



Zohran Mamdani
Mayor
Mike Flynn
Commissioner

COMMUNITY BOARD FEEDBACK PACKAGE

Please review this application and provide the required feedback.

DINING OUT NYC

COMMUNITY BOARD RECOMMENDATION FORM

This form is to be used by community boards during the cafe review process. Any comments from the community board should be recorded on this form and submitted to NYC DOT. For information pertaining to specific cafe design requirements, visit the Dining Out NYC website for program legislation, rules, and Setup Guides.

Business Name: IKYU SUSHI II

Cafe Address: 1475 1 AVENUE, NEW YORK, NY, 10075

Application Number: 20251126010001

CB Review Deadline (on date or next business day): 03/09/2026

NYCDOT Internal Use Only

Sidewalk Cafe Setup Feedback:

☐ Community Board chooses to **WAIVE** review

Comments related to the cafe's **physical footprint and dimensions**:

Comments related to **pedestrian flow** (i.e., visibility, safety , potential crowding):

Comments related to potential conflicts with **existing curb use** (i.e., planters, bike racks, bus stops):

Please check one of the recommendations below, either **approval**, **denial**, or **approval with modifications** relating to the above application:

☐ Community Board recommends **approval**

☐ Community Board recommends **denial**

☐ Community Board recommends **approval w/ modifications**

Recommended modifications (**only if approved w/ modifications**):

☐ Applicant acknowledges and agrees to modifications relating to the above referenced application

☐ Applicant acknowledges **BUT** does **NOT** agree with modifications relating to the above referenced application. If this box is checked, please provide NYC DOT with documentation of such agreement for NYC DOT's consideration.

Community Board Authorizing Name

Community Board Authorizing Signature

Date

RESTAURANT DETAILS

Food Service Establishment Permit(FSEP)

FSEP#: 50175992

Expiration Date: 09/03/2025

DOHMH Status: PENDING APPLICATION

Business Legal Name: L & J ASIA FUSION INC

Assumed Name: IKYU SUSHI II

Business Address: 1475 1 AVENUE, NEW YORK, NY 10075

Venue Type: Restaurant (with bar)

Last updated from DOHMH: 01/26/2026

Restaurant Information

Entity Type: Corporation

Phone: (718) 663-9912

Email Address: ikyu1475@gmail.com

Email Address: ygzengineer@gmail.com

DOS Information

DOS ID#: 7479567

Process Name: Jinhui Li

DOS Address: 1475 1 AVENUE, MANHATTAN, New York 10075

DOS Legal Name:

NYS Liquor Authority Information

NYSLA Serial No: 05242518306

License Type: On-Premises

Name of License: L and J Asia Fusion Inc

Title of Representative: owner

Name of Certificate Holder: Jinhui Li

Business hours

Sun:

11:00 AM- 10:00 PM

Mon:

11:00 AM- 10:00 PM

Tues:

11:00 AM- 10:00 PM

Wed:

11:00 AM- 10:00 PM

Thurs:

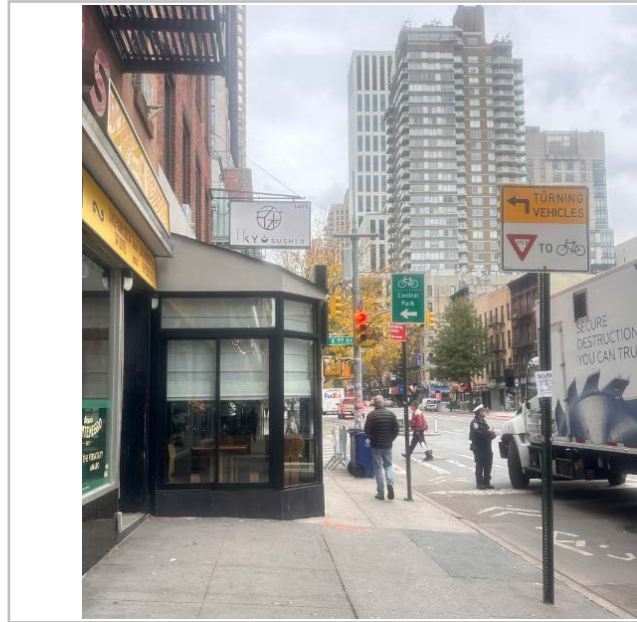
11:00 AM- 10:00 PM

Fri:

11:00 AM- 10:00 PM

Sat:

11:00 AM- 10:00 PM



Enclosed Cafe does not require site plan form.

ADDRESS: 1475 1 AVENUE, MANHATTAN, NY 10075

ZONING	
BLOCK: 1451	ZONING: C2-8
LOT: 30	MAP: 9a
OCCUPANCY CLASS:COM	CONSTRUCTION CLASS: OLD
2022 CODE	CODE 3 INSIDE FIRE DISTRICT

SCOPE OF WORK:
INTERIOR RENOVATION AT CELLAR & 1ST FLOOR RESTAURANT OF EXISTING 4-STORY BUILDING WITH GENERAL CONSTRUCTION WORK AND MECHANICAL WORK AS PER PLANS FILED HEREWITH. RELATED PLUMBING WORK WILL BE FILED SUBSEQUENTLY. NO CHANGE IN USE, EGRESS OR CERTIFICATE OF OCCUPANCY.

TENANT'S PROTECTION PLAN

1. EGRESS – AT ALL TIMES IN THE COURSE OF CONSTRUCTION PROVISION SHALL BE MADE FOR ADEQUATE EGRESS AS REQUIRED BY THIS CODE AND TENANT PROTECTION PLAN SHALL IDENTIFY THE EGRESS THAT WILL BE PROVIDED. REQUIRED EGRESS SHALL NOT BE OBSTRUCTED AT ANY TIME , EGRESS PATHS SHALL BE MAINTAINED ON A CONSTANT BASIS AND ALL REQUIRED PUBLIC AREAS (FOR EGRESS) SHALL BE KEPT FREE AND CLEAR AT ALL TIMES.

