















- IT IS THE INTENT OF THE DRAWINGS AND SPECIFICATIONS TO CALL FOR FINISHED WORK, COMPLETE, TESTED AND READY FOR OPERATION.
2. THE CONTRACTOR SHALL VISIT THE JOB SITE AND BECOME FULLY FAMILIAR WITH CONDITIONS PECULIAR TO THE PROJECT.
3. IT IS NOT NECESSARILY INTENDED THAT THE DRAWINGS SHOW EVERY MINOR DETAIL AND IT IS UNDERSTOOD THAT IF THE DRAWINGS MUST BE FOLLOWED AS CLOSELY AS CIRCUMSTANCES WILL PERMIT, THE SYSTEMS SHALL BE INSTALLED PROPERLY AND ACCORDING TO THE TRUE INTENT AND MEANING OF THE CONTRACT DOCUMENTS AND IN ACCORDANCE WITH GOOD PRACTICE. WORK SHALL BE ERECTED TRUE TO THE LINE IN ACCORDANCE TO DIMENSIONS, SQUARED, ALIGNED, PLUMBED, AND SCREWED AS REQUIRED.
4. WORK UNDER THIS CONTRACT SHALL INCLUDE GIVING WRITTEN NOTICE TO THE OWNER OF ANY MATERIALS OR APPARATUS BELIEVED INADEQUATE, UNSUITABLE OR IN VIOLATION OF ANY LAWS OR CODES, OR ITEMS OF WORK OMITTED. IN THE ABSENCE OF SUCH WRITTEN NOTICE, IT IS MUTUALLY AGREED THAT WORK UNDER THIS CONTRACT HAS INCLUDED THE COST OF ALL REQUIRED ITEMS AND MATERIALS TO ASSURE FACTORY FUNCTIONINGS OF THE ENTIRE SYSTEM WITHOUT EXTRA COMPENSATION.
5. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ALL GOVERNMENTAL DEPARTMENTS HAVING JURISDICTION. REQUIREMENTS OF THESE CODES SHALL HAVE PRECEDENCE OVER PLANS AND SPECIFICATIONS.
6. ALL PORTIONS OF THE WORK SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF (1) YEAR FROM THE DATE OF ACCEPTANCE OF THE JOB BY THE OWNER. IN ADDITION, THE CONTRACTOR SHALL GUARANTEE OR WARRANTS FROM THE MANUFACTURERS OF SPECIALTIES TO THE OWNER.
7. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY, CONSTRUCTION METHODS AND TECHNIQUES.
8. EACH CONTRACTOR IS RESPONSIBLE FOR THE CUTTING AND PATCHING OF HIS WORK AND THE COORDINATION WITH HIS WORK AND OTHER TRADES WHEN IT IS NECESSARY FOR THE SMOOTH PROGRESS OF THE PROJECT.
9. THE CONTRACTOR, AND EACH OF HIS SUBCONTRACTORS SHALL TAKE SPECIAL CARE IN THE PROSECUTION OF HIS WORK NOT TO DAMAGE EXISTING WORK OF ANY NATURE. THE CONTRACTOR ASSUMES LIABILITY FOR ANY AND ALL DAMAGES OR INJURY DONE AND SHALL MAKE GOOD OR REPAIR ANY DAMAGE THAT MAY TAKE PLACE IN THE COURSE OF INSTALLATION OF WORK INCLUDED UNDER THIS CONTRACT WHICH MAY BE TRACEABLE TO SUCH WORK. IT IS UNDERSTOOD THAT ALL REPAIRS SHALL BE EXECUTED SO AS TO LEAVE THE WORK IN FIRST CLASS CONDITION.
10. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL CLEANING OF THE JOB SITE, LEAVING IT BROOM CLEAN. EACH SUB-CONTRACTOR AT THE COMPLETION OF WORK SHALL REMOVE FROM THE PREMISES ALL SURPLUS MATERIAL, DEBRIS, ETC. CAUSED BY HIS WORK.
11. SMOKING SHALL NOT BE ALLOWED IN FACILITY. VIOLATION SHALL RESULT IN EXPULSION FROM SITE.
12. ALCOHOL SHALL NOT BE ALLOWED ON SITE.
13. CONTRACTOR SHALL PROVIDE TEMPORARY SITE STORAGE IF REQUIRED AT THE COST OF THE CONTRACTOR. COORDINATE LOCATION OF ENCLOSURE WITH OWNER PRIOR TO LOCATING ON SITE.
14. TOILET ROOMS CAN BE USED BY CONTRACTOR.
15. THE GENERAL CONTRACTOR SHALL HAVE A SITE REPRESENTATIVE PRESENT WHEN ANY SUBCONTRACTORS ARE PRESENT ON THE SITE.

