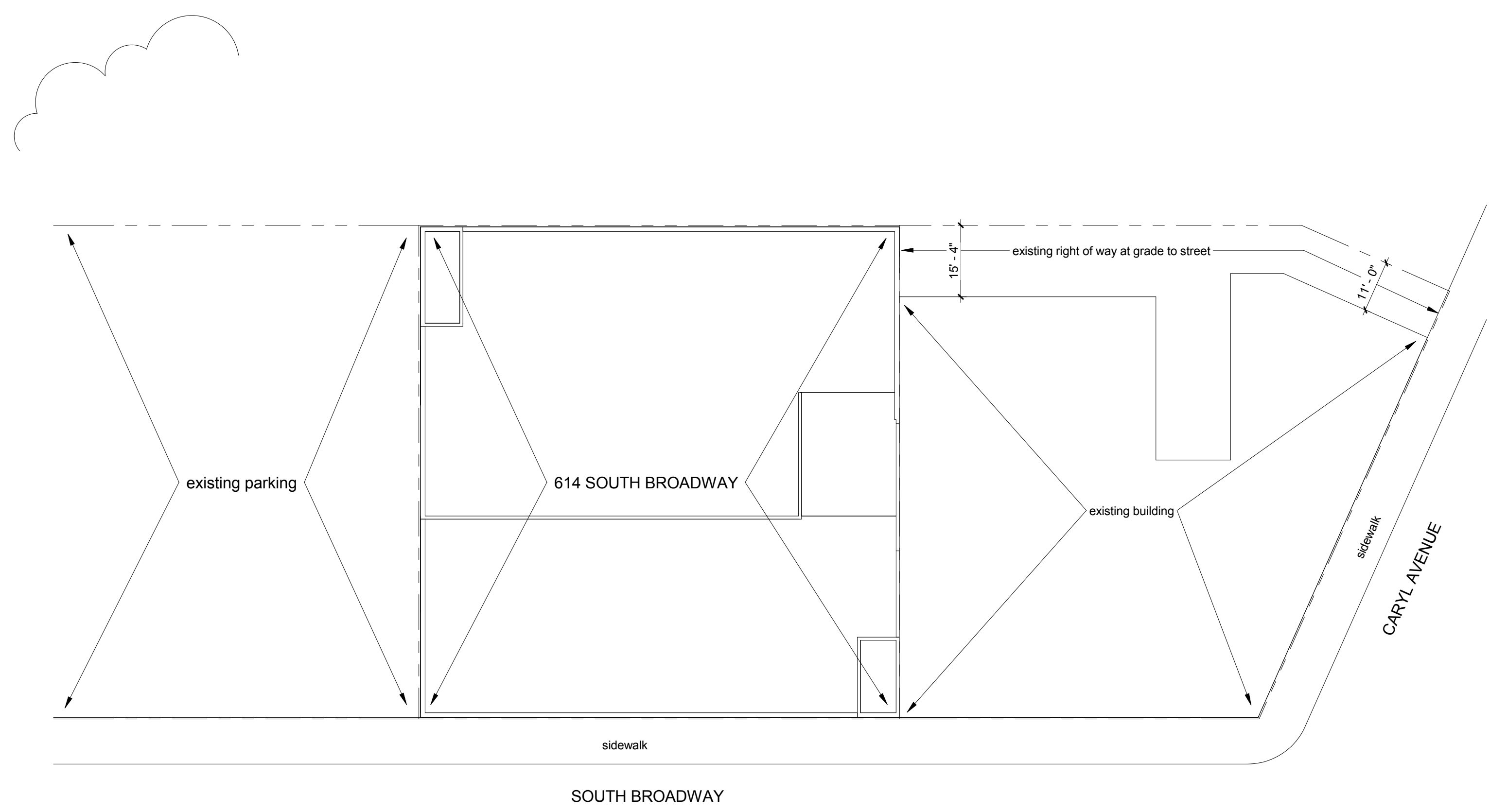
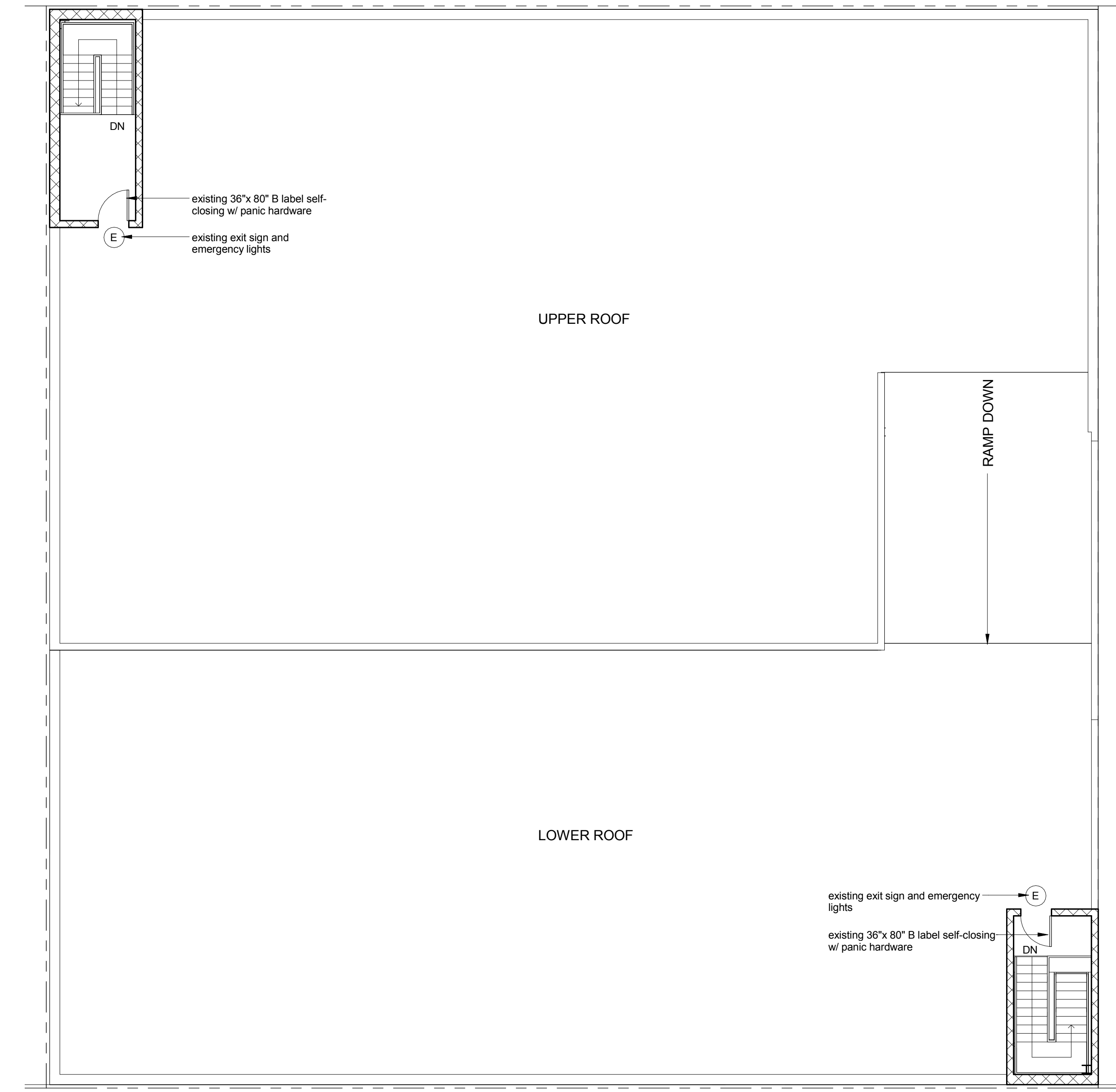