2. FIRE SAFETY – ALL NECESSARY LAWS AND CONTROLS, INCLUDING THOSE WITH RESPECT TO OCCUPIED DWELLINGS, AS WELL AS ADDITIONAL SAFETY MEASURES NECESSITATED BY THE CONSTRUCTION SHALL BE STRICTLY OBSERVED.

3. HEALTH REQUIREMENTS – SPECIFICATION OF METHODS TO BE USED FOR CONTROL DUST, DISPOSAL OF CONSTRUCTION DEBRIS, PEST CONTROL AND MAINTENANCE OF SANITARY FACILITIES AND LIMITATION OF NOISE TO ACCEPTABLE LEVELS SHALL BE INCLUDED. CONTRACTOR SHALL CLEAN PUBLIC AREAS IMMEDIATELY AFTER RECEIVING DELIVERIES. CONTRACTOR SHALL CLEAN ENTIRE SITE AT THE END OF THE WORKING DAY.

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

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

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

6. NOISE RESTRICTIONS – BETWEEN THE HOURS OF 7AM AND 6PM ON MONDAY THROUGH FRIDAY IN WHICH CONSTRUCTION WORK MAY BE UNDERTAKEN, CONTRACTORS MUST DEVELOP A NOISE MITIGATION PLAN IN ACCORDING TO THE NEW YORK CITY NOISE CONTROL CODE, PRIOR TO THE COMMENCEMENT OF WORK. NOISE THAT EXCEEDS THE AMBIENT SOUNDS LEVEL BY MORE THAN 10 DECIBELS AS MEASURED FROM 15 FEET FROM THE SOURCE AS MEASURED FROM INSIDE ANY PROPERTY OR ON A PUBLIC STREET IS PROHIBITED, AND IMPULSIVE SOUNDS ARE RESTRICTED. NOISE WILL BE KEPT TO A MINIMUM DURING WORKING WHILE ONGOING CONSTRUCTION IS TAKING PLACE.

7. OTHER REQUIREMENTS – ALL OTHERS UNITS IN THE BUILDING NOT INCLUDED IN THE SCOPE OF WORK ARE TO BE CONSIDERED OCCUPIED.

8. ALL WORK WILL COMPLY WITH ALL APPLICABLE LAW RELATING TO ASBESTOS AND LEAD PAINT REMOVAL ALL REQUIRED ASBESTOS REPORTS ARE TO BE SUBMITTED TO THE NYC DEPARTMENT OF BUILDINGS BEFORE BEGINNING CONSTRUCTION.

9. ELECTRICIAN TO ENSURE THAT SERVICE IS NOT DISRUPTED FOR THE OCCUPANTS IN THE BUILDING.

10. PLUMBER TO ENSURE THAT SERVICE IS NOT DISRUPTED FOR THE OCCUPANTS IN THE BUILDING.

11. DELIVERY OF MATERIAL AND REMOVAL OF DEBRIS: DESIGNATED PERSONNEL WILL BE OVERSEEING AND MONITORING DELIVERIES WHILE COORDINATING AND OVERSEEING THAT NO OBSTRUCTIONS OCCUR DURING THIS TIME ON THE PREMISES.

GENERAL NOTES

1. THE CONTRACTOR AND SUBCONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS AT THE SITE BEFORE WORK IS STARTED. ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCY.

2. THE CONTRACTOR SHALL USE FIGURE DIMENSIONS AT ALL TIMES. DO NOT SCALE PLANS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS.

3. THE CONTRACTOR SHALL USE FIGURE DIMENSIONS AT ALL TIMES. DO NOT SCALE PLANS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS.

4. THE CONTRACTOR IS TO CARRY WORKMAN'S COMP. AND DISABILITY INSURANCE AS REQUIRED BY LAW.

5. THE CONTRACTOR SHALL NOTIFY THE ADJOINING PROPERTY OWNERS, IN WRITING, 5 DAYS BEFORE ANY COMMENCEMENT OF WORK. THE NOTICES SHALL BE FILED WITH THE DEPT. OF BUILDINGS BEFORE ANY PERMITS CAN BE ISSUED.

6. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO INSURE THE SAFETY OF THE SITE AND ADJOINING PROPERTIES.

7. ALL DIMENSION SHOWN HEREIN ARE APPROXIMATE AND MAY VARY DUE TO UNSEEN EXISTING CONDITIONS.

8. GLASS DOOR TO COMPLY WITH BSA 501.68 SR. AND PLATE GLASS TO COMPLY WITH RS 107.10-8.

9. EXIT SIGN AND LIGHT PRE 27-387.

10. WET-CHEMICAL EXTINGUISHING SYSTEMS, IN ACCORDANCE WITH THE NEW YORK CITY FIRE CODE.

DISCLAIMER NOTE:

THIS PLAN IS APPROVED ONLY FOR WORK INDICATED ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTER SHOWN ARE NOT TO BE RELIED UPON OR TO BE CONSIDERED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES.

CARBON MONOXIDE DETECTOR NOTES:

1. CARBON MONOXIDE ALARMS OR DETECTORS SHALL BE REQUIRED WITHIN THE FOLLOWING DWELLING UNITS AS PER 908.7.1.1:

a. UNITS IN THE SAME STORY WHERE CARBON MONOXIDE PRODUCING EQUIPMENT OR ENCLOSED PARKING IS LOCATED.

b. UNITS ON THE STORIES ABOVE AND BELOW THE FLOOR WHERE CARBON MONOXIDE-PRODUCING EQUIPMENT OR ENCLOSED PARKING IS LOCATED.

c. UNITS IN A BUILDING CONTAINING A CARBON MONOXIDE PRODUCING FURNACE, BOILER, OR WATER HEATER AS PART OF A CENTRAL SYSTEM.

d. UNITS IN A BUILDING SERVED BY A CARBON MONOXIDE PRODUCING FURNACE, BOILER, OR WATER HEATER AS PART OF A CENTRAL SYSTEM THAT IS LOCATED IN AN ADJOINING OR ATTACHED BUILDING.

