

**Landmarks Preservation Commission Permit Application
30 West 8th Street – Limited ADA Compliance Program
RAND June 21, 2017 Photographic Supplement & Pertinent Property Information**



Top: Landmarks Preservation Commission Map of the Greenwich Village Historic District with property location identified.

Individual Landmark	No
Historic District	Greenwich Village Historic District
Interior Landmark	No
Scenic Landmark	No
Calendared	No
DOB Permit Required	Yes
CNE/PMW/COFA	COFA
Fastrack	No
XCNE	No
Type of Work Proposed	ADA-Compliant ramp & railings, new door assembly & sidelight.
Historic Photos	Yes (page 2)
Date of Construction	1838
Architectural Style	Greek Revival
Architect/Builder	Emile Greuvé
Materials	Brick masonry building with cast iron storefront elements and fences, paneled solid wood doors, wood muntin windows.
Significant Architectural Features	The building along West 8 th Street and part of MacDougal Street has an attractive cast iron storefront with square fluted front columns; a single column supports the upper portion of the building at the storefront entrance (north west corner). The cornice above the storefront is supported by continuous rows of closely spaced narrow brackets. All entrances have paneled solid wood doors. Muntin windows line the facades.
Alterations	Cast iron storefront is now dark green; corner entry doors to commercial space were replaced in 2012.

Top: Pertinent Building Information Chart; Source: LPC Greenwich Village Historic District Designation Report

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Photo 1: Current photo of the property showing the North (West 8th Street) and West (Macdougall Street) facing primary facades. All proposed work to be performed along the West (Macdougall Street) facade.



Photo 2: Tax lot photo of the property showing the North (West 8th Street) and West (Macdougall Street) facing primary facades.

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Photo 3: Current photo of the property showing the North (West 8th Street) facing primary facade. No work is proposed along this facade.



Photo 4: Current photo of the property showing the West (MacDougal Street) facing primary facade. Outline depicts the area of proposed work. Existing windows and facade elements to remain.

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Photo 5: Current photo facing South of the West (MacDougal Street) facing primary facade.
Red outline depicts the area of proposed work, this proposed work to not exceed the line of existing fences.
Blue outline depicts existing railings to remain.



Photo 6: Current photo facing North of the West (MacDougal Street) facing primary facade.
Red outline depicts the area of proposed work, this proposed work to not exceed the line of existing fences.
Blue outline depicts existing railings to remain.

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Photo 7: Current photo of the existing double door assembly along the West (MacDougal Street) facing primary facade, to be removed and replaced with a new power-assisted ADA-compliant door assembly and sidelight. Door assembly to match design of existing door in style and finish. Sidelight to match design of West 8th Street entrance (photo 8). Existing frame, exhaust panel and blank-out panel to remain.



Photo 8: Current photo of the existing double door assembly, along West 8th Street, to remain. Proposed sidelight along MacDougal Street to match sidelight at this entrance in style and color.

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Photo 9: Current photo facing North of the West (MacDougal Street) facing primary facade showing the existing decorative picket railing assembly.

Photo 10: Current photo facing North of the West (MacDougal Street) facing primary facade showing the existing decorative picket railing assembly. Proposed railings to match style of existing railings.

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Photos 11 and 12: Renderings facing south of the West (MacDougal Street) facing primary facade. Renderings show proposed concrete ramp and landings, railings and gates (opened and closed), door assembly and sidelight.

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Photos 13 and 14: Renderings facing north of the West (MacDougal Street) facing primary facade. Renderings show proposed concrete ramp and landings, railings and gates (opened and closed), door assembly and sidelight.

LIMITED ADA COMPLIANCE PROGRAM, STUMPTOWN COFFEE, 30 WEST 8TH STREET, NEW YORK, NY 10011



BUILDING TENANT:
STUMPTOWN COFFEE ROASTERS
77 COMMERCE STREET
BROOKLYN, NY 11231
(917) 399-4940

SCOPE OF WORK
<ul style="list-style-type: none"> NEW ADA-COMPLIANT CONCRETE RAMP, LANDINGS AND RAILINGS. MODIFICATION OF EXISTING RESTROOM TO ACHIEVE ADA-COMPLIANCE. NON-STRUCTURAL PARTITIONS, FINISHES (PAINT, TILE), CEILINGS, LIGHTING, & PLUMBING FIXTURES. NEW MILLWORK. NO MECHANICAL WORK TO BE PERFORMED UNDER THIS APPLICATION. ASSOCIATED ELECTRICAL WORK TO BE FILED UNDER A SEPARATE APPLICATION. ASSOCIATED PLUMBING WORK TO BE FILED UNDER A SEPARATE LAAT. PUBLIC ACCESS AND PUBLIC EXPOSURE TO WORK AREA: ALL WORK TO BE PERFORMED AT THE GROUND LEVEL BEHIND A CONSTRUCTION FENCE. A SIDEWALK SHED IS NOT REQUIRED. CONSTRUCTION FENCE TO BE FILED UNDER A SEPARATE APPLICATION
NO CHANGE TO OCCUPANCY, USE, OR EGRESS UNDER THIS APPLICATION.
ALL ELECTRICAL WORK SHALL BE FILED SEPARATELY WITH THE DOB B.E.C.
PROPERTY IS NOT LOCATED IN A COASTAL ZONE OR WATER-SENSITIVE INLAND ZONE OR IN A SPECIAL FLOOD HAZARD AREA PER EFFECTIVE 2007 FEMA FIRM AND PRELIMINARY 2013 FEMA FIRM.

GENERAL NOTES
<ol style="list-style-type: none"> ALL WORK AND MATERIALS FURNISHED SHALL COMPLY WITH THE 2014 NYC CONSTRUCTION CODES, THE UNIFORM BUILDING CODE OF THE STATE OF NEW YORK, THE NATIONAL BOARD OF FIRE UNDERWRITERS, AND ALL FEDERAL, STATE & MUNICIPAL AUTHORITIES HAVING JURISDICTION OVER THE WORK. THE GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR THE DEPARTMENT OF BUILDINGS WORK PERMIT(S) PERTAINING TO THIS ALTERATION, AND ALL OTHER PERMITS AND APPROVALS AS REQUIRED BY LAW FOR THE COMPLETED CONSTRUCTION. ALL DEMOLITION OPERATIONS, REPAIR OPERATIONS, AND ALTERATION OPERATIONS SHALL BE DONE IN ACCORDANCE WITH THE 2014 NYC BUILDING CODE, CHAPTER 33, SECTION BC 3301 - BC 3320. THE PROVISIONS OF CHAPTER 22, SECTIONS BC 2201 - BC 2213 SHALL GOVERN THE QUALITY, DESIGN, FABRICATION, AND ERECTION OF STEEL USED STRUCTURALLY IN BUILDINGS OR STRUCTURES. ANCHORS, TIES AND ACCESSORIES SHALL CONFORM TO THE FOLLOWING STANDARDS: ASTM A 36 FOR STRUCTURAL STEEL; ASTM A 82 FOR PLAIN STEEL WIRE FOR CONCRETE REINFORCEMENT; ASTM A 185 FOR PLAIN STEEL-WELDED WIRE FABRIC FOR CONCRETE REINFORCEMENT; ASTM A 167, TYPE 304, FOR STAINLESS AND HEAT-RESISTING CHROMIUM-NICKEL STEEL PLATE, SHEET AND STRIP AND ASTM A 366 FOR COLD-ROLLED CARBON STEEL SHEET, COMMERCIAL QUALITY. FOR ALL GENERAL MASONRY TYPE "N" MORTAR MAY BE USED (1 PART PORTLAND CEMENT, 1 PART HYDRATED LIME, 6 PARTS MA. SAND). MORTAR FOR USE IN MASONRY CONSTRUCTION SHALL CONFORM TO ASTM C 270, AND SHALL CONFORM TO THE PROPORTION SPECIFICATIONS OF TABLE 2103.7(1) OR THE PROPERTY SPECIFICATIONS OF TABLE 2103.7(2) OF THE 2008 NYC BUILDING CODE. ALL RUNNING SLOPES AND CROSS SLOPES TO BE VERIFIED BY THE OWNER WITH A 24" MIN. DIGITAL SMART LEVEL. NEW CONSTRUCTION RUNNING SLOPE OR CROSS SLOPE NOT IN COMPLIANCE WITH THE LISTED APPLICABLE BUILDING CODES AND ADA STANDARDS WILL BE RECTIFIED AT THE CONTRACTORS EXPENSE.

TENANT SAFETY NOTES - TENANT PROTECTION
<ol style="list-style-type: none"> GENERAL: <ul style="list-style-type: none"> ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2014 N.Y.C. CONSTRUCTION CODES AND ALL OTHER REGULATIONS OF ALL OTHER AGENCIES HAVING JURISDICTION. THE BUILDING IS CLASSIFIED AS R-3, RESIDENTIAL DWELLING, AND CONTAINS 2 DWELLING UNITS THAT WILL BE OCCUPIED DURING CONSTRUCTION. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS REGARDING TENANT SAFETY, AS DELINEATED BELOW, AS WELL AS REGULATIONS SET FORTH IN THE NYS MULTIPLE DWELLING LAW AND NYC HOUSING MAINTENANCE CODE. TO INCLUDE BUT NOT BE LIMITED TO, TEMPORARY FIRE-RATED ASSEMBLIES, OPENING PROTECTIVES, AND DUST CONTAINMENT PROCEDURES. STRUCTURAL: <ul style="list-style-type: none"> CONTRACTOR SHALL PROVIDE ADEQUATE TEMPORARY BRACING AND SHORING WHENEVER STRUCTURAL WORK IS INVOLVED. DEMOLITION OPERATIONS SHALL NOT COMMENCE UNTIL THE APPLICABLE PEDESTRIAN AND ADJOINING PROPERTY PROTECTION IS IN PLACE AS REQUIRED BY SECTIONS BC 3306 - BC 3309. NO STRUCTURAL WORK SHALL BE DONE THAT MAY ENDANGER BUILDING OCCUPANTS. MEANS OF EGRESS: ALL MEANS OF EGRESS FROM THE BUILDING TO BE MAINTAINED CLEAR AND FREE OF ALL OBSTRUCTIONS, SUCH AS BUILDING MATERIALS, TOOLS, ETC. FIRE SAFETY: <ul style="list-style-type: none"> ALL BUILDING MATERIALS STORED AT THE CONSTRUCTION AREA, AND/OR ANY AREA OF THE BUILDING SHALL COMPLY WITH SECTIONS BC 3302.4.5.1 AND BC 3302.4.5.2, AND ARE TO BE SECURED IN A LOCKED AREA. ACCESS TO SUCH AREAS TO BE CONTROLLED BY MANAGEMENT AND/OR GENERAL CONTRACTOR. ALL MATERIALS SHALL BE STORED IN AN ORDERLY FASHION.

TENANT SAFETY NOTES - TENANT PROTECTION
<ol style="list-style-type: none"> ALL FLAMMABLE MATERIALS SHALL BE KEPT TIGHTLY SEALED IN THEIR RESPECTIVE MANUFACTURER'S CONTAINERS. SUCH MATERIALS SHALL BE KEPT AWAY FROM HEAT, AND STORED IN AN ADEQUATELY VENTILATED SPACE, IN COMPLIANCE WITH NYC FIRE CODE. CONTRACTOR SHALL SUBMIT A SCHEDULE OF ANY REQUIRED CUT-OFF FOR WATER, GAS, OR ELECTRICAL SERVICES TO RESIDENTS. CONTRACTOR SHALL GIVE AT LEAST THREE (3) DAYS WRITTEN NOTICE PRIOR TO ANY DISRUPTION IN GAS, WATER, OR ELECTRICAL SERVICE. IN ALL INSTANCES, DISRUPTIONS TO GAS, WATER OR ELECTRICAL SERVICES SHALL BE KEPT TO A MINIMUM.
5. DUST CONTROL:
<ol style="list-style-type: none"> DEBRIS, DIRT AND DUST SHALL BE KEPT TO A MINIMUM, AND TO BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA. THE CONTRACTOR TO ISOLATE CONSTRUCTION AREA FROM OCCUPIED BUILDING AREAS BY MEANS OF TEMPORARY PARTITIONS OR HEAVYWEIGHT DROP CLOTHS. DEBRIS, DUST AND DIRT TO BE CLEANED UP AND CLEARED FROM THE BUILDING DAILY TO AVOID ANY EXCESSIVE ACCUMULATION, IN ACCORDANCE WITH SECTION BC 3303.4.4.
6. NOISE AFTER HOURS:
<ol style="list-style-type: none"> WORK SHALL BE DONE DURING REGULAR HOURS ONLY, 8 A.M. TO 5 P.M., EXCLUDING WEEKENDS AND LEGAL HOLIDAYS. ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH THE PROVISIONS OF THE NEW YORK CITY NOISE CODE AS SET FORTH IN CHAPTER 2 OF TITLE 24 OF THE ADMINISTRATIVE CODE.
7. GUARANTEE:
<ol style="list-style-type: none"> THE CONTRACTOR SHALL GUARANTEE THAT THE INSTALLATION WILL BE COMPLETE IN EVERY RESPECT AND OPERATING FREE FROM DEFECTS. THE CONTRACTOR SHALL ALSO GUARANTEE THAT ALL WORK IS IN FULL COMPLIANCE WITH THE TECHNICAL SPECIFICATIONS, ACCEPTED STANDARD PRACTICES, AND CODE REQUIREMENTS OF ALL AGENCIES HAVING JURISDICTION.
8. COMPLIANCE WITH HOUSING STANDARDS:
<ol style="list-style-type: none"> THE REQUIREMENTS OF THE NEW YORK CITY HOUSING MAINTENANCE CODE, AND, WHERE APPLICABLE, THE NEW YORK STATE MULTIPLE DWELLING LAW SHALL BE STRICTLY OBSERVED.
9. LEAD AND ASBESTOS STATEMENT:
<ol style="list-style-type: none"> THE CONTRACTOR SHALL INSURE THAT NO PRODUCT UTILIZED AT THE JOB-SITE CONTAINS ASBESTOS. IF ANY SPECIFIED PRODUCT IS FOUND TO CONTAIN ASBESTOS, BEFORE PURCHASING THE PRODUCT THE CONTRACTOR SHALL NOTIFY THE OWNER AND RAND AND PROPOSE AN ACCEPTABLE SUBSTITUTE AS PART OF THE BASE BID WORK, AT NO ADDITIONAL COST TO THE OWNER. IF AUTHORIZED TO PERFORM ASBESTOS ABATEMENT WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RETAINING THE SERVICES OF A QUALIFIED INDEPENDENT ENVIRONMENTAL CONSULTANT TO ACT AS PROJECT MONITOR, AT NO ADDITIONAL COST TO THE OWNER. THE PROJECT MONITOR SHALL ENSURE THAT ALL ASBESTOS ABATEMENT WORK IS BEING PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND CITY REGULATIONS, AND SHALL TAKE ALL REQUIRED AIR SAMPLES. AT THE CONCLUSION OF THE PROJECT, THE PROJECT MONITOR SHALL PROVIDE A COMPLETE LOG OF ALL ASBESTOS ABATEMENT RELATED ACTIVITIES.
10. APPLICABLE CODES
<p>N.Y.C. BUILDING CODE: 2014 INCLUDING LATEST UPDATES N.Y.C. PLUMBING CODE: 2014 INCLUDING LATEST UPDATES N.Y.C. ELECTRICAL CODE: 2014 INCLUDING LATEST UPDATES ACCESSIBILITY: 2014 N.Y.C. BUILDING CODE, CHAPTER 11/ ANS I 117.1-2009 & 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN INCLUDING LATEST UPDATES N.Y.C. DEPARTMENT OF TRANSPORTATION: TITLE 34: DEPARTMENT OF TRANSPORTATION INCLUDING LATEST UPDATES</p>

REQUIRED INSPECTIONS:
<p>SPECIAL INSPECTIONS: CONCRETE CAST-IN-PLACE BC 1704.4</p> <p>PROGRESS INSPECTION ITEMS: FINAL INSPECTION 28-116.2.4.2, BC 110.5, DIRECTIVE 14 OF 1975, AND 1 RCNY §101-10</p> <p>ENERGY CODE PROGRESS INSPECTIONS: NOT REQUIRED, BUILDING IS PART OF THE NATIONAL HISTORIC DISTRICT KNOWN AS GREENWICH VILLAGE HISTORIC DISTRICT REGISTRY # 90NR00758</p> <p>CONCRETE TEST CYLINDERS (TR2)/CONCRETE DESIGN MIX (TR3) EXEMPTION STATEMENT: • THE WORK MEETS THE EXEMPTION CRITERIA OF BUILDINGS BULLETIN 2009-026, ITEM IV, AND I HERBY ELECT TO WAIVE THE REQUIREMENT OF CONCRETE TESTING AND OF THE TR2 AND/OR TR3 FORM. • THE TOTAL STRUCTURAL CONCRETE SPECIFIED FOR THIS PROJECT IS LESS THAN 50 CUBIC YARDS. • THE STRUCTURAL DESIGN OF THE CONCRETE IS BASED ON A SPECIFIED COMPRESSIVE STRENGTH, f'c, NO GREATER THAN 2500 POUNDS PER SQUARE INCH (PSI), REGARDLESS OF THE COMPRESSIVE STRENGTH SPECIFIED IN THE CONSTRUCTION DOCUMENTS OR USED IN THE CONSTRUCTION; AND THE CONCRETE TO BE PLACED IS SPECIFIED TO HAVE A COMPRESSIVE STRENGTH OF AT LEAST 4000 PSI.</p>
BUILDING INFORMATION
<p>AREA OF WORK</p> <p>BLOCK: 551 LOT: 19 BOROUGH: MANHATTAN MAP #: 12C ZONING DISTRICT: C4-5 LPC STATUS: YES GREENWICH VILLAGE HISTORIC DISTRICT</p> <p>WORK PROPOSED ALONG GROUND LEVEL. NO SIDEWALK SHED REQUIRED.</p> <p>SITE PLAN (NOT TO SCALE)</p> <p>DOB STAMP:</p>

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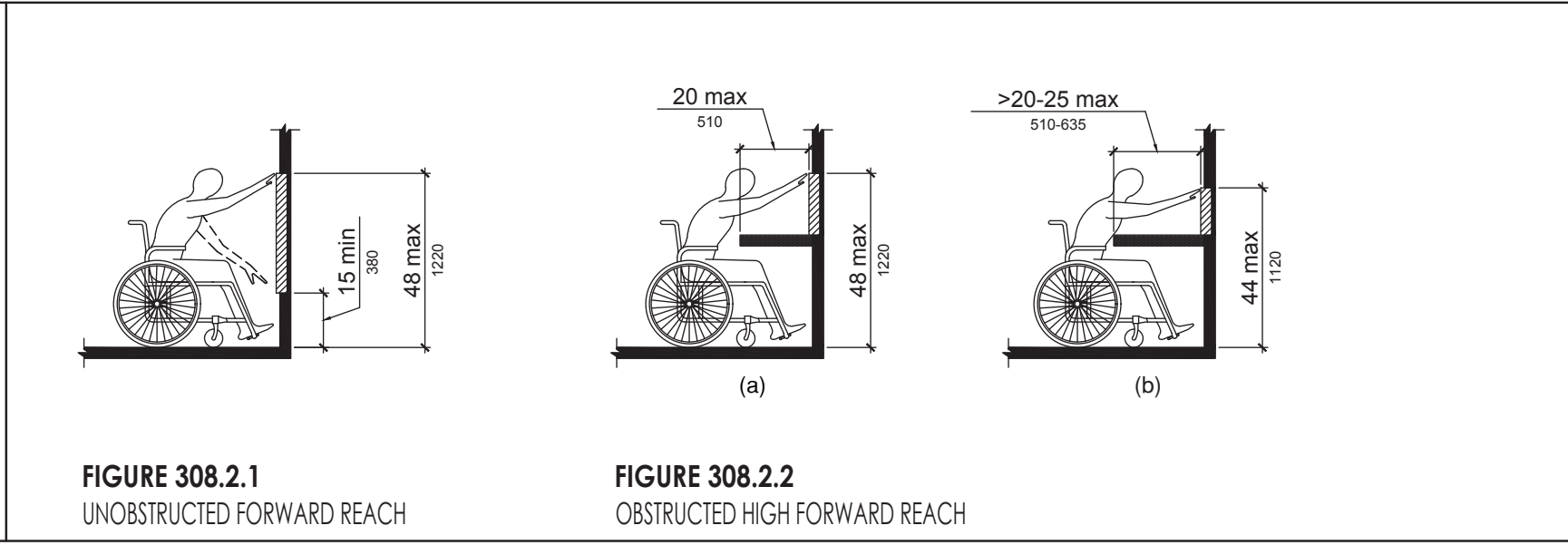
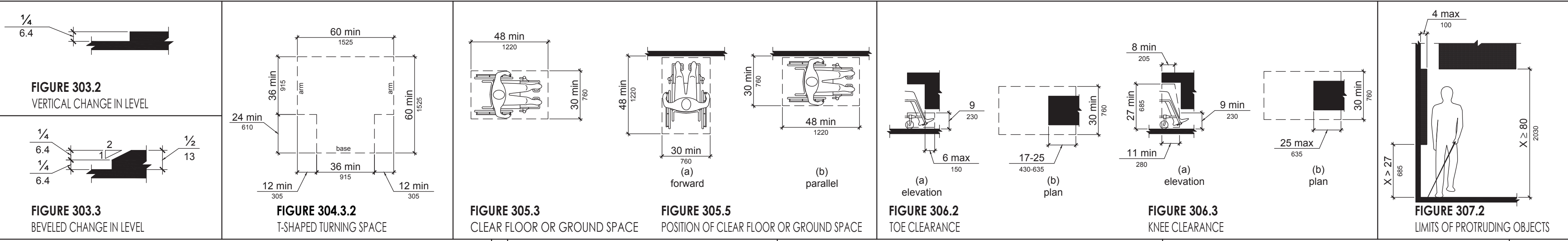
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN DIAGRAMS



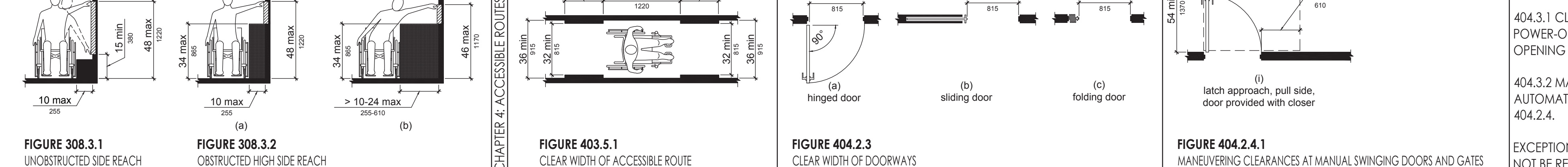
ENGINEERING & ARCHITECTURE, DPC
159 WEST 25TH STREET
NEW YORK, NY 10001
TEL. (212) 675-8844 / FAX (212) 691-7972

BUILDING TENANT:
STUMPTOWN COFFEE ROASTERS
77 COMMERCE STREET
BROOKLYN, NY 11231
(917) 399-4940

CHAPTER 3: BUILDING BLOCKS



CHAPTER 3: BUILDING BLOCKS



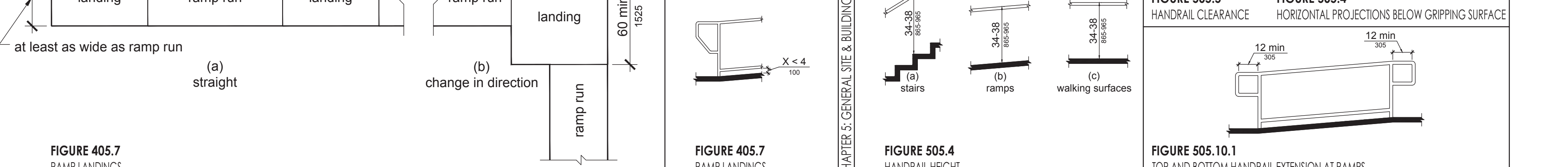
404.3 AUTOMATIC AND POWER-ASSISTED DOORS AND GATES. AUTOMATIC DOORS AND AUTOMATIC GATES SHALL COMPLY WITH 404.3. FULL-POWERED AUTOMATIC DOORS SHALL COMPLY WITH ANSI/BHMA A156.10 (INCORPORATED BY REFERENCE, SEE "REFERENCED STANDARDS" IN CHAPTER 1). LOW-ENERGY AND POWER-ASSISTED DOORS SHALL COMPLY WITH ANSI/BHMA A156.19 (1997 OR 2002 EDITION) (INCORPORATED BY REFERENCE, SEE "REFERENCED STANDARDS" IN CHAPTER 1).

404.3.1 CLEAR WIDTH. DOORWAYS SHALL PROVIDE A CLEAR OPENING OF 32 INCHES (815 MM) MINIMUM IN POWER-ON AND POWER-OFF MODE. THE MINIMUM CLEAR WIDTH FOR AUTOMATIC DOOR SYSTEMS IN A DOORWAY SHALL BE BASED ON THE CLEAR OPENING PROVIDED BY ALL LEAVES IN THE OPEN POSITION.

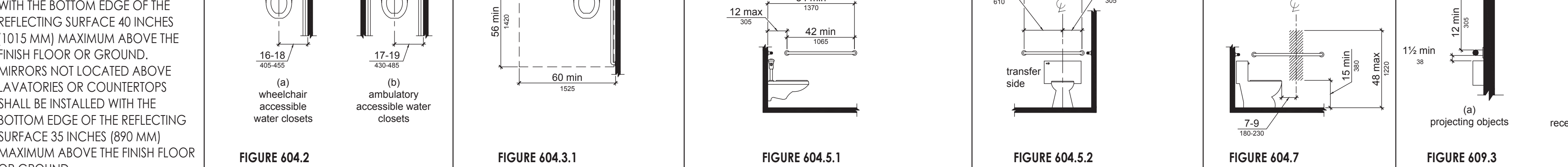
404.3.2 MANEUVERING CLEARANCE. CLEARANCES AT POWER-ASSISTED DOORS AND GATES SHALL COMPLY WITH CLEARANCES AT AUTOMATIC DOORS AND GATES WITHOUT STANDBY POWER AND SERVING AN ACCESSIBLE MEANS OF EGRESS SHALL COMPLY WITH 404.2.4.

EXCEPTION: WHERE AUTOMATIC DOORS AND GATES REMAIN OPEN IN THE POWER-OFF CONDITION, COMPLIANCE WITH 404.2.4 SHALL NOT BE REQUIRED.

CHAPTER 4: ACCESSIBLE ROUTES



CHAPTER 6: PLUMBING ELEMENTS & FACILITIES



DOB SCAN:

05/12/17	DOB/LPC FILING SET	ML
01/30/17	CLIENT REVIEW SET	ML
REV. DATE	DESCRIPTION	DRAWN BY

PROJECT DESCRIPTION:
LIMITED ADA COMPLIANCE PROGRAM

PROJECT LOCATION:
STUMPTOWN COFFEE ROASTERS
30 WEST 8TH STREET
NEW YORK, NY 10011

SHEET TITLE:
ADA DIAGRAMS

JOB #	M160902
SCALE:	AS NOTED
DATE:	11/22/2016
DRAWN BY:	ML
REVIEWED BY:	TK
NUMBER OF SHEETS:	2 OF 17

DOB STAMP:

T-002.00

SCOPE OF WORK

- 1.1. THE TOTAL COST ASSOCIATED WITH ALL OVERHEAD, PROFIT, INSURANCE, PROTECTION AND ALL OTHER MISCELLANEOUS REQUIREMENTS DESCRIBED IN THE GENERAL CONDITIONS.
 - 2.1. DEMOLISH/DISCARD THE CONCRETE SLAB-ON-GRADE AND UNDERLYING SOIL AT THE SECONDARY/SIDE ENTRANCE. WORK SHALL INCLUDE ALL ASSOCIATE CONCRETE CUTTING AND EXCAVATION OF SOIL.
 - 2.2. DEMOLISH/DISCARD THE METAL GATE AND FENCE ASSEMBLIES AT THE MACDOUGAL STREET ENTRANCE.
 - 2.3. DEMOLISH/DISCARD THE DOUBLE ENTRANCE DOORS AT THE MACDOUGAL STREET ENTRANCE. PROTECT THE EXISTING FRAME AS REQUIRED.
 - 2.4. REMOVE/SALVAGE WOOD COUNTERTOP AT THE MACDOUGAL STREET ENTRANCE FOR REUSE BY OWNER.
 - 2.5. REMOVE FINISHES AT MACDOUGAL STREET ENTRANCE DOWN TO SUBSTRATE AND PREPARE FOR NEW CONSTRUCTION.
 - 2.6. DEMOLISH/REMOVE/DISCARD THE GYPSUM BOARD WALL ASSEMBLY, DOOR ASSEMBLY, AND SURROUNDING FINISHES AT THE RESTROOM.
 - 2.7. REMOVE/DISCARD THE SINK, GRAB BARS, TOILET PAPER HOLDER AND MIRROR AT THE RESTROOM. WORK SHALL INCLUDE PROTECTION OF EXISTING PLUMBING ROUGHING FOR NEW CONSTRUCTION.
 - 2.8. REMOVE/DISCARD ALL LIGHT FIXTURES AT THE RESTROOM. WORK SHALL INCLUDE PROTECTION OF EXISTING WIRING FOR NEW CONSTRUCTION.
 - 3.1. CONSTRUCT NEW ADA-COMPLIANT REINFORCED CONCRETE RAMP AND LANDINGS ALONG THE MACDOUGAL STREET ENTRANCE. IN LANDMARKS GREY FINISH. WORK SHALL INCLUDE ALL ASSOCIATED SURFACE PREPARATION; BACKFILL: COMPACTION; AND INSTALLATION OF NEW COMPACTED CRUSHED STONE SUB-BASE, WELDED WIRE FABRIC AND EXPANSION/CONTROL JOINTS.
 - 3.2. APPLY NEW QUICK SET LEVELLING COMPOUND AT THE INTERIOR OF THE MACDOUGAL STREET ENTRANCE. WORK SHALL INCLUDE ALL ASSOCIATED SURFACE PREPARATION.
 - 4.1. FURNISH/INSTALL A NEW ADA-COMPLIANT PICKET STYLE RAILING/HANDRAIL ASSEMBLY ALONG THE NEWLY INSTALLED MACDOUGAL STREET ENTRANCE RAMP, TO MATCH PREVIOUSLY REMOVED FENCES. WORK SHALL INCLUDE ALL ASSOCIATED SURFACE PREPARATION AND INSTALLATION OF NEW FASTENERS, ESCUTCHEON PLATES CAULK AND ALL REQUIRED DECORATIVE/ORNAMENTAL ELEMENTS.
 - 4.2. FURNISH/INSTALL THREE (3) NEW PICKET STYLE GATE ASSEMBLIES ALONG THE NEWLY INSTALLED MACDOUGAL STREET ENTRANCE RAMP, TO MATCH PREVIOUSLY REMOVED GATES. WORK SHALL INCLUDE ALL ASSOCIATED SURFACE PREPARATION AND INSTALLATION OF NEW FASTENERS, HARDWARE, CAULK AND ALL REQUIRED DECORATIVE/ORNAMENTAL ELEMENTS.
 - 5.1. FURNISH/INSTALL NEW ADA-COMPLIANT POWER-OPERATED EXTERIOR SINGLE SWING DOOR ASSEMBLY, HARDWARE, SIDELIGHT AND STONE SADDLE. WORK SHALL INCLUDE ALL ASSOCIATED SURFACE PREPARATION, FASTENERS AND CAULKING.
 - 5.2. FURNISH/INSTALL NEW ADA-COMPLIANT POWER-OPERATED INTERIOR SLIDING DOOR ASSEMBLY AND HARDWARE. WORK SHALL INCLUDE ALL ASSOCIATED SURFACE PREPARATION, FASTENERS AND CAULKING.
 - 6.1. CONSTRUCT A NEW WALL ASSEMBLY (TYPE A) AT THE RESTROOM. WORK SHALL INCLUDE ALL ASSOCIATED SURFACE PREPARATION, AND INSTALLATION OF LIGHT GAUGE FRAMING, ADHESIVE, FASTENERS, SOUND ATTENUATION INSULATION, GYPSUM WALLBOARD, JOINT TAPE, JOINT COMPOUND, ACCESSORIES, PRIMER, FINISH PAINT AND CAULKING.
 - 7.1. FURNISH/INSTALL NEW FLOOR TILES TO MATCH THE PREVIOUSLY REMOVED FLOOR TILES AT THE INTERIOR OF THE MACDOUGAL STREET ENTRANCE. WORK SHALL INCLUDE ALL ASSOCIATED SURFACE PREPARATION, MUDSET, TILES AND GROUT.
 - 7.2. FURNISH/INSTALL NEW PORCELAIN TILES AT THE RESTROOM AND ADJACENT HALLWAY. WORK SHALL INCLUDE ALL ASSOCIATED SURFACE PREPARATION, MUDSET, TILES AND GROUT.
 - 7.3. FURNISH/INSTALL NEW CERAMIC WALL TILES AT THE RESTROOM. WORK SHALL INCLUDE ALL ASSOCIATED SURFACE PREPARATION, MUDSET, TILES AND GROUT.
 - 7.04 APPLY TWO (2) COATS OF PRIMER AND ONE (1) COAT OF FINISH PAINT AT THE RESTROOM CEILING. WORK SHALL INCLUDE ALL ASSOCIATED SURFACE PREPARATION.
 - 8.1. FURNISH/INSTALL NEW ADA-COMPLIANT ACCESSORIES AT THE RESTROOM. WORK SHALL INCLUDE ALL ASSOCIATED SURFACE PREPARATION.
 - 8.2. FURNISH/MODIFY/INSTALL NEW ADA-COMPLIANT MILLWORK COUNTER AT THE COFFEE BAR. WORK SHALL INCLUDE ALL ASSOCIATED SURFACE PREPARATION.
 - 8.3. FURNISH/INSTALL NEW DUAL-SWINGING MILLWORK DOOR AT THE COFFEE BAR. WORK SHALL INCLUDE ALL ASSOCIATED SURFACE PREPARATION AND HARDWARE.
 - 9.1. FURNISH/INSTALL NEW ADA-COMPLIANT SINK AND FITTINGS AT THE RESTROOM. WORK SHALL INCLUDE ALL ASSOCIATED SURFACE PREPARATION, CONNECTION TO PREVIOUS SINK ROUGHING, AND ALL OTHER ASSOCIATED PLUMBING WORK.
 - 10.1. FURNISH/INSTALL NEW SURFACE/WALL-MOUNTED LED LIGHT FIXTURES AT THE RESTROOM. WORK SHALL INCLUDE ALL ASSOCIATED SURFACE PREPARATION AND WIRING.
 - 10.2. FURNISH/INSTALL ALL WIRING AND CONNECTIONS ASSOCIATED WITH THE NEW POWER- OPERATED DOOR ASSEMBLIES.
- UNDER THE BASE BID, THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ALL WORK PURSUANT TO THE GUIDELINES AND PARAMETERS OF THIS SPECIFICATION, REGARDLESS OF THE ACTUAL QUANTITIES.
- SUPPLEMENTAL WORK ITEMS
- A. THE COST TO PROVIDE A PERFORMANCE BOND AND LABOR & MATERIAL PAYMENT BOND AS DESCRIBED IN THE GENERAL AND SUPPLEMENTAL CONDITIONS.