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1 SITE PLAN
 1" = 20'-0"



2 ROOF PLAN
 1/8" = 1'-0"

CODE REVIEW: 614 South Broadway Existing Building Change of Use
 Block 30 Lot 52, 53, 54, 55 Zoning: S8 South Broadway District-South Area 43-47
 APPLICABLE ZONING AND BUILDING CODES
 City of Yonkers Code of Ordinances Uniform Building Code of New York State 2010
 PROPOSED USE: Indoor Market on first floor and Storage on upper floors
 CONFORMING USE: SECTION 309 MERCANTILE GROUP M
 ACCESSORY USE: SECTION 311 STORAGE GROUP-S 311.3 Low-hazard storage, Group S-2

CONSTRUCTION TYPE: II-B 602.2
 Type II construction are those types of construction in which the building elements listed in Table 601 structural frame, bearing and non-bearing interior and exterior walls, floors and roofs including beams and joists, are of noncombustible materials, except as permitted in Section 603 and elsewhere in this code.
 ALLOWABLE HEIGHT AND BUILDING AREAS TABLE 503
 Height limitations shown as stories and feet above grade plane. Area limitations as determined by the definition of "Area, building," per floor.
 construction type IIB Allowable Height 55'
 Proposed/Existing Height 42'
 S2 occupancy max 4 floors allowable max 26,000sf allowable Proposed/Existing 2 floor Proposed/Existing 17,200 sf
 M occupancy max 4 floors allowable max 12,500sf allowable Proposed/Existing 1 floor Proposed/Existing 7,200 sf
 TABLE 508.3.3 REQUIRED SEPARATION OF OCCUPANCIES (HOURS)
 M and S2 Unsprinkled 2 hour minimum required 2 hour minimum provided

OCCUPANT LOAD: TABLE 1004.1.1 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

Mercantile Basement and grade floor areas	30 gross sf / person	
Storage Areas	300 gross sf / person	
First Floor Retail	3,400sf / 30sf / person	114 people
First Floor Storage	4,490sf / 300sf / person	15 people
First Floor Mezzanine Storage	5,600sf / 300sf / person	19 people
Second Floor Storage	10,400sf / 300sf / person	35 people

EGRESS WIDTH: SECTION 1005: occupant load served by a means of egress x 2 inches per occupant

First Floor Retail:	114 people x 2" per occupant = 23" required	72" provided
First Floor Storage:	15 people x 2" per occupant = 3" required	36" provided
First Floor Mezzanine Storage:	19 people x 2" per occupant = 4" required	36" provided
Second Floor Storage:	35 people x 2" per occupant = 7" required	72" provided

SPACES WITH ONE EXIT: TABLE 1019.2
 STORAGE OCCUPANCY
 MAXIMUM HEIGHT ABOVE GRADE PLANE 2 Stories
 MAXIMUM OCCUPANTS AND TRAVEL DISTANCE 30 occupants and 75 feet travel distance
 fire detection and alarm system
 Certificate of Completion issued for Fire Protection Signaling System Yonkers permit #8621 attached to this permit application for reference

No.	Description	Date
1	Bldg Dept Comments	10/8/2012

Proposed Change of Use
 614 South Broadway
 Yonkers, NY 10706
 Project number 20120529
 Date September 11, 2012
 SITE PLAN
 ROOF PLAN
 A1
 Scale As indicated