

# NOTES

## GENERAL NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED INSURANCES, LICENSES AND SHALL SECURE NECESSARY PERMITS WITH RESPECTIVE MUNICIPAL FEES BEFORE THE COMMENCING OF WORK.
- THROUGHOUT ENTIRE PROJECT AND UPON COMPLETION OF WORK THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED INSPECTIONS, CERTIFICATIONS, AND LICENSES THAT ARE NECESSARY TO OBTAIN FINAL SIGN-OFFS AND A FINAL CERTIFICATE OF OCCUPANCY.
- ALL WORK PERFORMED AND MATERIALS INSTALLED BY THE CONTRACTOR AND THERE SUBCONTRACTORS SHALL CONFORM TO ALL REGULATIONS AND STANDARDS AS SET FORTH BY THE N.Y.C. BLDGS. DEPT, CODE AND THE BOARD OF STANDARDS AND APPEALS.
- SUBSTITUTIONS OF " EQUAL " MATERIALS IS PERMISSIBLE ONLY UPON WRITTEN APPROVAL OF THE ARCHITECT.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS ON SITE BEFORE PROCEEDING WITH THE WORK AND SHALL BE RESPONSIBLE FOR DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IN WRITING.
- CONSTRUCTION DEBRIS SHALL BE REMOVED FROM SITE DAILY AND PREMISES ARE TO BE LEFT BROOM CLEAN UPON COMPLETION OF PROJECT. ADEQUATE DUST PROTECTION SHALL BE MAINTAINED TO PROTECT EXISTING PREMISES AND INSURE OPERATION STATUS OF UNAFFECTED AREAS OF THE PREMISES.
- CONTRACTOR SHALL PROTECT MATERIALS FROM MOISTURE, RAIN, DIRT, COLD, HEAT, SUNLIGHT AND ANY OTHER HARMFUL AFFECTS BOTH BEFORE AND AFTER THEIR INCORPORATION INTO THE PROJECT. MATERIALS AND WORK THAT HAS BEEN DAMAGED OR SOILED SHALL REPAIRED OR REPLACED AT THE DECISION OF THE ARCHITECT.
- ALL CONSTRUCTION WORK SHALL CONFORM TO THE REQUIREMENTS OF NEW YORK CITY CODE, LATEST EDITION, AND ALL AUTHORITIES HAVING JURISDICTION.
- CONTRACTOR SHALL SECURE A CERTIFICATE OF FINAL INSPECTION AND APPROVAL OF THE WORK, WHICH SHALL BE TURNED OVER TO THE OWNER BEFORE FINAL PAYMENT IS MADE.
- THE CONTRACTOR SHALL VISIT THE PREMISES AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS BEFORE ISSUING BID.
- THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL EXISTING CONDITIONS WITH PROPOSED NEW WORK AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES THAT MAY OCCUR BEFORE PROCEEDING WITH THE WORK, OTHERWISE ONLY WILL BE RESPONSIBLE FOR MEASUREMENT CORRECTNESS.
- ALL STRUCTURAL WORK SHALL BE COORDINATED WITH MECHANICAL, ELECTRICAL, PLUMBING, ETC. REQUIREMENTS, DISCREPANCIES AND/OR INTERFERENCE SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.
- DIMENSIONS SHOWN ARE APPROXIMATE. FINAL DIMENSIONS TO BE DETERMINED IN THE FIELD, ACCORDING TO LOCATION OF EXISTING JOISTS, PIPES, ETC.
- THE CONTRACTOR SHALL PROTECT AND PRESERVE ALL EXISTING ITEMS TO REMAIN AND SHALL REPAIR AND REPLACE ANY DAMAGED ITEMS TO THE APPROVAL BY ARCHITECT AND WITHOUT ANY ADDITIONAL COST TO THE OWNER.
- COMPLY WITH THE APPLICABLE REQUIREMENTS OF "AMERICAN STANDARD SPECIFICATION" FOR APPLICATION AND FINISHING OF GYPSUM WALL-BOARD.
- CONTRACTOR SHALL INCLUDE ALL NECESSARY WORK AND MATERIALS TO FINISH PROJECT WITHIN THE SAME EXISTING QUALITY.
- THE ARCHITECT WILL NOT BE RESPONSIBLE WHERE THE CONSTRUCTION DEVIATES FROM THESE DRAWINGS, OR WRITTEN RECOMMENDATIONS.
- OLD CODE (1938) REGULATIONS SHALL APPLY TO THIS FILING.

## PLUMBING NOTES:

- ALL PLUMBING WORK SHALL BE PERFORMED BY A LICENSED PLUMBER AND SHALL CONFORM TO ALL LATEST CODE REQUIREMENTS.
- ALL MATERIALS AND WORK SHALL COMPLY WITH THE N.Y.C. ADMINISTRATIVE CODE RS-16.
- VENTS SHALL BE MIN. NO HUB CAST IRON SOIL PIPE OR GALVANIZED STEEL PIPE.
- DRAINAGE PIPES SHALL BE MIN. NO HUB CAST IRON SOIL OR GALVANIZED STEEL PIPE.
- WATER SUPPLY SHALL BE MIN. COPPER HARD TEMPER TYPE "K" OR "L" TUBE WITH WROUGHT COPPER FITTINGS.
- ALL NEW PIPING AND PIPING AFFECTED BY THE DRAWING SHALL BE ADEQUATELY PROTECTED FROM FREEZING ACT.
- ALL OLD BRANCH PIPING MUST BE REPLACED BACK TO THE RISER WITH BALL/LEVER SHUT OFF VALVES. THE VALVES MUST BE ACCESSIBLE VIA FIRE-RATED ACCESS PANELS. ALL BRANCH PIPING (HOT AND COLD DOMESTIC WATER PIPING) MUST BE INSULATED WITH ONE INCH INSULATION.
- BATHROOMS WITHOUT WINDOWS TO BE PROVIDED WITH MECHANICAL VENTILATION WHICH WILL PROVIDE AT LEAST 4 CHANGES OF AIR PER HOUR OR A MINIMUM OF 50 CU.FT. OF AIR, AND SHALL BE PROVIDED WITH APPROVED TYPE REGISTER, AND TENANT OPERATED FAN WITH FUSIBLE LINK DAMPER BS&A APPROVED TYPE. PROPER GALVANIZED DUCT TO BE INSTALLED AND PENETRATING THRU ROOF.