2. CO DETECTORS MUST BE INSTALLED WITHIN 15 FEET OF THE PRIMARY ENTRANCE OF EACH BEDROOM, CARBON MONOXIDE ALARMS OR DETECTORS SHALL BE LOCATED WITHIN DWELLING UNITS AS FOLLOWS AS PER 908.7.1.1.1:

a. OUTSIDE OF ANY ROOM USED FOR SLEEPING PURPOSES, WITHIN 15 FEET(4572MM) OF THE ENTRANCE TO SUCH ROOM.

b. IN ANY ROOM USED FOR SLEEPING PURPOSES.

c. ON ANY STORY WITHIN A DWELLING UNIT, INCLUDING BELOW-GRADE STORIES AND PENTHOUSES OF ANY AREA, BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.

3. CO DETECTORS DO NOT HAVE TO BE INSTALLED ON OR NEAR THE CEILING, THEY CAN BE INSTALLED AT OTHER ROOM LOCATIONS AND AT HEIGHTS RECOMMENDED BY THE MANUFACTURER.

4. TO ENSURE PROPER OPERATION, DO NOT INSTALL CO DETECTORS NEXT TO BATHROOMS, WHICH ARE SOURCES OF HUMIDITY, OR NEAR GAS STOVES, GAS DRYERS, ETC.

5. DETECTORS SHOULD NOT BE PLACED IN AREAS LIKELY TO BE DAMAGED BY CHILDREN OR PETS.

6. CARBON MONOXIDE ALARMS OR DETECTORS SHALL COMPLY WITH THE POWER SOURCE, INTERCONNECTION, AND ACCEPTANCE TESTING REQUIREMENT AS REQUIRED FOR SMOKE FOR SMOKE ALARMS IN ACCORDANCE WITH SECTIONS 907.2.10.2 THROUGH 907.2.10.4.

DRAWING LIST	
1	Z-001.00 NOTES, LEGEND, PLOT PLAN, DETAILS, KEY PLAN
2	D-001.00 EXISTING CELLAR PLAN, FIRST FLOOR PLAN
3	A-001.00 PROPOSED CELLAR PLAN, FIRST FLOOR PLAN
4	M-001.00 PROPOSED FIRST FLOOR MECHANICAL PLAN

FIRE-RESISTANT PENETRATIONS & JOINTS

NOTES(2014):

1. FIRE-RESISTANT PENETRATIONS AND JOINTS:SPECIAL INSPECTIONS FOR THROUGH-PENETRATIONS, MEMBRANE PENETRATION FIRESTOPS, FIRE-RESISTANT JOINT SYSTEMS, AND PERIMETER FIRE BARRIER SYSTEMS THAT ARE TESTED AND LISTED IN ACCORDANCE WITH SECTIONS 713.4.1.1.2, 713.4.1.2, 714.3 AND 714.4 SHALL COMPLY WITH SECTIONS 1704.27.1 AND 1704.27.2.

A. PENETRATION FIRESTOPS. INSPECTIONS OF PENETRATION FIRESTOP SYSTEMS THAT ARE TESTED AND LISTED IN ACCORDANCE WITH SECTIONS 713.4.1.1.2 AND 713.4.1.2 SHALL BE CONDUCTED BY AN APPROVED SPECIAL INSPECTION AGENCY IN ACCORDANCE WITH ASTM E 2174.

B. JOINT SYSTEMS. INSPECTION OF FIRE-RESISTANT JOINT SYSTEMS THAT ARE TESTED AND LISTED IN ACCORDANCE WITH SECTIONS 714.3 AND 714.4 SHALL BE CONDUCTED BY AN APPROVED SPECIAL INSPECTION AGENCY IN ACCORDANCE WITH ASTM E 2393.

SMOKE DETECTOR NOTES:

1. AN AUTOMATIC SMOKE DETECTION SYSTEM THAT ACTIVATES THE OCCUPANT NOTIFICATION SYSTEM IN ACCORDANCE WITH SECTION 907.5 SHOULD BE INSTALLED IN ALL PUBLIC CORRIDORS SERVING DWELLING AND IN ACCORDANCE WITH SECTION 907.2.8.3.

a. IN SLEEPING AREAS.

b. IN EVERY ROOM IN THE PATH OF MEANS OF EGRESS FROM THE SLEEPING AREA TO THE DOOR LEADING FROM THE DWELLING UNIT.

c. IN EACH STORY WITHIN DWELLING UNIT, INCLUDING BELOW-GRADE STORIES, FOR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL.

2. SMOKE ALARMS OR DETECTORS SHALL COMPLY WITH THE POWER SOURCE, INTERCONNECTION, AND ACCEPTANCE TESTING REQUIREMENTS AS REQUIRED FOR SMOKE ALARMS IN ACCORDANCE WITH SECTIONS BC 907.2.11.2 THROUGH BC 907.2.11.3.4 SMOKE ALARMS OR DETECTORS INSTALLATION SHALL FOLLOW THE MANUFACTURER'S INSTRUCTIONS.

PARTIAL DEMOLITION NOTES:

1. ALL WORK SHALL CONFORM TO THE NEW YORK CITY BUILDING CODE.

2. CONTRACTOR SHALL NOTIFY OWNER OF ANY DISCREPANCIES BETWEEN THE PLANS AND EXISTING CONDITIONS.

3. CONTRACTOR SHALL NOT OBSTRUCT ANY EXISTIS DURING CONSTRUCTION.

4. REMOVAL OF UNUSED ELECTRICAL, PLUMBING AND MECHANICAL EQUIPMENT SHALL BE PERFORMED BY APPROPRIATE AND SPECIALIZED TRADE.

5. CONTRACTOR SHALL PATCH AND REPAIR USING SAME OR EQUIVALENT MATERIALS.

6. CONTRACTOR SHALL REMOVE ALL DEBRIS FORM THE SITE AND SHALL LEAVE THE SITE BROOM CLEAN.

7. THE CONTRACTOR SHALL PROCEED THE WORK IN COMPLIANCE WITH THE SCHEDULE THAT IS TO BE SUBMITTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF THE WORK.