1. CONTRACTOR SHALL BRING PROJECT AREA TO A BROOM CLEAN CONDITION DAILY AND SHALL BE RESPONSIBLE FOR FINAL CLEAN UP OF AREA.
2. CONTRACTOR TO PROVIDE FIRE RETARDANT BLOCKING IN WALLS FOR ALL WALL MOUNTED HARDWARE AND DEVICES. COORDINATE WORK WITH PLUMBING, MECHANICAL AND ELECTRICAL CONTRACTORS. COORDINATE WITH OWNER FOR IN-WALL BLOCKING REQUIREMENTS FOR ALL MILLWORK / CABINETY AND WALL HUNG DEVICES.
3. ALL DIMENSIONS AREA TO FACE OF STUD U.N.O. DO NOT SCALE DRAWINGS.
4. CONTRACTOR TO COORDINATE ALL FRAMING WITH MECHANICAL, ELECTRICAL & PLUMBING CONTRACTORS.
5. ALL NEW WORK TO RECEIVE ONE COAT PRIMER AND TWO FINISH COATS OF PAINT.
6. COORDINATE BLOCKING IN WALL FOR ALL TOWEL BARS, MIRRORS, TOILET PAPER DISPENSER, TOWEL BARS AND ANY ITEM REQUIRING BLOCKING TO ATTACHES TO WALL THROUGHOUT. NOTE DUE TO BUDGETARY CONSTRAINTS, ALL ITEMS NOTED ARE NOT SHOWN & SHALL BE SELECTED, COORDINATED & LOCATED BY CONTRACTOR & OWNER DURING CONSTRUCTION.
7. MECHANICAL AND ELECTRICAL TO BE DONE BY OTHERS LICENSED IN NYS. MECHANICAL AREAS SHOWN ARE SUGGESTIVE AND SHALL BE COORDINATED BY MECHANICAL AND ELECTRICAL CONTRACTORS AND THEREFORE CAN BE RELOCATED AND/OR RESIZED AS REQUIRED BY CODE.
8. PATCH ALL EXISTING MASONRY & GYP. BD. WALLS MARKED DURING DEMOLITION TO MATCH ADJACENT MATERIALS & FINISH.
9. CONTRACTOR TO PATCH AND REPAIR ALL EXISTING FLOORS DAMAGED DURING DEMOLITION OR CONSTRUCTION. MATCH MATERIALS AND FINISH.
10. PATCH ALL EXISTING CONCRETE OPENINGS FROM REMOVAL OF EXISTING UTILITIES. PATCH TO MATCH ADJACENT MATERIALS & FINISH.
11. CONTRACTOR TO PROVIDE TEMPORARY DUST-PROOF PARTITIONS AS REQUIRED TO PROTECT ADJACENT AREAS.
12. ALL NEW WORK TO RECEIVE ONE COAT PRIMER AND TWO FINISH COATS OF PAINT. SEE FINISH SCHEDULE.

1. PHASING IS NOT REPRESENTING IN THIS DRAWING OR CONSTRUCTION DOCUMENT SET. ANY PHASING SHALL BE ESTABLISHED AND PROVIDED BY THE GENERAL CONTRACTOR AND OWNER.
2. ALL DEMOLITION OF ELECTRICAL ITEMS, COMPONENTS AND CONDUITS SCHEDULED TO BE MOVED OR RELOCATED, SHALL BE DONE BY OTHERS AND IS NOT REPRESENTED IN THIS CONSTRUCTION DOCUMENTS. REMOVAL SHALL BE IN ITS ENTIRETY TO THE HOME RUN PANEL. ELECTRICAL DEMOLITION OR RELOCATION SHALL BE COORDINATED BETWEEN OWNER AND ELECTRICAL CONTRACTOR.
3. ALL DEMOLITION OF PLUMBING ITEMS, COMPONENTS AND PIPING SCHEDULED TO BE MOVED OR RELOCATED, SHALL BE DONE BY OTHERS AND IS NOT REPRESENTED IN THIS CONSTRUCTION DOCUMENTS. REMOVAL SHALL BE IN ITS ENTIRETY AT LEAST TO THE UNDERSIDE OF A SURFACE AND CAPPED AS PER PLUMBING CODE. PLUMBING DEMOLITION OR RELOCATION SHALL BE COORDINATED BETWEEN OWNER AND PLUMBING CONTRACTOR.
4. REMOVE ANY CONSTRUCTION COMPONENTS THAT ARE NOT STRUCTURAL STABLE AND REPLACE IN KIND MATCHING COMPONENTS SO AS NOT TO CHANGE THEIR ORIGINAL INTENT OF USE.