STRUCTURAL & CONCRETE NOTES

DESIGN LOADS

THE STRUCTURE AND FOUNDATIONS HAVE BEEN DESIGNED TO RESIST THE FOLLOWING LOADS IN ACCORDANCE WITH CHAPTER 16 OF THE 2014 NEW YORK CITY CONSTRUCTION CODE AND ASCE STANDARD 7-05.

OCCUPANCY CATEGORY: II

FLOOR LIVE LOAD:
I. SIDEWALK LIVE LOAD: 600 PSF

ABBREVIATIONS

BTM BOTTOM
CONT CONTINUOUS
ELEV ELEVATION
EW EACH WAY
MIN MINIMUM
TYP TYPICAL
WWF WELDED WIRE FABRIC

GENERAL

1. ALL DETAILS SHALL BE CONSIDERED TYPICAL AND SHALL APPLY AT ALL SAME AND SIMILAR CONDITIONS
2. THE CONTRACTOR SHALL FIELD MEASURE AND VERIFY ALL DIMENSIONS OF THE EXISTING BUILDING AND ALL DIMENSIONS RELATED THERETO.
3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION SITE SAFETY AS WELL AS THE MEANS AND METHODS OF CONSTRUCTION.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2008 NEW YORK CITY BUILDING CODE.

SPECIAL INSPECTIONS

1. SPECIAL INSPECTIONS SHALL BE IN ACCORDANCE WITH IBC CHAPTER 17 AND THE 2008 NYC BUILDING CODE. THE SPECIAL INSPECTION PROGRAM SHALL BE CONDUCTED BY A NYC DOB REGISTERED SPECIAL INSPECTION AGENCY. THE CONTRACTOR SHALL NOTIFY THE SPECIAL INSPECTOR AT LEAST 72 HOURS IN ADVANCE OF A REQUIRED INSPECTION.
2. TESTING SERVICES SHALL BE PERFORMED BY A NVLAP ACCREDITED TESTING LABORATORY ENGAGED BY THE OWNER, AND APPROVAL BY RAND AND THE BUILDING OFFICIAL. COPIES OF THE TEST RESULTS SHALL BE SUBMITTED TO THE ARCHITECT, ENGINEER, GENERAL CONTRACTOR, BUILDING OFFICIAL, OWNER, AND SPECIAL INSPECTOR.
3. SPECIAL INSPECTION ITEMS REQUIRED PER 2008 NYC BUILDING CODE:
- CONCRETE - CAST-IN-PLACE PER BC 28.2-1704.4

CAST-IN-PLACE CONCRETE

1. CONCRETE SHALL BE NORMAL WEIGHT WITH 4000 PSI STRENGTH AT 28 DAYS UNLESS NOTED OTHERWISE.
2. CONCRETE SHALL BE SUPPLIED BY A LICENSED COMMERCIAL READY-MIX CONCRETE PLANT CONFORMING TO ASTM C94. CERTIFIED BY THE NATIONAL READY MIX CONCRETE ASSOCIATION (NRMCA), AND APPROVED BY THE CITY OF NEW YORK CITY DEPARTMENT OF BUILDINGS.
3. DO NOT ALLOW RELEASE AGENT TO COME IN CONTACT WITH REINFORCING STEEL OR HARDENED CONCRETE.
4. CALCIUM CHLORIDE SHALL NOT BE USED.
5. AIR-ENTRAIN ALL CONCRETE EXPOSED TO THE WEATHER, OMIT AIR-ENTRAINMENT FROM INTERIOR SLABS WITH TROWEL FINISH.
6. REINFORCING STEEL: ASTM A615 GRADE 60.
7. CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 301-99 AND ACI 318-02.
8. MAXIMUM SLUMP:
A. 4 INCHES FOR SLABS
B. 5 INCHES FOR ALL OTHER CONCRETE
9. TOOL CONTROL JOINTS IN GROUND- SUPPORTED SLABS ON GRADE AND SLABS ON METAL DECK 30'-0" ON CENTER MAXIMUM. JOINTS SHALL BE FORMED WITHIN 24 HOURS OF SLAB POUR. STOP REINFORCING MESH 6" ON EITHER SIDE OF JOINTS. LOCATION OF JOINTS SHALL BE APPROVED BY RAND. PROTECT OPEN JOINTS FROM FILLING WITH DEBRIS.
10. ALL FINISHED EXPOSED CONCRETE SURFACES SHALL BE FREE FROM FINS, BULGES, RIDGES, OFFSETS, HONEYCOMBING, OR ROUGHNESS OF ANY KIND, AND SHALL PRESENT A FINISHED, SMOOTH, CONTINUOUS HARD SURFACE AS DESCRIBED HEREIN. DEVIATIONS FROM PLUMB, LEVEL AND FROM THE ALIGNMENT, PROFILES, AND DIMENSIONS SHOWN ON THE DRAWINGS SHALL CONFORM TO ACI 117 & NYC BUILDING CODE.
11. A TESTING LABORATORY SHALL CAST 4 TEST CYLINDERS FOR EACH 50 YARDS OR EACH DAY'S POUR. SLUMP, AIR CONTENT, AND TEMPERATURE TESTS SHALL BE PERFORMED WHEN CYLINDERS ARE CAST. TEST 1 CYLINDER AT 7 DAYS AND 2 CYLINDERS AT 28 DAYS. HOLD 4TH CYLINDER FOR 56 DAY BREAK IF NEEDED. FOR ELEVATED SLAB AND BEAM SYSTEMS, CAST A TOTAL OF 6 CYLINDERS. FIRST TWO CYLINDERS SHALL BE INDICATOR CYLINDERS FIELD CURED IN SAME CONDITIONS AS IN-PLACE CONCRETE, AND BROKEN AT 3 DAYS AND 7 DAYS. BALANCE OF CYLINDERS TESTED AS OUTLINED ABOVE.
12. SUBMIT CONCRETE MIX DESIGN AND REINFORCING STEEL SHOP DRAWINGS TO RAND FOR APPROVAL.
13. MINIMUM CONCRETE COVER OVER REINFORCING BARS AS PER ACI 318-02 SECTION 7.7.1:
A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH
 - ALL SIZES: 3"
- B. CONCRETE EXPOSED TO EARTH OR WEATHER:
 - NO. 6 THROUGH NO. 18 BARS: 2"
 - NO. 5 BAR, W31 AND D31 WIRE, AND SMALLER: 1 1/2"
14. HOT WEATHER CONCRETE WORK SHALL CONFORM TO ACI 305.1.
15. COLD WEATHER CONCRETE WORK SHALL CONFORM TO ACI 306.1. PROTECT CONCRETE FROM PHYSICAL DAMAGE OR REDUCED STRENGTH THAT COULD BE CAUSED BY FROST, FREEZING ACTIONS, OR LOW TEMPERATURES. USE NON-CHLORIDE ACCELERATING ADMIXTURE IN ALL CONCRETE THAT WILL BE PLACED IN TEMPERATURES BELOW 40° F FOR 24 HOURS FOLLOWING POUR.
16. STRUCTURAL CONCRETE SHALL BE PLACED AND CURED TO REACH 90% OF SPECIFIED STRENGTH PRIOR TO APPLICATION OF WATERPROOFING SYSTEM.
17. SPECIAL INSPECTION SHALL BE MADE OF REINFORCING STEEL AND CONCRETE PLACEMENT.
18. ADA-COMPLIANT RAMP RUNNING SLOPE TO BE BETWEEN 8% MIN AND 8.33%(1:12) MAX AND HAVE A CROSS SLOPE OF 2% (1:48) MAX AS PER ANSI A117.1-2009 & 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.
19. ADA-COMPLIANT RAMP LANDING SLOPE TO HAVE A CROSS SLOPE OF 2% (1:48) MAX IN ALL DIRECTIONS AS PER ANSI A117.1-2009 & 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.

ABBREVIATIONS

A A.F.F. A.C.T. ADJ. A/C ALT. ALUM. ANOD. T ¹ OR L @ AUTO. AVG.	ABOVE FINISHED FLOOR ACOUSTIC TILE ADJACENT, ADJUSTABLE AIR CONDITIONING ALTERNATE ALUMINIUM ANODIZED ANGLE AT AUTOMATIC AVERAGE	M MFG. MAX. MECH. MET. MEZZ. MIN. MISC. MIR. MTD. MOV. M.O.	MANUFACTURE (D) (ER) MAXIMUM MECHANICAL METAL MEZZANINE MINIMUM MISCELLANEOUS MOLDING MOUNTED MOVABLE MASONRY OPENING
B BSMT. BLKG. BD. B.O.S BOT./BTM BLDG.	BASEMENT BLOCKING BOARD BOTTOM OF STEEL BOTTOM BUILDING	N N. N.A. N.I.C. N.I.S. NO.	NEW NOT APPLICABLE NOT IN CONTRACT NOT TO SCALE NUMBER
C CABT. CATV CPT. CEILING CLG. HT. CTR. C.L. OR C C. TO C. C.T. CLOS./CL. COL. CO. CONC. CONF. CONST. CONT. C.L.L. CONV.	CABINET CABLE TV CARPET CEILING CEILING HEIGHT CENTER CENTER LINE CENTER TO CENTER CERAMIC TILE CLOSET COLUMN COMPANY CONCRETE CONFERENCE CONSTRUCTION CONTINUOUS CONTRACT LIMIT LINE CONVECTOR	O OFF. O.C. O.D. O.H. OPNG. OPP. H. OZ.	OFFICE ON CENTER OUTSIDE DIMENSION OVER HEAD OPENING OPPOSITE HAND OUNCE
D DET. DIA. DIM. D.A. DN. DR. DWG.	DETAIL DIAMETER DIMENSION DOUBLE ACTING DOWN DOOR DRAWING	Q QTY. QT. QTR. 1/4 RND.	QUANTITY QUART QUARTER QUARTER ROUND
E E.A. E.F. EF EL. ELEV. ENGR. EQ. EQUIP. EXH. E. / EXIST. EXPN.	EACH EACH FACE EXHAUST FAN ELEVATION ELEVATOR ENGINEER EQUAL EQUIPMENT EXHAUST EXISTING EXPANSION	R RBT. RAD. REL. RFL. REFR. REINF. REQ'D. RES. R/A REV. R.H. R.H.R. RFG. ROOM. R.O. RND.	RABBET RADIUS RELOCATE (D) REFLECT (ED) (OR) (IVE) REFRIGERATOR REINFORCE REQUIRED RESILIENT RETURN AIR REVISE, REVISION RIGHT HAND RIGHT HAND REVERSE ROOFING ROOM ROUGH OPENING ROUND
F FAB. F. TO F. FT. FIN. F.C. F.E. F.E.C. F.F.A. F.H.C. FLR. FLUOR. FL. JT. FR. FURN.	FABRICATED FACE TO FACE FEET FINISH (ED) FINISHED CEILING FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FINISHED FLOOR FIRE HOSE CABINET FLOOR FLUORESCENT FLUSH JOINT FIRE RATED FURNISH/FURNITURE	S SA SCH. SECT. SIM. SPK SPKR SPECS. SPRYD. SF. / SQ. FT STAG. ST./S. STD. STL. STO. ST. STRUCT. SUB. SUSP. CLG. SW.	SUPPLY AIR SCHEDULE (D) SCH. SECTION SIMILAR SPEAKER SPK. SPRINKLER SPECIFICATIONS SPRAYED SQUARE FOOT SF. STAGGERED STAINLESS STEEL STANDARD STEEL STORAGE STREET STRUCTURAL SUBSTITUTE SUSPENDED CEILING SWITCH
G GAL. GALV. GKT. G.C. GL. GYP. BD.	GALLON GALVANIZED GASKET GENERAL CONTRACTOR GLASS GYPSUM BOARD	T TECH. TEL. T.V. TEMP. TSTAT THK. THRD. T. PIN. T&G T.O.S. TYP.	TECHNICAL TELEPHONE TELEVISION TEMPERATURE THERMOSTAT THICK (NESS) THREAD (S) TOILET PARTITION TONGUE & GROOVE TOP OF STEEL TYPICAL
H HDWD. HD. HDR. HT. H.C. H.M. HOR. HR.	HARDWOOD HEAD HEADER HEIGHT HOLLOW CORE HOLLOW METAL HORIZONTAL HOUR	U U.C. UNFIN. U.O.N.	UNDERCUT UNFINISHED UNLESS OTHERWISE NOTED
I INC. INFO. I.D. INS. INT.	INCORPORATED INFORMATION INSIDE DIAMETER INSULATE (D), INSULATION INTERIOR	V VNR. VERT. VEST. V.T. VOL.	VENEER VERTICAL VESTRIBULE VINYL COMPOSITION TILE VOLUME
J J.C. JT.	JANITOR'S CLOSET JOINT	W WC W/ WD WWW	WATERCLOSET WITH WOOD WELDED WIRE MESH
K K. PL KIT. K.D.	KICKPLATE KITCHEN KNOCK DOWN	L LAD. LAM. LAV. L.H. L.H.R. LKR.	LADDER LAMINATE (D) LAVATORY LEFT HAND LEFT HAND REVERSE LOCKER



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77 COMMERCE STREET
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DOB SCAN:

05/12/17	DOB/LPC FILING SET	ML
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PROJECT DESCRIPTION:

LIMITED ADA COMPLIANCE PROGRAM

PROJECT LOCATION:

STUMPTOWN COFFEE ROASTERS
30 WEST 8TH STREET
NEW YORK, NY 10011

SHEET TITLE:

SCOPE OF WORK, STRUCTURAL,
CONCRETE NOTES
& ABBREVIATIONS

JOB # M160902

SCALE: AS NOTED

DATE: 11/22/2016

DRAWN BY: ML

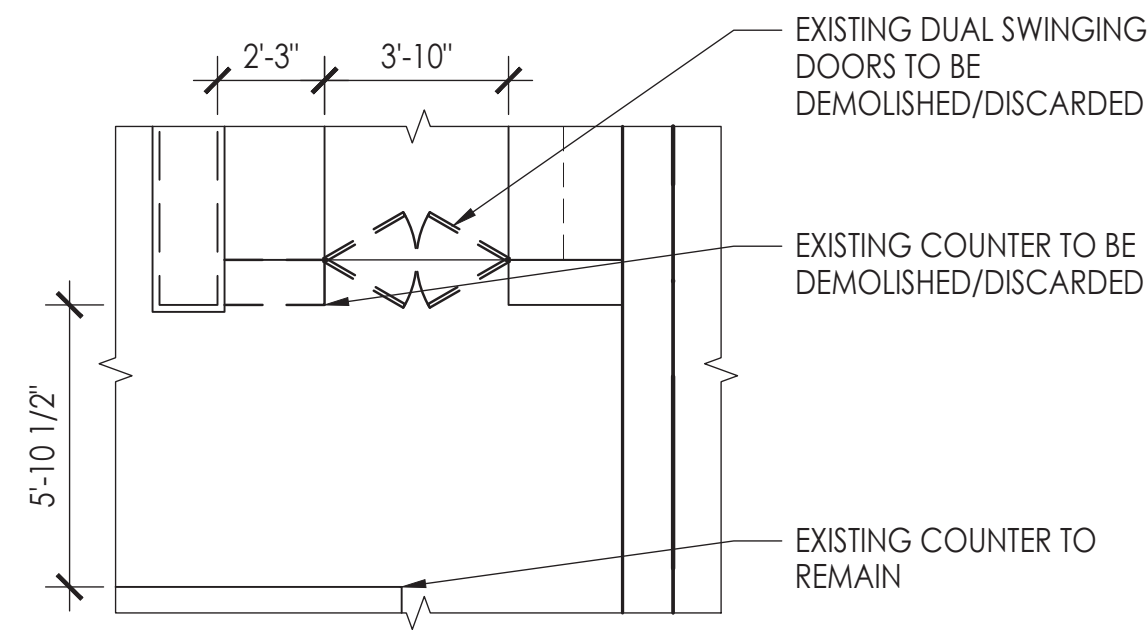
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NUMBER OF SHEETS: 3 OF 17

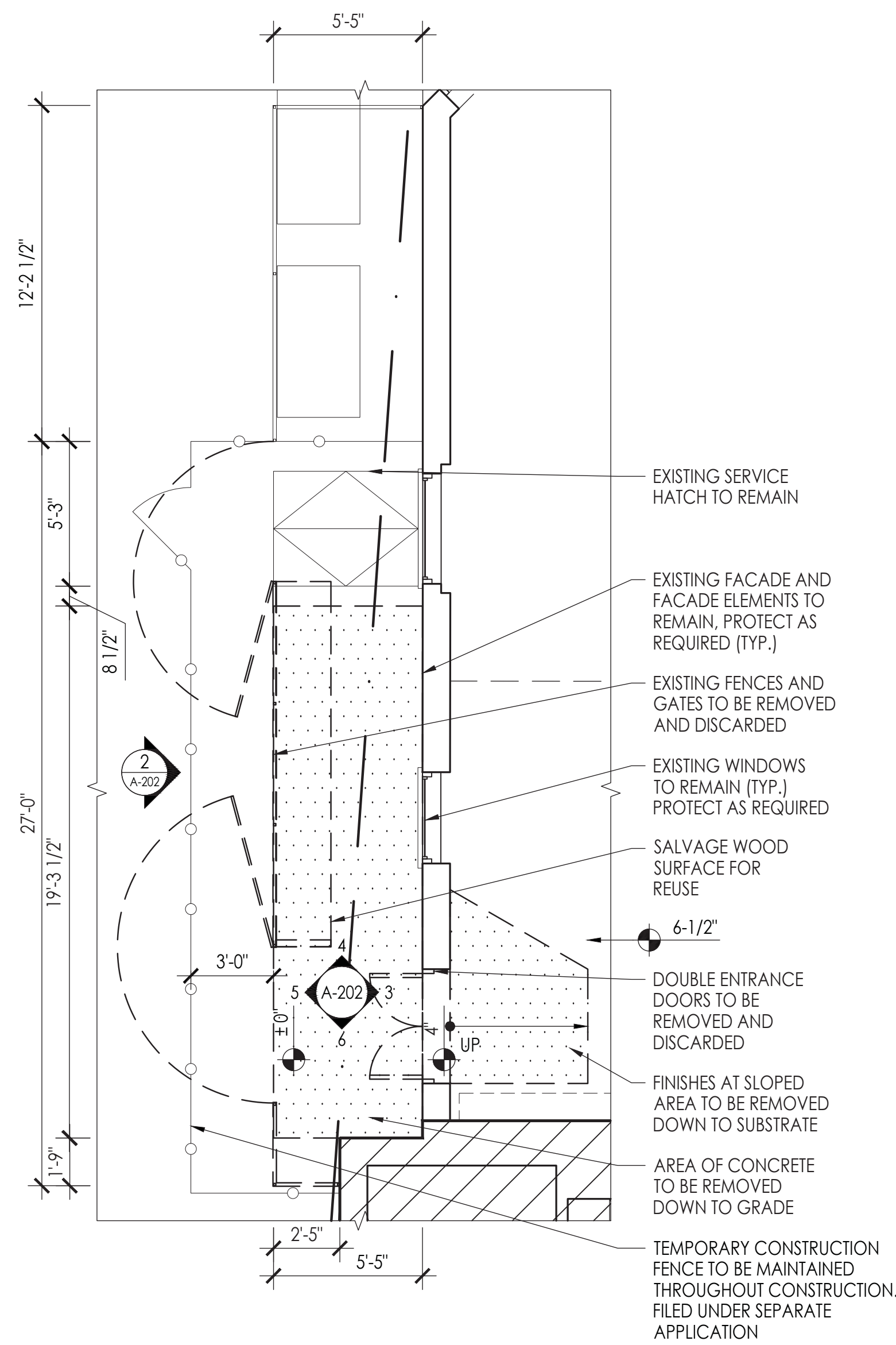
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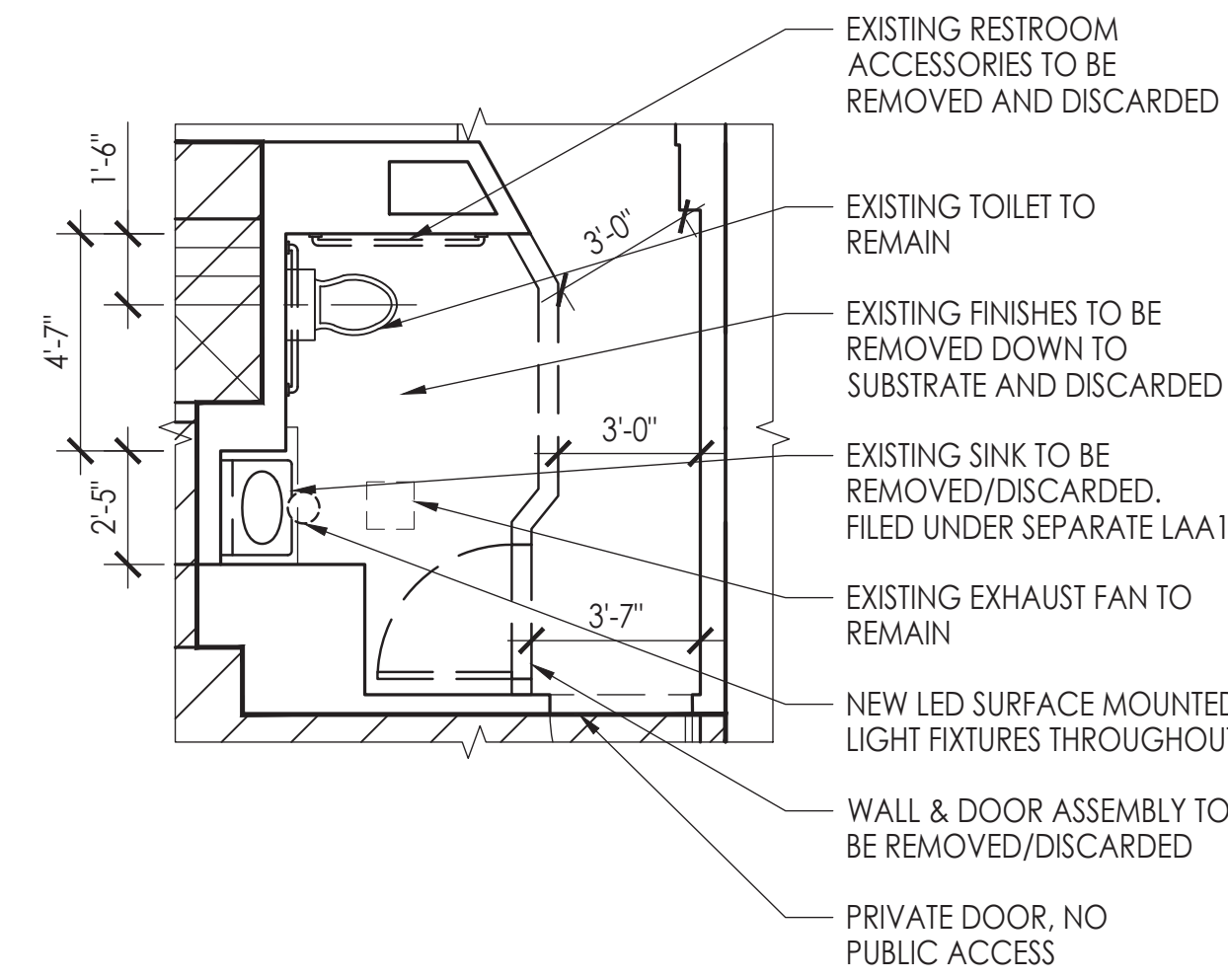
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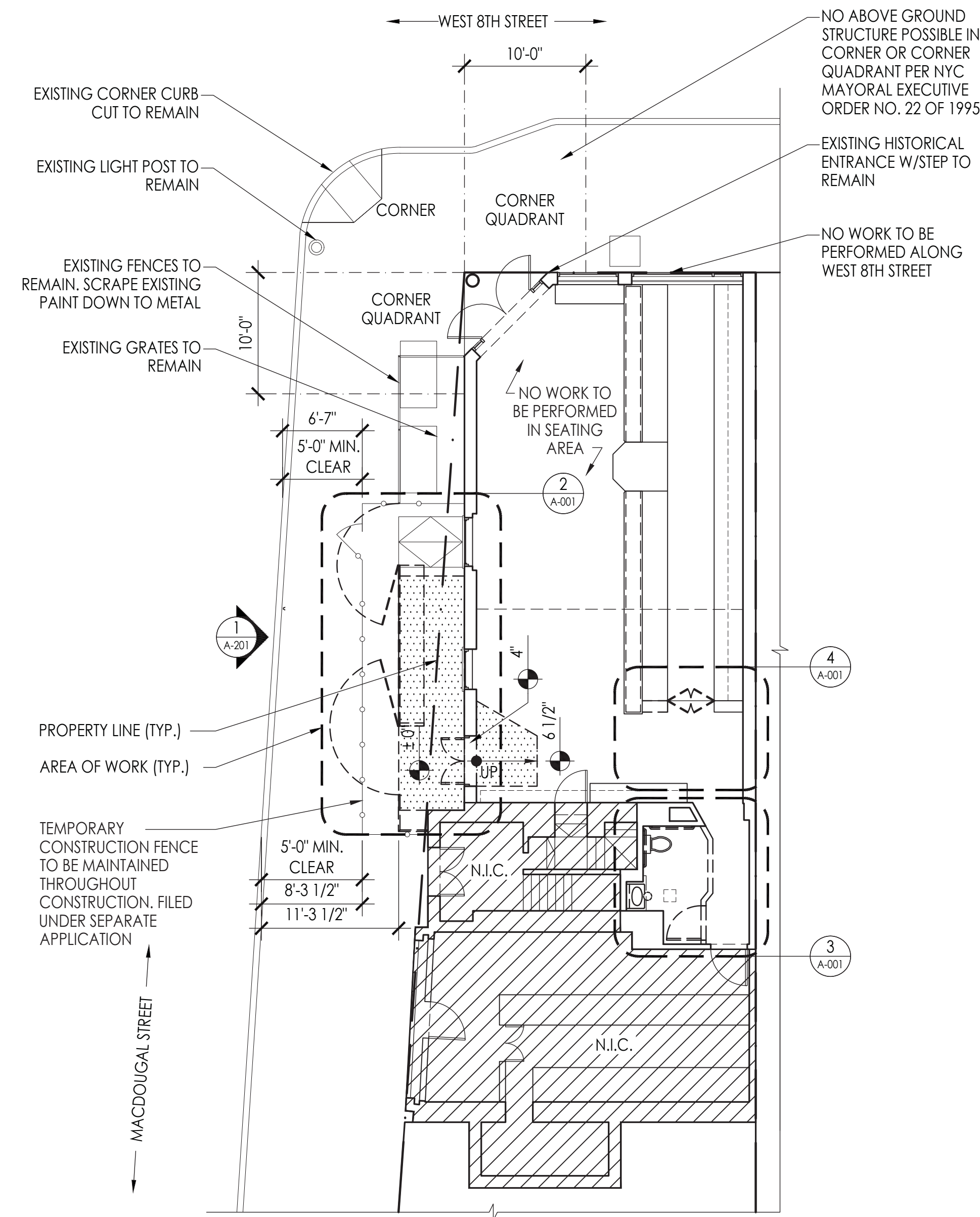
4 EXISTING/REMOVALS MILLWORK PLAN
SCALE: 1/4" = 1'-0"



