

# The current proposal is: <u>Preservation Department – Item 5, LPC-23-00579</u>

# 46 Jane Street – Greenwich Village Historic District Borough of Manhattan

**To Testify Please Join Zoom** 

Webinar ID: 846 5203 4571

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# 46 Jane St Residence

Docket # LPC - 23 - 00579

## **SPAN** Architecture



Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 2.20.2019

46 Jane Street Residence

Greenwich Village Historic Disrict Map - Block 625 Location

December 6, 2022

## **SPAN** Architecture



Block Context





1940's







Existing Front Facade Photographs

46 Jane Street Residence







Exisiting Rear Facade Photographs







Context: Rear Yard Looking West

Exisiting Rear Facade Context

December 6, 2022



Context: Rear Yard Looking East







Aerial View of Block 625 Showing Multiple Rooftop Additions Highlighted in Red (Google Maps, 2022)







Existing vs. Proposed Front Facade



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Existing vs. Proposed Rear Facade









Front Elevation Looking South-West

Front Elevation Looking South-East











Rear Elevation Looking North-West

Rear Elevation Looking North-East

### 46 Jane Street Residence

Proposed Roof Addition Rear Elevation Visualizations



### **Roof Material**

Pre-weathered zink roof to match gutter



46 Jane Street Residence

Proposed Roof Addition Materiality

December 6, 2022



EXISTING / DEMO



PROPOSED



46 Jane Street Residence

Existing/Demo & Proposed 4th Floor Plans



### EXISTING / DEMO



PROPOSED



46 Jane Street Residence

Existing/Demo & Proposed Roof Plans





Roof Addition Mock-Up Photographs







Location 1 Taken from the NW corner of Jane St and 8th Ave



Location 2 Taken from entrance of 39 Jane St



Location 3 Taken from 47 Jane St



Jane St - Rooftop Mock-Up Visibility Study

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Location 4 Taken from 53 Jane St



Location 5 Taken from entrance of 57 Jane St on NE Corner of Jane St and Hudson St



Location 6 Taken from 61 Jane St



Jane St - Rooftop Mock-Up Visibility Study

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Location 7 Taken from corner of Jane St Garden, SW Corner of Jane St and 8th Ave



Location 8 Taken from NE corner of W 12th St and 8th Ave outside of Chase Bank



Location 9 Taken from NE corner of W 12th St and 8th Ave outside of Chase Bank



### Jane St - Rooftop Mock-Up Visibility Study





Location 10 Taken from NE corner of W 12th St and 8th Ave



Location 11 Taken from 300 W 12th St



Location 12 Taken from NE corner of Jane St and 8th Ave, at inersection of West Fourth Street



Jane St - Rooftop Mock-Up Visibility Study

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Jane St - Rooftop Mock-Up Visibility Montage 1

Montage

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Actual

46 Jane Street Residence

Montage

Jane St - Rooftop Mock-Up Visibility Montage 2

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THANK YOU

## **SPAN** Architecture

APPENDIX



Right: 60-64 Jane Street (1848-49)

226 W 13th Street (1838)



233 West 11th Street (1844)



Right: 48 Jane Street (1846)



325-319 West 12th Street (1841)

46 Jane Street Residence





48 Jane Street (1846)

Greenwich Village Row Houses with Partial Height Parlour Floor Balconies





Existing Front Areaway and Basement Entry Photographs

December 6, 2022







This fine row of Greek Revival houses, all built on land which was sold by the estate of Richard Townley in 1845, dates from 1846. Among the men associated with the row are several identified with the build-ing trades, who undoubtedly worked together to build the houses: Ira Topping, mason, who lived at No. 44, Themas Crane, of Thomas Crane § Co., granite, who owned No. 46, and Gustavus A. Conover, builder, who appears in sales of property in connection with No. 48, as well as with the neighboring house, No. 52. Nos. 42, 44, and 48 retain their stoops and Nos. 44 and 48 their original "cared" doorways. The handrailings at Nos. 42 and 44 are attractive simplified versions of Greek Revival iromwork. The other houses have been converted to provide basement entrances. Nos. 42, 44 and 46 retain their muntimed double-hung windows and simple stone lin-tels, crowned at Nos. 42 and 44 by small cornices. Nos. 46-50 have simple wood roof cornices set at approximately the same height. The cornice at No. 42 is similar, but with a deep fascia board into which three low rectangular windows have been cut. No. 44 has an elaborate bracketd cornice in the Neo-Gree style of the Eighteen-seventies. Together with the neighboring houses, Nos. 52 and 54, built a few years later, the very uniformity of the row gives this south side of the block a handsome residential character typical of the mid-Nineteenth Century.

### 46 Jane Street Residence

#42-50



44



46 BLOCK 625

LOT 31

48

Jane Street Row





50





42



44





50



## DOOR AND DOORWAY PRECEDENTS



50 Jane St

### FIRST FLOOR WINDOW PRECEDENTS



48 Jane St

Proposed Stoop and Window Restoration

December 6, 2022

46 Jane Street Residence



48 Jane St







PROPOSED AREAWAY PLAN

## **SPAN** Architecture



Proposed Railing Restoration





PROPOSED



46 Jane Street Residence

## Existing/Demo & Proposed Cellar Plans



### EXISTING / DEMO



### PROPOSED



46 Jane Street Residence

Existing/Demo & Proposed Basement Plans



### EXISTING / DEMO



### PROPOSED



46 Jane Street Residence

Existing/Demo & Proposed 1st Floor Plans





PROPOSED



46 Jane Street Residence

Existing/Demo & Proposed 2nd Floor Plans







EXISTING / DEMO



PROPOSED



### 46 Jane Street Residence

Existing/Demo & Proposed 3rd Floor Plans



This is a response to the objection received on the 46 Jane St property. The objection requested SOE documentation for the property.

I am the Engineer of Record for the property and a consultant working with SPAN Architecture. This is to clarify that SOE is not required for 46 Jane. The excavation at 46 Jane Street is only 24 inches. Support of excavation is required for excavations greater than 5ft. This is per the NYCBC 2014 and the DOB Building Bulletins.

The proposed excavation is minimal and involves removing the existing slab and removing additional soil to drop the slab by the 24inches. In many locations the bottom of footings are below the level of the new slab. There is no SOE required by Code for this small depth of excavation.

> Sarrah Khan **Agencie Architecture & Engineering PC** 463 West St aka 155 Bank St #1801 New York, NY 10014 T: 212-203-0265



ALL STRUCTURAL WORK SHALL CONFORM TO THE PROJECT SPECIFICATIONS. (IF SEPARATE FROM THESE DRAWING NOTES) ALL DRAWING NOTES, AND THE 2014 NEW YORK CITY BUILDING CODE, INCLUDING SECTIONS MODIFIED FROM THE IBC

APPLICABLE REFERENCE STANDARDS, AS MODIFIED BY THE BUILDING CODE, INCLUDE:

- AISC-360-05: "LOAD FACTOR AND DESIGN SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS
- AWS D1.1-04: "STRUCTURAL WELDING CODE -STEEL." ACI 318-11: "BUILDING CODE REQUIREMENTS FORCED
- CONCRETE" ACI 530-08: "BUILDING CODE REQUIREMENTS FOR
- MASONRY STRUCTURES" AND ACI 530.1-99 "SPECIFICATION FOR MASONRY STRUCTURES"
- AF&PA NDS 05: "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION AND 1997 NDS SUPPLEMENT "DESIGN VALUES FOR WOOD CONSTRUCTION". BY AMERICAN FOREST & PAPER ASSOCIATION.
- AISI S100-07: "SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS".
- AISC 341-05 "SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS" INCLUDING SUPPLEMENT NO.1 DATED.
- TYPICAL DETAILS APPLY THROUGHOUT THE PROJECT, 2. EVEN IF NOT SPECIFICALLY REFERENCED IN PLANS OR DETAILS.
- 3. THE CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AND BRACING AND MAKE SAFE ALL FLOORS, ROOFS, AND WALLS AS PROJECT CONDITIONS REQUIRE.
- ALL STRUCTURAL WORK SHALL BE COORDINATED WITH 4. ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, ETC REQUIREMENTS. DISCREPANCIES AND/OR CONFLICTS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- THE CONTRACTOR SHALL COORDINATE WITH ALL RELATED TRADES FOR DETAILING, FABRICATION AND ERECTION, PRIOR TO SUBMITTING SHOP DRAWINGS FOR APPROVAL.
- SUPPORT DETAILS SHOWN IN STRUCTURAL DRAWINGS FOR ELEVATOR, ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT ARE INDICATIVE IN NATURE. CONTRACTOR SHALL COORDINATE FINAL SUPPORT DETAILS WITH THE REQUIREMENTS OF THE ACTUAL EQUIPMENT SUPPLIED AND SHALL PROVIDE ANY ADDITIONAL FRAMING REQUIRED.
- OPENINGS SHALL NOT BE MADE IN ANY STRUCTURAL MEMBER UNLESS SPECIFICALLY SHOWN ON THE STRUCTURAL DRAWINGS OR APPROVED BY THE ENGINEER.
- ALL FORCES INDICATED IN THE STRUCTURAL DRAWINGS ARE SERVICE (UNFACTORED) LOADS, UNLESS NOTED OTHERWISE
- DIMENSIONS AND DETAILS OF EXISTING CONSTRUCTION GIVEN IN STRUCTURAL DRAWINGS ARE APPROXIMATE AND ARE BASED ON LIMITED INFORMATION. THE CONTRACTOR SHALL VERIFY ALL INFORMATION PERTAINING TO EXISTING CONDITIONS BY ACTUAL MEASUREMENT AND OBSERVATION AT THE SITE. ALL DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THOSE SHOWN IN THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT FOR EVALUATION PRIOR TO START OF FABRICATION.
- DEFICIENT WORK AND WORK NOT IN CONFORMANCE 10 WITH THE CONTRACT DOCUMENTS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL COMPENSATE CLIENT FOR SERVICES ARISING FROM DEFICIENT WORK, REVIEW OF MODIFICATIONS/CONTRACTOR SUBSTITUTIONS, OR EXPEDITING OF SUBMITTALS.
- 11. THE ENGINEER IS IN NO WAY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, DEVIATIONS, TECHNIQUES. SEQUENCES OR PROCEDURES. OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR OR ANY OTHER PERSONS PERFORMING WORK, OR FAILURE OF THEM TO EXECUTE THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

### DEMOLITION

- 1. SEE ARCH DWGS FOR DEMOLITION OF INTERIOR FINISHES.
- CONTRACTOR SHALL PERFORM ALL OPERATIONS OF DEMOLITION AND REMOVAL INDICATED ON THE DRAWINGS AS MAY BE REQUIRED BY THE WORK.
- DRAWINGS INDICATE GENERAL SCOPE OF WORK 3 CONTRACTOR TO VERIFIY DIMENSIONS AND SITE CONDITIONS IN FIELD. DISCREPENCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
- CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY 4 TO PEOPLE AND DAMAGE TO ADJACENT BUILDING AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND SELECTIVE DEMOLITION AREA. ALL EXISTING SURFACES AND EQUIPMENT TO REMAIN SHALL BE FULLY PROTECTED FROM DAMAGE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBLILITY FOR DAMAGE AND SHALL MAKE REPAIRS REQUIRED WITHOUT ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIERS, GUARDS, SHORING AND BRACING AS REQUIRED BY THE NEW YORK CITY BUILDING CODE CHAPTER 33.
- LOCATE SELECTIVE DEMOLITION EQUIPMENT THROUGHOUT THE STRUCTURE AND REMOVE DEBRIS AND MATERIALS SO AS NOT TO IMPOSE EXCESSIVE LOADS ON SUPPORTING FLOORS, WALLS OR FRAMING.

### **FOUNDATIONS**

- DO NOT PLACE BACKFILL AGAINST BASEMENT WALLS 1 UNTIL ALL FLOORS AND OTHER STRUCTURES BRACING THESE WALLS ARE IN PLACE AND ALL CONCRETE IN WALLS AND IN THE SLAB BRACING THE WALLS (TOP & BOTTOM) HAS ACHIEVED DESIGN STRENGTH.
- FOOTINGS SHALL BE CENTERED ABOUT CENTERLINES OF PIER, COLUMN, OR WALL UNLESS NOTED OTHERWISE.
- CONTRACTOR TO SUBMIT SAMPLES OF VAPOR BARRIER COMPLETE WITH MANUFACTURER'S INSTALLATION PROCEDURES AND REQUIREMENTS FOR ARCHITECT'S APPROVAL PRIOR TO INSTALLATION OF VAPOR BARRIER.
- CONTRACTOR SHALL BE RESPONSIBLE TO DESIGN AND PROVIDE UNDERPINNING AND DEWATERING AS NECESSARY PENDING ACTUAL FIELD CONDITIONS UNCOVERED DURING EXCAVATION OPERATIONS. CONTRACTOR SHALL RETAIN A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW JERSEN TO DESIGN AND SIGN AND SEAL THE UNDERPINNING DRAWINGS AND DEWATERING PROCEDURES. CONTRACTOR SHALL SUBMIT THE DRAWINGS AND
- TEMPORARY SHORING OF EXCAVATIONS MAY BE REQUIRED AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BE MADE SAFE PERLOCAL BUILDING CODE REQUIREMENTS.