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|---|---|---|--------------------------------------|
|  | NEW WALLS: 2 x 6 OR 2 x 4 STUD CONSTRUCTION @ 16" O.C. WITH BATT INSULATION FOR BATHROOMS AND NO INSULATION FOR REGULAR WALLS WITH 5/8" TYPE 'X' GYPSUM BOARD BOTH SIDES. NOTE: USE GREEN BOARD WHERE EVER THERE IT IS A WET AREA INVOLVED.   |  | INDICATES ROOM / AREA NAME           |
|  | EXISTING WALLS: 2 x 6 OR 2 x 4 STUD CONSTRUCTION @ 16" O.C. WITH BATT INSULATION IN BETWEEN STUDS WITH ONE LAYER OF 5/8" TYPE 'X' GYPSUM BOARD ON RESIDENTIAL SIDE AND 2 LAYERS OF 5/8" TYPE 'X' GYPSUM BOARD ON THE RESTAURANT SIDE. NOTE: USE GREEN BOARD WHERE EVER THERE IS A WET AREA INVOLVED.  |  | INDICATES ELEVATION / SECTION NUMBER |
|  | WALLS REPLACING EXISTING WALL IN PLACE DUE TO STRUCTURAL DAMAGE ROOTED WOOD AND MOLD: 2 x 4 STUD CONSTRUCTION @ 16" O.C. WITH BATT INSULATION FOR BATHROOMS AND NO INSULATION FOR REGULAR WALLS WITH 5/8" TYPE 'X' GYPSUM BOARD BOTH SIDES. NOTE: USE GREEN BOARD WHERE EVER THERE IT IS A WET AREA INVOLVED.   |  | INDICATES DRAWING NUMBER             |
|  | WALLS REPLACING EXISTING WALL IN PLACE DUE TO STRUCTURAL DAMAGE ROOTED WOOD AND MOLD: 2 x 6 STUD CONSTRUCTION @ 16" O.C. WITH BATT INSULATION FOR BATHROOMS AND NO INSULATION FOR REGULAR WALLS WITH 5/8" TYPE 'X' GYPSUM BOARD BOTH SIDES. NOTE: USE GREEN BOARD WHERE EVER THERE IT IS A WET AREA INVOLVED.   |   |                                      |
|  | WHERE EVER CEILING AREAS FROM RESTAURANT IS UNDER THE RESIDENTIAL UNIT ABOVE, THE CEILING SHALL RECEIVE 2 LAYERS OF 5/8" TYPE 'X' GYPSUM BOARD ATTACHED TO UNDERSIDE OF FLOOR FRAME STRUCTURE OR CAN BE SUSPENDED FROM FLOOR SYSTEM ABOVE WITH A CHICAGO IRON SUSPENSION GRID SYSTEM OR SIMILAR. TO BE DETERMINED IN FIELD. CAVITIES BETWEEN EXISTING FLOOR FRAMING SHALL BE FILLED WITH CLOSED SPRAYED INSULATED THROUGHOUT. |   |                                      |
|  | 2 x 6 STUD CONSTRUCTION @ 16" O.C. WITH BATT INSULATION FOR EXISTING WALLS AND NO INSULATION FOR REGULAR WALLS WITH 5/8" TYPE 'X' GYPSUM BOARD BOTH SIDES. NOTE: USE GREEN BOARD WHERE EVER THERE IT IS A WET AREA INVOLVED.  |   |                                      |
|  | INDICATES NEW CONSTRUCTION.   |   |                                      |
|  | INDICATES NEW DOOR. SEE SHEET A101 FOR DOOR SCHEDULE, DOOR DETAILS. NOTE: DOORS WITHOUT NUMBER ARE EXISTING TO REMAIN.  |   |                                      |
|  | INDICATES NEW INTERIOR WINDOW NUMBER. SEE SHEET A501 FOR WINDOW SCHEDULE & WINDOW DETAILS.  |   |                                      |
|  | INDICATES CEILING HEIGHT FROM FINISH FLOOR  |   |                                      |
|  | INDICATES CEILING MATERIAL.   |   |                                      |



It is a violation of the law for any person, unless acting under the direct 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" followed by their signature and the date of such alteration, and a specific description of the alteration.



**Village Pancake Factory**  
**1099 Route 9**  
**Fishkill, NY 12524**

# MAIN LEVEL PLAN - RESTAURANT

## REVISIONS

1	7/20/2025 SITE PLANNING BOARD REVISIONS
2	10/20/2025 SITE PLANNING BOARD REVISIONS

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File:	
Date: 6/12/25	Job: 2501
Scale: 1/4" = 1'-0"	

Main  
**A102**