2 ENLARGED EXISTING/REMOVALS PLAN AT EXTERIOR
SCALE: 1/4" = 1'-0"



3 EXISTING/REMOVALS RESTROOM PLAN
SCALE: 1/4" = 1'-0"



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

LEGEND - REMOVALS

SYMBOL	DESCRIPTION
	N.I.C. NOT IN CONTRACT
	EXISTING WALL
	EXISTING AREA TO BE REMOVED
	EXISTING DOOR TO BE REMOVED
	EXISTING FENCE TO BE REMOVED
	ELEVATION MARKER
	3 A-001 DETAIL CALLOUT TAG
	A-### ELEVATIONS TAG
	# A-### SECTION TAG
	# A-### ELEVATION TAG
	NYC CORNER CLEARANCE POLICY AREA (NYC MAYORAL EXECUTIVE ORDER NO. 22 OF 1995)
	TEMPORARY CONSTRUCTION FENCE



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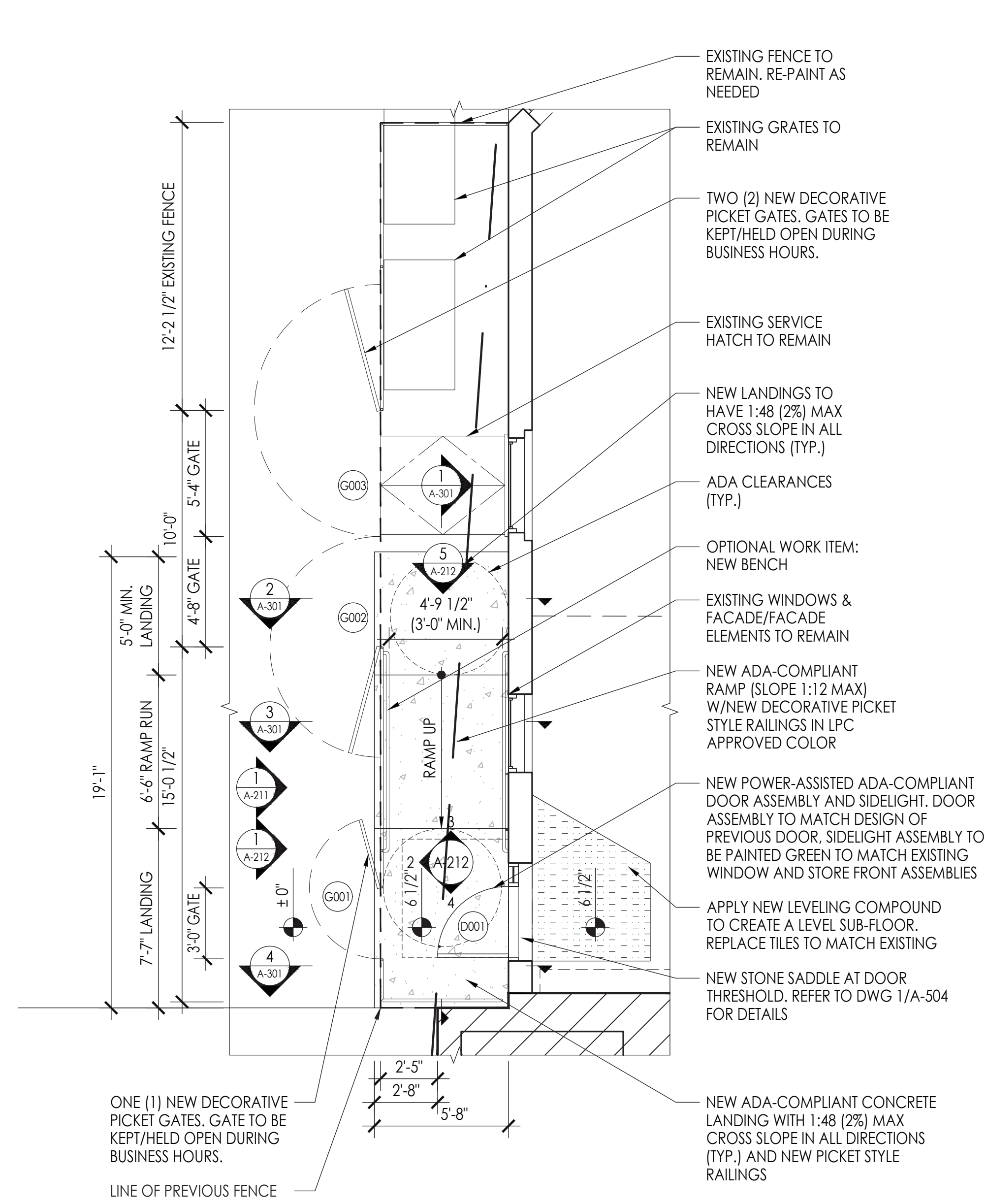
SHEET TITLE:
EXISTING/REMOVALS:
GROUND FLOOR PLAN &
ENLARGED EXTERIOR PLAN

JOB #	M160902
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REVIEWED BY:	TK
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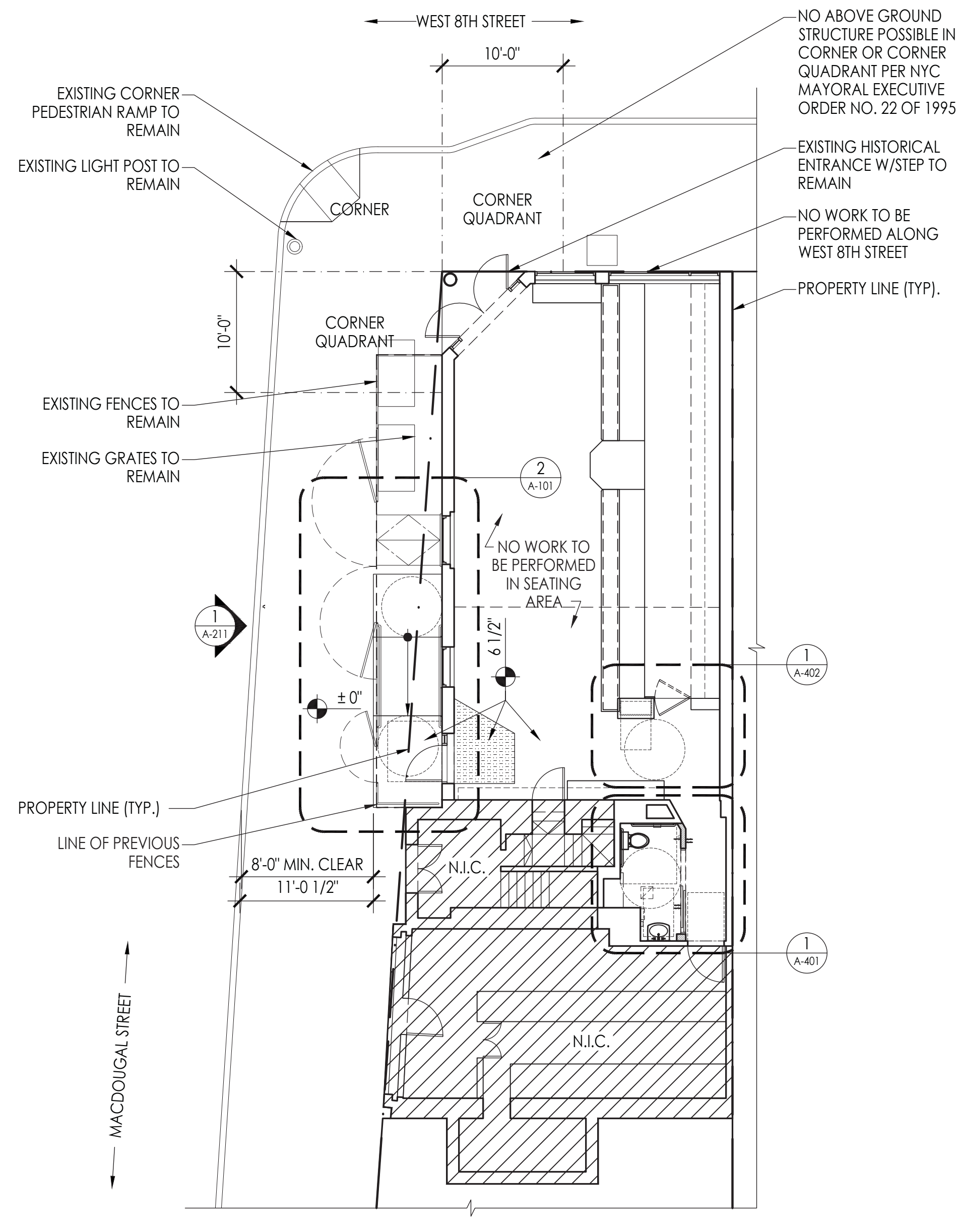
SHEET NO.

A-001.00

DOB STAMP:



2 ENLARGED PROPOSED PLAN AT EXTERIOR
SCALE: 1/8" = 1'-0"



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

LEGEND - PROPOSED	
SYMBOL	DESCRIPTION
	NOT IN CONTRACT
	EXISTING WALL
	NEW AREA OF CONCRETE
	NEW WALL ASSEMBLY
	NEW DOOR AND DOOR TAG
	NOTES ADA CLEARANCE
	ELEVATION MARKER
	DETAIL CALLOUT TAG
	ELEVATIONS TAG
	SECTION TAG
	ELEVATION TAG
	NYC CORNER CLEARANCE POLICY AREA (NYC MAYORAL EXECUTIVE ORDER NO. 22 OF 1995)
	TEMPORARY CONSTRUCTION FENCE
	PLUMBING FIXTURE TAG
	FINISH TAG

RAND
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SHEET TITLE:
PROPOSED: GROUND FLOOR PLAN & ENLARGED EXTERIOR PLAN

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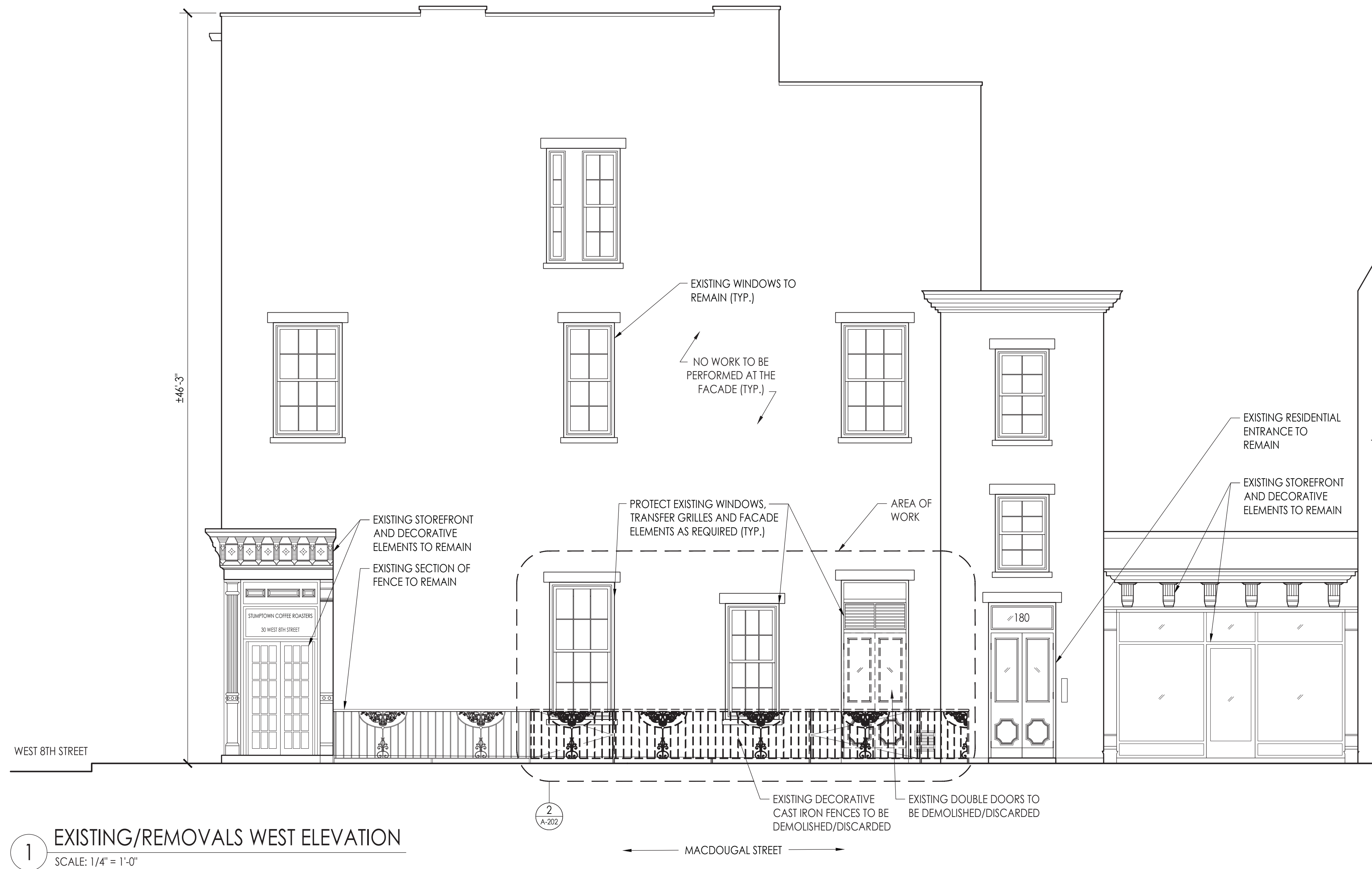
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EXTERIOR ELEVATIONS

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DRAWN BY:	ML
REVIEWED BY:	TK
NUMBER OF SHEETS:	6 OF 17

SHEET NO.

A-201.00



DOB STAMP:

BUILDING TENANT:
STUMPTOWN COFFEE ROASTERS
77 COMMERCE STREET
BROOKLYN, NY 11231
(917) 399-4940

DOB SCAN:

05/12/17	DOB/LPC FILING SET	ML
01/30/17	CLIENT REVIEW SET	ML
REV. DATE	DESCRIPTION	DRAWN BY

SEAL & SIGNATURE

PROJECT DESCRIPTION:
LIMITED ADA COMPLIANCE PROGRAM

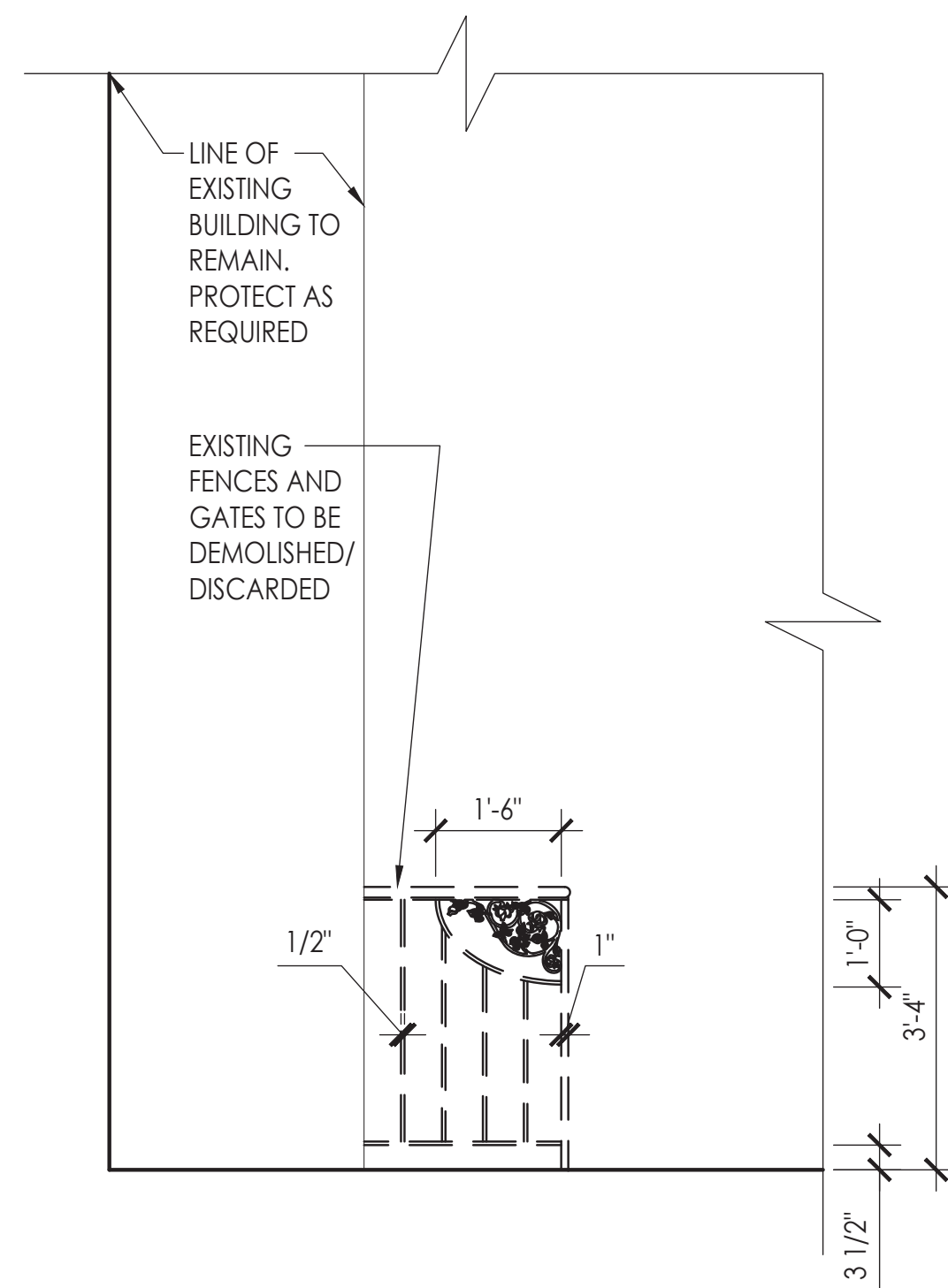
PROJECT LOCATION:
STUMPTOWN COFFEE ROASTERS
30 WEST 8TH STREET
NEW YORK, NY 10011

SHEET TITLE:
EXISTING/REMOVALS:
ENLARGED EXTERIOR

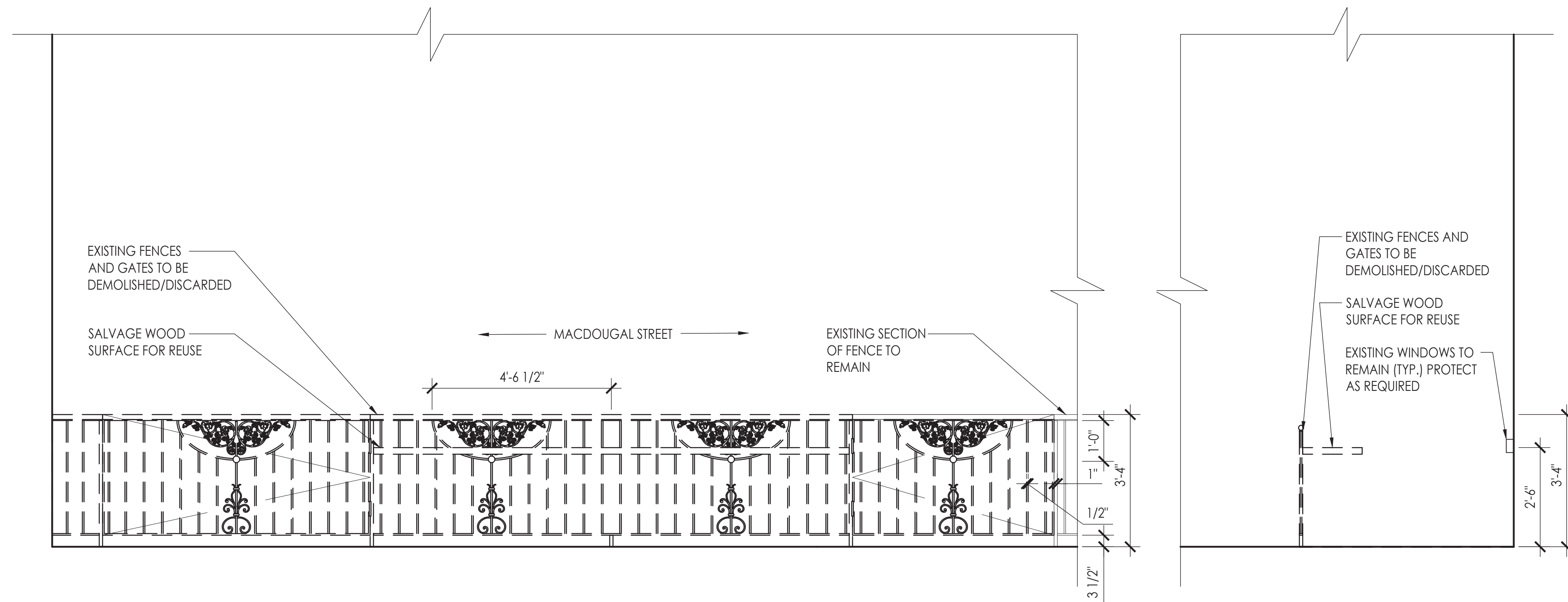
JOB #	M160902
SCALE:	AS NOTED
DATE:	11/22/2016
DRAWN BY:	ML
REVIEWED BY:	TK
NUMBER OF SHEETS:	7 OF 17

SHEET NO.

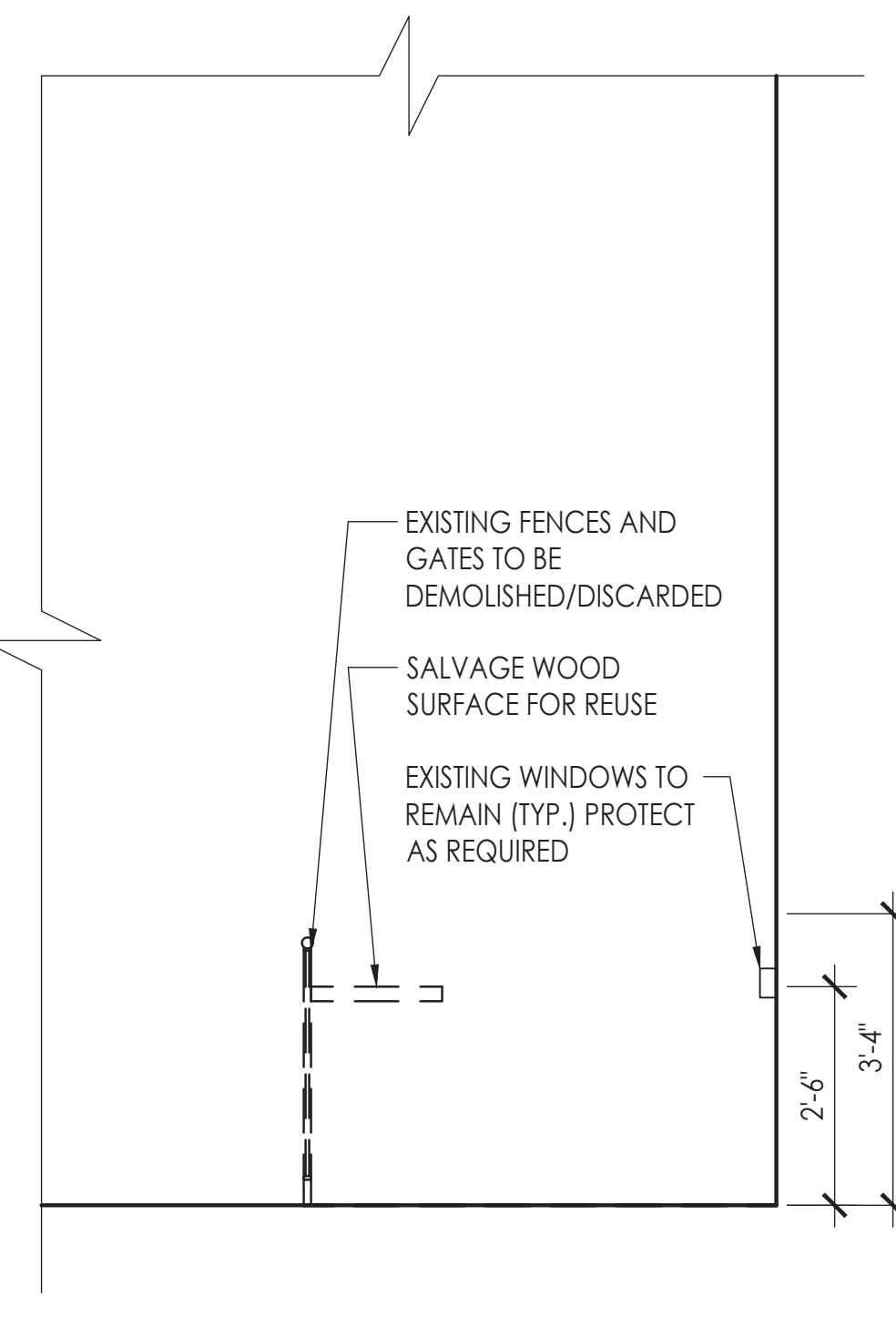
A-202.00



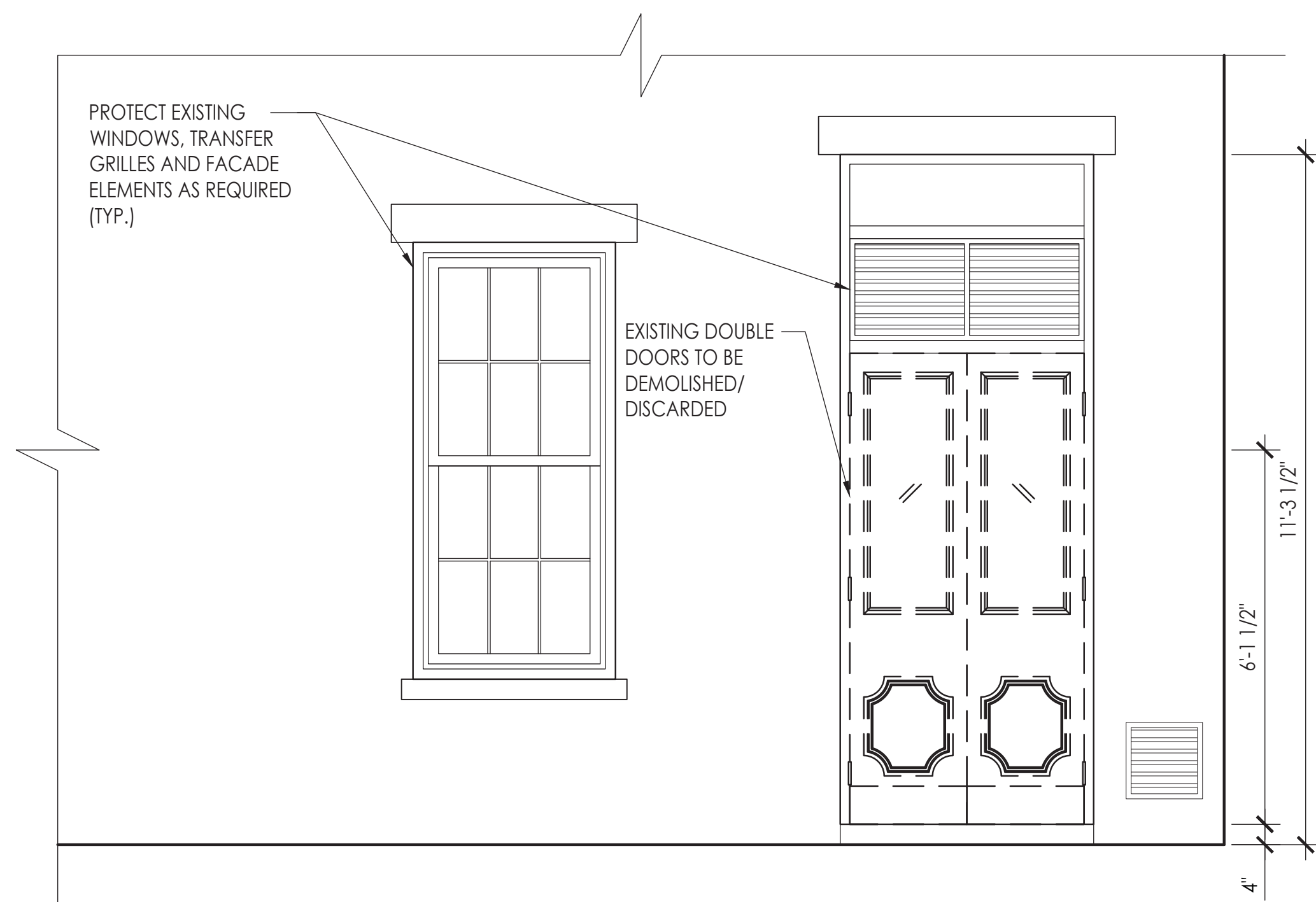
5 EXISTING/REMOVALS SOUTH ELEVATION
SCALE: 1/2" = 1'-0"