### **REINFORCED CONCRETE**

- ALL CONCRETE SHALL BE F'c = 4000 PSI (ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS) MADE WITH NORMAL WEIGHT (STONE) AGGREGATE EXCEPT AS NOTED.
- NOMINAL AGGREGATE SIZE = 3/4"
- LIGHTWEIGHT CONCRETE SHALL HAVE AN AIR-DRY UNIT WEIGHT OF NOT MORE THAT 115 PCF AND NOT LESS THAN 110 PCF (UNLESS HIGH VOLUME FLY ASH CONCRETE USED).
- PROVIDE MINIMUM TEMPERATURE REINFORCEMENT AS REQUIRED BY ACI-318 IN ALL SLABS AND WALLS WHERE NO REINFORCEMENT IS INDICATED ON THE DRAWINGS.
- REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60
- WELDED WIRE FABRIC (WWF) SHALL CONFORM TO 6 ASTM A185 (FOR PLAIN WIRE) AND ASTM A497 (FOR DEFORMED WIRE). Fy = 70,000psi.
- ALL GROUT SHALL BE NON-SHRINK WITH A MINIMUM COMPRESSIVE STRENGTH OF 8000 PSI
- CONCRETE MIXES SHALL COMPLY WITH THE PROVISIONS OF ACI-318 CHAPTERS 4 AND 5 AND THE REQUIREMENTS OF THE BUILDING CODE OF NEW YORK STATE. ALSO INDICATE AMOUNTS OF WATER TO BE WITHHELD FOR LATER ADDITION AT PROJECT SITE.
- STEEL REINFORCEMENT SHOP DRAWINGS SHALL BE PREPARED BY THE CONTRACTOR IN ACCORDANCE WITH ACI-315: "DETAILS AND DETAILING OF CONCRETE 7. REINFORCEMENT", AND SHALL INDICATE:
- MATERIAL AND GRADE: BAR SCHEDULES WITH BAR LENGTHS AND BENT BAR
- DIAGRAMS; ARRANGEMENT, SPACING, COVER, LAP LOCATIONS C.
- AND LENGTHS; SPLICE DETAILS FOR MECHANICAL SPLICES;
- SUPPORTS FOR CONCRETE REINFORCEMENT; SPECIAL REINFORCEMENT AT OPENINGS.
- REINFORCEMENT SHALL BE SHOP FABRICATED AND 10. PLACED IN STRICT ACCORDANCE WITH THE APPROVED SHOP DRAWINGS AND THE CRSI "MANUAL OF STANDARD PRACTICE."
- TESTING: THE TESTING AGENCY SHALL PERFORM 11. TESTING OF SAMPLES OF FRESH CONCRETE TO THE FOLLOWING REQUIREMENTS: TESTING FREQUENCY: OBTAIN AT LEAST ONE SAMPLE 3. DIRECTLY FROM THE MIXER FOR EACH 150 CU YD OR FRACTION THEREOF EACH CONRETE MIX PLACED EACH DAY OR LESS THAN ONCE FOR EACH 5000 SQ FT OF SLAB OR WALL SURFACE AREA. ALL TESTING TO COMPLY WITH THE MINIMUM REQUIREMENTS OF THE BUILDING CODE OF NEW YORK STATE.

2.

SPLICE LENGTH IS 2'-0 FOR #4 BARS.

COLD F TRACKS INDUST EQUIVA GALVAN IN ACCO RECOM
12, 14 A CONFO YIELD S
18 AND CONFO YIEL ST
WELDIN 1/8IN DI
POWDE SHANK

CONTINOUS TRACKS ON ALL STUDS TO BE FASTENED TO EACH STUD AND BOTH TOP AND BOTTOM FLANGES ALL STUDS SHALL BE LATERALLY BRACED AGAINST

# BRICK MASONRY

# ARCHITECT

3.3.

4

MINIMUM COMPRESSIVE STRENGTH OF CONCRETE MASONRY SHALL BE F'M = 1500 PSI, DETERMINED BY THE UNIT STRENGTH METHOD.

CMU SHALL BE LOAD-BEARING LIGHT WEIGHT AGGREGATE CONCRETE MASONRY UNITS CONFORMING TO THE REQUIREMENTS OF ASTM C-90-99a, GRADE N, TYPE 1 WITH MINIMUM AVERAGE NET-AREA COMPRESSIVE STRENGTH OF 1900PSI. USE TWO-CELL HOLLOW BLOCK, NOMINAL FACE SIZE 8"X16" WITH THICKNESS AS SHOWN ON DRAWINGS

MORTAR SHALL CONFORM TO ASTM C270 TYPE M, MINIMUM COMPRESSIVE STRENGTH = 2500 PSI.

GROUT SHALL CONFORM TO ASTM C476-99, MINIMUM COMPRESSIVE STRENGTH = 2000 PSI. GROUT BOND BEAMS AND ALL CELLS WITH VERTICAL REINFORCEMENT.

DEFORMED REINFORCING BARS: ASTM A615, GRADE 60. UON PROVIDE MINIMUM VERTICAL **REINFORCEMENT OF 1-#4 VERTICAL AT ALL CORNERS** PROVIDE 1-#4 VERTICAL AT EDGES OF OPENINGS, EXTEND 2'-0 MINIMUM BEYOND OPENING, MINIMUM

JOINT REINFORCEMENT: ASTM A83, MILL GALVANIZED TO ASTM A641. DUR-O-WAL LADUR OR STANDARD TRUSS TYPE, WITH 2-NO. 9 SIDE RODS, SPACED EVERY BLOCK COURSE.

ALL UNITS SHALL BE PLACED IN RUNNING BOND.

THE FIRST BLOCK COURSE ON FOOTING SHALL BE FILLED SOLID WITH CONCRETE.

CONCRETE BLOCK BELOW BEAM BEARING POINTS SHALL BE FILLED SOLID WITH GROUT FOR A MINIMUM OF TWO COURSES IN DEPTH AND FOR A WIDTH OF 24".

COLD FORMED STEEL JOISTS

- FORMED STEEL (CFS) C-JOISTS, STUDS, AND S SHALL BE MANUFACTURED BY MARINO TRIES, CLARK DIETRICH OR AN ACCEPTED ALENT. ALL CFS FRAMING SHALL BE NIZED. ALL CFS FRAMING SHALL BE INSTALLED ORDANCE WITH MANUFACTURER'S IMENDED DETAILS AND SPECIFICATIONS.
- AND 16 GAGE JOISTS, STUDS AND TRACK SHALL ORM TO ASTM A653 GRADE 50 WITH A MINIMUM STRENGTH OF 50.000PSI

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- 20 GAGE JOISTS, STUDS AND TRACK SHALL DRM TO ASTM 653 GRADE 33 WITH A MINIMUM TRENGTH OF 33,000 PSI.
- NG SHALL BE PERFORMED WITH A MINIMUM NAMETER TYPE E-70 WELDING ROD.
- ER ACTUATED FASTENER SHALL HAVE A MINIUM 8. OF 0.177IN AND A MIN EMBED OF 1.5IN
- LATERAL BUCKLING AND MOVEMENT AS PER MANUFACTURER'S SPECIFICATIONS
- ALL MASONRY CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE BUILDING CODE OF THE STATE OF NY. THE BRICK INSTITUTE AND THE LATEST EDITION OF THE BRICK INDUSTRY ASSOCIATION TECHNICAL NOTES.
- ALL BRICK REPAIR SHALL BE TYPE SW (SEVERE WEATHER) ASTM C62, C216 OR C652. COLOR SHALL MATCH EXISTING AND IS SUBJECT TO APPROVAL OF
- TYPICAL MORTAR REPAIR SHALL BE TYPE N ASTM C270. COLOR TO MATCH EXISTING SUBJECT TO APPROVAL OF ARCHITECT. MORTAR SHALL BE PREHYDRATED TO REDUCE SHRINKAGE. PREHYDRATION PROCESS IS AS FOLLOWS:
- 10 3.1. THOROUGHLY MIX DRY INGREDIANTS 3.2. ADD CLEAN WATER TO PRODUCE DAMP. WORKABLE CONSISTANCY THAT WILL MAINTAIN 11 SHAPE WHEN FORMED INTO A BALL MORATAR SHALL STAND IN THIS DAMPENED CONDITION FOR 1-1.5HR.
- SURFACES TO RECEIVE REPAIR MASONRY SHALL BE SOUND AND FREE OF ALL RUST, DIRT, DUST, **GREASEAND OTHER COATING OF FOREIGN** SUBSTANCE. ALL LOOSE AND DETRIORATED MORTAR MUST BE RAKED OUT. SURFACES SHOULD BE DAMPENED PRIOR TO PLACING NEW MASONRY
- HOT AND COLD WEATHER CONSTRUCTION SHALL CONFORM TO REQUIREMENTS OUTLINED IN ACI 530.1 SPECIFICATIONS FOR MASONRY STRUCTURES

### STRUCTURAL STEEL

- UNLESS OTHERWISE NOTED, ALL STRUCTURAL STEEL B. SHALL CONFORM TO THE FOLLOWING:
- WIDE-FLANGE SECTIONS: A992 GRADE 50 (Fy = A. 50 ksi)
- ANGLES AND CHANNELS: ASTM A36 (Fy = 36 ksi) PLATES AND MEMBERS BUILT-UP FROM PLATES: С. ASTM A572 GRADE 50 (Fy = 50 ksi) OR ASTM A36 (Fy = 36 ksi)
- STEEL CASTINGS: ASTM A487/A487M ROUND HSS: ASTM A500 GRADE B (Fv=42 ksi)
- RECTANGULAR HSS: ASTM A500 GRADE B (Fy= 46 ksi)
- STEEL BARS: ASTM A572 GRADE 65 (Fy=65 ksi) G.
- STEEL SHALL BE NOTED ON THE PLANS & DETAILS, AS BELOW:



TOP OF STEEL ELEVATIONS IS AT UNDERSIDE OF DECK UNLESS NOTED OTHERWISE.

- BOLTED CONNECTIONS WITHIN BRACED FRAMES AND BEAM CONNECTIONS WITH LOAD REVERSALS SHALL BE SLIP CRITICAL A325 TYPE 1 BOLTS (MINIMUM DIAMETER 3/4").
- ALL OTHER BOLTED CONNECTIONS SHALL BE MADE WITH A325 TYPE 1 BOLTS (MINIMUM DIAMETER 3/4"), ASTM A563 DH HEAVY HEX NUTS AND ASTM F436 WASHERS.
- ANCHOR BOLTS SHALL BE F1554 GRADE 55 (FY = 55 KSI) WITH SUPPLEMENTARY REQUIREMENT S1 FOR WELDABILITY.
- ALL CONNECTION DESIGN FORCES INDICATED IN THE DRAWINGS ARE SERVICE (UNFACTORED), EXCEPT WHERE NOTED.
- WHERE COMPRESSION MEMBERS COMPOSED OF TWO OR MORE ROLLED SECTIONS ARE SPECIFIED, PROVIDE INTERMITTENT SPACERS AS PER REQUIREMENTS OF AISC SPECIFICATIONS.
- ALL BUILT UP MEMBERS TO BE CONNECTED AT 24" CENTERS, MINIMUM. WHERE A MEMBER IS CALLED UP AS BENT, FACETED OR CRANKED, ENSURE FULL MEMBER CAPACITY IS PROVIDED THROUGH JOINT.
- DESIGN OF STEEL CONNECTIONS:

A. CONNECTIONS NOT FULLY DETAILED IN THE STRUCTURAL DRAWINGS SHALL BE DESIGNED BY CONTRACTOR TO THE CAPACITY OF THE BEAM BASED ON THE AISC UNIFORM LOAD TABLES FOR THE SPAN OF THE BEAM.