8. PARTIAL DEMOLITION JOB SHALL BE DONE BY USING HAND-HELD MECHANICAL EQUIPMENT.

HANDICAPPED ADAPTABILITY NOTES:

1. ALL DETAILS AND GENERAL NOTES PERTAINING TO HANDICAPPED ADAPTABILITY SHALL SUPERSEDE OTHER DETAILS AND NOTES HEREIN.

2. ALL COMPONENTS OF SPACES REQUIRED TO COMPLY WITH HANDICAPPED ADAPTABILITY NOT COVERED BY THE SCOPE OF THESE DOCUMENTS SHALL ALSO COMPLY WITH REQUIREMENTS OF RS4-6. THIS INCLUDES (BUT IS NOT LIMITED TO) INTERIOR FINISHES; CONTROL FOR BATHROOM, KITCHEN AND HVAC APPLIANCES AND FOR LIFTS & ELEVATORS; AND HARDWARE FOR DOORS, WINDOWS AND STORAGE AREAS.

3. DOORWAYS INTENDED FOR USER PASSAGE SHALL HAVE A MINIMUM CLEAR OPENING OF 32 IN. WITH THE DOOR OPEN 90 DEGREES. MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP.

4. THE DOOR AND DOOR BUCK AT THE BATHROOM (S) SHALL BE DESIGNED AND CONSTRUCTED SO THAT REMOUNTING THE HINGES IS THE ONLY CHANGE REQUIRED TO SWING THE DOOR IN THE OPPOSITE DIRECTION.

5. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 3/4 IN. IN HEIGHT FOR EXTERIOR RESIDENTIAL SLIDING DOORS OR 1/2 IN. FOR OTHER TYPES OF DOORS. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES AT ACCESSIBLE DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN 1:2.

6. STRUCTURAL REINFORCEMENT OR OTHER PROVISIONS SHALL BE MADE THAT WILL ALLOW INSTALLATION OF GRAB BARS IN THE LOCATIONS

7. IF A CABINET IS PROVIDED UNDER THE LAVATORY, IT SHALL BE EASILY REMOVABLE FOR A WIDTH OF 30", FINISHED FLOORING SHALL

8. THE SINK AND SURROUNDING COUNTER IN ADAPTABLE DWELLING UNITS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:

(1) THE SINK AND SURROUNDING COUNTER SHALL BE ADJUSTABLE OR REPLACEABLE AS A UNIT AT VARIABLE HEIGHTS BETWEEN 28 IN. AND 36 IN. MEASURED FROM THE FINISHED FLOOR TO THE TOP OF THE COUNTER SURFACE OR SINK RIM, OR SHALL BE MOUNTED AT A FIX HEIGHT NO GREATER THAN 34 IN., MEASURED FROM THE FINISHED FLOOR TO THE TOP OF THE COUNTER SURFACE OR SINK RIM.

(2) WHERE SINKS ARE INSTALLED TO BE ADJUSTABLE IN HEIGHT, ROUGH-IN PLUMBING SHALL BE LOCATED TO ACCEPT CONNECTIONS OF SUPPLY AND DRAIN PIPES FOR SINKS MOUNTED AT THE HEIGHT OF 28 IN.

(3) BASE CABINETS, IF PROVIDED, SHALL BE REMOVABLE UNDER THE FULL 30-IN. MINIMUM FRONTAGE OF THE SINK AND SURROUNDING COUNTER. THE FINISHED FLOORING SHALL EXTEND UNDER THE COUNTER TO THIS HEIGHT.

(4) THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER SINKS. HOT-WATER PIPES AND DRAIN PIPES UNDER SINKS SHALL BE INSULATED OR OTHERWISE COVERED.

9. IF A MEDICINE CABINET IS PROVIDED ABOVE THE LAVATORY, THEN THE BOTTOM OF THE MEDICINE CABINET SHALL BE LOCATED WITH A USABLE SHELF NO HIGHER THAN 44IN. ABOVE THE FLOOR.

10. CLOTHES RODS SHALL BE A MAXIMUM OF 54 IN. FROM THE FLOOR; OR SHALL BE EASILY ADJUSTABLE TO THIS HEIGHT.

11. CHANGES IN GROUND LEVEL UP TO 1/4 IN. MAY BE VERTICAL AND WITHOUT EDGE TREATMENT. CHANGES IN LEVEL BETWEEN 1/4 IN. AND 1/2IN. SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.

12. DOORS TO HAZARDOUS AREAS SHALL BE MADE IDENTIFIABLE TO THE TOUCH BY A TEXTURED SURFACE ON THE DOOR HANDLE, KNOB, PULL OR OTHER OPERATING HARDWARE. THIS TEXTURED SURFACE MAY BE MADE BY KNURLING OR ROUGHENING OR BY A MATERIAL APPLIED TO THE CONTACT SURFACE. (HAZARDOUS AREAS INCLUDE LOADING PLATFORMS, BOILER ROOMS, STAGES, ETC.).

13. DETECTABLE WARNING TEXTURES ON WALKING SURFACES AS SHOWN ON PLANS SHALL CONSIST OF EXPOSED AGGREGATE CONCRETE, CUSHIONED SURFACES MADE OF RUBBER OR PLASTIC, RAISED STRIPS, OR GROOVES. TEXTURES SHALL CONTRAST WITH THAT OF THE SURROUNDING SURFACE. RAISED STRIPS OR GROOVES SHALL COMPLY WITH RS 4-6. GROOVES MAY BE USED INDOORS ONLY.

14. AUDIBLE EMERGENCY ALARMS SHALL PRODUCE A SOUND THAT EXCEEDS THE PREVAILING EQUIVALENT SOUND LEVEL IN THE ROOM OR SPACE BY AT LEAST 15 DECIBELS OR EXCEEDS ANY MAXIMUM SOUND LEVEL WITH A DURATION OF 30 SECONDS BY 5 DECIBELS, WHICHEVER IS LOUDER. SOUND LEVELS FOR ALARM SIGNALS SHALL NOT EXCEED 120 DECIBELS.

15. VISUAL ALARMS SHALL BE FLASHING LIGHTS ARRANGED TO FLASH IN CONJUNCTION WITH THE AUDIBLE EMERGENCY ALARMS. THE FLASHING FREQUENCY OF VISUAL ALARMS AT THE C.G. SHALL BE APPROXIMATELY 1 HZ.