## FIRE STOPPING NOTES:

- CONTRACTOR SHALL PROVIDE FIRE-STOPPING WITH INCOMBUSTIBLE MATERIALS AT ALL CONCEALED SPACES BETWEEN FLOOR FRAMING, PARTITIONS, SHAFTS AND CHASES AS REQUIRED BY SECTION C26-683 THRU C26-688 OF THE N.T.C. ADMINISTRATIVE CODE.

## ELECTRICAL NOTES:

- ALL NEW ELECTRICAL WORK SHALL CONFORM TO THE N.Y.C. BLDG. CODE REGULATIONS AND THE NATIONAL ELECTRICAL CODE AND OTHER APPLICABLE FEDERAL, STATE AND LOCAL CODES.

## ROUGH CARPENTRY NOTES:

- SPECIES TO BE USED FOR FRAMING TO BE HEM-FIR OR APPROVED " EQUAL " CONSTRUCTION GRADE OR BETTER.
- JOISTS AND RAFTERS SHALL BE S43 NO. 1 GRADE OR BETTER WITH A STRESS RATING OF AT LEAST 1400 PSI.
- STRUCTURAL LIGHT FRAMING SHALL BES43 NO. 2 GRADE OR BETTER WITH A STRESS RATING OF AT LEAST 1150 PSI.
- WOOD BLOCKING AND NAILERS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS ABOVE.
- ALL LUMBER SHALL BE SEASONED AT 19% OR LESS MOISTURE CONTENT.
- LUMBER AND PLYWOOD TO BE GRADE MARKED PRIOR TO DELIVERY TO THE SITE.
- PROVIDE ALL ACCESSORIES FOR FRAMING, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: SILL ANCHORS, GALVANIZED FRAMING CONNECTORS, JOIST HANGERS AND FASTENERS / ACCESSORIES IN POTENTIALLY DAMP LOCATIONS SHALL BE CORROSION RESISTANT.
- ALL NAILING SHALL CONFORM TO THE RECOMMENDED NAILING SCHEDULE OF THE STATE OF NEW YORK BASIC BUILDING CODE.
- EXCESSIVE NOTCHING OR CUTTING OF STRUCTURAL MEMBERS MUST BE AVOIDED.
- ALL CARPENTRY WORK SHALL BE PERFORMED ACCORDING TO THE ESTABLISHED GOOD PRACTICE. RAFTERS AND JOISTS SHALL BE SET WITH CROWNS UP AND CROSS BRIDGING PROVIDED EVERY 8'-0" INTERVALS.
- ALL STRUCTURAL LUMBER AND ASSOCIATED INSTALLATION WORK INVOLVED SHALL CONFORM TO THE RECOMMENDATIONS BY THE NATIONAL FOREST PRODUCT ASSOCIATION FOR STRESS GRADE LUMBER AND ITS FASTENINGS.

## TENANT PROTECTION PLAN (2014 CODE)

### 1. EGRESS AND FIRE SAFETY:

ALL CORRIDORS AND STAIRWELLS ARE TWO-HOUR FIRE PROTECTED. THE BUILDING HAS A STANDPIPE. THERE ARE TWO MEANS OF EGRESS ON EACH FLOOR.

### 2. HEALTH REQUIREMENTS:

ALL DUST AND DEBRIS REMOVAL WILL BE DONE THROUGH A SERVICE ELEVATOR IN CONTAINED BAGS TO AVOID ANY POSSIBLE OCCUPANT HAZARDS.

### 3. STRUCTURAL INTEGRITY:

STRUCTURAL INTEGRITY OF THE BUILDING WILL NOT BE AFFECTED AT ANY POINT DURING CONSTRUCTION.

### 4. LEAD AND ASBESTOS:

THERE IS NO LEAD OR ASBESTOS LOCATED IN THIS BUILDING, AS PER ATTACHED ASBESTOS REPORT.

### 5. NOISE COMPLIANCE:

NOISE WILL BE LIMIT BETWEEN THE HOURS OF 8 AM TO 6 PM.

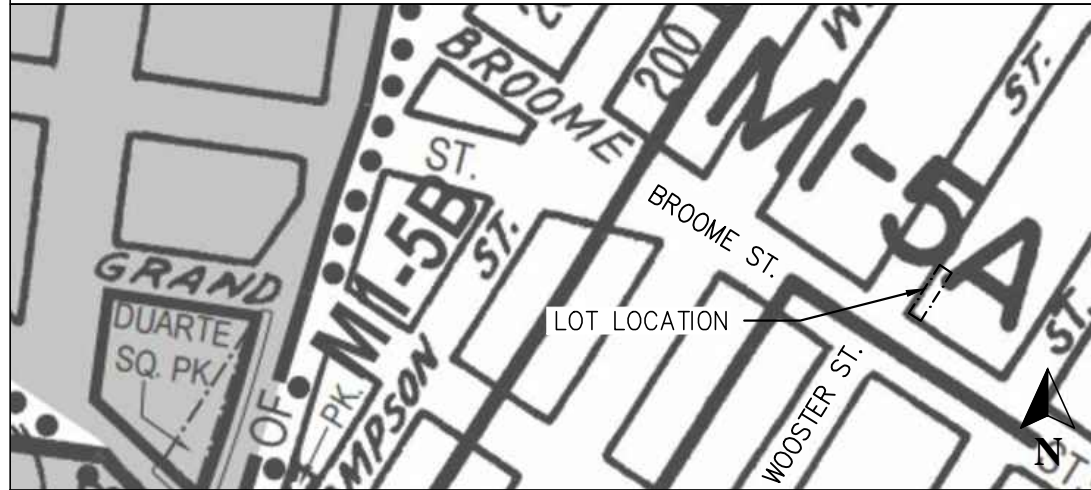
### 6. OCCUPANCY OF DWELLING UNITS:

CONSTRUCTION WILL BE CONDUCTED WITHIN THE AREA OF WORK AND WILL NOT AFFECT ANY OTHER UNITY OR AREA OF THE BUILDING.

