

1 SITE PLAN  
SCALE : 1/16" = 1'-0"

ZONING DATA : ZONE "CB"		
SECTION: 122.16 BLOCK:3	LOT: 15	
	REQUIRED	PROVIDED
LOT AREA	5,000 SF.	33,488.9 SF.
FRONTAGE	50'	174.26'
DEPTH	100'	194.59'
FRONT SETBACK	10'	21.9'
REAR SETBACK	30'	111.67'
SIDE SETBACK	0	N/A
MAX. BUILDING COVERAGE	35%	4,203.31 SF OR (12.6%)
MAX. BUILDING HEIGHT	30' (2 STORIES)	30' (2 STORIES)
F.A.R.	0.4 OR 13,395.56 SF	0.3 OR 10,311.99 SF

PARKING DATA			
	OPTION 1	OPTION 2	PROVIDED
EXISTING GROUND FLOOR/ RETAIL SPACE	3198/200 = 15.99 OR 16 SPACES		
EXISTING GROUND FLOOR/ CONVENIENT STORE		3198/150 = 21.32 OR 22 SPACES	
EXISTING 1ST FLOOR/ RESTAURANT	3299/75 = 43.98 OR 44 SPACES	3299/75 = 43.98 OR 44 SPACES	
EXISTING 2ND FLOOR APT.	2 SPACES	2 SPACES	
EXISTING 3RD FLOOR STORAGE	1 SPACES	1 SPACES	
TOTAL PARKING	63 SPACES	69 SPACES	49 SPACES
PARKING VARIANCE			
• VARIANCE NEEDED FOR "OPTION 1" 14 PARKING SPACES			
• VARIANCE NEEDED FOR "OPTION 2" 20 PARKING SPACES			
NOTE:			
PARKING SPACES WILL REMAIN AS PER AMENDED RESOLUTION OF PLANNING BOARD FROM OCTOBER 04 1992.			

# PROPOSED REMODELING OF FRONT ELEVATION, PARKING AND INTERIOR RENOVATION

## SUNSHINE BUDDHA

736 N BROADWAY,  
WHITE PLAINS, NY 10603

DRAWING LIST	
SP1.0	SITE PLAN AND NOTES
A1.1	EXISTING / PROPOSED CONDITIONS PLANS
A1.2	EXISTING / PROPOSED CONDITIONS PLANS
A1.3	EXISTING / PROPOSED CONDITIONS PLANS
A1.4	EXTERIOR ELEVATIONS

GENERAL CODE INFORMATION

APPLICABLE CODES: ALL WORK DONE UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS, DRAWINGS & CONSTRUCTION CRITERIA OF THE LANDLORD, AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS OF ALL GOVERNING BODIES INVOLVED. ANY MODIFICATIONS TO THE CONTRACT WORK REQUIRED BY SUCH AUTHORITIES SHALL BE PERFORMED BY THE TENANT'S CONTRACTOR. ALL PERMITS AND LICENSES NECESSARY FOR THE EXECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE TENANT'S CONTRACTOR(S). APPLICABLE CODES INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

2015 INTERNATIONAL BUILDING CODE  
2015 INTERNATIONAL PLUMBING CODE  
2015 INTERNATIONAL ENERGY CONSERVATION CODE  
2015 INTERNATIONAL MECHANICAL CODE  
2015 INTERNATIONAL FIRE CODE  
2015 INTERNATIONAL PROPERTY MAINTENANCE CODE  
2016 UNIFORM CODE SUPPLEMENT  
2016 SUPPLEMENT TO THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE  
2017 UNIFORM CODE SUPPLEMENT