16. SPECIALIZED SYSTEMS USING ADVANCED TECHNOLOGY MAY BE SUBSTITUTED IF EQUIVALENT PROTECTION IS AFFORDED HANDICAPPED USERS OF THE BUILDING OR FACILITY.

17. SENSORY ALARMS PROVIDED FOR PERSONS WITH HEARING IMPAIRMENTS SHALL BE CONNECTED TO THE BUILDING EMERGENCY SYSTEM OR THERE SHALL BE A STANDARD 110-VOLT ELECTRICAL RECEPTACLE INTO WHICH AN ALARM UNIT CAN BE CONNECTED TO BE ACTIVATED BY THE BUILDING ALARM SYSTEM.

INSTRUCTIONS FOR USE OF THE AUXILIARY ALARM OR CONNECTIONS SHALL BE PROVIDED.

17. THE STRUCTURAL STRENGTH OF GRAB BARS, TUB AND SHOWER SEATS, FASTENERS, AND MOUNTING DEVICES SHALL MEET THE FOLLOWING SPECIFICATIONS.

(1) BENDING STRESS IN A GRAB BAR OR SEAT INDUCED BY THE MAXIMUM BENDING MOMENT FROM THE APPLICATION OF 250 LBF (112N) SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT.

(2) SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF 250 LBF (V2N) SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT. IF THE CONNECTION BETWEEN THE GRAB BAR OR SEAT AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED, THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL BE TOTALED FOR THE COMBINED SHEAR STRESS, WHICH SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS.

18. AS PER BC P102.8.3, THE INSTALLATION OF GRAB BARS FOR WATER CLOSETS SHALL COMPLY WITH SECTION 609 OF ICC/ANSI A117.1 AND SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS P102.8.3.1 THROUGH P102.8.3.2. MOUNTING HEIGHTS OF GRAB BARS SHALL COMPLY WITH SECTION 609.4 OF ICC/ANSI A117.1.

19. TO SHOW COMPLIANCE WITH THE ABOVE REGULATIONS THE C.G. SHALL PROVIDE PHOTO GRAPHIC EVIDENCE OF A BLOCK/ANCHOR INSTALLATIONS. FAILURE TO PROVIDE SUCH BLOCKING SHALL REQUIRED THE REMOVAL OR REPLACEMENT OF ALL FINISHES AND OTHER MATERIALS AT THE C.G. SOLE EXPENSE.

20. HANDICAPPED ACCESSIBILITY/ADAPTABILITY DESIGN IN THIS BUILDING ARE COMPLIED WITH ALL APPLICABLE SECTIONS IN NYC 2014 CODE CHAPTER 11, APPENDIX P & ICC A117.1 (2003 VER.)

SECTION ECC C405 ELECTRICAL POWER AND LIGHTING SYSTEMS (MANDATORY)

C405.2.1.1 INTERIOR LIGHTING CONTROLS

EACH AREA ENCLOSED BY WALLS OR FLOOR-TO-CEILING PARTITIONS SHALL HAVE AT LEAST ONE MANUAL CONTROL FOR THE LIGHTING SERVING THAT AREA. THE REQUIRED CONTROLS SHALL BE LOCATED WITHIN THE AREA SERVED BY THE CONTROLS OR BE A REMOTE SWITCH THAT IDENTIFIES THE LIGHTS SERVED AND INDICATES THEIR STATUS.

PROPOSED: PROVIDED AT LEAST ONE MANUAL CONTROL FOR THE LIGHTING SERVING THAT AREA

C405.5.2 INTERIOR LIGHTING POWER

THE TOTAL INTERIOR LIGHTING POWER ALLOWANCE (WATTS) IS DETERMINED ACCORDING TO TABLE C405.5.2(1) USING THE BUILDING AREA METHOD

PROVIDED DINING: CAFETERIA/FAST FOOD 1.4(W/ft²)

PROJECT DATA:

1. TOTAL SQUARE FOOTAGE: 2,341.00 SQ. FT.

2. BUILDING OCCUPANCY FOR EXISTING (NYC BC SECTION 1004.1.1) REQUIREMENTS

BUILDING OCCUPANCY CALCULATIONS FOR LIFE SAFETY			
OCCUPANCY LOAD(NYC BC TABLE 1004.1.1)			
LOCATION	AREA	REQUIRED(PERSON)	PROPOSED
KITCHEN	633 S.F.	633/200 GROSS=3	3 PERSON
RESTAURANT	812 S.F.	812/15=54	45 PERSON
TOTAL		48 PERSONS	

3. NUMBER OF EXITS (PER NYC BC SECTION 1007.1)

REQUIRED: 1

PROVIDED: 1

EXIT CAPACITY LOAD (BC 1005.1)				
NUMBER OF EXIT	DOOR SIZE	D. UNIT	PERSONS PERMIT	MAX. CAPACITY
EXIT #1	6'-0"	3.2	50	160
TOTAL OCCUPANT LOAD: 48<160 OK				

TRAVEL DISTANCE (BC 1028.7)