### 7. OTHERS:

ONE SANITARY FACILITY WILL BE PROVIDED FOR THE WORKERS THROUGHOUT THE COURSE OF THE CONSTRUCTION.

## ZONING MAP



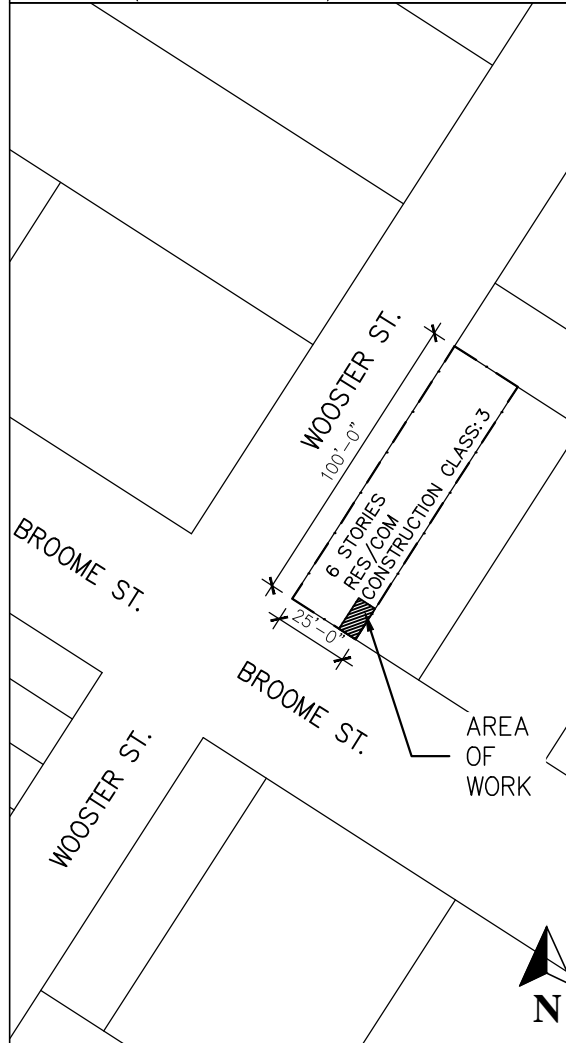
## ZONING ANALYSIS

ADDRESS: 482 BROOME ST, NEW YORK, NY 10013  
 BOROUGH: MANHATTAN  
 BLOCK: 486  
 LOT: 39  
 LOT AREA: 2,500 SF  
 ZONE: M1-5A  
 ZONING MAP: 12A

**PROGRESS INSPECTIONS**  
 DIRECTIVE 14 FINAL INSPECTION  
 ENERGY CODE COMPLIANCE **TR8** BC 110.3.5  
 MAINTENANCE INFORMATION (ID1), (IID1)

**THIS BUILDING IS NOT LOCATED IN THE FEMA FLOOD ZONE.**

## PLOT PLAN (SCALE: 1/64" = 1'-0")



RENDERING VIEW OF PROPOSED BULKHEAD AT BROOME STREET & WEST BROADWAY.



RENDERING VIEW OF PROPOSED BULKHEAD FROM WOOSTER STREET SOUTH

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8	A-201	EXIST. BUILDING SECTION
9	A-202	PROPOSED BUILDING SECTION
10	A-400	ELEVATOR DRAWINGS

## LEGEND

- AREA OF WORK
- LOT BOUNDARY

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 PHONE 212 689-7468 robertstrong@nycrr.com FAX 212 689-7296

PROJECT  
 482 BROOME STREET  
 NEW YORK, NY 10013

## PLOT PLAN AND NOTES

SCALE: AS NOTED

	DATE: 03/08/2017
	REVISIONS:
	PROJECT No:
	DRAWN BY: C.L.
	CHECKED BY: R.F.S.
PAGE: 1 OF 10	
<b>A-000.00</b> CAD FILE No: \482 BROOME	



1 PHOTO OF MOCK UP OVER EXIST. BULKHEAD  
(VIEW FROM BROOME ST.)

SCALE: NTS



2 PHOTO OF MOCK UP OVER EXIST. BULKHEAD  
(VIEW FROM WOOSTER ST.)

SCALE: NTS

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PROJECT  
 482 BROOME STREET  
 NEW YORK, NY 10013

MOCK UP OVER EXISTING PHOTOS  
 SCALE: AS NOTED

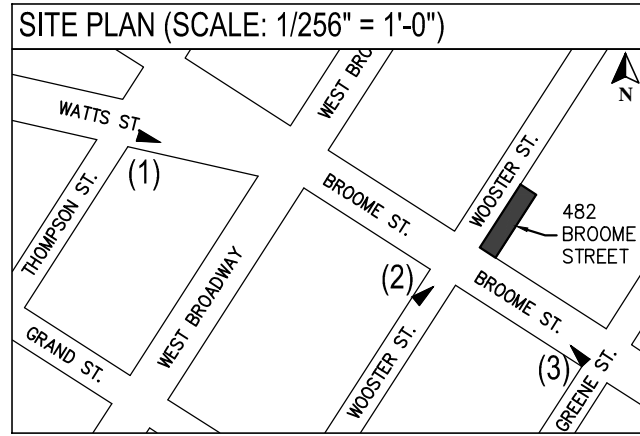
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**A-300.00**  
 CAD FILE No: 1482 BROOME



