Hydro Tech Environmental, Corp.

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April 2, 2014

New York City Office of Environmental Remediation
City Voluntary Cleanup Program
c/o Shaminder Chawla
100 Gold Street, 2nd Floor
New York, NY 10038

Re: VCP # 14CVCP214K
E-Designation # 13EHAZ445K
28-46 Roebling Street
Remedial Action Work Plan (RAWP) Stipulation List

Dear Mr. Chawla:

Hydro Tech Environmental Corp hereby submits a Remedial Action Work Plan (RAWP) Stipulation List for the Site to the New York City Office of Environmental Remediation (OER) on behalf of Eser Realty Corp. This letter serves as an addendum to the RAWP to stipulate additional content, requirements, and procedures that will be followed during the site remediation. The contents of this list are added to the RAWP and will supersede the content in the RAWP where there is a conflict in purpose or intent. The additional requirements/procedures include the following Stipulation List below:

1. The criterion attached in **Appendix 1** will be utilized if additional petroleum containing tank or vessel is identified during the remedial action or subsequent redevelopment excavation activities. All petroleum spills will be reported to the NYSDEC hotline as required by applicable laws and regulations. This contingency plan is designed for heating oil tanks and other small or moderately sized storage vessels. If larger tanks, such as gasoline storage tanks are identified, OER will be notified before this criterion is utilized.

2. A pre-construction meeting is required prior to start of remedial excavation work at the site. A pre-construction meeting will be held at the site and will be attended by OER, the developer or developer representative, the consultant, excavation/general contractor, and if applicable, the soil broker.

3. A pre-approval letter from all disposal facilities will be provided to OER prior to any soil/fill material removal from the site. Documentation specified in the RAWP - Appendix 3 - Section 1.6

"Materials Disposal Off-Site" will be provided to OER. If a different disposal facility for the soil/fill material is selected, OER will be notified immediately.

4. A CD containing the final RAWP including this approved Stipulation List will be placed in the library that constitutes the primary public repository for project documents.

5. Signage for the project will include a sturdy placard mounted in a publically accessible right of way to building and other permits signage will consist of the NYC VCP Information Sheet (attached **Appendix 2**) announcing the remedial action. The Information sheet will be laminated and permanently affixed to the placard.

6. In the event that hazardous waste is identified during the remedial action or subsequent redevelopment excavation activities at this NYC VCP project, and removal and transportation of hazardous waste becomes necessary, the project may be subject to the New York State Department of Environmental Conservation's Special Assessment Tax (ECL 27-0923) and Hazardous Waste Regulatory Fees (ECL 72-00402). See DEC's website for more information: http://www.dec.ny.gov/chemical/9099.html.

7. OER requires parties seeking City Brownfield Incentive Grants to carry insurance. For a cleanup grant, both the excavator and the trucking firm(s) that handle removal of soil must carry or be covered under a commercial general liability (CGL) policy that provides $1 million per claim in coverage. OER recommends that excavators and truckers also carry contractors pollution liability (CPL) coverage, also providing $1 million per claim in coverage. The CGL policy, and the CPL policy if obtained, must name the City of New York, the NYC Economic Development Corporation, and Brownfield Redevelopment Solutions as additional insured. For an investigation grant, an environmental consultant must be a qualified vendor in the BIG program and carry $1 million of professional liability (PL) coverage. A fact sheet regarding insurance is attached as **Appendix 3**.

8. Daily report will be provided during active excavation work. If no work is performed for extended time period, daily report frequency will be reduced to weekly basis. Daily report template is attached in **Appendix 4.**

9. A 60-millimeter vapor barrier will be installed beneath the structure's slab and along foundation sidewalls to sidewalk. The barrier chosen for this project is will either be Geo-Seal® manufactured by Land Science Technologies or Liquid Boot® manufactured by CETCO®. **Appendix 5** provides manufactures specifications for both materials and PE/RA general vapor barrier design with the extent of the vapor barrier installation details (penetrations, joints, etc.) with respect to the proposed foundation, footings, elevator pit etc. The vapor barrier will be installed by a certified installer approved by the manufacturer. Once the product has been determined, a compatibility letter from the manufacturer stating that the vapor barrier will not be adversely impacted by any contaminants identified at the site will be provided to the OER prior to the start of remediation.

10. Design and specifications of an active sub-slab depressurization system (SSDS) are provided as **Appendix 6**.

11. A cross-section view of the Site showing the locations of the current slab and the proposed excavation, backfill and new slab is provided in **Appendix 7**. The cross-section view also includes the location of the groundwater table.

12. Revised hotspot location and excavation maps are included in **Appendix 8**.

13. Collection and analysis of 15 end-point samples from the bottom of the excavation will be performed to evaluate the performance of the remedy with respect to attainment of Track 4 SCOs. Collection and analysis of 25 end-point samples from the sidewalls of the hotspot excavation areas will be performed to determine the effectiveness of hotspot removal. A map indicating end-point sampling locations is attached in **Appendix 9**. Samples will be analyzed for target analytes only; samples collected from grid H3 will be analyzed for SVOCs and metals and all remaining samples will be analyzed for metals only.

14. The soil disposal facilities have not been determined as of the date of this stipulation list. As soon as the facility has been determined, the truck routes and facility approval letters will be provided to the OER.

15. Dewatering will be performed in full compliance with applicable laws, rules and regulations. Dewatering permit will be obtained from NYCDEP prior to construction activities.

16. Signed and sealed development plans are attached in **Appendix 10**.

Sincerely,

Sasha Rothenberg
Environmental Scientist

Cc: W. Wong, NYCOER

Appendix 1

Generic Procedures for Management of Underground Storage Tanks
Identified under the NYC VCP

Prior to Tank removal, the following procedures should be followed:

- Remove all fluid to its lowest draw-off point.
- Drain and flush piping into the tank.
- Vacuum out the "tank bottom" consisting of water product and sludge.
- Dig down to the top of the tank and expose the upper half.
- Remove the fill tube and disconnect the fill, gauge, product, vent lines and pumps. Cap and plug open ends of lines.
- Temporarily plug all tank openings, complete the excavation, remove the tank and place it in a secure location.
- Render the tank safe and check the tank atmosphere to ensure that petroleum vapors have been satisfactorily purged from the tank.
- Clean tank or remove to storage yard for cleaning.
- If the tank is to be moved, it must be transported by licensed waste transporter. Plug and cap all holes prior to transport leaving a 1/8 inch vent hole located at the top of the tank during transport.
- After cleaning, the tank must be made acceptable for disposal at a scrap yard, cleaning the tanks interior with a high pressure rinse and cutting the tank in several pieces.

During the tank and pipe line removal, the following field observations should be made and recorded:

- A description and photographic documentation of the tank and pipe line condition (pitting, holes, staining, leak points, evidence of repairs, etc.).
- Examination of the excavation floor and sidewalls for physical evidence of contamination (odor, staining, sheen, etc.).
- Periodic field screening (through bucket return) of the floor and sidewalls of the excavation, with a calibrated photoionization detector (PID).

<u>Impacted Soil Excavation Methods</u>

The excavation of the impacted soil will be performed following the removal of the existing tanks. Soil excavation will be performed in accordance with the procedures described under Section 5.5 of Draft DER-10 as follows:

- A description and photographic documentation of the excavation.
- Examination of the excavation floor and sidewalls for physical evidence of contamination (odor, staining, sheen, etc.).
- Periodic field screening (through bucket return) of the floor and sidewalls of the excavation, with calibrated photoionization detector (PID).

Final excavation depth, length, and width will be determined in the field, and will depend on the horizontal and vertical extent of contaminated soils as indentified through physical examination (PID response, odor, staining, etc.). Collection of verification samples will be performed to evaluate the success of the removal action as specified in this document.

The following procedure will be used for the excavation of impacted soil (as necessary and appropriate):

- Wear appropriate health and safety equipment as outlined in the Health and Safety Plan.
- Prior to excavation, ensure that the area is clear of utility lines or other obstructions. Lay plastic sheeting on the ground next to the area to be excavated.

- Using a rubber-tired backhoe or track mounted excavator, remove overburden soils and stockpile, or dispose of, separate from the impacted soil.
- If additional UST's are discovered, the NYSDEC will be notified and the best course of action to remove the structure should be determined in the field. This may involve the continued trenching around the perimeter to minimize its disturbance.
- If physically contaminated soil is present (e.g., staining, odors, sheen, PID response, etc.) an attempt will be made to remove it, to the extent not limited by the site boundaries or the bedrock surface. If possible, physically impacted soil will be removed using the backhoe or excavator, segregated from clean soils and overburden, and staged on separated dedicated plastic sheeting or live loaded into trucks from the disposal facility. Removal of the impacted soils will continue until visibly clean material is encountered and monitoring instruments indicate that no contaminants are present.
- Excavated soils which are temporarily stockpiled on-site will be covered with tarp material while disposal options are determined. Tarp will be checked on a daily basis and replaced, repaired or adjusted as needed to provide full coverage. The sheeting will be shaped and secured in such a manner as to drain runoff and direct it toward the interior of the property.

Once the site representative and regulatory personnel are satisfied with the removal effort, verification of confirmatory samples will be collected from the excavation in accordance with DER-10.

Appendix 2

NYC VCP Signage

NYC Voluntary Cleanup Program

28-46 Roebling Street
Site #: 14CVCP214K

This property is enrolled in the New York City Voluntary Cleanup Program for environmental remediation. This is a voluntary program administered by the NYC Office of Environmental Remediation.

Or scan with smart phone:

For more information,
log on to: www.nyc.gov/oer

If you have questions or would like more information, please contact:

Shaminder Chawla at (212) 442-3007
or email us at brownfields@cityhall.nyc.gov

Appendix 3

BIG Program Insurance Fact Sheet

planNYC
NYC Office of Environmental Remediation

NYC BIG Brownfield Incentive Grant Program

FACT SHEET – BIG PROGRAM INSURANCE REQUIREMENTS

Investigation Grants – for a developer or site owner to be eligible for a BIG investigation grant, its environmental consultant(s) must be:

- a Qualified Vendor in the BIG Program; and
- maintain Professional Liability (PL) insurance of $1M per claim and annual aggregate.

Cleanup Grants – for a developer or site owner to be eligible for a BIG cleanup grant:

- Its general contractor or excavation/foundation contractor hired to perform remedial work must maintain Commercial General Liability (CGL) insurance of at least $1M per occurrence and $2M in the general aggregate. It is recommended that the general contractor or excavation/foundation contractor also maintain a Contractors Pollution Liability policy (CPL) of at least $1M per occurrence.

- Its subcontractors who are hired by the general contractor etc. to perform remedial work at a site, including soil brokers and truckers, must also maintain a CGL policy in the amount and with the terms set forth above. It is recommended that subcontractors also maintain a CPL policy in the amount and with the terms set forth above.

  The CGL policy, and the CPL policy if in force, must list the city, EDC and BRS as additional insureds, include completed operations coverage and be primary and non-contributory to any other insurance the additional insureds may have.

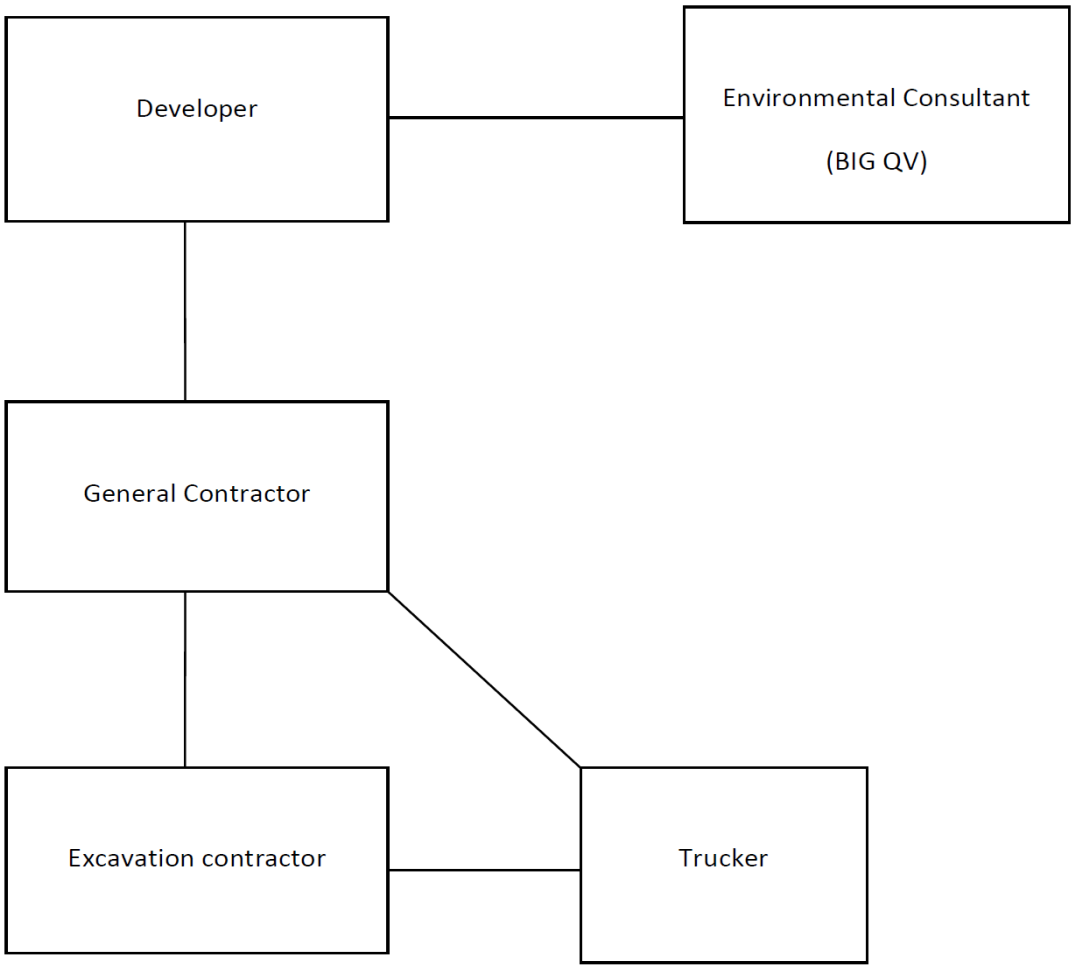
- Its environmental consultant(s) hired to oversee the cleanup must be:
  a. a BIG Qualifed Vendor; and
  b. maintain Professional Liability (PL) insurance of $1M per claim and annual aggregate.

If, in the alternative, the developer hires its environmental consultant to perform the cleanup, the environmental consultant must maintain CGL insurance in the amount and with the terms set forth above. It is recommended that the environmental consultant also maintain CPL coverage in the amount and with the terms set forth in the first two bulleted items listed above.

A schematic presenting the contractual relationships described above appears on page 2. Parties who must be named as Additional Insureds on Cleanup Grant insurance policies (CGL and CPL) are presented on page 3.

Example of Contractual Relationships for Cleanup Work

The Office of Environmental Remediation's Voluntary Cleanup Plan program requires applicants to identify the parties who are engaged in active remediation of their sites including: the General Contractor hired to remediate and/or the excavation contractor hired to excavate soil from the site and the trucking firm(s) that remove soil from the site for disposal at approved facilit(ies).



The chart above shows contractual relationships that typically exist for projects that are enrolled in the Voluntary Cleanup Program.

BIG Program Additional Insureds

The full names and addresses of the additional insureds required under the Required CGL Policy and recommended CPL Policy are as follows:

"City and its officials and employees"
New York City Mayor's Office of Environmental Remediation
253 Broadway, 14th Floor
New York, NY 10007

"NYC EDC and its officials and employees"
New York City Economic Development Corporation
110 William Street
New York, NY 10038

"BIG Grant Administrator and its officials and employees"
Brownfield Redevelopment Solutions, Inc.
739 Stokes Road, Units A & B
Medford, NJ 08055

Appendix 4

Daily Report Template

Generic Template for Daily Status Report

Instructions

The Daily Status Report submitted to OER should adhere to the following conventions:

- Remove this cover sheet prior to editing.
- Remove all the red text and replace with site-specific information.
- Submit the final version as a Word or PDF file.

Daily Status Reports

Daily status reports providing a general summary of activities for each day of *active remedial work* will be emailed to the OER Project Manager by the end of the following day. Those reports will include:

- Project number and statement of the activities and an update of progress made and locations of work performed;
- Quantities of material imported and exported from the Site;
- Status of on-Site soil/fill stockpiles;
- A summary of all citizen complaints, with relevant details (basis of complaint; actions taken; etc.);
- A summary of CAMP excursions, if any;
- Photograph of notable Site conditions and activities.

The frequency of the reporting period may be revised in consultation with OER project manager based on planned project tasks. Daily email reports are not intended to be the primary mode of communication for notification to OER of emergencies (accidents, spills), requests for changes to the RAWP or other sensitive or time critical information. However, such information will be included in the daily reports. Emergency conditions and changes to the RAWP will be communicated directly to the OER project manager by personal communication. Daily reports will be included as an Appendix in the Remedial Action Report.

DAILY STATUS REPORT

WEATHER	Snow		Rain		Overcast		Partly Cloudy	X	Bright Sun	
TEMP.	< 32		32-50		50-70	X	70-85		>85	

Prepared By: Enter Your Name Here

VCP Project No.:	13CVCP000M	E-Number:	13EHAN000M	Date:	01/01/2013
Project Name:	Name or Address				

Consultant: Person(s) Name and Company Name	Safety Officer: Person(s) Name and Company Name
General Contractor: Person(s) Name and Company Name	Site Manager/ Supervisor: Person(s) Name and Company Name
Work Activities Performed (Since Last Report): Provide details about the work activities performed.	
Working In Grid #: A1, B1, C1	

Samples Collected (Since Last Report): No samples collected or provide details
Air Monitoring (Since Last Report): No air monitoring performed or provide details
Problems Encountered: No problems encountered or provide details

Planned Activities for the Next Day/ Week:
Provide details about the work activities planned for the next day/ week.

Example:

Facility # Name/ Location Type of Waste Solid Or Liquid	Facility # Name Location Type of Waste Solid *Or* Liquid		Facility # Name Location Type of Waste Solid *Or* Liquid		Facility # Name Location Type of Waste Solid *Or* Liquid		Facility # Name Location Type of Waste Solid *Or* Liquid		# # # # # # # Clean Earth Carteret, NJ petroleum soils Solid	
(Trucks, Cu.Yds. Or Gallons)	Trucks	Cu. Yds. *Or* Gallons	Trucks	Cu. Yds. *Or* Gallons	Trucks	Cu. Yds. *Or* Gallons	Trucks	Cu. Yds. *Or* Gallons	Trucks	Cu. Yds.
Today									5	120
Total									25	600

NYC Clean Soil Bank		Receiving Facility: Name/ Address (Approved by OER)			
Tracking No.:	13CCSB000				
Today	Trucks 5	Cu. Yds. 25	Total	Trucks 120	Cu. Yds. 600

Site Grid Map
Insert the site grid map here

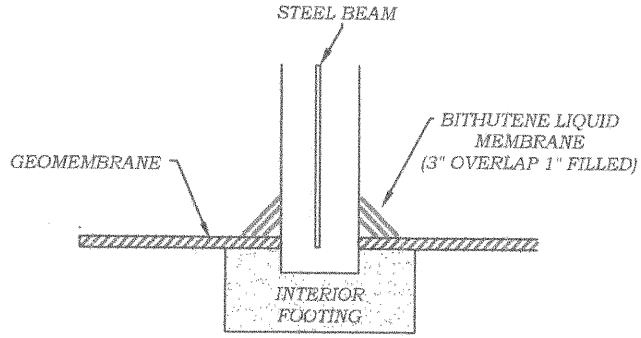
Photo Log

Photo 1 – provide a caption	Insert Photo Here – Photo of the entire site
Photo 2 – provide a caption	Insert Photo Here – Photo of the work activities performed

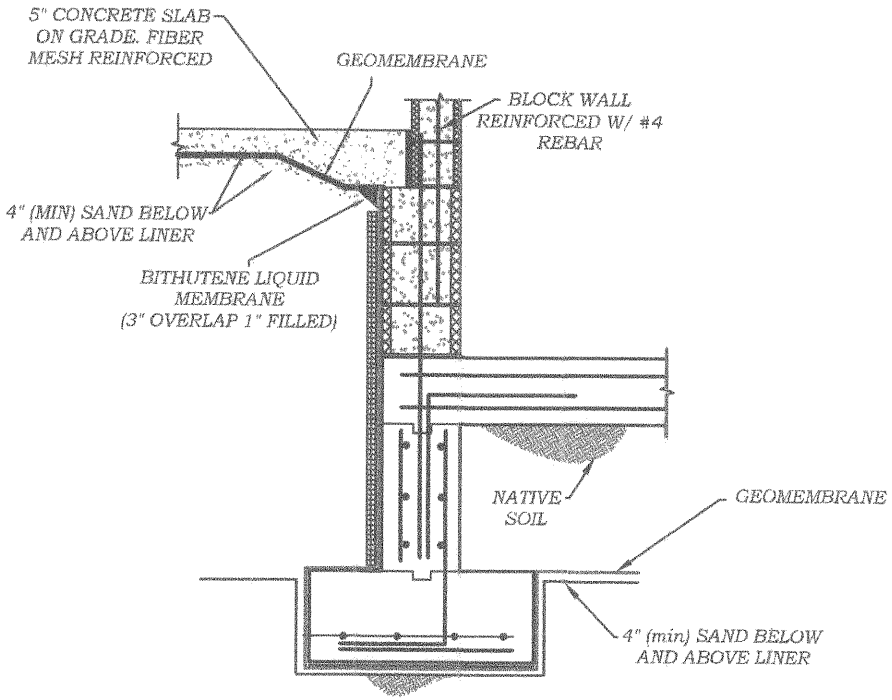
Photo 3 – provide a caption	Insert Photo Here – Photo of the work activities performed

Appendix 5

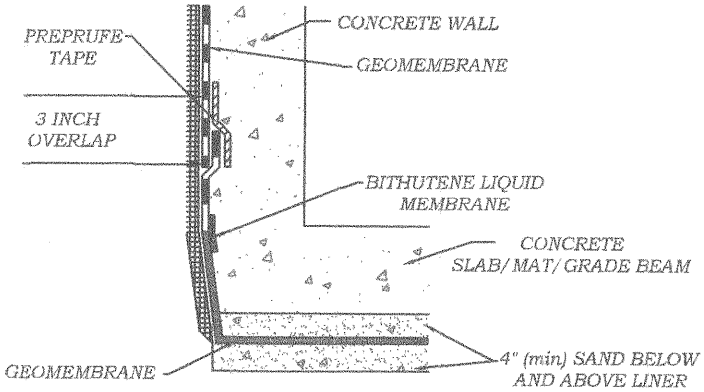
Vapor Barrier Design and Specifications



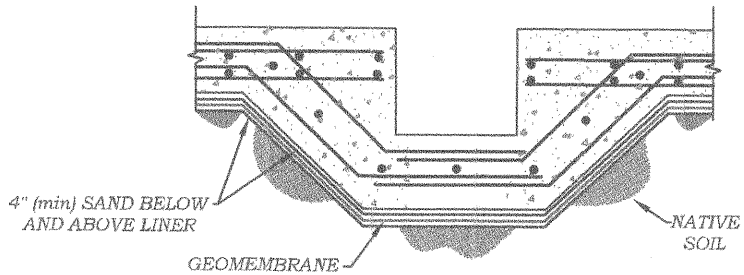
FOOTING TO COLUMN DETAILS



SECTION ELEVATOR PIT DETAILS



SLAB DETAIL



TYPICAL ELEVATOR SUMP PUMP PIT SECTION

HYDRO TECH ENVIRONMENTAL CORP.

MAIN OFFICE:
77 ARKAY DRIVE, SUITE G
HAUPPAUGE, NEW YORK 11788
T (631)462-5866 F (631)462-5877

NYC OFFICE:
15 OCEAN AVENUE, 2nd Floor
BROOKLYN, NEW YORK 11225
T (718)636-0800 F (718)636-0900

www.hydrotechenvironmental.com

28-46 Roebling Street
Brooklyn, NY.
HTE Job# 130222

Drawn By: C.O.
Reviewed By: M.R.
Approved By: M.S.
Date: 03/03/24
Scale: AS NOTED

STATE OF NEW YORK · SAAD · 071018 · LICENSED PROFESSIONAL ENGINEER

TITLE:

FIGURE 2: SECTIONS DETAILS

TECHNICAL DATA

LIQUID BOOT®

SPRAY-APPLIED GAS VAPOR BARRIER

DESCRIPTION

Liquid Boot® is a seamless, spray-applied, water-based membrane containing no VOCs, which provides a barrier against vapor intrusion into structures. Liquid Boot® is installed under slab and on below grade vertical walls as a gas vapor barrier to minimize vapor and nuisance water migration into buildings. Liquid Boot® spray-application directly to penetrations, footings, grade beams, pile caps and other irregular surfaces, provides for a fully-adhered gas vapor barrier system.

APPLICATIONS

Liquid Boot® is used as an underslab and below-grade vertical wall gas vapor barrier, used to minimize vapor and nuisance water (non-hydrostatic conditions) migration into buildings. Liquid Boot® is ideal for methane migration control. Liquid Boot® is also NSF® certified for use as a potable water liner in concrete water reservoirs and tanks greater than 300,000 gallons to protect the concrete from water seepage.

BENEFITS

- Spray-application provides excellent sealing of penetrations, eliminating the need for mechanical fastening
- Seamless, monolithic membrane eliminates seaming-related membrane failures
- Unique formulation provides superior protection from methane gases and water vapor
- Fully adhered system reduces risk of gas migration
- Protection from methane gas, VOCs, chlorinated solvents and other contaminates

INSTALLATION

Protect all adjacent areas not to receive gas vapor barrier. Ambient temperature shall be within man-ufacturer's specifications. All plumbing, electrical, mechanical and structural items to be under or passing through the gas vapor barrier shall be secured in their proper positions and appropriately protected prior to membrane application. Gas vapor barrier shall be installed before placement of rein-forcing steel. Expansion joints must be filled with a conventional waterproof expansion joint material. Surface preparation shall be per manufacturer's specification. A minimum thickness of 60 dry mils, unless specified otherwise.

LIMITED WARRANTY

CETCO warrants its products to be free of defects. This warranty only applies when the product is applied by Approved Applicators trained by CETCO. As factors which affect the result obtained from this product, including weather, equipment, construction, work-manship and other variables are all beyond CETCO's control, we warrant only that the material herein conforms to our product specifications. Under this warranty we will replace at no charge any product proved to be defective within 12 months of manufacture, provided it has been applied in accordance with our written directions for uses we recommend as suitable for this product. This warranty is in lieu of any and all other warranties expressed or implied (including any implied warranty of merchantability or fitness for a particular use), and the Manufacturer shall have no further liability of any kind including liability for consequential or incidental damages resulting from any defects or any delays caused by replacement or otherwise. This warranty shall become valid only when the product has been paid for in full.

In addition to superior chemical resistance performance, Liquid Boot® spray-application effectively seals penetrations, footings, grade beams and other irregular surfaces that are considered critical vapor intrusion pathways.

EQUIPMENT

- COMPRESSOR: Minimum output of 155-185 cubic feet per minute (CFM)
- PUMPS: For "A" drum, an air-powered piston pump of 4:1 ratio (suggested model: Graco, 4:1 Bulldog). For "B" drum, an air-powered diaphragm pump (0 -100 psi)
- HOSES: For "A" drum, ½" wire hose with a solvent resistant core (for diesel cleaning flush), hose rated for 500 psi minimum. For "B" drum, a 3/8" fluid hose rated at only 300 psi may be used.
- SPRAY WAND: Only the spray wand sold by CETCO is approved for the application of Liquid Boot®.
- SPRAY TIPS: Replacement tips can be purchased separately from CETCO.

PACKAGING

Liquid Boot® is available in the following packaging options:

- 55 Gallon Drum
- 275 Gallon Tote

2870 Forbs Avenue, Hoffman Estates, IL 60192
800.527.9948 | http://remediation.cetco.com

IMPORTANT: The information contained herein supersedes all previous printed versions, and is believed to be accurate and reliable. For the most current information, please visit remediation.cetco.com. CETCO accepts no responsibility for the results obtained through application of this product. CETCO reserves the right to update information without notice.
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LIQUID BOOT®

SPRAY-APPLIED GAS VAPOR BARRIER

TESTING DATA

CHEMICAL & PHYSICAL PROPERTIES		
CHEMICAL PROPERTY	**TEST METHOD**	**RESULT**
Acid Exposure (10% H_2SO_4 for 90 days)	ASTM D543	Less than 1% weight change
Benzene Diffusion Test	Tested at 43,000 ppm	2.90 x 10^{-11} m^2/day
Chemical Resistance: VOCs, BTEXs (tested at 20,000 ppm)	ASTM D543	Less than 1% weight change
Chromate Exposure (10% Chromium6+ salt for 31 days)	ASTM E96	Less than 1% weight change
Diesel (1000 mg/l), Ethylbenzene (1000 mg/l), Naphthalene (5000 mg/l) and Acetone (500 mg/l) Exposure for 7 days	ASTM D543	Less than 1% weight change; Less than 1% tensile strength change
Hydrogen Sulfide Gas Permeability	ASTM D1434	None Detected
Methane Permeability	**ASTM 1434-82**	**Passed***
Microorganism Resistance	**ASTM D4068-88**	**Passed***
Oil Resistance	**ASTM D543-87**	**Passed***
PCE Diffusion Coefficient	Tested at 120 mg/L	1.32 x 10^{-13} m^2/sec
Radon Permeability	Tested by US Dept. of Energy	Zero permeability to Radon (222Rn)
TCE Diffusion Coefficient	Tested at 524 mg/L	9.07 x 10^{-13} m^2/sec

PHYSICAL PROPERTY	TEST METHOD	RESULT
Accelerated Weathering and Ultraviolet Exposure	ASTM D822	No adverse effect after 500 hours
Air Infiltration	ASTM E283-91	0 cfm/sq. ft.
Bonded Seam Strength Tests	ASTM D6392	Passed*
Coefficient of Friction (with geotextile both sides)	ASTM D5321	0.72
Cold Bend Test	ASTM D146	Passed. Ø cracking at -25°F
Dead Load Seam Strength	City of Los Angeles	Passed*
Electric Volume Resistivity	ASTM D257	1.91 x 1010 ohms-cm
Elongation	ASTM D412	1,332% Ø reinforcement, 90% recovery
Elongation w/8 oz. non-woven geotextile both sides	ASTM D751	100% (same as geotextile tested separately)
Environmental Stress-Cracking	ASTM D1693-78	Passed*
Flame Spread	ASTM E108	Class A with top coat (comparable to UL790)
Freeze-Thaw Resistance (100 Cycles)	ASTM A742	Meets criteria. Ø spalling or disbondment
Heat Aging	ASTM D4068-88	Passed*
Hydrostatic Head Resistance	ASTM D751	Tested to 138 feet or 60 psi
Potable Water Containment	ANSI/NSF 61	NSF Certified for tanks >300,000 gal
Puncture Resistance w/8 oz. non-woven geotextile both sides	ASTM D4833	286 lbs. (travel of probe = 0.756 in)
Sodium Sulfate (2% water solution)	ASTM D543, D412, D1434	Less than 1% weight change
Soil Burial	ASTM E154-88	Passed
Tensile Bond Strength to Concrete	ASTM D413	2,556 lbs/ft^2 uplift force
Tensile Strength	ASTM D412	58 psi without reinforcement
Tensile Strength w/8 oz. non-woven geotextile both sides	ASTM D751	196 psi (same as geotextile tested separately)
Toxicity Test	22 CCR 66696	Passed
Water Penetration Rate	ASTM D2434	<7.75 x 10^{-9} cm/sec
Water Vapor Permeance	ASTM E96	0.069 perms

*Passes all Los Angeles City and County Methane Criteria

2870 Forbs Avenue, Hoffman Estates, IL 60192
800.527.9948 | http://remediation.cetco.com

IMPORTANT: The information contained herein supersedes all previous printed versions, and is believed to be accurate and reliable. For the most current information, please visit remediation.cetco.com. CETCO accepts no responsibility for the results obtained through application of this product. CETCO reserves the right to update information without notice.
© 2012 CETCO

Geo-Seal® Vapor Intrusion Barrier
02 56 19.13
Fluid-Applied Gas Barrier
Version 1.30

Note: If membrane will be subjected to hydrostatic pressure, please contact Land Science Technologies™ for proper recommendations.

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the contract, including general and supplementary conditions and Division 1 specification sections, apply to this section.

1.2 SUMMARY

A. This section includes the following:

1. Substrate preparation:
2. Vapor intrusion barrier components:
3. Seam sealer and accessories.

B. Related Sections: The following sections contain requirements that relate to this section:

1. Division 2 Section "Earthwork", "Pipe Materials", "Sub-drainage Systems", "Gas Collection Systems":
2. Division 3 Section "Cast-in-Place Concrete" for concrete placement, curing, and finishing:
3. Division 5 Section "Expansion Joint Cover Assemblies", for expansion-joint covers assemblies and installation.

1.3 PERFORMANCE REQUIREMENTS

A. General: Provide a vapor intrusion barrier system that prevents the passage of methane gas and/or volatile organic compound vapors and complies with physical requirements as demonstrated by testing performed by an independent testing agency of manufacturer's current vapor intrusion barrier formulations and system design.

1.4 SUBMITTALS

A. Submit product data for each type of vapor intrusion barrier, including manufacturer's printed instructions for evaluating and preparing the substrate, technical data, and tested physical and performance properties.

B. Project Data - Submit shop drawings showing extent of vapor intrusion barrier, including details for overlaps, flashing, penetrations, and other termination conditions.

C. Samples – Submit representative samples of the following for approval:

1. Vapor intrusion barrier components.

D. Certified Installer Certificates – Submit certificates signed by manufacturer certifying that installers comply with requirements under the "Quality Assurance" article.

1.5 QUALITY ASSURANCE

A. Installer Qualifications: Engage an experienced installer who has been trained and certified in writing by the membrane manufacturer, Land Science Technologies™ for the installation of the Geo-Seal® System.

B. Manufacturer Qualification: Obtain vapor intrusion barrier materials and system components from a single manufacturer source Land Science Technologies.

C. Field Sample: Apply vapor intrusion barrier system field sample to 100 ft^2 (9.3 m^2) of field area demonstrate application, detailing, thickness, texture, and standard of workmanship.

1. Notify engineer or special inspector one week in advance of the dates and times when field sample will be prepared.

2. If engineer or special inspector determines that field sample, does not meet requirements, reapply field sample until field sample is approved.

3. Retain and maintain approved field sample during construction in an undisturbed condition as a standard for judging the completed methane and vapor intrusion barrier. An undamaged field sample may become part of the completed work.

D. Pre-installation Conference: A pre-installation conference shall be held prior to application of the vapor intrusion barrier system to assure proper site and installation conditions, to include contractor, applicator, architect/engineer, other trades influenced by vapor intrusion barrier installation and special inspector (if any).

1.6 DELIVERY, STORAGE, AND HANDLING

A. Deliver materials to project site as specified by manufacturer labeled with manufacturer's name, product brand name and type, date of manufacture, shelf life, and directions for storing and mixing with other components.

B. Store materials as specified by the manufacturer in a clean, dry, protected location and within the temperature range required by manufacturer. Protect stored materials from direct sunlight. If freezing temperatures are expected, necessary steps should be taken to prevent the freezing of the Geo-Seal CORE and Geo-Seal CORE Detail components.

C. Remove and replace material that cannot be applied within its stated shelf life.

1.7 PROJECT CONDITIONS

A. Protect all adjacent areas not to be installed on. Where necessary, apply masking to prevent staining of surfaces to remain exposed wherever membrane abuts to other finish surfaces.

B. Perform work only when existing and forecasted weather conditions are within manufacturer's recommendations for the material and application method used.

C. Minimum clearance of 24 inches is required for application of product. For areas with less than 24-inch clearance, the membrane may be applied by hand using Geo-Seal CORE Detail.

D. Ambient temperature shall be within manufacturer's specifications. (Greater than +45ºF/+7ºC.) Consult manufacturer for the proper requirements when desiring to apply Geo-Seal CORE below 45ºF/7ºC.

E. All plumbing, electrical, mechanical and structural items to be under or passing through the vapor intrusion barrier system shall be positively secured in their proper positions and appropriately protected prior to membrane application.

F. Vapor intrusion barrier shall be installed before placement of fill material and reinforcing steel. When not possible, all exposed reinforcing steel shall be masked by general contractor prior to membrane application.

G. Stakes used to secure the concrete forms **shall not penetrate** the vapor intrusion barrier system after it has been installed. If stakes need to puncture the vapor intrusion barrier system after it has been installed, the necessary repairs need to be made by a certified Geo-Seal applicator. To confirm the staking procedure is in agreement with the manufactures recommendation, contact Land Science Technologies.

1.8 WARRANTY

A. General Warranty: The special warranty specified in this article shall not deprive the owner of other rights the owner may have under other provisions of the contract documents, and shall be in addition to, and run concurrent with, other warranties made by the contractor under requirements of the contract documents.

B. Special Warranty: Submit a written warranty signed by vapor intrusion barrier manufacturer agreeing to repair or replace vapor intrusion barrier that does not meet requirements or that does not remain methane gas and/or volatile organic compound vapor tight within the specified warranty period. Warranty does not include failure of vapor intrusion barrier due to failure of substrate prepared and treated according to requirements or formation of new joints and cracks in the attached to structures that exceed 1/16 inch (1.58 mm) in width.

1. Warranty Period: 1 year after date of substantial completion. Longer warranty periods are available upon request to the manufacturer.

C. Labor and material warranties are available upon request to the manufacturer.

PART 2 – PRODUCTS

2.1 MANUFACTURERS

A. Geo-Seal; Land Science Technologies™, San Clemente, CA. (949) 481-8118

1. Geo-Seal BASE sheet layer
2. Geo-Seal CORE spray layer and Geo-Seal CORE Detail
3. Geo-Seal BOND protection layer

2.2 VAPOR INTRUSION BARRIER SPRAY MATERIALS

A. Fluid applied vapor intrusion barrier system – Geo-Seal CORE; a single course, high build, polymer modified, asphalt emulsion. Waterborne and spray applied at ambient temperatures. A nominal thickness of 60 dry mils, unless specified otherwise. Non-toxic and odorless. Geo-Seal CORE Detail has similar properties with greater viscosity and is roller or brush applied. Manufactured by Land Science Technologies.

B. Fluid applied vapor intrusion barrier physical properties.

Geo-Seal CORE – TYPICAL CURED PROPERTIES

Properties	Test Method	Results
Tensile Strength - CORE only	ASTM 412	32 psi
Tensile Strength - Geo-Seal System	ASTM 412	662 psi
Elongation	ASTM 412	4140%
Resistance to Decay	ASTM E 154 Section 13	4% Perm Loss
Accelerated Aging	ASTM G 23	No Effect
Moisture Vapor Transmission	ASTM E 96	.026 g/ft^2/hr
Hydrostatic Water Pressure	ASTM D 751	26 psi
Perm rating	ASTM E 96 (US Perms)	0.21
Methane transmission rate	ASTM D 1434	Passed
Adhesion to Concrete & Masonry	ASTM C 836 & ASTM C 704	11 lbf./inch
Hardness	ASTM C 836	80
Crack Bridging	ASTM C 836	No Cracking
Heat Aging	ASTM D 4068	Passed
Environmental Stress Cracking	ASTM D 1693	Passed
Oil Resistance	ASTM D543	Passed
Soil Burial	ASTM D 4068	Passed
Low Temp. Flexibility	ASTM C 836-00	No Cracking at –20°C
Resistance to Acids:		
Acetic		30%
Sulfuric and Hydrochloric		13%
Temperature Effect:		
Stable		248°F
Flexible		13°F

Geo-Seal CORE Detail – TYPICAL CURED PROPERTIES

Properties	Test Method	Results
Tensile Strength	ASTM 412	32 psi
Elongation	ASTM 412	3860%
Resistance to Decay	ASTM E 154 Section 13	9% Perm Loss
Accelerated Aging	ASTM G 23	No Effect
Moisture Vapor Transmission	ASTM E 96	.026 g/ft^2/hr
Hydrostatic Water Pressure	ASTM D 751	28 psi
Perm rating (US Perms)	ASTM E 96	0.17
Methane transmission rate	ASTM D 1434	Passed
Adhesion to Concrete & Masonry	ASTM C 836	7 lbf./inch
Hardness	ASTM C 836	85
Crack Bridging	ASTM C 836	No Cracking
Low Temp. Flexibility	ASTM C 836-00	No Cracking at –20ºC
Resistance to Acids:		
Acetic		30%
Sulfuric and Hydrochloric		13%
Temperature Effect:		
Stable		248°F
Flexible		13°F

2.3 VAPOR INTRUSION BARRIER SHEET MATERIALS

A. The Geo-Seal BASE layer and Geo-Seal BOND layer are chemically resistant sheets comprised of a 5 mil high density polyethylene sheet thermally bonded to a 3 ounce non woven geotextile.

B. Sheet Course Usage

1. As foundation base layer, use Geo-Seal BASE course and/or other base sheet as required or approved by the manufacturer.

2. As top protective layer, use Geo-Seal BOND layer and/or other protection as required or approved by the manufacturer.

C. Geo-Seal BOND and Geo-Seal BASE physical properties.

Properties	Test Method	Results
Film Thickness		5 mil
Composite Thickness		18 mil
Water Vapor Permeability	ASTM E 96	0.214
Adhesion to Concrete	ASTM D 1970	9.2 lbs/inch^2
Dart Impact	ASTM D 1790	>1070 gms, method A
		594 gms, method B
Puncture Properties Tear	ASTM B 2582 MD	11,290 gms
	ASTM B 2582 TD	13,150 gms

2.4 AXILLARY MATERIALS

A. Sheet Flashing: 60-mil reinforced modified asphalt sheet good with double-sided adhesive.

B. Reinforcing Strip: Manufacturer's recommended polypropylene and polyester fabric.

C. Gas Venting Materials: Geo-Seal Vapor-Vent HD or Geo-Seal Vapor-Vent Poly, and associated fittings.

D. Seam Detailing Sealant Mastic: Geo-Seal CORE Detail, a high or medium viscosity polymer modified water based asphalt material.

1. Back Rod: Closed-cell polyethylene foam.

PART 3 – EXECUTION

3.1 AUXILIARY MATERIALS

A. Examine substrates, areas, and conditions under which vapor intrusion barrier will be applied, with installer present, for compliance with requirements. Do not proceed with installation until unsatisfactory conditions have been corrected.

3.2 SUBGRADE SURFACE PREPARATION

A. Verify substrate is prepared according to manufacturer's recommendations. On a horizontal surface, the substrate should be free from material that can potentially puncture the vapor intrusion barrier. Additional protection or cushion layers might be required if the earth or gravel substrate contains too many jagged points and edges that could puncture one or more of the system components. Contact manufacturer to confirm substrate is within manufactures recommendations.

B. Geo-Seal can accommodate a wide range of substrates, including but not limited to compacted earth, sand, aggregate, and mudslabs.

1. Compacted Earth: Remove pieces of debris, gravel and/or any other material that can potentially puncture the Geo-Seal BASE. Remove any debris from substrate that can potentially puncture the Geo-Seal system prior to application.

2. Sand: A sand subgrade requires no additional preparation, provided any material that can potentially puncture the Geo-Seal BASE layer is not present.

3. Aggregate: Contact the manufacturer to ensure the aggregate layer will not be detrimental to the membrane. **The gravel layer must be compacted and rolled flat.** Ideally a ¾" minus gravel layer with rounded edges should be specified; however the Geo-Seal system can accommodate a wide variety of different substrates. Contact Land Science Technologies if there are questions regarding the compatibility of Geo-Seal and the utilized substrate. Exercise caution when specifying pea gravel under the membrane, if not compacted properly, pea gravel can become an unstable substrate.

4. Mudslabs: The use of a mubslab under the Geo-Seal system is acceptable, contact Land Science Technologies for job specific requirements.

C. Mask off adjoining surface not receiving the vapor intrusion barrier system to prevent the spillage or over spray affecting other construction.

D. Earth, sand or gravel subgrades should be prepared and compacted to local building code requirements.

3.3 CONCRETE SURFACE PREPARATION

A. Clean and prepare concrete surface to manufacturer's recommendations. In general, only apply the Geo-Seal CORE material to dry, clean and uniform substrates. Concrete surfaces must be a light trowel, light broom or equivalent finish. Remove fins, ridges and other projections and fill honeycomb, aggregate pockets, grout joints and tie holes, and other voids with hydraulic

cement or rapid-set grout. It is the applicator's responsibility to point out unacceptable substrate conditions to the general contractor and ensure the proper repairs are made.

B. When applying the Geo-Seal CORE or Geo-Seal CORE Detail material to concrete it is important to not apply the product over standing water. Applying over standing water will result in the membrane not setting up properly on the substrate

C. Surfaces may need to be wiped down or cleaned prior to application. This includes, but is not limited to, the removal of forming oils, concrete curing agents, dirt accumulation, and other debris. Contact form release agent manufacturer or concrete curing agent manufacturer for VOC content and proper methods for removing the respective agent.

D. Applying the Geo-Seal CORE to "green" concrete is acceptable and can be advantageous in creating a superior bond to the concrete surface. To help reduce blistering, apply a primer coat of only the asphalt component of the Geo-Seal CORE system. Some blistering of the membrane will occur and may be more severe on walls exposed to direct sunlight. Blistering is normal and will subside over time. Using a needle nose depth gauge confirm that the specified mil thickness has been applied.

3.4 PREPARATIONS AND TREATMENT OF TERMINATIONS

A. Prepare the substrate surface in accordance with Section 3.3 of this document. Concrete surfaces that are not a light trowel, light broom or equivalent finish, will need to be repaired.

B. Terminations on horizontal and vertical surfaces should extend 6" onto the termination surface. Job specific conditions may prevent a 6" termination. In these conditions, contact manufacturer for recommendations.

C. Apply 30 mils of Geo-Seal CORE to the terminating surface and then embed the Geo-Seal BASE layer by pressing it firmly into the Geo-Seal CORE layer. Next, apply 60 mils of Geo-Seal CORE to the BASE layer. When complete, apply the Geo-Seal BOND layer. After the placement of the Geo-Seal BOND layer is complete, apply a final 30 mil seal of the Geo-Seal CORE layer over the edge of the termination. For further clarification, refer to the termination detail provided by manufacturer.

D. The stated termination process is appropriate for terminating the membrane onto exterior footings, pile caps, interior footings and grade beams. When terminating the membrane to stem walls or vertical surfaces the same process should be used.

3.5 PREPARATIONS AND TREATMENT OF PENETRATIONS

A. All pipe penetrations should be securely in place prior to the installation of the Geo-Seal system. Any loose penetrations should be secured prior to Geo-Seal application, as loose penetrations could potentially exert pressure on the membrane and damage the membrane after installation.

B. To properly seal around penetrations, cut a piece of the Geo-Seal BASE layer that will extend 6" beyond the outside perimeter of the penetration. Cut a hole in the Geo-Seal BASE layer just big enough to slide over the penetration, ensuring the Geo-Seal BASE layer fits snug against the penetration, this can be done by cutting an "X" no larger than the inside diameter of the penetration. There should not be a gap larger than a 1/8" between the Geo-Seal BASE layer and the penetration. Other methods can also be utilized, provided, there is not a gap larger than 1/8" between the Geo-Seal BASE layer and the penetration.

C. Seal the Geo-Seal BASE layer using Geo-Seal CORE or Geo-Seal CORE Detail to the underlying Geo-Seal BASE layer.

D. Apply one coat of Geo-Seal CORE Detail or Geo-Seal CORE spray to the Geo-Seal BASE layer and around the penetration at a thickness of 30 mils. Penetrations should be treated in a 6-inch radius around penetration and 3 inches onto penetrating object.

E. Embed a fabric reinforcing strip after the first application of the Geo-Seal CORE spray or Geo-Seal CORE Detail material and then apply a second 30 mil coat over the embedded joint reinforcing strip ensuring its complete saturation of the embedded strip and tight seal around the penetration.

F. After the placement of the Geo-Seal BOND layer, a cable tie should then be placed around the finished penetration. The cable tie should be snug, but not overly tight so as to slice into the finished seal.

OPTION: A final application of Geo-Seal CORE may be used to provide a finishing seal after the Geo-Seal BOND layer has been installed.

NOTE: Metal or other slick penetration surfaces may require treatment in order to achieve proper adhesion. For plastic pipes, sand paper may be used to achieve a profile, an emery cloth is more appropriate for metal surfaces. An emery cloth should also be used to remove any rust on metal surfaces.

3.6 GEO-SEAL BASE LAYER INSTALLATION

A. Install the Geo-Seal BASE layer over substrate material in one direction with six-inch overlaps and the geotextile (fabric side) facing down.

B. Secure the Geo-Seal BASE seams by applying 60 mils of Geo-Seal CORE between the 6" overlapped sheets with the geotextile side down.

C. Visually verify there are no gaps/fish-mouths in seams.

D. For best results, install an equal amount of Geo-Seal BASE and Geo-Seal CORE in one day. Leaving unsprayed Geo-Seal BASE overnight might allow excess moisture to collect on the Geo-Seal BASE. If excess moisture collects, it needs to be removed.

NOTE: In windy conditions it might be necessary to encapsulate the seam by spraying the Geo-Seal CORE layer over the completed Geo-Seal BASE seam.

3.7 GEO-SEAL CORE APPLICATION

A. Set up spray equipment according to manufacturer's instructions.

B. Mix and prepare materials according to manufacturer's instructions.

C. The two catalyst nozzles (8001) should be adjusted to cross at about 18" from the end of the wand. This apex of catalyst and emulsion spray should then be less than 24" but greater than 12" from the desired surface when spraying. When properly sprayed the fan pattern of the catalyst should range between 65° and 80°.

D. Adjust the amount of catalyst used based on the ambient air temperature and surface temperature of the substrate receiving the membrane. In hot weather use less catalyst as hot conditions will quickly "break" the emulsion and facilitate the curing of the membrane. In cold conditions and on vertical surfaces use more catalyst to "break" the emulsion quicker to expedite curing and set up time in cold conditions.

E. To spray the Geo-Seal CORE layer, pull the trigger on the gun. A 42° fan pattern should form when properly sprayed. Apply one spray coat of Geo-Seal CORE to obtain a seamless membrane free from pinholes or shadows, with an average dry film thickness of 60 mils (1.52 mm).

F. Apply the Geo-Seal CORE layer in a spray pattern that is perpendicular to the application surface. The concern when spraying at an angle is that an area might be missed. Using a perpendicular spray pattern will limit voids and thin spots, and will also create a uniform and consistent membrane.

G. Verify film thickness of vapor intrusion barrier every 500 ft^2. (46.45 m^2), for information regarding Geo-Seal quality control measures, refer to the quality control procedures in Section 3.9 of this specification.

H. The membrane will generally cure in 24 to 48 hours. As a rule, when temperature decreases or humidity increases, the curing of the membrane will be prolonged. The membrane does not need to be fully cured prior the placement of the Geo-Seal BOND layer, provided mil thickness has been verified and a smoke test will be conducted.

I. **Do not penetrate** membrane after it has been installed. If membrane is penetrated after the membrane is installed, it is the responsibility of the general contractor to notify the certified installer to make repairs.

J. If applying to a vertical concrete wall, apply Geo-Seal CORE directly to concrete surface and use manufacturer's recommended protection material based on site specific conditions. If applying Geo-Seal against shoring, contact manufacturer for site specific installation instructions.

NOTE: Care should be taken to not trap moisture between the layers of the membrane. Trapping moisture may occur from applying a second coat prior to the membrane curing. Repairs and detailing may be done over the Geo-Seal CORE layer when not fully cured.

3.8 GEO-SEAL BOND PROTECTION COURSE INSTALLATION

A. Install Geo-Seal BOND protection course perpendicular to the direction of the Geo-Seal BASE course with overlapped seams over nominally cured membrane no later than recommended by manufacturer and before starting subsequent construction operations.

B. Sweep off any water that has collected on the surface of the Geo-Seal CORE layer, prior to the placement of the Geo-Seal BOND layer.

C. Overlap and seam the Geo-Seal BOND layer in the same manner as the Geo-Seal BASE layer.

D. To expedite the construction process, the Geo-Seal BOND layer can be placed over the Geo-Seal CORE immediately after the spray application is complete, provided the Geo-Seal CORE mil thickness has been verified.

3.9 QUALITY ASSURANCE

A. The Geo-Seal system must be installed by a trained and certified installer approved by Land Science Technologies.

B. For projects that will require a material or labor material warranty, Land Science Technologies will require a manufacturer's representative or certified 3rd party inspector to inspect and verify that the membrane has been installed per the manufacturer's recommendations.

The certified installer is responsible for contacting the inspector for inspection. Prior to application of the membrane, a notice period for inspection should be agreed upon between the applicator and inspector.

C. The measurement tools listed below will help verity the thickness of the Geo-Seal CORE layer. As measurement verification experience is gained, these tools will help confirm thickness measurements that can be obtained by pressing one's fingers into the Geo-Seal CORE membrane.

To verify the mil thickness of the Geo-Seal CORE, the following measurement devices are required.

1. Mil reading caliper: Calipers are used to measure the thickness of coupon samples. To measure coupon samples correctly, the thickness of the Geo-Seal sheet layers (18 mils each) must be taken into account. Mark sample area for repair.

2. Wet mil thickness gauge: A wet mil thickness gauge may be used to quickly measure the mil thickness of the Geo-Seal CORE layer. The thickness of the Geo-Seal sheet layers do not factor into the mil thickness reading.

   NOTE: When first using a wet mil thickness gauge on a project, collect coupon samples to verify the wet mil gauge thickness readings.

3. Needle nose digital depth gauge: A needle nose depth gauge should be used when measuring the Geo-Seal CORE thickness on vertical walls or in field measurements. Mark measurement area for repair.

To obtain a proper wet mil thickness reading, take into account the 5 to 10 percent shrinkage that will occur as the membrane fully cures. Not taking into account the thickness of the sheet layers, a freshly sprayed membrane should have a minimum wet thickness of 63 (5%) to 66 (10%) mils.

Methods on how to properly conduct Geo-Seal CORE thickness sampling can be obtained by reviewing literature prepared by Land Science Technologies.

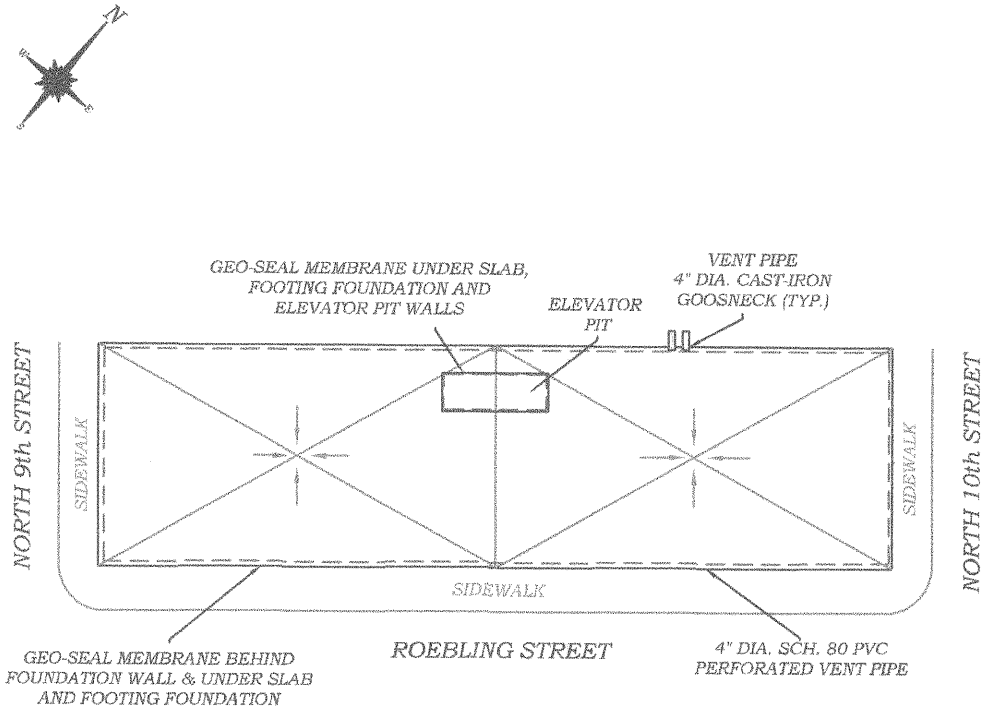
D. It should be noted that taking too many destructive samples can be detrimental to the membrane. Areas where coupon samples have been removed need to be marked for repair.

E. Smoke Testing is highly recommended and is the ideal way to test the seal created around penetrations and terminations. Smoke Testing is conducted by pumping non-toxic smoke underneath the Geo-Seal vapor intrusion barrier and then repairing the areas where smoke appears. Refer to smoke testing protocol provided by Land Science Technologies. For projects that will require a material or labor material warranty, Land Science Technologies will require a smoke test.

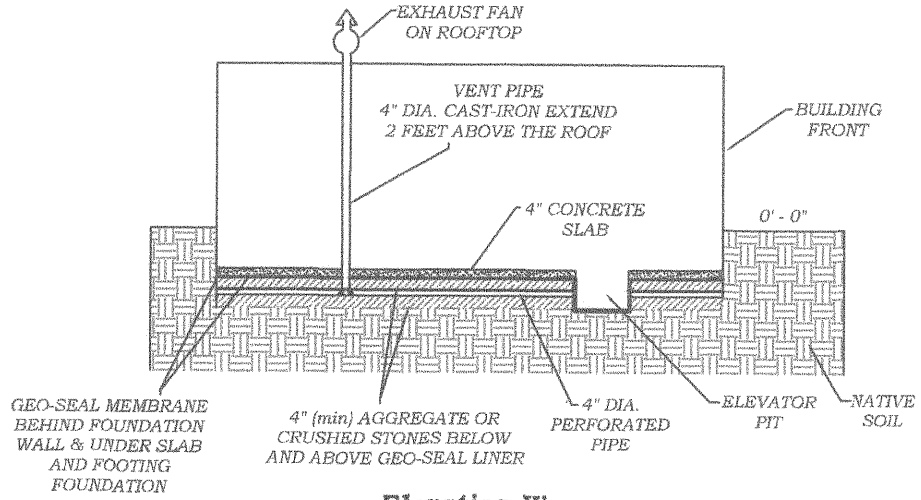
F. Visual inspections prior to placement of concrete, but after the installation of concrete reinforcing, is recommended to identify any punctures that may have occurred during the installation of rebar, post tension cables, etc. Punctures in the Geo-Seal system should be easy to indentify due to the color contrasting layers of the system.

Appendix 6

Design and specifications of an active sub-slab depressurization system (SSDS)



Plan View



Elevation View

NOTES:

1. ALL ELEVATIONS ARE RELATIVE TO EXISTING GRADE, WHICH IS ARBITRARILY ASSUMED TO BE AT 0'-0" EL.
2. THE VAPOR BARRIER DESIGN IS INDEPENDENT OF THE ACTUAL TYPE OF FOUNDATION CONSTRUCTED AT THE SITE. ANY OBJECTS THAT BISECT THE LINER SUCH AS PIERS OF PILES MUST BE CUT THROUGH THE LINER AND CONTACT BETWEEN THE BARRIER AND OBJECT MUST BE SEALED AS PER THE MANUFACTURER'S RECOMMENDATION.
3. BUILDING HEIGHT AND THE SHAPE OF THE ROOF ARE APPROXIMATE.
4. THE PERFORATED VENT PIPES SHALL BE CAREFULLY INSTALLED MANUALLY IN A SECURE COMPACTED BED OF ROUND GRAVEL TO PROVIDE GOOD SUPPORT WITHOUT DAMAGE TO PIPING.
5. THE LOCATION OF THE PERFORATED PIPES CAN BE FIELD ADJUSTED TO AVOID POSSIBLE DAMAGE TO THE PIPES DUE TO ANY UP-COMING LOADS.
6. INSTALL 4" DIA. CAST-IRON VERTICAL RAISER VENT PIPE THROUGH THE LINER USING PIPE BOOT PER MANUFACTURER'S INSTRUCTION, ENSURING NO LEAKAGE.

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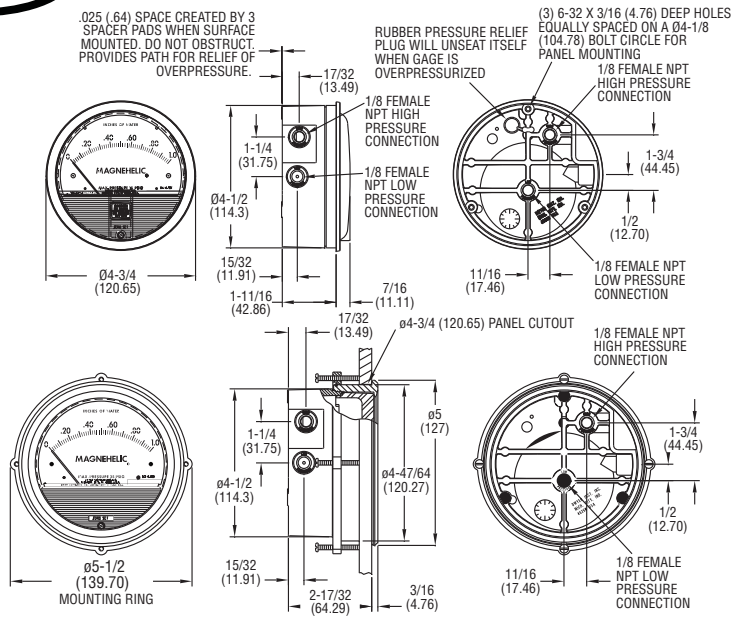
HTE Job# 130222

Drawn By:	C.O.
Reviewed By:	M.R.
Approved By:	M.S.
Date:	03/03/14
Scale:	AS NOTED

TITLE:

FIGURE 1: PLAN & ELEVATION

Magnehelic® Differential Pressure Gage



**The blowout plug is not used on models above 180 inches of water pressure, medium or high pressure models, or on gages which require an elastomer other than silicone for the diaphragm.*

STANDARD GAGE ACCESSORIES: Two 1/8˝ NPT plugs for duplicate pressure taps, two 1/8˝ pipe thread to rubber tubing adapters and three flush mounting adapters with screws.

MP AND HP GAGE ACCESSORIES: Mounting ring and snap ring retainer substituted for 3 adaptors, 1/4" compression fittings replace 1/8" pipe thread to rubber tubing adaptors.

OVERPRESSURE PROTECTION: Standard Magnehelic® Differential Pressure Gages are rated for a maximum pressure of 15 psig and should not be used where that limit could be exceeded. Models employ a rubber plug on the rear which functions as a relief valve by unseating and venting the gage interior when over pressure reaches approximately 25 psig (excludes MP and HP models). To provide a free path for pressure relief, there are four spacer pads which maintain .023˝ clearance when gage is surface mounted. Do not obstruct the gap created by these pads.

SPECIFICATIONS

Service: Air and non-combustible, compatible gases. (Natural Gas option available.)
Wetted Materials: Consult factory.
Housing: Die cast aluminum case and bezel, with acrylic cover. (MP model has polycarbonate cover).
Accuracy: ±2% of full scale (±3% on - 0, -100 Pa, -125 Pa, 10MM and ±4% on -00, - 00N, -60 Pa, -6MM ranges), throughout range at 70°F (21.1°C).
Pressure Limits: -20˝ Hg to 15 psig.† (-0.677 bar to 1.034 bar); MP option: 35 psig (2.41 bar), HP option: 80 psig (5.52 bar).
Overpressure: Relief plug opens at approximately 25 psig (1.72 bar), standard gages only. The blowout plug is not used on models above 180 inches of water pressure, medium or high pressure models, or on gages which require an elastomer other than silicone for the diaphragm.
Temperature Limits: 20 to 140°F (-6.67 to 60°C). *Low temperature models available as special option.
Size: 4˝ (101.6 mm) diameter dial face.
Mounting Orientation: Diaphragm in vertical position. Consult factory for other position orientations.
Process Connections: 1/8˝ female NPT duplicate high and low pressure taps - one pair side and one pair back.
Weight: 1 lb 2 oz (510 g), MP & HP 2 lb 2 oz (963 g).
Agency Approvals: RoHS.

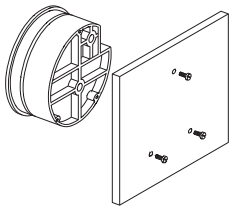
†For applications with high cycle rate within gage total pressure rating, next higher rating is recommended. See Medium and High pressure options.

Note: May be used with hydrogen when ordering Buna-N diaphragm. Pressure must be less than 35 psi.

INSTALLATION

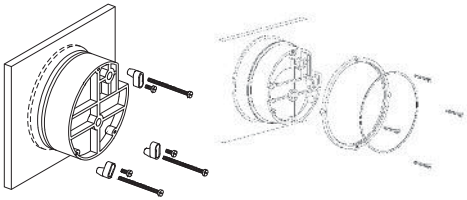
Select a location free from excessive vibration and where the ambient temperature will not exceed 140°F (60°C). Also, avoid direct sunlight which accelerates discoloration of the clear plastic cover. Sensing lines may be run any necessary distance. Long tubing lengths will not affect accuracy but will increase response time slightly. Do not restrict lines. If pulsating pressures or vibration cause excessive pointer oscillation, consult the factory for ways to provide additional damping.
All standard Magnehelic® Differential Pressure Gages are calibrated with the diaphragm vertical and should be used in that position for maximum accuracy. If gages are to be used in other than vertical position, this should be specified on the order. Many higher range gages will perform within tolerance in other positions with only rezeroing. Low range models of 0.5" w.c. plus 0.25" w.c. and metric equivalents must be used in the vertical position only.

SURFACE MOUNTING



Locate mounting holes, 120° apart on a 4-1/8" dia. circle. Use No. 6-32 machine screws of appropriate length.

FLUSH MOUNTING



Provide a 4-9/16" dia. (116 mm) opening in panel. Provide a 4-3/4" dia. (120 mm) opening for MP and HP models. Insert gage and secure in place with No. 6-32 machine screws of appropriate length, with adapters, firmly secured in place.

PIPE MOUNTING

To mount gage on 1-1/4" - 2" pipe, order optional A-610 pipe mounting kit.

TO ZERO GAGE AFTER INSTALLATION

Set the indicating pointer exactly on the zero mark, using the external zero adjust screw on the cover at the bottom. Note that the zero check or adjustment can only be made with the high and low pressure taps both open to atmosphere.

OPERATION

Positive Pressure: Connect tubing from source of pressure to either of the two high pressure ports. Plug the port not used. Vent one or both low pressure ports to atmosphere.
Negative Pressure: Connect tubing from source of vacuum or negative pressure to either of the two low pressure ports. Plug the port not used. Vent one or both high pressure ports to atmosphere.
Differential Pressure: Connect tubing from the greater of two pressure sources to either high pressure port and the lower to either low pressure port. Plug both unused ports.
When one side of the gage is vented in dirty, dusty atmosphere, we suggest an A-331 Filter Vent Plug be installed in the open port to keep inside of gage clean.

A. For portable use of temporary installation use 1/8" pipe thread to rubber tubing adapter and connect to source of pressure with flexible rubber or vinyl tubing.
B. For permanent installation, 1/4" O.D., or larger, copper or aluminum tubing is recommended.

MAINTENANCE

No lubrication or periodic servicing is required. Keep case exterior and cover clean. Occasionally disconnect pressure lines to vent both sides of gage to atmosphere and re-zero. Optional vent valves should be used in permanent installations. The Series 2000 is not field serviceable and should be returned if repair is needed (field repair should not be attempted and may void warranty). Be sure to include a brief description of the problem plus any relevant application notes. Contact customer service to receive a return goods authorization number before shipping.

WARNING

Attempted field repair may void your warranty. Recalibration or repair by the user is not recommended.

TROUBLE SHOOTING TIPS

Gage won't indicate or is sluggish.

1. Duplicate pressure port not plugged.
2. Diaphragm ruptured due to overpressure.
3. Fittings or sensing lines blocked, pinched, or leaking.
4. Cover loose or "O"ring damaged, missing.
5. Pressure sensor, (static tips, Pitot tube, etc.) improperly located.
6. Ambient temperature too low. For operation below 20°F (-7°C), order gage with low temperature, (LT) option.

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P.O. BOX 373 • MICHIGAN CITY, INDIANA 46360 U.S.A.
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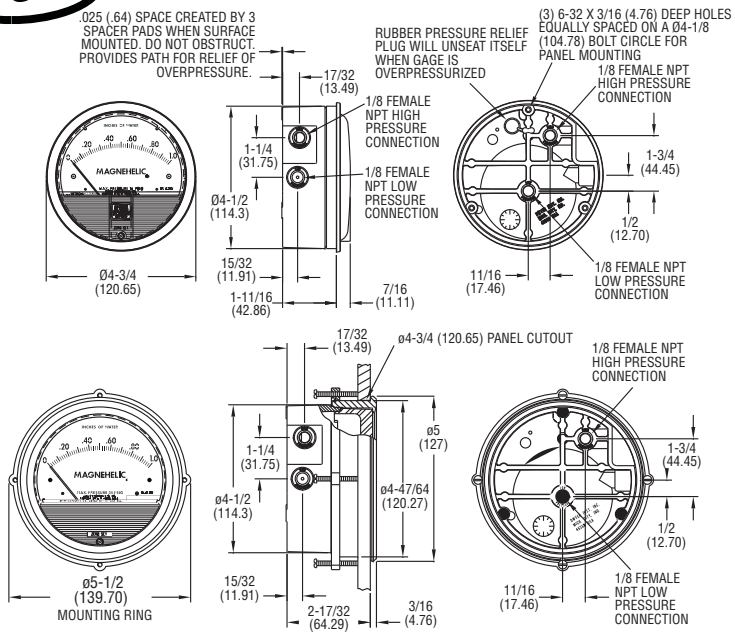
Magnehelic® Differential Pressure Gage

INSTRUCCIONES Y LISTA DE PARTES



(El tapón de goma no es usado en los modelos sobre 180 pulgadas de presión de agua, modelos de presión media o alta, o en instrumentos que requieren un elastizado en cualquier otro material que no sea silicona para el diafragma.)

Accesorios: Tapones 1/8" NPT para las conexiones duplicadas, dos adaptadores de rosca 1/8" NPT a tubo de goma; y tres adaptadores para montaje al ras y tornillos.

Accesorios para Los Modelos MP y HP: El anillo de montaje y el retensor del anillo de presión son substituidos por 3 adaptadores, accesorios de compresión de 1/4" remplazan a los adaptadores de rosca 1/8" a tubo de goma.

Protección Para Sobrepresión: Los Manómetros Diferenciales Magnehelic Estándar están clasificados para una presión máxima de 15 psi y no se deberían de usar donde el límite puede excederse. Los modelos emplean un tapón de goma en el trasero que funciona como una válvula de alivio desmontándose y ventilando el interior del instrumento cuando la sobrepresión alcanza aproximadamente 25 psig. (Los modelos MP y HP son excluidos) Para proveer un camino libre para el alivio de presión, el instrumento viene con rodilleras que mantienen un espacio de .023" cuando el instrumento es montado en superficie. No bloque el espacio creado por estas rodilleras.

† Para aplicaciones con alto ciclo de velocidad dentro de la clasificación de presión total del instrumento, la próxima clasificación mas alta es recomendada. Vea las opciones de media y alta presión.

El instrumento puede ser usado con hidrogeno cuando se ordena con diafragma de Buna-N. La presion tiene que ser menos de 35 psi.

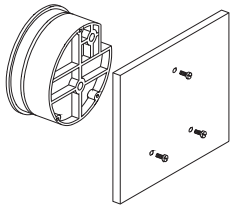
ESPECIFICACIONES

Servicio: aire y gases no combustibles, gases compatibles. (ópcion disponible para uso con gas natural).
Materiales Mojados: Consulte con la fábrica.
Carcasa: Caja y anillo de retención de aluminio fundido a presión con tapadera de acrílico. (El modelo MP tiene la tapadera de policarbonato.)
Exactitud: ±2% de fondo de escala a 21 °C
Mod. 2000-0 ±3%; Mod. 2000-00 ±4%
Límite de Presión: -20 Hg. a 15 psig. † (-0.677 bar a 1,034 bar); opción MP: 35 psig (2.41 bar), opción HP: 80 psig (5.52 bar).
Sobrepresión: El tapón de alivio se abre aproximadamente a los 25 psig, modelos estandard únicamente. El tapón de goma no es usado en los modelos sobre 180 pulgadas de presión de agua, modelos de presión media o alta, o en instrumentos que requieren un elastizado en cualquier otro material que no sea silicio para el diafragma.
Límite de Temperatura: -6.67 a 60ºC. * Modelos de baja temperatura disponibles como opción especial.
Dimensiones: diám. 120,65 mm x 55,6 prof.
Orientación de Montaje: El diafragma debe ser usado solo en posición vertical. Consulte con la fábrica para otras orientaciones de posición.
Conexiones: 1/8" NPT para alta y baja presión, duplicadas (atrás, a los lados).
Peso: 510 g, MP y HP 963 g.
Aprobación de la agencia: RoHS.

Instalacion

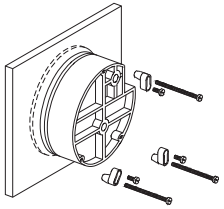
Seleccione un lugar libe de exceso de vibraciones, y donde la temperatura ambiente no supere los 60°C. Evite luz solar directa, para evitar decoloración de la cubierta plástica. Las conexiones de proceso pueden tener cualquier longitud sin afectar la exactitud, pero pueden extender el tiempo de respuesta del instrumento. Si hay pulsación de presión o vibración, consulte a fábrica sobre medios de amortiguación.
Los MAGNEHELIC han sido calibrados con el diafragma vertical, y deben ser usados en esas condiciones. Para otras posiciones, se debe especificar en la orden de provisión. Los de rango elevado pueden ser usados en diversas posiciones, pero se debe reajustar el cero. Los modelos de la serie 2000-00 y equivalentes métricos deben ser usados solo verticalmente.

Montaje en Superficie



Perfore tres orificios separados 120° sobre una circunferencia de 105 mm de diám. y sostenga el instrumento con tres tornillos 6-32 de long. apropiada.

Montaje alineado



Perfore un circulo de 115 mm de diám. en el panel, y sostenga el instrumento mediante los.

Montaje Sobre Pipa

Para montar el instrumento sobre pipas de 32 a 50 mm de diám., ordene el adaptador opcional A-610.

Puesta a Cero Después de Instalar

Deje las conexiones de presión abiertas a atmósfera y ajuste a cero desde tornillo del panel frontal.

Operacion

Presión Positiva: Conecte la tubería desde la fuente de presión a cualquiera de las dos conexiones de alta presión (HIGH), bloqueando la no usada; Las conexiones de baja (LOW) presión pueden dejarse uno o los dos abiertos a la atmósfera.
Presión Negativa: Repita el procedimiento anterior, conectado en este caso las conexiones de baja presión (LOW). Deje las otras conexiones abiertas.
Presión diferencial: Conecte el tubo correspondiente a la presión más positiva al cualquiera de los conectores de alta presión (HIGH) bloqueando el no usado, y la más baja presión o presión negativa (vacío) al conector de baja presión (LOW). Puede usarse cualquier conector de cada par, dejando siempre uno bloqueado. Si se deja una conexión abierta a la atmósfera, se recomienda el uso de un filtro tipo A-331 en el lugar correspondiente para mantener limpio el interior del instrumento. Para uso portable, o instalación temporaria, uso adapta dores para rosca de tubo de 1/89 a tubo flexible, y conecte a proceso mediante una tubería de goma, o equivalente. Para instalación permanente, se recomienda el uso de tubo de cobre o aluminio de por lo menos 1/4" de diám. exterior.

No se requiere mantenimiento específico alguno, ni lubricación. Periódicamente, desconecte el instrumento, ventee la presión acumulada, y reajuste el cero. Para instalaciones permanentes, se debe usar un juego de válvulas de montaje permanente para el venteo.
El instrumento de Serie 2000 no puede ser re parado en el campo y debería de ser regresado si reparos son necesarios (Reparos en el campo no deben de ser intentados y pueden cancelar la garantía.). Asegurarse de incluir una descripción breve del problema más cualquier notas pertinentes a la aplicación para devolución de productos antes de enviar el instrumento.

Cuidado! : La recalibración en campo puede invalidar la garantía. No se recomienda la recalibracion por parte del usuario. En caso necesario envie el instrumento con transporte pago a:

Localización De Fallas

• *El instrumento no indica, o es lento en reacción.*
1. Conexión duplicada abierta.
2. Diafragma roto por sobrepresión.
3. Tubería de conexión perforada, con pérdidas o pinchazos.
4. Anillo de retención flojo, u "O " ring dañado.
5. Conexión a proceso indebida o inadecuada.
6. Temperatura muy baja. Para este caso ordene tipos LT (baja temperatura).

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Checkpoint IIA Mitigation System Alarm

Item # 28001-2

Description - Audible alarm; green and red LED lights; factory preset to activate at .25" WC vacuum pressure; low voltage

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Technical Specifications:

Additional Checkpoint Alarm Information:

- Downloadable Checkpoint Alarm Installation Instructions (PDF format)

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INSTALLATION & OPERATING INSTRUCTIONS
Instruction P/N IN015 Rev E
FOR *CHECKPOINT IIa* TM P/N 28001-2 & 28001-3
RADON SYSTEM ALARM

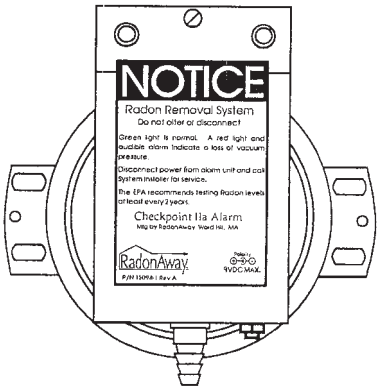
INSTALLATION INSTRUCTIONS
(WALL MOUNTING)

Select a suitable wall location near a vertical section of the suction pipe. The unit should be mounted about four or five feet above the floor and as close to the suction pipe as possible. Keep in mind that with the plug-in transformer provided, the unit must also be within six feet of a 120V receptacle. **NOTE: The Checkpoint IIa is calibrated for vertical mounting, horizontal mounting will affect switchpoint calibration.**

Drill two ¼" holes 4" apart horizontally where the unit is to be mounted.

Install the two ¼" wall anchors provided.

Hang the CHECKPOINT IIa from the two mouting holes located on the mounting bracket. Tighten the mounting screws so the unit fits snugly and securely against the wall.



Drill a 5/16" hole into the side of the vent pipe about 6" higher than the top of the unit.

Insert the vinyl tubing provided about 1" inside the suction pipe.

Cut a suitable length of vinyl tubing and attach it to the pressure switch connector on the CHECKPOINT IIa.

CALIBRATION AND OPERATION.

The CHECKPOINT IIa units are calibrated and sealed at the factory to alarm when the vacuum pressure falls below the factory setting and should not normally require field calibration. Factory Settings are:
28001-2 -.25" WC Vacuum
28001-3 -.10" WC Vacuum

To Verify Operation:

With the exhaust fan off or the pressure tubing disconnected and the CHECKPOINT IIa plugged in, both the red indicator light and the audible alarm should be on.

Turn the fan system on or connect the pressure tubing to the fan piping. The red light and the audible alarm should go off. The green light should come on.

Now turn the fan off. The red light and audible alarm should come on in about two or three seconds and the green light should go out.

WARRANTY INFORMATION

Subject to applicable consumer protection legislation, RadonAway warrants that the CHECKPOINT IIa will be free from defective material and workmanship for a period of (1) year from the date of purchase. Warranty is contingent on installation in accordance with the instructions provided. This warranty does not apply where repairs or alterations have been made or attempted by others; or the unit has been abused or misused. Warranty does not include damage in shipment unless the damage is due to the negligence of RadonAway. All other warranties, expressed or written, are not valid. To make a claim under these limited warranties, you must return the defective item to RadonAway with a copy of the purchase receipt. RadonAway is not responsible for installation or removal cost associated with this warranty. In no case is RadonAway liable beyond the repair or replacement of the defective product FOB RadonAway.

THERE ARE NO WARRANTIES WHICH EXTEND BEYOND THE DESCRIPTION ON THE FACE HEREOF. THERE IS NO WARRANTY OF MERCHANTIBILITY. ALL OTHER WARRANTIES, EXPRESSED OR WRITTEN, ARE NOT VALID.

For service under these warranties, contact RadonAway for a Return Material Authorization (RMA) number and shipping information. **No returns can be accepted without an RMA.** If factory return is required, the customer assumes all shipping costs to and from factory.

Manufactured by:
RadonAway
Ward Hill, MA
(978)-521-3703

RadonAway™
The world's leading radon fan manufacturer

GP Series

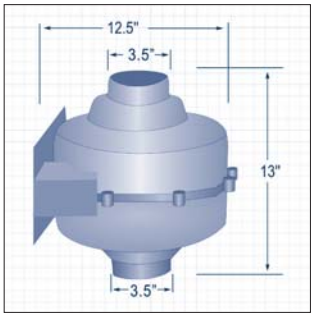
Radon Mitigation Fan

All RadonAway™ fans are specifically designed for radon mitigation. GP Series Fans offer a wide range of performance options that make them ideal for most sub-slab radon mitigation systems.

Features

- Quiet operation
- Water-hardened motor
- Seams sealed under negative pressure (to inhibit radon leakage)
- Mounts on duct pipe or with integral flange
- 3″ diameter ducts for use with 3″ or 4″ pipe
- Electrical box for hard wire or plug in
- ETL Listed - for indoor or outdoor use
- 4 interchangeable GP models

MODEL	P/N	FAN DUCT DIAMETER	WATTS	MAX. PRESSURE"WC	TYPICAL CFM vs. STATIC PRESSURE WC						
					1.0"	1.5"	2.0"	2.5"	3.0"	3.5"	4.0"
GP201	23007-1	3"	40-60	2.0	82	58	5	-	-	-	-
GP301	23006-1	3"	55-90	2.6	92	77	45	10	-	-	-
GP401	23009-1	3"	60-110	3.4	93	82	60	40	15	-	-
GP501	23005-1	3"	70-140	4.2	95	87	80	70	57	30	10



Made in USA with US and imported parts

ETL Listed

All RadonAway inline radon fans are covered by our 5-year, hassle-free warranty

For Further Information Contact

9/12
P/N 02002

RadonAway®

The World's Leading
Radon Fan Manufacturer

GP/XP/XR Series Installation & Operating Instructions

Please Read And Save These Instructions

DO NOT CONNECT POWER SUPPLY UNTIL FAN IS COMPLETELY INSTALLED. MAKE SURE ELECTRICAL SERVICE TO FAN IS LOCKED IN "OFF" POSITION. DISCONNECT POWER BEFORE SERVICING FAN.

1. **WARNING!** Do not use fan in hazardous environments where fan electrical system could provide ignition to combustible of flammable materials.
2. **WARNING!** Do not use fan to pump explosive or corrosive gases.
   See Vapor Intrusion Application Note #AN001 for important information on VI applications. RadonAway.com/vapor-intrusion
3. **WARNING!** Check voltage at the fan to insure it corresponds with nameplate.
4. **WARNING!** Normal operation of this device may affect the combustion airflow needed for safe operation of fuel burning equipment. Check for possible backdraft conditions on all combustion devices after installation.
5. **NOTICE!** There are no user serviceable parts located inside the fan unit.
   Do NOT attempt to open. Return unit to the factory for service.
6. All wiring must be performed in accordance with the National Fire Protection Association's (NFPA)"National Electrical Code, Standard #70"-current edition for all commercial and industrial work, and state and local building codes. All wiring must be performed by a qualified and licensed electrician.
7. **WARNING!** Do not leave fan unit installed on system piping without electrical power for more than 48 hours. Fan failure could result from this non-operational storage.
8. **WARNING - TO REDUCE THE RISK OF FIRE, ELECTRIC SHOCK, OR INJURY TO PERSONS, OBSERVE THE FOLLOWING:**
   a) Use this unit only in the manner intended by the manufacturer. If you have questions, contact the manufacturer.
   b) Before servicing or cleaning unit, switch power off at service panel and lock the service disconnecting means to prevent power from being switched on accidentally. When the service disconnecting means cannot be locked, securely fasten a prominent warning device, such as a tag, to the service panel.

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3 Saber Way | Ward Hill, MA 01835
www.radonaway.com

XP/XR Series		GP Series	
XP151	p/n 23010-1	GP201	p/n 23007-1
XP201	p/n 23011-1	GP301	p/n 23006-1
XR261	p/n 23019-1	GP401	p/n 23009-1
		GP501	p/n 23005-1

1.0 SYSTEM DESIGN CONSIDERATIONS

1.1 INTRODUCTION

The GP/XP/XR Series Radon Fans are intended for use by trained, professional certified/licensed" after professional Radon mitigators. The purpose of this instruction is to provide additional guidance for the most effective use of a fan. This instruction should be considered as a supplement to EPA / radon industry standard practices, state and local building codes and state regulations. In the event of a conflict, those codes, practices and regulations take precedence over this instruction.

1.2 ENVIRONMENTALS

The GP/XP/XR Series Fans are designed to perform year-round in all but the harshest climates without additional concern for temperature or weather. For installations in an area of severe cold weather, please contact RadonAway for assistance. When not in operation, the fan should be stored in an area where the temperature is never less than 32º F. or more than 100º F.

1.3 ACOUSTICS

The GP/XP/XR Series Fan, when installed properly, operates with little or no noticeable noise to the building occupants. The velocity of the outgoing air should be considered in the overall system design. In some cases the "rushing" sound of the outlet air may be disturbing. In these instances, the use of a RadonAway Exhaust Muffler is recommended.

1.4 GROUND WATER

In the event that a temporary high water table results in water at or above slab level, water may be drawn into the riser pipes thus blocking air flow to the GP/XP/XR Series Fan. The lack of cooling air may result in the fan cycling on and off as the internal temperature rises above the thermal cutoff and falls upon shutoff. Should this condition arise, it is recommended that the fan be turned off until the water recedes allowing for return to normal operation.

1.5 SLAB COVERAGE

The GP/XP/XR Series Fan can provide coverage up to 2000+ sq. ft. per slab penetration. This will primarily depend on the sub-slab material in any particular installation. In general, the tighter the material, the smaller the area covered per penetration. Appropriate selection of the GP/XP/XR Series Fan best suited for the sub-slab material can improve the slab coverage. The GP & XP Series have a wide range of models to choose from to cover a wide range of subslab material. The higher static suction fans are generally used for tighter subslab materials. The XR Series is specifically designed for high flow applications such as stone/gravel and drain tile. Additional suction points can be added as required. It is recommended that a small pit (5 to 10 gallons in size) be created below the slab at each suction hole.

1.6 CONDENSATION & DRAINAGE

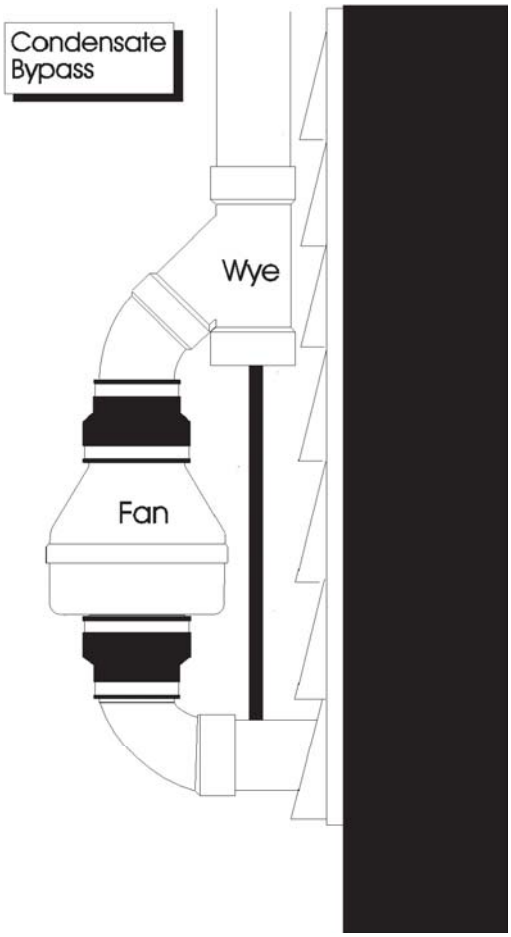
Condensation is formed in the piping of a mitigation system when the air in the piping is chilled below its dew point. This can occur at points where the system piping goes through unheated space such as an attic, garage or outside. The system design must provide a means for water to drain back to a slab hole to remove the condensation. The GP/XP/XR Series Fan **MUST** be mounted vertically plumb and level, with the outlet pointing up for proper drainage through the fan. Avoid mounting the fan in any orientation that will allow water to accumulate inside the fan housing. The GP/XP/XR Series Fans are **NOT** suitable for underground burial.

For GP/XP/XR Series Fan piping, the following table provides the minimum recommended pipe diameter and pitch under several system conditions.

Pipe Dia.	Minimum Rise per Foot of Run* @25 CFM	@50 CFM	@100 CFM
4″	1/8″	1/4″	3/8″
3"	1/4"	3/8"	1 1/2"

*Typical GP/XP/XR Series Fan operational flow rate is 25 - 90 CFM.
(For more precision, determine flow rate by using the chart in the addendum.)

Under some circumstances in an outdoor installation a condensate bypass should be installed in the outlet ducting as shown. This may be particularly true in cold climate installations which require long lengths of outlet ducting or where the outlet ducting is likely to produce large amounts of condensation because of high soil moisture or outlet duct material. Schedule 20 piping and other thin-walled plastic ducting and Aluminum downspout will normally produce much more condensation than Schedule 40 piping.



The bypass is constructed with a 45 degree Wye fitting at the bottom of the outlet stack. The bottom of the Wye is capped and fitted with a tube that connects to the inlet piping or other drain. The condensation produced in the outlet stack is collected in the Wye fitting and drained through the bypass tube. The bypass tubing may be insulated to prevent freezing.

1.7 SYSTEM MONITOR & LABEL

A System Monitor, such as a manometer (P/N 50017) or audible alarm (P/N 28001-2) is required to notify the occupants of a fan system malfunction. A System Label (provided with manometer P/N 50017) with instructions for contacting the installing contractor for service and also identifying the necessity for regular radon tests to be conducted by the building occupants, must be conspicuously placed where the occupants frequent and can see the label.

1.8 ELECTRICAL WIRING

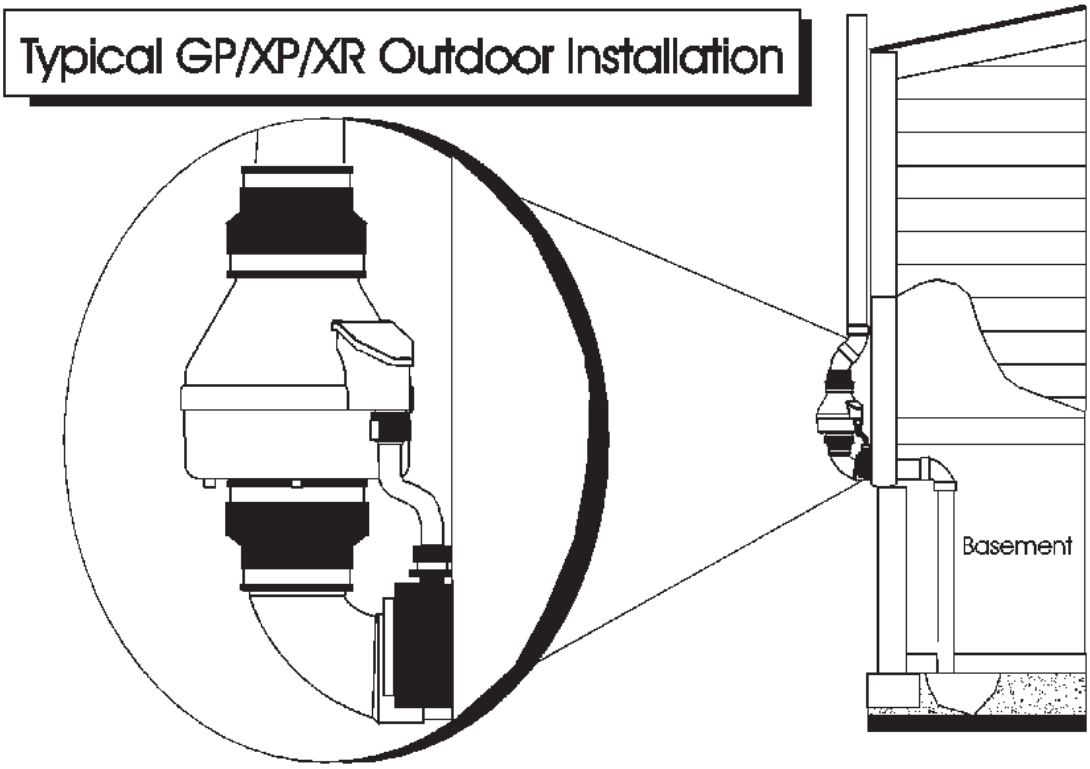
The GP/XP/XR Series Fans operate on standard 120V 60 Hz. AC. All wiring must be performed in accordance with the National Fire Protection Association's (NFPA)"National Electrical Code, Standard #70"-current edition for all commercial and industrial work, and state and local building codes. All wiring must be performed by a qualified and licensed electrician. Outdoor installations require the use of a U.L. listed watertight conduit. Ensure that all exterior electrical boxes are outdoor rated and properly sealed to prevent water penetration into the box. A means, such as a weep hole, is recommended to drain the box.

1.9 SPEED CONTROLS

The GP/XP/XR Series Fans are rated for use with electronic speed controls however, they are generally not recommended. If used, the speed control recommended is Pass & Seymour Solid State Speed Control Cat. No. 94601-I.

2.0 INSTALLATION

The GP/XP/XR Series Fan can be mounted indoors or outdoors. (It is suggested that EPA recommendations be followed in choosing the fan location.) The GP/XP/XR Series Fan may be mounted directly on the system piping or fastened to a supporting structure by means of optional mounting bracket.



2.1 MOUNTING

Mount the GP/XP/XR Series Fan vertically with outlet up. Insure the unit is plumb and level. When mounting directly on the system piping assure that the fan does not contact any building surface to avoid vibration noise.

2.2 MOUNTING BRACKET (optional)

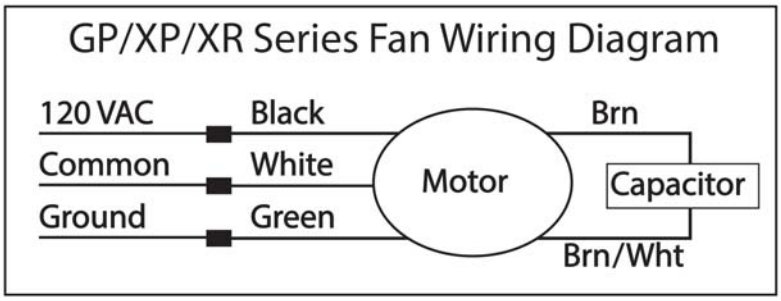
The GP/XP/XR Series Fan may be optionally secured with the integral mounting bracket on the GP Series Fan or with RadonAway P/N 25007 mounting bracket for an XP/XR Series Fan. Foam or rubber grommets may also be used between the bracket and mounting surface for vibration isolation.

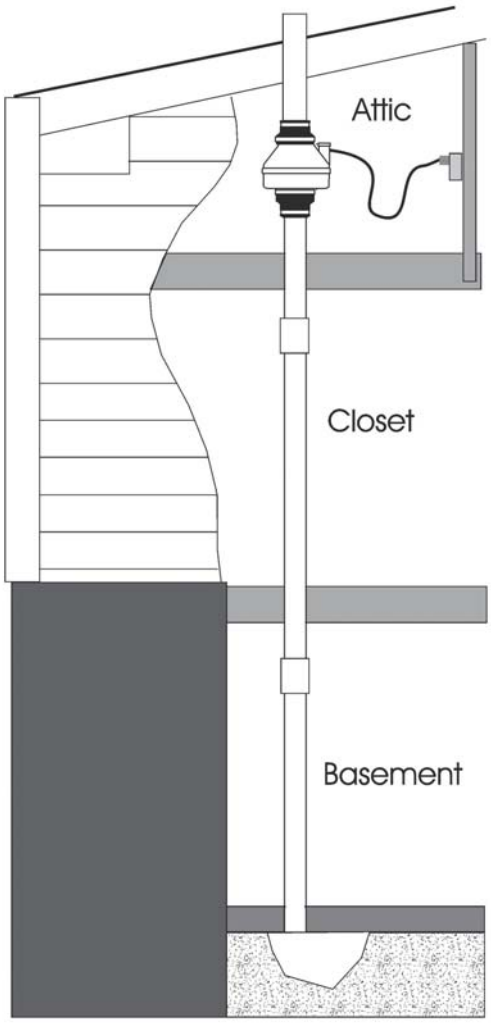
2.3 SYSTEM PIPING

Complete piping run, using flexible couplings as means of disconnect for servicing the unit and vibration isolation.

2.4 ELECTRICAL CONNECTION

Connect wiring with wire nuts provided, observing proper connections (See Section 1.8):





2.5 VENT MUFFLER (optional)

Install the muffler assembly in the selected location in the outlet ducting. Solvent weld all connections. The muffler is normally installed at the end of the vent pipe.

2.6 OPERATION CHECKS & ANNUAL SYSTEM MAINTENANCE

_____ **Verify** all connections are tight and **leak-free**.

_____ **Insure** the GP/XP/XR Series Fan and all ducting is secure and vibration-free.

_____ **Verify** system vacuum pressure with manometer. **Insure** vacuum pressure is within normal operating range and **less than** the maximum recommended operating pressure.
(Based on sea-level operation, at higher altitudes reduce by about 4% per 1000 Feet.)
(Further reduce Maximum Operating Pressure by 10% for High Temperature environments)
See Product Specifications. If this is exceeded, increase the number of suction points.

_____ **Verify Radon levels by testing to EPA protocol.**

XP/XR SERIES PRODUCT SPECIFICATIONS

The following chart shows fan performance for the XP & XR Series Fan:

Typical CFM Vs Static Suction "WC	0"	.25"	.5"	.75"	1.0"	1.25"	1.5"	1.75"	2.0"
XP151	180	162	140	117	78	46	10	-	-
XP201	150	130	110	93	74	57	38	20	-
XR261	250	215	185	150	115	80	50	20	-

Maximum Recommended Operating Pressure*		
XP151	1.3" W.C.	(Sea Level Operation)**
XP201	1.7" W.C.	(Sea Level Operation)**
XR261	1.6" W.C.	(Sea Level Operation)**

**Reduce by 10% for High Temperature Operation*
***Reduce by 4% per 1000 feet of altitude*

Power Consumption @ 120 VAC	
XP151	45 - 60 watts
XP201	45 - 66 watts
XR261	65 - 105 watts

XP Series Inlet/Outlet: 4.5" OD (4.0" PVC Sched 40 size compatible)
XR Series Inlet/Outlet: 5.875" OD
Mounting: Mount on the duct pipe or with optional mounting bracket.
Recommended ducting: 3" or 4" Schedule 20/40 PVC Pipe
Storage temperature range: 32 - 100 degrees F.
Normal operating temperature range: -20 - 120 degrees F.
Maximum inlet air temperature: 80 degrees F.
Size: 9.5H" x 8.5" Dia.
Weight: 6 lbs. (XR261 - 7 lbs)

Continuous Duty
Thermally Protected
Class B Insulation
3000 RPM
Residential Use Only
Rated for Indoor or Outdoor Use

LISTED
Electric Fan
77728
Tested to
UL
Std. 507

GP SERIES PRODUCT SPECIFICATIONS

The following chart shows fan performance for the GP Series Fan:

Typical CFM Vs Static Suction "WC	1.0"	1.5"	2.0"	2.5"	3.0"	3.5"	4.0"
GP501	95	87	80	70	57	30	5
GP401	93	82	60	38	12	-	-
GP301	92	77	45	10	-	-	-
GP201	82	58	5	-	-	-	-

Maximum Recommended Operating Pressure*		
GP501	3.8" W.C.	(Sea Level Operation)**
GP401	3.0" W.C.	(Sea Level Operation)**
GP301	2.4" W.C.	(Sea Level Operation)**
GP201	1.8" W.C.	(Sea Level Operation)**

**Reduce by 10% for High Temperature Operation*
***Reduce by 4% per 1000 feet of altitude*

Power Consumption @ 120 VAC	
GP501	70 - 140 watts
GP401	60 - 110 watts
GP301	55 - 90 watts
GP201	40 - 60 watts

Inlet/Outlet: 3.5" OD (3.0" PVC Sched 40 size compatible)
Mounting: Fan may be mounted on the duct pipe or with integral flanges.
Weight: 12 lbs.
Size: 13H" x 12.5" x 12.5"
Recommended ducting: 3″ or 4" Schedule 20/40 PVC Pipe
Storage temperature range: 32 - 100 degrees F.
Normal operating temperature range: -20 - 120 degrees F.
Maximum inlet air temperature: 80 degrees F.

Continuous Duty
Class B Insulation
3000 RPM
Thermally Protected
Rated for Indoor or Outdoor Use

LISTED
Electric Fan
77728
Tested to
UL
Std. 507

IMPORTANT INSTRUCTIONS TO INSTALLER

Inspect the GPx01/XP/XR Series Fan for shipping damage within 15 days of receipt. Notify RadonAway of any damages immediately. Radonaway is not responsible for damages incurred during shipping. However, for your benefit, Radonaway does insure shipments.

There are no user serviceable parts inside the fan. **Do not attempt to open.** Return unit to factory for service.

Install the GPx01/XP/XR Series Fan in accordance with all EPA standard practices, and state and local building codes and state regulations.

Provide a copy of this instruction or comparable radon system and testing information to the building occupants after completing system installation.

WARRANTY

Subject to any applicable consumer protection legislation, RadonAway warrants that the GPX01/XP/XR Series Fan (the "Fan") will be free from defects in materials and workmanship for a period of 90 days from the date of purchase (the "Warranty Term").

RadonAway will replace any Fan which fails due to defects in materials or workmanship. The Fan must be returned (at Owner's cost) to the RadonAway factory. Any Fan returned to the factory will be discarded unless the Owner provides specific instructions along with the Fan when it is returned regardless of whether or not the Fan is actually replaced under this warranty. Proof of purchase must be supplied upon request for service under this Warranty.

This Warranty is contingent on installation of the Fan in accordance with the instructions provided. This Warranty does not apply where any repairs or alterations have been made or attempted by others, or if the unit has been abused or misused. Warranty does not cover damage in shipment unless the damage is due to the negligence of RadonAway.

5 YEAR EXTENDED WARRANTY WITH PROFESSIONAL INSTALLATION.

RadonAway will extend the Warranty Term of the fan to 5 years from date of manufacture if the Fan is installed in a professionally designed and professionally installed radon system or installed as a replacement fan in a professionally designed and professionally installed radon system. Proof of purchase and/or proof of professional installation may be required for service under this warranty. Outside the Continental United States and Canada the extended Warranty Term is limited to one (1) year from the date of manufacture.

RadonAway is not responsible for installation, removal or delivery costs associated with this Warranty.

EXCEPT AS STATED ABOVE, THE GPx01/XP/XR SERIES FANS ARE PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

IN NO EVENT SHALL RADONAWAY BE LIABLE FOR ANY DIRECT, INDIRECT, SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES ARISING OUT OF, OR RELATING TO, THE FAN OR THE PERFORMANCE THEREOF. RADONAWAY'S AGGREGATE LIABILITY HEREUNDER SHALL NOT IN ANY EVENT EXCEED THE AMOUNT OF THE PURCHASE PRICE OF SAID PRODUCT. THE SOLE AND EXCLUSIVE REMEDY UNDER THIS WARRANTY SHALL BE THE REPAIR OR REPLACEMENT OF THE PRODUCT, TO THE EXTENT THE SAME DOES NOT MEET WITH RADONAWAY'S WARRANTY AS PROVIDED ABOVE.

For service under this Warranty, contact RadonAway for a Return Material Authorization (RMA) number and shipping information. No returns can be accepted without an RMA. If factory return is required, the customer assumes all shipping cost to and from factory.

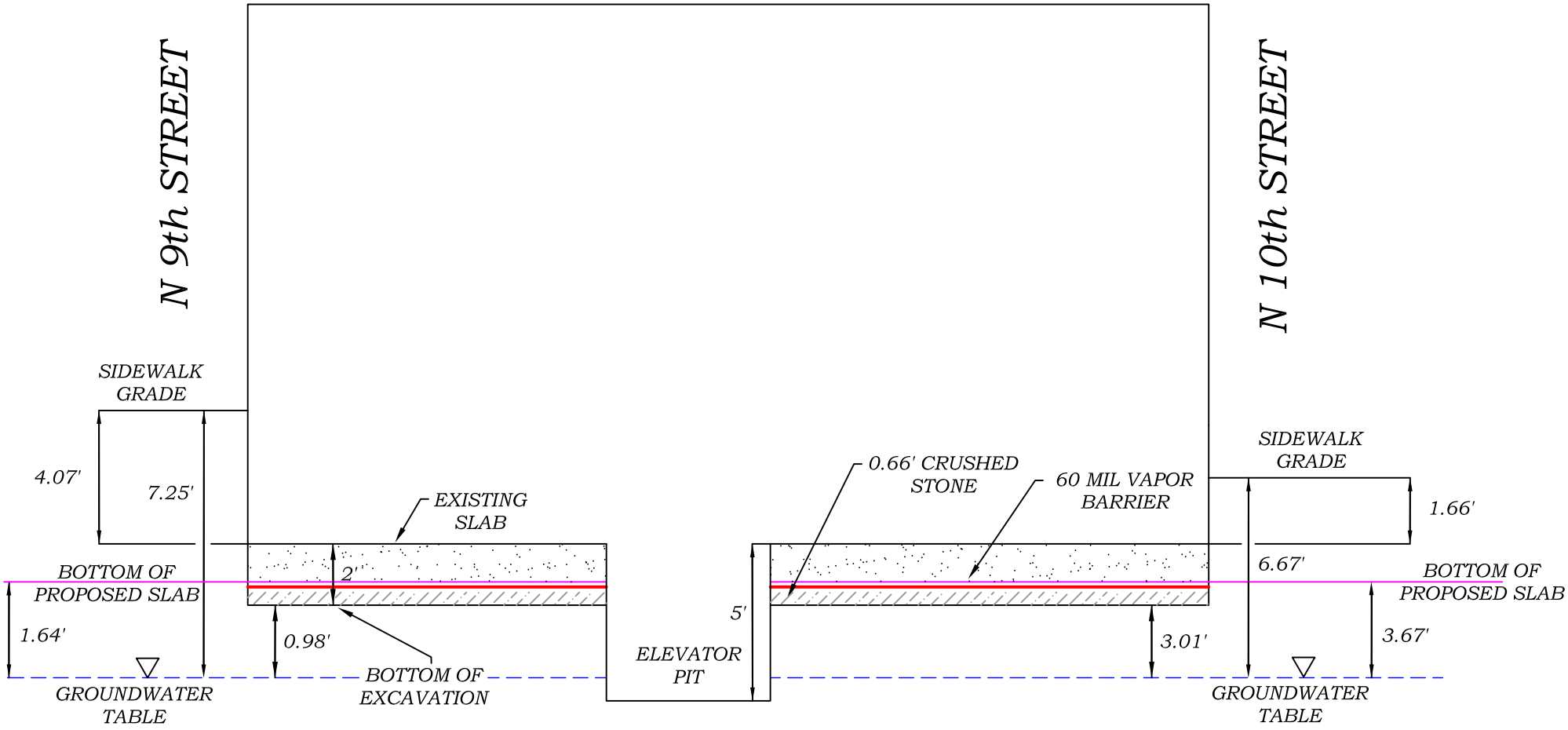
RadonAway
3 Saber Way
Ward Hill, MA 01835
TEL. (978) 521-3703
FAX (978) 521-3964

Record the following information for your records:

Serial No._____
Purchase Date_____

Appendix 7

Cross-section view of current conditions and proposed excavation



HYDRO TECH ENVIRONMENTAL CORP.

MAIN OFFICE:
77 ARKAY DRIVE, SUITE G
HAUPPAUGE, NEW YORK 11788
T (631)462-5866 F (631)462-5877

NYC OFFICE:
15 OCEAN AVENUE, 2nd Floor
BROOKLYN, NEW YORK 11225
T (718)636-0800 F (718)636-0900

www.hydrotechenvironmental.com

28-46 Roebling Street
Brooklyn, NY.
HTE Job# 130222

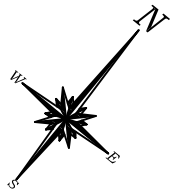
Drawn By: C.Q.
Reviewed By: M.R
Approved By: M.S
Date: 03/26/14
Scale: AS NOTED

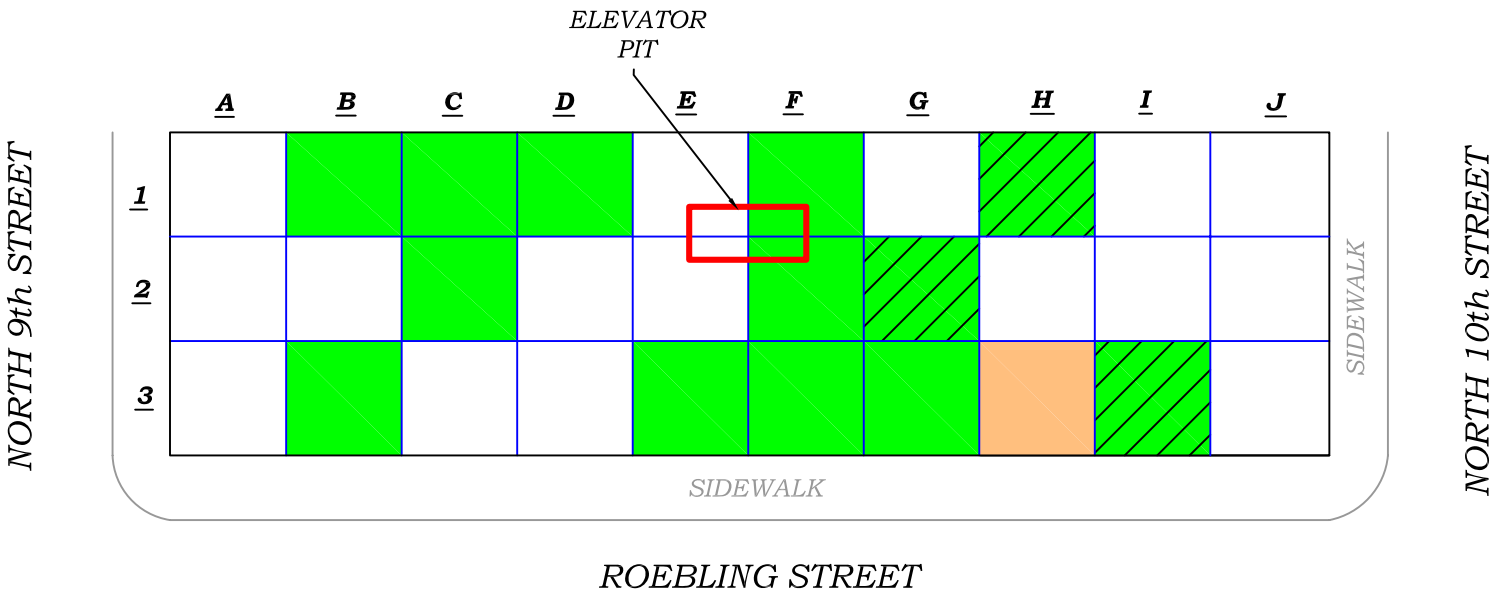
TITLE:

FIGURE 3: CROSS-SECTION VIEW OF PROPOSED EXCAVATION AND CURRENT CONDITIONS

Appendix 8

Revised hotspot and excavation maps





LEGEND:

- SVOCs HOTSPOT
- METALS HOTSPOT
- HAZARDOUS LEAD CONCENTRATIONS

0' 20' 40' 60'

SCALE IN FEET (FT.)

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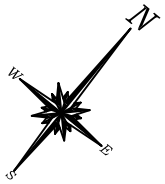
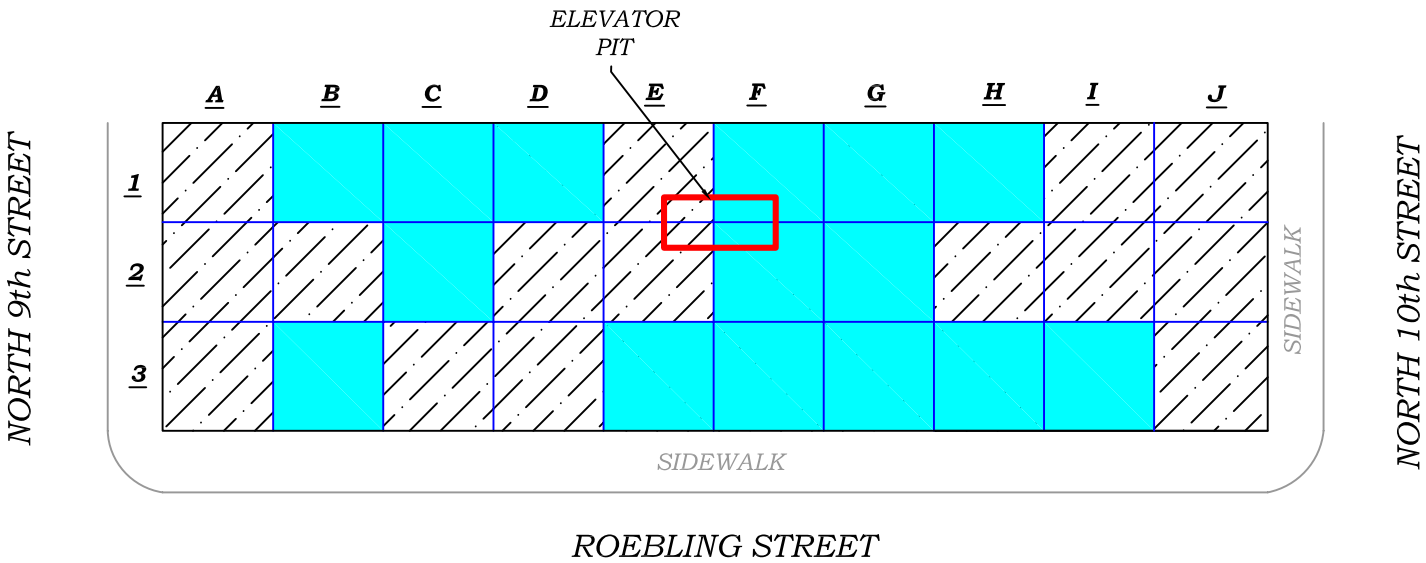
28-46 Roebling Street
Brooklyn, NY
HTE Job# 130173

Drawn By: C.Q.
Reviewed By: M.R
Approved By: M.S
Date: 04/01/14
Scale: AS NOTED

TITLE:

FIGURE 4: HOTSPOTS LOCATIONS





LEGEND:

EXCAVATION TO 2' BELOW CELLAR GRADE

HOTSPOT EXCAVATION TO GROUNDWATER INTERFACE

0' 20' 40' 60'

SCALE IN FEET (FT.)

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Brooklyn, NY
HTE Job# 130173

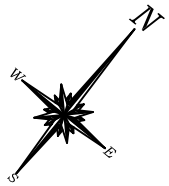
Drawn By: C.Q.
Reviewed By: M.R
Approved By: M.S
Date: 04/01/14
Scale: AS NOTED

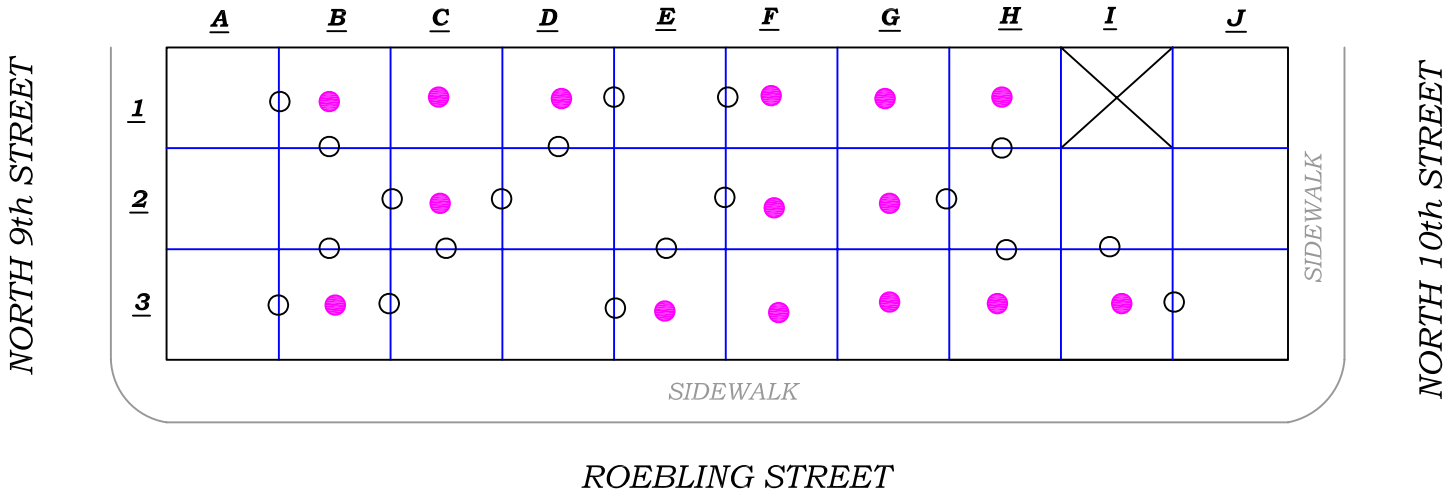
TITLE:

FIGURE 5: EXCAVATION MAP

Appendix 9

Endpoint sampling plan





LEGEND:

- ● BOTTOM ENDPOINT SAMPLING LOCATIONS
- ○ SIDEWALL ENDPOINT SAMPLING LOCATIONS (EP)

0' 20' 40' 60'

SCALE IN FEET (FT.)

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HTE Job# 130173

Drawn By: C.Q.
Reviewed By: M.R
Approved By: M.S
Date: 4/01/14
Scale: AS NOTED

TITLE:

FIGURE 6: ENDPOINT SAMPLING PLAN

Appendix 10

Development Plans

Zoning Analysis

28-46 Roebling Street, Brooklyn NY

28 ROEBLING STREET

BLOCK:	2306
LOT:	22
ZONE:	SPECIAL MIXED USE DISTRICT MX-8 (M1-2 / R6A)
MAP:	13a
EXISTING OCCUPANCY GROUP:	INDUSTRIAL
PROPOSED OCCUPANCY GROUPS:	RESIDNETIAL & BUSINESS
CONSTRUCTION CLASSIFICATIONS:	II-B (BASEMENT - 4TH) I-C (FIFTH FLOOR)
USE GROUPS:	2 & 6
NO. OF STORIES:	6 (5 + BASEMENT)
BUILDING HEIGHT:	66 FEET
LOT AREA:	5,500 SQUARE FEET (Irregular)
EXISTING FLOOR AREA:	26,974.15 SQUARE FEET (EX.)
EXISTING FLOOR AREA RATIO(FAR):	5.0

EXISTING BUILDING BULK AND LOT COVERAGE IS EXISTING WITHIN A STRUCTURE IN EXISTENCE PRIOR TO DECEMBER 15, 1961 - NO INCREASE PROPOSED.

EXISTING BUILDING AREA SUMMARY:
(5) FLOORS X 5,394.83 SF = 26,974.15 SQUARE FEET

PROPOSED BUILDING AREA SUMMARY:

FLOOR	EX. GROSS FLOOR AREA	EXISTING FLOOR AREA REMOVED	PROPOSED NEW FLOOR AREA	MECH. DEDUCTION	QH DEDUCTION	NET ZONING FLOOR AREA
BSMNT	5,394.83 SF	(797.08) SF	0 SF	(385.29)	0	4,212.46 SF
FIRST	5,394.83 SF	(903.08) SF	0 SF	(274.27)	(1054.02)	3,163.46 SF
SECOND	5,394.83 SF	0 SF	0 SF	(94.32)	(203.41)	5,097.10 SF
THIRD	5,394.83 SF	0 SF	0 SF	(94.32)	(203.41)	5,097.10 SF
FOURTH	5,394.83 SF	0 SF	0 SF	(94.32)	(203.41)	5,097.10 SF
FIFTH	0 SF	0 SF	4,488.68 SF	(79.75)	(207.50)	4,201.43 SF
TOTALS	26974.15 SF	(1,700.16) SF	4,488.68 SF	(1022.27)	(1871.75)	26,868.65 SF

PROPOSED FLOOR AREA OF 26,868.65 SF < EXISTING FLOOR AREA OF 26,974.15 SF

BULK REGULATIONS:

ZR 123-63 WHERE DESIGNATED RESIDENTIAL DISTRICT IS AN R6 DISTRICT REGARDLESS OR WHETHER THEY ARE REQUIRED TO BE DEVELOPED TO QHP, SHALL COMPLIE WITH THE MAX. FAR AND LC REQUIREMENTS SET FORTH IN SECTION 23-145

ZR 123-64(b) LOT COVERAGE REQUIREMENTS DO NOT APPLY

ZR 23-942 THE FLOOR AREA OF ANY DEVELOPMENTS MAY NOT EXCEED THE BASE FLOR AREA RATIO.

DISTRICT	BASE FAR	LOT SIZE	MAX ALLOWABLE FA
MX-8 (M1-2/R6A)	3.0	5,450	16,350 SF

*EXISTING FLOOR AREA EXCEEDS MAXIMUM ALLOWABLE FLOOR AREA

ZR 54-31 A NON-COMPPLYING BUILDING OR OTHER STRUCTRE MAY BE ENLARGED OR CONVERTED, PROVIDED THAT NO ENLARGEMENT OR CONVERSION MAY BE MADE WHICH WILL EITHER CREATE A NEW NON-COMPLIANCE OR INCREASE THE DEGREE OF NON-COMPLIANCEOF A BUILDING OR OTHER STRUCTURE OR ANY PORTION THEREOF.

*NO INCREASE TO THE DEGREE OF NON-COMPLIANCE IS PROPOSED

HEIGHT AND SETBACK REGULATIONS:

ZR 123-662 THE HEIGHT OF THE BUILDING IN SPECIAL MIXED USE DISTRICT SHALL BE MEASURED FROM THE BASE PLANE.

BASE PLANE CALCULATION -ELEVATIONS PER SURVEY			
	STREET GRADE AVERAGE	STREET LENGTH	ELEV. X LENGTH
ROEBLING STREET	(10.17' + 9.0' / 2)=9.585	100.0'	958.5
NORTH 9th STREET	(10.17'+10.77'/ 2)=10.47	55.0'	575.85
	TOTALS	155.0'	1534.35

BASE PLANE = 1534.35 / 155 = 9.899'

ZR 123-662 IN SPECIAL MIXED DISTRICT WHERE THE DESIGNATED RESIDENTIAL DISTRICT IS AN R6, THE HEIGHT AND SETBACK REGULATION OF SECTION 23-60 SHALL NOT APPLY.

(b) MEDIUM AND HIGH DENSITY CONTEXTUAL DISTRICT

(1) BUILDING WALLS FACING A WIDE STREET (ROEBLING) SHALL PROVIDE A SETBACK AT LEAST 10 FEET DEEP FROM SUCH WALL OF THE BUILDING AT A HEIGHT NOT LOWER THAN THE MINIMUM BASE HEIGHT SPECIFIED IN TABLE B. BUILDING WALLS FACING A NARROW STREET (N 10TH) SHALL PROVIDE A SETBACK AT LEAST 15 FEET DEEP FROM SUCH WALL OF THE BUILDING AT A HEIGHT NOT LOWER THAN THE MINIMUM BASE HEIGHT SPECIFIED IN TABLE B.

(3) REQUIRED SETBACK AREAS MAY BE PENETRATED BY DORMERS IN ACCORDANCE WITH PARAGRAPH (c) OF THIS SECTION

DISTRICT	MIN BASE HEIGHT	MAX BASE HEIGHT	MAXIMUM BUILDING HEIGHT
R6A	40'	60'	70'

PROPOSED BASE HEIGHT = 53'-6"
PROPOSED BUILDING HEIGHT = 65'-6"

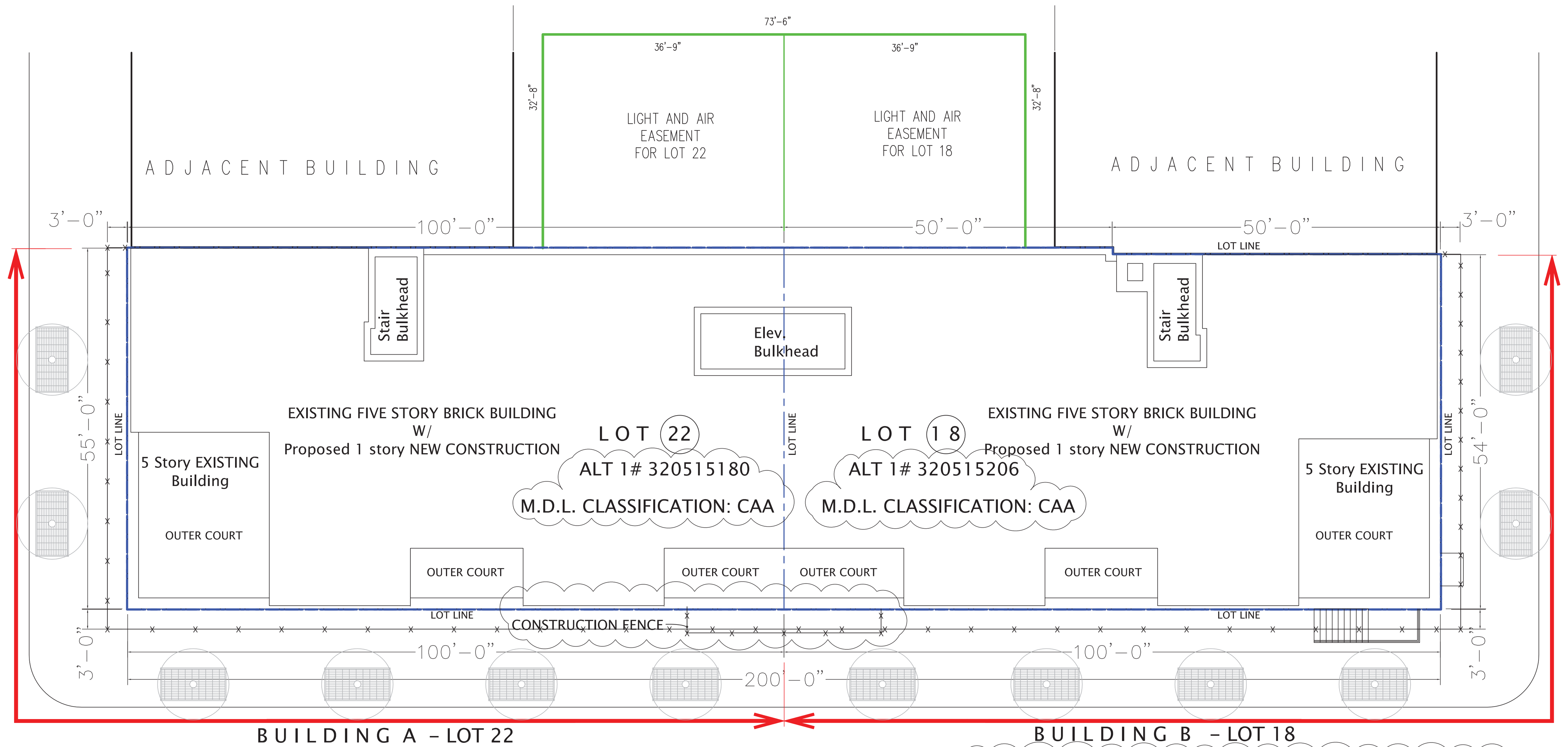
(c) PERMITTED OBSTRUCTIONS AND DORMER PROVISIONS
OBSTRUCTIONS SHALL BE PERMITTED PURSUANT TO SECTIONS 23-62, 24-52, OR 43-42. IN ADDITION, WITHIN A REQUIRED SETBACK AREA A DORMER MAY EXCEED A MAXIMUM BASE HEIGHT SPECIFIED IN TABLES A OR B OF THIS SECTION AND THUS PENETRATE A REQUIRED SETBACK AREA, PROVIDED THAT, ON ANY STREET FRONTAGE, THE AGGREGATE WIDTH OF ALL DORMERS AT THE MAXIMUM BASE HEIGHT DOES NOT EXCEED 60 PERCENT OF THE LENGTH OF THE STREET WALL AT THE HIGHEST STORY ENTIRELY BELOW THE BASE MAXIMUM HEIGHT. AT ANY LEVEL ABOVE THE MAXIMUM BASE HEIGHT, THE LENGTH OF A STREET WALL OF A DORMER SHALL BE DECREASED BY ONE PERCENT FOR EVERY FOOT THAT SUCH LEVEL OF DORMER EXCEEDS THE MAXIMUM BASE HEIGHT.

PROPOSED DORMER HEIGHT IS 6 FEET ABOVE MAXIMUM BASE HEIGHT THEREFORE PERCENTAGE OF MAXIMUM ALLOWABLE DORMER IS REDUCED TO 54% (6 - 60 = 54)

DORMER CALCULATIONS

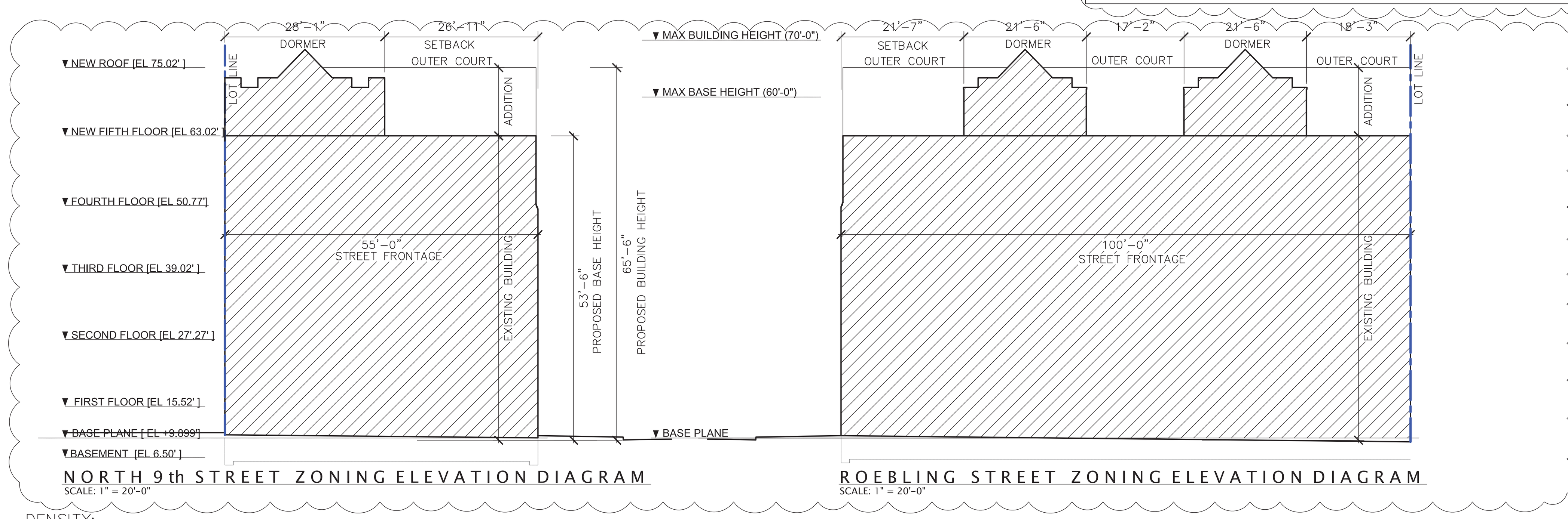
STREET	STREET LENGTH	DORMER FACTOR	MAXIMUM AGGREGATE DORMER LENGTH
ROEBLING STREET	100'	X 54%	54'-0"
NORTH 9TH STREET	55'	X 54%	29'-7"

PROPOSED ROEBLING ST DORMER AGGREGATE LENGTH: 49'-11" (COMPIES)
PROPOSED N 9th ST DORMER AGGREGATE LENGTH: 29'-7" (COMPIES)



LOTS 18 AND 22 FILED AND APPROVED UNDER SUB-DIVISION NYC DOB APPLICATION SI# 320583070
EXHIBITS 1 AND 3 FILED UNDER:
CFRN#s 2013000166835 & 2013000166836

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



NORTH 9th STREET ZONING ELEVATION DIAGRAM
SCALE: 1" = 20'-0"

ROEBLING STREET ZONING ELEVATION DIAGRAM
SCALE: 1" = 20'-0"

DENSITY:

ZR 23-22 MAX. RESIDENTIAL FLOOR AREA PERMITTED ON LOT / APPLICABLE FACTOR

DISTRICT	DENSITY FACTOR FOR DWELLING UNITS
MX-8 (M1-2/R6A)	680

MAX # OF DWELLING UNITS: 27,250 / 680 = 40
PROPOSED # OF DWELLING UNITS: = 30 30< 40 : COMPLIES

YARDS:

ZR 123-65 NO FRONT YARD OR SIDE YARD ARE REQUIRED IN SPECIAL MIXED USE DISTRICTS. FOR A RESIDENTIAL PORTION OF A MIXED USE BUILDING THE REQUIRED REAR YARD SHALL BE PROVIDED AT ANY LEVEL NOT HIGHER THATN THE FLOOR LEVEL OF THE LOWEST STORY CONTAINING RESIDENCES

EXISTING BUILDING IS NON-CONFOMRING NO REAR YARD PROVIDED; REAR YARD IS NOT REQUIRED OPEN SPACE IS PROVIDED ON ROOF OF BUILDING

ZR 15-11 OPEN SPACE EQUIVALENT AT LEAST 30% OF THE GROSS ROOF AREA OF A BUILDING CONTAINING 15 DWELLING UNITS SHALL BE DEVELOPED FOR RECREATIONAL USE. FOR EACH ADDITIONAL DWELLING UNIT, 100 SF OF ADDITIONAL ROOF AREA SHALL BE DEVELOPED FOR RECREATIONAL USE, UP TO A MAXIMUM OF 50% OF THE GROSS ROOF AREA.

PARKING:

ZR 123-72 FOR RESIDENTIAL AND COMMUNITY FACITLIY USES THE ACCESSORY OFF STREET PARKING REGULATIONS OF THE DESIGNATED RESIDENCE DISTRICT, AS SET FORTH IN ARTICLE II, CHAPTER 5, SHALL APPLY. - FOR MIXED USE BUILDINGS PROVISONS OF 25-60 DO NOT APPLY. IN LIEU THEREOF, THE PROVISIONS OF SECTION 44-40 SHALL APPLY TO SUCH USES.

ZR 44-40
ZR 25-20

DISTRICT	PERCENT OF TOTAL DWELLING UNITS
MX-8 (M1-2/R6A)	50%

50% OF 30 DWELLING UNITS = 15 PARKING SPACE
PARKING SPACES WAIVER PER ZR 25-26: 0 PARKING SPACES REQUIRED

ZR 25-26 WAIVER OF REQUIREMENTS FOR CONVERSIONS
FOR CONVERSIONS IN BUILDINGS OR PORTIONS THEREOF, WHICH RESULT IN THE CREATION OF DWELLING UNITS OR ROOMING UNITS, THE MAXIMUM NUMBER OF ACCESSORY OFF STREET PARKING SPACES FOR THE REQUIREMENTS ARE WAIVED IS 20 SPACES, PROVIDED THAT THE BOARD OF STANDARDS AND APPEALS MAY WAIVE REQUIREMENTS FOR A GREATER NUMBER OF SPACES IN ACCORDANCE WITH SECTION 73-46 WAIVER OF REQUIREMENTS FOR CONVERNSIONS

BICYCLE PARKING:

ZR 25-811

TYPE OF USE	NUMBER OF SPACES TO BE PROVIDED
UG 2 (RESIDENTIAL)	1 SPACE PER 2 DWELLING UNITS

(.5) x 30 DWELLING UNITS = 15 PARKING SPACE REQUIRED
15 PARKING SPACES PROVIDED; 222 SF PROVIDED AREA

ZR 25-85 FLOOR AREA EXEMPTION
SPACE PROVIDED FOR ENCLOSED ACCESSORY BICYCLE PARKING SPACES PURSUANT TO THE STANDARDS OF THIS SECTION, SHALL BE EXCLUDED FROM THE CALCULATION OF FLOOR AREA PROVEDED THAT:
(a) THE SPACE EXCLUDED FROM FLOOR AREA DOES NOT EXCEED AN AMOUNT EQUAL TO 15SF MULTIPLIED BY THE NUMBER OF REQUIRED SPACES.

QUALITY HOUSING:

ZR 28-41 DENSITY PER CORRIDOR
IF THE NUMBER OF DWELLING UNITS SERVED BY A VERTICAL CIRCULATION CORE AND CORRIDOR ON EACH STORY DOES NOT EXCEED THE NUMBER IF THE FOLLOWING TABLE, 50 PERCENT OF THE SQUARE FEET OF THE CORRIDOR SERVING SUCH DWELLING UNITS ON SUCH STORY MAY BE EXCLUDED FROM THE DEFINITION OF FLOOR AREA

DISTRICT	# OF DWELLING UNITS SERVED BY CORRIDOR PER STORY
R6 / R7	11

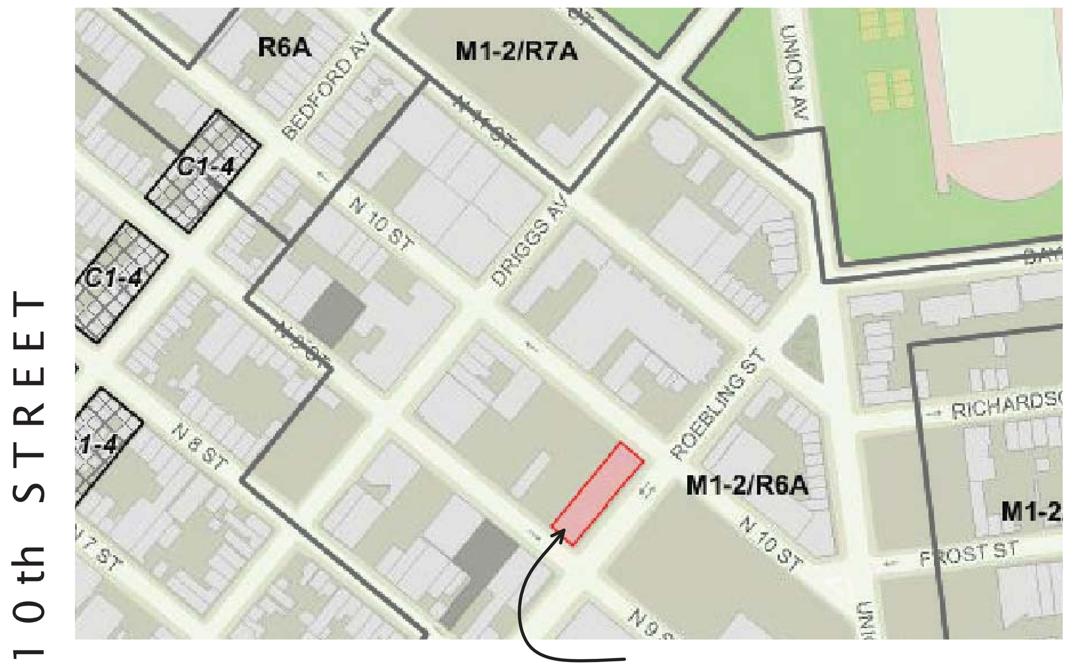
ZR 28-23 REFUSE STORAGE AND DISPOSAL
IN R6 - R10 DISTRICTS, DEVELPOMENTS, ENLARGEMENTS, EXTENSTIONS, AND CONVERSIONS WITH NINE OR MORE DWELLING UNITS PER VERTICAL CIRCULATION CORE SHALL COMPLY WITH THE PROVISIONS OF THIS SECTION...A REFUSE ROOM OF NOT LESS THAN TWELVE SQUARE FEET WITH NO DIMENSION LESS THAN THREE FEET SHALL BE PROVIDED ON EACH STORY THAT HAS ENTRANCES TO DWELLING UNITS. TWELVE SQUARE FEET OF SUCH REFUSE ROOM SHALL BE EXCLUDED FROM THE DEFINITION OF FLOOR AREA

ZR 28-31 REQUIRED RECREATION SPACE
DEVELPOMENTS, ENLARGEMENTS, EXTENSTIONS, AND CONVERSIONS WITH NINE OR MORE DWELLING UNITS, SHALL PROVIDE AT LEAST THE MINIMUM AMOUNT OF RECREATION SPACE AS SET FORTH IN THE FOLLOWING TABLE. THE AMOUNT OF RECREATION SPACE REQUIRED IS EXPRESSED AS A PERCENTAGE OF THE TOTAL AMOUNT OF RESIDENTIAL FLOOR AREA OF THE DEVELOPMENT, ENLARGEMENT, EXTENSION, OR CONVERSION, AND MAY BE AGGREGATED IN ONE TYPE, INDOORS OR OUTDOORS. THE FLOR SPACE OF INDOOR RECREATION PROVIDED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN SECTION 28-32, NOT EXCEEDINGTHE AMOUNT REQUIRED IN THE FOLLOWING TABLE SHALL BE EXCLUDED FROM THE DEFINITION OF FLOOR AREA.

DISTRICT	MINIMUM REQUIRED RECREATION SPACE (% OF RES FA)
R6 / R7	3.3

3.3% x 22,686.16 = 748.64 SF REQUIRED RECRETION SPACE

750 SF PROVIDED ON ROOF AS RECREATION SPACE
AMOUNT OF PROPOSED RECREATION SPACE EXCEEDS REQUIRED MINIMUM



Area Map

SITE

Zoning Map:13a Zone: MX-8 (M1-2/R6A)

Block: 2306 Lot: 18

Scope of work

FILING TO CONVERT EXISTING FACTORY TO RESIDENTIAL DWELLING UNITS . A NEW CERTIFICATE OF OCCUPANCY WILL BE OBTAINED.

Reference Information

-ALT 1916 / 66
-SANBORN AND ZOLA MAPS

Separate Applications

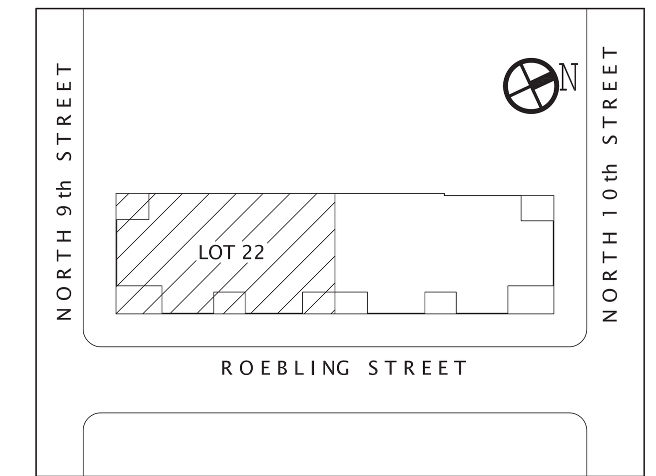
-MECHANICAL : ENERGY CODE ANALYSIS
-PLUMBING
-SPRINKLER
-STRUCTURAL
-SUBDIVISION

Special / Progress Inspections

MASONRY BC 1704.5
MECHANICAL SYSTEMS BC 104.15
STRUCTURAL SAFETY - STRUCTURAL STABILITY BC 1704.19
FIRESTOP, DRAFTSTOP, FIREBLOCK SYSTEMS BC 1704.25

List of Drawings

Z-001.00	SITE PLAN, AREA MAP, ZONING CALCS, NOTES.
Z-002.00	ZONING DIAGRAMS
EN-001.00	ENERGY CODE COMPLIANCE
A-001.00	SITE SURVEY
A-002.00	SITEPLAN
A-003.00	BUILDING CODE / MDL NOTES
A-004.00	GENERAL NOTES
A-005.00	ADA NOTES / DETAILS
A-010.00	FIRE RATINGS, EGRESS TRAVEL DISTANCE PLANS
A-020.00	LIGHT AND AIR CALCULATIONS AND PLANS
A-100.00	BASEMENT AND FIRST FLOOR PLAN
A-101.00	SECOND THROUGH FOURTH AND FIFTH FLOOR PLAN
A-102.00	ROOF PLAN AND ELEVATOR BULKHEAD PLAN
A-200.00	ROEBLING STREET ELEVATION
A-201.00	SIDE AND REAR ELEVATION
A-300.00	BUILDING SECTIONS
A-301.00	BUILDING SECTIONS
A-310.00	EGRESS STAIR SECTIONS / DETAILS
A-500.00	MISCELLANEOUS DETAILS
A-510.00	ROOFING DETAILS
A-600.00	PARTITION SCHEDULE
A-601.00	FIRESTOPPING DETAILS
A-602.00	DOOR SCHEDULE
A-603.00	WINDOW SCHEDULE
A-900.00	COMPACTOR DETAILS



KEY PLAN

	REVISIONS	
NO.	DESCRIPTIONS	DATE
1		
1		
NO.	TO WHOM ISSUED	DATE
	ISSUES	

Michael Muroff Architect, LLC — Architect
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46 ROEBLING STREET
BROOKLYN, NY

NYC DOB Building Id. Number :
Block: 2306 Lot: 22

Site Plan, Zoning Map, Diagrams and Analysis Data

Date: 08-27-12
Scale: as noted
Project No. : 12-136
Drawing By: NJM
Checked By: MM

Z-001.00

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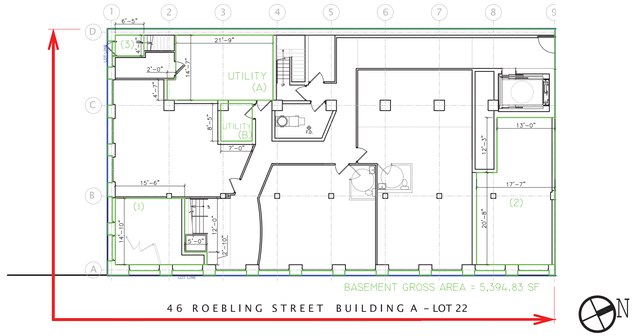


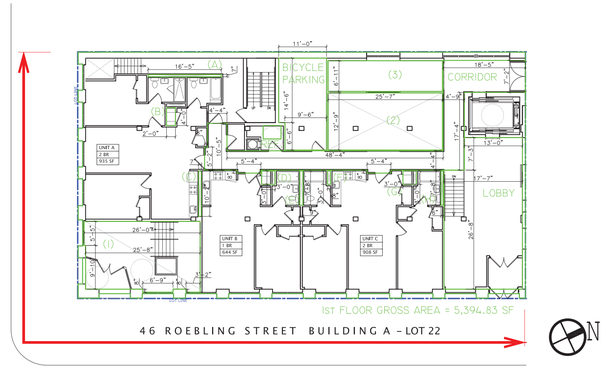
ZONING ANALYSIS - BASEMENT FLOOR
Scale : 1/16" = 1'-0"

PROPOSED BASEMENT: (LOT 18)

AREA DEDUCTIONS– REMOVAL OF FLOOR	
(1)–CRAWLSPACE / CELLAR	15.5' X 14.83' + 5.0' X 2.92' = 244.47
(2)–CRAWLSPACE / CELLAR	20.67' X 17.58' + 13.00' X 12.25' = 522.63
(3)–CRAWLSPACE / CELLAR	6.42' X 4.67' = 29.98
SUM:	797.08

DEDUCTIONS PER ZR 12–10 (DEFINITIONS OF FLOOR AREA)	
(A)–UTILITY	21.75' X 14.58' + 4.58' X 2.0' = 326.28
(A)–UTILITY	8.43' X 7.0' = 59.01
SUM:	385.29

GROSS FLOOR AREA	5,394.83
AREA DEDUCTIONS	(797.08)
ZONING DEDUCTIONS	(385.29)
NET ZONING FLOOR AREA	4,212.46



ZONING ANALYSIS - 1st FLOOR
Scale : 1/16" = 1'-0"

PROPOSED FIRST FLOOR: (LOT 18)

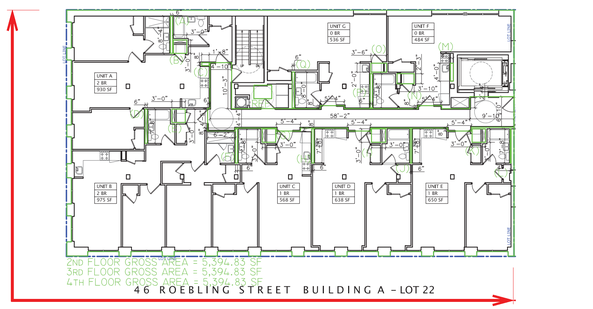
AREA DEDUCTIONS– REMOVAL OF FLOOR	
(1)–OPEN TO BELOW	5.42' x 26.0' + 9.83' x 25.67' + 0.67' x 6.75' + 0.67' x 3.17' = 399.92
(2)–OPEN TO BELOW	12.75' x 25.58' = 326.15
(3)–OPEN TO BELOW	6.92' X 25.58' = 177.01
SUM:	903.08

DEDUCTIONS PER ZR 28–41, 28–23, & 28–25 (QUALITY HOUSING)	
LOBBY (100%)	17.58' X 26.67' + 7.25' X 13.0' = 563.11
CORRIDOR (100%)	4.33'x10.42' + 48.33'x4.33' + 4.75'x17.33' + 18.42'x7.17' + 5.33 X .67'(2) + 5.16' X .58' = 478.91
REFUSE ROOM	MAX ALLOWABLE DEDUCTION = 12.0
SUM:	1054.02

DEDUCTIONS PER ZR 25–85 (BICYCLE PARKING) (225 MAX DEDUCTION)	
BICYCLE PARKING ROOM	14.5' x 11.0' + 6.5' x 9.5' = 221.25
SUM:	221.25

DEDUCTIONS PER ZR 12–10 (DEFINITIONS OF FLOOR AREA)	
(A)–PLUMBING CHASE	16.42' X 0.58' = 9.52
(B)–HVAC VENT SHAFT	2.0' X 4.0' = 8.0
(C)–PLUMBING CHASE	10.17' X 0.58' = 5.90
(D)–HVAC VENT SHAFT	3.0' X 3.0' = 9.0
(E)–PLUMBING CHASE	7.67' X 0.75' = 5.75
(F)–PLUMBING CHASE	3.0' X 0.67' = 2.01
(G)–HVAC VENT SHAFT	3.0' X 3.0' = 9.0
(H)–PLUMBING CHASE	7.67' X 0.50' = 3.84
SUM:	53.02

GROSS FLOOR AREA	5,394.83
REMOVAL OF FLOOR AREA	(903.08)
QUALITY HOUSING DEDUCTIONS	(1054.02)
MECHANICAL / PLUMBING & BICYCLE PARKING DEDUCTION	(274.27)
NET ZONING FLOOR AREA	3,163.46



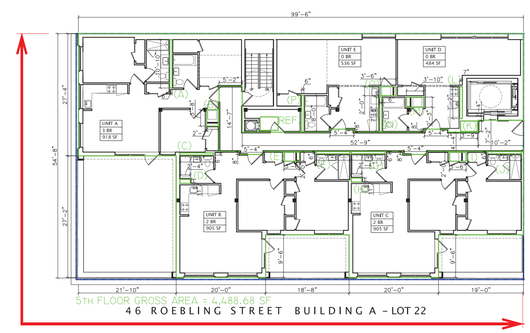
ZONING ANALYSIS - 2nd - 4th FLOORS
Scale : 1/16" = 1'-0"

PROPOSED TYPICAL SECOND THROUGH FOURTH FLOORS: (LOT 18)

DEDUCTIONS PER ZR 28–41, 28–23, & 28–25 (QUALITY HOUSING)	
CORRIDOR (50% PER 28–41)	10.25' x 4.83' + 4.58' x 0.67' + 58.16' x 4.33' + 6.16' X 0.67' + (2) 5.33' X .67' 9.83' x 6.83' = 382.82 (50%) 391.85 = 191.41
REFUSE ROOM	MAX ALLOWABLE DEDUCTION = 12.0
SUM:	203.41

DEDUCTIONS PER ZR 12–10 (DEFINITIONS OF FLOOR AREA)	
(A)–PLUMBING CHASE	8.33' X 0.50' = 4.17
(B)–HVAC VENT SHAFT	3.0' X 3.0' = 9.0
(C)–HVAC VENT SHAFT	0.67' X 1.67' = 1.12
(D)–PLUMBING CHASE	0.50' X 7.67' = 3.84
(E)–HVAC VENT SHAFT	3.0' X 3.0' = 9.0
(F)–PLUMBING CHASE	0.50' X 7.67' = 3.84
(G)–HVAC VENT SHAFT	3.0' X 3.0' = 9.0
(H)–PLUMBING CHASE	0.50' X 7.67' = 3.84
(I)–HVAC VENT SHAFT	3.0' X 3.0' = 9.0
(J)–PLUMBING CHASE	0.50' X 7.67' = 3.84
(K)–HVAC VENT SHAFT	3.0' X 3.0' = 9.0
(L)–PLUMBING CHASE	0.33' X 7.67' = 2.53
(M)–PLUMBING CHASE	0.67' X 4.0' = 2.68
(N)–HVAC VENT SHAFT	2.25' X 3.83' = 8.62
(O)–HVAC VENT SHAFT	3.5' X 2.0' = 7.0
(P)–PLUMBING CHASE	0.50' X 7.67' = 3.84
(Q)–PLUMBING CHASE	0.50' X 8.0' = 4.0
SUM:	94.32

GROSS FLOOR AREA	5,394.83
QUALITY HOUSING DEDUCTIONS	(203.41)
MECHANICAL / PLUMBING DEDUCTIONS	(94.32)
NET ZONING FLOOR AREA	5,097.10



ZONING ANALYSIS - 5th FLOOR
Scale : 1/16" = 1'-0"

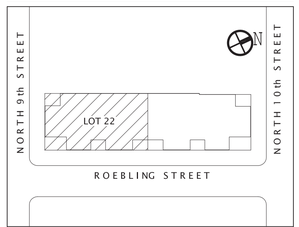
PROPOSED NEW FIFTH FLOOR: (LOT 18)

DEDUCTIONS PER ZR 28–41, 28–23, & 28–25 (QUALITY HOUSING)	
CORRIDOR (50% PER 28–41)	14.58' x 5.14' + 10.17' x 7.17' + 52.75' x 4.33' + (4) .67 x 5.33'= 390.99 (50%) 390.99 = 195.50
REFUSE ROOM	MAX ALLOWABLE DEDUCTION = 12.0
SUM:	207.50

GROSS FLOOR AREA= (99.50'x54.67") – (19.0'x9.5') – (21.83'x27.17') =4,488.68 SF

GROSS FLOOR AREA	4,488.68
QUALITY HOUSING DEDUCTIONS	(207.50)
MECHANICAL / PLUMBING DEDUCTIONS	(79.75)
NET ZONING FLOOR AREA	4,201.43

DEDUCTIONS PER ZR 12–10 (DEFINITIONS OF FLOOR AREA)	
(A)–PLUMBING CHASE	0.50' X 10.83' = 3.84
(B)–HVAC VENT SHAFT	2.50' X 3.67' = 9.18
(C)–PLUMBING CHASE	0.33' X 4.42' = 1.46
(D)–HVAC VENT SHAFT	2.33' X 0.92' = 2.12
(E)–HVAC VENT SHAFT	3.50' X 2.0' = 7.0
(F)–PLUMBING CHASE	7.5' X 0.5' = 3.75
(G)–PLUMBING CHASE	7.5' X 0.5' = 3.75
(H)–HVAC VENT SHAFT	2.33' X 0.92' = 2.12
(I)–HVAC VENT SHAFT	2.0' X 3.5' = 7.0
(J)–PLUMBING CHASE	7.5' X 0.5' = 3.75
(K)–HVAC VENT SHAFT	3.75' X 2.33' = 8.74
(L)–PLUMBING CHASE	0.50' X 7.16' = 3.58
(M)–HVAC VENT SHAFT	2.25' X 3.83' = 8.62
(N)–PLUMBING CHASE	2.0' X 3.50' = 7.0
(O)–HVAC VENT SHAFT	0.50' X 7.67' = 3.84
(P)–PLUMBING CHASE	8.0' X 0.50' = 4.0
SUM:	79.75



KEY PLAN

NO.	REVISIONS DESCRIPTIONS	DATE
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NO.	TO WHOM ISSUED	DATE
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46 ROEBLING STREET
BROOKLYN, NY

NYC DOB Building Id. Number :
Block: 2306 Lot: 22

ZONING ANALYSIS
AREA CALCULATIONS

Date: 08-27-12
Scale: as noted
Project No. : 12-136
Drawing By: NJM
Checked By: MM

Z-002.00

SHEET 2 of 25

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RESIDENTIAL ENERGY EFFICIENCY
CHAPTER 5

ENERGY ANALYSIS
RESIDENTIAL ENERGY EFFICIENCY - CHAPTER 5
Climate Zone 4 (as per EEC Chapter 2)

Item Description	Proposed Design Value	Code Prescriptive Value and Citation
ROOFS		
Insulation entirely above deck	R-20 ci (See dwg A-300)	R-20 ci (As per Table 502.2(1))
WALLS, ABOVE GRADE		
Walls, Above Grade Mass	R-11.4 ci (See dwg A-300)	R-11.4 ci (As per Table 502.2(1))
Walls, Above Grade Metal Framed	R-13 + R-7.5 ci (See dwg A-300 / A-301)	R-13 + R-7.5 ci (As per Table 502.2(1))
Floor Mass	R-10.4 ci (See dwg A-300 / A -301)	R-10.4 ci (As per Table 502.2(1))
FENESTRATION		
Entrance door U-Factor	U VALUE = 0.55 (See dwg A-200/A-201/A-603)	0.85 (As per Table 502.3)
Windows	U VALUE = 0.40 (See dwg A-200/A-201/A-603)	0.55 (As per Table 502.3)
LIGHTING		
Lighting	100% high efficacy lamps (See dwg A-110-112)	min. 50% high efficacy lamps (As per 502.5.3)

COMMERCIAL ENERGY EFFICIENCY
CHAPTER 5

ENERGY ANALYSIS
RESIDENTIAL ENERGY EFFICIENCY - CHAPTER 5
Climate Zone 4 (as per EEC Chapter 2)

Item Description	Proposed Design Value	Code Prescriptive Value and Citation
WALLS, ABOVE GRADE		
Walls, Above Grade Mass	R-11.4 ci (See dwg A-001, Dtl. 1B	R-9.5 ci (As per Table 502.2(1))
SLAB ON GRADE		
Unheated slab		NR (As per Table 502.2(1))
FENESTRATION		
Storefront U-Factor	0.50 (See dwg A-301)	0.50 (As per Table 502.3)
Entrance Door U-Factor	0.50 (See dwg A-301)	0.85 (As per Table 502.3)
Windows	0.55 (See dwg A-300 / A-301)	0.55 (As per Table 502.3)
INTERIOR LIGHTING POWER ALLOWANCE		
Int. Lighting Power Allowance for Office spaces	1.3 Watts / Sq.Ft. (See dwgs A-200)	1.3 Watts / Sq.Ft. (As per 505.5.2)

BUILDING OUTDOOR LIGHTING POWER
CHAPTER 5

BUILDING OUTDOOR LIGHTING POWER ANALYSIS
RESIDENTIAL / COMMERCIAL ENERGY EFFICIENCY - CHAPTER 5
Climate Zone 4 (as per EEC Chapter 2)

Table 505.6.2(1)
EXTERIOR LIGHTING ZONES

Lighting Zone	Description
2	Areas predominantly consisting of residential zoning, neighborhood buisness districts, light industrial with limited night-time use and residential mixed-use areas.

Table 505.6.2(2)
INDIVIDUAL LIGHTING POWER ALLOWANCES FOR BUILDING EXTERIORS.

		ZONE 2
Base Site Allowance		600 W
Tradeable Surfaces	BUILDING ENTRANCES AND EXITS	
	Main entries	20 W / linear foot of door width
	Other doors	20 W / linear foot of door width
	Entry Canopies	20 W / square foot

BUILDING ENVELOPE :

1. (AS PER 501.1) THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF TABLE 502.2(1) AND 502.3 BASE ON THE CLIMATE ZONE SPECIFIED IN CHAPTER 3.

2.(AS PER 502.2.1) ROOF ASSEMBLY.
THE MIN. THERMAL RESISTANCE (R-VALUE) OF THE INSULATING MATERIAL INSTALLED ON THE ROOF ASSEMBLEY SHALL BE SPECIFIED IN TABLE 502.2(1).

3. (AS PER 502.2.3) ABOVE-GRADE WALLS.
THE MIN THERMAL RESISTANCE (R-VALUE) OF THE INSULATING MATERIAL INSTALLED IN THE WALL CAVITY BETWEEN THE FRAMING MEMBERS AND CONTINUOUSLY ON THE WALLS SHALL BE AS SPECIFIED IN TABLE 502.2(1) BASED ON FRAMING TYPE AND CONSTRUCTION MATERIAL USED IN THE WALL ASSEMBLEY.

4. (AS PER 502.2.4) BELOW-GRADE WALLS.
THE MIN. THERMAL RESISTANCE OF THE INSULATING MATERIAL INSTALLED IN, OR CONTINUOUSLY ON, THE BELOW GRADE WALLS SHALL BE AS SPECIFIED IN TABLE 502.2(1), AND SHELL EXTEND TO A DEPTH OF 10 FEET BELOW THE OUTSIDE FINISH GROUND LEVEL, OR TO THE LEVEL OF THE FLOOR, WHICHEVER IS LESS.

5. (AS PER 502.2.5) FLOOR OVER OUTDOOR AIR.
THE MIN. THERMAL RESISTANCE (R-VALUE) OF THE INSULATING MATERIAL INSTALLED EITHER BETWEEN THE FLOOR FRAMING OR CONTINUOUSLY ON THE FLOOR ASSEMBLEY SHALL BE AS SPECIFIED IN TABLE 502.2(1), BASED ON CONSTRUCTION MATERIAL USED IN THE FLOOR ASSEMBLEY.

6. (AS PER 502.2.7) OPAQUE DOORS.
OPAQUE DOORS (DOORS HAVING LESS THAN 50% GLASS AREA) SHALL MEET THE APPLICABLE REQUIREMENTS FOR DOORS AS SPECIFIED IN TABLE 502.2(1) AND BE CONSIDERED AS PART OF THE GROSS AREA OF ABOVE GRADE WALLS THAT ARE PART OF THE BUILDING ENVELOPE.

7. (AS PER 502.3) FENESTRATION.
FENESTRATION SHALL COMPLY WITH TABLE 502.3

8. (AS PER 502.4.1) WINDOWS AND DOOR ASSEMBLEY.
THE AIR LEAKAGE OF WINDOWS AND SLIDING AND SWINGING DOOR ASSEMBLIES THAT ARE PART OF THE BUILDING ENVELOP SHALL BE DETERMINED IN ACCORDANCE WITH AAMA/WDMA/CSA 101/I.S.2/A440, OR NFRC 400 BY AN ACCREDITED, INDEPENDENT LABORATORY , AND LABELED AND CERTIFIED BY THE MANUFACTURER AND SHALL NOT EXCEED 0.3 SFM PER SQ.FT. , AND SWINGING DOOR NO MORE THAN 0.5 CFM PER SQ.FT.
EXCEPTION: SITE-CONSTRUCTED WINDOWS AND DOORS THAT ARE WEATHERSTRIPPED OR SEALED IN ACCORDANCE WITH SECTION 502.4.3

9. (AS PER 502.4.2) CURTAIN WALL, STOREFRONT GLAZING AND COMMERCIAL ENTRANCE DOORS. CURTAIN WALL, STOREFRONT GLAZING AND COMMERCIAL-GLAZED SWINGING ENTRANCE DOORS AND REVOLVING DOORS SHALL BE TESTED FOR AIR LEAKAGE AT 1.57 PSF IN ACCORDANCE WITH ASTM E 283. FOR STOREFRONT GLAZING, THE MAX. AIR LEAKAGE RATE SHALL BE 0.3 CUBIC FOOT PER MINUTE PER SQ. FOOT OF FENESTRATION AREA. FOR COMMERCIAL GLAZED SWINGING DOORS THE MAX. AIR LEAKAGE RATE SHALL BE 1.00 CFM/SQ.FT. OF DOOR AREA WHEN TESTED ACCORDING WITH ASTM E 283.

10. (AS PER 502.4.3) CONTINUOUS AIR BARRIER.
EXCEPT UNHEATED STRUCTURES, A CONTINUOUS AIR BARRIER SHALL BE INSTALLED; SEALING ALL SEAMS, OPENINGS, AND PENETRATIONS OF THE BUILDING AND SHALL BE SEALED WITH CAULKING MATERIALS OR CLOSED WITH GASKETING SYSTEMS COMPATIBLE WITH THE CONSTRUCTION MATERIALS AND LOCATION. JOINTS AND SEAMS SHALL BE SEALED IN THE SAME MANNER OR TAPED OR COVERED WITH MOISTURE VAPOR-PERMEABLE WRAPPING MATERIAL. SEALING MATERIAL SPANNING JOINTS BETWEEN CONSTRUCTION MATERIALS SHALL ALLOW FOR EXPANSION AND CONTRACTION OF CONSTRUCTION MATERIALS. SEALING MATERIALS SPANNING JOINTS BETWEEN CONSTRUCTION MATERIALS SHALL ALLOW FOR EXPANSION AND CONTRACTION OF CONSTRUCTION MATERIALS.

11. (AS PER 502.4.4) OUTDOOR AIR INTAKE AND EXHAUST OPENINGS.
STAIR AND ELEVATOR SHAFTS VENTS AND OTHER OUTDOOR AIR INTAKE AND EXHAUST OPENINGS INTEGRAL TO THE BUILDING ENVELOPE SHALL BE EQUIPPED WITH NOT LESS THAN A CLASS I MOTORIZED, LEAKAGE RATE OF 4 CFM PER SQUARE AT 1.0 INCH WATER GAUGE WHEN TESTED IN ACCORDANCE WITH AMCA 500D.

BUILDING MECHANICAL SYSTEM AND SERVICE WATER HEATING:

MH. & PL. WORK FILED UNDER SEPARATE APPLICATIONS

NOTE:

1. ALL FIXED LIGHTING MUST COMPLY WITH SECTIONS 505.5.2 AND 505.5.3 OF NYC ECCC 2010 EDITIION.

2. ALL MODIFICATIONS TO FIXED LIGHTING LAYOUT OR SCHEDULE SHALL BE FILED WITH THE NYC DEPARTMENT OF BUILDINGS AND BE SUBJECT TO SPECIAL PROGRESS INSPECTIONS.

3. ALL LIGHT FIXTURES TO BE APPROVED BY OWNERSHIP PRIOR TO ORDERING.

SPECIAL INSPECTIONS:

ALL MATERIALS DESIGNED FOR "SPECIAL INSPECTION" SHALL BE INSPECTED AND/OR TESTED TO VERIFY COMPLIANCE WITH CODE REQUIREMENTS, UNLESS OTHERWISE SPECIFICALLY PROVIDED BY CODE PROVISIONS. ALL REQUIRED INSPECTION AND TESTS OF MATERIAL SHALL BE MADE AND/OR WITNESSED BY OR UNDER THE DIRECT SUPERVISION OF AN ARCHITECT OR ENGINEER RETAINED BY OR ON BEHALF OF THE OWNER OR LESSEE.

TR-8: STATEMENT OF RESPONSIBILITY FOR ENERGY CODE INSPECTIONS:

- PROTECTION OF FOUNDATION INSULATION
- INSULATION PLACEMENT AND R VALUE
- FENESTRATION THERMAL VALUES AND RATING
- FENESTRATION RATINGS FOR AIR LEAKAGE
- FENESTRATION AREAS
- AIR SEALING AND INSULATION - VISUAL
- VESTIBULES
- FIREPLACES
- DAMPERS INTEGRAL TO BUILDING ENVELOPE
- HVAC AND SERVICE WATER HEATING EQUIPMENT
- HVAC AND SERVICE WATER HEATING SYSTEM CONTROLS
- DUCT LEAKAGE TESTING
- ELECTRICAL METERING
- LIGHTING IN DWELLING UNIT
- INTERIOR LIGHTING POWER
- EXTERIOR LIGHTING POWER
- LIGHTING CONTROL
- EXIT SIGNS
- MAINTENANCE INFORMATION
- PERMANENT CERTIFICATE

ELECTRICAL POWER AND LIGHTING SYSTEM:

1. (AS PER 505.2.1) INTERIOR LIGHTING CONTROLS.
EACH AREA ENCLOSED BY WALLS OR FLOOR TO CEILING PARTITIONS SHALL HAVE AT LEASE ONE MANUAL CONTROL FOR THE LIGHTING SERVING THAT AREA. THE REQUIRED CONTROL SHALL BE LOCATE WITHIN THE AREA SERVED BY THE CONTROLS OR BE REMOTE SWITCH IDENTIFIES THE LIGHTS SERVED AND INDICATES THEIR STATUS.

2. (AS PER 505.2.2.1) LIGHT REDUCTION CONTROLS.
EACH AREA THAT IS REQUIRED TO HAVE A MANUAL CONTROL SHALL ALSO ALLOW THE OCCUPANT TO REDUCE THE CONNECTED LIGHTING LOAD IN A REASONABLY UNIFORM ILLUMINATION PATTERN BY AT LEAST 50%. LIGHTING REDUCTION SHALL BE ACHIEVED BY ONE OF THE FOLLOWING OR OTHER APPROVED METHODS:
1. CONTROLLING ALL LAMPS AND LUMINARY
2. DUAL SWITCH OF ALTERNATE ROWS OF LUMINAIRES, ALTERNATE LUMINAIRES OR ALTERNATE LAMPS
3. SWITCHING THE MIDDLE LUMINAIRE LAMPS INDEPENDENTLY OF THE OUTER LAMPS
4. SWITCHING EACH LUMINAIRE OR EACH LAMP.

3. (AS PER 505.2.4) EXTERIOR LIGHTING CONTROLS.
LIGHTING NOT DESIGNATED FOR DUSK-TO-DAWN OPERATION SHALL BE CONTROLLED BY EITHER A COMBINATION OF PHOTOSENSORS AND A TIME SWITCH, OR AN ASTRONOMICAL TIME SWITCH. LIGHTING DESIGNATED FOR DUSK-TO DAWN OPERATION SHALL BE CONTROLLED BY AN ASTRONOMICAL TIME SWITCH OR PHOTOSENSOR. ALL TIME SWITCHES SHALL BE CAPABLE OF RETAINING PROGRAMMING AND THE TIME SETTING DURING THE LOSS OF POWER FOR PERIOD OF AT LEAST 10 HOURS.

4. (AS PER 505.4) EXIT SIGNS (MANDATORY)
INTERNALLY ILLUMINATED EXIT SIGNS SHALL NOT EXCEED 5 WATTS PER SIDE.

5. (AS PER 505.5.2) INTERIOR LIGHTING POWER
THE TOTAL INTERIOR LIGHTING POWER (WATTS) IS THE SUM OF ALL INTERIOR LIGHTING POWER FOR ALL AREAS IN THE BUILDING COVERED BY IN THIS PERMIT.

Table 505.5.2
INTERIOR LIGHTING POWER ALLOWANCES

Building Area Type	W/sq.ft.
Office	1.0

Floor Area used for Commercial Office Space (UG6) - see dwg Z-001.00
4,672.9 sq.ft. x 1.0 W/sq.ft. = 4,672.9 Watts

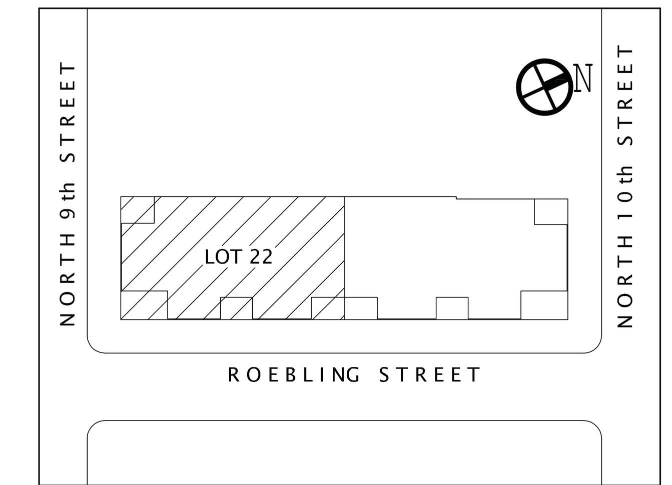
6. (AS PER 505.6) EXTERIOR LIGHTING (MANDATORY)
WHEN THE POWER FOR EXTERIOR LIGHTING IS SUPPLIED THROUGH THE ENERGY SERVICE TO THE BUILDING, ALL EXTERIOR LIGHTING, OTHER THAN LOW-VOLTAGE LANDSCAPE LIGHTING, SHALL COMPLY WITH SECTION 505.6.1 AND 505.6.2

7. (AS PER 505.6.1) EXTERIOR BUILDING GROUND LIGHTING.
ALL EXTERIOR BUILDING GROUNDS LUMINAIRES THAT OPERATE AT GREATER THAN 100 WATTS SHALL CONTAIN LAMPS HAVING A MINIMUM EFFICACY OF 60 LUMENS PER WATT UNLESS THE LUMINAIRE IS CONTROLLED BY MOTION SENSOR OR QUALIFIES FOR ONE OF THE EXCEPTIONS UNDER SECTION 505.6.2

8. (AS PER 505.6.2) EXTERIOR BUILDING LIGHTING POWER.
THE TOTAL EXTERIOR LIGHTING POWER ALLOWANCE FOR ALL EXTERIOR BUILDING APPLICATIONS IS THE SUM OF THE BASE SITE ALLOWANCE PLUS THE INDIVIDUAL ALLOWANCES FOR AREAS THAT ARE TO BE ILLUMINATED AND ARE PERMITTED IN TABLE 505.6.2(2) FOR THE APPLICABLE LIGHTING ZONE. THE LIGHTING ZONES FOR THE BUILDING EXTERIOR IS DETERMINED BY FROM TABLE 505.6.2(1). EXTERIOR LIGHTING FOR ALL APPLICATIONS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 505.6.1..

TABLE I - PROGRESS INSPECTIONS FOR ENERGY CODE COMPLIANCE - RESIDENTIAL BUILDING

	Inspection / Tests	Frequency (min)	Reference Standart (See ECC Chapter 10) or Other Criteria	ECC or Other Citation
IA	Envelop Inspections			
IA1	Protection of exposed foundation insulation: Insulation shall be visually inspected to verify proper protection where applied to exterior of basement or cellar walls, crawl space walls and / or the perimeter of slab on grade floors.	Prior to backfill	Approved construction documents	102.2.1
IA2	Insulation placement and R-values: Installed insulation for each component of conditioned space envelop and at junction between components shall be visually inspected to ensure that R-values are marked, that such R-value conform to the R-value identified in the construction documents and that the insulation is properly installed. Certification for unmarked insulation shall be similarly visual inspected.	As required to verify continuous enclosure while walls, ceilings and floors are open.	Approved construction documents	102.1, 402.1, 402.2, 402.2.5
IA3	Fenestration values and product rating for U-factors: U-factors of installed fenestration shall be verified by visual inspection for conformance with U-factors identified in the construction drawings, either by verifying the manufacturer's NFRC labels or, where not labeled, using the rating in ECC Tables 102.1.3(1) and (2)	As required during installation	Approved construction documents; NFRC 100, Tables 102.1.3	102.1.3, 402.1, 402.3
IA4	Fenestration product rating air leakage: Windows, skylights and sliding glass doors, except site built windows, skylights and doors, shall be visually inspected to verify that installed assemblies are listed and labeled to the referenced standard.	As required during installation	NFRC 400, AAMA/WDMA 101/I.S.2, or AAMA/WDMA 101/I.S.2/NAFS	402.4.2
IA5	Fenestration areas: Dimensions of windows, doors and skylights shall be verified by visual inspection.	Prior to final inspection	Approved construction documents	402.3, 402.5.1
IA6	Sealing: Openings and penetrations in the building envelope, including site-built fenestration and doors, shall be visually inspected to verify that they are properly sealed.	As required during envelope construction	Approved contraction documents.	402.4.1, 402.4.3
IA7	Whole building envelop infiltration testing: When the R values of ECC Table 402.1(2) are used for the design, and ECC 402.1, Exception 3.1 is utilized as a result of air change test shall be revived for compliance with ECC 402.4.4.	Prior to final inspection	ASHRAE/ASTM E779; Approved contraction documents.	402.4.4
IA8	Moisture control, vapor retarder: Construction, including, but not limited to, above-grade frame walls, floors and ceilings that are not ventilated to allow moisture to escape, shall be visually inspected for installation of vapor retarder	As required during envelope construction and prior to covering vapor retarder	Approved construction documents	402.5
IB	Mechanical and Plumbing Inspection			
IB1	Fireplaces:Provision of combustion air and tight-fitting fireplace doors shall be verified by visual inspection	Prior to final inspection	Approved construction documents; ANSI Z21.60 (see also MC 904), ANSI Z21.50	102.5; BC 2111; MC Chapter 7,9; FGC Chapter 6
IB2	Fresh air intake and exhaust damper: Not less than 20% of installed dampers, and minimum of one of each type, shall be inspected and physically tested for proper operation	Prior to final inspection	Approved construction documents	403.5
IB3	Equipment efficiencies: When R value of ECC Table 402.1(2) are used for the design, and ECC 402.1 Exception 3.3 is utilized as a result, the efficiencies of all installed mechanical equipment shall be verified by visual inspection	Prior to final inspection	Approved construction documents, including energy analysis	403.7
IB4	Controls: System controls shall be inspected to verify that each dwelling is provided with individual programmable thermostats and that such controls operate as specified in ECC 403.1. Not less than 20% or one of each control type, whichever is more, shall be inspected.	Prior to final inspection	Approved construction documents, including control system narratives	403.1, 403.1.1
IB5	Duct and piping insulation and duct sealing: Installed duct and piping insulation shall be visually inspected to verify insulation placement and values. Ducts, air handlers, filter boxes and building cavities used as ducts shall be visually inspected for proper sealing	Prior to closing ceiling and walls and prior to final inspection	Approved construction documents	403.2.1, 403.2.2, 403.3, 403.4; MC Section 603; IRCNY 5000-01
IB6	Duct leakage testing: When R value of EDD Table 402.1(2) are used for design, and ECC 402.1, Exception 3.2 is utilized as a result , the results of the duct leakage tests shall be reviewed for compliance with ECC 403.2.4. Not less than 20% of such ductwork shall be tested	Prior to closing ceiling and walls and prior to final inspection	Approved construction documents; ANSI /ASHRAE 152, AST E1554 Test Method A	403.2.4
IIC	Electrical Power and Lighting System			
IIC1	Electrical metering: The presence and operation of individual meters or other means of monitoring individual apartments shall be verified by visual inspection for all apartments	Prior to final inspection	Approved construction documents	102.4;805.8
IIC2	Transformers: Single-phase and three phase dry-type and liquid-filled distribution transformers shall be visually inspected to ensure that the installed transformers are listed and labeled to the referenced standart, or that associated product literature confirm that the transformers meet the referenced standart	Prior to final inspection	Approved construction documents, NEMA TP-1	102.6, 805.7
IIC3	Electric motors: Where required by the construction documents for energy code compliance, motor listing or labels shall be visually inspected to verify that they comply with the respective energy requirements in the construction documents	Prior to final inspection	Approved construction documents	ASHRAE 90.1-10.4.1
IIC4	Lighting controls: Not less than 15% of each type of required lighting controls, including manual interior lighting controls, light-reduction controls, automatic lighting shut-off, guestroom controls, exterior building lighting controls and exterior grounds lighting controls, shall be verified by visual inspection and tested for functionality and proper operation	Prior to final inspection	Approved construction documents, including control system narratives.	805.2; ASHRAE 90.1-9.1, 9.4.1; 1RCNY-5000-01(g)(3)
IIC5	Tandem wiring:Tandem wiring shall be tested for functionality	Prior to final inspection	Approved construction documents	ASHRAE 90.1-9.4.2
IIC6	Exit signs: Installed exit signs shall be visually inspected to verify that the label indicates that they do not exceed maximum permitted wattage	Prior to final inspection	Approved construction documents	805.4; ASHRAE 90.1-9.4.3
IIC7	Interior lighting power: Installed lighting shall be verified for compliance with the lighting power allowance by visual inspection of fixtures, lamps, ballasts and relevant transformers	Prior to final inspection	Approved construction documents	805.5: ASHRAE 90.1-9.1.3'9.1.4,9.2.1,9.5,9.6; 1RCNY 5000-01(i)
IIC8	Exterior lighting power: Installed lighting shall be verified for compliance with source efficacy and / or the lighting power allowance by visual inspection of fixtures, lamps, ballasts and relevant transformers.	Prior to final inspection	Approved construction documents	805.6; ASHRAE 90.1-9.1.1, 9.4.4, 9.4.5



KEY PLAN

	REVISIONS	
NO.	DESCRIPTIONS	DATE
1		
1		
NO.	TO WHOM ISSUED	DATE

ISSUES

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46 ROEBLING STREET
BROOKLYN, NY

NYC DOB Building Id. Number :
Block: 2306 Lot: 22

Energy Code compliance

Date: 08-27-12
Scale: as noted
Project No. : 12-136
Drawing By: NJM
Checked By: MM

REGISTERED ARCHITECT MICHAEL MUROFF No. 015011 STATE OF NEW YORK

EN-001.00

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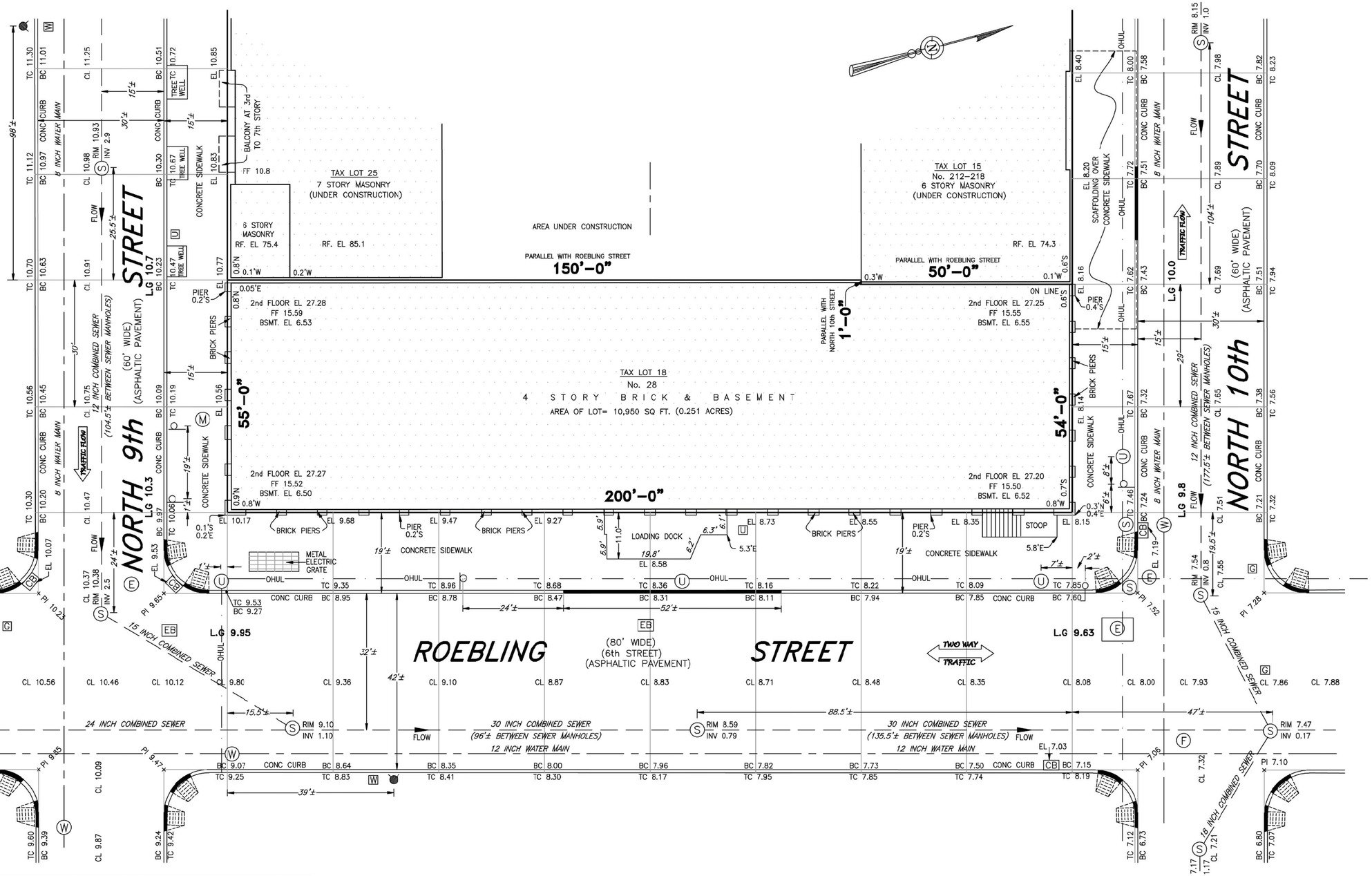

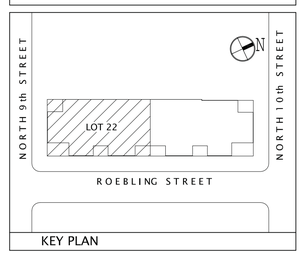

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46 ROEBLING STREET
BROOKLYN, NY

NYC DOB Building Id. Number :
Block: 2306 Lot: 22

SITE SURVEY

Date: 08-27-12
Scale: as noted
Project No. : 12-136
Drawing By: NJM
Checked By: MM

A-001.00

SHEET 4 of 28

LEGEND

TC	TOP OF CURB		PEDESTRIAN RAMP
BC	BOTTOM OF CURB	E	ELECTRIC MANHOLE
L.G 10.3	LEGAL GRADE	W	WATER MANHOLE
INV	INVERT ELEVATION	S	SEWER MANHOLE
FF	FIRST FLOOR ELEVATION		HYDRANT
CL	CENTERLINE	U	UTILITY POLE
RF.EL.	ROOF ELEVATION	W	WATER VALVE
PI	POINT OF INTERSECTION	G	GAS VALVE
OHUL	OVERHEAD UTILITY LINE	EB	ELECTRIC BOX
	STREET SIGN		LIGHT POLE
U	UTILITY VALVE	F	FDNY MANHOLE
M	MONITORING WELL		
CB	CATCH BASIN		

NOTES:

1. ELEVATIONS AND LEGAL GRADES SHOWN HEREON REFER TO THE BOROUGH OF BROOKLYN DATUM WHICH IS 2.560 FEET ABOVE COAST AND GEODETIC SURVEY DATUM.
2. THE INFORMATION GIVEN ON THIS SURVEY PERTAINING TO UTILITIES AND OR SUB-STRUCTURES IS NOT CERTIFIED AS TO ACCURACY OR COMPLETENESS.
3. SIZES AND TYPES OF SEWER SHOWN WERE TAKEN FROM THE BOROUGH OF BROOKLYN SEWER DEPARTMENT RECORDS. SEWER MANHOLE RIM AND INVERT ELEVATIONS SHOWN HEREON WERE OBTAINED FROM FIELD MEASUREMENTS.
4. SIZES AND LOCATIONS OF WATER MAINS WERE OBTAINED FROM THE DEPARTMENT OF WATER SUPPLY BOROUGH OF BROOKLYN.
5. CONSULT WITH APPROPRIATE UTILITY COMPANY OR AGENCY PRIOR TO DESIGNING IMPROVEMENTS.
6. THERE ARE NO VISUAL EVIDENCE OF EXISTING STREAMS, CREEKS, DITCHES OR WATER COURSES ON OR CROSSING PROPERTY SURVEYED.

CERTIFIED TO:

Scale: 1"=16'

TAX MAP
SECTION:
BLOCK: 2306
LOT: 18

DATE SURVEYED: AUGUST 04, 2012

GERALD T. O'BUCKLEY
PROFESSIONAL LAND SURVEYORS AND ENGINEERS
43-14 162nd STREET
FLUSHING, N.Y. 11358
TEL (718)321-1231
FAX (718)321-8076

BOROUGH OF BROOKLYN
COUNTY OF KINGS
STATE OF NEW YORK

P.L

TOPOGRAPHIC SURVEY

GERALD T. O'BUCKLEY, P.L.S.
NEW YORK LICENSE 039834

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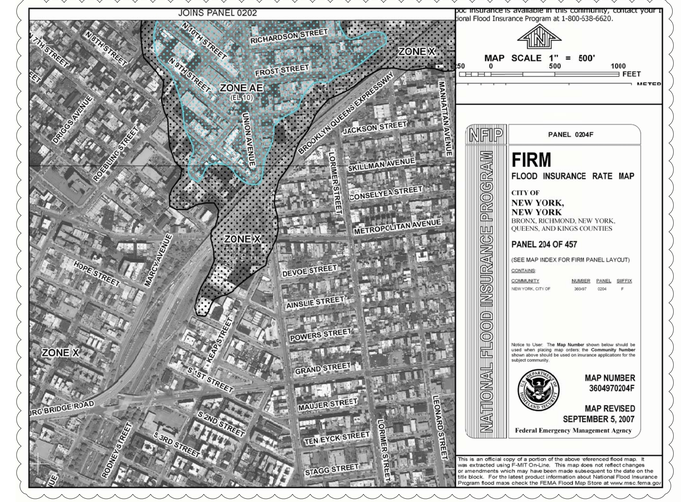
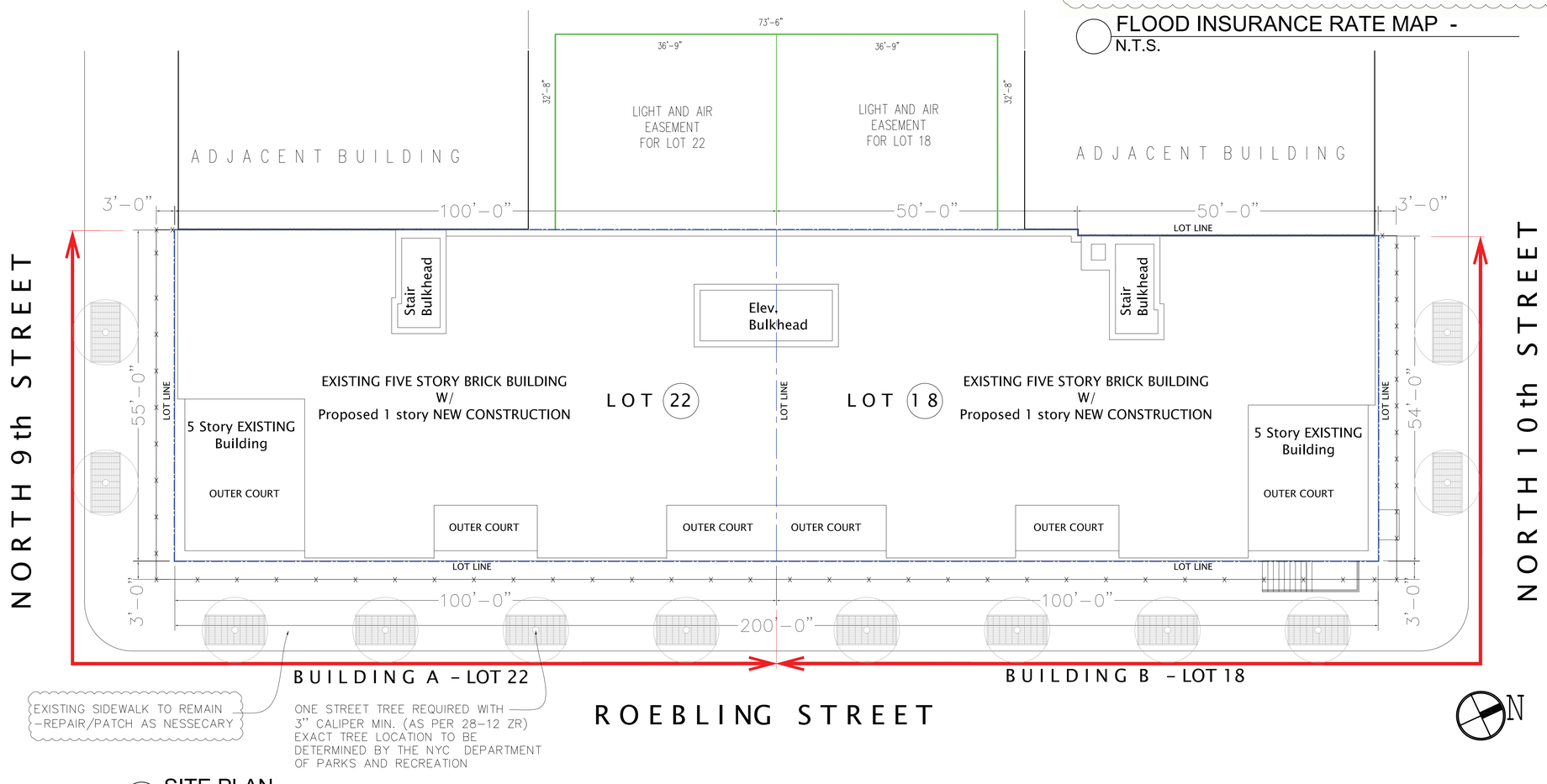
NOTE: FOR FLOOD ZONE NOTES AND DETAILS REFER TO SHEETS A-004 AND A-500



FLOOD INSURANCE RATE MAP -
N.T.S.

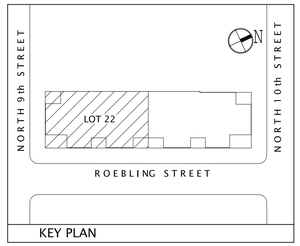


SITE PLAN -
Scale : 1" = 10'-0"

STREET TREE CALCULATIONS

STREET	STREET LENGTH	FACTOR	MINIMUM # OF STREET TREES
ROEBLING STREET	100'	1 PER 25'	100/ 25 = 4
NORTH 9TH STREET	55'	1 PER 25'	54 / 25 = 2.2

6 STREET TREES REQUIRED TOTAL FOR LOT 22



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46 ROEBLING STREET
BROOKLYN, NY

NYC DOB Building Id. Number :
Block: 2306 Lot: 22

SITE PLAN

Date: 08-27-12
Scale: as noted
Project No. : 12-136
Drawing By: NJM
Checked By: MM

A-002.00

SHEET 5 of 28

©

REFUSE ROOM NOTES:

1 REFUSE ROOM SHALL BE COMPLETELY ENCLOSED BY CONSTRUCTION THAT HAS A FIRE-RESISTANCE RATING OF NOT LESS THAN TWO HOURS, WITH SELF CLOSING OPENING PROTECTIVES HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 1 $\frac{1}{2}$ HOURS.

2 REFUSE ROOM SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 81 OF THE NYS MULTIPLE DWELLING LAW, SECTION 27-2021 OF THE NYC HMC. AND ANY OTHER APPLICABLE CODES RULES OR REGULATIONS.

3 REFUSE CHUTE SHALL BE COMPLETELY ENCLOSED BY CONSTRUCTION THAT HAS A FIRE-RESISTANCE RATING OF NOT LESS THAN TWO HOURS.

4 REFUSE CHUTE DOORS TO BE MANUFACTURED BY AMERICAN CHUTE COMPANY UL# R15889 OR APPROVED EQUAL.

5 REFUSE CHUTE TO BE VENTED IN ACCORDANCE WITH ALL APPLICABLE CODES RULES OR REGULATIONS.

6 REFUSE CHUTE SHALL BE PROVIDED WITH AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH 707.13.6

7 REFUSE CHUTE ACCESS TO BE PROVIDED IN ACCORDANCE WITH ANSI A117.1

8 IN ACCORDANCE WITH SECTION 1207.3.1. ALL METAL REFUSE CHUTES, METAL CHUTE SUPPORTS, AND/OR METAL CHUTE BRACING SHALL BE FREE OF DIRECT CONTACT WITH THE SHAT ENCLOSURE AND THE OPENINGS PROVIDED IN THE FLOOR CONSTRUCTION. METAL CHUTES SHALL BE RESILIENTLY SUPPORTED AT EACH STRUCTURAL SUPPORT LOCATION. ISOLATORS SHALL PROVIDE A MINIMUM STATIC DEFLECTION OF 0.3 INCHES. ALL CHUTES SHALL BE PLUMB.

9 REFUSE CHUTE ENCLOSURE IS TO MAINTAIN A SOUND TRANSMISSION CLASSIFICATION (S.T.C.) RATING OF 50 MINIMUM.

10 REFUSE CHUTE INTAKE DOOR TO BE INSULATED TO COMPLY WITH ENERGY CODE REQUIREMENTS, TYP.

COMPACTOR ROOM NOTES:

1 COMPACTOR ROOM SHALL BE COMPLETELY ENCLOSED BY CONSTRUCTION THAT HAS A FIRE-RESISTANCE RATING OF NOT LESS THAN THREE HOURS, WITH SELF CLOSING OPENING PROTECTIVES HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 1 1/2 HOURS.

2 COMPACTOR ROOM IS TO BE PROVIDED WITH A FLOOR DRAIN TO BE FILED ON A SEPARATE APPLICATION.

3 COMPACTOR ROOM IS TO BE PROVIDED WITH A HOSE BIB TO BE FILED ON A SEPARATE APPLICATION.

4 COMPACTOR ROOM IS TO BE FULLY WET SPRINKLERED; SPRINKLERS ARE TO BE FILED ON A SEPARATE APPLICATION.

5 COMPACTOR ROOM TO HAVE SIGNAGE ON DOOR TO IDENTIFY ROOM AS 'TRASH COMPACTOR ROOM'.

6 COMPACTOR ROOM ENCLOSURE, WALLS AND CEILINGS, IS TO BE CONSTUCTED TO MAINTAIN A MINIMUM SOUND TRANSMISSION CLASS (S.T.C.) RATING OF 50 MINIMUM.

7 TRASH COMPACTING MACHINE TO BE PROVIDED WITH THE CLEAR SPACE CLEARANCES AS SHOWN ON THE PLANS.

HOUSING MAINTENANCE NOTES:

1 OWNERS OBLIGATIONS AS PER SECTION 27-2005 H.M.C.

2 TENANTS DUTIES AS PER SECTION 27-2006 H.M.C.

3 CLEANING OF ROOF, YARDS, COURTS AND OTHER OPEN SPACES SHALL COMPLY WITH SECTION 27-2010 H.M.C.

4 CLEANING OF INTERIOR SPACES TO COMPLY WITH SECTION 27-2011 H.M.C.

5 CLEANING OF INTERIOR OF DWELLING SHALL COMPLY WITH SECTION 27-2012 H.M.C.

6 PAINTING OF PUBLIC PARTS AND WITHIN DWELLING SHALL COMPLY WITH SECTION 27-2013 H.M.C.

7 PAINTING OF WINDOW FRAMES SHALL COMPLY WITH SECTION 27-2014 H.M.C.

8 WATER SUPPLY TO BUILDING TO COMPLY WITH SECTION 27-2024 H.M.C.

9 WATER SUPPLY TO UNITS TO COMPLY WITH SECTION 27-2025 H.M.C.

10 DRAINAGE OF ROOF, COURTS AND YARDS TO COMPLY WITH SECTION 27-2027 H.M.C.

11 BUILDING MINIMUM TEMPERATURE TO BE MAINTAINED AS PER SECTION 27-2029 H.M.C.

12 SUPPLY OF HOT WATER TO COMPLY WITH SECTION 27-2031 H.M.C.

13 ELECTRIC LIGHTING EQUIPMENT IN ALL DWELLING UNITS TO COMPLY WITH SECTION 27-2037 H.M.C.

14 STREET NUMBERS SHALL BE POSTED AND MAINTAINED AS PER SECTION 27-2047 H.M.C.

15 RECEPTACLES FOR WASTE MATTER TO BE PROVIDED AS PER SECTION 27-2021 H.M.C.

16 COLLECTION OF WASTE MATTER AS PER SECTION 27-2023 H.M.C.

17 OWNER OR OCCUPANT SHALL CONTROL AND KEEP THE BUILDING FREE OF RODENTS SECTION 27-2018 H.M.C.

18 MAXIMUM PERMITED OCCUPANCY TO COMPLY PER SECTION 27-2075 H.M.C.

19 MAINTENANCE OF SEWER CONNECTIONS AND PLUMBING FIXTURES TO COMPLY WITH SECTION 27-2026.

20 ENTRANCE DOOR OF EACH DWELLING UNIT TO BE PROVIDED WITH B.S.A. APPROVED TYPE PEEPHOLES. THE DISTANCE ABOVE THE INSIDE FINISH FLOOR TO THE CENTER OF THE PEEPHOLE SHALL BE APPROXIMATELY 5'-0", AS PER SECTION 27-2041 H.M.C.

21 LIGHTING, GAS METERS, GAS APPLIANCE SHALL COMPLY WITH SECTION 64 M.D.L. AND ARTICLE 18 H.M.C.

22 ELECTRICAL LIGHTING FIXTURES SHALL BE INSTALLED IN PUBLIC HALLS AS PER SECTION 27-2038 H.M.C.

23 ALL DOORS TO PUBLIC HALL TO BE SELF-CLOSING.

24 NIGHT LIGHT IN PUBLIC HALL AND STAIR SHALL TO BE PROVIDED AS PER SECTION 27-2039.

25 PROVIDE EXTERIOR LIGHTS AS PER SECTION 26 AND 35 M.D.L.

26 ALL BUILDING ENTRANCE DOORS TO BE SELF-CLOSING AND AUTOMATIC SELF-LOCKING DOORS AS PER SECTION 50A M.D.L.

27 MAIL SERVICE TO BE PROVIDED AS PER SECTION 27-2047 H.M.C.

28 EXISTING CENTRAL HEAT TO BE AS PER SECTION 27-2028 H.M.C.

29 LIGHTS NEAR ENTRANCE WAYS AND IN YARDS AND COURTS TO BE MAINTAINED AS PER SECTION 27-2040 H.M.C.

30 DUTES OF OWNER AND OCCUPANT WITH RESPECT TO THE INSTALLATION AND MAINTENANCE OF SMOKE DETECTING SERVICE TO BE AS PER SECTION 27-2045 H.M.C.

31 FLOOR SIGNS SHALL BE POSTED AND MAINTAINED AS PER SECTION 27-2048 H.M.C.

32 STREET NUMBERS SHALL BE POSTED AND MAINTAINED AS PER SECTION 27-2049 H.M.C.

33 RESIDENT OR PERSON PERFORMING JANITORIAL SERVICES, FOR A MULTIPLE DWELLING OF NINE OR MORE UNITS SHALL COMPLY WITH SECTION 27-2054 H.M.C.

34 CERTIFICATION OF COMPETENCY OF JANITOR FOR MULTIPLE DWELLING ON NINE OR MORE UNITS SHALL COMPLY WITH SECTION 27-2055 H.M.C.

35 REGISTRATION STATEMENT SHALL BE FILED AS PER SECTION 27-2097 H.M.C.

36 POSTING OF IDENTIFICATION SIGN AND SERIAL NUMBER TO BE AS PER SECTION 27-2204 H.M.C.

37 INSTALLATION OF WINDOW GUARDS ON THE WINDOW OF EACH APARTMENT, IN WHICH A CHILD OR CHILDREN UNDER TEN (10) YEARS OF AGE RESIDES, AND ON WINDOWS, IF ANY, IN PUBLIC HALL OF A MULTIPLE DWELLING IN WHICH SUCH CHILDREN RESIDE SHALL COMPLY WITH MULTIPLE DWELLING RULES, DATED OCTOBER 10, 1986.

38 PROVIDE FOR APARTMENT ENTRY DOORS, HEAVY DUTY LATCH SET WITH HEAVY DUTY DEADBOLT AND CHAIN DOOR GUARD.

MULTIPLE DWELLING LAW NOTES:

CLASS A M.D.(J-2)
(REFER TO SHEET Z-001 FOR MDL CLASSIFICATION)

1 BUILDING TO CONFIRM WITH ARTICLE VII-B OF THE MDL. DEPARTMENT OF BUILDINGS RULES AND REGULATIONS, AND THE HOUSING MAINTENANCE CODE.

2 ALL WINDOWS TO BE 1/10 THE ROOM AREA PRE MDL. 1/8 IN BASEMENT ROOMS.

3 ALL APARTMENT ENTRANCE DOORS TO BE 90 MINUTE APPROVED FIREPROOF SELF CLOSING INCLUDING THE DOOR ASSEMBLY.

4 OCCUPANCY TO CONFORM WITH D26-33.0 HMC.

5 OWNER TO FILE REGISTRATION STATEMENT PER D26-41.03 HMC.

6 OWNER TO PROVIDE A SIGN IDENTIFYING OWNER AND MANAGER AND MD REGISTRATION NUMBER PER D26-41.15 HMC.

7 PREMISES TO COMPLY WITH D26-32.01 HMC REFERENCE KITCHENETTES.

8 PREMISES TO COMPLY WITH D26-17.09 AND D26-18.01 HMC REFERENCES HEATING AND HOT WATER SUPPLY.

9 FLOOR SIGNS DESIGNATING FLOORS TO BE APPROVED TYPE AT EACH FLOOR PER D26-21.03 HMC.

10 PROPER HOUSE NUMBERS TO BE DISPLAYED AS PER D26-21 HMC.

11 PREMISES TO COMPLY WITH ARTICLE 30.17.18 HMC REFERENCE ARTIFICIAL LIGHTING, GAS METERS, AND APPLIANCES.

12 PREMISES TO COMPLY WITH ARTICLE 30.19 HMC LIGHTING.

13 GAS RANGES TO BE OF APPROVED TYPE (A.G.A.) INSTALLED PER BUILDING CODE AND SEC. 33 MDL.

14 BATHROOMS WITHOUT WINDOWS TO HAVE A MECHANICAL DUCT MINIMUM OF 144 SQUARE INCHES DUCT NO.24 GAUGE G.I. 3/4" ANGLES AT CORNERS SUPPORTED TO FLOOR BEAMS. COVER WITH WIRE LATH AND 1" VERMICULITE PLASTER ENTIRE GTH. ADJUSTABLE REGISTER AND FUSIBLE LINK DAMPER (APPROVED TYPE) AT BATHROOM. ELECTRIC EXHAUST FAN IN METAL IN HOUSING NOISILY FROM 6 AM TO 12 MIDNIGHT. NO NUISANCE OF FAN VIBRATION TO BE CREATED BY VENTILATION, FIRE STOP AT EACH FLOOR.

15 BATHROOM DOOR TO BE UNDERCUT 1" ABOVE SADDLE.

16 ALL NEW PUBLIC HALL PARTITIONS TO BE FIRE-RETARDED WITH 5/8" F.C. 60 BOTH SIDES ON STEEL STUDS.

17 ALL NEW KITCHENETTE WALLS AND CEILINGS TO BE FIRE RETARDED WITH 5/8" F.C. AND TO COMPLY WITH SEC.33 MDL.

18 1'-0" OF GAS RANGES TO BE FIRE RETARDED WITH 3/16" INSULATION AND 26 GAUGE METAL. MAINTAIN 3'-0" MINIMUM CLEARANCE ABOVE RANGES. PROTECT UNDERSIDE OF CABINETS ABOVE RANGES IN THE SAME MANNER.

19 A STATEMENT BY THE OWNER WILL BE FILED THAT THE VENTILATION SYSTEM WILL BE KEPT IN CONTINUOUS OPERATION DURING NORMAL OCCUPANCY OF THE BUILDING. A TEST WILL BE MADE UPON COMPLETION OF THE INSTALLATION AND APPLICABLE LAWS WILL BE FILED BY THE ARCHITECT.

20 BUILDING TO COMPLY WITH SEC.64 MDL COVERING GAS METERS, GAS APPLIANCES, AND ARTIFICIAL LIGHTING.

21 SKYLIGHT OVER PUBLIC HALL TO HAVE AT LEAST 20 SQ.FT. OF PLAIN GLASS. 144 SQUARE INCHES OF FIXED RIDGE VENTS. AND WIRE SCREEN OVER AND UNDER PER SEC. 277.10 MDL.

22 BUILDING TO COMPLY WITH SEC. D26-17.01 TO .07 HMC REFERENCE HEATING AND HOT WATER SUPPLY.

23 PROVIDE ARTIFICIAL LIGHTING ON EVERY FLOOR AND STAIR PER SEC. D26-19.03 HMC AND SEC. 37 (1) MDL 60 WATT INCANDESCENT OR EQUIVALENT FLUORESCENT.

24 PROVIDE PEEPHOLES IN ENTRANCE DOOR TO EACH APARTMENT PER SEC. 51 (A) MDL, BSA APPROVED AND PER DEPARTMENT RULES AND REGULATIONS.

25 PROVIDE LIGHTS AT ENTRANCEWAY TP BUILDING PER SEC. 35 MDL. AND DEPARTMENT RULES AND REGULATIONS.

26 PROVIDE LIGHTS IN REAR YARDS, SIDE YARDS AND COURTS PER SEC. D26-19.07 (B) HMC.

27 JANITORIAL SERVICES TO BE PROVIDED PER D26.22..03 HMC.

28 RECEPTACLES FOR WASTE TO BE REMOVED PER D26-14.03 AND COLLECTION FROM DWELLING UNITS PER D26-14.05 HMC.

29 CEILINGS OF KITCHENETTES TO BE FURRED DOWN A MINIMUM 1'-0" FROM CEILING.

30 NEW INDEPENDENT GAS AND ELECTRIC METERS FOR PUBLIC HALLS AND EACH TENANT TO BE PROVIDED.

31 ALL PUBLIC AND STAIR HALL LIGHTS TO BE CONNECTED TO KEY SWITCHES AT ENTRANCE HALL.

32 OWNER SHALL PROVIDE A KEY LOCK IN THE ENTRANCE DOOR TO EACH DWELLING UNIT AND AT LEAST ONE KEY PER D26-20.05 HMC. OWNER SHALL PROVIDE HEAVY DUTY LOCKS WITH CHAIN GUARD.

33 PROVIDE MAIL SERVICE AS PER D26-20.05 HMC.

34 PROVIDE BELL AND BUZZERS IN VESTIBULE PER SEC. 57.MDL

35 WALLS AND CEILINGS IN CELLAR TO BE WHITEWASHED PER SEC. 34. MDL

36 BUILDINGS TO BE RAT-PROOF PER SEC. 80.7 MDL.

37 WINDOWS OPENING ONTO FIRE ESCAPES WILL PROVIDE OPENINGS HAVING MINIMUM CLEAR WIDTH OF 3'-0" AND MINIMUM CLEAR HEIGHT OF 2'-6" SASHES ARE RAISED PER SEC. 53 MDL.

38 ALL WIRE GLASS TO BEAR LABEL APPROVED BY BSA.

39 ENTRANCE AND VESTIBULE DOORS TO CONTAIN NOT LESS THAN 5 SQ. FT. OF GLASS.

40 ALL FURRED WALLS TO BE FIRE STOPPED PER SEC. C26-504.7

41 ALL FIRE ESCAPES SHALL BE ACCORDING TO SEC. 53 MDL.

42 NO HABITABLE SPACE PROVIDED IN CELLAR.

43 KITCHENETTES TO HAVE A MECHANICAL VENTILATION DUCT MINIMUM 144 SQ. INCHES DUCT #24 GA. G.I., 3/4" ANGLES AT CORNERS SUPPORTED TO FLOOR BEAMS, COVERED WITH WIRE LATH AND 2" VERMICULITE PLASTER ENTIRE LENGTH. ADJUSTABLE REGISTER AND FUSIBLE LINK DAMPER (BSA APPROVED AT EACH KITCHENETTE. ELECTRIC EXHAUST FAN IN METAL HOUSING AT ROOF CAPABLE OF EXHAUSTING 6 CHANGES OF AIR PER HOUR TO RUN CONTINUOUSLY 6 AM TO 12 MIDNIGHT, NO NUISANCE IN TERMS OF NOISE OR VIBRATION TO BE CREATED BY VENTILATION, FIRE STOP AT EACH FLOOR.
EXISTING STAIRS IN PUBLIC HALLS TO BE REPAIRED AS REQUIRES.

44 FIRE ESCAPE STAIR TO HAVE 60 DEGREE SLOPE AND DROP LADDER 16'-0" TO SAFE LANDING.

45 STUD PARTITIONS SHALL HAVE FIRE STOPPING BETWEEN ALL APARTMENTS WITH SUITABLE MATERIALS BETWEEN THE UPRIGHTS TO THE DEPTH OF ALL FLOOR BEAMS AT TOP AND BOTTOM OF PARTITIONS.

46 SILL OF WINDOWS TO FIRE ESCAPES SHALL BE NO HIGHER THAN 3'-0" ABOVE FLOOR.

47 WHERE PIPES PASS THROUGH FLOORS OR WALLS, SUCH SPACES SHALL BE FILLED IN WITH MATERIALS TO MATCH EXISTING CONSTRUCTION.

M.D.L. KITCHEN & BATHROOM NOTES:

1 NEW PARTITIONS AT BATHROOMS TO BE 2"x4" STUDS 16" O.C. WITH 5/8" WATERPROOF SHEETROCK BSA CAL. NO. 756-62SM.

2 BATHROOMS TO HAVE 18 GA. GALV. IRON VENT DUCTS, FIRE RETARDED WITH 2 HOUR MATERIAL. MECHANICAL EXHAUST TO PROVIDE 4 CHANGES OF AIR PER HOUR WITH FAN RUNNING CONTINUOUSLY 6 AM TO MIDNIGHT. PROVIDE DAMPER AND FUSIBLE LINK AT EACH FLOOR. DAMPER CAL. NO. 292/71SM.

3 KITCHENETTES TO HAVE 8"x8" 16 GA VENT DUCT FIRE RETARDED WITH 2 HOUR MATERIAL. PROVIDE 6 CHANGES OF AIR PER HOUR. DAMPER AND FUSIBLE LINK AT EACH FLOOR CAL. NO 292/71SM.

4 PROVIDE SPECIAL INSPECTIONS FOR MECHANICAL EXHAUST.

SMOKE / CO DETECTOR NOTES:

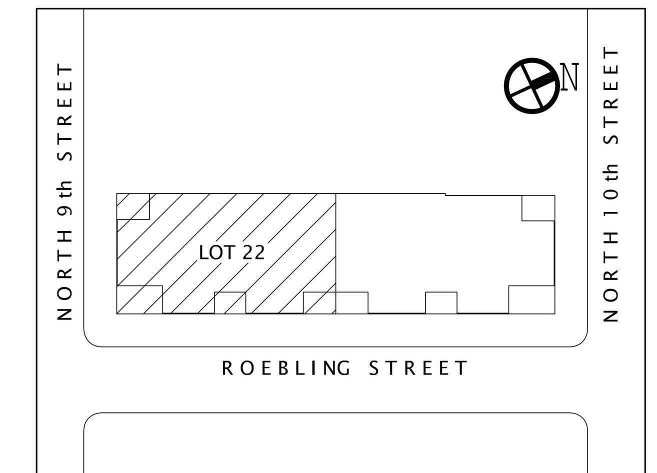
1 ALL APARTMENTS SHALL BE PROVIDED WITH SMOKE/CARBON MONOXIDE DETECTORS AS PER LOCAL LAW 62/81.

2 ALL HANDICAPPED ADAPTABLE APARTMENTS SHALL BE PROVIDED WITH AUDIBLE AND VISIBLE TYPE SMOKE DETECTORS. REFER TO NOTE #17 UNDER LOCAL LAW 58/87 NOTES.

3 ALL SMOKE/CARBON MONOXIDE DETECTORS TO BE IONIZATION TYPES AS PER NEW YORK CITY BUILDING CODE.

4 ALL SMOKE/CARBON MONOXIDE DETECTORS MUST BE INSTALLED WITHIN FIFTEEN FEET (15'-0") OF THE ENTRANCE OF ALL SLEEPING ROOMS.

5 ALL SMOKE/CARBON MONOXIDE DETECTORS SHALL BE HARD WIRED AND MAY BE WALL OR CEILING MOUNTED AS PES N.F.P.A. # 74-1980 AND LOCAL LAW 62-81.



KEY PLAN

	REVISIONS	
NO.	DESCRIPTIONS	DATE
1		
1		
NO.	TO WHOM ISSUED	DATE
	ISSUES	

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46 ROEBLING STREET
BROOKLYN, NY

NYC DOB Building Id. Number :
Block: 2306 Lot: 22

BUILDING CODE AND MULTIPLE DWELLING NOTES

Date: 08-27-12
Scale: as noted
Project No. : 12-136
Drawing By: NJM
Checked By: MM

A-003.00

SHEET 6 of 28

©

OCCUPANCY CLASSIFICATION: J-2.

CONSTRUCTION CLASSIFICATION: II-B

TABLE 4-2 ANALYSIS - (AREA & HEIGHT LIMITATION FOR SPRINKLERED BUILDING)

OCCUPANCY GROUP		COMBUSTIBLE CONSTRUCTION GROUP II
		CLASS-IIB
RESIDENTIAL J-2	AREA	N.L.
	HEIGHT	85'-0" (7 Stories)

BUILDING IS FULLY SPRINKLERED

TABLE 3-4 CONSTRUCTION CLASS

CONSTRUCTION ELEMENT				II-B Rating in hrs	II-B Ext.a,b open'g	I-C Rating in hrs	I-C Ext.a,b open'g
EXTERIOR WALL WITH EXTERIOR SEPARATION OF	3'-0" or less	Bearing		2	N.P.	2	N.P.
		Non-bearing [f]		2		2	
	MORE THAN 3'-0" BUT LESS THAN 15'-0"	Bearing		2	3 1/3%	2	3 1/3%
		Non-bearing [f]		2	protected	2	protected
	15'-0" OR MORE BUT LESS THAN 30'-0"	Bearing		2	3 1/3%	2	3 1/3%
		Non-bearing [f]		1		1	
30'-0" OR MORE EXTERIOR WALLS WITH AN EXTERIOR SEPARATION OF		Bearing		1 1/2	N.L.	2	N.L.
		Non-bearing [f]		0		0	
INTERIOR BEARING WALLS AND BEARING PARTITIONS.				1		2	
ENCLOSURE OF VERTICAL EXITS , EXIT PASSAGEWAYS, HOISTWAYS, AND SHAFTS.				2		2	
FIRE DIVISIONS AND FIRE SEPARATIONS.			See Article 5				
COLUMNS,[k] GIRDERS, TRUSSES (OTHER THAN ROOF TRUSSES) AND FRAMING.		Supporting one floor		1		1 1/2	
		Supporting more than one floor		1		1	
STRUCTURAL MEMBERS SUPPORTING A WALL			* See note below				
FLOOR CONSTRUCTION INCLUDING BEAMS.				1		1	
ROOF CONSTRUCTION INCLUDING BEAMS, TRUSSES AND FRAMING, INCLUDING ARCHES, DOMES, SHELLS, CABLE SUPPORTED ROOFS AND ROOF DECKS[h].		15'-0" or less in ht. above floor to lowest member		3/4		1	
		15'-0" to 20'-0" in ht. above floor to lowest member		3/4		1	
		15'-0" or more in ht. above floor to lowest member		3/4		1	

* SAME AS REQUIRED FIRE RESISTANCE OF WALL SUPPORTED, BUT NOT LESS THAN RATING REQUIRED FOR MEMBER BY THE CLASS OF CONSTRUCTION.

BUILDING DEPARTMENT NOTES:

1 ALL GENERAL CONSTRUCTION WORK SHALL COMPLY WITH THE NYC BUILDING CODE BUILDING DEPT. RULES & REGULATIONS, AND ALL OTHER AGENCIES HAVING JURISDICTION (NEW CODE).

2 NO BEARING WALLS OR STRUCTURAL ELEMENTS SHALL BE REMOVED AND THE STRUCTURAL INTEGRITY OF THE BUILDING SHALL NOT BE DIMINISHED IN ANY WAY DUE TO THIS APPLICATION, EXCEPT AS SHOWN.

3 WORK AND CONSTRUCTION OPERATIONS SHALL BE PERFORMED WITH STRICT ADHERENCE TO MANDATED SAFETY PROCEDURES, AND IN STRICT CONFORMANCE TO APPLICABLE GOVERNMENT STANDARDS. PROVIDE NECESSARY GUARDS, PROTECTIVE DEVICES AND EQUIPMENT.

4 CONTRACTOR SHALL SCHEDULE REQUIRED INSPECTIONS BEFORE "CLOSING UP" WORK AND OBTAIN ALL REQUIRED SIGN-OFFS.

5 NO CHANGE IN USE, EGRESS OR OCCUPANCY UNDER THIS APPLICATION.

GENERAL DEMOLITION NOTES:

1 THIS DRAWING IS FOR GENERAL INFORMATION ONLY; CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DEMOLITION, WHETHER SHOWN OR NOT, REQUIRED TO COMPLETE THE NEW CONSTRUCTION ACCORDING TO THE DESIGN INTENT AS INDICATED IN THE CONSTRUCTION DOCUMENTS.

2 IT IS THE DEMOLITION CONTRACTORS RESPONSIBILTY TO ENSURE THAT ALL DEMOLITION AND REMOVAL WORK IS EXECUTED IN ACCORDANCE WITH ALL APPLICABLE OSHA, STATE, AND LOCAL BUILDING CODE REQUIREMENTS.

3 ALL WORKERS EMPLOYED BY THE DEMOLITION CONTRACTOR MUST BE SKILLED IN THE TRADE OF DEMOLISHING BUILDING MATERIALS.

4 ALL GOVERNING E.P.A., AND OF ANY OTHER AGENCY HAVING JURISDICTION OVER REMOVAL, HAULING, AND DISPOSAL OR SALVAGE OF DEMOLITION MATERIALS, NOTIFICATION REGULATIONS MUST BE ADHERED TO AND FULL COMPLIANCE WITH ANY REGULATIONS MUST BE MET PRIOR TO COMMENCING ANY DEMOLITION WORK.

5 THE DEMOLITION CONTRACTOR SHALL SUBMIT TO OWNER AND ALL PARTIES AFFECTED OF A DETAILED SCHEDULE IMPLICATING THE START AND FINISH OF PROPOSED DEMOLITION WORK. THIS SCHEDULE MUST INCLUDE MEANS AND METHODS OF DEMOLITION OF EVERY MATERIAL AFFECTED BY THE DEMOLITION WORK. ORGANIZE AND PERFORM DEMOLITION WORK IN A MANNNER TO AVOID DAMAGE TO ADJACENT STUCTURES OR PORTIONS TO REMAIN.

6 TEMPORARY PROTECTION IS REQUIRED WHEN STRUCTURAL DEMOLITION OCCURS AT THE EXTERIOR OF THE STRUCTURE AS WELL AS THE INTERIOR PORTIONS WHERE STRUCTURE IS AFFECTED, SUCH AS BUT NOT LIMITED TO HOLES IN SLABS. PROVIDE BARRIERS, SIDEWALK SHEDS, GUARD RAILS, AND WARNING DEVICES TO PROTECT THE PUBLIC AND USERS OF ADJACENT STRUCTURES CONSTRUCTED WITH COMPLIANCE WITH ALL CODES AND REGULATIONS.

7 TEMPORARY SHORING IS REQUIRED; THE SERVICES OF A LICENSED COMPETENT ENGINEER TO ESTABLISH REQUIREMENTS AND METHODS OF TEMPORARY SUPPORT, SHORING BRACING, AND OTHER PROVISIONS NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, DAMAGE, OR COLLLAPSE OF THE EXISITING STRUCTURE. THE P.E. MUST PERFORM FIELD SURVEYS OF ALL EXISTING CONDITIONS AND DEMOLITION DOCUMENTATION, PREPARE AN OUTLINE REPORT OF REQUIREMENTS AND PROCEDURES, FILE ALL REQUIRED INSPECTION REPORTS WITH THE LOAL BUILDING DEPARTMENT AND ANY OTHER AGENCIES GOVERNING THE WORK.

8 ALL DEMOLITION OPERATIONS SHALL CEASE AND THE OWNER BE IMMEDIATELY NOTIFIED IF THE SAFETY OR STRUCTURAL INTEGRITY APPEARS TO BE IN DANGER. TAKE THE NECESSARY PRECAUTIONS TO SAFELY SECURE ANY LOOSE MATERIALS AND SUPPORT THE STRUCTURE UNTIL A DETERMINATION IS MADE ON CONTINUING OPERATIONS BY THE ENGINEER.

9 CONCRETE, STEEL, AND MASONRY SHALL BE DEMOLISHED IN SECTIONS. CUT CONCRETE AND MASONRY AT FULL DEPTH AT JUNCTURES WITH CONSTRUCTION TO REMAIN AND AT REGULAR INTERVALS USING POWER-DRIVEN TOOLS.

10 REMOVED STRUCTURAL STEEL OR TIMBER FRAMING ELEMENTS SHOULD BE LOWERED TO GRADE BY A SUITABLE METHOD AS TO AVOID FREE FALL AND IMPACT PRODUCING UNECESSARY DUST.

11 AFTER DEMOLITION PROCEDURES ARE COMPLETE, AND PRIOR TO INSTALLING NEW CONSTRUCTION, INSPECT THE REMIANING CONSTRUCTION FOR DAMAGE. SECURE, REBUILD, AND RECTIFY ANY REMAINING CONSTRUCTION THAT IS FOUND TO BE DAMAGED, WEAKENED, OR UNSTABLE TO BUILD UPON.

12 IF HAZARDOUS MATERIALS, SUCH AS BUT NOT LIMITED TO ASBESTOS, LEAD OR POLYCHLORINATED BIPHENYLS (PCB), ARE FOUND TO BE PRESENT OR ARE ENCOUNTERED AT ANY TIME DURING DEMOLITION COMPLY WITH ALL APPLICABLE REGULATIONS, LAWS, AND ORDINANCES CONCERNING THE REMOVAL, HANDLING, AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION.

13 DEMOLITION WORK MUST BE MONITORED FOR RELEASES OF ODORS DURING THE TIME WHEN PROCEDURES ARE BEING PERFORMED. DUST CREATED FROM DEMOLISHING MATERIALS MUST BE CONTROLLED TO PREVENT SPREAD TO AREAS ADJACENT TO SUBJECT OF DEMOLITION TO AVOID CREATING A PUBLIC NUISANCE IN SURROUNDING AREAS. USE WATER MIST OR TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO CONTROL DUST. DO NOT USE WATER TO CONTROL DUST IF IT WILL RESULT IN FLOODING OR OTHER OBJECTIONAL POSSIBLY HAZARDOUS CONDITIONS.

14 WHEN DEMOLITION OCCURS NEAR AN OCCUPIED SPACE, PROVISONS MUST BE MADE TO PROTECT THE INDOOR AIR QUALITY, REDUCE NOISE, LIMIT VIBRATION FROM CUTTING OR CHOPPING, REDUCE ODORS EMITTING FROM DEMOLITION DEBRIS, AND MITIGATE DUST INFILTRATION FROM AIRBORNE PARTICLES AND FOOT TRAFFIC.

15 DEMOLISHED CONSTRUCTION MATERIALS AND ALL DEBRIS ARE TO BE REMOVED FROM THE SITE, SALVAGED, OR RECYCLED ON A REGULAR BASIS; DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE. TRANSPORTATION OF DEBRIS MUST CONFORM TO ALL APPLICABLE REGULATIONS AND CODES HAVING JURISDICTION OVER THE OPERATION. SALVAGED MATERIALS, EQUIPMENT, OR FURNISHINGS ARE FORBIDDEN FROM BEING SOLD AT THE DEMOLTION SITE.

16 THROUGHOUT THE DEMOLITION PROCESS THE REQUIRED MEANS OF EGRESS MUST BE MAINTAINED FROM ADJACENT OCCUPIED SPACES. DO NOT CLOSE OR OBSTRUCT ANY WALKWAYS, CORRIDORS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT WRITTEN PERMISSION FROM THE AUTHORITIES HAVING JURISDICTION OVER SUCH ACTION.

17 LIFE SAFETY SYSTEMS MUST REMAIN FULLY OPERATIONAL THROUGHOUT DEMOLITION. ALL EXISTING BASE BULDING SIGNALING SYSTEMS (FIRE ALARM, PULL STATIONS, FIRE WARDEN STATIONS, HORNS, STROBES, SPEAKERS, STANDPIPE TELEPHONES, ETC) SHALL BE EITHER RELOCATED OR SUSPENDED FROM THE STRUCTURE. PRIOR TO TEMPORARILY DISCONNECTING OR RELOCATING FIRE ALARM EQUIPMENT THE CONTRACTOR MUST NOTIFY THE BUILDING OWNER OR MANAGER IN WRITING. ALL RELOCATED OR NEW EQUIPMENT MUST BE INSTALLED CONFORM TO ALL ELECTRICAL AND BUILDING CODES AND ACCESSIBILTY REQUIREMENTS.

18 THE DEMOLITION CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB-SITE SAFTEY, AND IS REQUIRED TO SUBMIT INSURANCE AND WORKERS COMPENSATION CERTIFICATES AS REQUIRED BY LOCAL AUTHORITIES AND INDEMNIFICATIONS FOR THE OWNER AND ARCHITECT, AND MUST CONFORM TO ALL O.S.H.A. REGULATIONS.

19 DO NOT USE CUTTING TORCHES UNTIL ALL FLAMMABLE MATERIALS HAVE BEEN REMOVED FROM THE AREA OF WORK. AT CONCEALED SPACES SUCH AS PIPE AND DUCT INTERIORS, VERIFY CONDITION AND CONTENT OF HIDDEN SPACE PRIOR TO FLAME-CUTTING PROCEDURES BEGIN. THE CONTRACTOR MUST MAINTIAN ADEQUATE VENTILATION, FIRE WATCH, AND FIRE SUPRESSION DEVICES DURING FLAME-CUTTING OPERATIONS.

20 REMOVE ALL MECHANICAL, ELECTRICAL, PLUMBING, AND INFORMATION TECHNOLOGY ITEMS, SUCH AS DATA, SECURITY, AND AUDIO/VISUAL WITHIN THE AREA OF AFFECTED WORK AFTER THE RESPECTIVE TRADES HAVE DISCONNECTED THEM. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL SHUTOFFS PRIOR TO COMMENCING DEMOLITION WORK. LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF ALL UTILITIES IN THE AREAS AFFECTED BY DEMOLITION.

21 THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMORARY POWER FROM THE MAIN DISTRIBUTION PANEL THROUGHOUT THE DEMOLITION PROCESS.

22 OWNERS AND OPERATORS OF FACILITIES BEING RENOVATED OR DEMOLISHED ARE REQUIRED TO TEST FOR THE PRESENCE OF ASBESTOS OR ASBSTOS CONTAINING MATERIALS AND TO NOTIFY THE APPROPRIATE GOVERNMENT AGENCIES PRIOR TO STARTING THE WORK.

23 FEDERAL REGULATIONS UNDER E.P.A., O.S.H.A., AND LOCAL LAWS REQUIRE THAT SUSPECT ACM'S BE SAMPLED AND ANALYZED PRIOR TO BEING DISTURBED. THE CLEAN AIR ACT ASSUMES ALL SUSPECT A.C.M.'S TO CONTAIN ASBESTOS UNLESS TESTED AND PROVEN OTHERWISE. IF THE A.C.M. IS TO BE DISTURBED APPROPRIATE ABATEMENT PROCEDURES MUST BE FOLLOWED. A TEN DAY WRITTEN NOTICE TO FEDERAL AND STATE REGULATORY AGENCIES IS REQUIRED PRIOR TO ASBESTOS ABATEMENT MAY COMMENCE.

GENERAL NOTES:

1 THE OWNER AND CONTRACTOR, UPON USE OF THE DRAWINGS EACH AGREE THAT THEY WILL HOLD HARMLESS AND INDEMNIFY THE ARCHITECT AND HIS AGENTS AND CONSULTANTS AGAINST CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEY FEES ARISING AND/ OR RESULTING FROM PERFORMANCE OF THE WORK IN ACCORDANCE WITH ARTICLE 3, PARAGRAPH 3.18 OF AIA DOCUMENT A201, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION,1987 EDITION.

2 THE AMERICAN INSTITUTE OF ARCHITECTS DOCUMENT A201, GENERAL CONDITIONS OF THECONTRACT FOR CONSTRUCTION, 1987 EDITION, SHALL BE INCLUDED AND BE PART OF THIS AGREEMENT.

3 THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING THE CONSTRUCTION DOCUMENTS AND VERIFYING EXISTING CONDITIONS AT THE SITE PRIOR TO THE SUBMISSION OF BIDS, OR THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT, IN WRITING, OF ANY ERRORS, OMISSIONS, AMBIGUITIES OR CONFLICTS BETWEEN CONSTRUCTION DOCUMENTS AND ANY PORTIONS OF THE WORK, OR HE SHALL BE RESPONSIBLE FOR SAME.

4 THE ARCHITECT HAS NOT BEEN RETAINED FOR CONSTRUCTION SUPERVISION OR ADMINISTRATION OF THIS PROJECT.

5 ALL WORK SHALL BE IN ACCORDANCE WITH THE NEW YORK CITY BUILDING CODE (NEW CODE) REQUIREMENTS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.

6 ALL WORK SHALL BE DONE IN A WORKMANLIKE MANNER BY SKILLED MECHANICS.

7 THE WORK SHALL INCLUDE ALL MATERIALS AND LABOR NECESSARY FOR THE PERFORMANCE OF THE WORK SHOWN AND \ OR INDICATED ON THE DRAWINGS AND SPECIFICATIONS.

8 WORK AND CONSTRUCTION OPERATIONS SHALL BE PERFORMED WITH STRICT ADHERENCE TO MANDATED SAFETY PROCEDURES, AND IN STRICT CONFORMANCE TO APPLICABLE GOVERNMENT STANDARDS. PROVIDE NECESSARY GUARDS, PROTECTIVE DEVICES, AND EQUIPMENT.

9 ALL CONTRACTORS AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR THE PROPER PERFORMANCE OF THEIR WORK, COORDINATION WITH OTHER TRADES, METHODS, SAFETY AND SECURITY ON THE JOB SITE. SPECIAL ATTENTION TO SAFETY SHALL BE PROVIDED DURING ALL DEMOLITION WORK. THE ARCHITECTS AND HIS AGENTS ARE NOT RESPONSIBLE OR LIABLE FOR THE ABOVE AND SHALL BE HELD HARMLESS AND INDEMNIFIED BY ALL CONTRACTORS FROM ANY CLAIMS, LOSSES OR SUITS OR LEGAL ACTION ARISING FROM THE PERFORMANCE OF WORK IN THIS PROJECT.

10 THE INFORMATION SHOWN ON THESE DRAWINGS CONSTITUTES THE EXTENT OF ARCHITECTURAL SERVICES RENDERED TO THE CLIENT. THE ARCHITECT HAS NO CONTRACTUAL OBLIGATION TO THE CLIENT BEYOND THE PREPARATION OF DRAWINGS SUITABLE FOR FILING FOR BUILDING PERMITS. THE ARCHITECT LIMITS HIS RESPONSIBILITY WITH REGARD TO THE DRAWINGS, DIMENSIONS, AND MATERIALS. BEFORE PROCEEDING, THE CONTRACTOR SHALL VERIFY ALL DRAWINGS. DRAWINGS SHALL NOT BE SCALED. THE ARCHITECT DISCLAIMS ALL RESPONSIBILITY IF CONSTRUCTION IS EXECUTED WITH DIMENSIONS, SIZE, OR MATERIALS THAT

11 THE CONTRACTOR SHALL COORDINATE AND ARRANGE TO MAKE PORTIONS OF THE WORK AVAILABLE FOR OBSERVATION TO INSPECTORS HAVING JURISDICTION TO EVALUATE THE WORK.

12 IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DISTRIBUTE ADEQUATE COPIES OFTHESE DRAWINGS AND SPECIFICATIONS TO ALL APPLICABLE TRADES AT ALL TIMES DURING THE PROGRESS OF THE JOB, INCLUDING SUBSEQUENT REVISIONS. THERE IS TO BE ONE COMPLETE UP-TO-DATE SET AT THE JOB SITE AT ALL TIMES.

13 ALL ELECTRICAL WORK SHALL COMPLY WITH THE NYC ELECTRICAL CODE.

14 THE CONTRACTOR SHALL PURCHASE AND MAINTAIN ALL INSURANCE CERTIFICATES IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER AS PER THE BIDDING DOCUMENTS.

15 THE CONTRACTOR SHALL ARRANGE, OBTAIN AND PAY FOR ALL PERMITS, INSPECTIONS, CERTIFICATIONS, TESTS AND CONTROLLED INSPECTIONS.

16 THE CONTRACTOR SHALL ARRANGE, OBTAIN AND DELIVER TO OWNER UPON COMPLETION OF THE PROJECT, ALL SIGN-OFFS, APPROVALS AND USE PERMITS REQUIRED FOR THE LAWFUL OCCUPANCY OF PREMISES. ALL COST ARE THE RESPONSIBILITY OF THE CONTRACTOR.

17 ALL WORK TO BE PERFORMED IN CONFORMANCE WITH ALL APPLICABLE BUILDING RULES AND REGULATIONS.

18 ANY FIRESTOPPING THAT IS REMOVED OR DAMAGED SHOULD BE REPLACED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.

19 THE DRAWINGS ARE FOR GENERAL INFORMATION ONLY; CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL CONSTRUCTION, WHETHER SHOWN OR NOT, REQUIRED TO COMPLETE THE NEW CONSTRUCTION ACCORDING TO THE DESIGN INTENT AS INDICATED IN THE CONSTRUCTION DOCUMENTS.

20 ALL CONCRETE WORK IS SUBJECT TO NYC DOB SPECIAL AND PROGRESS INSPECTIONS INCLUSIVE OF CORE SAMPLING AND TESTING- GC TO INCLUDE ASSOCIATED TESTING COSTS IN BID, TYP.

21 ALL CLOSET DOORS TO BE TOP AND BOTTOM PIVOT TYPE, REFER TO DOOR SCHEDULE, TYPICAL.

22 REFER TO REFLECTED CEILING PLANS FOR ALL SOFFIT AND CEILING HEIGHTS, TYPICAL.

ALL STRUCTURAL WORK TO BE COORDINATED WITH STRUCTURAL PLANS

23 ALL HVAC WORK TO BE COORDINATED WITH MECHANICAL PLANS.

24 ALL ELECTRICAL WORK TO BE COORDINATED WITH THE ELECTRICAL PLANS, ELECTRIC TELEPHONE PLANS, AND REFLECTED CEILING PLANS, TYPICAL.

25 FIRESTOPPING NOTE: REFER TO FIRESTOPPING DETAILS FOR ALL NEW RISER PENETRATIONS, OPENINGS TO BE FIRESTOPPED AT EACH FLOOR, TYP.

26 INSPECT EXISTING PENETRATIONS AT RATED WALLS & FIRESTOP AS REQUIRED TO MAINTAIN RATING INTEGRITY

27 MAINTAIN / REPAIR EXISTING FIRE RATING AT ALL PARTITIONS, STAIRS, SHAFTS, AND CHASE WALLS

FLOOD ZONE NOTES:

1 ALL CONSTRUCTION SHALL COMPLY WITH PROVISIONS SET FORTH IN BC 27-316; 316.1; 317.1; RS 4-4; RS 4-5; TPPN 01/04; AND OR ANY OTHER APPLICABLE LAWS, CODES, OR RESTRICTIONS.

2 ALL MECHANICAL EQUIPMENT SHALL BE PLACED ATOP A CONCRETE PLATFORM OR PADS THAT SHALL BE EQUAL TO OR ABOVE THE BASE FLOOD ELEVATION.

3 ALL MECHANICAL ROOMS LOCATED BELOW THE BASE FLOOD PLANE SHALL BE DRY FLOOD-PROOFED.

4 ALL EQUIUPMENT IN LAUNDRY ROOM TO BE LOCATED ABOVE BASE FLOOD ELEVATION, TYP.

5 ELEVATOR TO BE PROGRAMMED TO CAUSE ELEVATOR CAR TO GO TO FIRST FLOOR AND NOT SERVICE THE BASEMENT IF WATER IS DETECTED IN THE ELEVATOR SHAFT.

6 ELEVATORS TO BE DESIGNED TO COMPLY WITH FEMA TECHNICAL BULLETING 4-93

7 ALL FLOOD PROOFING TO COMPLY WITH FEMA BULLETIN 7-93, 4-93 AND WITH BC RS 4-5.

8 FLOOD RESISTANCE MATERIALS IN AREAS SUBJECT TO FLOODING SHALL COMPLY WITH FEMA TECHNICAL BULLETIN 2-93

9 ALL POINTS OF EGRESS FROM BUILDING SHALL BE LOCATED ABOVE THE BASE FLOOD ELEVATION.

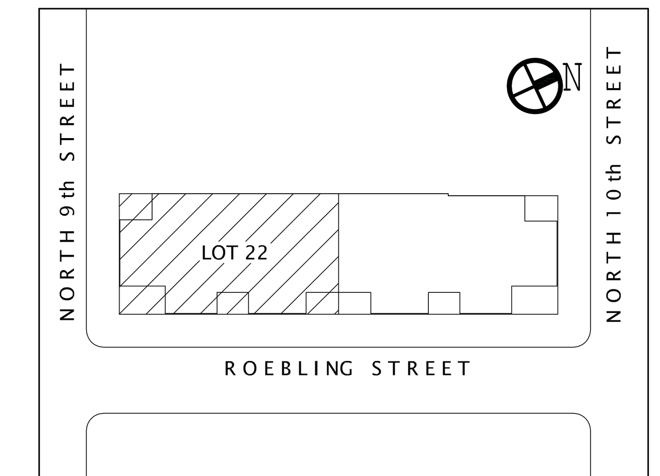
10 BASE FLOOD ELEVATION IS DETERMINED FROM FLOOD INSURANCE RATE MAP IN REFERENCE TO NATIONAL GOEDETIC VERTICAL DATUM (NGVD).

11 ALL CONCRETE TO BE DESIGNED TO WITHSTAND HYROSTATIC PRESSURE.

12 ALL CONSTRUCTION MATERIALS USED BELOW FLOOD PLANE SHALL BE NON POROUS MATERIAL: NO WOOD, GYPSUM WALL BOARD,

13 ALL PLUMBING FIXTURES IN POWDER ROOMS TO BE LOCATED ABOVE BASE FLOOD ELEVATION, TYP.

14 NO HABITABLE ROOMS SHALL BE PROVIDED IN BASEMENT OR CELLAR.



KEY PLAN

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NO.	TO WHOM ISSUED	DATE
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46 ROEBLING STREET
BROOKLYN, NY

NYC DOB Building Id. Number :
Block: 2306 Lot: 22

GENERAL NOTES / BUILDING CODE FLOOD ZONE NOTES

Date: 08-27-12

Scale: as noted

Project No. : 12-136

Drawing By: NJM

Checked By: MM

A-004.00

©

FIGURES FOR HANDICAPPED ACCESS

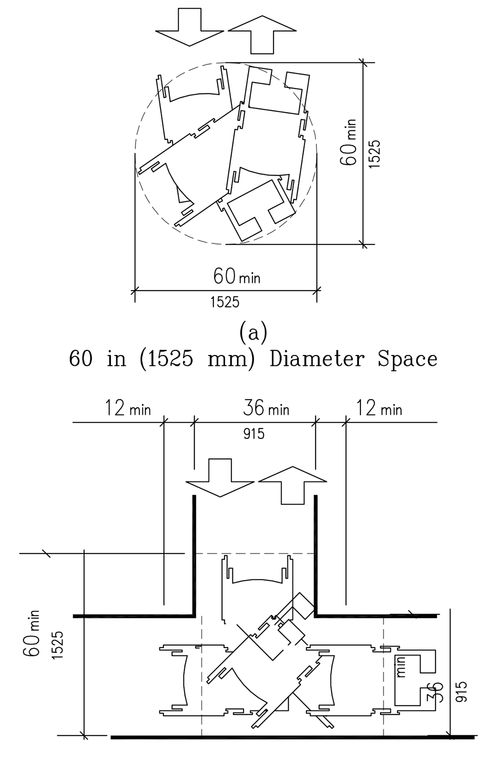


Fig 3
Wheelchair Turning Space

EXAMPLES OF EDGE PROTECTION AND HANDRAIL EXTENSIONS

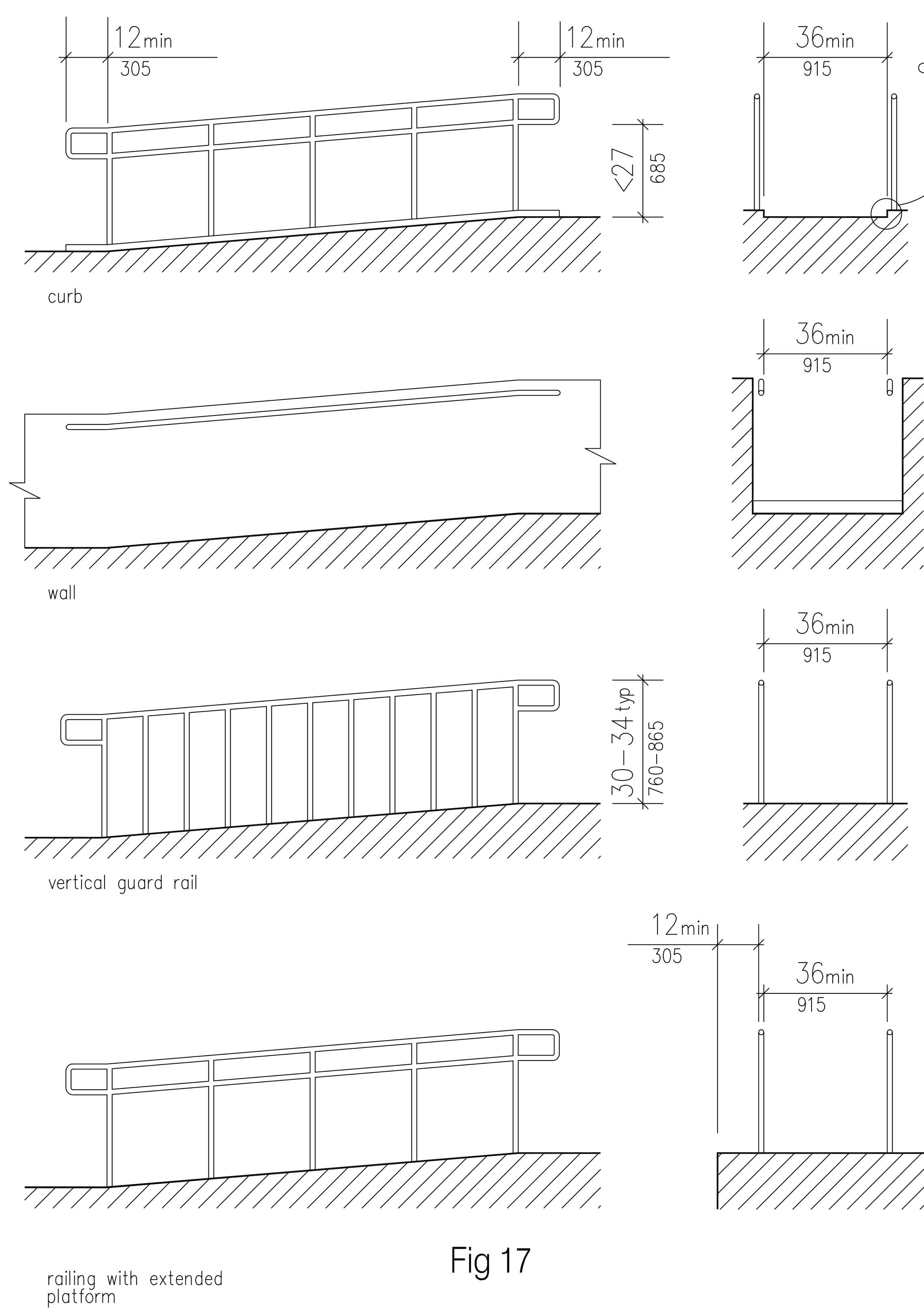
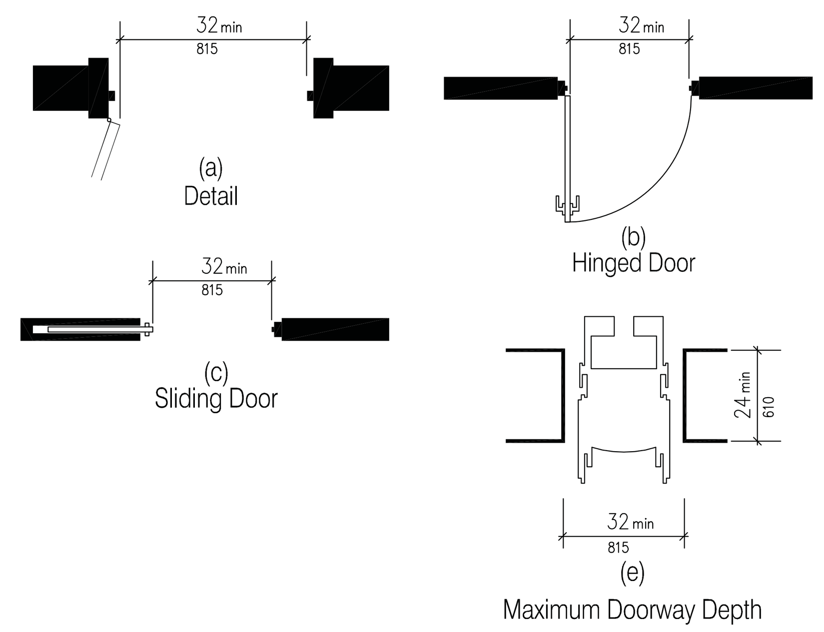


Fig 17

CLEAR DOORWAY WIDTH AND DEPTH

Fig 24



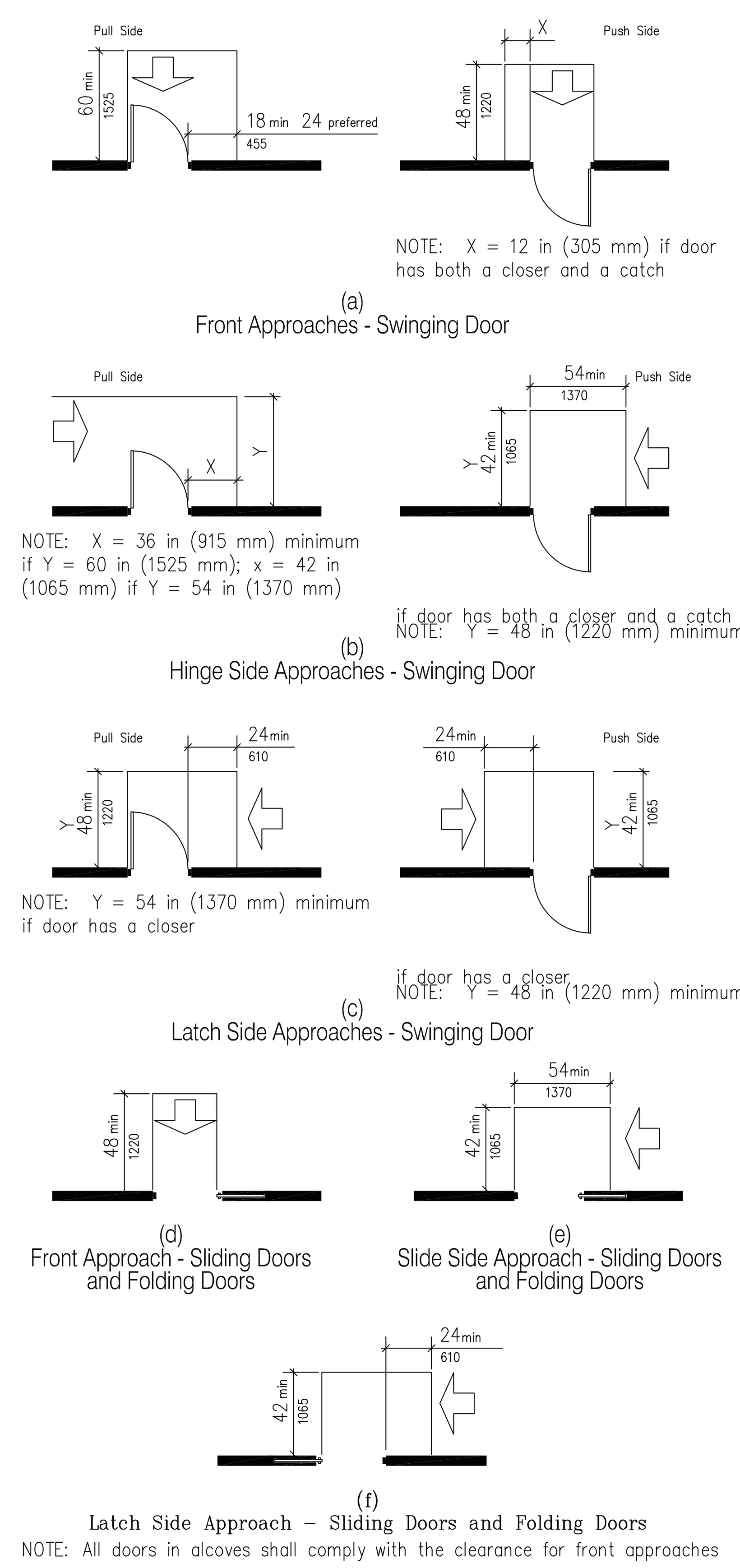


Fig 25
Maneuvering Clearances at Doors

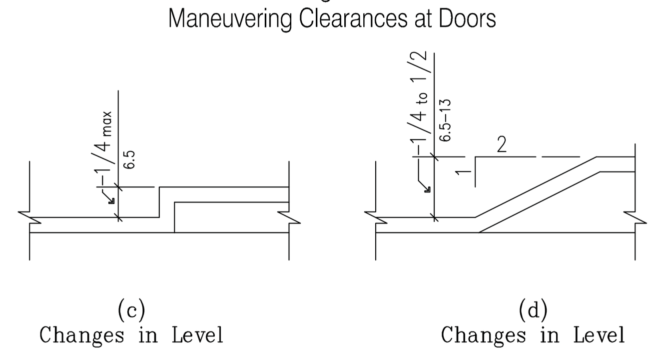
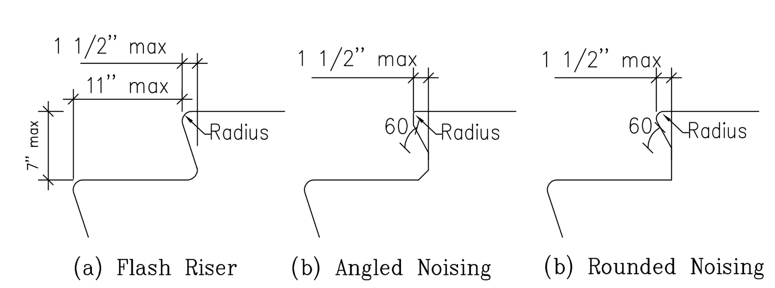
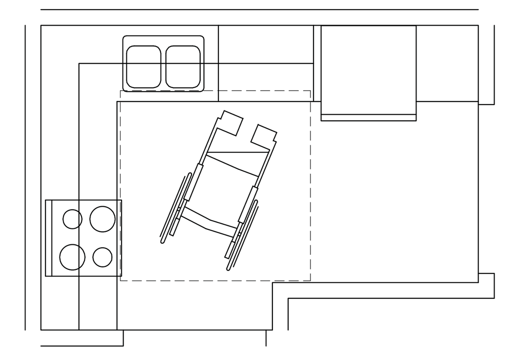


Fig 7
Width of Accessible Route (Partial)

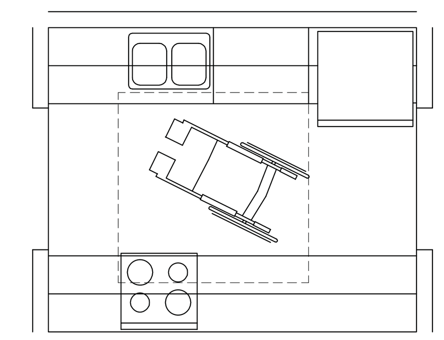


Usable Trads Width and Examples of Acceptable Noising

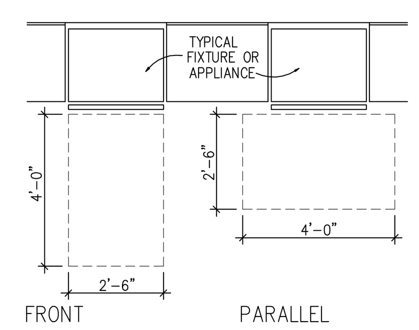
KITCHEN



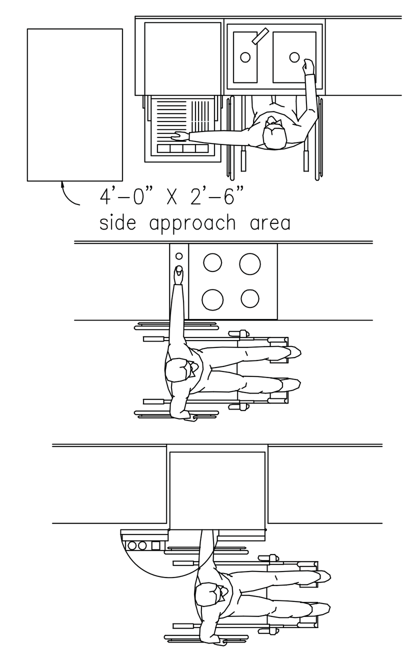
Clear Floor Space at Kitchen (a)



Clear Floor Space at Kitchen (b)



Typ. approach diagrams



Appliance approach details

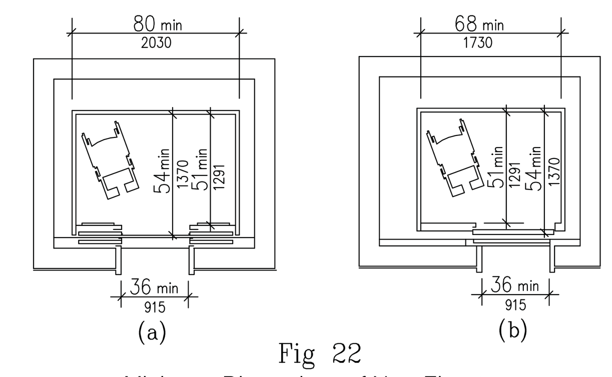


Fig 22
Minimum Dimensions of New Elevators

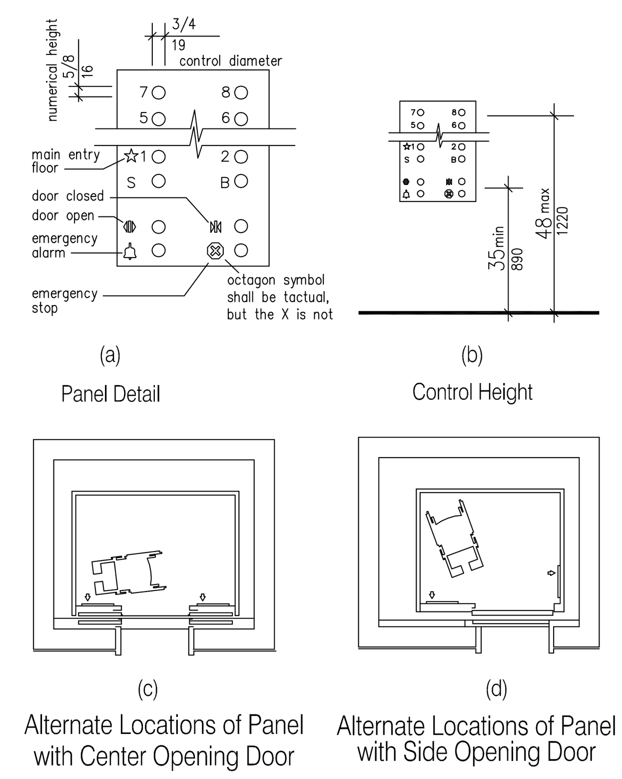


Fig 23
Car Controls

MOUNTING HEIGHT SCHEDULE

1) FLOOR LEVEL RECEPTACALS: DUPLEX, TELEPHONE AND COMPUTER, 1'-3" AFF TO CENTERLINE.

2) COUNTER LEVEL RECEPTACALS: 3'-4" AFF TO CENTERLINE.

3) WALL SWITCHES, INTERCOM, WALL PHONES, FIRE ALARM, PULL STATIONS: 4'-0" AFF TO CENTERLINE.

4) FIRE ALARM, STROBE ALARM: TOP EDGE TO ALIGN WITH TOP OF DOOR FRAME (7'-2") UNLESS OTHERWISE NOTED.

5) RECESSED WALL EXIT SIGN: CENTER OVER DOOR @ 8" (TO CENTERLINE) ABOVE TOP OF DOOR FRAME.

6) FIRE EXTINGUISHER CABINET: 4'-6" AFF TO CENTERLINE OF CABINET.

STAIR NOTES (AS PER ANSI A117.1-1986):

4.9.2. TREADS AND RISERS.
ALL STEPS SHALL BE UNIFORM RISER HEIGHT AND UNIFORM TREAD DEPTH. RISER SHALL BE A MAX. OF 7'' IN HEGHT, AND STAIR TREADS SHALL BE NO LESS THAN 11'' IN DEPTH, MEASURED FROM RISER TI RISER. OPEN RISER ARE NOT PERMITTED.

4.9.3. NOSING.
THE UNDRSIDE OF NOISINGS SHALL NOT BE ABRUPT. THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREADS SHALL BE GREATER THAN 1/2''. RISERS SHALL BE SLOPPED OR THE UNDERSIDE OF THE NOISING SHALL HAVE AN ANGLE NOT LESS THAN 60 DEGREES FROM THE HORIZONTAL. NOISING SHALL PROJECT NO MORE THAN 1 1/2''.

4.9.4. HANDRAIL
HANDRAILSHALL CONTINIUOUS ALONG BOTH SIDES OF THE STAIRS. THE INSIDE HANDRAIL ON SWITCHBACK OR DOGLEG STAIR SHALL ALWAYS BE CONTINUOUS.
THE CLEAR SPACE BETWEEN THE HANDRAIL AND THE WALL SHALL BE 1 1/2''.
GRIPPING SURFACES SHALL BE CONTINUOUS, WITHOUT ITERRUPTION BY NEWEL POSTS, OTHER CONSTRUCTION ELEMENT, OR OBSTRUCTIN.
THE DIAMETR OR WITH OF THE GRIPPIHG SURFACE OF A HANDRAIL SHALL BE 1 1/4'' TO 1 1/2'', OR THE SHAPE SHALL PROVIDE EQUIVALENT GRIPPING SURFACE.
THE TOP OF THE HANDRAIL GRIPPING SURFACE SHALL BE MOUNTED BETWEEN 30'' AND 34'' ABOVE THE STAIR NOISING.
A HANDRAIL AND ANY WALL OR

LOCAL LAW #58/87 NOTES

HANDICAPPED ACCESS

1. PROPOSED WORK TO COMPLY WITH APPLICABLE REQUIREMENTS OF ANSI A117.1-86, LOCAL LAW #58/87, SECTION 27-231 AND SUBARTICLE 2 OF ARTICLE 2 OF SUBCHAPTER 4 FOR HANDICAPPED ACCESS
2. CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST, AS PER RS 4-6, 4.25.4
3. ACCESSIBLE ROUTES TO BE PROVIDED BETWEEN FACILITIES ON THE GROUND FLOOR, PROVIDING A MINIMUM OF 36 INCHES OF WIDTH ALONG THE ACCESSIBLE ROUTE AS PER RS 4-6, 4.3.1 AND A MINIMUM OF 32 INCHES OF WIDTH AT DOORWAYS, AS PER RS 4-6, 4.13.5
4. SMOKE DETECTORS TO BE INSTALLED WHICH MEET THE REQUIREMENTS OF RS 4-6. 4.26.3 ADAPTABLE TO PROVIDE FLASHING LIGHTS ARRANGED TO FLASH IN CONJUNCTION WITH AUDIBLE SMOKE DETECTOR ALARMS
5. PROPOSED STORAGE FACILITIES SUCH AS CABINETS, SHELVES, CLOSETS AND DRAWERS SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF LOCAL LAW #58/87 AND RS 4-6, 4.23
   a. CLEAR FLOOR SPACE OF A MINIMUM OF 30 INCHES BY 48 INCHES IS PROVIDED FOR APPROACH TO ALL STORAGE FACILITIES
   b. STORAGE SPACES SHALL COMPLY WITH AT LEAST ONE OF THE REACH RANGES SPECIFIED IN 4-6, 4.2.5 AND 4.2.6. CLOTHES RODS SHALL BE A MAXIMUM OF 54 INCHES FROM THE FLOOR
   c. HARDWARE FOR STORAGE FACILITIES SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST

4.2 SPACE ALLOWANCES AND REACH RANGES

a A CLEAR FLOOR SPACE OF 30"x 48" SHALL BE PROVIDED FOR FORWARD AND PARALLEL APPROACHES SEE (FIGURE 4)

b 60" DIAMETER SPACE SHALL BE PROVIDED FOR WHEELCHAIR TURNING SEE (FIGURE 3)

4.8 RAMPS

a THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION SHALL BE 1:12 THE MAXIMUM RISE OF ANY SLOPE SHALL BE 30"

b THE CLEAR WIDTH (BETWEEN HANDRAILS) SHALL BE 36"

c LANDINGS LOCATED AT THE BOTTOM AND TOP OF EACH RUN SHALL BE AT LEAST AS WIDE AS THE WIDEST PART OF THE RAMP AND THE LENGTH SHALL BE 60" CLEAR

d DIRECTION CHANGES AT LANDINGS SHALL HAVE A MINUMUM SIZE OF 60"x 60"

e IF A DOORWAY IS LOCATED AT A LANDING, THEN THE AREA IN FRONT OF THE DOORWAY SHALL COMPLY WITH 4.13.6

4.8.5 HANDRAILS

a PROVIDE HANDRAILS ON BOTH SIDES OF RAMP SEGMENTS

b THE CLEAR SPACE BETWEEN THE HANDRAIL AND THE WALL SHALL BE 1-1/2"

c THE GRIPPING SURFACE SHALL BE 1-1/4" OR 1-1/2" DIAMETER

d THE TOP OF THE GRIPPING SURFACE SHALL BE MOUNTED BETWEEN 30" AND 34" ABOVE THE RAMP SURFACE

4.13 DOORS

a DOORWAYS SHALL HAVE A MINIMUM CLEAR OPENING OF 32" WITH THE DOOR OPEN 90 DEGREES MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP. FOR CLEARWAY WIDTH AND DEPTH SEE (FIGURE 24)

b FOR MANEUVERING CLEARANCES AT DOORS SEE (FIGURE 25)

4.15 DRINKING FOUNTIONS

a THE SPOUT HEIGHT SHALL BE NO HIGHER THAN 36" ABOVE THE FLOOR

4.16 WATERCLOSETS

a THE HEIGHT OF WATERCLOSETS SHALL BE 17" TO 19" ABOVE THE FLOOR TO THE TOP OF THE TOILET SEAT. FOR HEIGHTS, CONFIGURATIONS AND GRAB BARS SEE (FIGURES 28 AND 29) FOR STALLS SEE (FIGURE 30)

4.19 LAVATORIES AND SINKS

a LAVATORIES SHALL BE MOUNTED WITH A CLEARANCE OF 29" FROM THE FLOOR TO THE BOTTOM OF THE APRON. KNEE AND TOE CLEARANCE TO COMPLY WITH (FIGURE 31)

b SINKS SHALL BE MOUNTED WITH THE COUNTER OR RIM NO HIGHER THAN 34" FROM THE FLOOR

c A CLEAR FLOOR SPACE OF 30"x 48" SHALL BE PROVIDED IN FRONT OF A LAVATORY OR SINK TO ALLOW A FORWARD APPROACH AND TO COMPLY WITH (FIGURE 32)

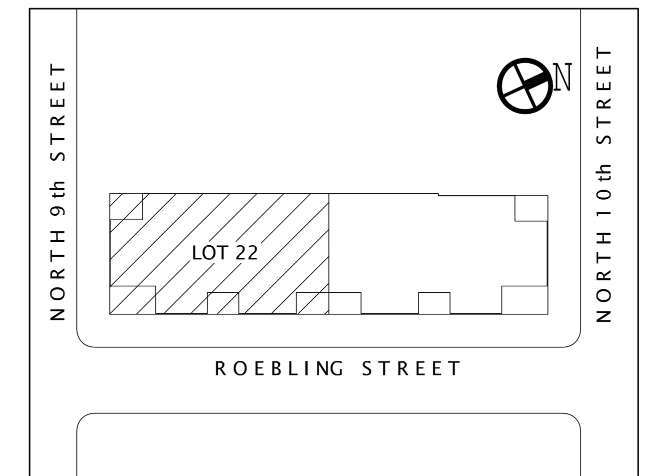
d HOT WATER AND DRAIN PIPES UNDER LAVATORIES OR SINKS SHALL BE INSULATED

4.21 SHOWER STALLS

a SHOWER STALL SIZE AND CLEAR FLOOR SPACE IN FRONT SHALL COMPLY WITH (FIGURE 35)

b A SHOWER SEAT SHALL BE PROVIDED IN A STALL 36"x 36"

c GRAB BARS SHALL BE PROVIDED AND COMPLY WITH (FIGURE 37)



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46 ROEBLING STREET BROOKLYN, NY

NYC DOB Building Id. Number :
Block: 2306 Lot: 22

ADA DETAILS

Date: 08-27-12
Scale: as noted
Project No. : 12-136
Drawing By: NJM
Checked By: MM

A-005.00

SHEET 8 of 28

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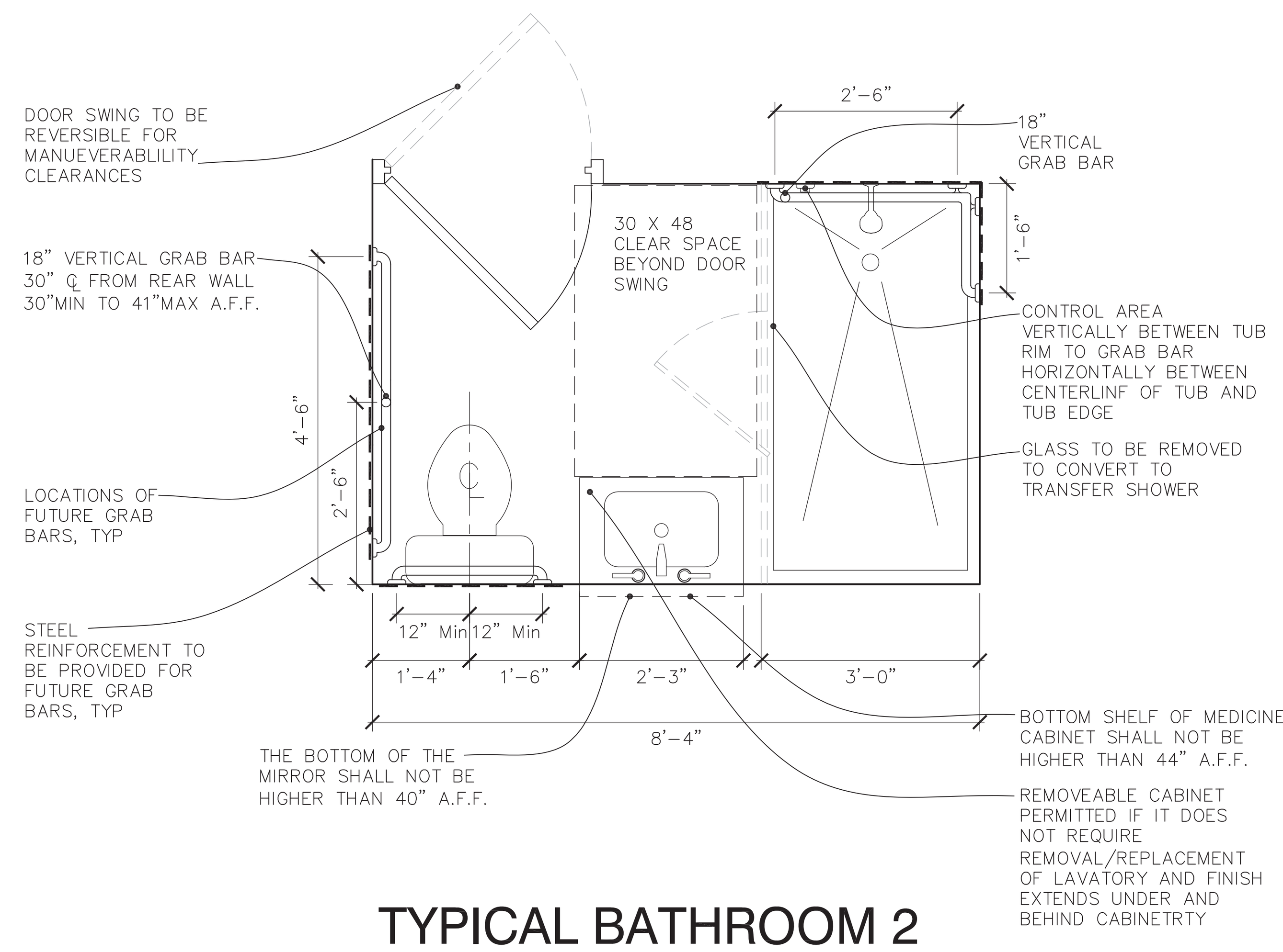
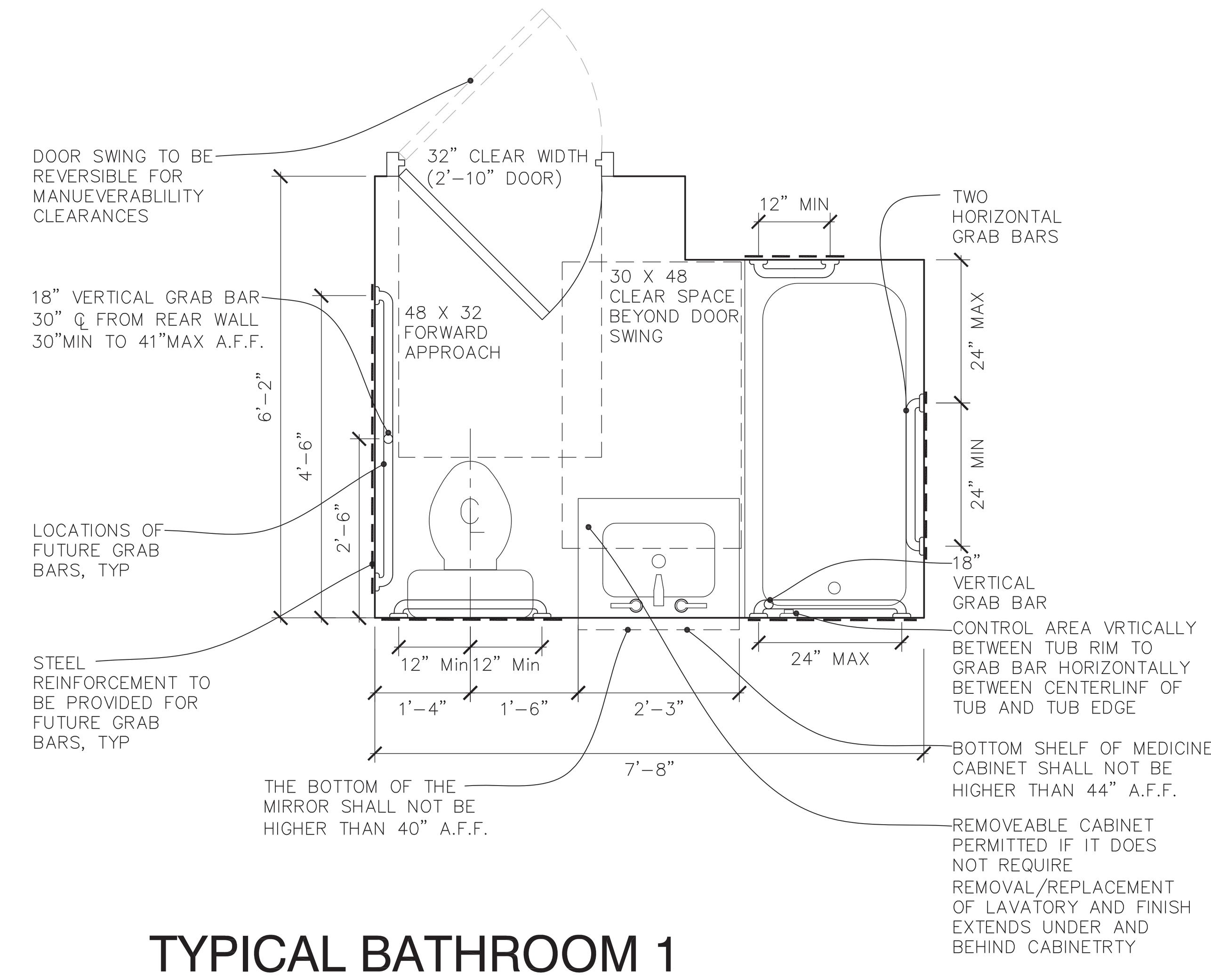
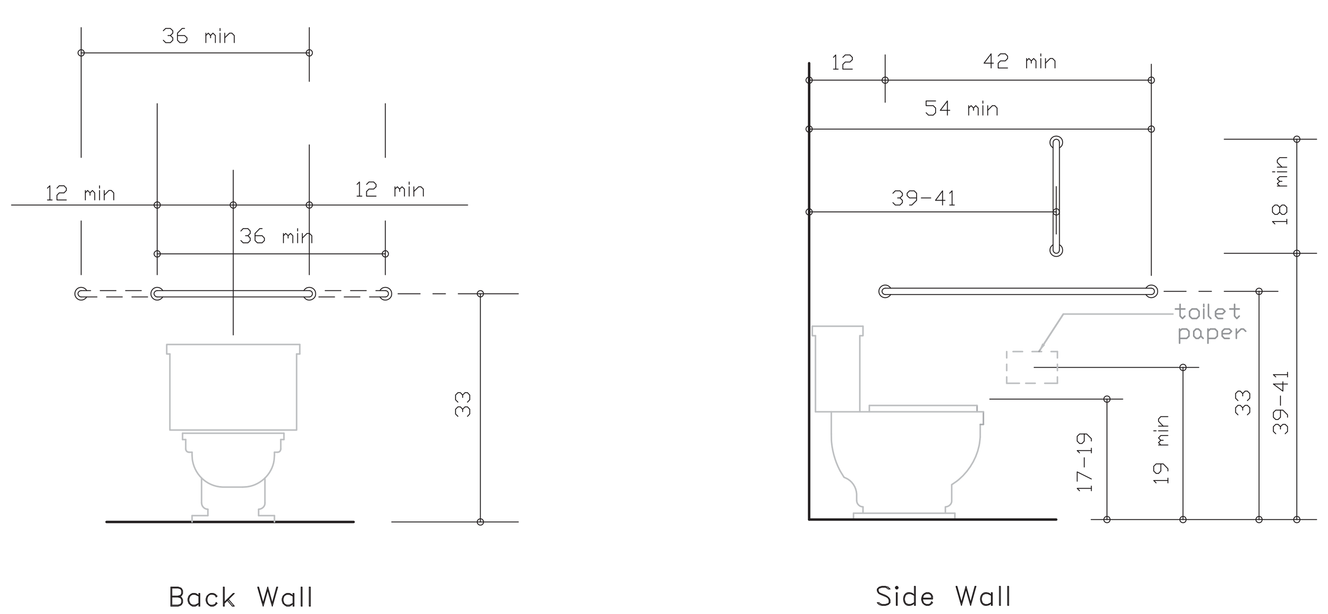
TYPICAL BATHROOMS ADA COMPLIANCE ANALYSIS



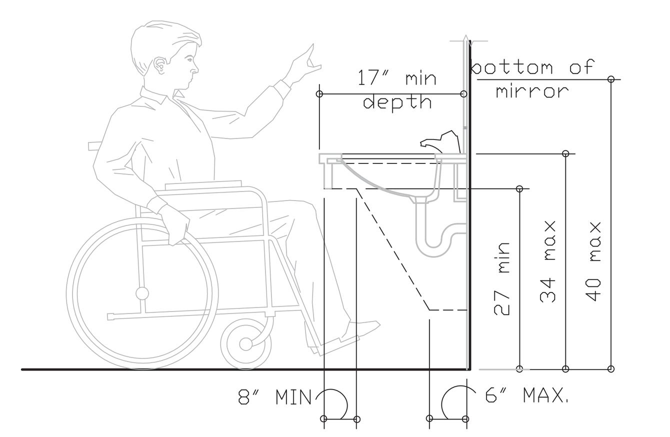
TYPICAL BATHROOM 2
TYPE B



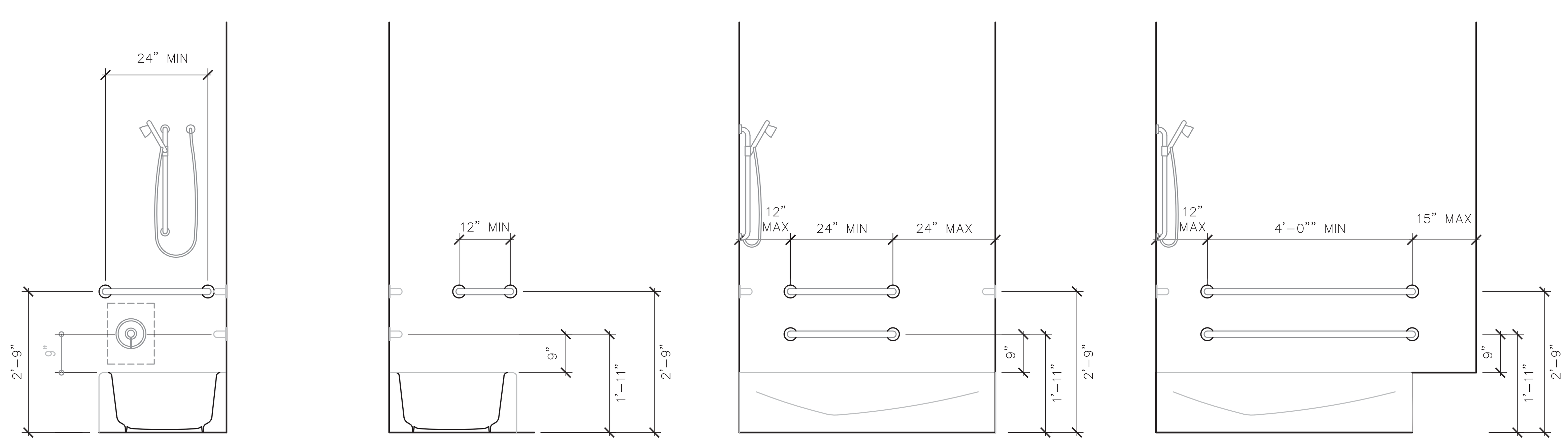
TYPICAL BATHROOM 1
TYPE B



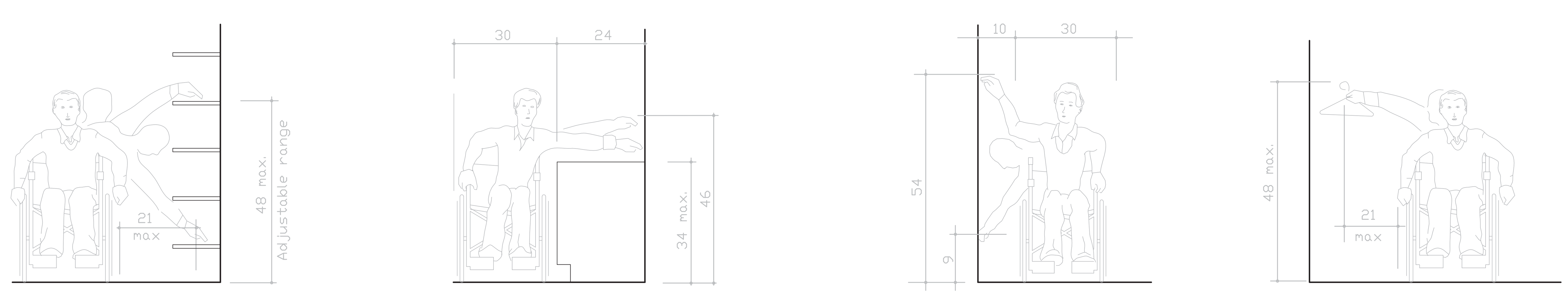
ADA W/C GRAB BAR ELEVATION DIAGRAMS



ADA LAVATORY CLEARANCE DIAGRAM



ADA BATHTUB GRAB BAR ELEVATION DIAGRAMS



ADA CLOSET / COUNTER REACH DIAGRAMS

ADA BATHROOM NOTES:

1. (AS PER 1107.2 BC) DWELLING UNITS WHICH ARE REQUIRED TO BE ACCESSIBLE UNITS OR TYPE B UNITS SHALL COMPLY WITH THIS CODE INCLUDING APPENDIX P WHERE APPLICABLE, AND THE APPLICABLE PROVISIONS OF CHAPTER 10 OF ICC A117.1. IN ADDITION, TYPE B UNITS IN R-2 OCCUPANCIES SHALL COMPLY WITH SECTION 1107.2.1 THROUGH 1107.2.8. UNITS PERMITTED TO BE TYPE B ARE PERMITTED TO BE DESIGNED AND CONSTUCTED AS ACCESSIBLE UNITS.

2. (AS PER 1107.2.2) TYPE B UNIT TOILET AND BATHING FACILITY IN R-2 OCCUPANCY. WHERE TOILET AND BATHING FACILITY PROVIDED IN THE DWELLING UNIT, ALL SUCH TOILETS AND BATHING FACILITIES SHALL COMPLY WITH APPENDIX P.

3. (AS PER P101.1) ALL TOILET AND BATHING FACILITIES WITHIN A DWELLING UNITS IN OCCUPANCY GROUP R-2 SHALL COMPLY WITH SECTION P102. AT LEAST ONE LAVATORY, ONE WATER CLOSET AND EITHER BATHTUB OR SHOWER WITHIN EACH TOILET OR BATHING FACILITY SHALL COMPLY WITH SECTION P102. TOILET AND BATHTUB FIXTURES COMPLYING WITH SECTION P102 SHALL BE IN A SINGLE AREA, SUCH THAT TRAVEL BETWEEN FIXTURES DOES NOT REQUIRE TRAVEL THROUGH OTHER PARTS OF THE UNIT. WHERE A BATHING FIXTURE IS OMITTED IN A ROOM, TE REMAINING FIXTURES SHALL COMPLY WITH P102.

4. (AS PER P102.1) ACCESSIBLE ROUTE. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT EACH TOILET AND BATHING FACILITIES WITHIN A DWELLING UNIT. ACCESSIBLE ROUTE SHALL CONSIST OF ONE OR MORE OF THE FOLLWING ELEMENTS: WALKING SURFACES COMPLYING WITH SECTION 403 OF A117.1, RAMP COMPLYING WITH SECTION 405 OF A117.1, ELEVATORS COMPLYING WITH SECTION 407,408,409 OF A117.1, AND PLATFORM LIFT COMPLYING WITH SECTION 410 OF A117.1.

5. (AS PER P102.2) OPERABLE PARTS. LIFGTING CONTROLS, ELECTRICAL SWITCHES AND RECEPTACLES OUTLETS, AND ENVIROMENTAL CONTROLS SHALL COMPLY WITH SECTION 309.2 AND 309.3 OF A117.1

6. (AS PER P102.3. EXEPTIONS 1 AND 2) DOORS ARE ALLOWED TO SWING INTO CLEAR FLOOR SPACE:
   A). WHERE A CLEAR FLOOR SPACE COMPLYING WITH SECTION 305.3 IS PROVIDED WITHIN A ROOM, BEYOND THE ARC OF THE DOOR SWING.
   B). WHERE THE DOOR AND FRAME ARE PROVIDED WITH MORTISED HINGES AND LATCH BLANKS TO PERMIT FUTURE REVSAL OF THE DOOR ON THE SAME FRAME USING COMMON HAND TOOLS AND WITHOUT FURTHER ALTERATIONS TO THE DOOR AND FRAME.

7. (AS PER P102.4) KNEE AND TOE CLEARANCE. CLEAR FLOOR SPACE AT FIXTURE SHALL BE PERMITTED TO INCLUDE KNEE AND CLEARANCE COMPLYING WITH SECTION 306. OF A117.1

8. (AS PER P102.5) OVERLAP. CLEAR FLOOR SPACES, CLEARANCES, AND WHELLCHAIR TURNING SPACES ARE PERMITTED TO OVERLAP.

9. (AS P102.6) LAVATORIES SHALL COMPLY WITH SECTION 606 OF A117.1. HOWEVER, THE CABINETRY SHALL BE PERMITTED UNDER THE LAVATORY PROVIDED:
   A). SUCH CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE LAVATORY
   B). THE FINISH FLOOR EXTENDS UNDER SUCH CABINETRY
   C). THE WALL BEHIND AND SURROUNDNG CABINETRY ARE FINISHED.

10. (AS PER P102.7) MIRRORS. MIRRORS ABOVE LAVAORY SHALL HAVE THE BOTTOM EDGE OF THE REFLECTING SURFACES 40" MAX. ABOVE THE FLOOR.

11. (AS PER P102.8.1) THE WATER CLOSET SHALL BE POSITIONED WITH A WALL TO THE REAR AND TO ONE SIDE. THE CENTERLINE OF THE WATER CLOSET SHALL BE 16" MIN. AND 18" MAX. FROM THE SIDE WALL.

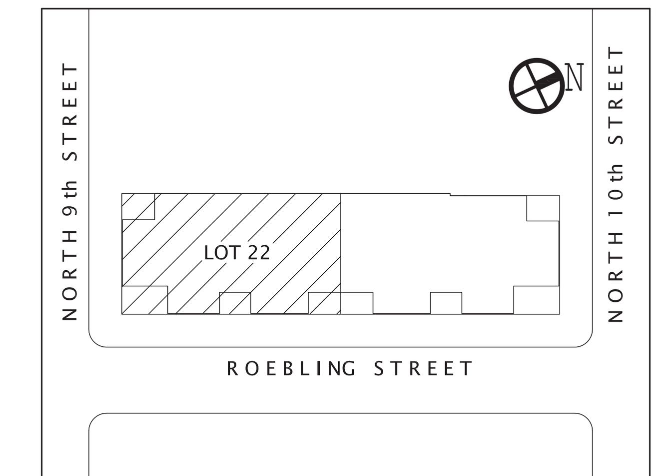
12. (AS PER 102.8.2) WHERE PARALLEL APPROACH IS PROVIDED TO THE WATER CLOSET, THE CLEARANCE SHALL BE 56 INCHES MIN., MEASURED PERPENDICULAR FROM THE REAR WALL, AND 48" MIN., MEASURED PERPENDICULAR FROM THE SIDE WALL. A LAVATORY COMPLYING WITH SECTION P102.6 SHALL BE PERMITTED ON THE REAR WALL, 18" MIN FROM THE WATER CLOSET CENTERLINE.

13. (AS PER 102.8.3 EXEPTION) GRAB BARS (COMPLIANT WITH SECTION 609 OF A117.1) FOR WATER CLOSET ARE NOT REQUIED TO BE INSTALLED WHERE REINFORCEMENT FOR SUCH GRAB BARS IS INSTALLED FOR THE FUTURE INSTALATION OF BARS.

14. (AS PER P102.9.1) BUTHTUB SHALL COMPLY WITH SECTION 607 OF A117.1. A CLEARANCE OF 60" MIN IN LENGTH MEASURED PERPENDICULAR FROM THE CONTROL END OF THE BUTHTUB, AND 30" MIN IN WIDTH SHALL BE PROVIDED LAVATORIES COMPLYING WITH SECTION 6102.6 SHALL BE PERMITTED IN THE CLEARANCE.

15. (AS PER P102.9.1.1 EXEPTION) GRAB BARS FOR THE BATHTUB (COMPLIANT WITH SECTION 609 OF A117.1) ARE NOT REQUIRED TO BE INSTALLED WHERE REINFORCEMENT FOR SUCH GRAB BARS IS INSTALLED FOR FUTURE INSTALLATION OF SUCH GRAB BARS.

16. (AS PER P102.9.2) SHOWER SHALL COMPLY WITH SECTION 608 OD A117.1



KEY PLAN

	REVISIONS	
NO.	DESCRIPTIONS	DATE
1 (triangle)		
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NO.	TO WHOM ISSUED	DATE

ISSUES

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46 ROEBLING STREET
BROOKLYN, NY

NYC DOB Building Id. Number :
Block: 2306 Lot: 22

ADA BATHROOM DIAGRAMS

Date: 08-27-12
Scale: as noted
Project No. : 12-136
Drawing By: NJM
Checked By: MM

REGISTERED ARCHITECT MICHAEL MUROFF No. 015011 STATE OF NEW YORK

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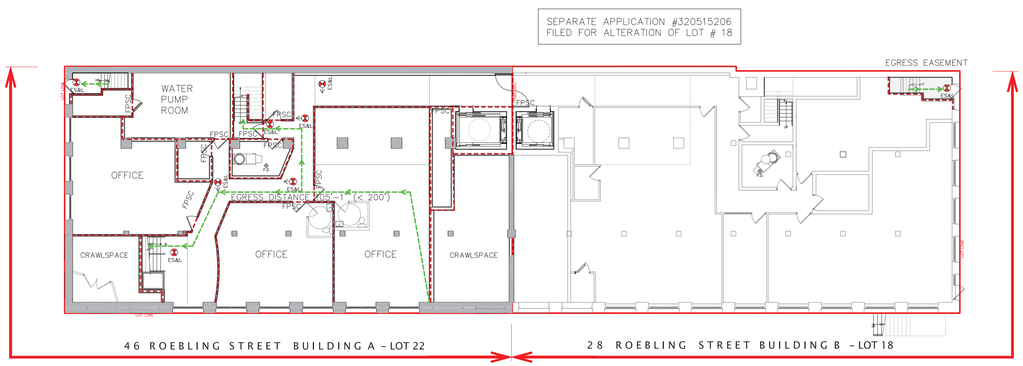
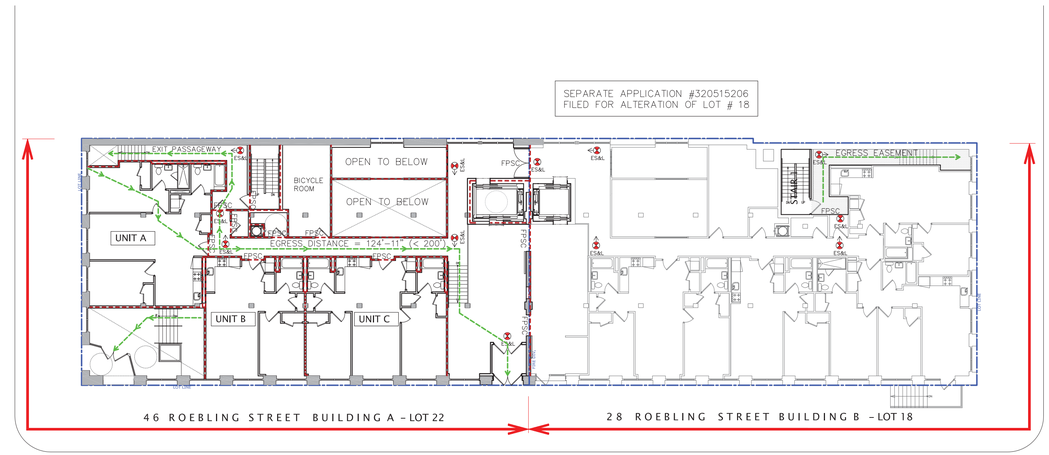


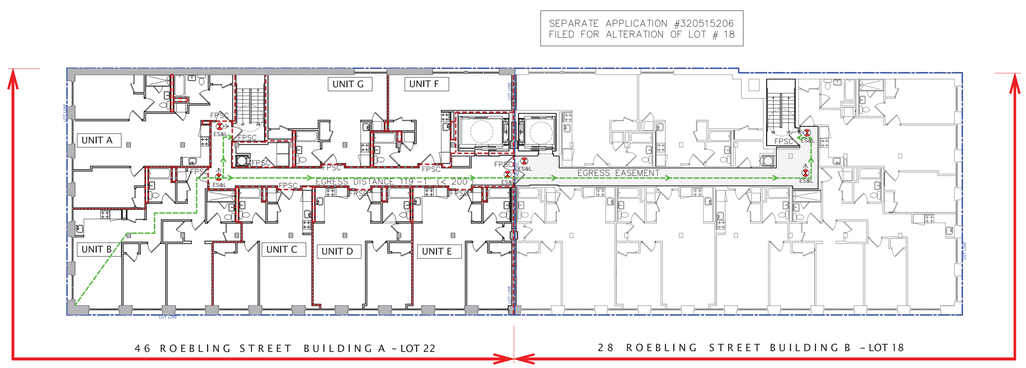
FIRE RATING / EGRESS PLAN - BASEMENT B

Scale : 1/16" = 1'-0"



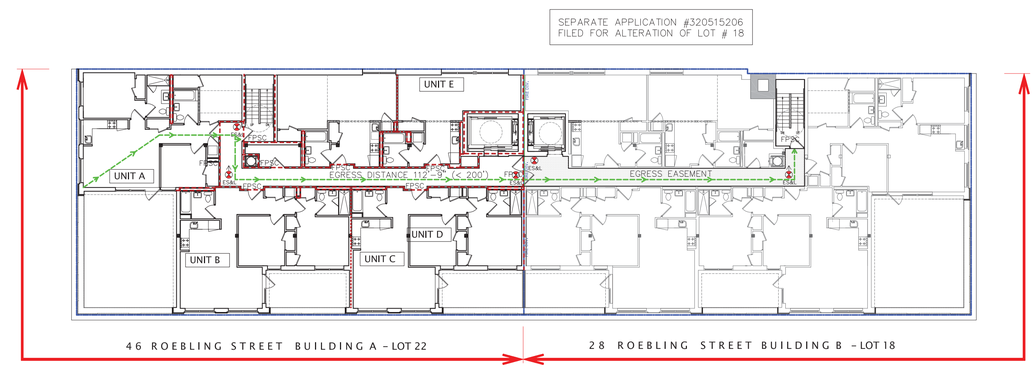
FIRE RATING / EGRESS PLAN - 1st FLOOR 1

Scale : 1/16" = 1'-0"



FIRE RATING / EGRESS PLAN - 2ND - 4TH FLOOR 2-4

Scale : 1/16" = 1'-0"



FIRE RATING / EGRESS PLAN - 5TH FLOOR 5

Scale : 1/16" = 1'-0"

TABLE 6-1 DETERMINATION OF EXIT AND ACCESS REQUIREMENTS

Occupancy Group of Building or Sapce	Group Desig-nation	Maximum Travel Distance (ft)		Capacity Number of Persons per Unit of WidthDistance (ft)					
		Unsprinklered	Sprinklered	Doors openings		Stairs, Escalators	Ramps Corridors, Exit passag-eways, Horizontal Exits	Min. Width (in)	Max. Dead End (length in ft.)
				To outdoors @ grade	All other Exits and corridor doors				
BUSINESS	E	200	300	100	80	60	100	44	30
RESIDENTIAL	J-2	150	200	50	40	30	50	36	40

LEGEND:

- EXISTING TO REMAIN / REBUILD AS NESSECARY
- NEW CONSTRUCTION - SEE WALL TAG FOR DETAILS
- ONE HOUR RATED PARTITION
- TWO HOUR RATED PARTITION
- EGRESS PATH / TRAVEL DISTANCE
- ES&L EXIT SIGN AND LIGHT
- EGRESS SEASEMENT AREA

KEY PLAN

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NO.	DESCRIPTIONS	DATE
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46 ROEBLING STREET
BROOKLYN, NY

NYC DOB Building Id. Number :
Block: 2306 Lot: 22

FIRE RATINGS & EGRESS TRAVEL DISTANCE PLANS

Date: 08-27-12
Scale: as noted
Project No. : 12-136
Drawing By: NJM
Checked By: MM

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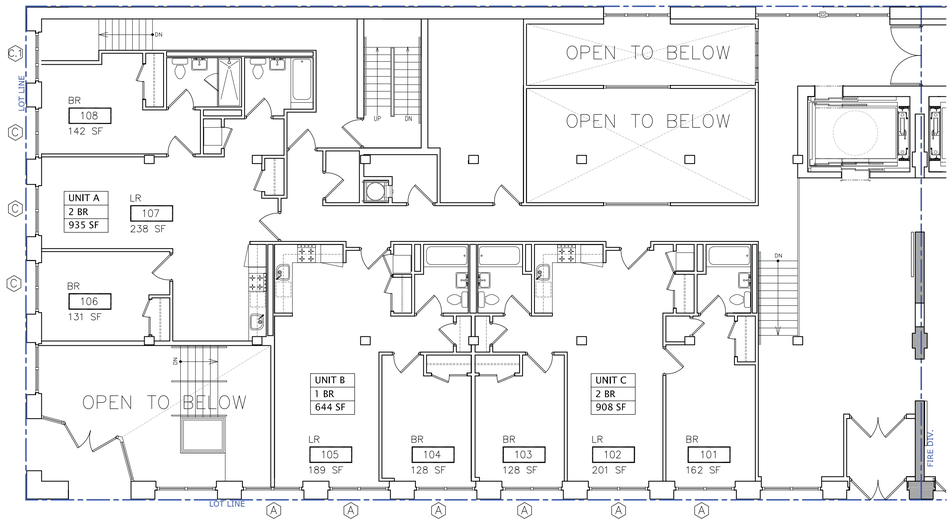
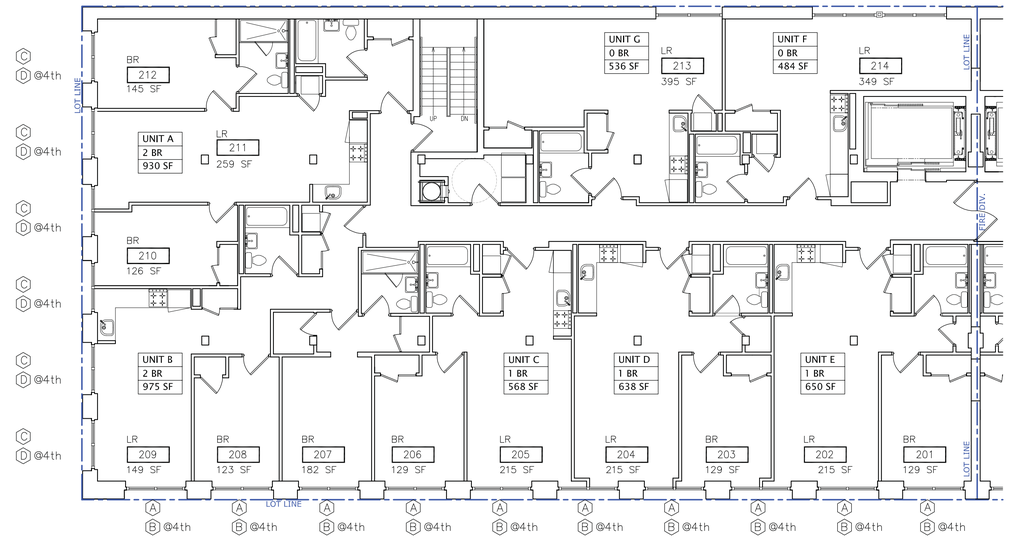
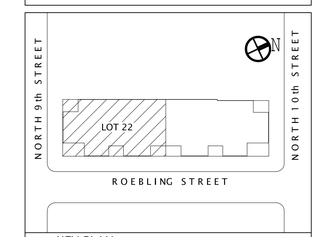


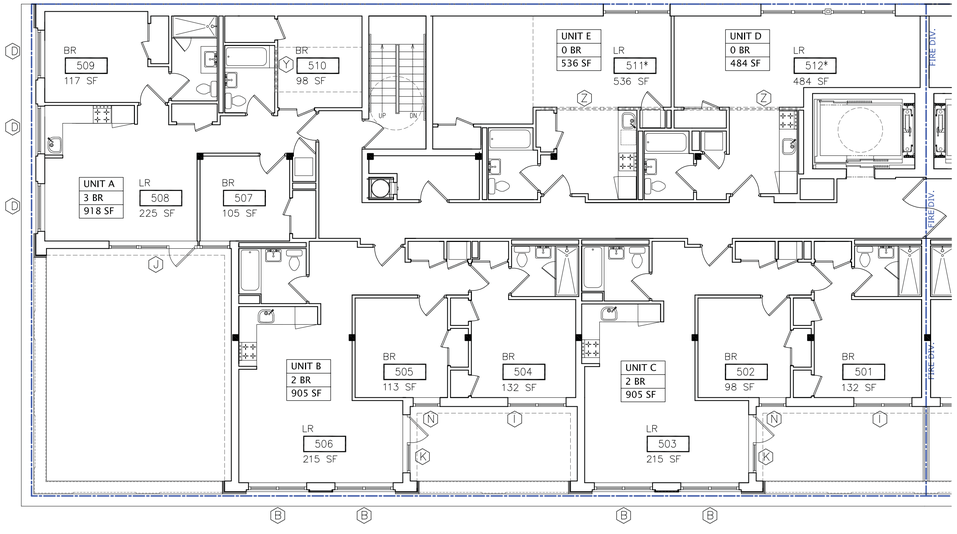
LIGHT AND AIR PLAN - 1st FLOOR
Scale : 1/8" = 1'-0"



LIGHT AND AIR PLAN 2nd - 4th FLOOR
Scale : 1/8" = 1'-0"



KEY PLAN



LIGHT AND AIR PLAN - 5th FLOOR
Scale : 1/16" = 1'-0"

LIGHT AND AIR CALCULATIONS NOTES:

27–732 NATURAL LIGHT REQUIREMENTS
EVERY HABITABLE ROOM SHALL BEPROVIDED WITH NATURAL LIGHT COMPLYING WITH THE PROVISIONS OF SUBCHAPTER 12 ARTICLE 3

27–733 NATURAL LIGHT SOURCES AND LOCATIONS
(a) NATURAL LIGHT WHEN REQUIRED SHALL BE PROVIDED BY WINDOWS SKYLIGHTS, GLAZED DOORS, OR OTHER NATURAL LIGHT TRANSMITTING MEDIA...

27–734 AREA OF NATURAL LIGHT SOURCES
REQUIRED SOURCES OF NATURAL LIGHT SHALL HAVE AN AGGREGATE TRANSMITTING AREA IF AT LEAST TEN PERCENT OF THE FLOOR AREA OF THE ROOM OR SPACE SERVED...EACH REQUIRED SOURCE SHALL HAVE A MINIMUM TRANSMITTING AREA OF TWELVE SQUARE FEET AND ONLY THAT AREA OF THE LIGHT SOURCE ABOVE THIRTY INCHES FROM THE FINISHED FLOOR MAY BE CONSIDERED AS PROVIDING THE NATURAL LIGHT REQUIRED IN ANY SPACE.

27–746 STANDARDS OF NATURAL VENTILATION – HABITABLE ROOMS
ALL HABITABLE ROOMS SHALL BE PROVIDED WITH NATURAL VENTILATION COMPLYING WITH NATURAL VENTILATION COMPLYING WITH THE PROVISIONS OF SUBCHAPTER 12 ARTICLE 6 EXCEPT AS PROVIDED IN SECTION 27–750

27–749 NATURAL VENTILATION SOURCES
NATURAL VENTILATION WHEN REQUIRED, SHALL BE PROVIDED BY WINDOWS, SKYLIGHTS, OR OTHER VENTILATING OPENINGS.

27–750 AREA OF VENTILATING OPENINGS
VENTILATING OPENINGS IN ALL HABITABLE ROOMS OR SPACES SHALL HAVE A FREE OPENABLE AREA OF AT LEAST FIVE PERCENT OF THE ROOM OR SPACE VENTILATED...

'LIGHT AND AIR' CALCULATIONS
BC 27–734 & BC 27–750

				ARTICLE 3 (STANDARD OF NATURAL LIGHT)		ARTICLE 6 (STANDARD OF NATURAL VENTILATION)	
	ROOM	ROOM NAME	ROOM AREA	REQUIRED WINDOW S.F.	PROPOSED WINDOW S.F.	REQUIRED WINDOW S.F.	PROPOSED WINDOW S.F.
FIRST FLOOR	101	BEDROOM	162.0	16.2	45.5	8.1	27.75
	102	LIVING ROOM	201.0	20.1	45.5	10.05	27.75
	103	BEDROOM	128.0	12.8	45.5	6.4	27.75
	104	BEDROOM	128.0	12.8	45.5	6.4	27.75
	105	LIVING ROOM	189.0	18.9	73.25	9.45	36.62
	106	BEDROOM	106.0	10.6	39.06	5.3	19.53
	107	LIVING ROOM	238.0	23.8	39.06	11.9	19.53
	108	BEDROOM	142.0	14.2	52.08	7.1	26.04
SECOND – FOURTH FLOOR	201	BEDROOM	129.0	12.9	45.5	6.45	27.75
	202	LIVING ROOM	215.0	21.5	73.25	10.75	36.62
	203	BEDROOM	129.0	12.9	45.5	6.45	27.75
	204	LIVING ROOM	215.0	21.5	45.5	10.75	27.75
	205	LIVING ROOM	215.0	21.5	73.25	10.75	36.62
	206	BEDROOM	129.0	12.9	45.5	6.45	27.75
	207	BEDROOM	182.0	18.2	45.5	9.1	27.75
	208	BEDROOM	123.0	12.3	45.5	6.15	27.75
	209	LIVING ROOM	149.0	14.9	120.89	7.45	60.44
	210	BEDROOM	126.0	12.6	39.06	6.3	19.53
	211	LIVING ROOM	259.0	25.9	58.59	12.95	29.29
	212	BEDROOM	145.0	14.5	39.06	7.25	19.53
	213	LIVING ROOM	395.0	39.5	51.44	18.0	25.72
	214	LIVING ROOM	349.0	34.9	107.33	17.6	53.66
FIFTH FLOOR	501	BEDROOM	132.0	13.2	36.0	6.6	9.0
	502	BEDROOM	113.0	11.3	21.0	5.65	10.5
	503	LIVING ROOM	215.0	21.5	84.5	10.75	42.75
	504	BEDROOM	132.0	13.2	36.0	6.6	9.0
	505	BEDROOM	113.0	11.3	21.0	5.65	10.5
	506	LIVING ROOM	215.0	21.5	84.5	10.75	42.75
	507	BEDROOM	105.0	10.5	21.0	5.25	10.5
	508	LIVING ROOM	225.0	22.5	71.5	11.75	35.75
	509	BEDROOM	117.0	11.7	35.75	5.85	17.875
	510	BEDROOM	98.0	9.8	20.0	4.90	10.0
	511*	LIVING ROOM	536.0	53.6	54.7*	26.8	27.35*
	512*	LIVING ROOM	484.0	48.4	54.7*	24.2	27.35*

* NOTE: LOT LINE WINDOWS ARE NOT CONTRIBUTORY TO LIGHT AND AIR REQUIREMENTS

	REVISIONS	
NO.	DESCRIPTIONS	DATE
1		
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NO.	TO WHOM ISSUED	DATE
	ISSUES	

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46 ROEBLING STREET
BROOKLYN, NY

NYC DOB Building Id. Number :
Block: 2306 Lot: 22

"LIGHT AND AIR" CALCULATION PLANS

Date: 08–27–12
Scale: as noted
Project No. : 12–136
Drawing By: NJM
Checked By: MM

A–020.00

SHEET 10 of 25

©

GENERAL CONSTRUCTION NOTES:

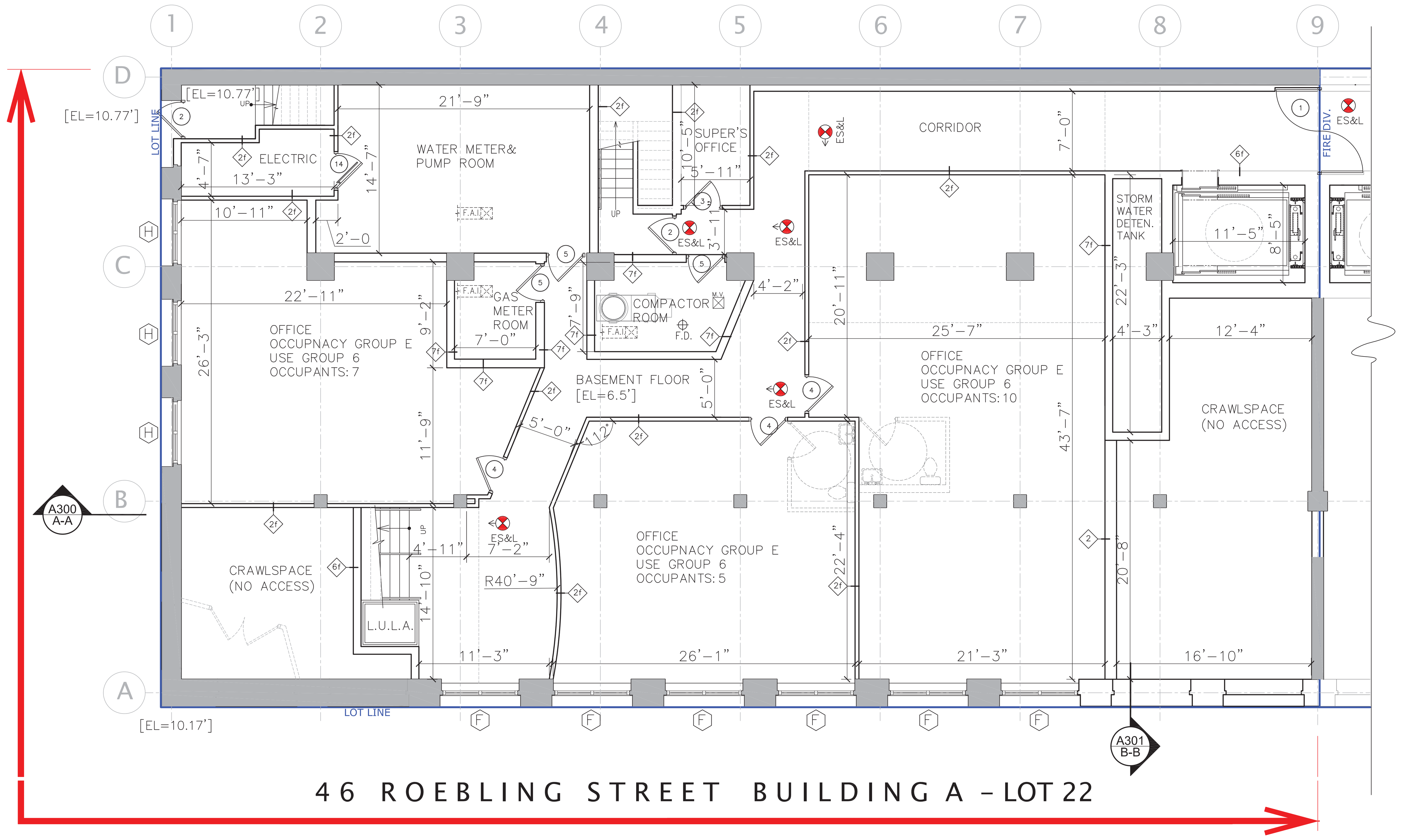
1. GC TO PATCH ALL FLOORS, CEILINGS, AND EXISTING CONSTRUCTION TO PROVIDE A CONTINUOUS FINISHED SURFACE, TYPICAL.
2. GC TO INSPECT ALL EXISTING STONE WINDOW SILLS AND REPAIR AND REPLACE AS REQUIRED; ALL STONE SILLS ARE TO BE PROTECTED DURING CONSTRUCTION, TYPICAL.
3. ALL EXISTING WINDOWS TO BE REMOVED AND OPENINGS ARE TO BE PREPARED FOR NEW ASSEMBLIES, TYPICAL.
4. ALL EXISTING ELECTRICAL WIRING TO BE REMOVED AND SERVICES ARE TO BE PREPARED FOR NEW CONFIGURATION. GC TO COORDINATE UTILITIES FOR LOTS 18 AND 22 AS REQUIRED.
5. ALL EXISTING PLUMBING AND SPRINKLER PIPING TO BE REMOVED AND SERVICES ARE TO BE PREPARED FOR NEW CONFIGURATION. GC TO COORDINATE UTILITIES FOR LOTS 18 AND 22 AS REQUIRED.
6. FLOOD PROOF MATERIALS ARE TO BE USED IN THE BASEMENT, NO GYPSUM WALL BOARD, FABRIC, WOODEN, OR OTHER POROUS PRODUCTS WOLL BE PERMITTED. ACCEPTABLE MATERIALS ARE CONCRETE, CONCRETE BLOCK, METAL, CEMENTITIOUS PANEL PRODCTS, CERAMIC, PORCELAIN, STONE, GLASS, OR PLASTICS IN ACCORDANCE WITH BUILDING CODE REQUIREMENTS.
7. ALL EQUIPMENT LOCATED IN BASEMENT SHALL BE INSTALLED UPON A HOUSEKEEPING CONCRETE SLAB RAISED ABOVE BASE FLOOD PLANE ELEVATION.
8. ALL BATHROOMS TO RECEIVED NEW MIRRORED MEDICINE CABINETS WITH BUILT IN LIGHTING, TYPICAL.
9. ALL BATHROOMS TO RECEIVE NEW PORCELAIN TILE FLOORING, AND WALL TILE. REFER TO BATHROOM ELEVATIONS AND FINISH PLANS, TYPICAL.
10. WHERE THE WALL TYPE IS NOT TAGGED, GC IS TO SUBMIT RFI TO ARCHITECT FOR CLARIFICATION OF THE WALL TYPE; THE ARCHITECTS DETERMINATION IS FINAL. THERE SHALL BE NO PRICE INCREASE BASED ON THE CLARIFICATION / DETERMINATION.
11. ALL CLOSET DOORS TO BE TOP AND BOTTOM PIVOT TYPE, REFER TO DOOR SCHEDULE, TYPICAL.
12. REFER TO REFLECTED CEILING PLANS FOR ALL SOFFIT AND CEILING HEIGHTS, TYPICAL.
13. ALL STRUCTURAL WORK TO BE COORDINATED WITH STRUCTURAL PLANS
14. ALL HVAC WORK TO BE COORDINATED WITH MECHANICAL PLANS.
15. ALL ELECTRICAL WORK TO BE COORDINATED WITH THE ELECTRICAL PLANS, ELECTRIC TELEPHONE PLANS, AND REFLECTED CEILING PLANS, TYPICAL.
16. FIRESTOPPING NOTE: REFER TO FIRESTOPPING DETAILS FOR ALL NEW RISER PENETRATIONS, OPENINGS TO BE FIRESTOPPED AT EACH FLOOR, TYP.

KEY TO CONSTRUCTION WORK NOTES:

(1) NEW L.W. CONCRETE TOPPING W/ POLYEURETHANE FINISH, TYP.
(2) NEW PORCELAIN TILE FLOOR AT ALL BATHROOMS, TYPICAL. GC TO COORDINATE FLOOR ELEVATIONS APPROPRIATELY.
(3) NEW ALUMINUM WINDOW, REFER TO WINDOW SCHEDULE, ON SHEET A-603 FOR FURTHER INFORMATION, TYP.
(4) EXISTING MASONRY OPENING TO BE ENLARGED; GC TO INSTALL NEW SILLS AND LINTELS AS REQUIRED TO MATCH ADJACENT CONSTRUCITON.
(5) NEW FIRE RATED MDF DOOR, REFER TO DOOR SCHEDULE ON SHHET A-602
(6) NEW DOUBLE DOOR, WITH OPPOSITE SWING DOOR,EQUIPPED WITH A FUSIBLE LINK HOLD OPEN AND REVERSIBLE RIM TYPE CROSS BAR EXIT DEVICE. GC TO SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION.
(7) STONE ENTRY SADDLE AT APARTMENT ENTRY THRESHOLD, TYPICAL.
(8) INTERIOR WINDOW ASSEBLY – REFER TO DETAILS
(9) EXISTING MASONRY COLUMN TO REMAIN, ALL PAINT TO BE REMOVED TO RESTORE EXPOSED BRICK FINISH, TYPICAL.
(10) EXISTING TIMBER COLUMN TO REMIAN, ALL PAINT TO BE REMOVED, TYPICAL WHERE EXPOSED.
(11) EXISTING MASONRY PARTY WALL, REPAIR PATCH STITCH AS REQUIRE. REFER TO STRUCTURAL PLANS FOR DETAILS. WALL FINISH TO BE EXPOSED BRICK.
(12) SLIDING FIRE RATED DOOR HOLD OPEN ON FUSIBLE LINK.
(13) COMPACTOR / REFUSE ROOM, REFER TO GENERAL NOTES AND DETAILS ON SHEETS A-003 & A-900.
(14) EXPOSED GIRDER BELOW.
(15) DOUBLE HEIGHT PARTITION, COORDINATE WITH FLOOR ABOVE BELOW.
(16) REFUSE CHUTE. REFER TO DETAILS ON A-900 TYPICAL.
(17) TRASH COMPACTOR. REFER TO DETAILS ON A-900 TYPICAL.
(18) CLERESTORY WINDOWS ABOVE. SEE BUILDING SECTIONS
(19) ROOF DRAIN, COORDINATE WITH PLUMBING PLANS TYPICAL
(20) CATHEDRAL CEILING, REFER TO BUILDING SECTIONS FOR FURTHER INFORMATION.
(21) GC TO INSTALL CONCRETE ROOF PAVERS ON PEDESTALS, PAVERS ARE TO BE BY WASAU OR APPROVED EQUAL.
(22) HVAC CLOSET, COORDINATE PIPING WITH MECHANICAL AND PLUMBING PLANS, TYPICAL.
(23) NEW KITCHEN COUNTER WITH STONE COUNTERTOP AND WOOD CABINETRY. GC TO SUBMIT SAMPLES OF ALL MATERIALS AND SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION.
(24) NEW SHOWER ASSEMBLY WITH TILE FLOOR AND WALLS. GC TO PROVIDE GLASS SHOWER ENCLOSURE AT ALL NEW SHOWERS, TYPICAL.
(25) NEW CLOSET, GC TO PROVIDE CLOTHES ROD WITH SHELVING ABOVE.
(26) NEW METAL STAIR TO REPLACE EXISTING CONCRETE STAIR AT SIDEWALK.
(27) NEW METAL AND WOODEN GUARD RAIL ASSEMBLY
(28) BICYCLE STORAGE RACKS TO BE PROVIDED IN BCICLY ROOM TO ACCOMODATE 16 BICYCLES, MINIMUM.
(29) NEW MASONRY PARAPET WITH NEW CONCRETE STONE WALL COPING. REFER TO DETAILS.
(30) LINE OF NEW CORNICE BELOW. REFER TO DETAILS.
(31) NEW BRICK VENEER, TO MATCH EXISTING BRICK. GC TO SUBMIT SAMPLES FOR REVIEW PRIOR TO CONSTRUCTION.
(32) EXISTING MASONRY CHIMNEY TO REMAIN, REPAIR / PATCH / STABALIZE AS REQUIRED.

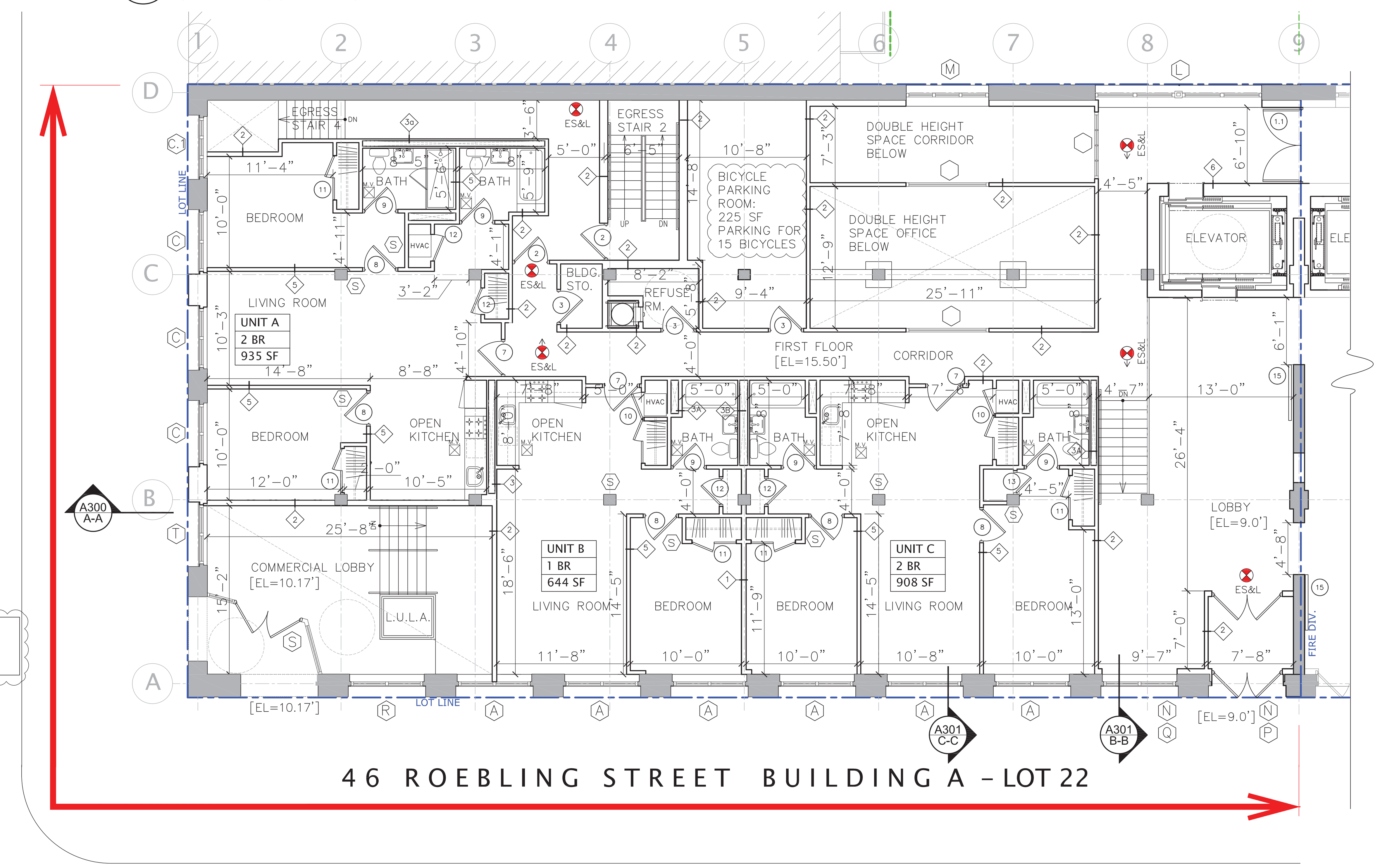
NOTE:
ALL COMMERCIAL SPACES AND RESTROOMS TO COMPLY WITH ANSI 117.1 2003

NOTE:
FLOOD PROOF MATERIALS ARE TO BE USED BELOW THE FLOOD PLANE; NO GYPSUM, FABRIC, WOODEN, OR OTHER POUROUS PRODUCTS PERMITTED. ACCEPTABLE MATERIALS ARE CONCRETE, CONCRETE BLOCK, METAL, CEMENT BOARD, CERAMIC/PORECLAIN TILE.



CONSTRUCTION PLAN - BASEMENT FLOOR
Scale : 1/8" = 1'-0"

NOTE:
ALL ENTRANCES ARE AT GRADE



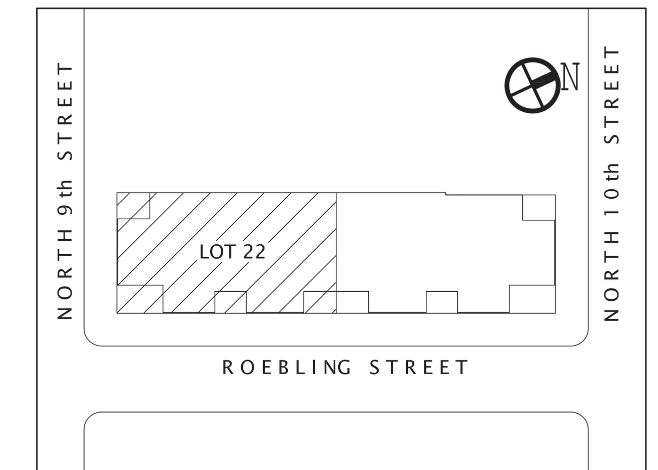
CONSTRUCTION PLAN - FIRST FLOOR
Scale : 1/8" = 1'-0"

F.P.S.C. DOORS

DOOR #	WIDTH & HEIGHT	CLOSER	RATING	NOTES:
1	6'-6" x 8'-0"	Self Closing	'B' Label 90 min.	DOUBLE DIRECION EGRESS DOOR
2	3'-0" x 7'-0"	Self Closing	'B' Label 90 min.	
3	3'-0" x 7'-0"	Self Closing	'B' Label 90 min.	
4	3'-0" x 7'-0"	Self Closing	'B' Label 90 min.	
5	3'-0" x 7'-0"	Self Closing	'B' Label 90 min.	
6	3'-0" x 7'-0"	Self Closing	'B' Label 90 min.	METAL AND FIRE RATED GLASS DOOR
7	3'-0" x 7'-0"	Self Closing	'B' Label 90 min.	FIRE RATED M.D.F. DOOR
15	5'-0" x 9'-0"	Self Closing	'B' Label 90 min.	SLIDING FIRE DOOR

WALL / GRAPHICS LEGEND:

EXISTING TO REMAIN / REBUILD AS NESSECARY
NEW CONSTRUCTION – SEE WALL TAG FOR DETAILS
WALL TYPE MARKER SEE WALL TYPES DRAWING
ES&L EXIT SIGN AND LIGHT
HARD WIRED SMOKE AND CARBON MONOXIDE DETECTOR
M.V. 50 CFM EXHAUST FAN
DOOR TAG – REFER TO DOOR SCHEDULE
WINDOW TAG – REFER TO WINDOW SCHEDULE
[EL. = X'] FLOOR ELEVATION



KEY PLAN

	REVISIONS	
NO.	DESCRIPTIONS	DATE
1		

NO.	TO WHOM ISSUED	DATE
1		

ISSUES

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46 ROEBLING STREET
BROOKLYN, NY

NYC DOB Building Id. Number :
Block: 2306 Lot: 22

BASEMENT AND FIRST FLOOR CONSTRUCTION PLANS

Date: 08-27-12
Scale: as noted
Project No. : 12-136
Drawing By: NJM
Checked By: MM

REGISTERED ARCHITECT MICHAEL MUROFF No. 015011 STATE OF NEW YORK

A-100.00

SHEET 11 of 25

©

GENERAL CONSTRUCTION NOTES:

1 GC TO PATCH ALL FLOORS, CEILINGS, AND EXISTING CONSTRUCTION TO PROVIDE A CONTINUOUS FINISHED SURFACE, TYPICAL.

2 GC TO INSPECT ALL EXISTING STONE WINDOW SILLS AND REPAIR AND REPLACE AS REQUIRED; ALL STONE SILLS ARE TO BE PROTECTED DURING CONSTRUCTION, TYPICAL.

3 ALL EXISTING WINDOWS TO BE REMOVED AND OPENINGS ARE TO BE PREPARED FOR NEW ASSEMBLIES, TYPICAL.

4 ALL EXISTING ELECTRICAL WIRING TO BE REMOVED AND SERVICES ARE TO BE PREPARED FOR NEW CONFIGURATION. GC TO COORDINATE UTILITIES FOR LOTS 18 AND 22 AS REQUIRED.

5 ALL EXISTING PLUMBING AND SPRINKLER PIPING TO BE REMOVED AND SERVICES ARE TO BE PREPARED FOR NEW CONFIGURATION. GC TO COORDINATE UTILITIES FOR LOTS 18 AND 22 AS REQUIRED.

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7 ALL EQUIPMENT LOCATED IN BASEMENT SHALL BE INSTALLED UPON A HOUSEKEEPING CONCRETE SLAB RAISED ABOVE BASE FLOOD PLANE ELEVATION.

8 ALL BATHROOMS TO RECEIVED NEW MIRRORED MEDICINE CABINETS WITH BUILT IN LIGHTING, TYPICAL.

9 ALL BATHROOMS TO RECEIVE NEW PORCELAIN TILE FLOORING, AND WALL TILE. REFER TO BATHROOM ELEVATIONS AND FINISH PLANS, TYPICAL.

10 WHERE THE WALL TYPE IS NOT TAGGED, GC IS TO SUBMIT RFI TO ARCHITECT FOR CLARIFICATION OF THE WALL TYPE; THE ARCHITECTS DETERMINATION IS FINAL. THERE SHALL BE NO PRICE INCREASE BASED ON THE CLARIFICATION / DETERMINATION.

11 ALL CLOSET DOORS TO BE TOP AND BOTTOM PIVOT TYPE, REFER TO DOOR SCHEDULE, TYPICAL.

12 REFER TO REFLECTED CEILING PLANS FOR ALL SOFFIT AND CEILING HEIGHTS, TYPICAL.

13 ALL STRUCTURAL WORK TO BE COORDINATED WITH STRUCTURAL PLANS

14 ALL HVAC WORK TO BE COORDINATED WITH MECHANICAL PLANS.

15 ALL ELECTRICAL WORK TO BE COORDINATED WITH THE ELECTRICAL PLANS, ELECTRIC TELEPHONE PLANS, AND REFLECTED CEILING PLANS, TYPICAL.

16 FIRESTOPPING NOTE: REFER TO FIRESTOPPING DETAILS FOR ALL NEW RISER PENETRATIONS, OPENINGS TO BE FIRESTOPPED AT EACH FLOOR, TYP.

KEY TO CONSTRUCTION WORK NOTES:

(1) NEW L.W. CONCRETE TOPPING W/ POLYEURETHANE FINISH, TYP.

(2) NEW PORCELAIN TILE FLOOR AT ALL BATHROOMS, TYPICAL. GC TO COORDINATE FLOOR ELEVATIONS APPROPRIATELY.

(3) NEW ALUMINUM WINDOW, REFER TO WINDOW SCHEDULE, ON SHEET A-603 FOR FURTHER INFORMATION, TYP.

(4) EXISTING MASONRY OPENING TO BE ENLARGED; GC TO INSTALL NEW SILLS AND LINTELS AS REQUIRED TO MATCH ADJACENT CONSTRUCITON.

(5) NEW FIRE RATED MDF DOOR, REFER TO DOOR SCHEDULE ON SHHET A-602

(6) NEW DOUBLE DOOR, WITH OPPOSITE SWING DOOR,EQUIPPED WITH A FUSIBLE LINK HOLD OPEN AND REVERSIBLE RIM TYPE CROSS BAR EXIT DEVICE. GC TO SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION.

(7) STONE ENTRY SADDLE AT APARTMENT ENTRY THRESHOLD, TYPICAL.

(8) INTERIOR WINDOW ASSEBLY – REFER TO DETAILS

(9) EXISTING MASONRY COLUMN TO REMAIN, ALL PAINT TO BE REMOVED TO RESTORE EXPOSED BRICK FINISH, TYPICAL.

(10) EXISTING TIMBER COLUMN TO REMIAN, ALL PAINT TO BE REMOVED, TYPICAL WHERE EXPOSED.

(11) EXISTING MASONRY PARTY WALL, REPAIR PATCH STITCH AS REQUIRE. REFER TO STRUCTURAL PLANS FOR DETAILS. WALL FINISH TO BE EXPOSED BRICK.

(12) SLIDING FIRE RATED DOOR HOLD OPEN ON FUSIBLE LINK.

(13) COMPACTOR / REFUSE ROOM, REFER TO GENERAL NOTES AND DETAILS ON SHEETS A-003 & A-900.

(14) EXPOSED GIRDER BELOW.

(15) DOUBLE HEIGHT PARTITION, COORDINATE WITH FLOOR ABOVE BELOW.

(16) REFUSE CHUTE. REFER TO DETAILS ON A-900 TYPICAL.

(17) TRASH COMPACTOR. REFER TO DETAILS ON A-900 TYPICAL.

(18) CLERESTORY WINDOWS ABOVE. SEE BUILDING SECTIONS

(19) ROOF DRAIN, COORDINATE WITH PLUMBING PLANS TYPICAL

(20) CATHEDRAL CEILING, REFER TO BUILDING SECTIONS FOR FURTHER INFORMATION.

(21) GC TO INSTALL CONCRETE ROOF PAVERS ON PEDESTALS, PAVERS ARE TO BE BY WASAU OR APPROVED EQUAL.

(22) HVAC CLOSET, COORDINATE PIPING WITH MECHANICAL AND PLUMBING PLANS, TYPICAL.

(23) NEW KITCHEN COUNTER WITH STONE COUNTERTOP AND WOOD CABINETRY. GC TO SUBMIT SAMPLES OF ALL MATERIALS AND SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION.

(24) NEW SHOWER ASSEMBLY WITH TILE FLOOR AND WALLS. GC TO PROVIDE GLASS SHOWER ENCLOSURE AT ALL NEW SHOWERS, TYPICAL.

(25) NEW CLOSET, GC TO PROVIDE CLOTHES ROD WITH SHELVING ABOVE.

(26) NEW METAL STAIR TO REPLACE EXISTING CONCRETE STAIR AT SIDEWALK.

(27) NEW METAL AND WOODEN GUARD RAIL ASSEMBLY

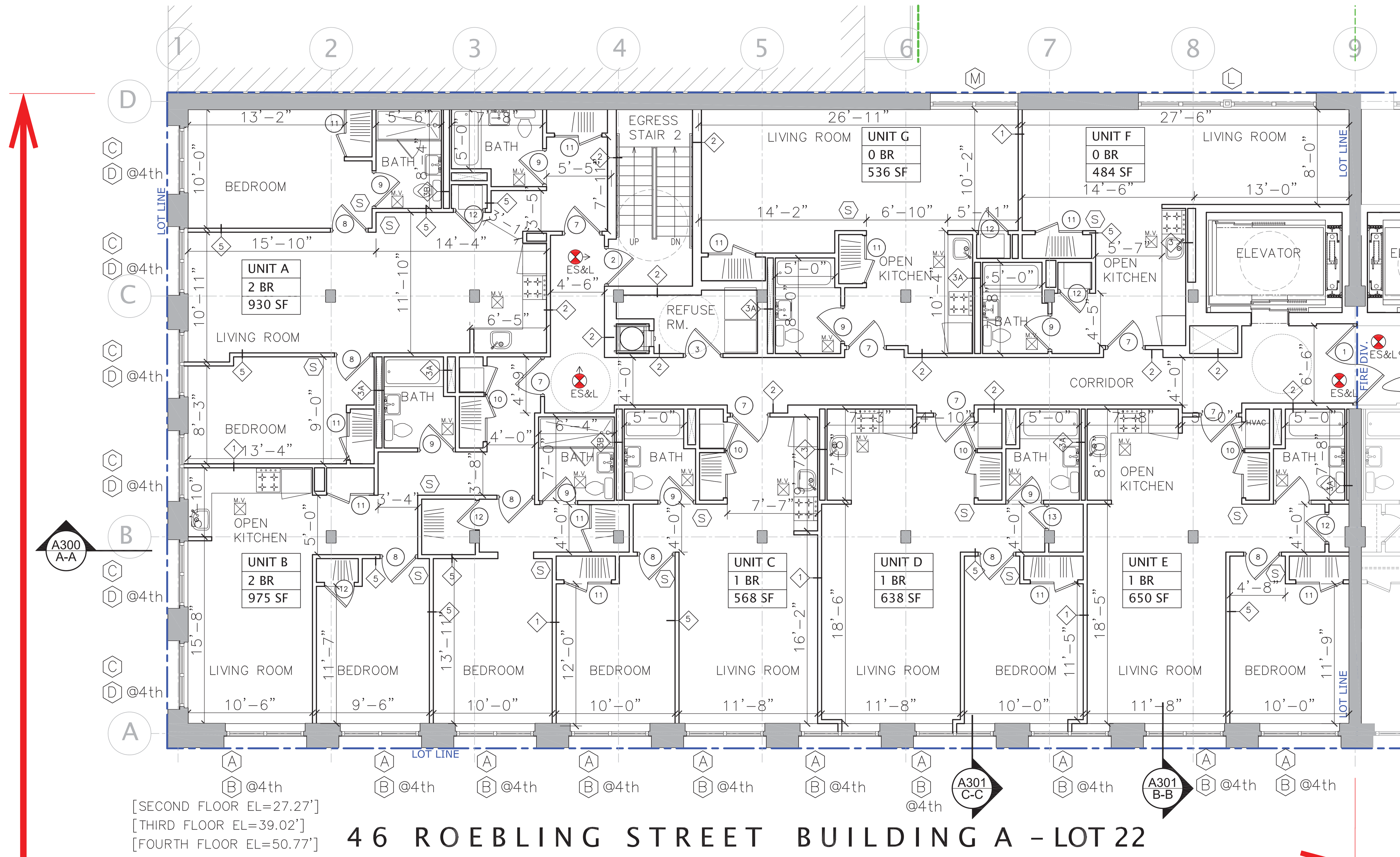
(28) BICYCLE STORAGE RACKS TO BE PROVIDED IN BCICLY ROOM TO ACCOMODATE 16 BICYCLES, MINIMUM.

(29) NEW MASONRY PARAPET WITH NEW CONCRETE STONE WALL COPING. REFER TO DETAILS.

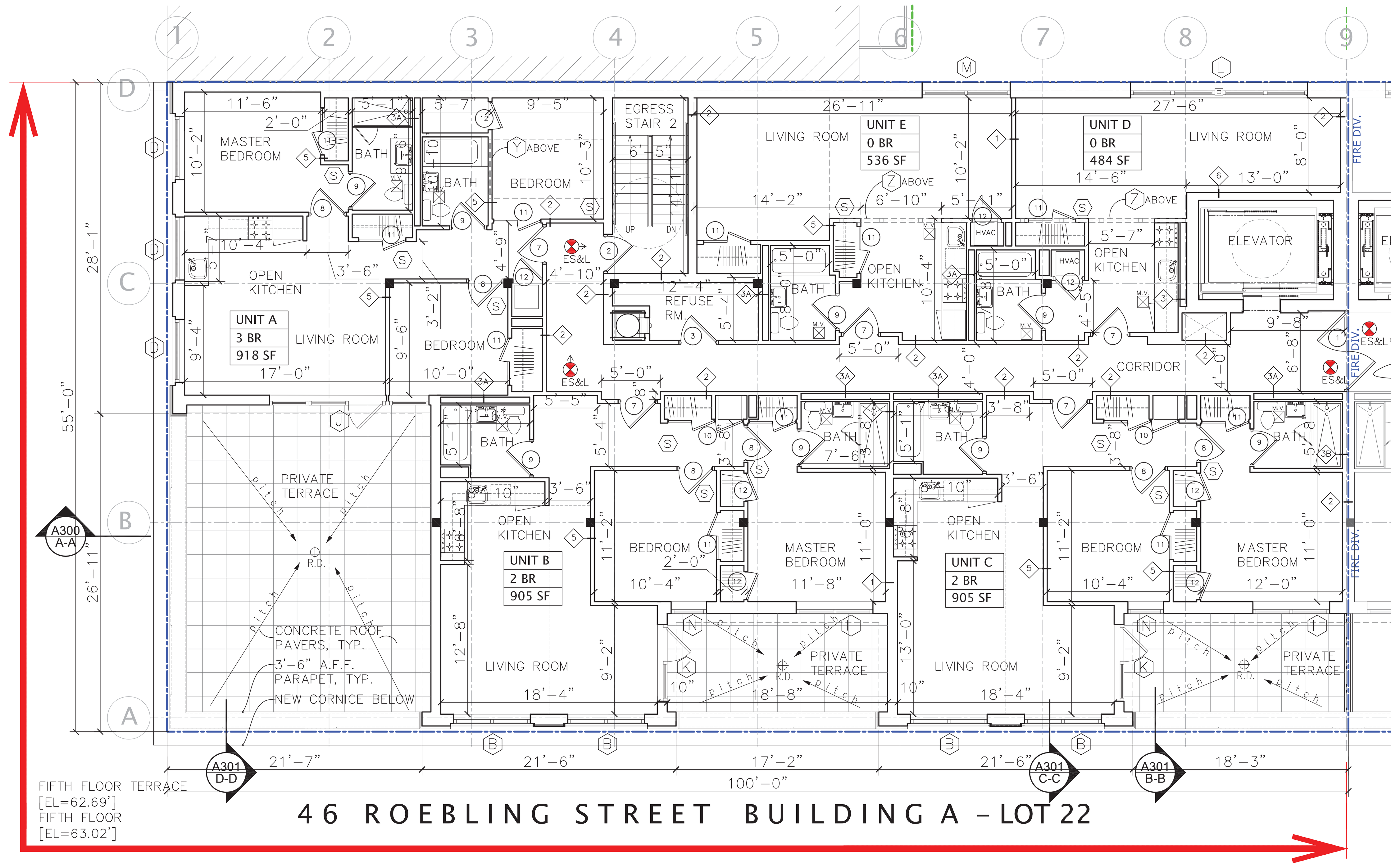
(30) LINE OF NEW CORNICE BELOW. REFER TO DETAILS.

(31) NEW BRICK VENEER, TO MATCH EXISTING BRICK. GC TO SUBMIT SAMPLES FOR REVIEW PRIOR TO CONSTRUCTION.

(32) EXISTING MASONRY CHIMNEY TO REMAIN, REPAIR / PATCH / STABALIZE AS REQUIRED.



CONSTRUCTION PLAN - SECOND THROUGH FOURTH TYPICAL FLOOR
Scale : 1/8" = 1'-0"



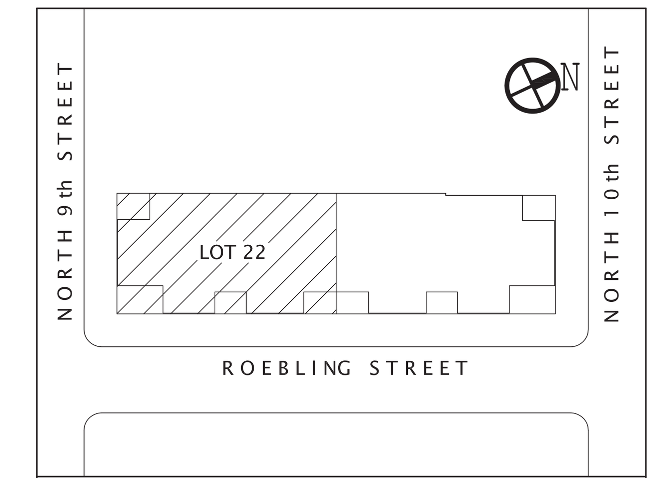
CONSTRUCTION PLAN - FIFTH FLOOR
Scale : 1/8" = 1'-0"

F.P.S.C. DOORS

DOOR #	WIDTH & HEIGHT	CLOSER	RATING	NOTES:
1	6'-6" x 8'-0"	Self Closing	'B' Label 90 min.	DOUBLE DIRECION EGRESS DOOR
2	3'-0" x 7'-0"	Self Closing	'B' Label 90 min.	
3	3'-0" x 7'-0"	Self Closing	'B' Label 90 min.	
4	3'-0" x 7'-0"	Self Closing	'B' Label 90 min.	
5	3'-0" x 7'-0"	Self Closing	'B' Label 90 min.	
6	3'-0" x 7'-0"	Self Closing	'B' Label 90 min.	METAL AND FIRE RATED GLASS DOOR
7	3'-0" x 7'-0"	Self Closing	'B' Label 90 min.	FIRE RATED M.D.F. DOOR
15	5'-0" x 9'-0"	Self Closing	'B' Label 90 min.	SLIDING FIRE DOOR

WALL / GRAPHICS LEGEND:

- EXISTING TO REMAIN / REBUILD AS NESSECARY
- NEW CONSTRUCTION – SEE WALL TAG FOR DETAILS
- WALL TYPE MARKER SEE WALL TYPES DRAWING
- ES&L — EXIT SIGN AND LIGHT
- S — HARD WIRED SMOKE AND CARBON MONOXIDE DETECTOR
- M.V. — 50 CFM EXHAUST FAN
- # — DOOR TAG – REFER TO DOOR SCHEDULE
- abc — WINDOW TAG – REFER TO WINDOW SCHEDULE
- [EL. = X'] FLOOR ELEVATION



KEY PLAN

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Michael Muroff Architect, LLC
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NY License #015011

46 ROEBLING STREET
BROOKLYN, NY

NYC DOB Building Id. Number :
Block: 2306 Lot: 22

TYPICAL SECOND THRU FOURTH AND FIFTH FLOOR CONSTRUCTION PLANS

Date: 08-27-12
Scale: as noted
Project No. : 12-136
Drawing By: NJM
Checked By: MM

REGISTERED ARCHITECT MICHAEL MUROFF No. 015011 STATE OF NEW YORK

A-101.00

SHEET 12 of 25

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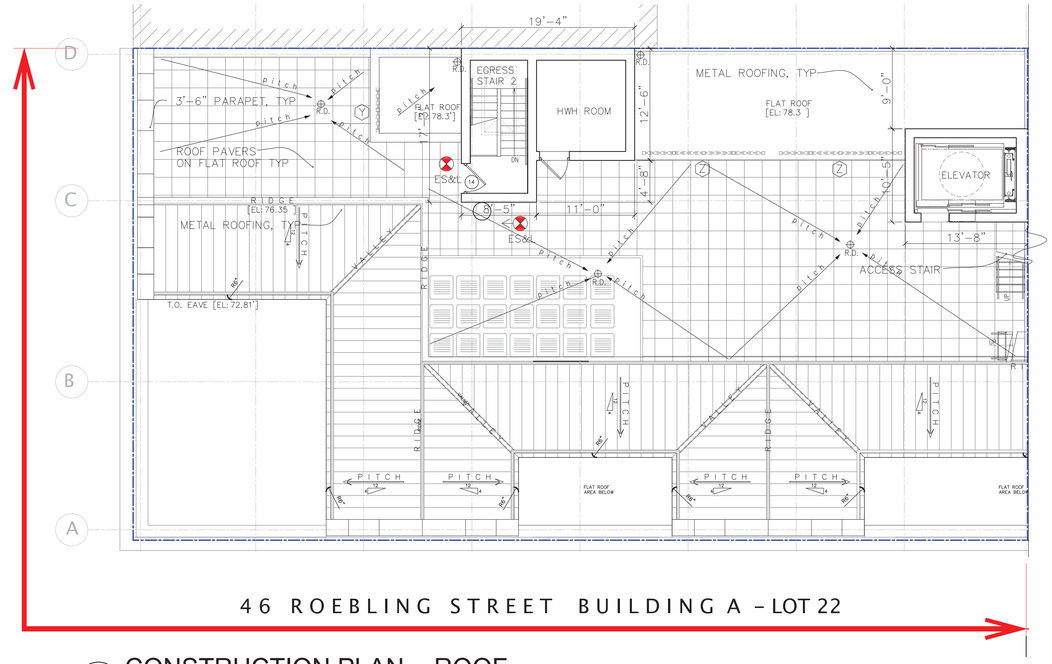
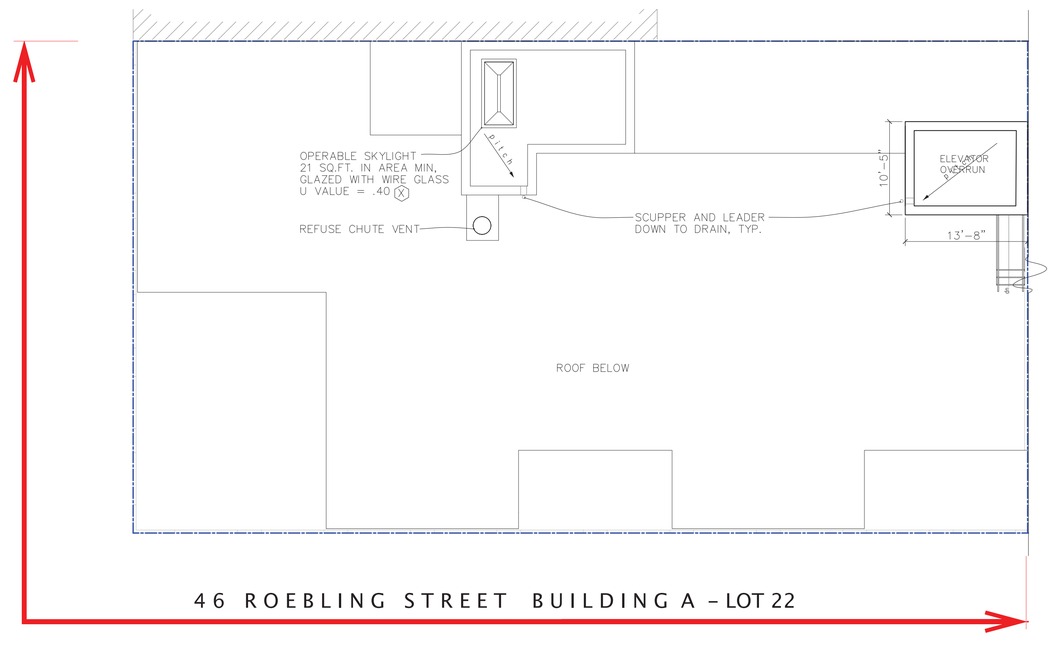
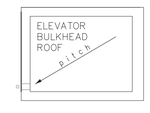


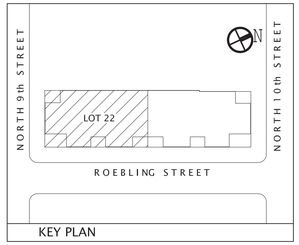
CONSTRUCTION PLAN - ROOF
Scale : 1/8" = 1'-0"



CONSTRUCTION PLAN - ELEVATOR BULKHEAD OVER RUN
Scale : 1/8" = 1'-0"



CONSTRUCTION PLAN - ELEVATOR BULKHEAD ROOF
Scale : 1/8" = 1'-0"



KEY PLAN

	REVISIONS	
NO.	DESCRIPTIONS	DATE
1		
1		

NO.	TO WHOM ISSUED	DATE

ISSUES

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NYC DOB Building Id. Number :
Block: 2306 Lot: 22

ROOF AND ELEVATOR BULKHEAD CONSTRUCTION PLANS

Date: 08-27-12
Scale: as noted
Project No. : 12-136
Drawing By: NJM
Checked By: MM

A-102.00

SHEET 13 of 25

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LIGHTING SYMBOLS:

LIGHTING SYMBOLS							
MOUNT	SYMBOL	LOCATION	LIGHT FIXTURES MANUFACTURER	MODEL#	WATTS	LUMENS	LUMENS/WATT
CEILING MOUNT	SM-1	PUBLIC HALLWAY UTILITY / LAUNDRY	MELTIMI	LIDO CEILING FIXTURE	26W	1800 LM	69 LM/W
CEILING MOUNT	SM-2	OFFICE / REC ROOM	MELTIMI	LIDO CEILING FIXTURE	26W	1800 LM	69 LM/W
CEILING MOUNT	SM-3	DWELLING UNIT / BATHROOM / FOYER	MELTIMI	LIDO CEILING FIXTURE	26W	1800 LM	69 LM/W
WALL MOUNT	WM-1	BATHROOM	MELTIMI	LIDO WALL FIXTURE	26W	1800 LM	69 LM/W
WALL MOUNT	WM-2	D.U. ENTRY	US ILLUMINTAION	BEVEL 4400	26W	1800 LM	69 LM/W
CEILING MOUNT	PD-2	MISC. UTILITY	H.E. WILLIAMS	A13 SERIES 4' PENDANT	56W	4168 LM	74 LM/W
CEILING MOUNT	R-1	EGRESS STAIR	US ILLUMINTAION	BEVEL DOWNLIGHT 4400	26W	1800 LM	69 LM/W

ELECTRICAL SYMBOLS	
SYMBOL	DESCRIPTION
	LIGHT FIXTURE

NOTE:

1. ALL CHANGES TO THE FIXED LIGHTING MUST COMPLY WITH SECTIONS 505.5.2 AND 505.5.3 OF NYC ECCC 2010 EDITIION.

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KEY TO CEILING WORK NOTES:

1. NEW GWB CEILING HEIGHT AS NOTED. MAINTAIN MIN. CEILING HEIGHT AS NOTED
2. NEW TOILET EXHAUST VENT – REFER TO MECHANICAL PLANS.
3. EXPOSED DUCTWORK – G.C.TO COORDINATE WITH MECHANICAL PLANS AND SUBMIT SHOP DRAWINGS FOR ARCHITECTS REVIEW.
4. EXPOSED GIRDER ; PAINT TO BE REMOVED AND FINISH RESTORED.
5. CLERESTORY WINDOWS, REFER TO PLANS AND SECTIONS.
6. CATHEDRAL CEILING, COORDINATE WITH SECTIONS AND DETAILS.
7. LINE OF EAVE SOFFIT; G.C. TO COORDINATE LIGHTING WITHIN.
8. DOUBLE HEIGHT CEILING – REFER TO ELEVATION TAG
9. REFUSE CHUTE OUTLET TO BE COORDIANTED WITH EQUIPMENT. FUSIBLE LINK TO BE PROVIDED AS REQUIRED.

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5 REFER TO REFLECTED CEILING PLANS FOR SOFFIT AND CEILING CONSTRUCTION; G.C. TO COORDINATE ALL WORK, TYP.

6 ALL NEW SMOKE AND CARBON MONIXIDE DETECTORS TO BE HARD WIRED, TYP.

7 ALL NEW CEILING HEIGHTS ARE NOTED ON PLANS, TYPCIAL. WHEN A HIEGHT IS NOT NOTED NOTFY THE ARCHITECT FOR CLARIFICATION.

8 ALL SPRINKLER AND DUCT LINES THAT ARE TO BE EXPOSED ARE TO BE COORDINATED WITH THE ARCHITECT TYPICAL, GC TO PROVIDE COMPOSITE SHOP DRAWINGS INCLUDING DUCTOWRK AND LIGHTING FOR REVIEW AND COORDINATION.

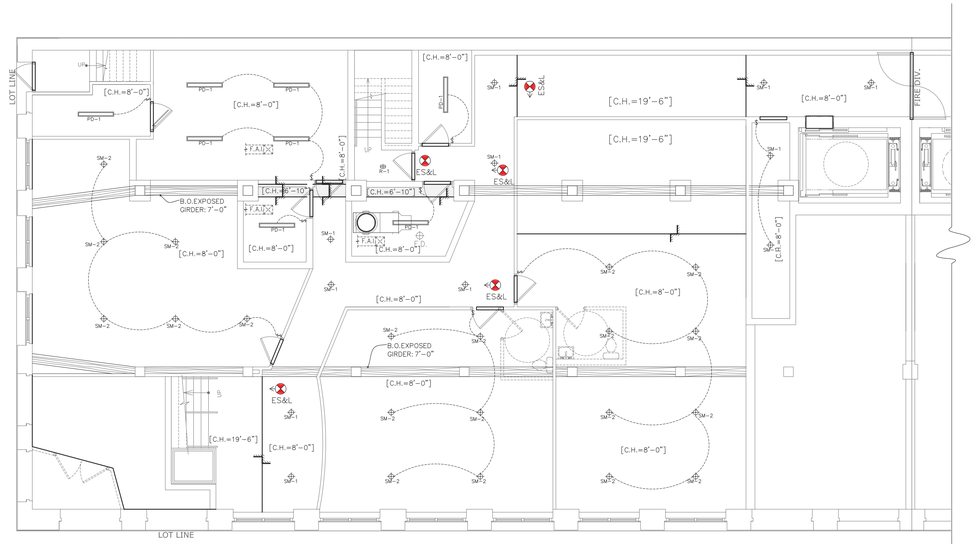
9 ALL NEW LIGHTING FIXTURES IN BATHROOMS TO BE RATED FOR SUCH USE.

10 ALL NEW LIGHTING FIXTURES TO COMPLY WITH ENERGY CODE REQUIREMENTS, TYPCIAL.

11 COORDINATE ALL LIGHING WITH ELECTRICAL PLANS, TPYICAL.

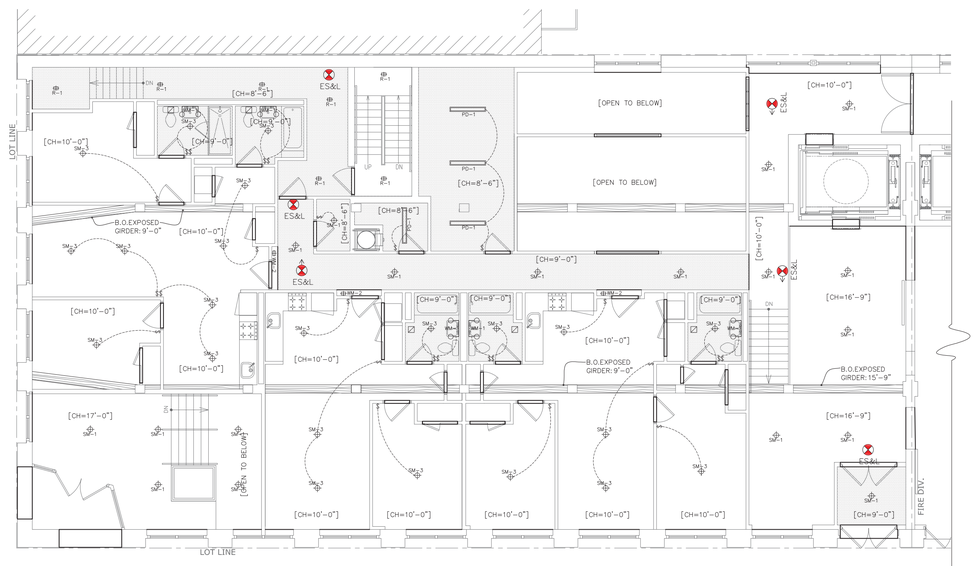
12 ALL LIGHTING SHOWN IS FOR BASIC CONVENEINCE LIGHTING ONLY.

13 ALL ADDITIONAL LIGHTING DESIGN SHALL BE PROVIDED BY LIGHTING CONSULTANT AND COORDINATED AND APPROVED BY OWNER, TYPICAL.



REFLECTED CEILING PLAN - BASEMENT FLOOR

Scale : 1/8" = 1'-0"

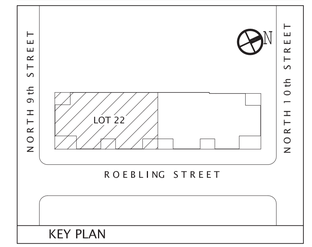


REFLECTED CEILING PLAN - FIRST FLOOR

Scale : 1/8" = 1'-0"

CEILING GRAPHICS LEGEND:

- NEW CEILING/ SOFFIT; HEIGHT AS NOTED A.F.F. TYP. DRYWALL SUSPENDED CEILING
- [OR X'-Y"] ELEVATION ABOVE FINISHED FLOOR
- EXPOSED TIMBER GIRDER; FINISH TO BE RESTORED
- EXPOSED DUCTWORK – COORDINATE WITH MEP PLANS
- PARTITION
- NEW SOFFIT
- SOFFIT / CHANGE IN ELEVATION. HEIGHT AS NOTED A.F.F. TYPICAL U.O.N.
- SMOKE / CARBON MONOXIDE DETECTOR
- BATHROOM / KITCHEN EXHAUST GRILLE
- ES&L EXIT SIGN AND LIGHT



KEY PLAN

REVISIONS		
NO.	DESCRIPTIONS	DATE
1		
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NO.	TO WHOM ISSUED	DATE
	ISSUES	

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46 ROEBLING STREET
BROOKLYN, NY

NYC DOB Building Id. Number :
Block: 2306 Lot: 22

BASEMENT AND FIRST FLOOR REFLECTED CEILING PLANS

Date: 08-27-12
Scale: as noted
Project No. : 12-136
Drawing By: NJM
Checked By: MM

A-110.00

SHEET 11 of 25

©

LIGHTING SYMBOLS:

LIGHTING SYMBOLS							
MOUNT	SYMBOL	LOCATION	LIGHT FIXTURES MANUFACTURER	MODEL#	WATTS	LUMENS	LUMENS/WATT
CEILING MOUNT	SM-1	PUBLIC HALLWAY UTILITY / LAUNDRY	MELTIMI	LIDO CEILING FIXTURE	26W	1800 LM	69 LM/W
CEILING MOUNT	SM-2	OFFICE / REC ROOM	MELTIMI	LIDO CEILING FIXTURE	26W	1800 LM	69 LM/W
CEILING MOUNT	SM-3	DWELLING UNIT / BATHROOM / FOYER	MELTIMI	LIDO CEILING FIXTURE	26W	1800 LM	69 LM/W
WALL MOUNT	WM-1	BATHROOM	MELTIMI	LIDO WALL FIXTURE	26W	1800 LM	69 LM/W
WALL MOUNT	WM-2	D.U. ENTRY	US ILLUMINTAION	BEVEL 4400	26W	1800 LM	69 LM/W
CEILING MOUNT	PD-2	MISC. UTILITY	H.E. WILLIAMS	A13 SERIES 4' PENDANT	56W	4168 LM	74 LM/W
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ELECTRICAL SYMBOLS	
SYMBOL	DESCRIPTION
	LIGHT FIXTURE

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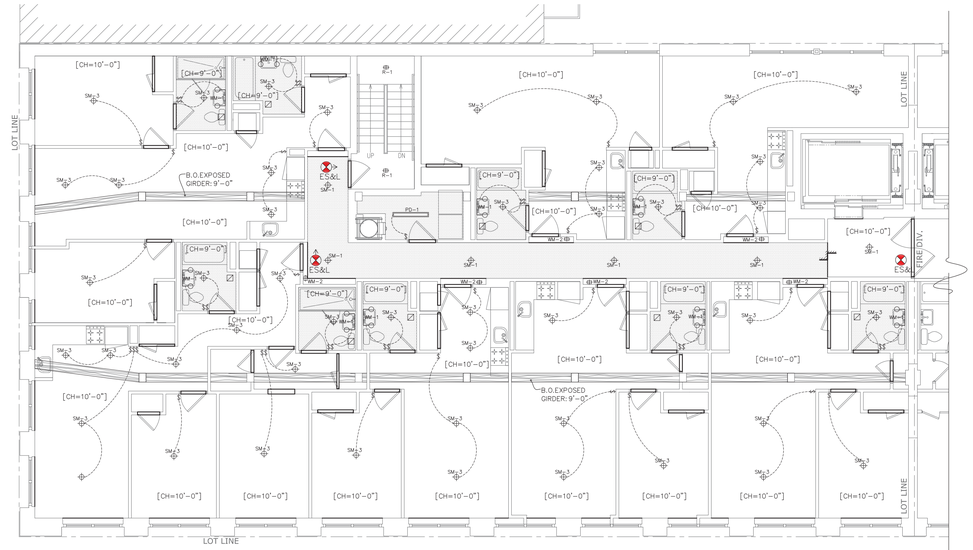
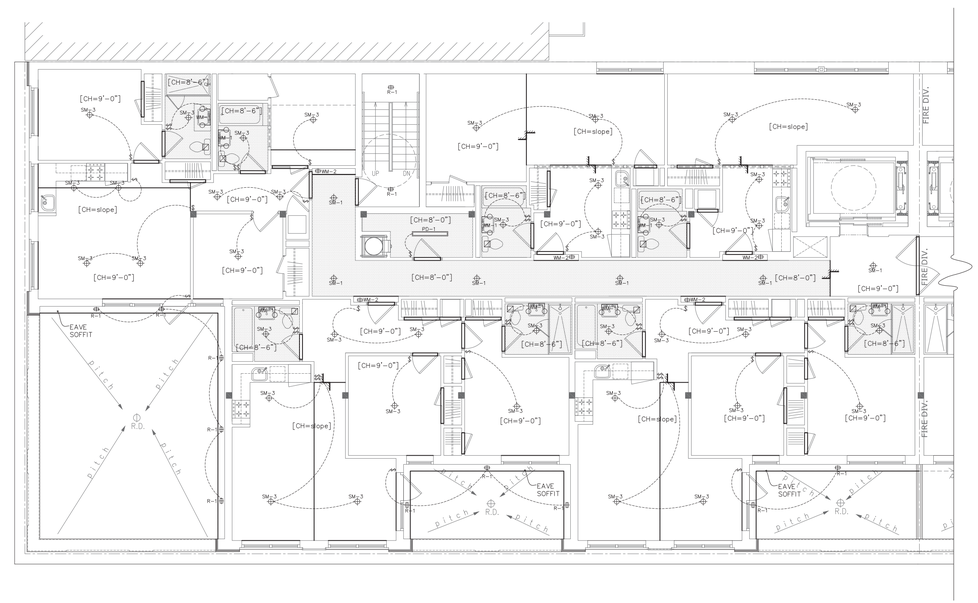


REFLECTED CEILING PLAN - SECOND THROUGH FOURTH TYPICAL FLOOR

Scale : 1/8" = 1'-0"



REFLECTED CEILING PLAN - FIFTH FLOOR

Scale : 1/8" = 1'-0"

CEILING GRAPHICS LEGEND:

- NEW CEILING/ SOFFIT; HEIGHT AS NOTED A.F.F. TYP. DRYWALL SUSPENDED CEILING
- [CH: X'-Y"] ELEVATION ABOVE FINISHED FLOOR
- EXPOSED TIMBER GIRDER; FINISH TO BE RESTORED
- EXPOSED DUCTWORK – COORDINATE WITH MEP PLANS
- PARTITION
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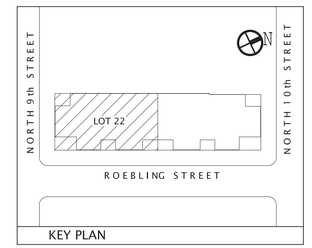
- ESAL EXIT SIGN AND LIGHT



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BROOKLYN, NY

NYC DOB Building Id. Number :
Block: 2306 Lot: 22

TYPICAL SECOND THRU FOURTH AND FIFTH FLOOR REFLECTED CEILING PLANS

Date: 08-27-12
Scale: as noted
Project No. : 12-136
Drawing By: NJM
Checked By: MM

A-111.00

SHEET 12 of 25

©

KEY TO ELEVATION WORK NOTES:

1. RESTORE / REPOINT EXISTING MASONRY, TYPICAL.
2. RESTORE EXISTING STONE WINDOW / REPLACE DAMAGED WITH NEW TO MATCH EXISTING SILLS TYPICAL.
3. NEW ALUMINUM WINDOW, REFER TO WINDOW SCHEDULE, ON SHEET A-603 FOR FURTHER INFORMATION, TYP.
4. NEW METAL CLAD MULLION SUPPORT TO MATCH COLOR AND FINISH OF WINDOW FRAMES, TYPICAL
5. EXISTING MASONRY OPENING TO BE ENLARGED; GC TO INSTALL NEW SILLS AND LINTELS AS REQUIRED TO MATCH ADJACENT CONSTRUCITON.
6. NEW BRICK VENEER TO MATCH EXISTING AS SPECIFIED.
7. NEW BRICK CORBELLING / DETAIL REVEAL ; REFER TO MASONRY DETAILS FOR FURTHER INFORMATION.
8. NEW REINFORCED BRICK PARAPET; BRICK AS SPECIFIED TO MATCH EXISTING, TYP.
9. NEW ARCHITECTURAL PRECAST CORNICE ASSEMBLY. -PROVIDE ALTERNATE PRICING FOR FIBERGLASS.
10. NEW METAL WALL PANEL RAIN SCREEN ASSEMBLY. -REFER TO DETAILS AND SPECFICATIONS.
11. NEW METAL ROOFING ASSEMBLY. REFER TO DETAILS AND SPECIFICATIONS.
12. METAL SOFFIT AT UNDERSIDE OF EAVES, TYP.
13. PROVIDE MASONRY CONTROL/EXPANSION JOINT AS REQUIRED.
14. NEW SALVAGED OR CUSTOM REFABRICAED CAST IRON / STEEL WALL TIE ANCHOR; REFER TO DETAILS AND STRUCTURAL PLANS.
15. NEW EXTERIOR METAL STAIR. WIRE RAILING NAND WOODEN HANDRAILS.
16. METAL CANOPY, DETAILS TO FOLLOW
17. NEW EXPOSED STEEL CHANELL TO BE PAINTED.
18. EXISTING MASONRY OPENING TO BE MODIFIED AS SHOWN FOR NEW CONSTRUCTION.
19. NEW STONE BASE TO BE PROVIDED AT ALL DOUBLE HEIGHT WINDOWS.
20. NEW DOUBLE HEIGHT ENTRY PORTICO OPENINGS TO BE PROVIDED AS SHOWN.
21. METAL AND GLASS STOREFRONT BEYOND. REFER TO WINDOW SCHEDULE.

GENERAL CONSTRUCTION NOTES:

1. GC TO INSPECT ALL EXISTING MASONRY WALLS, WINDOW SILLS, BRICK CORLBELLING, ETC FOR DEFECTS AND DAMAGE, TYPICAL. ALL DEFECTIVE MASONRY IS TO BE REPAIRED OR REPLACED AS REQUIRED. ALL MATERIALS ARE SUBJECT TO REVIEW AND APPROVAL BY ARCHITECT.
2. GC TO INSPECT ALL EXISTING STONE WINDOW SILLS AND REPAIR AND REPLACE AS REQUIRED; ALL STONE SILLS ARE TO BE PROTECTED DURING CONSTRUCTION, TYPICAL.
3. ALL EXISTING WINDOWS TO BE REMOVED AND OPENINGS ARE TO BE PREPARED FOR NEW ASSEMBLIES, TYPICAL. NEW WINDOW OPENINGS SHALL COMPLY WITH THE PERFORMANCE REQUIREMENTS SET FORTH IN THE PROJECT MANUAL.
4. ALL EXISTING ELECTRICAL WIRING TO BE REMOVED FROM FACADE AND SERVICES ARE TO BE PREPARED FOR NEW CONFIGURATION. GC TO COORDINATE UTILITIES FOR LOTS 18 AND 22 AS REQUIRED.
5. ALL NEW OR EXISTING SPRINKLER STANDPIPE LOCATIONS TO BE COORDIANTED WITH THE SPRINKLER PLANS AS REQUIRED.
6. ALL MATERIALS ARE TO BE STORED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH MANUFACTURERS REQUIREMNTS.
7. ALL MATERIALS ARE TO BE INSTALLED IN ACCORDANCE WITH THE NEW YORK CITY BUILDING CODE AND ANY OTHER LAWS HAVING JURUSDICTION OF THE PREMISES.
8. IT IS THE RESPOSIBILITY OF THE GC TO ENSURE ALL CONSTRUCTION MATERIALS AND DEBIRS ARE SECURED AND PROTECTED FROM THE ELEMENTS AND RESTAINED TO PREVENT IT FROM BECOMING WINDBORNE DURING CONSTRUCTION.
9. WHERE ANY ITEM IS NOT CLEAR OR IS NOT TAGGED PROPERLY, THE GC IS TO SUBMIT RFI TO ARCHITECT FOR CLARIFICATION; THE ARCHITECTS DETERMINATION IS FINAL. THERE SHALL BE NO PRICE INCREASE BASED ON THE CLARIFICATION / DETERMINATION.
10. ELEVATION HEIGHTS SHOWN ON DRAWINGS ARE DERIVED FROM PROPERTY SUREVYS BASED ON NGVD BROOKLYN DATUM.

ROEBLING STREET ELEVATION
Scale : 1/8" = 1'-0"

MASONRY REHABILITATION NOTES:

EXTERIOR PAINT REMOVAL, FACADE CLEANING & REPOINTING

EXTERIOR PAINT REMOVAL FROM ALL MASONRY AND DECORATIVE METAL WORK SHALL BE REMOVED WITH A LOW PRESSURE WATER WASH SO AS NOT TO DAMAGE ANY OF THE MATERIALS.

A NON-STAINING CHEMICAL REMOVER MAY BE USED. HOWEVER, ADEQUATE PROTECTION OF SURFACES IN THE AREA BELOW AND ADJACENT MUST BE UNDERTAKEN. PROVIDE A LOW PRESSURE WATER WASH TO REMOVE ALL CHEMICAL SUBSTANCES FROM THE FACADE.

BRICKWORK AND OTHER DEFECTIVE MASONRY SHALL BE REMOVED WITH HAND TOOLS ONLY.

TAKE PRECAUTIONS AGAINST DROPPING OR SMEARING MORTAR, CAULKING, PARGING AND REPOINTING MATERIALS. CLEAN OFF ALL SUCH MATERIALS FROM FACE OF THE MASONRY, GLASS OR ANY OTHER PART OF THE BUILDING.

REPOINTING NOTES:

CUT AWAY ALL MORTAR JOINTS TO A MINIMUM DEPTH OF FIVE-EIGTHS OF AN INCH (5/8") USING HAND OR POWER TOOLS.

IF MORTAR IS UNSOUND, CUT DEEPER UNTIL REACHING SOUND MORTAR.

DURING CUTTING, EXTREME CARE SHALL BE TAKEN TO PREVENT DAMAGE TO THE BRICKWORK THAT WILL REMAIN. IF BRICKS ARE CHIPPED OR OTHERWISE DAMAGED, THEY SHALL BE REMOVED AND REPLACED TO MATCH EXISTING, SUBJECT TO THE ARCHITECTS WRITTEN APPROVAL.

WHEN CUTTING IS COMPLETED, REMOVE ALL SCALES AND LOOSE MATERIAL WITH A BRUSH OR HOSE STREAM.

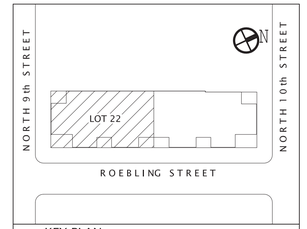
PROVIDE ADEQUATE PROTECTION FROM MORTAR DUST TO ALL AREAS IMMEDIATELY SURROUNDING WORK.

ALL TUCKPOINTING MORTAR SHALL BE PRE-HYDRATED, BEFORE APPLICATION, BY THE FOLLOWING PROCEDURE:

A) THOROUGHLY MIX ALL MORTAR INGREDIENTS DRY.

B) MIX INGREDIENTS AGAIN, WITH THE ADDITION OF ONLY ENOUGH WATER TO PRODUCE A DAMP WORKABLE MIX WHICH WILL RETAIN ITS FORM WHEN PRESSED IN A BALL. (SEE REPOINYING DETAIL ON DRAWING A-10)

AFTER KEEPING MORTAR IN THIS DAMPENED CONDITION FOR ONE (1) OR TWO (2) HOURS, ADD SUFFICIENT WATER TO BRING MORTAR TO THE PROPER CONSISTENCY; THAT IS, SOMEWHAT DRIER THAN CONVENTIONAL MORTAR.



KEY PLAN

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46 ROEBLING STREET
BROOKLYN, NY

NYC DOB Building Id. Number :
Block: 2306 Lot: 22

ROEBLING STREET ELEVATION

Date: 08-27-12
Scale: as noted
Project No.: 12-136
Drawing By: NJM
Checked By: MM

A-200.00

REGISTERED ARCHITECT MICHAEL MUROFF NO. 015011 STATE OF NEW YORK

SHEET 17 of 28

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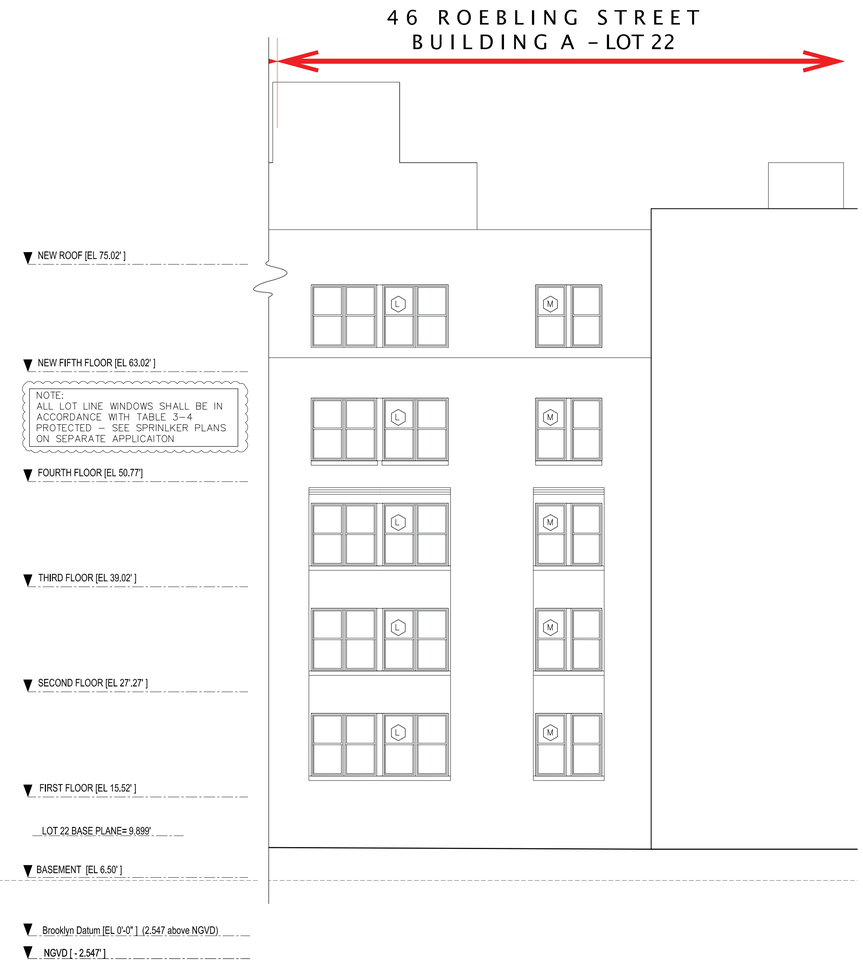
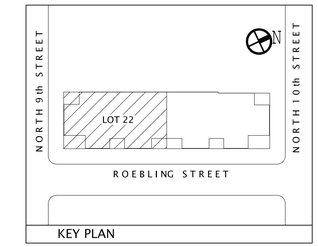
NORTH NINTH STREET ELEVATION
Scale : 1/8" = 1'-0"



REAR ELEVATION
Scale : 1/8" = 1'-0"



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SIDE AND REAR ELEVATION

Date: 08-27-12
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Drawing By: NJM
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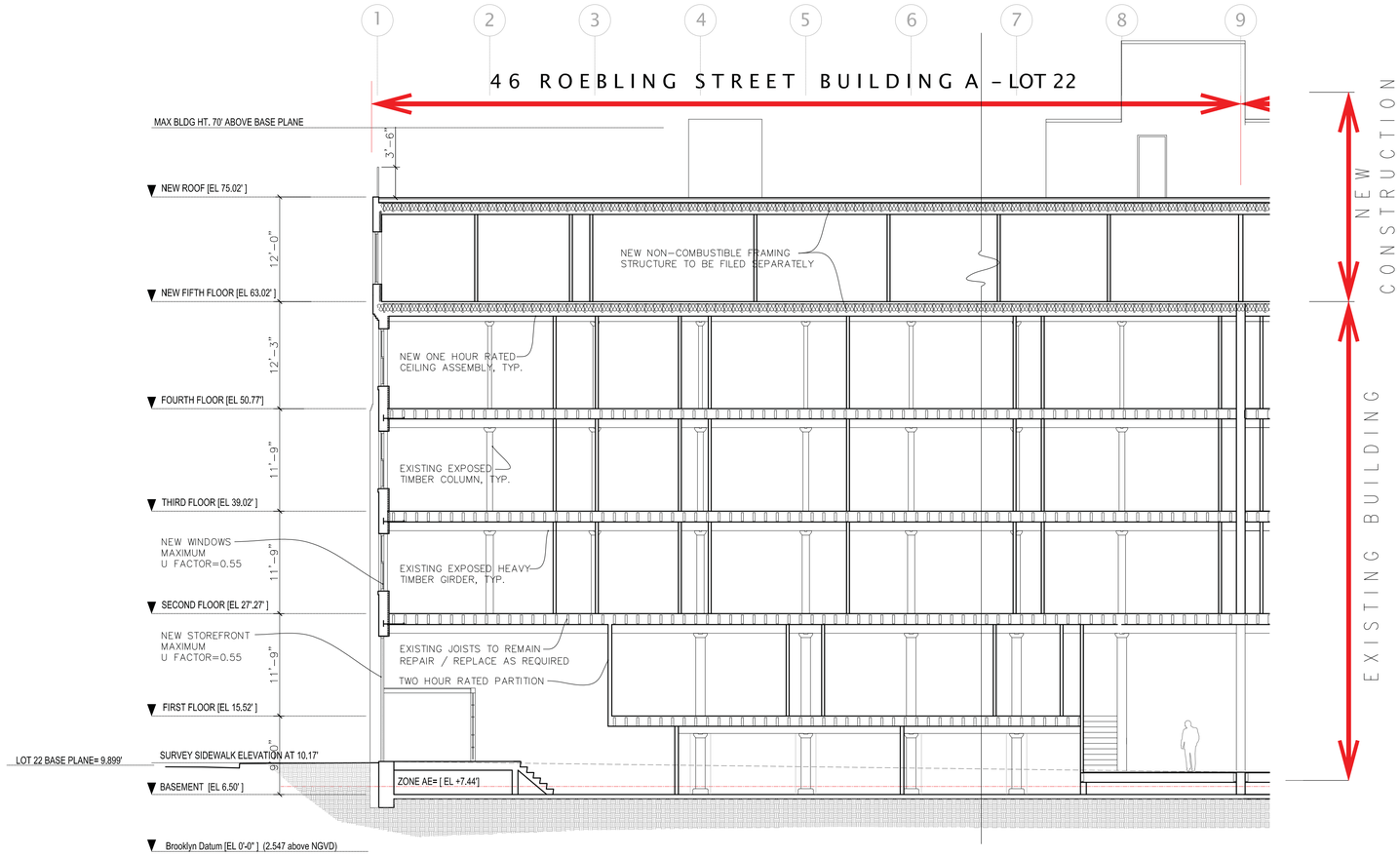


BUILDING SECTION A-A
Scale : 1/8" = 1'-0"

NOTE:
FLOOD PROOF MATERIALS ARE TO BE USED BELOW THE FLOOD PLANE; NO GYPSUM, FABRIC, WOODEN, OR OTHER POUROUS PRODUCTS PERMITTED. ACCEPTABLE MATERIALS ARE CONCRETE, CONCRETE BLOCK, METAL, CEMENT BOARD, CERAMIC/PORECLAIN TILE.

BASE FLOOD PLANE CALCULATIONS – ELEVATIONS PER SURVEY DATED AUGUST 4 2012

ZONE 'AE' = 10.0' ABOVE NGVD (FLOOD INSURANCE RATE MAP)

NGVD = (–2.56') FROM BROOKLYN DATUM

BASE FLOOD PLANE ELEVATION = 10.0' –2.56' = 7.44' ABOVE BROOKLYN DATUM

LOBBY = 9.0' ABOVE BROOKLYN DATUM

NOTE: ALL PROPOSED EXTERIOR WINDOWS AND DOOR OPENINGS ARE ABOVE THE BASE FLOOD PLANE; ALL AREAS BELOW BASE FLOOD PLANE WILL BE DRY FLOOD–PROOFED

BUILDING SECTION NOTES:

1. STEEL JOIST CEILINGS WITH 5/8" SHEET ROCK FIRE–CODE "X" (ONE HOUR RATED). PROVIDE SOUND ATTENUATION BLANKETS BETWEEN APARTMENT FLOOR/ CEILING SYSTEM.

2. ALL FOOTINGS TO BE CARRIED DOWN A MINIMUM OF 4'–0" BELOW ADJACENT GRADE AND BEAR ON UNDISTURBED SOIL HAVING A MINIMUM BEARING CAPACITY OF TWO (2) TONS PER SQUARE FOOT.

3. PROVIDE DOUBLE STEEL JOISTS UNDER PARTITIONS RUNNING PARALLEL TO FLOOR BEAMS.

4. PROVIDE TRIPLE HEADERS AND TRIMMERS AROUND STAIRWELL OPENINGS UNLESS OTHERWISE NOTED.

5. INSTALLATION OF INSULATION AND CONSTRUCTION OF WINDOWS AND EXTERIOR DOORS TO COMPLY WITH NEW YORK STATE ENERGY CODE.
   (A) ROOF INSULATION: MINIMUM 12" ROCK WOOL INSULATION
   (B) EXTERIOR WALLS: MINIMUM 4" ROCK WOOL INSULATION

6. CHIMNEY TO BE ENCLOSED WITH ONE (1) HOUR RATED CONSTRUCTION.

7. ALL STEEL HEADERS AND TRIMMERS TO BE SIZED AS NOTED ON PLANS.

8. WATERPROOF NEW FOUNDATIONS WITH THICK TROWELLED ON MASTIC WATERPROOFING.

9. ALL CONCRETE FOOTING TO BE CARRIED DOWN BELOW THE LEVEL OF THE HOUSE SEWER WHERE PASSES THROUGH FOUNDATION WALL.

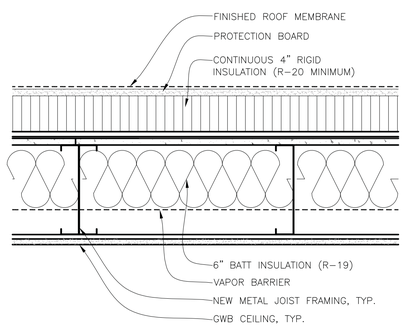
10 ALL CONCRETE TO BE REINFORCED UNLESS OTHERWISE NOTED.

WATERPROOFING NOTE:

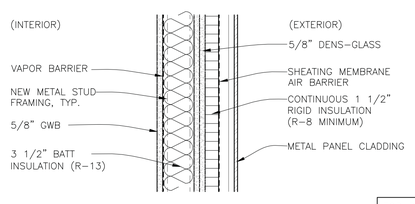
1. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DETAILS OF CONSTRUCTION ASSOCIATED WITH THE BUILDING ENVELOPE AS IT RELATES TO WATERPROOFING, WATER TIGHTNESS OR WATER INTRUSION.

2. THE OWNER IS TO OBTAIN THE SERVICES OF A SEPARATE EXTERIOR WALL CONSULTANT TO REVIEW ALL CONSTRUCTION DETAILS FOR APPROPRIATENESS OF CONSTRUCTION WITH RESPECT TO WATER INTRUSION.

3. THE OWNER IS TO PROVIDE "MOCK UPS" OF THE ALL EXTERIOR WALLS, ALL WINDOWS, DOORS, BALCONIES, PARAPETS, ROOFING AND ROOF DECKS FOR THE SIGN OFF OF THE EXTERIOR ENVELOPE CONSULTANT PRIOR TO CONSTRUCTION OF ANY ASSEMBLY OR COMPONENT.

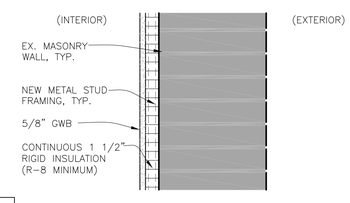


EN-1 / A-300 TYPICAL ROOF INSULATION DETAIL
Scale : 1-1/2" = 1'-0"

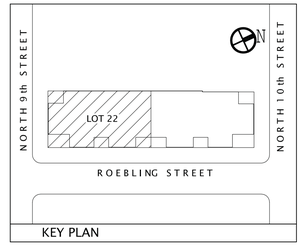


EN-2 / A-300 TYP. NEW WALL INSULATION DETAIL
Scale : 1-1/2" = 1'-0"

FOR ROOFING AND FRAMING ASSEMBLIES REFER TO DETAILS ON A–510 & A–600



EN-3 / A-300 TYP. EXISTING WALL INSULATION DETAIL
Scale : 1-1/2" = 1'-0"



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SECTION A–A

Date: 08–27–12
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SHEET 19 of 28

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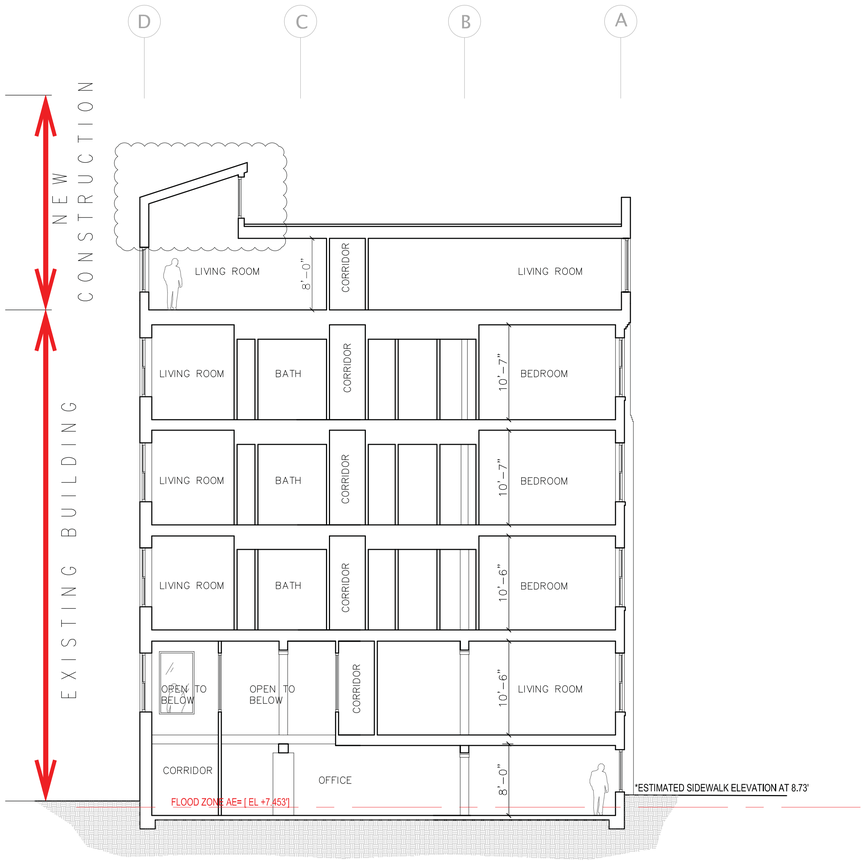
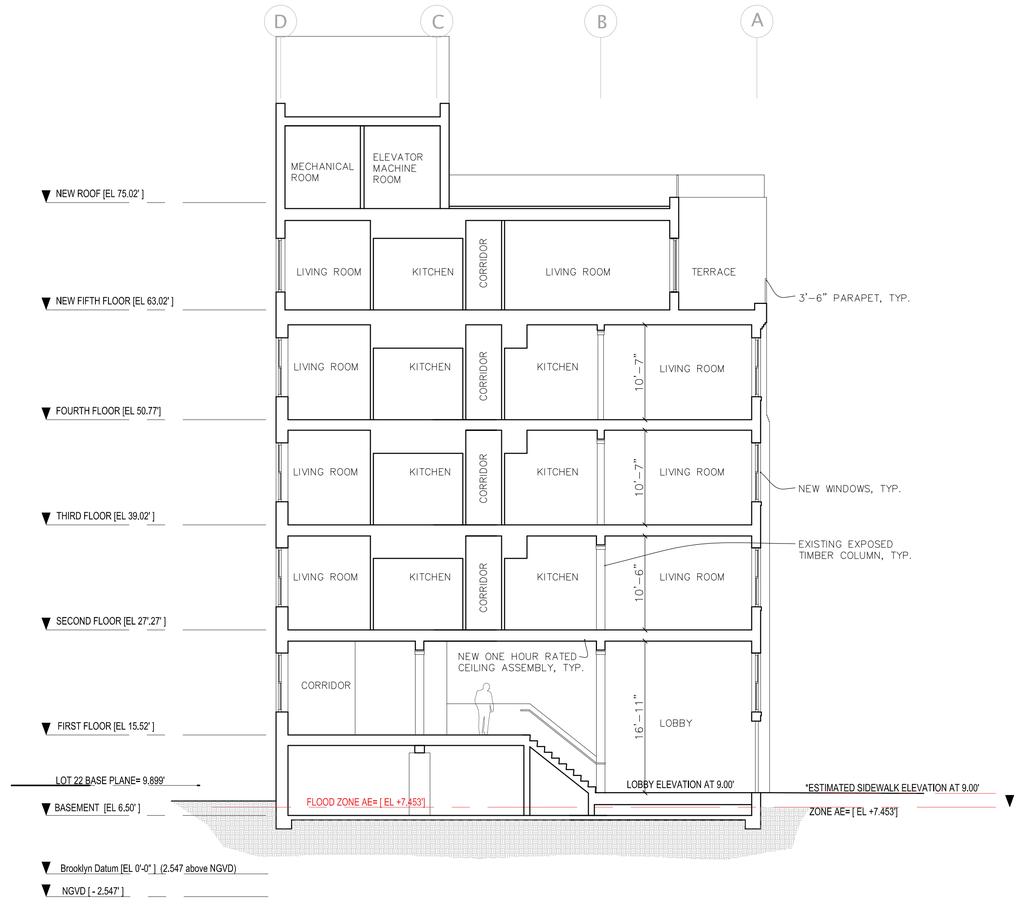


BUILDING SECTION B-B
Scale : 1/8" = 1'-0"



BUILDING SECTION C-C
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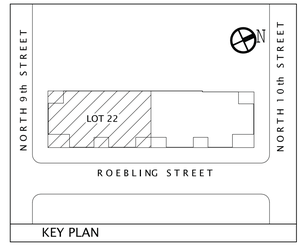

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46 ROEBLING STREET
BROOKLYN, NY

NYC DOB Building Id. Number :
Block: 2306 Lot: 22

SECTION B-B, SECTION C-C

Date: 08-27-12
Scale: as noted
Project No. : 12-136
Drawing By: NJM
Checked By: MM

A-301.00

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Stair Notes (as per 27-375 B.C.)

NOTE: G.C. TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.

WIDTH

1. THE WIDTH OF INTERIOR STAIR SHALL BE CLEAR WIDTH BETWEEN WALLS, GRILLS, GUARDS, OR NEWEL POSTS.

2. INTERIOR STAIR MAY BE NOT LESS THAN 36" WIDE SERVING NOT MORE THAN 30 OCCUPANTS PER STAIR AT ANY FLOOR IN BUILDING CLISSIFIED IN OCCUPANCY GROUP J-2.

HEADROOM

3. IN BUILDINF CLASSIFIED IN OCCUPANCY GROUP J-2 THE MIN. HEADROOM SHALL BE NOT LESS THAN 6'-8".

LANDING AND PLATFORM

4. LANDING AND PLATFORM SHALL BE PROVIDED AT THE HEAD AND FOOT OF EACH FLIGHT OF THE STAIR.

5. THE MIN. WIDTH OF LANDING SHALL BE EQUAL TO AT LEAST THE WIDTH OF THE STAIR

6. THE MAX. VERTICLE RISE OF THE SINGLE FLIGHT OF THE STAIR SHALL NOT EXCEED 12'-0". NO FLIFGR OF STAIR SHALL HAVE LESS THAN TWO RISERS.

7. LANDING SHALL BE ENCLOSED ON SIDES BY WALLS, GRILLS OR GUARDS AT LEAST 3'-0" HIGH.

RISERS AND TREADS

8. RISERS AND TREADS SHALL COMPLY WITH TABLE 6-4

9. THE SUM OF TWO RISERS PLUS ONE TREAD (EXCLUSIVE FROM NOSING) SHALL BE NOT LESS THAN 24" NOR MORE THAN 25½".

10. RISER AND TREADS SHALL BE CONSISTANT IN ANY FLIGHT OF STAIR FROM STORY TO STORY.

GUARD AND HANDRAILS

11. STAIR SHALL HAVE WALLS, GRILLS, OR GUARDS AND SHALL HAVE HANDRAILS ON BOTH SIDES, EXEPT THAT STAIR LESS THAN 44" WIDE MAY HAVE A HANDRAIL ON ONE SIDE ONLY.

12. THE HIGHT OF HANDRAIL ABOVE NOSING OF TREAD SHALL BE NOT MORE THAN 34" AND NOR LESS THAN 30".

13. HANDRAIL SHALL RETURN TO WALL AND POSTS WHEN TERMINATED.

14. HANDRAIL SHALL BE OF MATERIALS HAVING A FLAME-SPREAD RAITING NOT EXEEDING 150.

STAIR DOOR

15. DOORS TO COMPLY WITH (A) 27-342 B.C. AND (E) 27-371 B.C.

16. THE SWING OF THE DOOR SHALL NOT BLOCK STAIR OR STAIR LANDING, NOR SHALL ANY DOOR AT ANY POINT OF ITS SWING REDUCE EFFECTIVE WIDTH OF THE LANDING OR STAIR TO LESS THAN 75% OF THE REQUIRED WIDTH OF THE LANDING OR STAIR, OR WIDTH THAN THE WIDTH OF THE DOOR OPENING.

STAIR CONSTRUCTION

17. RISER, TREADS, STRINGER, LANDING, PLATFORM AND GUARDS SHALL BE BUILT FROM NONCOMBUSTABLE MATERIAL.

18. ALL RISERS SHALL BE CLOSED.

19. WHERE TWO SEPARATE INTERIOR STAIRS ARE CONTAINED WITHIN THE SAME ENCLOSURE ("SCISSOR STAIR"), EACH STAIR SHALL BE SEPARATED FROM THE OTHERS BY NONCOMBUSTABLE CONSTRUCTION HAVING A FIRE RESISTANCE RAITING EQUAL TO THAT REQUIRED FOR STAIR ENCLOSURE.

20. TREADS AND LANDING SHALL BE BUILD OF OR SURFACED WITH NONSKID MATERIALS.

STAIR ENCLOSURE

21. INTERIOR STIAR ENCLOSURE TO COMPLY WITH TABLE 3-4.

22. THE INTERIOR FINISH OF INTERIOR STAIR ENCLOSURE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF TABLE 5-4.

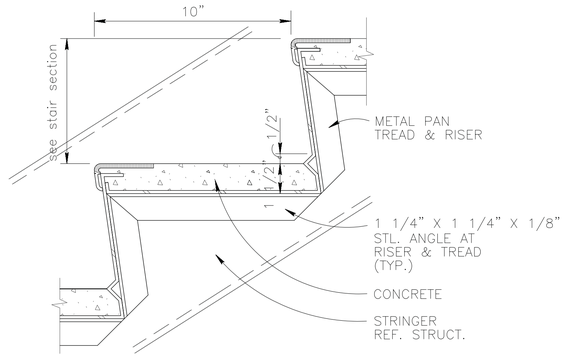
23. IN OCCUPANCY J-2 EXEEDING 3 STORY IN HIGHT INTERIOR STAIR ENCLOSURE SHALL BE PROVIDED WITH A SKYLIGHT OF AT LEAST 20 SQ.FT. IN AREA, GLASED WITH PLAIN GLASS WITH WIRE SCREEN OVER AND UNDER AND PROVIDED WITH FIXED OR MOVABLE VENTILATION HAVING MIN. OPEN ARE OF 40 SQ.IN.

ROOF ACCESS

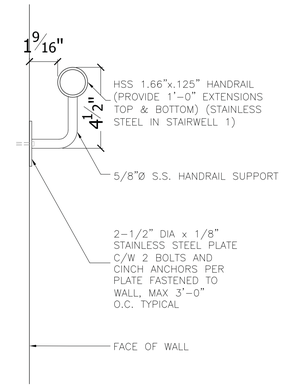
24. ALL INTERIOR STAIR SHALL EXTEND TO THE ROOF AND SHALL BE ENCLOSED WITH FIRE RESISTANT CONSTRUCTION.

TABLE 6-4
MAXIMUM RISER HEIGHT AND MINIMUM TREAD WIDTH

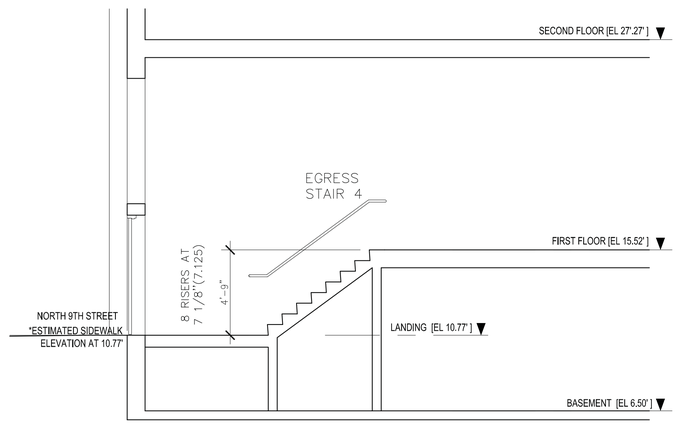
OCCUPANCY GROUP CLASSIFICATION OF BUILDINGS	MAX. RISER HEIGHT (IN)	MIN.TREAD WIDTH (IN)
Residential J-2	7¾"	9½" plus nosing



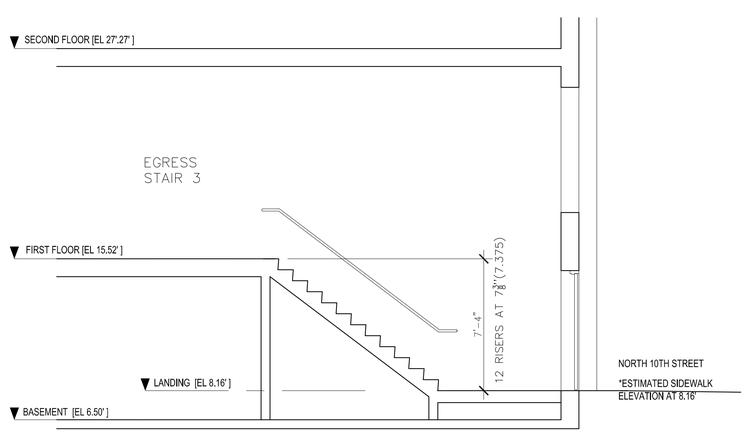
TREAD DETAIL
Not to Scale



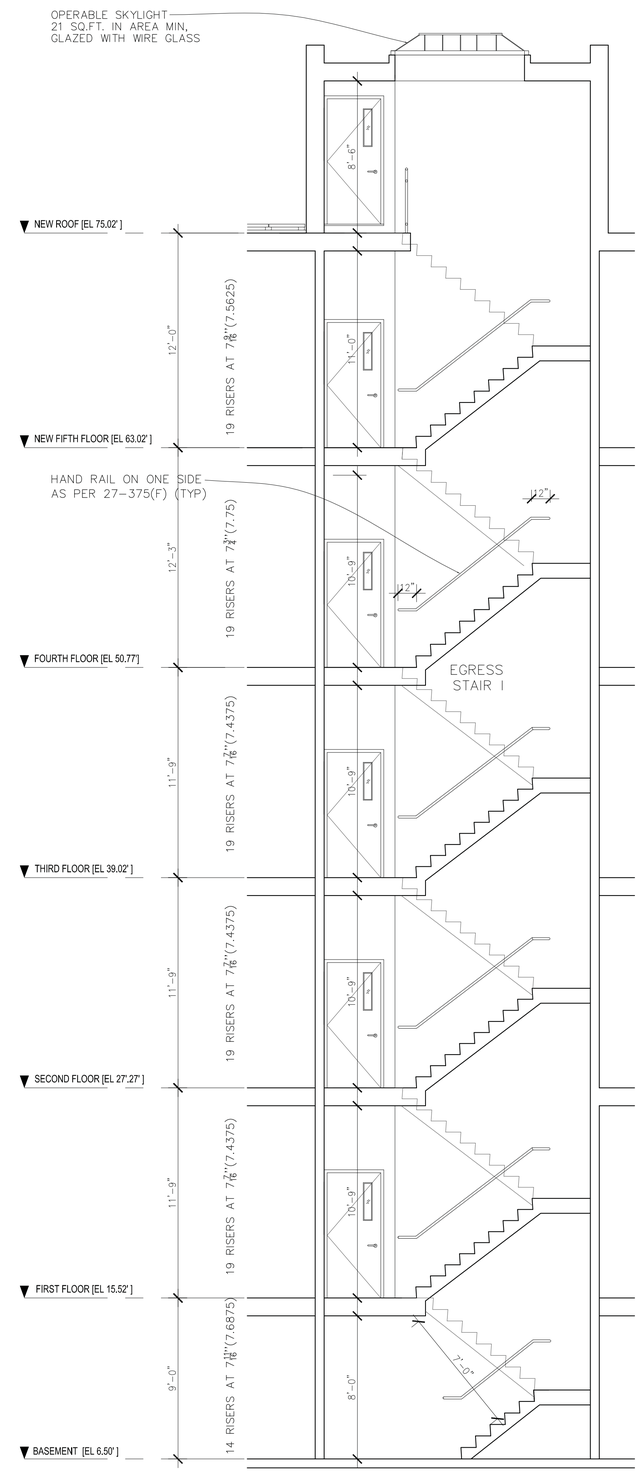
RAILING DETAIL
Not to Scale



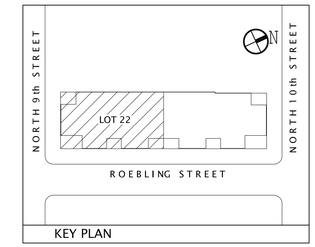
SECTION @ EGRESS STAIR #4
Scale : 1/4" = 1'-0"



SECTION @ EGRESS STAIR #3
Scale : 1/4" = 1'-0"



SECTION @ EGRESS STAIRS 1 & 2
Scale : 1/4" = 1'-0"



KEY PLAN

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46 ROEBLING STREET
BROOKLYN, NY

NYC DOB Building Id. Number :
Block: 2306 Lot: 22

EGRESS STAIR SECTIONS / DETAILS

Date: 08-27-12
Scale: as noted
Project No. : 12-136
Drawing By: NJM
Checked By: MM

A-310.00

SHEET 21 of 28

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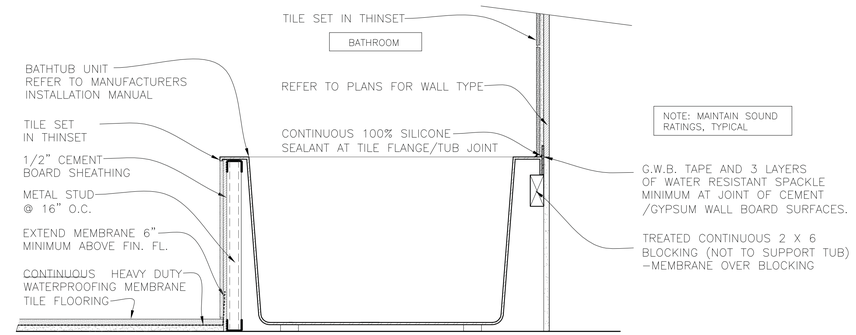
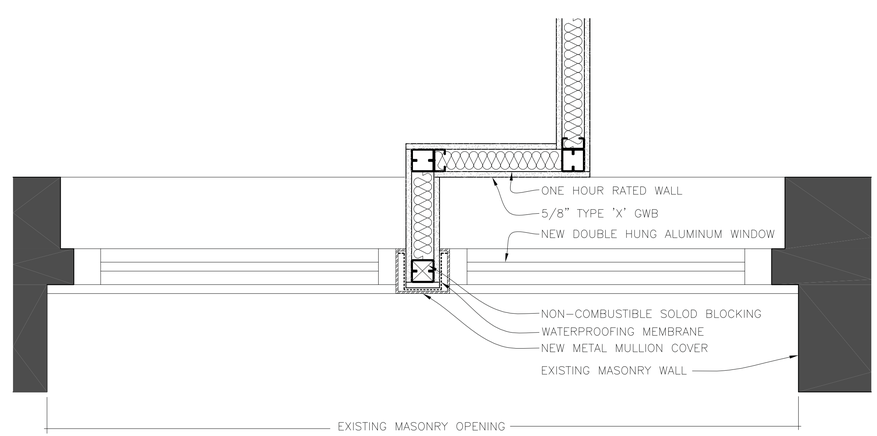
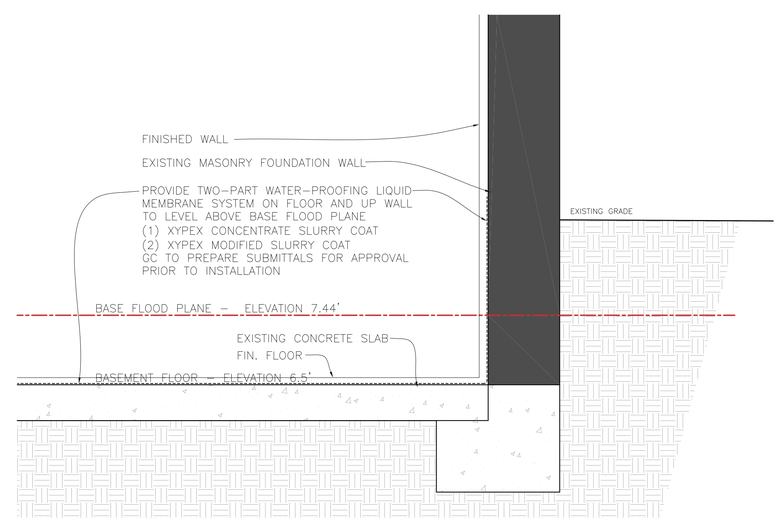


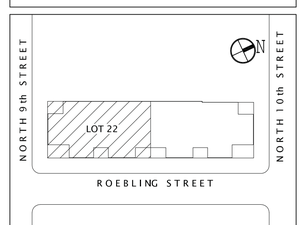
2 **Tub Wall Detail**
Scale : 1 1/2" = 1'-0"



2 **Mullion / Wall Plan Detail**
Scale : 1 1/2" = 1'-0"



2 **Dry Flood-proofing Detail**
Scale : 1 1/2" = 1'-0"



KEY PLAN

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BROOKLYN, NY

NYC DOB Building Id. Number :
Block: 2306 Lot: 22

MISC DETAILS

Date:	08-27-12
Scale:	as noted
Project No. :	12-136
Drawing By:	NJM
Checked By:	MM

A-500.00
SHEET 22 of 28

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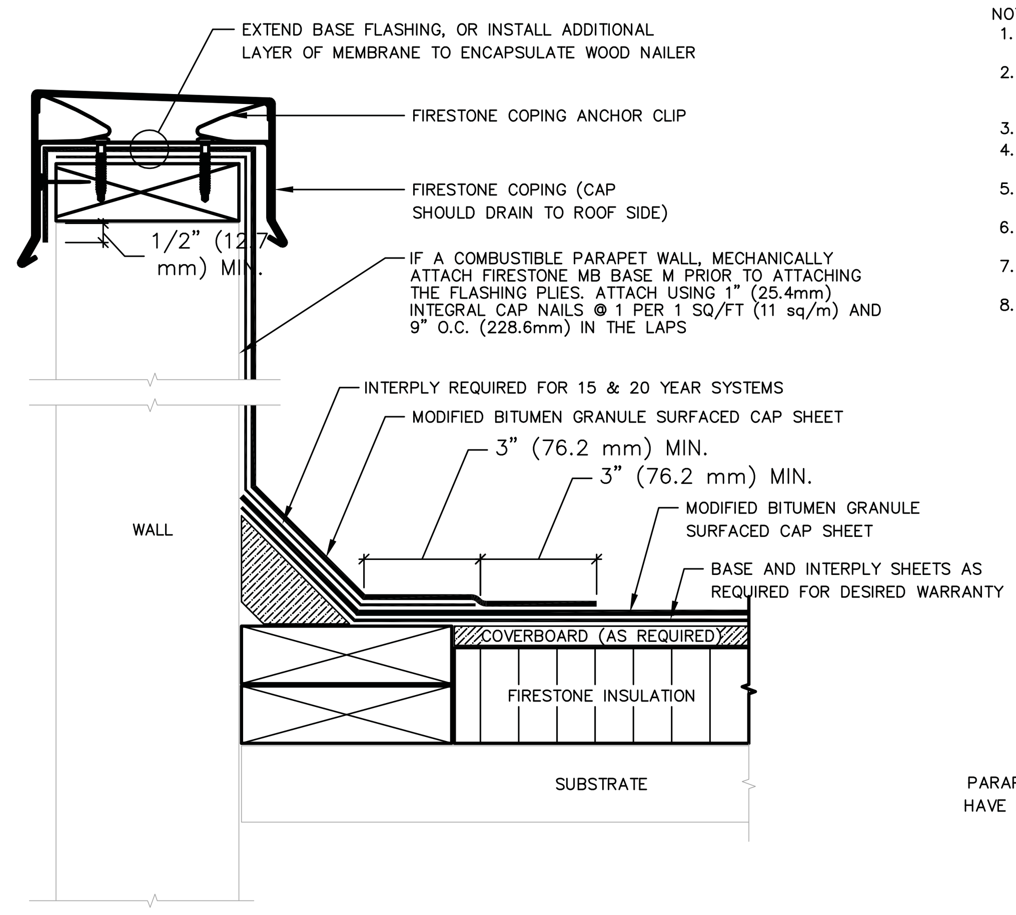
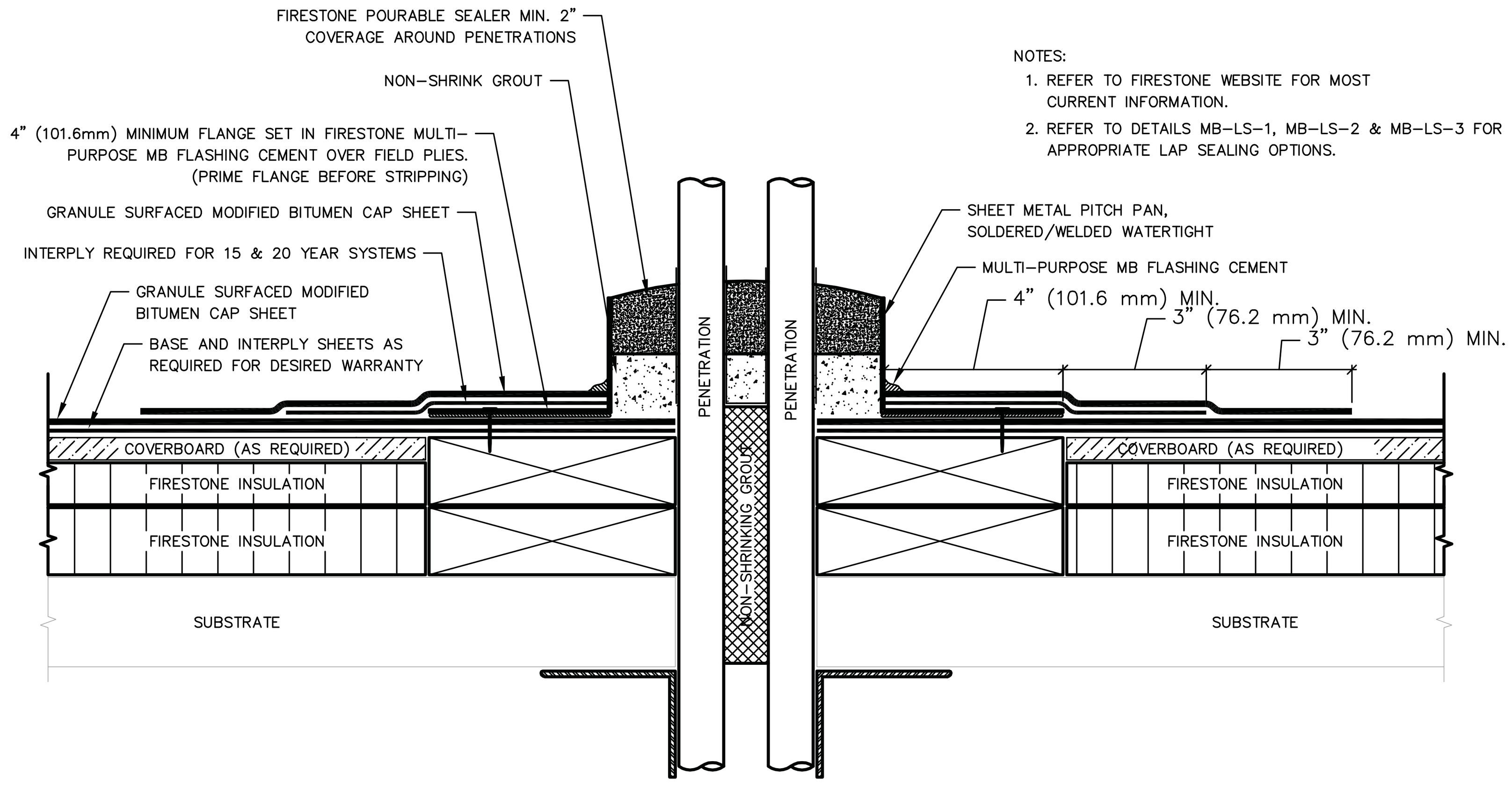


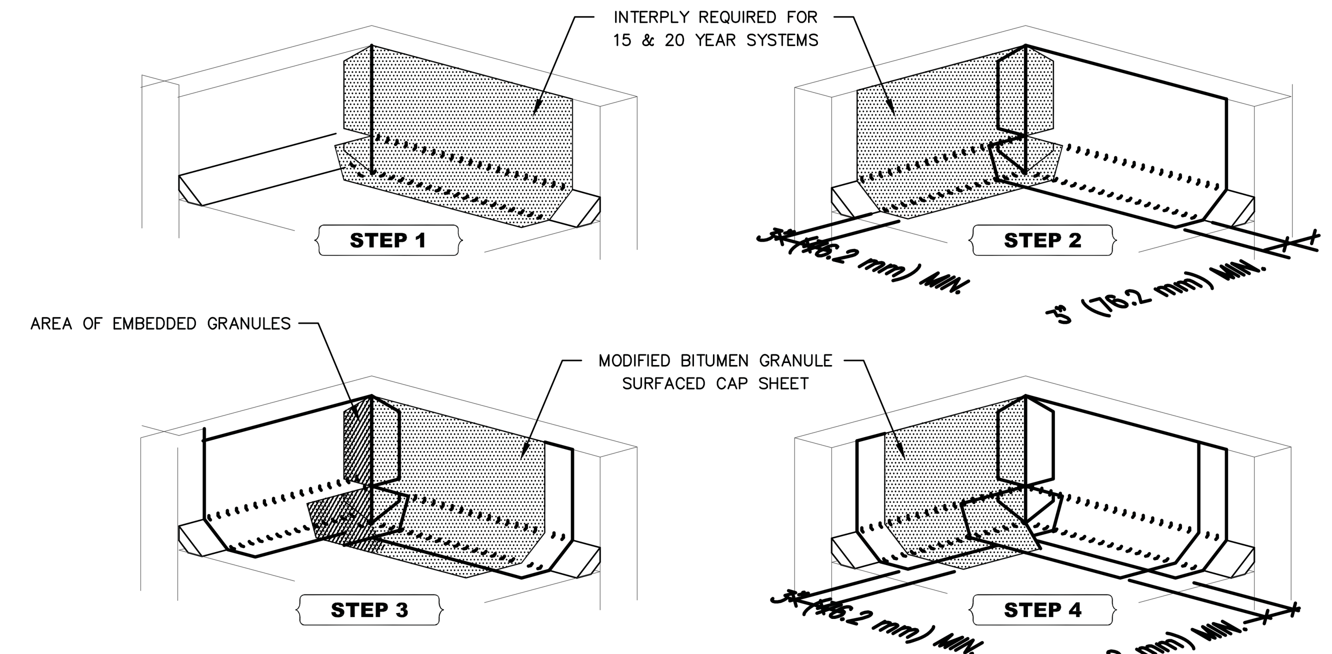
NOTES:
1. REFER TO FIRESTONE WEBSITE FOR MOST CURRENT INFORMATION.
2. WOOD NAILER MUST BE INSTALLED TO MEET APPLICABLE BUILDING CODES OR 200 LBS PER LINEAR FOOT MINIMUM IN ANY GIVEN DIRECTION.
3. ATTACH WOOD NAILERS WITH SUITABLE FASTENERS
4. THIS DETAIL SHOULD BE USED ONLY WHERE THE DECK IS SUPPORTED BY THE OUTSIDE WALL.
5. ALL SHEET METAL TO BE INSTALLED PER SMACNA
6. GRANULES MUST BE EMBEDDED WHEN LAPPING TORCH APPLIED GRANULE SURFACED CAP SHEET.
7. FLASHING LAPS MUST BE OFFSET FROM FIELD LAPS A MINIMUM OF 12" (304.8mm)
8. IF FLASHING MUST EXTEND ABOVE 24" (609.6mm) IN HEIGHT, FLASHING WIDTH MUST NOT EXCEED 39" (990.6mm) AND SHALL BE ATTACHED IN SIDE LAPS AT 9" (228.6mm) O.C.

PARAPET WITH NAILABLE SUBSTRATES MUST HAVE FIRESTONE MB BASE SHEET ATTACHED:
LAPS 9" (228.6mm) O.C.
TOPS 8" (203mm) O.C.
FIELD 1 PER 1 S.F. (11 SQ. M.)

METAL PARAPET CAP AND BASE FLASHING

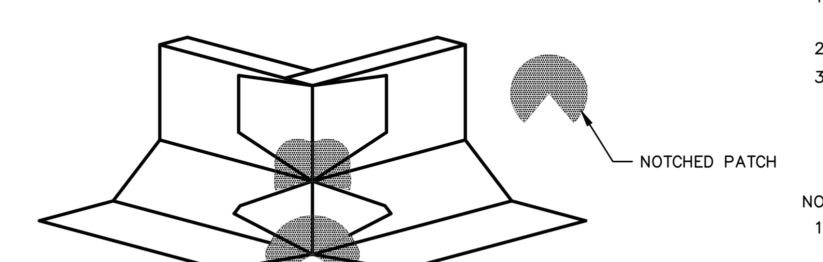


NOTES:
1. REFER TO FIRESTONE WEBSITE FOR MOST CURRENT INFORMATION.
2. REFER TO DETAILS MB-LS-1, MB-LS-2 & MB-LS-3 FOR APPROPRIATE LAP SEALING OPTIONS.



INSIDE CORNER

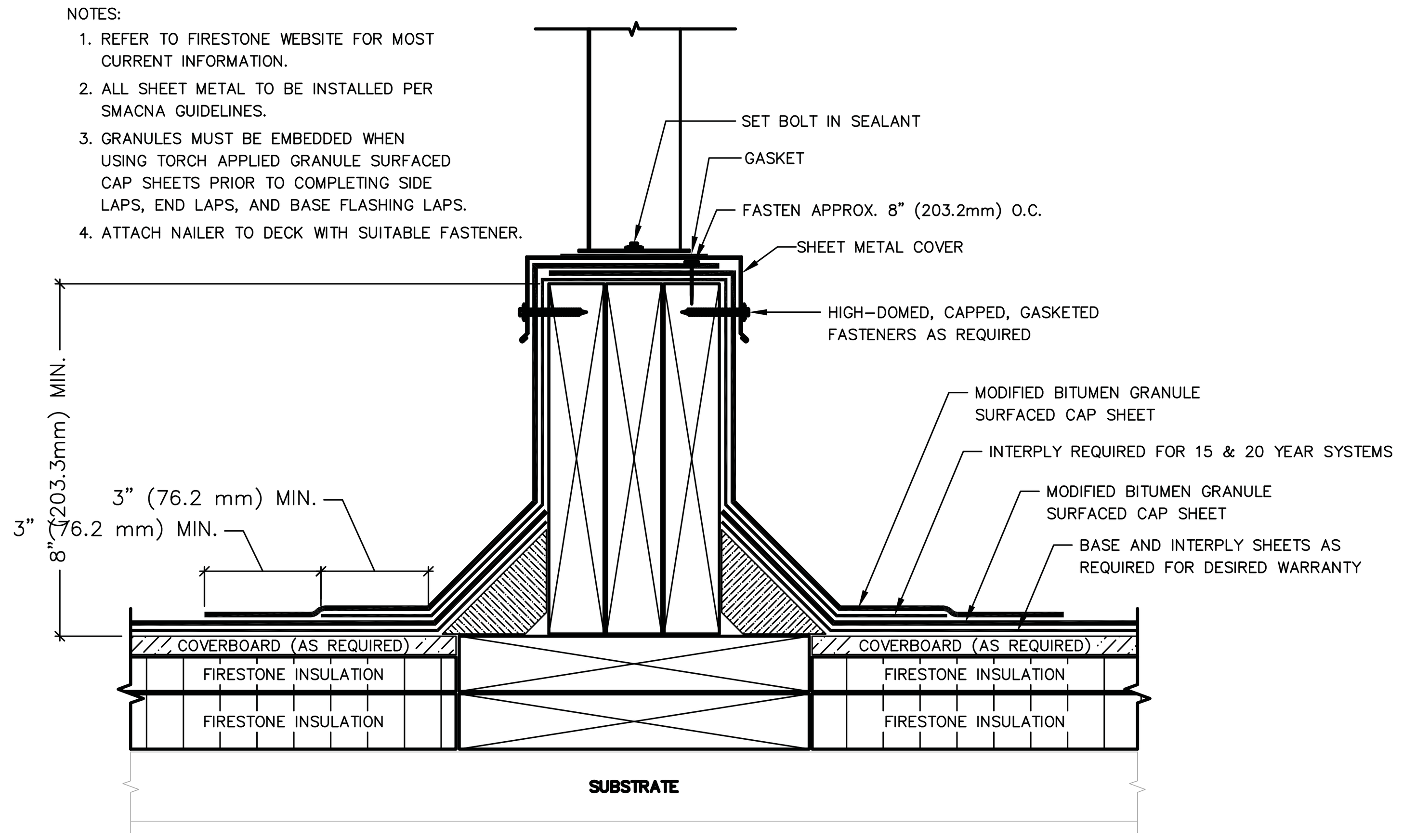
NOTES:
1. REFER TO FIRESTONE WEBSITE FOR MOST CURRENT INFORMATION.
2. CUT MEMBRANE AND WRAP CORNERS AS SHOWN.
3. INSTALL NOTCHED PATCHES AS SHOWN TO INSURE WATER TIGHT CORNERS.



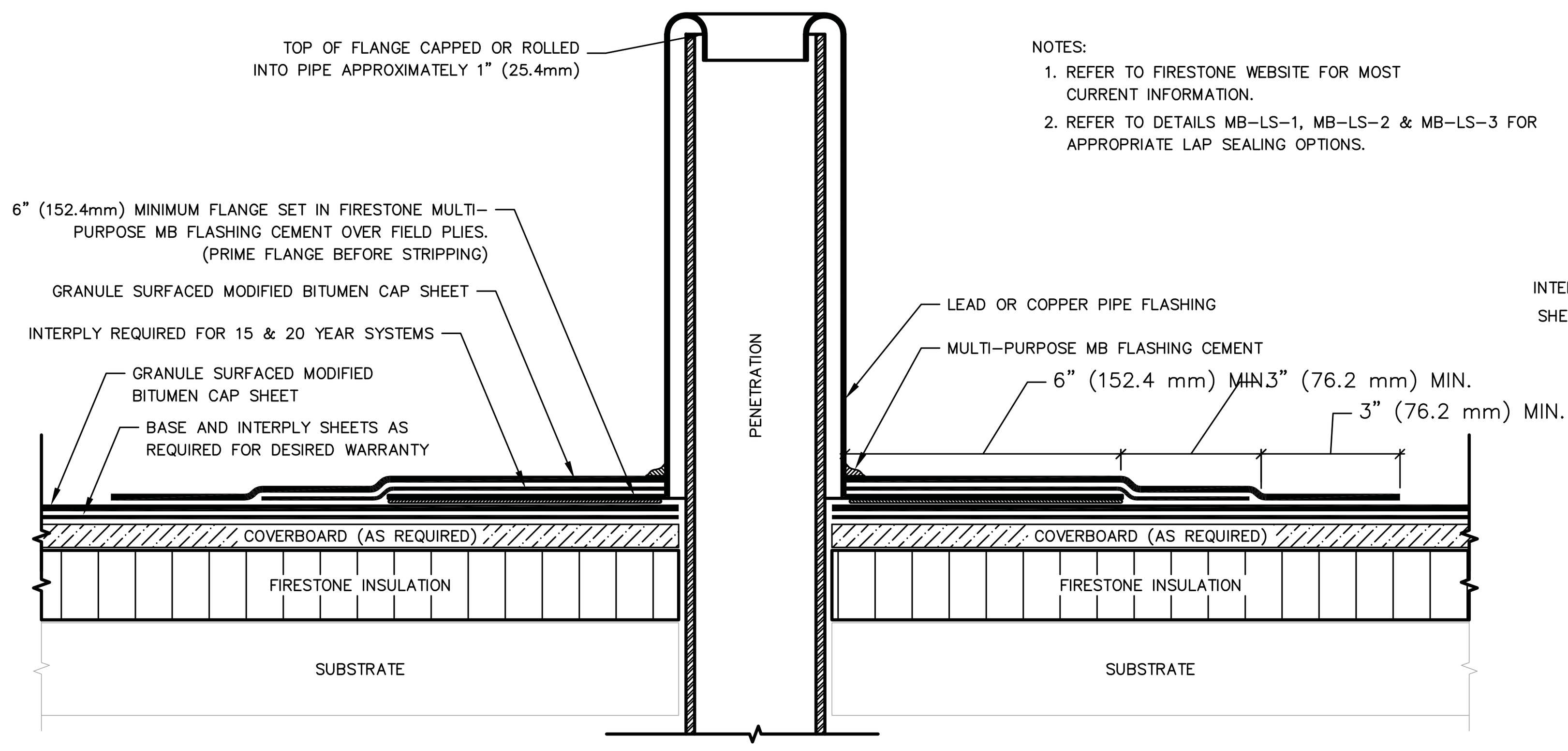
OUTSIDE CORNER

NOTES:
1. REFER TO FIRESTONE WEBSITE FOR MOST CURRENT INFORMATION.
2. WOOD NAILER MUST BE INSTALLED TO MEET APPLICABLE BUILDING CODES OR 200 LBS PER LINEAR FOOT MINIMUM IN ANY GIVEN DIRECTION.
3. ATTACH WOOD NAILERS WITH SUITABLE FASTENERS
4. THIS DETAIL SHOULD BE USED ONLY WHERE THE DECK IS SUPPORTED BY THE OUTSIDE WALL.
5. ALL SHEET METAL IS TO BE INSTALLED PER SMACNA GUIDELINES.
6. WOOD NAILER MUST EXTEND BEYOND THE METAL FLANGE IN ALL DIRECTIONS.

NOTES:
1. REFER TO FIRESTONE WEBSITE FOR MOST CURRENT INFORMATION.
2. ALL SHEET METAL TO BE INSTALLED PER SMACNA GUIDELINES.
3. GRANULES MUST BE EMBEDDED WHEN USING TORCH APPLIED GRANULE SURFACED CAP SHEETS PRIOR TO COMPLETING SIDE LAPS, END LAPS, AND BASE FLASHING LAPS.
4. ATTACH NAILER TO DECK WITH SUITABLE FASTENER.



EQUIPMENT SUPPORT CURB



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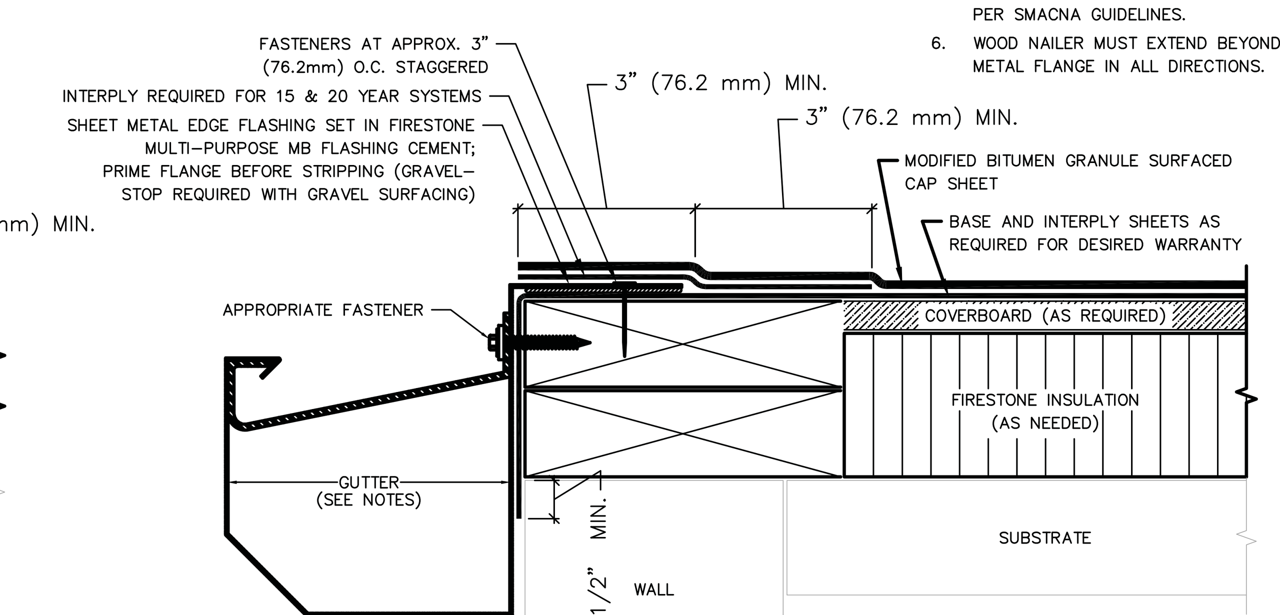
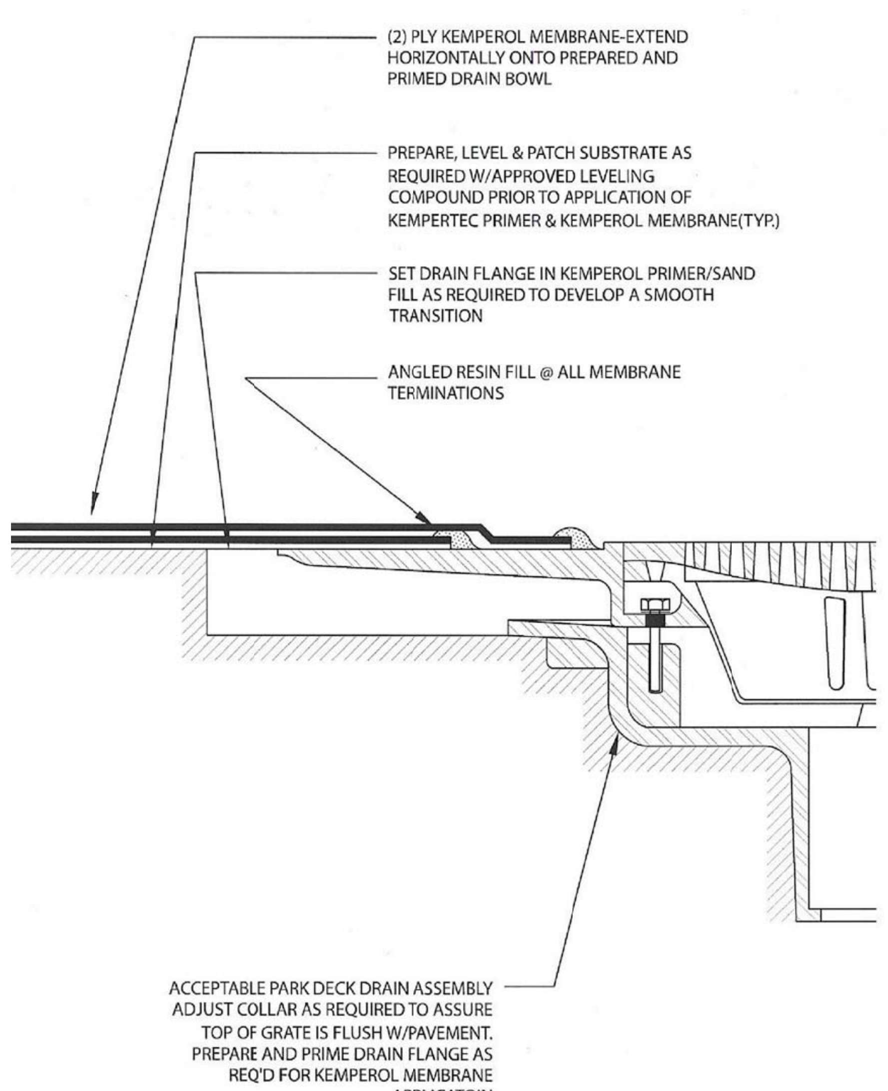
2. REFER TO DETAILS MB-LS-1, MB-LS-2 & MB-LS-3 FOR APPROPRIATE LAP SEALING OPTIONS.

PENETRATION DETAILS

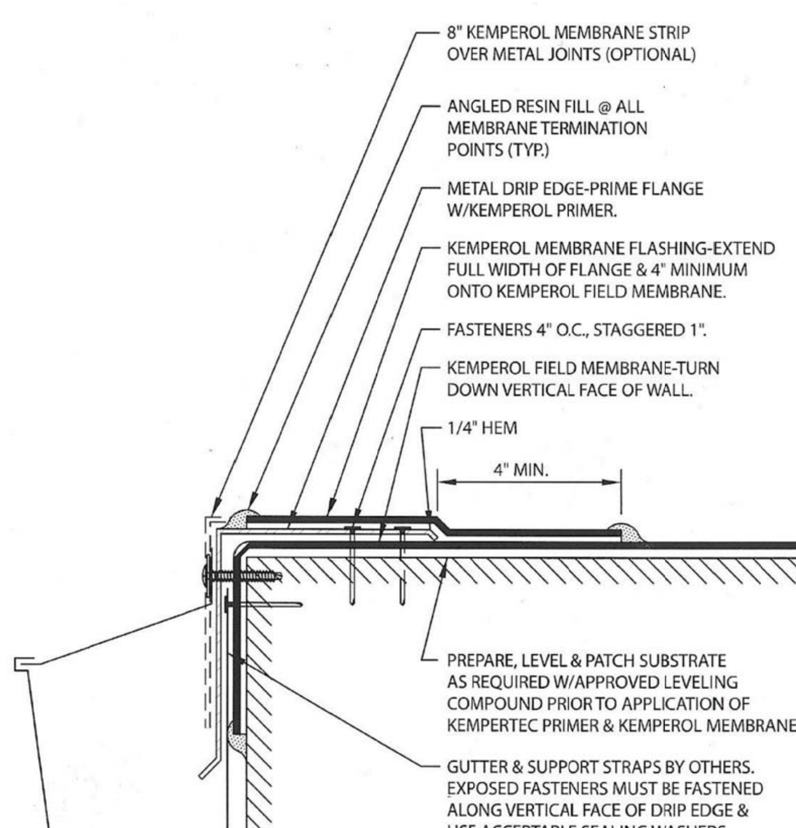


GUTTER WITH FLANGE USING FIELD SHEET FLASHING

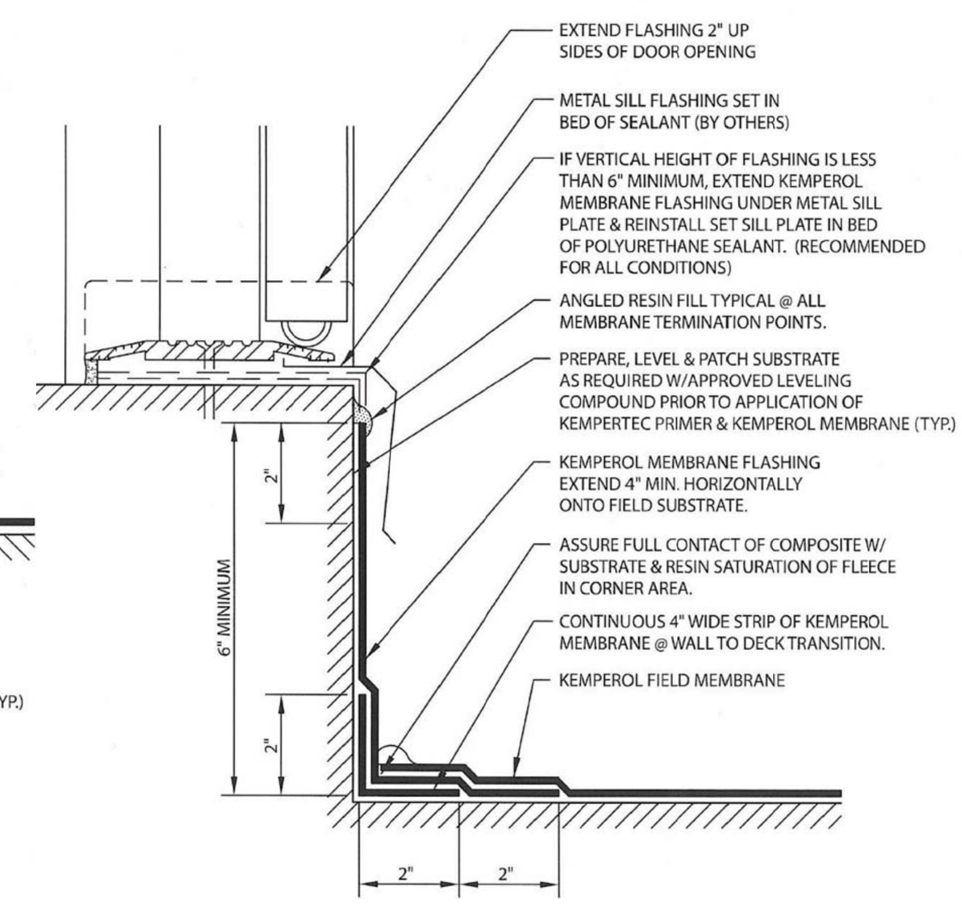
FIRESTONE TYPICAL DETAILS



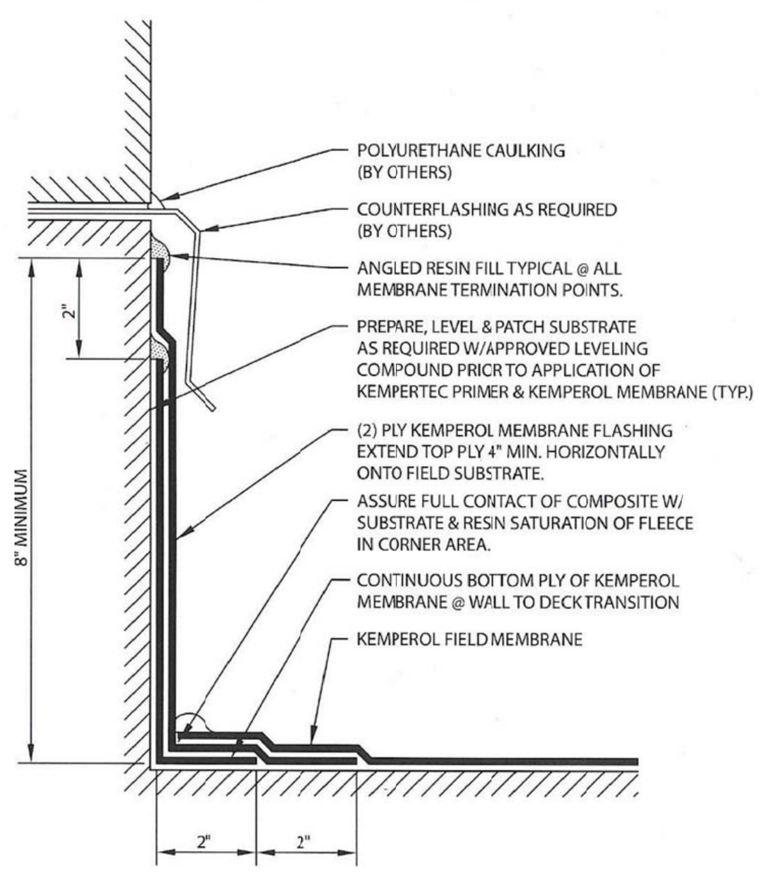
FLAT GRATE DRAIN FLASHING



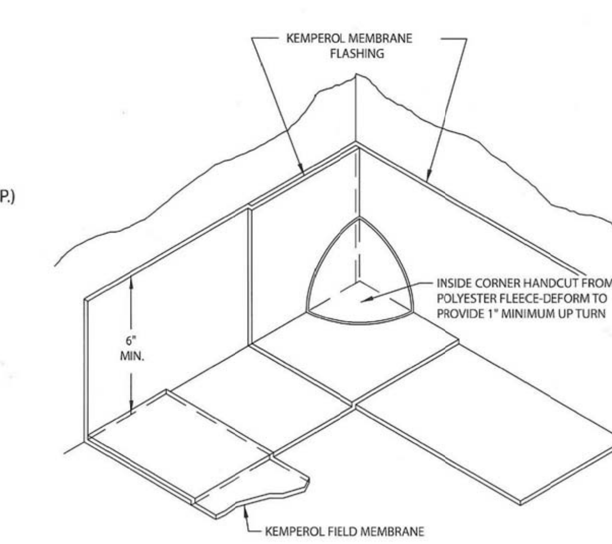
GUTTER EDGE FLASHING



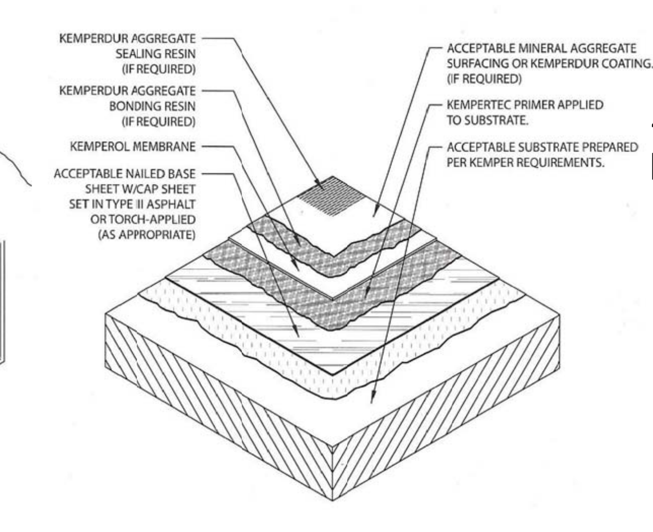
DOOR SILL FLASHING



TWO-PLY BASE FLASHING WITH COUNTER FLASHING

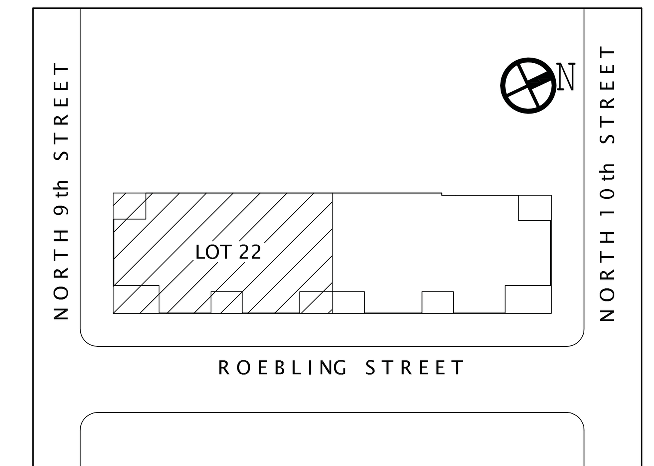


INSIDE CORNER FLASHING



NON-INSULATED WATERPROOFING MEMBRANE ASSE

KEMPER TYPICAL DETAILS



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46 ROEBLING STREET
BROOKLYN, NY

NYC DOB Building Id. Number :
Block: 2306 Lot: 22

Typical Roofing Details

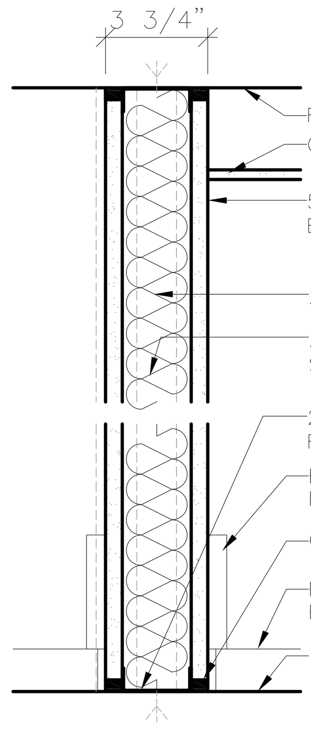
Date: 08-27-12
Scale: as noted
Project No. : 12-136
Drawing By: NJM
Checked By: MM

A-510.00
SHEET 23 of 28

©

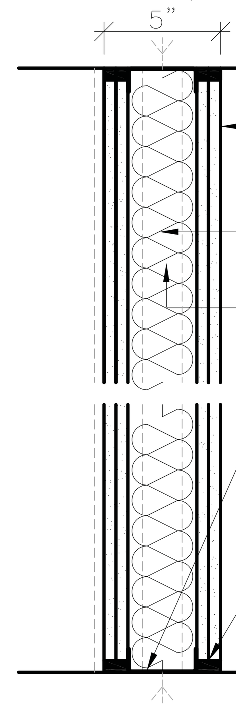
INTERIOR FIRE RATED WALL CONSTRUCTION

GUEST ROOM / GUEST ROOM / CORRIDOR



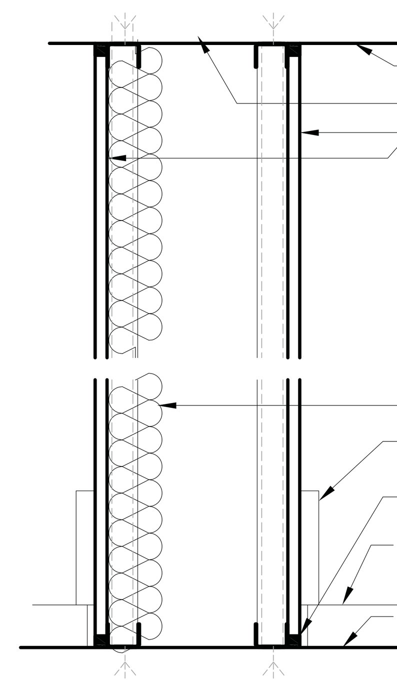
1 1 HOUR FIRE RATED PARTITION
SCALE: 1 ½" = 1'-0"
WP – 1070
STC – 49 MIN

GUEST ROOM / EGRESS STAIR
CORRIDOR / REFUSE ROOM



2 2 HOUR FIRE RATED PARTITION
SCALE: 1 ½" = 1'-0"
ULC DES W404
STC – 50 MIN

2f SAME AS TYPE 2; WITH NO INSULATION AND CEMENT BOARD IN LIEU OF GWB; NO POUROUS MATERIALS PERMITTED IN BASEMENT CONSTRUCTION



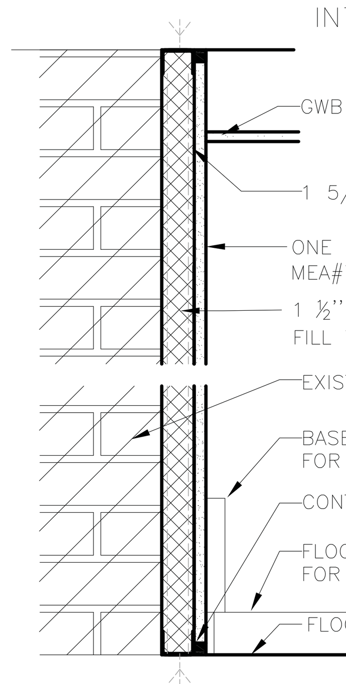
3 1 HOUR FIRE RATED CHASE WALL CONSTRUCTION
SCALE: 1 ½" = 1'-0"
UL Des U420 GA / WP 5105
STC – 55 TO 59

3A SAME AS TYPE 3; WITH ½" CEMENT BOARD FACING TO RECEIVE TILE FINISH ONE SIDE

3B SAME AS TYPE 3; WITH ½" CEMENT BOARD FACING TO RECEIVE TILE FINISH BOTH SIDE

NOTES:
CONSTRUCTION TYPE: GYPSUM WALLBOARD, METAL STUDS.
BASE LAYER ⅝'' TYPE X GYPSUM WALLBOARD OR VENEER BASE APPLIED PARALLEL TO DOUBLE ROW OF 1 ⅝'' METAL STUDS 24'' O.C. AND 6 ¼ '' APART WITH 1'' TYPE S DRYWALL SCREWS 8'' O.C. AT EDGES, 12'' O.C. IN FIELD. 25 GAGE BY 9 ½'' LONG RUNNER PIECES LOCATED AT ⅓ POINTS USED AS CROSS BRACES AND ATTACHED WITH TWO NO. 8X½'' SELF-TAP STEEL SCREWS AT EACH END. OPTIONALLY ⅝'' GYPSUM BOARD PIECES 12'' WIDE X 9 ½'' LONG MAY BE USED AS CROSS BRACES FASTENED TO STUD PAIRS WITH THREE 1'' TYPE S DRYWALL SCREWS AT EACH END OF BRACE. FACE LAYERS ⅝'' TYPE X GYPSUM WALLBOARD OR VENEER BASE APPLIED PARALLEL TO STUDS WITH 1 ⅝'' TYPE S DRYWALL SCREWS 8'' O.C. AT JOINTS AND TOP AND BOTTOM RUNNERS, 12'' O.C. IN FIELD. STAGGER JOINTS EACH LAYER AND SIDE. SOUND TESTED USING 3 ½'' GLASS FIBER STAPLED TO ONE SIDE IN CAVITY.

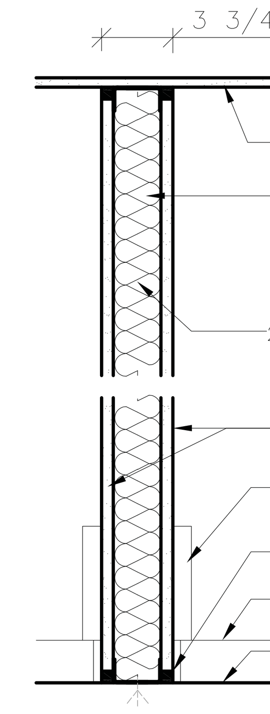
INTERIOR



4 NEW FURRING @ EXISTING MASONRY WALLS
SCALE: 1 ½" = 1'-0"

4f SAME AS TYPE 2; WITH NO INSULATION AND CEMENT BOARD IN LIEU OF GWB; NO POUROUS MATERIALS PERMITTED IN BASEMENT CONSTRUCTION

INTERIOR NON – RATED WALL CONSTRUCTION



5 INTERIOR NON RATED WALL CONSTRUCTION
SCALE: 1 ½" = 1'-0"

5f SAME AS TYPE 2; WITH NO INSULATION AND CEMENT BOARD IN LIEU OF GWB; NO POUROUS MATERIALS PERMITTED IN BASEMENT CONSTRUCTION

METAL STUD NOTES:

ALL AREAS RECEIVING GWB CONSIDERED TO BE A **WET AREA** SUCH AS KITCHENS AND BATHROOMS SHALL RECEIVE **WATER RESISTANT GWB.** ALL **WET AREAS** DESIGNATED AS TILE FINISH SHALL RECEIVE 1 LAYER 5/8 CEMENT BOARD.

IN GENERAL, SPACE METAL FRAME MEMBERS @16 "O.C. MAX.

ALL METAL STUDFRAMING FOR FIRE RATED WALLS TO BE 20 GA MIN.

C STUDS 1 1/2" DEEP TO BE
22 GA UP TO 9'-6"
20 GA UP TO 10'-3"

CH STUDS 2 1/2" DEEP TO BE
22 GA UP TO 13'
20 GA UP TO 13'-4"

C STUDS 3 5/8" DEEP TO BE
22 GA UP TO 15'
20 GA UP TO 15'-7"

CH STUDS 4" DEEP TO BE
25 GA UP TO 14'-3"
20 ga up to 15'-10"

PROVIDE A CONTINUOUS BEAD OF ACOUSTICAL SEALANT AROUND THE ENTIRE PERIMETER OF BOTH SIDES TOP AND BOTTOM OF PARTITIONS THAT DEMISE UNITS AND ARE FIRE RATED.

EACH LAYER OF GWB OF FIRE RATED WALLS TO RECEIVE TAPE AND SPACKLE ON INTERIOR SIDE.

WHENEVER CABINETS OR OTHER EQUIPMENT IS SHOWN (IN PLAN) MOUNTED TO MTL FRAMED PARTITIONS, PROVIDE 16GA SHEET STEEL REINFORCEMENT AT LEAST 9" TALL BETWEEN STUDS AND WALL BOARD. COORDINATE MOUNTING HEIGHT W/ EQUIPMENT OR CABINET BEING MOUNTED.

TAPE AND SPACKLE ALL FIRE RATED WALLS PRIOR TO INSTALLATION OF TUBS, TOILETS, SINKS, CABINETS, ALL BUILT IN ITEMS, ETC., TO OBTAIN REQUIRED FIRE RATING OF THE SPECIFIED WALL.

REFER TO SPECIFICATIONS FOR FURTHER INFORMATION.

GENERAL NOTES:

ALL DRYWALL FOR INTERIOR & EXTERIOR CONSTRUCTION SHALL BE MILDEW RESISTANT GYPSUM (TYP)

FIRE WALL PENETRATION NOTES:

PROVIDE APPROVED OPENING PROTECTIVES FOR ALL PENETRATION THROUGH FIRE RATE WALLS.

PROVIDE DRAFT STOP AND FIRE STOPS AS REQUIRED.

EVERY FIRST LAYER OF GYPSUM BOARD OF FIRE RATED WALLS TO RECEIVE TAPE AND SPACKLE, ONE COAT MINIMUM.

APPROVED FIRE DAMPERS SHALL BE INSTALLED AL ALL LOCATIONS WHERE DUCTWORK PENETRATES A FIRE RATED WALL.

FIRE DAMPERS TO BE OF TYPE APPROVED BY THE AGENCIES HAVING JURISDICTION.

FIRE DAMPERS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

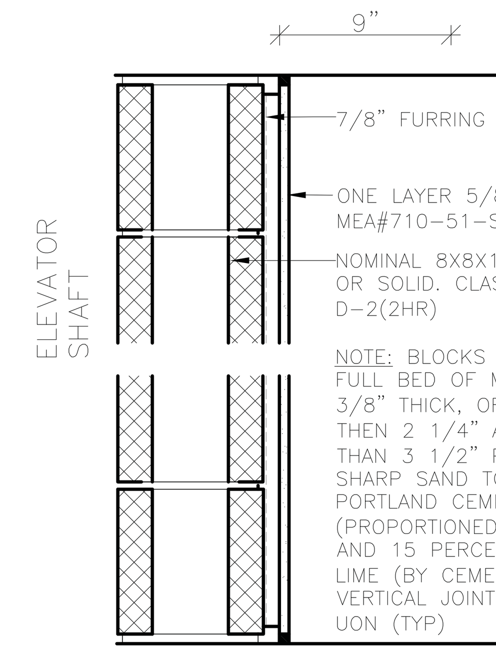
PROVIDE ACCESS DOORS AS REQUIRED.

WATERPROOFING NOTE:

1. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DETAILS OF CONSTRUCTION ASSOCIATED WITH THE BUILDING ENVELOPE AS IT RELATES TO WATERPROOFING, WATER TIGHTNESS OR WATER INTRUSION.

2. THE OWNER IS TO OBTAIN THE SERVICES OF A SEPARATE EXTERIOR WALL CONSULTANT TO REVIEW ALL CONSTRUCTION DETAILS FOR APPROPRIATENESS OF CONSTRUCTION WITH RESPECT TO WATER INTRUSION.

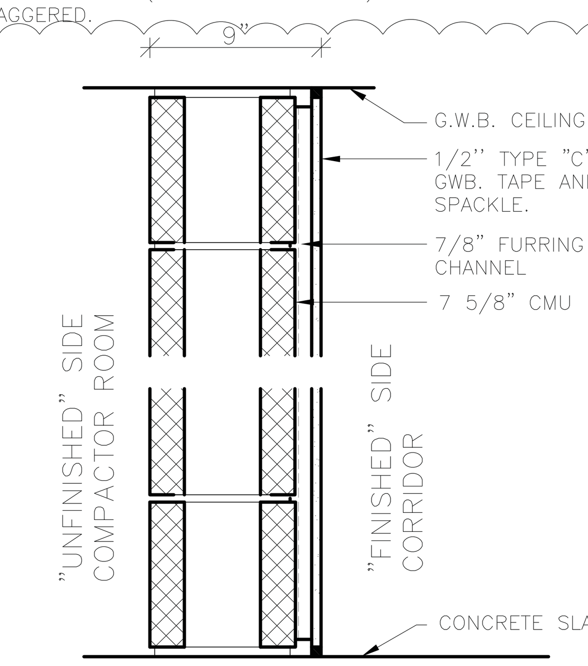
RATED MASONRY WALL CONSTRUCTION



6 2 Hour Fire Rated
Interior Bearing Masonry Wall
Elevator Shaft Walls UL Des U906

6f SAME AS TYPE 2; WITH NO INSULATION AND CEMENT BOARD IN LIEU OF GWB; NO POUROUS MATERIALS PERMITTED IN BASEMENT CONSTRUCTION

NOTES:
BLOCKS TO BE LAID IN FULL BED OF MORTAR, NO ⅜" THICK, OF NOT LESS THAN 2 ¼" AND NOT MORE THAN 3½" PARTS CLEAN SHARP SAND TO ONE PART PORTLAND CEMENT (PROPORTIONED BY VOLUME) AND 15 PERCENT HYDRATED LIME (BY CEMENT VOLUME). VERTICAL JOINTS STAGGERED.

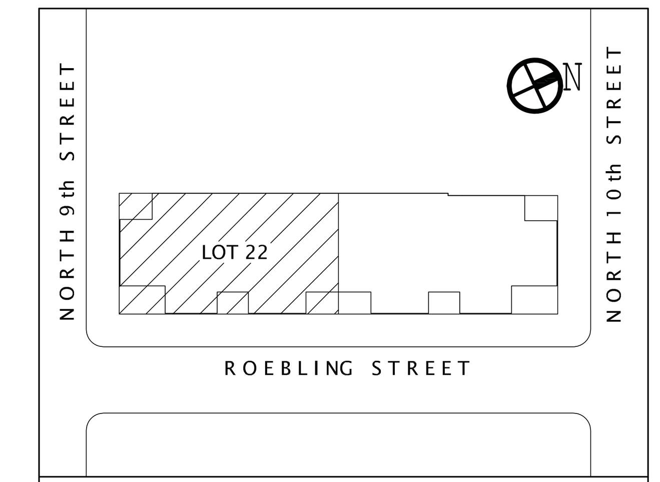


7 3 Hour Fire Rated
Interior Masonry Wall
Compactor Room Walls UL Des U907
GAS METER Room Walls

7f SAME AS TYPE 2; WITH NO INSULATION AND CEMENT BOARD IN LIEU OF GWB; NO POUROUS MATERIALS PERMITTED IN BASEMENT CONSTRUCTION

FLOOD PROOFING NOTE:

1. FLOOD PROOF MATERIALS ARE TO BE USED BELOW THE FLOOD PLANE; NO GYPSUM, FABRIC, WOODEN, OR OTHER POUROUS PRODUCTS PERMITTED. ACCEPTABLE MATERIALS ARE CONCRETE, CONCRETE BLOCK, METAL, CEMENT BOARD, CERAMIC/PORECLAIN TILE.



KEY PLAN

	REVISIONS	
NO.	DESCRIPTIONS	DATE
1		
1		
NO.	TO WHOM ISSUED	DATE
	ISSUES	

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46 ROEBLING STREET
BROOKLYN, NY

NYC DOB Building Id. Number :
Block: 2306 Lot: 22

PARTITION AND WALL DETAILS

Date: 08-27-12
Scale: as noted
Project No. : 12-136
Drawing By: NJM
Checked By: MM

A-600.00

SHEET 24 of 28

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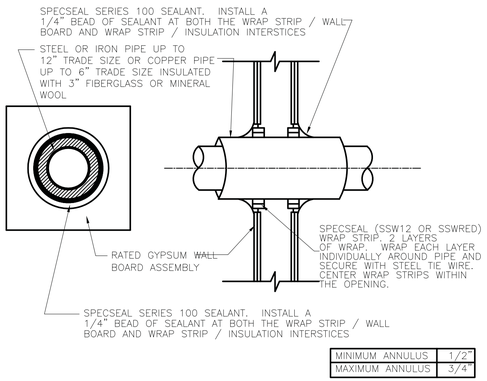
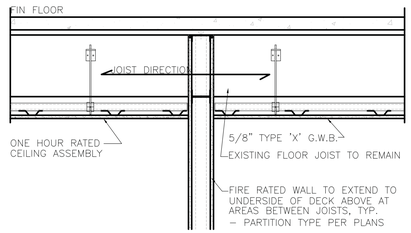
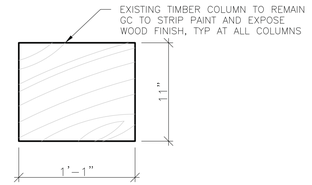


MINIMUM ANNULUS	1/2"
MAXIMUM ANNULUS	3/4"

3 — 1 OR 2 HOUR RATED FIRESTOP FOR INSULATED METALLIC PIPING USING SPECSEAL SERIES 100 SEALANT AND SPECSEAL WRAP STRIP SYSTEM: W-L-5033 OR APPROVED EQUAL

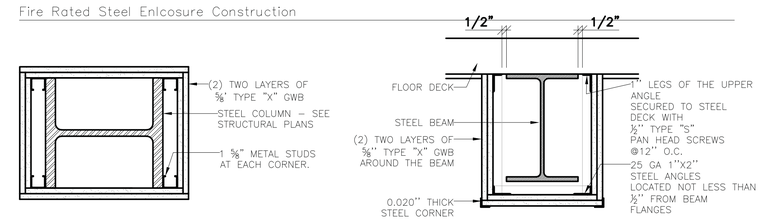


4 — 1 OR 2 HOUR RATED FIRESTOP FOR NEW PARTITION RUNNING PERPENDICULAR TO EXISTING JOISTS



EXPOSED NEW / EXISTING TIMBER COLUMN
SCALE: 1 1/2" = 1'-0"

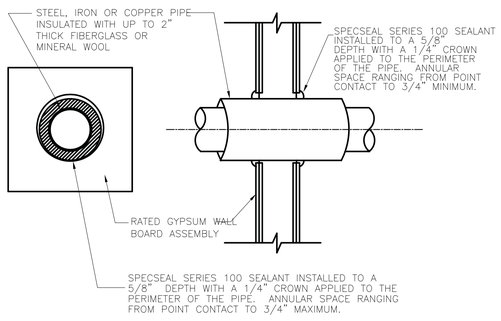
Fire Rated Steel Enlcosure Construction



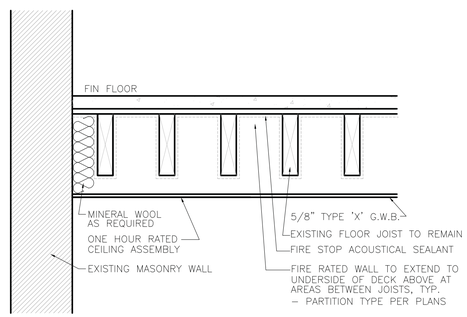
2 HOUR FIRE RATED STEEL COLUMN ENCLOSURE
GA CM 2120 ULC DESIGN Z503

2 HOUR FIRE RATED STEEL BEAM ENCLOSURE
UL BM2130

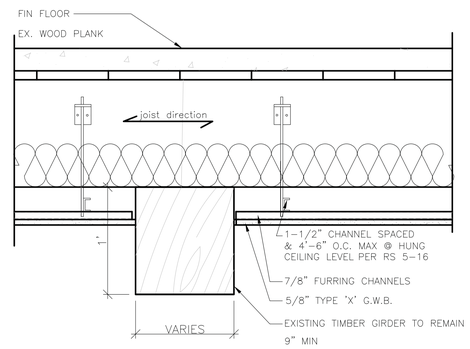
COLUMN AND BEAM ENCLOSURES PER CONSTRUCTION CLASS 1C



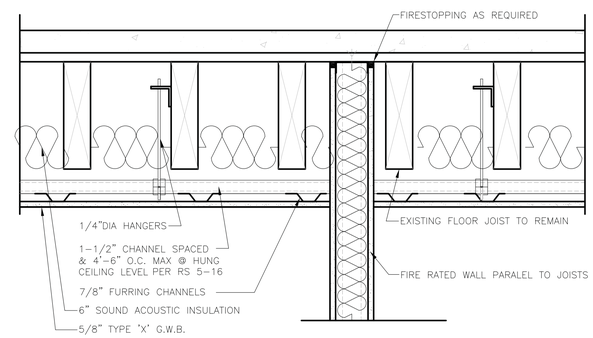
2 — 1 OR 2 HOUR RATED FIRESTOP FOR INSULATED METALLING PIPING THROUGH GYPSUM BOARD WALLS USING SPECSEAL SERIES 100 SEALANT SYSTEM: W-L-5014 OR APPROVED EQUAL



5 — 1 OR 2 HOUR RATED FIRESTOP FOR NEW PARTITION RUNNING PERPENDICULAR TO EXISTING JOISTS

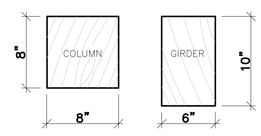


CEILING AT EXPOSED EXISTING / NEW TIMBER GIRDER
SCALE: 1 1/2" = 1'-0"

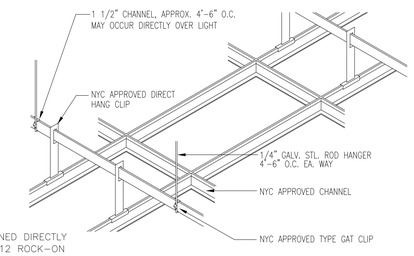


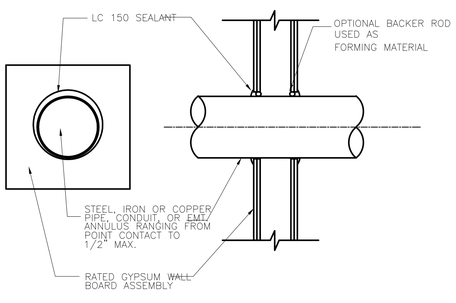
Existing Heavy Timber Construction complies with section [c26-1006.7] 27-623 of the New York City Building Code 27-623 (1) COLUMNS BEAMS AND ARCHES.–
a. Columns shall be at lest eight inches in all dimensions when suppporting floor loads, and at least six inches wide and eight inches deep when supporting roof and ceiling loads only. – COMPLIES
b. Beams and girders shall be at least six inches wide and ten inches deep. – COMPLIES

MINIMUM DIMENSIONS OF EXPOSED TIMBER MEMBERS PER 27-623

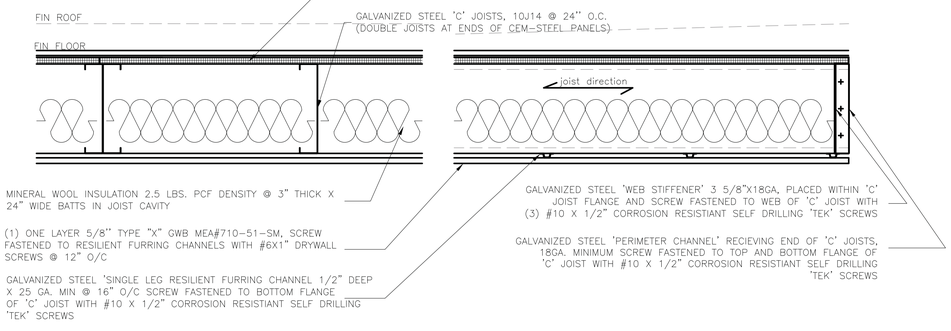


ALL EXISTING AND NEW JOISTS SHALL BE PROTECTED BY FRE RATED CONSTRUCTION ASSEMBLIES

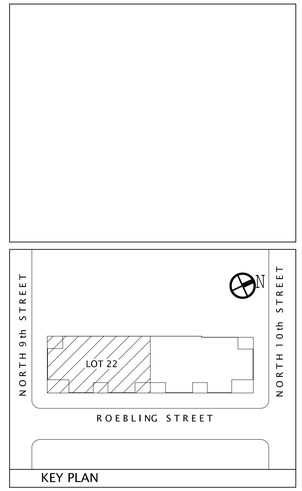




1 — 1 OR 2 HOUR RATED FIRESTOP FOR METALLIC PIPING THROUGH GYPSUM BOARD WALLS USING LC150 SEALANT SYSTEM: WL-1090 OR APPROVED EQUAL



1 Hour Rated (ASTM E119) Load Bearing CEM-STEEL Floor Assembly
M.E.A. # 210-03-M



KEY PLAN

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NO.	DESCRIPTIONS	DATE
1		
1		
NO.	TO WHOM ISSUED	DATE

ISSUES

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CEILING DETAILS
FIRESTOPPING DETAILS

Date: 08-27-12
Scale: as noted
Project No. : 12-136
Drawing By: NJM
Checked By: MM

A-601.00

SHEET 25 of 28

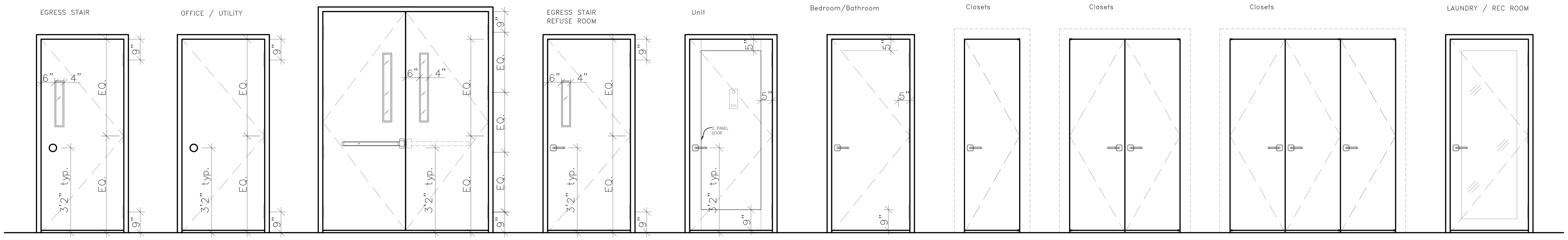
©

DESIGNATION	LOCATION	LABEL	DOOR: TYPE	DOOR: MATERIAL	DOOR: DOOR SIZE	DOOR: FINISH	FRAME: HEAD	FRAME: JAMB	FRAME: MATERIAL	FRAME: FINISH	SADDLE	HARDWARE SET	NOTES
1	CORRIDOR DOUBLE EGRESS	B	X	HM	6'-6" x 8'-0"	SG	L-2	F-2	WD	SG	S-1		F.P.S.C. METAL DOOR – DOUBLE EGRESS DOOR
2	EGRESS STAIR	B	A	HM	3'-0" x 7'-0"								F.P.S.C. METAL DOOR
3	REFUSE ROOM / BICYLCE ROOM	B	A	HM	3'-0" x 7'-0"								F.P.S.C. METAL DOOR
4	OFFICE	B	B	HM	3'-0" x 7'-0"								F.P.S.C. METAL DOOR
5	UTILITY ROOM	B	B	HM	3'-0" x 7'-0"								F.P.S.C. METAL DOOR
6	RECREATION ROOM & LAUNDRY ROOM	B	H	HM/GL	3'-0" x 7'-0"								F.P.S.C. METAL AND GLASS DOOR
7	APARTMENT ENTRY	B	C	WD	3'-0" x 7'-0"								F.P.S.C. MDF DOOR
8	BEDROOM	–	D	WD	2'-10" x 7'-0"								
9	BATHROOM	–	D	WD	2'-10" x 7'-0"								
10	CLOSET	–	G	WD	6'-5" x 7'-0"								FRAMELESS FLUSH DOOR ON TOP AND BOTTOM PIVOT HINGES
11	CLOSET	–	F	WD	4'-0" x 7'-0"								FRAMELESS FLUSH DOOR ON TOP AND BOTTOM PIVOT HINGES
12	CLOSET	–	E	WD	2'-6" x 7'-0"								FRAMELESS FLUSH DOOR ON TOP AND BOTTOM PIVOT HINGES
13	CLOSET	–	E	WD	2'-3" x 7'-0"								FRAMELESS FLUSH DOOR ON TOP AND BOTTOM PIVOT HINGES
14	ELECTICAL ROOM	B	B	HM	3'-0" x 7'-0"								PANIC BAR REQUIRED
15	SLIDING FIRE DOOR – LOBBY		Z	HM	5'-0" x 9'-0"								F.P.S.C. METAL DOOR – SLIDING FIRE DOOR

Door Types

Commercial

Residential



TYPE A – SINGLE SWING
HOLLOW CORE METAL DOOR
FIRE RATED 90 MINUTE 'B'LABEL
WITH TEMPERED/WIRE GLASS
VISION PANEL

TYPE B – SINGLE SWING
HOLLOW CORE METAL DOOR
FIRE RATED 90 MINUTE 'B'LABEL

TYPE X – DOUBLE EGRESS
DOUBLE SWING
HOLLOW CORE METAL DOORS
FIRE RATED 90 MINUTE 'B'LABEL
WITH TEMPERED VISION PANELS

TYPE A – SINGLE SWING
HOLLOW CORE METAL DOOR
FIRE RATED 90 MINUTE 'B'LABEL
WITH TEMPERED VISION PANEL

TYPE C – SINGLE SWING
HOLLOW CORE METAL DOOR
FIRE RATED 90 MINUTE 'B'LABEL

TYPE D – SINGLE SWING
SOLID CORE MASONITE DOOR
PAINT GRADE

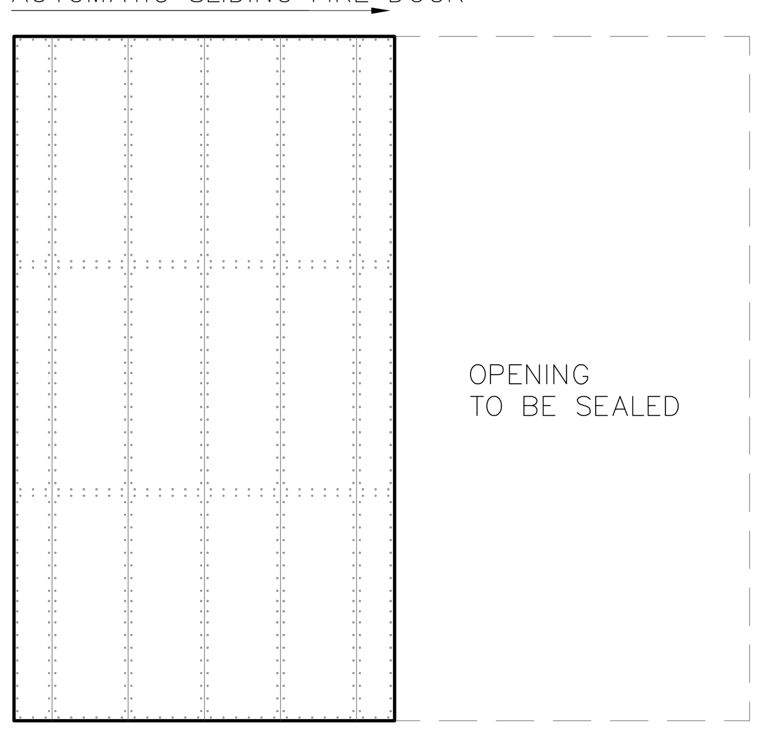
TYPE E – SINGLE SWING
SOLID CORE PAINT GRADE
MDF DOOR
TOP AND BOTTOM
PIVOT HINGE
FLUSH FRAME

TYPE F – DOUBLE SWING
SOLID CORE PAINT GRADE
MDF DOOR
TOP AND BOTTOM
PIVOT HINGE
FLUSH FRAME

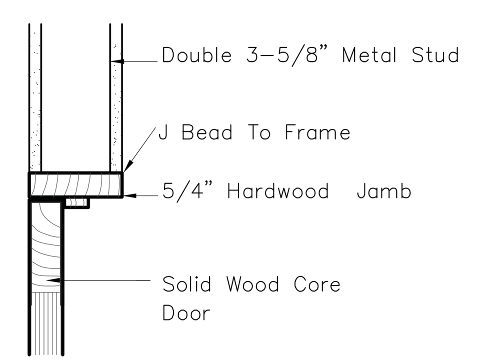
TYPE G – DOUBLE SWING
SOLID CORE PAINT GRADE
MDF DOOR
TOP AND BOTTOM
PIVOT HINGE
FLUSH FRAME

TYPE H – SINGLE SWING
TEMPERED WIRE GLASS AND
STEEL DOOR

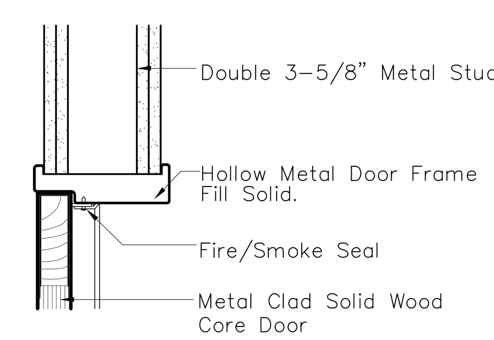
AUTOMATIC SLIDING FIRE DOOR



TYPE Z – SLIDING STEEL FIRE DOOR



L-1 Head Detail
SCALE:1 1/2" = 1'-0"



L-2 Head Detail
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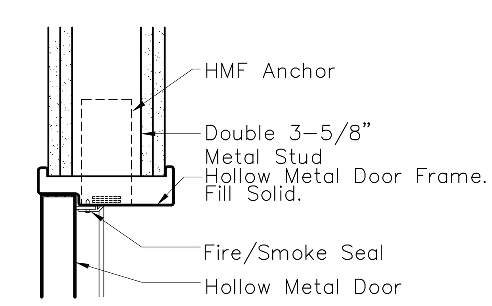

L-3 Head Detail
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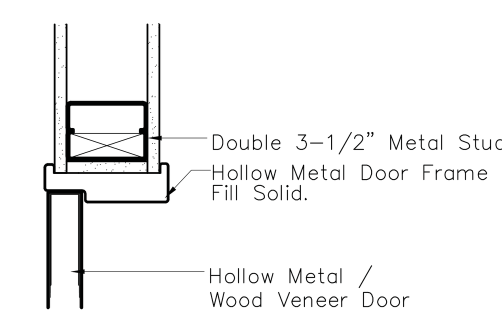

L-4 Head Detail
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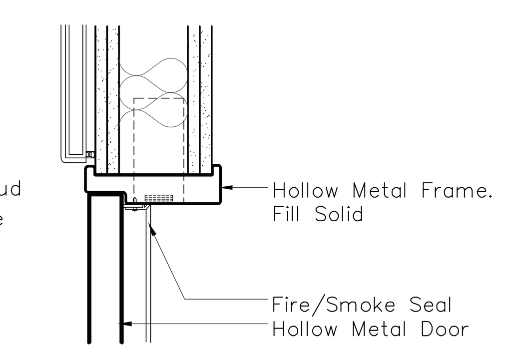

L-5 Head Detail
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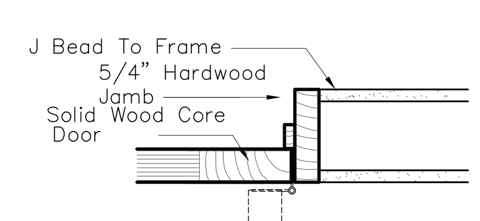
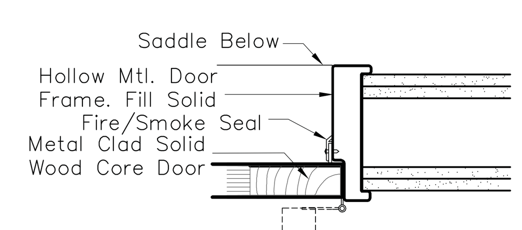


F-1 Jamb Detail
SCALE:1 1/2" = 1'-0"



F-2 Jamb Detail
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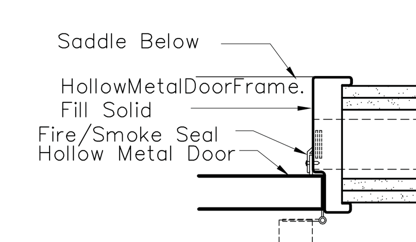

F-3 Jamb Detail
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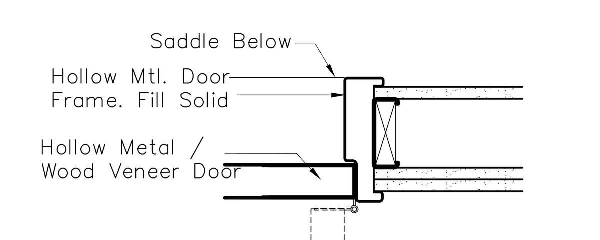

F-4 Jamb Detail
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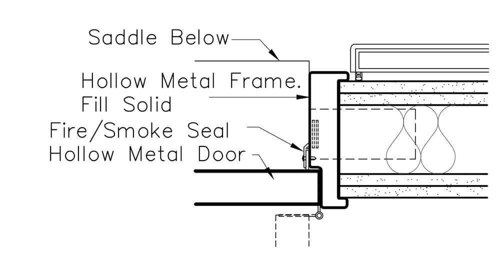
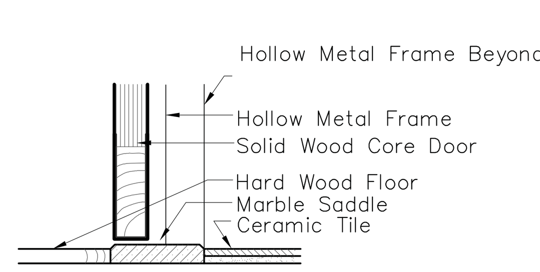
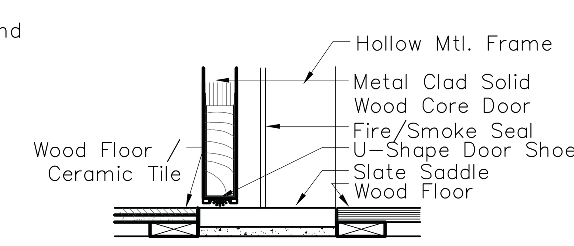


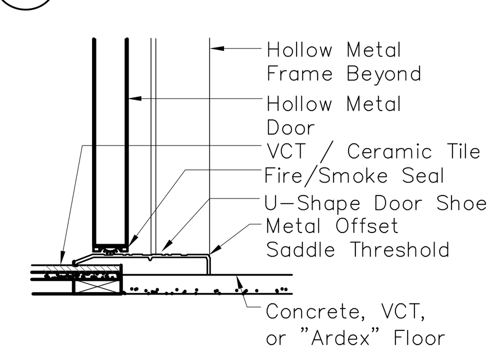
F-5 Jamb Detail
SCALE:1 1/2" = 1'-0"



S-1 Threshold Detail
SCALE:1 1/2" = 1'-0"



S-2 Threshold Detail
SCALE:1 1/2" = 1'-0"



S-3 Threshold Detail
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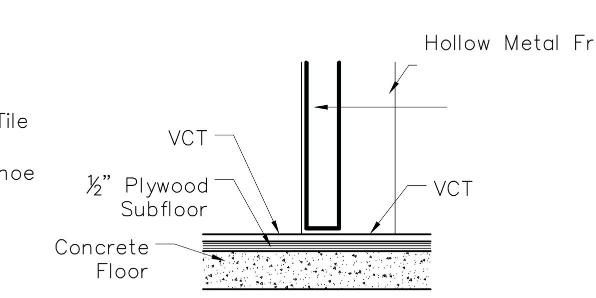
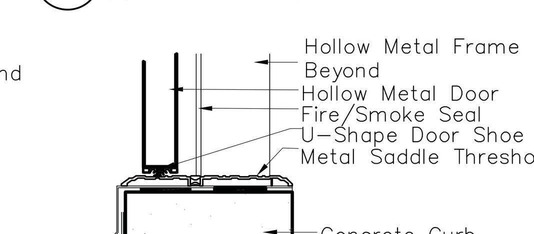
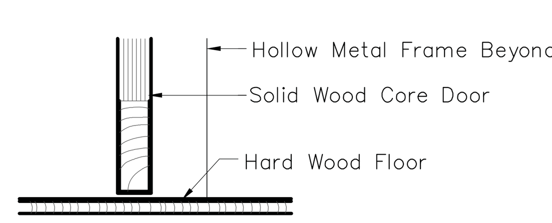


S-4 Threshold Detail
SCALE:1 1/2" = 1'-0"



S-5 Threshold Detail
SCALE:1 1/2" = 1'-0"



S-0 Threshold Detail **(Apt. int. door)**
SCALE:1 1/2" = 1'-0"

DOOR NOTES:

1. CONTRACTOR TO FIELD ALL DOOR DIMENSIONS & QUANTITIES AS WELL AS ALL FINISHED PARTITION THICKENS FOR FRAME WIDTH SIZING PRIOR TO FABRICATION & INSTALLATION.

2. ALL STAIR, UTILITY & APARTMENT DOORS TO BE 1 1/2 HOUR FPSC 'B' LABEL DOORS.

3. SPACE DESIGNATION TO BE WRITTEN ON ALL UTILITY DOORS.

4. ALL PUBLIC USE DOORS AT ACCESSIBLE & ADAPTABLE LEVELS TO HAVE LEVER HANDLES.

5. ALL DOORS TO BE 1 3/4" THICK U.N.O.

6. ANY DOOR AND HARDWARE SUBSTITUTION TO BE APPROVED BY ARCHITECT IN WRITING.

7. CONTRACTOR TO VERIFY ALL DOOR DIMENSIONS ROUGH AND MASONRY OPENING SIZES AND QUANTITIES. AS WELL AS ALL FINISHED PARTITION THICKNESS FOR FRAME WIDTH SIZING PRIOR TO FABRICATION.

8. ALL EXTERIOR DOORS TO HAVE WEATHER STRIPPING AT JAM

9. G.C. SHALL SUBMIT SHOP DRAWINGS AND SKETCHES TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

10. DOOR FINISH, HARDWARE, AND MATERIALS TO BE SELECTED BY OWNER, PORVIDE SAMPLES PRIOR TO FABRICATION, TYPICAL

GENERAL ABREVIATIONS

E – EXISTING
TR – TRACK FOR SLIDING CLOSET DOORS
HM– HOLLOW METAL
M – METAL
KD– KNOCK DOWN BUCK
SG– SEMI GLOSS PAINT
VP– VISION PANEL
LVR–LOUVERED DOOR
SLS–SEE LINTEL SCHEDULE
FF–FACTORY FINISH
LL – LEAD LINED
AL – ALUMINUM
WD – OAK FIN DOOR
CW – METAL CLAD WOOD DOOR

HARDWARE ABBREVIATIONS

C – CLOSER
DB– DEAD BOLT LOCK
L – LOCK
LS– LOCK SET
P – PANIC
PB– PUSH/PULL BARS
PV– PRIVACY
S – SLIDING HARDWARE
LV– LEVER/LATCH

DOOR TYPE ABBREVIATIONS

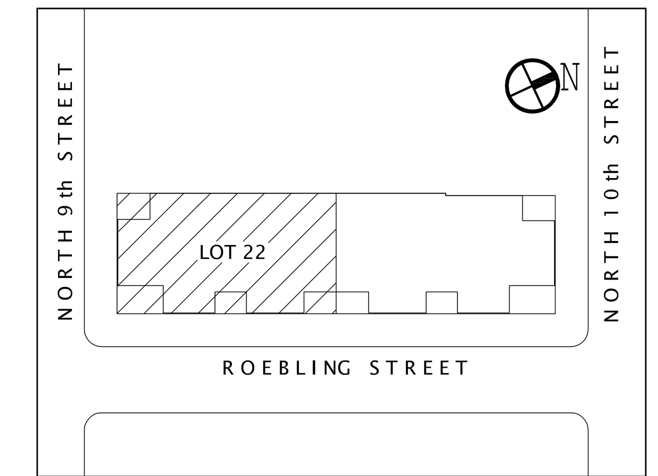
A – FLUSH DOOR
B – DOLLY
C – DOLLY W/VISION PANEL
D – LOUVERED/UNDERCUT
E – RAISED PANEL DOOR
G – ALL GLASS & ALUM.
O – OVERHEAD DOOR BY OVERHEAD DOOR CORP OR APPROVED EQUAL

DOOR LABEL ABBREVIATIONS

A – 3 HOUR RATED DOOR
B – 1 1/2 HOUR RATED DOOR 100 SQ.IN. MAX. GL. AREA.
C – 3/4 HOUR RATED DOOR, 1,296. SQ.IN. MAX. GL. AREA
D – 1 1/2 HOUR RATED DOOR
N.R.– NO RATING REQUIRED

FINISH

G – GLASS
G1 – ONE-WAY TEMPERED GLASS
FF – FACTORY FINISH (SEE SPECIFICATION)
FP – FLAT PAINT
ST – SATIN
SG – SEMI-GLOSS PAINT
EP – EPOXY PAINT
CMU – CONCRETE MASONRY UNITS
SG – SEMI GLOSS PAINT
SR – SHEETROCK/GYP. BD.
LLSR – LEAD LINED SHEET ROCK
VS – VARNISH/STAIN
CC – BURNISHED + 2 LAYERS OF CLEAN COAT



KEY PLAN

NO.	REVISIONS: DESCRIPTIONS	DATE
1		

NO.	ISSUES: TO WHOM ISSUED	DATE
1		

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46 ROEBLING STREET
BROOKLYN, NY

NYC DOB Building Id. Number :
Block: 2306 Lot: 22

Door Schedule

Date: 08-27-12
Scale: as noted
Project No. : 12-136
Drawing By: NJM
Checked By: MM

A-602.00

©

FLASHING NOTES

SELF–ADHERING MEMBRANE FOR ALL WINDOW JAMBS, HEADERS, DOOR OPENINGS, INSIDE AND OUTSIDE CORNERS, AND OTHER TRANSITIONS SHALL BE PRE–CUT BLUESKINVPTM MANUFACTURED BY HENRY; A SELF–ADHERING REINFORCED MODIFIED POLYOLEFIN TRI–LAMINATE (WHITE) SHEET AIR BARRIER MEMBRANE FOR WALL CONSTRUCTION, SPECIFICALLY DESIGNED TO BE WATER RESISTANT AND VAPOR PERMEABLE. MEMBRANE SHALL HAVE THE FOLLOWING PHYSICAL PROPERTIES:

1. AIR LEAKAGE: <0.004 CFM/FT2 @ 1.57 LBS/FT2 [<0.02L/S/M2 @ 75PA] WHEN TESTED IN ACCORDANCE WITH ASTM E2178.
2. WATER VAPOR PERMEANCE: 33 PERMS TO ASTM E96, METHOD B.
3. RESISTANCE TO WATER PENETRATION: PASS ICC–ES AC 38.
4. SURFACE BURNING CHARACTERISTICS: CLASS A, WHEN TESTED IN ACCORDANCE WITH ASTM E84: FLAME SPREAD RATING OF 5 AND SMOKE DEVELOPMENT CLASSIFICATION OF 125.
5. BASIS WEIGHT: MINIMUM 100 GM/M2, WHEN TESTED IN ACCORDANCE WITH TAPPI TEST METHOD T–410.
6. CYCLIC AND ELONGATION: PASS AT 100 CYCLES, –29 DEGREES C (–20 DEGREES F) PER ICC–ES AC 48.
7. AVERAGE DRY BREAKING FORCE: 127 LBF MD, AND 91 LBF CD PER ASTM D 5034.
8. AUXILIARY TESTED COMPONENT OF ASTM E2357 FOR AIR LEAKAGE OF AIR BARRIER ASSEMBLIES.

WINDOW NOTES

1.ALL WINDOW SIZES ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY ALL WINDOW ROUGH OPENING DIMENSIONS, QUANTITIES & LOCATIONS PRIOR TO FABRICATION AND INSTALLATION.

2.ALL WINDOW SILL HEIGHT DIMENSIONS TO BE VERIFIED & COORDINATED IN FIELD.

3.ALL LOUVERS, INSULATED PANELS, WITH WINDOW SASHES, WINDOW PANNING, CAPPING & CAULKING TO BE SAME FINISH COLOR, SUBJECT TO APPROVAL BY ARCHITECT.

4.WINDOW LOUVERS & THERMAL PANELS TO BE INSTALLED BY WINDOW CONTRACTOR.

5.ALL WINDOWS: AAMA RATING – HC65
ALR (FIXED) –.10 SCFM/CFSQ MAX.
ALR (OPERABLE) –.30 SCFM/LCF MAX.
WATER – LEAKAGE @ 10.00 PSF
STRUCTURAL – +97.50 PSF
CRF – 70
U–VALUE MAX. – .40

ALL SKYLIGHTS TO HAVE A U VALUE OF .60

6.PROVIDE INSECT SCREENS @ ALL WINDOWS

7.ALL WINDOWS ARE BY "MARVIN WINDOWS" OR APPROVED EQUAL.

8.AT VENTING SKYLIGHT, PROVIDE WIRE GRILLE ABOVE & BELOW SKYLIGHT. ALL SKYLIGHTS TO BE DOUBLE GLAZED.

9.PROVIDE LOUVER & WALL BOX STRUCTURAL SUPPORT. COORDINATE EXACT DIMENSION OF LOUVER & AIR CONDITIONER WALL BOX WITH THE AIR CONDITIONER UNIT.

11.ALL GLASS TO BE 7/8" INSULATED LOW–E EMISSION.

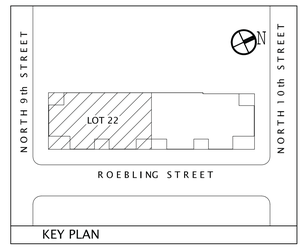
12. THE AIR LEAKAGE RATE, ALR, REPRESENTATIVE OF AN ENTIRE PRODUCT SHALL BE MEASURED AT A WIND SPEED OF 25 MPH ACCORDING TO TEST PROCEDURE ASTM STANDARD NO. E283–89 (04.07): RATE OF AIR LEAKAGE THROUGH EXTERIOR WINDOWS/CURTAIN WALLS/DOORS–TEST, AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM).

13. THE RATIO OF THE PRODUCT'S VISIBLE LIGHT TRANSMISSION COEFFICIENT (VLTC) OVER ITS SOLAR HEAT GAIN COEFFICIENT (SHGC) SHALL BE GREATER THAN 1.

WINDOW SCHEDULE

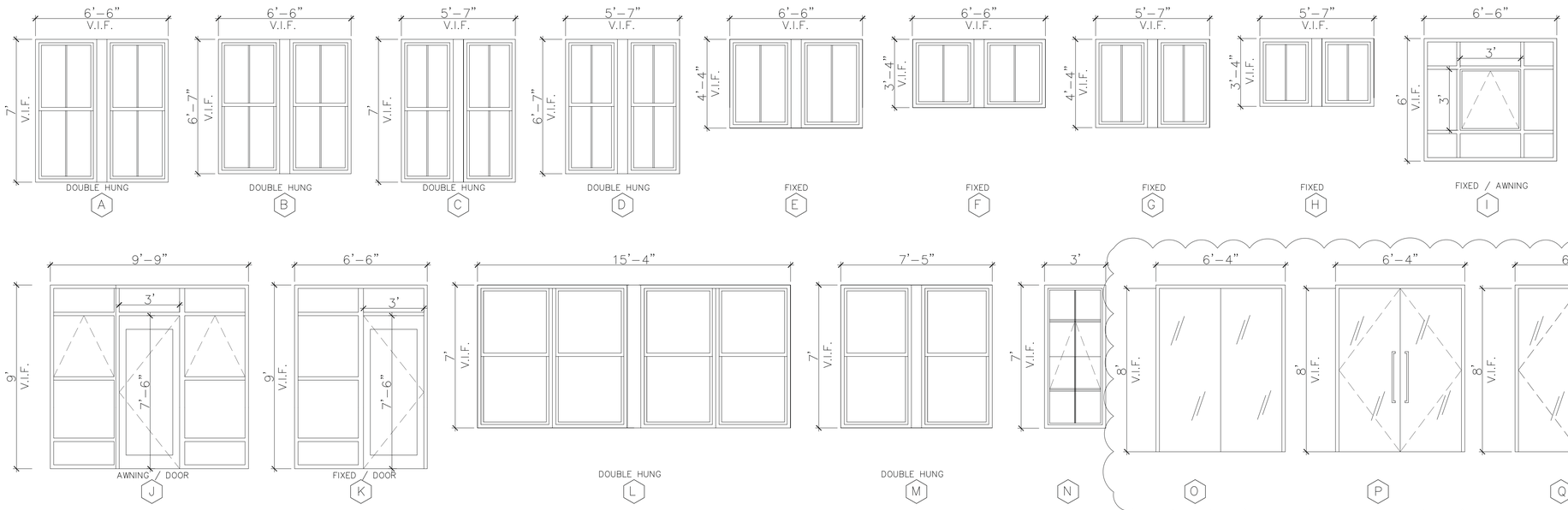
UNIT	TYPE	WIDTH	HEIGHT	LOCATION	MATERIAL	U VALUE	NOTE
A	DOUBLE HUNG WINDOW	SEE DWG	SEE DWG	SEE PLANS	ALUMINUM	.40	
B	DOUBLE HUNG WINDOW	SEE DWG	SEE DWG	SEE PLANS	ALUMINUM	.40	
C	DOUBLE HUNG WINDOW	SEE DWG	SEE DWG	SEE PLANS	ALUMINUM	.40	
D	DOUBLE HUNG WINDOW	SEE DWG	SEE DWG	SEE PLANS	ALUMINUM	.40	
E	FIXED WINDOW	SEE DWG	SEE DWG	SEE PLANS	ALUMINUM	.40	
F	FIXED WINDOW	SEE DWG	SEE DWG	SEE PLANS	ALUMINUM	.40	
G	FIXED WINDOW	SEE DWG	SEE DWG	SEE PLANS	ALUMINUM	.40	
H	FIXED WINDOW	SEE DWG	SEE DWG	SEE PLANS	ALUMINUM	.40	
I	AWNING / FIXED WINDOW	SEE DWG	SEE DWG	SEE PLANS	ALUMINUM	.40	
J	DOOR / FIXED WINDOW	SEE DWG	SEE DWG	SEE PLANS	ALUMINUM	.40	
K	DOOR / FIXED WINDOW	SEE DWG	SEE DWG	SEE PLANS	ALUMINUM	.40	
L	DOUBLE HUNG WINDOW	SEE DWG	SEE DWG	SEE PLANS	ALUMINUM	.40	
M	DOUBLE HUNG WINDOW	SEE DWG	SEE DWG	SEE PLANS	ALUMINUM	.40	
N	FIXED WINDOW	SEE DWG	SEE DWG	SEE PLANS	ALUMINUM	.40	
O	DOOR / FIXED WINDOW	SEE DWG	SEE DWG	SEE PLANS	ALUMINUM	.40	
P	DOUBLE DOORS	SEE DWG	SEE DWG	SEE PLANS	ALUMINUM	.40	
Q	FIXED WINDOW	SEE DWG	SEE DWG	SEE PLANS	ALUMINUM	.40	
R	FIXED WINDOW	SEE DWG	SEE DWG	SEE PLANS	ALUMINUM	.40	
S	DOUBLE DOOR / FIXED WINDOW	SEE DWG	SEE DWG	SEE PLANS	ALUMINUM	.40	
T	FIXED WINDOW	SEE DWG	SEE DWG	SEE PLANS	ALUMINUM	.40	
X	STAIRWAY SKYLIGHT	SEE DWG	SEE DWG	SEE PLANS	ALUMINUM	.40	

SOUND ATTENUATION NOTE:
35DB (A) WINDOW WALL ATTENUATION TO MAINTAIN AN INTERIOR NOISE LEVEL OF 45DB (A) WILL BE REQUIRED.

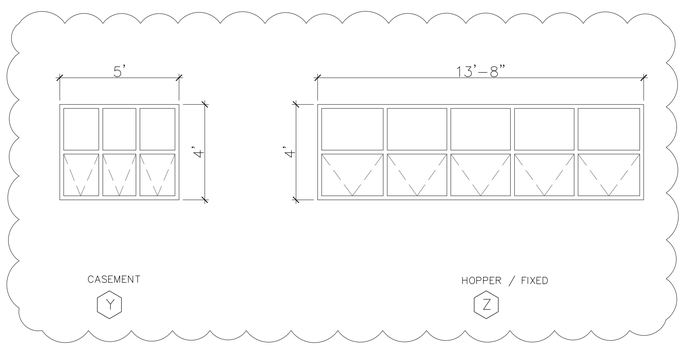


KEY PLAN

WINDOW TYPES



REFER TO BUILDING ELEVATIONS AND FLOOR PLANS FOR LOCATIONS AND QUANTITIES OF WINDOWS, DOORS, SKYLIGHTS, ETC., TYPICAL.



REVISIONS		
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1		
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46 ROEBLING STREET
BROOKLYN, NY

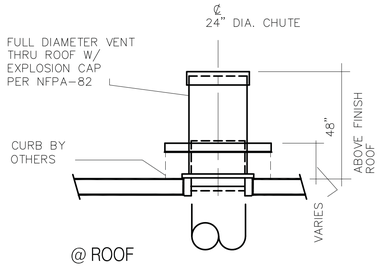
NYC DOB Building Id. Number :
Block: 2306 Lot: 22

Window Schedule

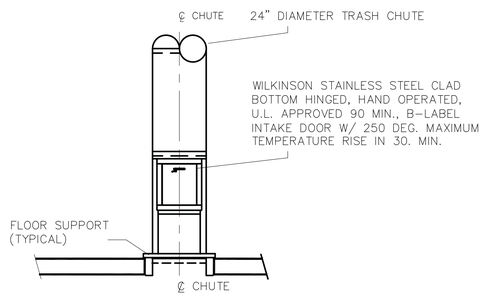
Date: 08–27–12
Scale: as noted
Project No. : 12–136
Drawing By: NJM
Checked By: MM

A–603.00

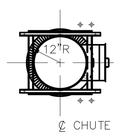
©



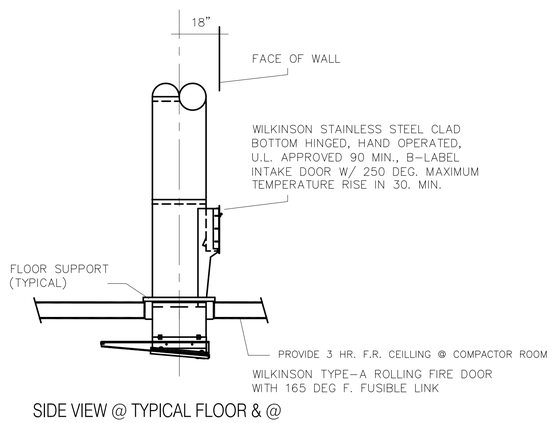
@ ROOF



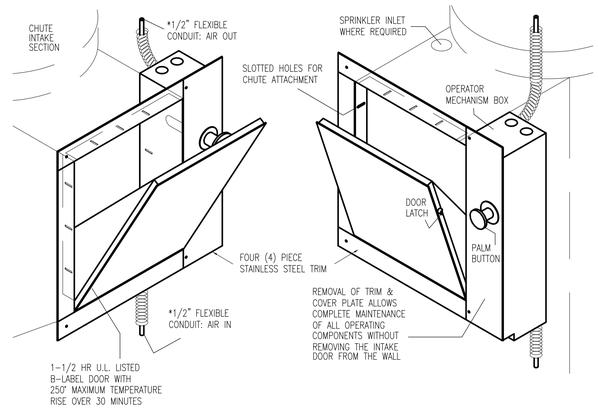
FRONT VIEW @ TYPICAL FLOOR



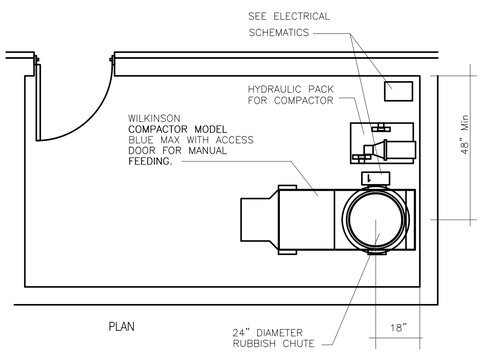
CHUTE PLAN @ TYPICAL FLOOR



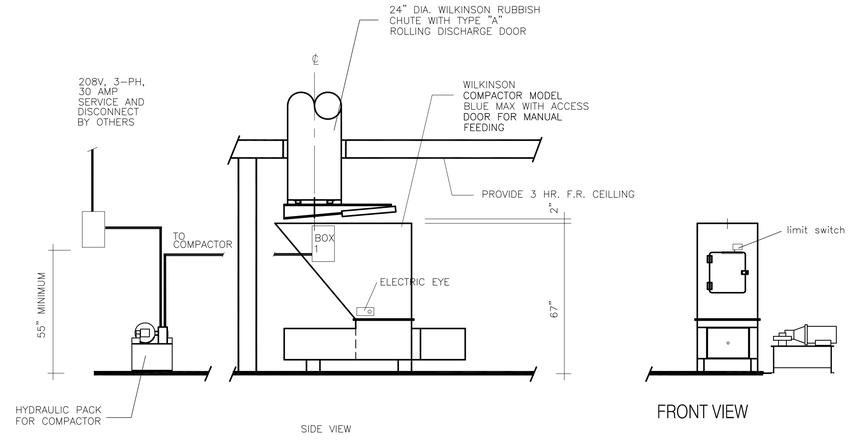
SIDE VIEW @ TYPICAL FLOOR & @ DISCHARGE LEVEL



DOOR DETAILS



PLAN



ELECTRICAL SCHEMATIC

SIDE VIEW

FRONT VIEW

ELEVATION / SECTION

TRASH CHUTE SPECIFICATIONS

TYPICAL SPECIFICATIONS
FURNISH WHERE SHOWN ON PLANS 24" DIAMETER RUBBISH CHUTE AS MANUFACTURED BY WILKINSON CHUTES AND SPECIFIED BELOW:

CHUTE MATERIAL
THE CHUTE SHALL BE FABRICATED OF #16 U.S. GAUGE ALUMINIZED STEEL, OR OPTIONAL STAINLESS STEEL CHUTES AND FITTINGS. SOUND INSULATION (AS PER MANUFACTURES SPECIFICATION) DAUBERT 934 SOUND COAT VIBRATIONS DAMPENING COMPOUND TO EXTERIOR OF CHUTE ONLY. INCLUDE KORFUND SOUND ISOLATOR PADS AT EACH FLOOR SUPPORT FRAME.

INTAKES
15" WIDE X 18" HIGH, STAINLESS STEEL, SELF-CLOSING, POSITIVE LATCHING, BOTTOM-HINGED, HAND OPERATED DOORS BEARING 1-1/2 HR. 250° F U.L. "B" LABEL. INTAKE DOOR TO PIVOT ON A CONCEALED 1/2" STEEL PIVOT SHAFT TO PREVENT BUILD-UP OF DEBRIS. INTAKE DOORS TO BE FURNISHED WITH REMOVABLE STAINLESS STEEL DOOR TRIM WITH EMBOSSED LETTERS (RUBBISH).

CYLINDER LOCKS (OPTIONAL)
TO PREVENT UNAUTHORIZED USE OF THE CHUTE, INTAKE DOORS CAN BE FURNISHED WITH KEYED-ALIKE LOCKS OR MASTER-KEYED TO THE BUILDING.

DISCHARGE
WILKINSON TYPE "A", NORMALLY OPEN, INCLINED ROLLING DOOR WITH FUSIBLE LINK. DISCHARGE DOOR PANEL TO BE FABRICATED TO "B" LABEL CONSTRUCTION (1" THICK INSULATION) EVEN IF U.L. LABEL IS NOT REQUIRED.

VENT
PROVIDE FULL DIAMETER VENT 4'-0" ABOVE ROOF WITH METAL EXPLOSION CAP.

FLOOR FRAMES
FABRICATE FLOOR FRAMES OF 1-1/2" X 1-1/2" X 3/16" ANGLES AND 1-1/2" X 3/16" BAR STOCK WELDED ASSEMBLY.

SPRINKLERS
1/2" IPS 165 DEGREE SPRINKLER HEAD WITH SHIELD ABOVE TOP INTAKE. ADDITIONAL 1/2" SPRINKLERS AND SHIELDS AT EVERY SECOND INTAKE (OR AS REQUIRED BY CODE). 3/4" IPS FLUSHING SPRAY HEAD CENTERED IN CHUTE ABOVE TOP INTAKE READY FOR CONNECTION BY PLUMBER.

CHUTE CLEANING – G.C. TO PROVIDE
A DISINFECTING AND SANITIZING (D&S) UNIT EQUIPPED WITH ADJUSTING SCREW TO REGULATE THE STRENGTH OF DISINFECTANT INTRODUCED INTO THE FLUSHING WATER, CONNECTED TO FLUSHING HEAD SPRAY HEAD,. ON-OFF VALVE ON UNIT PERMITS ABILITY TO BY-PASS DISINFECTING AND SANITIZING UNIT WHEN DESIRED. ALL D&S UNITS REQUIRE 15" X 15" HIGH SIDE-HINGED STAINLESS STEEL ACCESS DOOR BEARING A U.L "B" LABEL.

" REQUIRES NO CONTROL PANEL
" CAN BE CONVERTED TO CONTAINER PACKER
" FIRE CONTROL (OPTIONAL)
" GREAT VERSATILITY
" OPERATION CAN BE LEARNED IN MINUTES
" RAM RETRACT SWITCH: ADJACENT TO DOOR
" SAFE – NO SHEARING REQUIRED
" HOPPER SLOPE 50 DEGREE

BLUE MAX EXTRUDER COMPACTOR SPECIFICATIONS

GENERAL DESCRIPTION
HYDRAULICALLY OPERATED COMPACTOR UTILIZING THE EXTRUSION PRINCIPLE. REFUSE IS FORCED THROUGH THE NOSE OF THE COMPACTOR REDUCING VOLUME. 50 DEGREE IMPACT PLATE REDUCES NOISE AND BLOCKAGES. LARGE 24" X 24" INFEED OPENING.

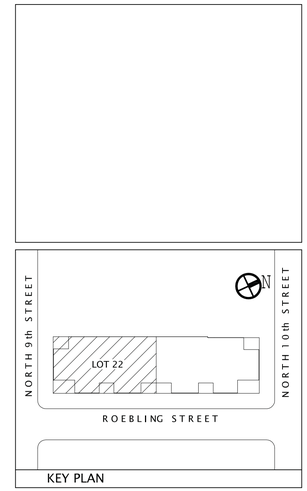
HYDRAULIC SYSTEM
A PREPACKAGED POWER SYSTEM WITH COMPONENTS RATED AT 3000 PSI, BUT OPERATES AT A RECOMMENDED PRESSURE OF 1100 PSI FOR LONGER LIFE AND LOW MAINTENANCE.

ELECTRICAL
5 HP, 1725 RPM MOTOR, 200-208V, 15 AMPS, THREE PHASE, FOUR WIRE, 60 HZ (OTHER VOLTAGES ON SPECIAL ORDER). FURNISHED WITH MOTOR STARTER AND 115V CONTROL AND LOGIC CIRCUIT.

AUTOMATIC SHUT-OFF CONTROL
COMPACTOR AUTOMATICALLY SHUTS OFF TO PREVENT DAMAGE FROM AN OVERSIZED OR UNCRUSHABLE OBJECT. DOOR SHUT-OFF SWITCH INSTANTLY SHUTS OFF PACKER WHEN SERVICE DOOR IS OPENED.

AUTOMATIC REFUSE SENSOR
PHOTOELECTRIC RECEIVER WITH LONG-LIFE SOLID STATE COMPONENTS STARTS COMPACTION CYCLE WHEN REFUSE ENTERS HOPPER AND TURNS OFF MACHINE WHEN HOPPER IS EMPTY.

SHIPPING
WEIGHT APPROX. 1550 LBS.



KEY PLAN

	REVISIONS	
NO.	DESCRIPTIONS	DATE
1		
1		
NO.	TO WHOM ISSUED	DATE

ISSUES

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46 ROEBLING STREET
BROOKLYN, NY

NYC DOB Building Id. Number :
Block: 2306 Lot: 22

COMPACTOR DETAILS

Date: 08-27-12
Scale: as noted
Project No. : 12-136
Drawing By: NJM
Checked By: MM

A-900.00

SHEET 28 of 28

©

Zoning Analysis

28-46 Roebling Street, Brooklyn NY

28 ROEBLING STREET

BLOCK:	2306
LOT:	18
ZONE:	SPECIAL MIXED USE DISTRICT MX-8 (M1-2 / R6A)
MAP:	13a
EXISTING OCCUPANCY GROUP:	INDUSTRIAL
PROPOSED OCCUPANCY GROUPS:	RESIDNETIAL & BUSINESS
CONSTRUCTION CLASSIFICATIONS:	II-B (BASEMENT - 4TH) I-C (FIFTH FLOOR)
USE GROUPS:	2 & 6
NO. OF STORIES:	6 (5 + BASEMENT)
BUILDING HEIGHT:	66 FEET
LOT AREA:	5,450 SQUARE FEET (Irregular)
EXISTING FLOOR AREA:	26,725 SQUARE FEET (EX.)
EXISTING FLOOR AREA RATIO(FAR):	4.9

EXISTING BUILDING BULK AND LOT COVERAGE IS EXISTING WITHIN A STRUCTURE IN EXISTENCE PRIOR TO DECEMBER 15, 1961 - NO INCREASE PROPOSED.

BUILDING AREA SUMMARY:

FLOOR	EX. GROSS FLOOR AREA	EXISTING FLOOR AREA REMOVED	PROPOSED NEW FLOOR AREA	MECH. DEDUCTION	QH DEDUCTION	NET ZONING FLOOR AREA
BASEMENT	5,345.00 SF	(430.59) SF	0 SF	(688.40)	(911.15)	3,314.86 SF
FIRST	5,345.00 SF	(452.45) SF	0 SF	(301.12)	(961.78)	3,629.65 SF
SECOND	5,345.00 SF	0 SF	0 SF	(90.52)	(210.31)	5,044.17 SF
THIRD	5,345.00 SF	0 SF	0 SF	(90.52)	(210.31)	5,044.17 SF
FOURTH	5,345.00 SF	0 SF	0 SF	(90.52)	(210.31)	5,044.17 SF
FIFTH	0 SF	0 SF	4,448.74 SF	(69.30)	(178.84)	4,200.6 SF
TOTALS	26,725.00 SF	(883.04) SF	4,448.74 SF	(1148.3)	(2682.7)	26,277.62 SF

PROPOSED FLOOR AREA OF 26,277.62 SF < EXISTING FLOOR AREA OF 26,725 SF

BULK REGULATIONS:

ZR 123-63 WHERE DESIGNATED RESIDENTIAL DISTRICT IS AN R6 DISTRICT REGARDLESS OR WHETHER THEY ARE REQUIRED TO BE DEVELOPED TO QHP, SHALL COMPLIE WITH THE MAX. FAR AND LC REQUIREMENTS SET FORTH IN SECTION 23-145

ZR 123-64(b) LOT COVERAGE REQUIREMENTS DO NOT APPLY

ZR 23-942 THE FLOOR AREA OF ANY DEVELOPMENTS MAY NOT EXCEED THE BASE FLOR AREA RATIO.

DISTRICT	BASE FAR	LOT SIZE	MAX ALLOWABLE FA
MX-8 (M1-2/R6A)	3.0	5,450	16,350 SF

*EXISTING FLOOR AREA EXCEEDS MAXIMUM ALLOWABLE FLOOR AREA

ZR 54-31 A NON-COMPPLYING BUILDING OR OTHER STRUCTRE MAY BE ENLARGED OR CONVERTED, PROVIDED THAT NO ENLARGEMENT OR CONVERSION MAY BE MADE WHICH WILL EITHER CREATE A NEW NON-COMPLIANCE OR INCREASE THE DEGREE OF NON-COMPLIANCEOF A BUILDING OR OTHER STRUCTURE OR ANY PORTION THEREOF.

*NO INCREASE TO THE DEGREE OF NON-COMPLIANCE IS PROPOSED

HEIGHT AND SETBACK REGULATIONS:

ZR 123-662 THE HEIGHT OF THE BUILDING IN SPECIAL MIXED USE DISTRICT SHALL BE MEASURED FROM THE BASE PLANE.

BASE PLANE CALCULATION -ELEVATIONS PER SURVEY			
	STREET GRADE AVERAGE	STREET LENGTH	ELEV. X LENGTH
ROEBLING STREET	(8.15' + 9.0' / 2)=8.575	100.0'	857.5
NORTH 10th STREET	(8.15' + 8.16' / 2)=8.155	54.0'	440.37
	TOTALS	154.0'	1297.87

BASE PLANE = 1297.87 / 154 = 8.427'

ZR 123-662 IN SPECIAL MIXED DISTRICT WHERE THE DESIGNATED RESIDENTIAL DISTRICT IS AN R6, THE HEIGHT AND SETBACK REGULATION OF SECTION 23-60 SHALL NOT APPLY.

(b) MEDIUM AND HIGH DENSITY CONTEXTUAL DISTRICT

(1) BUILDING WALLS FACING A WIDE STREET (ROEBLING) SHALL PROVIDE A SETBACK AT LEAST 10 FEET DEEP FROM SUCH WALL OF THE BUILDING AT A HEIGHT NOT LOWER THAN THE MINIMUM BASE HEIGHT SPECIFIED IN TABLE B. BUILDING WALLS FACING A NARROW STREET (N 10TH) SHALL PROVIDE A SETBACK AT LEAST 15 FEET DEEP FROM SUCH WALL OF THE BUILDING AT A HEIGHT NOT LOWER THAN THE MINIMUM BASE HEIGHT SPECIFIED IN TABLE B.

(3) REQUIRED SETBACK AREAS MAY BE PENETRATED BY DORMERS IN ACCORDANCE WITH PARAGRAPH (c) OF THIS SECTION

DISTRICT	MIN BASE HEIGHT	MAX BASE HEIGHT	MAXIMUM BUILDING HEIGHT
R6A	40'	60'	70'

PROPOSED BASE HEIGHT = 54'-9"
PROPOSED BUILDING HEIGHT = 66'-9"

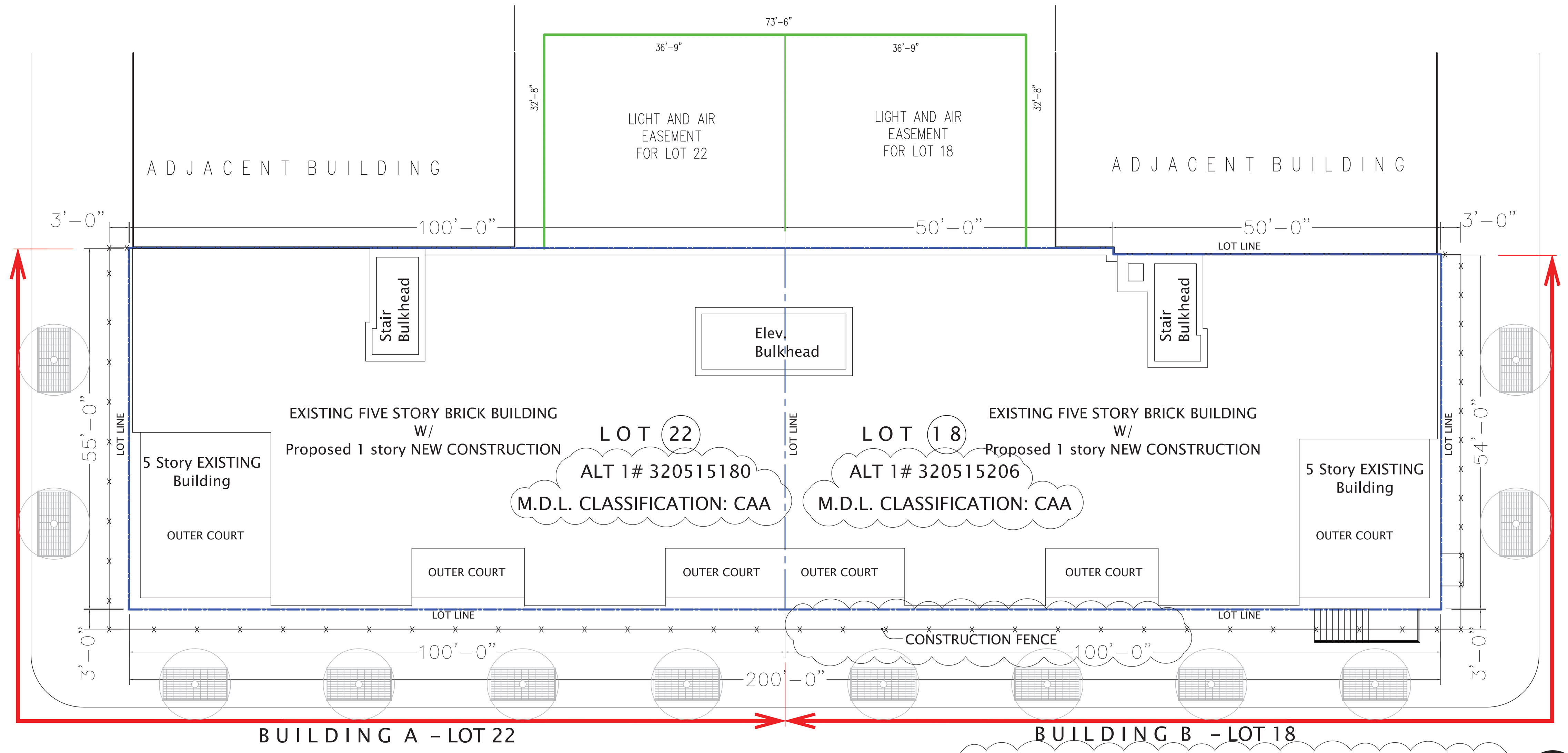
(c) PERMITTED OBSTRUCTIONS AND DORMER PROVISIONS
OBSTRUCTIONS SHALL BE PERMITTED PURSUANT TO SECTIONS 23-62, 24-52, OR 43-42. IN ADDITION, WITHIN A REQUIRED SETBACK AREA A DORMER MAY EXCEED A MAXIMUM BASE HEIGHT SPECIFIED IN TABLES A OR B OF THIS SECTION AND THUS PENETRATE A REQUIRED SETBACK AREA, PROVIDED THAT, ON ANY STREET FRONTAGE, THE AGGREGATE WIDTH OF ALL DORMERS AT THE MAXIMUM BASE HEIGHT DOES NOT EXCEED 60 PERCENT OF THE LENGTH OF THE STREET WALL AT THE HIGHEST STORY ENTIRELY BELOW THE BASE MAXIMUM HEIGHT. AT ANY LEVEL ABOVE THE MAXIMUM BASE HEIGHT, THE LENGTH OF A STREET WALL OF A DORMER SHALL BE DECREASED BY ONE PERCENT FOR EVERY FOOT THAT SUCH LEVEL OF DORMER EXCEEDS THE MAXIMUM BASE HEIGHT.

PROPOSED DORMER HEIGHT IS 7 FEET ABOVE MAXIMUM BASE HEIGHT THEREFORE PERCENTAGE OF MAXIMUM ALLOWABLE DORMER IS REDUCED TO 53% (7 - 60 = 53)

DORMER CALCULATIONS

STREET	STREET LENGTH	DORMER FACTOR	MAXIMUM AGGREGATE DORMER LENGTH
ROEBLING STREET	100'	X 53%	53'-0"
NORTH 10TH STREET	54'	X 53%	28'-8"

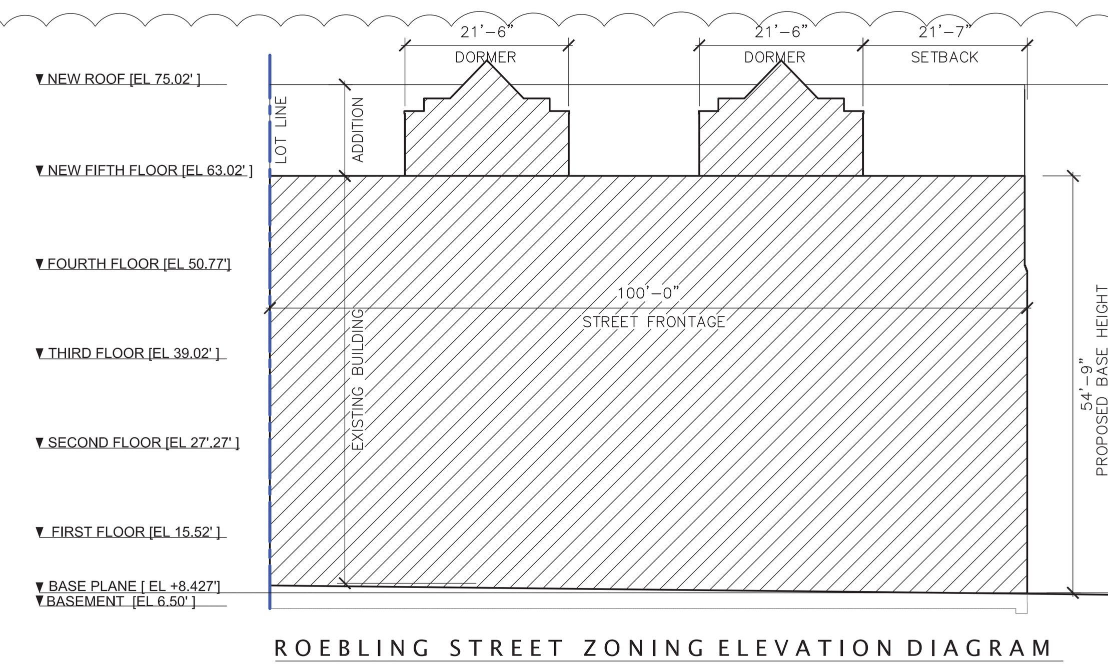
PROPOSED ROEBLING ST DORMER AGGREGATE LENGTH: 43'-0" (COMPIES)
PROPOSED N 10th ST DORMER AGGREGATE LENGTH: 28'-1" (COMPIES)



LOTS 18 AND 22 FILED AND APPROVED UNDER
SUB-DIVISION NYC DOB APPLICATION SI# 320583070
EXHIBITS 1 AND 3 FILED UNDER:
CFRN#s 2013000166835 & 2013000166836

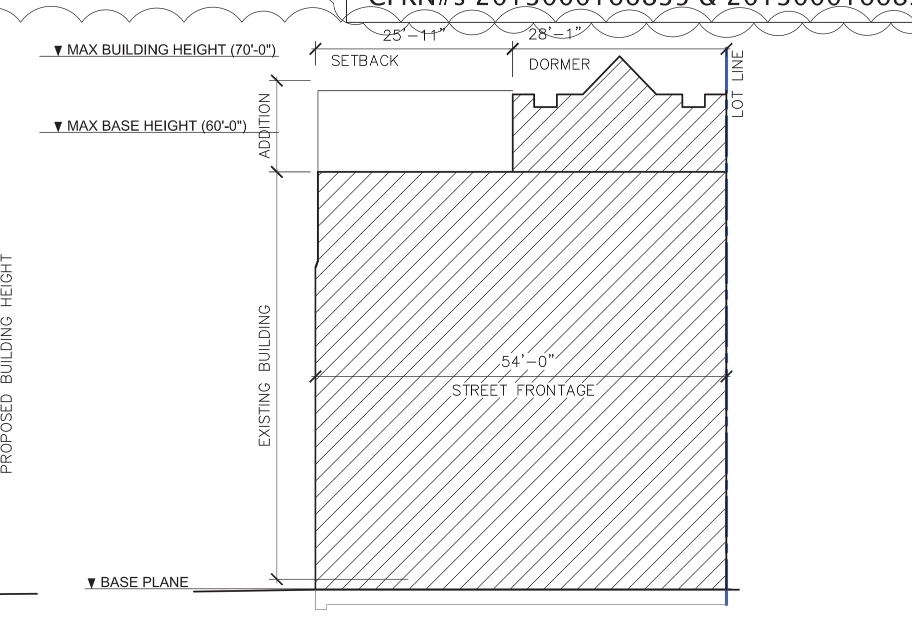
PROPOSED SITE PLAN

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



ROEBLING STREET ZONING ELEVATION DIAGRAM

SCALE: 1" = 20'-0"



NORTH 10th STREET ZONING ELEVATION DIAGRAM

SCALE: 1" = 20'-0"

DENSITY:

ZR 23-22 MAX. RESIDENTIAL FLOOR AREA PERMITTED ON LOT / APPLICABLE FACTOR

DISTRICT	DENSITY FACTOR FOR DWELLING UNITS
MX-8 (M1-2/R6A)	680

MAX # OF DWELLING UNITS: 27,250 / 680 = 40
PROPOSED # OF DWELLING UNITS: 30 D.U. = 30 < 40 : COMPLIES

YARDS:

ZR 123-65 NO FRONT YARD OR SIDE YARD ARE REQUIRED IN SPECIAL MIXED USE DISTRICTS. FOR A RESIDENTIAL PORTION OF A MIXED USE BUILDING THE REQUIRED REAR YARD SHALL BE PROVIDED AT ANY LEVEL NOT HIGHER THATN THE FLOOR LEVEL OF THE LOWEST STORY CONTAINING RESIDENCES

EXISTING BUILDING IS NON-CONFOMRING NO REAR YARD PROVIDED; REAR YARD IS NOT REQUIRED OPEN SPACE IS PROVIDED ON ROOF OF BUILDING

ZR 15-11 OPEN SPACE EQUIVALENT AT LEAST 30% OF THE GROSS ROOF AREA OF A BUILDING CONTAINING 15 DWELLING UNITS SHALL BE DEVELOPED FOR RECREATIONAL USE. FOR EACH ADDITIONAL DWELLING UNIT, 100 SF OF ADDITIONAL ROOF AREA SHALL BE DEVELOPED FOR RECREATIONAL USE, UP TO A MAXIMUM OF 50% OF THE GROSS ROOF AREA.

3008 SF OF OPEN SPACE IS PROVIDED ON THE MAIN ROOF

PARKING:

ZR 123-72 FOR RESIDENTIAL AND COMMUNITY FACITLIY USES THE ACCESSORY OFF STREET PARKING REGULATIONS OF THE DESIGNATED RESIDENCE DISTRICT, AS SET FORTH IN ARTICLE II, CHAPTER 5, SHALL APPLY. - FOR MIXED USE BUILDINGS PROVISONS OF 25-60 DO NOT APPLY. IN LIEU THEREOF, THE PROVISIONS OF SECTION 44-40 SHALL APPLY TO SUCH USES.

ZR 44-40
ZR 25-20

DISTRICT	PERCENT OF TOTAL DWELLING UNITS
MX-8 (M1-2/R6A)	50%

50% OF 31 DWELLING UNITS = 15.5 PARKING SPACE
PARKING SPACES WAIVER PER ZR 25-26: 20 SPACES CAN BE WAIVED
15 < 20 : THEREFORE PARKING IS WAIVED

ZR 25-26 WAIVER OF REQUIREMENTS FOR CONVERSIONS
FOR CONVERSIONS IN BUILDINGS OR PORTIONS THEREOF, WHICH RESULT IN THE CREATION OF DWELLING UNITS OR ROOMING UNITS, THE MAXIMUM NUMBER OF ACCESSORY OFF STREET PARKING SPACES FOR THE REQUIREMENTS ARE WAIVED IS 20 SPACES, PROVIDED THAT THE BOARD OF STANDARDS AND APPEALS MAY WAIVE REQUIREMENTS FOR A GREATER NUMBER OF SPACES IN ACCORDANCE WITH SECTION 73-46 WAIVER OF REQUIREMENTS FOR CONVERNSIONS

BICYCLE PARKING:

ZR 25-811

TYPE OF USE	NUMBER OF SPACES TO BE PROVIDED
UG 2 (RESIDENTIAL)	1 SPACE PER 2 DWELLING UNITS

(.5) x 30 DWELLING UNITS = 15 PARKING SPACE REQUIRED
243 SF BICYCLE PARKING ROOM / 15 SF PER BICYLCE = 16.2
16 PARKING SPACES PROVIDED (SEE BICYLCE ROOM ON A-100)

ZR 25-85 FLOOR AREA EXEMPTION
SPACE PROVIDED FOR ENCLOSED ACCESSORY BICYCLE PARKING SPACES PURSUANT TO THE STANDARDS OF THIS SECTION, SHALL BE EXCLUDED FROM THE CALCULATION OF FLOOR AREA PROVEDED THAT:
(a) THE SPACE EXCLUDED FROM FLOOR AREA DOES NOT EXCEED AN AMOUNT EQUAL TO 15SF MULTIPLIED BY THE NUMBER OF REQUIRED SPACES.

QUALITY HOUSING:

ZR 28-41 DENSITY PER CORRIDOR
IF THE NUMBER OF DWELLING UNITS SERVED BY A VERTICAL CIRCULATION CORE AND CORRIDOR ON EACH STORY DOES NOT EXCEED THE NUMBER IF THE FOLLOWING TABLE, 50 PERCENT OF THE SQUARE FEET OF THE CORRIDOR SERVING SUCH DWELLING UNITS ON SUCH STORY MAY BE EXCLUDED FROM THE DEFINITION OF FLOOR AREA

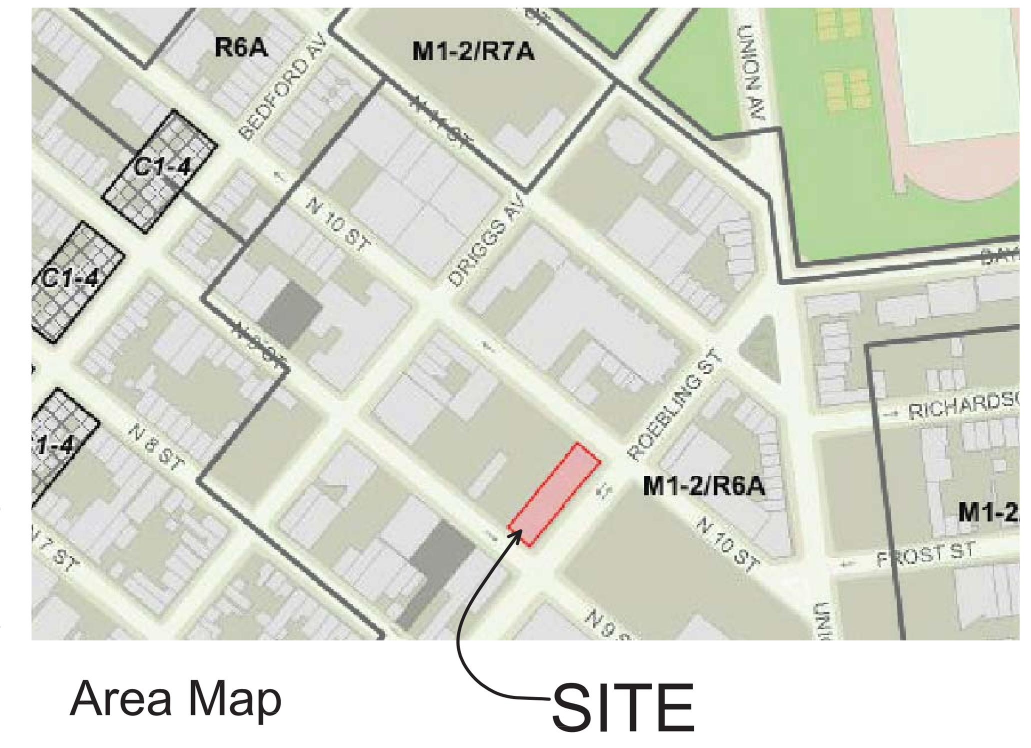
DISTRICT	# OF DWELLING UNITS SERVED BY CORRIDOR PER STORY
R6 / R7	11

ZR 28-23 REFUSE STORAGE AND DISPOSAL
IN R6 - R10 DISTRICTS, DEVELPOMENTS, ENLARGEMENTS, EXTENSTIONS, AND CONVERSIONS WITH NINE OR MORE DWELLING UNITS PER VERTICAL CIRCULATION CORE SHALL COMPLY WITH THE PROVISIONS OF THIS SECTION...A REFUSE ROOM OF NOT LESS THAN TWELVE SQUARE FEET WITH NO DIMENSION LESS THAN THREE FEET SHALL BE PROVIDED ON EACH STORY THAT HAS ENTRANCES TO DWELLING UNITS. TWELVE SQUARE FEET OF SUCH REFUSE ROOM SHALL BE EXCLUDED FROM THE DEFINITION OF FLOOR AREA

ZR 28-31 REQUIRED RECREATION SPACE
DEVELPOMENTS, ENLARGEMENTS, EXTENSTIONS, AND CONVERSIONS WITH NINE OR MORE DWELLING UNITS, SHALL PROVIDE AT LEAST THE MINIMUM AMOUNT OF RECREATION SPACE AS SET FORTH IN THE FOLLOWING TABLE. THE AMOUNT OF RECREATION SPACE REQUIRED IS EXPRESSED AS A PERCENTAGE OF THE TOTAL AMOUNT OF RESIDENTIAL FLOOR AREA OF THE DEVELOPMENT, ENLARGEMENT, EXTENSION, OR CONVERSION, AND MAY BE AGGREGATED IN ONE TYPE, INDOORS OR OUTDOORS. THE FLOR SPACE OF INDOOR RECREATION PROVIDED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN SECTION 28-32, NOT EXCEEDINGTHE AMOUNT REQUIRED IN THE FOLLOWING TABLE SHALL BE EXCLUDED FROM THE DEFINITION OF FLOOR AREA.

DISTRICT	MINIMUM REQUIRED RECREATION SPACE (% OF RES FA)
R6 / R7	3.3

3.3% x 21,823.54 = 720.17 SF REQUIRED RECREATION SPACE
APPROX 1250 SF PROVIDED IN INTERIOR RECREATION ROOM IN BASEMENT
AMOUNT OF PROPOSED RECREATION SPACE EXCEEDS REQUIRED MINIMUM



Area Map

Zoning Map:13a Zone: MX-8 (M1-2/R6A)

Block: 2306 Lot: 18

Property is located in Flood Zone AE

Scope of work

FILING TO CONVERT EXISTING FACTORY TO RESIDENTIAL DWELLING UNITS . A NEW CERTIFICATE OF OCCUPANCY WILL BE OBTAINED.

Reference Information

- ALT 1916 / 66
- SANBORN AND ZOLA MAPS
- FLOOD INSURANCE RATE MAP

Separate Applications

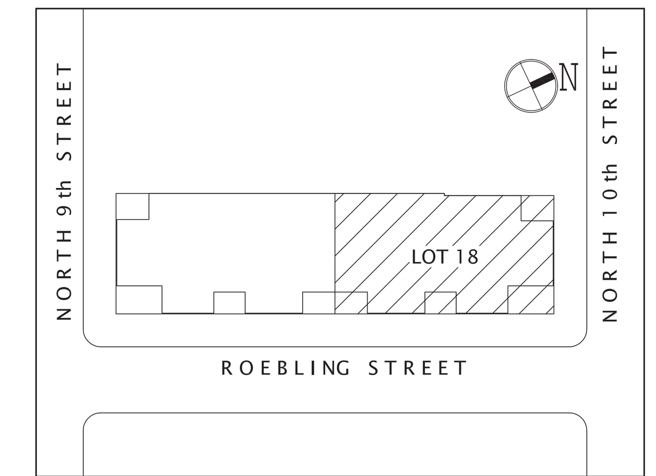
- MECHANICAL : ENERGY CODE ANALYSIS
- PLUMBING
- SPRINKLER
- STRUCTURAL
- SUBDIVISION

Special / Progress Inspections

MASONRY BC 1704.5
MECHANICAL SYSTEMS BC 104.15
STRUCTURAL SAFETY - STRUCTURAL STABILITY BC 1704.19
FIRESTOP, DRAFTSTOP, FIREBLOCK SYSTEMS BC 1704.25

List of Drawings

Z-001.00 SITE PLAN, AREA MAP, ZONING CALCS, NOTES.
Z-002.00 ZONING DIAGRAMS
EN-001.00 ENERGY CODE COMPLIANCE
A-001.00 SITE SURVEY
A-002.00 SITEPLAN
A-003.00 BUILDING CODE / MDL NOTES
A-004.00 GENERAL NOTES
A-005.00 ADA NOTES / DETAILS
A-006.00 ADA BATHROOM DIAGRAMS
A-010.00 FIRE RATINGS, EGRESS TRAVEL DISTANCE PLANS
A-020.00 LIGHT AND AIR CALCULATIONS AND PLANS
A-100.00 BASEMENT AND FIRST FLOOR PLAN
A-101.00 SECOND THROUGH FOURTH AND FIFTH FLOOR PLAN
A-102.00 ROOF PLAN AND ELEVATOR BULKHEAD PLAN
A-110.00 BASEMENT AND FIRST FLOOR REFLECTED CEILING PLAN
A-111.00 SECOND-FOURTH & FIFTH FLOOR REFLECTED CEILING PLAN
A-200.00 ROEBLING STREET ELEVATION
A-201.00 SIDE AND REAR ELEVATION
A-300.00 BUILDING SECTIONS
A-301.00 BUILDING SECTIONS
A-310.00 EGRESS STAIR SECTIONS / DETAILS
A-500.00 MISCELLANEOUS DETAILS
A-510.00 ROOFING DETAILS
A-600.00 PARTITION SCHEDULE
A-601.00 FIRESTOPPING DETAILS
A-602.00 DOOR SCHEDULE
A-603.00 WINDOW SCHEDULE
A-900.00 COMPACTOR DETAILS



KEY PLAN

	REVISIONS	
NO.	DESCRIPTIONS	DATE
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NO.	TO WHOM ISSUED	DATE
	ISSUES	

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28 ROEBLING STREET
BROOKLYN, NY

NYC DOB Building Id. Number : 3061713
Block: 2306 Lot: 18

SITE PLAN, ZONING MAP, DIAGRAMS AND ANALYSIS DATA

Date: 08-27-12
Scale: as noted
Project No. : 12-136
Drawing By: NJM
Checked By: MM

Z-001.00

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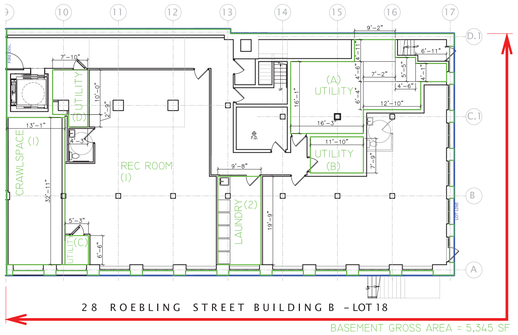


ZONING ANALYSIS - BASEMENT FLOOR
Scale : 1/16" = 1'-0"

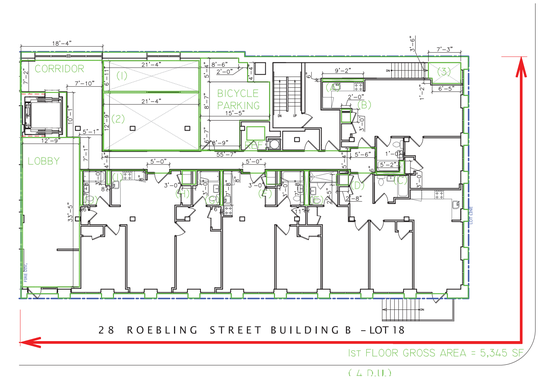
PROPOSED BASEMENT: (LOT 18)

REMOVAL OF FLOOR AREA -(EXISTING FLOOR SPACE REMOVED)	
(1)-CRAWLSPACE / CELLAR	13.08' X 32.92' = 430.59
SUM:	430.59

DEDUCTIONS PER ZR 28-41, 28-23, & 28-25 (QUALITY HOUSING)	
RECREATION ROOM	3.3% OF 21,853.54 = 720.17
LAUNDRY ROOM	9.67' X 19.75' = 190.98
SUM:	911.15

DEDUCTIONS PER ZR 12-10 (DEFINITIONS OF FLOOR AREA)	
(A)-UTILITY	16.08' X 16.25' + 12.83' X 6.33' + 4.5' X 7.17' + 4.92' X 9.17' 5.42' x 4.5' 4.08' x 6.92' = 472.52
(B)-UTILITY	7.58' X 11.83' = 91.70
(C)-UTILITY	5.25' X 6.5' = 34.13
(D)-UTILITY	7.83'x10.0' + 2.75'x4.25' = 89.99
SUM:	688.40

GROSS FLOOR AREA	5,345.0
REMOVAL OF FLOOR AREA	(430.59)
QUALITY HOUSING DEDUCTIONS	(911.15)
MECHANICAL / PLUMBING DEDUCTIONS	(688.40)
NET ZONING FLOOR AREA	3,314.86



ZONING ANALYSIS - 1st FLOOR
Scale : 1/16" = 1'-0"

PROPOSED FIRST FLOOR: (LOT 18)

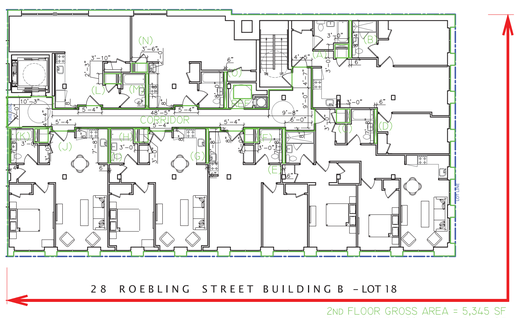
REMOVAL OF FLOOR AREA -(EXISTING FLOOR SPACE REMOVED)	
(1)-OPEN TO BELOW	6.92' X 21.33' = 147.60
(2)-OPEN TO BELOW	12.75' X 21.33' = 271.96
(3)-OPEN TO BELOW	3.50' X 7.25' + 6.42' X 1.17' = 32.89
SUM:	452.45

DEDUCTIONS PER ZR 28-41, 28-23, & 28-25 (QUALITY HOUSING)	
LOBBY (100%)	12.75' X 33.42' = 426.11
CORRIDOR (100%)	7.17'x18.33' + 7.92'x10.08' + 7.08'x5.08' + 4.33'x55.57' + 5.5'x5.33' + 5.0'x0.67' + 5.0'x0.67' = 523.67
REFUSE ROOM	MAX ALLOWABLE DEDUCTION = 12.0
SUM:	961.78

DEDUCTIONS PER ZR 25-85 (BICYCLE PARKING) (225 MAX DEDUCTION)	
BICYCLE PARKING ROOM	5.33'x8.5' + 2.0'x4.33' + 8.57'x15.43' + 6.57'x8.75' = 243.70
SUM:	243.70

DEDUCTIONS PER ZR 12-10 (DEFINITIONS OF FLOOR AREA)	
(A)-PLUMBING CHASE	0.50' X 9.17' = 4.59
(B)-HVAC VENT SHAFT	2.0' X 3.0' = 6.0
(C)-PLUMBING CHASE	1.0' X 3.0' + 0.50' X 5.17' = 5.59
(D)-HVAC VENT SHAFT	2.67' X 2.43' = 6.49
(E)-PLUMBING CHASE	7.67' X 0.92' = 7.06
(F)-HVAC VENT SHAFT	3.0' X 3.0' = 9.0
(G)-PLUMBING CHASE	0.50' X 7.67' = 3.84
(H)-HVAC VENT SHAFT	3.0' X 3.0' = 9.0
(I)-PLUMBING CHASE	0.67' X 3.0' = 2.01
(J)-PLUMBING CHASE	0.50' X 7.67' = 3.84
SUM:	57.42

GROSS FLOOR AREA	5,345.0
REMOVAL OF FLOOR AREA	(452.45)
QUALITY HOUSING DEDUCTIONS	(961.78)
MECHANICAL / PLUMBING & BICYCLE PARKING DEDUCTION	(301.12)
NET ZONING FLOOR AREA	3,629.65



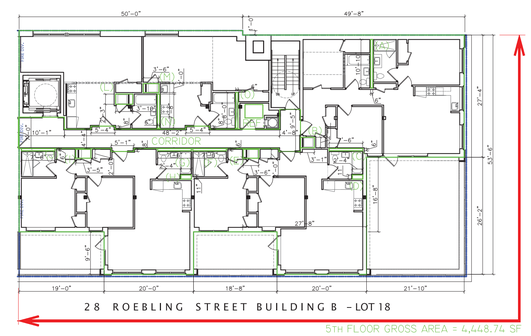
ZONING ANALYSIS - 2nd - 4th FLOORS
Scale : 1/16" = 1'-0"

PROPOSED TYPICAL SECOND THROUGH FOURTH FLOORS: (LOT 18)

DEDUCTIONS PER ZR 28-41, 28-23, & 28-25 (QUALITY HOUSING)	
CORRIDOR (50% PER 28-41)	7.0'x10.25' + 4.0'x48.42' + 9.67'x9.0' + 4.42'x4.58' + 0.67'x6.0' + 0.67'x4.67' + 5.33'x0.67' +5.33'X0.67' +5.33'X0.67' + 5.33'X0.67' += 396.63 396.63(50%) = 198.31
REFUSE ROOM	MAX ALLOWABLE DEDUCTION = 12.0
SUM:	210.31

DEDUCTIONS PER ZR 12-10 (DEFINITIONS OF FLOOR AREA)	
(A)-HVAC VENT SHAFT	3.0' X 3.0' = 9.0
(B)-PLUMBING CHASE	8.33' X 0.50' = 4.17
(C)-HVAC VENT SHAFT	3.0' X 3.0' = 9.0
(D)-PLUMBING CHASE	0.50' X 7.67' = 3.84
(E)-PLUMBING CHASE	0.50' X 7.67' = 3.84
(F)-HVAC VENT SHAFT	3.0' X 3.0' = 9.0
(G)-PLUMBING CHASE	0.50' X 7.67' = 3.84
(H)-HVAC VENT SHAFT	3.0' X 3.0' = 9.0
(I)-PLUMBING CHASE	0.50' X 7.67' = 3.84
(J)-HVAC VENT SHAFT	3.0' X 3.0' = 9.0
(K)-PLUMBING CHASE	0.33' X 7.67' = 2.53
(L)-HVAC VENT SHAFT	3.83' X 2.25' = 8.62
(M)-PLUMBING CHASE	0.50' X 7.67' = 3.84
(N)-HVAC VENT SHAFT	3.50' X 2.0' = 7.0
(O)-PLUMBING CHASE	0.50' X 8.0' = 4.0
SUM:	90.52

GROSS FLOOR AREA	5,345.0
QUALITY HOUSING DEDUCTIONS	(210.31)
MECHANICAL / PLUMBING DEDUCTIONS	(90.52)
NET ZONING FLOOR AREA	5,044.17



ZONING ANALYSIS - 5th FLOOR
Scale : 1/16" = 1'-0"

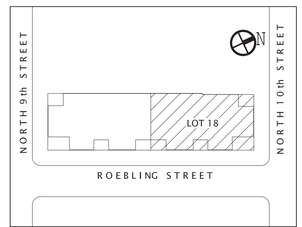
PROPOSED NEW FIFTH FLOOR: (LOT 18)

DEDUCTIONS PER ZR 28-41, 28-23, & 28-25 (QUALITY HOUSING)	
CORRIDOR (50% PER 28-41)	7.0'x10.08' + 4.33'x48.16' + 9.43'x4.67' + 5.33'X0.67'+ 5.33'X0.67'+ 5.08'X0.67' = 333.67 (50%) = 166.84
REFUSE ROOM	MAX ALLOWABLE DEDUCTION = 12.0
SUM:	178.84

GROSS FLOOR AREA= (50.0'x45.0') + (49.67'x 27.33') + (27.67 x 16.67') + (9.5'x20') + (9.5'X20') = 4,448.74 SF

GROSS FLOOR AREA	4,448.74
QUALITY HOUSING DEDUCTIONS	(178.84)
MECHANICAL / PLUMBING DEDUCTIONS	(69.30)
NET ZONING FLOOR AREA	4,200.60

DEDUCTIONS PER ZR 12-10 (DEFINITIONS OF FLOOR AREA)	
(A)-PLUMBING CHASE	10.83' X 0.50' = 5.42
(B)-HVAC/VENT SHAFT	2.33' X 3.08' = 7.18
(C)-PLUMBING CHASE	7.50' X 0.50' = 3.75
(D)-PLUMBING CHASE	0.91' X 2.33' = 2.12
(E)-HVAC/VENT SHAFT	3.5' X 2.0' = 7.0
(F)-PLUMBING CHASE	7.50' X 0.50' = 3.75
(G)-PLUMBING CHASE	7.50' X 0.50' = 3.75
(H)-PLUMBING CHASE	0.91' X 2.33' = 2.12
(I)-HVAC/VENT SHAFT	3.5' X 2.0' = 7.0
(J)-PLUMBING CHASE	7.50' X 0.50' = 3.75
(K)-HVAC VENT SHAFT	3.83' X 2.25' = 8.62
(L)-HVAC VENT SHAFT	3.50' X 2.0' = 7.0
(M)-PLUMBING CHASE	0.50' X 7.67' = 3.84
(N)-PLUMBING CHASE	0.50' X 8.0' = 4.0
SUM:	69.30



KEY PLAN

NO.	REVISIONS DESCRIPTIONS	DATE
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NO.	TO WHOM ISSUED	DATE

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28 ROEBLING STREET
BROOKLYN, NY

NYC DOB Building Id. Number : 3061713
Block: 2306 Lot: 18

ZONING ANALYSIS
AREA CALCULATIONS

Date: 08-27-12	
Scale: as noted	
Project No. : 12-136	
Drawing By: NJM	
Checked By: MM	

Z-002.00

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RESIDENTIAL ENERGY EFFICIENCY
CHAPTER 5

ENERGY ANALYSIS
RESIDENTIAL ENERGY EFFICIENCY - CHAPTER 5
Climate Zone 4 (as per EEC Chapter 2)

Item Description	Proposed Design Value	Code Prescriptive Value and Citation
ROOFS		
Insulation entirely above deck	R-20 ci (See dwg A-300)	R-20 ci (As per Table 502.2(1))
WALLS, ABOVE GRADE		
Walls, Above Grade Mass	R-11.4 ci (See dwg A-300)	R-11.4 ci (As per Table 502.2(1))
Walls, Above Grade Metal Framed	R-13 + R-7.5 ci (See dwg A-300 / A-301)	R-13 + R-7.5 ci (As per Table 502.2(1))
Floor Mass	R-10.4 ci (See dwg A-300 / A -301)	R-10.4 ci (As per Table 502.2(1))
FENESTRATION		
Entrance door U-Factor	U VALUE = 0.55 (See dwg A-200/A-201/A-603)	0.85 (As per Table 502.3)
Windows	U VALUE = 0.40 (See dwg A-200/A-201/A-603)	0.55 (As per Table 502.3)
LIGHTING		
Lighting	100% high efficacy lamps (See dwg A-110-112)	min. 50% high efficacy lamps (As per 502.5.3)

COMMERCIAL ENERGY EFFICIENCY
CHAPTER 5

ENERGY ANALYSIS
RESIDENTIAL ENERGY EFFICIENCY - CHAPTER 5
Climate Zone 4 (as per EEC Chapter 2)

Item Description	Proposed Design Value	Code Prescriptive Value and Citation
WALLS, ABOVE GRADE		
Walls, Above Grade Mass	R-11.4 ci (See dwg A-001, Dtl. 1B	R-9.5 ci (As per Table 502.2(1))
SLAB ON GRADE		
Unheated slab		NR (As per Table 502.2(1))
FENESTRATION		
Storefront U-Factor	0.50 (See dwg A-301)	0.50 (As per Table 502.3)
Entrance Door U-Factor	0.50 (See dwg A-301)	0.85 (As per Table 502.3)
Windows	0.55 (See dwg A-300 / A-301)	0.55 (As per Table 502.3)
INTERIOR LIGHTING POWER ALLOWANCE		
Int. Lighting Power Allowance for Office spaces	1.3 Watts / Sq.Ft. (See dwgs A-200)	1.3 Watts / Sq.Ft. (As per 505.5.2)

BUILDING OUTDOOR LIGHTING POWER
CHAPTER 5

BUILDING OUTDOOR LIGHTING POWER ANALYSIS
RESIDENTIAL / COMMERCIAL ENERGY EFFICIENCY - CHAPTER 5
Climate Zone 4 (as per EEC Chapter 2)

Table 505.6.2(1)
EXTERIOR LIGHTING ZONES

Lighting Zone	Description
2	Areas predominantly consisting of residential zoning, neighborhood buisness districts, light industrial with limited night-time use and residential mixed-use areas.

Table 505.6.2(2)
INDIVIDUAL LIGHTING POWER ALLOWANCES FOR BUILDING EXTERIORS.

Base Site Allowance		ZONE 2
		600 W
Tradeable Surfaces	BUILDING ENTRANCES AND EXITS	
	Main entries	20 W / linear foot of door width
	Other doors	20 W / linear foot of door width
	Entry Canopies	20 W / square foot

BUILDING ENVELOPE :

1. (AS PER 501.1) THE BUILDING THERMAL ENVELOPE SHALL MEET THE REQUIREMENTS OF TABLE 502.2(1) AND 502.3 BASE ON THE CLIMATE ZONE SPECIFIED IN CHAPTER 3.

2.(AS PER 502.2.1) ROOF ASSEMBLY.
THE MIN. THERMAL RESISTANCE (R-VALUE) OF THE INSULATING MATERIAL INSTALLED ON THE ROOF ASSEMBLEY SHALL BE SPECIFIED IN TABLE 502.2(1).

3. (AS PER 502.2.3) ABOVE-GRADE WALLS.
THE MIN THERMAL RESISTANCE (R-VALUE) OF THE INSULATING MATERIAL INSTALLED IN THE WALL CAVITY BETWEEN THE FRAMING MEMBERS AND CONTINUOUSLY ON THE WALLS SHALL BE AS SPECIFIED IN TABLE 502.2(1) BASED ON FRAMING TYPE AND CONSTRUCTION MATERIAL USED IN THE WALL ASSEMBLEY.

4. (AS PER 502.2.4) BELOW-GRADE WALLS.
THE MIN. THERMAL RESISTANCE OF THE INSULATING MATERIAL INSTALLED IN, OR CONTINUOUSLY ON, THE BELOW GRADE WALLS SHALL BE AS SPECIFIED IN TABLE 502.2(1), AND SHELL EXTEND TO A DEPTH OF 10 FEET BELOW THE OUTSIDE FINISH GROUND LEVEL, OR TO THE LEVEL OF THE FLOOR, WHICHEVER IS LESS.

5. (AS PER 502.2.5) FLOOR OVER OUTDOOR AIR.
THE MIN. THERMAL RESISTANCE (R-VALUE) OF THE INSULATING MATERIAL INSTALLED EITHER BETWEEN THE FLOOR FRAMING OR CONTINUOUSLY ON THE FLOOR ASSEMBLEY SHALL BE AS SPECIFIED IN TABLE 502.2(1), BASED ON CONSTRUCTION MATERIAL USED IN THE FLOOR ASSEMBLEY.

6. (AS PER 502.2.7) OPAQUE DOORS.
OPAQUE DOORS (DOORS HAVING LESS THAN 50% GLASS AREA) SHALL MEET THE APPLICABLE REQUIREMENTS FOR DOORS AS SPECIFIED IN TABLE 502.2(1) AND BE CONSIDERED AS PART OF THE GROSS AREA OF ABOVE GRADE WALLS THAT ARE PART OF THE BUILDING ENVELOPE.

7. (AS PER 502.3) FENESTRATION.
FENESTRATION SHALL COMPLY WITH TABLE 502.3

8. (AS PER 502.4.1) WINDOWS AND DOOR ASSEMBLEY.
THE AIR LEAKAGE OF WINDOWS AND SLIDING AND SWINGING DOOR ASSEMBLIES THAT ARE PART OF THE BUILDING ENVELOP SHALL BE DETERMINED IN ACCORDANCE WITH AAMA/WDMA/CSA 101/I.S.2/A440, OR NFRC 400 BY AN ACCREDITED, INDEPENDENT LABORATORY , AND LABELED AND CERTIFIED BY THE MANUFACTURER AND SHALL NOT EXCEED 0.3 SFM PER SQ.FT. , AND SWINGING DOOR NO MORE THAN 0.5 CFM PER SQ.FT.
EXCEPTION: SITE-CONSTRUCTED WINDOWS AND DOORS THAT ARE WEATHERSTRIPPED OR SEALED IN ACCORDANCE WITH SECTION 502.4.3

9. (AS PER 502.4.2) CURTAIN WALL, STOREFRONT GLAZING AND COMMERCIAL ENTRANCE DOORS. CURTAIN WALL, STOREFRONT GLAZING AND COMMERCIAL-GLAZED SWINGING ENTRANCE DOORS AND REVOLVING DOORS SHALL BE TESTED FOR AIR LEAKAGE AT 1.57 PSF IN ACCORDANCE WITH ASTM E 283. FOR STOREFRONT GLAZING, THE MAX. AIR LEAKAGE RATE SHALL BE 0.3 CUBIC FOOT PER MINUTE PER SQ. FOOT OF FENESTRATION AREA. FOR COMMERCIAL GLAZED SWINGING DOORS THE MAX. AIR LEAKAGE RATE SHALL BE 1.00 CFM/SQ.FT. OF DOOR AREA WHEN TESTED ACCORDING WITH ASTM E 283.

10. (AS PER 502.4.3) CONTINUOUS AIR BARRIER.
EXCEPT UNHEATED STRUCTURES, A CONTINUOUS AIR BARRIER SHALL BE INSTALLED; SEALING ALL SEAMS, OPENINGS, AND PENETRATIONS OF THE BUILDING AND SHALL BE SEALED WITH CAULKING MATERIALS OR CLOSED WITH GASKETING SYSTEMS COMPATIBLE WITH THE CONSTRUCTION MATERIALS AND LOCATION. JOINTS AND SEAMS SHALL BE SEALED IN THE SAME MANNER OR TAPED OR COVERED WITH MOISTURE VAPOR-PERMEABLE WRAPPING MATERIAL. SEALING MATERIAL SPANNING JOINTS BETWEEN CONSTRUCTION MATERIALS SHALL ALLOW FOR EXPANSION AND CONTRACTION OF CONSTRUCTION MATERIALS. SEALING MATERIALS SPANNING JOINTS BETWEEN CONSTRUCTION MATERIALS SHALL ALLOW FOR EXPANSION AND CONTRACTION OF CONSTRUCTION MATERIALS.

11. (AS PER 502.4.4) OUTDOOR AIR INTAKE AND EXHAUST OPENINGS.
STAIR AND ELEVATOR SHAFTS VENTS AND OTHER OUTDOOR AIR INTAKE AND EXHAUST OPENINGS INTEGRAL TO THE BUILDING ENVELOPE SHALL BE EQUIPPED WITH NOT LESS THAN A CLASS I MOTORIZED, LEAKAGE RATE OF 4 CFM PER SQUARE AT 1.0 INCH WATER GAUGE WHEN TESTED IN ACCORDANCE WITH AMCA 500D.

BUILDING MECHANICAL SYSTEM AND SERVICE WATER HEATING:

MH. & PL. WORK FILED UNDER SEPARATE APPLICATIONS

NOTE:

1. ALL FIXED LIGHTING MUST COMPLY WITH SECTIONS 505.5.2 AND 505.5.3 OF NYC ECCC 2010 EDITIION.

2. ALL MODIFICATIONS TO FIXED LIGHTING LAYOUT OR SCHEDULE SHALL BE FILED WITH THE NYC DEPARTMENT OF BUILDINGS AND BE SUBJECT TO SPECIAL PROGRESS INSPECTIONS.

3. ALL LIGHT FIXTURES TO BE APPROVED BY OWNERSHIP PRIOR TO ORDERING.

SPECIAL INSPECTIONS:

ALL MATERIALS DESIGNED FOR "SPECIAL INSPECTION" SHALL BE INSPECTED AND/OR TESTED TO VERIFY COMPLIANCE WITH CODE REQUIREMENTS, UNLESS OTHERWISE SPECIFICALLY PROVIDED BY CODE PROVISIONS. ALL REQUIRED INSPECTION AND TESTS OF MATERIAL SHALL BE MADE AND/OR WITNESSED BY OR UNDER THE DIRECT SUPERVISION OF AN ARCHITECT OR ENGINEER RETAINED BY OR ON BEHALF OF THE OWNER OR LESSEE.

TR-8: STATEMENT OF RESPONSIBILITY FOR ENERGY CODE INSPECTIONS:

- PROTECTION OF FOUNDATION INSULATION
- INSULATION PLACEMENT AND R VALUE
- FENESTRATION THERMAL VALUES AND RATING
- FENESTRATION RATINGS FOR AIR LEAKAGE
- FENESTRATION AREAS
- AIR SEALING AND INSULATION - VISUAL
- VESTIBULES
- FIREPLACES
- DAMPERS INTEGRAL TO BUILDING ENVELOPE
- HVAC AND SERVICE WATER HEATING EQUIPMENT
- HVAC AND SERVICE WATER HEATING SYSTEM CONTROLS
- DUCT LEAKAGE TESTING
- ELECTRICAL METERING
- LIGHTING IN DWELLING UNIT
- INTERIOR LIGHTING POWER
- EXTERIOR LIGHTING POWER
- LIGHTING CONTROL
- EXIT SIGNS
- MAINTENANCE INFORMATION
- PERMANENT CERTIFICATE

ELECTRICAL POWER AND LIGHTING SYSTEM:

1. (AS PER 505.2.1) INTERIOR LIGHTING CONTROLS.
EACH AREA ENCLOSED BY WALLS OR FLOOR TO CEILING PARTITIONS SHALL HAVE AT LEASE ONE MANUAL CONTROL FOR THE LIGHTING SERVING THAT AREA. THE REQUIRED CONTROL SHALL BE LOCATE WITHIN THE AREA SERVED BY THE CONTROLS OR BE REMOTE SWITCH IDENTIFIES THE LIGHTS SERVED AND INDICATES THEIR STATUS.

2. (AS PER 505.2.2.1) LIGHT REDUCTION CONTROLS.
EACH AREA THAT IS REQUIRED TO HAVE A MANUAL CONTROL SHALL ALSO ALLOW THE OCCUPANT TO REDUCE THE CONNECTED LIGHTING LOAD IN A REASONABLY UNIFORM ILLUMINATION PATTERN BY AT LEAST 50%. LIGHTING REDUCTION SHALL BE ACHIEVED BY ONE OF THE FOLLOWING OR OTHER APPROVED METHODS:
1. CONTROLLING ALL LAMPS AND LUMINARY
2. DUAL SWITCH OF ALTERNATE ROWS OF LUMINAIRES, ALTERNATE LUMINAIRES OR ALTERNATE LAMPS
3. SWITCHING THE MIDDLE LUMINAIRE LAMPS INDEPENDENTLY OF THE OUTER LAMPS
4. SWITCHING EACH LUMINAIRE OR EACH LAMP.

3. (AS PER 505.2.4) EXTERIOR LIGHTING CONTROLS.
LIGHTING NOT DESIGNATED FOR DUSK-TO-DAWN OPERATION SHALL BE CONTROLLED BY EITHER A COMBINATION OF PHOTOSENSORS AND A TIME SWITCH, OR AN ASTRONOMICAL TIME SWITCH. LIGHTING DESIGNATED FOR DUSK-TO DAWN OPERATION SHALL BE CONTROLLED BY AN ASTRONOMICAL TIME SWITCH OR PHOTOSENSOR. ALL TIME SWITCHES SHALL BE CAPABLE OF RETAINING PROGRAMMING AND THE TIME SETTING DURING THE LOSS OF POWER FOR PERIOD OF AT LEAST 10 HOURS.

4. (AS PER 505.4) EXIT SIGNS (MANDATORY)
INTERNALLY ILLUMINATED EXIT SIGNS SHALL NOT EXCEED 5 WATTS PER SIDE.

5. (AS PER 505.5.2) INTERIOR LIGHTING POWER
THE TOTAL INTERIOR LIGHTING POWER (WATTS) IS THE SUM OF ALL INTERIOR LIGHTING POWER FOR ALL AREAS IN THE BUILDING COVERED BY IN THIS PERMIT.

Table 505.5.2
INTERIOR LIGHTING POWER ALLOWANCES

Building Area Type	W/sq.ft.
Office	1.0

Floor Area used for Commercial Office Space (UG6) - see dwg Z-001.00
4,672.9 sq.ft. x 1.0 W/sq.ft. = 4,672.9 Watts

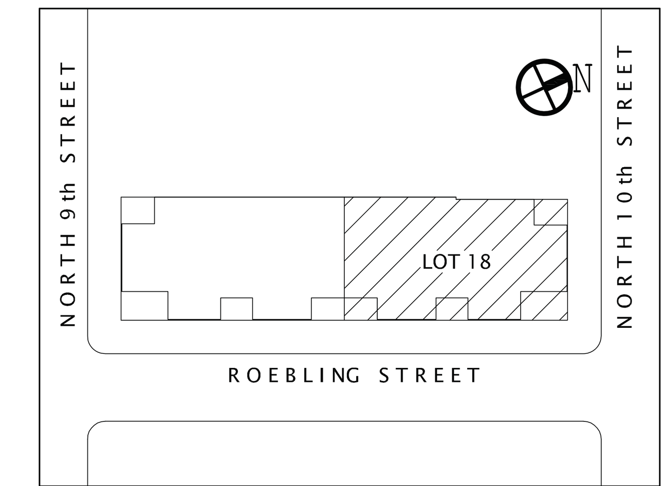
6. (AS PER 505.6) EXTERIOR LIGHTING (MANDATORY)
WHEN THE POWER FOR EXTERIOR LIGHTING IS SUPPLIED THROUGH THE ENERGY SERVICE TO THE BUILDING, ALL EXTERIOR LIGHTING, OTHER THAN LOW-VOLTAGE LANDSCAPE LIGHTING, SHALL COMPLY WITH SECTION 505.6.1 AND 505.6.2

7. (AS PER 505.6.1) EXTERIOR BUILDING GROUND LIGHTING.
ALL EXTERIOR BUILDING GROUNDS LUMINAIRES THAT OPERATE AT GREATER THAN 100 WATTS SHALL CONTAIN LAMPS HAVING A MINIMUM EFFICACY OF 60 LUMENS PER WATT UNLESS THE LUMINAIRE IS CONTROLLED BY MOTION SENSOR OR QUALIFIES FOR ONE OF THE EXCEPTIONS UNDER SECTION 505.6.2

8. (AS PER 505.6.2) EXTERIOR BUILDING LIGHTING POWER.
THE TOTAL EXTERIOR LIGHTING POWER ALLOWANCE FOR ALL EXTERIOR BUILDING APPLICATIONS IS THE SUM OF THE BASE SITE ALLOWANCE PLUS THE INDIVIDUAL ALLOWANCES FOR AREAS THAT ARE TO BE ILLUMINATED AND ARE PERMITTED IN TABLE 505.6.2(2) FOR THE APPLICABLE LIGHTING ZONE. THE LIGHTING ZONES FOR THE BUILDING EXTERIOR IS DETERMINED BY FROM TABLE 505.6.2(1). EXTERIOR LIGHTING FOR ALL APPLICATIONS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 505.6.1..

TABLE I - PROGRESS INSPECTIONS FOR ENERGY CODE COMPLIANCE - RESIDENTIAL BUILDING

	Inspection / Tests	Frequency (min)	Reference Standart (See ECC Chapter 10) or Other Criteria	ECC or Other Citation
IA	Envelop Inspections			
IA1	Protection of exposed foundation insulation: Insulation shall be visually inspected to verify proper protection where applied to exterior of basement or cellar walls, crawl space walls and / or the perimeter of slab on grade floors.	Prior to backfill	Approved construction documents	102.2.1
IA2	Insulation placement and R-values: Installed insulation for each component of conditioned space envelop and at junction between components shall be visually inspected to ensure that R-values are marked, that such R-value conform to the R-value identified in the construction documents and that the insulation is properly installed. Certification for unmarked insulation shall be similarly visual inspected.	As required to verify continuous enclosure while walls, ceilings and floors are open.	Approved construction documents	102.1, 402.1, 402.2, 402.2.5
IA3	Fenestration values and product rating for U-factors: U-factors of installed fenestration shall be verified by visual inspection for conformance with U-factors identified in the construction drawings, either by verifying the manufacturer's NFRC labels or, where not labeled, using the rating in ECC Tables 102.1.3(1) and (2)	As required during installation	Approved construction documents; NFRC 100, Tables 102.1.3	102.1.3, 402.1, 402.3
IA4	Fenestration product rating air leakage: Windows, skylights and sliding glass doors, except site built windows, skylights and doors, shall be visually inspected to verify that installed assemblies are listed and labeled to the referenced standard.	As required during installation	NFRC 400, AAMA/WDMA 101/I.S.2, or AAMA/WDMA 101/I.S.2/NAFS	402.4.2
IA5	Fenestration areas: Dimensions of windows, doors and skylights shall be verified by visual inspection.	Prior to final inspection	Approved construction documents	402.3, 402.5.1
IA6	Sealing: Openings and penetrations in the building envelope, including site-built fenestration and doors, shall be visually inspected to verify that they are properly sealed.	As required during envelope construction	Approved contraction documents.	402.4.1, 402.4.3
IA7	Whole building envelop infiltration testing: When the R values of ECC Table 402.1(2) are used for the design, and ECC 402.1, Exception 3.1 is utilized as a result of air change test shall be revived for compliance with ECC 402.4.4.	Prior to final inspection	ASHRAE/ASTM E779; Approved contraction documents.	402.4.4
IA8	Moisture control, vapor retarder: Construction, including, but not limited to, above-grade frame walls, floors and ceilings that are not ventilated to allow moisture to escape, shall be visually inspected for installation of vapor retarder	As required during envelope construction and prior to covering vapor retarder	Approved construction documents	402.5
IB	Mechanical and Plumbing Inspection			
IB1	Fireplaces:Provision of combustion air and tight-fitting fireplace doors shall be verified by visual inspection	Prior to final inspection	Approved construction documents; ANSI Z21.60 (see also MC 904), ANSI Z21.50	102.5; BC 2111; MC Chapter 7,9; FGC Chapter 6
IB2	Fresh air intake and exhaust damper: Not less than 20% of installed dampers, and minimum of one of each type, shall be inspected and physically tested for proper operation	Prior to final inspection	Approved construction documents	403.5
IB3	Equipment efficiencies: When R value of ECC Table 402.1(2) are used for the design, and ECC 402.1 Exception 3.3 is utilized as a result, the efficiencies of all installed mechanical equipment shall be verified by visual inspection	Prior to final inspection	Approved construction documents, including energy analysis	403.7
IB4	Controls: System controls shall be inspected to verify that each dwelling is provided with individual programmable thermostats and that such controls operate as specified in ECC 403.1. Not less than 20% or one of each control type, whichever is more, shall be inspected.	Prior to final inspection	Approved construction documents, including control system narratives	403.1, 403.1.1
IB5	Duct and piping insulation and duct sealing: Installed duct and piping insulation shall be visually inspected to verify insulation placement and values. Ducts, air handlers, filter boxes and building cavities used as ducts shall be visually inspected for proper sealing	Prior to closing ceiling and walls and prior to final inspection	Approved construction documents	403.2.1, 403.2.2, 403.3, 403.4; MC Section 603; IRCNY 5000-01
IB6	Duct leakage testing: When R value of EDD Table 402.1(2) are used for design, and ECC 402.1, Exception 3.2 is utilized as a result , the results of the duct leakage tests shall be reviewed for compliance with ECC 403.2.4. Not less than 20% of such ductwork shall be tested	Prior to closing ceiling and walls and prior to final inspection	Approved construction documents; ANSI /ASHRAE 152, AST E1554 Test Method A	403.2.4
IIC	Electrical Power and Lighting System			
IIC1	Electrical metering: The presence and operation of individual meters or other means of monitoring individual apartments shall be verified by visual inspection for all apartments	Prior to final inspection	Approved construction documents	102.4;805.8
IIC2	Transformers: Single-phase and three phase dry-type and liquid-filled distribution transformers shall be visually inspected to ensure that the installed transformers are listed and labeled to the referenced standart, or that associated product literature confirm that the transformers meet the referenced standart	Prior to final inspection	Approved construction documents, NEMA TP-1	102.6, 805.7
IIC3	Electric motors: Where required by the construction documents for energy code compliance, motor listing or labels shall be visually inspected to verify that they comply with the respective energy requirements in the construction documents	Prior to final inspection	Approved construction documents	ASHRAE 90.1-10.4.1
IIC4	Lighting controls: Not less than 15% of each type of required lighting controls, including manual interior lighting controls, light-reduction controls, automatic lighting shut-off, guestroom controls, exterior building lighting controls and exterior grounds lighting controls, shall be verified by visual inspection and tested for functionality and proper operation	Prior to final inspection	Approved construction documents, including control system narratives.	805.2; ASHRAE 90.1-9.1, 9.4.1; 1RCNY-5000-01(g)(3)
IIC5	Tandem wiring:Tandem wiring shall be tested for functionality	Prior to final inspection	Approved construction documents	ASHRAE 90.1-9.4.2
IIC6	Exit signs: Installed exit signs shall be visually inspected to verify that the label indicates that they do not exceed maximum permitted wattage	Prior to final inspection	Approved construction documents	805.4; ASHRAE 90.1-9.4.3
IIC7	Interior lighting power: Installed lighting shall be verified for compliance with the lighting power allowance by visual inspection of fixtures, lamps, ballasts and relevant transformers	Prior to final inspection	Approved construction documents	805.5: ASHRAE 90.1-9.1.3'9.1.4,9.2.1,9.5,9.6; 1RCNY 5000-01(i)
IIC8	Exterior lighting power: Installed lighting shall be verified for compliance with source efficacy and / or the lighting power allowance by visual inspection of fixtures, lamps, ballasts and relevant transformers.	Prior to final inspection	Approved construction documents	805.6; ASHRAE 90.1-9.1.1, 9.4.4, 9.4.5



KEY PLAN

NO.	REVISIONS DESCRIPTIONS	DATE
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NO.	TO WHOM ISSUED	DATE
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ISSUES

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28 ROEBLING STREET
BROOKLYN, NY

NYC DOB Building Id. Number : 3061713
Block: 2306 Lot: 18

Energy Code compliance

Date: 08-27-12
Scale: as noted
Project No. : 12-136
Drawing By: NJM
Checked By: MM

EN-001.00

SHEET 3 of 28

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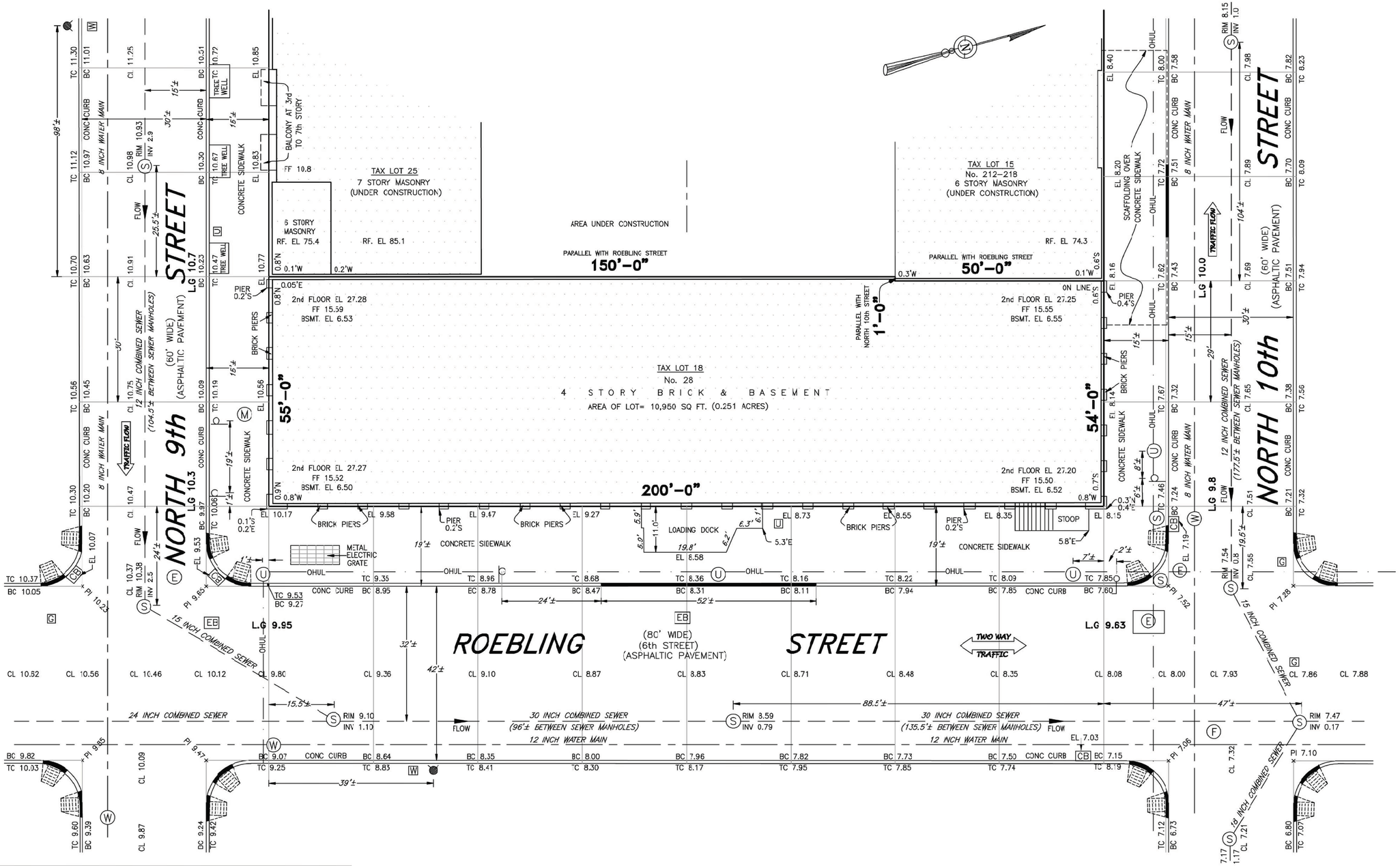

LEGEND

TC	TOP OF CURB
BC	BOTTOM OF CURB
L.G 10.3	LEGAL GRADE
INV	INVERT ELEVATION
FF	FIRST FLOOR ELEVATION
CL	CENTERLINE
RF.EL.	ROOF ELEVATION
PI	POINT OF INTERSECTION
OHUL	OVERHEAD UTILITY LINE
	STREET SIGN
U	UTILITY VALVE
M	MONITORING WELL
CB	CATCH BASIN
	PEDESTRIAN RAMP
E	ELECTRIC MANHOLE
W	WATER MANHOLE
S	SEWER MANHOLE
	HYDRANT
U	UTILITY POLE
W	WATER VALVE
G	GAS VALVE
EB	ELECTRIC BOX
	LIGHT POLE
F	FDNY MANHOLE

NOTES:

1. ELEVATIONS AND LEGAL GRADES SHOWN HEREON REFER TO THE BOROUGH OF BROOKLYN DATUM WHICH IS 2.560 FEET ABOVE COAST AND GEODETIC SURVEY DATUM.
2. THE INFORMATION GIVEN ON THIS SURVEY PERTAINING TO UTILITIES AND OR SUB-STRUCTURES IS NOT CERTIFIED AS TO ACCURACY OR COMPLETENESS.
3. SIZES AND TYPES OF SEWER SHOWN WERE TAKEN FROM THE BOROUGH OF BROOKLYN SEWER DEPARTMENT RECORDS. SEWER MANHOLE RIM AND INVERT ELEVATIONS SHOWN HEREON WERE OBTAINED FROM FIELD MEASUREMENTS.
4. SIZES AND LOCATIONS OF WATER MAINS WERE OBTAINED FROM THE DEPARTMENT OF WATER SUPPLY BOROUGH OF BROOKLYN.
5. CONSULT WITH APPROPRIATE UTILITY COMPANY OR AGENCY PRIOR TO DESIGNING IMPROVEMENTS.
6. THERE ARE NO VISUAL EVIDENCE OF EXISTING STREAMS, CREEKS, DITCHES OR WATER COURSES ON OR CROSSING PROPERTY SURVEYED.

CERTIFIED TO:

Scale: 1"=16'

TAX MAP
SECTION:
BLOCK: 2306
LOT: 18

DATE SURVEYED: AUGUST 04, 2012

GERALD T. O'BUCKLEY
PROFESSIONAL LAND SURVEYORS AND ENGINEERS
43-14 162nd STREET
FLUSHING, N.Y. 11358
TEL (718)321-1231
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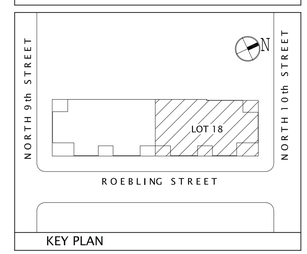
BOROUGH OF BROOKLYN
COUNTY OF KINGS
STATE OF NEW YORK

P.L

GERALD T. O'BUCKLEY, F.L.S.
NEW YORK LICENSE 039834

TOPOGRAPHIC SURVEY



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28 ROEBLING STREET
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NYC DOB Building Id. Number : 3061713
Block: 2306 Lot: 18

SITE SURVEY

Date: 08-27-12
Scale: as noted
Project No. : 12-136
Drawing By: NJM
Checked By: MM

A-001.00

SHEET 4 of 28

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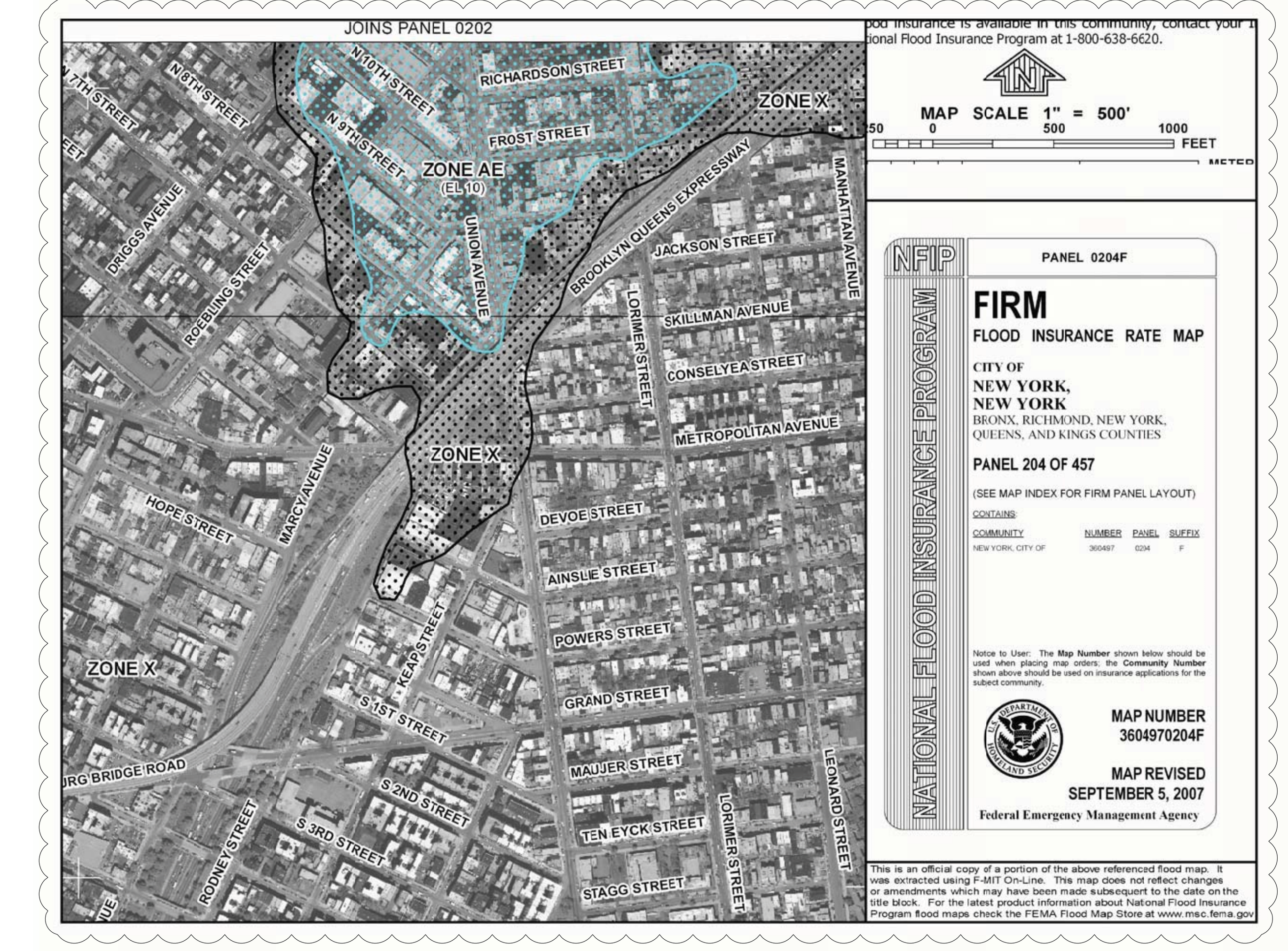
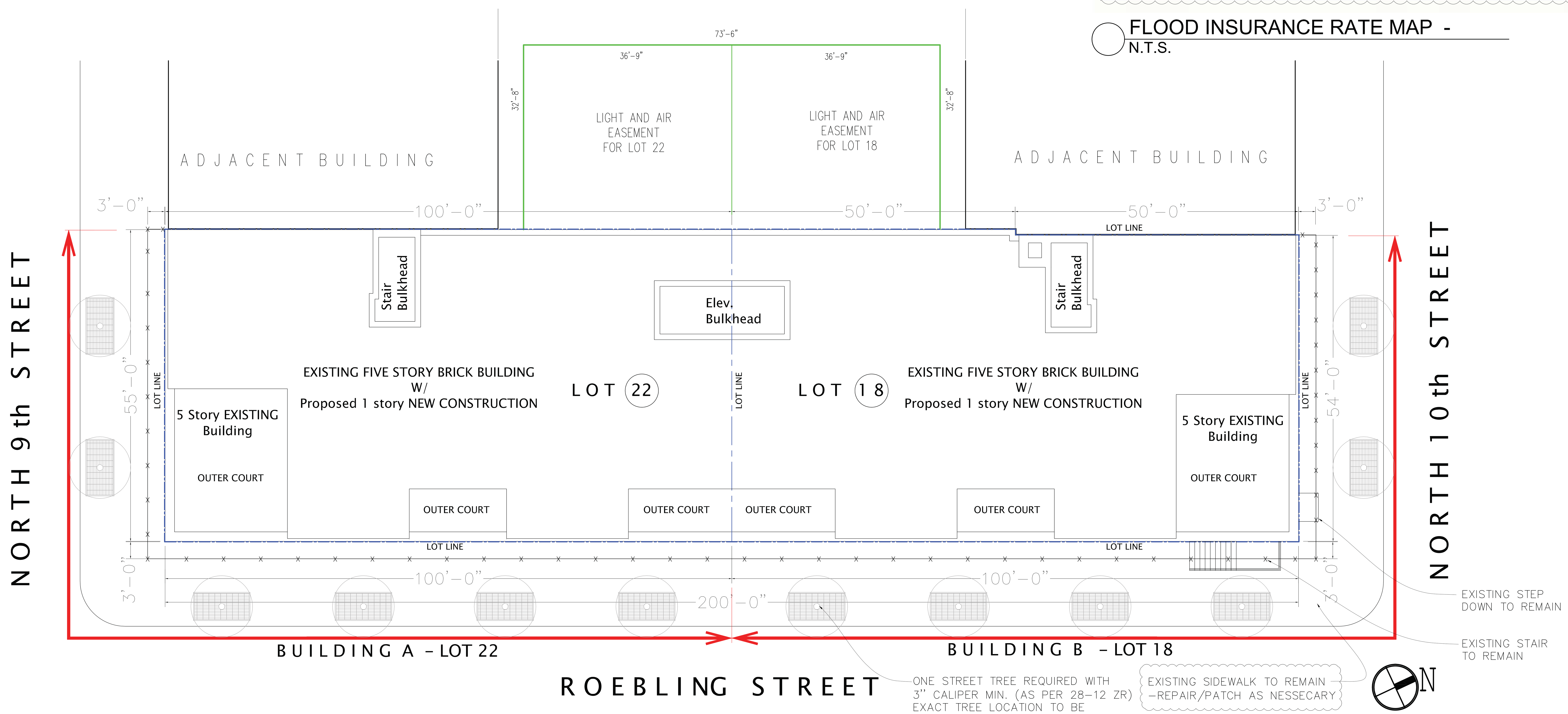
NOTE: FOR FLOOD ZONE NOTES AND DETAILS REFER TO SHEETS A-004 AND A-500



FLOOD INSURANCE RATE MAP -
N.T.S.

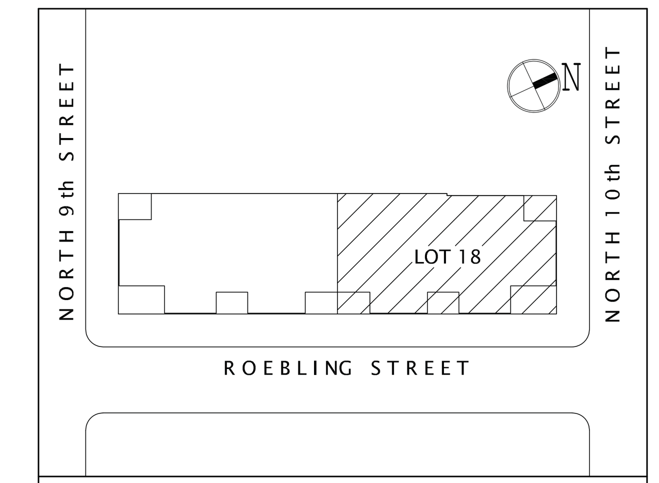


SITE PLAN -
Scale : 1" = 10'-0"

STREET TREE CALCULATIONS

STREET	STREET LENGTH	FACTOR	MINIMUM # OF STREET TREES
ROEBLING STREET	100'	1 PER 25'	100/ 25 = 4
NORTH 10TH STREET	54'	1 PER 25'	54 / 25 = 2.16

6 STREET TREES REQUIRED TOTAL FOR LOT 18



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28 ROEBLING STREET
BROOKLYN, NY

NYC DOB Building Id. Number : 3061713
Block: 2306 Lot: 18

SITE PLAN

Date: 08-27-12
Scale: as noted
Project No. : 12-136
Drawing By: NJM
Checked By: MM

A-002.00

SHEET 5 of 28

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REFUSE ROOM NOTES:

1 REFUSE ROOM SHALL BE COMPLETELY ENCLOSED BY CONSTRUCTION THAT HAS A FIRE-RESISTANCE RATING OF NOT LESS THAN TWO HOURS, WITH SELF CLOSING OPENING PROTECTIVES HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 1 $\frac{1}{2}$ HOURS.

2 REFUSE ROOM SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 81 OF THE NYS MULTIPLE DWELLING LAW, SECTION 27-2021 OF THE NYC HMC. AND ANY OTHER APPLICABLE CODES RULES OR REGULATIONS.

3 REFUSE CHUTE SHALL BE COMPLETELY ENCLOSED BY CONSTRUCTION THAT HAS A FIRE-RESISTANCE RATING OF NOT LESS THAN TWO HOURS.

4 REFUSE CHUTE DOORS TO BE MANUFACTURED BY AMERICAN CHUTE COMPANY UL# R15889 OR APPROVED EQUAL.

5 REFUSE CHUTE TO BE VENTED IN ACCORDANCE WITH ALL APPLICABLE CODES RULES OR REGULATIONS.

6 REFUSE CHUTE SHALL BE PROVIDED WITH AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH 707.13.6

7 REFUSE CHUTE ACCESS TO BE PROVIDED IN ACCORDANCE WITH ANSI A117.1

8 IN ACCORDANCE WITH SECTION 1207.3.1. ALL METAL REFUSE CHUTES, METAL CHUTE SUPPORTS, AND/OR METAL CHUTE BRACING SHALL BE FREE OF DIRECT CONTACT WITH THE SHAT ENCLOSURE AND THE OPENINGS PROVIDED IN THE FLOOR CONSTRUCTION. METAL CHUTES SHALL BE RESILIENTLY SUPPORTED AT EACH STRUCTURAL SUPPORT LOCATION. ISOLATORS SHALL PROVIDE A MINIMUM STATIC DEFLECTION OF 0.3 INCHES. ALL CHUTES SHALL BE PLUMB.

9 REFUSE CHUTE ENCLOSURE IS TO MAINTAIN A SOUND TRANSMISSION CLASSIFICATION (S.T.C.) RATING OF 50 MINIMUM.

10 REFUSE CHUTE INTAKE DOOR TO BE INSULATED TO COMPLY WITH ENERGY CODE REQUIREMENTS, TYP.

COMPACTOR ROOM NOTES:

1 COMPACTOR ROOM SHALL BE COMPLETELY ENCLOSED BY CONSTRUCTION THAT HAS A FIRE-RESISTANCE RATING OF NOT LESS THAN THREE HOURS, WITH SELF CLOSING OPENING PROTECTIVES HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 1 1/2 HOURS.

2 COMPACTOR ROOM IS TO BE PROVIDED WITH A FLOOR DRAIN TO BE FILED ON A SEPARATE APPLICATION.

3 COMPACTOR ROOM IS TO BE PROVIDED WITH A HOSE BIB TO BE FILED ON A SEPARATE APPLICATION.

4 COMPACTOR ROOM IS TO BE FULLY WET SPRINKLERED; SPRINKLERS ARE TO BE FILED ON A SEPARATE APPLICATION.

5 COMPACTOR ROOM TO HAVE SIGNAGE ON DOOR TO IDENTIFY ROOM AS 'TRASH COMPACTOR ROOM'.

6 COMPACTOR ROOM ENCLOSURE, WALLS AND CEILINGS, IS TO BE CONSTUCTED TO MAINTAIN A MINIMUM SOUND TRANSMISSION CLASS (S.T.C.) RATING OF 50 MINIMUM.

7 TRASH COMPACTING MACHINE TO BE PROVIDED WITH THE CLEAR SPACE CLEARANCES AS SHOWN ON THE PLANS.

HOUSING MAINTENANCE NOTES:

1 OWNERS OBLIGATIONS AS PER SECTION 27-2005 H.M.C.

2 TENANTS DUTIES AS PER SECTION 27-2006 H.M.C.

3 CLEANING OF ROOF, YARDS, COURTS AND OTHER OPEN SPACES SHALL COMPLY WITH SECTION 27-2010 H.M.C.

4 CLEANING OF INTERIOR SPACES TO COMPLY WITH SECTION 27-2011 H.M.C.

5 CLEANING OF INTERIOR OF DWELLING SHALL COMPLY WITH SECTION 27-2012 H.M.C.

6 PAINTING OF PUBLIC PARTS AND WITHIN DWELLING SHALL COMPLY WITH SECTION 27-2013 H.M.C.

7 PAINTING OF WINDOW FRAMES SHALL COMPLY WITH SECTION 27-2014 H.M.C.

8 WATER SUPPLY TO BUILDING TO COMPLY WITH SECTION 27-2024 H.M.C.

9 WATER SUPPLY TO UNITS TO COMPLY WITH SECTION 27-2025 H.M.C.

10 DRAINAGE OF ROOF, COURTS AND YARDS TO COMPLY WITH SECTION 27-2027 H.M.C.

11 BUILDING MINIMUM TEMPERATURE TO BE MAINTAINED AS PER SECTION 27-2029 H.M.C.

12 SUPPLY OF HOT WATER TO COMPLY WITH SECTION 27-2031 H.M.C.

13 ELECTRIC LIGHTING EQUIPMENT IN ALL DWELLING UNITS TO COMPLY WITH SECTION 27-2037 H.M.C.

14 STREET NUMBERS SHALL BE POSTED AND MAINTAINED AS PER SECTION 27-2047 H.M.C.

15 RECEPTACLES FOR WASTE MATTER TO BE PROVIDED AS PER SECTION 27-2021 H.M.C.

16 COLLECTION OF WASTE MATTER AS PER SECTION 27-2023 H.M.C.

17 OWNER OR OCCUPANT SHALL CONTROL AND KEEP THE BUILDING FREE OF RODENTS SECTION 27-2018 H.M.C.

18 MAXIMUM PERMITED OCCUPANCY TO COMPLY PER SECTION 27-2075 H.M.C.

19 MAINTENANCE OF SEWER CONNECTIONS AND PLUMBING FIXTURES TO COMPLY WITH SECTION 27-2026.

20 ENTRANCE DOOR OF EACH DWELLING UNIT TO BE PROVIDED WITH B.S.A. APPROVED TYPE PEEPHOLES. THE DISTANCE ABOVE THE INSIDE FINISH FLOOR TO THE CENTER OF THE PEEPHOLE SHALL BE APPROXIMATELY 5'-0", AS PER SECTION 27-2041 H.M.C.

21 LIGHTING, GAS METERS, GAS APPLIANCE SHALL COMPLY WITH SECTION 64 M.D.L. AND ARTICLE 18 H.M.C.

22 ELECTRICAL LIGHTING FIXTURES SHALL BE INSTALLED IN PUBLIC HALLS AS PER SECTION 27-2038 H.M.C.

23 ALL DOORS TO PUBLIC HALL TO BE SELF-CLOSING.

24 NIGHT LIGHT IN PUBLIC HALL AND STAIR SHALL TO BE PROVIDED AS PER SECTION 27-2039.

25 PROVIDE EXTERIOR LIGHTS AS PER SECTION 26 AND 35 M.D.L.

26 ALL BUILDING ENTRANCE DOORS TO BE SELF-CLOSING AND AUTOMATIC SELF-LOCKING DOORS AS PER SECTION 50A M.D.L.

27 MAIL SERVICE TO BE PROVIDED AS PER SECTION 27-2047 H.M.C.

28 EXISTING CENTRAL HEAT TO BE AS PER SECTION 27-2028 H.M.C.

29 LIGHTS NEAR ENTRANCE WAYS AND IN YARDS AND COURTS TO BE MAINTAINED AS PER SECTION 27-2040 H.M.C.

30 DUTES OF OWNER AND OCCUPANT WITH RESPECT TO THE INSTALLATION AND MAINTENANCE OF SMOKE DETECTING SERVICE TO BE AS PER SECTION 27-2045 H.M.C.

31 FLOOR SIGNS SHALL BE POSTED AND MAINTAINED AS PER SECTION 27-2048 H.M.C.

32 STREET NUMBERS SHALL BE POSTED AND MAINTAINED AS PER SECTION 27-2049 H.M.C.

33 RESIDENT OR PERSON PERFORMING JANITORIAL SERVICES, FOR A MULTIPLE DWELLING OF NINE OR MORE UNITS SHALL COMPLY WITH SECTION 27-2054 H.M.C.

34 CERTIFICATION OF COMPETENCY OF JANITOR FOR MULTIPLE DWELLING ON NINE OR MORE UNITS SHALL COMPLY WITH SECTION 27-2055 H.M.C.

35 REGISTRATION STATEMENT SHALL BE FILED AS PER SECTION 27-2097 H.M.C.

36 POSTING OF IDENTIFICATION SIGN AND SERIAL NUMBER TO BE AS PER SECTION 27-2204 H.M.C.

37 INSTALLATION OF WINDOW GUARDS ON THE WINDOW OF EACH APARTMENT, IN WHICH A CHILD OR CHILDREN UNDER TEN (10) YEARS OF AGE RESIDES, AND ON WINDOWS, IF ANY, IN PUBLIC HALL OF A MULTIPLE DWELLING IN WHICH SUCH CHILDREN RESIDE SHALL COMPLY WITH MULTIPLE DWELLING RULES, DATED OCTOBER 10, 1986.

38 PROVIDE FOR APARTMENT ENTRY DOORS, HEAVY DUTY LATCH SET WITH HEAVY DUTY DEADBOLT AND CHAIN DOOR GUARD.

MULTIPLE DWELLING LAW NOTES:

CLASS A M.D.(J-2)
(REFER TO SHEET Z-001 FOR MDL CLASSIFICATION)

1 BUILDING TO CONFIRM WITH ARTICLE VII-B OF THE MDL. DEPARTMENT OF BUILDINGS RULES AND REGULATIONS, AND THE HOUSING MAINTENANCE CODE.

2 ALL WINDOWS TO BE 1/10 THE ROOM AREA PRE MDL. 1/8 IN BASEMENT ROOMS.

3 ALL APARTMENT ENTRANCE DOORS TO BE 90 MINUTE APPROVED FIREPROOF SELF CLOSING INCLUDING THE DOOR ASSEMBLY.

4 OCCUPANCY TO CONFORM WITH D26-33.0 HMC.

5 OWNER TO FILE REGISTRATION STATEMENT PER D26-41.03 HMC.

6 OWNER TO PROVIDE A SIGN IDENTIFYING OWNER AND MANAGER AND MD REGISTRATION NUMBER PER D26-41.15 HMC.

7 PREMISES TO COMPLY WITH D26-32.01 HMC REFERENCE KITCHENETTES.

8 PREMISES TO COMPLY WITH D26-17.09 AND D26-18.01 HMC REFERENCES HEATING AND HOT WATER SUPPLY.

9 FLOOR SIGNS DESIGNATING FLOORS TO BE APPROVED TYPE AT EACH FLOOR PER D26-21.03 HMC.

10 PROPER HOUSE NUMBERS TO BE DISPLAYED AS PER D26-21 HMC.

11 PREMISES TO COMPLY WITH ARTICLE 30.17.18 HMC REFERENCE ARTIFICIAL LIGHTING, GAS METERS, AND APPLIANCES.

12 PREMISES TO COMPLY WITH ARTICLE 30.19 HMC LIGHTING.

13 GAS RANGES TO BE OF APPROVED TYPE (A.G.A.) INSTALLED PER BUILDING CODE AND SEC. 33 MDL.

14 BATHROOMS WITHOUT WINDOWS TO HAVE A MECHANICAL DUCT MINIMUM OF 144 SQUARE INCHES DUCT NO.24 GAUGE G.I. 3/4" ANGLES AT CORNERS SUPPORTED TO FLOOR BEAMS. COVER WITH WIRE LATH AND 1" VERMICULITE PLASTER ENTIRE GTH. ADJUSTABLE REGISTER AND FUSIBLE LINK DAMPER (APPROVED TYPE) AT BATHROOM. ELECTRIC EXHAUST FAN IN METAL IN HOUSING NOISILY FROM 6 AM TO 12 MIDNIGHT. NO NUISANCE OF FAN VIBRATION TO BE CREATED BY VENTILATION, FIRE STOP AT EACH FLOOR.

15 BATHROOM DOOR TO BE UNDERCUT 1" ABOVE SADDLE.

16 ALL NEW PUBLIC HALL PARTITIONS TO BE FIRE-RETARDED WITH 5/8" F.C. 60 BOTH SIDES ON STEEL STUDS.

17 ALL NEW KITCHENETTE WALLS AND CEILINGS TO BE FIRE RETARDED WITH 5/8" F.C. AND TO COMPLY WITH SEC.33 MDL.

18 1'-0" OF GAS RANGES TO BE FIRE RETARDED WITH 3/16" INSULATION AND 26 GAUGE METAL. MAINTAIN 3'-0" MINIMUM CLEARANCE ABOVE RANGES. PROTECT UNDERSIDE OF CABINETS ABOVE RANGES IN THE SAME MANNER.

19 A STATEMENT BY THE OWNER WILL BE FILED THAT THE VENTILATION SYSTEM WILL BE KEPT IN CONTINUOUS OPERATION DURING NORMAL OCCUPANCY OF THE BUILDING. A TEST WILL BE MADE UPON COMPLETION OF THE INSTALLATION AND APPLICABLE LAWS WILL BE FILED BY THE ARCHITECT.

20 BUILDING TO COMPLY WITH SEC.64 MDL COVERING GAS METERS, GAS APPLIANCES, AND ARTIFICIAL LIGHTING.

21 SKYLIGHT OVER PUBLIC HALL TO HAVE AT LEAST 20 SQ.FT. OF PLAIN GLASS. 144 SQUARE INCHES OF FIXED RIDGE VENTS. AND WIRE SCREEN OVER AND UNDER PER SEC. 277.10 MDL.

22 BUILDING TO COMPLY WITH SEC. D26-17.01 TO .07 HMC REFERENCE HEATING AND HOT WATER SUPPLY.

23 PROVIDE ARTIFICIAL LIGHTING ON EVERY FLOOR AND STAIR PER SEC. D26-19.03 HMC AND SEC. 37 (1) MDL 60 WATT INCANDESCENT OR EQUIVALENT FLUORESCENT.

24 PROVIDE PEEPHOLES IN ENTRANCE DOOR TO EACH APARTMENT PER SEC. 51 (A) MDL, BSA APPROVED AND PER DEPARTMENT RULES AND REGULATIONS.

25 PROVIDE LIGHTS AT ENTRANCEWAY TP BUILDING PER SEC. 35 MDL. AND DEPARTMENT RULES AND REGULATIONS.

26 PROVIDE LIGHTS IN REAR YARDS, SIDE YARDS AND COURTS PER SEC. D26-19.07 (B) HMC.

27 JANITORIAL SERVICES TO BE PROVIDED PER D26.22..03 HMC.

28 RECEPTACLES FOR WASTE TO BE REMOVED PER D26-14.03 AND COLLECTION FROM DWELLING UNITS PER D26-14.05 HMC.

29 CEILINGS OF KITCHENETTES TO BE FURRED DOWN A MINIMUM 1'-0" FROM CEILING.

30 NEW INDEPENDENT GAS AND ELECTRIC METERS FOR PUBLIC HALLS AND EACH TENANT TO BE PROVIDED.

31 ALL PUBLIC AND STAIR HALL LIGHTS TO BE CONNECTED TO KEY SWITCHES AT ENTRANCE HALL.

32 OWNER SHALL PROVIDE A KEY LOCK IN THE ENTRANCE DOOR TO EACH DWELLING UNIT AND AT LEAST ONE KEY PER D26-20.05 HMC. OWNER SHALL PROVIDE HEAVY DUTY LOCKS WITH CHAIN GUARD.

33 PROVIDE MAIL SERVICE AS PER D26-20.05 HMC.

34 PROVIDE BELL AND BUZZERS IN VESTIBULE PER SEC. 57.MDL

35 WALLS AND CEILINGS IN CELLAR TO BE WHITEWASHED PER SEC. 34. MDL

36 BUILDINGS TO BE RAT-PROOF PER SEC. 80.7 MDL.

37 WINDOWS OPENING ONTO FIRE ESCAPES WILL PROVIDE OPENINGS HAVING MINIMUM CLEAR WIDTH OF 3'-0" AND MINIMUM CLEAR HEIGHT OF 2'-6" SASHES ARE RAISED PER SEC. 53 MDL.

38 ALL WIRE GLASS TO BEAR LABEL APPROVED BY BSA.

39 ENTRANCE AND VESTIBULE DOORS TO CONTAIN NOT LESS THAN 5 SQ. FT. OF GLASS.

40 ALL FURRED WALLS TO BE FIRE STOPPED PER SEC. C26-504.7

41 ALL FIRE ESCAPES SHALL BE ACCORDING TO SEC. 53 MDL.

42 NO HABITABLE SPACE PROVIDED IN CELLAR.

43 KITCHENETTES TO HAVE A MECHANICAL VENTILATION DUCT MINIMUM 144 SQ. INCHES DUCT #24 GA. G.I., 3/4" ANGLES AT CORNERS SUPPORTED TO FLOOR BEAMS, COVERED WITH WIRE LATH AND 2" VERMICULITE PLASTER ENTIRE LENGTH. ADJUSTABLE REGISTER AND FUSIBLE LINK DAMPER (BSA APPROVED AT EACH KITCHENETTE. ELECTRIC EXHAUST FAN IN METAL HOUSING AT ROOF CAPABLE OF EXHAUSTING 6 CHANGES OF AIR PER HOUR TO RUN CONTINUOUSLY 6 AM TO 12 MIDNIGHT, NO NUISANCE IN TERMS OF NOISE OR VIBRATION TO BE CREATED BY VENTILATION, FIRE STOP AT EACH FLOOR.
EXISTING STAIRS IN PUBLIC HALLS TO BE REPAIRED AS REQUIRES.

44 FIRE ESCAPE STAIR TO HAVE 60 DEGREE SLOPE AND DROP LADDER 16'-0" TO SAFE LANDING.

45 STUD PARTITIONS SHALL HAVE FIRE STOPPING BETWEEN ALL APARTMENTS WITH SUITABLE MATERIALS BETWEEN THE UPRIGHTS TO THE DEPTH OF ALL FLOOR BEAMS AT TOP AND BOTTOM OF PARTITIONS.

46 SILL OF WINDOWS TO FIRE ESCAPES SHALL BE NO HIGHER THAN 3'-0" ABOVE FLOOR.

47 WHERE PIPES PASS THROUGH FLOORS OR WALLS, SUCH SPACES SHALL BE FILLED IN WITH MATERIALS TO MATCH EXISTING CONSTRUCTION.

M.D.L. KITCHEN & BATHROOM NOTES:

1 NEW PARTITIONS AT BATHROOMS TO BE 2"x4" STUDS 16" O.C. WITH 5/8" WATERPROOF SHEETROCK BSA CAL. NO. 756-62SM.

2 BATHROOMS TO HAVE 18 GA. GALV. IRON VENT DUCTS, FIRE RETARDED WITH 2 HOUR MATERIAL. MECHANICAL EXHAUST TO PROVIDE 4 CHANGES OF AIR PER HOUR WITH FAN RUNNING CONTINUOUSLY 6 AM TO MIDNIGHT. PROVIDE DAMPER AND FUSIBLE LINK AT EACH FLOOR. DAMPER CAL. NO. 292/71SM.

3 KITCHENETTES TO HAVE 8"x8" 16 GA VENT DUCT FIRE RETARDED WITH 2 HOUR MATERIAL. PROVIDE 6 CHANGES OF AIR PER HOUR. DAMPER AND FUSIBLE LINK AT EACH FLOOR CAL. NO 292/71SM.

4 PROVIDE SPECIAL INSPECTIONS FOR MECHANICAL EXHAUST.

SMOKE / CO DETECTOR NOTES:

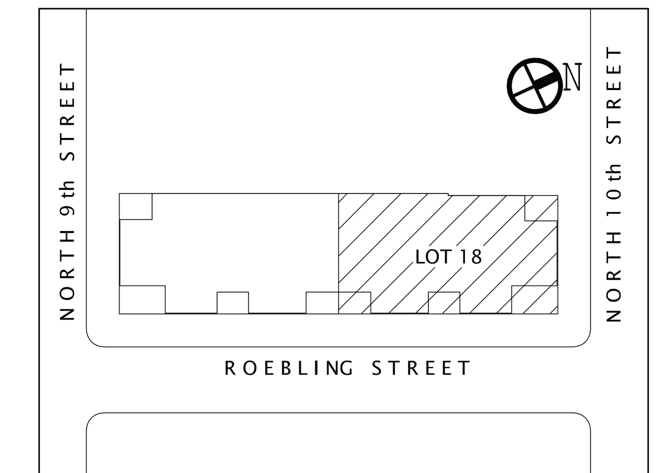
1 ALL APARTMENTS SHALL BE PROVIDED WITH SMOKE/CARBON MONOXIDE DETECTORS AS PER LOCAL LAW 62/81.

2 ALL HANDICAPPED ADAPTABLE APARTMENTS SHALL BE PROVIDED WITH AUDIBLE AND VISIBLE TYPE SMOKE DETECTORS. REFER TO NOTE #17 UNDER LOCAL LAW 58/87 NOTES.

3 ALL SMOKE/CARBON MONOXIDE DETECTORS TO BE IONIZATION TYPES AS PER NEW YORK CITY BUILDING CODE.

4 ALL SMOKE/CARBON MONOXIDE DETECTORS MUST BE INSTALLED WITHIN FIFTEEN FEET (15'-0") OF THE ENTRANCE OF ALL SLEEPING ROOMS.

5 ALL SMOKE/CARBON MONOXIDE DETECTORS SHALL BE HARD WIRED AND MAY BE WALL OR CEILING MOUNTED AS PES N.F.P.A. # 74-1980 AND LOCAL LAW 62-81.



KEY PLAN

	REVISIONS	
NO.	DESCRIPTIONS	DATE
1		
1		
NO.	TO WHOM ISSUED	DATE
	ISSUES	

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28 ROEBLING STREET
BROOKLYN, NY

NYC DOB Building Id. Number : 3061713
Block: 2306 Lot: 18

BUILDING CODE AND MULTIPLE DWELLING NOTES

Date: 08-27-12
Scale: as noted
Project No. : 12-136
Drawing By: NJM
Checked By: MM

A-003.00

SHEET 6 of 28

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OCCUPANCY CLASSIFICATION: J-2.

CONSTRUCTION CLASSIFICATION: II-B

TABLE 4-2 ANALYSIS - (AREA & HEIGHT LIMITATION FOR SPRINKLERED BUILDING)

OCCUPANCY GROUP		COMBUSTIBLE CONSTRUCTION GROUP II
		CLASS-IIB
RESIDENTIAL J-2	AREA	N.L.
	HEIGHT	85'-0" (7 Stories)

BUILDING IS FULLY SPRINKLERED

TABLE 3-4 CONSTRUCTION CLASS

CONSTRUCTION ELEMENT				II-B Rating in hrs	II-B Ext.a,b open'g	I-C Rating in hrs	I-C Ext.a,b open'g
EXTERIOR WALL WITH EXTERIOR SEPARATION OF	3'-0" or less	Bearing		2	N.P.	2	N.P.
		Non-bearing f		2		2	
	MORE THAN 3'-0" BUT LESS THAN 15'-0"	Bearing		2	3 1/3% protected	2	3 1/3% protected
		Non-bearing f		2		2	
	15'-0" OR MORE BUT LESS THAN 30'-0"	Bearing		2	3 1/3%	2	3 1/3%
		Non-bearing f		1		1	
30'-0" OR MORE EXTERIOR WALLS WITH AN EXTERIOR SEPARATION OF		Bearing		1 1/2	N.L.	2	N.L.
		Non-bearing f		0		0	
INTERIOR BEARING WALLS AND BEARING PARTITIONS.				1		2	
ENCLOSURE OF VERTICAL EXITS , EXIT PASSAGEWAYS, HOISTWAYS, AND SHAFTS.				2		2	
FIRE DIVISIONS AND FIRE SEPARATIONS.			See Article 5				
COLUMNS,k GIRDERS, TRUSSES (OTHER THAN ROOF TRUSSES) AND FRAMING.		Supporting one floor		1		1 1/2	
		Supporting more than one floor		1		1	
STRUCTURAL MEMBERS SUPPORTING A WALL			* See note below				
FLOOR CONSTRUCTION INCLUDING BEAMS.				1		1	
ROOF CONSTRUCTION INCLUDING BEAMS, TRUSSES AND FRAMING, INCLUDING ARCHES, DOMES, SHELLS, CABLE SUPPORTED ROOFS AND ROOF DECKSh.		15'-0" or less in ht. above floor to lowest member		3/4		1	
		15'-0" to 20'-0" in ht. above floor to lowest member		3/4		1	
		15'-0" or more in ht. above floor to lowest member		3/4		1	

* SAME AS REQUIRED FIRE RESISTANCE OF WALL SUPPORTED, BUT NOT LESS THAN RATING REQUIRED FOR MEMBER BY THE CLASS OF CONSTRUCTION.

BUILDING DEPARTMENT NOTES:

1 ALL GENERAL CONSTRUCTION WORK SHALL COMPLY WITH THE NYC BUILDING CODE BUILDING DEPT. RULES & REGULATIONS, AND ALL OTHER AGENCIES HAVING JURISDICTION (NEW CODE).

2 NO BEARING WALLS OR STRUCTURAL ELEMENTS SHALL BE REMOVED AND THE STRUCTURAL INTEGRITY OF THE BUILDING SHALL NOT BE DIMINISHED IN ANY WAY DUE TO THIS APPLICATION, EXCEPT AS SHOWN.

3 WORK AND CONSTRUCTION OPERATIONS SHALL BE PERFORMED WITH STRICT ADHERENCE TO MANDATED SAFETY PROCEDURES, AND IN STRICT CONFORMANCE TO APPLICABLE GOVERNMENT STANDARDS. PROVIDE NECESSARY GUARDS, PROTECTIVE DEVICES AND EQUIPMENT.

4 CONTRACTOR SHALL SCHEDULE REQUIRED INSPECTIONS BEFORE "CLOSING UP" WORK AND OBTAIN ALL REQUIRED SIGN-OFFS.

5 NO CHANGE IN USE, EGRESS OR OCCUPANCY UNDER THIS APPLICATION.

GENERAL DEMOLITION NOTES:

1 THIS DRAWING IS FOR GENERAL INFORMATION ONLY; CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DEMOLITION, WHETHER SHOWN OR NOT, REQUIRED TO COMPLETE THE NEW CONSTRUCTION ACCORDING TO THE DESIGN INTENT AS INDICATED IN THE CONSTRUCTION DOCUMENTS.

2 IT IS THE DEMOLITION CONTRACTORS RESPONSIBILTY TO ENSURE THAT ALL DEMOLITION AND REMOVAL WORK IS EXECUTED IN ACCORDANCE WITH ALL APPLICABLE OSHA, STATE, AND LOCAL BUILDING CODE REQUIREMENTS.

3 ALL WORKERS EMPLOYED BY THE DEMOLITION CONTRACTOR MUST BE SKILLED IN THE TRADE OF DEMOLISHING BUILDING MATERIALS.

4 ALL GOVERNING E.P.A., AND OF ANY OTHER AGENCY HAVING JURISDICTION OVER REMOVAL, HAULING, AND DISPOSAL OR SALVAGE OF DEMOLITION MATERIALS, NOTIFICATION REGULATIONS MUST BE ADHERED TO AND FULL COMPLIANCE WITH ANY REGULATIONS MUST BE MET PRIOR TO COMMENCING ANY DEMOLITION WORK.

5 THE DEMOLITION CONTRACTOR SHALL SUBMIT TO OWNER AND ALL PARTIES AFFECTED OF A DETAILED SCHEDULE IMPLICATING THE START AND FINISH OF PROPOSED DEMOLITION WORK. THIS SCHEDULE MUST INCLUDE MEANS AND METHODS OF DEMOLITION OF EVERY MATERIAL AFFECTED BY THE DEMOLITION WORK. ORGANIZE AND PERFORM DEMOLITION WORK IN A MANNNER TO AVOID DAMAGE TO ADJACENT STUCTURES OR PORTIONS TO REMAIN.

6 TEMPORARY PROTECTION IS REQUIRED WHEN STRUCTURAL DEMOLITION OCCURS AT THE EXTERIOR OF THE STRUCTURE AS WELL AS THE INTERIOR PORTIONS WHERE STRUCTURE IS AFFECTED, SUCH AS BUT NOT LIMITED TO HOLES IN SLABS. PROVIDE BARRIERS, SIDEWALK SHEDS, GUARD RAILS, AND WARNING DEVICES TO PROTECT THE PUBLIC AND USERS OF ADJACENT STRUCTURES CONSTRUCTED WITH COMPLIANCE WITH ALL CODES AND REGULATIONS.

7 TEMPORARY SHORING IS REQUIRED; THE SERVICES OF A LICENSED COMPETENT ENGINEER TO ESTABLISH REQUIREMENTS AND METHODS OF TEMPORARY SUPPORT, SHORING BRACING, AND OTHER PROVISIONS NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, DAMAGE, OR COLLLAPSE OF THE EXISITING STRUCTURE. THE P.E. MUST PERFORM FIELD SURVEYS OF ALL EXISTING CONDITIONS AND DEMOLITION DOCUMENTATION, PREPARE AN OUTLINE REPORT OF REQUIREMENTS AND PROCEDURES, FILE ALL REQUIRED INSPECTION REPORTS WITH THE LOAL BUILDING DEPARTMENT AND ANY OTHER AGENCIES GOVERNING THE WORK.

8 ALL DEMOLITION OPERATIONS SHALL CEASE AND THE OWNER BE IMMEDIATELY NOTIFIED IF THE SAFETY OR STRUCTURAL INTEGRITY APPEARS TO BE IN DANGER. TAKE THE NECESSARY PRECAUTIONS TO SAFELY SECURE ANY LOOSE MATERIALS AND SUPPORT THE STRUCTURE UNTIL A DETERMINATION IS MADE ON CONTINUING OPERATIONS BY THE ENGINEER.

9 CONCRETE, STEEL, AND MASONRY SHALL BE DEMOLISHED IN SECTIONS. CUT CONCRETE AND MASONRY AT FULL DEPTH AT JUNCTURES WITH CONSTRUCTION TO REMAIN AND AT REGULAR INTERVALS USING POWER-DRIVEN TOOLS.

10 REMOVED STRUCTURAL STEEL OR TIMBER FRAMING ELEMENTS SHOULD BE LOWERED TO GRADE BY A SUITABLE METHOD AS TO AVOID FREE FALL AND IMPACT PRODUCING UNECESSARY DUST.

11 AFTER DEMOLITION PROCEDURES ARE COMPLETE, AND PRIOR TO INSTALLING NEW CONSTRUCTION, INSPECT THE REMIANING CONSTRUCTION FOR DAMAGE. SECURE, REBUILD, AND RECTIFY ANY REMAINING CONSTRUCTION THAT IS FOUND TO BE DAMAGED, WEAKENED, OR UNSTABLE TO BUILD UPON.

12 IF HAZARDOUS MATERIALS, SUCH AS BUT NOT LIMITED TO ASBESTOS, LEAD OR POLYCHLORINATED BIPHENYLS (PCB), ARE FOUND TO BE PRESENT OR ARE ENCOUNTERED AT ANY TIME DURING DEMOLITION COMPLY WITH ALL APPLICABLE REGULATIONS, LAWS, AND ORDINANCES CONCERNING THE REMOVAL, HANDLING, AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION.

13 DEMOLITION WORK MUST BE MONITORED FOR RELEASES OF ODORS DURING THE TIME WHEN PROCEDURES ARE BEING PERFORMED. DUST CREATED FROM DEMOLISHING MATERIALS MUST BE CONTROLLED TO PREVENT SPREAD TO AREAS ADJACENT TO SUBJECT OF DEMOLITION TO AVOID CREATING A PUBLIC NUISANCE IN SURROUNDING AREAS. USE WATER MIST OR TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO CONTROL DUST. DO NOT USE WATER TO CONTROL DUST IF IT WILL RESULT IN FLOODING OR OTHER OBJECTIONAL POSSIBLY HAZARDOUS CONDITIONS.

14 WHEN DEMOLITION OCCURS NEAR AN OCCUPIED SPACE, PROVISONS MUST BE MADE TO PROTECT THE INDOOR AIR QUALITY, REDUCE NOISE, LIMIT VIBRATION FROM CUTTING OR CHOPPING, REDUCE ODORS EMITTING FROM DEMOLITION DEBRIS, AND MITIGATE DUST INFILTRATION FROM AIRBORNE PARTICLES AND FOOT TRAFFIC.

15 DEMOLISHED CONSTRUCTION MATERIALS AND ALL DEBRIS ARE TO BE REMOVED FROM THE SITE, SALVAGED, OR RECYCLED ON A REGULAR BASIS; DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE. TRANSPORTATION OF DEBRIS MUST CONFORM TO ALL APPLICABLE REGULATIONS AND CODES HAVING JURISDICTION OVER THE OPERATION. SALVAGED MATERIALS, EQUIPMENT, OR FURNISHINGS ARE FORBIDDEN FROM BEING SOLD AT THE DEMOLTION SITE.

16 THROUGHOUT THE DEMOLITION PROCESS THE REQUIRED MEANS OF EGRESS MUST BE MAINTAINED FROM ADJACENT OCCUPIED SPACES. DO NOT CLOSE OR OBSTRUCT ANY WALKWAYS, CORRIDORS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT WRITTEN PERMISSION FROM THE AUTHORITIES HAVING JURISDICTION OVER SUCH ACTION.

17 LIFE SAFETY SYSTEMS MUST REMAIN FULLY OPERATIONAL THROUGHOUT DEMOLITION. ALL EXISTING BASE BULDING SIGNALING SYSTEMS (FIRE ALARM, PULL STATIONS, FIRE WARDEN STATIONS, HORNS, STROBES, SPEAKERS, STANDPIPE TELEPHONES, ETC) SHALL BE EITHER RELOCATED OR SUSPENDED FROM THE STRUCTURE. PRIOR TO TEMPORARILY DISCONNECTING OR RELOCATING FIRE ALARM EQUIPMENT THE CONTRACTOR MUST NOTIFY THE BUILDING OWNER OR MANAGER IN WRITING. ALL RELOCATED OR NEW EQUIPMENT MUST BE INSTALLED CONFORM TO ALL ELECTRICAL AND BUILDING CODES AND ACCESSIBILTY REQUIREMENTS.

18 THE DEMOLITION CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB-SITE SAFTEY, AND IS REQUIRED TO SUBMIT INSURANCE AND WORKERS COMPENSATION CERTIFICATES AS REQUIRED BY LOCAL AUTHORITIES AND INDEMNIFICATIONS FOR THE OWNER AND ARCHITECT, AND MUST CONFORM TO ALL O.S.H.A. REGULATIONS.

19 DO NOT USE CUTTING TORCHES UNTIL ALL FLAMMABLE MATERIALS HAVE BEEN REMOVED FROM THE AREA OF WORK. AT CONCEALED SPACES SUCH AS PIPE AND DUCT INTERIORS, VERIFY CONDITION AND CONTENT OF HIDDEN SPACE PRIOR TO FLAME-CUTTING PROCEDURES BEGIN. THE CONTRACTOR MUST MAINTIAN ADEQUATE VENTILATION, FIRE WATCH, AND FIRE SUPRESSION DEVICES DURING FLAME-CUTTING OPERATIONS.

20 REMOVE ALL MECHANICAL, ELECTRICAL, PLUMBING, AND INFORMATION TECHNOLOGY ITEMS, SUCH AS DATA, SECURITY, AND AUDIO/VISUAL WITHIN THE AREA OF AFFECTED WORK AFTER THE RESPECTIVE TRADES HAVE DISCONNECTED THEM. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL SHUTOFFS PRIOR TO COMMENCING DEMOLITION WORK. LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF ALL UTILITIES IN THE AREAS AFFECTED BY DEMOLITION.

21 THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMORARY POWER FROM THE MAIN DISTRIBUTION PANEL THROUGHOUT THE DEMOLITION PROCESS.

22 OWNERS AND OPERATORS OF FACILITIES BEING RENOVATED OR DEMOLISHED ARE REQUIRED TO TEST FOR THE PRESENCE OF ASBESTOS OR ASBSTOS CONTAINING MATERIALS AND TO NOTIFY THE APPROPRIATE GOVERNMENT AGENCIES PRIOR TO STARTING THE WORK.

23 FEDERAL REGULATIONS UNDER E.P.A., O.S.H.A., AND LOCAL LAWS REQUIRE THAT SUSPECT ACM'S BE SAMPLED AND ANALYZED PRIOR TO BEING DISTURBED. THE CLEAN AIR ACT ASSUMES ALL SUSPECT A.C.M.'S TO CONTAIN ASBESTOS UNLESS TESTED AND PROVEN OTHERWISE. IF THE A.C.M. IS TO BE DISTURBED APPROPRIATE ABATEMENT PROCEDURES MUST BE FOLLOWED. A TEN DAY WRITTEN NOTICE TO FEDERAL AND STATE REGULATORY AGENCIES IS REQUIRED PRIOR TO ASBESTOS ABATEMENT MAY COMMENCE.

GENERAL NOTES:

1 THE OWNER AND CONTRACTOR, UPON USE OF THE DRAWINGS EACH AGREE THAT THEY WILL HOLD HARMLESS AND INDEMNIFY THE ARCHITECT AND HIS AGENTS AND CONSULTANTS AGAINST CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEY FEES ARISING AND/ OR RESULTING FROM PERFORMANCE OF THE WORK IN ACCORDANCE WITH ARTICLE 3, PARAGRAPH 3.18 OF AIA DOCUMENT A201, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION,1987 EDITION.

2 THE AMERICAN INSTITUTE OF ARCHITECTS DOCUMENT A201, GENERAL CONDITIONS OF THECONTRACT FOR CONSTRUCTION, 1987 EDITION, SHALL BE INCLUDED AND BE PART OF THIS AGREEMENT.

3 THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING THE CONSTRUCTION DOCUMENTS AND VERIFYING EXISTING CONDITIONS AT THE SITE PRIOR TO THE SUBMISSION OF BIDS, OR THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT, IN WRITING, OF ANY ERRORS, OMISSIONS, AMBIGUITIES OR CONFLICTS BETWEEN CONSTRUCTION DOCUMENTS AND ANY PORTIONS OF THE WORK, OR HE SHALL BE RESPONSIBLE FOR SAME.

4 THE ARCHITECT HAS NOT BEEN RETAINED FOR CONSTRUCTION SUPERVISION OR ADMINISTRATION OF THIS PROJECT.

5 ALL WORK SHALL BE IN ACCORDANCE WITH THE NEW YORK CITY BUILDING CODE (NEW CODE) REQUIREMENTS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.

6 ALL WORK SHALL BE DONE IN A WORKMANLIKE MANNER BY SKILLED MECHANICS.

7 THE WORK SHALL INCLUDE ALL MATERIALS AND LABOR NECESSARY FOR THE PERFORMANCE OF THE WORK SHOWN AND \ OR INDICATED ON THE DRAWINGS AND SPECIFICATIONS.

8 WORK AND CONSTRUCTION OPERATIONS SHALL BE PERFORMED WITH STRICT ADHERENCE TO MANDATED SAFETY PROCEDURES, AND IN STRICT CONFORMANCE TO APPLICABLE GOVERNMENT STANDARDS. PROVIDE NECESSARY GUARDS, PROTECTIVE DEVICES, AND EQUIPMENT.

9 ALL CONTRACTORS AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR THE PROPER PERFORMANCE OF THEIR WORK, COORDINATION WITH OTHER TRADES, METHODS, SAFETY AND SECURITY ON THE JOB SITE. SPECIAL ATTENTION TO SAFETY SHALL BE PROVIDED DURING ALL DEMOLITION WORK. THE ARCHITECTS AND HIS AGENTS ARE NOT RESPONSIBLE OR LIABLE FOR THE ABOVE AND SHALL BE HELD HARMLESS AND INDEMNIFIED BY ALL CONTRACTORS FROM ANY CLAIMS, LOSSES OR SUITS OR LEGAL ACTION ARISING FROM THE PERFORMANCE OF WORK IN THIS PROJECT.

10 THE INFORMATION SHOWN ON THESE DRAWINGS CONSTITUTES THE EXTENT OF ARCHITECTURAL SERVICES RENDERED TO THE CLIENT. THE ARCHITECT HAS NO CONTRACTUAL OBLIGATION TO THE CLIENT BEYOND THE PREPARATION OF DRAWINGS SUITABLE FOR FILING FOR BUILDING PERMITS. THE ARCHITECT LIMITS HIS RESPONSIBILITY WITH REGARD TO THE DRAWINGS, DIMENSIONS, AND MATERIALS. BEFORE PROCEEDING, THE CONTRACTOR SHALL VERIFY ALL DRAWINGS. DRAWINGS SHALL NOT BE SCALED. THE ARCHITECT DISCLAIMS ALL RESPONSIBILITY IF CONSTRUCTION IS EXECUTED WITH DIMENSIONS, SIZE, OR MATERIALS THAT

11 THE CONTRACTOR SHALL COORDINATE AND ARRANGE TO MAKE PORTIONS OF THE WORK AVAILABLE FOR OBSERVATION TO INSPECTORS HAVING JURISDICTION TO EVALUATE THE WORK.

12 IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DISTRIBUTE ADEQUATE COPIES OFTHESE DRAWINGS AND SPECIFICATIONS TO ALL APPLICABLE TRADES AT ALL TIMES DURING THE PROGRESS OF THE JOB, INCLUDING SUBSEQUENT REVISIONS. THERE IS TO BE ONE COMPLETE UP-TO-DATE SET AT THE JOB SITE AT ALL TIMES.

13 ALL ELECTRICAL WORK SHALL COMPLY WITH THE NYC ELECTRICAL CODE.

14 THE CONTRACTOR SHALL PURCHASE AND MAINTAIN ALL INSURANCE CERTIFICATES IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER AS PER THE BIDDING DOCUMENTS.

15 THE CONTRACTOR SHALL ARRANGE, OBTAIN AND PAY FOR ALL PERMITS, INSPECTIONS, CERTIFICATIONS, TESTS AND CONTROLLED INSPECTIONS.

16 THE CONTRACTOR SHALL ARRANGE, OBTAIN AND DELIVER TO OWNER UPON COMPLETION OF THE PROJECT, ALL SIGN-OFFS, APPROVALS AND USE PERMITS REQUIRED FOR THE LAWFUL OCCUPANCY OF PREMISES. ALL COST ARE THE RESPONSIBILITY OF THE CONTRACTOR.

17 ALL WORK TO BE PERFORMED IN CONFORMANCE WITH ALL APPLICABLE BUILDING RULES AND REGULATIONS.

18 ANY FIRESTOPPING THAT IS REMOVED OR DAMAGED SHOULD BE REPLACED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.

19 THE DRAWINGS ARE FOR GENERAL INFORMATION ONLY; CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL CONSTRUCTION, WHETHER SHOWN OR NOT, REQUIRED TO COMPLETE THE NEW CONSTRUCTION ACCORDING TO THE DESIGN INTENT AS INDICATED IN THE CONSTRUCTION DOCUMENTS.

20 ALL CONCRETE WORK IS SUBJECT TO NYC DOB SPECIAL AND PROGRESS INSPECTIONS INCLUSIVE OF CORE SAMPLING AND TESTING- GC TO INCLUDE ASSOCIATED TESTING COSTS IN BID, TYP.

21 ALL CLOSET DOORS TO BE TOP AND BOTTOM PIVOT TYPE, REFER TO DOOR SCHEDULE, TYPICAL.

22 REFER TO REFLECTED CEILING PLANS FOR ALL SOFFIT AND CEILING HEIGHTS, TYPICAL.

ALL STRUCTURAL WORK TO BE COORDINATED WITH STRUCTURAL PLANS

23 ALL HVAC WORK TO BE COORDINATED WITH MECHANICAL PLANS.

24 ALL ELECTRICAL WORK TO BE COORDINATED WITH THE ELECTRICAL PLANS, ELECTRIC TELEPHONE PLANS, AND REFLECTED CEILING PLANS, TYPICAL.

25 FIRESTOPPING NOTE: REFER TO FIRESTOPPING DETAILS FOR ALL NEW RISER PENETRATIONS, OPENINGS TO BE FIRESTOPPED AT EACH FLOOR, TYP.

26 INSPECT EXISTING PENETRATIONS AT RATED WALLS & FIRESTOP AS REQUIRED TO MAINTAIN RATING INTEGRITY

27 MAINTAIN / REPAIR EXISTING FIRE RATING AT ALL PARTITIONS, STAIRS, SHAFTS, AND CHASE WALLS

FLOOD ZONE NOTES:

1 ALL CONSTRUCTION SHALL COMPLY WITH PROVISIONS SET FORTH IN BC 27-316; 316.1; 317.1; RS 4-4; RS 4-5; TPPN 01/04; AND OR ANY OTHER APPLICABLE LAWS, CODES, OR RESTRICTIONS.

2 ALL MECHANICAL EQUIPMENT SHALL BE PLACED ATOP A CONCRETE PLATFORM OR PADS THAT SHALL BE EQUAL TO OR ABOVE THE BASE FLOOD ELEVATION.

3 ALL MECHANICAL ROOMS LOCATED BELOW THE BASE FLOOD PLANE SHALL BE DRY FLOOD-PROOFED.

4 ALL EQUIUPMENT IN LAUNDRY ROOM TO BE LOCATED ABOVE BASE FLOOD ELEVATION, TYP.

5 ELEVATOR TO BE PROGRAMMED TO CAUSE ELEVATOR CAR TO GO TO FIRST FLOOR AND NOT SERVICE THE BASEMENT IF WATER IS DETECTED IN THE ELEVATOR SHAFT.

6 ELEVATORS TO BE DESIGNED TO COMPLY WITH FEMA TECHNICAL BULLETING 4-93

7 ALL FLOOD PROOFING TO COMPLY WITH FEMA BULLETIN 7-93, 4-93 AND WITH BC RS 4-5.

8 FLOOD RESISTANCE MATERIALS IN AREAS SUBJECT TO FLOODING SHALL COMPLY WITH FEMA TECHNICAL BULLETIN 2-93

9 ALL POINTS OF EGRESS FROM BUILDING SHALL BE LOCATED ABOVE THE BASE FLOOD ELEVATION.

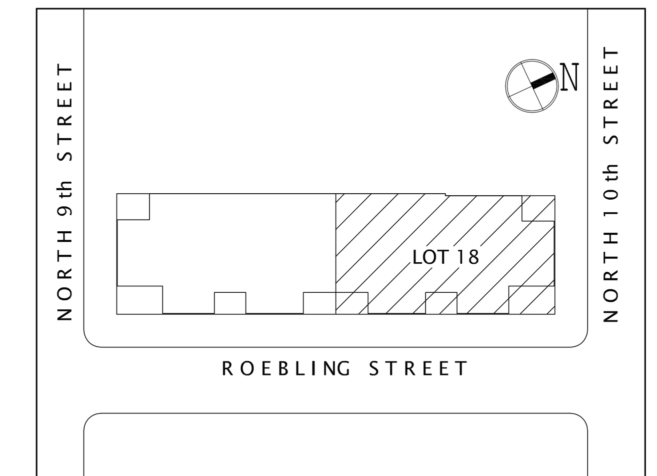
10 BASE FLOOD ELEVATION IS DETERMINED FROM FLOOD INSURANCE RATE MAP IN REFERENCE TO NATIONAL GOEDETIC VERTICAL DATUM (NGVD).

11 ALL CONCRETE TO BE DESIGNED TO WITHSTAND HYROSTATIC PRESSURE.

12 ALL CONSTRUCTION MATERIALS USED BELOW FLOOD PLANE SHALL BE NON POROUS MATERIAL: NO WOOD, GYPSUM WALL BOARD,

13 ALL PLUMBING FIXTURES IN POWDER ROOMS TO BE LOCATED ABOVE BASE FLOOD ELEVATION, TYP.

14 NO HABITABLE ROOMS SHALL BE PROVIDED IN BASEMENT OR CELLAR.



KEY PLAN

	REVISIONS	
NO.	DESCRIPTIONS	DATE
1		
1		
NO.	TO WHOM ISSUED	DATE
	ISSUES	

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28 ROEBLING STREET
BROOKLYN, NY

NYC DOB Building Id. Number : 3061713
Block: 2306 Lot: 18

GENERAL NOTES / BUILDING CODE
FLOOD ZONE NOTES

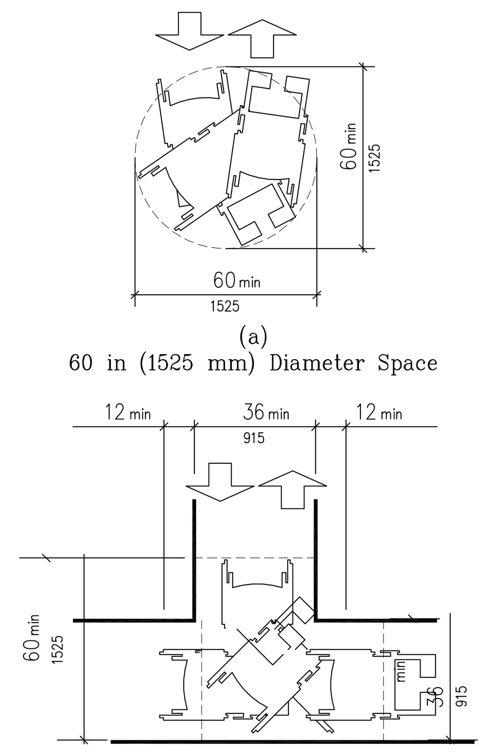
Date: 08-27-12
Scale: as noted
Project No. : 12-136
Drawing By: NJM
Checked By: MM

A-004.00

SHEET 7 of 28

©

FIGURES FOR HANDICAPPED ACCESS



(a)
60 in (1525 mm) Diameter Space

(b)
T-Shaped Space for 180° Turns

Fig 3
Wheelchair Turning Space

EXAMPLES OF EDGE PROTECTION AND HANDRAIL EXTENSIONS

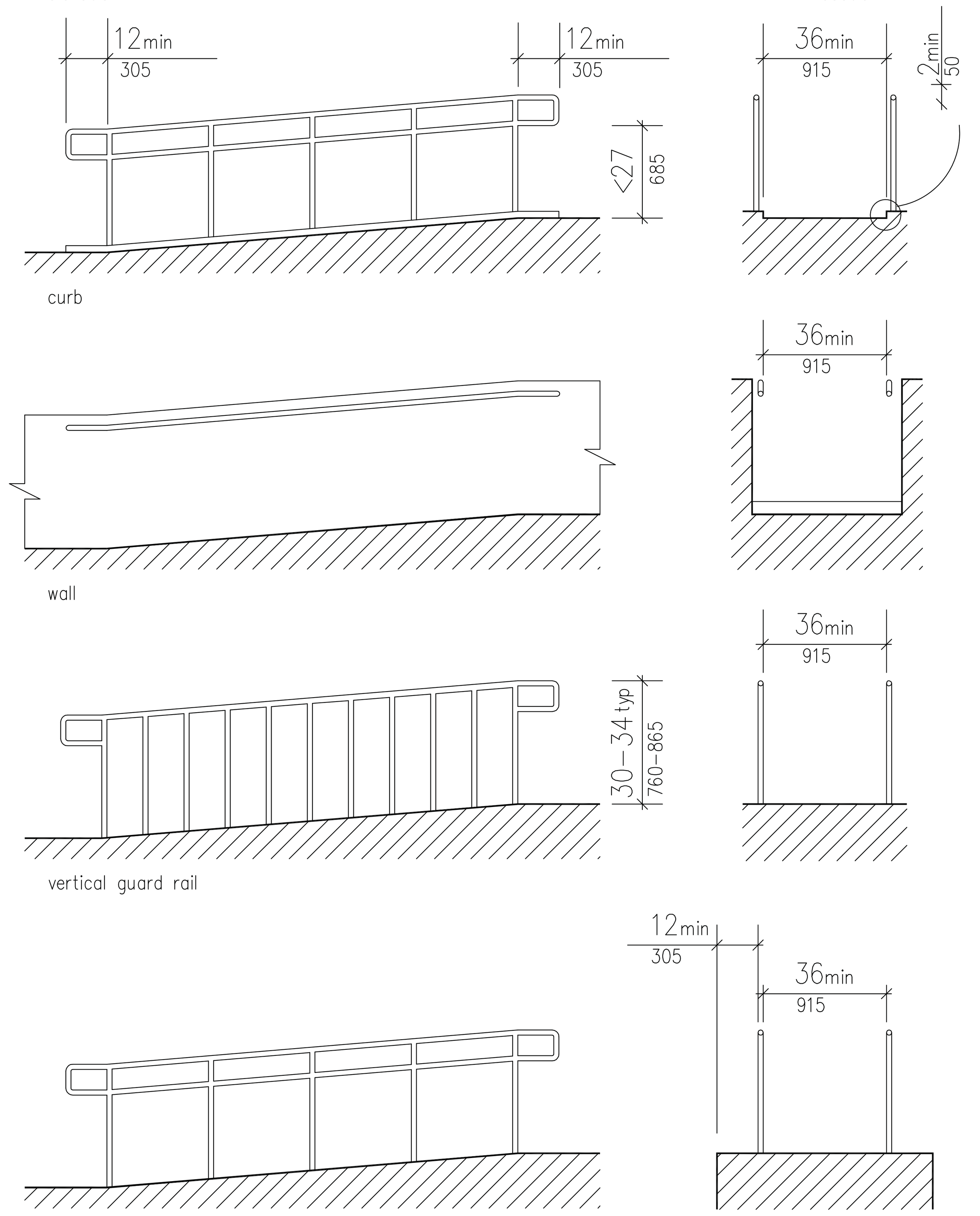
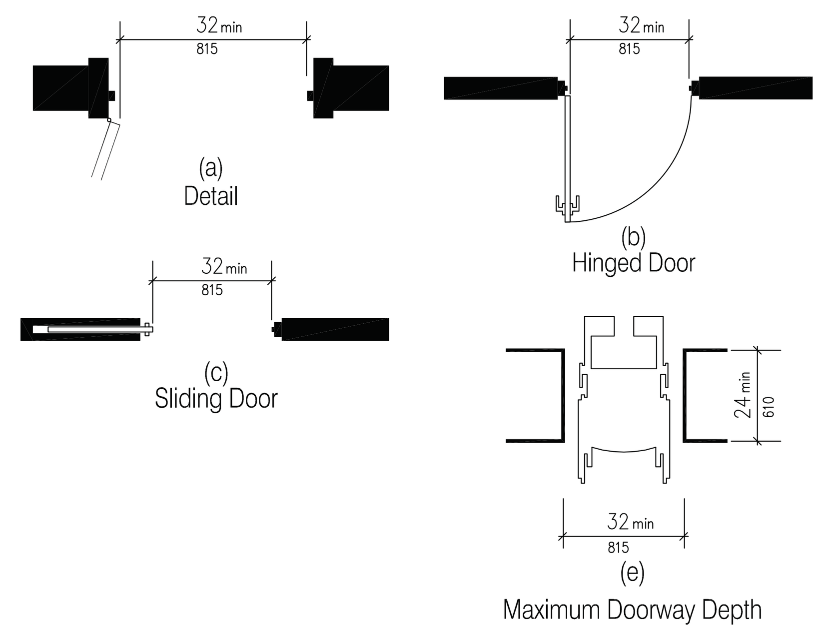


Fig 17

CLEAR DOORWAY WIDTH AND DEPTH

Fig 24

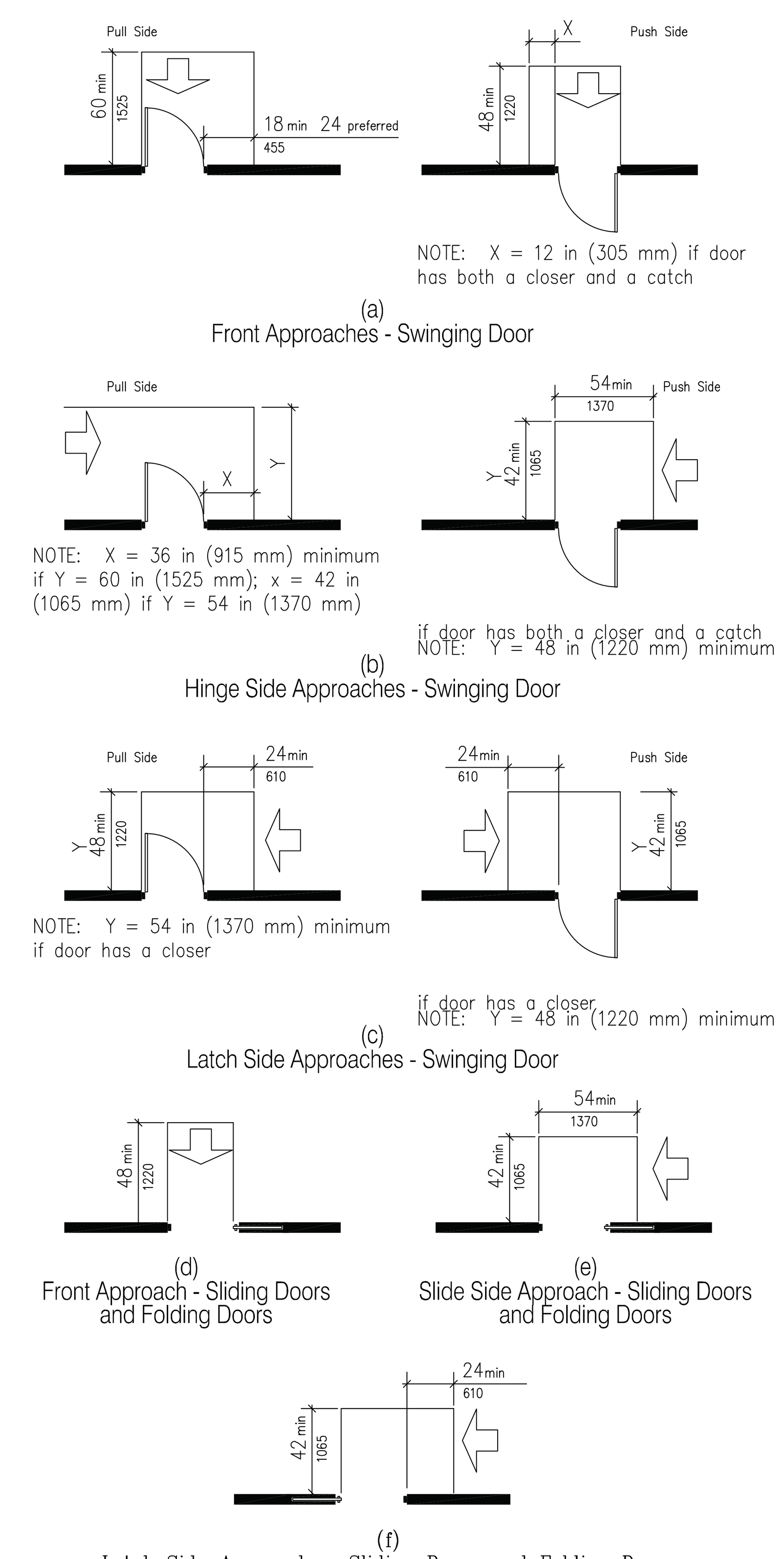


(a) Detail

(b) Hinged Door

(c) Sliding Door

(e) Maximum Doorway Depth



NOTE: X = 12 in (305 mm) if door has both a closer and a catch

(a) Front Approaches - Swinging Door

NOTE: X = 36 in (915 mm) minimum if Y = 60 in (1525 mm); x = 42 in (1065 mm) if Y = 54 in (1370 mm)

NOTE: Y = 48 in (1220 mm) minimum if door has both a closer and a catch

(b) Hinge Side Approaches - Swinging Door

NOTE: Y = 54 in (1370 mm) minimum if door has a closer

NOTE: Y = 48 in (1220 mm) minimum if door has a closer

(c) Latch Side Approaches - Swinging Door

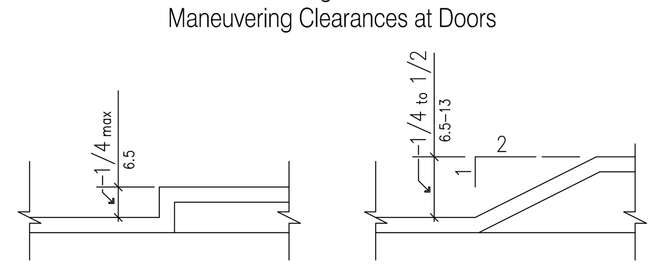
(d) Front Approach - Sliding Doors and Folding Doors

(e) Slide Side Approach - Sliding Doors and Folding Doors

(f) Latch Side Approach – Sliding Doors and Folding Doors

NOTE: All doors in alcoves shall comply with the clearance for front approaches

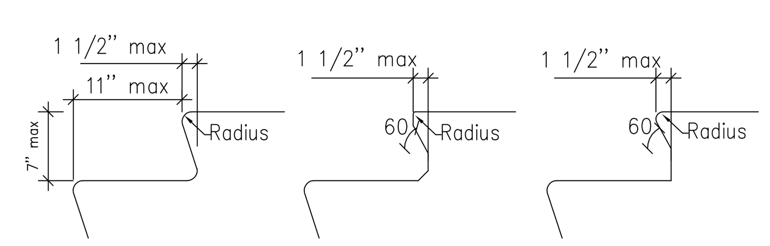
Fig 25
Maneuvering Clearances at Doors



(c) Changes in Level

(d) Changes in Level

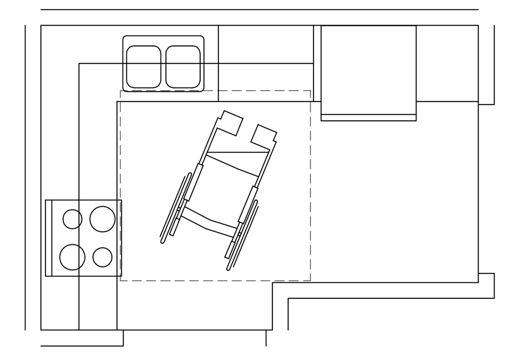
Fig 7
Width of Accessible Route (Partial)



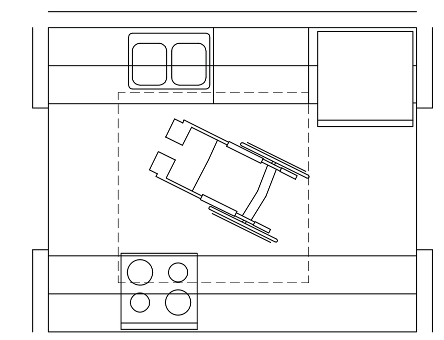
(a) Flash Riser (b) Angled Noising (b) Rounded Noising

Usable Trads Width and Examples of Acceptable Noising

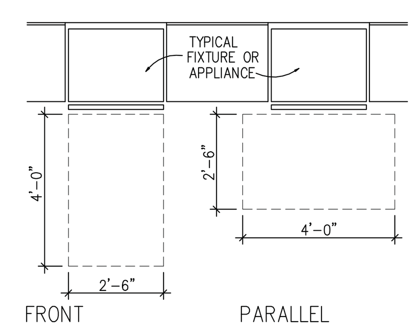
KITCHEN



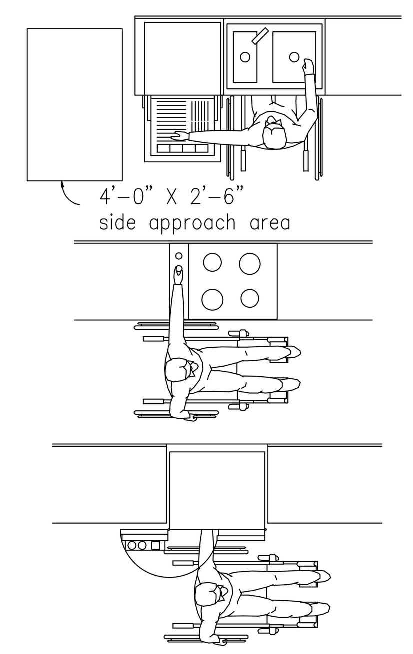
Clear Floor Space at Kitchen (a)



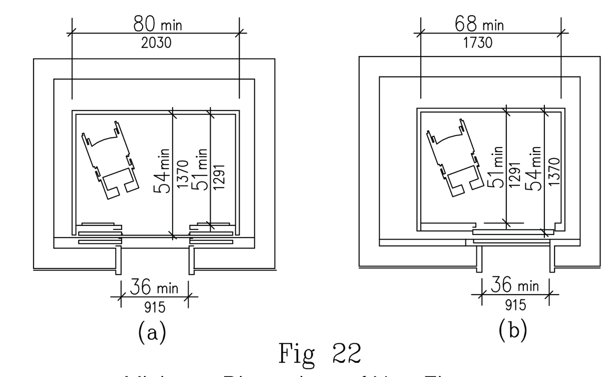
Clear Floor Space at Kitchen (b)



Typ. approach diagrams

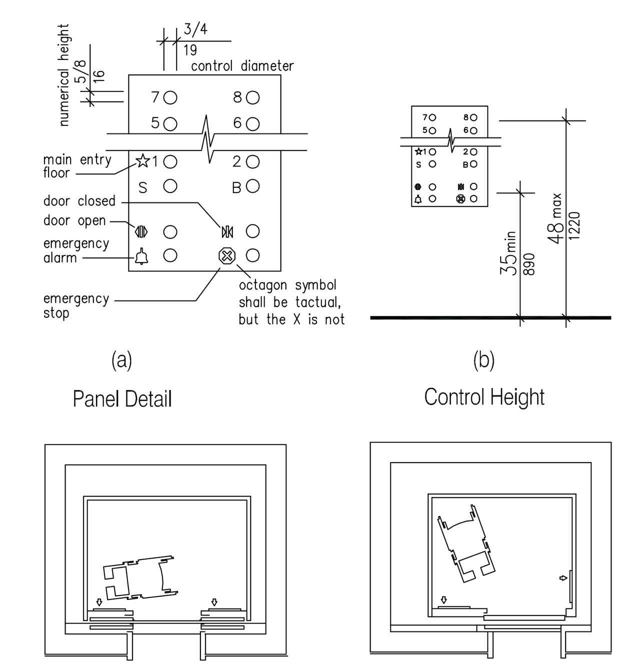


Appliance approach details



(a) (b)

Fig 22
Minimum Dimensions of New Elevators



(a) Panel Detail

(b) Control Height

(c) Alternate Locations of Panel with Center Opening Door

(d) Alternate Locations of Panel with Side Opening Door

Fig 23
Car Controls

MOUNTING HEIGHT SCHEDULE

1) FLOOR LEVEL RECEPTACALS: DUPLEX, TELEPHONE AND COMPUTER, 1'-3" AFF TO CENTERLINE.

2) COUNTER LEVEL RECEPTACALS: 3'-4" AFF TO CENTERLINE.

3) WALL SWITCHES, INTERCOM, WALL PHONES, FIRE ALARM, PULL STATIONS: 4'-0" AFF TO CENTERLINE.

4) FIRE ALARM, STROBE ALARM: TOP EDGE TO ALIGN WITH TOP OF DOOR FRAME (7'-2") UNLESS OTHERWISE NOTED.

5) RECESSED WALL EXIT SIGN: CENTER OVER DOOR @ 8" (TO CENTERLINE) ABOVE TOP OF DOOR FRAME.

6) FIRE EXTINGUISHER CABINET: 4'-6" AFF TO CENTERLINE OF CABINET.

STAIR NOTES (AS PER ANSI A117.1-1986):

4.9.2. TREADS AND RISERS.
ALL STEPS SHALL BE UNIFORM RISER HEIGHT AND UNIFORM TREAD DEPTH. RISER SHALL BE A MAX. OF 7" IN HEGHT, AND STAIR TREADS SHALL BE NO LESS THAN 11" IN DEPTH, MEASURED FROM RISER TI RISER. OPEN RISER ARE NOT PERMITTED.

4.9.3. NOSING.
THE UNDRSIDE OF NOISINGS SHALL NOT BE ABRUPT. THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREADS SHALL BE GREATER THAN 1/2". RISERS SHALL BE SLOPPED OR THE UNDERSIDE OF THE NOISING SHALL HAVE AN ANGLE NOT LESS THAN 60 DEGREES FROM THE HORIZONTAL. NOISING SHALL PROJECT NO MORE THAN 1 1/2".

4.9.4. HANDRAIL
HANDRAILSHALL CONTINIUOUS ALONG BOTH SIDES OF THE STAIRS. THE INSIDE HANDRAIL ON SWITCHBACK OR DOGLEG STAIR SHALL ALWAYS BE CONTINUOUS.
THE CLEAR SPACE BETWEEN THE HANDRAIL AND THE WALL SHALL BE 1 1/2".
GRIPPING SURFACES SHALL BE CONTINUOUS, WITHOUT ITERRUPTION BY NEWEL POSTS, OTHER CONSTRUCTION ELEMENT, OR OBSTRUCTIN.
THE DIAMETR OR WITH OF THE GRIPPIHG SURFACE OF A HANDRAIL SHALL BE 1 1/4" TO 1 1/2", OR THE SHAPE SHALL PROVIDE EQUIVALENT GRIPPING SURFACE.
THE TOP OF THE HANDRAIL GRIPPING SURFACE SHALL BE MOUNTED BETWEEN 30" AND 34" ABOVE THE STAIR NOISING.
A HANDRAIL AND ANY WALL OR

LOCAL LAW #58/87 NOTES

HANDICAPPED ACCESS

1. PROPOSED WORK TO COMPLY WITH APPLICABLE REQUIREMENTS OF ANSI A117.1-86, LOCAL LAW #58/87, SECTION 27-231 AND SUBARTICLE 2 OF ARTICLE 2 OF SUBCHAPTER 4 FOR HANDICAPPED ACCESS
2. CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST, AS PER RS 4-6, 4.25.4
3. ACCESSIBLE ROUTES TO BE PROVIDED BETWEEN FACILITIES ON THE GROUND FLOOR, PROVIDING A MINIMUM OF 36 INCHES OF WIDTH ALONG THE ACCESSIBLE ROUTE AS PER RS 4-6, 4.3.1 AND A MINIMUM OF 32 INCHES OF WIDTH AT DOORWAYS, AS PER RS 4-6, 4.13.5
4. SMOKE DETECTORS TO BE INSTALLED WHICH MEET THE REQUIREMENTS OF RS 4-6. 4.26.3 ADAPTABLE TO PROVIDE FLASHING LIGHTS ARRANGED TO FLASH IN CONJUNCTION WITH AUDIBLE SMOKE DETECTOR ALARMS
5. PROPOSED STORAGE FACILITIES SUCH AS CABINETS, SHELVES, CLOSETS AND DRAWERS SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF LOCAL LAW #58/87 AND RS 4-6, 4.23
   a. CLEAR FLOOR SPACE OF A MINIMUM OF 30 INCHES BY 48 INCHES IS PROVIDED FOR APPROACH TO ALL STORAGE FACILITIES
   b. STORAGE SPACES SHALL COMPLY WITH AT LEAST ONE OF THE REACH RANGES SPECIFIED IN 4-6, 4.2.5 AND 4.2.6. CLOTHES RODS SHALL BE A MAXIMUM OF 54 INCHES FROM THE FLOOR
   c. HARDWARE FOR STORAGE FACILITIES SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST

4.2 SPACE ALLOWANCES AND REACH RANGES

a A CLEAR FLOOR SPACE OF 30"x 48" SHALL BE PROVIDED FOR FORWARD AND PARALLEL APPROACHES SEE (FIGURE 4)

b 60" DIAMETER SPACE SHALL BE PROVIDED FOR WHEELCHAIR TURNING SEE (FIGURE 3)

4.8 RAMPS

a THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION SHALL BE 1:12 THE MAXIMUM RISE OF ANY SLOPE SHALL BE 30"

b THE CLEAR WIDTH (BETWEEN HANDRAILS) SHALL BE 36"

c LANDINGS LOCATED AT THE BOTTOM AND TOP OF EACH RUN SHALL BE AT LEAST AS WIDE AS THE WIDEST PART OF THE RAMP AND THE LENGTH SHALL BE 60" CLEAR

d DIRECTION CHANGES AT LANDINGS SHALL HAVE A MINUMUM SIZE OF 60"x 60"

e IF A DOORWAY IS LOCATED AT A LANDING, THEN THE AREA IN FRONT OF THE DOORWAY SHALL COMPLY WITH 4.13.6

4.8.5 HANDRAILS

a PROVIDE HANDRAILS ON BOTH SIDES OF RAMP SEGMENTS

b THE CLEAR SPACE BETWEEN THE HANDRAIL AND THE WALL SHALL BE 1-1/2"

c THE GRIPPING SURFACE SHALL BE 1-1/4" OR 1-1/2" DIAMETER

d THE TOP OF THE GRIPPING SURFACE SHALL BE MOUNTED BETWEEN 30" AND 34" ABOVE THE RAMP SURFACE

4.13 DOORS

a DOORWAYS SHALL HAVE A MINIMUM CLEAR OPENING OF 32" WITH THE DOOR OPEN 90 DEGREES MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP. FOR CLEARWAY WIDTH AND DEPTH SEE (FIGURE 24)

b FOR MANEUVERING CLEARANCES AT DOORS SEE (FIGURE 25)

4.15 DRINKING FOUNTIONS

a THE SPOUT HEIGHT SHALL BE NO HIGHER THAN 36" ABOVE THE FLOOR

4.16 WATERCLOSETS

a THE HEIGHT OF WATERCLOSETS SHALL BE 17" TO 19" ABOVE THE FLOOR TO THE TOP OF THE TOILET SEAT. FOR HEIGHTS, CONFIGURATIONS AND GRAB BARS SEE (FIGURES 28 AND 29) FOR STALLS SEE (FIGURE 30)

4.19 LAVATORIES AND SINKS

a LAVATORIES SHALL BE MOUNTED WITH A CLEARANCE OF 29" FROM THE FLOOR TO THE BOTTOM OF THE APRON. KNEE AND TOE CLEARANCE TO COMPLY WITH (FIGURE 31)

b SINKS SHALL BE MOUNTED WITH THE COUNTER OR RIM NO HIGHER THAN 34" FROM THE FLOOR

c A CLEAR FLOOR SPACE OF 30"x 48" SHALL BE PROVIDED IN FRONT OF A LAVATORY OR SINK TO ALLOW A FORWARD APPROACH AND TO COMPLY WITH (FIGURE 32)

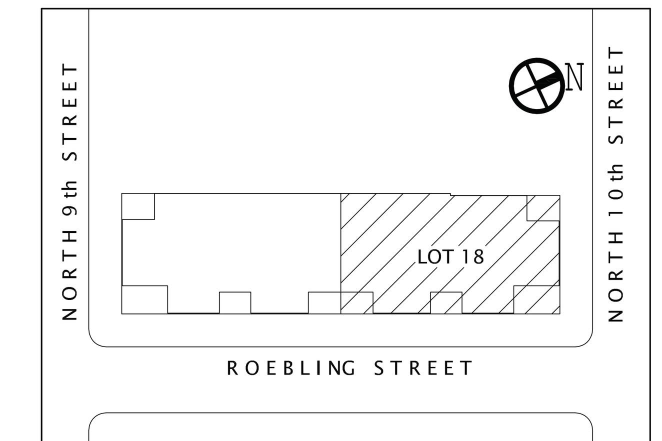
d HOT WATER AND DRAIN PIPES UNDER LAVATORIES OR SINKS SHALL BE INSULATED

4.21 SHOWER STALLS

a SHOWER STALL SIZE AND CLEAR FLOOR SPACE IN FRONT SHALL COMPLY WITH (FIGURE 35)

b A SHOWER SEAT SHALL BE PROVIDED IN A STALL 36"x 36"

c GRAB BARS SHALL BE PROVIDED AND COMPLY WITH (FIGURE 37)



KEY PLAN

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BROOKLYN, NY

NYC DOB Building Id. Number : 3061713
Block: 2306 Lot: 18

ADA DETAILS

Date: 08-27-12
Scale: as noted
Project No. : 12-136
Drawing By: NJM
Checked By: MM

A-005.00

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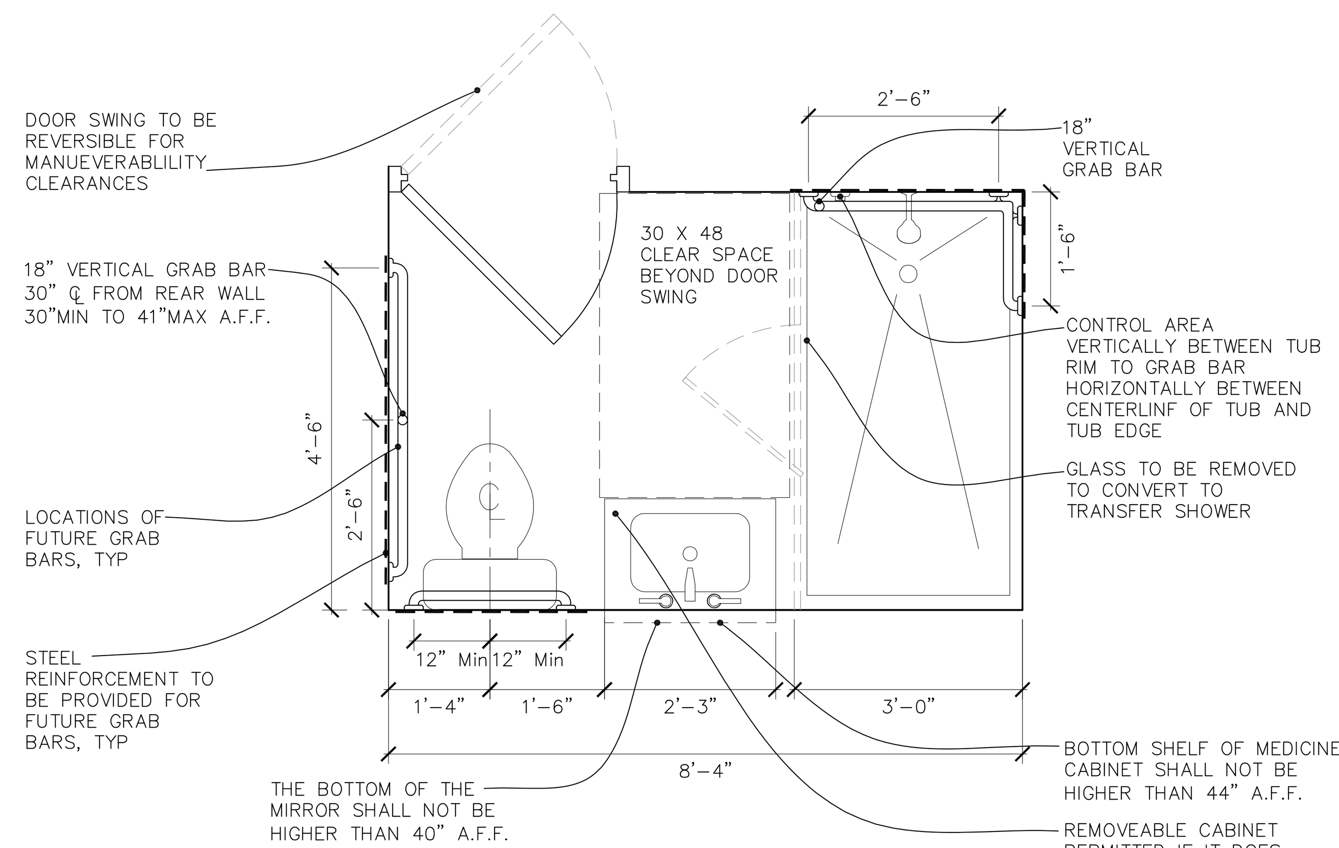
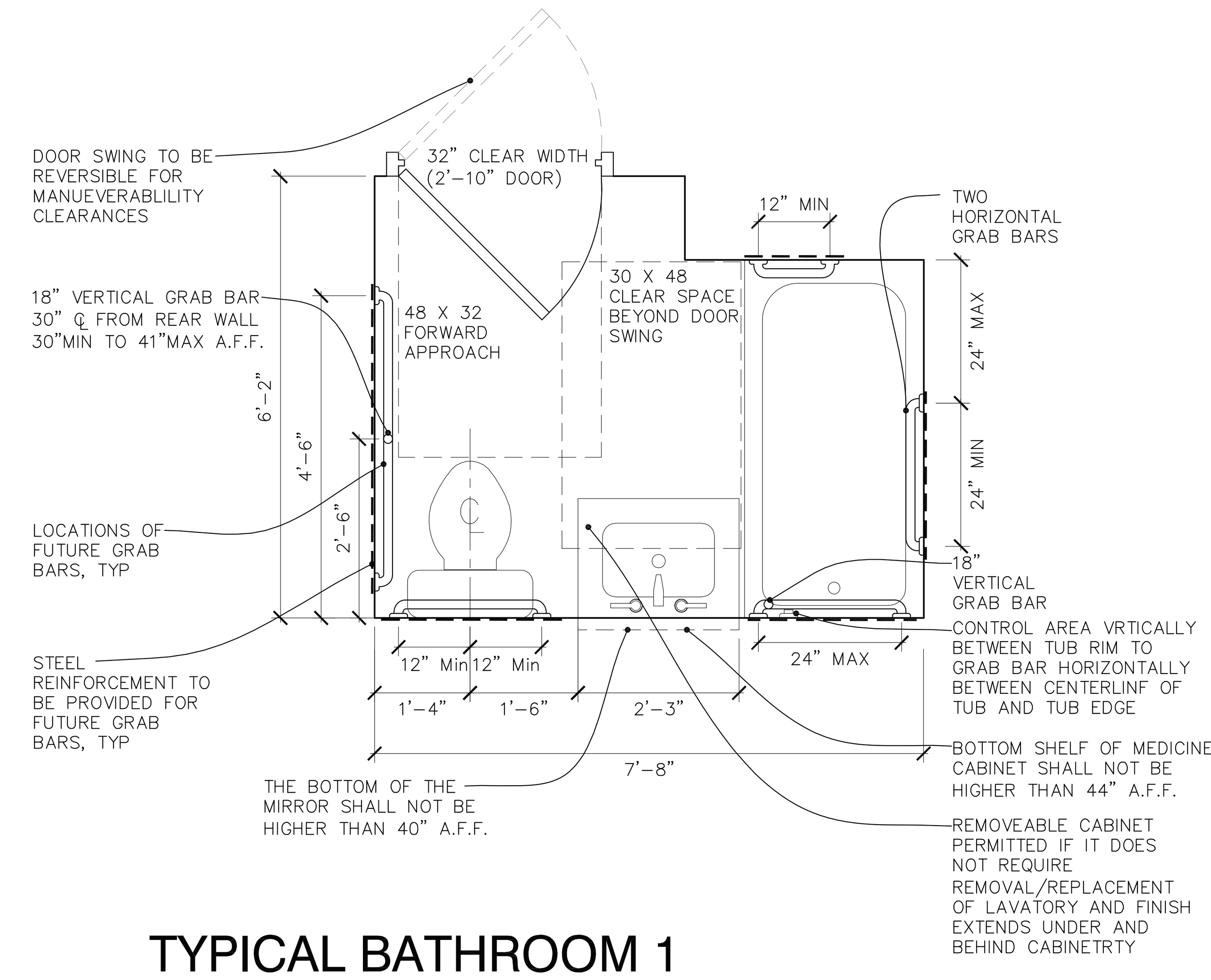
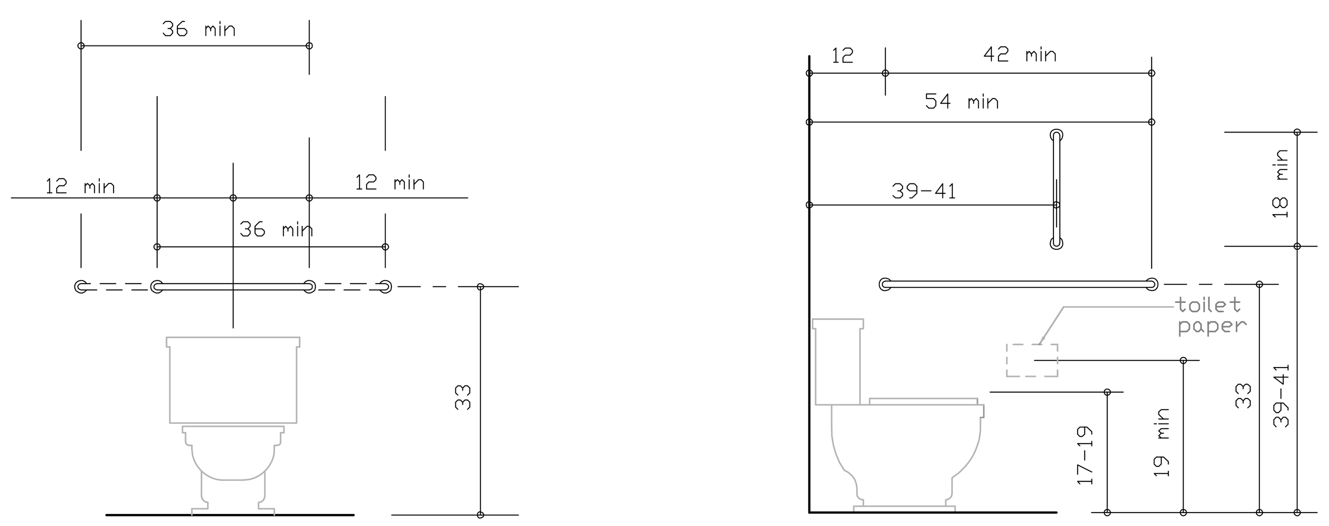
TYPICAL BATHROOMS ADA COMPLIANCE ANALYSIS



TYPICAL BATHROOM 2
TYPE B



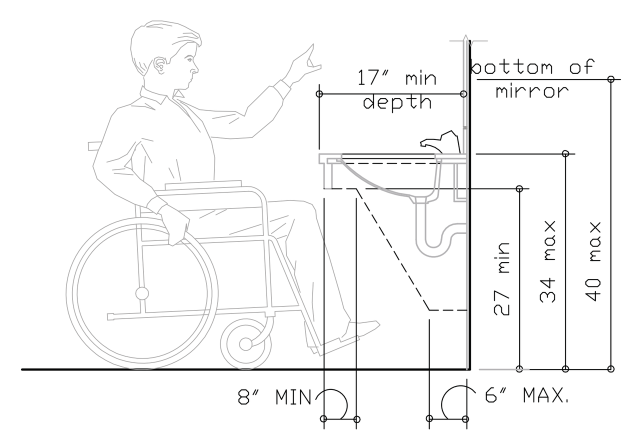
TYPICAL BATHROOM 1
TYPE B



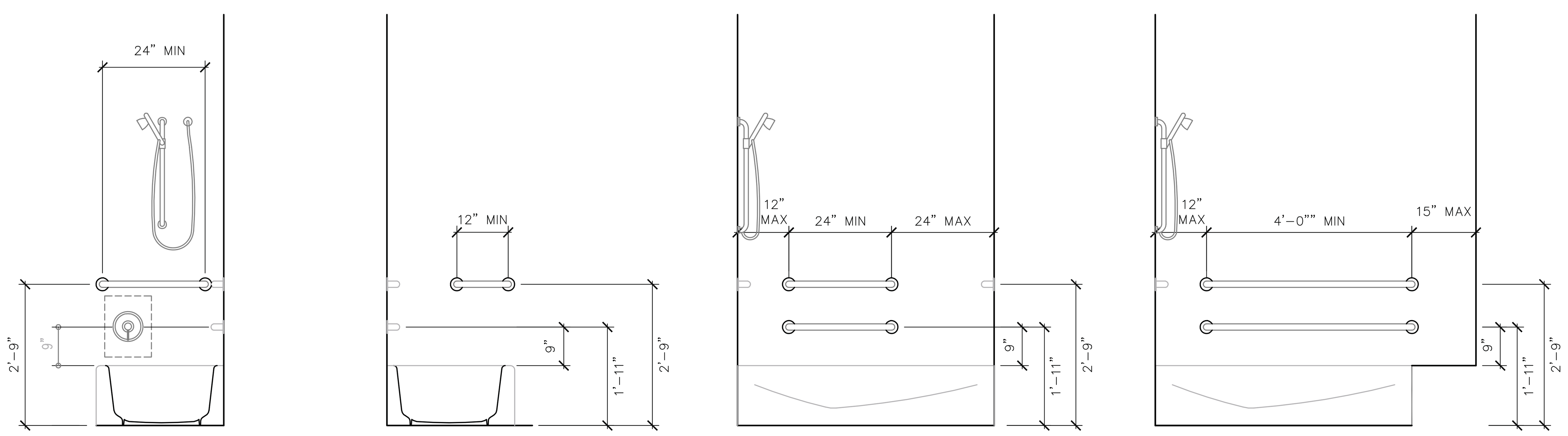
Back Wall

Side Wall

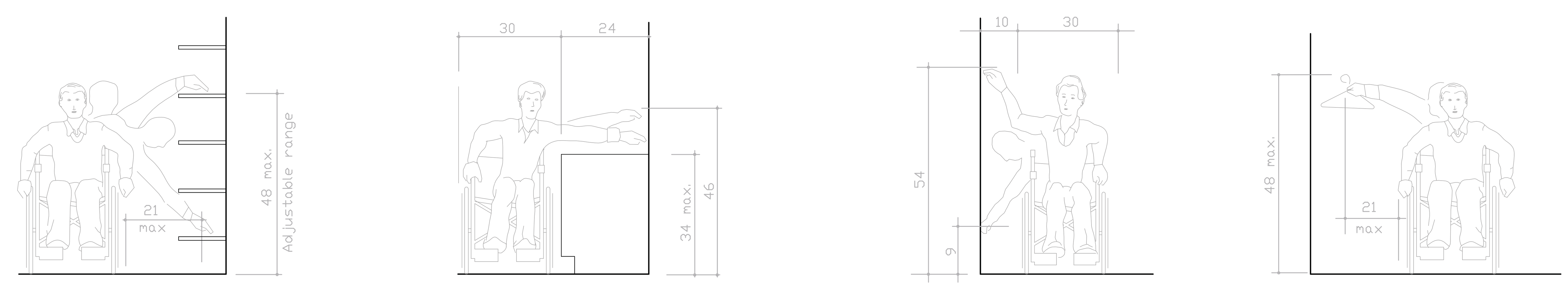
ADA W/C GRAB BAR ELEVATION DIAGRAMS



ADA LAVATORY CLEARANCE DIAGRAM



ADA BATHTUB GRAB BAR ELEVATION DIAGRAMS



ADA CLOSET / COUNTER REACH DIAGRAMS

ADA BATHROOM NOTES:

1. (AS PER 1107.2 BC) DWELLING UNITS WHICH ARE REQUIRED TO BE ACCESSIBLE UNITS OR TYPE B UNITS SHALL COMPLY WITH THIS CODE INCLUDING APPENDIX P WHERE APPLICABLE, AND THE APPLICABLE PROVISIONS OF CHAPTER 10 OF ICC A117.1. IN ADDITION, TYPE B UNITS IN R-2 OCCUPANCIES SHALL COMPLY WITH SECTION 1107.2.1 THROUGH 1107.2.8. UNITS PERMITTED TO BE TYPE B ARE PERMITTED TO BE DESIGNED AND CONSTUCTED AS ACCESSIBLE UNITS.

2. (AS PER 1107.2.2) TYPE B UNIT TOILET AND BATHING FACILITY IN R-2 OCCUPANCY. WHERE TOILET AND BATHING FACILITY PROVIDED IN THE DWELLING UNIT, ALL SUCH TOILETS AND BATHING FACILITIES SHALL COMPLY WITH APPENDIX P.

3. (AS PER P101.1) ALL TOILET AND BATHING FACILITIES WITHIN A DWELLING UNITS IN OCCUPANCY GROUP R-2 SHALL COMPLY WITH SECTION P102. AT LEAST ONE LAVATORY, ONE WATER CLOSET AND EITHER BATHTUB OR SHOWER WITHIN EACH TOILET OR BATHING FACILITY SHALL COMPLY WITH SECTION P102. TOILET AND BATHTUB FIXTURES COMPLYING WITH SECTION P102 SHALL BE IN A SINGLE AREA, SUCH THAT TRAVEL BETWEEN FIXTURES DOES NOT REQUIRE TRAVEL THROUGH OTHER PARTS OF THE UNIT. WHERE A BATHING FIXTURE IS OMITTED IN A ROOM, TE REMAINING FIXTURES SHALL COMPLY WITH P102.

4. (AS PER P102.1) ACCESSIBLE ROUTE. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT EACH TOILET AND BATHING FACILITIES WITHIN A DWELLING UNIT. ACCESSIBLE ROUTE SHALL CONSIST OF ONE OR MORE OF THE FOLLWING ELEMENTS: WALKING SURFACES COMPLYING WITH SECTION 403 OF A117.1, RAMP COMPLYING WITH SECTION 405 OF A117.1, ELEVATORS COMPLYING WITH SECTION 407,408,409 OF A117.1, AND PLATFORM LIFT COMPLYING WITH SECTION 410 OF A117.1.

5. (AS PER P102.2) OPERABLE PARTS. LIFGTING CONTROLS, ELECTRICAL SWITCHES AND RECEPTACLES OUTLETS, AND ENVIROMENTAL CONTROLS SHALL COMPLY WITH SECTION 309.2 AND 309.3 OF A117.1

6. (AS PER P102.3. EXEPTIONS 1 AND 2) DOORS ARE ALLOWED TO SWING INTO CLEAR FLOOR SPACE:
   A). WHERE A CLEAR FLOOR SPACE COMPLYING WITH SECTION 305.3 IS PROVIDED WITHIN A ROOM, BEYOND THE ARC OF THE DOOR SWING.
   B). WHERE THE DOOR AND FRAME ARE PROVIDED WITH MORTISED HINGES AND LATCH BLANKS TO PERMIT FUTURE REVSAL OF THE DOOR ON THE SAME FRAME USING COMMON HAND TOOLS AND WITHOUT FURTHER ALTERATIONS TO THE DOOR AND FRAME.

7. (AS PER P102.4) KNEE AND TOE CLEARANCE. CLEAR FLOOR SPACE AT FIXTURE SHALL BE PERMITTED TO INCLUDE KNEE AND CLEARANCE COMPLYING WITH SECTION 306. OF A117.1

8. (AS PER P102.5) OVERLAP. CLEAR FLOOR SPACES, CLEARANCES, AND WHELLCHAIR TURNING SPACES ARE PERMITTED TO OVERLAP.

9. (AS P102.6) LAVATORIES SHALL COMPLY WITH SECTION 606 OF A117.1. HOWEVER, THE CABINETRY SHALL BE PERMITTED UNDER THE LAVATORY PROVIDED:
   A). SUCH CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE LAVATORY
   B). THE FINISH FLOOR EXTENDS UNDER SUCH CABINETRY
   C). THE WALL BEHIND AND SURROUNDNG CABINETRY ARE FINISHED.

10. (AS PER P102.7) MIRRORS. MIRRORS ABOVE LAVAORY SHALL HAVE THE BOTTOM EDGE OF THE REFLECTING SURFACES 40" MAX. ABOVE THE FLOOR.

11. (AS PER P102.8.1) THE WATER CLOSET SHALL BE POSITIONED WITH A WALL TO THE REAR AND TO ONE SIDE. THE CENTERLINE OF THE WATER CLOSET SHALL BE 16" MIN. AND 18" MAX. FROM THE SIDE WALL.

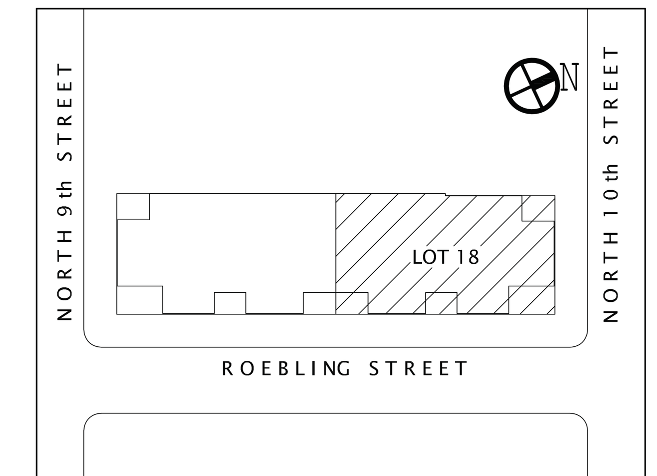
12. (AS PER 102.8.2) WHERE PARALLEL APPROACH IS PROVIDED TO THE WATER CLOSET, THE CLEARANCE SHALL BE 56 INCHES MIN., MEASURED PERPENDICULAR FROM THE REAR WALL, AND 48" MIN., MEASURED PERPENDICULAR FROM THE SIDE WALL. A LAVATORY COMPLYING WITH SECTION P102.6 SHALL BE PERMITTED ON THE REAR WALL, 18" MIN FROM THE WATER CLOSET CENTERLINE.

13. (AS PER 102.8.3 EXEPTION) GRAB BARS (COMPLIANT WITH SECTION 609 OF A117.1) FOR WATER CLOSET ARE NOT REQUIED TO BE INSTALLED WHERE REINFORCEMENT FOR SUCH GRAB BARS IS INSTALLED FOR THE FUTURE INSTALATION OF BARS.

14. (AS PER P102.9.1) BUTHTUB SHALL COMPLY WITH SECTION 607 OF A117.1. A CLEARANCE OF 60" MIN IN LENGTH MEASURED PERPENDICULAR FROM THE CONTROL END OF THE BUTHTUB, AND 30" MIN IN WIDTH SHALL BE PROVIDED LAVATORIES COMPLYING WITH SECTION 6102.6 SHALL BE PERMITTED IN THE CLEARANCE.

15. (AS PER P102.9.1.1 EXEPTION) GRAB BARS FOR THE BATHTUB (COMPLIANT WITH SECTION 609 OF A117.1) ARE NOT REQUIRED TO BE INSTALLED WHERE REINFORCEMENT FOR SUCH GRAB BARS IS INSTALLED FOR FUTURE INSTALLATION OF SUCH GRAB BARS.

16. (AS PER P102.9.2) SHOWER SHALL COMPLY WITH SECTION 608 OD A117.1



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28 ROEBLING STREET
BROOKLYN, NY

NYC DOB Building Id. Number : 3061713
Block: 2306 Lot: 18

ADA BATHROOM DIAGRAMS

Date: 08-27-12
Scale: as noted
Project No. : 12-136
Drawing By: NJM
Checked By: MM

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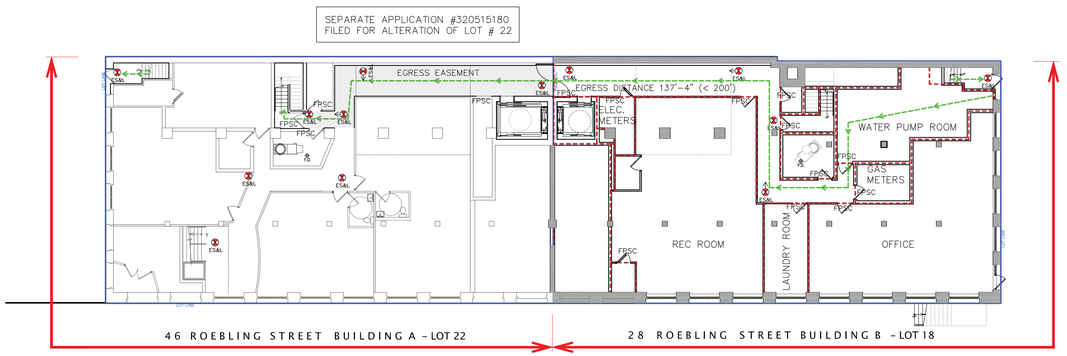
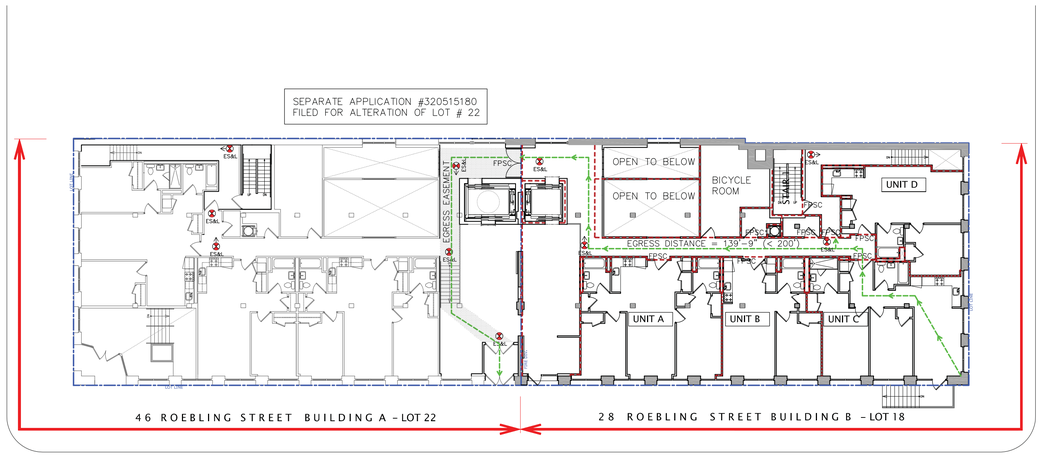


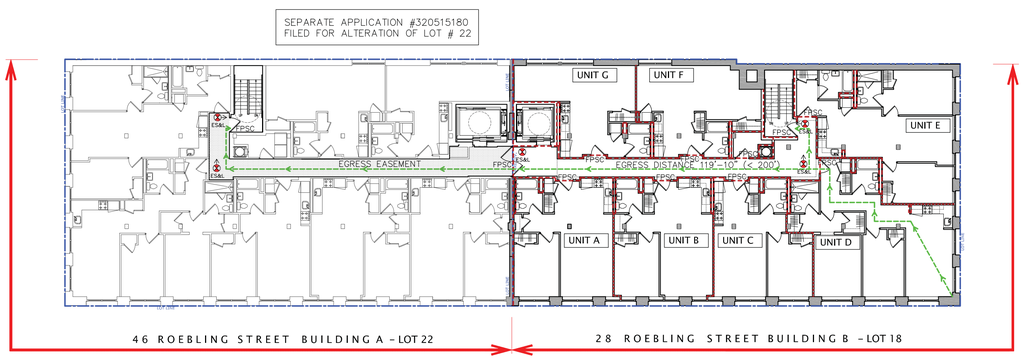
FIRE RATING / EGRESS PLAN - BASEMENT B

Scale : 1/16" = 1'-0"



FIRE RATING / EGRESS PLAN - 1st FLOOR 1

Scale : 1/16" = 1'-0"



FIRE RATING / EGRESS PLAN - 2ND - 4TH FLOOR 2-4

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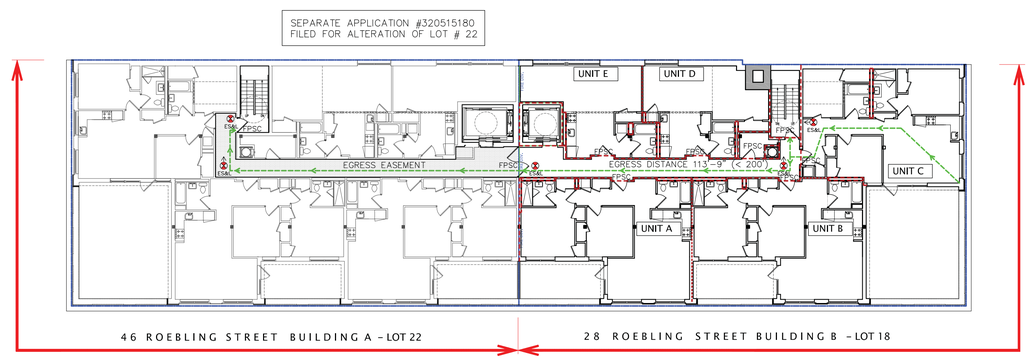


FIRE RATING / EGRESS PLAN - 5TH FLOOR 5

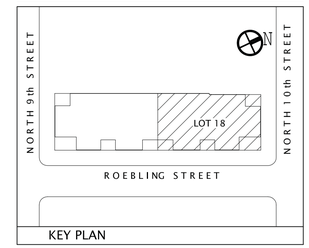
Scale : 1/16" = 1'-0"

TABLE 6-1 DETERMINATION OF EXIT AND ACCESS REQUIREMENTS

Occupancy Group of Building or Sapce	Group Desig-nation	Maximum Travel Distance (ft)		Capacity Number of Persons per Unit of WidthDistance (ft)					
		Unsprinklered	Sprinklered	Doors openings		Stairs, Escalators	Ramps Corridors, Exit passag-eways, Horizontal Exits	Min. Width (in)	Max. Dead End (length in ft.)
				To outdoors @ grade	All other Exits and corridor doors				
BUSINESS	E	200	300	100	80	60	100	44	30
RESIDENTIAL	J-2	150	200	50	40	30	50	36	40

LEGEND:

- EXISTING TO REMAIN / REBUILD AS NESSECARY
- NEW CONSTRUCTION - SEE WALL TAG FOR DETAILS
- ONE HOUR RATED PARTITION
- TWO HOUR RATED PARTITION
- EGRESS PATH / TRAVEL DISTANCE
- ES&L — EXIT SIGN AND LIGHT
- EGRESS SEASEMENT AREA



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FIRE RATINGS & EGRESS TRAVEL DISTANCE PLANS

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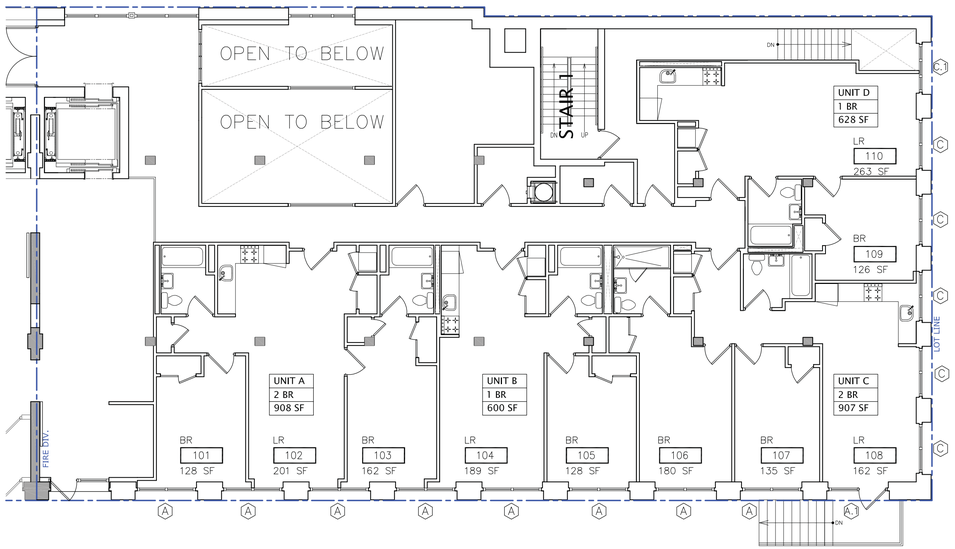
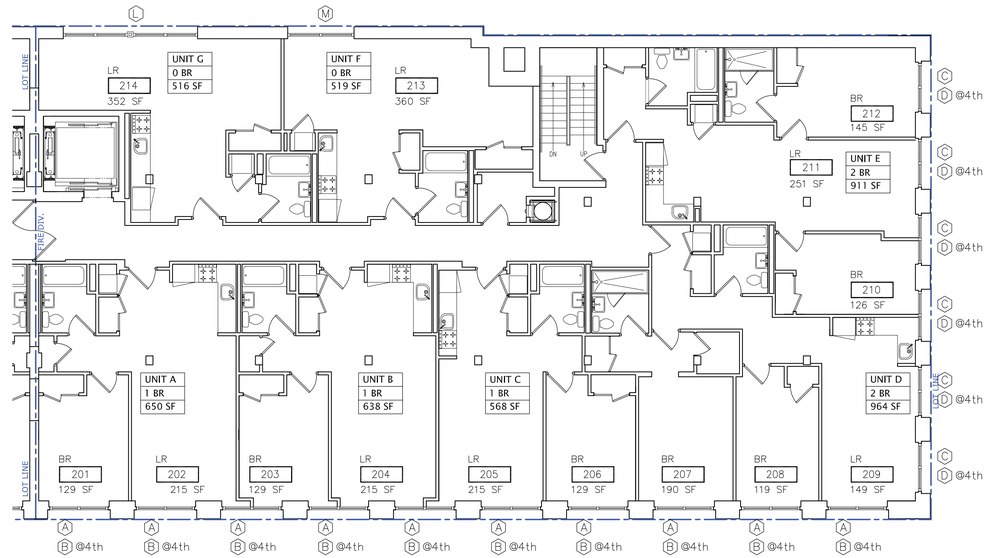
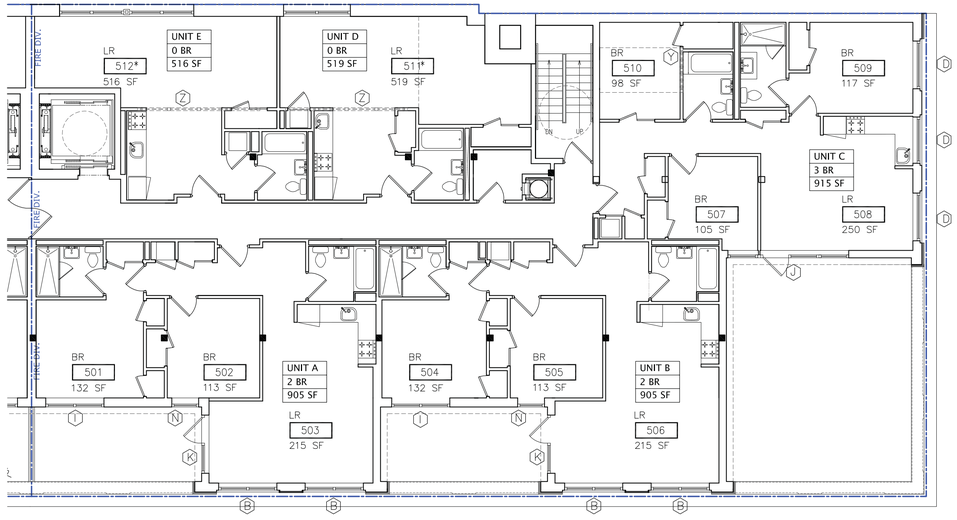


LIGHT AND AIR PLAN - 1st FLOOR
Scale : 1/8" = 1'-0"



LIGHT AND AIR PLAN 2nd - 4th FLOOR
Scale : 1/8" = 1'-0"



LIGHT AND AIR PLAN - 5th FLOOR
Scale : 1/16" = 1'-0"

LIGHT AND AIR CALCULATIONS NOTES:

27–732 NATURAL LIGHT REQUIREMENTS
EVERY HABITABLE ROOM SHALL BEPROVIDED WITH NATURAL LIGHT COMPLYING WITH THE PROVISIONS OF SUBCHAPTER 12 ARTICLE 3

27–733 NATURAL LIGHT SOURCES AND LOCATIONS
(a) NATURAL LIGHT WHEN REQUIRED SHALL BE PROVIDED BY WINDOWS SKYLIGHTS, GLAZED DOORS, OR OTHER NATURAL LIGHT TRANSMITTING MEDIA...

27–734 AREA OF NATURAL LIGHT SOURCES
REQUIRED SOURCES OF NATURAL LIGHT SHALL HAVE AN AGGREGATE TRANSMITTING AREA IF AT LEAST TEN PERCENT OF THE FLOOR AREA OF THE ROOM OR SPACE SERVED...EACH REQUIRED SOURCE SHALL HAVE A MINIMUM TRANSMITTING AREA OF TWELVE SQUARE FEET AND ONLY THAT AREA OF THE LIGHT SOURCE ABOVE THIRTY INCHES FROM THE FINISHED FLOOR MAY BE CONSIDERED AS PROVIDING THE NATURAL LIGHT REQUIRED IN ANY SPACE.

27–746 STANDARDS OF NATURAL VENTILATION – HABITABLE ROOMS
ALL HABITABLE ROOMS SHALL BE PROVIDED WITH NATURAL VENTILATION COMPLYING WITH NATURAL VENTILATION COMPLYING WITH THE PROVISIONS OF SUBCHAPTER 12 ARTICLE 6 EXCEPT AS PROVIDED IN SECTION 27–750

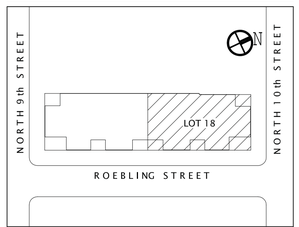
27–749 NATURAL VENTILATION SOURCES
NATURAL VENTILATION WHEN REQUIRED, SHALL BE PROVIDED BY WINDOWS, SKYLIGHTS, OR OTHER VENTILATING OPENINGS.

27–750 AREA OF VENTILATING OPENINGS
VENTILATING OPENINGS IN ALL HABITABLE ROOMS OR SPACES SHALL HAVE A FREE OPENABLE AREA OF AT LEAST FIVE PERCENT OF THE ROOM OR SPACE VENTILATED...

'LIGHT AND AIR' CALCULATIONS
BC 27–734 & BC 27–750

	ROOM	ROOM NAME	ROOM AREA	ARTICLE 3 (STANDARD OF NATURAL LIGHT) REQUIRED WINDOW S.F.	ARTICLE 3 PROPOSED WINDOW S.F.	ARTICLE 6 (STANDARD OF NATURAL VENTILATION) REQUIRED WINDOW S.F.	ARTICLE 6 PROPOSED WINDOW S.F.
FIRST FLOOR	101	BEDROOM	128.0	12.8	73.25	6.4	36.62
	102	LIVING ROOM	201.0	20.1	45.5	10.05	22.75
	103	BEDROOM	162.0	16.2	45.5	8.1	36.62
	104	LIVING ROOM	189.0	18.9	73.25	9.45	22.75
	105	BEDROOM	128.0	12.8	45.5	6.4	36.62
	106	BEDROOM	180.0	18.0	45.5	9.0	22.75
	107	BEDROOM	135.0	13.5	45.5	6.75	22.75
	108	LIVING ROOM	162.0	16.2	105.87	8.1	22.75
	109	BEDROOM	126.0	12.6	39.06	6.3	19.53
	110	LIVING ROOM	263.0	26.3	52.08	13.15	26.04
SECOND–FOURTH FLOOR	201	BEDROOM	129.0	12.9	45.5 (42.77)	6.45	27.75
	202	LIVING ROOM	215.0	21.5	73.25	10.75	36.62
	203	BEDROOM	129.0	12.9	45.5	6.45	27.75
	204	LIVING ROOM	215.0	21.5	45.5	10.75	27.75
	205	LIVING ROOM	215.0	21.5	73.25	10.75	36.62
	206	BEDROOM	129.0	12.9	45.5	6.45	27.75
	207	BEDROOM	190.0	19.0	45.5	9.5	27.75
	208	BEDROOM	119.0	11.9	45.5	5.95	27.75
	209	LIVING ROOM	149.0	14.9	120.89	7.45	60.44
	210	BEDROOM	126.0	12.6	39.06	6.3	19.53
	211	LIVING ROOM	251.0	25.1	58.59	12.55	29.29
	212	BEDROOM	145.0	14.5	39.06	7.25	19.53
	213	LIVING ROOM	360.0	36.0	51.44	18.0	25.72
	214	LIVING ROOM	352.0	35.2	107.33	17.6	53.66
FIFTH FLOOR	501	BEDROOM	132.0	13.2	36.0	6.6	9.0
	502	BEDROOM	113.0	11.3	21.0	5.65	10.5
	503	LIVING ROOM	215.0	21.5	84.5	10.75	42.75
	504	BEDROOM	132.0	13.2	36.0	6.6	9.0
	505	BEDROOM	113.0	11.3	21.0	5.65	10.5
	506	LIVING ROOM	215.0	21.5	84.5	10.75	42.75
	507	BEDROOM	105.0	10.5	21.0	5.25	10.5
	508	LIVING ROOM	250.0	25.0	71.5	12.5	35.75
	509	BEDROOM	117.0	11.7	35.75	5.85	17.875
	510	BEDROOM	98.0	9.8	20.0	4.90	10.0
	511*	LIVING ROOM	519.0	51.9	54.7*	25.95	27.35*
	512*	LIVING ROOM	516.0	51.6	54.7*	25.8	27.35*

* NOTE: LOT LINE WINDOWS ARE NOT CONTRIBUTORY TO LIGHT AND AIR REQUIREMENTS



KEY PLAN

NO.	REVISIONS DESCRIPTIONS	DATE
1		

NO.	ISSUES TO WHOM ISSUED	DATE
1		

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28 ROEBLING STREET
BROOKLYN, NY

NYC DOB Building Id. Number : 3061713
Block: 2306 Lot: 18

"LIGHT AND AIR" CALCULATION PLANS

Date: 08–27–12
Scale: as noted
Project No. : 12–136
Drawing By: NJM
Checked By: MM

A–020.00

SHEET 11 of 28

©

GENERAL CONSTRUCTION NOTES:

1 GC TO PATCH ALL FLOORS, CEILINGS, AND EXISTING CONSTRUCTION TO PROVIDE A CONTINUOUS FINISHED SURFACE, TYPICAL.

2 GC TO INSPECT ALL EXISTING STONE WINDOW SILLS AND REPAIR AND REPLACE AS REQUIRED; ALL STONE SILLS ARE TO BE PROTECTED DURING CONSTRUCTION, TYPICAL.

3 ALL EXISTING WINDOWS TO BE REMOVED AND OPENINGS ARE TO BE PREPARED FOR NEW ASSEMBLIES, TYPICAL.

4 ALL EXISTING ELECTRICAL WIRING TO BE REMOVED AND SERVICES ARE TO BE PREPARED FOR NEW CONFIGURATION. GC TO COORDINATE UTILITIES FOR LOTS 18 AND 22 AS REQUIRED.

5 ALL EXISTING PLUMBING AND SPRINKLER PIPING TO BE REMOVED AND SERVICES ARE TO BE PREPARED FOR NEW CONFIGURATION. GC TO COORDINATE UTILITIES FOR LOTS 18 AND 22 AS REQUIRED.

6 FLOOD PROOF MATERIALS ARE TO BE USED IN THE BASEMENT, NO GYPSUM WALL BOARD, FABRIC, WOODEN, OR OTHER POROUS PRODUCTS WOLL BE PERMITTED. ACCEPTABLE MATERIALS ARE CONCRETE, CONCRETE BLOCK, METAL, CEMENTITIOUS PANEL PRODCTS, CERAMIC, PORCELAIN, STONE, GLASS, OR PLASTICS IN ACCORDANCE WITH BUILDING CODE REQUIREMENTS.

7 ALL EQUIPMENT LOCATED IN BASEMENT SHALL BE INSTALLED UPON A HOUSEKEEPING CONCRETE SLAB RAISED ABOVE BASE FLOOD PLANE ELEVATION.

8 ALL BATHROOMS TO RECEIVED NEW MIRRORED MEDICINE CABINETS WITH BUILT IN LIGHTING, TYPICAL.

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10 WHERE THE WALL TYPE IS NOT TAGGED, GC IS TO SUBMIT RFI TO ARCHITECT FOR CLARIFICATION OF THE WALL TYPE; THE ARCHITECTS DETERMINATION IS FINAL. THERE SHALL BE NO PRICE INCREASE BASED ON THE CLARIFICATION / DETERMINATION.

11 ALL CLOSET DOORS TO BE TOP AND BOTTOM PIVOT TYPE, REFER TO DOOR SCHEDULE, TYPICAL.

12 REFER TO REFLECTED CEILING PLANS FOR ALL SOFFIT AND CEILING HEIGHTS, TYPICAL.

13 ALL STRUCTURAL WORK TO BE COORDINATED WITH STRUCTURAL PLANS

14 ALL HVAC WORK TO BE COORDINATED WITH MECHANICAL PLANS.

15 ALL ELECTRICAL WORK TO BE COORDINATED WITH THE ELECTRICAL PLANS, ELECTRIC TELEPHONE PLANS, AND REFLECTED CEILING PLANS, TYPICAL.

16 FIRESTOPPING NOTE: REFER TO FIRESTOPPING DETAILS FOR ALL NEW RISER PENETRATIONS, OPENINGS TO BE FIRESTOPPED AT EACH FLOOR, TYP.

KEY TO CONSTRUCTION WORK NOTES:

(1) NEW L.W. CONCRETE TOPPING W/ POLYEURETHANE FINISH, TYP.

(2) NEW PORCELAIN TILE FLOOR AT ALL BATHROOMS, TYPICAL. GC TO COORDINATE FLOOR ELEVATIONS APPROPRIATELY.

(3) NEW ALUMINUM WINDOW, REFER TO WINDOW SCHEDULE, ON SHEET A-603 FOR FURTHER INFORMATION, TYP.

(4) EXISTING MASONRY OPENING TO BE ENLARGED; GC TO INSTALL NEW SILLS AND LINTELS AS REQUIRED TO MATCH ADJACENT CONSTRUCITON.

(5) NEW FIRE RATED MDF DOOR, REFER TO DOOR SCHEDULE ON SHHET A-602

(6) NEW DOUBLE DOOR, WITH OPPOSITE SWING DOOR,EQUIPPED WITH A FUSIBLE LINK HOLD OPEN AND REVERSIBLE RIM TYPE CROSS BAR EXIT DEVICE. GC TO SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION.

(7) STONE ENTRY SADDLE AT APARTMENT ENTRY THRESHOLD, TYPICAL.

(8) INTERIOR WINDOW ASSEBLY – REFER TO DETAILS

(9) EXISTING MASONRY COLUMN TO REMAIN, ALL PAINT TO BE REMOVED TO RESTORE EXPOSED BRICK FINISH, TYPICAL.

(10) EXISTING TIMBER COLUMN TO REMIAN, ALL PAINT TO BE REMOVED, TYPICAL WHERE EXPOSED.

(11) EXISTING MASONRY PARTY WALL, REPAIR PATCH STITCH AS REQUIRE. REFER TO STRUCTURAL PLANS FOR DETAILS. WALL FINISH TO BE EXPOSED BRICK.

(12) SLIDING FIRE RATED DOOR HOLD OPEN ON FUSIBLE LINK.

(13) COMPACTOR / REFUSE ROOM, REFER TO GENERAL NOTES AND DETAILS ON SHEETS A-003 & A-900.

(14) EXPOSED GIRDER BELOW.

(15) DOUBLE HEIGHT PARTITION, COORDINATE WITH FLOOR ABOVE BELOW.

(16) REFUSE CHUTE. REFER TO DETAILS ON A-900 TYPICAL.

(17) TRASH COMPACTOR. REFER TO DETAILS ON A-900 TYPICAL.

(18) CLERESTORY WINDOWS ABOVE. SEE BUILDING SECTIONS

(19) ROOF DRAIN, COORDINATE WITH PLUMBING PLANS TYPICAL

(20) CATHEDRAL CEILING, REFER TO BUILDING SECTIONS FOR FURTHER INFORMATION.

(21) GC TO INSTALL CONCRETE ROOF PAVERS ON PEDESTALS, PAVERS ARE TO BE BY WASAU OR APPROVED EQUAL.

(22) HVAC CLOSET, COORDINATE PIPING WITH MECHANICAL AND PLUMBING PLANS, TYPICAL.

(23) NEW KITCHEN COUNTER WITH STONE COUNTERTOP AND WOOD CABINETRY. GC TO SUBMIT SAMPLES OF ALL MATERIALS AND SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION.

(24) NEW SHOWER ASSEMBLY WITH TILE FLOOR AND WALLS. GC TO PROVIDE GLASS SHOWER ENCLOSURE AT ALL NEW SHOWERS, TYPICAL.

(25) NEW CLOSET, GC TO PROVIDE CLOTHES ROD WITH SHELVING ABOVE.

(26) NEW METAL STAIR TO REPLACE EXISTING CONCRETE STAIR AT SIDEWALK.

(27) NEW METAL AND WOODEN GUARD RAIL ASSEMBLY

(28) BICYCLE STORAGE RACKS TO BE PROVIDED IN BCICLY ROOM TO ACCOMODATE 16 BICYCLES, MINIMUM.

(29) NEW MASONRY PARAPET WITH NEW CONCRETE STONE WALL COPING. REFER TO DETAILS.

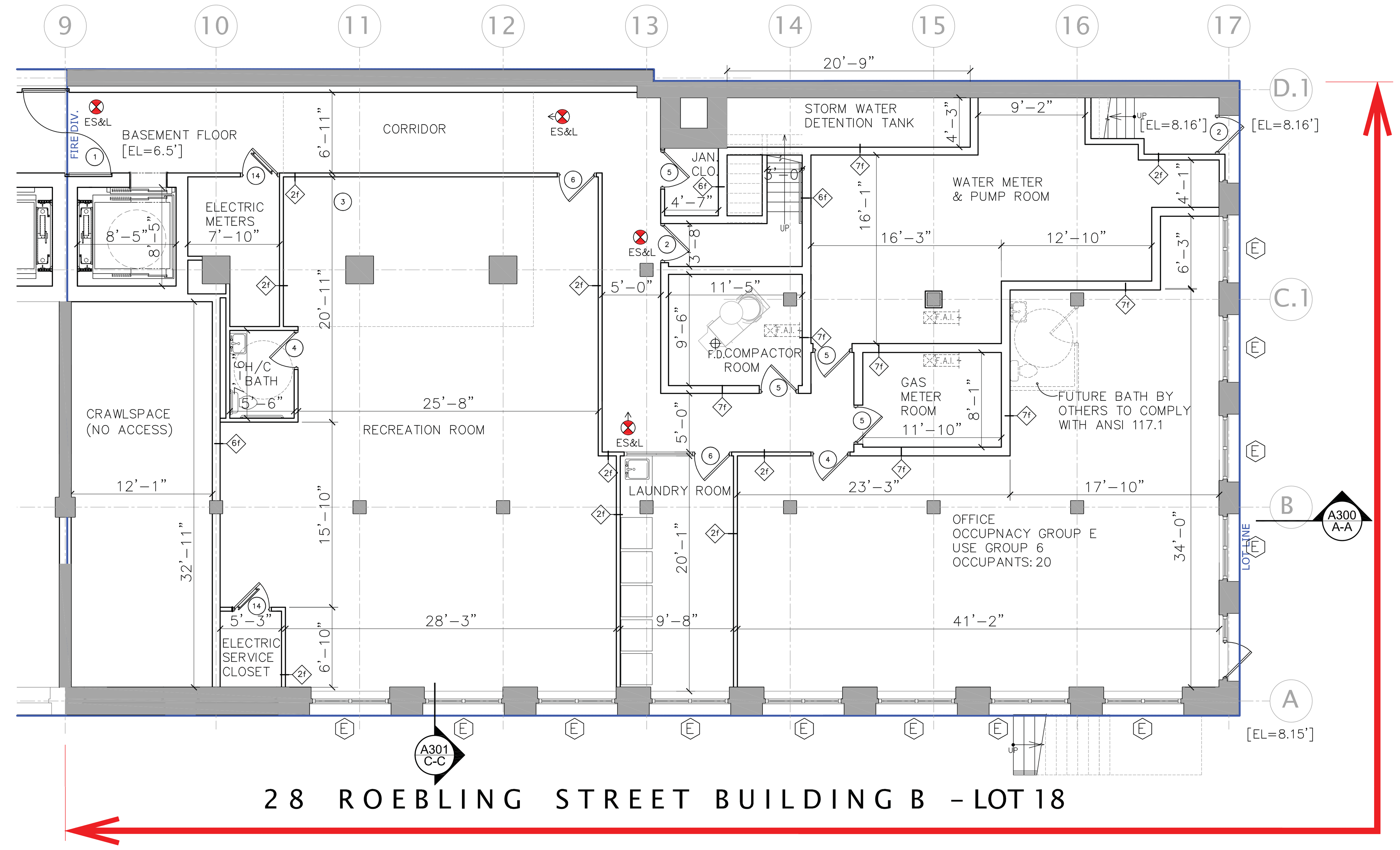
(30) LINE OF NEW CORNICE BELOW. REFER TO DETAILS.

(31) NEW BRICK VENEER, TO MATCH EXISTING BRICK. GC TO SUBMIT SAMPLES FOR REVIEW PRIOR TO CONSTRUCTION.

(32) EXISTING MASONRY CHIMNEY TO REMAIN, REPAIR / PATCH / STABALIZE AS REQUIRED.

NOTE:
ALL COMMERCIAL SPACES AND RESTROOMS TO COMPLY WITH ANSI 117.1 2003

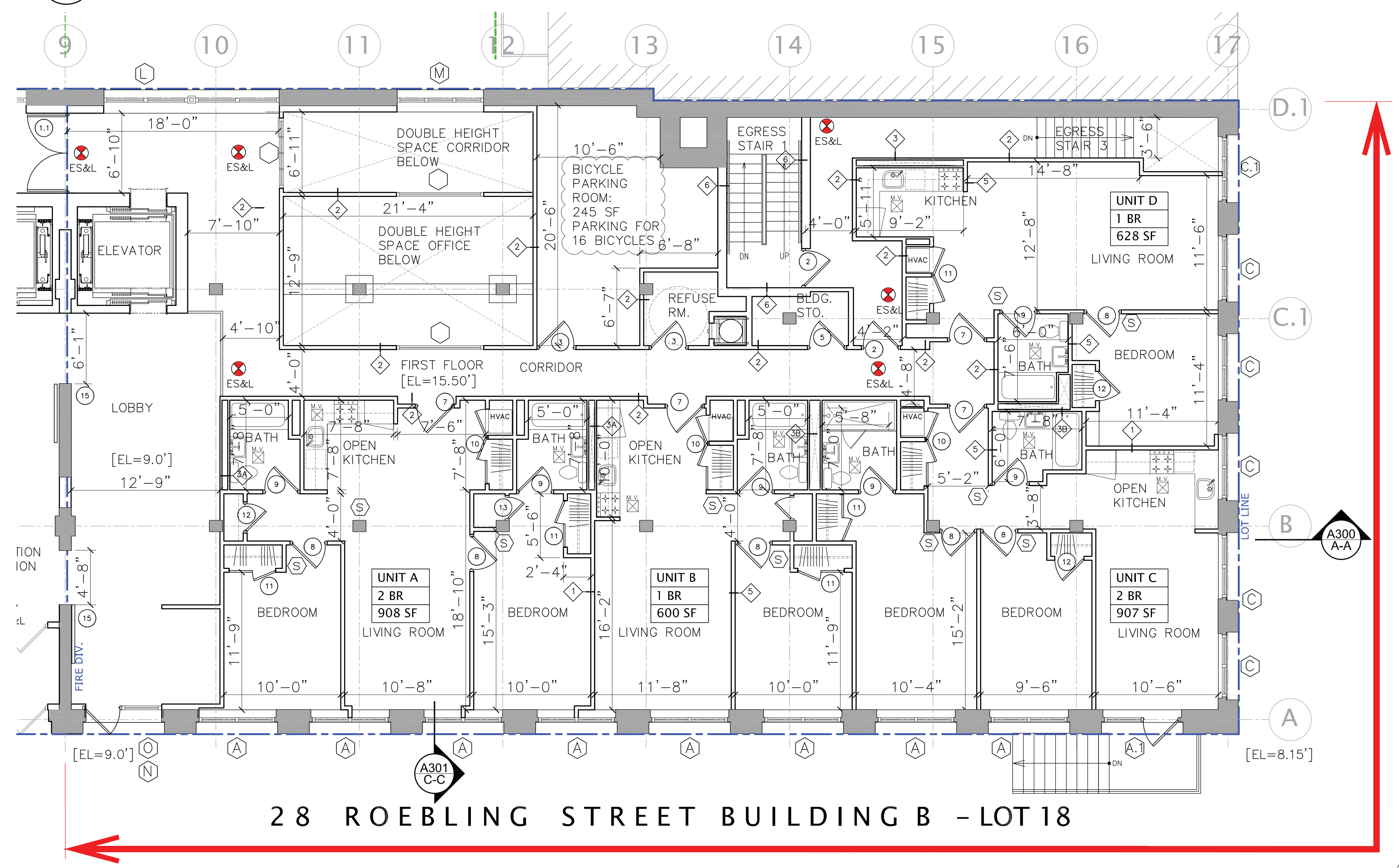
NOTE:
FLOOD PROOF MATERIALS ARE TO BE USED BELOW THE FLOOD PLANE; NO GYPSUM, FABRIC, WOODEN, OR OTHER POUROUS PRODUCTS PERMITTED. ACCEPTABLE MATERIALS ARE CONCRETE, CONCRETE BLOCK, METAL, CEMENT BOARD, CERAMIC/PORECLAIN TILE.



CONSTRUCTION PLAN - BASEMENT FLOOR

Scale : 1/8" = 1'-0"

NOTE:
ALL ENTRANCES ARE AT GRADE



CONSTRUCTION PLAN - FIRST FLOOR

Scale : 1/8" = 1'-0"

TABLE 6-2 OCCUPANT LOAD REQUIREMENTS NET AREA TABLE

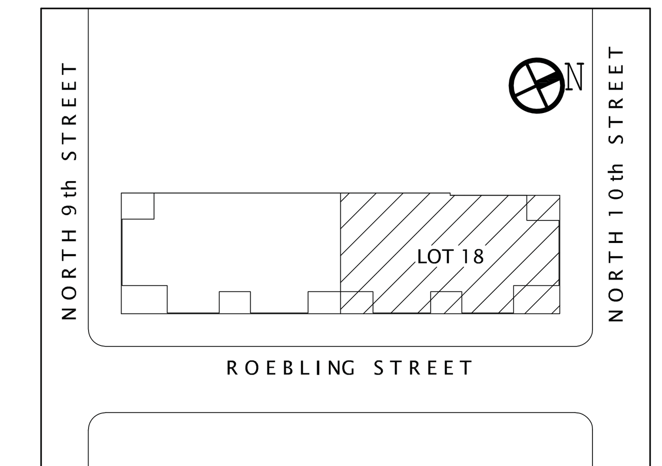
OCCUPANCY	LOCATION	AREA (SF)	NET FLOOR AREA PER OCCUPANT	# OF OCCUPANTS
OFFICE	BASEMENT	948 SF	100 SF/ PER OCCUPANT	9 PERSONS
OFFICE	BASEMENT	706 SF	100 SF/ PER OCCUPANT	7 PERSONS

F.P.S.C. DOORS

DOOR #	WIDTH & HEIGHT	CLOSER	RATING	NOTES:
1	6'-6" x 8'-0"	Self Closing	'B' Label 90 min.	DOUBLE DIRECION EGRESS DOOR
2	3'-0" x 7'-0"	Self Closing	'B' Label 90 min.	
3	3'-0" x 7'-0"	Self Closing	'B' Label 90 min.	
4	3'-0" x 7'-0"	Self Closing	'B' Label 90 min.	
5	3'-0" x 7'-0"	Self Closing	'B' Label 90 min.	
6	3'-0" x 7'-0"	Self Closing	'B' Label 90 min.	METAL AND FIRE RATED GLASS DOOR
7	3'-0" x 7'-0"	Self Closing	'B' Label 90 min.	FIRE RATED M.D.F. DOOR
15	5'-0" x 9'-0"	Self Closing	'B' Label 90 min.	SLIDING FIRE DOOR

WALL / GRAPHICS LEGEND:

- EXISTING TO REMAIN / REBUILD AS NESSECARY
- NEW CONSTRUCTION – SEE WALL TAG FOR DETAILS
- WALL TYPE MARKER SEE WALL TYPES DRAWING
- ES&L — EXIT SIGN AND LIGHT
- (S) HARD WIRED SMOKE AND CARBON MONOXIDE DETECTOR
- M.V. — 50 CFM EXHAUST FAN
- (#) DOOR TAG – REFER TO DOOR SCHEDULE
- (abc) WINDOW TAG – REFER TO WINDOW SCHEDULE
- [EL. = X'] FLOOR ELEVATION



KEY PLAN

	REVISIONS	
NO.	DESCRIPTIONS	DATE
1		
1		
NO.	TO WHOM ISSUED	DATE
	ISSUES	

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28 ROEBLING STREET
BROOKLYN, NY

NYC DOB Building Id. Number : 3061713
Block: 2306 Lot: 18

BASEMENT AND FIRST FLOOR CONSTRUCTION PLANS

Date: 08-27-12
Scale: as noted
Project No. : 12-136
Drawing By: NJM
Checked By: MM

A-100.00

©

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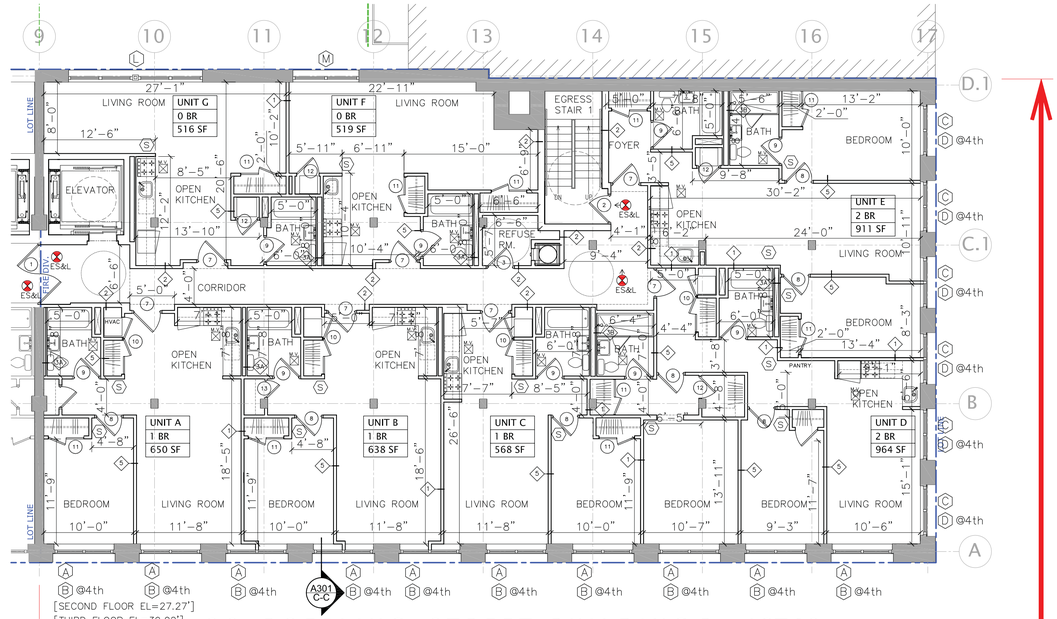
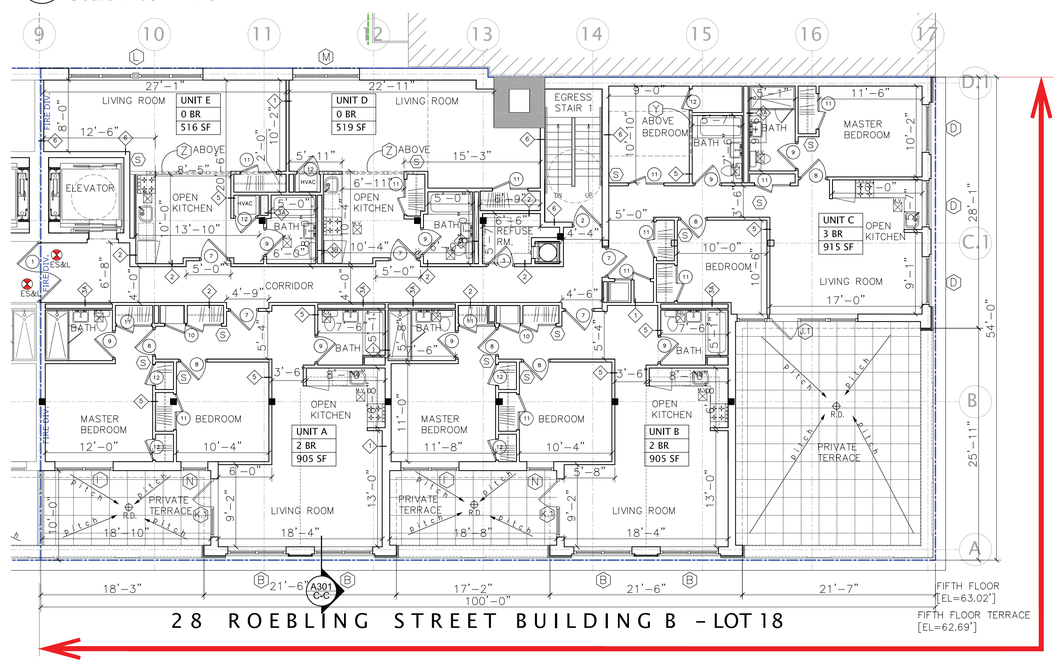
9. EXISTING MASONRY COLUMN TO REMAIN, ALL PAINT TO BE REMOVED TO RESTORE EXPOSED BRICK FINISH, TYPICAL.
10. EXISTING TIMBER COLUMN TO REMIAN, ALL PAINT TO BE REMOVED, TYPICAL WHERE EXPOSED.
11. EXISTING MASONRY PARTY WALL, REPAIR PATCH STITCH AS REQUIRE. REFER TO STRUCTURAL PLANS FOR DETAILS. WALL FINISH TO BE EXPOSED BRICK.
12. SLIDING FIRE RATED DOOR HOLD OPEN ON FUSIBLE LINK.
13. COMPACTOR / REFUSE ROOM, REFER TO GENERAL NOTES AND DETAILS ON SHEETS A-003 & A-900.
14. EXPOSED GIRDER BELOW.
15. DOUBLE HEIGHT PARTITION, COORDINATE WITH FLOOR ABOVE BELOW.
16. REFUSE CHUTE. REFER TO DETAILS ON A-900 TYPICAL.
17. TRASH COMPACTOR. REFER TO DETAILS ON A-900 TYPICAL.
18. CLERESTORY WINDOWS ABOVE. SEE BUILDING SECTIONS
19. ROOF DRAIN, COORDINATE WITH PLUMBING PLANS TYPICAL
20. CATHEDRAL CEILING, REFER TO BUILDING SECTIONS FOR FURTHER INFORMATION.
21. GC TO INSTALL CONCRETE ROOF PAVERS ON PEDESTALS, PAVERS ARE TO BE BY WASAU OR APPROVED EQUAL.
22. HVAC CLOSET, COORDINATE PIPING WITH MECHANICAL AND PLUMBING PLANS, TYPICAL.
23. NEW KITCHEN COUNTER WITH STONE COUNTERTOP AND WOOD CABINETRY. GC TO SUBMIT SAMPLES OF ALL MATERIALS AND SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION.
24. NEW SHOWER ASSEMBLY WITH TILE FLOOR AND WALLS. GC TO PROVIDE GLASS SHOWER ENCLOSURE AT ALL NEW SHOWERS, TYPICAL.



CONSTRUCTION PLAN - SECOND THROUGH FOURTH TYPICAL FLOOR

Scale : 1/8" = 1'-0"



CONSTRUCTION PLAN - FIFTH FLOOR

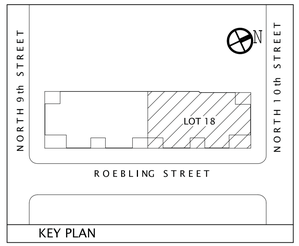
Scale : 1/8" = 1'-0"

F.P.S.C. DOORS

DOOR #	WIDTH & HEIGHT	CLOSER	RATING	NOTES:
1	6'-6" x 8'-0"	Self Closing	'B' Label 90 min.	DOUBLE DIRECION EGRESS DOOR
2	3'-0" x 7'-0"	Self Closing	'B' Label 90 min.	
3	3'-0" x 7'-0"	Self Closing	'B' Label 90 min.	
4	3'-0" x 7'-0"	Self Closing	'B' Label 90 min.	
5	3'-0" x 7'-0"	Self Closing	'B' Label 90 min.	
6	3'-0" x 7'-0"	Self Closing	'B' Label 90 min.	METAL AND FIRE RATED GLASS DOOR
7	3'-0" x 7'-0"	Self Closing	'B' Label 90 min.	FIRE RATED M.D.F. DOOR
15	5'-0" x 9'-0"	Self Closing	'B' Label 90 min.	SLIDING FIRE DOOR

WALL / GRAPHICS LEGEND:

- EXISTING TO REMAIN / REBUILD AS NESSECARY
- NEW CONSTRUCTION – SEE WALL TAG FOR DETAILS
- WALL TYPE MARKER SEE WALL TYPES DRAWING
- ES&L — EXIT SIGN AND LIGHT
- S — HARD WIRED SMOKE AND CARBON MONOXIDE DETECTOR
- M.V. — 50 CFM EXHAUST FAN
- # — DOOR TAG – REFER TO DOOR SCHEDULE
- 58c — WINDOW TAG – REFER TO WINDOW SCHEDULE
- [EL. = X'] FLOOR ELEVATION



KEY PLAN

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Michael Muroff Architect, LLC — Architect
333 Hudson Street, #501 — Michael Muroff
New York, NY 10013 — 646-230-7111

Concessi Engineering PC — MEP Engineer
499 Seventh Ave. 11th Floor South Tower — Robert Concessi
New York, NY 10018 — 212-629-6810

Structural Engineering Systems, PLLC. — Structural Engineer
214-35 42nd Avenue, 2nd Floor — Joseph A. Cullino
Bayside, NY 11361 — 718-224-7161

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NY Licence #015011

28 ROEBLING STREET BROOKLYN, NY

NYC DOB Building Id. Number : 3061713
Block: 2306 Lot: 18

TYPICAL SECOND THRU FOURTH AND FIFTH FLOOR CONSTRUCTION PLANS

Date: 08-27-12
Scale: as noted
Project No. : 12-136
Drawing By: NJM
Checked By: MM

A-101.00

SHEET 13 of 28

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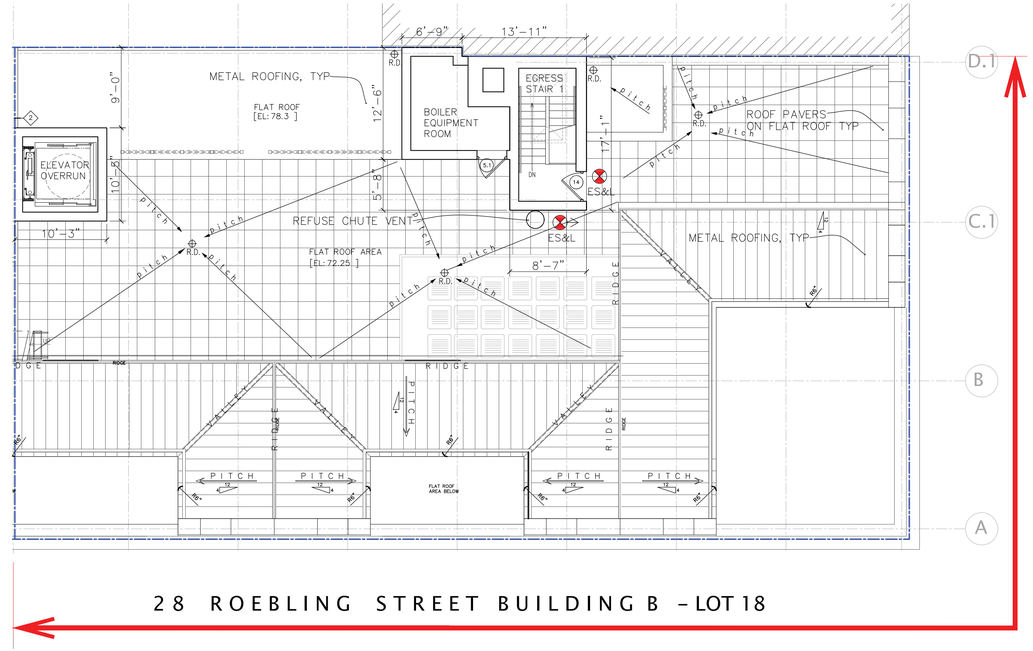
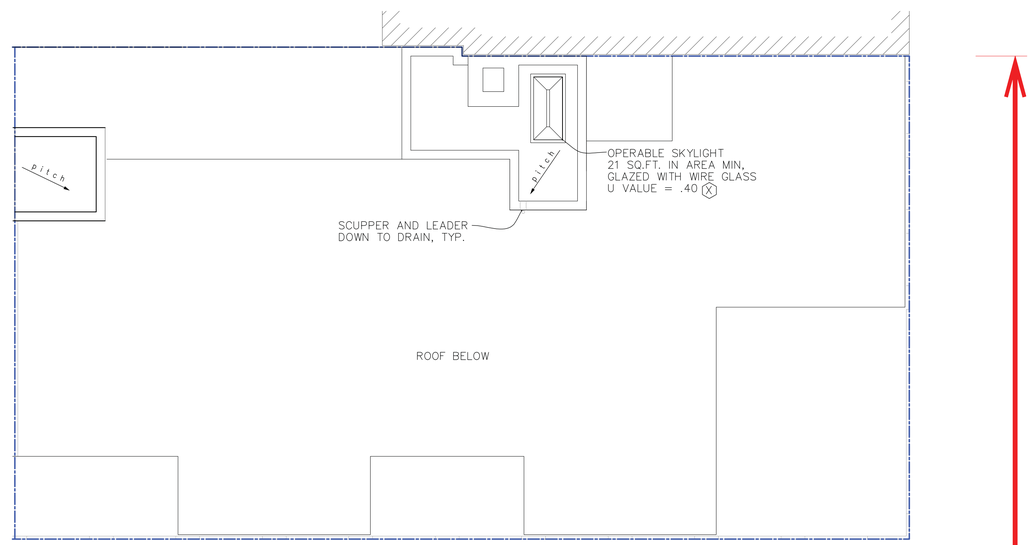


28 ROEBLING STREET BUILDING B – LOT 18

CONSTRUCTION PLAN - ROOF

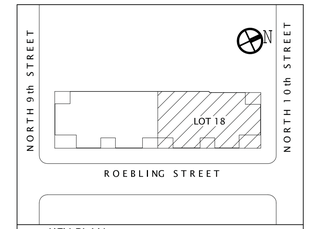
Scale : 1/8" = 1'-0"



28 ROEBLING STREET BUILDING B – LOT 18

CONSTRUCTION PLAN - ELEVATOR BULKHEAD OVER RUN

Scale : 1/8" = 1'-0"



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28 ROEBLING STREET BROOKLYN, NY

NYC DOB Building Id. Number : 3061713
Block: 2306 Lot: 18

ROOF AND ELEVATOR BULKHEAD CONSTRUCTION PLANS

Date: 08-27-12

Scale: as noted

Project No. : 12-136

Drawing By: NJM

Checked By: MM

A-102.00

SHEET 14 of 28

©

LIGHTING SYMBOLS:

LIGHTING SYMBOLS							
MOUNT	SYMBOL	LOCATION	LIGHT FIXTURES / MANUFACTURER	MODEL#	WATTS	LUMENS	LUMENS/WATT
CEILING MOUNT	SM-1	PUBLIC HALLWAY UTILITY / LAUNDRY	MELTIMI	LIDO CEILING FIXTURE	26W	1800 LM	69 LM/W
CEILING MOUNT	SM-2	OFFICE / REC ROOM	MELTIMI	LIDO CEILING FIXTURE	26W	1800 LM	69 LM/W
CEILING MOUNT	SM-3	DWELLING UNIT / BATHROOM / FOYER	MELTIMI	LIDO CEILING FIXTURE	26W	1800 LM	69 LM/W
WALL MOUNT	WM-1	BATHROOM	MELTIMI	LIDO WALL FIXTURE	26W	1800 LM	69 LM/W
WALL MOUNT	WM-2	D.U. ENTRY	US ILLUMINTAION	BEVEL 4400	26W	1800 LM	69 LM/W
CEILING MOUNT	PD-2	MISC. UTILITY	H.E. WILLIAMS	A13 SERIES 4' PENDANT	56W	4168 LM	74 LM/W
CEILING MOUNT	R-1	EGRESS STAIR	US ILLUMINTAION	BEVEL DOWNLIGHT 4400	26W	1800 LM	69 LM/W

ELECTRICAL SYMBOLS	
SYMBOL	DESCRIPTION
	LIGHT FIXTURE

NOTE:

1. ALL CHANGES TO THE FIXED LIGHTING MUST COMPLY WITH SECTIONS 505.5.2 AND 505.5.3 OF NYC ECCC 2010 EDITION.

2. ALL MODIFICATIONS TO FIXED LIGHTING LAYOUT OR SCHEDULE SHALL BE FILED WITH THE NYC DEPARTMENT OF BUILDINGS AND BE SUBJECT TO SPECIAL PROGRESS INSPECTIONS.

3. ALL LIGHT FIXTURES TO BE APPROVED BY OWNERSHIP PRIOR TO ORDERING.

KEY TO CEILING WORK NOTES:

1. NEW GWB CEILING HEIGHT AS NOTED. MAINTAIN MIN. CEILING HEIGHT AS NOTED
2. NEW TOILET EXHAUST VENT – REFER TO MECHANICAL PLANS.
3. EXPOSED DUCTWORK – G.C.TO COORDINATE WITH MECHANICAL PLANS AND SUBMIT SHOP DRAWINGS FOR ARCHITECTS REVIEW.
4. EXPOSED GIRDER ; PAINT TO BE REMOVED AND FINISH RESTORED.
5. CLERESTORY WINDOWS, REFER TO PLANS AND SECTIONS.
6. CATHEDRAL CEILING, COORDINATE WITH SECTIONS AND DETAILS.
7. LINE OF EAVE SOFFIT; G.C. TO COORDINATE LIGHTING WITHIN.
8. DOUBLE HEIGHT CEILING – REFER TO ELEVATION TAG
9. REFUSE CHUTE OUTLET TO BE COORDIANTED WITH EQUIPMENT. FUSIBLE LINK TO BE PROVIDED AS REQUIRED.

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2 THIS DRAWING IS INTENDED TO BE USED IN CONJUNCTION WITH DETAIL SHEETS, MECHANICAL, PLUMBING AND ELECTRIC PLANS.

3 ALL DIMENSIONS SHOWN ARE MEASURED FROM FINISH TO FINISH.

4 IF A CONFLICT OF INFORMATION IS SHOWN THE MOST STRINGENT SHALL APPLY; THE GC IS TO ANY CONFLICTS WITH THE ARCHITECT.

5 REFER TO REFLECTED CEILING PLANS FOR SOFFIT AND CEILING CONSTRUCTION; G.C. TO COORDINATE ALL WORK, TYP.

6 ALL NEW SMOKE AND CARBON MONIXIDE DETECTORS TO BE HARD WIRED, TYP.

7 ALL NEW CEILING HEIGHTS ARE NOTED ON PLANS, TYPCIAL. WHEN A HIEGHT IS NOT NOTED NOTFY THE ARCHITECT FOR CLARIFICATION.

8 ALL SPRINKLER AND DUCT LINES THAT ARE TO BE EXPOSED ARE TO BE COORDINATED WITH THE ARCHITECT TYPICAL, GC TO PROVIDE COMPOSITE SHOP DRAWINGS INCLUDING DUCTOWRK AND LIGHTING FOR REVIEW AND COORDINATION.

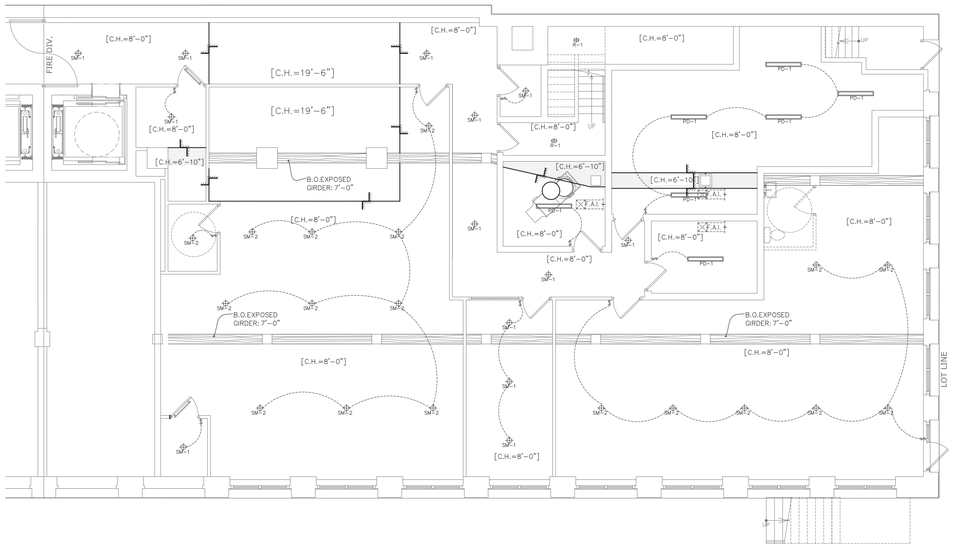
9 ALL NEW LIGHTING FIXTURES IN BATHROOMS TO BE RATED FOR SUCH USE.

10 ALL NEW LIGHTING FIXTURES TO COMPLY WITH ENERGY CODE REQUIREMENTS, TYPCIAL.

11 COORDINATE ALL LIGHING WITH ELECTRICAL PLANS, TPYICAL.

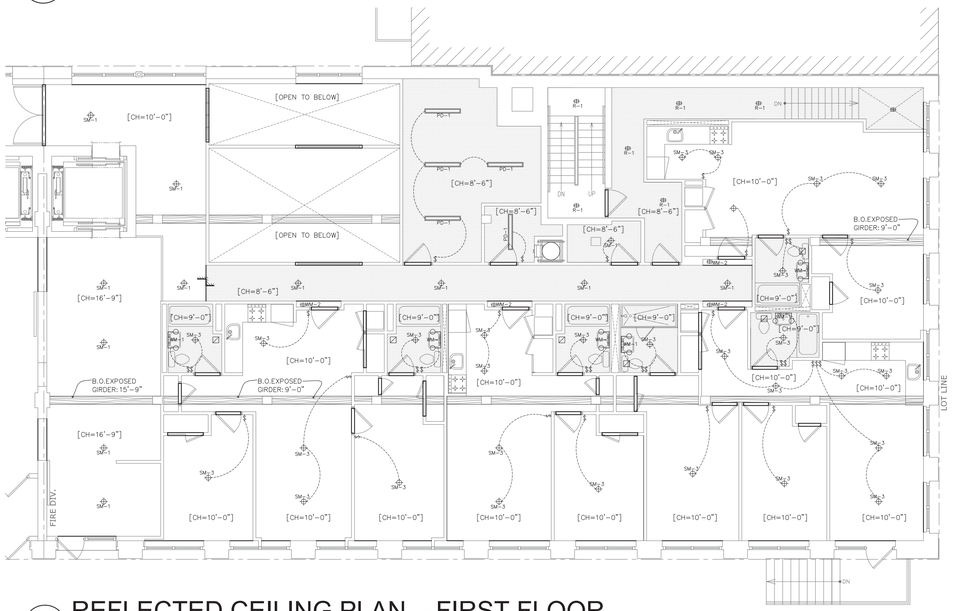
12 ALL LIGHTING SHOWN IS FOR BASIC CONVENEINCE LIGHTING ONLY.

13 ALL ADDITIONAL LIGHTING DESIGN SHALL BE PROVIDED BY LIGHTING CONSULTANT AND COORDINATED AND APPROVED BY OWNER, TYPICAL.



REFLECTED CEILING PLAN - BASEMENT FLOOR

Scale : 1/8" = 1'-0"

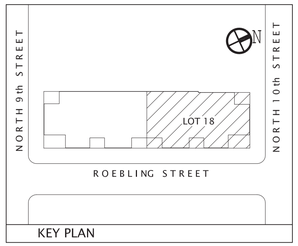


REFLECTED CEILING PLAN - FIRST FLOOR

Scale : 1/8" = 1'-0"

CEILING GRAPHICS LEGEND:

- NEW CEILING/ SOFFIT; HEIGHT AS NOTED A.F.F. TYP.
- DRYWALL SUSPENDED CEILING
- [CH: X'-Y"] ELEVATION ABOVE FINISHED FLOOR
- EXPOSED TIMBER GIRDER; FINISH TO BE RESTORED
- EXPOSED DUCTWORK – COORDINATE WITH MEP PLANS
- PARTITION
- NEW SOFFIT
- SOFFIT / CHANGE IN ELEVATION. HEIGHT AS NOTED A.F.F. TYPICAL U.O.N.
- (S) SMOKE / CARBON MONOXIDE DETECTOR
- BATHROOM / KITCHEN EXHAUST GRILLE
- ES&L EXIT SIGN AND LIGHT



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28 ROEBLING STREET
BROOKLYN, NY

NYC DOB Building Id. Number : 3061713
Block: 2306 Lot: 18

BASEMENT AND FIRST FLOOR
REFLECTED CEILING PLANS

Date: 08-27-12
Scale: as noted
Project No. : 12-136
Drawing By: NJM
Checked By: MM

A-110.00

SHEET 15 of 28

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LIGHTING SYMBOLS:

LIGHTING SYMBOLS							
MOUNT	SYMBOL	LOCATION	LIGHT FIXTURES MANUFACTURER	MODEL#	WATTS	LUMENS	LUMENS/WATT
CEILING MOUNT	SM-1	PUBLIC HALLWAY UTILITY / LAUNDRY	MELTIMI	LIDO CEILING FIXTURE	26W	1800 LM	69 LM/W
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ELECTRICAL SYMBOLS	
SYMBOL	DESCRIPTION
	LIGHT FIXTURE

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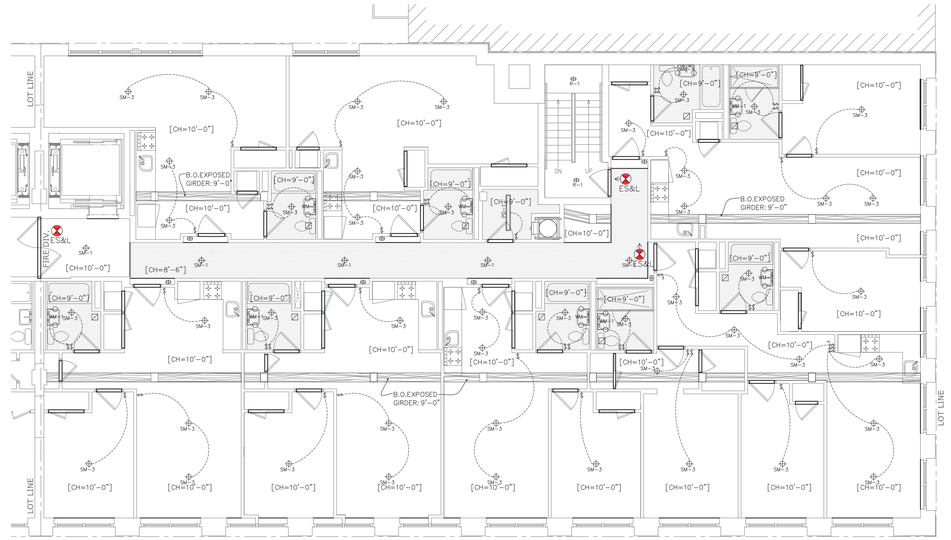
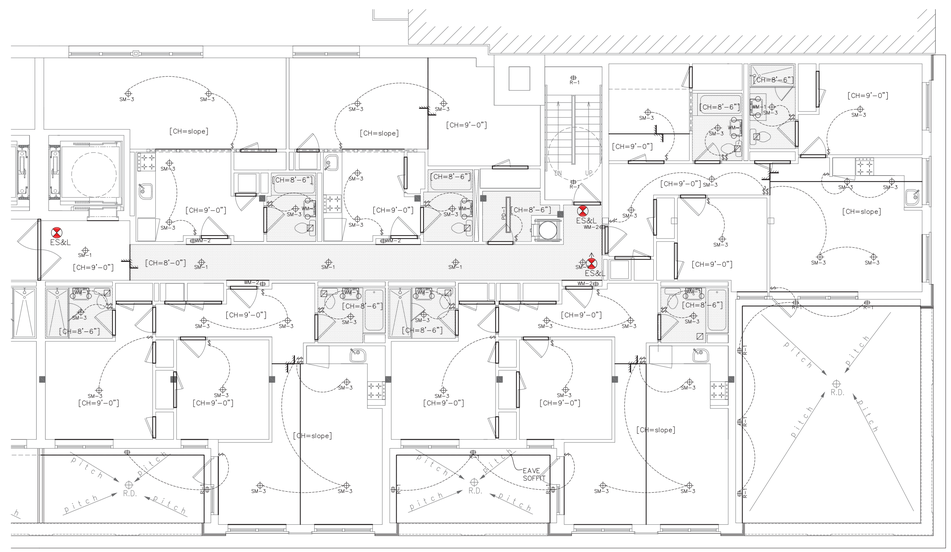
12. ALL LIGHTING SHOWN IS FOR BASIC CONVENEINCE LIGHTING ONLY.
13. ALL ADDITIONAL LIGHTING DESIGN SHALL BE PROVIDED BY LIGHTING CONSULTANT AND COORDINATED AND APPROVED BY OWNER, TYPICAL.



REFLECTED CEILING PLAN - SECOND THROUGH FOURTH TYPICAL FLOOR

Scale : 1/8" = 1'-0"

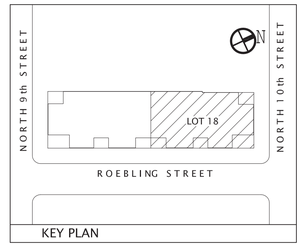


REFLECTED CEILING PLAN - FIFTH FLOOR

Scale : 1/8" = 1'-0"

CEILING GRAPHICS LEGEND:

- NEW CEILING/ SOFFIT; HEIGHT AS NOTED A.F.F. TYP. DRYWALL SUSPENDED CEILING
- [CH: X'-Y"] ELEVATION ABOVE FINISHED FLOOR
- EXPOSED TIMBER GIRDER; FINISH TO BE RESTORED
- EXPOSED DUCTWORK – COORDINATE WITH MEP PLANS
- PARTITION
- NEW SOFFIT
- SOFFIT / CHANGE IN ELEVATION. HEIGHT AS NOTED A.F.F. TYPICAL U.O.N.
- SMOKE / CARBON MONOXIDE DETECTOR
- BATHROOM / KITCHEN EXHAUST GRILLE
- ES&L EXIT SIGN AND LIGHT



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28 ROEBLING STREET
BROOKLYN, NY

NYC DOB Building Id. Number : 3061713
Block: 2306 Lot: 18

TYPICAL SECOND THRU FOURTH AND FIFTH FLOOR REFLECTED CEILING PLANS

Date: 08-27-12
Scale: as noted
Project No. : 12-136
Drawing By: NJM
Checked By: MM

A-111.00

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KEY TO ELEVATION WORK NOTES:

1. RESTORE / REPOINT EXISTING MASONRY, TYPICAL.
2. RESTORE EXISTING STONE WINDOW / REPLACE DAMAGED WITH NEW TO MATCH EXISTING SILLS TYPICAL.
3. NEW ALUMINUM WINDOW, REFER TO WINDOW SCHEDULE, ON SHEET A-603 FOR FURTHER INFORMATION, TYP.
4. NEW METAL CLAD MULLION SUPPORT TO MATCH COLOR AND FINISH OF WINDOW FRAMES, TYPICAL
5. EXISTING MASONRY OPENING TO BE ENLARGED; GC TO INSTALL NEW SILLS AND LINTELS AS REQUIRED TO MATCH ADJACENT CONSTRUCITON.
6. NEW BRICK VENEER TO MATCH EXISTING AS SPECIFIED.
7. NEW BRICK CORBELLING / DETAIL REVEAL ; REFER TO MASONRY DETAILS FOR FURTHER INFORMATION.
8. NEW REINFORCED BRICK PARAPET; BRICK AS SPECIFIED TO MATCH EXISTING, TYP.
9. NEW ARCHITECTURAL PRECAST CORNICE ASSEMBLY. -PROVIDE ALTERNATE PRICING FOR FIBERGLASS.
10. NEW METAL WALL PANEL RAIN SCREEN ASSEMBLY. -REFER TO DETAILS AND SPECIFICATIONS.
11. NEW METAL ROOFING ASSEMBLY. REFER TO DETAILS AND SPECIFICATIONS.
12. METAL SOFFIT AT UNDERSIDE OF EAVES, TYP.
13. PROVIDE MASONRY CONTROL/EXPANSION JOINT AS REQUIRED.
14. NEW SALVAGED OR CUSTOM REFABRICAED CAST IRON / STEEL WALL TIE ANCHOR; REFER TO DETAILS AND STRUCTURAL PLANS.
15. NEW EXTERIOR METAL STAIR. WIRE RAILING NAND WOODEN HANDRAILS.
16. METAL CANOPY, DETAILS TO FOLLOW
17. NEW EXPOSED STEEL CHANELL TO BE PAINTED.
18. EXISTING MASONRY OPENING TO BE MODIFIED AS SHOWN FOR NEW CONSTRUCTION.
19. NEW STONE BASE TO BE PROVIDED AT ALL DOUBLE HEIGHT WINDOWS.
20. NEW DOUBLE HEIGHT ENTRY PORTICO OPENINGS TO BE PROVIDED AS SHOWN.
21. METAL AND GLASS STOREFRONT BEYOND. REFER TO WINDOW SCHEDULE.

GENERAL CONSTRUCTION NOTES:

1. GC TO INSPECT ALL EXISTING MASONRY WALLS, WINDOW SILLS, BRICK CORLBELLING, ETC FOR DEFECTS AND DAMAGE, TYPICAL. ALL DEFECTIVE MASONRY IS TO BE REPAIRED OR REPLACED AS REQUIRED. ALL MATERIALS ARE SUBJECT TO REVIEW AND APPROVAL BY ARCHITECT.
2. GC TO INSPECT ALL EXISTING STONE WINDOW SILLS AND REPAIR AND REPLACE AS REQUIRED; ALL STONE SILLS ARE TO BE PROTECTED DURING CONSTRUCTION, TYPICAL.
3. ALL EXISTING WINDOWS TO BE REMOVED AND OPENINGS ARE TO BE PREPARED FOR NEW ASSEMBLIES. TYPICAL. NEW WINDOW OPENINGS SHALL COMPLY WITH THE PERFORMANCE REQUIREMENTS SET FORTH IN THE PROJECT MANUAL.
4. ALL EXISTING ELECTRICAL WIRING TO BE REMOVED FROM FACADE AND SERVICES ARE TO BE PREPARED FOR NEW CONFIGURATION. GC TO COORDINATE UTILITIES FOR LOTS 18 AND 22 AS REQUIRED.
5. ALL NEW OR EXISTING SPRINKLER STANDPIPE LOCATIONS TO BE COORDIANTED WITH THE SPRINKLER PLANS AS REQUIRED.
6. ALL MATERIALS ARE TO BE STORED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH MANUFACTURERS REQUIREMNTS.
7. ALL MATERIALS ARE TO BE INSTALLED IN ACCORDANCE WITH THE NEW YORK CITY BUILDING CODE AND ANY OTHER LAWS HAVING JURUSDICTION OF THE PREMISES.
8. IT IS THE RESPOSIBILITY OF THE GC TO ENSURE ALL CONSTRUCTION MATERIALS AND DEBIRS ARE SECURED AND PROTECTED FROM THE ELEMENTS AND RESTAINED TO PREVENT IT FROM BECOMING WINDBORNE DURING CONSTRUCTION.
9. WHERE ANY ITEM IS NOT CLEAR OR IS NOT TAGGED PROPERLY, THE GC IS TO SUBMIT RFI TO ARCHITECT FOR CLARIFICATION; THE ARCHITECTS DETERMINATION IS FINAL. THERE SHALL BE NO PRICE INCREASE BASED ON THE CLARIFICATION / DETERMINATION.
10. ELEVATION HEIGHTS SHOWN ON DRAWINGS ARE DERIVED FROM PROPERTY SUREVYS BASED ON NGVD BROOKLYN DATUM.

ROEBLING STREET ELEVATION

Scale : 1/8" = 1'-0"

MASONRY REHABILITATION NOTES:

EXTERIOR PAINT REMOVAL, FACADE CLEANING & REPOINTING

EXTERIOR PAINT REMOVAL FROM ALL MASONRY AND DECORATIVE METAL WORK SHALL BE REMOVED WITH A LOW PRESSURE WATER WASH SO AS NOT TO DAMAGE ANY OF THE MATERIALS.

A NON-STAINING CHEMICAL REMOVER MAY BE USED. HOWEVER, ADEQUATE PROTECTION OF SURFACES IN THE AREA BELOW AND ADJACENT MUST BE UNDERTAKEN. PROVIDE A LOW PRESSURE WATER WASH TO REMOVE ALL CHEMICAL SUBSTANCES FROM THE FACADE.

BRICKWORK AND OTHER DEFECTIVE MASONRY SHALL BE REMOVED WITH HAND TOOLS ONLY.

TAKE PRECAUTIONS AGAINST DROPPING OR SMEARING MORTAR, CAULKING, PARGING AND REPOINTING MATERIALS. CLEAN OFF ALL SUCH MATERIALS FROM FACE OF THE MASONRY, GLASS OR ANY OTHER PART OF THE BUILDING.

REPOINTING NOTES:

CUT AWAY ALL MORTAR JOINTS TO A MINIMUM DEPTH OF FIVE-EIGTHS OF AN INCH (5/8") USING HAND OR POWER TOOLS.

IF MORTAR IS UNSOUND, CUT DEEPER UNTIL REACHING SOUND MORTAR.

DURING CUTTING, EXTREME CARE SHALL BE TAKEN TO PREVENT DAMAGE TO THE BRICKWORK THAT WILL REMAIN. IF BRICKS ARE CHIPPED OR OTHERWISE DAMAGED, THEY SHALL BE REMOVED AND REPLACED TO MATCH EXISTING, SUBJECT TO THE ARCHITECTS WRITTEN APPROVAL.

WHEN CUTTING IS COMPLETED, REMOVE ALL SCALES AND LOOSE MATERIAL WITH A BRUSH OR HOSE STREAM.

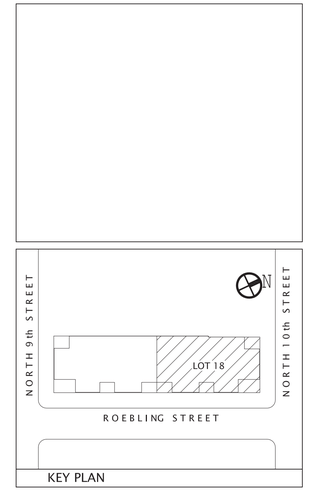
PROVIDE ADEQUATE PROTECTION FROM MORTAR DUST TO ALL AREAS IMMEDIATELY SURROUNDING WORK.

ALL TUCKPOINTING MORTAR SHALL BE PRE-HYDRATED, BEFORE APPLICATION, BY THE FOLLOWING PROCEDURE:

A) THOROUGHLY MIX ALL MORTAR INGREDIENTS DRY.

B) MIX INGREDIENTS AGAIN, WITH THE ADDITION OF ONLY ENOUGH WATER TO PRODUCE A DAMP WORKABLE MIX WHICH WILL RETAIN ITS FORM WHEN PRESSED IN A BALL. (SEE REPOINYING DETAIL ON DRAWING A-10)

AFTER KEEPING MORTAR IN THIS DAMPENED CONDITION FOR ONE (1) OR TWO (2) HOURS, ADD SUFFICIENT WATER TO BRING MORTAR TO THE PROPER CONSISTENCY; THAT IS, SOMEWHAT DRIER THAN CONVENTIONAL MORTAR.



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28 ROEBLING STREET
BROOKLYN, NY

NYC DOB Building Id. Number : 3061713
Block: 2306 Lot: 18

ROEBLING STREET ELEVATION

Date: 08-27-12
Scale: as noted
Project No.: 12-136
Drawing By: NJM
Checked By: MM

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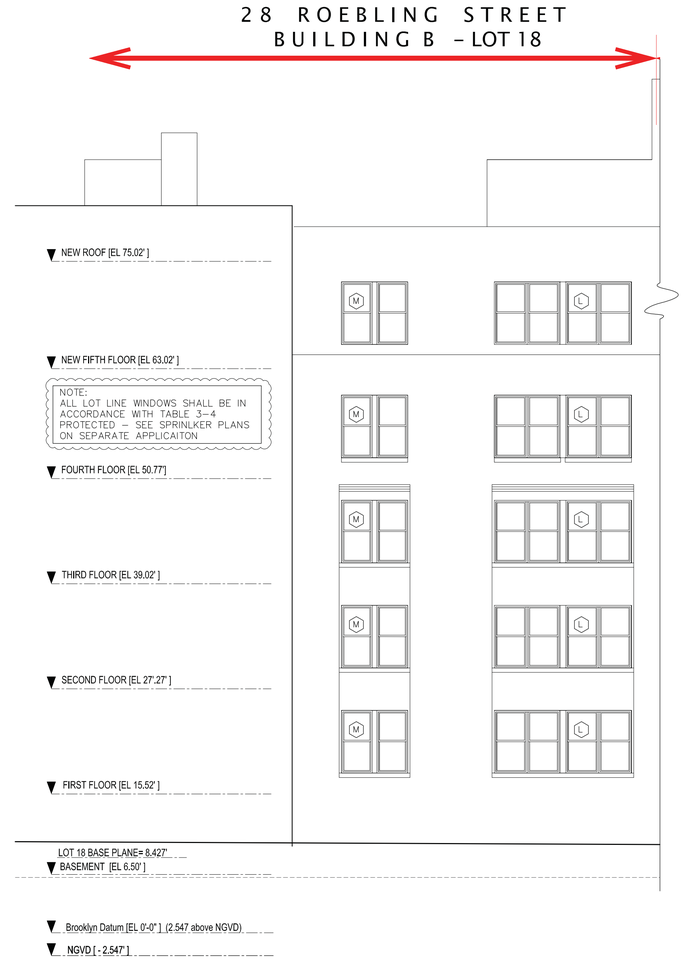
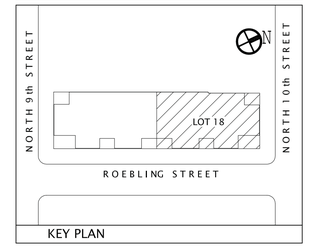
NORTH TENTH STREET ELEVATION
Scale : 1/8" = 1'-0"



REAR ELEVATION
Scale : 1/8" = 1'-0"



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BROOKLYN, NY

NYC DOB Building Id. Number : 3061713
Block: 2306 Lot: 18

SIDE AND REAR ELEVATION

Date: 08-27-12
Scale: as noted
Project No. : 12-136
Drawing By: NJM
Checked By: MM

A-201.00

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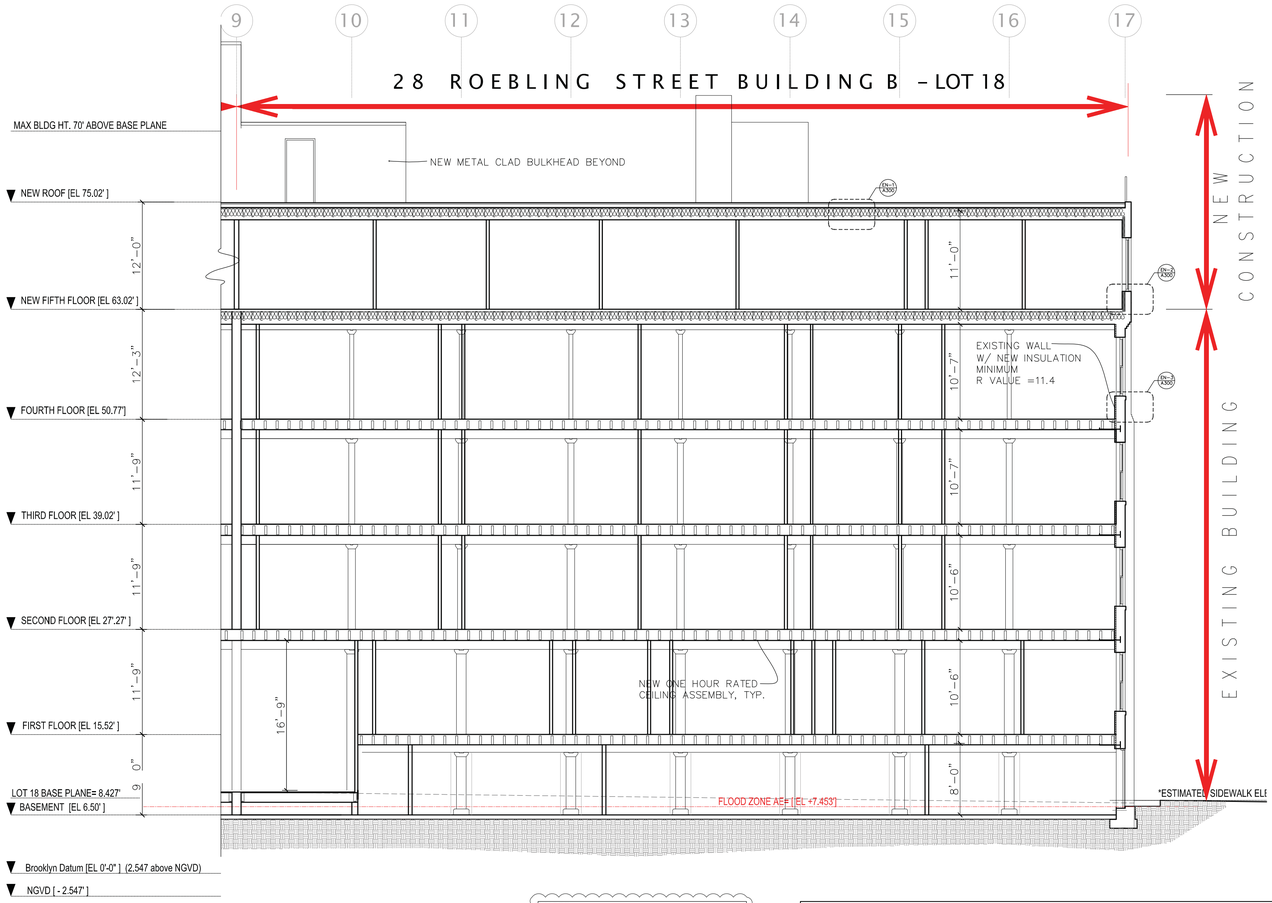


BUILDING SECTION A-A
Scale : 1/8" = 1'-0"

NOTE:
FLOOD PROOF MATERIALS ARE TO BE USED BELOW THE FLOOD PLANE; NO GYPSUM, FABRIC, WOODEN, OR OTHER POUROUS PRODUCTS PERMITTED. ACCEPTABLE MATERIALS ARE CONCRETE, CONCRETE BLOCK, METAL, CEMENT BOARD, CERAMIC/PORECLAIN TILE.

BASE FLOOD PLANE CALCULATIONS – ELEVATIONS PER SURVEY DATED AUGUST 4 2012

ZONE 'AE' = 10.0' ABOVE NGVD (FLOOD INSURANCE RATE MAP)

NGVD = (-2.56') FROM BROOKLYN DATUM

BASE FLOOD PLANE ELEVATION = 10.0' -2.56' = 7.44' ABOVE BROOKLYN DATUM

LOBBY = 9.0' ABOVE BROOKLYN DATUM

NOTE: ALL PROPOSED EXTERIOR WINDOWS AND DOOR OPENINGS ARE ABOVE THE BASE FLOOD PLANE; ALL AREAS BELOW BASE FLOOD PLANE WILL BE DRY FLOOD-PROOFED

BUILDING SECTION NOTES:

1. STEEL JOIST CEILINGS WITH 5/8" SHEET ROCK FIRE-CODE "X" (ONE HOUR RATED). PROVIDE SOUND ATTENUATION BLANKETS BETWEEN APARTMENT FLOOR/ CEILING SYSTEM.

2. ALL FOOTINGS TO BE CARRIED DOWN A MINIMUM OF 4'-0" BELOW ADJACENT GRADE AND BEAR ON UNDISTURBED SOIL HAVING A MINIMUM BEARING CAPACITY OF TWO (2) TONS PER SQUARE FOOT.

3. PROVIDE DOUBLE STEEL JOISTS UNDER PARTITIONS RUNNING PARALLEL TO FLOOR BEAMS.

4. PROVIDE TRIPLE HEADERS AND TRIMMERS AROUND STAIRWELL OPENINGS UNLESS OTHERWISE NOTED.

5. INSTALLATION OF INSULATION AND CONSTRUCTION OF WINDOWS AND EXTERIOR DOORS TO COMPLY WITH NEW YORK STATE ENERGY CODE.
   (A) ROOF INSULATION: MINIMUM 12" ROCK WOOL INSULATION
   (B) EXTERIOR WALLS: MINIMUM 4" ROCK WOOL INSULATION

6. CHIMNEY TO BE ENCLOSED WITH ONE (1) HOUR RATED CONSTRUCTION.

7. ALL STEEL HEADERS AND TRIMMERS TO BE SIZED AS NOTED ON PLANS.

8. WATERPROOF NEW FOUNDATIONS WITH THICK TROWELLED ON MASTIC WATERPROOFING.

9. ALL CONCRETE FOOTING TO BE CARRIED DOWN BELOW THE LEVEL OF THE HOUSE SEWER WHERE PASSES THROUGH FOUNDATION WALL.

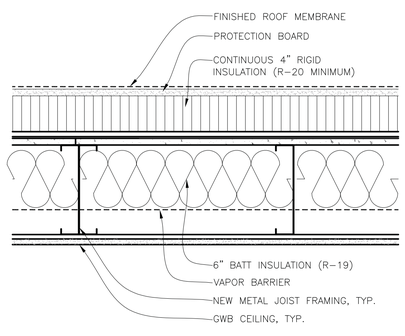
10 ALL CONCRETE TO BE REINFORCED UNLESS OTHERWISE NOTED.

WATERPROOFING NOTE:

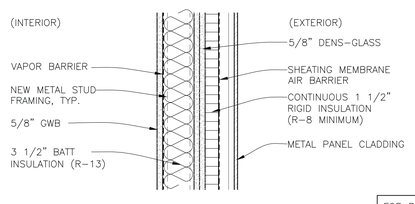
1. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DETAILS OF CONSTRUCTION ASSOCIATED WITH THE BUILDING ENVELOPE AS IT RELATES TO WATERPROOFING, WATER TIGHTNESS OR WATER INTRUSION.

2. THE OWNER IS TO OBTAIN THE SERVICES OF A SEPARATE EXTERIOR WALL CONSULTANT TO REVIEW ALL CONSTRUCTION DETAILS FOR APPROPRIATENESS OF CONSTRUCTION WITH RESPECT TO WATER INTRUSION.

3. THE OWNER IS TO PROVIDE "MOCK UPS" OF THE ALL EXTERIOR WALLS, ALL WINDOWS, DOORS, BALCONIES, PARAPETS, ROOFING AND ROOF DECKS FOR THE SIGN OFF OF THE EXTERIOR ENVELOPE CONSULTANT PRIOR TO CONSTRUCTION OF ANY ASSEMBLY OR COMPONENT.

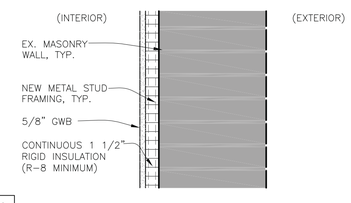


EN-1 / A-300
TYPICAL ROOF INSULATION DETAIL
Scale : 1-1/2" = 1'-0"

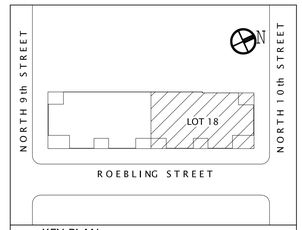


EN-2 / A-300
TYP. NEW WALL INSULATION DETAIL
Scale : 1-1/2" = 1'-0"

FOR ROOFING AND FRAMING ASSEMBLIES REFER TO DETAILS ON A-510 & A-600



EN-3 / A-300
TYP. EXISTING WALL INSULATION DETAIL
Scale : 1-1/2" = 1'-0"



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28 ROEBLING STREET
BROOKLYN, NY

NYC DOB Building Id. Number : 3061713
Block: 2306 Lot: 18

SECTION A-A

Date: 08-27-12
Scale: as noted
Project No. : 12-136
Drawing By: NJM
Checked By: MM

A-300.00

SHEET 19 of 28

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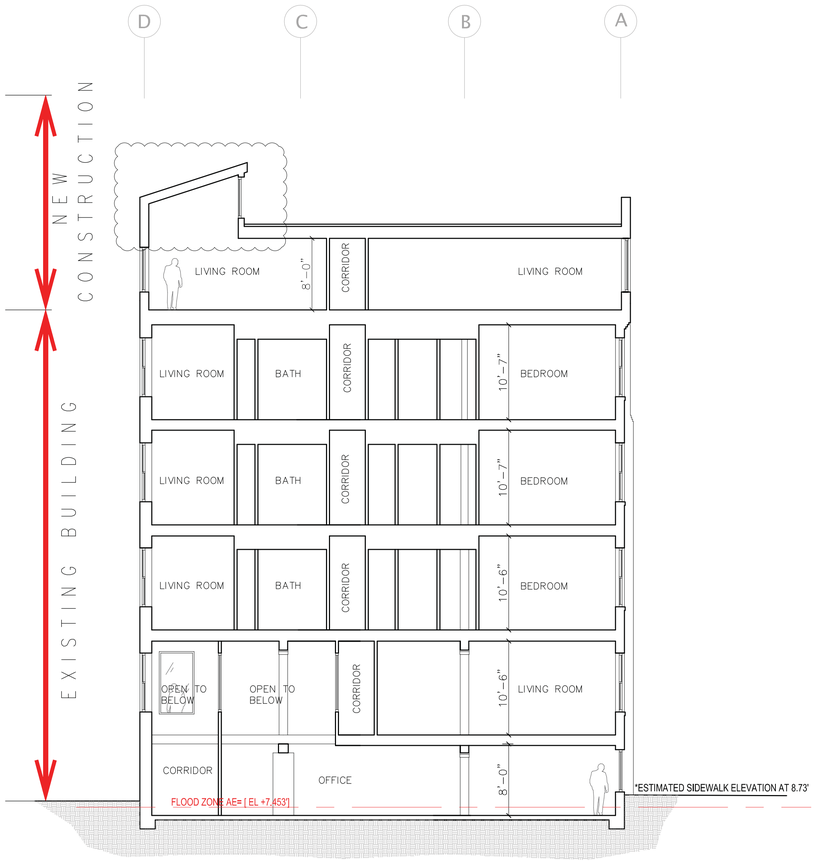

BUILDING SECTION B-B
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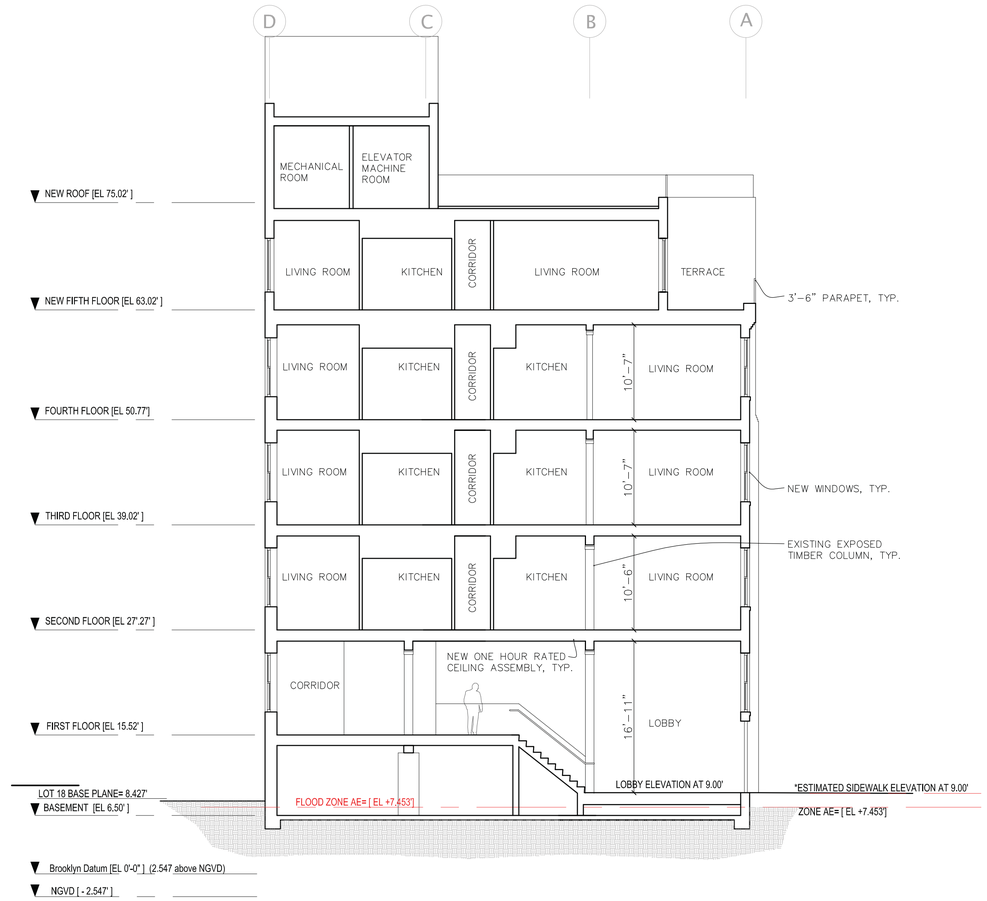
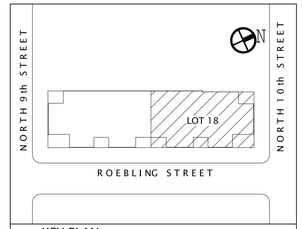


BUILDING SECTION C-C
Scale : 1/8" = 1'-0"



KEY PLAN

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28 ROEBLING STREET
BROOKLYN, NY

NYC DOB Building Id. Number : 3061713
Block: 2306 Lot: 18

SECTION B-B, SECTION C-C

Date: 08-27-12
Scale: as noted
Project No. : 12-136
Drawing By: NJM
Checked By: MM

A-301.00

SHEET 20 of 28

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Stair Notes (as per 27-375 B.C.)

NOTE: G.C. TO PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.

WIDTH

1. THE WIDTH OF INTERIOR STAIR SHALL BE CLEAR WIDTH BETWEEN WALLS, GRILLS, GUARDS, OR NEWEL POSTS.

2. INTERIOR STAIR MAY BE NOT LESS THAN 36" WIDE SERVING NOT MORE THAN 30 OCCUPANTS PER STAIR AT ANY FLOOR IN BUILDING CLISSIFIED IN OCCUPANCY GROUP J-2.

HEADROOM

3. IN BUILDINF CLASSIFIED IN OCCUPANCY GROUP J-2 THE MIN. HEADROOM SHALL BE NOT LESS THAN 6'-8".

LANDING AND PLATFORM

4. LANDING AND PLATFORM SHALL BE PROVIDED AT THE HEAD AND FOOT OF EACH FLIGHT OF THE STAIR.

5. THE MIN. WIDTH OF LANDING SHALL BE EQUAL TO AT LEAST THE WIDTH OF THE STAIR

6. THE MAX. VERTICLE RISE OF THE SINGLE FLIGHT OF THE STAIR SHALL NOT EXCEED 12'-0". NO FLIFGR OF STAIR SHALL HAVE LESS THAN TWO RISERS.

7. LANDING SHALL BE ENCLOSED ON SIDES BY WALLS, GRILLS OR GUARDS AT LEAST 3'-0" HIGH.

RISERS AND TREADS

8. RISERS AND TREADS SHALL COMPLY WITH TABLE 6-4

9. THE SUM OF TWO RISERS PLUS ONE TREAD (EXCLUSIVE FROM NOSING) SHALL BE NOT LESS THAN 24" NOR MORE THAN 25½".

10. RISER AND TREADS SHALL BE CONSISTANT IN ANY FLIGHT OF STAIR FROM STORY TO STORY.

GUARD AND HANDRAILS

11. STAIR SHALL HAVE WALLS, GRILLS, OR GUARDS AND SHALL HAVE HANDRAILS ON BOTH SIDES, EXEPT THAT STAIR LESS THAN 44" WIDE MAY HAVE A HANDRAIL ON ONE SIDE ONLY.

12. THE HIGHT OF HANDRAIL ABOVE NOSING OF TREAD SHALL BE NOT MORE THAN 34" AND NOR LESS THAN 30".

13. HANDRAIL SHALL RETURN TO WALL AND POSTS WHEN TERMINATED.

14. HANDRAIL SHALL BE OF MATERIALS HAVING A FLAME-SPREAD RAITING NOT EXEEDING 150.

STAIR DOOR

15. DOORS TO COMPLY WITH (A) 27-342 B.C. AND (E) 27-371 B.C.

16. THE SWING OF THE DOOR SHALL NOT BLOCK STAIR OR STAIR LANDING, NOR SHALL ANY DOOR AT ANY POINT OF ITS SWING REDUCE EFFECTIVE WIDTH OF THE LANDING OR STAIR TO LESS THAN 75% OF THE REQUIRED WIDTH OF THE LANDING OR STAIR, OR WIDTH THAN THE WIDTH OF THE DOOR OPENING.

STAIR CONSTRUCTION

17. RISER, TREADS, STRINGER, LANDING, PLATFORM AND GUARDS SHALL BE BUILT FROM NONCOMBUSTABLE MATERIAL.

18. ALL RISERS SHALL BE CLOSED.

19. WHERE TWO SEPARATE INTERIOR STAIRS ARE CONTAINED WITHIN THE SAME ENCLOSURE ("SCISSOR STAIR"), EACH STAIR SHALL BE SEPARATED FROM THE OTHERS BY NONCOMBUSTABLE CONSTRUCTION HAVING A FIRE RESISTANCE RAITING EQUAL TO THAT REQUIRED FOR STAIR ENCLOSURE.

20. TREADS AND LANDING SHALL BE BUILD OF OR SURFACED WITH NONSKID MATERIALS.

STAIR ENCLOSURE

21. INTERIOR STIAR ENCLOSURE TO COMPLY WITH TABLE 3-4.

22. THE INTERIOR FINISH OF INTERIOR STAIR ENCLOSURE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF TABLE 5-4.

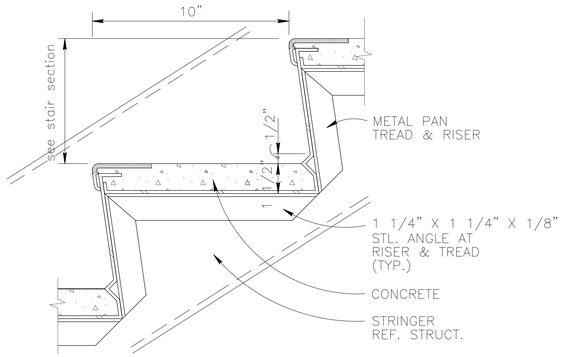
23. IN OCCUPANCY J-2 EXEEDING 3 STORY IN HIGHT INTERIOR STAIR ENCLOSURE SHALL BE PROVIDED WITH A SKYLIGHT OF AT LEAST 20 SQ.FT. IN AREA, GLASED WITH PLAIN GLASS WITH WIRE SCREEN OVER AND UNDER AND PROVIDED WITH FIXED OR MOVABLE VENTILATION HAVING MIN. OPEN ARE OF 40 SQ.IN.

ROOF ACCESS

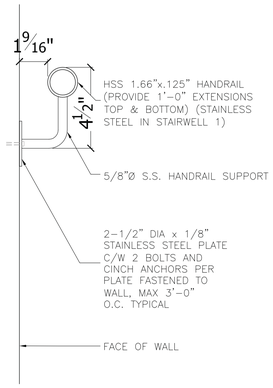
24. ALL INTERIOR STAIR SHALL EXTEND TO THE ROOF AND SHALL BE ENCLOSED WITH FIRE RESISTANT CONSTRUCTION.

TABLE 6-4
MAXIMUM RISER HEIGHT AND MINIMUM TREAD WIDTH

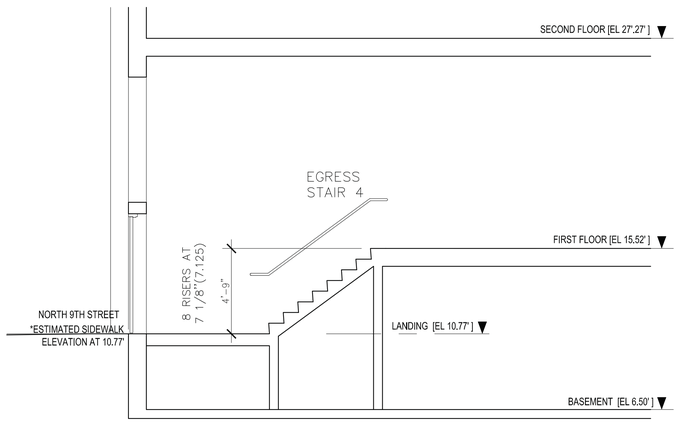
OCCUPANCY GROUP CLASSIFICATION OF BUILDINGS	MAX. RISER HEIGHT (IN)	MIN.TREAD WIDTH (IN)
Residential J-2	7¾"	9½" plus nosing



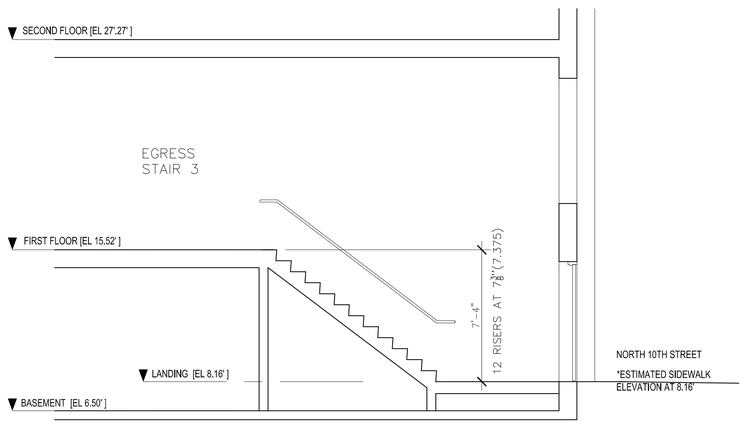
TREAD DETAIL
Not to Scale



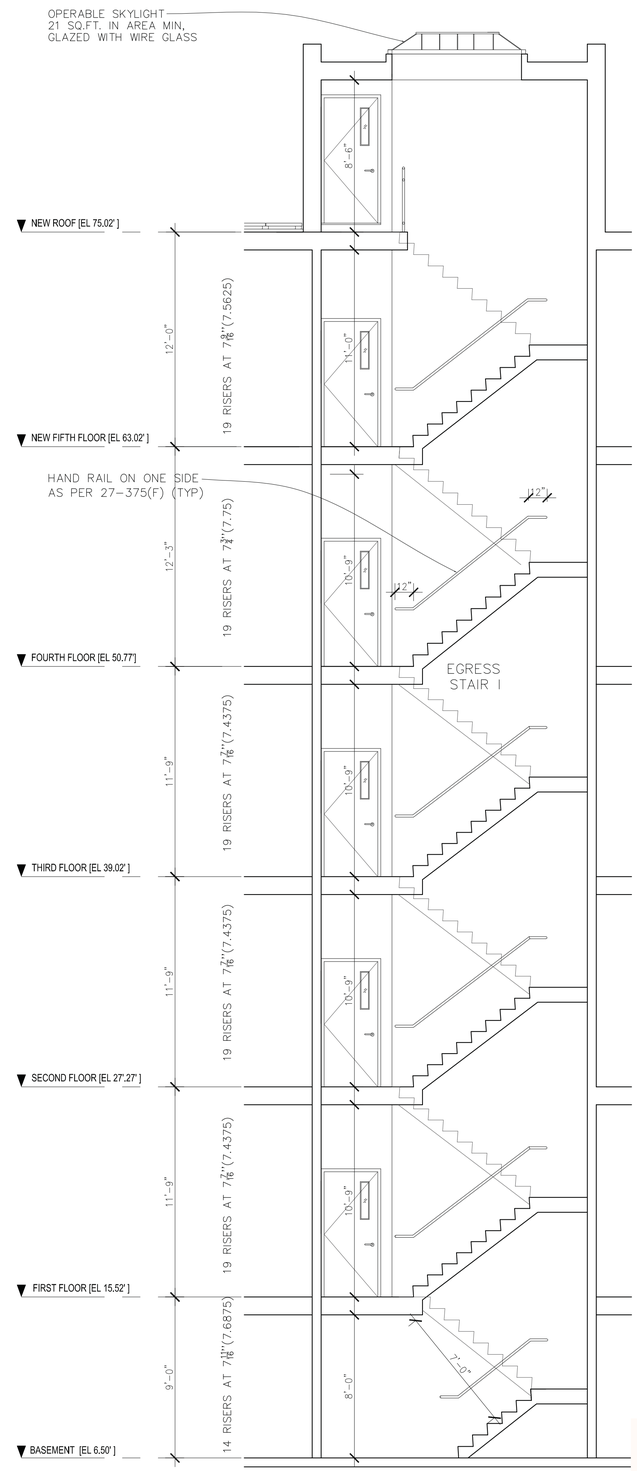
RAILING DETAIL
Not to Scale



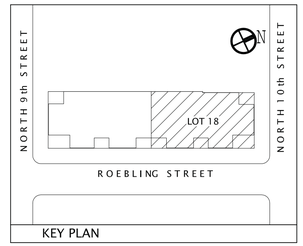
SECTION @ EGRESS STAIR #4
Scale : 1/4" = 1'-0"



SECTION @ EGRESS STAIR #3
Scale : 1/4" = 1'-0"



SECTION @ EGRESS STAIRS 1 & 2
Scale : 1/4" = 1'-0"



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28 ROEBLING STREET
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NYC DOB Building Id. Number : 3061713
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EGRESS STAIR SECTIONS / DETAILS

Date: 08-27-12
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Project No. : 12-136
Drawing By: NJM
Checked By: MM

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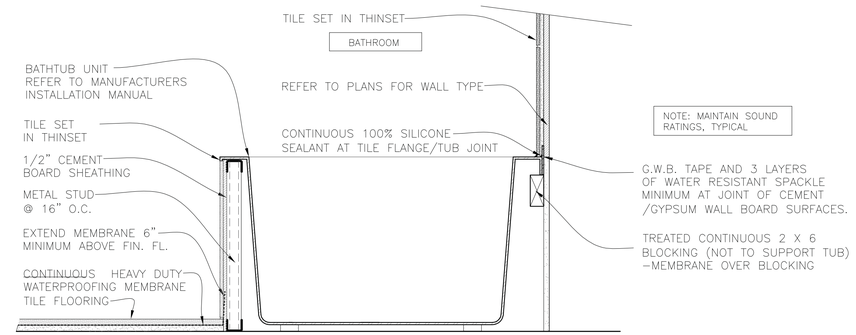

2 **Tub Wall Detail**
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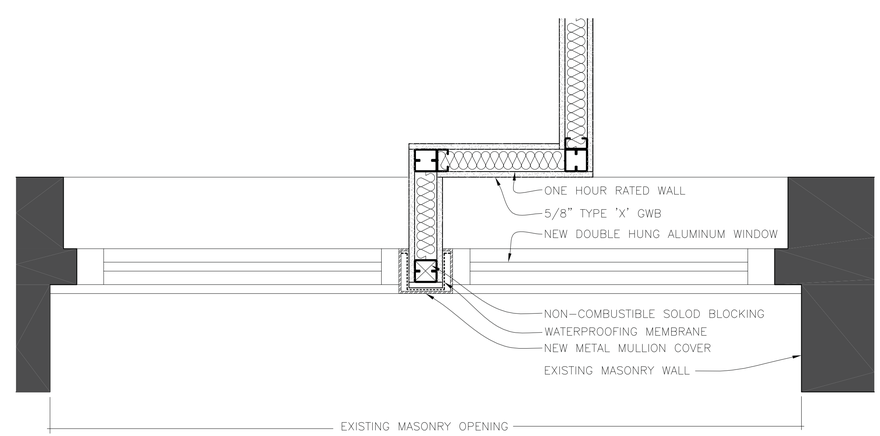

2 **Mullion / Wall Plan Detail**
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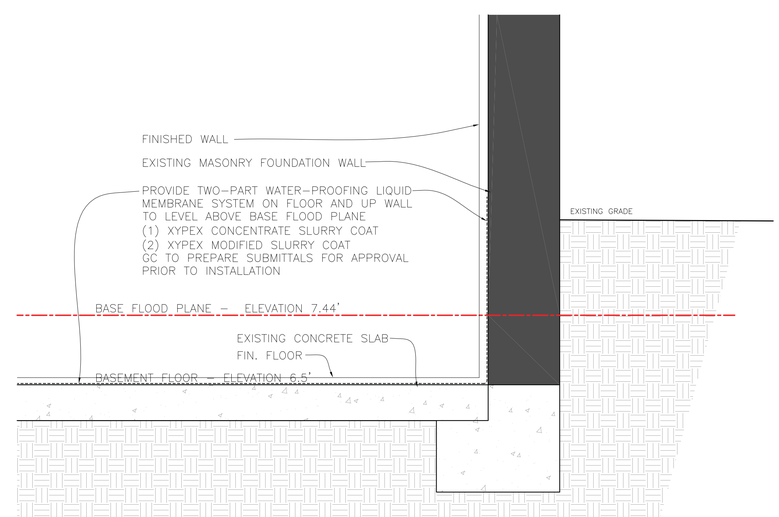

2 **Dry Flood-proofing Detail**
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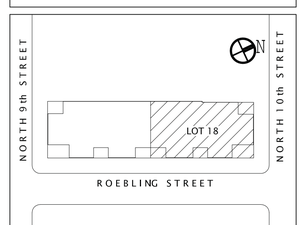

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MISC DETAILS

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SHEET 22 of 28

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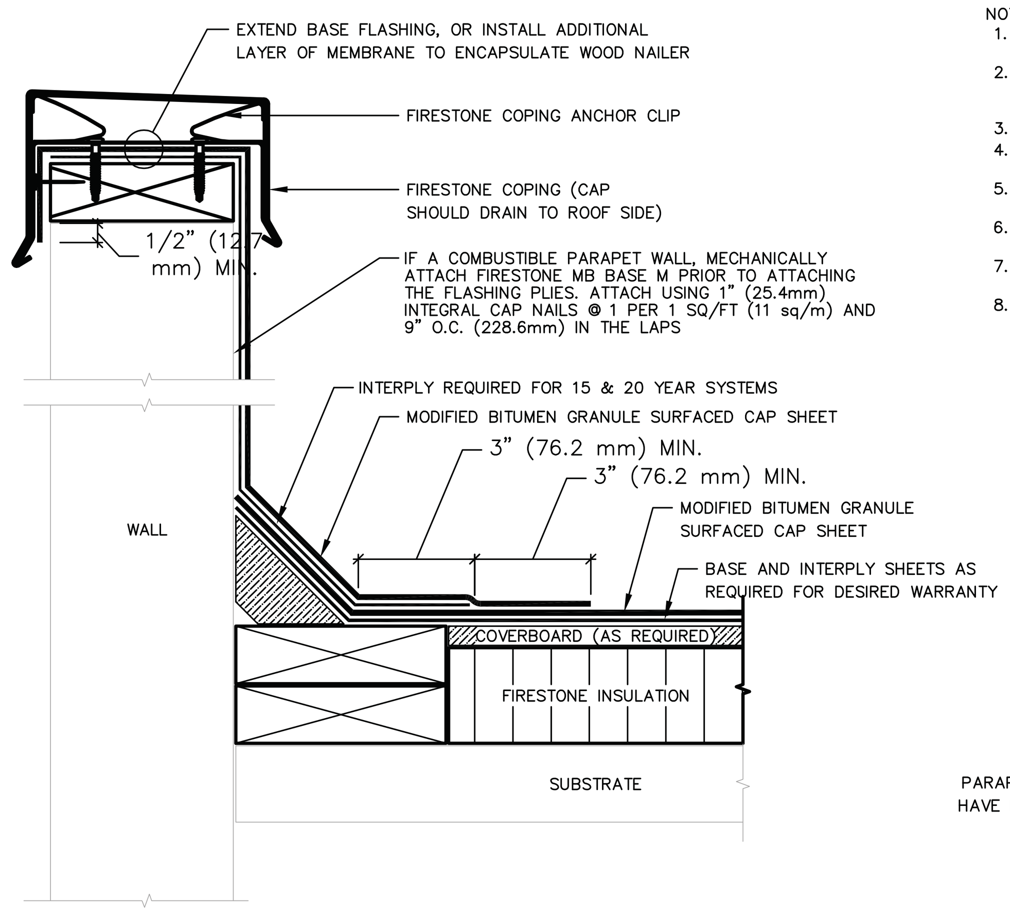
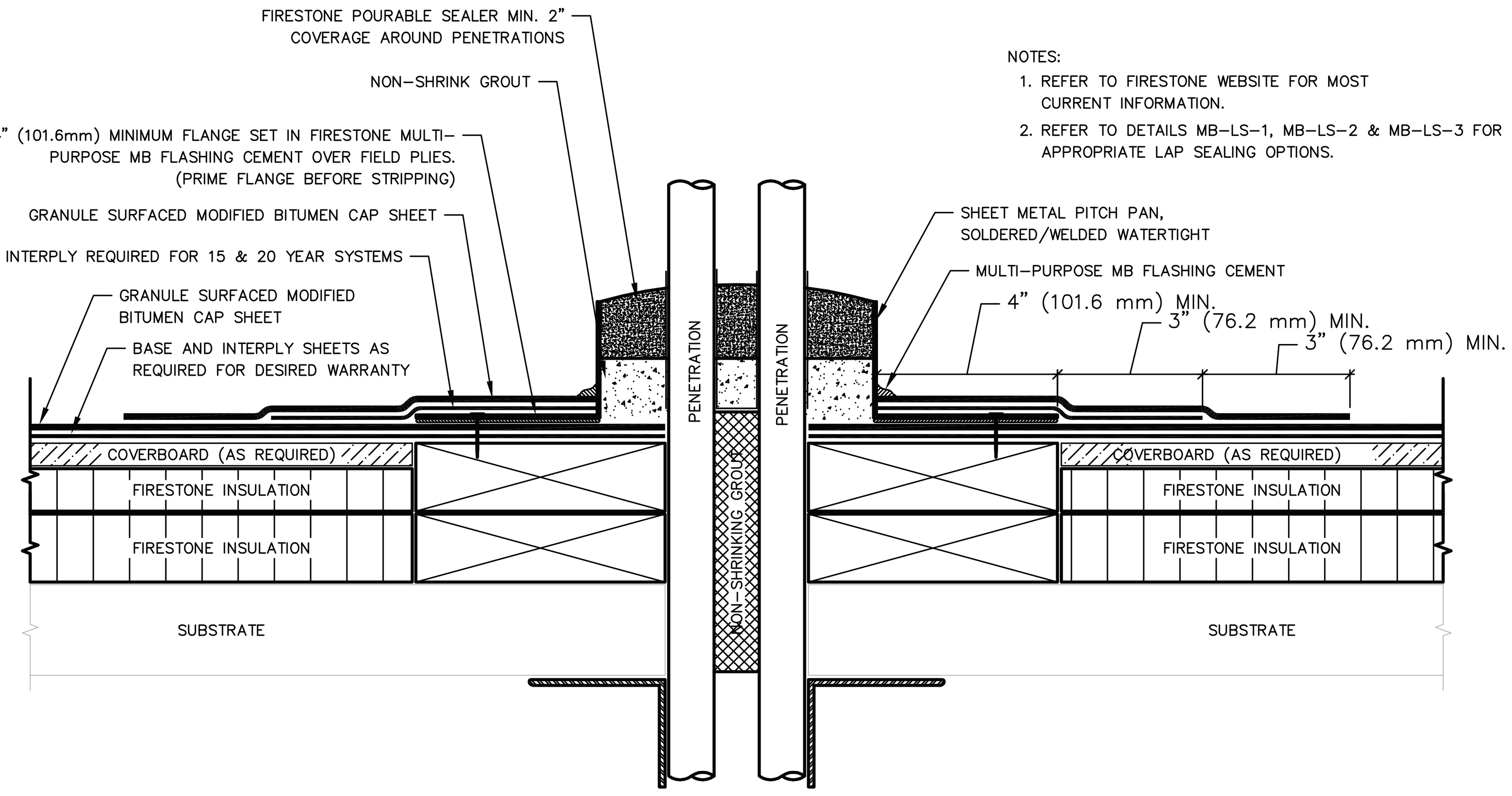


NOTES:
1. REFER TO FIRESTONE WEBSITE FOR MOST CURRENT INFORMATION.
2. WOOD NAILER MUST BE INSTALLED TO MEET APPLICABLE BUILDING CODES OR 200 LBS PER LINEAR FOOT MINIMUM IN ANY GIVEN DIRECTION.
3. ATTACH WOOD NAILERS WITH SUITABLE FASTENERS
4. THIS DETAIL SHOULD BE USED ONLY WHERE THE DECK IS SUPPORTED BY THE OUTSIDE WALL.
5. ALL SHEET METAL TO BE INSTALLED PER SMACNA
6. GRANULES MUST BE EMBEDDED WHEN LAPPING TORCH APPLIED GRANULE SURFACED CAP SHEET.
7. FLASHING LAPS MUST BE OFFSET FROM FIELD LAPS A MINIMUM OF 12" (304.8mm)
8. IF FLASHING MUST EXTEND ABOVE 24" (609.6mm) IN HEIGHT, FLASHING WIDTH MUST NOT EXCEED 39" (990.6mm) AND SHALL BE ATTACHED IN SIDE LAPS AT 9" (228.6mm) O.C.

PARAPET WITH NAILABLE SUBSTRATES MUST HAVE FIRESTONE MB BASE SHEET ATTACHED:
LAPS 9" (228.6mm) O.C.
TOPS 8" (203mm) O.C.
FIELD 1 PER 1 S.F. (11 SQ. M.)

METAL PARAPET CAP AND BASE FLASHING



NOTES:
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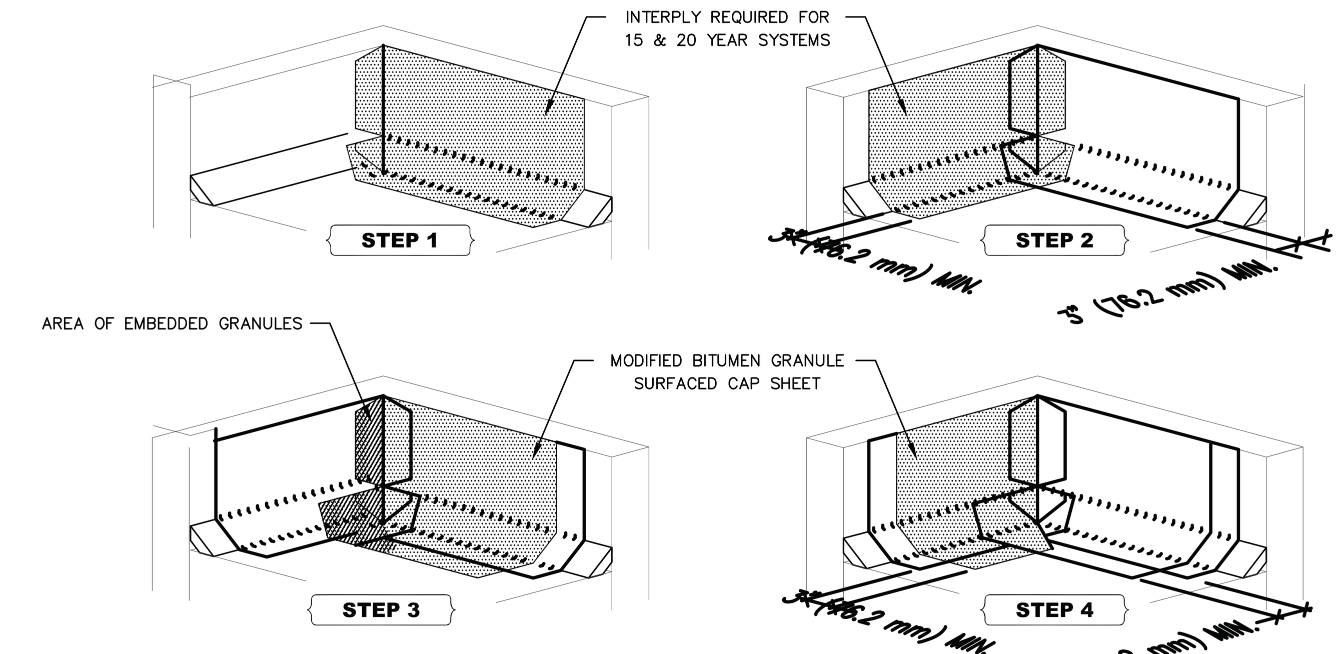
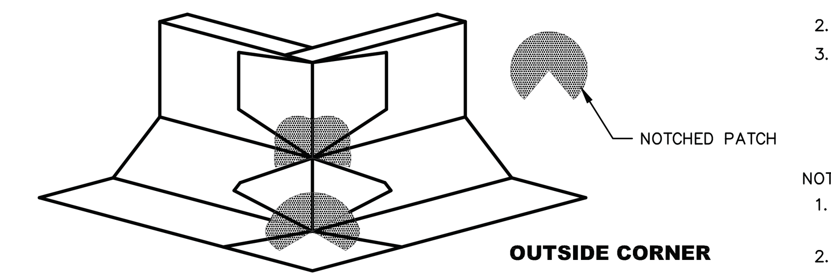
2. REFER TO DETAILS MB-LS-1, MB-LS-2 & MB-LS-3 FOR APPROPRIATE LAP SEALING OPTIONS.



INSIDE CORNER

NOTES:
1. REFER TO FIRESTONE WEBSITE FOR MOST CURRENT INFORMATION.
2. CUT MEMBRANE AND WRAP CORNERS AS SHOWN.
3. INSTALL NOTCHED PATCHES AS SHOWN TO INSURE WATER TIGHT CORNERS.



OUTSIDE CORNER

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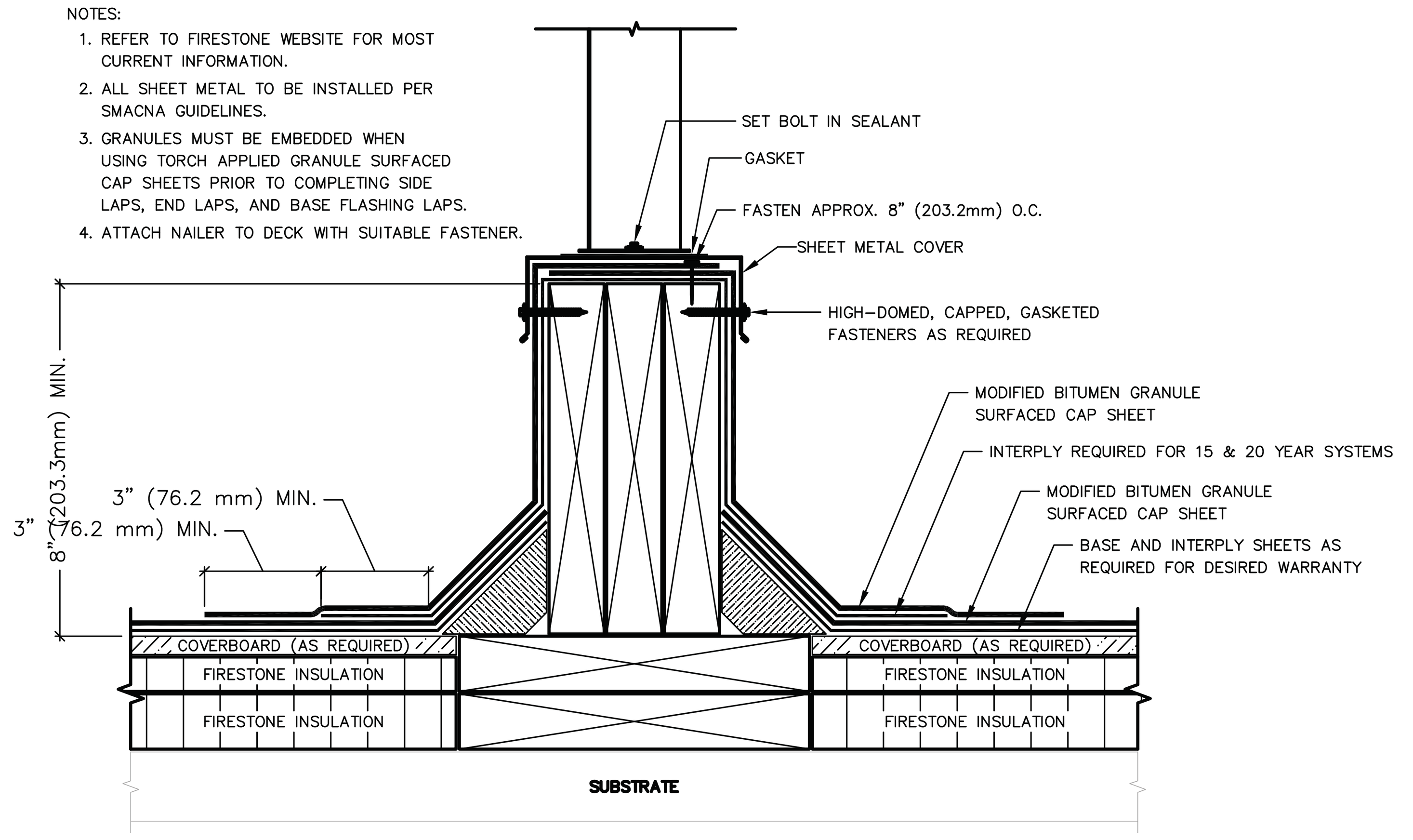
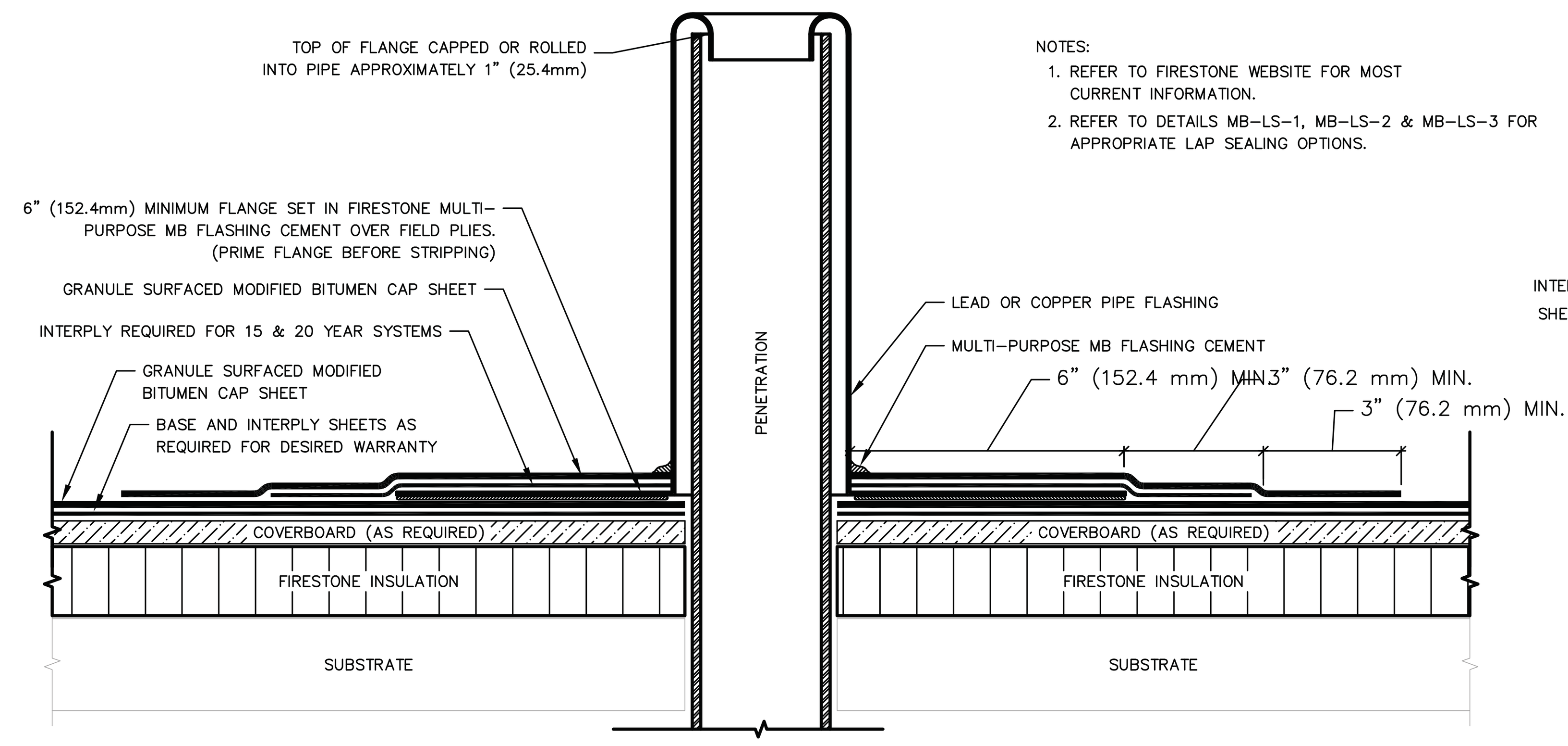
3. ATTACH WOOD NAILERS WITH SUITABLE FASTENERS
4. THIS DETAIL SHOULD BE USED ONLY WHERE THE DECK IS SUPPORTED BY THE OUTSIDE WALL.
5. ALL SHEET METAL IS TO BE INSTALLED PER SMACNA GUIDELINES.
6. WOOD NAILER MUST EXTEND BEYOND THE METAL FLANGE IN ALL DIRECTIONS.

NOTES:
1. REFER TO FIRESTONE WEBSITE FOR MOST CURRENT INFORMATION.
2. ALL SHEET METAL TO BE INSTALLED PER SMACNA GUIDELINES.
3. GRANULES MUST BE EMBEDDED WHEN USING TORCH APPLIED GRANULE SURFACED CAP SHEETS PRIOR TO COMPLETING SIDE LAPS, END LAPS, AND BASE FLASHING LAPS.
4. ATTACH NAILER TO DECK WITH SUITABLE FASTENER.

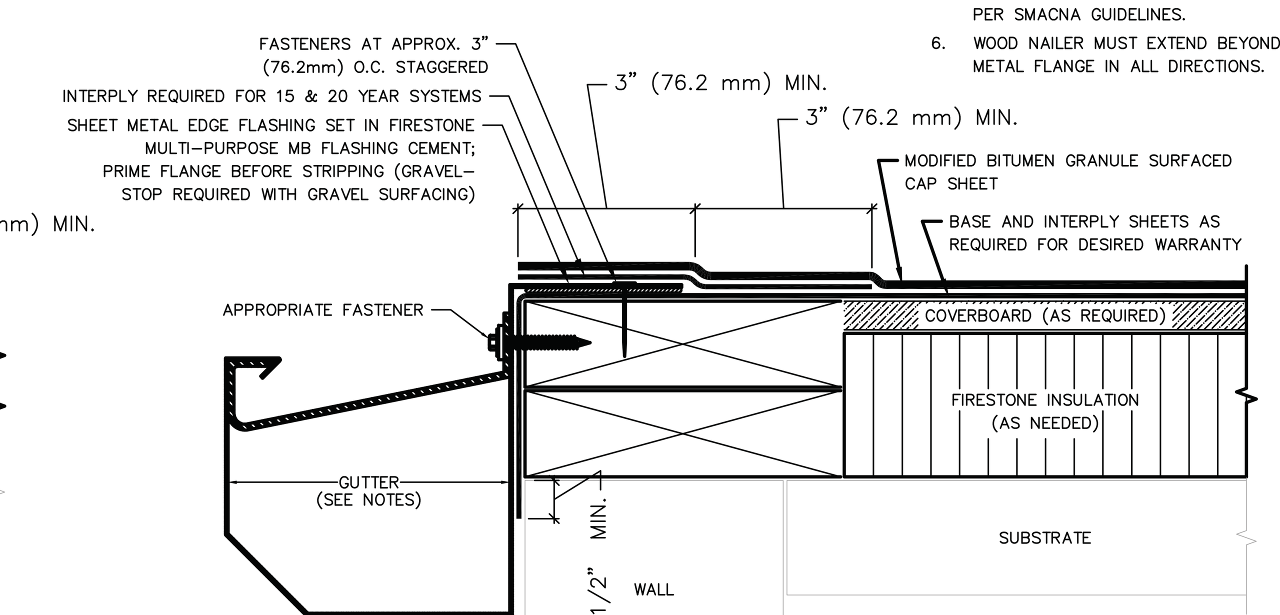


EQUIPMENT SUPPORT CURB



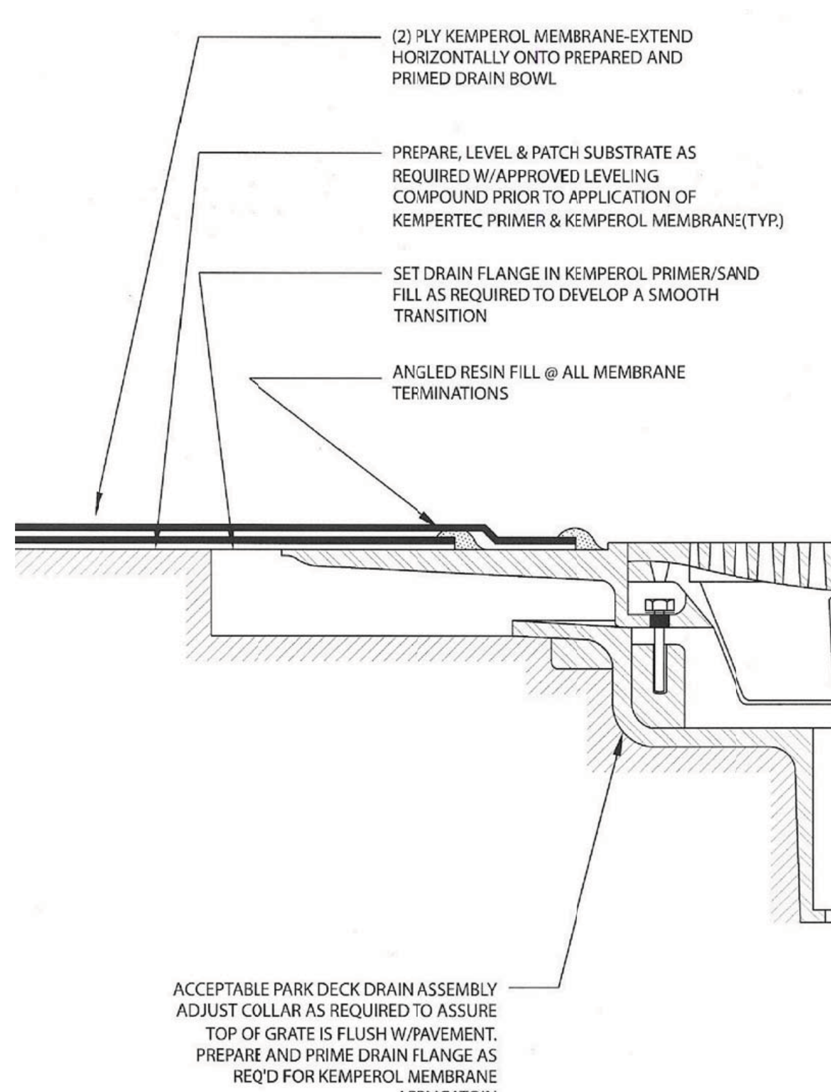
NOTES:
1. REFER TO FIRESTONE WEBSITE FOR MOST CURRENT INFORMATION.
2. REFER TO DETAILS MB-LS-1, MB-LS-2 & MB-LS-3 FOR APPROPRIATE LAP SEALING OPTIONS.

PENETRATION DETAILS

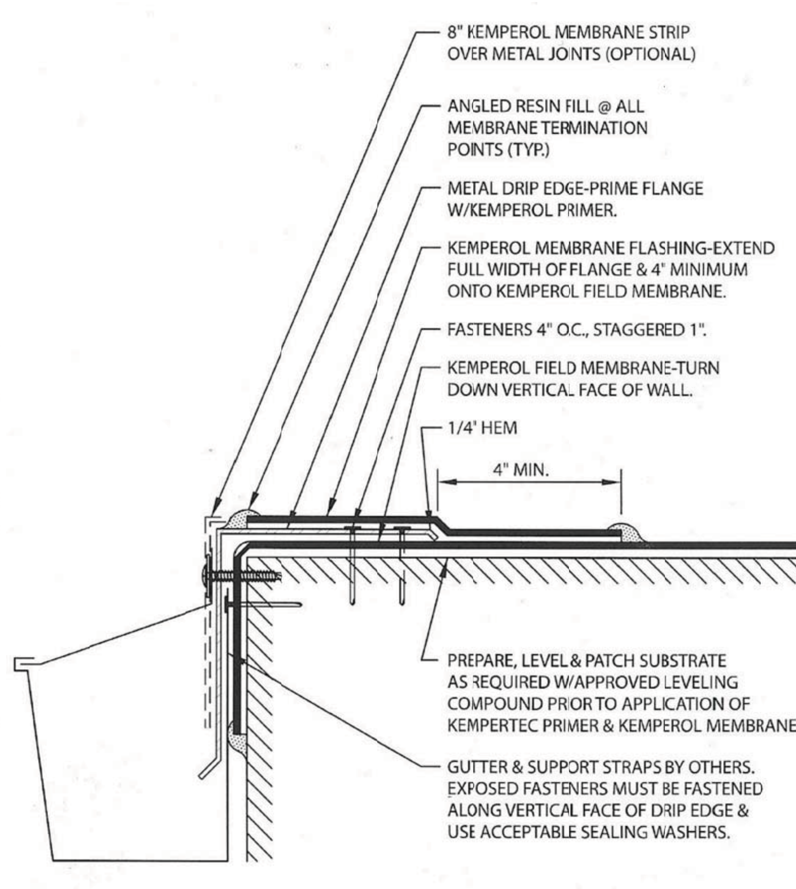


GUTTER WITH FLANGE USING FIELD SHEET FLASHING

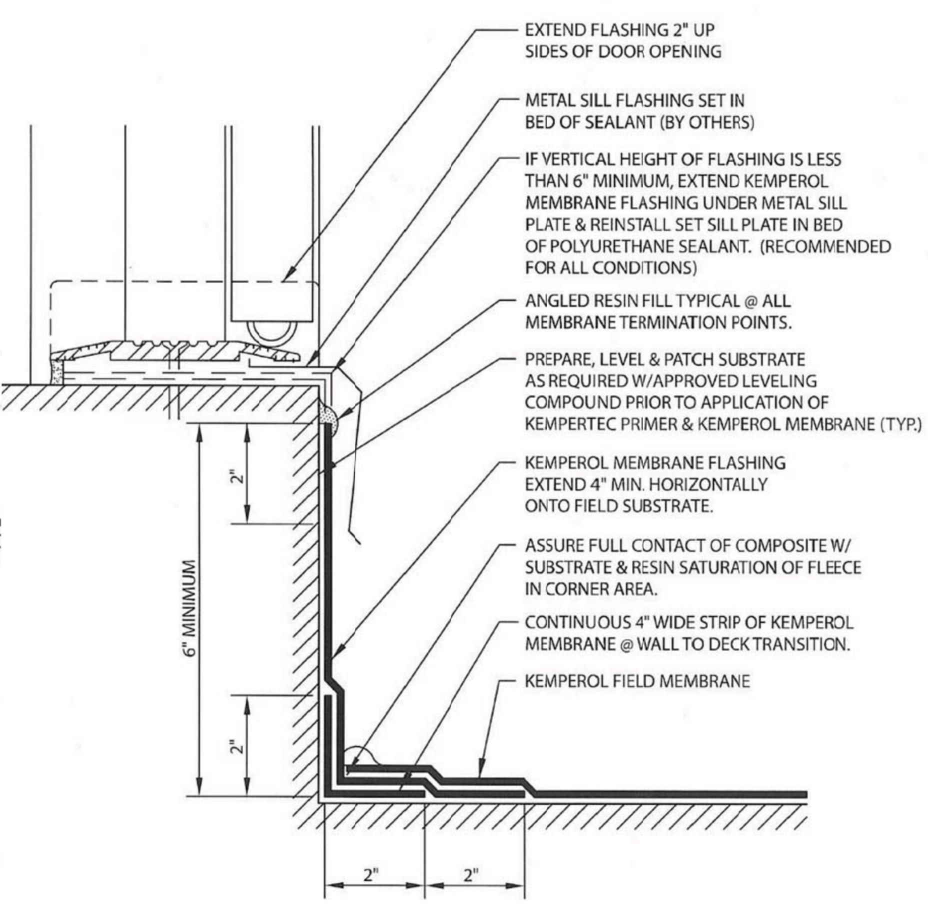
FIRESTONE TYPICAL DETAILS



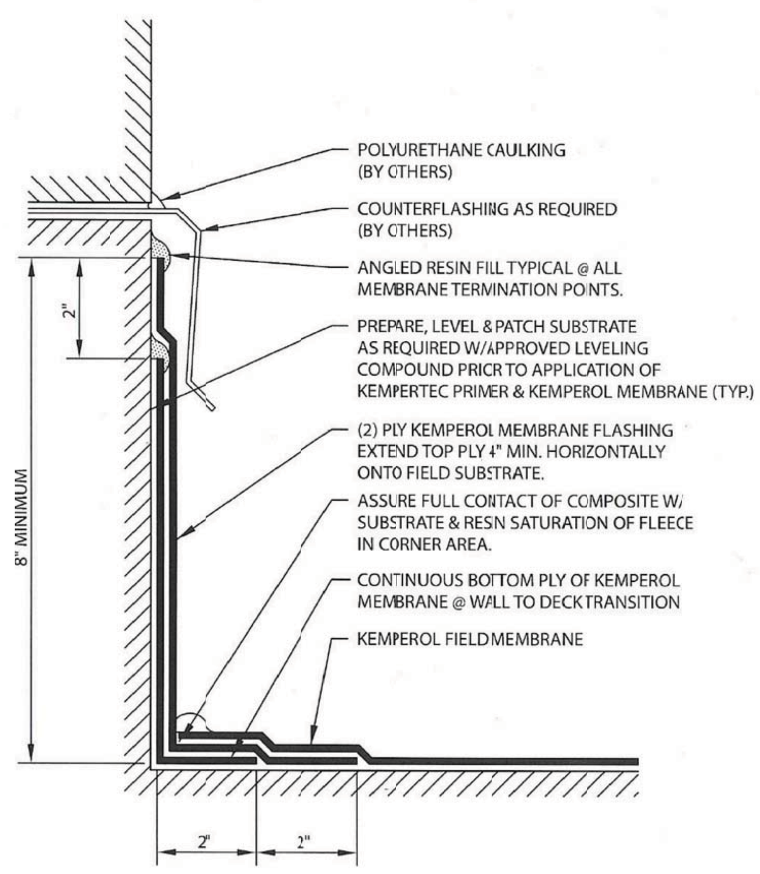
FLAT GRATE DRAIN FLASHING



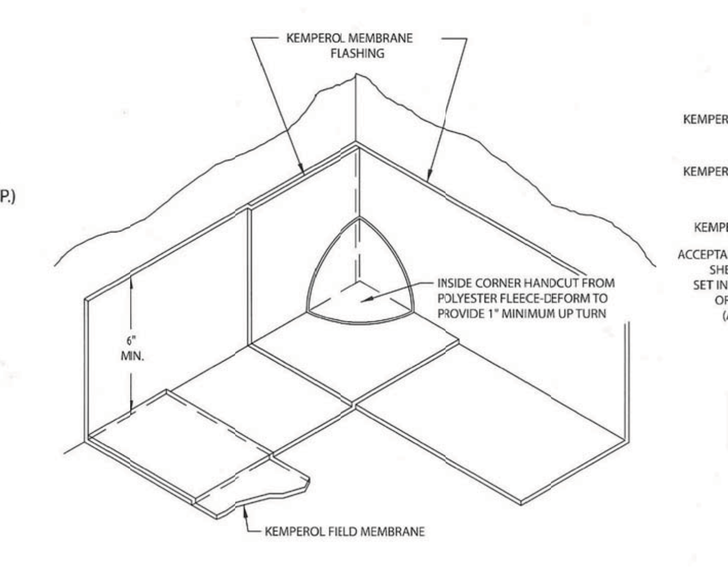
GUTTER EDGE FLASHING



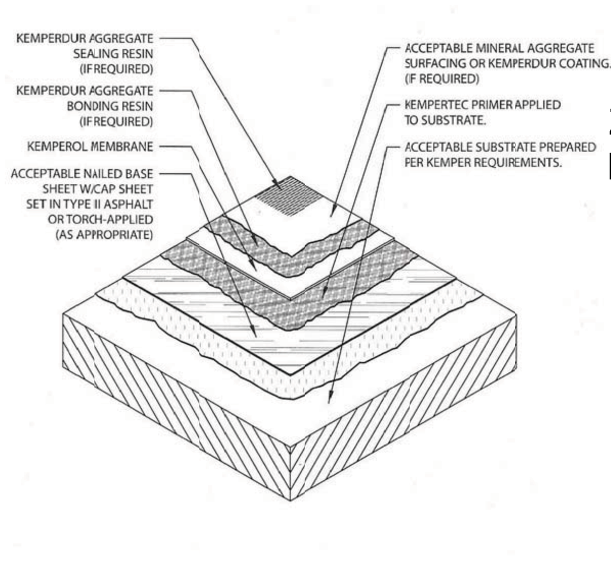
DOOR SILL FLASHING



TWO-PLY BASE FLASHING WITH COUNTER FLASHING

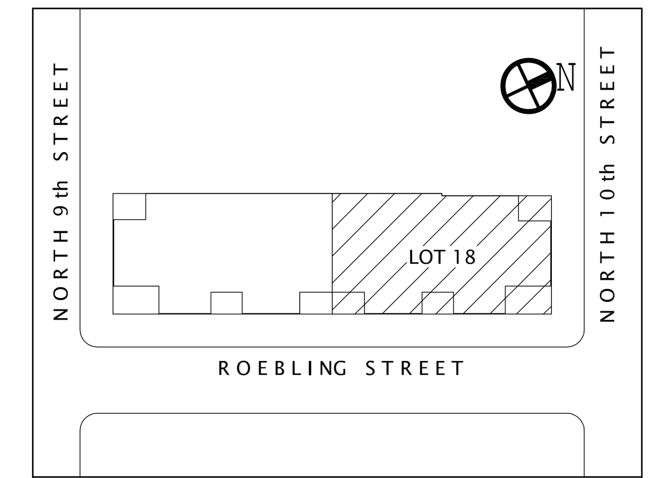


INSIDE CORNER FLASHING



NON-INSULATED WATERPROOFING MEMBRANE ASSEMBL

KEMPER TYPICAL DETAILS



KEY PLAN

	REVISIONS	
NO.	DESCRIPTIONS	DATE
1		
1		
NO.	TO WHOM ISSUED	DATE
	ISSUES	

Michael Muroff Architect, LLC
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28 ROEBLING STREET
BROOKLYN, NY

NYC DOB Building Id. Number : 3061713
Block: 2306 Lot: 18

Typical Roofing Details

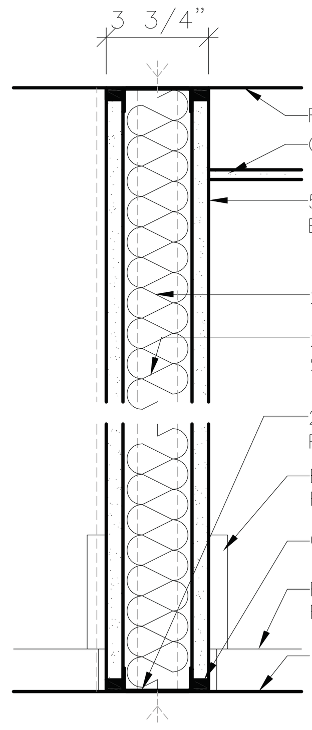
Date: 08-27-12
Scale: as noted
Project No. : 12-136
Drawing By: NJM
Checked By: MM

A-510.00
SHEET 23 of 28

©

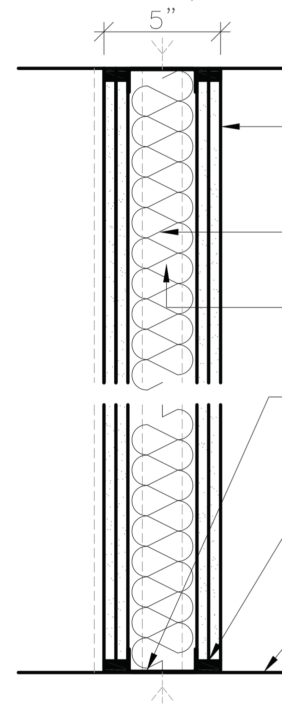
INTERIOR FIRE RATED WALL CONSTRUCTION

GUEST ROOM / GUEST ROOM / CORRIDOR



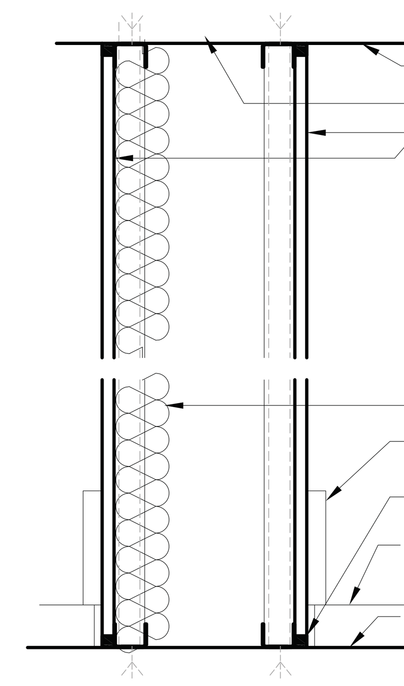
1 — 1 HOUR FIRE RATED PARTITION
SCALE: 1 ½" = 1'-0"
WP – 1070
STC – 49 MIN

GUEST ROOM / EGRESS STAIR
CORRIDOR / REFUSE ROOM



2 — 2 HOUR FIRE RATED PARTITION
SCALE: 1 ½" = 1'-0"
ULC DES W404
STC – 50 MIN

2f — SAME AS TYPE 2; WITH NO INSULATION AND CEMENT BOARD IN LIEU OF GWB; NO POUROUS MATERIALS PERMITTED IN BASEMENT CONSTRUCTION

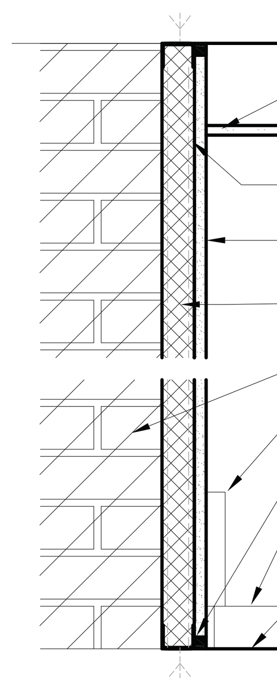


3 — 1 HOUR FIRE RATED CHASE WALL CONSTRUCTION
SCALE: 1 ½" = 1'-0"
UL Des U420 GA / WP 5105
STC – 55 TO 59

3A — SAME AS TYPE 3; WITH ½" CEMENT BOARD FACING TO RECEIVE TILE FINISH ONE SIDE

3B — SAME AS TYPE 3; WITH ½" CEMENT BOARD FACING TO RECEIVE TILE FINISH BOTH SIDE

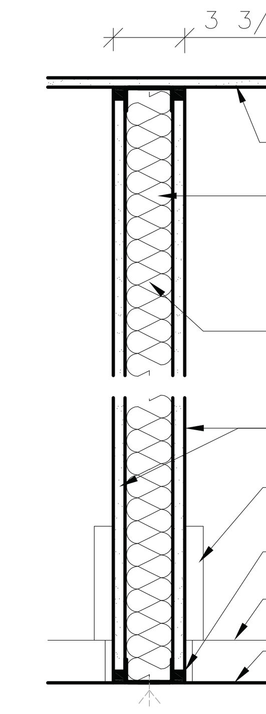
NOTES:
CONSTRUCTION TYPE: GYPSUM WALLBOARD, METAL STUDS.
BASE LAYER ⅝'' TYPE X GYPSUM WALLBOARD OR VENEER BASE APPLIED PARALLEL TO DOUBLE ROW OF 1 ⅝'' METAL STUDS 24'' O.C. AND 6 ¼ '' APART WITH 1'' TYPE S DRYWALL SCREWS 8'' O.C. AT EDGES, 12'' O.C. IN FIELD. 25 GAGE BY 9 ½'' LONG RUNNER PIECES LOCATED AT ⅓ POINTS USED AS CROSS BRACES AND ATTACHED WITH TWO NO. 8X½'' SELF-TAP STEEL SCREWS AT EACH END. OPTIONALLY ⅝'' GYPSUM BOARD PIECES 12'' WIDE X 9 ½'' LONG MAY BE USED AS CROSS BRACES FASTENED TO STUD PAIRS WITH THREE 1'' TYPE S DRYWALL SCREWS AT EACH END OF BRACE. FACE LAYERS ⅝'' TYPE X GYPSUM WALLBOARD OR VENEER BASE APPLIED PARALLEL TO STUDS WITH 1 ⅝'' TYPE S DRYWALL SCREWS 8'' O.C. AT JOINTS AND TOP AND BOTTOM RUNNERS, 12'' O.C. IN FIELD. STAGGER JOINTS EACH LAYER AND SIDE. SOUND TESTED USING 3 ½'' GLASS FIBER STAPLED TO ONE SIDE IN CAVITY.



4 — NEW FURRING @ EXISTING MASONRY WALLS
SCALE: 1 ½" = 1'-0"

4f — SAME AS TYPE 2; WITH NO INSULATION AND CEMENT BOARD IN LIEU OF GWB; NO POUROUS MATERIALS PERMITTED IN BASEMENT CONSTRUCTION

INTERIOR NON – RATED WALL CONSTRUCTION



5 — INTERIOR NON RATED WALL CONSTRUCTION
SCALE: 1 ½" = 1'-0"

5f — SAME AS TYPE 2; WITH NO INSULATION AND CEMENT BOARD IN LIEU OF GWB; NO POUROUS MATERIALS PERMITTED IN BASEMENT CONSTRUCTION

METAL STUD NOTES:

ALL AREAS RECEIVING GWB CONSIDERED TO BE A **WET AREA** SUCH AS KITCHENS AND BATHROOMS SHALL RECEIVE **WATER RESISTANT GWB.** ALL **WET AREAS** DESIGNATED AS TILE FINISH SHALL RECEIVE 1 LAYER 5/8 CEMENT BOARD.

IN GENERAL, SPACE METAL FRAME MEMBERS @16 "O.C. MAX.

ALL METAL STUDFRAMING FOR FIRE RATED WALLS TO BE 20 GA MIN.

C STUDS 1 1/2" DEEP TO BE
22 GA UP TO 9'-6"
20 GA UP TO 10'-3"

CH STUDS 2 1/2" DEEP TO BE
22 GA UP TO 13'
20 GA UP TO 13'-4"

C STUDS 3 5/8" DEEP TO BE
22 GA UP TO 15'
20 GA UP TO 15'-7"

CH STUDS 4" DEEP TO BE
25 GA UP TO 14'-3"
20 ga up to 15'-10"

PROVIDE A CONTINUOUS BEAD OF ACOUSTICAL SEALANT AROUND THE ENTIRE PERIMETER OF BOTH SIDES TOP AND BOTTOM OF PARTITIONS THAT DEMISE UNITS AND ARE FIRE RATED.

EACH LAYER OF GWB OF FIRE RATED WALLS TO RECEIVE TAPE AND SPACKLE ON INTERIOR SIDE.

WHENEVER CABINETS OR OTHER EQUIPMENT IS SHOWN (IN PLAN) MOUNTED TO MTL FRAMED PARTITIONS, PROVIDE 16GA SHEET STEEL REINFORCEMENT AT LEAST 9" TALL BETWEEN STUDS AND WALL BOARD. COORDINATE MOUNTING HEIGHT W/ EQUIPMENT OR CABINET BEING MOUNTED.

TAPE AND SPACKLE ALL FIRE RATED WALLS PRIOR TO INSTALLATION OF TUBS, TOILETS, SINKS, CABINETS, ALL BUILT IN ITEMS, ETC., TO OBTAIN REQUIRED FIRE RATING OF THE SPECIFIED WALL.

REFER TO SPECIFICATIONS FOR FURTHER INFORMATION.

GENERAL NOTES:

ALL DRYWALL FOR INTERIOR & EXTERIOR CONSTRUCTION SHALL BE MILDEW RESISTANT GYPSUM (TYP)

FIRE WALL PENETRATION NOTES:

PROVIDE APPROVED OPENING PROTECTIVES FOR ALL PENETRATION THROUGH FIRE RATE WALLS.

PROVIDE DRAFT STOP AND FIRE STOPS AS REQUIRED.

EVERY FIRST LAYER OF GYPSUM BOARD OF FIRE RATED WALLS TO RECEIVE TAPE AND SPACKLE, ONE COAT MINIMUM.

APPROVED FIRE DAMPERS SHALL BE INSTALLED AL ALL LOCATIONS WHERE DUCTWORK PENETRATES A FIRE RATED WALL.

FIRE DAMPERS TO BE OF TYPE APPROVED BY THE AGENCIES HAVING JURISDICTION.

FIRE DAMPERS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

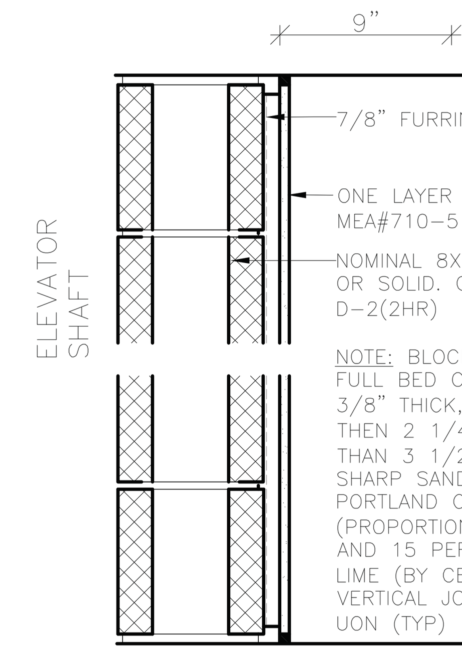
PROVIDE ACCESS DOORS AS REQUIRED.

WATERPROOFING NOTE:

1. THE ARCHITECT IS NOT RESPONSIBLE FOR THE DETAILS OF CONSTRUCTION ASSOCIATED WITH THE BUILDING ENVELOPE AS IT RELATES TO WATERPROOFING, WATER TIGHTNESS OR WATER INTRUSION.

2. THE OWNER IS TO OBTAIN THE SERVICES OF A SEPARATE EXTERIOR WALL CONSULTANT TO REVIEW ALL CONSTRUCTION DETAILS FOR APPROPRIATENESS OF CONSTRUCTION WITH RESPECT TO WATER INTRUSION.

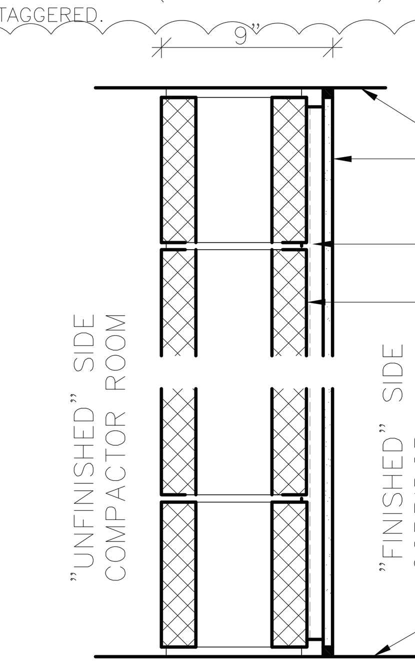
RATED MASONRY WALL CONSTRUCTION



2 Hour Fire Rated
6 — Interior Bearing Masonry Wall
Elevator Shaft Walls — UL Des U906

6f — SAME AS TYPE 2; WITH NO INSULATION AND CEMENT BOARD IN LIEU OF GWB; NO POUROUS MATERIALS PERMITTED IN BASEMENT CONSTRUCTION

NOTES:
BLOCKS TO BE LAID IN FULL BED OF MORTAR, NO ⅜" THICK, OF NOT LESS THAN 2 ¼" AND NOT MORE THAN 3½" PARTS CLEAN SHARP SAND TO ONE PART PORTLAND CEMENT (PROPORTIONED BY VOLUME) AND 15 PERCENT HYDRATED LIME (BY CEMENT VOLUME). VERTICAL JOINTS STAGGERED.

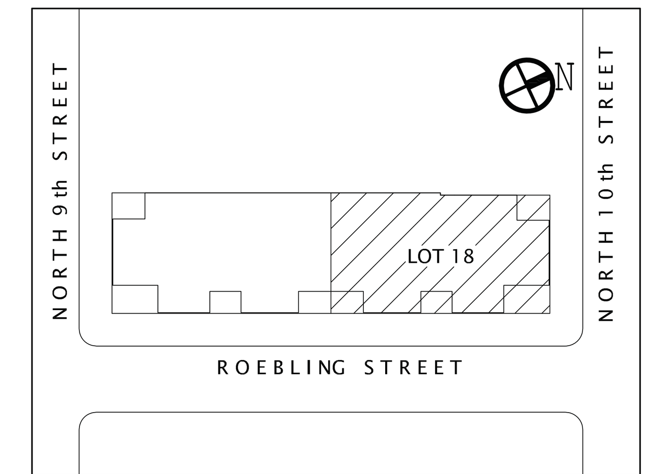


3 Hour Fire Rated
7 — Interior Masonry Wall
Compactor Room Walls — UL Des U907
GAS METER Room Walls

7f — SAME AS TYPE 2; WITH NO INSULATION AND CEMENT BOARD IN LIEU OF GWB; NO POUROUS MATERIALS PERMITTED IN BASEMENT CONSTRUCTION

FLOOD PROOFING NOTE:

1. FLOOD PROOF MATERIALS ARE TO BE USED BELOW THE FLOOD PLANE; NO GYPSUM, FABRIC, WOODEN, OR OTHER POUROUS PRODUCTS PERMITTED. ACCEPTABLE MATERIALS ARE CONCRETE, CONCRETE BLOCK, METAL, CEMENT BOARD, CERAMIC/PORECLAIN TILE.



KEY PLAN

NO.	REVISIONS — DESCRIPTIONS	DATE
1		
1		
NO.	TO WHOM ISSUED	DATE

ISSUES

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28 ROEBLING STREET
BROOKLYN, NY

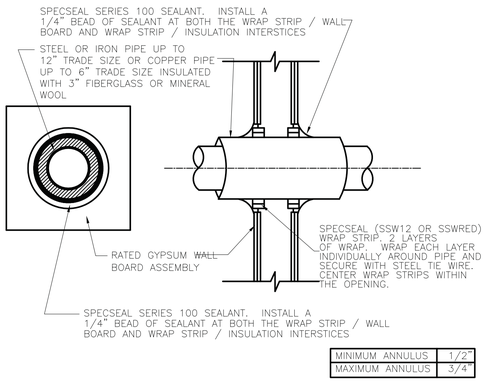
NYC DOB Building Id. Number : 3061713
Block: 2306 Lot: 18

PARTITION AND WALL DETAILS

Date: 08-27-12
Scale: as noted
Project No. : 12-136
Drawing By: NJM
Checked By: MM

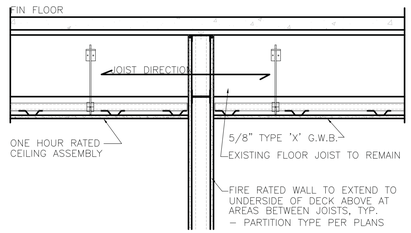
A-600.00

©

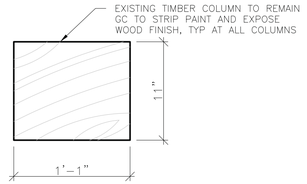


MINIMUM ANNULUS	1/2"
MAXIMUM ANNULUS	3/4"

3 — 1 OR 2 HOUR RATED FIRESTOP FOR INSULATED METALLIC PIPING USING SPECSEAL SERIES 100 SEALANT AND SPECSEAL WRAP STRIP SYSTEM: W-L-5033 OR APPROVED EQUAL

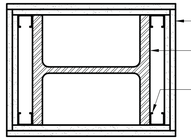


4 — 1 OR 2 HOUR RATED FIRESTOP FOR NEW PARTITION RUNNING PERPENDICULAR TO EXISTING JOISTS

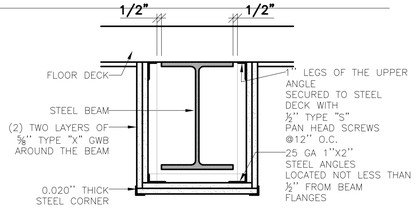


EXPOSED NEW / EXISTING TIMBER COLUMN
SCALE: 1 1/2" = 1'-0"

Fire Rated Steel Enlcosure Construction

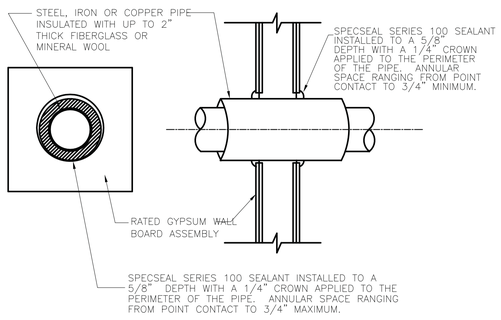


2 HOUR FIRE RATED STEEL COLUMN ENCLOSURE
GA CM 2120 ULC DESIGN Z503

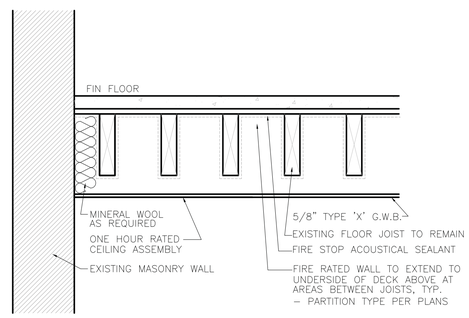


2 HOUR FIRE RATED STEEL BEAM ENCLOSURE
UL BM2130

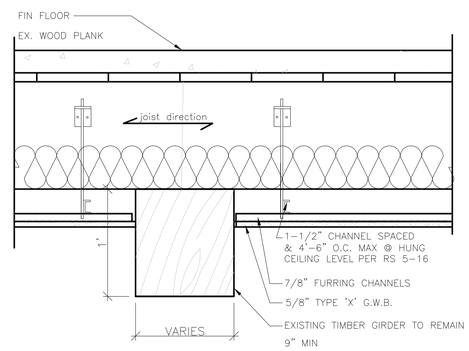
COLUMN AND BEAM ENCLOSURES PER CONSTRUCTION CLASS 1C

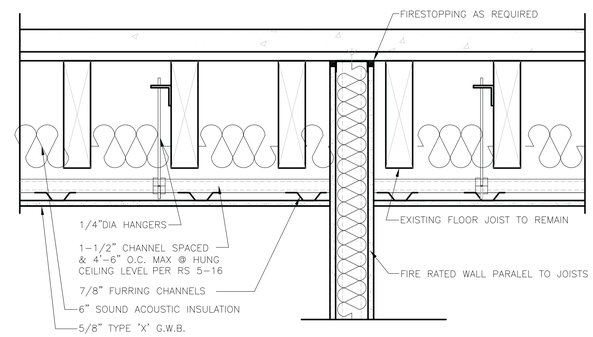


2 — 1 OR 2 HOUR RATED FIRESTOP FOR INSULATED METALLING PIPING THROUGH GYPSUM BOARD WALLS USING SPECSEAL SERIES 100 SEALANT SYSTEM: W-L-5014 OR APPROVED EQUAL



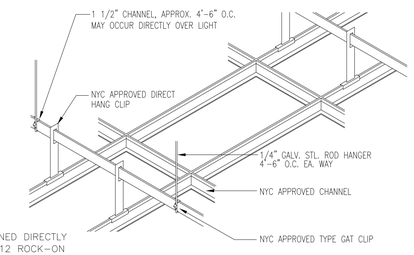
5 — 1 OR 2 HOUR RATED FIRESTOP FOR NEW PARTITION RUNNING PERPENDICULAR TO EXISTING JOISTS



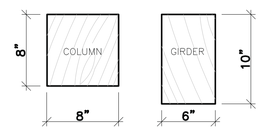


CEILING AT EXPOSED EXISTING / NEW TIMBER GIRDER
SCALE: 1 1/2" = 1'-0"

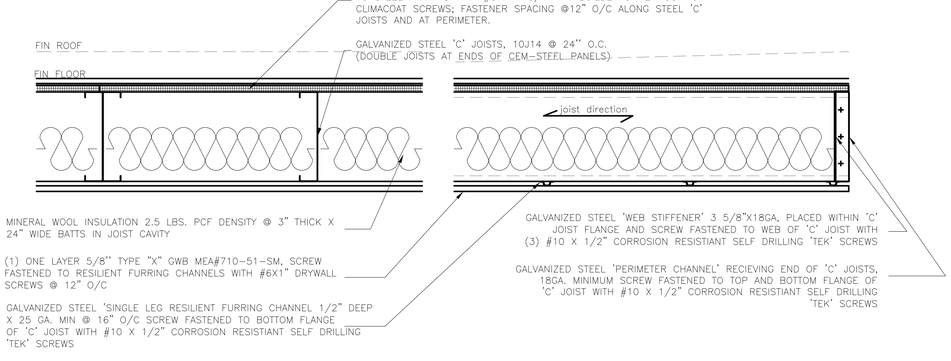
Existing Heavy Timber Construction complies with section [c26-1006.7] 27-623 of the New York City Building Code 27-623 (1) COLUMNS BEAMS AND ARCHES.–
a. Columns shall be at lest eight inches in all dimensions when suppporting floor loads, and at least six inches wide and eight inches deep when supporting roof and ceiling loads only. – COMPLIES
b. Beams and girders shall be at least six inches wide and ten inches deep. – COMPLIES



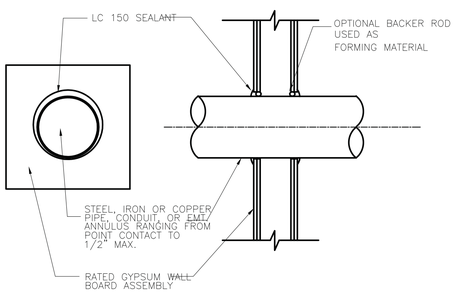
MINIMUM DIMENSIONS OF EXPOSED TIMBER MEMBERS PER 27-623



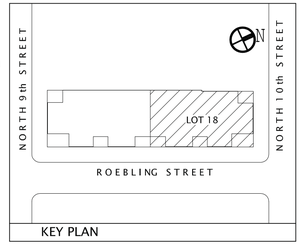
ALL EXISTING AND NEW JOISTS SHALL BE PROTECTED BY FRE RATED CONSTRUCTION ASSEMBLIES



1 Hour Rated (ASTM E119) Load Bearing CEM-STEEL Floor Assembly
M.E.A. # 210-03-M



1 — 1 OR 2 HOUR RATED FIRESTOP FOR METALLIC PIPING THROUGH GYPSUM BOARD WALLS USING LC150 SEALANT SYSTEM: WL-1090 OR APPROVED EQUAL



KEY PLAN

NO.	REVISIONS DESCRIPTIONS	DATE
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1		

NO.	TO WHOM ISSUED	DATE

ISSUES

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28 ROEBLING STREET
BROOKLYN, NY

NYC DOB Building Id. Number : 3061713
Block: 2306 Lot: 18

CEILING DETAILS
FIRESTOPPING DETAILS

Date: 08-27-12
Scale: as noted
Project No. : 12-136
Drawing By: NJM
Checked By: MM

A-601.00

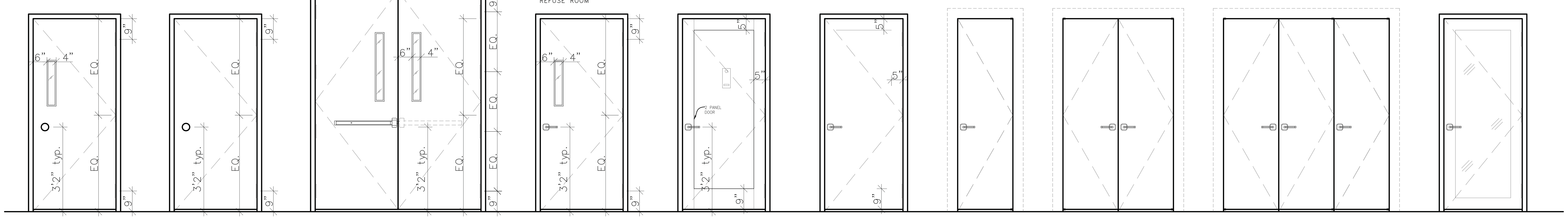
SHEET 25 of 28

©

DESIGNATION	LOCATION	LABEL	DOOR TYPE	DOOR MATERIAL	DOOR SIZE	DOOR FINISH	FRAME HEAD	FRAME JAMB	FRAME MATERIAL	FRAME FINISH	SADDLE	HARDWARE SET	NOTES
1	CORRIDOR DOUBLE EGRESS	B	X	HM	6'–6" x 8'–0"	SG	L–2	F–2	WD	SG	S–1		F.P.S.C. METAL DOOR – DOUBLE EGRESS DOOR
2	EGRESS STAIR	B	A	HM	3'–0" x 7'–0"								F.P.S.C. METAL DOOR
3	REFUSE ROOM / BICYLCE ROOM	B	A	HM	3'–0" x 7'–0"								F.P.S.C. METAL DOOR
4	OFFICE	B	B	HM	3'–0" x 7'–0"								F.P.S.C. METAL DOOR
5	UTILITY ROOM	B	B	HM	3'–0" x 7'–0"								F.P.S.C. METAL DOOR
6	RECREATION ROOM & LAUNDRY ROOM	B	H	HM/GL	3'–0" x 7'–0"								F.P.S.C. METAL AND GLASS DOOR
7	APARTMENT ENTRY	B	C	WD	3'–0" x 7'–0"								F.P.S.C. MDF DOOR
8	BEDROOM	–	D	WD	2'–10" x 7'–0"								
9	BATHROOM	–	D	WD	2'–10" x 7'–0"								
10	CLOSET	–	G	WD	6'–5" x 7'–0"								FRAMELESS FLUSH DOOR ON TOP AND BOTTOM PIVOT HINGES
11	CLOSET	–	F	WD	4'–0" x 7'–0"								FRAMELESS FLUSH DOOR ON TOP AND BOTTOM PIVOT HINGES
12	CLOSET	–	E	WD	2'–6" x 7'–0"								FRAMELESS FLUSH DOOR ON TOP AND BOTTOM PIVOT HINGES
13	CLOSET	–	E	WD	2'–3" x 7'–0"								FRAMELESS FLUSH DOOR ON TOP AND BOTTOM PIVOT HINGES
14	ELECTICAL ROOM	B	B	HM	3'–0" x 7'–0"								PANIC BAR REQUIRED
15	SLIDING FIRE DOOR – LOBBY		Z	HM	5'–0" x 9'–0"								F.P.S.C. METAL DOOR – SLIDING FIRE DOOR

Door Types

Commercial — Residential



TYPE A – SINGLE SWING HOLLOW CORE METAL DOOR FIRE RATED 90 MINUTE 'B'LABEL WITH TEMPERED/WIRE GLASS VISION PANEL

TYPE B – SINGLE SWING HOLLOW CORE METAL DOOR FIRE RATED 90 MINUTE 'B'LABEL

TYPE X – DOUBLE EGRESS DOUBLE SWING HOLLOW CORE METAL DOORS FIRE RATED 90 MINUTE 'B'LABEL WITH TEMPERED VISION PANELS

TYPE A – SINGLE SWING HOLLOW CORE METAL DOOR FIRE RATED 90 MINUTE 'B'LABEL WITH TEMPERED VISION PANEL

TYPE C – SINGLE SWING HOLLOW CORE METAL DOOR FIRE RATED 90 MINUTE 'B'LABEL

TYPE D – SINGLE SWING SOLID CORE MASONITE DOOR PAINT GRADE

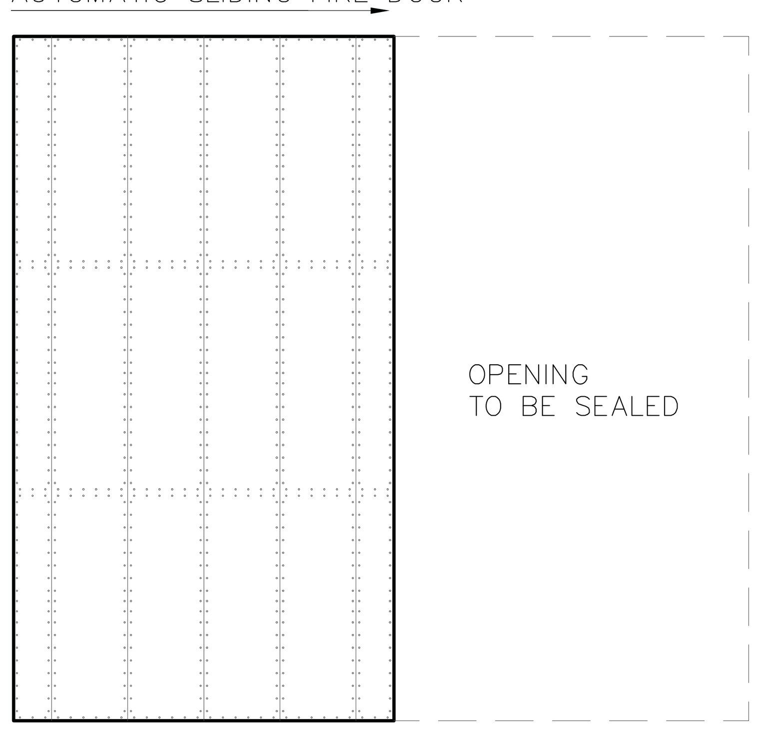
TYPE E – SINGLE SWING SOLID CORE PAINT GRADE MDF DOOR TOP AND BOTTOM PIVOT HINGE FLUSH FRAME

TYPE F – DOUBLE SWING SOLID CORE PAINT GRADE MDF DOOR TOP AND BOTTOM PIVOT HINGE FLUSH FRAME

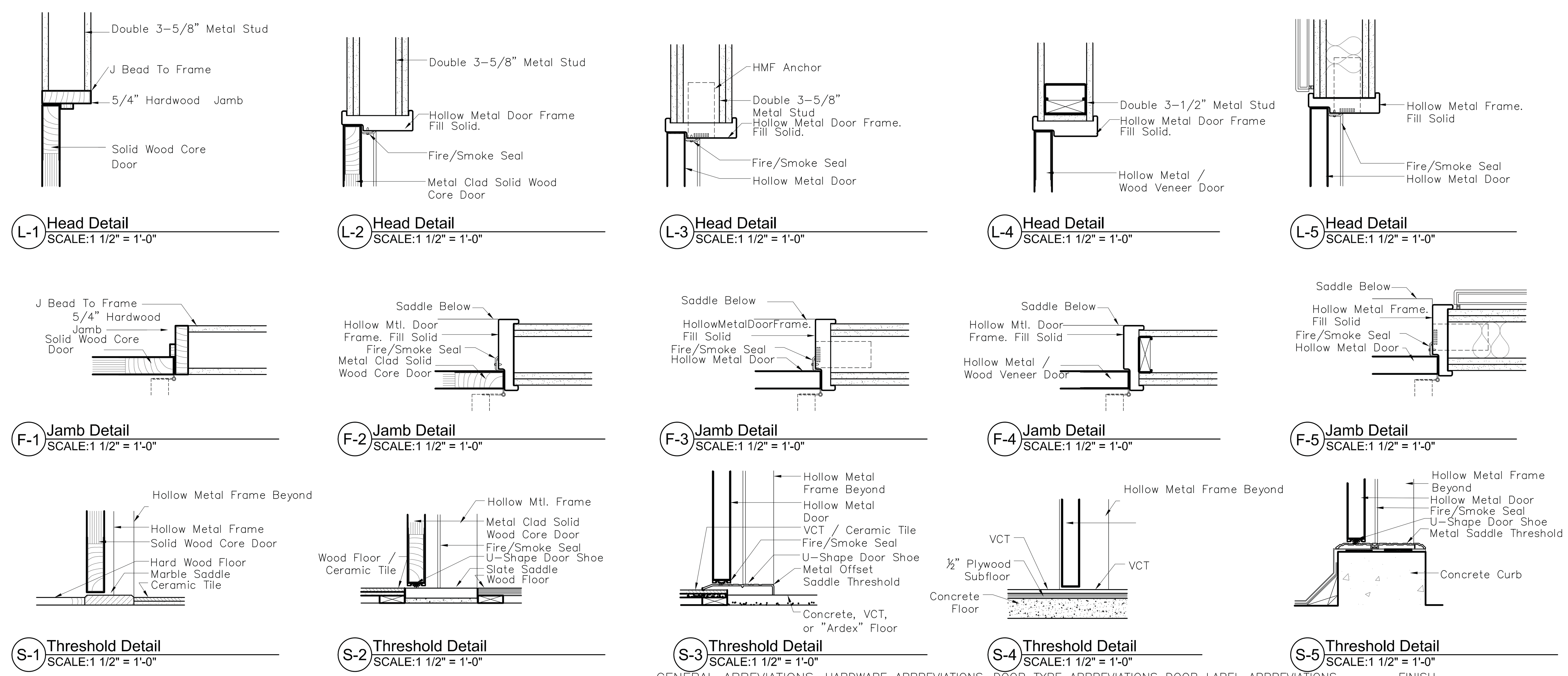
TYPE G – DOUBLE SWING SOLID CORE PAINT GRADE MDF DOOR TOP AND BOTTOM PIVOT HINGE FLUSH FRAME

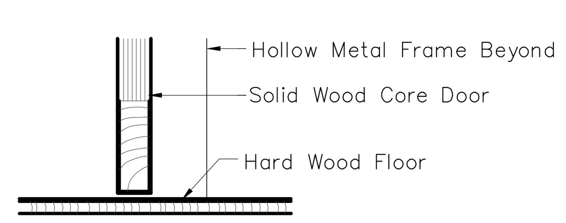
TYPE H – SINGLE SWING TEMPERED WIRE GLASS AND STEEL DOOR

AUTOMATIC SLIDING FIRE DOOR



TYPE Z – SLIDING STEEL FIRE DOOR





S-0 Threshold Detail (Apt. int. door)
SCALE:1 1/2" = 1'-0"

DOOR NOTES:

1. CONTRACTOR TO FIELD ALL DOOR DIMENSIONS & QUANTITIES AS WELL AS ALL FINISHED PARTITION THICKENS FOR FRAME WIDTH SIZING PRIOR TO FABRICATION & INSTALLATION.

2. ALL STAIR, UTILITY & APARTMENT DOORS TO BE 1 1/2 HOUR FPSC 'B' LABEL DOORS.

3. SPACE DESIGNATION TO BE WRITTEN ON ALL UTILITY DOORS.

4. ALL PUBLIC USE DOORS AT ACCESSIBLE & ADAPTABLE LEVELS TO HAVE LEVER HANDLES.

5. ALL DOORS TO BE 1 3/4" THICK U.N.O.

6. ANY DOOR AND HARDWARE SUBSTITUTION TO BE APPROVED BY ARCHITECT IN WRITING.

7. CONTRACTOR TO VERIFY ALL DOOR DIMENSIONS ROUGH AND MASONRY OPENING SIZES AND QUANTITIES. AS WELL AS ALL FINISHED PARTITION THICKNESS FOR FRAME WIDTH SIZING PRIOR TO FABRICATION.

8. ALL EXTERIOR DOORS TO HAVE WEATHER STRIPPING AT JAM

9. G.C. SHALL SUBMIT SHOP DRAWINGS AND SKETCHES TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

10. DOOR FINISH, HARDWARE, AND MATERIALS TO BE SELECTED BY OWNER, PORVIDE SAMPLES PRIOR TO FABRICATION, TYPICAL

GENERAL ABREVIATIONS

E – EXISTING
TR – TRACK FOR SLIDING CLOSET DOORS
HM– HOLLOW METAL
M – METAL
KD– KNOCK DOWN BUCK
SG– SEMI GLOSS PAINT
VP– VISION PANEL
LVR–LOUVERED DOOR
SLS–SEE LINTEL SCHEDULE
FF–FACTORY FINISH
LL – LEAD LINED
AL – ALUMINUM
WD – OAK FIN DOOR
CW – METAL CLAD WOOD DOOR

HARDWARE ABBREVIATIONS

C – CLOSER
DB– DEAD BOLT LOCK
L – LOCK
LS– LOCK SET
P – PANIC
PB– PUSH/PULL BARS
PV– PRIVACY
S – SLIDING HARDWARE
LV– LEVER/LATCH

DOOR TYPE ABBREVIATIONS

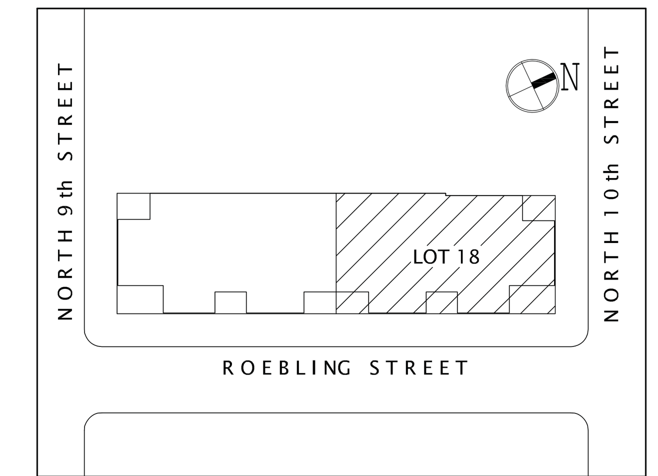
A – FLUSH DOOR
B – DOLLY
C – DOLLY W/VISION PANEL
D – LOUVERED/UNDERCUT
E – RAISED PANEL DOOR
G – ALL GLASS & ALUM.
O – OVERHEAD DOOR BY OVERHEAD DOOR CORP OR APPROVED EQUAL

DOOR LABEL ABBREVIATIONS

A – 3 HOUR RATED DOOR
B – 1 1/2 HOUR RATED DOOR 100 SQ.IN. MAX. GL. AREA.
C – 3/4 HOUR RATED DOOR, 1,296. SQ.IN. MAX. GL. AREA
D – 1 1/2 HOUR RATED DOOR
N.R.– NO RATING REQUIRED

FINISH

G – GLASS
G1 – ONE-WAY TEMPERED GLASS
FF – FACTORY FINISH (SEE SPECIFICATION)
FP – FLAT PAINT
ST – SATIN
SG – SEMI-GLOSS PAINT
EP – EPOXY PAINT
CMU – CONCRETE MASONRY UNITS
SG – SEMI GLOSS PAINT
SR – SHEETROCK/GYP. BD.
LLSR – LEAD LINED SHEET ROCK
VS – VARNISH/STAIN
CC – BURNISHED + 2 LAYERS OF CLEAN COAT



KEY PLAN

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	ISSUES	

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28 ROEBLING STREET
BROOKLYN, NY

NYC DOB Building Id. Number : 3061713
Block: 2306 Lot: 18

Door Schedule

Date: 08-27-12
Scale: as noted
Project No. : 12-136
Drawing By: NJM
Checked By: MM

A–602.00

©

FLASHING NOTES

SELF-ADHERING MEMBRANE FOR ALL WINDOW JAMBS, HEADERS, DOOR OPENINGS, INSIDE AND OUTSIDE CORNERS, AND OTHER TRANSITIONS SHALL BE PRE-CUT BLUESKINVPTM MANUFACTURED BY HENRY; A SELF-ADHERING REINFORCED MODIFIED POLYOLEFIN TRI-LAMINATE (WHITE) SHEET AIR BARRIER MEMBRANE FOR WALL CONSTRUCTION, SPECIFICALLY DESIGNED TO BE WATER RESISTANT AND VAPOR PERMEABLE. MEMBRANE SHALL HAVE THE FOLLOWING PHYSICAL PROPERTIES:

1. AIR LEAKAGE: <0.004 CFM/FT2 @ 1.57 LBS/FT2 [<0.02L/S/M2 @ 75PA] WHEN TESTED IN ACCORDANCE WITH ASTM E2178.
2. WATER VAPOR PERMEANCE: 33 PERMS TO ASTM E96, METHOD B.
3. RESISTANCE TO WATER PENETRATION: PASS ICC-ES AC 38.
4. SURFACE BURNING CHARACTERISTICS: CLASS A, WHEN TESTED IN ACCORDANCE WITH ASTM E84: FLAME SPREAD RATING OF 5 AND SMOKE DEVELOPMENT CLASSIFICATION OF 125.
5. BASIS WEIGHT: MINIMUM 100 GM/M2, WHEN TESTED IN ACCORDANCE WITH TAPPI TEST METHOD T-410.
6. CYCLIC AND ELONGATION: PASS AT 100 CYCLES, -29 DEGREES C (-20 DEGREES F) PER ICC-ES AC 48.
7. AVERAGE DRY BREAKING FORCE: 127 LBF MD, AND 91 LBF CD PER ASTM D 5034.
8. AUXILIARY TESTED COMPONENT OF ASTM E2357 FOR AIR LEAKAGE OF AIR BARRIER ASSEMBLIES.

WINDOW NOTES

1.ALL WINDOW SIZES ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY ALL WINDOW ROUGH OPENING DIMENSIONS, QUANTITIES & LOCATIONS PRIOR TO FABRICATION AND INSTALLATION.

2.ALL WINDOW SILL HEIGHT DIMENSIONS TO BE VERIFIED & COORDINATED IN FIELD.

3.ALL LOUVERS, INSULATED PANELS, WITH WINDOW SASHES, WINDOW PANNING, CAPPING & CAULKING TO BE SAME FINISH COLOR, SUBJECT TO APPROVAL BY ARCHITECT.

4.WINDOW LOUVERS & THERMAL PANELS TO BE INSTALLED BY WINDOW CONTRACTOR.

5.ALL WINDOWS: AAMA RATING – HC65
ALR (FIXED) –.10 SCFM/CFSQ MAX.
ALR (OPERABLE) –.30 SCFM/LCF MAX.
WATER – LEAKAGE @ 10.00 PSF
STRUCTURAL – +97.50 PSF
CRF – 70
U-VALUE MAX. – .40

ALL SKYLIGHTS TO HAVE A U VALUE OF .60

6.PROVIDE INSECT SCREENS @ ALL WINDOWS

7.ALL WINDOWS ARE BY "MARVIN WINDOWS" OR APPROVED EQUAL.

8.AT VENTING SKYLIGHT, PROVIDE WIRE GRILLE ABOVE & BELOW SKYLIGHT. ALL SKYLIGHTS TO BE DOUBLE GLAZED.

9.PROVIDE LOUVER & WALL BOX STRUCTURAL SUPPORT. COORDINATE EXACT DIMENSION OF LOUVER & AIR CONDITIONER WALL BOX WITH THE AIR CONDITIONER UNIT.

11.ALL GLASS TO BE 7/8" INSULATED LOW-E EMISSION.

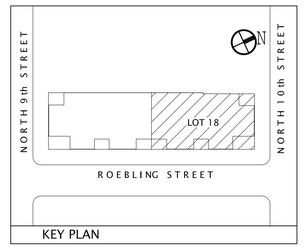
12. THE AIR LEAKAGE RATE, ALR, REPRESENTATIVE OF AN ENTIRE PRODUCT SHALL BE MEASURED AT A WIND SPEED OF 25 MPH ACCORDING TO TEST PROCEDURE ASTM STANDARD NO. E283-89 (04.07): RATE OF AIR LEAKAGE THROUGH EXTERIOR WINDOWS/CURTAIN WALLS/DOORS-TEST, AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM).

13. THE RATIO OF THE PRODUCT'S VISIBLE LIGHT TRANSMISSION COEFFICIENT (VLTC) OVER ITS SOLAR HEAT GAIN COEFFICIENT (SHGC) SHALL BE GREATER THAN 1.

WINDOW SCHEDULE

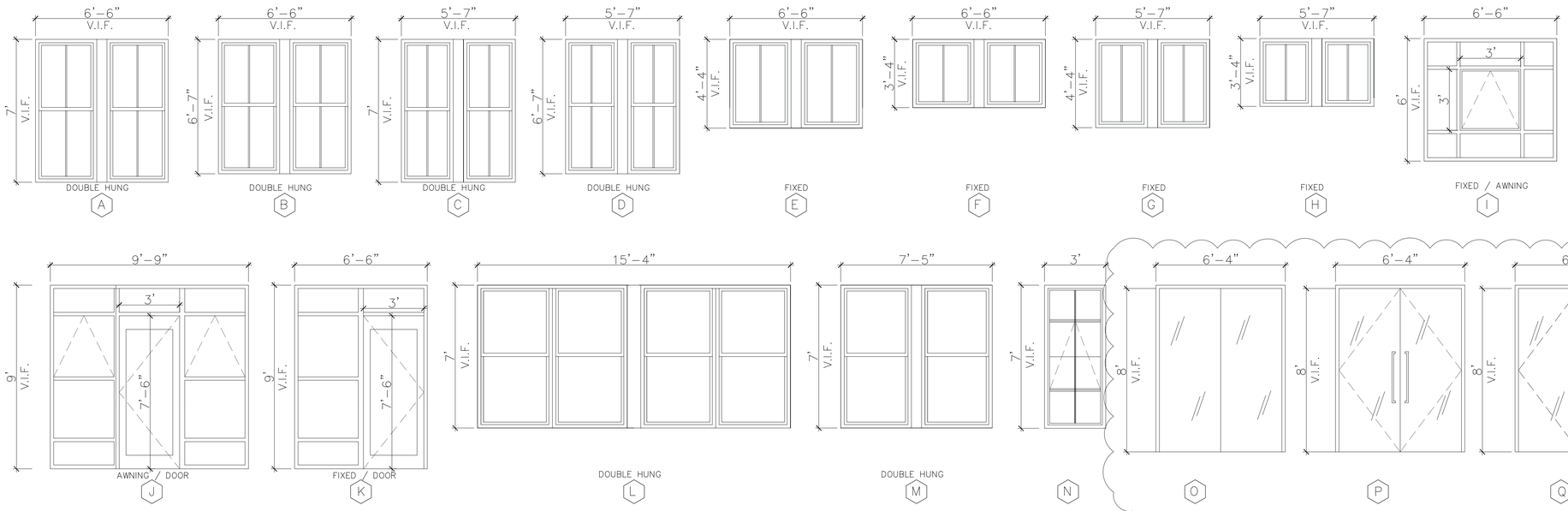
UNIT	TYPE	WIDTH	HEIGHT	LOCATION	MATERIAL	U VALUE	NOTE
A	DOUBLE HUNG WINDOW	SEE DWG	SEE DWG	SEE PLANS	ALUMINUM	.40	
B	DOUBLE HUNG WINDOW	SEE DWG	SEE DWG	SEE PLANS	ALUMINUM	.40	
C	DOUBLE HUNG WINDOW	SEE DWG	SEE DWG	SEE PLANS	ALUMINUM	.40	
D	DOUBLE HUNG WINDOW	SEE DWG	SEE DWG	SEE PLANS	ALUMINUM	.40	
E	FIXED WINDOW	SEE DWG	SEE DWG	SEE PLANS	ALUMINUM	.40	
F	FIXED WINDOW	SEE DWG	SEE DWG	SEE PLANS	ALUMINUM	.40	
G	FIXED WINDOW	SEE DWG	SEE DWG	SEE PLANS	ALUMINUM	.40	
H	FIXED WINDOW	SEE DWG	SEE DWG	SEE PLANS	ALUMINUM	.40	
I	AWNING / FIXED WINDOW	SEE DWG	SEE DWG	SEE PLANS	ALUMINUM	.40	
J	DOOR / FIXED WINDOW	SEE DWG	SEE DWG	SEE PLANS	ALUMINUM	.40	
K	DOOR / FIXED WINDOW	SEE DWG	SEE DWG	SEE PLANS	ALUMINUM	.40	
L	DOUBLE HUNG WINDOW	SEE DWG	SEE DWG	SEE PLANS	ALUMINUM	.40	
M	DOUBLE HUNG WINDOW	SEE DWG	SEE DWG	SEE PLANS	ALUMINUM	.40	
N	FIXED WINDOW	SEE DWG	SEE DWG	SEE PLANS	ALUMINUM	.40	
O	DOOR / FIXED WINDOW	SEE DWG	SEE DWG	SEE PLANS	ALUMINUM	.40	
P	DOUBLE DOORS	SEE DWG	SEE DWG	SEE PLANS	ALUMINUM	.40	
Q	FIXED WINDOW	SEE DWG	SEE DWG	SEE PLANS	ALUMINUM	.40	
R	FIXED WINDOW	SEE DWG	SEE DWG	SEE PLANS	ALUMINUM	.40	
S	DOUBLE DOOR / FIXED WINDOW	SEE DWG	SEE DWG	SEE PLANS	ALUMINUM	.40	
T	FIXED WINDOW	SEE DWG	SEE DWG	SEE PLANS	ALUMINUM	.40	
X	STAIRWAY SKYLIGHT	SEE DWG	SEE DWG	SEE PLANS	ALUMINUM	.40	

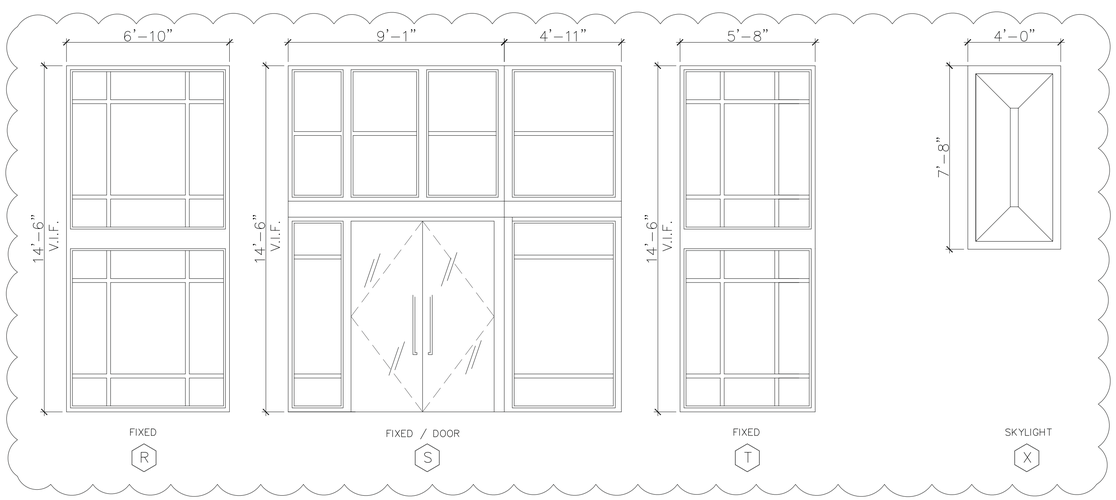
SOUND ATTENUATION NOTE:
35DB (A) WINDOW WALL ATTENUATION TO MAINTAIN AN INTERIOR NOISE LEVEL OF 45DB (A) WILL BE REQUIRED.



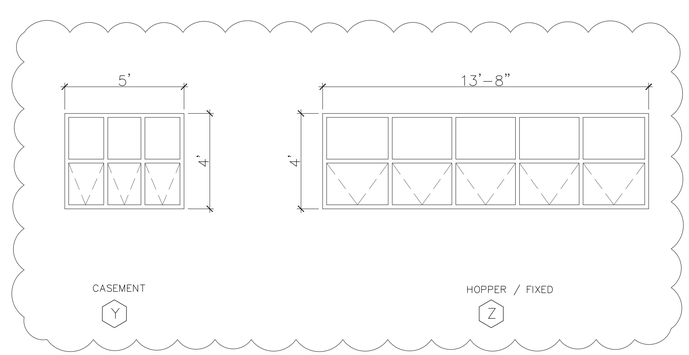
KEY PLAN

WINDOW TYPES





REFER TO BUILDING ELEVATIONS AND FLOOR PLANS FOR LOCATIONS AND QUANTITIES OF WINDOWS, DOORS, SKYLIGHTS, ETC., TYPICAL.



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28 ROEBLING STREET
BROOKLYN, NY

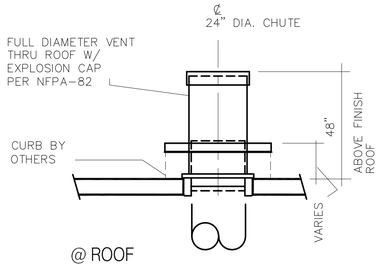
NYC DOB Building Id. Number : 3061713
Block: 2306 Lot: 18

Window Schedule

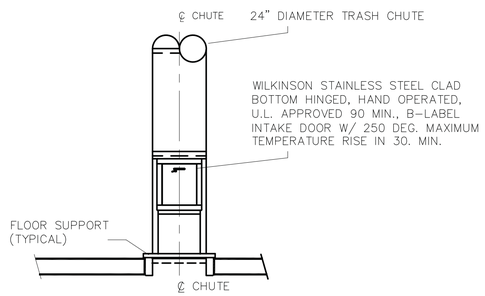
Date: 08-27-12	
Scale: as noted	
Project No. : 12-136	
Drawing By: NJM	
Checked By: MM	

A-603.00

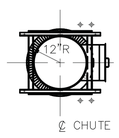
©



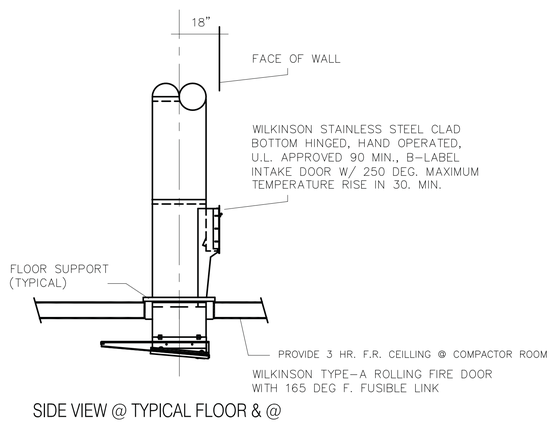
@ ROOF



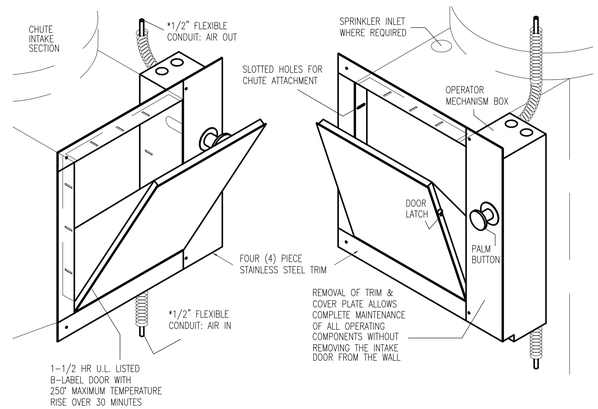
FRONT VIEW @ TYPICAL FLOOR



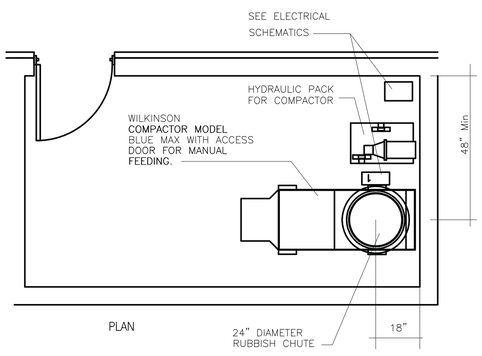
CHUTE PLAN @ TYPICAL FLOOR



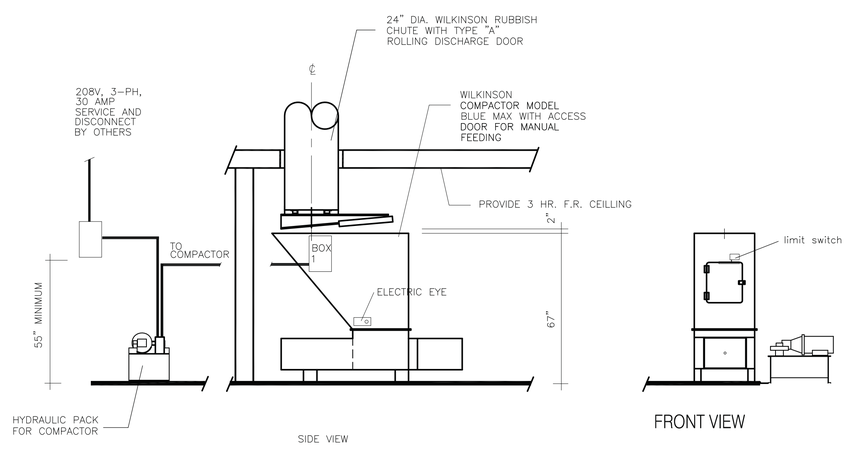
SIDE VIEW @ TYPICAL FLOOR & @ DISCHARGE LEVEL



DOOR DETAILS



PLAN



ELECTRICAL SCHEMATIC

SIDE VIEW

FRONT VIEW

ELEVATION / SECTION

TRASH CHUTE SPECIFICATIONS

TYPICAL SPECIFICATIONS
FURNISH WHERE SHOWN ON PLANS 24" DIAMETER RUBBISH CHUTE AS MANUFACTURED BY WILKINSON CHUTES AND SPECIFIED BELOW:

CHUTE MATERIAL
THE CHUTE SHALL BE FABRICATED OF #16 U.S. GAUGE ALUMINIZED STEEL, OR OPTIONAL STAINLESS STEEL CHUTES AND FITTINGS. SOUND INSULATION (AS PER MANUFACTURES SPECIFICATION) DAUBERT 934 SOUND COAT VIBRATIONS DAMPENING COMPOUND TO EXTERIOR OF CHUTE ONLY. INCLUDE KORFUND SOUND ISOLATOR PADS AT EACH FLOOR SUPPORT FRAME.

INTAKES
15" WIDE X 18" HIGH, STAINLESS STEEL, SELF-CLOSING, POSITIVE LATCHING, BOTTOM-HINGED, HAND OPERATED DOORS BEARING 1-1/2 HR. 250° F U.L. "B" LABEL. INTAKE DOOR TO PIVOT ON A CONCEALED 1/2" STEEL PIVOT SHAFT TO PREVENT BUILD-UP OF DEBRIS. INTAKE DOORS TO BE FURNISHED WITH REMOVABLE STAINLESS STEEL DOOR TRIM WITH EMBOSSED LETTERS (RUBBISH).

CYLINDER LOCKS (OPTIONAL)
TO PREVENT UNAUTHORIZED USE OF THE CHUTE, INTAKE DOORS CAN BE FURNISHED WITH KEYED-ALIKE LOCKS OR MASTER-KEYED TO THE BUILDING.

DISCHARGE
WILKINSON TYPE "A", NORMALLY OPEN, INCLINED ROLLING DOOR WITH FUSIBLE LINK. DISCHARGE DOOR PANEL TO BE FABRICATED TO "B" LABEL CONSTRUCTION (1" THICK INSULATION) EVEN IF U.L. LABEL IS NOT REQUIRED.

VENT
PROVIDE FULL DIAMETER VENT 4'-0" ABOVE ROOF WITH METAL EXPLOSION CAP.

FLOOR FRAMES
FABRICATE FLOOR FRAMES OF 1-1/2" X 1-1/2" X 3/16" ANGLES AND 1-1/2" X 3/16" BAR STOCK WELDED ASSEMBLY.

SPRINKLERS
1/2" IPS 165 DEGREE SPRINKLER HEAD WITH SHIELD ABOVE TOP INTAKE. ADDITIONAL 1/2" SPRINKLERS AND SHIELDS AT EVERY SECOND INTAKE (OR AS REQUIRED BY CODE). 3/4" IPS FLUSHING SPRAY HEAD CENTERED IN CHUTE ABOVE TOP INTAKE READY FOR CONNECTION BY PLUMBER.

CHUTE CLEANING – G.C. TO PROVIDE
A DISINFECTING AND SANITIZING (D&S) UNIT EQUIPPED WITH ADJUSTING SCREW TO REGULATE THE STRENGTH OF DISINFECTANT INTRODUCED INTO THE FLUSHING WATER, CONNECTED TO FLUSHING HEAD SPRAY HEAD,. ON-OFF VALVE ON UNIT PERMITS ABILITY TO BY-PASS DISINFECTING AND SANITIZING UNIT WHEN DESIRED. ALL D&S UNITS REQUIRE 15" X 15" HIGH SIDE-HINGED STAINLESS STEEL ACCESS DOOR BEARING A U.L "B" LABEL.

" REQUIRES NO CONTROL PANEL
" CAN BE CONVERTED TO CONTAINER PACKER
" FIRE CONTROL (OPTIONAL)
" GREAT VERSATILITY
" OPERATION CAN BE LEARNED IN MINUTES
" RAM RETRACT SWITCH: ADJACENT TO DOOR
" SAFE – NO SHEARING REQUIRED
" HOPPER SLOPE 50 DEGREE

BLUE MAX EXTRUDER COMPACTOR SPECIFICATIONS

GENERAL DESCRIPTION
HYDRAULICALLY OPERATED COMPACTOR UTILIZING THE EXTRUSION PRINCIPLE. REFUSE IS FORCED THROUGH THE NOSE OF THE COMPACTOR REDUCING VOLUME. 50 DEGREE IMPACT PLATE REDUCES NOISE AND BLOCKAGES. LARGE 24" X 24" INFEED OPENING.

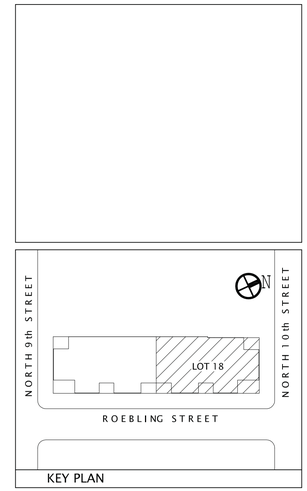
HYDRAULIC SYSTEM
A PREPACKAGED POWER SYSTEM WITH COMPONENTS RATED AT 3000 PSI, BUT OPERATES AT A RECOMMENDED PRESSURE OF 1100 PSI FOR LONGER LIFE AND LOW MAINTENANCE.

ELECTRICAL
5 HP, 1725 RPM MOTOR, 200-208V, 15 AMPS, THREE PHASE, FOUR WIRE, 60 HZ (OTHER VOLTAGES ON SPECIAL ORDER). FURNISHED WITH MOTOR STARTER AND 115V CONTROL AND LOGIC CIRCUIT.

AUTOMATIC SHUT-OFF CONTROL
COMPACTOR AUTOMATICALLY SHUTS OFF TO PREVENT DAMAGE FROM AN OVERSIZED OR UNCRUSHABLE OBJECT. DOOR SHUT-OFF SWITCH INSTANTLY SHUTS OFF PACKER WHEN SERVICE DOOR IS OPENED.

AUTOMATIC REFUSE SENSOR
PHOTOELECTRIC RECEIVER WITH LONG-LIFE SOLID STATE COMPONENTS STARTS COMPACTION CYCLE WHEN REFUSE ENTERS HOPPER AND TURNS OFF MACHINE WHEN HOPPER IS EMPTY.

SHIPPING
WEIGHT APPROX. 1550 LBS.



KEY PLAN

	REVISIONS	
NO.	DESCRIPTIONS	DATE
1		
1		
NO.	TO WHOM ISSUED	DATE

ISSUES

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