PROJECT DATA		
PROJECT DESCRIPTION:	REMODELING OF FRONT ELEVATION AND CREATING 3 BEDROOM APARTMENT ON 4TH FLOOR	
TAX PARCEL NUMBER:	SECTION: 122.16 BLOCK: 3 LOT: 15	
ZONING:	'CB'	
ADDRESS:	736 N BROADWAY, WHITE PLAINS, NY 10603	
GOVERNING CODES:	FOUR STORY HEIGHT BUILDING BASEMENT ACCESS AT THIS LEVEL NYS BUILDING CODE 2015 EXISTING BUILDING CODE ALTERATION TYPE 2.  ALL WORK SHALL CONFORM TO THE LATEST NEW YORK STATE CODES, AND ALL CURRENT LOCAL CODES, NYS BUILDING CODE 2015 EXISTING BUILDING CODE ALTERATION TYPE 2.  PROPOSED SCOPE OF WORK IS IN ACCORDANCE WITH THE 2015 INTERNATIONAL EXISTING BUILDING CODE, 2015 INTERNATIONAL BUILDING CODE, AND THE 2017 NEW YORK STATE UNIFORM CODE SUPPLEMENT. THE OCCUPANCY FOR THE PROPOSED COMMERCIAL SPACE RENOVATION IS AN M-MERCANTILE OCCUPANCY	
OCCUPANCY TYPE: BCNYS SECT 303 BCNYS SECT 602	CONSTRUCTION TYPE: II A. OCCUPANCY CLASSIFICATIONS= "B, M AND RESIDENTIAL."	
SPRINKLERED:	ENTIRE BUILDING IS FULLY SPRINKLER	
OCCUPANCY LOAD: TABLE 1004.1.2	TOTAL AREA= 4,110 SQ.FT. 3809/1864  GROUND FLOOR M-MERCANTILE OCCUPANCY= 3198 SF/60=54 PERSONS STOCK OCCUPANCY = 912 SF/300= 4 PERSONS TOTAL= 58 PERSONS  1ST FLOOR M-MERCANTILE OCCUPANCY= 3299 SF/60= 55 PERSONS STOCK OCCUPANCY = 510 SF/300= 2 PERSONS TOTAL= 57 PERSONS  2ND FLOOR RESIDENTIAL OCCUPANCY= 1603 SF/200=8 PERSONS STOCK OCCUPANCY = 261 SF/300= 1 PERSONS TOTAL= 9 PERSONS  3RD FLOOR  STOCK OCCUPANCY = 978 SF/300= 4 PERSONS TOTAL= 4 PERSONS	EXITS:  TWO EXIT IS REQUIRED AS PER CODE TABLE 1006.3.1 PROVIDED: TWO EXITS  TWO EXIT IS REQUIRED AS PER CODE TABLE 1006.3.1 PROVIDED: TWO EXITS  ONE EXIT IS REQUIRED AS PER CODE TABLE 1006.3.2(2) PROVIDED ONE EXIT  ONE EXIT IS REQUIRED AS PER CODE TABLE 1006.3.2(2) PROVIDED ONE EXIT
BUILDING USES:	GROUND FLOOR = M-MERCANTILE 1ST FLOOR = M-MERCANTILE 2ND FLOOR = RESIDENTIAL 3RD FLOOR = STOCK FIRE SEPARATION OF 2HRS TO BE USE FOR NEW WORK.	

### KEY PLAN:



REV.	DATE:	DESCRIPTION:
1	04/02/19	BUILDING DEPARTMENT SET
2	11/05/19	REVISION #1 AS PER DOB COMMENTS
3	02/24/20	REVISION #2 AS PER CLIENT
4	03/27/20	REVISION #3
5	05/27/20	REVISION #4



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E-mail: GSalmanAIA@aol.com

### PROPERTY OWNER:

PROPOSED REMODELING OF FRONT ELEVATION, PARKING AND INTERIOR RENOVATION  
SUNSHINE BUDDHA  
736 N Broadway,  
White Plains, NY 10603