CONTRACTOR SHALL RETAIN A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW YORK SUPERVISE THE PREPARATION OF THE SHOP DRAWINGS FOR THESE CONNECTIONS AND TO CHECK THE SHOP DRAWINGS FOR COMPLIANCE WITH CONTRACT DOCUMENTS, COVERING CODES AND PREVAILING STANDARDS OF PRACTICE. THE SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY THIS PROFESSIONAL ENGINEER AS EVIDENCE OF CONFORMANCE WITH THESE REQUIREMENTS

DESIGN OF STEEL CONNECTIONS FOR SHEAR SHALL INCLUDE THE EFFECTS OF ECCENTRICITY. D. CONTRACTOR SHALL PROVIDE STIFFENERS AND REINFORCING PLATES WHERE NEEDED TO RESIST THE LOCAL EFFECTS OF DESIGN LOADS. E. 'MC' OR ON PLANS INDICATES A MOMENT CONNECTION WHICH IS REQUIRED TO DEVELOP THE FULL MOMENT AND SHEAR CAPACITY OF THE MEMBER.

- REFER TO ARCHITECTURAL DOCUMENTS FOR FULL FIRE PROTECTION SPECIFICATIONS AND DETAILS.
- ALL BOLTED CONNECTIONS MUST BE DESIGNED AND CONSTRUCTED PER THE REQUIREMENTS OF AISC "MANUAL OF STEEL CONSTRUCTION" INCLUDING AISC "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS" AND AISC "SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS". IN ADDITION TO THESE REQUIREMENTS THE FOLLOWING **REQUIREMENTS MUST ALSO BE MET:**

SLIP-CRITICAL CONNECTIONS: SLIP-CRITICAL BOLTS SHALL BE FULLY TENSIONED WITH FAYING SURFACE PREPARATION CLASS A. SLIP-CRITICAL CONNECTIONS SHALL BE USED IN THE FOLLOWING LOCATIONS:

- WHEREVER REQUIRED IN THE AISC PROVISIONS a. WHEREVER NOTED ON THE DRAWINGS
- WHENEVER OVERSIZED HOLES ARE USED. AT ALL CONNECTIONS WITHIN 5 FEET OF
- COLUMNS. AT ALL CONNECTIONS FOR MEMBERS DIRECTLY OF INDIRECTLY SUPPORTING COLUMNS, POSTS STRUTS, BRACES, MECHANICAL EQUIPMENT AND STAIRS.
- AT ALL CANTILEVER CONNECTIONS. AT ALL CONNECTIONS TO PLATE GIRDERS AND
- SUPPORTING CONNECTIONS.

SEISMIC/WIND CONNECTIONS: SEISMIC/WIND CONNECTIONS SHALL BE FULLY TENSIONED FAYING SURFACE PREPARATION CLASS A. BO ARE DESIGNED AS BEARING CONNECTIONS. SEISMIC/WIND CONNECTIONS SHALL BE USED BEAMS, BRACES AND COLUMNS IN BRACED F OR MOMENT FRAMES AND WHERE NOTED ON PLANS. THESE CONNECTIONS DO NOT NEED DESIGNED AS SLIP-CRITICAL UNLESS NOTED PLANS.

PRE-TENSIONED BOLTED CONNECTIONS: PRE TENSIONED BOLTED CONNECTIONS SHALL BE TENSIONED AND USED IN THE FOLLOWING LOCATIONS:

WHEREVER REQUIRED IN THE AISC PROVISIO WHEREVER NOTED ON THE DRAWINGS FOR ALL BOLTS WITH TENSION LOADS (HANGI BRACES)

а.

SNUG-TIGHT BOLTED CONNECTIONS: SNUG-T BOLTED CONNECTIONS MAY BE USED WHERE PERMITTED BY AISC PROVISIONS, AND AT LOC NOT NOTED ABOVE.

12. SHOP AND ERECTION DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW APPROVAL. NO FABRICATION OF STEEL SHAL COMMENCE WITHOUT APPROVED SHOP DRAY SHOP DRAWINGS ARE PREPARED AND USED CONTRACTOR AS INSTRUMENTS TO SEQUEN WORK AND TO FACILITATE FABRICATION AND ERECTION.

- REVIEW OF SHOP DRAWINGS SHALL BE FOR CONFORMANCE WITH THE PROJECT REQUIRE AND FOR VERIFICATION OF DELEGATED CONTRACTOR-DESIGNED WORK.
- FABRICATOR SHALL ALLOW FOR A MINIMUM R PERIOD OF 10 WORKING DAYS. THE FABRICA SCHEDULE SHALL ALSO ALLOW FOR AT LEAS RESUBMISSION OF EACH DRAWING.
- BEAMS UNIDENTIFIED IN PLANS OR NOT CONF 13. TO TYP OPENING FRAMING SHALL BE W8x10.
- FOR COLUMN AND GRID SPACING SAD. FOR B 14. SPACING ASSUME EQUAL UON.
- 15. ALL BEAMS TO BE ERECTED WITH NATURAL C UP
- 16. REFER TO ARCHITECTURAL DOCUMENTS FOR FIRE PROTECTION SPECIFCATIONS AND DET

Structural Drawing List				
SHEET NO.	SHEET TITLE	PERMIT SET	BID	100% CD
FO-001.00	GENERAL NOTES	10/26/22		
FO-002.00	AXONOMETRIC VIEWS	10/26/22		
FO-100.00	CELLAR & FOUNDATION PLANS	10/26/22		
FO-300.00	STRUCTURAL FOUNDATION DETAILS	10/26/22		



### **INSPECTIONS**

WITH DLTS	1.	SPECIAL INSPECTIONS IN ACCORDANC CHAPTER 17 OF THE BUILDING CODE S PERFORMED BY APPROVED TESTING A THE FOLLOWING ITEMS (SCOPE AND F	E WITH HALL BE AGENCIES FOR REQUENCY AS	
) AT ALL RAMES I THE		PER SPECIFICATIONS OR AS MINIMUM REFERENCED STANDARDS).	PER	
ON THE		<ul> <li>STRUCTURAL STEEL - WELDING</li> <li>STRUCTURAL STEEL - DETAILS</li> <li>STRUCTURAL STEEL - HIGH STR</li> </ul>	ENGTH BOLTING	
- FULLY		<ul> <li>POST INSTALLED ANCHORS</li> <li>STRUCTURAL COLD FORMED ST</li> <li>CONCRETE CAST IN PLACE**</li> </ul>	EEL	
NS		<ul> <li>MASONRY</li> <li>SUBSURFACE TEST PITS</li> <li>STRUCTURAL STABILITY - EXIST</li> <li>FOOTING AND FOUNDATION</li> </ul>	ING BUILDINGS	
ERS OR	2.	TR4 SUBSURFACE INVESTIGATIONS		
IGHT	3.	EXEMPTION FROM CONCRETE TESTING	GS	
CATIONS		(2008 NYC BC TABLE 1704.4 ITEMS 4 & 5 TR2 FORM.)	5 ONLY. TR3 AND	
ND L WINGS. BY THE		"THE WORK MEETS THE EXEMPTION C BUILDINGS BULLETIN 2009-026, ITEM IV HEREBY ELECT TO WAIVE THE REQUIR CONCRETE TESTING AND OF THE TR2	RITERIA OF , AND I) EMENT OF AND TR3 FORM."	
CE HIS		THE CRITERIA THAT IS BEING MET ARE	AS FOLLOWS:	
GENERAL MENTS		a. CONCRETE VOLUME TOTALS FOR PROJECT =VOLUME OF CONCRETE WALLS + SLABS+ FOOTINGS =17 CUBIC YARDS.		
REVIEW FION T ONE		b. THE TOTAL AMOUNT OF STRUCTURAL CONCRETE SPECIFIED FOR THIS PROJECT IS 20.0 CUBIC YARDS AS PER THE CALCULATIONS ABOVE, AND MEETS THE "LESS THAN 50 CUBIC YARDS" EXEMPTION REQUIREMENT"		
ORMING		c. THE STRUCTURAL DESIGN OF THE CONCRETE OF THIS PROJECT IS BASED ON A DESIGN COMPRESSIVE STRENGTH f'c OF 2,500 PSI.		
EAM		d. THE CONCRETE TO BE PLACED IS SPECIFIED TO HAVE A COMPRESSIVE STRENGTH OF AT LEAST 4.000 PSI AT 28 DAYS.		
		e. ALL REINFORCING BARS SHALL BE DEFORMED BARS OF NEW BILLET STEEL CONFORMING TO ASTM		
AILS.		A-010, GRADE 00.		
	<u>DESI</u>	<u>GN LOADS</u>		
	1.	FLOOR LIVE LOAD A. INTERIOR FLOORS B. DECK & ROOFTOP	40PSF 60PSF	
	2.	ROOF SNOW LOAD A. FLAT ROOF SNOW LOAD	23.1PSF	
	3.	WIND LOAD A. VELOCITY PRESSURE	18.2PSF	
	4.	SEISMIC LOAD SEISMIC SITE CLASSIFICATION SEISMIC DESIGN CATEGORY SHORT PERIOD RESPONSE ACC SDS PERIOD RESPONSE ACC SD1 DESIGN BASE SHEAR	C II NORMAL 0.198 0.06 0.099WX OR 4.5	

**RELATED APPLICATIONS** 

GENERAL CONSTRUCTION APPLICATION FILED UNDER DOB APPLICATION M08021623-I1

**KIPS PER FLOOR** 

ARCHITECTURAL APPLICATION FILED UNDER DOB **APPLICATION M08021623-I1** 

# JANE STREET RESIDENCE

46 JANE ST. NEW YORK, NY 10014



11 Broadway, Suite 1500 New York, NY 10004 T: (212) 732-7012 www.span-ny.com

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MEP Engineer: Bendix Engineering, PC 8 Haven Avenue, Suite 202 Port Washington, NY 11050 T: (516) 441-5500

Structural Engineer: Agencie Architecture & Engineering PC 463 West St. aka 155 Bank St. #1801 New York, NY 10014 T: (212) 203-0265

### DOB Job # M08021623-S2





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GENERAI	L NOTES
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INFO: 2204	



1 3D-AXON SCALE:

# 2 LOT PLAN W/ BUILDING OUTLINE SCALE: 1:100



NO	TES
#	DESCRIPTION
1	FOR INFORMATION NOT SHOWN HERE SEE S001.
2	TOP OF FINISH FLOOR AT EXISTING UON.
3	UON ALL POSTS START AT CELLAR AND STOP AT ROOF.
4	FOR CLARITY, WALLS ARE SHOWN BELOW EACH FLOOR ONL SEE FLOOR ABOVE FOR WALLS ABOVE.
5	PROVIDE A 30% ALLOWANCE FOR (E) JOIST REPLACEMENT EACH FLOOR TYP.
6	PROVIDE ALLOWANCE TO REINFORCE STAIR STRINGER

6 PROVIDE ALLOWANCE TO REINFORCE STAIR STRINGER
7 PROVIDE ALLOWANCE TO REPLACEMENT OF 40% OF LINTELS

LEGEN	ND
MARK	DESCRIPTION
$\widehat{\circ}$	INDICATES POST UP THIS FLOOR
$\stackrel{\circ}{\searrow}$	INDICATES POST DOWN THIS FLOOR
▼	INDICATES FULLY RESTRAINED MOMENT CONNECTION
$\bullet$	ON PLAN INDICATES TOP OF SLAB ELEVATION
	(N) CAST IN PLACE CONCRETE WALL
$\bigotimes$	(N) LOAD BEARING CMU WALL
	LIGHT-GAGE STUD WALL
	(E) WALL MASONRY & RUBBLE WALL
	(N) MASONRY WALL
	INDICATES STEP IN SLAB
—x—	TB BRIDGING
S1	3/4" GRADE-A PLYWOOD SHEATHING BY WEYERHAUSER OAE
S2	3/4" MARINE GRADE PT TREATED GRADE-A PLYWOOD SHEATHING BY WEYERHAUSER OAE
S3	INDICATES 3"X3/8" CUSTOM BAR GRATING