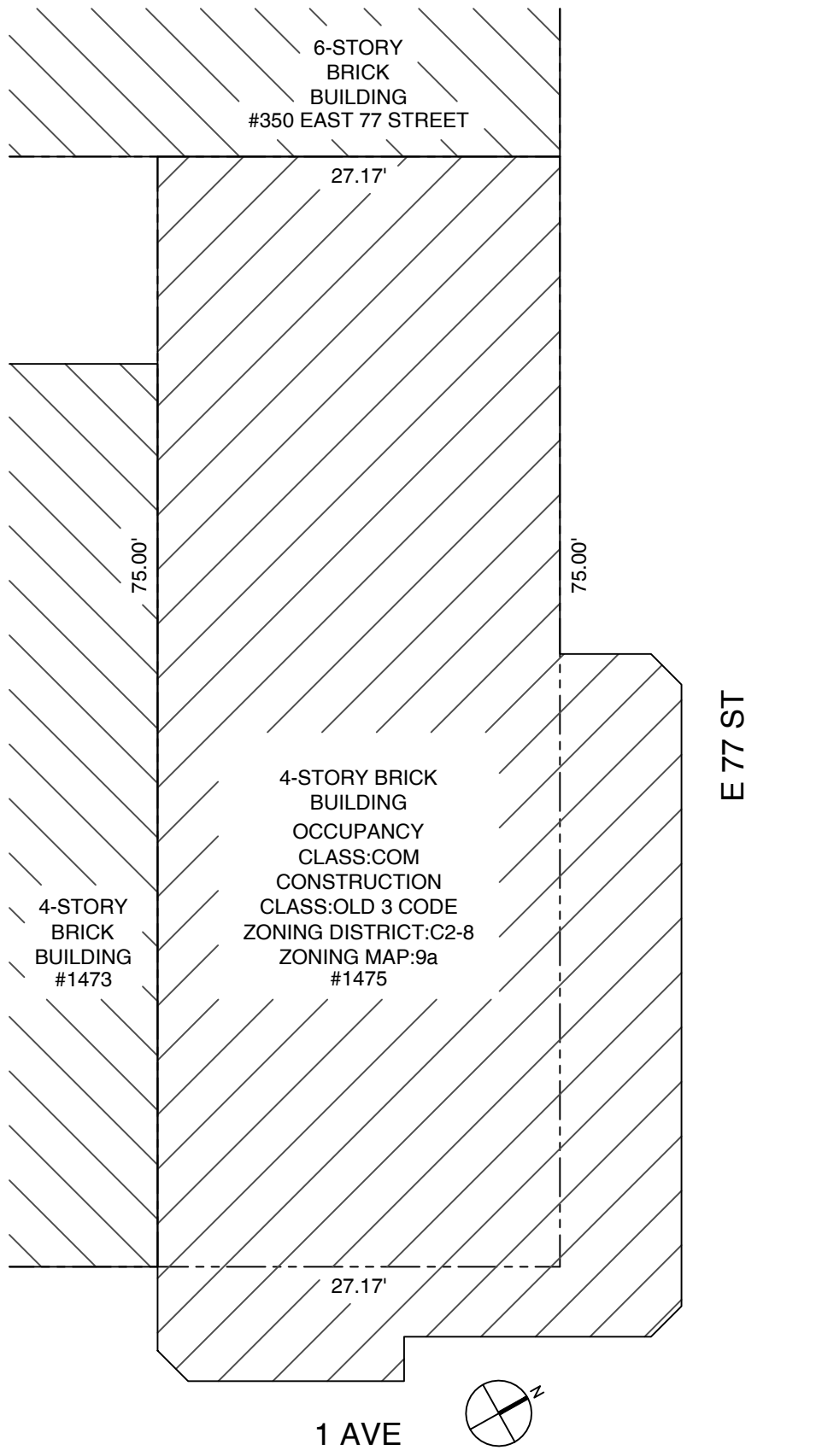
FLOOR	TRIP	LEG 1	LEG 2	LEG 3	LEG 4 (X1.25)	TOTAL DISTANCE
1ST FLOOR	A	12'-2"	8'-10"	4'-0"		25'-0"
(SPRINKLERED)						
MAX. TRAVEL DISTANCE: 150 FT (PRIMARY)						
250 FT(SECONDARY)						

MINIMUM NUMBER PLUMBING FIXTURES (TABLE 403.1 FROM PLUMBING CODE)

FLOOR	OCCUPANCY GROUP	DESCRIPTION	WATER CLOSET			LAVATORIES		
			MALE	FEMALE	REQUIRE	MALE	FEMALE	REQUIRE
1ST FLOOR	B	RESTAURANT	21 PER 45		2	2	26 PER 50	2

Special Inspection Categories		
Y/N	SPECIAL INSPECTION	CODE/SECTION
X	Structural Steel - Welding	BC 1705.2.1
X	Structural Steel - Details	BC 1705.2.2
X	Structural Steel - High Strength Bolting	BC 1705.2.3
X	Structural Cold-Formed Steel	BC 1705.2.4
X	Open-web Steel Joists and Joist Girders	BC 1705.2.7
X	Concrete - Cast-in-Place	BC 1705.3
X	Concrete - Precast	BC 1705.3
X	Concrete - Prestressed	BC 1705.3
X	Masonry	BC 1705.4
X	Type IV Construction (CLT/SLC)	BC 1705.4
X	Wood - Installation of High-Load Diaphragms	BC 1705.5.1
X	Wood - Installation of Metal-Plate-Connected Trusses	BC 1705.5.2
X	Wood - Installation of Prefabricated Joists	BC 1705.5.3
X	Wood - Inspection for Seismic Resistance	BC 1705.5.3
X	Subgrade Inspection	BC 1705.6
X	Subsurface Conditions - Fill Placement & In-Place Density	BC 1705.6
X	Subsurface Investigations (Borings/Test Pits)	BC 1705.6
X	Deep Foundation Elements	IR5 BC 1705.7
X	Prestressed Rock and Soil Anchors Inspection	BC 1705.8.1
X	Helical Piles Foundation (BS # 2014-020)	IR5H BC 1705.9
X	Vertical Masonry Foundation Elements	BC 1705.19
X	Wall Panels, Curtain Walls, and Veneers	BC 1705.20
X	Sprayed Fire-resistant materials	BC 1705.14
X	Seismic Anchorage of Access Floors	BC 1705.12.2
X	Seismic Plumbing, Mechanical, Fuel Gas, and Electrical Components	BC 1705.12.3
X	Seismic Anchorage of Storage Racks	BC 1705.12.4
X	Mastic and Intumescent Fire-resistant Coatings	BC 1705.15
X	Exterior Insulation and Finish Systems (EIFS)	BC 1705.16
X	Alternative Materials - OTCR Buildings Bulletin #	BC 1705.14
X	Smoke Control Systems	BC 1705.18
X	Mechanical Systems	BC 1705.21
X	Fuel-Oil Storage and Fuel-Oil Piping Systems	BC 1705.22
X	High-Pressure Steam Piping (Welding)	BC 1705.23
X	High temperature Hot Water Piping (Welding)	BC 1705.23
X	High-Pressure Fuel-Gas Piping (Welding)	BC 1705.24
X	Tenant Protection Plan Compliance Inspection	BC 1705.26
X	Structural Stability Alterations of existing buildings	BC 1705.25.3
X	Excavations-Sheeting, Shoring, and Bracing	BC 1704.20.3
X	Underpinning	BC 1817
X	Underpinning and alternate methods of support of buildings and adjacent property	BC 1705.25.4
X	Mechanical Demolition	BC 1705.25.5
X	Removal and Moving of a Building	BC 1705.25.5
X	Sprinkler Systems	BC 1705.28
X	Standpipe Systems	BC 1705.30
X	Heating Systems	BC 1705.31
X	Chimneys	BC 1705.32
X	Fire-resistant Penetrations and Joints	BC 1705.17
X	Aluminum Welding	BC 1705.17
X	Combustible Exterior Wall Coverings	BC 1705.16
X	Flood Zone Compliance (attach FEMA elevation/dry floodproofing certificate where applicable)	BC 1705.34
X	Luminous Egress Path Markings	BC 1705.35
X	Emergency and Standby Power Systems (Generators)	BC 1705.36
X	Post-Installed Anchors (BS# 2014-018, 2014-019)	BC 1705.37
X	Non Potable Water Systems	BC 1705.38
X	Positive Pressure Exhaust and Vent Systems in Plenums and ducts	BC 1705.39
X	Designated Seismic System Qualification	BC 1705.12.1
X	Construction Operations Influencing Adjacent Structures	BC 1705.24.2
X	Seismic Isolation Systems	BC 1705.12.5
X	Concrete Design Mix	BC 1911.5
X	Concrete Sampling and Testing	BC 1911.10

LEGEND	
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	NEW PARTITION, 3-5/8" METAL STUDS @16" O.C WITH 5/8" GYP. BD ON BOTH SIDE
	NEW DOOR AS NOTED
	EXISTING DOOR TO REMAIN
	INTERCONNECTED SMOKE ALARM & CARBON MONOXIDE ALARM
	MECHANICAL VENT., 50 CFM FOR BATHROOM, 75 CFM FOR LAUNDRY ROOM & 150 CFM FOR KITCHEN, 4 CHANGES PER HOUR.
	FLOOR DRAIN
	YARD DRAIN



1 PLOT PLAN
Z001 SCALE: 3/32" = 1'-0"



2 KEY PLAN
Z001 SCALE: N.T.S.

Muhammad Atif
APPROVED
Date: 01/30/2025

Bayside Engineering,PC

45-32 218 ST BAYSIDE, NY 11361
Tel: (929) 329-6666;
EMAIL: XIUCHENGLI@GMAIL.COM

PROJECT NAME:
INTERIOR RENOVATION AT CELLAR & 1ST FLOOR RESTAURANT OF EXISTING 4-STORY BUILDING

1475 1 AVENUE, MANHATTAN,
NY 10075
BLOCK: 1451 LOT: 30

CLIENT:

REVISIONS:

DATE ISSUE

SEAL & SIGNATURE:



DOB APPROVAL STAMP:

DRAWING TITLE :

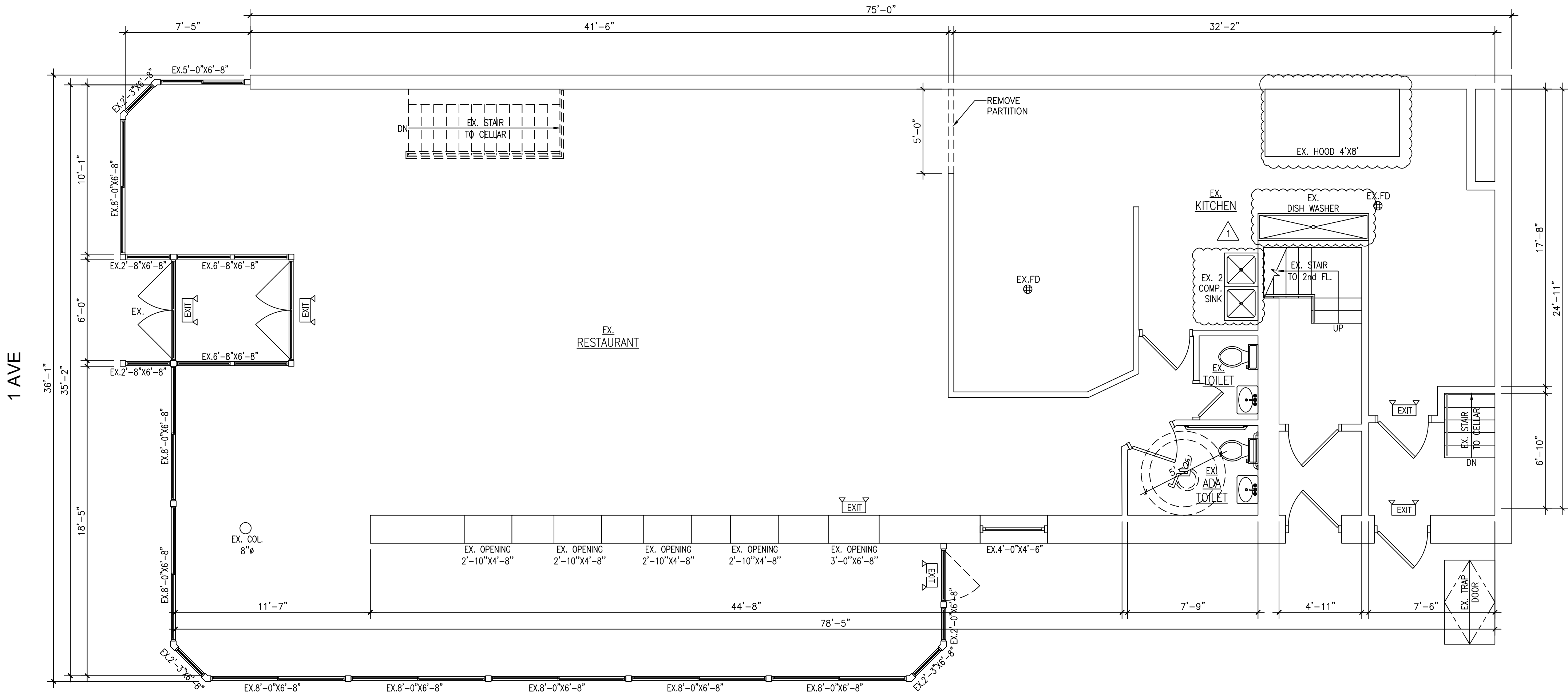
NOTES, LEGEND, PLOT PLAN, DETAILS, KEY PLAN