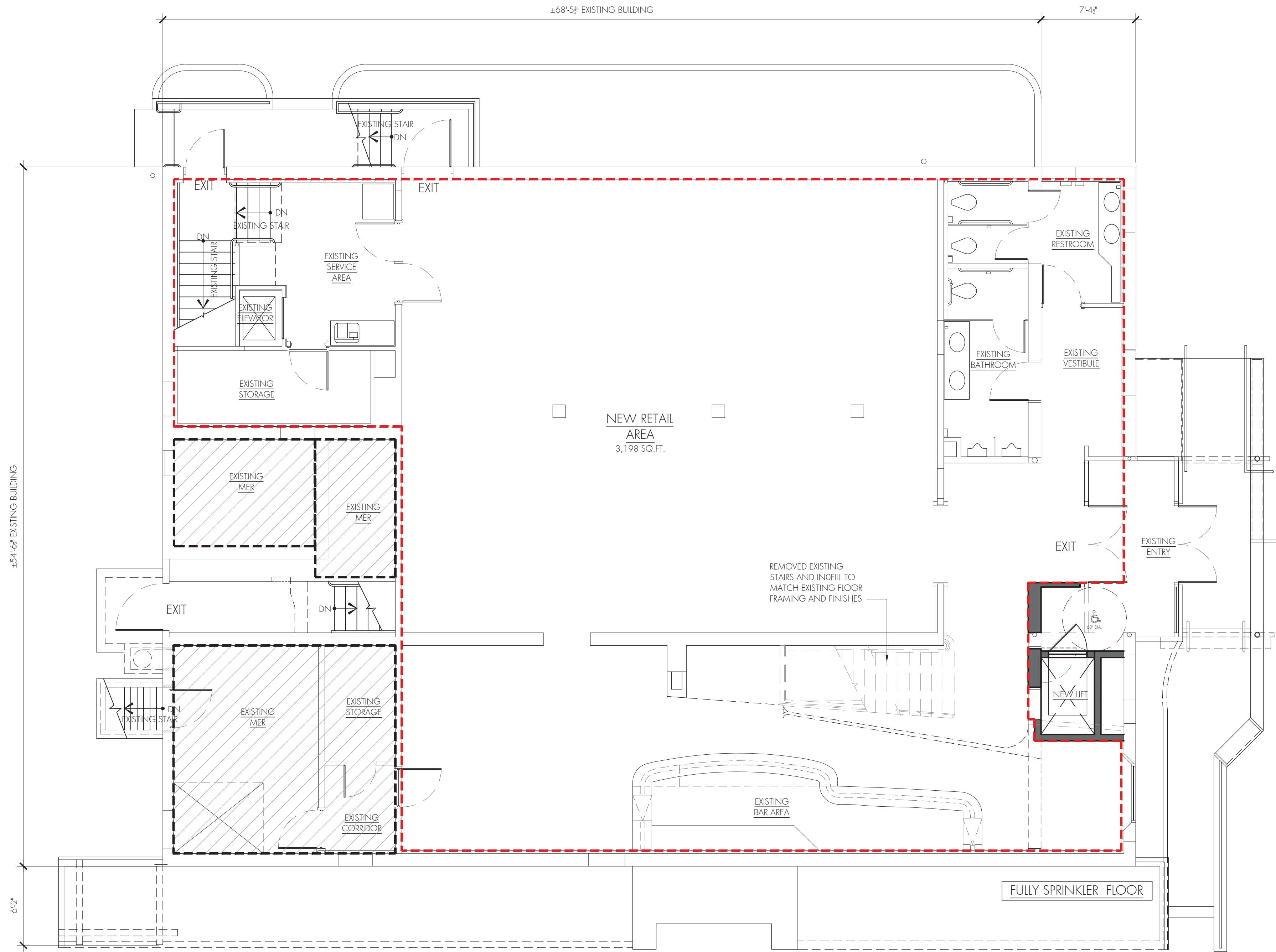
### DRAWING TITLE:

SITE PLAN

PROJECT MANAGER:	GS	
DRAWN BY:	MQ	CHECKED BY: GS
SCALE:		
PROJECT #:	GSA-010519	
DATE:	01/05/19	
DRAWING #:		