### **ABBREVIATIONS**

AESS	ARCHITECTURALLY EXPOSED
STRUC	
AXO B	AXONOMETRIC BOTTOM REINFORCEMENT
BM	BEAM
BS	BOTH SIDES
BU	BUILT UP MEMBER
C	COMPRESSION FORCE IN KIPS
CG	CENTER OF GRAVITY
COL	COLUMN
CONT	CONTINUOUS
	LAP COMPRESSION REINF LAP
CP	_ COMPLETE PENETRATION WELD
DB	DIAMETER OF REINFORCEMENT BAR
DEL	DELTA OR CHANGE IN ELEVATION
EL	ELEVATION
EW	EACH WAY
F	FINISHED SURFACE
FDN	FOUNDATION
GB	GRADE BEAM
H	HORIZONTAL REINFORCEMENT
Н	HORIZONTAL FORCE IN KIPS
HDG	
J I, JZ	FULL TENSION CAPACITY LAP
SPLIC	E
LD	TENSION DEVELOPMENT LENGTH
FOR	
	COMPRESSION SPLICE LENGTH FOR
LDO	REINFORCING BARS
LLBB	LONG LEGS BACK-TO-BACK
LW	
MC.	MOMENT CONNECTION SHOWN
ON DR	AWINGS
MIN	MINIMUM
(N)	
	DED IN SHEAR PLANE
NTS	NOT TO SCALE
OC	ON CENTER
PC	PILE CAP
PL PP	PLATE PARTIAL PENETRATION WELD
PROP	PROPERTY LINE
SAD	SEE ARCHITECTURAL DRAWINGS /
DETAI	
51, 52 SC	SLAB ON DECK I YPE SLIP CRITICAL BOLT
SIM	SIMILAR
Т	TENSION FORCE IN KIPS
Т	THICKNESS
I TBC	
TOC	TOP OF CONCRETE
TOF	TOP OF FOOTING
TOS	TOP OF STEEL
M	VERTICAL REINFORCEMENT
V	VERTICAL BEAM END REACTION IN
KIPS	
VIF	

WP WORKPOINT WWF WELDED WIRE FABRIC

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## DOB Job # M08021623-S2





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A CELLAR & FOUNDATION PLAN SCALE: 1/4" = 1'-0"

		ISOLATED	FOOTING S	SCHEDULE	
Type Mark	Count	Length	Width	DEPTH	Rebar Column B
F1	1	4' - 0"	4' - 0"	1' - 0"	TBD
W	ALL FOOTIN	IG SCHEDUL	E		
Type Mark	Width	Foundation Thickness	Rebar Column B		
WF1	2' - 0"	1' - 0"	TBD	1	

Rebar
Column A
TBD

LEGEN	ND
MARK	DESCRIPTION
$\widehat{\circ}$	INDICATES POST UP THIS FLOOR
$\stackrel{\circ}{\succ}$	INDICATES POST DOWN THIS FLOOR
▼	INDICATES FULLY RESTRAINED MOMENT CONNECTION
$\bullet$	ON PLAN INDICATES TOP OF SLAB ELEVATION
	(N) CAST IN PLACE CONCRETE WALL
$\times\!\!\times\!\!\times$	(N) LOAD BEARING CMU WALL
	LIGHT-GAGE STUD WALL
	(E) WALL MASONRY & RUBBLE WALL
	(N) MASONRY WALL
	INDICATES STEP IN SLAB
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S1	3/4" GRADE-A PLYWOOD SHEATHING BY WEYERHAUSER OA
S2	3/4" MARINE GRADE PT TREATED GRADE-A PLYWOOD SHEATHING BY WEYERHAUSER OAE
S3	INDICATES 3"X3/8" CUSTOM BAR GRATING

FO	UNDATION NOTES
#	DESCRIPTION
1	FOR INFORMATION NOT SHOWN HERE SEE S001.
2	FOR TYP DETAILS & SECTIONS SEE:STRUCTURAL STEELS500sCONCRETE & MASONRY, DECKS600sINTERFACES700s
3	UON ALL POSTS START AT CELLAR AND STOP AT ROOF.
4	FOR CLARITY, WALLS ARE SHOWN BELOW EACH FLOOR ONLY. SEE FLOOR ABOVE FOR WALLS ABOVE.
5	SEE ARCH & MEP_DWGS FOR EMBEDMENT OF CONDUIT & PLUMBING BELOW SLAB-ON-GRADE
6	ALL FOOTINGS AND SLAB ON GRADE ASSEMBLY SHALL BEAR O UNDISTURBED SUBGRADE WITH 3 KIPSTONS PER SQUARE FOC BEARING CAPACITY PER GEOTECH PROVIDED BY GEOTECHNICAL.
7	GROUNDWATER WAS OBSERVED AT ELEVATION -11'-6". PIT EXCAVATION REQUIRES DEWATERING.
8	ALL DIMENSIONS AND ELEVATIONS TO BE VERIFIED W/ ARCH DWGS. NOTIFY EOR IMMEDIATELY OF ANY DISCREPANCIES.

### EXEMPTION FROM CONCRETE TESTING:

(2008 NYC BC TABLE 1704.4 ITEMS 4 &5 ONLY. TR3 AND TR2 FORM). " THE WORK MEETS THE EXEMPTION CRITERIA OF BUILDINGS BULLETIN 2009-026, ITEM IV, AND I HEREBY ELECT TO WAIVE THE REQUIREMENT OF CONCRETE TESTING AND OF THE TR2 AND TR3 FORM."

THE CRITERIA THAT IS BEING MET ARE AS FOLLOWS:

- CONCRETE VOLUME TOTALS FOR PROJECT = VOLUME OF CONCRETE FOR WALL + SLAB + Α. FOOTINGS = 17 CUBICYARDS
- THE TOTAL AMOUNT OF STRUCTURAL CONCRETE Β. SPECIFIED FOR THIS PROJECT IS 17 CUBIC YARDS AS PER THE CALCULATIONS ABOVE, AND MEETS THE "LESS THAN 50 CUBIC YARDS" EXEMPTION REQUIR
- THE STRUCTURAL DESIGN OF THE CONCRETE OF THIS PROJECT IS BASED ON A DESIGN COMPRESSIVE C. STRENGTH f,c OF 2,500 PSI.
- THE CONCRETE TO BE PLACED IS SPECIFIED TO HAVE A COMPRESSIVE STRENGTH OF AT LEAST 4,000 PSI AT 28 D. DAYS.

THEREFORE THIS WORK MEETS THE EXEMPTION CRITERIA OF BUILDINGS BULLETIN 2009-026 ITEM IV.

I HERE BY ELECT TO WAIVE THE REQUIREMENT OF CONCRETE TESTING TR2 & TR3 FORM.

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### DOB Job # M08021623-S2





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ALL STRUCTURAL WORK SHALL CONFORM TO THE PROJECT SPECIFICATIONS. (IF SEPARATE FROM THESE DRAWING NOTES) ALL DRAWING NOTES, AND THE 2014 NEW YORK CITY BUILDING CODE, INCLUDING SECTIONS MODIFIED FROM THE IBC

APPLICABLE REFERENCE STANDARDS, AS MODIFIED BY THE BUILDING CODE, INCLUDE:

- AISC-360-05: "LOAD FACTOR AND DESIGN SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS
- AWS D1.1-04: "STRUCTURAL WELDING CODE -STEEL." ACI 318-11: "BUILDING CODE REQUIREMENTS FORCED
- CONCRETE" ACI 530-08: "BUILDING CODE REQUIREMENTS FOR
- MASONRY STRUCTURES" AND ACI 530.1-99 "SPECIFICATION FOR MASONRY STRUCTURES"
- AF&PA NDS 05: "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION AND 1997 NDS SUPPLEMENT "DESIGN VALUES FOR WOOD CONSTRUCTION". BY AMERICAN FOREST & PAPER ASSOCIATION.
- AISI S100-07: "SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS".
- AISC 341-05 "SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS" INCLUDING SUPPLEMENT NO.1 DATED.
- TYPICAL DETAILS APPLY THROUGHOUT THE PROJECT, 2. EVEN IF NOT SPECIFICALLY REFERENCED IN PLANS OR DETAILS.
- 3. THE CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AND BRACING AND MAKE SAFE ALL FLOORS, ROOFS, AND WALLS AS PROJECT CONDITIONS REQUIRE.
- ALL STRUCTURAL WORK SHALL BE COORDINATED WITH 4. ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, ETC REQUIREMENTS. DISCREPANCIES AND/OR CONFLICTS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
- THE CONTRACTOR SHALL COORDINATE WITH ALL RELATED TRADES FOR DETAILING, FABRICATION AND ERECTION, PRIOR TO SUBMITTING SHOP DRAWINGS FOR APPROVAL.
- SUPPORT DETAILS SHOWN IN STRUCTURAL DRAWINGS FOR ELEVATOR, ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT ARE INDICATIVE IN NATURE. CONTRACTOR SHALL COORDINATE FINAL SUPPORT DETAILS WITH THE REQUIREMENTS OF THE ACTUAL EQUIPMENT SUPPLIED AND SHALL PROVIDE ANY ADDITIONAL FRAMING REQUIRED.
- OPENINGS SHALL NOT BE MADE IN ANY STRUCTURAL MEMBER UNLESS SPECIFICALLY SHOWN ON THE STRUCTURAL DRAWINGS OR APPROVED BY THE ENGINEER.
- ALL FORCES INDICATED IN THE STRUCTURAL DRAWINGS ARE SERVICE (UNFACTORED) LOADS, UNLESS NOTED OTHERWISE
- DIMENSIONS AND DETAILS OF EXISTING CONSTRUCTION GIVEN IN STRUCTURAL DRAWINGS ARE APPROXIMATE AND ARE BASED ON LIMITED INFORMATION. THE CONTRACTOR SHALL VERIFY ALL INFORMATION PERTAINING TO EXISTING CONDITIONS BY ACTUAL MEASUREMENT AND OBSERVATION AT THE SITE. ALL DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THOSE SHOWN IN THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT FOR EVALUATION PRIOR TO START OF FABRICATION.
- DEFICIENT WORK AND WORK NOT IN CONFORMANCE 10 WITH THE CONTRACT DOCUMENTS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL COMPENSATE CLIENT FOR SERVICES ARISING FROM DEFICIENT WORK, REVIEW OF MODIFICATIONS/CONTRACTOR SUBSTITUTIONS, OR EXPEDITING OF SUBMITTALS.
- 11. THE ENGINEER IS IN NO WAY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, DEVIATIONS, TECHNIQUES. SEQUENCES OR PROCEDURES. OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR OR ANY OTHER PERSONS PERFORMING WORK, OR FAILURE OF THEM TO EXECUTE THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

### DEMOLITION

- 1. SEE ARCH DWGS FOR DEMOLITION OF INTERIOR FINISHES.
- CONTRACTOR SHALL PERFORM ALL OPERATIONS OF DEMOLITION AND REMOVAL INDICATED ON THE DRAWINGS AS MAY BE REQUIRED BY THE WORK.
- DRAWINGS INDICATE GENERAL SCOPE OF WORK 3 CONTRACTOR TO VERIFIY DIMENSIONS AND SITE CONDITIONS IN FIELD. DISCREPENCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
- CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY 4 TO PEOPLE AND DAMAGE TO ADJACENT BUILDING AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND SELECTIVE DEMOLITION AREA. ALL EXISTING SURFACES AND EQUIPMENT TO REMAIN SHALL BE FULLY PROTECTED FROM DAMAGE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBLILITY FOR DAMAGE AND SHALL MAKE REPAIRS REQUIRED WITHOUT ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIERS, GUARDS, SHORING AND BRACING AS REQUIRED BY THE NEW YORK CITY BUILDING CODE CHAPTER 33.
- LOCATE SELECTIVE DEMOLITION EQUIPMENT THROUGHOUT THE STRUCTURE AND REMOVE DEBRIS AND MATERIALS SO AS NOT TO IMPOSE EXCESSIVE LOADS ON SUPPORTING FLOORS, WALLS OR FRAMING.

### **FOUNDATIONS**

- DO NOT PLACE BACKFILL AGAINST BASEMENT WALLS 1 UNTIL ALL FLOORS AND OTHER STRUCTURES BRACING THESE WALLS ARE IN PLACE AND ALL CONCRETE IN WALLS AND IN THE SLAB BRACING THE WALLS (TOP & BOTTOM) HAS ACHIEVED DESIGN STRENGTH.
- FOOTINGS SHALL BE CENTERED ABOUT CENTERLINES OF PIER, COLUMN, OR WALL UNLESS NOTED OTHERWISE.
- CONTRACTOR TO SUBMIT SAMPLES OF VAPOR BARRIER COMPLETE WITH MANUFACTURER'S INSTALLATION PROCEDURES AND REQUIREMENTS FOR ARCHITECT'S APPROVAL PRIOR TO INSTALLATION OF VAPOR BARRIER.
- CONTRACTOR SHALL BE RESPONSIBLE TO DESIGN AND PROVIDE UNDERPINNING AND DEWATERING AS NECESSARY PENDING ACTUAL FIELD CONDITIONS UNCOVERED DURING EXCAVATION OPERATIONS. CONTRACTOR SHALL RETAIN A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW JERSEN TO DESIGN AND SIGN AND SEAL THE UNDERPINNING DRAWINGS AND DEWATERING PROCEDURES. CONTRACTOR SHALL SUBMIT THE DRAWINGS AND
- TEMPORARY SHORING OF EXCAVATIONS MAY BE REQUIRED AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BE MADE SAFE PERLOCAL BUILDING CODE REQUIREMENTS.

