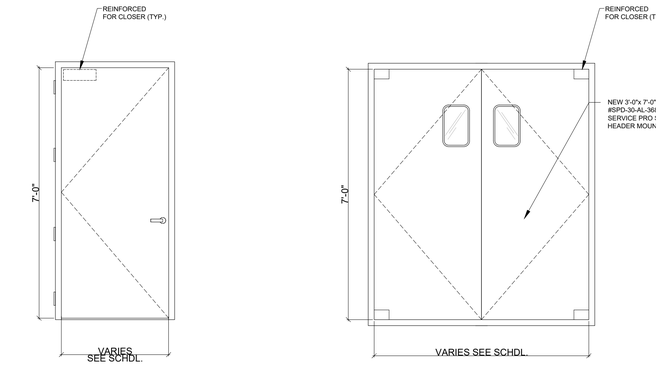
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DOOR SCHEDULE

DOOR NUMBER	DOOR INFORMATION					JAMB INFORMATION					REMARKS
	DOOR TYPE	DOOR SIZE (W X H)	DOOR MATERIAL	FINISH	FIRE-RATING	FRAME TYPE	FRAME MATERIAL	FINISH	FIRE-RATING	HARDWARE SET	
101	C	5'-0" x 7'-0"	SOLID CORE WOOD	PAINTED	-	KNOCK-DOWN	HOLLOW METAL	PAINTED	-	1	
102	A	3'-0" x 7'-0"	SOLID CORE WOOD	PAINTED	-	KNOCK-DOWN	HOLLOW METAL	PAINTED	-	1	
103	B	(2) 2'-4" x 7'-0"	ALUMINUM	-	-	KNOCK-DOWN	HOLLOW METAL	PAINTED	-	2	NEW 3'-0"x 7'-0" DOUBLE SWING DOOR #SPD-30-AL-3684 BY CUTRON SERVICE PRO SERIES 30 FLOOR & HEADER MOUNT.
104	A	3'-0" x 7'-0"	SOLID CORE WOOD	PAINTED	-	KNOCK-DOWN	HOLLOW METAL	PAINTED	-	3	
105	A	3'-0" x 7'-0"	SOLID CORE WOOD	PAINTED	-	KNOCK-DOWN	HOLLOW METAL	PAINTED	-	3	
106	A	3'-0" x 7'-0"	SOLID CORE WOOD	PAINTED	-	KNOCK-DOWN	HOLLOW METAL	PAINTED	-	3	
107	A	3'-0" x 7'-0"	SOLID CORE WOOD	PAINTED	-	KNOCK-DOWN	HOLLOW METAL	PAINTED	-	3	
108	A	3'-0" x 7'-0"	SOLID CORE WOOD	PAINTED	-	KNOCK-DOWN	HOLLOW METAL	PAINTED	-	3	
109	A	3'-0" x 7'-0"	SOLID CORE WOOD	PAINTED	-	KNOCK-DOWN	HOLLOW METAL	PAINTED	-	3	
110	A	3'-0" x 7'-0"	SOLID CORE WOOD	PAINTED	-	KNOCK-DOWN	HOLLOW METAL	PAINTED	-	3	

HARDWARE SCHEDULE

KEY NUMBER	HARDWARE	KEY NUMBER	HARDWARE
1	(1) PASSAGE LATCHSET: SCHLAGE ND10, TUBULAR LEVER. FINISH: MATTE BLACK 622 (2) PAIR BUTT HINGES (1)SET SILENCERS -IVES #SR64 (1) FLOOR MOUNTED DOME STYLE DOOR STOP ROCKWOOD 441 - BLACK SUEDE POWDER COAT		
2	DOUBLE ACTING DOOR HARDWARE BY CURTRON SERVICE PRO SERIES 30		
3	(1) ENTRANCE/OFFICE LOCKSET: SCHLAGE ND50, TUBULAR LEVER. FINISH: MATTE BLACK (2) PAIR BUTT HINGES (1)SET SILENCERS -IVES #SR64 (1) FLOOR MOUNTED DOME STYLE DOOR STOP ROCKWOOD 441		

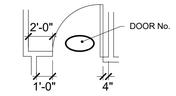


A DOOR TYPES
SCALE: 1/4" = 1'-0"

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DOOR AND HARDWARE NOTES:

1. G.C. TO PROVIDE A MINIMUM OF TWO (2) KEYS PER LOCK SET LABELED WITH DOOR AND ROOM NUMBER. ALL HANDLES TO BE ANSI CODE APPROVED LEVER TYPES.
2. PROVIDE 3/4" UNDERCUT ON ALL DOORS. COORDINATE WITH FLOOR MATERIAL.
3. PROVIDE AN OVERHEAD DOOR LIMITER OR HINGE PIN STOP WHERE A FLOOR MOUNTED DOME STOP WOULD BE IN THE WAY OF FOOT TRAFFIC AND A TRIPPING HAZARD
4. ALL EXISTING DOORS TO REMAIN ARE TO BE MADE FULLY OPERABLE, G.C. IS TO V.I.F.
5. TYPICAL DOOR CLEARANCES, UNLESS OTHERWISE INDICATED BELOW:



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NORTH ARROW

DRAWING TITLE
DOOR & HARDWARE SCHEDULES

SEAL & SIGNATURE

NY LICENSE EXPIRATION DATE: 05/31/2027

WORKING DWG. BY LB

DRAWING SCALE -

DRAWING NUMBER
A-900

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