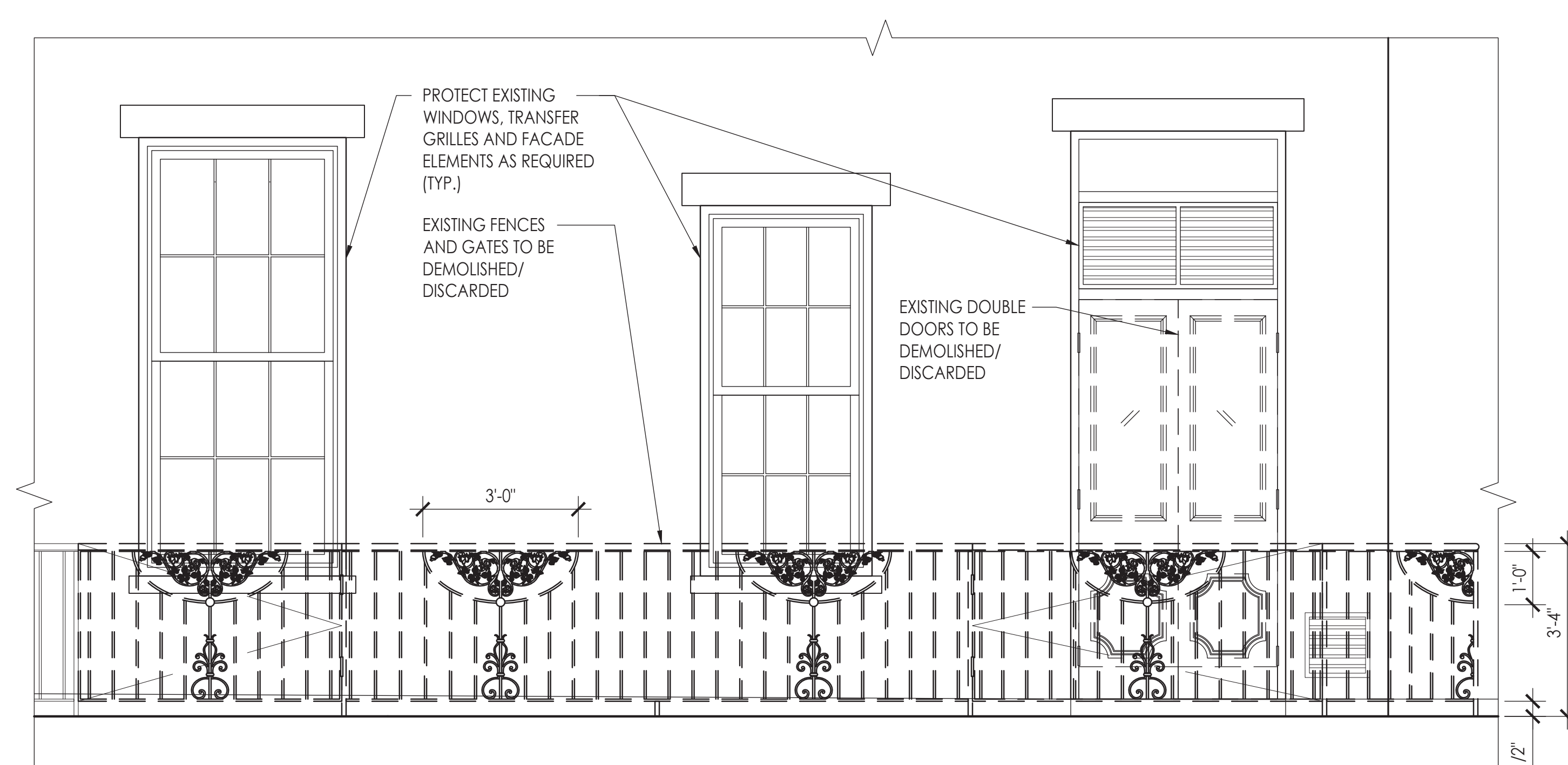
4 EXISTING/REMOVALS EAST ELEVATION
SCALE: 1/2" = 1'-0"



3 EXISTING/REMOVALS NORTH ELEVATION
SCALE: 1/2" = 1'-0"



2 EXISTING/REMOVALS WEST ELEVATION
SCALE: 1/2" = 1'-0"



1 EXISTING/REMOVALS WEST ELEVATION
SCALE: 1/2" = 1'-0"

DOB STAMP:

BUILDING TENANT:
STUMPTOWN COFFEE ROASTERS
77 COMMERCE STREET
BROOKLYN, NY 11231
(917) 399-4940

DOB SCAN:

05/12/17	DOB/LPC FILING SET	ML
01/30/17	CLIENT REVIEW SET	ML
REV. DATE	DESCRIPTION	DRAWN BY

SEAL & SIGNATURE

PROJECT DESCRIPTION:
LIMITED ADA COMPLIANCE PROGRAM

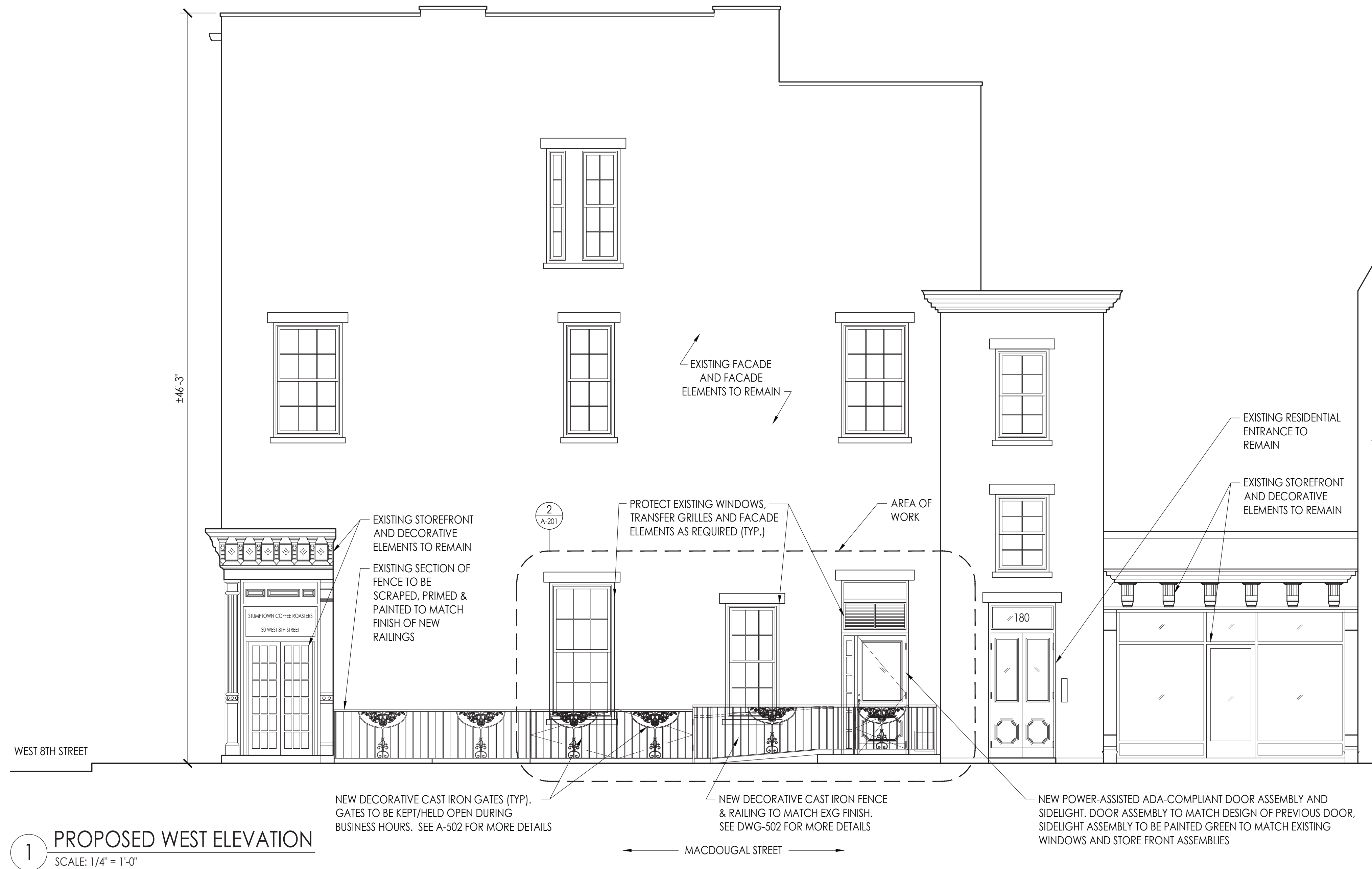
PROJECT LOCATION:
STUMPTOWN COFFEE ROASTERS
30 WEST 8TH STREET
NEW YORK, NY 10011

SHEET TITLE:
**PROPOSED:
EXTERIOR ELEVATION**

JOB #	M160902
SCALE:	AS NOTED
DATE:	11/22/2016
DRAWN BY:	ML
REVIEWED BY:	TK
NUMBER OF SHEETS:	8 OF 17

SHEET NO.

A-211.00



1 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

DOB STAMP:

BUILDING TENANT:
STUMPTOWN COFFEE ROASTERS
77 COMMERCE STREET
BROOKLYN, NY 11231
(917) 399-4940

DOB SCAN:

REV. DATE	DESCRIPTION	DRAWN BY
05/12/17	DOB/LPC FILING SET	ML
01/30/17	CLIENT REVIEW SET	ML

SEAL & SIGNATURE

PROJECT DESCRIPTION:
LIMITED ADA COMPLIANCE PROGRAM

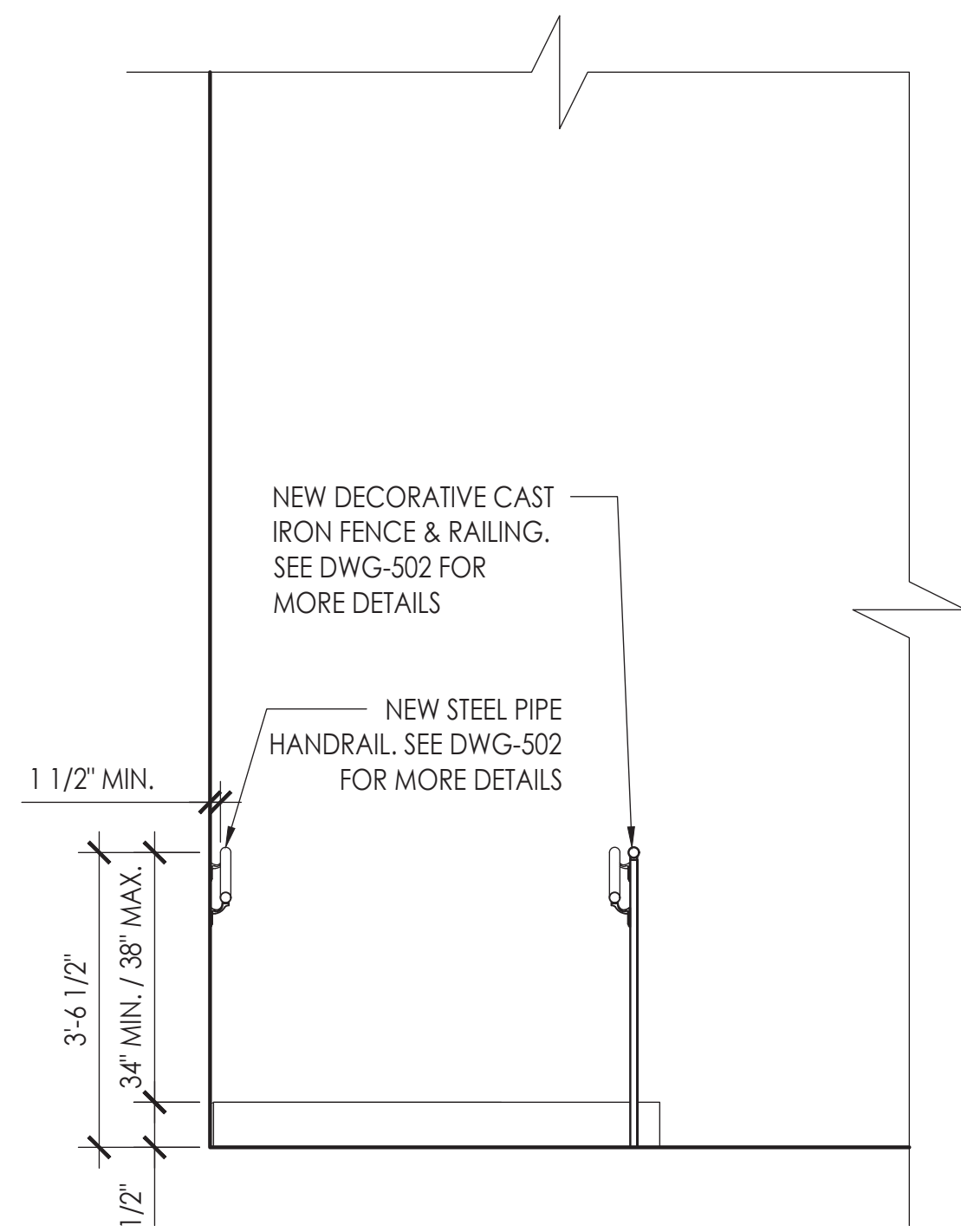
PROJECT LOCATION:
STUMPTOWN COFFEE ROASTERS
30 WEST 8TH STREET
NEW YORK, NY 10011

SHEET TITLE:
**PROPOSED:
ENLARGED EXTERIOR
ELEVATIONS**

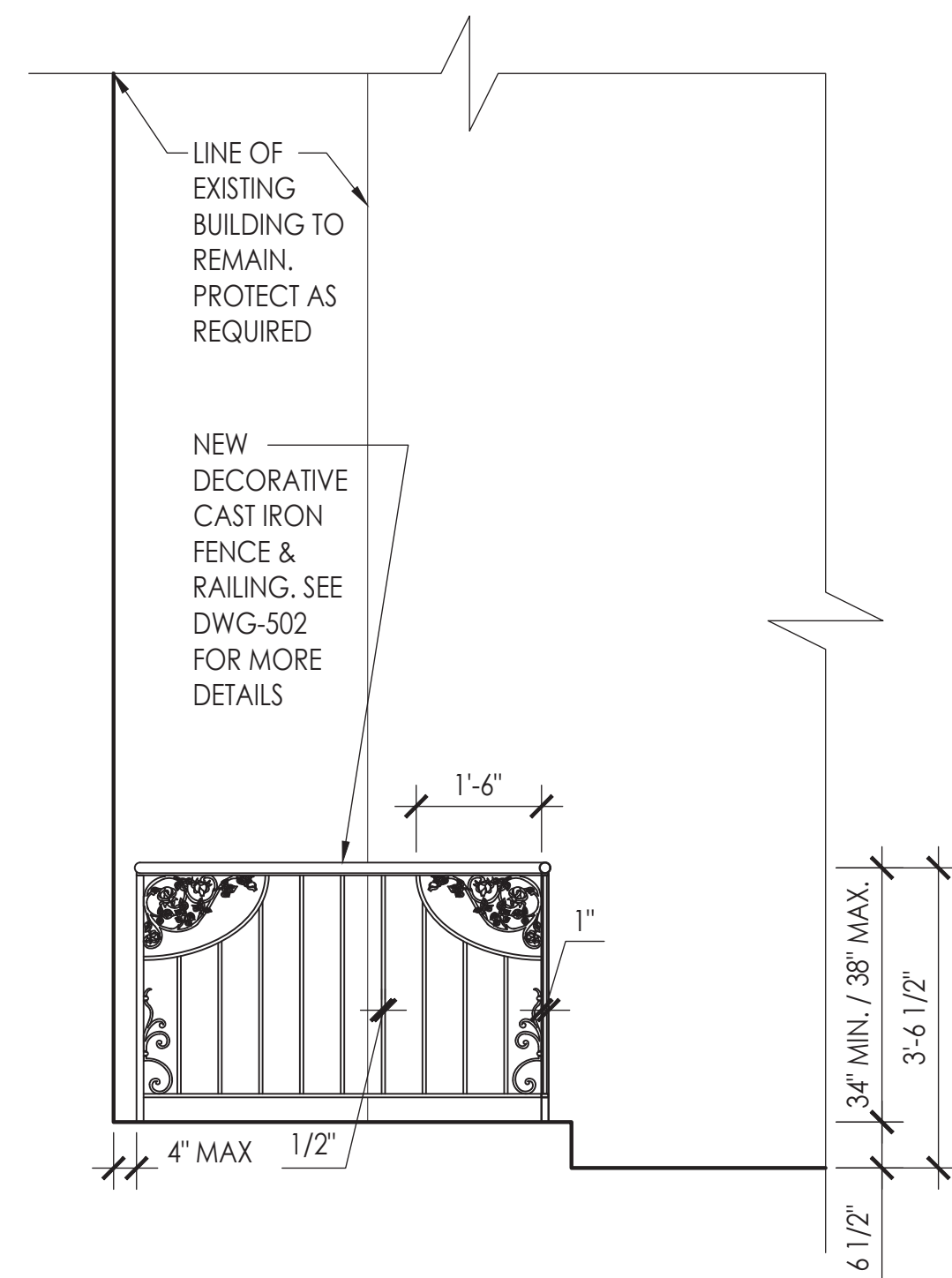
JOB #	M160902
SCALE:	AS NOTED
DATE:	11/22/2016
DRAWN BY:	ML
REVIEWED BY:	TK
NUMBER OF SHEETS:	9 OF 17

SHEET NO.

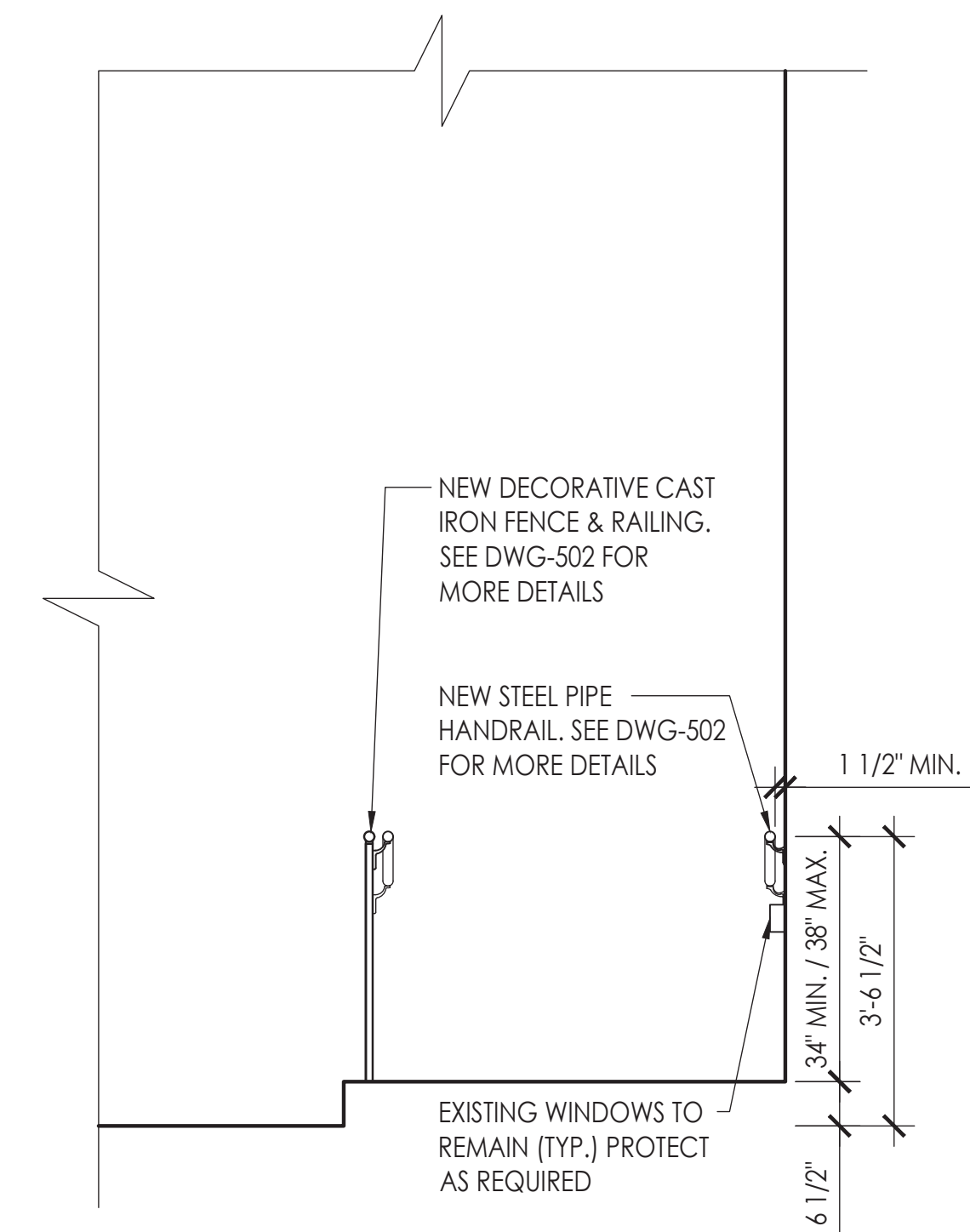
A-212.00



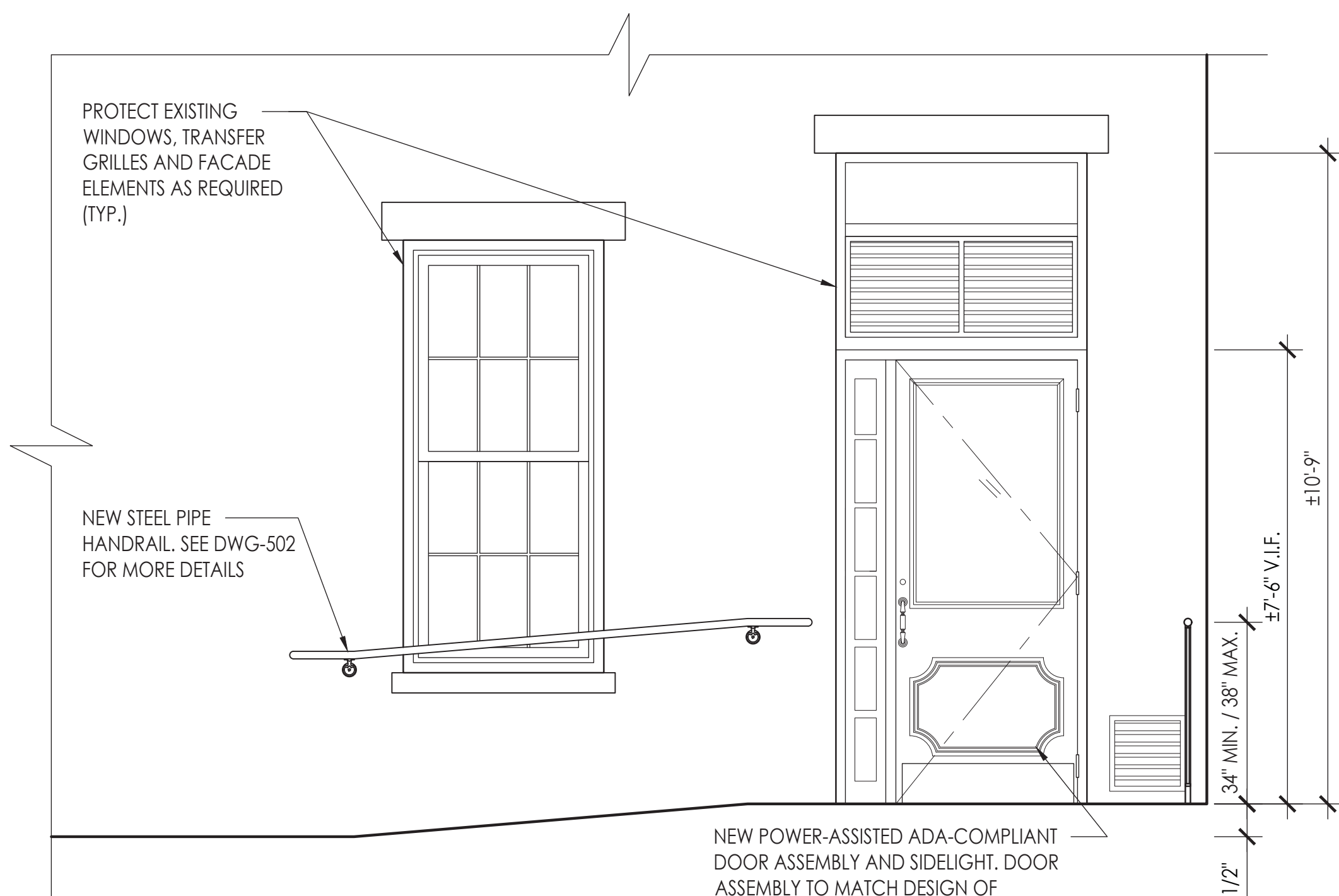
5 PROPOSED SOUTH ELEVATION
SCALE: 1/2" = 1'-0"



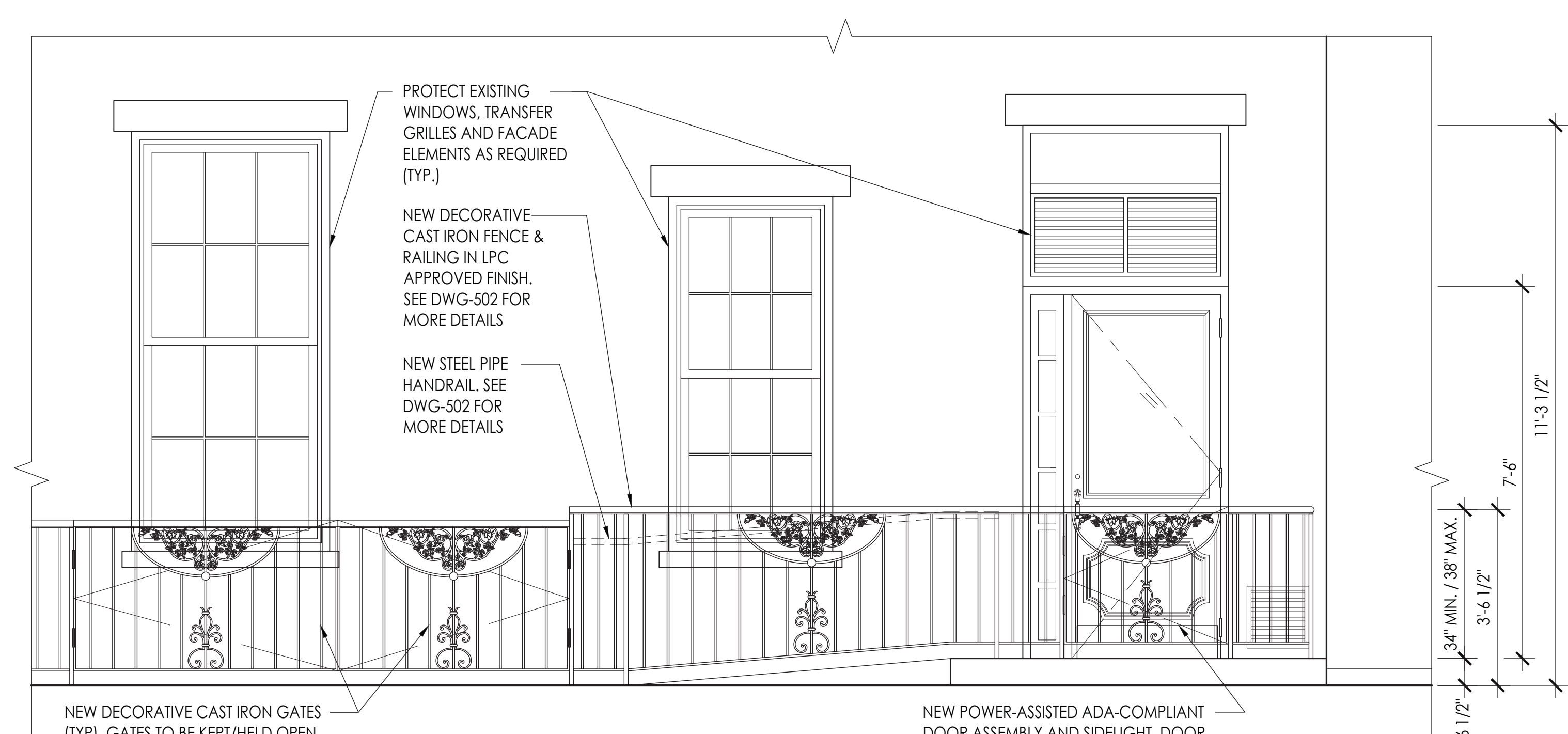
4 PROPOSED SOUTH ELEVATION
SCALE: 1/2" = 1'-0"