### **REINFORCED CONCRETE**

- ALL CONCRETE SHALL BE F'c = 4000 PSI (ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS) MADE WITH NORMAL WEIGHT (STONE) AGGREGATE EXCEPT AS NOTED.
- NOMINAL AGGREGATE SIZE = 3/4"
- LIGHTWEIGHT CONCRETE SHALL HAVE AN AIR-DRY UNIT WEIGHT OF NOT MORE THAT 115 PCF AND NOT LESS THAN 110 PCF (UNLESS HIGH VOLUME FLY ASH CONCRETE USED).
- PROVIDE MINIMUM TEMPERATURE REINFORCEMENT AS REQUIRED BY ACI-318 IN ALL SLABS AND WALLS WHERE NO REINFORCEMENT IS INDICATED ON THE DRAWINGS.
- REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60
- WELDED WIRE FABRIC (WWF) SHALL CONFORM TO 6 ASTM A185 (FOR PLAIN WIRE) AND ASTM A497 (FOR DEFORMED WIRE). Fy = 70,000psi.
- ALL GROUT SHALL BE NON-SHRINK WITH A MINIMUM COMPRESSIVE STRENGTH OF 8000 PSI
- CONCRETE MIXES SHALL COMPLY WITH THE PROVISIONS OF ACI-318 CHAPTERS 4 AND 5 AND THE REQUIREMENTS OF THE BUILDING CODE OF NEW YORK STATE. ALSO INDICATE AMOUNTS OF WATER TO BE WITHHELD FOR LATER ADDITION AT PROJECT SITE.
- STEEL REINFORCEMENT SHOP DRAWINGS SHALL BE PREPARED BY THE CONTRACTOR IN ACCORDANCE WITH ACI-315: "DETAILS AND DETAILING OF CONCRETE 7. REINFORCEMENT", AND SHALL INDICATE:
- MATERIAL AND GRADE: BAR SCHEDULES WITH BAR LENGTHS AND BENT BAR
- DIAGRAMS; ARRANGEMENT, SPACING, COVER, LAP LOCATIONS C.
- AND LENGTHS; SPLICE DETAILS FOR MECHANICAL SPLICES;
- SUPPORTS FOR CONCRETE REINFORCEMENT; SPECIAL REINFORCEMENT AT OPENINGS.
- REINFORCEMENT SHALL BE SHOP FABRICATED AND 10. PLACED IN STRICT ACCORDANCE WITH THE APPROVED SHOP DRAWINGS AND THE CRSI "MANUAL OF STANDARD PRACTICE."
- TESTING: THE TESTING AGENCY SHALL PERFORM 11. TESTING OF SAMPLES OF FRESH CONCRETE TO THE FOLLOWING REQUIREMENTS: TESTING FREQUENCY: OBTAIN AT LEAST ONE SAMPLE 3. DIRECTLY FROM THE MIXER FOR EACH 150 CU YD OR FRACTION THEREOF EACH CONRETE MIX PLACED EACH DAY OR LESS THAN ONCE FOR EACH 5000 SQ FT OF SLAB OR WALL SURFACE AREA. ALL TESTING TO COMPLY WITH THE MINIMUM REQUIREMENTS OF THE BUILDING CODE OF NEW YORK STATE.

2.

SPLICE LENGTH IS 2'-0 FOR #4 BARS.

COLD F TRACKS INDUST EQUIVA GALVAN IN ACCO RECOM
12, 14 A CONFO YIELD S
18 AND CONFO YIEL ST
WELDIN 1/8IN DI
POWDE SHANK

CONTINOUS TRACKS ON ALL STUDS TO BE FASTENED TO EACH STUD AND BOTH TOP AND BOTTOM FLANGES ALL STUDS SHALL BE LATERALLY BRACED AGAINST

# BRICK MASONRY

# ARCHITECT

3.3.

4

MINIMUM COMPRESSIVE STRENGTH OF CONCRETE MASONRY SHALL BE F'M = 1500 PSI, DETERMINED BY THE UNIT STRENGTH METHOD.

CMU SHALL BE LOAD-BEARING LIGHT WEIGHT AGGREGATE CONCRETE MASONRY UNITS CONFORMING TO THE REQUIREMENTS OF ASTM C-90-99a, GRADE N, TYPE 1 WITH MINIMUM AVERAGE NET-AREA COMPRESSIVE STRENGTH OF 1900PSI. USE TWO-CELL HOLLOW BLOCK, NOMINAL FACE SIZE 8"X16" WITH THICKNESS AS SHOWN ON DRAWINGS

MORTAR SHALL CONFORM TO ASTM C270 TYPE M, MINIMUM COMPRESSIVE STRENGTH = 2500 PSI.

GROUT SHALL CONFORM TO ASTM C476-99, MINIMUM COMPRESSIVE STRENGTH = 2000 PSI. GROUT BOND BEAMS AND ALL CELLS WITH VERTICAL REINFORCEMENT.

DEFORMED REINFORCING BARS: ASTM A615, GRADE 60. UON PROVIDE MINIMUM VERTICAL **REINFORCEMENT OF 1-#4 VERTICAL AT ALL CORNERS** PROVIDE 1-#4 VERTICAL AT EDGES OF OPENINGS, EXTEND 2'-0 MINIMUM BEYOND OPENING, MINIMUM

JOINT REINFORCEMENT: ASTM A83, MILL GALVANIZED TO ASTM A641. DUR-O-WAL LADUR OR STANDARD TRUSS TYPE, WITH 2-NO. 9 SIDE RODS, SPACED EVERY BLOCK COURSE.

ALL UNITS SHALL BE PLACED IN RUNNING BOND.

THE FIRST BLOCK COURSE ON FOOTING SHALL BE FILLED SOLID WITH CONCRETE.

CONCRETE BLOCK BELOW BEAM BEARING POINTS SHALL BE FILLED SOLID WITH GROUT FOR A MINIMUM OF TWO COURSES IN DEPTH AND FOR A WIDTH OF 24".

COLD FORMED STEEL JOISTS

- FORMED STEEL (CFS) C-JOISTS, STUDS, AND S SHALL BE MANUFACTURED BY MARINO TRIES, CLARK DIETRICH OR AN ACCEPTED ALENT. ALL CFS FRAMING SHALL BE NIZED. ALL CFS FRAMING SHALL BE INSTALLED ORDANCE WITH MANUFACTURER'S IMENDED DETAILS AND SPECIFICATIONS.
- AND 16 GAGE JOISTS, STUDS AND TRACK SHALL ORM TO ASTM A653 GRADE 50 WITH A MINIMUM STRENGTH OF 50.000PSI

6

- 20 GAGE JOISTS, STUDS AND TRACK SHALL DRM TO ASTM 653 GRADE 33 WITH A MINIMUM TRENGTH OF 33,000 PSI.
- NG SHALL BE PERFORMED WITH A MINIMUM NAMETER TYPE E-70 WELDING ROD.
- ER ACTUATED FASTENER SHALL HAVE A MINIUM 8. OF 0.177IN AND A MIN EMBED OF 1.5IN
- LATERAL BUCKLING AND MOVEMENT AS PER MANUFACTURER'S SPECIFICATIONS
- ALL MASONRY CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE BUILDING CODE OF THE STATE OF NY. THE BRICK INSTITUTE AND THE LATEST EDITION OF THE BRICK INDUSTRY ASSOCIATION TECHNICAL NOTES.
- ALL BRICK REPAIR SHALL BE TYPE SW (SEVERE WEATHER) ASTM C62, C216 OR C652. COLOR SHALL MATCH EXISTING AND IS SUBJECT TO APPROVAL OF
- TYPICAL MORTAR REPAIR SHALL BE TYPE N ASTM C270. COLOR TO MATCH EXISTING SUBJECT TO APPROVAL OF ARCHITECT. MORTAR SHALL BE PREHYDRATED TO REDUCE SHRINKAGE. PREHYDRATION PROCESS IS AS FOLLOWS:
- 10 3.1. THOROUGHLY MIX DRY INGREDIANTS 3.2. ADD CLEAN WATER TO PRODUCE DAMP. WORKABLE CONSISTANCY THAT WILL MAINTAIN 11 SHAPE WHEN FORMED INTO A BALL MORATAR SHALL STAND IN THIS DAMPENED CONDITION FOR 1-1.5HR.
- SURFACES TO RECEIVE REPAIR MASONRY SHALL BE SOUND AND FREE OF ALL RUST, DIRT, DUST, **GREASEAND OTHER COATING OF FOREIGN** SUBSTANCE. ALL LOOSE AND DETRIORATED MORTAR MUST BE RAKED OUT. SURFACES SHOULD BE DAMPENED PRIOR TO PLACING NEW MASONRY
- HOT AND COLD WEATHER CONSTRUCTION SHALL CONFORM TO REQUIREMENTS OUTLINED IN ACI 530.1 SPECIFICATIONS FOR MASONRY STRUCTURES

### STRUCTURAL STEEL

- UNLESS OTHERWISE NOTED, ALL STRUCTURAL STEEL B. SHALL CONFORM TO THE FOLLOWING:
- WIDE-FLANGE SECTIONS: A992 GRADE 50 (Fy = A. 50 ksi)
- ANGLES AND CHANNELS: ASTM A36 (Fy = 36 ksi) PLATES AND MEMBERS BUILT-UP FROM PLATES: С. ASTM A572 GRADE 50 (Fy = 50 ksi) OR ASTM A36 (Fy = 36 ksi)
- STEEL CASTINGS: ASTM A487/A487M ROUND HSS: ASTM A500 GRADE B (Fv=42 ksi)
- RECTANGULAR HSS: ASTM A500 GRADE B (Fy= 46 ksi)
- STEEL BARS: ASTM A572 GRADE 65 (Fy=65 ksi) G.
- STEEL SHALL BE NOTED ON THE PLANS & DETAILS, AS BELOW:



TOP OF STEEL ELEVATIONS IS AT UNDERSIDE OF DECK UNLESS NOTED OTHERWISE.

- BOLTED CONNECTIONS WITHIN BRACED FRAMES AND BEAM CONNECTIONS WITH LOAD REVERSALS SHALL BE SLIP CRITICAL A325 TYPE 1 BOLTS (MINIMUM DIAMETER 3/4").
- ALL OTHER BOLTED CONNECTIONS SHALL BE MADE WITH A325 TYPE 1 BOLTS (MINIMUM DIAMETER 3/4"), ASTM A563 DH HEAVY HEX NUTS AND ASTM F436 WASHERS.
- ANCHOR BOLTS SHALL BE F1554 GRADE 55 (FY = 55 KSI) WITH SUPPLEMENTARY REQUIREMENT S1 FOR WELDABILITY.
- ALL CONNECTION DESIGN FORCES INDICATED IN THE DRAWINGS ARE SERVICE (UNFACTORED), EXCEPT WHERE NOTED.
- WHERE COMPRESSION MEMBERS COMPOSED OF TWO OR MORE ROLLED SECTIONS ARE SPECIFIED, PROVIDE INTERMITTENT SPACERS AS PER REQUIREMENTS OF AISC SPECIFICATIONS.
- ALL BUILT UP MEMBERS TO BE CONNECTED AT 24" CENTERS, MINIMUM. WHERE A MEMBER IS CALLED UP AS BENT, FACETED OR CRANKED, ENSURE FULL MEMBER CAPACITY IS PROVIDED THROUGH JOINT.
- DESIGN OF STEEL CONNECTIONS:

A. CONNECTIONS NOT FULLY DETAILED IN THE STRUCTURAL DRAWINGS SHALL BE DESIGNED BY CONTRACTOR TO THE CAPACITY OF THE BEAM BASED ON THE AISC UNIFORM LOAD TABLES FOR THE SPAN OF THE BEAM.