1 EX. VIEW - WATTS ST.  
SCALE: N.T.S.



1 PROP. VIEW - WATTS ST.  
SCALE: N.T.S.



1 EX. VIEW - WATTS ST.  
(CLOSE UP) SCALE: N.T.S.



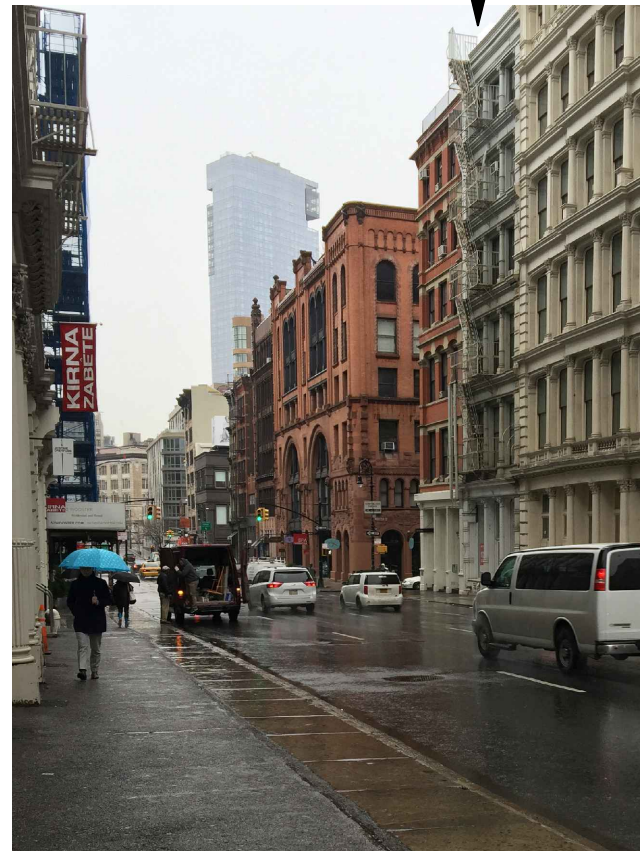
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(CLOSE UP) SCALE: N.T.S.



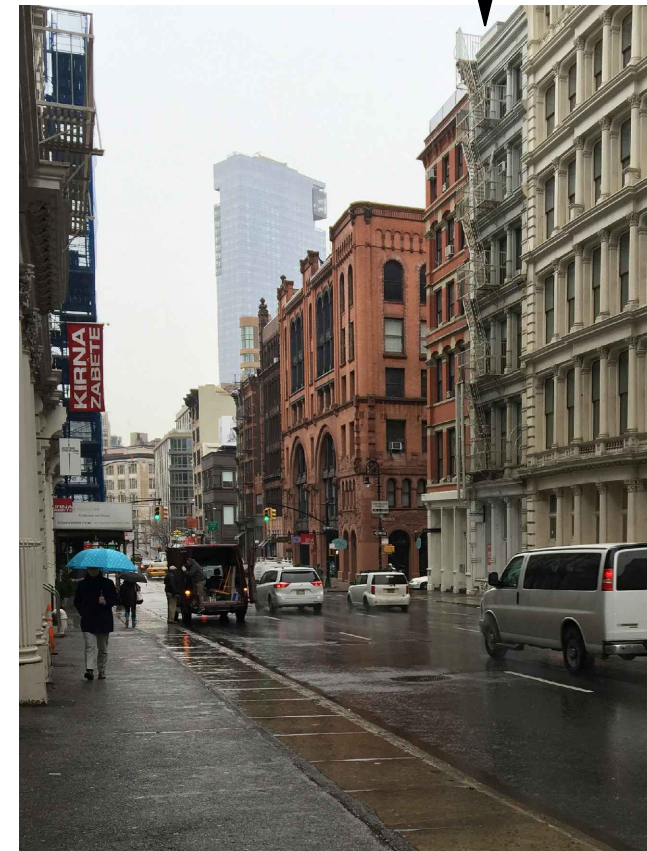
2 EXIST. VIEW - WOOSTER ST.  
SCALE: N.T.S.



2 PROP. VIEW - WOOSTER ST.  
SCALE: N.T.S.



3 EXIST. VIEW - BROOME ST.  
SCALE: N.T.S.



3 PROP. VIEW - BROOME ST.  
SCALE: N.T.S.

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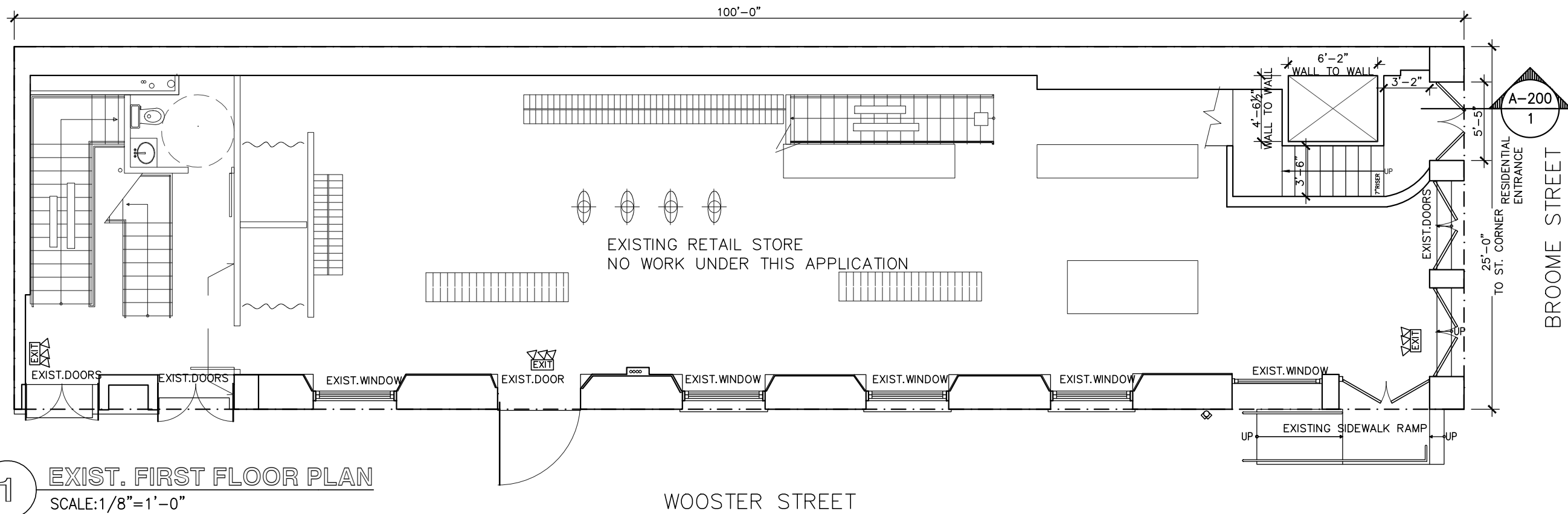
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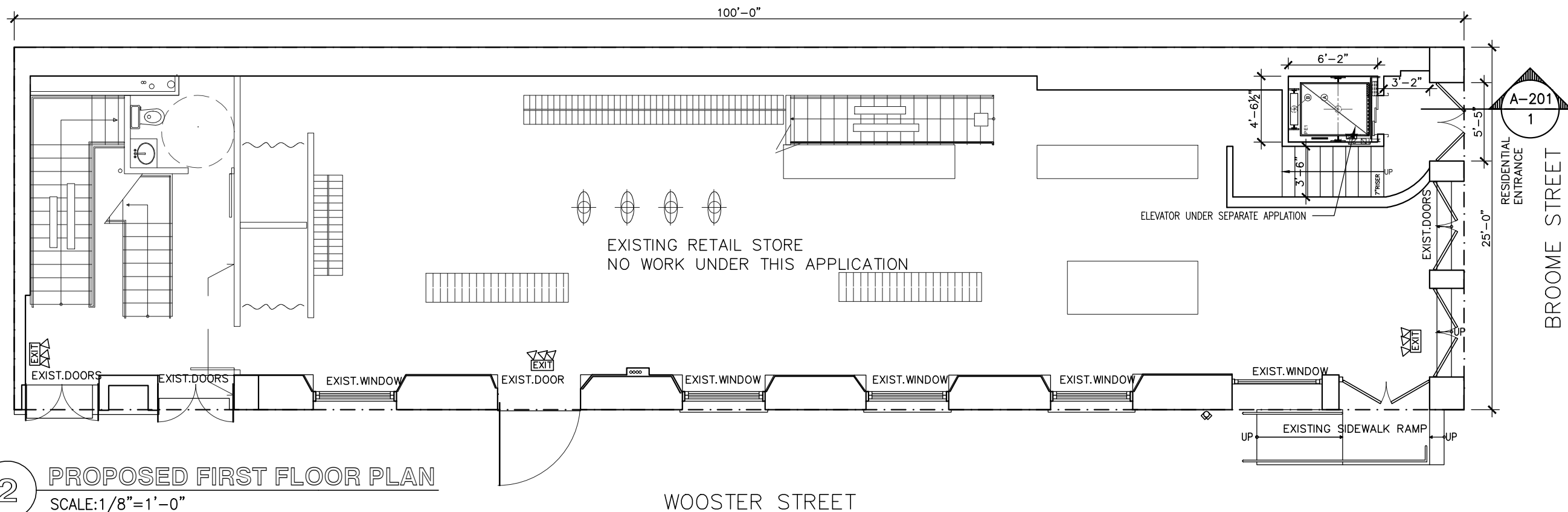
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482 BROOME STREET  
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BEFORE & AFTER PHOTOS  
SCALE: AS NOTED

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1 EXIST. FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"

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LEGEND

[---] LOT BOUNDARY

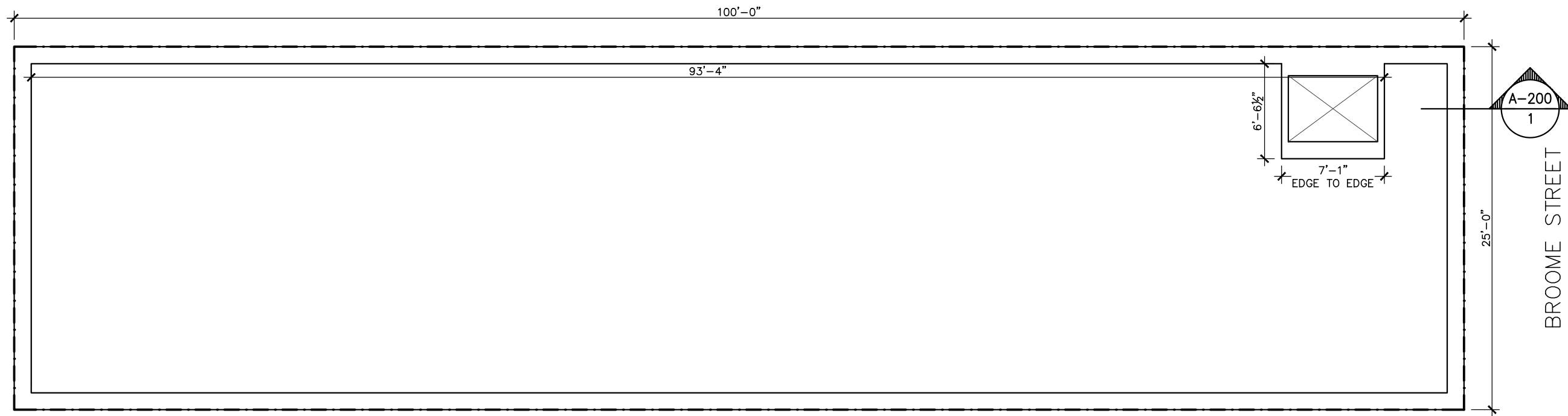
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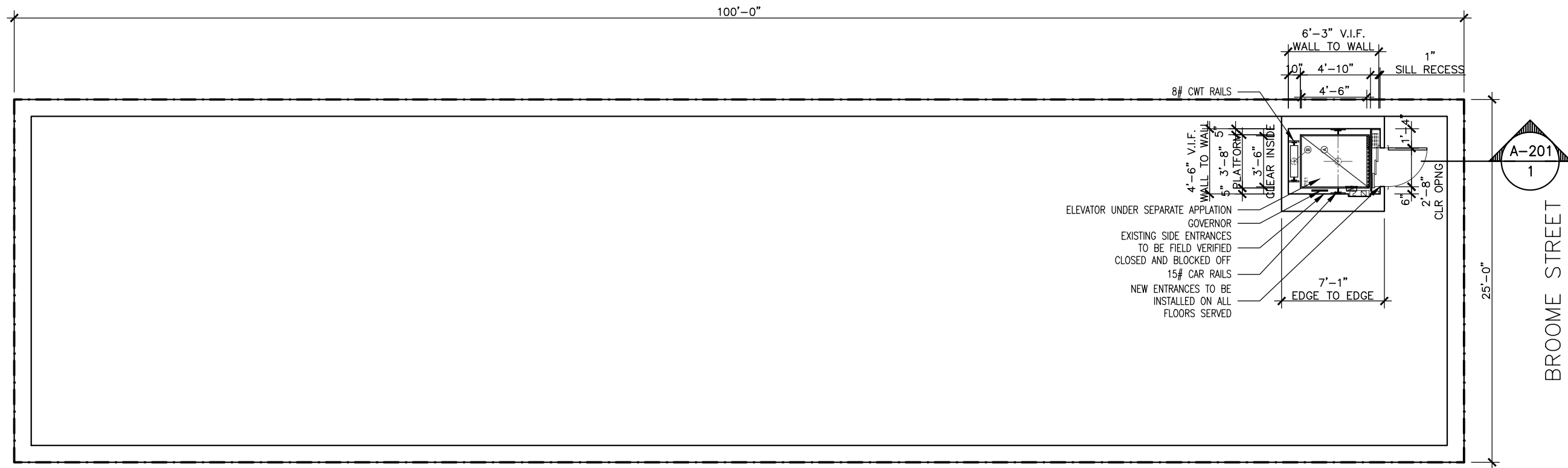
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EX. AND PROPOSED FIRST FLR. PLAN  
SCALE: AS NOTED

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**1** EXISTING TYPICAL FLOOR PLAN  
SCALE: 1/8" = 1'-0"



**2** PROPOSED TYPICAL FLOOR PLAN  
SCALE: 1/8" = 1'-0"

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**LEGEND**

LOT BOUNDARY

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EX. AND PROPOSED TYP. FLR. PLAN  
SCALE: AS NOTED

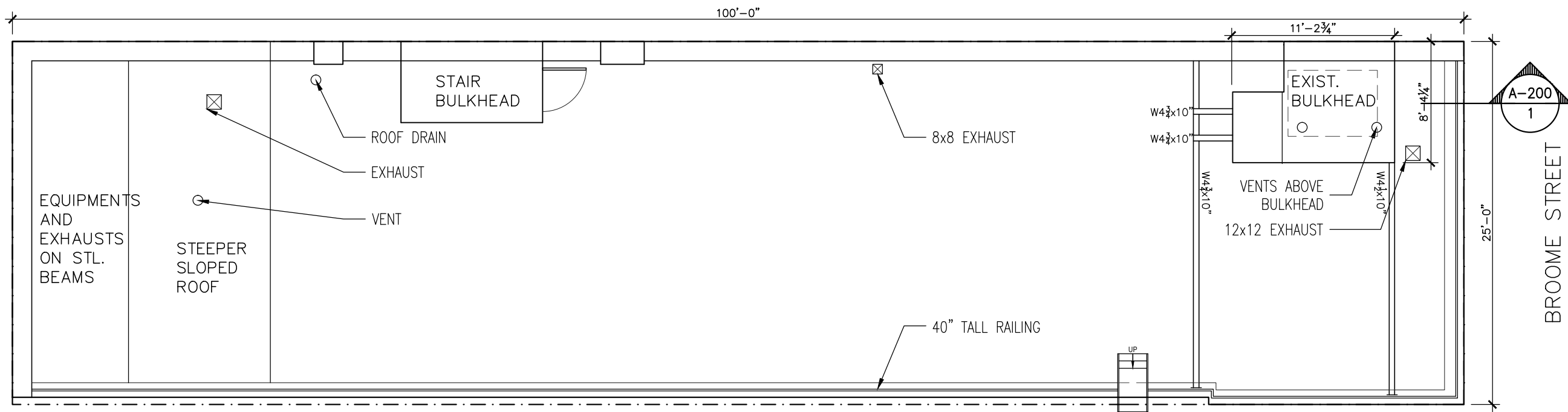
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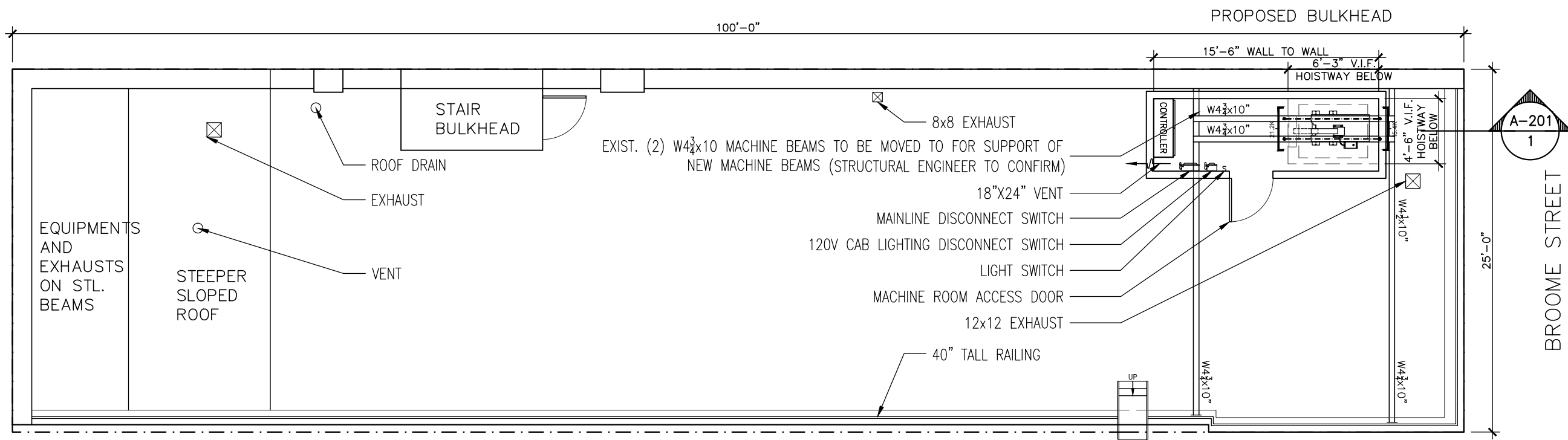
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**1** EXISTING ROOF PLAN  
SCALE: 1/8" = 1'-0"



**2** PROPOSED ROOF PLAN  
SCALE: 1/8" = 1'-0"

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**LEGEND**

[---] LOT BOUNDARY

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482 BROOME STREET  
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EX. AND PROPOSED ROOF PLAN  
SCALE: AS NOTED

DATE: 03/08/2017  
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WOOSTER ST ELEVATION  
(SIDE ELEVATION)

BROOME ST ELEVATION  
(FRONT ELEVATION)

**1** BUILDING ELEVATIONS  
SCALE: 3/32" = 1'-0"

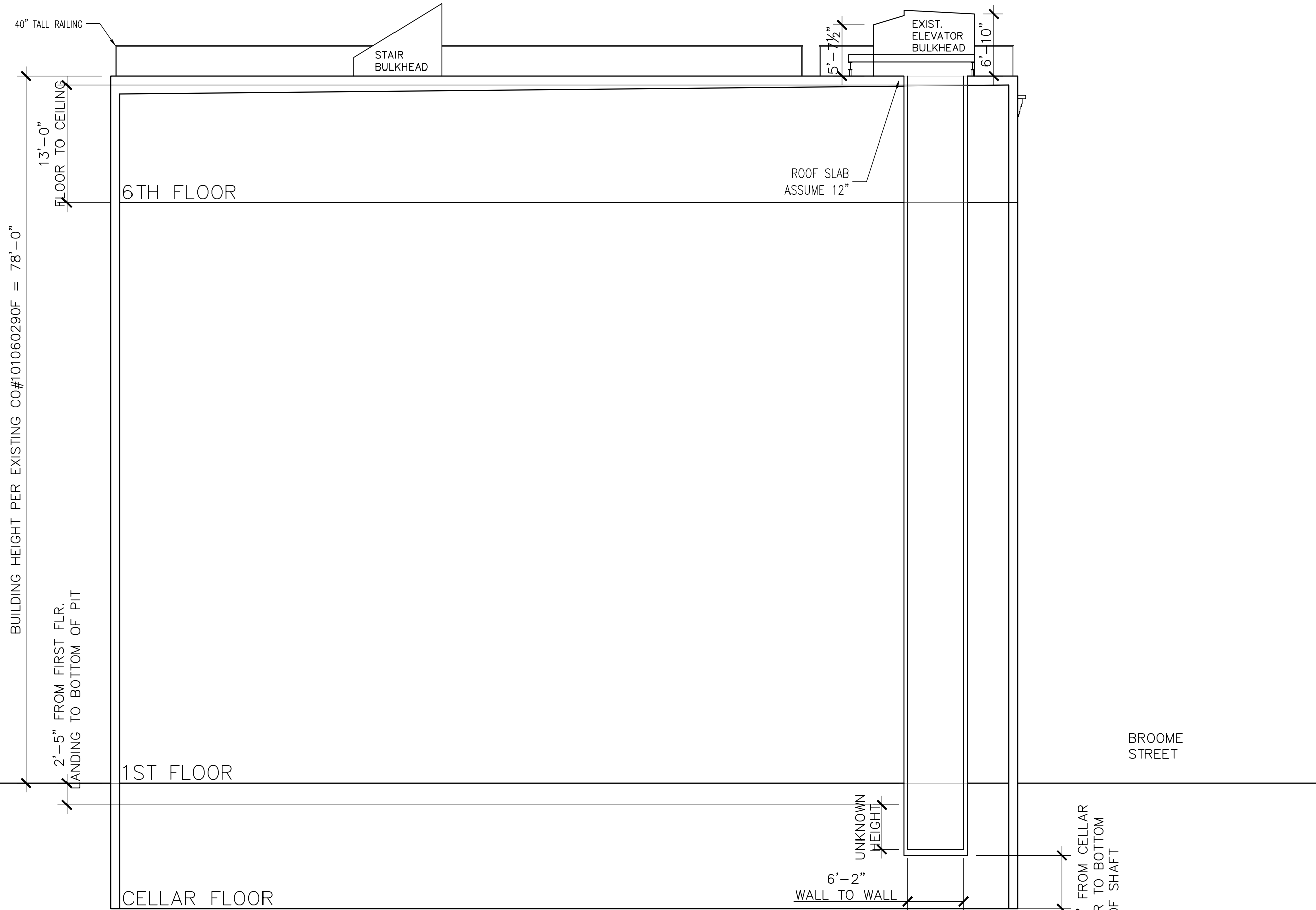
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PROJECT  
 482 BROOME STREET  
 NEW YORK, NY 10013  
 ELEVATIONS WITH ELEVATOR BULKHEAD  
 SCALE: AS NOTED

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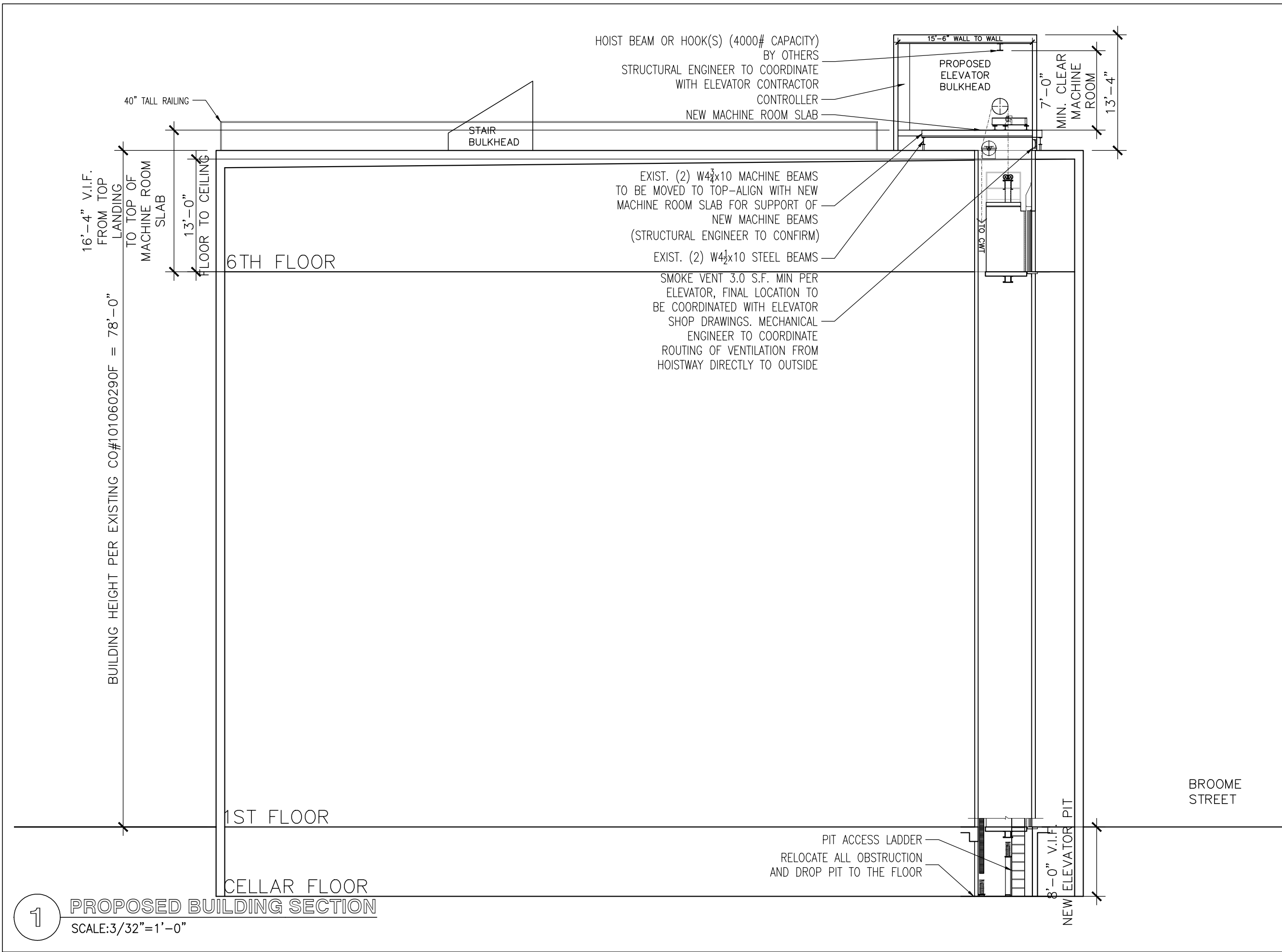
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EXIST. BUILDING SECTION  
SCALE: AS NOTED

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**1** EXISTING BUILDING SECTION  
SCALE: 3/32" = 1'-0"





HOIST BEAM OR HOOK(S) (4000# CAPACITY)  
 BY OTHERS  
 STRUCTURAL ENGINEER TO COORDINATE  
 WITH ELEVATOR CONTRACTOR  
 CONTROLLER  
 NEW MACHINE ROOM SLAB

EXIST. (2) W4<sup>3</sup>/<sub>4</sub>x10 MACHINE BEAMS  
 TO BE MOVED TO TOP-ALIGN WITH NEW  
 MACHINE ROOM SLAB FOR SUPPORT OF  
 NEW MACHINE BEAMS  
 (STRUCTURAL ENGINEER TO CONFIRM)

EXIST. (2) W4<sup>1</sup>/<sub>2</sub>x10 STEEL BEAMS  
 SMOKE VENT 3.0 S.F. MIN PER  
 ELEVATOR, FINAL LOCATION TO  
 BE COORDINATED WITH ELEVATOR  
 SHOP DRAWINGS. MECHANICAL  
 ENGINEER TO COORDINATE  
 ROUTING OF VENTILATION FROM  
 HOISTWAY DIRECTLY TO OUTSIDE

PIT ACCESS LADDER  
 RELOCATE ALL OBSTRUCTION  
 AND DROP PIT TO THE FLOOR

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PG.	DWG. #	SHEET TITLE
1	A-000	PLOT PLAN AND NOTES
2	A-300	MOCK UP OVER EXISTING PHOTOS
3	A-301	BEFORE & AFTER PHOTOS
4	A-100	EX. AND PROPOSED FIRST FLR. PLAN
5	A-101	EX. AND PROPOSED TYP. FLR. PLAN
6	A-102	EX. AND PROPOSED ROOF PLAN
7	A-200	EXIST. BUILDING SECTION
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10	A-400	ELEVATOR DRAWINGS

WARNING: IT IS A VIOLATION OF THE LAW FOR ANY PERSON,  
 UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT,  
 TO ALTER AN ITEM IN ANY WAY.

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PROJECT  
 482 BROOME STREET  
 NEW YORK, NY 10013

PROPOSED BUILDING SECTION  
 SCALE: AS NOTED

SEAL & SIGNATURE

DATE 03/08/2017  
 REVISED:

PROJECT No:  
 DRAWN BY: C.L.  
 CHECKED BY: R.F.S.  
 PAGE: 7 OF 10

**A-202.00**  
 CAD FILE No:  
 \482 BROOME

**1** PROPOSED BUILDING SECTION  
 SCALE: 3/32" = 1'-0"