3 PROPOSED NORTH ELEVATION
SCALE: 1/2" = 1'-0"



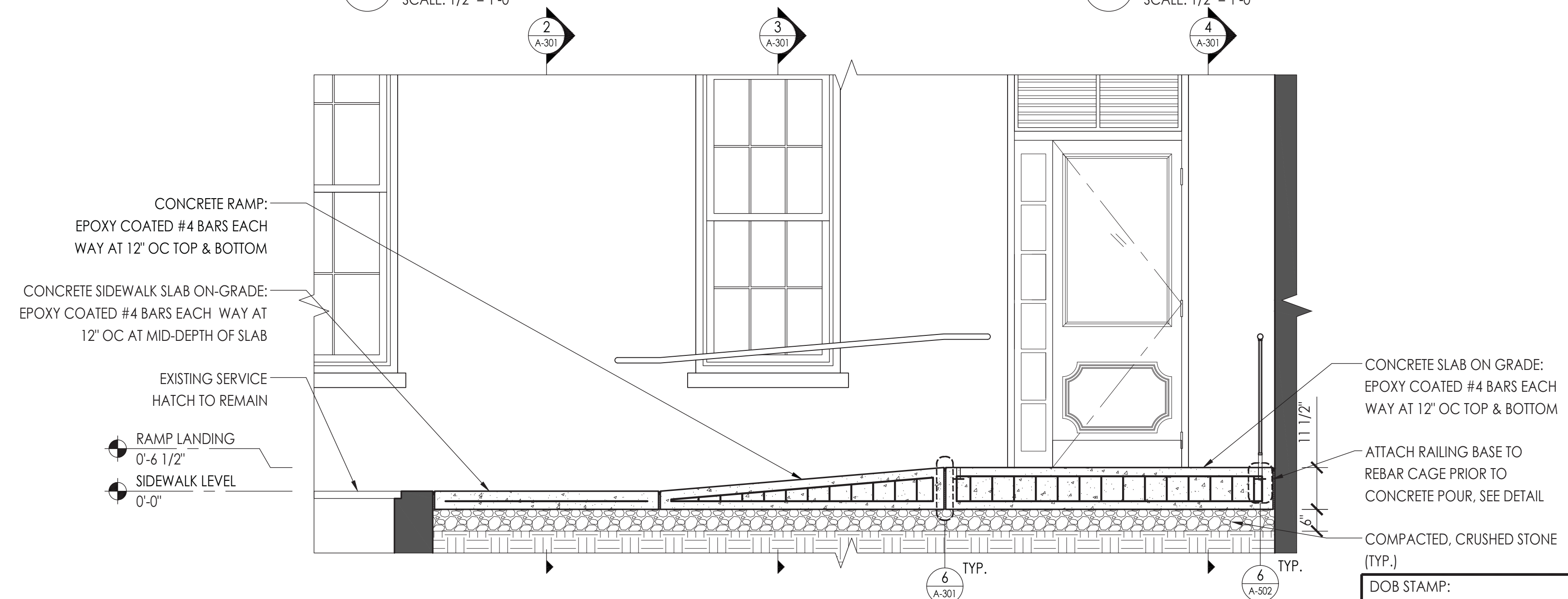
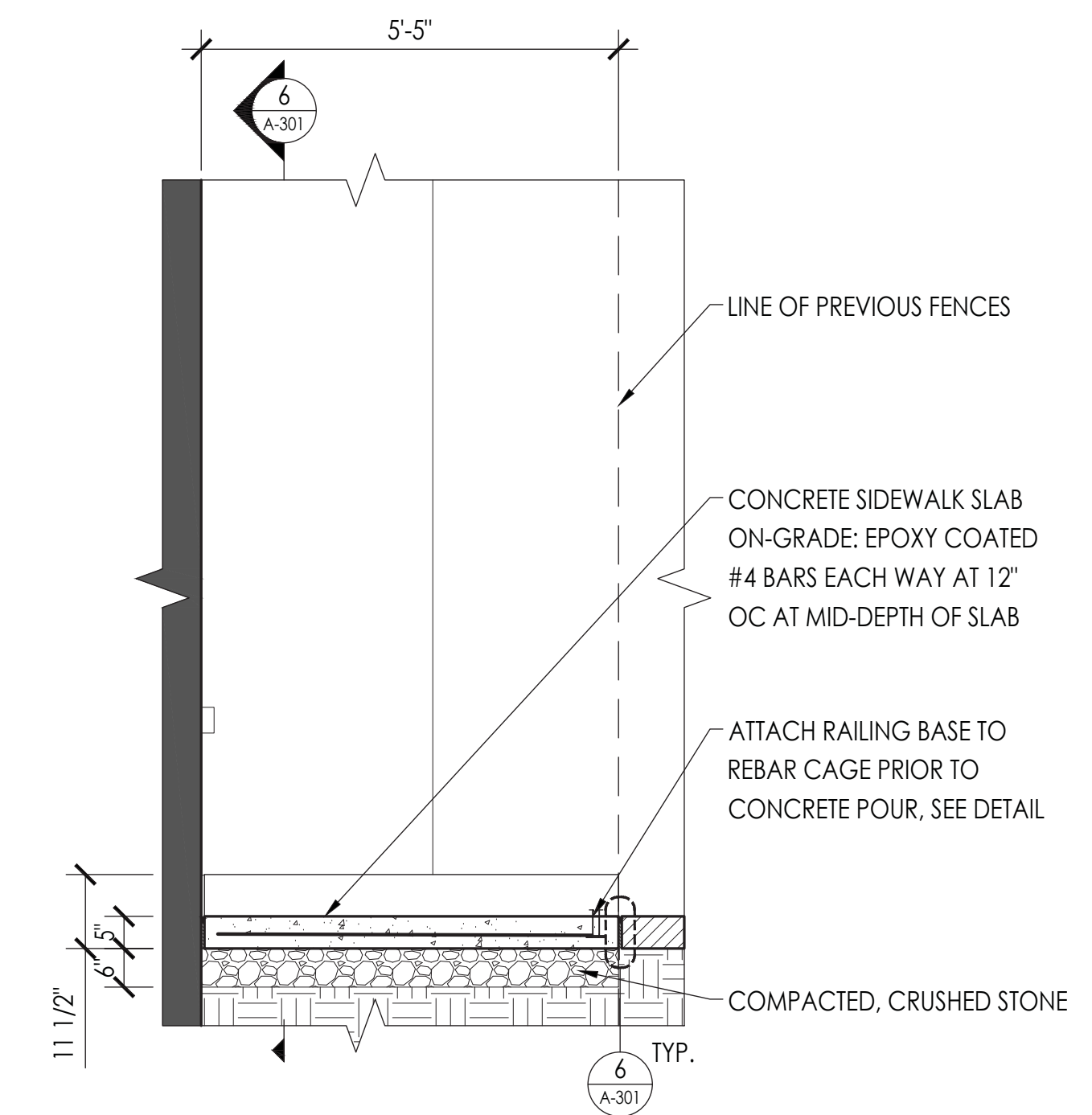
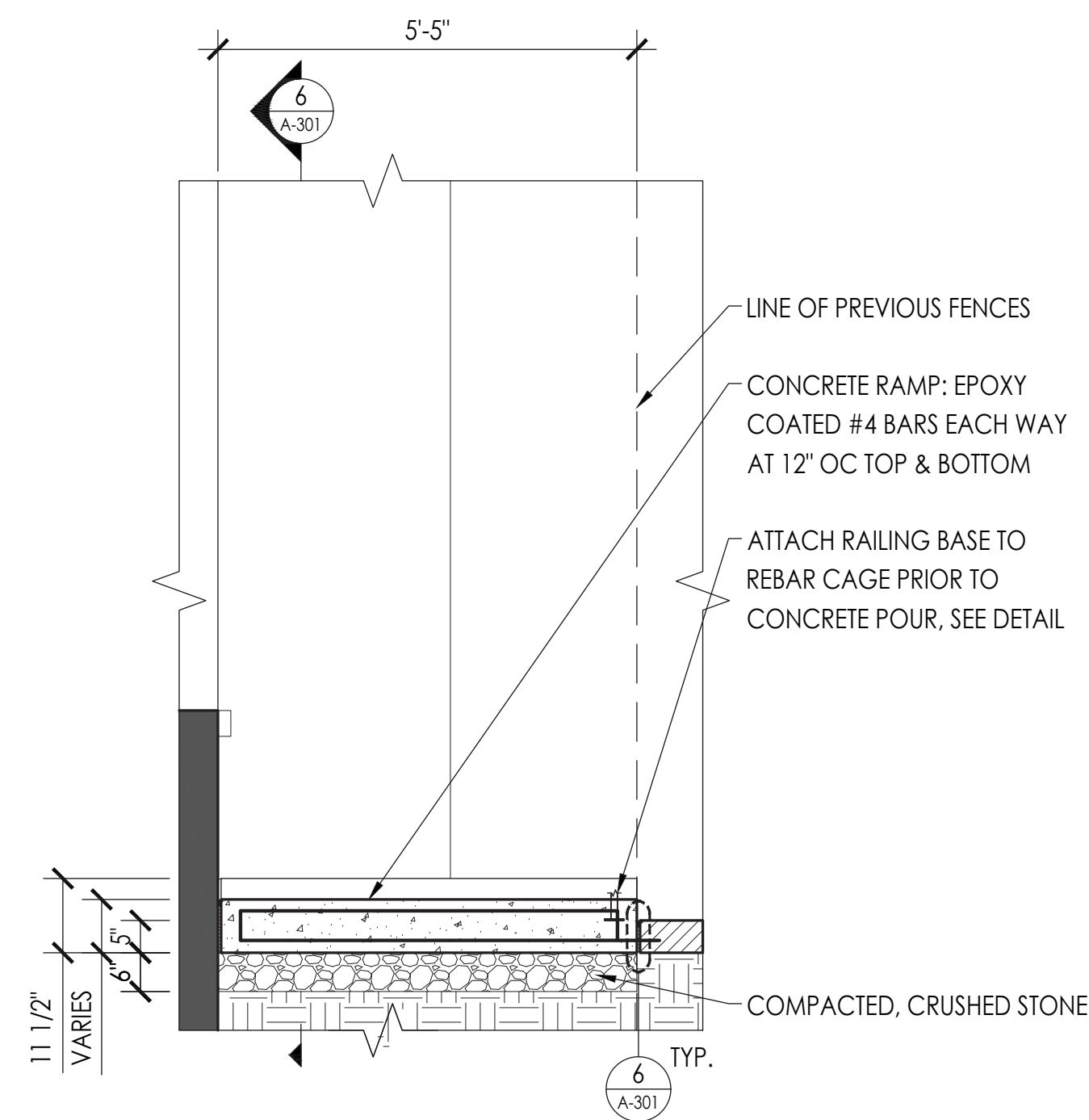
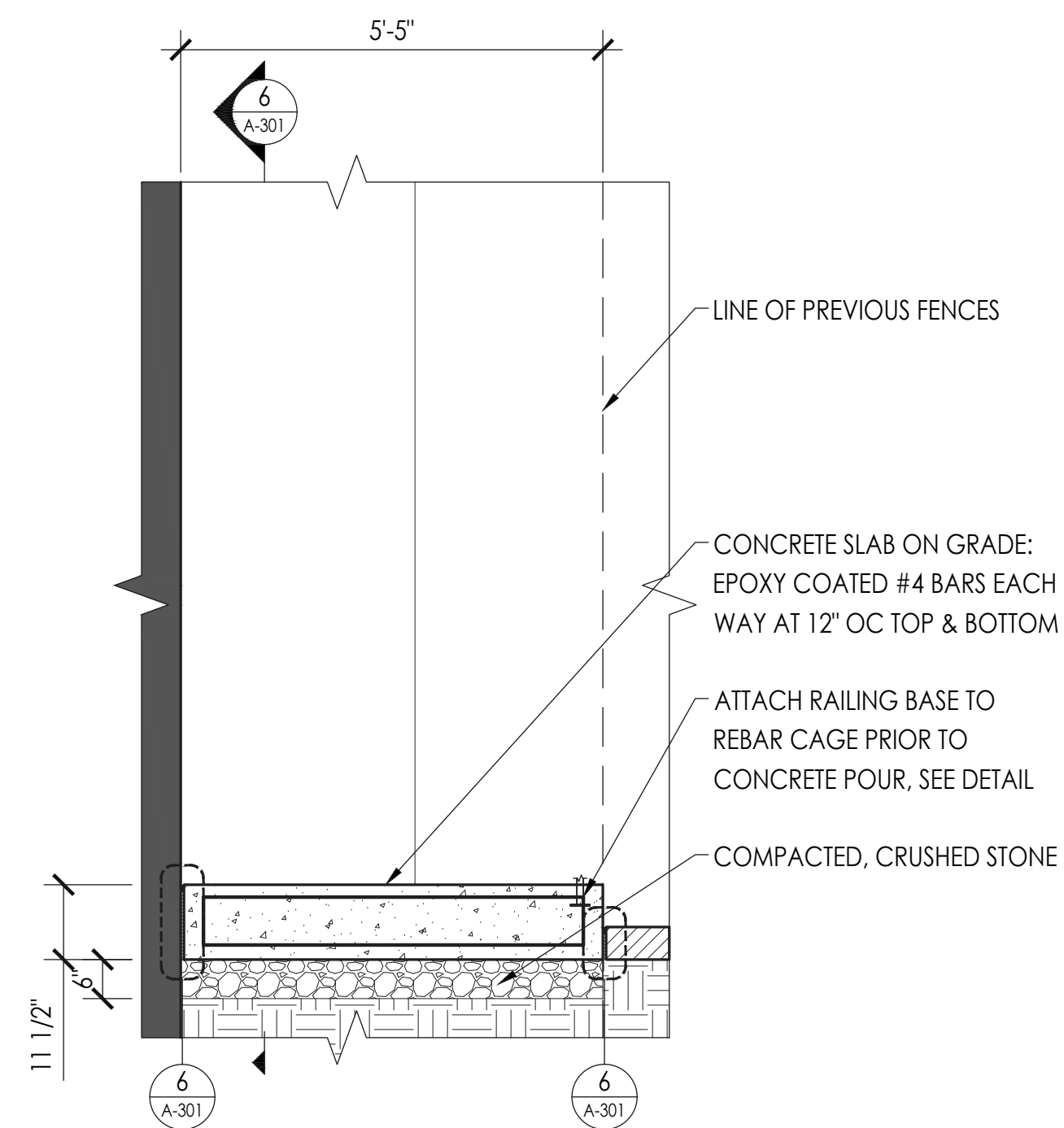
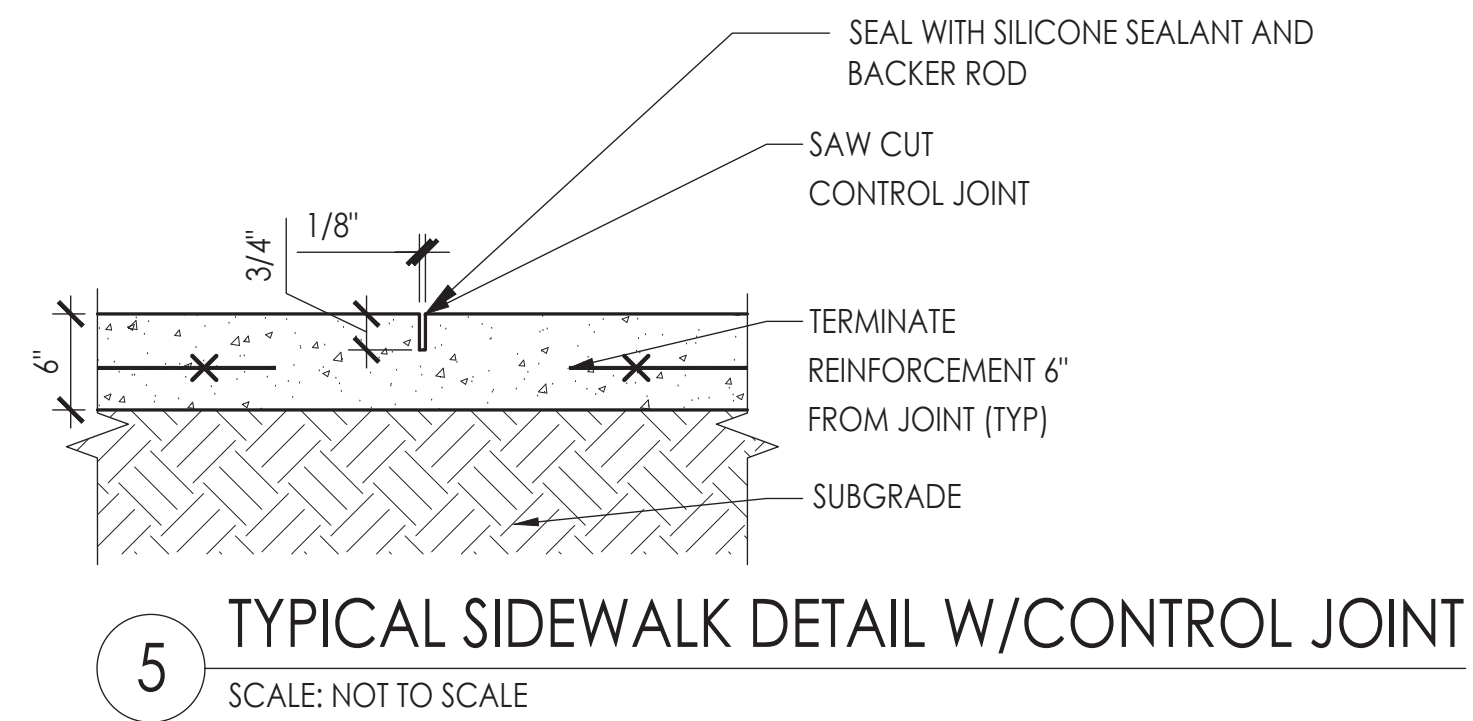
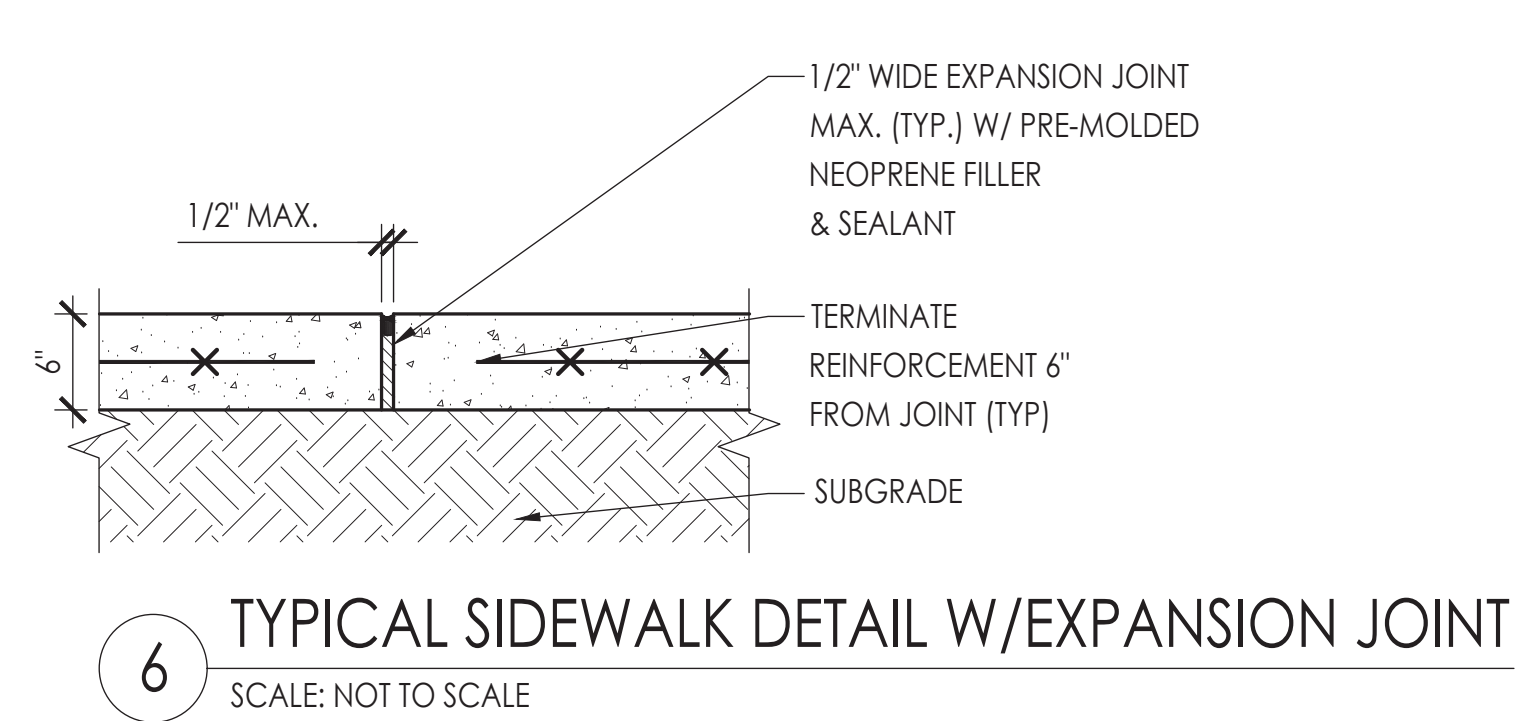
2 PROPOSED WEST ELEVATION
SCALE: 1/2" = 1'-0"



1 PROPOSED WEST ELEVATION
SCALE: 1/2" = 1'-0"

DOB STAMP:

BUILDING TENANT:
STUMPTOWN COFFEE ROASTERS
77 COMMERCE STREET
BROOKLYN, NY 11231
(917) 399-4940



- NOTE:**
- PROVIDE 3" COVER FOR REBAR (TYP.)
 - ADA-COMPLIANT RAMP TO HAVE RUNNING SLOPE 1:12 MAX AND CROSS SLOPE OF 1:48 MAX.
 - ADA-COMPLIANT LANDINGS TO HAVE CROSS SLOPE OF 1:48 MAX. IN ALL DIRECTIONS

DOB SCAN:

REV. DATE	DESCRIPTION	DRAWN BY
05/12/17	DOB/LPC FILING SET	ML
01/30/17	CLIENT REVIEW SET	ML

SEAL & SIGNATURE

PROJECT DESCRIPTION:
LIMITED ADA COMPLIANCE PROGRAM

PROJECT LOCATION:
STUMPTOWN COFFEE ROASTERS
30 WEST 8TH STREET
NEW YORK, NY 10011

SHEET TITLE:
PROPOSED SECTIONS & DETAILS

JOB #	M160902
SCALE:	AS NOTED
DATE:	11/22/2016
DRAWN BY:	JD/ML
REVIEWED BY:	TK
NUMBER OF SHEETS:	10 OF 17

SHEET NO.

A-301.00

BUILDING TENANT:
STUMPTOWN COFFEE ROASTERS
77 COMMERCE STREET
BROOKLYN, NY 11231
(917) 399-4940

DOB SCAN:

05/12/17	DOB/LPC FILING SET	ML
01/30/17	CLIENT REVIEW SET	ML
REV. DATE	DESCRIPTION	DRAWN BY

SEAL & SIGNATURE

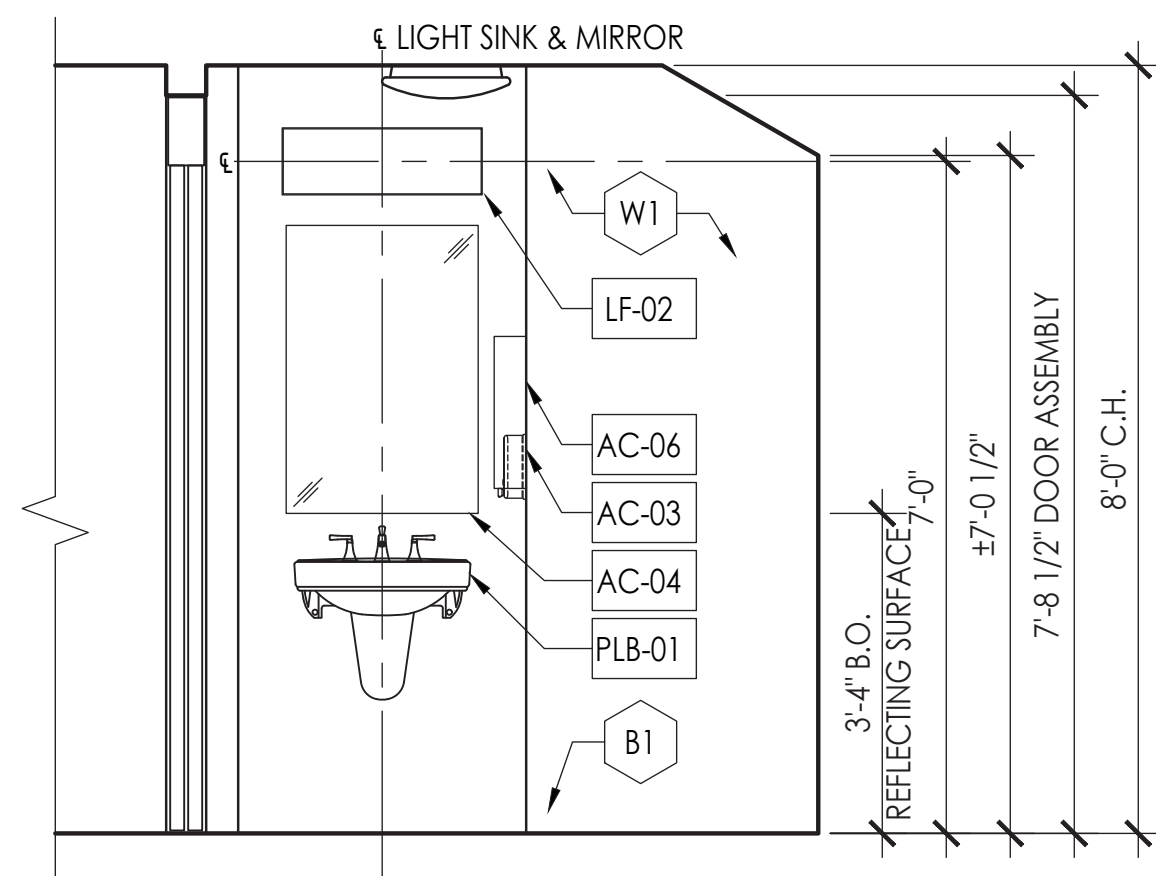
PROJECT DESCRIPTION:
LIMITED ADA COMPLIANCE PROGRAM

PROJECT LOCATION:
STUMPTOWN COFFEE ROASTERS
30 WEST 8TH STREET
NEW YORK, NY 10011

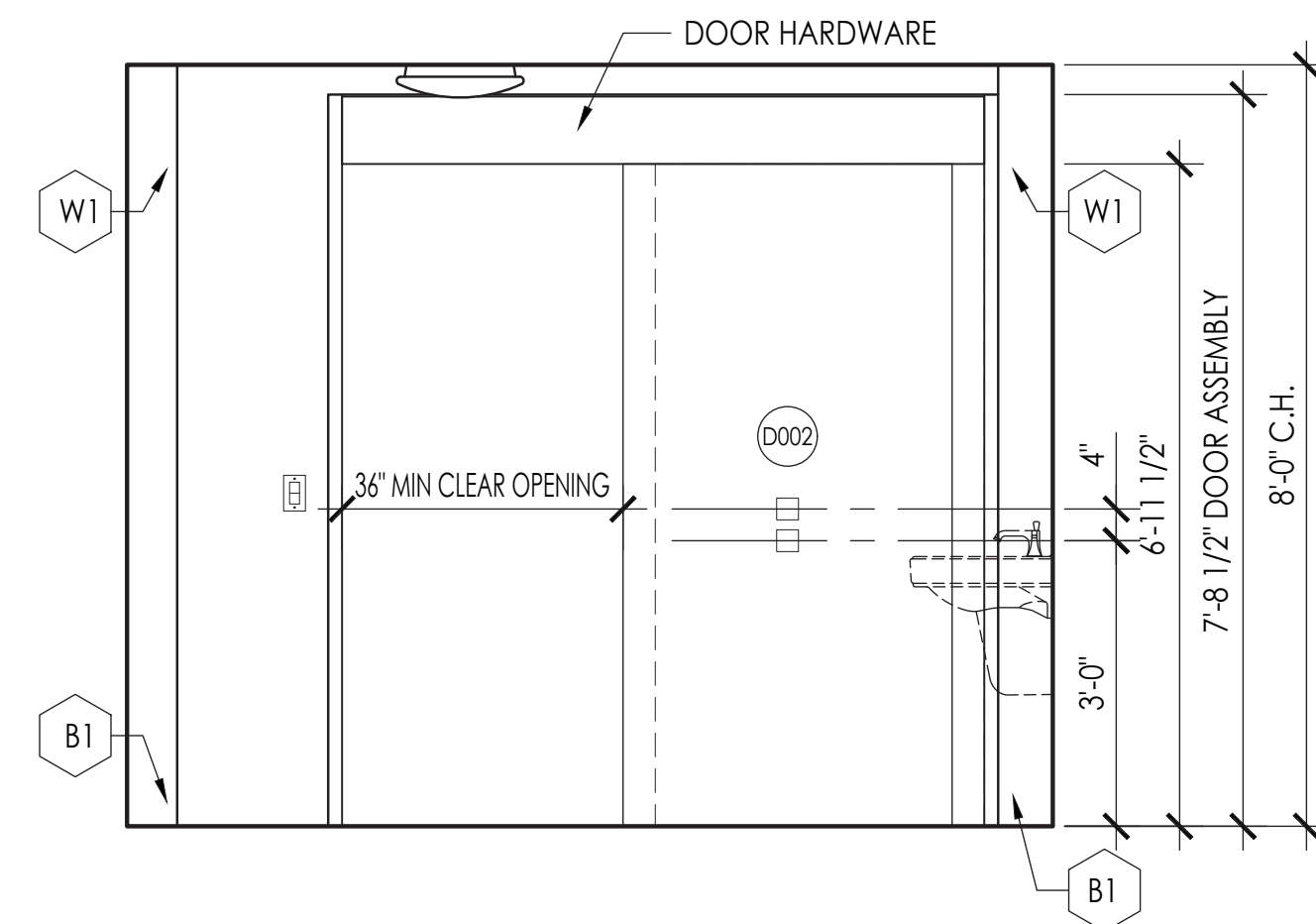
SHEET TITLE:
PROPOSED ENLARGED ADA RESTROOM PLAN, RCP, POWER & LIGHTING PLAN & ELEVATIONS

JOB #	M160902
SCALE:	AS NOTED
DATE:	11/22/2016
DRAWN BY:	ML
REVIEWED BY:	TK
NUMBER OF SHEETS:	11 OF 17

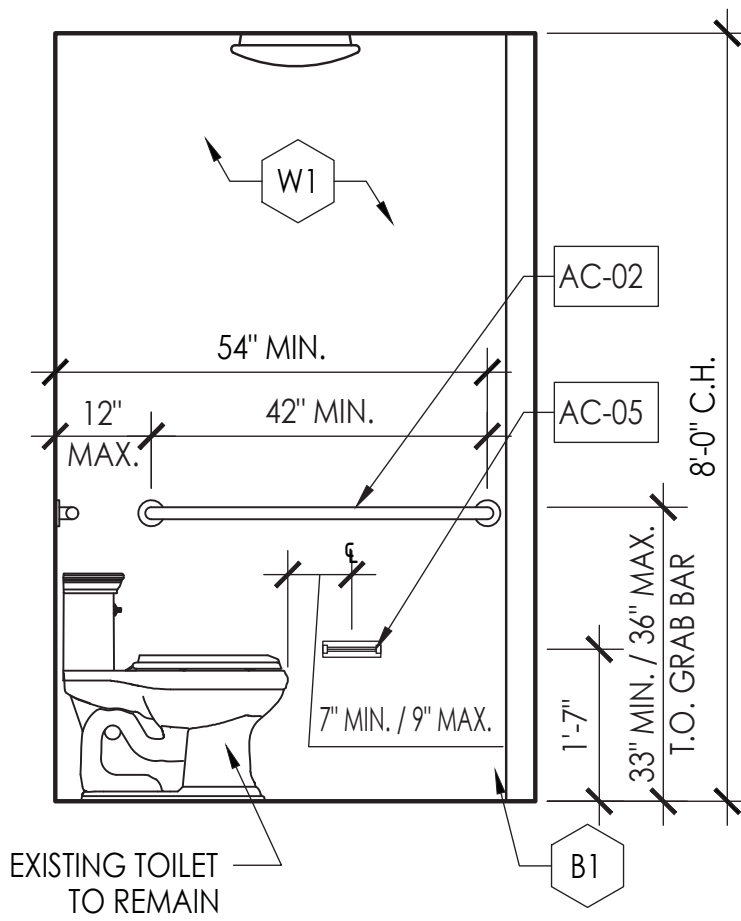
SHEET NO.