CONTRACTOR SHALL RETAIN A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW YORK SUPERVISE THE PREPARATION OF THE SHOP DRAWINGS FOR THESE CONNECTIONS AND TO CHECK THE SHOP DRAWINGS FOR COMPLIANCE WITH CONTRACT DOCUMENTS, COVERING CODES AND PREVAILING STANDARDS OF PRACTICE. THE SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY THIS PROFESSIONAL ENGINEER AS EVIDENCE OF CONFORMANCE WITH THESE REQUIREMENTS

DESIGN OF STEEL CONNECTIONS FOR SHEAR SHALL INCLUDE THE EFFECTS OF ECCENTRICITY. D. CONTRACTOR SHALL PROVIDE STIFFENERS AND REINFORCING PLATES WHERE NEEDED TO RESIST THE LOCAL EFFECTS OF DESIGN LOADS. E. 'MC' OR ON PLANS INDICATES A MOMENT CONNECTION WHICH IS REQUIRED TO DEVELOP THE FULL MOMENT AND SHEAR CAPACITY OF THE MEMBER.

- REFER TO ARCHITECTURAL DOCUMENTS FOR FULL FIRE PROTECTION SPECIFICATIONS AND DETAILS.
- ALL BOLTED CONNECTIONS MUST BE DESIGNED AND CONSTRUCTED PER THE REQUIREMENTS OF AISC "MANUAL OF STEEL CONSTRUCTION" INCLUDING AISC "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS" AND AISC "SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS". IN ADDITION TO THESE REQUIREMENTS THE FOLLOWING **REQUIREMENTS MUST ALSO BE MET:**

SLIP-CRITICAL CONNECTIONS: SLIP-CRITICAL BOLTS SHALL BE FULLY TENSIONED WITH FAYING SURFACE PREPARATION CLASS A. SLIP-CRITICAL CONNECTIONS SHALL BE USED IN THE FOLLOWING LOCATIONS:

- WHEREVER REQUIRED IN THE AISC PROVISIONS a. WHEREVER NOTED ON THE DRAWINGS
- WHENEVER OVERSIZED HOLES ARE USED.
- AT ALL CONNECTIONS WITHIN 5 FEET OF COLUMNS.
- AT ALL CONNECTIONS FOR MEMBERS DIRECTLY OF INDIRECTLY SUPPORTING COLUMNS, POSTS STRUTS, BRACES, MECHANICAL EQUIPMENT AND STAIRS.
- AT ALL CANTILEVER CONNECTIONS. AT ALL CONNECTIONS TO PLATE GIRDERS AND SUPPORTING CONNECTIONS.

SEISMIC/WIND CONNECTIONS: SEISMIC/WIND CONNECTIONS SHALL BE FULLY TENSIONED FAYING SURFACE PREPARATION CLASS A. BO ARE DESIGNED AS BEARING CONNECTIONS. SEISMIC/WIND CONNECTIONS SHALL BE USED BEAMS, BRACES AND COLUMNS IN BRACED F OR MOMENT FRAMES AND WHERE NOTED ON PLANS. THESE CONNECTIONS DO NOT NEED DESIGNED AS SLIP-CRITICAL UNLESS NOTED PLANS.

PRE-TENSIONED BOLTED CONNECTIONS: PRE TENSIONED BOLTED CONNECTIONS SHALL BE TENSIONED AND USED IN THE FOLLOWING LOCATIONS:

WHEREVER REQUIRED IN THE AISC PROVISIO WHEREVER NOTED ON THE DRAWINGS FOR ALL BOLTS WITH TENSION LOADS (HANGI BRACES)

а.

SNUG-TIGHT BOLTED CONNECTIONS: SNUG-T BOLTED CONNECTIONS MAY BE USED WHERE PERMITTED BY AISC PROVISIONS, AND AT LOC NOT NOTED ABOVE.

12. SHOP AND ERECTION DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW APPROVAL. NO FABRICATION OF STEEL SHAL COMMENCE WITHOUT APPROVED SHOP DRAY SHOP DRAWINGS ARE PREPARED AND USED CONTRACTOR AS INSTRUMENTS TO SEQUEN WORK AND TO FACILITATE FABRICATION AND ERECTION.

- REVIEW OF SHOP DRAWINGS SHALL BE FOR CONFORMANCE WITH THE PROJECT REQUIRE AND FOR VERIFICATION OF DELEGATED CONTRACTOR-DESIGNED WORK.
- FABRICATOR SHALL ALLOW FOR A MINIMUM R PERIOD OF 10 WORKING DAYS. THE FABRICA SCHEDULE SHALL ALSO ALLOW FOR AT LEAS RESUBMISSION OF EACH DRAWING.
- BEAMS UNIDENTIFIED IN PLANS OR NOT CONF 13. TO TYP OPENING FRAMING SHALL BE W8x10.
- FOR COLUMN AND GRID SPACING SAD. FOR B 14. SPACING ASSUME EQUAL UON.
- 15. ALL BEAMS TO BE ERECTED WITH NATURAL C UP
- 16. REFER TO ARCHITECTURAL DOCUMENTS FOR FIRE PROTECTION SPECIFCATIONS AND DET

Structural Drawing List				
SHEET NO.	SHEET TITLE	PERMIT SET	BID	100% CD
S-001.00	GENERAL NOTES	10/26/22		
S-002.00	AXONOMETRIC VIEWS	10/26/22		
DM-200.00	CELLAR&FOUNDATION DEMOLITION PLANS	10/26/22		
DM-201.00	BASEMENT & FIRST FLOOR DEMOLITION PLANS	10/26/22		
DM-202.00	SECOND & THIRD FLOOR DEMOLITION PLANS	10/26/22		
DM-203.00	FOURTH FLOOR DEMOLITION PLANS	10/26/22		
S-100.00	STRUCTURAL BASEMENT & FIRST FLOOR FRAMING PLANS	10/26/22		
S-101.00	STRUCTURAL SECOND & THIRD FLOOR FRAMING PLANS	10/26/22		
S-102.00	STRUCTURAL FOURTH & ROOF FLOOR FRAMING PLANS	10/26/22		
S-400.00	MASONRY DETAILS	10/26/22		
S-500.00	STRUCTURAL STEEL & COLD-FORMED STEEL DETAILS	10/26/22		
S-501.00	STRUCTURAL STEEL & COLD-FORMED STEEL DETAILS	10/26/22		
S-700.00	STRUCTURAL INTERFACE TYP DETAILS	10/26/22		
S-701.00	STRUCTURAL INTERFACE DETAILS	10/26/22		

### **INSPECTIONS**

WITH DLTS D AT ALL RAMES	1.	SPECIAL INSPECTIONS IN ACCORDANC CHAPTER 17 OF THE BUILDING CODE S PERFORMED BY APPROVED TESTING A THE FOLLOWING ITEMS (SCOPE AND F PER SPECIFICATIONS OR AS MINIMUM REFERENCED STANDARDS).	E WITH HALL BE AGENCIES FOR REQUENCY AS PER
TO BE ON THE E- E FULLY		<ul> <li>TR1:</li> <li>STRUCTURAL STEEL - WELDING</li> <li>STRUCTURAL STEEL - DETAILS</li> <li>STRUCTURAL STEEL - HIGH STR</li> <li>POST INSTALLED ANCHORS</li> <li>STRUCTURAL COLD FORMED ST</li> <li>CONCRETE CAST IN PLACE**</li> <li>MASONRY</li> <li>SUBSURFACE TEST PITS</li> <li>STRUCTURAL STABILITY - EXIST</li> <li>FOOTING AND FOUNDATION</li> </ul>	ENGTH BOLTING EEL
ERS OR	2.	TR4 SUBSURFACE INVESTIGATIONS	
IGHT	3.	EXEMPTION FROM CONCRETE TESTING	GS
E CATIONS		(2008 NYC BC TABLE 1704.4 ITEMS 4 & 5 TR2 FORM.)	5 ONLY. TR3 AND
AND L WINGS.		"THE WORK MEETS THE EXEMPTION C BUILDINGS BULLETIN 2009-026, ITEM IV HEREBY ELECT TO WAIVE THE REQUIR CONCRETE TESTING AND OF THE TR2	RITERIA OF , AND I) EMENT OF AND TR3 FORM."
BY THE CE HIS		THE CRITERIA THAT IS BEING MET ARE	AS FOLLOWS:
GENERAL		a. CONCRETE VOLUME TOTALS FC =VOLUME OF CONCRETE WALLS + SLA =17 CUBIC YARDS.	R PROJECT BS+ FOOTINGS
EMENTS REVIEW FION T ONE		b. THE TOTAL AMOUNT OF STRUCT CONCRETE SPECIFIED FOR THIS PROJ 20.0 CUBIC YARDS AS PER THE CALCUL ABOVE, AND MEETS THE "LESS THAN 5 YARDS" EXEMPTION REQUIREMENT"	FURAL ECT IS LATIONS 0 CUBIC
ORMING		c. THE STRUCTURAL DESIGN OF T OF THIS PROJECT IS BASED ON A DESI COMPRESSIVE STRENGTH f'c OF 2,500	HE CONCRETE GN PSI.
BEAM		d. THE CONCRETE TO BE PLACED TO HAVE A COMPRESSIVE STRENGTH	IS SPECIFIED OF AT LEAST
CAMBER		e. ALL REINFORCING BARS SHALL BARS OF NEW BILLET STEEL CONFORM A-615, GRADE 60.	BE DEFORMED /ING TO ASTM
AILS.	<u>DESI</u>	<u>GN LOADS</u>	
	1.	FLOOR LIVE LOAD A. INTERIOR FLOORS B. DECK & ROOFTOP	40PSF 60PSF
	2.	ROOF SNOW LOAD A. FLAT ROOF SNOW LOAD	23.1PSF
	3.	WIND LOAD A. VELOCITY PRESSURE	18.2PSF
	4.	SEISMIC LOAD SEISMIC SITE CLASSIFICATION SEISMIC DESIGN CATEGORY SHORT PERIOD RESPONSE ACC SDS PERIOD RESPONSE ACC SD1	C II NORMAL 0.198 0.06

**RELATED APPLICATIONS** 

DESIGN BASE SHEAR

GENERAL CONSTRUCTION APPLICATION FILED UNDER DOB APPLICATION M08021623-I1

0.099WX OR 4.5

**KIPS PER FLOOR** 

ARCHITECTURAL APPLICATION FILED UNDER DOB **APPLICATION M08021623-I1** 

# JANE STREET RESIDENCE

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Structural Engineer: Agencie Architecture & Engineering PC 463 West St. aka 155 Bank St. #1801 New York, NY 10014 T: (212) 203-0265

## DOB Job # M08021623-S2





01	10/26/22	PERMIT SET	AGENCIE
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GENERAI	_ NOTES
LE: AS NOTED	
e: See Issue Block	S 001 00
e: 1 of 14	3-001.00
INFO: 2204	



1 3D-AXON SCALE:

## 2 LOT PLAN W/ BUILDING OUTLINE SCALE: 1:100



NO	TES
#	DESCRIPTION
1	FOR INFORMATION NOT SHOWN HERE SEE S001.
2	TOP OF FINISH FLOOR AT EXISTING UON.
3	UON ALL POSTS START AT CELLAR AND STOP AT ROOF.
4	FOR CLARITY, WALLS ARE SHOWN BELOW EACH FLOOR ONL SEE FLOOR ABOVE FOR WALLS ABOVE.
5	PROVIDE A 30% ALLOWANCE FOR (E) JOIST REPLACEMENT EACH FLOOR TYP.
6	PROVIDE ALLOWANCE TO REINFORCE STAIR STRINGER

6 PROVIDE ALLOWANCE TO REINFORCE STAIR STRINGER7 PROVIDE ALLOWANCE TO REPLACEMENT OF 40% OF LINTELS

LEGE	ND
MARK	DESCRIPTION
$\widehat{\circ}$	INDICATES POST UP THIS FLOOR
<ul><li>○</li></ul>	INDICATES POST DOWN THIS FLOOR
	INDICATES FULLY RESTRAINED MOMENT CONNECTION
<b>—</b>	ON PLAN INDICATES TOP OF SLAB ELEVATION
	(N) CAST IN PLACE CONCRETE WALL
$\bigotimes$	(N) LOAD BEARING CMU WALL
	LIGHT-GAGE STUD WALL
	(E) WALL MASONRY & RUBBLE WALL
	(N) MASONRY WALL
	INDICATES STEP IN SLAB
_x_	TB BRIDGING
S1	3/4" GRADE-A PLYWOOD SHEATHING BY WEYERHAUSER OAE
S2	3/4" MARINE GRADE PT TREATED GRADE-A PLYWOOD SHEATHING BY WEYERHAUSER OAE
S3	INDICATES 3"X3/8" CUSTOM BAR GRATING