DOB NOW JOB#:

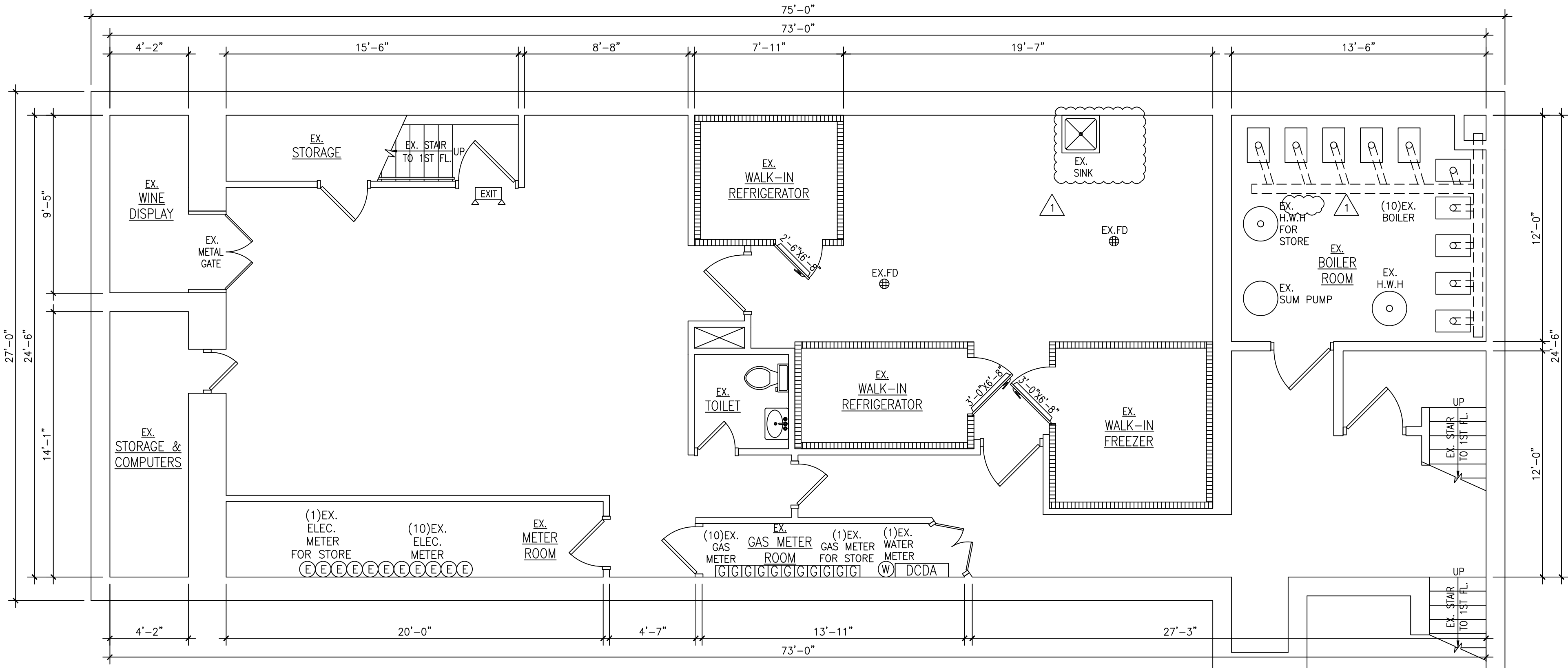
GC/MH#M01166538-I1

REF. #:
DRAWN BY:
CHECKED BY:
DATE:01/17/2025
DWG NO:
Z-001.00
SHEET. NO: 1 OF 4

ADDRESS: 1475 1 AVENUE, MANHATTAN, NY 10075



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



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

Bayside Engineering,PC

45-32 218 ST BAYSIDE, NY 11361
Tel: (929) 329-6666;
EMAIL: XIUCHENGLI@GMAIL.COM

PROJECT NAME:

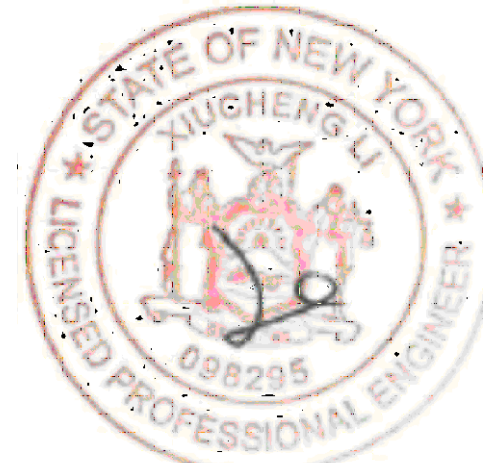
INTERIOR RENOVATION AT
CELLAR & 1ST FLOOR
RESTAURANT OF EXISTING
4-STORY BUILDING
1475 1 AVENUE, MANHATTAN,
NY 10075
BLOCK: 1451 LOT: 30

CLIENT:

REVISIONS:

06/16/25 01 PLAN AS BUILT
DATE ISSUE

SEAL & SIGNATURE:



DOB APPROVAL STAMP:

DRAWING TITLE :

EXISTING
CELLAR PLAN,
FIRST FLOOR PLAN

DOB NOW JOB#:

GC/MH#M01166538-P3

REF. #:

DRAWN BY:

CHECKED BY:

DATE: 01/17/2025

DWG NO:

D-001.01

SHEET. NO: 2 OF 4