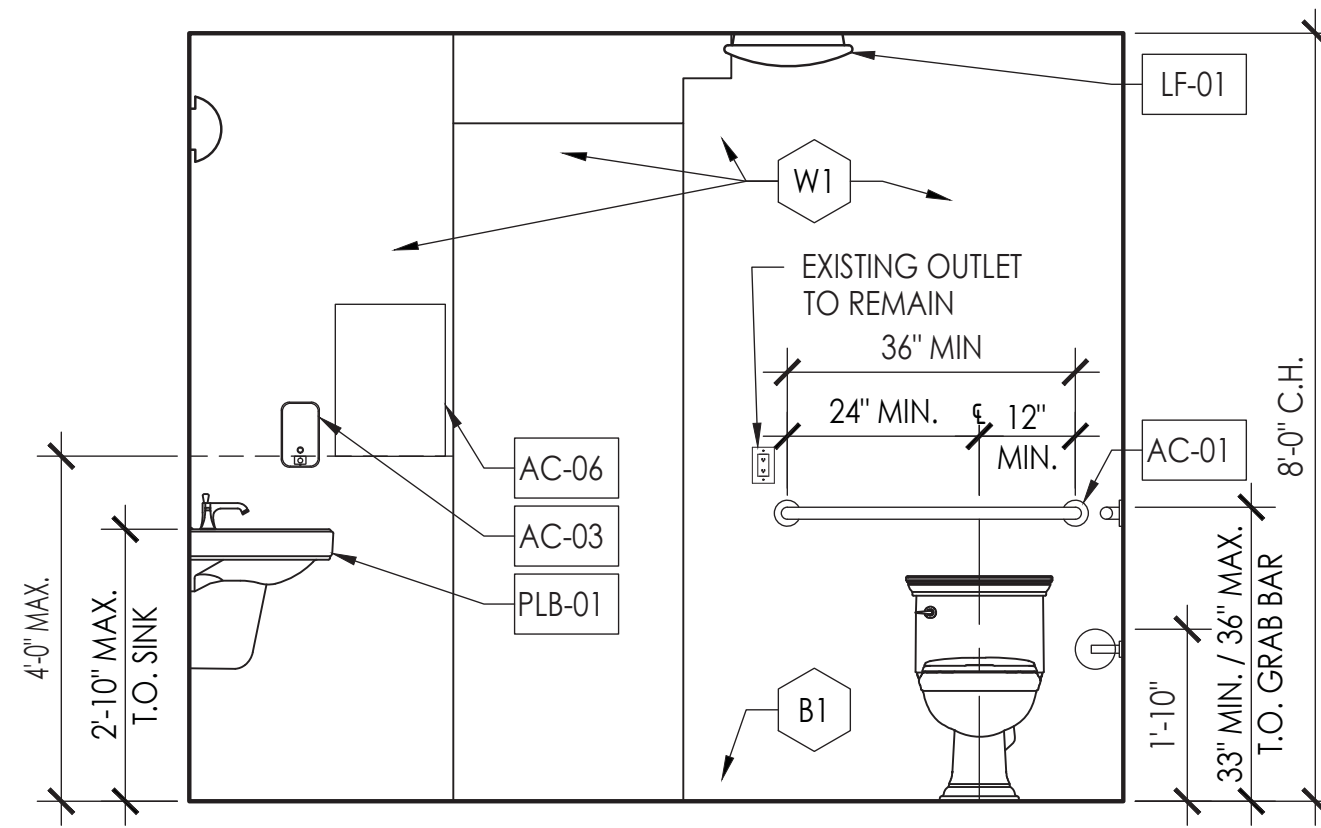
6 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



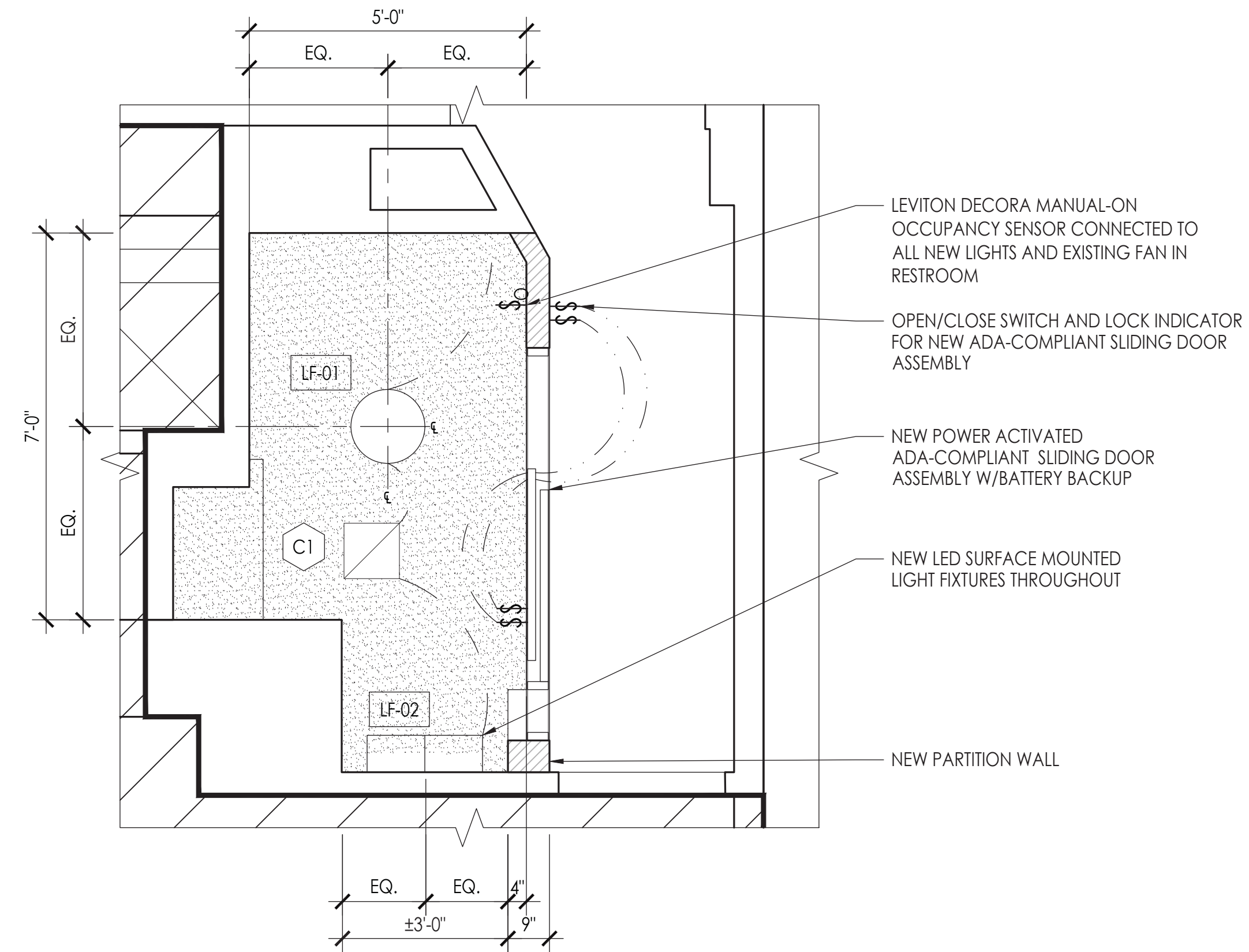
5 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



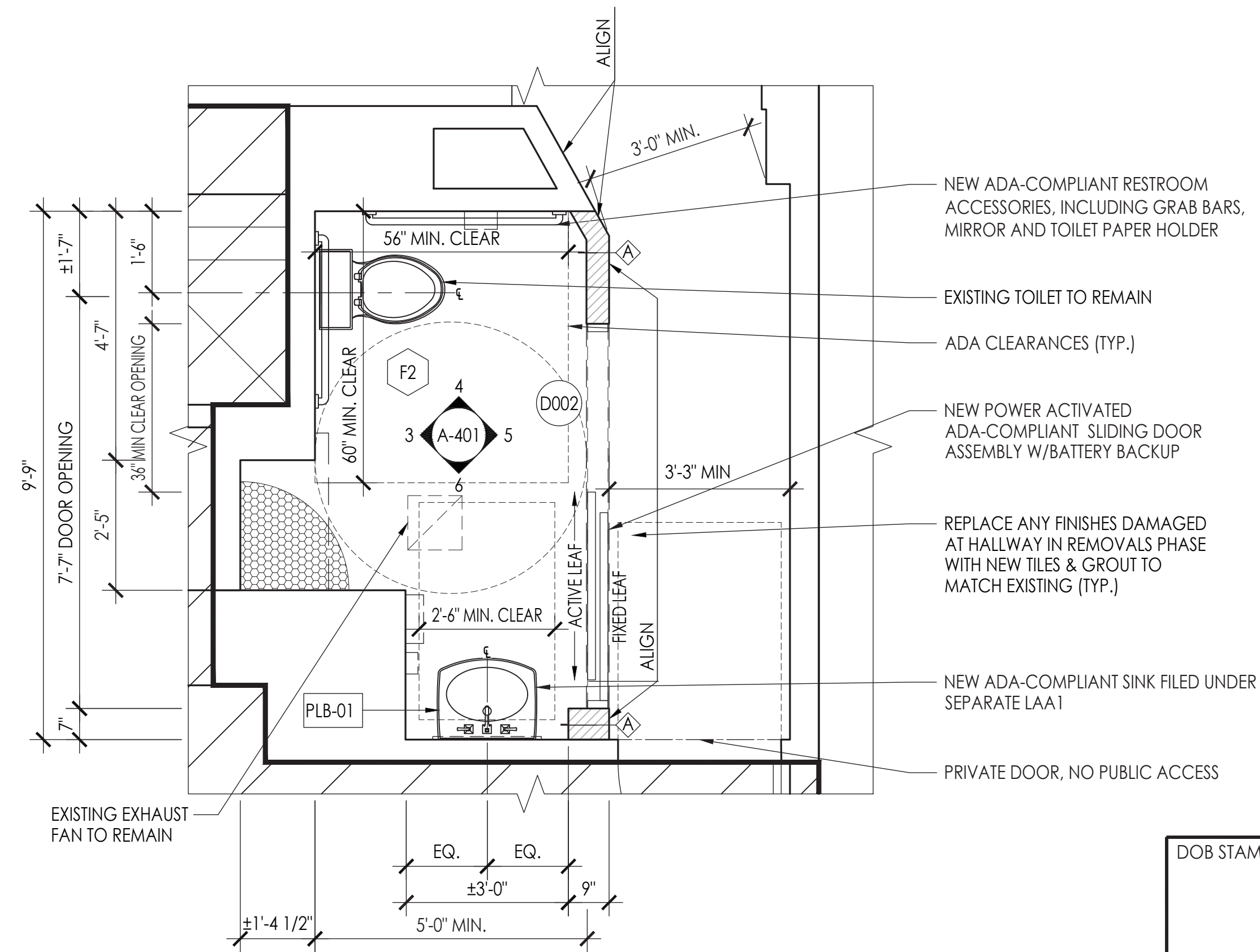
4 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



3 INTERIOR ELEVATION
SCALE: 1/2" = 1'-0"



2 ENLARGED PROPOSED RCP, POWER & LIGHTING
SCALE: 1/2" = 1'-0"



1 ENLARGED PROPOSED ADA RESTROOM PLAN
SCALE: 1/2" = 1'-0"

- ADA RESTROOM NOTES:**
1. ALL ADA CLEARANCES AND MOUNTING HEIGHTS TO BE MAINTAINED THROUGHOUT (TYPICAL).
 2. WALL FINISH TO BE SELECTED BY OWNER.
 3. FIXTURES AND FITTINGS CUT SHEETS TO BE SUBMITTED FOR ARCHITECTS REVIEW & APPROVAL SHOWING ANY ALTERNATES TO THE SPECIFIED PRODUCTS.

DOB STAMP:

BUILDING TENANT:
STUMPTOWN COFFEE ROASTERS
77 COMMERCE STREET
BROOKLYN, NY 11231
(917) 399-4940

DOB SCAN:

REV. DATE	DESCRIPTION	DRAWN BY
05/12/17	DOB/LPC FILING SET	ML
01/30/17	CLIENT REVIEW SET	ML

SEAL & SIGNATURE

PROJECT DESCRIPTION:
LIMITED ADA COMPLIANCE PROGRAM

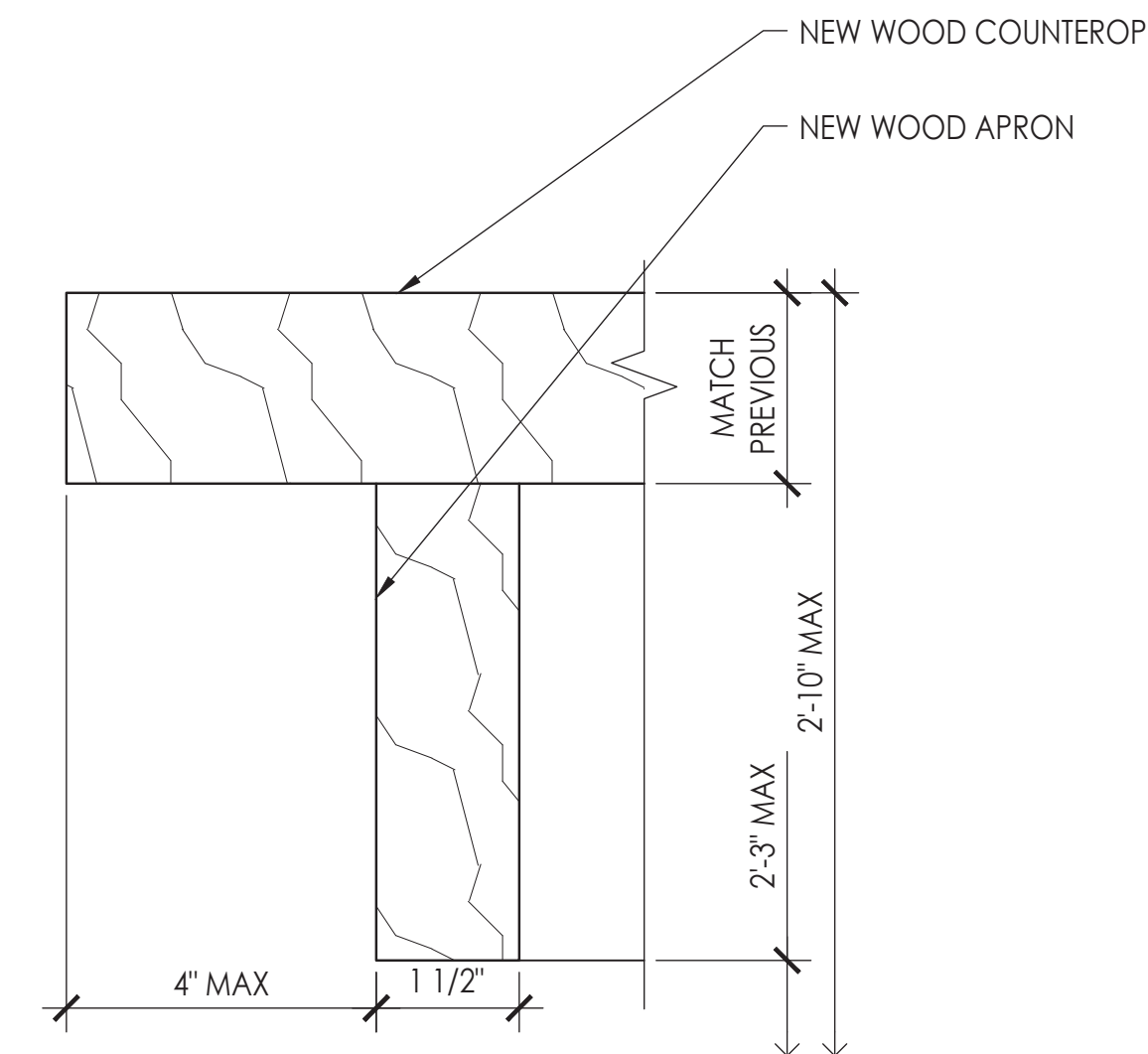
PROJECT LOCATION:
STUMPTOWN COFFEE ROASTERS
30 WEST 8TH STREET
NEW YORK, NY 10011

SHEET TITLE:
PROPOSED ADA MILLWORK
ENLARGED PLAN, ELEVATION,
SECTION & DETAIL

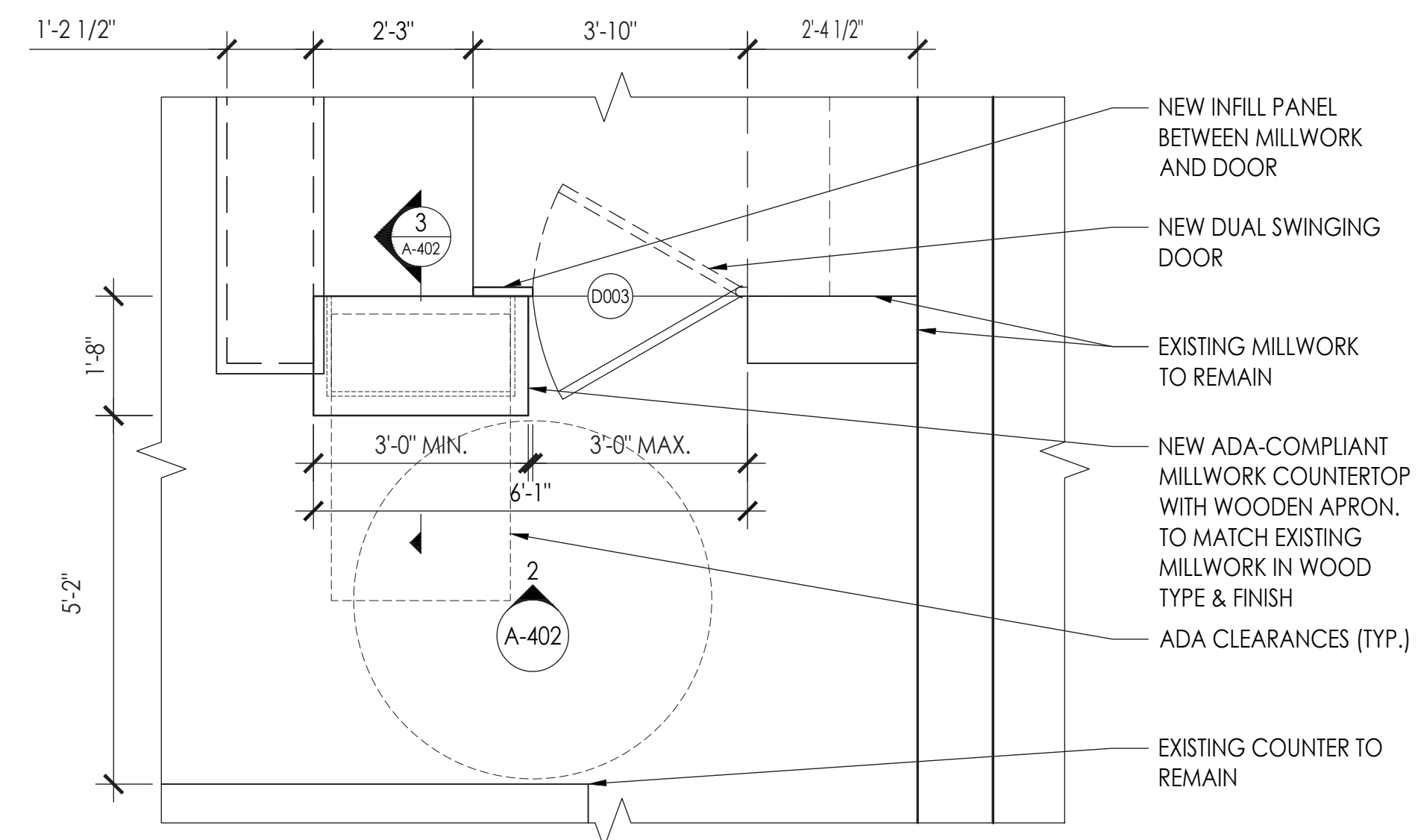
JOB #	M160902
SCALE:	AS NOTED
DATE:	11/22/2016
DRAWN BY:	ML
REVIEWED BY:	TK
NUMBER OF SHEETS:	12 OF 17

SHEET NO.

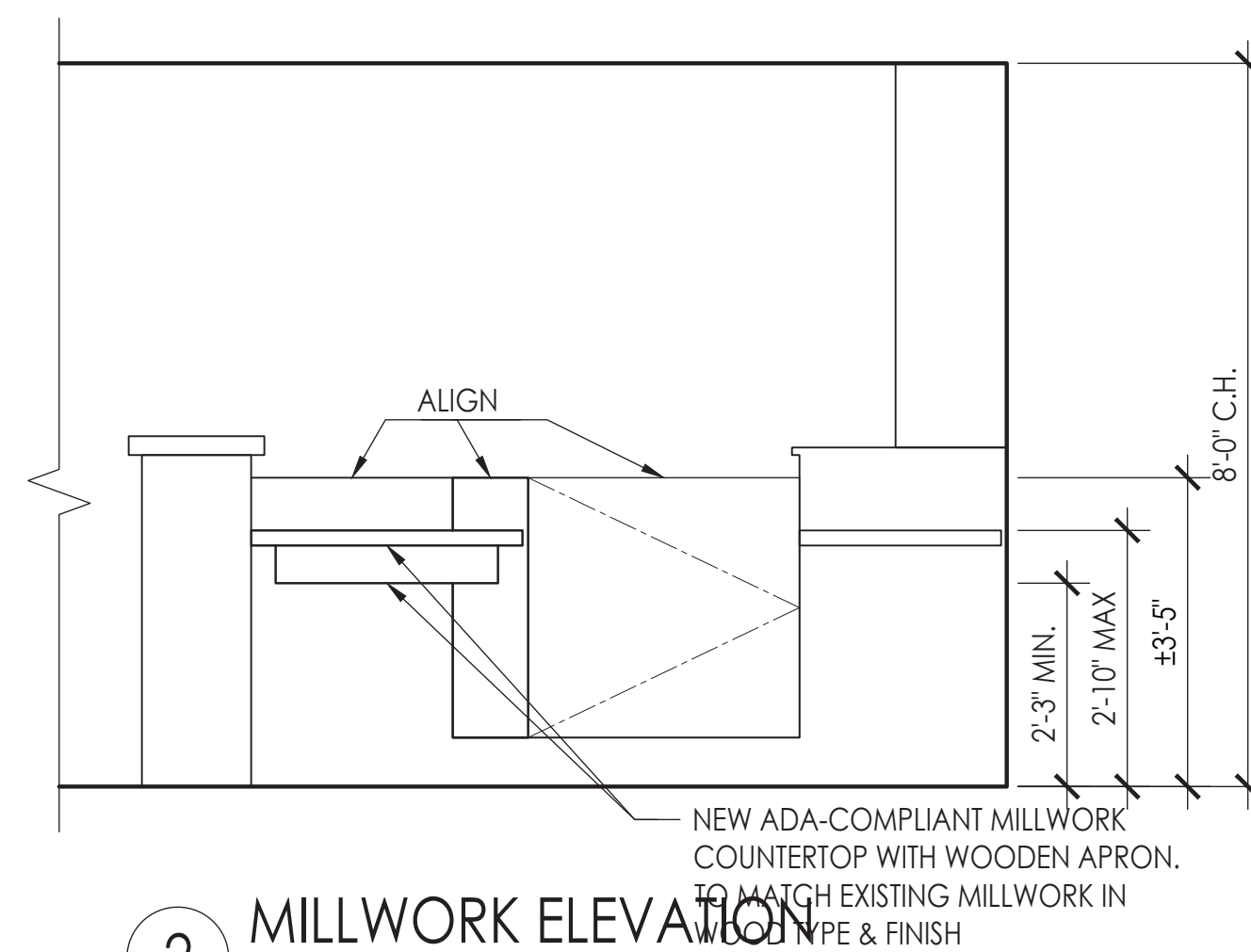
A-402.00



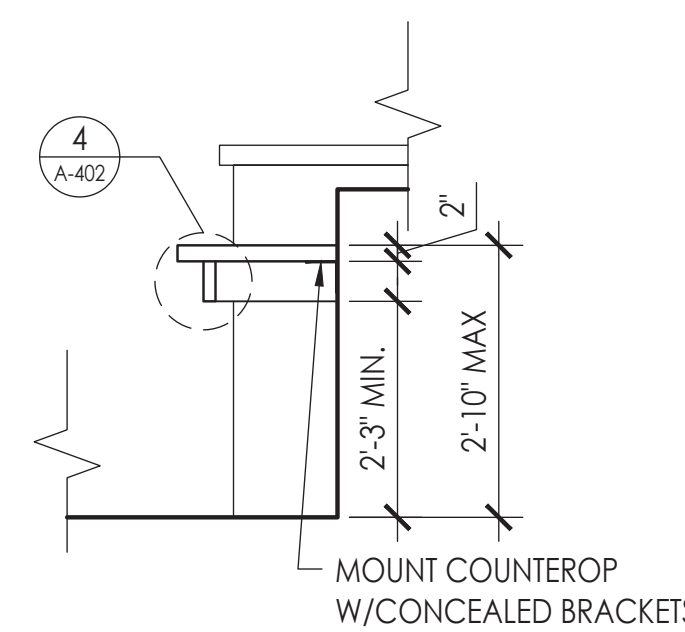
4 MILLWORK DETAIL
SCALE: 1/2" = 1'-0"



1 ENLARGED PROPOSED MILLWORK PLAN
SCALE: 1/2" = 1'-0"



2 MILLWORK ELEVATION
SCALE: 1/2" = 1'-0"



3 MILLWORK SECTION
SCALE: 1/2" = 1'-0"

MILLWORK NOTES:

1. NEW WOOD COUNTER, DOOR & PANEL TO BE CONSTRUCTED & INSTALLED TO AWI QUALITY STANDARDS
2. FINISH TO BE MATCH EXISTING.
3. SHOP DRAWINGS TO BE SUBMITTED FOR ARCHITECTS REVIEW & APPROVAL SHOWING DIMENSIONS AND ATTACHMENT DETAILS.

DOB STAMP:

DOB SCAN:

05/12/17	DOB/LPC FILING SET	ML
01/30/17	CLIENT REVIEW SET	ML
REV. DATE	DESCRIPTION	DRAWN BY

SEAL & SIGNATURE

PROJECT DESCRIPTION:
LIMITED ADA COMPLIANCE PROGRAM

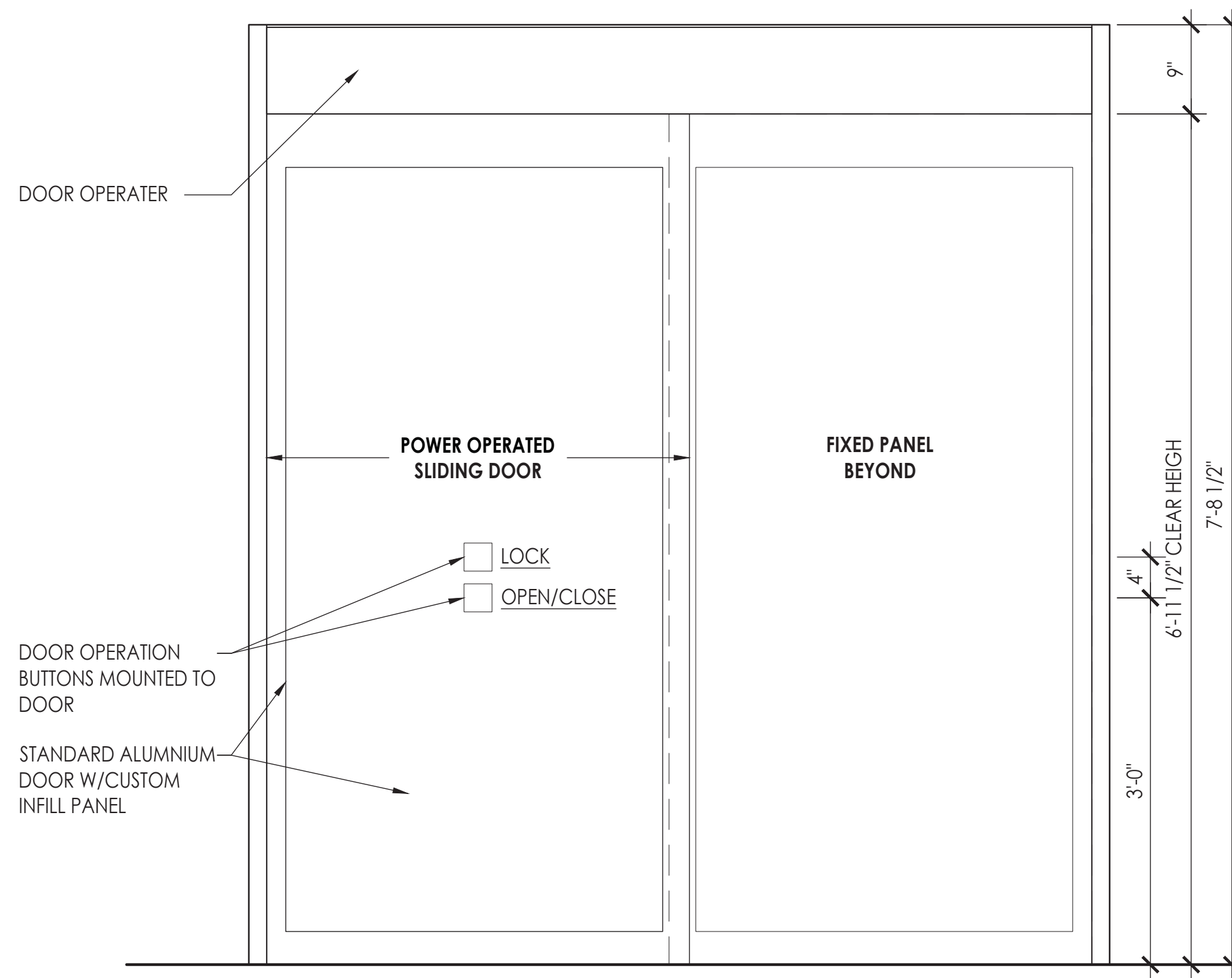
PROJECT LOCATION:
STUMPTOWN COFFEE ROASTERS
30 WEST 8TH STREET
NEW YORK, NY 10011

SHEET TITLE:
DOOR DETAILS

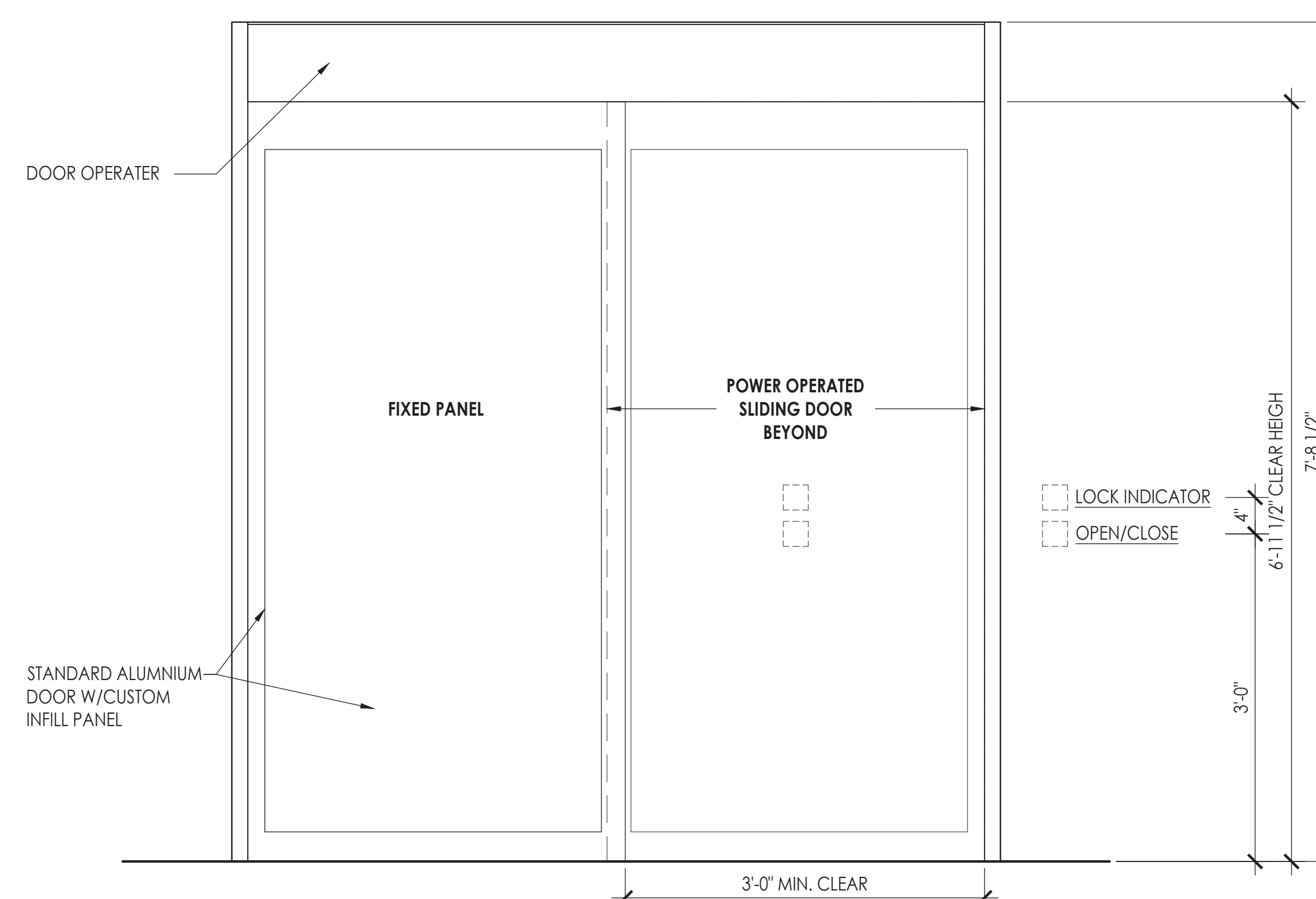
JOB #	M160902
SCALE:	AS NOTED
DATE:	11/22/2016
DRAWN BY:	ML
REVIEWED BY:	TK
NUMBER OF SHEETS:	13 OF 17

SHEET NO.