### **ABBREVIATIONS**

AESS	ARCHITECTURALLY EXPOSED
STRU	
AXO	AXONOMETRIC
В	BOTTOM REINFORCEMENT
BM	BEAM
BS	BOTH SIDES
BU	BUILT UP MEMBER
С	COMPRESSION FORCE IN KIPS
CL	CENTER LINE
CG	CENTER OF GRAVITY
COL	COLUMN
CONT	CONTINUOUS
COMP	LAP COMPRESSION REINF LAP
SPLIC	Ε
CP	COMPLETE PENETRATION WELD
DB	DIAMETER OF REINFORCEMENT BAR
(E)	EXISTING CONSTRUCTION
FTG	FOOTING
GB	GRADE BEAM
Н	HORIZONTAL REINFORCEMENT
н	HORIZONTAL FORCE IN KIPS
HDG	
J1. J2	NEW COLD FORMED STEEL JOISTS
LAP	FULL TENSION CAPACITY LAP
SPLIC	Ε
LD	TENSION DEVELOPMENT LENGTH
FOR	
	REINFORCING BARS
LDC	COMPRESSION SPLICE LENGTH FOR
	REINFORCING BARS
LLBB	LONG LEGS BACK-TO-BACK
LW	LIGHTWEIGHT CONCRETE
М	BENDING MOMENT IN FOOT-KIPS
MC	MOMENT CONNECTION SHOWN
ON DR	AWINGS
MIN	
(N)	
N	
PI	
	PARTIAL PENETRATION WELD
	PROPERTY LINE
SAD	SEE ARCHITECTURAL DRAWINGS /
DETAI	LS
S1. S2	SLAB ON DECK TYPE
SC	SLIP CRITICAL BOLT
SIM	SIMILAR
Т	TENSION FORCE IN KIPS
Т	THICKNESS
Т	TOP REINFORCEMENT
TBC	TO BE CONFIRMED
TOC	TOP OF CONCRETE
TOF	TOP OF FOOTING
TOS	TOP OF STEEL
TYP	TYPICAL
UNO, l	JON UNLESS OTHERWISE NOTED
M	
V	VERTICAL BEAM END REACTION IN
KIPS VIE	
VIL	

WP WORKPOINT WWF WELDED WIRE FABRIC

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## DOB Job # M08021623-S2





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SCALE: AS NOTED	
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PAGE: 2 OF 14	3-002.00
JOB INFO: 2204	



## 1 CELLAR & FOUNDATION DEMOLITION PLAN SCALE: 1/4" = 1'-0"

### DEMOLITION NOTES

- 1. CONTRACTOR SHALL PERPORM ALL OPERATIONS OF DEMOLITION AND REMOVAL INDICATED ON THE DRAWINGS AND AS MAY BE REQUIRED BY THE WORK, ALL WORK SHALL BE DONE CAREFULLY AND NEATLY, IN A SYSTEMATIC MANNER.
- 2. NO STRUCTURAL ELEMENTS SHALL BE REMOVED UNLESS THE PORTIONS AFFECTED ARE ADEQUATELY SUPPORTED BY EITHER TEMPORARY SHORING OR NEW STRUCTURAL ELEMENTS AS REQUIRED TO PROTECT THE STABILITY AND INTEGRITY OF THE EXISTING STRUCTURE.
- 3. THE CONTRACTOR SHALL PROVIDE, ERECT, AND MANTAIN ALL TEMPORARY BARRIER AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY DEPARTMENT OF BUILDING RULES AND REGULATIONS.
- 4. LOCATE SELECTIVE DEMOLITION EQUIPMENT THROUGHOUT THE STRUCTURE AND REMOVE DEBRIS AND MATERIALS SO AS NOT TO IMPOSE EXCESSIVE LOADS ON SUPPORTING FLOORS, WALLS, OR FRAMING.
- SHORING ENGINEERING AND DOCUMENTATION IS REQUIRED PRIOR TO THE REMOVAL OF COLUMNS AND PRIMARY FRAMING.

JOIST DEMOLITION AND CONSTRUCTION SUQUENCE

EACH STEP SHALL BE FOLLOWED WITH A SPECIAL INSPECTION BY A LICENSED PROFESSIONAL ENGINEER FROM THE SIA.

- 1. REMOVAL OF JOISTS AND SLAB-ON-GRADE CAN BEGIN ON ANY FLOOR. ONLY A SINGLE FLOOR CAN BE REMOVED AT A TIME. CONTRACTOR TO PROVIDE ANY SHORING AND BRACING AS REQUIRED FOR SITE STABILITY.
- 2. A MAXIMUM OF 10 LINER FEET OF FLOOR SHALL BE REMOVED IN THE LONGITUDINAL BUILDING DIRECTION AT A TIME, EXCEPT WHERE LEDGER CONDITIONS WILL NOT ALLOW. IN SUCH CASES, A SPECIAL INSPECTION PROFESSIONAL MUST APPROVE THE ADDITIONAL LENGTHS OF JOIST REMOVAL.
- 3. NEW FLOOR JOISTS SHALL BE INSTALLED IN ACCORDANCE WITH THE STRUCTURAL DRAWINGS BEFORE THE NEXT 10FT OF FLOOR IS REMOVED.
- 4. NEWLY INSTALLED FLOOR FRAMING MUST BE COMPLETELY SHEATHED IN ACCORDANCE WITH THE STRUCTURAL DRAWINGS BEFORE EXISTING JOISTS ON ANOTHER FLOOR ARE REMOVED.

LEGEND		
MARK	DESCRIPTION	
	(E) WALL MASONRY & RUBBLE WALL	
	(E) WALL MASONRY & RUBBLE WALL BELOW	
	WALL TO BE REMOVED	
	EXISTING OPENING TO BE REMOVED	
	WOOD JOISTS TO BE REMOVED	
	WOOD JOISTS TO REMAIN	

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### DOB Job # M08021623-S2





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### DEMOLITION NOTES

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- THE CONTRACTOR SHALL PROVIDE, ERECT, AND 3. MANTAIN ALL TEMPORARY BARRIER AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY DEPARTMENT OF BUILDING RULES AND REGULATIONS.
- LOCATE SELECTIVE DEMOLITION EQUIPMENT 4. THROUGHOUT THE STRUCTURE AND REMOVE DEBRIS AND MATERIALS SO AS NOT TO IMPOSE EXCESSIVE LOADS ON SUPPORTING FLOORS, WALLS, OR FRAMING.
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	WALL TO BE REMOVED
	EXISTING OPENING TO BE REMOVED
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	WOOD JOISTS TO REMAIN

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### DOB Job # M08021623-S2





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BASEMENT & FIRST FLOOR DEMOLITION PLANS				
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SECOND FLOOR DEMOLITION PLAN SCALE: 1/4" = 1'-0" (SHOWING FIRST FLOOR WALLS BELOW)

### DEMOLITION NOTES

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CONSTRUCTION SEQUENCE FOR WALL DEMOLITION AND LINTEL INSTALLATION

- 1. PATCH AND REPAIR ALL DAMAGE ABOVE PROPOSED OPENING AND REPOINT MORTAR JOINTS AS PER TYPICAL DETAILS. THIS MUST BE INSPECTED BY SPECIAL INSPECTION BEFORE PROCEEDING TO STEP #2.
- INSTALL TEMPORARY 3x10'S AS SHOWN IN SECTION 2.
   INSTALL 1/2" Ø HILTI HIT ANCHOR BOLTS AS REQUIRED FOR TEMPORARY SUPPORT.TEMPORARY ANCHORS ARE NOT REQUIRED TO PENETRATE THROUGH ENTIRE WALL.
- 4. CAREFULLY CHASE INTERIOR SIDE OF EXISTING MASONRY WALL FOR PLACEMENT OF FIRST STEEL CHANNEL. REMOVE ONLY ONE WYTHE OF MASONRY FOR FULL CHANNEL. PROVIDE A LEVEL NON-SHRINK GROUT PAD AT BEARING.
- FORCE GROUT INTO VOIDS ON BACK SIDE OF ANGLE. GROUT TO CURE PRIOR TO PROCEEDING TO NEXT STEP. GROUT SOLID THE VOID BETWEEN THE TOP FLANGE OF THE NEW ANGLE AND THE EXISTING MASONRY.
   ACHIEVE SATISFACTORY COMPLETION OF STEPS ABOVE AND OBTAIN
- SIGN-OFF BY SPECIAL INSPECTOR. 7. ONCE INSPECTED AND APPROVED, REMOVE SPECIFIED SECTION OF
- MASONRY WALL.8. GROUP FULL ANY VOIDS ABOVE ANGLES
- 9. REMOVE TEMPORARY

### LEGEND

MARK	DESCRIPTION
	(E) WALL MASONRY & RUBBLE WALL
[	(E) WALL MASONRY & RUBBLE WALL BELOW
	WALL TO BE REMOVED
	EXISTING OPENING TO BE REMOVED
	WOOD JOISTS TO BE REMOVED
	WOOD JOISTS TO REMAIN



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### DOB Job # M08021623-S2



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### TEMPORARY 3X10

### EXISTING OPENING TO BE INFILLED WITH CLAY MASONRY

4" BEARING TYP EACH SIDE ALL ANGLES



B

(SHOWING THIRD FLOOR WALLS BELOW)

### DEMOLITION NOTES

- CONTRACTOR SHALL PERPORM ALL OPERATIONS 1. OF DEMOLITION AND REMOVAL INDICATED ON THE DRAWINGS AND AS MAY BE REQUIRED BY THE WORK, ALL WORK SHALL BE DONE CAREFULLY AND NEATLY, IN A SYSTEMATIC MANNER.
- 2. NO STRUCTURAL ELEMENTS SHALL BE REMOVED UNLESS THE PORTIONS AFFECTED ARE ADEQUATELY SUPPORTED BY EITHER TEMPORARY SHORING OR NEW STRUCTURAL ELEMENTS AS REQUIRED TO PROTECT THE STABILITY AND INTEGRITY OF THE EXISTING STRUCTURE.
- THE CONTRACTOR SHALL PROVIDE, ERECT, AND 3. MANTAIN ALL TEMPORARY BARRIER AND GUARDS. AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY DEPARTMENT OF BUILDING RULES AND REGULATIONS.
- LOCATE SELECTIVE DEMOLITION EQUIPMENT 4. THROUGHOUT THE STRUCTURE AND REMOVE DEBRIS AND MATERIALS SO AS NOT TO IMPOSE EXCESSIVE LOADS ON SUPPORTING FLOORS, WALLS, OR FRAMING.
- SHORING ENGINEERING AND DOCUMENTATION IS 5. REQUIRED PRIOR TO THE REMOVAL OF COLUMNS AND PRIMARY FRAMING.

JOIST DEMOLITION AND CONSTRUCTION SUQUENCE

EACH STEP SHALL BE FOLLOWED WITH A SPECIAL INSPECTION BY A LICENSED PROFESSIONAL ENGINEER FROM THE SIA.

- REMOVAL OF JOISTS AND SLAB-ON-GRADE CAN 1. BEGIN ON ANY FLOOR. ONLY A SINGLE FLOOR CAN BE REMOVED AT A TIME. CONTRACTOR TO PROVIDE ANY SHORING AND BRACING AS REQUIRED FOR SITE STABILITY.
- A MAXIMUM OF 10 LINER FEET OF FLOOR SHALL 2. BE REMOVED IN THE LONGITUDINAL BUILDING DIRECTION AT A TIME, EXCEPT WHERE LEDGER CONDITIONS WILL NOT ALLOW. IN SUCH CASES, A SPECIAL INSPECTION PROFESSIONAL MUST APPROVE THE ADDITIONAL LENGTHS OF JOIST REMOVAL.
- 3. NEW FLOOR JOISTS SHALL BE INSTALLED IN ACCORDANCE WITH THE STRUCTURAL DRAWINGS BEFORE THE NEXT 10FT OF FLOOR IS REMOVED.
- 4. NEWLY INSTALLED FLOOR FRAMING MUST BE COMPLETELY SHEATHED IN ACCORDANCE WITH THE STRUCTURAL DRAWINGS BEFORE EXISTING JOISTS ON ANOTHER FLOOR ARE REMOVED.