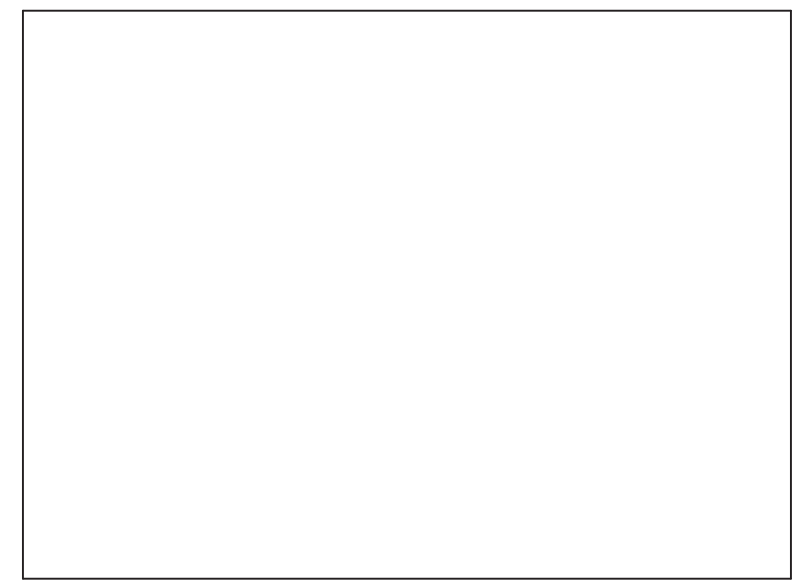
SP1.0





1 GROUND FLOOR EXISTING / PROPOSED CONDITIONS  
SCALE : 3/16" = 1'-0"

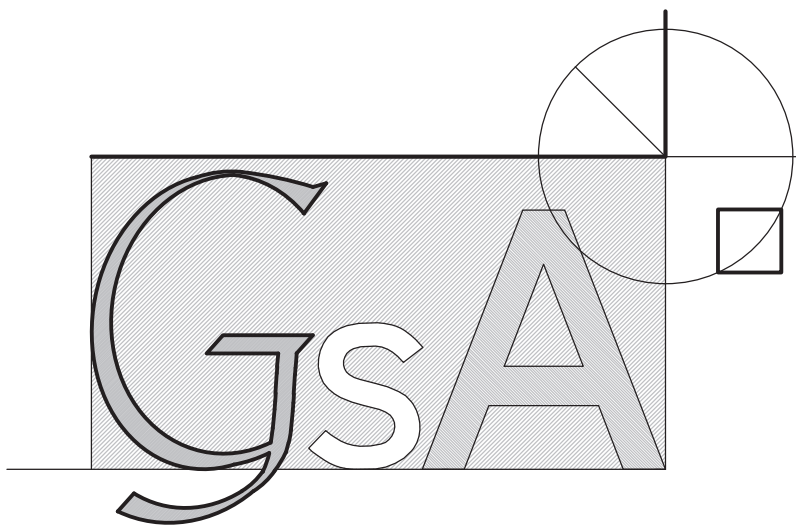
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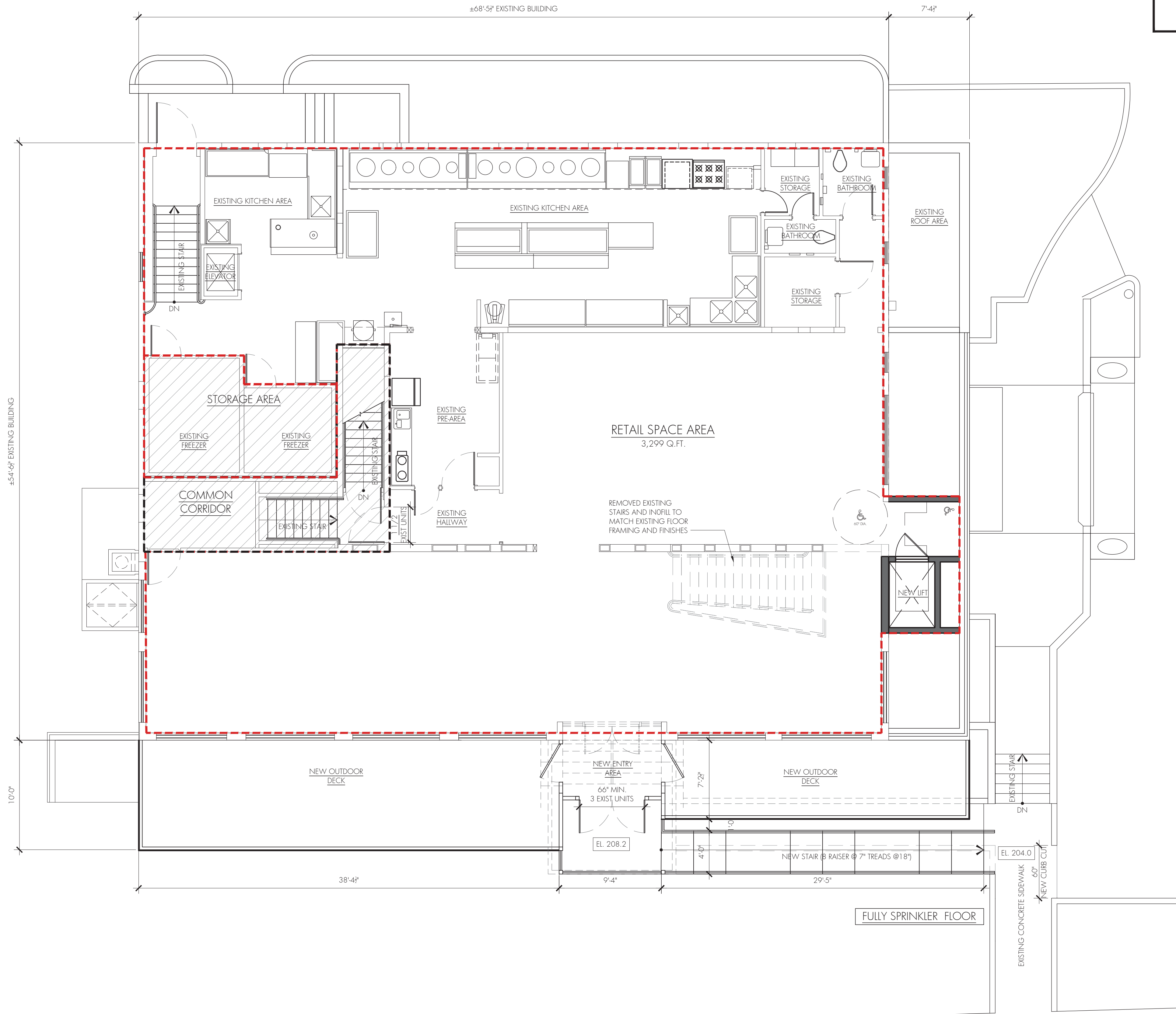
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PARKING AND INTERIOR RENOVATION  
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DRAWING TITLE:  
EXISTING / PROPOSED  
CONDITIONS PLANS

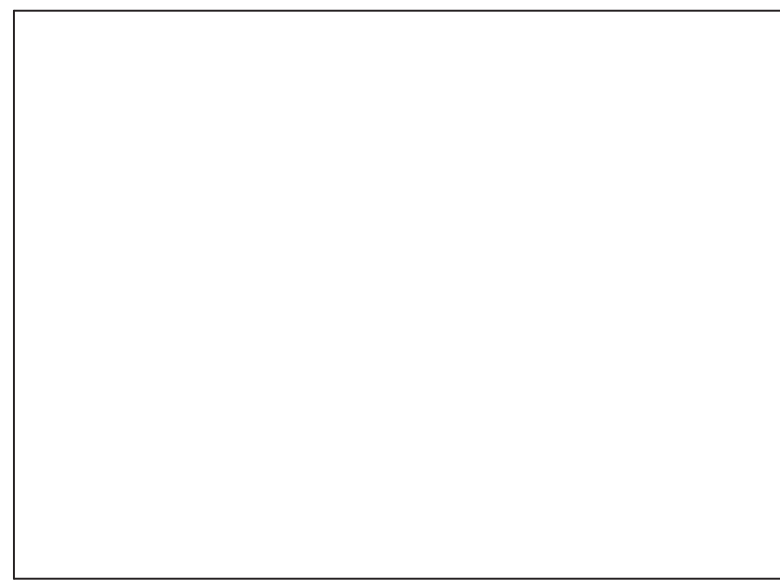
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DRAWN BY:	MQ	CHECKED BY:	GS
SCALE:			
PROJECT #:	GSA-010519		
DATE:	01/05/19		
DRAWING #:			

A1.1

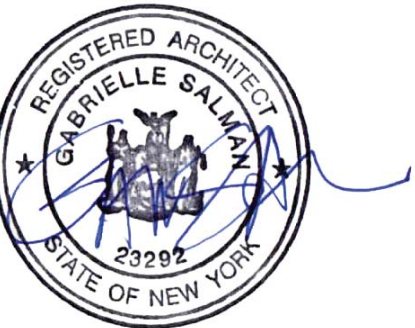


1 FIRST FLOOR EXISTING / PROPOSED CONDITIONS  
SCALE : 3/16" = 1'-0"

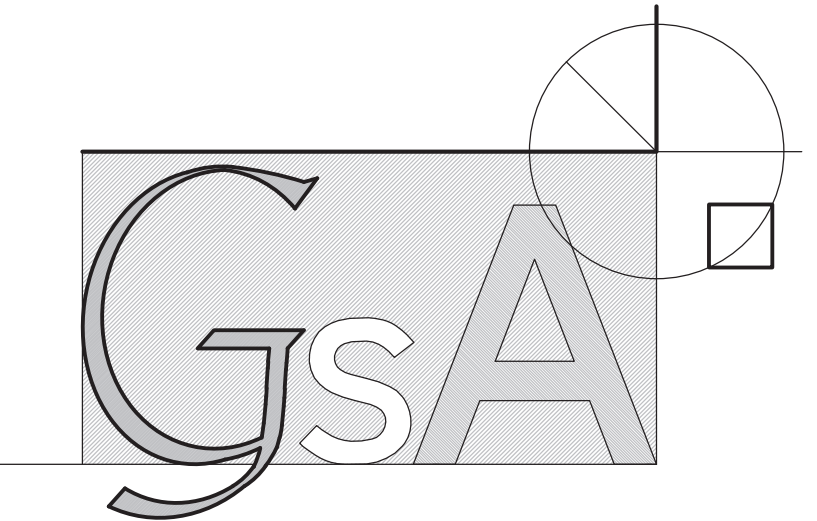
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PROPERTY OWNER:

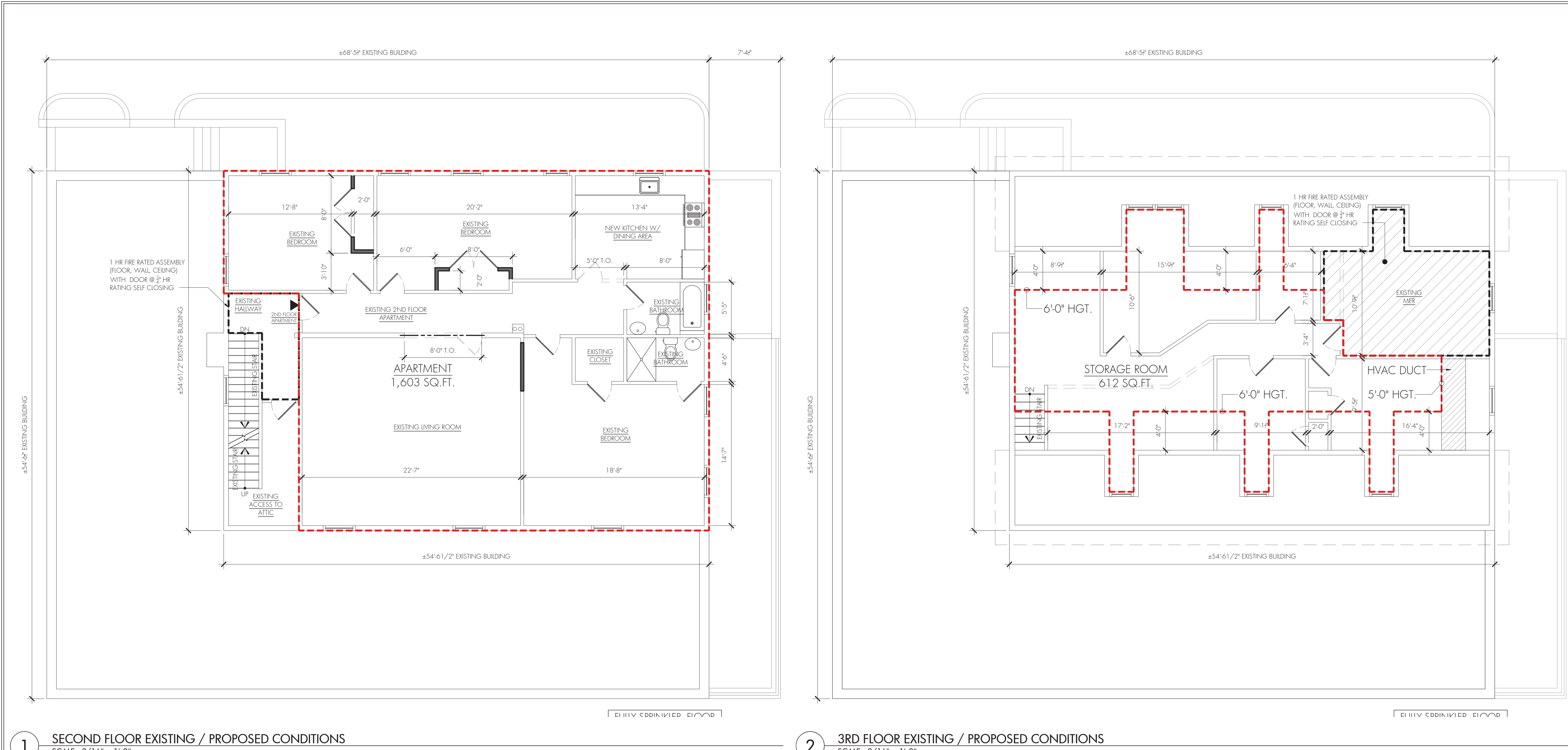
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DRAWING TITLE:

EXISTING / PROPOSED  
CONDITIONS PLANS

PROJECT MANAGER:	GS		
DRAWN BY:	MQ	CHECKED BY:	GS
SCALE:			
PROJECT #:	GSA-010519		
DATE:	01/05/19		
DRAWING #:			

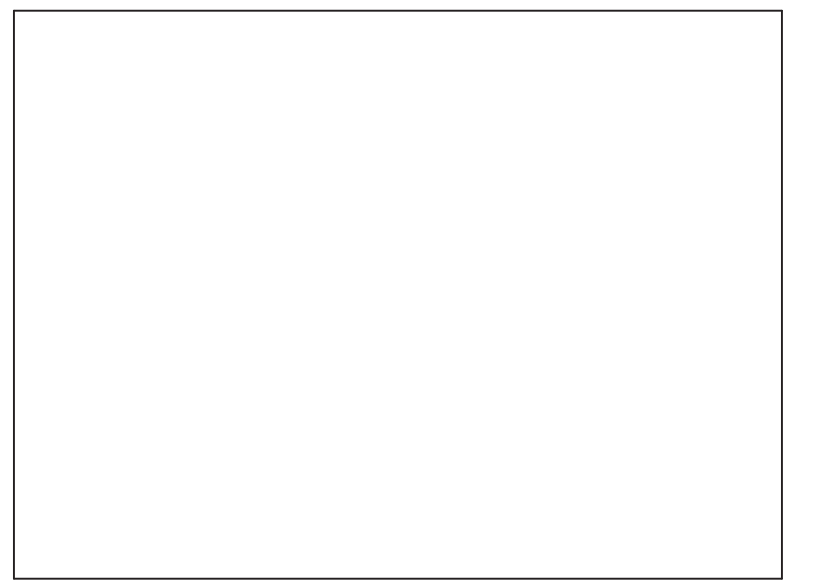
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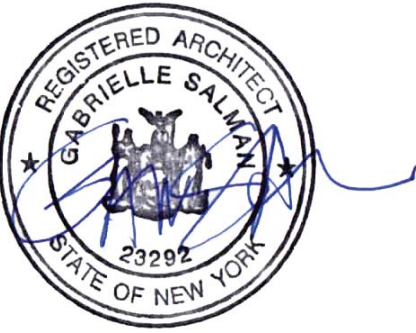
1 SECOND FLOOR EXISTING / PROPOSED CONDITIONS  
SCALE : 3/16" = 1'-0"

2 3RD FLOOR EXISTING / PROPOSED CONDITIONS  
SCALE : 3/16" = 1'-0"

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EXISTING / PROPOSED  
CONDITIONS PLANS

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DRAWN BY:		MQ	CHEKED BY: GS
SCALE:			
PROJECT #:		GSA-010519	
DATE:		01/05/19	
DRAWING #:			

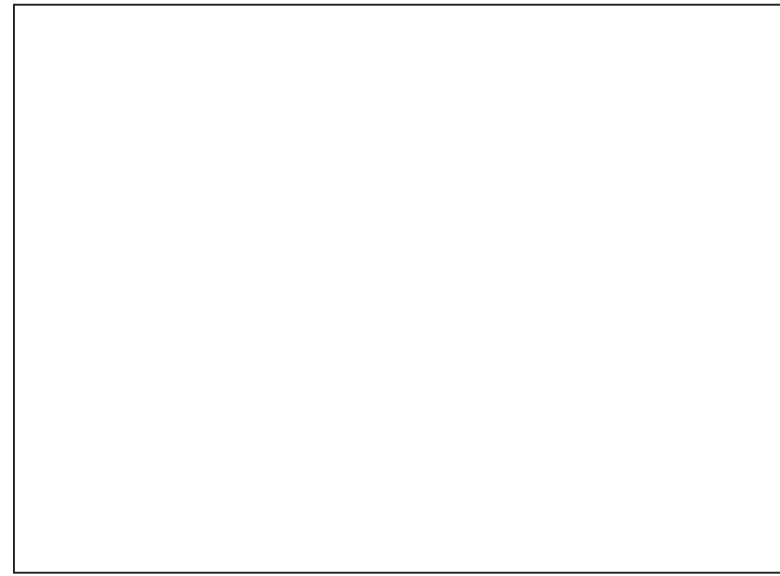
A1.3





1 FRONT ELEVATION  
SCALE : 3/16" = 1'-0"

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DRAWING TITLE:  
EXISTING / PROPOSED  
ELEVATION

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DRAWN BY:	MQ	CHECKED BY:	GS
SCALE:			
PROJECT #:		GSA-010519	
DATE:		01/05/19	

DRAWING #:

A1.4