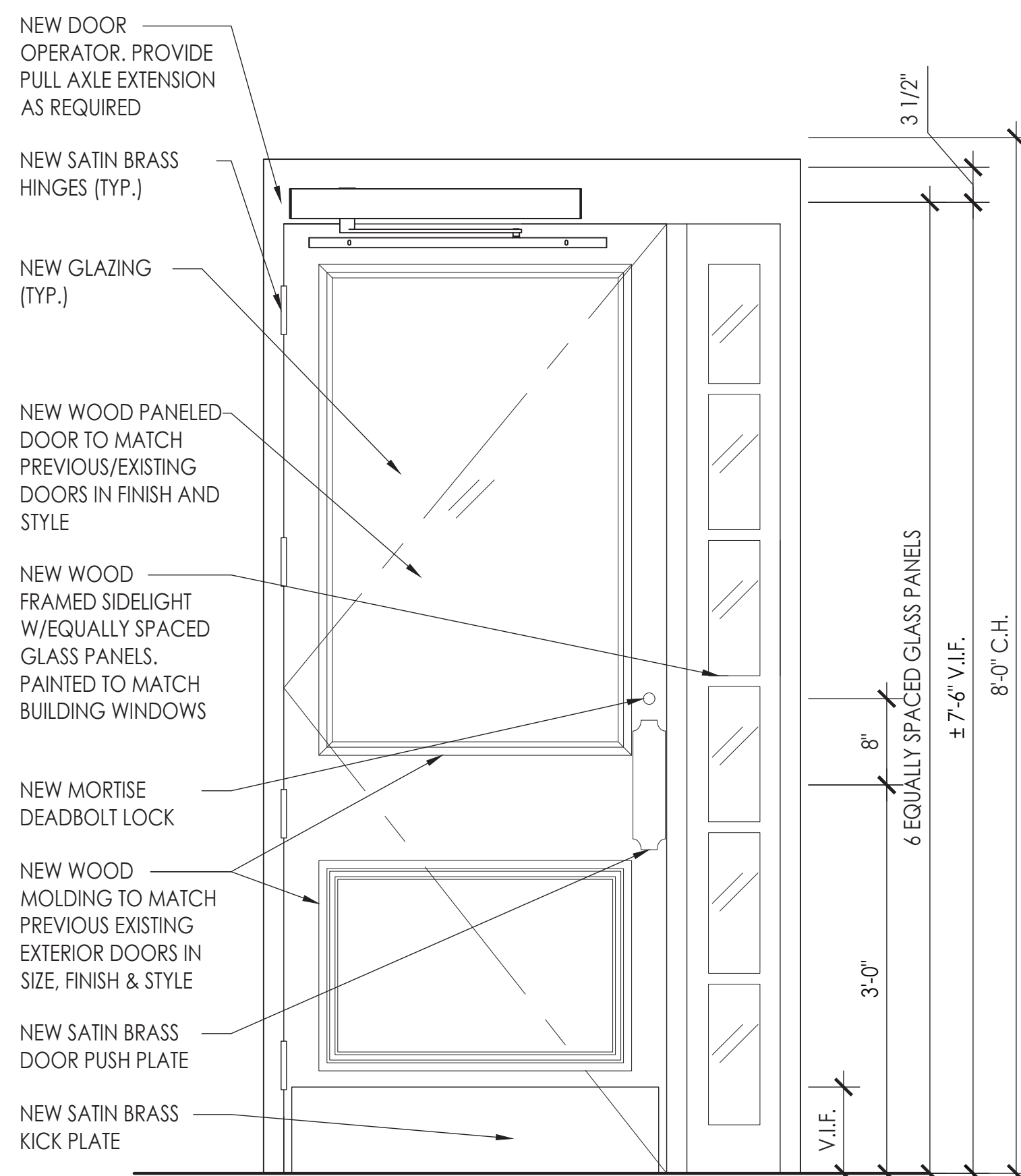
A-501.00



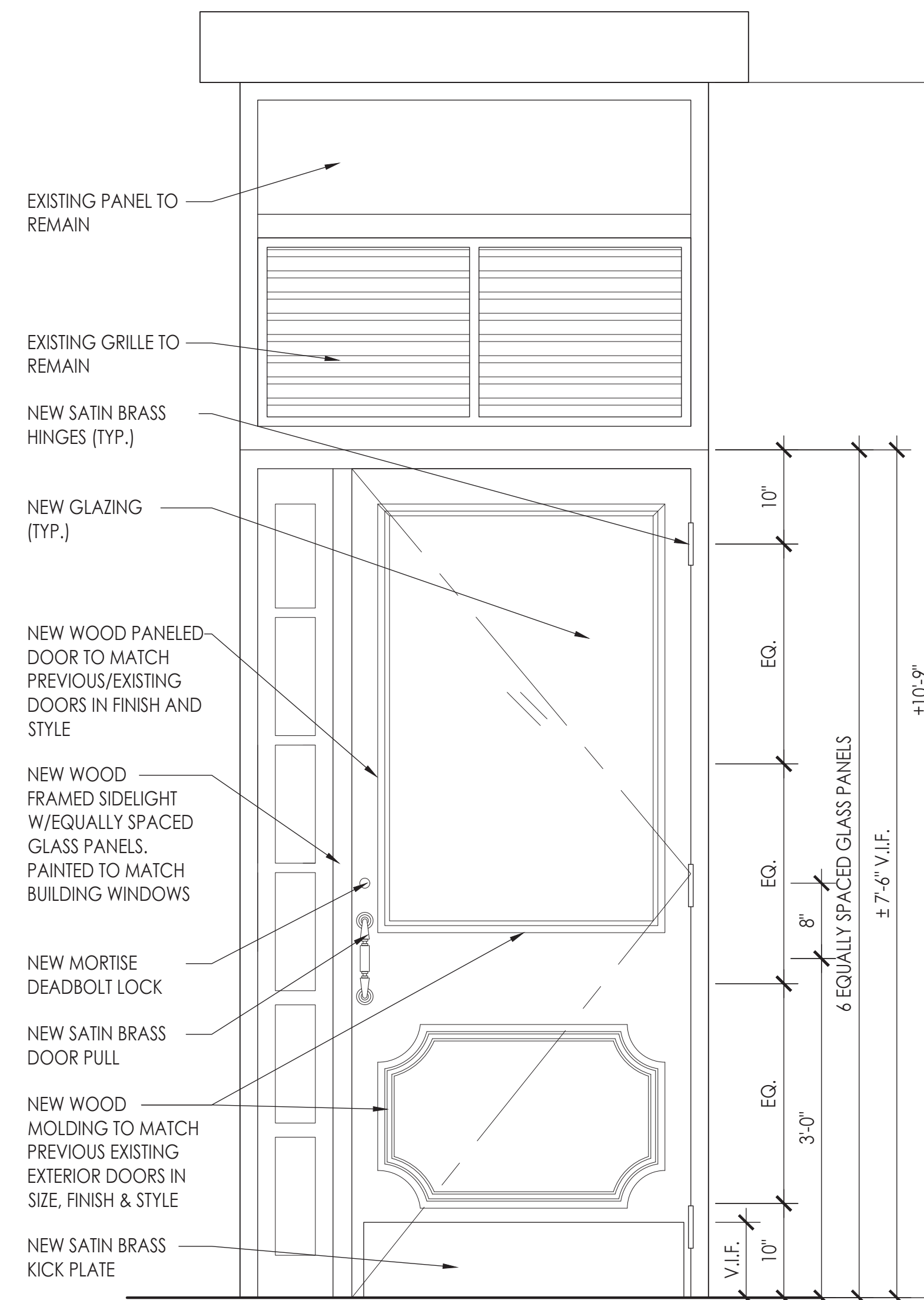
4 DOOR 002: INSIDE RESTROOM
SCALE: 1" = 1'-0"



3 DOOR 002: OUTSIDE RESTROOM
SCALE: 1" = 1'-0"



2 DOOR 001: INTERIOR
SCALE: 1" = 1'-0"



1 DOOR 001: EXTERIOR
SCALE: 1" = 1'-0"

DOOR NOTES:

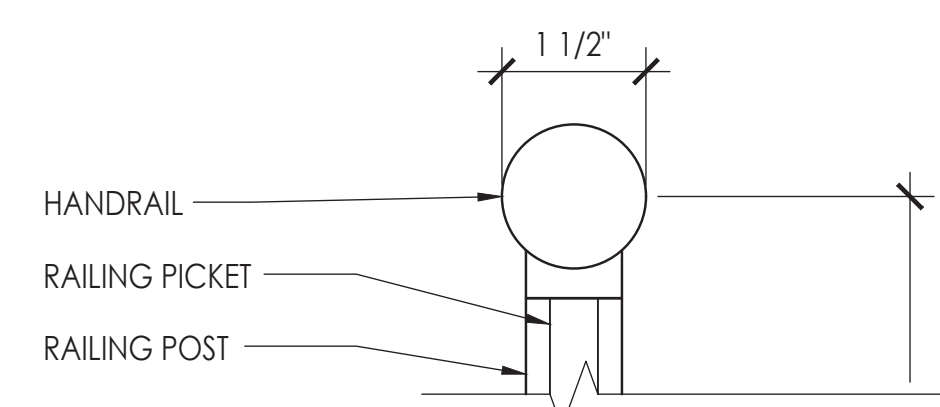
- EXTERIOR DOOR TO CONFORM TO THE NYC ENERGY CONSERVATION CODE (NCC), THE 2016 NYS ENERGY CODE (INCLUDING ALL NYC ADMINISTRATIVE SECTIONS ADDED TO CHAPTER 1), AND ALL OTHER APPLICABLE ENERGY CODE REQUIREMENTS.
- EXTERIOR DOOR FINISH TO MATCH PREVIOUS DOOR OR LPC APPROVED FINISH.
- SHOP DRAWINGS TO BE SUBMITTED FOR BOTH DOORS FOR ARCHITECTS REVIEW & APPROVAL SHOWING ALL RELEVANT DIMENSIONS, DETAILS, HARDWARE AND ANY OTHER APPLICABLE INFORMATION.

DOB STAMP:

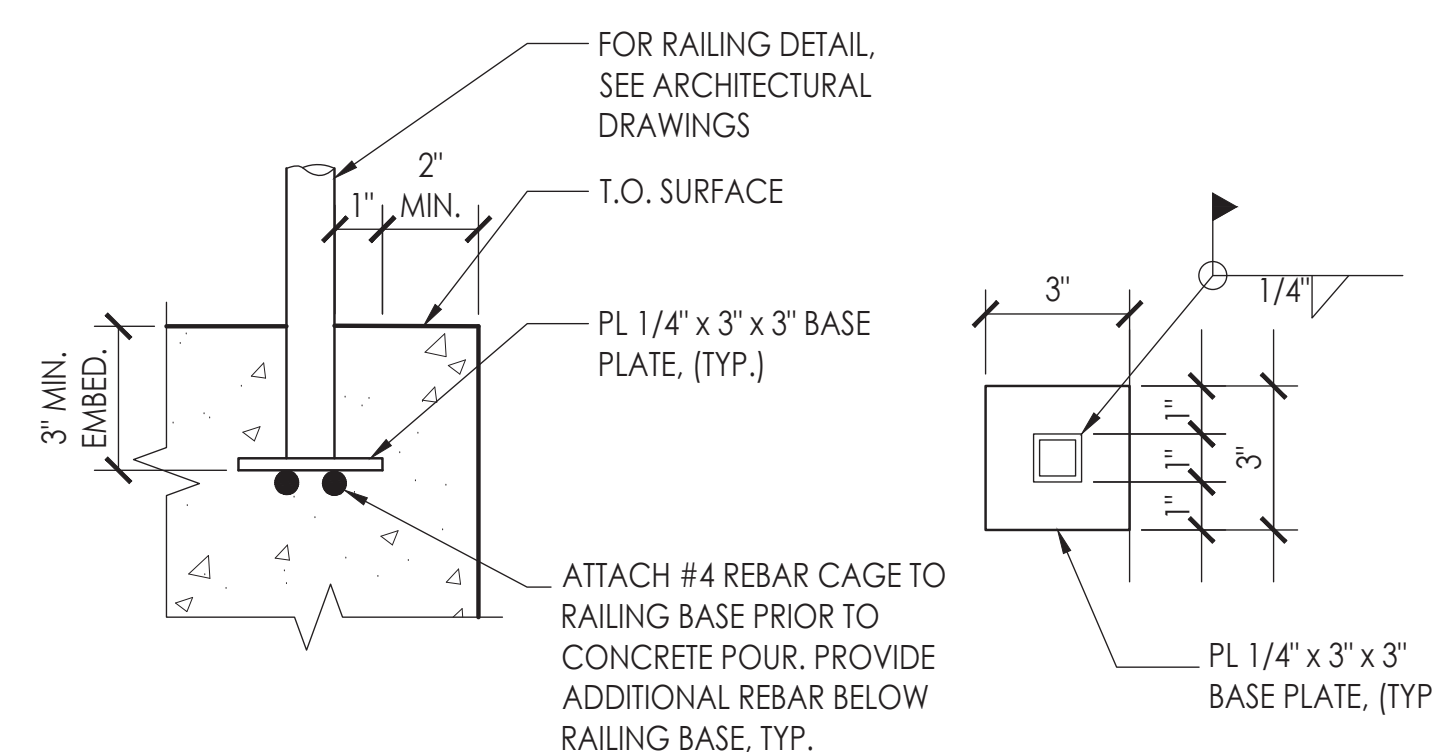
BUILDING TENANT:
STUMPTOWN COFFEE ROASTERS
77 COMMERCE STREET
BROOKLYN, NY 11231
(917) 399-4940

FENCE/RAILING NOTES:

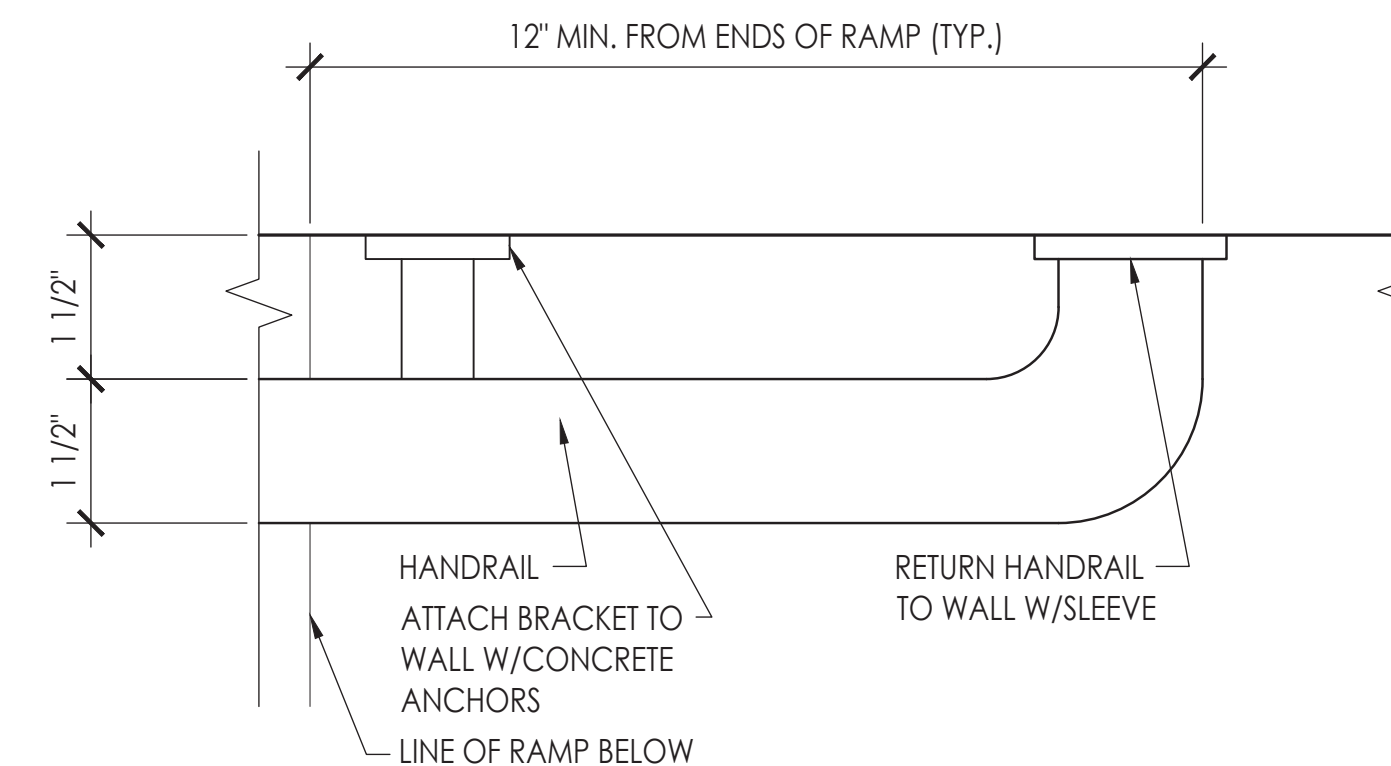
- FULLY WELDED ADA-COMPLIANT RAILINGS
- FINISH COLOR TO MATCH EXISTING FENCES.
- FENCE/RAILING SHOP DRAWINGS TO BE SUBMITTED FOR ARCHITECTS REVIEW & APPROVAL SHOWING ALL RELEVANT DIMENSIONS, DETAILS AND ATTACHMENTS.



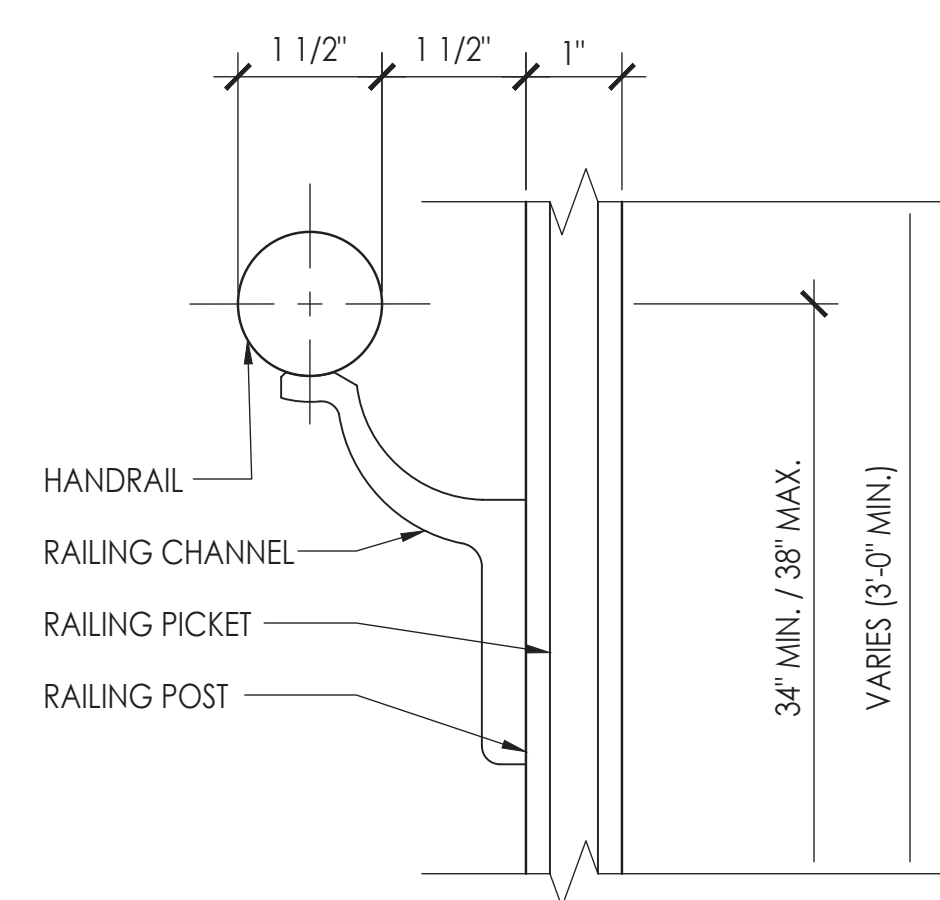
4 RAILING DETAIL: HANDRAIL TOP
SCALE: 6" = 1'-0"



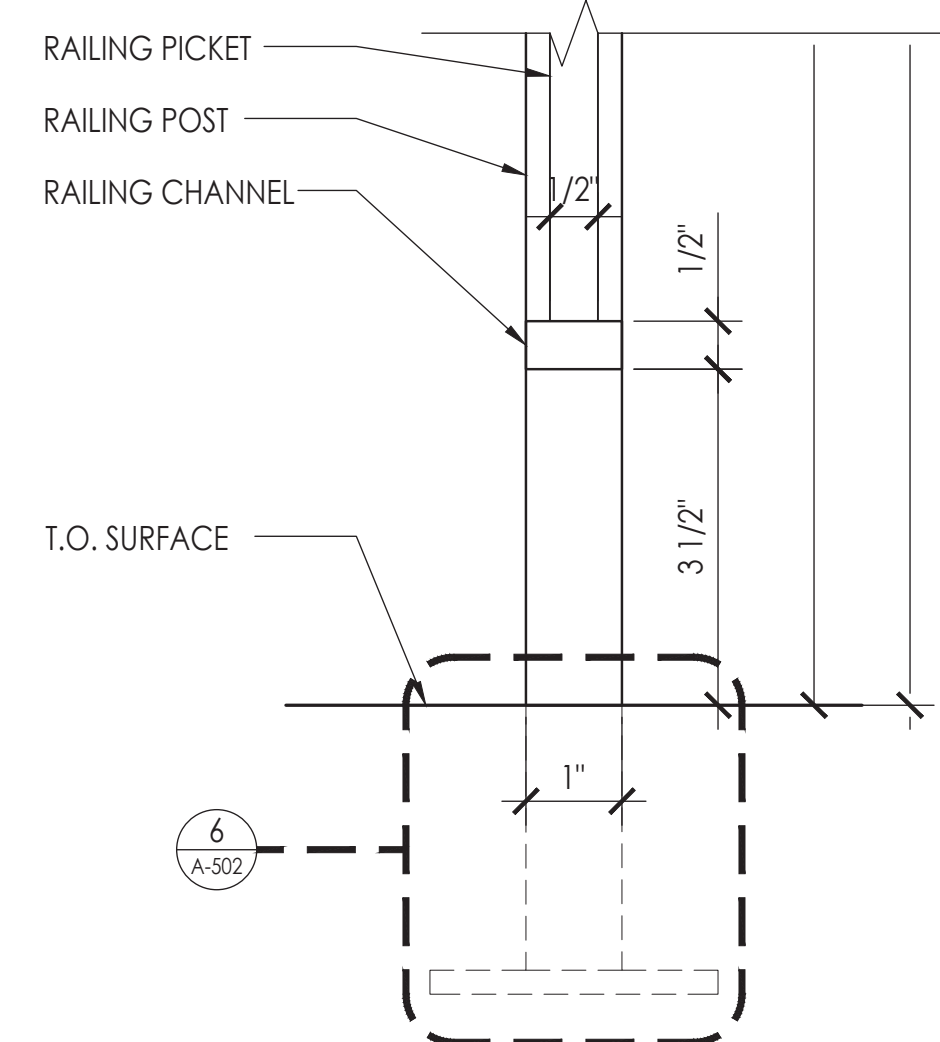
7 RAILING DETAIL: ATTACHMENT & EMBEDMENT
SCALE: 3" = 1'-0"



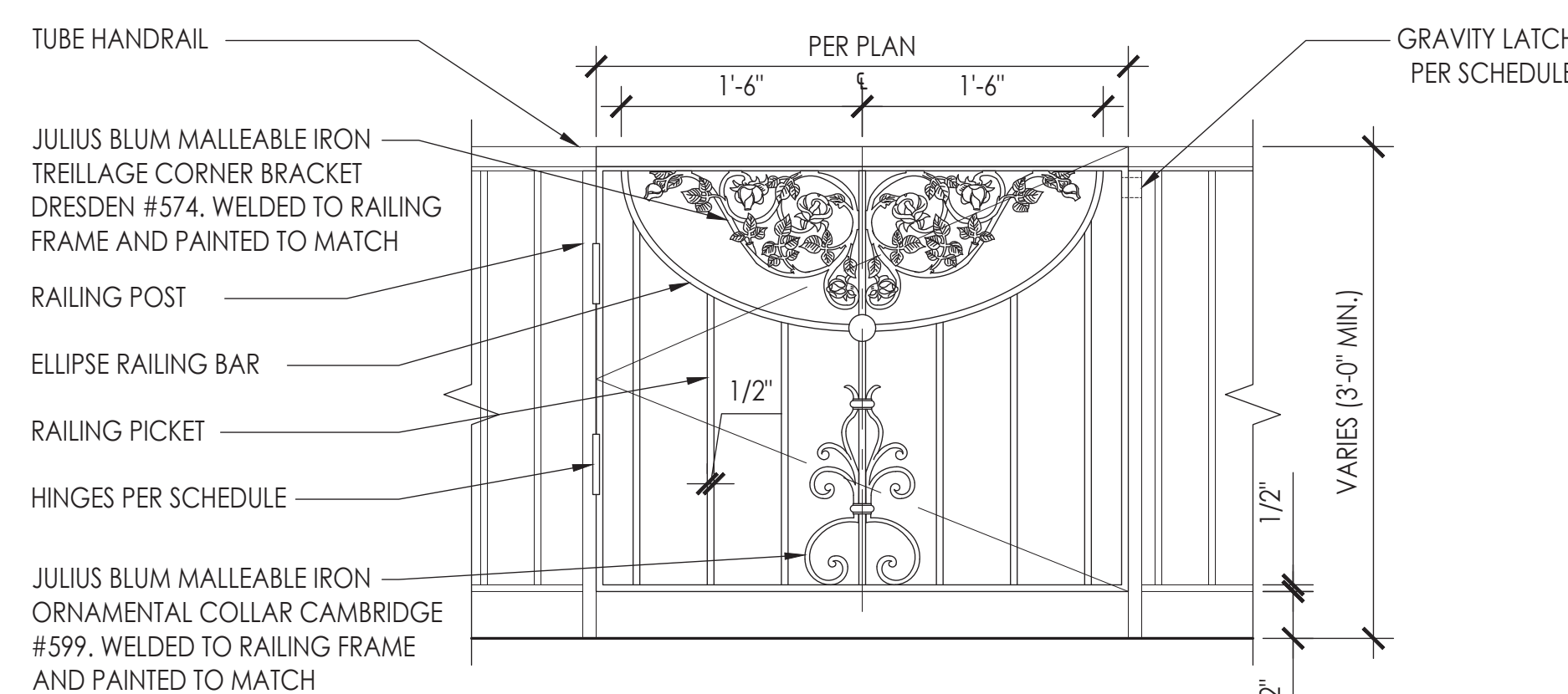
8 HANDRAIL DETAIL: ATTACHMENT & EXTENSION
SCALE: 3" = 1'-0"



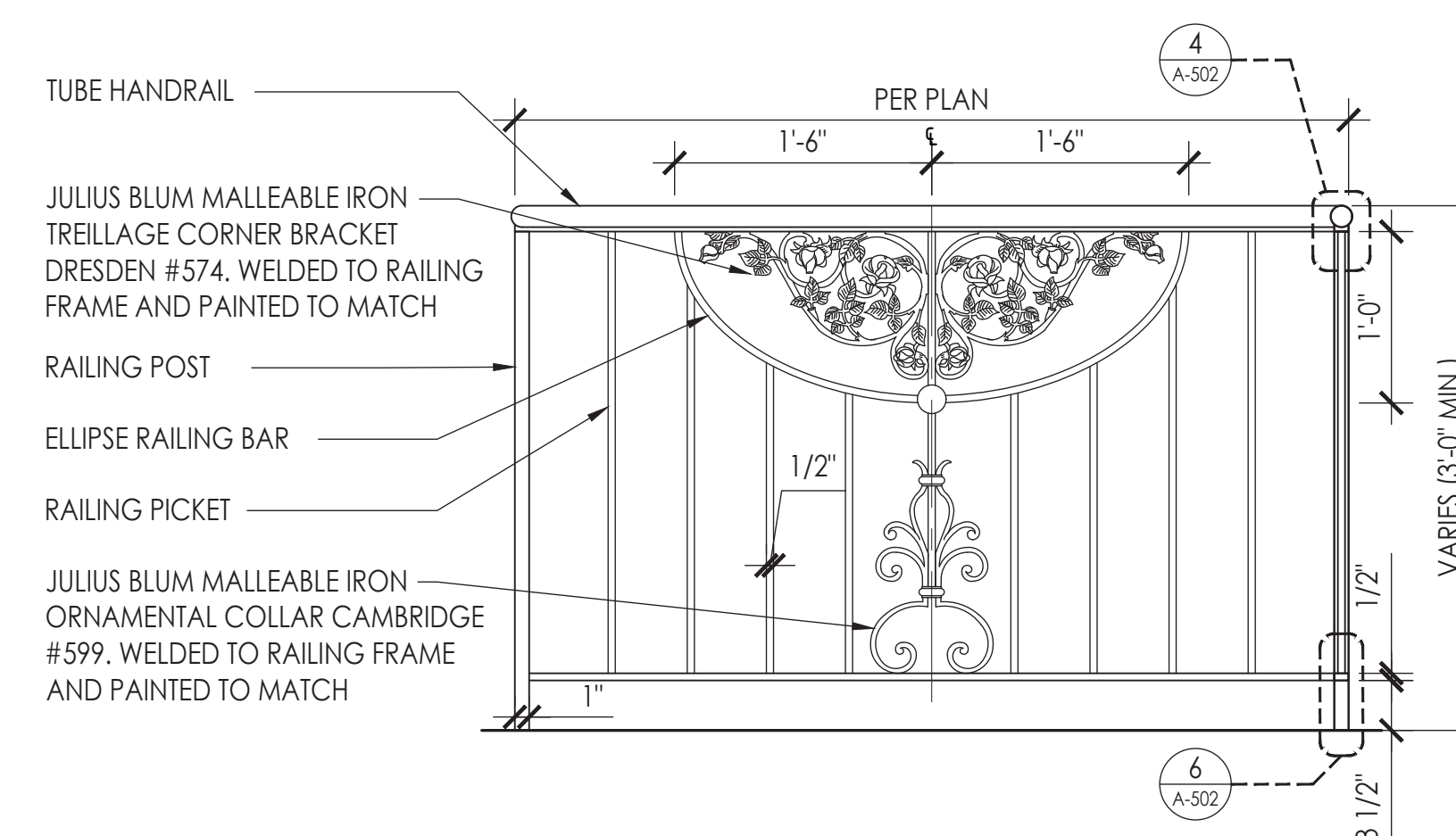
5 RAILING DETAIL: HANDRAIL
SCALE: 6" = 1'-0"