### LEGEND

MARK	DESCRIPTION
	(E) WALL MASONRY & RUBBLE WALL
[	(E) WALL MASONRY & RUBBLE WALL BELOW
	WALL TO BE REMOVED
	EXISTING OPENING TO BE REMOVED
	WOOD JOISTS TO BE REMOVED
	WOOD JOISTS TO REMAIN

# JANE STREET RESIDENCE

+

46 JANE ST. NEW YORK, NY 10014



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MEP Engineer: Bendix Engineering, PC 8 Haven Avenue, Suite 202 Port Washington, NY 11050 T: (516) 441-5500

Structural Engineer: Agencie Architecture & Engineering PC 463 West St. aka 155 Bank St. #1801 New York, NY 10014 T: (212) 203-0265

### DOB Job # M08021623-S2





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![](_page_51_Picture_1.jpeg)

# SCALE: 1/4" = 1'-0"

(SHOWING CELLAR WALLS BELOW)

NOTES		
# DESCRIPTION		
1 FOR INFORMATION NOT SHOWN HERE SEE S001.		
2 TOP OF FINISH FLOOR AT EXISTING UON.		
3 UON ALL POSTS START AT CELLAR AND STOP AT ROOF.		
4 FOR CLARITY, WALLS ARE SHOWN BELOW EACH FLOOR SEE FLOOR ABOVE FOR WALLS ABOVE.	ONL	
5 PROVIDE A 30% ALLOWANCE FOR (E) JOIST REPLACEMEN EACH FLOOR TYP.	ΝT	
6 PROVIDE ALLOWANCE TO REINFORCE STAIR STRINGER		

7 PROVIDE ALLOWANCE TO REPLACEMENT OF 40% OF LINTELS

LEGEN	LEGEND		
MARK	DESCRIPTION		
$\Diamond$	INDICATES POST UP THIS FLOOR		
0>	INDICATES POST DOWN THIS FLOOR		
▼	INDICATES FULLY RESTRAINED MOMENT CONNECTION		
<b>—</b>	ON PLAN INDICATES TOP OF SLAB ELEVATION		
	(N) CAST IN PLACE CONCRETE WALL		
$\bigotimes$	(N) LOAD BEARING CMU WALL		
	LIGHT-GAGE STUD WALL		
	(E) WALL MASONRY & RUBBLE WALL		
	(N) MASONRY WALL		
	INDICATES STEP IN SLAB		
—×—	TB BRIDGING		
S1	3/4" GRADE-A PLYWOOD SHEATHING BY WEYERHAUSER OAE		
S2	3/4" MARINE GRADE PT TREATED GRADE-A PLYWOOD SHEATHING BY WEYERHAUSER OAE		
S3	INDICATES 3"X3/8" CUSTOM BAR GRATING		

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![](_page_51_Picture_9.jpeg)

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![](_page_51_Figure_16.jpeg)

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![](_page_51_Picture_18.jpeg)

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BASEMENT&FIRST FLOOR FRAMING PLANS SCALE: AS NOTED DATE: SEE ISSUE BLOCK S-100.00 PAGE: 7 OF 14 JOB INFO:

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![](_page_52_Figure_0.jpeg)

![](_page_52_Figure_1.jpeg)

![](_page_52_Figure_2.jpeg)

![](_page_52_Figure_3.jpeg)

1

# THIRD FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0" (SHOWING SECOND FLOOR WALLS BELOW)

## SECOND FLOOR FRAMING PLAN SCALE: 1/4" = 1'-0"

(SHOWING FIRST FLOOR WALLS BELOW)

NOTES		
#	DESCRIPTION	
1	FOR INFORMATION NOT SHOWN HERE SEE S001.	
2	TOP OF FINISH FLOOR AT EXISTING UON.	
3	UON ALL POSTS START AT CELLAR AND STOP AT ROOF.	
4	FOR CLARITY, WALLS ARE SHOWN BELOW EACH FLOOR ONLY.	
	SEE FLOOR ABOVE FOR WALLS ABOVE.	
5	PROVIDE A 30% ALLOWANCE FOR (E) JOIST REPLACEMENT EACH FLOOR TYP.	
6	PROVIDE ALLOWANCE TO REINFORCE STAIR STRINGER	
7	PROVIDE ALLOWANCE TO REPLACEMENT OF 40% OF LINTELS	

LEGEN	ND		
MARK	DESCRIPTION		
$\diamond$	INDICATES POST UP THIS FLOOR		
0>	INDICATES POST DOWN THIS FLOOR		
	INDICATES FULLY RESTRAINED MOMENT CONNECTION		
$\bullet$	ON PLAN INDICATES TOP OF SLAB ELEVATION		
	(N) CAST IN PLACE CONCRETE WALL		
$\bigotimes$	(N) LOAD BEARING CMU WALL		
	LIGHT-GAGE STUD WALL		
	(E) WALL MASONRY & RUBBLE WALL		
	(N) MASONRY WALL		
	INDICATES STEP IN SLAB		
—×—	TB BRIDGING		
S1	3/4" GRADE-A PLYWOOD SHEATHING BY WEYERHAUSER OAE		
S2	3/4" MARINE GRADE PT TREATED GRADE-A PLYWOOD SHEATHING BY WEYERHAUSER OAE		
S3	INDICATES 3"X3/8" CUSTOM BAR GRATING		

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![](_page_52_Picture_13.jpeg)

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![](_page_52_Figure_20.jpeg)

![](_page_52_Picture_22.jpeg)

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![](_page_53_Figure_0.jpeg)

![](_page_53_Figure_1.jpeg)

![](_page_53_Figure_2.jpeg)

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#	DESCRIPTION			
1	FOR INFORMATION NOT SHOWN HERE SEE S001.			
2	TOP OF FINISH FLOOR AT EXISTING UON.			
3	UON ALL POSTS START AT CELLAR AND STOP AT ROOF.			
4	FOR CLARITY, WALLS ARE SHOWN BELOW EACH FLOOR ONLY			
	SEE FLOOR ABOVE FOR WALLS ABOVE.			
5	PROVIDE A 30% ALLOWANCE FOR (E) JOIST REPLACEMENT			
	EACH FLOOR TYP.			
6	PROVIDE ALLOWANCE TO REINFORCE STAIR STRINGER			
7	PROVIDE ALLOWANCE TO REPLACEMENT OF 40% OF LINTELS			

LEGE	LEGEND			
MAR	DESCRIPTION			
$\widehat{\circ}$	INDICATES POST UP THIS FLOOR			
$\diamond$	INDICATES POST DOWN THIS FLOOR			
	INDICATES FULLY RESTRAINED MOMENT CONNECTION			
<b>•</b>	ON PLAN INDICATES TOP OF SLAB ELEVATION			
	(N) CAST IN PLACE CONCRETE WALL			
	(N) LOAD BEARING CMU WALL			
	LIGHT-GAGE STUD WALL			
	(E) WALL MASONRY & RUBBLE WALL			
	(N) MASONRY WALL			
	INDICATES STEP IN SLAB			
×	TB BRIDGING			
S1	3/4" GRADE-A PLYWOOD SHEATHING BY WEYERHAUSER OAE			
S2	3/4" MARINE GRADE PT TREATED GRADE-A PLYWOOD SHEATHING BY WEYERHAUSER OAE			
S3	INDICATES 3"X3/8" CUSTOM BAR GRATING			

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![](_page_53_Picture_7.jpeg)

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![](_page_53_Figure_14.jpeg)

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![](_page_53_Picture_16.jpeg)

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![](_page_54_Figure_0.jpeg)

![](_page_54_Figure_1.jpeg)

![](_page_54_Figure_2.jpeg)

HELIFIX @ 8"O.C. VERT.-GRIND JOINT 8" EACH SIDE OF CRACK AND INSTALL W/ HELIBOND BEAD-REPOINT JOINT

ALTERNATIVE: "TOOTH" NEW AND OLD

![](_page_54_Figure_6.jpeg)

5 TYP CMU BLOCK REINFORCING SCALE: 1" = 1'-0"

![](_page_54_Picture_9.jpeg)

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46 JANE ST. NEW YORK, NY 10014

![](_page_54_Picture_11.jpeg)

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![](_page_54_Figure_18.jpeg)

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![](_page_54_Picture_20.jpeg)

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![](_page_54_Picture_23.jpeg)

![](_page_54_Picture_24.jpeg)

CRACKED OR DAMAGED BRICK UNITS - COORDINATE CRACK REPAIR LOCATIONS IN FIELD

![](_page_54_Figure_26.jpeg)

BUTTER REPLACEMENT UNITS AND CAREFULLY SET INTO PLACE. USE HECKMAN TYPE 340 GALVANIZED TIES AT EVERY OTHER COURSE VERTICALLY AND HORIZONTALLY

REMOVE DAMAGED BRICK AND MORTAR

IN LOCALITY OF CRACK. CARE SHALL BE TAKEN NOT TO DAMAGE

BRICK OR MORTAR TO REMAIN

![](_page_54_Picture_28.jpeg)

![](_page_55_Figure_0.jpeg)

![](_page_55_Figure_1.jpeg)

![](_page_55_Figure_2.jpeg)

![](_page_55_Figure_3.jpeg)

![](_page_55_Figure_4.jpeg)

![](_page_55_Figure_5.jpeg)

DOES NOT NEED TO BE CONTINUOUS

3-1/2"(MIN) BEARING

RIM TRACK, 12GA

(3) SCREWS AS REQUIRED, THROUGH TAB TO EACH JOIST. 14 GA WEB STIFFENERS NOT SHOWN FOR CLARITY

ANCHOR JOSIT AND/OR RIM TO WALL AS REQUIRED BY BUILDING CODE OR E.O.R

![](_page_55_Figure_10.jpeg)

5 TYP AXO BLOCKING SCALE: 1" = 1'-0"

![](_page_55_Figure_12.jpeg)

![](_page_55_Picture_13.jpeg)

![](_page_55_Picture_14.jpeg)

![](_page_55_Figure_16.jpeg)

![](_page_55_Picture_18.jpeg)

6 PLAN - PIER P2 SCALE: 1" = 1'-0"

![](_page_55_Figure_20.jpeg)

# 9 DOUBLE STUD DETAIL SCALE: 1" = 1'-0"

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![](_page_55_Picture_24.jpeg)

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![](_page_55_Figure_31.jpeg)

![](_page_55_Picture_33.jpeg)

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![](_page_56_Figure_0.jpeg)

![](_page_56_Figure_1.jpeg)

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JANE STREET

![](_page_57_Figure_0.jpeg)

 TYP SEC LINTEL L

 SCALE: 1" = 1'-0"

![](_page_57_Figure_1.jpeg)

![](_page_57_Figure_2.jpeg)

![](_page_57_Figure_4.jpeg)

![](_page_57_Figure_5.jpeg)

![](_page_57_Picture_6.jpeg)

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![](_page_57_Picture_9.jpeg)

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![](_page_57_Figure_16.jpeg)

![](_page_57_Picture_18.jpeg)

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![](_page_58_Figure_0.jpeg)

PATCH AND REPAIR ALL DAMAGED BRICK ABOVE PROPOSED OPENING AND REPOINT MORTAR JOINTS AS PER TYPICAL CAREFULLY CHASE INTERIOR SIDE OF EXISTING MASONRY WALL FOR PLACEMENT OF FIRST STEEL CHANNEL. REMOVE ONLY ONE WYTHE OF MASONRY FOR FULL BEARING OF CHANNEL FLANGE. LOCATE TOP OF STEEL CHANNEL SLIGHTLY BE BOTTOM OF BRICK WALL. CHANNEL TO BE +/- 1" BELOW BOTTOM OF BRICK WALL. PROVIDE A LEVEL NON-SHRINK GROUT

FORCE GROUT INTO VOIDS ON BACK SIDE OF CHANNEL. GROUT TO CURE PRIOR TO PROCEEDING TO NEXT STEP. GROUT

REPEAT STEPS (3) - (5) FOR CHANNEL #2 EXTERIOR. THE DEMOLITION REQUIRED FOR THE INSTALLATION OF THE SECOND

INSTALL THROUGH BOLTS BETWEEN CHANNELS FOR FULL LENGTH. PRIOR TO FASTENING THE BOLTS, FORCE EPOXY HILTI

![](_page_58_Figure_8.jpeg)

JOB INFO:

2204

![](_page_59_Picture_0.jpeg)

# The current proposal is: <u>Preservation Department – Item 5, LPC-23-00579</u>

# 46 Jane Street – Greenwich Village Historic District Borough of Manhattan

**To Testify Please Join Zoom** 

Webinar ID: 846 5203 4571

**Passcode:** 759003

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**Note**: If you want to testify on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (\*9 on the phone). Those who signed up in advance will be called first.