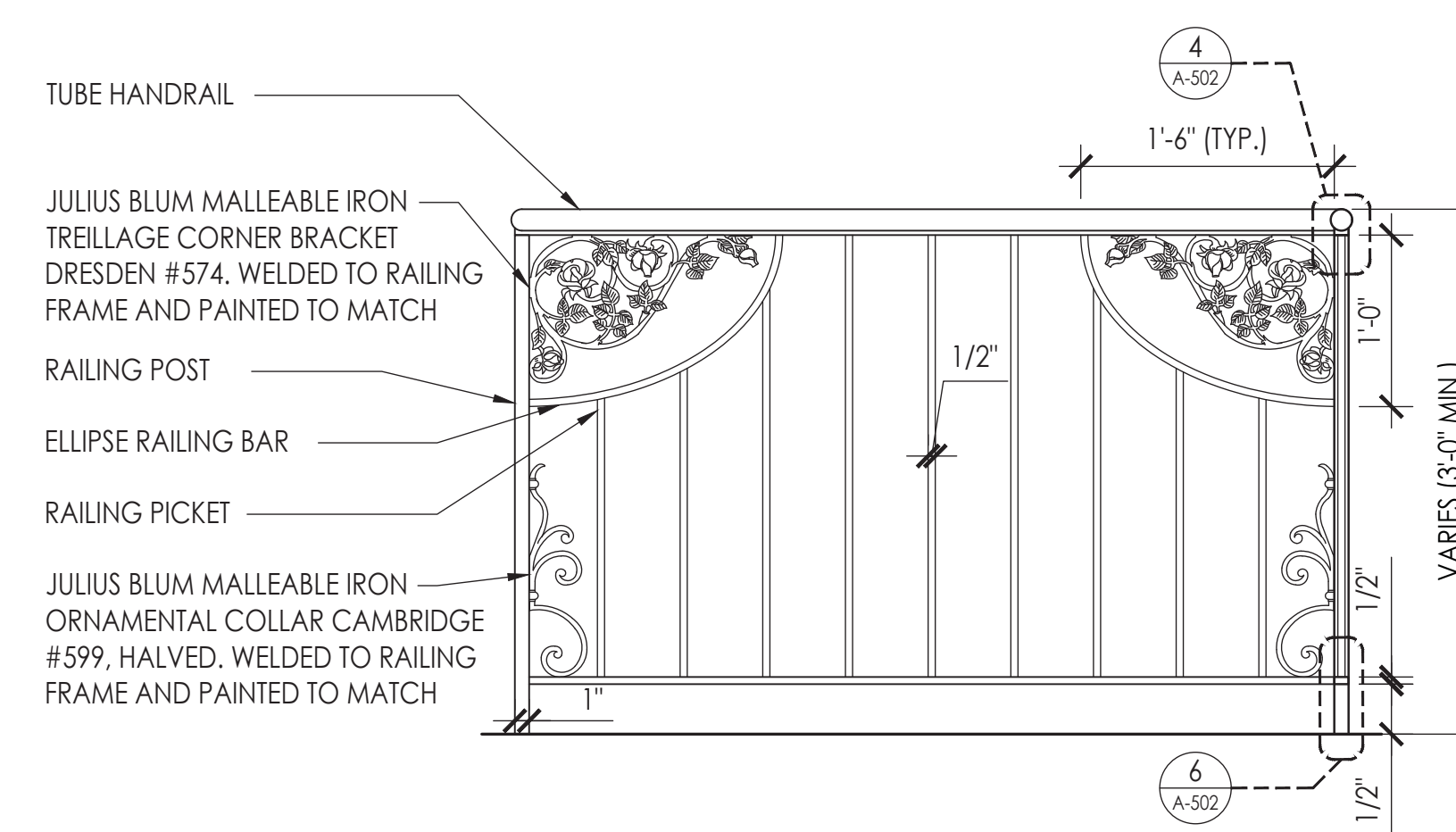
6 RAILING DETAIL: BOTTOM
SCALE: 6" = 1'-0"



3 TYPICAL GATE
SCALE: 1" = 1'-0"



2 TYPICAL RAILING 2
SCALE: 1" = 1'-0"



1 TYPICAL RAILING 1
SCALE: 1" = 1'-0"

DOB SCAN:

REV. DATE	DESCRIPTION	DRAWN BY
05/12/17	DOB/LPC FILING SET	ML
01/30/17	CLIENT REVIEW SET	ML

SEAL & SIGNATURE

PROJECT DESCRIPTION:
LIMITED ADA COMPLIANCE PROGRAM

PROJECT LOCATION:
STUMPTOWN COFFEE ROASTERS
30 WEST 8TH STREET
NEW YORK, NY 10011

SHEET TITLE:
RAILING ELEVATIONS & DETAILS

JOB #	M160902
SCALE:	AS NOTED
DATE:	11/22/2016
DRAWN BY:	ML
REVIEWED BY:	TK
NUMBER OF SHEETS:	14 OF 17

SHEET NO.

DOB STAMP:

A-502.00

BUILDING TENANT:
STUMPTOWN COFFEE ROASTERS
77 COMMERCE STREET
BROOKLYN, NY 11231
(917) 399-4940

DOB SCAN:

05/10/17	DOB/LPC FILING SET	ML
01/30/17	CLIENT REVIEW SET	ML
REV. DATE	DESCRIPTION	DRAWN BY

SEAL & SIGNATURE

PROJECT DESCRIPTION:
LIMITED ADA COMPLIANCE PROGRAM

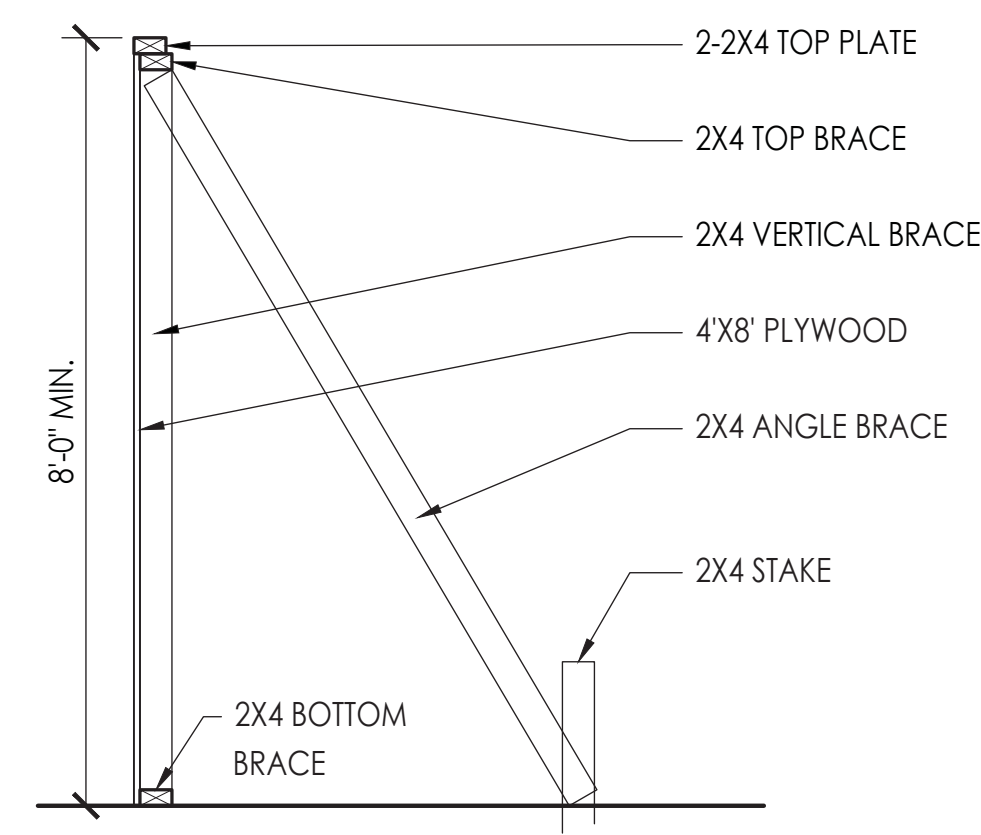
PROJECT LOCATION:
STUMPTOWN COFFEE ROASTERS
30 WEST 8TH STREET
NEW YORK, NY 10011

SHEET TITLE:
TYPICAL DETAILS

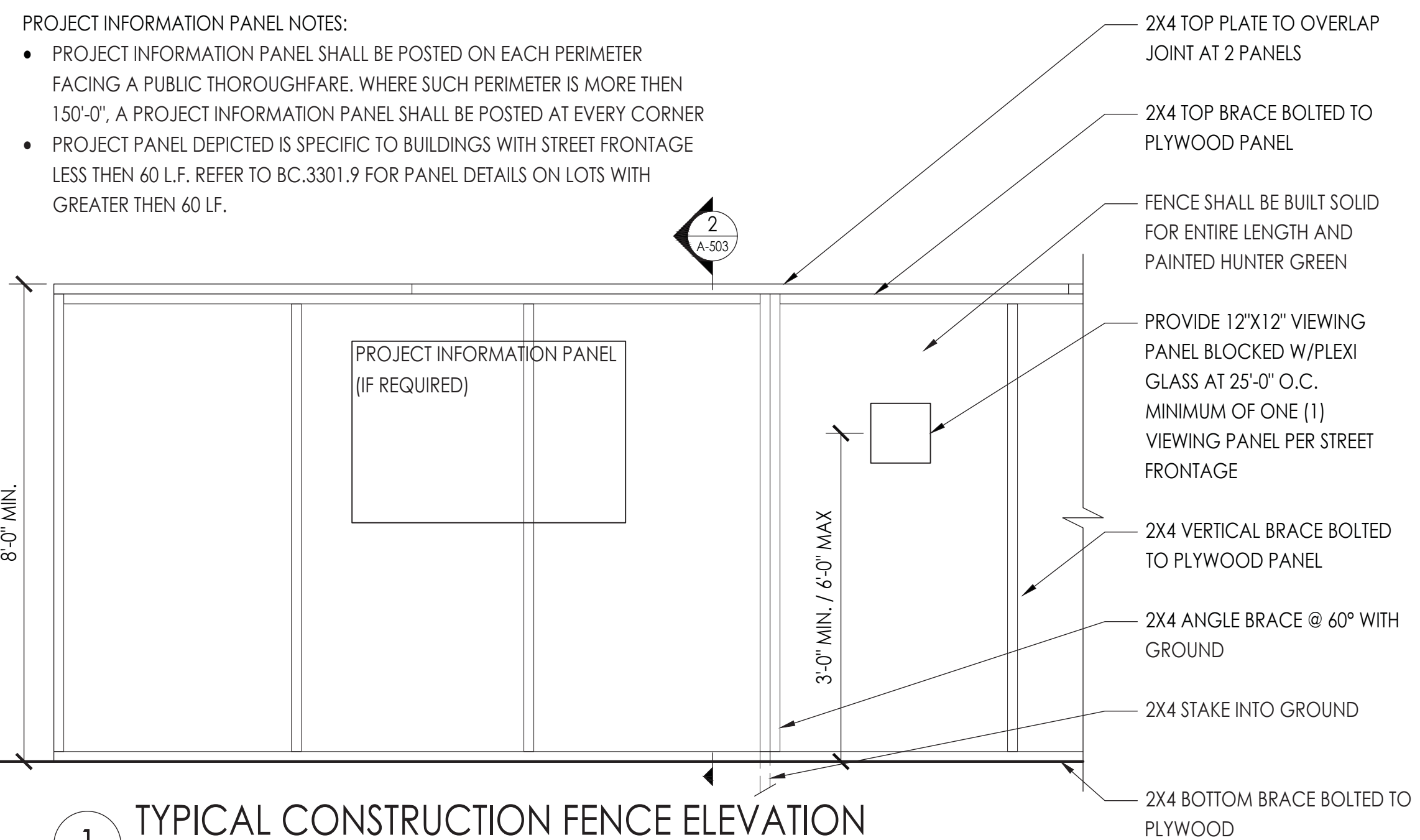
JOB #	M160902
SCALE:	AS NOTED
DATE:	11/22/2016
DRAWN BY:	ML
REVIEWED BY:	TK
NUMBER OF SHEETS:	15 OF 17

SHEET NO.

A-503.00



2 TYPICAL CONSTRUCTION FENCE SECTION
SCALE: 1/2" = 1'-0"



1 TYPICAL CONSTRUCTION FENCE ELEVATION
SCALE: 1/2" = 1'-0"

- PROJECT INFORMATION PANEL NOTES:
- PROJECT INFORMATION PANEL SHALL BE POSTED ON EACH PERIMETER FACING A PUBLIC THOROUGHFARE. WHERE SUCH PERIMETER IS MORE THEN 150'-0", A PROJECT INFORMATION PANEL SHALL BE POSTED AT EVERY CORNER
 - PROJECT PANEL DEPICTED IS SPECIFIC TO BUILDINGS WITH STREET FRONTAGE LESS THEN 60 L.F. REFER TO BC.3301.9 FOR PANEL DETAILS ON LOTS WITH GREATER THEN 60 L.F.

DOB STAMP:

BUILDING TENANT:
STUMPTOWN COFFEE ROASTERS
77 COMMERCE STREET
BROOKLYN, NY 11231
(917) 399-4940

DOB SCAN:

05/12/17	DOB/LPC FILING SET	ML
01/30/17	CLIENT REVIEW SET	ML
REV. DATE	DESCRIPTION	DRAWN BY

SEAL & SIGNATURE

PROJECT DESCRIPTION:
LIMITED ADA COMPLIANCE PROGRAM

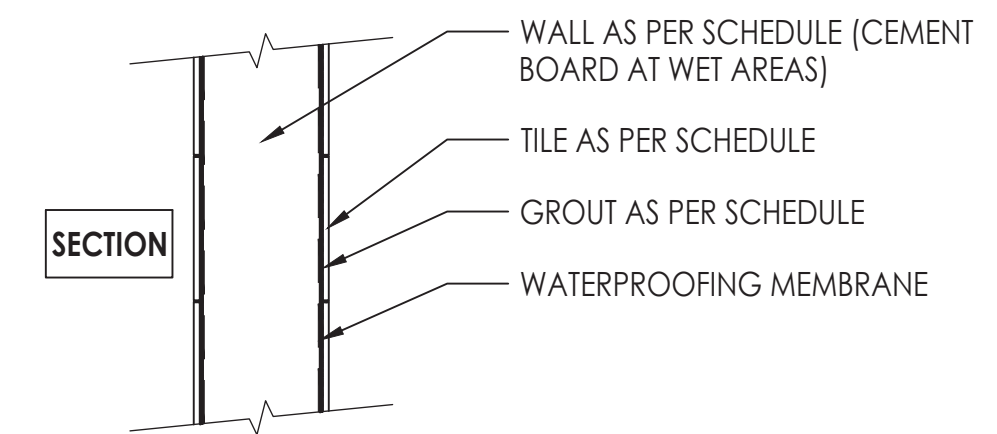
PROJECT LOCATION:
STUMPTOWN COFFEE ROASTERS
30 WEST 8TH STREET
NEW YORK, NY 10011

SHEET TITLE:
WALL, CEILING & FINISH DETAILS

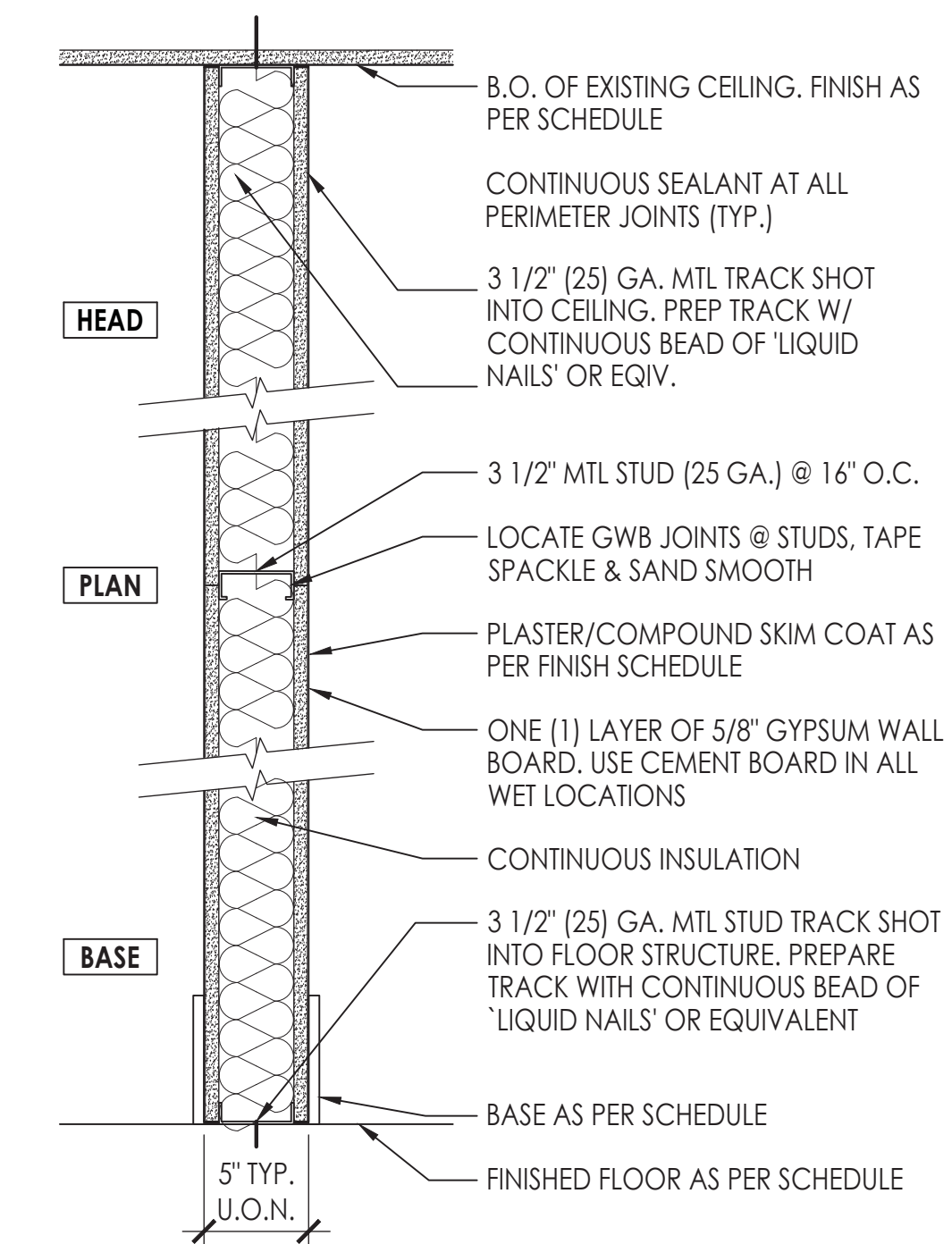
JOB #	M160902
SCALE:	AS NOTED
DATE:	11/22/2016
DRAWN BY:	ML
REVIEWED BY:	TK
NUMBER OF SHEETS:	16 OF 17

SHEET NO.

A-504.00

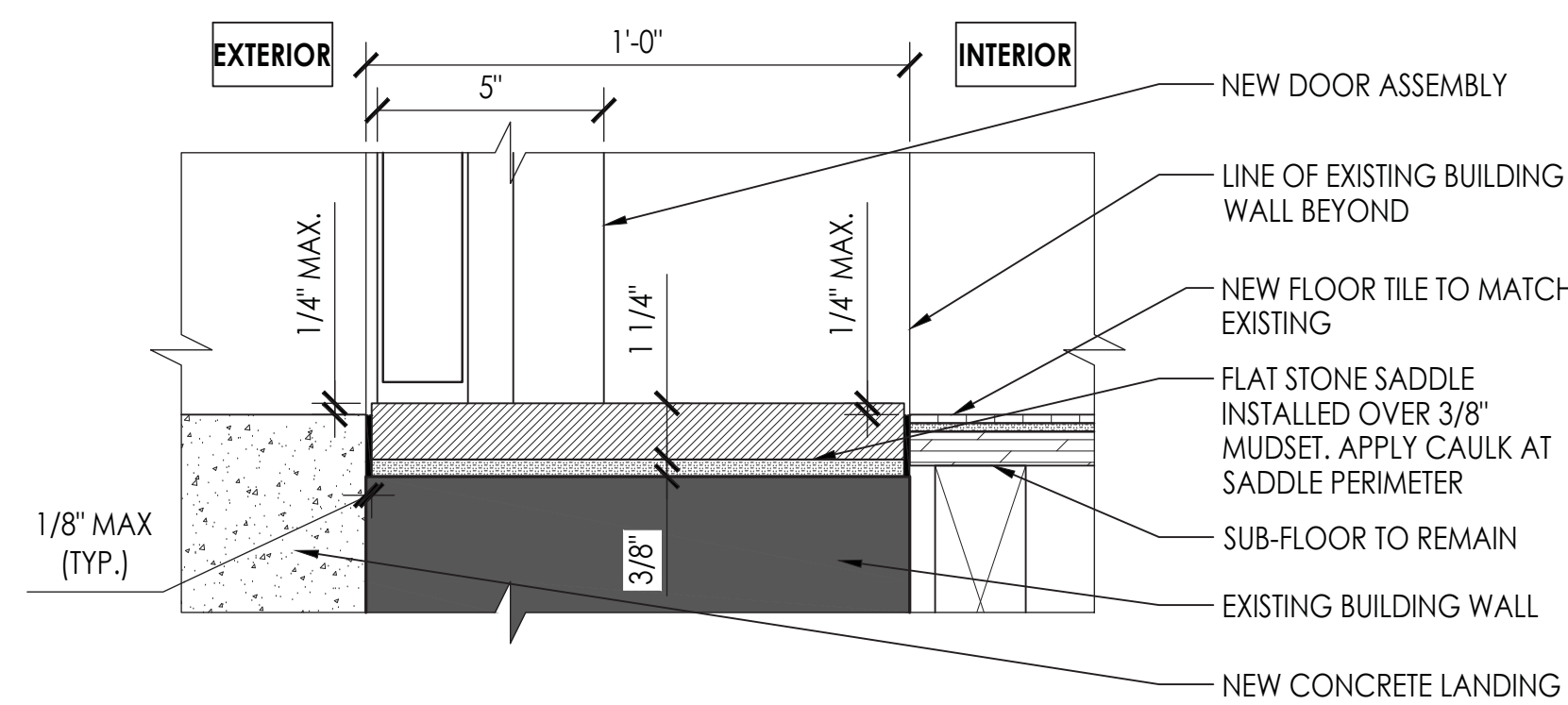


W1 CERAMIC WALL TILE
SCALE: 1-1/2" = 1'-0"



A NON-RATED PARTITION WALL
SCALE: 1-1/2" = 1'-0"

DOB STAMP:



1 PROPOSED DOOR SADDLE DETAIL
SCALE: 3" = 1'-0"



ENGINEERING & ARCHITECTURE, DPC
159 WEST 25TH STREET
NEW YORK, NY 10001
TEL. (212) 675-8844 / FAX (212) 691-7972

BUILDING TENANT:
STUMPTOWN COFFEE ROASTERS
77 COMMERCE STREET
BROOKLYN, NY 11231
(917) 399-4940

DOB SCAN:

05/12/17	DOB/LPC FILING SET	ML
01/30/17	CLIENT REVIEW SET	ML
REV. DATE	DESCRIPTION	DRAWN BY

SEAL & SIGNATURE

PROJECT DESCRIPTION:
LIMITED ADA COMPLIANCE PROGRAM

PROJECT LOCATION:
STUMPTOWN COFFEE ROASTERS
30 WEST 8TH STREET
NEW YORK, NY 10011

SHEET TITLE:
PROJECT SCHEDULES

JOB #	M160902
SCALE:	AS NOTED
DATE:	10/25/2016
DRAWN BY:	ML
REVIEWED BY:	TK
NUMBER OF SHEETS:	17 OF 17

SHEET NO.

A-601.00

PLUMBING FIXTURE & FITTINGS SCHEDULE

MARK	COUNT	TYPE	MANUFACTURER/MODEL	FINISH	NOTE
PLB-01	1	WALL HUNG ADA LAVATORY	KOHLER, PINOIR, WALL-MOUNT BATHROOM SINK K-2035-8	WHITE (020)	8" CENTERS, WITH OVERFLOW
		KNEE SHROUD	KOHLER, PINOIR, BATHROOM SINK SHROUD, K-2057	WHITE (020)	
		LAVATORY FAUCET	KOHLER, MEMOIRS, WIDESPREAD BATHROOM SINK FAUCET, K-454-4V	POLISHED CHROME (002)	
		GRID DRAIN WITH OVERFLOW	AMERICAN STANDARD, 2411.015	POLISHED CHROME (002)	

ACCESSORY SCHEDULE

MARK	COUNT	TYPE	MANUFACTURER/MODEL	FINISH	NOTE
AC-01	1	36" GRAB BAR	BOBRICK, B-680x36 1-1/2"Ø GRAB BAR W/SNAP FLANGE	SATIN STAINLESS	PEENED; BLOCKING AT ALL GRAB BAR LOCATIONS
AC-02	1	42" GRAB BAR	BOBRICK, B-680x42 1-1/2"Ø GRAB BAR W/SNAP FLANGE	SATIN STAINLESS	
AC-03	1	SOAP DISPENSER	BOBRICK, B-2111, SURFACE MOUNTED	SATIN STAINLESS	
AC-04	1	MIRROR	PROVIDED BY CONTRACTOR	N/A	36"H X 24" W INSET MIRROR IN TILE
AC-05	1	TOILET PAPER HOLDER	BOBRICK, B-74857	SATIN STAINLESS	
AC-06	1	PAPER TOWEL DISPENSER	BOBRICK, B-262	SATIN STAINLESS	

DOOR SCHEDULE

MARK	TYPE	WIDTH	HEIGHT	THICKNESS	HARDWARE	NOTE
D001	WOOD paneled ENTRANCE DOOR W/SIDELIGHT - POWER ASSISTED	3'-0"	7'-6" V.I.F.	0'-1 3/4"	A - ENTRANCE/EXIT	FEATURE: BATTERY BACKUP FINISH; MATCH PREVIOUS DOOR
D002	SLIDING DOOR - POWER OPERATED	3'-0"	7'-0"	0'-4 1/2"	B - BATHROOM/PRIVACY	FEATURE: BATTERY BACKUP FINISH;
D003	DUAL ACTING MILLWORK DOOR	3'-0"	V.I.F.	0'-0 3/4"	C - COFFEE BAR ACCESS	FINISH: TO MATCH EXISTING MILLWORK NOTE: DOOR TO ALIGN WITH HEIGHT OF ADJACENT MILLWORK, HEIGHT TO BE V.I.F.

DOOR HARDWARE LEGEND

MARK	TYPE	HARDWARE	NOTE
A	ENTRANCE/EXIT	DEADBOLT: SARGENT 8200 SERIES MORTISE DEADBOLT DOOR PUSH: ROCKWOOD RM5592A - TRADITIONAL DOOR PULL: ROCKWOOD RM5522 - TRADITIONAL HINGE: STANLEY 179 BALL-BEARING HINGES	FUNCTION: 22 DEADLOCK; STRIKE: STANDARD; FINISH: 04 SATIN BRASS FINISH: US4/606 SATIN CLEAR COATED BRASS FINISH: US4/606 SATIN CLEAR COATED BRASS SIZE: 4-1/2"; FINISH: SATIN BRASS; NOTE: USE FOUR HINGES IF REQUIRED
B	BATHROOM/PRIVACY	DOOR OPERATOR: DORMA ED250 DOOR BUTTON (OPEN/CLOSE): DOOR BUTTON (LOCK): DOOR OPERATOR: DORMA ESA100, SN	FUNCTION: 55 OFFICE OR ENTRY; TRIM: BL LEVER; FINISH: 26D SATIN CHROME SIZE: 4"; FINISH: S.S. FEATURE: BATTERY BACKUP; FINISH: STANDARD
C	COFFEE BAR ACCESS	HINGE: BOMMER 7512 GRAVITY PIVOT SURFACE MOUNT	FUNCTION: DUAL ACTING;

FINISH SCHEDULE

AREA NO.	AREA NAME	SQ. FT. (V.I.F.)	FLOOR	WALLS	BASE	CEILING	NOTE
001	ADA-COMPLIANT RAMP	175 SQ.FT.	F1	N/A	N/A	N/A	
002	ADA-COMPLIANT RESTROOM	230 SQ.FT.	F2	W1	B1	C1	

FINISH LEGEND

TAG	MATERIAL	MANUFACTURER	NOTE
FLOOR TYPES			
F1	CONCRETE	N/A	FINISH: LANDMARKS GREY, UNTINTED
F2	PORCELAIN MOSAIC TILE	DALTILE	STYLE: 2" HEXAGON MOSAIC; FINISH: ARTISAN BROWN 2 D144 (MATCH EXISTING HALLWAY)
WALL TYPES			
W1	CERAMIC WALL TILE	MOSA TILE OR APPROVED EQUAL	COLOR TO BE DETERMINED BY OWNER
BASE TYPES			
B1	STONE BASE	CONCRETE COLLABORATIVE OR APPROVED EQUAL	COLOR TO BE DETERMINED BY OWNER
B2	PAINTED WOOD BASE	EQUAL	MATCH PROFILE & FINISH OF EXISTING
CEILING TYPES			
C1	PAINTED GWB CEILING	BENJAMIN MOORE	COLOR TO BE DETERMINED BY OWNER

LIGHT FIXTURE SCHEDULE

MARK	COUNT	TYPE	MANUFACTURER/MODEL	FINISH	NOTE
LF-01	1	SURFACE MOUNTED	COOPER LIGHTING METALUX AP SERIES FMLED16WH830PR	WHITE	3000K
LF-02	1	WALL SCONCE	COOPER LIGHTING SHAPER 605-25-WP-L3/830-UNV-NA	WHITE	3000K

GATE SCHEDULE

MARK	TYPE	WIDTH	HEIGHT	THICKNESS	HARDWARE	NOTE
G001	CAST IRON DECORATIVE GATE	3'-4"	3'-0"	0'-1"	A- TYPICAL GATE	REFER TO SHEET A-502 FOR MORE DETAILS
G002	CAST IRON DECORATIVE GATE	4'-8"	3'-4"	0'-1"	A- TYPICAL GATE	
G003	CAST IRON DECORATIVE GATE	5'-4"	3'-4"	0'-1"	A- TYPICAL GATE	

GATE HARDWARE LEGEND

MARK	TYPE	HARDWARE	NOTE
A	TYPICAL GATE	HINGE CANE BOLT GRAVITY LATCH	WELDED TO FENCE POST; PAINTED TO MATCH PAINTED TO MATCH PAINTED TO MATCH

DOB STAMP: